

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: December 27, 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 Storage – Update # 3		COPIES TO: Horrocks Engineers
Cross Streets:	NWQ of Rainbow Boulevard & Westcliff Drive	Summerlin Parkway Storage, LLC
File Number:	F:\Depot\DSMemos\DS5459J.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-27-802-001	CCRFCD
Zoning Action:	21-0538-EOT1 & 21-0538-EOT2	
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: 6/9/2021)	6/2/2021 & 6/9/2021	6/22/2021	Not Approved	\$400.00	4325787: \$400
2 nd Submittal	7/26/2021	8/17/2021	Not Approved	\$400.00	4383456: \$400
3 rd Submittal (Supplement)	11/2/2021	11/9/2021	Conditional Approval	N/C	N/C
CCRFCD	12/15/2021	12/29/2021	Concurrence Recv'd	N/C	N/C
4 th Submittal	3/16/2023	4/3/2023	Not Approved	\$100.00	5187807: \$100
5 th Submittal	4/27/2023	5/11/2023	Approved	\$400.00	5247748: \$400
Supplement	5/15/2023	5/16/2023	Approved	N/C	N/C
6 th Submittal	7/19/2023	7/20/2023	Approved	\$100.00	5361482: \$100
7 th Submittal	12/12/2023	12/27/2023	See Comments Below	\$100.00	5555686: \$100
TOTAL FEES (LDDRS):				\$1,500.00	----

REMARKS:

7th Submittal: Update #3 to address the addition of Building C

6th Submittal: Update #2: Extended the Public Storm Drain from the Rock Springs Drive through the site.

Supplement: Recorded Drainage Easement Received

4th & 5th Submittals: Update #1 & Addendum to add trees in the drainage channel

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. The slope of the swale along the west side of Building C and the north side of the property is less than 1%. Provide a 2'-wide concrete valley gutter for better drainage conveyance.

The following comments are repeated until they are complete. Address in the next submittal.

2. Revise Detail #7, Sheet C.6.1: Provide complete RCP Headwall Detail. The concrete headwall needs to include footing and cut-off wall details. The cut-off wall shall extend a minimum of 2-foot below the wall footing. The Headwall structure needs to tie into both the retaining wall footing and the adjacent CMU retaining wall. The retaining wall design needs to show the minimum wall thickness.
3. Revise Cul-de-Sac improvements to only show and construct roadway improvements within the western 30-foot BLM Grant. Update Improvement Plans accordingly.

***** 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
HDR/AYS/PBJ

T/R/S: T20S/R60E/27
AREA L-27