

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: February 2, 2022
TO: Land Development Services Department of Building & Safety			FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:		COPIES TO:
	Castellana (aka Summerlin Village 25 – Parcel A) - Update		Actus
Cross Streets:	NWC of Fox Hill Drive & Far Hills Avenue		William Lyon Homes LLC
File Number:	F:\Depot\DSMemos\DS5358D.doc		Bart Anderson, P.E., DevCo
Parcel Number:	137-27-617-001		CCRFCFCD
Zoning Action:	20-0082-TMP1		
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	9/11/2020	9/29/2020	Approved	\$400.00	3986790: \$400
2 nd Submittal	10/13/2020	10/27/2020	Conditional Approval	\$400.00	4031214: \$400
CCRFCFCD	12/10/2020	12/29/2020	Concurrence Recv'd	N/C	N/C
3 rd Submittal	1/13/2022	2/2/2022	See Comments Below	\$100.00	4606309: \$100
TOTAL FEES (LDDRS):				\$900.00	----

REMARKS:

3rd Submittal: Update to address change in the flow in the swale adjacent to the north of the site

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

X	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.

1. The subject development is under the premise of flood protection by the improved perimeter streets, *Fox Hill Drive, Far Hill Boulevard* and the associated berm/swale along the west boundary. No occupancy permit of the houses will be issued prior to the substantial buildout of the perimeter facilities.
2. Provide a note on the grading plans: All Onsite Storm Drains and the associated facilities are Privately Owned and to be Privately Maintained by the HOA.

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/AYS

T/R/S: T20S/R59E/27
AREA K-27