

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: December 16, 2021
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:
Parcel 3 at Sunstone Phase 2 – Rough Grading		Westwood Professional Services
Cross Streets:	Sky Pointe Drive and Log Cabin Way	Shea Homes
File Number:	F:\Depot\DSMemos\DS5426D.doc	Bart Anderson, P.E., DevCo
Parcel Number:	125-06-211-011	CCRFCD
Zoning Action:	20-0380-TMP1	
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	3/1/2021	3/30/2021	See Comments Below	\$400.00	4187626: \$400
2 nd Submittal	4/26/2021	5/11/2021	Conditionally Approved	\$400.00	4258175: \$400
3 rd Submittal	6/16/2021	6/16/2021	Approved	N/C	N/C
4 th Submittal (Paid on 12/14/2021)	11/24/2021 & 12/14/2021	12/16/2021	See Comments Below	\$100.00	4572666: \$100
			TOTAL FEES (LDDRS):	\$900.00	----

REMARKS:

4th Submittal: Update for rough grading for portion of Parcel 3

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
X	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 proposed rough grading constitutes stockpile of dirt from the adjacent phases of developments. Obtain a *Dust Mitigation Permit* from the Clark County prior to the final approval of the subject study.
2. Concentrated flow of 4cfs is discharged from *Sangria Sunrise Avenue* in the adjacent Phase 2B to the west. Provide a swale for the conveyance of the proposed flow in the next submittal. Review and revise the *Interim Condition Drainage Map (Exhibit E)* and all pertinent grading plans.

The following conditions are carried over until they are complete:

1. The study assumes the storm drain infrastructure proposed by the Technical Drainage Studies for Sunstone Phase 1 Infrastructure, Brightstone Trail, and Parcel 3 at Sunstone Phase 1 & Model Phase are in place and functioning. Substantial completion of the Sunstone Phase 1 Infrastructure facilities is required prior to residential occupancy permits. It is noted that the drainage study for Brightstone Trail was conditionally approved on 4/22/2021.

2. The substantial completion of the developer's Moccasin facility prior to any residential occupancy permits within the Sunstone development is required.
3. All storm drain inlets that are more than 10'-deep require a special structural detail and calculations. Submit structural design and calculations to City Building & Safety Department for review and approval prior to the final approval of the drainage study.
4. This study proposes Sandlot Lane will be rough graded to subgrade and the storm drain system constructed. Please note that for future, full development of Sandlot Lane, the storm drain main shall be located 3 feet from the lip of gutter and standard clearances from other utilities shall be provided.
5. This study addresses the development of Phase 2A and rough grading of 2B. An update is required to address the full development of Phase 2B.
6. All drainage easements must be public drainage easements to be privately maintained and common lots to be labeled on the grading plans and to be dedicated as such in the final map. The minimum width for a public drainage easement is 10' if the 100-year flow is less than 20 CFS.

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/AYS

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