



**Update #2 to the  
Technical Drainage Study  
for**

***HIGHLINE  
VILLAGE 21– PARCEL I***

**Date Prepared:**  
December 2021

**Prepared for:**  
Lennar  
9275 W Russell Rd, Suite 400  
Las Vegas, NV 89148  
702.821.4603

**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: Highline - Village 21 - Parcel I Date: December 2021

Location of Development: a) Descriptive (Cross Streets) North/South: Carriage Drive  
 East/West: Redpoint Drive

b) Section: 26 Township: 20S Range: 59E  
 c) APN : 137-26-112-001

Name of Owner: Lennar - Jeanette Jeffery  
 Telephone No.: 702.821.4603 Fax No.: \_\_\_\_\_ E-Mail Address: jeanette.jeffery@lennar.com  
 Address: 9275 W Russell Rd, Suite 400 Las Vegas, NV 89148

Contact Person-Name: Rachael R. Dennis, P.E. Telephone No.: 702.734.5666  
 \* E-Mail Address: rachael.dennis@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 type="checkbox"/>	Planned Unit Development	<input checked="" type="checkbox"/>	Other (Please specify below)
<input type="checkbox"/>	Large Parcel Map	<input checked="" type="checkbox"/>	Building Permit	GRADING PERMIT	

1. Total Owned Land Area: At Site: +/- 19.23 acres Being Developed/Disturbed: +/- 19.23 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.): Single Family Residential

5. Approximate upstream land area which drains to the subject site: 0 acres

6. Has the site drainage been evaluated in the past?  YES  NO If yes, please identify documentation: Summerlin West Village 21; Highline Village 21 - Parcel I

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: 42" RCP South end of the project site

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

12/29/21

Engineer's Seal

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
_____		
_____		
_____		

Local Entity File No. \_\_\_\_\_

REFERENCE: STANDARD FORM 1

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>			<b>DATE:</b> May 26, 2021
<b>TO:</b> Land Development Services Department of Building & Safety			<b>FROM:</b> Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
<b>SUBJECT:</b>	Drainage Study for:		<b>COPIES TO:</b>
	<b>Highline – Summerlin West Village 21 - Parcel I – Update #1</b>		Kimley Horn and Associates, Inc.
<b>Cross Streets:</b>	Carriage Hill Drive and Redpoint Drive		Lennar, Robert Flaxa
<b>File Number:</b>	F:\Depot\DSMemos\DS5201D.doc		Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	137-26-112-001		CCRFCD
<b>Zoning Action:</b>	TMP-77187		CCPW
<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	10/14/2019 & 10/31/2019	11/18/2019	Not Approved	\$400.00	3608643: \$400
2 <sup>nd</sup> Submittal	12/16/2019	1/7/2020	Conditional Approval	\$400.00	3677594: \$400
CCPW & CCRFCD	6/3/2020	6/4/2020	Concurrence Recv'd	N/C	N/C
3 <sup>rd</sup> Submittal	5/12/2021	5/26/2021	See Comments Below	\$100.00	4287738: \$100
<b>TOTAL FEES (LDDRS):</b>				<b>\$900.00</b>	----

**REMARKS:**

**3<sup>rd</sup> Submittal: Update #1 to revise the connection of the onsite mainline storm drain to the As-Built 42"-RCP stub to the adjacent Beltway Channel and Adjust the GFF of Lots 11, 69, 83, 136, 161, 162, 202 and 203**

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.

1. The subject development is under the premise of flood protection by the improved *Carriage Hill Drive* with a regional storm drain to the west, *Redpoint Drive* to the south and the *Modified Beltway Channel* (from *Summerlin Parkway* to the *NV Energy Facility*) to the east. No occupancy permit of the houses will be issued prior to the substantial buildout of the perimeter facilities.
2. All drainage easements must be public drainage easements to be privately maintained and common lots to be labeled on the grading plans and to be dedicated as such in the final map.
3. 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:** 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/26  
AREA K-26



December 29, 2021

Mr. Albert Sung, P.E.  
City of Las Vegas Flood Control  
333 Rancho Drive  
Las Vegas, NV 89106

**RE: *Update #2 to the Technical Drainage Study for Highline: Village 21 - Parcel I***

Dear Mr. Sung,

This letter certifies that all items provided on the *Update #2 to the Technical Drainage Study for Highline: Village 21- Parcel I* 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) 734-5666 or [rachael.dennis@kimley-horn.com](mailto:rachael.dennis@kimley-horn.com) should you have any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Rachael R. Dennis". The signature is written in a cursive, flowing style.

Rachael R. Dennis, P.E.

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December 29, 2021

Mr. Albert Sung, P.E.  
City of Las Vegas Flood Control  
333 Rancho Drive  
Las Vegas, NV 89106

**RE: Update #2 to the Technical Drainage Study for Highline - Summerlin West Village 21 – Parcel I (DS-5201)**

Dear Mr. Sung,

The purpose of this letter is to serve as the **Update #2** to the subject project. The *Technical Drainage Study for Highline - Summerlin West Village 21 – Parcel I* (hereinafter referred to as **TDS**) was approved by the City of Las Vegas (CLV) on June 4, 2020. The *Update to the Technical Drainage Study for Highline - Summerlin West Village 21 – Parcel I* (hereinafter referred to as **UP**) was approved by CLV on May 26, 2021. Pertinent reference material has been included in **Appendix B**. The **Update #2** included herein, is intended to supersede data contained in previous studies.

Since approval of the **UP**, the Garage Finished Floor Elevations (GFF) for **Lots 23, 26, 41, 131, & 134** have been slightly revised. A table listing the GFF's has been included in **Appendix A** confirming the proposed garage floor elevations have been elevated to or above at least twice the depth of flow in the adjacent drive aisles. Additionally, ADA ramps have been added adjacent to **Lots 24, 49, & 192**. Refer to the **Improvement Plans in Appendix C** for the revised grading changes. The proposed revisions maintain approved drainage patterns and the proposed buildings meet finished floor elevation criteria. The methodologies and calculations presented in this report are in compliance with the CCRFCD Hydrologic Criteria and Drainage Design Manual (Manual).

In general, the revisions have minor impacts to the site and do not change the design concept presented and approved with the original **TDS**. The proposed revisions will not adversely impact adjacent properties, do not alter the character of flows downstream of the development, and do not pose any negative impacts on the downstream facilities or development.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (702) 734-5666 or [rachael.dennis@kimley-horn.com](mailto:rachael.dennis@kimley-horn.com) should you have any questions.

Sincerely,

Rachael R. Dennis, P.E.



## LIST OF APPENDICES

### Appendix A – Hydraulic Calculations

- Garage Finished Floor Elevation Checks

### Appendix B – Reference Materials

- *Update #2 to the Technical Drainage Study for Highline: Village 21 – Parcel I*; Prepared by Kimley-Horn. June 2020

### Appendix C – Improvement Plans