

DS #: 4823

APN: 125-22-501-001

PROJECT: Elkhorn 40. Residential Development

SUBMITTAL: CCPW

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		March 8, 2017
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:	
	Elkhorn 40 – Residential Development	
Cross Streets:	SEC of Elkhorn Road & Tenaya Way	
File Number:	F:\Depot\DSMemos\DS4823E.doc	
Parcel Number:	125-22-501-001	
Zoning Action:	TMP-65275; ZON-63488; WVR-65331; WVR-65593 & Variances	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X
COPIES TO:		
		Triton Engineering
		D.R. Horton, Inc.
		Bart Anderson, P.E., DevCo
		CCPW

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	9/7/2016	9/20/2016	Not Approved	\$400.00	457451: \$400
2 nd Submittal	12/1/2016	12/19/2016	Not Approved	\$400.00	467394: \$400
3 rd Submittal	1/11/2017	1/31/2017	Not Approved	\$400.00	471544: \$400
Supplement	2/6/2017	2/8/2017	Conditional Approval	N/C	N/C
CCPW	3/8/2017	3/8/2017	Concurrence Recv'd	N/C	N/C
			TOTAL FEES (LDDRS):	\$1,200.00	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

X	is approved subject to conformance to all City standards and the following conditions:
	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. 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.
2. 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.
3. The rough graded onsite without any permanent cover such as paving, building construction or planting, is considered ongoing project under construction whereas a *Stormwater Pollution Prevention Plan* must be kept active under the NDEP Permit. In order to close out the permit, the developer must install permanent cover to the site to stabilize and control stormwater pollution to the satisfaction of NDEP.

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, conditional acceptance 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.

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

ays

T/R/S: T19S/R60E/22
AREA G-22

 *** FAX TX REPORT ***

TRANSMISSION OK

JOB NO. 3353
 DESTINATION ADDRESS 7022543062
 PSWD/SUBADDRESS
 DESTINATION ID
 ST. TIME 03/08 14:10
 USAGE T 00' 51
 PGS. 2
 RESULT OK

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: March 8, 2017
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2. The engineer must provide a table on the grading plans that shows a quantity estimate of all

Rec'd: 3/8/17



Department of Public Works

500 S Grand Central Pky • Box 554000 • Las Vegas NV 89155-4000
(702) 455-6000 • Fax (702) 455-6040

Denis Cederburg, P.E., Director • E-Mail: dlc@ClarkCountyNV.gov

Drainage Study Approval Letter

Date: March 3, 2017
Firm: Triton Engineering
Engineer: Kelly J. Wittwer, P.E.
Address: 6757 West Charleston Boulevard, Suite B, Las Vegas, NV 89146
Phone: (702) 254-1480
Fax: (702) 254-3062
E-mail: KWittwer@TritonEng.com

Subject: Technical Drainage Study for Elkhorn 40
Location: SEC Elkhorn Road and North Tenaya Way
APN: 125-22-501-001
Sec, Township, Range: S22, T19S, R60E
Flood Zone & Panel: Zone X, 1765F, Dated November 16, 2011, and 1745E, dated September 27, 2002
Application Number: 17-6154

Submittals	Date Received	Date Returned	Reviewer	Miscellaneous
Concurrence	02/08/2017	03/03/2017	PR	

The above-referenced project is located within the **City of Las Vegas** adjacent to Clark County unincorporated areas. The drainage study was submitted to the County for concurrence on February 8, 2017. In addition, the County has received the City of Las Vegas acceptance letter dated February 8, 2017 for the Technical Drainage Study (DS4823D).

The County concurs with the acceptance of this Drainage Study by the City of Las Vegas. Please note that the County's review of this development is limited to drainage issues significant to Clark County unincorporated areas.

BOARD OF COUNTY COMMISSIONERS
STEVE SISOLAK, Chairman • LARRY BROWN, Vice Chairman
SUSAN BRAGER • CHRIS GIUNCHIGLIANI • MARILYN KIRKPATRICK • MARY BETH SCOW • LAWRENCE WEEKLY
DONALD G. BURNETTE, County Manager

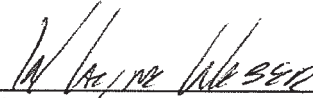
Additional Conditions:

1. Mitigate all nuisance flows to Clark County. It is noted that Phase 1 plans show riprap between the phases; please show mitigation measures for nuisance flow at the drainage easements proposed in Phase 2 of the project.

The County's review is solely based on the information submitted by the Engineer of Record. The County's review is strictly limited to compliance with minimum County Codes and Standards. The Engineer of Record is responsible for researching and addressing situations that may require designs above and beyond the minimum codes for issues of public safety and impacts to upstream, downstream and adjacent properties. The County assumes no liability for information data, designs or conclusions of the Engineer of Record.



Patrick Robinson, P.E.
Associate Engineer
Development Review
Patrick.Robinson@ClarkCountyNV.gov



W. Layne Weber, P.E., CFM
Principal Engineer
Development Review
wlweber@ClarkCountyNV.gov

cc: Albert Sung, P.E., City of Las Vegas

The County concurs with the acceptance of this Drainage Study by the City of Las Vegas. Please note that the County's review of this development is limited to drainage issues significant to Clark County unincorporated areas. The site shall be graded with respect to drainage as shown on "**Elkhorn 40**", improvement plan sheets 1, 2, 4, 6, 7, 8, 13, 16, 17, and 26, signed and sealed by James M. Pearce, P.E., on January 10, 2017.

Check appropriate conditions

	Retaining/screen wall combination may be in excess of current Clark County Unified Development Code, Chapter 30.64.050.
	A FEMA Elevation Certificate, completed by a licensed surveyor, must be submitted to and approved by CCPW Development Review Plan Check prior to the issuance of Certificates of Occupancy for those structures.
X	Mylars of the grading plan must be submitted to the CCPW Development Review Plan Check for approval signatures prior to map recordation (residential) or permit issuance (commercial).
	An administrative variance to allow the finished floor elevation(s) to be set below the current Clark County criteria must be approved. The finished floor variance must be submitted to CCPW Development Review front counter after drainage study approval and prior to offsite final review.
	The grading plan will be reviewed by the Building Office Operations Division to ensure compliance with the ADA access requirements. Revisions to the grading plan may be required if the site accessibility design does not comply with the requirements set forth in the Accessibility Chapter of the Clark County Building Code.
	The plans show work is proposed outside of the project boundary. Notarized written permission must be obtained prior to grading plan approval.
X	Right-of-way dedication must be verified.
	Any previously approved drainage easements that are not being used must be vacated.
	Per <i>Regional Flood Control District policies and Procedures manual, Section VIII. D. 13. Uniform Regulations for the Control of Drainage</i> , the Engineer of Record shall provide As-Built plans or record drawings to the District after completion and final inspection of such privately installed flood control facilities that have regional flood control significance.
	Structural calculations are required. The structural calculations, plans, and details must be approved prior to "Offsite" submittal and prior to CCRFCD submittal, if applicable.
X	Plan revisions can be found on the red-lined plans and must be addressed.
	Prepare drainage easement documents as shown on the grading plans.