1st Response to Comments for the Technical Drainage Study For

Summerlin Village 26 Parcel L Mass Grading

764-204-023

January 2022

Prepared for:
Pulte Homes
7555 S. Tenaya Way #200
Las Vegas, NV 89113
(702) 914-3846

Prepared by GCW, Inc.

1555 South Rainbow Blvd
Las Vegas, NV 89146

P: 702.804.2000
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info@gcwengineering.com
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HYDROLOGIC CRITERIA AND DRAINAGE MANUAL

DRAINAGE STUDY INFORMATION FORM

Name of Development: Summerlin Village 26 Parcel L Mass Grading Date: January 2022

Location of Development: a) Descriptive (Cross Streets) North/South: Revernce Pkwy.

East/West: Lake Mead Blvd.

b) Section: 14 Township: 20S Range: 59E

c) APN : 137-14-715-038

Name of Owner: Owner: P N II INC ; Developer: Pulte Homes

Telephone No.: (702) 914-4836 Fax No.: (702) 914-3100 E-Mail Address: brenin.anderson@pultegroup.com

Address: 7555 S. Tenaya Way #200, Las Vegas, NV 89113

Contact Person-Name: Cody Beck **Telephone No.:** (702) 804-2000

* **E-Mail Address:** Cbeck@gcwengineering.com **Fax No.:** (702) 804-2299

Firm: GCW, Inc.

Address: 1555 S. Rainbow Blvd. Las Vegas, NV 89146

Type of Land Development/Land Disturbance Process:

	Rezoning		Subdivision Map		Clearing and Grading Only
	Parcel Map		Planned Unit Development	x	Other (Please specify below)
	Large Parcel Map		Building Permit	Grading	

1. Total Owned Land Area: At Site: +/- 15.69 acres Being Developed/Disturbed: +/- 15.69 acres
2. Is a portion or all of the subject property located in a designated 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.): 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: MDS for Summerlin Village 26 Reverence, GCW,Inc 2015.
7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: The project site will discharge northeast towards a 48" RCP and into a 20'X7.5' Concrete Channel.
8. Briefly describe your proposed schedule for the subject project: The client intends to start construction as soon as practical. Any expediting of this process is appreciated.

PROFESSIONAL ENGINEER STATE OF NEVADA
CODY BECK
Exp: 12/31/2022
CIVIL
No. 27013

1/6/22

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.

***New 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

764-204-023

January 6, 2022

Albert Y. Sung, P.E.
Flood Control Project Engineer
City of Las Vegas Land Development Services
Flood Control Division
495 S. Main Street
Las Vegas, Nevada 89101

Re: 1st Response to Comments for the Technical Drainage Study for Summerlin Village 26 – Parcel L Mass Grading

Dear Mr. Sung,

This letter is to certify that all documents provided in the 1st Response to Comments for the Technical Drainage Study for Summerlin Village 26 – Parcel L Mass Grading electronic submittal (CD) matches

100% the hardcopy version of the study.

Respectfully submitted,

PROFESSIONAL ENGINEER · STATE OF NEVADA
CODY BECK
Exp: 12/31/2022
CIVIL
No. 27013

1/6/22

Cody Beck, P.E.
Flood Control Project Engineer

1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

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January 6, 2022

Re: 1st Response to Comments for the Technical Drainage Study Summerlin Village 26 – Parcel L Mass Grading (DS5534A)

This report addresses City of Las Vegas review comments dated January 4, 2022. Below are individual responses to each comment included in the review letter.

Comment 1:

The proposed rough grade as shown on the grading plan appears to be rough grading for a project after the pertinent drainage study and the improvement plans have been approved. It appears that the rough grading is jumping the process since a drainage study was submitted concurrently with the rough grade study. Explain in the next submittal why this rough grade study is submitted so early.

Response:

The purpose of the mass grading study is to obtain an early grading permit. The early grading permit will allow for the site to be graded while the Civil Improvement Plans are being processed through City of Las Vegas review. Note that the rockery walls shown in the previous submittal were an error and only grading will occur with this plan set.

Comment 2:

Discuss the flow shown to be collected at the south east corner of the site through the lateral structure shown.

Response:

The south east corner of the project site does drain away from the site. However, the existing lateral shown on the plans is currently buried. The project does not propose to excavate the existing lateral and the runoff generated by the small area at the south east corner will drain in to the existing CCRFCD channel to the east of the project site as it currently does. Note that this area will drain north to the existing 48” RCP lateral in the future when the residential development is constructed.

Comment 3:

Label names of the roadways on the grading plans

Response:

The names of the roadways have been labeled on the grading plans.

<u>Comment 4:</u>

Identify and label all *Clark County Regional Flood Control Facilities* on Exhibits and Grading Plans.

Response:

All CCRFCD Facilities have been labeled on the exhibits and grading plans.

<u>Comment 5:</u>

Double check all cross section on **Sheet DT**. For example, none of the cross sections show the proposed rockery wall.

Response:

The rockery wall was mistakenly shown on the rough grading plans. There will be no rockery walls constructed with this mass grading plan set and the site grading will daylight at 3:1 max slope at the boundary of the project site.

<u>Comment 6:</u>

Section B/DT shows a 14' x 14' arch culvert, but a 17' x 14' RCB on the plans

Response:

The plans have been revised to show the correct arch culvert size of 14' x 14.33' on the plans. Note that this Facility, GOL3 0197, is depicted as a 14' x 14' RCB in the 2018 MPU F-Maps.

<u>Comment 7:</u>

The grading plans call out existing RCBs along the eastern edge of the site, but they are shown as channels in the referenced *Master Drainage Study for Summerlin Village 26 - Reverence*

Response:

The CCRFCD Facilities along the eastern edge of the site was mistakenly labeled as RCBs. The facilty is in fact an open channel as indicated in the *Master Drainage Study for Summerlin Village 26 – Reverence.*

Comment 8:

Grading plans need to show the existing development on the North side of the property and their finished floors.

Response:

The existing development on the north side of the property has been shown and finished floor elevations have been labeled.

If you have any questions or require additional information, please do not hesitate to contact GCW at (702) 804-2000.

Respectfully,

GCW, INC.

PROFESSIONAL ENGINEER · STATE OF NEVADA
CODY
BECK
Exp: 12/31/2022
CIVIL
No. 27013

Cody Beck, P.E.
Flood Control Division

1/6/22

APPENDIX A

Comment Letter

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: January 4, 2022
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 26 Parcel L - Mass Grading			GCW
Cross Streets:	Reverence Pkwy and Lake Mead Blvd.		PN II INC and Pulte Homes
File Number:	F:\Depot\DSMemos\DS5534A.doc		Bart Anderson, P.E., DevCo
Parcel Number:	137-14-715-038		CCRFCD
Zoning Action:	21-0615-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 #
1st Submittal	12/16/2021	1/4/2022	See Comments Below	$400.00	4575509: $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. The proposed rough grade as shown on the grading plan appears to be rough grading for a project after the pertinent drainage study and the improvement plans have been approved. It appears that the rough grading is jumping the process since a drainage study was submitted concurrently with the rough grade study. Explain in the next submittal why this rough grade study is submitted so early.
2. Discuss the flow shown to be collected at the south east corner of the site through the lateral structure shown.
3. Label names of roadways on the grading plans.
4. Identify and label all *Clark County Regional Flood Control Facilities* on Exhibits and Grading Plans.
5. Double check all cross sections on **Sheet DT**. For example, none of the cross sections show the proposed rockery wall.
6. *Section B/DT* shows a 14’ x 14’ arch culvert, but a 17’ x 14’ RCB on the plans.
7. The grading plans call out existing RCBs along the eastern edge of the site, but they are shown as channels in the referenced *Master Drainage Study for Summerlin Village 26 - Reverence*.
8. Grading plans need to show the existing development on the North side of the property and their finished floors.

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/14
AREA K-14