

**TECHNICAL DRAINAGE STUDY UPDATE ADDENDUM 1  
FOR  
IMAGINE SCHOOLS – CONTAINER OFFICES  
SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST  
CITY OF LAS VEGAS, NEVADA**

September 6, 2024

**PREPARED FOR:**

**CHARTER CC MOUNTAIN VIEW, LLC**  
19950 W. COUNTRY CLUB DR, SUITE 800  
AVENTURA, FL 33180

**PREPARED BY:**

**BAUGHMAN & TURNER, INC.**  
1210 HINSON STREET  
LAS VEGAS, NEVADA 89102  
TEL: (702) 870-8771/FAX: (702) 878-2695



HYDROLOGIC CRITERIA AND DRAINAGE MANUAL  
DRAINAGE STUDY INFORMATION FORM

Name of Development: Imagine Schools – Container Offices at Montecito Town Center South Date: September 6, 2024

Location of Development: a) Descriptive (Cross Streets) North/South: Grand Montecito Pkwy  
East/West: Rome Blvd  
b) Section: 20 Township: 19 S Range: 60 E  
c) APN: 125-20-711-004

Name of Owner: Charter CC Mountain View LLC c/o Laszlo Herczeg  
Telephone No.: (702) 528-2178 Fax No.: \_\_\_\_\_ E-Mail Address: Laszlo.z.herczeg@gmail.com  
Address 19950 W Country Club Dr, Suite 800 Aventura, FL 33180

Contact Person-Name: Pamela Pitcher Telephone No.: 702-870-8771  
\*E-Mail Address: pamp@baughman-turner.com Fax No.: 702-878-2695  
Firm: Baughman & Turner, Inc.  
Address: 1210 Hinson Street Las Vegas, NV 89102

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		

- Total Owned Land Area: At Site: 3.86 acres Being Developed/Disturbed: 0.05 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.): School
- Approximate upstream land area which drains to the subject site: 5.5 acres
- Has the site drainage been evaluated in the past?  YES  NO If yes, please identify documentation: DS 3399 – Update to Montecito Town Center South (Centennial Academy) Approved October 8, 2003
- If known, please briefly identify the proposed discharge point(s) of runoff from the site:  
East to Doe Brook Trail as in the existing condition
- 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.**

Revision	Date

Local Entity File No. \_\_\_\_\_

REFERENCE: STANDARD FORM 1





**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
Mayor

BRIAN KNUDSEN  
Mayor Pro Tem

CEDRIC CREAR  
VICTORIA SEAMAN

OLIVIA DÍAZ  
FRANCIS ALLEN-PALENSKE  
NANCY E. BRUNE

MIKE JANSSEN  
City Manager

DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
DIRECTOR

**CITY HALL**

495 S. MAIN ST., 3RD FLOOR  
LAS VEGAS, NV 89101

702.229.6011 | VOICE  
711 | TTY



cityoflasvegas | lasvegasnevada.gov

August 19, 2024

Loretta McDonald  
Charter C C Mountain View LLC  
19950 West Country Club Drive, Suite 800  
Aventura, Florida, 33180

**RE:24-0288-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT  
PLAN REVIEW**

**ADMINISTRATIVE CYCLE – AUGUST 2024**

Dear Applicant,

The Department of Community Development – Planning Division has administratively APPROVED a Land Use Entitlement project for a Minor Amendment to a previously approved Site Development Plan Review (SDR-1775) TO ADD FOUR MODULAR BUILDINGS TOTALING 640 SQUARE FEET TO AN EXISTING PRIVATE SCHOOL, PRIMARY DEVELOPMENT at 6610 Grand Montecito Parkway (APN 125-20-711-004), T-C (Town Center) Zone [MC-TC (Montecito - Town Center) Special Land Use Designation], Ward 4 (Allen-Palenske).

The Department of Community Development has administratively **APPROVED** your request subject to the following:

**Planning**

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-73484), except as amended herein.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and building elevations, date stamped 06/26/24, except as amended by conditions herein.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

7. Prior to the issuance of permits, contact sewer billing to determine the cost, if any, for the increased student capacity. If it is determined that this addition requires an increase in sewer fees, comply with the regulations governing sewer fees for connection and usage.
8. There shall be an administrative review by the Department of Public Works within 6 months from the beginning of the 2024-2025 school year and after the new additions are completed to insure compliance with the approved Traffic Impact Analysis as it relates to the school pick-up and drop-off plan and the overall school operations. If significant traffic issues arise prior this date, the City Traffic Engineer may require a review sooner than this 6 month period. Corrections for any non-compliance must be completed by the applicant within 60 days of written notice from the City.
9. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

**Fire & Rescue**

10. 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.

This action by the Department of Community Development staff on **August 19, 2024** is final unless a written appeal is filed with the Director of the Department of Community Development within ten days of the date of this letter.

24-0288-SDR1 - Page Three  
August 19, 2024

Sincerely,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc:

Laszlo Herczeg  
10705 Silver Pyramid Court  
Las Vegas, Nevada 89144



<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> August 1, 2024
<b>TO:</b> Land Development Services Department of Community Development – Building & Safety Division		<b>FROM:</b> Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
<b>SUBJECT:</b> Drainage Study for: <b>Imagine Schools – Container Offices</b>		<b>COPIES TO:</b> Baughman & Turner, Inc.
<b>Cross Streets:</b>	Grand Montecito Parkway & Rome Blvd.	Charter CC Mountain View LLC
<b>File Number:</b>	F:\Depot\DSMemos\DS5790A.doc	Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	125-20-711-004	
<b>Zoning Action:</b>		
<b>FEMA Flood Zone</b>	YES	NO <b>X</b>
<b>Proposed Storm Drain</b>	YES	NO <b>X</b>

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	7/22/2024	8/1/2024	See Comments Below	\$400.00	5868616: \$400
<b>TOTAL FEES (LDDRS):</b>				<b>\$400.00</b>	----

**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:
<b>X</b>	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.

1. Provide a copy of the zoning/planning conditions associated with this site with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.
2. The area within the U-shaped building appears to not draining. Provide grading detail to demonstrate positive drainage in the next submittal.
3. Proposed dry well installation requires a geotechnical engineer to perform a percolation test. Provide the test result to *City Flood Control* prior to the final approval of the subject drainage study/update.

**\*\*\* The City of Las Vegas Flood Control is standardizing the file naming of drainage studies and plans during the digitizing process. When saving the project files in the CD or thumb drive, please follow the system below:**

**If drainage study only contains one combined file, use the following naming convention in Document Title:**

1<sup>st</sup> Submittal DS and Plans (for first and original submittal);

2<sup>nd</sup> Submittal DS and Plans (for second submittal (addendum #1)) etc.

**If drainage study contains multiple files, use the following naming convention in Document Title:**

**1<sup>st</sup> Submittal DS (for the report of the drainage study)**

**1<sup>st</sup> Submittal Plan 1 (could be the drainage condition maps)**

**1<sup>st</sup> Submittal Plan 2 (could be the improvement plans) etc.**

**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 Update and accepted by the *City of Las Vegas Flood Control Section*. Additionally, final approval 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.

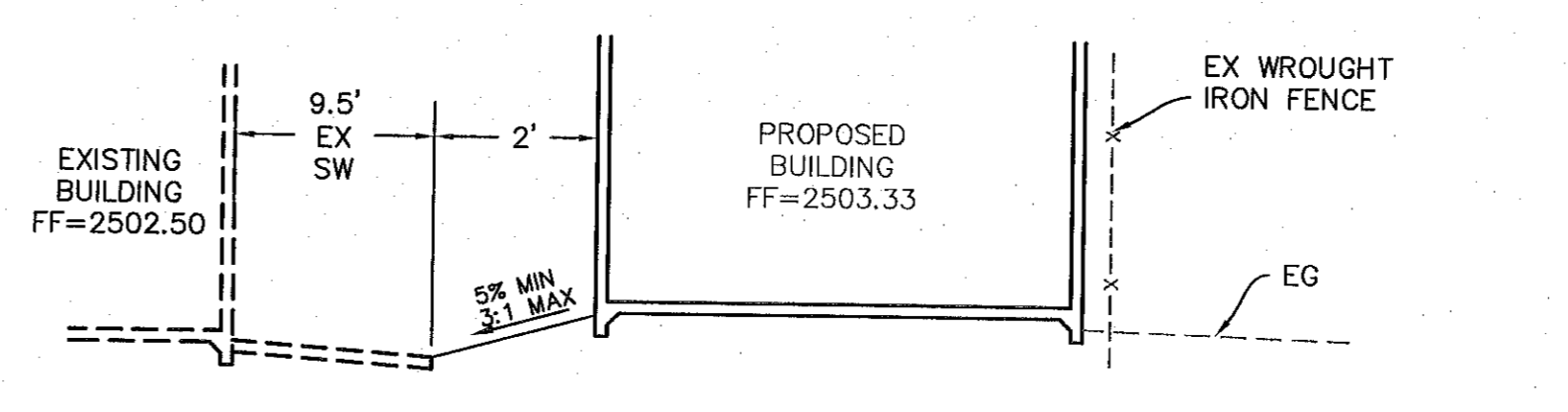
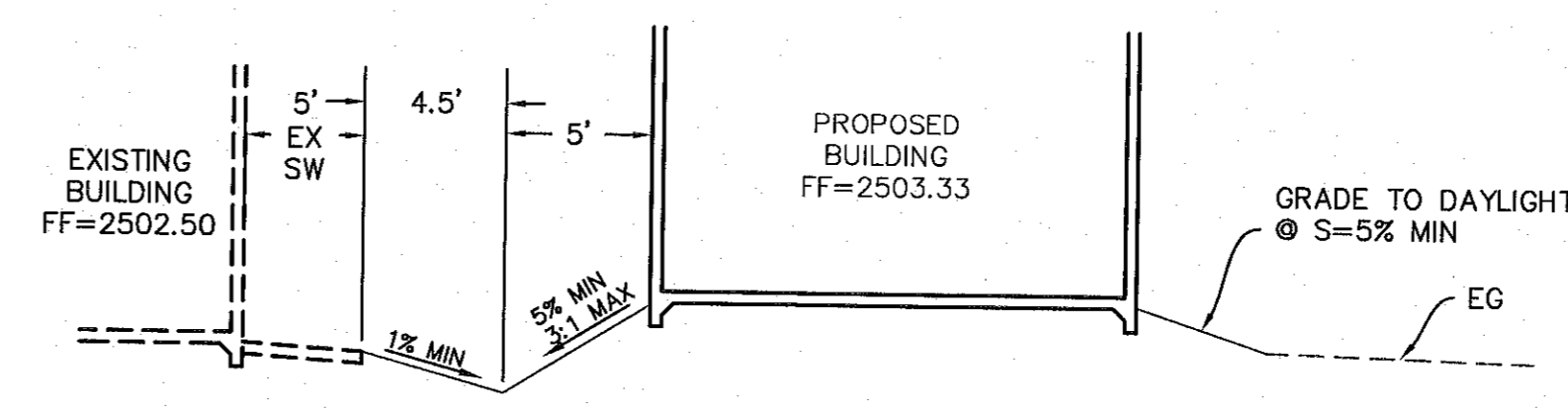
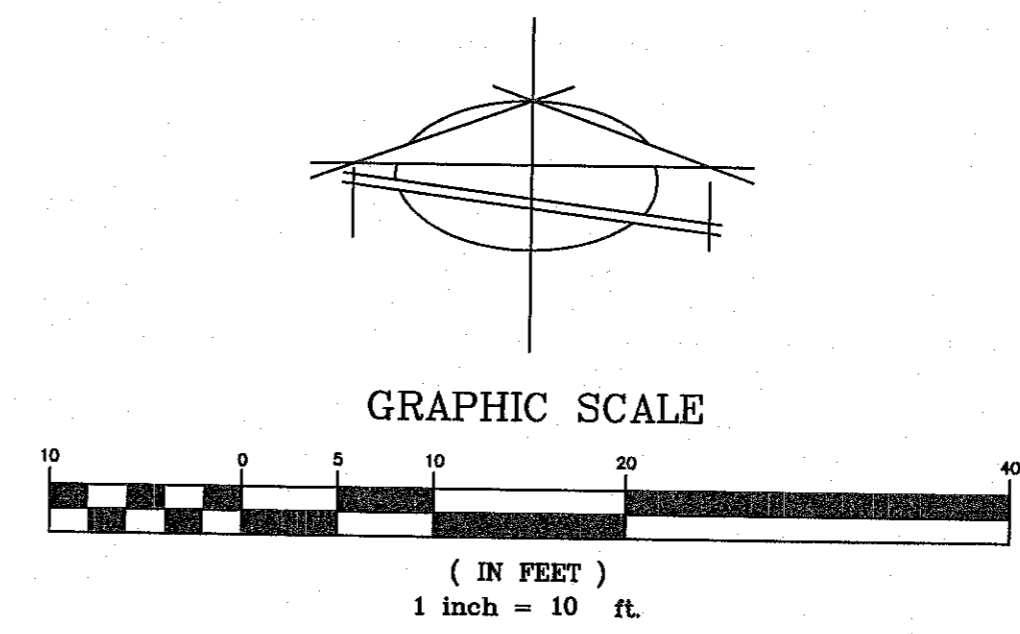
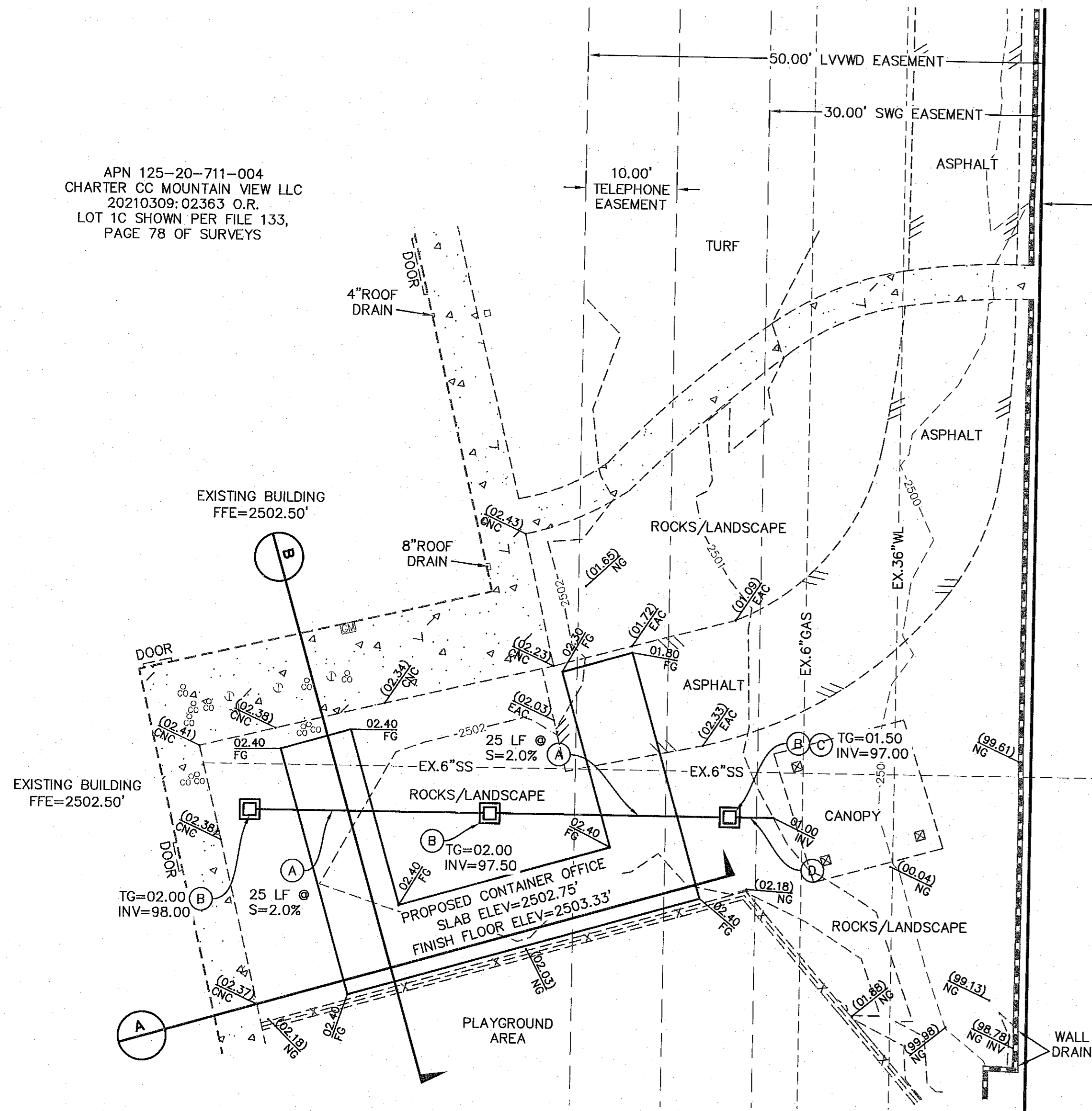
**END OF REMARKS**

AYS

T/R/S: T19S/R60E/20

AREA G-20

APN 125-20-711-004  
 CHARTER CC MOUNTAIN VIEW LLC  
 20210309:02363 O.R.  
 LOT 1C SHOWN PER FILE 133,  
 PAGE 78 OF SURVEYS



**LEGEND**

---	STREET CENTERLINE
---	LOT LINE
---	BUILDING SETBACK LINE
---	PROPOSED ROLL CURB
---	EXISTING "L" CURB & GUTTER
---	EXISTING CONTOUR LINES
---	PROPOSED FLOW LINE
---	SAW CUT LINE
---	PROPOSED EDGE OF PAVEMENT
---	EXIST. EDGE OF PAVEMENT
---	PROPOSED BLOCK WALL
---	PROPOSED SCARP
---	EXIST. BLOCK WALL
---	SAW CUT AREA
---	PROPOSED ELEVATION & LOCATION
---	EXISTING ELEVATION & LOCATION
---	PROPOSED GRADE
---	CONSTRUCTION NOTE
---	PROPOSED HYDRANT
---	SIGHT VISIBILITY ZONE*
---	AC ASPHALTIC CONCRETE
---	CL CENTERLINE
---	TC TOP OF CURB
---	EP EDGE OF PAVEMENT
---	FG FINISHED GRADE
---	TF TOP OF FOOTING
---	TRW TOP OF RETAINING WALL
---	TFW TOP OF FLOOR WALL
---	TSW TOP OF STEM WALL
---	BSW BACK OF SIDEWALK
---	GB GRADE BREAK
---	FF FINISHED FLOOR
---	FL FLOW LINE
---	HP HIGH POINT
---	INV INVERT
---	LF LINEAR FEET
---	LP LOW POINT
---	LS LANDSCAPE
---	MIN MINIMUM
---	MAX MAXIMUM
---	TCS TOP OF CONCRETE SLAB
---	EX EXISTING
---	PL PROPERTY LINE
---	NG NATURAL GRADE
---	EP EDGE OF PAVEMENT
---	APN ASSESSORS PARCEL NUMBER
---	RCP REINFORCED CONCRETE PIPE
---	R/W RIGHT-OF-WAY

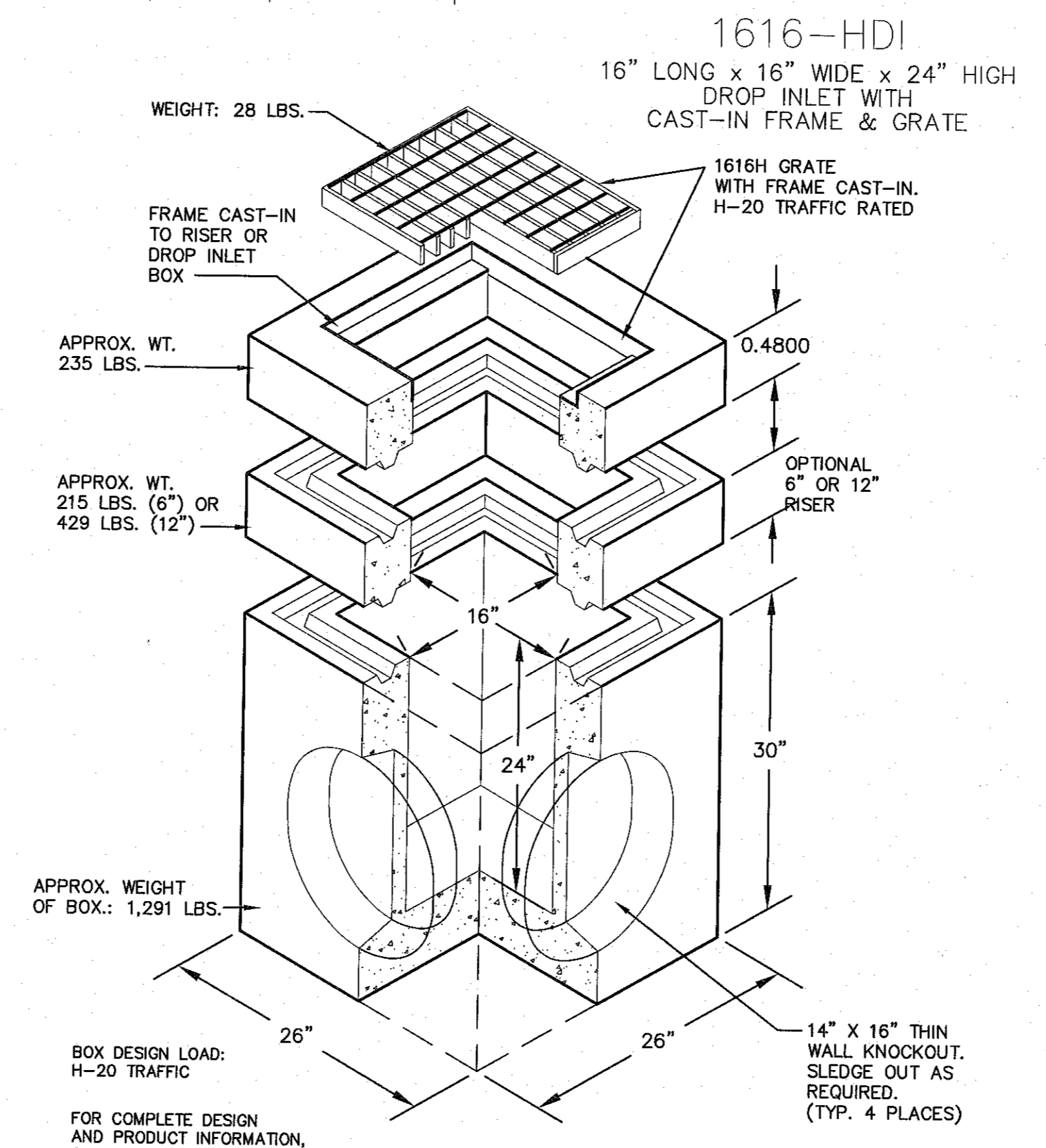
- STORMWATER MANAGEMENT NOTES**
1. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAY OF CLARK COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
  2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN CLARK COUNTY AND THE LAS VEGAS VALLEY CONSTRUCTION SITE BMP GUIDANCE MANUAL.
  3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO THE NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, SITE STABILIZATION REQUIREMENTS, SCHEDULES, AND DEADLINES.
  4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS, AND ALL BMPs WEEKLY, AND WITHIN 24 HOURS AFTER ANY RAIN EVENT OF 0.5 INCHES OR MORE. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTION TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO NEVADA STORMWATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITY NVR100000, INSPECTION SECTION.
  5. ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT, WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.
  6. AT A MINIMUM, THE CONTRACTOR OR HIS AGENTS SHALL RESPOND TO STORMWATER INSPECTION CORRECTIVE ACTIONS IN THE MANNER PRESCRIBED BY CLARK COUNTY, INCLUDING BUT NOT LIMITED TO PROVIDING PHOTOS AND DESCRIPTIONS OF THE CORRECTIONS COMPLETED BY THE CONTRACTOR OR HIS AGENT.

**LEGAL DESCRIPTION**  
 BEING A PORTION OF LOT 1 IN THAT CERTAIN SUBDIVISION NAMED "MONTICITO TOWN CENTER SOUTH" AS FILED OCTOBER 15, 2003 IN BOOK 113, PAGE 38 OF PLATS IN THE OFFICE OF THE RECORDER, CLARK COUNTY, NEVADA, AND SITUATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, TOGETHER WITH A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEING LOT 1C ON THAT CERTAIN RECORD OF SURVEY ON FILE IN FILE 133 OF SURVEYS, PAGE 78 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, OFFICIAL RECORDS.

- EASEMENTS**
1. 10.00 FOOT WIDE CENTRAL TELEPHONE COMPANY EASEMENT RECORDED JANUARY 8, 1991 IN BOOK/INSTRUMENT NO. 19910108:00794 OFFICIAL RECORDS.
  2. 50.00 FOOT WIDE LAS VEGAS VALLEY WATER DISTRICT EASEMENT RECORDED SEPTEMBER 29, 1993 IN BOOK/INSTRUMENT NO. 19930929:01370 OFFICIAL RECORDS.
  3. 30.00 FOOT WIDE SOUTHWEST GAS CORPORATION EASEMENT RECORDED OCTOBER 25, 1993 IN BOOK/INSTRUMENT NO. 19931025:01657 OFFICIAL RECORDS.

**FLOOD ZONE DATA**  
 BY GRAPHIC PLOTTING ONLY, THE PROPERTY IS ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PLAN, NO. 32003C1745E, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 27, 2002 AND IS NOT IN A SPECIAL FLOOD HAZARD.

**BENCHMARK**  
 CITY OF LAS VEGAS BENCHMARK #0LV90215W6  
 RIVET AND PLATE IN THE TOP OF CURB AT THE EAST SIDE OF DOE BROOK TRAIL, 1/4 MILE SOUTH OF DEER SPRINGS WAY.  
 ELEVATION 2496.90 FEET (761.050 METERS)  
 NAVD88



**STORM DRAIN NOTES**

#	ITEM	UNIT	PUBLIC	PRIVATE	QUANTITY
A	INSTALL 12" RCP STORM DRAIN	LF	-	50	
B	INSTALL 16"X16"X24" DROP INLET WITH REQUIRED RISERS PER JENSEN MODEL 1616-HDI OR EQUIVALENT	EA	-	3	
C	INSTALL AUTOMATIC SUBMERSIBLE SUMP PUMP	EA	-	1	
D	INSTALL 2" PVC OUTLET PIPE	LF	-	10	

**ENGINEERS CERTIFICATE**  
 I CERTIFY THAT THIS GRADING PLAN IS IN ACCORDANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT CITY OF LAS VEGAS FOR THIS PROJECT#  
 Kenneth T. Yamada  
 KENNETH T. YAMADA, P.E. DATE 9/6/2024

**DISCLAIMER NOTE**

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD 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 LOCATION.

Call before you Dig  
 Avoid cutting underground utility lines. It's costly.

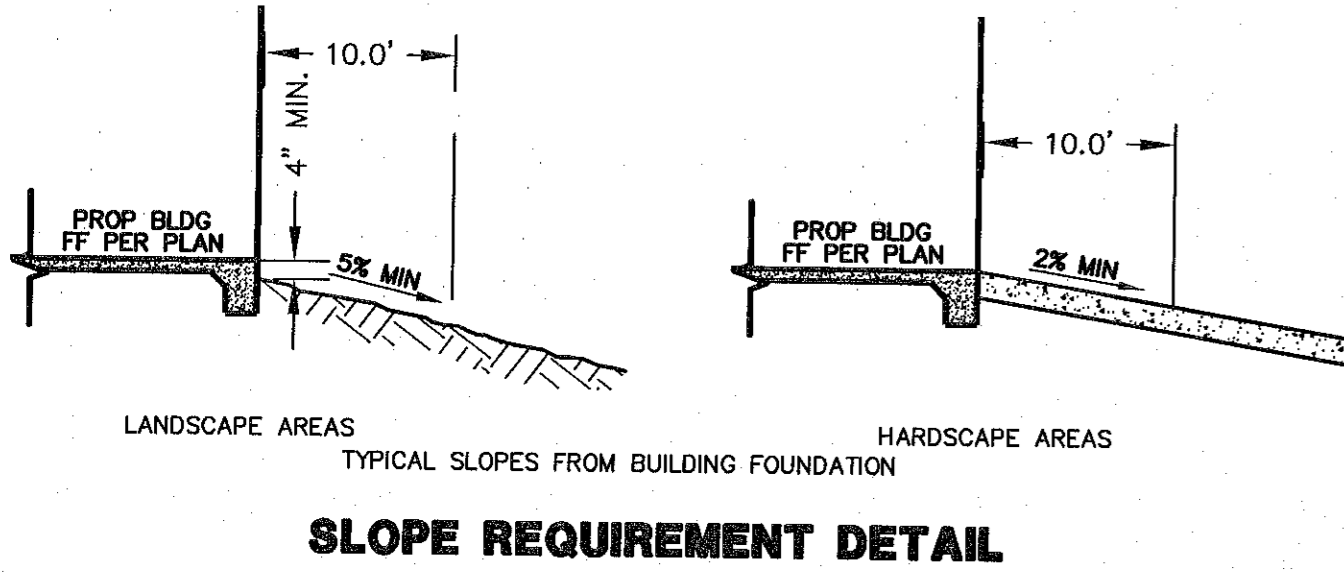
811  
 Call before you dig  
 1-800-227-2600

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.  
 CALL BEFORE YOU DIG OVER-HEAD  
 1-702-227-2929

FAST  
 Call before you UnderGround  
 1-702-432-5300  
 SYSTEM OF TRANSPORTATION

PROFESSIONAL ENGINEER STATE OF NEVADA  
 KENNETH T. YAMADA  
 EXP. 06/30/26  
 CIVIL  
 No. 014664

9/6/2024



APN 125-20-711-004  
 CHARTER CC MOUNTAIN VIEW  
 19950 W. COUNTRY CLUB DRIVE, SUITE 800  
 LAS VEGAS, NEVADA 89160  
 PHONE: (702) 870-8771 FAX: (702) 878-2695

BAUGHMAN & TURNER, INC.  
 CIVIL ENGINEERS  
 1210 HINSON STREET  
 LAS VEGAS, NEVADA 89102  
 PHONE: (702) 870-8771 FAX: (702) 878-2695

IMAGINE SCHOOLS AT MOUNTAIN VIEW  
 GRADING PLAN  
 SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & W. NEVADA  
 CITY OF LAS VEGAS

APN 125-20-711-004

SHEET  
**C3A**  
 OF

PROJ. NO. 1043