

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>			<b>DATE:</b> November 19, 2024
<b>TO:</b> Land Development Services Department of Building & Safety			<b>FROM:</b> Albert Sung, P.E. Flood Control, Project Engineer Department of Public Works
<b>SUBJECT:</b>	Drainage Study for:		<b>COPIES TO:</b>
	<b>Sunstone Mass Grade</b>		Westwood Professional Services
<b>Cross Streets:</b>	Skye Canyon Park Drive and Log Cabin Way/O'Hare Road		Eastland Company, LLC/East of 95, LLC
<b>File Number:</b>	F:\Depot\DSMemos\DS5282C.doc		Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	Portions of 125-06-501-001, 125-06-701-001, 125-07-602-001, 125-07-501-005		CCRFC
<b>Zoning Action:</b>	TMP-76718		
<b>FEMA Flood Zone</b>	YES	NO	<b>X</b>
<b>Proposed Storm Drain</b>	YES	NO	<b>X</b>

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	5/14/2020 Paid 6/9/2020	6/4/2020	See Comments Below	\$400.00	3854577: \$400
2 <sup>nd</sup> Submittal	6/29/2020	7/16/2020	Conditionally Approved	\$400.00	3899592: \$400
3 <sup>rd</sup> Submittal	8/31/2020	9/1/2020	Approved	N/C	N/C
4 <sup>th</sup> Submittal	10/23/2024	11/19/2024	See Comments Below	\$100.00	5985274: \$100
<b>TOTAL FEES (LDDRS):</b>				<b>\$900.00</b>	<b>----</b>

**REMARKS: Update to include mass grading of additional commercial parcels.**

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
<b>X</b>	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 project proposes to mass grade with numbers of temporary ditch and swales at various locations. Prior to final plan approval the developer must complete a maintenance and liability agreement for the interim drainage improvements (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. Once the drainage study is conditionally approved, 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's Land Development Section (229-6371) to begin the agreement and bond 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.

- For Basin MG14, Is the existing roadway being removed? Provide documentation to authorize the removal of the existing roadway.

3. Figure Exhibit E: Basin MG1 is already rough graded. Show the proposed contours as existing.
4. Flowmaster Section V9b: Verify the discharge? It should be 5-cfs per prorated basin MG11(G). Revise on the next submittal.
5. Figure Exhibit E: Verify the Q100 flows for section T10a and T10b? Revise and provide calculations for both sections.
6. Figure Exhibit E: Verify the slope on section T11? The slope on the Proposed Condition Onsite Hydraulic Section Summary and the Flowmaster calculations do not match. Revise on the next submittal.
7. Figure Exhibit E: Verify the slope on sections T12a and T12b? The slopes on the Proposed Condition Onsite Hydraulic Section Summary and the grading plans do not match. Revise on the next submittal.
8. Figure Exhibit E: Verify the cross section flags for basin MG13. Both section flags shows T12a. Revise on the next submittal.
9. Sheet G-10: At the proposed low point, show and label the existing culvert on Sky Pointe Dr.
10. Sheet G-23: Section flag 'G' is incorrect. Provide new cross section.
11. Show and label all existing storm drain crossing along US 95 on the grading plan.
12. Provide sizing calculations for all proposed riprap.
13. This study is for mass grading only. Development of the parcels will require technical drainage studies.

**\*\*\* 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:**

**1<sup>st</sup> Submittal DS and Plans (for first and original submittal);**

**2<sup>nd</sup> Submittal DS and Plans (for second submittal (addendum #1)) etc.**

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

**1<sup>st</sup> Submittal DS (for the report of the drainage study)**

**1<sup>st</sup> Submittal Plan 1 (could be the drainage condition maps)**

**1<sup>st</sup> Submittal Plan 2 (could be the improvement plans) etc.**

**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**  
AYS/SF/JT

T/R/S: T19S/R60E/6  
AREA G-06