

CITY OF LAS VEGAS			DATE:
INTER-OFFICE MEMORANDUM			April 29, 2022
TO: Land Development Services Department of Building & Safety		FROM: Peter Jackson, CFM Flood Control, Sr. Engr. Associate Department of Public Works	
SUBJECT: Drainage Study for: Sunstone Entry Roads – Update #1		COPIES TO: Westwood Professional Services	
Cross Streets:	O'Hare Road & Log Cabin Way	SC East LandCo, LLC	
File Number:	F:\Depot\DSMemos\DS5435B.doc	Bart Anderson, P.E., DevCo	
Parcel Number:	125-06-895-001 & 125-06-895-002		
Zoning Action:	TMP-76718		
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	3/24/2021	4/15/2021	Approved	\$400.00	4216031: \$400
2 ND Submittal	4/12/2022	4/29/2022	Approved	\$ 100.00	4736277: \$100
			TOTAL FEES (LDDRS):	\$500.00	----

REMARKS: 2nd Submittal, Update #2. Minor Roadway and Storm Drain changes.

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 City takes no exception to the Technical aspects of the Drainage Study Update # 1.
2. The project proposes to build a temporary drainage facility at on Future Parcel J (125-06-810-002). Prior to final plan approval the developer must complete a maintenance and liability agreement for the interim drainage improvements (off-site berms or channels) 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 berms / channels are no longer necessary and can be removed.

3. Storm Drain Lateral 1 only serves Parcel J. Revise the Plan & Profile to show the on-site storm drain as "Private" from SDMH #1 into the site.
4. Storm Drain Lateral #1 shows that there is the required 2-foot separation between the 8" Sewer and the Storm Drain as well as more than 2-foot between the 10" water line and the storm drain.

5. Add the following Note on the Grading Plans. *Post-Construction BMPs (PCBMPs) / Control Measures noted on the Grading Plans are mandatory permanent regulatory stormwater pollution controls. These PCBMPs must be installed per the approved plans and must be permanently maintained.*
6. A note has been added to the Grading Plans: *"All onsite storm drain facilities are privately owned and privately maintained by the Master HOA."*

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/PBJ

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