



# WTM18-004 (Lemmon Drive Estates)

LEMMON DRIVE ESTATES  
TENTATIVE MAP  
PRELIMINARY LANDSCAPE PLAN

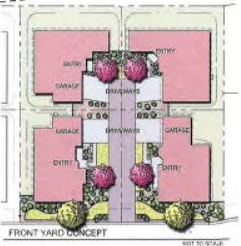


**LANDSCAPE LEGEND/REQUIREMENTS**

REQUIRED VARIETY AND DIVERSITY: ALL REQUIRED TREES SHALL BE SPECIES APPROPRIATE TO THE CLIMATE AND SOILS OF THE AREA AND BE AT LEAST ONE (1) TREE PER LOT AND ONE (1) TREE PER STREET FRONTAGE PER LOT. SPECIES SHALL BE DIVERSE IN COLOR, SIZE, SHAPE, AND TEXTURE. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM CURBS AND 15 FEET FROM BUILDINGS. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM UTILITIES AND 15 FEET FROM POWER LINES. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM DRIVEWAYS AND 15 FEET FROM SIDEWALKS. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM FENCES AND 15 FEET FROM POOLS. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM SIGNAGE AND 15 FEET FROM LIGHT FIXTURES. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM OTHER TREES. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM THE PROPERTY LINE. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM THE STREET FRONTAGE. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM THE DRIVEWAY. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM THE SIDEWALK. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM THE FENCE. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM THE POOL. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM THE SIGNAGE. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM THE LIGHT FIXTURES. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM THE OTHER TREES. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM THE PROPERTY LINE. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM THE STREET FRONTAGE. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM THE DRIVEWAY. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM THE SIDEWALK. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM THE FENCE. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM THE POOL. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM THE SIGNAGE. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM THE LIGHT FIXTURES.



- NOTE: THE DIVERSITY OF TREES SHALL REPRESENT A MIXTURE OF DECIDUOUS AND CONIFEROUS TREES AND SPECIES.
- AT LEAST ONE (1) TREE OF ALL EVERGREEN TREES SHALL BE AT LEAST SEVENTY (70) FEET IN HEIGHT. THE SPACING MUST BE AT LEAST ONE (1) FOOT IN HEIGHT AT THE TIME OF PLANTING.
  - AT LEAST ONE (1) TREE OF ALL DECIDUOUS TREES SHALL BE AT LEAST SEVENTY (70) FEET IN HEIGHT. THE SPACING MUST BE AT LEAST ONE (1) FOOT IN HEIGHT AT THE TIME OF PLANTING. THE SPACING MUST BE AT LEAST ONE (1) FOOT IN HEIGHT AT THE TIME OF PLANTING.
  - ALL PLANTING AND SPECIFICATION SHALL BE INSTALLED PER LOCAL GOVERNING AGENCIES.
  - TREE PLANT SELECTION AND PLACEMENT SHALL BE BASED ON CLIMATE, SOIL, AND WATER PROBLEMS. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM CURBS AND 15 FEET FROM BUILDINGS. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM UTILITIES AND 15 FEET FROM POWER LINES. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM DRIVEWAYS AND 15 FEET FROM SIDEWALKS. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM FENCES AND 15 FEET FROM POOLS. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM SIGNAGE AND 15 FEET FROM LIGHT FIXTURES. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM OTHER TREES. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM THE PROPERTY LINE. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM THE STREET FRONTAGE. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM THE DRIVEWAY. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM THE SIDEWALK. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM THE FENCE. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM THE POOL. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM THE SIGNAGE. ALL TREES SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM THE LIGHT FIXTURES.
  - ALL PLANTING SHALL BE INSTALLED PER LOCAL GOVERNING AGENCIES.
  - ALL LANDSCAPING SHALL BE INSTALLED PER LOCAL GOVERNING AGENCIES.



WASHOE COUNTY NEVADA

**cfa** OFA, INC.  
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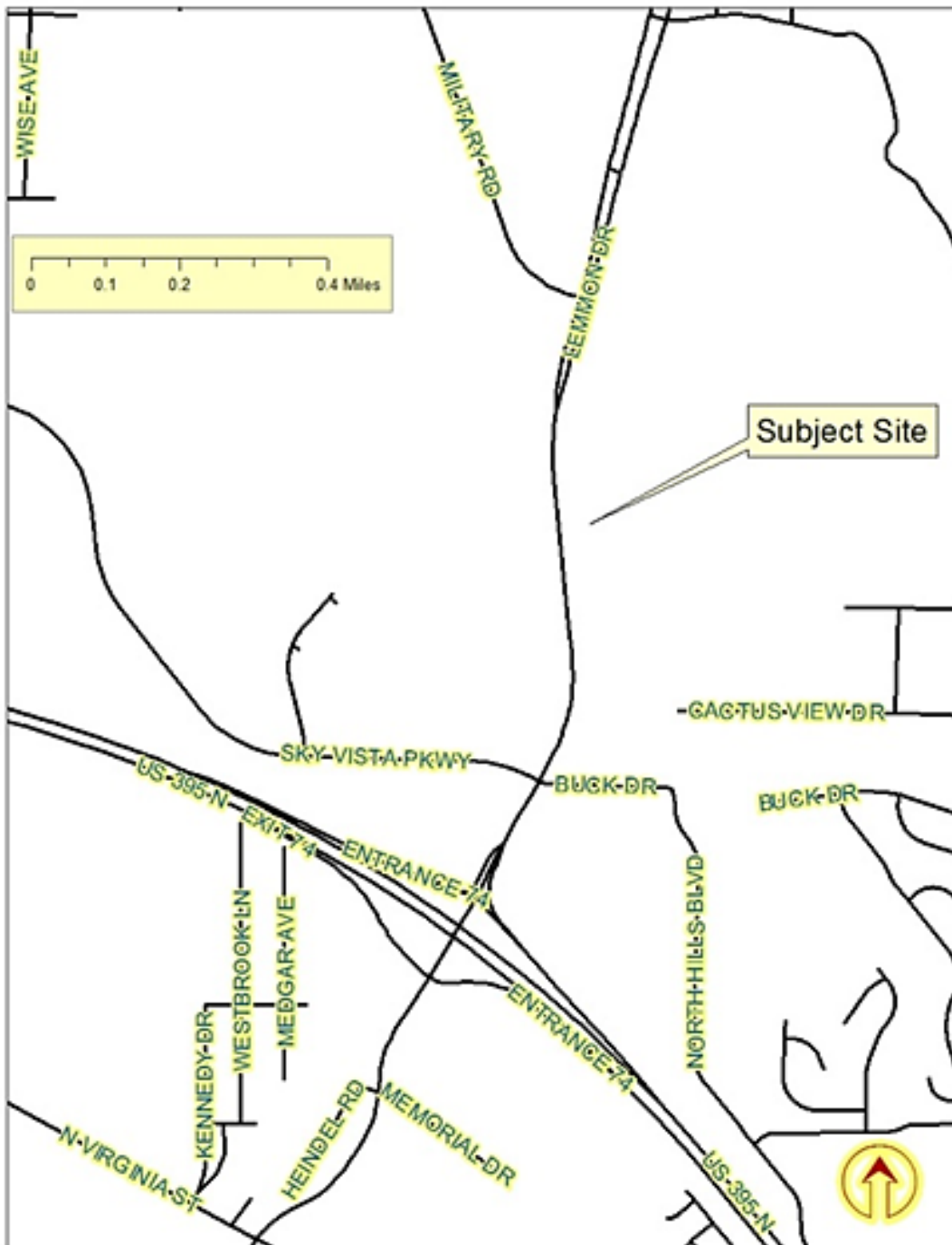
JOB NO: 002-010-03-10 DATE: 3/15/18  
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# Overview

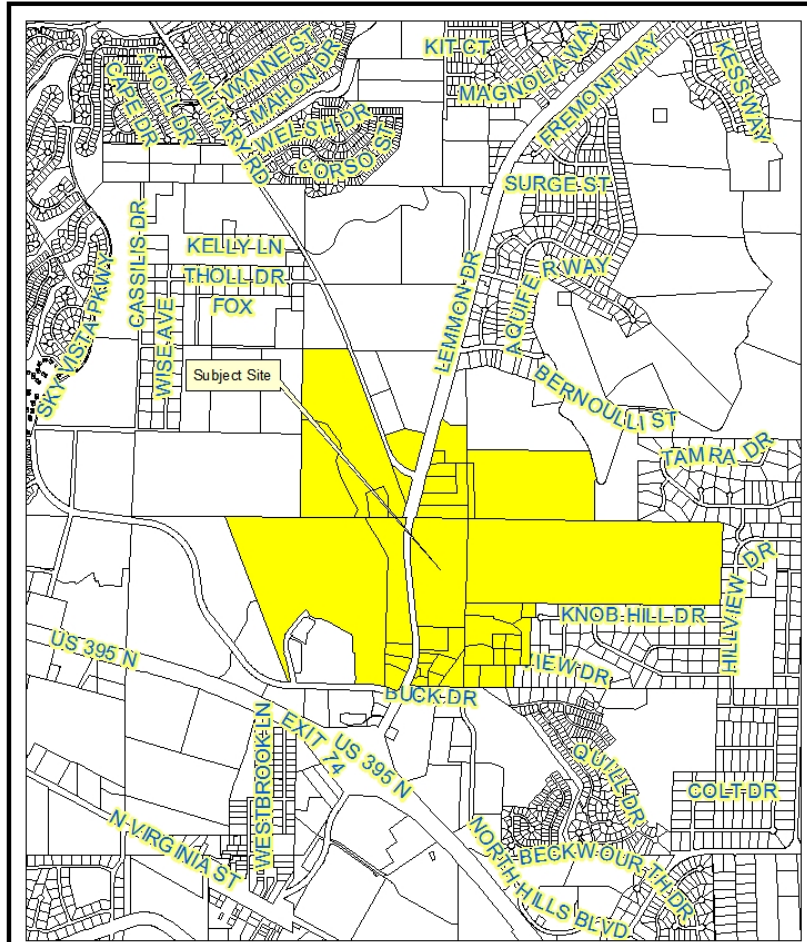
- **98-lot single-family residential, common open space subdivision.**
- **Lot sizes from 5,218 square feet ( $\pm$  .12 acres) to 10,811 square feet ( $\pm$  .25 acres) with an average size of 6,011 square feet ( $\pm$  .14 acres)**
- **Front yard minimum of 10 feet adjacent to a public street or common driveway, and maintain 20 feet in front of each garage.**
- **Rear yard minimum of 10 feet.**
- **Side yard minimum of 5 feet.**
- **Lot widths minimum of 75 feet.**

# Vicinity Map





# Public Notice & CAB



Mailing Label Map  
Tentative Subdivision Map Case Number WTM18-004  
(Lemmon Drive Estates)

41 Parcels selected at 900 feet.



Date: March 2018

Community Services  
Department  
Planning and  
Development Division  
WASHOE COUNTY  
NEVADA

Post Office Box 11130  
Reno, Nevada 89520  
775.326.5800

Source: Planning and Building Division

- North Valleys CAB met on 4/9 recommended against approval.
- Notice provided to 41 parcels within 900 feet of the proposed subdivision.



# Reviewing Agencies

- **Washoe County Community Service**
  - Planning and Building Division
  - Engineering and Capital Projects
  - Water Rights
- **Truckee Meadows Fire Protection District**
- **Nevada Department of Environmental Protection**



# Reviewing Agencies

**No recommendations for denial were received. Appropriate conditions of approval have been included with the recommendation.**





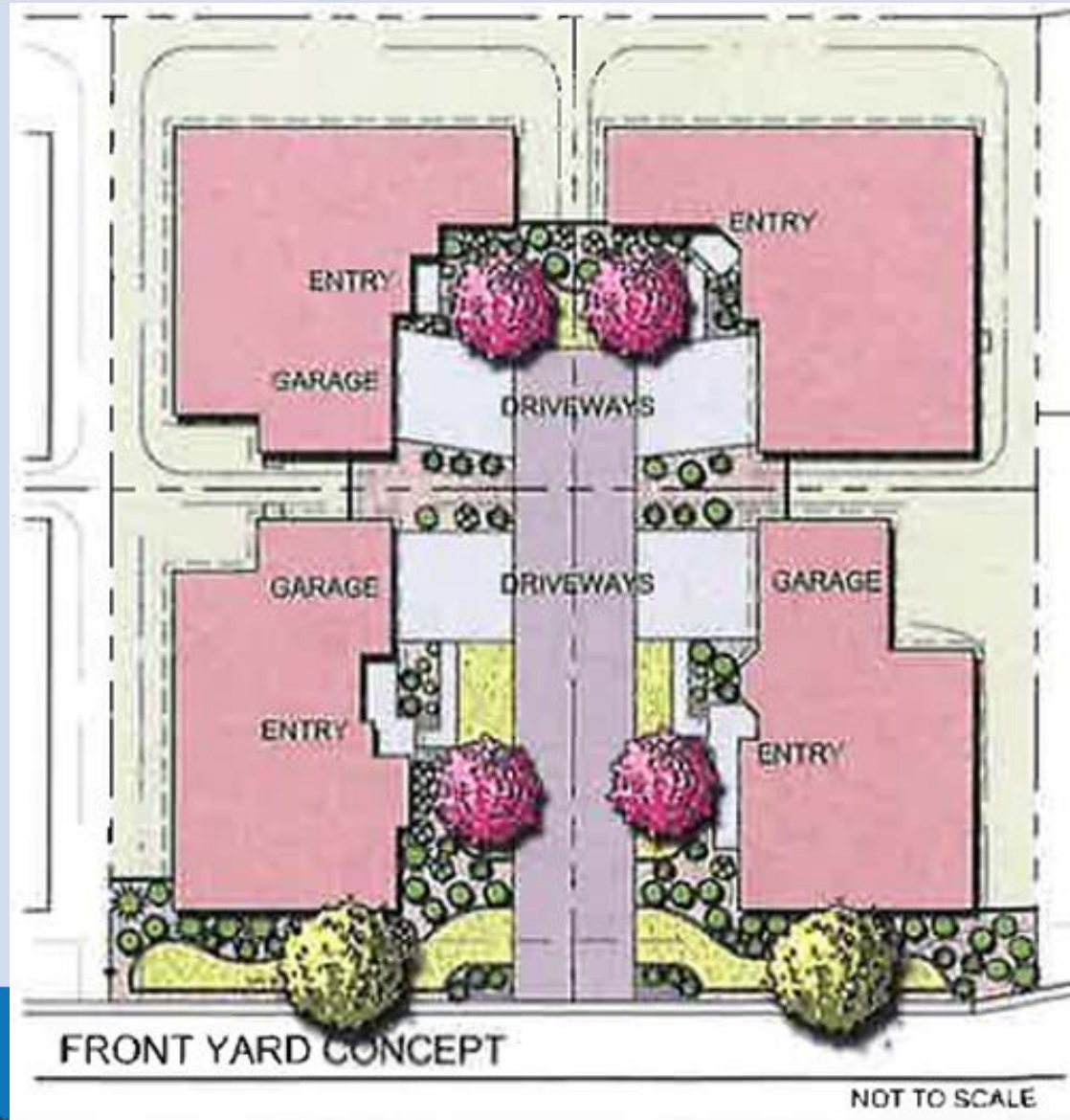
# Project Evaluation

## LEMMON DRIVE ESTATES TENTATIVE MAP PRELIMINARY LANDSCAPE PLAN





# Development Pattern

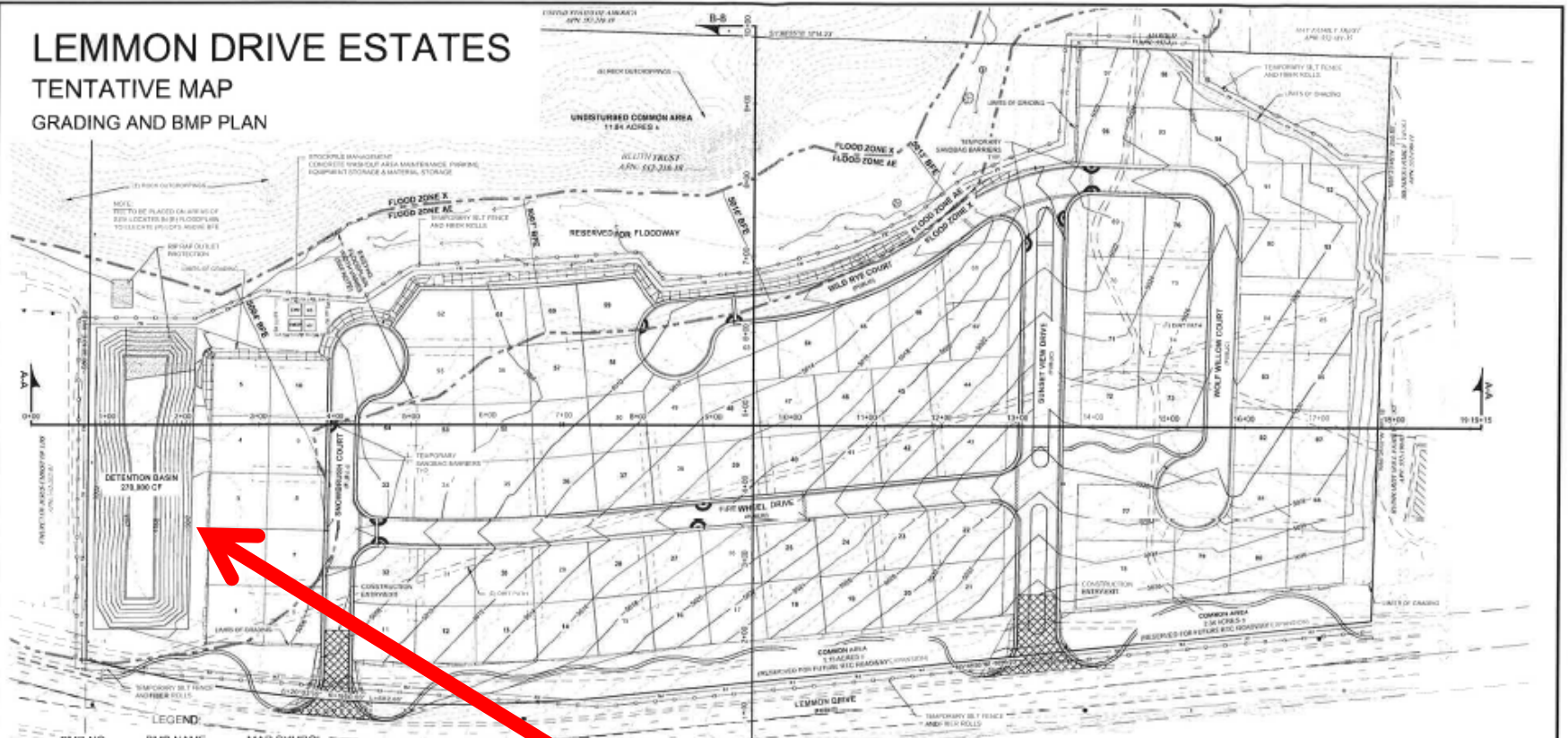






# Storm Water Management

## LEMMON DRIVE ESTATES TENTATIVE MAP GRADING AND BMP PLAN



BMP NO.	BMP NAME	MAP SYMBOL
05-8	CONSTRUCTION SITE ENTRANCES AND EXITS	[Symbol]
05-7	BMP MAT	[Symbol]
05-3	SWEEP AND OWNERS SETBACK DRAIN SILENT PROTECTORS	[Symbol]
05-2	STORM PILE MANAGEMENT	[Symbol]
05-5	STREET SWEEPING	[Symbol]
05-6	VEHICLE AND EQUIPMENT WASH/WAXING AND POLISHING	[Symbol]
05-9	WASHING AND DISPOSAL OF CONCRETE AND GUMS	[Symbol]
05-10	NATURAL BARRIER, SAND BAG, STRAWMATS, AND SOIL	[Symbol]
05-1	WIND BARRIERS	[Symbol]
05-0	SOFT FENCES (MAY BE ATTACHED TO TEMP. CONSTRUCTION FENCES)	[Symbol]

### STORMWATER QUALITY NOTES

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENT SHALL MAINTAIN ALL STORMWATER QUALITY CONTROL MEASURES IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE AND REPAIRS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER QUALITY CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
2. ADDITIONAL CONSIDERATIONS TO BE INCLUDED WITH MANAGEMENT PRACTICES MAY BE REQUIRED BY THE OWNER AND MAY BE REQUIRED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER QUALITY CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
3. MAINTENANCE OF STORMWATER QUALITY CONTROL MEASURES SHALL BE REQUIRED AS OF THE COMMENCEMENT OF CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
4. IF AT ANY TIME, THE CONTRACTOR OR THE AGENT SHALL NOTICE ANY DAMAGE TO THE STORMWATER QUALITY CONTROL MEASURES, THE CONTRACTOR SHALL IMMEDIATELY REPORT SUCH DAMAGE TO THE OWNER AND SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS AND MAINTENANCE.
5. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL REMOVE ALL STORMWATER QUALITY CONTROL MEASURES AND SHALL BE RESPONSIBLE FOR THE COST OF REMOVAL AND RESTORATION.
6. TEMPORARY BARRIERS SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND RESTORATION OF THE ORIGINAL GRADING.

REFERENCE TO OTHER MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP) HANDBOOK FOR DETAILS ON BEST MANAGEMENT PRACTICES AND BEST MANAGEMENT PRACTICES.



Cut/Fill Summary		Cut		Fill	
Station	Quantity	Station	Quantity	Station	Quantity
1+00	1,000	1+00	1,000	1+00	1,000
2+00	2,000	2+00	2,000	2+00	2,000
3+00	3,000	3+00	3,000	3+00	3,000
4+00	4,000	4+00	4,000	4+00	4,000
5+00	5,000	5+00	5,000	5+00	5,000
6+00	6,000	6+00	6,000	6+00	6,000
7+00	7,000	7+00	7,000	7+00	7,000
8+00	8,000	8+00	8,000	8+00	8,000
9+00	9,000	9+00	9,000	9+00	9,000
10+00	10,000	10+00	10,000	10+00	10,000

## LEMMON DRIVE ESTATES TENTATIVE MAP GRADING AND BMP PLAN

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150 CORPORATE SQUARE #400 • RENO, NEVADA 89502  
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JOB NO: 16013.00 DATE: 03-15-2018

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# Adjacency

- Existing Kennel business to the south has been in operation since the 1970's
- Owners of Kennel have been in contact with Staff and the Applicant during the review process
- Conditions of approval have been recommended to mitigate the potential conflict between barking dogs and the new home owners:
  - 1bb: sound attenuating design in homes adjacent to the kennel
  - 1cc: disclosure to all home buyers
  - 1dd: note on all final maps
  - 1ee: noted on all title documents
  - 1ff: sound attenuating wall
  - 1gg: additional landscaping along the south property line



# Adjacency

Condition 1 o is redundant with condition 1ff, and is recommended to be deleted by the Planning Commission.

- o. The applicant shall construct an earthen berm with a sound-attenuating wall along the southern property line of the subject site. The berm shall be at least 4 feet in height. The wall shall be at least 6 feet in height. The wall shall be of durable materials acceptable to the Director of Planning and Building. The colors shall be muted and blend with the surrounding area. The area between the sound-attenuating wall and the dwellings shall be landscaped and shall include evergreen trees.



# Project Evaluation

- **Development on flatter areas**
- **Steep areas to remain as open space permanently**
- **Compliance with Grading Code (Art 438) will be required at Final Map**
- **Community Water and Sewer services are available**



# Project Evaluation

- Storm water run off is required to meet all Code requirements, and will be equal to or less than the undeveloped condition
- Parcels proposed adjacent to existing development will match the size of existing parcels, or open space buffer is required



# Tentative Subdivision Map Findings

Staff comment on each finding is included on pages 12 – 14 of the staff report.

It is the opinion of staff that all findings can be made.

- 1) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
- 2) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- 3) Type of Development. That the site is physically suited for the type of development proposed;
- 4) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- 5) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
- 6) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- 7) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
- 8) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- 9) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- 10) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.



# Recommendation

**Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Tentative Subdivision Map Case Number WTM18-004 is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.**



# Possible Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Tentative Subdivision Map Case Number WTM18-004 for Lakes at Lemmon Valley, LLC, **with conditions and with the deletion of condition #10**, having made all ten findings in accordance with Washoe County Code Section 110.608.25





# Questions?