

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: September 27, 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: Kyle Canyon Gateway – Unit 2	COPIES TO: Westwood
Cross Streets:	SWC Oso Blanca Road & Trails End Ave.	Tri-Pointe Homes
File Number:	F:\Depot\DSMemos\DS5577C.doc	Bart Anderson, P.E., DevCo
Parcel Number:	126-01-501-006 & 126-01-501-007	CCPW
Zoning Action:	22-0027-TMP1; 22-0027-SDR1; 22-0027-VAC1 & 22-0027-VAR1	NDOT
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	5/31/2022	6/28/2022	Not Approved	\$400.00	4809471: \$400
2 nd Submittal	7/21/2022	8/16/2022	Not Approved	\$400.00	4875035: \$400
3 rd Submittal	9/6/2022	9/26/2022	See Comments Below	\$400.00	4940411: \$400
TOTAL FEES (LDDRS):				\$1,200.00	----

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 site is adjacent to the jurisdiction of Clark County to the east. The engineer must coordinate with *Clark County Public Works Department* (CCPW) and incorporate any concerns for boundary conditions along the east border. CCPW concurrence is required prior to final approval of the subject study.
- Repeat Request: Sheet G-2:** Provide paving transition at the east end of Trails End Avenue.
Paved access road has been provided on the grading plan in the last submittal. However, the plan & profile sheets for *Trails End Avenue* and the paved road from the frontage road (*Oso Blanca Road*) to the subject development had not been provided previously. Provide as such in the next submittal.
- Revise Construction Note #33 to provide riprap $d_{50}=6"$ and thickness=12" instead of $d_{50}=5"$ and thickness=10".
- Previous Comment #9 and Comment #11: Sheet G-3:** Provide headwall at each of the proposed 54"-RCP and 60"-RCP in the sump locations. **Sheet G-3:** Provide maintenance access to the storm drains and headwalls in the two sump locations.

Per the resolution of a conference meeting between the City staff and the engineer held on July 7, 2022, the developer must complete a Maintenance & Liability Agreement for the proposed interim facilities and post a minimum maintenance bond of \$50,000 or 50-percent of the construction cost for the interim facilities, whichever is greater. This M & L Agreement and the maintenance bond must be perpetuated by the Developer, not the future HOA.

The engineer must submit an estimate of the quantities for constructing the facilities and an exhibit that adequately shows the location and limits of the drainage facilities to *City of Las Vegas Flood Control Section* for approval. Once the drainage study is conditionally or finally approved, the engineer should contact the *City's Land Development Section* to begin the agreement process.

5. **Repeat Request: Sheet G-3:** *The proposed sump pit in Michelli Crest Way encroaches into the adjacent property. Obtain a public drainage easement from the adjacent property owner for the encroachment and future maintenance purposes. The public drainage easement must be granted and recorded prior to the final approval of the improvement plans.*

The response was that the sump pit size was adjusted to not encroaching into the adjacent property, ie, no public drainage easement will be necessary.

The response also stated that Facility 5 has been broken into Facility 5A and Facility 5B while per the revised Exhibit H, Facility 5A is 54"-RCP but the revised G-3 shows a 36"-RCP. Address and resolve accordingly.

The response mentioned that the smaller size and shallower depth of Facility 5A is to meet utility separation requirements and will be removed and replaced when the storm drain is extended south for ultimate condition. The problem will be when the storm drain is extended and replaced with a larger diameter pipe to meet ultimate condition, how the utility separation requirements will be met then?

6. **Repeat Request: Sheet PP-4:** *The Plan & Profile proposed multiple discharge locations. The developer/engineer must obtain a notarized letter of acknowledgment from the two adjacent property owners (VFR-Southwest Desert Equities and New Era Global Investment LLC) prior to the final approval of the subject drainage study.*

Proof of Certified Letters mailed out to the two adjacent property owners had been included in the last submittal. Should the responses from the adjacent property owners arise which may alter the proposed design of discharge from the subject development to the adjacent properties, a drainage study update will be required to address and resolve any potential issues.

7. All special structures and mainline storm drain connection require details and structural calculations to be reviewed by the *City of Las Vegas Building & Safety Department*. Approval by the *Building Department* must be obtained prior to the final approval of the subject drainage study.
8. The required junction structures shall be reviewed for maintenance and access concerns. The engineer must submit a separate set of improvement plans to *City of Las Vegas Streets & Sanitation Department* for their review. *CLV Streets & Sanitation* approval must be obtained prior to drainage study approval.

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