

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: February 4, 2025
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Tyler Key Flood Control Engr. Associate Department of Public Works
SUBJECT: Drainage Study for: Axel at Sunstone – Phase II		COPIES TO: KW-HS Lot Option Pool 01, LLC
Cross Streets:	Trailblazer Falls St. & O'Hare Rd.	Kimley-Horn
File Number:	F:\Depot\DSMemos\DS5835A.doc	Lucien Paet, P.E., DevCo
Parcel Number:	152-06-818-062	
Zoning Action:	21-0382-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	1/21/2025	2/4/2025	See Comments Below	\$400	6086490: \$400
TOTAL FEES (LDDRS):				\$400	----

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.

- Figure PRO:** Swale section SW is not shown on the figure. Review and revise accordingly.
- Figure PRO:** Provide the bypass tables shown in the introduction on Figure PRO as well as the OH-1 Section.
- All swales conveying flow from multiple lots must be Public Drainage Easements to be Privately Maintained.
- Sheet GD1 & GD3:** Provide a cross section for the western boundary of the project site along Trailblazer Falls St. showing the existing roadway and the proposed pads.
- Sheet GD1:** Cross section B/XS1, along Peyton Hills Pl. does not match the cross section provided on Sheet XS1.
- Sheet GD2:** Cross section R/XS1 does not match the cross section provided on Sheet XS1.
- Sheet GD2:** Call out the 1 course of solid grout proposed for the northern wall of Lots 283 and 284.
- Sheet GD3:** Cross section H/XS1, along Stone Falls St., does not match the cross section shown on Sheet XS1.

9. **Sheet XS1:** Cross section S needs to have block wall openings in order to maintain positive drainage through each lot.

***** 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
TJK

T/R/S: T19S/R60E/S06
AREA G06