

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: November 26, 2024
TO: Land Development Services Department of Public Works			FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:		Drainage Study for:	COPIES TO:
		Mountain View Hospital Medical Office Building	Catalyst Design Group
Cross Streets:	SEC of Cheyenne Boulevard & Tenaya Way		Sunrise Mountain View Hospital
File Number:	F:\Depot\DSMemos\DS5818A.doc		Bart Anderson, P.E., DevCo
Parcel Number:	138-15-510-006		
Zoning Action:	24-0139-SDR1		
FEMA Flood Zone	YES	NO	X
Proposed Storm Drain	YES	NO	X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	11/7/2024	11/25/2024	See Comments Below	\$400.00	6011090: \$400
			TOTAL FEES (LDDRS):	\$400.00	----

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 NDOT concurrence.

- In **Standard Form 1**: Update the APN information to the current number of "138-15-510-006".
- Sheet C2.0**: Add the City of Las Vegas standard "Stormwater Management Notes" on the sheet.
- Label existing top of curb (TC) elevations in **Tenaya Way** and **Cheyenne Avenue** at all control points such as the limit of the project and the BCR, ECR at the driveway etc.
- The anticipated 100-year flow depth in **Tenaya Way** is 1.04' and the proposed building finished floor elevation is lower than the street elevation in **Tenaya Way**. A berm or a stem wall must be provided behind the back of sidewalk for a major storm event protection. The top of the berm or the flood wall must be at least 18" above the 100-year water surface in **Tenaya Way**. Review and revise accordingly.
- Sheets C6.0**: Provide onsite proposed top of curb (TC) and finish grade (FG) elevations at all control points of curb & gutter such as BCR/ECR and angle points, grade breaks etc. Contractor cannot construct per contour lines only.
- Sheet C6.0 & Sheet C7.0**: Sheet C6.0 indicates the material for an onsite storm drain is HDPE while Sheet C7.0 shows that the pipe material is PVC. Clarify in the next submittal.

7. **Sheet C6.0 & Sheet C7.0:** There is no information about the outlet invert elevation of the proposed onsite 8"-storm drain. Also, it is not clear whether the discharge from the onsite storm drain has positive slope away from the subject site. Provide outlet elevation and the pertinent downstream facility such as a swale flow line with enough elevations to prove positive drainage.
8. It is not clear how the area between the proposed medical building and the surrounding isle and parking spaces drain? Is there a concrete valley gutter in the area to convey flow to the perimeter streets for discharge?
9. Show existing storm drain systems in **Tenaya Way** and **Cheyenne Avenue** and label with **City of Las Vegas** recorded drawing numbers on the plan. Identify all laterals, manholes and drop inlets (if any) on the grading plan as well.
10. Label the finished floor elevation of the adjacent building to the east on the grading plan.
11. Provide a note on all construction drawings: **"All onsite storm drain system and the associated facilities are privately owned and to be privately maintained"**.
12. *City of Las Vegas* does not allow HDPE pipe in public right-of-ways or public drainage easements. Note that *City of Las Vegas* only allows the use of HDPE storm drain pipes for privately owned and privately maintained storm drain systems which serve and are located exclusively on private properties. Any proposed HDPE storm drain pipes must also meet all design criteria established by the *Clark County Regional Flood Control District* and must be installed per *Clark County Regional Transportation Commission Uniform Standard Drawings and Specifications*.

***** 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
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T/R/S: T20S/R60E/15
AREA L-15