



**Update #2 to the
Technical Drainage Study
for**

Area 15

Date Prepared:
July 2024

Prepared for:
Fisher Brothers Las Vegas, LLC
299 Park Avenue
New York, NY 10171
702.250.7077

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: Area 15 Site Improvements Date: July 2024

Location of Development: a) Descriptive (Cross Streets) North/South: Rancho Drive
 East/West: Sirius Avenue

b) Section: 8 Township: 21 South Range: 61 East

c) APN : 162-08-418-002, 162-08-418-004 & 162-08-418-005

Name of Owner: Fisher Brothers Las Vegas, LLC.

Telephone No.: 702.250.7077 Fax No.: n/a E-Mail Address: ksutherland@fisherbrothers.com

Address: 299 Park Avenue New York, NY 10171

Contact Person-Name: Michael Schwab, P.E. Telephone No.: 702.790.0206

* E-Mail Address: michael.schwab@kimley-horn.com Fax No.: _____

Firm: Kimley-Horn

Address: 6671 Las Vegas Boulevard South, #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 type="checkbox"/>	Planned Unit Development	<input checked="" type="checkbox"/>	Other (Please specify below)
<input type="checkbox"/>	Large Parcel Map	<input checked="" type="checkbox"/>	Building Permit	<input type="checkbox"/>	Grading Permit

1. Total Owned Land Area: At Site: +/- 14.72 ac Being Developed/Disturbed: +/- 2.21 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: N/A

6. Has the site drainage been evaluated in the past? YES NO If yes, please identify documentation: Area 15 TDS (DS-4921) and Area 15 Phase 2 (DS-5313)

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Surface runoff to Sirius Avenue.

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

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: July 5, 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:
	Area 15 – Phase 2 – Update #2	Kimley Horn and Associates, Inc.
Cross Streets:	SWC of Rancho drive & Sirius Avenue	Area 15 Las Vegas, LLC
File Number:	F:\Depot\DSMemos\DS5313C.doc	Bart Anderson, P.E., DevCo
Parcel Number:	162-08-418-003	
Zoning Action:	SDR-78709	
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	7/30/2020	8/13/2020	Approved	\$400.00	3933611: \$400
2 nd Submittal	3/8/2021	3/22/2021	Approved	\$100.00	4197452: \$100
3 rd Submittal	6/22/2022	7/5/2022	See Comments Below	\$100.00	4841268: \$100
TOTAL FEES (LDDRS):				\$600.00	----

REMARKS:

3rd Submittal: Update #2 to remodel an existing Warehouse Building #3 to a Motel Building

2nd Submittal: Update to add an Aerobar Amusement Ride and Building

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

X	is approved subject to conformance to all City standards and the following conditions:
	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 note on all the grading plans: *All Onsite Storm Drain System including the Sump Pump are Privately Owned and to be Privately Maintained by the Property Owner.*

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

T/R/S: T21S/R61E/S08
AREA R-08

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July 3, 2024

Mr. Albert Sung, P.E.
City of Las Vegas
Department of Public Works
495 S. Main St.
Las Vegas, NV 89101

RE: *Update #2 to the Technical Drainage Study for Area 15 (DS-4921)*

Dear Mr. Sung,

The purpose of this letter is to serve as the **Update #2** to the subject project. This update includes removing existing landscape islands in the parking lot at the northwest corner of **APN 162-08-418-002**; within the +/-14.72 acres of the existing Area 15 Development. The *Update to the Technical Drainage Study for Area 15* (hereinafter referred to as **UP**) was approved by CLV on April 3, 2018. Pertinent reference material has been included in **Appendix A**. The **Update #2** included herein, is intended to supersede data contained in previous studies.

Since approval of the **UP**, there are proposed revisions to the site. The proposed revisions do not alter drainage patterns or increase runoff will not adversely impact existing structures or facilities. The proposed revisions include:

- Removal of landscape islands within the parking lot in the northwest corner of the project location as shown in the previously approved plans in **Appendix A**. The existing BMP Island Swales located towards the east side of the northwest parking lot will remain in place. Existing drainage patterns of the parking lot will not change.
- A trash compactor will be added on the east side of the building. This addition will not change existing drainage patterns.

Since the proposed revisions do not alter drainage patterns or the quantity of flow, no hydrologic or hydraulic calculations have been revised. The proposed improvement plans are in **Appendix B**.

In general, the overall drainage patterns for the site are consistent with the previously approved referenced drainage studies and the proposed site plan does not significantly alter existing peak flows or the character of flows downstream of the development and do not pose any negative impacts on the downstream facilities and development.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (702) 790-0206 or michael.schwab@kimley-horn.com should you have any questions.

Sincerely,

Michael Schwab, P.E.

Sean Schofield, Analyst



LIST OF APPENDICES

Appendix A– Reference Materials

- *Update to the Technical Drainage Study for Area 15 Phase 2; March 2021. (DS-5313).*

Appendix B – Improvement Plans

Appendix C – DataCD