

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: 10/30/2024
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: S.F. FOR Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for: RACEL & MAVERICK	COPIES TO: Kimley-Horn and Associates
Cross Streets:	Racel Street & Maverick Street	Richmond American Homes
File Number:	F:\Depot\DSMemos\DS5801B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	125-11-703-005, 006, 007, 008, 009, 010, 011, 012	
Zoning Action:	24-0306-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	09/09/2024	09/26/2024	See Comments Below	\$400	5923291: \$400
2 nd Submittal	10/16/2024	10/30/2024	See Comments Below	\$400	5976111: \$400
TOTAL FEES (LDDRS):				\$800	----

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. The site is adjacent to Clark County jurisdiction to the south on Racel Street. The engineer must coordinate with Clark County Public Works Department (CCPW) and incorporate any concerns for boundary conditions. CCPW concurrence is required prior to final acceptance of the study.
2. A review of the grading plan shows an elevation difference of approximately 3.0-feet of cut/fill adjacent to developed properties. Sites with a grade difference of 2 feet above or below existing are required to have approval from the *City 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 Planning approval with the next submittal.
3. Figures Pro-1, Pro-2, Ex-1 and Ex-2: Verify the 10 year flow splits at Torrey Pines and Racel? On figures Pro-1 and Pro-2, it shows 15-cfs going south and 14-cfs going east. On Ex-1 and Ex-2, it shows 23-cfs going south and 8-cfs going east. On the Flow Summary Table, it shows 15-cfs going south (DCNW173) and 11-cfs going east (DNW183).
4. Along the West property line, verify is there a new proposed fence or cmu wall? On cross section 'G' it show proposed fence and on grading plans there is a construction note for wall. Provide 10-ft minimum openings at low points if proposing a new wall.
On cross section 'G', label 10' Public Drainage Easement to be privately maintained.

5. On Meisenheimer Ave at the northwest corner of drainage easement. Provide concrete instead of riprap. Riprap is a maintenance issue. Install bollards or gate at the end of the easement per CCAUSD# 425.S1.
6. Along Racel Street at the drainage easements on the west boundary and east boundary, provide concrete or extend valley gutter to the curb. Install bollards or gate at the end of the easement per CCAUSD# 425.S1.
7. Between lots 13 and 14 at the drainage easement entrance, install bollards or gate per CCAUSD# 425.S1.
8. All drainage easements must be public drainage easements to be privately maintained and common lots to be labeled on the grading plans and to be dedicated as such in the final map. The minimum width for a public drainage easement is 10'.

***** 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/AYS/SF

T/R/S: T19S/R60E/S11
AREA G11