

**ROBERT J. LANGAN
ENGINEERING**

241 Greyhawk Court
Henderson, Nevada 89074
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October 11, 2022

City of Las Vegas
Flood Control
495 S. Main Street
Las Vegas, Nevada 89101

Attention: Albert Sung

Subject: **Hackmey residence
9408 Kings Gate Court**

This letter is to serve as a drainage review for a proposed single-family residence at the above referenced location. After telephone conversation with City staff, it was agreed upon that the review could be limited to two topics, 1) the northeast corner of the lot being within a type "A" flood zone and 2) a survey datum difference between the original approved grading plan from 1996 and the current grading plan. Copies of each plan are included with the submittal.

Regarding the flood zone issue, the FEMA map encompassing the lot shows only a small portion of the lot being impacted, at the northwest corner. The existing flood zone consists mainly of the now defunct golf course to the north of the lot. The edge of the portion of the zone on the lot is at least 50 feet from any proposed construction. The maximum water surface elevation (WSE) within the area of the zone on the lot is approximately 2797.5 feet, based on existing contours. The finish floor elevation of the residence is being proposed as 2811.0 feet which means it will be approximately 13.5 feet above the WSE. Therefore, there will be no impact of the flood zone on the proposed residence.

Regarding the difference in datum between the original and current plan, upon comparison of street elevations between the plans it was determined that a conservative formula to relate the elevations would be to add 2.5 feet to the old plan. The original plan calls for a finish floor elevation of 2808.5 feet and the current plan calls for 2811.0 feet, a difference of 2.5 feet. Therefore, the proposed finish floor elevation is essentially equivalent to elevation on the original plan.

In conclusion, the grading of the lot matches the approved plan on file and the proposed residence will be more than adequately protected from any flood impact.

If you have any questions, feel free to call.

Yours truly,



Robert J. Langan
Professional Engineer



HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: HACKMEY RESIDENCE Date: 10-11-22
Location of Development: a) Descriptive (Cross Streets) North/South: PALACE CT.
East/West: KINGS GATE CT.
b) Section: 31 Township: 20 Range: 60
c) APN: 138-31-710-009

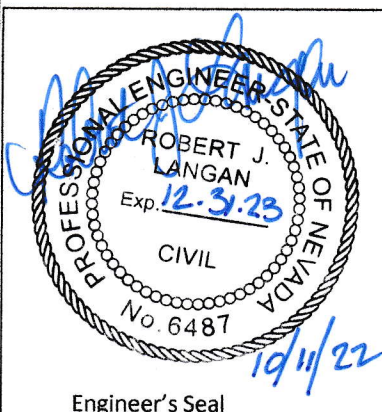
Name of Owner: 9408 KINGS GATE LLC
Telephone No.: 646-258-2115 Fax No.: _____ E-Mail Address: TJHINV.COM
Address: 6655 S. EASTERN AVE. #120, LAS VEGAS, NV 89109

Contact Person-Name: BOB LANGAN Telephone No.: 702-316-8462
* E-Mail Address: BOB.LANGAN@GMAIL.COM Fax No.: 702-316-8462
Firm: ROBERT J. LANGAN ENGINEERING
Address: 1000 N. GREEN VALLEY PKWY STE 440-659, HENDERSON, NV 89074

Type of Land Development/Land Disturbance Process:

☐ Rezoning	☐ Subdivision Map	☐ Clearing and Grading Only
☐ Parcel Map	☐ Planned Unit Development	☐ Other (Please specify below)
☐ Large Parcel Map	☒ Building Permit	

1. Total Owned Land Area: At Site: 1.67 AC Being Developed/Disturbed: 1.55 AC
2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area? ☒ Yes** ☐ No
3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? ☐ Yes** ☒ No
4. Proposed type of development (Residential, Commercial, Etc.): RESIDENTIAL
5. Approximate upstream land area which drains to the subject site: 80 AC
6. Has the site drainage been evaluated in the past? ☒ YES ☐ NO If yes, please identify documentation: PECCOLE WEST - LOT 11 SUBDIVISION
7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: APPROX. 1/2 TO FRONT
& 1/2 TO REAR
TO GOLF COURSE & KINGS GATE
8. Briefly describe your proposed schedule for the subject project: A.S.A.P.



Engineer's Seal

Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

***New Required Field**

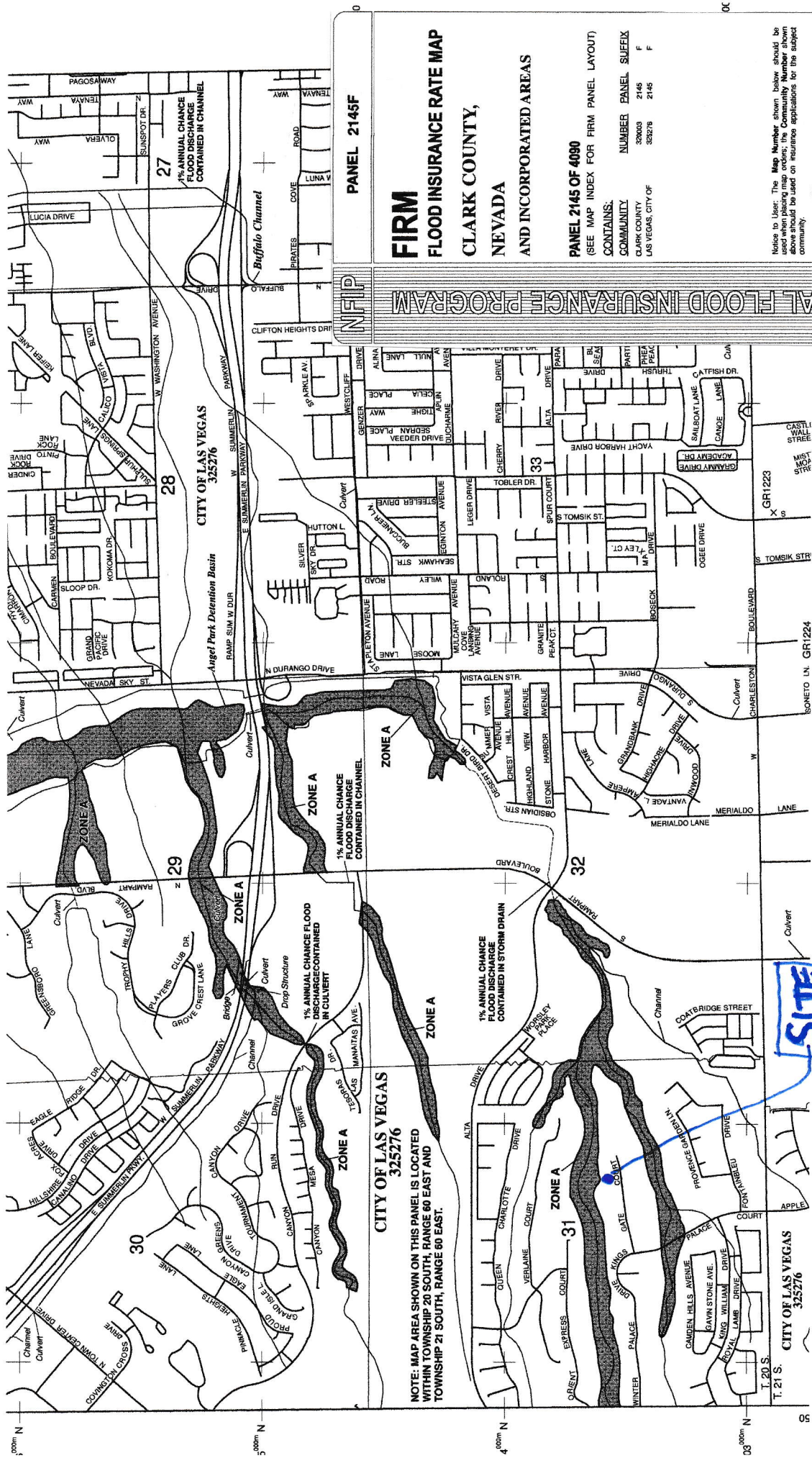
****Review and concurrence of the Clark County Regional Flood Control District is required.**

	Revision	Date

Local Entity File No.

REFERENCE:

STANDARD FORM 1



PANEL 2145F

FIRM
FLOOD INSURANCE RATE MAP
CLARK COUNTY,
NEVADA
AND INCORPORATED AREAS

PANEL 2145 OF 4080

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
 COMMUNITY NUMBER PANEL SUFFIX
 CLARK COUNTY 32003 2145 F
 LAS VEGAS, CITY OF 32027 2145 F

NFIP

NATIONAL FLOOD INSURANCE PROGRAM



MAP NUMBER
 32003C2145F
 MAP REVISED
 NOVEMBER 16, 2011

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

Federal Emergency Management Agency

BENCHMARK

BM NO. 0LV003154
ELEVATION = 2829.00' // 862.28 METERS
GLV RIVET AND PLATE IN TOP OF CURB,
NORTHEAST CORNER OF CHARLESTON BLVD. AND APPLE
NAVD'88

BASIS OF BEARINGS

N83°48'46"E BEING THE THE CENTERLINE OF KINGS GATE COURT
SOUTH OF LOTS 9 AND 10 OF BLOCK A, OF BOOK 77 OF PLATS, PAGE 31
LOCATED WITHIN THE SE 1/4 SECTION 31, TOWNSHIP 20 SOUTH,
RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA RECORDS.

FLOOD ZONE INFO

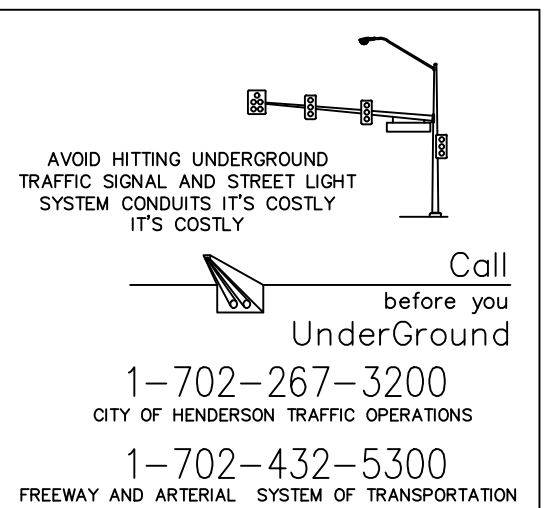
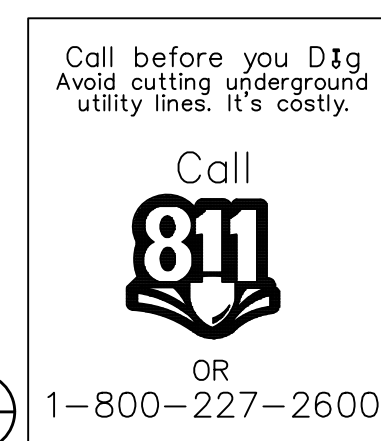
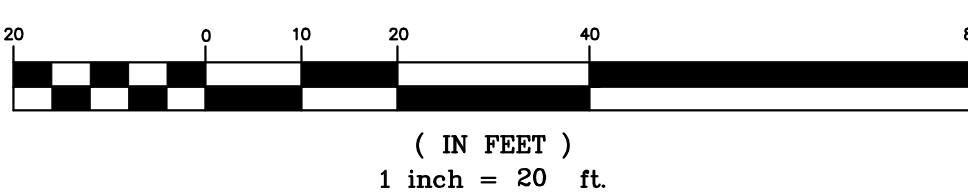
FLOOD ZONE A
FIRM PANEL 2145 MAP #32003C2145F
MAP REVISED NOVEMBER 16, 2011

LEGAL DESCRIPTION

LOT 9, BLOCK A OF PECCOLE WEST - LOT 11,
AS SHOWN IN BOOK 130 OF PLATS, PAGE 28,
SECTION 31, TOWNSHIP 20 SOUTH, RANGE 60 EAST,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

APN 138-31-710-009

GRAPHIC SCALE



LEGEND

- AC ASPHALT CONCRETE
- APN ASSESSOR'S PARCEL NUMBER
- BR BOTTOM OF RETAINING CURB & GUTTER
- CL CENTERLINE
- DWY DRIVEWAY
- EP EDGE OF PAVEMENT
- EX EXISTING
- F.F. FINISH FLOOR ELEVATION
- FG FINISH GRADE
- FL FLOW LINE
- FS FINISH SURFACE
- GB GRADE BREAK
- HP HIGH POINT
- PL PROPERTY LINE
- R/W RIGHT-OF-WAY/PROPERTY LINE
- SW SIDEWALK
- SS SANITARY SEWER
- TC TOP OF CURB/CONCRETE
- TR TOP OF RETAINING
- TW TOP OF WALL
- VG VALLEY GUTTER
- (95.6) EXISTING GRADE
- [45.2] FUTURE GRADE
- 1.00% DIRECTION & RATE OF GRADE
- EXISTING IMPROVEMENTS
- RIGHT-OF-WAY LINE
- CENTERLINE
- BLOCK WALL FENCE
- RETAINING WALL
- 2802 EXISTING CONTOUR

CONSTRUCTION NOTES

- 1" 18" CONCRETE VALLEY GUTTER. SEE DETAIL "A"
- 2" PROVIDE MIN. 12"H X 16"W CLEAR OPENING AT FLOW LINE SEE DETAIL "B"

NOTE

ADD 2800 FEET TO ABBREVIATED ELEVATION TO GET TRUE ELEVATION

NOTES

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THE FIELD WITH THIS PLAN PRIOR TO CONTINUING CONSTRUCTION.
2. SEE ARCHITECTURAL SITE PLAN FOR DIMENSIONS AND FENCES NOT SHOWN.
3. ALL GRADING SHALL CONFORM TO THE REQUIREMENTS OF THE SOILS REPORT BY:
UNIVERSAL ENGINEERING SERVICES TEL 702-873-2199
4480 W. HACIENDA AVE. #104
LAS VEGAS, NEVADA 89118
PROJECT NO. 4030-2100307 DATED MARCH 3, 2022

SECTION @ PL

NO SCALE

2

SECTION @ P/L

NO SCALE

1

SECTION @ P/L

NO SCALE

3

VALLEY GUTTER

NO SCALE

A

WALL OPENING

NO SCALE

B

PROPOSED RESIDENCE

FF=2811.00
PAD=2810.00

KINGS GATE COURT

(PRIVATE ST.)

