

Special Use Permit Application Truckee Meadows Fire Station #37

Submitted to Washoe County
October 8, 2020

Prepared for

Truckee Meadows Fire District

3663 Barron Way

Reno, NV 89511

Prepared by



WOOD RODGERS

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Section 1

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Truckee Meadows Fire Station #37			
Project Description: Request for a SUP to allow a Safety Service use (ie - Fire Station) to be redeveloped and improved on parcels zoned MDS in Hidden Valley.			
Project Address: 3255 W Hidden Valley Drive, Washoe County, NV			
Project Area (acres or square feet): 0.79+/- acres			
Project Location (with point of reference to major cross streets AND area locator): The project site is located on the northwest corner of Pelham Drive and Hidden Valley Drive in Hidden Valley.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
051-122-09	0.25	051-122-10	0.32
051-192-01	0.07	a portion of 021-160-38	0.15
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: Truckee Meadows Fire Protection District		Name: Wood Rodgers, Inc	
Address: 3663 Barron Way		Address: 1361 Corporate Blvd	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89502
Phone: 775-326-6000	Fax:	Phone: 775-823-5258	Fax:
Email: cmoore@tmfpd.us		Email: shuggins@woodrodgers.com	
Cell:	Other:	Cell:	Other:
Contact Person: Chief Moore		Contact Person: Stacie Huggins	
Applicant/Developer:		Other Persons to be Contacted:	
Name: SAME AS ABOVE		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Truckee Meadows Fire Protection District

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)

COUNTY OF WASHOE)

I, Charles A. Moore
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 051-122-09, 051-122-10, 051-192-02, and a portion of 021-160-38

Printed Name Charles A. Moore

Signed AM

Address 3663 Barron Way
Reno NV 89511

Washoe County - State of Nevada

Subscribed and sworn to before me this 1st day of October, 2020.

Doni Sue Gassaway
Notary Public in and for said county and state

My commission expires: 12/15/2020

(Notary Stamp)



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship



October 1, 2020

To Whom it May Concern,

Charles A. Moore is the Fire Chief for Truckee Meadows Fire Protection District, which headquarters are located at 3663 Barron Way, Reno Nevada, 89511.

Chief Moore is the Chief Executive Officer for the District and is authorized to sign Property Owner Affidavits and other certain documents on behalf of the Fire Protection District.

Washoe County Treasurer
 Tammi Davis

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CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
05112209	Active	10/2/2020 1:40:33 AM

Current Owner:
 TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

 3663 BARRON WAY
 RENO, NV 89511

SITUS:
 5335 PELHAM DR
 WCTY NV

Taxing District
 4000

Geo CD:

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$4.62	\$4.62	\$0.00	\$0.00	\$0.00
2019	\$3,706.90	\$3,706.90	\$0.00	\$0.00	\$0.00
2018	\$3,599.52	\$3,599.52	\$0.00	\$0.00	\$0.00
2017	\$3,494.47	\$3,494.47	\$0.00	\$0.00	\$0.00
2016	\$3,405.90	\$3,405.90	\$0.00	\$0.00	\$0.00
Total					\$0.00

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- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845

-  **Payment Information**
-  **Special Assessment District**
-  **Installment Date Information**
-  **Assessment Information**

Washoe County Treasurer
 Tammi Davis

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	0	\$0.00		

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Washoe County Parcel Information

Parcel ID	Status	Last Update
05112210	Active	10/2/2020 1:40:33 AM

Current Owner:
 TRUCKEE MEADOWS FIRE PROTECTION DIST

 1001 E 9TH ST BLDG D
 RENO, NV 89520

SITUS:
 3255 W HIDDEN VALLEY DR
 WCTY NV

Taxing District
 4000

Geo CD:

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$5.81	\$5.81	\$0.00	\$0.00	\$0.00
2019	\$5.59	\$5.59	\$0.00	\$0.00	\$0.00
2018	\$6.17	\$6.17	\$0.00	\$0.00	\$0.00
2017	\$6.05	\$6.05	\$0.00	\$0.00	\$0.00
2016	\$5.90	\$5.90	\$0.00	\$0.00	\$0.00
Total					\$0.00

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 Reno, NV 89512-2845



Washoe County Treasurer
 Tammi Davis

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Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

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Washoe County Parcel Information

Parcel ID	Status	Last Update
05119201	Active	10/2/2020 1:40:33 AM

Current Owner:
 TRUCKEE MEADOWS FIRE PROTECTION DIST

 1001 E 9TH ST BLDG D
 RENO, NV 89520

SITUS:
 0 W HIDDEN VALLEY DR
 WCTY NV

Taxing District
 4000

Geo CD:

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

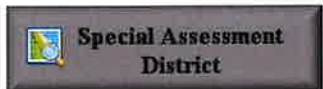
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

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Please make checks payable to:
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 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845



Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

This application is a request for a special use permit to allow a safety service use (i.e. Fire Station and associated living quarters) in the MDS zoning district per 110.302.5.5 of the Washoe County Development Code.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

A preliminary site plan is included in Section 4 of this application and full size drawings are provided in the Appendix.

3. What is the intended phasing schedule for the construction and completion of the project?

Construction of the new apparatus bay is anticipated to start June 2021 with improvements/remodel efforts associated with the existing adjacent residence to begin following approval of this request.

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The project location is currently developed with fire facilities that serve Hidden Valley and the surrounding areas. The proposed project involves replacing the existing facilities with a single, larger building that includes an apparatus bay and crew offices. In addition, the project includes improvement to an existing single family residence directly east of the fire station that will serve as living quarters for fire crew when on-duty. This site is strategically located to respond to volume and type of calls in southeastern Washoe County, specifically Hidden Valley. This site has direct access to Hidden Valley Drive, which has access to Pembroke Dr via Piping Rock Drive.

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

The current fire station is limited to a two door "garage" and modular unit that serves as residence and crew office. The proposed improvements will consolidate the fire station and crew offices into one building with a separate crew member residence that will allow the station to better serve not only the Hidden Valley area, but the southeastern portion of Washoe County.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

As noted previously, the site has been home to Fire Station 37 for nearly 10 years. While the proposed project includes a new building, fire station operations will not significantly change and therefore negative impacts on adjacent properties are not anticipated.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

The project meets or exceeds all code requirements. Refer to Project Description and Plans for specific information.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. Utilities:

a. Sewer Service	Washoe County
b. Electrical Service	N Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter Communications
g. Water Service	Truckee Meadows Water Authority

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

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10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Station 37
b. Health Care Facility	Renown Regional Facility
c. Elementary School	Hidden Valley Elementary School
d. Middle School	Depaoli Middle School
e. High School	Damonte Ranch High School
f. Parks	Hidden Valley Regional Park
g. Library	
h. Citifare Bus Stop	

**Special Use Permit Application
for Grading
Supplemental Information**
(All required information may be separately attached)

1. What is the purpose of the grading?

To support development of a new apparatus bay and crew offices associated with an existing Fire Station.

2. How many cubic yards of material are you proposing to excavate on site?

Approximately 100 cy of fill and 125 cy of cut (25 yards exported) will be excavated on-site for this project.

3. How many square feet of surface of the property are you disturbing?

The entire site, except east of ex. house, will be disturbed as a part of the project.

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

Of the 125 cy being excavated, 100 cubic yards will remain on site as fill and approximately 25 cy of material will be exported, which is equivalent to 1.25:1 volume mitigation.

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

N/A

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

No

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain your answer.)

Yes

8. Can the disturbed area be seen from off-site? If yes, from which directions and which properties or roadways?

The disturbed area will be visable from all directions included Pelham Drive, Hidden Valley Drive and the Boytnon Slough.

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

The grading associated with the parking lot will benefit the surrounding community by providing improved access to the public trail along the north perimeter of the site.

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

Slopes on the site range from 1% to 6% overall. The project includes a detention pond with 3:1 slopes.

11. Are you planning any berms?

Yes No If yes, how tall is the berm at its highest? 3', screening at parking lot

12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

Yes. We anticipate a concrete retaining wall 3 feet in height starting at the north corner of the parking lot and wrapping near the existing pump house.

13. What are you proposing for visual mitigation of the work?

A 3-foot high berm and/or landscape screening along parking lot frontage on Hidden Valley Dr. No new grading on Pelham Dr. side to keep existing residential landscaping and site concept along the Pelham Dr. frontage. Street trees along both the Hidden Valley and Pelham Dr frontages. nMatching existing FF elevation of residential building to maintain a level appearance and no significant changes in grades.

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

No trees will be removed as part of this project.

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

The site will be fully developed with no areas of bare soil requiring a revegetation seed mix.

16. How are you providing temporary irrigation to the disturbed area?

No temporary irrigation will be required. All landscaping will be irrigated with a permanent drip system.

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

No, because there will be no areas of bare soil that requires revegetation.

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	No X	If yes, please attach a copy.
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Section 2

Project Description

Executive Summary

Applicant:	Truckee Meadows Fire Protection District
APN:	051-122-09, 051-122-10, 051-192-01, and a portion of 021-160-38
Request:	A request to allow a Safety Service use in the MDS zoning district per Table 110.302.52 of the Washoe County Development Code.
Location	The 0.79-acre project site is located near the intersection Hidden Valley Drive and Pelham Drive in Hidden Valley.

Project Request

This application package contains the required Washoe County application and supporting information for the following request:

- A Special Use Permit (SUP) to allow the current Station 37 facilities to be redeveloped with a new fire apparatus bay and associated living quarters on parcels zoned MDS located in Hidden Valley. The current facilities were designed with the intent of one day replacing them with a larger permanent fire station and crew office with living quarters nearby.

Location

Truckee Meadows Fire Protection District (TMFPD) Station #37 currently resides at 3255 West Hidden Valley Drive and has been an active station since 2011, prior to the lot directly east being developed as a single-family residence. The project site (Site), which consists of APN's 051-122-09, 051-122-10, 051-192-01 and a portion of APN 021-160-38 is bound by Pelham Drive to the east, single family residential and a portion of Boynton Slough along the northern boundary, Hidden Valley Drive to the south and single-family residential to west.

The Fire Station was sited here to respond to the volume and type of calls that need service in this area of Washoe County. This location has indirect access to Veteran's Parkway which aides in response times for emergency calls outside of the immediate vicinity.



Existing Fire Station #37

Project Description

The proposed station will replace the existing modular and separate garage building with a larger single building that includes a new 2,670 square foot apparatus bay and 1,530 square feet of office and support space. A separate building, an existing residence located directly east of the new building, will serve as living quarters for on-duty fire crew.

The new apparatus bay has been designed to reflect a seamless connection to the existing single-family residence. The apparatus bay has been designed to accommodate two fire fighting vehicles with ample space on both sides for circulation and emergency equipment storage. In terms of circulation, the site has been designed with ingress/egress via Hidden Valley Drive, which is consistent with the current design of the station. Access to the rear the of the building is not planned for this project.

In addition to the apparatus bay, the project includes an existing single-family residence located on the adjacent parcel where crew members will “live” when on-duty. Generally, minimal changes to the exterior of the existing residence are planned, however, to create a station that appears as one building from the outside, the apparatus bay and single-family residence will be connected under a single flat roof structure. It is also worth noting that the building materials proposed for the apparatus bay will match the residential character of the existing residence and overall neighborhood.

In addition to structural improvements, the project also includes a formalized parking area west of the apparatus bay that will be accessed from Hidden Valley Drive. The area planned for parking is currently an unimproved dirt lot used to access the Boynton Slough drainage. As a part of this project, TMFPD will improve the parking area with paving and landscaping. A total of nine spaces, including one ADA space, will be provided and will be available for guests visiting the fire station as well as accessing the Boynton Slough open space.

Building Architecture

The new Truckee Meadows Fire Station 37 will be a single-story building that fits within the architectural fabric of the surrounding neighborhood without overshadowing the adjacent residences. The intent is to tie into the look of the neighborhood with the residential scale and materials used, as well as to appropriately present the public face of the facility to Hidden Valley Drive.

The project has been designed to blend the existing residence with the apparatus bay by using a low, flat roofed portion that connects the two. This strategy breaks down the overall massing of the structure into distinct programmatic elements that harmonize with the scale and character of the surrounding residential neighborhood. The flat roof continues as a patio cover that serves the crew’s private yard, and knits the new structure to the existing residence. The apparatus bay’s hip roof mimics the main roof of the existing residence. Deep overhangs and generous glazing are provided at the lobby entrance to provide a welcoming focal point for the public entry.

Materials are chosen to balance the robust demands of a public facility within the context of a residential neighborhood. The apparatus bay incorporates asphalt shingle roofing and horizontal lap siding to coordinate with the existing residence. Flat metal siding in a warm tone is provided at the office and fire riser rooms that flank the entrance. Masonry is used for the service yard enclosure, apparatus bay wainscot, and planters. Fascia are painted to match the existing residence.

The design incorporates an existing single-family residence located along Pelham Drive. With minor modifications, the 1,810 square feet of existing residential space will accommodate living quarters for the crew. Two bedrooms are created from the space previously occupied by a master suite, for a new total of four bedrooms. 1,515 square feet of the existing structure are proposed to be repurposed as support spaces for the facility. The existing RV garage will be used as a service vehicle bay. The existing two-car garage is proposed as a physical training room, and the existing back patio space accommodates an I.T. room and vestibule.

The public lobby, ADA restroom, and fire riser room are arranged along the public face of the new building to provide an inviting entry, with direct visibility from the crew office. Direct access is provided between the apparatus bay, equipment shop, and turnout room. The hallway between the living quarters and the apparatus bay provides clear and direct access to the main support spaces. To the west of the apparatus bay, an outdoor service area includes a fueling station and backup generator, and presents the facility signage.

The apparatus bay has been designed to accommodate two fire trucks with ample space on both sides for circulation and emergency equipment storage. High clerestory windows along the west, north, and east sides of the apparatus bay will allow natural light into the space and reduce the need for lighting during the day.

Site Circulation and Parking

The project site has been designed with multiple access points from Hidden Valley Drive. The apparatus bay will have ingress/egress via a 33-foot wide driveway from Hidden Valley Drive, which is consistent with the current design of the station. Similar to how the station currently operates, when trucks return to the station after calls, they will back into the bay rather than circulating around the facility. There will be no access to the rear the of the building.

A second driveway on Hidden Valley Drive will provide access to the newly improved parking area located on the western portion of the site. As noted previously, the parking area will serve both guests visiting the fire station and/or crews as well as the public with continued access to the Boynton Slough open space. The parking area will include one van accessible space with access to an ADA route to/from the apparatus bay and crew offices.

Access to the crew residence will continue as currently designed with vehicle access from Pelham Drive. The crew quarters include an existing two-car garage plus an RV garage. As designed, the driveway can accommodate up to four regular vehicles with additional parking for fire equipment available inside the garages. As currently exists, the driveway will serve as parking for firemen's personal vehicles while they are on duty. It is worth noting that this area will also provide adequate parking during shift changes, which typically occur every 48 hours for approximately 30 minutes.

Landscaping

Twenty percent of the developed site is required to be landscaped. In terms of landscaping, the project area consists of 34,281 square feet, resulting in 4,617 square feet of required landscaping. As designed, the project includes 14,221 square feet (41%) of landscaping in and around the fire station and residence. The project also includes 22 trees, 11 of which exist currently with 11 new trees strategically located throughout

the site. Landscaping will primarily be drought tolerant plantings that will be maintained by fire personnel on-duty. (*Refer to Landscape Plan in Section 4 and Map Pocket*)

In addition to new landscaping, existing trees and shrubs will be maintained adjacent to the fence along the northern property boundary. In addition to street or parking lot trees, trees will be strategically located throughout the site to help screen the building from the adjacent Boynton Slough open space. Where appropriate, rock mulch and/or decomposed granite mulch (DG) will also be used for ground cover.

Due to the size and unique shape of the parcel being used for parking (APN 051-192-01), the Applicant is seeking relief regarding Section 110.412.50 (c)(1), which requires a buffer the width of the required yard, in this case 20-foot front yard, for the entire length of the property line where it adjoins residential uses (i.e. – south across Hidden Valley). The parcel where the parking area is proposed is narrow and in order to meet design criteria for drive aisles and parking spaces, meeting the front yard setback along Hidden Valley Drive is not feasible. It should be noted that as designed, the buffer between the parking area and Hidden Valley Drive is proposed to be a 10-foot wide landscaped screen consisting of dense shrubbery along the entire parking lot frontage to screen headlights shining onto the road and/or the adjacent single-family home(s) across Hidden Valley Drive. To further mitigate for this reduced front yard setback, street trees have been provided every 50 feet along Hidden Valley Drive.

Fencing

The intent of the fencing/screening is to minimize noise impacts on the existing single-family residences located adjacent to the new facility. At this time, fencing is not planned along the northern boundary adjacent to the Boynton Slough open space.

Specifically, the existing 6' tall fence along the northern boundary will continue to provide screening between the proposed use and the existing residence. Landscaping and trees that existing along this shared boundary will be maintained and further aid in screening between the uses. Where the proposed project fronts Hidden Valley Drive, an existing 6' tall wood fence previously constructed with the existing residence will be replaced with a 6' tall private wall to create a safe and secure common area for crew members living in the residence.

Lighting

The project is anticipated to include minimal lighting primarily focused around building and parking lot lighting. Where pole lighting is needed in the parking areas, they will be limited to 12-foot tall and shielded in accordance with "dark sky lighting" requirements. A photometric plan is provided in the map appendices.

Signage

Signage for the project will comply with Washoe County standards. Signage is planned to be oriented toward Hidden Valley Drive and mounted on a wall used to screen a generator located on the west side of the apparatus bay. While the design of the signage hasn't been finalized, it will be complimentary to the architectural style and character of the building and the neighborhood.

Utilities

As the site is already being served, minimal impacts to utility service and/or connections are anticipated. Utilities that serve the current project site are summarized as follows:

- Water – The existing site will continue to be served by Truckee Meadows Water Authority (TMWA).
- Sewer – Washoe County is currently serving the fire station and the single-family residence with the existing public sewer main that runs adjacent to the project site along Hidden Valley Drive. Those services will continue, with a new sewer lateral extended from the new Apparatus Bay to replace the old lateral currently serving the existing Apparatus Bay. A preliminary sewer report addressing sewer generation and connectivity is provided in Section 4 of this application.
- Gas and Electricity – Natural gas and electricity are provided by NV Energy.
- Telephone, Cable and Fiber Optic – Telephone, cable, and fiber optic services are provided by AT&T and Charter Communications.

Grading and Drainage

The Apparatus Bay site in its existing condition generally slopes and sheet flows toward the adjacent pond / Boynton Slough with the exception of portions of the apparatus bay driveway and front yard, which drain towards Hidden Valley Drive. The proposed site perpetuates the same drainage pattern, with the exception of the new parking area, which will first be directed into the new detention pond on the west end of the proposed parcel (to mitigate peak flows) prior to draining into Boynton Slough.

The residential parcel will not change drainage patterns. Generally, the front yard drains towards Pelham Drive, the side yard towards Hidden Valley Drive, and the rear yard towards Boynton Slough.

Development Statistics Summary

Total Site Area:	0.787± acres (34,908± sqft)
Building Area:	15,625±sq. ft. (45%)
Parking/Access Area:	5,062± sq. ft (14%)
Landscape Area:	14,221± sq. ft. (41%)
Landscape Area Required:	4,617 ± sq. ft. (20%)
Existing Trees:	11 trees
New Trees:	11 trees
Total Trees Provided:	22 trees
Parking Required:	9 stalls
Parking Provided:	9 stalls
Accessible Parking Required:	1 stall
Accessible Parking Provided:	1 stall

Special Use Permit Findings

Section 110.810.30 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;**

Response: The proposed use is consistent with the Master Plan, which identifies the project site, as well as the surrounding properties, as Suburban Residential (SR). More specifically, the property and the surrounding land are located within the Southeast Truckee Meadows Area Plan within the Hidden Valley Suburban Character Management Area (HVSCMA). The conforming Medium Density Suburban (MDS) zoning as defined within the Washoe County Master Plan and Development Code is supported within the HVSCMA, and allows Safety Services with approval of this Special Use Permit.

- (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;**

Response: As noted previously, the project site is already developed with an active fire station so all major utilities including water and sewer are located within Hidden Valley Drive and/or Pelham Drive and will continue to serve the project Site. Any utility or roadway improvements needed as a result of the new building or change in use associated with the crew residence will be done in accordance with Division Seven.

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

Response: As noted previously, the fact that the site is currently developed with a modular unit and two-bay garage serving as Fire Station #37, makes this site physically suitable for this proposed project. This site was identified initially due to its ability to respond to the volume and type of calls frequently needed in this area.

The proposed project involves replacing the existing facilities with a single, slightly larger building that will be more permanent in nature. Specifically, the proposed apparatus bay has been designed to blend with the existing residence by using a low, flat roofed portion that connects the two structures. As a result, the overall massing of the structure blends with the scale and character of the surrounding residential neighborhood. The flat roof continues as a patio cover that serves the crew's private yard, and knits the new structure to the existing residence. The apparatus bay's hip roof mimics the main roof of the existing residence. At the highpoint, the apparatus bay roof measures 28.5 feet. High clerestory windows along the west, north, and east sides of the apparatus bay will allow natural light into the space and reduce the need for lighting during the day.

In addition to the new apparatus bay, the project includes improvements to the single-family residence located directly east of the new station where crew members will “live” when on-duty. With minor modifications, the 1,810 square foot existing residential space will be modified to include four bedrooms, with support spaces for the facility. An existing RV garage will be used as a service vehicle bay and the existing two-car garage will be repurposed as a physical training room. The existing back patio space will be remodeled to accommodate an I.T. room and vestibule.

Access to/from the site will utilize existing roadway network with no major improvements needed. The site is suitable for this type of use because its located along an identified collector street and has been operating here for many years.

The proposed use is in conformance with the underlying zoning and has been designed to fit with the surrounding neighborhood in both scale and building materials. Refer to color building elevations and floor plans included in Section 3 of this application for more detailed information.

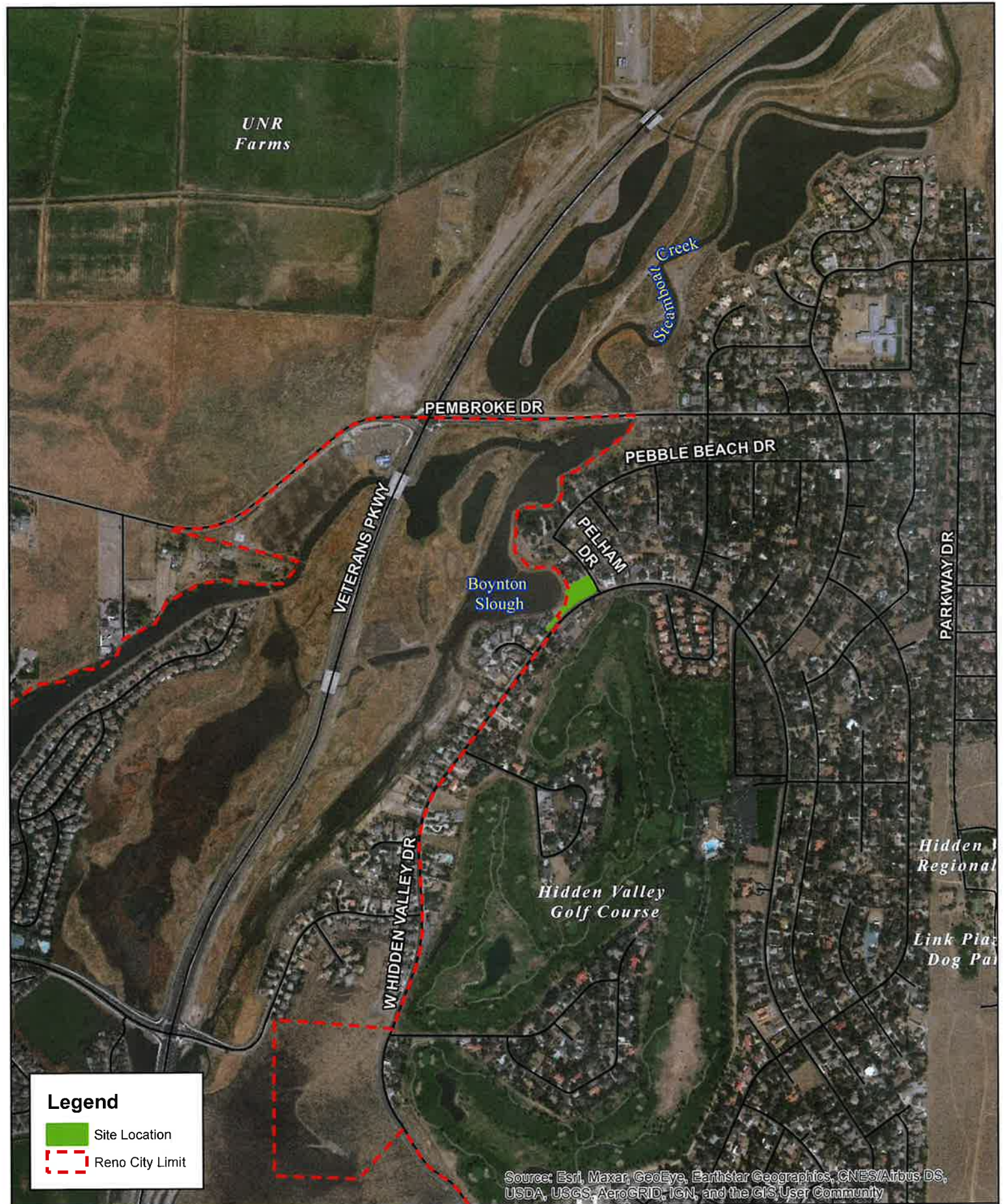
- (d) Issuance Not Detrimental. Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and**

Response: As this is an existing use on the site and in the neighborhood, the proposed project will not be detrimental to the public health, safety or welfare of adjacent properties. The proposed improvements are needed to keep up with community growth and need for adequate fire response times. Hidden Valley Drive is designated as a Collector roadway and has capacity to handle traffic associated with the improved fire station. Fire trucks will continue to access the site as they do today; the primary difference will be the consolidation of two buildings into one larger building with the apparatus bay and crew offices under one roof. The proposed project will serve as a community benefit providing fire protection to southeastern Washoe County and therefore not be detrimental to the health, safety or welfare, of the surrounding area.

- (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.**

Response: N/A.

Section 3




Vicinity
Truckee Meadows Fire Station #37 SUP
 Reno, NV
 September 2020



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1861 Corporate Boulevard
 Reno, NV 89502
 Tel: 775.823.4066
 Fax: 775.823.4066



Legend

 Site Location

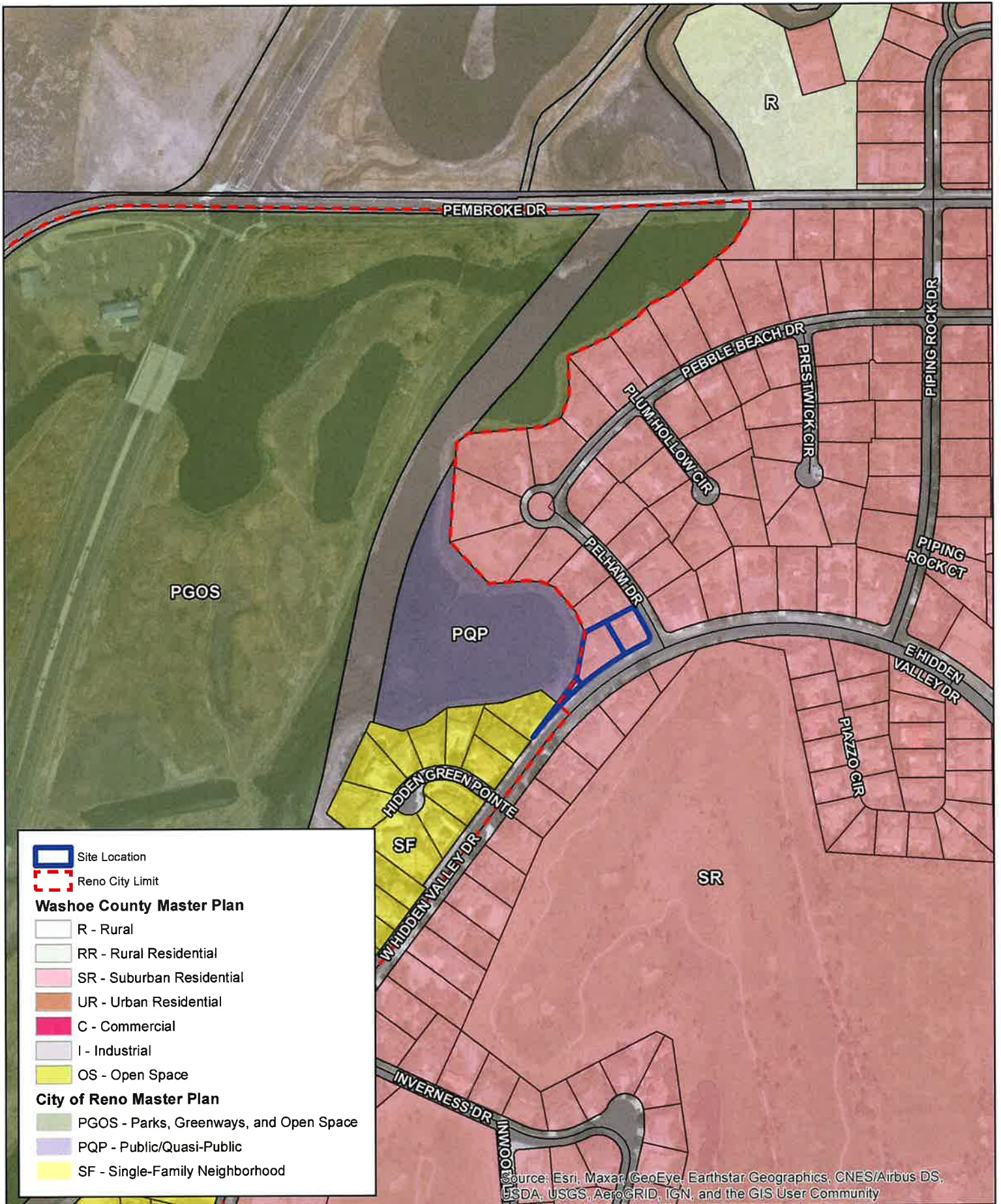
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Aerial
Truckee Meadows Fire Station #37 SUP
 Reno, NV
 September 2020

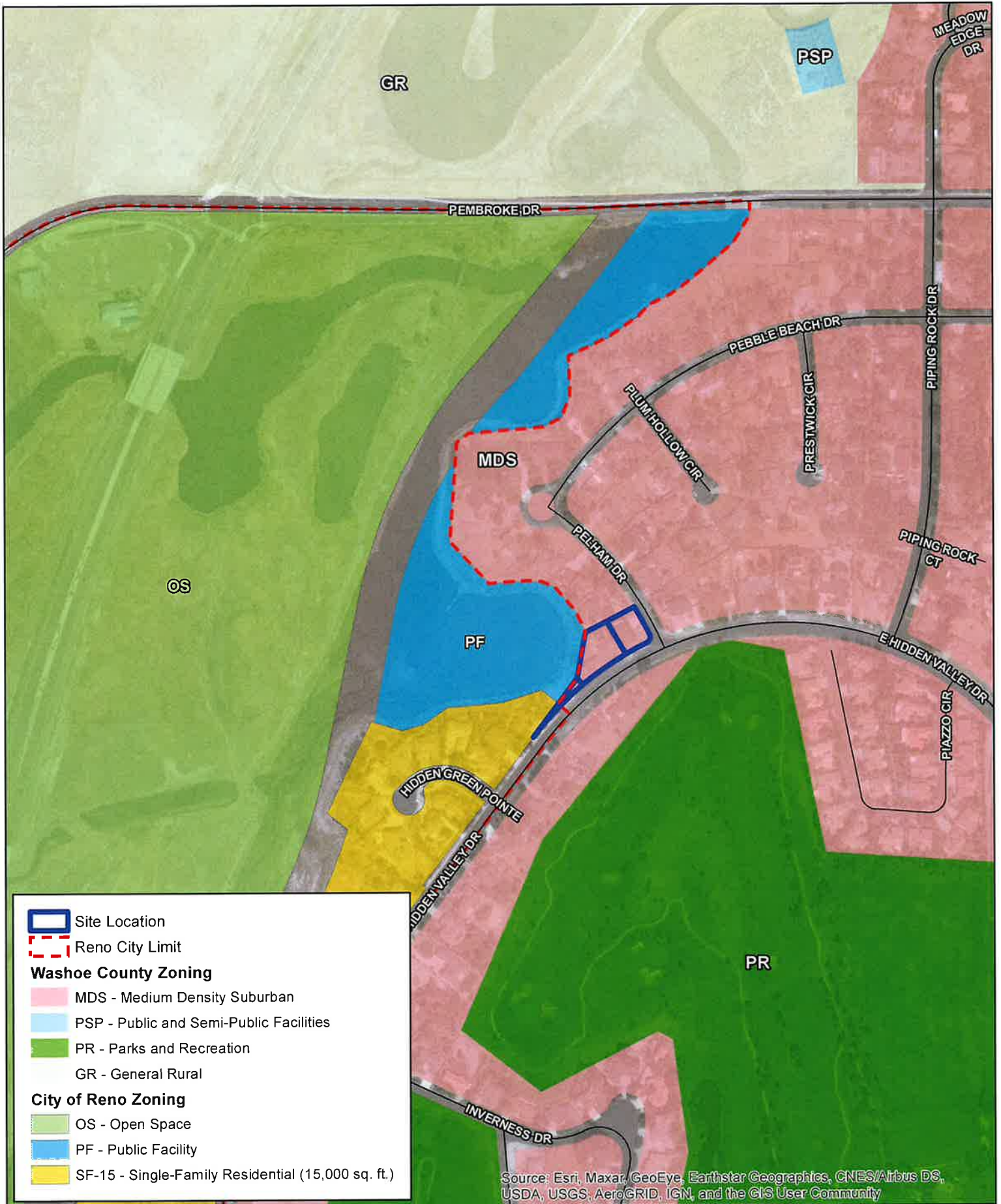


WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard
 Reno, NV 89502
 Tel: 775.823.4068
 Fax: 775.823.4066



Existing Master Plan
Truckee Meadows Fire Station #37 SUP
 Reno, NV
 September 2020

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard
 Reno, NV 89502
 Tel: 775.823.4068
 Fax: 775.823.4066



Site Location

Reno City Limit

Washoe County Zoning

- MDS - Medium Density Suburban
- PSP - Public and Semi-Public Facilities
- PR - Parks and Recreation
- GR - General Rural

City of Reno Zoning

- OS - Open Space
- PF - Public Facility
- SF-15 - Single-Family Residential (15,000 sq. ft.)

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

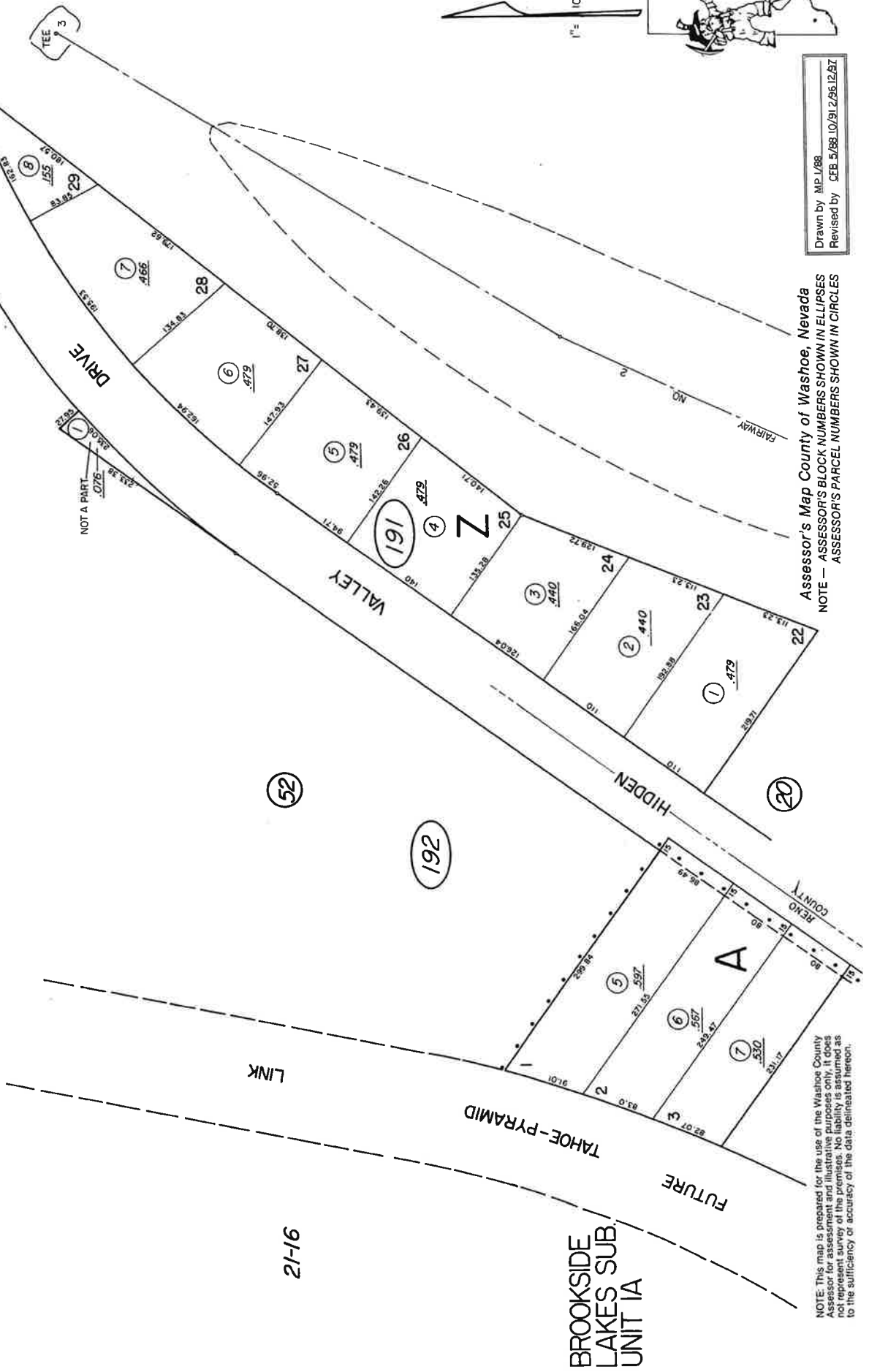
Existing Zoning
Truckee Meadows Fire Station #37 SUP
 Reno, NV
 September 2020



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard
 Reno, NV 89502
 Tel: 775.823.4068
 Fax: 775.823.4066

51-19

HIDDEN VALLEY SUB. NO. 3
POR. S1/2 SEC. 22, T19N - R20E.



Drawn by: M.P./LBB
 Revised by: CEB 5/88, LO/91, 2/96, 12/97

Assessor's Map County of Washoe, Nevada
 NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

NOTE: This map is prepared for the use of the Washoe County Assessor's Office for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

21-16

BROOKSIDE
LAKES SUB.
UNIT 1A

LINK

TAHOE-PYRAMID
FUTURE

FUTURE

RENO
COUNTY

52

192

20

1

2

3

191

5

6

7

8

NOT A PART
0.076

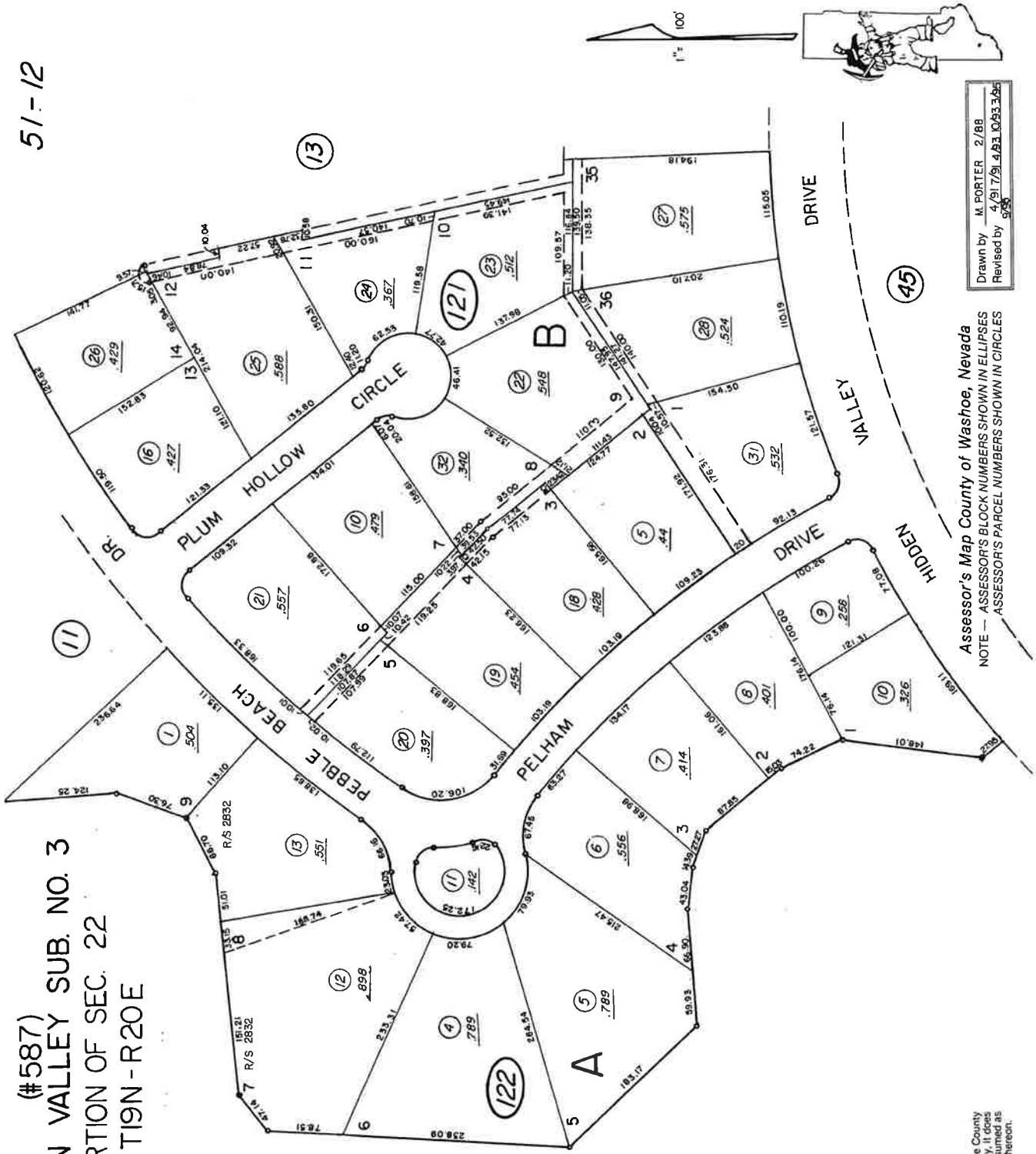
TEE 3

1" = 100'



51-12

(#587)
HIDDEN VALLEY SUB. NO. 3
PORTION OF SEC. 22
T19N - R20E



Drawn by	M. PORTER	2/88
Revised by	4, 9/17/91, 4, 8/3, 10/53, 3/85	9/88

Assessor's Map County of Washoe, Nevada
 NOTE -- ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

NOTE: This map is prepared for the use of the Washoe County Assessor's Office and is for illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

BK. 21

Section 4



J-U-B ENGINEERS, INC.



THE LANGDON GROUP
a J-U-B Company



GATEWAY MAPPING INC.
a J-U-B Company

OTHER J-U-B COMPANIES

October 8, 2020

Washoe County
Community Services Department
1001 E. 9th Street
Reno, NV 89512

RE: Sanitary Sewer Letter in support of Special Use Permit for the Truckee Meadow Fire Protection District, Station #37 Project, 3255 W Hidden Valley Dr., Reno, NV 89502.

Community Services Department,

Dyer Engineering/J-U-B Engineers is currently working to perform Civil Engineering design for the Truckee Meadows Fire Protection District *Station #37 Project* located at the above referenced address in Reno, Nevada. The proposed improvements to the site include the removal of a temporary residential structure and replacing that with the existing residential home located at 5335 Pelham Dr. Also, removing and replacing the existing fire station with a new building that will be connected to the existing residence. The staffing will remain the same and therefore there will be little or no increase to the discharge into the sanitary sewer system. There have been no known capacity issues with this system in the past. A full report will be provided when the number of fixtures is known.

Therefore, we conclude that this project as outlined can adequately be served by the existing public sanitary sewer system in W. Hidden Valley Dr. Reference the Site Plan and Utility Plan for a more detailed layout of the design.

Please call me at 775-420-4549 with any questions or concerns regarding this project.

Best Regards,

Lonnie Johnson, P.E.
Assistant Area Manager





J-U-B ENGINEERS, INC.



THE LANGDON GROUP
a J-U-B Company



GATEWAY MAPPING INC.
a J-U-B Company

OTHER J-U-B COMPANIES

October 8, 2020

Washoe County
Community Services Department
1001 E. 9th Street
Reno, NV 89512

RE: Hydrology Letter in support of Special Use Permit for the Truckee Meadow Fire Protection District, Station #37 Project, 3255 W Hidden Valley Dr., Reno, NV 89502.

Community Services Department,

J-U-B Engineers is currently working to perform Civil Engineering design for the Truckee Meadows Fire Protection District *Station #37 Project* located at the above referenced address in Reno, Nevada. The proposed improvements for the site include the removal of most existing structures and features, *excluding* a pump house, and the construction of an asphalt paved parking lot, driveway, and new building with an administrative area and apparatus bay. An adjacent parcel (APN: 051-122-09) at 5335 Pelham Drive will include changes, so both parcels are included in this report. This letter outlines the existing and proposed drainage conditions for the project site.

The existing and proposed areas (in square feet) are summed up in the following table:

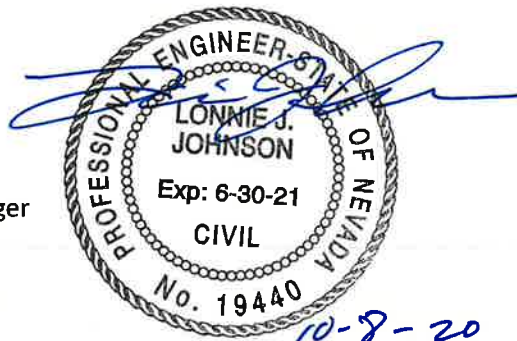
	Pervious	Impervious	Total
Existing	23,436 SF	11,472 SF	34,908 SF
Proposed	16,893 SF	18,015 SF	34,908 SF

Because the existing impervious surfaces (concrete, asphalt, and roofline) and proposed conditions only have a difference of 6,543 SF, there will be little to no increase in average or peak storm runoff exiting the site. A detention pond will be on the site for any excess drainage. Therefore, we conclude that this project as outlined can adequately be served by the existing public storm drain system in W. Hidden Valley Dr., notwithstanding any existing drainage capacity issues that might exist within the public right-of-way. Reference the Site Plan, Utility Plan and Grading Plan for a more detailed layout of the grading and drainage design.

Please call me at 775-420-4549 with any questions or concerns regarding this project.

Best Regards,

Lonnie Johnson, P.E.
Assistant Area Manager





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PLEASE RECYCLE
Project

Station 37 - Hidden Valley

3255 West Hidden Valley Drive

Job No. 2019-04-00

Owner
Truckee Meadows Fire and Rescue



SUP Submittal

NO.	DATE	REVISION	DESCRIPTION

Sheet Title
ELECTRICAL SYMBOLS, NOTES, ABBREVIATIONS & SHEET INDEX

Sheet No. E0.1

E0.1

LIGHTING FIXTURE SCHEDULE

FIXTURE SYMBOL	FIXTURE TYPE	NAME	MANUFACTURER/DETAILS	POWER (WATT)	HOUSING HEIGHT	LAMP TYPE	NOTES AND REMARKS	VOLTAGE
	AFT	ACTIVITY LITRONIA	D948 LED-8K-40K-TPH-HVCL-FR-18	54	6'-0"	POLE POINT	POLE MOUNTED RECESSED LED LIGHT WITH INTEGRAL RECESSED BALL AND TONER BRACKET FORWARD THROU DISTRIBUTION	120V
	BPH	ACTIVITY LITRONIA	D948 LED-8K-40K-50K-TPH-HVCL-SP-18	36	VARIABLE	WALL POINT	WALL MOUNTED RECESSED LED LIGHT WITH INTEGRAL PHOTOCELL AND TONER BRACKET TYPE II HEIGHT DISTRIBUTION	120V
	BPT	ACTIVITY LITRONIA	D948 LED-8K-40K-50K-TPH-HVCL-SP-18H	36	VARIABLE	WALL POINT	WALL MOUNTED RECESSED LED LIGHT WITH INTEGRAL PHOTOCELL AND TONER BRACKET FORWARD THROU DISTRIBUTION	120V
	C	ACTIVITY LITRONIA	LDN-4015-LOW-18-18	36	6'0" FT	RECESS	RECESS LED DOWNLIGHT	120V
	D	A LIGHT	N-8-18-40K-18	36	6'-0"	WALL POINT	LED SIGN LIGHT	120V

- 1. VERIFY EXACT HOUSING OR HOUSING HEIGHTS WITH ARCHITECT PRIOR TO INSTALLATION. VERIFY ELECTRICAL REQUIREMENTS, QUANTITY, COLORS, OR WALL MATERIAL WHERE FIXTURES ARE PROPOSED AND INCLUDE ALL HOUSING HARDWARE, LIGHT SUPPORTING, ETC. AS REQUIRED.
- 2. ALL FIXTURES WITH BATTERY BACKUP SHALL INCLUDE BATTERY WITH 90 MINUTE OPERATING DURATION UNDER LOAD. PROVIDE AND INSTALL UNUSUAL BATTERY. NOT CONDUCTOR FOR BATTERY CHARGING PER MANUFACTURER'S INSTRUCTIONS.
- 3. COORDINATE WITH ARCHITECT AND OWNER TO DETERMINE COLOR, MATERIAL, AND RANGE OF MANUFACTURER'S COLOR OPTIONS.

SHEET NUMBER	SHEET TITLE
E-01	ELECTRICAL SYMBOLS, NOTES, ABBREVIATIONS, SHEET INDEX
E-02	SIZE PHOTOGRAPHIC PLAN & DETAILS

LITRONIA LIGHTING
LED LIGHTING SOLUTIONS

LDN6
6" Recessed LED Downlight

1 Year Limited Warranty

Product Features:

- 6" Diameter
- 18" Depth
- 36W Power
- 4000K Color Temperature
- 50,000 Hours Life
- Dimmable
- IC Rated
- UL Listed
- ETL Listed
- CEC Compliant
- Energy Star Qualified

D-Series Size 1 LED Wall Luminaires

Product Features:

- 18" Diameter
- 18" Depth
- 36W Power
- 4000K Color Temperature
- 50,000 Hours Life
- Dimmable
- IC Rated
- UL Listed
- ETL Listed
- CEC Compliant
- Energy Star Qualified

D-Series Size 1 LED Area Luminaire

Product Features:

- 18" Diameter
- 18" Depth
- 36W Power
- 4000K Color Temperature
- 50,000 Hours Life
- Dimmable
- IC Rated
- UL Listed
- ETL Listed
- CEC Compliant
- Energy Star Qualified

TOP SEASON
ELECTRICAL CONTRACTORS

10000 W. 10th Street, Suite 100
Hickory, NC 28015
Phone: 704.456.2000
Fax: 704.456.2000
www.tsk.com

COMMA/MS Exterior Lighting Compliance Certificate

Project Information:

- Project Name: Station 37 - Hidden Valley
- Project Address: 3255 West Hidden Valley Drive
- Project City: Hickory, NC
- Project State: NC
- Project Zip: 28015
- Project Date: 04/01/2019
- Project Status: In Progress

Approved Exterior Lighting Power:

Area	Power (Watt)	Notes
Area 1	36	LDN6
Area 2	36	D-Series Size 1
Area 3	36	D-Series Size 1
Area 4	36	D-Series Size 1
Area 5	36	D-Series Size 1
Area 6	36	D-Series Size 1
Area 7	36	D-Series Size 1
Area 8	36	D-Series Size 1
Area 9	36	D-Series Size 1
Area 10	36	D-Series Size 1
Area 11	36	D-Series Size 1
Area 12	36	D-Series Size 1
Area 13	36	D-Series Size 1
Area 14	36	D-Series Size 1
Area 15	36	D-Series Size 1
Area 16	36	D-Series Size 1
Area 17	36	D-Series Size 1
Area 18	36	D-Series Size 1
Area 19	36	D-Series Size 1
Area 20	36	D-Series Size 1
Area 21	36	D-Series Size 1
Area 22	36	D-Series Size 1
Area 23	36	D-Series Size 1
Area 24	36	D-Series Size 1
Area 25	36	D-Series Size 1
Area 26	36	D-Series Size 1
Area 27	36	D-Series Size 1
Area 28	36	D-Series Size 1
Area 29	36	D-Series Size 1
Area 30	36	D-Series Size 1
Area 31	36	D-Series Size 1
Area 32	36	D-Series Size 1
Area 33	36	D-Series Size 1
Area 34	36	D-Series Size 1
Area 35	36	D-Series Size 1
Area 36	36	D-Series Size 1
Area 37	36	D-Series Size 1
Area 38	36	D-Series Size 1
Area 39	36	D-Series Size 1
Area 40	36	D-Series Size 1
Area 41	36	D-Series Size 1
Area 42	36	D-Series Size 1
Area 43	36	D-Series Size 1
Area 44	36	D-Series Size 1
Area 45	36	D-Series Size 1
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Area 47	36	D-Series Size 1
Area 48	36	D-Series Size 1
Area 49	36	D-Series Size 1
Area 50	36	D-Series Size 1

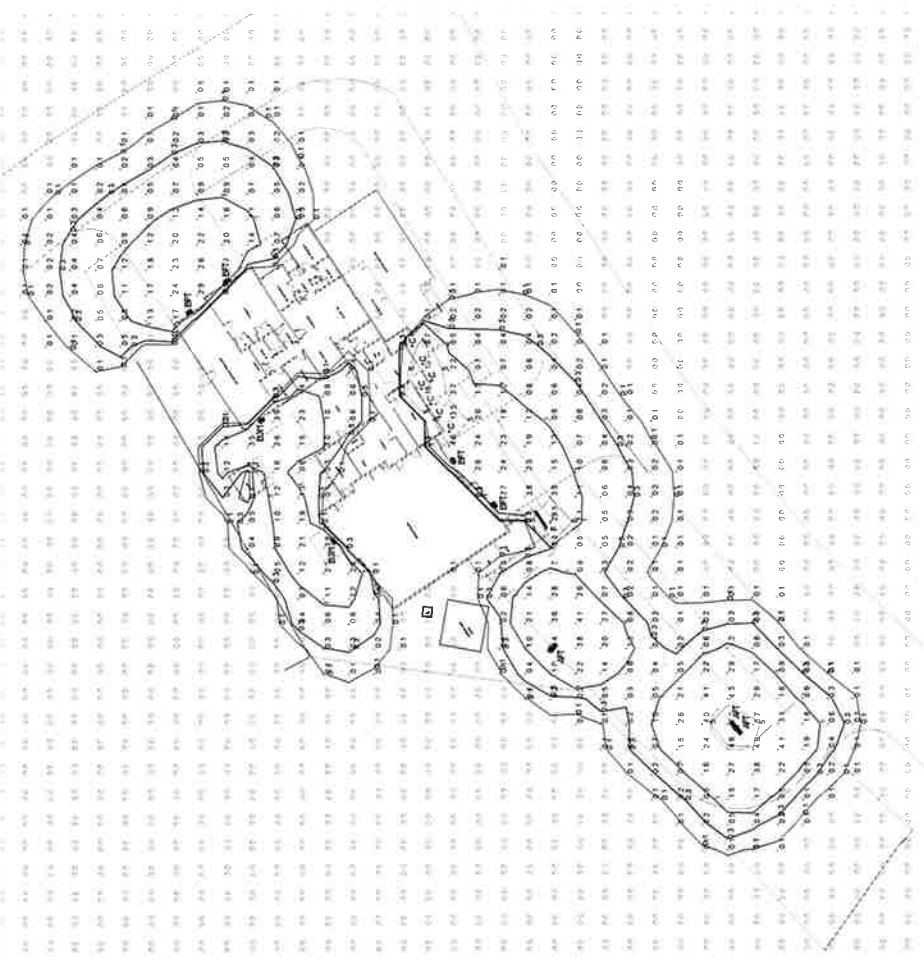
D-Series Size 1 LED Area Luminaire

Product Features:

- 18" Diameter
- 18" Depth
- 36W Power
- 4000K Color Temperature
- 50,000 Hours Life
- Dimmable
- IC Rated
- UL Listed
- ETL Listed
- CEC Compliant
- Energy Star Qualified



NO.	DATE	REVISION



A SITE - PHOTOMETRIC CALCULATION
1/8"=1'-0"



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 PLEASE RECYCLE
 Project
**Station 37 - Hidden
 Valley**

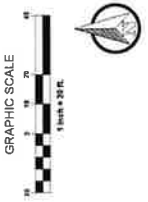
3255 West Hidden
 Valley Drive

JOB No: 20-047-00
 Date:
**Truckee Meadows
 Fire and Rescue**

SUP Submittal

NO.	DESCRIPTION	DATE

Sheet Title
Site Plan
 Date: 2020.10.08
 Sheet No.
C-1



GENERAL SITE PLAN NOTES

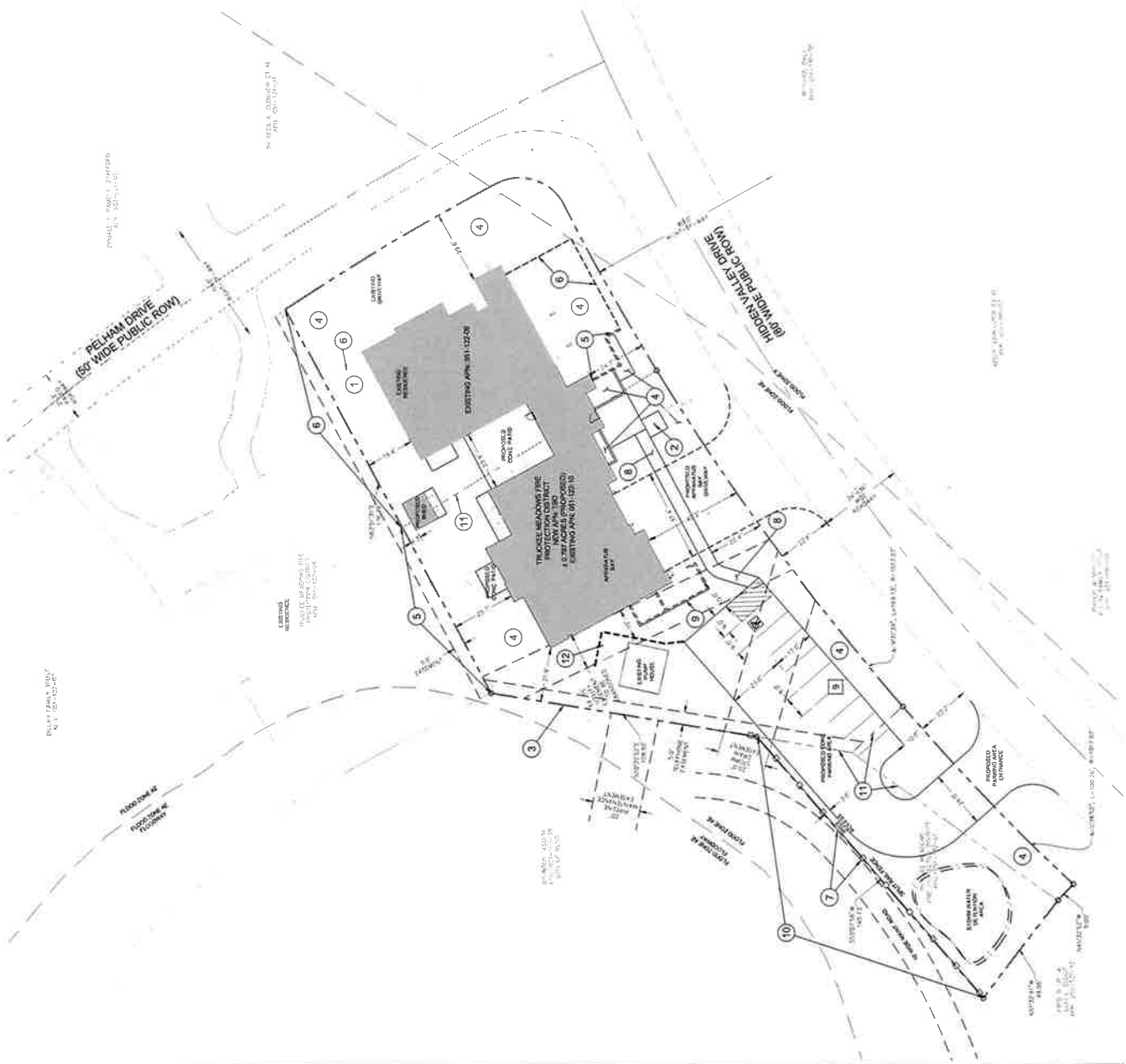
- 1 RESIDENTIAL STYLE ROLLING TRASH BIN LOCATION (85 GALLONS EACH)
- 2 FLAG POLE
- 3 PROPERTY PARCEL LINE
- 4 LANDSCAPE AREA - SEE LANDSCAPE PLANS
- 5 PROPOSED 6' HIGH PRIVACY FENCE
- 6 EXISTING 6' HIGH PRIVACY FENCE
- 7 SPLIT RAIL FENCE WITH PEDESTRIAN ACCESS
- 8 CONCRETE SIDEWALK ADA ACCESSIBLE
- 9 PROPOSED FUEL AND GENERATOR ENCLOSURE
- 10 PROPOSED BOUNDARY LINE ADJUSTMENT
- 11 EXISTING BOUNDARY LINES TO BE REMOVED IN THIS AREA
- 12 PROPOSED 3' TALL RETAINING WALL (MAX)

PARKING NOTES

- 1 NUMBER OF PARKING SPACES
- 2 EMPLOYEE PER SHIFT DURING PEAK EMPLOYMENT SHIFT

PARKING REQUIRED		PARKING PROVIDED	
ADA ACCESSIBLE REQUIRED	1	ADA ACCESSIBLE PROVIDED	1
STANDARD PARKING REQUIRED	8	STANDARD PARKING PROVIDED	8
TOTAL PARKING REQUIRED	9	TOTAL PARKING PROVIDED	9

**PRELIMINARY SUP
 NOT FOR CONSTRUCTION
 10-08-2020**





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Station 37 - Hidden Valley

3255 West Hidden Valley Drive

Job No. 2019.04.00

Truckee Meadows Fire and Rescue

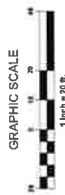
SUP submittal

REV	DATE	DESCRIPTION

Utility Plan

Date: 2020.10.08

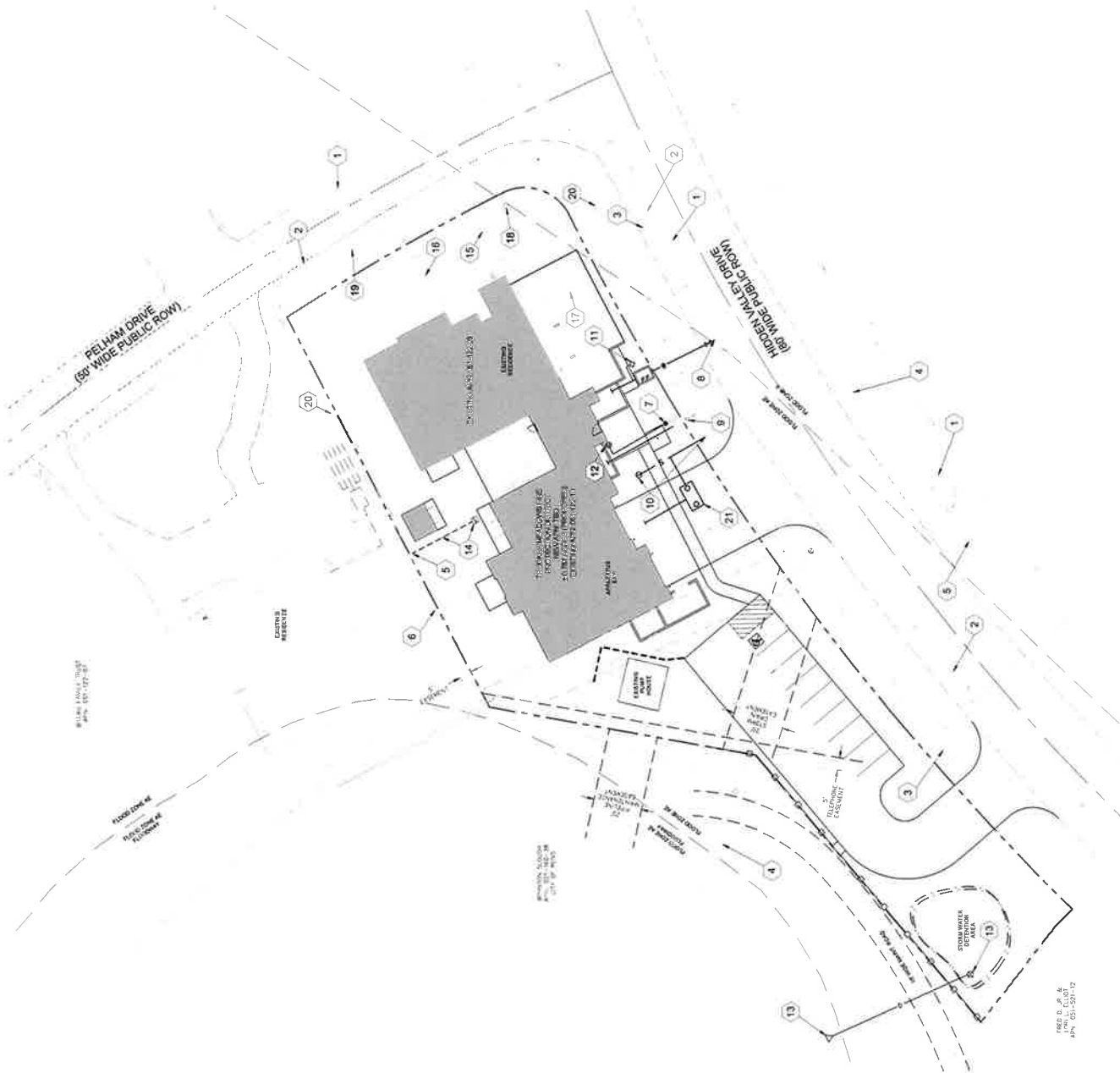
C-2



GENERAL UTILITY NOTES

- 1) EXISTING 4" GAS MAIN
- 2) EXISTING 12" WATER MAIN
- 3) EXISTING 8" SANITARY SEWER MAIN
- 4) EXISTING 36" STORM DRAIN
- 5) EXISTING ELECTRICAL LINESERVICE
- 6) EXISTING TELECOMMUNICATIONS LINESERVICE
- 7) EXISTING GAS SERVICE & CONNECTION POINT
- 8) PROPOSED 4" FIRE SERVICE W/DCDA BACKFLOW PREVENTER
- 9) 2" EXISTING DOMESTIC SERVICE WITH METER AND BACK FLOW PREVENTER TO BE CONNECTED TO BUILDING
- 10) PROPOSED 6" SANITARY SEWER SERVICE WITH CLEANOUT
- 11) FIRE DEPARTMENT CONNECTION
- 12) PROPOSED 1" GAS SERVICE W/METER
- 13) DETENTION POND W/ CATCH BASIN AND OUTLET TO POND
- 14) PROPOSED ELECTRICAL SERVICE
- 15) EXISTING GAS SERVICE TO REMAIN
- 16) EXISTING WATER SERVICE TO REMAIN
- 17) EXISTING SEWER SERVICE TO REMAIN
- 18) EXISTING FIRE HYDRANT TO REMAIN
- 19) EXISTING 15" STORM DRAIN TO REMAIN
- 20) EXISTING COMMUNICATION LINE TO REMAIN
- 21) PROPOSED SANDIOL INTERCEPTOR

PRELIMINARY SUP
 NOT FOR CONSTRUCTION
 10-08-2020



REV. D. 8. 8
 DATE: 10/08/20
 BY: JUB



255 South Highway 100, Suite 200
 Hidden Valley, CA 95026
 PHONE: 775.887.2500
 FAX: 775.887.2502
 WWW.TSKENGINEERS.COM



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David L. Lipp, P.E.
 007/19th, Lipp 2019



J-U-B ENGINEERS, INC.



PLEASE RECYCLE

Station 37 - Hidden Valley

3255 West Hidden Valley Drive

Job No. 201644.00

Client: Trucine Meadows Fire and Rescue

SUP Submittal

DATE	REVISIONS

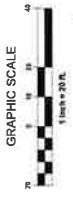
Project No. Grading Plan

Date: 2020.10.18

Sheet No.

C-3

PRELIMINARY SUP
 NOT FOR CONSTRUCTION
 10-08-2020



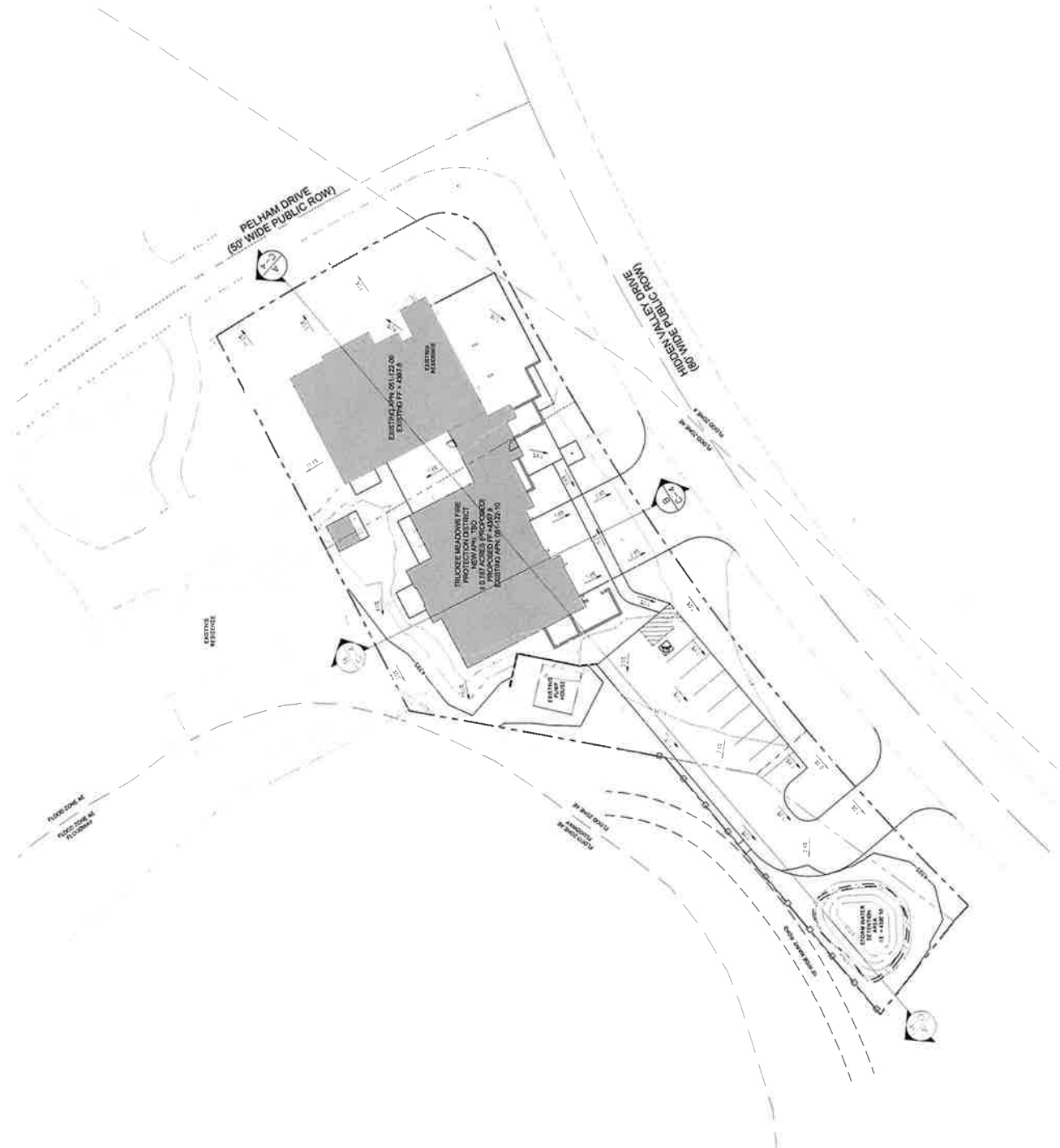
GRADING PLAN LEGEND

- (E) MAJOR CONTOUR
- (E) MINOR CONTOUR
- (P) MAJOR CONTOUR
- (P) MINOR CONTOUR



AE NOTE:
 FEMA BFE = 4395.00
 LOCAL 117-1R BFE = 4397.36

EARTHWORK QUANTITY NOTE:
 TOTAL CUT = 108 x 1.25% = 125 C.Y.
 TOTAL FILL = 100 C.Y.
 TOTAL NET CUT = 25 C.Y. EXPORTED OFF SITE





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Station 37 - Hidden Valley

3233 West Hidden Valley Drive

Job No. 201641.00

Truckee Meadows Fire and Rescue

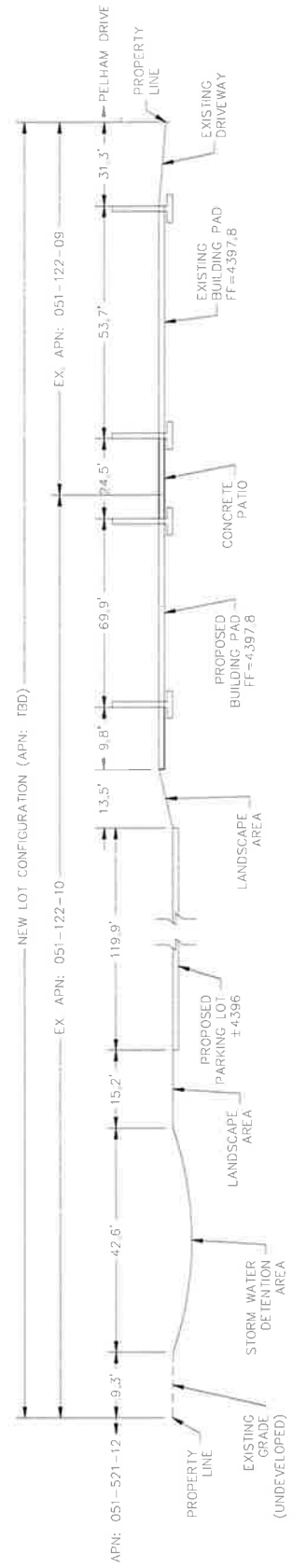
SUP Submittal

DATE	DESCRIPTION	BY	CHECKED

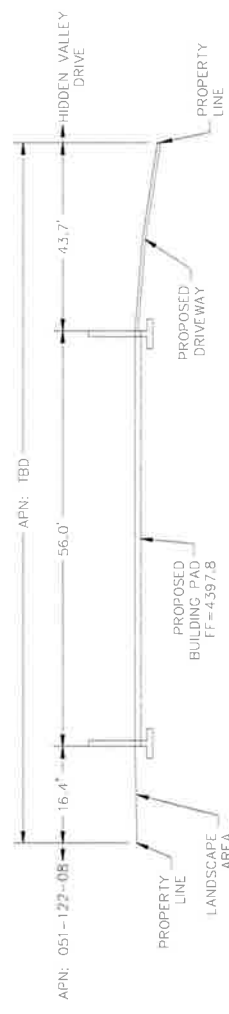
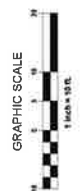
Cross Sections

Date: 2020.08.08
Sheet No:

C-4



A CROSS SECTION A-A
C-3 N.T.S.



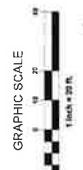
B CROSS SECTION B-B
C-3 N.T.S.

PRELIMINARY SUP
NOT FOR CONSTRUCTION
10-08-2020



DATE	DESCRIPTION

PRELIMINARY SUP
 NOT FOR CONSTRUCTION
 10-08-2020



LANDSCAPE NOTES

1. DESIGN CRITERIA IS BASED ON THE LATEST WASHOE COUNTY DEVELOPMENT CODE, ARTICLE 6.4 (LANDSCAPING)
2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE WASHOE COUNTY DEVELOPMENT CODE, ARTICLE 6.4 (LANDSCAPING)
3. LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE WASHOE COUNTY DEVELOPMENT CODE, ARTICLE 6.4 (LANDSCAPING)
4. LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE WASHOE COUNTY DEVELOPMENT CODE, ARTICLE 6.4 (LANDSCAPING)

LANDSCAPE LEGEND

ACCENT TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	
	MIR	Morus 7 Royal Palm	Royal Palm	8 A 9	2 C+		
	RECYCLED TREES <th>CODE</th> <th>BOTANICAL NAME</th> <th>COMMON NAME</th> <th>CONT.</th> <th>CAL.</th> <th>SIZE</th>	CODE	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE
	KPA	Kalmegia parviflora	Golden Blue Tree	8 B 8	2 C+		
	SJA	Schinus molle	Appleberry	8 B 8	2 C+		
	EVESGREEN TREES <th>CODE</th> <th>BOTANICAL NAME</th> <th>COMMON NAME</th> <th>CONT.</th> <th>CAL.</th> <th>SIZE</th>	CODE	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE
	PW	Pinus ponderosa	American Black Pine	8 B 8	8-8 FT		

- EXISTING EVERGREEN TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING LANDSCAPE AREA TO BE ENHANCED WITH ADDITIONAL SHRUBS & MULCH (MIN. 7" DEEP)
- NEW LANDSCAPE PLANTING AREA WITH SHRUBS & MULCH (MIN. 7" DEEP) (MIN. 4" x 4" SIZE SHRUBS, PERENNIALS AND GRASSES)
- LANDSCAPING CONCRETE PATIOS, PATIO DRIVEWAYS AND PARKING PER CIVIL PLANS
- PROPOSED 3" TOP WATER RETENTION AREA PER CIVIL PLANS
- 3" TALL EARTH BERM, HEDGE SCREEN, OR OTHER BARRIER SCREENING

LANDSCAPE DATA

1. REQUIRED LANDSCAPE AREA CALCULATION PER SECTION 106.412.05
 PROJECT AREA: 6,787 SQ. FT. (0.14 AC)
 20% PROJECT AREA: 1,357 SQ. FT. (0.031 AC)
 PROVIDED LANDSCAPE AREA: 14,271 SQ. FT. (0.325 AC)
2. LANDSCAPE BUFFERS PER SECTION 106.412.06
 PERMANENT FRONTAGE: 6,150 C
 STREET FRONTAGE: 1,185 C
 STREET FRONTAGE TREES PROVIDED: 2 TREES (0 TOTAL)
 STREET FRONTAGE TREES EXISTING: 0 TREES
 STREET FRONTAGE TREES EXISTING: 5 TREES
 STREET FRONTAGE TREES PROVIDED: 5 TREES (0 TOTAL)
 RESIDENTIAL BUFFER TREES EXISTING: 5 TREES
 RESIDENTIAL BUFFER TREES PROVIDED: 5 TREES (0 TOTAL)
 RESIDENTIAL BUFFER TREES PROVIDED: 5 TREES (0 TOTAL)
3. PARKING LOT REQUIREMENT PER SECTION 106.412.10
 NUMBER OF PARKING SPACES: 10
 NUMBER OF PARKING STALLS: 9
 NUMBER OF PARKING STALLS: 9
 PARKING LOT TREES PROVIDED: 1





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Station 37 - Hidden Valley

3255 West Hidden Valley Drive

ISSUE: 2019.03.03

Truckee Meadows Fire and Rescue



SUP Submittal

REV	DATE	REVISION	DESCRIPTION

Sheet Title
 Perspective View

Scale: 1/8" = 1'-0"
 Date: 03/03/2019

A0.01

TRUCKEE MEADOWS FIRE AND RESCUE



VIEW FROM WEST ON HIDDEN VALLEY DRIVE

STATION #37
 3255 WEST HIDDEN VALLEY ROAD



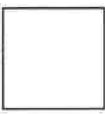
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TRUCKEE MEADOWS FIRE AND RESCUE



VIEW FROM EAST ON HIDDEN VALLEY DRIVE

STATION #37
3255 WEST HIDDEN VALLEY ROAD



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JOB No. 2018M-00

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NO.	DATE	REVISION	DESCRIPTION

Sheet No. Aerial View

Date: 2020.03.08
 Sheet No.

A0.03

TRUCKEE MEADOWS FIRE AND RESCUE



AERIAL VIEW FROM SOUTHEAST

STATION #37
3255 WEST HIDDEN VALLEY ROAD



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Station 37 - Hidden Valley

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Scale: 1/8" = 1'-0"

Truckee Meadows Fire and Rescue



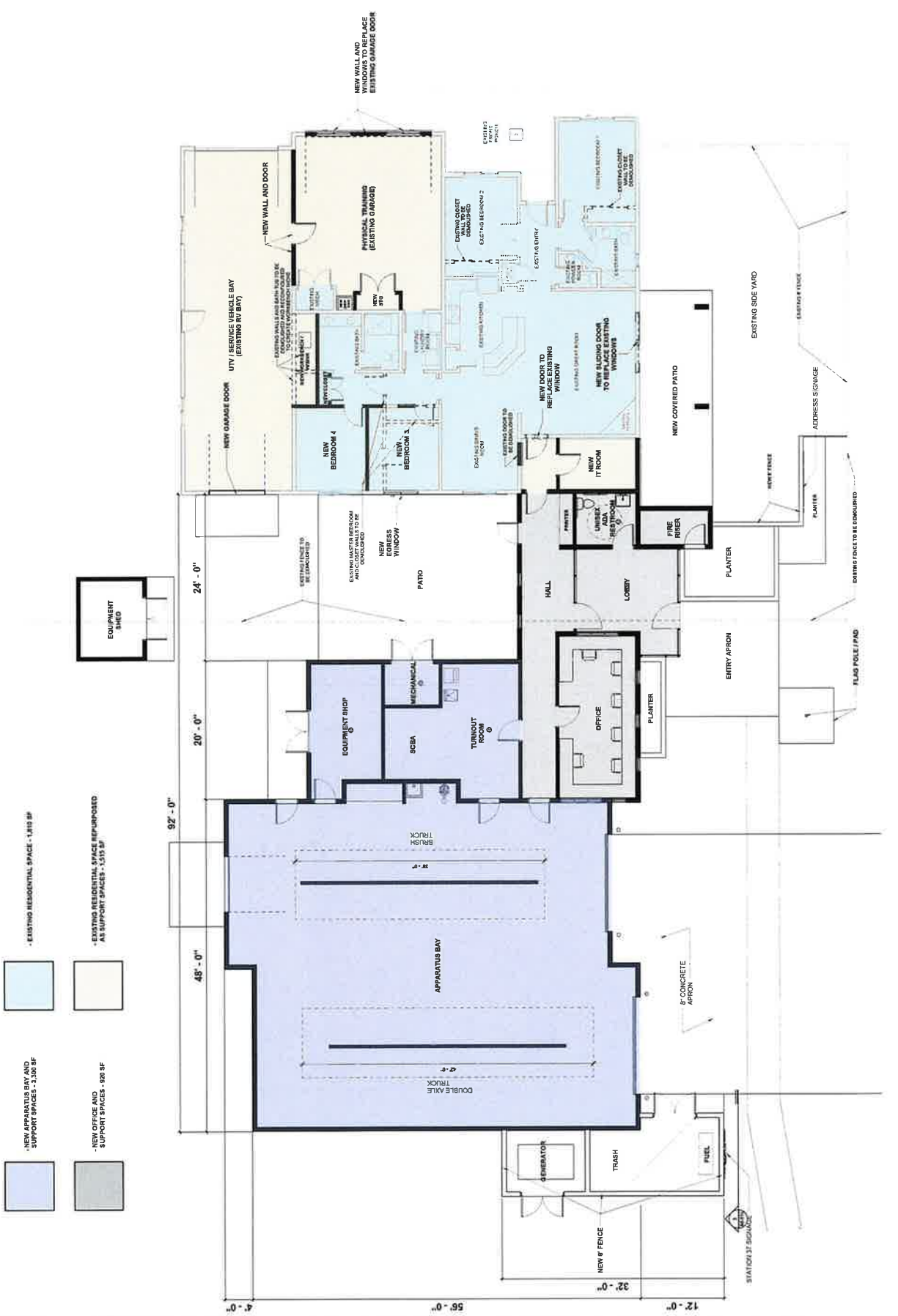
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REV	DATE	DESCRIPTION

Overall Floor Plan

Sheet No.
 Date: 03/19/20
 Sheet No.

A1.01



1 Overall Floor Plan
 DATE 3/19/20



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Truckee Meadows Fire and Rescue

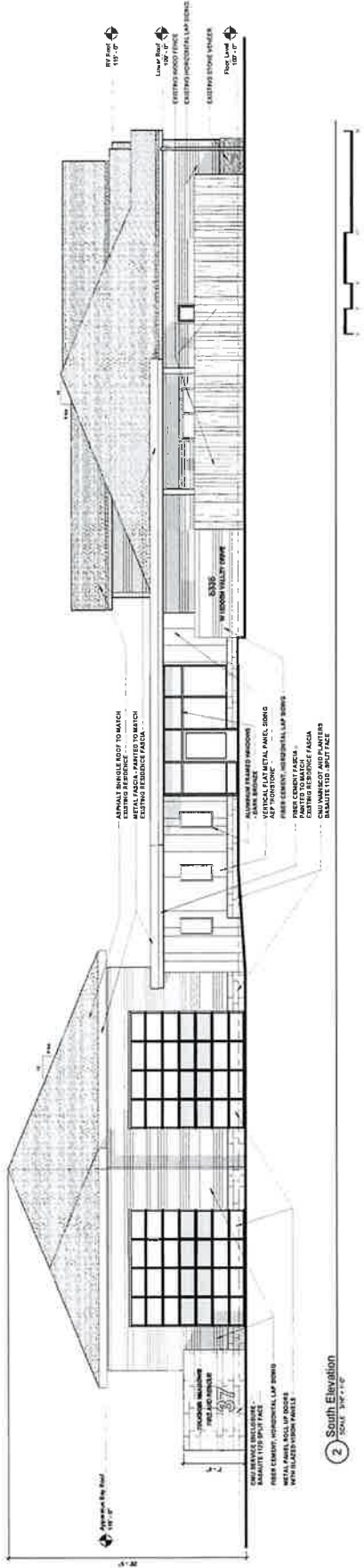


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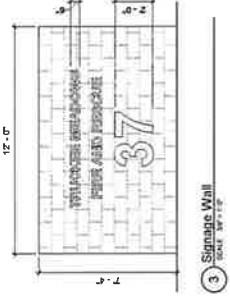
REV	DATE	DESCRIPTION

Exterior Elevations

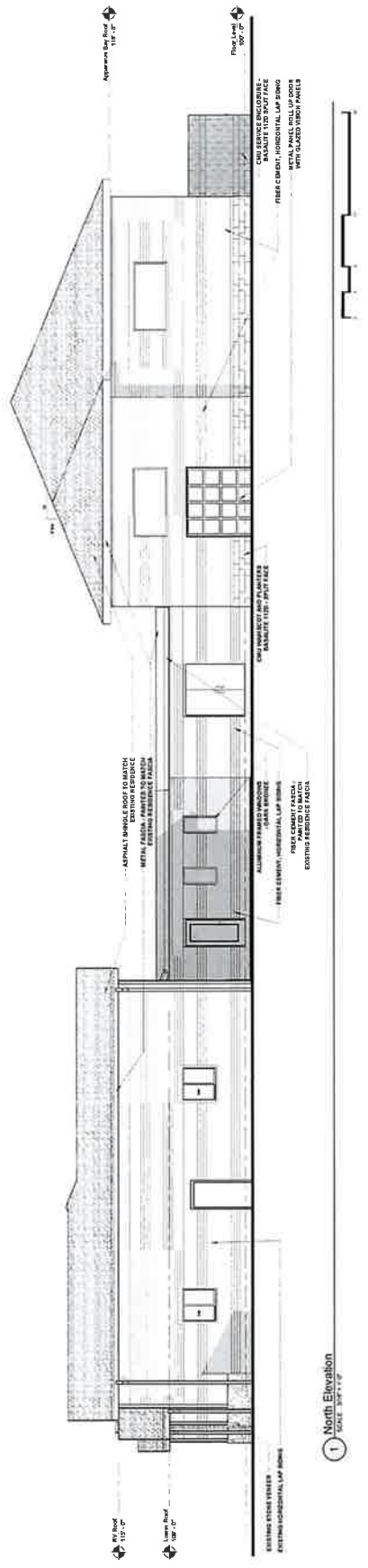
Sheet No. **A6.01**



2 South Elevation
 SCALE: 3/8" = 1'-0"



3 Signage Wall
 SCALE: 3/8" = 1'-0"



1 North Elevation
 SCALE: 3/8" = 1'-0"



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3255 West Hidden Valley Drive

Date: 11/26/2018

Client: Truckee Meadows Fire and Rescue

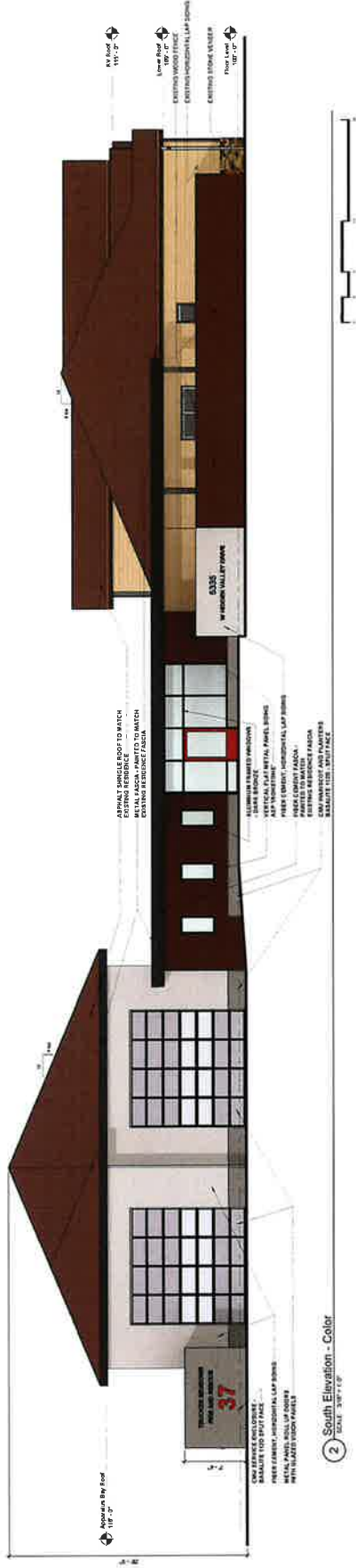


SUP Submittal

REV	DATE	DESCRIPTION

Sheet No: Exterior Elevations - Color

Sheet: A6.01c



2 South Elevation - Color
 Scale: 1/8" = 1'-0"



3 Signage Wall - Color
 Scale: 3/4" = 1'-0"



1 North Elevation - Color
 Scale: 1/8" = 1'-0"



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Truckee Meadows Fire and Rescue



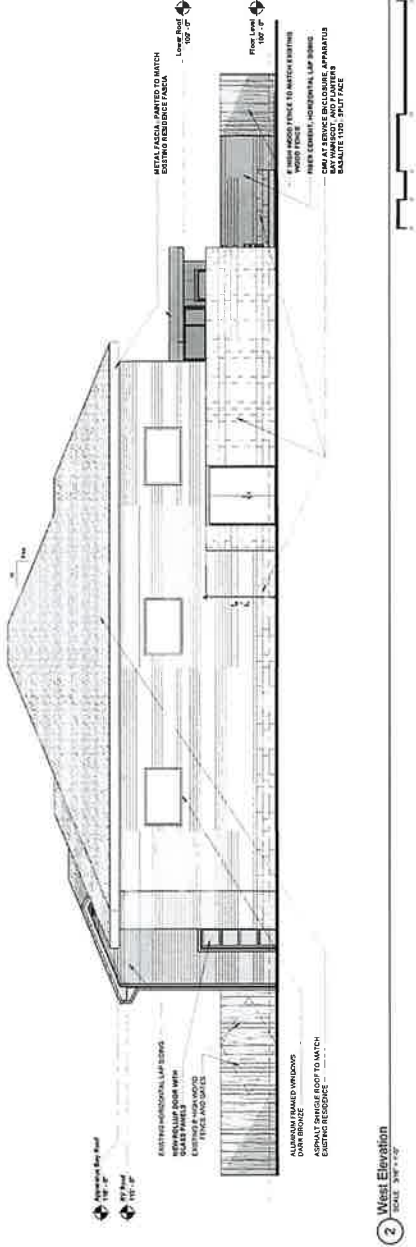
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REV#	DATE	REVISION	DESCRIPTION

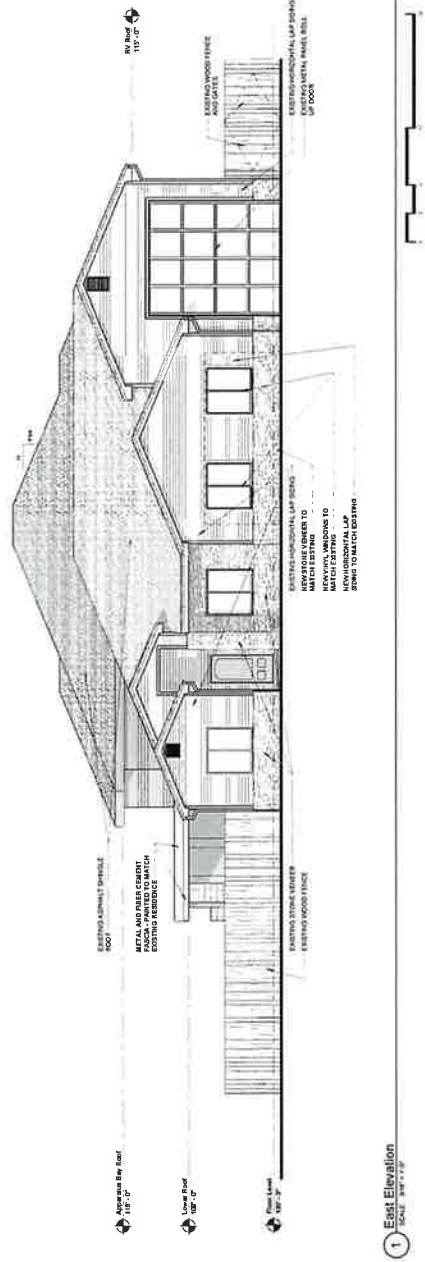
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DATE: 2020.10.08
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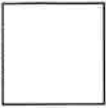
A6.02



2 West Elevation
 SCALE: 3/8" = 1'-0"



1 East Elevation
 SCALE: 3/8" = 1'-0"



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Station 37 - Hidden Valley

3255 West Hidden Valley Drive

Job No. 2019-04-00

Owner: Truckee Meadows Fire and Rescue



SUP Submittal

REV#	DATE	REVISION

Sheet Title
Exterior Elevations - Color

Title: 2019.03.04
 Sheets: 10

A6.02c

