

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: January 23, 2025
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\DS5817B.doc	Lucien Paet, P.E., DevCo
Parcel Number:	137-22-111-006 & more	CCRFCFCD
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
2 nd Submittal	1/2/2025	1/23/2025	See Comments Below	\$400.00	6065663: \$400
TOTAL FEES (LDDRS):				\$800.00	----

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 site is adjacent to or crosses an existing or proposed *Clark County Regional Flood Control District* (CCRFCFCD) master planned facility. Therefore, CCRFCFCD concurrence is required prior to final approval of the drainage study.

Please note that effective March 15, 2019, the CCRFCFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

2. **Flowmaster Worksheet Section H:** The discharge of 16.5-cfs does not match the discharge from Figure 6 Ultimate Conditions Hydraulic Sections Table. Revise on the next submittal.
3. **Standard Form 6:** The invert elevations for inlets 30, 33, 37, 38 and 39 do not match the invert elevation on the plans. Revise on the next submittal.
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. **Phase 1 Grading Plans:** Sheet G-20: Provide a structural detail for the connection between the existing 5'x5'-RCB stub and the proposed DI #31.
6. Phase 1 Grading Plans: Sheet G-23: Callout size of drop inlet 18.
7. Grading Plan: Add to grading construction note "Drop inlet 10-ft in length or smaller, remove solid grate and replace it with regular grate".
8. Grading Plan: All storm drain manholes must have a 30" ring and cover. Revise all construction notes accordingly.
9. Phase 3 Grading Plans: Provide a cross section of the drainage easement from Laurel Garden Ave to Park Drift Trail.
10. Phase 6 Sheet P-5: Show proposed grade of drainage easement form Cypress Sun Ct to Tranquil Oaks Dr.
11. Phase 1 grading plans: provide additional elevation labels on proposed contours.
12. 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.

***** 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/JT/SF

T/R/S: T20S/R59E/22
AREA K-22