

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: February 3, 2022
TO: Land Development Services Department of Building & Safety		FROM: Peter Jackson, CFM Flood Control Senior Engineer Associate Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
Decatur Manor		DLC Consulting
Cross Streets:	SWQ of Decatur Boulevard & Gilmore Avenue	NIBSLLC
File Number:	F:\Depot\DSMemos\DS5525A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-12-601-005	
Zoning Action:	21-0376-ZON1; 21-0376-TMP1	
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 (Paid on 1/13/2022)	12/2/2021 & 1/13/2022	2/3/2022	See Comments Below	\$400.00	4606605: \$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.

- The site Boundary does not match the County Assessor information. Provide backup information that shows the property boundary.
- The Plan does not include any dimensional or curve information. Update Plans accordingly.
- Site is within FEMA Zone Shaded X. Describe accurately for Shaded Zone X in the study.
- Flood Control concurs with the 175 cfs base flow impacting the site from the west. This was identified within the Gowan/Bradley FIS study dated 2001 by The Louis Berger Group, approved as LOMR 01-09-770P, December 21, 2001.
- The cul-de-sac curb slope needs to be revised to a 1% minimum slope. Consider shifting the high point location in the cul-de-sac between lots 6 and 7 to increase the slope.
- Provide additional topo on the grading plans to the west of the site to verify flow patterns. If off-site grading is required, provide notarized permission to grade letter.
- Revise the street flow calculations to reflect the n-value of 0.016 for the entire 40-foot street section
- The 5'-buffer between the onsite *Private Street (Decatur Bluff Court)* and the south property line shall be a common lot and public drainage easement (privately maintained by HOA). Dedicate as such in the final map of the subject residential development.

9. The existing developed Parcel's to the south of the site do not meet the Finish Floor freeboard requirements (twice the depth of flow). Provide a solid grouted 8" CMU wall, a minimum of 3 course high with all joints mortared, above the proposed adjacent TC grades. Extend the solid grouted 8" CMU wall, a minimum of 3 course high westerly along the entire southern border of the parcel. Provide section and details with the next submittal.
10. Offsite Lot 3 (to the south of site) also has a separate structure, provide the FF for this structure on the grading plans.
11. Section D requires a solid grouted 8" CMU wall, a minimum of 3 course high with all joints mortared, above the highest adjacent grade due to the offsite flow conveying from the west. of the site. Provide updated section and details with the next submittal.
12. Provide a 2-foot stem wall along the north side of the drainage easement, adjacent to the existing block wall. Include details with the next submittal.
13. Provide complete details for the drainage Easement, Bollards and the Wrought Iron fencing per Uniform Standard Drawing 425.S1.
14. Private streets must be public drainage easements. Provide a note on the grading plans "Note: All private streets are P.U.E., Public Sewer Easements, and Public Drainage Easements to be privately maintained by HOA." The Final Map will also need the same note on the Private Street.
15. 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.
16. All drainage easements must be public drainage easements to be privately maintained and common lots to be labeled on the grading plans and to be dedicated as such in the final map. This will also include the Common Lot along the south side of Decatur Bluff Court.
17. Provide sidewalk underdrain at the interface between the sidewalk and the concrete drainage easement. Provide additional grading elevations as necessary.
18. Provide the standard drainage compliance note on the grading plan: "*I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT (DS5525)*".
19. Note that the offset crown street is a deviation from standard street sections. Obtain approval of the deviation from the *Building Department, Land Development Section* prior to the final acceptance of the improvement plans.

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/PBJ

T/R/S: T20S/R60E/12
AREA L-12