

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: January 20, 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 Village 29 - Phase I Infrastructure			GCW, Inc.
Cross Streets:	Grand Park Boulevard & Far Hills Avenue		Howard Hughes Company, LLC
File Number:	F:\Depot\DSMemos\DS5501C.doc		Bart Anderson, P.E., DevCo
Parcel Number:	137-27-101-004, 137-28-601-001, 137-21-801-004.		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 (Paid on 9/28/2021)	9/23/2021 & 9/28/2021	10/14/2021	Not Approved	\$400.00	4466730: \$400
2 nd Submittal	11/9/2021	12/7/2021	Not Approved	\$400.00	4529622: \$400
3 rd Submittal	12/22/2021	1/20/2021	See Comments Below	\$400.00	4581930: \$400
TOTAL FEES (LDDRS):				\$1,200.00	----

REMARKS:

***** The Conditional Approval of this Drainage Study is to allow the engineer/developer to submit the Improvement Plans to City Land Development Only**

***** Do not submit the Drainage Study to Clark County Regional Flood Control District (CCRFCD) prior to the Structural Design and Calculations being approved by the City Building & Safety Department**

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

	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.

- This drainage study is acceptable in concept;** however, *City of Las Vegas* will not formally accept the study until the *Clark County Regional Flood Control District (CCRFCD)* has issued a letter of concurrence. The engineer should contact the CCRFCD to confirm that they have begun their review.

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>

2. The subject project is based on the premise that the upstream *Park Drift Drive* is at a minimum rough graded to provide hydrologic cutoff and flood protection and the downstream *Far Hills Avenue (east of Sky Vista Drive)* and the associated storm drain facilities are in place for flood flow perpetuation. The subject drainage study will not be finally approved prior to the posting of the construction bonds of the above stated projects.
3. The project proposes to build temporary drainage facilities, ie, berms/swales along the sides of *Grand Park Boulevard and Far Hills 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.

4. Per previous Comment #3: Provide proof of posted bond for the "*Summerlin V29 Mass Grading Phase 1 Improvements*" project prior to the final approval of the subject improvement plans.
5. Structural plans for the special junction structures must be submitted for review. Provide a soils report, structural calculations and specifications, two wet stamped structural sets, and a grading plan to the *City of Las Vegas Building Department* for processing. The engineer must provide a copy of *Building Department* approval of the structures to *Flood Control* prior to the final approval of the drainage study.
6. 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.

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/21,22,27&28
AREA K-27