

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: May 16, 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: Centennial Jensen Parcel Map		COPIES TO: CSA Engineering
Cross Streets:	SEC of Centennial Pkwy. & Jensen Street	C J L Investments Inc.
File Number:	F:\Depot\DSMemos\DS5566A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	125-30-102-001	CCPW
Zoning Action:	PMP	
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	5/1/2022	5/16/2022	See Comments Below	\$400.00	4762216: \$400
TOTAL FEES (LDDRS):					----

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.

1. Provide a copy of the zoning/planning conditions associated with this site 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. It is not clear that any existing contour lines have been provided in the last submittal. Clearly show the existing and proposed contour lines in the next submittal so that a clear picture of how much cut or fill is proposed in the subject development. A determination of whether a grade difference of more than two feet for approval from the *City Planning and Development Department* will be made upon the next review.
3. The site is adjacent to the jurisdiction of Clark County to the south and east. The engineer must coordinate with *Clark County Public Works Department (CCPW)* and incorporate any concerns for boundary conditions along the south and east borders. CCPW concurrence is required prior to final acceptance of the study.
4. Provide existing and developed conditions drainage maps for the subject development in the next submittal.

5. Per the referenced *Figure 5* and *Figure 6* of the “*Centennial Jensen 5*” Study, the anticipated 100-year flow in *Jensen Street* fronting the subject development is $Q_{100}=145$ cfs. Provide hydraulic calculation to find out the d_{100} in *Jensen* in order to verify the proposed hump in the Private Drive is adequate for onsite protection. Note that the hump must provide a minimum of six inches of freeboard versus the 100-year water surface in *Jensen Street*.
6. The proposed hump is anticipated to create a grade break of more than 12% in the profile of the private drive from *Jensen* to the onsite. This will create a drivability issue for the future residents. Coordinate with Mr. Victor Bolanos of *City Traffic* at vbolanos@lasvegasnevada.gov for the maximum allowed grade break design prior to the final approval of the subject drainage study.
7. Label the slope in the curvature of the bulb of the cul-de-sac of the Private Street.
8. Perform QC of the grading plan in the next submittal. Example: at the north and south sides of Lot 3 driveway, two identical TC/FL (00.70TC/00.20FL) are shown at the private street. Review and revise accordingly.
9. All public drainage easements must be fully concrete lined. Revise all detail sections and construction notes accordingly.
10. **Sheet D1:** Section A-A: Identify the proposed drainage easement. Double check for all other pertinent sections.
11. **Sheet D1:** Section C-C and Section D-D: Clearly specify the bottom three courses of the retaining wall as 8”-CMU thickness to be solid grouted or equivalent.
12. **Sheet D1:** Block wall opening: Provide cross bars in the opening.
13. Provide preliminary plan and profile sheets for all proposed perimeter streets (**Centennial Parkway** and **Jensen Street**). Plan and profile sheets must show existing and proposed grade at the centerline, but may be preliminary in all other respects. These plans are necessary to determine the effect of the proposed development on the adjacent properties.
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. Revise all grading plan callouts accordingly.
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. Private streets must be public drainage easements. Provide a note on the grading plan “Note: All private streets are P.U.E., Public Sewer Easements and Public Drainage easements to be privately maintained by the 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
AYS

T/R/S: T19S/R60E/30
AREA G-30