

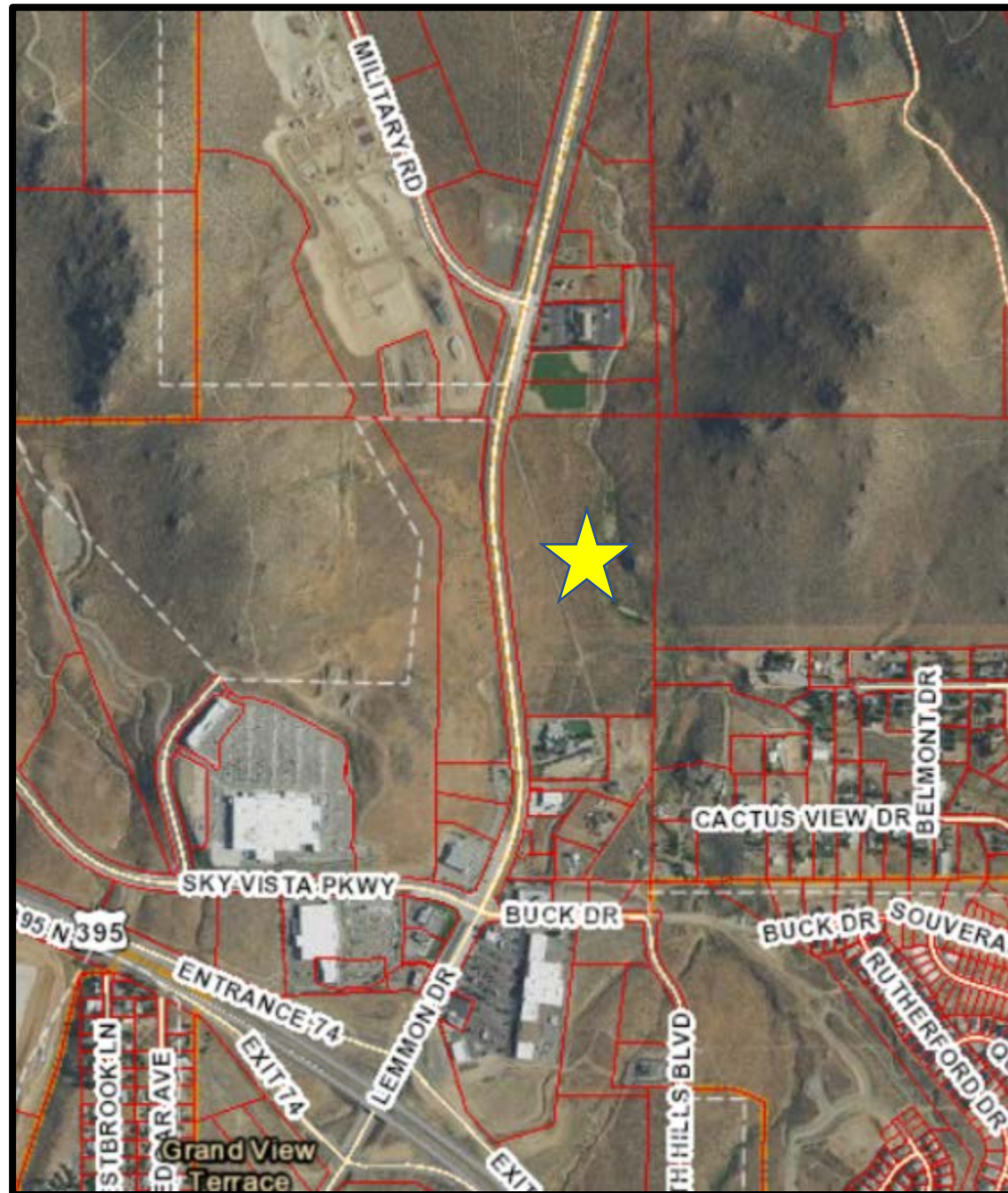
Lemmon Drive Estates

Common Open Space Tentative Map

Property Location

Property is located on the east side of Lemmon Drive.

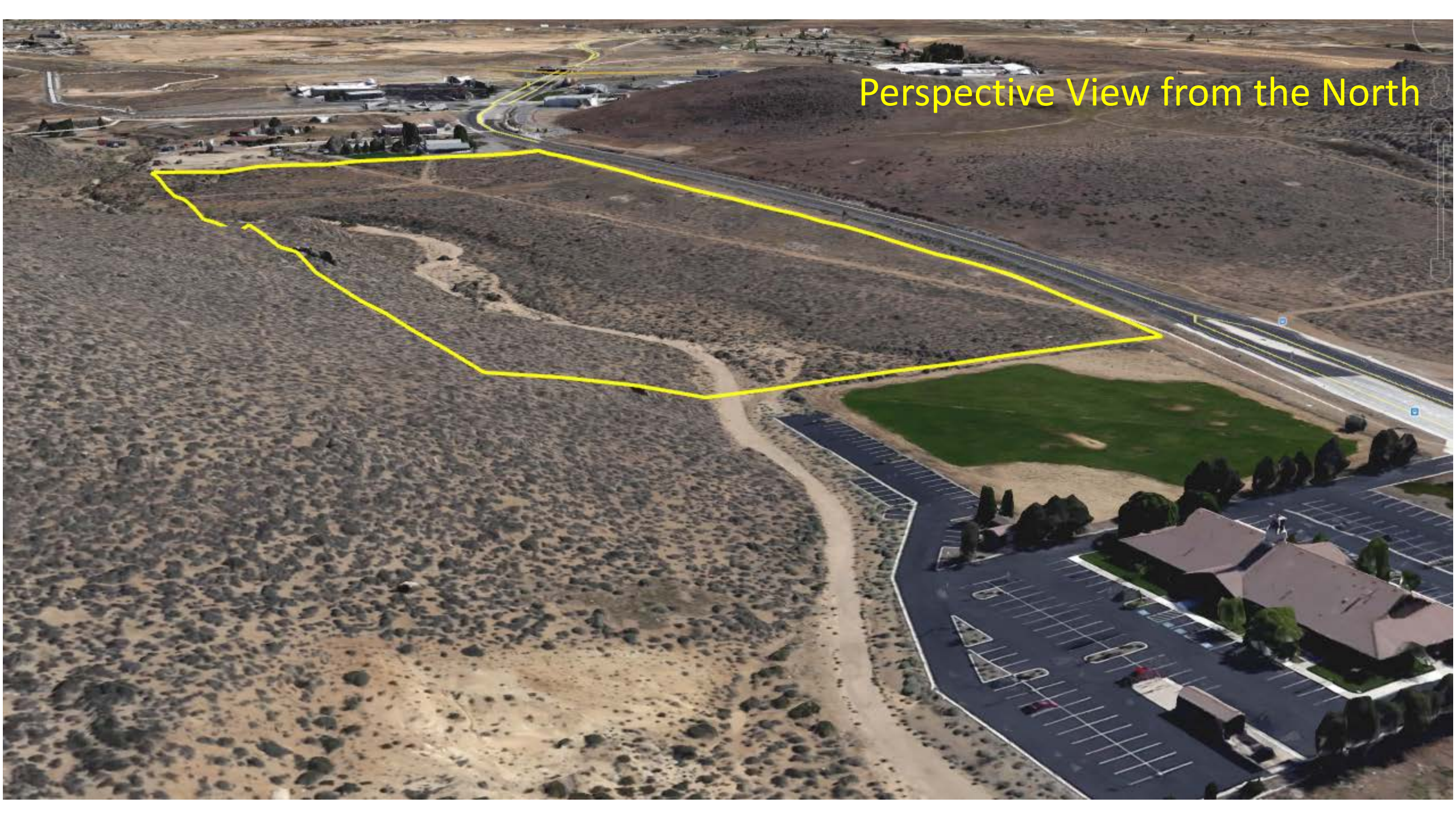
- 1,200+/- feet north of Buck Drive and
- 650+/- feet south of Military Road

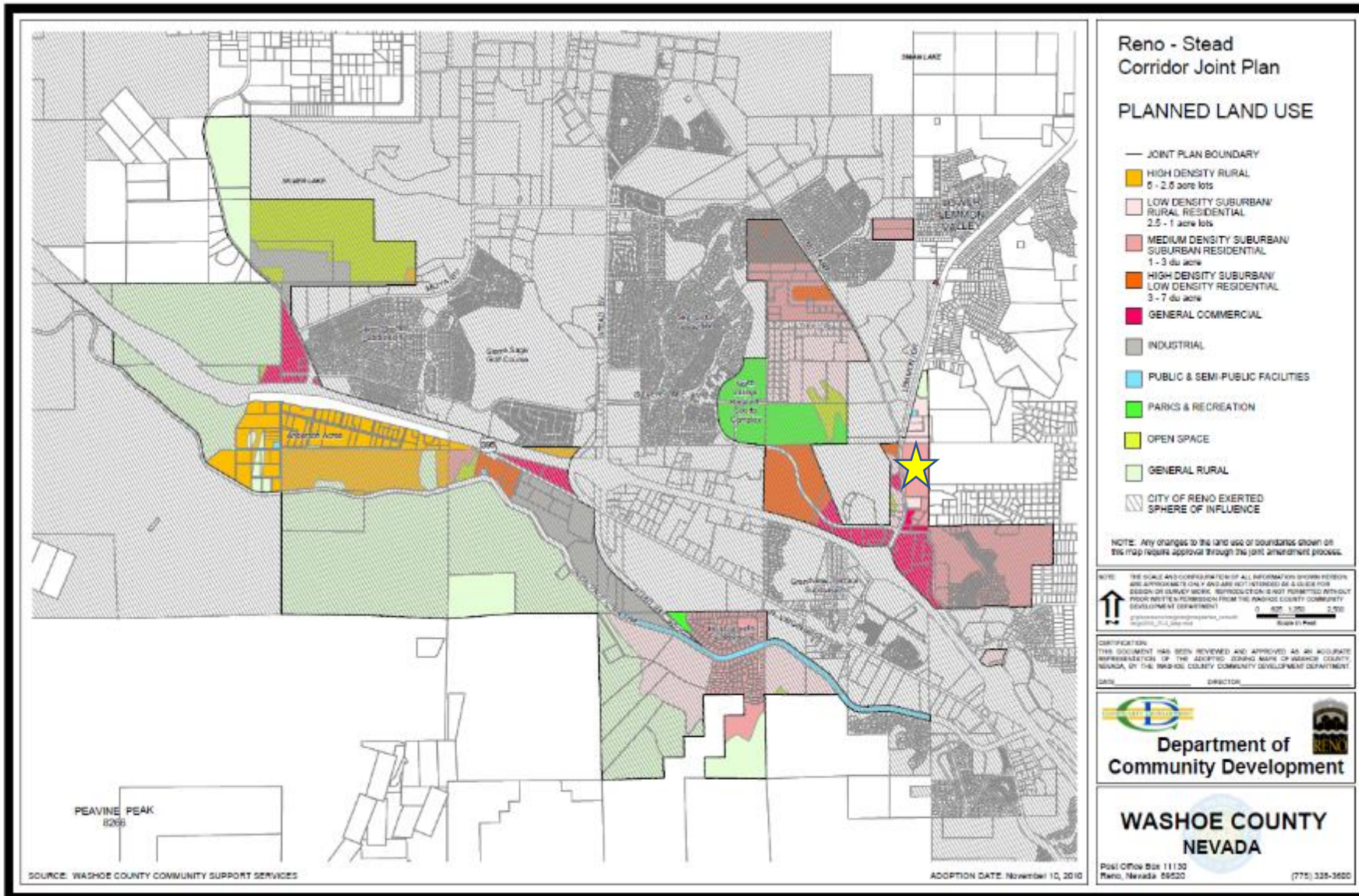


Perspective View from the south



Perspective View from the North

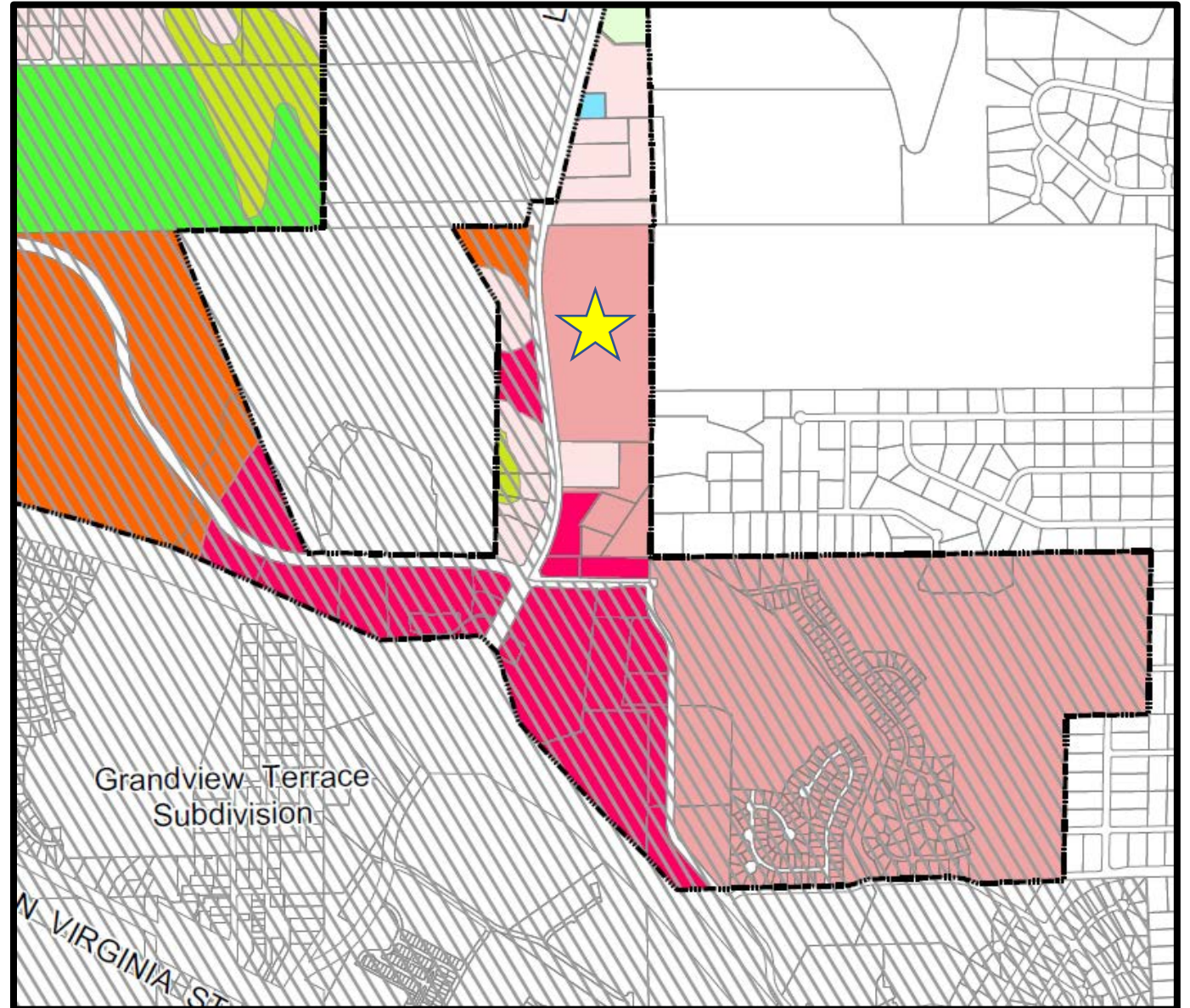
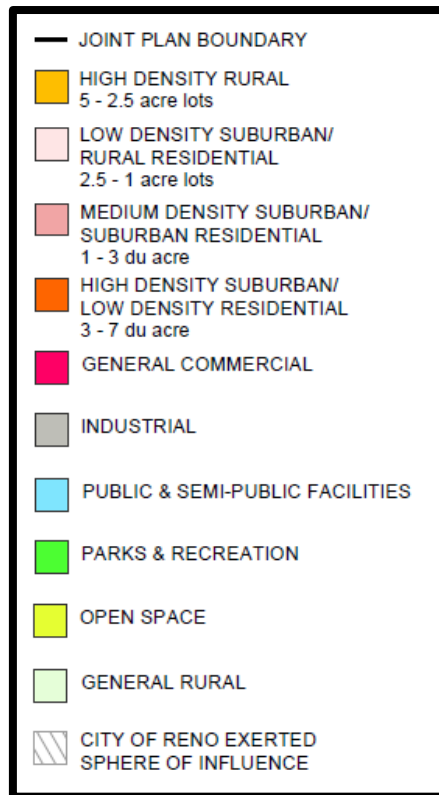




Property Land Use Designation

Property is located within the Reno-Stead Corridor Joint Plan as:

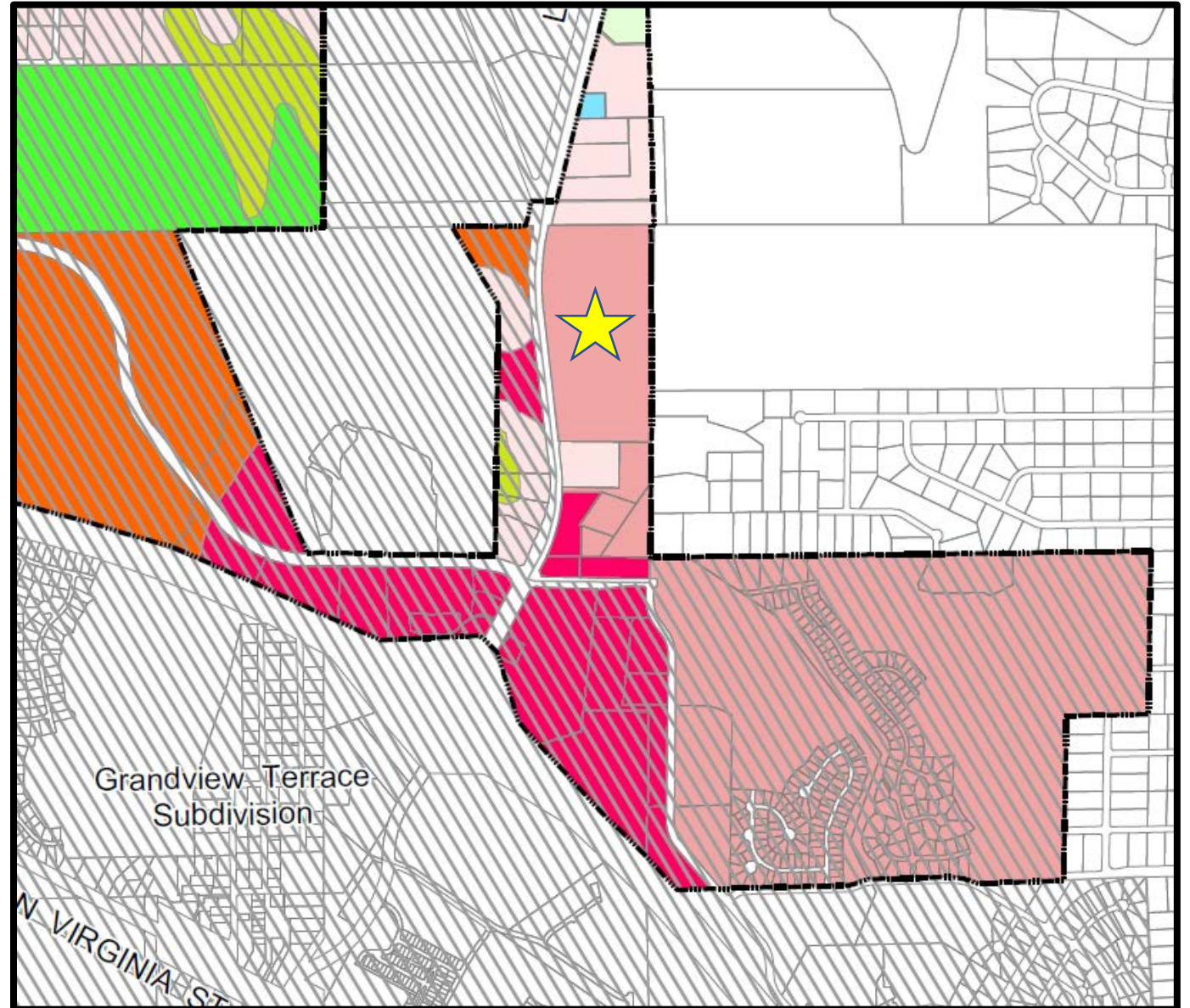
**Medium Density Suburban /
Suburban Residential**



Distance to Services

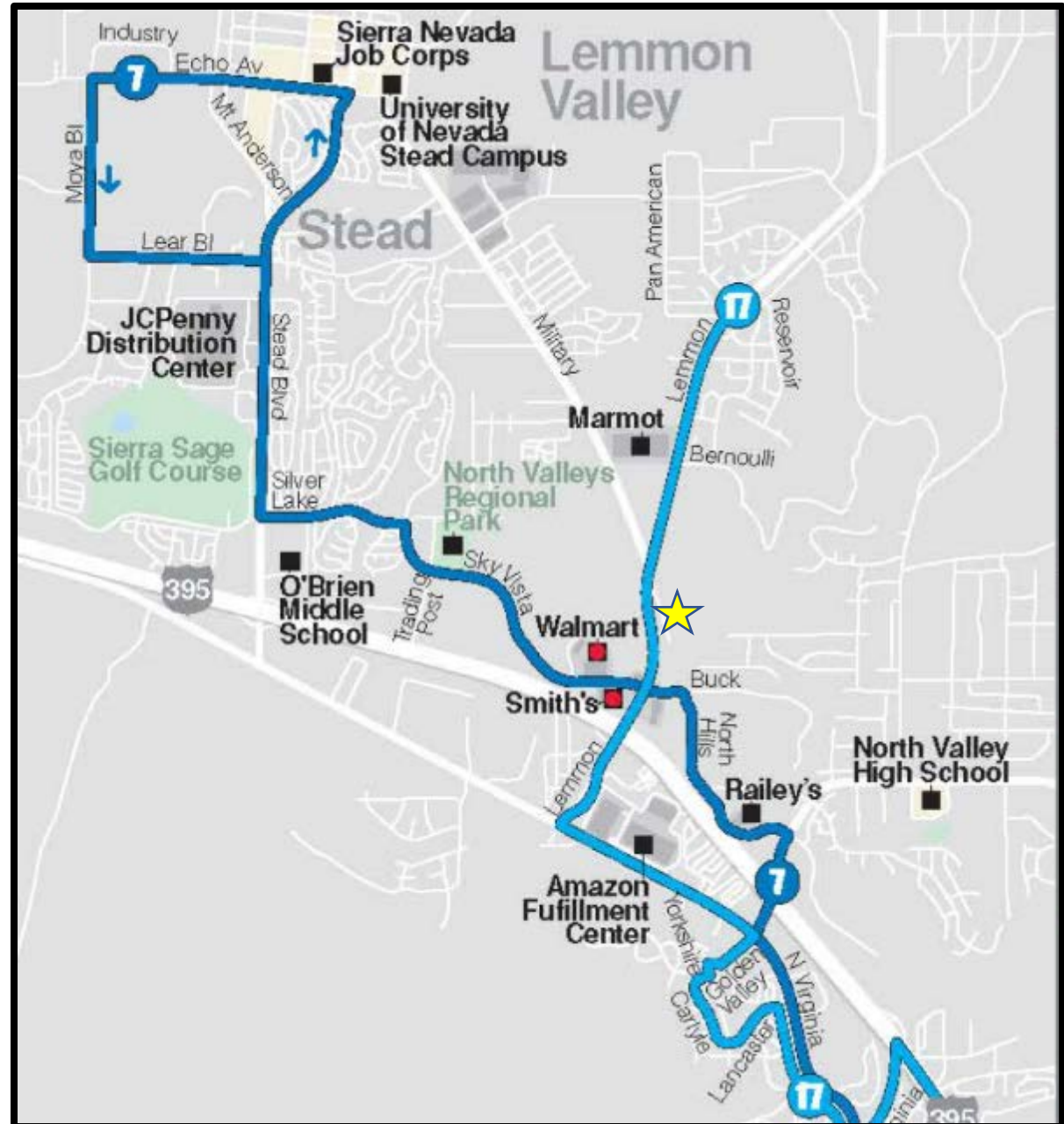
Property is located with along a major arterial roadway (Lemmon Drive)

- Property is located approximately 1,200 feet from commercial.
- Property is located approximately 2,300 feet from the US 395



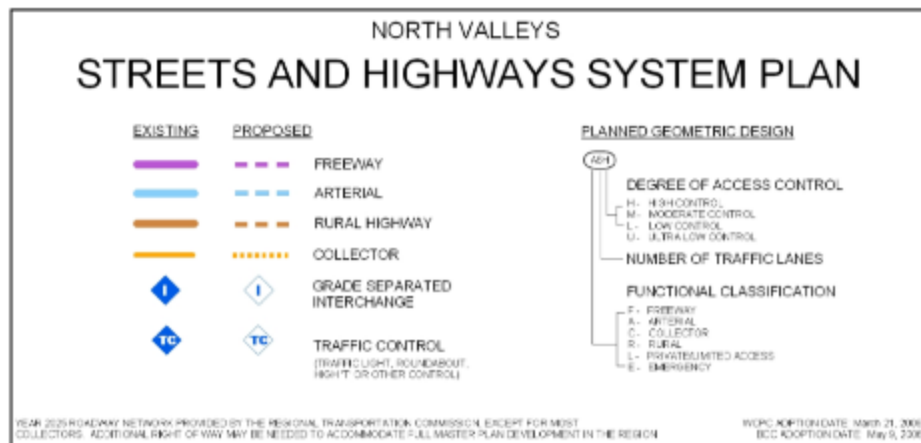
Transit Service

- Property is located approximately 1,200 feet from and RTC Bus Stop Routes 17 (on Lemmon Drive) and 1,800 feet from Route 7 (on Sky Vista Parkway)
- Both routes serve access to City Center with transfer to all parts of the region served by transit.



North Valleys - Street and Highway System Plan

- The North Valleys Area Plan Identifies Lemmon Drive as a Moderate Access Control Arterial status road (A6M) and is designed and planned to carry high volumes of traffic
- Lemmon Drive intersections at Bucks Drive/Sky Vista Parkway and Military Road are traffic control locations (TC) and provides easy access to US 395..



Existing Site Conditions

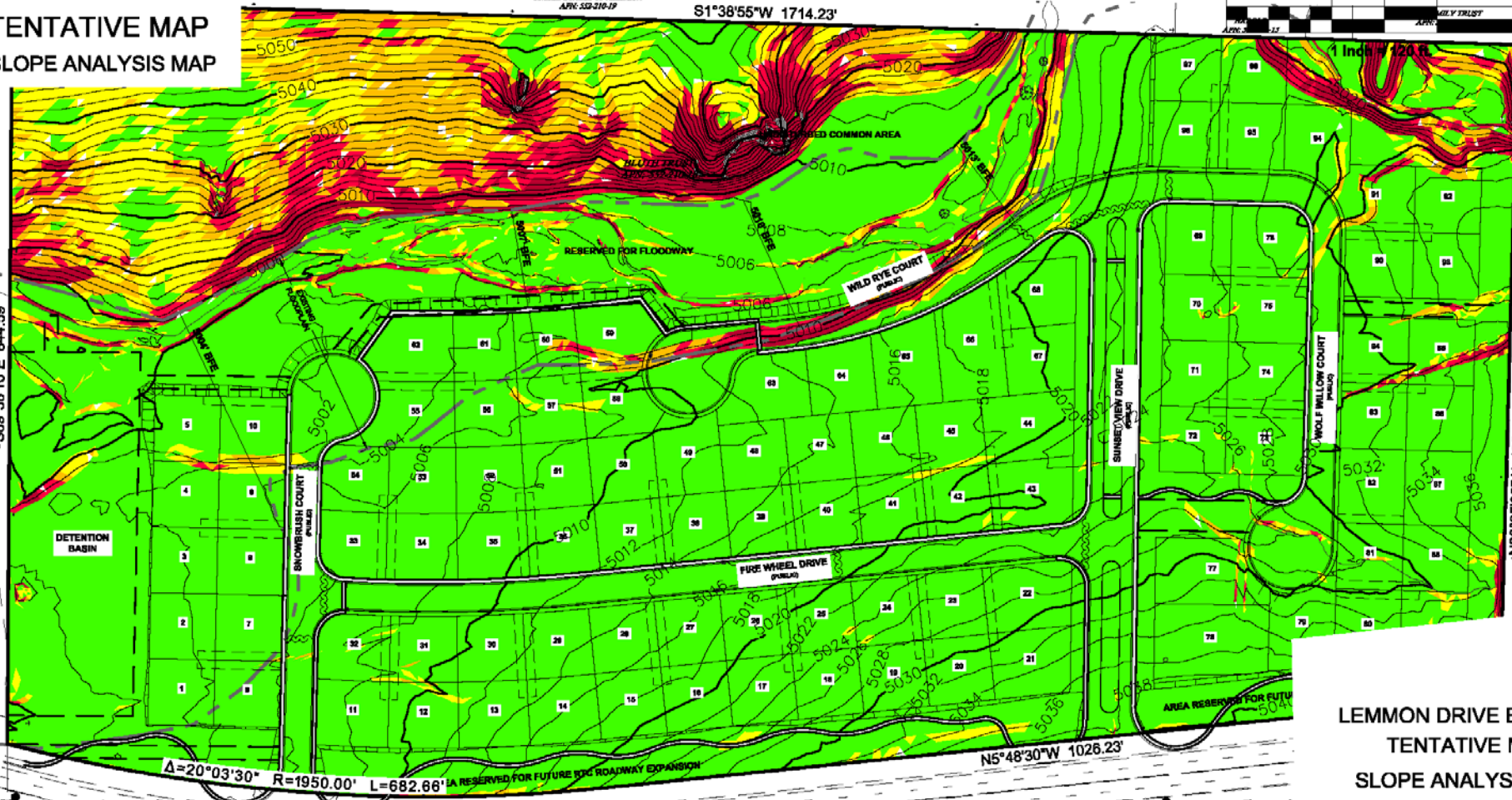
LEMMON DRIVE ESTATES

TENTATIVE MAP SLOPE ANALYSIS MAP

UNITED STATES OF AMERICA
APR. 22-2018

S1°38'55"W 1714.23'

GRAPHIC SCALE



LEMMON DRIVE ESTATES TENTATIVE MAP SLOPE ANALYSIS MAP

Slopes Table					
Number	Min. Slope	Max. Slope	Area	% Area	Color
1	0.00%	15.00%	1167696.73	80.3%	Green
2	15.10%	20.00%	109857.44	7.4%	Yellow
3	20.10%	25.00%	82865.84	5.8%	Orange
4	25.10%	30.00%	40641.72	2.7%	Red
5	30.10%	100.00%	56571.47	4.0%	Dark Red
Total Area			1479733.2 s.f.		

WASHOE COUNTY, NV

cfa
CFA, INC.
LAND SURVEYORS
CIVIL ENGINEERS
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1150 CORPORATE BOULEVARD • RENO, NEVADA 89602
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JOB NO: 16013.00 DATE: 03-16-2018

Existing Site Conditions



Panoramic View from SW property line with steeper sloped portion of property in background.

Lemmon Drive on left side of Photo and South Property line on right side of photo.

Existing Site Conditions



View of Rock Outcropping across drainage area – not to be disturbed.



View from center of the property to the north – Morman Church property can be seen in the distance.

LEMMON DRIVE ESTATES

TENTATIVE MAP

PRELIMINARY LANDSCAPE PLAN



LANDSCAPE LEGEND/REQUIREMENTS

BOUNDARY VARIATIONS ADJOINING STRIPES - ALL ROW (ROW) HOLES, KWAK, AND SIDE YARDS VARIATIONS ADJOINING A PUBLIC STREET SHALL BE LANDSCAPED AND SMALL TREES AT LEAST ONE (1) TREE PER LOT PER STREET FRONTAGE WHERE LOT DIRECTLY ABUTS A STREET.

SUBDIVISION PERIMETERS - NEW RESIDENTIAL SUBDIVISIONS, REGARDLESS OF THE NUMBER OF DWELLING UNITS PER PARCEL, SHALL PROVIDE AT LEAST ONE (1) TREE FOR EVERY FIFTY (50) LINEAR FEET OF PERIMETER FRONTAGE ADJOINING AN ARTERIAL OR COLLECTOR IDENTIFIED IN THE WASHOE COUNTY COMPREHENSIVE PLAN STREETS AND HIGHWAYS SYSTEM PLAN MAP.

COMMON AREAS/SUNSET VIEW DRIVE - ADDITIONAL TREES HAVE BEEN PROVIDED IN COMMON AREAS AND ALONG SUNSET VIEW DRIVE NOT REQUIRED BY CODE. FINAL TREE COUNTS IN THESE AREAS WILL BE DETERMINED BY OWNER DURING THE DEVELOPMENT OF FINAL DRAWINGS BASED ON DESIRED COMMUNITY AESTHETICS.

NATIVE/UNDISTURBED LANDSCAPE



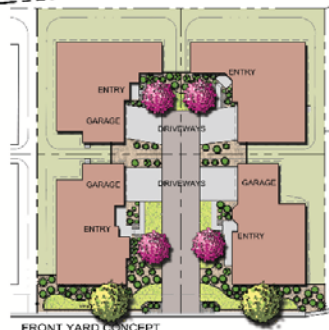
CANOPY SHADE TREES

ORNAMENTAL/FLOWERING ACCENT TREES

EVERGREEN TREES

NOTE: THE COMPOSITION OF TREES SHALL REPRESENT A MIXTURE OF DECIDUOUS AND CONIFEROUS VARIETIES AS FOLLOWS:

- AT LEAST ONE-HALF (50%) OF ALL EVERGREEN TREES SHALL BE AT LEAST SEVEN (7) FEET IN HEIGHT, AND THE REMAINDER MUST BE AT LEAST FIVE (5) FEET IN HEIGHT AT THE TIME OF PLANTING.
- AT LEAST ONE-HALF (50%) OF THE REQUIRED NUMBER OF DECIDUOUS TREES SHALL BE AT LEAST TWO (2) INCH CALIBER PER AMERICAN NURSERY STANDARDS AT THE TIME OF PLANTING. THE REMAINING NUMBER OF REQUIRED DECIDUOUS TREES SHALL BE AT LEAST ONE (1) INCH CALIBER AT THE TIME OF PLANTING.
- ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICROCLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE 1" (100%) TO 18" (100%) IN HEIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- ALL PLANTER BEDS WILL RECEIVE 3" MINIMUM DEPTH OF MULCH WITH WEED CONTROL.
- ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED UNLESS NOTED OTHERWISE ON THE PLAN. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED. A REDUCED-PRESSURE, 1/2" BACKFLOW PREVENTER WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.



WASHOE COUNTY NEVADA



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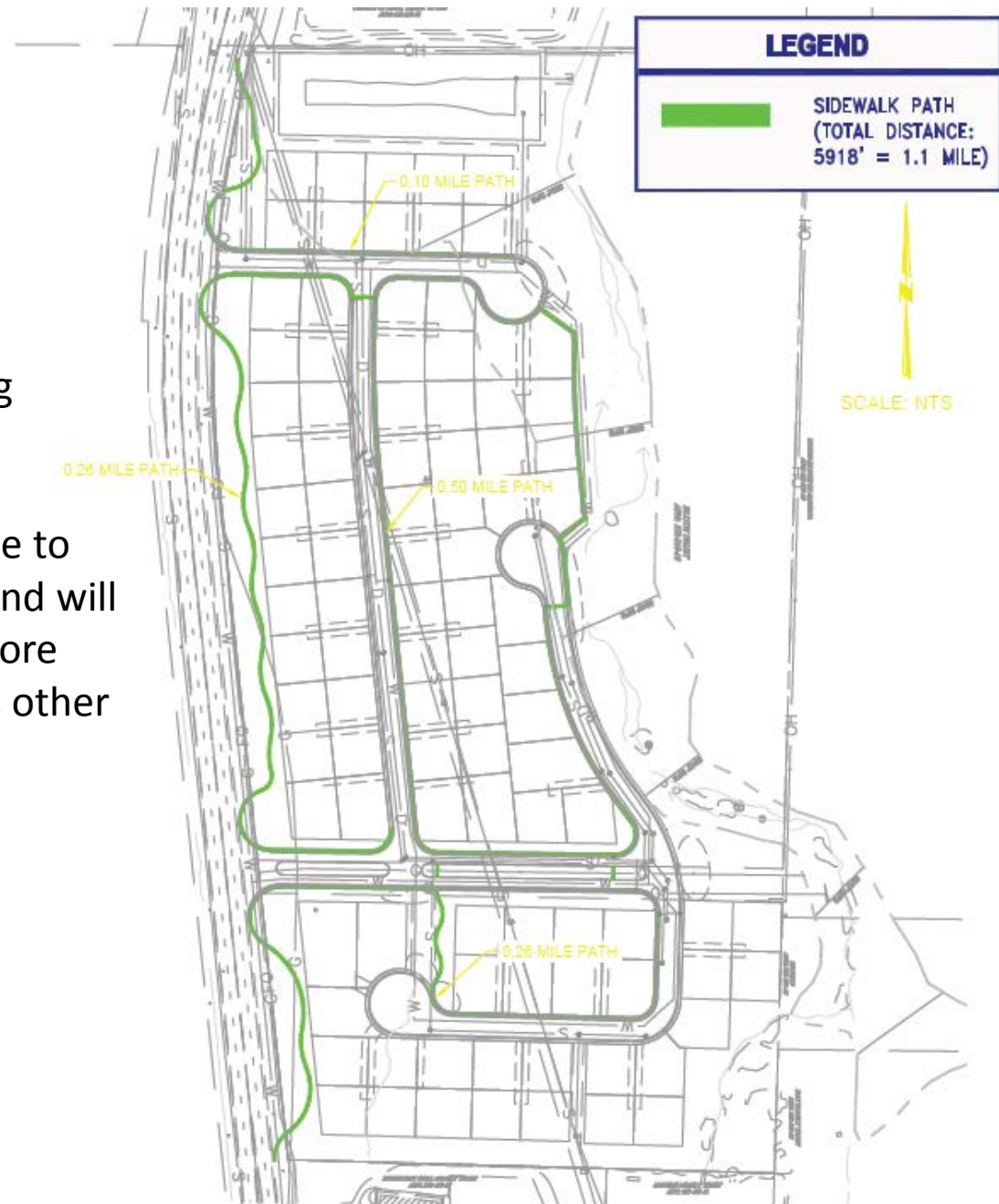
JOB NO: 682-510-03-18 DATE: 3/15/18

SHEET 5 OF 5

Pedestrian Paths

1.1 miles of pedestrian paths and sidewalks looping the subdivision are provided.

Lemmon drive meandering path will provide linkage to Existing sidewalk to the north at Morman Church and will Ultimately connect all the way to the commercial core On Lemmon Drive/Buck Drive/sky Vista Parkway as other Un or underdeveloped properties develop.



Project Drainage and Detention

The project preliminary hydrology report calculates that the additional runoff, required for the 100-year, 10-day event would be approximately 113,347 c.f.

The proposed detention basin is designed to accommodate approximately 270,000 c.f. of storage.

As such, the detention/storage provided at a rate of 2.38:1.

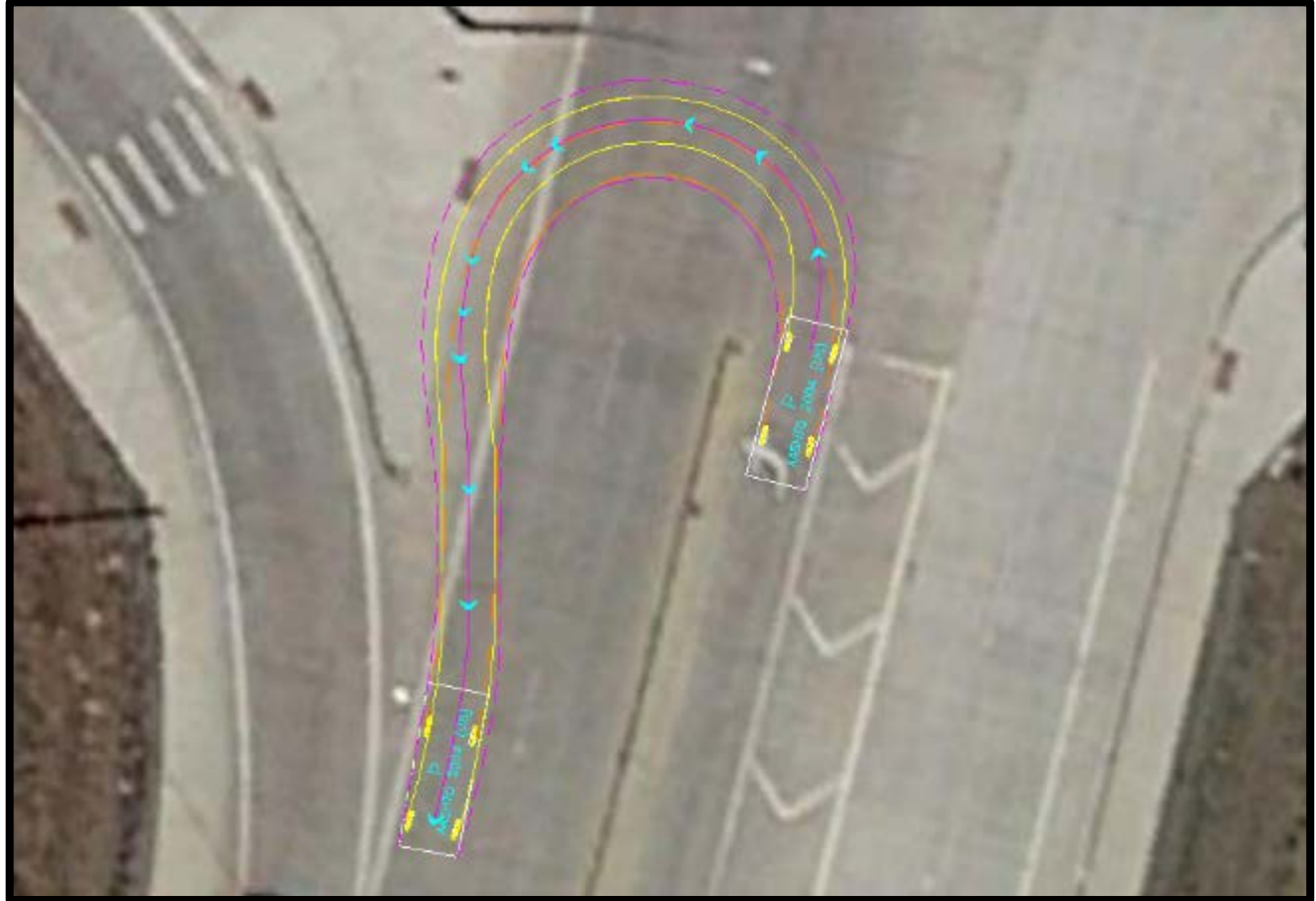
The homes in the northeastern corner of the site have been elevated a minimum of 1 foot above BFE and a CLOMR-S will be submitted

Project Access and Traffic

- Traffic Works prepared a Traffic Impact Study for the project and identified the following:
 - ADT 926
 - AM Peak Trips 73
 - PM Peak Trips 97
- Lemmon Drive is classified as a “Moderate Access Control Arterial”
- Access from both streets tying to Lemmon Drive (Snowburst Court and Sunset View Drive) will be Right in-Right out as RTC spacing for a traffic signal or full movements.

Project Access and Traffic

- Traffic leaving Lemmon Drive estates will need to make a U-Turn at Military Road.
- Modification to the curbing at Military will be necessary with this project.





Project Design

Lemmon Drive Estates is designed similar to an existing areas project:

The Preserve

(located on Disc Drive in Sparks)



Cluster Development Pattern

Legal Findings

The applicant and Washoe County staff agree that all of the legal findings can be met for approval of the request.

Neighboring Property Owner Concerns

- Spoke to 2 adjoining property owners (Joe Reinhardt and Dan Harold)
 - Joe – Silver State Kennels – requested some sound and screening mitigations at the south property line to help attenuate noise from kennel and to notify residents of kennel existence. Many of the suggested mitigations were included in the conditions in working with Roger Pelham and are agreed to by the applicant.
 - Conditions bb – gg of the Planning and Building Division conditions
- Dan Harold – concerned about people crossing onto his property. Location of homes and fencing will eliminate the existing path that people use. Also applicant will place fencing along southeastern common area that will create barrier that was requested.
- Wanted to have the two homes abutting his property moved and it is recognized that there is a floodway existing on the western half of his property that presents a distance buffer. Did not eliminate or move the two lots that are closest.

Questions