

Terracotta Well Site Tierra Grande Well Site

SPECIAL USE PERMIT

SEPTEMBER 2022



Prepared For:

QS, LLC

4785 Caughlin Parkway Reno, NV 89519

Prepared By:



Manhard.
CONSULTING

241 Ridge Street, Suite 400 Reno, NV 89501

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APPENDICES

- SUP Application & Supporting Information
- Site and Grading Plans
- Landscape Plans
- Floor Plan and Building Elevations



PROJECT LOCATION

The two proposed well sites (Terra Cotta Well Site and Tierra Grande Well Site) are located on portions of APN 047-141-12 (85.322 total acres), south of Callahan Road and east of Callahan Ranch Trail. The Terracotta Well Site be located on a +/- 10,000 sq. ft. parcel and the Tierra Grande Well Site will be located on a +/- 11,154 sq. ft. parcel. The two well site parcels will be included with a future Final Map so that they will be separate parcels and will ultimately be owned by Truckee Meadows Water Authority (TMWA).

Figure 1: Project Location



Figure 2: Project Location- Proposed Well Site Locations



EXISTING CONDITIONS

The proposed well sites were previously approved and permitted by Washoe County. The project site (portions of existing parcel where the wellhouses will be located) were previously graded and disturbed with development of the existing wells, and in anticipation of the proposed well sites. The existing parcel (the entire existing parcel; surrounding the two proposed well site parcels) is undeveloped and is approved for single family residential development. The parcels surrounding the existing project parcel are developed with single family residential uses to the east and west. Property to the north is a Washoe County Park site and undeveloped property. Property to the south is approved for single family residential development.

The Master Plan designation of the parcel is Suburban Residential (SR), and the zoning designation is Low Density Suburban (LDS). The proposed residential development and the proposed wellhouse locations are included in the Washoe County Master Plan Forest Area Plan.

Previously-permitted wells have been drilled on each site and have not yet been equipped for use. Site photos of the existing well sites are included in Figure 10.

Figure 3: Surrounding Property Designations

Direction	Master Plan	Zoning	Existing Land Use
North	Suburban Residential	Low Density Suburban Parks and Recreation	Undeveloped Park/Open Space
East	Suburban Residential	Low Density Suburban	Single Family Lots/ Undeveloped
South	Suburban Residential	Low Density Suburban	Undeveloped
West	Suburban Residential	Low Density Suburban	Single Family Lots



Figure 4: Master Plan Designation – Suburban Residential (SR)



Figure 5: Forest Area Plan – Reynen and Bardis Specific Plan Utility/Access Plan

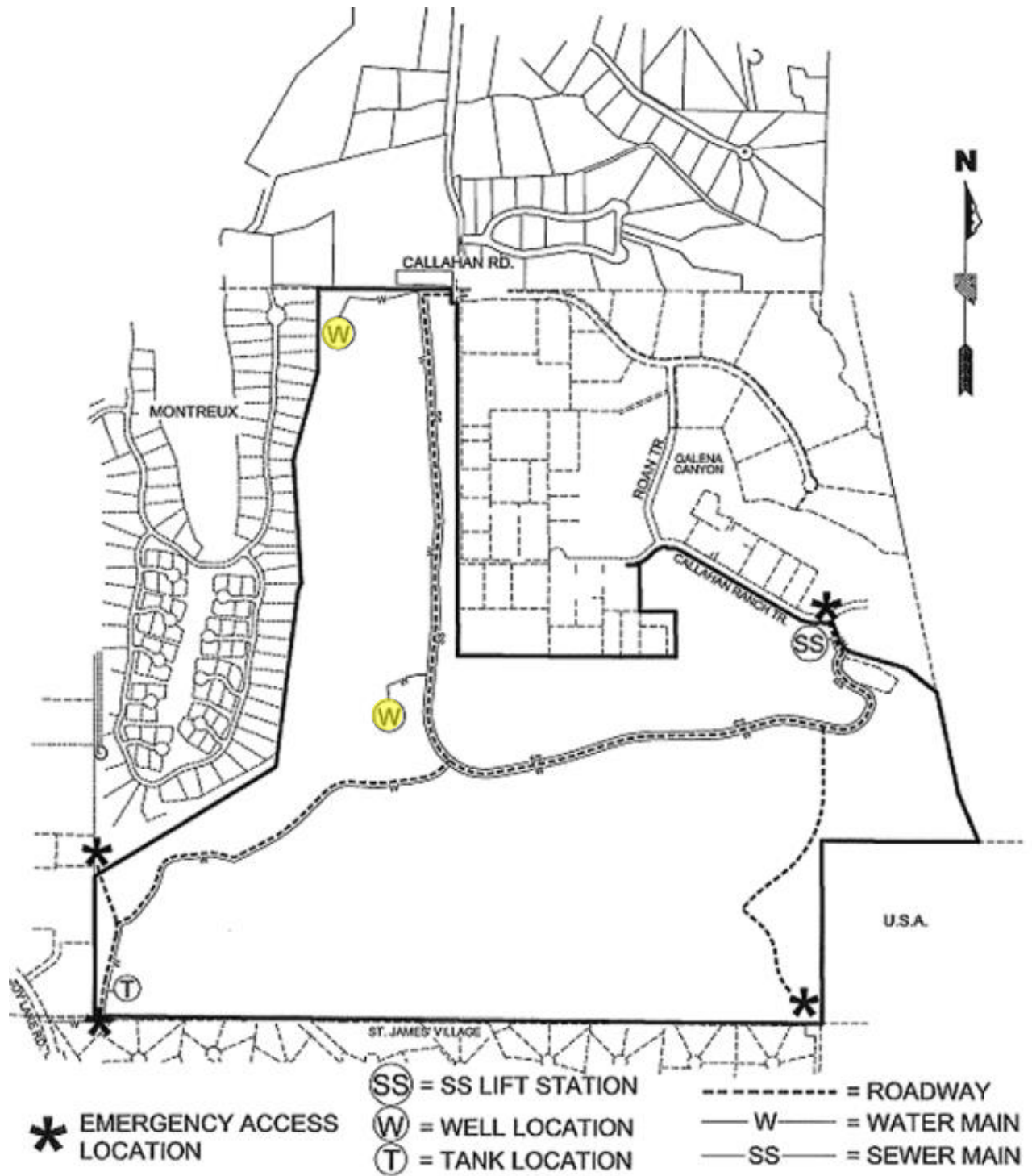
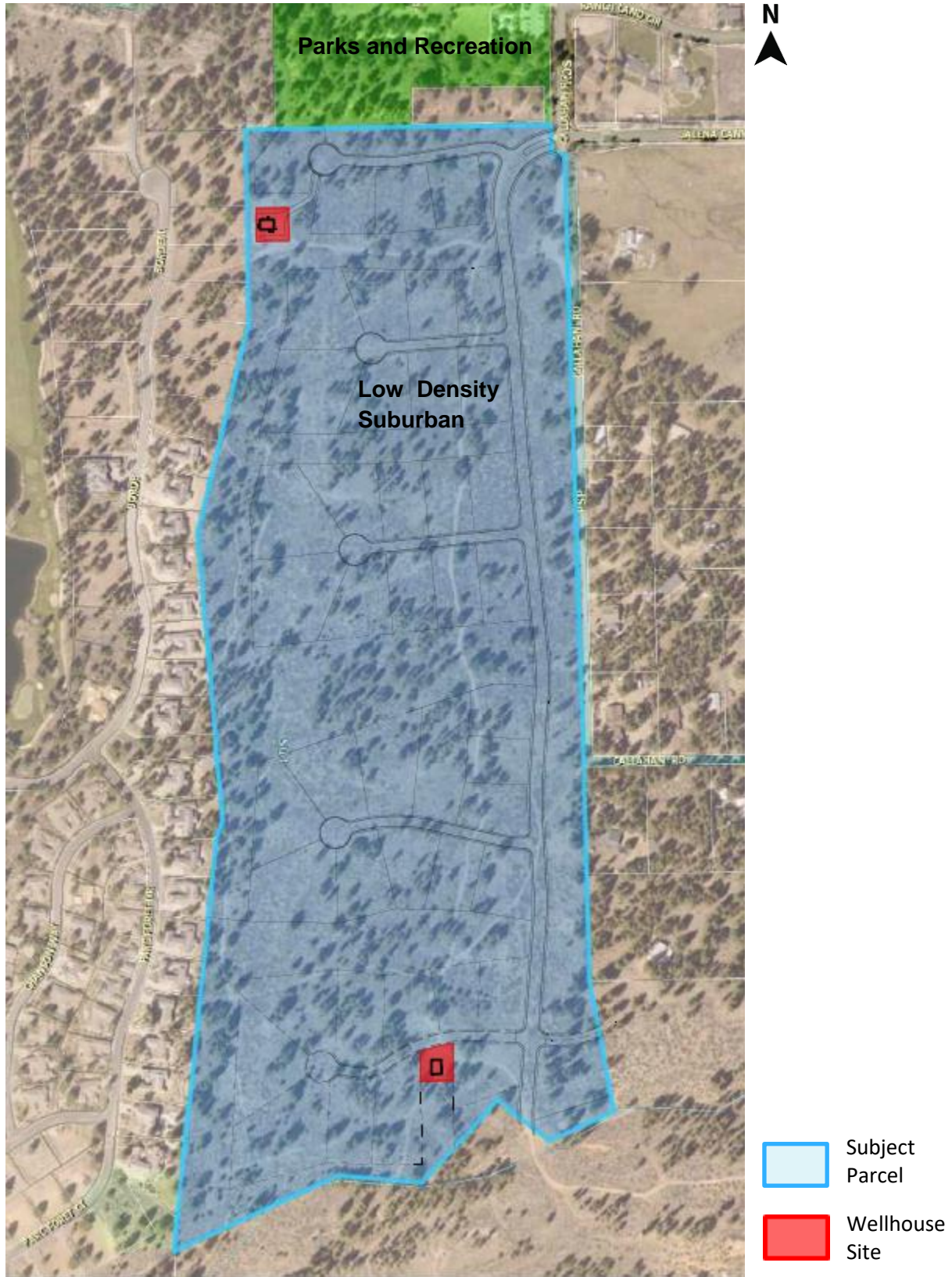


Figure 6: Zoning Designation – Low Density Suburban (LDS)



APPLICATION REQUEST

The enclosed application is a request for:

- 1) A **Special Use Permit** for the installation of two well sites (Utility Services).

PROJECT DESCRIPTION & JUSTIFICATION

The proposed well sites are critical pieces of water infrastructure that will be a part of the Truckee Meadows Water Authority (TMWA) regional water system and will assist in providing water services to the adjacent, approved residential development. The two existing wells were previously approved and have been drilled, however the wellhouses were never equipped nor was the associated infrastructure constructed. The construction of the wellhouses and equipping of the well sites is planned to occur with future residential development to meet the water needs of new development and to supplement the regional system. The well sites are included in the TMWA FY 2021-2025 Capital Improvement Plan. Following construction and acceptance by Truckee Meadows Water Authority (TMWA), TMWA will own and operate the wells.

As discussed above, the existing wells have been drilled; however, they are not yet equipped with a well pump, motor, discharge piping, or appurtenances. The well sites will include a wellhouse building to house most of the mechanical components, and a required on-site generator. Each site will meet the development standards associated with WDCDC Section 110.404.10 and 110.406.05 and will be fenced, screened, and landscaped in accordance with WDCDC Section 110.412.40.

The new well pump, motor, discharge piping and appurtenance, and water treatment chemicals will be located within each new wellhouse with approximate building footprints of +/- 1,350 sq. ft (Terracotta Well Site) and +/- 860 sq. ft. (Tierra Grande Well Site). There will be approximately 500 gallons of water treatment chemicals stored in each wellhouse, and more than 550 gallons of secondary spill containment provided. A required generator will be located outside of the wellhouse structure, which will ensure emergency power to serve the pumps under electrical outages. The gensets will be exercised on a monthly basis to ensure their operational capability.

The new wellhouses will be constructed of concrete masonry unit (CMU) block with an exterior stucco-look, insulation system, and a composition roof. The stucco-look exterior will be painted in natural hues to match the surrounding and approved residential development. Floor Plans and Elevations and Site Plans and for the wellhouses are included with this application (see Figures 8, 9a, and 9b, will full size sets in the application package).

Additional improvements associated with the well sites will include an associated 30 ft. utility access easement with a 15 ft. access drive for the Terracotta Well Site and a 20 ft. access drive for the Tierra Grande Well Site, which will connect to the proposed residential road network.



The well sites were previously approved and permitted by Washoe County (Permit Number 05-0347 issued January 9, 2006). The proposed updated design will meet current Washoe County standards. The water lines and access roads for the wells will be part of a separate permitting process.

Previous TMWA studies have shown that the proposed well sites will not further impact existing wells in the vicinity (please see additional information provided by TMWA). Since acquiring the Callahan Ranch area water system in 2015, TMWA has implemented programs to improve groundwater sustainability and new rules for water rights dedication to mitigate new groundwater pumping. Additionally, four monitoring wells (not part of this application) are required with the approved residential subdivision and will be used to observe ground water levels and flow conditions.

Figure 7: Project Summary

Project Summary	
Existing Parcel	85.322 acres
Terracotta Well Site	
Proposed Parcel	+/- 10,000 sq. ft.
Building Size	+/- 1,350 sq. ft.
Well Size	500 GPM
Project Access	15 ft. access road
Tierra Grande Well Site	
Proposed Parcel	+/- 11,154 sq. ft.
Building Size	+/- 860 sq. ft.
Well Size	500 GPM
Project Access	20 ft. access road



Figure 8: Typical Floor Plan and Elevations; full size plans submitted with application

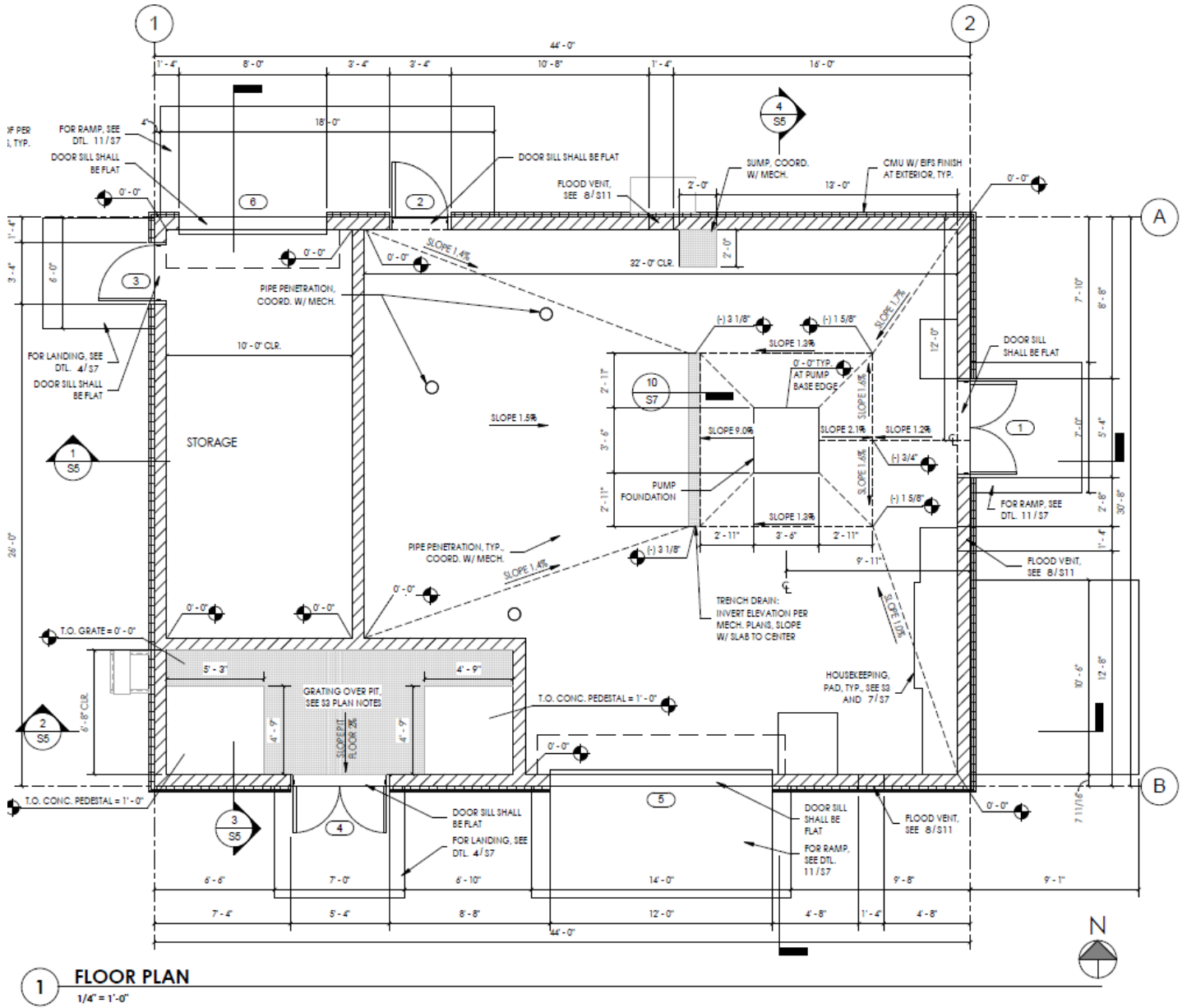
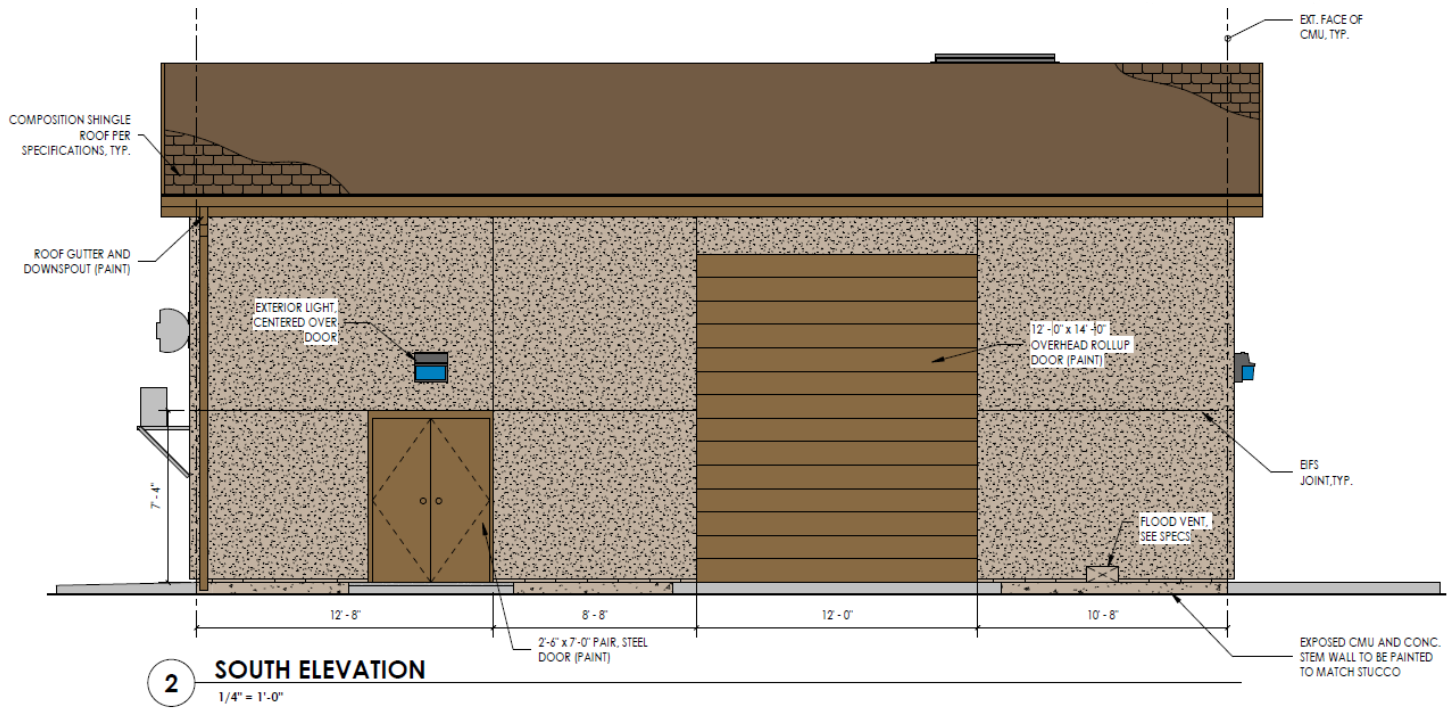
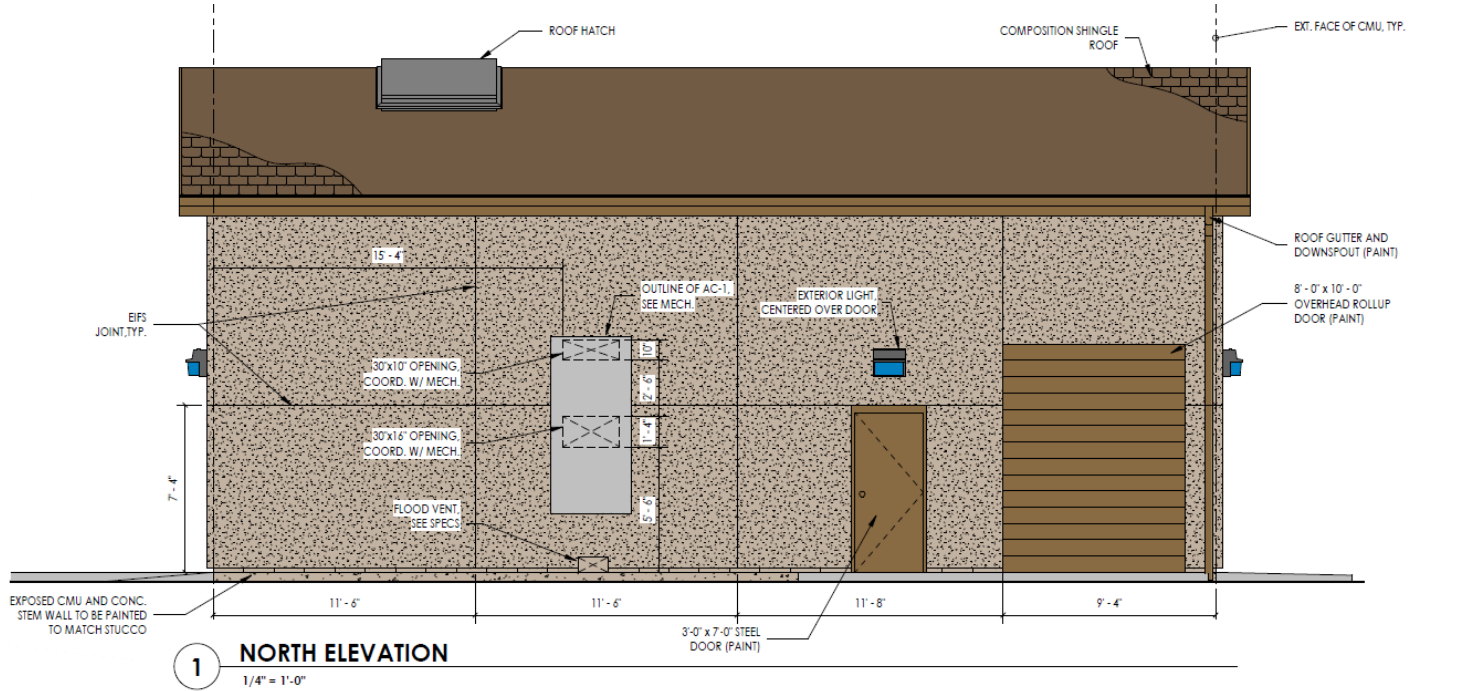


Figure 8: Typical Floor Plan and Elevations, cont.






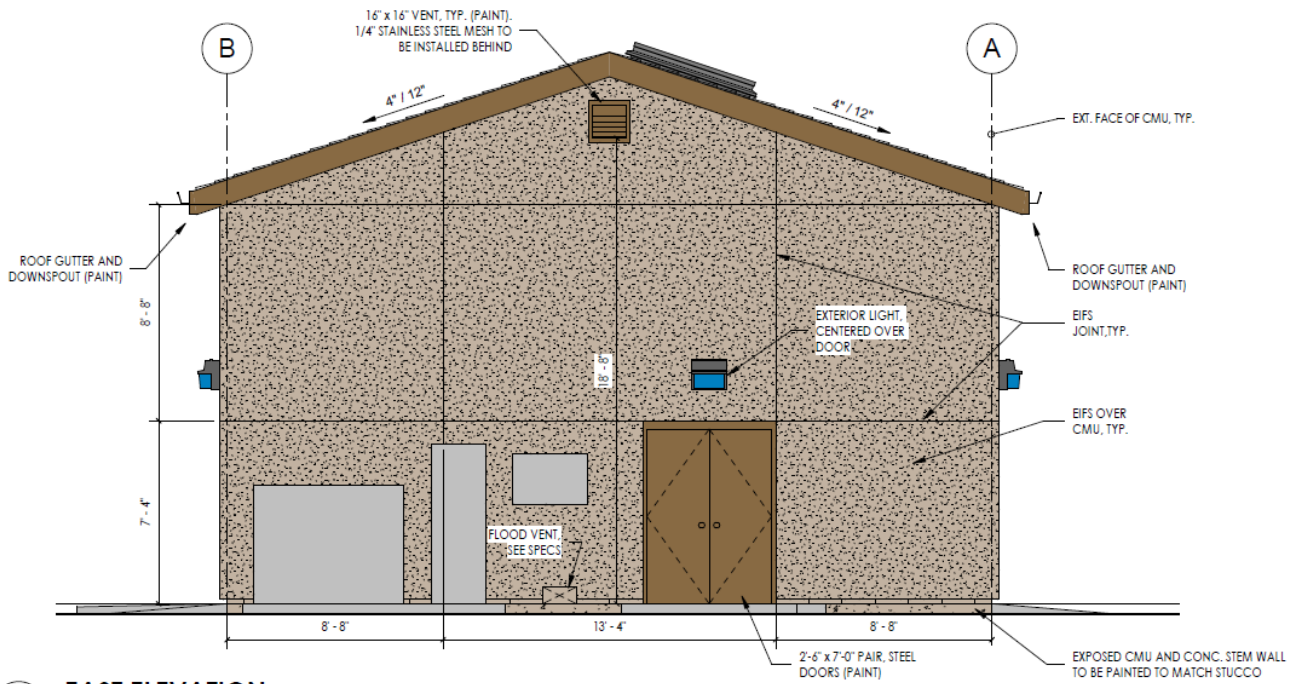
EXTERIOR FINISH LEGEND:	
	BUILDING STUCCO: BENJAMIN MOORE, PALM DESERT TAN #1123, TEXTURE FREESTYLE
	EXTERIOR STUCCO ACCENT/DOORS/TRIM/LOUVERS: BENJAMIN MOORE FORT SUMNER TAN #1119
	ROOF COLOR: HICKORY

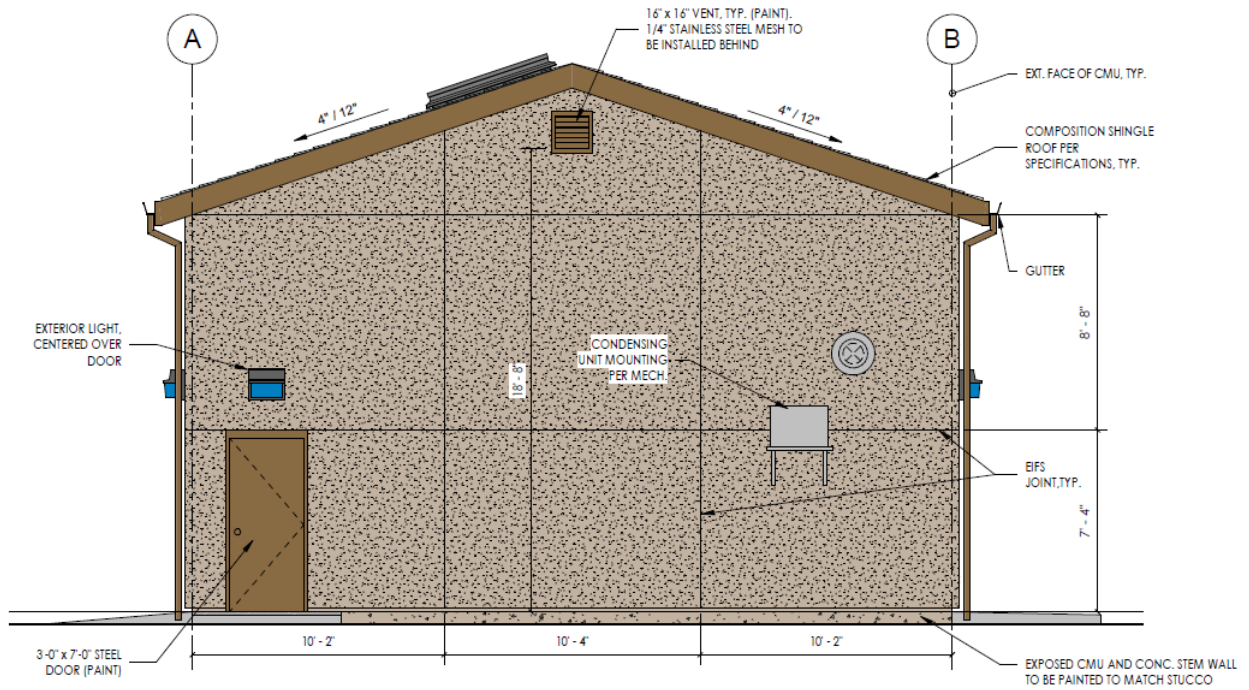


Figure 8: Typical Floor Plan and Elevations, cont.



3 EAST ELEVATION

1/4" = 1'-0"



4 WEST ELEVATION

1/4" = 1'-0"



Figure 9a: Terracotta Well Site- Site Plan; full size Site Plan submitted with Application

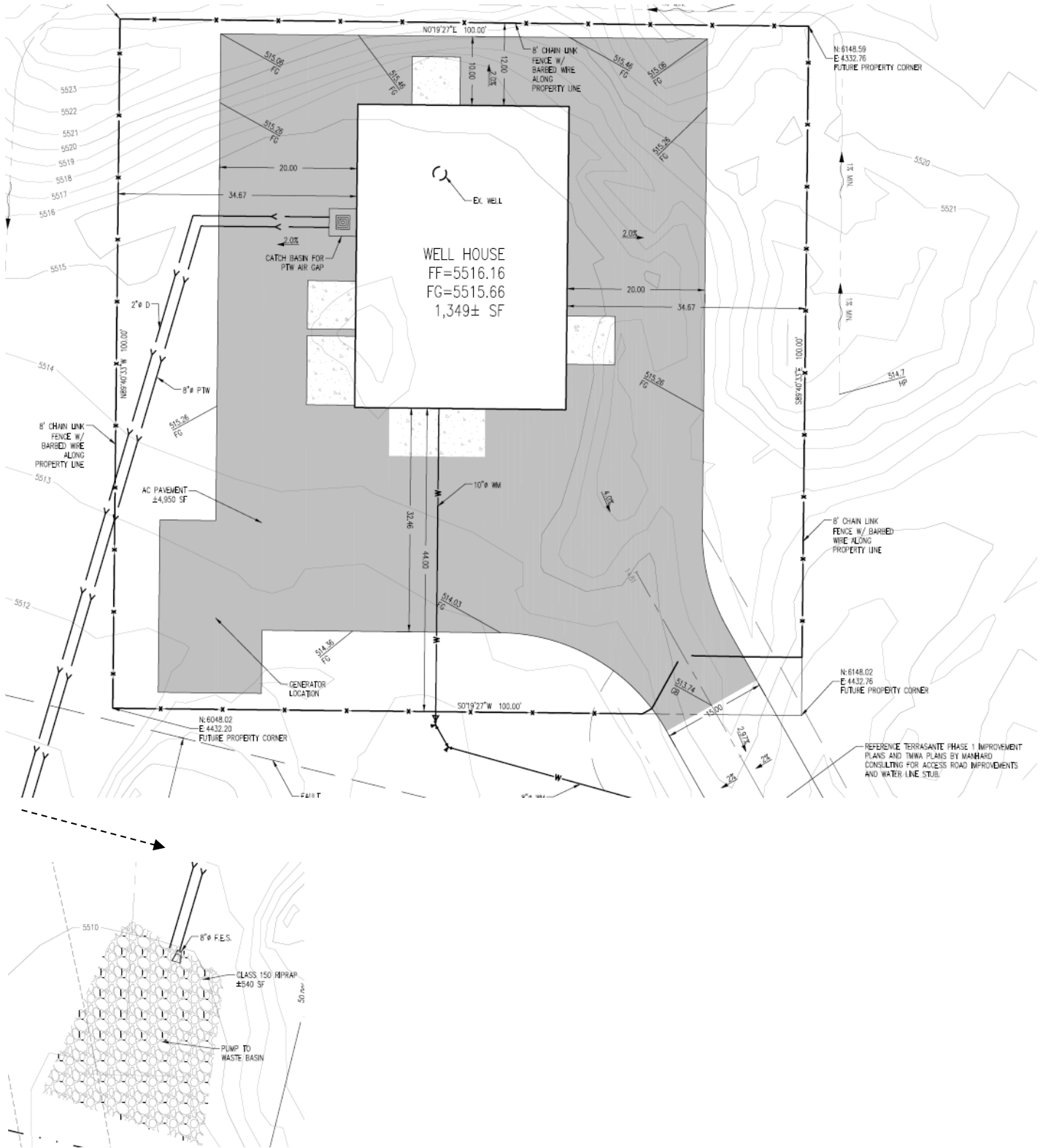
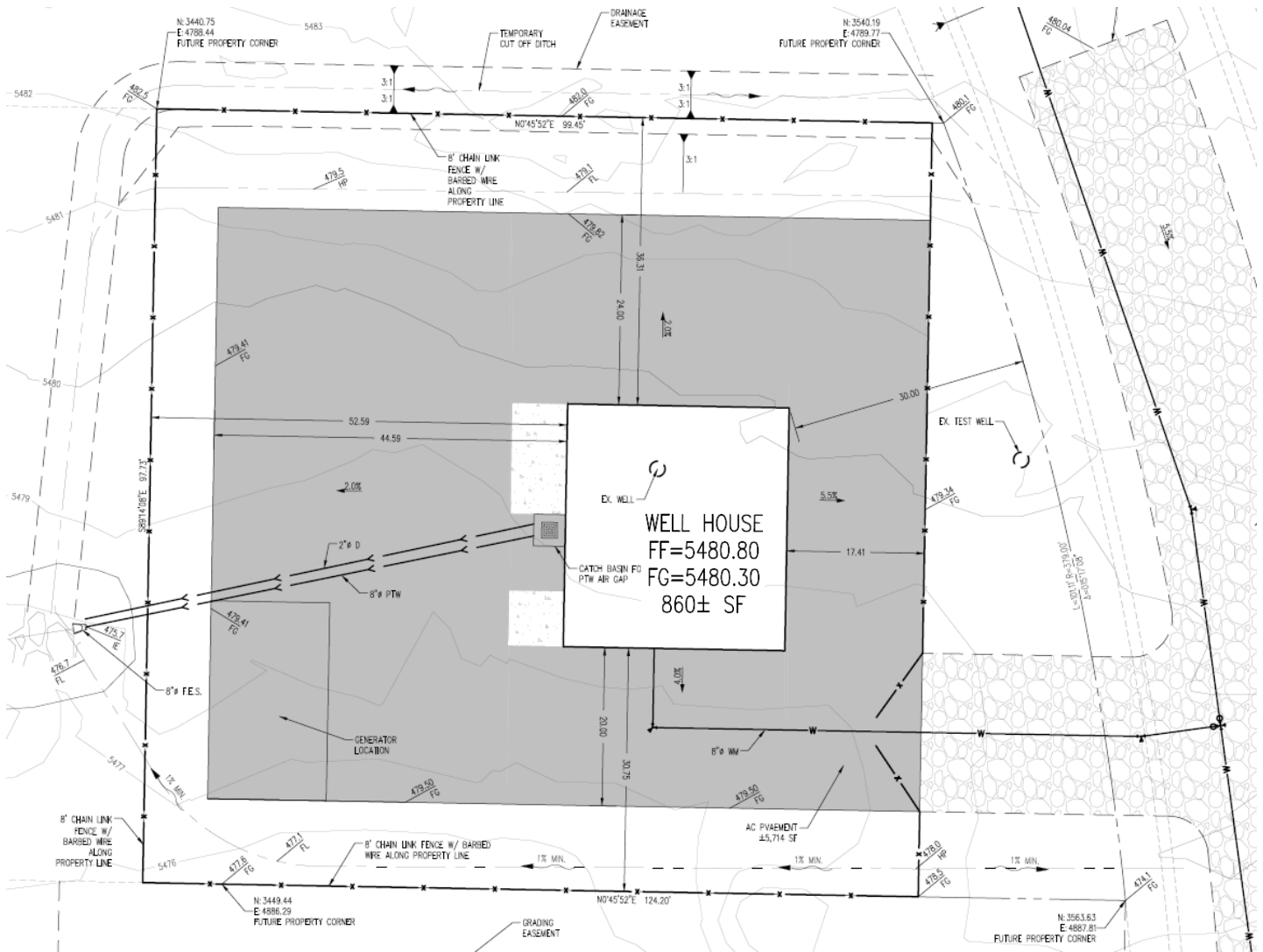


Figure 9b: Tierra Grande Well Site- Site Plan; full size Site Plan submitted with Application



VISUAL IMPACTS

There are no existing residences developed adjacent to the proposed site. However, in accordance with the approved Tentative Map, the Forest Area Plan, and the Reynen and Bardis Specific Plan, there are proposed residential lots adjacent to each wellsite. To minimize visual impacts, the wellhouse buildings will be designed to complement the existing and approved residential development and will be screened with landscaping and fencing in accordance with Washoe County Development Code Section 110.412.40. Future homeowners will be aware of the adjacent well site and the associated visual impacts, as it will already be constructed.



Figure 10: Site Photographs



NOISE IMPACTS

There will be minimal noise impact from the well pump on a daily operational basis. The generator will require a sound attenuation enclosure to mitigate noise associated with its operations. The wellhouse will include an insulation system to minimize noise impacts from the well pump. The generator will be used as necessary in the event of a power outage and for required monthly exercising. Future homeowners will be aware of the adjacent well site and the associated noise impacts, as it will already be constructed.

SITE GRADING

The proposed Terracotta Well Site is +/- 10,000 sq. ft. parcel with a proposed graded area of 23,000 sq. ft. The proposed Tierra Grande Well Site is +/- 11,154 sq. ft. parcel with a proposed graded area of +/- 13,000 sq. ft. The proposed site grading does not trigger a Grading Special Use Permit and all grading will be in accordance with Washoe County Development Code Chapter 438.

LANDSCAPING

WCDC Section 110.412.40 requires a minimum of 20 percent of the developed land area to be landscaped. To achieve this, the area adjacent to the new wellhouses will be landscaped with at least one tree every 20 linear feet in offset rows, with additional shrubs, to achieve maximum screening and apply non-irrigated native revegetation seed mix to the disturbed areas to match the surrounding open space. There will be a minimum of 2,000 sq. ft. of landscape area (20%) for the Terracotta Well Site and of 2,231 sq. ft. (20%) of landscape area for the Tierra Grande Well Site. The Development Code is very specific with respect to the number of trees and plantings required. All development plans will be designed to meet or exceed these requirements.

SITE LIGHTING

Exterior lighting will be limited to fixtures mounted above the manway doors on each of the four faces of the structures as presented on the building elevations. Exterior lighting will be downward so that light from the exterior wall-mounted fixtures will not spillover beyond the property line. Because the exterior lighting will be minimal, a photometric lighting plan is not required.

ACCESS

The proposed well sites will be accessed from the proposed road network from a paved access drive, within a 30 ft. utility access easement.



TRIP GENERATION

The trip generation associated with the well sites is only based on general maintenance of the facility. It is estimated that there will be +/- 1 trip per week for maintenance activities. The trip generation for the wellhouses does not warrant a traffic impact report per the Washoe County trip generation regulations that only require a study for projects generating 80 or more weekday peak hour trips.

FINDINGS

This project has been designed to consider the following:

Special Use Permit Findings (Section 110.810.30)

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

The existing wells/proposed well site locations are anticipated in the Washoe County Master Plan Forest Area Plan (Appendix A Reynen and Bardis Specific Plan). The well sites will benefit TMWAs regional water system, including the 210 approved residential lots, by providing additional supply to the system, as identified in the TMWA FY 2021-2025 Capital Improvement Plan.

(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;

Equipping the existing wells will benefit TMWAs regional water system, including the 210 approved residential lots, by providing additional public water supply to the system, as identified in the TMWA FY 2021-2025 Capital Improvement Plan. There is access to the sites through the proposed roadways.

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

The proposed locations are anticipated in the Washoe County Master Plan Forest Area Plan, the TMWA FY 2021-2025 Capital Improvement Plan, and are included in the approved Tentative Map for the residential subdivision. To minimize visual impacts, the wellhouse buildings will be designed to complement the existing and approved residential development, will be screened with landscaping and fencing in accordance with Washoe County Development Code standards.

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



The proposed well sites will benefit TMWAs regional water system, as identified in the TMWA FY 2021-2025 Capital Improvement Plan by assisting in the provision of public water services. The minimal visual and noise impacts will be further reduced because the mechanical equipment will be located within a building with an insulation system, the generator will require a sound attenuation enclosure, and the sites will be screened and landscaped, minimizing impact to any future parcels. Future homeowners will be aware of the adjacent well site, as it will already be constructed, and the associated visual and noise impacts.

(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.

N/A.



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: Terracotta Well Site & Tierra Grande Well Site			
Project Description: Special Use Permit for two well sites. See attached detailed project description.			
Project Address: 0 Joy Lake Road			
Project Area (acres or square feet): +/- 21,154 sq. ft. (portion of 85.322 acre parcel)			
Project Location (with point of reference to major cross streets AND area locator): The project site is generally south of Callahan Road and east of Callahan Ranch Trail			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
047-141-12	85.322		
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: QS LLC		Name: Manhard Consulting	
Address: 4785 Caughlin Parkway		Address: 241 Ridge Street, #400	
Reno, NV	Zip: 89519	Reno, NV	Zip: 89501
Phone: 775-770-4611	Fax:	Phone: 775-321-6538	Fax:
Email: jpowell@fritzduda.com		Email: kdowns@manhard.com	
Cell:	Other:	Cell:	Other:
Contact Person: Jason Powell		Contact Person: Karen Downs	
Applicant/Developer:		Other Persons to be Contacted:	
Name: QS LLC		Name:	
Address: 4785 Caughlin Parkway		Address:	
Reno, NV	Zip: 89519		Zip:
Phone: 775-770-4611	Fax:	Phone:	Fax:
Email: jpowell@fritzduda.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Jason Powell		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 Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

The proposed well sites are critical pieces of water infrastructure that will be a part of the Truckee Meadows Water Authority (TMWA) regional water system and will assist in providing water services to the adjacent, approved residential development. Two wells were previously approved and have been drilled, however the wellhouses were never built and the associated infrastructure was not constructed.

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.)

See site plans included with application package.

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

The construction of the wellhouses and equipping of the well sites is planned to occur with residential development to meet the water needs of new development and to supplement the regional system.

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 existing wells have already been drilled. The locations are anticipated in the Washoe County Master Plan Forest Area Plan.

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

The wells, when equipped, will be a part of the TMWA regional water system.

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

There are minimal visual and noise impacts associated with the well site. Wellhouse buildings will complement adjacent residential lots and will be screened and landscaped. There will be an insulation system to minimize noise. See project description.

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.

See preliminary landscape plan. Landscaping and lighting will meet Washoe County requirements. N/A for public utility use.

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
------------------------------	--

9. Utilities:

a. Sewer Service	N/A
b. Electrical Service	NV Energy
c. Telephone Service	TBD if phone service is needed
d. LPG or Natural Gas Service	N/A
e. Solid Waste Disposal Service	N/A
f. Cable Television Service	N/A
g. Water Service	TMWA

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 39 (+/- 7.2 miles)
b. Health Care Facility	Saint Mary's Galena Urgent Medical Center (+/- 6.8 miles)
c. Elementary School	Pleasant Valley Elementary School (+/- 12.5 miles)
d. Middle School	Piccolo Middle School (+/- 8.7 miles)
e. High School	Galena High School (+/- 6.3 miles)
f. Parks	Philip & Annie Callahan Park (adjacent)
g. Library	South Valleys Library (+/- 7.3 miles)
h. Citifare Bus Stop	Citifare Bus Route 56 South Meadows/Damonte Ranch Stop (+/- 8.2 miles)

**ANNUAL RESOLUTIONS
OF THE MEMBERS OF GATEWAY COMPANY, L.C.**

Pursuant to the applicable provisions of Nevada law and the Operating Agreement, the undersigned, constituting all of the Members of Gateway Company, L.C., a Nevada limited liability company (the "Company"), do hereby waive any and all requirements for calling, giving notice of, and holding a meeting of the Members of the Company and do hereby consent to the adoption of the following resolutions:


RESOLVED, that Fritz Duda Company is hereby elected as Manager of the Company to serve in that capacity until the next annual election; and

RESOLVED, that the Members hereby ratify and approve the results of the financial operations of the Company and all acts of the members and actions taken on behalf of the Company for the prior year.

IN WITNESS WHEREOF, the undersigned have executed the Annual Resolutions effective March 30, 2019.

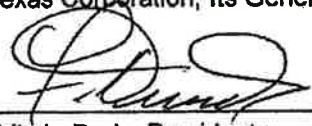
MEMBERS:

FLD INTERESTS TRUST, a Nevada Trust

By: 
Fritz L. Duda, Trustee

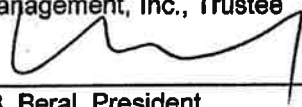
TOWNGATE DEVELOPMENT COMPANY, LTD.,
A Texas Limited Partnership

By: Fritz Duda Company,
A Texas Corporation, Its General Partner

By: 
Fritz L. Duda, President


MICHAEL CHRISTOPHER DUDA
2000 GENERATIONS TRUST

By: Marlitz Management, Inc., Trustee

By: 
Harold B. Beral, President

MARY LINDSEY DUDA
2000 GENERATIONS TRUST


By: Marlitz Management, Inc., Trustee

By: 
Harold B. Beral, President

FURTHER RESOLVED, the Board ratifies and approves the results of the financial operations of the Company and the acts of the officers and all actions taken on behalf of the Company for the prior year.

IN WITNESS WHEREOF, executed to be effective as of the date above.

BOARD OF DIRECTORS:

DocuSigned by:

BDD7C88DD5FA4CA...
Fritz L. Duda, Sr.

DocuSigned by:

A4F7F72E2BF249C...
James F. Duda

DocuSigned by:

D8443C274E6944F...
Harold B. Beral

DocuSigned by:

30B7F303B778418...
William R. Hanks

DocuSigned by:

453C46FB1A1E490...
David Frosh

Washoe County Required Landscaping

WDC Section 110.412.40 requires a minimum of 20 percent of the developed land area to be landscaped. To achieve this, the area adjacent to the new wellhouses will be landscaped with at least one tree every 20 linear feet in offset rows, with additional shrubs, to achieve maximum screening and apply non-irrigated native revegetation seem mix to the disturbed areas to match the surrounding open space. (2,000 sq. ft. of landscape area).

WELL HOUSE LANDSCAPE REQUIREMENTS:

Parcel Area: 10,000 Sq. Ft.
 Requirement: 20% of the site to be landscaped
 10,000 x 0.20 = 2,000 Sq. Ft.

2,000 Square Feet of Area to be Landscaped

Landscape Area Provided: 3,360 Square Feet


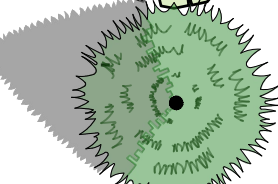
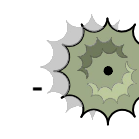
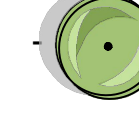
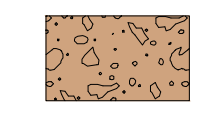
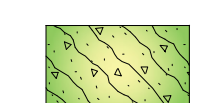
WELL HOUSE TREE REQUIREMENTS:

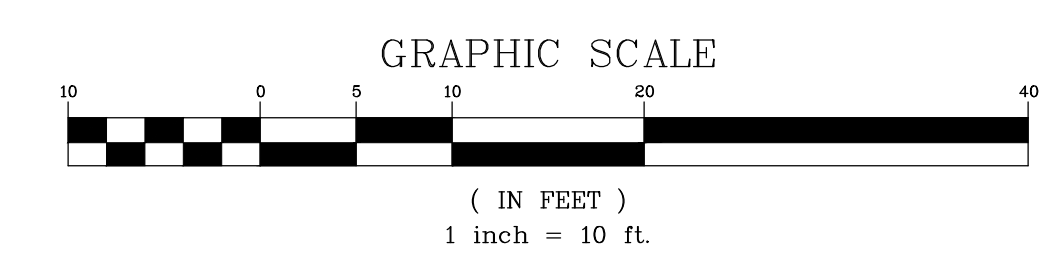
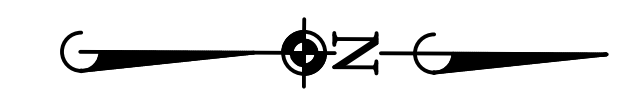
Requirement: One (1) Tree per 20 linear feet

370 Linear Feet around property to be landscaped:
 370 / 20 = 18.5 = 19 Trees

Required: 19 Trees
 On Plan: 15 Evergreen Trees and 4 Shade Trees

LEGEND

	SHADE TREES	4
	EVERGREEN TREES	15
	EVERGREEN SHRUBS	13
	DECIDUOUS SHRUBS	7
	ROCK MULCH	
	RE-VEGETATION AREA	



BASIS OF BEARINGS

PARCEL MAP 3633, FILE NUMBER 2434419, OF THE OFFICIAL RECORDS OF WASHOE COUNTY NEVADA.

BASIS OF ELEVATION

WASHOE COUNTY STATION "CWM216" TAKEN AS ELEVATION OF 5754.97. SAID STATION BEING A CL INTERSECTION STREET MONUMENT LOCATION AT THE INTERSECTION OF BENNINGTON COURT & JOY LAKE ROAD.

September 8, 2022 - 09:12 - Doug Malm - V:\d-malm\Projects\85\Gowern\Draw\Landplan\Well\Main\LA Plan.dwg - Updated by: bethhoff



DATE	REVISION	BY	CHECK BY
08/09/22	REVISED PER SITE PLAN ADJUSTMENTS	JBD	

Manhard CONSULTING LTD
 2411 Sage Avenue, Suite 400, Reno, NV 89501 | 775.787.4830 | manhard.com
 Environmental Science • Construction Management • Landscaping Architects • Planners

TERRACOTTA & TIERRA GRANDE WELL SITES SUP PLANS
 WASHOE COUNTY, NEVADA
 TERRACOTTA WELL SITE - PRELIM. LANDSCAPE PLAN



PROJ. MGR.:	AMM
PROJ. ASSOC.:	WRF
DRAWN BY:	JBD
DATE:	SEPT 2022
SCALE:	AS SHOWN
SHEET	1 OF 1

SUP PLANS - NOT FOR CONSTRUCTION

September 8, 2022 - 14.16 Dog Name: \prod\ch\m\projects\81\Gowern\w\w\Landplan\Preliminary\01.Prelim_LA_Plan.dwg Updated By: Iserehoff



Washoe County Required Landscaping

WCDC Section 110.412.40 requires a minimum of 20 percent of the developed land area to be landscaped. To achieve this, the area adjacent to the new wellhouses will be landscaped with at least one tree every 20 linear feet in offset rows, with additional shrubs, to achieve maximum screening and apply non-irrigated native revegetation seem mix to the disturbed areas to match the surrounding open space. (2,000 sq. ft. of landscape area).

WELL HOUSE LANDSCAPE REQUIREMENTS:

Parcel Area: 11,154 Sq. Ft.
Requirement: 20% of the site to be landscaped
 $11,154 \times 0.20 = 2,230.8$ Sq. Ft.

2,853 Square Feet of Area to be Landscaped

Landscape Area Provided: 2,853 Square Feet


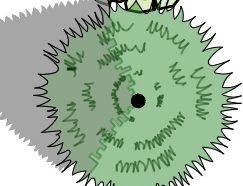

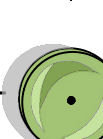
WELL HOUSE TREE REQUIREMENTS:

Requirement: One (1) Tree per 20 linear feet

294 Linear Feet around property to be landscaped:
 $294 / 20 = 14.7 = 15$ Trees

Required: 15 Trees
On Plan: 15 Evergreen Trees and 4 Shade Trees

LEGEND

-  SHADE TREES 4
-  EVERGREEN TREES 11
-  EVERGREEN SHRUBS 11
-  DECIDUOUS SHRUBS 13

 ROCK MULCH

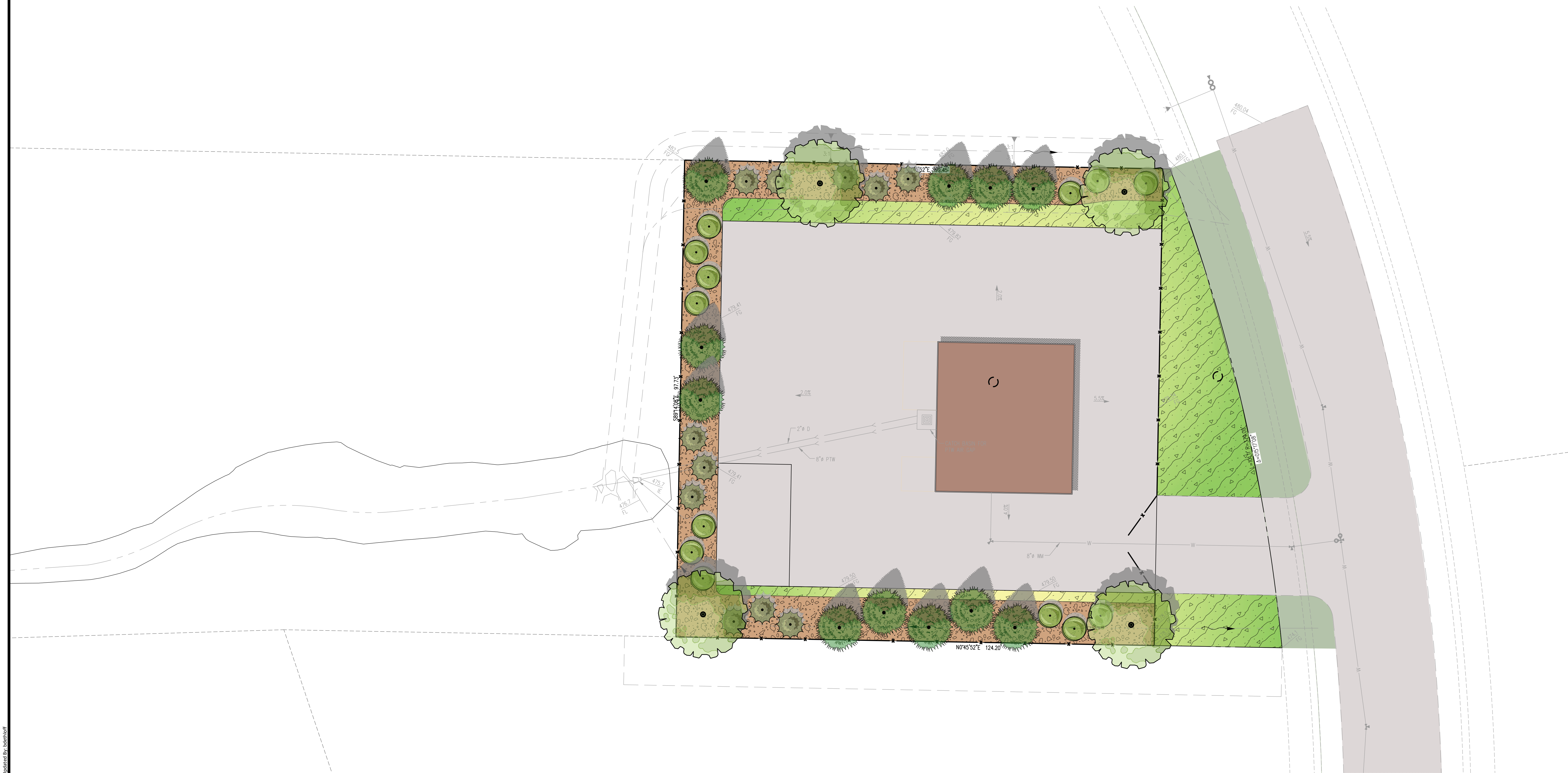
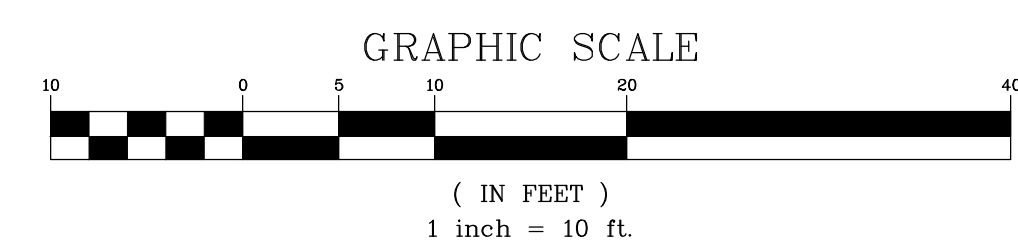
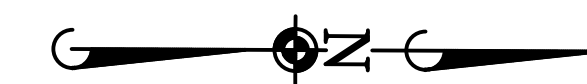
 RE-VEGETATION AREA

BASIS OF BEARINGS

PARCEL MAP 3633, FILE NUMBER 2434419, OF THE OFFICIAL RECORDS OF WASHOE COUNTY NEVADA.

BASIS OF ELEVATION

WASHOE COUNTY STATION "CWM216" TAKEN AS ELEVATION OF 5754.97. SAID STATION BEING A CL INTERSECTION STREET MONUMENT LOCATION AT THE INTERSECTION OF BENNINGTON COURT & JOY LAKE ROAD.



DATE	REVISIONS	CHECK BY
09/09/22	REVISED PER SITE PLAN ADJUSTMENTS	JBD

Manhard CONSULTING LTD.
 241 Ridge Branch, Suite 400, Reno, NV 89501 • ph: 775-748-8300 • fx: 775-748-8350 • manhard.com
 1000 North Platte, Suite 100, Sparks, NV 89410 • ph: 775-748-8300 • fx: 775-748-8350 • manhard.com
 Construction Manager • Environmental Scientists • Landscape Architects • Planners

TERRACOTTA & TIERRA GRANDE WELL SITES SUP PLANS
 WASHOE COUNTY, NEVADA
 TIERRA GRANDE WELL SITE - PRELIM. LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
 993
 State of Nevada
 Expires: 06/30/23

PROJ. MGR.: AWM
 PROJ. ASSOC.: WRF
 DRAWN BY: JBD
 DATE: SEPT 2022
 SCALE: AS SHOWN

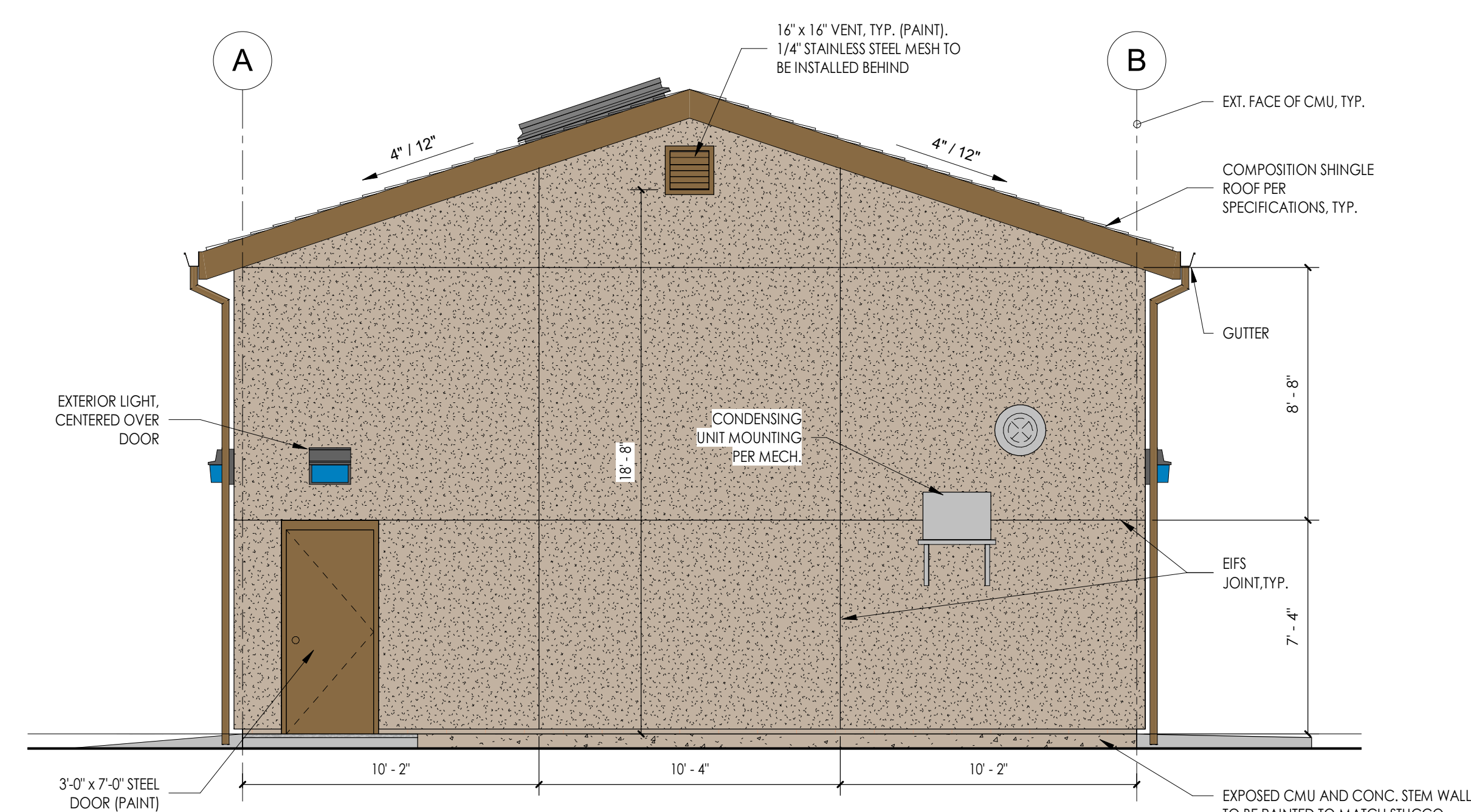
SHEET
 1 OF 1
 GWLWCNV
 © 2022 - 811-80214-04-02-01

SUP PLANS - NOT FOR CONSTRUCTION

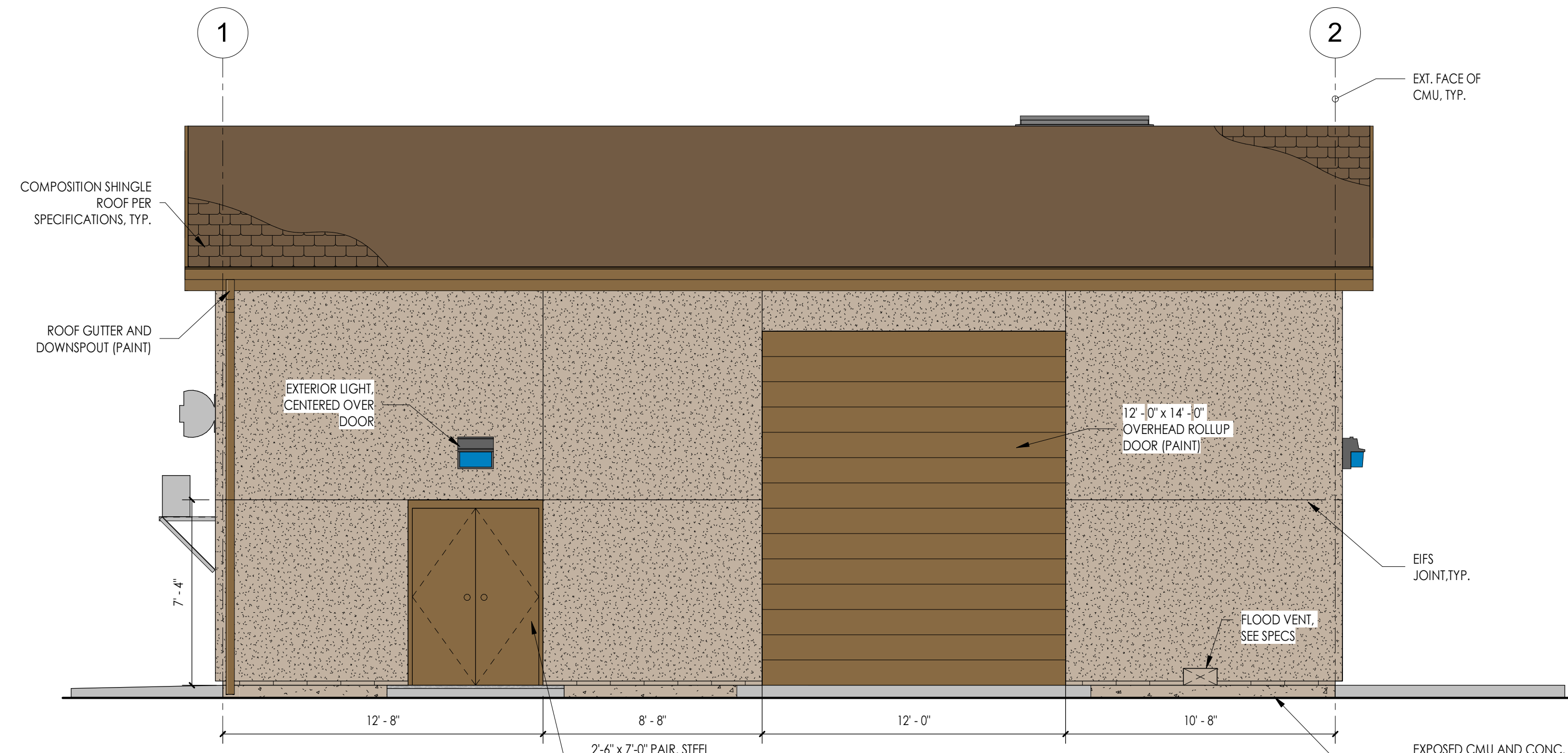
#	REVISION DESCRIPTION	DATE

NELSON WILCOX
STRUCTURAL ENGINEERS
 225 S. Arlington Ave, Ste B
 Reno, Nevada 89501
 (775) 848-5166
 (702) 290-5760

QS, LLC
TERRACOTTA AND TIERRA GRANDE
WELL SITES



4 WEST ELEVATION
 1/4" = 1'-0"

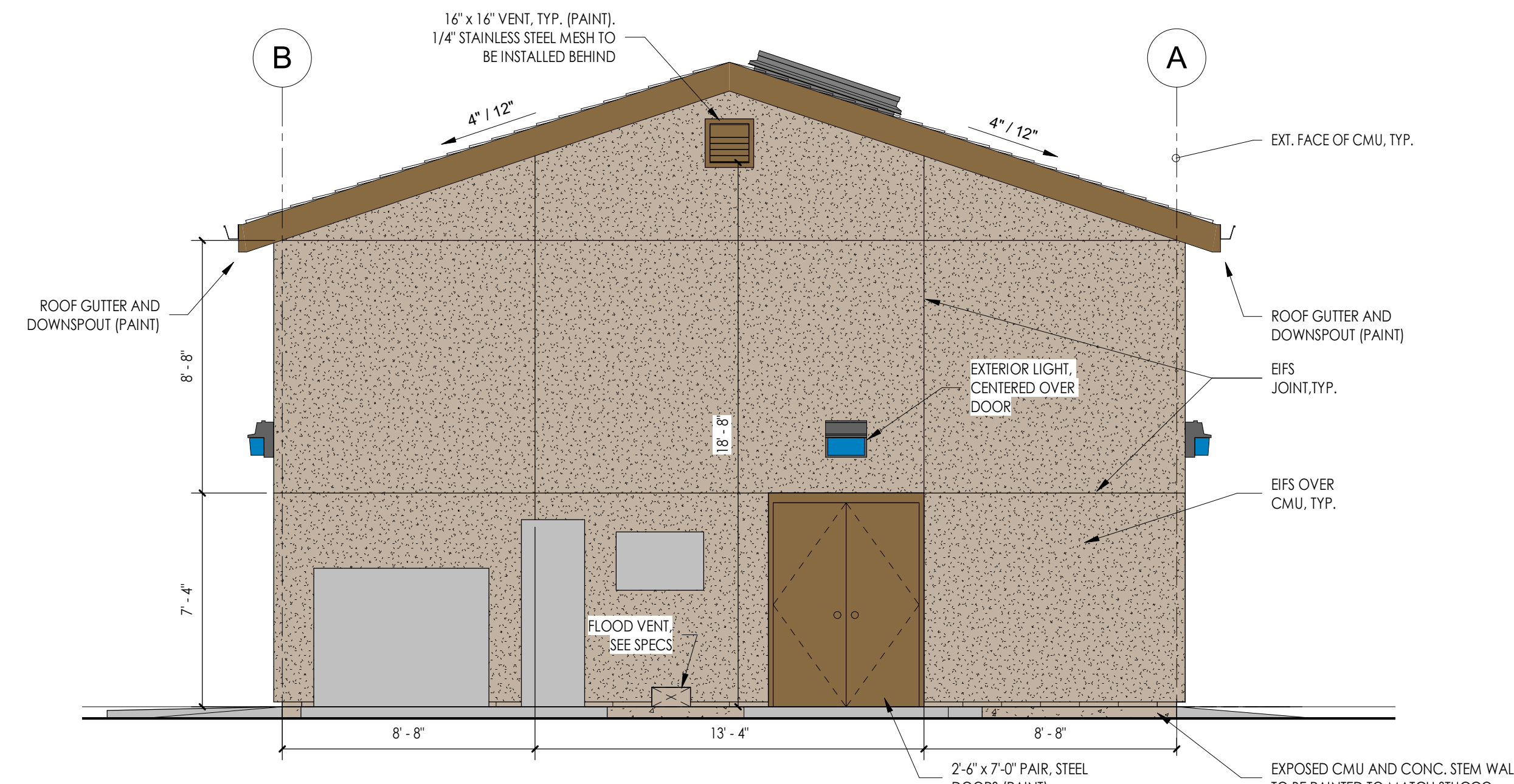


2 SOUTH ELEVATION
 1/4" = 1'-0"

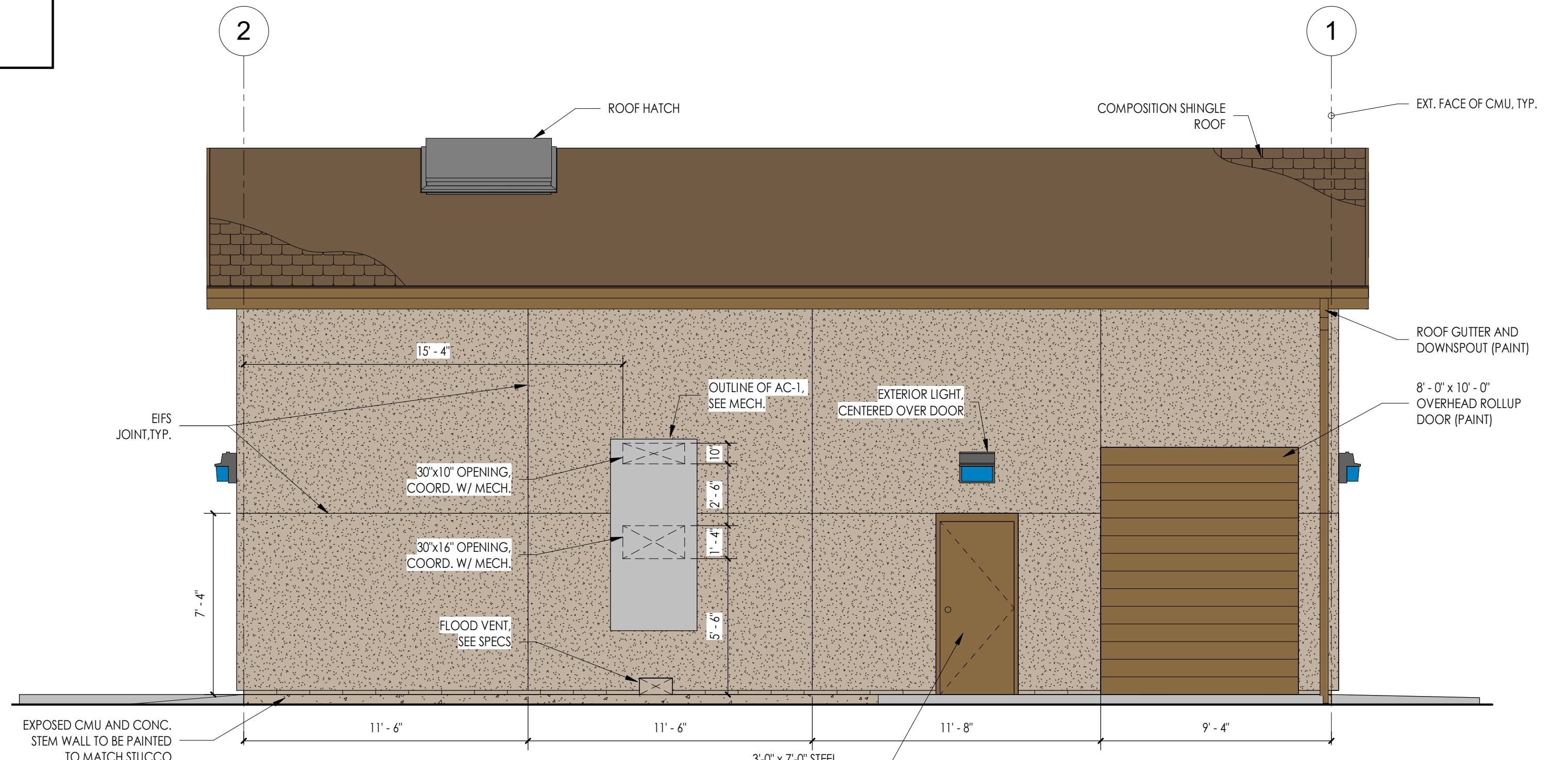
EXTERIOR FINISH LEGEND:

	BUILDING STUCCO: BENJAMIN MOORE, PALM DESERT TAN #1123, TEXTURE: SAND PEBBLE
	EXTERIOR STUCCO ACCENT/DOORS/TRIM/LOUVERS: BENJAMIN MOORE FORT SUMNER TAN #1119
	ROOF COLOR: HICKORY

- ELEVATION NOTES:**
- SEE TECHNICAL SPECIFICATIONS FOR EIFS AND ROOFING REQUIREMENTS.
 - SEE THE ELECTRICAL PLANS FOR LIGHT REQUIREMENTS.
 - CONTRACTOR TO PROVIDE AN EIFS CONTROL JOINT PLAN FOR APPROVAL.



3 EAST ELEVATION
 1/4" = 1'-0"



1 NORTH ELEVATION
 1/4" = 1'-0"