

Autumn Wood - Phase 2 WCPC

July 3, 2018

Project Team

Developer/Builder

Thomas H. Warley

Land Development Manager



Robert Gelu, P.E.

Project Engineer

Summit Engineering Corporation



John F. Krmpotic, AICP

KLS Planning & Design

1 East 1st Street, Suite 1400

Reno, NV 89501





Bill Pearce
Motors

Bishop Manogue
Catholic High School

St Rose of Lima

Walmart

SITE

Montessori
School

Autumn
Wood

ZOLEZZI LN

695

ARROWCREEK PKWY

Bishop Manogue
Catholic High School

St Rose of Lima

SITE

Montessori
School

Autumn Wood

ZOLEZZI LN





APN 152-010-20
 WASHOE COUNTY
 ZONING: OS

APN 152-010-16
 CADENA LIVING TRUST
 885 ZOLEZZI LANE
 ZONING: MDS

0' 30' 60' 90'
 Scale in Feet

PREPARED BY: JEFFERSON LANE ARCHITECTS



Project Concept

- Individual lots with 17 Single Family homes
(Ranging from 1,700 to 2,100 sf, all 3 Bedroom w/ garages)
- Project Density allows 3 du per acre, Proposed = 2.91 du/acre
- Streets are Private
- Phase 2 is an extension of Phase 1
- Landscape and Open Space is about 2/3rds of the site



GC

MDS

NC

395

OS

SITE
MDS

MDS

GS

LDS

LDU

ZOLEZZI LN

LDS

ARROWCREEK PRKWY

Bishop Manogue
Catholic High School

St Rose of Lima

Drainage
Diversion
Channel

Detention
Areas

SITE

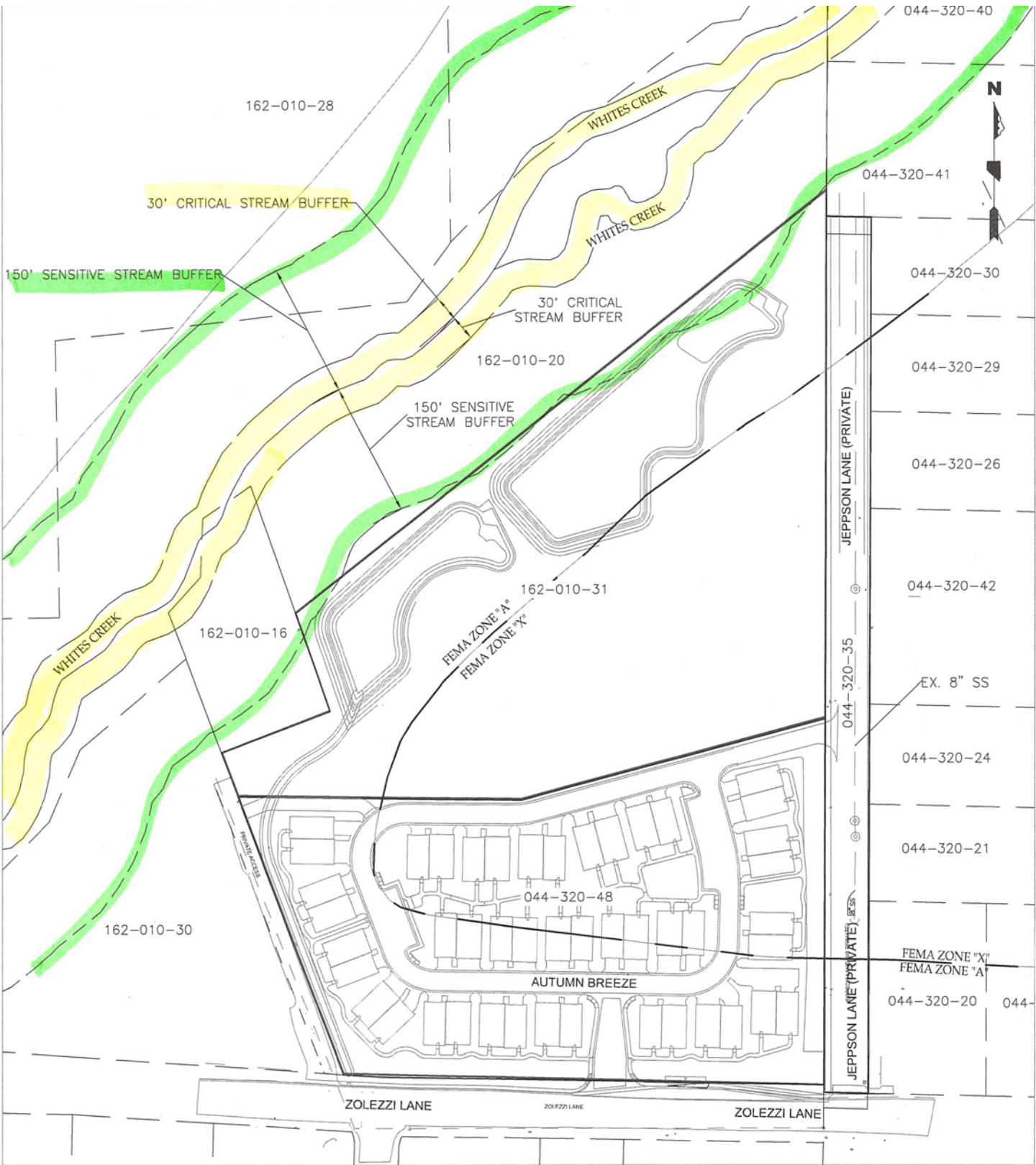
Montessori
School

Autumn Wood

ZOLEZZI LN

100 Year Flood Plain issue

This is a significant public benefit as we are solving a regional flooding issue with the Diversion Channel to benefit many surrounding properties



**ZOLEZZI PH1
PROPOSED LAND PLAN
DISPLAY**

N.T.S.
46 UNITS
4.75 ACRES TOTAL AREA
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SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVENUE, RENO, NV, 89523
PHONE: (775) 747-8550 FAX: (775) 747-8559

SHEET
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OF
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