

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: December 1, 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:	
Summerlin West Village 29 - Park Drift Trail (Sandstone Rise Drive to COS-4)		GCW, Inc.	
Cross Streets:	Park Drift Trail and Far Hills Avenue	Howard Hughes Company, LLC	
File Number:	F:\Depot\DSMemos\DS5517D.doc	Bart Anderson, P.E., DevCo	
Parcel Number:	137-28-601-001, 137-21-801-004	CCRFCFCD	
Zoning Action:	N/A		
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	11/4/2021	11/23/2021	Not Approved	\$400.00	4525345: \$400
2 nd Submittal	2/1/2022	2/28/2022	Not Approved	\$400.00	4632902: \$400
3 rd Submittal & Supplement	3/22/2022 & 5/2/2022	5/3/2022	Conditional Approval	\$400.00	4698985: \$400
CCRFCFCD & Supplement	10/6/2022 & 12/1/2022	12/1/2022	Concurrence Recv'd	N/C	N/C
			TOTAL FEES (LDDRS):	\$1,200.00	----

REMARKS:

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 project is based on the premise that an existing interim swale on the west side of *Park Drift Trail* for protection of the roadway to the V29 COS-4 area and the downstream V29 COS-3/COS-4 *Wash Improvements* are constructed for flood flow perpetuation. The subject drainage study will not be finally approved prior to the substantial completion of the west side swale and the posting of bond for the downstream *COS-3/COS-4 Wash Improvements* project.
2. All offsite interim flood control facilities such as but not limited to berms/ditches and temporary sumps are privately owned and to be privately maintained by the *Howard Hughes Company*. Provide a note as such on the grading plans.

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, 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.

END OF REMARKS
HDR/AYS

T/R/S: T20S/R59E/28
AREA K-28