

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: March 19, 2025
TO: Land Development Services Department of Building & Safety			FROM: Neil Wacaser, P.E. <u>NW</u> Sr. Engineer Associate Department of Public Works
SUBJECT:		Drainage Study for:	COPIES TO:
Caldwell Park – Summerlin Village 29 - Parcel EF			Westwood Professional Services
Cross Streets:	SWC of Far Hills Drive & Grand Park Blvd.		KB Homes
File Number:	F:\Depot\DSMemos\DS5767D.doc		Bart Anderson, P.E., DevCo
Parcel Number:	137-28-511-001 & 137-28-611-001		CCRFCD
Zoning Action:	24-0125-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	4/30/2024	5/20/2024	Not Approved	\$400.00	5739433: \$400
2 nd Submittal	6/18/2024	7/8/2024	Conditionally approved	\$400.00	5814227: \$400
3 rd Submittal	7/31/2024	8/15/2024	See comments below		
TOTAL FEES (LDDRS):				\$800.00	----

REMARKS:

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

X	is approved subject to conformance to all City standards and the following conditions:
	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.
	is conditionally approved subject to City Building & Safety Department approval of the structural design and calculations

1. The proposed project is premised on the flood protection provided by the perimeter streets and the associated storm facilities (*Far Hills Avenue, Grand Park Boulevard, Spring Run Drive and Park Drift Trail*). The subject improvement plan will not be approved prior to the posting of construction bonds of the stated perimeter street improvements and the storm facilities.
2. During the mass grading condition, the project proposes to build temporary drainage swales. Prior to final plan approval, the developer must complete a maintenance and liability agreement for the interim drainage improvements 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. 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.
4. Clearly specify all proposed wrought iron fence/gate to be constructed per Uniform Standard Drawing 425.S1.

Unit 1 Improvement Plans:

5. Construction note 18 with 0.1'H and 0.5'W. Specify what is H and W?
6. Cross-lot drainage on Triplexes, Quadraplexes, Pentaplexes and Sexaplexes. Dedicate public drainage easement (privately maintained by HOA).
Add a note to the plans: "There shall be no block walls between lots within the multi-plexes"
7. Add new cross section for the parking stalls along King Creek PI at lot 228.
8. Add new cross section for the parking stalls along Marlette Creek PI at lot 173.

Unit 2 Improvement Plans:

9. **Sheet G-1:** Area between Lot 12 and Lot 13 must be dedicated as a public drainage easement to be privately maintained by the HOA on pertinent grading plans, detail sections and the Final Map. The drainage easement is callout as existing. Remove existing "EX" from label or provide recording information.
10. Sheet G-1: Add a new cross section for the area between Lot 12 and Lot 13 looking west or east.
11. Cross-lot drainage on Triplexes, Quadraplexes, Pentaplexes and Sexaplexes. Dedicate public drainage easement (privately maintained by HOA). Shade or hatch all cross-lot drainage easements on plans and typical detail on sheet D-3.
Add a note to the plans: "There shall be no block walls between lots within the multi-plexes"
12. There are 18-ft wide parking stalls along Marlette Creek PI. Revise cross sections or provide new cross sections show these parking stalls.
13. Construction note 13 with 0.1'H and 0.5'W. Specify what is H and W?
14. On Plan and Profile sheets, re-label all onsite storm drains as "private" not "public".

***** 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/SF

T/R/S: T20S/R59E/28
AREA K-28