


CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		May 31, 2023
TO: Land Development Services Department of Community Development, Building & Safety Division		FROM: Albert Sung, P.E. Flood Control Project Engineer  for Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
Alpine Ridge East		Tri Pointe Homes Nevada, INC.
Cross Streets:	Alpine Ridge Way and Radley Steet	Westwood Professional Services
File Number:	F:\Depot\DSMemos\DS05564C.doc	CCPW
Parcel Number:	126-01-801-001 and 126-01-401-006	
Zoning Action:	21-0520-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	4/28/2022	5/23/2022	Not Approved	\$400.00	4758145 \$400
2 nd Submittal	3/14/2023	4/4/2023	Not Approved	\$400.00	5185732: \$400
3 rd Submittal	4/26/2023	5/31/2023	See Comments Below	\$400.00	5246705: \$400
TOTAL FEES (LDDRS):				\$1,200.00	----

REMARKS: 3rd Submittal, Addendum #2. Site storm drain design under modification due to adjacent CLV/BLM site. New Addendum required prior to further review.

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.

Flood Control held a meeting to review the site on May 31, 2023. Based upon the adjacent CLV/BLM site, the design of the storm drain system is undergoing modifications. A new Addendum submittal will be required and updated review comments will be provided based upon the revised design.

1. Site is adjacent to Clark County jurisdiction and requires continued coordination of the access road connection to the north. Drainage study will require Clark County concurrence.
2. Comply with 21-0520-TMP1 Condition # 10. Coordinate the required BLM Grant for the improvements within the south half of Radley, west of Alpine Ridge with City of Las Vegas Right-of-Way (Nancy Logan 229-6545) and submit appropriate information to support BLM reservation for the Street. No improvements may be constructed prior to the BLM Grant.
3. Add Lateral Q100 flows from the south (36-inch RCP) and north (24-inch RCP) to the mainline WSPG with different roughness coefficient values and reflect changes accordingly.
4. Provide enlarged detailed plan and profile views of the splitter structure and weir walls. Provide structural plans/calculations to support the splitter structure design.

5. The project proposes to build temporary drainage facilities such as interim drainage, berms, sump pits as part of the proposed *Improvements*. Prior to final plan approval the developer must complete a maintenance and liability agreement for the interim drainage improvements 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 interim facilities are no longer necessary and can be removed.

6. The Required Maintenance Bond needs to cover the HOA Maintenance responsibilities The City will maintain the main line RCB, inlet and outlet structures, and the weir structure. The HOA will be responsible for trash, debris – not impeding the function of the facility, vegetation, graffiti, vermin and vector control.
7. Structural plans for the storm drain improvements must be submitted for review. Coordinate the Structural submittal requirements with the *Building Department* for processing. The engineer must provide a copy of *Building Department* approval of the structures to *Flood Control* prior to final acceptance of the drainage study.
8. This site proposes off-site improvements that accepts offsite flows and conveys them through the site. Provide a "Public Drainage Easement to be Privately Maintained" for all improvements outside of the project and show the easement on the grading plan. Public drainage easements must be recorded by separate document prior to the final acceptance of the improvement plans unless they are to be recorded by parcel or final map.
9. Revise the Quantities Sheet and the Grading Plans to reflect the Drainage Improvement quantities to show both the Private and Public improvements that reflects all drainage related improvements. Provide line items including: junction structure, weir structure, splitter structure, entrance structure, fencing, maintenance access, etc.
10. Update the Stormwater Management Notes to the current version with the Improvement Plan submittal to Building Department – Land Development. Calls out Clark County.
11. Change all storm drain manhole to CCUSD 405.2.
12. Provide pavement transition from east end of Radley Avenue to existing pavement.
13. Add post & cable or fencing on cross-sections 11, 12 and 19.

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/PBJ

T/R/S: T19S/R59E/S1
AREA F-01