

DS #: 3551

APN: 137-22-000-013

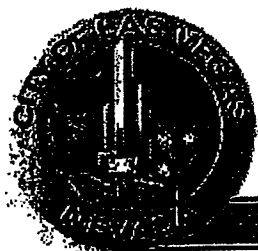
SMRLN V24 Unit 1 Improvements - Update #3
Desert Moon Road & Sky Vista Drive

PROJECT: Temporary Intersection Improvements

SUBMITTAL: 5th

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____





CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		June 4, 2012
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT: Technical Drainage Study for: SMRLN V24 Unit 1 Improvements – Update #3 Desert Moon Road & Sky Vista Drive Temporary Intersection Improvements		COPIES TO: G. C. Wallace, Inc.
Cross Streets:	NWC of Sky Vista Dr. & Charleston Blvd.	Howard Hughes Corp.
File Number:	F:\Depot\DSMEMOS\DS3551F.doc	Bart Anderson, P.E., DevCo
Parcel Number:	137-22-000-013	CCRFCD
Zoning Action:		
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	4/5/2004	4/19/2004	Not Approved	\$400.00	122481: \$400
2 nd Submittal	5/27 & 6/18/2004	6/21/2004	Conditional Approval	\$400.00	126058: \$400
CCRFCD	8/6/2004	8/16/2004	Concurrence	N/C	N/C
3 rd Submittal	12/8/2004	12/22/2004	Approved	\$100.00	13371: \$100
4 th Submittal	2/28/2006 & 3/17/2006	3/20/2006	Approved	\$100.00	39635: \$100
5 th Submittal	5/29/2012	6/4/2012	See Comments Below	\$100.00	284913: \$100
			TOTAL FEES (LDDRS):	\$1,100.00	----

REMARKS:

5th Submittal: Update #3 to provide a Temporary Intersection Improvements at Desert Moon Road and Sky Vista Drive

4th Submittal: Update #2 to Validate the previous approval because that was more than a year ago

3rd Submittal: Update to Extend Full Street Improvements of Crossbridge Drive from Station 80+50 to Station 68+00 to cover the frontage of Parcel B

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:

- The plan and profile sheets show that street improvements, storm drain, earthen berms and channels are to be constructed. The flood control facilities will be considered interim until the full improvements for Crossbridge Drive are constructed. The Howard Hughes Corporation is required to maintain the interim drainage facilities until the improvements are accepted by the City of Las Vegas. The City does not accept interim facilities for maintenance.*

2. The proposed Berm 1 and Berm 2 (Figure 7) must be bonded for construction. Prior to final plan approval the developer must complete a Maintenance and Liability Agreement for the interim drainage improvements (off-site berms) and post a minimum maintenance bond of **\$25,000.00**. Once the drainage study is conditionally approved, the engineer should contact the City's Land Development Section (229-6371) to begin the agreement process.
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4. Pad elevations will be reviewed upon submittal of individual parcel improvement 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 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.

END OF REMARKS
B&H/ays

T/R/S: T20S/R59E/34
AREA K-34

Post-it® Fax Note 7671		Date 6/4/12	# of pages 2
To Rachael Dennis	From Albert Sung		
Co./Dept. GCW	Co. CLV		
Phone #	Phone # 229-2001		
Fax # 804-2299	Fax #		

**UPDATE #3 TO THE
TECHNICAL DRAINAGE STUDY
FOR
SUMMERLIN VILLAGE 24
DESERT MOON ROAD & SKY VISTA DRIVE
TEMPORARY INTERSECTION IMPROVEMENTS
(VILLAGE 24 UNIT 1 IMPROVEMENTS)**

62052-250

May 2012

Prepared for:

**The Howard Hughes Corporation
10000 W. Charleston Blvd., Suite 200
Las Vegas, Nevada 89135
Phone: (702) 791-4200
Fax: (702) 791-4450**

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL

DRAINAGE STUDY INFORMATION FORM

Name of Development: Summerlin Village 23A/24 Desert Moon Road and Sky Vista Drive Temporary Intersection Improvements (Village 24 Unit 1 Improvements) Date: May 2012

Location of Development a) Descriptive (Cross Streets) North/South: Sky Vista Drive
East/West: Crossbridge Drive / Desert Moon Road
b) Section: 22 Township: 20 S Range: 59 E
c) APN: 137-34-499-003

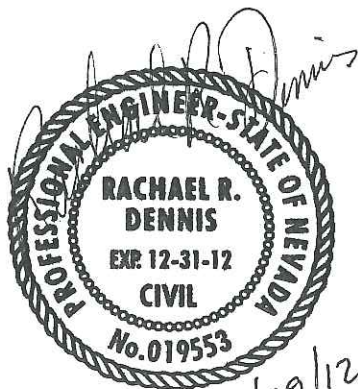
Name of Owner: The Howard Hughes Corporation
Telephone No.: (702) 791-4200 Fax No. (702) 791-4450 E-Mail Address: Not available
Address: 10000 W. Charleston Blvd Ste. 200, Las Vegas, Nevada 89135

Contact Person-Name: Rachael Dennis Telephone No.: (702) 804-2248
* E-Mail Address: rdennis@gcwallace.com Fax No.: (702) 804-2299
Firm: G. C. WALLACE COMPANIES
Address: 1555 S. Rainbow Blvd, Las Vegas, NV 89146

Type of Land Development/Land Disturbance

☐	Rezoning	☐	Subdivision Map	☐	Clearing and Grading Only
☐	Parcel Map	☐	Planned Unit Development	☒	Other (Please specify below)
☐	Large Parcel Map	☐	Building Permit	Technical Drainage Study Update – Temporary Intersection	

- Total Owned Land Area: At Site: +/- 0 acres (Public Right-of-way) Being Developed/Disturbed: +/- .25 acres
- Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area? ☐ Yes** ☒ No
- Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? ☐ Yes** ☒ No
- Proposed type of development (Residential, Commercial, Etc.): Temporary Turnlane
- Approximate upstream land area which drains to the subject site: 0 acres
- Has the site drainage been evaluated in the past? ☒ Yes ☐ No If yes, please identify documentation: Update #2 to the Technical Drainage Study for Summerlin Village 24 Unit 1 Improvements Including Parcels "A & "B" Mass Grading, 2006, GCW; Update to the Technical Drainage Study for Summerlin Village 23A/24 Sky Vista Drive Improvements, 2004, GCW; Conceptual Drainage Study for Summerlin Village 24, 2004, GCW; Update #5 to the Technical Drainage Study for Summerlin Village 23A Unit 1 Improvements, 2003, GCW.
- If known, please briefly identify the proposed discharge point(s) of runoff from the site: Existing storm drain in Sky Vista Drive and Desert Moon Road.
- Briefly describe your proposed schedule for the subject project: ASAP



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.

Local Entity File No.	Revision	Date

62052-250

REFERENCE:

STANDARD FORM 1

Updated 05/01/2008



CITY OF LAS VEGAS

MINIMUM DRAINAGE STUDY CRITERIA STANDARD FORM 2 CHECKLIST SUPPLEMENT

(Revised 06/06/01)

The following checklist is intended as a supplemental **guide** for the engineer preparing a Technical Drainage Study submittal to the City of Las Vegas. This supplement focuses on requirements specific to the City of Las Vegas. The requirements presented are in addition to the Clark County Regional Flood Control District Manual Standard Form 2. The listed items are the minimum information required prior to the City performing a review. The engineer will remain responsible to ensure the Technical Drainage Study is prepared within the guidelines as set forth in the Clark County Regional Flood Control District (CCRFCD) Hydrologic Criteria and Drainage Design Manual (Design Manual).

If items are not applicable for the subject site, provide N/A.

I. GENERAL REQUIREMENT		
Yes	No	
	N/A	A notarized letter from the adjacent property owner(s) allowing off-site grading. (A copy of the letter must be received prior to final acceptance of the drainage study.)
x		Copies of all conditions of approval for development related to this property. (e.g. zoning, use permit, tentative map, etc.) Verify compliance with conditions.

II. GRADING PLAN INFORMATION		
Yes	No	
x		(1) 24" X 36" copy of the Grading Plan, (including all Detail Sheets) sealed by the engineer.
x		Proposed future and existing spot grades for top of curbs and street crowns at lot lines, grade breaks, and along curb returns on both sides of the street. Note: Proposed top of curb elevations must be provided for both sides of roadways even if only half street construction is required.
x		Label existing topography at a minimum 5 foot elevation interval including adjacent developments, finished floor elevations of existing buildings and top of existing curbs extending 100 feet around the perimeter of the site. (*Measured from the centerline of the adjacent roadway.)
x		Proposed on-site and off-site storm drains and other flood control facilities with plan and profile sheets for public storm drains showing the class of pipe, (Class III, IV, V, etc.), design hydraulic grade line, (HGL) and 100 year storm flow. A public drainage easement must be provided over on-site storm drains conveying off-site flows. An overflow path must be provided over all storm drains.
x		All existing and "to be constructed" walls with cross-sections showing wall type, (e.g. block wall, retaining wall, flood wall, etc.), with limits clearly defined, adjacent ground elevations. Wall heights must meet current ordinances and in no case exceed 14 feet above the adjacent property.
x		Street slopes for both interior and perimeter streets. Note: The minimum slope for a roadway is 0.4 percent, a minimum 18-inch storm drain must be provided where minimum slopes cannot be met.

CITY OF LAS VEGAS MINIMUM DRAINAGE STUDY CRITERIA CHECKLIST

62023-981

II. GRADING PLAN INFORMATION		
Yes	No	
	N/A	Back of lot elevations and lot drainage pattern for all lots including common lots.
	N/A	Sites with a grade difference two feet above or below existing ground are required to have approval from City of Las Vegas Current Planning. Current Planning approval is required prior to final approval of the drainage study.
x		On-site facilities must perpetuate flows through or around the site without significantly impacting adjacent property owners. (The project must pass flows through the site every 600 feet where the project is blocking flow paths.)
	N/A	This project uses a solid grouted stem wall (or approved alternate) at the back of sidewalk to provide erosion protection for landscaped areas where the depth of flow in the roadway exceeds the back of walk elevation. A corresponding cross-section detail is included.
x		Commercial and Common Lot Landscape areas are not allowed to drain over the sidewalk. The grading plans show flow lines with grades and sidewalk under drains for all landscape areas draining to the public ROW.

III. Local Entity Criteria - City of Las Vegas – Manual Section 1600		
Yes	No	
	N/A	Concrete valley gutters are required in parking lots with slopes less than 1 percent. Slopes through cul-de-sac must be at a 1 percent minimum where flow is drained through the cul-de-sac.
	N/A	Ten-foot wide public drainage easements to be privately maintained are allowed for flow less than 20 cfs. The depth of flow entering the easement must be checked using the submerged weir calculation.
	N/A	The limits of the flood zones and the base flood elevations (BFE) must be shown on all grading plans for all developments within a Special Flood Hazard Zone A, AO, AE, etc.
	N/A	Minimum finish floor elevation is 6 inches above highest adjacent top of curb. Finish floor calculations must include allowances for super elevations on curves and velocity head for tee intersections.
	N/A	Finished floor elevations for buildings adjacent to public drainage easements must be a minimum of 18 inches above the Q100 weir of submerged weir elevation, whichever is greater.
	NA	Lots with "B and C Type Drainage" shall be required to install an underground nuisance drainage system or a 2-foot valley gutter through the lot. 16" x 24" minimum block wall openings are required for both options.
	NA	Bubblers are required across 80 foot and greater ROW streets. When flows exceed 10 cfs, bubblers larger than 18 inches will be required up to a maximum of 36". Inlets must be sized to match the pipe size provided.

- An appointment must be made to preview this checklist in conjunction with Clark County Regional Flood Control District Manual Standard Form 2 prior to the City accepting a new Drainage Study for review. The engineer may contact the Flood Control Section at 229-6541.

CITY OF LAS VEGAS MINIMUM DRAINAGE STUDY CRITERIA CHECKLIST

62023-981

- Following the acceptance of the Drainage Study (meeting the minimum acceptable information above), there will be a charge of \$250 for each Drainage Study review submittal. These fees are payable at the time the Grading Permit is obtained.
- The Drainage Study must be accepted prior to submitting grading plans to the Land Development Section for review.

This document is intended as an **aid** in preparing Technical Drainage Studies for the City of Las Vegas. Each study submitted is reviewed for compliance with local and regional criteria. This form is not intended to be all-inclusive and does not limit the extent of the information, calculations or exhibits which may be necessary to properly evaluate the intended land use.

F:\Depot\DOCS\Memos\CHKLIST7.doc
23-May-12

**UPDATE #3 TO THE
TECHNICAL DRAINAGE STUDY
FOR
SUMMERLIN VILLAGE 23A/24
DESERT MOON ROAD & SKY VISTA DRIVE
TEMPORARY INTERSECTION IMPROVEMENTS
(VILLAGE 24 UNIT 1 IMPROVEMENTS)**

62052-250

May 2012

Prepared for:

**The Howard Hughes Corporation
10000 W. Charleston Blvd., Suite 200
Las Vegas, Nevada 89135
Phone: (702) 791-4200
Fax: (702) 791-4450**

Prepared by:

**G. C. Wallace Companies
1555 S. Rainbow Blvd.
Las Vegas, Nevada 89146
Phone: (702) 804-2000
Fax: (702) 804-2299**



G. C. WALLACE, INC.
G. C. WALLACE HOLDINGS, INC.

Writer's Contact Information:

702.804.2248

62052-250

May 29, 2012

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, Nevada 89106

Re: Technical Drainage Study for Summerlin Village 23A/24 Desert Moon Road & Sky Vista Drive Temporary Intersection Improvements (Village 24 Unit 1 Improvements)

Dear Mr. Sung:

The purpose of this letter is to serve as the third update to the Technical Drainage Study for the subject project. The *Technical Drainage Study for Summerlin Village 24, Unit 1 Improvements* (hereinafter referred to as the Unit 1 Study), was originally approved by the City of Las Vegas Public Works Department (CLV) on June 21, 2004. The first update to the Unit 1 Study was approved by the CLV on December 27, 2004. The second update to the Unit 1 Study was approved by the CLV on March 20, 2006. The proposed interim conditions grading for the Desert Moon Road & Sky Vista Drive Temporary Intersection (hereinafter referred to as the Temporary Intersection) have been added as separate improvement plans to the previously approved Unit 1 Study; however the site plan and drainage design flow patterns for the roadways remain unchanged from the previously approved Unit 1 Study. The calculations and grading plans provided herewith serve to provide an interim condition Temporary Intersection will precede those of the Unit 1 Study and serve to update the previously approved study. Pertinent reference materials from the Unit 1 Study have been included in Appendix C. The methodologies and calculations presented in this report are in compliance with the *CCRFCD Hydrologic Criteria and Drainage Design Manual* (Manual). Copies of the approval letters and have been included in Appendix C.

The project site is bordered by the rough graded Sky Vista Drive to the north, the fully developed Desert Moon Road to the east, the fully developed Sky Vista Drive to the south, and the rough graded Crossbridge Drive to the west. Currently, an existing 78-inch RCP stub and improved 7-foot wide by 7-foot high RCB stub constructed with the Unit 1 Study improvements collect offsite flows north of the rough graded intersection of Sky Vista and Crossbridge Drive. Sky Vista and Crossbridge Drive north and west of the project site will remain rough graded and will be fully-improved sometime in the future. The existing Sky Vista Drive improvements south of the proposed Temporary Intersection were originally approved by the CLV on April 23, 2004 as part of the *Technical Drainage Study for Summerlin Village 23A/24, Sky Vista Drive Improvements* (hereinafter referred to as the Sky Vista Study). The first update to the Sky Vista Study was approved by the CLV on June 11, 2004.

The hydrology for the Temporary Intersection has been referenced from the Unit 1 Study. Figure 7 from the Unit 1 Study shows a high point in Crossbridge Drive located approximately 345 feet west of the proposed Temporary Intersection grading (Subbasin SB4). Currently, flows east of the high point generated within the north half of Crossbridge Drive discharge into the northwest quadrant of the

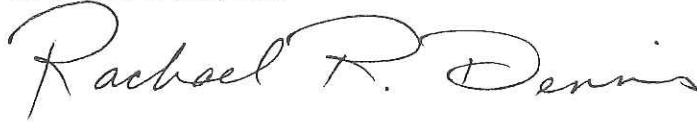
proposed intersection to be collected by the existing improved 7-foot wide by 7-foot high RCB stub. Flows east of the high point generated within the south half of Crossbridge Drive discharge into the southwest quadrant of the proposed intersection to be collected and conveyed south within the existing ditch adjacent to Sky Vista Drive. Figure R-5R from the referenced Sky Vista Drive Study shows the interim ditch in relation to Sky Vista Drive. Minor flows (<1 cfs) generated north of the Temporary Intersection will discharge south into Sky Vista Drive and east into Desert Moon Road to existing storm drain facilities within the respective roadways. Pertinent reference materials have been included in the Appendix.

In general, the approved drainage patterns remain unchanged and the proposed Temporary Intersection does not significantly alter existing peak flows or the character of flows downstream of the development and does not pose any negative impacts on downstream facilities and development.

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

Cordially,

G. C. WALLACE, INC.

A handwritten signature in black ink that reads "Rachael R. Dennis". The signature is fluid and cursive, with the first name "Rachael" being the most prominent.

Rachael R. Dennis, PE
Project Manager
Flood Control Division

rrd/vlr

c: Jerry Pruitt, GCW
Josh Johnson, GCW
Derick Yoro, GCW
Ryan Belsick, GCW

**UPDATE#3 TO THE TECHNICAL DRAINAGE STUDY FOR
SUMM VILLAGE 23A/24 DESERT MOON ROAD AND SKY VISTA DRIVE
TEMPORARY INTERSECTION IMPROVEMENTS
(VILLAGE 24 UNIT 1 IMPROVEMENTS)
APPENDIX LAYOUT**

Referenced Materials

1. Summerlin Village 24 Unit 1 Improvements
 - a) CLV Approval Letter
 - b) Figure 6 – Facilities Map
 - c) Figure 7 – Interim Drainage Map
 - d) Sheets 1, 6, 13, 14, 17, 18 & 19
2. Summerlin Village 23A/24 Sky Vista Drive Improvements
 - a) CLV Approval Letter
 - b) Figure R-5R – Drainage Map
 - c) Sheets 1, 6, 10, 11 & 12
3. Summerlin Village 23A Unit 1 Improvements
 - a) CLV Approval Letter
 - b) Figure R-6 – Facilities Map
 - c) Sheet 46
4. CLV Zoning and Planning Conditions

TIT 272-5

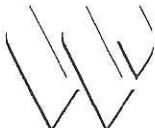
**UPDATE #2
TO THE
TECHNICAL DRAINAGE STUDY
FOR
SUMMERLIN VILLAGE 24
UNIT 1 IMPROVEMENTS
INCLUDING
PARCELS "A" & "B" MASS GRADING**

62A.24.211

February 2006

Prepared for:

**The Howard Hughes Corporation
a Delaware Corporation
10000 West Charleston Blvd., Ste. 200
Las Vegas, Nevada 89135
Phone: (702) 791-4300
Fax: (702) 791-4453**


G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS

RECEIVED

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		MAR 24 2006
TO: Land Development Services Department of Public Works		FROM: G.C. WALLACE Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Technical Drainage Study for:	
	SMRLN V24 Unit 1 Improvements including Parcels A & B Mass Grading - Update #2	
Cross Streets:	NWC of Sky Vista Dr. & Charleston Blvd.	COPIES TO: G. C. Wallace, Inc.
File Number:	F:\Depot\DSMEMOS\DS3551E.doc	Howard Hughes Corp.
Parcel Number:	137-22-000-013	Bart Anderson, P.E., DevCo
Zoning Action:		CCRFC
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES X	NO

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TRANSACTION REPORT

P. 01

MAR-20-2006 MON 01:25 PM

FOR: CITY OF LAS VEGAS

7023828551

SEND

DATE	START	RECEIVER	TX TIME	PAGES	TYPE	NOTE	M#	DP
MAR-20	01:24 PM	8042297	29"	2	FAX TX	OK	830	

TOTAL : 29S PAGES: 2

Once the drainage study is conditionally approved, the engineer should contact the City's Land Development Section (229-6371) to begin the agreement process.

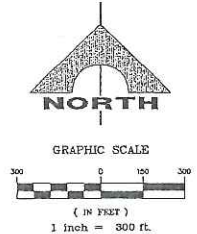
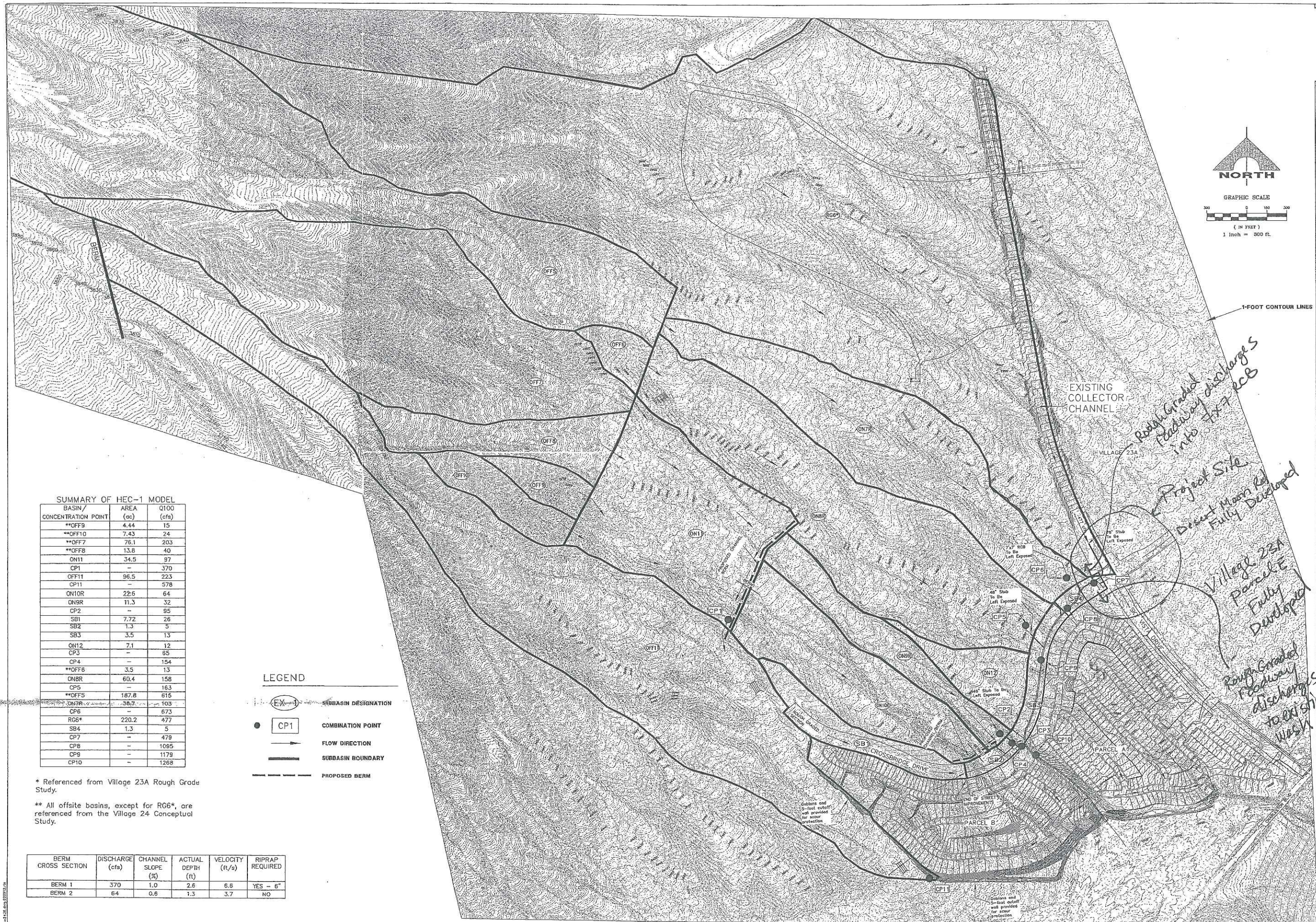
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END OF REMARKS
B&H/ays

T/R/S: T20S/R59E/34
AREA K-34



SUMMARY OF HEC-1 MODEL

BASIN/ CONCENTRATION POINT	AREA (ac)	Q100 (cfs)
**OFF9	4.44	15
**OFF10	7.43	24
**OFF7	76.1	203
**OFF8	13.8	40
ON11	34.5	97
CP1	-	370
OFF11	96.5	223
CP11	-	578
ON10R	22.6	64
ON9R	11.3	32
CP2	-	95
SB1	7.72	26
SB2	1.3	5
SB3	3.5	13
ON12	7.1	12
CP3	-	65
CP4	-	154
**OFF6	3.5	13
ON8R	60.4	158
CP5	-	163
**OFF5	187.8	515
ON7R	38.7	103
CP6	-	673
RG6*	220.2	477
SB4	1.3	5
CP7	-	479
CP8	-	1095
CP9	-	1179
CP10	-	1268

LEGEND

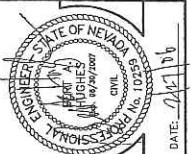
- SUBBASIN DESIGNATION
- COMBINATION POINT
- FLOW DIRECTION
- SUBBASIN BOUNDARY
- PROPOSED BERM

* Referenced from Village 23A Rough Grade Study.

** All offsite basins, except for RG6*, are referenced from the Village 24 Conceptual Study.

BERM CROSS SECTION	DISCHARGE (cfs)	CHANNEL SLOPE (%)	ACTUAL DEPTH (ft)	VELOCITY (ft/s)	RIPRAP REQUIRED
BERM 1	370	1.0	2.6	6.6	YES - 6"
BERM 2	64	0.6	1.3	3.7	NO

DESIGN	DRAWN	CHECK	ISSUE DATE	ISSUE EDITION	PLOT DATE	DATE AGED	DATE REV	DATE APP	DATE
			08-28-04		08-28-04	08-28-04			
G.C. WALLACE, INC. Engineers/Planners/Surveyors 15500 RAVEN HILL BLVD. SUITE 100 DALLAS, TEXAS 75244 TELEPHONE (972) 804-2000 FAX (972) 804-2299 G.1624-24-211 (Rev. 1/02) (Fig. 7.dwg)									
SUMMERLIN VILLAGE 24 UNIT 1 IMPROVEMENTS FIGURE 7 INTERIM CONDITIONS DRAINAGE MAP									
SHEET FIG 7 OF SHOTS									



90% SUBMITTAL - NOT FOR CONSTRUCTION

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAINBOW BLVD., LAS VEGAS, NEVADA 89146
TELEPHONE: (702) 804-2000 • FAX: (702) 804-2299
Two Years OMRI C001.dwg

SUMMERLIN
VILLAGE 24 UNIT 1 IMPROVEMENTS
COVER SHEET

JOB NO. 62A.24.2H

SHEET
1
1 OF 45 SHTS

DATE _____

DATE _____

DATE _____

DATE

DATE _____

DATE _____

DATE _____

DATE _____

DATE _____

DATE _____

CL V DRAWING NO.

			SHEET
--	--	--	-------

1

1 OF 45 SHOTS

COS-4

EX. CALICO
POWER POLE68+00 LIMIT OF
ROAD IMPROVEMENT

CROSSBRIDGE DRIVE

EX. CALICO
POWER POLEEX. CALICO
POWER POLE

PARCEL B

PARCEL E

VILLAGE 24
PARCEL NP-1

3435 UPPER LIMIT

3550 LOWER LIMIT

PARCEL A

EX. CALICO
POWER POLESEWER OUTFALL TO BE ROUTED
THROUGH PARCEL "A" TO SKY-
VISTA DRIVE/CHARLESTON BLVD.

STORM DRAIN ESTIMATED QUANTITIES (PUBLIC)

18" STORM DRAIN CLASS III RCP	19 LF
24" STORM DRAIN CLASS III RCP	1,769 LF
24" STORM DRAIN CLASS IV RCP	360 LF
36" STORM DRAIN CLASS III RCP	86 LF
36" STORM DRAIN CLASS IV RCP	44 LF
48" STORM DRAIN CLASS III RCP	515 LF
48" STORM DRAIN CLASS IV RCP	104 LF
78" STORM DRAIN CLASS III RCP	477 LF
6'X5' RCB	31 LF
7'X7' RCB	8 LF
8'X8' RCB	2,045 LF
8' RCB TRANSITION FROM 6'X5' TO 7'X7'	1 EA
8'X8' RCB HEADWALL	1 EA
STILLING BASIN	1 EA
GABION STRUCTURE	610 CY
JUNCTION STRUCTURE	1 EA
RCB VELOCITY CONTROL RINGS	114 EA
TYPE 1 MANHOLE STACK 48" DIA. W/24" OPENING	10 EA
PRECAST MANHOLE TEE	3 EA
PRECAST ELBOW	3 EA
TYPE III STORM DRAIN MANHOLE	8 EA
CLV TYPE "CM" DROP INLET (L = 5.0')	4 EA
CLV TYPE "CM" DROP INLET (L = 10.0')	5 EA
CLV TYPE "CM" DROP INLET (L = 12.5')	2 EA
PIPE JUNCTION	10 EA
CONCRETE COLLAR	4 EA
CONCRETE APRON - 12'X20'	1 EA
TEMPORARY PLUG	5 EA
RIPRAP	3,030 CY
12" TYPE II UNDER RIPRAP AT RCB INLET	1,543 CY

QUANTITIES ARE ESTIMATED ONLY. CONTRACTOR
IS TO VERIFY DURING BIDDING PROCESS.100 0 100 200
SCALE
FEET

NORTH

PARCEL D

PARCEL C

VILLAGE
23AFOR EX. TEMP. DIVERSION BERM, SEE
VILLAGE 23A - ROUGH GRADING
By G. C. WALLACE, INC.
JOB # 62023.010
CITY OF LAS VEGAS # 107-V3574DESERT MOON RD.
321+09.72
SKY VISTA DR.FOR EXISTING IMPROVEMENTS, SEE
VILLAGE 23A/24
SKY VISTA DRIVE IMPROVEMENTS
By G. C. WALLACE, INC.
JOB # 62A-24-220
CITY OF LAS VEGAS # 107-V4292FOR EXISTING IMPROVEMENTS, SEE
THE PASEOS - VILLAGE 23A
UNIT 1 IMPROVEMENTS
By G. C. WALLACE, INC.
JOB # 62023.221
CITY OF LAS VEGAS # 107-V3574-1

STORM DRAIN MANHOLE SCHEDULE

SDMH #	STREET NAME	STATION & OFFSET	INV IN	INV IN	INV OUT	RIM
1	CROSSBRIDGE DRIVE	83+73.25, 12.83' RT	06.05 24"SD (SW)	04.05 48"SD (NW)	04.05 48"SD (NE)	16.4±
2	CROSSBRIDGE DRIVE	84+80, 12.83' RT	01.00 48"SD (SW)	03.00 24"SD (NW)	01.00 48"SD (SE)	15.9±
3	CROSSBRIDGE DRIVE	95+50.82, 11.63' LT	19.41 48"SD (NW)		19.41 48"SD (S)	31.7±
4	CROSSBRIDGE DRIVE	97+92, 35.5' LT	11.46 78"SD (NE)		11.46 78"SD (SW)	28.0±
5	CROSSBRIDGE DRIVE	98+99.80, 35.50' LT	12.54 78"SD (NE)		12.54 78"SD (SW)	25.3±
6	SKY VISTA DRIVE	322+14.78, 23.35' LT	14.40 78"SD (N)		14.40 78"SD (S)	25.0±
7	NOT USED					
8	OFFSITE RCB	14+88, CL	49.75 8'X8' RCB (NW)		49.75 8'X8' RCB (SE)	75.5±
9	OFFSITE RCB	18+00, CL	69.59 8'X8' RCB (NW)		69.59 8'X8' RCB (SE)	89.5±
10	OFFSITE RCB	21+00, CL	87.18 8'X8' RCB (N)		87.18 8'X8' RCB (S)	12.0±
11	CROSSBRIDGE DRIVE	86+50, 13.50' RT	91.50 8'X8' RCB (N)		91.50 8'X8' RCB (S)	17.7±
12	CROSSBRIDGE DRIVE	90+60, 20.02' RT	99.65 8'X8' RCB (N)		99.65 8'X8' RCB (S)	24.2±
13	CROSSBRIDGE DRIVE	95+30, 22.33' RT	07.44 8'X8' RCB (NE)		07.44 8'X8' RCB (SW)	31.4±
14	CROSSBRIDGE DRIVE	IN JUNCTION STRUCTURE				29.3±
15	CROSSBRIDGE DRIVE	80+11, 12.83' RT	16.02 24"SD (NW)(SW)	16.02 24"SD (SW)	16.02 24"SD (NE)	25.9±
16	CROSSBRIDGE DRIVE	76+40.60, 12.83' RT		26.18 24"SD (NW)	26.18 24"SD (SE)	39.0±
17	CROSSBRIDGE DRIVE	73+28.48, 7.00' RT	46.45 24"SD (NW)(SW)	46.45 24"SD (NW)	46.45 24"SD (SE)	61.4±
18	CROSSBRIDGE DRIVE	70+43.87, 12.83' RT		69.89 24"SD (NW)	69.89 24"SD (SE)	84.9±
19	CROSSBRIDGE DRIVE	68+71.42, 12.83' RT	84.14 24"SD (NE)(SW)		84.14 24"SD (SE)	99.2±

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Underground Service, Inc. (USA)CALL BEFORE
YOU DIG
OVERHEAD
1-702-227-2929

BENCHMARK

BM #	DESC.	NAD 83 ELEVATION	NAD 83 ELEVATION
CLV BM No. 0388 3	U.S.C. & G.S. BRASS DISC SET IN ROCK ON THE EAST SIDE OF CHARLESTON BOULEVARD AND SOUTH OF THE RED ROCK DETENTION BASIN.	3246.71 (FEET)	989.599 (METERS)

BASIS OF BEARINGS

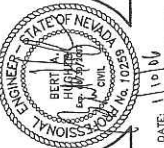
NORTH 89°45'05" EAST BEING THE SOUTH LINE OF
THE SOUTHWEST QUARTER (SW 1/4) OF SECTION
35, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.,
AS SHOWN BY MAP ON FILE IN FILE 91, PAGE 28
OF PARCEL MAPS IN THE CLARK COUNTY
RECORDER'S OFFICE, CLARK COUNTY, NEVADA

CLV DRAWING NO.

SUMMERLIN

VILLAGE 24 UNIT 1 IMPROVEMENTS
STORM DRAIN MASTER PLANSHEET
6

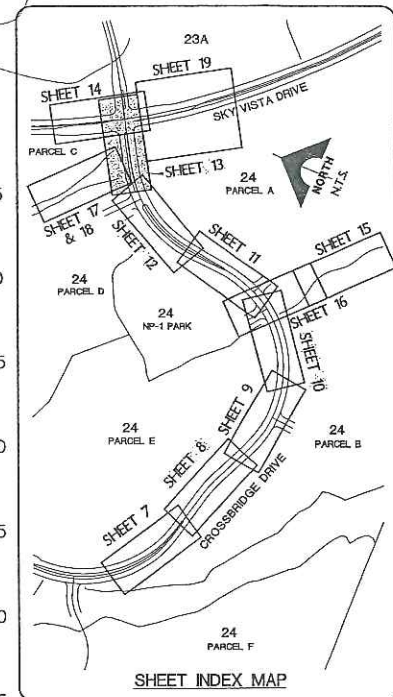
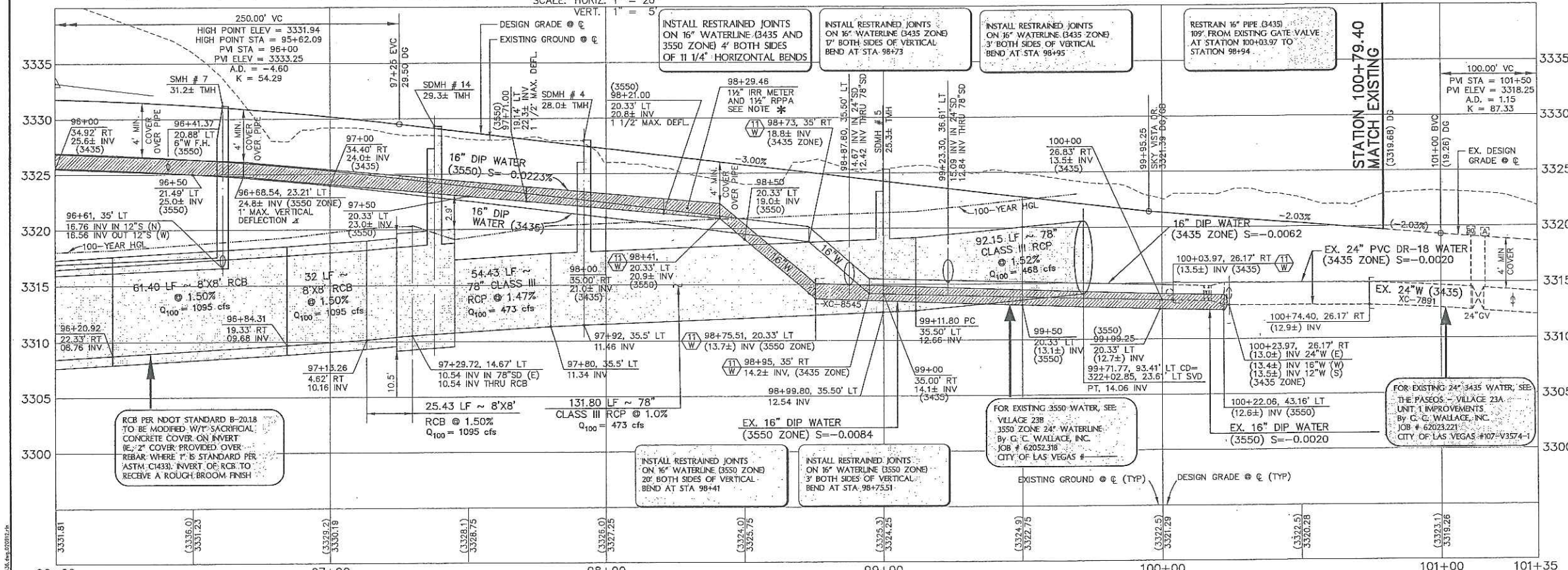
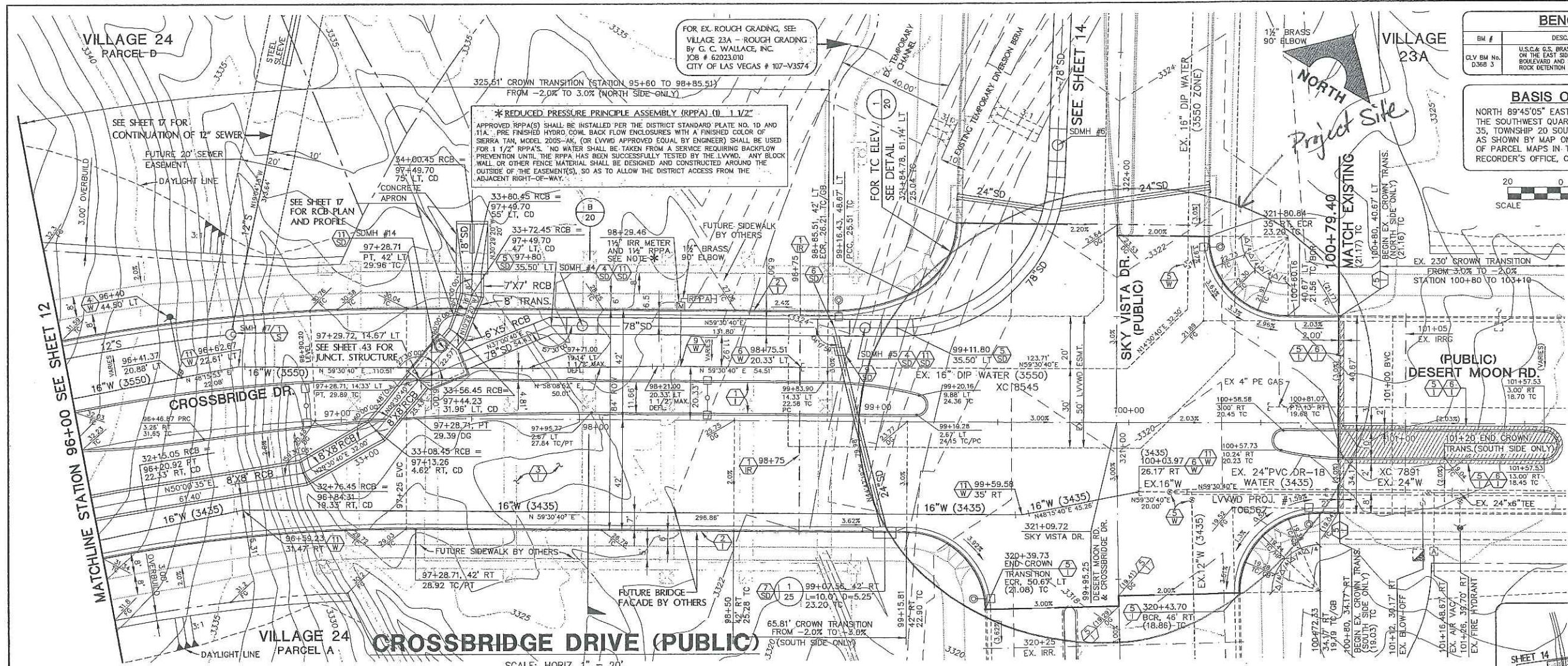
6 OF 45 SHEETS



90% SUBMITTAL - NOT FOR CONSTRUCTION

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RANCHO BLVD., LAS VEGAS, NEVADA 89148
TELEPHONE: (702) 854-2000 • FAX: (702) 854-2239
E-MAIL: GWallace@GWallace.com

JOB NO. 62A-24-21



NOTE
THIS SET OF DRAWINGS IS BASED UPON NAVD 88 DATUM. PREVIOUS DRAWINGS MAY BE BASED ON OTHER DATUM. CARE SHOULD BE OBSERVED WHEN UTILIZING THIS SET OF DRAWINGS.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT DATE
(PROJECT #106984)

ENGINEER
G. C. WALLACE, INC.
Engineers/Planners/Surveyors
1000 S. MAIN ST., SUITE 200
LAS VEGAS, NV 89101
PHONE: (702) 804-2000 FAX: (702) 804-2000
WWW.GCWALLACE.COM

DESIGNER
G. C. WALLACE, INC.

CHECKER
G. C. WALLACE, INC.

ISSUE DATE
12-13-05

ISSUE NO.
001

PLOT DATE
12-13-05

PLOT TIME
15:07:06

DATE
12-13-05

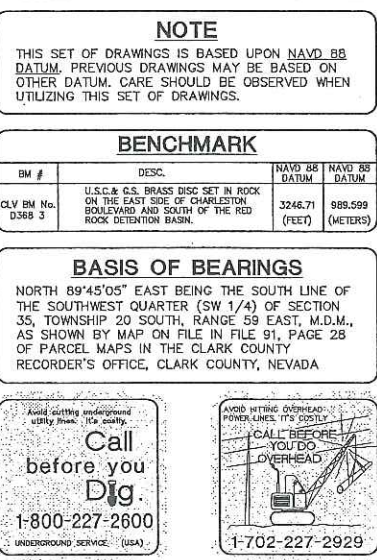
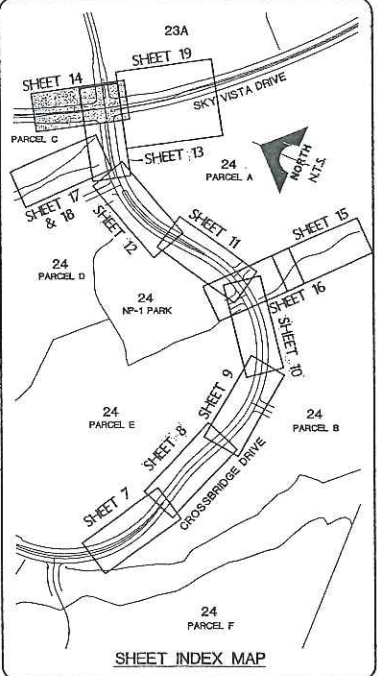
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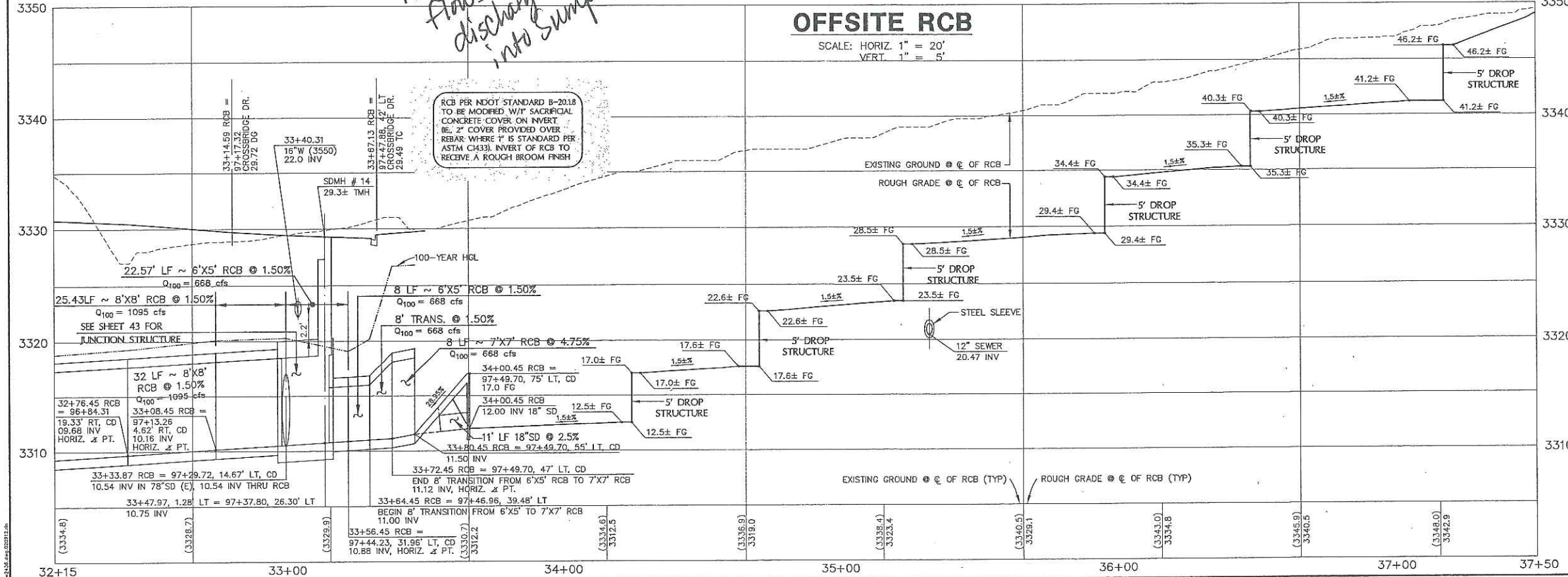
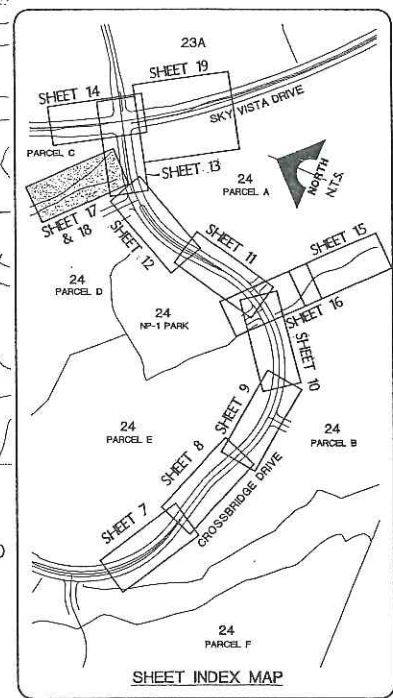
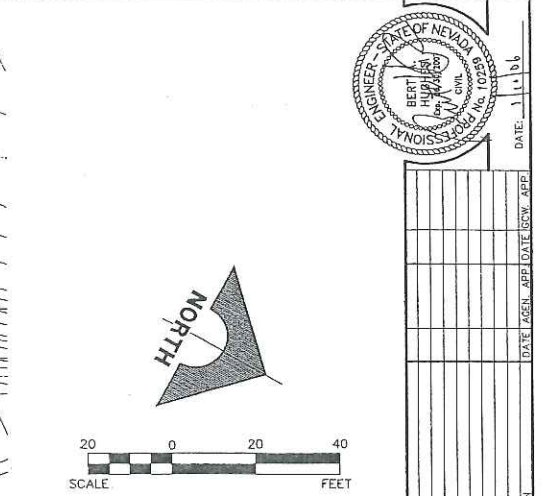
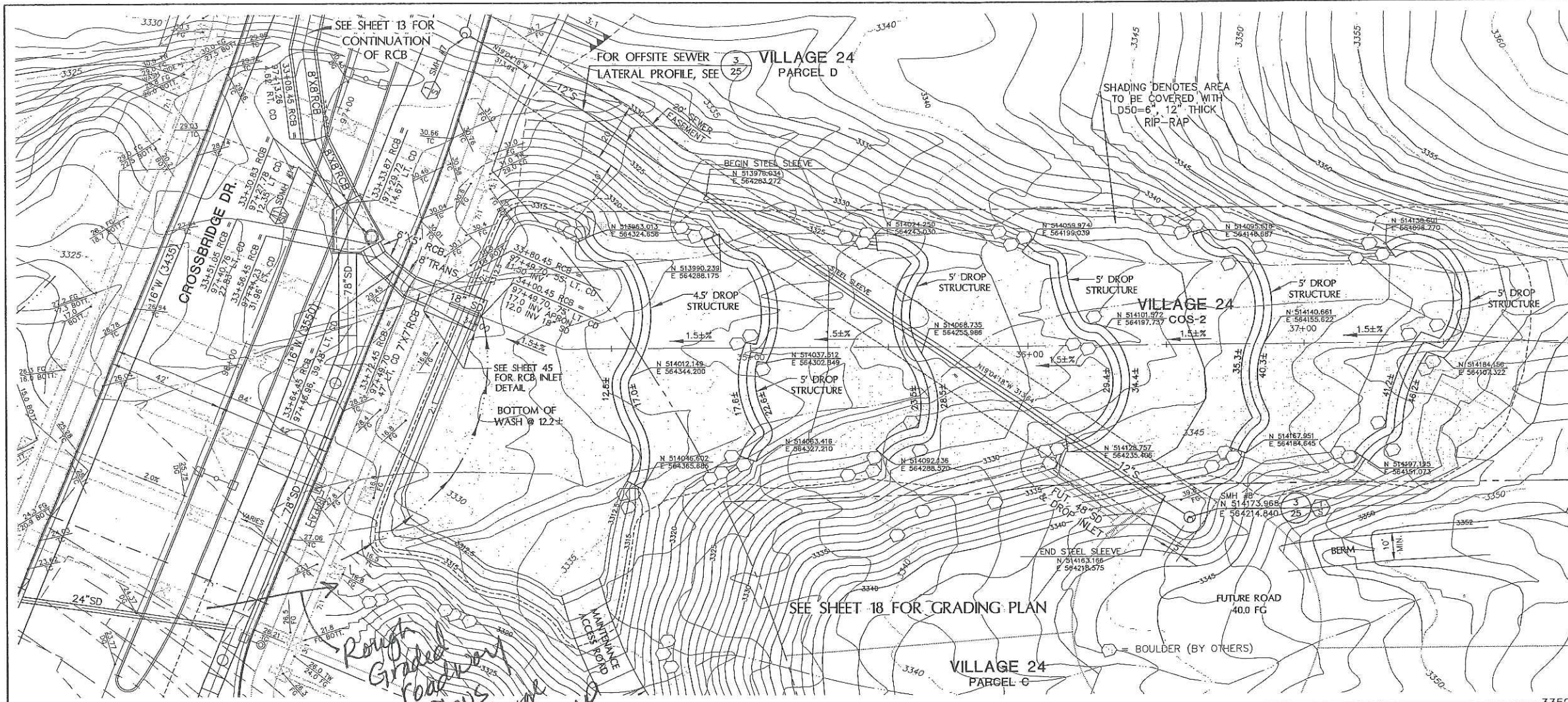
90% SUBMITTAL - NOT FOR CONSTRUCTION

SHEET
13

13 OF 45 SHEETS

JOB NO.
62A24.21





NOTE
THIS SET OF DRAWINGS IS BASED UPON NAVD 88 DATUM. PREVIOUS DRAWINGS MAY BE BASED ON OTHER DATUM. CARE SHOULD BE OBSERVED WHEN UTILIZING THIS SET OF DRAWINGS.

BENCHMARK			
BM #	DESC.	NAVD 88 DATUM	NAVD 88 DATUM
CLV BM No. 0388 3	U.S.C. & G.S. BRASS DISC SET IN ROCK ON THE EAST SIDE OF CHARLESTON BOULEVARD AND SOUTH OF THE RD. ROCK DETENTION BASIN.	3246.71 (FEET)	989.559 (METERS)

BASIS OF BEARINGS
NORTH 89°45'05" EAST BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN BY MAP ON FILE IN FILE 91, PAGE 28 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA

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UNDERGROUND SERVICE - (USA)

APPROVED FOR CONSTRUCTION
LAS VEGAS VALLEY WATER DISTRICT (PROJECT #106984) DATE

ENGINEER STATE OF NEVADA
BERT H. WALLACE, INC.
CLARK COUNTY, NEVADA
DATE: 11.11.16

DESIGN: GT/CP
DRAWN: GT/CP
CHECK: STS/BAH
ISSUE DATE:
PLOT DATE: 12-08-05
PLOT TIME: 11:08:56

90% SUBMITTAL - NOT FOR CONSTRUCTION

G. C. WALLACE, INC.
Engineers/Planners/Surveyors
CLARK COUNTY, NEVADA
TELEPHONE: (702) 864-2000 • FAX: (702) 864-2299
E: G24@GWC-Phoenix.com, Vegas@GWC.com

SUMMERLIN
VILLAGE 24 UNIT 1 IMPROVEMENTS
OFFSITE RCB
PLAN AND PROFILE

SHEET 17
17 OF 45 SHTS

JOB NO. 62A2421

**UPDATE TO THE
TECHNICAL DRAINAGE STUDY
FOR
SUMMERLIN VILLAGE 23A/24
SKY VISTA DRIVE IMPROVEMENTS**

62A.24.220

May 2004

Prepared for:

**The Howard Hughes Corporation
a Delaware Corporation
10000 West Charleston Blvd., Ste. 200
Las Vegas, Nevada 89135
Phone: (702) 791- 4300
Fax: (702) 791- 4453**



G. C. WALLACE, INC.
Engineers/Planners/Surveyors

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

DATE:

June 11, 2004

TO:

Land Development Services
Department of Public Works

FROM:

Albert Sung, P.E.
Flood Control Project Engineer
Department of Public Works

SUBJECT:

Technical Drainage Study for;

Sky Vista Drive Improvements, SMRLN Village 23A/24

COPIES TO:

G.C. Wallace

Street Names:

Charleston Blvd & Desert Moon Road

The Howard Hughes Corp.

File Number:

F:\Depot\DSMEMOS\DS3542C.doc

Bart Anderson, P.E., DevCo

Parcel Number:

137-22-000-010

CCRFC

Zoning Action:

FEMA Flood Zone

YES

NO

X

Proposed Storm Drain

YES X

NO

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID G.R. No:
1 st Submittal	3/22/2004	4/5/2004	Not Approved	\$400.00	121584: \$400
2 nd Submittal	4/12/2004	4/23/2004	Conditionally Approved	\$400.00	122922: \$400
3 rd Submittal & CCRFC Concurrence	5/28/2004	6/11/2004	See Comments Below	\$100.00	126060: \$100
TOTAL FEES (LDDRS):				\$900.00	—

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.

- The "Future Berms" proposed in Figure 5 (Existing Conditions Drainage Map) must be constructed prior to any parcel developments of Village 24.

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: All land surface area disturbances over 1 acre require a storm water discharge permit issued by the Nevada Division of Environmental Protection (NDEP). 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. A storm water discharge permit application and associated information may be downloaded from the web site:

<http://www.state.nv.us/ndep/bwpc/storm01.htm>

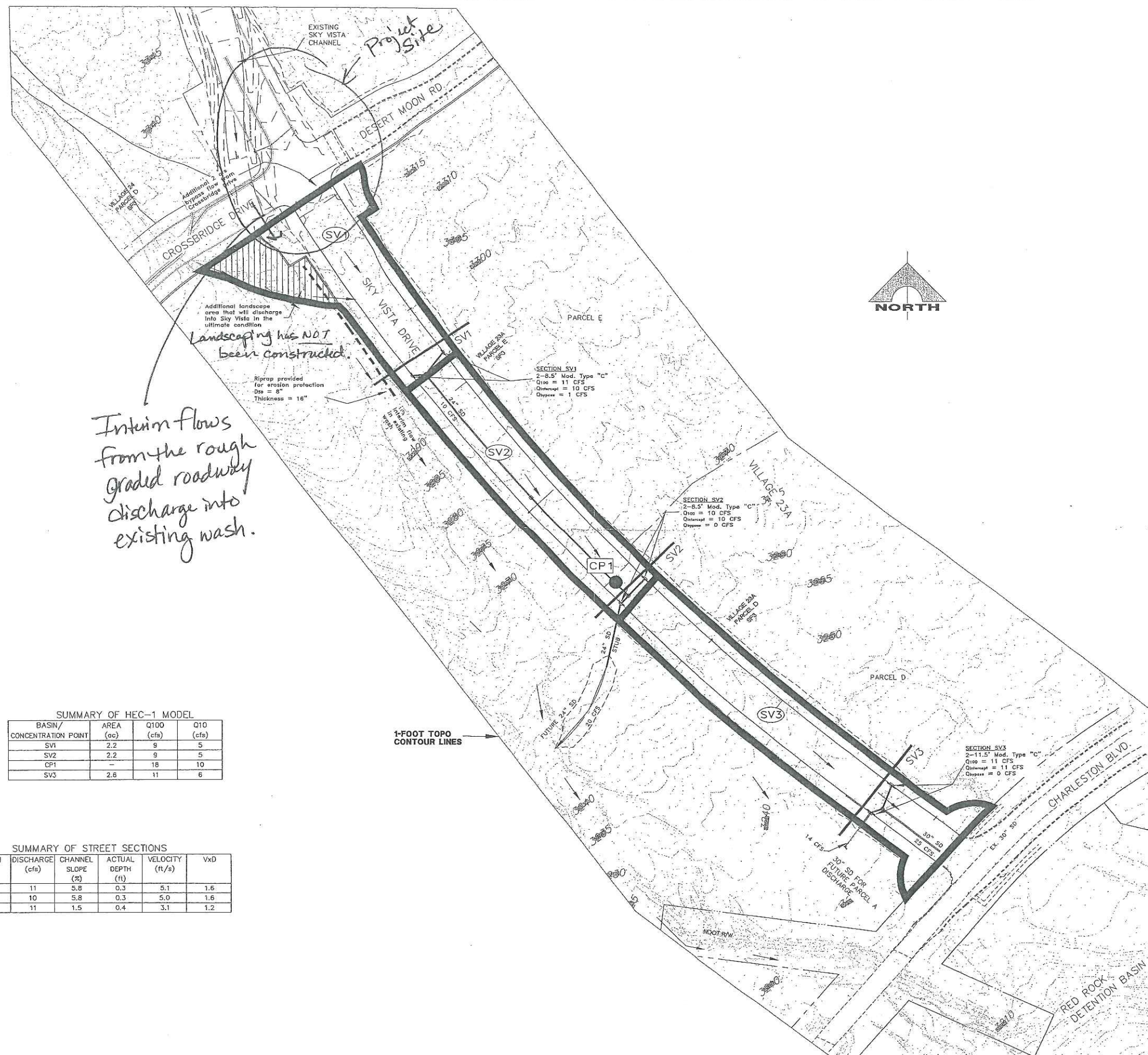
Projects that disturb more than one acre of land must submit to NDEP a "Notice of Intent" for inclusion under Storm Water Permit No. NVR100000 along with the appropriate filing fee.

END OF REMARKS

B&H/sua

T/R/S: T20S/R59E/34
AREA K-34

Post-It® Fax Note	7671	Date	# of pages
To	Randu Granich	From	Albert Sung



BASIN/ CONCENTRATION POINT	AREA (ac)	Q100 (cfs)	Q10 (cfs)
SV1	2.2	9	5
SV2	2.2	9	5
CP1	—	18	10
SV3	2.6	11	6

SUMMARY OF STREET SECTIONS					
STREET SECTION	DISCHARGE (cfs)	CHANNEL SLOPE (%)	ACTUAL DEPTH (ft)	VELOCITY (ft/s)	VxD
SECTION SV1	11	5.8	0.3	5.1	1.6
SECTION SV2	10	5.8	0.3	5.0	1.6
SECTION SV3	11	1.5	0.4	3.1	1.2

LEGEND

	SUBBASIN BOUNDARY
	SUBBASIN DESIGNATION
	COMBINATION POINT
	FLOW DIRECTION
	STREET SECTION LOCATION
	FUTURE STORM DRAIN LAYOUT
	PROPOSED STROM DRAIN LAYOUT
	EXISTING STORM DRAIN LAYOUT

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146
TELEPHONE: (702) 804-2000 • FAX: (702) 804-2359
A-24-2201 (enr.com) Rev. 11/94

SUMMERLIN VILLAGE 23A/24
SKY VISTA DRIVE IMPROVEMENTS
REVISED FIGURE 5R
PROPOSED CONDITIONS DRAINAGE MAP

SHEET
R-Fig5R

SUMMERLIN



VILLAGE 23A/24

SKY VISTA DRIVE IMPROVEMENTS

FROM CHARLESTON BOULEVARD TO DESERT MOON ROAD

2004

DEVELOPER

The Howard Hughes Corporation

An Affiliate of THE ROUSE COMPANY

THE HOWARD HUGHES CORPORATION
a Delaware corporation

10000 W. CHARLESTON, SUITE 200
LAS VEGAS, NEVADA 89135
OFFICE PHONE NO. (702) 791-4300
OFFICE FAX NO. (702) 791-4450

ENGINEER



G.C. WALLACE, INC.
Engineers/Planners/Surveyors

1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146
OFFICE: (702) 804-2000, FAX: (702) 804-2299
SUMMERLIN OFFICE 10000 CHARLESTON BLVD., STE. 130
OFFICE: (702) 804-2160, FAX: (702) 804-2295

DRAINAGE CERTIFICATION

I CERTIFY THAT THE GRADING PLANS ARE IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT.

BERT A. HUGHES R.P.E. 10259

DATE

THE HOWARD HUGHES CORPORATION,
a Delaware corporation

By: LARRY BROCATO

DATE

Title: EXECUTIVE VICE PRESIDENT, DEVELOPMENT

"APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS-OF-WAY AND / OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND / OR SPECIFICATIONS, EXCEPT THOSE SPECIFICALLY LISTED UNDER DEVIATIONS FROM STANDARD. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA."

CHARLES KAJKOWSKI, Jr.; PE #4784
CITY ENGINEER
CITY OF LAS VEGAS, NEVADA

DATE

CLV PLANNING DEPARTMENT

THIS PLAN MEETS THE APPLICABLE STANDARDS IF THE PLANNING AND DEVELOPMENT DEPARTMENT

MARGO WHEELER, AICP, CURRENT PLANNING MANAGER

DATE

NEVADA POWER COMPANY DISCLAIMER

NOTE:
EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATIONS.

CALL BEFORE YOU DIG: 1(800)227-2600

NEVADA POWER Co.

REVIEWED BY

DATE

LAS VEGAS VALLEY WATER DISTRICT
(SHEETS -----)(PROJECT #-----) DATE

CLV FIRE DEPARTMENT

DATE

SPRINT

DATE

SOUTHWEST GAS CORP.

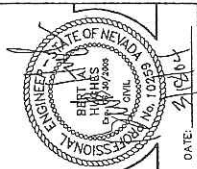
DATE

COX COMMUNICATIONS

DATE

SHEET 1 OF 19

CLV DRAWING NO.



G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146
TELEPHONE: (702) 804-2000 • FAX: (702) 804-2299
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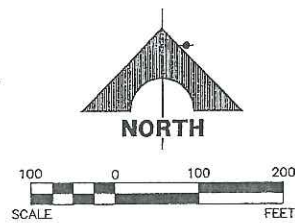
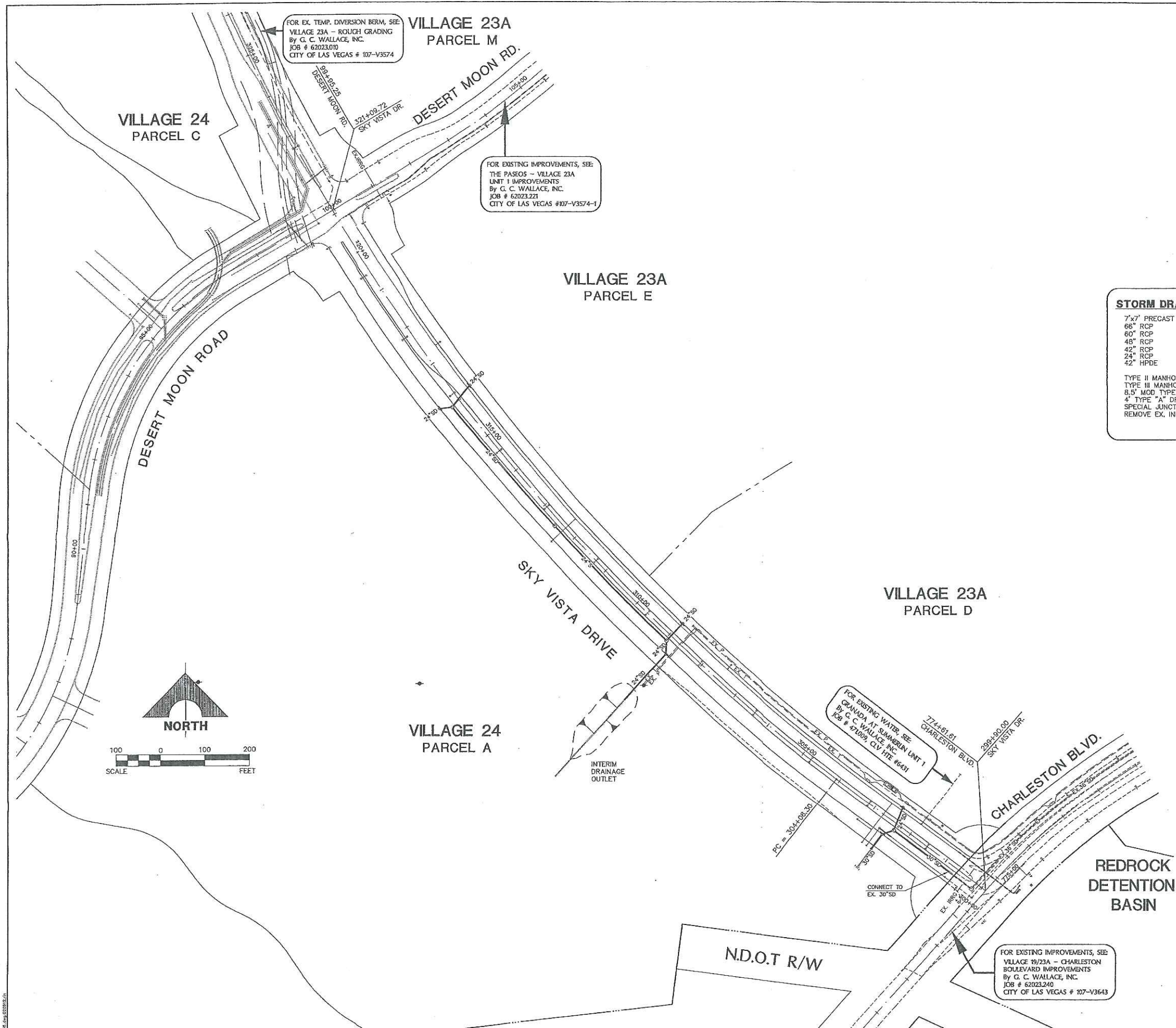
SUMMERLIN
VILLAGE 23A/24 SKY VISTA DRIVE IMPROVEMENTS
COVER SHEET

SHEET
1

1 OF 19 SHTS

ISSUE DATE: 03/22/04 ISSUE FOR AGENCY REVIEW - NOT FOR CONSTRUCTION

JOB NO. 62A-24220



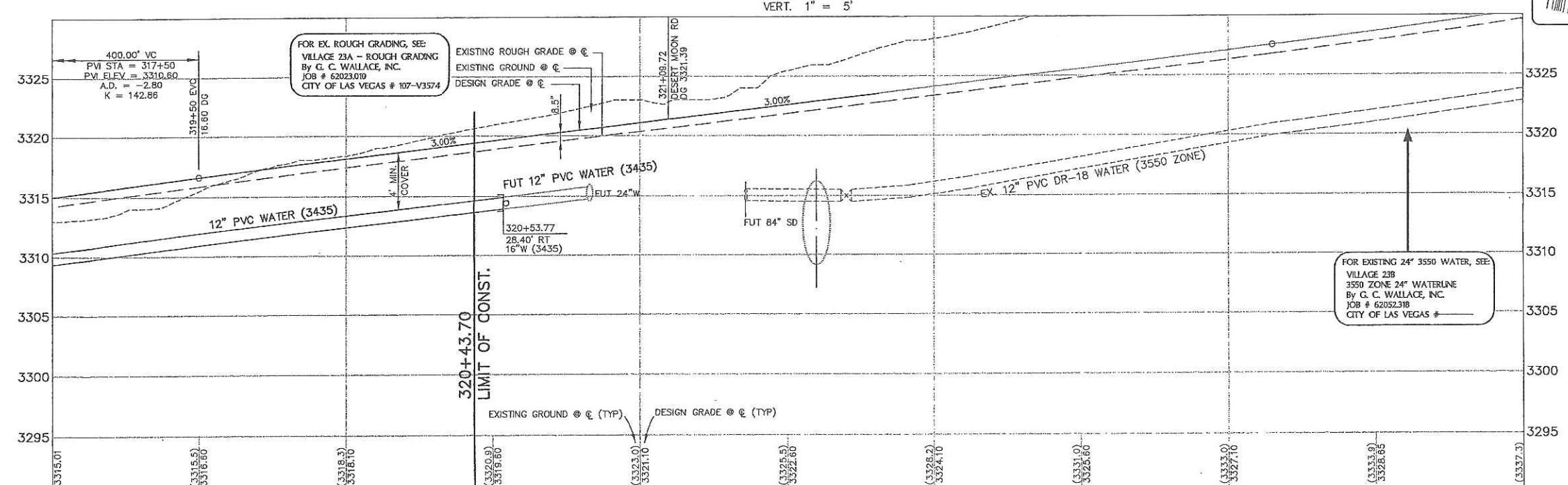
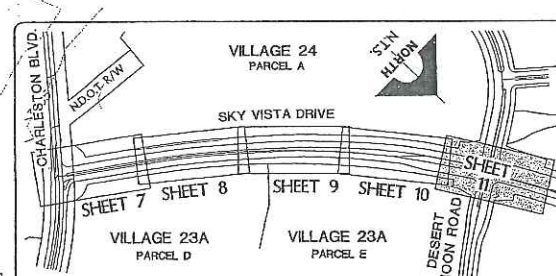
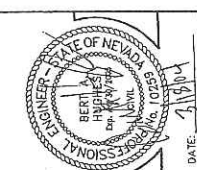
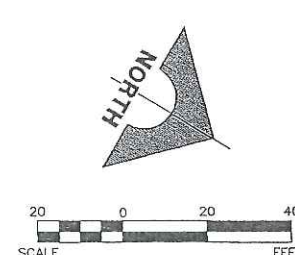
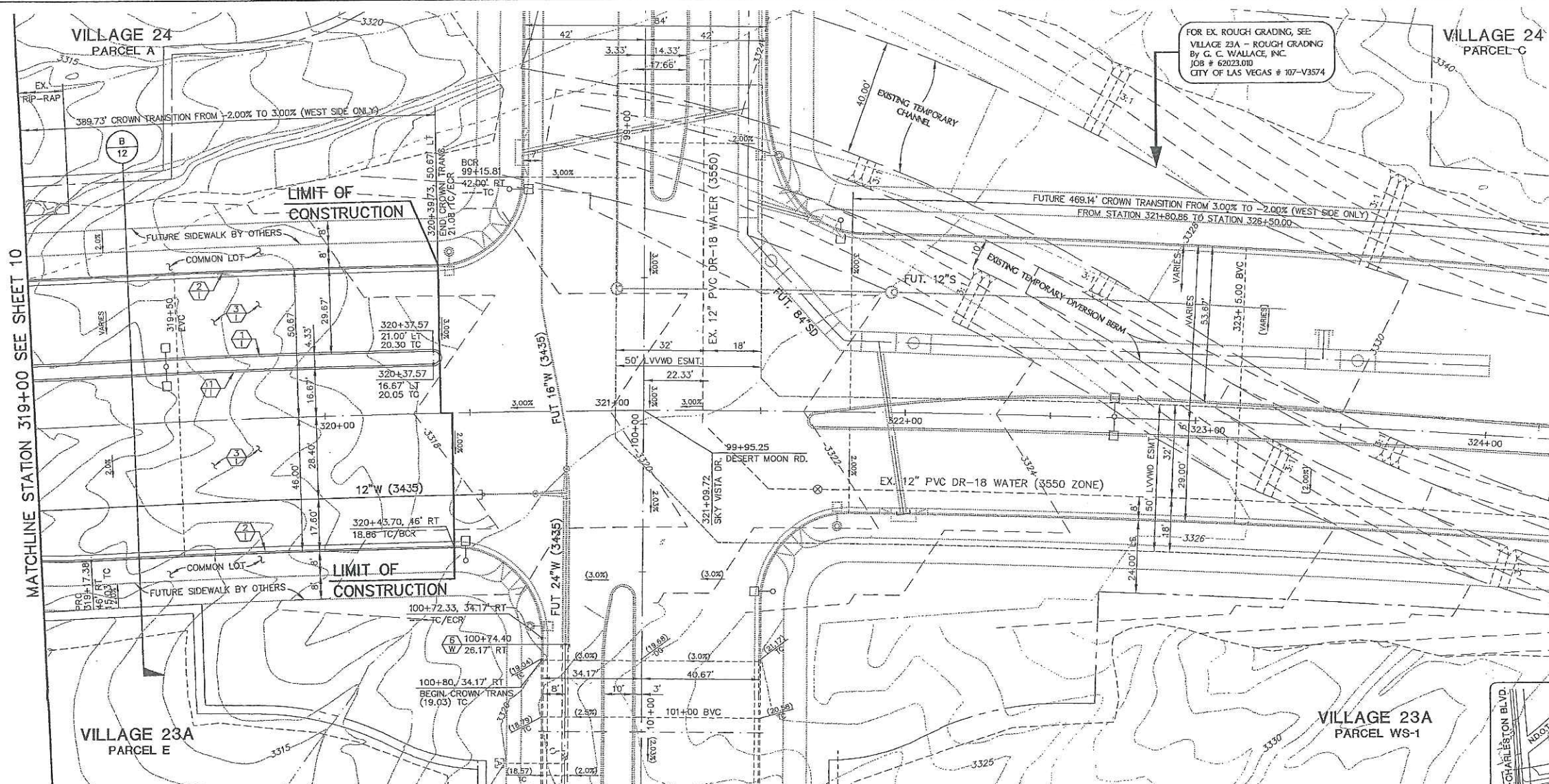
STORM DRAIN QUANTITIES (PUBLIC)		
7"x7" PRECAST RCB	---	LF
66" RCP	---	LF
60" RCP	---	LF
48" RCP	---	LF
42" RCP	---	LF
24" RCP	---	EA
42" HPDE	---	EA
TYPE II MANHOLE	---	EA
TYPE III MANHOLE	---	EA
8.5' MOD. TYPE "C" DROP INLET	---	EA
4' TYPE "A" DROP INLET	---	EA
SPECIAL JUNCTION STRUCTURE	---	EA
REMOVE EX. INLET STRUCTURE	---	EA



DATE	AGEN.	APP.	DATE	CON.	APP.
03/22/04					

DESIGN: G.C. WALLACE, INC.
 DRAWN: G.C. WALLACE, INC.
 CHECK: G.C. WALLACE, INC.
 ISSUE DATE: 03/22/04
 PLOT DATE: 03/22/04
 PLOT TIME: 16:59:10

G.C. WALLACE, INC.
 Engineers/Planners/Surveyors
 1555 SOUTH RAINBOW BLVD., LAS VEGAS, NEVADA 89146
 TELEPHONE: (702) 804-2000 • FAX: (702) 804-2299
 E:\V21\SkyVista.dwg, Imap3\SVC-c005.dwg



NOTE
THIS SET OF DRAWINGS IS BASED UPON NAVD 88 DATUM. PREVIOUS DRAWINGS MAY BE BASED ON OTHER DATUM. CARE SHOULD BE OBSERVED WHEN UTILIZING THIS SET OF DRAWINGS.

BENCHMARK			
BM #	DESC.	NAVD 88 DATUM	NAVD 88 DATUM
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UNDERGROUND SERVICE ALERT (USA)

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OVERHEAD
CALL 1-702-593-6111

APPROVED FOR CONSTRUCTION
LAS VEGAS VALLEY WATER DISTRICT
DATE

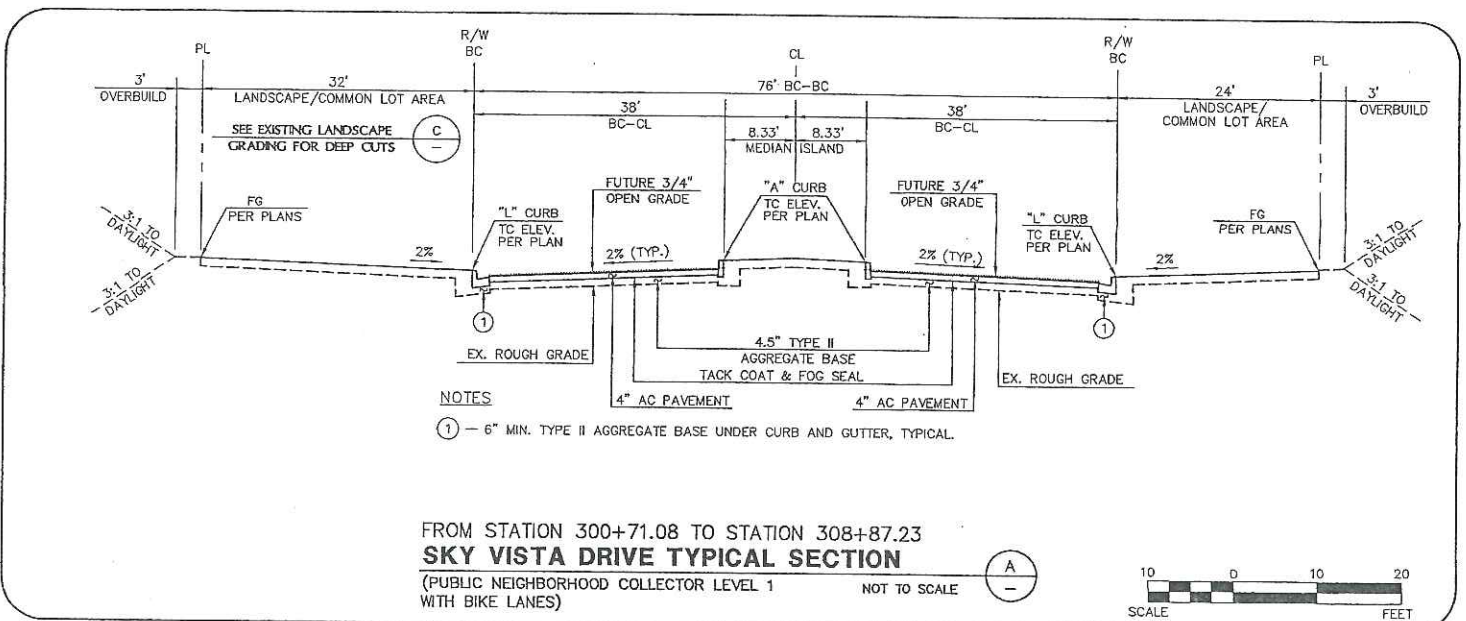
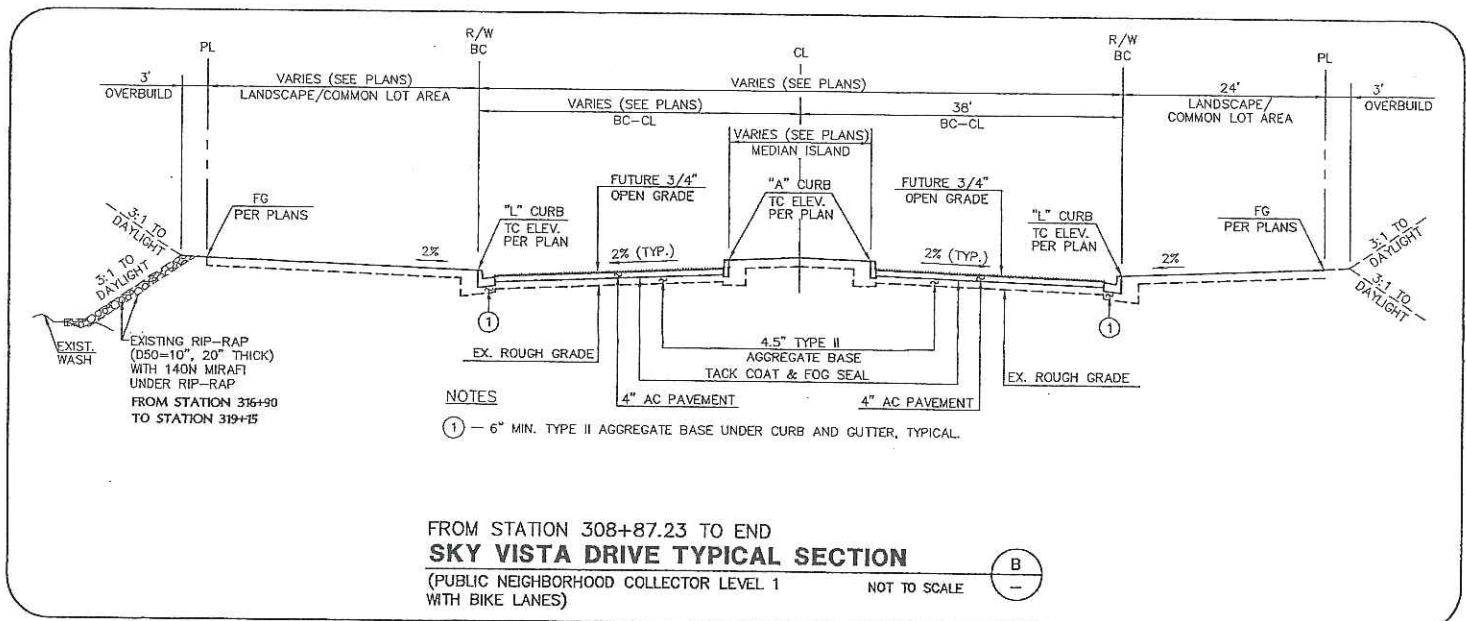
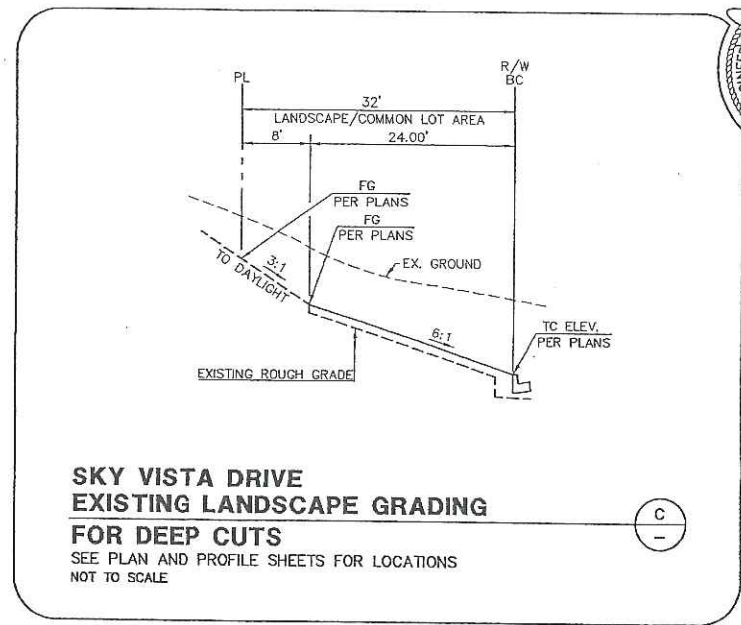
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ISSUE DATE: _____
PLOT DATE: 03-18-04
PLOT TIME: 07:59:58

DATE: 03/22/04
ISSUE FOR AGENCY REVIEW - NOT FOR CONSTRUCTION

G. C. WALLACE, INC.
Engineers/Planners/Surveyors
CLARK COUNTY, NEVADA
TELEPHONE: (702) 804-2000 • FAX: (702) 804-2298
F:\V24\SkyVista\Draw\Times\SVD-001.dwg

SUMMERLIN
VILLAGE 28A/24 SKY VISTA DRIVE IMPROVEMENTS
SKY VISTA DRIVE
PLAN AND PROFILE

SHEET 11
JOB NO. 62A24.220



STATE OF NEVADA
Professional Engineer
Bert Hill
No. 10099
Exp. 12/31/14

DESIGN: _____
DRAWN: _____
CHECK: _____
ISSUE DATE: 03-18-04
ISSUE EDITION: _____
PLOT DATE: 07-18-04
PLOT TIME: 07:53:12

G. C. WALLACE, INC.
Engineers/Planners/Surveyors
1000 S. RAYMOND AVE., SUITE 100
LAS VEGAS, NEVADA 89105
TELEPHONE: 702-944-2000 FAX: 702-944-2001
E:\24\SkyVista\Draw\Draw\300-602.dwg

SUMMERLIN
VILLAGE 23A/24 SKY VISTA DRIVE IMPROVEMENTS
TYPICAL SECTIONS

ISSUE DATE: 03/22/04 ISSUE FOR AGENCY REVIEW - NOT FOR CONSTRUCTION

JOB NO. 62A-24.220

SHEET
12

**ADDENDUM 5
TO THE
TECHNICAL DRAINAGE STUDY
FOR
SUMMERLIN VILLAGE 23A
UNIT 1 IMPROVEMENTS**

62023.221

December 2003

Prepared for:

**The Howard Hughes Corporation
a Delaware Corporation
10000 West Charleston Blvd., Ste. 200
Las Vegas, Nevada 89135
Phone: (702) 791-4300
Fax: (702) 791-4453**



G. C. WALLACE, INC.
Engineers/Planners/Surveyors

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		December 31, 2003
TO: Land Development Services Department of Public Works		FROM: Albert J. Jankowiak, P.E. <i>aj</i> Flood Control Civil Engineer Department of Public Works
SUBJECT:	Technical Drainage Study for:	COPIES TO:
	Summerlin Village 23A - Unit 1 Improvements	G.C. Wallace, Inc.
Cross Streets:	Charleston Blvd. & Desert Foothills Dr.	Howard Hughes Corporation
FILE NO. F:\Depot\DSMEMOS\DS3126F.doc		Bart Anderson, P.E. DevCo
Parcel Number:	137-22-000-005	
Zoning Action:		
FEMA Flood Zone	YES No X	
Proposed Storm Drain	YES X No	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID G.R. #
1 st Submittal	5/6/2002	5/20/2002	Not Acceptable	\$250.00	---
2 nd Submittal	5/28/2002	6/7/2002	Accepted	\$250.00	---
3 rd Submittal	9/4/2002	9/18/2002	Accepted	\$250.00	91041: \$250
4 th Submittal	7/11/2003	7/24/2003	See Comments Below	\$250.00	107629: \$250
5 th Submittal	9/17/2003	10/6/2003	See Comments Below	\$250.00	111201: \$250
6 th Submittal	12/17/2003	12/31/2003	See Comments Below	\$400.00	116309: \$400
TOTAL FEES (LDDRS):				\$1,650.00	Balance: \$500.00

REMARKS:

3rd Submittal: Update #1 for minor change of stub locations in Parcel NP-1

4th Submittal: Update #2 to address 100-yr flow depths in all perimeter street of village parcels being below top of curb.

5th Submittal: Update #3 to move Parcel WS-1, reduce the size of Parcels ES-1 and NP-1, add additional storm drain, and update the hydrology and hydraulic analyses accordingly

6th Submittal: Update #4 to revise the storm drain system due to existing electrical conduit, revised the hydraulic analysis accordingly

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

X	is acceptable in concept subject to conformance to all City standards and the following conditions.
	must be resubmitted or supplemented including the following:
	must have Clark County Regional Flood Control District concurrence

- On profile sheet 17, revise the invert for the dual 30-inch equivalent reinforced concrete elliptical pipes to 98.40 in order to match the other profile sheets and the elevation used in the hydraulic calculation.
- On detail sheet 41A, the manhole at station 137+83.31, 42.03 LT, is a non-standard design. Structural plans for the storm drain improvements must be submitted for review. Provide a soils report, structural calculations and specifications, two wet stamped structural sets, and a grading plan to land development for processing.

Post-It® Fax Note	7671	Date	1-13	# of pages	2
To	Randy Greenlich	From	Al Jankowiak		
Co./Dept.	GC. Wallace	Co.	CLV Flood		
Phone #		Phone #			
Fax #	804-2299	Fax #			

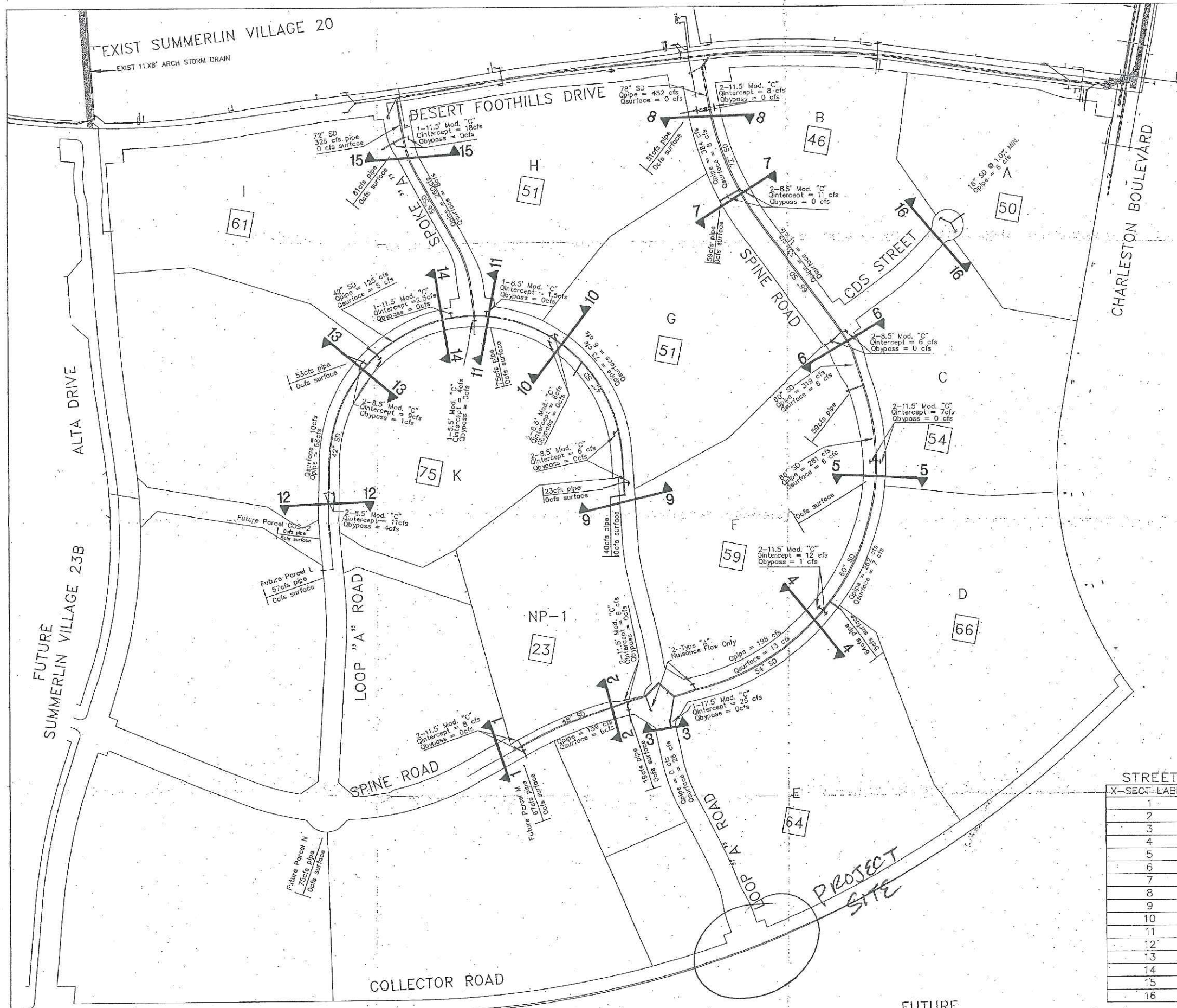
NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Amendment and accepted by the City of Las Vegas Flood Control Section. Additionally, conditional 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.

END OF REMARKS

B&H/ays/ajj

T/R/S: T20S/R59E/34

AREA K-34



LEGEND

A PARCEL NAME

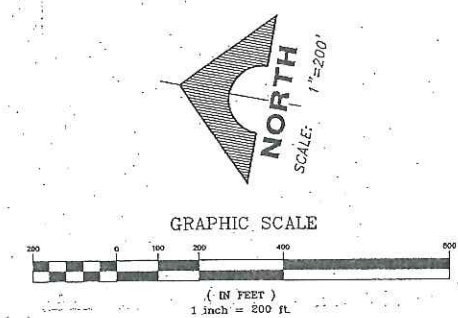
PROPOSED STORM DRAIN

MAXIMUM PIPE DISCHARGE
MAXIMUM SURFACE DISCHARGE

PARCEL DISCHARGE

13 MAXIMUM COMBINED DISCHARGE FROM PARCEL

3 3 STREET CROSS SECTION LOCATION



STREET CROSS SECTION SUMMARY

X-SECT LABEL	SLOPE %	Q100(cfs)	D100(ft)	V100(fps)	VxD
1	4.8	8	0.32	4.4	1.4
2	1.0	6	0.36	2.2	0.8
3	2.8	26	0.56	5.4	3.0
4	5.5	13	0.35	5.1	1.8
5	3.0	7	0.32	3.5	1.1
6	0.8	6	0.37	2.1	0.8
7	0.8	11	0.43	2.4	0.6
8	0.8	8	0.40	2.2	0.9
9	2.6	6	0.32	3.2	1.0
10	0.6	6	0.38	1.8	0.7
11	0.6	3	0.32	1.6	0.5
12	2.7	15	0.40	4.1	1.6
13	6.0	10	0.33	5.0	1.7
14	6.0	5	0.27	4.3	1.2
15	1.8	8	0.36	3.0	1.1
16	6.0	6	0.29	4.5	1.3

DESIGN: ALG
DRAWN: ALG
CHECK: ALG
ISSUE DATE: 04-19-02
PLOT DATE: 04-19-02
PLOT TIME: 08:46:20
REV: DATE

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1535 SOUTH HANCOCK BLVD./LAS VEGAS, NEVADA 89146
TELEPHONE: (702) 841-1666 • FAX: (702) 841-2239
E-MAIL: GCP@GFWALLACE.COM

THE HOWARD HUGHES CORPORATION
SUMMERLIN VILLAGE 23A UNIT IMPROVEMENTS
REVISED FIGURE 6
STORM DRAIN FACILITIES MAP

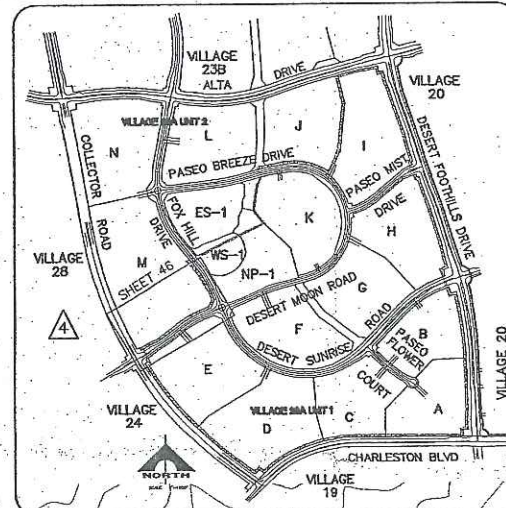
SHEET
R-FIG6

CITY OF LAS VEGAS GRADING NOTES

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OF FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED:

A. PAVEMENT AREA SUBGRADE	0.1'+	+0.0' TO -0.1'	SEE SOILS REPORT
B. ENGINEERED FILL	0.5'+	+0.1' TO -0.1'	SEE SOILS REPORT

COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE AND COPIES OF TEST RESULTS WILL BE PROVIDED TO THE CITY.
7. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
8. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
9. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
10. THE CITY MAY, IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, REQUIRE THE OWNER TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BEAMS, ROAD SIGNS AND BARRICADES, ETC.



DATE

DATE AGN APP DATE SCW APP

DATE AGN APP DATE SCW APP

DATE AGN APP DATE SCW APP

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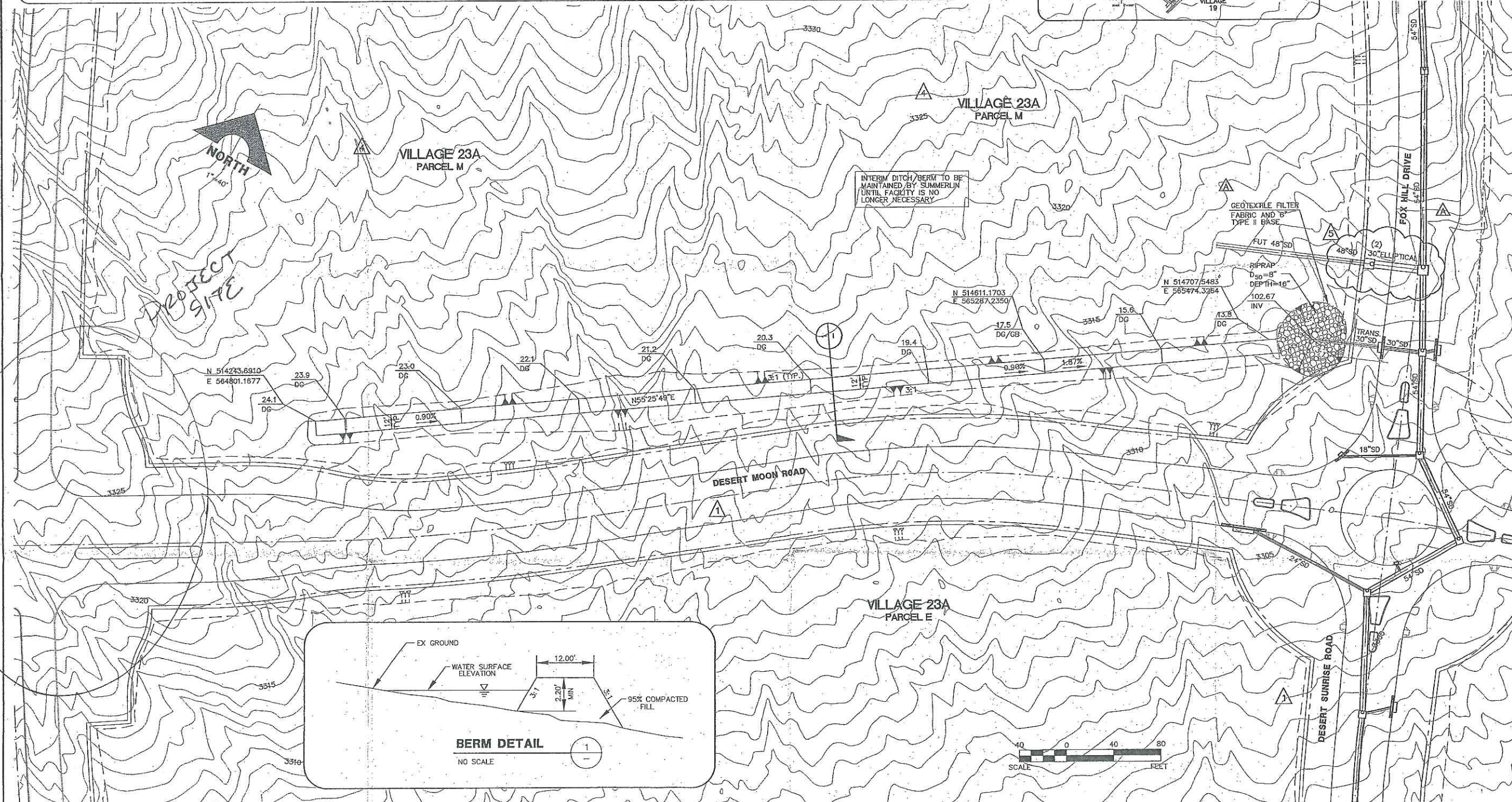
DATE AGN APP DATE SCW APP

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
855 SOUTH RANCHO BLVD., SUITE 100, LAS VEGAS, NEVADA 89146
SUMMERLIN OFFICE 10000 CHARLESTON BLVD., STE. 130
OFFICE (702) 804-2160 FAX (702) 804-2265
FLV23\Unit 1\Draw\Map\33A\5046.dwg

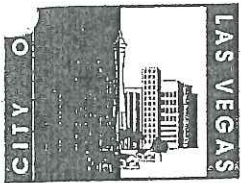
SUMMERLIN
VILLAGE 23A UNIT 1 IMPROVEMENTS
TRANSITIONAL DRAINAGE PLAN I

SHEET
46

JOB NO. 62023.221



PLANNING & DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

August 26, 2004

Mr. Gerry Robbins
Howard Hughes Corporation
10000 West Charleston Boulevard, Suite #200
Las Vegas, Nevada 89135

RE: FMP-4905 - Summerlin Village 24 Unit No. 1

Dear Mr. Robbins:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on August 26, 2004.

The Planning Development Department Staff has administratively **APPROVED** your request, subject to the following:

Planning and Development

1. The Original Final Map Mylar shall be in conformance with the approved Tentative Map for *Summerlin Village 24* (TMP-4905).
2. The Final Map shall be revised in accordance with the corrections as required by the Planning and Development Department prior to the submittal of the original mylar for signature by the City.

Public Works

3. Revise the last statement at the end of the Owner's Certificate per the City of Las Vegas Title 18 subdivision Ordinance, "Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a five-foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants, public streetlights, conduits, traffic signals and appurtenances thereto and an additional easement of up to two feet in radius from each fire hydrant, streetlight, conduit, traffic signal and appurtenance, to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements."
4. Add the Final Map number, FMP-4905, to the area located above the recorder's information on the cover sheet.
5. Add the words "to be privately maintained" to the public drainage easement shown on sheet 4.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Michael Mack
Janet Moncrief
Steve Wolfson

City Manager
Douglas A. Selby

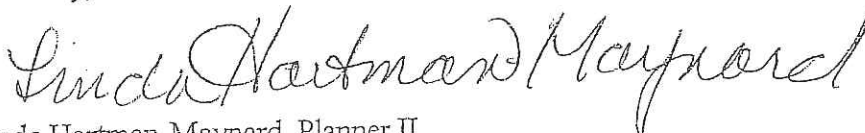


Mr. Gerry Robbins
FMP-4905 - Page Two
August 26, 2004

6. Modify the Legend to define the SVRZ's and measurements as presented by Clark County Area Standard Drawing #201.2.
7. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. We note that information such as centerline radii dimensions and line lengths appear to conflict with the submitted civil improvement plans. Revise drawings as necessary.
8. Site development to comply with all previous conditions of approval for the Summerlin Village 24 Tentative Map.
9. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction zones, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer. Also, as necessary, all easements relating to the placement of or access to Traffic Control devices located outside of public right-of-way shall be shown on this Final Map prior to recordation.

This action by the Planning and Development Department on August 26, 2004 is final unless a written appeal is filed with the Director of Planning and Development within seven days of receiving written notice of the decision. A nonrefundable fee must accompany the appeal. The Planning Commission shall hear the appeal within 30 days after the appeal is filed with the Director.

Sincerely,



Linda Hartman-Maynard, Planner II
Planning and Development Department
Current Planning Division

LHM:clb

cc: Ms. Tracy Stratton
GC Wallace, Inc.
10000 West Charleston Boulevard, Suite #130
Las Vegas, Nevada 89135



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

DOUGLAS A. SELBY
CITY MANAGER

June 11, 2004

Mr. Gerry Robbins
The Howard Hughes Corporation
10000 West Charleston Boulevard # 200
Las Vegas, Nevada 89135

RE: TMP-4365 - SILVER CREEK

Dear Mr. Robbins:

Your request for a Tentative Map FOR A 246-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 40.05 acres adjacent to the northwest corner of Charleston Boulevard and Sky Vista Drive (APN: 137-22-000-010), P-C (Planned Community) Zone, Ward 2 (Vacant), was considered by the Planning Commission on June 10, 2004.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Master Development Plan Review (MDR-3867), the Summerlin West Development Agreement (DA-0001-96) and the Revised Summerlin Development Standards, approved May 19, 2004.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. The overall subdivision map of Summerlin Village 24 must record prior to the recordation of a Final Map for this site.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

Mr. Gerald Robbins
TMP-4365 - Page Two
June 11, 2004

7. All rights-of-way and easements that conflict with this development (such as the Nevada Power Company Easement and the Nevada Department of Transportation right-of-way shown on this Tentative Map) must be vacated or acknowledged and improved prior to the recordation of a Final Map for this site.
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
9. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
10. Site development to comply with all applicable Summerlin Development and Improvement Standards.
11. Site development to comply with all applicable conditions of approval for Summerlin Village 24 and all other subsequent site-related actions.
12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

Mr. Gerald Robbins
TMP-4365 - Page Three
June 11, 2004

This action by the Planning Commission on June 10, 2004 is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period.

Sincerely,



Gary M. Leobold, Senior Planner
Planning and Development Department
Current Planning Division

GML:clc

cc: Mr. Bert Estrada
G.C. Wallace, Inc.
10000 West Charleston Boulevard #130
Las Vegas, NV 89135



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

DOUGLAS A. SELBY
CITY MANAGER

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

624-24.106
STS
BAH

May 14, 2004

Mr. Gerry Robbins
The Howard Hughes Corporation
10000 West Charleston Boulevard, Suite #200
Las Vegas, Nevada 89135

RE: TENTATIVE MAP - SUMMERLIN VILLAGE 24 - TMP-4175

Dear Mr. Robbins:

Your request for a Tentative Map FOR A 20-LOT RESIDENTIAL SUBDIVISION on 502.2 acres adjacent to the west side of Sky Vista Drive, between Alta Drive and Charleston Boulevard (a portion of APN: 137-22-000-010, P-C (Planned Community) Zone, Ward 2, was considered by the Planning Commission on May 13, 2004.

The Planning Commission voted to *APPROVE* your request, subject to the following:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Master Development Plan Review (MDR-3867), the Summerlin West Development Agreement (DA-0001-96) and the Summerlin Development Standards.
3. Subsequent Tentative Maps for each parcel shall conform to the standards contained in the Revised Summerlin Development Standards Manual.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Mr. Gerry Robbins
TMP-4175 - Page Two
May 14, 2004

Public Works

7. Deviations for roadway design configurations and streetlight locations as accepted by the City Engineer on March 18, 2004, and as shown on the Tentative Map, may be incorporated into the submitted construction drawings and recorded Final Map for this site.
8. Dedicate appropriate public street right-of-ways and construct public and private streets in accordance with Summerlin Development and Improvement Standards.
9. In accordance with the Summerlin West Master Plan Sewer Update for the Charleston Boulevard sewer submitted on April 22, 2004, construct the relief sewer segment identified at Desert Foothills Drive at a location and depth acceptable to the City Engineer prior to the issuance of any building permits within Village 24. Per the Master Plan Sewer Update, development of Village 24 and Village 30 connecting to the Charleston Boulevard sewer line is limited to the equivalent of 2,100 single family units and 750 multi-family units.
10. A Master Drainage Plan and Technical Drainage Study and a Master Traffic Impact Analysis must be approved by the Department of Public Works prior to the recordation of any Final Map creating any development pod sites anywhere on the overall Tentative Map subdivision site.
11. A Master Streetlight Plan for Summerlin Village 24 must be submitted and approved by the Department of Public Works prior to the submittal of any construction drawings for this site.
12. Bonds for monuments associated with this map may be required prior to the recordation of a Final Map for this site.
13. Site development to comply with all applicable conditions of approval for Z-0119-96, MDR-3867 and all applicable Summerlin Standards.
14. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

Mr. Gerry Robbins
TMP-4175 - Page Three
May 14, 2004

This action by the Planning Commission on May 13, 2004 is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on *May 14, 2004*.

Sincerely,

A handwritten signature in dark ink, appearing to read "Gary Leibold", written over the printed name.

Gary Leibold, Senior Planner
Planning and Development Department
Current Planning Division

GL:va

cc: Ms. Tracy Stratton
G C Wallace, Inc.
10000 West Charleston Boulevard, Suite #130
Las Vegas, Nevada 89135

62A.24.101



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

DOUGLAS A. SELBY
CITY MANAGER

May 6, 2004

Mr. Gerald Robbins
The Howard Hughes Corporation
10000 West Charleston Boulevard, Suite #200
Las Vegas, Nevada 89135

RE: MDR-3867 - MASTER DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 5, 2004

Dear Mr. Robbins:

The City Council at a regular meeting held May 5, 2004 APPROVED the Request for a Master Development Plan Review FOR SUMMERLIN VILLAGE 24 on 502.2 acres adjacent to the west side of Sky Vista Drive, between Alta Drive and Charleston Boulevard (a portion of APN: 137-22-000-010 and a portion of 164-04-000-011), P-C (Planned Community) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 6, 2004. This approval is subject to:

Planning and Development

1. All development shall conform to the Summerlin Development Standards.
2. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones excluding parks in this development.
3. For non-residential projects: Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 15% of the total landscaped area as turf.

Public Works

4. Prior to or concurrent with development of each parcel/village, appropriate right-of-way dedications, street improvements, drainage plan/study submittals, drainage improvements, sanitary sewer collection system extensions and traffic impact analyses including traffic mitigation plans along with signal participation schedules and pedestrian circulation plans may be required by the Department of Public Works. Comply with such requirements when imposed and/or when compliance is indicated.
5. Provide a minimum of two lanes of paved legal access from an existing paved public street to each individual development area prior to occupancy of any buildings within each development area.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TDD 702.386.9108

Mr. Gerald Robbins
MDR-3867 Page Two
May 6, 2004

6. A Master Sewer Plan for the overall site must be submitted to and approved by the Department of Public Works prior to the issuance of any site grading or building permits or the recordation of a Master Final Map, whichever may occur first. Additional specific village and/or site sewer plan/studies may be required with each individual pod or phase of development activity based upon sewer capacities at the time of development.
7. Provide a Conceptual Master Flood Study for Summerlin Village 24. Technical updates to the Summerlin Village 24 Flood Control Master Flood Study must be submitted to and approved by the Department of Public Works prior to the issuance of any site specific grading or building permits or the recordation of a Final Map, whichever may occur first. Additionally, specific village and/or site drainage plan/studies will be required with each individual pod or phase of development activity. If the Master Flood Study for Summerlin Village 24 does not conform to the Summerlin West Master Drainage Study, the developer will be required to update the Summerlin West Master Plan.
8. A Master Traffic Impact Analysis for this overall site (including sections addressing impacts to the proposed roadway network based on the proposed maximum densities, proposed street widths, locations of turn lanes, Las Vegas Beltway Project impacts, proposed traffic signal locations, proposed multi-use trail corridors and a master pedestrian circulation plan including pedestrian/school crosswalks) shall be submitted to and approved by the Department of Public Works prior to the recordation of any maps dedicating public street right-of-ways. The Master Developer shall be responsible for its proportionate share of all related signal systems with construction and funding details to be contained in a written agreement to be developed within the Master Traffic Impact Analysis and acceptable to the Director of Public Works prior to or concurrent with the approval of the Master Traffic Impact Analysis. The Pedestrian Circulation section shall identify the location and width of all proposed pedestrian crossing signals (if any) and how each Village's pedestrian circulation plan integrates with adjoining development areas.
9. An update to the "Village" Traffic Impact Analyses may be required to be submitted to and approved by the Department of Public Works prior to the recordation of any maps subdividing any village site. The Village Traffic Impact Analyses shall include a section specifically addressing those subdivisions with single-point entries and provide an Access Analysis for those sites. The Village analyses shall also include a section addressing Standard Drawings #201.1, #234.1 and #234.2 to determine additional right-of-way requirements adjacent to each village, if any; dedicate all areas recommended by the approved Village Traffic Impact Analyses. Phased compliance will be allowed if recommended by the approved Village Traffic Impact Analyses. No recommendation of the approved Village Traffic Impact Analyses or the Master Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
10. All landscaping within public rights-of-way or common areas shall be maintained by the Master Developer or his designee. An Encroachment Agreement shall be obtained prior

Mr. Gerald Robbins
MDR-3867 Page Three
May 6, 2004

to installation of any private improvements or landscaping within public rights-of-way. All installed landscaping, whether in public rights-of-way or within common area properties, shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and all adjacent, abutting street intersections.

11. Provide appropriate easements for all public facilities (sewer, drainage, sidewalk, traffic signal, streetlighting, etc) as required by the Department of Public Works.
12. The developer shall submit an application to Amend the current Master Plan of Streets and Highways, as necessary, to allow the proposed development plan submitted with this rezoning application. The application, if required, to amend the Master Plan shall be submitted following approval of the Master Traffic Impact Analysis.
13. The approval of all Public Works related improvements shown on this rezoning map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted Summerlin and/or City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. We reserve the right to impose additional conditions of approval for each individual development site when such plans are known. We anticipate the need for additional conditions concurrent with approval of the Master Tentative Map(s) and/or Village Map(s) for this site.

Sincerely,

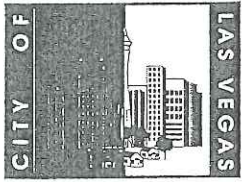


Stacey Campbell
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. William Neighbors
GC Wallace, Inc.
10000 West Charleston Boulevard, Suite #130
Las Vegas, Nevada 89135

PLANNING &
DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108

Voice:

Administration 229-6353

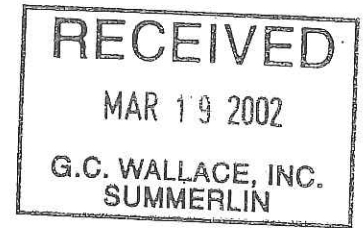
Comp Planning 229-6022

Current Planning 229-6301

www.ci.las-vegas.nv.us

March 15, 2002

Mr. Gerald M. Robbins
The Howard Hughes Corporation, a Delaware Corporation
10000 West Charleston Boulevard, Suite #200
Las Vegas, Nevada 89135



RE: TENTATIVE MAP - SUMMERLIN VILLAGE 23A - TM-0006-02

Dear Mr. Robbins:

Your request for a Tentative Map on 389.40 acres adjacent to the northwest corner of Charleston Boulevard and Desert Foothills Drive, PC (Planned Community) Zone, Ward 2 (L.B. McDonald), was considered by the Planning Commission on March 14, 2002.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (Z-0119-96), Summerlin Development Plan Review (SV-0018-01) and the Summerlin Development Standards.
3. Street names must be provided in accordance with the City's street naming regulations.
4. All development is subject to the conditions of City departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Virginia Valentine



Mr. Gerald M. Robbins
TM-0006-02 - Page Two
March 15, 2002

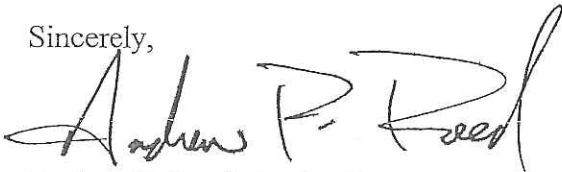
Public Works

6. Dedicate appropriate public street right-of-ways and construct public and private streets in accordance with Summerlin Development and Improvement Standards.
7. The location and design of all proposed roadway intersections with Charleston Boulevard shall meet the approval of the Nevada Department of Transportation.
8. A minimum of two lanes of pavement along Desert Foothills Drive to the existing pavement on Far Hills Avenue shall be completed prior to the development causing the intersection of Desert Foothills/Charleston Boulevard to exceed design capacity, as established in the Village Master Traffic Study.
9. The construction of the collector road on the western edge of this village may be deferred; final determination of construction requirements shall be determined at the time of approval of the Traffic Study for the future villages adjacent to the west edge of this site of at the time of approval of a Tentative Map for such future villages, whichever is first.
10. A Master Streetlight Plan for Summerlin Village 23 must be approved prior to the submittal of any improvement plans.
11. A Master Drainage Plan and Technical Drainage Study and a Master Traffic Impact Analysis must be approved by the Department of Public Works prior to the recordation of any Final Map creating any development pod sites anywhere on the overall tentative map subdivision site.
12. Site development to comply with all applicable conditions of approval for SV-18-01, Z-119-96, and all applicable Summerlin Standards.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

Mr. Gerald M. Robbins
TM-0006-02 - Page Three
March 15, 2002

This action by the Planning Commission on March 14, 2002 is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period.

Sincerely,

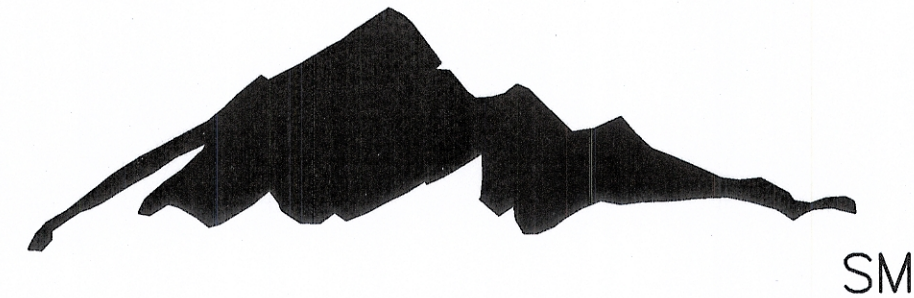
A handwritten signature in black ink, appearing to read "Andrew P. Reed". The signature is fluid and cursive, with the first name "Andrew" written in a larger, more prominent script than the last name "Reed".

Andrew P. Reed, Senior Planner
Planning and Development Department
Current Planning Division

APR:clb

cc: Mr. Bert Hughes
G.C. Wallace, Inc.
10000 West Charleston Boulevard, Suite #130
Las Vegas, Nevada 89135

SUMMERLIN



VILLAGE 23A/24

DESERT MOON ROAD & SKY VISTA DRIVE
TEMPORARY INTERSECTION IMPROVEMENTS

APN: 137-34-499-003

2012

DEVELOPER

The Howard Hughes Company, LLC

an affiliate of General Growth Properties, Inc.

THE HOWARD HUGHES COMPANIES, LLC
10801 W. CHARLESTON BLVD., 3RD FLOOR
LAS VEGAS, NEVADA 89146

OFFICE PHONE NO. (702) 791-4300
OFFICE FAX NO. (702) 791-4450

ENGINEER



G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BLVD • LAS VEGAS, NV 89146
T: 702.804.2000 • F: 702.804.2299 • GCWALLACE.COM

APPROVALS

"APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS-OF-WAY AND / OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND / OR SPECIFICATIONS, EXCEPT THOSE SPECIFICALLY LISTED UNDER DEVIATIONS FROM STANDARD. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA."

DAVID BOWERS, PE, PTOE #16736
ACTING CITY ENGINEER
CITY OF LAS VEGAS, NEVADA

DATE

DRAINAGE CERTIFICATION

I CERTIFY THAT THE GRADING PLANS ARE IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THE SUMMERLIN VILLAGE 24 UNIT 1 PROJECT.

Derrick D. Yoro
DERICK D. YORO R.P.E. 16396

5/25/12
DATE

CLV PLANNING DEPARTMENT

THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT

DOUG RANKIN, AICP, PLANNING MANAGER

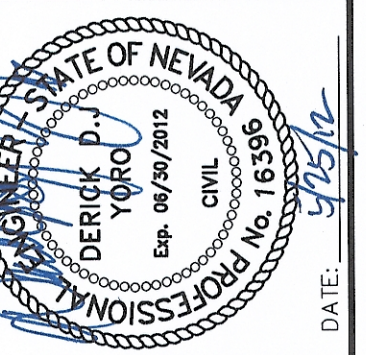
DATE

APPROVED FOR CONSTRUCTION

CITY OF LAS VEGAS FIRE DEPARTMENT

DATE

CLV DRAWING NO.



PROJECT NO.	DESIGN	DRAWN	CHECK	PLOT DATE	DATE	REV	DESCRIPTION
62052-250				05-25-12	10-11-12		

G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS
1555 S. RAINBOW BOULEVARD • LAS VEGAS, NV 89146
T: 702.804.2000 • F: 702.804.2299 • GCWALLACE.COM
LAS VEGAS - SACRAMENTO - RENO
F:\Projects\600\62052-250\DWG\Production\DMSE001.dwg
Derrick Yoro

THE HOWARD HUGHES COMPANY, LLC

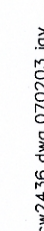
SUMMERLIN VILLAGE 23A/24 DESERT MOON ROAD AND
SKY VISTA DRIVE TEMPORARY INTERSECTION IMPROVEMENTS

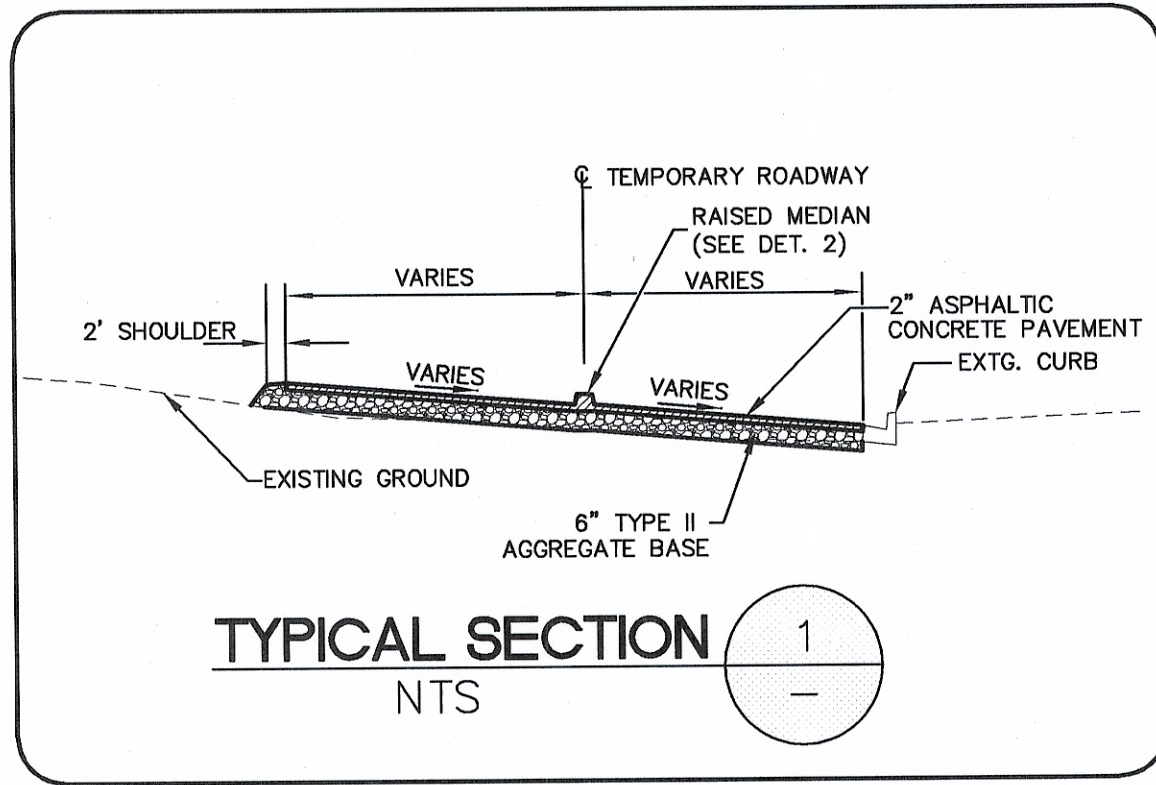
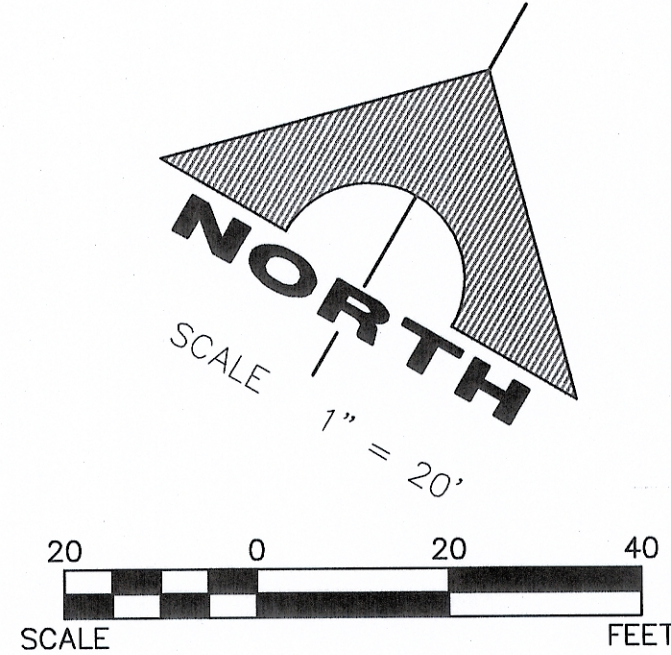
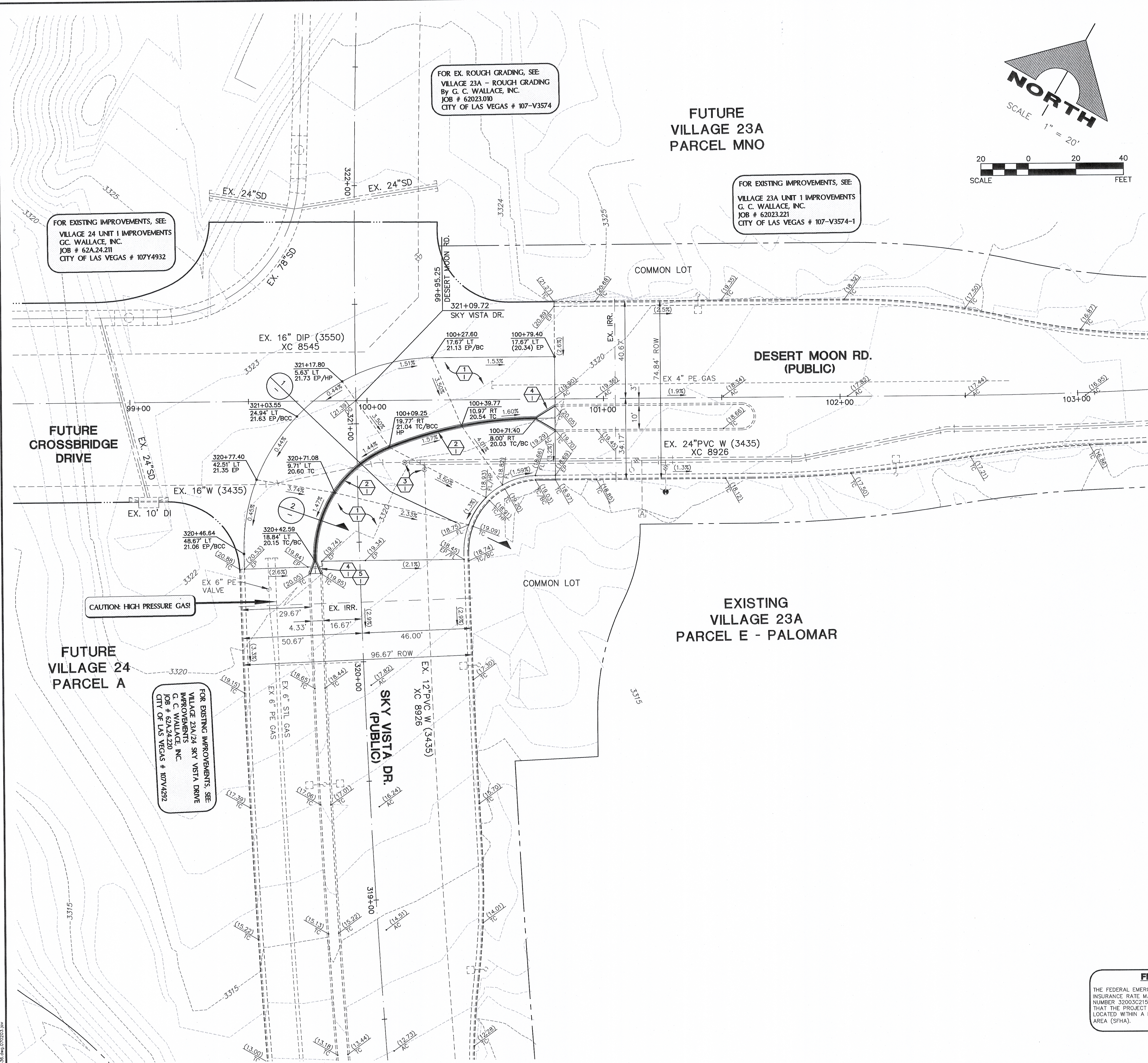
COVER SHEET

DRAWING

C1

1 OF 5 SHTS

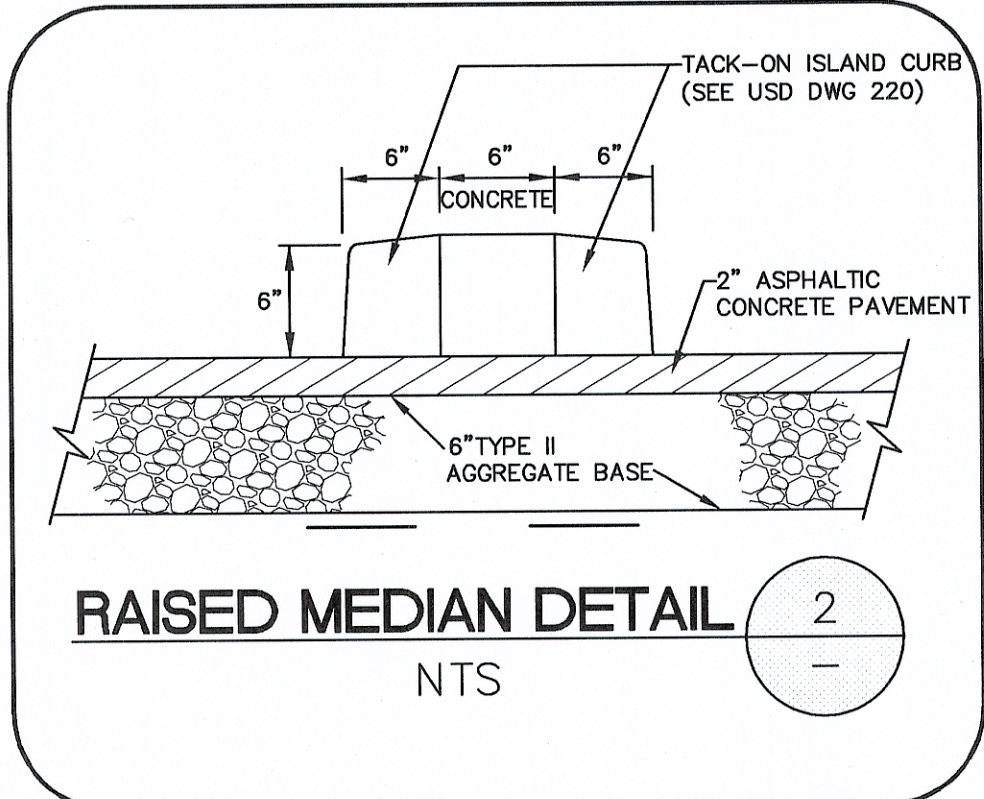




CONSTRUCTION NOTES

ROADWAY

- 1. INSTALL 2" THICK ASPHALTIC CONCRETE WITH 6" MIN TYPE II AGGREGATE BASE.
- 2. INSTALL CONCRETE RAISED MEDIAN PER DETAIL 2 THIS SHEET.
- 3. ADJUST VALVE BOX TO GRADE AND PROVIDE CONCRETE COLLAR PER UDACS PLT. NO. 39.
- 4. TRANSITION CONCRETE MEDIAN TO EXISTING ISLAND CURB
- 5. REMOVE EXISTING ISLAND NOSE AND CONNECT TO EXISTING ISLAND CURB



BASIS OF BEARINGS

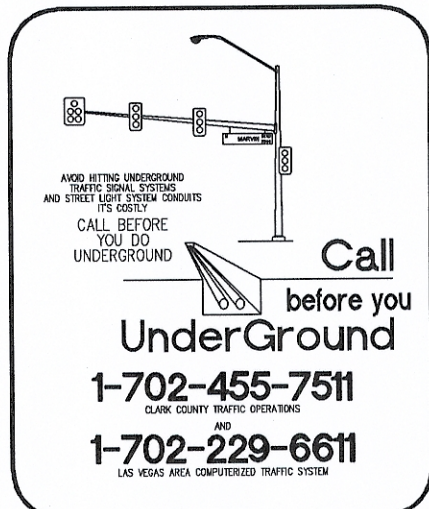
NORTH 89°45'00" EAST BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN BY MAP ON FILE IN FILE 91, PAGE 28 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

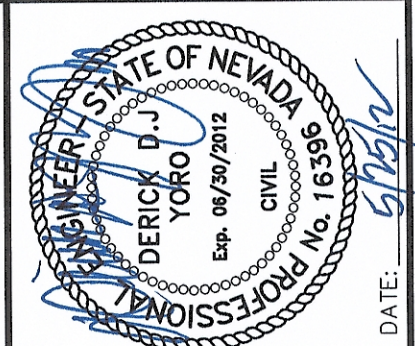
BM #	DESC.	NAVD 88 DATUM	NAVD 88 DATUM
CLV BM No. D368 3	U.S.C. & G.S. BRASS DISC SET IN ROCK ON THE EAST SIDE OF CHARLESTON BOULEVARD AND SOUTH OF THE RED ROCK DETENTION BASIN.	3246.71 (FEET)	989.599 (METERS)

NOTE

THIS SET OF DRAWINGS IS BASED UPON NAVD 88 DATUM. PREVIOUS DRAWINGS MAY BE BASED ON OTHER DATUM. CARE SHOULD BE OBSERVED WHEN UTILIZING THIS SET OF DRAWINGS.



FLOOD ZONE NOTE
THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) CONTAINING COMMUNITY PANEL NUMBER 32003C2150E DATED SEPTEMBER 27, 2002 SHOWS THAT THE PROJECT IS LOCATED WITHIN ZONE X, AND NOT LOCATED WITHIN A FEMA-DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA).

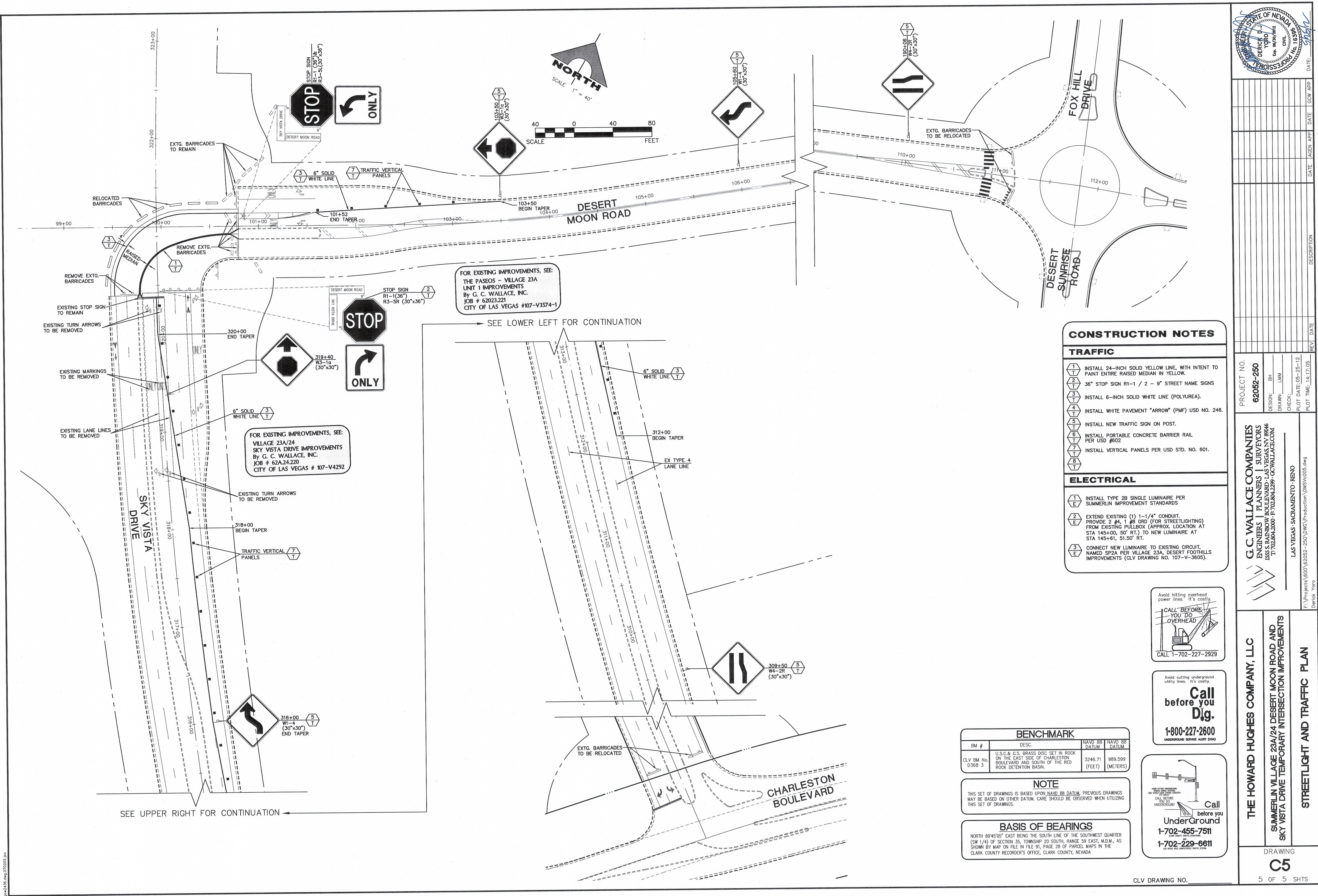


PROJECT NO.	DATE	AGN APP	DATE	GCW APP	DATE
62052-250					

G.C. WALLACE COMPANIES
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1555 S. RAINBOW BOULEVARD - LAS VEGAS, NV 89146
T: 702.804.2000 F: 702.804.2299 GCWALLACE.COM
LAS VEGAS - SACRAMENTO - RENO
F:\Projects\600\62052-250\DWG\Production\DWG\6004.dwg
Derick Yorke

THE HOWARD HUGHES COMPANY, LLC
SUMMERLIN VILLAGE 23A/24 DESERT MOON ROAD AND SKY VISTA DRIVE TEMPORARY INTERSECTION IMPROVEMENTS
DRAWING
C4
4 OF 5 SHTS

02-2-2016 10:07:03 AM



CONSTRUCTION NOTES

TRAFFIC

1

INSTALL 24-INCH SOLID YELLOW LINE, WITH INTENT TO PAINT ENTIRE RAISED MEDIAN IN YELLOW.

2

36" STOP SIGN R1-1 / 2 - 9" STREET NAME SIGNS

3

INSTALL 6-INCH SOLID WHITE LINE (POLYUREA).

4

INSTALL WHITE PAVEMENT "ARROW" (PMF) USD NO. 248.

5

INSTALL NEW TRAFFIC SIGN ON POST.

6

INSTALL PORTABLE CONCRETE BARRIER RAIL PER USD #602

7

INSTALL VERTICAL PANELS PER USD STD. NO. 601.

8

ELECTRICAL

1

INSTALL TYPE 2B SINGLE LUMINAIRE PER SUMMERLIN IMPROVEMENT STANDARDS

2

EXTEND EXISTING (1) 1-1/2" CONDUIT. PROVIDE 2 #4, 1 #8 GND (FOR STREETLIGHTING) FROM EXISTING PULLBOX (APPROX. LOCATION AT STA 145+00, 50' RT.) TO NEW LUMINAIRE AT STA 145+61, 51.50' RT.

3

CONNECT NEW LUMINAIRE TO EXISTING CIRCUIT, NAMED SP2A PER VILLAGE 23A, DESERT FOOTHILLS IMPROVEMENTS (CLV DRAWING NO. 107-V-3605).

BENCHMARK

BM #	DESC.	NAVD 88 DATUM	NAVD 83 DATUM
CLV BM No. D368 3	U.S.C. & G.S. BRASS DISC SET IN ROCK ON THE EAST SIDE OF CHARLESTON BOULEVARD AND SOUTH OF THE RED ROCK DETENTION BASIN.	3246.71 (FEET)	989.599 (METERS)

NOTE

THIS SET OF DRAWINGS IS BASED UPON NAVD 88 DATUM. PREVIOUS DRAWINGS MAY BE BASED ON OTHER DATUM. CARE SHOULD BE OBSERVED WHEN UTILIZING THIS SET OF DRAWINGS.

BASIS OF BEARINGS

NORTH 89°45'00" EAST BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN BY MAP ON FILE IN FILE 91, PAGE 28 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA

Call before you Dig.

1-800-227-2600

UNDERGROUND SERVICE ALERT (USA)

Call before you Dig.

1-702-455-7511

1-702-229-6611

STATE OF NEVADA

CLERK OF SUPERIOR COURT

CLV 001

09/29/2016

0000000000

PROJECT NO.

62052-250

DESIGNER

BH

DRAWN

LMN

CHECKED

LMN

DATE

05-26-12

PLOT TIME

14:17:05

G.C. WALLACE COMPANIES

ENGINEERS | PLANNERS | SURVEYORS

1535 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146

T: 702.864.2000 F: 702.864.2259 GCWALLACE.COM

LAS VEGAS SACRAMENTO RENO

THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 23A/24 DESERT MOON ROAD AND SKY VISTA DRIVE TEMPORARY INTERSECTION IMPROVEMENTS

STREETLIGHT AND TRAFFIC PLAN

DRAWING

Q5

5 OF 5 SHTS