

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: March 17, 2022
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 West Village 22 - Nighthawk		Impulse Civil Engineering & Planning
Cross Streets:	SWC Kettle Ridge Drive & Fleet Wing Ave.	Howard Hughes Company LLC c/o WLB Group
File Number:	F:\Depot\DSMemos\DS5535B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	A portion of 137-23-211-001	CCRFCD
Zoning Action:	TMP; CRG	
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	12/16/2021	1/19/2022	Not Approved	\$400.00	4575121: \$400
2 nd Submittal	2/23/2022 (Paid on 3/16/2022)	3/17/2022	See Comments Below	\$400.00	4692663: \$400
TOTAL FEES (LDDRS):				\$800.00	----

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.

- Second Request:** Provide a copy of the zoning/planning conditions associated with this site (such as **TMP; CRG** etc) 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 subject development is under the premise of flood protection by the improved perimeter streets, *Fleet Wing Avenue, 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.
- 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. The response to previous Comment #9 was that all drop inlets were reduced to a depth of less than 10' so that no special structural review will be necessary.

However, SDMH #4 has a depth of more than 22' which exceeds the standard maximum of 18'. All storm drain manholes that are more than 18'-deep require a special structural 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.

5. **Second Request:** *All proposed wrought iron fence must utilize RTC Uniform Standard Drawing 425.S1. Revise all pertinent construction notes and details accordingly.*

Construction Note #14 indicates *Detail 18* for wrought iron fence on Sheet DT-02. However, no such detail on Sheet DT-02. Review and revise accordingly.

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/23
AREA K-23