

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: October 15, 2024
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:
Appian & Alpine Single-Family Townhomes		Taney Engineering
Cross Streets:	Appian Way & Alpine PI	D.R. Horton
File Number:	F:\Depot\DSMemos\DS05805A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-36-811-000	
Zoning Action:	23-0112-TMP1	
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	09/24/24	10/15/2024	See Comments Below	\$400	5940343: \$400
TOTAL FEES (LDDRS):				\$400	----

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.

1. Provide a copy of the zoning/planning conditions associated with this site 23-0112-TMP1 with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.
2. The study is missing the standard City of Las Vegas Submittal Form.
3. On Standard Form 4, DON1, DON2, DON3, DON4, and DON5 have the label of “Existing Condition”. Review and revise accordingly.
4. Figure 6 – Existing Condition: Label the location of CP1 on basin map. CP1 100 year should be 29 cfs (Flow split 1 + OF2).
5. Figure 8: The slope on “Section A – Alpine Place – 10-Year” is incorrect in the first Developed Condition table.
6. Figure 8: The Basin description and Q used for Section G is incorrect in the second Developed Condition Table per basin map.
7. Figure 8: Correct the areas of DON1 and DON2 in the third Developed Condition Table per basin map.

8. The flow in Alpine Place is above the back of sidewalk and is erosive. Provide erosion protection for the landscape area in the form of a stem wall, riprap, or approved alternate as required in the Regional Flood Control District Manual in section 904.3. Revise the grading plan and sections accordingly.
9. Upsize all onsite PVC drain pipes to 8"-diameter minimum.
10. Grading Plan: Provide flow line elevations at swales along building perimeter with regular interval to verify positive drainage.
11. Grading Plan: Label existing contour lines and provide spot elevations along the east boundary.
12. Sheet GD1: Per detail F, a berm shown behind the sidewalk on Alpine Place Way. Show the berm on the grading plan and label the top of berm elevation with regular interval.
13. Sheet GD1: Clarify the material of the sections. Section J appears to be solely concrete but the plan view does not show concrete.
14. Sheet GD1, Detail 'G': Define lot the property line from the sidewall of the building. The space between the lot property line to the edge of sidewalk must be dedicated as Public Drainage Easement to be privately maintained.

Label and show the widths of all drainage easement on the grading plans and pertinent details. Swales in the Public Drainage Easement must be concrete lined.

15. Provide the existing finished grade along Alpine Place and Appian Way.
16. Update Grading Certification to include the drainage study number (DS5805).
17. On the East Boundary on Appian Way, there is existing zero lip curb, sidewalk and parking stalls for Parcel 138-36-802-009. On Parcel 138-36-802-006, there are wrought iron fence and sliding gate at the property line. It appears the existing parking stalls and the sliding gate will be blocked by this project. Address on the next submittal.
18. Will the existing dust pan driveway along Alpine Place at lot 1 remain? Address on the next submittal.
19. Label the existing finished floors adjacent to the proposed property so we may ensure that flows do not negatively impact the existing properties.

***** 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
HDR/AYS/JT/SF

T/R/S: T20S/R60E/S36
AREA L-36