

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>			<b>DATE:</b> May 18, 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 - Park Drift Trail (V27 Sunset Run Drive to V22 Lake Mead Boulevard)</b>			Atkins
<b>Cross Streets:</b>	V27 Sunset Run Dr. & V22 Lake Mead Blvd.	Howard Hughes Company, LLC	
<b>File Number:</b>	F:\Depot\DSMemos\DS5563A.doc	Bart Anderson, P.E., DevCo	
<b>Parcel Number:</b>	137-21-501-001 and 137-15-401-003	CCRFCD	
<b>Zoning Action:</b>	N/A		
<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	4/26/2022	5/18/2022	See Comments Below	\$400.00	4755128: \$400
<b>TOTAL FEES (LDDRS):</b>				<b>\$400.00</b>	----

**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:
<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.

- The project proposes to build temporary drainage facilities, ie, the interim berms/swales along both sides 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.

- The site is adjacent to or crosses an existing or proposed *Clark County Regional Flood Control District (CCRFCD)* master planned facility (GOL3-0289). 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.

3. All storm drain inlets that are more than 10'-deep such as *SDDI #12* 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.
4. The report states that the allowable discharge rates for the project were established in the Summerlin West Planning Area (SWPA) MPU study. Include this study as a reference to confirm the proposed discharge flows.
5. Provide a basin (adjacent to the south of COS-8c-1) that considers the offsite flow from *Sunset Run Drive* to PD1 and include it in the analysis. Address in the next submittal.
6. **Figure 2:** The Existing Condition Site Map does not include any combination points, or a basin flow summary table.
7. **Figure 2 and Figure 3:** The *Study* stated that the *Boundary Channel* to the northwest of the subject improvements will be in place prior to the subject *Park Drift Trail* construction. However, the *Study* did not reference which prior drainage study and the improvement plans established the construction of such channel. If there are no approved plans for the channel, then the subject study and improvement plans have to include the channel.
8. The *Boundary Channel* must be constructed prior to the *Park Drift Trail* Improvements. Or provide a different basin map to account for the flow not collected by the *Boundary Channel*.
9. **Figure 4:** Basins A, B, C, COS-8b, E-1 all show clear discharge facilities through a storm drain stub or culvert to the street storm drain system or to the adjacent wash. However, it is not clear how Basin E-2 and Basin COS-12 discharge. Explain and resolve in the next submittal.
10. **Figure 5:** Label all offsite basins and show them in their entirety.
11. **Master Drainage Plan (Sheet 6/107 & Sheet 7/107):** At all the NDOT Type 2 Drop Inlets such as SDDI #3, SDDI #6, SDDI #11 and SDDI #14, provide access road for maintenance.
12. Provide hydraulic calculations for the proposed swales to determine flow depth is adequate and velocity/protection requirements.
13. Must provide 600' minimum distance between storm drain drop inlets. SDDI#7 and SDDI#8 are 1850' apart from inlets SDDI#9 and SDDI#10; SDDI#4 and SDDI#5 are 1250' apart from SDDI#7 and SDDI#8; SDDI#4 and SDDI#5 are 1650' apart from SDDI#1 and SDDI#2.
14. The riprap calculated for SDDI#14 is not shown on the grading plans and the riprap calculated for SDDI#7 is shown as existing on grading plans.
15. **Sheet 35/107, Sheet 36/107 & Sheet 52/107:** Sheet 35, 36/107 showed a flood wall adjacent to the maintenance access road, however, Sheet 52/107 Storm Drain Lateral 6 (Profile B/52) did not have a flood wall. Review and revise to match each other in the next submittal.  
  
Double check all other pertinent storm drain laterals and profiles which should show the flood wall accordingly.
16. Per the comment above, address the discharge velocity of the storm drain lateral onto the access road. Provide erosion protection of the access road.
17. **Sheet 45/107, Sheet 46/107 & Sheet 52/107:** See same conditions as in Comments 15 and 16 above.
18. **Sheet 78/107** has been mis-labeled as 77/107.

**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  
AREA K-21