

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: February 20, 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 25 - Parcel KL - Phase 2			GCW Engineers / Surveyors
Cross Streets:	SWC of Grand Park Blvd & Fox Hill Drive		PN II, Inc.
File Number:	F:\Depot\DSMemos\DS5738A.doc		Bart Anderson, P.E., DevCo
Parcel Number:	137-22-311-001, 137-22-311-002, 137-21-710-002		CCRFC
Zoning Action:	23-0511-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	1/29/2024	2/20/2024	See Comments Below	\$400.00	5622062: \$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.

- The proposed project is premised on the flood protection provided by the perimeter streets and the associated storm facilities (*Grand Park Boulevard, N Fox Hill Drive and Park Drift Trail*). 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.
- Figure 5:** Provide cross sections for *Brantley Bend Place* evaluating the depth and velocity of the onsite flow.
- Sheet C2:** Add Standard Note #6 (see below) to the *Las Vegas Valley Construction Stormwater Runoff Management* notes:

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.

- Sheet G4:** Provide an additional detail cross section along *Fox Hill Drive* near Lot 11. *Cross Section 2A/D1* along *Fox Hill Drive* at this location would have offsite flow impacting the onsite since the proposed retaining wall is not solid grouted. Address how will this be mitigated in the next submittal.

5. **Sheets G3 to G5:** Flowline information is needed to confirm the proposed sidewalk underdrains can collect the surface runoff from the common lot to the individual street cul-de-sac areas.
6. The following finish floors do not meet the *Regional Flood Control District* minimum criteria of twice the Q_{100} depth of flow up to 18-inches above the water surface (CCRFCD Manual Section 304.4.E.1) or 6-inch minimum above the highest adjacent top of curb (CCRFCD Manual Section 1602 304.4.E.1). The following finish floors should be revised or alternate flood protection provided.

LOT	FF shown	Min FF
44	3696.63	3696.68

***** 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