

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: January 25, 2023
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 V22 - Parcels STU (aka Quail Cove)	Westwood
Cross Streets:	SWC Desert Foothills Dr. & Kindle Rise Way	KB Home
File Number:	F:\Depot\DSMemos\DS5613B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	137-23-213-002,-003,-004	CCRFCD
Zoning Action:	22-0394-TMP1	
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 (Paid on 9/27/2022)	9/21/2022	10/11/2022	Not Approved	\$400.00	4969295: \$400
2 nd Submittal & Supplement	12/28/2022 & 1/18/2023	1/25/2023	See Comments Below	\$400.00	5087235: \$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>

2. **Second Request:** *Clearly stating what needs to be done with the existing stub in Flight Range Avenue since it is not conveying any flow at all, is it to be abandoned in place or to be removed? Provide a construction note in the pertinent grading plan in the next submittal.*

In all pertinent grading plans (Mass Grading, Unit 1 and Unit 2), provide a note to the removal or to be abandoned in place of the stub.

3. **UNIT 1:** Provide riprap pad at the interface between Unit 1 and Unit 2 of all roadways to control mudflow into the improved streets during Unit 1 interim conditions.
4. **SDMH #1** is more than 18'-deep require a special structural design 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. 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.
6. 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.
7. Provide a note on the grading plans: All onsite storm drains and the associated facilities are Privately owned and to be Privately Maintained. Revise the callouts from "public" to "PRIVATE" on all pertinent 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