

DS #: 3929

APN: 126-24-610-001 & -002; -701-002 & -003

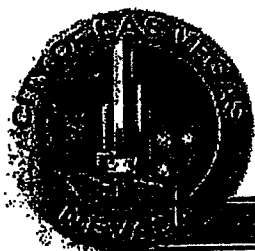
Providence POD 123A & 123 B - Physics

PROJECT: I & III - update #2

SUBMITTAL: 6th

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS			DATE:
INTER-OFFICE MEMORANDUM			October 3, 2012
TO: Land Development Services Department of Public Works			FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:		COPIES TO:
	Providence POD 123A & 123B – Phases II & III – Update #2		Slater Hanifan Group
Cross Streets:	SWC of Egan Crest Way & Dorrell Lane		Pardee Homes
File Number:	F:\Depot\DSMemos\DS3929E.doc		Bart Anderson, P.E., DevCo
Parcel Number:	126-24-610-001 & -002; -701-002 & -003		CCRFC
Zoning Action:	TMP-7350; SDR-6201 & VAC-6203		CCDDS
FEMA Flood Zone	YES	NO X	CCPW
Proposed Storm Drain	YES	NO X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
Phase 1 (Models) Submittal History – DS3835, DS3835-1 & DS3835-2					
1 st Submittal	6/13/2005	6/27/2005	Not Approved	\$400.00	23725: \$400
2 nd Submittal	8/08/2005	8/26/2005	Conditional Approval	\$400.00	27274: \$400
3 rd Submittal	10/6/2005 & 10/24/2005	11/07/2005	CCRFC & CCDDS Concurrence	N/C	N/C
4 th Submittal Update #1	11/14/2005	11/28/2005	Conditional Approval for Update #1	\$400.00	33334: \$400
5 th Submittal	12/29/2005	2/2/2006	CCRFC Concurrence	N/C	N/C
No DS Memo Issued	3/8/2006	3/8/2006	CCDDS Concurrence for Update #1	N/C	N/C
6 th Submittal Update #2	3/23/2006	4/6/2006	Conditional Approval for Update #2	\$100.00	42194: \$100
7 th Submittal	4/12/2006	4/12/2006	CCPW Concurrence	N/C	N/C
Phases II & III Submittal History – DS3929					
1 st Submittal	11/29/2005	12/14/2005	Not Approved	\$400.00	34236: \$400
2 nd Submittal	1/11/2006	1/26/2006	Not Approved	\$400.00	36733: \$400
3 rd Submittal Supplement	2/07/2006	2/27/2006	Condition Approval	N/C	N/C
Revised memo		3/14/2006	Not Approved	N/C	N/C
4 th Submittal Update #1	3/17/2006	4/7/2006	Conditional Approval for Update #1	\$400.00	\$400.00
5 th Submittal	4/12/2006	4/12/2006	CCPW Concurrence	N/C	N/C
6 th Submittal	10/2/2012	10/3/2012	See Comment Below	N/C	N/C
TOTAL FEES (LDDRS):				\$2,500.00	----

REMARKS:

6th Submittal: Update #2 to Lower the F.F. elevation of Lot 131 by 6" from 2897.4 to 2896.9

4th & 5th Submittals: Update to revise Finish Floor Elevation of Lots 148 & 172 in Phase II; Lots 13-28, 49-53, 149-155 and 168-171 in Phase III

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 concurrence.

1. Phase II: Sheet G-3: Show the addition of a drop inlet and storm drain at the intersection of *Deer Springs Way* and *Egan Crest Drive* as proposed in the revision of Phase I.
2. Phase III: Sheet G-5: Show the addition of a drop inlet and storm drain at *Bath Drive* as proposed in the revision of Phase I.

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

cld/cld/cld

T/R/S: T19S/R59E/24
AREA F-24

RAH1001.001

October 2, 2012

Albert Sung
City of Las Vegas
Flood Control Department
333 S. Rancho Drive
Las Vegas, NV 89101

Rec'd: 10/2/12
DS 3929-2
F-24
N/C

SUBJECT: Providence POD 123 Phase 3 – Lot 131 FFE Adjustment

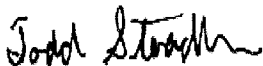
On behalf of our client Richmond American Homes, we respectfully submit this drainage study supplement to address the Finished Floor Elevation (FFE) on Lot 131. The driveway location on Lot 131 is on the low side of the lot to allow the proposed house to fit with the intrusion of the cul-de-sac. With the driveway at the low side the driveway slope is steeper than if positioned at the high side. In this particular case, the driveway exceeds the maximum allowable 14% as defined in the Cliffs Edge Design Guidelines. To mitigate this problem, we are proposing to lower the FFE by six inches to allow the slope to be reduced below the 14%.

By reducing the FFE by 6 inches, the FFE (2896.9) remains at least 6 inches above the highest adjacent top of curb elevation (2895.67).

Should you have any questions or require additional information, please call me at 284-5300.

Sincerely,

Slater Hanifan Group, Inc.



Todd Steadham, PE
Associate

HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL

DRAINAGE STUDY INFORMATION FORM

Name of Development: Supplement to Providence Pod 123A & 123B, Phase III Date: October 2012

Location of Development: a) Descriptive (Cross Streets) North/South Egan Crest Way East/West Dorrell Lane
b) Sect. 24 Twn. 19 S Rng. 59 E

Name of Owner: Richmond American Homes Assessors Parcel No: 126-24-612-036

Telephone No.: (702) 617-8400 Facsimile No.: (702) 617-8499

Address: 7770 S. Dean Martin Drive, Suite 308 Las Vegas NV 89139

Contact Person Name: Todd Steadham Telephone No: (702) 284-5300

Firm: Slater Hanifan Group

Address: 5740 S. Arville Street, Suite 216; Las Vegas, NV 89118

Type of Land Development/Land Disturbance Process:

- | | | |
|---|--|---|
| ☐ Rezoning | ☐ Subdivision Map | ☐ Clearing and Grading Only |
| ☐ Parcel Map | ☒ Planned Unit Development | ☐ Other (Please specify below) |
| ☐ Large Parcel Map | ☐ Building Permit | |

1. Total Owned Land Area: At Site: 57.4 +/- AC Being Developed/Disturbed: All

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.): Residential

5. Approximate upstream land area which drains to the subject site? 40 +/- Acres

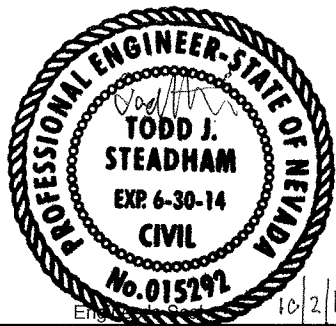
6. Has the site drainage been evaluated in the past? ☒ YES ☐ NO If yes, please identify documentation:

Cliffs Edge Master Drainage Study by VTN, Cliffs Edge Infrastructure Phase II by VTN

Providence Pod 123A and 123B, Phase 1 by SHG.

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site:
Egan Crest north of Deer Springs (2 locations) and Bath Drive (1 location)

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.

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

Local Entity File No.

Revision	Date

REFERENCE:

SHG Job # RAH1001-001

STANDARD FORM 1

Albert Sung

From: Todd Steadham [tsteadham@shg-inc.com]
Sent: Tuesday, October 02, 2012 10:17 AM
To: Albert Sung
Cc: David Guerra
Subject: RE: Providence Highgate Ph 3
Attachments: 121002 RAH1001-001 Lot 131 FFE Justification.pdf; 121002 RAH1001-001 Highgate SF1.pdf

Good Morning Albert,

See attached letters. These are coming your way this morning along with the marked up grading plan.

Please let me know if you have any questions.

Thanks-

Todd Steadham, P.E., LEED AP
Associate

SLATER HANIFAN GROUP

"The Benchmark of Our Profession."

LAS VEGAS

5740 S. ARVILLE STREET #216
LAS VEGAS, NEVADA 89118
PHONE: (702) 284-5300
FAX: (702) 284-5399
www.shg-inc.com

PHOENIX

11801 N. TATUM BLVD. #124
PHOENIX, ARIZONA 85028
PHONE: (602) 687-9664
FAX: (602) 687-9693

Any files contained within are to be used for information ONLY. Accuracy and/or design information to be verified from approved original plans. Use of electronic media is at the sole risk of the user.

From: Albert Sung [<mailto:YSung@LasVegasNevada.GOV>]

Sent: Monday, October 01, 2012 1:34 PM

To: Todd Steadham

Cc: David Guerra

Subject: RE: Providence Highgate Ph 3

Todd,

Is Lot 131 the only building to be lowered? A quick check of FF of Lots 132 to 135 reveals that the FF was uniformly set 1.67' above the corresponding high side TC which was the same situation with Lot 131. So I don't see Lot 131 was erroneously set too high.

It looks to me you want to lower the FF of Lot 131 which is the only lot, by six inches. To expedite the process, I need you to write an update letter explaining why the approved FF has to be lowered and yet the new elevation still meet the minimum criteria.

You can simply send me the letter with a SF1 and a revised grading plan. Since this is really simple, I will not charge you for review fee. Once I have the package, I'll finish the review by the same day. How's that?

Albert Sung, P.E.
City of Las Vegas

From: Todd Steadham [mailto:tsteadham@shg-inc.com]

Sent: Monday, October 01, 2012 11:57 AM

To: David Guerra; Albert Sung

Subject: Providence Highgate Ph 3

Hello Dave/Albert,

We found a Finished Floor Elevation that was erroneously set too high.

We would like to submit a revision to lower it to its correct elevation.

I assume that this wouldn't require a drainage study update. Especially, since we are ready to start construction next week.

Please confirm that this is just a simple plan revision (or not).

Thank you-

Todd Steadham, P.E., LEED AP
Associate

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FAX: (602) 687-9693

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TRANSMITTAL

To: Albert Sung
City of Las Vegas – Flood Control Dept.
333 S. Rancho Drive
Las Vegas, NV 89101

Date: October 2, 2012
Project No.: RAH1001.001

From: Todd Steadham

Subject: Providence POD 123 Phase 3

CC: Todd Steadham
CC: File
CC: _____

CC: _____
CC: _____
CC: _____

Transmitting Via:

- ☐ Mail
☒ Messenger / MDS
☐ Federal Express
☐ Pickup

For:

- ☒ Review & Comment
☐ Per your Request
☐ Information/File

Acknowledgement of Receipt:

- ☐ Not Required
☒ Acknowledgement Required
Received By: _____
Date: _____ Time: _____

Copies	Description
<u>1</u>	<u>24" x 36" Bond Copy – Sheet G-3</u>
<u>1</u>	<u>Justification Letter</u>
<u>1</u>	<u>Drainage Study Information Form</u>

Comments:

Signed: 
Talita Clark, Processor

TRANSMITTAL

To: Albert Sung
City of Las Vegas – Flood Control Dept.
333 S. Rancho Drive
Las Vegas, NV 89101

Date: October 2, 2012

Project No.: RAH1001.001

From: Todd Steadham

Subject: Providence POD 123 Phase 3

CC: Todd Steadham

CC: File

CC:

CC:

CC:

CC:

Transmitting Via:

- ☐ Mail
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For:

- ☒ Review & Comment
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☐ Information/File

Acknowledgement of Receipt:

- ☐ Not Required
☒ Acknowledgement Required

Received By: _____

Date: _____ Time: _____

Copies

Description

1

24" x 36" Bond Copy – Sheet G-3

1

Justification Letter

1

Drainage Study Information Form

Comments:

Signed: _____

Talita Clark

Talita Clark, Processor

TRANSMITTAL

To: Albert Sung
City of Las Vegas – Flood Control Dept.
333 S. Rancho Drive
Las Vegas, NV 89101

Date: October 3, 2012

Project No.: RAH1001.001

From: Todd Steadham

Subject: Providence POD 123 Phase 3

CC: Todd Steadham

CC: File

CC:

CC:

CC:

CC:

Transmitting Via:

- ☐ Mail
☒ Messenger / MDS
☐ Federal Express
☐ Pickup

For:

- ☒ Review & Comment
☐ Per your Request
☐ Information/File

Acknowledgement of Receipt:

- ☐ Not Required
☒ Acknowledgement Required

Received By: _____

Date: _____ Time: _____

Copies

Description

1

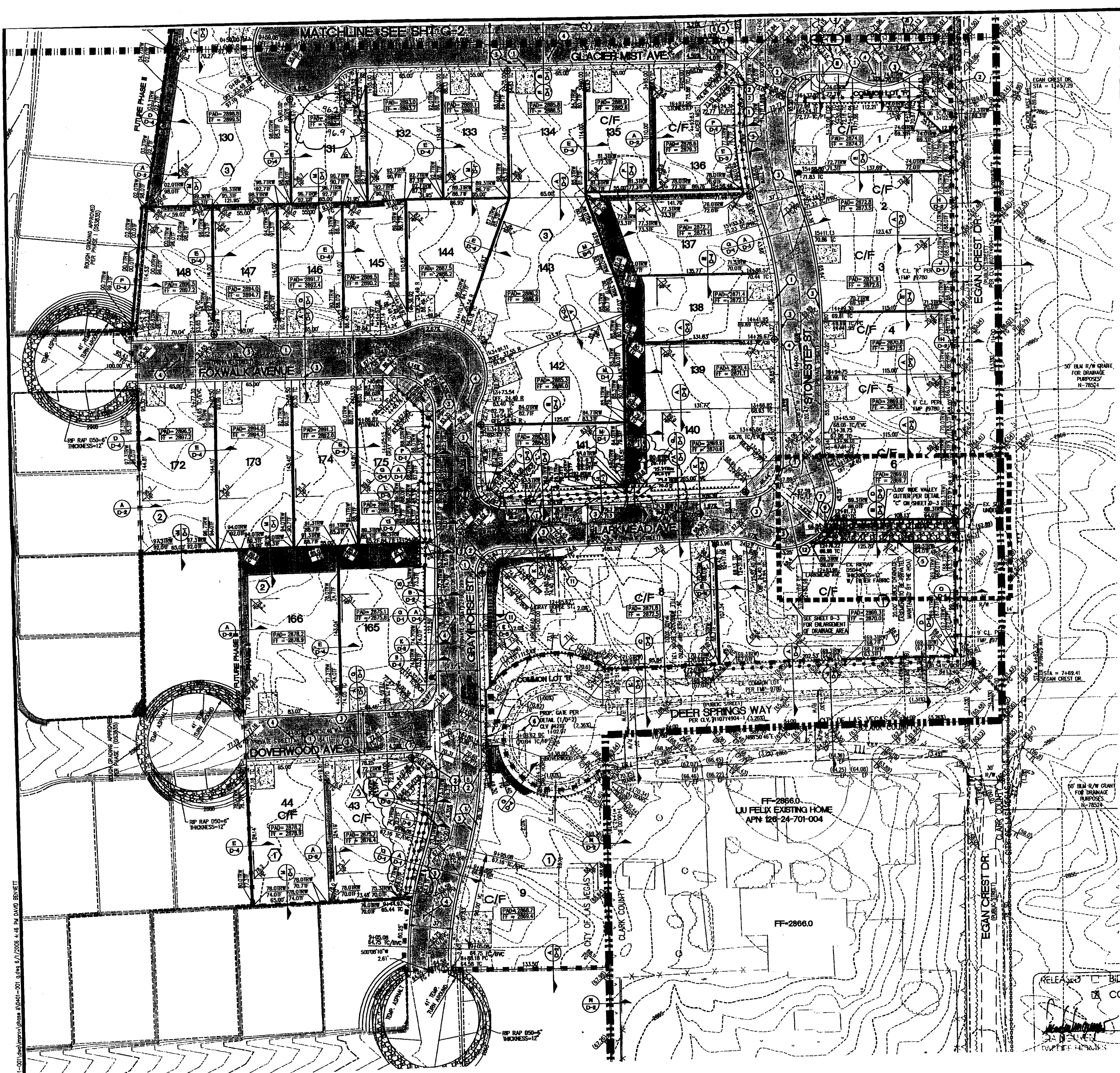
Drainage Study Information Form

Comments:

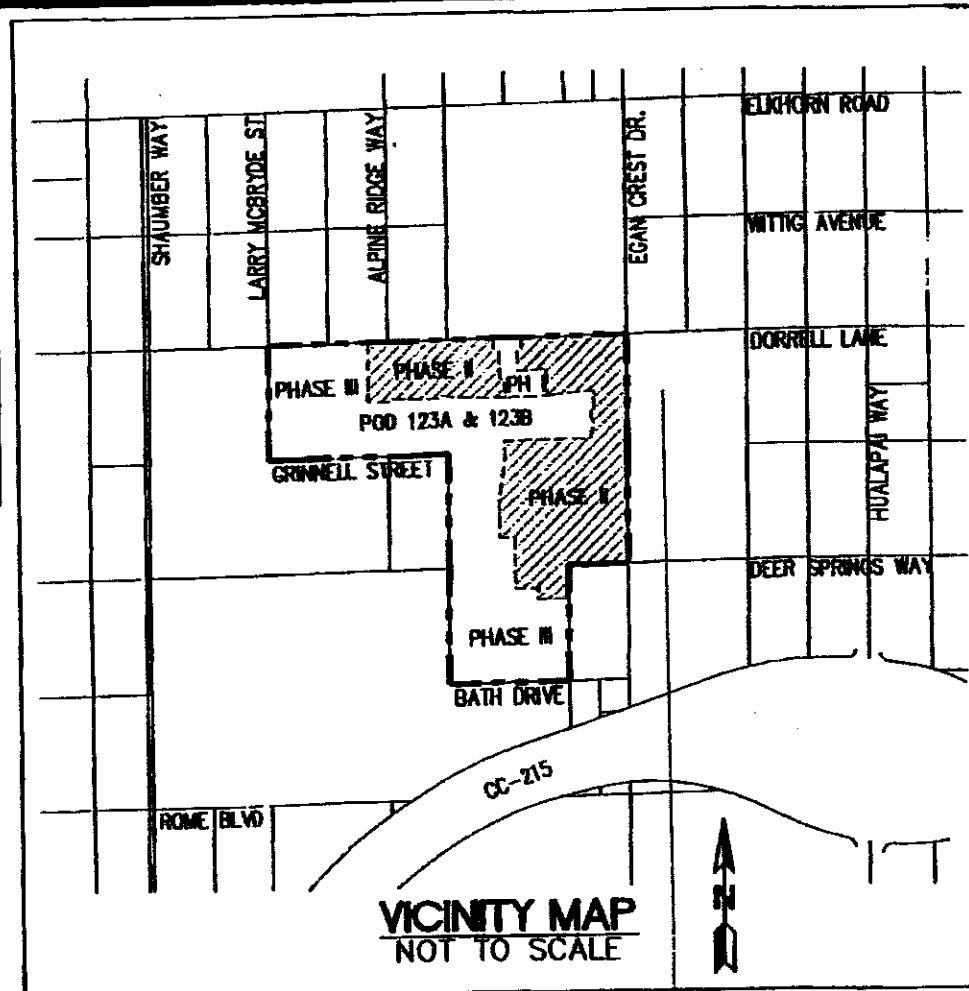
Signed: _____



Talita Clark, Processor



Call before you Dig
1-702-455-7511
1-702-228-6611



RAMP TRANSITION LENGTHS
(CASE 1, 1:12 SIDE SLOPE)

RAMP NO.	GRADE 1' TO 4'	GRADE 4' TO 6'	GRADE 6' TO 8'	GRADE 8' TO 12'
1	-6 TO -5.01	4.5'	21.5'	
2	-5 TO -4.01	4.5'	15.0'	
3	-4 TO -3.01	4.5'	12.0'	
4	-3 TO -2.01	4.5'	9.5'	
5	-2 TO 2	8.0'	8.0'	
6	2.01 TO 3	9.5'	4.5'	
7	3.01 TO 4	12.0'	4.5'	
8	4.01 TO 5	15.0'	4.5'	
9	5.01 TO 6	21.5'	4.5'	

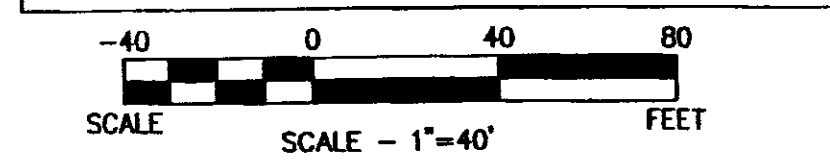
- CONSTRUCTION NOTES**
- CONSTRUCT 4" THICK 4" WIDE SIDEWALK PER COASD. #24.
 - CONSTRUCT SIDEWALK RAMP PER COASD. #235 CASE 1.
 - CONSTRUCT 1" TYPE CURB PER COASD. #216.
 - CONSTRUCT 2" AC ON 4" TYPE 1 A.B. ON 6" TYPE 1 OR NATIVE. SEE SECTION A AND B, SHEET D-2.
 - CONSTRUCT BLOCK WALL OPENING PER DETAIL "B" ON SHEET D-3.
 - SAW CUT AND TIE INTO EXISTING ASPHALT.
 - CONSTRUCT 8" VALLEY GUTTER PER COASD. #228.
 - CONSTRUCT "A" TYPE ISLAND CURB PER COASD. #219.
 - CONSTRUCT 1.5" WIDE CURB OPENING TO ALLOW FLOW THROUGH WHERE SHOWN ON PLANS.
 - 8" C&G SOLID GROUTED 3 COURSES ABOVE ADL GRADE (ENTIRE LENGTH OF SIDE YARD WALL).
 - 8" C&G SOLID GROUTED 3 COURSES ABOVE ADL GRADE (ENTIRE LENGTH OF SIDE YARD WALL).
 - CONSTRUCT REMOVABLE BOLLARDS PER DETAIL "C" ON SHEET D-4.

FEMA FLOOD ZONE DESIGNATION
THE PROJECT SITE IS LOCATED WITHIN A FEMA DESIGNATED ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). PER FIRM PANEL 33003C750-2, DATED 09/27/02.

BASIS OF BEARINGS
THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE FOUND AND FIELD MONUMENTS MARKING THE NORTHERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NE 1/4) OF SECTION 24, T19S, R9E, MEAL, CLARK COUNTY, NEVADA PER RECORD OF SURVEY BOOK 123, PAGE 32, CLARK COUNTY RECORDER'S OFFICE AS NORTH 89°45'40" EAST.

BENCHMARK
BENCHMARK NO. 66 STATION BLVD 1999MS
CITY OF LAS VEGAS RIVET AND ROUND PLATE IN CONCRETE CYLINDER, SOUTHEAST CORNER OF ELKHORN RD. AND CONCORDA ST.
ELEVATION = 854.59 METERS
2803.77 FEET
NAVD 88

- NOTES**
- ALL ON-SITE PRIVATE SHEETS ARE P.U.S., C.V. PUBLIC SEWER EASEMENTS AND PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED BY H.O.A.
 - ALL PERIMETER WALLS PER PROVIDENCE - POD 123, PHASE I IMPROVEMENT PLANS (CLV #1074904-1).
 - ALL ON-SITE EXISTING IMPROVEMENTS PER PROVIDENCE - POD 123, PHASE I IMPROVEMENT PLANS (CLV #1074904-1).
 - SEE DETAILS "B" AND "C" ON SHEET D-1 FOR OFFSET CROWN DEVIATION FROM STANDARDS.
 - CONSTRUCTION OF BLOCK WALLS REQUIRES A SEPARATE BUILDING PERMIT AND APPROVAL BY THE BUILDING DEPARTMENT.
 - SEE PLAN PROFILE SHEETS FOR CURVE DATA & CURVE DATA TABLE.



- LEGEND**
- RETAINING WALL (WITH SCREEN WALL)
 - DECORATIVE WALL (WITH RETAINING)
 - RETAINING WALL (WITHOUT SCREEN WALL)
 - STREET CENTERLINE
 - RIGHT OF WAY
 - EASEMENT LINE
 - FENCE LINE (WROUGHT IRON)
 - MAINTENANCE
 - BOUNDARY LINE
 - PHASE LINE
 - EXISTING 1' CONTOUR
 - PROPOSED 5' CONTOUR
 - PROPOSED 1' CONTOUR
 - PROPOSED FIRE HYDRANT
 - PROPOSED 2:1 SCARP AREA
 - LANDSCAPE EASEMENT
 - PROPOSED TOP OF CHANNEL
 - PROPOSED TOP OF CURB
 - PROPOSED EDGE OF PAVEMENT ELEV.
 - PROPOSED FLOW LINE ELEV.
 - PROP. MIN. TOP OF RETAINING WALL ELEV.
 - PROP. MAX. TOP OF FOOTING ELEVATION
 - PROPOSED HIGH POINT
 - PROPOSED LOW POINT
 - PROPOSED PAD ELEV.
 - PROPOSED FINISHED FLOOR ELEV.
 - EXISTING FINISHED FLOOR ELEVATION
 - EXISTING PAD ELEV.
 - EXISTING FINISHED FLOOR ELEV.
 - LOT NUMBER
 - PROPOSED TRANSITION LOT
 - PROP. DECORATIVE STREET LIGHT ASSEMBLY
 - PROP. 150 WATT STREET LIGHT ASSEMBLY
 - EXIST. 400 WATT STREET LIGHT ASSEMBLY
 - EXIST. 150 WATT STREET LIGHT ASSEMBLY
 - PROP. SIGHT VISIBILITY ZONE (SVZ) PER PER COASD NO. 201.2. (NO STRUCTURES OVER 24' ALLOWED WITHIN SVZ)
 - ALL CURB RETURN RADII ARE 20' UNLESS OTHERWISE NOTED.

FLOOD CERTIFICATION
I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED FLOOD STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THE SUBJECT PROJECT (DS3029).

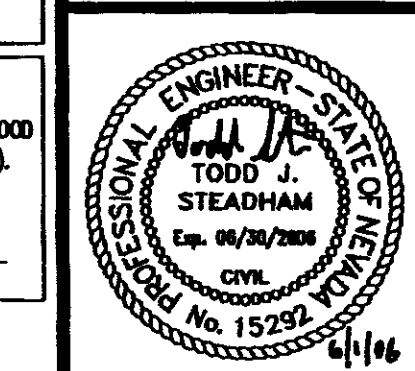
This grading plan is a part of drainage study #3929-2 which was received on 10/2/12 and App'd on 10/3/12. Page 1 of 1

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY
1	REVISED RETAINING WALLS	10/1/12	SL
2	REVISED DRAINAGE	10/1/12	SL

PARDEE HOMES OF NEVADA
PROVIDENCE - PODS 123A AND 123B, PHASE II
GRADING PLAN III

DATE: 06/01/06
DRAFTER: DMB
DESIGNER: DMB
CHECKED: TJS
PROJECT NO. PAR0401-001



G-3
SHEET 5 OF 28