

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: October 14, 2024
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT: Drainage Study for: Summerlin Village 27 Parcel D - Custom Lots Mass Grading		COPIES TO: GCW Engineers Surveyors
Cross Streets:	Park Drift Trail & Sunset Run Drive	Howard Hughes Company, LLC
File Number:	F:\Depot\DSMemos\DS5792B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	137-15-310-001	CCRFCD
Zoning Action:		
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	7/30/2024	8/19/2024	Not Approved	\$400.00	5863409: \$400
2 nd Submittal	8/29/2024 & 10/7/2024	10/14/2024	See Comments Below	\$400.00	5905104: \$400
			TOTAL FEES (LDDRS):	\$800.00	----

REMARKS:

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 project proposes to mass grade **Parcel D** 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.

- The site is adjacent to or crosses an existing or proposed *Clark County Regional Flood Control District* (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study.

Please note that effective March 15, 2019, the CCRFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

3. **Sheet MG (Master Mass Grading Plan) and Sheet GD3:** The features in *Sheet MG* and *Sheet GD3* do not match the *Interim Condition Drainage Map (Figure 7)*. *Sheet MG* and *Sheet GD3* should not include features of the *V27 Debris Basin* and the outlet facilities. Review and revise in the next submittal.
4. **Sheet MG, Sheet GD1 and Sheet GD3:** It is not clear how *Section Detail 5/MG* and *Section Detail 1/GD1* relate to each other, ie, explain where the "lot berm" (in 1/GD1) is located in 5/MG? Revise all section details accordingly.
5. Pertaining to the comment above, it appears that the riprap is being installed on the wrong side of the berm.

***** 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: 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.

END OF REMARKS
AYS

T/R/S: T20S/R59E/15
AREA K-15