

CITY OF LAS VEGAS			DATE:		
INTER-OFFICE MEMORANDUM			July 31, 2017		
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: Caprock Hospital			COPIES TO: Rietz Consulting, Inc.		
Cross Streets:	NEC of Oso Blanca Road & Durango Drive		Caprock Emergency Holdings, LLC		
File Number:	F:\Depot\DSMemos\DS4901A.doc		Bart Anderson, P.E., DevCo		
Parcel Number:	125-17-701-001		CCRFCFCD		
Zoning Action:	SDR-70240		NDOT		
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	6/29/2017	7/27/2017	See Comments Below	\$400.00	488408: \$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 Clark County Public Works Department concurrence.

1. Sites with a grade difference of 2 feet above or below existing are required to have approval from the *City 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 Planning approval with the next submittal.
2. The site is adjacent to or crosses an existing or proposed *Clark County Regional Flood Control District* (CCRFCFCD) master planned facility. Therefore, CCRFCFCD concurrence is required prior to final approval of the drainage study.
3. The project proposes to construct facilities and/or increase flows within *Nevada Department of Transportation* (NDOT) right-of-way. The engineer must contact NDOT for encroachment permit for the proposed project.
4. **Figure 3 and Figure 4 (Existing and Developed Conditions Drainage Maps):** Revise the "FUT BERM" shown at the southeast end of the project site to "Construct by others". Coordinate with *Mr. Randy McConnell, Engineering Project Manager of City of Las Vegas Public Works Department* for the scheduling of the capital improvement project. If the subject project comes in first, revise the drainage maps and all pertinent construction plans accordingly. Address the true existing drainage conditions if the "FUT BERM" is not built before or concurrently with the subject development.

5. The engineer/developer proposes to discharge the culvert flow across from *Durango Drive* to the southeast corner of the site, stop short of about 80' from the property line. Extend the proposed 60"-storm drain to the property line to the east. Coordinate with *Mr. Randy McConnell, Engineering Project Manager of City of Las Vegas Public Works Department* to tie the onsite storm drain to the *Centennial Parkway Channel West US95, 215 to Durango Project*.
6. Provide a cut-off wall at the bottom of the proposed headwall structure. Revise all pertinent plans and details accordingly.
7. On the Master Grading Plan, Grading Plans and all pertinent sheets, show and identify the Regional Flood Control Facilities (CN95) and the stubs, designed in the "Centennial Parkway Channel West US95, 215 to Durango" project.
8. *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*.
9. The portion of proposed 43.93 LF of 18"-HDPE extension from an existing 18" storm drain is within public right-of-way. This portion of storm drain must be concrete pipe. Review and revise in the next submittal.
10. Provide a note on the grading plans: "All Onsite Storm Drains and the associated Facilities are Privately Owned and to be Privately Maintained by the Property Owner".
11. For parking lot LID and storm water quality, the engineer must provide calculations (per *Section 1500 of the CCRFCD Hydrologic Criteria and Drainage Design Manual*) to justify that the length, width and depth of the landscape swales are meeting the design guidelines in an effective disconnected impervious areas layout.
12. All drainage easements must be public drainage easements to be privately maintained to be labeled on the grading plans and to be dedicated as such in the final map or by separate document. The dedication must be recorded prior to the final approval of the improvement plans.
13. Provide a note on all grading plans: Property Owner is responsible to maintain the best management practices such as but not limited to the removal of accumulated sediment and debris and care of the vegetation.
14. *Standard Form 1* is incomplete. Provide a complete fill out form in the next submittal.

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.

END OF REMARKS

ays

T/R/S: T19S/R60E/17

AREA G-17