

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: May 1, 2023
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:
Sunstone Phase 2 N. Skye Canyon Park Dr.		Westwood Professional Services
Cross Streets:	N Skye Canyon Park Drive & Moccasin Road	Northland LLC
File Number:	F:\Depot\DSMemos\DS5635B.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	CCRFCFCD
Zoning Action:	MOD-78829, PRJ-78789, TMP-78830	
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	Not Approved	\$400.00	5072196: \$400
2 nd Submittal & Supplement	1/17/2023 & 4/6/2023	5/1/2023	See Comments Below	\$400.00	5107965: \$400
TOTAL FEES (LDDRS):				\$800.00	----

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.

- The site is adjacent to or crosses an existing or proposed Clark County Regional Flood Control District (CCRFCFCD) master planned facility. Therefore, CCRFCFCD 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.

3. 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.
4. 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.
5. The revised **EXHIBIT E** designated the lateral connections at the southern sump pit as LAT1a, LAT1b and LAT1c, however, plan & profile **Sheet PP-2** showed only "1/LAT-3" which is believed to be LAT1a. Where are LAT1b and LAT1c?
6. **Storm Drain Laterals Sheet LAT-3:** Lateral #1 is believed to be LAT1a is shown in **EXHIBIT E**. Revise the naming to match the facilities map accordingly. Also, LAT1b and LAT1c are missing in **Sheet LAT-3**. Provide as such in the next submittal.
7. Provide structural connection details for the 18"-RCP, 36"-RCP and the 42"-RCP to the existing regional box in the next submittal.
8. Add the following note to the "*Stormwater Runoff Management*" column in the *General Notes Sheet (C-2)* and in the "*Las Vegas Valley Construction Site BMP Guidelines*" column in all *Plan & Profile Sheets* as *Standard Note #6*:

Post-Construction BMPs (PCBMPs) / Control Measures noted on the Grading Plans are mandatory permanent regulatory stormwater pollution controls. These PCBMPs must be installed per the approved plans and must be permanently maintained.

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/AYS

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