

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: April 17, 2023
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:
Blu Car Wash - Red Rock / Sahara		Reynolds Engineering Co.
Cross Streets:	NWC of Sahara Avenue & Red Rock Street	ECW1 LLC
File Number:	F:\Depot\DSMemos\DS5665A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	163-01-401-008	CCPW
Zoning Action:	23-0111-TMP1; 23-0111-VAC1; 22-0386-SDR1; 22-0386-SUP1 & 22-0386-VAR1	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES X NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	3/28/2023	4/17/2023	See Comments Below	\$400.00	5201120: \$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.

1. Provide a copy of the zoning/planning conditions associated with this site (**23-0111-TMP1 & 23-0111-VAC1**) 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 site is adjacent to the jurisdiction of Clark County to the south. The engineer must coordinate with *Clark County Public Works Department (CCPW)* and incorporate any concerns for boundary conditions along the south border. CCPW concurrence is required prior to the final approval of the drainage study.
3. Per Item #17 of Planning Action **22-0386-SDR1**, quote: Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov.

4. Show and identify the required grease interceptor and sand/oil interceptors on the grading plan in the next submittal.
5. Provide a copy of the proposed tentative map (**23-0111-TMP1**) in the next submittal. An **Inter-Lot Drainage Right Note** must be recorded within the TMP and the subsequent FMP.
6. Provide more information on the trench drain that collects the carwash water. The discharge from the trench drain must be treated and tie to sanitary sewer system only.
7. Drainage Study page 2 states that "*Prior to development, off-site flow would have been conveyed easterly through the site*", however, per a field visit there is an existing wall, it does not appear like any offsite flow is draining through the site in the existing condition. Address in the next submittal.
8. It is unclear how it was determined that 75% of the site is being treated by BMPs. Provide a BMP plan in the next submittal clearly showing the subbasins for each BMP.
9. The BMP on the northeast side of the site, the BMP on the east side of the site near the Red Rock Street entrance, and the BMP are not perpendicular to the flow path and do not have low points to promote conveyance through the BMPs. The location and orientation shown for these is not likely to be effective and should be evaluated.
10. Add Standard Note No. 6 to the "Las Vegas Valley Construction Site Best Management Practices Guidance Manual Section 3.5.1" on the *General Notes Sheet* (C1.01): **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.**
11. Add "SVZ" to the *Abbreviations List* on the Cover Sheet (C1.00).

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
HDR/AYS

T/R/S: T21S/R60E/01
AREA Q-01