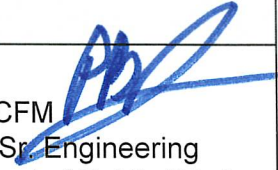


CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: May 15, 2023
TO: Land Development Services Community Development Building & Safety Division			FROM: Peter Jackson, CFM  Flood Control – Sr. Engineering Assoc. Department of Public Works
SUBJECT:	Drainage Study for:		COPIES TO:
Iron Mountain Road West Shaumber Road to west of Sheep Mountain Parkway			Westwood Professional Services
Cross Streets:	Sheep Mountain Pkwy and Iron Mountain Rd		Century Communities
File Number:	F:\Depot\DSMemos\DS5622D.doc		CCRFCD
Parcel Number:	126-12-101-004; 126-12-110-001; 126-01-401-003, -011, -012, -013		Eric Meyer, P.E. – CLV Engineering Design Lucien Paet, P.E. – CLV Devco.
Zoning Action:			Dominic Panaligan, P.E. CLV Sewer Planning
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	11/01/2022	11/14/2022	See Comments Below	\$400	1778713: \$400
2 nd Submittal	12/15/2022	1/19/2023	See Comments Below	\$400	1794379: \$400
3 rd Submittal	2/8/2023 & 3/9/2023	3/9/2023	Conditionally Approved	\$400	1810750: \$400
4 th Submittal CCRFCD	4/26/2003	5/15/2023	Approved	N/A	N/A
TOTAL FEES (LDDRS):				\$1,200	----

REMARKS: Drainage Study for Iron Mountain Road Infrastructure Improvements required as part of the Skye Canyon Master Plan.

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

X	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.

1. Clark County Regional Flood Control District concurrence has been provided.
2. The proposed drop inlets along the south side of Iron Mountain, west of Sheep Mountain Parkway will require a Public Drainage Easement for areas outside of the proposed 33.5-foot Right-of-Way. Include a 10-foot width behind the curb and a 20-foot width for the storm drain lateral, from the inlet to the existing storm drain located south of the roadway.

3. The provided Right-of-Way Exhibit adjacent to the proposed Parcel 5.06 development does not clearly show the existing and proposed limits. Review the existing SMP Right-of-Way document and clearly show the information on Exhibit and label the Exhibit #. Provide a Revised Exhibit that shows the 33.5-foot Right-of-Way limits and the Pedestrian & Maintenance Easements for Iron Mountain, west of Sheep Mountain Parkway for Public Works approval prior to final approval of the Drainage Study. The dedication is required prior to final approval of the Improvement Plans.
4. Storm Drain Lateral 1: Expand the call outs to include the complete callouts. Adjust the drop inlet size to better reflect the size of the inlets.
5. The roadway plans at the intersection of Sheep Mountain Parkway do not correctly incorporate the existing conditions to the south. Continue to coordinate the proposed improvements at the Iron Mountain Road and Sheep Mountain Parkway intersection with the Sheep Mountain Parkway project. Contact the Project Manager, Eric Meyer at 702-229-6033 to verify the required intersection improvements.
6. Label and show the proposed temporary roadway barricade west of the Parcel 5.06 entry.
7. Revise the Drainage/Flood Certification Note on all Sheets to reflect the correct Drainage Study Number, **DS5622**.
8. The 3rd submittal includes a separate CD of the initial drainage study (first submittal) due to incomplete pdf copy issues. This CD replaces the previous CD that was incomplete.
9. The provided Iron Mountain Road West improvements west of Sheep Mountain Parkway (SMP) include a roadway shift to accommodate the future extension of Iron Mountain Road to the west of Skye Canyon.

The following comments are to assist with the Improvement Plan submittal:

10. The sewer extension required for the development of Parcel 5.06 shall be coordinated with Sewer Planning and included on the Improvement Plans. Contact Dominic Panaligan at (702) – 229 – 2176 to coordinate the sewer location.
11. Sheets PP-3 and PP-4: Review the sewer sizes shown. The profile shows 12" while the Construction Notes shows 10". Coordinate with Sewer Planning.
12. Sheet PP-3: The existing improvements at Iron Mountain and Sheep Mountain Parkway need to be clearly identified.
13. Be consistent in labeling the TC information. PP-1, 2, 4 show one way and PP-3 another.
14. Revise the Roadway Section Details to show the complete Pavement Section Design.
15. Verify with Community Development, Planning Division that there are no required improvements needed in support of the required Future Park site adjacent to Parcel 5.06.
16. Verify with the LVVWD that the proposed water line does not need to be extended to the end of the proposed street section.

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, conditional acceptance 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/PBJ

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