

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: June 30, 2022
TO: Land Development Services Department of Building & Safety		FROM: Peter Jackson, CFM Senior Engineering Associate Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
Parcel 3 at Sunstone Phase 4A		Westwood
Cross Streets:	Sky Pointe Drive and Log Cabin Way	Northland ,LLC/Shea Homes Limited Partnership
File Number:	F:\Depot\DSMemos\DS5572A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	125-06-211-017	
Zoning Action:	22-0039-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	5/25/2022	06/30/2022	See Comments Below	\$400	4801850: \$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.

1. 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.
2. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.
3. **Exhibit F:** Update the phase lines in the exhibit to clearly show the limits between Phase 4A and Phase 3 and Phase 1 and the Model Phase.
4. **Exhibit F:** The edited version of the Proposed/Ultimate Condition Flow Rate Summary table notes EAA1* to be 112CFS and the Proposed/Ultimate Condition Prorated Flow Summary table, the summary of all the basins, is 111CFS. Explain the discrepancy. Review and revise all flow tables accordingly.
5. Review and revise flow tables and flow calculations to match. Section 4-2, 4-4, and 4-8 do not match. Section 4-2 has a source flow 16.5CFS, bypass of existing facilities and subbasin EAA1(4a). This is less than the designed flow of 17.5CFS. Section 4-4 has a source flow of 13CFS basin on

EAA2(a), however, the calculation is designed at 12CFS. Section 4-8 has a source flow of bypass of Facilities P4-12 and P4-14 and subbasin EAA2(4e) which is equal to 8CFS. The computation provided has a flow of 7CFS.

6. Section CE does not properly represent all the common element landscaping areas. Common element 'D' is 30-ft wide with 3:1SS. Common element 'E' is also 30-ft wide with a sidewalk and 2CFS. Provide additional sections to properly address the common elements.
7. Provide an additional FlowMaster section for the flow traveling between Lots 580 and 581 and a finished floor analysis for these lots against this flow. If the intent is to provide a flow path for drainage, the minimum drainage easement is 10-ft wide.
8. The overflow path for the storm drain sump at the end of Sangria Sunrise Avenue needs to account for the Future Phase 4B lots. The lot finished floor elevations need to be a minimum of 18-in above the weir flow depth.
9. Lot 622 requires "8-inch minimum solid grouted CMU block three courses above finish grade with all joints mortared," where three courses is 18-inches above the calculated water surface elevation.
10. Section EO4-1 has a left-side side slope of 5:1; the maximum side slope for section 21 and 22 is 5%. Review and revise accordingly.
11. Facilities P4-8 & P4-10 are noted to be collecting one less than what is approaching the sump. Review and revise the drop inlet computations as well as the WSPGW models to note the realistic flow approaching. Review and revise accordingly.
12. Future inlet Facility F4-17 is designed for an approaching flow of 25.5CFS. Anticipated flow is 26.5CFS. Review and revise accordingly.
13. **Sheet G-5:** Section 30, D-2, Lot 620: The lot grading appears to show the lot draining over the walls. Revise the lot drainage to the street and propose grading to direct flow away from the walls.
14. **Sheet P-4:** For maintenance concerns, storm drain is not allowed under the curb. Relocate the storm drain per standard details. Provide water and sewer crossings on profile sheets.
15. **Sheet D-1:** Detail Section 17: Grading plans indicate no retaining wall in this area, however the section indicates there is one. Review and revise.
16. **Sheet D-1:** Detail Section 13 & 17 & 23: Either section does not provide a screen wall into the common element. Note whether this is intentional or provide fall protection or stairs where recommended.
17. **Sheet D-1:** Detail Section 25: This section is not provided anywhere on the grading sheets. Either remove the section from the plan or provide clarification.
18. Provide bordering sections for both the existing trail within Phase 3, Sunbridge Point Way, Log Cabin Way, and the Heliolite Place.
19. Provide top-of-curb elevations for the streets past the proposed residential development.
20. Provide riprap at the outlet of Bloodstone Place and Sandlot Lane to provide erosion control.
21. Provide additional grading for C.E. 'F' as well as flow lines to direct where the flow is being relocated.
22. Label the pertinent sections "Public Drainage Easement to be Privately Maintained" and show the easement on the grading plan. Public drainage easements must be recorded by separate document

prior to the final acceptance of the improvement plans unless they are to be recorded by parcel or final map.

- 23. All drainage easements must be public drainage easements to be privately maintained and common lots to be labeled on the grading plans and to be dedicated as such in the final map. The minimum width for a public drainage easement is 10' if the 100-year flow is less than 20 CFS.
- 24. 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.”*
- 25. Update the Stormwater Management Notes to the current version with the Improvement Plan submittal to Building Department – Land Development.

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
PBJ/CAA

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