

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: June 16, 2025		
TO: Land Development Services Department of Community Development – Building & Safety Division			FROM: Jefferson Torrecampo, P.E. Flood Control Engineering Associate Department of Public Works		
SUBJECT: Drainage Study for: Village 28A COS Boxes & Storm Drain System			COPIES TO: Howard Hughes Company, LLC		
Cross Streets: Park Drift Trail & Alta Drive			GCW, Inc		
File Number: F:\Depot\DSMemos\DS5873A.doc			Lucien Paet, P.E., DevCo		
Parcel Number: 137-28-401-001, 137-28-201-003, 137-28-101-008			CCRFCD		
Zoning Action:					
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	5/29/2025	6/10/2025	See Comments Below	\$400.00	6257553: \$400
TOTAL FEES (LDDRS):				\$400.00	----

REMARKS: A Flood Control Master Plan Amendment (MPA) is required for the Summerlin West Master Drainage Study that incorporates the *Village 28A COS Boxes & Storm Drain* prior to the facility being accepted by the City.

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 project proposes to build a temporary drainage facility. 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.

- All proposed improvements associated with *Village 28A COS Boxes & Storm Drain* 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.

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 Master Drainage Study.
4. Correct the APN numbers on the Drainage Study Information Form.
5. Provide the irregular section data for the normal depth calculations to verification that section geometry matches the improvement plans, such as the width for Section 6.
6. Provide normal depth calculation for the flat bottom ditch section upstream of Section 6 on Figure 8 to verify flows are non-erosive.
7. Provide calculations to verify the riprap size at all RCB outlets. Velocities from the HEC-RAS and WSPG models indicates that the proposed 12-inch riprap size may not be sufficient.
8. Address the following comments regarding the WSPG model:
 - a. Provide headings for input columns, such as confluence angle, reach length, etc.
 - b. Revise WSPG stations to match alignment stationing on improvement plans or provide stationing equation to match the improvement plans to WSPG stationing.
 - c. Provide ground elevation on the WSPG output table for verification that freeboard requirements are met.
 - d. Correct WSPG invert elevation data for the 54" stormdrain model to match the improvement plans.
 - e. Revise WSPG model to calculate headloss at the 90-degree connection to the existing 54" RCP in Grand Park Boulevard.
 - f. Provide record drawings for existing 54" RCP stormdrain to verify tie-in elevation and upstream slope for hydraulic modeling.
9. Address the following comments regarding the HEC-RAS models:
 - a. Provide River Station on cross sections for all three condition models (Existing, Interim, and Ultimate).
 - b. Verify extents of concrete aprons are correct on cross sections, such as in the cross section for River Station 1144.
10. 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 drainage study.
11. 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 drainage study.
12. Sheets GD3 & PP7: Provide 12-ft min access ramp from access road to headwall structure. Provide fall protection on top of headwall.
13. Address the following comments on the improvement plans:
 - a. Sheet GD1 and PP1: Revise the stationing of the 12' x 6' RCB alignment to follow the RCB alignment.
 - b. Sheet PP1: Extend profile of 12' x 6' RCB to include the entirety of the proposed construction. The profile begins at station 2+08.56, however the box extends upstream into Park Drift Trail
 - c. Sheet LP1, Detail 2: Revise the stationing of the 54" RCP at the RCB connection point to match in sheet PP11.

- d. Sheet LP1, Detail 3: Revise the stationing of the 12' x 6' RCB at the continuation point to match in sheet PP1.
- e. Provide top of footing elevation for all walls. Provide spot elevations for finished grade adjacent to all walls, see sheet PP5 for example.
- f. Sheet PP11: Extend profile of 54" RCP to connect to 12' x 6' RCB, provide station at connection.
- g. Sheet PP12: A pond forms near station 61+50 (56.59 FG) south of SDDI#2. Provide positive drainage.

***** 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
CA/OSK/JT

T/R/S: T20S/R59E/S28
AREA K-28