

DS #: 4903.1

APN: 126.12.810.005

PROJECT: Skyc Canyon - Parcel 2.29 - Update #1

SUBMITTAL: 3rd Submittal

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		December 19, 2017
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:	
	Skye Canyon - Parcel 2.29 – Update #1	
Cross Streets:	SWC Skye Village Dr. & Eagle Canyon Ave.	
File Number:	F:\Depot\DSMemos\DS4903D.doc	
Parcel Number:	126-12-810-005	
Zoning Action:	TMP-70749	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES X	NO
COPIES TO:		
		Slater Hanifan Group
		KAG Development West LLC/ Ninety-Five Management, LLC
		Bart Anderson, P.E., DevCo
		CCRFC

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	7/3/2017	7/11/2017 & 7/18/2017	Not Approved	\$400.00	488472: \$400
2 nd Submittal	8/3/2017 & 8/28/2017	8/28/2017	Conditional Approval	\$400.00	489274: \$400
CCRFC	10/9/2017	10/24/2017	Concurrence Recv'd	N/C	N/C
3 rd Submittal	12/7/2017	12/19/2017	See Comments Below	\$100.00	492028: \$100
TOTAL FEES (LDDRS):				\$900.00	----

REMARKS:

3rd Submittal: Update #1 to revise the Finished Floor Elevation of Lot 31

The Drainage Study for the subject project has been reviewed and:

X	is approved subject to conformance to all City standards and the following conditions:
	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.

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, conditional acceptance 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.

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

WSP/AYS

T/R/S: T19S/R59E/S12

AREA F-12



LEN1702.000

December 07, 2017

Albert Sung, P.E.
Flood Control Project Engineer
City of Las Vegas Department of Public Works
333 N. Rancho Drive
Las Vegas, Nevada 89106

**Subject: Skye Canyon Parcel 2.29 - Finished Floor Revision Justification Letter
(CLV DS4903)**

Dear Mr. Sung:

Submitted for your review is this *Justification Letter* to support the finished floor revision to the Improvement Plans for Skye Canyon Parcel 2.29. The supporting *Technical Drainage Study for Skye Canyon Parcel 2.29* (DS4903), was approved by the City of Las Vegas Public Works Department on October 24, 2017. The improvement plans for the project were recently approved for mylar.

This letter is intended to address a revision to the finished floor elevation for Lot 31. The finished floor has been lowered by approximately 1.10-ft from 2861.90-ft to 2860.80-ft. As shown in the attached Finished Floor Analysis Table, the revised finished floor elevation is more than 1.0-ft above the minimum required and still satisfies all the criteria.

Please refer to the accompanying grading plan (Sheet G-6) and pertinent Details (Sheet D4) prepared by Slater Hanifan Group (SHG) for verification.

If you have any questions or require additional information, please do not hesitate to contact our office at (702) 284-5300.

Respectfully Submitted,

SLATER HANIFAN GROUP

Stanley Okey Amadi, P. E.

Project Manager - Flood Control Division

pc: Mark Failla, P.E. - SHG

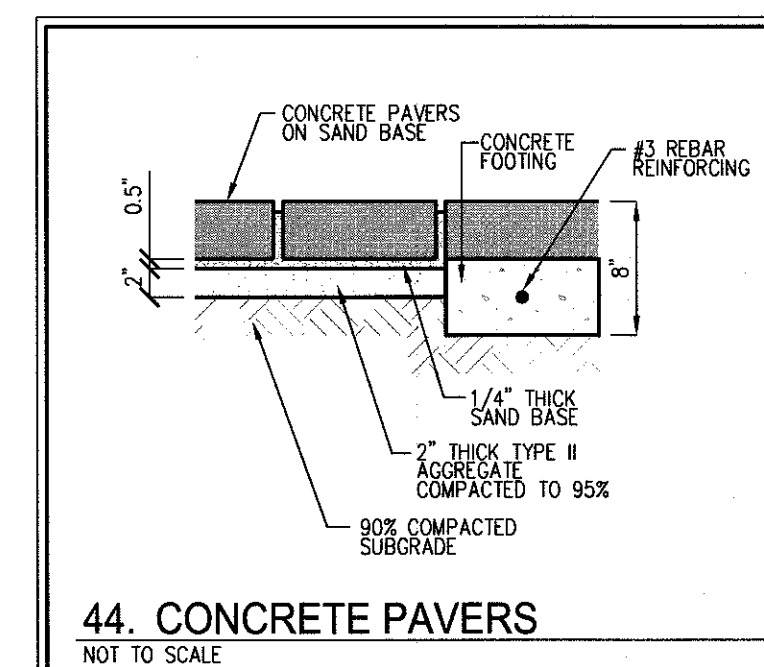
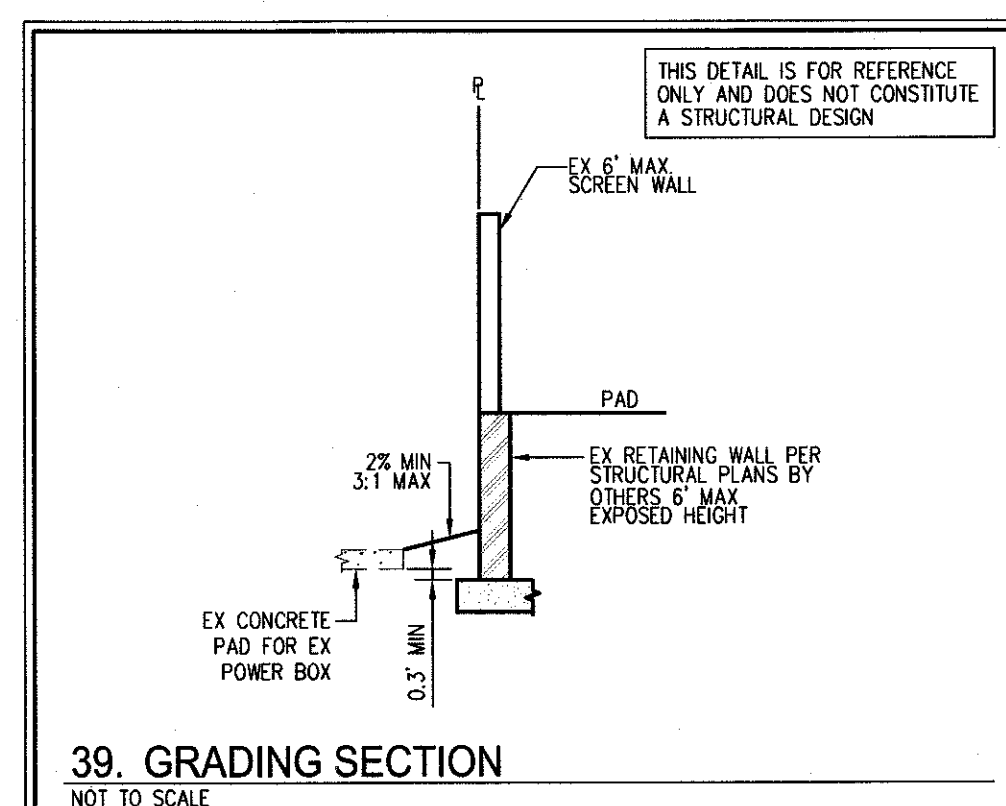
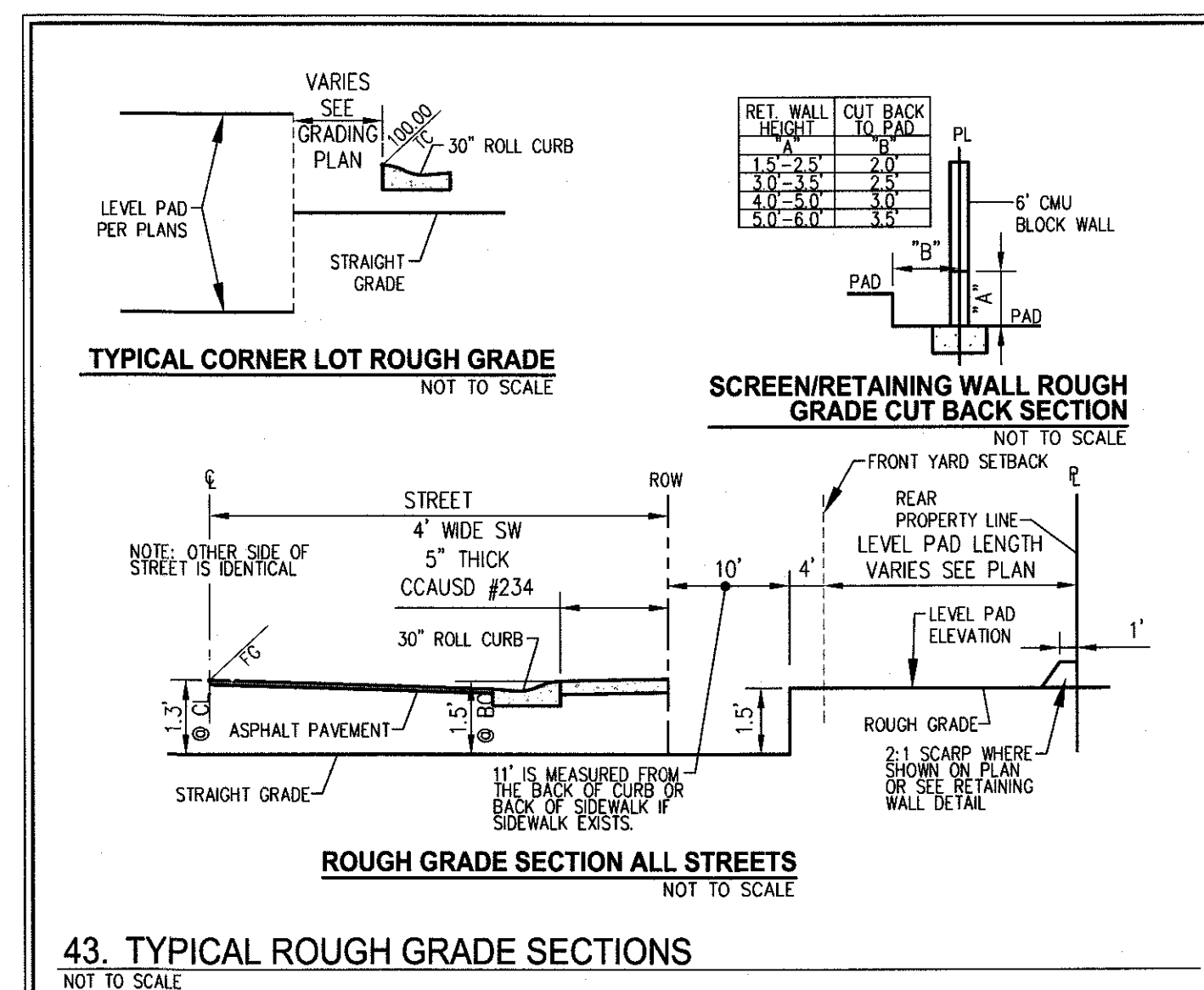
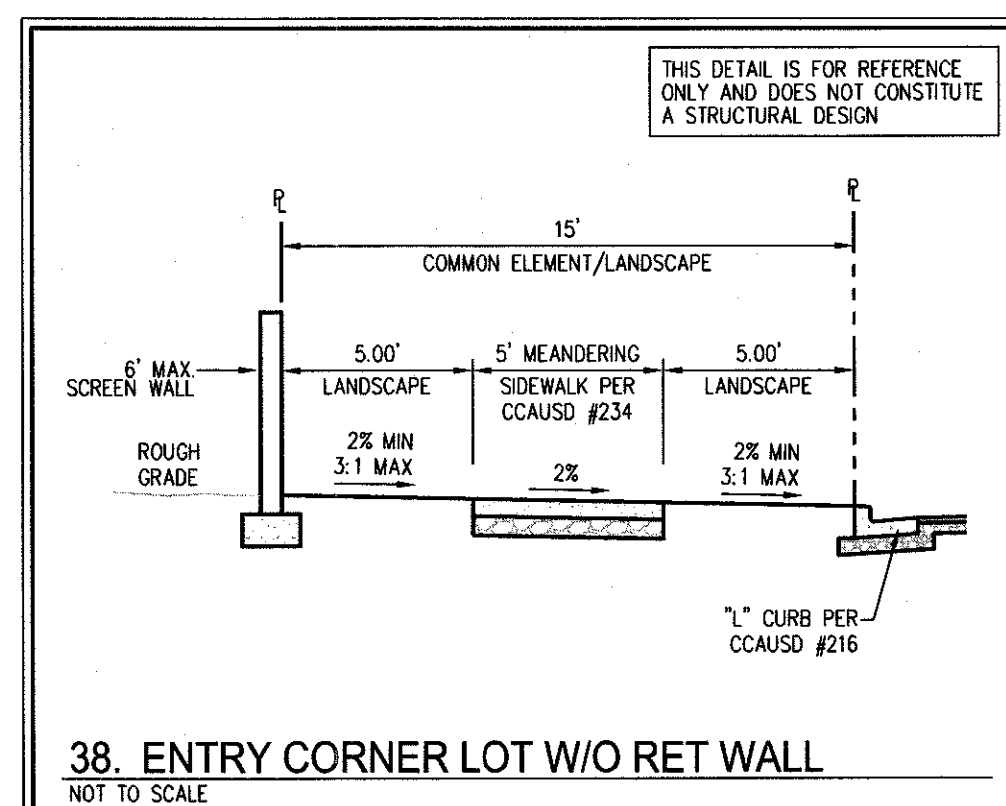
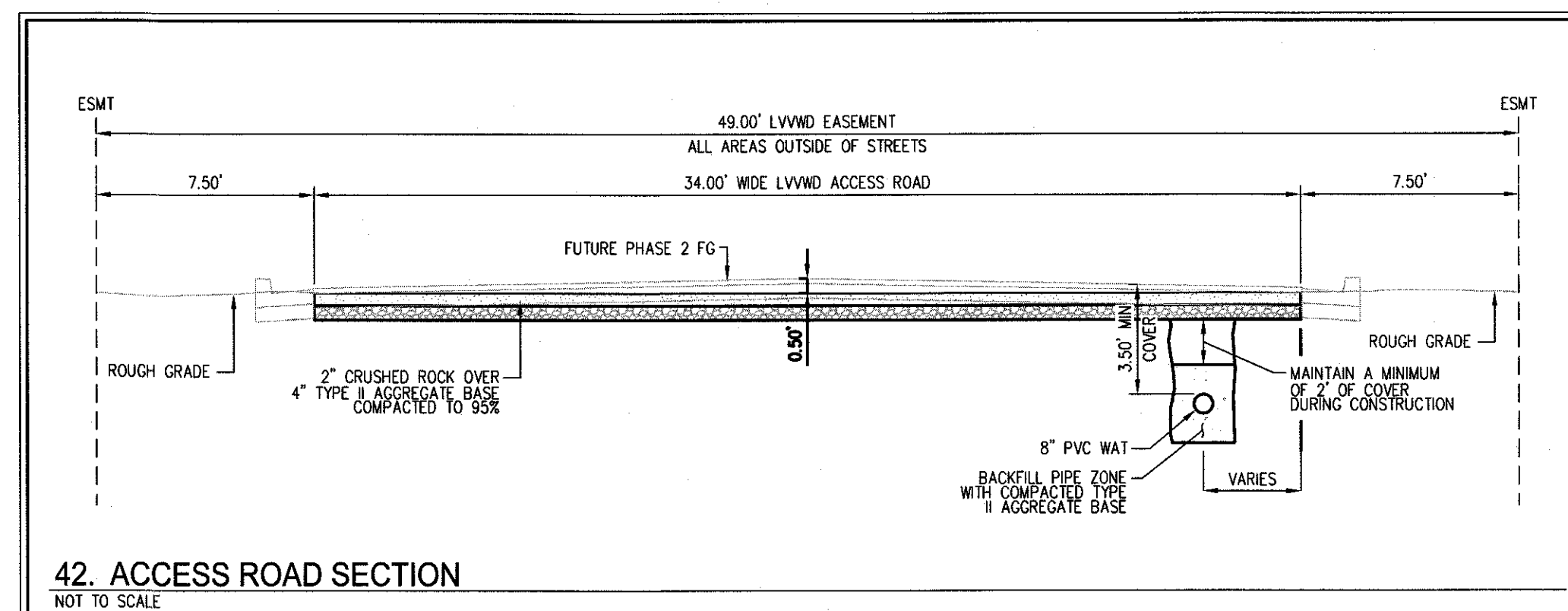
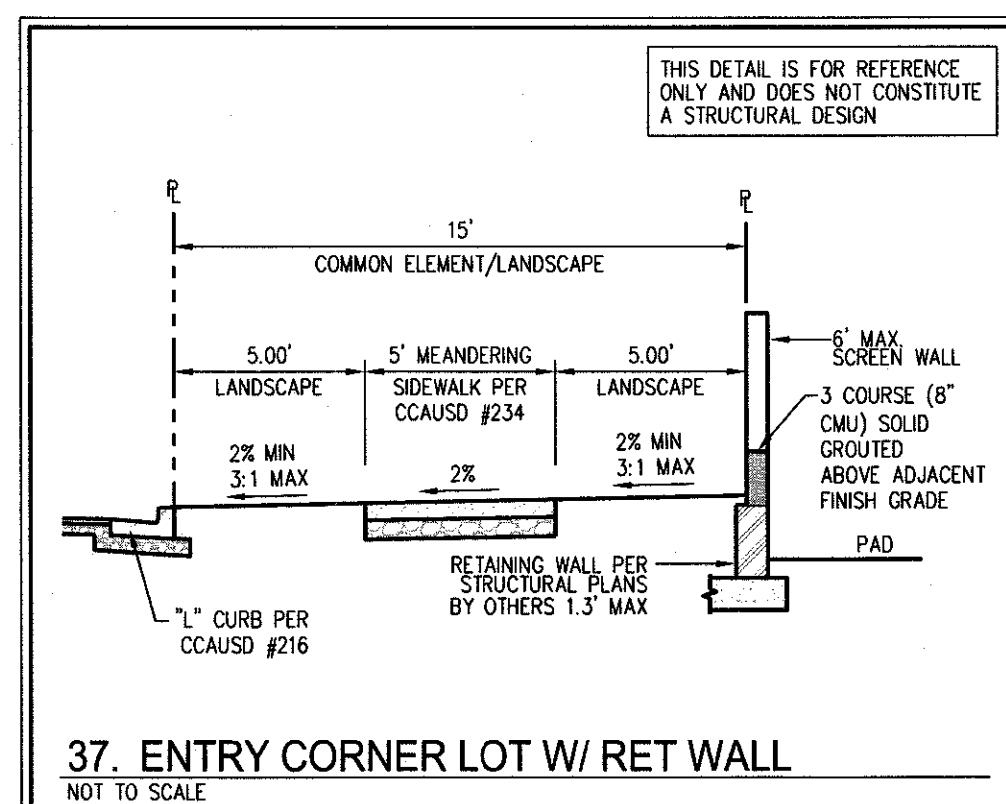
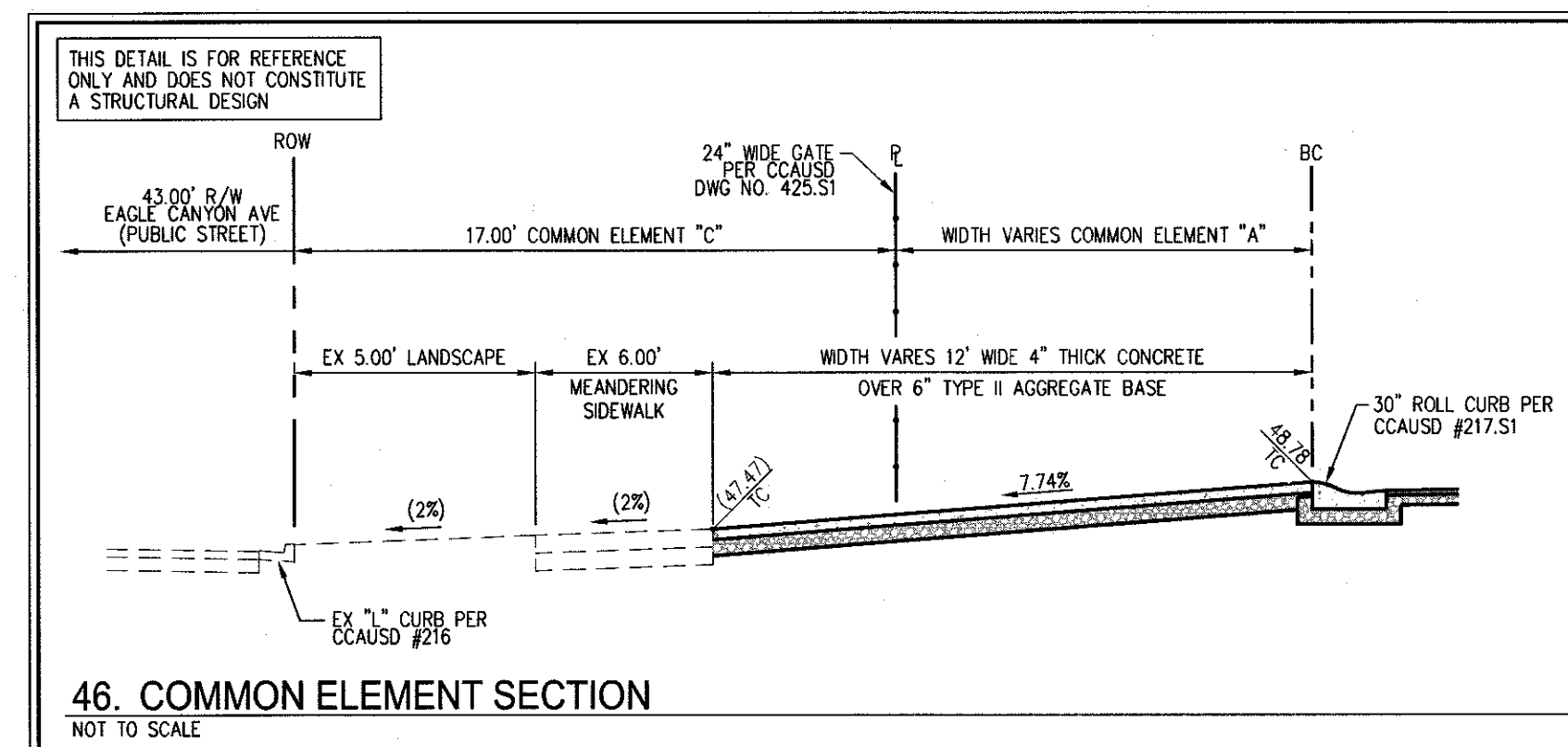
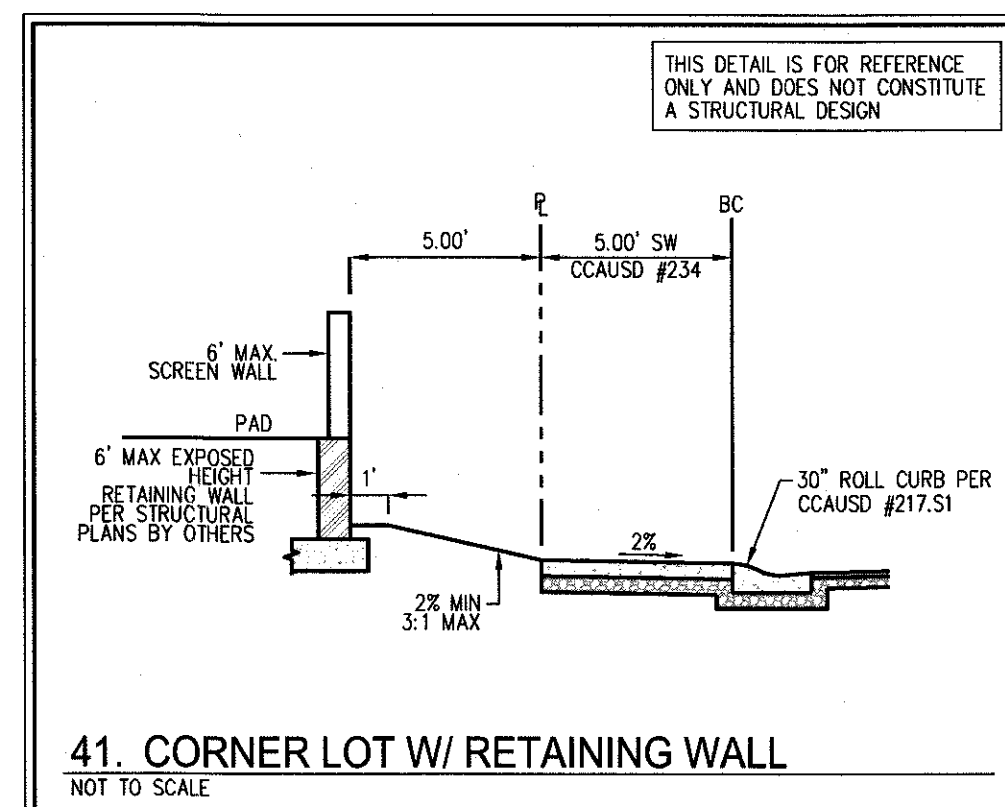
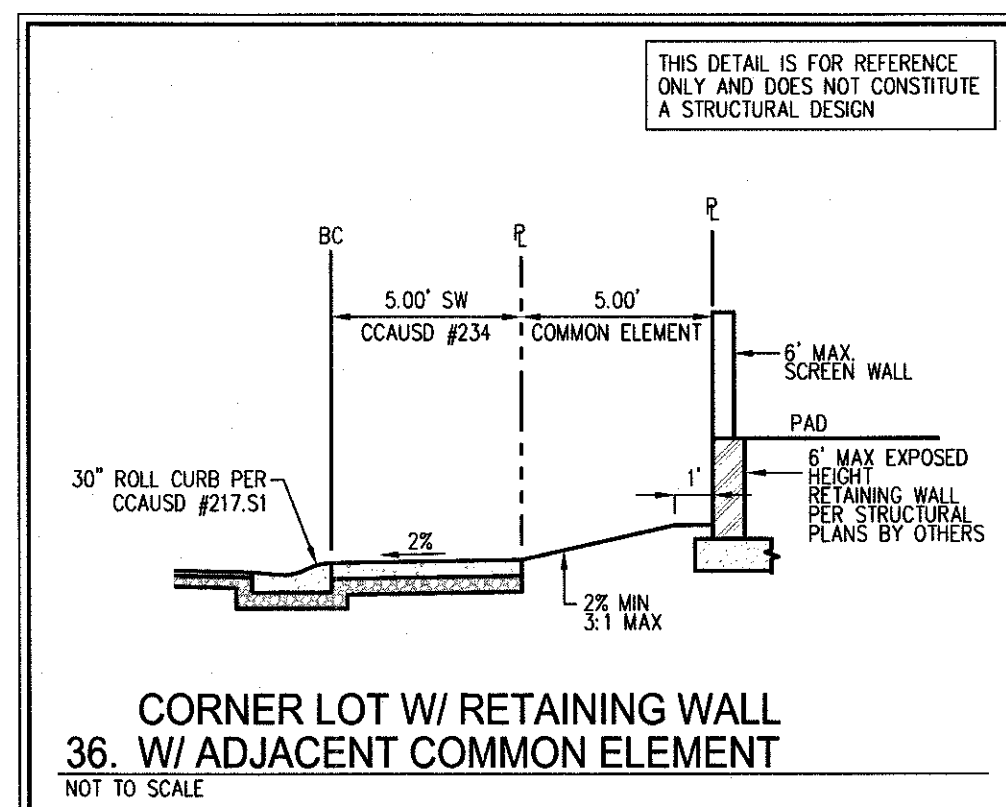
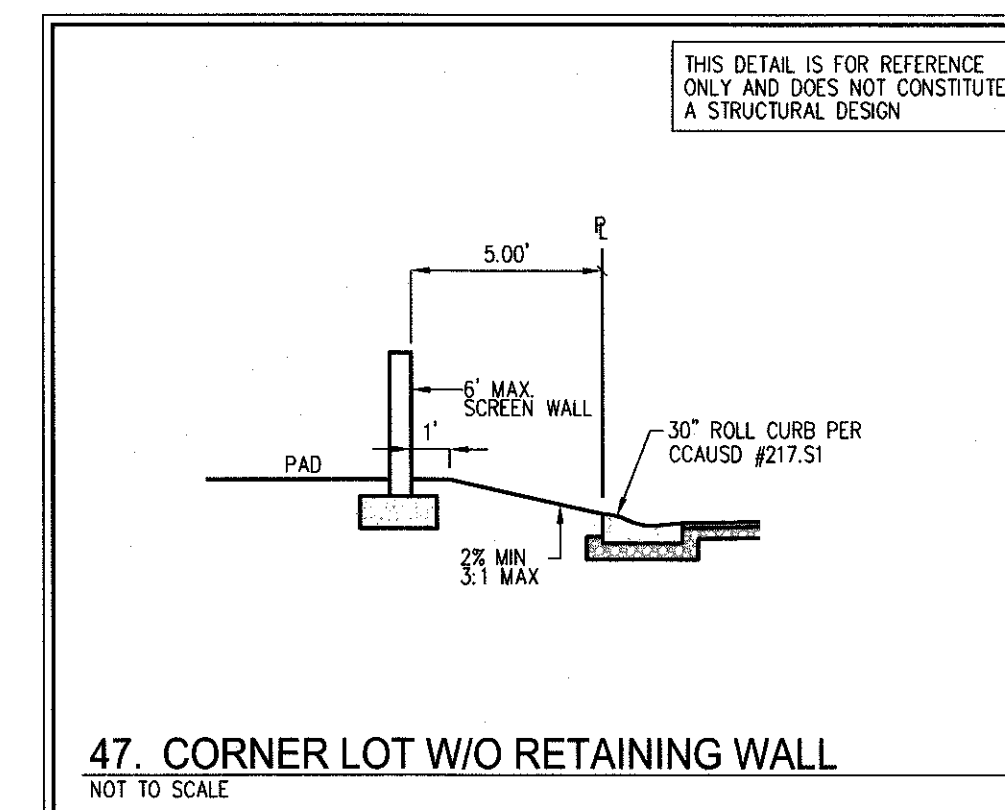
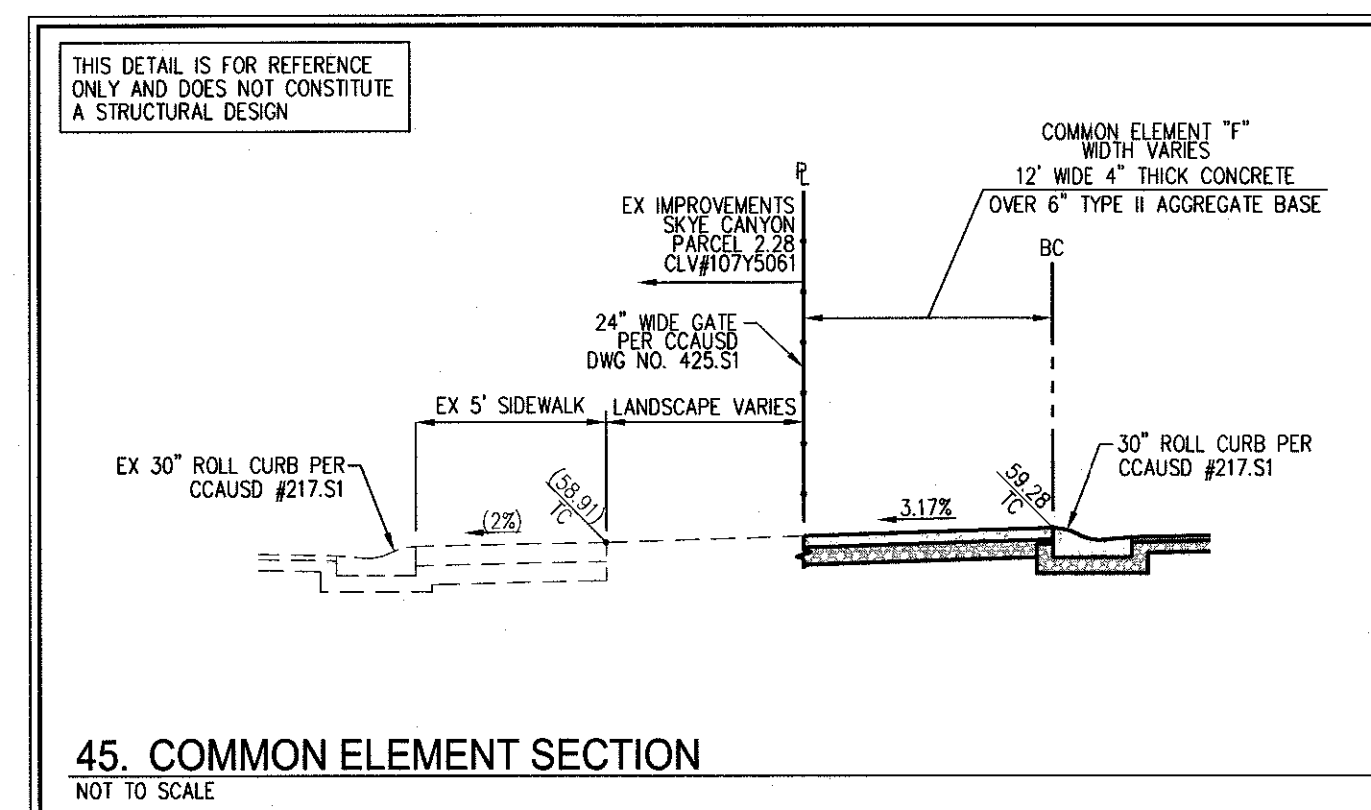
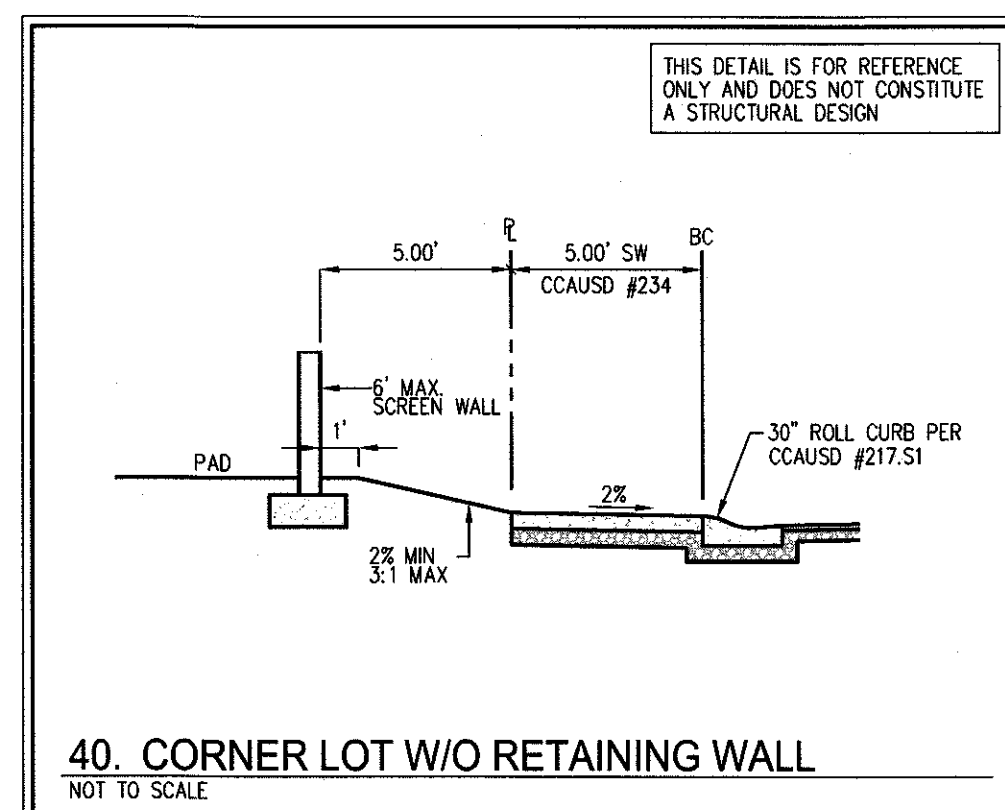
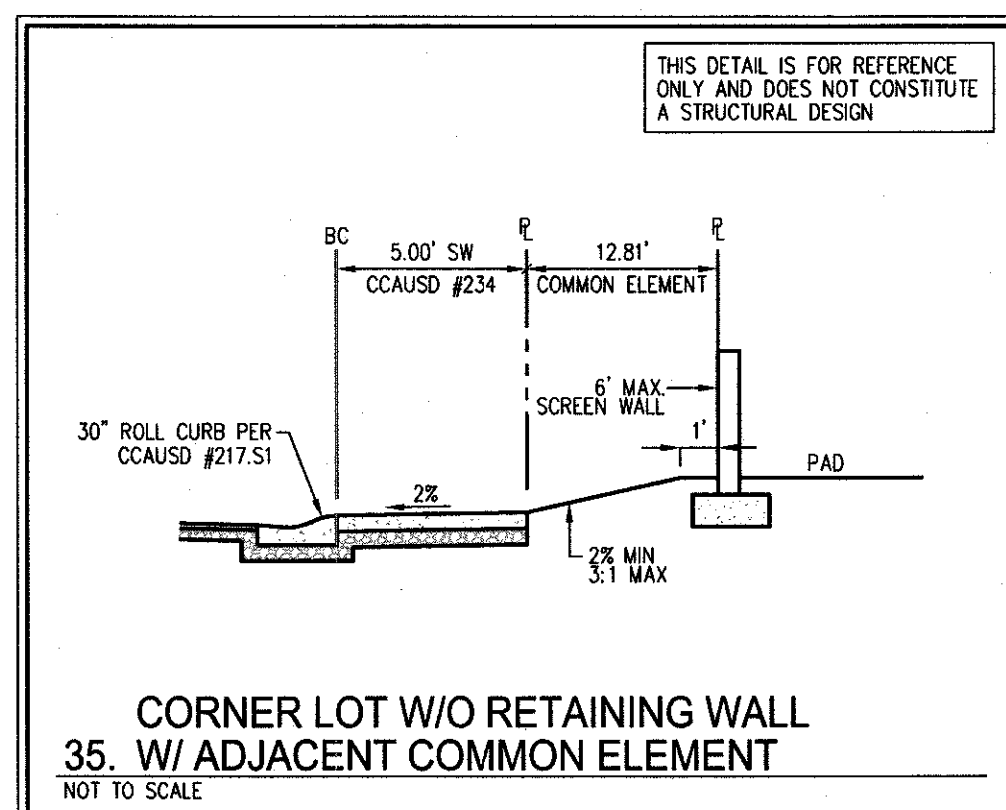
Jerry Slater, P.E. - SHG

Mark Failla, CFM, PE, - SHG

Rhonda Miller, - SHG



Skye Canyon Parcel 2.29 TDS										
FINISH FLOOR - CITY OF LAS VEGAS JURISDICTION										
INPUT INFORMATION					FINISHED FLOORS					NOTES
Lot Number	Hydraulic Section Utilized	T/C ¹ (ft)	F/L ² (ft)	D ₁₀₀ (ft)	Flowline F.F. _{min} ³ (ft)	T/C + 6" F.F. _{min} ⁴ (ft)	F.F. _{Design} (ft)	Flowline Check	T/C + 6" Check	See References on Last Sheet
31	1	2858.97	2858.59	0.47	2859.53	2859.47	2860.8	OK	OK	PHASE 1 LOT
Where: 1: Top of Curb at High Side of Lot 2: TC-0.38 (For Roll Curb) 3: Minimum Allowable Finished Floor Elevation above flowline elevation @ high side of lot = (2 x D ₁₀₀) + F/L 4: City of Las Vegas minimum allowable finished floor elevation = T.C. @ high side of lot + 6-inches 5: These lots have an adjacent solid grouted wall that protects the FF.										
City of Las Vegas Finished Floor Criteria: <i>-The finished floor shall be set a vertical distance above the gutter flowline of at least twice the depth of flow in the gutter flowline up to a maximum of 18 inches above the WSEL in the street.</i> <i>-The finished floor shall be set a vertical distance of at least 6-inches above the highest adjacent top of curb.</i>										



RET. WALL HEIGHT	CUT BACK TO PAD
A	B
1.5'-2.5'	2.0'
3.0'-3.5'	2.5'
4.0'-5.0'	3.0'
5.0'-6.0'	3.5'

PL — 6" CMU BLOCK WALL

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES
PROJECT No. 125894 FIRST APPROVED DATE: _____
LVVWD APPROVED FIRE FLOW 1,500 GPM AT 20 PSI RESIDUAL