

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: December 1, 2021
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:
Hickam and Leon West and East Residential		Blend Communities I, LLC
Cross Streets:	NWC of Hickam Ave. & Leon Ave. and NWC of Hickam & Helen	Taney Engineering
File Number:	F:\Depot\DSMemos\DS5497B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-01-302-002, 003, 004 & 138-01-301-017	
Zoning Action:	21-0442-TMP1; 21-0442-VAC1; 21-0442-VAR1; 21-0442-VAR2; 21-0443-TMP1; 21-0443-VAR1	
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	9/13/2021	10/11/2021	Not Approved	\$400.00	4450621: \$400
2 nd Submittal	11/4/2021	12/1/2021	See Comments Below	\$400.00	4524880: \$400
			TOTAL FEES (LDDRS):	\$800.00	----

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.

- Second Request:** Provide a copy of the zoning/planning conditions associated with this site (21-0442-TMP1; 21-0442-VAC1; 21-0442-VAR1; 21-0442-VAR2; 21-0443-TMP1 and 21-0443-VAR1) 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.
- Figure 6 and Figure 7:** Provide a Pima County flow split calculation at the intersection of Hickam Avenue and Helen Avenue to justify the proposed flow rate in the two streets at the intersection.
- Hickam & Leon West Sheet G1:** The proposed edge of pavement at the north end of Leon at 50.57EP appears to be too high and not compatible to the adjacent street grades. Address and resolve in the next submittal.
- Hickam & Leon East Sheet G1:** The proposed north end of curb & gutter in Helen Avenue must transition smoothly to meet the existing curb & gutter. Review and revise accordingly in the next submittal.

5. A site visit confirmed that there is an existing pedestrian trail along the northern side of *Hickam Avenue*. Revise *Detail Section A/GD1* and all pertinent details in the two subdivisions (East and West) to reflect the existing trail accordingly.

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: T20S/R60E/S1
AREA L-01