

Special Use Permit for Grading

FOR

The Amos Residence

Prepared For:

Scott & Kristy Amos
580 Beckfield Court
Reno, NV 89521

Prepared By:



575 E. Plumb Lane, Suite 101
Reno, NV 89502
775.636.7905

March 2023

20.66

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Project Information

Location: 0 Andrew Lane

APN: 017-350-54

Site Area: 5.64 ac

Zoning: LDS 18%/ GR 82%

Master Plan Designation: Suburban Residential/ Rural

Proposed Use: Single Family Residential

Special Use Permit Required for: Per Washoe County Code 110.438.35 Major Grading Permit Thresholds and a variation of standards request for cuts/fills in excess of 10'.

Pre-Development Discussion

Existing Conditions & Development:

The site is currently undeveloped open range consisting of native grasses and brush. Access to the site is from Andrew Lane north of the property. This parcel naturally slopes from south to north at slopes in excess of 15%.

Surrounding Properties:

- | | | |
|--|------------------|-------------|
| ○ North: Developed Residential & Andrew Ln | Zoning: LDS | Use: SFR |
| ○ South: Undeveloped | Zoning: GR | Use: Vacant |
| ○ East: Undeveloped | Zoning: GR | Use: Vacant |
| ○ West: Developed Residential | Zoning: GR & LDS | Use: SFR |

Proposed Development Discussion

Proposed Improvements:

The proposed development includes a new single-family residence and workshop with associated paved driveway, retaining walls, utility improvements, drainage improvements and landscaping. The proposed improvements are terraced down the hillside to balance the grading to the extent possible while maintaining reasonable slopes. A majority of the disturbed area will be fully stabilized with retaining walls or landscaping associated with the development. There are several areas which are intended to be revegetated which are identified on the included landscape plan. Upon completion of the project, all construction disturbance will be fully stabilized.

The special use permit is triggered due to both the volume of earthwork and disturbed area required to complete these improvements on a slope in excess of 15%. Additionally, a variation of standards is requested to modify the maximum cut and fill beyond the allowed ten (10) feet per section 110.438.45C of the Washoe County Development Code. The proposed development is expected to have a maximum cut of thirteen (13) feet and a fill of fifteen (15) feet. It should be noted that the area of the maximum cut is at the back of the septic field as required by the septic design and the area of maximum fill is in the existing Big Ditch irrigation channel that will be piped and filled in. The grading differential at the limits of the development is well within the 10' maximum differential.

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: Amos Residence			
Project Description: The development of a new single-family residence and workshop.			
Project Address: 0 Andrew Lane			
Project Area (acres or square feet): 245,766 S.F.			
Project Location (with point of reference to major cross streets AND area locator): The project is located directly south of the intersection of Andrew Ln and Paddlewheel Ln			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-350-54	5.64		
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: Amos Living Trust, Scott & Kristy		Name: Monte Vista Consulting, Ltd.	
Address: 580 Beckfield Court		Address: 575 E. Plumb Ln, Suite 101	
Reno, NV	Zip: 89521	Reno, NV	Zip: 89502
Phone:	Fax:	Phone: 775.235.8404	Fax:
Email:		Email: mike@montevistaconsulting.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Mike Vicks	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		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):	

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

1. What is the purpose of the grading?

A new single-family residence and workshop.

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

2,630 cubic yards.

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

85,787 SF

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

2,350 cubic yards will be imported to the site.

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

It is not possible to develop the property without surpassing the grading threshold because the site is on a hillside and requires more disturbed area to make the project feasible in accordance to Washoe County standards.

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 portion of the grading shown on the plan has been done previously.

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

Yes, all areas shown on the site plan are proposed to be disturbed by grading.
Please reference sheet C1.0.

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

Yes, the disturbed area can be seen from Andrew Ln, Paddlewheel Ln, and Heater Ln along the north of the property. Adjacent parcels APN: 017-350-50 and 017-342-03, -61, and -01 can see the disturbed area as well.

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)?

No, neighboring properties could not be served by the proposed request as all improvements are for private residential use.

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?

The general slopes of the proposed improvements range from 8:1 to 3:1 surrounding the site. All disturbed areas will be either landscaped or revegetated. Fiber rolls for slope stabilization and silt fence for sediment control will be used to prevent erosion.

11. Are you planning any berms?

Yes	No	<input checked="" type="checkbox"/>	If yes, how tall is the berm at its highest?
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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)?

6' maximum rockery retaining walls are required for the proposed improvements.

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

The proposed work will be fully landscaped/revegetated for visual mitigation.

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

N/A, the grading will not require the removal of any trees.

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?

Revegetation will be completed in accordance with the proposed landscape plan.

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

Permanent irrigation will be provided to all landscaped areas and temporary irrigation will be extended to revegetated areas.

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

A final revegetation plan will be included with the building permit application.

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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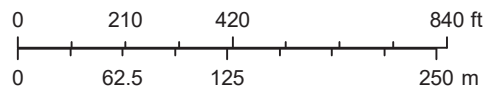
Vicinity Map



February 17, 2023

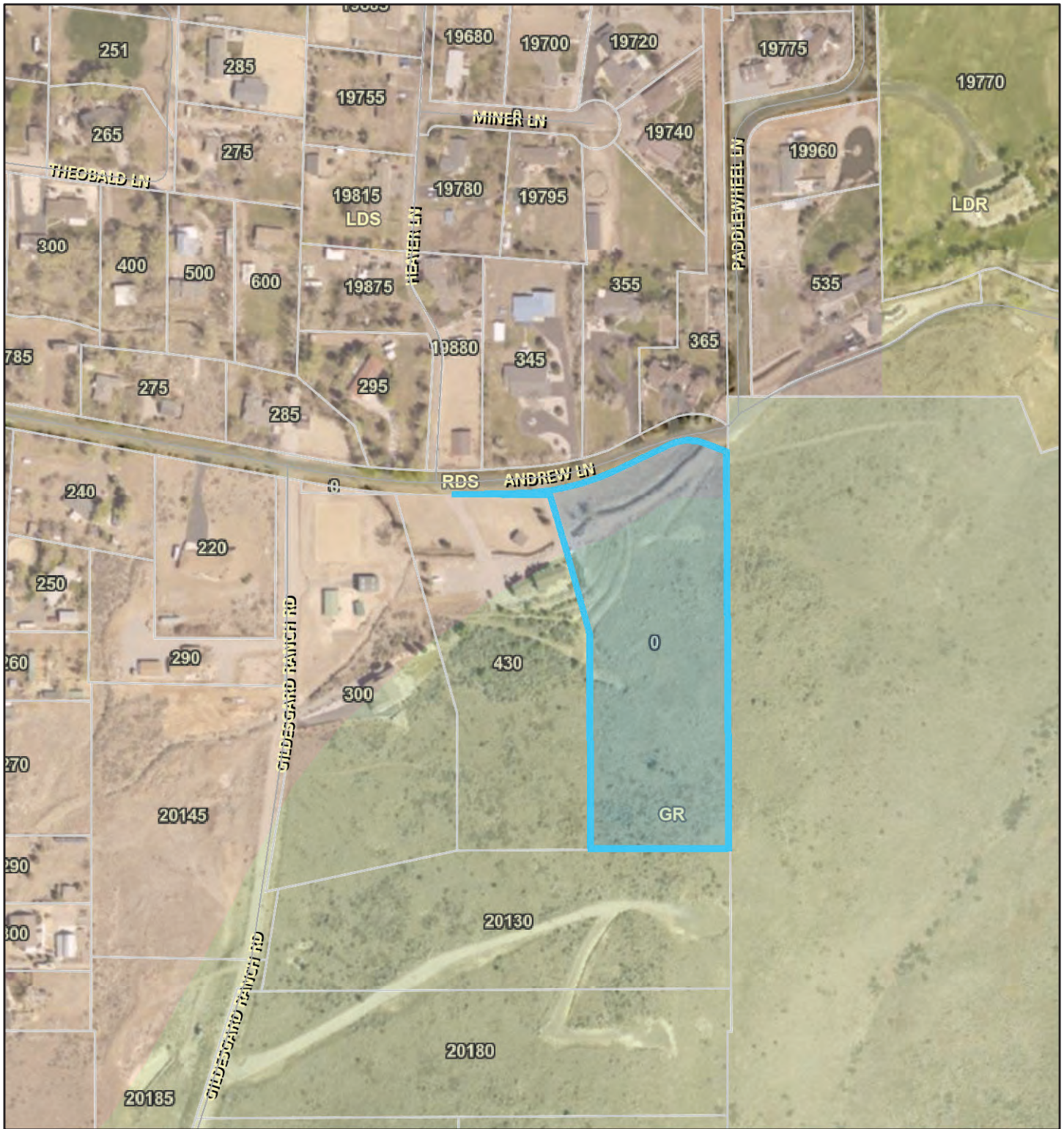
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Washoe County GIS
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

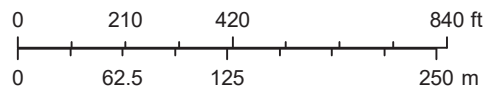
Zoning Map



February 17, 2023

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Washoe County
Washoe County GIS
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

This information for illustrative purposes only. Not be used for boundary resolution or location and not intended to be used for measurement, calculation, or delineation.

Reduced Plans

SITE PLAN LEGEND

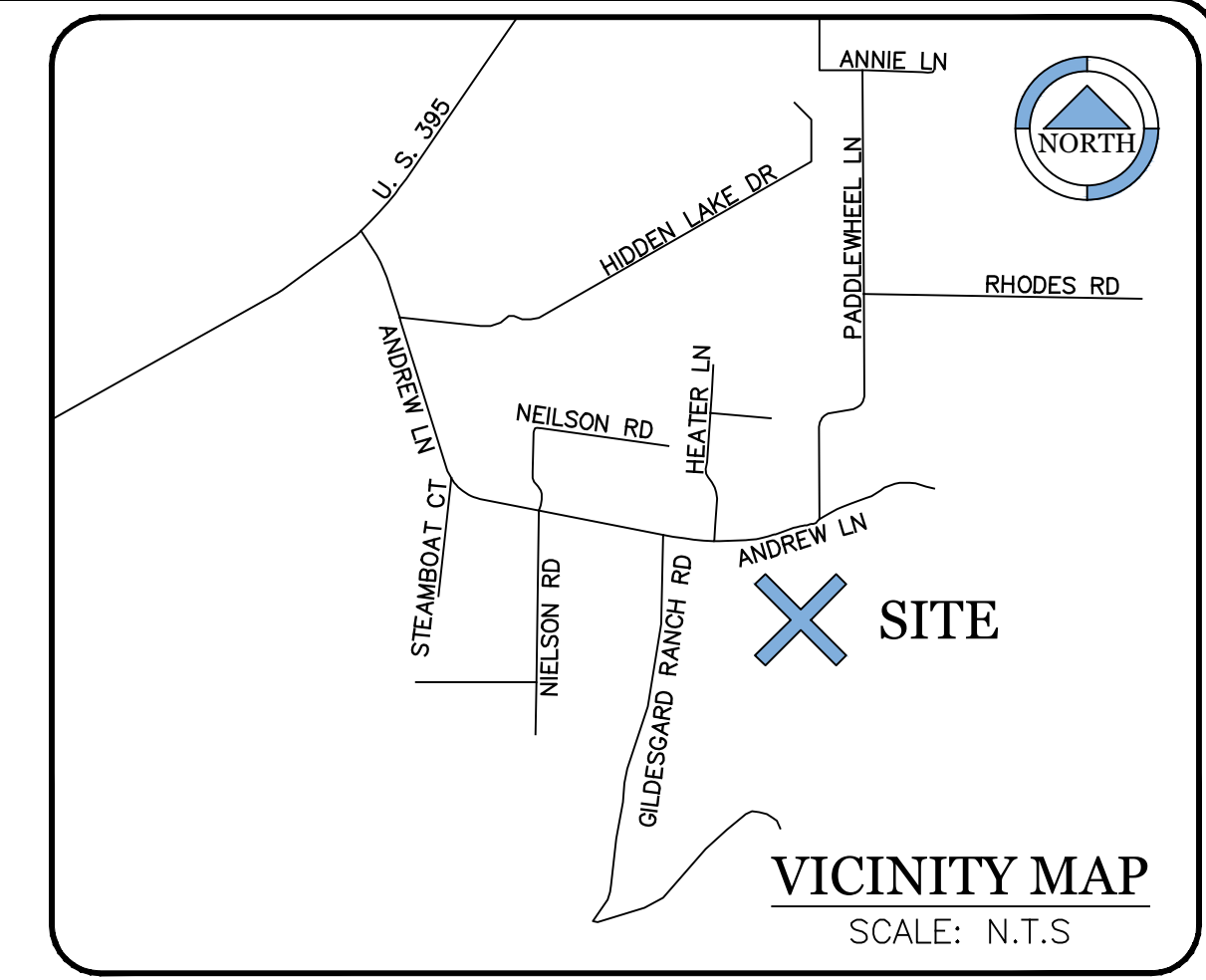
- DRIVEWAY/PAVED AREA
- DECK AREA
- INFILTRATION TRENCH/DRYWELL
- RAINSTORE3 DRYWELL INFILTRATION AREA
- PROPERTY LINE
- PROPERTY CORNER
- UTILITY PROPOSED UTILITY LINE W. DESCRIPTION
- (UTILITY) EXISTING UTILITY LINE W. DESCRIPTION
- FIRE HYDRANT ASSEMBLY
- WATER SERVICE
- MAHOLE W. DESCRIPTION
- CLEANOUT
- SANITARY SEWER LATERAL
- YARD DRAIN
- DIRECTIONAL FLOW LINE
- GRADE BREAK
- 4900 PROPOSED CONTOUR LINE
- 4900 EXISTING CONTOUR LINE
- FLOW FLOW DIRECTION ARROW
- (FG:XX.XX) SPOT ELEVATION (EXISTING) ~ PROPOSED
- TREE/TREE TO BE REMOVED

IRC DRAINAGE NOTE

SURFACE DRAINAGE SHALL BE IN ACCORDANCE TO THE 2018 INTERNATIONAL RESIDENTIAL CODE. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL NOT FALL FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET. WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10', DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.

SITE NOTES

1. MONTE VISTA CONSULTING, LTD. (MVC) IS THE DESIGN ENGINEER FOR THIS PROJECT. ALL CONTRACTORS ARE DIRECTED TO CONTACT MVC FOR ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF ANY NOTE OR OTHER INFORMATION CONTAINED ON THESE IMPROVEMENT PLANS.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING, DIMENSIONS, GRADES, UTILITIES & POINTS OF CONNECTION. THE CONTRACTOR SHALL NOTIFY MVC OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OR CONTINUATION OF WORK.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE AND MAKE THEIR OWN INTERPRETATIONS WITH REGARD TO MATERIALS, MEANS, METHODS AND EQUIPMENT NECESSARY TO PERFORM THE WORK REQUIRED FOR THIS PROJECT. PRIOR TO PERFORMING ANY WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR RETAINING THE SERVICES OF A TESTING COMPANY TO PROVIDE ALL REQUIRED TESTING AND INSPECTION OF GRADING AND CONSTRUCTION NOT INSPECTED DIRECTLY BY WASHOE COUNTY OR ANY UTILITY COMPANY. THE CONTRACTOR SHALL PROVIDE ANY INSPECTING ENTITY TWO (2) WORKING DAYS ADVANCE NOTICE OF ANY REQUIRED TESTING AND INSPECTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND COORDINATING ALL SERVICE REQUIREMENTS WITH THE APPROPRIATE PUBLIC AGENCY OR UTILITY PROVIDER. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
6. THE FIELD SURVEY PREPARED BY MAPCA SURVEYS, INC. IS THE BASIS OF THIS DESIGN. IMPROVEMENTS AND/OR UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE PLANS. THE LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES ARE APPROXIMATE ONLY AND ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY ACTUAL LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES PRIOR TO CONSTRUCTION. SHOULD THE CONTRACTOR DISCOVER ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THE INFORMATION SHOWN ON THESE DRAWINGS, THEY SHALL NOTIFY MVC BEFORE PROCEEDING WITH CONSTRUCTION.
7. AN ENCROACHMENT & EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN WASHOE COUNTY RIGHT-OF-WAY AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CODES, STANDARDS SPECIFICATIONS & DETAILS.
8. THERE IS NO PUBLIC SEWER WITHIN 400' OF THIS PROPERTY. THE EXISTING SEPTIC IMPROVEMENTS SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. IT IS RECOMMENDED THAT ALL EXISTING IMPROVEMENTS BE FIELD LOCATED PRIOR TO CONSTRUCTION.
9. THERE IS NO PUBLIC WATER AVAILABLE.
10. THERE IS NO PUBLIC WELL WITHIN 200' OF THIS PROPERTY.
11. MAINTAIN 3.0' MINIMUM COVER OVER ALL WATER MAINS AND SERVICES.
12. REF. NV ENERGY PLANS, SITE ELECTRICAL PLAN & SITE PLUMBING PLAN FOR ALL GAS AND ELECTRIC IMPROVEMENTS.
13. PLACEMENT OF THE STRUCTURE WITHIN THE REQUIRED SETBACKS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
14. REFERENCE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND FOR ALL DETAILS REGARDING TRANSITIONS AT EXTERIOR DOORS. SHOULD ANY DISCREPANCIES BETWEEN THIS PLAN AND THE ARCHITECTURAL PLANS OCCUR, THE CONTRACTOR SHALL NOTIFY MVC PRIOR TO PROCEEDING WITH CONSTRUCTION. REFERENCE DESIGN BY OTHERS.
15. BACKFILL ESTABLISHING SEPARATION AS REQUIRED BY ARCHITECTURAL AND STRUCTURAL DESIGN BETWEEN FINISH GRADE AND SIDING (8" MIN SEPARATION TYPICAL). REFERENCE DESIGN BY OTHERS.
16. PROVIDE 5% MINIMUM (1% ON CONCRETE SURFACES) TO 20% MAXIMUM SLOPE AWAY FROM PROPOSED STRUCTURE TOWARDS THE DRAINAGE SWALE OR APPROVED DRAINAGE OUTFALL 10' MIN. FROM STRUCTURE. (UNLESS OTHERWISE NOTED)
17. DRAINAGE SWALE SHALL MAINTAIN A MINIMUM SLOPE OF 1% TOWARDS AN APPROVED DRAINAGE OUTFALL.
18. SLOPE LAWN AREAS 2.0% MIN. TOWARD THE DRAINAGE SWALE OR OTHER APPROVED DRAINAGE OUTFALL.
19. THE CONTRACTOR SHALL TRANSITION ALL POINT FLOWS TO SHEET FLOWS WITH MECHANICALLY STABILIZED NATIVE ROCK WATER SPREADING AT THE TERMINATION OF ANY SWALE. NO STABILIZATION IS REQUIRED ON PAVED SURFACES.
20. ANY RETAINED HEIGHTS INDICATED ARE FROM SURFACE TO SURFACE UNLESS OTHERWISE NOTED. MVC IS NOT RESPONSIBLE FOR ANY STRUCTURAL DESIGN OF SITE RETAINING WALLS OR FEATURES. REFERENCE APPLICABLE STRUCTURAL/ARCHITECTURAL DESIGN BY OTHERS FOR DESIGN AND DETAIL.
21. ALL HARDSCAPE AND LANDSCAPING SURROUNDING THE STRUCTURE SHALL BE FINISHED PER OWNERS REQUIREMENTS.
22. IT IS RECOMMENDED THAT THE CONTRACTOR OBTAIN & REVIEW A SITE SPECIFIC GEOTECHNICAL INVESTIGATION/REPORT AND ADDENDUMS. IN THE EVENT OF DISCREPANCY BETWEEN THE REPORT AND THE NOTES HEREIN, THE REPORT SHALL PREVAIL.
23. THE CONTRACTOR WILL PREPARE AN INDEPENDENT ESTIMATE OF EARTHWORK QUANTITIES. ANY QUANTITIES PROVIDED IN THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND DO NOT ACCOUNT FOR MATERIAL EXPANSION OR SHRINKAGE.
24. ALL AREAS OF FILL SHALL BE GRADED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER TO ENSURE PROPER MATERIAL IS USED AND PROPER COMPACTION IS OBTAINED.
25. ALL EXCESS OR UNSUITABLE MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH THE LATEST GOVERNMENTAL REGULATIONS OR IN APPROVED AREAS AS SHOWN ON THE GRADING PLAN. UNSUITABLE SOIL OR MATERIALS, NOT TO BE INCLUDED IN THE WORK INCLUDE: ORGANIC MATERIALS SUCH AS PEAT, MULCH, ORGANIC SILT OR SOD, SOILS CONTAINING EXPANSIVE CLAYS, MATERIAL CONTAINING EXCESSIVE MOISTURE, POORLY GRADED COARSE MATERIAL, PARTICLE SIZE IN EXCESS OF 6 INCHES, MATERIAL WHICH WILL NOT ACHIEVE DENSITY AND/OR BEARING REQUIREMENTS.
26. THIS SITE LIES IN FEMA FLOOD ZONE X (UNSHADED) (32031C33516). ZONE X (UNSHADED) IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, WHICH ARE THE AREAS OUTSIDE THE 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN.
27. ALL PROPERTIES MAY BE SUBJECT TO FLOODING REGARDLESS OF THEIR FLOOD DESIGNATION AS MAPPED BY FEMA. THE PROPERTY OWNER SHALL MAINTAIN ALL NATURAL DRAINAGE PATTERNS, DRAINAGE EASEMENTS AND SHALL NOT PERFORM ANY UNPERMITTED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
28. UNLESS SPECIFIED OTHERWISE, ALL DRAINAGE IMPROVEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
29. ALL EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
30. ANY EROSION CONTROL MEASURES SHOWN ARE A MINIMUM AND THE CONTRACTOR MAY MODIFY, RELOCATE AND IMPROVE AS REQUIRED THROUGHOUT THE CONSTRUCTION PROCESS.
31. PROVIDE INLET PROTECTION AT ALL EXISTING CATCH BASINS SURROUNDING THE SITE.
32. SHOULD ANY CAIRN OR GRAVE OF A NATIVE AMERICAN BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE SHERIFF'S OFFICE AS WELL AS THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES SHALL BE IMMEDIATELY NOTIFIED PER NRS 383.170.
33. ADD 4600' TO ALL ELEVATIONS.



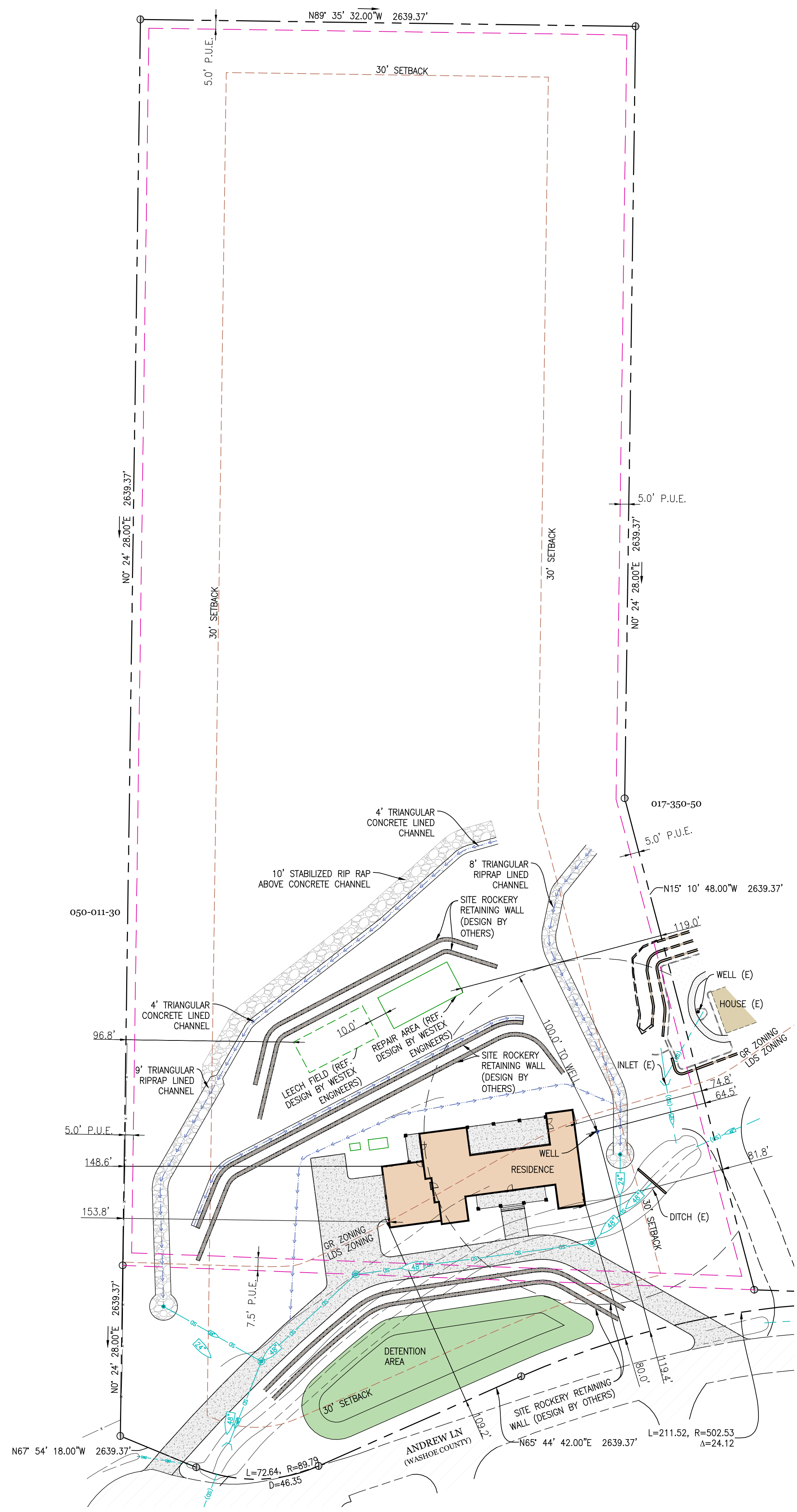
OWNER INFORMATION

SCOTT & KRISTY AMOS
580 BECKFIELD COURT
RENO, NV 89521

ENCROACHMENT NOTE

AN ENCROACHMENT & EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN THE WASHOE COUNTY RIGHT-OF-WAY.

SITE INFORMATION	
ADDRESS	0 ANDREW LN
APN	017-350-54
LOT SIZE	254,741 S.F.
ZONING	LDS 18%/GR 82%
WUI FIRE RISK RATING	MODERATE
SETBACKS (F/R/S)	30/30/50 (FT)



575 E. Plumb Lane #101
Reno, NV 89502
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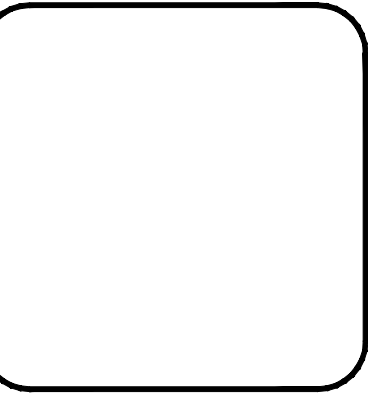
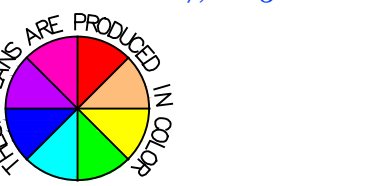


Amos Residence

Preliminary Site Plan

0 Andrew Ln
APN: 017-350-54
Washoe County, Nevada

Project #	20.066
Drawn	DRH
Checked	MWV
Date	3.8.2023
Revisions	



C1.0

1 of 3



SITE PLAN LEGEND

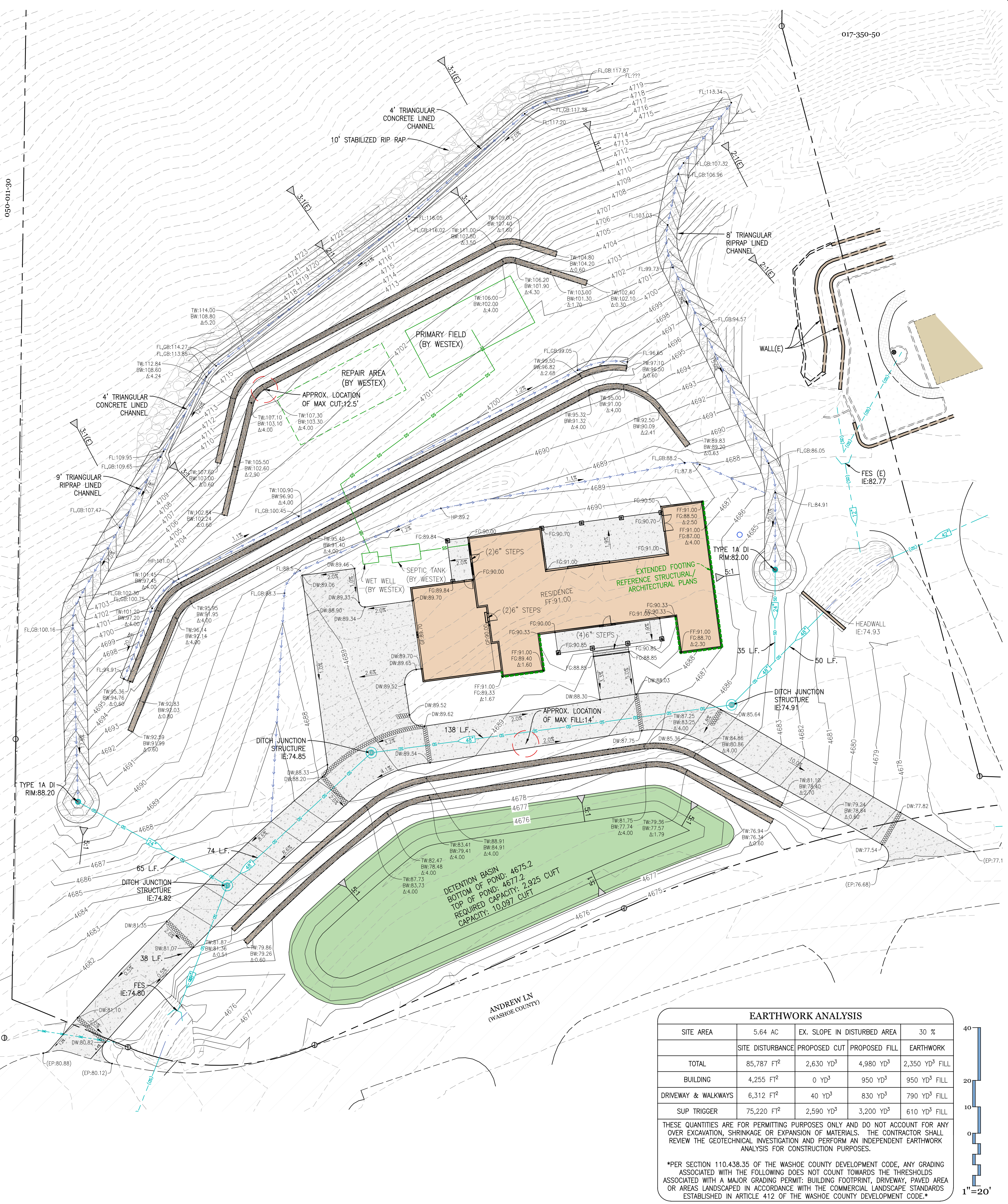
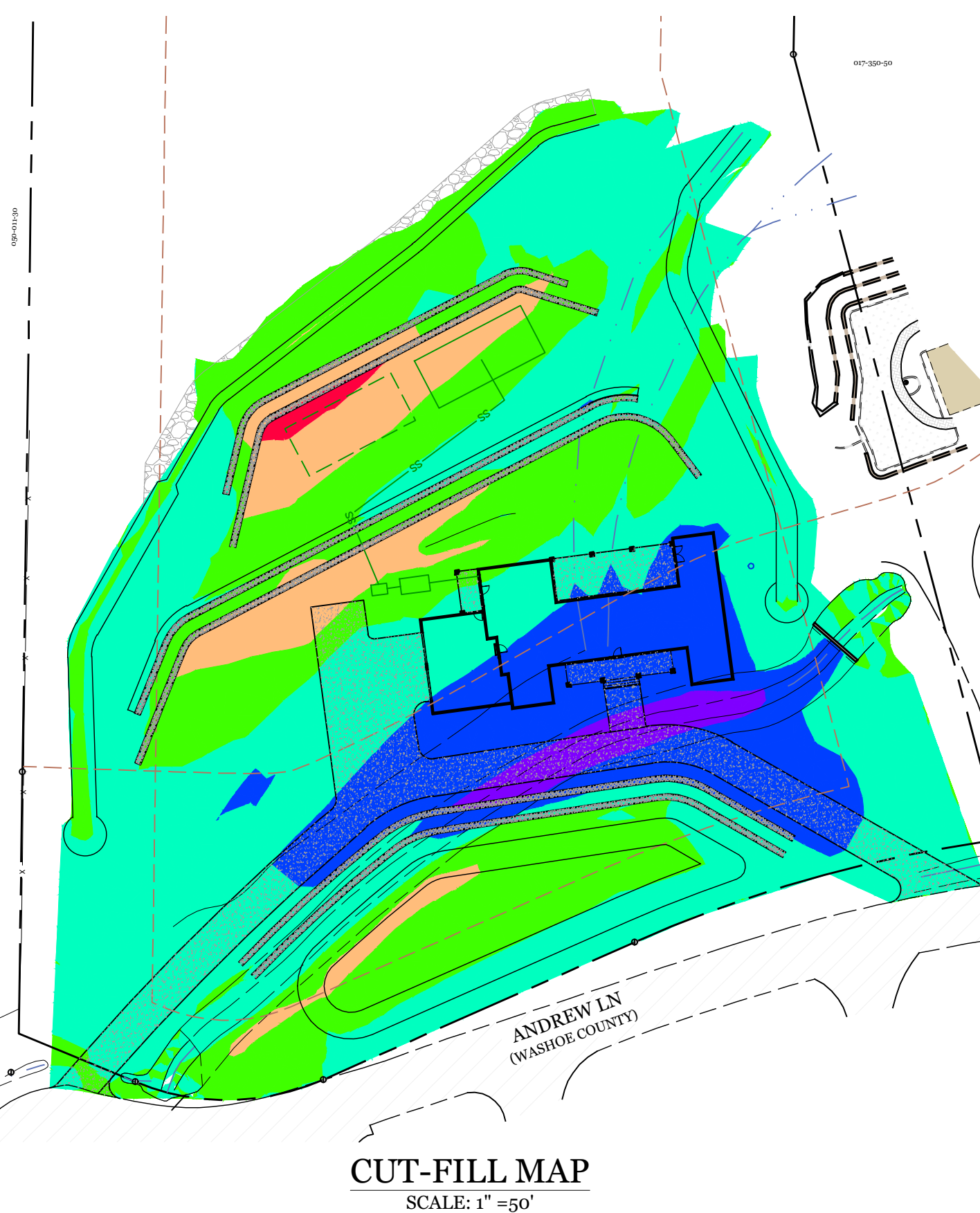
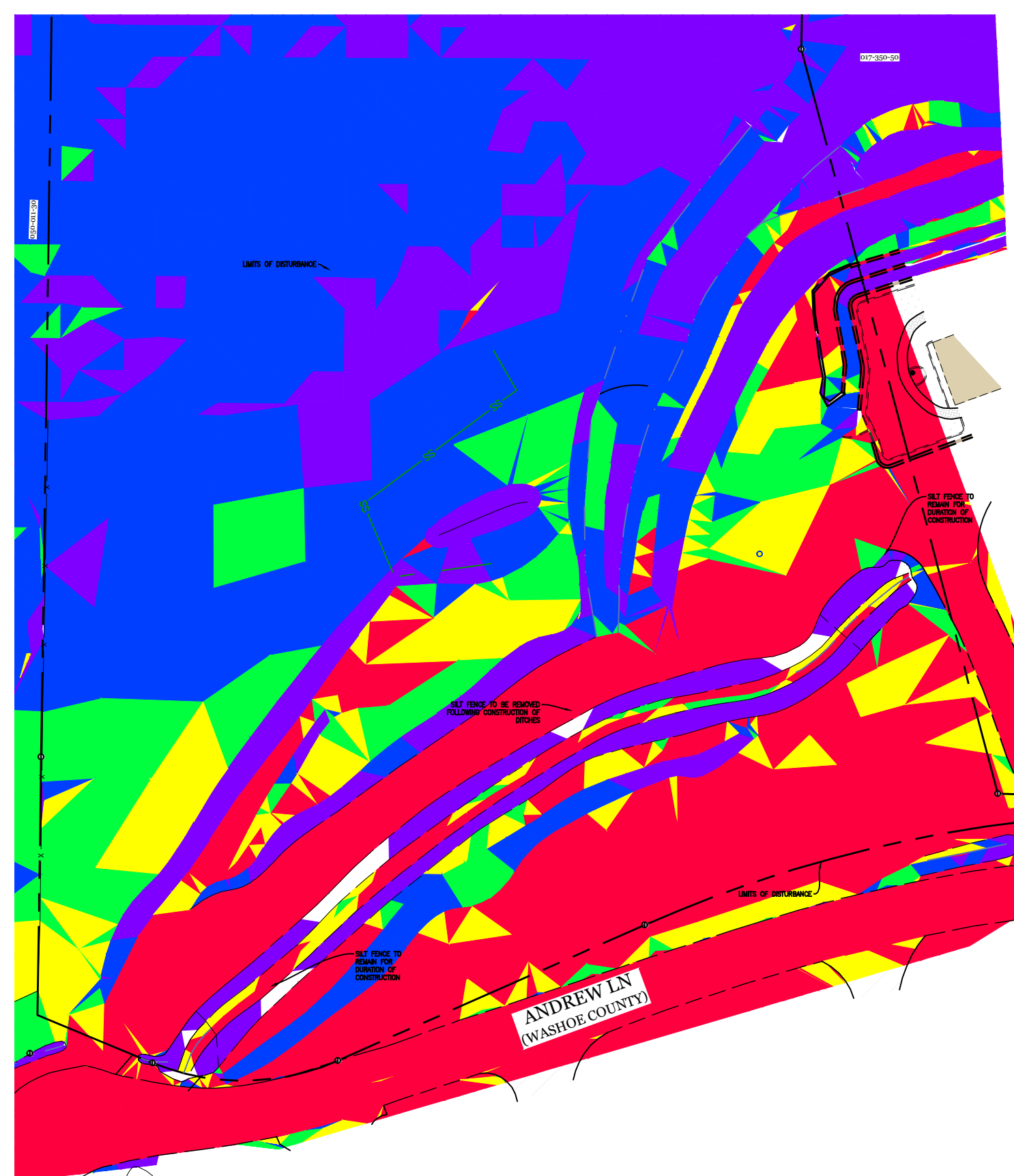
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- FLOW - FLOW DIRECTION ARROW
- SPOT ELEVATION (EXISTING) ~ PROPOSED
- TREE/TREE TO BE REMOVED

Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	10.00%	47215.30	Red
2	10.00%	15.00%	12513.12	Yellow
3	15.00%	20.00%	15012.04	Green
4	20.00%	30.00%	55575.66	Blue
5	30.00%	100.00%	51993.08	Purple

Elevations Table

Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-12.45	-10.00	355.51	Red
2	-10.00	-4.00	5838.44	Orange
3	-4.00	0.00	23613.78	Light Green
4	0.00	4.00	41190.85	Light Blue
5	4.00	10.00	11668.31	Dark Blue
6	10.00	14.02	1525.11	Purple



EARTHWORK ANALYSIS

	SITE AREA	EX. SLOPE IN DISTURBED AREA	30 %
TOTAL	85,787 FT ²	2,630 YD ³	4,980 YD ³
BUILDING	4,255 FT ²	0 YD ³	950 YD ³
DRIVEWAY & WALKWAYS	6,312 FT ²	40 YD ³	830 YD ³
SUP TRIGGER	75,220 FT ²	2,590 YD ³	3,200 YD ³

DETECTION BASIN
BOTTOM OF POND: 4675.2
TOP OF POND: 4677.2
REQUIRED CAPACITY: 2,925 CUFT
CAPACITY: 10,097 CUFT

THESE QUANTITIES ARE FOR PERMITTING PURPOSES ONLY AND DO NOT ACCOUNT FOR ANY OVER EXCAVATION, SHRINKAGE OR EXPANSION OF MATERIALS. THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL INVESTIGATION AND PERFORM AN INDEPENDENT EARTHWORK ANALYSIS FOR CONSTRUCTION PURPOSES.

PER SECTION 110.438.35 OF THE WASHOE COUNTY DEVELOPMENT CODE, ANY GRADING ASSOCIATED WITH THE FOLLOWING DOES NOT COUNT TOWARDS THE THRESHOLDS ASSOCIATED WITH A MAJOR GRADING PERMIT: BUILDING FOOTPRINT, DRIVEWAY, PAVED AREA OR AREAS LANDSCAPED IN ACCORDANCE WITH THE COMMERCIAL LANDSCAPE STANDARDS ESTABLISHED IN ARTICLE 412 OF THE WASHOE COUNTY DEVELOPMENT CODE.

MONTE VISTA CONSULTING
575 E. Plumb Lane #101
Reno, NV 89502
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Amos Residence
Preliminary Grading Plan

o Andrew Ln
APN: 017-350-54
Washoe County, Nevada
Project # 20.066
Drawn DRH
Checked MWV
Date 3.8.2023
Revisions

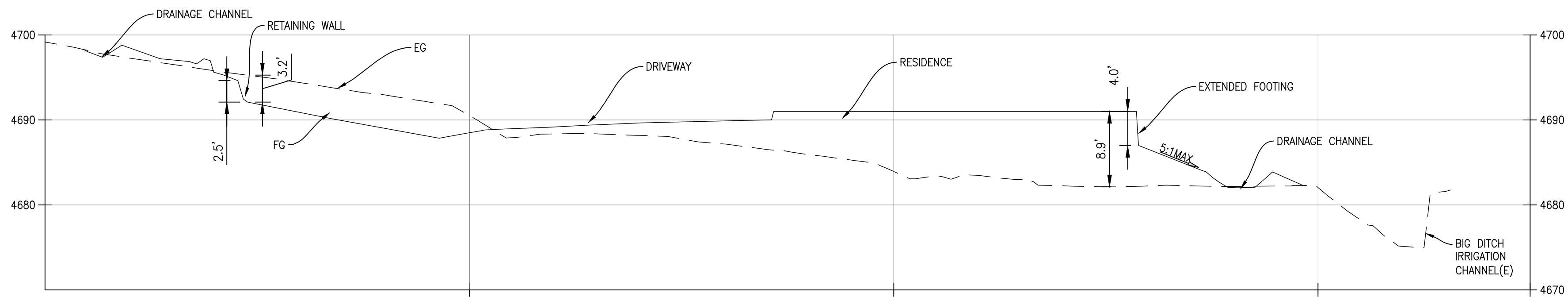


C2.0

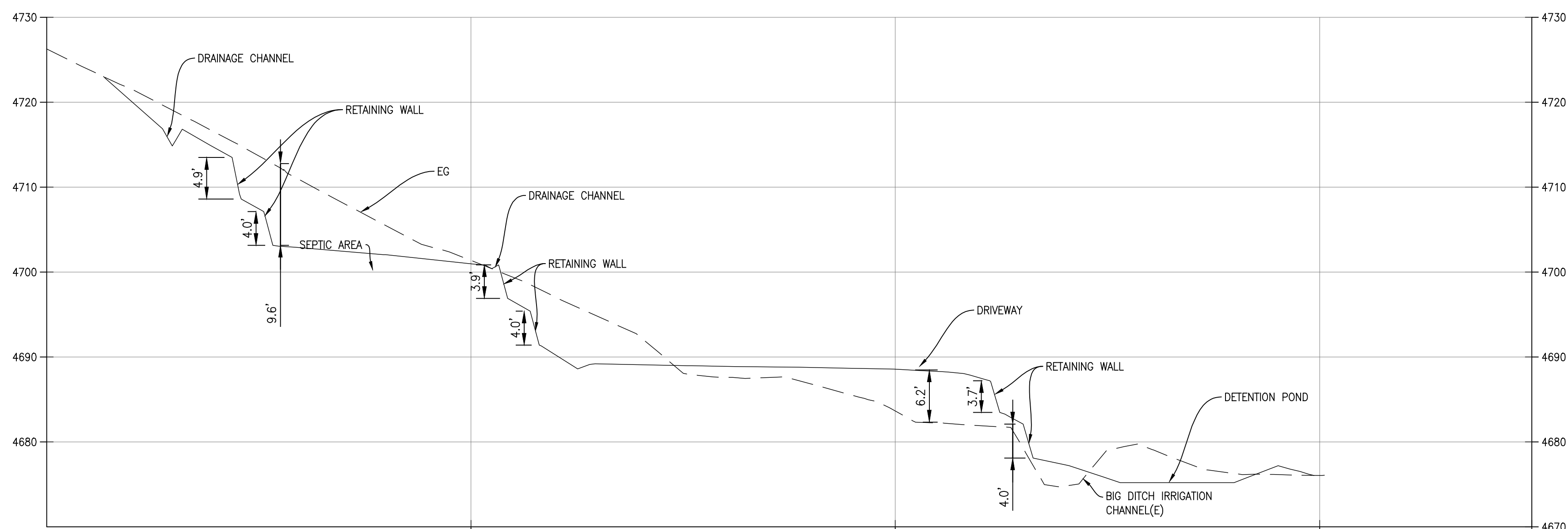


SITE PLAN LEGEND

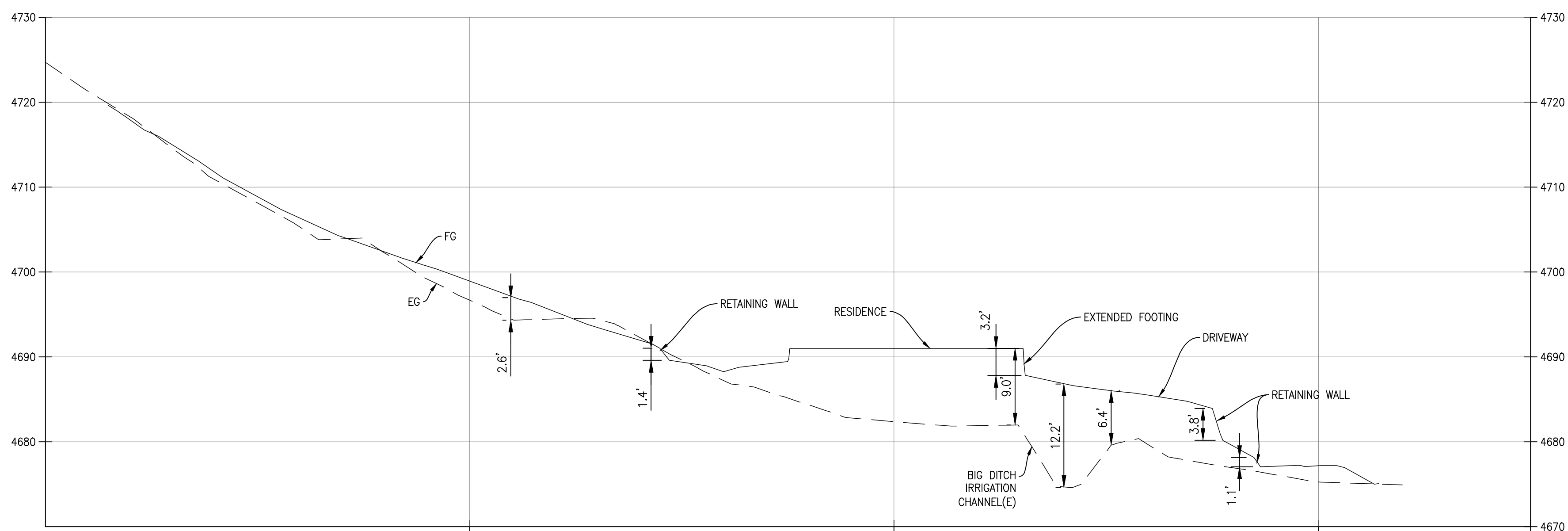
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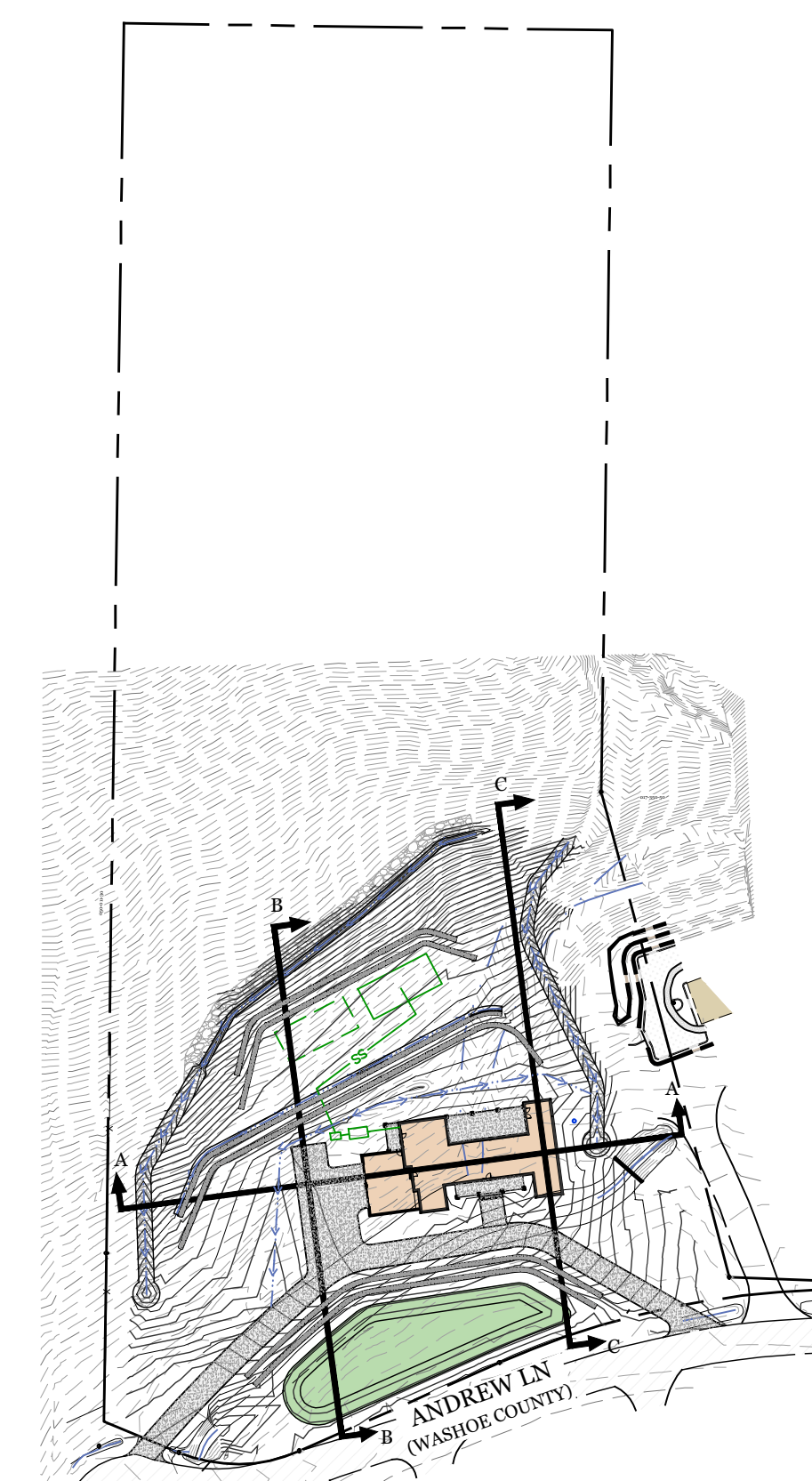
A-A
VERTICAL SCALE: 1"=10'
HORIZONTAL SCALE: 1"=20'



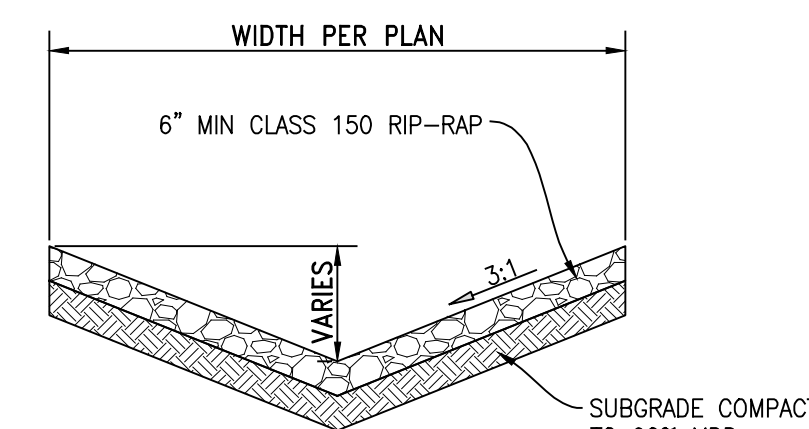
B-B
VERTICAL SCALE: 1"=10'
HORIZONTAL SCALE: 1"=20'



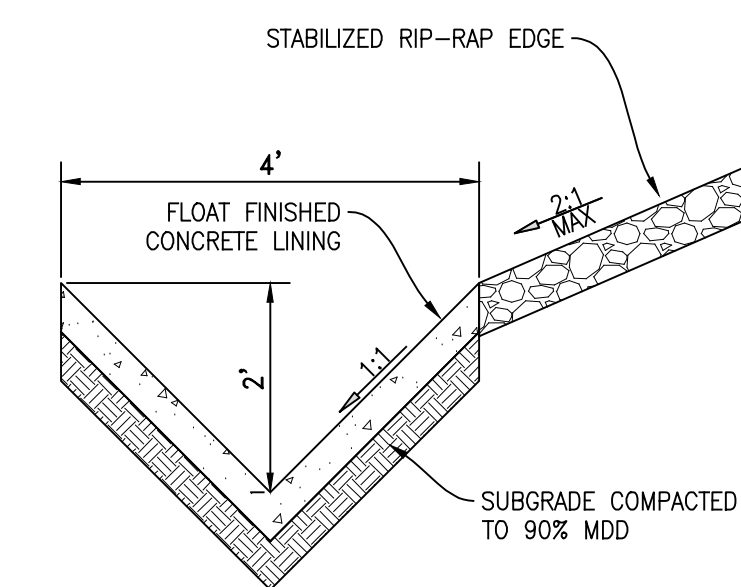
C-C
VERTICAL SCALE: 1"=10'
HORIZONTAL SCALE: 1"=20'



OVERALL SITE PLAN
SCALE: 1"=100'



RIP RAP LINED CHANNEL
N.T.S.



CONCRETE LINED CHANNEL
N.T.S.



Amos Residence
Cross Sections

0 Andrew Ln
APN: 017-350-54
Washoe County, Nevada

Project # 20.066
Drawn DRH
Checked MWV
Date 3-8-2023
Revisions



March 7, 2023
FOR PRELIMINARY REVIEW ONLY
NOT FOR CONSTRUCTION



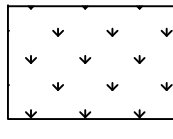

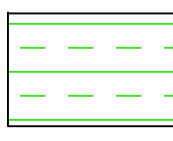
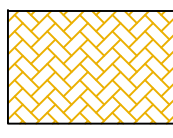
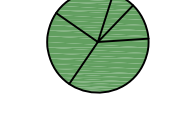
C:\Users\Monte Vista\Desktop\2020 Projects\066 Amos Residence\1.0 - Prelim Design\Amos_C3.0.dwg 3/7/2023 10:04 AM



Preliminary Landscaping and Re-vegetation Plan



LEGEND

-  RE-VEGETATION AREA (RE-VEGETATE (SEED) ALL AREAS DISTURBED BY GRADING OPERATIONS AND NOT COVERED WITH MULCHING, WITH NATIVE PLANTS)
-  LAWN / TURF
-  PLANTING AREAS TO BE COVERED WITH MULCH (EITHER DG. ROCK MULCH, OR BARK MULCH). PLANTING AREAS TO BE PLANTED WITH LOW SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS AND IRRIGATED WITH A DRIP IRRIGATION SYSTEM
-  PAVER AREA
-  TREE LOCATION (TREES TO BE INSTALLED ARE TO BE A MIX OF DECIDUOUS AND EVERGREEN TREES TO BE IRRIGATED WITH DRIP IRRIGATION SYSTEM.)

PRELIMINARY TREE LIST:

BOTANICAL NAME:	COMMON NAME:
ACER GINNALA	AMUR MAPLE
ACER PALMATUM	JAPANESE MAPLE
PICEA PUNGENS	BLUE SPRUCE
PINUS NIGRA	AUSTRIAN PINE

NO.	DESCRIPTION	DATE	BY	CHK'D

PREPARED FOR:
Scott and Kristy Amos
Living Trust
 0 Andrew Lane
 Reno, NV 89521

Scale: 1" = 12' / 1" = 60' INCHES/FULL SCALE

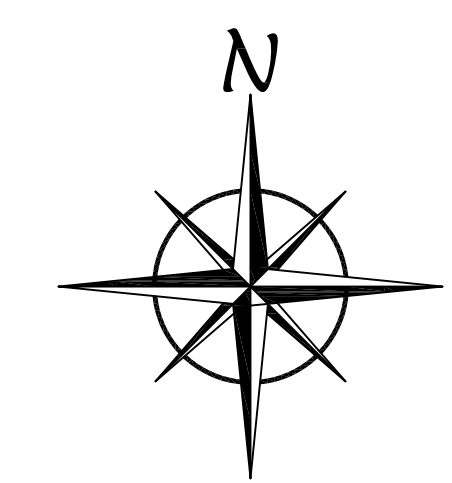


WESTEX
 Consulting Engineers

220 S. Rock Blvd, Ste 12, Reno, NV 89502

Amos Residence
 Preliminary Landscaping and Re-vegetation Plan
 LANDSCAPE

Washoe County, Nevada
 WESTEX PROJECT#: 2102.001-A



NOTE: Basefile provided by Monte Vista Consulting.

UTILITY LOCATIONS MUST BE DETERMINED IN THE FIELD! USA LOCATE HAS NOT BEEN PERFORMED.

CALL 811 PRIOR TO ANY WORK!

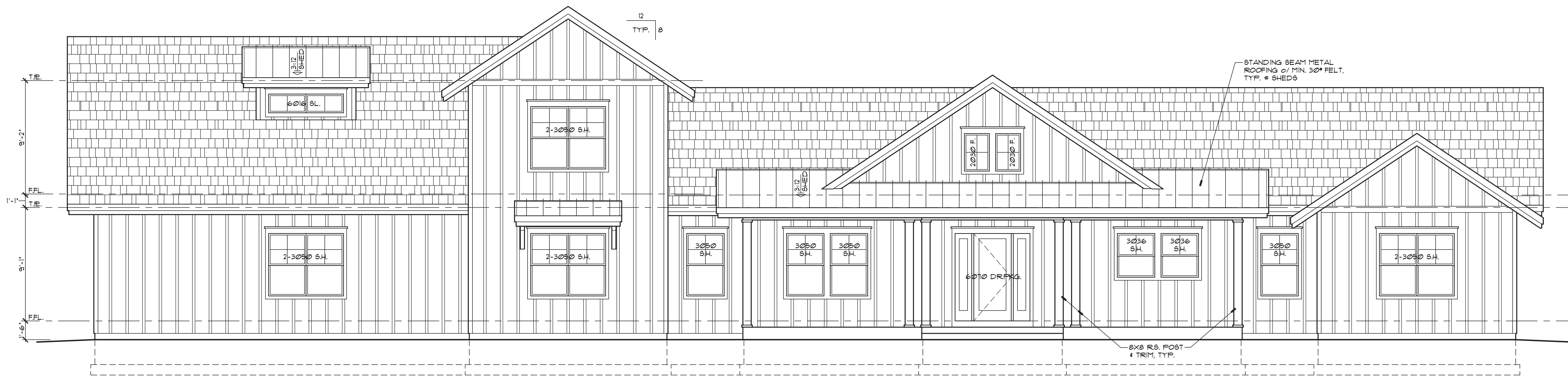


APPROVALS

LANDSCAPE

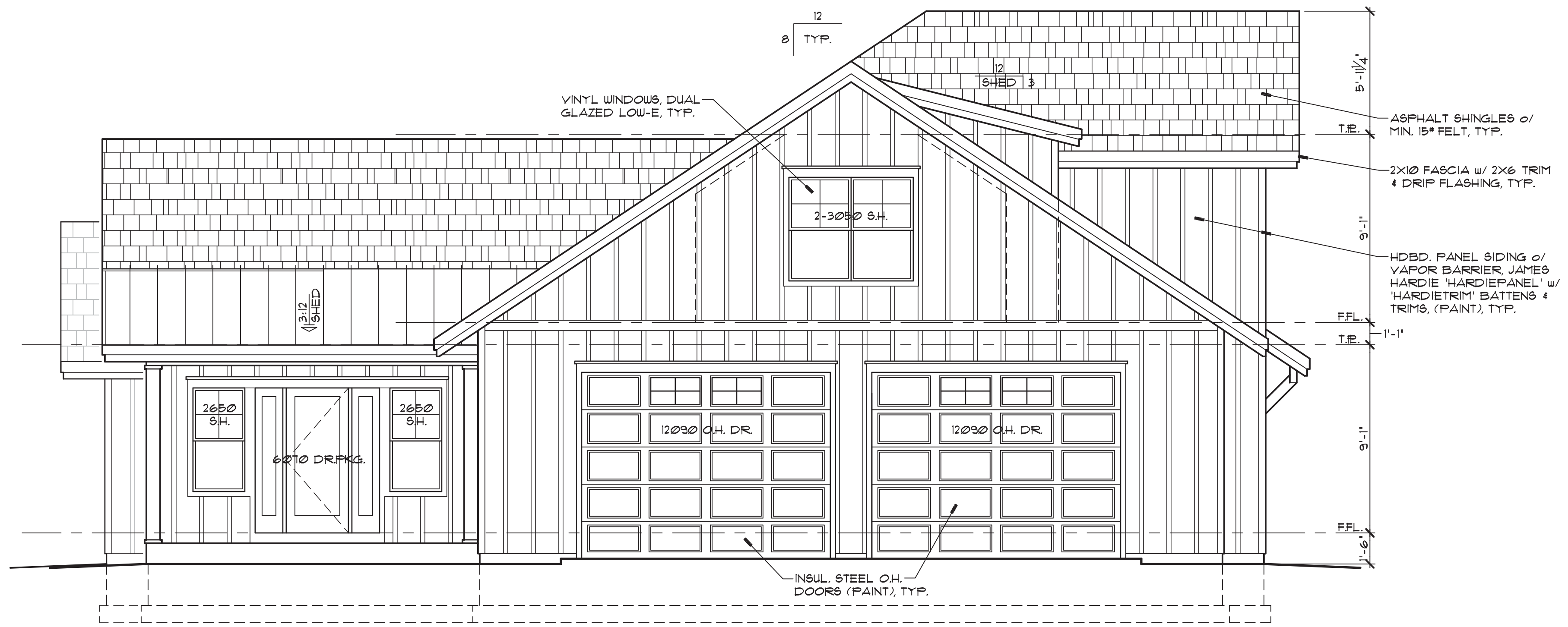
SHEET L1 OF 1

G:\Shared\Draws\Westex Project Files\112102.001.A.Amos Residence (Scott Amos) Preliminary Landscaping and Re-vegetation.dwg, 3/6/2023 11:28:34 AM, CHRIS.MOLTZ



Northwest elevation
 SCALE 1/4" = 1'-0"

- 8-6-22
- REVISIONS:
- 1
 - 2
 - 3
 - 4



Northeast elevation
 SCALE 1/4" = 1'-0"

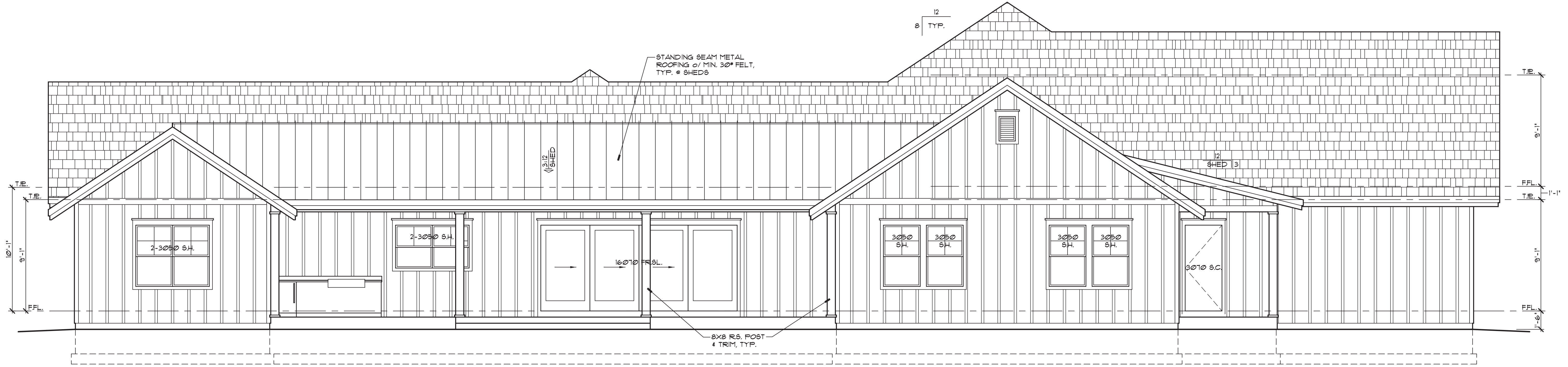
new residence
 SCOTT & KRISTY AMOS
 ANDREW LANE - A.P.N. 017-850-54
 WASHOE COUNTY, NEVADA

POI:

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DRAWING TITLE:
 EXTERIOR ELEVATIONS

JOB NO.:
 2124

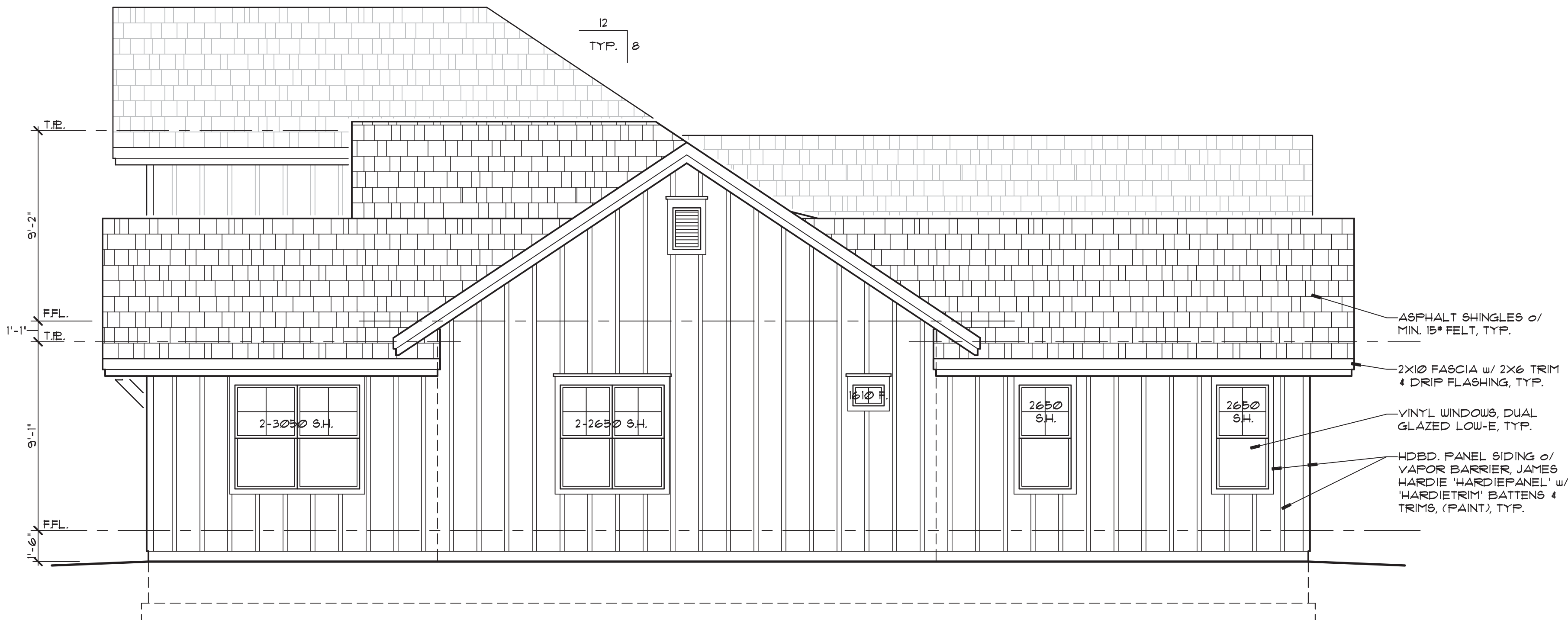


Southeast Elevation
 SCALE 1/4" = 1'-0"

8-6-22

REVISIONS:

1	
2	
3	
4	



Southwest Elevation
 SCALE 1/4" = 1'-0"

new residence
 SCOTT & KRISTY AMOS
 ANDREW LANE - A.P.N. 017-850-54
 WASHOE COUNTY, NEVADA

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DRAWING TITLE:
 EXTERIOR ELEVATIONS

JOB NO:
 2124

Ryan Ramsdell
President
The Big Ditch Company
P.O. Box 18752
Reno, NV 89511

February XX, 2023

Scott Amos
580 Beckfield Ct
Reno, NV 89521
775-300-0093

Dear Mr. Scott Amos,

This letter provides approval of the installation of the culvert/piping at your property located at 0 Andrew Ln (APN-017-350-54). This approval is based on the provided drawings titled "Amos Civil (2023-0126).pdf" that you provided to us. The Big Ditch Company does not expect this culvert/piping to adversely affect the operation of the Big Ditch.

The Big Ditch Company expects you to work with Washoe County to ensure the construction meets all applicable Washoe County requirements and accepts no liability where this may not be the case. Finally, The Big Ditch Company will require you to maintain all culverts (including this new 48" one) on your property to ensure that no debris will decrease, block or impede the flow of water through the Big Ditch.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Ramsdell", written in a cursive style.

Ryan Ramsdell