

CITY OF LAS VEGAS		DATE:	
INTER-OFFICE MEMORANDUM		September 9, 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 Village 27 - COS-1 Drainage Improvements		AtkinsRealis	
Cross Streets:	Between Park Drift Trail and V27 Parcel D	Howard Hughes Company, LLC	
File Number:	F:\Depot\DSMemos\DS5797A.doc	Bart Anderson, P.E., DevCo	
Parcel Number:	137-15-401-003, 137-16-000-001, 137-15-101-001, 137-15-301-002	CCRFCFCD	
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	8/15/2024	9/9/2024	See Comments Below	\$400.00	5888527: \$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.

- The subject improvement is an extension of the 4#-12'x6' boxes from the *Summerlin V27 Debris Basin and Outlet* project. The subject drainage study will not be approved prior to the construction bond of the related *Debris Basin and Outlet* project has been posted.
- The site is adjacent to or crosses an existing or proposed *Clark County Regional Flood Control District* (CCRFCFCD) master planned facility. Therefore, CCRFCFCD concurrence is required prior to final approval of the drainage study.

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

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

- Figure 2-1 and Figure 2-2:** Add contours to hydrology exhibits.
- Offsite Basin Standard Form 4:** Break out COS-1 to COS-1a and COS-1b.
- Offsite Basin Standard Form 4:** Change "DebrisBasin" to "DebBasin" for uniformity.
- Provide discussion of how the discharge from COS-1a and COS-1b being collected.

7. The study stated that the middle two RCBs will accept additional flow from the COS-1a immediately overhead. But it is not clear how and where the inlet is for accepting the runoff from COS-1a on the plans. Address and clarify in the next submittal.
8. The proposed drainage easement encompassing the boxes will be dedicated as *Flood Control Right-of-Way* to the *City of Las Vegas*. Revise all the pertinent callout of drainage easement to *Flood Control Right-of-Way* in the next submittal.
9. Widen the width of the drainage easement to 120' to meet the public maintenance operational needs.
10. Provide legal description with an exhibit of the proposed *Flood Control Right-of-Way to City of Las Vegas Right-of-Way Section* for the dedication after final approval of the subject improvement plans.
11. **Sheet 3/21 (General Notes):** Add the following note as *Standard Note #6* to the "*City of Las Vegas Storm Water Management Notes*" column:

Post-Construction BMPs (PCBMPs) / Control Measures noted on the Grading Plans are mandatory permanent regulatory stormwater pollution controls. These PCBMPs must be installed per the approved plans and must be permanently maintained.

12. **Sheet 5/21:** The labeling of "6-Existing 8'x6' RCB SD" at the outfall of *Summerlin Village 27 Debris Basin* is incorrect. Revise the callout to "4#-Existing 12'x6' RCB SD" in the next submittal.
13. **Sheet 5/21:** A label next to "SDMH #2" of "4-12'x6' RCB SD" should be revised to "**3**-12'x6' RCB SD".
14. **Sheet 5/21:** Provide a drivable square pad around all storm drain manholes for maintenance accessibility purpose.
15. **Sheet 7/21 & Sheet 8/21:** At the POC, provide structural detail for the connection between the existing and proposed 4#-12'x6' RCB in the next submittal.
16. **Sheet 7/21 & Sheet 8/21:** Provide storm drain manhole to each of the boxes at the angle points.
17. **Sheet 7/21 to Sheet 17/21:** In general, individual box of the four boxes is conveying different flows on its own. Hydraulic profile of each box should be shown individually. Address and provide as such in the next submittal.
18. **Sheet 9/21 & Sheet 10/21:** Provide structural detail of the transition structure. Provide structural calculations of the transition structure to *City of Las Vegas Building Department* for review and approval prior to the final approval of the improvement plans.
19. **Sheet 15/21 & Sheet 16/21:** Provide discussion of why the box on the south end transitions back to a 12' x 6' from a 14' by 6'.
20. **Sheet 15/21 & Sheet 16/21:** Label the slope of access drive to the bottom of the outfall structure which is limited to a maximum of 10%.
21. **Sheet 15/21 & Sheet 16/21:** Provide control of access to the outfall structure from the access drive for safety concerns.
22. **Sheet 15/21 & Sheet 16/21:** Portion of the riprap pad within the outfall area must be revised to concrete to provide a continuous drive connecting to the access ramp.
23. **Sheet 15/21 & Sheet 16/21:** Provide fall protection measures on top or around the dissipation structure and the wing walls for safety concerns.

24. **Sheet 15/21 & Sheet 16/21:** Provide a cross section across the dissipation structure and the riprap pad behind.
25. **Sheet 16/21:** Confirm HGL where box size transitions at bend.
26. **Sheet 19/21:** *Detail Sections A and B* show a 12'-Maintenance Access at the center of the Flood Control right-of-way. However, the access is not reflected in any of the grading plan & profile sheets. Clearly show the maintenance access in all the plan & profile sheets in the next submittal.
27. Provide a typical section of the 12'-Maintenance Access which must be a minimum of compacted Type II.
28. Show what type of surface treatment for the rest of the area other than the 12'-maintenance access as shown in *Section A/19* and *Section B/19*.
29. Provide structural calculations for the proposed USBR Type VI Impact Basin to *City of Las Vegas Building Department* for review and approval prior to the final approval of the improvement plans.

***** 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/HDR

T/R/S: T20S/R59E/15
AREA K-15