

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: July 19, 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: Summerlin West V22, Parcel F – Mass Grading	COPIES TO: GCW, Inc.
Cross Streets:	NWC Kettle Ridge Drive & Fleet Wing Ave.	Howard Hughes Corporation
File Number:	F:\Depot\DSMemos\DS5587A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	137-22-511-002	CCRFCD
Zoning Action:	22-0232-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	6/29/2022	7/19/2022	See Comments Below	\$400.00	4846038: \$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. **The approval of this drainage study is for rough grading only.**

No building finished floor and pad elevation has been established, therefore, a **Technical Drainage Study** will be required upon future onsite development to address individual finished floor elevation and onsite storm drain system for flood protection.

2. It is not clear how long the proposed mass/rough grading of the site will last once approved and graded. The *City* does not allow rough grading for prolonged or indefinite period of time for this will produce dust and air quality problem if the development is not finished in a reasonable period of time.

Address in the next submittal the schedule for the proposed mass/rough grading and the subsequent construction of houses. If there is a substantial gap of time between the mass grading and the construction of houses, the site may need a *Dust Mitigation Permit* from the *County* prior to the final approval of the subject drainage study.

3. **Sheet GD:** Label the existing storm drain systems in all perimeter streets with *City of Las Vegas* recorded drawing numbers on the grading plan.
4. **Sheet D1 and Sheet D2:** *Section Details J/D1; K/D2; L/D2; W/D2 and X/D2:* Solid grout a minimum of 3-course of 8"-thickness CMU (or equivalent) of the wall above the adjacent high grade.

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.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Update and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

END OF REMARKS
AYS

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