

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		July 19, 2019
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:
	Helen and Turkey – Parcel Map	Architectural Civil Group
Cross Streets:	NEC of Helen Avenue & Turkey Lane	Thaibarus LLC
File Number:	F:\Depot\DSMemos\DS5098C.doc	Bart Anderson, P.E., DevCo
Parcel Number:	125-24-403-005	
Zoning Action:	PMP-74086	
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	2/14/2019	2/28/2019	Not Approved	\$400.00	503233: \$400
2 nd Submittal	5/14/2019	5/20/2019	Not Approved	\$400.00	3131581: \$400
3 rd Submittal	6/27/2019	7/19/2019	See Comments Below	N/C	N/C
			TOTAL FEES (LDDRS):	\$800.00	----

REMARKS:

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.

1. On the grading plan, revise the callout of the drainage easement as follows: 10' (or 8') Public Drainage Easement to be Privately Maintained by the Lot Owner, not the HOA.
2. Provide 3'- wide concrete valley gutter within the proposed public drainage easement. Show and identify in *Cross Section Detail A/C9* and *D/C9* accordingly.

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
WSP/AYS

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

