

DS #:

5131

APN:

125-07-599-001

PROJECT:

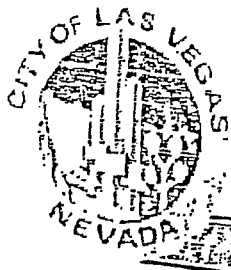
Sunstone - US-95 Drainage Study

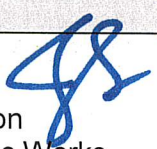
SUBMITTAL:

4th

SCANNED BY/DATE:

CHECKED BY/DATE:



|                                                                                              |                                  |                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CITY OF LAS VEGAS<br/>INTER-OFFICE MEMORANDUM</b>                                         |                                  | <b>DATE:</b><br>June 17, 2020                                                                                                                                                   |
| <b>TO:</b><br>Land Development Services<br>Department of Public Works                        |                                  | <b>FROM:</b><br>Jennifer Shinn, P.E. <br>Flood Control Section<br>Department of Public Works |
| <b>SUBJECT:</b>                                                                              | Drainage Study for:              | <b>COPIES TO:</b>                                                                                                                                                               |
| <b>SUNSTONE – US-95 Drainage Study<br/>(Storm Drain Facilities along West side of US-95)</b> |                                  | Slater Hanifan Group                                                                                                                                                            |
| <b>Cross Streets:</b>                                                                        | Oso Blanca Road & Brent Lane     | Eastland Co., LLC                                                                                                                                                               |
| <b>File Number:</b>                                                                          | F:\PW_Flood\DSMEMOS\DS5131D.docx | Bart Anderson, P.E., DevCo                                                                                                                                                      |
| <b>Parcel Number:</b>                                                                        | 125-07-599-001                   | CCRFCD                                                                                                                                                                          |
| <b>Zoning Action:</b>                                                                        | Eastland Development Agreement   | NDOT                                                                                                                                                                            |
| <b>FEMA Flood Zone</b>                                                                       | YES NO <b>X</b>                  |                                                                                                                                                                                 |
| <b>Proposed Storm Drain</b>                                                                  | YES <b>X</b> NO                  |                                                                                                                                                                                 |

| HISTORY                   | DATE RECEIVED | DATE REVIEWED         | COMMENTS                   | REVIEW FEES     | FEES PAID Transaction # |
|---------------------------|---------------|-----------------------|----------------------------|-----------------|-------------------------|
| 1 <sup>st</sup> Submittal | 4/29/2019     | 6/5/2019              | See Comments Below         | \$400.00        | 502000: \$400           |
| 2 <sup>nd</sup> Submittal | 10/11/2019    | 11/27/2019 & 12/11/19 | See Comments Below         | \$400.00        | 3609092: \$400          |
| 3 <sup>rd</sup> Submittal | 1/2/2020      | 1/30/2020             |                            | N/C             | N/A                     |
| 4 <sup>th</sup> Submittal | 6/17/2020     | 6/17/2020             | CCRFCD Concurrence         | N/C             | N/A                     |
|                           |               |                       | <b>TOTAL FEES (LDDRS):</b> | <b>\$800.00</b> | <b>----</b>             |

**REMARKS:** This Drainage Study assumes ultimate condition offsite drainage facilities impacting the SUNSTONE development will be in place prior to issuance of certificates of occupancy. Permits for development within Designated Builder Parcels shall not be issued if the associated Master Plan facilities are not under construction.

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

|          |                                                                                                |
|----------|------------------------------------------------------------------------------------------------|
|          | is approved subject to conformance to all City standards and the following conditions:         |
|          | must be supplemented including the following:                                                  |
|          | is conditionally approved subject to Clark County Regional Flood Control District concurrence. |
| <b>X</b> | is conditionally approved subject to Nevada Department of Transportation concurrence.          |

The storm drain facilities proposed with this drainage study along the west side of US-95 meet one of the design parameters that provides ultimate protection to the SUNSTONE development as identified in the Master Drainage Study for SUNSTONE (DS5081). Additional ultimate condition infrastructure drainage facilities that are assumed to be in place to protect SUNSTONE development include:

- The Moccasin Master Plan Regional Facility – Upper Las Vegas Wash to west of US-95. This includes the Interim Collection Facility west of US-95.
- Skye Canyon Detention Basin #2.
- Skye Canyon Phase 3A regional Facility – Skye Canyon Park Dr. to Iron Mountain Rd.

The construction of all of these Ultimate Facilities will make US 95 a 100-yr cutoff through the reach south of the Moccasin Master Plan Regional Facility crossing, thereby meeting the full intent of the CCRFCD Master Plan.

1. The proposed local facility is being extended to collect the 100-year flows and connect them into the existing MPU facility located between the existing Frontage Road (Oso Blanco) and the Southbound US-95 lanes. Extending the local facility location within NDOT Right-of-Way allows the interception of storm flows before the flow crosses US-95. This local facility is an extension of the existing MPU facility and complies with the adopted 2018 MPU that shows US-95 as a flow boundary and that future flows will no longer cross US-95.
2. Flood Control understands that facility F5 is proposed to be located within the existing Drake Drive Right-of-Way. For clarity, label Drake Drive's location on Sheet D-02.
3. With the extension of the storm drain system along US-95, provide storm drain laterals at the manholes to accommodate local NDOT inlets along US-95. Coordinate lateral and inlet locations with NDOT Hydraulics.
4. The project proposes to construct facilities and/or increase flows within *Nevada Department of Transportation* (NDOT) right-of-way. Therefore, NDOT concurrence of the drainage study is required prior to final approval of the drainage study. Additionally, the engineer must contact NDOT for encroachment permit for the proposed project.
5. Verify adequate cover is provided over the proposed 42" storm drain. The HGL shall be at least 18" from finish grade.
6. Add a storm drain manhole with 30" frame and cover at the junction structure.
7. Structural plans for the proposed Junction Structure and pertinent flood control facilities must be submitted for review. Provide a soils report, structural calculations and specifications, stamped structural sets, and a grading plan to the *Building Department* for processing. The submittal to the Building Department is now done electronically. Coordinate any questions on the submittal process with the Building Department. The engineer must provide a copy of *Building Department* approval to CCRFCD before they will issue concurrence.

**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**

Osk/pbj/jks

T/R/S: T19S/R60E/6 & 7  
AREA G-6 & 7





6/17/20  
DS5131  
N/C  
G-6/7

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

June 17, 2020

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

**DISTRICT CONCURRENCE: SUNSTONE US 95 DRAINAGE FACILITY  
(DS 5131C) (RFCN No. 20-13522)**

Dear Mr. Kwon:

Clark County Regional Flood Control District (District) reviewed Technical Drainage Study dated April 29, 2019, Addendum No. 1 dated October 11, 2019, and Supplement No. 1 dated January 2, 2020 for above-mentioned project as submitted by SLATER HANIFAN GROUP. In addition, District is in receipt of the Conditional Letter of Acceptance from City of Las Vegas Department of Public Works dated January 30, 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*.



Mr. Oh-Sang Kwon, P.E.

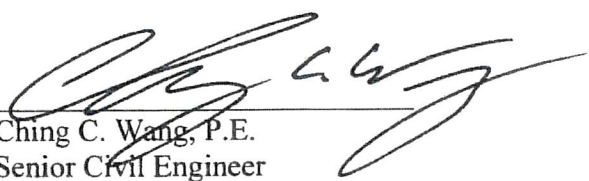
June 17, 2020

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STEVEN C. PARRISH, P.E.

General Manager/Chief Engineer

BY:

  
Ching C. Wang, P.E.

Senior Civil Engineer

CCW:dd

c: Lant Leavitt, P.E., Slater Hanifan Group

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