

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> April 4, 2023
<b>TO:</b> Land Development Services Department of Building & Safety		<b>FROM:</b> Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
<b>SUBJECT:</b>	Drainage Study for:	<b>COPIES TO:</b>
Summerlin Village 27 Parcel M Custom Lots Phase 1 & 2		GCW Engineering
<b>Cross Streets:</b>	NEC of Lake Mead Blvd. & Salt Springs Trail	Howard Hughes Company
<b>File Number:</b>	F:\Depot\DSMemos\DS5644B.doc	Bart Anderson, DevCo
<b>Parcel Number:</b>	137-21-510-001	CCRFCFCD
<b>Zoning Action:</b>	22-0560-TMP1	
<b>FEMA Flood Zone</b>	YES NO <b>X</b>	
<b>Proposed Storm Drain</b>	YES <b>X</b> NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	1/19/2023	2/8/2023	Not Approved	\$400.00	5108859: \$400
2 <sup>nd</sup> Submittal	3/13/2023	4/4/2023	See Comments Below	\$400.00	5182442: \$400
			<b>TOTAL FEES (LDDRS):</b>	<b>\$800.00</b>	----

**REMARKS:**

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

	is approved subject to conformance to all City standards and the following conditions:
<b>X</b>	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. The subject project is based on the premise that a *Clark County* regional facility “GOL3” being constructed for flood protection. The subject drainage study will not be finally approved prior to at a minimum the posting of the construction bonds for the “*Summerlin West Village 27 Parcel M & E Drainage Improvement*” project.

2. The site is adjacent to or crosses an existing or proposed Clark County Regional Flood Control District (CCRFCFCD) master planned facility. Therefore, CCRFCFCD concurrence is required prior to final approval of the drainage study.

Please note that effective March 15, 2019, the CCRFCFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

3. **SDDI #1** cannot be identified anywhere on the grading plan (Sheet GD2) or on the *Master Utility Plan – Storm* (Sheet MU2). Identify and call out clearly in the next submittal.

4. **Previous Comment:** *The referenced Summerlin West Village 27 Parcel M Mass Grading Study and project proposed a debris basin in the vicinity of the southeast corner of Parcel M. However, the subject grading plans do not reflect such facility. Address in the next submittal.*

The debris basin still cannot be found anywhere on the plans.

The following comments are repeated until they are complete:

5. 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.
6. All storm drain manholes that are more than 18'-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. SDMH#18, SDMH#3, SDMH#4, SDMH#5, SDMH#2, SDMH#1
7. All drainage easements must be public drainage easements to be privately maintained and common lots to be labeled on the grading plans and to be dedicated as such in the final map.

**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