



**Addendum to the
Technical Drainage Study
for**

AXEL AT SUNSTONE – PHASE II

Date Prepared:
February 2025

Prepared for:
Lennar Homes
6385 South Rainbow Boulevard, Suite 300
Las Vegas, NV 89118
702.821.4681

Prepared by:
Kimley-Horn and Associates, Inc.
6671 Las Vegas Boulevard South, Suite 320
Las Vegas, NV 89119
702.862.3600

Kimley»»Horn

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Axel at Sunstone - Phase II Date: February 2025

Location of Development: a) Descriptive (Cross Streets) North/South: Trailblazer Falls Street
 East/West: O'Hare Road

b) Section: 6 Township: 19 Range: 60
 c) APN : 152-06-818-062

Name of Owner: KW-HS Lot Option Pool 01, LLC
 Telephone No.: 702.821.4603 Fax No.: _____ E-Mail Address: jeanette.jeffery@lennar.com
 Address: 23975 Park Sorrento, Suite 220 Calabasas, California 91302

Contact Person-Name: David Harvey, P.E. Telephone No.: 702.637.9664
 * E-Mail Address: david.harvey@kimley-horn.com Fax No.: _____
 Firm: KIMLEY-HORN
 Address: 6671 Las Vegas Boulevard South, Suite 320 Las Vegas, NV 89119

Type of Land Development/Land Disturbance Process:

<input type="checkbox"/>	Rezoning	<input type="checkbox"/>	Subdivision Map	<input type="checkbox"/>	Clearing and Grading Only
<input type="checkbox"/>	Parcel Map	<input checked="" type="checkbox"/>	Planned Unit Development	<input checked="" type="checkbox"/>	Other (Please specify below)
<input type="checkbox"/>	Large Parcel Map	<input type="checkbox"/>	Building Permit	GRADING PERMIT	

1. Total Owned Land Area: At Site: +/- 12.59 acres Being Developed/Disturbed: +/- 12.59 acres

2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area? Yes** No

3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? Yes** No

4. Proposed type of development (Residential, Commercial, Etc.): Residential

5. Approximate upstream land area which drains to the subject site: N/A

6. Has the site drainage been evaluated in the past? YES NO If yes, please identify documentation: TDS for Axel at Sunstone (DS5499)

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Existing inlets at the entrance to the site & Aurora Fields Lane

8. Briefly describe your proposed schedule for the subject project: ASAP

Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

***New Required Field**

****Review and concurrence of the Clark County Regional Flood Control District is required.**

Revision	Date

Engineer's Seal

Local Entity File No.

REFERENCE:

STANDARD FORM 1



February 13, 2025

Mr. Tyler Key
City of Las Vegas Flood Control
333 Rancho Drive
Las Vegas, NV 89106

RE: *Addendum to the Technical Drainage Study for Axel at Sunstone – Phase II*

Dear Mr. Key,

This letter certifies that all items provided on the Addendum to the Technical Drainage Study for Axel at Sunstone – Phase II electronic submittal matches the paper version bound into the study.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (702) 637-9664 or david.harvey@kimley-horn.com should you have any questions or concerns.

Sincerely,

David Harvey, P.E.

Taryn, Liu

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

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February 13, 2025

Tyler Key
Flood Control Engineering
City of Las Vegas
495 Main Street
Las Vegas, NV 89101

RE: Technical Drainage Study for Axel and Sunstone – Phase II

The purpose of this letter is to provide satisfactory answers to the comments issued in the subject Comment Letter dated February 4, 2025. These comments have been reviewed and are addressed herein.

Comment 1: **Figure PRO: Swale section SW is not shown on the figure. Review and revise accordingly.**

Response: Swale section SW is a generic section with a 1% slope and 0.5 cfs flow rate. This section was conservatively applied at locations where the tributary area only consisted of a few units to check the finished floor elevations. Since this is a generic section, applied at multiple locations, it is not shown on **Figure PRO**, however, it is shown in the swale hydraulic sections summary table.

Comment 2: **Figure PRO: Provide the bypass tables shown in the introduction on Figure PRO as well as the OH-1 Section.**

Response: **Figure PRO** has been updated to include bypass summary tables and Section OH-1. Please refer to **Figure PRO** in **Appendix A**.

Comment 3: **All swales conveying flow from multiple lots must be Public Drainage Easements to be Privately Maintained.**

Response: Swales conveying flow from multiple lots have been called out as Public Drainage Easements to be Privately Maintained. Please refer to **Engineer's Note 8** on **Sheet OGD** in the Improvement Plans located in **Appendix C**.

Comment 4: 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.

Response: Two cross sections have been provided for the western boundary of the project site along Trailblazer Falls Street. Please refer to **Sections U and U2** on **Sheet XS** in the Improvement Plans, located in **Appendix C**.

Comment 5: Sheet GD1: Cross section B/XS1, along Peyton Hills Pl. does not match the cross section provided on Sheet XS1.

Response: **Cross Section B/XS1** has been revised to call out **Section E/XS1** in order to match the cross section provided on **Sheet XS1**. Please refer to **Sheets GD1 and XS** in the Improvement Plans located in **Appendix C**.

Comment 6: Sheet GD2: Cross section R/XS1 does not match the cross section provided on Sheet XS1.

Response: **Cross Section R/XS1** has been revised to call out **Section S/XS1** in order to match the cross section provided on **Sheet XS1**. Please refer to **Sheets GD2 and XS** in the Improvement Plans located in **Appendix C**.

Comment 7: Sheet GD2: Call out the 1 course of solid grout proposed for the northern wall of Lots 283 and 284.

Response: Solid grout note inadvertently added to finished floor elevation check table for Lots 283 and 284. These lots meet the FFE and GFE criteria, and therefore do not require solid grout. Please refer to the updated Finished Flood Elevation Check table located in **Appendix B** and the Improvement Plans located in **Appendix C**.

Comment 8: Sheet GD3: Cross section H/XS1, along Stone Falls St., does not match the cross section shown on Sheet XS1.

Response: Cross Section H/XS1 has been revised to call out Section T/XS1 in order to match the cross section provided on Sheet XS1. Please refer to Sheets GD3 and XS in the Improvement Plans located in Appendix C.

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

Response: Each rear load lot has a block wall opening to maintain positive drainage. Please refer to Construction Note 20 on the Grading Sheets and Detail 8 on Sheet DT1 for the typical rear-load courtyard surface drainage patterns.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (702) 637-9664 or David.Harvey@kimley-horn.com should you have any questions or need additional information.

Sincerely,

David Harvey, P.E.

Taryn Liu



LIST OF APPENDICES

Appendix A – Documents & Figures

- Figure PRO Proposed Condition Basin Map

Appendix B – Hydraulic Calculations

- Finished Floor Elevation Checks

Appendix C – Improvement Plans

Appendix D – Data CD