

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.

- 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.
- 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

