

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: May 6, 2024
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 29 & 32 - Park Drift Trail & Loop Road Rough Grading		AtkinsRealis
Cross Streets:	Park Drift Trail from Spring Run Drive to Future Village 32 Loop Road	Howard Hughes Company, LLC
File Number:	F:\Depot\DSMemos\DS5741B.doc	Bart Anderson, P.E., DevCo.
Parcel Number:	137-28-201-001	CCRFC D
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	2/13/2024	3/12/2024	Not Approved	\$400.00	5629150: \$400
2 nd Submittal	4/9/2024	5/3/2024	See Comments Below	\$400.00	5709730: \$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.

- The project proposes to build a temporary drainage facility along the *Loop Road* and *Park Drift Trail*. Prior to final plan approval the developer must complete a maintenance and liability agreement for the interim drainage improvements (off-site 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* (CCRFC D) master planned facility. Therefore, CCRFC D concurrence is required prior to final approval of the drainage study.

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

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

3. **Sheet 9/70:** Provide construction note for the material used in the shaded area at the low point of the *Construction Access Road*.
4. **Sheets 8/70 & 22/70:** On **Sheet 8**, an access ramp is shown leading to the bottom of the north side of the 4#14'x7' culvert, however **Sheet 22** doesn't clearly show the ramp. Review and revise in the next submittal.

Provide cross section of the ramp which must be 12'-wide minimum at 10% maximum slope.

Provide control of access to all ramps at the entrance from the street end to prevent non-maintenance crew usage.

5. The revised **Sheet 22** shows concrete apron covers only to the extent of the wing walls at both sides of the culvert structure. There was no discussion about the scour and calculations for the erosion protection at both the upstream and downstream side of the culvert. In reference to the *Summerlin Village 29 COS-3/COS-4 Wash Improvements* project by GCW, Inc, the culvert structures at the intersection with *Grand Park Boulevard* have concrete apron about 200' long at both upstream and downstream sides. Based on the same order of 100-year flow in the proposed culvert versus the culvert at *Grand Park Boulevard*, the concrete apron should be extended substantially. Provide calculations to support the proposed length of concrete apron at the inlet and outlet sides of the culvert in the next submittal.
6. **Junction Structures #1, #2** are special design facilities. Structural plans for the proposed reinforced concrete structures must be submitted for review. Provide soils report, structural calculations and specifications, two wet stamped structural sets, and a grading plan to the *Building Department* for processing. The engineer must provide a copy of *Building Department* approval of the structures to *Flood Control* prior to final acceptance of the drainage study.
7. **Second Request: Sheets 15 & 16 (Revised to Sheets 16 & 17 in the Addendum): Provide a SDMH at the angle point of the 9'x6' RCB.**

The response was that a SDMH will be provided immediately upstream of the point of connection in the future RCB. However, there is no note of any stating that a future SDMH will be provided. Why not just provide a SDMH at the angle point by the subject project?
8. **Second Request: Sheet 43 (Revised to Sheet 47): for SDDI #5, the HGL does not meet 1' below grade in the interim condition. Address and resolve in the next submittal.**

The revised lateral profile still show the interim HGL not meeting the 1'-below surface grade.
9. Submit a separate set of improvement plans to *City of Las Vegas Street & Storm Services Division* for their review. Contact Mr. Matthew Meyer of *Operations and Maintenance Department* at mmeyer@lasvegasnevada.gov for direction. Approval from *Street & Storm Services* must be obtained prior to the final approval of the drainage study.
10. 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.
11. All storm drain 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.

***** 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: T21S/R59E/28
AREA K-28