

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> November 18, 2024
<b>TO:</b> Land Development Services Department of Community Development – Building & Safety Division		<b>FROM:</b> Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
<b>SUBJECT:</b> Drainage Study for: <b>Summerlin Village 25 Parcel J</b>		<b>COPIES TO:</b> GCW Engineers & Surveyors
<b>Cross Streets:</b>	NEC of Park Drift Trail & Sandstone Rise Dr	PN II, Inc.
<b>File Number:</b>	F:\Depot\DSMemos\DS5815A.doc	Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	137-21-810-001 and 137-22-413-003	CCRFCD
<b>Zoning Action:</b>	24-0287-TMP1	
<b>FEMA Flood Zone</b>	YES NO <b>X</b>	
<b>Proposed Storm Drain</b>	YES NO <b>X</b>	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	10/30/2024	11/18/2024	See Comments Below	\$400.00	5995030: \$400
			<b>TOTAL FEES (LDDRS):</b>	<b>\$400.00</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 (**24-0287-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 proposed project is premised on the flood protection of the perimeter streets and the associated storm facilities (*Park Drift Trail and Sandstone Rise Drive*). 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.
3. 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>

4. Sites with a grade difference of 2 feet above or below existing are required to have approval from the *City 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 Planning approval with the next submittal.
5. **Sheet G1:** At the northwest corner of *Serenity Cove Lane* and *Parkland Cove Avenue*, the curvature between DI #7 and DI #15 appears to be at a sag point. Address in the next submittal whether there is an emergency overflow path in case the inlets are totally clogged.
6. **Sheet D2:** Detail Q: Specify the wrought iron fence and gate to be constructed per *City of Las Vegas Standard 425.S1*.
7. The main storm drain system appears to be very close to one side of the interior street. Make sure that the clearance between the edge of the storm drain and the lip of the street curb must be a minimum of 3'. Denote the clearance on the grading plans.
8. Add a note in all pertinent sheets for the construction of all storm drain drop inlets per a newly adopted USDCCA Drawing No. 421 (*Stormwater Quality Management Stamp and Sign Detail*).

**\*\*\* 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**  
AYS

T/R/S: T20S/R59E/21  
AREA K-21