

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: May 5, 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 27 Parcel M – Mass Grading	GCW
Cross Streets:	Lake Mead Boulevard & Salt Spring Trail	Howard Hughes Company, LLC
File Number:	F:\Depot\DSMemos\DS5562A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	137-21-501-001	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	4/14/2022	5/4/2022	See Comments Below	\$400.00	4738962: \$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. The *City of Las Vegas* does not allow mass grading which shows distinctive features of street alignment and individual pad elevations as proposed in the subject drainage study and grading plans. Mass grading consists of contour grading with swale/channel for interim and temporary drainage purposes only.

The proposed mass rough grading will be allowed only when a *Technical Drainage Study* is approved. The technical drainage study will address the offsite and onsite flow impact and the mitigation features such as storm drain systems and drainage easements etc. The technical drainage study will also establish the individual lot finished floor and pad elevations.

2. The proposed onsite storm drain system must be designed using the WSPG program or Standard Form 6 for hydraulic calculations and proper sizing of the storm drain system.
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>

The following comments pertain to the hydrologic aspect of the project only. Further comments on the hydraulic aspect of the storm drain system and the onsite drainage pattern will be issued per the details in the next submittal:

4. The rainfall depths used in the 10-year and 100-year HEC-1s do not match the referenced HCDDM McCarran Rainfall Depth table. Provide the Rainfall Depth map from the manual to confirm that the site is within the McCarran Airport Rainfall area.
5. The areas shown on the exhibit and in the HEC-1 are inconsistent for both the 10-year and 100-year models. The areas used for COS14, COS3, COS11, COS9, COS8, ST2 and M do not appear to match.
6. The basins COS2, A, COS8A, COS8B, and COS7 are not included in the provided HEC-1.
7. **Figure 6:** Revise the figure to be more legible. Labels are inconsistent sizes, and the colors chosen for the exhibit are very hard to see.
8. **Figure 6:** Provide notes showing which study each basin and combination point is referenced from in the tables.
9. **Figure 6:** Show flow master cross section locations on the exhibit.
10. **Figure 6:** Subbasin COS-8b shown on Figure 6 does not match the basin shown on the Reverence Exhibit Figure 5B.
11. **Figure 6:** The combination points CP-0, DC-1, and CP-0.1 shown on Figure 6 do not appear to exist on the Grand Park or Reverence Study that the exhibit says they are referenced from. Provide combination points that match the name and locations shown on the referenced exhibits.
12. The referenced 2018 MPU Facility Map shows a natural wash along the northern portion of the site. It is not shown on the existing, or interim condition exhibit. The WSE of the natural wash should be shown on the grading plans.

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: T21S/R60E/19
AREA K-21