

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: September 2, 2021
TO: Land Development Services Department of Building & Safety		FROM: Jennifer Shinn, P.E. Flood Control, Engr. Associate Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
Bullring & Torrey Pines		Taney Engineering
Cross Streets:	Bullring Lane and Torrey Pines Drive	Adaven Homes
File Number:	F:\Depot\DSMemos\DS5486A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	125-26-204-001; 002	
Zoning Action:		
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	8/19/2021	9/1/2021	See Comments Below	\$400.00	4418022: \$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.

The following are comments pertaining to the subject site specific drainage study and grading plans:

1. 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.
2. General Comment: Provide quality check on all the areas in square miles considered for the HEC-HMS.
3. Provide Quality check on the APN numbers provide in Standard Form 1. The report states the site is located in parcels 125-26-204-001 & 002. Revise accordingly and resubmit.
4. Provide quality check on flow arrows for all drainage conditions. For example, Section 4.2 in the report (Interim Conditions) states *Flow from onsite basin DON1 is conveyed to DST1 where it combines with basins XOF1 and DOF1 at concentration point ICP1*. However, in Figure 7 it shows flow from DON1 is conveyed to DST2 where it combines with flow from ICP1 at ICP2. Revise accordingly.
5. **In Figure 6:** the acreage for XST2 in the Existing Conditions Basin Summary Table does not match with the acreage on the map. Revise accordingly.

6. When developing undeveloped land (i.e adding impervious area such as road, driveways, buildings etc.) the CN value does not decrease. Re-evaluate the CN numbers used for the existing and proposed conditions.
7. **G1:** Cul-de-sac slope is less than 1 %. Per the Drainage Manual slopes through cul-de-sacs must be at a 1 percent minimum where flow is drained through the cul-de-sac. Revise accordingly.
8. Revise all references to drainage easements as "Public Drainage Easement to be Privately Maintained by HOA."
9. Curb flow lines less than 0.60% grade shall be water tested. Any curb that does not flow shall be removed and replaced at no cost to the City."
10. Label the existing storm drain facilities with CLV DWG 107Y4800.
11. Provide flow line grades to demonstrate how each lot drains.
12. Verify with DevCo the appropriate rural street cross section(s) allowed for Bullring Lane and Torrey Pines Drive.

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/JKS

T/R/S: T19S/R60E/S26
AREA G-26