

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: June 21, 2023
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: Axel at Sunstone		COPIES TO: Northland LLC and Lennar Homes
Cross Streets:	US 95 and Kyle Canyon Road		GCW Inc.
File Number:	F:\Depot\PW_Flood\1. Development Review\1. DSMemos\DS5499E.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	Not Approved	\$400.00	4579887: \$400
3 rd Submittal	2/8/2022	2/25/2022	Not Approved	\$400.00	4640935: \$400
4 th Submittal	3/15/2022 & 3/31/2022	4/2/2022	Conditionally Approved	\$400.00	4692415: \$400
5 th Submittal	6/05/2023	6/21/2023	Not Approved	\$100.00	5304692: \$100
TOTAL FEES (LDDRS):				\$1700.00	----

REMARKS:

5th Submittal: Update #1 to Add retaining wall along east property line, Screen Wall along US95 and modify drainage easement for rear lot product to drain to common lot.

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. 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. Add Public Drainage Easement Improvement Quantity to the table shown on Sheet C3.

3. On Sheet G2, the offsite flow draining from US95 must be concrete lined. Provide a gate per Uniform Standard Drawing No. 425.S1 at the upstream end of the channel, add minimum of 6-ft concrete u-channel transitioning from the 20-ft wide gate, and connect between proposed RCP and existing RCP with RCP or concrete channel. Provide headwall to the proposed dual 18-inch RCP. Provide additional cross-sections along US95, to the east and to the north showing the proposed screen wall. Label gates along north screen wall and callout gate detail. Provide a drivable access to the existing storm drain manhole for maintenance. Drivable access can be either compacted Type II or landscape rock.
4. On Sheet G3, Adjust overlapping text. Finished floor elevations are not legible.
5. On Sheet G4, Provide additional detail showing drainage pattern for double walls at the north east corner.
6. On Sheet G5, Provide a drivable access to all existing storm drain manholes for maintenance. Drivable access can be either compacted Type II or landscape rock. Provide special detail for the existing storm drain manhole located in the curb. Address low point/ponding caused by the proposed screen wall on US95.
7. On Sheet G7, Provide additional detail showing drainage pattern for double walls at the north east corner, south of main access road. Missing lot numbers. Provide additional cross-section north of main access road showing the double walls.
8. On Sheet G8, Provide a drivable access to all existing storm drain manholes for maintenance. Drivable access can be either compacted Type II or landscape rock. Is the proposed screen wall removing existing chain link fence along US95?
9. On Sheet G9, Provide a drivable access to all existing storm drain manholes and NDOT Type 2 drop inlet for maintenance. Drivable access can be either compacted Type II or landscape rock. Also, add concrete apron around the proposed NDOT Type 2 drop inlet.
10. On Sheet G10, Revise cross-section H/D1 to reflect screen wall.
11. On Sheet D1, clearly show and label limit of property line and R/W line on cross-sections H and G.
12. On Sheet P13, label proposed 18-inch storm drain lateral as "Private Storm Drain".
13. Please make sure that future waterline meets the horizontal separation requirement from the proposed drop inlets on Elena Hills Lane.

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
HDR/JKS

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