

## 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>Equisol Ranch</b>			
Project Description: <b>Commercial Stable Development</b>			
Project Address: 11420 Fir Drive, Reno, NV 89506			
Project Area (acres or square feet): 1.5			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): SE corner of intersection of Chickadee Dr. (public land access road) and Fir Dr., East Lemmon Valley			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
080-277-04	2.113		
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: Alexandra Whittey		Name: Snowline Builders, LLC	
Address: 465 Circle Drive		Address: 1 E. Liberty St., Suite 600	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89501
Phone: 970-212-6846	Fax:	Phone: 775-622-5165	Fax:
Email: alexequisolhorsemanship@gmail.com		Email: cl@snowlinebuilders.com	
Cell: 970-212-6846	Other:	Cell: 775-622-5165	Other:
Contact Person: Alexandra Whittey		Contact Person: Corbett Lambdin	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Alexandra Whittey		Name:	
Address: 465 Circle Drive		Address:	
Reno, NV	Zip: 89509		Zip:
Phone: 970-212-6846	Fax:	Phone:	Fax:
Email: alexequisolhorsemanship@gmail.com		Email:	
Cell: 970-212-6846	Other:	Cell:	Other:
Contact Person: Alexandra Whittey		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):	

**Special Use Permit Application  
Supplemental Information**  
(All required information may be separately attached)

1. What is the project being requested?

SUP for Commercial Stables (Equestrian Facilities)

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.)

Please refer to included site plan

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

Single phase- from date of permit acquisition to completion estimated time frame of 75-90 days. Please refer to attached timeline schedule.

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?

There is adequate space for proposed use. The property is located at the NW edge of a neighborhood. It has access from a main road that is a public access road to BLM land. There is a single immediate neighboring property that is located on the south side of the property line. BLM land sits to the east of the property line and the access road sits to the west. There are no homes north or east of the property for at least 0.5 miles.

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

The proposed plan is to allow an equine facility that serves people with special needs to operate in the neighborhood. We believe that this business will have a large positive impact in the community and for many, on a personal level, through the programs that are offered, as well as through volunteer opportunities. Some of the programs offered include: Veterans, youth at risk, people living with Alzheimer's and other forms of dementia and those who have physical and/or cognitive special needs, yoga and health and wellness coaching. It will help bring members of the community together and promote well-being and happiness. It will get people out of the house and give them the opportunity to enjoy recreational outdoor activities. Furthermore, the plan is to beautify the property by xeriscaping with bee friendly plants and evergreens. This should help minimize dust and noise. The property is a well maintained, clean and organized equine property. The non-profit business is a member of an organization, PATH International (Professional Association of Therapeutic Horsemanship) that requires it to abide by over 100 safety and animal welfare standards. Lastly, this business could possibly improve the value of the equine friendly neighborhood and its properties.

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

As a member of PATH International, the non-profit is required to abide by standards for animal welfare and safety and health. These do include manure maintenance, which is removed daily and placed in a dumpster. The dumpster is emptied and hauled away weekly by Waste Management. Additionally, the equines on site are dewormed every two months to help reduce the spread of pests via fecal matter. There are pest management systems in place that do not include the use of any chemicals. No harmful or toxic chemicals are used to maintain the property and should have minimal impact on the environment. The property owner manages dust control through sprinkling the grounds when dry and equine activities take place. This is also part of the equine welfare standards for PATH International. Traffic will be guided via the main, public land access road and not through the neighborhood. The proposed equine activities have minimal noise impact. Additionally, as before mentioned, there are no immediate neighbors on the sides of the property where proposed operations will occur. Safety lighting will follow WC guidelines for commercial use and will be turned off when operations do not occur.

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.

Please refer to included site plan

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
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9. Utilities:

a. Sewer Service	On site disposal- septic tank and leach field
b. Electrical Service	Nevada Energy
c. Telephone Service	Spectrum
d. LPG or Natural Gas Service	Palomino Propane
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Spectrum
g. Water Service	On site well

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 #	67013, 67014	acre-feet per year	0.30
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).

**Deed of trust recorded at Washoe County**

10. Community Services (provided and nearest facility):

a. Fire Station	Lemmon Valley Volunteer Fire Department- 1.3 miles
b. Health Care Facility	Saint Mary's Urgent Care
c. Elementary School	Lemmon Valley Elementary School- 3.4 miles
d. Middle School	O'Brien Middle School- 7.6 miles
e. High School	North Valleys High School- 7.3 miles
f. Parks	Lemmon Valley Horseman's Arena- 0.6 miles
g. Library	North Valleys Library- 6.4 miles
h. Citifare Bus Stop	Lemmon Drive & Heivdel Rd.- 6 miles

**Special Use Permit Application  
for Grading  
Supplemental Information**  
(All required information may be separately attached)

1. What is the purpose of the grading?

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

Please refer to included site plan

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

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

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

YES, The Current grade of the property slopes mildly in the direction of expected drainage. Any Grading to be completed will be minor and mostly for just placing of driveway/parking space. Any existing drainage ways will flow over driveway via swale or under with pipe.

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.)

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

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

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)?

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?

11. Are you planning any berms?

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

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

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

Please refer to "#14" on attached narrative.

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?

Please refer to "Project Proposal" section on attached narrative.

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

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

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

Yes	No	If yes, please attach a copy.
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# Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

1. What is the maximum number of horses to be boarded, both within stables and pastured?

Please refer to included site plan

- PLEASE REFER TO #1 ON "SUPPLEMENTAL INFORMATION FOR STABLES" ATTACHMENT
2. What is the maximum number of horses owned/maintained by the owner/operator of the project, both within stables and pastured?

10- privately owned by property owner.

3. List any ancillary or additional uses proposed (e.g., tack and saddle sales, feed sales, veterinary services, etc.). Only those items that are requested may be permitted.

4. If additional activities are proposed, including training, events, competition, trail rides, fox hunts, breaking, roping, etc., only those items that are requested may be permitted. Clearly describe the number of each of the above activities which may occur, how many times per year and the number of expected participants for each activity.

Fund raising events- 2x per year. Estimated 50-100 attendees.

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

36' x 48' Barn for equine shelter & activity area.

6. To what uses (e.g., restrooms, offices, managers living quarters, stable area, feed storage, etc.) will the barn be put and will the entire structure be allocated to those uses? (Provide floor plans with dimensions).

36' x 48' Barn for equine shelter & equine ground activity area- Yes.

7. Where are the living quarters for the operators of the stables and where will employees reside?

Operator's living quarters: 465 Circle Drive, Reno, NV 89509  
1 employee resides on property, in the main house (11420 Fir Drive, Reno, NV 89506)  
All other employees reside off-site.

8. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.) Have you provided for horse trailer turnarounds?

There will be 5 Spaces provided. 2 of them being ADA/accessible. Yes, there is a through driveway on the property (entry & exit).

9. What are the planned hours of operation?

7:00 AM - 7:00 PM, Tuesday- Saturday, by appointment only.

10. What improvements (e.g. new structures including the square footage, roadway/driveway 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?

- Free-standing restroom
- Paved driveway and parking lot
- Commercial septic system
- Landscaping
- Shield fencing on south side of property (adjoining residential property line)

Single phase- from date of permit acquisition to completion estimated time frame of 75-90 days. Please refer to attached timeline schedule.

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

~~Deed of trust recorded at Washoe County~~

PLEASE REFER TO # 11 ON "SUPPLEMENTAL INFORMATION FOR STABLES" ATTACHMENT

12. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

There is adequate space for proposed use. The property is located at the NW edge of a neighborhood. It has access from a main road that is a public access road to BLM land. There is a single immediate neighboring property that is located on the south side of the property line. BLM land sits to the east of the property line and the access road sits to the west. There are no homes north or east of the property for at least 0.5 miles.

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

The proposed plan is to allow an equine facility that serves people with special needs to operate in the neighborhood. We believe that this business will have a large positive impact in the community and for many, on a personal level, through the programs that are offered, as well as through volunteer opportunities. Some of the programs offered include: Veterans, youth at risk, people living with Alzheimer's and other forms of dementia and those who have physical and/or cognitive special needs, yoga and health and wellness coaching. It will help bring members of the community together and promote well-being and happiness. It will get people out of the house and give them the opportunity to enjoy recreational outdoor activities. Furthermore, the plan is to beautify the property by xeriscaping with bee friendly plants and evergreens. This should help minimize dust and noise. The property is a well maintained, clean and organized equine property. The non-profit business is a member of an organization, PATH International (Professional Association of Therapeutic Horsemanship) that requires it to abide by over 100 safety and animal welfare standards. Lastly, this business could possibly improve the value of the equine friendly neighborhood and its properties.

14. What are the adverse impacts upon the surrounding community (including traffic, noise, odors, dust, groundwater contamination, flies, rats, mice, etc.) and what will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

Please refer to "#14" on ~~attached narrative~~

on "Supplemental Information for Stables"

ATTACHMENT

15. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

Please refer to "Project Proposal" section on attached narrative.



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

Trees and Shrubs are planned. All landscaping shall meet Washoe County Code for this project. Please refer to attached site plan.

17. 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 will be Signage at all ADA parking locations.

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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19. Community Sewer

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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20. Community Water

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Supplemental Information for Stables:

1. There will be no equines boarded at this facility.

11. Single phase project- from date of permit acquisition to completion estimated time frame of 2 months.

14. As a member of PATH International, the non-profit is required to abide by standards for animal welfare and safety and health. These do include manure maintenance, which is removed daily and placed in a dumpster. The dumpster is emptied and hauled away weekly by Waste Management. Additionally, the equines on site are dewormed every two months to help reduce the spread of pests via fecal matter. There are pest management systems in place that do not include the use of any chemicals. No harmful or toxic chemicals are used to maintain the property and should have minimal impact on the environment. The property owner manages dust control through sprinkling the grounds when dry and equine activities take place. This is also part of the equine welfare standards for PATH International. Traffic will be guided via the main, public land access road and not through the neighborhood. The proposed equine activities have minimal noise impact. Additionally, as before mentioned, there are no immediate neighbors on the sides of the property where proposed operations will occur. Safety lighting will follow WC guidelines for commercial use and will be turned off when operations do not occur.

## PROJECT PROPOSAL

### Equisol Adaptive Horsemanship's Mission Statement:

To promote the well-being of individuals with special needs through equine assisted services.

Equisol Adaptive Horsemanship provides adaptive horsemanship lessons to individuals with physical, cognitive and social/emotional special needs. Our mantra is horses, happiness, health.

### Purpose:

The nature of the activities to be conducted and the purposes to be promoted or carried out by Equisol Adaptive Horsemanship shall be exclusively charitable, scientific or educational within the meaning of Section 501(c) (3) of the Internal Revenue Code of 1986 and shall include the following: to promote the well-being of individuals with special needs and shall provide, promote, and encourage the benefits of equine assisted services; to foster educational techniques in the field of therapeutic riding and equine assisted services, to individuals within Reno and surrounding areas.

### Project Proposal:

To operate a commercial, non-profit and for-profit business that offers horsemanship lessons to the public. The venue (11420 Fir Drive, Reno 89506) and equines are leased by both businesses from a private party (the owner of said equines and property).

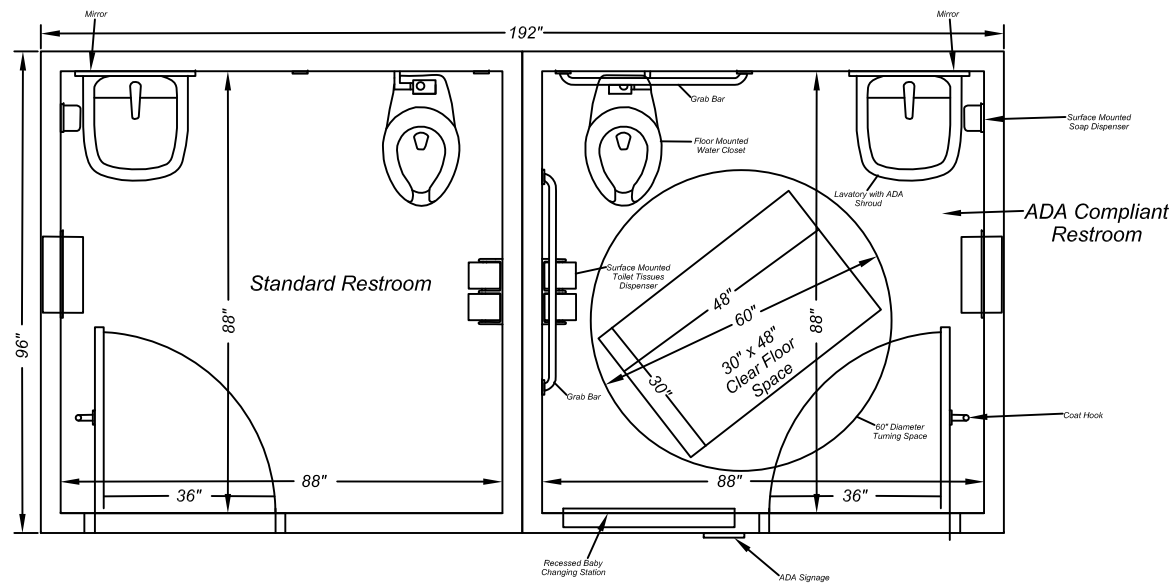
There are 10 equines on site. Horse boarding and horse shows open to the public will not occur. Operating hours: Tuesdays – Saturdays 7AM – 7PM, by appointment only. Projected maximum number of participants served in a week: 60 (average 12 per day). There are plans to host periodical special events; fundraiser, demonstrative and educational, 2-4 times per year for which any required licenses will be acquired through Washoe County. All commercial horsemanship activity will take place on the property and not on the surrounding property, land or parks.

Additionally, per Washoe County development requirements for commercial barn operations, the plan is to construct a free-standing ADA bathroom, put in a commercial septic system, pave the driveway, erect a fence bordering the South end of the property and put in landscaping.

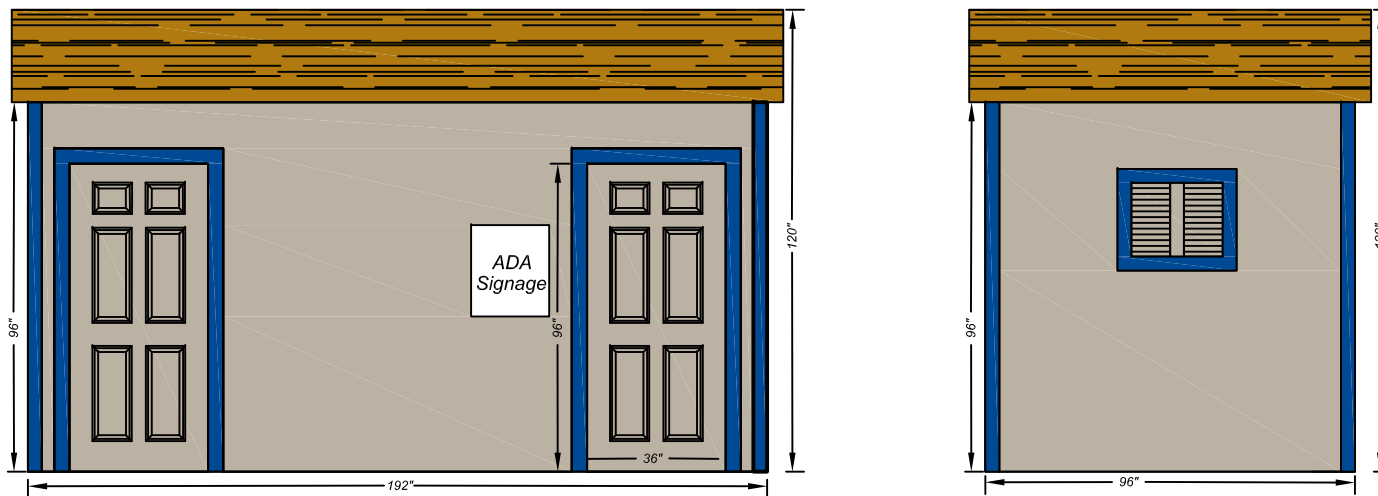
A written conversation with the NDEP regarding a commercial septic system being put in at this property has already taken place.

ID	Task Mode	Task Name	Duration	Start	Finish	Apr '23	May '23	Jun '23	Jul '23	Aug '23	Sep '23	Oct '23	Nov '23	Dec '23	Jan '24	Feb '24	M	
1		<b>11410 Fir Drive Project Schedule</b>	<b>76 days?</b>	<b>Tue 8/1/23</b>	<b>Tue 11/14/23</b>	<b>11410 Fir Drive Project Schedule</b>											<b>76 days?</b>	
2		Permit Submittal	28 days	Tue 8/1/23	Thu 9/7/23	8/1 Permit Submittal												
3		Acquire Permit	1 day?	Fri 9/8/23	Fri 9/8/23	9/8 Acquire Permit												
4		Setup Temp Facilites	2 days	Mon 9/11/23	Tue 9/12/23	9/11 Setup Temp Facilites												
5		Install Temp BMP's	2 days	Wed 9/13/23	Thu 9/14/23	9/13 Install Temp BMP's												
6		Survey / Prop / Building Pad / Utilities	1 day?	Fri 9/15/23	Fri 9/15/23	9/15 Survey / Prop / Building Pad / Utilities												
7		Install Trac-Out	1 day	Mon 9/18/23	Mon 9/18/23	9/18 Install Trac-Out												
8		Remove Trees & Fence	1 day	Tue 9/19/23	Tue 9/19/23	9/19 Remove Trees & Fence												
9		Prep Building Pad	2 days	Wed 9/20/23	Thu 9/21/23	9/20 Prep Building Pad												
10		Excavate Footings, Piers, Underslab Utilities	1 day	Fri 9/22/23	Fri 9/22/23	9/22 Excavate Footings, Piers, Underslab Utilities												
11		Form Restroom Foundation	1 day	Mon 9/25/23	Mon 9/25/23	9/25 Form Restroom Foundation												
12		Install Under-slab utilites	1 day	Tue 9/26/23	Tue 9/26/23	9/26 Install Under-slab utilites												
13		Slab Inspection	1 day	Wed 9/27/23	Wed 9/27/23	9/27 Slab Inspection												
14		Pour Slab	1 day	Thu 9/28/23	Thu 9/28/23	9/28 Pour Slab												
15		Install Underground Utilities	3 days	Fri 9/29/23	Tue 10/3/23	9/29 Install Underground Utilities												
16		Prep for Flatwork & Asphalt Driveways	3 days	Wed 10/4/23	Fri 10/6/23	10/4 Prep for Flatwork & Asphalt Driveways												
17		Pour Concrete Flatwork	1 day?	Mon 10/9/23	Mon 10/9/23	10/9 Pour Concrete Flatwork												
18		Pave Asphalt Driveways	2 days	Tue 10/10/23	Wed 10/11/23	10/10 Pave Asphalt Driveways												
19		Paint Parking & Install Signs	1 day?	Thu 10/12/23	Thu 10/12/23	10/12 Paint Parking & Install Signs												
20		Frame & Side Restrooms	5 days	Tue 10/10/23	Mon 10/16/23	10/10 Frame & Side Restrooms												
21		Install Rough MEP's	3 days	Tue 10/17/23	Thu 10/19/23	10/17 Install Rough MEP's												
22		Install Windows & Doors	1 day?	Fri 10/20/23	Fri 10/20/23	10/20 Install Windows & Doors												
23		Install Roofing	3 days	Mon 10/23/23	Wed 10/25/23	10/23 Install Roofing												
24		Install Septic Tank & Field	10 days	Mon 10/2/23	Fri 10/13/23	10/2 Install Septic Tank & Field												
25		Septic Inspection	1 day?	Mon 10/16/23	Mon 10/16/23	10/16 Septic Inspection												
26		Connect Sewer to Septic	1 day?	Tue 10/17/23	Tue 10/17/23	10/17 Connect Sewer to Septic												
27		Top-Out Inspection	1 day	Thu 10/26/23	Thu 10/26/23	10/26 Top-Out Inspection												
28		Insulate Restrooms	1 day?	Fri 10/27/23	Fri 10/27/23	10/27 Insulate Restrooms												
29		Insulation Inspection	1 day?	Mon 10/30/23	Mon 10/30/23	10/30 Insulation Inspection												
30		Install Drywall	1 day	Tue 10/31/23	Tue 10/31/23	10/31 Install Drywall												
31		Nailing Inspection	1 day?	Wed 11/1/23	Wed 11/1/23	11/1 Nailing Inspection												
32		Tape & Texture	2 days	Thu 11/2/23	Fri 11/3/23	11/2 Tape & Texture												
33		Paint Restrooms / Int & Ext	2 days	Mon 11/6/23	Tue 11/7/23	11/6 Paint Restrooms / Int & Ext												
34		Install Finish MEP's	2 days	Wed 11/8/23	Thu 11/9/23	11/8 Install Finish MEP's												
35		Install ADA Fixures	1 day?	Fri 11/10/23	Fri 11/10/23	11/10 Install ADA Fixures												
36		Install Mirrors & Accessories	1 day?	Mon 11/13/23	Mon 11/13/23	11/13 Install Mirrors & Accessories												
37		Install Fencing	5 days	Wed 10/18/23	Tue 10/24/23	10/18 Install Fencing												
38		Install Landscaping	10 days	Wed 10/25/23	Tue 11/7/23	10/25 Install Landscaping												
39		Final	1 day?	Tue 11/14/23	Tue 11/14/23	11/14 Final												

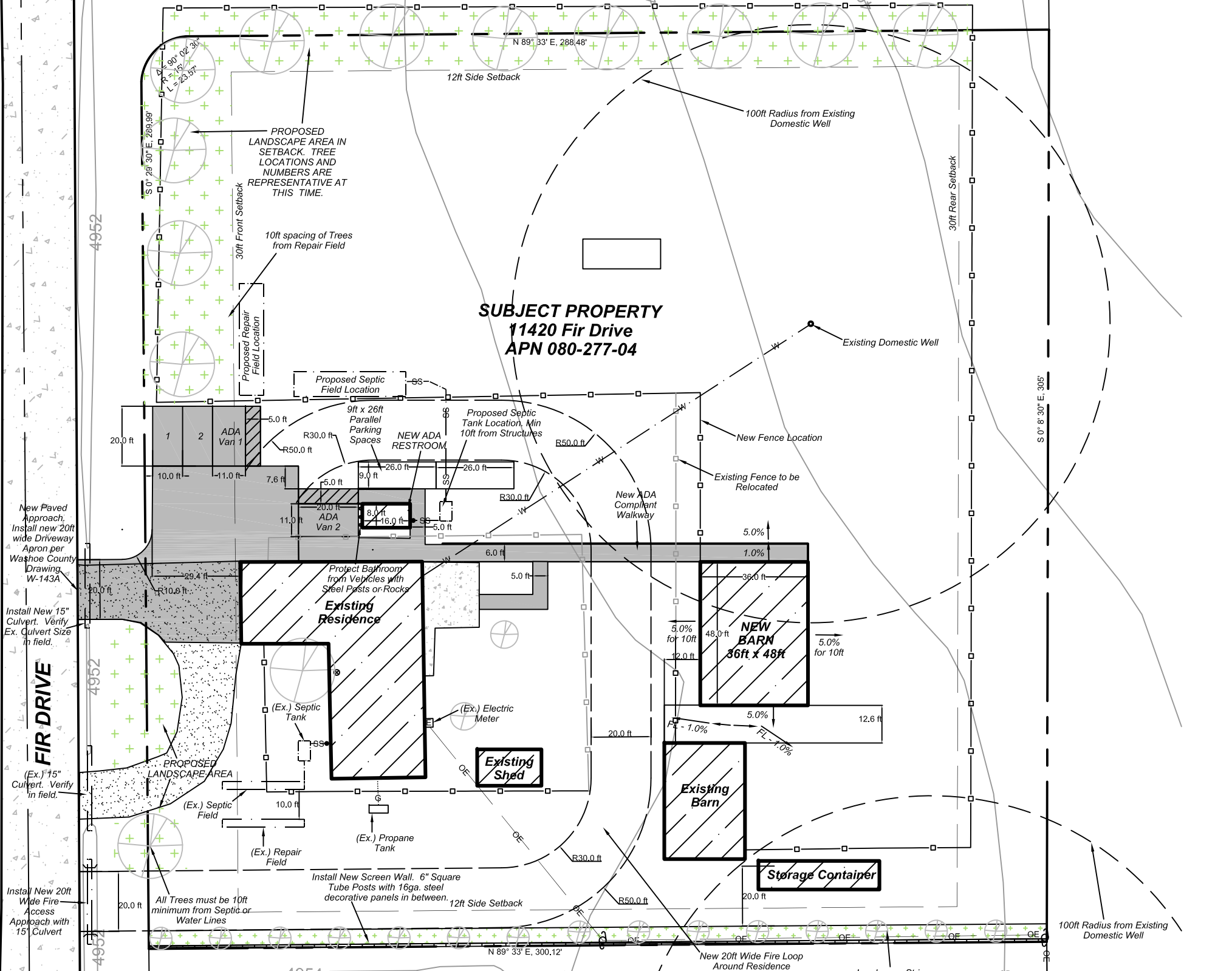
# Conceptual ADA Restroom Floorplan



## Conceptual Elevations



**SUBJECT PROPERTY**  
**11420 Fir Drive**  
**APN 080-277-04**



PROPOSED LANDSCAPE AREA IN SETBACK. TREE LOCATIONS AND NUMBERS ARE REPRESENTATIVE AT THIS TIME.

10ft spacing of Trees from Repair Field

**SUBJECT PROPERTY**  
**11420 Fir Drive**  
**APN 080-277-04**

Existing Domestic Well

New Paved Approach. Install new 20ft wide Driveway Apron per Washoe County Drawing W-143A

Install New 15" Culvert. Verify Ex. Culvert Size in field.

**FIR DRIVE**

(Ex.) 15" Culvert. Verify in field.

Install New 20ft Wide Fire Access Approach with 15" Culvert

All Trees must be 10ft minimum from Septic or Water Lines

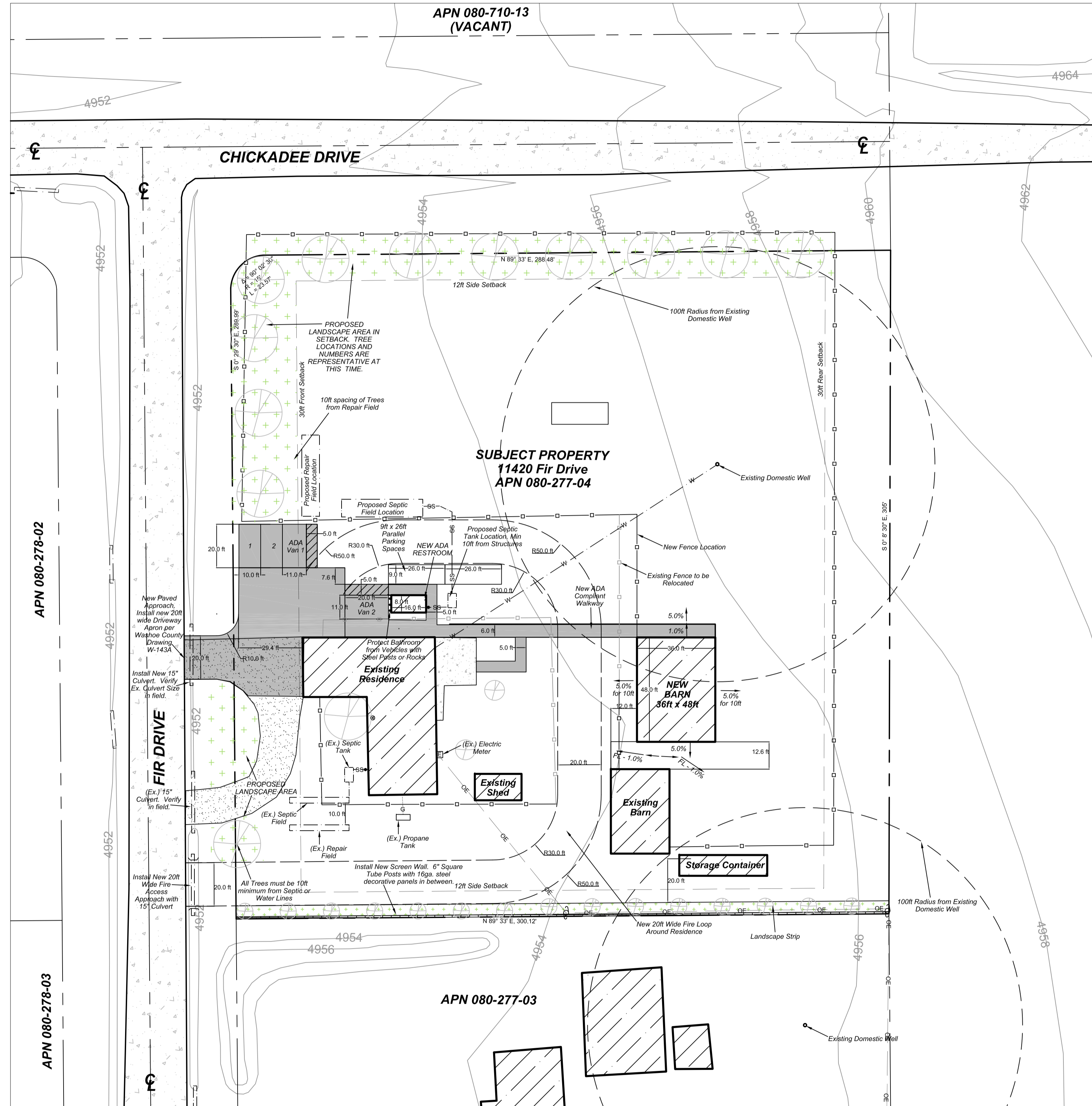
Install New Screen Wall. 6" Square Tube Posts with 16ga. steel decorative panels in between. 12ft Side Setback

New 20ft Wide Fire Loop Around Residence

Landscape Strip

100ft Radius from Existing Domestic Well

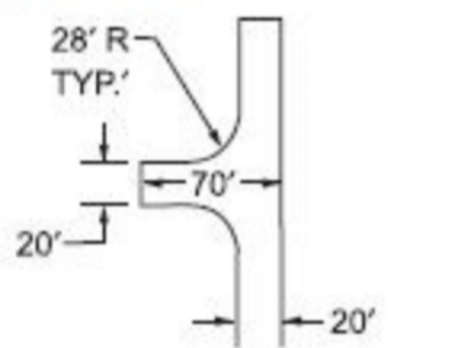
# Preliminary Site Plan for New Barn and ADA Restroom - 11420 Fir Drive



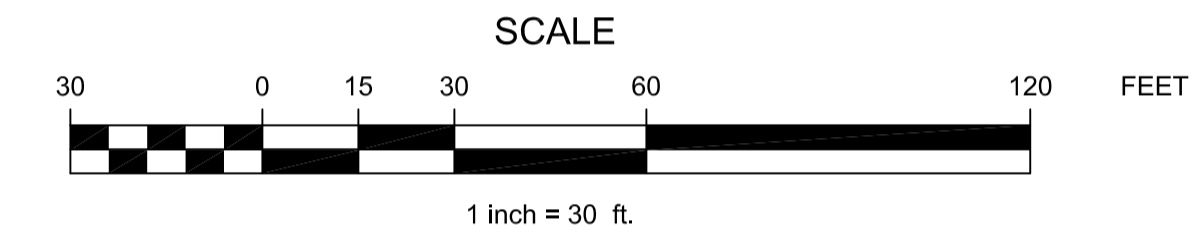
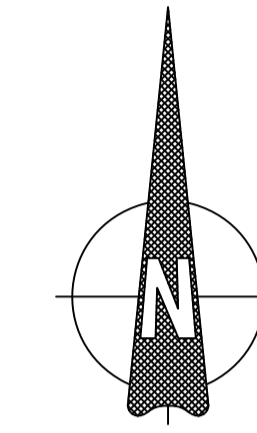
## LEGEND

- SUBJECT PARCEL OUTLINE (APN 080-277-04)
- IDENTIFIED SETBACK / BUILDING ENVELOPE
- EASEMENT
- APPROXIMATE OTHER PARCEL LINE (OTHER THAN SUBJECT PROPERTY)
- 5300- 2-FT TOPOGRAPHY CONTOUR (OBTAINED FROM WASHOE COUNTY GIS)
- CONCRETE, ASPHALT, OR PAVERS SURFACE
- SANITARY SEWER (NONE IDENTIFIED) AND MANHOLE LOCATION (NONE)
- STORM DRAIN (NONE IDENTIFIED) AND MANHOLE LOCATION
- WATER LINE (LOCATE IN FIELD) AND WATER VALVE
- BURIED ELECTRIC / COMMUNICATIONS (NONE IDENTIFIED / LOCATE IN FIELD)
- OVERHEAD ELECTRIC
- BURIED GAS LINE (LOCATE IN FIELD)
- FIRE HYDRANT (N.T.S.)

DETAIL FOR "ACCEPTABLE ALTERNATIVE TO 120" HAMMERHEAD" OBTAINED FROM 2018 IFC, APPENDIX D



ACCEPTABLE ALTERNATIVE TO 120" HAMMERHEAD



**NOTE:** 2-foot topography contours obtained from Washoe County Regional Mapping System 2013 Mosaic Data. Parcel distance and bearings obtained from Subdivision Tract Map 560 (Heppner Sub'n No. 2). Additional site information obtained from provided information, site visit to property, and review of available online GIS and Assessor's Data.

\*Elevations of building (when shown) are approximate, and may require modification based on final building / structural design. Verify architectural and structural plans prior to setting final Slab and Finish Floor elevations are accurate. Any discrepancies or questions should be brought to the attention of both the civil engineer, as well as architectural draftsman and structural engineer.

**ALL UTILITY LOCATIONS ARE APPROXIMATE OR REPRESENTATIVE IN NATURE ONLY. EXACT LOCATIONS MUST BE DETERMINED IN THE FIELD! USA LOCATE HAS NOT BEEN PERFORMED.**

**CALL 811 PRIOR TO ANY WORK!**

**POSITIVE DRAINAGE AWAY FROM STRUCTURES NOTE:**  
Positive Drainage Shall be Made Away from All Structures. 5% minimum for 10 feet for all unpaved surfaces. 1% minimum for paved surfaces.  
Owner is responsible to perpetuate existing drainage.

**SETBACKS FOR LDS ZONING PER TABLE 110.406.05.1:**  
Front Yard (feet): 30  
Side Yard (feet): 12  
Rear Yard (feet): 30



REVISIONS:	BY:

ENGINEER'S STAMP:  
  
**Not for Construction**

**Preliminary Site Plan for ADA Restroom and New Barn**  
11420 Fir Drive  
Reno, NV 89506  
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**SITE PLAN SHEET C1 OF 1**

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