



**Addendum to the
Technical Drainage Study
for**

SAGE COLLEGIATE PHASE II

Date Prepared:
October 2023

Prepared for:
Red Hook Sage LLC C/O Red Hook Capital Partners IV LLC
2120 E Grand Ave STE 135
El Segundo, CA 90245

Prepared by:
Kimley-Horn and Associates, Inc.
6671 Las Vegas Boulevard South, Suite 320
Las Vegas, NV 89119
702.862.3600

Kimley»»Horn

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Sage Collegiate Phase II Date: October 2023

Location of Development: a) Descriptive (Cross Streets) North/South: W Charleston Blvd/Fulton Pl
 East/West: Hinson St/Bedford Rd

b) Section: 31 Township: 20 Range: 61
 c) APN : 139-31-801-007 and 139-31-801-017

Name of Owner: Red Hook Sage LLC C/O Red Hook Capital Partners IV LLC
 Telephone No.: N/A Fax No.: N/A E-Mail Address: _____
 Address: 2120 E Grand Ave STE 135, El Segundo, CA 90245

Contact Person-Name: David Harvey, P.E. Telephone No.: 702.637.9664
 * E-Mail Address: david.harvey@kimley-horn.com Fax No.: N/A
 Firm: KIMLEY-HORN
 Address: 6671 Las Vegas Boulevard South, Suite 320 Las Vegas, NV 89119

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 checked="" type="checkbox"/>	Planned Unit Development	<input checked="" type="checkbox"/>	Other (Please specify below)
<input type="checkbox"/>	Large Parcel Map	<input type="checkbox"/>	Building Permit	GRADING PERMIT	

1. Total Owned Land Area: At Site: +/- 0.95 acres Being Developed/Disturbed: +/- 0.95 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: +/- 0.53 acres

6. Has the site drainage been evaluated in the past? YES NO If yes, please identify documentation: 1. Fire Station Study

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: 1. Surface drain to Hinson Street

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

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

Engineer's Seal

Local Entity File No.

REFERENCE:

STANDARD FORM 1



October 16, 2023

Mr. Albert Sung, P.E.
City of Las Vegas Flood Control
333 Rancho Drive
Las Vegas, NV 89106

RE: *Addendum to the Technical Drainage Study for Sage Collegiate Phase II*

Dear Mr. Sung,

This letter certifies that all items provided on the Addendum to the Technical Drainage Study for Sage Collegiate Phase II electronic submittal matches the paper version bound into the study.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (702) 637-9664 or david.harvey@kimley-horn.com should you have any questions or concerns.

Sincerely,

David Harvey, P.E.

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October 16, 2023

Albert Sung, P.E.
Flood Control Project Engineer
Department of Public Works
City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101

RE: Technical Drainage Study for Sage Collegiate Phase II (Agency Application #DS5702A)

The purpose of this letter is to provide satisfactory answers to the comments issued in the subject Comment Letter dated October 2, 2023. These comments have been reviewed and are addressed herein.

Comment 1: Provide a copy of the zoning/planning conditions associated with this site (SDR?) 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.

Response: The project zoning/planning conditions are scheduled to be heard at an October 18th meeting. The approved zoning and planning conditions will be provided as soon as possible.

Comment 2: 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>

Response: Noted.

Comment 3: Sheet PRO, Proposed Conditions Basin Map: The naming convention of basins and sections are the same, it creates confusion. For example section DON1-A has the same name as basin DON1-A.

Response: Onsite hydraulic sections naming convention has been revised for clarity. Onsite hydraulic section names have been updated to reflect their tributary basins. Previous

onsite hydraulic sections **DON1-A**, **DON1-B** and **DON1-C** have been named to **DON1-A1**, **DON1-A2**, and **DON1-B**, respectively.

Please note that swale section CH-1 has been revised due to onsite grading revisions for the eastern portion of the site. This portion of the site was previously turf with a concrete channel along the northern property line draining east into the BMP swale at the eastern edge of the site. The current design replaces the turf with concrete and removes the concrete channel. Now, the concrete slopes north toward L-curb which conveys the flow east into the BMP swale. Hydraulic sections are located in **Appendix B**. The LID exhibit and calculations have been updated to reflect this change and are located in **Appendix C**. Please refer to the Improvement Plans located in **Appendix D**.

Comment 4: **Sheet PRO, Proposed Conditions Basin Map: Section DON1-A has a tributary basin 1/3 of DON1-A, justify in the next submittal.**

Response: The tributary basin for section **DON1-A1** (formerly **DON1-A**) has been revised to be ½ of subbasin **DON1-A**. The building finished floor is still adequately protected, and flow is contained in the adjacent curb. Please refer to the hydraulic sections located in **Appendix B**.

Comment 5: **Sheet EX, Existing Conditions Basin Map: Show contour lines with elevation on the adjacent property (APN 139-31-801-019) for us to determine the flow.**

Response: Offsite 2-foot contours have been provided for **Figure EX** and **Figure PRO**. **Figures EX** and **PRO** are located in **Appendix A**.

Comment 6: **Sheet C0.02: Provide up to date City of Las Vegas Storm Management Notes.**

Response: City of Las Vegas Storm Management Notes have been updated on **Sheet C0.02**. Please refer to the improvement plans in **Appendix D**.

Comment 7: **Sheet C3.00: Where onsite pavement drains towards a curb, provide “L-type” curb and gutter. Change the callout located northwest of the site.**

Response: L-type curb and gutter has been provided for all locations where pavement drains towards the curb. Please refer to **Sheet C3.00** on the Improvement Plans in **Appendix D**.

Comment 8: Sheet C3.00: It appears that there few spots that are low point, not draining. For example at 68.19TC located at northeast corner.

Response: Grading has been revised to eliminate low points. All onsite flow is conveyed east to be discharge into Hinson Street through the BMP swale and sidewalk underdrain. Please refer to **Sheet C3.00** in the Improvement Plans in **Appendix D**.

Comment 9: Sheet C3.00: Show the stationing at Charleston Blvd. and Hinson St.

Response: Stationing has been provided for Charleston Blvd. and Hinson Street. Please refer to the Improvement Plans in **Appendix D**.

Comment 10: Sheet C3.00: Show the existing facility with CLV recorded drawing number at Charleston Boulevard and Hinson Street. Label the size of regional box.

Response: Existing facility at Charleston Boulevard and Hinson Street has been shown and labeled on **Sheet C3.00** in the Improvement Plans located in **Appendix D**.

Comment 11: Sheet C3.00: Identify the BMB on the grading plan with dimensions.

Response: The BMP has been dimensioned on **Sheet C3.00** of the Improvement Plans in **Appendix D**.

Comment 12: Sheet C3.00: It appears that the driveway is shared with the adjacent property to the south. Obtain a notarized letter of acknowledgement with the property owner to the south.

Response: Parcels 139-31-801-007, 139-31-801-009 (adjacent parcel to the south), and 139-31-801-017 will be re-mapped as one parcel so no offsite grading will occur.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (702) 637-9664 or David.Harvey@kimley-horn.com should you have any questions or need any additional information.

Sincerely,

David Harvey, PE

LIST OF APPENDICES

Appendix A – Documents & Figures

- EX Existing Condition Basin Map
- PRO Proposed Condition Basin Map

Appendix B – Hydraulic Calculations

- Normal Depth Calculations – Onsite
- Normal Depth Calculations – Swale

Appendix C – Parking Lot LID Calculations

- LID Parking Lot LID Map & Calculations

Appendix D – Improvement Plans

Appendix E – Data CD