

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		April 18, 2022
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 Village 25 Grand Park Boulevard Improvements (from Street "M" to Fox Hill Drive) – Update #3		GCW Inc.
Cross Streets:	Grand Park Boulevard & Redpoint Drive	Howard Hughes Company, LLC
File Number:	F:\Depot\DSMemos\DS5219F.doc	Bart Anderson, P.E., DevCo
Parcel Number:	137-22-101-001	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	11/19/2019 & 12/4/2019	12/17/2019	Not Approved	\$400.00	3651174: \$400
2 nd Submittal	10/15/2020	10/29/2020	Conditional Approval	\$400.00	4032497: \$400
CCRFCD	12/10/2020	12/23/2020	Concurrence Recv'd	N/C	N/C
3 rd Submittal	5/5/2021	5/19/2021	Approved	\$100.00	4282215: \$100
4 th Submittal	3/3/2022	3/21/2022	Approved	\$100.00	4675604: \$100
5 th Submittal	3/31/2022	4/14/2022	See Comments Below	\$100.00	4720257: \$100
			TOTAL FEES (LDDRS):	\$1,100.00	----

REMARKS:

5th Submittal: Update #3 for minor drainage revision

4th Submittal: Update #2 for minor revision of a 30"-stub in Parcel P-U

3rd Submittal: Update to expand the landscape width on the north side of *Grand Park Boulevard* and to adjust the corresponding storm drain stubs accordingly

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 proposed to construct temporary drainage facilities including drainage berms/ditches along the west side of *Grand Park Boulevard*. Prior to the final plans 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 Flood Control* for approval. Once the drainage study is conditionally approved, the

engineer/developer should contact the *City's Land Development Section* (702-229-6371) 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 berm/swale are no longer necessary and can be removed.

2. All offsite interim flood control facilities such as but not limited to berms/ditches and temporary sump are privately owned and to be privately maintained by the *Howard Hughes Company*.

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/22
AREA K-22