

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: December 29, 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:
	Soldo Memorial Park at Skye Canyon	Westwood Professional Services
Cross Streets:	NWC Alpine Ridge Way & Iron Mountain Rd.	Century Communities Nevada
File Number:	F:\Depot\DSMemos\DS5602B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	126-01-401-013	CCRFCD
Zoning Action:	22-0554-DVN1 & 22-0554-SDR1	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES NO X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal (Paid on 9/6/2022)	8/3/2022 & 9/6/2022	9/14/2022	Not Approved	\$400.00	4941132: \$400
2 nd Submittal	12/8/2022	12/29/2022	See Comments Below	\$400.00	5067594: \$400
			TOTAL FEES (LDDRS):	\$800.00	----

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:
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.

1. 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>

2. The subject development is premised on the adjacent improvements such as *Alpine Ridge East* and *Iron Mountain* residential developments downstream for the perpetration of the offsite flows through the associated storm drain systems. The subject drainage study will not be approved prior to the conditional approval of the stated two downstream studies.
3. Coordinate the proposed BLM Grant for the south half of *Radley Avenue* and the west half of *Alpine Ridge Way* with *City of Las Vegas Right-of-Way* (Nancy Logan at 229-6545) and submit appropriate information to support BLM reservation for the street. No improvements may be constructed prior to the BLM Grant.

4. **Sheet G-1:** Storm Drain Note #8 states for a 5'x2' Type 2 NDOT area drain. However, the detail on Sheet DT-1 shows a square shape inlet. Review and revise the plan, the construction note call out and the details all match each other. Make sure the inlet is large enough to allow the 36"-RCP to go through the structure.
5. **Sheet G-2:** Same comment to the proposed inlet, this time the call out is for a 5'x6' Type 2 NDOT area drain. Review and revise accordingly.
6. **Sheet G-1 and Sheet G-2:** Provide concrete access to the two inlets past the corresponding inlet flow depths.
7. **Construction Note #28:** Specify the stem wall to be either reinforced concrete or 8"-thickness CMU wall solid grouted to a minimum of three courses above adjacent grade. Revise all pertinent detail sections accordingly.
8. **Sheet DT-1:** *Section 11* shows a *500-Gallon Sand Oil Interceptor* detail. However, it is not clear where this interceptor is located. Clarify the location or remove the detail in the next submittal.

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
AYS

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