

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: August 13, 2024
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for: Apple Residence	COPIES TO: Wood Rodgers
Cross Streets:	SEC of Horse Drive & Torrey Pines Drive	Apple Vincent & Miriam
File Number:	F:\Depot\DSMemos\DS5793A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	125-11-701-004	CCPW
Zoning Action:	N/A	
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	7/29/2024	8/13/2024	See Comments Below	\$400.00	5863122: \$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.

- The site is adjacent to the jurisdiction of *Clark County* to the north. The engineer must coordinate with *Clark County Public Works Department* (CCPW) and incorporate any concerns for boundary conditions along the north border. CCPW concurrence is required prior to final approval of the subject study.
- Sheet N-1:** Add the note below as *Standard Note 6* in the “*Stormwater Management Notes*” column.
Standard Note 6: Post-Construction BMPs (PCBMPs) / Control Measures noted on the Grading Plans are mandatory permanent regulatory stormwater pollution controls. These PCBMPs must be installed per the approved plans and must be permanently maintained.
- Sheet G-1:** Since the “*Stormwater Management Notes*” has been shown on *Sheet N-1*, there is no need to repeat that in the grading plan.
- A concrete valley gutter is proposed against an existing wall of the neighbor to the east. Address and provide hydraulic calculations in the next submittal to prove that the 100-year flow will be contained in the valley gutter and not inundating, ie, wetting the existing wall.
- Show existing topographic features such as contour lines or grade elevations in the adjacent lot to the east. This is needed to evaluate how much fill is proposed against the existing wall. If the fill is more than a foot, a new wall is required as a retaining wall. Review and address in the next submittal.

6. In the interim condition, the proposed wall at the west property line will be inundated during any rain event. At a minimum, the bottom two courses of the wall must be 8"-thick and to be solid grouted. Provide a detail section to show as such.
7. Around the casita building, there is a dirt swale at 0.28% to 0.31% which is too flat to drain. Revise the slope to a minimum of 1%.
8. Provide a cross section at the 10'-wide drainage easement along the southern boundary of the subject site.
9. **City of Las Vegas** does not allow private drainage easement. Dedicate the 10'-wide drainage easement as "Public Drainage Easement to be Privately Maintained by the property owner" by separate document. The dedication must be recorded prior to the final approval of the drainage study.

***** The City of Las Vegas Flood Control is standardizing the file naming of drainage studies and plans during the digitizing process. When saving the project files in the CD or thumb drive, please follow the system below:**

If drainage study only contains one combined file, use the following naming convention in Document Title:

1st Submittal DS and Plans (for first and original submittal);

2nd Submittal DS and Plans (for second submittal (addendum #1)) etc.

If drainage study contains multiple files, use the following naming convention in Document Title:

1st Submittal DS (for the report of the drainage study)

1st Submittal Plan 1 (could be the drainage condition maps)

1st Submittal Plan 2 (could be the improvement plans) etc.

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.

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, final approval 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.

END OF REMARKS
AYS

T/R/S: T19S/R60E/11
AREA G-11