

**Baughman & Turner, Inc.**  
*Consulting Engineers & Land Surveyors*  
1210 Hinson Street Las Vegas, Nevada 89102-1604  
Phone (702) 870-8771

September 6, 2024

**City of Las Vegas**  
**Department of Community Development -Building & Safety Division**  
**Attn: Mr. Albert Sung P.E.**  
495 S. Main Street  
Las Vegas, NV 89101

**RE: Drainage Study for Imagine Schools – Container Offices  
DS5790A**

Dear Mr. Sung:

The following is our response to the comments and conditions of approval placed on the above-referenced project. In a memo dated August 1, 2024, City of Las Vegas expressed concern about the following items:

**Comment No. 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.**

Response: Attached herein is the approval for the Administrative Site Development Plan Review. See Appendix A for the parcel map conditions.

**Comment No. 2: The area within the U-shaped building appears to not draining. Provide grading detail to demonstrate positive drainage in the next submittal.**

Response: The grading plan has been revised to add a yard drain and a 12-inch pvc within the U-shaped building to provide positive drainage. The yard drain will discharge to another yard drain downstream with a sump pump to drain the inlet and a 2" pvc low flow pipe to daylight.

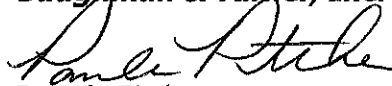
**Comment No. 3: Proposed dry well installation requires a geotechnical engineer to perform a percolation test. Provide the test result to City Flood Control prior to the final approval of the subject drainage study/update.**

Response: The dry well has been removed from the plans. Instead, the grading plan has been revised to add a yard drain and a 12-inch RCP in the area to provide positive drainage. The yard drain will discharge to another yard drain with a sump pump to drain the inlet and a 2" pvc low flow pipe to daylight. All runoff will drain to the existing wall drain and then to Doe Brook Trail.

We trust that this letter addresses the comments and conditions raised with the technical drainage study for Imagine School – Container Office (DS5790A). If you have any further questions, please feel free to contact this office.

Sincerely,

***Baughman & Turner, Inc.***

A handwritten signature in black ink, appearing to read "Pamela Pitcher". The signature is written in a cursive style with a large initial "P".

Pamela Pitcher

Drainage and Traffic Manager