

CITY OF LAS VEGAS			DATE:			
INTER-OFFICE MEMORANDUM			February 28, 2019			
TO: Land Development Services Department of Building & Safety			FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works			
SUBJECT:		Drainage Study for:	COPIES TO:			
		Helen and Turkey – Parcel Map	Architectural Civil Group			
Cross Streets:	NEC of Helen Avenue & Turkey Lane		Thaibarus LLC			
File Number:	F:\Depot\DSMemos\DS5098A.doc		Bart Anderson, P.E., DevCo			
Parcel Number:	125-24-403-005					
Zoning Action:	PMP-74086					
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	2/14/2019	2/28/2019	See Comments Below	\$400.00	503233: \$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 (**PMP-74086**) 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. Full half-street improvements such as curb & gutter and sidewalk may be required in PMP-74086. Further comments may be issued upon the receipt of PMP-74086 in the next submittal.
3. Confirm all calculations on *Standard Form 4*, for example, the lag time value calculated for EX1, the K value seems to be incorrect which has affected the rest of the calculations.
4. It appears that the upstream area north of EX1 in the existing condition and ON1 in the proposed condition was not considered and may contribute flow to the site. This offsite flow needs to be accounted in order to confirm that the proposed design will not interfere with the historical drainage pattern and still release at the same or less discharge. Include all offsite areas and revise the **Existing Condition** and the **Proposed Condition Drainage Maps** in the next submittal.

5. A proposed 6'-CMU screen wall along the northern boundary will block the existing drainage from the north and negatively impact the adjacent property owner. The subject development either takes in and perpetuate the offsite flow or get the permission of drainage through the downstream property owners. A public drainage easement (privately maintained by the HOA) will be required if the developer decides to perpetuate the offsite flows. This must be resolved in the next submittal.
6. It appears that the above comments will cause substantial revision of the drainage and grading design. Further comments may be issued upon the revised plans in the next submittal.

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.

END OF REMARKS
WSP/AYS

T/R/S: T19S/R60E/24
AREA G-24