

DS #:

4953

APN:

126-12-101-002

PROJECT:

Skyc Canyon - Phases 3B & 3C Infrastructure Update #2

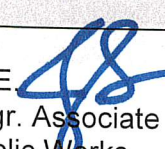
SUBMITAL:

7th

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		July 2, 2020
TO: Land Development Services Department of Building & Safety		FROM: Jennifer Shinn, P.E.  Flood Control, Engr. Associate Department of Public Works
SUBJECT:	Drainage Study for:	
	Skye Canyon – Phases 3B & 3C Infrastructure – Update #2	
Cross Streets:	NWC of Skye Village Road & Skye Canyon Park Drive	
File Number:	F:\Depot\DSMemos\DS4953G.doc	
Parcel Number:	126-12-101-002	
Zoning Action:		
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES X	NO
COPIES TO:		Westwood Professional Services
		M F Land LLC / Ninety-Five Management LLC
		Bart Anderson, P.E., DevCo
		CCRFCD

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	2/8/2017	3/9/2018 & 5/15/2018	Not Approved	\$400.00	493315: \$400
2 nd Submittal	9/11/2018	10/10/2018	Conditional Approval	\$400.00	498970: \$400
3 rd Submittal	5/30/2019	6/13/2019 & Revised 9/26/2019	See Comments Below	\$100.00	3151006: \$100
4 th Submittal	2/20/2020	2/20/2020	Approved	N/C	N/C
5 th Submittal	3/11/2020	4/9/2020	Conditional Approval	\$100.00	\$100
6 th Submittal	4/30/2020	5/5/2020	Conditional Approval	N/C	N/C
7 th Submittal	7/2/2020	7/2/2020	Approved	N/C	N/C
TOTAL FEES (LDDRS):				\$1000.00	----

REMARKS:

7th Submittal: CCRFCD concurrence

6th Submittal: Update #2 Supplement to decrease oversized pipe

5th Submittal: Update #2 to address Land Use changes, upsize facilities accordingly, and shifts in SD alignment due to utility conflicts

4th Submittal: CCRFCD Concurrence

3rd Submittal: Update #1 to shift the storm drain alignment in Iron Mountain Road 1-ft to the north from Station "IMR" 107+46.33 to Station "IMR" 83+26.07

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 conditions are repeated until they are complete:

1. All special structures and mainline storm drain connection require details and structural calculations to be reviewed by the *City of Las Vegas Building & Safety Department*. Approval by the *Building Department* must be obtained prior to the final approval of the subject drainage study.
2. *Skye Canyon Phases 3B & 3C* onsite developments are to be flood protected by *Detention Basin 2* and the *Skye Canyon Phase 3A Infrastructure*. No occupancy permits within onsite *Phases 3B & 3C* will be issued prior to the substantial completion of *Detention Basin 2 with the outfall facility (from Detention Basin 2 in Iron Mountain Road to Skye Village Road)* and the substantial completion of the *Skye Canyon Phase 3A Infrastructure*.
3. The future MPU facility within *Skye Village Road* north of the *Skye Village/Grand Canyon/Iron Mountain* intersection to the proposed MPU facility at the *Kyle Canyon interchange* area shall be substantially complete before occupancy of residential Units beyond *Phases 3A, 3B and 3C*. This includes residential development within *Phases 4 & 6* and the development of *Phase 5* as shown on the *Development Phasing Exhibit* dated 12/4/2017.
4. The implementation of the *CCRFCD Master Plan* for the *Skye Canyon Master Development* is being progressed with the recent 90% design submittal of the *Moccasin Rd. CCRFCD Flood Control Facility – US95/Kyle Canyon Rd Interchange to Moccasin Rd. (Skye Canyon Developer Funded)* and the *Moccasin Rd. CCRFCD Flood Control Facility – Moccasin Rd to CCRFCD Facility LVUP 1076/1077(CCRFCD Funded)*. Once building permits are released for 75% of the *Skye Canyon Development* west of *US-95* these critical facilities shall be substantially complete in accordance with the provisions of *Title 19.02.130 D*.
5. The implementation of the *CCRFCD Master Plan* is being progressed with the recent bid opening of the *NDOT US-95* facilities from the *CC-215 interchange* north to the *Kyle Canyon interchange*. Construction of the associated *CCRFCD MPU* facilities allows for the utilization of the existing MPU facilities constructed with the *Horse Interchange*. The development of *Phases 3A, 3B and 3C* west of *US-95* shall maximize the flow collection into this facility prior to allowing flows to cross *US-95* using the existing culvert system.
6. *Flood Control* acknowledges that the new *Skye Canyon Master Plan Amendment (MPA)* was included as a part of the 2018 MPU process. Any changes not incorporated in the 2018 MPU must be approved by *City of Las Vegas* and *Clark County Regional Flood Control District (CCRFCD)* and shall be adopted by the *City of Las Vegas City Council* prior to the final approval of the subject improvement plans.
7. The subject *Phases 3B and 3C Infrastructure Drainage Study* addresses the included street improvements of *Iron Mountain Road, Skye Canyon Park Drive, Shaumber Road*, culvert crossings and storm drain systems with the streets. Technical drainage studies will be required for the future onsite parcels as they develop.
8. *Phase 3A, 3B, and 3C* include storm drain improvements that will be abandoned in the future. These abandoned facilities will impact the adjoining *Phase 3B and 3C* development parcels. The individual parcel development shall address the impact and removal of these improvements as well as include the removal of these items in the associated improvements and Bond.
9. The project proposed to build temporary drainage facilities including drainage berms/swales over the *Phases 3B, 3C* site and along the west side of *Shaumber Road*. Prior to the final plans approval the developer must complete a **Maintenance and Liability Agreement** for the interim drainage improvements 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 construction the facility and an exhibit that adequately shows the location and limits of the drainage facilities to *City Flood Control* for approval. Once the drainage study is conditionally approved, the engineer/developer should contact the *City's Land Development Section (702-229-6371)* 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 berms/swales are no longer necessary and can be removed.

10. The interim channels adjacent to the infrastructure roadways are the Maintenance responsibility of the Master Developer.

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.

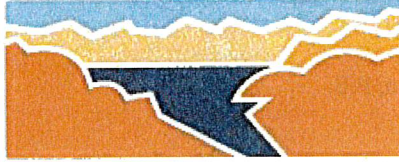
END OF REMARKS

Ays/pbj/jks

T/R/S: T19S/R59E/12

AREA: F-12

REGIONAL FLOOD
CONTROL DISTRICT



7/2/20
DS4953
N/C
F-12

Steven C. Parrish, P.E.
General Manager/Chief
Engineer

BOARD OF DIRECTORS

Lawrence L. Brown, III
Chair
Clark County

Mayor Debra March
Vice-Chair
City of Henderson

George Gault
City of Mesquite

James B. Gibson
Clark County

Mayor Carolyn Goodman
City of Las Vegas

Stavros Anthony
City of Las Vegas

Isaac Barron
City of North Las Vegas

Mayor Kiernan McManus
City of Boulder City

July 2, 2020

Mr. Oh Sang Kwon, P.E.
City of Las Vegas Department of Public Works
333 North Rancho Drive
Las Vegas, NV 89106

**DISTRICT CONCURRENCE: SKYE CANYON - PHASE 3B & 3C
INFRASTRUCTURE UPDATE #2
(DS4953E) (RFCD No. 20-13550)**

Dear Mr. Kwon:

Clark County Regional Flood Control District (District) reviewed Technical Drainage Study dated March 9, 2020, Supplement No. 1 dated April 21, 2020 for above-mentioned project as submitted by WESTWOOD PROFESSIONAL SERVICES, INC.. In addition, District is in receipt of the Conditional Letter of Acceptance from City of Las Vegas Department of Public Works dated April 9, 2020.

District concurs with acceptance of this Technical Drainage Study by City of Las Vegas Department of Public Works with the following condition(s):

Note that per District's Policies and Procedures Manual, Section VIII.D.13 Uniform Regulations for the Control of Drainage, the Lead Entity shall provide As-Built plans or record drawings to the District after completion and final inspection of such privately installed flood control facilities that have a regional flood control significance.

District's review of this project was limited to issues of Regional Flood Control Significance as defined in *Uniform Regulations for the Control of Drainage*.

Please be aware that as additional information becomes available and/or restudies of Flood Insurance Studies are performed, information submitted by WESTWOOD PROFESSIONAL SERVICES, INC. may be superseded. Compliance with regulatory elements and design standards specified in *Uniform Regulations for the Control of Drainage* does not imply a guarantee that properties will be free from flooding or flood damage. The District, its officials, or employees assume no liability for information, data, or conclusions presented by consulting engineers. We, therefore, make no warranties, either expressed or implied, in conducting this review.

REGIONAL FLOOD
CONTROL DISTRICT



Mr. Oh Sang Kwon, P.E.

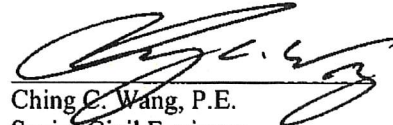
July 2, 2020

Page 2

STEVEN C. PARRISH, P.E.

General Manager/Chief Engineer

BY:


Ching C. Wang, P.E.
Senior Civil Engineer

CCW:sa

c: Lant Leavitt, P.E., Westwood Professional Services, Inc.

P:\Letters and Memos\Local Drainage\Land Development & Drainage\2020\L-20-13550as_built.doc