

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: 3/27/2022	
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 Parcel G aka Asher at Sunstone		RCI Engineering	
Cross Streets:	O'Hare Road and Sunstone Parkway	Lennar Homes of Nevada	
File Number:	F:\Depot\DSMemos\DS5552A.doc	Bart Anderson, P.E., DevCo	
Parcel Number:	125-06-710-001		
Zoning Action:			
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	3/17/2022	3/24/2022	See Comments Below	\$400	4680993: \$400
TOTAL FEES (LDDRS):				\$400	----

REMARKS:

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.

The following are comments pertaining to the subject site specific drainage study and grading plans:

1. It is unclear how and who will be responsible for the maintenance of existing/proposed swale along the western boundary of the proposed project. If the existing/proposed swales along the western boundary has existing maintenance bond, please provide a copy of the bond. If the existing/proposed swales down not have bond, please post a bond prior to final approval of the improvement plan.
2. The project proposes to build a temporary drainage facility at southwest corner. 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.

Land Development: Upon conditional approval, this project is required to post a minimum Bond in the amount of \$100,000 for on-site drainage related items. The items could include re-grading, additional on-site storm drain improvements, repair of drainage appurtenances and necessary on-site drainage facilities as identified by the drainage study.

3. **A review of the grading plan shows an elevation difference of approximately 2-feet of cut/fill adjacent to undeveloped properties.** Sites with a grade difference of 2 feet above or below existing grades are required to have approval from the *City of Las Vegas Planning and Development Department*. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the *City Planning Department (229-6301)*. The engineer must provide *City Planning* approval with the next submittal.
4. **Figure 5 – Existing Conditions Map** offsite basins EPI 1 and EPI 2 flows are not referenced on summary table. Per referenced Exhibit D EPI1 ($Q_{100}=9$ cfs) and EPI 2 ($Q_{100}=8$ cfs).
5. **Figure 5 – Existing Conditions Map** basin XON1 100-yr flow does not match with referenced flow on Exhibit D. EPG is 13 cfs and XON1 is 12 cfs.
6. **Figure 6 & 7:** Flow arrows along lots 78-85 does not match with grading on sheet G-1 of Unit 1 plans.
7. Provide upstream TCR elevation at Lot 98 on **Unit 1 G-4**.
8. Provide a temporary riprap pad prior to discharging flow into Public Street. Place riprap pad at south end of western temporary swale and east end of Peggy Publo Aenue.
9. General Comment: 'Peggy Publo Ave' does not match throughout the exhibits and grading plans. For example, on Figure 7 is called out 'Peggy Publo Ave' and Unit 1 grading plan G1 'Peggy Publow Ave'.
10. Proposed drainage easement on the Unit 2 Grading Plan Sheet G-3 must conform to CCAUSD standard drawing 425.S1 including the placement of bollards.

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

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