

CITY OF LAS VEGAS			DATE:
INTER-OFFICE MEMORANDUM			March 12, 2019
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 21 – Redpoint Drive Improvements (Desert Foothills Drive to Fox Hill Drive)		GCW Inc.
Cross Streets:	Desert Foothill Drive and Far Hill Drive		Howard Hughes Company, LLC
File Number:	F:\Depot\DSMemos\DS5088B.doc		Bart Anderson, P.E., DevCo
Parcel Number:	137-26-101-001; 137-22-101-001		
Zoning Action:	FMP-74490		
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	1/17/2019	2/7/2019	Not Approved	\$400.00	502418: \$400
2 nd Submittal	2/26/2019	3/12/2019	See Comments Below	\$400.00	503373: \$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.
	is conditionally approved subject to Clark County Public Works Department concurrence.

1. The project proposed to construct temporary drainage facilities including drainage berms/swales in various locations for the interim protection of the proposed segment of *Redpoint Drive*. 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.

2. The subject drainage study is premised on the fully developed (ie constructed) *Desert Foothills Drive (Far Hills to Redpoint)*. The subject improvement plans will not be approved prior to the buildout of *Desert Foothills Drive (Far Hills to Redpoint)* and the associated facilities.

3. The flow in the storm drain exceeds the maximum velocity allowed (25 fps) per the *CCRFCD Hydrologic & Hydraulic Design Manual*. The Engineer must provide a detail showing additional sacrificial concrete (1-inch minimum) on the plans. A Special Construction Note must be added to the Grading Plans and the Plan and Profile Sheet that calls out the special construction requirement for the additional sacrificial concrete.

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
WSP/AYS

T/R/S: T20S/R59E/26
AREA K-26