

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: May 30, 2024	
TO: Land Development Services Department of Community Development - Building & Safety Division		FROM: Jefferson Torrecampo, P.E. Flood Control Engineering Associate Department of Public Works	
SUBJECT:	Drainage Study for:	COPIES TO:	
Duncan and Edwards Residential - Phase 2		Taney Engineering	
Cross Streets: Edwards Ave & Duncan Dr		Michaels Development	
File Number:	F:\Depot\DSMemos\DS5776A.doc	Bart Anderson, P.E., Devco	
Parcel Number:	138-12-210-021	CCRFD	
Zoning Action:	24-0067-GPA1; 24-0067-SDR1 & 24-0067-ZON1	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	05/30/2024	5/30/2024	See Comments Below	\$400.00	5780524:\$400
TOTAL FEES (LDDRS):				\$400.00	----

REMARKS: Phase 2 of this site development is within a 100-year Flood Zone AE. The engineer must submit the drainage study to FEMA for a Conditional Letter of Map Revision (CLOMR). A favorable CLOMR must be obtained prior to the issuance of any permits.

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 (**24-0067-GPA1; 24-0067-SDR1 & 24-0067-ZON1**) 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. A **Letter of Map Revision (LOMR/LOMR-F)** must be obtained from FEMA after the completion of any project within a FEMA Special Flood Hazard Area (SFHA), Flood Zone "AE". The bonded improvements shall include a line item of **\$50,000.00** for the **LOMR**. The bonded improvements will not be released until the **LOMR/LOMR-F** is obtained from FEMA and filed with the **City of Las Vegas**.
3. **The engineer must submit the drainage study to FEMA for a Conditional Letter of Map Revision (CLOMR). A favorable CLOMR must be obtained prior to the issuance of any permits.** This site is located in a **FEMA Zone AE**. *Clark County Regional Flood Control District*

(CCRFCD) review and approval is required prior to recordation of final map or issuance of building/grading permits. The Engineer must send a copy of the report to the CCRFCD for review. **The developer/engineer must also obtain a Letter of Map Revision (LOMR) using the approved drainage study as technical support to inform FEMA of the modifications within the flood zone. The approved LOMR must be submitted to the City of Las Vegas prior to the release of the bond.** FEMA Elevation Certificates, showing as-built finish floor elevations, must be completed for each building in the FEMA AE Zone. The certificate must be submitted to the *City of Las Vegas Flood Control Section* prior to scheduling a framing inspection.

4. The site is adjacent to the jurisdiction of Clark County to the west. The engineer must coordinate with *Clark County Public Works Department (CCPW)* and incorporate any concerns for boundary conditions along the west border. CCPW concurrence is required prior to final approval of the subject study.
5. **Figure 7:** It is unclear why 2 separate calculations are provided for Section A using both 1 cfs and 20 cfs.
6. **Figure 7:** The calculations for Section P show a slope of 0.29%, but the exhibit shows a slope of 1.2%. Revise for consistency.
7. Include a copy of the existing FIS study and the cross sections adjacent to the site.
8. The HEC-RAS cross sections do not change between the existing and proposed conditions. The existing FIS HEC-RAS cross sections should be used as existing along with a few additional cross-sections added within your project limit as base. The proposed HEC-RAS cross sections should be changed within your project limit to compare the WSE. Referenced FIS HEC-RAS cross sections and proposed HEC-RAS cross sections should be identified in the exhibit and HEC-RAS calculation.
9. Provide a HEC-RAS exhibit with cross-section locations. The exhibit must be to an engineering scale and include contour lines and elevations or/and spot elevations along the cross section to verify the cross sections used in the HEC-RAS calculation.
10. **Sheet G1:** Show the boundaries of Phase 1 & Phase 2.
11. **Sheet G1:** Section B GD1 does not show the proposed solid grouted wall that is shown on plans and discussed in the report. There are no construction notes detailing the construction of the wall or confirming that it is to be solid grouted.
12. **Sheet G1:** The high point at the entrance off of Duncan Drive does not meet the requirement of 6" above twice the flow depth in Duncan Drive. Revise grading to provide adequate protection from offsite flow.

***** 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
HDR/JRT

T/R/S: T20S/R60E/S12

AREA L-12