

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: September 13, 2023
TO: Land Development Services Department of Building & Safety		FROM: Tyler Key Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for: Capella @ Sunstone	COPIES TO: RCI Engineering
Cross Streets:	Sun Park Drive & Moccasin Road	Northland LLC
File Number:	F:\Depot\DSMemos\DS5701A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	125-06-510-002	
Zoning Action:	23-0193-TMP-1	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES NO X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	09/05/2023	09/13/2023	See Comments Below	\$400	5425549: \$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.

1. 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>

2. **Figure 6:** Revise the prorated basins for Section 1 from “PR1+PR2” to read “PR1+PR3”.
3. **Figure 6:** Revise the prorated basins for Section 8 from “PR1+PR2” to read “PR1+PR2+PR3+PR4”.
4. **Sheet G-4:** Provide flow arrows for CE-E to show flow into the concrete flume. Landscape areas are not allowed to drain over the sidewalk. Provide flow lines with grades and sidewalk under drains for all landscape areas draining to the street. Revise all pertinent details accordingly.
5. **Sheet G-4:** Connect concrete U-channel to L-Type Curb on northeast end of Blue Vega Ave.
6. **Sheet G-4:** Callout Standard Drawing 452.S1 for wrought iron gates at the entrances of the concrete U-channel.

7. **Sheet G-4:** Add bollards, or equivalent structure, at entrance of drainage easement per Standard Drawing 425.S1.
8. A review of the grading plan shows an elevation difference of approximately 6-feet of cut/fill adjacent to (un)developed properties. Sites with a grade difference of 2 feet above or below existing grades are required to have approval from the *City of Las Vegas 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 *City Planning* approval with the next submittal.
9. All drainage easements must be public drainage easements to be privately maintained and common lots to be labeled on the grading plans and to be dedicated as such in the final map.

***** The City of Las Vegas Flood Control is standardizing the file naming of drainage studies and plans during the digitizing process. When saving the project files in the CD or thumb drive, please follow the system below:**

If drainage study only contains one combined file, use the following naming convention in Document Title:

1st Submittal DS and Plans (for first and original submittal);

2nd Submittal DS and Plans (for second submittal (addendum #1)) etc.

If drainage study contains multiple files, use the following naming convention in Document Title:

1st Submittal DS (for the report of the drainage study)

1st Submittal Plan 1 (could be the drainage condition maps)

1st Submittal Plan 2 (could be the improvement plans) etc.

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.

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, final approval 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.

END OF REMARKS

TJK

T/R/S: T19S/R60E/S06

AREA G06