

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: July 31, 2024
TO: Land Development Services Department of Community Development – Building & Safety Division			FROM: Jefferson Torrecampo, P.E. Flood Control Engineering Associate Department of Public Works
SUBJECT:	Drainage Study for:		COPIES TO:
	Sunrise & 28th Multi-Family Residential		Taney Engineering
Cross Streets:	NEC of Sunrise Avenue and 28 th Street		Southern Nevada Regional Housing
File Number:	F:\Depot\DSMemos\DS5788A.doc		Bart Anderson, P.E., DevCo
Parcel Number:	139-36-302-005		CCPW
Zoning Action:	24-0087-SDR1; 24-0087VAR1; 24-0087 ZON1; 24-0087 GPA1		
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	7/17/2024	7/30/2024	See Comments Below	\$400.00	5851929 : \$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.

1. Provide a copy of the zoning/planning conditions associated with this site (**24-0087-SDR1; 24-0087VAR1; 24-0087 ZON1; 24-0087 GPA1**) 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. The engineer must coordinate with *Clark County Public Works Department* (CCPW) and incorporate any concerns for boundary conditions along the west border. CCPW concurrence is required prior to final approval of the subject study.
3. **General comment:** The Standard Form 4 was not included in the drainage study. Include in the next submittal.
4. **General Comment:** Obtain a notarized letter from the adjacent property owner to the west of the subject site acknowledging the proposed changed of the drainage pattern.
5. **General Information, Section 3.1 Drainage Study - General Description:** The referenced drainage study for Sunrise Acres Elementary School was incorrectly labeled as “DS2880”. The drainage study number on file is DS2800. Revise in the next submittal.

6. **General Information, Section 4.2 Hydrologic Analysis - Ultimate Condition:** Explain which Figures 8 and 9 were referring to in the paragraph. The drainage map was labeled as Figures 6 & 7.
7. **Figure 6 - Existing Condition:** The flow from the adjacent CCSD Professional Development Center is sheet flowing into the subject site. There are two pointing arrow to the south that is not accurate.
8. **Figure 6 - Existing Condition:** Show the street names and the existing structures/features in the plan.
9. **Figure 6 - Existing Condition & Figure 7 – Developed Condition:** Provide calculations for the flow split at the intersection of Sunrise Avenue and 28th Street.
10. **Figure 6 - Existing Condition & Figure 7 – Developed Condition:** The area of the basin XOFI/DOF1 do not match in the table.
11. **Figure 7 – Developed Condition:** Explain why there are two flow split values shown at the intersection of Sunrise Avenue and 28th Street.
12. **Figure 7 – Developed Condition:** In the Ultimate Condition table, CE1 & CE2 must be referenced to developed basin ID, i.e. REF1 plus DOF1 in lieu of REF1 plus XOF1.
13. **Figure 7 – Cross Section F:** The description for cross section F in the table shown as “DON2” while there are no basin DON2 in the map. Revise in the next submittal.
14. **Figure 7 – Developed Condition:** The Q values in the Ultimate Condition table do not match in the Hydraulic calculation.
15. **HEC-1 – Existing Condition & Developed Condition:** The results for CE2 do not match on Figures 6 & 7. Per Figure 6 & 7, CE2 is a combination of flow split at the intersection of Sunrise Ave. & 28th St. plus XOF2/DOF2. Clarify in the next submittal.
16. **Grading Plan:** Clearly show the limits of the proposed drainage easement on the grading plan. All drainage easements to be labeled “Public drainage easements to be privately maintained” on the grading plans and to be dedicated as such in the final map.
17. **Sheet G1 & G2:** It appears the flow will overtop the curb along the proposed drainage easement. Provide calculations to justify the flow will not overtop L-Curb.
18. **Sheet GD1:** Show the width dimension of the wrought iron fence in the detail.

***** 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
JRT

T/R/S: T20S/R61E/S36
AREA M-36