

DS #

3835

DS INDEX:

APN:

126-24-610-001 & MORE

- UPDATE #3

PROJECT:

PROVIDENCE - POD 123A & 123B

SUBMITTAL

8TH



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: December 20, 2010
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT: Drainage Study for: Providence – POD 123A & 123B – Update #3		COPIES TO: Slater Hanifan Group
Cross Streets:	SWC of Egan Crest Way & Dorrell Lane	Pardee Homes
File Number:	F:\Depot\DSMemos\DS3835H.doc	Bart Anderson, P.E., DevCo
Parcel Number:	126-24-610-001 & -002; -701-002 & -003	CCRFCDD
Zoning Action:	TMP-7350; SDR-6201 & VAC-6203	CCPW
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES NO X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	6/13/2005	6/27/2005	Not Approved	\$400.00	23725: \$400
2 nd Submittal	8/08/2005	8/26/2005	Conditional Approval	\$400.00	27274: \$400
3 rd Submittal	10/6/2005 & 10/24/2005	11/07/2005	CCRFCDD & CCDDSD Concurrence	N/C	N/C
4 th Submittal Update #1	11/14/2005	11/28/2005	Conditional Approval for Update #1	\$400.00	33334: \$400
5 th Submittal	12/29/2005	2/2/2006	CCRFCDD Concurrence	N/C	N/C
No DS Memo Issued	3/8/2006	3/8/2006	CCDDSD Concurrence for Update #1	N/C	N/C
6 th Submittal Update #2	3/23/2006	4/6/2006	Conditional Approval for Update #2	\$100.00	42194: \$100
7 th Submittal	4/12/2006	4/12/2006	CCPW Concurrence	N/C	N/C
8 th Submittal	12/6/2010	12/20/2010	See Comments Below	\$100.00	158638: \$100
			TOTAL FEES (LDDRS):	\$1,400.00	----

REMARKS:

8th Submittal: Update #3 to revise drainage pattern at the intersection of Deer Springs Way & Egan Crest Drive

7th Submittal: CCPW Concurrence.

6th Submittal: Update #2 to add storm drain at along Egan Crest and along Bath to mitigate nuisance flows.

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 concurrence.

- OK
1. The revision proposed to shift the low point to the drop inlet at the north side of the curb return at the northwest corner of *Deer Springs Way* and *Egan Crest Drive*. This however, will cause nuisance flow in *Deer Springs Way* to wrap around the curb return and the City has a policy to prohibit as such. Review and revise accordingly.
 2. The update also proposed to revise the originally approved swale in front of the County residence. Obtain a notarized letter of permission from the owner of the house prior to the final approval of the drainage update. Also obtain the concurrence from the *Clark County Public Works Department*.
 - OK 3. A proposed swale in the eastern half of *Egan Crest Drive* is revised to go east instead of south which was previously approved. In the future when *Egan Crest* is fully improved, this flow shall be captured by a drop inlet and go south in the existing storm drain. Retain the original design of the swale.

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/cld/rcw

T/R/S: T19S/R59E/24
AREA F-24

TRANSACTION REPORT

P. 01

DEC-20-2010 MON 04:32 PM

FOR: CITY OF LAS VEGAS

7023828551

SEND

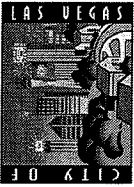
DATE	START	RECEIVER	TX TIME	PAGES	TYPE	NOTE	M#	DP
DEC-20	04:31 PM	2845399	30"	2	FAX TX	OK	590	
TOTAL :						30S	PAGES:	2

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END OF REMARKS
ays/cld/row

T/R/S: T19S/R59E/24
AREA F-24



DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101
702-229-6301

MEETING ATTENDANCE SHEET

Providence POD 123A + 123B

Date:	1/10/11
Time:	8pm
Page:	1 of 1

NAME		COMPANY/DEPARTMENT		ADDRESS	
1	Albert Suroy	CLV		Phone 2292001	
				E-Mail	
				Fax	
2	Rob Wblert	CLV		Phone 2177	
				E-Mail	
				Fax	
3	BART ANDERSON	CLV		Phone 229-2198	
				E-Mail	
				Fax	
4	Todd Steadham	SHG		Phone 284-3300	
				E-Mail	
				Fax	
5	Victor Bolanos	CLV Traffic		Phone	
				E-Mail	
				Fax	
6	a) Comment #1 — D.I. in Deer Springs waived.			Phone	
				E-Mail	
				Fax	
7	b) Comment #3 — OK			Phone	
				E-Mail	
				Fax	
8	c) Need to get CCPW Canceled.			Phone	
				E-Mail	
				Fax	

Rec'd: 12/6/10
DS 3835-3
F-24
\$100.

December 3, 2010

Albert Sung, P.E.
City of Las Vegas Flood Control Department
731 S. Fourth Street, 2nd Floor
Las Vegas, NV 89101

Subject: Providence – Pods 123A & 123B, Phase I Grading Revision Drainage Justification Letter (CLV#DS3835A)

Dear Mr. Sung:

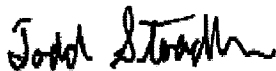
This letter is being submitted as a supplement to the attached revision to justify the changes from a flood control perspective.

The proposed changes were clean up items that addressed a few issues. The changes made were as follows:

1. Grading was modified at the curb return at the northwest corner of Deer Springs Way and Egan Crest Drive to push the low point to the drop inlet at the north side of the return. This will allow this area to drain more efficiently without having a small amount of ponding in the curb flow line.
2. The drainage swales that cross the resident's driveway on APN 126-24-701-004 were softened to provide a smoother driving transition. The flows in the south half of Deer Springs Way are minimal (2 cfs in the 100-year storm event generated by Basin DEERS) so the goal was to keep a positive flow line along the unimproved south side of Deer Springs without having an abrupt 3:1 v-ditch through the asphalt. The design provides a minimum of 3 inches of depth and a wider swale to convey the storm flows.
3. Deer Springs Way has existing asphalt that continues through to the east from Egan Crest Drive. The previous design showed a swale through the existing asphalt. The drainage swale has been modified to match the field conditions which perpetuate storm flows to the east matching the existing contours.

Please feel free to give me a call if you have any questions or comments regarding this revision.

Best regards,



Todd Steadham, P.E.
Associate

DRAINAGE STUDY INFORMATION FORM

Name of Development: Providence Pods 123A & 123B Phase 1 – Revision Letter Date: December 3, 2010
 Location of Development: a) Descriptive (Cross Streets): North/South: Egan Crest Drive
East/West: Deer Springs Way
 b) Section: 24 Township: 19 South Range: 59 East
 c) APN: 126-24-611-011

Name of Owner: Desert Property Development, LLC
 Telephone No.: 775-588-7300 Fax No.: 775-588-7922 E-mail Address: Stuartsagan1@aol.com
 Address: P.O. Box 12219; Zephyr Cove, NV 89448

Contact Person – Name: Todd Steadham, P.E. Telephone No.: 702-284-5300
 *E-mail Address: tsteadham@shg-inc.com Fax No.: 702-284-5399
 Firm: Slater Hanifan Group
 Address: 5740 S. Arville Street, Suite 216; Las Vegas, NV 89118

Type of Land Development/Land Disturbance Process:

☐ Rezoning	☐ Subdivision Map	☐ Clearing and Grading Only
☐ Parcel Map	☒ Planned Unit Development	☐ Other (Please specify below)
☐ Large Parcel Map	☐ Building Permit	

1. Total Owned Land Area: At Site: 57.4 +/- Acres Being Developed/Disturbed: Less than 1 Acres

2. Is a portion or all of the subject property located in a FEMA Flood Hazard Area? ☐ Yes** ☒ No

3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? ☐ Yes** ☒ No

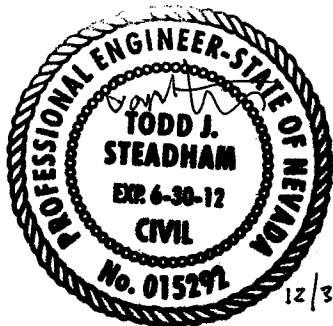
4. Proposed type of development (Residential, Commercial, Etc.): Residential

5. Approximate upstream land area which drains to the subject site: 40 +/- Acres

6. Has the site drainage been evaluated in the past? ☒ Yes** ☐ No If yes, please identify documentation: Technical Drainage Study for Providence – Pods 123A and 123B Phase 1 (DS3835)

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Egan Crest, Deer Springs

8. Briefly describe your proposed schedule for the subject project: ASAP



Engineer's Seal

Submit this form as part of the required drainage study to the local entity which has jurisdiction over The subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

*Newly Required Field

**Review and concurrence of the Clark County Regional Flood Control District is required

Local Entity File No.	Revision	Date

REFERENCE:

STANDARD FORM 1

Updated 05/01/2008

TRANSMITTAL

To: Flood Control Department

City of Las Vegas

731 S. Fourth Street

Las Vegas, NV 89101

Date: December 3, 2010

Project No.: PAR041.001

From: Chelsea Peltier

Subject: Providence POD 123A and 123B – Drainage Revision Letter

CC: Todd Steadham

CC: File

CC:

CC:

CC:

CC:

Transmitting Via:

- ☐ Mail
☒ Messenger / MDS
☐ Federal Express
☐ Pickup

For:

- ☐ Review & Comment
☒ Per your Request
☐ Information/File

Acknowledgement of Receipt:

- ☐ Not Required
☒ Acknowledgement Required

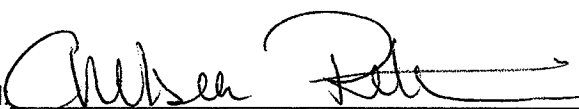
Received By: _____

Date: _____ Time: _____

Copies	Description
1	Drainage Revision Letter
1	Fee – Check in the amount of \$100.00 (SHG Check # 30004)
1	Drainage Study Info. Form
1	24" x 36" – Bond Copy – Redlines

Comments:

Signed



Chelsea Peltier, Project Coordinator

Please, notify us at (702) 284-5300 if there are any problems receiving this transmission.

**** Duplicate Receipt ****

City of Las Vegas

Development Services Center

731 South Fourth Street

Las Vegas, NV 89101

12/06/2010 09:30 Trn 158638
Cashier 970040

PRJ Permit # DS3835-3 \$100.00

Subtotal \$100.00

Tax \$0.00

Total \$100.00

Received CHECK \$100.00

Check # 30004 \$0.00

Change

For questions related to this receipt call

702-229-6251