

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: April 17, 2024
TO: Land Development Services Department of Community Development Building & Safety Division		FROM: Jefferson Torrecampo, P.E. Flood Control Engineering Associate Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
Summerlin Village 22 Parcel I		RCI Engineering
Cross Streets:	Desert Foothills Dr & Kestrel Creek Ave	Woodside Homes of Nevada LLC
File Number:	F:\Depot\DSMemos\DS05760A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	137-23-114-001	
Zoning Action:	23-0495-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	04/04/2024	04/16/2024	See Comments Below	\$400.00	5708564: \$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.

- Figure 7:** Subbasins PR7 and PR4 extend further east than the wall behind the landscape. Explain the basin boundary.
- Figure 7:** Hydraulic Sections Table, Section 9: Tributary Basin must be BYP DI #05 + PR1. Revise all the pertinent hydrologic and hydraulic calculations in the next submittal.
- Figure 7:** The total Q100 in Hydraulic Sections Table does not match per Prorated Basin Flow Summary. For Instance, Sections 1, 2B and 3A the Q100 must be 4.1 cfs, Section 4B the Q must be 7.4 csf. Revise all the pertinent hydrologic and hydraulic calculations in the next submittal.
- Unit 1 Grading Sheets:** These lots did NOT pass the GFE check (of twice the flow depth from flow line): 17, 16, 13, 120, 48, 87, 86, 52, 55 and 56.
- Unit 2 Grading Sheets:** These lots did NOT pass the GFE check (of twice the flow depth from flow line): 18, 19, 20, 21, 22, and 107.
- Unit 1, Sheet G-6:** The flows collected from the north half of CE-H, west of Lot 126, cannot go through a 4" PVC. Upsize the pipe going under the sidewalk, south of Lot 126, to a larger size to accommodate clogging of the pipe.
- Unit 1, Sheet G-7:** Provide an explanation or greater clarity on how you plan to get flow across the sidewalk at the front of every lot.

8. **Unit 1, Sheet G-7:** Provide sidewalk grades at the front of the houses so we may ensure that there is no cross-lot drainage. For instance, Lots 88 and 89 do not have any sidewalk or wall grades of the lot, nor does the improvement plans provide a typical detail of how the lots will be graded.
9. **Unit 1, Sheet G-7:** Section 7 does not apply to the western boundary of the project site. For instance, at the southwestern boundary of the project site
10. **Unit 1, Sheet D-2, Section 25, typical:** Provide slope and show the slope direction at the sidewalk so we may ensure that there is no cross-lot drainage.
11. **Unit 1, Sheet D-2, Section 28:** Provide a swale between the retaining walls to prevent flow from going over the provided walls and an exit for the swale, to prevent flow from ponding in the area.
12. **Unit 1, Sheet P-3:** Show CE-E in the profile of Cat Bird Avenue east of DI #04 to show the coverage of the drop inlet.
13. Provide the standard drainage compliance note on the grading plan: "*I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT (DS5760)*".

*****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/JRT

T/R/S: T20S/R59E/S23
AREA K-23