

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: June 22, 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:
Gilmore 2.14 – Update #2		Thomason Consulting Engineers
Cross Streets:	NWC of Gilmore Avenue & Campbell Road	Signature Homes
File Number:	F:\Depot\DSMemos\DS5544E.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-08-101-030	
Zoning Action:	SDR-21-0671	
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	2/03/2022	2/22/2022	Not Approved	\$400.00	4637329: \$400
2 nd Submittal	5/31/2022	6/27/2022	Not Approved	\$400.00	4809776: \$400
3 rd Submittal	8/10/2022	8/23/2022	Conditionally Approved	\$400.00	4905523: \$400
4 th Submittal	1/17/2023	1/30/2023	Conditionally Approved	\$100.00	5109967: \$100
5 th Submittal	6/6/2023	6/22/2023	See Comments Below	\$100.00	5305921: \$100
TOTAL FEES (LDDRS):				\$1,400.00	----

REMARKS:

5th Submittal: Update #2 to revise the site grading to totally drain out to Gilmore Avenue

4th Submittal: Update #1 to revise the discharge location of the onsite storm drain system at the northeast corner of the development

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.
	is conditionally approved subject to the following conditions:

1. The grading plan indicates offsite grading onto CLV land, Garehime Heights Park. Secure a letter of permission from the City of Las Vegas Parks & Recreation allowing the grading and access. This letter is required prior to final acceptance of the improvement plans.

2. The revised grading shows a grade difference of 2 feet above or below existing grades. This triggers the requirement for approval from the *City of Las Vegas Planning and Development Department*. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the *City Planning Department (229-6301)*. The engineer must provide *City Planning* approval with the next submittal.
3. The site has been totally revised to drain out to *Gilmore Avenue* without any needs for drainage easements. However, a 10'-wide drainage easement along the eastern boundary of the development remains from the previous design. It seems the easement is redundant. Address and remove in the next submittal.
4. Revise the slope in the bulb of cul-de-sac (*Cliff Meadow Court*) to a minimum of 1%.
5. Replace Note #6 in the "*Stormwater Management Notes*" column in the **General Notes Sheet C3** with the following as Standard Note #6:

Post-Construction BMPs (PCBMPs) / Control Measures noted on the Grading Plans are mandatory permanent regulatory stormwater pollution controls. These PCBMPs must be installed per the approved plans and must be permanently maintained.

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.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Update and accepted by the *City of Las Vegas Flood Control Section*. Additionally, final approval of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

END OF REMARKS
HDR/OSK/CAA

T/R/S: T20S/R60E/08
AREA L-08