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| CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM | | DATE: August 16, 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\DS5577B.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 | See Comments Below | \$400.00 | 4875035: \$400 |
| TOTAL FEES (LDDRS): | | | | \$800.00 | ---- |

REMARKS:

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

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| | 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.
- Second Request: Sheet G-2:** *Provide paving transition at the east end of Trails End Avenue.*
The response was that the engineer is coordinating with *Victor Bolanos* of *City Traffic Planning* on alternative solution. Either it is resolved with *Victor Bolanos* with an alternative solution or provide transition paving prior to the final approval of the improvement plans.
- 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.

4. **Second 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.*
5. **Previous Comment #12: Sheet G-3:** *Provide junction structure at SDMH #2, SDMH #4 and SDMH #6. The required juncture structures 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.*

It's adequate to use Standard 405.2 for SDMH #2 and SDMH #4 without a special junction structure. However, 405.2 is for "Pipe in" and "Pipe out" aligned in a straight run while SDMH #6 is for pipes in various angles.

Provide junction structure for SDMH #6 and obtain approval by the *Building Department* prior to the approval of the drainage study. Revise pertinent plans and construction notes for SDMH #6 accordingly.

6. **Second Request: Sheet G-5:** *The proposed sump pit at the southwest corner of Rocky Avenue and McKinster Road encroaches into private property. Obtain a public drainage easement from the property owner. Provide maintenance access. The public drainage easement must be granted and recorded prior to the final approval of the improvement plans.*
7. **Sheet G-5:** *Revise the upstream flowline of the sump pit to be out of the McKinster public right-of-way. Remove the temporary fencing out of both Rocky and McKinster right-of-way.*
8. **Second 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.*
9. *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.*
10. *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