

CITY OF LAS VEGAS			DATE:
INTER-OFFICE MEMORANDUM			May 31, 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 27 - Lake Mead Boulevard – Park Drift Trail to Mountain Run Drive – Update #2	Atkins
Cross Streets:	Park Drift Trail and Mountain Run Drive		Howard Hughes Company, LLC
File Number:	F:\Depot\DSMemos\DS5455G.doc		Bart Anderson, P.E., DevCo
Parcel Number:	137-22-101-005, 137-21-501-001, 137-22-301-005, 137-21-701-001		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	5/18/2021	6/1/2021 & 6/9/2021	Not Approved	\$400.00	4295558: \$400
2 nd submittal	10/6/2021 & 11/8/2021	11/16/2021	Not Approved	\$400.00	4483803: \$400
3 rd Submittal	1/18/2022	2/10/2022	Conditional Approval	\$400.00	4610397: \$400
4 th Submittal	4/26/2022	5/10/2022	Not Approved	\$100.00	4755219: \$100
5 th Submittal	6/2/2022	6/14/2022	Conditionally Approved	\$400.00	4814782: \$400
Revised Memo & CCRFCD	1/11/2023 & 9/21/2022	1/11/2023	Approved (Concurrence Recv'd)	N/A	N/A
6 th Submittal	5/16/2023	5/31/2023	See Comments Below	\$100.00	5276982: \$100
TOTAL FEES (LDDRS):				\$1,800.00	----

REMARKS:

6th Submittal: Update #2 to add Bypass Lane and Guest Lane

4th & 5th Submittals: Update #1 & Addendum #1 to remove the intersection of the Lake Mead Boulevard and Mountain Run Drive intersection

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. The proposed *Bypass/Guest Lane* connecting the west-bound and east-bound of *Twilight Run Drive* appears to impact the natural drainage pattern of "Village 27 Parcel N". Are there low point(s) in the profile of the *Bypass/Guest Lane* to allow the drainage pass through or any storm drain system to convey drainage without overtopping the *Bypass/Guest Lane*?

Provide a plan & profile for this portion of *Bypass/Guest Lane*. Address and resolve in the next submittal.

2. Address whether the *Bypass/Guest Lanes* are interim or permanent facilities.

The following condition is repeated until it is complete:

3. The project proposes to build temporary drainage facilities, ie, the interim berm upstream of the intersection of *Lake Mead Boulevard* and *Mountain Run Drive* and the berms/swales along the east and west bound *Lake Mead* roadways 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
HDR/AYS

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