



Department of Public Works

500 S Grand Central Pky • Box 554000 • Las Vegas NV 89155-4000
 (702) 455-6000 • Fax (702) 455-6040

Denis Cederburg, P.E., Director • E-Mail: dlc@ClarkCountyNV.gov



Drainage Study Approval Letter

Date: October 24, 2024
Firm: RCI Engineering
Engineer: Andrew E. Whittaker, P.E.
Address: 500 South Rancho Drive, Las Vegas, NV 89106
Phone: (702) 453-0800
Fax: (702) 453-0801
E-mail: awhittaker@rcinevada.com

Subject: Technical Drainage Study for Summerlin Village 19 Charleston Modern
Location: SEC of West Charleston Boulevard and Plaza Centre Drive
APN: 164-02-510-007
Sec, Township, Range: S2, T21S, R59E
Flood Zone & Panel: Zone X, 2150E, revised September 27, 2002
Application Number: PW24-16059

Submittals	Date Received	Date Returned	Reviewer	Miscellaneous
Technical	08/12/2024	08/29/2024	PR	
Addendum #1	10/03/2024	10/24/2024	PR	

Concurrence Required: (Must be obtained prior to permit issuance)		Reason Concurrence is Required
	Boulder City	Adjacent to or Impacts Jurisdiction
	City of Mesquite	Adjacent to or Impacts Jurisdiction
	City of Henderson	Adjacent to or Impacts Jurisdiction
X	City of Las Vegas	Adjacent to or Impacts Jurisdiction
	City of North Las Vegas	Adjacent to or Impacts Jurisdiction
X	Nevada Department of Transportation	Adjacent to or Impacts NDOT Facility
	Union Pacific Railroad	Adjacent to or Impacts a UPRR Facility
	US Army Corps of Engineers	Impacts a USACE Facility
	Clark County Regional Flood Control District	Regional Significance, Adjacent to or Impacts CCRFCD MPU Facility or in a SFHA

The referenced **Technical Drainage Study** has been reviewed and is accepted as complying with minimum improvement standards. As set forth in the subject drainage study, the following measures will be taken to mitigate flood hazards.

The site shall be graded with respect to drainage as shown on "**Summerlin Village 19 Charleston Modern**", grading plan sheets C-1, N-1, G-1 through G-21, D-1, D-2, D-3, and P-1 through P-10, signed and sealed by John I. Land, P.E., on October 3, 2024.

Check appropriate conditions

	Retaining/screen wall combination may be in excess of current Clark County Unified Development Code, Chapter 30.04.03 (B) and (C) .
	A FEMA Elevation Certificate, completed by a licensed surveyor, must be submitted to and approved by CCPW Development Review Plan Check prior to the issuance of Certificates of Occupancy for those structures.
X	Mylars of the grading plan must be submitted to the CCPW Development Review Plan Check for approval signatures prior to map recordation (residential) or permit issuance (commercial).
X	An administrative minor deviation form to allow the finished floor elevation(s) to be set below the current Clark County criteria must be approved. This must be submitted to CCPW Development Review front counter after drainage study approval and prior to offsite final review.
X	The grading plan will be reviewed by Clark County Building Department. Revisions to the grading plan may be required if the site design does not comply with the requirements of the Clark County Building Code.
	The plans show work is proposed on another property. Notarized written permission must be obtained prior to permit issuance. A grading permit must be obtained from Building Dept prior to grading.
X	Right-of-way dedication must be verified.
	Existing drainage easements that are not being utilized must be vacated/relinquished.
	<i>Per Regional Flood Control District Policies and Procedures Manual, Section VIII. D. 13. Uniform Regulations for the Control of Drainage</i> , the Engineer of Record shall provide As-Built plans or record drawings to the District after completion and final inspection of such privately installed flood control facilities that have regional flood control significance.
X	Structural calculations are required. The structural calculations, plans, and details must be approved prior to "Offsite" submittal and prior to CCRFCD submittal, if applicable.
X	Comments can be found on the redlined plans and must be addressed prior to resubmittal.
	Prepare documents for drainage easements as shown on the grading plans.

Additional Conditions:

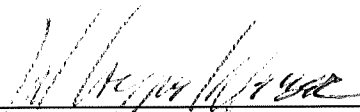
1. It is noted that the project requires structural calculations for the proposed area drain and connections in the southeast corner of the project. Please provide a separate submittal to include: structural calculations, structural plans, grading plans (that match the drainage study) and associated geotechnical report. The structural submittal should be submitted prior to offsite submittal and will require a \$750 initial fee.
2. The provided garage finished floor elevations included areas in which modified roll curb was specified. Height of curb from TRC to flowline for roll curb is 0.38'. The calculations provided used 0.5 for many of the lots facing roll curb. As a result, a couple of the proposed garage finished floors do not meet the requirement. Make the adjustments to the redlined GFFs prior to offsite and grading submittals.
3. Raise the proposed entrance high points off Plaza Center Drive to meet the requirement of being set at least 6 inches above depth of flow in the street. A minor adjustment to the redlined elevations should be made prior to offsite and grading submittals.
4. Any improvements not depicted on the above-mentioned grading plans may require an Update to this Technical Drainage Study.

The County's review is solely based on the information submitted by the Engineer of Record. The County's review is strictly limited to compliance with minimum County Codes and Standards. The Engineer of Record is responsible for researching and addressing situations that may require designs above and beyond the minimum codes for issues of public safety and impacts to upstream, downstream, and adjacent properties. The County assumes no liability for information, data, designs or conclusions of the Engineer of Record.

If you have any questions about the provided comments, please contact the reviewer* below.



*Patrick Robinson, P.E., CFM
Senior Civil Engineer
Development Review
Patrick.Robinson@ClarkCountyNV.gov



W. Layne Weber, P.E., CFM
Principal Engineer
Development Review
wlweber@ClarkCountyNV.gov