CITY OF LAS VEGAS **INTER-OFFICE MEMORANDUM**				**DATE:** **March 3, 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:**
Estrella at Sunstone – Update #1				RCI Engineering
Cross Streets:	Sun Park Drive and Sunstone Parkway			Woodside Homes of Nevada, LLC
File Number:	F:\Depot\DSMemos\DS5505D.doc			Bart Anderson, P.E., DevCo
Parcel Number:	125-06-610-001			CCRFCD
Zoning Action:				
FEMA Flood Zone	YES	NO **X**		
Proposed Storm Drain	YES **X**	NO		

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1st Submittal	10/4/2021	10/25/2021	Not Approved	$400.00	4481638: $400
2nd Submittal	11/9/2021	12/04/2021	Conditional Approval	$400.00	488168: $400
3rd Submittal (Paid on 1/3/2022)	12/22/2021 & 1/3/2022	1/19/2022	Conditional Approval	$100.00	4593638: $100
CCRFCD	2/24/2022	3/3/2022	Concurrence Recv'd	N/C	N/C
			TOTAL FEES (LDDRS):	**$900.00**	**----**

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 facility at along the western boundary of proposed development. 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.

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.

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.

END OF REMARKS
HDR/JKS/OSK

T/R/S: T19S/R60E/S6
AREA G-06