

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> March 29, 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>COPIES TO:</b>
Summerlin Village 26 - Parcel L		GCW
<b>Cross Streets:</b>	Reverence Pkwy and Lake Mead Blvd.	PN II INC and Pulte Homes
<b>File Number:</b>	F:\Depot\DSMemos\DS5533B.doc	Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	137-14-715-038	CCRFCD
<b>Zoning Action:</b>	21-0615-TMP1; 21-0615-MOD1 & 21-0615-SCD1 to 21-0615-SCD3	
<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 Payment Trn #
1 <sup>st</sup> Submittal	12/16/2021	1/5/2022	Not Approved	\$400.00	4575513: \$400
2 <sup>nd</sup> Submittal	3/8/2022	3/29/2022	See Comments Below	\$400.00	4680454: \$400
<b>TOTAL FEES (LDDRS):</b>				<b>\$800.00</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.

- Second Request:** Provide a copy of the zoning/planning conditions associated with this site (**21-0615-TMP1; 21-0615-MOD1 & 21-0615-SCD1 to 21-0615-SCD3**) 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.
- 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>

3. **Sheet GD4:** At the southeast corner of the site, clearly address whether to remove an existing buried stub or abandon the RCB stub, slurry and concrete cap ends. Provide a note to clearly show the intention in the next submittal.

4. **Second Request:** *In an overall view of the grading plans, it left an impression to the reviewer that the engineer/developer rushed out the plans without finishing a lot of detail grading designs:*

- *Common areas between buildings have no grading at all, ie, how the common areas drain without impacting the buildings?*

The response to this comment with mere flow line elevations shown between buildings are not adequate. For example: On *Sheet GD1*, between Lot 76 and Lot 130, a flowline high point of 46.56/FL/HP is shown. However, the existing grade of this point is between contours 3243 and 3244 which is about 3' below the proposed grade. Provide contour lines to show how the proposed grades daylight with the existing grades.

Show all common areas with proposed contours or sufficient finished grades in the next submittal.

- *Along the eastern and northern side of the site, provide grading to show how the areas between the buildings and the rockery wall drains. Sheet flow through the proposed fence over the rockery wall and into the existing channel is not allowed. Provide swale in the common areas and drain into the onsite roadways.*

Swale has been shown with flow line elevations in the last submittal. However, the pertinent cross section still hasn't been revised to show the proposed swale. Provide a typical section detail to show the swale in the next submittal.

5. Identify all existing storm drains in *Reverence Parkway* and *Lake Mead Boulevard* on all pertinent Grading Plans and label with *City of Las Vegas* recorded drawing numbers accordingly.

6. **Sheet GD1:** The proposed high point (62.52TC/GB) in the south side of the entrance driveway at *Reverence Parkway* does not provide adequate 6"-minimum freeboard. Review and revise accordingly.

7. 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.

8. 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.

**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/14  
AREA K-14