

CITY OF LAS VEGAS			DATE:
INTER-OFFICE MEMORANDUM			October 31, 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:
	Hackmey Residence		Robert Langan Engineering
Cross Streets:	Kings Gate Court and Palace Court		9408 Kings Gate LLC
File Number:	F:\Depot\DSMemos\DS5617A.ZNA.doc		Bart Anderson, P.E., DevCo
Parcel Number:	138-31-710-009		CCRFC
Zoning Action:			
FEMA Flood Zone	YES	X NO	
Proposed Storm Drain	YES	NO X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	10/19/2022	10/31/2022	See Comments Below	\$400.00	5008254: \$400
			TOTAL FEES (LDDRS):	\$400.00	----

REMARKS:

A portion of the site is within a FEMA SPECIAL FLOOD HAZARD AREA, Zone A. No improvements are proposed within FEMA SPECIAL FLOOD HAZARD AREA, Zone A, therefore this site does not require a submittal to FEMA for approval of a CLOMR/LOMR. CCRFC concurrence is not required for this Single Family Residential Lot.

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 note on the grading plan: "A portion of the site is within a FEMA Special Flood Hazard Area Zone A. No improvements or constructions of any kinds are allowed within the FEMA Special Flood Hazard Area, Zone A with a Buffer Zone of minimum 5' from the Zone Limit line".
2. Clearly label and distinguish between "Zone A" and "Zone X" on the grading plan.
3. It appears that a substantial portion of the site point discharges to the north into the wash. Coordinate with the management company of *Badlands Golf Course* for their concurrence. Obtain a notarized letter of acknowledgment from the golf course management company for the proposed drainage prior to the final approval of the subject drainage study.
4. A wall opening is proposed at the southeast corner of the site discharging onto the adjacent street *Kings Gate Court*. Provide hydraulic calculation to justify the capacity of the proposed wall opening with 50% clogging factor in the next submittal.

5. Provide a cross section at the north property line showing the vertical relations between onsite features and the adjacent wash.
6. *Detail Section 1* shows a concrete valley gutter but is missing on the grading plan. Show and identify the concrete valley gutter on the plan in the next submittal.
7. *Detail Section 1* shows the width between the property block wall and the building wall is 31'. However, there are two locations on the grading plan showing *Detail Section 1* with different side yard clearance. Resolve in the next submittal.
8. *Detail Section 2* is missing a concrete valley gutter while the grading plan shows one. Revise *Detail Section 2* accordingly.
9. *Detail Section 3*: Clearly show the footing of a proposed retaining wall adjacent to the "Sports Court".
10. 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 (DS5617)*".

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: T20S/R60E/31
AREA L-31