

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> May 16, 2024
<b>TO:</b> Land Development Services Department of Community Development – Building & Safety Division		<b>FROM:</b> Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
<b>SUBJECT:</b>	Drainage Study for: <b>The Huntridge</b>	<b>COPIES TO:</b> Impulse Civil Engineering
<b>Cross Streets:</b>	SEC of Charleston Blvd. & Maryland Pkwy.	Brass Monkey LLC c/o CivilWorks
<b>File Number:</b>	F:\Depot\DSMemos\DS5769A.doc	Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	162-02-110-017	CCRFCD
<b>Zoning Action:</b>	SDR	
<b>FEMA Flood Zone</b>	YES NO <b>X</b>	
<b>Proposed Storm Drain</b>	YES NO <b>X</b>	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	5/13/2024	5/16/2024	See Comments Below	\$400.00	5767093: \$400
			<b>TOTAL FEES (LDDRS):</b>	<b>\$400.00</b>	----

**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:
<b>X</b>	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>

3. The anticipated 100-year flow in *Charleston Boulevard* is 2.05' deep and the 100-year velocity is 17.26 ft/s, ie, above the street top of curb and very erosive. Provide a stem flood wall at the back of the sidewalk to contain the 100-year flow in the street. Revise the plan and the pertinent detail section accordingly in the next submittal.

4. The anticipated 100-year flow in *Maryland Parkway* is 1.07' deep and the 100-year velocity is 5.64 ft/s, ie, above the top of curb and erosive. Provide stem flood wall at the back of sidewalk to contain the 100-year flow in the street.
5. Provide a hump (6" freeboard minimum) at the driveway entrance in *Maryland Parkway* to prevent major flood flowing onto the subject development.
6. The anticipated 100-year flow in the *Alley* at the south side of the development is 0.4' deep. The proposed finished floor elevation of the new *Cabaret Theatre, Circulation* and *Black Box Theatre* building does not meet the twice-flow-depth criteria. Raise the finished floor elevation of the new building accordingly.
7. Provide a cross section at the east property line of the subject improvements. It is not clear whether there is a valley gutter or L-curb along the east boundary to convey the onsite flow. Address and provide construction note in the next submittal.
8. The area of the parking lot is larger than 1 acre. Provide BMP in the next submittal.
9. Show and identify an existing storm drain in *Charleston Boulevard* on the grading plan. Label the storm drain with *City of Las Vegas* recorded plan number. Show all existing drop inlets, laterals and storm drain manholes if any 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:**

**1<sup>st</sup> Submittal DS and Plans (for first and original submittal);**

**2<sup>nd</sup> Submittal DS and Plans (for second submittal (addendum #1)) etc.**

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

**1<sup>st</sup> Submittal DS (for the report of the drainage study)**

**1<sup>st</sup> Submittal Plan 1 (could be the drainage condition maps)**

**1<sup>st</sup> 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**  
AYS

T/R/S: T21S/R61E/02  
AREA R-02