

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: August 9, 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: Summerlin West Village 22 – Parcel F	COPIES TO: Advantage Civil Design Group
Cross Streets:	NWC Kettle Ridge Drive & Fleet Wing Ave.	Lennar Homes
File Number:	F:\Depot\DSMemos\DS5693A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	137-22-511-002	CCRFCFCD
Zoning Action:	23-0274-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	7/19/2023	8/9/2023	See Comments Below	\$400.00	5361531: \$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 (**23-0274-TMP1**) 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* (CCRFCFCD) master planned facility. Therefore, CCRFCFCD concurrence is required prior to final approval of the drainage study.

Please note that effective March 15, 2019, the CCRFCFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

4. **Standard Form 1:** Revise the “Township” number from 22 South to “**20 South**”.
5. General comment: The recorded drawing numbers for the storm drains in the perimeter streets shown in all pertinent grading plans are the wrong serial. The *City* recorded drawing numbers start with 107Y-xxxxx, not L21-xxxxx as shown on the last submittal. Show the correct recorded numbers in the next submittal.
6. **Sheet GP3:** Provide curb transition at both ends of D.I. #1 from roll curb to “L” curb which accommodates the proposed inlet. Provide construction note and detail for the transition in the next submittal.
7. **Sheet GP3:** Provide a section/profile including the proposed D.I. #1 through the drainage easement to the adjacent street **Kettle Ridge Drive**. The purpose of the profile is to verify whether there is any emergency overflow path in case the inlet is completely clogged.

Clearly identify the easement behind the proposed inlet as Public Drainage Easement to be Privately Maintained by the HOA and a Common Lot.
8. **Sheet GP4:** The finished floor elevation of **Lot 14** is lower than the adjacent *Cascading Song Drive*. Address and resolve in the next submittal.
9. **Sheet DT1:** Section Details C, K and N: Solid grout a minimum of 3-course 8”-CMU block above the adjacent high grade.
10. All storm drain inlets that are more than 10’-deep require a special structural detail and calculations. If true, submit structural design and calculations to *City Building & Safety Department* for review and approval prior to the final approval of the drainage study.
11. 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.
12. 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.
13. Private streets must be public drainage easements. Provide a note on the grading plans “Note: All private streets are P.U.E., Public Sewer Easements and Public Drainage Easements to be privately maintained by the HOA.”
14. Provide a note on the grading plans: All onsite storm drains and the associated facilities are Privately owned and to be Privately Maintained.
15. 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*).
16. Add the note below as *Standard Note #6* to the *Stormwater Management Notes* block on all pertinent grading plans.

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.

***** 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.**

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, final approval 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