

DS #:

4691

APN:

125-19-301.007 5 008

PROJECT:

Connor Hills - Update #3

SUBMITTAL:

6th Submittal

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		December 23, 2015
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:	
	Connor Hills – Update #3	
Cross Streets:	SWC Deer Springs Way & Grand Canyon Dr.	COPIES TO:
File Number:	F:\Depot\DSMemos\DS4691F.doc	Slater Hanifan Group
Parcel Number:	125-19-301-007 & 125-19-301-008	Richmond American Homes
Zoning Action:	TMP-52119; GPA-52116; ZON-52117; VAR-52118 & WVR-52169	Bart Anderson, P.E., DevCo
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES X	NO
		CCPW

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	7/24/2014	8/6/2014	Not Approved	\$400.00	364839: \$400
2 nd Submittal	8/21/2014	8/27/2014	Conditional Approval	\$400.00	367787: \$400
3 rd Submittal	9/25/2014	10/9/2014	Not Approved	\$100.00	371564: \$100
Supplement	10/15/2014	10/20/2014	Conditional Approval	N/C	N/C
CCPW	1/7/2015	1/7/2015	Concurrence Recv'd	N/C	N/C
4 th Submittal & Supplement	3/26/2015 & 4/13/2015	4/14/2015	Conditional Approval	\$100.00	390781: \$100
5 th Submittal	6/23/2015	7/1/2015	Approved	N/C	N/C
6 th Submittal	12/23/2015	12/23/2015	See Comment Below	100.00	427466: \$100
TOTAL FEES (LDDRS):				\$1,000.00	----

REMARKS:

6th Submittal: Update #3 to address the 36-inch RCP and 18-inch RCP Lateral Conflict with Sewer and Gas lines.

5th Submittal: Supplement to Update #1

4th Submittal & Supplement: Update #1 to adjust the layout and profile of a storm drain system in *Deer Springs Way* because of utility conflict

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.

Note to Land Development:

Section Detail 5/D-1 shows a wrought iron fence on top of a wall of a concrete U-channel. Structural design and calculations for the integral structure must be approved by *Building Department* prior to the final acceptance of the improvement plans.

1. **Sheet G-1:** Clearly label the proposed 10'-public drainage easement (privately maintained by the HOA) and Common Lot along the west boundary on the grading plan. The public drainage easement shall extend into the bulb of cul-de-sac of each of the two interior streets (*Ashlynn Peak St.* and *Bruschi Ridge St.*)
2. All drainage easements must be **PUBLIC** drainage easements to be privately maintained and **COMMON LOTS** to be labeled on the grading plans and to be dedicated as such in the final map.

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

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T/R/S: T19S/R60E/19
AREA G-19