

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>TRU RENO ENTERPRISE, LP</b>			
Project Description: <b>BED AND BREAKFAST</b>			
Project Address: 15030 N. TIMBERLINE DRIVE, RENO NV 89511			
Project Area (acres or square feet): 1.505 ACRES/ 65,555 SQUARE FEET			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): 15030 N. Timberline Dr. Reno, NV 89511: Mount Rose Hwy to Timberline Drive			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
049-871-10	1.505		
Section(s)/Township/Range: Township 18 / Range 19			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: TRU RENO ENTERPRISE, LP		Name:	
Address: 1650 Samantha Crest Trail		Address:	
Reno NV	Zip: 89509		Zip:
Phone: 775-842-6062	Fax: 775-409-3355	Phone:	Fax:
Email: troyunderwood@yahoo.com		Email:	
Cell: 775-842-6062	Other:	Cell:	Other:
Contact Person: Troy Underwood		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Troy Underwood		Name:	
Address: 1650 Samantha Crest Trail		Address:	
Reno NV	Zip: 89509		Zip:
Phone: 775-842-6062	Fax: 775-409-3355	Phone:	Fax:
Email: troyunderwood@yahoo.com		Email:	
Cell: 775-842-6062	Other:	Cell:	Other:
Contact Person: Troy Underwood		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: TRU RENO ENTERPRISE, LP

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )
COUNTY OF WASHOE )

I, TROY UNDERWOOD (please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below 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 Planning and Building.

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

Assessor Parcel Number(s): 049-871-10

Printed Name Troy Underwood

Signed [Signature]

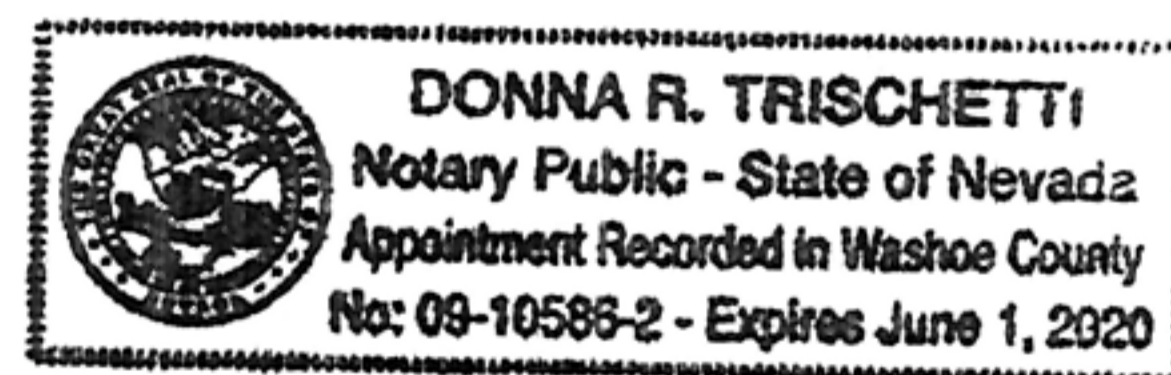
Address 1650 Samantha Crest Trail

Subscribed and sworn to before me this 27 day of Feb, 2018.

Donna Trischetti
Notary Public in and for said county and state

My commission expires: June 1, 2020

(Notary Stamp)



\*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

## 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?

Operation of Bed and Breakfast

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

Entire property. All existing structures

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?

Existing structures were constructed with Bed and Breakfast use intended therefore existing utility service, sanitation, water supply, drainage and parking were built with needed capacity at time of construction.

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

Not Applicable

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 property is constructed with 6 master suites, all containing individual full bathrooms designed from initial construction for bed and breakfast use. Kitchen was designed from the initial construction to support this use and occupancy level.

Water, sewer and electrical service was designed from initial construction to accommodate anticipated volume of use.

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

The community will benefit if they choose to enjoy the bed and breakfast with meal services. A nice bed and breakfast can increase the value of nearby properties.

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

There will be essentially no negative impacts on neighboring properties. There will be minimal vehicle travel and any and all parking will take place on the back of the property not visible to the street.

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

The community impact will be favorable. A whole food plant based bed and breakfast facility will improve the health of all guests.

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

All parking for the location will be contain on-site, no off-site parking will be necessary. There are 7 garage parking bays and additional 6 parking spaces on the lower parking area garage access. Overflow parking available along the south driveway as needed. One handicapped parking space immediately south of entry canopy, next to wheelchair ramp.

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

All landscaping completed previously and will remain the same.

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.)

No sign will be placed, all lightning will be as currently existing. No additional lights will constructed.

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
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13. Utilities:

a. Sewer Service	On site Septic tank with 2500 gallon capacity
b. Electrical Service	NV Energy Public Utility
c. Telephone Service	Landlines through Sky Fiber Internet
d. LPG or Natural Gas Service	NV Energy Public Utility
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Sky Fiber Internet
g. Water Service	City of Reno

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	N/A
i. Certificate #	N/A	acre-feet per year	N/A
j. Surface Claim #	N/A	acre-feet per year	N/A
k. Other #	N/A	acre-feet per year	N/A

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):

14. Community Services (provided and nearest facility):

a. Fire Station	Arrow Creek Fire Station #36
b. Health Care Facility	Renown South Meadows Medical Center
c. Elementary School	Hunsberger Elementary School
d. Middle School	Pine Middle School
e. High School	Galena High School
f. Parks	Galena Creek County Park, Saddle Horn Park and Thomas Creek Park
g. Library	South Valleys Library
h. Citifare Bus Stop	



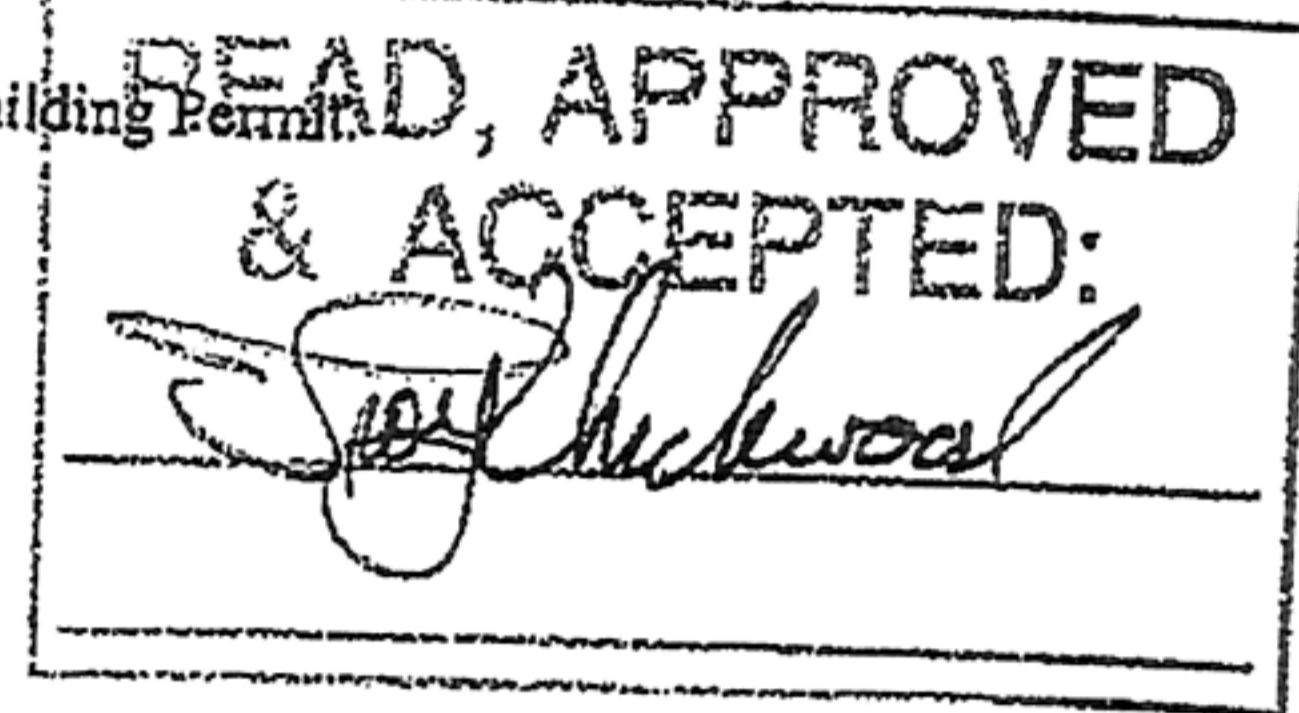
WHEN RECORDED MAIL:  
GEORGE POORE AND JUDITH J. POORE  
4900 WARREN WAY  
RENO, NV 89509

ESCROW NO. 65421-CR  
APN: 049-871-10

## COVENANTS, CONDITIONS AND RESTRICTIONS

The following are the Deed Restrictions on Twin Creek Parcels Parcel Maps #3507, #3508 and #3827.

1. All animals to be maintained according to Washoe County Regulations.
2. No Temporary Structures or sheds without Washoe County Building Permit.
3. No above ground swimming pools.
4. No light to shine directly into other lots and houses.
5. No house to be smaller than 2,500 square feet of living space.
6. All propane tanks to be fenced in from view.
7. All recreational vehicles to be parked 100 feet from Timberline Drive. Guests of lot owners with recreational vehicles are limited to 7 days per month.
8. No outside clothes lines or other outside clothes drying or airing facilities shall be maintained on any lot.
9. All roofing material to be clay tile or metal.
10. No commune, co-operative or similar type living arrangement shall be permitted anywhere on a lot.
11. Emergency Road Easement - Twin Creek Parcels is the beneficial owner of a roadway easement, granted by the United States Forest Service which provides road emergency access to, through and from the Twin Creek Parcels. Each lot is responsible for an equal share of the cost to maintain the emergency access road. The road is to be maintained as per the Grant of Emergency Easement from Nell J. Redfield and Southwest Pointe Associates, LLC dated June 1, 1998.
12. No barns to be built within 150 feet of Timberline Drive.
13. No garage door openings to face Timberline Drive with the exception of Parcel #2 of Twin Creek Parcel Map #1, recorded Parcel Map 3507, on May 4, 1999.
14. No objections to future parceling of Twin Creek Parcels lots.
15. No signs except the standard 24" x 24" real estate signs.
16. No rubbish or debris of any kind shall be placed or permitted to accumulate upon any lot within the Twin Creek Parcels and no odors shall be permitted to arise therefrom so as to render any such lot or any portion thereof unsanitary, unsightly, offensive or detrimental to any other lot or to its occupants. No noise or other nuisance shall be permitted to exist or operate upon any such lot so as to be offensive or detrimental to any lot or to its occupants. Without limiting the generality of any of the foregoing restrictions, no exterior speakers, or horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes) shall be located, used or placed on any lot.
17. No hazardous material or activities of any kind will be allowed on any lot.
18. Georges Place, now known as Timber Crest Trail, a private road maintained by lots using the road as an access road.



2689848  
65/17/2002  
1 of 2



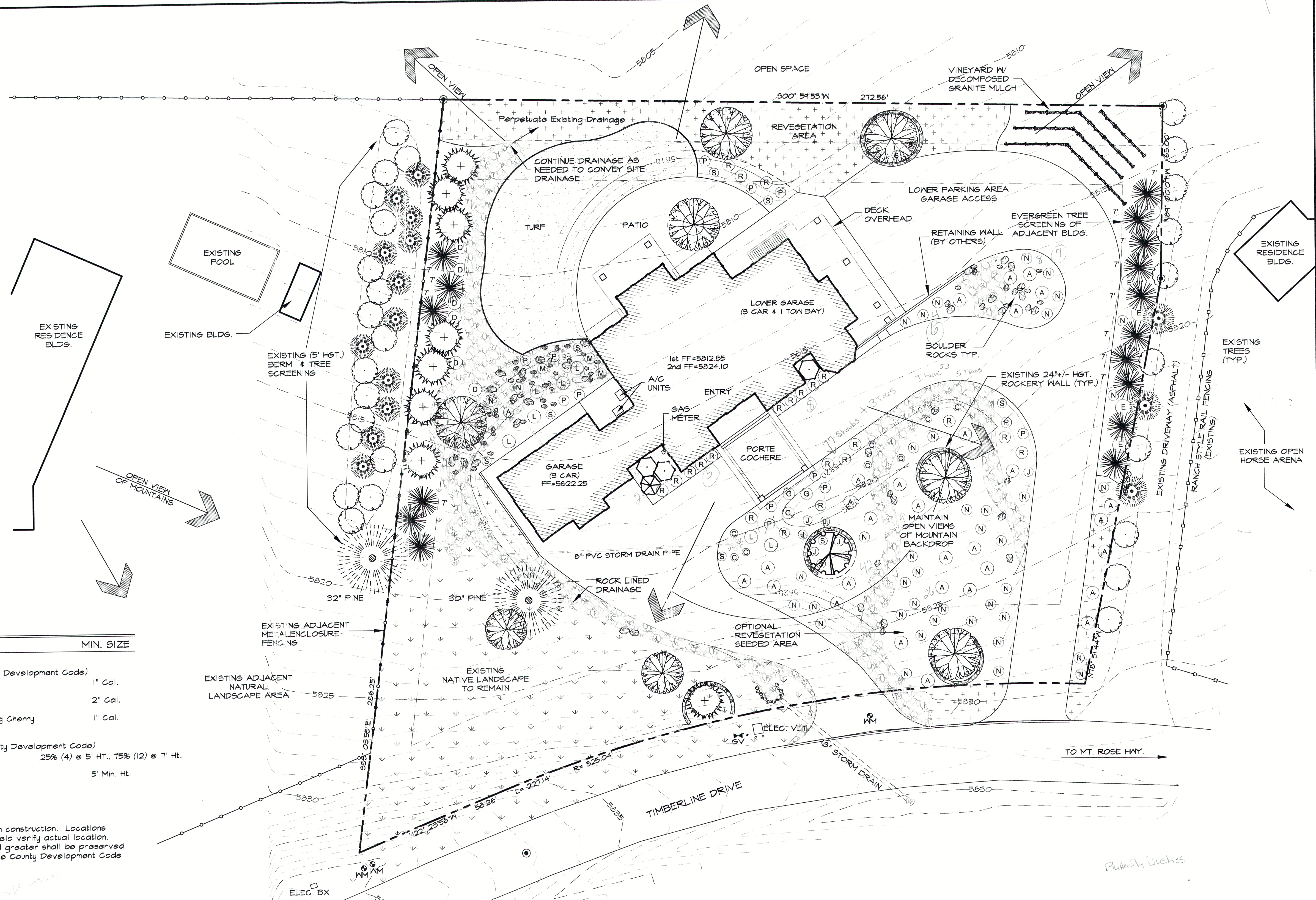












### PLANT LIST

SYM.	QNT.	BOTANICAL NAME/Common Name	MIN. SIZE
<b>DECIDUOUS TREES</b> (50% @ 1" Cal., 50% @ 2" per Washoe County Development Code)			
	1	Acer palmatum/Japanese Maple	1" Cal.
	3	Pyrus Bartlett/Bartlett Pear	2" Cal.
	1	Prunus x Snowfozam/Snow Fountains Weeping Cherry	1" Cal.
<b>EVERGREEN TREES</b> (50% @ 5' Ht., 50% @ 7' Ht. per Washoe County Development Code)			
	16	Pinus nigra/Austrian Pine	25% (4) @ 5' HT., 75% (12) @ 7' Ht.
	8	Pinus ponderosa/Ponderosa Pine	5' Min. Ht.
<b>EXISTING TREES To remain</b> Contractor shall preserve and protect from construction. Locations shown are approximate. Contractor shall field verify actual location. Existing vegetation and trees w/ 6" cal. and greater shall be preserved and protected if feasible as per the Washoe County Development Code Section 110.412.25.			
<b>SHRUBS</b>			
A	30	Artemisia tridentata/Big Sagebrush	1 Gal.
C	8	Calamagrostis x acutiflora 'Karl Foerster'/Feather Reed Grass	1 Gal.
N	41	Chrysothamnus nauseosus/Rubber Rabbitbrush	1 Gal.
D	6	Cornus stolonifera/Redwing Dogwood	1 Gal.
M	3	Mahonia aquifolium/Compact Oregon Grape	5 Gal.
E	5	Pinus fraseri/Red-Tip Pinotina	5 Gal.
P	13	Pinus mugo 'pumila'/Dwarf Mugo Pine	5 Gal.
L	6	Potentilla fruticosa 'Jackmanii'/Potentilla	5 Gal.
J	7	Prunus cistena/Dwarf Purple-leaf Plum	5 Gal.
R	3	Rhus aromatica 'Gron Low'/Gron Low Sumac	1 Gal.
G	22	Rosa hybrids/Hybrid Rose	5 Gal.
S	13	Santolina chamaecypariss/Lavender Cotton	1 Gal.
<b>SOD - Blue Rye Blend (80% Bluegrass, 20% Rye Grass)</b>			
<b>BOULDER ROCKS</b> - Suggested locations: Salvaged on-site or select boulder rocks to be field randomly placed throughout the landscape as directed by Owner/Developer Representative. Size to vary, 24" dia. min.			
<b>REVEGETATION AREA</b> See sht. L-4 for Revegetation Seed Blend			

**GRAPE VINEYARD** (20+/- City Grape @ 1 Gal. size)  
(Suggested layout)  
Wood Post & Wire Trellis system.  
Grape cultivar plantings @ 8' o.c. average along trellis.

**MULCH**  
All landscaped areas (non-revegetation area) shall receive 3" min. depth of 5/16" Coarse Decomposed Granite (D/G) or Pathway Pebbles from RT Donovan Inc. or approved equivalent with Granular Pre-Emergent.

### LANDSCAPE DATA

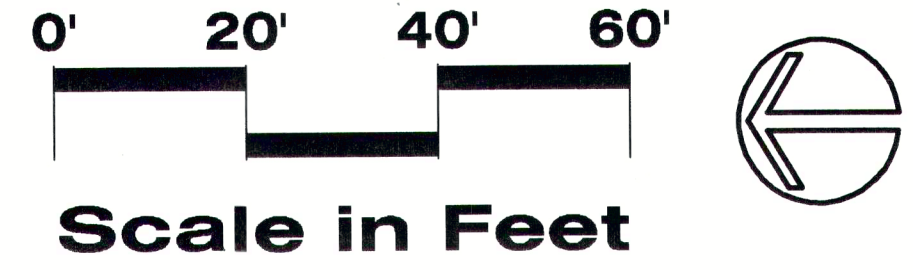
SITE AREA: 1.5 AC (65,539 SF)  
ZONING: HIGH DENSITY RURAL (HDR) RESIDENTIAL  
SPECIAL PERMIT FOR BED & BREAKFAST USE  
DEVELOPMENT SITE AREA: 51,471.3 +/- SF  
REQUIRED LANDSCAPE AREA: 13,110.6 SF (26% OF SITE AREA)  
PROVIDED LANDSCAPE AREA: 34,411 SF (53% OF SITE AREA)  
(INCLUDES EXISTING/UNDISTURBED NATURAL LANDSCAPE AREA TO REMAIN)

TREES REQUIRED: 91  
5 STREET TREES\* (1 TREE/50 LF OF DEVELOPED STREET FRONTAGE - 253 LF)  
1 PARKING TREE (1 TREE PER 10 PARKING SPACES, 7 SPACES\*\* PROVIDED)  
\*\*\* 1 SPACE PER BEDROOM (6 BEDROOMS) + 1 SPACE PER EMPLOYEE  
25 BUFFER/SCREEN TREES\*\*\* (1 TREE/20 LF OF PROPERTY FRONTAGE)  
11 (ALONG SOUTH PROPERTY LINE - ADJACENT TO DRIVEWAY)  
14 (ALONG NORTH PROPERTY LINE)

NOTE:  
\* STREET TREES ARE LOCATED INFORMALLY WITHIN THE FRONT YARD TO BLEND WITH THE EXISTING ADJACENT RESIDENTIAL NEIGHBORHOOD FRONTAGE LANDSCAPE ALONG TIMBERLINE DRIVE.  
\*\* BUFFER/SCREENING ALONG PROPERTY EDGE ARE ENHANCED WITH ADJACENT PARCEL TREES WHICH ARE NOT INCLUDED IN PROVIDED BUFFER TREE QUANTITY. BUFFER PLANTING ARE INTENDED TO BLOCK VEHICULAR HEADLIGHTS ONTO ADJACENT PROPERTY & PROVIDE PRIVACY BETWEEN PROPERTIES

TREES PROVIDED: 90  
PROPOSED: 24  
EXISTING: 4

LAWN AREA PROVIDED: 3,500 SF (5% OF LANDSCAPE AREA)



1552 C Street  
Sparks, NV 89411  
Fax: (775) 322-9646  
www.hansen.com

Nevada License # 440, 8543 - California License # LA 4914 - Idaho License # LA 231

**Hansen Landscape Architects**  
park planning & landscape architecture

STATE OF NEVADA  
Professional Seal  
543  
Kim & Martin McClellan  
Exp: 6-30-20

**Planting Plan**  
**McClellan Bed & Breakfast**  
**Kim & Martin McClellan**









Nevada  
Washoe Co  
Reno

No.	Revision Date

HLA No: 348-001-04-01  
Designed: JMH  
Drawn: HLA  
Checked: RPH  
CAD File: 348-001-LS-1  
Date: 7/09/04

Sheet  
**L-1**  
of  
4



# IRRIGATION LEGEND

-  IRRIGATION CONTROLLER: RAIN BIRD ESP-M 7-STATION MODULAR CONTROLLER PER PLAN W/ HUNTER WIND-CLICK SENSOR MOUNTED ON 2" PVC PIPE PER MFG'S SPECIFICATIONS
-  3/4" WATER METER (SEE CIVIL PLANS)
-  3/4" REDUCED PRESSURE TYPE BACKFLOW PREVENTER: WILKENS 915XL (OAE). INSTALL PER DETAIL(S).
-  MANUAL DRAIN VALVE: 3/4" BRASS GATE VALVE. (GRINNELL OR OAE) INSTALL AT ALL LOW POINTS ALONG MAINLINE
-  WILKENS 500 SERIES INLINE PRESSURE REGULATOR (AS NEEDED DUE TO HIGH PRESSURES AS DETERMINED IN THE FIELD BY THE LANDSCAPE CONTRACTOR) - SIZE TO MATCH MAINLINE. INSTALL AS NEEDED ALONG MAINLINE TO MAINTAIN MAXIMUM SYSTEM OPERATING PRESSURE OF 80 PSI.
-  BRASS GATE VALVE (GRINNELL OR OAE) FOR MAINLINE ISOLATION. SAME SIZE AS MAINLINE.
-  SPRAY VALVE: RAIN BIRD PEB (WITH PRS-D MODULE TO PREVENT MISTING IF NEEDED DUE TO HIGH PRESSURE). SIZE PER PLAN.
-  DRIP VALVE ASSEMBLY: FLOWS FROM 0.2 - 5 GPM INSTALL RAIN BIRD XGZ-LF-100-PRF LOW FLOW DRIP KIT. FLOWS FROM 3-20 GPM INSTALL RAIN BIRD XGZ-100-B-COM MEDIUM FLOW DRIP KIT.

VALVE I.D. - STATION #, VALVE SIZE, AND APPROX. G.P.M.  
 --- EXISTING WATER SUPPLY MAINLINE TO HOUSE APPROXIMATE LOCATION. CONTRACTOR TO VERIFY W/ OWNER  
 --- SCH. 40 PVC MAINLINE - SIZE PER PLAN  
 --- SCH. 40 PVC LATERAL - SIZE PER CHART BELOW

**IRRIGATION LATERAL PIPE SIZE CHART**

PIPE SIZE	FLOW RATE
3/4" SCH 40	1-9 GPM
1" SCH 40	9-11 GPM
1-1/4" SCH 40	12-22 GPM

-  3/4" PERCO POLY IRRIGATION TUBE W/ FLUSHING END PLUG
-  SLEEVES: ALL SLEEVES UNDER DRIVE WAYS SHALL BE 4" SCH. 40 PVC. MIN. SLEEVES UNDER SIDEWALKS, ETC. (NOT SHOWN) SHALL BE FIELD LOCATED BY CONTRACTOR. 2" SCH. 40 MIN. PROVIDE ONE SLEEVE PER PIPE AND ONE SLEEVE FOR WIRING. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF EXISTING SLEEVINGS W/ OWNER

### EMITTER SCHEDULE

DECIDUOUS TREES: (4) RAIN BIRD XERI-BUG 2 GPH EMITTERS  
 EVERGREEN TREES: (3) RAIN BIRD XERI-BUG 2 GPH EMITTERS  
 TREES IN TURF: (2) RAIN BIRD XERI-BUG 1 GPH EMITTERS\*  
 #5 & #1 SHRUBS: (2) RAIN BIRD XERI-BUG 1 GPH EMITTERS

\* BURY DRIP TUBING IN LAWN TO 8" MIN. DEPTH TO ALLOW FOR ANNUAL AERATION. LANDSCAPE CONTRACTOR SHALL MONITOR TREE HEALTH AND ADJUST NUMBER OF EMITTERS AS NEEDED TO MAINTAIN ADEQUATE MOISTURE CONDITIONS DURING ESTABLISHMENT.

### DESIGN PRESSURE NOTE:

ASSUMED AVAILABLE WATER PRESSURE AT P.O.C. IS 65 PSI. ASSUMED FLOW IS 8 GPM @ 5 FPS. CONTRACTOR TO VERIFY PRIOR TO SYSTEM INSTALLATION. FUTURE PRESSURES MAY VARY DUE TO NEW DEVELOPMENT AND/OR OTHER UNFORESEEN CIRCUMSTANCES. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR FUTURE DEVIATIONS IN PRESSURE AND ANY RESULTING EFFECTS ON THE PERFORMANCE OF THE IRRIGATION SYSTEM.

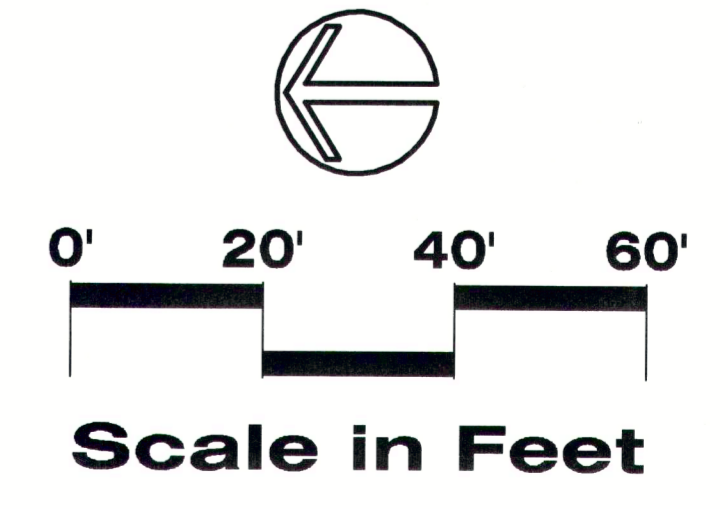
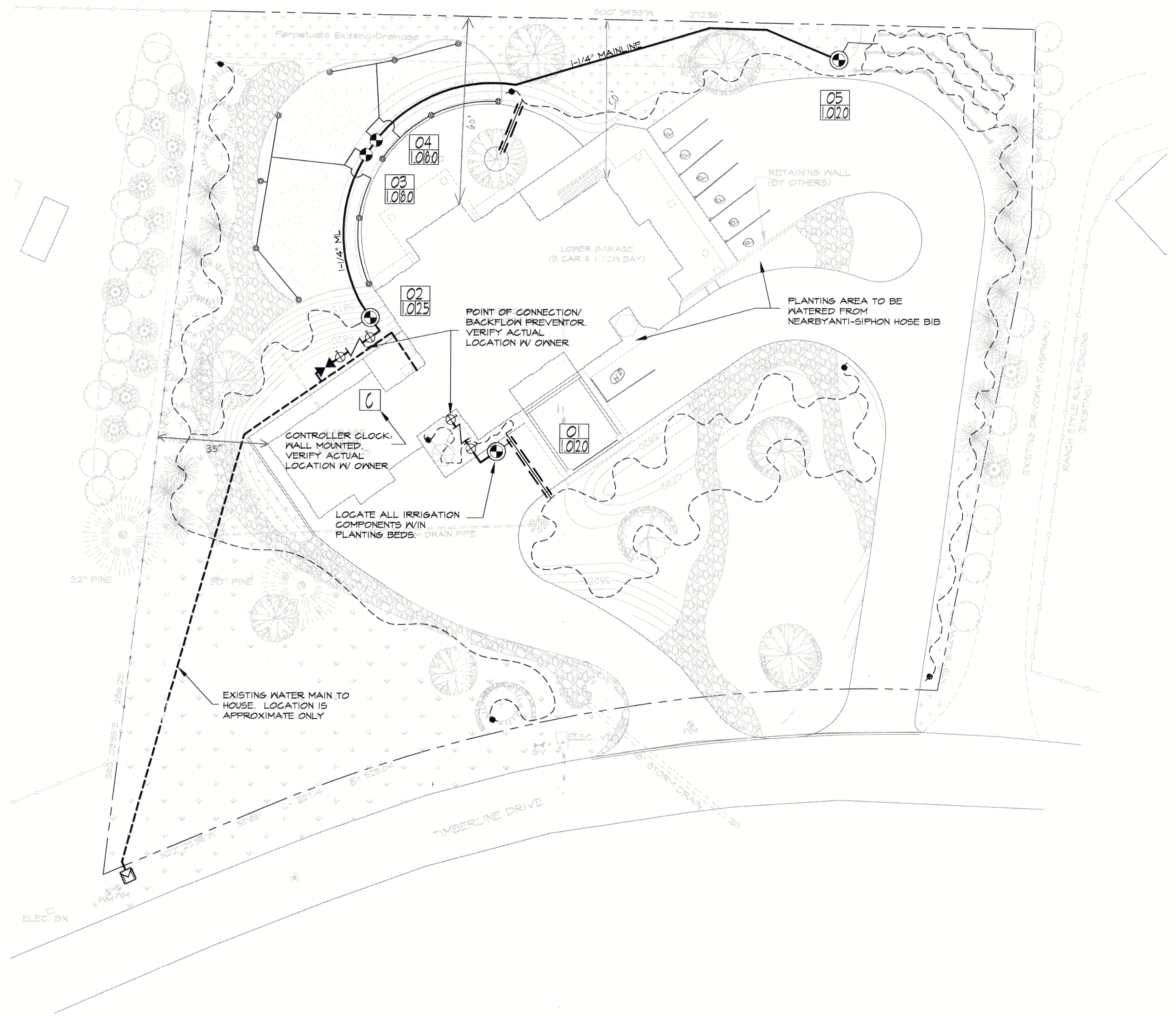
IRRIGATION MAINLINES ARE SHOWN IN DRIVEWAY/PAVED AREAS FOR GRAPHIC CLARITY ONLY. WHERE POSSIBLE, ALL IRRIGATION COMPONENTS SHALL BE LOCATED IN PLANTING BEDS.

### SPRINKLER HEADS

CONTRACTOR SHALL SELECT SPECIFIC ARC & NOZZLE AS REQUIRED FOR OPTIMUM SPRAY COVERAGE.

SYM SPRINKLER HEAD DESCRIPTION

⊙	Rain Bird 5004-MPR-35, 32' Rad. @ 25 PSI (F=5.36, H=2.75, Q=1.40)
○	Rain Bird 5004-MPR-30, 29' Rad. @ 25 PSI (F=4.24, H=2.15, Q=1.03)
○	Rain Bird 5004-MPR-25, 25' Rad. @ 25 PSI (F=2.78, H=1.44, Q=0.74)



1452 C Street  
Sparks, NV 89431  
Ph: (775) 322-6674  
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**Hansen Landscape Architects**  
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Nevada License # 440, 4543 - California License # LA 914 - Idaho License # LA 231

**McClellan Bed & Breakfast**  
Kim & Martin McClellan

Irriation Plan

No.	Revision Date

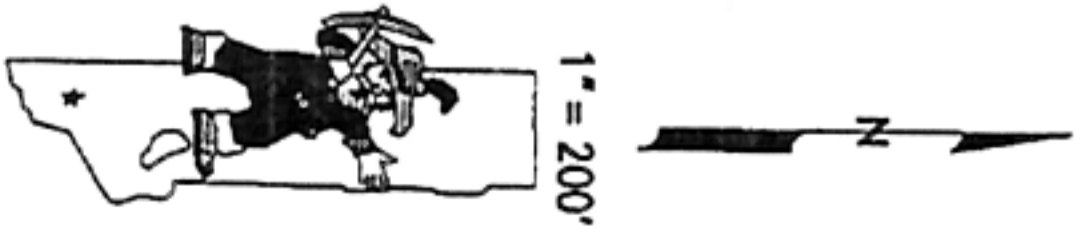
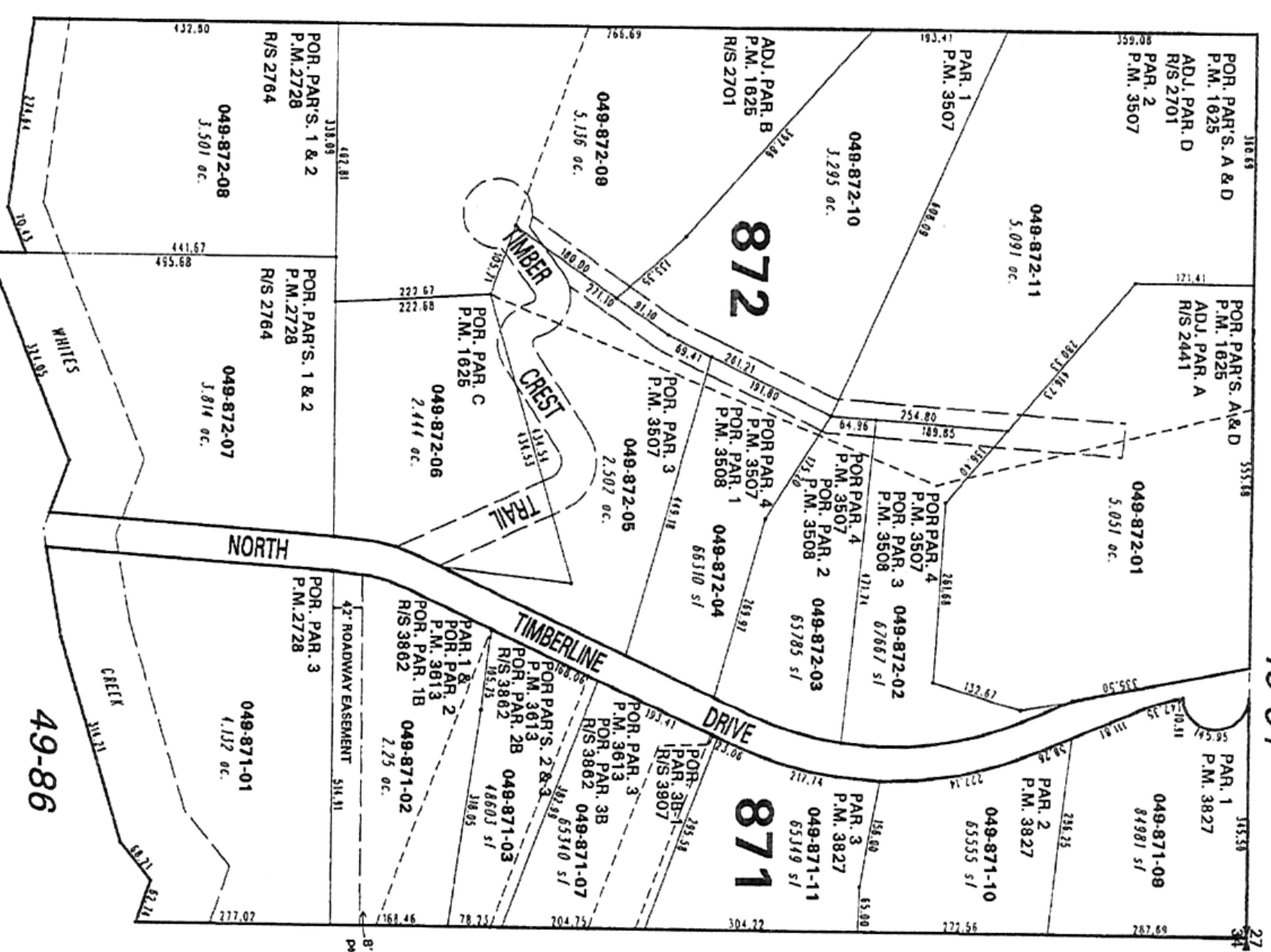
HLA No: 348-001-04-01  
 Designed: JMH  
 Drawn: HLA  
 Checked: RMH  
 CAD File: 348-001-IR-2  
 Date: 7/03/01

Sheet  
**L-2**  
of  
4



**PORTION OF E1/2 OF NW1/4 OF SECTION 34  
T18N - R19E 49-01**

049-87



NOTE: This map is 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 the accuracy of the data delineated hereon.

Office of Washoe County Assessor, Nevada - Robert W. McGowan

This area previously shown on 49-06  
NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Drawn by IWT 04/24/01  
Revised IWT 4/26/01, 12/21/01, 10/9/02  
KSB 5/05/05  
AK:JHO B.O. WINDOWS 2007 E.O.

HOLE NO. 1

LOCATION: McCLELLAN RES. - APN 049-871-10 FIELD TECHNICIAN: HD

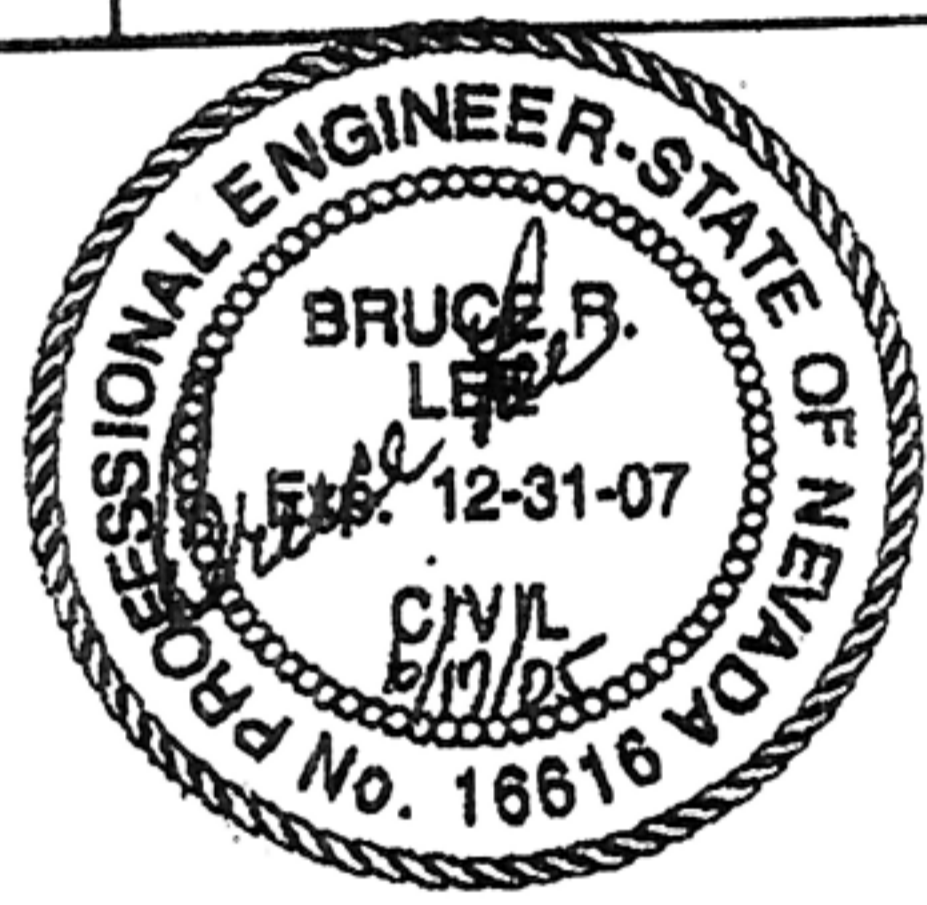
SOIL TESTED: Silty Sand (SM) With Gravel

DIMENSION: 6" Wide X 12" Deep

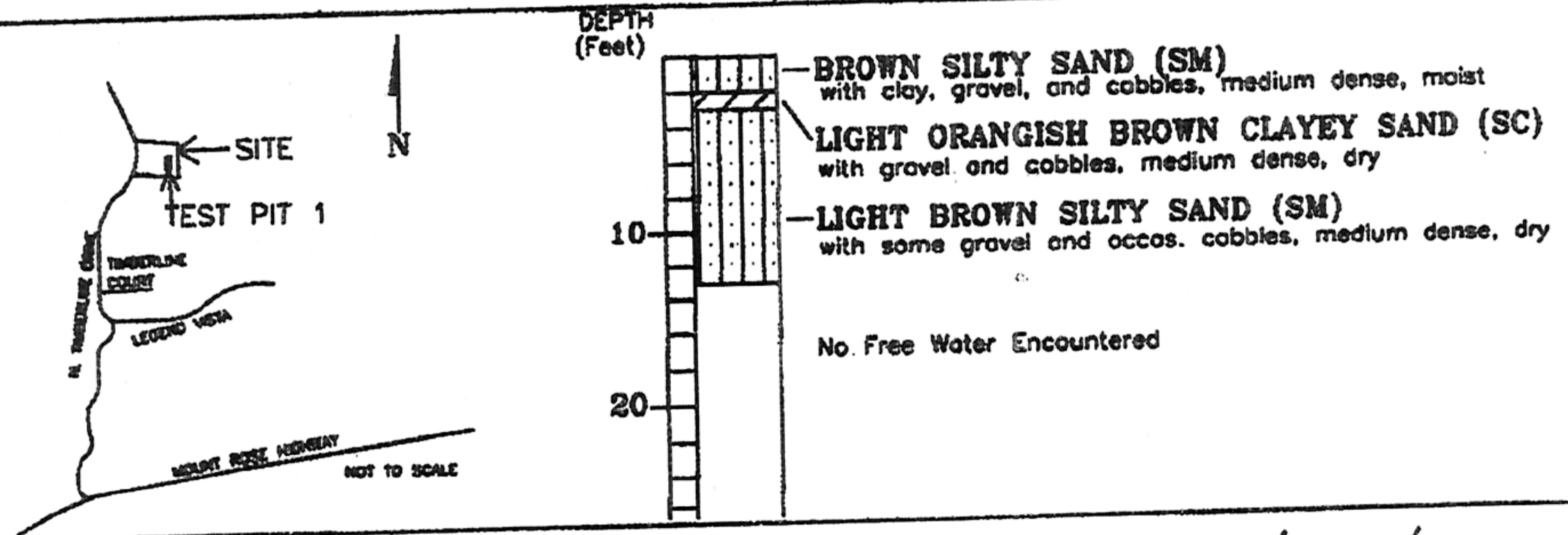
DATE: 11-9-04 11-10-04  
Set-Up Run

### LOG

TIME (Hours/Minutes)	MEASURED DROP (Inches)	REMARKS
11/9	0.00	Add initial water IAW 090.060
0:10	2.50	Presoak IAW 090.060
11/10	0.00	Readjust water to 6" Over Gravel IAW 090.070
0:30	3.25	Proceed IAW 090.075
0:30	3.00	
0:30	3.00	Terminate IAW 090.075



PERCOLATION RATE: 10.0 MPI  
 TEST PERFORMED AT: 5.75'  
 PIT EVALUATED BY: WASHOE COUNTY



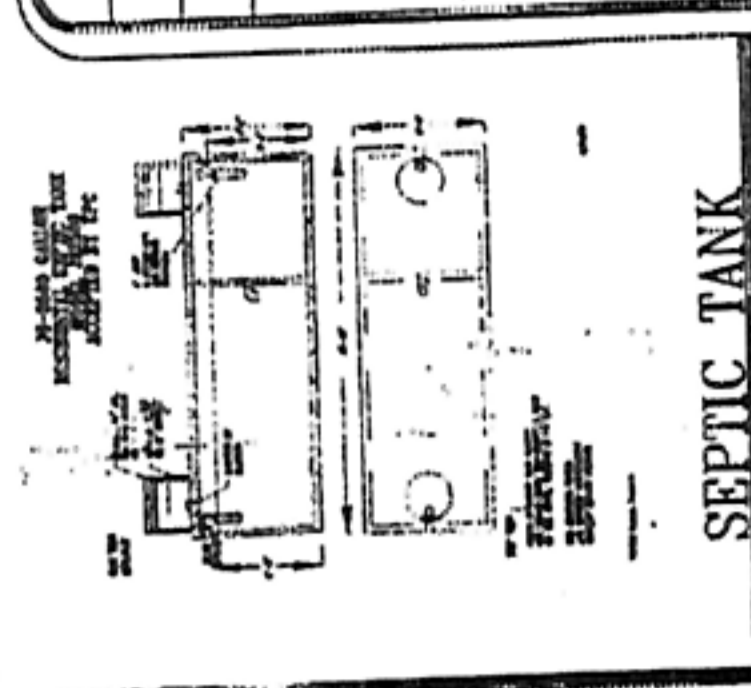
Job No. 5310.01-N PERCOLATION TEST RECORD /appr./  
 PEZONELLA ASSOCIATES, INC. McCLELLAN RESIDENCE APN 049-871-10 RENO, NEVADA Plate No. 1



McClellan Residence  
 Sewage Disposal System  
 Timberline Drive  
 A.P.N. 049-871-10  
 Washoe County, Nevada

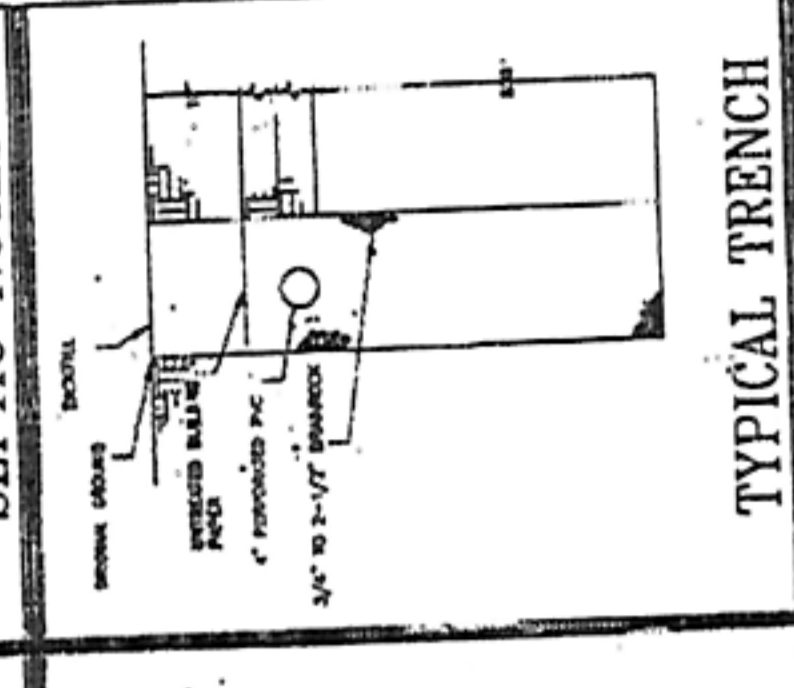
**Pezonella Associates, Inc.**  
 Consulting Engineers  
 520 Edison Way, Reno, Nevada 89502  
 Phone (775) 856-5566 Fax (775) 856-0042

1 of 1  
 5510.01-N  
 JUNE 18, 2005  
 1" = 20'



**SEPTIC TANK**

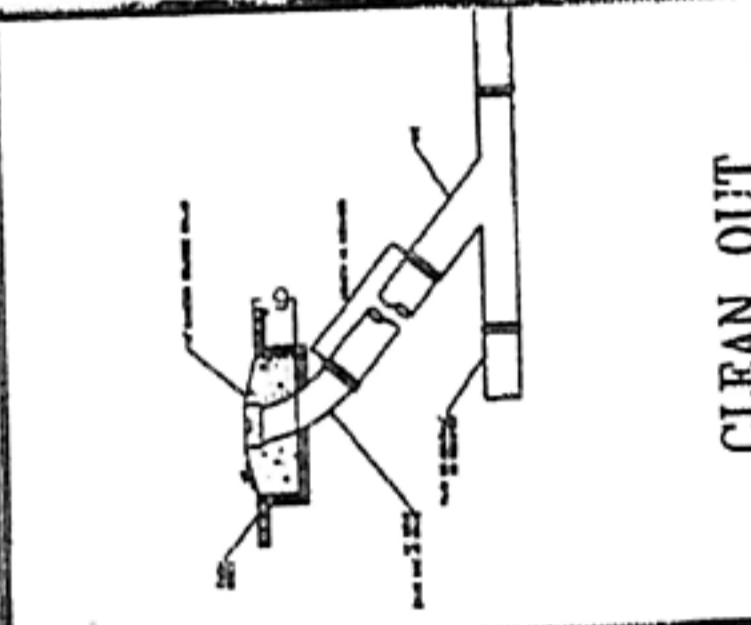
1. ALL CONNECTIONS AND APPROPRIATE...
2. THE SEPTIC TANK COMPARTMENTS MAY BE...
3. APPROVED MATERIALS SHALL BE USED...
4. THE SEPTIC TANK SHALL BE PROTECTED...
5. THE SEPTIC TANK SHALL BE PROTECTED...
6. THE SEPTIC TANK SHALL BE PROTECTED...
7. THE SEPTIC TANK SHALL BE PROTECTED...
8. THE SEPTIC TANK SHALL BE PROTECTED...
9. THE SEPTIC TANK SHALL BE PROTECTED...
10. THE SEPTIC TANK SHALL BE PROTECTED...



**TYPICAL TRENCH**

LEGAL OWNER: MATHIAS AND ENGEL SUCCESSION  
 15040 TIMBERLINE DRIVE  
 WASHOE COUNTY, NEVADA 89502  
 PROJECT: SEWERAGE SYSTEMS, INC.  
 15097 TIMBERLINE DRIVE  
 WASHOE COUNTY, NEVADA 89502  
 DATE: 06/18/05

NOTES/VICINITY MAP



**CLEAN OUT**

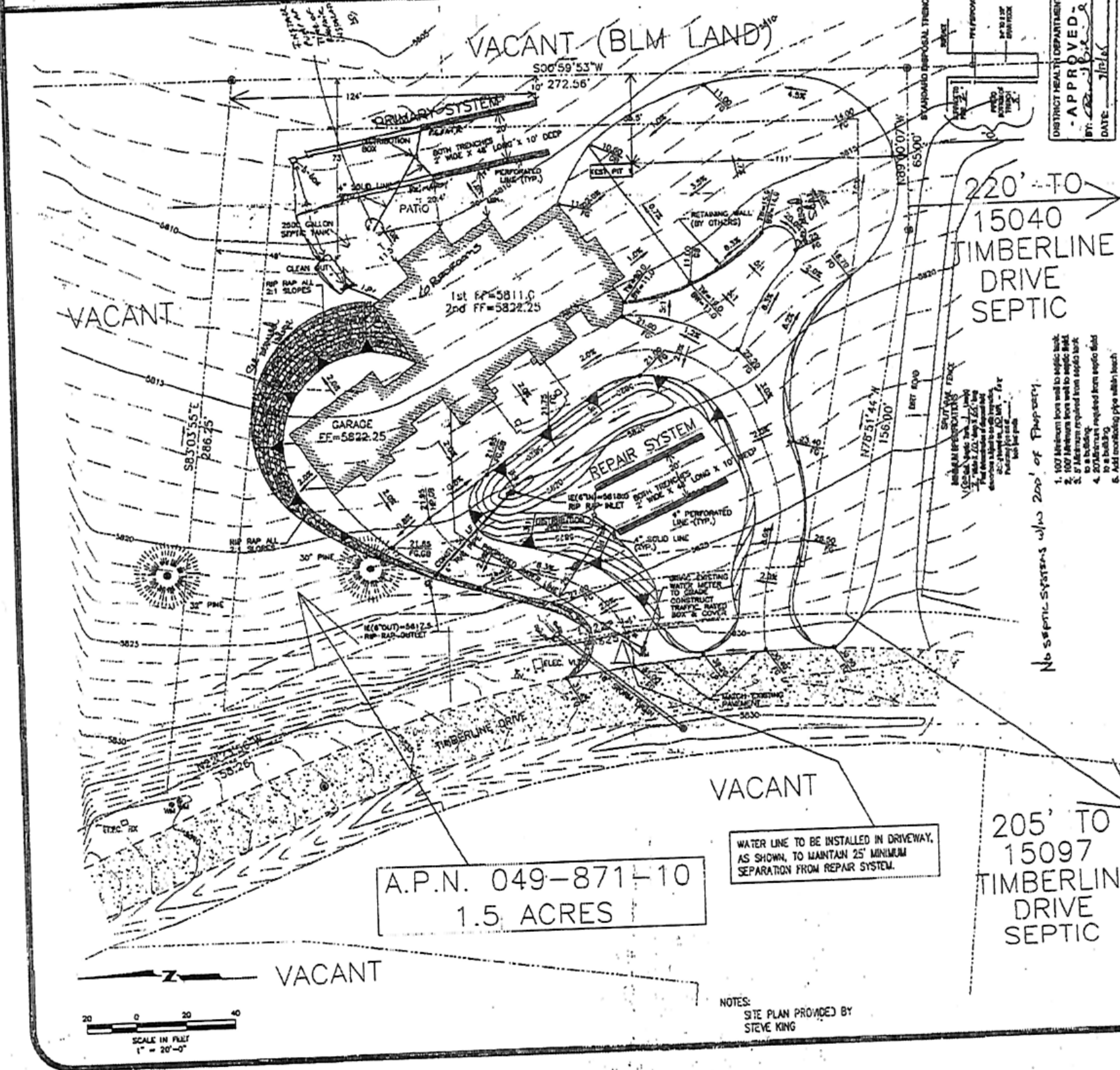
RESIDENTIAL  
 DISTRIBUTION BOX

**DISTRIBUTION BOX**

PERCOLATION TEST

**CALCULATIONS**

NO.	DESCRIPTION	AMOUNT	UNIT	PRICE	TOTAL
1	PERCOLATION TEST	1	TEST	100.00	100.00
2	SEPTIC TANK	1	TANK	1500.00	1500.00
3	DISTRIBUTION BOX	1	BOX	500.00	500.00
4	CLEAN OUT	1	OUTLET	100.00	100.00
5	TRENCHING	100	LINEAL FEET	1.00	100.00
6	PIPE	100	LINEAL FEET	1.00	100.00
7	LABOR	100	HOURS	10.00	1000.00
8	PERMITS	1	SET	500.00	500.00
9	INSURANCE	1	MONTH	100.00	100.00
10	TOTAL				4800.00



DISTRICT HEALTH DEPARTMENT  
**APPROVED**  
 BY: [Signature]  
 DATE: 7/1/05

220' TO  
 15040  
 TIMBERLINE  
 DRIVE  
 SEPTIC

No septic systems within 200' of Property.  
 1. 100 Minimum from well to septic tank  
 2. 100 Minimum from well to septic field  
 3. 5' Minimum from septic tank to driveway  
 4. 20' Minimum required from septic field to a building  
 5. Add monitoring pipe within trench

205' TO  
 15097  
 TIMBERLINE  
 DRIVE  
 SEPTIC

A.P.N. 049-871-10  
 1.5 ACRES

WATER LINE TO BE INSTALLED IN DRIVEWAY,  
 AS SHOWN, TO MAINTAIN 25' MINIMUM  
 SEPARATION FROM REPAIR SYSTEM.

NOTES:  
 SITE PLAN PROVIDED BY  
 STEVE KING

DISTRICT HEALTH



DEPARTMENT

WASHOE COUNTY DISTRICT HEALTH DEPARTMENT  
ON-SITE SEWAGE DISPOSAL SYSTEM

DATE: 7/12/05

NEW  REPAIR  ABANDONMENT  OTHER \_\_\_\_\_ PERMIT # 05-2708

NAME MARTIN + KIMBLE McCLELLAN PARCEL# 049-871-10

ADDRESS 0 N TIMBERLINE DR. # OF BEDROOMS 6

CONTACT MARTIN OR KIMBLE AT 852-9327 TANK SIZE 2500 (SUBMITTED)

CROSS STREET/AREA MT ROSE

SEPTIC SYSTEM DETAILS LEACH FIELD SIZED FOR 2000 GAL CAPACITY OR 10 BORN

2500 GAL. TO BE INSTALLED - OR TO GO TO 12' DEEP IN THIS AREA

Sizing based on: mpi 10 by: ENR/PAZ # of lines 2 Sizing 2 x 10 x 48 Total length 96'

SEPTIC TANK Existing  Nearest well 710' Nearest structure 18'

Make of tank 2500 JENSEN Tank capacity 2500 Distance from cleanout \_\_\_\_\_

Tank DB Inlet t DB Outlet t DB Bs DB Co DB Solid DB Dbox DB Monitoring Well DB  
18' 43'

NOTES: \_\_\_\_\_

DISPOSAL FIELD Existing  Nearest well \_\_\_\_\_ Nearest lot line \_\_\_\_\_ Direction \_\_\_\_\_

Total trench length 100' Depth 12 Width 2 # of lines 1 Spacing \_\_\_\_\_

Depth pipe to natural grade 2-3' Direction of surface drainage SE Slope 2 %

NOTES: \_\_\_\_\_

Rock DB Filter Material DB End Caps DB Pump \_\_\_\_\_ Alarm \_\_\_\_\_ Wetwell \_\_\_\_\_

Letter of Affirmation  "As-Built" Required  HOLD: \_\_\_\_\_

Trench 1. DB 2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_ 5. \_\_\_\_\_ 6. \_\_\_\_\_

Perf Pipe 1. DB 2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_ 5. \_\_\_\_\_ 6. \_\_\_\_\_

Infiltrator: # of Units \_\_\_\_\_ # of Rows \_\_\_\_\_ Bed System  Trench  Unit Length \_\_\_\_\_

NOTES: \_\_\_\_\_

Final Inspection [Signature]

Date 7/12/05 ✓

(Date) 11/16/04

(Name) MARTIN MCELLEGAN  
(Address) 12980 WELCOME WAY  
(City, State Zip) RENO NV 89511

RE: Test Hole Inspection at (APN &/or Address) 049-871-10 / TIMBERLINE DR

Dear :

On 11/16/04, staff from the Washoe County District Health Department evaluated a test hole for suitability of an onsite standard sewage disposal system at the above referenced address. The evaluation shows that:

X An onsite sewage disposal system can be located in the proposed area of the property with the following conditions:

1000 gals: ONE (1) LINE @ 2' W X 10' D X 75' L  
1500 gals: ONE (1) LINE @ 2' W X 10' D X ~~100~~ 100' L  
MPI = 35 PP = 2' BG

       Soils in the proposed area are not suitable for an onsite sewage disposal system for the following reasons:

       Site conditions are marginal. A percolation test by a Registered Engineer is required before further evaluation.

Any change in the location of the proposed system will require a new test hole to be evaluated in the new location. Please include this letter with plot plans submitted to the Building Department.

Should you have any questions on the foregoing, please call me at 328-

Sincerely,

Name RPC  
Title  
Environmental Health Services

\_\_\_\_\_:

cc: Bob Sack, Division Director

Health Information System! - Microsoft Internet Explorer

Address: <http://inxgisweb.co.washoe.nv.us/website/MIS2/viewer.htm>

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District Health Department

N. TIMBERLINE DR

75'

100'

Created By Washoe County GIS

Map: 2271242-33, 14517368-19 - Image: 531, 151 - ScaleFactor: 127990204283179

Start | Washoe PERMP... | Health Inform...

# Test Trench Inspection Report

Date of Inspection: 11/16/04

Owner or Project Name: MARTIN MCELLEGAN

Address: TIMBERLINE DRIVE

Assessor's Parcel Number: 049-871-10

Test Trench Number: 1

Include map or plot plan showing the Test Trench locations.

## Soil Log

0-2 Sandy loam  
2-13 COARSE FRIABLE DG WITH SAND  
NO WATER ENCOUNTERED. Roots at 2' MPI = 35  
1000 GAL ABS = 1200 L = 1200 / (8x2) = 75'  
ONE LINE @ 2'W x 10'D x 75'L  
1500 GAL ABS = 1700 ft<sup>2</sup> L = 1700 / (8x2) = 100'  
ONE LINE @ 2'W x 10'D x 100'L PP = 2' BG

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Groundwater Table:  
Measured Depth 0 Estimated Maximum 0

Depth To Bedrock: 0

## Recommended Type of On-site Sewage Disposal System:

Standard  Engineered \_\_\_\_\_  
Sand Filter Bed \_\_\_\_\_ Sand Filter "T" \_\_\_\_\_

Recommended Disposal Trench Depth: 10'

Design Percolation Rate: 35

Inspected by: Ricardo Am