

DS #: 4937

APN: 139.32-413.003 & 139.32-413.004

PROJECT: 750 & 800 Wexler Court - Update to Hastings & Campbell

SUBMITTAL: 2nd Submittal

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		December 20, 2017
TO: Land Development Services Department of Building & Safety		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	COPIES TO:	
Drainage Study for:	Byron Anderson, P.E.	
750 & 800 Wexler Court – Update to Hastings & Campbell	Midtown Modern, LLC	
Cross Streets:	Bart Anderson, P.E., DevCo	
File Number:	F:\Depot\DSMemos\DS4937B.doc	
Parcel Number:	139-32-413-003 & 139-32-413-004	
Zoning Action:	FMP-66129	
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	11/21/2017	12/13/2017	Not Approved	\$400.00	491591: \$400
2 nd Submittal	12/19/2017	12/20/2017	See Comments Below	\$400.00	492245: \$400
				\$800.00	----

REMARKS:

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.
	is conditionally approved subject to Clark County Public Works Department 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 Update 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: T20S/R61E/32
AREA M-32

CITY OF LAS VEGAS
PUBLIC WORKS DEPARTMENT
Development Services Center
333 N. Rancho Drive, Ste. 700
Las Vegas, NV 89106

REC'D 12/19/17
DS 4937
M-32
\$400.⁰⁰

Re: Addendum 1 to Update to Hydrology Study for
Hastings & Campbell, Residential Development
Custom Residences, 750 and 800 Wexler Court

Mr. Sung,

1. *Per the original approved drainage study, the 20'-wide public drainage easement (privately maintained) between Lot 3 and Lot 4 is also a common element and must be concrete lined for the whole width. Note that this easement serves multi-purposes such as drainage and sanitary sewer and for vehicular access for future maintenance. Install screen walls on both sides of the easement. Provide a cross section of the 20'-wide easement in the next submittal. Response: Section D on the attached grading plans show this concrete lined 20' wide drainage/sewer easement.*
2. *Private onsite storm drains are provided to drain the courtyard areas in both Lot 3 and Lot 4. In case the onsite storm drain systems are clogged or broken in the future, address whether an emergency overflow path is provided for safe passage of flood water, ie, will the proposed residences still be flood protected? Response: Please refer to the attached grading plans. Lot 3 has a proposed finish floor elevation of 2097.47. If the onsite storm drain system in the back of the proposed residence were to clog the storm flows would overtop the proposed concrete landings, which sit 0.17' below the proposed finish floor, between the residence and the pool and drain to the rear of the lot. Lot 4 has a proposed finish floor elevation of 2097.97. If the onsite storm drain system were to clog the storm flows would overtop the proposed concrete landings within the courtyard, which sit at least 0.27' below the proposed finish floor, and drain to the proposed swale at the front of the lot. The storm flows at the rear of the residence would overtop the concrete landings, which sit 0.27' below the proposed finish floor, and drain to the rear of the lot. These proposed residences will be flood protected if the onsite storm drain systems clog or are broken in the future.*
3. *Riprap pads are proposed at the end of several onsite storm drain systems. No dimensions of the riprap pad such as length, width and depth are shown in the grading plans. What's the purpose of the riprap pads, do they function as dry wells? Address and clarify in the next submittal. Response: These riprap pads have been changed to a 4" cobble drainage pad and is proposed to disperse the storm flows existing the drainage pipe to help reduce erosion. The dimensions of these drainage pads are shown on the attached grading plans.*
4. *Provide a note on the grading plans: "All Onsite Storm Drains and the associated facilities are Privately Owned and to be Privately Maintained by the property owners". Response: This note has been added to both grading plans*

Sincerely,

A handwritten signature in black ink, appearing to read 'Byron Anderson', with a stylized flourish at the end.

Byron Anderson, PE

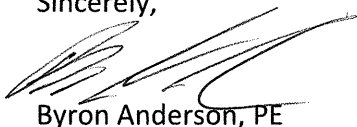
CITY OF LAS VEGAS
PUBLIC WORKS DEPARTMENT
Development Services Center
333 N. Rancho Drive, Ste. 700
Las Vegas, NV 89106

**Re: Addendum 1 to Update to Hydrology Study for
Hastings & Campbell, Residential Development
Custom Residences, 750 and 800 Wexler Court**

Mr. Sung,

1. *Per the original approved drainage study, the 20'-wide public drainage easement (privately maintained) between Lot 3 and Lot 4 is also a common element and must be concrete lined for the whole width. Note that this easement serves multi-purposes such as drainage and sanitary sewer and for vehicular access for future maintenance. Install screen walls on both sides of the easement. Provide a cross section of the 20'-wide easement in the next submittal.* **Response: Section D on the attached grading plans show this concrete lined 20' wide drainage/sewer easement.**
2. *Private onsite storm drains are provided to drain the courtyard areas in both Lot 3 and Lot 4. In case the onsite storm drain systems are clogged or broken in the future, address whether an emergency overflow path is provided for safe passage of flood water, ie, will the proposed residences still be flood protected?* **Response: Please refer to the attached grading plans. Lot 3 has a proposed finish floor elevation of 2097.47. If the onsite storm drain system in the back of the proposed residence were to clog the storm flows would overtop the proposed concrete landings, which sit 0.17' below the proposed finish floor, between the residence and the pool and drain to the rear of the lot. Lot 4 has a proposed finish floor elevation of 2097.97. If the onsite storm drain system were to clog the storm flows would overtop the proposed concrete landings within the courtyard, which sit at least 0.27' below the proposed finish floor, and drain to the proposed swale at the front of the lot. The storm flows at the rear of the residence would overtop the concrete landings, which sit 0.27' below the proposed finish floor, and drain to the rear of the lot. These proposed residences will be flood protected if the onsite storm drain systems clog or are broken in the future.**
3. *Riprap pads are proposed at the end of several onsite storm drain systems. No dimensions of the riprap pad such as length, width and depth are shown in the grading plans. What's the purpose of the riprap pads, do they function as dry wells? Address and clarify in the next submittal.* **Response: These riprap pads have been changed to a 4" cobble drainage pad and is proposed to disperse the storm flows existing the drainage pipe to help reduce erosion. The dimensions of these drainage pads are shown on the attached grading plans.**
4. *Provide a note on the grading plans: "All Onsite Storm Drains and the associated facilities are Privately Owned and to be Privately Maintained by the property owners".* **Response: This note has been added to both grading plans**

Sincerely,

A handwritten signature in black ink, appearing to read 'Byron Anderson', with a long, sweeping horizontal stroke extending to the right.

Byron Anderson, PE

Call before you Dig

Avoid cutting underground utility lines. It's costly.

Call 811

OR

1-800-227-2800

CALL BEFORE YOU DIG OVERHEAD

1-702-227-2929

FAST

Call before you UnderGround

1-702-432-5300

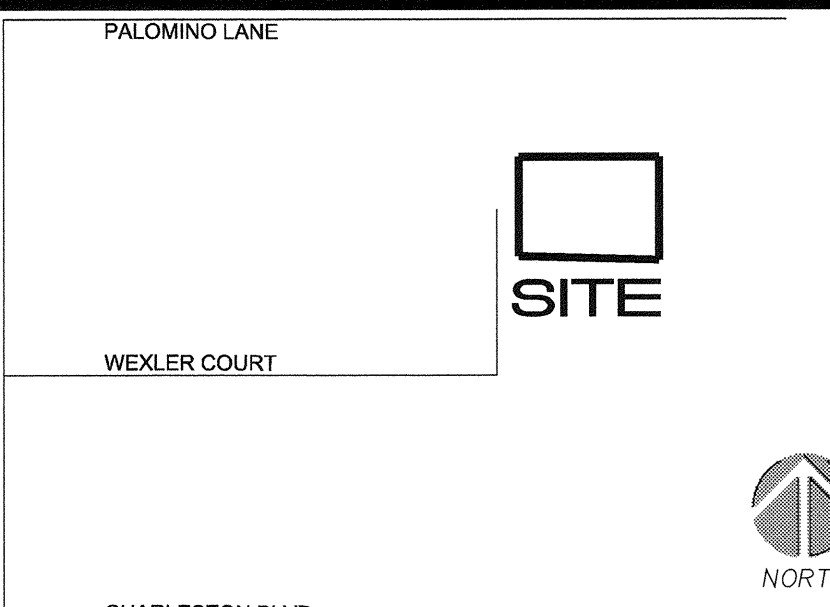
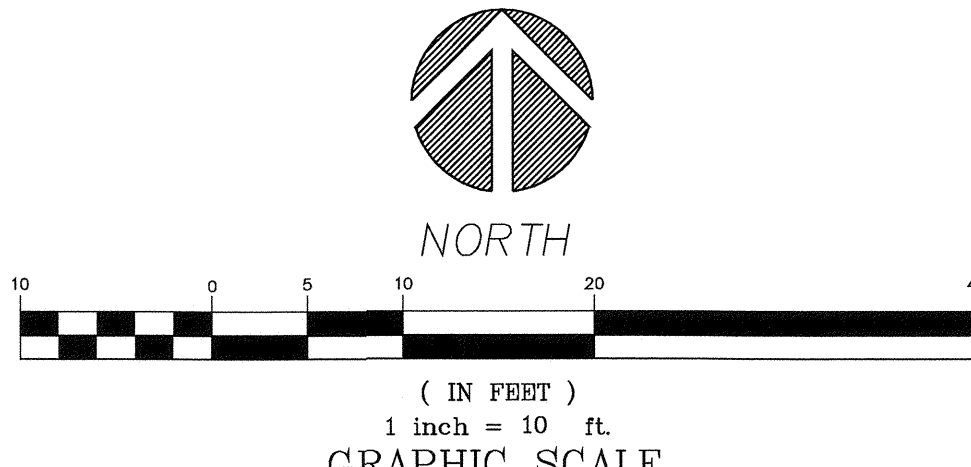
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

BLUE HERON RESIDENCE

SITE/GRADING PLAN

BEING A PORTION OF SECTION 6, TOWNSHIP 23 SOUTH,
RANGE 61 EAST, M.D.B.&M., CLARK COUNTY, NEVADA

APN# 139-32-413-003



- STORMWATER MANAGEMENT NOTES
1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHT OF WAYS OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.

2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED BY THE OWNER AND HIS OR HER AGENTS DUE TO UNPREDICTED EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY TITLE 24.40 AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BEST MANAGEMENT PRACTICES GUIDANCE MANUAL.

3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN FOURTEEN (14) DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.5.

4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SECTION III.A.12.

5. ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN (7) DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50% OR MORE.

LEGEND/ABBREVIATIONS

TC	TOP OF CURB	CONCRETE SURFACE
FS	FINISH SURFACE	
FG	FINISH GRADE	
HP	HIGH POINT	
FL	FLOW LINE	POOL
INV	INVERT	
TRW	TOP OF RETAINING WALL	EXISTING SCREEN WALL/VIEW FENCE
WM	WATER METER	
APN	ASSESSOR PARCEL NUMBER	
PVC	POLYVINYL CHLORIDE PIPE	AREA DRAIN
FF	FINISH FLOOR	
PL	PROPERTY LINE	
TOP	ELEVATION AT TOP OF DRAIN	

CONSTRUCTION NOTES:

1. INSTALL 4" CONCRETE SURFACE

2. CONSTRUCT 6" PRIVACY WALL (PERMIT BY OTHERS)

3. INSTALL NDS 1200 NGB 12"x12" AREA DRAIN (OR SIMILAR)

4. INSTALL BLOCK WALL OPENING

5. INSTALL 3" PVC DRAINAGE PIPE

6. CONSTRUCT 4" COBBLE DRAINAGE PAD, 2' L X 2' W X 4" THICK

7. CONSTRUCT DRIVEWAY PER CCAUSD #223

8. INSTALL TILE INFRAFRAME INFINITY DRAIN SYSTEM

9. INSTALL 6" PVC DRAINAGE PIPE

BASIS OF BEARING

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN ON FILE 90, PAGE 49 OF PLATS, CLARK COUNTY, NEVADA OFFICIAL RECORDS, SAID LINE BEARS NORTH 89°59'40" WEST

LEGAL DESCRIPTION

LOT 3 OF 805 CAMPBELL, PLAT BOOK 153, PAGE 100, A PORTION OF SECTION 32, T 20 S, R 61 E, CLARK COUNTY, NEVADA APN 139-32-413-003

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 8LV01 32SW6 RIVET AND PLATE IN THE TOP OF CURB AT THE SOUTHWEST CORNER OF CAMPBELL DRIVE AND PALOMINO LANE

ELEVATION = 640.727 METERS (NAVD'88)
ELEVATION = 2102.1185 US SURVEY FEET (NAVD'88)

FLOOD ZONE INFORMATION:

THIS SITE IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C2170 F. CLARK COUNTY, NEVADA DATED NOVEMBER 16, 2011.

GRADING NOTE:

ALL GRADING FOR THIS SITE SHALL BE IN ACCORDANCE WITH THE APPROVED GEOTECHNICAL REPORT LISTED BELOW:

SOILS REPORT INFORMATION:

TITLED: GEOTECHNICAL EXPLORATION REPORT
RESIDENTIAL DEVELOPMENT
805 CAMPBELL DRIVE
LAS VEGAS, NEVADA
PROJECT NO. E-16-069
DATED MAY 3, 2016

NOVA GEOTECHNICAL AND INSPECTION SERVICES, LLC
4480 WEST HACIENDA AVENUE
SUITE 104
LAS VEGAS, NV 89118

VICINITY MAP
Not to scale

Earthwork Quantities
(CONTRACTOR TO VERIFY)

Cut = 30 cu. yds
Fill = 10 cu. yds

UTILITY SERVICES

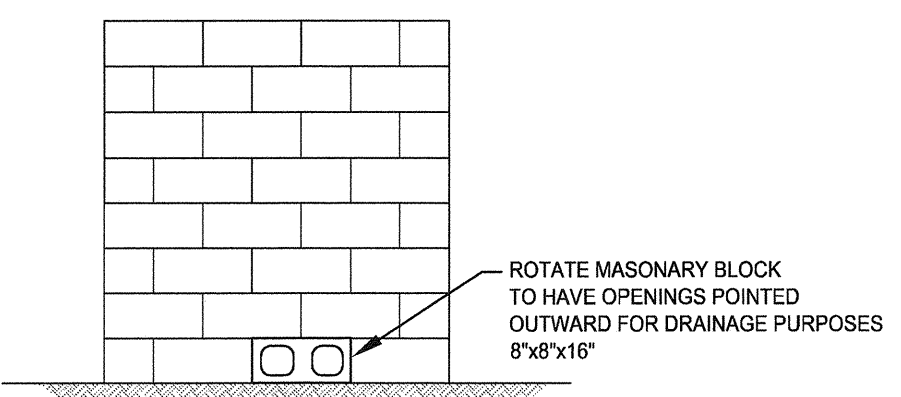
WATER	LAS VEGAS VALLEY WATER DISTRICT
SANITARY SEWER	CLARK COUNTY WATER RECLAMATION DISTRICT
ELECTRIC	NV ENERGY
GAS	SOUTHWEST GAS
TELEPHONE	CENTURYLINK
TRASH DISPOSAL	REPUBLIC SERVICES OF NEVADA

STORM DRAIN NOTE:

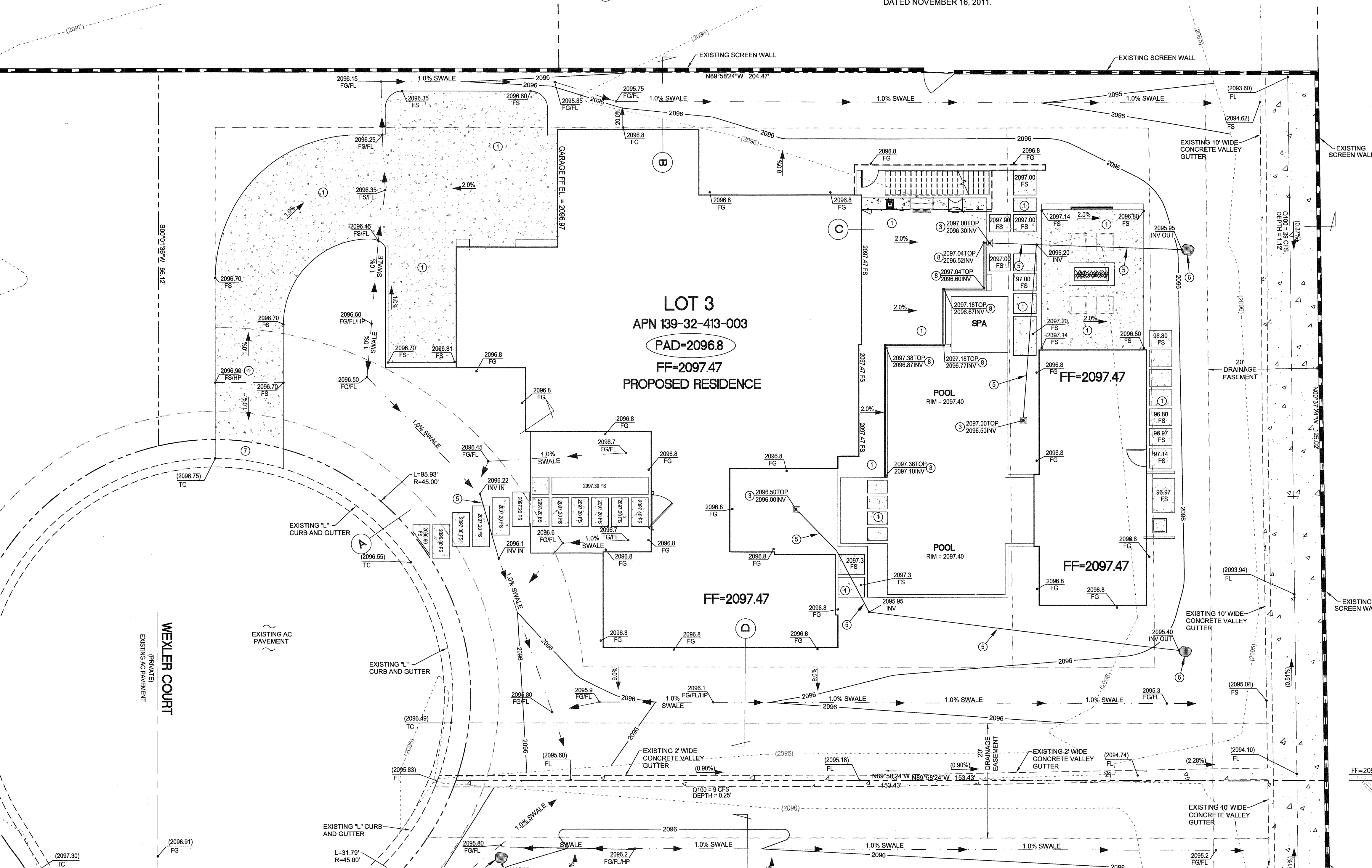
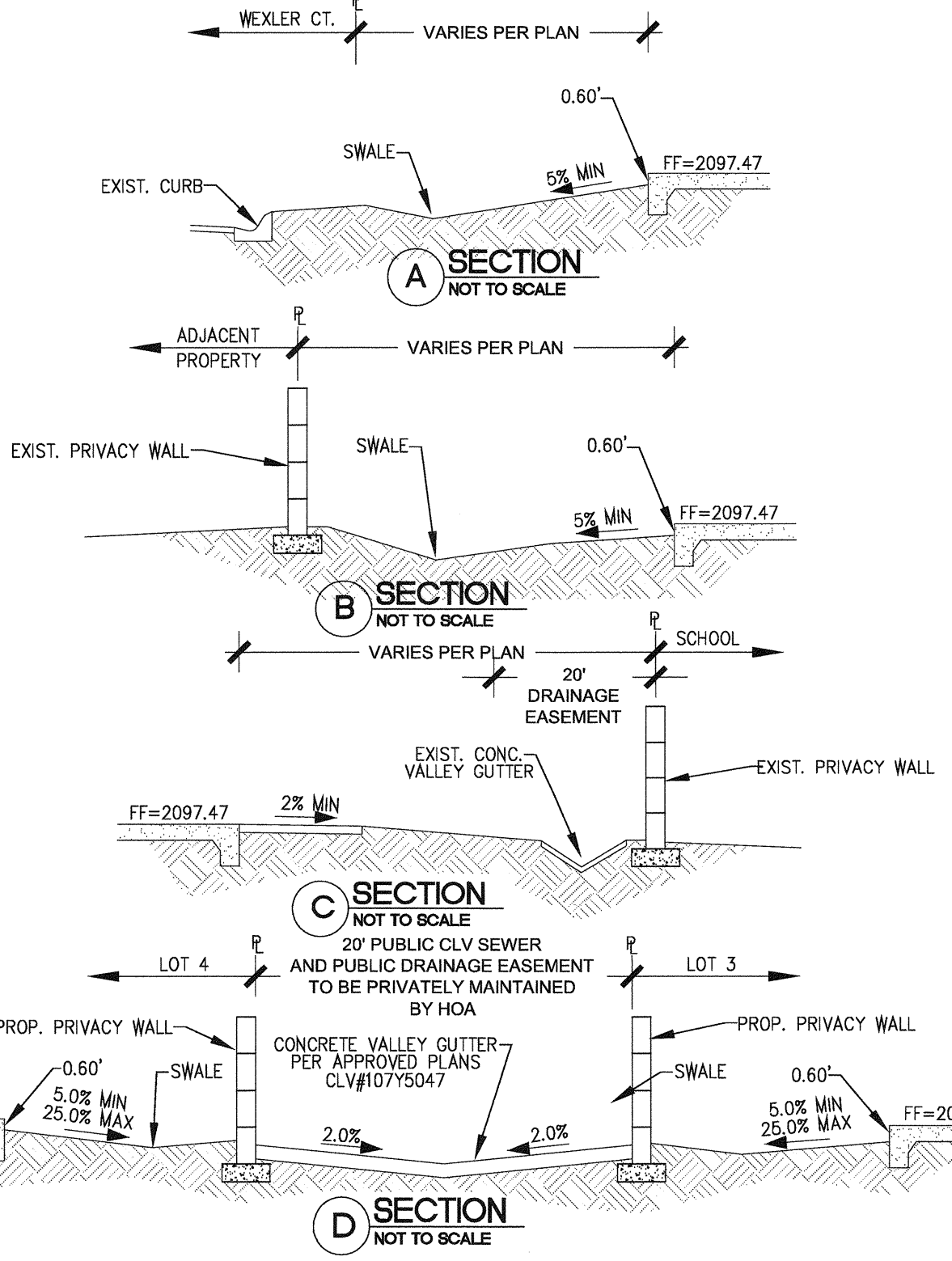
ALL ONSITE STORM DRAINS AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY THE PROPERTY OWNERS

NOTE:

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATIONS. CALL BEFORE YOU DIG: (800) 227-2600.



BLOCK WALL OPENING SECTION



BLUE HERON RESIDENCE

GRADING PLAN

750 WEXLER COURT

APN 139-32-413-003

CITY OF LAS VEGAS

SHEET:

BYRON ANDERSON, PE

2641 COPPER COVE DRIVE, HENDERSON, NV 89074

TEL: (702) 807-6239

SANDERSON1018@COX.NET

DEVELOPER:

BLUE HERON

4675 W. TECO AVE #250

LAS VEGAS, NV 89118

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SCALE:

PROJECT DATE:

SHEET

G-1

1 OF 1

AGENCY DWG. NO.

Call before you Dig
811
1-800-227-2800

Call before you Dig
Underground
1-702-227-2929

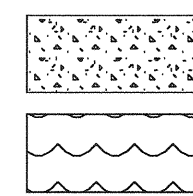
FAST
Call before you Dig
Underground
1-702-432-5300

BLUE HERON RESIDENCE SITE/GRADING PLAN

BEING A PORTION OF SECTION 6, TOWNSHIP 23 SOUTH,
RANGE 61 EAST, M.D.B.&M., CLARK COUNTY, NEVADA
APN# 139-32-413-004

LEGEND/ABBREVIATIONS

TC	TOP OF CURB
FS	FINISH SURFACE
FG	FINISH GRADE
HP	HIGH POINT
FL	FLOW LINE
INV	INVERT
TRW	TOP OF RETAINING WALL
WM	WATER METER
APN	ASSESSOR PARCEL NUMBER
PVC	POLYVINYL CHLORIDE PIPE
FF	FINISH FLOOR
PL	PROPERTY LINE
TOP	ELEVATION AT TOP OF DRAIN



CONCRETE SURFACE
POOL
EXISTING SCREEN WALL/VIEW FENCE
AREA DRAIN

CONSTRUCTION NOTES:

1. INSTALL 4" CONCRETE SURFACE
2. CONSTRUCT 6" PRIVACY WALL (PERMIT BY OTHERS)
3. INSTALL NDS 1200 NGB 12"x12" AREA DRAIN (OR SIMILAR)
4. INSTALL BLOCK WALL OPENING
5. INSTALL 3" PVC DRAINAGE PIPE
6. CONSTRUCT 4" COBBLE DRAINAGE PAD, 2' L X 2' W X 4" THICK
7. CONSTRUCT DRIVEWAY PER CCAUSD #223
8. INSTALL TILE INFRAE INFINITY DRAIN SYSTEM
9. INSTALL 6" PVC DRAINAGE PIPE

BASIS OF BEARING

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN ON FILE 90, PAGE 49 OF PLATS, CLARK COUNTY, NEVADA OFFICIAL RECORDS, SAID LINE BEARS NORTH 89°59'40" WEST

LEGAL DESCRIPTION

LOT 4 OF 805 CAMPBELL, PLAT BOOK 153, PAGE 100, A PORTION OF SECTION 32, T 20 S, R 61 E, CLARK COUNTY, NEVADA APN 139-32-413-004

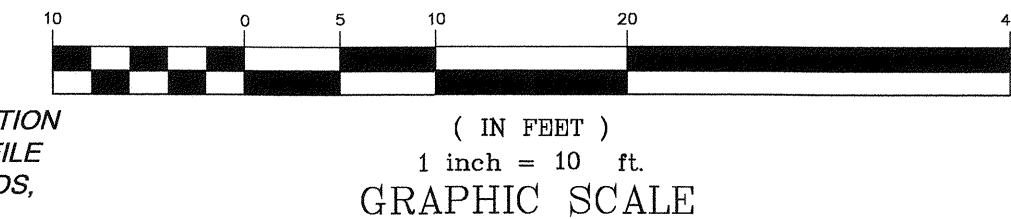
BENCHMARK

CITY OF LAS VEGAS BENCHMARK 8LV01 32SW6 RIVET AND PLATE IN THE TOP OF CURB AT THE SOUTHWEST CORNER OF CAMPBELL DRIVE AND PALOMINO LANE

ELEVATION = 640.727 METERS (NAVD'88)
ELEVATION = 2102.1185 US SURVEY FEET (NAVD'88)

FLOOD ZONE INFORMATION:

THIS SITE IS LOCATED IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C2170 F. CLARK COUNTY, NEVADA DATED NOVEMBER 16, 2011.



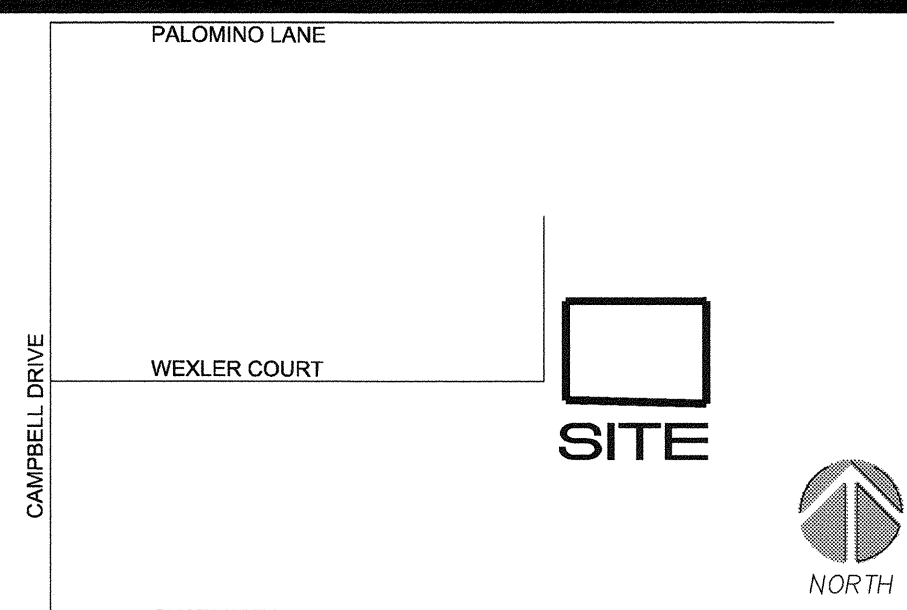
GRADING NOTE:

ALL GRADING FOR THIS SITE SHALL BE IN ACCORDANCE WITH THE APPROVED GEOTECHNICAL REPORT LISTED BELOW:

SOILS REPORT INFORMATION:

TITLE: GEOTECHNICAL EXPLORATION REPORT
RESIDENTIAL DEVELOPMENT
805 CAMPBELL DRIVE
LAS VEGAS, NEVADA
PROJECT NO. E-16-069
DATED MAY 3, 2016

NOVA GEOTECHNICAL AND INSPECTION SERVICES, LLC
4480 WEST HACIENDA AVENUE
SUITE 104
LAS VEGAS, NV 89118



VICINITY MAP Not to scale

Earthwork Quantities

(CONTRACTOR TO VERIFY)
Cut = 30 cu. yds
Fill = 10 cu. yds

UTILITY SERVICES

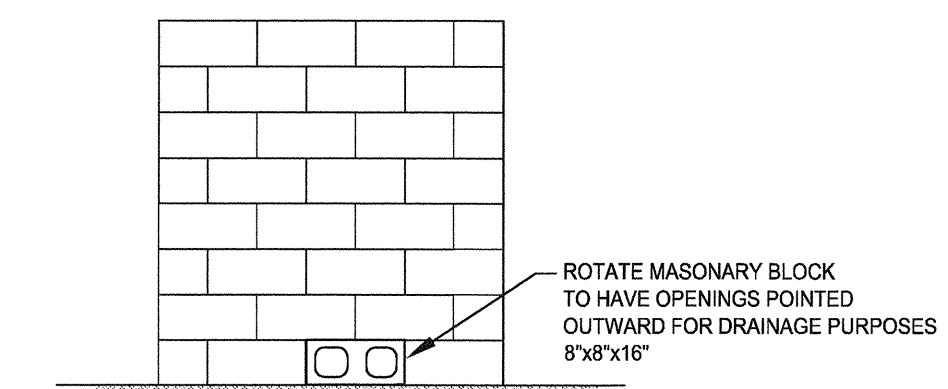
WATER	LAS VEGAS VALLEY WATER DISTRICT
SANITARY SEWER	CLARK COUNTY WATER RECLAMATION DISTRICT
ELECTRIC	NV ENERGY
GAS	SOUTHWEST GAS
TELEPHONE	CENTURYLINK
TRASH DISPOSAL	REPUBLIC SERVICES OF NEVADA

STORM DRAIN NOTE:

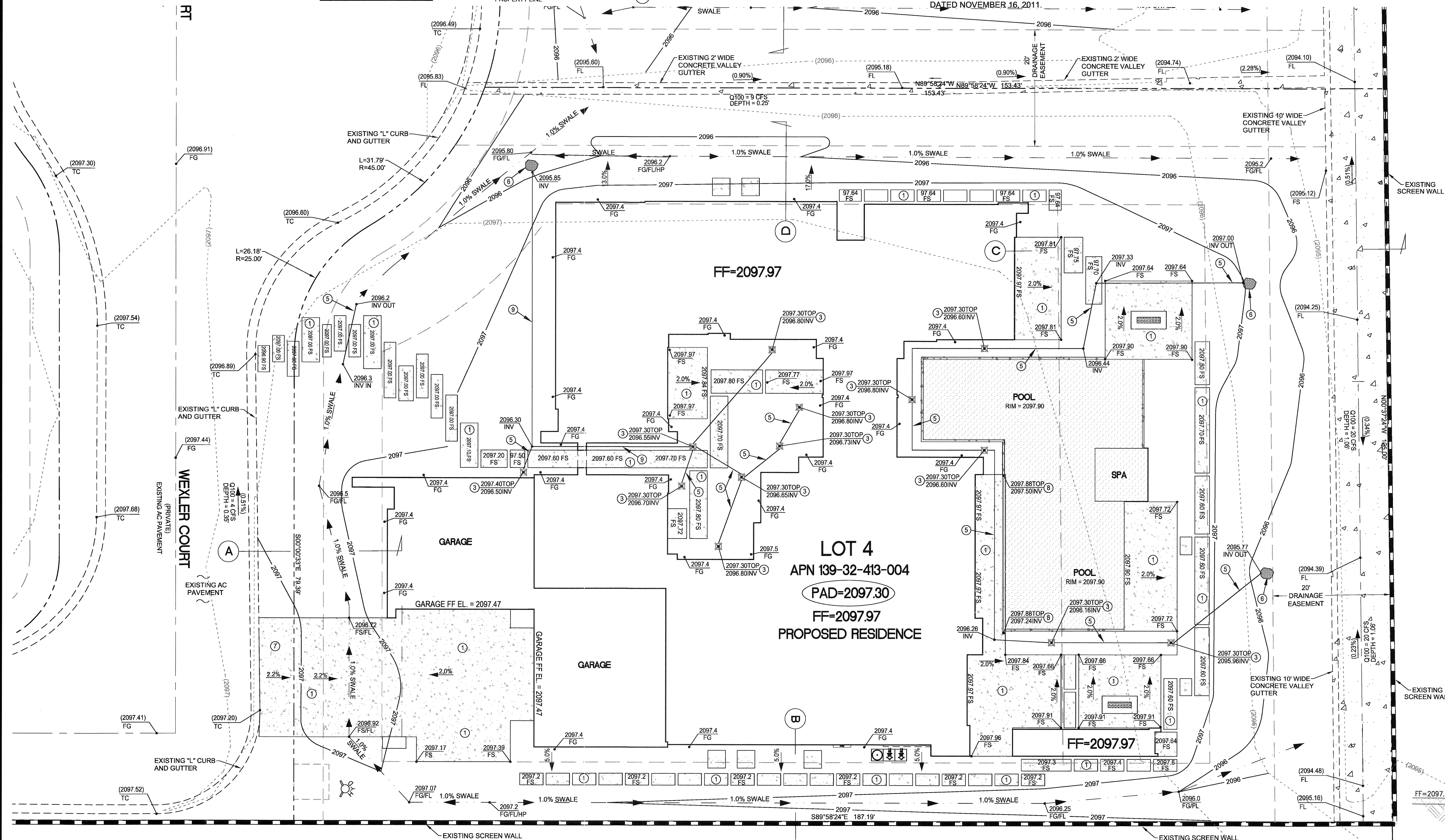
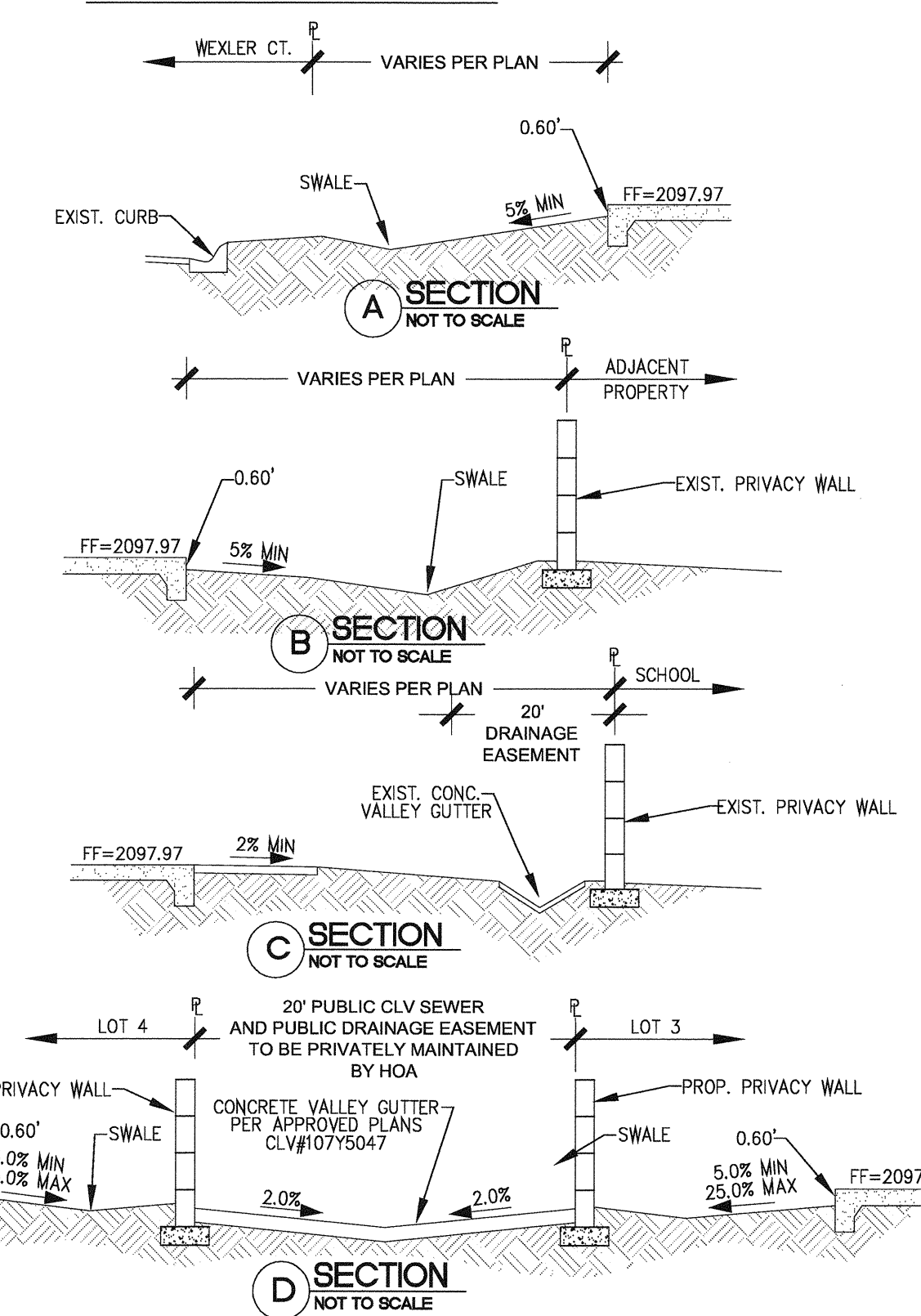
ALL ONSITE STORM DRAINS AND THE ASSOCIATED FACILITIES ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY THE PROPERTY OWNERS

NOTE:

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATIONS. CALL BEFORE YOU DIG: (800) 227-2800.



BLOCK WALL OPENING SECTION



BLUE HERON RESIDENCE
GRADING PLAN
800 WEXLER COURT
APN 139-32-413-004

BYRON ANDERSON, PE
2641 COPPER COVE DRIVE, HENDERSON, NV 89074
TEL: (702) 807-6239
SANDERSON1018@COX.NET

DEVELOPER:
BLUE HERON
4675 W. TECO AVE #250
LAS VEGAS, NV 89118

DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:
PROJECT DATE:
SHEET
G-1
1 OF 1
AGENCY DWG. NO.