

May 23, 2024

Neil Wacaser, P.E.  
City of Las Vegas  
495 S. Main Street  
Las Vegas, NV 89101

**Re: Technical Drainage Study Update Supplement for Parcel 3 at Sunstone Phase 3**

Dear Mr. Wacaser:

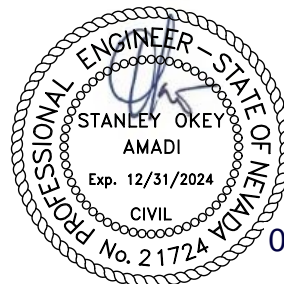
This letter is to explain the purpose of this submittal for Parcel 3 at Sunstone Phase 3. A TDS update was submitted on March 4<sup>th</sup>, 2024 (DS5549B) containing the associated improvement plans for revision 4 to CLV. An approval letter was received with the same conditions from the original TDS Approval letter (DS5549). We submitted a TDS supplement (DS5549C) with the **current approved** plans (L22-00618-R003) containing mark ups to demonstrate that the Original TDS approval conditions have since been addressed on the improvement plans. However, the plans provided in the supplement were inadvertently used to supersede the current plan revision 4 submitted on March 4<sup>th</sup>, which was not the intent. The plans submitted in the supplement were only intended to prove that the original TDS conditions have been addressed and to remove said conditions from the latest TDS Approval letter dated March 20<sup>th</sup> (DS5549B). As such, per your request, this letter has been provided to explain that this project will be constructed per the updated drainage study submitted on March 4<sup>th</sup>, 2024 (DS5549B), and the associated improvement plans shown as L22-00618-R004.

Please contact me if you have any questions.

Respectfully Submitted,  
WESTWOOD PROFESSIONAL SERVICES



Stanley Okey Amadi, P.E., CFM  
CC: Ed Esguerra, P.E.



05/23/24

SHE1901.003

05/28/24

Albert Sung, P.E., CFM  
City of Las Vegas  
495 S. Main Street  
Las Vegas, NV 89101

**Subject: Update 2 to the Technical Drainage Study for Parcel 3 at Sunstone Phase 3 (DS 5549)**

Dear Mr. Wacaser

This letter certifies that all items provided on the electronic submittal CD matches the Update 2 to the Technical Drainage Study for Parcel 3 at Sunstone Phase 3 bound paper version.

Please contact me if you have any questions.

Respectfully Submitted,

WESTWOOD PROFESSIONAL SERVICES



Jonathan S. Rocha  
Graduate Engineer – Water Resources Department

HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL  
**DRAINAGE STUDY INFORMATION FORM**

Name of Development: Parcel 3 at Sunstone Phase 3 - Update Date: May 2024  
 Location of Development: a) Descriptive (Cross Streets): North/South: Sky Pointe Drive  
East/West: Log Cabin Way  
 b) Section: 06 Township: 19 S Range: 60 E  
 c) APN: APN: 125-06-211-016

Name of Owner: Northland, LLC/Shea Homes Limited Partnership  
 Telephone No.: (702) 265-9366 Fax No.: \_\_\_\_\_ E-mail Address: Jeremy.Fritz@sheahomes.com  
 Address: 4182 Solace Street Las Vegas NV 89135

Contact Person – Name: Stanley Okey Amadi, P.E., CFM Telephone No.: (702) 284-5300  
 \*E-mail Address: stanley.amadi@westwoodps.com Fax No.: (702) 284-5399  
 Firm: Westwood PS  
 Address: 5725 W. Badura Ave Las Vegas NV 89118, Suite 100

Type of Land Development/Land Disturbance Process:

<input type="checkbox"/>	Rezoning	<input type="checkbox"/>	Subdivison Map	<input type="checkbox"/>	Clearing and grading Only
<input type="checkbox"/>	Parcel Map	<input checked="" type="checkbox"/>	Planned Unit Development	<input type="checkbox"/>	Other (Please specify below)
<input type="checkbox"/>	Large Parcel Map	<input type="checkbox"/>	Building Permit	<input type="checkbox"/>	

1. Total Owned Land Area: At Site: +/- 166 AC Being Developed/Disturbed: +/- 27 AC

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: 31 +/- acres

6. Has the site drainage been evaluated in the past?  Yes\*\*  No If yes, please identify documentation: \_\_\_\_\_

Kyle Canyon MDS, DS5081 MDS Sunstone (aka Update #5 to Skye Canyon Master), Moccasin and Hualapai US95, DS5135 Sunstone Ph1 Infra, TDS for Sunstone Brightstone Trail, Sunstone Ph1 Mass Grade, DS5248 (Under Review), Parcel 3 at Sunstone Phase 1 & Model Phase (DS5261) Parcel 3 at Sunstone Ph2 (DS5426), & Parcel 3 at Sunstone Ph3 (DS5549)

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Easterly toward existing stub provided by Ph1 that route flows north and south.

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



Engineer's Seal

05/23/24

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



# 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.  <i>Not</i> _____ 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	
X	-	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.
X	-	Back of lot elevations and lot drainage pattern for all lots including common lots.
X	-	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.
X	-	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.
-	N/A	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.

**FW: SHE1901-003 Sunstone Phase 3 Rev 4 TDS Discussion Follow Up (DS5549)**

Ben Jairus Dancel &lt;Ben.Dancel@westwoodps.com&gt;

Mon 5/13/2024 1:40 PM

To: Stanley Amadi &lt;Stanley.Amadi@westwoodps.com&gt;

Cc: Jonathan Rocha &lt;Jonathan.Rocha@westwoodps.com&gt;

**Ben Jairus Dancel****Graduate Engineer**[ben.dancel@westwoodps.com](mailto:ben.dancel@westwoodps.com)**direct** (702) 284-5367**main** (702) 284-5300**cell** (725) 999-8617**Westwood**

5725 W. Badura Ave, Suite 100

Las Vegas, NV 89118

[westwoodps.com](http://westwoodps.com)

(888) 937-5150

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**From:** Neil Wacaser <nwacaser@LasVegasNevada.GOV>**Sent:** Wednesday, May 8, 2024 2:28 PM**To:** Ben Jairus Dancel <Ben.Dancel@westwoodps.com>**Cc:** Albert Sung <YSung@LasVegasNevada.GOV>**Subject:** RE: SHE1901-003 Sunstone Phase 3 Rev 4 TDS Discussion Follow Up (DS5549)

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Ben,

I spoke with both my coworker and my supervisor, we do indeed require that the project be constructed according to the data contained in the most recent drainage study submittal. Accordingly, you'll need to submit another update to clarify that the project will be constructed using the grading information that is shown in the first update to drainage study DS5549 and on the improvement plans L22-00618-R004.

Assuming that is what you intend, the update can be a very simple process. The engineer of record just needs to submit Standard Form 1, the City's supplemental standard form and a signed and stamped letter that briefly explains what the intent is. In this case, the letter explains that the project will be constructed per the updated drainage study submitted on March 4<sup>th</sup>, 2024 and the improvement plans shown as L22-00618-R004, version 3. It is not necessary to submit any plans since we already have everything. If you have any questions or need more information, please feel free to call or email me.

Thank you,

**Neil Wacaser, P.E.**

Sr. Engineering Associate

Department of Public Works | City Engineer Division

**(702) 229-2475**

495 S. Main Street | Las Vegas, NV 89101



[lasvegasnevada.gov](http://lasvegasnevada.gov)



Your opinion is important! Click [here](#) to take a short survey.

**From:** Ben Jairus Dancel <[Ben.Dancel@westwoodps.com](mailto:Ben.Dancel@westwoodps.com)>

**Sent:** Wednesday, May 8, 2024 10:49 AM

**To:** Neil Wacaser <[nwacaser@LasVegasNevada.GOV](mailto:nwacaser@LasVegasNevada.GOV)>

**Subject:** SHE1901-003 Sunstone Phase 3 Rev 4 TDS Discussion Follow Up (DS5549)

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Good Morning Neil,

As a follow up to our phone call regarding Sunstone Phase 3, just wanted to make sure you have my contact information. Both my direct line and my cell phone number can be found below.

Thank you for your help.

Best Regards,

**Ben Jairus Dancel**

**Graduate Engineer**

[ben.dancel@westwoodps.com](mailto:ben.dancel@westwoodps.com)

**direct** (702) 284-5367

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**cell** (725) 999-8617

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