

DS #:

5282

Portions of 125-06-501-001, 125-06-701-001,
APN: 125-07-602-001, 125-07-501-005

PROJECT:

Sunstone Mass Grade

SUBMITAL:

3rd

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: September 1, 2020
TO: Land Development Services Department of Building & Safety		FROM: Jennifer Shinn, P.E. Flood Control, Engr. Associate Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
	Sunstone Mass Grade	Westwood Professional Services
Cross Streets:	Skye Canyon Park Drive and Log Cabin Way/O'Hare Road	Eastland Company, LLC/East of 95, LLC
File Number:	F:\Depot\DSMemos\DS5282C.doc	Bart Anderson, P.E., DevCo
Parcel Number:	Portions of 125-06-501-001, 125-06-701-001, 125-07-602-001, 125-07-501-005	CCRFCD
Zoning Action:	TMP-76718	
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	5/14/2020 Paid 6/9/2020	6/4/2020	See Comments Below	\$400.00	3854577: \$400
2 nd Submittal	6/29/2020	7/16/2020	Conditionally Approved	\$400.00	3899592: \$400
3 rd Submittal	8/31/2020	9/1/2020	Approved	N/C	N/C
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 study assumes the storm drain infrastructure proposed by the Technical Drainage Study for Sunstone Phase 1 Infrastructure is in place and functioning. Substantial completion of the Sunstone Phase 1 Infrastructure facilities is required prior to residential occupancy permits.
2. The substantial completion of the developer's Moccasin facility prior to any residential occupancy permits within the Sunstone development is required.
3. This drainage study assumes that the project will be constructed in one phase. If improvement plans are submitted to break the project into separate phases, a drainage study update will be required for each phase addressing the interim condition.
4. This study is for mass grading only. Development of the parcels will require technical drainage studies.

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/6
AREA G-06

REGIONAL FLOOD
CONTROL DISTRICT



8/31/20
DS5282
NIC
G-06

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

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August 24, 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: SUNSTONE MASS GRADE
(DS5282B) (RFCD No. 20-13594)**

Dear Mr. Kwon:

Clark County Regional Flood Control District (District) reviewed Technical Drainage Study dated May 14, 2020, Addendum No. 1 dated June 29, 2020 for above-mentioned project as submitted by WESTWOOD PS. In addition, District is in receipt of the Conditional Letter of Acceptance from City of Las Vegas Department of Public Works dated July 16, 2020.

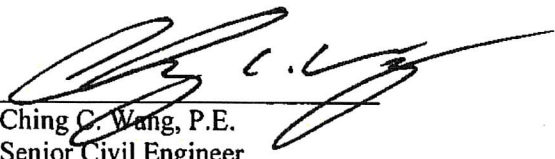
District concurs with acceptance of this Technical Drainage Study by City of Las Vegas Department of Public Works.

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 PS 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:sa

c: Stanley Okey Amadi, P.E., Westwood PS

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