

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: March 25, 2025
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Tyler Key Flood Control Engr. Associate Department of Public Works
SUBJECT: Drainage Study for: Summerlin Village 30 Parcel D		COPIES TO: Richmond American Homes of Nevada, Inc.
Cross Streets:	Mountain Run Dr. & Twilight Run Dr.	Westwood Professional Services
File Number:	F:\Depot\DSMemos\DS5850A.doc	Lucien Paet, P.E., DevCo
Parcel Number:	137-21-210-002	
Zoning Action:		
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	3/12/2025	3/25/2025	See Comments Below	\$400	6151318: \$400
TOTAL FEES (LDDRS):				\$400	----

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. Provide a copy of the zoning/planning conditions associated with this site 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. A review of the grading plan shows an elevation difference of approximately 2-feet of cut/fill adjacent to (un)developed properties. 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 proposed project is premised on the flood protection of the perimeter streets and the associated storm facilities (Mountain Run Dr.). 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.
4. The grading plan indicates offsite grading. Secure a notarized letter of permission from the property owner allowing the grading. This letter is required prior to final acceptance of the drainage study.
5. **Exhibit E:** Extend the map to show full extent of adjacent offsite basins.

6. **Exhibit E:** Remove the call out for subbasins c3 and h2.
7. **Exhibit E:** Section CO1b of the Offsite Hydraulic Section Summary is receiving flow from subbasin I-V30(b), but it currently reads I-V30(c). Review and revise accordingly.
8. **Exhibit E:** There are two cross sections labeled V1.
9. **Specific Energy Calculations:** For Section CO1A, the calculations are using a slope of 8.70%, but the max slope used in the flow calculations is 1.70%. If the max slope for that cross section is 8.70%, that slope should be used as the maximum slope in the flow calculations.
10. **Curb Inlet Sizing Computation:** The calculations for SDDI #9&10 use a street velocity and depth of 5.54 fps and 0.39 ft, respectively. Section h1, on Exhibit E, has a velocity of 3.28 fps and a depth of 0.47 ft.
11. **WSPG (SASA Mainline Model):** SDMH #52 is not shown on the plans. The nearest manhole shown on the plans is Ex. SDMH 10, but the inverts and info do not match with SDMH #52 shown on the WSPG.
12. **WSPG (SASA Mainline Model):** WSPG stations 1679.32 and 1684.32 have facility descriptions that read "Connection to SDDI #". Review and revise accordingly.
13. **Sheet D5:** Provide the full dimensions of the swale section on cross sections 48, 49, and 50.
14. Explain why there is such a big discrepancy in the flow rates of the interim and ultimate conditions of Section CO1A and CO1B.
15. Provide at least 3 ft of clearance between the lip of gutter and the outer edge of the proposed storm drain.
16. There are proposed lateral connections to the mainline with an angle of confluence of 90°. We recommend using an angle of confluence less than 30° to reduce turbulence and provide better hydraulic efficiency.
17. The distinction between the "Public" and "Private" storm drain happens at the connections joint. Either add another manhole at the separation between "Public" and "Private" or extend the "Public" storm drain to proposed manhole SDMH #51 for ease of maintenance.
18. For proposed manholes #8, 20, 29, 34, 40, 43, and 51, move the proposed manholes slightly downstream of the lateral inflows for constructability.
19. Is the swale to the northwest side of the project site existing or proposed? The introduction of the report discusses that it will be existing per DS 5637, but the plan is using the proposed line types and construction notes.
20. Update the Stormwater Management Notes to the current City of Las Vegas version.

***** 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

TJK

T/R/S: T20S/R59E/S21

AREA K21