

DS #: 05221

APN: 137-21-801-001, 137-22-301-001

PROJECT: Sumner in West Village 25. Sandstone Rise Dr. (Street M)

SUBMITTAL: CCRFC

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		May 12, 2020
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:	
	Summerlin West Village 25 - Sandstone Rise Dr. (Street M) (from Park Drift Trail <Street K> to Sky Vista Drive)	
Cross Streets:	NWQ of Sky Vista Drive & Far Hills Avenue	COPIES TO:
File Number:	F:\Depot\DSMemos\DS5221C.doc	Atkins
Parcel Number:	137-21-801-001, 137-22-301-001	Howard Hughes Company LLC
Zoning Action:	N/A	Bart Anderson, P.E., DevCo
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	11/20/2019	12/26/2019	Not Approved	\$400.00	3652617: \$400
2 nd Submittal	1/22/2020	2/20/2020	Conditional Approval	\$400.00	3713777: \$400
CCRFGD	5/12/2020	5/26/2020	Concurrence Recv'd	N/C	N/C
TOTAL FEES (LDDRS):				\$800.00	----

REMARKS:

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

X	is approved subject to conformance to all City standards and the following conditions:
	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 including drainage berms/swales for the flood protection of the proposed **Sandstone Rise Drive**. Prior to final plan approval the developer must complete a **Maintenance & 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. The engineer must submit an estimate of the quantities for constructing the facilities and an exhibit that adequately shows the location and limits of the drainage facilities 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.

- Repeat Request:** Figure 3 Hydrology Workmap also did not state what drainage condition it is trying to present. Is it an *Interim Condition* or *Ultimate Condition*? Label clearly in the next submittal.

The revised workmap still did not state whether it is *Interim* or *Ultimate* condition. Provide a corrected workmap as a supplement to *City Flood Control*.

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, conditional acceptance 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: T20S/R59E/21
AREA K-21

REGIONAL FLOOD CONTROL DISTRICT



Steven C. Parrish, P.E.
General Manager/Chief
Engineer

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May 12, 2020

Mr. Oh Sang Kwon, P.E.
City of Las Vegas Department of Public Works
333 North Rancho Drive
Las Vegas, NV 89106

**DISTRICT CONCURRENCE: SUMMERLIN WEST VILLAGE 25 - SANDSTONE
RISE DR. (STREET M)
(DS5221B) (RFCD No. 20-13495)**

Dear Mr. Kwon:

Clark County Regional Flood Control District (District) reviewed Technical Drainage Study dated November 18, 2019, and Addendum No. 1 dated January 22, 2020 for above-mentioned project as submitted by ATKINS. In addition, District is in receipt of the Conditional Letter of Acceptance from City of Las Vegas Department of Public Works dated February 20, 2020.

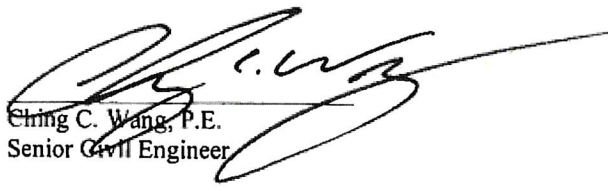
District concurs with acceptance of this Technical Drainage Study by City of Las Vegas Department of Public Works.

District's review of this project was limited to issues of Regional Flood Control Significance as defined in *Uniform Regulations for the Control of Drainage*.

Please be aware that as additional information becomes available and/or restudies of Flood Insurance Studies are performed, information submitted by ATKINS may be superseded. Compliance with regulatory elements and design standards specified in *Uniform Regulations for the Control of Drainage* does not imply a guarantee that properties will be free from flooding or flood damage. The District, its officials, or employees assume no liability for information, data, or conclusions presented by consulting engineers. We, therefore, make no warranties, either expressed or implied, in conducting this review.

STEVEN C. PARRISH, P.E.
General Manager/Chief Engineer

BY:


Ching C. Wang, P.E.
Senior Civil Engineer

CCW:dd

c: Janelle L. Klein, P.E., Atkins

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