

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: May 15, 2025
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 4125 South Reservoir Access Road Rough Grade - Update		AtkinsRealis
Cross Streets:	From Park Drift Trail to Reservoir Entrance Rd	Howard Hughes Company, LLC
File Number:	F:\Depot\DSMemos\DS5832C.doc	Lucien Paet, P.E., DevCo.
Parcel Number:	137-28-101-008	
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	1/15/2025	1/16/2025	Approved	\$400.00	6081209: \$400
2 nd Submittal	3/10/2025	3/25/2025	Approved	\$100.00	6147632: \$100
3 rd Submittal	4/28/2025	5/15/2025	See Comments Below	\$100.00	6214833: \$100
TOTAL FEES (LDDRS):				\$600.00	----

REMARKS:

3rd Submittal: Update for rough grade revision

2nd Submittal: Update to revise the varied-width median to be a consistent width

1st Submittal: This Study is a split-up from DS05741 (Summerlin West Village 29 & 32 – Park Drift Trail & Loop Road Rough Grading) in order to obtain full approval for the 4125 South Reservoir Access Road Rough Grade only

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.
	is conditionally approved subject to Clark County Public Works Department concurrence.

- The project proposes to build temporary drainage swales along the side of the rough graded access roads. Prior to final plan approval of improvement plans, the developer must complete a maintenance and 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 facility and an exhibit that adequately shows the location and limits of the drainage facility to *City of Las Vegas Flood Control* for approval.

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 / swales 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: T21S/R59E/28
AREA K-28