

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: July 20, 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 Village 22 Lot N.O.P. – Update #2	RCI Engineering
Cross Streets:	NWC Desert Foothills Dr. & Kindle Rise Way	Howard Hughes Company, LLC
File Number:	F:\Depot\DSMemos\DS5556D.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	Conditional Approval	\$400.00	4781195: \$400
3 rd Submittal	8/23/2022	9/6/2022	Conditional Approval	\$100.00	4922637: \$100
CCRFCD	11/22/2022	11/30/2022	Concurrence Recv'd	N/C	N/C
4 th Submittal	07/06/2023	07/20/2023	Not Approved	\$100.00	5343726: \$100
TOTAL FEES (LDDRS):				\$1000.00	----

REMARKS:

4th Submittal: Update #2 to revise finished floor elevations, garage floor elevations and driveway slopes for lots 28-42 and lots 55-96.

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. 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.
2. 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.
3. **Table A - Finish Floor and Garage Floor Flow Depth Comparison Table: Review and recalculate.**

- a. Lot 70, Q and D values do not match in hydraulic section 7A - 100-Year Hydraulic Sections Table.
- b. Lots 71 - 75, D values do not match in hydraulic section 7A - 100-Year Hydraulic Sections Table.
- c. Multiple G.F.F values do not match in grading plan.

4. Grading Plans - Unit 1, Sheet G-1, G-2: Provide street slope along Rising Raven Avenue.

***** The City of Las Vegas Flood Control is standardizing the file naming of drainage studies and plans during the digitizing process. When saving the project files in the CD or thumb drive, please follow the system below:**

If drainage study only contains one combined file, use the following naming convention in

Document Title:

1st Submittal DS and Plans (for first and original submittal);

2nd Submittal DS and Plans (for second submittal (addendum #1)) etc.

If drainage study contains multiple files, use the following naming convention in Document Title:

1st Submittal DS (for the report of the drainage study)

1st Submittal Plan 1 (could be the drainage condition maps)

1st Submittal Plan 2 (could be the improvement plans) etc.

***** In an effort to increase administrative efficiency, for all original and re-submittal packages including updates and the addenda, the City of Las Vegas Public Works Department requires both a hardcopy and a digital copy (PDF) on CD for the drainage study.**

A letter sealed and signed by a Nevada registered civil engineer must be included in every submittal certifying documents on the electronic CD matches 100% of the hardcopy submittal. The new submittal requirement is effective on May 1, 2019. If there are any questions regarding these new requirements, please contact Albert Sung in the City Flood Control Section at (702) 229-6541.



Sample Letter to
certify CD.pdf

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
HDR/AYS/TJK

T/R/S: T20S/R59E/23
AREA K-23