

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: December 20, 2021
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:
Summerlin V25 COS1 & 2 Sky Vista Drive to Fox Hill Drive		GCW, Inc.
Cross Streets:	Sky Vista Drive & Far Hills Avenue	Howard Hughes Company, LLC
File Number:	F:\Depot\DSMemos\DS5526A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	137-27-110-006, 137-27-512-002	
Zoning Action:	21-0632-CRG1	
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	11/30/2021	12/20/2021	See Comments Below	\$400.00	4553596: \$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.

- Figure 5:** The values shown for *Hydraulic Section C* do not match the calculations provided. A different flow and slope are used and result in a different depth and velocity.
- Figure 5:** The *Ultimate Condition Flow* and *Prorated Basins* show referenced flows, but the tables do not state which study they are referenced from.
- Figure 5:** *Prorated Basin B* is shown to have area 0.8 acre on the exhibit, but 0.7 acre in the table. Revise the discrepancy.
- Figure 5:** *Hydraulic Section C* is analyzed for 4 cfs, but is only considering flow from *Prorated Basin A*, which is shown to have 3 cfs. The proposed inlet at *Hydraulic Section C* is analyzed for 3 cfs, but the cross section considers 4 cfs at this location. Revise the discrepancies at this location.
- Throughout the pedestrian trail, it appears that there are a few locations with steps which are not handicap accessible. This does not comply with *American Disability Act*, review and revise accordingly.
- Sheet GD1:** The finished floor elevation of Lot 44 (FF=3558.0) is lower than the adjacent flow line in the proposed park (FL=58.70). Since the wall is existing, provide an additional stem flood wall adjacent to the community wall for flood protection. Lot 44 may not be the only location have this situation, the engineer shall take an overall review of all lots adjacent to the paseo and provide remedial measures if necessary. Address and resolve in the next submittal.

7. **Sheet GD3 & Sheet GD5:** The referenced stub elevations shown on the *Redpoint Drive* and *Fox Hill Drive* Improvement plans are higher than the proposed invert elevations. For example, the invert shown for the stub from *Fox Hill Drive* is 42.82, while the proposed invert elevation is shown to be 41.97. The invert shown for the stub from *Redpoint Drive* is 85.53, while the proposed invert elevation is shown to be 85.51. Review and resolve in the next submittal.
8. **Sheet GD3 & Sheet GD5:** Address whether there are any emergency overflow paths provided at the proposed inlets discharging to *Fox Hill* and *Redpoint*.

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
HDR/AYS

T/R/S: T20S/R59E/27
AREA: K-27