

**TECHNICAL DRAINAGE STUDY ADDENDUM 2 FOR
1501 LLC APARTMENTS
SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST
CITY OF LAS VEGAS, NEVADA**

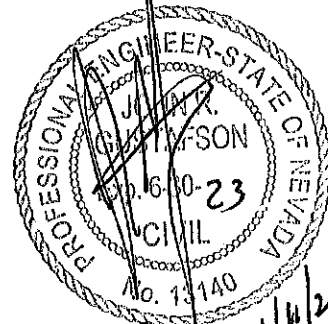
January 6, 2022

PREPARED FOR:

CDPCN
2009 ALTA DRIVE
LAS VEGAS, NEVADA 89106

PREPARED BY:

BAUGHMAN & TURNER, INC.
1210 HINSON STREET
LAS VEGAS, NEVADA 89102
TEL: (702) 870-8771/FAX: (702) 878-2695



HYDROLOGIC CRITERIA AND DRAINAGE MANUAL

DRAINAGE STUDY INFORMATION FORM

Name of Development: 1501 LLC Apartments Date: January 6, 2022
 Location of Development: a) Descriptive (Cross Streets) North/South: Decatur Boulevard
 East/West: Vegas Drive
 b) Section: 25 Township: 20 S Range: 60 E
 c) APN: 138-25-518-002

Name of Owner: City of Las Vegas (CDPCN)
 Telephone No.: (702) 873-8882 Fax No.: (702) 873-8942 E-Mail Address: _____
 Address: 2009 Alta Drive Las Vegas, Nevada 89106

Contact Person-Name: Pamela Pitcher Telephone No.: 702-870-8771
 *E-Mail Address: pamp@baughman-turner.com Fax No.: 702-878-2695

Firm: Baughman & Turner, Inc.
 Address: 1210 Hinson Street Las Vegas, NV 89102

Type of Land Development/Land Disturbance Process:

<input type="checkbox"/> Rezoning	<input type="checkbox"/> Subdivision Map	<input type="checkbox"/> Clearing and Grading Only
<input type="checkbox"/> Parcel Map	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Other (Please specify below)
<input type="checkbox"/> Large Parcel Map	<input checked="" type="checkbox"/> Building Permit	

1. Total Owned Land Area: At Site: 6.06 ac Being Developed/Disturbed: 6.06 ac
2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area? Yes** No
3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? Yes** No
4. Proposed type of development (Residential, Commercial, Etc.): Residential
5. Approximate upstream land area which drains to the subject site: 6.5 acres
6. Has the site drainage been evaluated in the past? YES NO If yes, please identify documentation: Decatur & Vegas (DS4309) by DRC, Inc. approved August 25, 2009 and TDS for Vegas 1-Decatur, by Baughman & Turner, Inc. approved April 17, 2014, DS4662B.
7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Southeast to Decatur Blvd

8. Briefly describe your proposed schedule for the subject project: _____
Construction to begin in March 2022



Engineer's Seal

Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study

***New Required Field**
****Review and concurrence of the Clark County Regional Flood Control District is required.**

	Revision	Date

Local Entity File No. _____

REFERENCE: STANDARD FORM 1

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

January 6, 2022

City of Las Vegas Land Development Services

Attn: Albert Sung, P.E.

2200 N. Rancho Drive
Las Vegas, Nevada 89103

**Re: Technical Drainage Study for 1501 LLC Apartments
Application No.: DS5507A**

Dear Mr. Sung,

The following is our response to the comments and conditions of approval placed on the above-referenced project. In a memorandum dated December 29, 2021, City of Las Vegas expressed concern about the following items:

Comment No. 1: 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.

Response: The 10' wide public drainage easement to be privately maintained will be recorded prior to approval of the improvement plans.

Previous Comment No. 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 17.85 TC 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 along the profile. Review and resolve in the next submittal.

Response: After speaking with the City regarding the local low points, additional grades and drainage arrows have been provided on the grading plan to clarify the drainage in this area and resolve the low points.

Previous Comment No. 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 needs to be provided. Without that, the overall grading plan is incomplete.

Response: Building 2 has now been removed from the plan set as it will not be built at this time. A drainage study update and detailed grading plan will be provided when this future building is established.

We trust that this letter addresses the comments and conditions raised with the Technical Drainage Study for 1501 LLC Apartments. If you have any further questions, please feel free to contact this office.

Sincerely,
Baughman & Turner, Inc.

Pamela Pitcher
Hydrology and Traffic Manager

PJP/po

cc: CDPCN - Decatur

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