

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE: 2/14/2022</b>	
<b>TO:</b> Land Development Services Department of Building & Safety		<b>FROM:</b> Albert Sung, P.E. Flood Control Project Engineer Department of Public Works	
<b>SUBJECT:</b> Drainage Study for:		<b>COPIES TO:</b>	
Elysian Apartments @ Skye Canyon		Lochsa Engineering	
<b>Cross Streets:</b>	Grand Canyon Drive and Drake Drive	Skye Las Vegas Owner LLC	
<b>File Number:</b>	F:\Depot\DSMemos\DS05539A.doc	Bart Anderson, P.E., DevCo	
<b>Parcel Number:</b>	125-07-110-002 and 125-07-501-006		
<b>Zoning Action:</b>			
<b>FEMA Flood Zone</b>	YES	NO	<b>X</b>
<b>Proposed Storm Drain</b>	YES	<b>X</b>	NO

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	1/20/2022	2/3/2022	See Comments Below	\$400	\$400
<b>TOTAL FEES (LDDRS):</b>				<b>\$400</b>	<b>----</b>

**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:
<b>X</b>	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.

The following are comments pertaining to the subject site specific drainage study and grading plans:

1. Per Skye Canyon Development Agreement and approved Master Drainage Study (DS04420), master developer is responsible for construction of flood control facilities identified in the Master Drainage Study. The Master Drainage Study identified flood control facility in Grand Canyon Drive and Drake Drive which connects to the recently completed storm drain (DS05131) on east side of Oso Blanca Road. Please coordinate with master developer and relocate proposed 36-inch RCP to Drake Drive and connect to stub-out provided by recently completed storm drain on Oso Blanca Road.
2. A review of the grading plan shows an elevation difference of approximately 5-feet of cut/fill adjacent to (un)developed properties. 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. The report states that the site occupies 12.67 acres, but the provided exhibits and calculations show that the site is 11.5 acres. Revise the discrepancy.
4. Provide a facility exhibit showing the location of all proposed inlets, stormdrain, sizes, and tables showing capture of each inlet.

5. **Exhibit DR1:** The headers in the Street Flow Summary table for 100-year flows state that they are for 10-year flows.
6. Landscape areas are not allowed to drain over the sidewalk. Provide flow lines with grades and sidewalk under drains for all landscape areas draining to the street. Revise all pertinent details accordingly.
7. **Sheet C4.08:** The proposed inlet that is intended to collect flow from the entire site is shown to be behind L curb at the high point of the landscaped area. An inlet will not collect any flow at this location without a curb opening to convey the onsite flow.
8. The cross-sections S and T calls out 6-ft swale, but detail 3 show 8-ft swale. Please revise accordingly.
9. For parking lot LID and storm water quality, the engineer must provide calculations (per *Section 1500 of the CCRFCD Hydrologic Criteria and Drainage Design Manual*) to justify that the length, width and depth of the landscape swales are meeting the design guidelines in an effective disconnected impervious areas layout.
10. Provide a note on all grading plans: 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.
11. The following finish floors do not meet the Regional Flood Control District minimum criteria of twice the  $Q_{100}$  depth of flow up to 18-inches above the water surface (CCRFCD Manual Section 304.4.E.1) or 6-inch minimum above the highest adjacent top of curb (CCRFCD Manual Section 1602 304.4.E.1). The following finish floors should be revised, or alternate flood protection provided:

Sheet	Building	TC	FF Shown	FF Required
C4.01	2000	2767.07	2767.40	2767.57
C4.02	8000	2768.37	2767.30	2768.87
C4.03	3000	2776.00	2776.00	2776.50
C4.03	CLUB HOUSE	2774.35	2773.50	2774.85
C4.04	3000	2776.64	2776.60	2777.14
C4.05	4000	2771.44	2771.00	2771.94
C4.05	4000	2770.37	2770.25	2770.87
C4.06	1000	2772.74	2773.15	2773.24

**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**

T/R/S: T19S/R60E/S07  
 AREA G-07