

DS #: 3712-4

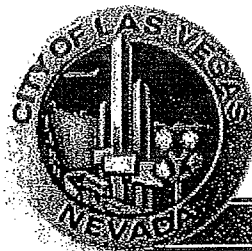
APN: 137-34-210-002

PROJECT: SUMMERLIN V23A (PARCEL L)
ANDALUSIA - UPDATE #4

SUBMITTAL: 9TH

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____



**CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

DATE:
June 23, 2011

TO:
Land Development Services
Department of Public Works

FROM:
Albert Sung, P.E. *AS*
Flood Control Project Engineer
Department of Public Works

SUBJECT: Technical Drainage Study for:
Summerlin V23A (Parcel L) – Andalusia – Update #4

COPIES TO:
G.C. Wallace

Cross Streets: SEC of Alta Drive & Fox Hill Drive

Howard Hughes Corporation

File Number: F:\Depot\DSMEMOS\DS3712K.doc

Bart Anderson, P.E., DevCo

Parcel Number: 137-34-210-002

Zoning Action: TMP-39472

FEMA Flood Zone YES NO **X**

Proposed Storm Drain YES **X** NO

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Trn. No.
1 st Submittal	12/13/2004	12/28/2004	Not Approved	\$400.00	13510: \$400
2 nd Submittal & Supplemental	1/11/2005 & 3/21/2005	3/30/2005	Conditional Approval	\$400.00	14695: \$400
CCRFCD	5/31/2005	6/1/2005	Concurrence Recv'd	N/C	N/C
3 rd Submittal	3/27/2006	4/10/2006	Not Approved	\$100.00	42284: \$100
4 th Submittal	6/1/2006	6/15/2006	Approved	\$400.00	Paid: \$400
5 th Submittal	9/21/2010	10/5/2010	Not Approved	\$400.00	153953: \$400
6 th Submittal	11/23/2010	12/1/2010	Conditional Approval	\$400.00	158004: \$400
7 th Submittal	12/17/2010	12/17/2010	Concurrence Recv'd	N/C	N/C
8 th Submittal & Supplemental	1/4/2011 & 1/18/2011	1/18/2011	See Comments Below	\$100.00	160115: \$100
9 th Submittal & Supplemental	6/23/2011	6/23/2011	See Comments Below	\$100.00	171520: \$100
TOTAL FEES (LDDRS):				\$2,300.00	----

REMARKS:

9th Submittal: Update #4pt address 24-ft wide residential driveways and minor grading along the retaining walls and Community Park.

8th Submittal & Supplemental: Update #3 to address the concurrent construction of the Paseo adjacent to the east

7th Submittal: CCRFCD Concurrence Letter Received

5th & 6th Submittals: Update #2 & Addendum for a minor revision of a Tentative Map (from 90-Lot to 81-Lot)

3rd & 4th Submittals: Update & Addendum to change site layout

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.

The following comments are repeated until they are complete:

1. 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.
2. The subject update study presumes that the perimeter streets will be fully constructed prior to or concurrently with the development of this project. No occupancy permits will be issued until the perimeters and the associated facilities are fully improved.

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 Amendment 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

Ays/osk

T/R/S: T20S/R59E/34

AREA K-34

DS 3712-4
6/23/11
K-39
\$100 -



G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS

G. C. WALLACE, INC.
G. C. WALLACE OF CALIFORNIA, INC.
G. C. WALLACE HOLDINGS, INC.

Writer's Contact Information:

702.804.2157
jjohnson@gcwallace.com

62023-980

June 22, 2011

Mr. Albert Y. Sung, PE
Flood Control Project Manager
City of Las Vegas – Land Development Services
Department of Public Works
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Memorandum to the Technical Drainage Study for Summerlin Village 23A Parcel L - Andalusia Improvements

Dear Mr. Sung:

The City of Las Vegas (CLV) Public Works Department approved the *Update #2 to the Technical Drainage Study for Summerlin Village 23A Parcel L – Andalusia* on December 17, 2010, and approved the *Update #3 to the Technical Drainage Study for Summerlin Village 23A Parcel L – Andalusia* on January 18, 2011. An associated update to the offsite infrastructure was also submitted to CLV, *Update to the Technical Drainage Study for Summerlin Village 23A Unit 2 Improvements* which was also approved on January 18, 2011.

The purpose of this letter is to serve as a memorandum to supplement the drainage study for the project site. On June 20th, 2011, Revision 1 to the original improvement plans was submitted to CLV. This revision was submitted primarily to allow for 24' wide residential driveways as opposed to the 16' wide driveways reflected in the original improvement plans.

Also, due to questions received regarding the configuration of grading and retaining walls located along Paseo Breeze Drive, grading detail was generated and provided for this area. This detail was generated to provide clarity regarding how design grades (tops of curb, etc.) along Paseo Breeze Drive (separate package) are to be tied into the planned rear lot areas in accordance with cross section Detail C, Sheet C13, of the original approved improvement plans. In some cases, matching grade elevations utilizing the approved cross section could not be obtained in these areas and additional retaining was required to be reflected, as well as additional minor scarping along interior lot rear property lines to even-out elevation changes between lot pad grades.

A minor grading modification was also incorporated into the community park reflected on sheet C8 and C9 of this submittal.


In general, the proposed additional grading detail and changes outlined above do not significantly alter existing peak flows or the character of flows downstream of the development and do not pose any negative impacts on downstream facilities and development. Furthermore, the grading reflected in this revision serves to clarify the original design intent and does not represent a modification or departure from the approved configuration (other than the inclusion of some additional retaining

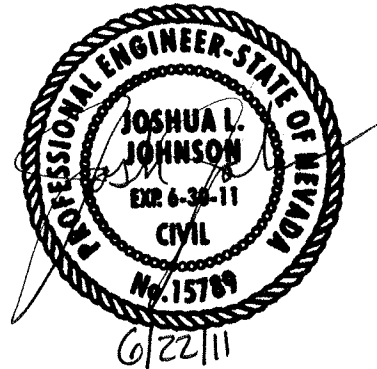
wall). There are no changes to pad or finish floor elevations, nor are there changes to the identified site basin boundaries.

If you have any questions or require additional information, please contact our office at 804-2000.

Cordially,

G.C. Wallace, Inc.


Joshua Johnson, PE
Vice President



c: Ryan Belsick, GCW
Jonathan Tull, GCW

** Duplicate Receipt **

City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

06/23/2011 11:07 Trn 171520
Cashier 890381

PRJ Permit # DS3712-4	\$100.00
Subtotal	\$100.00
Tax	\$0.00
Total	\$100.00

Received CHECK	\$100.00
Check # 99591	
Change	\$0.00

For questions related to this receipt call

702-229-6251

TRANSACTION REPORT

P. 01

JUN-23-2011 THU 11:31 AM

FOR: CITY OF LAS VEGAS

7023828551

SEND

DATE	START	RECEIVER	TX TIME	PAGES	TYPE	NOTE	M#	DP
JUN-23	11:31 AM	8042299	36"	2	FAX TX	OK	812	

TOTAL : 36S PAGES: 2

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: June 23, 2011
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SUBJECT: Technical Drainage Study for: Summerlin V23A (Parcel L) – Andalusia – Update #4		COPIES TO: G.C. Wallace	
Cross Streets:	SEC of Alta Drive & Fox Hill Drive		Howard Hughes Corporation
File Number:	F:\Depot\DSMEMOS\DS3712K.doc		Bart Anderson, P.E., DevCo
Parcel Number:	137-34-210-002		
Zoning Action:	TMP-39472		
FEMA Flood Zone	YES	NO	X
Proposed Storm Drain	YES	X	NO

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LETTER OF TRANSMITTAL



Project No.: 62023-980
Date: June 22, 2011

G. C. WALLACE, INC.
G. C. WALLACE OF CALIFORNIA, INC.
G. C. WALLACE HOLDINGS, INC.

To: City of Las Vegas
Development Services Center
7th Floor
333 Rancho Drive
Las Vegas, NV 89101

Writer's Contact Information:

804-2000

Attention: Albert Sung

Subject: 107Y7975 Adalusia

Sent Via: Hand Delivery

Items being sent:

One Signed and Stamped Memorandum Letter Regarding the submitted plan revision
GCW Check # 99591 in the amount of \$ 100.00

These items are submitted:

- | | |
|---|---|
| <input type="checkbox"/> At your request | <input checked="" type="checkbox"/> For your action |
| <input checked="" type="checkbox"/> For your approval | <input type="checkbox"/> For your files |
| <input type="checkbox"/> For your review and comments | <input type="checkbox"/> For your information |

Acknowledgment of receipt:

Required

Received by: _____

Date: _____

Time: _____

Remarks:

Please find enclosed letter per staff request. Please call 702.804.2000 with any questions or concerns

Cordially,

Copies to: Josh Johnson, PE

G. C. WALLACE, INC.


Jonathan Tull, PE

LETTER OF TRANSMITTAL



Project No.: 62023-980
Date: June 23, 2011

G. C. WALLACE, INC.
G. C. WALLACE OF CALIFORNIA, INC.
G. C. WALLACE HOLDINGS, INC.

To: City of Las Vegas
Development Services Center
7th Floor
333 Rancho Drive
Las Vegas, NV 89101

Writer's Contact Information:

RECEIVED
JUN 27 2011

804-2000

Attention: Albert Sung
Subject: 107Y7975 Adalusia
Sent Via: Hand Delivery

Items being sent:

One revision plan set to accompany letter submitted 6/22/11.

These items are submitted:

Acknowledgment of receipt:

- | | |
|---|---|
| <input type="checkbox"/> At your request | <input checked="" type="checkbox"/> For your action |
| <input checked="" type="checkbox"/> For your approval | <input type="checkbox"/> For your files |
| <input type="checkbox"/> For your review and comments | <input type="checkbox"/> For your information |

Required

Received by: _____
Date: _____
Time: _____

Remarks:

Please find enclosed Improvement Plan set per staff request. Please call 702.804.2000 with any questions or concerns

Cordially,

Copies to: Josh Johnson, PE

G. C. WALLACE, INC.


Jonathan Tull, PE