

CITY OF LAS VEGAS			DATE: 10/23/2024		
INTER-OFFICE MEMORANDUM					
TO: Land Development Services Department of Community Development – Building & Safety Division			FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works		
SUBJECT:		Drainage Study for:	COPIES TO:		
		Ann & Rebecca	Westwood Professional Services		
Cross Streets:	Ann Road & Rebecca Road		Sequoia Ann Rd JV LLC		
File Number:	F:\Depot\DSMemos\DS05809A.doc		Bart Anderson, P.E., DevCo		
Parcel Number:	125-26-403-014		CCRFCFCD		
Zoning Action:	24-0269-TMP1				
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	10/9/2024	10/22/2024	See Comments Below	\$400.00	5965978 : \$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. A review of the grading plan shows an elevation difference of approximately 4-feet of cut/fill adjacent to 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.
2. The site is adjacent to or crosses an existing or proposed Clark County Regional Flood Control District (CCRFCFCD) master planned facility. Therefore, CCRFCFCD concurrence is required prior to final approval of the drainage study.

Please note that effective March 15, 2019, the CCRFCFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

3. Soil Data & Curve Number Computation Excel Sheet: The Curve Number for ON-E is incorrect. Review and revise all subsequent calculations accordingly.

4. The Existing Condition Drainage Map, the flows for CP1 Q100/Q10 are 15/5 with a description that the flows are from the HEC 1 + 6/2. The flows calculated from the HEC 1 are 2/1 which would make the CP1 flows 8/3. Please provide a discussion justifying the shown flows, or update to match the provided description.

The flows for ON-E are incorrect. Revise on the next submittal

5. The Developed Condition 10-Year Steet Flow for Section A1 is shown to have a velocity of 2.36 fps, but the calculated velocity is 2.37 fps.
6. The 5-ft power easement along the North, the West and the East of the property also needs to be a common lot or public drainage easement to be privately maintained by the HOA.
7. Show flow lines and high points for each of the proposed lots. Provide typical lot drainage detail.
8. Provide a typical cross section showing side yard to side yard (lot to lot).
9. Provide a separate cross section for the West boundary, it appears a second retaining wall may be required along the existing properties.
10. 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 (DS5809)".*

***** 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/OK/SF/JRT

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