

ADDENDUM #2
TO THE
TECHNICAL DRAINAGE STUDY
FOR
THE HUNTRIDGE

DS 5769
W.O. # CW-2222
June 14, 2024

Prepared for:

CivilWorks
4945 W Patrick Lane
Las Vegas, NV 89118
Phone: (702) 534-1816
Fax: (702) 534-1825

Email: bap@civilworksonline.com



06/14/2024

Prepared by:

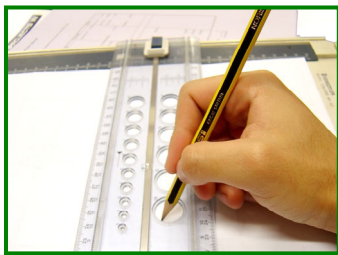
Impulse

Civil Engineering & Planning

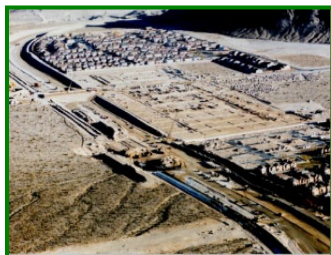
7485 West Azure Avenue, Suite 226
Las Vegas, NV 89130

Phone: 702-815-0720 · Fax: 702-478-8535

$$I = \int F \cdot dt$$



Civil Engineering



Land Planning



Flood Control



Utilities

June 14, 2024

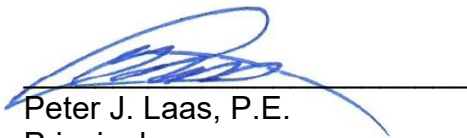
City of Las Vegas
Public Works – Flood Control
495 South Main Street
Las Vegas, NV 89101

**Re: The Huntridge, DS 5769
Addendum #2 to the Technical Drainage Study**

Submitted for your approval is the **Second Addendum to the Technical Drainage Study for The Huntridge**, a proposed 1.66-acre commercial development, being restoration on APN: 162-02-110-016 and additional buildings on 162-02-110-017. The site is completely located within a FEMA Special Flood Hazard Area (Unshaded) Zone X as shown on Community Panel Number 32003C2170F, and is adjacent to a Category A Proposed Clark County Regional Flood Control District (CCRFCD) Master Planned Facility (FLBN-0280) according to the CCRFCD Master Plan Update, Figure F-30. CCRFCD concurrence should be required.

If you have any questions or require additional information, please do not hesitate to call me at (702) 308-7115.

Sincerely,
IMPULSE CIVIL ENGINEERING



Peter J. Laas, P.E.
Principal

$$I = \int F \cdot dt$$

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL DRAINAGE STUDY INFORMATION FORM

Name of Development: The Huntridge Date: 06/14/2024

Location of Development: a) Descriptive (Cross Streets) North/South: Maryland Parkway
East/West: Charleston Boulevard

b) Section: 2 Township: 21 S Range: 61 E

c) APN : a portion of 162-02-110-016 & 162-02-110-017

Name of Owner: Brass Monkey, LLC c/o CivilWorks, INC

Telephone No.: (702) 534-1816 Fax No.: (702) 534-1825 E-Mail Address: bap@civilworksonline.com

Address: 4945 W Patrick Lane, Las Vegas, NV 89118

Contact Person-Name: Peter Laas Telephone No.: 702-815-0720

* E-Mail Address: plaas@ImpulseCivil.net Fax No.: 702-478-8535

Firm: Impulse Civil Engineering

Address: 7485 West Azure Avenue, Suite 226, Las Vegas NV 89130

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: 1.66 AC+- Being Developed/Disturbed: 1.66 AC+-

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: 50 ACRES

6. Has the site drainage been evaluated in the past? YES NO If yes, please identify documentation: We could not find an applicable study for the site

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: The northeast corner of the site into the existing streets

8. Briefly describe your proposed schedule for the subject project: As soon as possible



Engineer's Seal 6/14/2024

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

DS-5769

Local Entity File No.

REFERENCE: $I = \int F \cdot dt$

STANDARD FORM 1

The format for this Addendum is as follows – the City of Las Vegas comment is listed first in bold and then followed by the response. A copy of the City of Las Vegas Comment letter is included at the rear of this Addendum.

RESPONSE TO COMMENTS

Comment 1. 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 1. We understand this requirement and will submit a copy of the study and all addenda to CCRFCD upon conditional acceptance by the City of Las Vegas.

Comment 2. Sheet C2: Replace the “Stormwater Management Notes” with the current version of City of Las Vegas standard notes.

Response 2. We have corrected the “Stormwater Management Notes” to match the current City of Las Vegas version.

Comment 3. Sheet C4.1 and Sheet C4.2: Correct the Graphic Scale from 1” = 30’ to 1” = 20’.

Response 3. We have corrected the graphic scale of these sheets.

Comment 4. It was stated that the hydraulic calculations in Maryland Parkway has been revised, ie, the 10-year / 100-year flow depths and velocities in Maryland and the Alley will be changed. Provide a revised drainage condition map to show the updated street flow parameters.

Response 4. The normal depth in Maryland Parkway used for the weir calculation does not change as the normal depth in that location was using the actual geometry of Maryland Parkway at that location. We have performed another normal depth section near the entrance on Maryland Parkway using the actual geometry of Maryland Parkway at that location and the resultant depth of flow is 0.48-feet above the flow line. We have updated the drainage map to show the results of the normal depth at the entrance off Maryland Parkway.

Comment 5. Clearly identify the proposed BMP swale and provide cross section to show the dimension and detail on the grading plan.

Response 5. We have identified the BMP swale and provided a cross section.

Comment 6. Second Request: Provide a cross section at the east property line of the subject improvements. It is not clear whether there is a valley gutter or L-curb along the east boundary to convey the onsite flow. Address and provide construction note in the next submittal.

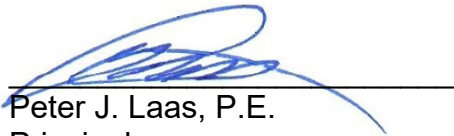
Response 6. We have added a cross section to the plans.

Comment 7 Second Request: Show and identify an existing storm drain in Charleston Boulevard on the grading plan. Label the storm drain with City of Las Vegas recorded plan number. Show all existing drop inlets, laterals and storm drain manholes if any on the grading plan.

Response 7. We have added the existing storm drain and plan number to the plans.

We feel that we have completely addressed all of the concerns expressed in the comment letter generated from the review of the initial study. If you have any questions or require additional information, please do not hesitate to call me at (702) 308-7115.

Sincerely,
IMPULSE CIVIL ENGINEERING



Peter J. Laas, P.E.
Principal

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: June 12, 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: The Huntridge		COPIES TO: Impulse Civil Engineering
Cross Streets:	SEC of Charleston Blvd. & Maryland Pkwy.	Brass Monkey LLC c/o CivilWorks
File Number:	F:\Depot\DSMemos\DS5769B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	162-02-110-017	CCRFCD
Zoning Action:	23-0388-SDR1 & 23-0388-SUP1	
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	5/13/2024	5/16/2024	Not Approved	\$400.00	5767093: \$400
2 nd Submittal	5/28/2024	6/11/2024	See Comments Below	\$400.00	5803269: \$400
TOTAL FEES (LDDRS):				\$800.00	----

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 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>

2. **Sheet C2:** Replace the “*Stormwater Management Notes*” with the current version of *City of Las Vegas* standard notes.
3. **Sheet C4.1** and **Sheet C4.2:** Correct the **Graphic Scale** from 1” = 30’ to **1” = 20’**.
4. It was stated that the hydraulic calculations in *Maryland Parkway* has been revised, ie, the 10-year / 100-year flow depths and velocities in *Maryland* and the *Alley* will be changed. Provide a revised drainage condition map to show the updated street flow parameters.
5. Clearly identify the proposed BMP swale and provide cross section to show the dimension and detail on the grading plan.

6. **Second Request:** *Provide a cross section at the east property line of the subject improvements. It is not clear whether there is a valley gutter or L-curb along the east boundary to convey the onsite flow. Address and provide construction note in the next submittal.*

The response was that a cross section has been provided. However, none has been added on the plans.

7. **Second Request:** *Show and identify an existing storm drain in Charleston Boulevard on the grading plan. Label the storm drain with City of Las Vegas recorded plan number. Show all existing drop inlets, laterals and storm drain manholes if any on the grading plan.*

The existing storm drain and the associated facilities in *Charleston Boulevard* has not been shown and identified in the last submittal.

***** 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

AYS

T/R/S: T21S/R61E/02

AREA R-02