

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: March 27, 2024
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Tyler Key Flood Control Engineering Associate Department of Public Works
SUBJECT:	Drainage Study for: Thom & Deer Springs	COPIES TO: Opportunity Village Foundation
Cross Streets:	Thom Blvd. & Deer Springs Way	Taney Engineering
File Number:	F:\Depot\DSMemos\DS05750A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	125-24-701-037	
Zoning Action:	24-0090-SDR1; -VAR1; -ZON1	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES NO X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	3/6/2024	3/27/2024	See Comments Below	\$400	5660352: \$400
TOTAL FEES (LDDRS):				\$400	----

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.

- Provide a copy of the zoning/planning conditions associated with this site 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.
- Add Stormwater Management Note No. 6:

Standard Note No. 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
- A review of the grading plan shows an elevation difference of approximately 2-feet of cut/fill adjacent to (un)developed properties. Sites with a grade difference of 2 feet above or below existing grades are required to have 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.
- Provide the drainage maps as 24x36 in the next submittal.

5. Address the change in flow discharging through each block wall opening on the east side of the subject property.
6. Clearly show any existing drainage easements behind each block wall opening (if any), or clearly show how flow from the project site does not negatively impact the adjacent lot to the east. Provide each recorded document number or final map.
7. Provide inlet calculations for the proposed 5' CM2 drop inlet located on Deer Springs Way.
8. Standard Drawing 422, which is called out on the grading plans, shows a "Type CM Drop Inlet". The detail shown for the proposed drop inlet is a "Type II Drop Inlet". Revise the detail shown in Sheet GD3 to show the "Type CM Drop Inlet" that is represented in Standard Drawing 422.
9. **Figure 6 – Existing Conditions Map:** Provide acreage and flow information for basing XWRB.
10. **Figure 7 – Developed/Ultimate Conditions Map:** There are two exhibits labeled as *Figure 7*. Revise accordingly.
11. **Figure 7 - Developed/Ultimate Conditions Map:** Basin OF5 referenced for cross section B in the *Developed/Ultimate Condition Summary Table* is not shown on the exhibit. Revise accordingly.
12. **Figure 7 – Developed/Ultimate Conditions Map:** Provide additional hydraulic cross sections in the southern portion of the project site, to properly check the finish floor elevations.
13. **Figure 8 – BMP:** Properly delineate the tributary areas contributing to each of the BMPs being proposed on the southeast corner of the site.
14. **Sheet GD-2:** Section NN is labeled as "Not Used". Revise accordingly.
15. **Sheet G-8:** Clearly show the BMP swales located in the southeast corner of the project site.
16. **Sheet G-8:** Revise the TC elevations that are shown as "???"

***** 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
TJK

T/R/S: T19S/R60E/S24
AREA G24