

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: 5/11/2022		
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:\PW_Flood\1. Development Review\1. DS Memo\DS5552B.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	Not Approved	\$400	4680993: \$400
2 nd Submittal	04/19/2022	05/11/2022	Approved	\$400	4744648: \$400
TOTAL FEES (LDDRS):				\$800	----

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.

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

1. 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.

2. Detail Sheets: Add "highest adjacent grade" to the any note calling out "solid grouting" CMU wall.

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