

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: January 17, 2024
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 Parcel YZ – Sandpiper		Westwood Professional Services
Cross Streets:	SWC of Kettle Ridge Dr. & Flight Range Ave.	Greystone Nevada, LLC
File Number:	F:\Depot\DSMemos\DS5726A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	137-22-611-002	
Zoning Action:	23-0490-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 (Paid on 1/3/2024)	12/21/2023	1/17/2024	See Comments Below	\$400.00	5577936: \$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 (**23-0490-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. The project proposes to build a temporary drainage facility along the south boundary for onsite flood protection. Prior to final plan approval the developer must complete a maintenance and liability agreement for the interim drainage improvements (off-site berms or channels) and post a minimum maintenance bond of \$50,000 or 50-percent of the construction cost for the improvements, whichever is greater. The engineer must submit an estimate of the quantities for constructing the facility and an exhibit that adequately shows the location and limits of the drainage facility to *City of Las Vegas Flood Control* for approval. Once the drainage study is conditionally approved, the engineer should contact the City's Land Development Section (229-6371) to begin the agreement process.

In order for the maintenance bond to be released in the future, a drainage update / letter will be required to justify that the offsite berms / channels are no longer necessary and can be removed.

3. Sites with a grade difference of 2 feet above or below existing grades are required to have approval from the City of Las Vegas 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 City Planning approval with the next submittal.
4. The proposed project is premised on the flood protection of the perimeter streets and the associated storm facilities (*Kettle Ridge Drive, Flight Range Avenue and Scurry Bend Drive*). The subject drainage study will not be approved prior to the posting of construction bonds of the stated perimeter street improvements and the storm facilities.
5. The grading plan indicates offsite grading along the southern boundary. Secure a notarized letter of permission from the adjacent property owner allowing the grading. This letter is required prior to final approval of the drainage study.
6. Per the *Master Drainage Study of Summerlin West Village 22* and a field visit, there is an existing storm drain stub extending from the intersection of *Scurry Bend Drive* and *Flight Range Avenue* behind an existing berm at the west side of *Scurry Bend Drive*.
Show and identify the storm drain at the intersection and the stub on **Exhibit D** and all pertinent grading sheets in the next submittal.
7. All storm drain inlets that are more than 10'-deep require a special structural detail and calculations. Submit structural design and calculations to *City Building & Safety Department* for review and approval prior to the final approval of the drainage study.
8. **Exhibit D – Proposed Conditions:** *Hydraulic Section B1* flow does not match flow master.
9. **Exhibit D – Proposed Conditions:** *Hydraulic Section C1* flow depth, slope and velocity do not match flow master calculations.
10. **Exhibit D – Proposed Conditions:** Provide velocity in the Emergency Flow calc summary table.
11. **Exhibit D:** Per *Hydraulic Section C1*, the flow within *Sora Rail Street* is overtopping the curb and can spill into *Kettle Ridge Drive* and the flow depth will overtop inlet. Extend storm drain further south to decrease the flow depth.
12. **Exhibit D:** Provide EGL calculation at the end of *Waterbird Avenue* to determine accurate flow depth for inlet DI 2.
13. **Sheet G-2:** Clarify the southeastern portion of CE 'F'. Provide discussion on intent of this area.
14. **Sheet G-2:** Provide sidewalk underdrain for the flowline shown in CE 'F' to drain so flow does not overtop sidewalk.
15. **Sheet G-3:** Extend the L-curb from SDDI #2 to as close to the driveway of Lot 21 on one side and as close to the handicap ramp on the other side of the inlet.
16. **Sheet D-2, D-3 and D-4:** Place slope arrows on cross sections.
17. 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.
18. 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.

19. 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 HOA".
20. All proposed wrought iron fence must utilize RTC Uniform Standard Drawing 425.S1. Revise all pertinent construction notes and details accordingly.
21. 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*).

***** 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

T/R/S: T20S/R59E/22
AREA K-22