

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: October 6, 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: Summerlin West V30A - Mountain Run Drive – Update #2 (Twilight Run Dr. to Park Drift Trail)		COPIES TO: Atkins
Cross Streets:	Park Drift Trail and Mountain Run Drive		Howard Hughes Company, LLC
File Number:	F:\Depot\DSMemos\DS5637G.doc		Bart Anderson, P.E., DevCo
Parcel Number:	137-21-701-002		CCRFCD
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	12/20/2022	1/17/2023	Not Approved	\$400.00	5079571: \$400
2 nd Submittal	6/21/2023	7/19/2023	Not Approved	\$400.00	5323698: \$400
3 rd Submittal	8/29/2023 & 10/9/2023	11/2/2023	Conditional Approval	\$400.00	5414321: \$400
4 th Submittal (Paid on 5/14/2024)	4/29/2024	5/14/2024	Not Approved	\$100.00	5764336: \$100
5 th Submittal	5/28/2024	6/5/2024	Conditional Approval	\$400.00	5783284: \$400
CCRFCD & Structural Approval	8/14/2024	8/14/2024	Concurrence & Structural Approval Received	N/C	N/C
6 th Submittal	10/16/2024	11/5/2024	See comments below.	\$100.00	5978268: \$100
TOTAL FEES (LDDRS):				\$1,800.00	----

REMARKS:

6th Submittal: Update #2, To adjust the maintenance access points in the junction structures (SDMH#5, SDMH#6 and SDMH#7) and add a 12' x 8' maintenance access point in the 14' x 6' RCB transition structure.

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.

- Previous Comment:** The project proposes to build temporary drainage facilities such as berms and swales along the west boundary of **Village 30A Parcel D**, along the north boundary of **Village 30A COS-1 & NP-1**, and along the west side of the proposed **Mountain Run Drive**. Prior to final plan approval the developer must complete a maintenance and liability agreement for the interim drainage improvements (off-site berms or swales) 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 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 / swales are no longer necessary and can be removed.

2. **Previous Comment:** *The proposed improvement plans show drainage facilities of a size that must be reviewed for Maintenance and Access concerns. The engineer must submit a separate set of improvement plans to City of Las Vegas Streets & Sanitation Department for their review. Streets & Sanitation approval must be secured prior to the drainage study approval.*

The engineer stated that structural sub-consultant had been retained to make modifications to the juncture structures to satisfy *City of Las Vegas Streets & Sanitation Department's* requirements. The final approval of the improvement plans will not be issued prior to the verification of those modifications being shown on the plans.

3. All updated structural detail for the revised structures require structural calculations to be reviewed by the *City of Las Vegas Building & Safety Department*. Approval by the *Building Department* must be obtained prior to the final approval of the improvement plans.

***** 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
HDR/AYS

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