



5/18/23

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Dignity Health - Centennial (formerly NW Community Hospital) Date: May, 2023

Location of Development: a) Descriptive (Cross Streets) North/South: Durango Drive
 East/West: Echelon Point Drive

b) Section: 20 Township: 19S Range: 60E

c) APN : 125-20-319-003

Name of Owner: Owner: DURANGO POINT CAPITAL MANAGEMENT LLC; Developer: 318 BRYAN CAPITAL MANAGEMENT, LLC

Telephone No.: (979) 823-8525 Fax No.: _____ E-Mail Address: _____

Address: 8872 HSC PARKWAY, SUITE 401, BRYAN, TX 77807

Contact Person-Name: Lee Gong PhD, P.E, CFM Telephone No.: 702-804-2000

* E-Mail Address: LGong@gcwengineering.com Fax No.: 702-804-2134

Firm: GCW, Inc.

Address: 1555 South Rainbow Boulevard, Las Vegas, NV 89146

Type of Land Development/Land Disturbance Process:

<input type="checkbox"/>	Rezoning	<input type="checkbox"/>	Subdivision Map	<input type="checkbox"/>	Clearing and Grading Only
<input type="checkbox"/>	Parcel Map	<input type="checkbox"/>	Planned Unit Development	<input type="checkbox"/>	Other (Please specify below)
<input type="checkbox"/>	Large Parcel Map	<input checked="" type="checkbox"/>	Building Permit	<input type="checkbox"/>	

1. Total Owned Land Area: At Site: +/- 1.8 acres Being Developed/Disturbed: +/- 1.8 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.): Hospital

5. Approximate upstream land area which drains to the subject site: +/- 1.2 acres

6. Has the site drainage been evaluated in the past? YES NO If yes, please identify documentation: Technical Drainage Study for WOW Carwash @ Durango & Echelon Pt.

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Inlets east of and adjacent to the project site, along Durango Drive.

8. Briefly describe your proposed schedule for the subject project: The Client intends to construct the project as soon as practical. Any expediting of the process is appreciated.



5/18/23

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.**

Revision	Date

Local Entity File No. _____

REFERENCE:

STANDARD FORM 1

398-B287

May 18, 2023

Albert Sung, P.E.
City of Las Vegas, Public Works
495 S. Main St.
Las Vegas, Nevada 89101

**Re: Addendum #2 to the Technical Drainage Study for Dignity Health – Centennial
(formerly NW Community Hospital)**

Dear Mr. Sung:

This letter will serve as a certification that I, the engineer on record, acknowledge that the electronic copy provided on the CD is an identical replicate of the original hard copy submitted to the City of Las Vegas.

Cordially,

GCW, INC.

Lee Gong PhD, P.E, CFM
Flood Control Division



5/18/23





398-B287

Subject: Addendum #2 to City of Las Vegas (CLV) Comments on the Technical Drainage Study for Dignity Health - Centennial (formerly NW Community Hospital) (DS 5648)

This report addresses City of Las Vegas (CLV) review comments dated May 2, 2023, included in Appendix A. Individual response to the comments received are provided below. Note since the previous submittal, the name of the project has been changed to “Dignity Health – Centennial.”

Comment 1:

Per Item #10 under **Public Works Section** in **22-0340-SDR1**, quote: “Coordinate with the Environmental Compliance & Enforcement (ECE) staff of the Department of Public Works to locate any required greased interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov” – end quote.

Approval from ECE staff must be obtained prior to the final approval of the subject drainage study.

Response:

Approval from ECE staff has been obtained for the subject project. Please see the email included in the Appendix confirming the approval. Furthermore, the utility sheets showing the location of the proposed grease interceptor have been included as part of the accompanying improvement plans. Note the utility sheets are normally not required for the TDS submittal, but they were used as the supporting materials for our response to this comment.

Comment 2:

The site is adjacent to an existing Clark County Regional Flood Control District (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study.

Please note that effective March 15, 2019, the CCRFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

Response:

Noted.

Comment 3:

An existing trail along the south boundary of the subject development is shown on the grading plan. Label with City of Las Vegas recorded drawing number in the next submittal.

Response:

Per coordination with Albert Sung of CLV, the existing trail has been labeled with the corresponding record drawing number and has been added to the grading plan.

Comment 4:

Provide a **Plan & Profile** for the proposed 18"-RCP connecting PR Inlet #2 and an existing drop inlet in Durango Drive.

Response:

A Plan & Profile has been provided as requested.

Comment 5:

Label the proposed 18"-RCP as "**PRIVATE**" on both the **Plan & Profile** and the **Grading Plan**.

Response:

The 18"-RCP has been labeled as Private on the Grading Plan and Plan & Profile.

Comment 6:

A construction callout for PR Inlet #2 cannot be found anywhere on the grading plan. Provide a construction note in the next submittal.

Response:

For Proposed Inlet #2, Callout/Construction Note #19 was created.

Comment 7:

Provide a Cross Section at the proposed PR Inlet #2, ie, the section shall, to a minimum, include the proposed building, drive isle, PR Inlet #2, the BMP swale, the screen/retaining wall, the proposed 18"-RCP and the existing drop inlet in Durango Drive.

It is not clear how the proposed 18"-RCP cross the wall, under the wall footing or through the wall?

Response:

The requested Cross Section showing the items described has been provided on Detail 11, Sheet DT1.

Comment 8:

On the grading plan, an arrow pointing at the proposed 18"-RCP refers to **Detail 8/DT1** for section view. However, **Detail 8/DT1** shows a 2'-wide concrete gutter which doesn't make sense at all. Review and revise accordingly.

Response:

The detail numbers have been revised so that the correct details are being referred to.

Comment 9:

Sheet C2 (General Notes): Replace Standard Note #6 in the “Las Vegas Valley Construction Stormwater Runoff Management – General Notes” column with the following:

Post-Construction BMPs (PCBMPs) / Control Measures noted on the Grading Plans are mandatory permanent regulatory stormwater pollution controls. These PCBMPs must be installed per the approved plans and must be permanently maintained.

Response:

The general note has been updated as requested.

If you have any questions or require additional information, please do not hesitate to contact GCW at (702) 804-2000.

Respectfully,

GCW, INC.

Jason Ipina, E.I.
Flood Control Division

Lee Gong, Ph.D., P.E., CFM
Flood Control Division

APPENDIX A

Issued Comment Letter and Supporting Documents

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: May 2, 2023
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:
NW Community Hospital		GCW Engineers / Surveyors
Cross Streets:	SWC of Durango Drive & Echelon Point Drive	Durango Point Capital Management
File Number:	F:\Depot\DSMemos\DS5648B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	125-20-319-003	CCRFCD
Zoning Action:	22-0340-SDR1	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES X NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	1/24/2023	2/14/2023	Not Approved	\$400.00	5113830: \$400
2 nd Submittal	4/18/2023	5/2/2023	See Comments Below	\$400.00	5235015: \$400
TOTAL FEES (LDDRS):				\$800.00	----

REMARKS:

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

	is approved subject to conformance to all City standards and the following conditions:
X	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.

- Per Item #10 under **Public Works Section** in **22-0340-SDR1**, quote: “Coordinate with the *Environmental Compliance & Enforcement* (ECE) staff of the *Department of Public Works* to locate any required greased interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the *Environmental Compliance & Enforcement* staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov” – end quote.

Approval from ECE staff must be obtained prior to the final approval of the subject drainage study.

- The site is adjacent to an existing Clark County Regional Flood Control District (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study.

Please note that effective March 15, 2019, the CCRFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

- An existing trail along the south boundary of the subject development is shown on the grading plan. Label with *City of Las Vegas* recorded drawing number in the next submittal.

4. Provide a **Plan & Profile** for the proposed 18"-RCP connecting *PR Inlet #2* and an existing drop inlet in *Durango Drive*.
5. Label the proposed 18"-RCP as "**PRIVATE**" on both the **Plan & Profile** and the **Grading Plan**.
6. A construction callout for *PR Inlet #2* cannot be found anywhere on the grading plan. Provide a construction note in the next submittal.
7. Provide a Cross Section at the proposed *PR Inlet #2*, ie, the section shall, to a minimum, include the proposed building, drive isle, *PR Inlet #2*, the BMP swale, the screen/retaining wall, the proposed 18"-RCP and the existing drop inlet in *Durango Drive*.

It is not clear how the proposed 18"-RCP cross the wall, under the wall footing or through the wall?

8. On the grading plan, an arrow pointing at the proposed 18"-RCP refers to **Detail 8/DT1** for section view. However, **Detail 8/DT1** shows a 2'-wide concrete gutter which doesn't make sense at all. Review and revise accordingly.
9. **Sheet C2 (General Notes)**: Replace Standard Note #6 in the "*Las Vegas Valley Construction Stormwater Runoff Management – General Notes*" column with the following:

Post-Construction BMPs (PCBMPs) / Control Measures noted on the Grading Plans are mandatory permanent regulatory stormwater pollution controls. These PCBMPs must be installed per the approved plans and must be permanently maintained.

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
HDR/AYS

T/R/S: T19S/R60E/20
AREA G-20

ECE APPROVAL FOR THE SUBJECT PROJECT TO ADDRESS COMMENT #1

From: Todd Kelley <TKelley@gcwenengineering.com>
Sent: Monday, May 8, 2023 7:33 AM
To: Lee Gong <LGong@gcwenengineering.com>
Subject: FW: Emerus NW Hospital

See the below approval from ECE for the location of the Grease Trap.



Todd Kelley, PE
Vice President
D 702.804.2144 O 702.804.2000
C 702.908.5401 W gcwenengineering.com

1555 South Rainbow Boulevard
Las Vegas, Nevada 89146



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Accuracy or design information to be verified from approved original plans. Use of electronic media is at the sole risk of the user.

From: Sherri McMahon <smcmahon@LasVegasNevada.GOV>
Sent: Monday, May 8, 2023 06:20 AM
To: Todd Kelley <TKelley@gcwenengineering.com>
Subject: RE: Emerus NW Hospital

No objections to the proposed location.

Sherri McMahon, REM, QCISA
Environmental Officer
Public Works | City Engineering
702-229-2338 | 702-237-9351
416 N. 7th St. | Las Vegas, NV 89101



lasvegasnevada.gov



Your opinion is important! Click [here](#) to take a short survey.

From: Todd Kelley <TKelley@gcwengineering.com>
Sent: Thursday, May 4, 2023 12:19 PM
To: Sherri McMahon <smcmahon@LasVegasNevada.GOV>
Subject: Emerus NW Hospital

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

Hi Sherri.

I'm the civil engineer for the Emerus NW Community Hospital project that will be built at the corner of Durango Dr. and Echelon Point Dr. in the centennial area (APN:125-20-319-003) . One of the review comments on the technical drainage study indicated we'd need to coordinate the location of the grease trap with ECE and I was given your name as starting point. Attached is the utility plan showing the proposed grease trap at the north end of the building. Can you let me know if this location is ok or if you need any additional information.

Thanks,
-Todd



Serving Nevada Since 1969

Todd Kelley, PE
Vice President

D 702.804.2144 **O** 702.804.2000
C 702.908.5401 **W** gcwengineering.com

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