

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: January 22, 2024
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
Green Valley Grocery – Store # 95		Silver Meadow Properties LLC
Cross Streets:	Hualapai Way & Grand Teton Dr	John R. Hamilton Enterprises, Inc.
File Number:	F:\Depot\DSMemos\DS05732A.doc	
Parcel Number:	126-13-501-021	
Zoning Action:	22-0347-MOD1, 22-0347-SUP1, 22-0347-SUP2, 22-0347-SDR1	
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	01/04/2024	1/18/2024	See Comments Below	\$400.00	5579609: \$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. The site is adjacent to an existing *Clark County Regional Flood Control District (CCRFCD)* master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study.

Please note that effective March 15, 2019, the CCRFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

Please note that effective April 6, 2020, only electronic submittals to the CCRFCD will be accepted for regional concurrence. Contact cwang@regionalflood.org for direction.

The Conditional Approval of this Drainage Study is to allow the engineer/developer to submit the Improvement Plans to City Land Development Only.

2. Per meetings with the Green Valley Grocery team and final email dated November 20, 2023, the proposed temporary offsite drainage channel option that creates a hardship to the existing BLM property by forcing all offsite flow onto the BLM property are not acceptable. This limits the developable land area and adds future cost to mitigate both onsite and offsite flows by forcing BLM property to meet the intent of the Master Drainage Study for the Providence Master Community.

Provide a drainage easement on proposed GVG95 site to accept the offsite flow from DS4792 and BLM property to the west or provide a permanent storm drain system to accept the flow from DS4792 and connect to the existing 6-ft by 5-ft storm drain in Grand Teton.

3. Provide drop inlet and connect to the existing 6-ft x 5-ft RCB in Grand Teton to collect surface discharge from the outfall channel of residential subdivision from DS4792.
4. Provide calculations showing the increased street flow on Hualapai Way is acceptable to the existing drop inlet located northwest corner of site.
5. The grading plan indicates offsite grading. Secure a notarized letter of permission from the property owner allowing the grading at NWC of Basin INT-OFF2, east of Basin INT-OFF2 and north of basin INT-OFF3. This letter is required prior to final acceptance of the drainage study.
6. Sites with a grade difference two feet above or below existing ground are required to have approval from City of Las Vegas Current Planning. Current Planning approval is required prior to final approval of the drainage study.
7. The overall parking lot improvement area is larger than 1 acre. Per Section 1500 of the Clark County Regional Flood Control District's Hydrologic Criteria and Drainage Design Manual, the subject improvements must provide for Low Impact Development (LID) measures. Review and address the issue in the next submittal.
8. For parking lot LID and storm water quality, the engineer must provide calculations (per *Section 1500 of the CCRFCD Hydrologic Criteria and Drainage Design Manual*) to justify that the length, width and depth of the landscape swales are meeting the design guidelines in an effective disconnected impervious areas layout.
- 9. The following comments are for the Existing, Interim and Proposed Basin Maps:**
 - a. Provide flow arrows to all exhibits so we may verify where the intended flow path of each flow source.
 - b. Use unique concentration point names. For example, the exhibits use CP-1 to refer to reference studies combination points and for the current project site.
 - c. Show existing storm drain with CLV drawing number.
 - d. Show the southern landscape flowline.
 - e. Ensure that the layers that contain critical information are above the contour labels and basin boundaries.
 - f. Provide existing finished floor elevations where proposed improvements are near.
 - g. Change the flow title on the 'INTERIM CONDITION – CONCENTRATION NODES' to say Q100 vs both saying Q10.
 - h. Show clearly the proposed building and site layout on basin DV-SITE.
- 10. Interim Condition Basin Map** - Provide a hydraulic section on the western boundary to show the flow in the ditch.
- 11. The following comments are for the improvement plans:**
 - a. Provide existing finished floor elevations where proposed improvements are near.
 - b. Label the APN of adjacent properties.
 - c. Sheet PP2: The north arrows should be rotated per the viewport orientation.
 - d. Sheet G2: List the correct page for Section D and E on the northeast corner of Grand Teton Drive.
 - e. Sheet D1: Provide 3 courses of solid grouting on Cross Section A.

- f. Provide a flowline on the southern boundary so that flow may consistently remain off the site.
- 12. Properly mark where the project site is located on the reference material.
- 13. Provide proof that the program used is a legitimate comparison to alternative accepted programs used, like FlowMaster.
- 14. FF can only be analyzed with a conservative section. Provide a hydraulic section at the end of each street to determine the flow depth.

***** 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/JRT

T/R/S: T19S/R59E/S13
AREA F-13