

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: July 23, 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: Rocky & SMP	COPIES TO: Tri-Pointe Homes Nevada, Inc.
Cross Streets:	Rocky Ave. & Shaumber Rd.	Westwood Professional Services
File Number:	F:\Depot\DSMemos\DS5887A.doc	Lucien Paet, P.E., DevCo
Parcel Number:	126-01-201-001, 126-01-201-002, 126-01-201-011, 126-01-201-012, 126-01-299-001	
Zoning Action:	25-0065 [GP1, ZON1, VAR1, VAC1, 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	7/9/2025	7/23/2025	See Comments Below	\$400.00	6311894: \$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. A review of the grading plan shows an elevation difference of approximately 6-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.
2. 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 approval of the drainage study.
3. The project proposes to build a temporary drainage facility at various locations. Prior to final plan approval the developer must complete a maintenance and liability agreement for the interim drainage improvements (off-site berms or channels) and post a minimum maintenance bond of \$50,000 or 50-percent of the construction cost for the improvements, whichever is greater. If the interim drainage improvements are bonded per phase, each phase must post a minimum maintenance bond of \$50,000 or 50-percent of the construction cost, whichever is greater, for each phase. The engineer must submit an estimate of the quantities for constructing the facility and an exhibit that adequately shows the location and limits of the drainage facility to *City of Las Vegas Flood Control* for approval. Once the drainage study is conditionally approved, the engineer should contact the City's Land Development Section (229-6371) to begin the agreement process.

In order for the maintenance bond to be released in the future, a drainage update / letter will be required to justify that the offsite berms / channels are no longer necessary and can be removed.

4. The "Temporary Catchment" proposed west of Sheep Mountain Parkway is on property owned by the Bureau of Land Management (APN 126-01-201-018). A right-of-Way Application must be submitted and approved by the BLM prior to final approval of this drainage study.
5. A Notice of Construction must be filed with the Nevada Division of Water Resources for the proposed detention basin.
6. 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.
7. The recorded document numbers for all Public Drainage Easements must be provided prior to final approval of Improvement Plans.
8. Update the Stormwater Management Notes that are shown on the Grading Plans to the current CLV version.
9. Provide a description of the timing of the construction of this project and the phases of the Kyle & SMP project to the south.
10. For the existing and proposed condition HEC-1, ensure the correct values are being used on Exhibit E. Some basins use the values associated with the 0.97 DARF when the correct values are the 1.00 DARF values.
11. Explain how much flow the proposed detention basin is accounting for with the improvements constructed with this project. Provide a discussion regarding existing onsite flow and proposed onsite flow and necessary detention flow to mitigate increased flow to the downstream facilities.
12. Explain why the 12" diameter opening is not being used in the Detention Basin Stage-Storage-Discharge calculations.
13. Ensure the information shown of the "Street Flow Summary" on Exhibit H matches what is shown on the FlowMaster sections.
14. Exhibit H: The flow information shown for Sections D1 and D2 are switched. Review and revise accordingly. Re-evaluate the Finished Floor Analysis with the correct flow depths of each section.
15. Is the existing ditch along the west side of Alpine Ridge Way being removed and replaced? Show the effects of the existing inlet on the northeast corner of Ruston Rd. & Alpine Ridge Way.
16. Sheet G-2 and G-5: Section 43 is located on Sheet D-4, but the Grading Plan references Sheet D-1.
17. Provide a cross section on Sheet G-2 for the proposed storm drain such as detail 39/D4 on Sheet D-1.
18. Sheet G-3: Show the limits of the proposed asphalt along the east side of the detention basin.
19. Sheet G-3: Provide a detail for the proposed spillway area.
20. Sheet G-3: Show the Q100 water surface elevation within the proposed detention basin including Q100 and label the Q100 water surface elevation.
21. Sheet G-3: A headwall structure and detail is needed for the inlet pipe to the detention basin.

22. Sheet G-3: Provide a cross section and show the surface material across Larry McBryde St. south of the proposed outlet pipe.
23. Sheet G-8: Provide a drop inlet and storm drain to replace proposed valley gutter within the public drainage easement.
24. Construction Note 8: Provide a detail of the wrought iron fence per Standard Drawing 425.S1.
25. Construction Note 11: Call out Standard Drawing 406 for the Type III Manhole.
26. Provide structural calculations for the outlet structure shown on Detail 24 of Sheet D-2.
27. Construction Note 27: Provide a detail for the proposed headwall structure.
28. Construction Note 28: Provide a detail for the concrete lined V-channel.
29. Sheet D1: Show the "A" Type Island Curb along the west side of Sheep Mountain Pkwy. on Section B as it is called out on the grading plans.
30. Sheet D2: Provide maintenance access structure into the outlet structure of the proposed detention basin, Detail 24.
31. Sheet PP-4: Add a note on riprap outfall on the profile to "See plans for grading"
32. Sheet PP-5 & PP-11: Show the water surface elevations for the inlet pipes.
33. Sheet PP-5: The mainline storm drain only adds 1 cfs of flow coming from SDDI #1, while SSDI #1 catches 4 cfs. Reflect this difference in the mainline system.

***** 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: T19S/R59E/S01
AREA G01