

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> February 10, 2022
<b>TO:</b> Land Development Services Department of Building & Safety		<b>FROM:</b> Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
<b>SUBJECT:</b>	Drainage Study for: <b>Sandringham Manor</b>	<b>COPIES TO:</b> Wood Rodgers, Inc.
<b>Cross Streets:</b>	SEQ of Jones Boulevard & Mello Avenue	Falcon Crest Properties LLC
<b>File Number:</b>	F:\Depot\DSMemos\DS5543A.doc	Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	125-24-302-005	
<b>Zoning Action:</b>	TMP	
<b>FEMA Flood Zone</b>	YES NO <b>X</b>	
<b>Proposed Storm Drain</b>	YES NO <b>X</b>	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	1/31/2022	2/10/2022	See Comments Below	\$400.00	4631964: \$400
			<b>TOTAL FEES (LDDRS):</b>	<b>\$400.00</b>	----

**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:
<b>X</b>	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.

1. Provide a copy of the zoning/planning conditions associated with this site (TMP) 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. Sites with a grade difference of 2 feet above or below existing are required to have approval from the *City Planning and Development Department*. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the *City Planning Department* (229-6301). The engineer must provide Planning approval with the next submittal.
3. **FIGURE 4 (Existing Condition Drainage Basin Map):** The flow values of CPX2 on the plan and in Table 2 do not match, one shows 12/55 CFS and the other shows 11/54 CFS. Resolve in the next submittal.
4. **FIGURE 5 (Developed Condition Drainage Basin Map):** The flow values of CPD2 on the plan and in Table 3 do not match, one shows 11/54 CFS and the other shows 10/53 CFS. Resolve in the next submittal.
5. Provide concrete valley gutter across the two new driveways. Install curb & gutter and sidewalk along the frontage of *Mello Avenue*. Review and revise accordingly in the next submittal.

6. **Sheet C2.01** and **Sheet C2.02**: Identify all the existing houses adjacent to the east, west and south sides of the subject developments with finished floor elevations labeled.
7. **Sheet C2.01**: Per the study, the 100-year flow depth in *Mello Avenue* is 0.9'. This will cause a deep inundation into the private street up to the cul-de-sac. The 100-year inundation should be limited to the first 50' of the private street at most. The private street profile shall be revised to have a steeper slope at the entrance followed by milder slope up to the cul-de-sac.  
  
Show the inundation limit in the private street in the next submittal.
8. **Sheet C2.02**: Same issue as in Comment #6 above. Address and resolve in the next submittal.
9. The minimum slope in the bulb of the cul-de-sacs is 1%. Revise the two private streets accordingly.
10. Provide street name of the two private streets in the next submittal.
11. **Sheet C6.01**: Section 11/C6.01: Should there be any cross bars to prevent animals or even small kids from crossing through the opening?
12. Private street must be public drainage easement. 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".
13. 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.
14. 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.
15. 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: T19S/R60E/24  
AREA G-24