

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: July 9, 2024
TO: Land Development Services Department of Building & Safety			FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:		COPIES TO:
Duncan and Edwards Residential - Phase 1			Taney Engineering
Cross Streets:	SEC of Edwards Avenue & Duncan Drive		Michaels Development
File Number:	F:\Depot\DSMemos\DS5775B.doc		Bart Anderson, P.E., DevCo.
Parcel Number:	138-12-210-021		CCRFCD
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	5/16/2024 & 5/22/2024	5/28/2024	Not Approved	\$400.00	5780526: \$400
2 nd Submittal (Paid on 7/8/2024)	6/18/2024	7/8/2024	See Comments Below	\$400.00	5835065: \$400
TOTAL FEES (LDDRS):				\$800.00	----

REMARKS:

A portion of this site is located in a FEMA Special Flood Hazard Area, Zone AE. The subject Phase 1 Development proposes to match the existing grades in the flood zone area, ie, no mapping changes to the Flood Zone are proposed to be submitted to FEMA with this Phase 1 Development.

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. *City Flood Control* will not recommend FEMA review and approval based upon that no structures are proposed and the finished grade matches the existing grade within the FEMA Flood Zone, ie, no flood zone impacts during the Phase 1 Development.
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 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.
4. 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.
5. **Previous Comment: Figure 7:** *The reference for the FEMA Floodzone shows that there is 188 cfs within Duncan Drive, but the exhibits flows are shown to be 63 cfs in the same location. The WSE provided by the FEMA map must be addressed by both phases of this study.*

Clearly label $Q_{100}=188\text{cfs}$ in *Duncan Drive* on the drainage map.

6. **Previous Comment: Sheet G1:** *What is the South East corner of the site in the enclosed area? How is this intended to drain?*

The rectangular shaped area at the southeast corner of the site appears to be enclosed by walls at all sides. Explain what this area is and how it drains?

7. *Detail Section N/GD1* is shown at two locations at the east property line. The one at the north location shows riprap swale on the plan while the one at the south location shows regular landscaping on the plan view. However, the *N/GD1* on the detail sheet shows landscaping only. Provide an additional detail section for the distinction of different materials.
8. It is not clear whether the proposed riprap swale in *N/GD1* is a BMP (for 2-year storm outflow treatment) or is a 100-year discharge channel. For a BMP channel, the contributory area of the parking lot cannot exceed 1-acre. It appears that additional BMP channel will be required. Address and resolve in the next submittal.

***** 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/AYS

T/R/S: T20S/R60E/12
AREA L-12