



10/2/23

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL  
**DRAINAGE STUDY INFORMATION FORM**

Name of Development: Summerlin Village 22 NP-2 Park Date: October 2023

Location of Development: a) Descriptive (Cross Streets) North/South: Kettle Ridge Dr.  
 East/West: Fleet Wing Ave

b) Section: 14, 15 & 23 Township: 20 Range: 59 East

c) APN : 137-14-414-001, 137-23-112-001, 137-14-414-002, 137-15-812-002, 137-23-112-003  
& 137-23-112-004

Name of Owner: Howard Hughes Company

Telephone No.: (702) 791-4300 Fax No.: (702) 791-4385 E-Mail Address: April.Chapman@howardhughes.com

Address: 10845 Griffith Peak Drive, Suite 160, Las Vegas. NV 89135

Contact Person-Name: Lee Gong, Ph.D, PE, CFM Telephone No.: (702) 804-2000

\* E-Mail Address: LGong@gcwengineering.com Fax No.: (702) 804-2299

Firm: GCW Inc.

Address: 1555 South Rainbow Boulevard, Las Vegas, NV 89146

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 type="checkbox"/>	Building Permit	<input type="checkbox"/>	Park Improvements

1. Total Owned Land Area: At Site: +/- 1.70 acres Being Developed/Disturbed: +/- 1.70 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.): Park

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: Master Conceptual Drainage Study for Summerlin West Village 22 (DS5005).

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Onsite runoff will discharge to an existing 36" RCP at the southeast corner of the project site which ties into CCRFCD Facility APBE 0249 in Kettle Ridge Drive.

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



10/2/23  
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

62022-660-2

October 2, 2023

Oh-Sang Kwon, P.E.  
City of Las Vegas, Public Works  
495 S. Main St.  
Las Vegas, Nevada 89101

**Re: Technical Drainage Study for Summerlin Village 22 NP-2 Park**

Dear Mr. Kwon:

This letter will serve as a certification that I, the engineer on record, acknowledge that the electronic copy provided on the CD is an identical replicate of the original hard copy submitted to the City of Las Vegas.

Cordially,

GCW, INC.

Lee Gong, Ph.D, P.E.,CFM  
Flood Control Division



10/2/23





62022-660-2

October 2, 2023

**Re: Response to City of Las Vegas Supplement Comments on the Technical Drainage Study for Summerlin Village 22 NP-2 Park (DS5691)**

This report addresses City of Las Vegas (CLV) review comments dated September 27, 2023, regarding the project in its entirety. Below are individual responses to each comment included in the review letter.

**Comment 1:**

Previous Comment #3: Sheet GD. Show slope % of the south landscape area.

The minimum slope in landscape turf area is 1%. Increase the proposed slope of 0.5% to 1% accordingly.

**Response:**

**The landscape turf area slope has been increased so that the slope is above the minimum 1% slope requirement. Note that this change in the landscape turf area slope has no impact on the hydrologic and hydraulic calculations and analysis previously performed.**

**Comment 2:**

Previous Comment #8: Provide maintenance bond for the proposed interim/temporary 12-ft drainage channel to be removed by others with the development of Summerlin Village 22 Parcel F.

Since the proposed drainage swale and scarp is located in the adjacent Parcel F to the west. Obtain a notarized letter of permission from the adjacent property owner (Lennar Homes) prior to the final approval of the improvement plans.

**Response:**

**A notarized letter of permission from the adjacent property owner for Summerlin Village 22 Parcel F will be obtained prior to the final approval of the improvement plans. Since Howard Hughes currently owns the project site parcels and the Summerlin Village 22 Parcel F property, coordination is currently under way with Howard Hughes. However, coordination will also be performed with any future property owners of Parcel F as required, prior to final approval of the improvement plans. Attached is an email with recent coordination with Howard Hughes regarding Parcel F.**

If you have any questions or require additional information, please do not hesitate to contact GCW at (702) 804-2000.

Respectfully,

GCW, INC.

Jason Ipina, E.I., CFM  
Flood Control Division

Lee Gong PhD, P.E, CFM  
Flood Control Division

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## **APPENDIX A**

Issued Comment Letter and Supporting Documents

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<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> September 27, 2023
<b>TO:</b> Land Development Services Department of Building & Safety		<b>FROM:</b> Jefferson Torrecampo Flood Control Eng. Associate Department of Public Works
<b>SUBJECT:</b>	Drainage Study for: <b>Summerlin Village 22 NP-2 Park</b>	<b>COPIES TO:</b> GCW Engineers / Surveyors
<b>Cross Streets:</b>	Kettle Ridge Dr. and Fleet Wing Ave.	Howard Hughes Company
<b>File Number:</b>	F:\Depot\DSMemos\DS5691B.doc	Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	137-14-414-001 & 137-23-112-001	
<b>Zoning Action:</b>	23-0346-CRG1	
<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	7/11/2023	8/3/2023	Not Approved	\$400.00	5350530: \$400
2 <sup>nd</sup> Submittal	9/18/2023	9/27/2023	See Comments Below	\$400.00	5439960: \$400
			<b>TOTAL FEES (LDDRS):</b>	<b>\$800.00</b>	----

**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:
<b>X</b>	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. Previous Comment #3:** *Sheet GD: Show slope % of the south landscape area.*

The minimum slope in landscape turf area is 1%. Increase the proposed slope of 0.5% to 1% accordingly.

**2. Previous Comment #8:** *Provide maintenance bond for the proposed interim/temporary 12-ft drainage channel to be removed by others with the development of Summerlin Village 22 Parcel F.*

Since the proposed drainage swale and scarp is located in the adjacent Parcel F to the west. Obtain a notarized letter of permission from the adjacent property owner (Lennar Homes) prior to the final approval of the improvement plans.

**\*\*\* 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:**

**1<sup>st</sup> Submittal DS and Plans (for first and original submittal);**

**2<sup>nd</sup> Submittal DS and Plans (for second submittal (addendum #1)) etc.**

**If drainage study contains multiple files, use the following naming convention in Document Title:**

**1<sup>st</sup> Submittal DS (for the report of the drainage study)**

**1<sup>st</sup> Submittal Plan 1 (could be the drainage condition maps)**

**1<sup>st</sup> 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**  
JRT/AYS

T/R/S: T20S/R59E/S14  
AREA K-14

**EMAIL COORDINATION WITH HOWARD HUGHES COMPANY, LLC  
REGARDING PARCEL F PERMISSION TO GRADE**

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**From:** John Grujicic <JGrujicic@gcwengineering.com>  
**Sent:** Monday, October 2, 2023 8:08 AM  
**To:** Vincent Esposito <Vincent.Esposito@howardhughes.com>  
**Cc:** Lupe Gracia <LGracia@gcwengineering.com>; Lee Gong <LGong@gcwengineering.com>; Sharon Thompson <sharon.thompson@howardhughes.com>  
**Subject:** RE: V22 NP-2 Park D- CLV Drainage Comments (Permission to Grade)

Good morning Vincent,  
Attached is requested site/grading plan for V22 NP-2 Park.

Thank you,  
John,



**John Grujicic, PhD, PE**  
Senior Project Manager  
Airport & Summerlin  
**D** 702-804-2123      **O** 702.804.2000  
**C** 702-630-3957      **W** gcwengineering.com  
**F** 702-804-2299  
**Serving Nevada Since 1969**      1555 South Rainbow Boulevard  
Las Vegas, Nevada 89146

Sending us a large file? **Use the** [GCW File Transfer Site](#)

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**From:** Vincent Esposito <[Vincent.Esposito@howardhughes.com](mailto:Vincent.Esposito@howardhughes.com)>  
**Sent:** Friday, September 29, 2023 01:08 PM  
**To:** John Grujicic <[JGrujicic@gcwengineering.com](mailto:JGrujicic@gcwengineering.com)>  
**Cc:** Lupe Gracia <[LGracia@gcwengineering.com](mailto:LGracia@gcwengineering.com)>; Lee Gong <[LGong@gcwengineering.com](mailto:LGong@gcwengineering.com)>; Sharon Thompson <[sharon.thompson@howardhughes.com](mailto:sharon.thompson@howardhughes.com)>  
**Subject:** RE: V22 NP-2 Park D- CLV Drainage Comments (Permission to Grade)

John,

Can I please get a site plan showing this area? I assume we'll need to show the extents of the grading.

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**From:** John Grujicic <[JGrujicic@gcwengineering.com](mailto:JGrujicic@gcwengineering.com)>  
**Sent:** Thursday, September 28, 2023 2:25 PM  
**To:** Vincent Esposito <[Vincent.Esposito@howardhughes.com](mailto:Vincent.Esposito@howardhughes.com)>  
**Cc:** [lgracia@gcwengineering.com](mailto:lgracia@gcwengineering.com); Lee Gong <[LGong@gcwengineering.com](mailto:LGong@gcwengineering.com)>  
**Subject:** V22 NP-2 Park D- CLV Drainage Comments (Permission to Grade)

**EXTERNAL EMAIL - Do not click any links or open any attachments unless you trust the sender and know the content is safe**

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Good afternoon Vincent,

Please see attached an exhibit.

Can you provide a notarized letter of permission to grade within adjacent Parcel F?

Thank you,



**John Grujicic, PhD, PE**

Senior Project Manager  
Airport & Summerlin

**D** 702-804-2123

**C** 702-630-3957

**O** 702.804.2000

**F** 702-804-2299

**W** [gcwengineering.com](http://gcwengineering.com)

**Serving Nevada Since 1969**

1555 South Rainbow Boulevard  
Las Vegas, Nevada 89146

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