

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: April 3, 2025
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: Marble Manor Phase 1	COPIES TO: Southern Nevada Housing Authority
Cross Streets:	McWilliams Ave./H Street	Wood Rodgers, Inc.
File Number:	F:\Depot\DSMemos\DS5851A.doc	Lucien Paet, P.E., DevCo
Parcel Number:	139-28-702-001	CCRFCD
Zoning Action:	24-0528 SDR	
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	3/12/2025	4/1/2025	See Comments Below	\$400.00	6151176: \$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 site is adjacent to or crosses an existing or proposed *Clark County Regional Flood Control District* (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study.

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

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

3. 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.

4. Per section 1804.4 of the 2018 IBC, it is required that landscape areas adjacent to the building foundations slope away from the building at no less than 5-percent for a minimum distance of 10 feet and that paved areas adjacent to building foundations slope away from the building at no less than 2-percent for a minimum distance of 10 feet. Please ensure locations around the proposed buildings shown on the grading plan meet this requirement. Please adjust the finish floors or grading to meet the required criteria except at building entrances.
5. Private streets must be public drainage easements. Provide a note on the grading plans "Note: All private streets are P.U.E., Public Sewer Easements, and Public Drainage Easements to be privately maintained by HOA."
6. Explain why the configuration of driveways at McWilliams Avenue are not extended within the property ROW.
7. Provide flows at concentration points at Washington and H Street and at McWilliams and H Street for all three flow conditions (Existing, Interim, Developed) and provide a table comparing these flows. Demonstrate that the project does not divert flows from their existing flow paths.
8. Subbasin XOFF combines with a portion of XON in McWilliams Avenue and flows east. The magnitude of these flows and topographic data indicates that a portion of this flow may split north in J Street, Levy Lane, or Grant Street to Washington Avenue. Provide hydraulic calculations to determine street capacity and identify flow splits. Hydraulic calculations are to include sections in the streets noted above.
9. Existing condition Curve Number calculations represent the existing development as Townhomes. A calculation to determine the number of units per acre revealed that the existing development density is approximately 5 units per acre. Per HCDDM Table 602A, this existing condition curve number would be between the values for an 8,000 and 10,000 sq ft lot size. Correct Standard Form 4, update hydrologic models, and update hydraulic calculations based on the corrected curve numbers from Table 602A.
10. Figure 8 & 9:
 - a. On the FFE Check Table, add data to verify finished floor requirements are met for section SW1, adjacent to building T-2.
 - b. On the FFE Check Table, for Section ST3 shows 56cfs is not consistent with the Hydraulic Section Flow Depth Analysis Table.
 - c. Figure 8, basin "ION" as appropriate name for Interim Condition.
11. The irregular section in the hydraulic calculation for section ST2 EX shows flow barriers at the back of sidewalk to the north and south. Topographic data does not show these barriers, please update irregular section to match the existing conditions.
12. Per HCDDM Standard Form 2:
 - a. Include street widths and grades on improvement plans
 - b. Proposed future and existing spot grades for top of curbs and street crowns: provide along sawcut for tie-in
 - c. Extend existing contours 50' beyond project.
13. Per City of Las Vegas Minimum Drainage Study Criteria Checklist:

- a. Provide wall type on cross sections in improvement plans
- b. Commercial and Common Lot Landscape areas are not allowed to drain over the sidewalk. Provide flow lines with grades and sidewalk under drains for all landscape areas draining to the street. Revise all pertinent details accordingly.
- c. Minimum finished floor elevation is 6 inches above the highest adjacent top of curb. This condition is not met for structures: W-1, W-2, or 4-Story. Revise grading plan to meet criteria.

14. Please address the following comments on the Civil Improvement Plans:

- a. Provide finished floor elevations for the existing structures where proposed improvements are near.
- b. Provide pedestrian rail where retaining wall on H street exceeds 30-inch height
- c. Specify the retaining wall type and height, show footing or reinforcement into slope (MSE type) in detailed cross sections
- d. Label grades away from buildings to demonstrate IBC 1804.4 is met, such as on the north end of building W-1 and around buildings T-1 and T-2
- e. Provide additional flowline elevations in ditches and valley gutters
- f. Label approach slopes, verify algebraic difference between approach slope and cross streets does not exceed 6%
- g. Label street widths, longitudinal slopes, and cross slopes; provide for McWilliams Avenue
- h. Adjust grading such that finished floor elevations are a minimum of 6" above highest adjacent top of curb
- i. For cross sections on sheet D-1; provide slope ranges (minimum and maximum),

***** 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
CA/AYS/JT

T/R/S: T20S/R61E/S28
AREA M-28