

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: December 20, 2023
TO: Land Development Services Department of Building & Safety		FROM: Tyler Key Flood Control Engineering Associate Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
Tommy's Car Wash – Sahara/ Maryland		Impulse Civil Engineering
Cross Streets:	Maryland Pkwy & Sahara Rd	Cabral Car Wash
File Number:	F:\Depot\DSMemos\DS05722A.doc	
Parcel Number:	A portion of APN: 162-03-812-002	
Zoning Action:	23-0401-SDR1, 23-0401-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	11/27/2023	12/20/2023	See Comments Below	\$400	5563596: \$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.

The following are comments pertaining to the subject site specific drainage study and grading plans:

1. Provide a copy of the zoning/planning conditions associated with this site 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. It appears that the proposed BMP does not catch runoff from the parking area. Address and clarify in the next submittal. Provide BMP plan to show area draining to the BMP.
3. Provide a note on all grading plans: **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.**
4. Provide discussion about if there is any office space or portions of building intended for employee use so it can be determined if FF criteria will need to be met.

5. The following finish floors do not meet the Regional Flood Control District minimum criteria of twice the Q_{100} depth of flow up to 18-inches above the water surface (CCRFCD Manual Section 304.4.E.1) or 6-inch minimum above the highest adjacent top of curb (CCRFCD Manual Section 1602 304.4.E.1). The following finish floors should be revised or alternate flood protection provided.

Building	FF shown	Min FF
BLDG	2004.65	2006.87

As an alternate each lot must be discussed in the drainage study, shown to be flood protected, and any necessary flood improvements shown on the grading plan.

6. **Sheet 5:** Show the FF for all other buildings that are shown in complex.
7. **Sheet 5:** Provide a construction note callout to describe the bold, dotted lines along the parking spaces to the south of the proposed building.
8. **Sheet 5:** Provide construction note callouts for the bold black line across the driveway at the entrance and exit of the proposed building.
9. **Sheet 5:** Describe the significance of the concrete cross gutter spanning four parking spaces along the south side of the proposed building.
10. **Sheet 5:** Extend the retaining wall to the curb return along *Almond Tree Lane (West)* to the curb return.

***** 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
TJK

T/R/S: T21S/R61E/S3
AREA R03