

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		April 2, 2019
TO: Land Development Services Department of Building & Safety		FROM: Albert Sung, P.E. <i>AS</i> Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:	
Conceptual Drainage Study – Alexander & 95 Apartments		COPIES TO: Taney Engineering
Cross Streets:	US-95 / Alexander Road	Signature Management
File Number:	F:\Depot\DSMemos\DS5095A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	13138-03-802-002, 003	CCRFC
Zoning Action:	N/A	
FEMA Flood Zone	YES ☒ NO	
Proposed Storm Drain	YES ☒ NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	1/30/2019	2/27/2019	See Comments Below	\$400.00	502821: \$400
2nd Submittal	3/7/2019	3/28/2019	See Comments Below	\$400.00	503609: \$400
TOTAL FEES (LDDRS):				\$800.00	----

REMARKS: The Conceptual Drainage Study sets the parameters for the detailed Technical Drainage Study for the proposed Apartment site adjacent to US-95. Development is within FEMA Flood Zone “AE” and requires a Technical Drainage Study (TDS) with FEMA Approval of CLOMR before any Permits shall be issued for the site.

The Conceptual Drainage Study for the subject project has been reviewed and:

X	Conceptual Drainage Study is approved subject to conformance to all City standards and the following conditions:
	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 subject development is located within a FEMA Special Flood Hazard Area, Zone AE. **No permits will be issued until the TDS is approved and a Conditional Letter of Map Revision (CLOMR/CLOMR-F) is received from FEMA. Permits may be issued upon the receipt of Conditional Letter of Map Revision (CLOMR or CLOMR-F) from FEMA.**
2. The Conceptual Analysis contained in the Conceptual Drainage Study appears to fit within the 1-foot maximum rise in the Base Flood Elevation (BFE) allowed within the “AE” Flood Zone. The approval of this *Conceptual Drainage Study* is limited to the scope of the preliminary hydraulic analysis and the need for the future **Technical Drainage Study** to support the final design. A detailed review will be provided with the technical submittal that includes complete plans and details of all proposed facilities per the manual requirements.
3. A **Technical Drainage Study** is required to be submitted for this site. The **TDS** shall designate the remainder of the site as a Floodway and prohibit further development of this site until the upstream MPU facilities are complete such that the existing “AE” Flood Zones are reduced in size based upon a New FIS Restudy for the US-95 / Rancho area that remaps the Flood Zone. Provide an Exhibit and

legal description to accompany the on-site Floodway. The Floodway shall be recorded as a Public Floodway Drainage Easement.

4. All HEC-RAS presented in the **TDS** shall use subcritical flow as the basis of the models.
5. The **TDS** shall provide detailed topographic maps and grading plans with the cross sections labeled for verification.
6. Flood Control requests that the detailed analysis for this site use the adopted n-values for the cross sections from the effective model analysis. However, the engineer may be able to justify proposing revised n-values based upon the proposed improvements. Any requests to modify the n-values within the site development boundary shall be discussed and reviewed with Flood Control prior to the submittal of the **TDS**.
7. The site is proposed as a *Clark County Regional Flood Control District (CCRFCD)* master planned facility and is also 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 **Technical Drainage Study**.

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
PBJ

T/R/S: T20S/R60E/03
AREA L-03