

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: June 12, 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 - Park Drift Trail – Update #1 (V27 Sunset Run Drive to V22 Lake Mead Boulevard)			Atkins
Cross Streets:	V27 Sunset Run Dr. & V22 Lake Mead Blvd.		Howard Hughes Company, LLC
File Number:	F:\Depot\DSMemos\DS5563C.doc		Bart Anderson, P.E., DevCo
Parcel Number:	137-21-501-001 and 137-15-401-003		CCRFCD
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	4/26/2022	5/18/2022	Not Approved	\$400.00	4755128: \$400
2 nd Submittal	7/6/2022	7/21/2022	Conditional Approval	\$400.00	4860678: \$400
CCRFCD	12/12/2022	12/13/2022	Concurrence Recv'd	N/C	N/C
3 rd Submittal	5/23/2023	6/8/2023	See Comments Below	\$100.00	5285351: \$100
TOTAL FEES (LDDRS):				\$900.00	----

REMARKS:

3rd Submittal: Update #1

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.

- The update presented three screen shots to show the differences between the latest revision and the original approved design.
 - First screenshot: A stub outlet discharging to Parcel C has been removed and storm drain has been extended to convey the flow to discharge at approximately Station 340+00 on the north side of *Park Drift Trail*. The update however, did not address the impact to the wash receiving more flow which was originally passing through Parcel C. Address how much flow will be re-routed and the impact by the proposed revision in the next submittal.
 - Second screenshot: The extended storm drain discharges at approximately Station 340+00. However, *Master Drainage Plan Sheet 6/97* and the pertinent *Roadway Grading Plan* and *Roadway Plan & Profile* sheets show the last stub at an angle rather than at a right angle to the street storm drain. Review and revise accordingly.

- Third screenshot: The reviewer was unable to identify the exact location of this screenshot relative to the proposed *Park Drift Trail*.

In the next submittal, provide the exact plan & profile sheet for the reviewer to discern about the revision from the original state.

2. The update also stated about land use density revisions to Parcel E and C but stopped short of addressing whether the density has been increased or decreased, ie, whether it is a negative or positive impact to the downstream areas?

Dedicate a sub-chapter in the next submittal to address the land use density change. If it is negative impact, a revision to the master study may be warranted.

The following conditions are repeated until they are complete:

3. The project proposes to build temporary drainage facilities, ie, the interim berms/swales along both sides of *Park Drift Trail* for 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. The *Boundary Channel Drainage Study and the Improvement Plans* must be approved and construction bond posted prior to the subject *Park Drift Trail* Improvements. The subject drainage study will not be approved prior to the *Boundary Channel Drainage Study* approval.

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