

DS #: 4770

APN: 138-32-615.001

PROJECT: Tivoli Building 16. Update to The Village at
Queensridge

SUBMITTAL: 1st Submittal

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		January 13, 2016
TO: Land Development Services Department of Building & Safety		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
	Tivoli Building 16 – Update to The Village at Queensridge	Collins Engineers
Cross Streets:	NEC of Rampart Blvd. & Alta Drive	Great Wash Park LLC
File Number:	F:\Depot\DSMemos\DS4770A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-32-615-001	
Zoning Action:	N/A	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES NO X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	12/16/2015 & 1/13/2016	1/13/2016	See Comments Below	\$400.00	426478: \$400
			TOTAL FEES (LDDRS):	\$400.00	----

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.
	is conditionally approved subject to Clark County Public Works Department concurrence.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Update and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

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

END OF REMARKS

ays

T/R/S: T20S/R60E/32

AREA L-32

COLLINS ENGINEERS^{INC}

LETTER OF TRANSMITTAL

TO: City of Las Vegas
333 N Rancho Dr
Las Vegas, NV 89155

DATE: December 14, 2015
PROJECT NO.: 4133
PROJECT: Village at Queensridge

ATTENTION: Albert Sung

Reply Requested: ☐ Yes ☒ No

We are sending you:

- ☐ Draft Report(s) ☒ Final Report(s) ☐ Shop Drawings ☐ Plans
☐ Catalog Cuts ☐ Specifications ☐ Change Order(s) ☐ Proposal
☐ Forms 254 and/or 255 ☐ Request for Material Inspection ☐ Other:

COPIES	DATE	DWG NO.	DESCRIPTION
1			Update to TDS
1			CD containing PDFs

- ☒ For Approval ☐ For Your Use ☐ As Requested ☒ For Review & Comment
☐ Approved as Submitted ☐ Approved as Noted ☐ Returned for Corrections
☐ Resubmit _____ Copies ☐ For Proposals Due:

Remarks:

BY: _____
FOR: Jim Yancey

Copies to:



Update to the Technical Drainage Study for The Village at Queensridge

December 2015

Prepared for:

Great Wash Park, LLC
440 Rampart Blvd
Las Vegas, NV 89145
Contact: 702-534-0000

Prepared by:

COLLINS
ENGINEERS INC

3130 S. Durango Drive, Suite 404
Las Vegas, Nevada 89117
702.248.8000 • www.collinsengr.com

HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL

DRAINAGE STUDY INFORMATION FORM

Name of Development: **The Village at Quensridge (Tivoli Building 16)** Date: **12/14/2015**

Location of Development: a) Descriptive (Cross Streets) **Eaat/west Alta Dr, North/ South Rampart**

b) Section **32** Township **20 South** Range **60 East**

Name of Owner: **Great Wash Park, LLC** Assessors Parcel Number: **138-32-615-001**

Telephone Number: **702-534-0000** (Old APN: **138-32-601-003**)

Address: **440 Rampart Blvd**
Las Vegas, NV 8145

Contact Person Name: **Jim Yancey, PE** Telephone Number: **(702) 248-8000**

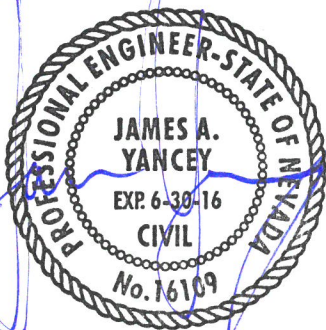
Firm: **Civil Squared Engineering** Fax Number: **(702) 248-8070**

Address: **3130 South Durango Drive, Suite 404** Email: **jyancey@civilsquared**
Las Vegas, NV 89117

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	☐	

- Total Owned Land Area: At Site: **± 28.57 Ac** Being Developed: **± 3.74 Ac**
- 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.)? **Commercial**
- Approximate upstream land area which drains to the subject site? **3411 Ac**
- Has the site drainage been evaluated in the past? **YES** ☒ NO ☐
If yes, please identify documentation:
DS#3099, DS#3674, DS#4018, AND DS#4163 and DS#4163 updates.
- If known, please briefly identify the proposed discharge point(s) of runoff from the site:
Flow enters the site facility APSO/0020 Conveys through APSO/0000 discharges in to APNO/0000 (Angle park detentio basin. On-site flows will be discharged to Alta, Rampart and Angle park Golf Course.
- 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.

* Review and concurrence of the Clark County Regional Flood Control District is Required.

Local Entity File No. _____

Revision	Date

REFERENCE: CSE Project No. 4133

STANDARD FORM 1



December 14, 2015

City of Las Vegas Department of Public Works
Flood Control
333 N. Rancho Drive
Las Vegas, Nevada 89106

Attention: Mr. Albert Sung, P.E.
Project Engineer

**SUBJECT: UPDATE TO THE TECHNICAL DRAINAGE STUDY FOR THE VILLAGE AT
QUEENSRIDGE (DS 4018 and DS 4163).
Civil Squared Engineering Project No. 4133**

Dear Mr. Sung:

Enclosed please find two (2) copies of the Update to the Technical Drainage Study for the Village at Queensridge (DS 4018 and DS 4163) for your review, comment, and approval. The proposed development is Building #16 of the approved technical drainage study. It consists of about 1.14 Acres. Other additional areas requiring minor grading modifications are also included.

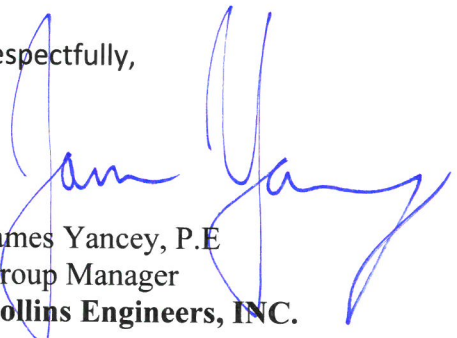
The purpose of this study is to establish a technical drainage letter to accompany grading plan changes to a previously approved and closed project. The grading changes are minimal and have been done to accommodate a slight modification of building 16 footprint, modification to the valet drop along Rampart, the park north of building 16, modification to the north entrance road grades, and minor grade changes to the loading area on the east side of the project. Drainage patterns have not been modified by the minor grade changes. The finished floor of building 16 has been raised to 2694.00 compared to the previously approved elevation of 2692.81.

Please note that the proposed Building #16 and revised park area is set above the parking garage structure (above the podium). Once the surface water collected by the proposed trench and area drains, it considered as a roof drain for the garage which built below zero level. The Plumbing plan of the garage is proposed pipes (please refer to plumbing plan P1.PF.2B in Appendix B) to convey this flow and discharge in to ex. 24" RCP stub which proposed by approved study. The stub discharges to the ex. 30" RCP (please refer to the approved drainage map in Appendix A).

The proposed grading plans are shown in the form of redline revisions to show clearly the newly proposed spot elevations. (Revised grading plan is included in Appendix B).

We look forward to your acceptance of this report. If you have any questions or additional information is needed, please feel free to contact our office.

Respectfully,



James Yancey, P.E.
Group Manager
Collins Engineers, INC.

TABLE OF APPENDICES

APPENDIX A (Approved Study)

- Approval letter
- Proposed condition Drainage Map
- Grading plans

APPENDIX B (Revised Plans)

- Grading plan
- Parking Plumbing Plan (Exhibit)

APPENDIX A

(APPROVED STUDY)

- Approval letter
- Proposed condition Drainage Map
- Grading plans

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		August 28, 2014
TO: Land Development Services Department of Building & Safety		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
	The Village at Queensridge – Tivoli Update for Building 16	CivilSquared Engineering
Cross Streets:	NEC of Rampart Boulevard & Alta Drive	Tivoli Village at Queensridge
File Number:	F:\Depot\DSMemos\DS4690C.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-32-615-001	
Zoning Action:	SDR-54397	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	7/24/2014	8/6/2014	Not Approved	\$400.00	364833: \$400
2 nd Submittal	8/14/2014	8/25/2014	Approved	\$400.00	366949: \$400
3 rd Submittal	8/27/2014	8/28/2014	See Comments Below	\$100.00	368109: \$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.
	is conditionally approved subject to Clark County Public Works Department concurrence.

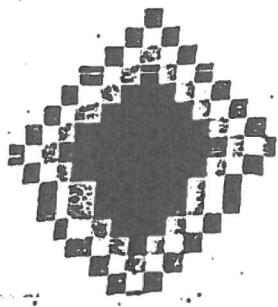
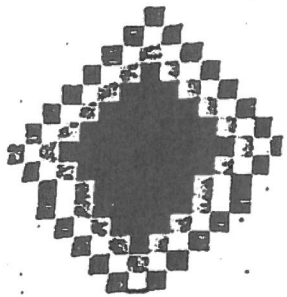
NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Update and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

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

END OF REMARKS

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



DS #: DS4018

APN: 138-32-601-003

PROJECT: The Village at Queensridge

SUBMITTAL: Re Submittal - Update to Drainage Study

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____



HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: The Village at Queensridge Date: June 2009

Location of Development a) Descriptive (Cross Streets) North/South: Rampart Boulevard
East/West: Alta Drive

b) Section: 32 Township: 20S Range: 60E

c) APN: 138-32-299-001 & 138-32-601-003

Name of Owner: Great Wash Park, LLC

Telephone No.: (702) 656-5955 Fax No. (702) 243-2658 E-Mail Address: frank@ehbinc.com

Address: 9755 W. Charleston Boulevard; Las Vegas, NV 89117

Contact Person-Name: Rachael R. Dennis Telephone No.: (702) 804-2248

* E-Mail Address: rdennis@gcwallace.com Fax No.: (702) 804-2299

Firm: G.C. Wallace, Inc.

Address: 6655 S. Cimarron Road; Las Vegas, NV 89113

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		

1. Total Owned Land Area: At Site: 28.6 acres Being Developed/Disturbed: 28.6 acres

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

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

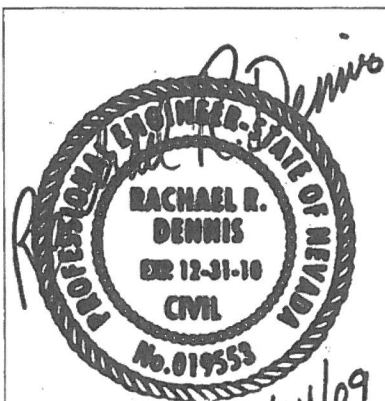
4. Proposed type of development (Residential, Commercial, Etc.): Multi-family Residential, Commercial

5. Approximate upstream land area which drains to the subject site: 3,411 acres

6. Has the site drainage been evaluated in the past? ☒ Yes ☐ No If yes, please identify documentation: Technical Drainage Study for the Village at Queensridge; Technical Drainage Study for the Queensridge Commercial Parking Garage; Conceptual Drainage Study for the Village at Queensridge

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Flow enters the site in the Angel Park Channel and after leaving the site, flows enter the Angel Park Detention Basin. Onsite flows will be discharged to Alta, Rampart, and the Angel Park Golf Course.

8. 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

REFERENCE:

STANDARD FORM 1

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

DATE:

June 30, 2009

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

COPIES TO:
G. C. Wallace, Inc.

Cross Streets: NEC of Rampart Boulevard & Alta Drive

Great Wash Park, LLC.

File Number: F:\Depot\DSMemos\DS4018G.ZNA.doc

Bart Anderson, P.E., DevCo

Parcel Number: 138-32-601-003

CCRFC

Zoning Action: SDR-10770, VAR-10773 & VAC-13822

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	6/6/2006 & 6/20/2006	7/11/2006	Not Approved	\$400.00	47169: \$400
2 nd Submittal & Supplement	9/14/2006 & 10/11/2006	10/12/2006	Approved	\$400.00	53862: \$400
3 rd Submittal & Supplement	10/5/2006 & 11/1/2006	11/7/2006	Not Approved	\$400.00	55429: \$400
4 th Submittal & Supplement	1/4/2007 & 1/16/2007	1/18/2007	Approved	\$400.00	60644: \$400
5 th Submittal	3/19/2007	3/22/2007	Approved	N/C	N/C
6 th Submittal & Supplement	4/5/2007 & 5/29/2007	6/12/2007	Approved	\$100.00	66412: \$100
7 th Submittal & Supplement	6/24/2009 & 7/1/2009	7/1/2009	See Comments Below	\$100.00	124167: \$100
TOTAL FEES (LDDRS):				\$1,800.00	----

REMARKS:

7th Submittal: Update to add drop inlet at the northwest corner of Rampart Boulevard and Alta Drive.

6th Submittal & Supplement: Update to add an onsite storm drain system adjacent to the regional dual-box

5th Submittal: CCRFC Concurrence.

3rd & 4th Submittals: Update for Commercial Parking Garage

2nd Submittal: Conceptual Grading only

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 for 7th Submittal:

1. Callout manhole type for the proposed manhole.

2. Provide drop inlet detail on the detail sheet.
3. Revise typo for drop inlet flowline elevation.

Existing comments from previous submittals:

1. It is understood that all drop inlets are to be constructed in future phases. However, the length of the inlets must be corrected to being multiples of 2.5' in length.
2. A technical drainage study is required prior to further development of the site.
3. Offsite grading is proposed along the northern property line. The City of Las Vegas, the Village at Queensridge developer and the Angel Park Golf Course have entered into an agreement that includes grading transition issues. A notarized letter of permission for offsite grading from the adjacent owner and the management company of the golf course must be obtained prior to the submittal of the next phase of development.
4. The purpose of this drainage study is for the construction of a commercial parking garage. The finish floor elevation of the lowest level of the parking garage must be shown and the drainage system of the podium level must be clearly presented prior to the next phased improvement submittal.
5. Per previous comment, an overflow path has been provided at the low point in *Rampart Boulevard* through the subject development during the rough grade condition and runoff that is collected in the excavated area will be pumped out following storm events. The construction of the parking garage will convey the emergency overflow get through the garage building and the site. This interim flow path is "At Risk" and overflow system must be designed and resolved prior to the next phased improvement submittal.

The following comments are repeated until they are complete:

1. *The existing 48'-public drainage easement (privately maintained) with City of Las Vegas requires modification. The existing easement must be vacated and a new easement recorded concurrently to reflect the minor modifications in the storm drain system. It is noted that the existing drainage easement requires a slight modification based upon final Architectural plans. Revised legal descriptions will be required based on final design.*
2. *Future onsite low points must be addressed and resolved in technical drainage studies for subsequent phases of development.*
3. *Provide revised grading transitions adjacent to Angel Park based upon agreement requirements prior to final improvement approval.*

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.

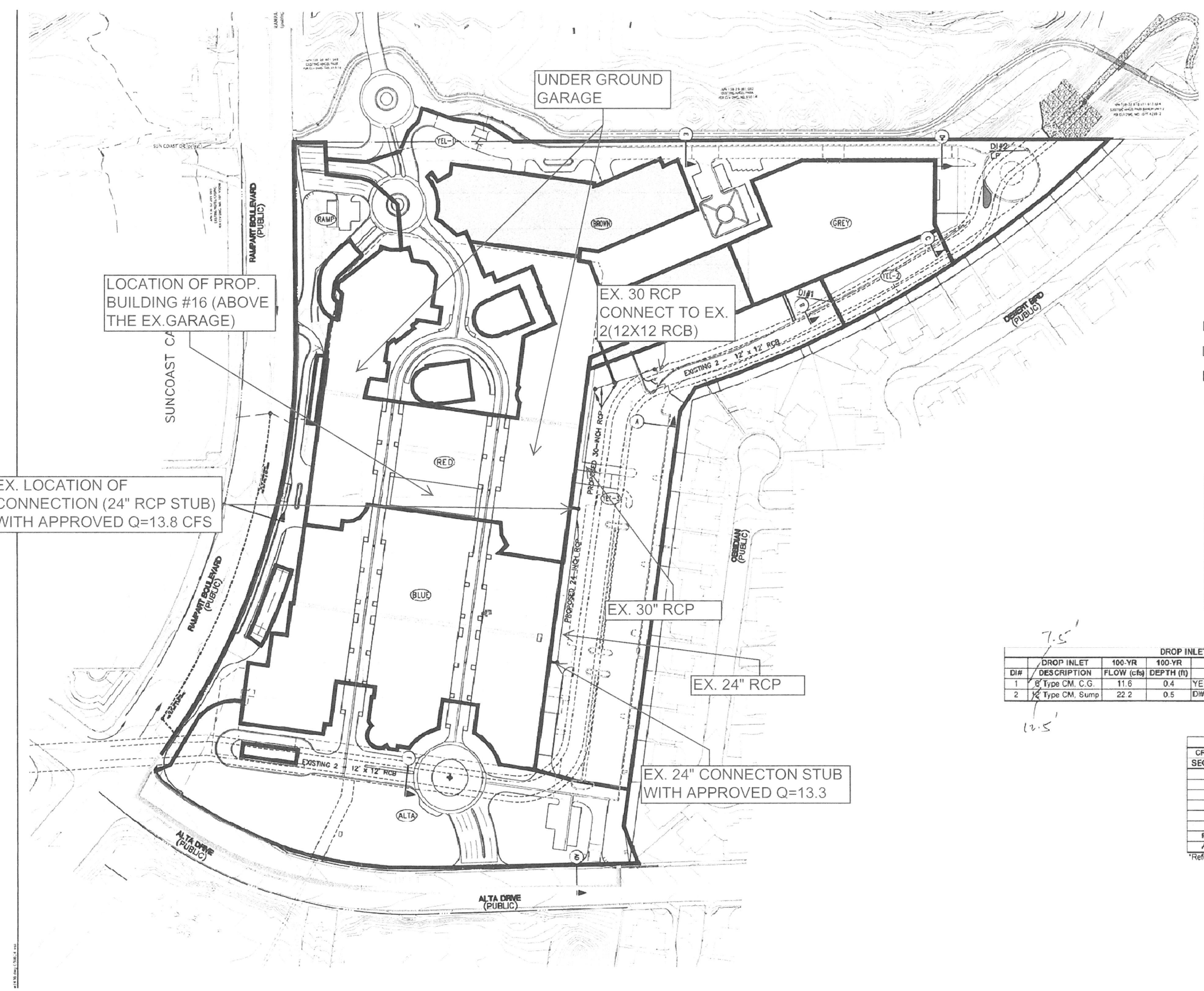
NOTE: The engineer had submitted the drainage study to FEMA for a Letter of Map Revision (LOMR) and a favorable LOMR had been obtained and is on file with the City. This site is located in a **FEMA Zone A**. *Clark County Regional Flood Control District (CCRFCD)* review and approval is required prior to recordation of final map or issuance of building/grading permits. The Engineer must send a copy of the report to the CCRFCD for review. FEMA Elevation Certificates, showing as-built finish floor elevations, must be completed for each building in the FEMA A Zone. The certificate must be submitted to the *City of Las Vegas Flood Control Section* prior to scheduling a framing inspection.

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

END OF REMARKS

Ays/osk

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



NORTH

SCALE 1"=80'

80 0 80 160

SCALE FEET

LEGEND

- DRAINAGE SUBBASIN
- SUBBASIN BOUNDARY
- FLOW DIRECTION
- PRORATED BASIN
- PRORATED BASIN BOUNDARY
- AREAS DRAINING TO GOLF COURSE (FOR FURTHER INFORMATION SEE FACILITIES SUMMARY)
- AREA DRAINING TO ALTA DRIVE
- AREA DRAINING TO RAMPART BOULEVARD
- CROSS SECTION

PRORATED FLOW SUMMARY			
BASIN	NET AREA (ac)	100-YR FLOW (cfs)	10-YR FLOW (cfs)
YELLOW	9.39	27.2	15.1
YEL-1	4.63	13.4	7.5
YEL-2	0.46	1.3	0.7
YEL-3	3.99	11.6	6.4
GREY	1.54	4.5	2.5
BROWN	2.06	6.0	3.3
RED	4.76	13.8	7.7
BLUE	4.58	13.3	7.4
RAMP	1.83	5.3	2.9
ALTA	4.13	12.0	6.7

DROP INLET SUMMARY						
DI#	DROP INLET DESCRIPTION	100-YR FLOW (cfs)	100-YR DEPTH (ft)	FLOW DESCRIPTION	INTERCEPT (cfs)	BYPASS (cfs)
1	8" Type CM, C.G.	11.6	0.4	YEL-3 + YEL-4 + YEL-5 + YEL-6	5	6.6
2	12" Type CM, Sump	22.2	0.5	DI#1 bypass, YEL-1, and YEL 2	22.2	0.0

CROSS SECTION FLOW SUMMARY				
CROSS SECTION	100-YR FLOW (cfs)	DEPTH (ft)	VELOCITY (fps)	V*D
A	8.2	0.4	3.4	1.3
B	11.6	0.4	3.1	1.3
C	7.9	0.4	2.6	0.9
D	11	0.4	4.8	1.7
E	7	0.3	2.6	0.8
F	6.3	0.4	1.7	0.6
RB*	26.1	0.5	3.1	1.7
AD*	15.5	0.5	3.0	1.4

*Referenced from 1st submittal.

This grading plan is a part of drainage study # 11018-2 which was received on 4/5/07 and approved on 6/12/07. Page 1 of 3.

DESIGN: [] DRAWN: [] CHECK: [] ISSUE DATE: [] ISSUE EDITOR: [] PLOT DATE: 04-25-07 PLOT TIME: 08:32:55

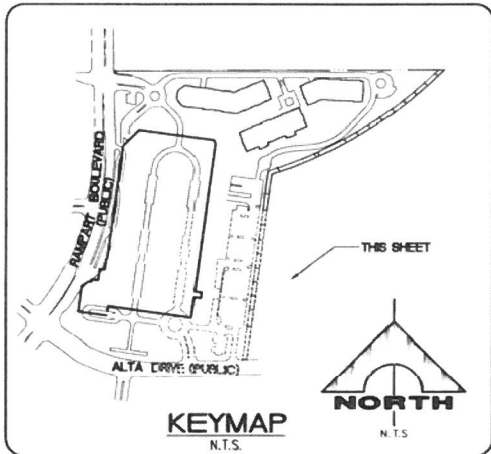
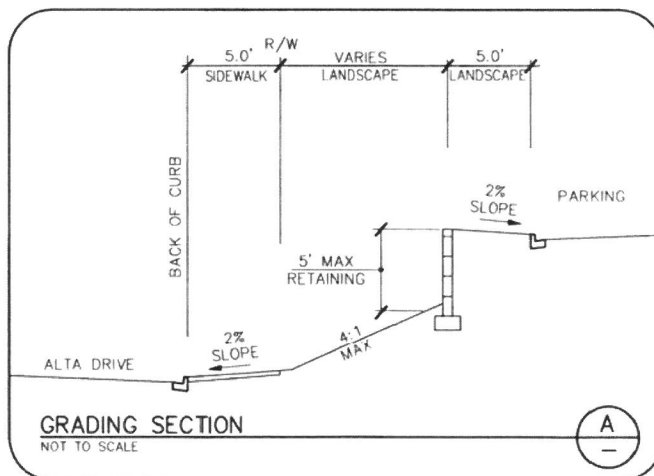
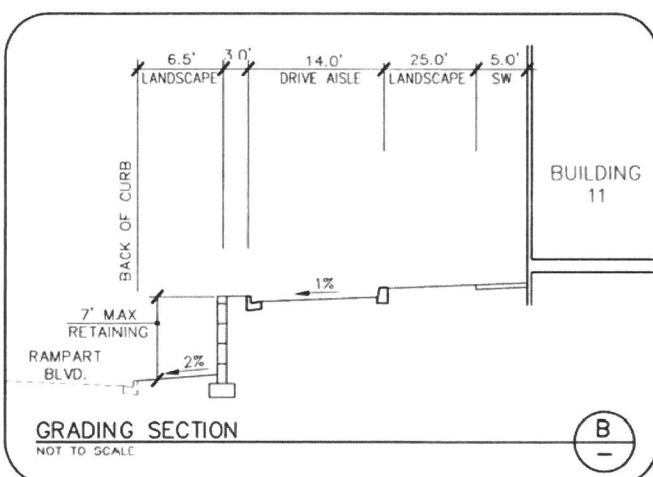
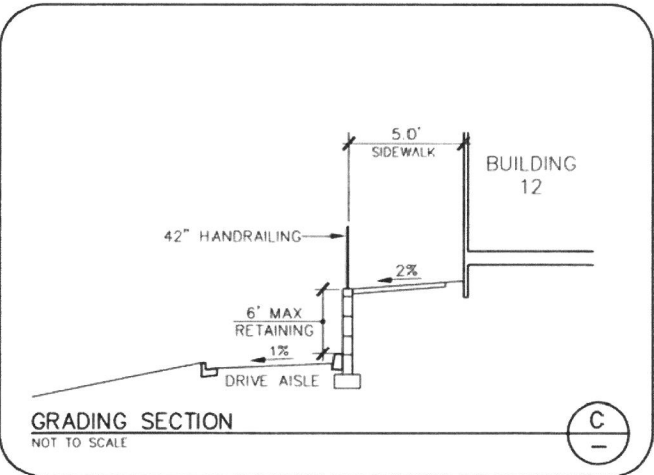
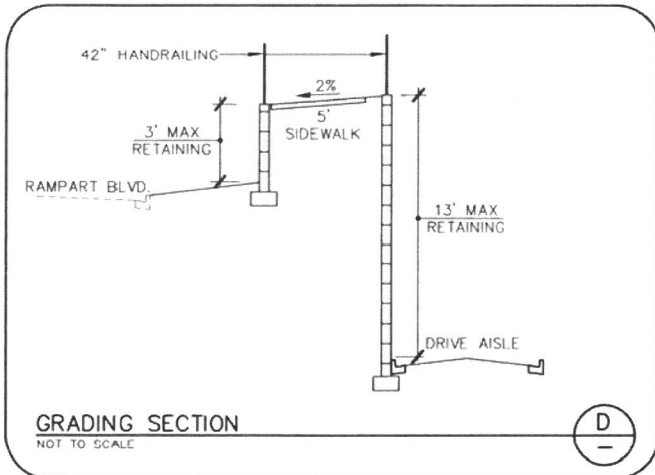
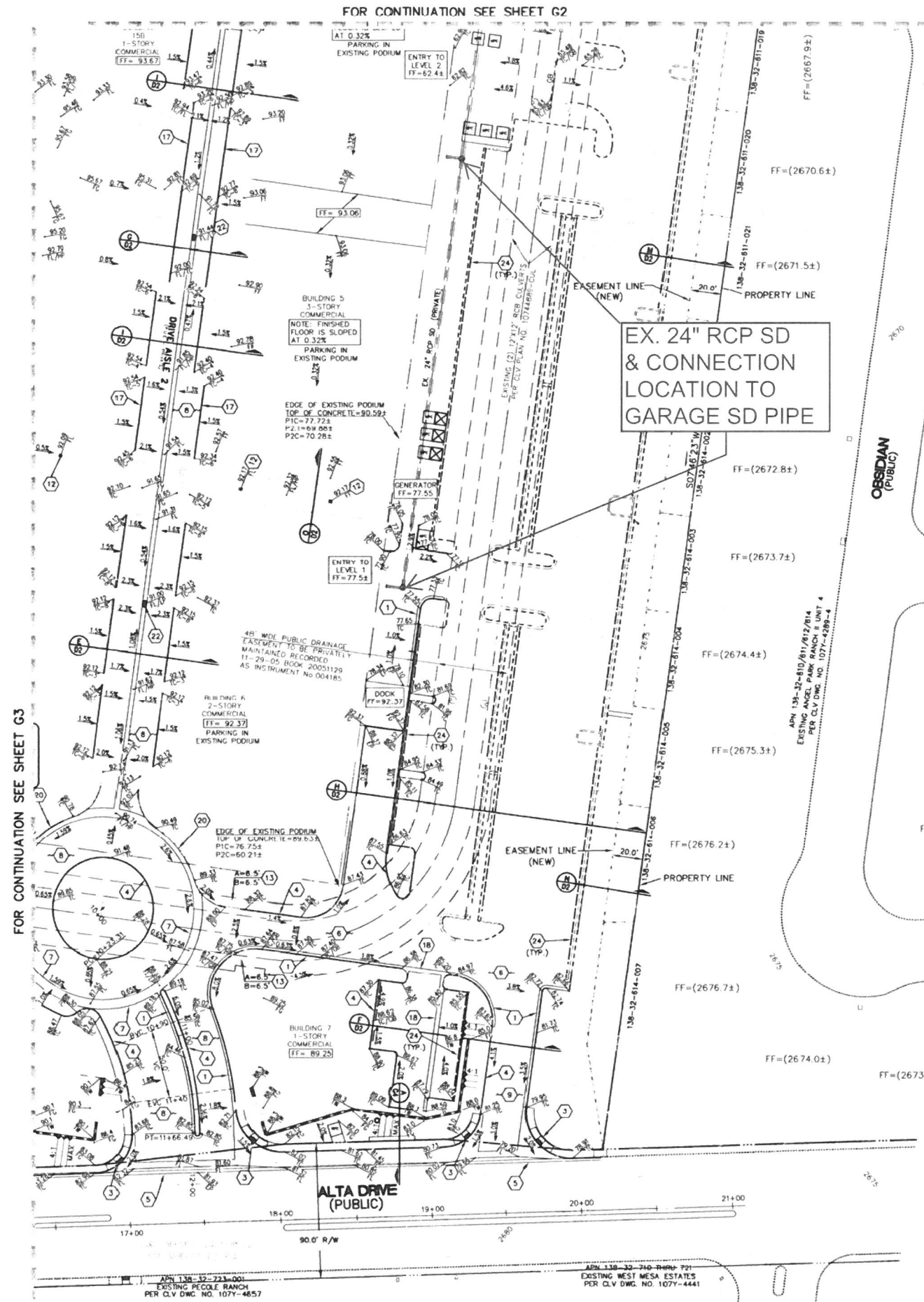
DATE: [] TIME: []

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RANCHO BLVD./LAS VEGAS, NEVADA 89146
TELEPHONE: (702) 884-2000 • FAX: (702) 804-7299
E-MAIL: GWallace@GWallaceInc.com

THE VILLAGE AT QUEENSRIDGE
GREAT WASH LLC.

PROPOSED CONDITION DRAINAGE MAP

DRAWING
FIG 6



CONSTRUCTION NOTES
ITEM
1) 24" "L" CURB PER USDOCA DWG. #216
2) SIDEWALK PER USDOCA DWG. #234
3) SIDEWALK RAMP PER USDOCA DWG. #235 (SEE PLAN & PROFILE SHEETS FOR A & B DIMENSIONS)
4) MODIFIED "A" CURB PER DETAIL A, SHEET D4
5) CROSS CUTTER PER USDOCA DWG. #228
6) 4" AC PAVEMENT OVER 6" TYPE II OVER 4" TYPE I AGGREGATE BASE (SEE ROAD SECTIONS ON SHEET D2)
7) 8" VALLEY CUTTER - SEE ARCHITECT'S PLANS FOR DETAILS
8) PAVERS - SEE ARCHITECT'S PLANS FOR DETAILS
9) CONCRETE PAVEMENT PER ARCHITECTURAL PLANS
10) 3" VALLEY CUTTER - SEE ARCHITECT'S PLANS FOR DETAILS
11) 8" PVC STORM DRAIN PIPE
12) 1212-HOI JENSEN PRECAST DROP INLET GRATE, TO BE INSTALLED PER BUILDING PLANS. SEE DETAIL F ON SHEET D4
13) SIDEWALK RAMP PER USDOCA DWG. #235 (SEE PLAN FOR A & B DIMENSIONS)
14) SAWCUT EXISTING PAVEMENT TO INSTALL "L" PER NOTE #1
15) SAWCUT AND MATCH EXISTING PAVEMENT
16) REMOVE EXISTING CURB AND GUTTER
17) CUSTOM "A" CURB - SEE ARCHITECTURAL PLANS
18) 3" WIDE VALLEY CUTTER - SEE DETAIL D, SHEET D4
19) ELECTRICAL VAULT TO BE RELOCATED BY NEVADA POWER CO.
20) CUSTOM "L" CURB - SEE ARCHITECTURAL PLANS
21) 8" STRIPE TAPE OR PAINT (WHITE)
22) (2) R-7506-D NEENAH CAST IRON FLOOR DRAINS WITH GRATE W/OUTLET DRAINAGE TO BE TIED INTO BUILDING PLAN SET. SEE BUILDING PLANS FOR DETAILS
23) DEEP STORM DRAIN MANHOLE. SEE DETAIL A ON SHEET P1.
24) INSTALL PRECAST BUMPER BLOCK PER USDOCA DWG. #238

NOTE

ALL ON-SITE STORM DRAIN SYSTEMS TO BE PRIVATELY OWNED AND MAINTAINED.

BASIS OF BEARING

SOUTH 00°32'07" EAST, BEING THE BEARING OF THE CENTERLINE OF "RAMPART BOULEVARD" AS SHOWN BY MAP THEREOF ON FILE IN FILE #4, PAGE 93 OF SURVEYS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE NORTH HALF (N 1/2) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 80 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 0LV0032C LOCATED ON THE SOUTHEAST CORNER OF ALTA DR. AND RAMPART. NAVD 88 ELEVATION = 820.8455 METERS, 2693.06 FEET

DRAINAGE CERTIFICATION

I CERTIFY THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY (054163) ON FILE WITH THE CITY OF LAS VEGAS FOR THIS PROJECT.



Call before you Dig.

1-800-227-2600

UNDERGROUND SERVICE (USA)

NOTE:

FOR OFF-SITE IMPROVEMENTS SEE SHEETS P2-P4

Call before you UnderGround

1-702-455-7511

1-702-229-6611

ROY D. CLARK 8354 7/16/07 DATE

107Y4889

CLARK COUNTY, NEVADA

REGISTERED CIVIL ENGINEER

NO. 1071788

DATE: 7/16/07

REVISIONS

DATE: 7/16/07

DESCRIPTION

DESIGN: EMMONDOZA

DRAWN: CLARK

CHECK: CLARK

ISSUE DATE: 7/16/07

ISSUE BY: CLARK

PLOT DATE: 07-18-07

PLOT TIME: 08:48:51

PROJECT: THE VILLAGE AT QUEENSBIDGE

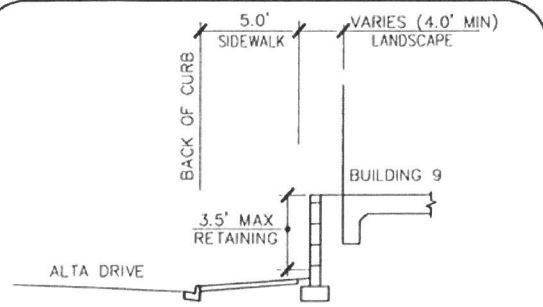
DOJ OF NEVADA, LTD.

GRADING PLAN 4

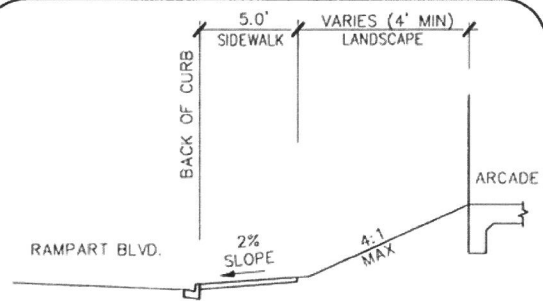
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G4

14 OF 36 SHEETS

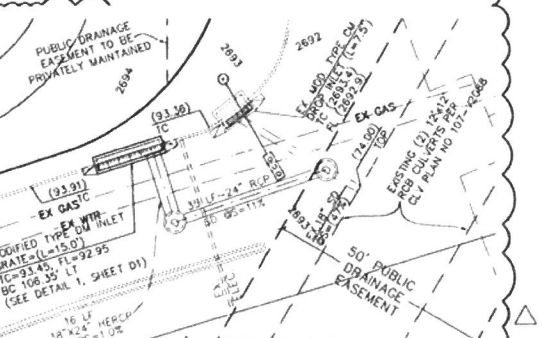
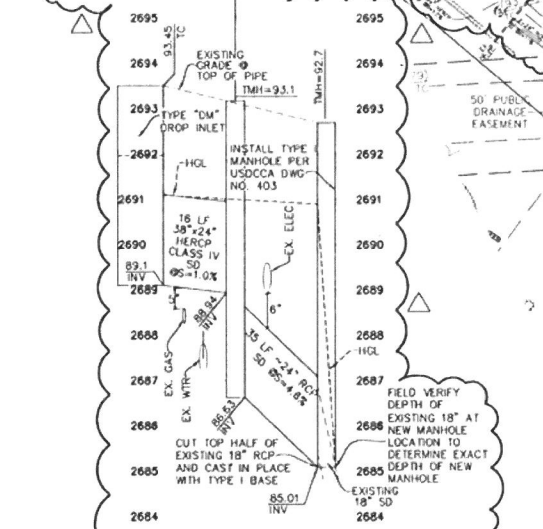


GRADING SECTION
NOT TO SCALE



GRADING SECTION
NOT TO SCALE

CONSTRUCT 48" TYPE II SDMH PER UDACS 405. INSIDE DIMENSION FROM TOP OF EXIST' TO BOTTOM OF LID MIN. 6" FIELD ADJUST DECK ELEVATION TO MATCH EXISTING FIELD CONDITIONS.



MODIFIED TYPE DM INLET GRATE = (L=7.50')
TC=93.45, FL=92.95
RB= 10+41.46
BC= 106.35' LT
(SEE DETAIL 1, SHEET D1)

EX. MODIFIED TYPE C DRAIN INLET (L=7.50')
TC=2693.4
FL=2692.9

EXISTING (2) 12" X 12" RCB CULVERTS
PER CLV PLAN NO. 107-V2089

50' PUBLIC DRAINAGE EASEMENT

FIELD VERIFY DEPTH OF EXISTING 18" AT NEW MANHOLE LOCATION TO DETERMINE EXACT DEPTH OF NEW MANHOLE

CUT TOP HALF OF EXISTING 18" RCP AND CAST IN PLACE WITH TYPE I BASE

EXISTING 18" SD

EXISTING 18" SD

EXISTING 18" SD

EXISTING 18" SD

EXISTING 18" SD

EXISTING 18" SD

EXISTING 18" SD

RAMPART BOULEVARD (PUBLIC)

FOR OFFSITE GRADING SEE SHEETS P2-P4

EX. 2(R-6672) NEENAH FLOOR DRAIN

FOR OFFSITE GRADING SEE SHEETS P2-P4

FOR OFFSITE GRADING SEE SHEETS P2-P4

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FOR OFFSITE GRADING SEE SHEETS P2-P4

FOR CONTINUATION SEE SHEET G1

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FOR CONTINUATION SEE SHEET G1

FOR CONTINUATION SEE SHEET G1

BUILDING# 16

BUILDING 16
2-STORY COMMERCIAL
FF= 92.81
PARKING IN EXISTING POODUM

BUILDING 16
2-STORY COMMERCIAL
FF= 92.81
PARKING IN EXISTING POODUM

BUILDING 16
2-STORY COMMERCIAL
FF= 92.81
PARKING IN EXISTING POODUM

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BUILDING 16
2-STORY COMMERCIAL
FF= 92.81
PARKING IN EXISTING POODUM

EX. 127x1.5 TRENCH DRAIN

FOR EXISTING RCB, SEE THE VILLAGE AT QUEENSBIDGE CULVERT, by GCW, Ref. #679-295 CLV DWG #1074889-CUL

FOR EXISTING RCB, SEE THE VILLAGE AT QUEENSBIDGE CULVERT, by GCW, Ref. #679-295 CLV DWG #1074889-CUL

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FOR OFFSITE GRADING SEE SHEETS P2-P4

FOR OFFSITE GRADING SEE SHEETS P2-P4

FOR OFFSITE GRADING SEE SHEETS P2-P4

FOR OFFSITE GRADING SEE SHEETS P2-P4

FOR CONTINUATION SEE SHEET G4



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Underground Service
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1-702-229-6611

CONSTRUCTION NOTES	
ITEM	
1	24" "L" CURB PER USDOCA DWG. #216
2	SIDEWALK PER USDOCA DW. #234
3	SIDEWALK RAMPS PER USDOCA DWG. #235 (SEE PLAN & PROFILE SHEETS FOR A & B DIMENSIONS)
4	MODIFIED "A" CURB PER DETAIL A, SHEET D4
5	CROSS CUTTER PER USDOCA DWG. #228
6	4" AC PAVEMENT OVER 6" TYPE II OVER 4" TYPE I AGGREGATE BASE (SEE ROAD SECTIONS ON SHEET D2)
7	8" VALLEY CUTTER - SEE ARCHITECT'S PLANS FOR DETAILS
8	PAVERS - SEE ARCHITECT'S PLANS FOR DETAILS
9	CONCRETE PAVEMENT PER ARCHITECTURAL PLANS
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12	1212-HOI JENSEN PRECAST DROP INLET GRATE TO BE INSTALLED PER BUILDING PLANS. SEE DETAIL F ON SHEET D4
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20	CUSTOM "L" CURB - SEE ARCHITECTURAL PLANS
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23	DEEP STORM DRAIN MANHOLE. SEE DETAIL A ON SHEET P1.
24	INSTALL PRECAST BUMPER BLOCK PER USDOCA DWG. #238

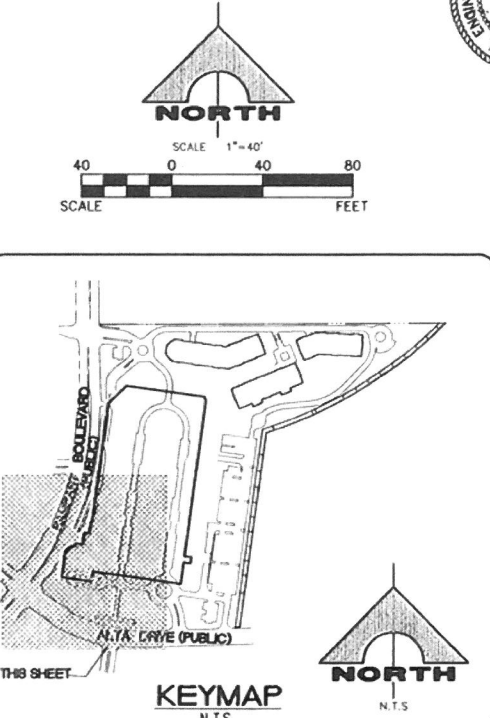
NOTE
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BASIS OF BEARING
SOUTH 00°32'07" EAST, BEING THE BEARING OF THE CENTERLINE OF "RAMPART BOULEVARD" AS SHOWN BY MAP THEREOF ON FILE IN FILE #4, PAGE 93 OF SURVEYS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE NORTH HALF (N 1/2) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BENCHMARK
CITY OF LAS VEGAS BENCHMARK OLVD032C
LOCATED ON THE SOUTHEAST CORNER OF ALTA DR. AND RAMPART. NAVD 88 ELEVATION = 820.8455 METERS, 2693.06 FEET

DRAINAGE CERTIFICATION
I CERTIFY THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY (054183) ON FILE WITH THE CITY OF LAS VEGAS FOR THIS PROJECT.

ROY D. CLARK
P.E. NO. 8354
DATE 3/1/11



ENGINEER: STATE OF NEVADA
PROJ. D. CLARK
DATE: 3/1/11

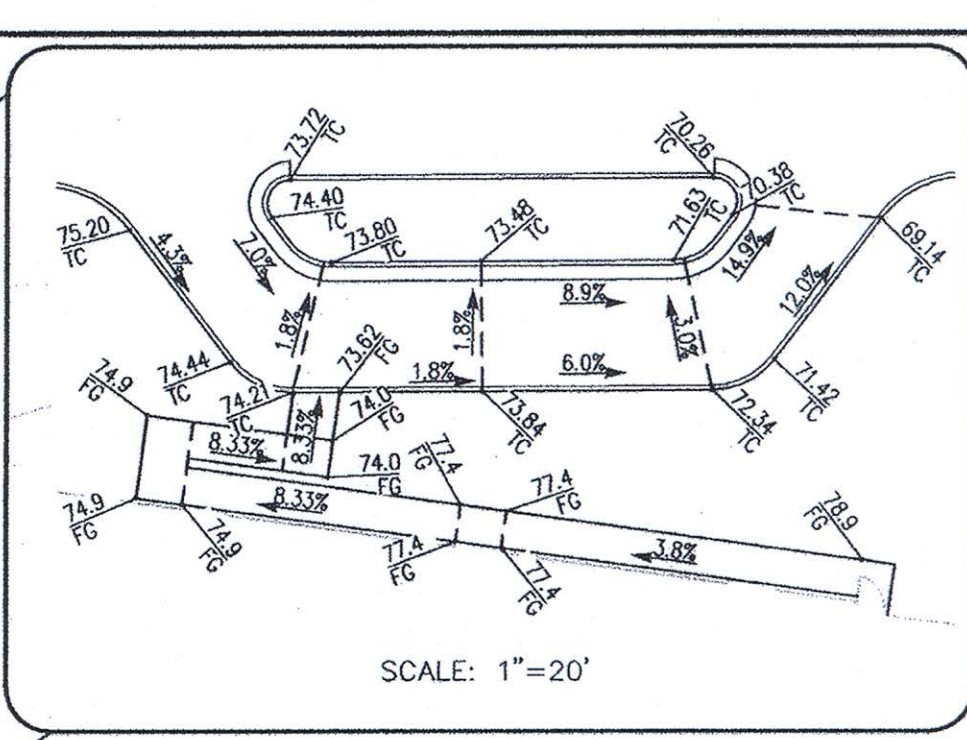
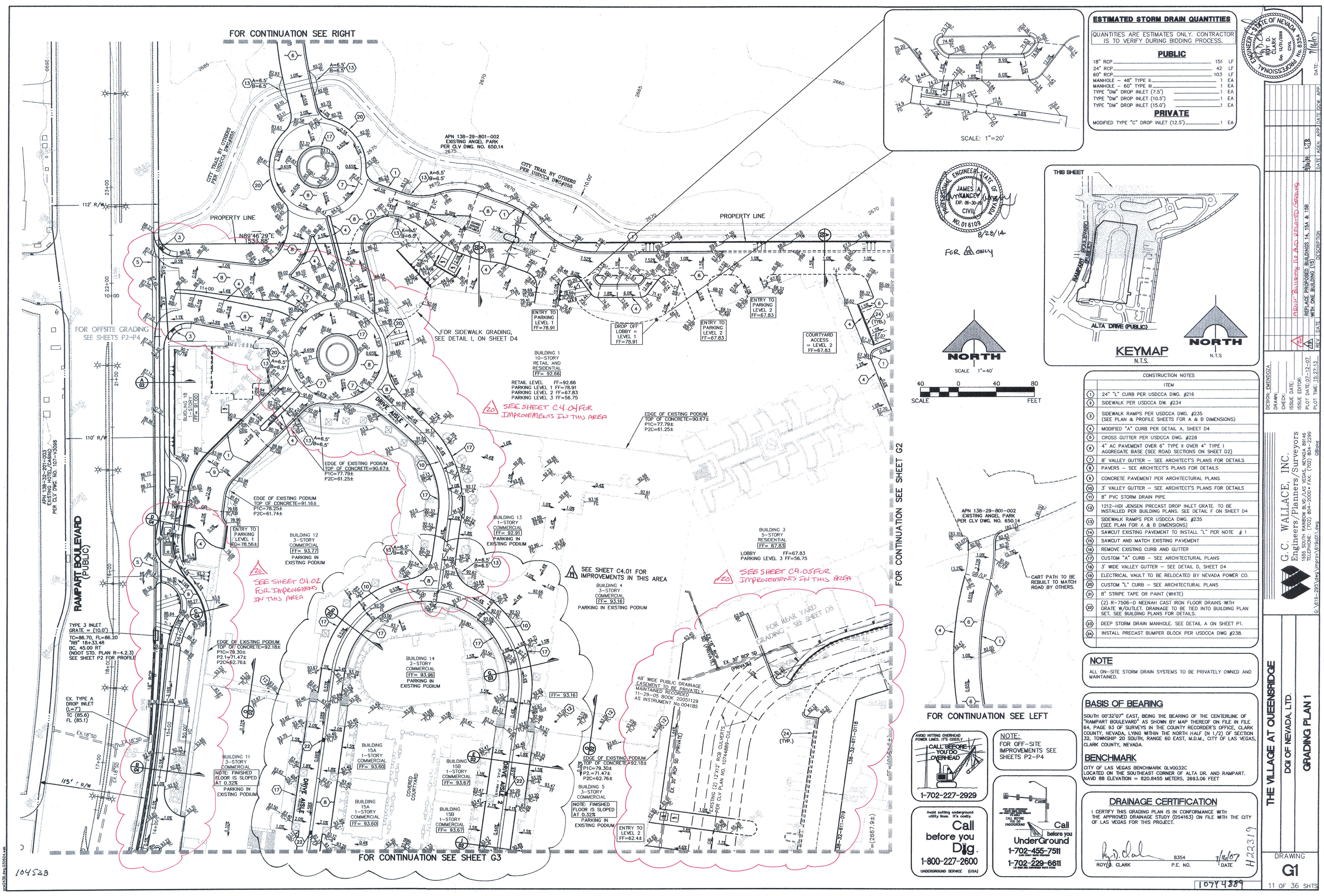
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THE VILLAGE AT QUEENSBIDGE
DCI OF NEVADA, LTD.
GRADING PLAN 3

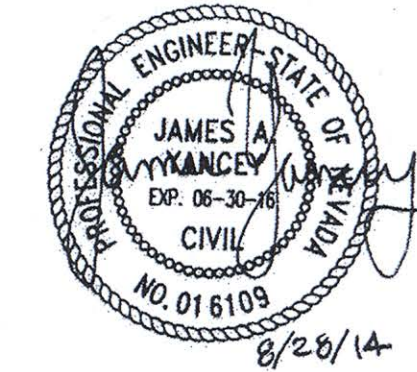
DRAWING
3

APPENDIX B
(REVISED PLAN)

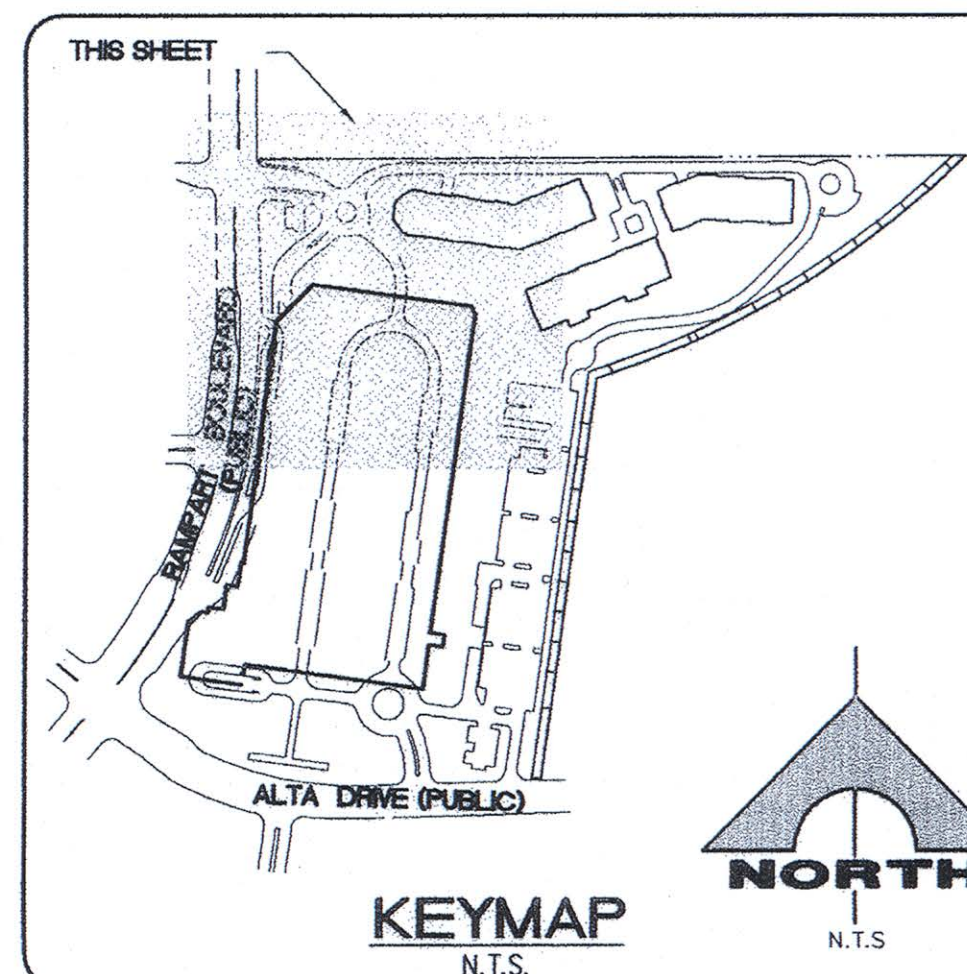
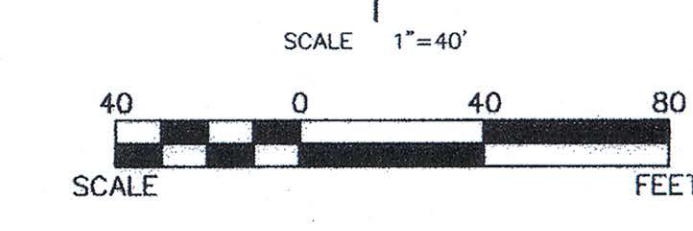
- Grading plan
- Parking Plumbing Plan (Exhibit)



ESTIMATED STORM DRAIN QUANTITIES	
QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR IS TO VERIFY DURING BIDDING PROCESS.	
PUBLIC	
18" RCP	151 LF
24" RCP	42 LF
60" RCP	103 LF
MANHOLE - 48" TYPE II	1 EA
MANHOLE - 60" TYPE III	1 EA
TYPE "DM" DROP INLET (7.5')	1 EA
TYPE "DM" DROP INLET (10.5')	1 EA
TYPE "DM" DROP INLET (15.0')	1 EA
PRIVATE	
MODIFIED TYPE "C" DROP INLET (12.5')	1 EA



FOR A ONLY



CONSTRUCTION NOTES	
ITEM	
1	24" "L" CURB PER USDOCA DWG. #216
2	SIDEWALK PER USDOCA DW. #234
3	SIDEWALK RAMPS PER USDOCA DWG. #235 (SEE PLAN & PROFILE SHEETS FOR A & B DIMENSIONS)
4	MODIFIED "A" CURB PER DETAIL A, SHEET D4
5	CROSS GUTTER PER USDOCA DWG. #228
6	4" AC PAVEMENT OVER 6" TYPE II OVER 4" TYPE I AGGREGATE BASE (SEE ROAD SECTIONS ON SHEET D2)
7	8' VALLEY GUTTER - SEE ARCHITECT'S PLANS FOR DETAILS
8	PAVERS - SEE ARCHITECT'S PLANS FOR DETAILS
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14	SAW CUT EXISTING PAVEMENT TO INSTALL "L" PER NOTE #1
15	SAW CUT AND MATCH EXISTING PAVEMENT
16	REMOVE EXISTING CURB AND GUTTER
17	CUSTOM "A" CURB - SEE ARCHITECTURAL PLANS
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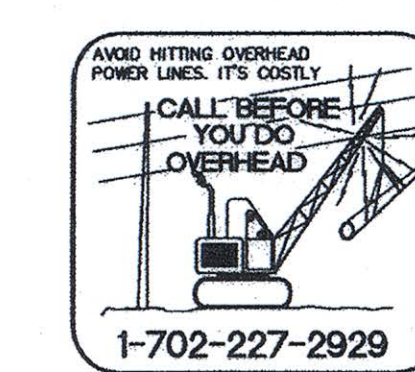
NOTE
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BASIS OF BEARING
SOUTH 00°32'07" EAST, BEING THE BEARING OF THE CENTERLINE OF "RAMPART BOULEVARD" AS SHOWN BY MAP THEREOF ON FILE IN FILE 64, PAGE 93 OF SURVEYS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE NORTH HALF (N 1/2) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BENCHMARK
CITY OF LAS VEGAS BENCHMARK OLVO032C
LOCATED ON THE SOUTHEAST CORNER OF ALTA OR. AND RAMPA. NAVD 88 ELEVATION = 820.8455 METERS, 2693.06 FEET

DRAINAGE CERTIFICATION
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ROY D. CLARK
ROY D. CLARK
P.E. NO. 8354
DATE 7/16/07



Call before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

NOTE:
FOR OFF-SITE IMPROVEMENTS SEE SHEETS P2-P4

Call before you UnderGround
1-702-455-7511
1-702-229-6611
LAS VEGAS, NV 89102

DESIGN: ERM0202A
DRAWN: [Signature]
CHECK: [Signature]
ISSUE DATE: 12-07-07
PLOT DATE: 07-12-07
PLOT TIME: 15:22:13

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146
TELEPHONE: (702) 804-2000 • FAX: (702) 804-2299
G:\619-295\dwg\improv\619c01.dwg

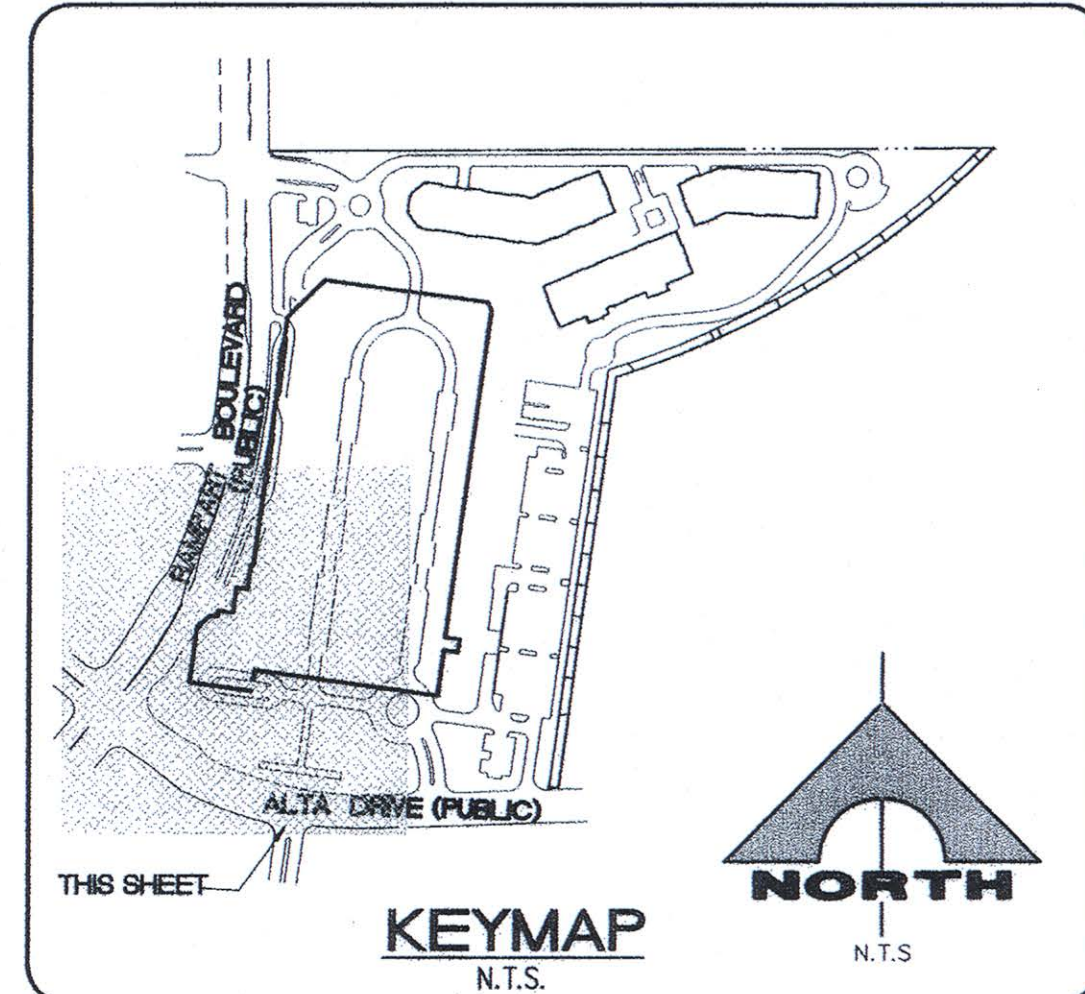
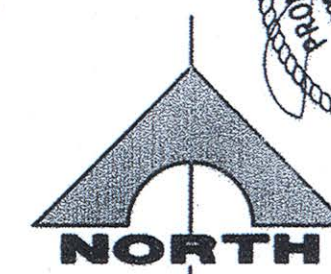
THE VILLAGE AT QUEENSBIDGE
DQI OF NEVADA, LTD.
GRADING PLAN 1

DRAWING
G1

11 OF 36 SHTS



SEE SHEET C4.01 FOR
IMPROVEMENTS IN THIS AREA



	ITEM
(1)	24" "L" CURB PER USDOCCA DWG. #216
(2)	SIDEWALK PER USDOCCA DW. #234
(3)	SIDEWALK RAMPS PER USDOCCA DWG. #235 (SEE PLAN & PROFILE SHEETS FOR A & B DIMENSIONS)
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(5)	CROSS GUTTER PER USDOCCA DWG. #228
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NOTE
ALL ON-SITE STORM DRAIN SYSTEMS TO BE PRIVATELY OWNED AND MAINTAINED.

BASIS OF BEARING

SOUTH 00°32'07" EAST, BEING THE BEARING OF THE CENTERLINE OF "RAMPART BOULEVARD" AS SHOWN BY MAP THEREOF ON FILE IN FILE 64, PAGE 93 OF SURVEYS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE NORTH HALF (N 1/2) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BENCHMARK
CITY OF LAS VEGAS BENCHMARK 0LV0032C
LOCATED ON THE SOUTHEAST CORNER OF ALTA DR. AND RAMPART.
NAVD 88 ELEVATION = 820.8455 METERS, 2693.06 FEET

DRAINAGE CERTIFICATION

I CERTIFY THIS GRADING PLAN IS IN CONFORMANCE WITH
THE APPROVED DRAINAGE STUDY (DS4163) ON FILE WITH THE CITY
OF LAS VEGAS FOR THIS PROJECT.


 ROY D. CLARK

8354

3/3/11

P.E. NO.

DATE

THE VILLAGE AT QUEENSBIDGE

DGI OF NEVADA, LTD.

GRADING PLAN 3

DRAWING

G3

13 of 39 SHOTS

G. C. WALLACE, INC.
Engineers/Planners/Surveyors
1000 S. RAYMOND AVE., SUITE 100
LAS VEGAS, NV 89102
TELEPHONE: (702) 894-2000
FAX: (702) 894-2000
E-MAIL: gwallace@earthlink.net

F: Projects\80031840-026\DMG\619-295\dwg\Grading\G3.dwg
DATE: 11/10/04

DESIGN: EMBENDOZA

DRAWN: _____

CHECK: _____

ISSUE DATE: _____

ISSUE EDITOR: _____

PLOT DATE: 03-03-11

PLOT TIME: 16:10:36

REPLACE PROPOSED BUILDINGS 14, 15A & 15B WITH ONE BUILDING (15)

ADJUST BUILDING 16 ADD EXTENDED GRADING

NO.	DESCRIPTION	DATE	BY	CHKD	APP'D
1	REPLACE PROPOSED BUILDINGS 14, 15A & 15B WITH ONE BUILDING (15)	03/03/11	178		
2	ADJUST BUILDING 16 ADD EXTENDED GRADING	03/03/11			

DESIGN: EMBENDOZA

DRAWN: _____

CHECK: _____

ISSUE DATE: _____

ISSUE EDITOR: _____

PLOT DATE: 03-03-11

PLOT TIME: 16:10:36

REPLACE PROPOSED BUILDINGS 14, 15A & 15B WITH ONE BUILDING (15)

ADJUST BUILDING 16 ADD EXTENDED GRADING

DESIGN: EMBENDOZA

DRAWN: _____

CHECK: _____

ISSUE DATE: _____

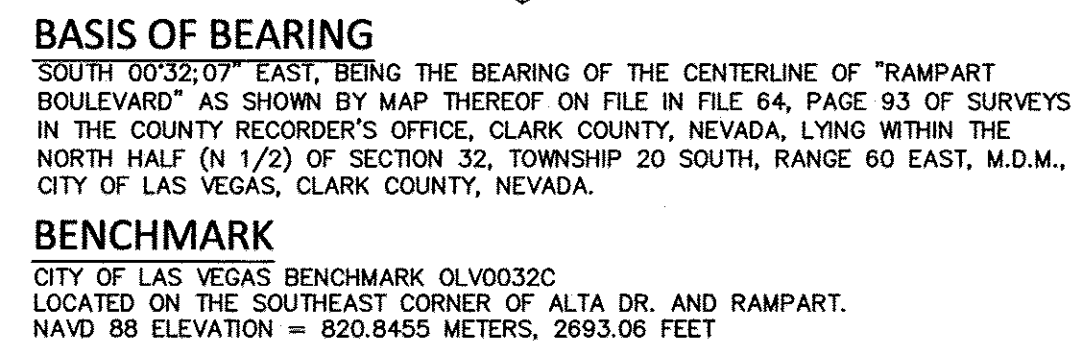
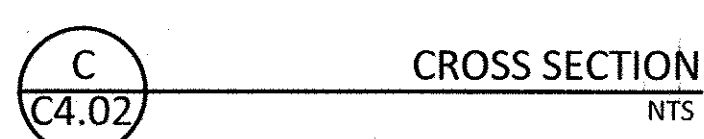
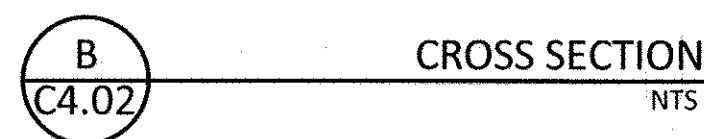
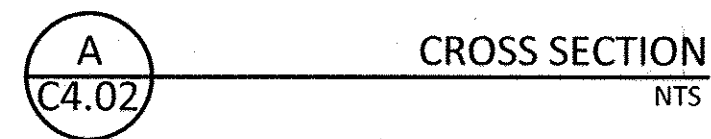
ISSUE EDITOR: _____

PLOT DATE: 03-03-11

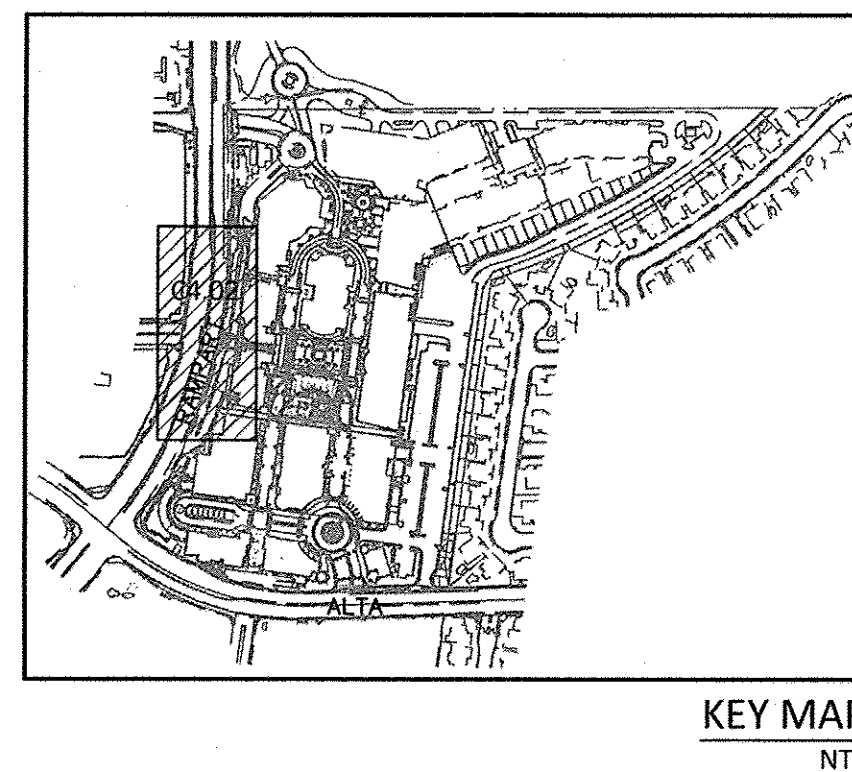
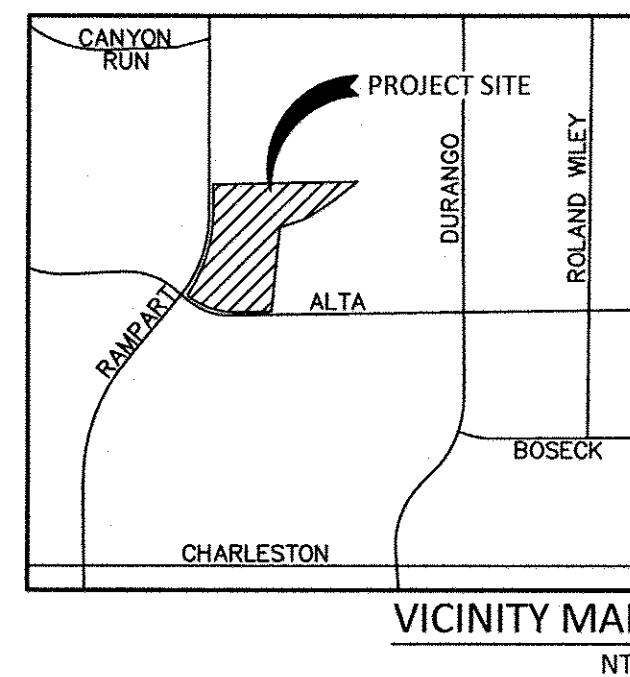
PLOT TIME: 16:10:36

REPLACE PROPOSED BUILDINGS 14, 15A & 15B WITH ONE BUILDING (15)

ADJUST BUILDING 16 ADD EXTENDED GRADING

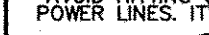
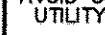
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CONSTRUCTION NOTES		
NO.	ITEM	USDOCA: UNIFORM STANDARD DRAWINGS CLARK COUNTY AREA.
1	CONSTRUCT CUSTOM "A" CURB. SEE ARCHITECTURAL PLANS FOR DETAILS.	
2	CONSTRUCT CUSTOM "L" CURB. SEE ARCHITECTURAL PLANS FOR DETAILS.	
3	INSTALL NEENAH (R-6672-F) TIE INTO EXISTING GARAGE PLUMBING.	
4	DECORATIVE PAVERS. SEE ARCHITECTURAL PLANS FOR DETAILS.	
5	INSTALL 4"x4" SQUARE DRAIN PIPE.	
6	INSTALL 6" TRENCH DRAIN AND TIE INTO EXISTING PLUMBING.	
7	PLANTER WALLS, SEE ARCHITECTURAL PLANS FOR DETAILS.	
8	INSTALL VARIABLE HEIGHT CURB WITH RAILING. SEE ARCHITECTURAL PLANS.	
9	INSTALL SINGLE 4" STEP.	
10	INSTALL DEPRESSED CURB.	



GENERAL NOTE:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE A NOTICE OF INTENT/REQUEST TO BE INCLUDED IN THE STORM WATER GENERAL PERMIT, AND SUBMIT THE ASSOCIATED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY FEDERAL LAW, AND MONITORED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION.

FLOOD ZONE NOTE:
THE PROJECT SITE LIES WITHIN ZONE X AS PER FEMA FIRM
PANEL 32003C2145F DATED NOVEMBER 16, 2011.

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL AND STREET LIGHT SYSTEMS. IT'S COSTLY.  CALL BEFORE YOU DO UNDERGROUND WORK CALL 1-702-432-5300 FREEBEE REPAIR SERVICE	AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.  CALL BEFORE YOU DO OVERHEAD WORK CALL 1-702-227-2929	AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY. CALL  OR 1-800-227-2600
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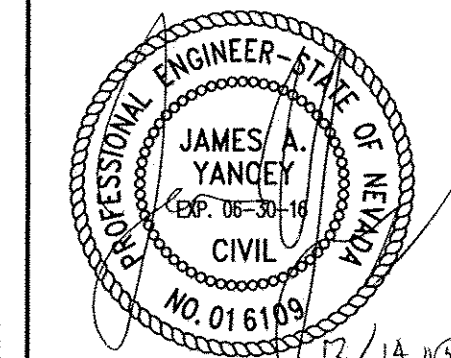
I CERTIFY THAT THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY #DS) FOR THIS SITE ON FILE WITH CITY OF LAS VEGAS.

JAMES A. YANCEY, P.E. 16109 DATE



civil squared
engineering

3130 S. DURANGO DR., SUITE 404
LAS VEGAS, NV 89117
PHONE: (702) 248-8000
FAX: (702) 248-8070
www.civilsquared.com

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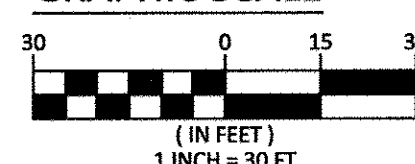
THE VILLAGE AT QUEENSRIDGE

APN: 138-32-723-001
GRADING PLAN

DATE:	07/31/15
JOB NUMBER:	4133
DESIGNED:	J.YANCEY, P.E.
DRAWN:	T. INTERIANO
CHECKED:	J. YANCEY, P.E.
SHEET NUMBER	

C4.02

GRAPHIC SCALE



BASIS OF BEARING

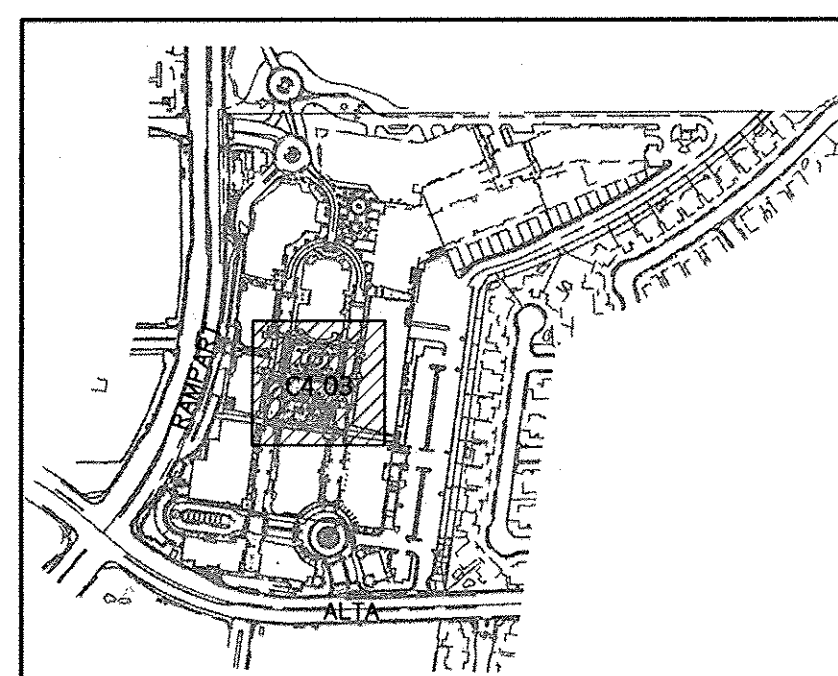
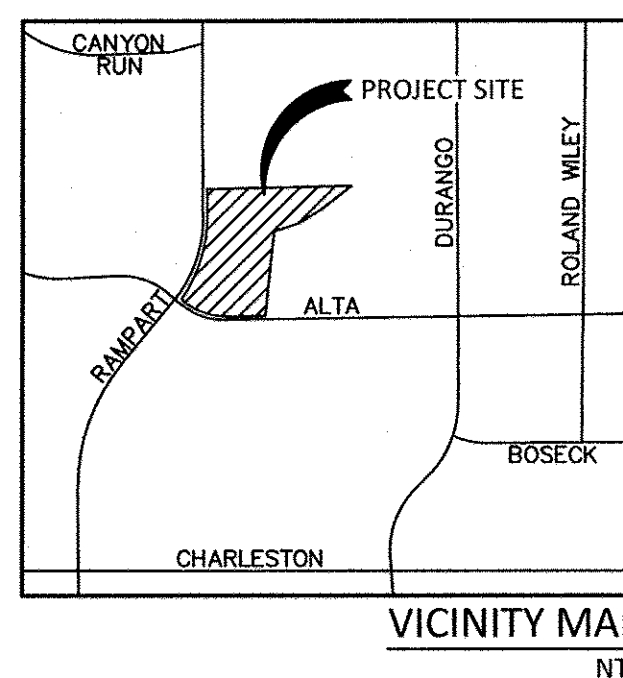
"SOUTH 00°32'07" EAST, BEING THE BEARING OF THE CENTERLINE OF "RAMPART BOULEVARD" AS SHOWN BY MAP THEREOF ON FILE IN FILE 64, PAGE 93 OF SURVEYS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE NORTH HALF (N 1/2) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BENCHMARK

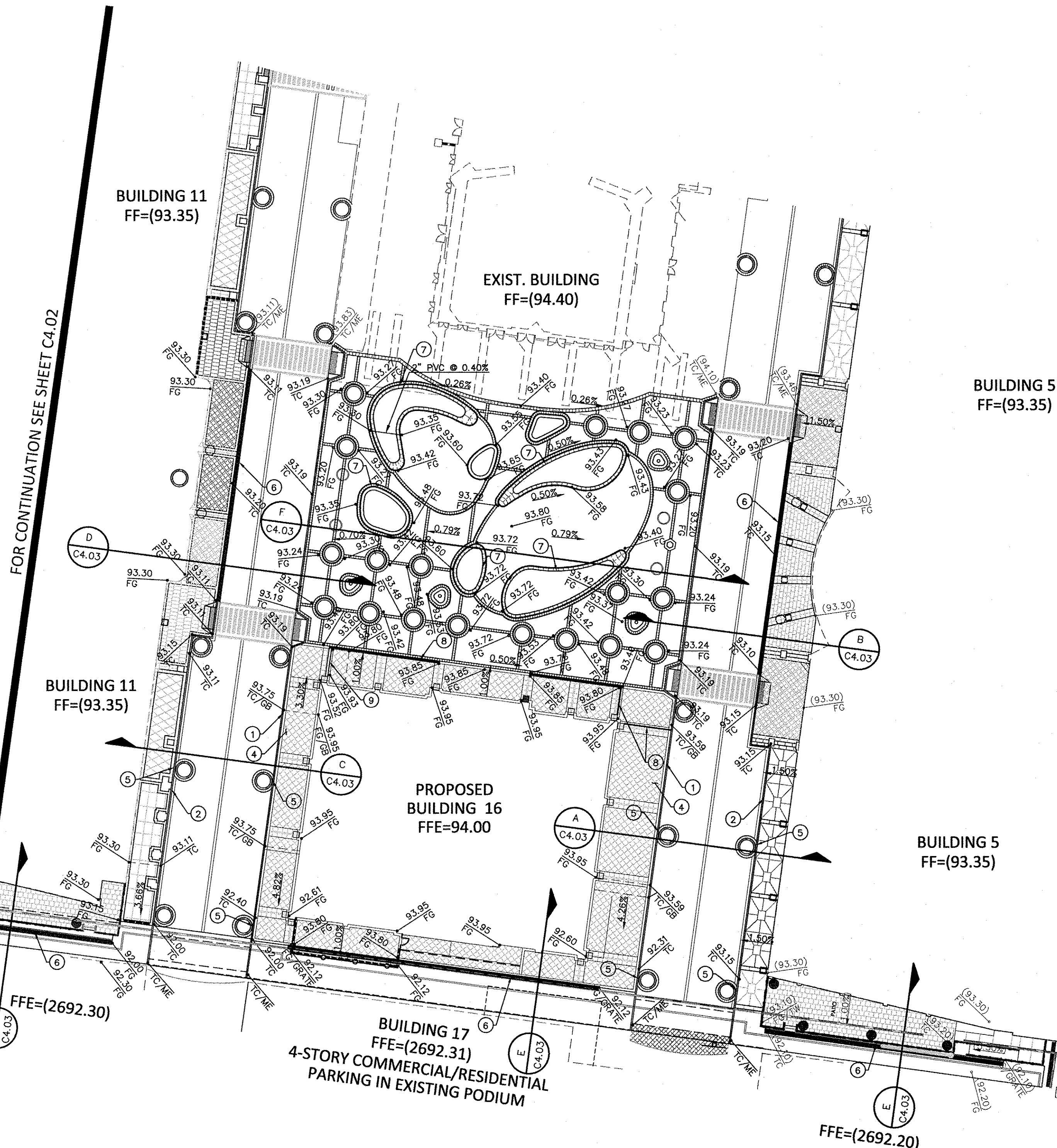
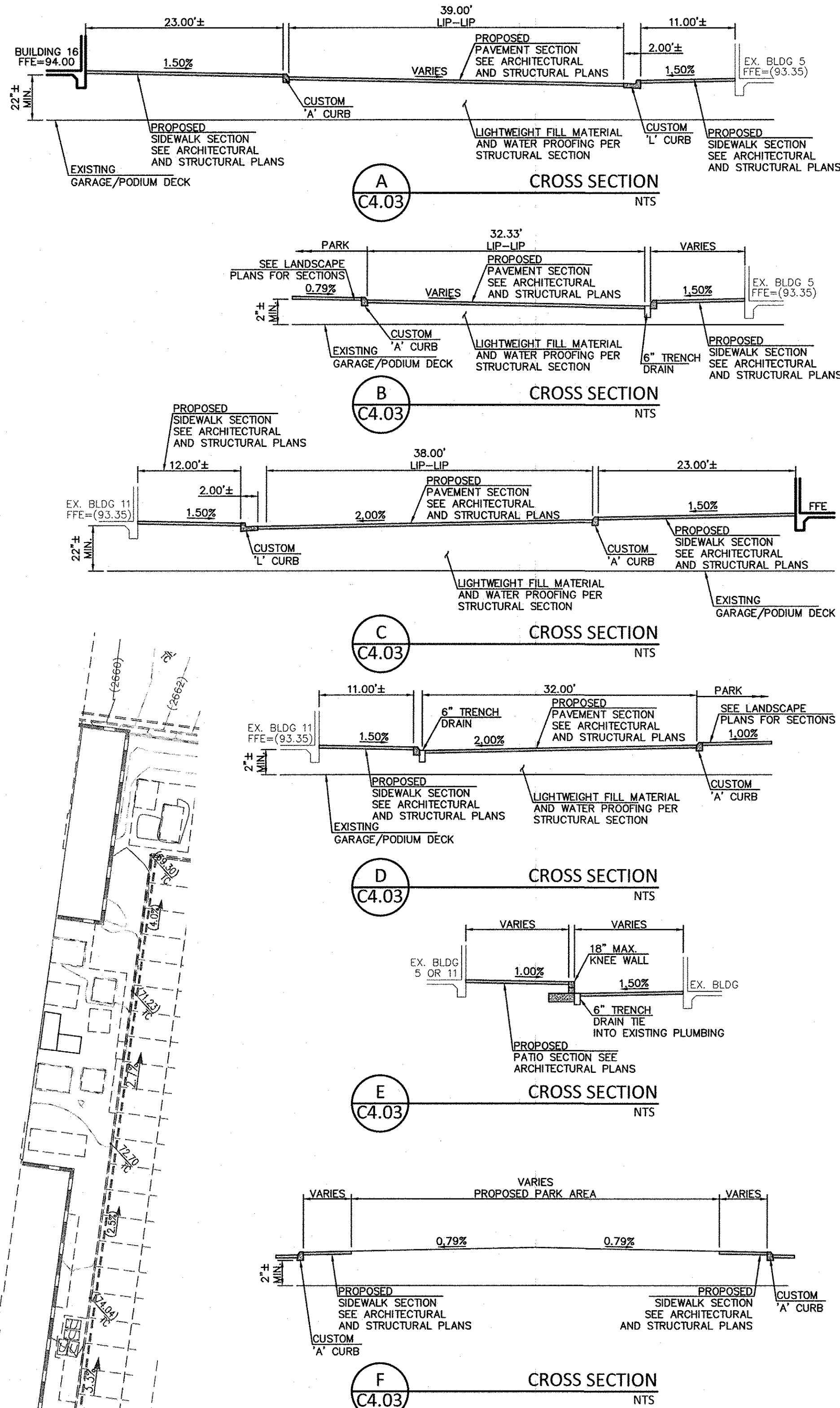
CITY OF LAS VEGAS BENCHMARK OL0032C
LOCATED ON THE SOUTHEAST CORNER OF ALTA DR. AND RAMPART.
NAVD 88 ELEVATION = 820.8455 METERS, 2693.06 FEET

CONSTRUCTION NOTES

NO.	ITEM	USDTCA: UNIFORM STANDARD DRAWINGS CLARK COUNTY AREA.
1	CONSTRUCT CUSTOM "A" CURB. SEE ARCHITECTURAL PLANS FOR DETAILS.	
2	CONSTRUCT CUSTOM "L" CURB. SEE ARCHITECTURAL PLANS FOR DETAILS.	
3	INSTALL NEENAH (R-6672-F) TIE INTO EXISTING GARAGE PLUMBING.	
4	DECORATIVE PAVERS. SEE ARCHITECTURAL PLANS FOR DETAILS.	
5	INSTALL 4"x4" SQUARE DRAIN PIPE.	
6	INSTALL 6" TRENCH DRAIN AND TIE INTO EXISTING PLUMBING.	
7	PLANTER WALLS. SEE ARCHITECTURAL PLANS FOR DETAILS.	
8	INSTALL VARIABLE HEIGHT CURB WITH RAILING. SEE ARCHITECTURAL PLANS.	
9	INSTALL SINGLE 4" STEP.	
10	INSTALL DEPRESSED CURB.	



KEY MAP
NTS



GENERAL NOTE:

IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE A NOTICE OF INTENT/REQUEST TO BE INCLUDED IN THE STORM WATER GENERAL PERMIT, AND SUBMIT THE ASSOCIATED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY FEDERAL LAW, AND MONITORED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION.

FLOOD ZONE NOTE:

THE PROJECT SITE LIES WITHIN ZONE X AS PER FEMA FIRM PANEL 32003C2145F DATED NOVEMBER 16, 2011.



CIVIL SQUARED ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THESE DRAWINGS AND WHAT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY.

DATE: 07/31/15
JOB NUMBER: 4133
DESIGNED: J. YANCEY, P.E.
DRAWN: T. INTERIANO
CHECKED: J. YANCEY, P.E.
SHEET NUMBER

C4.03

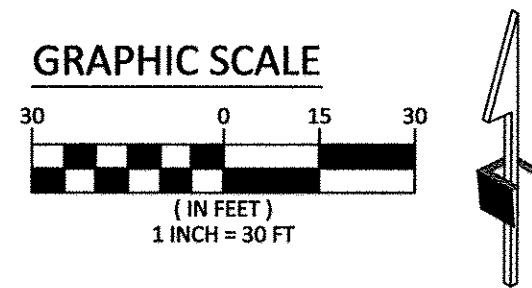
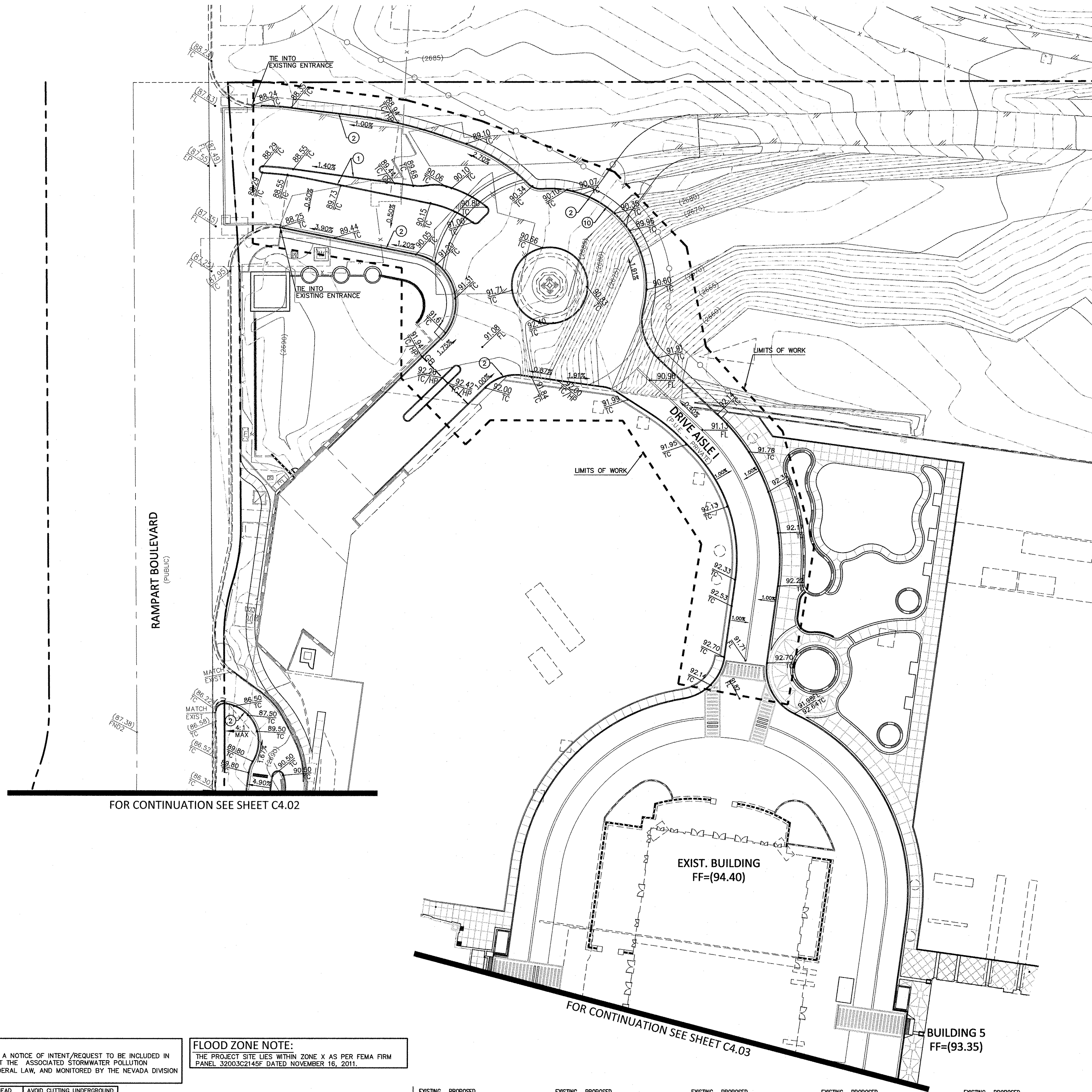
THE VILLAGE AT QUEENSRIDGE

APN: 138-32-723-001
GRADING PLAN

I CERTIFY THAT THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY #05 FOR THIS SITE ON FILE WITH CITY OF LAS VEGAS.

JAMES A. YANCEY, P.E. 16109

DATE

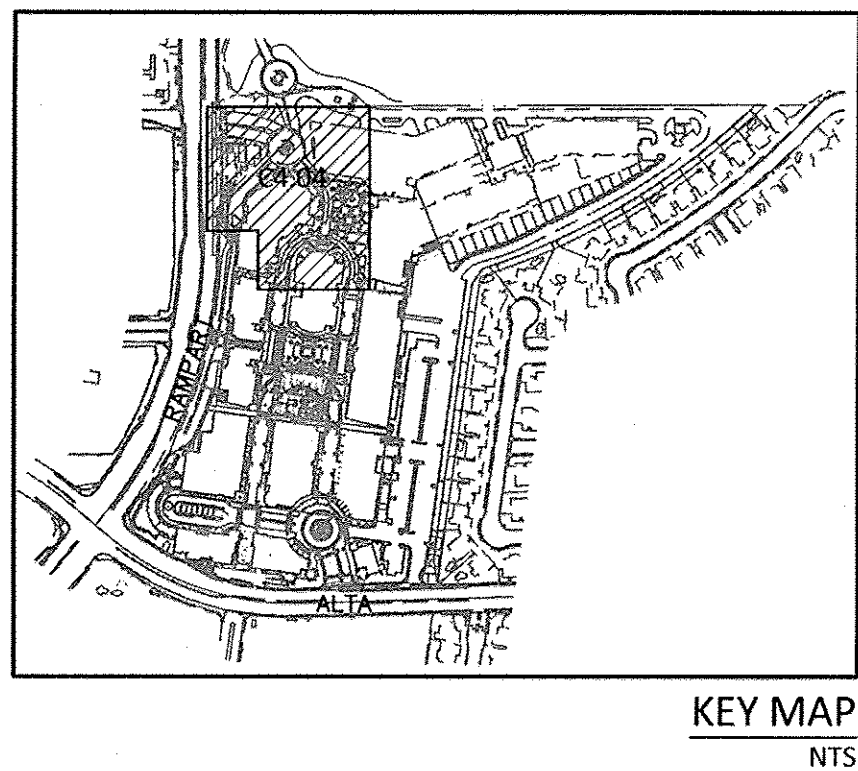
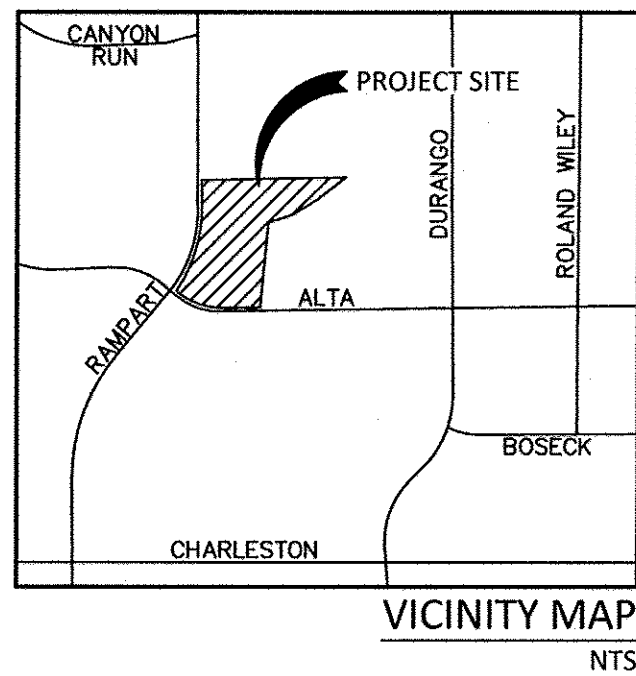


BASIS OF BEARING
SOUTH 00°32'07" EAST, BEING THE BEARING OF THE CENTERLINE OF "RAMPART BOULEVARD" AS SHOWN BY MAP THEREOF ON FILE IN FILE 64, PAGE 93 OF SURVEYS IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE NORTH HALF (N 1/2) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BENCHMARK
CITY OF LAS VEGAS BENCHMARK OL0032C
LOCATED ON THE SOUTHEAST CORNER OF ALTA DR. AND RAMPART.
NAVD 88 ELEVATION = 820.8455 METERS, 2693.06 FEET

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CALL BEFORE YOU DO UNDERGROUND WORK

CALL 1-702-432-5300
TERRITORY AND MATERIAL SYSTEMS OF TRANSPORTATION

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.

CALL BEFORE YOU DO OVERHEAD WORK

CALL 1-702-227-2929

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.

CALL

OR

1-800-227-2600

CIVIL SQUARED ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THESE DRAWINGS AND WHAT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY.

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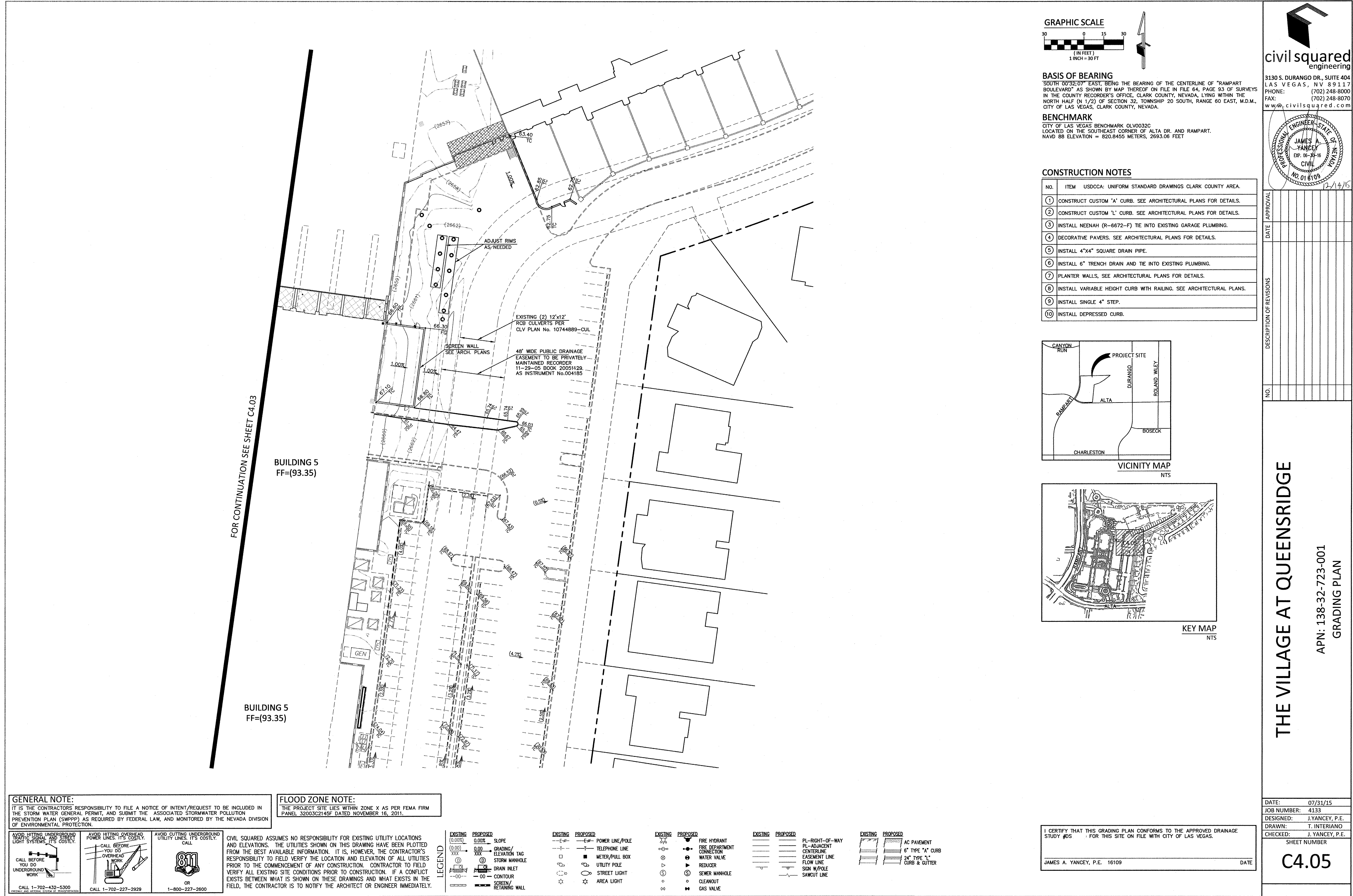
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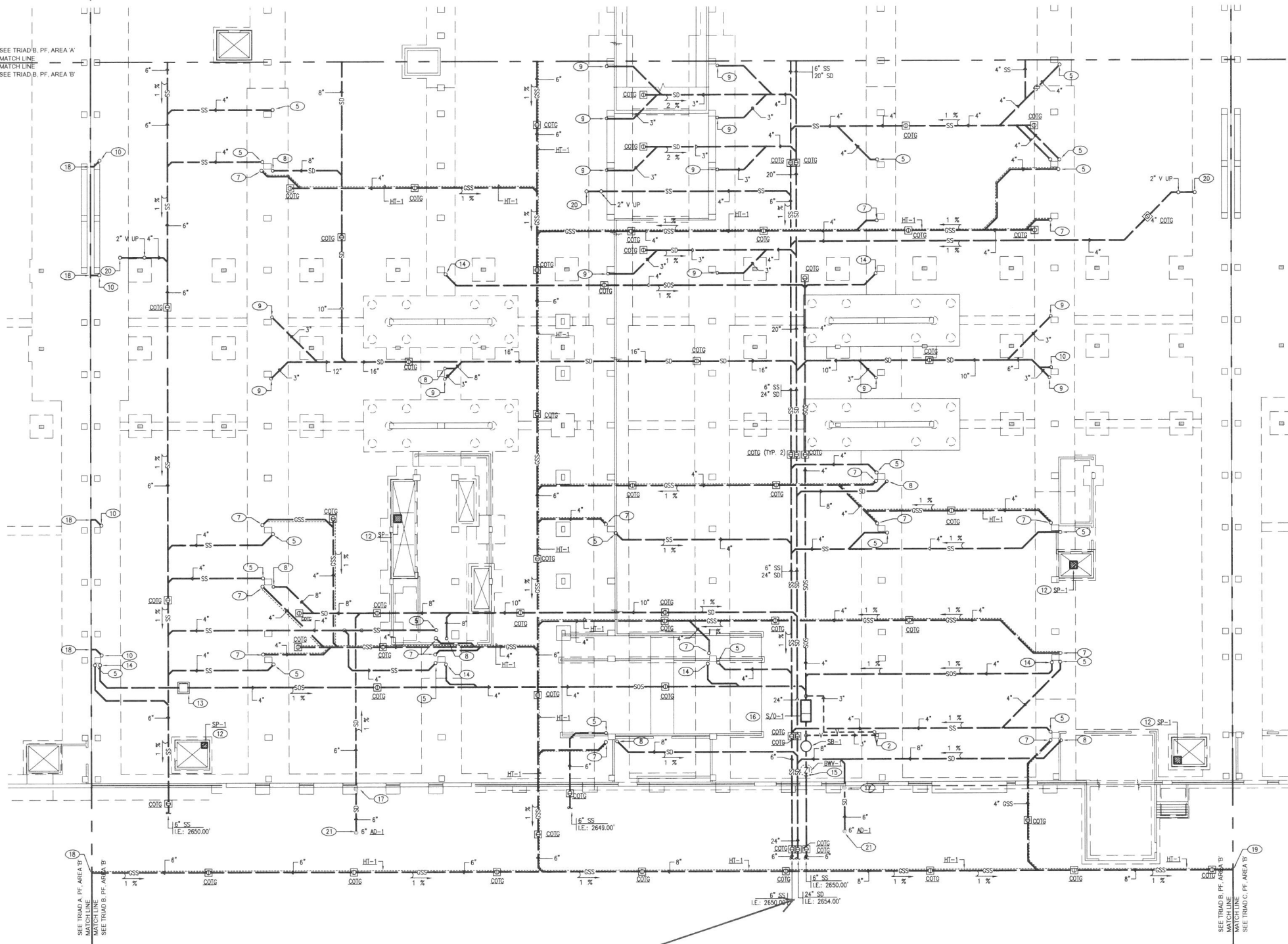
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EXISTING



SEE TRIAD B, PF, AREA A'
MATCH LINE
SEE TRIAD B, PF, AREA B'



Ex 24" RCP SD

TRIAD B PARKING LEVEL PF / UNDERFLOOR PLUMBING - AREA 'B'
1/16"=1'-0"

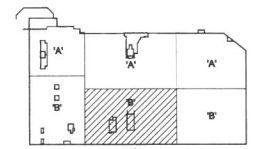


WORK NOTES

(THIS SHEET ONLY)

- 2" VENT UP.
- 3" VENT UP.
- 4" VENT UP.
- 4" SS UP TO FLOOR DRAIN.
- 4" SS DOWN TO BELOW GRADE FROM ABOVE. (11)
- 6" SS DOWN TO BELOW GRADE FROM ABOVE. (11)
- 4" GSS DOWN TO BELOW GRADE FROM ABOVE. (11)
- 8" SD DOWN TO BELOW GRADE FROM ABOVE. (11)
- 3" SD DOWN TO BELOW GRADE FROM ABOVE. (11)
- 6" SD DOWN TO BELOW GRADE FROM ABOVE. (11)
- PROVIDE ACCESSIBLE CLEAN-OUT ON RISE.
- SUMP PUMP AT BOTTOM OF PIT. SEE STRUCTURAL DRAWINGS. REFER TO PIPING DIAGRAM 6/P1.PF.02.
- CATCH BASIN BY OTHERS. 4" SOS CONNECTION.
- 4" SOS DOWN TO BELOW GRADE FROM ABOVE.
- PROVIDE 24" ACCESS COVER TO BACKWATER VALVE.
- SAND/OIL INTERCEPTOR BELOW GRADE. REFER TO PIPING DIAGRAM 2/P1.PF.01.
- 6" AREA DRAIN ABOVE DAYLIGHTS AT PENETRATION.
- REFER TO TRIAD A DOCUMENTS FOR CONTINUATION.
- REFER TO TRIAD B DOCUMENTS FOR CONTINUATION.
- 4" SS UP TO DRAIN.
- 6" SD UP TO DRAIN ABOVE.

KEY PLAN



PLAN NORTH

ISSUE

1. ISSUED FOR PERMIT	00/19/08

REVISIONS

Great Wash Park, LLC
9755 W. Charleston Blvd.
Las Vegas, Nevada 89117

PARKING GARAGE

PROJECT NO. 00256
DATE See Issue Block
DRAWN BY MGE
CHECKED BY FEA

SHEET CONTENTS

TRIAD B
PARKING LEVEL PF /
UNDERFLOOR PLUMBING -
AREA 'B'

SHEET

P1.PF.2B



THE VILLAGE
AT QUEENSRIDGE
302 S. RAMPART BOULEVARD - COMMERCIAL PARKING - TRIAD B
LAS VEGAS, NEVADA