

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>			<b>DATE:</b> December 10, 2024
<b>TO:</b> Land Development Services Community Development - Building & Safety Division			<b>FROM:</b> Tyler Key Engineering Assoc. Department of Public Works
<b>SUBJECT:</b>		Drainage Study for:	<b>COPIES TO:</b>
		<b>Summerlin West Village 31 Detention Basin (Peaking Basin Improvements)</b>	Atkins
<b>Cross Streets:</b>	Lake Mead Boulevard		Howard Hughes Company, LLC
<b>File Number:</b>	F:\Depot\DSMemos\DS5604E.doc		Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	137-21-101-007		CCRFCD
<b>Zoning Action:</b>	N/A		State of Nevada – Division of Water Resources, Dam Safety
<b>FEMA Flood Zone</b>	YES	NO <b>X</b>	
<b>Proposed Storm Drain</b>	YES <b>X</b>	NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	5/24/2011	7/13/2021	Not Approved	\$ 400.00	\$400
2 <sup>nd</sup> Submittal & Supplement	8/10/2022 & 3/8/2023	8/29/2022 & 1/18/2023 & 4/7/2023	See Comments Below	\$ 400.00	\$400
3 <sup>rd</sup> Submittal	6/28/2023	8/3/2023	Conditionally Approved	\$400.00	\$400
4 <sup>th</sup> Submittal	9/18/2024	10/29/2024	Not Approved	\$400.00	5933174: \$400
5 <sup>th</sup> Submittal	11/20/2024	12/10/2024	Conditionally Approved	\$400.00	6021170: \$400
<b>TOTAL FEES (LDDRS):</b>				<b>\$ 2,000.00</b>	----

**REMARKS: 4<sup>th</sup> & 5<sup>th</sup> Submittal – Addressed Clark County Regional Flood Control District comments.**

**3<sup>rd</sup> Submittal – Addressed overall design of the Detention Basin design parameters.**

**1<sup>st</sup> Submittal – 60% Design submittal under DS5457. Drainage Study Number has been changed to DS5604.**

**2<sup>nd</sup> Submittal – 90% Design iterations have revised the overall Detention Basin Design after the 1<sup>st</sup> submittal. Supplemental information provided.**

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
<b>X</b>	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
<b>X</b>	is conditionally approved subject to State of Nevada, Division of Water Resources – Dam Safety concurrence.

The City of Las Vegas Flood Control Staff concurs with the Overall Drainage concepts presented and takes no exception to the Overall Hydrology impacting the Village 31 Detention Basin. The Detention Basin grading has been revised to reduce the slope impacts and the inlet structures have been changed

to open channel chutes. The Detention Basin design has been revised using 4:1 slopes. The proposed concrete spillway cross section is also designed with 4:1 slopes.

1. Flood Control understands that the necessary Flood Control Master Plan Amendment that covers the Summerlin West Planning Area is being incorporated into the 2023 Master Plan Update. Any further changes to the Summerlin West Planning Area will require a Flood Control Master Plan Amendment (MPA) prior to any additional facilities being accepted by the City.
2. The site is a proposed *Clark County Regional Flood Control District* (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study. The engineer must provide a copy of *Building Department* approval of the structures to CCRFCD before they will issue concurrence.

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

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

3. The proposed *Summerlin West Village 31 Detention Basin* must be approved by the State of Nevada, Division of Water Resources Dam Safety (DWR) prior to the issuance of any construction permits, including any request for early grading.
4. Continue to coordinate the monitoring station details and requirements with the Regional Flood Control District.
5. Structural plans for the proposed storm drain improvements and pertinent flood control facilities must be submitted for review. Provide soils report, structural calculations, specifications, structural plans, and a grading plan to the Building & Safety Division for processing. Coordinate the electronic submittal requirements with the Building & Safety Division. The engineer must provide a copy of Building & Safety Division approval of the structures to Flood Control prior to final acceptance of the drainage study.
6. All proposed improvements associated with *Summerlin West Village 31 Detention Basin* shall be bonded and inspected. This project, as an MPU facility, shall require that the inspection personnel be approved by the City. This project shall require Special Inspection. Coordinate the requirements of and the Agreements needed for Special Inspection with the Building Department.
7. Once this drainage study is approved, provide a legal description and exhibit for the easement dedication of the detention basin and collection facilities. This easement shall be recorded and would be subsequently replaced with the dedication of the facilities as *Flood Control Right-of-Way*. Coordinate the easement submittal with Flood Control. The easement shall record prior to issuance of the permits for the construction of the detention basin.
8. Prior to the adoption of the detention basin as a regional facility by the *City of Las Vegas*, City Council and the final inspection and acceptance by the *City of Las Vegas Public Works Department*, the proposed *Summerlin West Village 31 Detention Basin* shall remain a private facility owned and maintained by the master developer.
9. Provide the legal description with an exhibit of the proposed detention basin to City Right-of-Way Section for the dedication as *Flood Control Right-of-Way* to the City of Las Vegas after final acceptance of the basin by the City Public Works Department.
10. The detention basin will require the submittal and approval of an Emergency Action Plan (EAP) for this regional facility. The EAP format shall meet the City of Las Vegas submittal requirements for inclusion with our overall EAP. Contact Flood Control for sample format requirements. The EAP must be approved by the *City of Las Vegas* and then submitted and approved by the *State of Nevada, Division of Water Resources - Dam Safety* prior to the release of any improvement bonds for the related detention basin improvements. The bonded improvements shall include a line item for the EAP in the amount of \$50,000.

11. Access roads shown for City use shall be dedicated access easements. The easements shall be dedicated prior to acceptance of facilities by the City.
12. Continue to coordinate with Matthew Meyer from maintenance for the City to ensure adequate maintenance throughout the detention basin.
13. It is noted that the detention basin project proposes 12" Type II for certain sections of the maintenance access road. Set up a meeting with air quality and NDEP along with CCRFCD and CLV staff to discuss final stabilization and allowable materials to prevent delays from closing out the debris basin project. Coordinate with CLV on air quality and NDEP requirements for the maintenance access road and other disturbed areas.
14. Coordinate with CCRFCD regarding the proposed location of the FTRS building.

The following comments are provided to assist in the submittal of Improvement Plans:

15. Provide a complete detail of the Water Quality Wall. Provide 6" PVC openings 40-foot on center with a minimum of one opening on each wall segment. Referenced wall detail being sent by separate email on November 25, 2024.

**\*\*\* 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:**

**1<sup>st</sup> Submittal DS and Plans (for first and original submittal);**

**2<sup>nd</sup> Submittal DS and Plans (for second submittal (addendum #1)) etc.**

**If drainage study contains multiple files, use the following naming convention in Document Title:**

**1<sup>st</sup> Submittal DS (for the report of the drainage study)**

**1<sup>st</sup> Submittal Plan 1 (could be the drainage condition maps)**

**1<sup>st</sup> Submittal Plan 2 (could be the improvement plans) etc.**

**\*\*\* In an effort to increase administrative efficiency, for all original and re-submittal packages including updates and the addenda, the City of Las Vegas Public Works Department requires both a hardcopy and a digital copy (PDF) on CD for the drainage study.**

**A letter sealed and signed by a Nevada registered civil engineer must be included in every submittal certifying documents on the electronic CD matches 100% of the hardcopy submittal. The new submittal requirement is effective on May 1, 2019. If there are any questions regarding these new requirements, please contact Albert Sung in the City Flood Control Section at (702) 229-6541.**



Sample Letter to  
certify CD.pdf

**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/PBJ

T/R/S: T21S/R59E/S03  
AREA K-21