

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: May 15, 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:	COPIES TO:
	Pickleball Complex at Wayne Bunker Park	Kleinfelder, Inc.
Cross Streets:	Buffalo Dr. & Constantinople Ave.	City of Las Vegas
File Number:	F:\Depot\DSMemos\DS05768A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-10-101-019	CCRFCD
Zoning Action:	23-0382-VAR1; -SDR1	CCPW
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	5/2/2024	5/15/2024	See Comments Below	\$400	5748692: \$400
TOTAL FEES (LDDRS):					----

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. 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>

2. The engineer must coordinate with *Clark County Public Works Department* (CCPW) and incorporate any concerns for boundary conditions along the southern border. CCPW concurrence is required prior to final approval of the study.
3. A review of the grading plan shows an elevation difference of approximately 3-feet of cut/fill adjacent to (un)developed properties. Sites with a grade difference of 2 feet above or below existing grades are required to have approval from the *City of Las Vegas Planning and Development Department*. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the *City Planning Department* (229-6301). The engineer must provide *City Planning* approval with the next submittal.
4. Provide a street section to show the flow summary in Alexander Rd.

5. **Sheet GR-01:** Provide existing spot elevations for the areas around the project site.
6. **Sheet GR-03:** Provide the finish floor elevation of the existing buildings.
7. **Sheet GR-03:** Show the high point elevation of the 3' valley gutter on the west side of the project site.
8. **Sheet GR-03:** Provide flow line elevations for the 3' valley gutter through the parking area.
9. **Sheet GR-03 & TY-00:** If the valley gutter is on the west side of the proposed screen wall, it will be taking in flows from the adjacent parcel. In this case, a 10' wide public drainage easement, to be privately maintained, will need to be established for this valley gutter.
10. **Sheet GR-03:** Provide a high point elevation in the cul-de-sac to show the flow being directed toward the curb and gutters.
11. **Sheet GR-03 & GR-04:** Establish a flow line away from the retaining wall on the north and east side of the project site.
12. **Sheet GR-04:** Callout the bollards at the entrance of the access road.

***** 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: T20S/R60E/S10
AREA L10