

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>			<b>DATE:</b> February 27, 2023
<b>TO:</b> Land Development Services Department of Building & Safety			<b>FROM:</b> Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
<b>SUBJECT:</b>		Drainage Study for:	<b>COPIES TO:</b>
		<b>Kyle Canyon Gateway – Unit 2 – Update #1</b>	Westwood
<b>Cross Streets:</b>	SWC Oso Blanca Road & Trails End Ave.		Tri-Pointe Homes
<b>File Number:</b>	F:\Depot\DSMemos\DS5577F.doc		Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	126-01-501-006 & 126-01-501-007		CCPW
<b>Zoning Action:</b>	22-0027-TMP1; 22-0027-SDR1; 22-0027-VAC1 & 22-0027-VAR1		NDOT
<b>FEMA Flood Zone</b>	YES	NO	<b>X</b>
<b>Proposed Storm Drain</b>	YES	<b>X</b>	NO

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	5/31/2022	6/28/2022	Not Approved	\$400.00	4809471: \$400
2 <sup>nd</sup> Submittal	7/21/2022	8/16/2022	Not Approved	\$400.00	4875035: \$400
3 <sup>rd</sup> Submittal	9/6/2022	9/26/2022	Not Approved	\$400.00	4940411: \$400
Supplement #1 (Email)	10/3/2022	10/3/2022	Conditional Approval	N/C	N/C
Supplement #2 (Email)	10/25/2022	10/25/2022	Conditional Approval	N/C	N/C
CCPW	10/27/2022	10/27/2022	Concurrence Recv'd	N/C	N/C
4 <sup>th</sup> Submittal & Supplement	11/23/2022 & 1/30/2023	12/13/2022 & 2/27/2023	See Comments Below	\$100.00	5051189: \$100
<b>TOTAL FEES (LDDRS):</b>				<b>\$1,300.00</b>	<b>----</b>

**REMARKS:**

**4<sup>th</sup> Submittal & Supplement: Update #1**

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

<b>X</b>	is approved subject to conformance to all City standards and the following conditions:
	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.

- 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 improvement plans set.

2. **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.

3. **Repeat Request: Sheet PP-14:** 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 improvement plans.

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.

4. 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 improvement plans.

**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, conditional acceptance 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.

**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