

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> May 7, 2025
<b>TO:</b> Land Development Services Department of Community Development – Building & Safety Division		<b>FROM:</b> Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
<b>SUBJECT:</b>	Drainage Study for:	<b>COPIES TO:</b>
	<b>Summerlin Village 28 - Phase 1 Rough Grading</b>	GCW, Inc.
<b>Cross Streets:</b>	NWQ of Alta Drive & Crossbridge Drive	Howard Hughes Company, LLC
<b>File Number:</b>	F:\Depot\DSMemos\DS5842B.doc	Lucien Paet, P.E., DevCo
<b>Parcel Number:</b>	137-28-101-008 & more	CCRFCD
<b>Zoning Action:</b>	N/A	
<b>FEMA Flood Zone</b>	YES NO <b>X</b>	
<b>Proposed Storm Drain</b>	YES NO <b>X</b>	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	2/19/2025	3/13/2025	Not Approved	\$400.00	6121994: \$400
2 <sup>nd</sup> Submittal	4/21/2025	5/7/2025	See Comments Below	\$400.00	6206883: \$400
			<b>TOTAL FEES (LDDRS):</b>	<b>\$800.00</b>	----

**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:
<b>X</b>	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 project proposes to build temporary drainage facilities such as swales, berms at various locations as well as along the rough graded roadways. Prior to final plan approval the developer must complete a maintenance and liability agreement for the interim drainage improvements (off-site 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. If the interim drainage improvements are bonded per phase, each phase must post a minimum maintenance bond of \$50,000 or 50-percent of the construction cost, whichever is greater, for each phase. 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 of Las Vegas Flood Control* for approval. Once the drainage study is conditionally approved, the engineer should contact the City's Land Development Section (229-6371) to begin the agreement 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.

- 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>

3. The addendum states that runoff from a subbasin of OFF6\*, ie, OFF6F, has been re-routed through the storm drain system in *Park Drift Trail* and eventually discharge to DB5 *Inlet #1* instead of the previous proposed DB5 *Inlet #2* location. Provide a table in the next submittal to show all the flow values at all the DB5 inlet points (Including *Point 6: Inlet #1*) to prove that all parameters are still valid.
4. The revised **Figure 5 (Interim Condition Drainage Map)** shows *Concentration Point CP02\*\** at the west end of Basin OFF2 to provide a base flow of 542 cfs to Basin OFF2A. However, what is the base flow of Basin OFF2B at the upstream end of the said basin?
5. Per comment above, the 100-year flow through *Section 6, Section 3* and the subsequent inflow at *Point 2 (Inlet #3)* may need to be revised. Address and resolve in the next submittal.
6. The addendum stated that *Basin OFF6F* will be re-routed along *Park Drift Trail* and into the storm drain system in the street and eventually discharge at *DB5 Inlet #1 (Point 6)* instead of the previous proposed *Inlet #2 ((Point 5)*). Address in the next submittal whether the approved storm drain system in *Park Drift Trail* had accounted for this additional flow. If not, the approved drainage studies such as *Summerlin West V29 Park Drift Trail* must be updated to include the revised flow.

The subject drainage study will not be approved prior to the approval of the previous related drainage studies.

7. **Repeat:** In **PP15**, an existing 54"-RCP has been wrongly labeled as "EX 7'x7' RCB SD" in the profile panel. Review and revise accordingly.

**PP15** was not submitted to verify the correction. Provide as such in the next submittal.

8. **Sheet DT2:** Section A: Show the depth from the swale flow line to the top of the adjacent berm.
9. **Sheet DT3:** Section F: Increase the riprap height to 4' minimum.

**\*\*\* 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.

**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/28  
AREA K-28