

<b>CITY OF LAS VEGAS</b>			<b>DATE:</b>
<b>INTER-OFFICE MEMORANDUM</b>			<b>May 16, 2024</b>
<b>TO:</b> Land Development Services Department of Building & Safety		<b>FROM:</b> Tyler Key Flood Control, Engineering Associate Department of Public Works	
<b>SUBJECT:</b>	Drainage Study for:		<b>COPIES TO:</b>
<b>Axel at Sunstone – Update #1</b>			Northland LLC and Lennar Homes
<b>Cross Streets:</b>	US 95 and Kyle Canyon Road		GCW Inc.
<b>File Number:</b>	F:\Depot\PW_Flood\1. Development Review\1. DSMemos\DS5499G.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
5 <sup>th</sup> Submittal	6/05/2023	6/21/2023	Not Approved	\$100.00	5304692: \$100
6 <sup>th</sup> Submittal	7/5/2023	7/19/2023	Conditionally Approved	\$100.00	5343433: \$100
7 <sup>th</sup> Submittal	5/6/2024	5/16/2024	See Comments Below	\$100.00	5753514: \$100
<b>TOTAL FEES (LDDRS):</b>				<b>\$1900.00</b>	<b>----</b>

**REMARKS:**

**7<sup>th</sup> Submittal: Update #2 to elevate Sky Point Drive, adjust Finish Floor Elevations for Lots 54-58, revise the area between Lots 217 and 218 to remove the wall and relocate the nuisance inlet, and to adjust wall heights to match adjacent development.**

**5<sup>th</sup> & 6<sup>th</sup> Submittal: Update #1 and Addendum #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:

<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 revised plans submitted for Update #2:

1. Sheet G5: Clearly label the location and the elevation of the high point in Sky Pointe Dr.
2. To prevent damage to personal belongings, the garage finish floor must be 6" above the highest adjacent top of curb.

The following are comments pertaining to previous submittals that still remain to be addressed:

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. Sheet G2: Provide detail per Note 3 on "Drainage Note". Callout future wrought iron gate at the upstream end of u-channel along with callout for standard detail.
3. Sheet G3:
  - a. Lot 263 - delete HP from elevation tag 37.80 FL. It's not HP.
  - b. Lots 97, 263, 303 - Verify slope direction and percent slope.
4. Sheet C2: Provide up to date CLV Construction Stormwater Run-off Management Standard Notes. Add Standard Note No. 6 *"Post-Construction BMPs (PCBMPs) / Control Measures noted on the Grading Plans are mandatory permanent regulatory stormwater pollution controls. These PCBMPs must be installed per the approved plans and must be permanently maintained"*.
5. Sheet G10: Provide lot elevation HP for lot 205, delete call out #19.
6. Sheet D5: Show concrete apron in drop inlet type 2 detail.
7. Revise all sections showing solid grouting for flood control to indicate "8-inch minimum solid grouted CMU block 3 courses above finish grade with all joints mortared," where 3 courses is 18-inches or twice the depth above the calculated water surface elevation.
8. Please make sure that future waterline meets the horizontal separation requirement from the proposed drop inlets on Elena Hills Lane.

**\*\*\* 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:**

**1<sup>st</sup> Submittal DS and Plans (for first and original submittal);**

**2<sup>nd</sup> Submittal DS and Plans (for second submittal (addendum #1)) etc.**

**If drainage study contains multiple files, use the following naming convention in Document Title:**

**1<sup>st</sup> Submittal DS (for the report of the drainage study)**

**1<sup>st</sup> Submittal Plan 1 (could be the drainage condition maps)**

**1<sup>st</sup> Submittal Plan 2 (could be the improvement plans) etc.**

**\*\*\* In an effort to increase administrative efficiency, for all original and re-submittal packages including updates and the addenda, the City of Las Vegas Public Works Department requires both a hardcopy and a digital copy (PDF) on CD for the drainage study.**

**A letter sealed and signed by a Nevada registered civil engineer must be included in every submittal certifying documents on the electronic CD matches 100% of the hardcopy submittal. The new submittal requirement is effective on May 1, 2019. If there are any questions regarding these new requirements, please contact Albert Sung in the City Flood Control Section at (702) 229-6541.**



Sample Letter to  
certify CD.pdf

**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**  
JKS/jrt/TJK

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