

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: June 23, 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: Council Park at Grand Park	COPIES TO: GCW Engineers / Surveyors
Cross Streets:	SWC of Sunset Run Dr. & Kettle Ridge Dr.	Howard Hughes Company
File Number:	F:\Depot\DSMemos\DS5579A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	137-22-301-007	CCRFCD
Zoning Action:	SDR?????	
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	6/7/2022	6/23/2022	See Comments Below	\$400.00	4820344: \$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.

1. Provide a copy of the zoning/planning conditions associated with this site 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. Sites with a grade difference of 2 feet above or below existing are required to have approval from the *City Planning and Development Department*. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the *City Planning Department* (229-6301). The engineer must provide Planning approval with the next submittal.
3. 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. **Sheet GD1 & Sheet GD2:** The *Grand Park Detention Basin* is under construction or has been built already, ie, the detention basin must be shown as existing and developed on all pertinent grading plans. Clearly identify the detention basin right-of-way limit and features such as maintenance ramp and inlet/outlet pipes etc adjacent to the proposed park in the next submittal.
5. Provide typical cross sections to reflect the interface between the detention basin and the proposed Summerlin park.
6. **Sheets GD2, GD4, GD6 & GD7:** The label of an existing storm drain in *Sunset Run Drive* and *Kettle Ridge Drive* to be RCB is wrong. Revise to show "RCP" with diameter and label with **City of Las Vegas** recorded drawing number in the next submittal.
7. **Sheet GD5:** The north side of the driveway in *Fox Hill Drive* does not meet a minimum hump of six inches above the 100-year water surface in the main street. Review and revise accordingly.
8. **Sheet GD5 & Sheet GD7:** Show the size of the RCB in *Sky Vista Drive* and label with *City of Las Vegas* recorded drawing number on the plans.
9. The overall parking lot improvement area is larger than 1 acre. Per **Section 1500** of the *Clark County Regional Flood Control District's Hydrologic Criteria and Drainage Design Manual*, the subject improvements must provide for Low Impact Development (LID) measures. Review and address the issue in the next submittal.
10. Provide a note on all grading plans: "The onsite storm drains and the associated facilities are privately owned and to be privately maintained by the Summerlin Master HOA".
11. 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*).
12. Provide a note on all grading plans (Standard Note No. 6): Post-Construction BMPs (PCBMPs) / Control Measures noted on the Grading Plans are mandatory permanent regulatory stormwater pollution controls. These PCBMPs must be installed per the approved plans and must be permanently maintained.

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
AYS

T/R/S: T20S/R59E/22
AREA K-22