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| CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM | | DATE: October 2, 2025 | |
| TO: Land Development Services Department of Community Development – Building & Safety Division | | FROM: Tyler Key Flood Control Engr. Associate Department of Public Works | |
| SUBJECT: Drainage Study for: Summerlin Village 28A Phase 1 Roadway Improvements | | COPIES TO: The Howard Hughes Company, LLC | |
| Cross Streets: | Crossbridge Dr. & Alta Dr. | GCW, Inc. | |
| File Number: | F:\Depot\DSMemos\DS5881B.doc | Lucien Paet, P.E., DevCo | |
| Parcel Number: | 137-28-401-001, 137-33-101-008, 137-29-000-003, 132-000-011, 137-28-101-008, 137-28-201-003 | 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 | 6/24/2025 | 7/28/2025 | Not Approved | \$400 | 6291506: \$400 |
| 2 nd Submittal | 9/4/2025 | 10/2/2025 | See Comments Below | \$400 | 6384713: \$400 |
| TOTAL FEES (LDDRS): | | | | \$800 | ---- |

REMARKS:

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

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| | 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. |
| | is conditionally approved subject to Clark County Public Works Department concurrence. |

- The project proposes flood control improvements adjacent and crossing alignments of the District's MPU. The District will require a Master Plan Amendment (MPA) or incorporation of the proposed facilities into the next MPU cycle and prior to public funding when the facilities are turned over to the City for public maintenance.
- The project proposes to build a future MPU facility along the *Alta Drive, Grand Park Blvd. 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.

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. The project proposes to build a temporary drainage facility along the *Alta Drive, Grand Park Blvd.* 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.

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 drainage study.
6. **Junction Structure** is a 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.
7. 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 CLV Streets & Sanitation Department for their review. Streets & Sanitation approval must be secured prior to drainage study approval.
8. Any significant changes to any of the reference studies throughout the review process will require a drainage study update or will need to be addressed in future submittals of this study.
9. Per HCDDM Section 802.6.1, the angle of confluence between the main line and lateral shall not exceed 30 degrees in circumstances where the flow in the proposed lateral exceeds 10 percent of the main line flow or the velocity of flow in the lateral exceeds 20 fps. Review all applicable laterals.
10. Inlet 7.1 was not provided in the inlet calculations. Provide inlet calculation for inlet 7.1.
11. **Sheet PP2:** Sacrificial concrete is needed for the storm drain segment connecting into the existing box.
12. **Sheet PP15:** DI #15.1 references Detail 6/LP7 for the profile view of the lateral, but there is no detail 6 on sheet LP7. Review and revise accordingly.
13. **Sheet PP16:** Show connection point and invert of the 18" RCP lateral in the profile of the main line box.

14. **Sheet LP7:** Lateral profile 2/LP7 has a note to see drawing PP19, but there is no storm drain being shown on sheet PP19. Review and revise accordingly.

***** 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
TJK

T/R/S: T20S/R59E/S28
AREA K28