



**ADDENDUM TO THE TECHNICAL DRAINAGE STUDY UPDATE NO.4**

# **BLM 270 - Parcel C-1**

**DECEMBER 2023**

**PREPARED FOR:**  
DR Horton, INC  
Las Vegas, Nevada

**PREPARED BY:**  
**Westwood**

**Westwood**

# BLM 270 – Parcel C-1

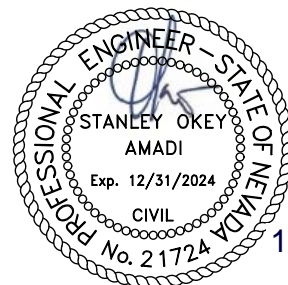
**Addendum to the Technical Drainage Study Update No.4**  
City of Las Vegas, Nevada

**Prepared For:**

DR Horton, Inc.  
1081 Whitney Ranch Drive, Suite 141  
Henderson, NV 89014  
Phone: (702) 635-3600  
Fax: (702) 435-80086

**Prepared By:**

Westwood Professional Services  
5725 W. Badura Avenue, Suite 100  
Las Vegas, NV 89118  
Phone: (702) 284-5300  
Fax: (702) 284-5339



12/05/23

Project Number: OLY2005.001  
Date: December 2023

Stanley Okey Amadi, P.E., CFM  
NV Professional Engineer No. 21724  
Assisted by: Paul Morton, P.E., CFM

HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL  
**DRAINAGE STUDY INFORMATION FORM**

Name of Development: BLM 270 - Parcel C-1 Update No.4 - Addendum Date: December 2023  
 Location of Development: a) Descriptive (Cross Streets): North/South: Skye Hills Street  
East/West: Dorrell Lane  
 b) Section: 23 Township: 19 South Range: 59 East  
 c) APN: 126-23-614-027 thru -038, 126-23-614-089 thru -100 & 126-23-614-151 thru -158

Name of Owner: DR Horton, Inc  
 Telephone No.: 702-635-3601 Fax No.: 725-258-9034 E-mail Address: AYSantos@drhorton.com  
 Address: 1081 Whitney Ranch Drive, Suite 141 Henderson NV 89014

Contact Person – Name: Stanley Okey Amadi, P.E., CFM Telephone No.: (702) 284-5300  
 \*E-mail Address: stanley.amadi@westwoodps.com Fax No.: (702) 284-5399  
 Firm: Westwood Professional Services  
 Address: 5725 W. Badura Ave. Las Vegas NV 89118

Type of Land Development/Land Disturbance Process:

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

1. Total Owned Land Area: At Site: 13.0 +/- acres Being Developed/Disturbed: 13.0 +/- acres

2. Is a portion or all of the subject property located in a 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

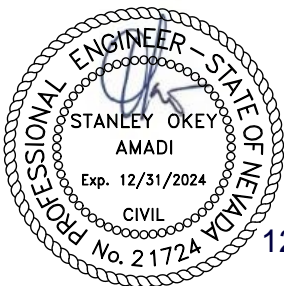
4. Proposed type of development (Residential, Commercial, Etc.): Residential

5. Approximate upstream land area which drains to the subject site: 166 +/- acres

6. Has the site drainage been evaluated in the past?  Yes\*\*  No If yes, please identify documentation: Technical Drainage Study - BLM 270 Parcel C-1(DS 5420) & Technical Drainage Study Update 1 for BLM 270 Parcel C-1 (DS 5420D)  
Technical Drainage Study Update 2 for BLM 270 Parcel C-1 (DS 5420F)  
Technical Drainage Study Update 3 for BLM 270 Parcel C-1 (DS 5420G)

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Flows will be routed southerly into Parcel C2 & C3 and into Skye Hills (Puli Road) storm drains a small portion discharging into Dorrell Lane..

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



12/05/23

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.

**\*Newly 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

OLY2005.001

December 4<sup>th</sup>, 2023

Mr. Tyler Key  
Flood Control Engineering Associate  
City of Las Vegas Department of Public Works  
495 South Main Street  
Las Vegas, Nevada 89101

**Subject: Addendum to the Technical Drainage Study Update No.4  
for BLM 270 – Parcel C-1  
(DS5420H)**

Dear Mr. Key,

This letter is submitted in response to the comments contained in the November 28<sup>th</sup>, 2023, review memorandum, regarding the above referenced project. A copy of the City of Las Vegas comment letter has been provided in Appendix A.

The comments in the review memorandum have been individually addressed as follows:

1. **Comment:** *The finished floors do not meet the Regional Flood Control District minimum criteria of 8-inches above the high point of the lot (CCRFCD Manual Section 300). Revise and revise accordingly.*

**Response:** The plans have been revised to meet RFCD criteria per section 300 of the Manual.

2. **Comment:** *The concrete U-channel should directly connect to the grate of the drop inlet. If there is a gap in between the channel and the inlet, it will cause erosion and negatively impact the surrounding landscape.*

**Response:** The plans have been revised to remove the gap between the u-channel and drop inlet.

3. **Comment:** *Provide construction note callouts to describe the thick red lines south of the drop inlet.*

**Response:** The line type for the retaining walls located south of the drop inlet have been revised to more clearly show retaining walls.

We believe the above responses and revisions provided on the plans have adequately satisfied your concerns in the subject review memorandum. The revised grading plans, detail sections and storm drain profiles adopting the revisions addressed in this letter have been included separately with this submittal. If you have any questions or require additional information, please do not hesitate to contact our office at (702) 284-5300.

Respectfully Submitted,  
WESTWOOD PROFESSIONAL SERVICES



Paul Morton  
Assistant Project Manager – Water Resources Department

cc: Stanley Okey Amadi, P.E., CFM  
Emily Hoy, P.E.  
Chelsea Jensen

## APPENDIX

**Appendix A** – CLV Comment Letter

**Appendix B** – CD of Electronic Files & Revised Improvement Plans

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**APPENDIX A**  
CLV Comment Letter

<b>CITY OF LAS VEGAS</b>		<b>DATE:</b>
<b>INTER-OFFICE MEMORANDUM</b>		<b>November 28, 2023</b>
<b>TO:</b> Land Development Services Department of Community Development – Building & Safety		<b>FROM:</b> Tyler Key Flood Control Engineering Associate Department of Public Works
<b>SUBJECT:</b>	Drainage Study for:	<b>COPIES TO:</b>
<b>BLM 270 – Parcel C-1 Update #4</b>		Westwood Professional Services
<b>Cross Streets:</b>	SWC of Dorrell Lane & Skye Hills North Drive	190 Octane FT Partners, LLC
<b>File Number:</b>	F:\Depot\DSMemos\DS5420H.doc	Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	126-23-610-001	
<b>Zoning Action:</b>	20-0199-TMP1, 20-0199-MOD1	
<b>FEMA Flood Zone</b>	YES	NO <b>X</b>
<b>Proposed Storm Drain</b>	YES <b>X</b>	NO

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	2/2/2021	2/24/2021	Not Approved	\$400.00	4155264: \$400
2 <sup>nd</sup> Submittal	3/31/2021	4/27/2021	Approved	\$400.00	4233146: \$400
3 <sup>rd</sup> Submittal	10/4/2021	10/19/2021	Not Approved	\$100.00	4482836: \$100
4 <sup>th</sup> Submittal	10/27/2021	11/23/2021	Approved	N/C	N/C
5 <sup>th</sup> Submittal	7/1/2022	7/16/2022	Not Approved	\$100.00	4850707: \$100
6 <sup>th</sup> Submittal	8/3/2022	8/17/2022	Approved	\$400.00	4895492: \$400
7 <sup>th</sup> Submittal	5/2/2023	5/9/2023	Approved	\$100.00	5259932: \$100
8 <sup>th</sup> Submittal	11/15/2023	11/28/2023	See Comments Below	\$100.00	5527055: \$100
<b>TOTAL FEES (LDDRS):</b>				<b>\$1,600.00</b>	<b>----</b>

**REMARKS:**

**8<sup>th</sup> Submittal: Update #4 to update flow line elevations in lots**

7<sup>th</sup> Submittal: Update #3 for minor lot line adjustment

6<sup>th</sup> & 5<sup>th</sup> Submittals: Update #2 & Addendum to add a pool, bathroom and adjust some Finished Floor Elevations

4<sup>th</sup> Submittal: Update #1 Supplement

3<sup>rd</sup> Submittal: Update #1 - Remove trench drain and 18" lateral in Stafford Hill Street; upsize drop inlet to 20"; revise Rollingford Avenue to cross-fall street.

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
<b>X</b>	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. The finished floors do not meet the Regional Flood Control District minimum criteria of 8-inches above the high point of the lot (CCRFCD Manual Section 300). Review and revise accordingly.
2. The concrete U-channel should directly connect to the grate of the drop inlet. If there is a gap in between the channel and the inlet, it will cause erosion and negatively impact the surrounding landscape.
3. Provide construction note callouts to describe the thick red lines south of the drop inlet.

**\*\*\* 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:**

**1<sup>st</sup> Submittal DS and Plans (for first and original submittal);**

**2<sup>nd</sup> Submittal DS and Plans (for second submittal (addendum #1)) etc.**

**If drainage study contains multiple files, use the following naming convention in Document Title:**

**1<sup>st</sup> Submittal DS (for the report of the drainage study)**

**1<sup>st</sup> Submittal Plan 1 (could be the drainage condition maps)**

**1<sup>st</sup> Submittal Plan 2 (could be the improvement plans) etc.**

**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**  
AYS/TJK

T/R/S: T19S/R59E/23  
AREA F-23

## APPENDIX B

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### CD of Electronic Files & Improvement Plans