

DS #: 4001

APN: 8 125-26-801-012 & -802-014

PROJECT: STONEWATER (AKA ANN/MUSTANG)

SUBMITTAL: 7TH

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: January 26, 2011
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: Stonewater (A.K.A. Ann / Mustang) – Update #4			COPIES TO: Thomason Consulting Engineers
Cross Streets:	NWC of Ann Road & Mustang Road		Richmond American Homes
File Number:	F:\Depot\DSMemos\DS4001G.doc		Bart Anderson, P.E., DevCo
Parcel Number:	125-26-801-012 & 125-26-802-014		CCRFCD
Zoning Action:	TMP-18682; SDR-39474 & VAR-39475		CCPW
FEMA Flood Zone	YES	NO X	Kim Bush – Clark County Community Liaison
Proposed Storm Drain	YES	NO X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	5/4/2006	5/18/2006	Not Approved	\$400.00	44825: \$400
2 nd Submittal	6/28/2006 & 8/14/2006	8/28/2006	Conditional Approval	\$400.00	48555: \$400
3 rd Submittal	9/26/2006 & 10/20/2006	11/3/2006	Conditional Approval	\$400.00	54544: \$400
Supplement	2/27/2007	3/6/2007	Approved	N/C	N/C
4 th Submittal	6/11/2007	6/19/2007	Approved	\$100.00	71027: \$100
5 th Submittal	11/3/2010	11/17/2010	Approved	\$100.00	156852: \$100
6 th Submittal	12/10/2010	12/13/2010	Approved	\$100.00	159062: \$100
7 th Submittal	1/19/2011 & 1/26/2011	1/26/2011	See Comments Below	\$100.00	161106: \$100
TOTAL FEES (LDDRS):				\$1,600.00	----

REMARKS:

7th Submittal: Update #4 to revise inlet type and the detail of SDMH #6

6th Submittal: Update #3 to revise storm drain size and manhole type in Portage Lake Court

5th Submittal: Update to re-validate a previously approved drainage study with minor setback changes

4th Submittal: Update to revise Lot 8 and Lot 9 to front onto El Campo Grande Avenue

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.
	must have Clark County Department of Public Works 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: 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
ays

T/R/S: T19S/R60E/26
AREA G-26

**UPDATE #4 TO THE
TECHNICAL HYDROLOGY STUDY FOR
ANN/MUSTANG
(A.K.A. STONEWATER)**

CITY OF LAS VEGAS
TCE# 001-06062

Prepared for:
RICHMOND AMERICAN HOMES
7770 South Dean Martin Drive, Suite #410
Las Vegas, Nevada 89139

Prepared by:
TCE
3277 East Warm Springs Road, Suite 400
Las Vegas, Nevada 89120
(702) 932-6125
FAX (702) 932-6129

January 2011

☐ ☐ ☐ **THOMASON**
☐ ☐ ☐ **CONSULTING**
☐ ☐ ☐ **ENGINEERS**

DS 400/-4
#100
1/19/11
G-26

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☐C ☐☐ **CONSULTING**
☐E ☐☐☐ **ENGINEERS**

DRAINAGE STUDY INFORMATION FORM

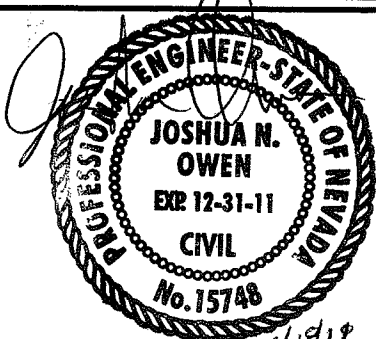
Name of Development: Ann / Mustang (a.k.a Stonewater) DATE: January 18, 2011Location of development: a) Descriptive (Cross Streets) North/South Mustang Rd East/West Ann Rdb) Sect. 26 Twn. 19S Rng 60EName of Owner: Richmond American HomesAssessors Parcel No.: 125-26-812-001 thru 022Telephone No.: 932-6125Facsimile No.: 932-6129Address: 7770 South Dean Martin Drive, Suite #410Contact Person-Name: Josh OwenTelephone No: 702-932-6125Email: jowen@tce-lv.comFirm: TCEAddress: 3277 East Warm Springs Road, Suite 400 Las Vegas, Nevada 89120

Type of Land Development/Land Disturbance Process:

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

1. Total Owned Land Area: At Site: 9.73 Being Developed/Disturbed 9.732. 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.)? Residential5. Approximate upstream land area, which drains to the subject site? See report6. Has the site drainage been evaluated in the past? YES ☒ NO ☐ If yes, please documentation:Technical Hydrology Study for Ann/Mustang

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

Ann Road8. Briefly describe your proposed schedule for the subject project: ASAP

Engineer's Seal

3. 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:

STANDARD FORM 1

T ☐ THOMASON
C ☐ ☐ CONSULTING
E ☐ ☐ ☐ ENGINEERS

January 18, 2011

Mr. Albert Sung, P.E.
City of Las Vegas
Land Development Services
Department of Public Works
731 S. Fourth St.
Las Vegas, Nevada 89101

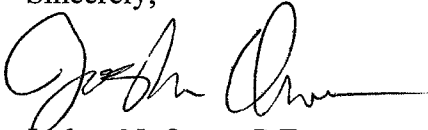
**Re: Update#4 to the
Technical Hydrology Study for Stonewater (a.k.a. Ann/Mustang)
CLV# DS4001
TCE# 001-06062**

Mr. Sung:

The purpose of this update is to revise the nuisance storm drain drop inlets from CLV Type "CM" drop inlets to Neenah frame and grate drop inlets. The Neenah inlet is better suited to the site due to the minimal storm drain cover. In addition, supplemental grading information and a detail has been provided for the grading around SDMH#6 in the 30 foot drainage easement south of Portage Lake Street. Due to the minimal storm drain cover, the rim of SDMH#6 is above the finished grade of the easement. The additional grading detail shows the easement's flowline swale going around the manhole.

If there are any questions, or additional information is necessary, please contact this office at 932-6125.

Sincerely,



Joshua N. Owen, P.E.
Project Engineer

Thomason Consulting Engineers (TCE)

Letter of Transmittal

To: Albert Sung

From: Sonia Macias

Company: City of Las Vegas

Date: January 26, 2011

Address:

Project Name: Stonewater

Project Number: 001-06062

Transmittal VIA: ☐ Hand Deliver ☐ Pick-up ☐ Fed-Ex ☒ Mail

The following items are being transmitted:

1-Copy of revised Grading Plan

Comments:

.

Received by: _____ Date: _____

Transmitted for: ☐ Review/Approval ☐ Per your request ☐ Other

T ☐ THOMASON
C ☐ CONSULTING
E ☐ ENGINEERS

3277 East Warm Springs Road, Suite 400
Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

**** Duplicate Receipt ****

City of Las Vegas

Development Services Center

731 South Fourth Street

Las Vegas, NV 89101

01/19/2011 14:21 Trn 161106

Cashier 890381

PRJ Permit # DS4001-4 \$100.00

Subtotal \$100.00

Tax \$0.00

Total \$100.00

Received CHECK \$100.00

Check # 6220

Change \$0.00

For questions related to this receipt call

702-229-6600