

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: June 13, 2022
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 25 - Park Drift Trail Improvements (Sandstone Rise Drive to Lake Mead Boulevard)		Atkins
Cross Streets:	Park Drift Trail and Lake Mead Boulevard	Howard Hughes Company, LLC
File Number:	F:\Depot\DSMemos\DS5548B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	137-21-701-001 and 137-22-301-005	CCRFC
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	2/17/2022	3/16/2021	Not Approved	\$400.00	4655831: \$400
2 nd Submittal	5/25/2022	6/9/2022	See Comments Below	\$400.00	4800780: \$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 an interim berm and culvert upstream of the intersection of *Lake Mead Boulevard* and *Mountain Run Drive* to divert flow from *Basin INT-A* to the V29 COS-4 area are in place for flood flow diversion. The subject drainage study will not be finally approved prior to the posting of the construction bonds of the *Summerlin West V27 Lake Mead Boulevard (Park Drift Trail to Mountain Run Drive)* project.
2. The project proposes to build temporary drainage facilities, ie, the interim berms/swales along the west side of *Park Drift Trail* for 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. 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>

4. Per the response to Previous Comment #6, the future flow equalizer structure will be provided with the future *Mountain Run Drive Improvements* project.
5. Revise *Storm Drain Construction Note Diamond 4* to install Type II SD Manhole per CCAUSD #405.2 (not Type I CCAUSD #403).
6. Previous Comment #20: *Provide a RCB connection structural detail for the proposed box connection into the existing 6' x 6' RCB at Station 235+25 and 235+63.*

Provide a structural detail, not specifications in the next submittal.

7. Previous Comment #22: *Provide a Transition Structure at the connection of the existing 7' x 7' RCB with the 6' x 6" RCB and the 30" RCP at Station 252+70.*

No Detail Sheet was provided. Provide as such in the next submittal.

8. Provide a Transition Structure at the connection of the 5' x 5' RCB with the 6' x 6" RCB at Station 246+16.

No Detail Sheet was provided.

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.

10. All storm drain manholes that are more than 18'-deep such as *SDMH #10* 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/PBJ

T/R/S: T20S/R59E/21
AREA K-21