

4. **Second Request:** *The grading plans showed driveway slope as steep as 29.7%! Note that this kind of slope is not drivable, especially for those low-profile cars. Revise to lower the driveway slope to a maximum of 12% only. The engineer may consider inverted crown street to ease the drivability as well as drainage issue.*

The *Addendum* simply responded by "Noted" to the above comment and did not offer any explanation of what had been done to address the issue. Driveway slope as steep as 26% is still seen on the plans. Address and resolve in the next submittal.

5. **Second Request:** *If decided on inverted crown streets, a center valley gutter and an 18"-minimum storm drain with area grate inlets will be required.*

The response "Noted" did not clearly explain whether inverted crown street had been used in the project.

6. In all proposed 5'-public drainage easements (privately maintained), provide a minimum of 3'-valley gutter or L-curb to facilitate nuisance flow. Provide a typical cross section in the next submittal. The 5'-drainage easement must also be a common lot. Dedicate and record as such in the final map.

7. **Second Request: Sheet G3:** *Portion of DI #2 encroaches into private Lot 82. The portion must be singled out as either a common lot or a public drainage easement. Address and revise accordingly.*

Provide dimension of the public drainage easement clearly on the plan to enclose the DI.

Double check for all DIs that are in the same situation.

8. **Second Request: Sheet G5:** *DI #23 has a depth greater than 10'. All storm drain inlets that are more than 10' deep require a special structure detail and calculations. Submit structural design and calculations to City Building & Safety Department for review and approval prior to the final approval of the drainage study.*

9. **Sheet G9:** C.E. "E" between Lot 110 and Lot 111 is not a public drainage easement. Remove the indication of "PDEPM" on the grading plan and all pertinent details or callouts in the next submittal. However, the box of *DI #18* encroaches into C.E. "E", clearly delineate the dimension containing the box and dedicate as PDEPM.

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: T20S/R59E/22

AREA K-22