

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: November 14, 2024
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Tyler Key Flood Control Engr. Associate Department of Public Works
SUBJECT:	Drainage Study for: Walnum Residence	COPIES TO: Square Trade Holdings, LLC
Cross Streets:	Racel St. & Silver Sage Cir.	JPL Engineering, Inc.
File Number:	F:\Depot\DSMemos\DS5816A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	125-12-801-004	
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	11/6/2024	11/14/2024	See Comments Below	\$400	6004896: \$400
TOTAL FEES (LDDRS):				\$400	----

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. A review of the grading plan shows an elevation difference of approximately 2-feet of cut/fill adjacent to (un)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.
3. 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 (DS5816)"*.
4. Add construction notes to the grading plan to clarify what improvements are to be constructed. Include type of curbs, channels, valley gutters, pavement, etc. Include references to standard plans or provide details.

5. The Northwest Neighborhood Master Plan shows 192 cfs in Racel St. The Existing Offsite Basin Map that was provided is showing the entire offsite basin as undeveloped. There are many parcels within the offsite basin that are developed. Review and revise accordingly.
6. Update the Site BMP Standard Notes to the *City of Las Vegas* version of Stormwater Management Notes.
7. Provide Flowmaster calculations for the Existing and Proposed conditions for the Racel St. and Silver Sage Cir. Cross sections..
8. Show the cross sections used in Flowmaster on the Basin Maps.
9. Provide a hydraulic sections, with flow calculations, for the drainage swale along the northwestern corner of the project site.
10. Provide the finish floor elevations of the existing structures shown on the Grading Plan.
11. Provide a Finish Floor Elevation for the "Future Detached Structure." If it will be constructed as a future project, a drainage study update will be required.
12. Provide grate elevations for each proposed area drain. If the slope of the landscape is less than 1%, a concrete valley gutter will be required to promote positive drainage.
13. Provide a detail to show how the proposed PVC pipe daylights onto Silver Sage Circle.
14. Clearly show how the northwestern corner of the project discharges away from the parcel.
15. Provide a profile view and clearance of the proposed PVC pipe under the proposed wall along Silver Sage Circle.
16. The City recommends at least an 8" PVC pipe to be used for onsite drainage to ensure there will not be any clogging issues.

***** 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
TJK

T/R/S: T19S/R60E/S12
AREA G12