



SUPPLEMENT TO THE TECHNICAL DRAINAGE STUDY UPDATE #4

PARCEL 3 AT SUNSTONE PHASE 4A & 4B UNIT 1

JULY 2025

PREPARED FOR:
Shea Homes Limited Partnership
Las Vegas, NV

PREPARED BY:

Westwood

PARCEL 3 AT SUNSTONE PHASE 4A & 4B UNIT 1

Supplement to the Technical Drainage Study Update #4

City of Las Vegas, NV

Prepared For:

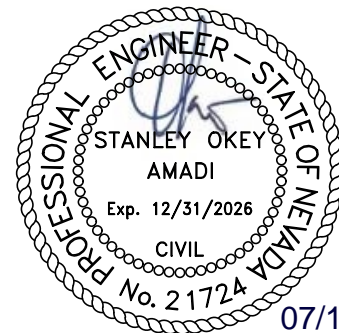
Shea Homes Limited Partnership
4182 Solace street
Las Vegas, Nevada 89135
Phone: (702) 260-9366

Prepared By:

Westwood Professional Services
5725 W. Badura Avenue, Suite 100
Las Vegas, NV 89118
Phone: (702) 284-5300

Project Number: RSHE1901-004

Date: July 2025



Stanley Okey Amadi, P.E. CFM
NV Professional Engineer No. 21724

Assisted by: Jonathan Rocha, E.I.

July 15th, 2025

Mr. Oh-Shang Kwon, P.E.
City of Las Vegas Public Works
495 S. Main Street
Las Vegas, NV 89103

**Re: Parcel 3 at Sunstone Phase 4A & 4B Unit 1 – Supplement Technical Drainage
Study Update #4 for (DS 5572)
Project No. SHE1901.004**

Dear Mr. Kwon:

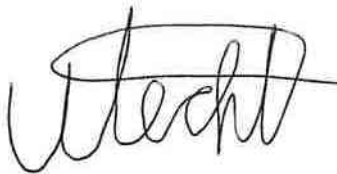
This letter certifies that all items provided on the Supplement to the Technical Drainage Study Update #4 for the project study submittal CD match the paper version bound into the study.

Please contact me if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

Henry Utecht, E.I.
Graduate Engineer – Water Resource Services



HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Parcel 3 at Sunstone Phase 4B (Update #3) - Supplement Date: July 2025
 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: 125-06-113-001, 125-06-211-017

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

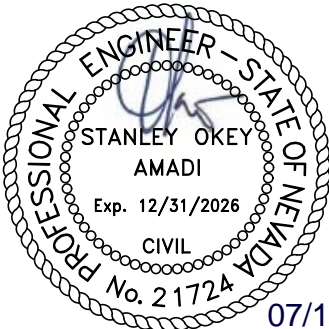
4. Proposed type of development (Residential, Commercial, Etc.): Residential

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: Parcel 3 at Sunstone Ph2 (DS5426), Parcel 3 at Sunstone Ph3 (DS5549), Parcel 3 at Sunstone Ph4A (DS5572)

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

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

SHE1901-004
July 15, 2025

City of Las Vegas
495 S. Main Street
1st Floor
Las Vegas, Nevada 89101

Subject: PARCEL 3 AT SUNSTONE PHASE 4A & 4B UNIT 1 – Supplement to the Technical Drainage Study Update #4 (DS 5572)

This letter is submitted in response to the comments contained in the June 18th, 2025, review memorandum, regarding the above referenced project. A copy of the City of Las Vegas review comment letter has been provided in Appendix A. The comments in the review memorandum have been individually addressed as follows:

1. **Comment:** *Flow lines must be 8 inches minimum below finish floor elevations. Revise sheets D-3, TPG-1, TPG-2 and TPG-3.*

Response: The grading plans have been revised to maintain the lot flow lines at a minimum of 8 inches below the finished floor elevations. Note that the revised flow line slopes are less than 1%; thus, concrete valley gutters have been added. It should also be noted that the garage slopes have already been maxed out at approximately 12%; thus, the finished floors and pad elevations could not be raised to maintain the typical 1% slope.

2. **Comment:** *The grading plans are missing from the CD. Include the grading plans on the next submittal.*

Response: Acknowledged. The new CD accompanying this submittal now includes the first submittal's grading plans.

3. **Comment:** *Update the Finish Floor Analysis sheet. Some of the data are missing.*

Response: Acknowledged. Refer to Appendix B for the revised Finished Floor Analysis.

We believe the above responses and revisions provided on the amended improvement plans have adequately satisfied the concerns in the subject review memorandum. The revised improvement plan sheets adopting the revisions addressed in this letter have been included in the last appendix of this addendum. If you have any questions or require additional information, please do not hesitate to contact our office at (702) 284-5300.

Respectfully Submitted,
WESTWOOD PROFESSIONAL SERVICES

John Henry Utecht E.I.
Graduate Engineer – Water Resources Services

CC: Stanley Okey Amadi, P.E., CFM
Derick Yoro, P.E.

A handwritten signature in black ink, appearing to read "Utecht". The signature is stylized with a large, sweeping initial "U" and a horizontal line across the middle of the name.

List of Appendices

- Appendix A** **City of Las Vegas Comment Letter**
- Appendix B** **Finished Floor Analysis**
- Appendix C** **CD of Electronic Files & Revised Improvement Plans**

APPENDIX A

City of Las Vegas Comment Letter

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: June 18, 2025
TO: Land Development Services Department of Building & Safety		FROM: Stanley Fong, P.E. Flood Control Sr. Eng. Associate Department of Public Works	
SUBJECT:	Drainage Study for:		COPIES TO:
Parcel 3 at Sunstone Phase 4A – Update #4			Westwood
Cross Streets:	SWC of Moccasin Road & Sun Park Drive		Northland ,LLC/Shea Homes Limited Partnership
File Number:	F:\Depot\DSMemos\DS5572G.doc		Lucien Paet, P.E., DevCo
Parcel Number:	125-06-211-017		
Zoning Action:	22-0039-TMP1		
FEMA Flood Zone	YES	NO	X
Proposed Storm Drain	YES	NO	X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	5/25/2022	6/30/2022	Not Approved	\$400.00	4801850: \$400
2 nd Submittal	7/20/2022	8/2/2022	Not Approved	\$400.00	4854563: \$400
3 rd Submittal	8/8/2022	8/16/2022	Approved	---	---
4 th Submittal	12/19/2023	1/3/2024	Approved	\$100.00	5562513: \$100
Revised Memo	1/9/2024	1/9/2024	Approved	N/C	N/C
5 th Submittal	9/23/2024	10/10/2024	Approved	\$100.00	5941326: \$100
6 th Submittal	3/31/2025	4/10/2025	See Comments Below	\$100.00	6180236: \$100
7 th Submittal	6/11/2025	6/18/2025	See Comments Below	\$100.00	6278238: \$100
TOTAL FEES (LDDRS):				\$1,200.00	----

REMARKS:

7th Submittal: Update #4 addition of five triplex buildings along Sandlot Lane

6th Submittal: Update #3 to revise the FFE of Lots 616, 617, 623 and 624

5th Submittal: Update #2 for onsite storm drain revision

4th Submittal: Update #1 to extend the onsite storm drain system in Plasma Drive to the Ultimate Condition

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
X	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 Department concurrence.

- Flow lines must be 8 inches minimum below finish floor elevations. Revise sheets D-3, TPG-1, TPG-2 and TPG-3.
- The grading plans are missing from the CD. Include the grading plans on the next submittal.

3. Update the Finish Floor Analysis sheet. Some of the data are missing.

***** The City of Las Vegas Flood Control is standardizing the file naming of drainage studies and plans during the digitizing process. When saving the project files in the CD or thumb drive, please follow the system below:**

If drainage study only contains one combined file, use the following naming convention in Document Title:

1st Submittal DS and Plans (for first and original submittal);

2nd Submittal DS and Plans (for second submittal (addendum #1)) etc.

If drainage study contains multiple files, use the following naming convention in Document Title:

1st Submittal DS (for the report of the drainage study)

1st Submittal Plan 1 (could be the drainage condition maps)

1st Submittal Plan 2 (could be the improvement plans) etc.

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.

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 Update and accepted by the *City of Las Vegas Flood Control Section*. Additionally, final approval 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.

END OF REMARKS
SF

T/R/S: T19S/R60E/06
AREA G-06

APPENDIX B

Finished Floor Analysis

**SUMMERLIN VILLAGE 30 PARCEL D
FINISHED FLOOR - CITY OF LAS VEGAS JURISDICTION**

INPUT INFORMATION					FINISHED FLOORS			FFE CHECK		NOTES
Lot Number	Hydraulic Section Utilized	T/C ¹ (ft)	F/L ² (ft)	D ₁₀₀ (ft)	Flowline F.F. _{min} ³ (ft)	T/C + 6" F.F. _{min} ⁴ (ft)	F.F. _{Design} (ft)	Flowline Check	T/C + 6" Check	See References on Last Sheet
22	4-11	2759.01	2758.63	0.41	2759.45	2759.51	2760.1	OK	OK	
23	4-11	2758.76	2758.38	0.41	2759.20	2759.26	2760.1	OK	OK	
24	4-11	2758.38	2758.00	0.41	2758.82	2758.88	2760.1	OK	OK	
25	4-11	2757.74	2757.36	0.41	2758.18	2758.24	2758.5	OK	OK	
26	4-11	2757.54	2757.16	0.41	2757.98	2758.04	2758.5	OK	OK	
27	4-11	2757.01	2756.63	0.41	2757.45	2757.51	2758.5	OK	OK	
28	4-11	2755.95	2755.57	0.41	2756.39	2756.45	2756.6	OK	OK	
29	4-11	2755.63	2755.25	0.41	2756.07	2756.13	2756.6	OK	OK	
30	4-11	2755.20	2754.82	0.41	2755.64	2755.70	2756.6	OK	OK	
31	4-11	2754.14	2753.76	0.41	2754.58	2754.64	2754.8	OK	OK	
32	4-11	2753.93	2753.55	0.41	2754.37	2754.43	2754.8	OK	OK	
33	4-11	2753.39	2753.01	0.41	2753.83	2753.89	2754.8	OK	OK	
34	4-11	2752.33	2751.95	0.41	2752.77	2752.83	2753.0	OK	OK	
35	4-11	2752.12	2751.74	0.41	2752.56	2752.62	2753.0	OK	OK	
36	4-11	2751.58	2751.20	0.41	2752.02	2752.08	2753.0	OK	OK	

Where:

- 1: Top of Curb at High Side of Lot
- 2: TC-0.38 (For Roll Curb), TC-0.5 (For L Curb)
- 3: Minimum Allowable Finished Floor Elevation above flowline elevation @ high side of lot = (2 x D₁₀₀) + F/L
- 4: City of Las Vegas minimum allowable finished floor elevation = T.C. @ high side of lot + 6-inches
- 5: These lots have an adjacent solid grouted wall that protects the FF.

City of Las Vegas Finished Floor Criteria:

- The finished floor shall be set a vertical distance above the gutter flowline of at least twice the depth of flow in the gutter flowline up to a maximum of 18 inches above the WSEL in the street. Per HCDDM, Section 304.4.
- The finished floor shall be set a vertical distance of at least 6-inches above the highest adjacent top of curb. Per HCDDM, Section 1602.

APPENDIX C

CD of Electronic Files & Revised Improvement Plans