



Addendum #2 to
Technical Drainage Study
for

RACEL & MAVERICK

Date Prepared:
November 2024

Prepared for:
Richmond American Homes of Nevada, Inc.
7770 Dean Martin Drive, Suite 308
Las Vegas, NV 89139
702.240.5605

Prepared by:
Kimley-Horn and Associates, Inc.
6671 Las Vegas Boulevard South, Suite 320
Las Vegas, NV 89119
702.862.3600

Kimley»»Horn

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Racel and Maverick - Addendum #2 Date: November 2024

Location of Development: a) Descriptive (Cross Streets) North/South: Maverick Street
 East/West: Racel Street

b) Section: 11 Township: 19S Range: 60E

c) APN : 125-11-703-005, -006, -007, -008, -009, -010, -011, -012

Name of Owner: Richmond American Homes of Nevada, Inc.

Telephone No.: 702.240.5605 Fax No.: _____ E-Mail Address: angela.pinley@mdch.com

Address: 7770 Dean Martin Drive, Suite 308 Las Vegas, NV 89139

Contact Person-Name: Michael Schwab, P.E. Telephone No.: 702.790.0206

* E-Mail Address: michael.schwab@kimley-horn.com Fax No.: _____

Firm: KIMLEY-HORN

Address: 6671 Las Vegas Boulevard South, Suite 320 Las Vegas, NV 89119

Type of Land Development/Land Disturbance Process:

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

1. Total Owned Land Area: At Site: +/- 9.80 acres Being Developed/Disturbed: +/- 9.80 acres

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: N/A

6. Has the site drainage been evaluated in the past? YES NO If yes, please identify documentation: TDS for Maverick/Racel (DS-3483C)

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

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.

***New Required Field**

****Review and concurrence of the Clark County Regional Flood Control District is required.**

_____ Local Entity File No.	Revision	Date

Engineer's Seal

REFERENCE:

STANDARD FORM 1

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: 10/30/2024
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: S.F. FOR Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for: RACEL & MAVERICK	
Cross Streets:	Racel Street & Maverick Street	COPIES TO: Kimley-Horn and Associates
File Number:	F:\Depot\DSMemos\DS5801B.doc	Richmond American Homes
Parcel Number:	125-11-703-005, 006, 007, 008, 009, 010, 011, 012	Bart Anderson, P.E., DevCo
Zoning Action:	24-0306-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	09/09/2024	09/26/2024	See Comments Below	\$400	5923291: \$400
2 nd Submittal	10/16/2024	10/30/2024	See Comments Below	\$400	5976111: \$400
TOTAL FEES (LDDRS):				\$800	----

REMARKS:

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.

1. The site is adjacent to Clark County jurisdiction to the south on Racel Street. The engineer must coordinate with Clark County Public Works Department (CCPW) and incorporate any concerns for boundary conditions. CCPW concurrence is required prior to final acceptance of the study.
2. A review of the grading plan shows an elevation difference of approximately 3.0-feet of cut/fill adjacent to developed properties. Sites with a grade difference of 2 feet above or below existing are required to have approval from the *City Planning and Development Department*. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the *City Planning Department* (229-6301). The engineer must provide Planning approval with the next submittal.
3. Figures Pro-1, Pro-2, Ex-1 and Ex-2: Verify the 10 year flow splits at Torrey Pines and Racel? On figures Pro-1 and Pro-2, it shows 15-cfs going south and 14-cfs going east. On Ex-1 and Ex-2, it shows 23-cfs going south and 8-cfs going east. On the Flow Summary Table, it shows 15-cfs going south (DCNW173) and 11-cfs going east (DNW183).
4. Along the West property line, verify is there a new proposed fence or cmu wall? On cross section 'G' it show proposed fence and on grading plans there is a construction note for wall. Provide 10-ft minimum openings at low points if proposing a new wall.
On cross section 'G', label 10' Public Drainage Easement to be privately maintained.

5. On Meisenheimer Ave at the northwest corner of drainage easement. Provide concrete instead of riprap. Riprap is a maintenance issue. Install bollards or gate at the end of the easement per CCAUSD# 425.S1.
6. Along Racel Street at the drainage easements on the west boundary and east boundary, provide concrete or extend valley gutter to the curb. Install bollards or gate at the end of the easement per CCAUSD# 425.S1.
7. Between lots 13 and 14 at the drainage easement entrance, install bollards or gate per CCAUSD# 425.S1.
8. All drainage easements must be public drainage easements to be privately maintained and common lots to be labeled on the grading plans and to be dedicated as such in the final map. The minimum width for a public drainage easement is 10'.

***** 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
HDR/AYS/SF

T/R/S: T19S/R60E/S11
AREA G11

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November 27, 2024

Albert Sung, P.E.
Flood Control Project Engineer
Department of Public Works
City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101

RE: Technical Drainage Study for Racel Street & Maverick Street (#DS5801B)

The purpose of this letter is to provide satisfactory answers to the comments issued in the subject Comment Letter dated October 30, 2024. These comments have been reviewed and are addressed herein.

Comment 1: The site is adjacent to Clark County jurisdiction to the south on Racel Street. The engineer must coordinate with Clark County Public Works Department (CCPW) and incorporate any concerns for boundary conditions. CCPW concurrence is required prior to final acceptance of the study.

Response: Noted. The TDS and Addenda will be submitted to CCPW for concurrence after conditional CLV approval.

Comment 2: A review of the grading plan shows an elevation difference of approximately 3.0-feet of cut/full adjacent to developed properties. Sites with grade difference of 2 feet above or below existing are required to have approval from the *City Planning and Development Department*. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the *City Planning Department* (229-6301). The engineer must provide Planning approval with the next submittal.

Response: A justification letter has been submitted to the City Planning Department. A copy of the letter sent to the Planning Department is included in **Appendix A**. The contacts at the Planning Department are Courey Stewart and Craig Compton.

Comment 3: Figures Pro-1, Pro-2, Ex-1 and Ex-2: Verify the 10 year flow splits at Torrey Rines and Racel? On figures Pro-1 and Pro-2, it shows 15-cfs going south and 14-cfs going east. On Ex-1 and Ex-2, it shows 23cfs going south and 8-cfs going east. On the Flow Summary Table, it shows 15-cfs going south (DCNW173) and 11-cfs going east (DNW183).

Response: The values shown in the figures have been updated to match the summary tables and HEC-1 models. Please refer to **Appendix A** for the revised figures.

Comment 4: Along the West property line, verify is there a new proposed fence or cmu wall? On cross section 'G' it show proposed fence and on grading plans there is a construction note for wall. Provide 10-ft minimum openings at low points if proposing a new wall. On cross section 'G', label '10' Public Drainage Easement to be privately maintained.

Response: There is a proposed fence along the west property line, not a wall. Any previous notes calling out a wall have been removed. There are now callouts of "BEG FENCE" and "END FENCE" shown on sheets GD1 and GD5, respectively.

Comment 5: On Meisenheimer Ave at the northwest corner of drainage easement. Provide concrete instead of riprap. Riprap is a maintenance issue. Install bollards or gate at the end of the easement per CCAUSD#425.S1.

Response: Concrete is now proposed at the northwest corner instead of riprap. A metal gate is also proposed.

Comment 6: Along Racel Street at the drainage easements on the west boundary and east boundary, provide concrete or extend valley gutter to the curb. Install bollards or gate at the end of the easement per CCAUSD#425.S1.

Response: Concrete has been extended to the curb at the drainage easements on the west and east boundary. Metal gates are also proposed.

Comment 7: Between lots 13 and 14 at the drainage easement entrance, install bollards or gates per CCAUSD#425.S1.

Response: Bollards are proposed at the drainage easement entrance between lots 13 and 14.

Comment 8: All drainage easements must be public drainage easements to be privately maintained and common lots to be labeled on the grading plans and to be dedicated as such in the final map. The minimum width for a public drainage easement is 10'.

Response: All drainage easements have been label as required. Refer to the grading plans in **Appendix B**.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (702) 790-0206 or michael.schwab@kimley-horn.com should you have any questions or need any additional information.

Sincerely,

Michael Schwab, PE

LIST OF APPENDICES

Appendix A – Documents & Figures

- EX-1 Overall Existing Conditions Basin Map
- EX-2 Onsite Existing Conditions Basin Map
- PRO-1 Overall Proposed Conditions Basin Map
- PRO-2 Onsite Proposed Conditions Basin Map
- Justification for Fill Letter

Appendix B – Improvement Plans

Appendix C – Data CD