

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: July 15, 2025
TO: Land Development Services Department of Building & Safety			FROM: Neil Wacaser, P.E. <i>NW</i> Sr. Engineering Associate Department of Public Works
SUBJECT:	Drainage Study for:		COPIES TO:
	Summerlin West Village 27 – Parcel D Drainage Infrastructure		Atkins
Cross Streets:	Park Drift Trail in Summerlin Village 27		Howard Hughes Company, LLC
File Number:	F:\Depot\DSMemos\DS5771C.doc		Lucien Paet, P.E., DevCo
Parcel Number:	137-15-401-003, 137-16-000-001, 137-15-101-001, 137-15-301-002		CCRFC
Zoning Action:	N/A		
FEMA Flood Zone	YES	NO	X
Proposed Storm Drain	YES	NO	X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	5/16/2024	6/14/2024	Not Approved	\$400.00	5763854: \$400
2 nd Submittal	9/30/2024	10/15/2024	See Comments Below	\$400.00	5946413: \$400
3 rd Submittal	6/18/2025	7/9/2025	See Comments Below	\$400.00	6206472: \$400
TOTAL FEES (LDDRS):				\$1200.00	----

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.

1. The future development of Village 27 Parcel D is premised on the protection of the Village 27 Debris Basin, ie, construction bond for the Village 27 Debris Basin must be posted with the City prior to the final approval of the subject Summerlin West Village 27 – Parcel D Drainage Infrastructure.
2. The project proposes to build perimeter flood walls around the subject Parcel D. Erosions around the parcel boundaries are anticipated during interim conditions until permanent measures are implemented. Prior to final plan approval the developer must complete a maintenance and liability agreement for the interim drainage improvements 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.

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 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>

4. Sheet 14/31, Sheet 29/31 & Sheet 31/31: The north dissipator plan views on sheet 14/31 and sheet 31/31 show the 38' concrete dissipator surface and the 12' access road (50' width, total) lying within the 7' flood walls. The corresponding cross section E29 on sheet 29 shows the dissipator surface and the access road lying within a total 38' width. Clarify what will be constructed.
5. Sheet 29/31 & Sheet 31/31: Sheet 31 indicates two different materials for the bottom of the channel, with the 12' access road within the dissipator to be constructed of PBS. The E29 cross section does not indicate the material to be used. Add a text leader to the E29 cross section to clarify the proposed material and verify that what is shown on the E29 cross section agrees with what is shown on the sheet 14 dissipator detail. Consider eliminating PBS and use concrete instead.
6. Sheet 31/31: The flowline shown in the north dissipator appears to direct flow to a wall at the easterly portion of the dissipator. Adjust flowline northward so that flows enter the rip-rap section directly.
7. Sheet 31/31: There is a line lying perpendicular to the flow into the rip-rap section of the dissipator. The linetype is not identified in the legend on sheet 2. Is it a cutoff wall? If not, provide a cutoff wall at that point. Add the line to the legend and provide sufficient cross sections to clarify what is to be constructed.
8. Sheet 31/31: Add labels to proposed contour lines within the dissipator.
9. Sheet 15/31: The COS-1 facilities proposed by DS5797 are shown on the plans. If the Parcel D facilities will be constructed before the COS-1 facilities are substantially complete, the COS-1 facilities must be labeled as "future". Show how discharge from Parcel D facilities will be addressed in that case.
10. Sheet 15/31: At the southerly end of the access road section, it appears that there is a low point that will collect water. Address how positive flow is maintained in that section. Show connection and grading to COS-1 facility.
11. Sheet 27/31: Provide labels for major contour lines.
12. Sheet 27/31: Scale bar indicates the plans are plotted at 1" = 20', but it appears that the actual plot scale is 1" = 30'. Verify and correct scale bar if necessary.
13. Sheet 27/31: Provide a 100-year HGL for alluvial shift flow of 1050 cfs in profile view of the 9'X6' RCB sections.
14. Sheet 27/31: The "Proposed Grade By Others" appears to be at a lower elevation than the top of the RCB approximately between stations 15+00 and 16+30. Verify proposed grade.
15. The *50FT Transition Structure* from 28'x7' RCB to 9'x7' RCB is a special structure. Provide structural details and calculations to *City of Las Vegas Building & Safety Department* for review and approval, which must be obtained prior to the final approval of the drainage study.
16. The proposed improvement plans show drainage facilities of a size that must be reviewed for maintenance and access concerns. The engineer must submit a separate set of improvement plans to *City of Las Vegas Streets & Sanitation Department* for their review. *CLV Streets & Sanitation* approval must be secured prior to the final approval of the subject drainage study.

***** 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
HDR/AYS/NW

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