

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: October 5, 2022
TO: Land Development Services Department of Building & Safety		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
Iron Mountain - Update		Westwood Professional Services
Cross Streets:	NEC Iron Mountain Rd. & Alpine Ridge Way	Tri Pointe Homes Nevada, Inc.
File Number:	F:\Depot\DSMemos\DS5508E.doc	Bart Anderson, P.E., DevCo
Parcel Number:	126-01-801-010, 011, 012, 013, 014, 015, 016	CCRFCD
Zoning Action:	21-0315-TMP1	
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	10/14/2021	11/22/2021	Not Approved	\$400.00	4492234: \$400
2 nd Submittal & Supplement	12/28/2021 & 2/23/2022	3/18/2022	Not Approved	\$400.00	4586659: \$400
3 rd Submittal	5/9/2022	5/26/2022	Not Approved	\$400.00	4778909: \$400
4 th Submittal & Supplement	6/14/2022 & 7/5/2022	7/16/2022	Conditional Approval	\$400.00	4828575: \$400
CCRFCD	8/29/2022	8/29/2022	Concurrence Recv'd	N/C	N/C
5 th Submittal	9/13/2022	10/5/2022	See Comments Below	\$100.00	4950119: \$100
Total Fees (LDDRS):				\$1,700.00	----

REMARKS:

5th Submittal: Update to shift the Radley Avenue curbline by 2-ft to the south and for minor onsite grading revision

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.

- Interim storm drain **Facility A2** according to the *Update* is 24"-RCP. However, all the pertinent grading plans and the storm drain plans indicate 18"-RCP. Correct to match each other in the next submittal.
- Unit 1:** Sheet G-4: The storm drain pipe lineworks are missing from the inlets to the downstream system. Show the lineworks in the next submittal.
- Unit 2:** Sheet G-1 to Sheet G-4 and all plan & profile sheets: Explain why ripraps are shown in the *Radley Avenue* right-of-way?

The following conditions are repeated until they are complete:

1. This Drainage Study shows that the site will be developed in two Phases/Units. The off-site improvements may be phased, however the requirements of Title 19.02.130.2 & 19.02.130.3 shall be met. Paraphrasing – *“All building permits beyond 50% will be withheld until all required off-site improvements are guaranteed (bonded). When 75% of the development is complete, 100% of the off-sites shall be complete.”* Coordinate the proposed Unit Boundaries and off-site Improvements with Devco for compliance with the Title 19 requirements prior to final approval of the Drainage Study and/or final approval of any Final Map.
2. Coordinate the required improvements within the west half of Alpine Ridge with City of Las Vegas Right-of-Way (Nancy Logan 229-6545) and submit appropriate information to support BLM reservation on the Future Officer Soldo Memorial Park. No improvements may be constructed prior to BLM Grant.
3. The project proposes to build a temporary drainage facilities. Prior to final plan approval the developer must complete a maintenance and liability agreement for the interim drainage improvements (off-site berms or channels) and post a minimum maintenance bond of \$50,000 or 50-percent of the construction cost for the improvements, whichever is greater. The engineer must submit an estimate of the quantities for constructing the facility and an exhibit that adequately shows the location and limits of the drainage facility to City of Las Vegas Flood Control for approval. Once the drainage study is conditionally approved, the engineer should contact the City's Land Development Section (229-6371) to begin the agreement process.

In order for the maintenance bond to be released in the future, a drainage update / letter will be required to justify that the offsite berms / channels are no longer necessary and can be removed.

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

4. This Study has addressed the Existing, Proposed, and Potential Conditions needed for this development to be adequately protected and therefore meet the intent of the MPU. It is understood that the flows are conveyed within the wash system north of the site (between Radley St. and Kyle Canyon Rd). The recognized flow conditions from the Supplemental HEC-1 submittal at Concentration CP8 are:

Existing – 889 cfs, Proposed – 896 cfs, and Potential – 907 cfs

5. Continue to coordinate offsite efforts with the proposed commercial development to the east by Lochsa Engineers.
6. Continue to coordinate offsite efforts with the proposed development to the north “Alpine Ridge” by Westwood.

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
HDR/JKS

T/R/S: T19S/R59E/01
AREA F-01