

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> April 20, 2022
<b>TO:</b> Land Development Services Department of Building & Safety		<b>FROM:</b> Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
<b>SUBJECT:</b>	Drainage Study for: <b>Summerlin West Village 25 – Parcel G</b>	<b>COPIES TO:</b> GCW, Inc.
<b>Cross Streets:</b>	SEC of Fox Hill Drive & Sky Vista Drive	Howard Hughes Co. / Tri Pointe
<b>File Number:</b>	F:\Depot\DSMemos\DS5430C.doc	Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	137-22-813-002	CCRFCD
<b>Zoning Action:</b>	21-0174-TMP1	
<b>FEMA Flood Zone</b>	YES NO <b>X</b>	
<b>Proposed Storm Drain</b>	YES NO <b>X</b>	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	3/23/2021	4/6/2021	Not Approved	\$400.00	4212116: \$400
2 <sup>nd</sup> Submittal	1/25/2022	2/8/2022	Not Approved	\$400.00	4619346: \$400
3 <sup>rd</sup> Submittal (Paid on 4/15/2022)	3/30/2022 & 4/15/2022	4/20/2022	See Comments Below	\$400.00	4740524: \$400
<b>TOTAL FEES (LDDRS):</b>				<b>\$1,2 00.00</b>	<b>----</b>

**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:
<b>X</b>	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.

- The last submittal revised the typical drainage pattern in the backyard area. Previously, the backyard within the 5'-PDE drains through lot lines on surface. The last submittal replaced with a yard drain inlet and a 4"-pipe through the wall, surface flow until it reaches another yard drain inlet and repeat. However, this creates couple problems:
  - There is no indication of any wall openings at lot lines. If the yard drain is totally clogged, there will be no overflow path and the back yard or even the adjacent house will be inundated. Address and resolve in the next submittal.
  - 4"-pipe is small and can be clogged frequently. Pipe also can be broken and will cost the pertinent homeowner time and money down the road. For small area lot to lot drainage, it is recommended to have surface flow as possible because that will require the least maintenance cost and frequency. Review and revise accordingly.

The following conditions are repeated until they are complete:

- The subject development is under the premise of flood protection by the improved *Sky Vista Drive*, *Fox Hill Drive* and *Kettle Ridge Drive* and the associated storm drain facilities. No occupancy permit of the houses will be issued prior to the substantial buildout of the perimeter facilities.

3. 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>

4. *All storm drain inlets that are more than 10' deep require a special structure detail and calculations. Submit structural design and calculations to City Building & Safety Department for review and approval prior to the final approval of the drainage study.*

**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**

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T/R/S: T20S/R59E/22

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