

Jeppson Lane Detention Basin

Application to Washoe County for a:

Special Use Permit for Grading

Prepared by:



John F. Krmpotic, AICP
KLS Planning & Design Group
1 East 1st St, Suite 1400
Reno, Nevada 89501



Robert Gelu, P.E.
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Summit Engineering Corporation
5405 Mae Anne Avenue
Reno, NV 89523

Prepared for:

*Thomas H. Warley
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Land Development Manager – Reno
5588 Longley Lane
Reno, NV 89511*



May 15, 2018

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Application Materials

WC Development Application
Property Owner Affidavit
Special Use Permit Application
WC Fee Sheet
WC Treasurer (Payment Records – 1 sheet)
WC Assessors Map
Preliminary Title Report
Hydrology Report (DEW Hydrology – December 7, 2017)
Geotechnical Investigation (Wood Rodgers – January 2, 2018)

Pockets

Civil Engineering Plan Set (Full size)
- Title Sheet
- Existing Conditions
- Site & Grading Permit
- Cross Sections

Project Request - This application includes the following request:

- A request for a Special Use Permit to allow construction of an offsite detention area for development of an abutting parcel known as the Autumn Wood single family project. This is required per Article 110.438.35 (a) Major Grading Permits 1) Grading on slopes of less than 15% (i) grading of an area of 1 or more acres on parcel less than 6 acres in size; and (ii) Volume (A) excavation of 5,000 cubic yards or more for material that is intended to be permanently located on the project site.

Property Location

The site is located adjacent to Jeppson Lane (a private street owned by the same owner) but will be accessed from the Autumn Wood site with a planned street connection. The detention area will be located in the general area of Whites Creek that crosses the property at the north end. This is located on APN 162-010-31, a 5.83-acre parcel.

Purpose for the Request

The SUP is needed to provide a permanent solution to the offsite overland sheet flow drainage on both parcels, and adjacent parcels to the east, and any increase in flows upon development of the two parcels. The SUP is triggered because the detention area is:

- a) Grading of a 5.83-acre site (SUP trigger is 1+ acre); and*
- b) Excavation of the detention area is a total of 28,000 yds³ (SUP trigger is 5,000 yds³)*

The basic intent for this SUP is to create a way to cut-off and capture the flood waters from a major storm event that will otherwise sheet flow over the Autumn Wood project area and the adjacent properties downstream to the East and Northeast towards Virginia Street. The proposed cut-off channel (see Figure 2) is a small concrete channel that diverts the water toward the proposed detention ponds. The need for this cut-off concept is because a branch of White Creek is not able to contain all of the water within the creek during a major storm event (100 year).

The biggest benefit in doing this is to minimize the potential for flooding some properties in the case of a 100-year flood event. Those include the Autumn Wood site, future development of the proposed site and properties east of Jeppson Lane.



Figure 1 - Vicinity Map



Figure 2 – Detention Area Site Plan

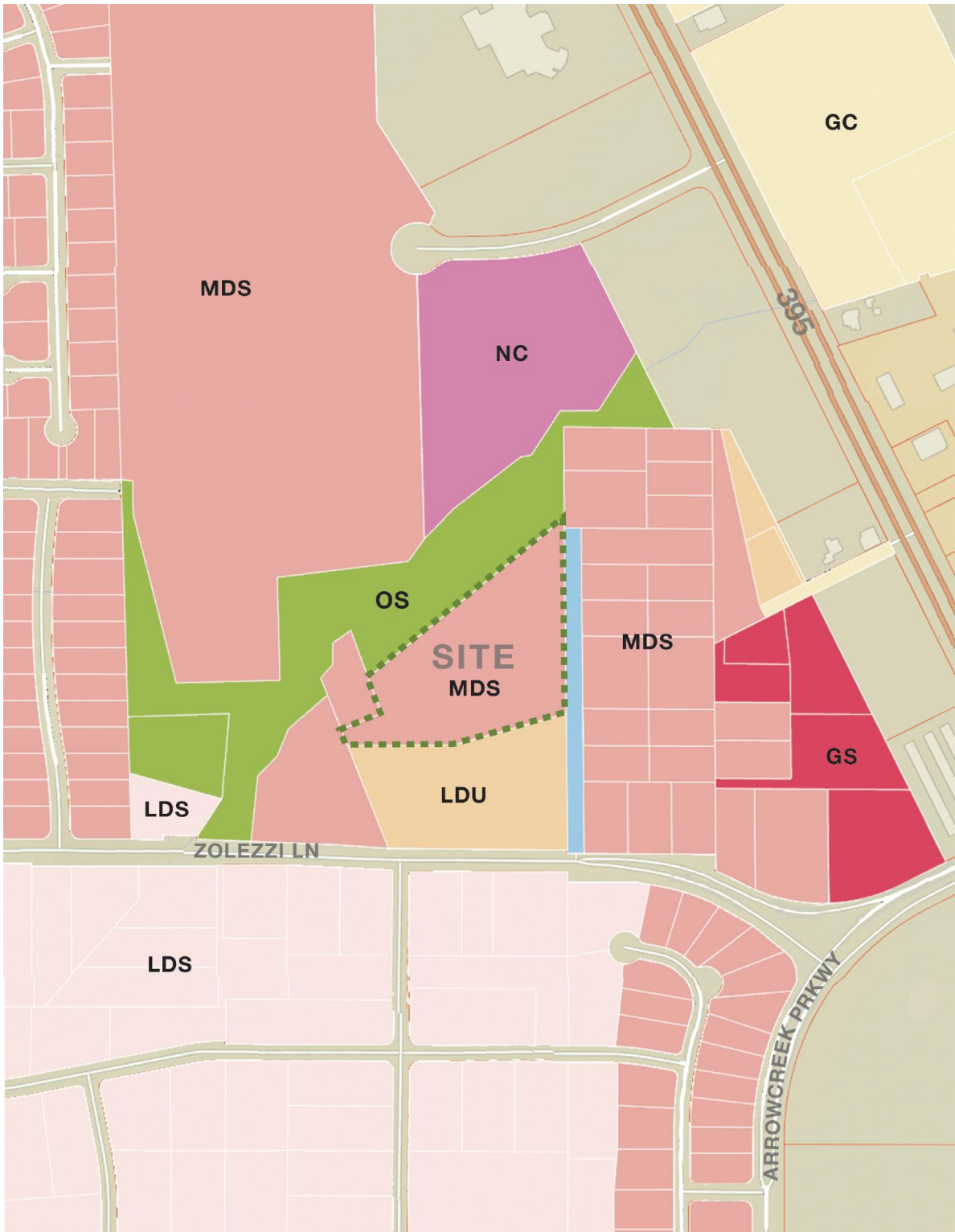


Figure 3 – WC Zoning

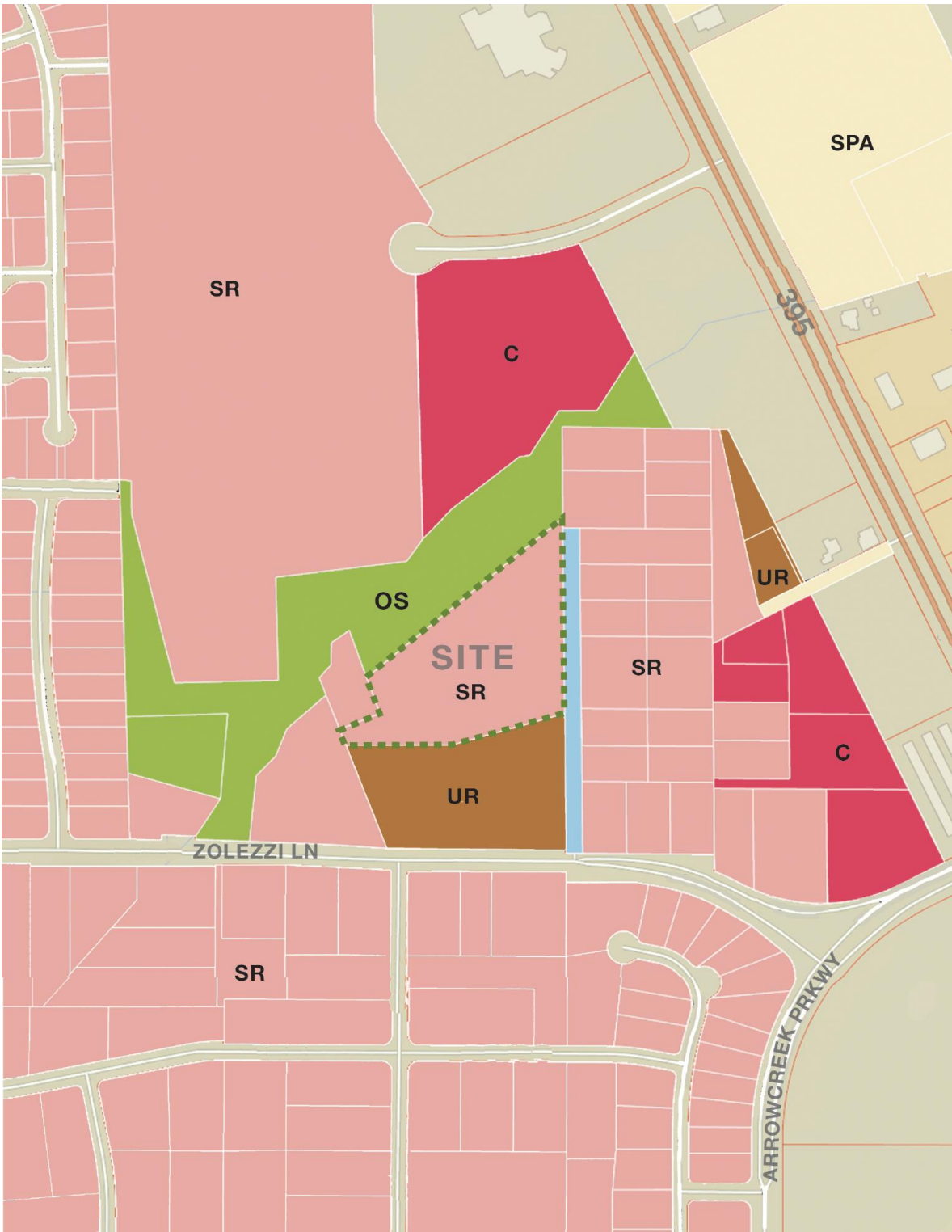


Figure 4 – WC Master Plan

Article 418: Significant Hydrologic Resources

Section 110.418.30 Special Review Considerations. In addition to the findings required by Article 810, Special Use Permits, prior to approving an application for development in the critical stream zone buffer area or the sensitive stream zone buffer area, the record at the Board of Adjustment shall demonstrate that the following special review considerations are addressed:

a) Conservation of topsoil

Topsoil will be reused on site and on the adjacent site Autumn Wood in the landscape areas. The intent is to re-use all of the top soil that is generated on the developed site.

b) Protection of surface water quality

During excavation, a Storm Water Pollution Prevention Permit will be in place to ensure that no untreated construction runoff can escape the site and migrate toward the creek. The duration of the excavation work will be kept to a minimum with consideration of weather and circumstances out of the control of the home builder. After construction the detention basins will hold water for a short time which will allow for some infiltration into the existing pervious soil, which will improve water quality.

c) Conservation of natural vegetation, wildlife habitats and fisheries.

The entire area will be revegetated using native seeds. There is no known wildlife habitat area established on site with exception of birds. This will be minimally impacted by the work performed in the buffer zone of the sensitive stream area. There is no work to be performed in the critical stream zone buffer area, therefore, fish habitat will not be impacted.

d) Control of Erosion

Erosion control plans and structures will be implemented during and after excavation. There are only cuts in the flood zone and in the sensitive stream buffer area, therefore the creek will not be directly impacted by the earthwork during or after construction.

e) Control of drainage and sedimentation

The primary purpose of the SUP is to improve and control drainage in case of a major storm event which will protect the properties to the east of the subject parcel from sheet flow flooding. This design effort is to collect that water in a channel and cut-off and direct it to the basins. Sedimentation will be controlled in the detention basins.

f) Provision for restoration of the project site to predevelopment conditions

As shown on the grading plan and the landscape plan the vast majority of the area will be revegetated and restored to predevelopment conditions. The post development condition should be better than the predevelopment condition as the selection of plant material in the seed mix is healthier and preferred to existing which includes some weeds.

g) Provision of a bonding program to secure performance of requirements imposed

A performance bond will be provided with the improvement plans for the adjacent Autumn Wood subdivision, under which the basins will be constructed. This will obviously be reviewed and approved by staff and must meet Washoe County criteria.

h) Preservation of the hydrologic resources, character of the area and other conditions as necessary

The detention basins can improve the hydrologic resources by infiltrating a small amount of the storm water in the existing pervious soils. The character of the area will remain essentially unchanged as it is located an area by the creek that is not easily accessed by the public. It appears responsible to say there will not be a change in the character of the area and there will be a preservation and net enhancement in the hydrologic resource.

OWNER / DEVELOPER
 D.R. HORTON
 5588 LONGLEY LANE
 RENO, NV 89511
 (775) 683-9030

GRADING SPECIAL USE PERMIT PLANS FOR JEPSSON LANE DETENTION BASIN

WASHOE CO.

ENGINEER



SITE DATA

APN: 1622010-31
 ADDRESS: N/A
 AREA: 5.31 ACRES
 ZONING: MEDIUM DENSITY SUBURBAN (MDS)
 MASTER PLAN: SUBURBAN RESIDENTIAL
 AREA PLAN: SOUTHWEST TRUCKEE MEADOWS

SHEET INDEX

C-1.....TITLE SHEET
 C-2.....EXISTING CONDITIONS
 C-3.....SITE AND GRADING PLAN
 C-4.....CROSS SECTIONS

BASIS OF BEARINGS

NORTH AMERICAN DATUM OF 1983 (NAD83), NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE, AND USING A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000197293 TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND. THE STATE PLANE GRID COORDINATES TO GROUND NORTHING AND 0.14 LESSER IN EASTING THAN COORDINATES DETERMINED USING THE WASHOE COUNTY PUBLISHED NAD83/94 LATITUDE AND LONGITUDE OF 39°25'17.995259" NORTH AND 119°45'12.030210" WEST FOR REGIONAL GPS CORS "WSZOLEZZI" (WASHOE COUNTY IDENTIFIER S625M01279).

BASIS OF ELEVATION

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND HOLDING THE CITY OF RENO MARCH 2017 BENCHMARK 208.1 AT ELEVATION OF 4613.69 FEET FOR CITY OF RENO BENCHMARK 208.1 AT 12" INCH STEEL CAP IN THE TOP OF THE CURB, NEAR THE SOUTHERLY CURB RETURN ON SOUTH VIRGINIA STREET AT THE SOUTHWEST OF THE INTERSECTION WITH HOLCOMB LANE

SPECIFICATIONS

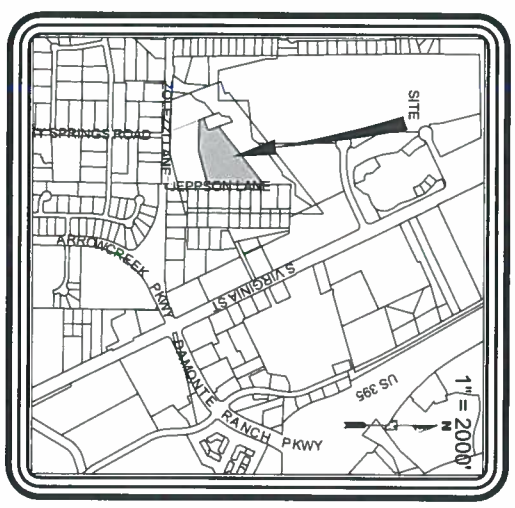
ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION SPONSORED AND DISTRIBUTED BY RENO, SPARKS, AND WASHOE COUNTY, AS WELL AS TO THE RECOMMENDATIONS ESTABLISHED BY THE SOILS INVESTIGATION OF THIS SITE DATED JANUARY 4, 2007, AND THE GEOTECHNICAL DESIGN UPDATE REPORTS DATED JUNE 19, 2017 AND OCTOBER 04, 2017.

ENGINEER'S STATEMENT

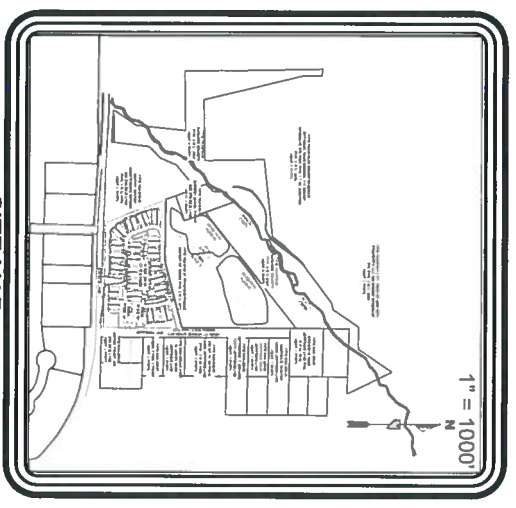
THESE PLANS (SHEETS C-1 OF 4 AND C-4 OF 4) HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL CONFORMANCE WITH THE APPLICABLE STATE, LOCAL ORDINANCES, AND STATE AND LOCAL CODES. THE CONFLICTS, IF ANY, BETWEEN ANY PORTIONS OF THESE PLANS AND APPLICABLE CODES, THE CODES SHALL PREVAIL.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
AGC	AGC CURVE
BC	BEGIN CURVE
BF	BOTTOM OF FOOTING
BVC	BEGIN VERTICAL CURVE
CB	BOTTOM OF WALL
CBU	CATCH BASIN
Q	CLUSTER BOX UNIT
CONC	CONCRETE
CONST	CONSTRUCT
ELEV	ELEVATION
EC	END OF CURVE
EXIST	EXISTING
(e)	EDGE OF CURVE
EP	EDGE OF PAVEMENT
ET	FINISHED FLOOR
FFC	FINISHED FLOOR
FG	FINISHED GRADE
FHA	FIRE HYDRANT
FL	FLOW LINE
FLG	FLANGE
G	GAS
GB	GRADE BREAK
HP	HIGH POINT
IE	INVERT ELEVATION
LF	LINEAR FEET
LT	LOW POINT
L.T.	LEFT
MH	MANHOLE
P	PAD ELEVATION
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVATURE
PVC	POLYVINYL CHLORIDE PIPE
PO	PUSH ON
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
G10	10'-YEAR STORM FLOW
Q100	100'-YEAR STORM FLOW
(R)	RADIUS
REF.	REFERENCE
RCP	REINFORCED CONCRETE PIPE
RP	RADIUS POINT
RT	RIGHT
R/W	RIGHT OF WAY
S	SLOPE
SS	SANITARY SEWER
SW	SIDEWALK
STA.	STATION
S1A	STORM DRAIN
S2D	TOP OF BACK OF CURB
TBC	TOP OF CURB
TV	TYPICAL
VC	VERTICAL CURVE
VPI	VERTICAL POINT OF INTERSECTION
W	WATER
Δ	CURVE DELTA



VICINITY MAP



SITE MAP

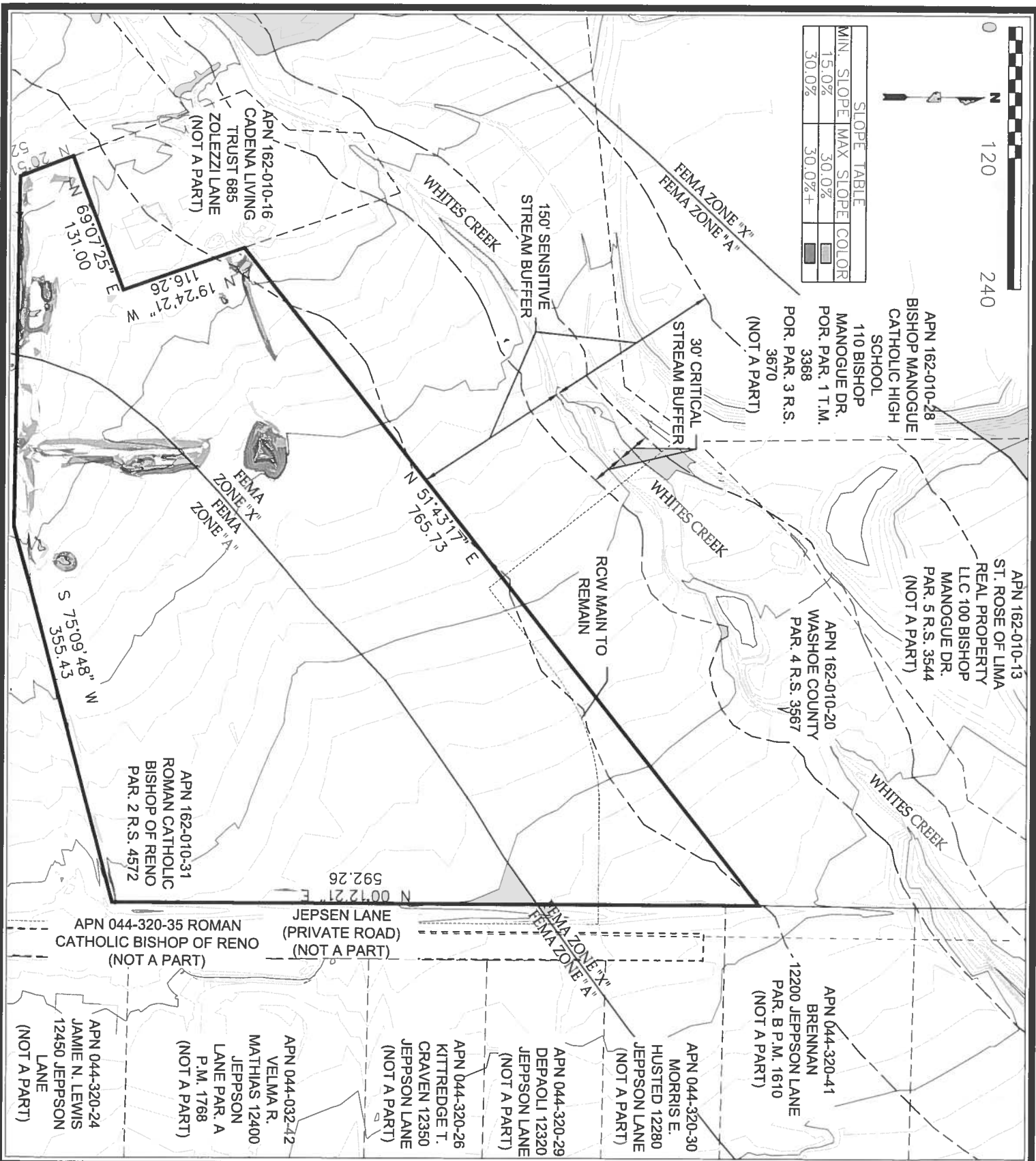
5-15-18

ROBERT GELU
 CIVIL
 Exp. 6-30-19
 No. 177A

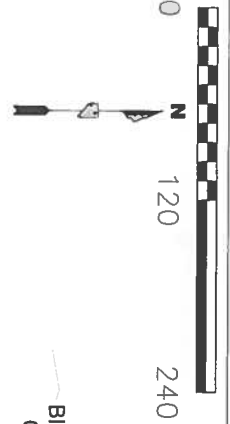
GRADING SPECIAL USE PERMIT FOR
 JEPSSON LANE DETENTION BASIN
 TITLE SHEET

SCALE: N.T.S.
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SHEET
 C-1
 OF
 4



SLOPE TABLE	
MIN. SLOPE	MAX. SLOPE
15.0%	30.0%
30.0%	30.0%+



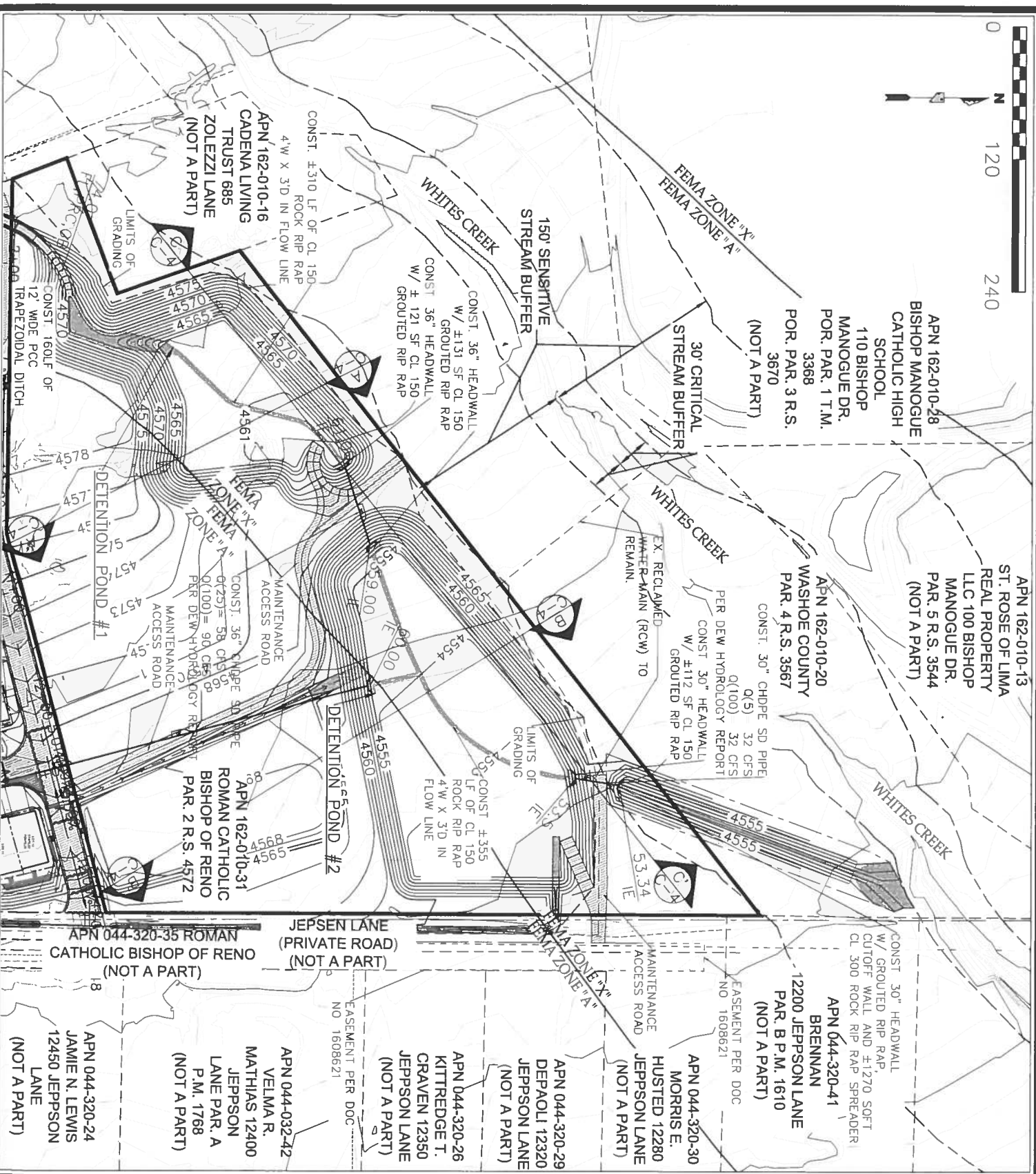
**GRADING SPECIAL USE PERMIT FOR
JEPSSOM LANE DETENTION BASIN
EXISTING CONDITIONS**

SCALE: 1" = 120'
APN 162-010-31
ROMAN CATHOLIC BISHOP OF RENO
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SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVENUE, RENO, NV. 89523
PHONE: (775) 747-8550 FAX: (775) 747-8559

SHEET
C-2
OF
4

0
120
240

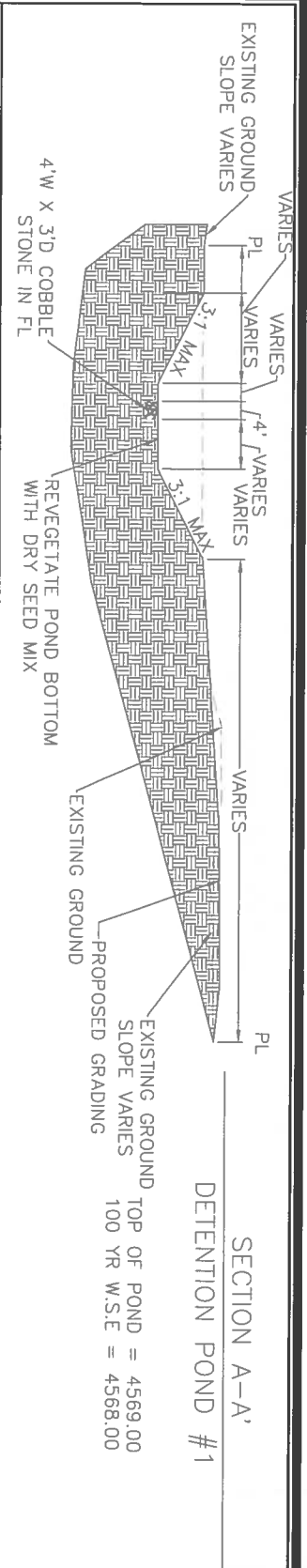


**GRADING SPECIAL USE PERMIT FOR
JEPPSON LANE DETENTION BASIN
SITE AND GRADING PLAN**

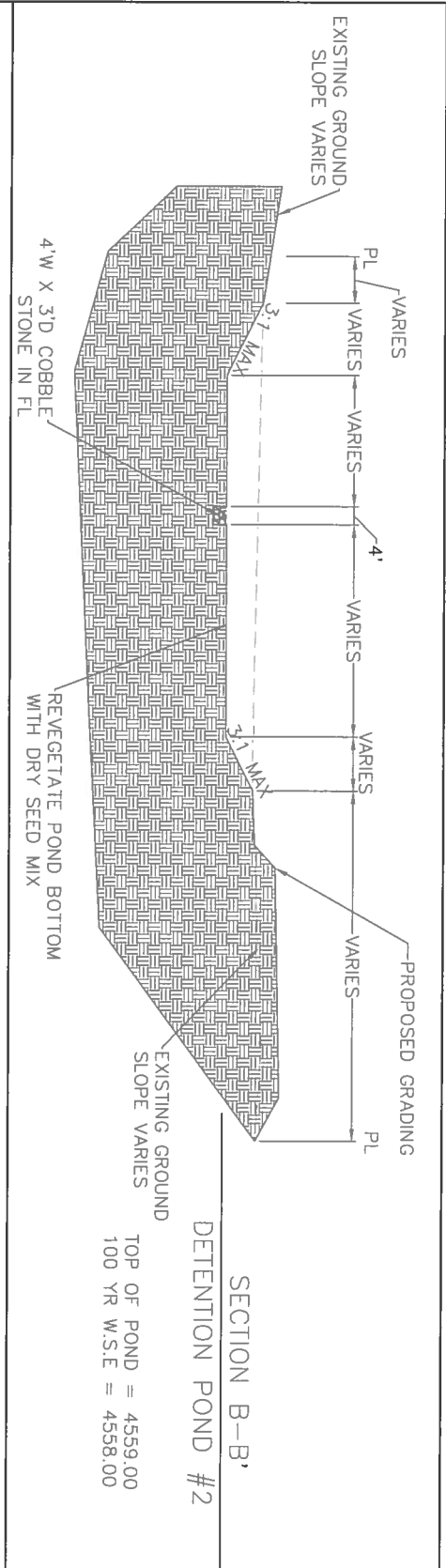
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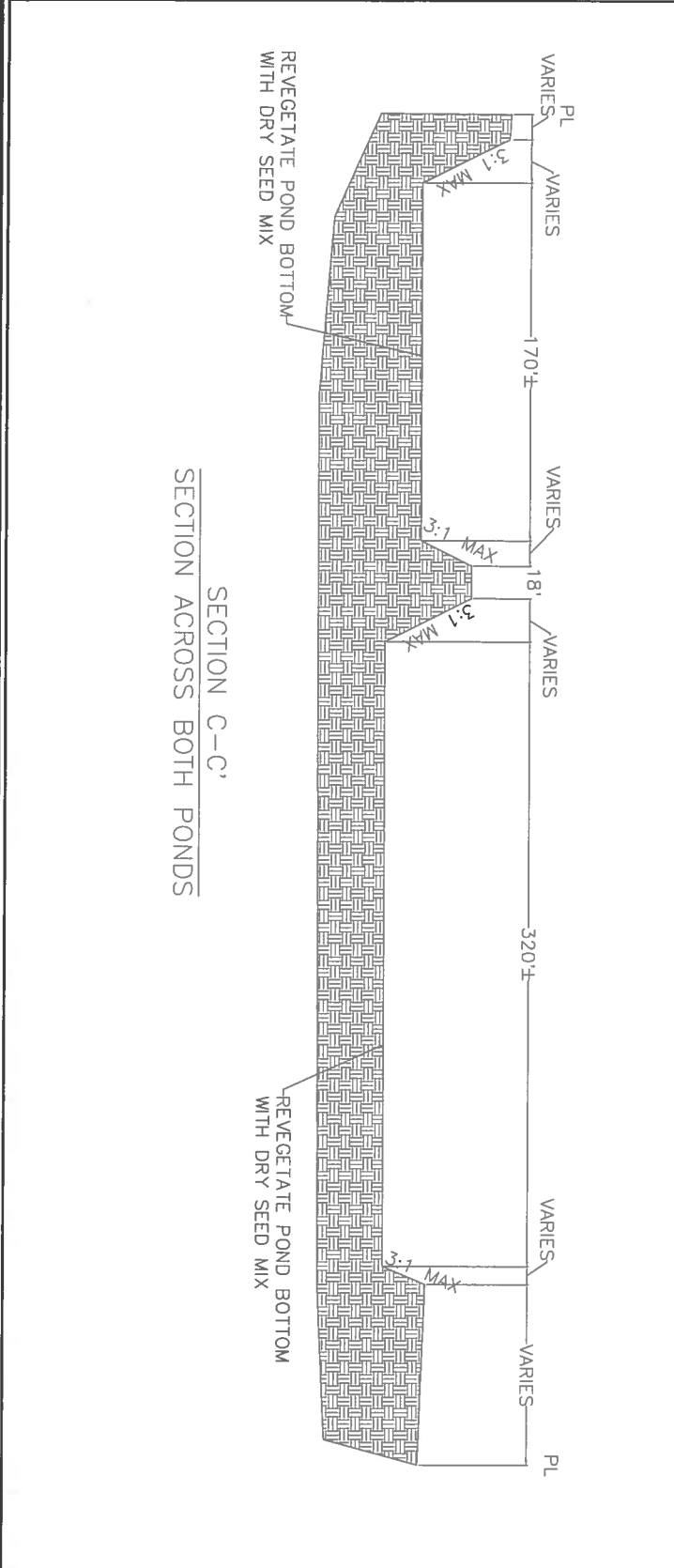
SHEET
C-3
OF
4



SECTION A-A'
DETENTION POND #1



SECTION B-B'
DETENTION POND #2



SECTION C-C'
SECTION ACROSS BOTH PONDS

GRADING SPECIAL USE PERMIT FOR
JEPPSON LANE DETENTION BASIN
CROSS SECTIONS

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PHONE: (775) 747-8550 FAX: (775) 747-8559

SHEET
C-4
OF
4

Washoe County Development Application

Project Information			
Project Name (commercial/industrial projects only): Jeppson Lane Reno Detention Basin			
Project Description: A SUP for grading to create an offsite detention basin for the adjacent parcel.			
Project Address: No Address at this time			
Project Area (acres or square feet): 5.83 acres			
Location Information			
Project Location (with point of reference to major cross streets AND area locator): The 5.83 acre site is located on Jeppson Lane (private street) just north of Zolezzi Lane and west of the intersection with Arrowcreek Parkway			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
162-010-31	5.83 acres		
Section(s)/Township/Range: 30 T18 R20			
Indicate any previous Washoe County approvals associated with this application:			
Case Nos. Not Known			
Applicant Information			
Property Owner:		Professional Consultant:	
Name: DR Horton, Inc		Name: KLS Planning & Design	
Address: 5588 Longley Lane		Address: 1 East 1 st St, Suite 1400	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89501
Phone: 775 856 8423	Fax: N/A	Phone: 852-7606	Fax: 852-7609
Email: THWarley@drhorton.com		Email: : johnk@klsdesigngroup.com	
Cell: 775-225-9283	Other: N/A	Cell: 857- 7710 Other: N/A	
Contact Person: Tom Warley		Contact Person: John F. Krmptotic, AICP	
Applicant/Developer:		Other Persons to be Contacted:	
Name: D.R. Horton, Inc		Name: Summit Engineering Corporation	
Address: : 5588 Longley Lane		Address: 5405 Mae Anne Ave	
Reno, Nv	89511	Reno, NV	Zip: 89523
Phone: 856-8423	Fax: 844 -566-3365	Phone: 775-747-8550	Fax: N/A
Email: THWarley@drhorton.com		Email: robert@summitnv.com	
Cell: 775 225-9283	Other: N/A	Cell: 775-560-6125	Other: N/A
Contact Person: Tom Warley		Contact Person: Robert Gelu, P.E.	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:			
CAB(s):		Land Use Designation(s):	

Owner Affidavit

Project Name: Jeppson Lane Detention Basin	
Application Type	
<input type="checkbox"/> Abandonment (AB)	<input type="checkbox"/> Final Map Certificate of Amendment (CA)
<input type="checkbox"/> Administrative Permit (AP)	<input type="checkbox"/> Final Map Major/Minor Amendment
<input type="checkbox"/> Agricultural Exemption Land Division (AELD)	<input type="checkbox"/> Final Subdivision Map/Const Plan Review
<input type="checkbox"/> Amendment of Conditions of Approval	<input type="checkbox"/> Parcel Map Waiver (PM)
<input type="checkbox"/> Boundary Line Adjustment (BL)	<input type="checkbox"/> Reversion to Acreage (RA)
<input type="checkbox"/> Cooperative Plan Amendment (CP)	<input type="checkbox"/> Special Use Permit (SB/SW) <input type="checkbox"/> with EIS/EA
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Specific Plan (SP)
<input type="checkbox"/> Land Use Designation Change	<input type="checkbox"/> Tentative Map of Div into Large Parcels (DL)
<input type="checkbox"/> Text Change	<input type="checkbox"/> Tentative Parcel Map (PM)
<input type="checkbox"/> Design Review Committee Submittal (DRC)	<input type="checkbox"/> Tentative Subdivision Map (TM)
<input type="checkbox"/> Development Agreement (DA)	<input type="checkbox"/> Hillside Development
<input type="checkbox"/> Development Code Amendment (DC)	<input type="checkbox"/> Significant Hydrologic Resource
<input type="checkbox"/> Ext of Time Requests (Approved Applications)	<input type="checkbox"/> Common Open Space Development
<input type="checkbox"/> Ext of Time Requests (Tent Subdivision Maps)	<input type="checkbox"/> Variance (VA)

The receipt of an application at the time of submittal does not imply the application complies with all requirements of the Washoe County Development Code, the Washoe County Comprehensive Plan or the applicable area plan, or that it is deemed complete and will be processed.

STATE OF NEVADA)
)
 COUNTY OF WASHOE)

I, _____,
 being duly sworn, depose and say that I am an owner* of property involved in this petition 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 the Department of Community Development staff.

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

*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

Signed _____

Address _____

Subscribed and sworn to before me this
 _____ day of _____, _____.

(Notary Stamp)

 Notary Public in and for said county and state

My commission expires: _____

CERTIFICATE OF ASSISTANT SECRETARY

The undersigned hereby certifies as follows:

1. She is a duly elected, qualified and acting Assistant Secretary of D.R. Horton, Inc., a Delaware corporation (*the "Company"*), is familiar with the facts herein certified and is duly authorized to certify the same.

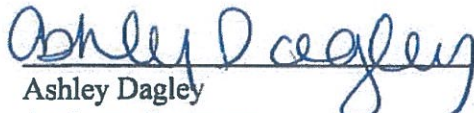
2. The following is a true, correct and complete copy of resolutions related to the subject matter as adopted by the Consent of Executive Committee of the Board of Directors of the Company dated August 25, 2017 (*the "Resolutions"*). The Resolutions have not been amended, rescinded or modified and remain in full force and effect as of the date hereof.

Election of Assistant Secretary

RESOLVED, that Tom Warley is hereby elected to the office of Assistant Secretary (*the "Assistant Secretary"*) of the Company in the Company's Las Vegas Division (*the "Division"*), to serve until the next annual meeting of the directors of the Company and until his successor is duly elected and qualified or until his earlier death, resignation or removal.

RESOLVED FURTHER, that the Assistant Secretary is hereby authorized and empowered, in the Reno area (*the "Area"*) of the Division and in the name and on behalf of (i) the Company, (ii) any partnership of which the Company is a general partner, manager or agent, and (iii) any limited liability company of which the Company is a member, manager or agent (*collectively, the "Entities"*) to sign, modify and terminate, from time to time as he deems it to be in the best interest of the Entities, homeowner association documents, CC&Rs, subdivision agreements, utility agreements, condominium plans, all agency applications relating to development, construction contracts, purchase orders, consultant agreements, final maps, permits, engineering agreements and other similar or equivalent agreements or documents for the Area relating to the business of the Entities.

IN WITNESS WHEREOF, the undersigned has signed on the 11th day of September, 2017.



Ashley Dagley
Assistant Secretary

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

The project is not a project per se. It is to build permanent detention ponds on a property to mitigate and improve a possible flooding issue.

2. What currently developed portions of the property or existing structures are going to be used with this permit?

There is no developed portion of the property. Also, there are no structures being used with this request. It is a vacant parcel that is conveniently located next to a parcel being developed to accommodate the flood improvement concept.

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

The improvements will be a concrete swale and two detention basins and possibly mass grading the site. These will total about 1.6 acres in surface area improvements for the ponds and excavation of about 28,000 yds of dirt to create the ponds, the rest is site grading. The finished product of the ponds will be rock rip-rap slopes for stabilization and seed re-veg at the bottom of the pond. The timing will be concurrent with the site development improvements planned for the Autumn Wood project site.

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

There is only one phase for the project. it is expected to be completed in less than 1 year.

5. 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 physical characteristics of the site are uniquely and ideally suited to deal with proposed use. Two things that must be present to make the project work are proximity to the Autumn Wood site and being adjacent to the Whites Creek which is the subject water course related to the request.

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

The biggest benefit and entire purpose of the request to to mitigate flood potential of the surrounding properties. Those include the Autumn Wood site and the parcels on the east side of Jeppson Lane. The concept is to cut off and capture flood water into the improved detention areas that would otherwise flood those properties.

7. What will you do to minimize the anticipated negative impacts or effect your project will have on adjacent properties?

There are NO negative impacts of the project anticipated on adjacent properties. This will provide benefit outside of the project area. If there is any concern about negative impacts, it would be the appearance of detentions areas which are not as natural as unimproved land.

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

Operational parameters will include a responsibility to maintain the channel and detention area by private property owners in the form of an HOA. The Home builder will self impose a condition of approval to meet this responsibility.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

There will not be any parking on or off site associated with this request.

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

There is no landscaping proposed with the SUP request other than reveg of the bottom of the detention basins. The reveg is for dust control. Permanent landscaping such as trees and shrubs is not appropriate for this application as they could disrupt the flow of water and defeat the purpose of the SUP.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

There is no signage or lighting being proposed.

12. 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

13. Utilities:

a. Sewer Service	N/A
b. Electrical Service	N/A
c. Telephone Service	N/A
d. LPG or Natural Gas Service	N/A
e. Solid Waste Disposal Service	N/A
f. Cable Television Service	N/A
g. Water Service	N/A

For most uses, the 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 #	N/A	acre-feet per year	
i. Certificate #	N/A	acre-feet per year	
j. Surface Claim #	N/A	acre-feet per year	
k. Other #	N/A	acre-feet per year	

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

Not applicable

14. Community Services (provided and nearest facility):

a. Fire Station	TM Fire Station #14
b. Health Care Facility	Renown Medical Group in Towne Center - Damonte Ranch Parkway
c. Elementary School	Elizabeth Lenz
d. Middle School	Piccolo MS
e. High School	Galena HS
f. Parks	Ellen's Park of Creek Crest
g. Library	S Valleys Library
h. Citifare Bus Stop	On S Virginia at Damonte Ranch Parkway

Special Use Permit Application for Grading Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits. Article 438, Grading, and Article 418, Significant Hydrologic Resources, are the ordinances specifically involved in this request.

1. What is the purpose of the grading?

The SUP is needed to provide a permanent solution to the drainage situation for both parcels. The SUP is triggered because the detention area is:

- a) Grading on a 5.83-acre site (SUP trigger is 1+ acre); and
- b) Excavation of the detention area is a total of 28,000 yds³ (SUP trigger is 5,000 yds)

The basic intent for this SUP is to create a way to cut-off and capture the flood waters from a major storm event that will otherwise sheet flow over the Autumn Wood project area. The proposed cut-off channel (see Figure 2) is a small concrete channel that diverts the water toward the proposed detention ponds. The need for this cut-off concept is because a branch of White Creek is not able to contain all of the water within the creek during a major storm event (100 year).

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

28,000 yds +/-

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

For purposes of the SUP, the 5.83 acre site. The graded area may be much less but the owner needs the ability to mass grade

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

All of material is being used on the adjacent parcel and there is no export to an off-site property.

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

This volume is entirely a function of the hydrology analysis to protect the properties from flooding in a major flood event. It is a calculated area and volume that is fairly precise given the flood criteria being used. There is no other way to create the detention areas without triggering the SUP thresholds.

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.)

None. This is all new.

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

Yes, please see the civil sheets, particularly the site and grading plan.

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

Not readily apparent given the grades in the area are reasonably flat. The grading will result in a minor depression.

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)?

There is not relationship to neighboring properties as it relates to this question. The questions assumes grading for a road or driveway which does not apply in this case.

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 slope is 3:1 for the detention ponds. Those slopes will be treated with rock rip-rap for stabilization or an acceptable means based on accepted industry standards and county approval. The bottom of the basins will be treated with seed mix to reveg those areas.

11. Are you planning any berms?

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

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)?

The property has minor slope of about 3% across the site. There are no retaining walls going to be required.

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

There is no mitigation needed for this work other than the reveg

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

There are several trees to be removed for the detention area improvements. The quantity in a precise number is to be determined

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?

Reveg is a typical seed mix for the bottom of the pond areas. We will agree to an industry application rate in terms of lbs/acre. Mulch is not appropriate for this application.

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

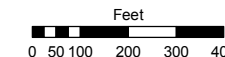
There is no temporary irrigation planned or needed for for the pond areas.

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

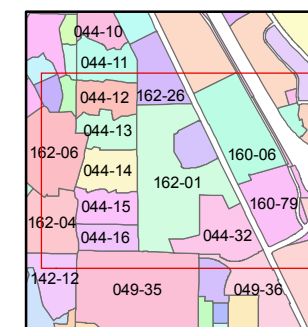
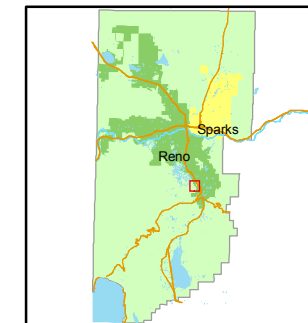
We have not but will do so in due course of review of this SUP application.

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, please attach a copy.
---	-----------------------------	-------------------------------



1 inch = 400 feet



created by: CFB 3/28/2011

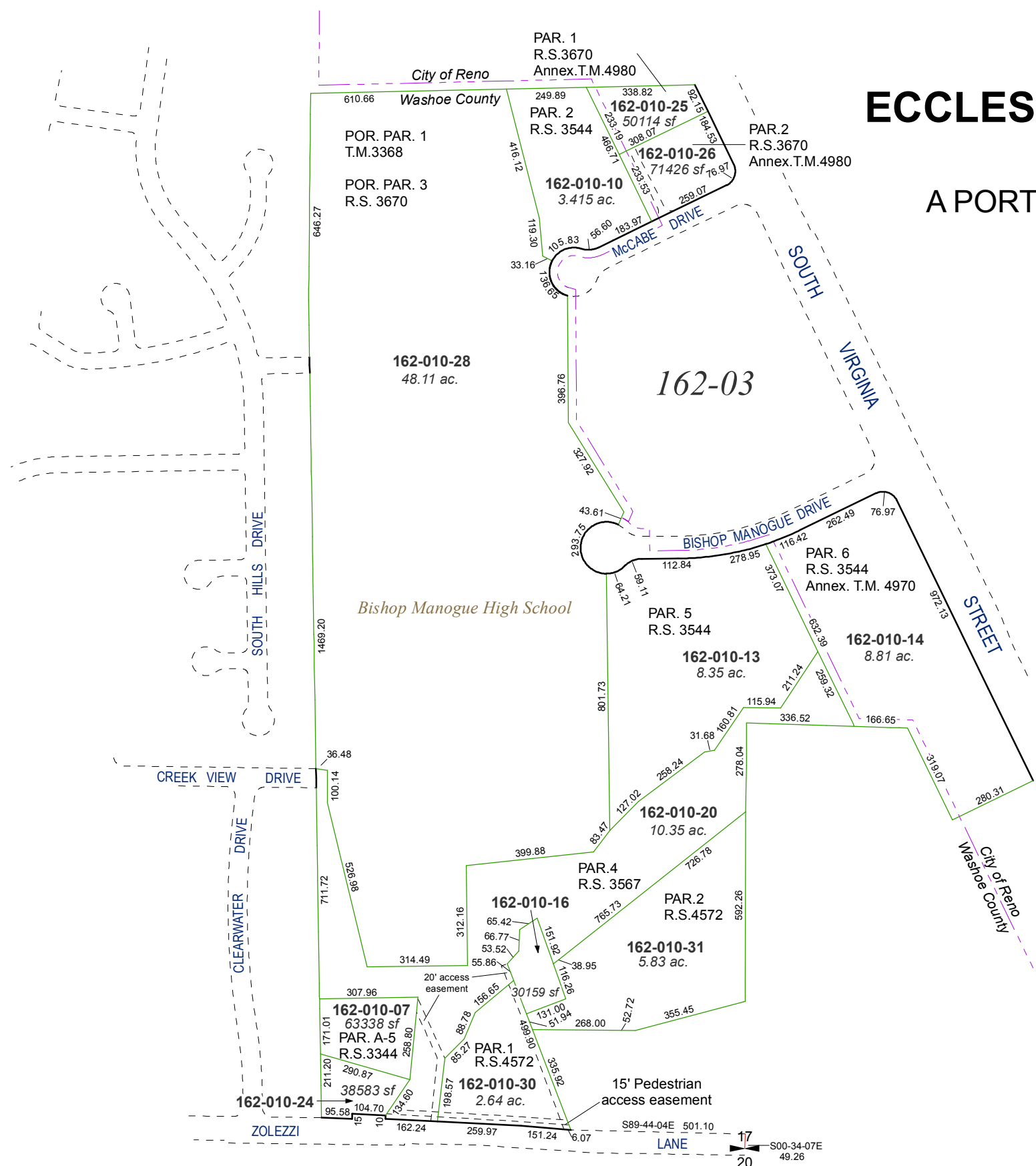
last updated: NLH 7/15/11

area previously shown on map(s)

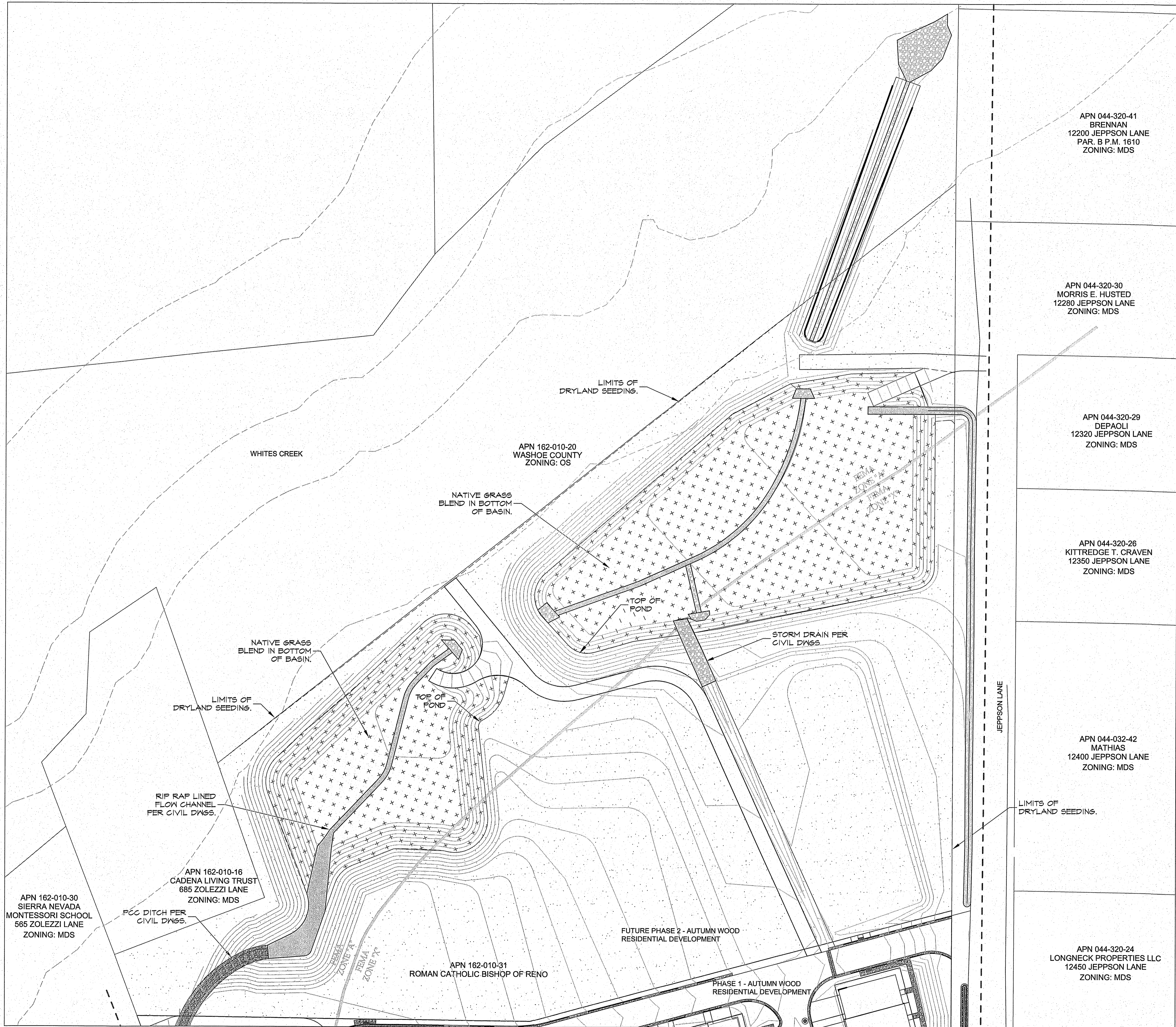
044-31

NOTE: This map was prepared for the use of the Washoe County Assessor 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.

(#3368)
ECCLES RANCH ESTATES
UNIT 1
A PORTION OF SECTION 17
T18N - R20E



17
20
S00-34-07E
49.26



LANDSCAPE DATA

SITE AREA: 5.83 ACRES, 253,455 SQ FT
 ZONING: MEDIUM DENSITY SUBURBAN
 PROPOSED DRYLAND SEEDING AREA: 169,654 SQ FT, 3.1 ACRES
 PROPOSED NATIVE GRASS SEEDING AREA: 45,401 SQ FT, 1 ACRE

EROSION CONTROL LEGEND

SYM. TREATMENT TYPES

★ ★ ★ NATIVE GRASS BLEND - COMSTOCK SEED (OAE)

● ● ● DRYLAND SEED MIX - COMSTOCK SEED (OAE)

NATIVE GRASSES - (NON-IRRIGATED) SEED BLEND

SPECIES	PLS #/ACRE
Grasses	
Bluegrass sandberg combe	1.00
Fescue sheep covar	3.00
Ryegrass annual gulf	5.00
Squirreltail toe jam	1.00
Wheatgrass streambank	5.00
Wheatgrass crested norda	5.00
Wildrye Basin Magnar	2.00
Wildflower mix dryland	1.00
Total PLS #/acre:	23.00

SEED AVAILABLE FROM COMSTOCK SEED, MINDEN NV

DRYLAND (NON-IRRIGATED) SEED BLEND

SPECIES	PLS #/ACRE
Grasses	
Wheatgrass streambank	4.00
Bluegrass sandberg	3.00
Wildrye Great Basin	2.00
Fescue sheep	3.00
Indian ricegrass	5.00
Total PLS #/acre:	31.00

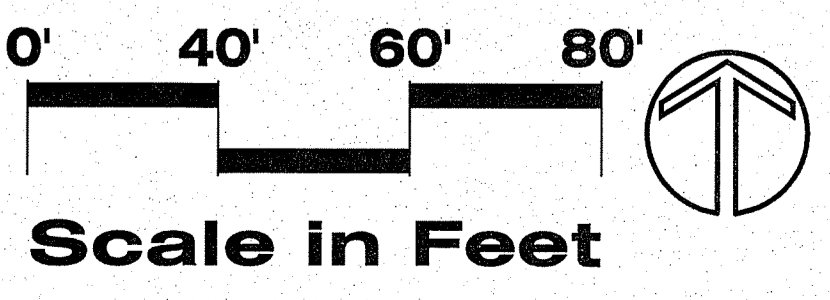
Shrubs	
Sagebrush Wyoming	.50
Rabbitbrush rubber	.50
Saltbush fourwing	2.00
Mormon tea Green	.50
Bitterbrush	1.00
Spry hopsage	.50
Desert Peach	1.00
Flowers	
Dryland aggressive blend	2.00
Nurse crop	
Ryegrass annual	6.00
Total PLS #/acre:	31.00

SEED AVAILABLE FROM COMSTOCK SEED, MINDEN NV

EROSION CONTROL SPECIFICATIONS

- WHERE POSSIBLE, STRIP & STOCKPILE EXISTING 6" OF NATIVE SITE TOPSOIL. CONTRACTOR SHALL PROVIDE DUST CONTROL FOR STOCKPILED TOPSOIL AS REQUIRED BY REGULATORY AGENCIES.
- FOLLOWING COMPLETION OF ROUGH GRADING RE-APPLY A MINIMUM OF 6" OF STOCKPILED TOPSOIL (IF AVAILABLE) TO TREATMENT AREAS. TOPSOIL SHALL CONSIST OF NATURAL SURFACE SOIL. FRIABLE, AND LOAMY IN CHARACTER. TOPSOIL SHALL BE FREE OF LARGE BRUSH OR STUMPS, OBJECTIONABLE WEEDS, LARGE STONES OR ROCKS (EXCEPT AS DEPICTED ON PLANS) AND SUBSTANCES TOXIC TO PLANTS.
- SCARIFY PLACED TOPSOIL TO CREATE FRIABLE CONDITIONS, EVENLY BLENDING PLACED TOPSOIL WITH TOP 6" OF SUBGRADE SOIL MATERIAL.
- SEEDING IS RECOMMENDED TO TAKE PLACE IN THE FALL TO ALLOW WINTER MOISTURE TO GERMINATE SEEDS. SEED BLENDS MAY BE APPLIED IN HYDROSEED SLURRY. THE APPLICATION RATE (LBS PER ACRE) IN THE FALL SHALL BE APPLIED AT A MINIMUM RATE OF 32 PLS LBS/ACRE.
- SEEDING IN THE SUMMER SHALL BE APPLIED AT 125% OF THE FALL APPLICATION RATE, IMMEDIATELY FOLLOWED BY A TACKIFIER APPLICATION USING 150% OF THE MANUFACTURER'S RECOMMENDED RATE.
- FOLLOWING SEEDING, APPLY HYDRO-SLURRY MIX OVER SEEDED SLOPE PER MFG'S SPECIFICATIONS. SLURRY SHALL CONSIST OF THE FOLLOWING:
 FERTILIZER: 0-10-10 @ 200 LBS/ACRE
 TACKIFIER: M-BINDER @ 60 LBS/ACRE
 MULCH: FIBER MULCH @ 1650 LBS/ACRE
 SEED: REVEGETATION SEED BLEND
- CONTRACTOR SHALL MAINTAIN SEEDING UNTIL ESTABLISHED. REPAIR ANY SURFACE EROSION/RILLING UPON DISCOVERY.
- COVERAGE REQUIREMENT: NON-IRRIGATED SEEDING RELIES ON NATURAL PRECIPITATION. ADDITIONAL SEEDING APPLICATIONS (INCLUDING APPROPRIATE TACKIFIER TREATMENTS) MAY BE REQUIRED TO INSURE SUCCESSFUL GERMINATION AND ESTABLISHMENT. FURTHER APPLICATIONS WILL BE REQUIRED UNTIL COVERAGE REQUIREMENTS (CONSISTENT WITH NON-DISTURBED NATURAL CONDITIONS) ARE ACHIEVED AND ACCEPTED BY THE REVIEW AGENCY.

MAINTENANCE
 THE CONTRACTOR SHALL CONDUCT WEED ABATEMENT AND VEGETATION ENHANCEMENT WORK FOR UP TO ONE YEAR FOLLOWING COMPLETION OF SEEDING WORK. THIS MAY INCLUDE THE CONTROL OF WEEDS BEFORE THEY FLOWER OR SET SEED, WITH THE USE OF WEED EATERS OR OTHER APPROVED EQUIPMENT THAT DOES NOT DAMAGE EMERGING AND DESIRABLE SEEDLINGS. IT MAY INCLUDE THE PERIODIC APPLICATION OF APPROVED HERBICIDES. MAINTENANCE WORK MAY ALSO INCLUDE RE-SEEDING AND RE-MULCHING OF REVEGETATED AREAS UP TO ONE YEAR FOLLOWING COMPLETION OF THE REVEGETATION WORK.



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 the landscape architecture studio
 1552 C Street
 Sparks, NV 89431 · (775) 323-2223
 www.la-studionevada.com
 NV RLA #440

Erosion Control Plan - Special Use Permit for
Jeppson Lane Detention Basin
 DR Horton America's Builder

No.	Revision Date

LA No: 155-555-11-IT
 Designed: KRJ
 Drawn: LA
 Checked: DP
 Date: 04/16/18

OWNER

ROMAN CATHOLIC BISHOP OF RENO
290 S. ARLINGTON AVE
RENO, NV 89501
(775) 326-9410

GRADING SPECIAL USE PERMIT PLANS

APN 162-010-31

ENGINEER



NEVADA

DEVELOPER

WASHOE CO.

D.R. HORTON
5588 LONGLEY LANE
RENO, NV 89511
(775) 683-9030

SITE DATA

APN: 162-010-31
ADDRESS: N/A
AREA: 5.31 ACRES
ZONING: MEDIUM DENSITY SUBURBAN (MDS)
MASTER PLAN: SUBURBAN RESIDENTIAL
AREA PLAN: SOUTHWEST TRUCKEE MEADOWS

SHEET INDEX

C-1.....TITLE SHEET
C-2.....EXISTING CONDITIONS
C-3.....SITE AND GRADING PLAN
C-4.....CROSS SECTIONS

BASIS OF BEARINGS

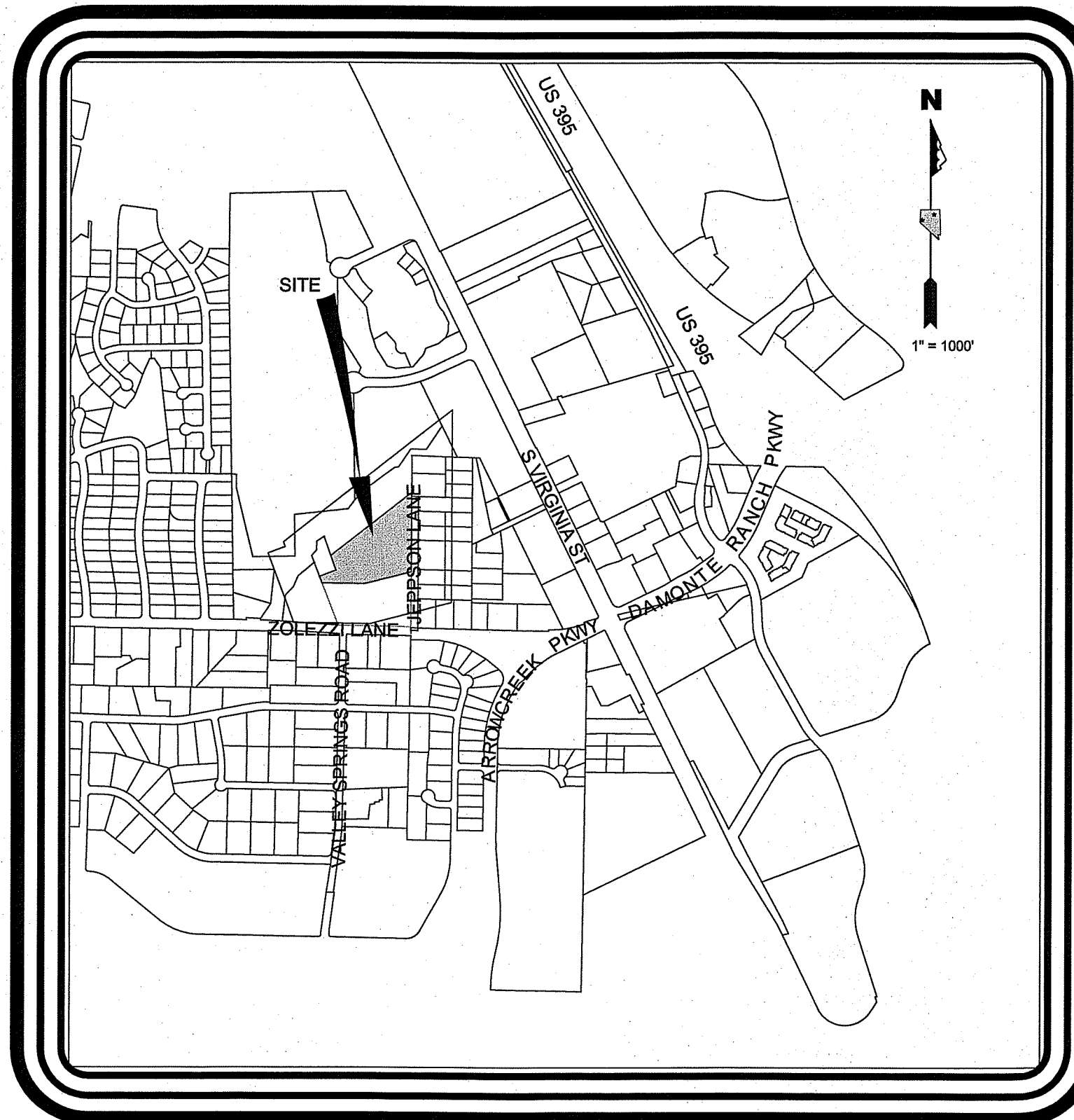
NORTH AMERICAN DATUM OF 1983 (NAD83), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND USING A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000197939 TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND. GROUND COORDINATES AT THIS SITE ARE 0.16 FOOT GREATER IN NORTHING AND 0.14 LESSER IN EASTING THAN COORDINATES DETERMINED USING THE WASHOE COUNTY PUBLISHED NAD83/94 LATITUDE AND LONGITUDE OF 39°25'17.995250" NORTH AND 119° 45' 12.030210" WEST FOR REGIONAL GPS CORS "WSZOLEZZI" (WASHOE COUNTY IDENTIFIER S62SM01279).

BASIS OF ELEVATION

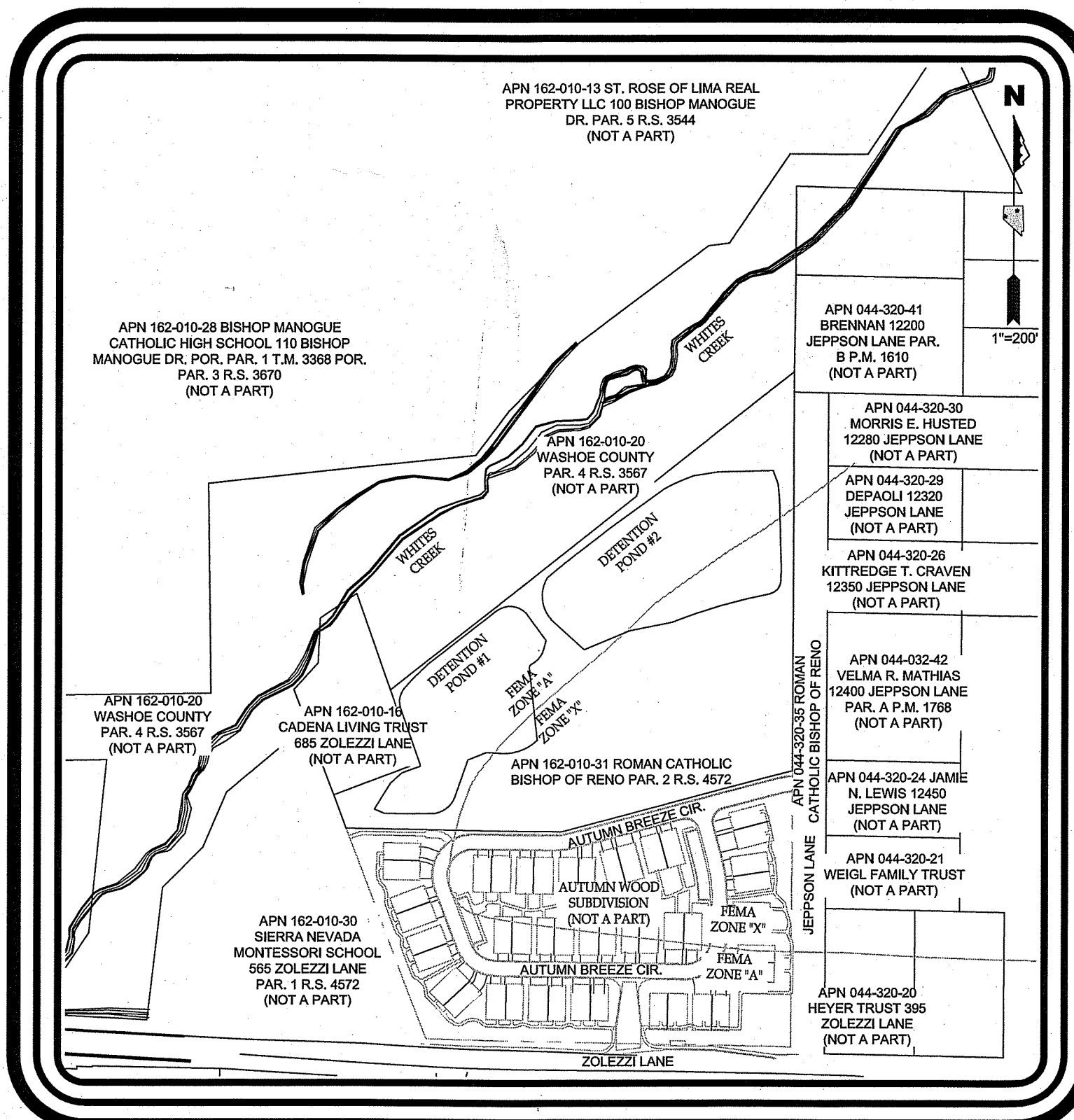
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND HOLDING THE CITY OF RENO MARCH 2017 PUBLISHED ELEVATION OF 4513.49 FEET FOR CITY OF RENO BENCHMARK 2308, A 1 1/2 INCH STEEL CAP IN THE TOP OF THE CURB, NEAR THE SOUTHERLY CURB RETURN ON SOUTH VIRGINIA STREET AT THE SOUTHWEST OF THE INTERSECTION WITH HOLCOMB LANE

ABBREVIATIONS

AC	.....	ASPHALTIC CONCRETE
AGG.	.....	AGGREGATE
BC	.....	BEGIN CURVE
BF	.....	BOTTOM OF FOOTING
BVC	.....	BEGIN VERTICAL CURVE
BW	.....	BOTTOM OF WALL
CB	.....	CATCH BASIN
CBU	.....	CLUSTER BOX UNIT
C	.....	CENTERLINE
CONC.	.....	CONCRETE
CONST.	.....	CONSTRUCT
ELEV.	.....	ELEVATION
EC	.....	END OF CURVE
EVC	.....	END OF VERTICAL CURVE
EXIST.	.....	EXISTING
(e)	.....	EXISTING
EP	.....	EDGE OF PAVEMENT
FF	.....	FINISHED FLOOR
FFC	.....	FRONT FACE OF CURB
FG	.....	FINISHED GRADE
FHA	.....	FIRE HYDRANT
FL	.....	FLOW LINE
FLG	.....	FLANGE
G	.....	GAS
GB	.....	GRADE BREAK
HP	.....	HIGH POINT
IE	.....	INVERT ELEVATION
LF	.....	LINEAR FEET
LP	.....	LOW POINT
LT	.....	LEFT
MH	.....	MANHOLE
P	.....	PAD ELEVATION
PI	.....	POINT OF INTERSECTION
PRC	.....	POINT OF REVERSE CURVATURE
PVC	.....	POLYVINYL CHLORIDE PIPE
PO	.....	PUSH ON
P.U.E.	.....	PUBLIC UTILITY EASEMENT
P	.....	PROPERTY LINE
Q10	.....	10-YEAR STORM FLOW
Q100	.....	100-YEAR STORM FLOW
(R)	.....	RADIAL
R	.....	RADIUS
REF.	.....	REFERENCE
RCF	.....	REINFORCED CONCRETE PIPE
RP	.....	RADIUS POINT
RT	.....	RIGHT
R/W	.....	RIGHT OF WAY
S	.....	SLOPE
SS	.....	SANITARY SEWER
SW	.....	SIDEWALK
STA.	.....	STATION
SD	.....	STORM DRAIN
TBC	.....	TOP OF BACK OF CURB
TO	.....	TOP OF CURB
TYP	.....	TYPICAL
VC	.....	VERTICAL CURVE
VPI	.....	VERTICAL POINT OF INTERSECTION
W	.....	WATER
Δ	.....	CURVE DELTA



VICINITY MAP



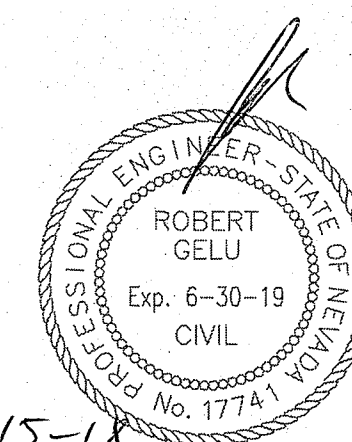
SITE MAP

SPECIFICATIONS

ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION SPONSORED AND DISTRIBUTED BY RENO, SPARKS, AND WASHOE COUNTY, AS WELL AS TO THE RECOMMENDATIONS ESTABLISHED BY THE SOILS INVESTIGATION OF THIS SITE DATED JANUARY 4, 2007, AND THE GEOTECHNICAL DESIGN UPDATE REPORTS DATED JUNE 19, 2017 AND OCTOBER 04, 2017.

ENGINEER'S STATEMENT

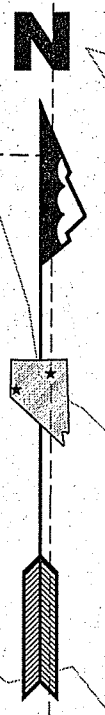
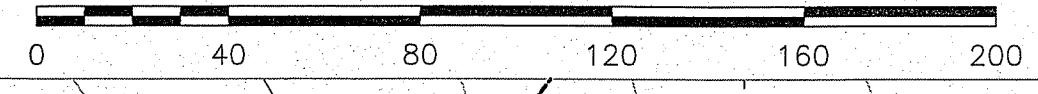
THESE PLANS (SHEETS C-1 OF 4 AND C-4 OF 4) HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, LOCAL ORDINANCES, AND STATE AND LOCAL CODES. IN THE EVENT OF CONFLICT BETWEEN ANY PORTIONS OF THESE PLANS AND APPLICABLE CODES, THE CODES SHALL PREVAIL.



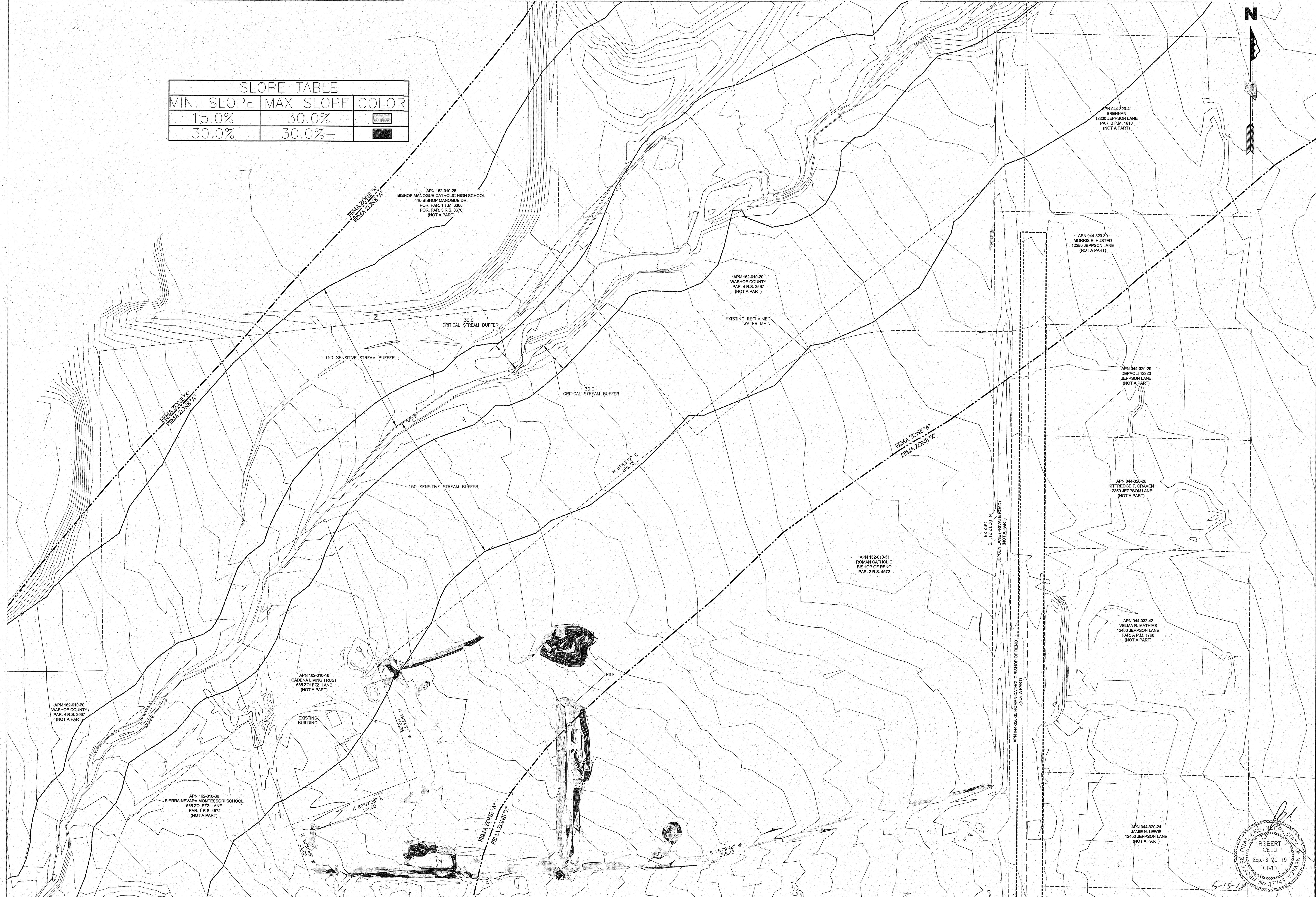
ROBERT GELU


P.E. #17741

DESIGNED BY:	jhurstun			
DRAWN BY:	jhurstun			
CHECKED BY:	RG			
Copyright SUMMIT ENG 2017				
NEVADA				
GRADING SPECIAL USE PERMIT FOR JEPSON LANE DETENTION BASIN TITLE SHEET				
REV.	DATE	DESCRIPTION	BY	APP'D
SCALE	HORIZ:	VERT:	JOB NO. J-30509	
SHEET C-1	OF 4			



SLOPE TABLE		
MIN. SLOPE	MAX SLOPE	COLOR
15.0%	30.0%	
30.0%	30.0%+	





605 W. STATE AVENUE, SUITE 200, RENO, NV 89502 PHONE: (775) 785-8800 FAX: (775) 785-8850

DESIGNED BY:	jjuston
DRAWN BY:	jjuston
CHECKED BY:	RG
Copyright SUMMIT ENG 2017	

GRADING SPECIAL USE PERMIT FOR JEPPSON LANE DETENTION BASIN EXISTING CONDITIONS

NEVADA
WASHOE COUNTY

REV.	DATE	DESCRIPTION	BY	APP'D

SCALE: 1" = 40'

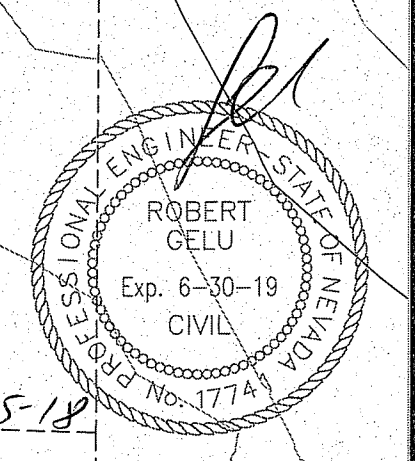
HORIZ: 1" = 40'

VERT: 1" = 40'

JOB NO: J-30509

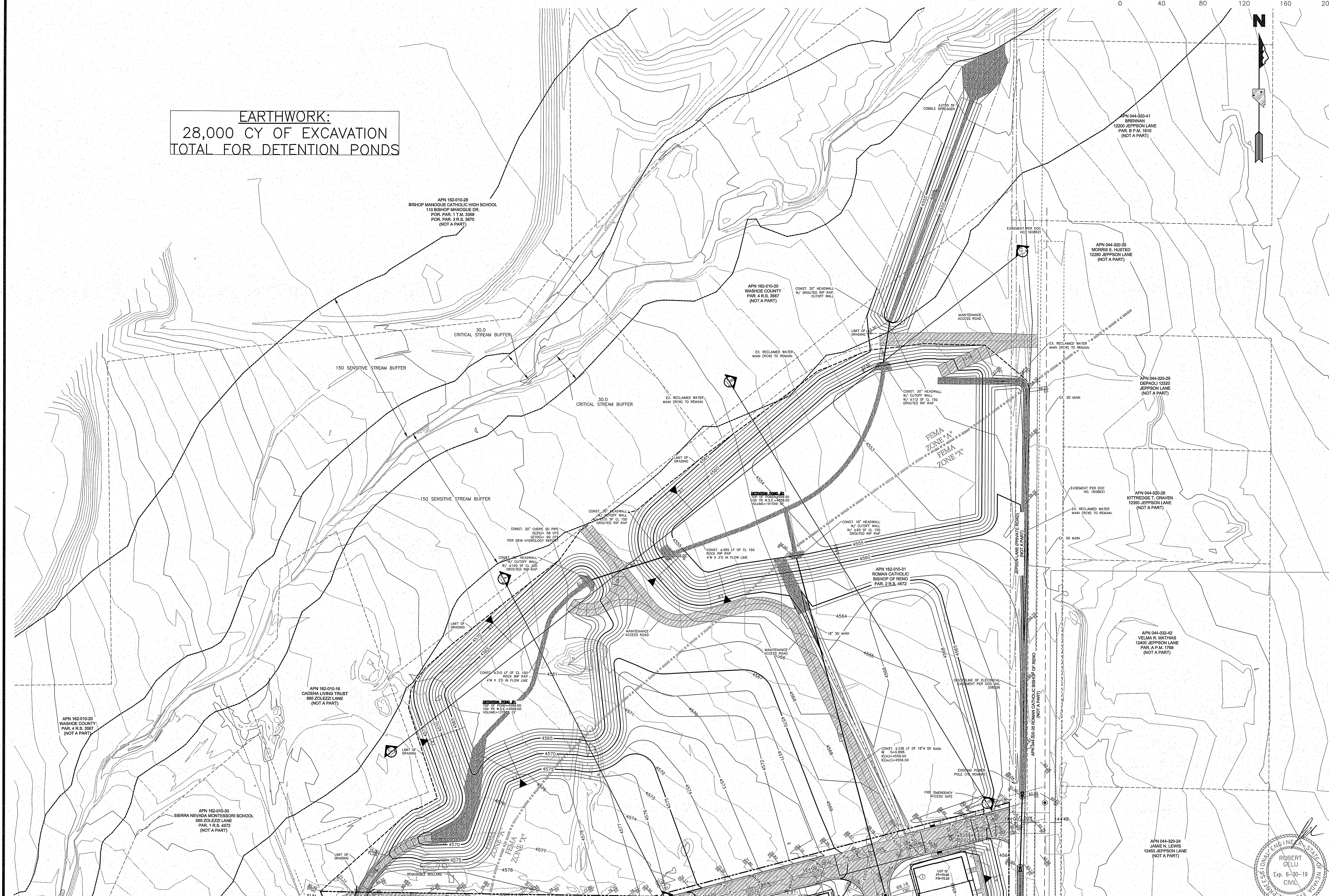
DATE: 11/20/18

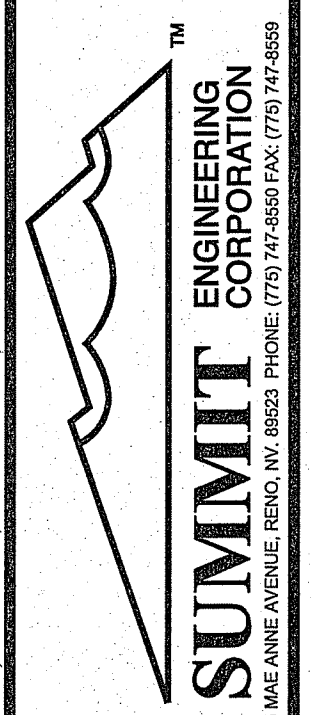
PROJECT: GRADING SPECIAL USE PERMIT FOR JEPPSON LANE DETENTION BASIN - 11/20/18



ROBERT
GELU
Exp. 6-30-19
CIVIL
No. 1774

EARTHWORK:
28,000 CY OF EXCAVATION
TOTAL FOR DETENTION PONDS



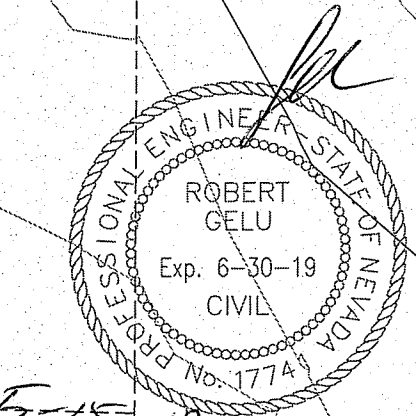


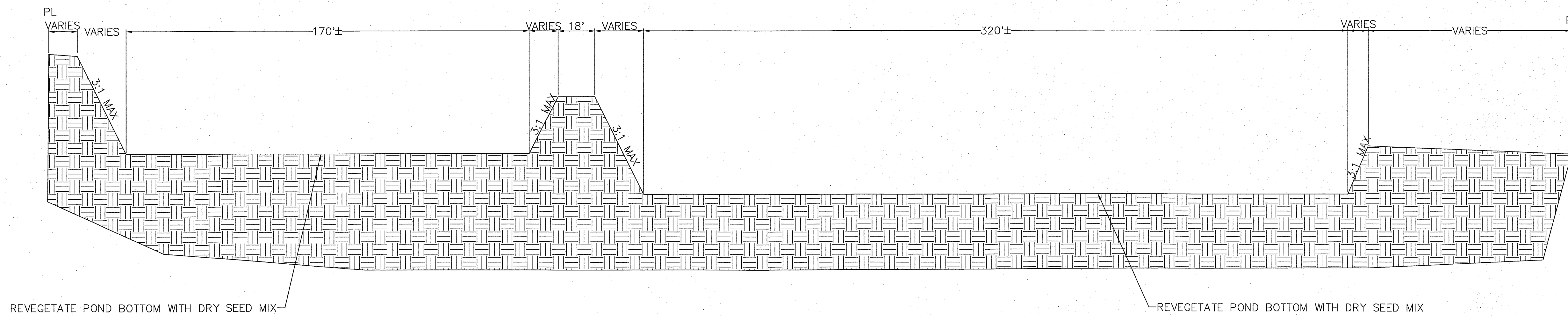
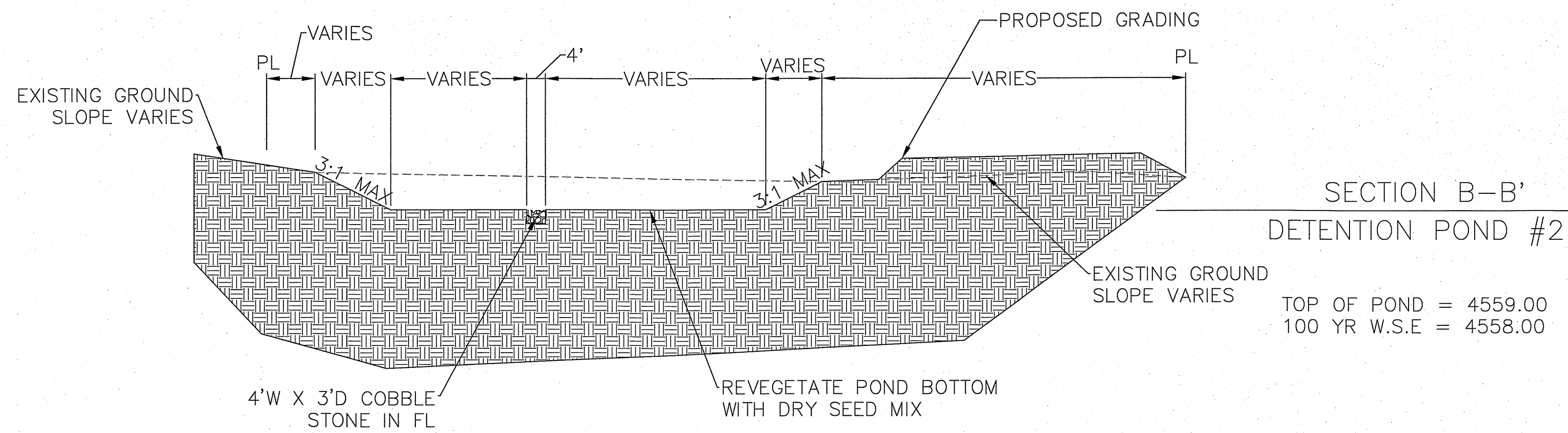
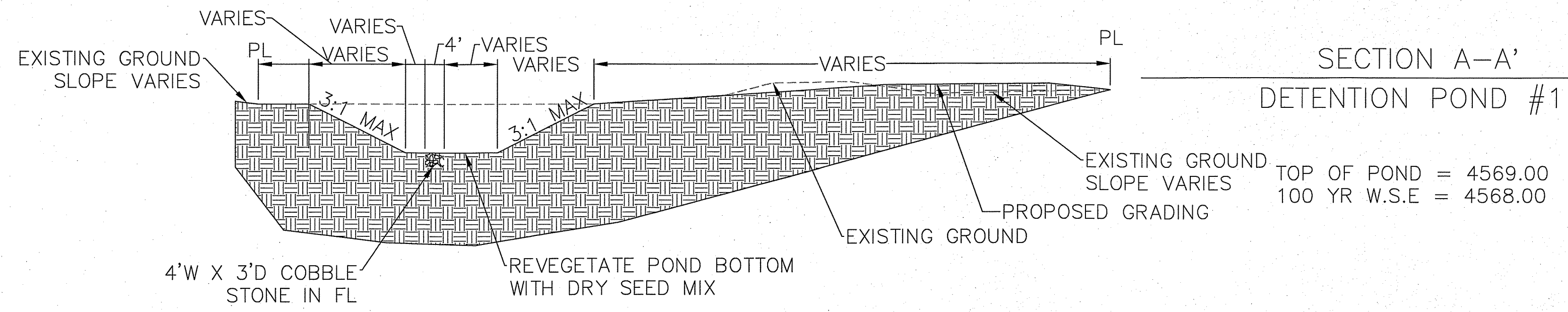
SUMMIT ENGINEERING CORPORATION
5065 RAYBURN AVENUE, RENO, NV 89521 PHONE: (775) 784-8822 FAX: (775) 784-8868

DESIGNED BY:	j.huston	BY:	APP/D
DRAWN BY:	j.huston	DESCRIPTION:	
CHECKED BY:	RG	DATE:	
Copyright SUMMIT ENG 2017		SCALE:	1" = 40'
		HORIZ.:	1" = 40'
		VERT.:	1" = 40'
		JOB NO.:	J-30509
		SHEET:	C-3
		OF:	4

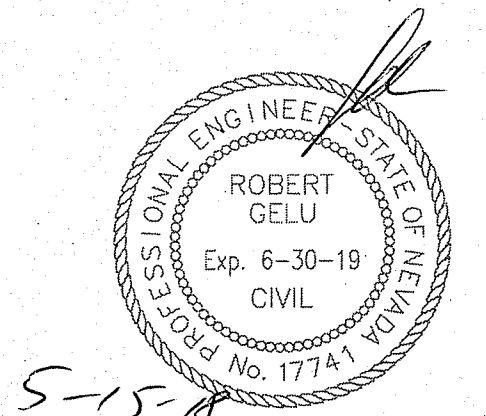
**GRADING SPECIAL USE PERMIT FOR
 JEPSSON LANE DETENTION BASIN
 SITE AND GRADING PLAN**

NEVADA
 WASHOE COUNTY





SECTION C-C'
SECTION ACROSS BOTH PONDS



SUMMIT ENGINEERING CORPORATION
1425 W. WASHINGTON AVENUE, SUITE 100, LAS VEGAS, NEVADA 89102-3000

DESIGNED BY: jhuston
 DRAWN BY: jhuston
 CHECKED BY: RG
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**GRADING SPECIAL USE PERMIT FOR
 JEPPESS LANE DETENTION BASIN
 CROSS SECTIONS**

NEVADA
 WASHOE COUNTY

REV.	DATE	DESCRIPTION	BY	APP'D

SCALE: HORIZ: VARIES
 VERT: VARIES

JOB NO: J-30509

PROFESSIONAL ENGINEER
 ROBERT GELU
 Exp. 6-30-19
 CIVIL
 No. 17741

SHEET C-4

OF 4

5-15-18