

**ADDENDUM #1 TO THE TECHNICAL
DRAINAGE STUDY
FOR
SUN MOUNTAIN PARK**

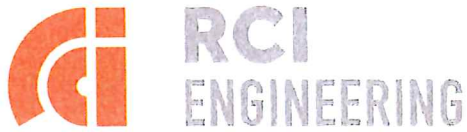
Prepared for:

**Northland, LLC
6385 South Rainbow Boulevard, Suite 300
Las Vegas, NV 89118
Phone: (702) 736-9100
Fax: (702) 736-9200**

FEBRUARY 2025

PROJECT 3040.0061

**RCI Engineering
500 South Rancho Drive, Suite 17 * Las Vegas, NV 89106
Tel: 702.453.0800 * Fax: 702.453.0801
www.rcicnevada.com**



February 4, 2025

City of Las Vegas
Flood Control
495 S Main Street
Las Vegas, NV 89106

**RE: Certification Letter for Paper and Digital Plans for the
Addendum #1 to the Technical Drainage Study for Sun Mountain Park**

Mr. Sung,

This letter has been provided as certification that the paper version of the plans match the digital PDF plans on the CD submitted with the drainage study.

Sincerely,

RCI Engineering

A handwritten signature in blue ink, appearing to read 'Andrew E. Whittaker'.

Andrew E. Whittaker, P.E.

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL

DRAINAGE STUDY INFORMATION FORM

Name of Development: Sun Mountain Park Date: January 2025

Location of Development: a) Descriptive (Cross Streets) North/South: Sun Park Drive
East/West: Alivia Mount Place

b) Section: 6 Township: 19S Range: 60E

c) APN : 125-06-610-002

Name of Owner: Northland, LLC

Telephone No.: 702-736-9100 Fax No.: 702-736-9200 E-Mail Address: _____

Address: 6385 S. Rainbow Blvd, Suite 300, Las Vegas, NV 89118

Contact Person-Name: Andrew E. Whittaker, P.E. Telephone No.: 702-453-0800

* E-Mail Address: awhittaker@rcinevada.com Fax No.: 702-453-0801

Firm: RCI Engineering

Address: 500 South Rancho Drive, Suite 17 Las Vegas, Nevada 89106

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 type="checkbox"/> Other (Please specify below)
<input type="checkbox"/> Large Parcel Map	<input type="checkbox"/> Building Permit	

1. Total Owned Land Area: At Site: 3.47 acres Being Developed/Disturbed: 3.47 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

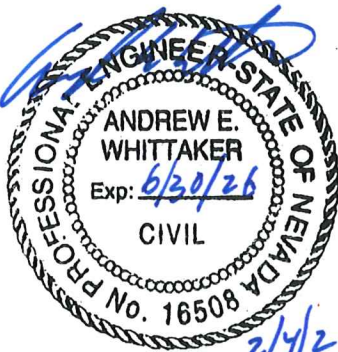
4. Proposed type of development (Residential, Commercial, Etc.): N/A

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: TDS for Alia @ Sunstone (DS 5685)

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

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

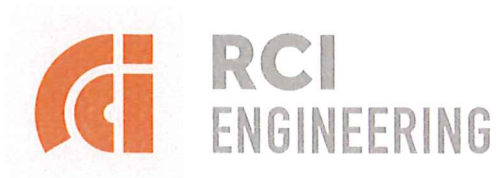
**Review and concurrence of the Clark County Regional Flood Control District is required.

	Revision	Date
_____	ADDM #1	02/2025

Local Entity File No. _____

REFERENCE:

STANDARD FORM 1



February 4, 2025

City of Las Vegas
495 S. Main St.
Las Vegas, NV 89101

Subject: Addendum #1 to the Technical Drainage Study for Sun Mountain Park (DS5831A)

Mr. Sung,

The purpose of this letter is to address the comment letter dated January 23, 2025 regarding the above-referenced project. The comments are individually addressed. Each comment has been re-typed with the response to each comment.

Comment 1: Provide a copy of the zoning/planning conditions associated with this site 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 zoning/planning conditions associated with this site will be provided in Appendix A- Conditions of Approval.

Comment 2: Page 6 of the Study: Table 5 (*100-Year Onsite Hydraulic Sections Summary*): Section 1 and Section 2 with the same Q₁₀₀ flow of 1cfs in different slopes resulting in the same D₁₀₀ of 1-ft was seemingly incorrect. Review and revise all values in the D₁₀₀, V₁₀₀ and D*V₁₀₀ columns accordingly.

Response: The D₁₀₀, V₁₀₀, and D*V were revised to match the values shown on Figure 6 Ultimate Condition. The D₁₀₀ for Section 1 and Section 2 is 0.50 ft and 0.31 ft, respectively. The V₁₀₀ for Section 1 and Section 2 is 1.34 ft/sec and 3.38 ft/sec, respectively. The D*V for Section 1 and Section 2 is 0.7 and 1.0, respectively. The updated Table 5 is provided on the following page.

TABLE 5 100-YEAR ONSITE HYDRAULIC SECTIONS SUMMARY						
Location	Basins	Slope (%)	Q ₁₀₀ (cfs)	D ₁₀₀ (ft)	V ₁₀₀ (ft/sec)	D*V ₁₀₀
SECTION 1	DON1	0.50	1	0.50	1.34	0.7
SECTION 2	DON1	5.88	1	0.31	3.38	1.0
SECTION 27**	DOF2**	2.24	1	0.08	3.11	0.2

Comment 3: It appears that the proposed turf/landscape area will drain across the onsite 6'-wide concrete sidewalk. Daily irrigation flow, ie, nuisance flow is not allowed to drain over the sidewalk on a daily basis. Explain in the next submittal whether underdrain has been provided at the low point of the sidewalk to convey daily nuisance flow. Review and revise the grading plan accordingly.

Response: The grading plan has been revised to include a sidewalk underdrain at the low point of the sidewalk to convey the daily nuisance flow.

If you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

RCI Engineering



Andrew E. Whittaker, P.E.

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: January 23, 2025		
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: Sun Mountain Park	COPIES TO: Northland, LLC		
Cross Streets:		NEC of Sun Park Dr. & Sunstone Pkwy.	RCI Engineering		
File Number:		F:\Depot\DSMemos\DS5831A.doc	Bart Anderson, P.E., DevCo		
Parcel Number:		125-06-610-002			
Zoning Action:		SDR			
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	1/13/2025	1/23/2025	See Comments Below	\$400.00	6077294: \$400
TOTAL FEES (LDDRS):				\$400.00	----

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. Provide a copy of the zoning/planning conditions associated with this site 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.
2. **Page 6** of the Study: *Table 5 (100-Year Onsite Hydraulic Sections Summary)*: Section 1 and Section 2 with the same Q_{100} flow of 1cfs in different slopes resulting in the same D_{100} of 1-ft was seemingly incorrect. Review and revise all values in the D_{100} , V_{100} and $D*V_{100}$ columns accordingly.
3. It appears that the proposed turf/landscape area will drain across the onsite 6'-wide concrete sidewalk. Daily irrigation flow, ie, nuisance flow is not allowed to drain over the sidewalk on a daily basis. Explain in the next submittal whether underdrain has been provided at the low point of the sidewalk to convey daily nuisance flow. Review and revise the grading plan accordingly.

***** 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: T19S/R60E/06
AREA G-06

APPENDIX A– CONDITIONS OF APPROVAL



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

MICHELE FIORE
Mayor Pro Tem

STAVROS S. ANTHONY
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

July 24, 2019

Mr. Robert Flaxa
Northland LLC
9275 W. Russell Road, Ste. 400
Las Vegas, Nevada 89148

**RE: TMP-76718 [PRJ-76498] – TENTATIVE MAP
PLANNING COMMISSION MEETING OF JULY 23, 2019**

Dear Applicant:

The Planning Commission at a regular meeting held on July 23, 2019 voted to **APPROVE** a request for a Parent Tentative Map FOR A 22-PARCEL MASTER PLANNED COMMUNITY on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr (APNs Multiple), T-D (Traditional Development) Zone and U (Undeveloped) Zone [SC (Service Commercial) and PCD (Planned Community Development) General Plan Designations], Ward 6 (Fiore) [PRJ-76498].

This approval is subject to the following conditions:

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Prior to submittal of a Parent Final Map, a revised Parent Tentative Map excluding Assessor's Parcel Number 125-06-401-006 shall be submitted to the Department of Planning.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Grant Pedestrian Access Easements to the City of Las Vegas for all public sidewalks located outside of the public right-of-way concurrent with the recordation of each Final Map for this site. Additionally, grant Multi-Use Non-Equestrian Trail Easements on each Final Map where such Trails are required by the Development Agreement.
7. Per Section 7.07 of the Development Agreement, no entitlements or (Final) mapping actions may be submitted where existing Nevada Department of Transportation (NDOT) right-of-way or easements, intended to be vacated, encumber the property.
8. Each Final Map by the Master Developer shall grant all Traffic Signal Chord Easements, Streetlight Easements, Public Drainage Easements, and Public Sewer Easements and any other public easements for locations of public facilities that are not within the public right of way concurrent with a Final Map that includes areas where these easements are required. Easements across common lots shall be granted for access and public infrastructure to support individual "Pod" development concurrent with each Final Map that proposed to create "Pod" developments.
9. Each new driveway or proposed access point on to Village Street shall be required to have a Site Visibility Restriction Zone (SVRZ) Analysis performed per American Association of State Highway and Transportation Officials (AASHTO) Standards prior to receiving approval for each access point. SVRZs shall be shown on all individual "Pod" developments. Restriction for items allowed within SVRZ shall be: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained". Boundaries of the Sight Visibility Restriction Zones on Village Streets must be approved by the City Traffic Engineer.
10. A minimum two lanes of asphalt pavement on all village streets providing the main access to Designated Builder Parcels and a working sanitary sewer connection shall be provided prior to a final inspection of any dwelling units within this Tentative Map. Phased construction by the Master Developer of required Village Streets shall conform to the requirements within the Development Agreement Section 3.04(c).

11. As required in the approved Master Traffic Study Update, provide far side bus turnouts on Log Cabin Way both eastbound and westbound at O'Hare Way and Sunbridge Pointe Way. Provide an exclusive right turn lane on eastbound Log Cabin Way at N Skye Canyon Park Dr with a minimum of 150 feet of storage. Provide an exclusive right turn lane on westbound Log Cabin Way at Sky Pointe Drive with a minimum of 100 feet of storage; this turn lane may be combined with the bus turnout required on the northwest corner of Log Cabin Way and O'Hare Way.
12. Comply with the requirements of the approved Master Drainage Plan. Technical updates may be required prior to development of subsequent subdivisions.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No additional deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Final Map. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

This action by the Planning Commission on **July 23, 2019** is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **July 30, 2019**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required seven day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Eric McCammond
Sr. Management Analyst
Case Planning Division

EM:nl

TMP-76718 [PRJ-76498] - Page Four
July 24, 2019

cc:

Mr. Robert Flaxa
SE East Landco, LLC
9275 W. Russell Road, Ste. 400
Las Vegas, Nevada 89148

Mr. Robert Flaxa
East of 95 LLC
9275 W. Russell Road, Ste. 400
Las Vegas, Nevada 89148

Ms. Alysha Harris
Slater Hanifan Group
5740 S. Arville Street, Ste. 216
Las Vegas, Nevada 89118