

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: December 4, 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 - Phase 1			GCW Engineers / Surveyors
Cross Streets:	SWC of Grand Park Blvd & Fox Hill Drive		PN II, Inc.
File Number:	F:\Depot\DSMemos\DS5718A.doc		Bart Anderson, P.E., DevCo
Parcel Number:	137-22-311-001, 137-22-311-002 & 137-21-710-002		CCRFCFCD
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	11/20/2023	12/4/2023	See Comments Below	\$400.00	5526570: \$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. 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.
2. The proposed project is premised on the flood protection of the perimeter streets and the associated storm facilities (*Grand Park Boulevard, Fox Hill Drive and Park Drift Trail*). The subject drainage study will not be approved prior to the posting of construction bonds of the stated perimeter street improvements and the storm facilities.
3. The site is adjacent to or crosses an existing or proposed *Clark County Regional Flood Control District* (CCRFCFCD) master planned facility. Therefore, CCRFCFCD concurrence is required prior to final approval of the drainage study.

Please note that effective March 15, 2019, the CCRFCFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

4. **Figure 5:** Provide hydraulic sections for all onsite roadways evaluating the depths and velocities of the onsite flows. Note that the onsite street flow depths shall not overtop the curb. If it does, additional drop inlets shall be provided to limit the flow depth to top of curb. Address and provide as such in the next submittal.
5. **Figure 5:** The *Drainage Facility Summary* table states *Facility 23A* is designed to collect *Facility 21A*, *Facility 20A* and *Facility 23*, however it should collect *Facility 21A*, *Facility 22* and *Facility 23*.
6. **Figure 5:** Facility 10 should also collect the flow from *Basin K10*.
7. **Figure 5:** Name subbasins for area between rockery and cul-de-sacs.
8. The existing 36" stub was designed for 62 cfs, not 81 cfs as proposed. Extend WSPG past connection of 54" to confirm that downstream is not affected by the increased flow.
9. All storm drain manholes that are more than 18'-deep require 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 inlets that are more than 10'-deep require 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.
11. **Sheet C2:** Replace the "*Las Vegas Valley Construction Stormwater Runoff Management Notes*" with the current *City of Las Vegas* standard notes.
12. **Sheet G-1 and all sheets showing storm drains:** Show a dimension to show that the distance from edge of pipe to the lip of curb is a minimum 3' distance.
13. **Sheet G1:** Revise the call out of drainage easement at CE "A" to be **PUBLIC**.
14. **Sheet G1:** *Section Detail 4B/D1* on the plan does not match the detail on **Sheet D1**. The subject site Parcel K is higher than the adjacent Parcel J. Revise accordingly.
15. **Sheet G1 and all pertinent sheets:** It appears that no transition from roll-curb to L-curb to accommodate the drop inlet is shown at all inlet locations. Review and revise accordingly in the next submittal.
16. **Sheet G3:** Provide a storm drain manhole at the *Grand Park Boulevard* right-of-way line to distinguish between public and private storm drain for clarity in future maintenance.
17. **Sheet G4:** Provide sediment erosion protection for *Brantley Cover Drive* where Phase 1 construction ends.
18. **Sheets G4, G5 and G11:** *Section Details 2B/D1* and *2C/D1* show that the onsite is lower than the adjacent *Fox Hill Drive*. Revise to show that the top three courses of the wall adjacent to *Fox Hill Drive* must be of 8"-thickness CMU or equivalent and be solid grouted.
19. It is noted that *Phase 2* along *Park Drift Trail* is also lower than the street. Either revise *Section Details 3a/D1* and *3b/D1* with 3-course 8"-solid grouted wall with this phase development or to be shown in the future *Phase 2 Development*. Address clearly in the next submittal.
20. In all grading plans, provide TC elevations in all perimeter streets at regular intervals.
21. Grading information is needed to confirm the proposed sidewalk underdrain can collect the surface runoff from the edge of the property wall to the cul-de-sac area.

- 22. **Sheet P9:** HGL must be at least 1' below proposed grade.
- 23. **Sheet P9:** *Storm Drain Manhole #11* needs to be at grade.
- 24. **Sheet P12:** In the plan view, clarify whether it is 42"-RCP or 48"-RCP in the next submittal.
- 25. In all the plan & profile sheets, clearly revise all callout for the storm drains as "PRIVATE"

***** 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