

DS #: 4163

APN: 138-32-601-003

PROJECT: THE VILLAGE AT QUEENSRIDGE - UPDATE #2

SUBMITTAL: 4TH

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____





CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: March 1, 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: The Village at Queensridge – Update #2		COPIES TO: G. C. Wallace, Inc. Great Wash, LLC Bart Anderson, P.E., DevCo
Cross Streets:	NEC of Rampart Boulevard & Alta Drive	
File Number:	F:\Depot\DSMemos\DS4163D.doc	
Parcel Number:	138-32-601-003	
Zoning Action:	TMP-20197	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES X	NO

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal & Supplement	4/25/2007 & 5/9/2007	5/21/2007	Not Approved	\$400.00	67782: \$400
2 nd Submittal	6/12/2007	6/13/2007	Not Approved	\$400.00	71070: \$400
3 rd Submittal	6/10/2010	6/10/2010	Approved	\$100.00	146515: \$100
4 th Submittal	2/16/2011	3/1/2011	See Comments Below	\$100.00	163032: \$100
TOTAL FEES (LDDRS):				\$1,000.00	----

REMARKS:

4th Submittal: Update #2 to revise drainage in the southern third of the site in the drive aisles

3rd Submittal: Update #1 – Storm drain revision at Alta & Rampart.

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.
	is conditionally approved subject to Planning Commission's approval of TMP-20197

The following comment is repeated until it is complete:

1. The City takes no exception to the storm drain relocation required due to existing utility considerations at Alta & Rampart.

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: This drainage study assumes that the project will be constructed in one phase. If improvement plans are submitted to break the project into separate phases, a drainage study update will be required for each phase addressing the interim condition.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the Nevada Division of Environmental Protection a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

END OF REMARKS

Ays/pbj

T/R/S: T20S/R60E/32

AREA L-32

Post-it® Fax Note	7671	Date	3/1/11	# of pages	2
To	Roy Clark	From	Albert Swartz		
Co./Dept.	GCW	Co.	CUV		
Phone #		Phone #	229-2001		
Fax #	804-2299	Fax #			

TRANSACTION REPORT

P. 01

MAR-01-2011 TUE 04:50 PM

FOR: CITY OF LAS VEGAS

7023828551

SEND

DATE	START	RECEIVER	TX TIME	PAGES	TYPE	NOTE	M#	DP
MAR-01	04:49 PM	8042299	34"	2	FAX TX	OK	655	

TOTAL : 34S PAGES: 2

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END OF REMARKS
Ays/pbj

T/R/S: T20S/R60E/32
AREA L-32

Post-It* Fax Note	7671	Date	3/1/11	# of pages	2
To	Roy Clark	From	Albert Swaney		
Co./Dept.	GCW	Co.	CLW		
Phone #					

Rec'd: 2/16/11

G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS

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

840-026

DS 4163-2
\$100.
L-32

Writer's Contact Information:

804-2112

February 16, 2011

Peter Jackson, P.E.
City of Las Vegas
333 N. Rancho Drive
Las Vegas, Nevada

**Re: Village at Queensridge
Drainage Study Update**

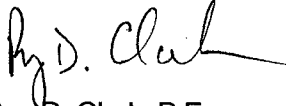
Dear Mr. Jackson:

The subject project has been scaled back to only build the south third of the site as well as buildings along Alta Drive. We hereby offer the following as an update to the drainage study that was approved for the subject project. The two on-site drive aisles were designed and approved to have an "inverted crown" design with a valley gutter in the middle and a single inlet built in the proposed southern "third" of the main building. We are revising the design to be a "flat street" with six inlets located next to the curb line. The longitudinal slope will remain unchanged. The emergency overflow path remains unchanged in that the discharge point where the two north-south drive aisles intersect to the south drive aisle still allows the water to discharge away from the buildings. Attached you will find a copy of our "redline" to show these changes.

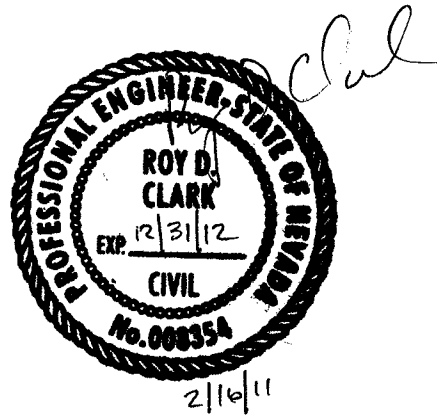
We hope that the foregoing satisfactorily addresses the Cities needs. Should you have questions or require additional information, please call.

Very truly yours,

G. C. WALLACE, INC.



Roy D. Clark, P.E.
Vice President



**** Duplicate Receipt ****

City of Las Vegas

Development Services Center

731 South Fourth Street

Las Vegas, NV 89101

02/17/2011 15:52 Trn 163032
Cashier 970040

PRJ Permit # DS4163-2 \$100.00

Subtotal \$100.00

Tax \$0.00

Total \$100.00

Received CHECK \$100.00

Check # 98934

Change \$0.00

For questions related to this receipt call

702-229-6251