

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> May 10, 2022
<b>TO:</b> Land Development Services Department of Building & Safety		<b>FROM:</b> Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
<b>SUBJECT:</b>	Drainage Study for:	<b>COPIES TO:</b>
	<b>Summerlin West Village 27 - Lake Mead Boulevard - Park Drift Trail to Mountain Run Drive</b>	Atkins
<b>Cross Streets:</b>	Park Drift Trail and Mountain Run Drive	Howard Hughes Company, LLC
<b>File Number:</b>	F:\Depot\DSMemos\DS5455D.doc	Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	137-22-101-005, 137-21-501-001, 137-22-301-005, 137-21-701-001	CCRFC
<b>Zoning Action:</b>		
<b>FEMA Flood Zone</b>	YES	NO <b>X</b>
<b>Proposed Storm Drain</b>	YES <b>X</b>	NO

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	5/18/2021	6/1/2021 & 6/9/2021	Not Approved	\$400.00	4295558: \$400
2 <sup>nd</sup> submittal	10/6/2021 & 11/8/2021	11/16/2021	Not Approved	\$400.00	4483803: \$400
3 <sup>rd</sup> Submittal	1/18/2022	2/10/2022	Conditional Approval	\$400.00	4610397: \$400
4 <sup>th</sup> Submittal	4/26/2022	5/10/2022	See Comments Below	\$100.00	4755219: \$100
<b>TOTAL FEES (LDDRS):</b>				<b>\$1,300.00</b>	----

**REMARKS:**

**4<sup>th</sup> Submittal: Update #1 to remove the intersection of the Lake Mead Boulevard and Mountain Run Drive intersection**

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
<b>X</b>	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.

- Regarding the replacement of the 5'x5' RCB with the 54"-RCP, in the original approved plans, the upstream end of the box culvert has a flat and good size landing area for the maintenance truck to maneuver, however, in the revised plan, the landing area has been diminished which is not acceptable.

Address whether the 54"-RCP culvert is temporary or permanent in the next submittal. If it is permanent, ie, the City will eventually take over the maintenance, then the original 5'x5' box will be required.

- Sheet 48/90:** Storm Drain Lateral 4 (Z/48): Show the upstream HGL at the landing area.

3. **Sheet 13/90 & Sheet 14/90:** The storm drains tying to SDMH #39 and SDMH #40 appear to be too close to the adjacent curb of *Lake Mead Boulevard*. Note that the minimum clearance between the edge of storm drain and the lip of the curb is 3'. Label the clearance distance at the tightest location in the next submittal.

The following conditions/comments are repeated until they are complete:

4. The subject project is based on the premise that an interim berm upstream of the intersection of *Lake Mead Boulevard* and *Mountain Run Drive* to divert offsite flow from *Basin INT-A* to the COS-4 area and the downstream stub at the intersection of *Lake Mead Boulevard* and *Park Drift Lane* are in place for flood flow perpetuation. The subject drainage study will not be finally approved prior to the posting of the construction bonds of the *Summerlin West Grand Park Detention Basin – Inlet Pipe Improvements Project*.
5. The project proposes to build temporary drainage facilities, ie, the interim berm upstream of the intersection of *Lake Mead Boulevard* and *Mountain Run Drive* and the berms/swales along the east and west bound *Lake Mead* roadways for interim flood protection. Prior to final plan approval the developer must complete a maintenance and liability agreement for the interim drainage improvements (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. 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.

6. 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>

7. **Second Request:** *After discussion with Traffic Engineering Division, roll-curb in a City public right of way (ie, Lake Mead Boulevard) is not allowed. If the engineer/developer insists on the roll-curb, contact Mr. Victor Bolanos of City Traffic Engineering Division at (702) 229-6901 for review and approval prior to the final approval of the subject drainage study.*

The response was that *Howard Hughes Corporation* is currently working with *City Traffic Engineering Division* to determine a necessary "clear zone" and to obtain approval for the use of roll-curb. Approval from *City Traffic* must be obtained prior to the final approval of the drainage study.

8. **Second Request:** *Submit a separate set of improvement plans to City of Las Vegas Street & Storm Services Division for their review. Contact Mr. Matthew Meyer of Operations and Maintenance Department at [mmeyer@lasvegasnevada.gov](mailto:mmeyer@lasvegasnevada.gov) for direction. Approval from Street & Storm Services must be obtained prior to the final approval of the drainage study.*
9. 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.

**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.

**END OF REMARKS**  
HDR/AYS

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