CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM				DATE: May 5, 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:			**COPIES TO:**
Summerlin Village 30A Parcel B				Howard Hughes Company, LLC
Cross Streets:	Park Drift Trail/Trail Mountain Run Dr.			RCI Engineering
File Number:	F:\Depot\DSMemos\DS5857A.doc			Lucien Paet, P.E., DevCo
Parcel Number:	137-21-814-002			CCRFCD
Zoning Action:	25-0034-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 #
1st Submittal	4/16/2025	5/5/2025	See Comments Below	$400	6201616: $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. 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

2. The proposed project is premised on the flood protection of the perimeter streets and the associated storm facilities (Mountain Run Dr. & Park Drift Trl.). 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.

3. Verify subbasin boundary for COS-1 on Figures 5 and 6. Contours and area of disturbance indicate the subbasin boundary is further to the north. Additionally, the eastern extents of the subbasin boundary include areas that continue east.

4. A review of the grading plan shows an elevation difference of approximately 10-feet of cut/fill adjacent to (un)developed properties. 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* (229-6301). The engineer must provide *City Planning* approval with the next submittal.

5. Provide adjacent ground elevations for all existing and proposed walls, including existing rockery walls. Provide top of wall, and top of footing for all "to be constructed" walls in the improvement plans.

6. Provide soils map to verify the entire site is within Soils Map Unit 1731. Provide Land Use Category table with the Curve Number Matrix or provide Table 602A from the HCDDM with the corresponding lot size indicated.

7. Unit 1 civil improvement plans, sheet G-9 proposes revised grading at existing DI #7. Provide hydraulic calculations demonstrating that freeboard requirements are met for the revised grading at this DI. Verify the revised grading allows vehicular access in the LVVWD easement.

8. Provide grading detail for LVVWD easement access over existing rockery wall. Provide top of wall and top of footing elevations and add section to show interface with rockery wall. Flows concentrate at LVVWD easement access road; quantify flows, determine velocities, and provide erosion protection to prevent erosion and sediment transport onto Sunrise Haven Avenue.

9. The LVVWD easement must also be a Public Drainage Easement to be Privately Maintained due to the possible overflow of the existing drop inlet.

10. Provide the proposed flow information entering existing drop inlet #7.

11. Hydraulic calculations for street sections are rounded from prorated table. Use calculated flows without rounding to determine street hydraulics. Three or four tenths of a cfs will make a difference in the flow depth and velocity. Providing dxv products for the worst case for interior and perimeter streets using the steepest and flattest slopes.

12. Please address the following comments relating to the Storm Drain Hydraulic Calculation tables:
    a. The stations provided in the tables do not coincide with the stations on the civil improvement plans. Please match the stations.
    b. The invert elevations in the hydraulic calculation do not match the invert elevations shown on the civil improvement plans. Please reconcile.

13. Please address following comments on Unit 1 civil improvement plans:
    a. Provide street slope labels for all slopes applied to a street on all plan sheets.
    b. Concentrated inflow from the north is shown on sheet G-8, quantify flow, determine velocities for erosion protection, provide specific energy calculation to demonstrate flows will not flow through swale to overtop rockery wall (Sheet 10, unit 1).
    c. Detail 33 on sheet D-3 shows a 1 ft deep ditch that conveys 100-year flows, provide hydraulic calculations to verify erosion protection is not needed and that freeboard criteria is met.
    d. Verify drop inlets are a minimum 5-feet from curb returns.
    e. Show the village wall along the north end of the project sire on the grading plan sheets
    f. Sheet P-1: At the junction of SDMH #11, the upstream end shows a pressurized pipe while the downstream end has a milder slope but is flowing aa partially filled pipe. Address in the next submittal.

14. Please address following comments on Unit 2 civil improvement plans:
    a. Show the village wall along the north end of the project sire on the grading plan sheets

***** 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
CAG/TJK

T/R/S: T20S/R59E/S21
AREA K21