

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: February 15, 2022
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:	COPIES TO:
Balmoral Estates		Wood Rodgers, Inc.
Cross Streets:	NWC of Bradley Road & Deer Springs Way	Falcon Crest Properties LLC
File Number:	F:\Depot\DSMemos\DS5542A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	125-24-203-022	
Zoning Action:	PMP? TMP?	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	1/31/2022	2/15/2022	See Comments Below	\$400.00	4631957: \$400
TOTAL FEES (LDDRS):				\$400.00	----

REMARKS:

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 Department concurrence.

1. Provide a copy of the zoning/planning conditions associated with this site (TMP? PMP?) with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters and the scope of pertinent street improvements such as sidewalk and curb & gutter for *Deer Springs Way*, *Bradley Road* and the onsite driveways will require that the drainage study and plans be revised and resubmitted.
2. Sites with a grade difference of 2 feet above or below existing grades are required to have approval from the City of Las Vegas Planning and Development Department. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the City Planning Department (229-6301). The engineer must provide Planning approval with the next submittal.
3. It appears that there is a gap of storm drain in *Deer Springs Way* close to the intersection of *Deer Springs* and *Bradley*. Construct the storm drain to close the gap. A drop inlet is required at the discharge point of the proposed 10'-public drainage easement in *Deer Springs Way*. Review and revise accordingly in the next submittal.
4. The *Regional Flood Control District Manual* requires 1% minimum slope around the bulb of a cul-de-sac where storm water is drained through per Section 1602. Provide the required slope in proposed cul-de-sac.

5. Block wall opening calculations provided are for a 16" x 24" opening. However, the plans specify a 32" x 8" opening. Revise calculations to represent the dimensions specified in the plans.
6. Label the size of the existing storm drain systems in *Deer Springs Way* and *Bradley Road* with *City of Las Vegas* recorded drawing numbers on the grading plan.
7. Provide existing finished floor information for the three parcels to the north of the site on the grading plans.
8. The proposed wrought iron fence must utilize RTC Uniform Standard Drawing 425.S1.
9. 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.
10. Private streets must be public drainage easements. Provide a note on the grading plans "Note: All private streets are P.U.E., Public Sewer Easements, and Public Drainage Easements to be privately maintained by HOA."

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
HDR/AYS

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