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| <b>CITY OF LAS VEGAS<br/>INTER-OFFICE MEMORANDUM</b>                       |  | <b>DATE:</b><br>December 30, 2021   |
| <b>TO:</b><br>Land Development Services<br>Department of Building & Safety |  | <b>FROM:</b><br>Albert Sung, P.E.<br>Flood Control Project Engineer<br>Department of Public Works |
| <b>SUBJECT:</b>  | Drainage Study for:                      | <b>COPIES TO:</b>   |
| <b>Osprey Ridge</b>  |  | Kimley-Horn & Associates  |
| <b>Cross Streets:</b>  | SWC Lake Mead Blvd. & Kettle Ridge Drive | Richmond American Homes   |
| <b>File Number:</b>  | F:\Depot\DSMemos\DS5529A.doc             | Bart Anderson, P.E., DevCo  |
| <b>Parcel Number:</b>  | 137-15-812-001 & 137-22-511-001          | CCRFCFCD  |
| <b>Zoning Action:</b>  | TMP; CRG                                 |   |
| <b>FEMA Flood Zone</b>   | YES                                      | NO <b>X</b>   |
| <b>Proposed Storm Drain</b>  | YES <b>X</b>                             | NO  |

| HISTORY                    | DATE RECEIVED | DATE REVIEWED | COMMENTS           | REVIEW FEES     | FEES PAID<br>Payment Trn # |
|----------------------------|---------------|---------------|--------------------|-----------------|----------------------------|
| 1 <sup>st</sup> Submittal  | 12/9/2021     | 12/29/2021    | See Comments Below | \$400.00        | 4567748: \$400             |
| <b>TOTAL FEES (LDDRS):</b> |               |               |                    | <b>\$400.00</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.         |

1. Provide a copy of the zoning/planning conditions associated with this site (such as **TMP, CRG**) 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 subject development is under the premise of flood protection by the improved perimeter streets, *Lake Mead Boulevard, Kettle Ridge Drive* and *Scurry Bend Drive* and the downstream regional facilities in *Kettle Ridge Drive* for flood flow perpetuation. 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* (CCRFCFCD) master planned facility. Therefore, CCRFCFCD concurrence is required prior to final approval of the drainage study.

Please note that effective March 15, 2019, the CCRFCFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

4. **Proposed Condition Map:** The tributary basins on Proposed onsite hydraulic sections table don't match. For example, DON-6-A tributary basin is DON-SDD11, however DON-SDD1 does not exist, same applies for DON-6-B and DON-6-D. Conduct an overall check on all basins nomenclature in the next submittal.
5. The grading plans showed that some of the residential lots (for example, Lots 17 to 22 and Lots 63 to 69 on Sheet GD1) do not have typical Type A drainage pattern, ie, setting a high point in the backyard and draining the whole lot to the street. However, those lots are designed to have Type B drainage which will require dedication of public drainage easements all over the project site and cause unnecessary maintenance burdens for the future residents.

The *City of Las Vegas*' policy is to minimize public drainage easements. Every attempt should be made by the developer/engineer to eliminate public drainage easements which in this project will be created by the proposed Type B drainage pattern.

Double check all the lots in all grading sheets to provide Type A drainage and provide a *Typical Lot Drainage Detail* in the next submittal.

6. **GD3:** *Detail Section M* at Lot 62 to include 2 course solid grouted wall.
7. **GD3:** Provide detail section for Lot 36 to show solid grouted wall.
8. **GD4:** Provide the gutter slopes around the cul-de-sac and knuckles which cannot be less than 1%.
9. A minimum 20-foot wide drainage easement shall be provided between SDD11 and SDD12. Clearly identify and delineate as such on the grading plan in the next submittal.
10. 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.
11. Private streets must be public drainage easements. Provide a note on the grading plans "Note: All private streets are P.U.E., Public Sewer Easements and Public Drainage Easements to be privately maintained by HOA".
12. Add a note in all pertinent sheets for the construction of all storm drain drop inlets per a newly adopted USDCCA Drawing No. 421 (*Stormwater Quality Management Stamp and Sign Detail*).

**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/15  
AREA K-15