

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: September 19, 2023
TO: Land Development Services Department of Building & Safety		FROM: Tyler Key Flood Control Engineering Associate Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
Alia at Sunstone		RCI Engineering
Cross Streets:	NWC Sunstone Pkwy & Skye Canyon Park Dr	Lennar Homes of Nevada
File Number:	F:\Depot\DSMemos\DS5685B.doc	CCRFCD
Parcel Number:	125-06-510-003	
Zoning Action:	22-0237-TMP1 & 22-0237-VAC1	
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	6/29/2023	7/26/2023	Not Approved	\$400.00	5329607: \$400
2 nd Submittal	9/6/2023	9/19/20123	See Comments Below	\$400.00	5427039: \$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.

1. The Standard Form 1 that was sent is for the project "Dean Martin and Le Baron". Please submit the correct Standard Form 1 for this project.
2. The study assumes the full construction of *Skye Canyon Park Drive* and the associated storm drain and stubs being in place for flood perpetuation. No occupancy permit of the residential units will be issued prior to the substantial buildout of the perimeter facilities.
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>

4. **Figure 5, Figure 6 and Figure 7:** Provide a copy of the reference material that shows the 100-year flow for ENP and DOF2.

5. Provide the report to show the updated statement for *Figure 6 – Ultimate Conditions Map*, “The site has been graded to drain to the east to be collected in the proposed storm drain that connects to the regional facility in Skye Canyon Park Drive.”
6. Label all onsite storm drain as “Private.”
7. Use Standard Drawing 405.2 for all storm drain manholes.
8. **Unit 1 – Sheet G-3, Sheet G-4:** Provide at least 20’ of L-curb on each side of drop inlet before transition curb.
9. **Unit 1 – Sheet G-3, Sheet G-4:** Provide control of access of the drainage easement.
10. **Unit 1 – Sheet G-11:** Provide proper bedding on the riprap channel per CCRFCD Drainage Design Manual.
11. **Unit 1 – Sheet G-18:** All drainage easements should be a minimum of 10’.
12. **Unit 1 – Sheet G-18:** Add note on riprap channel, “To be replaced with concrete collar during Phase 2.”
13. **Unit 1 – Sheet P-8, Sheet P-20:** Provide detail and structural calculations for modified wall.
14. **Unit 1 – Sheet D-2:** Show drainage easement on sections 39 & 40.
15. **Unit 1 – Sheet G-8, Sheet D-3:** All drainage easements should be a minimum of 10’. Riprap channel must be concrete lined, if permanent.
16. **Unit 2 - Sheet G-13:** All drainage easements should be a minimum of 10’.
17. **Unit 2 - Sheet P-1:** Provide detail of the concrete collar connection with rebar between proposed and existing storm drain.
18. **Unit 2 - Sheet P-1, Sheet G-9:** Add bollards, per Standard Drawing 425.S1, at the entrance of the drainage easement on Daniella Peak St.

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.

***** 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/06
AREA G-06