

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: December 30, 2021
TO: Land Development Services Department of Building & Safety			FROM: Jennifer Shinn, P.E. Flood Control, Engr. Associate Department of Public Works
SUBJECT:	Drainage Study for:		COPIES TO:
	Axel at Sunstone		Northland LLC and Lennar Homes
Cross Streets:	US 95 and Kyle Canyon Road		GCW Inc.
File Number:	F:\Depot\DSMemos\DS5499A.doc		Bart Anderson, P.E., DevCo
Parcel Number:	125-06-810-002		
Zoning Action:			
FEMA Flood Zone	YES	NO	X
Proposed Storm Drain	YES	X	NO

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	9/23/2021	10/18/2021	Not Approved	\$400.00	4461754: \$400
2 nd Submittal	12/22/2021	12/30/2021	See Comment Below	\$400.00	4579887: \$400
TOTAL FEES (LDDRS):				\$800.00	----

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.

The following are comments pertaining to the subject site specific drainage study and grading plans:

1. The subject study assumes that O'Hare Road and the two entry roads (Trailblazer Falls Street and Aurora Fields Lane), including all drainage infrastructure, are constructed and in place. In addition, the subject study assumes the offsite flows from the US95 are being collected in an existing storm drain system per the Iron Mountain Update Study. Substantial completion of the drainage facilities associated with the above-mentioned projects is required prior to issuance of occupancy permits.
2. No permanent structures allowed within the 100' easement including walls and parking structures.
3. Locations where stormwater flow will surface run between private lots are to be designated a Public Drainage Easement. In the next submittal, provide an overall lot drainage map to identify inter-lot drainage areas which will be required as common lot as well as public drainage easements to be privately maintained by the Homeowners Association. Please note that all drainage easement must be "Public Drainage Easement" and all public drainage easement must be concrete lined.
4. Provide detail lot drainage including any blockwall, building footprint, swale location, spot elevations along swale at lot lines, and Public Drainage Easement location.
5. Please note the try to use swale with blockwall openings instead of area inlet with 4-inch PVC pipe. If inlet is used, please follow the finished floor elevation requirement per public drainage easement criteria.

6. **Figure 5:** Clearly show the proposed grading along with flow arrows, concentration points, and any existing storm drain system. The proposed Figure 5 is too busy.
7. **Figure 5:** Provide a table summary of flow going to each inlet.
8. Revise Flowmaster cross-section to match the proposed grading plan. For example, Section 1 of the Flowmaster cross-section shows 35-ft private street section with 'L' Type curb, but the detail sheet shows 30-ft private street section with Roll Curb. Revise FlowMaster calculations to match the grading plan and reflect changes accordingly. Also add concentration points in Figure 5.
9. On the grading plan, clearly callout the transition from Roll Type Curb to "L" Type curb nearly the proposed drop inlet. Callout detail/construction note for transition.
10. Proposed 30-inch RCP between SDDI#2 and SDDI#3 doesn't fit in side of drop inlet. Please provide special structural detail.
11. Callout Uniform Standard Drawing No. 405.1 for storm drain manhole.
12. Provide cross-sections shown in sheets D1 and D2 in the grading plan.
13. Provide a minimum channel depth on cross-section F/D1.
14. Provide any missing construction note callout in the grading plan and/or cross-sections.

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
HDR/JKS

T/R/S: T19/R60E/S6
AREA G-06