

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: December 7, 2021	
TO: Land Development Services Department of Building & Safety		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works	
SUBJECT:	Drainage Study for:	COPIES TO:	
Summerlin West Village 29 - Phase I Infrastructure		GCW, Inc.	
Cross Streets:	Grand Park Boulevard & Far Hills Avenue	Howard Hughes Company, LLC	
File Number:	F:\Depot\DSMemos\DS5501B.doc	Bart Anderson, P.E., DevCo	
Parcel Number:	137-27-101-004, 137-28-601-001, 137-21-801-004.	CCRFCD	
Zoning Action:	N/A		
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 (Paid on 9/28/2021)	9/23/2021 & 9/28/2021	10/14/2021	Not Approved	\$400.00	4466730: \$400
2 nd Submittal	11/9/2021	12/7/2021	See Comments Below	\$400.00	4529622: \$400
			TOTAL FEES (LDDRS):	\$800.00	----

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. The subject project is based on the premise that the upstream *Park Drift Drive* is at a minimum rough graded to provide hydrologic cutoff and flood protection and the downstream *Far Hills Avenue (east of Sky Vista Drive)* and the associated storm drain facilities 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 above stated projects.
2. The project proposes to build temporary drainage facilities, ie, berms/swales along the sides of *Grand Park Boulevard and Far Hills Drive* 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.

3. A recent site visit conducted by the City staff revealed that the alleged existing swale along the west side of the rough graded *Park Drift Trail* has not been constructed yet! This essential facility for the interim flood protection of the proposed *V29 Phase 1 Infrastructure* must be in place prior to or to be constructed concurrently with the subject improvements.

Revise the pertinent grading plans to show the swale as part of the subject project and revise the maintenance bond quantities accordingly.

4. The "*Master Drainage Study – Summerlin West V29 – Update #2*" must be approved prior to the final approval of the subject drainage study.
5. 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>

6. Structural plans for the special junction structures must be submitted for review. Provide a soils report, structural calculations and specifications, two wet stamped structural sets, and a grading plan to the *City of Las Vegas Building Department* for processing. The engineer must provide a copy of *Building Department* approval of the structures to *Flood Control* prior to the final approval of the drainage study.
7. 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.
8. The response to previous Comment #7 was to upsize D.I. #7 and #8 to 22.5' long in order to lower the 100-year flow depth below top of curb. However, *City of Las Vegas* allows a single drop inlet to a maximum length of 20' for conveyance efficiency. Split the proposed D.I.s into two inlets correspondingly with a minimum spacing of 10'.
9. Per previous *Comment #12*, the minimum clearance distance between the lip of the curb and gutter of the street and the edge of the proposed storm drain is 3'. On the revised **Sheet PP5**, a dimension of 2.67' clearance is shown at Station 260+50 in *Far Hills Avenue*. This is not acceptable, review and revise accordingly.
10. **Sheet PP2 to Sheet PP5**: Provide and specify 6,000-psi compressive strength with 2"-sacrificial concrete. A Special Construction Note must be added to the Grading Plans and Plan & Profile Sheets that call out the special construction requirement for the additional sacrificial concrete. Special Inspection is required.

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/21,22,27&28
AREA K-27