

DS #:

4001-0

APN:

125-26-801-012 & 125-26-802-014

PROJECT:

Stonewater (A.K.A. Ann/Mustang) - Update #6

SUBMITTAL:

9th

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		May 9, 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:	
	Stonewater (A.K.A. Ann / Mustang) – Update #6	
Cross Streets:	NWC of Ann Road & Mustang Road	
File Number:	F:\Depot\DSMemos\DS4001J.doc	
Parcel Number:	125-26-801-012 & 125-26-802-014	
Zoning Action:	TMP-18682; SDR-39474 & VAR-39475	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X
		COPIES TO: Thomason Consulting Engineers Richmond American Homes Bart Anderson, P.E., DevCo CCRFC CCPW Kim Bush – Clark County Community Liaison

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	Approved	\$100.00	161106: \$100
8 th Submittal	3/31/2011	4/12/2011	Approved	\$100.00	165780: \$100
9 th Submittal	5/8/2012	5/9/2012	See Comments Below	N/C	N/C
TOTAL FEES (LDDRS):				\$1,700.00	----

REMARKS:

9th Submittal: Update #6 to modify part of the public drainage easement (privately maintained by the HOA) between Lot 15 and Lot 16 from concrete to riprap

8th Submittal: Update #5 to revise inlet type and remove cutoff wall at the edge of the pavement in Mustang Road (County side)

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

Rec'd : 5/8/12

DS 4001-6

G-26

N/C

**UPDATE #6 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

May 2012

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

HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL

DRAINAGE STUDY INFORMATION FORM

Name of Development: Ann / Mustang (a.k.a Stonewater) DATE: May 1, 2012

Location of development: a) Descriptive (Cross Streets) North/South Mustang Rd East/West Ann Rd
b) Sect. 26 Twn. 19S Rng 60E

Name of Owner: Richmond American Homes Assessors Parcel No.: 125-26-812-001 thru 022

Telephone No.: 932-6125 Facsimile No.: 932-6129

Address: 7770 South Dean Martin Drive, Suite #410

Contact Person-Name: Paulo E. Chavez Telephone No: 702-932-6125

Email: pchavez@tce-lv.com

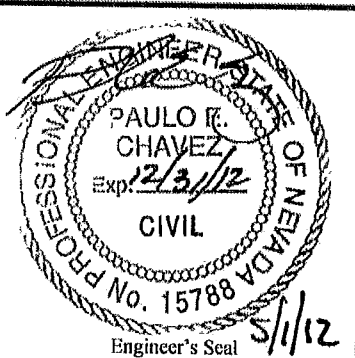
Firm: TCE

Address: 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 9.73
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? See report
6. 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 Road
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:

STANDARD FORM 1

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

May 1, 2012

Mr. Oh-Sang Kwon, P.E.
City of Las Vegas
Land Development Services
Department of Public Works
731 S. Fourth St.
Las Vegas, Nevada 89101

**Re: Update#6 to the
Technical Hydrology Study for Stonewater (a.k.a. Ann/Mustang)
CLV# DS4001
TCE# 001-06062**

Mr. Kwon:

On behalf of Richmond American Homes, we respectfully request approval of the field change to part of the easement between lots 15 and 16 from concrete to rip-rap. The change from concrete to rip-rap will not adversely impact the easement as the calculations following this letter show the flow is non erosive.

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

Sincerely,

John McAvoy, E.I.
Engineering Services



Paulo E. Chavez, P.E.
Project Engineer

Worksheet for Rip-Rap entrance to easement at lots 15 and 16

Project Description

Friction Method Manning Formula
Solve For Normal Depth

Input Data

Roughness Coefficient	0.035
Channel Slope	0.50000 %
Bottom Width	5.00 ft
Discharge	6.00 ft ³ /s

Results

Normal Depth	0.63 ft
Flow Area	3.15 ft ²
Wetted Perimeter	6.26 ft
Hydraulic Radius	0.50 ft
Top Width	5.00 ft
Critical Depth	0.36 ft
Critical Slope	0.03009 ft/ft
Velocity	1.90 ft/s
Velocity Head	0.06 ft
Specific Energy	0.69 ft
Froude Number	0.42
Flow Type	Subcritical

GVF Input Data

Downstream Depth	0.00 ft
Length	0.00 ft
Number Of Steps	0

GVF Output Data

Upstream Depth	0.00 ft
Profile Description	
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.63 ft
Critical Depth	0.36 ft
Channel Slope	0.50000 %
Critical Slope	0.03009 ft/ft

Cross Section for Rip-Rap entrance to easement at lots 15 and 16

Project Description

Friction Method

Manning Formula

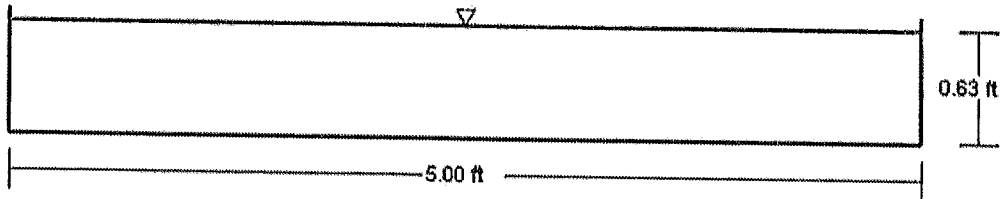
Solve For

Normal Depth

Input Data

Roughness Coefficient	0.035
Channel Slope	0.50000 %
Normal Depth	0.63 ft
Bottom Width	5.00 ft
Discharge	6.00 ft ³ /s

Cross Section Image



V: 1
H: 1

Oh-Sang Kwon

From: Mark Christensen
Sent: Tuesday, May 08, 2012 6:15 AM
To: Oh-Sang Kwon
Subject: FW: Ann & Mustang aka Stone Water 107Y4952
Attachments: 20120501154442.pdf

FYI

From: Everhart, Julie [<mailto:Julie.Everhart@mdch.com>]
Sent: Wednesday, May 02, 2012 10:01 AM
To: Robert Jeannotte
Cc: Mark Christensen
Subject: FW: Ann & Mustang aka Stone Water 107Y4952

Hello,

Please see attached Drainage Study showing the flow between lot 15 and 16 will not adversely impact the easement due to the rip rap being placed at the west end of the easement instead of concrete. Please let me know if there is anything else that you need from me to finalize Stonewater (AKA Loma Pointe) located at Ann and Mustang.

Thank you!

Julie I. Everhart
Community Relations Manager
Richmond American Homes of Nevada
7770 S. Dean Martin Drive, Ste. 308
Las Vegas, Nevada 89139

Direct Line (702) 240-5611
Cell # / Text (702) 544-1314
Fax (702) 617-8494

From: Paulo E. Chavez [<mailto:pchavez@tce-lv.com>]
Sent: Wednesday, May 02, 2012 8:49 AM
To: kwon@lasvegasnevada.gov
Cc: Everhart, Julie; Walsh, Brian
Subject: Ann & Mustang aka Stone Water 107Y4952

Ohsang

Please find an update to the Technical Drainage study showing that the flows between lots 15 and 16 will not adversely impact the easement due to rip rap being placed at the west end of the easement instead of concrete. If you have any questions, please do not hesitate to call.

Paulo E. Chavez, P.E.
702-932-6125