



**Update to the
Technical Drainage Study
for**

***PUBLIC STORAGE -
SUMMERLIN PHASE II***

Date Prepared:
April 2025

Prepared for:
PS Mountain West, LLC
701 Western Ave
Glendale, CA 91201
949.413.9696

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: Public Storage - Summerlin Phase II Date: April 2025

Location of Development: a) Descriptive (Cross Streets) North/South: Desert Crossing Court
 East/West: Center Crossing Road

b) Section: 19 Township: 20S Range: 60E

c) APN : 138-19-419-020

Name of Owner: Public Storage

Telephone No.: 949.413.9696 Fax No.: n/a E-Mail Address: jpait@publicstorage.com

Address: 701 Western Ave, Glendale, CA 91201

Contact Person-Name: Rachael R. Dennis, P.E. Telephone No.: 702.734.5666

* E-Mail Address: Rachael.Dennis@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: +/- 6.22 ac Being Developed/Disturbed: +/- 6.22 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: +/- 7.11 ac

6. Has the site drainage been evaluated in the past? YES NO If yes, please identify documentation: Summ V8 CDS; Crossings Bus Cntr PHVII; Equinox Facility PHI; Nevada St Dev; JMA Arch.; Desert Crossing; Summ Pkwy Chnl; Pkwy West Office Pk

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

1) CCRFCD Facility APSP 0069; & 2) Desert Crossing Court

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

Engineer's Seal 4/10/25

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

Local Entity File No. _____

REFERENCE: STANDARD FORM 1

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		July 6, 2023
TO: Land Development Services Department of Building & Safety		FROM: <i>AW For</i> Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT: Drainage Study for: Public Storage – Summerlin Phase II		COPIES TO: Kimley Horn Associates
Cross Streets:	NWC Center Crossing Rd & Desert Crossing Rd	Public Storage
File Number:	F:\Depot\DSMemos\DS5666C.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-19-419-016 & 138-19-419-018 & 138-19-419-019	CCRFCD
Zoning Action:	21-0793-CRG1	NDOT
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	3/30/2023	4/19/2023	Not Approved	\$400.00	5204130: \$400
2 nd Submittal	5/31/2023	6/12/2023	See Comments Below	\$400.00	5296442: \$400
CCRFCD Concurrence received	7/6/2023	n/a		n/c	
TOTAL FEES (LDDRS):				\$800.00	----

REMARKS:

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. The project proposes to construct facilities and/or increase flows within *Nevada Department of Transportation* (NDOT) right-of-way (Summerlin Parkway). The engineer must contact NDOT for concurrence or encroachment permit for the proposed project prior to the final approval of the drainage study.

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/nw

T/R/S: T20S/R60E/19

AREA L-19



JOE LOMBARDO
Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION
1263 S. Stewart Street
Carson City, Nevada 89712

TRACY LARKIN THOMASON, P.E.
Director

February 27, 2024

C019
Rachael R. Dennis, P.E.
Kimley Horn
6671 Las Vegas Blvd South #320
Las Vegas, NV 89119

TECHNICAL DRAINAGE STUDY.636
Public Storage – Summerlin Phase II
SR 613 MP 1.32
Clark County

Dear Ms. Dennis

The Nevada Department of Transportation (NDOT) Hydraulics Section has received and reviewed the following document(s) for the above-referenced project.

Document:	Dated:
TDS Public Storage Summerlin Phase II	03/2023
Addendum to TDS Public Storage Summerlin Phase II	05/2023
CLV Letter	06/2023
Drainage Information Form	06/2023

The drainage design information presented in the reviewed document(s):

X	is acceptable in concept. Final Hydraulic Division approval will be based on review of final design documents submitted with the NDOT Right-Of-Way Occupancy Permit application that must be submitted for this project.
	is acceptable in concept. Final Hydraulic Division approval will be based on review of final design documents submitted with the NDOT Right-Of-Way Occupancy Permit application that must be submitted for this project. The following comments should be addressed with the permit application:
	must be supplemented or modified to satisfy the following comment(s) before preliminary Hydraulic Division approval can be granted:

All submittals regarding this project must be forwarded through (or copied to) the local NDOT District permitting office. All pertinent drainage design documents (including those previously submitted for preliminary review) must be submitted to the local NDOT District permitting office with the Right-Of-Way Occupancy Permit Application. All plans and reports must be signed and stamped by a Nevada registered civil engineer.

No liability is assumed by the Department in performing this review. Verification and acceptance of all background information, design data and conclusions is the responsibility of the consulting engineer.

Please email me at ashley.fleming@dot.nv.gov should you have any questions.

Sincerely,



Ashley Fleming, P.E.
Hydraulics Division
Nevada Department of Transportation

AF

cc: Mike Alameda, Associate Engineer Right of Way Carson City
Abid Sulahria, PE, Assistant District Engineer
Martin Strganac, PE, Assistant District Engineer
Gabriel Nunez, Staff 1, Associate Engineer
Tracy Geter, Supvr1, Associate Engineer
Jaime Hovietz, District I Permits
James Ragan, PE, District I Permits
Joselio Ramirez, PE, Principal Hydraulic Engineer
Rachael Dennis, P.E., Kimley Horn (rachael.dennis@kimley-horn.com)



April 10, 2025

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

RE: *Update to the Technical Drainage Study for Public Storage – Summerlin Phase II (DS5666C)*

Dear Mr. Sung,

Attached is one (1) copy of the *Update to the Technical Drainage Study for Public Storage - Summerlin Phase II* for your review. This letter certifies that all items provided on the electronic submittal (CD) match the paper version bound into the study.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (702) 734-5666 or rachael.dennis@kimley-horn.com should you have any questions or concerns.

information.

Sincerely,

A handwritten signature in black ink that reads "Rachael R. Dennis". The signature is written in a cursive, flowing style.

Rachael R. Dennis, P.E

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April 10, 2025

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

RE: Update to the Technical Drainage Study for Public Storage – Summerlin Phase II (DS5627)

Dear Mr. Sung,

The purpose of this letter is to serve as an **Update** to the subject project. The *Technical Drainage Study for Public Storage - Summerlin Phase II* (hereinafter referred to as **TDS**) was approved by CLV on July 6, 2023 with NDOT Concurrence on February 27, 2024. Pertinent reference material has been included in **Appendix C**. The **Update** included herein, is intended to supersede data contained in previous studies.

Since approval of the **TDS**, onsite grading north and east of Building B has been revised. Additionally, onsite drop inlets and storm drain systems have been revised to accommodate underground utility conflicts and the firetruck curbline radius. The proposed revisions include:

- The longitudinal slope and grading for onsite Sections **ON2-A1** and **ON3-A1** were revised. Refer to the revised hydraulic summary tables on **Figure PRO** in **Appendix A**. A copy of the normal depth calculation has been included in **Appendix B**.
- Due to an existing waterline conflict and existing surveyed inverts, the inverts for **DI#3** and downstream manhole elevation was revised and the WSPG model was updated accordingly (**LAT2.WSW**) in **Appendix B**. Due to an existing waterline conflict and existing surveyed inverts, the location and inverts for **DI#4** and downstream manhole elevations were revised and the WSPG model was updated accordingly (**LAT3.WSW**) in **Appendix B**. Note that the HGL has been designed to be at least 1-foot below existing finished grade. All proposed facilities have been shown on **Figure WSPG** in **Appendix A** and the plans included in **Appendix D**.
- Four (4) inch PVC foundation drains have been added to the plan set. Note that these will convey only nuisance flows and will not adversely impact the proposed storm drain systems.
- In order to accommodate the firetruck turn radius, the curbline adjacent to **EX DI#4** near the northwest corner of **Building B** was revised. As a result, the existing drop inlet and concrete apron will be removed and the existing 18" RCP storm drain lateral will be plugged and capped. Please note that the approved **TDS** shows the inlet and lateral as nuisance. The existing inlet was designed to convey more flows in the interim condition, but with construction of the Phase II Building, it only collects nuisance flows; therefore, removal of the existing drop inlet will not have an adverse impact on the proposed site development.

Refer to the **Improvement Plans** in **Appendix D** for the revised grading and storm drain changes. The proposed project generally maintains existing drainage patterns, the proposed buildings meet finished floor criteria, and is in general conformance with the approved **TDS**. The methodologies and calculations presented in this report are in compliance with the *CCRFCD Hydrologic Criteria and Drainage Design Manual* (Manual).

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) 734-5666 or rachael.dennis@kimley-horn.com should you have any questions.

Sincerely,



Rachael R. Dennis, P.E.



Kevin Hurtado, Analyst

LIST OF APPENDICES

Appendix A – Documents & Figures

- PRO Proposed Condition Basin Map
- WSPG WSPG Exhibit

Appendix B – Hydraulic Calculations

- Normal Depth Calculations – Onsite
- WSPG Model
 - PStorage Lateral 2 (LAT2.WSW)
 - PStorage Lateral 3 (LAT3.WSW)

Appendix C – Reference Materials

- *Technical Drainage Study for Public Storage – Summerlin Phase II (May 2023)*

Appendix D – Improvement Plans

Appendix E – Data CD