

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> February 10, 2022
<b>TO:</b> Land Development Services Department of Building & Safety		<b>FROM:</b> Peter Jackson, CFM Flood Control, Sr. Engr. Associate Department of Public Works
<b>SUBJECT:</b> Drainage Study for: <b>Skye Canyon Detention Basin #2 - Update #5 Update to both DB #1 (DS4698) and DB #2 (DS4813)</b>		<b>COPIES TO:</b> Westwood Professional Services
<b>Cross Streets:</b>	SEC of Iron Mountain Road & Puli Road	Century Communities of Nevada, LLC
<b>File Number:</b>	F:\Depot\DSMemos\DS4813I.doc	Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	126-12-000-001	CCRFCD
<b>Zoning Action:</b>	Development Agreement	
<b>FEMA Flood Zone</b>	YES	NO <b>X</b>
<b>Proposed Storm Drain</b>	YES <b>X</b>	NO
		Christopher Thorson, P.E., State of Nevada, Division of Water Resources – Dam Safety

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	7/7/2016	10/24/2016	Not Approved	\$400.00	370355: \$400
2 <sup>nd</sup> Submittal	6/22/2017	10/09/2017	Not Approved	\$400.00	488303: \$400
3 <sup>rd</sup> Submittal & Supplement	12/6/2017 & 12/20/2017	1/11/2018	Conditionally Approved	\$400.00	491970: \$400
4 <sup>th</sup> Submittal	1/22/2018 & 2/13/2018	2/15/2018	Stockpile Approved	\$100.00	492918: \$100
5 <sup>th</sup> Submittal	5/29/2018	6/13/2018	Conditionally Approved	\$400.00	496280: \$400
6 <sup>th</sup> Submittal	12/19/2019	1/22/2020	Approved	\$100.00	3679465: \$100
7 <sup>th</sup> Submittal	9/10/2020	9/22/2020	Approved	\$100.00	\$100
8 <sup>th</sup> Submittal	2/24/2021 & 3/26/2021	3/18/2021 & 4/6/2021	Approved	\$100.00	4183949: \$100
9 <sup>th</sup> Submittal	2/2/2022	2/10/2022	Approved	N/C	
<b>TOTAL FEES (LDDRS):</b>				<b>\$2,000.00</b>	<b>----</b>

**REMARKS: 9<sup>th</sup> Submittal: Update #5, Technical Drainage Study Supplement to Update Skye Canyon Detention Basins #1 and #2 (DS4698 and DS4813). This submittal sets the expected Right-of-Way Limits for the Dedication of the Detention Basins as *Flood Control Right-of-Way*.**

**DS5476 (Skye Canyon Parcel 5.06 Mass Grading for Detention Basin # 1 & # 2 Right-of Way Limits) is no longer valid as this Update #5 Supersedes that study.**

**Flood Control is issuing a new Approval based upon the provided Update #5 to establish the necessary Right-of-Way Limits needed for Dedication as *Flood Control Right-of-Way*. No impact to the Detention Basin hydrology and hydraulics is noted.**

8<sup>th</sup> Submittal: Update to remove downstream sediment basin and provide DWR & CCRFCD Concurrence Letters for Update #3

7<sup>th</sup> Submittal: Update for low flow pipe abandonment

6<sup>th</sup> Submittal: Revised WSPG and Storm Drain alignment due to field conditions (existing NVE duct bank)

5<sup>th</sup> Submittal: Response to Comments from CCRFCD and State Dam Safety. CCPW Concurrence.

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

<b>X</b>	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. Provide updated concurrence.
	is conditionally approved subject to State of Nevada, Division of Water Resources, Dam Safety concurrence.

1. **The Construction of DB #1 and DB #2 meets the overall Master Plan connectivity as part of the Moccasin MPU facility. The Ultimate MPU facility construction is the Responsibility of the Master Developer (Century Homes) and includes the MPU facility within Skye Village Road north of the Skye Village/Grand Canyon/Iron Mountain intersection to the proposed MPU facility connection in Oso Blanca at the Kyle Canyon interchange as identified in the Skye Canyon Development Agreement. This Ultimate MPU facility within Skye Village Road north of the Skye Village/Grand Canyon/Iron Mountain intersection to the proposed MPU facility connection in Oso Blanca at the Kyle Canyon interchange area shall be substantially complete prior to any Mapping within Phase 6 (Parcel 5.06).**
2. The expected Right-of-Way Limits for Detention Basin #1 and #2 shall be extended to the westerly property boundary. Update Sheet SP-1 to reflect this change and modify the Legal Descriptions & Exhibits accordingly. Provide a Right-of-Way Exhibit and Legal Description for Flood Control approval. Include the additional 40-foot Public Drainage Easement to be Privately Maintained by the Master Developer as part of the Exhibits and descriptions.
3. Update #5 proposes to set boundary limits for the existing Skye Canyon Detention Basins #1 and #2 with the inclusion of the required buffer zones to provide for the proper long-term maintenance and safety of the detention basins adjacent to Skye Canyon Parcel 5.06, which allows for the Dedication of these Detention Basins as *Flood Control Right-of-Way* to move forward.
4. Flood Control requires an additional 40-foot Public Drainage Easement to be Privately Maintained by the Master Developer easterly of the proposed Flood Control Right-of-Way to accommodate any future improvement impacts from the Future development. Based upon the Future Development impacts the 40-foot Public Drainage Easement may be Vacated or the Right-of-Way expanded to protect the 3:1 slope encroachment. The actual limits of any future vacation request shall be set based upon the City's approval of a Technical Drainage Study that addresses the impacts to the Detention Basin.
5. Update #5 meets the requirements necessary to Vacate the existing Public Drainage Easements. File the appropriate Vacation request with the City. The existing Public Drainage Easements may be Vacated concurrently with the Recordation of the *Flood Control Right-of-Way* and the Recordation of the new 40-foot Public Drainage Easement.
6. Update #5 sets the Grading and Improvement Requirements for the Future construction of the 25-foot Buffer as shown on Sheet TY-1. These modifications are required to be completed for both Detention Basins with any development.
7. The Mass Grading Sheets, G-1 thru G-5, show the limits of the 25-foot Buffer and the additional 40-foot Public Drainage Easement along the easterly limits of the Detention Basin areas.

The following comments are pertinent to the Detention Basin #2 and are repeated until they are complete.

1. Skye Canyon DB # 2 is substantially complete. Once all these modifications are approved and completed, a complete set of "as-built" plans or record drawings for the entire basin, including these modifications, shall be submitted to the City of Las Vegas, CCRFCD and State Dam Safety for concurrent approvals.
2. Sheet SD-1: Remove the existing RCP End Section prior to plugging and slurry filling the existing 18-inch low flow pipe.
3. Prior to the adoption of the detention basin as a regional facility by the *City of Las Vegas City Council* and the final inspection and acceptance by the *City of Las Vegas Public Works Department*, *Detention Basin #2* shall remain a private facility owned and maintained by the Master Developer. The existing Maintenance & Liability Agreement for DB #2 shall remain in effect until the Skye Canyon Detention Basin #1 and #2 are dedicated as *Flood Control Right-of-Way*.

The following comments are pertinent to the Detention Basin #1 and are repeated until they are complete.

4. Skye Canyon DB # 1 is substantially complete. Once all these modifications are approved and completed, a complete set of "as-built" plans or record drawings for the entire basin, including these modifications, shall be submitted to the City of Las Vegas, CCRFCD and State Dam Safety for concurrent approvals.
5. Prior to the adoption of the detention basin as a regional facility by the *City of Las Vegas City Council* and the final inspection and acceptance by the *City of Las Vegas Public Works Department*, *Detention Basin #1* shall remain a private facility owned and maintained by the Master Developer. The existing Maintenance & Liability Agreement for DB #1 shall remain in effect until the Skye Canyon Detention Basin #1 and #2 are dedicated as *Flood Control Right-of-Way*.

**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, 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**  
PBJ

T/R/S: T19S/R59E/12  
AREA F-12