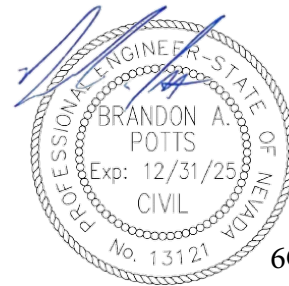


Addendum #2 to the Technical Drainage Study Update
for
Commercial Center (W. Deer Springs Way)
DS5874

October 2025



6OCT25

Prepared for:
DC Building Group
101 E Warm Springs Road
Las Vegas, NV 89119

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Commercial Center W. Deer Springs Way & N. Riley St (UP1ADD1) Date: October 2025

Location of Development: a) Descriptive (Cross Streets) North/South: Riley Street

East/West: Deer Springs

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

c) APN : 125-20-710-006

Name of Owner: Deer Springs Land LLC; Developer: DC Building Group c/o Shawn Danoski

Telephone No.: (702)434-9991 Fax No.: _____ E-Mail Address: shawnd@buildwithdcbg.com

Address: 101 E Warm Springs Road, Las Vegas, NV 89118

Contact Person-Name: Brandon Potts Telephone No.: (702) 279-3576

* E-Mail Address: bap@civilworksonline.com Fax No.: _____

Firm: CivilWorks, Inc.

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

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	<input type="checkbox"/>	

1. Total Owned Land Area: At Site: 3.27-acres Being Developed/Disturbed: 3.27 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.): Commercial

5. Approximate upstream land area which drains to the subject site: 0

6. Has the site drainage been evaluated in the past? YES NO If yes, please identify documentation: DS3031

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Site drains southeast to Riley Street

8. Briefly describe your proposed schedule for the subject project: Single Phase (ASAP)



6OCT25

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

Local Entity File No. _____

REFERENCE:

STANDARD FORM 1



CITY OF LAS VEGAS

MINIMUM DRAINAGE STUDY CRITERIA STANDARD FORM 2 CHECKLIST SUPPLEMENT

(Revised 5/18/11)

The following checklist is intended as a supplemental guide for the engineer preparing a Technical Drainage Study submittal to the City of Las Vegas. This supplement focuses on requirements specific to the City of Las Vegas. The requirements presented are in addition to the Clark County Regional Flood Control District (CCRFCD) Manual Standard Form 2. The listed items are the minimum information required prior to the City performing a review. The engineer will remain responsible to ensure the Technical Drainage Study is prepared within the guidelines as set forth in the CCRFCD Hydrologic Criteria and Drainage Design Manual (Design Manual).

An appointment must be made to preview this checklist in conjunction with CCRFCD Standard Form 2 prior to the City accepting a new drainage study for review. The engineer must contact the Flood Control Section at (702) 229-6541 to schedule a submittal appointment.

If items are not applicable for the subject site, provide N/A.

I. GENERAL REQUIREMENT		
Yes	No	
	N/A	A notarized letter from the adjacent property owner(s) allowing off-site grading. (A copy of the letter must be received prior to final acceptance of the drainage study.)
X		Copies of all conditions of approval for development related to this property. (e.g. zoning, use permit, tentative map, etc.) Verify compliance with conditions.
X		An electronic copy of the complete submittal is required to be submitted with one original hard copy of the study. Electronic documents should be on a universal computer-readable digital output device replicating your submittal. An Indexed Portable Document Format (PDF) or Print Ready CAD file formats with a minimum of 300dpi are the desired formats. If figures are in color, they must be scanned in color and saved as a separate file. _____ by initial here, the engineer on record acknowledges that the electronic copy is an identical replicate of the original hard copy submitted to the City of Las Vegas.

II. GRADING PLAN INFORMATION		
Yes	No	
X		(1) 24" X 36" copy of the Grading Plan, (including all Detail Sheets) sealed by the engineer.
X		Proposed future and existing spot grades for top of curbs and street crowns at lot lines, grade breaks, and along curb returns on both sides of the street. Note: Proposed top of curb elevations must be provided for both sides of roadways even if only half street construction is required.
X		Label existing topography at a minimum 5 foot elevation interval including adjacent developments, finished floor elevations of existing buildings and top of existing curbs extending 100 feet around the perimeter of the site. (*Measured from the centerline of the adjacent roadway.)

CITY OF LAS VEGAS MINIMUM DRAINAGE STUDY CRITERIA CHECKLIST

II. GRADING PLAN INFORMATION		
Yes	No	
	N/A	Proposed on-site and off-site storm drains and other flood control facilities with plan and profile sheets for public storm drains showing the class of pipe, (Class III, IV, V, etc.), design hydraulic grade line, (HGL) and 100 year storm flow. A public drainage easement must be provided over on-site storm drains conveying off-site flows. An overflow path must be provided over all storm drains.
X		All existing and "to be constructed" walls with cross-sections showing wall type, (e.g. block wall, retaining wall, flood wall, etc.), with limits clearly defined, adjacent ground elevations. Wall heights must meet current ordinances and in no case exceed 14 feet above the adjacent property.
X		Street slopes for both interior and perimeter streets. Note: The minimum slope for a roadway is 0.4 percent, a minimum 18-inch storm drain must be provided where minimum slopes cannot be met.
	N/A	Back of lot elevations and lot drainage pattern for all lots including common lots.
	N/A	Sites with a grade difference two feet above or below existing ground are required to have approval from City of Las Vegas Current Planning. Current Planning approval is required prior to final approval of the drainage study.
	N/A	On-site facilities must perpetuate flows through or around the site without significantly impacting adjacent property owners. (The project must pass flows through the site every 600 feet where the project is blocking flow paths.)
	N/A	This project uses a solid grouted stem wall (or approved alternate) at the back of sidewalk to provide erosion protection for landscaped areas where the depth of flow in the roadway exceeds the back of walk elevation. A corresponding cross-section detail is included.
X		Commercial and Common Lot Landscape areas are not allowed to drain over the sidewalk. The grading plans show flow lines with grades and sidewalk under drains for all landscape areas draining to the public ROW.

III. Local Entity Criteria - City of Las Vegas – Manual Section 1600		
Yes	No	
X		Concrete valley gutters are required in parking lots with slopes less than 1 percent. Slopes through cul-de-sac must be at a 1 percent minimum where flow is drained through the cul-de-sac.
	N/A	Ten-foot wide public drainage easements to be privately maintained are allowed for flow less than 20 cfs. The depth of flow entering the easement must be checked using the submerged weir calculation.
	N/A	The limits of the flood zones and the base flood elevations (BFE) must be shown on all grading plans for all developments within a Special Flood Hazard Zone A, AO, AE, etc.
X		Minimum finish floor elevation is 6 inches above highest adjacent top of curb. Finish floor calculations must include allowances for super elevations on curves and velocity head for tee intersections.
	N/A	Finished floor elevations for buildings adjacent to public drainage easements must be a minimum of 18 inches above the Q100 weir of submerged weir elevation, whichever is greater.

CITY OF LAS VEGAS MINIMUM DRAINAGE STUDY CRITERIA CHECKLIST

III. Local Entity Criteria - City of Las Vegas – Manual Section 1600		
Yes	No	
	N/A	Lots with “B and C Type Drainage” that drain from one lot to another through a drainage easement shall be required to install an underground nuisance drainage system or a 2-foot valley gutter. 16” x 24” minimum block wall openings are required for both options.
	N/A	Bubblers are required across 80 foot and greater ROW streets. When flows exceed 10 cfs, bubblers larger than 18 inches will be required up to a maximum of 36”. Inlets must be sized to match the pipe size provided.

- Contact the Flood Control Section regarding the drainage study review fee. These fees are payable at the time of submittal.
- The Drainage Study must be conditionally approved prior to submitting improvement plans to the Civil and Planning Development of the Department of Building and Safety for review.

This document is intended as an **aid** in preparing Technical Drainage Studies for the City of Las Vegas. Each study submitted is reviewed for compliance with local and regional criteria. This form is not intended to be all-inclusive and does not limit the extent of the information, calculations or exhibits which may be necessary to properly evaluate the intended land use.

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: August 21, 2025
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Stanley Fong, P.E. Flood Control Sr. Eng. Associate Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
	Commercial Center (W. Deer Springs Way)	Civil Works, Inc.
Cross Streets:	W Deer Springs Way & N. Riley St	DC Building Group
File Number:	F:\Depot\DSMemos\DS5886B.doc	Lucien Paet, P.E., DevCo
Parcel Number:	125-20-710-010, 125-20-710-011	
Zoning Action:	25-0130-SDR1	
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	7-9-2025	7-23-2025	See Comments Below	\$400	6312007: \$400
2 nd Submittal	8-8-2025	8-21-2025	See Comments Below	\$400	6353222: \$400
TOTAL FEES (LDDRS):				\$800	----

REMARKS:

Update to previously approved DS3031 Montecito Town Center

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 driveway along Deer Springs Way is not appropriately elevated 6 inches above the 100 year water surface elevation. The high point at 48.41TC should be extended to the east side. There should also be a high point in the east side curb between the 3-ft valley gutter and the 8-ft valley gutter. Revise for the next submittal. Verify the change in elevations from 48.41' TC to 47.63' TC?
2. Building 'B' finished floor elevation on the west side needs to be elevated at least twice above the depth of flow of the Private Drive. Revise for the next submittal.
3. Verify and remove south curb opening (42.38TC) next to the BMP swale along Riley Street?
4. Update the Stormwater Management Notes to City of Las Vegas version. Sheet C2 was not included with 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
SF

T/R/S: T19S/R60E/S20
AREA G20

October 3, 2025

City of Las Vegas
Department of Flood Control
495 S. Main Street
Las Vegas, NV 89101

**Subject: Addendum #2 to the Technical Drainage Study Update for Commercial Center W. Deer Springs Way & N. Riley Street – DS5874
(Previously Approved DS3031 aka Montecito Town Center)**

This Addendum #2 to the Technical Drainage Study Update will serve to address the following plan review comments received on August 21, 2025:

Comment 1: The driveway along Deer Springs Way is not appropriately elevated 6 inches above the 100 year water surface elevation. The high point at 48.41'TC should be extended to the east side. There should also be a high point in the east side curb between the 3-ft valley gutter and the 8-ft valley gutter. Revise for the next submittal. Verify the change in elevations from 48.41'TC to 47.63'TC.

Response 2: The high point of 48.41'TC has been extended to the eastern curb of the northern driveway. In addition, the change in elevations along the western curb has been verified. Please see the revised Improvement Plans.

Comment 2: Building 'B' finished floor elevation on the west side needs to be elevated at least twice above the depth of flow of the Private Drive. Revise for the next submittal.

Response 2: Since the finish floor elevations can not be adjusted and elevated, the walls of the building will be flood-proofed and flood gates will be provided at the doors. Architectural details of the flood wall and the added flood gates have been provided on the Grading Plans and Detail Sheets.

Comment 3: Verify and remove south curb opening (42.38'TC) next to the BMP swale along Riley Street.

Response 3: The south curb opening next to the BMP swale at 42.38'TC has been removed.

Comment 5: Update the Stormwater Management Notes to City of Las Vegas version. Sheet C2 was not included with the last submittal.

Response 5: The Stormwater Management Notes have been revised to the City of Las Vegas version and Sheet C2 provided. See revised Improvement Plans.

If you have any questions or require additional information, please do not hesitate to contact me at (702) 279-3576.

Respectfully,

CivilWorks, Inc.

Brandon A. Potts, P.E.