

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: May 6, 2025
TO: Land Development Services Department of Community Development – Building & Safety Division			FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:		Drainage Study for:	COPIES TO:
		Iron Mountain and Puli (Shalestone)	Richmond American Homes
Cross Streets:	Iron Mountain Road and Iron Road		Westwood Professional Services
File Number:	F:\Depot\DSMemos\DS5847B.doc		Lucien Paet, P.E., DevCo
Parcel Number:	126-01-401-007,-008,-009, 126-02-801-018, -019, -020, -021, 126-02-899-002		CCRFCD CCPW
Zoning Action:	24-0576-GPA, 24-0576-ZON, 24-0576-VAC, 24-0576-VAR, 24-0576-TMP		
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	2-24-2025	3-20-2025	See Comments Below	\$400.00	6128350: \$400
2 nd Submittal	4-21-2025	5-5-2025	See Comments Below	\$400.00	6206525: \$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.

- The project proposes to build temporary drainage facilities such as interim drainage, 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.
- 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>
- The site is also adjacent to Clark County jurisdiction to the south. The engineer must coordinate with Clark County Public Works Department (CCPW) and incorporate any concerns for boundary conditions. CCPW concurrence is required prior to final approval of the study.

4. Offsite Grading: The grading plan indicates offsite grading. Secure a notarized letter of permission from the property owner allowing the grading. This letter is required prior to final acceptance of the drainage study.
5. Offsite Easement: Prior to approval of construction drawings a copy of the patent easement, sketch, and legal description must be submitted to Land Development in order to process a Declaration of Utilization across BLM Property.
6. On the Finished Floor check tables, Lots 73-114 do not match the phase 2 plan sheets. Please update the table.
7. The Regional Flood Control District Manual requires 1% minimum slope around the bulb of a cul-de-sac where storm water is drained through per Section 1602. Provide the required slope on Harvey Hill St.
8. For Inlet Control Nomographs: The nomograph has been updated for the correct pipe size from 42" to 36", however in the calculation shows $D=42$ ". Please revise the calculation in the next submittal.
9. On Exhibit C: The existing Condition Subbasin prorated totals do not match the Q100 for OFF2-E & OFF4-E.
10. Phase 1 plan sheet G-3: Provide 12-ft min maintenance access road to outlet pipe located north of subject development.
11. Phase 1 & 2 or Developed & Ultimate Condition: Provide full street capacity calculations on Radley Ave. for us to verify if Radley Ave. corridor will contain full flow from OF1 when future development on adjacent property comes.
12. On phase 1 plan sheet G-3: Show on the grading plan the existing drainage easement on Radley Avenue extended to the east of subject development.
13. Update the standard drainage compliance note on the grading plan: "*I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT (DS5847)*".

***** The City of Las Vegas Flood Control is standardizing the file naming of drainage studies and plans during the digitizing process. When saving the project files in the CD or thumb drive, please follow the system below:**

If drainage study only contains one combined file, use the following naming convention in Document Title:

1st Submittal DS and Plans (for first and original submittal);

2nd Submittal DS and Plans (for second submittal (addendum #1)) etc.

If drainage study contains multiple files, use the following naming convention in Document Title:

1st Submittal DS (for the report of the drainage study)

1st Submittal Plan 1 (could be the drainage condition maps)

1st Submittal Plan 2 (could be the improvement plans) etc.

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, final approval 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
CA/AYS/SF/JT

T/R/S: T19S/R59E/S02
AREA F-02