

CITY OF LAS VEGAS		DATE:	
INTER-OFFICE MEMORANDUM		January 23, 2023	
TO: Land Development Services Department of Building & Safety		FROM: Peter Jackson, CFM Flood Control Staff Department of Public Works	
SUBJECT:	Drainage Study for:	COPIES TO:	
Master Drainage Study for BLM 505		95 Management, LLC	
Cross Streets:	Sheep Mountain Pkwy & Centennial Pkwy	Westwood Professional Services	
File Number:	F:\Depot\DSMemos\DS5728A.ZNA.doc		
Parcel Number:	Portions of APN 126-23-401-001 & 126-26-101-001		
Zoning Action:			
FEMA Flood Zone	YES X NO		
Proposed Storm Drain	YES X NO		

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	12/25/2023	01/23/2024	See Comments Below	\$400	5565523: \$400
TOTAL FEES (LDDRS):				\$400	----

REMARKS: This functions as the Master Drainage Study for BLM 505. Future submittals need to have the title revised to reflect this is the Master Drainage Study for BLM 505.

A portion of this site is within a FEMA Special Flood Hazard Area, Zone A.

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. The proposed Master Plan shows development within the Kyle Canyon Detention Basin and within BLM Grant limit for the basin. The Kyle Canyon Detention Basin is identified in the current CCRFCD MPU to add approximately 1,200 acre-ft of storage volume. Shade this area as "Potential Future Development" and remove all other identification until the developer can demonstrate that the Kyle Canyon Detention Basin can be expanded to add approximately 1,200 acre-ft of storage volume and comply with both City and FEMA requirements for development within the Flood Zone before the City will consider releasing this area for development.
2. Please note that the site layout (pods, land use, density, infrastructures, etc.) must be approved by City Council prior to final approval of the Master Drainage Study. If the site layout does not match the Master Drainage Study, an update to the Master Drainage Study must be submitted to address the changes
3. The Sheep Mountain Parkway drainage study must be referenced. Clearly show any effects this project will have on Sheep Mountain Parkway and the associated facilities.

4. Provide a facility comparison table for this study and Sheep Mountain Parkway (SMP). Though the SMP is incomplete, it is still bordering the property and the SMP intersections will be providing access to the project site. Note whether any proposed facilities and/or basin boundaries are conflicting with the one's proposed with the Sheep Mountain Parkway project study.
5. Please note that the traffic study must be approved prior to final approval of the Master Drainage Study. If the street layout does not match the Master Drainage study, an update to the Master Drainage Study must be submitted to address the changes.
6. Please note that any future technical drainage study submittals that differ from the Master Drainage Study (ie. Changes in pods, infrastructure, flows etc.) will require an update to the Master Drainage Study and this update must be approved by the City of Las Vegas Flood Control Section prior to final approval of technical drainage study.
7. Technical drainage studies are required for each of the POD's. The technical drainage studies for the POD's may not be submitted until the conditional approval of the pertinent infrastructure drainage study is obtained. Final approval for the infrastructure drainage study must be obtained prior to conditional approval of the impacted POD drainage studies.
8. The BLM 505 Master Drainage Study is proposing to revise the hydrology and facility sizes identified in the Clark County Regional Flood Control District's (CCRFCD) 2023 Las Vegas Valley Flood Control Master Plan Update. A Master Plan Amendment (MPA) or Master Plan Change (MPC) must be submitted to the City of Las Vegas for approval and City of Las Vegas will coordinate the submittal to CCRFCD for approval.
9. The site is adjacent to or crosses an existing or proposed Clark County Regional Flood Control District (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the Master Drainage Study.
10. Flood Control requires a phasing plan for the overall development and include an interim condition drainage analysis in support of the Phasing Plan that clearly shows the impacts to each Phase, existing washes, upstream concentration points and the downstream concentration points. Flood Control needs to make sure that each Phase of Development is protected during the interim and full build-out of this overall project.
11. Building permits for the homes within the individual POD's will not be issued until construction of the street and flood control infrastructure around the POD is substantially complete.
12. The 2023 Master Planned Update (MPU) has provided updated basin areas for this region, therefore the 2023 MPU is the best available data for this region and must be referenced and utilized for the drainage patterns of the relevant basins.
13. Please note that the proposed 100-year flood protection facilities identified on Exhibit F3 & F4 must be constructed by the Master Developer as a part of the master planned infrastructure. Technical drainage studies are required for each phase of the master planned infrastructure improvements. The technical drainage studies for the infrastructure improvements may be submitted with conditional approval of this Master Drainage Study. However, final approval for the Master Drainage Study must be obtained prior to conditional approval of the infrastructure drainage studies.
14. The MPU shows that Basin OFF4 travels north towards Kyle Canyon Detention Basin instead of south towards Ann Road Detention Basin. Explain why the pattern does not follow the MPU and why the study is proposing more storm drain to mitigate the flow increase to change the pattern.
15. Provide an explanation as to why Facility SM1 does not cross the future right-of-way of Sheep Mountain Parkway but Facility SM2 does cross.

16. Provide an explanation on the intended method of separating the incoming flows, Facilities SM12 and XD2, into the two storm drain systems, Facilities XSD1 and SM13.
17. Provide further information on the phasing of the facilities and the intention of which project will be constructing the additional Tropical Parkway storm drain.
18. Provide an existing condition drainage map showing the existing drainage flows and patterns.
19. Provide a comparison of freeboard available for Ann Road Detention Basin (CAM10) in the existing, proposed, and ultimate drainage condition.
20. Provide an exhibit showing the drainage easement limits of Kyle Canyon Detention Basin and the proposed developed property.
21. Show the BLM Grant boundary on all exhibits for comparison uses.
22. Label the ditches versus the pipes with a distinct label type and note the sumps, ditches, pipes, and special structures in the exhibits provided.
23. Add a separate concentration point on **Figure E2** for flows going into the CAM-10 detention basin.

***** The City of Las Vegas Flood Control is standardizing the file naming of drainage studies and plans during the digitizing process. When saving the project files in the CD or thumb drive, please follow the system below:**

If drainage study only contains one combined file, use the following naming convention in Document Title:

1st Submittal DS and Plans (for first and original submittal);

2nd Submittal DS and Plans (for second submittal (addendum #1)) etc.

If drainage study contains multiple files, use the following naming convention in Document Title:

1st Submittal DS (for the report of the drainage study)

1st Submittal Plan 1 (could be the drainage condition maps)

1st Submittal Plan 2 (could be the improvement plans) etc.

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/CLV

T/R/S: T19S/R590E/S1
AREA F-01