

DS #:

5248

APN: 125-06-501-001 and 125-06-701-001

PROJECT: Parcel 3 at Sunstone Phase 1 Mass Grade

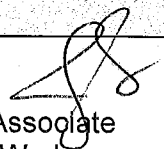
SUBMITTAL:

2nd

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		April 29, 2020
TO: Land Development Services Department of Public Works		FROM: Jennifer Shinn, P.E.  Flood Control, Engr. Associate Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
	Parcel 3 at Sunstone Phase 1 Mass Grade	Westwood Professional Services
Cross Streets:	Sky Pointe Drive and Log Cabin Way	Shea Homes
File Number:	F:\PW_Flood\DSMEMOS\DS5248B.docx	Bart Anderson, P.E., DevCo
Parcel Number:	125-06-501-001 and 125-06-701-001	CCRFC
Zoning Action:	TMP-78230	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES X NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	2/13/202	3/17/2019 & 3/27/2020	See Comments Below	\$400.00	3744087: \$400
2 nd Submittal	4/27/2020	4/29/2020	Approved	N/C	--
TOTAL FEES (LDDRS):				\$400.00	----

The Master 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 Nevada Department of Transportation concurrence.

1. Provide a note on all grading plans: Property Owner is responsible to maintain the best management practices such as but not limited to the removal of accumulated sediment and debris and care of the vegetation.
2. This project considers the Sunstone Phase 1 Infrastructure in place and functioning. Any deviations from the Infrastructure study will require an update to the Sunstone Phase 1 Infrastructure study.
3. This drainage study analyzes the mass grading of phase 1 of the development of Parcel 3. Technical drainage studies are required for the future development of Phase 1 as well as future phases.

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

JKS

T/R/S: T19S/R60E/S6

AREA G-06

REGIONAL FLOOD CONTROL DISTRICT



N/C

Steven C. Parrish, P.E.
General Manager/Chief
Engineer

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April 27, 2020

Mr. Oh Sang Kwon, P.E.
City of Las Vegas Department of Public Works
333 North Rancho Drive
Las Vegas, NV 89106

**DISTRICT CONCURRENCE: PARCEL 3 AT SUNSTONE PHASE 1 MASS
GRADE
(DS5248A) (RFCD No. 20-13490)**

Dear Mr. Kwon:

Clark County Regional Flood Control District (District) reviewed Technical Drainage Study dated February 13, 2020 for above-mentioned project as submitted by WESTWOOD PROFESSIONAL SERVICES. In addition, District is in receipt of the Conditional Letter of Acceptance from City of Las Vegas Department of Public Works dated March 27, 2020.

District concurs with acceptance of this Technical Drainage Study by City of Las Vegas Department of Public Works.

District's review of this project was limited to issues of Regional Flood Control Significance as defined in *Uniform Regulations for the Control of Drainage*.

Please be aware that as additional information becomes available and/or restudies of Flood Insurance Studies are performed, information submitted by WESTWOOD PROFESSIONAL SERVICES may be superseded. Compliance with regulatory elements and design standards specified in *Uniform Regulations for the Control of Drainage* does not imply a guarantee that properties will be free from flooding or flood damage. The District, its officials, or employees assume no liability for information, data, or conclusions presented by consulting engineers. We, therefore, make no warranties, either expressed or implied, in conducting this review.

STEVEN C. PARRISH, P.E.
General Manager/Chief Engineer

BY:

Ching C. Wang, P.E.
Senior Civil Engineer

CCW:jb

c: Stanley Okey Amadi, P.E., CFM, Westwood Professional Services

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