

CITY OF LAS VEGAS			DATE:
INTER-OFFICE MEMORANDUM			October 23, 2018
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:
	Lake Mead and Decatur Commercial		Lochsa Engineering
Cross Streets:	NWC of Lake Mead Blvd. & Decatur Blvd.		Doumani Holdings, LLC
File Number:	F:\Depot\DSMemos\DS5043A.doc		Bart Anderson, P.E., DevCo
Parcel Number:	138-24-611-060; -061 and -062		CCRFCFCD
Zoning Action:	TMP-73686; SDR-73504; SUP-73503; SUP-73504 & VAR-73501		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 (Paid on 10/18/2018)	10/2/2018 & 10/18/2018	10/23/2018	See Comments Below	\$400.00	500192: \$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. Provide a copy of the zoning/planning conditions associated with this site (**TMP-73686; SDR-73504; SUP-73503; SUP-73504 & VAR-73501**) 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. 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 site is also adjacent to the jurisdiction of *Clark County* to the west. The engineer must coordinate with *Clark County Department of Public Works* (CCPW) and incorporate any concerns for boundary conditions along the west border. CCPW concurrence is required prior to final acceptance of the study.
4. Per the existing contour lines, it appears that the *County* residence (APN: 138-24-611-059) to the west has ponding situation at the western edge of the proposed development. Address in the next submittal how this will be mitigated.

5. For the same reasoning, address the ponding situation at the *City* residence (APN: 138-24-611-063) to the west in the next submittal.
6. It appears that the driveway in *Lake Mead Boulevard* will be inundated deeply into the subject site during a major storm event. Revise the grading design to limit the inundation as best as possible.
7. The 100-year flow depth in *Lake Mead Boulevard* is 1.02' which is above the top of curb and erosive. Provide erosion protective measures such as riprap in the landscape strip behind the sidewalk. Provide riprap sizing calculation in the next submittal. Revise *Detail Section C/C7.02* accordingly.
8. Provide a blow-up detail of the proposed relocation of an inlet at the driveway in *Lake Mead Boulevard*. The detail should clearly show a storm drain manhole and an additional lateral for the connection of the new inlet to the manhole which ties into the existing 18"-RCP across *Lake Mead Boulevard*.
9. 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.
10. The subject commercial development features a gas station and a carwash facility. Contact *Sherri McMahon*, Environmental Officer of the *City of Las Vegas Public Works Department* at (702) 229-2338 for guidance of storm water quality treatment requirements.
11. Add a note in all pertinent sheets for the construction of all storm drain drop inlets per a newly adopted USDCCA Drawing No. 421 (*Stormwater Quality Management Stamp and Sign Detail*).

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: T20S/R60E/24
AREA L-24