

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> September 26, 2023
<b>TO:</b> Land Development Services Department of Building & Safety		<b>FROM:</b> Tyler Key Flood Control Project Engineer Department of Public Works
<b>SUBJECT:</b>	Drainage Study for:	<b>COPIES TO:</b>
	<b>Summerlin Village 25 Parcel M - Edgewood</b>	Westwood Professional Services
<b>Cross Streets:</b>	Redpoint Dr & Park Bluff Ln	Tri-Pointe Homes Nevada, Inc.
<b>File Number:</b>	F:\Depot\DSMemos\DS5703A.doc	Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	137-22-310-001	CCRFCD
<b>Zoning Action:</b>	23-0351-MOD1, 23-0336-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	9/13/2023	9/26/2023	See Comments Below	\$400	5438422: \$400
<b>TOTAL FEES (LDDRS):</b>				<b>\$400</b>	----

**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:
<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.

1. Provide a copy of the zoning/planning conditions associated with this site (**23-0351-MOD1, 23-0336-TMP1**) with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.
2. The site is adjacent to or crosses an existing or proposed *Clark County Regional Flood Control District* (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study.

Please note that effective March 15, 2019, the CCRFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

3. The study assumes the full construction of *Park Bluff Lane* and the associated storm drain and stubs being in place for flood perpetuation. No occupancy permit of the residential units will be issued prior to the substantial buildout of the perimeter facilities.
4. On the Finished Floor Analysis, adjust the 100-year flow depth for each lot according to the street sections located in Exhibit D.

5. All proposed drainage facilities, except for SDMH #1, should be labeled as "Private."
6. Title the drainage quantity list "Drainage Improvement Quantities (Private)" and provide a second list for public facilities.
7. Use Standard Drawing 405.2 for all storm drain manholes.
8. FF needs to be 8" above the HP of the lot. Minimum FF for Lot 32 is 3570.2.
9. Provide the horizontal clearances between the proposed SD and other utilities.
10. Add a concrete cross gutter along *Pink Sunrise St.* at the east end of *Golden Summit Ave.*
11. Provide full street cross sections and calculations to verify the worst case flow depth on both side of the street.
12. Identify emergency flow paths for the low point, and verify that the proposed finished floor elevations along the emergency flow paths are protected.
13. **Sheet SD-1 and PP-1:** Provide the inverts for the inlet and outlet at SDMH #1.

**\*\*\* 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**  
TJK

T/R/S: T20S/R59E/S22  
AREA K22