

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: June 1, 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 Village 22 Lot N.O.P.	RCI Engineering
Cross Streets:	NWC Desert Foothills Dr. & Kindle Rise Way		Howard Hughes Company, LLC
File Number:	F:\Depot\DSMemos\DS5556B.doc		Bart Anderson, P.E., DevCo
Parcel Number:	137-23-115-001		CCRFCD
Zoning Action:	21-0727-TMP1		
FEMA Flood Zone	YES	NO X	
Proposed Storm Drain	YES	NO X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	3/24/2022	4/11/2022	Not Approved	\$400.00	4703971: \$400
2 nd Submittal	5/10/2022	6/1/2022	See Comments Below	\$400.00	4781195: \$400
TOTAL FEES (LDDRS):				\$800.00	----

REMARKS:

***** The Conditional Approval of this Drainage Study is to allow the engineer/developer to submit the Improvement Plans to City Land Development Only**

***** Do not submit the Drainage Study to Clark County Regional Flood Control District (CCRFCD) prior to the Structural Design and Calculations being approved by the City Building & Safety Department**

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
X	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Public Works Department concurrence.

- This drainage study is acceptable in concept;** however, *City of Las Vegas* will not formally accept the study until the *Clark County Regional Flood Control District (CCRFCD)* has issued a letter of concurrence. The engineer should contact the CCRFCD to confirm that they have begun their review.

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>

- If the development of **Unit 2** is more than one year after the final approval of this drainage study, a drainage study update will be required to address the current situation.

3. The subject development is under the premise of flood protection by the improved perimeter streets, *Kettle Ridge Drive, Fleet Wing Avenue, Desert Foothill Drive, Kindle Rise Way* and the associated storm drain facilities. No occupancy permit of the residential units will be issued prior to the substantial buildout of the perimeter facilities.
4. The proposed DI #4 appears to be deeper than 10'. All storm drain inlets that are more than 10'-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. It is noted that a *Typical Lot Drainage Detail* has been added per *Section Detail 19/D-1* in the Unit 1 set of plans in accordance to previous Comment #8. However the section detail did not show any drainage easement. Item "4" indicates a swale of minimum 1% slope across three typical lots, ie, the area traversed by the swale must be dedicated as a "Public Drainage Easement to be Privately Maintained by the HOA". Show clearly as such in the plans prior to the final approval of the improvement plans.

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