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| CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM | | | DATE: November 20, 2023 |
| TO: Land Development Services Department of Community Development – Building & Safety Division | | | FROM: Tyler Key Flood Control Engineering Associate Department of Public Works |
| SUBJECT: | Drainage Study for: Challenger & Isaac Newton | | COPIES TO: The WLB Group |
| Cross Streets: | NWC Isaac Newton Way/Metro Academy Way | | Babb Investment Co. |
| File Number: | F:\Depot\DSMemos\DS5707B.doc | | Bart Anderson, P.E., DevCo |
| Parcel Number: | 138-07-401-019 | | |
| Zoning Action: | 23-0399-TMP1; 23-0399-SDR1; 23-0399-VAC1 23-0399-MOD1; 23-0399-VAR1 to –VAR3 | | |
| 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 | 10/2/2023 | 10/16 /2023 | Not Approved | \$400.00 | 5465492: \$400 |
| 2 nd Submittal | 11/2/2023 | 11/20/2023 | See Comments Below | \$400.00 | 5510380: \$400 |
| TOTAL FEES (LDDRS): | | | | \$800.00 | ---- |

REMARKS:

The Drainage Study for the subject project has been reviewed and:

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| | 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 (**23-0399-TMP1; 23-0399-SDR1; 23-0399-VAC1; 23-0399-MOD1; 23-0399-VAR1 to –VAR3**) 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. **Per Previous Comment 4: Figure 8 & Figure 9:** A site visit revealed that a hump exists at the driveway off of *Isaac Newton Way*. However, both the drainage condition maps did not show the hump accordingly. Revise the contour lines to clearly display the hump.

4. **Sheet GR-01:** Utilize the concrete channel labeled as "ECP1" on *Figure 8* in order to contain the flow on the Private Drive to the existing condition discharge points, or provide appropriate accommodations in order to maintain the existing drainage pattern.
5. **Sheet GR-02:** Lot 63 has 2 high points, review and revise accordingly.
6. **Sheet GR-01 & DT-01:** On Detail 18, revise the drainage easement note to "public drainage easement to be privately maintained." This is to be recorded as such in the Final Map.
7. **Sheet GN-01:** Revise Standard Note No. 6 as shown below:

Standard Note No. 6: 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/TJK

T/R/S: T20S/R60E/07
AREA L-07