

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: December 6, 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:	
	Summerlin West Village 27 – Arroyo Pass Drive (Sunset Run Drive to Lake Mead Boulevard)	
Cross Streets:	NWC of Lake Mead Blvd. & Sunset Run Drive	Howard Hughes Company, LLC
File Number:	F:\Depot\DSMemos\DS5708B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	137-22-101-006 & 137-15-401-003	
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	10/5/2023	10/23/2023	Not Approved	\$400.00	5469994: \$400
2 nd Submittal & Supplement	11/7/2023 & 11/29/2023	12/6/2023	See Comments Below	\$400.00	5517241: \$400
			TOTAL FEES (LDDRS):	\$800.00	----

REMARKS:

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.

1. The subject project is based on the premise that *Lake Mead Drive* and *Sunset Run Drive* and the associated storm drain facilities are in place for flood flow perpetuation. The subject improvement plans will not be finally approved prior to the posting of the construction bonds of the *Summerlin West Village 22 – Lake Mead Boulevard (Scurry Bend to Sunset Run)* and *Summerlin West V27 – Park Drift Trail, Sunset Run and Calico Bend Drive* street improvements projects.
2. **Figure 3 (Interim Condition Hydrology)** and **Figure 4 (Ultimate Condition Hydrology)**: The figures show that the project is premised on the existence of *Park Drift Trail* for offsite cut-off from the west for flood protection. The subject improvement plans will not be finally approved prior to the posting of the construction bonds of the segment of *Park Drift Trail* fronting Summerlin V27 Parcel G.
3. The project proposes to build temporary drainage facilities, ie, the berms/swales along the west side of *Arroyo Pass Drive* 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.

***** The City of Las Vegas Flood Control is standardizing the file naming of drainage studies and plans during the digitizing process. When saving the project files in the CD or thumb drive, please follow the system below:**

If drainage study only contains one combined file, use the following naming convention in Document Title:

1st Submittal DS and Plans (for first and original submittal);

2nd Submittal DS and Plans (for second submittal (addendum #1)) etc.

If drainage study contains multiple files, use the following naming convention in Document Title:

1st Submittal DS (for the report of the drainage study)

1st Submittal Plan 1 (could be the drainage condition maps)

1st Submittal Plan 2 (could be the improvement plans) etc.

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, final approval 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
AYS

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