

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> April 29, 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>Fairview Summerlin V29 (Parcel K)</b>	Hughes Howard Company LLC
<b>Cross Streets:</b>	Sky Vista Dr. & Spring Run Dr.	RCI Engineering
<b>File Number:</b>	F:\Depot\DSMemos\DS05763A.doc	Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	137-27-323-001, 137-28-710-001	CCRFCD
<b>Zoning Action:</b>	24-0039-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	4/29/2024	See Comments Below	\$400	5710080: \$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.

**\*\*\* Do not submit the Drainage Study to Clark County Regional Flood Control District (CCRFCD) prior to the Structural Design and Calculations being approved by the City Building & Safety Department**

1. 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>

2. A review of the grading plan shows an elevation difference of approximately 20-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.
3. 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.
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 drainage study.
5. The top of curb elevations along Grand Park Blvd. is greater than the adjacent finish floors. For these areas, add at least 1 course of solid grouting on the screen wall to protect the property from potential inundation.
6. Extend the Water Surface Profile Grade (WSPG) analysis of the Spring Run Dr. alignment to its connection point in Sky Vista Dr. to confirm any potential impacts on the existing Hydraulic Grade Line (HGL).
7. Show the limits of the existing public drainage easement, within the COS-3 channel, along with the recorded drawing number.
8. Use the "WSE + Freeboard + Superelevation," that is determined in the Village 29 COS-3 Wash Improvements drainage study, when establishing finish floor elevations of the adjacent lots along the COS-3 wash.
9. For the lots with area drains, provide finish grade elevations at each corner of the adjacent retaining wall along with grate elevations of the area drains.
10. Expand the size of the storm drain drop inlets to prevent the flow depth in the street from being above top of curb.
11. **Figure 6:** the flow information of Section 8A does not match the information that is shown in the Flowmaster calculation. Review and revise 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**  
TJK

T/R/S: T20S/R59E/S27, 28  
AREA K27