

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: 1/13/2022
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:
Kyle Canyon Gateway Unit 3			Westwood Professional Services
Cross Streets:	Michelli Crest Way and Kyle Canyon Road		Tri-Pointe Homes
File Number:	F:\Depot\DSMemos\DS5537A.doc		Bart Anderson, P.E., DevCo
Parcel Number:	126-01-601-008, -009, -010, -011, 126-01-701-001, -002, -003, -009		
Zoning Action:			
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	12/28/2021	1/10/2021	See Comments Below	\$400	\$400
TOTAL FEES (LDDRS):				\$400	---

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:
X	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Public Works Department concurrence.

The following are comments pertaining to the subject site specific drainage study and grading plans:

1. The site is adjacent to or crosses an existing or proposed *Clark County Regional Flood Control District* (CCRFCDD) master planned facility. Therefore, CCRFCDD concurrence is required prior to final approval of the drainage study.
2. The engineer must provide a table on the grading plans that shows a quantity estimate of all drainage improvements within Public Drainage Easements. All drainage improvements within Public Drainage Easements must be bonded and inspected.
3. 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.
4. Private streets must be public drainage easements. Provide a note on the grading plans "Note: All private streets are P.U.E., Public Sewer Easements, and Public Drainage Easements to be privately maintained by HOA."
5. Address the following comments on the basin maps:
 - a. **Exhibit D:** The velocity calculated for Section DE1 is 4.74 not 3.77 as shown on the exhibit.

- b. **Exhibit D, E, & F:** Label onsite roadways on all exhibits.
 - c. **Exhibit D:** Label slopes for each street.
 - d. **Exhibit D:** clearly show the limit of prorated basins.
 - e. Add ponding depth to DI1, FI1 and FI2 on Exhibit F.
6. The proposed and ultimate exhibits provide a lot of unnecessary offsite information, but the site itself is shown as very small and missing necessary information. A single exhibit showing the offsite information would be adequate, provide clear onsite exhibits showing all roadway names and existing and proposed contours.
 7. Add freeboard to proposed ditch along the west side of Alpine Ridge Way.
 8. The proposed wrought iron fence must utilize RTC Uniform Standard Drawing 425.S1 and including bollards.
 9. The Finished Floors along Alpine Ridge Way and Ruston Road do not meet the twice the depth of flow above the adjacent TC since the solid grouting that was noted as being required in the Finished Floor Analysis was not provided.
 10. Provide solid grouting along the eastern boundary wall of Common Lot Q/Drainage Easement.
 11. The following Finished Floors do not meet the twice the depth of flow or 6" above the adjacent TC:

Sheet	Lot	TC	FF Shown	FF Required
G-2	67	2913.99	2914.40	2914.49
G-2	82	2912.60	2913.00	2913.10
G-3	109	2909.82	2910.20	2910.32
 12. Verify that proposed finished floor elevations for Lots 3, 4, 12, 16, 17, 20, and 21 are above the EGL since the flows are coming in perpendicular to lots.
 13. The entrance driveway at the east entrance along Alpine Ridge Way at Sun Cup Ave does not have a hump for onsite flood protection. Label high points on grading plans and provide a hump of 6"-minimum freeboard in the next submittal.
 14. Provide concrete apron around the proposed area drop inlets per NDOT Detail. Also, Provide NDOT detail for the proposed area drop inlets.
 15. Add nuisance drop inlet at the southeast corner of Alpine Ridge way at Ruston Road.
 16. Provide 30-inch RCP connection detail for the proposed 30-inch RCP to existing 30-inch RCP on Ruston Road.

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

T/R/S: T19S/R59E/S01
 AREA F-01