

DS #: 4315

APN: 139-27-502-003

PROJECT: SKY VIEW PINES - UPDATE #6

SUBMITTAL: 9TH

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		May 2, 2011
TO: Land Development Services Department of Public Works		FROM: Albert Sung, R.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
	Sky View Pines – Update #6	L. R. Nelson Consulting Engineers
Cross Streets:	SWQ of Owens Avenue & Main Street	Nevada H.A.N.D.
File Number:	F:\Depot\DSMemos\DS4315J.doc	Bart Anderson, P.E., DevCo
Parcel Number:	139-27-502-003	CNLV
Zoning Action:	SDR-28121	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	7/24/2008	8/7/2008	Not Approved	\$400.00	100397: \$400
2 nd Submittal	8/29/2008	9/12/2008	Conditional Approval	\$400.00	103355: \$400
3 rd Submittal	10/2/2008	10/16/2008	Not Approved	\$100.00	105981: \$100
4 th Submittal	11/12/2008	11/25/2008	Conditional Approval	\$400.00	108992: \$400
5 th Submittal	11/4/2009	11/18/2009	Approved	\$100.00	132981: \$100
6 th Submittal & Supplement	4/14/2010 & 4/27/2010	4/28/2010	Approved	\$100.00	142858: \$100
7 th Submittal	8/18/2010	9/1/2010	Approved	\$100.00	151609: \$100
8 th Submittal	12/21/2010	1/3/2011	Approved	\$100.00	159713: \$100
9 th Submittal & Supplement	4/21/2011 & 4/28/2011	5/2/2011	See Comments Below	\$100.00	167248: \$100
TOTAL FEES (LDDRS):				\$1,800.00	----

REMARKS:

9th Submittal & Supplement: Update #6 for minor revision of wall & sidewalks along the frontage of Owens Avenue

8th Submittal: Update #5 to provide additional private sidewalk underdrains and swales

7th Submittal: Update #4 to add onsite sidewalk underdrains for nuisance flows and a pedestrian stair access at the southwest corner of the site

6th Submittal: Update #3 for minor shift of Building No. 4 and the associated grading revisions

5th Submittal: Update #2 for minor onsite layout revision

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 City of North Las Vegas concurrence.

In an effort to increase administrative efficiency, the City of Las Vegas Public Works will be requiring all soils report, drainage study and traffic impact analysis submittals to be accompanied by an electronic copy of the submittal. Electronic documents must be submitted with one original hard copy of the study. Electronic documents should be on a universal computer-readable digital output replicating your submittal to be used for archival or display purposes. This may be more than one file if necessary. An Indexed Portable Document Format (PDF) or Print Ready CAD file formats with a minimum of 300dpi are the desired formats, but provided it is a high quality digitized replication of the submittal, other formats may be acceptable. If figures are in color, they must be scanned in color and saved as a separate file. The new submittal requirements will become effective on July 1, 2011. If there are any questions regarding these new requirements, please contact Robert Welch in the Flood Section at (702) 229-2177 or Rick Schroder in Traffic Engineering at (702) 229-6327.

NOTE: This drainage study assumes that the project will be constructed in one phase. If improvement plans are submitted to break the project into separate phases, a drainage study update will be required for each phase addressing the interim condition.

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 Amendment 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.

END OF REMARKS
ays

T/R/S: T20S/R61E/27
AREA M-27

**UPDATE #6 TO THE
TECHNICAL DRAINAGE
STUDY FOR
SKY VIEW PINES**

CITY OF LAS VEGAS, NEVADA

Project Number: 818-017-083

April 2011

Prepared For: Nevada H.A.N.D.
295 Warm Springs Road, Suite 101
Las Vegas, Nevada 89119
Phone (702) 739-3345
Fax (702) 739-3305

Prepared By: Jon Hayslip, P.E., CFM
L.R. Nelson Consulting Engineers
6765 W. Russell Rd., Suite 200
Las Vegas, Nevada 89118
(702) 798-7978

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: SKY VIEW PINES Date: Apr 21, 2011
Location of Development: a) Descriptive (Cross Streets) North/South: Main Street
East/West: Owens Avenue
b) Section: 27 Township: 20S Range: 61E
c) APN : 139-27-502-003

Name of Owner: Nevada H.A.N.D./ Sky View Pines L.P.

Telephone No.: (702) 739-3345 Fax No.: (702) 739-3305 E-Mail Address: _____
Address: 295 Warm Springs Road, Suite 101 Las Vegas, Nevada 89119

Contact Person-Name: Jon Hayslip Telephone No.: (702) 798-7978
* E-Mail Address: jon.hayslip@lrneng.com Fax No.: (702) 451-2296

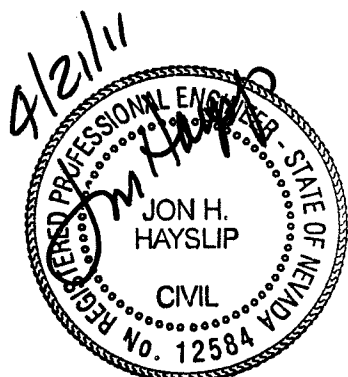
Firm: L.R. Nelson Consulting Engineers

Address: 6765 West Russell Road, Suite 200

Type of Land Development/Land Disturbance Process:

☐ Rezoning	☐ Subdivision Map	☐ Clearing and Grading Only
☐ Parcel Map	☐ Planned Unit Development	☐ Other (Please specify below)
☐ Large Parcel Map	☒ Building Permit	

1. Total Owned Land Area: At Site: 4.9 +/- Being Developed/Disturbed: All
2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area? ☐ Yes** ☒ No
3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? ☐ Yes** ☒ No
4. Proposed type of development (Residential, Commercial, Etc.): Multi-Family Residential
5. Approximate upstream land area which drains to the subject site: 40+/- Acres
6. Has the site drainage been evaluated in the past? ☒ YES ☐ NO If yes, please identify documentation: Sky View Pines TDS (2008). Update #1 though Update #5 by LRN (DS4315)
7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Owens Avenue
8. Briefly describe your proposed schedule for the subject project: Begin construction as soon as possible



Engineer's Seal EXP. 6/30/11

Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

*New Required Field

**Review and concurrence of the Clark County Regional Flood Control District is required.

Local Entity File No.	Revision	Date
	Update #3	Apr 14, 2010
	Update #4	Aug 16, 2010
	Update #5	Dec 21, 2010

REFERENCE:

STANDARD FORM 1

LARRY R. NELSON, P.E.
President

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

Project Number: 818-017-083

April 21, 2011

Albert Sung, P.E.
City of Las Vegas
Engineering Planning
Development Services Center
Flood Control Section
333 N. Rancho Drive
Las Vegas, Nevada 89106

**Re: Update #6 to the Technical Drainage Study for Sky View Pines
(DS4315)**

Dear Mr. Sung:

The Technical Drainage Study Update #5 for Sky View Pines was conditionally approved by the City of Las Vegas on January 3, 2011. Since the last approval of this project, the site plan has been revised per the owners request to add an onsite retaining wall adjacent to the access sidewalk near the drive aisle entrance and minor detail revisions.

Site Revisions

The proposed site revision for the onsite retaining wall is shown in red on Sheet GR1 and corresponding Detail D on sheet DT1. The addition on the onsite retaining wall allows for better use of the area east of Building 1. Also, Details A and B on Sheet DT1 have been revised to show the distance between the CMU wall along the Owens Avenue back of sidewalk and the top of the landscape drainage swale varies.

The original drainage system and storm drain remains unchanged. No modifications to the drainage basins or drainage patterns will result as these modifications.

A copy of the grading plan and detail sheet are included in the map pocket at the back of this Study.

NEVADA

**L. R. NELSON
CONSULTING ENGINEERS, INC.**

6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1885

Phone 702 / 798-7978
FAX 702 / 451-2296
Email lrnelson@lrneng.com

UTAH

**L. R. NELSON
CONSULTING ENGINEERS, L.L.C.**

51 West 9000 South
Sandy, UT 84070-2008

Phone 801 / 565-8580
FAX 801 / 565-9340
Email lrnengineers@lrnslc.com

Referenced Documents & Information

With this submittal, the following items are provided in support of this update:

- Standard Form 1,
- Check in the Amount of \$100 for the review of this Update,
- Updated drawings with the revisions shown in red,
- A copy of the previous approval letter dated January 3, 2011,
- A copy of the previously approved Update #5 plans.

If you have any questions regarding Update #6, please contact me at (702) 798-7978.

Sincerely,



Jon Hayslip, P.E., CFM
Flood Control Manager

Appendix

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		January 3, 2011
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for: Sky View Pines – Update #5	COPIES TO: L. R. Nelson Consulting Engineers
Cross Streets:	SWQ of Owens Avenue & Main Street	Nevada H.A.N.D.
File Number:	F:\Depot\DSMemos\DS4315H.doc	Bart Anderson, P.E., DevCo
Parcel Number:	139-27-502-003	CNLV
Zoning Action:	SDR-28121	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	7/24/2008	8/7/2008	Not Approved	\$400.00	100397: \$400
2 nd Submittal	8/29/2008	9/12/2008	Conditional Approval	\$400.00	103355: \$400
3 rd Submittal	10/2/2008	10/16/2008	Not Approved	\$100.00	105981: \$100
4 th Submittal	11/12/2008	11/25/2008	Conditional Approval	\$400.00	108992: \$400
5 th Submittal	11/4/2009	11/18/2009	Approved	\$100.00	132981: \$100
6 th Submittal & Supplement	4/14/2010 & 4/27/2010	4/28/2010	Approved	\$100.00	142858: \$100
7 th Submittal	8/18/2010	9/1/2010	Approved	\$100.00	151609: \$100
8 th Submittal	12/21/2010	1/3/2011	See Comments Below	\$100.00	159713: \$100
TOTAL FEES (LDDRS):				\$1,700.00	—

REMARKS:

8th Submittal: Update #5 to provide additional private sidewalk underdrains and swales

7th Submittal: Update #4 to add onsite sidewalk underdrains for nuisance flows and a pedestrian stair access at the southwest corner of the site

6th Submittal: Update #3 for minor shift of Building No. 4 and the associated grading revisions

5th Submittal: Update #2 for minor onsite layout revision

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 City of North Las Vegas concurrence.

NOTE: This drainage study assumes that the project will be constructed in one phase. If improvement plans are submitted to break the project into separate phases, a drainage study update will be required for each phase addressing the interim condition.

L.R. NELSON CONSULTING ENGINEERS

6765 W. RUSSELL RD., SUITE 200

LAS VEGAS, NV 89118

PHONE: (702) 798-7978 FAX: (702) 451-2296

TRANSMITTAL

DATE: Thursday, April 28, 2011	
TO: Mr. Albert Sung, P.E., Flood Control Project Engineer	
FIRM / AGENCY NAME: City of Las Vegas Department of Public Works Development Services Center Engineering Planning Flood Control Section 333 N. Rancho Drive 7 th Floor Las Vegas, NV 89106	
	PROJECT NUMBER: 818-016-083
RE: Supplement #1 to Update #6 for the Technical Drainage Study for Sky View Pines (DS4315)	
Submitting the following per your request on this date: 1 – Revised grading plan Sheet GR1 and detail sheet DT1 for Sky View Pines revision	
SENT BY: Jon Hayslip, P.E.	Received by:
Date:	

L.R. NELSON CONSULTING ENGINEERS

6765 W. RUSSELL RD., SUITE 200

LAS VEGAS, NV 89118

PHONE: (702) 798-7978 FAX: (702) 451-2296

TRANSMITTAL

DATE: December 20, 2010		
TO: Mr. Albert Sung, P.E., Flood Control Project Engineer		
FIRM / AGENCY NAME: City of Las Vegas Department of Public Works Development Services Center Engineering Planning Flood Control Section 333 N. Rancho Drive 7 th Floor Las Vegas, NV 89106		
		PROJECT NUMBER: 818-016-083
RE: Update #6 to the Technical Drainage Study for Sky View Pines (DS4315)		
Submitting the following: 1 – Check in the amount of \$100 for <i>Update</i> Review Fee 1 – Copy of the Update #6 to the Technical Drainage Study for Sky View Pines (DS4315)		
SENT BY: Jon Hayslip, P.E.		Received by:
		Date: