

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: January 3, 2023
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 2 Infrastructure – Update #1		GCW, Inc.
Cross Streets:	Grand Park Blvd & Far Hills Ave	Howard Hughes Company, LLC
File Number:	F:\Depot\DSMemos\DS5532D.doc	Bart Anderson, P.E., DevCo
Parcel Number:	137-27-101-004 and 137-28-601-001	
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	12/15/2021	1/24/2022	Not Approved	\$400.00	4575066: \$400
2 nd Submittal	2/15/2022	3/3/2022	Conditional Approval	\$400.00	4651819: \$400
Supplement	8/18/2022	8/31/2022	Approved	N/C	N/C
3 rd Submittal	12/8/2022	1/3/2023	See Comments Below	\$100.00	5067559: \$100
TOTAL FEES (LDDRS):				\$900.00	----

REMARKS:

3rd Submittal: Update #1 to lower the invert of SDDI #11 to provide clearance for a 12”-water line

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 the following conditions.

1. 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 *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.
2. The project proposes to build temporary drainage facilities, ie, berms/swales along the sides of *Grand Park Boulevard, Street A* and between future parcels 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.

3. All 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*. Provide a note as such on the grading plans.

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, 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.

END OF REMARKS
HDR/AYS

T/R/S: T20S/R59E/27&28
AREA K-27