

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: April 15, 2024
TO: Land Development Services Department of Building & Safety		FROM: Tyler Key Flood Control Engineering Associate Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
Kyle Canyon Gateway West		KBHome
Cross Streets:	Alpine Ridge Way & Rockey Ave	Westwood
File Number:	F:\Depot\DSMemos\DS05713D.doc	NDOT
Parcel Number:	126-01-601-(001-006)	
Zoning Action:	23-0239-ZON1, 23-0239-MOD1, 23-0239-VAC1, 23-0239-SDR1, 23-0239-TMP1	
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	10/26/2023	11/9/2023	Not Approved	\$400	5494441: \$400
2 nd Submittal	1/29/2024	2/22/2024	Not Approved	\$400	5608737: \$400
3 rd Submittal	3/11/2024	3/18/2024	See Comments Below	\$400	5664403: \$400
NDOT	4/10/2024	4/15/2024	NDOT Concurrence Received	N/C	N/C
TOTAL FEES (LDDRS):				\$1,200	----

REMARKS:

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

X	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.
	is conditionally approved subject to Nevada Department of Transportation concurrence.

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

1. The ultimate condition will require a drainage study update to facilitate the required modifications to the interim storm drain system to meet the intent of the MPU.
2. The improvement plans show improvements within a Patent Easement (*Alpine Ridge Way*). The engineer must supply the *City of Las Vegas ROW* section with patent easement documents, legal descriptions and coordinate a Declaration of Utilization with the *City of Las Vegas ROW* prior to approval of improvement plans.
3. Structural plans for the storm drain improvements, storm drain inlet greater than 10'-deep, and junction structure must be submitted for review. Provide a structural plan and calculations, soils report, structural calculations and specifications, two wet stamped structural sets, and a grading plan to the *Building Department* for processing. The engineer must provide a copy of *Building*

Department approval of the structures to *Flood Control* prior to final acceptance of the improvement plans.

4. The project proposes to build a temporary drainage facility at (Alpine Ridge Way). Prior to final plan approval the developer must complete a maintenance and liability agreement for the interim drainage improvements (off-site berms or channels and detention basin) 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.

In order for the maintenance bond to be released in the future, a drainage update / letter will be required to justify that the offsite berms / channels are no longer necessary and can be removed. During the interim phase, all interim facilities are to be maintained by the master developer. All interim facilities must be fully constructed prior to the construction of homes within the project site.

5. The entire curb from the property line between Lots 13 and 14 to the drop inlet must be L-curb in order to convey the flow in Arete Ave into the drop inlet. Remove the transitions and R-curb shown within this area. Use Standard Drawing 223 for the driveway of Lot 14.
6. **Unit 1: Sheet PP-11 and PP-16:** Label the proposed cutoff wall with Construction Note 18 on Plan view.

***** 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

T/R/S: T19S/R590E/S1
AREA F-01