

<b>CITY OF LAS VEGAS</b>		<b>DATE:</b>
<b>INTER-OFFICE MEMORANDUM</b>		June 14, 2023
<b>TO:</b> Land Development Services Department of Community Development - Building & Safety Division		<b>FROM:</b> Peter Jackson, CFM Senior Engineering Associate City Engineering Division, Department of Public Works
<b>SUBJECT:</b>	Drainage Study for:	<b>COPIES TO:</b>
Skye Canyon Parcel 5.06 Phase 2		Westwood Professional Services
<b>Cross Streets:</b>	Sheep Mountain Pkwy & Iron Mountain Rd	Century Communities of Nevada, LLC.
<b>File Number:</b>	F:\Depot\DSMemos\DS05649C.doc	Bart Anderson, P.E.; DevCo
<b>Parcel Number:</b>	126-12-101-004	
<b>Zoning Action:</b>	22-0412-VAC1, 22-0412-TMP1	
<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	1/26/2023	2/22/2023 & 3/3/2023	Not Approved	\$400	5116027: \$400
2 <sup>nd</sup> Submittal	3/29/2023	4/15/2023	See Comments Below	\$400	5204253: \$400
3 <sup>rd</sup> Submittal	5/25/2023	6/14/2023	See Comments Below	\$100	5290120: \$100
<b>TOTAL FEES (LDDRS):</b>				<b>\$900</b>	----

**REMARKS: 3<sup>rd</sup> Submittal – Update #1. Covers Phase 2A Only. Phase 2A revising Lot sizes and modifying Common Elements to accommodate increased lot widths. Drainage Study Approval requires final approval of any required Mapping/Entitlement changes necessary for Parcel 5.06.**

**1<sup>st</sup> Submittal shows that Phase 2 is divided into 3 sub-phases. Each sub-phase needs the improvements to stand alone regardless of the proposed construction sequence.**

**Per 22-0412-TMP1: No permits shall be issued for this site and no Final Maps for this site shall record until all remaining Master Developer Infrastructure identified in the Skye Canyon Development Agreement is constructed or guaranteed to the satisfaction of the Director of Public Works.**

**No Mass Grading Permit is allowed on this site. Permit Hold is requested.**

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

	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
<b>X</b>	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Public Works Department concurrence.

1. Flood Control takes no exception to Phase 2A revising Lot sizes and modifying Common Elements to accommodate increased lot widths. Drainage Study Approval requires final approval of any required Mapping/Entitlement changes necessary for Parcel 5.06.
2. No permits shall be issued for this site and no Final Maps for this site shall record until all remaining Master Developer infrastructure identified in the Skye Canyon Development Agreement is constructed or guaranteed to the satisfaction of the Director of Public Works.
3. Update #5 to DS4813 (Skye Canyon Detention Basin #2) sets the parameters for the required Buffer between the Existing Detention Basins (DB #1 & DB #2) and Parcel 5.06. The Buffer is required to be constructed with any development of Parcel 5.06. The Grading and Improvement Plans for Parcel 5.06, Phase 1 shows the included construction of the 25-foot Buffer adjacent to both Detention Basins. Include the TY-1 Section as part of the Detail Sheets. Grading and Improvement Plans for Parcel 5.06, Phase 2 and other future Phases within Parcel 5.06 need to include the construction of the Buffer area improvements and show these improvements as existing.
4. This drainage study states that the 5.06 - Phase 2 project will be constructed in multiple Sub-Phases (2A, 2B, and 2C). The Plans submitted with the drainage study show multiple improvement plans to break the project into separate sub-phases. A drainage study update will be required for each sub-phase that addresses the interim condition based upon the sub-phase construction sequence. Any required improvements necessary for the construction of sub-phase 2A, 2B and 2C from an adjacent sub-phase needs to be addressed as part of the interim conditions as each sub-phase must stand alone.
5. **No Mass Grading Permits are Approved until Condition #1 is satisfied.** Coordinate the mass grading requirements with Land Development and identify any required BMP's for the site. Update the overall phasing plan (**Exhibit A2**) for the development of Parcel 5.06 to show that the required Buffer bench improvements are required with the Phase 1 Plans. Update the Phasing Exhibit A2 to show the sequence of Phase 2 sub-phases, 2A, 2b, and 2C. The Phase 1 Plans shall complete the permanent fencing adjacent to the detention basins prior to approval of Improvement Plans for the overall Phase 2 improvements and any other Future Phases.
6. The provided **Exhibit F** does not match the **Exhibit F** in the Phase 1 study (DS5623). Revise Phase 1 study to match **Exhibit F** from Phase 2. Review and revise accordingly.
7. The existing 40-foot Drainage Easement that encumbers Parcel 5.06 adjacent to the Detention Basins is not eligible for Vacation until the required Buffer area modifications and the Detention Basin boundary improvements are complete.
8. The site is adjacent to or crosses an existing or proposed Clark County Regional Flood Control District (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study.

Please note that effective March 15, 2019, the CCRFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

Please note that effective April 6, 2020, only electronic submittals to the CCRFCD will be accepted for regional concurrence. Contact [cwang@regionalflood.org](mailto:cwang@regionalflood.org) for direction.
9. This study addresses the development of Phase 2 and shows Mass Grading. A separate study is required to address the full development of future phases.
10. The study assumes the storm drain infrastructure proposed by the Technical Drainage Study for Iron Mountain is in place. Substantial completion of the Iron Mountain infrastructure facilities is required prior to approval of the improvement plans for this study.
11. The study assumes the storm drain infrastructure proposed by the Technical Drainage Studies for Skye Canyon Parcel 5.06 Phase 1 are in place and functioning. Substantial completion of the Skye

Canyon Parcel 5.06 Phase 1 Infrastructure facilities is required prior to residential occupancy permits.

12. Conditional approval of this drainage study is not applicable until Parcel 5.06 Phase 1 receives conditional approval from the City of Las Vegas. Any comments listed in the Phase 1 drainage study comment letter must also be applied to the Phase 2 development. An update is required to address the full development of Parcel 5.06 and future phases.
13. Provide additional detail clarification on the cross lot detail (Phase 2B, Sheet D-2, Lot Grading) on how flow is conveyed lot to lot. Provide a cross-section between the lots showing no fence or block wall.
14. All Drainage Easement must be concrete lined. The minimum facility is 3-ft wide concrete valley gutter. Add concrete valley gutter to all drainage easement/common lots including lot to lot drainage easements. Also, reflect change to Phase I.
15. **The following comments refer to All Phase 2 (2A, 2B, & 2C) improvement plans in their entirety:**
  - a. Label the width of depressed curb opening on the grading plans.
  - b. Provide a Depressed Curb Detail for the 30" Rolled Curb.
  - c. Chain link fencing is not approved as a perimeter boundary fence per the DA. Remove the chain link fence Note from the Plans and Details. Update All Boundary Wall and Buffer Section Details accordingly.
  - d. Provide Boundary Wall openings to accommodate drainage of the Buffer Area flows at regular intervals to allow drainage into the Common Elements. Include Details.
  - e. Label the Detention Basins on the grading plans instead of calling them "Flood Channel".
  - f. Revise All Wall Details for the 8" *Solid Grouted CMU Wall, 3 Courses Above Finish Grade* to reflect that the minimum 3-Courses are above the High Side Finish Grade. See Wall Sections #6 and #22.
  - g. Graded drainage swales less than 1% must be concrete lined.
  - h. Common Element drainage swales need to specify swale material and show on sections. I.E., rip-rap, landscape rock mulch, etc.

**16. The following comments refer to the Phase 2A improvement plans:**

- a. The graded swales shown on Sheets G-4 and G-5 that have slopes less than 1% shall be concrete lined. The minimum facility is 3-ft wide concrete valley gutter.
- b. Sheet G-4: Connect the concrete swale to the discharge point into Alamino Ave.
- c. Revise the Construction Note #8 to reflect the Depressed Curb opening on the 30" Rolled Curb.
- d. Sheet G-4: Call out the sidewalk drain at the end of Alamino Ave.
- e. Include street and curb grades at the end of roadway improvements in Phase 2A.

**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, final approval 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**  
HDR/CAA/PBJ

T/R/S: T19S/R59E/S12  
AREA F-12