

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: November 21, 2024
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT: Drainage Study for: EAS Summerlin Village 27 - Parcel L		COPIES TO: RCI Engineering
Cross Streets:	NWC of Twilight Run Dr. & Park Drift Trail	Taylor Morrison
File Number:	F:\Depot\DSMemos\DS5817A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	137-22-111-006 & more	CCRFCD
Zoning Action:	24-0345-TMP1	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES NO X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	11/7/2024	11/21/2024	See Comments Below	\$400.00	6005807: \$400
TOTAL FEES (LDDRS):				\$400.00	----

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:
X	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. The subject project is premised on the presence of the regional facility (APDF 0185: 5'x5'-RCB) in *Lake Mead Boulevard* downstream of the subject development for the perpetuation of the onsite storm flow. The subject drainage study will not be finally approved prior to at a minimum the posting of the construction bonds for the regional APDF 0185 facility.
2. 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.
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. **Figure 6 (Ultimate Conditions Map) and Figure 7 (Interim Conditions Map):** Per the *Inlets Table* on both drainage maps, there are six drop inlets proposed in sump condition, ie, DI #1 & DI #2 (*Olive Orchard Street*), DI #18 (in the clubhouse common area adjacent to *Laurel Garden Avenue*), DI #20 (*Cypress Sun Court*), DI #23 (*Sunlit Path Court*) and DI # 31 (at the southeast corner of the development).

Provide a subchapter in the next submittal to address whether there are any emergency overflow path at each sump location in the worst case that the inlets are totally clogged. Note that the maximum ponding depth cannot be more than one foot.

5. **Figure 6 (Ultimate Conditions Map):** Per the “*Ultimate Onsite 100-Year Hydraulic Sections*” table, Locations B1, D, G, H, I, Z, AA and AB all have 100-year flow depths above the top of curb and 100-year flow velocity greater than 5ft/s, ie, erosive.

Provide a subchapter in the next submittal to address what erosion protection have been provided in the front yard of the impacted lots at each problem locations.

6. In general, the onsite roadways have concrete sidewalk on one side of the street only. Wherever there is drop inlet on the side without concrete sidewalk, portion of the inlet will encroach into the adjacent private lots.

Provide public drainage easements at each of the encroaching inlets. Show the easements on the pertinent grading plans, record the easements on the Final Map prior to the final approval of the improvement plans.

The easements will be recorded as “Public Drainage Easement to be Privately Maintained by the HOA”.

7. **Phase 1 Improvement Plans: Sheet G-20:** Provide a structural detail for the connection between the existing 5’x5’-RCB stub and the proposed DI #31.
8. **Phase 3 Improvement Plans: Sheet G-2:** Label the contour elevations in the adjacent COS-4 area.
Provide existing TC elevations in the perimeter streets, *Park Drift Trail* and *Twilight Run Drive*.

9. **Phase 4 Improvement Plans: Sheets G-1, G-2 & G-3:** Label the contour elevations in the adjacent COS-4 area.

For houses that are lower than the adjacent wash, address how much 100-year flow and 100-year water depth in the wash in the next submittal.

10. **Phase 5 Improvement Plans: Sheet G-2 and Sheet D-1:** On the east side of Lot 52, a cross section 15/D-1 shows that the common element is 30’-minimum, however, the plan shows that the width is only 21’. Clarify in the next submittal.

The same cross section 15/D-1: Provide a swale in the common element for positive drainage. Take a general review of pertinent sections to add swale.

11. **Phase 6 Improvement Plans:** For houses that are lower than the adjacent COS-8 Wash, address how much 100-year flow and 100-year water depth in the wash in the next submittal.
12. Minimum allowable spacing between inlets is 600’, the proposed inlet spacing shown does not meet this requirement. Review and revise accordingly.

13. All drainage easements must be public drainage easements to be privately maintained and common lots to be labeled on the grading plans and to be dedicated as such in the final map.
14. The engineer must provide a table on the grading plans that shows a quantity estimate of all drainage improvements within Public Drainage Easements. All drainage improvements within Public Drainage Easements must be bonded and inspected.
15. 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:

1st Submittal DS and Plans (for first and original submittal);

2nd Submittal DS and Plans (for second submittal (addendum #1)) etc.

If drainage study contains multiple files, use the following naming convention in Document Title:

1st Submittal DS (for the report of the drainage study)

1st Submittal Plan 1 (could be the drainage condition maps)

1st 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/22
AREA K-22