

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: August 22, 2024
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 Village 27 Parcel E - Custom Lots Mass Grading - Update #3		GCW, Inc.
Cross Streets:	NWQ of Park Drift Trail & Sunset Run Drive	The Howard Hughes Company
File Number:	F:\Depot\DSMemos\DS5677G.doc	Bart Anderson, P.E.; DevCo
Parcel Number:	137-21-501-003; 137-15-401-003	CCRFC
Zoning Action:	23-0176-TMP1; 23-0176-MOD1	
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	5/16/2023	6/14/2023	Not Approved	\$400.00	5276022: \$400
2 nd Submittal	7/11/2023	7/25/2023	Not Approved	\$400.00	5350274: \$400
3 rd Submittal	8/9/2023	8/16/2023	Conditional Approval	\$400.00	5391377: \$400
CCRFC	9/21/2023	9/26/2023	Concurrence Received	N/C	N/C
4 th Submittal	9/20/2023	10/3/2023	Approved	\$100.00	5443744: \$100
5 th Submittal	12/4/2023	12/14/2023	Approved	\$100.00	5546358: \$100
6 th Submittal	8/6/2024	8/22/2024	See Comments Below	\$100.00	5877733: \$100
TOTAL FEES (LDDRS):				\$1,500.00	----

REMARKS:

6th Submittal: Update #3 for Grading Revision at the northeast corner of Parcel E

5th Submittal: Update #2 to revise mass grading in order to better balance the cut/fill of the site

4th Submittal: Update #1 to remove a bypass lane at the parcel entrance of the development

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 project proposes to mass grade **Parcel E** with numbers of temporary swales and berms at various locations of the parcel. 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. Once the drainage study is conditionally approved, 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's Land Development Section* (229-6371) to begin the agreement and bond 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.

2. Per the "Summerlin V27 Debris Basin" study, the debris basin outflow at the northeast side of Parcel E is 2,270 cfs. However, *Hydraulic Sections 4 and 10* in Figure 7 only registered a 100-year flow of 947 cfs. Address and resolve in the next submittal. Verify that the newly graded area adjacent to the wash will not be inundated.

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.

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.

***** 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.

**END OF REMARKS
HDR/AYS**

**T/R/S: T20S/R59E/21
AREA K-21**