

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: April 23, 2025
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Jefferson Torrecampo, P.E. Flood Control Engineering Associate Department of Public Works
SUBJECT:	Drainage Study for: Tropical and Rebecca	COPIES TO: Thomason Consulting Engineers
Cross Streets:	W. Tropical Parkway and Rebecca Road	Kavinson Homes
File Number:	F:\Depot\DSMemos\DS5855A.doc	Lucien Paet, P.E., DevCo
Parcel Number:	125-26-204-003	
Zoning Action:		
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	4/10/25	4/21/25	See Comments Below	\$400.00	6190592: \$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. Sites with a grade difference of 2 feet above or below existing grades are required to have approval from the City of Las Vegas 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 (702-229-6301). The engineer must provide City Planning approval with the next submittal.
2. The off-site hydrologic reference for Heller Development pre-dates the construction of the ANN ROAD CHANNEL WEST RAINBOW flood control facility (ANRB0050), constructed in 2014. Please update the off-site hydrology in Tropical Parkway to represent the post-construction flow conditions of this MPU facility.
3. The study uses a 100-year flow of 88cfs in Tropical Parkway assuming the upstream flow from Rebecca & Tropical is 71cfs per referenced study DS3415. However, flows from Joseph Neal Elementary School, NEC and SEC of Rainbow & Tropical will combine with the surface flow and go east on Tropical Parkway impacting the subject development. Therefore, the actual combined flow at Tropical Parkway is greater than what the study uses. Please revise all the calculations.
4. Per Northwest Neighborhood Study, the 24" local storm drain identified in the master plan in Tropical Parkway must be constructed with the subject development.
5. Provide concentration points at Bullring St. and Tropical Parkway for both existing and developed conditions and provide a table showing what basins included on each point. Demonstrate that the project does not divert flows from their existing flow.

6. On Figure 3: Use Figure W-2B Upper Northern Watershed for Figure 3 and update section 1.4 CCRFCD Master Plan Information.
7. On Figure 6: It appears the flow depth in front of LS1 will overtop TC on LVVWD easement per hydraulic section 4 On-site 100 yr. Address in the next submittal.
8. Flow totals at PT 1 and PT 2 do not match DON1 and DON2 totals, reconcile.
9. Provide minimum Finished Floor elevation table with calculations demonstrating that freeboard requirements are met.
10. Slopes used in hydraulic calculations for street sections do not match the improvement plans. Provide hydraulic calculations with corrected slopes.
11. Private streets must be public drainage easements. Provide a note on the grading plans "Note: All private streets are P.U.E., Public Sewer Easements, and Public Drainage Easements to be privately maintained by HOA."
12. Address the following comments on improvement plans:
 - a. Label property boundaries on improvement plans.
 - b. Provide existing elevation tags along saw-cut line for all perimeter streets
 - c. Provide top of wall, top of footing, and beginning/ending limits for 3-course wall on improvement plans.
 - d. Provide sidewalk underdrain on Tropical Parkway, west of proposed driveway where flows between 6-foot screen wall and 3-course wall collect and flow over the sidewalk.
 - e. The 3-course block wall around hydrant on Tropical Parkway prevents flows from continuing east to sidewalk underdrain, provide sidewalk underdrain west of hydrant.
 - f. Label existing grades and top of existing wall of adjacent properties to the east.
 - g. Label pipe under driveway to Tropical Parkway and state intended use.
 - h. Provide flow line with slope on landscape area along Tropical Parkway for us to verify flow direction. Show V-ditch in section detail.
 - i. Sheet D1: Section 4/D1 is not a representative of what is shown on the grading plan. The section currently shows a solid grouted wall between landscape and the sidewalk.
 - j. Revise the standard drainage compliance note on the grading plan with "City of Las Vegas" Public Works and DS #.
 - k. Provide a utility plan showing the proposed waterline as shown in section 9/D1.

***** 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
JRT

T/R/S: T19S/R60E/S26
AREA G26