

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: December 29, 2021
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: 1501 LLC Apartments	COPIES TO: Baughman & Turner, Inc.
Cross Streets:	SWC of Vegas Drive & Decatur Boulevard	CDPCN
File Number:	F:\Depot\DSMemos\DS5507B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-25-518-002	
Zoning Action:	21-0317-SDR1 & 21-0317-SUP1	
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	10/12/2021	10/27/2021	Not Approved	\$400.00	4490608: \$400
2 nd Submittal	12/15/2021	12/29/2021	See Comments Below	\$400.00	4576003: \$400
TOTAL FEES (LDDRS):				\$800.00	----

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.

- The proposed 10'-wide public drainage easement (privately maintained by the property owner) along the northern boundary must be recorded by separate document prior to the final approval of the improvement plans.
- Previous Comment #5: Sheet C2.0:** *The south side of the proposed driveway does not provide a hump with adequate freeboard. The 100-year flow in Laurelhurst Drive is 0.53'. The proposed high point in the hump of the driveway (south side) at 17.85TC is almost the same elevation at the street flowline which is not acceptable. Revise accordingly in the next submittal.*

The response was not satisfactory. The revised profile of the south side of the driveway and the extension into the site created local low points and high points along the profile. Review and resolve in the next submittal.

- Previous Comment #6: Sheet C2.0:** *Provide grading design in the courtyard enclosed by **Building 2**. The courtyard area must have positive drainage to prevent flooding during major event.*

The response stated that a hold-harmless letter to the City has been provided but to no avail in the last submittal. Secondly, detail of the courtyard drainage design still need to be provided. Without that, the overall grading plan is incomplete.

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: T20S/R60E/25
AREA L-25