

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> November 20, 2024
<b>TO:</b> Land Development Services Department of Community Development – Building & Safety Division		<b>FROM:</b> Tyler Key Flood Control Engr. Associate Department of Public Works
<b>SUBJECT:</b> Drainage Study for: <b>Legal Aid New Building and Parking Structure</b>		<b>COPIES TO:</b> Legal Aid Center Southern Nevada Inc.
<b>Cross Streets:</b>	8 <sup>th</sup> St. & Charleston Blvd.	GCW, Inc.
<b>File Number:</b>	F:\Depot\DSMemos\DS5820A.doc	Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	139-34-812-001	CCRFCD
<b>Zoning Action:</b>	24-0324-ZON1; -VAC1; -SDR1	
<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	11/12/2024	11/20/2024	See Comments Below	\$400	6011187: \$400
<b>TOTAL FEES (LDDRS):</b>				<b>\$400</b>	<b>----</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. 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. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Flamingo-Boulder Highway North, Charleston – Main to Maryland project (MWA212) project and any other public improvement projects adjacent to this site. Also coordinate with The Regional Transportation Commission (RTC) for the Charleston Boulevard High Capacity Transit Project. Comply with the recommendations of the City Engineer.
3. Show the existing storm drain in Charleston Blvd.
4. The following finish floors do not meet the Regional Flood Control District minimum criteria of twice the Q<sub>100</sub> 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
Main Distribution & Vestibule	2003.12	2004.56

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.

5. Show the 10' Public Pedestrian Access Easement that was required by the vacation conditions.
6. The flow in Charleston Blvd. is above the back of sidewalk and is erosive. Provide erosion protection in front of the landscape areas along Charleston Blvd.
7. **Sheet C3.00:** The landscape area on the southwest side of the Proposed Legal Aid Facility shows a flow line of 0.41% slope. Flow lines through landscape areas are required to be 1% or greater. Increase the slope of the flow line or create a concrete swale to convey positive drainage.
8. **Sheet C3.01:** The Courtyard discharges through a 4" PVC pipe underneath a block wall. The City recommends at least an 8" PVC pipe to prevent clogging.
9. On the Grading Plan, cross section A starts at the existing parking garage and goes through the proposed parking garage. The section view on Sheet C4.01 starts at the proposed parking garage and does not show the existing garage. Review and revise accordingly.
10. Cross section A shows an "A" curb between the pavement access and landscape, but it is not shown on the grading plan. Review and revise accordingly.
11. Call out the concrete valley gutter to the east of the Proposed Parking Garage Extension. Show the concrete valley gutter on cross section A of Sheet C4.01.

**\*\*\* 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**  
TJK

T/R/S: T20S/R61E/S34  
AREA M34