

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: August 20, 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: Ideaware - Three Lot Parcel Map		COPIES TO: Baughman & Turner, Inc.	
Cross Streets:	NEC of Lisa Lane and O'Bannon Drive	Back Lisa LV, LLC	
File Number:	F:\Depot\DSMemos\DS5794A.doc	Bart Anderson, P.E., DevCo	
Parcel Number:	163-04-305-004 & 163-04-305-006		
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	7/31/2024	8/19/2024	See Comments Below	\$400.00	5868242: \$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 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 study assumes the full construction of O'Bannon Drive and the associated storm drain facilities and stubs being in place for flood perpetuation. No occupancy permit of the residential units will be issue prior to the substantial build out of the perimeter facilities.
3. It appears that lot 2 can drain to the interior street without going through the adjacent lot 3. Therefore the proposed 10' drainage easement is not necessary. The City's policy is to minimize public drainage easements. Every attempt should be made by the developer to eliminate the public drainage easements which may require engineering, coordination with the adjacent property owner(s) or by providing additional grading offsite. All attempts must be provided in writing and submitted as a part of drainage study for documentation.

4. The Regional Flood Control District Manual requires 1% minimum slope around the bulb of a cul-de-sac where storm water is drained through per Section 1602. Provide the required slope in cul-de-sacs.
5. **Sheet C2.1:** Show the existing wall on sections G & H.
6. **Sheet C2.1:** Section C shows existing block wall along O'Bannon. Per walkthrough by the reviewer, the block wall at O'Bannon does not exist.
7. Provide the standard drainage compliance note on the grading plan: "*I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT (DS5794)*".

***** 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: T21S/R60E/S4
AREA Q-04