

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>			<b>DATE:</b> April 2, 2022
<b>TO:</b> Land Development Services Department of Building & Safety			<b>FROM:</b> Jennifer Shinn, P.E. Flood Control, Engr. Associate Department of Public Works
<b>SUBJECT:</b>	Drainage Study for: <b>Axel at Sunstone</b>		<b>COPIES TO:</b> Northland LLC and Lennar Homes
<b>Cross Streets:</b>	US 95 and Kyle Canyon Road		GCW Inc.
<b>File Number:</b>	F:\Depot\DSMemos\DS5499D.doc		Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	125-06-810-002		
<b>Zoning Action:</b>			
<b>FEMA Flood Zone</b>	YES	NO	<b>X</b>
<b>Proposed Storm Drain</b>	YES	<b>X</b>	NO

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	9/23/2021	10/18/2021	Not Approved	\$400.00	4461754: \$400
2 <sup>nd</sup> Submittal	12/22/2021	12/30/2021	Not Approved	\$400.00	4579887: \$400
3 <sup>rd</sup> Submittal	2/8/2022	2/25/2022	Not Approved	\$400.00	4640935: \$400
4 <sup>th</sup> Submittal	3/15/2022 & 3/31/2022	4/2/2022	Conditionally Approved	\$400.00	4692415: \$400
<b>TOTAL FEES (LDDRS):</b>				<b>\$1600.00</b>	<b>----</b>

**REMARKS:**

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

<b>X</b>	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.

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. The engineer must provide a table on the grading plans that shows a quantity estimate of all drainage improvements within Public Drainage Easements. All drainage improvements within Public Drainage Easements must be bonded and inspected.
3. Revise Drop Inlet SDDI#1 to Type "CM2" on the grading plan and profile sheets.
4. Revise all storm drain callout to "Private" instead of "Public".
5. Revise Storm Drain Manhole callout to reflect 30-inch ring and cover. Use Standard Drawing number 405.1.
6. Provide Blockwall Opening detail in the detail sheet.

**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