

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: July 5, 2022
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:
	Sunstone Brightstone Trail		Westwood Professional Services
Cross Streets:	Moccasin Road and Sunbridge Pointe Way		SC East Landco, LLC
File Number:	F:\Depot\DSMemos\DS5422C.doc		Bart Anderson, P.E., DevCo
Parcel Number:	125-06-199-001, 125-06-110-003, 125-06-110-002, 125-06-110-001, 126-01-502-005, 126-01-502-006		CCRFC
Zoning Action:	VAC-78428, MOD-78829, TMP-78830		
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	2/9/2021	3/4/2021	See Comments Below	\$400.00	4165056: \$400
2 nd Submittal	3/31/2021	4/22/2021	Conditionally Approved	\$400.00	4229222: \$400
CCRFC	7/5/2022	7/5/2022	Concurrence Recv'd	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 project proposes to build a temporary drainage facilities along Brightstone Trail. Prior to final plan approval the developer must complete a maintenance and liability agreement for the interim drainage improvements (channels/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 facility 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 channels/swales are no longer necessary and can be removed.

- Interim drainage facilities not within public right-of-way shall be within a public drainage easement to be privately maintained by the Developer.
- Interim drainage facilities within public right-of-way shall be maintained by the Master Developer until Ultimate facilities are constructed and accepted by the City of Las Vegas. License Agreement to maintain the interim drainage facilities within public right-of-way is required.

4. The study assumes the following infrastructure is in place and functioning in the Proposed Condition:
 - a. Sunstone Phase 1 Infrastructure (DS5135)
5. Show the location of the existing 36" PVC water line in section F/D-1.

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
HDR/JKS

T/R/S: T19S/R60E/S06
AREA G-06