

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: February 1, 2022
TO: Land Development Services Department of Building & Safety		FROM: Jennifer Shinn, P.E. Flood Control, Engr. Associate Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
	Montalado North	Impulse Civil Engineering
Cross Streets:	Shaumber Road and Ann Road	International LLC c/o WLB Group
File Number:	F:\Depot\DSMemos\DS5458D.doc	Bart Anderson, P.E., DevCo
Parcel Number:	126-25-401-007, 126-25-401-008, 126-36-101-001, & 126-36-101-002	
Zoning Action:	21-0064-TMP1; 21-0064-VAC1	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES X NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	5/27/2021	6/14/2021	Not Approved	\$400.00	4308989: \$400
2 nd Submittal	7/12/2021 & 7/29/2021	7/22/2021 & 8/10/2021	Not Approved	\$400.00	4367684: \$400
3 rd Submittal	8/12/2021	8/12/2021	Approved	\$0.00	N/C
4 th Submittal & Supplement	1/18/2022 & 1/31/22	2/1/2022	See Comments Below	\$100.00	4608945: \$100
TOTAL FEES (LDDRS):				\$900.00	----

REMARKS:

Update #1: Construction of onsite Public Drainage Easement if BLM patent easement is not approved. Also, addressed interim drainage protection along the western boundary.

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

X	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. Prior to approval of construction drawings a copy of the patent easement, sketch, and legal description must be submitted to Land Development in order to process a Declaration of Utilization across BLM Property.
2. This site accepts offsite flows and conveys them through the site. Provide a "Public Drainage Easement to be Privately Maintained" and show the easement on the grading plan. Public drainage easements must be recorded by separate document prior to the final acceptance of the improvement plans unless they are to be recorded by parcel or final map.
3. The engineer must provide a table on the grading plans that shows a quantity estimate of all drainage improvements within Public Drainage Easements. All drainage improvements within Public Drainage Easements must be bonded and inspected.

4. The project proposes to build a temporary drainage facilities along the western and eastern boundaries. Prior to final plan approval the developer must complete a maintenance and liability agreement for the interim drainage improvements (off-site berms or channels) and post a minimum maintenance bond of \$50,000 or 50-percent of the construction cost for the improvements, whichever is greater. The engineer must submit an estimate of the quantities for constructing the facility and an exhibit that adequately shows the location and limits of the drainage facility to *City of Las Vegas Flood Control* for approval. Once the drainage study is conditionally approved, the engineer should contact the City's Land Development Section (229-6371) to begin the agreement process.

In order for the maintenance bond to be released in the future, a drainage update / letter will be required to justify that the offsite berms / channels are no longer necessary and can be removed.

5. It is noted that the 2nd study submittal separated the subject site into 2 Units. Clearly define the channel construction limits for Units 1 and 2 on the respective Grading Plans.
6. Provide a flowline at the western inlet area such that flows are directed away from the walls and drain towards invert of RCB. Reflect this flow line in Section Detail T/DT-04 of Unit 2 plans.
7. Provide storm drain system information at Headwall: Station, Offset, Invert, on Sheet PP-01 of Unit 2 plans.
8. Show the existing contours on the eastern boundary of Unit 2 to demonstrate how the proposed grading and drainage tie into existing conditions.
9. Add or extend Section Detail 4/DT-01 of Unit 2 to show the perimeter walls along La Mancha Avenue. Provide flood protection a minimum of 6" above adjacent TC in the form of grading and/or solid grouted walls.
10. Add gates and bollards per Clark County Uniform Standard Drawing No. 425.S1 for all drainage easement to control the access.
11. Provide fencing detail along the drainage easement. Detail must be similar to Clark County Uniform Standard Drawing No. 425.S1.
12. For interim channel, add riprap D50=6-inch since the channel is erosive.
13. Shade back lots affected by interim channel for interim condition grading sheets.

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
HDR/JKS

T/R/S: T19S/R59E/S25&36
AREA F-25