

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: March 20, 2024
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:
Parcel 3 at Sunstone Phase 3 - Update		Westwood
Cross Streets:	Sky Pointe Drive and Log Cabin Way	Northland ,LLC/Shea Homes Limited Partnership
File Number:	F:\Depot\DSMemos\DS5549B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	125-06-211-016	
Zoning Action:	21-0524-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 & Supplement	2/24/2022 & 3/24/2022	3/21/2022 & 3/29/2022	Approved	\$400.00	4660112: \$400
2 nd Submittal	3/4/2024	3/20/2024	See Comments Below	\$100.00	5655475: \$100
TOTAL FEES (LDDRS):				\$500.00	----

REMARKS:

2nd Submittal: Update for minor revisions in the grading within Common Element C and Add a retaining wall at Lot 547 along Currant Rock Lane

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 comments should have been addressed with the Improvement Plan submittal and are repeated until they are complete:

1. Revise the Flood Zone Note on All Grading Plans to reflect the correct FIRM Panel number, 32003C1735 E.
2. **Sheet G-4 & G-5:** The following finish floors do not meet the Regional Flood Control District minimum criteria of twice the Q₁₀₀ depth of flow up to 18-inches above the water surface (CCRFCD Manual Section 304.4.E.1) or 6-inch minimum above the highest adjacent top of curb (CCRFCD Manual Section 1602 304.4.E.1). The following finish floors should be revised or alternate flood protection provided.

LOT	FF shown	Min FF
511	2782.20	2783.93
489	2775.60	2776.31

3. Provide an upstream TC elevation for Lot 534.
4. **Sheet G-8 and P-8:** Verify the TC elevation for the SDDI #2 at the Venetian Brick North Lateral. It appears that the TC shown is also a flowline projection. The profile appears to show a higher elevation as the TC does not match the profile drawing.
5. **Sheet P-8:** Call out the 20' Public Drainage Easement to be Privately Maintained by the HOA on the plan view.
6. **Sheet P-9:** Show the sewer crossing in profile of the temporary Storm Drain.
7. Revise **Detail 30/D2** to include the 36-inch and 42-inch Concrete Collar. Use the same tabular data for "L" (L=18") and "T" (T=9") as the 48-inch pipe.
8. The project proposes to build a temporary drainage facility at the Phase 3 Boundary at the ends of the storm drain system. Prior to final plan approval the developer must complete a maintenance and liability agreement for the interim drainage improvements (storm drain, 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.
9. The Common Elements need to clearly show the extent of the necessary Public Drainage Easements to be Privately Maintained (PDEPM). Show Common Elements "D, E, & F" as PDEPM. Update the Grading Plans to reflect all easements. The easements shall be dedicated by the Final Maps.
10. The Plans show a narrow (5-foot \pm) Common Element between Lots 528 and 529. What is the purpose of this narrow strip ? Is this necessary for drainage ?
11. Revise the standard drainage compliance note on the grading plan to show the correct Drainage Study number: *"I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT (DS5549)"*.
12. Provide a Note on all 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."*
13. Update the Stormwater Management Notes to the current version with the Improvement Plan submittal to Building Department – Land Development.

***** The City of Las Vegas Flood Control is standardizing the file naming of drainage studies and plans during the digitizing process. When saving the project files in the CD or thumb drive, please follow the system below:**

If drainage study only contains one combined file, use the following naming convention in Document Title:

1st Submittal DS and Plans (for first and original submittal);

2nd Submittal DS and Plans (for second submittal (addendum #1)) etc.

If drainage study contains multiple files, use the following naming convention in Document Title:

1st Submittal DS (for the report of the drainage study)

1st Submittal Plan 1 (could be the drainage condition maps)

1st Submittal Plan 2 (could be the improvement plans) etc.

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, final approval 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/PBJ/AYS

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