

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: 2/22/2022	
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:	
Gilmore 2.14		TCE	
Cross Streets:	North/South Fort Apache Rd and East/West Gilmore Ave	Signature Homes	
File Number:	F:\Depot\DSMemos\DS05544A.doc	Bart Anderson, P.E., DevCo	
Parcel Number:	138-08-101-030		
Zoning Action:	SDR-21-0671		
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	2/03/2022	2/22/2022	See Comments Below	\$400	4637329: \$400
TOTAL FEES (LDDRS):				\$400	----

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 following are comments pertaining to the subject site specific drainage study and grading plans:

1. The approved drainage study for Seton Academy show accepting flow from your project site. Coordinate with Seton Academy to obtain a Public Drainage Easement and drain your project site to east thru Seton Academy.
2. The Project site shows lot to lot drainage along the east property line (Lots 10-18). Provide a Public Drainage Easement to be privately maintained by HOA and label as common lot. Please note that public drainage easement must be concrete lined per Title 20.10.
3. 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. The minimum width for a public drainage easement is 10-ft if the 100-year flow is less than 20 CFS.
4. Discuss the swale shown on the grading plans between the two proposed walls. The swale is shown on the grading plans, but not in Section 4/D1. Revise Section 4/D1 to reflect grading plan.
5. The *Steton Academy Study* referenced shows the site as 2.5 acres, but the calculation provided for the site such as the CN value do not appear to consider the full site based on the acreage provided.
6. **Figure 5 - Existing Basins:** Provide contour elevations.

7. **Figure 5 - Existing Basins:** Provide a table summary of basin areas and flows for on-site and off-site drainage basins.
8. **Figure 6 - Proposed Basins:** Provide contour elevations and show existing and proposed contours.
9. **Figure 6 - Proposed Basins:** Provide a table summary of basin areas and flows for on-site and off-site drainage basins.
10. **Figure 5 and 6:** Provide a summary table of interior and exterior street capacity calculations showing the street name, Q_{100} flow, slope depth of flow, velocity and depth time velocity product and streets needing to meet 12 foot dry lane criteria.
11. **10-YR & 100-YR Existing and Proposed HEC-1:** T-lag number for basin **FAOF** does not match with the provided *Standard Form 4*.
12. **Sheet G1:** Provide existing and proposed contours on the grading plan. Existing contour must be extend 100-ft beyond property line.
13. **Sheet G1:** The Regional Flood Control District Manual requires 1% minimum slope around the bulb of a cul-de-sac where storm water is drained through per Section 1602. Provide the required slope in *Cliff Meadow Court* cul-de-sac.
14. **Sheet D1:** *Cross Section 1-D1* calls out Serene Public Street. Revise accordingly.
15. Sheet D1: *Cross Section 2-D1* calls out Private Street, but G1 calls out Public Street. Revise Accordingly.
16. 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".

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

T/R/S: T20S/R60E/S08
 AREA L-08