

DS #: 4431

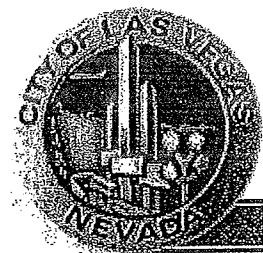
APN: 126-24-410-002

PROJECT: PROVIDENCE POD 307 - PHASE 2 - UPDATE

SUBMITTAL: 7TH

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: April 23, 2013
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: Providence POD 307 – Phase 2 - Update		COPIES TO: Slater Hanifan Group
Cross Streets:	NWC Centennial Pkwy. & Shaumber Road	Pardee Homes of Nevada
File Number:	F:\Depot\DSMemos\DS4431H.doc	Bart Anderson, P.E., DevCo
Parcel Number:	126-24-410-002	CCRFCD
Zoning Action:	TMP-38575 & WVR-38578	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	7/15/2010	7/28/2010	Not Approved	\$400.00	148851: \$400
2 nd Submittal	9/10/2010	9/24/2010	Conditional Approval	\$400.00	153300: \$400
CCRFCD	10/22/2010	10/26/2010	Concurrence Recv'd	N/C	N/C
3 rd Submittal	10/27/2011	11/3/2011	Approved	\$100.00	264896: \$100
4 th Submittal	2/13/2012	2/23/2012	Approved	\$100.00	274195: \$100
5 th Submittal	4/26/2012	5/2/2012	Approved	\$100.00	281760: \$100
6 th Submittal	12/4/2012	12/17/2012	Approved	\$100.00	303919: \$100
7 th Submittal	4/17/2013	4/23/2013	See Comments Below	\$100.00	316624: \$100
TOTAL FEES (LDDRS):				\$1,300.00	----

REMARKS:

7th Submittal: Update to revise the Finish Floor Elev. of Lot 28 (Phase 2) from 2957.5 to 2956.62

6th Submittal: Update to revise the Finish Floor Elevation of Lot 1 (Phase 2) from 2949.9 to 2949.2

5th Submittal: Update to revise the Finish Floor Elevation of Lot 64 (Phase 1) from 2941.5 to 2940.5

4th Submittal: Update to revise the Finish Floor Elevation of Lot 9 (Phase 2) from 2972.6 to 2972.3

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.

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 Amendment 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: Any proposed public drainage easement(s) within a residential subdivision must also be dedicated as a "COMMON LOT" to be owned and to be privately maintained by the Homeowners Association.

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



Recd: 4/17/13

DS4431-5

F-24
\$100-

PAR1002-002

April 11, 2013

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

SUBJECT: Providence POD 307 Phase 2 – Lot 28 FFE Adjustment

On behalf of our client Pardee Homes, we respectfully submit this drainage study supplement to address the Finished Floor Elevation (FFE) on Lot 28. The screen wall adjacent to the lot on the east was built at an elevation that does not accommodate lot drainage as shown per approved plans. The lot needs to be lowered approximately 0.88' to accommodate proper lot grading and drainage.

By reducing the FFE by 0.88', the FFE (2956.62) remains at least 6 inches above the highest adjacent top of curb elevation (2956.12).

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

Sincerely,

Slater Hanifan Group, Inc.

Kirby Adams, PE
Project Manager

DRAINAGE STUDY INFORMATION FORM

Name of Development: Providence Pod 307 Phase 2 – Update (Lot 28) Date: April 2013
 Location of Development: a) Descriptive (Cross Streets): North/South: Shaumber Road
East/West: Centennial Parkway
 b) Section: 24 Township: 19 S Range: 59 E
 c) APN: 126-24-410-002

Name of Owner: Pardee Homes of Nevada
 Telephone No.: (702) 614-1400 Fax No.: (702) 873-6881 E-mail Address: jim.jordano@pardeehomes.com
 Address: 650 White Drive Suite 100, Las Vegas, NV 89119

Contact Person – Name: Kylie Rowbury, P.E. Telephone No.: (702) 284-5300
 *E-mail Address: krowbury@shg-inc.com Fax No.: (702) 284-5399
 Firm: Slater Hanifan Group
 Address: 5740 S. Arville Street, Suite 216, Las Vegas, NV 89131

Type of Land Development/Land Disturbance Process:

<input type="checkbox"/> Rezoning	<input checked="" 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 type="checkbox"/> Building Permit	

1. Total Owned Land Area: At Site: 17 ± Acres Being Developed/Disturbed: All

2. Is a portion or all of the subject property located in a 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

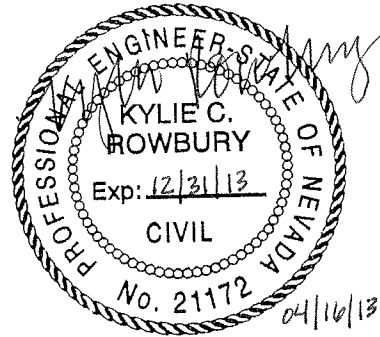
4. Proposed type of development (Residential, Commercial, Etc.): Residential

5. Approximate upstream land area which drains to the subject site: 160 ± Acres

6. Has the site drainage been evaluated in the past? Yes** No If yes, please identify documentation: Cliffs Edge Master Drainage Study, Cliffs Edge Infrastructure Phase II
Technical Drainage Study for Providence Pod 307 Phase 1 and Phase 2

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Centennial Parkway at the southeast corner of the proposed site

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

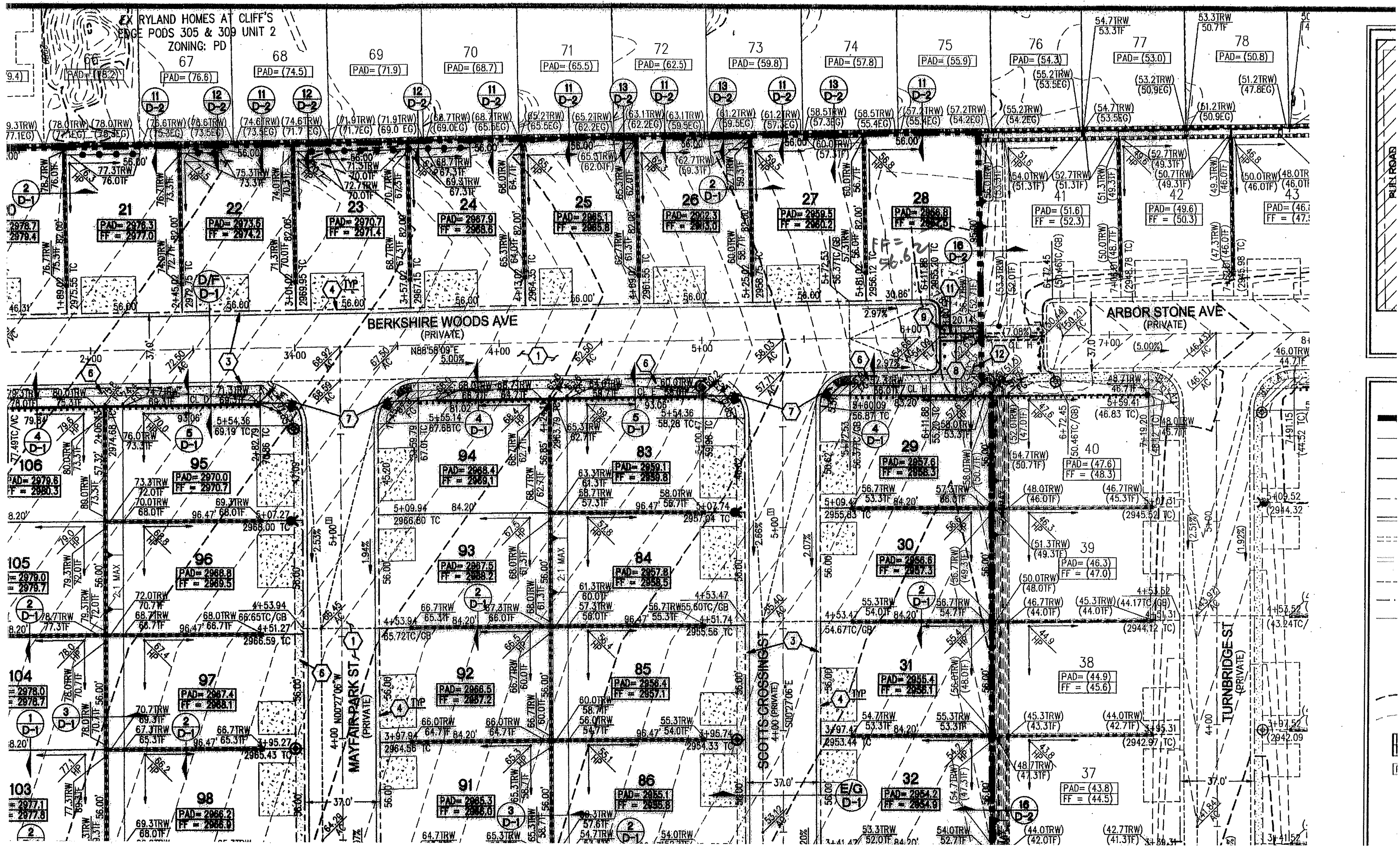


Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

*Newly Required Field
 **Review and concurrence of the Clark County Regional Flood Control District is required

Local Entity File No.	Revision	Date

REFERENCE: STANDARD FORM 1



EX RYLAND HOMES AT CLIFF'S
FENCE PODS 305 & 309 UNIT 2
ZONING: PD

BERKSHIRE WOODS AVE
(PRIVATE)

ARBOR STONE AVE
(PRIVATE)

MAYFAIR PARK ST
(PRIVATE)

SCOTT'S CROSSING ST
(PRIVATE)

TURNBRIDGE ST
(PRIVATE)

66 PAD=(78.2) 67 PAD=(76.6) 68 PAD=(74.5) 69 PAD=(71.9) 70 PAD=(68.7) 71 PAD=(65.5) 72 PAD=(62.5) 73 PAD=(59.8) 74 PAD=(57.8) 75 PAD=(55.9) 76 PAD=(54.3) 77 PAD=(53.0) 78 PAD=(50.8)

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