

**ADDENDUM 1 to
UPDATE 1 to the
TECHNICAL DRAINAGE STUDY
for
Fort Apache-Sky Pointe Storage**

January 2023

Prepared For:

Zenith Engineering
1980 Festival Plaza Dr., Ste. 450
Las Vegas, NV 89135
(702) 866-9535

Prepared By:

Reynolds Engineering Co.
1925 Village Center Cir., Ste 150
Las Vegas, NV 89134
(702) 582-8008

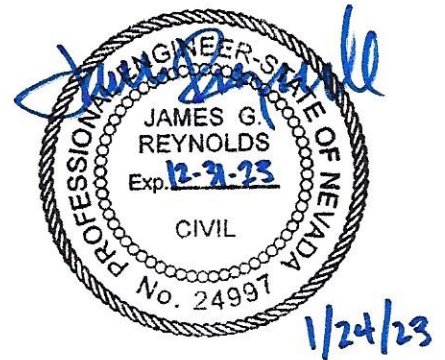
Job No. 21011

**ADDENDUM 1 to
UPDATE 1 to the
TECHNICAL DRAINAGE STUDY
for
Fort Apache-Sky Pointe Storage**

January 2023

Prepared For:
Zenith Engineering
1980 Festival Plaza Dr., Ste. 450
Las Vegas, NV 89135
(702) 866-9535

Prepared By:
Reynolds Engineering Co.
1925 Village Center Cir., Ste 150
Las Vegas, NV 89134
(702) 582-8008



Job No. 21011

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: FORT APACHE-SKY POINTE STORAGE Date: 1/24/23

Location of Development: a) Descriptive (Cross Streets) North/South: FORT APACHE RD
 East/West: SKY POINTE DR

b) Section: 7 Township: 19 SOUTH Range: 60 EAST

c) APN : 125-07-710-001

Name of Owner: 95 STORAGE LLC CONTACT: BEN MOSHE

Telephone No.: (702) 471-1118 Fax No.: _____ E-Mail Address: BENMOSHE@MYDCOMPANIES.COM

Address: 522 E TWAIN AVE LAS VEGAS, NV 89169

Contact Person-Name: JAMES G. REYNOLDS, P.E. Telephone No.: (702) 582-8008

* E-Mail Address: JR@REYNOLDSENGINEERING.CO ***.CO, NOT .COM*** Fax No.: _____

Firm: REYNOLDS ENGINEERING CO.

Address: 1925 VILLAGE CENTER CIR, CTE 150 LAS VEGAS, NV 89134

Type of Land Development/Land Disturbance Process:

<input type="checkbox"/> Rezoning	<input type="checkbox"/> Subdivision Map	<input type="checkbox"/> Clearing and Grading Only
<input type="checkbox"/> Parcel Map	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Other (Please specify below)
<input type="checkbox"/> Large Parcel Map	<input checked="" type="checkbox"/> Building Permit	

1. Total Owned Land Area: At Site: 3.88 ACRES Being Developed/Disturbed: 2.8 ACRES

2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area? Yes** No

3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? Yes** No

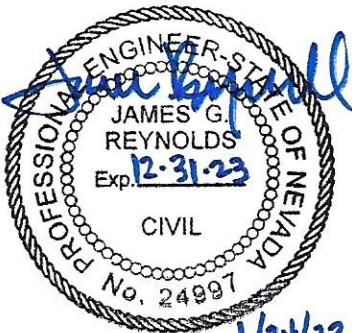
4. Proposed type of development (Residential, Commercial, Etc.): COMMERCIAL

5. Approximate upstream land area which drains to the subject site: 4.5 ACRES

6. Has the site drainage been evaluated in the past? YES NO If yes, please identify documentation: DS 3626

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: SKY POINTE DR AT PROPOSED DRIVEWAY; CONSISTENT WITH HISTORICAL DRAINAGE PATTERNS

8. Briefly describe your proposed schedule for the subject project: ASAP



Engineer's Seal

Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

***New Required Field**

****Review and concurrence of the Clark County Regional Flood Control District is required.**

Revision	Date

Local Entity File No. _____

REFERENCE:

STANDARD FORM 1

REYNOLDS ENGINEERING CO.

LAS VEGAS, NEV

January 24, 2023

City of Las Vegas
Department of Public Works
Flood Control Section
495 S Main St, 1st Floor
Las Vegas, NV 89101

Attn: Albert Sung, P.E.

**Re: Addendum 1 to Update 1 to TDS for
Fort Apache-Sky Pointe Storage (DS 5557)**
Reynolds Engineering Co. Job No. 21011

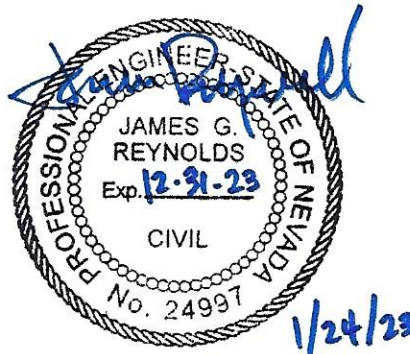
Dear Mr. Sung:

This letter certifies that all documents comprising Addendum 1 to Update 1 to the Technical Drainage Study for Fort Apache-Sky Pointe Storage provided on CD matches 100% of the hardcopy submittal.

Respectfully submitted,

Reynolds Engineering Co.

James G. Reynolds, P.E.
Principal Civil Engineer



REYNOLDS ENGINEERING CO.

LAS VEGAS, NEV

January 24, 2023

City of Las Vegas
Department of Public Works
Flood Control Section
495 S Main St, 1st Floor
Las Vegas, NV 89101

Attn: Albert Sung, P.E.

**Re: Addendum 1 to Update 1 to the TDS for
Fort Apache-Sky Pointe Storage (DS 5557)
Reynolds Engineering Co. Job No. 21011**

Dear Mr. Sung:

Reynolds Engineering Co. is in receipt of your comment letter dated November 16, 2022, for the above referenced project. A copy of the letter is provided in the Appendix of this submittal. Each comment has been retyped verbatim and addressed as follows:

Comment 1: The subject update proposed to install an onsite detention basin in order to reduce the flow in the adjacent street, *Sky Pointe Drive*, rather than to provide an inlet and storm drain to reduce the flow in the street.

However, the *City of Las Vegas* does not allow local detention basin for flow mitigation. The engineer/developer shall devise alternative methods for flow reduction.

Response 1: Acknowledged. The on-site detention basin has been removed from the plans and proposed grading in the southwest corner of the site has been changed back to before. The hydrologic and hydraulic analyses

as previously submitted and originally approved remain unchanged. Current grading plans are attached.

Per the engineer's correspondence with the NDOT reviewer on January 20, 2023, we will include in the NDOT occupancy permit application a response to her initial comment regarding the spread criterion. Any revision to the plans required to secure the NDOT permit and that warrant an update to this study will be prepared and submitted then.

If you have any questions regarding this submittal or require additional information to complete your review, please contact this office.

Respectfully submitted,

Reynolds Engineering Co.

James G. Reynolds, P.E.
Principal Civil Engineer

APPENDIX

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: November 16, 2022
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:
		Fort Apache - Sky Pointe Storage- Update #1	Reynolds Engineering Co.
Cross Streets:	NWC of Sky Pointe Drive & Fort Apache Rd.		95 Storage LLC
File Number:	F:\Depot\DSMemos\DS5557D.doc		Bart Anderson, P.E., DevCo
Parcel Number:	125-07-710-001		NDOT
Zoning Action:	21-0530-TMP1; 21-0530-SUP1; 21-0530-SDR1 & 21-0530-VAR1		
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	3/24/2022	4/9/2022	Not Approved	\$400.00	4704077: \$400
2 nd Submittal	5/3/2022	5/23/2022	Not Approved	\$400.00	4771836: \$400
3 rd Submittal	6/22/2022	7/6/2022	Approved	N/C	N/C
4 th Submittal	10/31/2022	11/16/2022	See Comments Below	\$100.00	5025107: \$100
TOTAL FEES (LDDRS):				\$900.00	----

REMARKS:

4th Submittal: Update #1 to address NDOT's comments

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 subject update proposed to install an onsite detention basin in order to reduce the flow in the adjacent street, *Sky Pointe Drive*, rather than to provide an inlet and storm drain to reduce the flow in the street.

However, the *City of Las Vegas* does not allow local detention basin for flow mitigation. The engineer/developer shall devise alternative methods for flow reduction.

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, conditional acceptance 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.

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: T19S/R60E/07
AREA G-07