

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> March 27, 2023
<b>TO:</b> Land Development Services Department of Building & Safety		<b>FROM:</b> Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
<b>SUBJECT:</b>	Drainage Study for:	<b>COPIES TO:</b>
<b>La Mancha &amp; Gaisford</b>		Actus
<b>Cross Streets:</b>	NWC of La Mancha Avenue & Gaisford Street	Signature Homes
<b>File Number:</b>	F:\Depot\DSMemos\DS5651B.doc	Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	126-25-401-004 & 126-25-401-005	CCPW
<b>Zoning Action:</b>	22-0657-TMP1; 22-0657-ZON1 & 22-0651-VAR1	
<b>FEMA Flood Zone</b>	YES NO <b>X</b>	
<b>Proposed Storm Drain</b>	YES <b>X</b> NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	2/2/2023	2/23/2023	Not Approved	\$400.00	5129064: \$400
2 <sup>nd</sup> Submittal	3/7/2023	3/23/2023	See Comments Below	\$400.00	5174426: \$400
			<b>TOTAL FEES (LDDRS):</b>	<b>\$800.00</b>	----

**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:
<b>X</b>	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. **Previous Comment: Figure 8 & Figure 9: Include prorated basins delineation to the legend.**  
The dotted lines within each basin such as DON1, DON3 etc present sub-basins within the individual basin. For example, Lots 12-15 within DON1 appears to be a sub-basin which shall be designated as DON1-A or something. The hydrology model should be revised to include all these sub-basins. Revise all pertinent hydrologic and hydraulic calculations and update the flow summary tables accordingly in the next submittal.

4. **Previous Comment: 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).*

Clearly identify and delimit the proposed Public Drainage Easement (Privately Maintained by the HOA) on the grading plan.

5. Provide a low flow concrete valley gutter in all the proposed 5'-wide public drainage easements to reduce the burden of maintenance for the future individual property owners.

Provide construction notes and identify the concrete valley gutter in all pertinent details such as but not limited to **4/C4, 5/C4, 12/C4, 17/C4** etc.

6. Provide a note on the grading plan: "All onsite storm drains and the associated storm facilities are Privately Owned and to be Privately Maintained by the Homeowner Association".

7. Provide "Stormwater Management Notes" on the *General Note Sheet* of the improvement plan set.

8. Provide a table on the grading plan 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.

**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