

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: August 23, 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: Deer Springs Eula	COPIES TO: Kimley Horn & Associates
Cross Streets:	NWC of Deer Springs Way & Eula Street	Greystone Nevada, LLC
File Number:	F:\Depot\DSMemos\DS5599A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	125-19-202-007	CCPW
Zoning Action:	22-0084-TMP1; 22-0084-GPA1; 22-0084-ZON1; 22-0084-VAC1 & 22-0084-VAR1	
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	8/2/2022	8/22/2022	See Comments Below	\$400.00	4895166: \$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 (**22-0084-TMP1; 22-0084-GPA1; 22-0084-ZON1; 22-0084-VAC1 & 22-0084-VAR1**) 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 will require that the drainage study be revised and resubmitted.
2. The site is adjacent to the jurisdiction of *Clark County* to the east. The engineer must coordinate with *Clark County Public Works Department* (CCPW) and incorporate any concerns for boundary conditions along the east boundary. CCPW concurrence is required prior to the final approval of the subject drainage study.
3. Sites with a grade difference of 2 feet above or below existing are required to have approval from the *City 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.

4. *Standard Form 1* has all "Township", "Range" and "Section" numbers wrong.
5. *Standard Form 1*: Line Item #3: The subject site is NOT bordered or crossed by any existing or proposed *Clark County Regional Flood Control District Master Planned Facility* as indicated on the form.
6. *Standard Form 1*: Line Item #4: Wrong type of development is listed on the form. Review and revise in the next submittal.
7. *Standard Form 1*: Line Item #7: It is indicated that a 24"-RCP storm drain in *Main Street* is the proposed discharge point of runoff from the site. Where is *Main Street*?
8. The high number of errors as listed in the above Comments #4 to #7 on one single form is not acceptable. Provide better QA/QC in the future submittal.
9. **Sheet GD1**: Label an existing public drainage easement to the north with *City of Las Vegas* recorded document number on the plan.
10. **Sheet GD2**: Label the slope in the southern cul-de-sac of *Denton Ct.* Note that the slope in the cul-de-sac is 1% minimum.
11. **Sheet GD2**: Provide a sidewalk underdrain between the proposed public drainage easement and *Deer Springs Way*.
12. **Sheet GD2**: Label clearly the proposed public drainage easement (privately maintained by HOA) as a COMMON LOT also.
13. **Sheet XS**: The 100-year flow in *Deer Springs Way* is above the top of curb and erosive. Provide erosion protective measures in the landscape strip behind the curb in *Section Details E/XS, N/XS and Q/XS*.
14. **Sheet PP4** and **Sheet PP5**: Normally overpaving beyond the centerline is required in street improvements which is not the case in the proposed plan & profile sheets. Consult with *City Land Development Section* for overpaving requirement prior to the final approval of the drainage study.
15. The engineer must provide a table on the grading plans that shows a quantity estimate of all drainage improvements within Public Drainage Easements. All drainage improvements within Public Drainage Easements must be bonded and inspected.
16. 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.
17. Add a note in all pertinent sheets for the construction of all storm drain drop inlets per a newly adopted USDCCA Drawing No. 421 (*Stormwater Quality Management Stamp and Sign Detail*).

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

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