

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> April 23, 2024
<b>TO:</b> Land Development Services Department of Community Development – Building & Safety Division		<b>FROM:</b> Tyler Key Flood Control Engineering Associate Department of Public Works
<b>SUBJECT:</b>	Drainage Study for:	<b>COPIES TO:</b>
	<b>Summerlin Village 29 Parcel J (Primrose Park)</b>	Richmond American Homes
<b>Cross Streets:</b>	Spring Run Dr. & Grand Park Blvd.	Westwood Professional Services
<b>File Number:</b>	F:\Depot\DSMemos\DS05762A.doc	Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	137-28-611-005	CCRFCD
<b>Zoning Action:</b>	24-0135-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	4/8/2024	4/23/2024	See Comments Below	\$400	5710027: \$400
<b>TOTAL FEES (LDDRS):</b>				<b>\$400</b>	<b>----</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 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. A review of the grading plan shows an elevation difference of approximately 5-feet of cut/fill adjacent to (un)developed properties. Sites with a grade difference of 2 feet above or below existing grades are required to have approval from the *City of Las Vegas Planning and Development Department*. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the *City Planning Department (229-6301)*. The engineer must provide *City Planning* approval with the next submittal.
4. The proposed project is premised on the flood protection provided by the perimeter streets and the associated storm facilities (Spring Run Drive, Grand Park Boulevard, COS-3/COS-4 Wash). The subject drainage study will not be approved prior to the posting of construction bonds of the stated perimeter street improvements and the storm facilities.
5. Update the Las Vegas Valley Construction Site BMP Guidelines to the CLV standard notes, and add note No. 6:

**Standard Note No. 6: Post-Construction BMPs (PCBMPs) / Control Measures noted on the Grading Plans are mandatory permanent regulatory stormwater pollution controls. These PCBMPs must be installed per the approved plans and must be permanently maintained.**

6. Show the limits of the existing public drainage easement within the channel, along with the recorded drawing number, on the grading plans.
7. **Exhibit D:** Provide a street section with FlowMaster calculations for *Primrose Park Ave.* to show the street flow information.
8. **Exhibit D:** Adjust the drop inlet numbers of each section of the Proposed Condition 100-Year Street Flow Summary to show the bypass flow from the appropriate drop inlets.
9. **Exhibit D:** Adjust the drop inlet numbers of each section of the Recommended Flood Control Facility Summary to show the bypass flow from the appropriate drop inlets.
10. **Sheet G4 & G5:** Label Common Element "N" as "Public drainage easement to be privately maintained." Show the note on the associated cross sections for each common element.
11. The following finish floors do not meet the Regional Flood Control District minimum criteria of twice the  $Q_{100}$  depth of flow up to 18-inches above the water surface (CCRFCD Manual Section 304.4.E.1) or 6-inch minimum above the highest adjacent top of curb (CCRFCD Manual Section 1602 304.4.E.1). The following finish floors should be revised or alternate flood protection provided. The following finished floors required additional protection from the adjacent channel (WSE + Freeboard + Super Elevation).

LOT	FF shown	Min FF
39	3690.30	3692.64
38	3688.80	3692.64
37	3686.90	3692.64
36	3685.40	3692.64
34	3683.00	3683.61
33	3681.80	3683.61
29	3672.00	3675.80
28	3668.90	3675.80
27	3665.80	3669.79
26	3662.70	3667.82
25	3659.50	3664.89
24	3656.90	3658.90

As an alternate each lot must be discussed in the drainage study, shown to be flood protected, and any necessary flood improvements shown on the grading plan.

12. Upsize the drop inlets along Vernalis Ave. to intercept additional flow, so the flow depth is not above the top of curb.
13. **Sheet G2:** Add the CLV drawing number for the 24" RCP storm drain along *Grand Park Blvd.*

**\*\*\* 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/S28  
AREA K28