

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: December 4, 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:	NWC of Appian Way & Alpine Place	D.R. Horton
File Number:	F:\Depot\DSMemos\DS5805B.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	9/24/24	10/15/2024	Not Approved	\$400.00	5940343: \$400
2 nd Submittal	11/20/2024	12/4/2024	See Comments Below	\$400.00	6021474: \$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.

- Per Item #11, under Public Works Section of the NOFA, quote: "Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the *Meadows-Charleston Storm Drain, Essex to Lindell CIP* project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer". – End Quote.

Provide email or letter of approval or no-concerns from the City Engineer's office prior to the final approval of the subject drainage study.

- Previous Comment #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.

The revised plan and detail still do not match each other. The plan shows riprap behind the sidewalk while the detail shows a berm and then a swale behind the sidewalk. Review and revise accordingly.

- Previous Comment #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.

It is recommended for the engineer to set up a Team or Zoom meeting with the reviewer to resolve the issue of drainage easement within the development prior to resubmit the next addendum.

4. **Previous Comment #16:** *Update Grading Certification to include the drainage study number (DS5805).*

The revision hasn't been made!

5. **Previous Comment #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.*

It is not clear what modulated sidewalk is on the grading plan?

6. Revise Construction Note #16 to install riprap $D_{50}=6"$.

***** 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