

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> July 22, 2024
<b>TO:</b> Land Development Services Department of Building & Safety		<b>FROM:</b> Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
<b>SUBJECT:</b>	Drainage Study for:	<b>COPIES TO:</b>
<b>Summerlin Village 22 Parcel YZ – Sandpiper - Update</b>		Westwood Professional Services
<b>Cross Streets:</b>	SWC of Kettle Ridge Dr. & Flight Range Ave.	Greystone Nevada, LLC
<b>File Number:</b>	F:\Depot\DSMemos\DS5726C.doc	Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	137-22-611-002	
<b>Zoning Action:</b>	23-0490-TMP1	
<b>FEMA Flood Zone</b>	YES NO <b>X</b>	
<b>Proposed Storm Drain</b>	YES <b>X</b> NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal (Paid on 1/3/2024)	12/21/2023	1/17/2024	Not Approved	\$400.00	5577936: \$400
2 <sup>nd</sup> Submittal & Supplement	2/6/2024 & 2/22/2024	2/26/2024	Approved	\$400.00	5621048: \$400
3 <sup>rd</sup> Submittal	7/16/2024	7/22/2024	See Comments Below	\$100.00	5845539: \$100
			<b>TOTAL FEES (LDDRS):</b>	<b>\$900.00</b>	----

**REMARKS:**

**3<sup>rd</sup> Submittal: Update to revert back to an interim trapezoidal ditch within Parcel COS-3 instead of a full park improvements in COS-3**

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

	is approved subject to conformance to all City standards and the following conditions:
<b>X</b>	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 following comments are carried from previous review, it's time to clean up the remaining comments:

1. 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.

2. 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 improvement plans will not be approved prior to the posting of construction bonds of the stated perimeter street improvements and the storm facilities.
3. 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 improvement plans.
4. 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 improvement plans.
5. All proposed wrought iron fence must utilize RTC Uniform Standard Drawing 425.S1. Revise all pertinent construction notes and details 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:**

**1<sup>st</sup> Submittal DS and Plans (for first and original submittal);**

**2<sup>nd</sup> Submittal DS and Plans (for second submittal (addendum #1)) etc.**

**If drainage study contains multiple files, use the following naming convention in Document Title:**

**1<sup>st</sup> Submittal DS (for the report of the drainage study)**

**1<sup>st</sup> Submittal Plan 1 (could be the drainage condition maps)**

**1<sup>st</sup> 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