

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: November 4, 2024
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Tyler Key Flood Control Engr. Associate Department of Public Works
SUBJECT: Drainage Study for: Chick-Fil-A at Decatur & Charleston		COPIES TO: Kimley-Horn and Associates
Cross Streets:	NWC of Decatur & Charleston	KNA Investment Properties, LLC
File Number:	F:\Depot\DSMemos\DS5811A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-36-804-006 & 138-36-804-007	CCRFCD
Zoning Action:		
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	10/21/2024	11/4/2024	See Comments Below	\$400	5983692: \$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 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. Contact the Randy McConnell at 702-229-2186 to coordinate the development of this project with the Meadows-Charleston Storm Drain, Essex to Lindell (LAS05N22) project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
3. The site is adjacent to or crosses an existing or proposed 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>

4. Sheet C3 (General Notes & Legend & Abbreviations): Replace the whole column of “*Stormwater Management Notes*” with the current *City of Las Vegas Standard Notes*.

5. Flowmaster calculations PRO1-A: The section definitions and cross section is incorrect. Revise on the next submittal.
6. Flowmaster calculations PRO2-A: The section definitions and cross section is incorrect. Revise on the next submittal.
7. Sheet C3.0: Construction note 8, Install sidewalk underdrain per CCAUSD# 236.
8. Sheet C3.0: Construction notes 33, 34 and 35, Add wall heights or callout 8" CMU block.
9. Sheet C4.0: Section 1 and Section 2, revise the construction note for the 3-ft wide valley gutter.
10. Sheet C4.0: Section 3 and Section 6, revise the construction note for the 4-ft wide riprap swale.
11. Sheet C4.0: Label all solid grouted stem wall heights.
12. Sheet C4.0: Proposed sidewalks and L-type curbs in the R/W needs to be installed per CCAUSD# 234 and 216 respectively.
13. Sheet C4.0: Section 8, Revise construction note for the proposed median. It needs to be installed per CCAUSD # 220 or 220.1.S1.
14. Update the titles of the Parking Lot LID calculations to match the drainage area names. All currently read "Area 2"
15. Remove the pervious pavers in the proposed parking lot. Replace with standard AC pavement to keep consistency with the rest of the proposed parking lot.
16. Label finished floor elevations of the existing building on the east side.

***** 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/SF

T/R/S: T20S/R60E/S36
AREA L36