



**ADDENDUM NO.2 TO THE TECHNICAL DRAINAGE
STUDY**

**SUMMERLIN VILLAGE 29
PARCEL AB - ALTON**

JANUARY 2024

PREPARED FOR:
KB Home
City of Las Vegas, NV

PREPARED BY:

Westwood

SUMMERLIN VILLAGE 29 PARCEL AB - ALTON

Technical Drainage Study Addendum No. 2

City of Las Vegas, NV

Prepared For:

KB Home

5655 Badura Avenue, suite 180

Las Vegas, Nevada 89118

Phone: (702) 266-8623

Prepared By:

Westwood Professional Services

5725 W. Badura Avenue, Suite 100

Las Vegas, NV 89118

Phone: (702) 284-5300



1/9/24

Project Number: KBH2304.001

Date: January 2024

Stanley Okey Amadi, P.E. CFM
NV Professional Engineer No. 21724

Assisted by: Jonathan S. Rocha, E.I.

HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Summerlin Village 29 Parcel AB - Alton (Addendum No. 2) Date: January 2024
 Location of Development: a) Descriptive (Cross Streets): North/South: Grand Park Boulevard
East/West: Far Hills Avenue
 b) Section: 27 Township: 20 South Range: 59 East
 c) APN: 137-21-812-001, -812-002; 137-22-426-001; 137-28-510-001, -510-002; 137-27-117-001

Name of Owner: KB Home
 Telephone No.: 702-266-8500 Fax No.: 702-266-8623 E-mail Address: pchao@kbhome.com
 Address: 5655 Badura Ave, Suite 180 Las Vegas NV 89118

Contact Person – Name: Stanley Okey Amadi, P.E., CFM Telephone No.: (702) 284-5300
 *E-mail Address: Stanley.Amadi@westwoodps.com Fax No.: (702) 284-5399
 Firm: Westwood Professional Services
 Address: 5725 W. Badura Ave Las Vegas NV 89118

Type of Land Development/Land Disturbance Process:

<input type="checkbox"/>	Rezoning	<input type="checkbox"/>	Subdivison Map	<input type="checkbox"/>	Clearing and grading Only
<input type="checkbox"/>	Parcel Map	<input checked="" type="checkbox"/>	Planned Unit Development	<input type="checkbox"/>	Other (Please specify below)
<input type="checkbox"/>	Large Parcel Map	<input type="checkbox"/>	Building Permit	<input type="checkbox"/>	

1. Total Owned Land Area: At Site: ± 32.3 Being Developed/Disturbed: ± 32.3

2. Is a portion or all of the subject property located in a FEMA Flood Hazard Area? Yes** No

3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? Yes** No

4. Proposed type of development (Residential, Commercial, Etc.): Single Family Residential

5. Approximate upstream land area which drains to the subject site: 0 ac.

6. Has the site drainage been evaluated in the past? Yes** No If yes, please identify documentation: _____

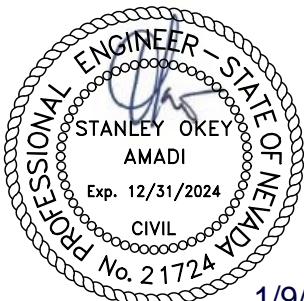
Master Drainage Study Update No.2 for Summerlin West Village 29 (DS 5410)

Technical Drainage Study for Summerlin Village 29 Phase 1 Infrastructure (DS 5501)

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: east into existing storm drain system

8. Briefly describe your proposed schedule for the subject project: ASAP. 2 interim conditions for mass grade and Unit 1.

Full development with Unit 2.



1/9/24

Engineer's Seal

Submit this form as part of the required drainage study to the local entity which has jurisdiction over The subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

***Newly Required Field**

****Review and concurrence of the Clark County Regional Flood Control District is required**

	Revision	Date

Local Entity File No. _____

REFERENCE: STANDARD FORM 1

January 9, 2024

Albert Sung, P.E.
Project Engineer
City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101


**Re: Technical Drainage Study Addendum No. 2 for Summerlin Village
29 Parcel AB - Alton (DS 5710)**
File KBH2304-001

Dear Mr. Sung:

This letter certifies that all items provided on the project study submittal CD match the paper version bound into the study.

Please contact me if you have any questions.

Respectfully Submitted,
WESTWOOD PROFESSIONAL SERVICES



Jonathan S. Rocha, E.I.
Graduate Engineer – Water Resource Services

KBH2304.001

January 8, 2024

City of Las Vegas
495 S. Main Street
1st Floor
Las Vegas, Nevada 89101

**Subject: SUMMERLIN VILLAGE 29 PARCEL AB - ALTON
(TDS ADDENDUM NO. 2) (DS 5710)**

This letter is submitted in response to the comments contained in the December 21, 2023, review memorandum, regarding the above referenced project. A copy of the City of Las Vegas comment letter has been provided in Appendix A. The comments in the review memorandum have been individually addressed as follows:

1. **Comment:** *During the mass grading condition, the project proposes to build temporary drainage swales. Prior to final plan approval, the developer must complete a maintenance and liability agreement for the interim drainage improvements 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.

Response: Acknowledged.

2. **Comment:** *The proposed project is premised on the flood protection provided by the perimeter streets and the associated storm facilities (Far Hills Avenue, Grand Park Boulevard, Sandstone Rice 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.*

Response: Acknowledged.

3. **Comment:** *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>

Response: Acknowledged.

Unit 1 Improvement Plan Comments:

- Comment:** *Previous Comment: Sheet G-1: Extend the L-curb from SDDI #4 to as close to the driveway of Lot 175 (with transition from modified roll curb to L-curb) and to the same extent on the other side of SDDI #4.*

Provide a profile from SDDI #4 through CE T to Grand Park Boulevard.

The required profile was presented in Sheet PP-9 which showed that the high point (FG ELEV 3638.10) in the profile is about 18" above the invert in the drop inlet. That means the maximum ponding depth will be more than 1' in case the inlet is totally clogged. Revise to keep the worst case maximum ponding depth to 1'.

Also, finish the profile from the high point to the adjacent street Grand Park Boulevard.

Response: The profile provided was already extended to the curb in Grand Park Boulevard at station 20+41.73 (3630.96 TC). Additional station/finished grade elevations within the adjacent common lot have been provided on the revised profile per the design by THHC. Likewise, the overflow elevation has been revised to reduce the maximum ponding depth to less than 1.0-ft.

- Comment:** *Previous Comment: Sheet G-2: Extend the L-curb from SDDI #3 to as close to the driveway of Lot 184 and to the same extent on the other side of SDDI #3.*

The profile showed that the maximum ponding depth will be about 2.5' which is not acceptable. Review and revise accordingly.

Response: Acknowledged. The grading of the overflow elevation has also been revised to limit the maximum ponding depth at less than 1.0-ft, and additional station/finished grade elevations within the adjacent common lot have been provided on the revised profile per the design by THHC.

- Comment:** *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.*

Response: Acknowledged. Plans will be submitted for structural review after conditional approval of the drainage study.

7. **Comment:** *All manholes that are more than 18' 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.*

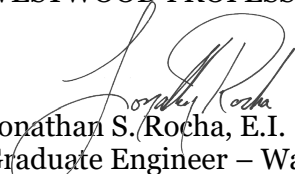
Response: Acknowledged. Plans will be submitted for structural review after conditional approval of the drainage study.

8. **Comment:** *Clearly specify all proposed wrought iron fence/gate to be constructed per Uniform Standard Drawing 425.S1.*

Response: Uniform Standard Drawing 425.S1 has been specified on the plan set.

We believe the above responses and revisions provided on the amended improvement plans have adequately satisfied the concerns in the subject review memorandum. The revised improvement plan sheets adopting the revisions addressed in this letter have been included in the last appendix of this addendum. If you have any questions or require additional information, please do not hesitate to contact our office at (702) 284-5300.

Respectfully Submitted,
WESTWOOD PROFESSIONAL SERVICES


Jonathan S. Rocha, E.I.
Graduate Engineer – Water Resources Services

CC: Stanley Okey Amadi, P.E., CFM
Michael Fang, P.E.
Kellin Collins, P.E.

List of Appendices

Appendix A **City of Las Vegas Comment Letter**

Appendix B **Improvement Plans**

APPENDIX A

City of Las Vegas Comment Letter

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: December 21, 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 29 Parcel AB - Alton		Westwood Professional Services
Cross Streets:	NWC of Grand Park Blvd. & Far Hills Ave.	KB Home
File Number:	F:\Depot\DSMemos\DS5710B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	137-21-812-001,-812-002;137-22-426-001; 137-28-510-001,-510-002; 137-27-117-001	CCRFC
Zoning Action:	23-0360-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	10/12/2023	11/7/2023	Not Approved	\$400.00	5478874: \$400
2 nd Submittal	12/5/2023	12/21/2023	See Comments Below	\$400.00	5548178: \$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.

- During the mass grading condition, the project proposes to build temporary drainage swales. Prior to final plan approval, the developer must complete a maintenance and liability agreement for the interim drainage improvements 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.

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Unit 1 Improvement Plans:

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7. All manholes that are more than 18' 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.
8. Clearly specify all proposed wrought iron fence/gate to be constructed per Uniform Standard Drawing 425.S1.

***** 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: 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.

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

APPENDIX B
Improvement Plans