

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: April 1, 2024	
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Tyler Key Flood Control Engineering Associate Department of Public Works	
SUBJECT: Drainage Study for: Charleston & Jones		COPIES TO: Shoshana Capital LLC	
Cross Streets:	Jones Blvd. & Charleston Blvd.	VTN Nevada	
File Number:	F:\Depot\DSMemos\DS05754A.doc	Bart Anderson, P.E., DevCo	
Parcel Number:	163-01-112-003 and a portion of 163-01-112-004	CCRFCD	
Zoning Action:			
FEMA Flood Zone	YES	NO	X
Proposed Storm Drain	YES	NO	X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	3/13/2024	4/1/2024	See Comments Below	\$400	5687033: \$400
TOTAL FEES (LDDRS):				\$400	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
X	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Public Works Department concurrence.

1. Provide a copy of the zoning/planning conditions associated with this site with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.
2. The site is adjacent to or crosses an existing or proposed *Clark County Regional Flood Control District* (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study.

Please note that effective March 15, 2019, the CCRFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

When it's applicable, structural calculations of facilities must be approved by the *City* prior to submittal to the *Clark County Regional Flood Control District* for their review and concurrence.

3. For Basin OND-N, it appears that the flow is discharging directly into Charleston Blvd. without flowing through any other site. Provide a justification as to why a drainage easement is necessary for this area.
4. Either revise the location of the proposed building on the southeast corner of the lot, or vacate the existing drainage easement and replace with a 5' drainage easement. Provide calculations and a justification as to why this would be acceptable.
5. **Sheet GR1:** Provide a steeper driveway at the entrance along Charleston Blvd. to limit the inundation limit of the flow from Charleston Blvd.
6. **Sheet GR1:** Provide the drawing number of the existing storm drain shown on Charleston Blvd.
7. **Sheet GR1:** Show the existing finish floor elevation for the existing structures east of the project site.
8. **Sheet GR1:** Clarify the square "1" construction notes near the site entrance along Charleston Blvd.
9. **Sheet GR1:** Construction Note 6 appears to show a riprap swale, but is called out as a landscape swale. Revise accordingly.
10. **Sheet GR1:** Clearly show where the flow from the landscape area on the east side of the project site discharges. Provide a flowline and a sidewalk under drain or curb cut.
11. The following finish floors do not meet the Regional Flood Control District minimum criteria of twice the Q_{100} depth of flow up to 18-inches above the water surface (CCRFCD Manual Section 304.4.E.1) or 6-inch minimum above the highest adjacent top of curb (CCRFCD Manual Section 1602 304.4.E.1). The following finish floors should be revised or alternate flood protection provided.

LOT	FF shown	Min FF
C Store	2292.50	2292.71
Future	2293.60	2294.00

As an alternate each lot must be discussed in the drainage study, shown to be flood protected, and any necessary flood improvements shown on the grading plan.

***** The City of Las Vegas Flood Control is standardizing the file naming of drainage studies and plans during the digitizing process. When saving the project files in the CD or thumb drive, please follow the system below:**

If drainage study only contains one combined file, use the following naming convention in Document Title:

1st Submittal DS and Plans (for first and original submittal);

2nd Submittal DS and Plans (for second submittal (addendum #1)) etc.

If drainage study contains multiple files, use the following naming convention in Document Title:

1st Submittal DS (for the report of the drainage study)

1st Submittal Plan 1 (could be the drainage condition maps)

1st Submittal Plan 2 (could be the improvement plans) etc.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Update and accepted by the *City of Las Vegas Flood Control Section*. Additionally, final approval of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

END OF REMARKS
TJK

T/R/S: T21S/R60E/S01
AREA Q01