

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: June 22, 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 West V25 – Calico Bend Drive – Update #1	GCW, Inc.
Cross Streets:	Between Lake Mead Blvd. & Sunset Run Dr.	Howard Hughes Company, LLC
File Number:	F:\Depot\DSMemos\DS5445D.doc	Bart Anderson, P.E., DevCo
Parcel Number:	137-22-301-006	CCRFCFCD
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	4/13/2021	5/4/2021	Not Approved	\$400.00	4245223: \$400
2 nd Submittal	5/24/2021	6/7/2021	Conditional Approval	\$400.00	4304518: \$400
CCRFCFCD	8/2/2021	8/16/2021	Concurrence Recv'd	N/C	N/C
3 rd Submittal	6/9/2022	6/22/2022	See Comments Below	\$100.00	4823091: \$100
TOTAL FEES (LDDRS):				\$900.00	----

REMARKS:

3rd Submittal: Update #1 to shift the storm drain in Calico Bend Drive to keep clearance from an extended Sewer line

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. **Sheet MU2, Sheet GD1 and Sheet PP1:** Note that the clearance between the edge of the storm drain and the lip of the curb must be a minimum of 3'. The storm drain portion between SDMH #2 and SDMH #3 appears to be not meeting the clearance requirement, especially in the vicinity of Station 31+50 in *Calico Bend Drive*. Review and resolve in the next submittal.

The following comments are repeated until they are complete:

2. The subject project is based on the premise that the upstream *Lake Mead Boulevard (Sunset Run to Park Drift Trail)* is existing to provide hydrologic cutoff and flood protection and the downstream *Sunset Run Drive (Lake Mead to Scurry Bend)* and the associated storm drain facilities are in place for flood flow perpetuation. The subject improvement plans will not be finally approved prior to the posting of the construction bonds of the *Summerlin West Village 25 – Lake Mead Boulevard (Sunset Run to Park Drift Trail)* and *Summerlin West Village 25 – Sunset Run Drive (Lake Mead to Scurry Bend)* street improvements projects.

3. The project proposes to build temporary drainage facilities, ie, berms/swales along the north side of *Calico Bend Drive* for interim flood protection. Prior to final plan approval the developer must complete a maintenance and liability agreement for the interim drainage improvements (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.

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
AYS

T/R/S: T20S/R59E/22
AREA K-22