


CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: December 27, 2022
TO: Land Development Services Department of Building & Safety		FROM: Caitlyn Alcantara, P.E.  Flood Control, Engr. Associate Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
Sunstone Phase 2 N. Skye Canyon Park Dr.		Westwood Professional Services
Cross Streets:	N. Skye Canyon Park Dr. and Moccasin Rd.	Northland LLC
File Number:	F:\Depot\DSMemos\DS05635A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	125-05-101-003, 125-05-101-004, 125-05-201-004, 125-06-599-001, 125-06-699-001	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	12/13/2022	12/27/2022	See Comments Below	\$400	5072196: \$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.

- The project proposed to construct temporary drainage facilities including drainage berms/ditches primarily along the proposed Skye Canyon Park Drive. Prior to the final plans approval, the developer must complete a **Maintenance & Liability Agreement** for the interim drainage improvements and post a minimum maintenance bond of \$50,000 or 50% of the construction cost for the improvements, whichever is greater. The engineer must submit an estimate of the quantities for constructing the facilities 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 berm/swale are no longer necessary and can be removed.

- Provide a copy of the zoning/planning conditions associated with this site with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.

3. The site is adjacent to or crosses an existing or proposed Clark County Regional Flood Control District (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study.

Please note that effective March 15, 2019, the CCRFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

Please note that effective April 6, 2020, only electronic submittals to the CCRFCD will be accepted for regional concurrence. Contact cwang@regionalflood.org for direction.

Structural calculations of facilities must be approved by the City prior to submittal to the Clark County Regional Flood Control District for their review and concurrence.

4. 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.
5. The grading plan indicates offsite grading. Secure a notarized letter of permission from the property owners allowing the grading. These letters are required prior to final acceptance of the drainage study.
6. The flow depths for EPB1 & EPB2 shown on Exhibit E do not match the calculations provided.
7. Show the proposed contours on the provided exhibit so we can confirm the basin lines are correct.
8. Provide rip-rap sizing calculations for the sumps of each provided lateral.
9. SDDI#1 appears to be at a local low point. Address in the next submittal during a worst case scenario that the inlet is completely clogged, what is the maximum ponding depth at the inlet before it reaches the emergency overflow. Note that the maximum allowable ponding depth is six inches. Provide enough grade elevations in the plan & profile to verify that the criterion will be met.
10. Show the Future MPU facility on the plans and label the Facility per the 2018 MPU. To make sure there is adequate distance from the future MPU facility, move the proposed water line to be 10-ft from the Future MPU facility.
11. Add a construction note for the adjustment of all existing storm drain manholes to match the proposed grade.
12. Sites with a grade difference of 2 feet above or below existing are required to have approval from the City 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 Planning approval with the next submittal.
13. **Sheet D-1:** Show what is proposed not what will be happening in the future on these sections.
14. The provided HY-8 computation is titled LAT2 and modeling Storm Drain Lateral #3 not Storm Drain Lateral #2. Correct the HY-8 model to the appropriate model.
15. Across from SDDI #1 is a low point in the road with no drainage. Address this in the next submittal. Also note whether this is also happening at SDDI #2.
16. Show the slope of the proposed ground on the profiles of the street.
17. A skewed pipe is noted for facilities downstream of SDDI #1 and SDDI #2. Drop inlets must be larger than the skewed pipe length produced by the downstream pipe size and the pipe thickness. Facilities SDDI #1 and SDDI #2 does not fit the skew of the downstream pipe.

18. Provide the structural details and page numbers for the details in the construction notes.

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
HDR/CAA/OSK

T/R/S: T19S/R60E/S05&06
AREA F-05