

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: December 21, 2021
TO: Land Development Services Department of Building & Safety			FROM: Peter Jackson, CFM Flood Control, Sr. Engr. Associate Department of Public Works
SUBJECT: Drainage Study for: Skye Canyon – Phases 3B & 3C Infrastructure – Update # 4			COPIES TO: Westwood Professional Services
Cross Streets:	NWC of Skye Village Road & Skye Canyon Park Drive		M F Land LLC / Ninety-Five Management LLC
File Number:	F:\Depot\DSMemos\DS4953I.doc		Bart Anderson, P.E., DevCo
Parcel Number:	126-12-101-002		CCRFCD
Zoning Action:			
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	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	3776980: \$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
8 th Submittal	4/21/2021	5/6/2021	Approved	\$100.00	4257244: \$100
9 th Submittal	11/24/2021	12/20/2021	Not Approved	\$100.00	
TOTAL FEES (LDDRS):				\$1100.00	----

REMARKS: 9th Submittal: Update # 4 to build full street improvements for Egan Crest Drive approximately 660-feet south of Skye Canyon Park Drive. Supplemental Information needed.

8th Submittal: Update #3 to build full street improvements in Shaumber Road (Eagle Canyon Avenue to Skye Canyon park Drive) and Skye Canyon Park Drive (Shaumber Road to Egan Crest Drive), and half street in Shaumber (Skye canyon Park Drive to Iron Mountain Road).

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:

	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 City takes no exception to the Technical aspects of the Drainage Study Update # 4. However, the provided Plans require Supplemental Information and resubmittal before Conditional Approval of the Update.
2. The Roadway Plan & Profile Sheets and the Storm Drain Profile do not show any of the existing utilities within the street. The referenced plans show extensive utilities that may impact the proposed drainage improvements. The Storm Drain Profile must show the utility crossings in the profile with the separation requirements provided. Sewer and Water crossings need to show required mitigation.
3. The roadway grading at the southwest corner of Egan Crest Dr. and Skye Canyon Park Dr. is currently a Deviation from Standards that needs to be revised to eliminate the cross fall sheet drainage to the median and then sheet flowing back to the normal crown.
4. The improvement plans also include improvements to Skye Canyon Park Dr. these plans were inadvertently omitted from the submittal. Provide the street plans.
5. Clarify why SDMH #77 needs adjustment to grade when the proposed street improvements end before the SDMH.

The following conditions are repeated until they are complete:

6. Drop inlets SRDI#1A and SRDI#2A are in excess of 10' deep. 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.
7. *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.*
8. 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.
9. The implementation of the CCRFCD Master Plan for the Skye Canyon Master Development is being progressed with the current construction 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.
10. 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.

11. *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.
12. 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.
13. 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.
14. 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.

15. 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