

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: August 19, 2021
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:
Centennial Heights Townhomes – Update #3		Horrocks Engineers
Cross Streets:	SWQ of Centennial Pkwy & Shaumber Road	Harmony Homes, LLC
File Number:	F:\Depot\DSMemos\DS5232H.doc	Bart Anderson, P.E., DevCo
Parcel Number:	126-25-201-010	CCRFCD
Zoning Action:	TMP-77575; VAC-77574; VAR-77573 & ZON-77572	
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	12/30/2019	1/31/2019	Not Approved	\$400.00	3688174: \$400
2 nd Submittal	3/12/2020	4/12/2020	Not Approved	\$400.00	3776765: \$400
3 rd Submittal	5/1/2020	5/25/2020	Not Approved	\$400.00	3831188: \$400
4 th Submittal	6/12/2020	6/29/2020	Conditional Approval	\$400.00	3881168: \$400
5 th Submittal	9/17/2020	10/1/2020	Conditional Approval	\$100.00	3993635: \$100
CCRFCD	12/30/2020	1/12/2020	Concurrence Recv'd	N/C	N/C
7 th Submittal	1/25/2021	1/28/2021	Approved	\$100.00	4141456: \$100
8 th Submittal & Supplement	7/26/2021 & 8/9/2021	8/19/2021	See Comments Below	\$100.00	4383457: \$100
TOTAL FEES (LDDRS):				\$1,900.00	----

REMARKS:

8th Submittal & Supplement: Update #3

7th Submittal: Update #2 to revise storm drain size to meet HGL requirement

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.

- The project proposes to build two (2) temporary drainage facilities (graded channels with ripraps), one along the west boundary of the subject site and one further west along the future **Sheep Mountain Parkway** alignment. Prior to final plan approval the developer must post a maintenance and liability agreement for the interim drainage improvements (off-site channels) and post a minimum maintenance bond of \$50,000 or 50-percent of the construction cost for the improvements, whichever is greater.

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. The subject Update requested for the release of the maintenance bond as conditioned in Comment #1 above. Note that the mere posting of bonds for the offsite berms/swales as proposed in the *BLM 270 Puli Trail South* project did not provide physical protection for the subject site during flood event.

The maintenance bond posted for the subject project cannot be released at this time. Provide another update after the *BLM 270* project's offsite berms/swales are constructed and functioning. At that time, the request for bond release will then be considered.

3. Subject Update, under the paragraph of "Revisions" "PHASE 1", it was stated that, quote "*The foundation of the retaining wall along the western boundary was installed too high creating a conflict between the storm drain manhole and the wall foundation*" end quote.

However, there is no storm drain along the west boundary of the Phase 1 of the project. Review and address in the next submittal.

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, 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.

END OF REMARKS
HDR/AYS

T/R/S: T19S/R59E/25
AREA F-25