

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: November 16, 2023
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 Village 25 Parcel KL - Mass Grading		GCW Engineers / Surveyors
Cross Streets:	SWC of Grand Park Blvd. & Fox Hill Drive	PN II, Inc.
File Number:	F:\Depot\DSMemos\DS5714A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	137-22-311-001, 137-22-311-002, 137-21-710-002	CCRFC
Zoning Action:	23-0511-TMP1	
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 10/30/2023)	10/30/2023	11/16/2023	See Comments Below	\$400.00	5500582: \$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.

- Provide a copy of the zoning/planning conditions associated with this site (**23-0511-TMP1**) with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.
- The project proposes to mass grade the subject property with temporary swales and berms at various locations of the site. 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. Once the drainage study is conditionally approved, 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's Land Development Section* (229-6371) to begin the agreement and bond 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. Provide a timeline for when the proposed improvements will be submitted to the City.
5. It appears that the proposed mass grading will go ahead before the surrounding streets and the associated storm facilities are being improved, address how the subject site will be flood protected during the interim mass grade condition. For example, the site is lower than *Park Drift Trail* and *Fox Hill Drive*, a berm along the two streets are required for site protection. Review and revise accordingly in the next submittal.
6. **Figure 5 - Proposed Condition Drainage Map:** properly delineate subbasins and prorated subbasin boundaries.
7. **Figure 5 - Proposed Condition Drainage Map:** Hydraulic Cross Sections B, I and J velocities do not match flow master calculations. Revise accordingly.
8. **Figure 5 - Proposed Condition Drainage Map:** Hydraulic Cross Sections J flow depth do not match flow master calculations. Revise accordingly.
9. All detail sections show graded slope of 1:3, however, the plans show some slope as steep as 1:1 which is not stable. Provide a geotechnical soil report supporting 1:1 slope grading. Otherwise revise the plans to show graded slope to a maximum of 1:3 in the next submittal.
10. **MG1:** *Cross Section Q* is used as a typical section; however, it is not the same throughout the site. Use different name for different features.
11. **MG1:** *Cross Section F* on the northwest side of the site shows offsite flow impacting the onsite. Provide how will this be mitigated in the next submittal.
12. **MG2:** There are two *Cross Section G* on the plan, however, one cuts across a proposed berm and the other cuts through a scarp. Use two different sections to show the variances.

***** The City of Las Vegas Flood Control is standardizing the file naming of drainage studies and plans during the digitizing process. When saving the project files in the CD or thumb drive, please follow the system below:**

If drainage study only contains one combined file, use the following naming convention in Document Title:

1st Submittal DS and Plans (for first and original submittal);

2nd Submittal DS and Plans (for second submittal (addendum #1)) etc.

If drainage study contains multiple files, use the following naming convention in Document Title:

1st Submittal DS (for the report of the drainage study)

1st Submittal Plan 1 (could be the drainage condition maps)

1st Submittal Plan 2 (could be the improvement plans) etc.

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.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Update and accepted by the *City of Las Vegas Flood Control Section*. Additionally, final approval of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

END OF REMARKS
HDR/AYS

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