

DS #: 3927

APN: 126-13-210-002 & MORE

PROJECT: NORTHERN TERRACE @ PROVIDENCE - SALES OFFICE
UPDATE

SUBMITTAL: 3RD

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		February 3, 2011
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:	
	Northern Terrace at Providence – Sales Office Update	
Cross Streets:	SWC of San Luis Peak & Crescent Mountain	
File Number:	F:\Depot\DSMemos\DS3927C.doc	
Parcel Number:	126-13-210-002; -110-004 & -610-001	
Zoning Action:	N/A	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X
COPIES TO:		VTN Nevada
		Meritage Homes
		Bart Anderson, P.E., DevCo

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	11/22/2005	12/6/2005	Not Approved	\$400.00	33748: \$400
2 nd Submittal	12/26/2005	1/23/2006	Approved	\$400.00	35818: \$400
Revision	1/26/2006	1/26/2006	Approved	N/C	N/C
3 rd Submittal	1/26/2011	2/3/2011	See Comments Below	\$100.00	161538: \$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.

1. Provide a note on the grading plan: "The 3" PVC drains under the temporary AC ramp are privately owned and to be privately maintained by the builder / Homeowners Association".

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.

NOTE: Any proposed public drainage easement within a residential subdivision must also be dedicated as a "COMMON LOT" to be owned and maintained by the Homeowners Association.

END OF REMARKS

Rcw/ays

T/R/S: T19S/R59E/13
AREA F-13

Post-it® Fax Note 7671		Date 2/3/11	# of pages 2
To Brian Ruiz	From Albert SING		
Co./Dept. VTN	Co. CLV		
Phone #	Phone # 229-2001		
Fax # 362-2597	Fax #		

TRANSACTION REPORT

P.01

FEB-03-2011 THU 09:24 AM

FOR: CITY OF LAS VEGAS

7023828551

SEND

DATE	START	RECEIVER	TX TIME	PAGES	TYPE	NOTE	M#	DP
FEB-03	09:23 AM	3622597	43"	2	FAX TX	OK	631	

TOTAL : 43S PAGES: 2

NOTE: Any proposed public drainage easement within a residential subdivision must also be dedicated as a "COMMON LOT" to be owned and maintained by the Homeowners Association.

END OF REMARKS
Rcw/ays

T/R/S: T19S/R59E/13
AREA F-13

Post-It* Fax Note 7671		Date 2/3/11	# of pages 2
To Brian Ruiz	From Albert Swig		
Co./Dept. VTN	Co. CLV		
Phone #	Phone # 729-2001		
Fax # 362-2597	Fax #		



PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

Rec'd: 1/26/11

DS 3927-1

F-13

\$100.

January 21st, 2010
W.O. # 6813

City of Las Vegas
Department of Public Works
731 South Fourth Street
Las Vegas, Nevada 89101

Attention: Mr. Albert Sung, P.E.
Flood Control Project Manager

**SUBJECT: STORM FLOW LETTER FOR TEMPORAY A.C. RAMPS:
NORTHERN TERRACE AT PROVIDENCE**

Mr. Sung:

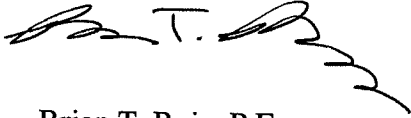
This letter is being drafted to allow the construction of two temporary A.C. ramps on Galleon Peak Lane adjacent to the sales office for the Northern Terrace Community within the Providence Master Plan. VTN has looked into the drainage area that contributes to flows adjacent to the proposed temporary ramps. On the north side of Galleon Peak Lane the area contributing flow is primarily from the parking area north of the street. The total area is estimated at 3778 square feet (0.09 acres). The areas contributing flows to the south side of Galleon Peak Lane is estimated at 2000 square feet (0.05 acres). The areas are shown on the exhibit attached with this letter.

Based on the small areas contributing flows, we do not believe that the ramps will provide any significant impact to the drainage system for the road. The area on the north side will drain through a 7 foot wide landscape area that will infiltrate a large amount of the minor storm events prior to flows reaching the street. The southern area is very small and from past experience only large storm events will contribute enough rainfall to produce any significant runoff. A small 3" nuisance flow pipe is proposed through the ramps to convey low flows through the curb line and the configuration of the ramp is such that if flows exceed the capacity of this pipe, the flows will be routed around the street side of the ramp which is lower than the curb side. This can be seen on the detail included on the attached plan. For these reasons, it is not believed that the ramps will cause any flows to leave the street during minor storms such as the 1 or 2 year-storm events.

Hopefully this address your concerns regarding the temporary ramps impact from a drainage perspective. If there are any questions or any additional information is required, please contact this office.

Respectfully Submitted,

VTN Nevada

A handwritten signature in black ink, appearing to read "Brian T. Ruiz", with a stylized flourish extending from the end.

Brian T. Ruiz, P.E.

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL

DRAINAGE STUDY INFORMATION FORM

Name of Development: Northern Terrace Date: Jan 20, 2011

Location of Development: a) Descriptive (Cross Streets) North/South: Shaumber Road
East/West: Farm Road

b) Section: 13 Township: T 19 S Range: R 59 E

c) APN : 126-13-211-002, 003, 016, 017

Name of Owner: Meritage Homes

Telephone No.: 896-9100 Fax No.: 896-9191 E-Mail Address: Clint.Cox@meritagehomes.com

Address: 8430 W. Lake Mead Blvd.; Las Vegas, NV 89128

Contact Person-Name: Brian Ruiz Telephone No.: 873-7550

* E-Mail Address: brianr@vtnnv.com Fax No.: 362-2597

Firm: VTN Nevada

Address: 2727 S. Rainbow, Las Vegas, NV, 89146

Type of Land Development/Land Disturbance Process:

☐ Rezoning	☐ Subdivision Map	☐ Clearing and Grading Only
☐ Parcel Map	☐ Planned Unit Development	☒ Other (Please specify below)
☐ Large Parcel Map	☐ Building Permit	ADA Ramps

1. Total Owned Land Area: At Site: 141 acres Being Developed/Disturbed: 45 sq. ft.

2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area? ☐ Yes** ☒ No

3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? ☐ Yes** ☒ No

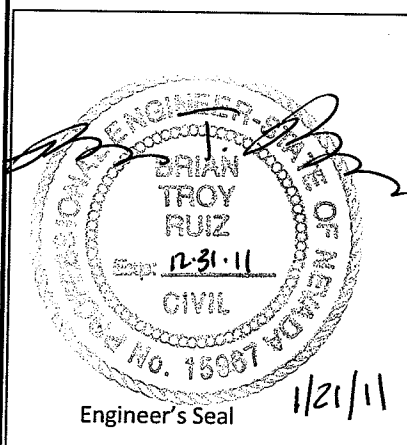
4. Proposed type of development (Residential, Commercial, Etc.): Residential

5. Approximate upstream land area which drains to the subject site: 5778 sq. ft.

6. Has the site drainage been evaluated in the past? ☒ YES ☐ NO If yes, please identify documentation: TDS for Northern Terrace by GC Wallace

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Explained in accompanying letter.

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



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

REFERENCE:

STANDARD FORM 1

** Duplicate Receipt **

City of Las Vegas

Development Services Center

731 South Fourth Street

Las Vegas, NV 89101

01/26/2011 14:29 Trn 161538

Cashier 890381

PRJ Permit # 08392/-1 \$100.00

Subtotal \$100.00

Tax \$9.99

Total \$109.99

Received CASH \$109.99

Check # 890381

Charged to \$10.00

For questions related to this receipt call

702-419-1231