

SBI16-002

1150 CORPORATE BLVD.
RENO, NV 89502
775.856.1150
CFARENO.COM



**TMWA - LEMMON DRIVE
PUBLIC SERVICE YARD & MAJOR
GRADING PERMIT
SPECIAL USE PERMIT**

FEBRUARY 19, 2016

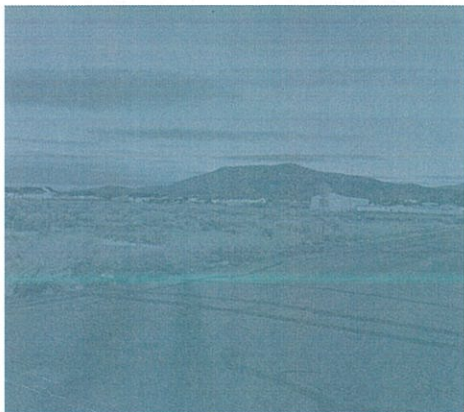


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Project Request

This application package includes the following request:

- 1) A **Special Use Permit** to allow a Public Service Yard within the Public/Semi-Public zoning district as required by Washoe County Development Code Table 110.302.05.2.
- 2) A **Special Use Permit** for grading within a special flood hazard area that results in importation and placement of more than one thousand (1,000) cubic yards of fill material per Washoe County Development Code Section 110.438.35.

This application is a request for a special use permit to allow a Public Service Yard use in the Public/Semi-Public (PSP) zoning district and to allow importation and placement of more than 1,000 cubic yards of fill material within a special flood hazard area. The 1.25 acre site is located south of Arkansas Drive and east of Lemmon Drive in the North Valleys Planning Area. The parcel is surrounded on four sides by land that was recently annexed into the City of Reno. The properties to the north and west are zoned Open Space. The parcel to the east and south is zoned SF-15.

The parcel currently houses a well house on the northeast corner. The building is already fenced and access is through a gated chain link fence. Truckee Meadows Water Authority (TMWA) owns the subject site and intends to use the property to store equipment and materials needed for maintenance of water infrastructure in the North Valley's area. By definition, a Public Service Yard refers to the use of a property operated by a governmental agency for the purposes of storing



equipment and materials and includes ancillary office and meeting space for public service projects. No maintenance or work will be done at the site, other than delivering or picking up materials. The majority of the materials will be stored outside, with the exception of smaller equipment, which will be kept in a small shed on the eastern side.

The entire parcel will be fenced with a 6' tall color vinyl chain link fence with 1' three-strand barbed wire located on top. While the adjacent parcel to the south and east is zoned SF-15, under the City of Reno designation, the land is vacant. Future development of the parcel is unknown at this time. Screening will

consist of trees planted at a rate of one tree every 20 feet. The parcel will be accessed from Arkansas and will include a card reader access pad at the gate. The gate will be set back 20' inside the property line to give vehicles adequate space to get off the street and access the gate into the property.

The parcel is located within the AE FEMA flood zone. The fenced area of the existing well house will be left untouched and the rest of the site will be modified to be built up above the AE flood zone. Approximately 4,200 cubic yards of material will be imported. The top section will be constructed with Asphalt Concrete (AC) pavement. This area will be used for material storage and for vehicular access. Everywhere else, located outside of the paved area, will be used as landscaping.

A minimum of 20% or 10,960 SF of the site is required to be landscaped. Of that total square footage, 50% or 5,480 can be inert material. The landscape plan provides for a total of 19,880 SF of landscaping. That includes 5,480 SF of planting materials and 8,920 SF of revegetation. The site is adjacent to public roads on the north and west sides, where new trees will be planted at a rate of one tree for every 50 linear feet of street frontage. A total of 10 trees are shown in this area. The site is also adjacent to residentially zoned property to the east and south, where trees are proposed to be planted at a rate of one tree every 20 linear feet.

Semi-trucks will deliver materials to the site approximately 12 times a year, and based on need. TMWA employees will access the site for pick-up of materials, averaging six times per month. During some months, the trips will be heavier, while other months, the trips will be less. Overall, the traffic impacts will be minor and should not impact the surrounding parcels. Trucks may need to enter the site in the evening hours, depending on the maintenance need. As a result, 12' tall light poles with down lighting will be located at the gate entrance and in the corners, near the material storage areas.

Off-site storm water currently runs across the site and travels through a 24" storm drain pipe under Lemmon Drive to Swan Lake. This flow will be maintained and a detention basin installed on the southwestern portion of the parcel.



Figure 1 - Vicinity Map

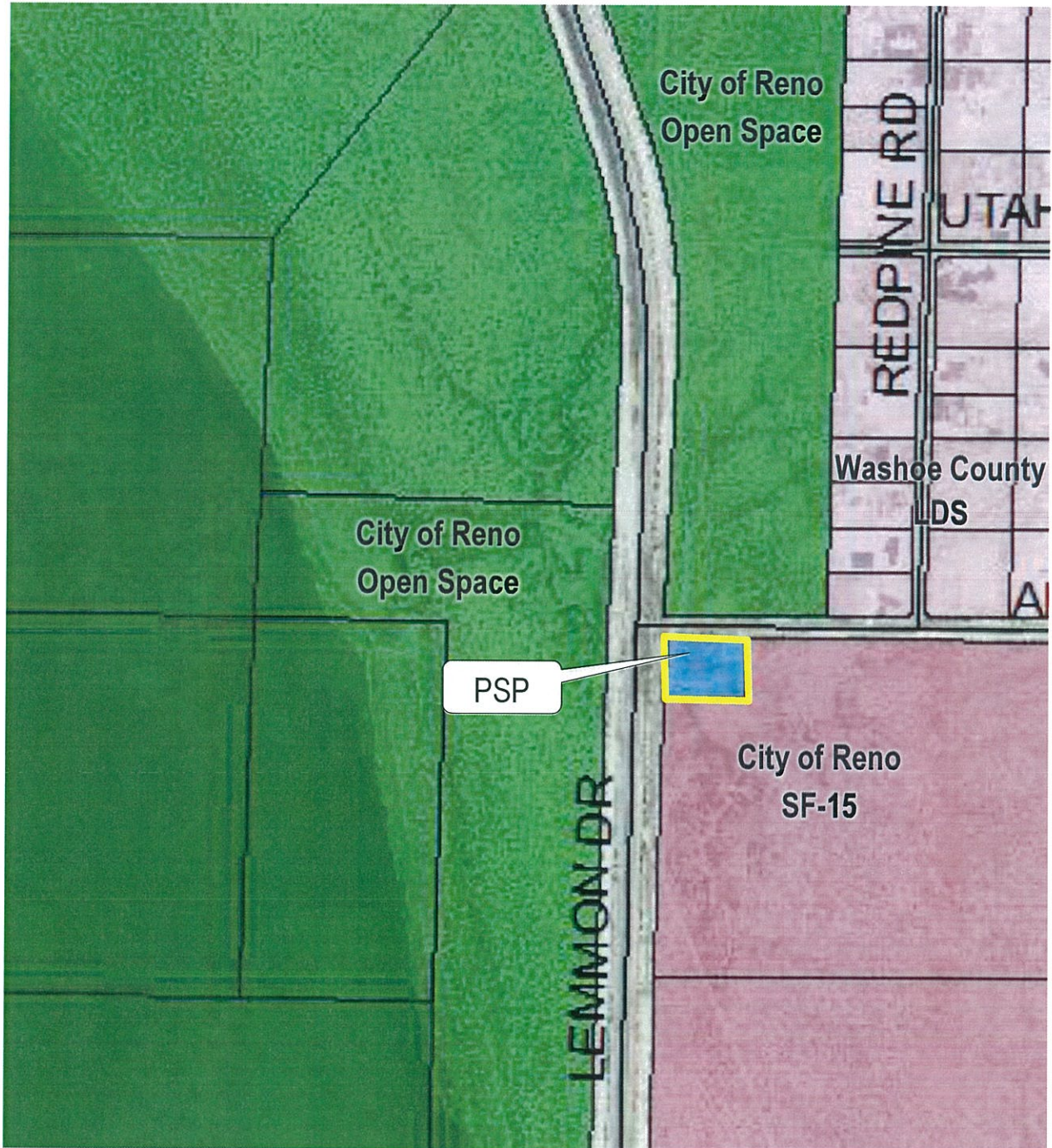


Figure 2 - Zoning Map

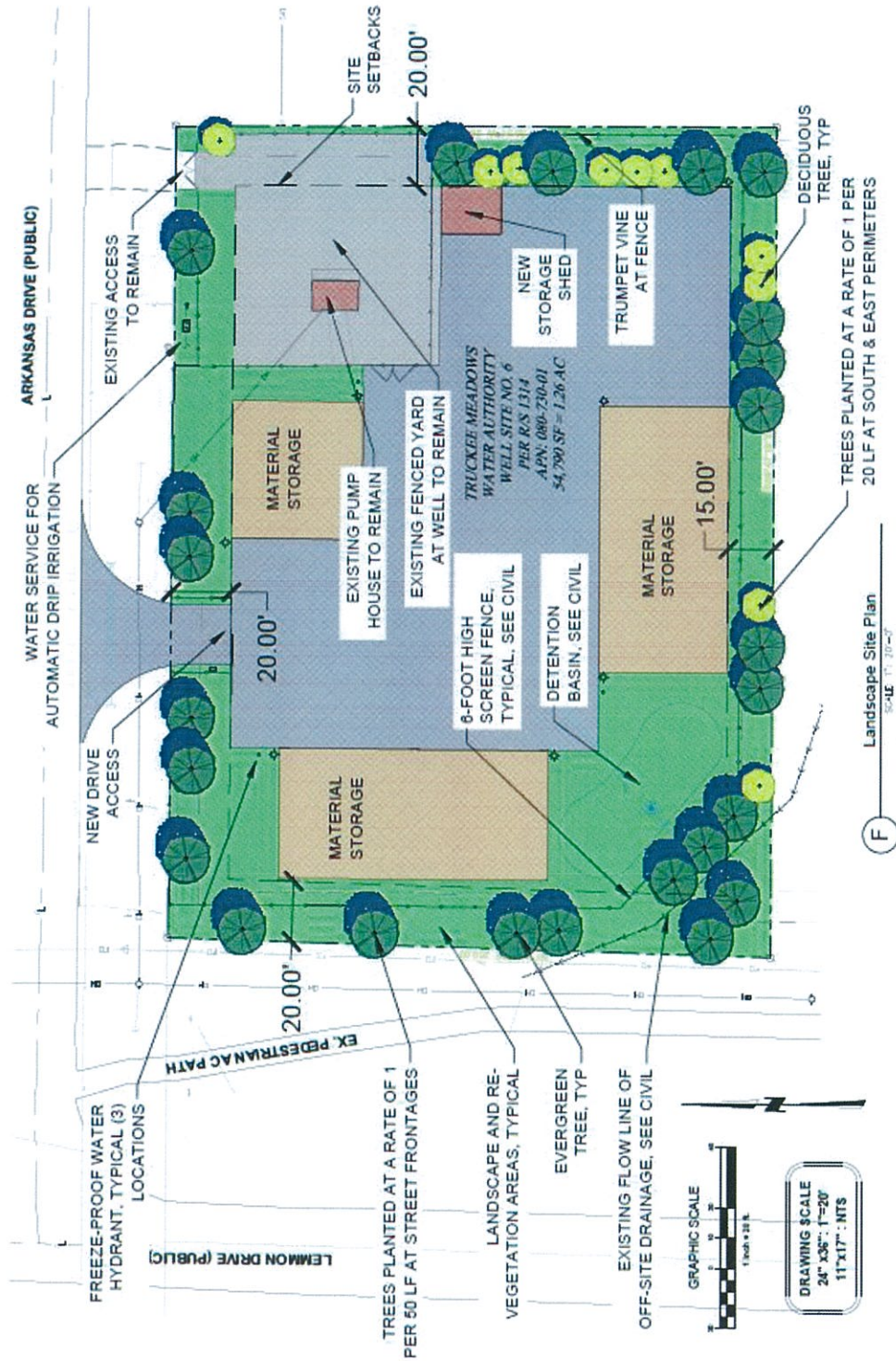


Figure 3 – Site Plan

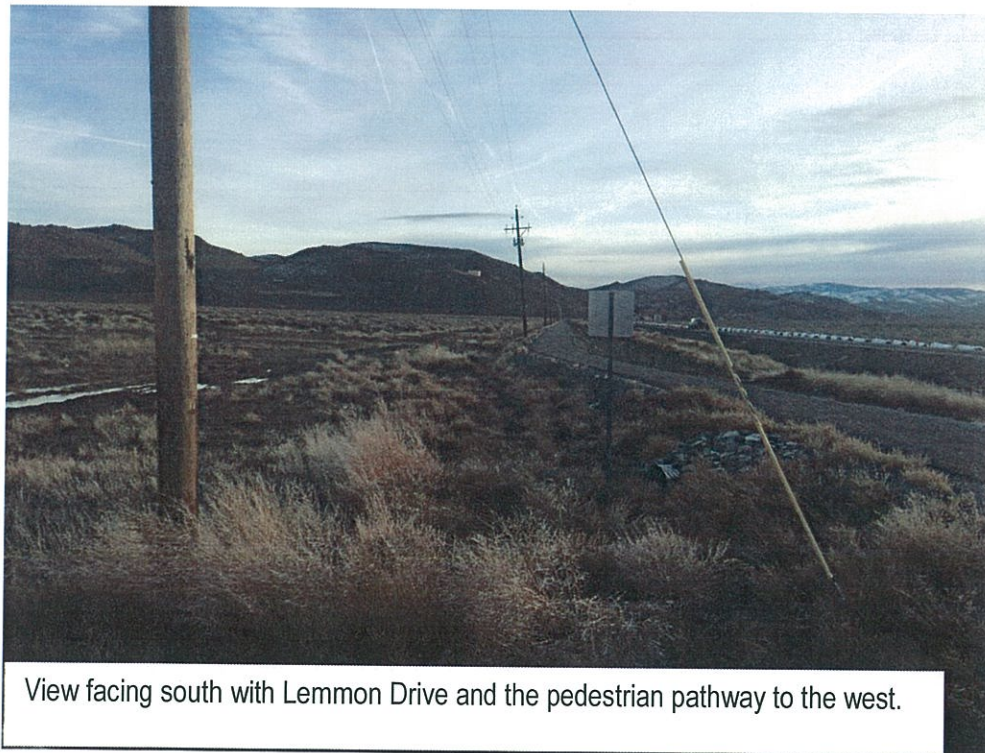
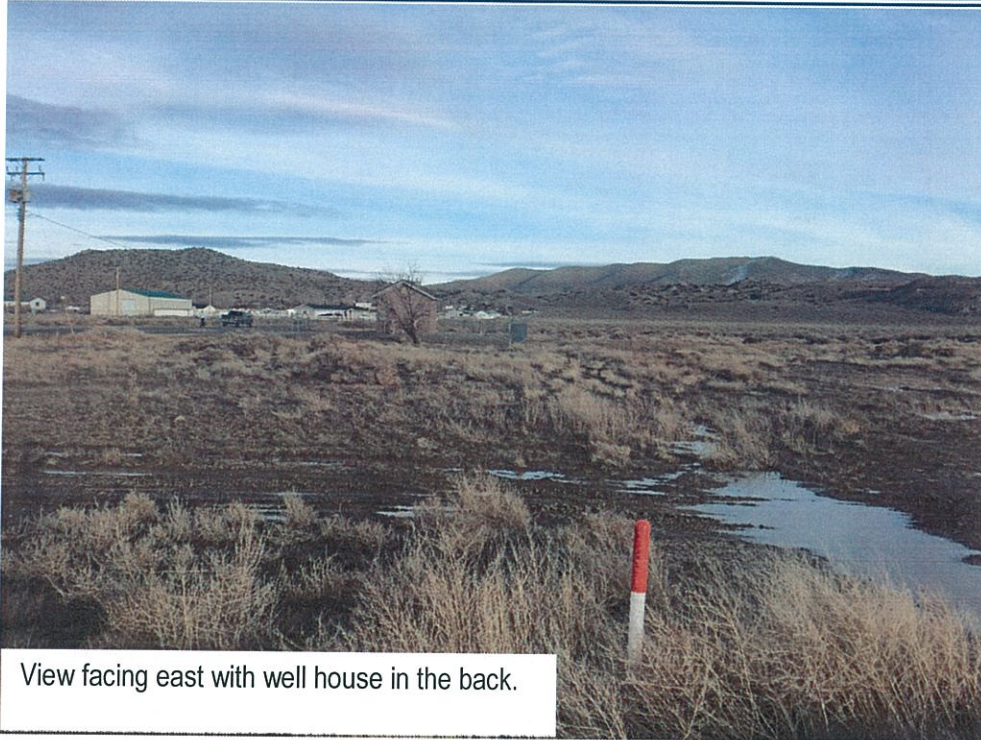


Figure 4 – Site Photo's

Special Use Permit Findings

Prior to approving an application for a special use permit, the Planning Commission, Board of Adjustment or a hearing examiner shall find that all of the following are true:

(a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;

The property is part of the North Valley's Area Plan and within the Lemmon Valley Suburban Character Management Area (SCMA). The proposed special use permit is consistent with the action programs, policies, standards and maps of the area plan including:

NV.6.2: IN HDS, LDU, MDU, NC, PSP regulatory zones, single-family, multi-family, commercial and other non-residential development projects will meet the following minimum standards:

- a. Establish landscape designs that emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscape yard.
- b. Any lighting proposed must show how it is consistent with the current best practice "dark-sky" standards.
- c. The impact of development on adjacent land uses will be mitigated. The appropriate form of mitigation should be determined through a process of community consultation and cooperation. Applicants should be prepared to demonstrate how the project conforms to the policy.

NV.15.1 Development within the North Valleys will conform to Regional Water Plan Policy 3.1.c, "Flood Plain Storage Outside the Truckee River Watershed," as well as locally specific flood control requirements as adopted by Washoe County.

Goal Eighteen: Maintain and enhance the value of wetlands and their associated habitats for their groundwater recharge, aesthetic, environmental, educational, recreational, effluent reuse, storm water runoff and flood control purposes. Washoe County will act to ensure the best possible balance between these wetland area uses.

NV.18.3 Washoe County supports the Swan Lake Nature Study Area Master Plan, as amended and updated to date. Any development that may impact the area described in this plan must be consistent with the goals, objectives, and strategies identified in that plan.

Conservation Element – The proposed special use permit does not increase the intensity of use of the land. The majority of the goals and policies within the Conservation Element are related to mitigating the impact of increased development. Allowing a Public Service Yard use in the PSP zoning district will allow for more efficient maintenance of TMWA water lines and infrastructure in the area.

Housing Element – The proposed special use permit does not implement, nor does it hinder or conflict, with any of the Housing Element's goals and policies.

Land Use and Transportation Element – The proposed special use permit provides for land use patterns that assist in maintaining a balanced distribution of land use patterns. This includes a variety of land uses, services and facilities to serve the population. The proposed use is compatible with the existing neighborhood that consists of vacant land zoned for Open Space and residential development. The proposed use will not intensify the permitted uses in the area.

LUT.4.1 Maintain a balanced distribution of land use patterns to:

- a. Provide opportunities for a variety of land uses, facilities and services that serve present and future population.
- b. Promote integrated communities with opportunities for employment, housing, schools, park civic facilities, and services essential to the daily life of the residents.

LUT.21.2 Nonresidential development shall be compatible with the nearby neighborhoods, service and facility capacities, and the surrounding environment.

Population Element – The proposed special use permit does not aid in the potential to increase population outside of the Truckee Meadows Service Area.

Open Space and Natural Resource Management Element – The proposed development will not adversely impact the goals of the Open Space and Natural Resource Management Element.

Public Services and Facilities Element – The proposed special use permit will help to further ensure that public services and facilities are provided in appropriate locations.

PSF.5.4 Ensure that appropriate levels of public services and facilities are provided.

(b) Improvements. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

The proposed development will have very little impact on any roadway improvements or utilities. The purpose of the special use permit is to allow the site to be used for storage of materials for TMWA so that they have readily available access to materials and equipment when they need to repair water infrastructure in the North Valley's area. Approximately 4,200 cubic yards of material will be brought in to raise the site above the AE Flood Zone. A drainage basin will be constructed along the southwestern corner to allow the continuation of storm water to run across the site and be piped under Lemmon Drive to Swan Lake. The site will be fenced and landscaped for screening. The gate access off of Arkansas Drive will be set back 20' from the property line to allow vehicles to safely enter and exit the site through the gated entry, without backing up traffic on Arkansas Drive.

(c) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;

The proposed use as a public service yard will have very little impact on the surrounding properties. The site will be used to store materials such as lumber, material and equipment, needed for maintenance purposes. Semi trucks will deliver materials approximately 6-12 times a year. On average, TMWA employees will enter the site six times per month to pick up material. The proposed use has very low impact use in terms of noise, traffic and activity. The parcel is surrounded by vacant land on all four sides. The property to the north and west is zoned Open Space. The land to the east and south is vacant and zoned SF-15, under the City of Reno zoning designation.

The parcel is located within the AE flood zone. A small shed will be constructed on the eastern side, but otherwise, no new buildings are proposed. Import material will be brought into the site to raise the site by approximately 3'. The majority of this area will be paved and the remaining area will be landscaped.

(d) Issuance Not Detrimental. Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;

The proposed use as a public service yard will improve the site by cleaning up the existing conditions, fencing the property and adding landscaping. The site is surrounded by vacant land and will have no negative impacts on adjacent properties. Trees will be planted along the perimeter of the parcel to screen the property.

Since the property is within the AE flood zone, and prone to flooding, the site will need to be brought up by approximately 3'. This will allow for materials to be stored outside and not be impacted by flood waters. The southwest corner will be designed with a drainage basin to maintain the natural drainage of waters from off-site that flow across the parcel and under Lemmon Drive to Swan Lake.

(e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

There are no known military installations in the vicinity of the site. The proposed amendment will not affect the location, purpose and mission of the military installation.

Legal Description

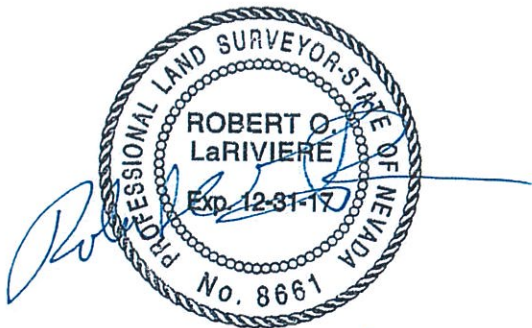
All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

PARCEL 1:

The following describes a parcel of land situate within the Southwest 1/4 of Section 26, Township 21 North, range 19 East, M.D.B. & M., Washoe County, Nevada, being more particularly described as follows:

COMMENCING at the West quarter corner of said Section 26; thence South 67°30'42" East 107.53 feet to the true point of beginning, said point being on the Southerly right of way line of Arkansas Drive; thence along said right of way line South 89°21'00" East 270.87 feet; thence leaving said line South 0°50'27" East 200.07 feet; thence North 89°21'00" West 277.02 feet; thence North 0°55' 11" East 200.00 feet to the true point of beginning.

This legal description has been copied from Western Title Company Order No.: 069125 for purposes of a Special Use Permit.



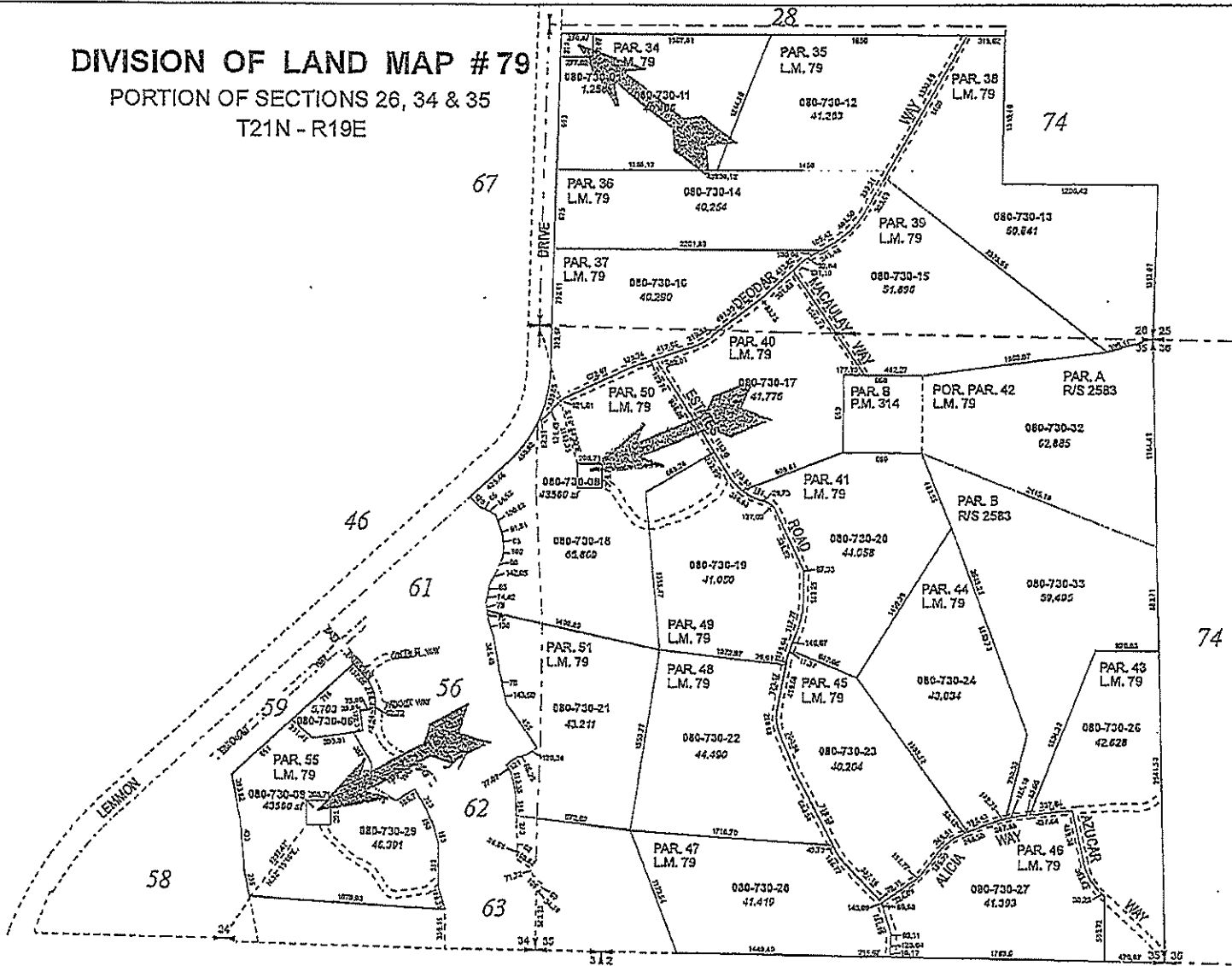
2-16-16

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: TMWA Lemmon Drive Special Use Permit			
Project Description: Request to allow a public service yard in the PSP zoning district and to allow import of more than 1,000 cubic yards of fill material within an AE flood zone.			
Project Address: 100 Arkansas Drive			
Project Area (acres or square feet): 1.25 acres			
Project Location (with point of reference to major cross streets AND area locator): Southeast corner of Arkansas Drive and Lemmon Drive.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
080-730-01	1.25		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: TMWA		Name: CFA	
Address: 1355 Capital Blvd.		Address: 1150 Corporate Blvd.	
Reno	Zip: 89502	Reno	Zip: 89502
Phone: 834-8071	Fax: 762-4162	Phone: 856-1150	Fax: 856-1160
Email: hedmunson@tmwa.com		Email: afuss@cfareno.com	
Cell:	Other:	Cell: 771-6408	Other:
Contact Person: Heather Edmunson		Contact Person: Angela Fuss	
Applicant/Developer:		Other Persons to be Contacted:	
Name: TMWA		Name:	
Address: 1355 Capital Blvd.		Address:	
Reno	Zip: 89502		Zip:
Phone: 834-8071	Fax: 762-4162	Phone:	Fax:
Email: hedmunson@tmwa.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Heather Edmunson		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

DIVISION OF LAND MAP # 79
 PORTION OF SECTIONS 26, 34 & 35
 T21N - R19E



BOOK 552

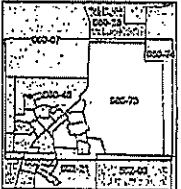
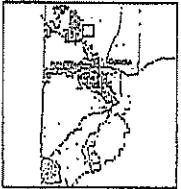
Assessor's Map Number
080-73

STATE OF NEVADA
WASHOE COUNTY
 ASSESSOR'S OFFICE
 Joshua G. Wilson, Assessor

1001 East Ninth Street
 Carson City, Nevada 89702
 (775) 335-8221



1 inch = 800 feet



Created by: **TW/T 01/28/2000**
 last update: **TW/T 02/24/2011**

area previously shown on 080-73

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and administrative purposes only. It does not represent a survey of the premises. No liability is assumed as to its accuracy or accuracy of the data delineated herein.

SPECIAL USE PERMIT APPLICATION

TMWA LEMMON VALLEY STORAGE FACILITY PROJECT

TRUCKEE MEADOWS WATER AUTHORITY

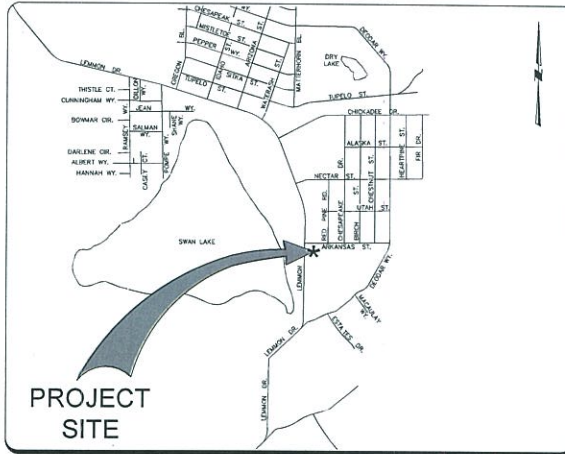
WASHOE COUNTY, NEVADA
APN: 080-730-01

OWNER / DEVELOPER
TRUCKEE MEADOWS WATER AUTHORITY
1355 CAPITAL BOULEVARD
RENO, NV 89502
(775) 834-8071 PHONE
(775) 762-4162 FAX
EMAIL: HEDMUNSON@TMWA.COM
CONTACT: HEATHER EDMUNSON

PROJECT LOCATION
100 ARKANSAS DRIVE
RENO, NV 89506
SECTION/TOWNSHIP/RANGE:
WITHIN SECTION 26, T21N, R19E, MDM

CIVIL ENGINEER
CFA, INC.
1150 CORPORATE BOULEVARD
RENO, NEVADA 89502
(775) 856-1150 PHONE
(775) 856-1160 FAX
EMAIL: L.JOHNSON@CFARENO.COM
CONTACT: LONNIE JOHNSON, P.E.

LANDSCAPE ARCHITECT
CFA, INC.
1150 CORPORATE BOULEVARD
RENO, NEVADA 89502
(775) 856-1150 PHONE
(775) 856-1160 FAX
EMAIL: DKOVACH@CFARENO.COM
CONTACT: DAN KOVACH, A.S.L.A.



VICINITY MAP
NOT TO SCALE

SHEET INDEX:

- T1.0 TITLE SHEET
- C1.0 SITE-UTILITY PLAN
- C2.0 GRADING PLAN
- L1 LANDSCAPE PLAN

ABBREVIATIONS

AB AND/OR BOLT	ENGR ENGINEER	PRC POINT OF REVERSE CURVE
ARM ARMORED	EQT EQUIPMENT	PREAD PREANALYZED
ACC AGGREGATE BASE COURSE	ENC END OF VERTICAL CURVE	PROP PROPERTY
AC ASPHALT CONCRETE	EW EACH WAY	PSF POUNDS PER SQUARE FOOT
ADD ADDITIONAL	EWP EARTHWORK POINT	PSI POUNDS PER SQUARE INCH
ADJ ADJACENT	FC FIRE DEPARTMENT CONNECTION	PT POINT OF TANGENCY
APPX APPROXIMATE	FES FENCED END SECTION	PU PUBLIC UTILITY LOCUMENT
APPX APPROX	FF FIFTH FLOOR	PKW PARKWAY DRIVEWAY
ARCH ARCHITECTURE	FFC FRONT FACE OF CURB	PM POINT OF VERTICAL INTERSECTION
ARV AIR RELEASE VALVE	FGH FINISH GRADE	PWENT PARKWAY
BC BEACH CURVE	FI FIRE HYDRANT	QS FIVE YEAR FLOW RATE
BCN BEACH CURVE RETURN	FIG FIGURE	QSD ONE HUNDRED YEAR FLOW RATE
BF BLIND FLANGE	FL FLANGE	SCOP FLOW RATE CONCEPT
BFC BACK FACE OF CURB	FLW FLOWLINE	R RADIUS
BVF BUTTERFLY VALVE	FISH FISH	ROW RECLAIMED WATER
BUD BUILDING	FPS FEET PER SECOND	RCB REINFORCED CONCRETE BOX DRAIN
BM BEACH MARK	FT FOOT or FEET	RCF REINFORCED CONCRETE PIPE
BOT BOTTOM	FOOTING	RD ROAD
BVC BEACH VERTICAL CURVE	F F DEGREE FAIRWEATHER	REF REFERENCE or REFER
CBV COMBINATION AIR RELEASE VALVE	G GAL	REAF REINFORCED
CAV CABLE TELEVISION	GAL GALLON	REQ REQUIRED
CBV CABLE TELEVISION	GALV GALVANIZED	RT RIGHT
CD CATCH BASIN	GPD GALLONS PER DAY	RR or ROW RIGHT-OF-WAY
CM CUBIC FEET PER MINUTE	GRZ GRADING	RWL RECLAIMED WATER LINE
CS CUBIC FEET PER SECOND	HZV HORIZONTAL	SCHEDULE
CSB CAST IRON	HOZ HORIZONTAL	SD STONE DRAIN
CJ CONSTRUCTION JOINT	ID INCH DIAMETER	SECT SECTION
CONT CONTAINER	I INVERT ELEVATION	SF SQUARE FOOT
CU CHAIN LINK FENCE	IN INCH	SI SQUARE INCH
CLR CLARE	INVERT	SS SQUARE SEWER
CONT CONTINGENT METAL PIPE	INS INSULATION	SSS SANITARY SEWER TREATMENT
CON CONCRETE	J JOINT	STA STATION
CON CONCRETE MASONRY UNIT	JW JOINT	SW SWIRE
CO CULVERT	KW KILOWATT	SWR SPECIFICATIONS
COL COLUMN	L LENGTH	SQ SQUARE
CON CONCRETE	LAT LATENT	SS SANITARY SEWER
CON CONNECTION	LS LBS	STD STANDARD
CON CONTINGUOUS	LB/LB FT POUNDS PER CUBIC FOOT	STW STANDARD
COOR COORDINATE	LF LINEAR FEET	SW SWIRL
CON CENTER	LONG LONGITUDINAL	SWY SYMMETRICAL
CU CUBIC	LI LIFT	TAN TANGENT
CU FT CUBIC FEET	LD LOAD	TR TRIBUT BLOCK
CU IN CUBIC INCH	MD MAXIMUM DRY DENSITY	TR TYPICAL
CU YD CUBIC YARD	MCH MACHINERY	TEMP TEMPERATURE
CUY CULVERT	MFR MANUFACTURER	TF TOP FACE
CV CULVERT VALVE	MH MANHOLE	TH or THW TOP OF HALL
DB DOUBLE	MN MANHOLE	TYR TYPICAL
DCV DOUBLE CHECK VALVE ASSEMBLY	MSC MISCELLANEOUS	V VELOCITY
DET DETENTION	MFL MILES PER HOUR	V/2 VELOCITY AT ONE HALF DEPTH
DIW DROP INLET, DUCTILE IRON	N NORTHING	VC VERTICAL CURVE
DIA DIAMETER	N/S NOT TO SCALE	VEH VERTICAL
DWG DRAWING	ON ON CENTER	VEH VERTICAL
E EASTING	OG ORIGINAL GROUND	VAL VALLEY CUTTER
E or EXT EXISTING	OIE OVERHEAD ELECTRIC	W WADDED WIRE FABRIC
EACH EACH	OZ OZ	W WATER
EA END CURB RETURN	PC POINT OF CURVE	WY WY
ECC ELEVATION	PL PROPERTY LINE	YD YARD
ED EXISTING		

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE, WEST ZONE NAD83(84) BASED ON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. COORDINATES AND DISTANCES HEREON ARE AT GROUND LEVEL, BASED ON A CONSIDERED GRID TO GROUND FACTOR OF 1.000197939.

BASIS OF ELEVATIONS
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

PRELIMINARY NOT FOR CONSTRUCTION



CAUTION - NOTICE TO CONTRACTOR

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE CONTRACTOR SHALL VERIFY THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCY BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR RELOCATE ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. CONTRACTOR SHALL OBTAIN APPROVALS FROM THE COVERING AGENCIES, THE ENGINEER, AND THE UTILITY COMPANIES PRIOR TO SUCH REMOVAL AND/OR RELOCATION.
- THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR UNAPPROVED PLANS.
- CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD IN-PROGRESS CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.

RECORDS

DATE

MARK

PROFESSOR

LONNIE JOHNSON
P.E.
NO. 11447
EXPIRES 02-12-14

PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS
SURVEYORS • CONSTRUCTION INSPECTORS

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1150 CORPORATE BLVD. RENO, NV 89502
(775) 856-1150 FAX (775) 856-1160
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NEVADA

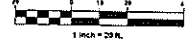
SPECIAL USE PERMIT APPLICATION
TMWA LEMMON VALLEY STORAGE FACILITY PROJECT
TITLE SHEET
100 ARKANSAS DRIVE
RENO, NV 89506

JOB NO. 16-00-00
BY: RCH
DATE 02-12-2016

SHEET
T1.0
4

NORTH VALLEYS
INVESTMENT GROUP
LOT A HEPPNER
SUBDIVISION TM 559
APN: 080-281-01

GRAPHIC SCALE



DRAWING SCALE

24" x 36" : 1" = 20'
11" x 17" : NTS

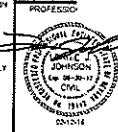
ARKANSAS DRIVE (PUBLIC)

LEMMON DRIVE (PUBLIC)

EX. PEDESTRIAN AC PATH

CONSTRUCTION NOTES

- 1 EXISTING SITE ACCESS POINT - TO REMAIN
- 2 PROPOSED SITE ACCESS
- 3 PROPOSED 6' HIGH COLOR VINYL CHAIN LINK ROLLING GATE WITH 1 THREE-STRAND BARBED WIRE ALONG TOP OF GATE
- 4 PROPOSED CARD READER ACCESS PAD
- 5 12' HIGH LIGHT POLE WITH DOWN LIGHTING (TYP. - 2)
- 6 EXISTING 12.5' CHAIN LINK ACCESS GATE WITH 1' THREE-STRAND BARBED WIRE ALONG TOP OF GATE TO REMAIN
- 7 EXISTING 6' HIGH CHAIN LINK FENCE WITH 1' THREE-STRAND BARBED WIRE ALONG TOP OF GATE TO REMAIN
- 8 PROPOSED 15' WIDE, 6' HIGH CHAIN LINK STAYING GATE
- 9 PROPOSED 24" INCH REDUCED PRESSURE BACKFLOW ASSEMBLY FOR IRRIGATION. REFERENCE LANDSCAPE ARCHITECT PLAN.
- 10 EXISTING 4.9' 16" INCH CMP STORM DRAIN PIPE
- 11 PROPOSED 4.4' 16" INCH CMP STORM DRAIN PIPE
- 12 EXISTING 12" INCH DIAMETER WELL HEAD CASING. BRING TOP OF CASING TO FG ELEVATION.
- 13 EXISTING 3.5" INCH DIAMETER IRON PIPING. BRING TOP OF PIPING TO FG ELEVATION.
- 14 EXISTING WELL HOUSE TO REMAIN - PROTECT WITH PLAC. IF ELEVATION ≠ 4221.52
- 15 PROPOSED YARD HYDRANT FOR DUST CONTROL (TYP.)
- 16 PROPOSED 6' HIGH COLOR VINYL CHAIN LINK FENCE WITH 1' THREE-STRAND BARBED WIRE
- 17 PROPOSED 1.5" INCH RCP STORM DRAIN PIPE



PLANNERS, DESIGNERS, LANDSCAPE ARCHITECTS
CONSULTING - CONSTRUCTION INSPECTION
1110 CORPORATE BLVD. SUITE 100, SUITE 100
RENO, NV 89502
(775) 850-1100
WWW.CF&B.COM

MATERIAL STORAGE

TRUCKEE MEADOWS
WATER AUTHORITY
WELL SITE NO. 6
PER RS 1314
APN: 080-730-01
34,790 SF = 1.26 AC

NORTH VALLEYS
INVESTMENT GROUP
PARCEL 34 LM NO 79
APN: 080-730-11

EROSION CONTROL NOTES

1. STANDARD NOTE NO. 1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT AND CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO OR ACCUMULATE IN THE PUBLIC RIGHTS OF WAYS OF WASHOE COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM WENTER SYSTEM.
2. STANDARD NOTE NO. 2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNPUBLISHED EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE WASHOE COUNTY MUNICIPAL CODE AND THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.
3. STANDARD NOTE NO. 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 STORMWATER GENERAL PERMIT HW190000, SECTION 1.B.1, B.2.
4. STANDARD NOTE NO. 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, PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITIONS OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO STORMWATER GENERAL PERMIT HW190000, SECTION 1.B.1 & 1.G.
5. STANDARD NOTE NO. 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.

REFERENCE TRUCKEE MEADOWS CONSTRUCTION SITE MANAGEMENT PRACTICES (BMP) HANDBOOK FOR DETAILS ON INSTALLATION, INSPECTION AND MAINTENANCE PROCEDURES.

LEGEND

- EXISTING ASPHALT CONCRETE PAVEMENT
- EXISTING GRAVEL DRIVEWAY
- PROPOSED LANDSCAPE AREA
- PROPOSED ASPHALT CONCRETE PAVEMENT

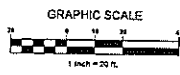
SITE-UTILITY PLAN
SCALE: 1" = 20'

CAUTION - NOTICE TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY ADVISED THAT THE LOCATIONS AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONSTRUCTION AND IN AREAS OF POSSIBLE CONTACT PRIOR TO BEGINNING CONSTRUCTION, SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE DROPPER BEFORE PROCEEDING WITH CONSTRUCTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR REPAIR ALL EXISTING UTILITIES AND FEATURES THAT CONFLICT WITH THE PROPOSED CONSTRUCTION. ANY DAMAGE TO THE PUBLIC UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR PRIOR TO SUCH REMOVAL AND/OR RELOCATION.
3. THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PERMITS OR NONPERMITS PERMITS.
4. CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD THROUGHOUT CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC RIGHT OF WAY.

SPECIAL USE PERMIT APPLICATION
TMVA LEMMON VALLEY STORAGE FACILITY PROJECT
SITE - UTILITY PLAN
WASHOE COUNTY, NV

JOB NO. 18-001-00
BY: BCB
DATE: 02-12-2018
SHEET
C1.0
4



DRAWING SCALE
24" x 36" : 1"=20'
11"x17" : NTS

EARTHWORK QUANTITIES
OUT: 30 CUBIC YARDS
FILL: 4,299 CUBIC YARDS
NET: 4,170 CUBIC YARDS

NOTE: PARCEL LOCATED IN FEMA FLOOD HAZARD ZONE AC. FLOOD HAZARD ZONE AS BOUNDARY OUTSIDE OF PROPERTY LINE LIMITS SHOWN. BASE FLOOD ELEVATION DETERMINED TO BE 624 FEET.



PROFESSOR

TANYA JOHNSON
11111 WEST WILSON AVENUE
SUITE 100
LAS VEGAS, NV 89135
702.735.1102
WWW.TANYAJOHNSON.COM

PLANNERS-ENGINEERS-LANDSCAPE ARCHITECTS
DIRECTORS-CONSTRUCTION INSPECTION
1140 CORPORATE BLVD. #1100, LAS VEGAS, NV 89102
(702) 851-1102 FAX (702) 851-1102
WWW.CFA-ARCH.COM

SPECIAL USE PERMIT APPLICATION
TANYA LEMMON VALLEY STORAGE FACILITY PROJECT
GRADING PLAN
100 ARKANSAS DRIVE, REV'
REVISIONS

JOB NO. 16-001-00
BY BOH
DATE 02-12-22
SHEET

C2.0

4

NORTH VALLEYS
INVESTMENT GROUP
LOT A HEPPNER
SUBDIVISION TM 559
APN: 080-281-01

ARKANSAS DRIVE (PUBLIC)

LEMMON DRIVE (PUBLIC)

EXIST. PEDESTRIAN PATH

TRUCKEE MEADOWS
WATER AUTHORITY
WELL SITE NO. 6
PER R/S 131-I
APN: 080-730-01
54,790 SF = 1.26 AC

NORTH VALLEYS
INVESTMENT GROUP
PARCEL 34 LM NO 79
APN: 080-730-11

GRADING PLAN
SCALE: 1" = 20'

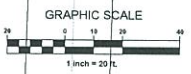
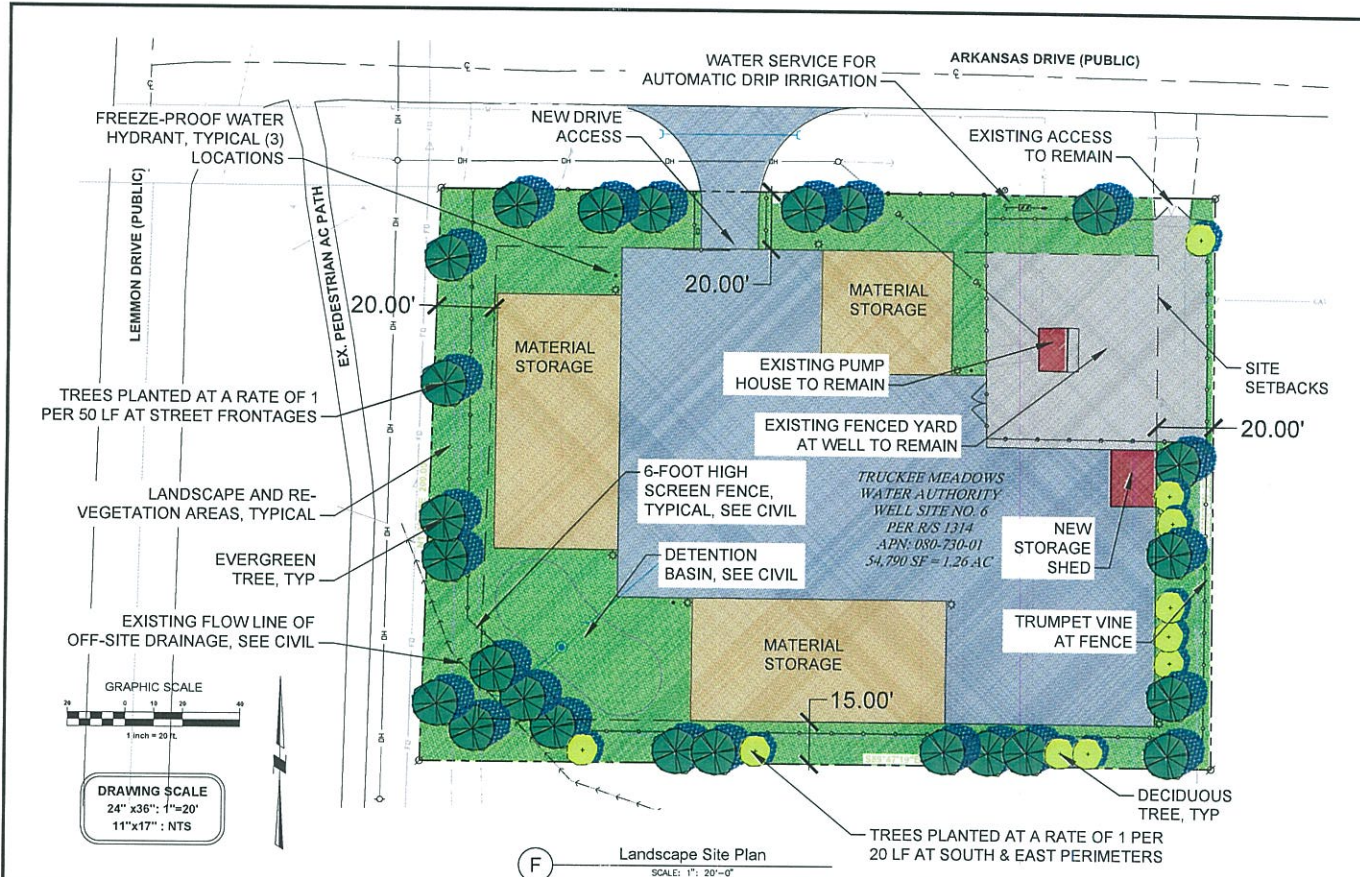
LEGEND

- EXISTING ASPHALT CONCRETE PAVEMENT
- EXISTING GRAVEL DRIVEWAY
- PROPOSED LANDSCAPE AREA
- PROPOSED ASPHALT CONCRETE PAVEMENT

CAUTION - NOTICE TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY WARNED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT CONTAINING THE ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS. HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR REDUCE ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE CONTRACTING AGENCIES, THE ENGINEER AND THE UTILITY COMPANIES PRIOR TO SUCH REMOVAL AND/OR RELOCATION.
4. THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR UNAPPROVED PLANS.
5. CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF IAPMO UNIFORM CONSTRUCTION IS TO BE PROVIDED WITH THE PUBLIC SIGNAL KIT.

REVISIONS: SHEET 16-001-00-01, 16-001-00-02, 16-001-00-03, 16-001-00-04, 16-001-00-05, 16-001-00-06, 16-001-00-07, 16-001-00-08, 16-001-00-09, 16-001-00-10, 16-001-00-11, 16-001-00-12, 16-001-00-13, 16-001-00-14, 16-001-00-15, 16-001-00-16, 16-001-00-17, 16-001-00-18, 16-001-00-19, 16-001-00-20, 16-001-00-21, 16-001-00-22, 16-001-00-23, 16-001-00-24, 16-001-00-25, 16-001-00-26, 16-001-00-27, 16-001-00-28, 16-001-00-29, 16-001-00-30, 16-001-00-31, 16-001-00-32, 16-001-00-33, 16-001-00-34, 16-001-00-35, 16-001-00-36, 16-001-00-37, 16-001-00-38, 16-001-00-39, 16-001-00-40, 16-001-00-41, 16-001-00-42, 16-001-00-43, 16-001-00-44, 16-001-00-45, 16-001-00-46, 16-001-00-47, 16-001-00-48, 16-001-00-49, 16-001-00-50, 16-001-00-51, 16-001-00-52, 16-001-00-53, 16-001-00-54, 16-001-00-55, 16-001-00-56, 16-001-00-57, 16-001-00-58, 16-001-00-59, 16-001-00-60, 16-001-00-61, 16-001-00-62, 16-001-00-63, 16-001-00-64, 16-001-00-65, 16-001-00-66, 16-001-00-67, 16-001-00-68, 16-001-00-69, 16-001-00-70, 16-001-00-71, 16-001-00-72, 16-001-00-73, 16-001-00-74, 16-001-00-75, 16-001-00-76, 16-001-00-77, 16-001-00-78, 16-001-00-79, 16-001-00-80, 16-001-00-81, 16-001-00-82, 16-001-00-83, 16-001-00-84, 16-001-00-85, 16-001-00-86, 16-001-00-87, 16-001-00-88, 16-001-00-89, 16-001-00-90, 16-001-00-91, 16-001-00-92, 16-001-00-93, 16-001-00-94, 16-001-00-95, 16-001-00-96, 16-001-00-97, 16-001-00-98, 16-001-00-99, 16-001-00-100



DRAWING SCALE
24" x 36": 1"=20'
11"x17": NTS

F Landscape Site Plan
SCALE: 1" = 20'-0"

Scientific Name	Common Name	Size	Width	Height
Deciduous Trees				
<i>Acer campestre</i>	Hedge maple	5-Gal	20.0	20.0
<i>Elaeagnus angustifolia</i>	Russian olive	5-Gal	20.0	25.0
<i>Robinia ambugia 'Idahoensis'</i>	Idaho Locust	1 1/2"-Gal	20.0	35.0
Evergreen Trees				
<i>Juniperus osteosperma</i>	Utah Juniper	5-Gal	18.0	35.0
<i>Pinus nigra</i>	Austrian pine	5-Gal	20.0	35.0
<i>Pinus sylvestris</i>	Scotch pine	5-Gal	20.0	30.0
Shrubs				
<i>Allenrolia occidentalis</i>	Iodinebush	1-Gal	5.0	3.0
<i>Amelanchier canadensis</i>	Shadblow serviceberry	5-Gal	12.0	10.0
<i>Atriplex canescens</i>	Fourwing saltbush	5-Gal	5.0	5.0
<i>Atriplex confertifolia</i>	Shadscale	1-Gal	4.0	3.0
<i>Buddleia davidii</i>	Butterfly Bush	1-Gal	7.0	10.0
<i>Rosa rugosa</i>	Romanas Rose	5-Gal	6.0	5.0
Fence Vine				
<i>Campsis radicans</i>	Trumpet Vine	1-Gal	4.0	3.0

H Preliminary Plant Material List
NO SCALE

WHEATGRASS STREAMBANK SO	8.0
WHEATGRASS SIBERIAN VAVILO	12.0
BLUEGRASS SANDBERG COMME	2.0
INDIAN RICEGRASS RIMROCK	2.0
RYEGRASS ANNUAL GULF	5.0
YARROW WHITE	0.1
FLAX BLUE	0.1
AREA TOTALS	29.2

I Re-Vegetation Seed Mix
NO SCALE

- 1) Install landscape & irrigation components and materials in accordance with the requirements of local governing authorities.
- 2) Accomplish landscape and irrigation using locally established, horticulturally sound trade methods.
- 3) Provide ground cover mulch and weed suppression materials compatible with the site location to landscape areas.
- 4) Stabilize trees for proper root ball establishment in consideration of the prevailing wind conditions of the site.
- 5) Soil preparation shall be based on the condition of the soils at the project site in consideration of post grading conditions.
- 6) The final landscape design shall reflect plant selection and location in compatible water use zones. Plant material quality shall be in accordance with requirements specified in the American Standard for Nursery Stock. Separate water meters shall be provided for domestic and irrigation water service. Adequate irrigation water shall be provided for proper and thriving growth of the plant material.
- 7) All landscape plantings shall be provided with automatic irrigation consisting of drip irrigation to all container plant material, including trees in lawn areas. Lawn areas shall be provided with low application pop up sprinklers. System control shall be based on various water use zones of plant material.
- 8) A complete maintenance plan shall be developed for the project based on the final irrigation design and plant material selection, in accordance with the requirements of local governing authorities.
- 9) Landscape and irrigation treatments in public rights of way shall be accompanied with the proper encroachment permits from applicable local governing authorities.

J Preliminary Landscape Notes
NO SCALE

SITE AREA, 1.258 AC: 54,798 S.F.
 SITE LANDSCAPE AREA REQUIRED, 20%: 10,960 S.F.
 INERT LANDSCAPE AREA ALLOWED, 50% OF REQUIRED: 5,480 S.F.
 LANDSCAPE AREA PROVIDED: 5,480 S.F.
 LANDSCAPE PLANTING PROVIDED: 8,920 S.F.
 RE-VEGETATION AREA PROVIDED: 19,880 S.F.
 TOTAL: 19,880 S.F.
 PERIMETER LANDSCAPE:
 LEMON VALLEY & ARKANSAS DR. FRONTAGES:
 TREES AT 50' OC
 471 LF / 50 = 10 EA. TREES
 EAST & SOUTH PERIMETERS,
 TREES AT 20' OC
 477 LF / 20 = 24 EA. TREES

K Landscape Site Data
NO SCALE

DATE	
SCALE	
TITLE	
PROJECT	
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS SURVEYORS • CONSTRUCTION INSPECTION 1550 CORPORATE BLVD. RENO, NV 89602 (775) 854-1190 FAX (775) 854-1190 WWW.CFLAUREN.COM	
cfla	
SPECIAL USE PERMIT APPLICATION TMMVA LEMON VALLEY STORAGE FACILITY PROJECT LANDSCAPE PLAN WASHOE COUNTY, NV REVISION	
JOB NO.	16-00100
BY	JK
DATE	02-12-2016
SHEET	
L1	
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