

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: September 29, 2025
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Stanley Fong, P.E. Flood Control Sr. Eng. Associate Department of Public Works
SUBJECT:	Drainage Study for: Oakey Mohawk	
Cross Streets:	Oakey Blvd & Mohawk St	COPIES TO: The WLB Group
File Number:	F:\Depot\DSMemos\DS5917A.doc	Taylor Morrison
Parcel Number:	163-01-702-010, 163-01-702-006	Lucien Paet, P.E., DevCo
Zoning Action:	25-0234-TMP1	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES X	NO

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	9-4-2025	9-29-2025	See Comments Below	\$400	6389442: \$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. The site is adjacent to Clark County. CCPW concurrence is required prior to final acceptance of the study.
3. 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.
4. 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-ft.
5. Provide soil data and soil map of the project site. Provide curve number calculations for existing and developed basins.

6. Existing Condition Hec-1 input file: Some of the basin's area and lag time do not match the time of concentration sheet. Missing basin XON3 and the combination points do not match Figure 6. Verify and revise all subsequent calculations on the next submittal.
7. Developed Condition Hec-1 input file: Some of the basin's area and lag time do not match the time of concentration sheet. Missing basin DON4 and the combination points do not match Figure 6. Verify and revise all subsequent calculations on the next submittal.
8. Figure 7: show hydraulic cross section 'G' on this exhibit.
9. Ex Storm Drain 10-yr Flow and HGL Along Oakey Blvd Exhibit: The proposed drop inlet and lateral location does not match the grading plans.
10. Standard Form 6: Provide calculations or reference materials for how the flows are determined for the existing storm drain. The inverts for the 18" pipe does not match plans. Verify capacity and provide calculations for an 18" pipe.
11. Grading Plans: Show all property lines, right-of-way lines and edge of pavements. Label Clark County and City of Las Vegas right-of-ways. Provide finish floor elevations for all adjacent existing properties.
12. Sheet GR1: Verify high point locations for Lot 32 to 37.
13. Sheet GR2: The 5-ft drainage easement adjacent to lots 20 and 21 needs to be 10-ft minimum in width. All drainage easements must be public drainage easements to be privately maintained. Provide a concrete lined channel that will contain all the 100-year flow and sidewalk underdrains at Edmund Street.
14. Sheet GR2: Label low point in the cul-de-sac and provide sidewalk underdrains to contain the 100-year flow.
15. Sheet GR2: Provide control of access for the public drainage easement at the cul-de-sac and Edmund Street.
16. Sheet GR2: Provide a cross section of CE-F between Lots 25 and 20. Showing the public drainage easement with concrete lined channel.
17. Sheet GR2: The Regional Flood Control District Manual requires 1% minimum slope around the bulb of a cul-de-sac where storm water is drained through per Section 1602. Provide the required slope in the cul-de-sac.
18. Sheet GR2: Provide residential driveways for lots 21 to 24.
19. Sheet GR3: Label length of the proposed drop inlet on Oakey Blvd.
20. Sheet PP-03: Show HGL of the proposed drop inlet and lateral.
21. The engineer must provide a table on the grading plans that shows a quantity estimate of all drainage improvements within Public Drainage Easements. All drainage improvements within Public Drainage Easements must be bonded and inspected.

***** 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

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T/R/S: T21S/R60E/S01

AREA Q01