

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: October 5, 2020
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 22 - Kindle Rise Way – Update #1 (from Kettle Bend Rd. to Desert Foothills Blvd.)			GCW Engineers / Surveyors
Cross Streets:	Kettle Bend Road and Kindle Rise Way		The Howard Hughes Company, LLC
File Number:	F:\Depot\DSMemos\DS5243D.doc		Bart Anderson, P.E., DevCo
Parcel Number:	137-23-201-001		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	2/5/2020	2/19/2020 & 2/26/2020	Not Approved	\$400.00	3735112: \$400
2 nd Submittal	3/11/2020	4/6/2020	Conditional Approval	\$400.00	3776284: \$400
Supplement	8/3/2020	8/3/2020	Concurrence Recv'd	N/C	N/C
3 rd Submittal	9/22/2021	10/5/2021	See Comments Below	\$100.00	4461912: \$100
TOTAL FEES (LDDRS):				\$900.00	----

REMARKS:

3rd Submittal: Update #1 to remove an interim drainage swale at the northwest corner of Kindle Rise Way and Desert Foothill Drive

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.

1. The subject project is based on the premise that the downstream *Kettle Bend Road* and the associated storm drain facilities are in place for flood protection. The subject drainage study will not be finally approved prior to the posting of the construction bond of *Summerlin West Village 22 - Kettle Bend Road (Sunset Run Drive to Kestrel Creek Road)*.
2. The project proposed to construct temporary drainage facilities including drainage berms/ditches along the northwest side of the proposed improvements. Prior to the final plans approval, the developer must complete a **Maintenance & Liability Agreement** for the interim drainage improvements 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 facilities and an exhibit that adequately shows the location and limits of the drainage facilities to *City Flood Control* for approval. Once the drainage study is conditionally approved, the engineer/developer should contact the *City's Land Development Section (702-229-6371)* 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 berm/swale are no longer necessary and can be removed.

3. **Repeat from Previous Review: Sheet UT2: Provide a nominal inlet at the south side of Kindle Rise Way at approximate Station 11+50.**

Note that there are handicap ramps downstream and adjacent to the said location. No nuisance drainage shall be crossing the handicap ramps as possible. Therefore, this drop inlet is required. Provide as such in the improvement plans.

Sheet UT2 was not provided in the last submittal. Provide as such to prove that the required inlet has been added on the pertinent plan.

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/23
AREA K-23