

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: June 25, 2024	
TO: Land Development Services Department of Building & Safety- Building & Safety Division		FROM: Jefferson Torrecampo, P.E. Flood Control Engineering Associate Department of Public Works	
SUBJECT: Drainage Study for:		COPIES TO:	
Summerlin Village 27 Parcel E - Custom Lot Improvements		GCW, Inc.	
Cross Streets:	NWC of Park Drift Trail & Sunset Run Drive	The Howard Hughes Company	
File Number:	F:\Depot\DSMemos\DS5681A.doc	Bart Anderson, P.E.; DevCo	
Parcel Number:	137-16-811-001; 137-15-310-002	CCRFCD	
Zoning Action:			
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	6/5/2024	6/24/2024	See Comments Below	\$400.00	5805390: \$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 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 subject project is based on the premise that a *Clark County* regional facility “GOL3” being constructed for flood protection. The subject drainage study will not be finally approved prior to at a minimum the posting of the construction bonds for the “*Summerlin West Village 27 Parcel M & E Drainage Improvement*” and “*Summerlin West Village 27 Debris Basin*” projects.
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. 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.
5. 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.
6. Per **Figure 6** and **Figure 7**, drop inlets #3, #4, & #5 are in sump condition. Address in the next submittal for each proposed sump inlet whether there is any emergency overflow path is provided in case of a worst scenario that the inlet is totally clogged. Note that the maximum allowed ponding in the streets is 1'.
7. **Sheet GD5:** The proposed drainage easement between *Valley Horizon Drive and Amaya Canyon Drive* must be dedicated as a *Public Drainage Easement to be Privately Maintained by the HOA*.
8. The engineer must provide a table on the grading plans that shows a quantity estimate of all drainage improvements within Public Drainage Easements. All drainage improvements within Public Drainage Easements must be bonded and inspected.
9. **Sheet GD5:** The storm drain pipe between SDMH #13 and SDDI #4 appears to be below the adjacent curb. Provide and label a minimum of 3'-clearance between the lip of curb and the edge of the storm drain pipe in the next submittal.
10. **Sheet GD6:** Provide CLV project/drawing number on the existing storm drain facilities along Park Drift Trail.
11. **Sheet PP1:** Provide Nuisance DI between high point (21+59.12) and SDDI #11 (35+40.27) to meet a minimum allowable spacing of 600'. The proposed SDDI #11 is approximately 1300' from high point.
12. **Sheet LP2:** Provide maintenance access road with gate to headwall.

***** 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
JRT

T/R/S: T20S/R59E/21
AREA K-16