

DS #: 4124

APN: 125-24-701-040

PROJECT: SILVER SKY @ DEER SPRINGS
(DECATUR PINES PHASE 2) — UPDATE # 3

SUBMITTAL: 15TH

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

DATE: *AMS*
March 1, 2011

TO:
Land Development Services
Department of Public Works

FROM:
Oh Sang Kwon, P.E.
Flood Control Civil Engineer
Department of Public Works

SUBJECT: Technical Drainage Study for:
Silver Sky @ Deer Springs (Decatur Pines Phase 2) –
Update #4

COPIES TO:
L. R. Nelson

Cross Streets: SWC of Decatur Blvd. & Deer Springs Way

Nevada H.A.N.D.

File Number: F:\Depot\DSMemos\DS4124R.doc

Bart Anderson, P.E., DevCo

Parcel Number: 125-24-701-040

CCRFCFCD

Zoning Action: SDR-18642, ZON-18643, SUP-19004

CNLV

FEMA Flood Zone YES NO X

Proposed Storm Drain YES X NO

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Trn. No.
1 st Submittal	1/26/2007	2/8/2007	Not Approved	\$400.00	PAID: \$400
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CNLV & CCRFCFCD	4/19/2007	4/20/2007	Concurrence	N/C	N/C
4 th Submittal	11/5/2007 & 11/21/2007	11/28/2007	Not Approved	\$100.00	Paid: \$100
5 th Submittal	12/13/2007	12/28/2007	Approved	\$400.00	84166: \$400
6 th Submittal	1/16/2009 & 2/12/2009	2/17/2009	Not Approved	\$100.00	113147: \$100
7 th Submittal	2/18/2009	2/19/2009	Approved	\$400.00	115474: \$400
8 th Submittal	5/5/2009	5/13/2009	Approved	\$100.00	120815: \$100
9 th Submittal	5/5/2009	5/19/2009	Not Approved	\$100.00	120777: \$100
10 th Submittal	5/28/2009	6/5/2009	Not Approved	\$400.00	122333: \$400
11 th Submittal	6/29/2009	7/8/2009	Approved	\$100.00	124447: \$100
12 th Submittal	1/5/2010	1/12/2010	Approved	\$100.00	136348: \$100
13 th Submittal	3/8/2010	3/15/2010	Approved	\$100.00	140163: \$100
14 th Submittal	1/20/2011	1/27/2011	Approved	\$100.00	161242: \$100
15 th Submittal	2/22/2011	3/1/2011	See Comments Below	N/C	N/C
TOTAL FEES (LDDRS):				\$3,200.00	----

REMARKS:

15th Submittal: Update to add a vegetable planter area in the open space of the development

14th Submittal: Update for minor building layout revision

13th Submittal: Update for minor revision on parking layout (Sheet GR3)

12th Submittal: Update for minor parking layout revision in "Rec. Bldg." and "Phase 1" Plans

11th Submittal: Update of Decatur Pines Phase 2 for the Construction of a Three-Story Building at the south portion of the project

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6th Submittal: Update for change of order of construction – Decatur Pines (Phase 1)

4th & 5th Submittals: Update & Addendum #1 for Phase 2 (Decatur Pines)

3rd Submittal: Response to CCRFCD Comments

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 City of North Las Vegas (CNLV) concurrence.

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 Amendment 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

B&H/osk/ays

Post-it® Fax Note	7671	Date	3/1/11	# of pages	2
To	Jon Hayslip	From	Albert SUNG		
Co./Dept.	L. R. Nelson	Co.	CLV		
Phone #		Phone #	229-2001		
Fax #	451-2296	Fax #			

T19S/R60E/24

G-24

TRANSACTION REPORT

P. 01

MAR-01-2011 TUE 01:23 PM

FOR: CITY OF LAS VEGAS

7023828551

SEND

DATE	START	RECEIVER	TX TIME	PAGES	TYPE	NOTE	M#	DP
MAR-01	01:22 PM	4512296	47"	2	FAX TX	OK	653	
TOTAL :						47S PAGES:	2	

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LARRY R. NELSON, P.E.
President

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

Rec'd : 2/22/11
DS 4124-9
G-24
N/C

NEVADA

**L. R. NELSON
CONSULTING ENGINEERS, INC.**

6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1811

Phone 702 / 798-7978
FAX 702 / 451-2296
Email lrnelson@lrneng.com

UTAH

**L. R. NELSON
CONSULTING ENGINEERS, L.L.C.**

51 West 9000 South
Sandy, UT 84070-2008

Phone 801 / 565-8580
FAX 801 / 565-9340
Email lrnengineers@lrnslc.com

**UPDATE #4 TO THE
TECHNICAL DRAINAGE
STUDY FOR
DECATUR PINES
PHASE II**

**CITY OF LAS VEGAS, NEVADA
Project Number: 1527-001-071
February 2011**

Prepared For: Nevada H.A.N.D.
295 Warm Springs Road, Suite 101
Las Vegas, Nevada 89119
Phone (702) 739-3345
Fax (702) 739-3305

Prepared By: L.R. Nelson Consulting Engineers
6765 W. Russell Rd., Suite 200
Las Vegas, Nevada 89118
(702) 798-7978

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL

DRAINAGE STUDY INFORMATION FORM

Name of Development: SILVER SKY @ DEER SPRINGS - UPDATE Date: Feb 22, 2011

Location of Development: a) Descriptive (Cross Streets) North/South: DECATUR

East/West: DEER SPRINGS

b) Section: 24 Township: 19 S Range: 60 E

c) APN: 125-24-701-049

Name of Owner: NEVADA H.A.N.D.

Telephone No.: (702) 739-3345 Fax No.: (702) 739-3305 E-Mail Address: _____

Address: 295 WARM SPRINGS ROAD, SUITE 101, LAS VEGAS, NEVADA 89119

Contact Person-Name: JON HAYSLIP Telephone No.: (702) 798-7978

* E-Mail Address: jon.hayslip@lrneng.com Fax No.: (702) 451-

Firm: L. R. NELSON CONSULTING ENGINEERS, INC.

Address: 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118

Type of Land Development/Land Disturbance Process:

<input type="checkbox"/> Rezoning	<input type="checkbox"/> Subdivision Map	<input type="checkbox"/> Clearing and Grading Only
<input type="checkbox"/> Parcel Map	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Other (Please specify below)
<input type="checkbox"/> Large Parcel Map	<input checked="" type="checkbox"/> Building Permit	

1. Total Owned Land Area: At Site: 9.5 Being Developed/Disturbed: LESS THAN 1 ACRE

2. Is a portion or all of the subject property located in a designated 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

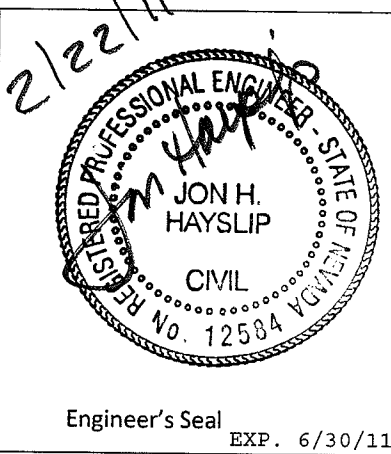
4. Proposed type of development (Residential, Commercial, Etc.): RESIDENTIAL (ELDERLY APARTMENTS)

5. Approximate upstream land area which drains to the subject site: 6.9 (+/-) ACRES

6. Has the site drainage been evaluated in the past? YES NO If yes, please identify documentation: SILVER SKY @ DEER SPRINGS (DS4124)

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: DECATUR BLVD.

8. Briefly describe your proposed schedule for the subject project: As soon as possible.



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.

*New Required Field
****Review and concurrence of the Clark County Regional Flood Control District is required.**

	Revision	Date
DS4124	UPDATE #1	May 5, 2009
Local Entity File No.	UPDATE #2	Mar 8, 2010
	UPDATE #3	Jan 19, 2011

REFERENCE: STANDARD FORM 1

Project Number: 1527-001-071

February 22, 2011

Mr. Albert Sung, P.E.
Project Engineer
City of Las Vegas
Department of Public Works
Development Services Center - Engineering Planning
333 N. Rancho drive
Las Vegas, Nevada 89106

Re: Update #4 to the Technical Drainage for Decatur Pines – Phase II (DS4124)

Dear Mr. Sung:

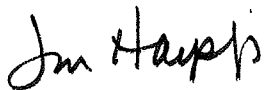
The Update provided with this submittal is to address the changes associated with the developments revised landscaping layout provided in the previous Technical Drainage Study for Decatur Pines, Phase 2, Update 3. Revisions to grading show a proposed vegetable planter located on the Southeast corner of the site, Sheet GR2. Based upon our discussion today, the plan revisions will be provided to the City of Las Vegas Flood Control Section review in order to address the building department issue discussed with you. Changes to the construction plans represented minor revisions to include a landscaped section for residents' vegetable planter area. Overall drainage patterns and flow magnitudes will remain unchanged for the proposed revisions.

Included with this submittal are the following items:

- A Standard Form 1 for the Update to the Technical Drainage Study for Decatur Pines Phase II, Update #4;
- Improvement Plan Construction Sheet GR2 and Detail Sheet DT1 plans provided on 24" x 36" sheets in Appendix A;
- A copy of the previous City of Las Vegas Approval Letter date January 27, 2011.

If you have any questions, comments or concerns regarding this update to the Decatur Pines project, please contact me at (702) 798-7978.

Sincerely,



Jon Hayslip, P.E., CFM
Flood Control Manager

Appendix A: Reference

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: January 27, 2011
TO: Land Development Services Department of Public Works		FROM: Oh Sang Kwon, P.E. Flood Control Civil Engineer Department of Public Works
SUBJECT: Technical Drainage Study for: Silver Sky @ Deer Springs (Decatur Pines Phase 2) – Update #3		COPIES TO: L. R. Nelson
Cross Streets:	SWC of Decatur Blvd. & Deer Springs Way	Nevada H.A.N.D.
File Number:	F:\Depot\DSMemos\DS4124Q.doc	Bart Anderson, P.E., DevCo
Parcel Number:	125-24-701-040	CCRFC
Zoning Action:	SDR-18642, ZON-18643, SUP-19004	CNLV
FEMA Flood Zone	YES	NO
Proposed Storm Drain	YES	NO

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The following comments are repeated until they are complete:

- 1. Street improvements of Decatur Boulevard and Deer Springs Way must be constructed per previous approved plans to the full frontage of the total project site.*
- 2. All drainage easements must be public drainage easements to be privately maintained by the Homeowners Association to be labeled on the grading plans and to be dedicated as such in the final map or by separate document.*

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 Amendment 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.

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END OF REMARKS
B&H/osk/ays

T/R/S: T19S/R60E/24
AREA G-24

L.R. NELSON CONSULTING ENGINEERS

6765 W. RUSSELL RD., SUITE 200

LAS VEGAS, NV 89118

PHONE: (702)798-7978 FAX: (702)451-2296

TRANSMITTAL

DATE: Tuesday, February 22, 2011	
TO: Mr. Albert Sung, P.E., Flood Control Project Engineer	
FIRM / AGENCY NAME: City of Las Vegas Department of Public Works Development Services Center Engineering Planning 333 N. Rancho Drive 7 th Floor Las Vegas, NV 89106	
PROJECT NUMBER: 1527-001-071	
REFERENCE: Decatur Pines Phase 2, Update No. 4 (DS 4124)	
Submitting the following: 1 – Copy of Update No. 4 to the Technical Drainage Study for the above referenced project	
SENT BY: Jon Hayslip, P.E.	Received by:
Date:	