

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: May 29, 2025
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 West Village 29 & 32 - Park Drift Trail & Loop Road Rough Grading – Update #1			AtkinsRealis
Cross Streets:	Park Drift Trail from Spring Run Drive to Future Village 32 Loop Road		Howard Hughes Company, LLC
File Number:	F:\Depot\DSMemos\DS5741G.doc		Bart Anderson, P.E., DevCo.
Parcel Number:	137-28-201-001		CCRFCD
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	2/13/2024	3/12/2024	Not Approved	\$400.00	5629150: \$400
2 nd Submittal	4/9/2024	5/3/2024	Not Approved	\$400.00	5709730: \$400
3 rd Submittal	5/20/2024	6/13/2024	Not Approved	\$400.00	5771028: \$400
4 th Submittal	8/13/2024	8/26/2024	Conditional Approval	\$400.00	5885643: \$400
5 th Submittal & Supplement	11/27/2024 & 12/16/2024	12/17/2024	Conditional Approval	\$100.00	6025765: \$100
6 th Submittal & Supplement	4/21/2025 & 4/30/2025	5/19/2025	Response to CCRFCD Comments	\$400.00	6206475: \$400
7 th Submittal	5/27/2025	5/29/2025	Conditional Approval	N/C	N/C
TOTAL FEES (LDDRS):				\$2,100.00	----

REMARKS:

***** The Conditional Approval of this Drainage Study is to allow the engineer/developer to submit the Improvement Plans to City Land Development Only**

***** Do not submit the Drainage Study to Clark County Regional Flood Control District (CCRFCD) prior to the Structural Design and Calculations being approved by the City Building & Safety Department**

7th & 6th Submittal & Supplement: Response to CCRFCD comments

5th Submittal: Update #1 to split the original set of plans to Two Sets of Plans without any changes:

Set 1: Summerlin West Village 29 Park Drift Trail – 4125 Reservoir Access Rd. to Spring Run Dr.

Set 2: Summerlin West 4125 South Reservoir Access Road Rough Grade – V29 Park Drift Trail to Reservoir Entrance Road

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:
X	is conditionally approved subject to Clark County Regional Flood Control District concurrence.

The following conditions are repeated until they are complete:

1. The project proposes to build a temporary drainage facility along the *Loop Road and Park Drift Trail*. 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. 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.

2. **This drainage study is acceptable in concept**; however, *City of Las Vegas* will not formally accept the study until the *Clark County Regional Flood Control District (CCRFCD)* has issued a letter of concurrence. The engineer should contact the CCRFCD to confirm that they have begun their review.

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. **Junction Structures #1, #2** are special design facilities. Structural plans for the proposed reinforced concrete structures must be submitted for review. Provide soils report, structural calculations and specifications, two wet stamped structural sets, and a grading plan to the *Building Department* for processing. The engineer must provide a copy of *Building Department* approval of the structures to *Flood Control* prior to final approval of the subject improvement plans.
4. Submit a separate set of improvement plans to *City of Las Vegas Street & Storm Services Division* for their review. Contact Mr. Matthew Meyer of *Operations and Maintenance Department* at mmeyer@lasvegasnevada.gov for direction. Approval from *Street & Storm Services* must be obtained prior to the final approval of the improvement plans.
5. All storm drain inlets that are more than 10'-deep require a special structural detail and calculations. Submit structural design and calculations to *City Building & Safety Department* for review and approval prior to the final approval of the improvement plans.
6. All storm drain manholes that are more than 18'-deep require a special structural detail and calculations. Submit structural design and calculations to *City Building & Safety 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: 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.

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: T21S/R59E/28
AREA K-28