

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: February 23, 2023
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:
La Mancha & Gaisford		Actus
Cross Streets:	NWC of La Mancha Avenue & Gaisford Street	Signature Homes
File Number:	F:\Depot\DSMemos\DS5651A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	126-25-401-004 & 126-25-401-005	CCPW
Zoning Action:	22-0657-TMP1; 22-0657-ZON1 & 22-0651-VAR1	
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	2/2/2023	2/23/2023	See Comments Below	\$400.00	5129064: \$400
TOTAL FEES (LDDRS):				\$400.00	----

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 (**22-0657-TMP1; 22-0657-ZON1 & 22-0657-VAR1**) 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. The site is adjacent to the jurisdiction of Clark County to the north and west. The engineer must coordinate with *Clark County Public Works Department (CCPW)* and incorporate any concerns for boundary conditions along the common borders. CCPW concurrence is required prior to the final approval of the subject study.
3. **Figure 7** due to extremely large scale is not adequate to be used as an existing condition basin map. Offsite basin OFF1 (adjacent to the west of the subject site) appears to have huge sump and mounds of dirt within the basin (per GIS aerial) that will change the runoff hydrology. However, using the **Figure 7** provided in the last submittal, none of these features are revealed. Again, under extremely large scale, the boundaries of OFF1, OFF2, OFF3 etc are not legible and the contour lines are not visible to determine the basin boundaries definitively.

The reviewer is not comfortable to accept **Figure 7** as an offsite basin map. Review and revise the offsite basin map and all pertinent hydrologic and hydraulic calculations in the next submittal.

4. **Figure 8 & Figure 9:** Include prorated basins delineation to the legend.
5. HEC-1 Ult: Q_{10} flow for CPLAMA does not match with flow shown on *Table 3 – Ultimate Condition Flow Summary*.
6. In the report, *Table 5 - 100-YR Swale Flow Analysis*, the slope listed for Swale 6-11 is 1.00% and Flowmaster uses 1.09%. Revise accordingly.
7. The hump in *Zesty Court* must provide a minimum of six inches freeboard against the 100-year flow in *La Mancha Avenue*. The high points in the driveway shown on the grading plan must be raised accordingly in the next submittal.
8. The finished floor of **Lot 1** is lower than the adjacent street elevation in *La Mancha Avenue*. The *Detail Section 7/C4* is schematically not correct as shown in *Sheet C4*. A flood wall shall be installed behind the sidewalk for flood protection. Review and revise accordingly.
9. Same situation appears at Lot 20. Provide a flood wall for protection.
10. The locations that have storm drain running through the backyard of adjacent lots (running through private property). Or locations where storm water flow will surface run between private lots is to be designated a Public Drainage Easement. For example, all locations that show a storm drain with small grate inlets on private residences and locations where block wall openings allowing flow between private residences will require a Public Drainage Easement.

Provide an overall plan that delineates all the required public drainage easements (privately maintained) across the site in the next submittal.
11. Provide a typical detail sections for the lot-to-lot backyard drainage areas.
12. At the northwest corner of the development, a wall opening is proposed to accept offsite flows. However, there appears to have no emergency overflow path if the wall opening is totally clogged. The engineer/developer may consider using wrought iron fence/gate for better maintenance.
13. **Sheet C3:** The 25' CLV Sewer Easement on the north side of the site must also be dedicated as a 25'-Public Drainage Easement (privately maintained by the Homeowners Association).
14. All solid grouted wall must be 8"-thickness CMU or equivalent. Revise all pertinent details and construction notes accordingly.
15. Provide preliminary plan and profile sheets for all proposed perimeter streets. Plan and profile sheets must show existing and proposed grade at 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.

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
HDR/AYS

T/R/S: T19S/R59E/25
AREA F-25