

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: August 19, 2024
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT: Drainage Study for: Summerlin Village 27 Parcel D - Custom Lots Mass Grading		COPIES TO: GCW Engineers Surveyors
Cross Streets:	Park Drift Trail & Sunset Run Drive	Howard Hughes Company, LLC
File Number:	F:\Depot\DSMemos\DS5792A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	137-15-310-001	CCRFCD
Zoning Action:		
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES NO X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	7/30/2024	8/19/2024	See Comments Below	\$400.00	5863409: \$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 project proposes to mass grade **Parcel D** with numbers of temporary swales and berms at various locations of the parcel. Prior to final plan approval the developer must complete a maintenance and liability agreement for the interim drainage improvements (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. Once the drainage study is conditionally approved, 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's Land Development Section* (229-6371) to begin the agreement and bond 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.

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. **Sheet G2:** Replace the “*Las Vegas Valley Construction Stormwater Runoff Management*” notes with the current version of *City of Las Vegas* standard notes.
5. **Figure 7 (Interim Condition Drainage Map):** The differentiation between sub-basins MG1A and MG1B is not clear. Show clearly the distinction between the three proposed basins: MG1A, MG1B and the un-graded area ION1 in the next submittal.
6. **Sheet MG and Sheet GD3:** A berm is proposed along the west boundary of the site to protect the custom lot. (see *Section 5/MG*). However, per *Hydraulic Section 2* of **Figure 7**, the 100-year flow depth in the wash is 2.65ft and flow velocity is erosive. The proposed berm height (see *Section 1/GD1*) of 2’ is not adequate. The berm must provide a minimum of 18” freeboard and the side slope in *Section 1/GD1* facing the adjacent channel must have riprap for erosion protection. Address and resolve in the next submittal.
7. Along the west boundary, per *Sections 5/MG, 6/MG and 7/MG*, the future channel flood walls are located out of the project site encroaching into the adjacent *Red Rock Canyon National Conservation Area* which is not allowed. Relocate the proposed future flood walls to within the subject project site in the next submittal.
8. Along the north boundary, per *Sections 8/MG, 9/MG and 10/MG*, the future channel flood walls are located out of the project site encroaching into the adjacent USA BLM land which is not allowed. Relocate the proposed future flood walls to within the subject project site in the next submittal.
9. Two sediment basins are proposed at the downstream outlet of subbasins MG1A and MG1B. It appears that these sediment basins are temporary only to contain the interim sediment deposit during major storm event. Upon ultimate development of the project site, is it correct that this sediment basin will not be necessary and will be removed? Address who is responsible for the interim maintenance in the next submittal.
10. Provide rip-rap calculations for the proposed sedimentation basin.
11. In some detail sections, riprap is proposed on a 2:1 embankment slope which seems unstable. Provide supporting geotechnical report to allow 2:1 slope. Otherwise, revise to a more standard 3:1 side slope to place riprap.

***** 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

AYS

T/R/S: T20S/R59E/15

AREA K-15