

DS #:

5307

APN:

126-12-610-002

PROJECT:

Skyc Canyon Parcel 2.10

SUBMITTAL:

1st

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		August 20, 2020
TO: Land Development Services Department of Building & Safety		FROM: Jennifer Shinn, P.E. Flood Control, Engr. Associate Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
Skye Canyon Parcel 2.10		Westwood Professional Services
Cross Streets:	Shaumber Rd & Skye Canyon Park Dr	Century Communities
File Number:	F:\Depot\DSMemos\DS05307A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	126-12-610-002	
Zoning Action:		
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	7/29/2020	8/20/2020	See Comments Below	\$400.00	3931436: \$400
			TOTAL FEES (LDDRS):	\$400.00	=====

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. Provide a copy of the zoning/planning conditions associated with this site with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.
2. 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.
3. It is noted that unauthorized filling of the upstream washes within Skye Canyon has occurred. Per email correspondences on August 13, 2020 and field meeting on August 18, 2020, it was determined that an update to the Master Drainage Study is required. No City of Las Vegas Building and Safety permits will be issued for improvement plans associated with Phases 3B and 3C, including Parcel 2.10 until the Master Drainage Study Update is conditionally approved.
4. Private streets must be public drainage easements. Provide a note on the grading plans "Note: All private streets are P.U.E., Public Sewer Easements, and Public Drainage Easements to be privately maintained by HOA."

5. This site accepts offsite flows and conveys them through the site. Provide the "Public Drainage Easement to be Privately Maintained" and show the easements on the grading plan. Public drainage easements must be recorded by separate document prior to the final acceptance of the improvement plans unless they are to be recorded by parcel or final map.
6. All storm drain inlets that are more than 10'-deep (e.g. SDDI #6) 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.
7. Revise the section callouts for Lots 62, 115, 252, 308, and 335 to show solid grouted walls along the adjacent streets.
8. There are 2 Exhibit "F"s. Revise the Interim Condition Drainage Map to Exhibit "E", per the report.
9. Aviara Avenue appears to be graded such that offsite flows enter the project site. Provide a flow split calculation at the intersection of Shaumber Road and Aviara Avenue, if applicable, as well as a hydraulic cross section across Aviara Avenue to determine the normal depth in the entry road. Revise all pertinent models, tables, exhibits, and plans accordingly.
10. Provide an additional cross section in Shaumber Road, north of Aviara Avenue to demonstrate the flows impacting this area and to determine normal depth calculations along this stretch of roadway.
11. Label Facilities P7 and P27 as called out in the referenced flows on Exhibits E and F.
12. Revise the equation used for U-3 to include Subbasin ON1(D).
13. Provide the hydraulic model for Section 3 and Section 8 - Full Street.
14. Provide an Emergency Overflow calculation for EO1 during the Ultimate Condition.
15. Revise the Ultimate Condition 100-year U-Gutter Summary Table to reflect the depth of flow value for Section U1 as shown on the FlowMaster model.
16. Review and revise the plan and profiles such that the names of the drop inlets match the titled computation sheets. For example, there is a Drop Inlet Sizing Computation Sheet titled SDDI #1 for the NDOT Type 2 inlet but the plan and profiles label the inlet as a 12.5' CM2.
17. The HGL shown on Sheet DS1 of Phase 1 does not match the Interim WSPG model. Revise accordingly.

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

JKS

T/R/S: T19S/R59E/S12

AREA F-12