

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		September 15, 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\DS5602A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	126-01-401-013	CCRFCD
Zoning Action:		
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	See Comments Below	\$400.00	4941132: \$400
			TOTAL FEES (LDDRS):	\$400.00	----

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. Provide a copy of the zoning/planning conditions associated with this site with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.
2. Sites with a grade difference of 2 feet above or below existing are required to have approval from the *City 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 Planning approval with the next submittal.
3. 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>

4. 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.
5. 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.
6. **Sheet G-01** and **Sheet G-02**: The retaining wall at the west side of the proposed soccer field is within the alignment of the future *Larry McBryde Street*. Provide documentation that this is allowed in the next submittal.
7. It is not clear whether *Larry McBryde Street* will be a through street between *Iron Mountain Road* and *Radley Avenue* in the future. Coordinate with *City Traffic Planning*, Mr. Victor Bolanos at Vbolanos@lasvegasnevada.gov for acceptable ending of street improvements of *Iron Mountain* and *Radley*. This must be resolved prior to the final approval of the subject drainage study.
8. **Sheet G-01** and **Sheet G-03**: The proposed storm drain in *Radley Avenue* is a 100-year facility, ie, all anticipated flows are conveyed in the system, it is not understood what's the purpose of the wide ditch behind the sidewalk of the street? Address and explain in the next submittal.
9. **Sheet G-01** and **Sheet G-03**: Provide nominal drop inlets at both ends of *Radley Avenue* fronting the project site.
10. **Sheet G-02**: The label of existing 36"-SD in *Iron Mountain Road* is incorrect. Revise to show <42"> per the reference drawings.
11. **Sheets SD-01** and **SD-04** were provided in the last submittal. However, the sheets in-between are missing. Provide as such in the next submittal.
12. **Sheet G-03**: Address whether an emergency overflow path is provided at SDDI #3 in a worst case that the sump inlet is totally clogged. Note that the maximum allowed ponding depth is 18".
13. **Sheet G-03**: Provide pipe connection detail between new and existing storm drains. Revise all pertinent plans accordingly.
14. **Sheet G-03** and **Sheet G-04**: Show the finished floor elevations of the houses in the adjacent development (*Iron Mountain*) to the east of *Alpine Ridge Way*.
15. Add a note in all pertinent sheets for the construction of all storm drain drop inlets per a newly adopted USDCCA Drawing No. 421 (*Stormwater Quality Management Stamp and Sign Detail*).

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