

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: January 6, 2025
TO: Land Development Services Department of Building & Safety		FROM: Tyler Key Flood Control Engr. Associate Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
Lyra at Sunstone Unit 2		RCI Engineering
Cross Streets:	NWC of Iron Mountain Rd & Erik Lloyd St	Woodside Homes of Nevada LLC
File Number:	F:\Depot\DSMemos\DS5597E.doc	Bart Anderson, P.E., DevCo
Parcel Number:	125-06-610-001	
Zoning Action:	22-0193-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	7/25/2022	8/25/2022	Not Approved	\$400.00	4878356: \$400
2 nd Submittal	9/19/2022	9/29/2022	Approved	\$400.00	4959274: \$400
3 rd Submittal	5/16/2023	5/18/2023	Approved	N/C	N/C
4 th Submittal & Supplement	3/4/2024 & 3/25/2024	4/2/2024	Approved	\$100.00	5657473: \$100
5 th Submittal	12/18/2024	1/6/2025	See Comments Below	\$100.00	6057577: \$100
TOTAL FEES (LDDRS):				\$1,000.00	----

REMARKS:

5th Submittal: Update #2 to develop 2nd Phase

4th Submittal & Supplement: Update #1 & Supplement to show As-Built storm drain at the intersection of Iron Mountain Road and Erik Lloyd Street

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.

1. The study assumes the storm drain infrastructure proposed by the Technical Drainage Studies for Sunstone Phase 1 Infrastructure and Sunstone Phase 1A Infrastructure (Iron Mountain Road & Tee Pee Lane) are in place and functioning. Substantial completion of both the Sunstone Infrastructure facilities is required prior to residential occupancy permits.
2. The project proposes to build a temporary drainage facility at (south end of project site). 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. If the interim drainage improvements are bonded per phase, each phase must post a minimum maintenance bond of \$50,000 or 50-percent of the construction cost, whichever is greater, for each phase. 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.

3. A review of the grading plan shows an elevation difference of approximately 5-feet of cut/fill adjacent to (un)developed 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. All storm drain inlets that are more than 10'-deep require a special structural detail and calculations. Submit structural design and calculations to *City Building & Safety Department* for review and approval prior to the final approval of the drainage study.
5. Due to the change of surface material and replacement of the interim drainage facility with developed homes, there should be two separate HEC-1 models that are ran for the Interim and Ultimate Conditions.
6. **Figure 6 & 7:** Provide a FlowMaster cross section across the downstream end of Variable Star St. and Avior Ave.
7. **Figure 7:** The 100-year flow of Section 3I on the Interim Onsite Streets Table does not match the sum of the basins provided in the table. Review and revise accordingly.
8. **Sheet G-4:** Section 7/D1 shows a screen wall between the project site and the Common Element. The Grading Plan shows that the wall stops further north than the cross section call out. Review and revise accordingly.
9. **Sheet G-7:** Call out RTC Drawing 425.S1 for the wrought iron fence across the public drainage easement.
10. **Sheet G-7:** Provide control of access for the proposed public drainage easement along Hemisphere St.
11. **Sheet G-7:** Provide fall protection around the temporary drainage facility.

***** 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
TJK

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