

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: February 10, 2025
TO: Land Development Services Department of Building & Safety		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
Summerlin Village 25 Parcel O – Aberdeen		Westwood Professional Services
Cross Streets:	Sunset Run Drive & Lake Mead Blvd	Tri-Pointe Homes Nevada, Inc.
File Number:	F:\Depot\DSMemos\DS05824B.doc	Lucien Paet, P.E., DevCo
Parcel Number:	137-22-210-001	CCRFCFCD
Zoning Action:	24-0466-TMP1	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES X	NO

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	11/27/2024	12/19/2024	See Comments Below	\$400	6026387: \$400
2 nd Submittal	1/27/2024	2/10/2025	See Comments Below	\$400	6092934: \$400
TOTAL FEES (LDDRS):				\$800	----

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.

- The proposed project is premised on the flood protection of the perimeter streets and the associated storm facilities (Highland Pride Lane & *Sunset Run Drive*). The subject improvement plans will not be approved prior to the posting of construction bonds of the stated perimeter street improvements and the storm facilities.
- Per Conditions of Approval 24-0466-TMP1 Item #6: Grant a minimum 30-ft wide Public Sewer and Drainage Easement to be privately maintained for public sewer and drainage facilities within Comment Element "A". Additionally. Grant a matching Public Sewer and Drainage Easement by separate document to be privately maintained for public sewer and drainage facilities adjacent to Comment Element "A" at the point of connection. The width of these easements may be modified based on the review of construction drawings.
- 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>

4. Exhibit D – Developed Conditions: Revise Hydraulic cross section V2 in plan view to **V1**.
5. Exhibit D – 100-year Interior Street Flow Summary Table: The source flow bypass drop inlets don't match the plan view or the grading plans. Verify all cross sections with bypass inlets.
6. Exhibit D – 100-year Interior Street Flow Summary Table: Verify the flow for cross section F110, G120, G122 and G123?
7. Exhibit D – Developed Conditions: Show cross section 75 in plan view.
8. Exhibit D – Drainage Easement Hydraulic Summary Table: Verify the drop inlet number in the section ID and description.
9. Grading plans: Provide solid grouted walls along common element 'C' for lots 84, 85, 94 and 95.
10. Grading plans: Show all garage finished floor elevations on plans.

***** 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
HDR/AYS/SF/JT

T/R/S: T20S/R59E/S22
AREA K-22