

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> March 15, 2023
<b>TO:</b> Land Development Services Department of Building & Safety		<b>FROM:</b> Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
<b>SUBJECT:</b>	Drainage Study for:	<b>COPIES TO:</b>
<b>Summerlin Village 25 - Terrace Park</b>		GCW Engineering
<b>Cross Streets:</b>	North of Sky Vista Drive & Redpoint Drive	Howard Hughes Company, LLC
<b>File Number:</b>	F:\Depot\DSMemos\DS5659A.doc	Bart Anderson, DevCo., P.E.
<b>Parcel Number:</b>	137-22-412-002	
<b>Zoning Action:</b>	CRG	
<b>FEMA Flood Zone</b>	YES	NO <b>X</b>
<b>Proposed Storm Drain</b>	YES	NO <b>X</b>

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	2/23/2023	3/15/2023	See Comments Below	\$400.00	5157081: \$400
<b>TOTAL FEES (LDDRS):</b>				<b>\$400.00</b>	----

**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:
<b>X</b>	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. **Standard Form 1:** The subject site has only one parcel. Explain why there are nine APNs listed on the form? Show the only one correct APN in the next submittal.
3. **Page 1** of the subject study, *Sub-Chapter IV (Clark County Regional Flood Control District (CCRFCD) Hydrology and Facilities* stated that there are **Figures 3** and **4** in *Appendix C*. However, **Figures 3** and **4** are to be found nowhere in the study. Provide the two figures accordingly.
4. **Figure 5:** Provide a table and show sections showing flow depth for all adjacent roadways.
5. Upsize the onsite storm drain to 12"-minimum diameter. 8"-diameter will get clogged easily and will require more frequent future maintenance.
6. **SDDI #7** appears to be located in a sump condition. Address whether an emergency overflow path is provided in case the inlet is totally clogged. Note that the maximum allowable ponding depth is 1'-maximum.

7. The following finish floors do not meet the Regional Flood Control District minimum criteria of twice the Q100 depth of flow up to 18-inches above the water surface (CCRFCD Manual Section 304.4.E.1) or 6-inch minimum above the highest adjacent top of curb (CCRFCD Manual Section 1602 304.4.E.1). The following finish floors should be revised or alternate flood protection provided.

LOT	FF shown	Min FF
Building	3546.70	3547.80

- 8. The swales around the proposed building show slopes that flow south, but the upstream FL callouts appear to be at a lower elevation than the FG callouts where the swales end.
- 9. The whole site is lower than the surrounding perimeter streets. Extend **A/DT1**, **C/DT1**, and **E/DT1** to the onsite to show that whether the proposed sidewalks are performing as flood protection, otherwise a wall will be required for flood protection.
- 10. *City of Las Vegas* does not allow HDPE pipe in public right-of-ways or public drainage easements. Note that *City of Las Vegas* only allows the use of HDPE storm drain pipes for privately owned and privately maintained storm drain systems which serve and are located exclusively on private properties. Any proposed HDPE storm drain pipes must also meet all design criteria established by the *Clark County Regional Flood Control District* and must be installed per *Clark County Regional Transportation Commission Uniform Standard Drawings and Specifications*.

**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/22  
AREA K-22