

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		June 4, 2020
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:
	Highline – Summerlin West Village 21 - Parcel I	Kimley Horn and Associates, Inc.
Cross Streets:	Carriage Hill Drive and Redpoint Drive	Lennar, Robert Flaxa
File Number:	F:\Depot\DSMemos\DS5201C.doc	Bart Anderson, P.E., DevCo
Parcel Number:	137-26-112-001	CCRFCD
Zoning Action:	TMP-77187	CCPW
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	10/14/2019 & 10/31/2019	11/18/2019	Not Approved	\$400.00	3608643: \$400
2 nd Submittal	12/16/2019	1/7/2020	Conditional Approval	\$400.00	3677594: \$400
CCPW & CCRFCD	6/3/2020	6/4/2020	Concurrence Recv'd	N/C	N/C
			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.

- The subject development is under the premise of flood protection by the improved *Carriage Hill Drive* with a regional storm drain to the west, *Redpoint Drive* to the south and the *Modified Beltway Channel* (from *Summerlin Parkway* to the *NV Energy Facility*) to the east. No occupancy permit of the houses will be issued prior to the substantial buildout of the perimeter facilities.
- Second Request:** *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.*

The table provided on **Sheet C2.0** must be revised from "PUBLIC STORM QUANTITIES" TO "**PRIVATE STORM QUANTITIES**".
- Sheet C2.2 to Sheet C2.8:** Construction Notes #14 and #26 still call for 4"-PVC which contradict the response in the *Drainage Study Addendum* that all onsite storm drains had been upsized to 8" in diameter. Review and revise accordingly.
- 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.

5. Provide a note on the grading plans: All Onsite Storm Drains and the associated facilities are Privately Owned and to be Privately Maintained by the HOA.

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, conditional acceptance 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/26
AREA K-26