

<b>CITY OF LAS VEGAS</b>		<b>DATE:</b> <i>NW For</i>
<b>INTER-OFFICE MEMORANDUM</b>		<b>August 28, 2023</b>
<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, Flood Control Section Department of Public Works
<b>SUBJECT:</b>	Drainage Study for:	<b>COPIES TO:</b>
<b>Skye Canyon Parcel 5.06 Phase 1 &amp; Mass Grade</b>		Westwood Professional Services
<b>Cross Streets:</b>	SWC of Sheep Mountain Pkwy & Iron Mountain Rd	Century Communities of Nevada, LLC
<b>File Number:</b>	F:\Depot\DSMemos\DS05623E.doc	CCRFCD
<b>Parcel Number:</b>	126-12-101-004	
<b>Zoning Action:</b>	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	11/14/2022	12/21/2022	Not Approved	\$400	5036431: \$400
2 <sup>nd</sup> Submittal	1/19/2023	2/22/2023 & 3/3/2023	Not Approved	\$400	5109259: \$400
3 <sup>rd</sup> Submittal	3/21/2023	4/8/2023	See Comments Below	\$400	5192120: \$400
4 <sup>th</sup> Submittal	5/3/2023	6/1/2023	See Comments Below	\$100	5260836: \$100
	8/28/2023		CCRFCD Concurrence received	n/a	
<b>TOTAL FEES (LDDRS):</b>				<b>\$1,300</b>	<b>----</b>

**REMARKS: 4<sup>th</sup> Submittal – Update # 1. Flood Control takes no exception to Minor lot revisions to lots # 229 thru 234 and Minor Mass Grading changes in Future Phase 2 & Phase 4.**

**2<sup>nd</sup> Submittal – Includes the required Buffer Improvements adjacent to both of the existing Skye Canyon Detention Basins.**

**1<sup>st</sup> Submittal shows partial improvements for Phase 1 with additional Mass Grading proposed for the site.**

**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:

<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.
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1. 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.
2. 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 Future Phases within Parcel 5.06 need to include the construction of the Buffer area improvements and show these improvements as existing.
3. 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.
4. **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. The Phase 1 Plans shall complete the permanent fencing adjacent to the detention basins prior to approval of Improvement Plans for Future Phases.
5. The drainage discharge points of the Buffer areas and the associated slopes needs to be clearly shown on the Grading Plans. The Phase 1 Mass Grading uses sheet flow to on-site swales to deal with the Buffer area. Future Phases need to show the limits of the Buffer and how the Buffer area flows drain into the proposed improvements for each Phase.
6. The plans do not identify any improvements within the Park site that was identified on **Exhibit A2**. Coordinate the requirements for the Park with Community Development and obtain approval that identifies when the Park improvements are required prior to approval of the Phase 1 improvement plans.
7. This study addresses the development of Phase 1 and shows Mass Grading. Separate drainage studies are required to address the full development of future phases.
8. 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. An alternative approval under the conditions of Comment #1 would allow concurrent infrastructure improvements.
9. Submit all storm drain inlets and Manholes that require a special structural detail and calculations. Submit structural design and calculations to Building & Safety Division for review and approval prior to the final approval of the drainage study.
10. **The following comments refer to the improvement plans in their entirety:**
  - a. Sheet G-4: The revised Lots # 229 through 234 need to have the Pad & FF layers **bolded** to match the rest of the plans.
  - b. 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 Buffer Section Details accordingly.
  - c. Revise the all of the Details that show the Buffer Sections to correctly show the Detention Basins.

**\*\*\* The City of Las Vegas Flood Control is standardizing the file naming of drainage studies and plans during the digitizing process. When saving the project files in the CD or thumb drive, please follow the system below:**

**If drainage study only contains one combined file, use the following naming convention in Document Title:**

1<sup>st</sup> Submittal DS and Plans (for first and original submittal);

2<sup>nd</sup> Submittal DS and Plans (for second submittal (addendum #1)) etc.

**If drainage study contains multiple files, use the following naming convention in Document Title:**

1<sup>st</sup> Submittal DS (for the report of the drainage study)

1<sup>st</sup> Submittal Plan 1 (could be the drainage condition maps)

1<sup>st</sup> Submittal Plan 2 (could be the improvement plans) etc.

**\*\*\* In an effort to increase administrative efficiency, for all original and re-submittal packages including updates and the addenda, the City of Las Vegas Public Works Department requires both a hardcopy and a digital copy (PDF) on CD for the drainage study.**

**A letter sealed and signed by a Nevada registered civil engineer must be included in every submittal certifying documents on the electronic CD matches 100% of the hardcopy submittal. The new submittal requirement is effective on May 1, 2019. If there are any questions regarding these new requirements, please contact Albert Sung in the City Flood Control Section at (702) 229-6541.**

**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/nw

T/R/S: T19S/R59E/S12  
AREA F-02