

# Special Use Permit for Sun Valley Middle School

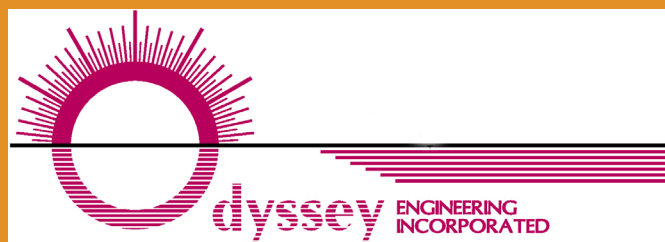
June 15, 2017



**Washoe County  
School District**



Submitted in partnership with:





# SUN VALLEY MIDDLE SCHOOL SPECIAL USE PERMIT

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# SUN VALLEY MIDDLE SCHOOL SPECIAL USE PERMIT

## Project Request

This application package includes the following request:

- 1) A **Special Use Permit** for Grading per Washoe County Development Code Section 110.438.35(a).

The Washoe County School District (WCSD) is in the process of designing a new middle school located between northern Sun Valley and the Spanish Springs Valleys. The proposed site (APN 508-010-01) is located on part of a larger  $\pm 642$  acre parcel owned by the BLM. Approximately  $\pm 25.5$  acres of the site will be utilized by the WCSD. That portion of the parcels ownership will also be transferred to the WCSD. The parcel has a split zoning of Open Space (88% of the parcel) and General Rural (12% of the parcel). The parcel has a master plan designation of Open Space (OS) and Rural (R).

The site is located north of Donatello Drive in the northern portion of Sun Valley. Sun Valley Blvd. terminates and provides access into the parcel. The property is surrounded by single family homes, zoned Medium Density Suburban, to the south and vacant open space property to the north, east and west. The property is located within the boundaries of the Spanish Springs Area Plan.

**This special use permit application is for grading only, and does not include specific information on the proposed school use, however, background information has been provided to better explain the uniqueness of the property use and parcel ownership.**

In November of 2016, Washoe County votes approved WC-1, which gives the WCSD funding to repair and renovate older schools, and to build new schools to address overcrowding. This approval came at a time when population growth within Washoe County has placed a strain on the School District resources and has led to overcrowding in many local schools. As the community is coming out of one of the worst recessions in history, the WCSD is working to address overcrowding in schools. Construction of a new middle school in Sun Valley has been identified as a high priority and immediate need for the community.

## SUN VALLEY MIDDLE SCHOOL SPECIAL USE PERMIT

The school will provide the most immediate relief to Yvonne Shaw Middle School, which is currently at full capacity and is anticipated to exceed the capacity threshold over the next several years. The proposed Sun Valley Middle School will provide for grades 6-8.

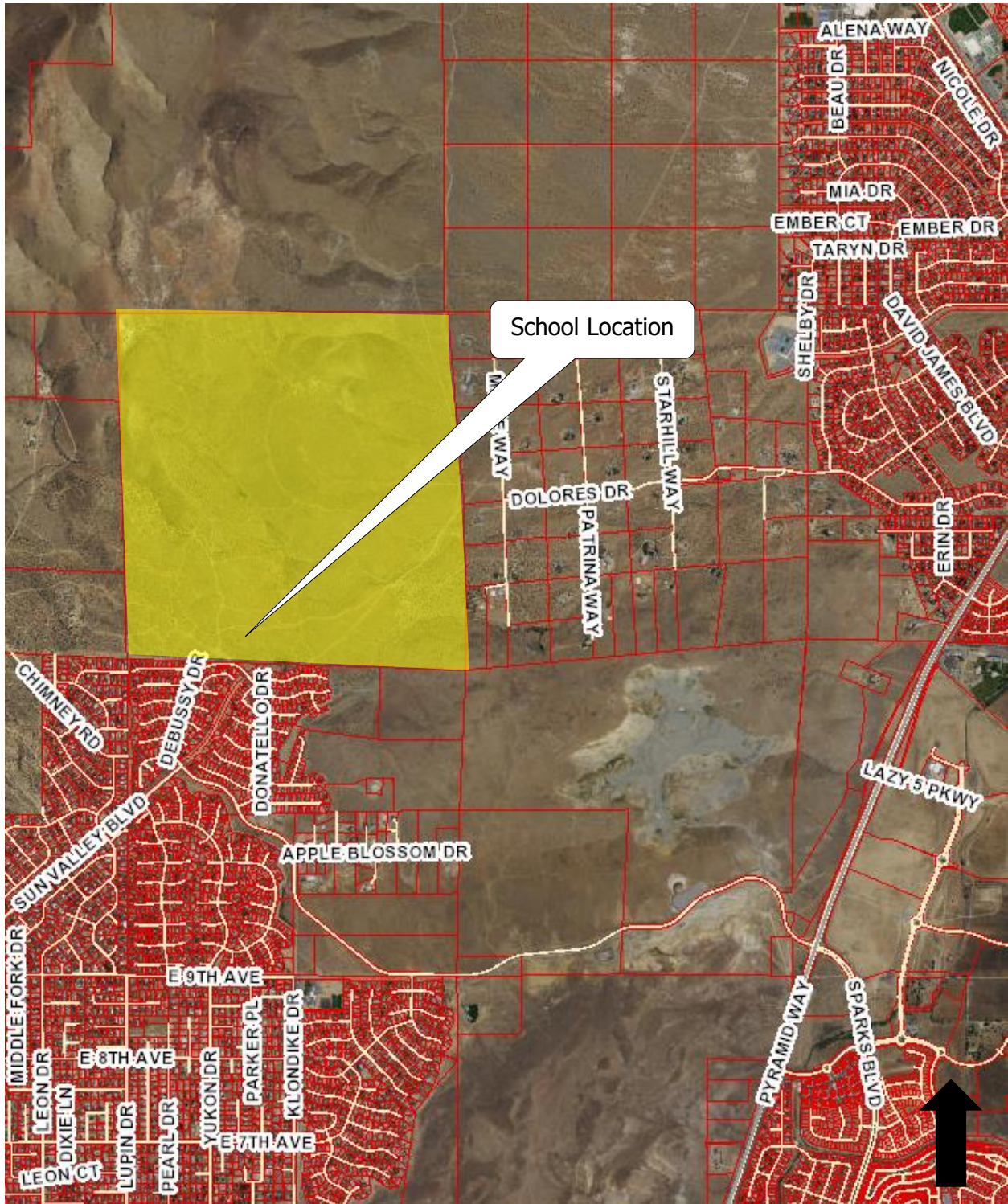


Photo of Depoali Middle School located in south Reno

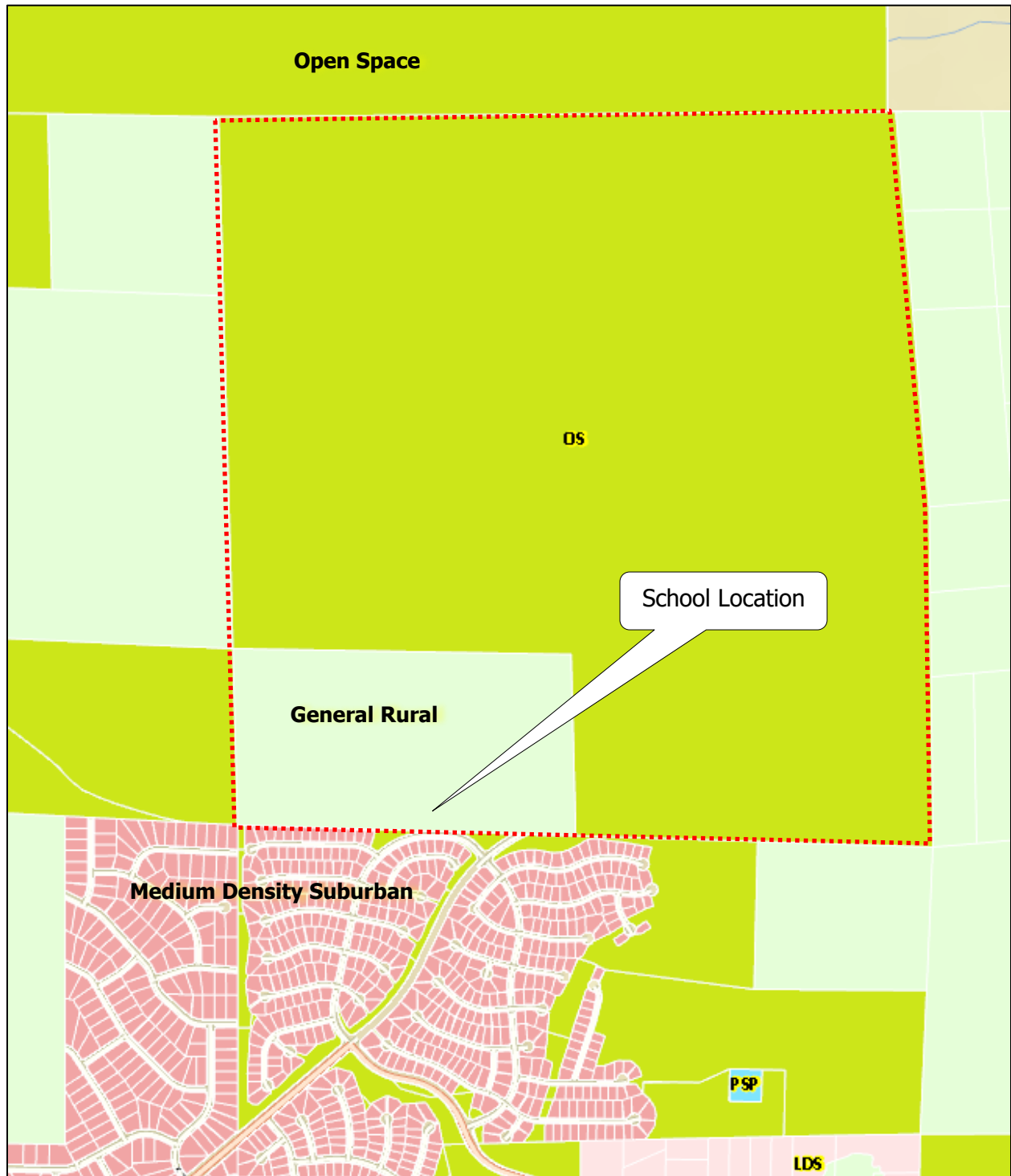
The approximate 200,000 square foot building will be two-stories and will provide 50+ classrooms, music room, gymnasium, library, and multi-purpose room/cafeteria. The school will also incorporate outdoor basketball courts, outdoor track and sports field, separate parking and loading areas for staff, buses, parents and visitors. The look and floor plan will be very similar to the Depoali Middle School, located in the South Meadows. Construction of the new school is anticipated to start in the fall of 2017 with completion and opening in the fall of 2019.

### **Grading**

The purpose of the grading is to allow for development of a new middle school and associated outdoor fields, parking and circulation. Approximately 175,000 cubic yards of material will be moved around on the site, however the intent is to limit the amount of export, but using the non-structural material within slope and landscape areas. Approximately 25.5 acres of the site will be disturbed for grading and development of the site. The cut and fill slopes proposed on the site are designed using a maximum 3:1 ratio, with interception swales at the top of all slopes that will intercept drainage from above. Hydro seeding with temporary irrigation in combination with silt fences, fiber rolls, or straw matting will be utilized to prevent erosion. Retaining walls will be incorporated in the design with a maximum height of 8' and constructed of large gravity manufactured block. Visual mitigation will include revegetation and rounding of slopes.



**Figure 1 - Vicinity Map**



**Figure 2 - Zoning Map**

# SUN VALLEY MIDDLE SCHOOL SPECIAL USE PERMIT



Figure 3 - Slope Map



**Figure 4 - Site Photographs**





**Figure 5 - Site Photographs**



# SUN VALLEY MIDDLE SCHOOL SPECIAL USE PERMIT

## Special Use Permit Findings

Prior to approving an application for a special use permit, the Planning Commission, Board of Adjustment or a hearing examiner shall find that all of the following are true:

**a. Consistency – The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;**

The proposed project is in conformance with Washoe County Master Plan and the Spanish Springs Area Plan. Specific policies and standards include the following:

### Transportation

Goal Three: The regional and local transportation system in the Spanish Springs planning area will be a safe, efficient, multi-modal system providing significant connections to the greater region, and access to commercial services, public lands and employment opportunities in the community. The system will contribute to the preservation and implementation of the community character as described in the Spanish Springs Vision and Character Statement.

SS.3.6 Washoe County will support and be an advocate for new regional connections that provide alternatives to Pyramid Highway.

***Sun Valley Blvd. terminates at the property. The project has been designed to allow for the future extension of the roadway across the site.***

### Scenic/Recreational/Cultural Resources

Goal Four: Maintain open vistas of the surrounding ridges and more distant mountain ranges, and minimize the visual impact of hillside development.

Policies

SS.4.2 The Washoe County Departments of Community Development and Public Works will establish and oversee compliance with design standards for grading that minimize the visual impact of all residential and non-residential hillside development.

***Visual impacts have been mitigated using the retaining walls and landscape benches between the walls. The building has also been designed to screen the grading on the north side of the project. The building will physically screen views from the single family homes to the south and proposed grading on the north side of the property.***

SS.4.3 The grading design standards referred to in Policy SS.4.2 will, at a minimum, ensure that disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope,



## SUN VALLEY MIDDLE SCHOOL SPECIAL USE PERMIT

and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.

***The cut and fill slopes proposed on the site are designed using a maximum 3:1 ratio, with interception swales at the top of all slopes that will intercept drainage from above. Hydro seeding with temporary irrigation in combination with silt fences, fiber rolls, or straw matting will be utilized to prevent erosion. Retaining walls will be incorporated in the design with a maximum height of 8' and constructed of large gravity manufactured block. Visual mitigation will include revegetation and rounding of slopes.***

Goal Seven: The Spanish Springs planning area will contain an extensive system of parks and trails that provides the community and the region with a broad range of recreational opportunities; provides connections between major developments, recreational facilities, the Regional Trail System, public lands and schools; and contributes to the preservation and implementation of the community character.

SS.7.6 Access to existing trails will be protected and improved whenever possible.

During the process of development review, the Washoe County Departments of Community Development and Parks and Recreation will request dedication of property and/or easements when appropriate trail alignments have been identified that link significant nodes within the Spanish Springs planning area or connect existing trails.

***The BLM property is currently developed with a trailhead and used as public open space, under the BLM ownership. The proposed school will utilize approximately 25.5 acres of land, leaving the remaining portion of the property under BLM's ownership and continued use as public open space.***

Goal Fifteen: Water resources will be provided to residential and non-residential uses in a manner that implements and preserves the community character as described in the Spanish Springs Vision and Character Statement.

SS.15.1 Whenever applicable, all development within the Spanish Springs Suburban Character Management Area will connect to a community water service.

***The property is located within the boundaries of the Rural Character Management Area. Water service will be provided by the Sun Valley GID.***

Goal Sixteen: Wastewater treatment and disposal will be provided to residential and nonresidential uses in a manner that implements and preserves the community character as described in the Spanish Springs Vision and Character Statement.

Policies



## SUN VALLEY MIDDLE SCHOOL SPECIAL USE PERMIT

SS.16.1 Whenever applicable, all development within the Spanish Springs Suburban Character Management Area will connect to a community sewer service.

***The property is located within the boundaries of the Rural Character Management Area. Sewer service will be provided by the Sun Valley GID.***

**b. Improvements – Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;**

The school will tie into existing sewer and water line services provided through the Sun Valley GID. The proposed development incorporates grading design that allows for detention of storm water across the site. The full utility and roadway improvements will be part of the building permit package submitted to Washoe County for review. An internal driveway has been designed to provide circulation around the school that will mitigate traffic backing up during busy school drop off and pick up times.

**c. Site Suitability – The site is physically suitable for the type of development and for the intensity of development;**

The property has some topographic constraints that require the grading. However, the grading plan has been design to balance the site, resulting in minimal import and/or export.

**d. Issuance Not Detrimental – Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;**

Issuance of the permit will not be significantly detrimental to the public health, safety or welfare of the surrounding area. The property to the south is developed as single-family residential. The property to the north, east and west sides are used as public open space. The adjacent residential homes will continue to back up to open space and will not be directly impacted by the proposed development. The site has two points of access, which will continue to serve as access routes.



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**e. Effect on a Military Installation – Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.**

The proposed project has no effect on the location, purpose or mission of military installation. There are no military installations in the area.

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: Sun Valley Middle School Special Use Permit			
Project Description: Request for a special use permit for grading.			
Project Address: Located north of Donatello Drive in Sun Valley			
Project Area (acres or square feet): 80 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Located north of Donatello Drive at the terminus of Sun Valley Blvd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Section(s)/Township/Range:			
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address: Carson City, NV Zip: 89701		Address: Reno, NV Zip: 89521	
Phone: 775-885-6110 Fax:		Phone: 827-6111 Fax:	
Email:		Email: afuss@lumosinc.com	
Cell: Other:		Cell: 771-6408 Other:	
Contact Person: Byrant Smith		Contact Person: Angela Fuss	
<b>Applicant/Developer:</b> WCSD		<b>Other Persons to be Contacted:</b>	
Name: Pete Etchart		Name: Mike Boster	
Address: 14101 Old Virginia Road Reno, NV Zip: 89521		Address: 14101 Old Virginia Road Reno, NV Zip: 89521	
Phone: 775-789-3810 Fax:		Phone: 775789-3810 Fax:	
Email: petchart@washoeschools.net		Email: mboster@washoeschools.net	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person: Mike Boster	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Washoe County Treasurer  
Tammi Davis

Washoe County Treasurer  
P.O. Box 30039, Reno, NV 89520-3039  
ph: (775) 328-2510 fax: (775) 328-2500  
Email: tax@washoecounty.us

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
50801001	Active	6/15/2017 2:10:57 AM
<b>Current Owner:</b> UNITED STATES OF AMERICA  NONE RENO, NV 00000		<b>SITUS:</b> 0 SUN VALLEY BLVD WASHOE COUNTY NV
<b>Taxing District</b> 4000		<b>Geo CD:</b>
Legal Description		
SubdivisionName _UNSPECIFIED Township 20 Section 5 Lot Block Range 20		

**Tax Bill (Click on desired tax year for due dates and further details)**

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2016</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2014</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2013</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2012</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

**Important Payment Information**

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

**Pay Online**

No payment due for this account.

**\$0.00**

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

**Mailing Address:**  
P.O. Box 30039  
Reno, NV 89520-3039

**Overnight Address:**  
1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845



The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or [tax@washoecounty.us](mailto:tax@washoecounty.us)

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.







# United States Department of the Interior



BUREAU OF LAND MANAGEMENT  
Sierra Front Field Office  
5665 Morgan Mill Rd  
Carson City, NV 89701  
<http://www.blm.gov/nv>

**DEC 21 2016**

In Reply Refer To:  
NVN 094477  
2900 (NVC0200)

CERTIFIED MAIL: 7013 0600 0001 1527 3327 RETURN RECEIPT REQUESTED

## DECISION

Washoe County	:	
14101 Old Virginia Rd.	:	Recreation and Public Purpose
Reno, NV 89521	:	Lease

### Cost Recovery Category Determined

This will acknowledge receipt of a Recreation and Public Purpose Lease application filed by Washoe County, on November 27, 2015. Upon initial review of the proposal and resource information available within this office, we have determined that BLM will spend in excess of 50 work-hours to process the application. This places your application in Category 6 and requires that BLM recover the full reasonable costs for project-related work (43 CFR 2804.19). The method and procedures for payment of costs, in addition to a proposed Work Plan and Financial Plan are included in a required Cost Reimbursement Agreement (CRA).

Please review the document and if it meets with your approval, sign and date both copies and return to the address shown above within 15 days along with your remittance of \$42,400.00. Upon receipt of both signed documents and the financial remittance, an executed copy of the CRA will be issued, absent any issues. If you do not concur, submit your objections and recommendations for review and consideration within 15 days of receipt of this letter.

We assigned serial number NVN 094477 to your application. Please refer to that number in all future correspondence relating to this project.

This decision may be appealed to the Interior Board of Land Appeals, Office of the Secretary, in accordance with the regulations contained in 43 CFR, Part 4 and the enclosed Form 1842-1. If an appeal is taken, your notice of appeal must be filed in this office (at the above address) within 30 days from receipt of this decision. The appellant has the burden of showing that the decision appealed from is in error.

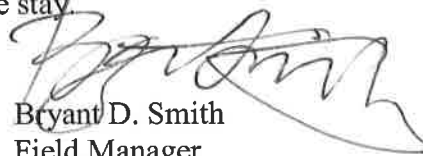
If you wish to file a petition pursuant to regulations at 43 CFR 2801.10 or 43 CFR 2881.10 for a stay of the effectiveness of this decision during the time that your appeal is being reviewed by

the Board, the petition for a stay must accompany your notice of appeal. A petition for a stay is required to show sufficient justification based on the standards listed below. Copies of the notice of appeal and petition for a stay must also be submitted to each party named in this decision and to the Interior Board of Land Appeals and to the appropriate Office of the Solicitor (see 43 CFR 4.413) at the same time the original documents are filed in this office. If you request a stay, you have the burden of proof to demonstrate that a stay should be granted.

Standards for Obtaining a Stay

Except as otherwise provided by law or other pertinent regulations, a petition for a stay of a decision pending appeal shall show sufficient justification based on the following standards:

- (1) The relative harm to the parties if the stay is granted or denied,
- (2) The likelihood of the appellant's success on the merits,
- (3) The likelihood of immediate and irreparable harm if the stay is not granted, and
- (4) Whether the public interest favors granting the stay.



Bryant D. Smith  
Field Manager  
Sierra Front Field Office

Enclosures



# United States Department of the Interior



BUREAU OF LAND MANAGEMENT  
Sierra Front Field Office  
5665 Morgan Mill Rd  
Carson City, NV 89701  
<http://www.blm.gov/nv>

In Reply Refer To:  
2700 (NVC0200)  
NVN 094477

**JAN 25 2016**

CERTIFIED MAIL 7015 0920 0001 9101 7258 - RETURN RECEIPT REQUESTED

Washoe County School District  
Capital Projects and Facility Management  
14101 Old Virginia Road  
Reno, Nevada 89521

Dear Mr. Boster,

On November 27, 2015, the Bureau of Land Management, Sierra Front Field Office (BLM) received Washoe County School District's Recreation and Public Purposes (R&PP) Act lease application and processing fee for the Sun Valley Middle School in the Northern Sun Valley area, Washoe County, Nevada. Your application has been assigned serial number NVN 094477. Please refer to that number in all future correspondence relating to this project.

In order to pursue this application under the R&PP Act, the regulations at 43 CFR 2741.4 require a complete application. (For detailed instructions on filing applications under the Act, please review the enclosed BLM R&PP Act (1996) publication). The following items would be required to process your application:

1. A certified copy of a resolution or other evidence authorizing the filing of the application and further authorizing the signing officer to execute the application (e.g. resolution by commissioner, a resolution by governing board, governing board minutes);
2. The anticipated expenditure for development, including source of funds to be used for development (*see* Illustration 3 in the R&PP Act publication);
3. A timetable for development (*see* Illustration 6 in the R&PP Act publication); and
4. A map showing the nature and location of all facilities (e.g. parking lots, sports fields, playgrounds, etc.) on public land, land ownership of the entire project, access routes, a scale, a legend, and a north arrow (*see* Illustrations 4 and 5 in the R&PP Act publication).

Please remit the requested information 90 days from receipt of this letter. If we have not received the information within the 90-day period, your application may be rejected.

As discussed in the pre-application meeting, the proposed location of your school involves public land identified in the *Nevada and Northern California Greater Sage-Grouse Approved Resource Management Plan Amendment* as habitat for the Greater Sage-Grouse. As you are aware, we are currently seeking guidance on implementing R&PP actions in Greater Sage-Grouse habitat. Once your application is complete, we will work with the BLM Nevada State Office to determine the appropriate course of action. This is the first application of its type that our office will be processing since the release of the sage grouse decisions. Please know that, as such, processing the application will likely require additional time.

If you need more time to respond to the above request or have any questions, please contact Shaina Shippen, Realty Specialist, at (775) 885-6110. Thank you for your attention in this matter.

Sincerely,



Byrant D. Smith  
Acting Field Manager  
Sierra Front Field Office

Enclosure

# 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 Washoe County School District (WCSD) is in the process of designing a new middle school located between northern Sun Valley and the Spanish Springs Valleys. The proposed site (APN 508-010-01) is located on part of a larger ±642 acre parcel owned by the BLM. A special use permit for grading is needed to develop the site.

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

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?

The intent is to balance the site and have minimal import and/or export. The additional non-structural material will be used within the slope and landscape areas to minimize any import or export of material, requiring hauling of material.

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

No. A middle school and accessory uses, including outdoor fields, requires a substantial area of land. While there are portions of the site with minimal slopes, the overall acreage needed to build the school makes it prohibitive to develop the site as a school without exceeding the grading thresholds required for a special use permit.

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.)

No. The site is currently used as open space by the BLM. There are existing dirt roads on the site, but otherwise, the site has not been disturbed.

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 refer to the attached grading plan maps.

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

Yes, the 25.5 acre site can be seen from the adjacent roadways of Sun Valley Blvd. and Donatello Drive to the south. The school building will be two stories, which will help to reduce the overall building footprint and disturbance. The site has been designed so that the school building will help to screen the grading on the north side of the property from the southern view, where the homes are located.

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)?

At this point in time, the proposed access only serves the future school. However, if in the future, Sun Valley Blvd. is extended, this would be the access to extend the road.

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 cut and fill slopes proposed on the site are designed using a maximum 3:1 ratio, with interception swales at the top of all slopes that will intercept drainage from above. Hydro seeding with temporary irrigation in combination with silt fences, fiber rolls, or straw matting will be utilized to prevent erosion.

11. Are you planning any berms?

Yes

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)?

Retaining walls will be incorporated in the design with a maximum height of 8' and constructed of large gravity manufactured block. Visual mitigation will include revegetation and rounding of slopes.

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

Visual impacts have been mitigated using the retaining walls and landscape benches between the walls. The building has also been designed to screen the grading on the north side of the project. The building will physically screen views from the single family homes to the south and proposed grading on the north side of the property.

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

There are approximately 100 Juniper trees measuring 6" in diameter that will be removed. A formal landscape plan will be submitted with the building permit.



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?

A standard dry land mix, either hand broadcast at 32 lbs./acre or drill seeded at 20 lbs./acre (PLS). If mulch is to be used, application rate of no less than 2,000 lbs/acre, applied hydraulically.

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

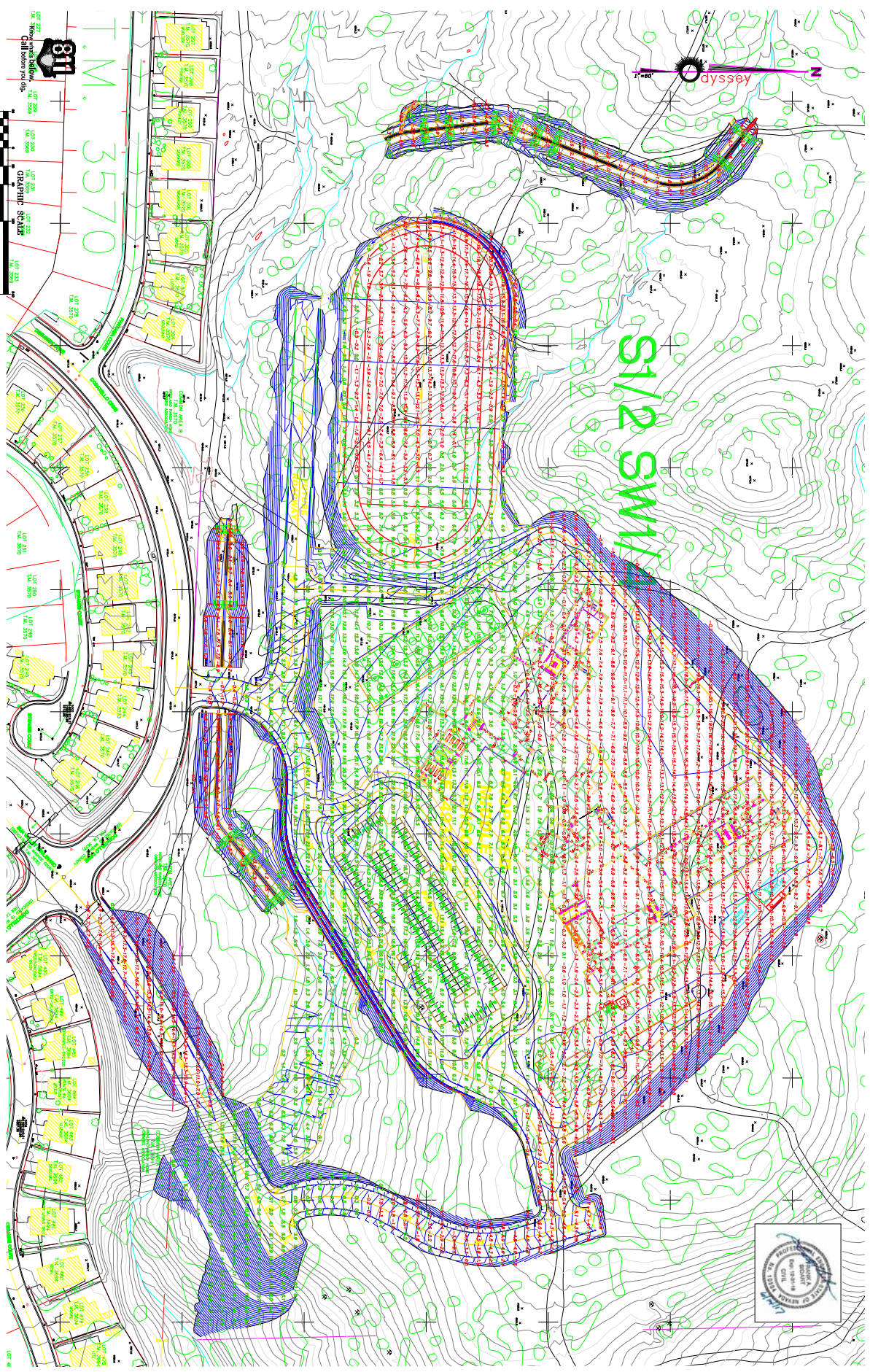
Yes, temporary irrigation will be used for revegetation.

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

No

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.

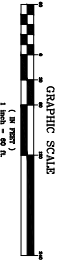
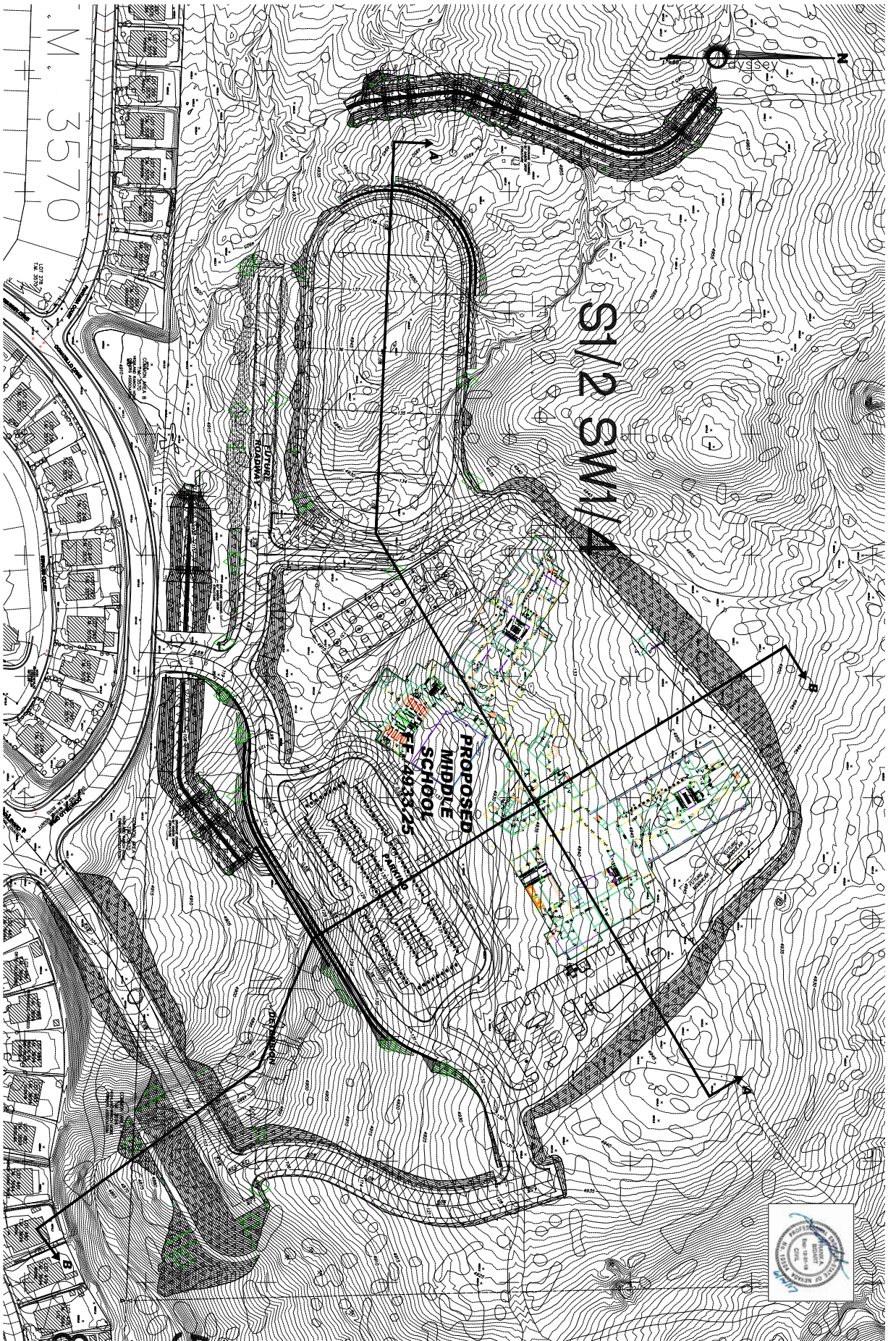


**Cut/Fill Summary**

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
DRAINAGE CHANNEL (1)	1.000	1.000	3842.16 Sq. Ft.	368.96 Cu. Yd.	0.83 Cu. Yd.	368.14 Cu. Yd.<CUT>
DRAINAGE CHANNEL 3 SLOPE (1)	1.000	1.000	21881.84 Sq. Ft.	2344.43 Cu. Yd.	3993.89 Cu. Yd.	1550.74 Cu. Yd.<CUT>
DRAINAGE CHANNEL 2 SLOPE (1)	1.000	1.000	14062.81 Sq. Ft.	2550.31 Cu. Yd.	1950.74 Cu. Yd.<CUT>	599.57 Cu. Yd.<CUT>
DRAINAGE CHANNELS (1)	1.000	1.000	42009.09 Sq. Ft.	1162.74 Cu. Yd.	1219.74 Cu. Yd.	57.50 Cu. Yd.<FILL>
DRAINAGE CHANNEL 2	1.000	1.000	1726.09 Sq. Ft.	446.18 Cu. Yd.	0.00 Cu. Yd.	446.18 Cu. Yd.<CUT>
Totals			85544.49 Sq. Ft.	7304.44 Cu. Yd.	1615.02 Cu. Yd.	5689.42 Cu. Yd.<CUT>

**Cut/Fill Summary**

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
CURB ASPHALT	1.000	1.000	14283.39 Sq. Ft.	1794.52 Cu. Yd.	3113.45 Cu. Yd.	1318.93 Cu. Yd.<FILL>
FINISH GRADE	1.000	1.000	89261.32 Sq. Ft.	1040.07 Cu. Yd.	5202.46 Cu. Yd.	4162.39 Cu. Yd.<FILL>
LANDSCAPE ASPHALT	1.000	1.000	24392.43 Sq. Ft.	0.00 Cu. Yd.	1111.42 Cu. Yd.	1111.42 Cu. Yd.<FILL>
LANDSCAPE ASPHALT	1.000	1.000	190271.49 Sq. Ft.	26881.46 Cu. Yd.	28107.97 Cu. Yd.	135.41 Cu. Yd.<FILL>
FINISH GRADE QUAN	1.000	1.000	14283.39 Sq. Ft.	7042.90 Cu. Yd.	3424.49 Cu. Yd.	3618.41 Cu. Yd.<FILL>
FINISH GRADE QUAN	1.000	1.000	141515.10 Sq. Ft.	9643.10 Cu. Yd.	29358.41 Cu. Yd.	14788.29 Cu. Yd.<FILL>
REINFORCED CONCRETE	1.000	1.000	141515.10 Sq. Ft.	3451.09 Cu. Yd.	1352.16 Cu. Yd.	2098.93 Cu. Yd.<FILL>
REINFORCED CONCRETE	1.000	1.000	141515.10 Sq. Ft.	43.65 Cu. Yd.	4232.22 Cu. Yd.	4188.57 Cu. Yd.<FILL>
Totals			102602.34 Sq. Ft.	13970.92 Cu. Yd.	16681.73 Cu. Yd.	705.60 Cu. Yd.<FILL>



**LEGEND:**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING ROADWAY
- PROPOSED ROADWAY
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- EXISTING UTILITY
- PROPOSED UTILITY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING CHAIN LINK FENCE
- PROPOSED CHAIN LINK FENCE

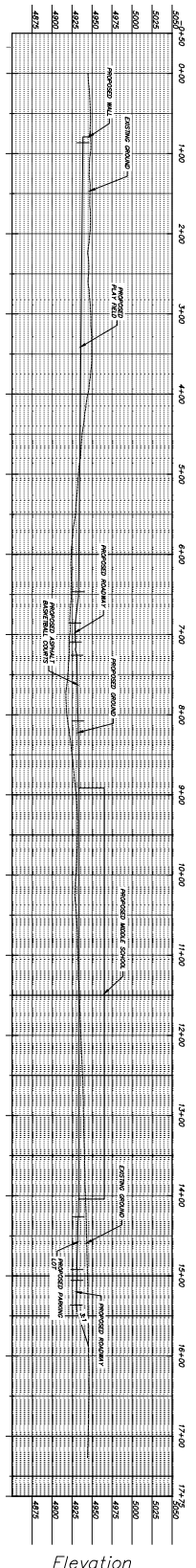


**dysse** ENGINEERING INCORPORATED  
 895 ROBERTA LANE, SUITE 104, SPANISH SPRING, NV 89431  
 (770) 358-3303 FAX (770) 254-2326  
 OFFICE: 800.888.8888  
 WWW.DYSSE.COM

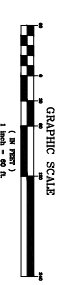
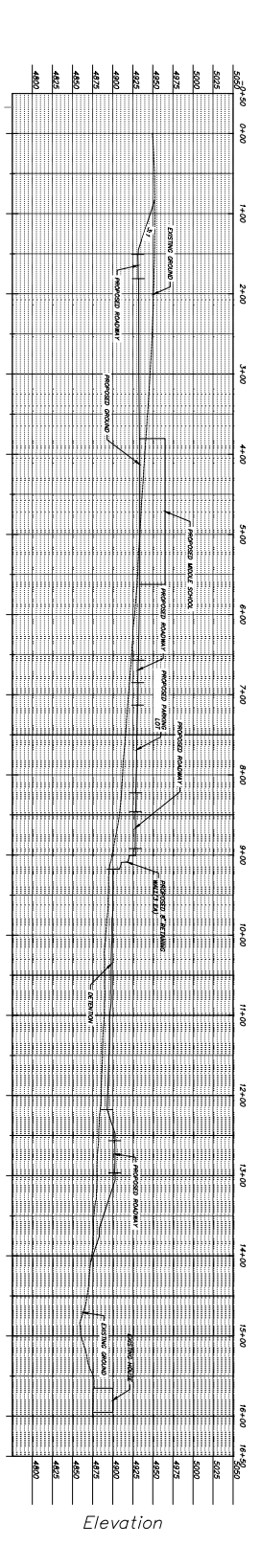
**WASHOE COUNTY SCHOOL DISTRICT**  
**SUN VALLEY SCHOOL**  
**PRELIMINARY GRADING**  
 WASHOE COUNTY, NEVADA

DATE:	REV.	DATE	DESCRIPTION	BY	APP'D
JUNE 2017					
DRAWN BY:				F.B.	
DESIGNED BY:				F.B.	
CHECKED BY:				F.B.	

PROFILE VIEW "SECTION A-A"  
 "SECTION A-A" -0+50.00 TO "SECTION A-A" 17+75.00

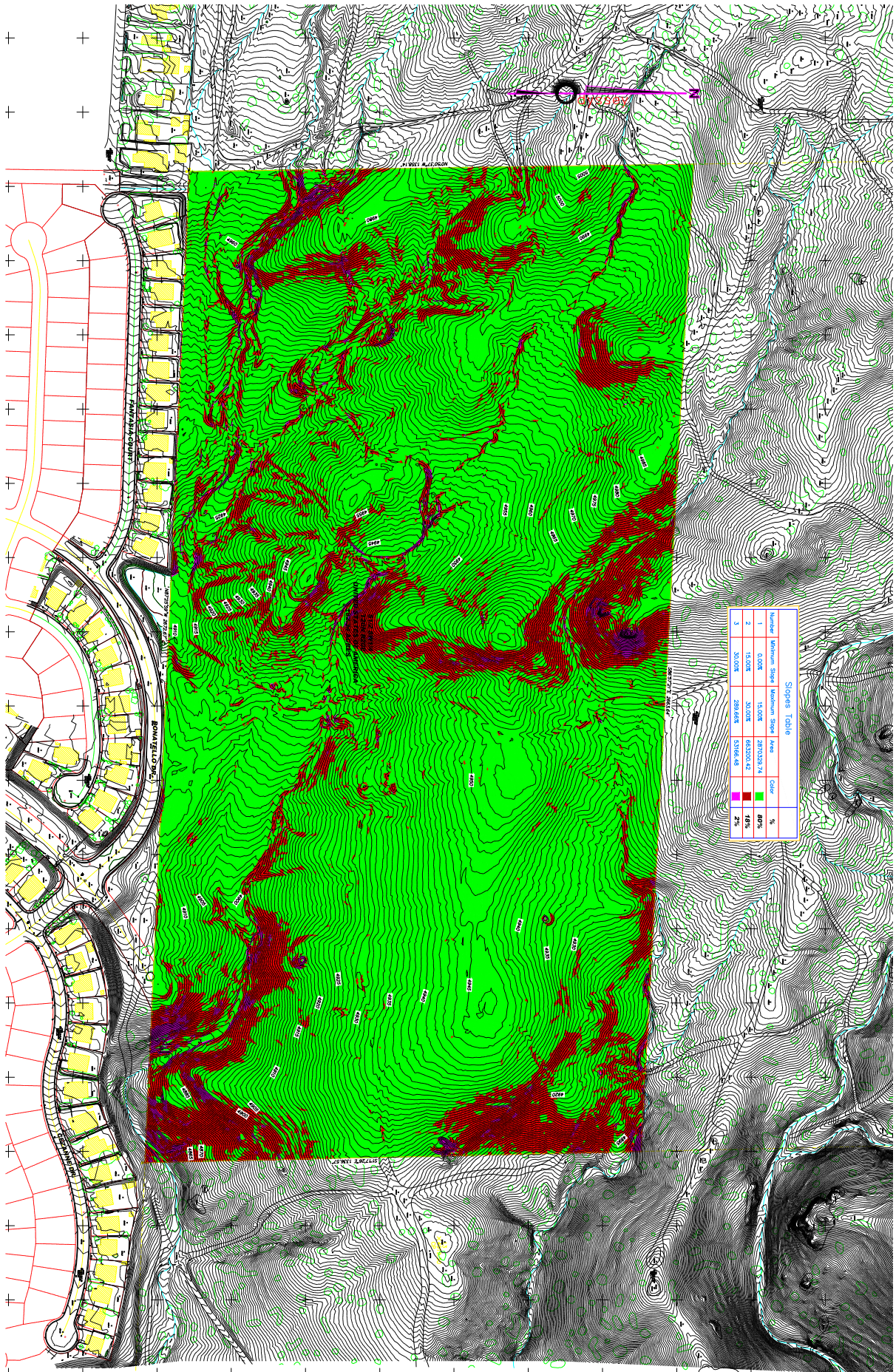
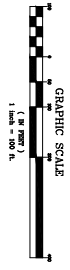


PROFILE VIEW "SECTION B-B"  
 "SECTION B-B" -0+50.00 TO "SECTION B-B" 16+50.00



14 WASHO SW. HALL, WASHO, NEVADA 89445

SHEET <b>CS-1</b> OF <b>1</b>	STATE HIGHWAY "A-93" VERTICAL ALIGNMENT	JOB NO. _____	895 ROBERTA LANE, SUITE 104, SPANISH SPRING, NV 89431 (775) 358-3303 FAX (775) 258-3329 6705 SHERIDAN BLVD. LAS VEGAS, NV 89145	<b>WASHOE COUNTY SCHOOL DISTRICT</b> <b>SUN VALLEY SCHOOL</b> <b>PRELIMINARY CROSS SECTION</b> WASHOE COUNTY, NEVADA		DATE: <b>JUNE 2012</b>	REV. DATE DESCRIPTION BY APP'D
				DRAWN BY: <b>F.B.</b>		CHECKED BY: <b>F.B.</b>	
				DESIGNED BY: <b>F.B.</b>		_____	
				_____		_____	



Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color	%
1	0.00%	15.00%	2071032.24	Green	40%
2	15.00%	30.00%	620202.42	Yellow	12%
3	30.00%	200.00%	571968.48	Red	10%



1  
1-S-1  
AS  
SHEET

YOUR BOSS  
SUN VALLEY  
SUN VALLEY  
SUN VALLEY  
SUN VALLEY

**dyssey** ENGINEERING INCORPORATED  
285 ROBERTA LANE, SUITE 104, SPANISH SPRINGS, NV 89431  
(702) 358-3303 FAX (702) 254-2328  
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WASHOE COUNTY SCHOOL DISTRICT  
SUN VALLEY MIDDLE SCHOOL  
SLOPE MAP  
WASHOE COUNTY, NEVADA

DATE: JUNE 2012  
DRAWN BY: F.B.  
DESIGNED BY: F.B.  
CHECKED BY: F.B.

REV.	DATE	DESCRIPTION	BY	APP'D