

**ADMINISTRATIVE PERMIT
AND SPECIAL USE PERMIT**

CHOCOLATE DRIVE

SUN VALLEY, NEVADA

APN: 502-250-09, 502-250-10

Prepared for:
Pedcor Investments, a Limited Liability Company
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Carmel, IN

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Reno, Nevada
January 2023
192233001
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INTRODUCTION

This narrative includes detail on the following:

- An **Administrative Permit** (“AP”) is required per Washoe County Development Code (WCDC) Table 110.302.05.1 for the proposed project Residential Use Type of Multi-Family and zoning of Medium Density Urban (MDU).
- A **Special Use Permit** (“SUP”) is required per WCDC Section 110.438.35 Major Grading Permit Thresholds. Specifically, 110.438.35.(a)(1)(i)(C), (1)(ii)(A), (2)(i)(C), and (2)(ii)(A). The project is proposing grading on slopes less than and greater than fifteen (15) percent, 25.13 acres of grading area across APN’s 502-250-09 and 502-250-10, and excavation of approximately 156,688 cubic yards.

The following modifications are also being requested as part of the special use permit:

- Grading of two to one (2:1) slopes for storm drainage detention areas as depicted in the grading plan
- Modification to Section 110.412.60(k)(4) Planting Standards Turf Area to reduce the required turf area to 21%
- Modification to Section 110.438.60 Setbacks (a) and (b) to allow grading within 2-feet of the setback for proposed Chocolate Drive improvements (future Washoe County Road)
- Modification to Section 110.438.45(c) for finish grading to vary from the natural slope by more than ten (10) feet in elevation

Approval of this administrative permit and special use permit are required to allow for a proposed project consisting of a low-income affordable multi-family residential development. This development is proposed to include twenty two-story apartment buildings (240 units) with a clubhouse and swimming pool, covered and garage parking spaces, mail kiosk, playground, and recreational amenities. Further information is provided in a narrative below which details the above special use permit modifications.

1. PROJECT LOCATION

The Chocolate Drive project site (the “Site”) is approximately 45.51± acres (APN 502-250-09) and is located in southwest Sun Valley at the western edge of a residential area generally comprised of single-family homes, approximately half a mile west of Sun Valley Blvd. Additionally, 2.75± acres of the western half of Chocolate Drive is included with this project. The APNs for the parcels are 502-250-09 and 502-250-10 (the “Parcels”). See Figure 1 – Vicinity Map for project location. The Parcels stretch north south along Chocolate Drive from W 2nd Ave to W 5th Ave and border Red Hill (Washoe County Open Space) to the west. The Site will be accessed via the following streets:

- Chocolate Drive
- Clear Acre Lane
- West 5th Ave
- Sun Valley Boulevard
- West 2nd Ave

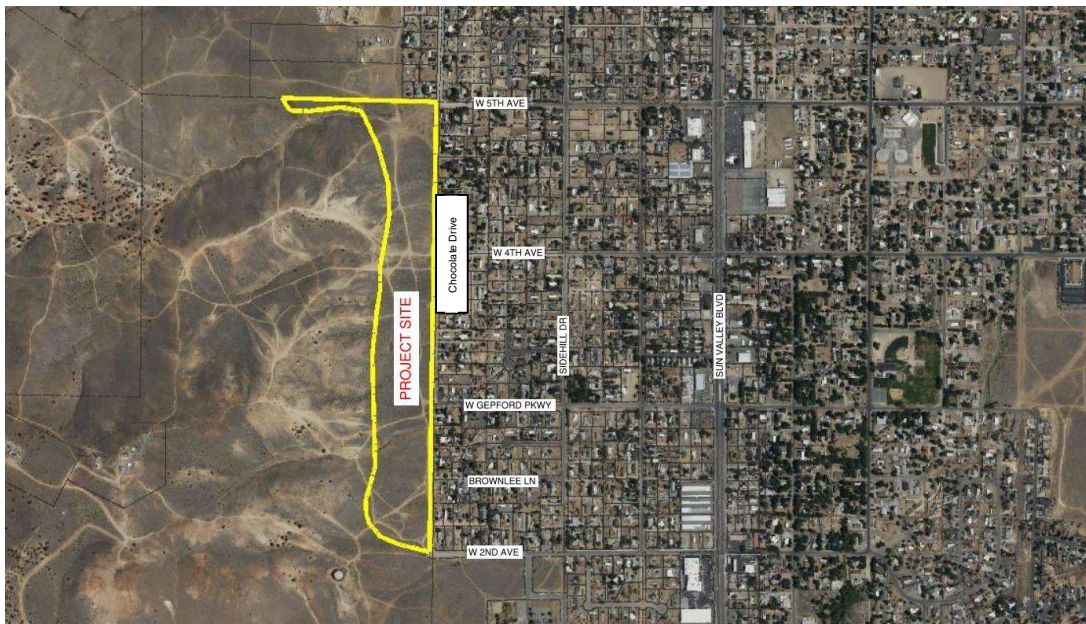


Figure 1 – Vicinity Map

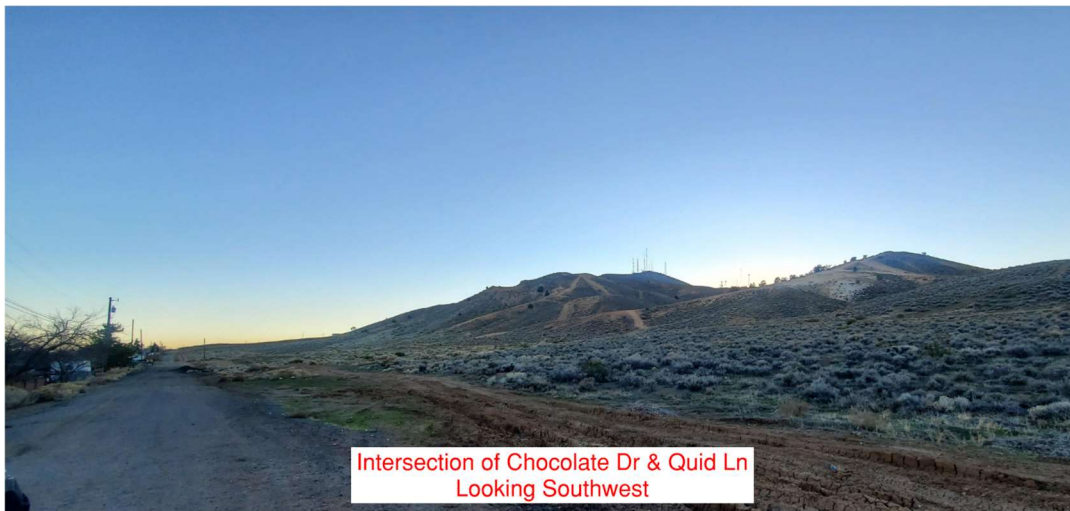
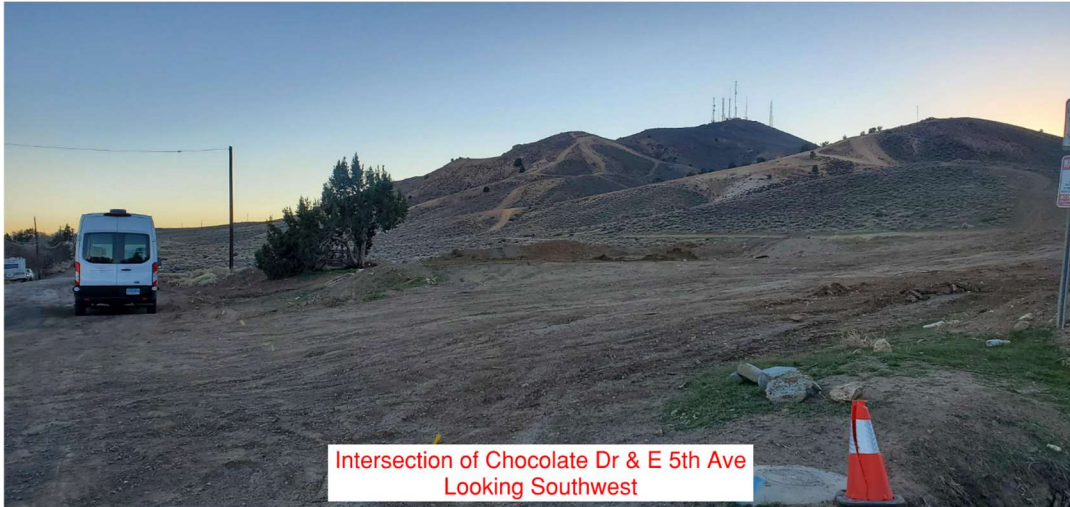
2. EXISTING CONDITIONS

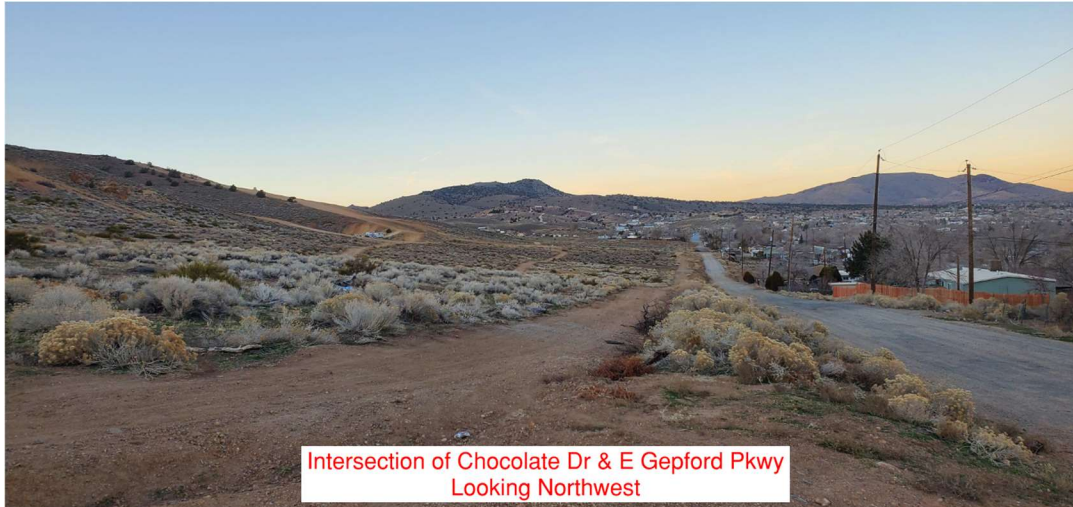
2.1. Site Information

The Parcel is currently vacant with some existing utilities (water, electric, and gas) and dirt roadways. See Figure 2 – for site photos and Appendix H for an Existing Conditions Exhibit and American Land Title Association (ALTA) Survey performed by MAPCA Surveys, Inc.

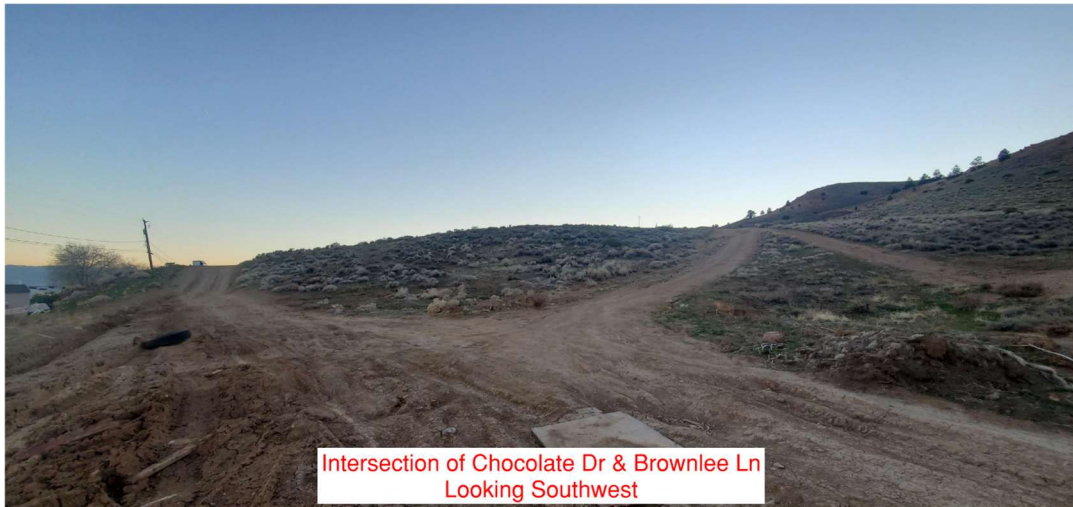
Parcel 502-250-09 is currently split-zoned and is comprised of 89% Medium Density Urban (MDU) and 11% Open Space (OS). Parcel 502-250-10 is currently zoned as general rural (GR).

The Site lies entirely in Zone X per FEMA Flood Map 32031C3033G dated March 16, 2009.

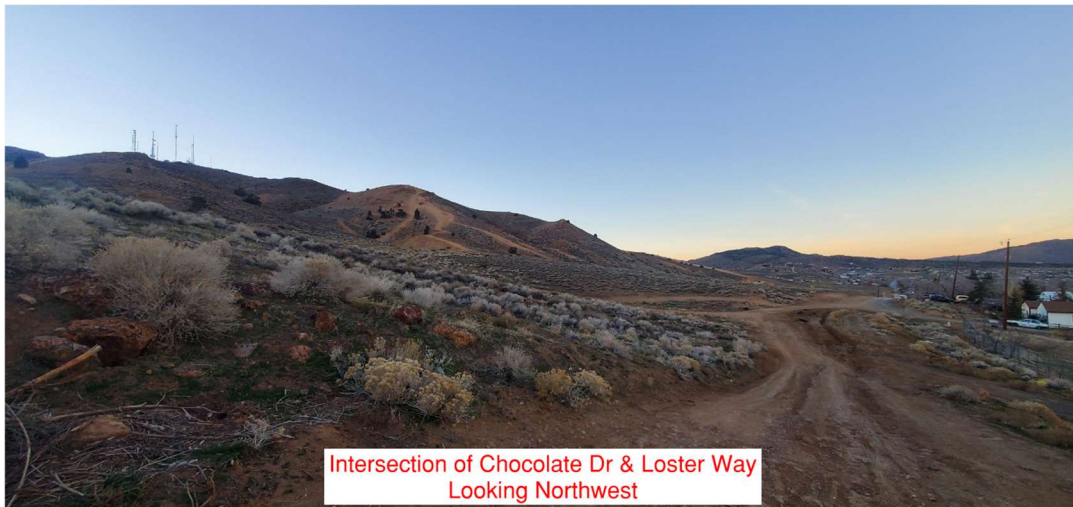




Intersection of Chocolate Dr & E Gepford Pkwy
Looking Northwest



Intersection of Chocolate Dr & Brownlee Ln
Looking Southwest



Intersection of Chocolate Dr & Loster Way
Looking Northwest



Figure 2 – Site Photos

2.2. Slopes and Topography

The existing site slopes from west to east from Red Hill to Chocolate Drive. The northern portion of the Site contains 0-15% slopes, while approximately 43%± (14.16 acres) of the steeper south portion of the Site is greater than 15% in slope. Per Washoe County Development Standards Section 110.424.05, the site is applicable to Hillside Development. A Slope Exhibit is included in Appendix F. Further information about the how the project responds to the Hillside Development requirements is provided in section 3.2 Hillside Development of this narrative.

2.3. Summary of Phase I Environmental Site Assessment

A Phase I Environmental Site Assessment (ESA) was performed by Arkose Environmental, Inc. for the Site and is included with this MPA and RZA submittal package. The results of the ESA as they pertain to the MPA and RZA are generally summarized as follows:

According to USGS Quadrangle 7.5-minute series topographic map, an ephemeral stream is depicted in a general west-east direction on the north portion of the Parcel. No other water conveyances are depicted on the Parcel. Upon further research, the ESA explains that the U.S. Fish and Wildlife Service National Wetlands Inventory map shows this ephemeral stream at the north end of the Parcel. According to the Environmental Protection Agency (EPA) an ephemeral stream is defined as the following: “An ephemeral stream has flowing water only during, and for a short duration after, precipitation events in a typical year. Ephemeral stream beds are located above the water table year-round. Groundwater is not a source of water for the stream. Runoff from rainfall is the primary source of water for stream flow.” This stream is not classified as a significant hydrologic resource per WDCD Article 418 and is not identified as a perennial stream.

The general surface topography of the Site is hillside (along the west boundary) and moderately sloping to the east. The soil throughout the Parcel is a mixture of Indian Creek sandy loam, Manogue cobbly clay, Surgem-Rock outcrop complex, Risley-Rock outcrop complex, Risley cobbly loam, and Zephan-Rock outcrop-Smallcone complex.

According to the ESA, an analysis of the National Register of Historic determined that there are no historical sites on or within a one-mile radius of the Parcel. The ESA also identified that there are no critical habitats, refuges, or fish hatcheries within the Parcel and there are no endangered species that would be affected by the development of the Site.

2.4. Geotechnical and Fault Studies

A geotechnical report was performed for the project by Geotechnical & Environmental Services, Inc. Native soils in the project area consist of clay, silt, and sand with varying amounts of gravel underlain by bedrock consisting of decomposed andesite. Groundwater was not encountered and liquefaction potential is low. Refer to Appendix P for the geotechnical report.

There are mountainous areas to the west and there are two active fault son the south and west side of the Parcel per the USGS Quaternary fault map. A seismic hazard investigation (fault study) was performed by Geotechnical & Environmental Services, Inc. which identified the locations of these faults. This study can be found in Appendix P. Washoe County Development Code requires a 10' setback from the fault line and should be shown on the final recorded map. A minimum setback of 50-feet has been recommended by the fault study, and proposed structures will be shown outside of this setback. The fault locations and setbacks are shown in Appendices H and J.

2.5. Washoe County Red Hill Master Plan

The Parcels that make up the project site were previously studied as part of the Washoe County Red Hill Master Plan, enclosed as Appendix G. The master plan includes investigation of cultural and historic resources, the public access interface, and existing biodiversity elements within the project site and the neighboring parcels.

The Red Hill Master Plan identifies altered andesite buckwheat (*erigonum robustum*) as the only plant of concern at Red Hill. Its habitat across Red Hill is shown in *Figure D: Locations of Altered Andesite Buckwheat, a rare plant found at Red Hill*, within Appendix G. The Nevada Division of Natural Heritage (NDNH) was contacted to identify the limits of the altered andesite buckwheat within the project vicinity. Geographic Information Systems (GIS) shapefile data was obtained from NDNH based upon the formal report *Current Knowledge and Conservation Status of Eriogonum robustum E. Greene (Polygonaceae)* by James D. Morefield. There is a small area of the project site which shows the boundary limits of the altered andesite buckwheat at the southern end of the Site. However, this limit is within the property line setback, within the Open Space split-zoning boundary, and distant from the proposed project limits. The proposed project will not adversely affect this identified plant species. The boundary limits of the altered andesite buckwheat are depicted in Appendix I and coordination with NDNH is provided in Appendix N.

The Red Hill Master Plan identifies a variety of areas with increased levels of biodiversity. The study defines areas of significant biodiversity as:

“For the purposes of the Red Hill Master Plan, biodiversity is a measure of the number of vegetative communities and species that are present in the region. [...] The vegetation communities that are included in this planning effort are defined by groups of plant communities that occur within areas that share common environmental traits, such as soils, climate, or other natural processes. These communities include both native vegetation communities and altered communities where development, fire or invasive species may have changed the landscape.”

All areas on Red Hill categorized with medium or higher levels of biodiversity which are depicted outside of the project boundary. These areas of significance are mapped in *Figure E: Biodiversity Map*, within Appendix G.

The Nevada Division of Natural Heritage (NDNH) and Nevada Department of Wildlife (NDOW) was contacted to identify any potential nesting sites within the project vicinity or on Red Hill. There were no current records identified of nesting sites within the project vicinity by NDNH. NDOW identified wildlife resource data within a 4-mile radius of the project boundary. However, this resource data

was not specifically analyzed within the immediate project boundary. Please refer to coordination on nesting sites with NDNH and NDOW in Appendix N.

3. PROPOSED PROJECT

3.1. Project summary

The project is a proposed multi-family apartment construction consisting of twenty two-story low-income affordable multi-family apartment buildings (240 units) with a clubhouse, swimming pool, covered parking spaces, garages, mail kiosk, playground, dog park, landscaping, and recreational amenities. The subject project parcel (APN 502-250-09) was approved for a master plan and regulatory zone amendment in 2022 under Case Numbers WMPA22-0003 and WRZA2-0003 (Chocolate Drive). The proposed apartment community will provide a high-quality affordable housing option for low-income residents of Washoe County.

The proposed affordable housing development has been awarded \$200,000 from the Washoe County HOME Consortium. The HOME funds issuance requires a Land Use Restriction Agreement (LURA) recorded on the land that would ensure restricted rents for a combined minimum of 30 years for this development.

3.1.1. Density

The subject property is zoned 89% Medium Density Urban (MDU), which allows for a maximum density of 21 DU/AC. A maximum number of units on the parcel (40.50± acres) is 850 units. A maximum of 240 units or proposed which conforms to the zoning allowance.

3.1.2. Buildings

There are three basic apartment building footprints that are proposed within the proposed community. All of the buildings have been designed to blend in the with natural grade by varying building heights, terracing of building pads, and utilizing some stepped foundations. Buildings are limited to 70 feet in height per Table 110.406.05.1 for MDU zoning. A maximum of a 32-foot building height is proposed which meets this requirement. Buildings are limited to a maximum of two stories in the Sun Valley Area Plan and are proposed to reflect this requirement. Refer to Appendix R for floor plans and elevations.

3.1.3. Access and Circulation

Chocolate Drive (located on APN's 592-250-09 and 502-250-010) is proposed as part of the project with future plans to dedicate this road to Washoe County. This new paved road will replace the existing dirt access in accordance with Washoe County standards and outlined by the Washoe County Engineering Department in Appendix Q. The road will be crowned with curb, gutter, and sidewalk (on west side) along the entirety of the proposed road. It is expected that this sidewalk will provide a safe route to school for not only the children living in the proposed apartment community, but also for children in the general vicinity that walk to Lois Allen Elementary School.

Proposed access to the site will be provided with a driveway on Chocolate Drive, south of W. Gepford parkway, and will direct traffic to 2nd Avenue and Sun Valley Boulevard. A secondary emergency access connection is proposed at the intersection of W. 5th Avenue and Chocolate Drive. Circulation will pass through the site with a fire truck turnaround at the northern end of the site. A traffic study was performed and can be found in Appendix R.

3.1.4. Landscaping

Landscaping is proposed throughout the project site per Washoe County standards to contain a variety of trees, shrubs, and amenity areas.

There is a total of 17.15 acres of proposed disturbance area within the project limits. A minimum of 20% of the disturbance area (3.43 acres) is required to be landscaped. The proposed landscape area is estimated to be 6.94 acres or 41% of the disturbance area, which exceeds this requirement.

Common open space requirements were calculated based on 200 square feet per unit and a unit total of 240 resulting in an open space of 48,000 square feet required. The current proposed plan includes 50,258 square feet of common open space which exceeds this requirement. Common open space amenities include swimming pool, courtyards, large lawn areas, and playground.

3.1.5. Parking

Article 410 of the Washoe County Development Code (WCDC) identifies the parking requirements for multi-family to be “1.6 for 1-bedroom units, 2.1 for 2-bedroom and larger units; 1 of which must be in an enclosed garage or carport.” Following is a table identifying the unit count per bedroom size and the parking requirement associated with each unit size and the total requirement.

Unit Size (Bedrooms)	Number of Units	Req. Parking Ratio	Parking Required
One-Bedroom Units	72	1.6 per Unit	115.2
Two-Bedroom units	120	2.1 per Unit	252
Three-Bedroom units	48	2.1 per Unit	100.8
Totals	240		468

Parking requirements were calculated per WCDC Table 110.410.10.1 which led to 468 spaces being required including 204 carports or garages. Additionally, Table 11.410.15.1 requires 9 of those spaces to be accessible with a minimum of 1 van accessible space. A total of 470 parking spaces are proposed which will include 36 garages and 204 carports. In addition, 28 accessible spaces are included with 18 designated as van accessible.

3.1.6. Signage

A monument sign will be provided at the entry with the property name. The approximate location of the monument sign can be seen on the preliminary site and signage plan in Appendix R. The signage plan will conform to Article 505 of the Washoe County Code and will require a separate signage permit prior to construction.

3.1.7. Lighting

Community lighting will be provided for site safety, walkway, and parking visibility. Light fixtures of a maximum 12 feet in height are proposed. No spillover of light is proposed over the property line. A lighting and photometric plan is provided in Appendix R.

3.1.8. Amenities

The proposed community will contain a clubhouse, pool, dog park, turf areas, mail kiosk, and a playground lot for children who live within the community. The clubhouse will function as the leasing office and community meeting spot and is located on the site plan near the Site entrance. Building elevations and floorplans for the clubhouse are provided in Appendix R with the architectural elevations for the apartment buildings.

3.1.9. Public Facilities and Infrastructures

Schools - The property elementary zoning is for Sun Valley Elementary Schools. Middle and high school zoning is for Desert Skies Middle School and Hug High School.

Fire Station - The nearest fire station serving the site is approximately 1.6 miles from to the north (Truckee Meadows Fire Station #45 located at 110 Quartz Avenue in Sun Valley).

Parks - The property is located approximately 1 mile south of the Sun Valley community park and adjacent to Washoe County Open Space (Red Hill).

Library - The property is located approximately 2 miles from the Sun Valley Little Free Library.

Water and Sewer Service – Water and sewer service will be provided by the Sun Valley General Improvement District (SVGID). A preliminary capacity study has been completed by the SVGID and is provided in Appendix O.

3.2. Hillside Development

The proposed development is classified as Hillside Development by Article 424 as twenty percent of the Site is in excess of fifteen percent in slope. The following specifies how Hillside Development requirements will be met.

3.2.1. Purpose

The proposed development is designed to meet the requirements outlined in Section 110.424.00 as outlined by the following responses in **bold**:

- (a) Minimizing use of slopes subject to instability, erosion, landslide, flood hazards or drainage problems;
The proposed development will limit disturbance on steeper slopes on the project site (located south) and concentrate development to the northern end of the site. Existing drainage areas have been avoided in proposed grading. Please refer to slope analysis in Appendix F and grading plans in Appendix J for more detail.
- (b) Minimizing the careless alteration of and disruption to the natural topography and landscape;
The proposed design will incorporate mature landscaping in accordance with Washoe County standards and will limit disruption to the natural topography in grading. Use of retaining walls, a limited disturbance area, and drainage improvements will complement the existing terrain.
- (c) Providing safe and adequate vehicular and pedestrian access to and within hillside areas, including emergency access;
Vehicular and pedestrian access will be provided along a proposed paved Chocolate Drive that will accommodate safer emergency access, utility access, and access to the proposed development. A sidewalk system will be provided along Chocolate Drive and throughout the development for the community. A proposed easement for Washoe County Regional Parks and Open Space is provided for future connection to Red Hill at the northern end of the project site.
- (d) Establishing stormwater runoff and erosion control techniques to minimize adverse water quality impacts resulting from non-point runoff;
There will be significant improvements to existing drainage patterns on-site and to downstream properties with the proposed design. The proposed design utilizes erosion

control best management practices (BMP's) and will minimize water quality impacts from non-point runoff. Please refer to site and grading plans in Appendix J.

- (e) Encouraging innovative grading techniques and building design which respond to the hillside terrain and natural contours of the land;
The proposed design is in conformance with the site development and grading standards in Section 110.424.30 and 110.424.35. Building pads and heights will be varied to complement the existing slopes of the terrain.
- (f) Minimizing impacts on existing trees and vegetation which reduce erosion, stabilize steep hillsides, enhance visual quality, protect water quality and preserve critical watershed recharge areas;
Existing vegetation will be limited in impact and where necessary be replaced by similar type landscaping. Landscaping, limited grading, and erosion control measures are proposed in accordance with Washoe County standards. Refer to the site and grading plans in Appendix J for more detail.
- (g) Encouraging the transfer of density to avoid hazardous areas and to protect environmentally sensitive and open space areas; and
Density of the development is limited the flatter slope areas at the northern end of the site as much as possible. Environmentally sensitive areas and open space areas have been avoided with the proposed design with a buffer of any proposed grading from these areas. Refer to slope analysis in Appendix F and buildable area map in Appendix I.
- (h) Minimizing impacts on prominent ridgelines, significant viewsheds, canyons and visually prominent rock outcroppings which reflect the visual value and scenic character of hillside areas.
The proposed design will not impact any ridgelines, significant viewsheds, canyons or prominent rock outcroppings. Please refer to viewshed analysis in Appendix M.

3.2.2. Constraint and Mitigation Analysis

Constraints of the project site include fault areas, altered andesite buckwheat plant species, minor drainageways, existing stormwater, and steep topography. These constraints are identified on the developable area map in Appendix I and site plan in Appendix J.

The proposed development is shown to avoid existing faults with buildings placed distant from the 50' setbacks. Chocolate Drive is proposed through one fault line to the south of the project area. However, roadways, utilities, and parking areas are permitted through these fault areas as recommended by the seismic hazard investigation in Appendix P.

The altered andesite buckwheat plant species will be avoided by the proposed development. Refer to Section 2.5 of this narrative for more detail. Buildings and site grading are shown distant from this protected plant species.

Grading is proposed outside of the minor drainageways to allow existing stormwater to flow along existing drainage patterns. Grading for the proposed development has been designed to complement the existing terrain. The proposed development will be graded into the existing slopes with retaining walls on the west end of the site. This results in a limited disturbance area located away from steep slopes and fault zones.

Stormwater drainage patterns will improve the existing drainage conditions which flow into the nearby residential area to the east. A series of four separate detention basins will collect runoff to reduce

peak flow of existing and proposed stormwater which will significantly improve drainage issues in the area. A channel is proposed at the north end of the site to better direct to 5th Avenue and around the proposed development (where it currently channelizes). This channel will prevent stormwater from currently entering the surrounding neighborhood and be sized to prevent stormwater from being directed to proposed buildings.

3.2.3. Site Development Standards

The proposed development has been designed to encourage compatibility with the existing hillside. The proposed design is in conformance with the requirements outlined in Article 424 Hillside Development Section 110.424.15(a)(1-9) and Section 110.424.30. Buildings are proposed to be setback from the property line to retain views of the sounding Red Hill open space area. Existing disturbed areas to the north end of the project site have been utilized for building placement to the extent possible. Building pads and heights are varied to complement the existing slopes of the terrain. Buildings are proposed to be a maximum of two-stories in height and in some areas will be shorter than the retaining walls on the west end of the Site. Decks and small patios will be utilized to limit the amount of grading. A stepped foundation building will be utilized at the northern end of the site to blend into the existing terrain. Retaining walls are separated by horizontally by a distance of 10 feet a maximum height of 10 feet. Landscaping will be provided at each retaining wall bench/tier in accordance with Washoe County Standards. An open space area (shown as an easement) is proposed for Washoe County Regional Parks and Open Space for a future trailhead to Red Hill to complement compatible uses.

3.2.4. Application Requirements

The following has been provided to supplement the hillside grading requirements:

- Slope Analysis Appendix F
- Developable Area Map Appendix I
- Proposed Site and Grading Plans Appendix J
- Cut and Fill Analysis Appendix K
- Proposed Cross Sections Appendix L
- Viewshed Analysis Appendix M
- Preliminary Geotechnical Report and Fault Study Appendix P
- Supplemental Administrative and Special Use Permit Documents Appendix R

3.3. Special Use Permit Request

The proposed project requests the following special use permit modifications:

The proposed development will be graded in a manner to prevent scarring of hillside and limit disturbance area. To allow for this, a modification is being requested to utilize grading of two to one (2:1) slopes for storm drainage detention areas as depicted in the grading plan in Appendix J. The 2:1 slopes are proposed outside the top basin elevation (outside of the stormwater storage area). As specified in WCD Section 110.438.45(a) "Grading shall not result in slopes in excess of, or steeper than, three horizontal to one vertical (3:1) except as provided below...(1) Storm drainage improvements." According to this Section, the request to allow two to one (2:1) slopes could be allowed for the storm drainage detention basin areas.

The applicant requests a waiver to Section 110.412.60(k)(4) Planting Standards Turf Area to reduce the required landscape turf area to 21%. According to the Washoe County landscape requirement, 50% of the site required landscape should be provided as turf. The existing and proposed slopes on the Site limit the amount of functional landscape areas where practical turf areas may be provided. Additionally, the requirement appears to counter to the need to conserve water in Washoe County's high desert climate. The proposed development seeks to limit turf areas to practical areas near amenities and buildings to promote responsible use of water and compatible planting in the area. It should be noted that other land uses are constrained to provide the 50% requirement of turf area. It is requested that a resource efficient consideration be provided to this project. Please refer to the landscape plan in Appendix R for more detail.

A modification to Section 110.438.60 Setbacks (a) and (b) is requested to allow grading within 2-feet of the setback for proposed Chocolate Drive improvements (future Washoe County road). Chocolate Drive is a proposed road from 2nd Ave to 5th Ave which the development to the west and the existing residential area to the east will have access from. There existing a 30-foot-wide Parcel 502-250-10 (developers parcel) that is currently one-half of the Chocolate Drive Road. The proposed Chocolate Drive will be aligned to include grading within this parcel for road purposes only and is planned for future dedication to Washoe County as right-of-way. Driveways to eighteen (18) residences and curb returns at major intersections will be provided along Chocolate Drive as required by the Washoe County Engineering Department. The Engineering Department requirements and site plan can be found in Appendix J and Q. Due to these requirements of the road section, driveways, and curb returns, grading within 2-feet of the grading setback will be necessary. It is requested that the proposed Chocolate Drive will be allowed to grade within this setback in order to meet these requirements and locate the infrastructure. Refer to grading plans in Appendix J for more detail.

A modification to Section 110.438.45(c) is requested to allow for finish grading to vary from the natural slope by more than ten (10) feet in elevation. The proposed design will result in cuts greater than 10 feet at the southern end of Chocolate Drive, at some detention basins, and along the western edge of the project site where retaining walls are proposed. Areas of fills greater than 10 feet will be limited to the east side of the project site adjacent to buildings. The proposed design seeks to complement the existing terrain to the greatest extent possible and limit grading to a smaller area of disturbance within the property. Refer to cut fill analysis exhibit in Appendix K for more detail.

3.4. Administrative Permit Findings

Section 110.810.30 -- Findings. Prior to approving an application for an administrative permit, the 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 administrative permit has been prepared to meet the design requirements set forth under the Washoe County Master Plan and Development Code. The subject property is contained within the Sun Valley Area Plan Suburban Character Management Area and the proposed development meets the applicable policies and findings. The low-income affordable multi-family residential development will be a significant benefit to the surrounding Washoe County community and satisfy a recognized need for low-income housing. The following are policies from the Washoe County Master Plan and Sun Valley Area Plans satisfied by the proposed development.

Washoe County Master Plan Housing Element

Goal One: Remove Regulatory Barriers to increase the availability of affordable and workforce housing for all.

Policy 1.1: Allow for more flexibility in the zoning, building, and land use regulations to enable affordable housing units to be built throughout the community.

Policy 1.3: Streamline and expedite processing for residential developments.

Policy 1.5: Encourage development at higher densities where appropriate.

Policy 3.5: Promote development of affordable housing near services, transportation routes, schools, jobs, and child care by establishing mixed-use districts and higher density areas.

Policy 3.6: Promote mixed-use development that includes housing units affordable to lower income households.

Program 1.5: The County will utilize its higher density zoning designations to allow for the most efficient use of land that has infrastructure in place or where the installation of infrastructure is planned. The County will consider installing minimum density requirements in mixed-use and/or high-density areas.

Policy 2.1: Encourage neighborhood revitalization in existing areas through housing rehabilitation for both renter- and owner-occupied units with special attention on the Sun Valley region.

Policy 3.4: Promote affordable and workforce housing in secondary transit-oriented development (TOD) corridors.

Policy 3.5: Promote development of affordable housing near services, transportation routes, schools, jobs, and childcare by establishing mixed-use districts and higher density areas.

LUT.3.1 Require timely, orderly, and fiscally responsible growth that is directed to existing suburban character management areas (SCMAs) within the Area Plans as well as to growth areas delineated within the Truckee Meadows Service Area (TMSA).

LUT.3.2 In order to provide a sufficient supply of developable land to meet the needs of the population, Area Plans shall establish growth policies that provide for a sufficient supply of developable land throughout the planning horizon of the next 20 years, with considerations to phase future growth and development based on the carrying capacity of the infrastructure and environment.

LUT.3.5 Area Plans shall identify adequate land, in locations that support the regional form and pattern, for the residential, commercial, civic, and industrial development needs for the next 20 years, taking into account land use potential within the cities and existing incorporated centers, existing vacant lots, and resource and infrastructure constraints.

LUT.4.1 Maintain a balanced distribution of land use patterns to: a. Provide opportunities for a variety of land uses, facilities and services that serve present and future population; b. Promote integrated communities with opportunities for employment, housing, schools, park civic facilities, and services essential to the daily life of the residents; and c. Allow housing opportunities for a broad socio-economic population.

LUT.4.3 Encourage suburban developments to provide a mix of residential densities and housing types near retail/commercial.

LUT.5.3 New development shall not reduce the quality of service for existing residents and businesses nor reduce the ability of public agencies to provide quality service.

LUT.17.3 A variety of dwelling units such as houses, townhouses, and apartments are all encouraged.

LUT.18.5 Promote the development of walkable communities that meet the daily needs of their residents and reduce the need for automobile trips.

LUT.23.1 Assess all development individually and cumulatively for potential impact upon the natural resources of the specific area of Washoe County.

PSF.3.7 Develop regulations for runoff discharge, point of runoff discharge, and size and maintenance of drainage structures and facilities.

PSF.3.8 Control stormwater runoff from new developments to:

- A. Prevent siltation and pollution of lakes, rivers and streams.
- B. Prevent erosion, flooding and other surface water damage.
- C. *Prevent increases in downstream peak flows.*
- D. *Preserve and enhance the region's water resources.*

SUN.1.3 The following Regulatory Zones are permitted within the Sun Valley Suburban Character Management Area:

- e. Medium Density Urban (MDU – Twenty-one units per acre).

SUN.1.10 The Washoe County Capital Improvements Program shall identify needed sidewalk and open drainage structure improvements (location, costs and funding) based on a study conducted by the County and the Sun Valley General Improvement District.

SUN.10.1 Whenever applicable, all development within the Sun Valley Suburban Character Management Area and the Downtown Character Management Area will connect to a community water service.

SUN.12.1 Whenever applicable, all development within the Sun Valley Suburban Character Management Area and the Downtown Character Management Area will connect to a community sewer service.

b) Improvements. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been or will be 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 subject property proposes a paved Chocolate Drive where public utilities exist and will be upgraded in accordance with the SVGID preliminary capacity study in Appendix O.

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

The subject parcel is located close to an existing school site with existing SFR developments to the east and north. The site presents a paved Chocolate Drive, open space recreational access, and affordable housing. The project site is just over less than a quarter mile from Sun Valley Boulevard. Furthermore, residents with children will benefit from their ease of access to Lois Allen Elementary School, which is located immediately to the west of the subject property. All of these proximity positives are identified within the Washoe County Master Plan as requirements for the location of higher density and affordable housing.

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 administrative permit for the proposed development will not be adverse to the public health, safety, and welfare. It will not impact adjacent properties in a detrimental manner or be detrimental to the surrounding community. This multi-family project will complement existing use and proposes improvements for public trail access, low-income housing, and infrastructure that will benefit the surrounding community.

e) Effect on a Military Installation. If a military installation is required to be noticed pursuant to this article, the effect of the issuance of the permit will not be detrimental to the location, purpose and mission of the military installation.

Response: There are no military installations in proximity to the project site.

3.5. Special Use Permit Findings

1. Consistency. The granting of the special use permit is consistent with the policies and maps of the comprehensive plan elements and the Area plan in which the project is located.

The Chocolate Drive proposed project is consistent with the Washoe County Master Plan, Sun Valley Area Plan, and Washoe County Land Development Code standards. The Washoe County and Sun Valley Area plans support affordable housing development, and this project will contribute to the diverse housing options available in the area.

2. Adequate Public Facilities. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities must exist or will be provided.

Public facilities including water and sewer are available from the SVGID as outlined in the capacity study they have provided in Appendix O. Roadway improvements are proposed to be upgraded along Chocolate Drive and will promote safe access to the development. Drainage issues with the project site and surrounding residential area

will be greatly reduced with the addition of several detention basins, adequate storm drainage conveyance systems, and street drainage infrastructure.

3. Site Sustainability. The site must be physically suitable for the proposed use and for the intensity of development.

The site is physically suitable for the proposed use and intensity of development. The parcel (APN 502-250-09) is subject to Hillside Development requirements, however proposed design is intended to complement the existing terrain in building design, grading, and landscaping. Development will be limited to approximately two-thirds of the parcel and avoid areas of constraint such as faults, plant species, drainageways, or steep slopes.

4. Issuance not Detrimental. Issuance of the permit may not be significantly detrimental to the public health, safety or welfare; have a detrimental impact on adjacent properties; or be detrimental to the character of the surrounding area.

Issuance of the special use permit for the proposed development will not be adverse to the public health, safety, and welfare. It will not impact adjacent properties in a detrimental manner or be detrimental to the surrounding community. This multi-family project will complement existing use and proposes improvements for public trail access, low-income housing, and infrastructure that will benefit the surrounding community.

APPENDIX A
WASHOE COUNTY DEVELOPMENT APPLICATION

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.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

APPENDIX C
ADMINISTRATIVE PERMIT APPLICATION

Administrative Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the type of project or use being requested?

The project is a proposed multi-family affordable housing apartment complex that will consist of 20 2-story buildings (240 units) with site amenities. The project will also consist of bringing the existing Chocolate Drive dirt road up to County standards. The development will have primary access via 2nd Ave and emergency access on 5th Ave. Please refer to detailed project narrative for more information.

2. What section of the Washoe County code requires the Administrative permit required?

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

4. 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?

There will be sewer, water, storm drainage and basins, parking areas, 20 apartment buildings, a clubhouse and pool, as well as additional site amenities. Road improvements will be limited to Chocolate Drive and a portion of 5th avenue. Construction is anticipated to begin in late summer of 2023 and with anticipated completion by 2026.

5. Is there a phasing schedule for the construction and completion of the project?

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

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

The project will bring affordable housing to the Sun Valley/Washoe County area and bring Chocolate Drive to County Standards, which will increase traffic safety, decrease dust, aid emergency response times and utility services access. The development will clean up and discourage dumping on the site and Red Hill. The project plans to significantly improve the current storm drainage patterns which do negatively impact nearby parcels. The development will also improve traffic service at the 2nd Ave and Sun Valley Blvd intersection - please refer to the Traffic Report for more detail.

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

The developed area will be limited to approximately two-thirds of the existing site. We are working with Washoe County Parks and Open Space to provide a public space for trailhead and open space access. While the development will increase traffic, the project will be improving the traffic at the intersection of 2nd Ave and Sun Valley Blvd. In order to minimize the development traffic through the area, project access will be south of Gepford Parkway to encourage residents to use the paved 2nd Ave instead of through the existing neighborhood. Though there were neighborhood concerns about existing storm drainage runoff, the project proposes to improve the current storm drainage patterns.

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

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

Parking is indicated on the site plan. There are 468 spaces including 240 carports/garages spaces required. The project proposes 470 spaces, including 36 garages, 204 carports, and 28 accessible spaces.

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

--

12. 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.)

--

13. 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 type="checkbox"/> No
------------------------------	-----------------------------

14. Utilities:

a. Sewer Service	
b. Water Service	

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:

c. Permit #		acre-feet per year	
d. Certificate #		acre-feet per year	
e. Surface Claim #		acre-feet per year	
f. 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):

--

APPENDIX D
SPECIAL USE PERMIT APPLICATION

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

The project requests an Special Use Permit for major grading and includes modifications. The project is proposing grading on slopes less than and greater than fifteen (15) percent, 25.13 acres of grading area across APN's 502-250-09 and 502-250-10, and excavation of approximately 156,688 cubic yards. Please refer to detailed narrative for specific project request.

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.)

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

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?

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

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

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.

Parking is indicated on the site plan. There are 468 spaces including 240 carports/garages spaces required. The project proposes 470 spaces, including 36 garages, 204 carports, and 28 accessible spaces. The landscaping plan is included in the submittal and will be some lawn areas and some drought resistant plants. A signage and lighting plan are included with the submittal detailing this design. The location of signs and lights is shown on the site and lighting plans.

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 type="checkbox"/> No
------------------------------	-----------------------------

9. Utilities:

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

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 #		acre-feet per year	
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).

--

10. Community Services (provided and nearest facility):

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

**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?

156,688 cubic yards of material is proposed to be excavated. There will be 43,512 cubic yards of fill on site.

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

There is approximately 1,095,000 square feet (25.13 acres) of combined disturbance across APN 502-250-09 and 502-250-10.

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.)

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?

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)?

The site does slope and retaining walls will be required. The maximum retaining wall height will be 10 feet in height with a 10-foot tier between each wall. The construction of the retaining wall will be a pile wall or mechanically stabilized earth made of concrete, timber, or steel.

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

Site grading is proposed to slope along the existing terrain to limit visual impact. Mature landscaping, fencing, retaining walls, and proposed buildings will screen disturbance areas. Please refer to detailed narrative for specific grading details and viewshed analysis.

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

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?

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

--

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

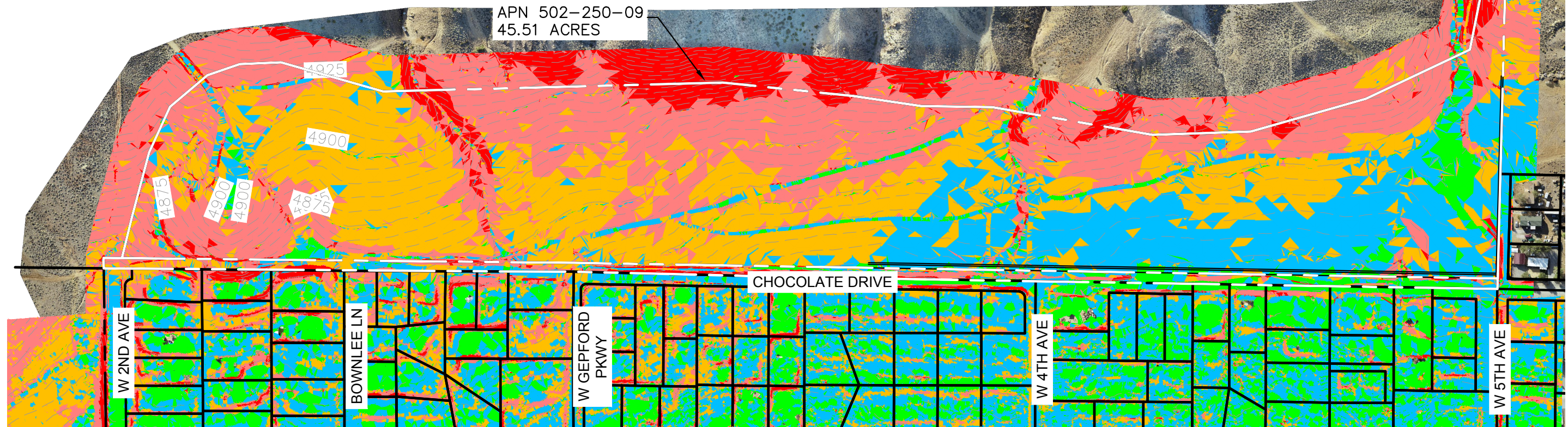
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18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

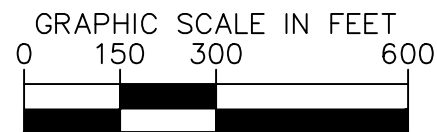
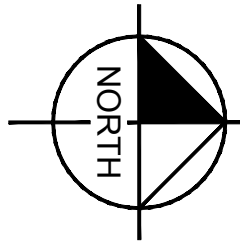
Yes	No	If yes, please attach a copy.
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APPENDIX F
SLOPE ANALYSIS

RED HILL
 (WASHOE COUNTY OPEN SPACE)



- * APPROXIMATELY 43%± OF SITE (±19.56 ACRES) IS OVER 15% IN SLOPE.
- * APPROXIMATELY 8%± OF SITE (±3.64 ACRES) IS OVER 30% IN SLOPE.



Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	0.04%	5.00%	Green
2	5.00%	10.00%	Blue
3	10.00%	15.00%	Yellow
4	15.00%	30.00%	Red
5	30.00%	57879.93%	Dark Red

6400 CHOCOLATE DRIVE
 SLOPE ANALYSIS
 WASHOE COUNTY, NEVADA



7900 Rancharrah Parkway
 Suite 100
 Reno, Nevada 89511
 775-200-1978

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TREE LOCATION SURVEY, UTILITIES, ETC. ADDITIONAL SURVEY IS REQUIRED TO PHYSICALLY LOCATE EXISTING TREES AND VERIFY TOPOGRAPHY SHOWN.

APPENDIX G

EXHIBITS FROM WASHOE COUNTY RED HILL MASTER PLAN

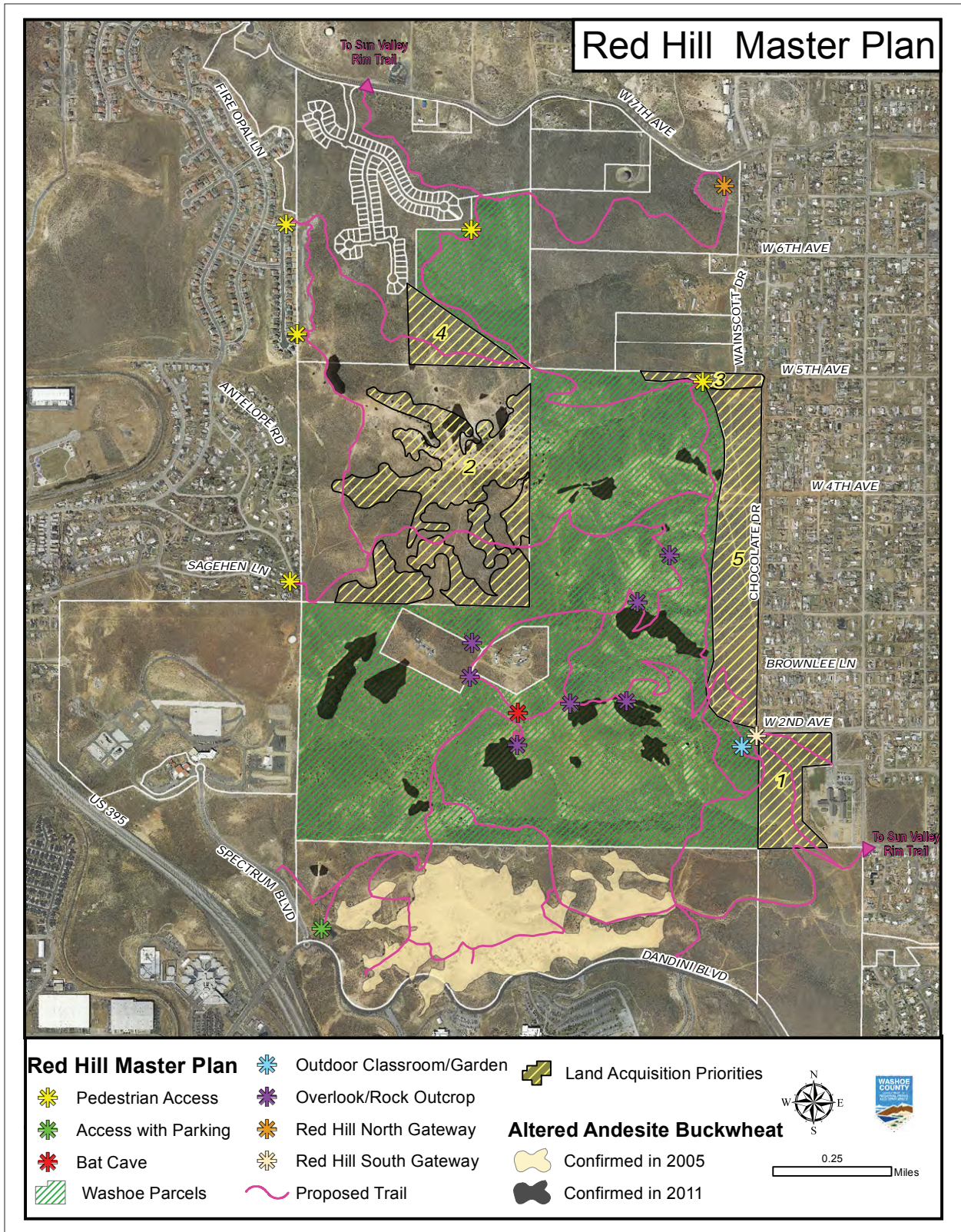


Figure J: Final Conceptual Plan (Digitized Version)

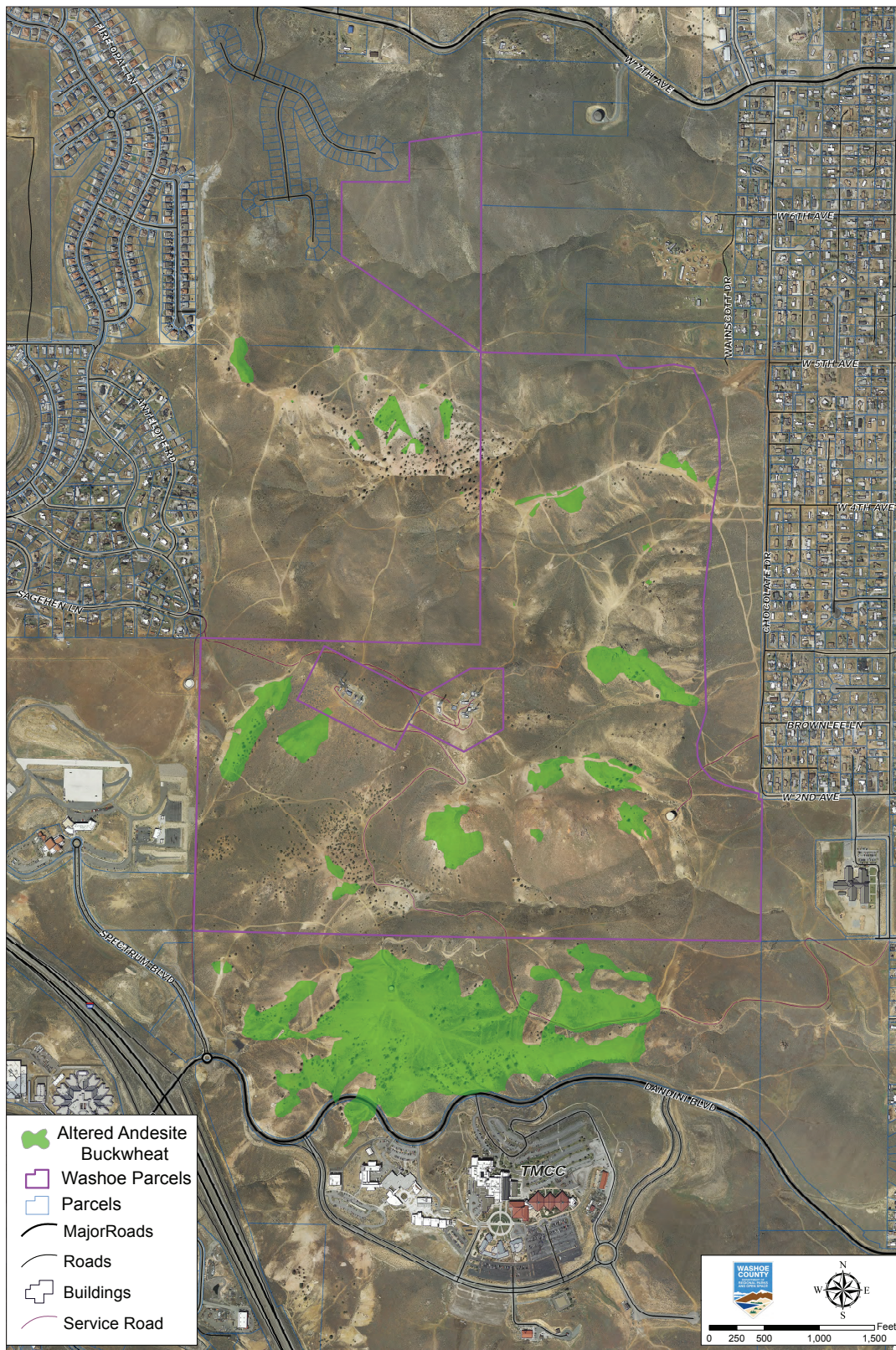


Figure D: Locations of Altered Andesite Buckwheat, a rare plant found at Red Hill.

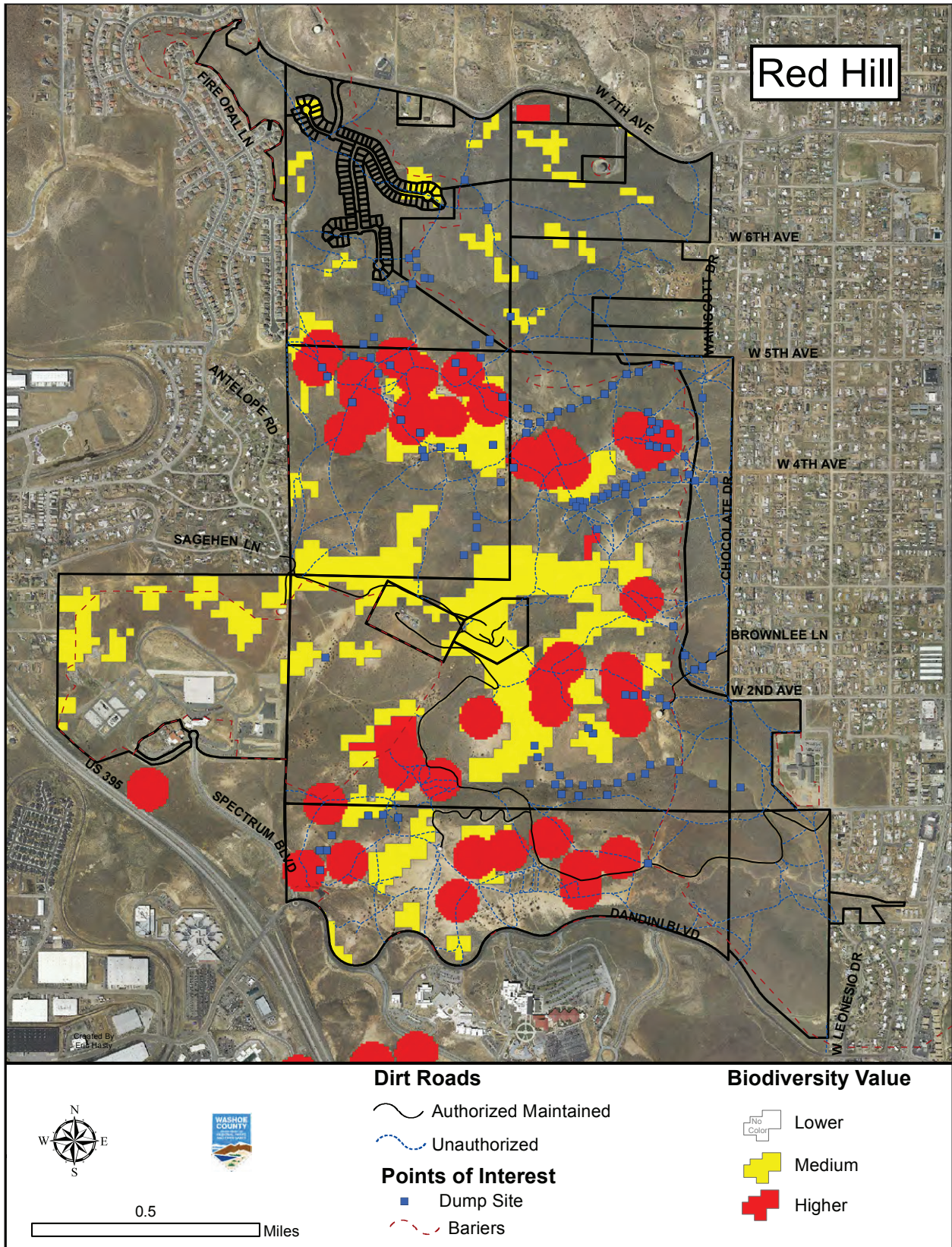


Figure E: Biodiversity Map

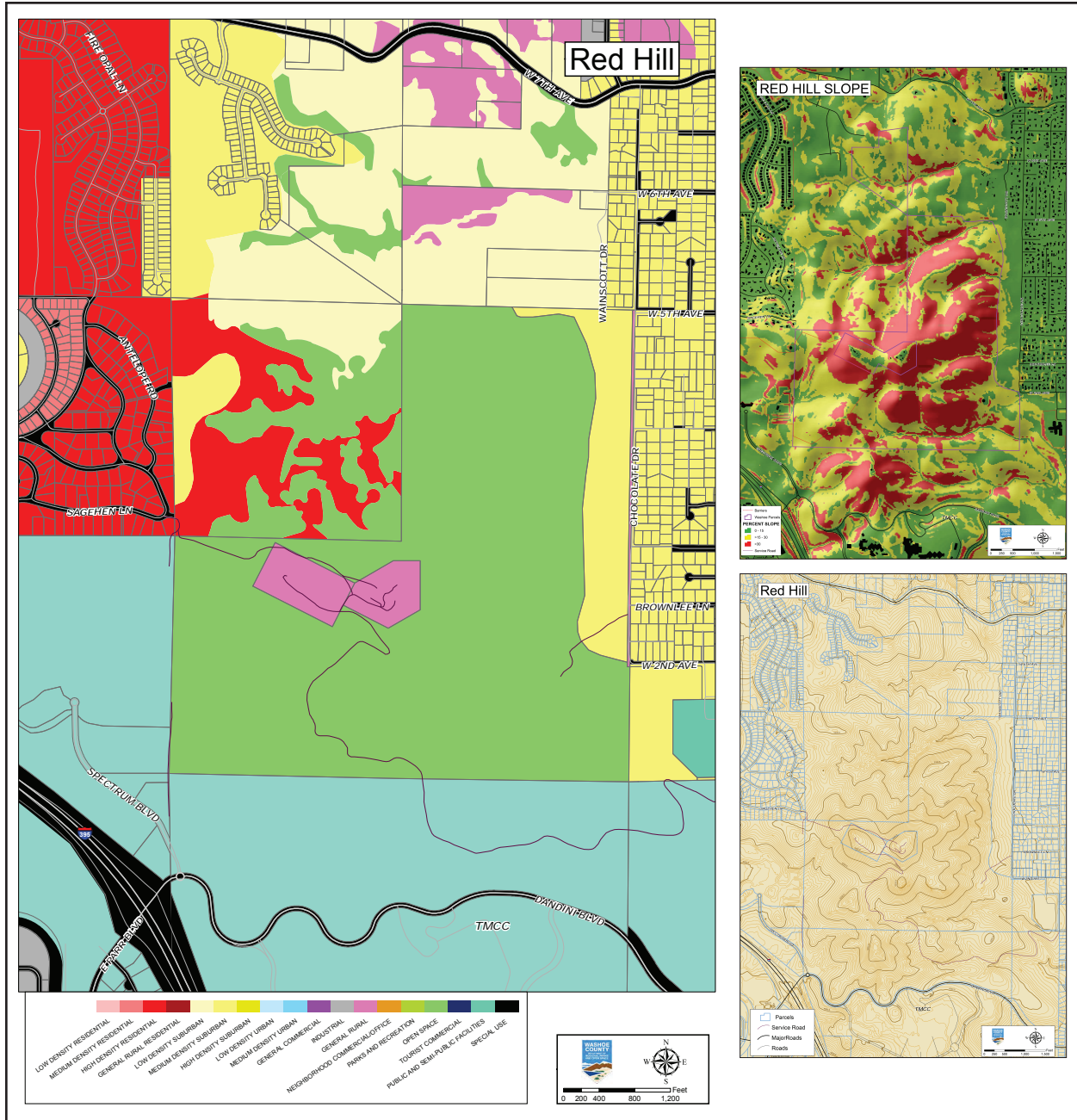
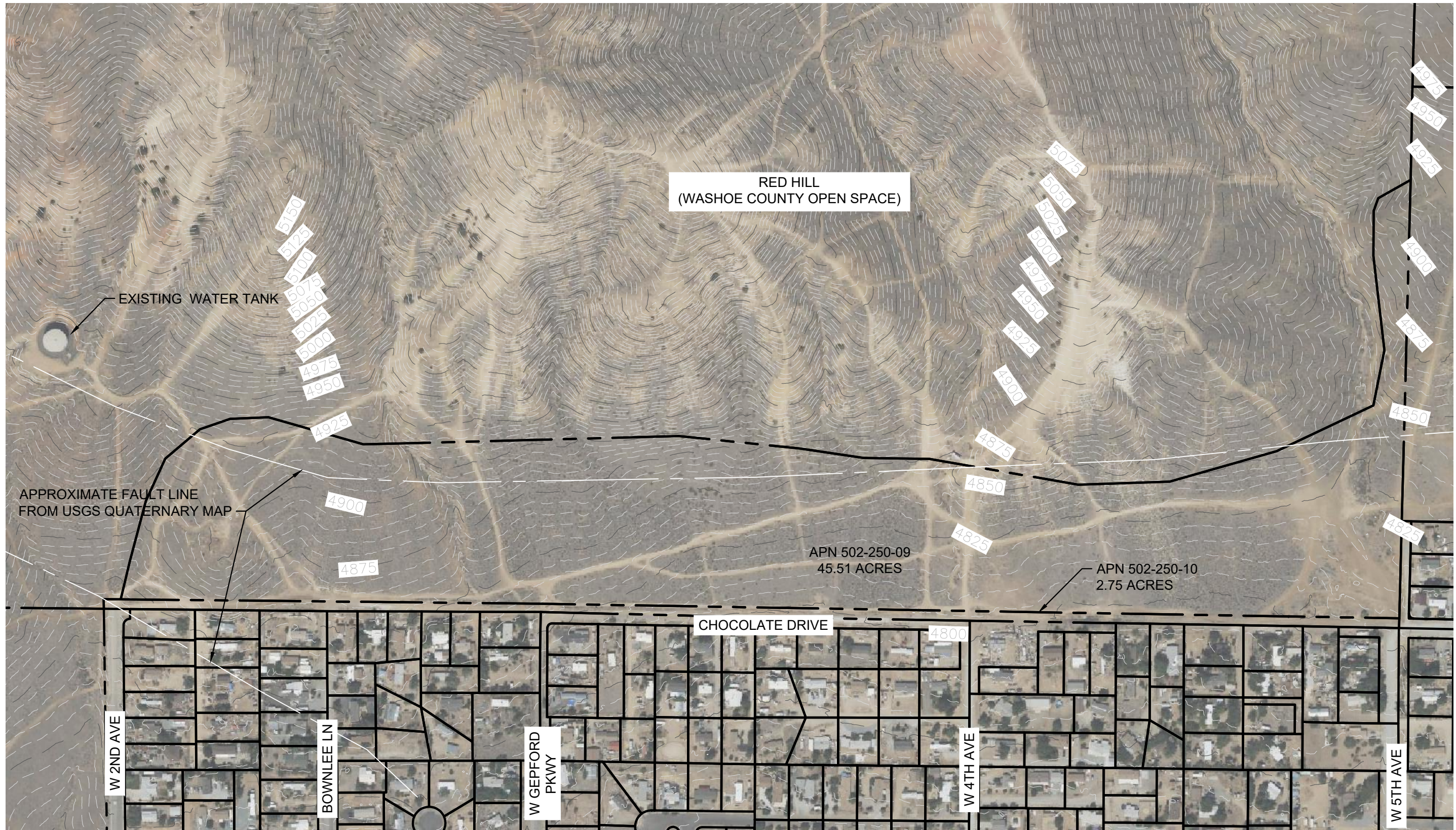


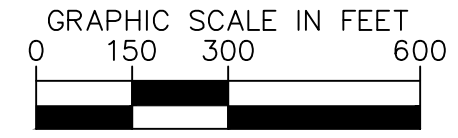
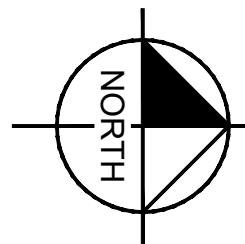
Figure B: Existing Conditions maps, included zoning, topography and slope analysis, informed the master plan.

APPENDIX H
EXISTING CONDITIONS EXHIBIT AND ALTA

\\RENFP01\MT_REN\REN_CIVIL\068151204 - CLEAR CREEK TAHOE\NEW WORKMASTER REFERENCES\11X17 LANDSCAPE EXHIBIT TB.DWG
11/10/2020 7:20 AM



6400 CHOCOLATE DRIVE EXISTING CONDITION WASHOE COUNTY, NEVADA



Kimley»Horn

7900 Rancharrah Parkway
Suite 100
Reno, Nevada 89511
775-200-1978

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TREE LOCATION SURVEY, UTILITIES, ETC. ADDITIONAL SURVEY IS REQUIRED TO PHYSICALLY LOCATE EXISTING TREES AND VERIFY TOPOGRAPHY SHOWN.

DWG NAME
LAST SAVED

SCHEDULE B, PART II EXCEPTIONS

1. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS. PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
2. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF.
3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.
5. UNPATENTED MINING CLAIMS, (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, (C) WATER RIGHTS OR, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
6. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL OR EQUIPMENT, UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY AND NOT OTHERWISE EXCEPTED FROM COVERAGE HEREIN.

EXCEPTIONS 1-6 WILL BE OMITTED ON EXTENDED COVERAGE POLICIES

7. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. (NOT PLOTTABLE)
8. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE)
9. ANY TAXES THAT MAY BE DUE, BUT NOT ASSESSED, FOR NEW CONSTRUCTION WHICH CAN BE ASSESSED ON THE UNSECURED PROPERTY ROLLS, IN THE OFFICE OF THE COUNTY ASSESSOR, PER NEVADA REVISED STATUTE 361.260. (NOT PLOTTABLE)
10. ANY TAXES THAT MAY BE DUE AS PROVIDED UNDER NRS 361.4725. (NOT PLOTTABLE)
11. ANY UNPAID CHARGES DUE THE SUN VALLEY GENERAL IMPROVEMENT DISTRICT SPECIFIC AMOUNTS MAY BE OBTAINED BY CALLING 775-673-2220. (NOT PLOTTABLE)
12. ANY UNPAID CHARGES DUE THE WASHOE COUNTY SEWER & WATER DISTRICT. SPECIFIC AMOUNTS MAY BE OBTAINED BY CALLING THE WASHOE COUNTY WATER RESOURCES, UTILITY SERVICES DIVISION AT P.O. BOX 11130, RENO, NV 89520, (775) 954-4601. (NOT PLOTTABLE)
13. THOSE TAXES FOR THE FISCAL YEAR JULY 1, 2021 THROUGH JUNE 30, 2022, INCLUDING ANY SECURED PERSONAL PROPERTY TAXES COLLECTED BY THE COUNTY TREASURER.
 APN 502-250-09
 1ST INSTALLMENT \$ 671.84 PAID
 2ND INSTALLMENT \$ 669.84
 3RD INSTALLMENT \$ 669.84
 4TH INSTALLMENT \$ 669.84

TOTAL \$ 2,681.36

NOTE:
 SAID TAXES BECOME A LIEN ON JULY 1, 2021, EACH INSTALLMENT WILL BECOME DUE AND PAYABLE ON THE FOLLOWING DATES:

- 1ST INSTALLMENT IS DUE ON THE 3RD MONDAY OF AUGUST, 2021.
- 2ND INSTALLMENT IS DUE ON THE 1ST MONDAY OF OCTOBER, 2021.
- 3RD INSTALLMENT IS DUE ON THE 1ST MONDAY OF JANUARY, 2022.
- 4TH INSTALLMENT IS DUE ON THE 1ST MONDAY OF MARCH, 2022.

EACH INSTALLMENT WILL BECOME DELINQUENT TEN (10) DAYS AFTER DUE.
 (AFFECTS PARCEL 1) (NOT PLOTTABLE)

14. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR JULY 1, 2021 THROUGH JUNE 30, 2022 ARE EXEMPT. IF THE EXEMPT STATUS IS TERMINATED AN ADDITIONAL TAX MAY BE LEVIED. A.P. NO.: 502-250-10.

(AFFECTS PARCEL 2) (NOT PLOTTABLE)

THE FOLLOWING MATTERS AFFECT ALL PARCELS:

15. RIGHTS OF WAY FOR ANY EXISTING ROADS, TRAILS, CANALS, DITCHES, FLUMES, CONDUITS, PIPE, POLE OR TRANSMISSION LINES ON, UNDER, OVER, THROUGH OR ACROSS SAID PREMISES. RIGHT OF WAY TO THE SUN VALLEY GENERAL IMPROVEMENT DISTRICT GRANTED BY THE BUREAU OF LAND MANAGEMENT, NVN - 000284.
 (AFFECTS PARCELS 1 & 2)
16. INTENTIONALY DELETED.
17. RESERVATIONS AND PROVISIONS AS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA, RECORDED APRIL 10, 2001, IN BOOK N/A OF OFFICIAL RECORDS, AS INSTRUMENT NO. 2541714. AN EASEMENT AS CONTAINED IN THE ABOVE DOCUMENT FOR DITCHES AND CANALS AND INCIDENTAL PURPOSES. (DITCHES & CANALS NOT PLOTTABLE) (OTHER GRANTS OF EASEMENTS AS SHOWN ON SURVEY)
18. EASEMENTS, DEDICATIONS, RESERVATIONS, PROVISIONS, RELINQUISHMENTS, RECITALS, CERTIFICATES, AND ANY OTHER MATTERS AS PROVIDED FOR OR DELINEATED ON PARCEL MAP MAP NO. 3767 REFERENCED IN THE LEGAL DESCRIPTION CONTAINED HEREIN. REFERENCE IS HEREBY MADE TO SAID PLAT FOR PARTICULARS. (AS SHOWN ON SURVEY SEE NOTES 4, 5 6 AND 7).
19. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT TO GRANT RIGHT-OF-WAY AND ACCESS AND UTILITY EASEMENT" RECORDED AUGUST 27, 2001 AS INSTRUMENT NO. 2589709 OF OFFICIAL RECORDS. (AFFECTS PARCEL 2) (AS SHOWN ON SURVEY).
20. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
21. RIGHTS OF PARTIES IN POSSESSION.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WASHOE, STATE OF NEVADA, AND DESCRIBED AS FOLLOWS:

PARCEL 1:
 PARCEL 4 OF PARCEL MAP NO. 3767, FILED IN THE OFFICE OF THE COUNTY RECORDER, WASHOE COUNTY, STATE OF NEVADA, ON APRIL 25, 2001, AS DOCUMENT NO. 2546369, OF OFFICIAL RECORDS.

PARCEL 2:
 THAT PORTION OF CHOCOLATE DRIVE DEDICATED TO THE COUNTY OF WASHOE ON PARCEL MAP NO. 3767, FILED IN THE OFFICE OF THE COUNTY RECORDER, WASHOE COUNTY, STATE OF NEVADA, ON APRIL 25, 2001, AS DOCUMENT NO. 2546369, OFFICIAL RECORDS.

THE ABOVE MENTIONED OFFER OF DEDICATION (PARCEL 2) WAS REJECTED BY WASHOE COUNTY. OWNERSHIP UNDER CHOCOLATE GROUP, LLC.

SURVEYOR'S CERTIFICATE

TO: PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY

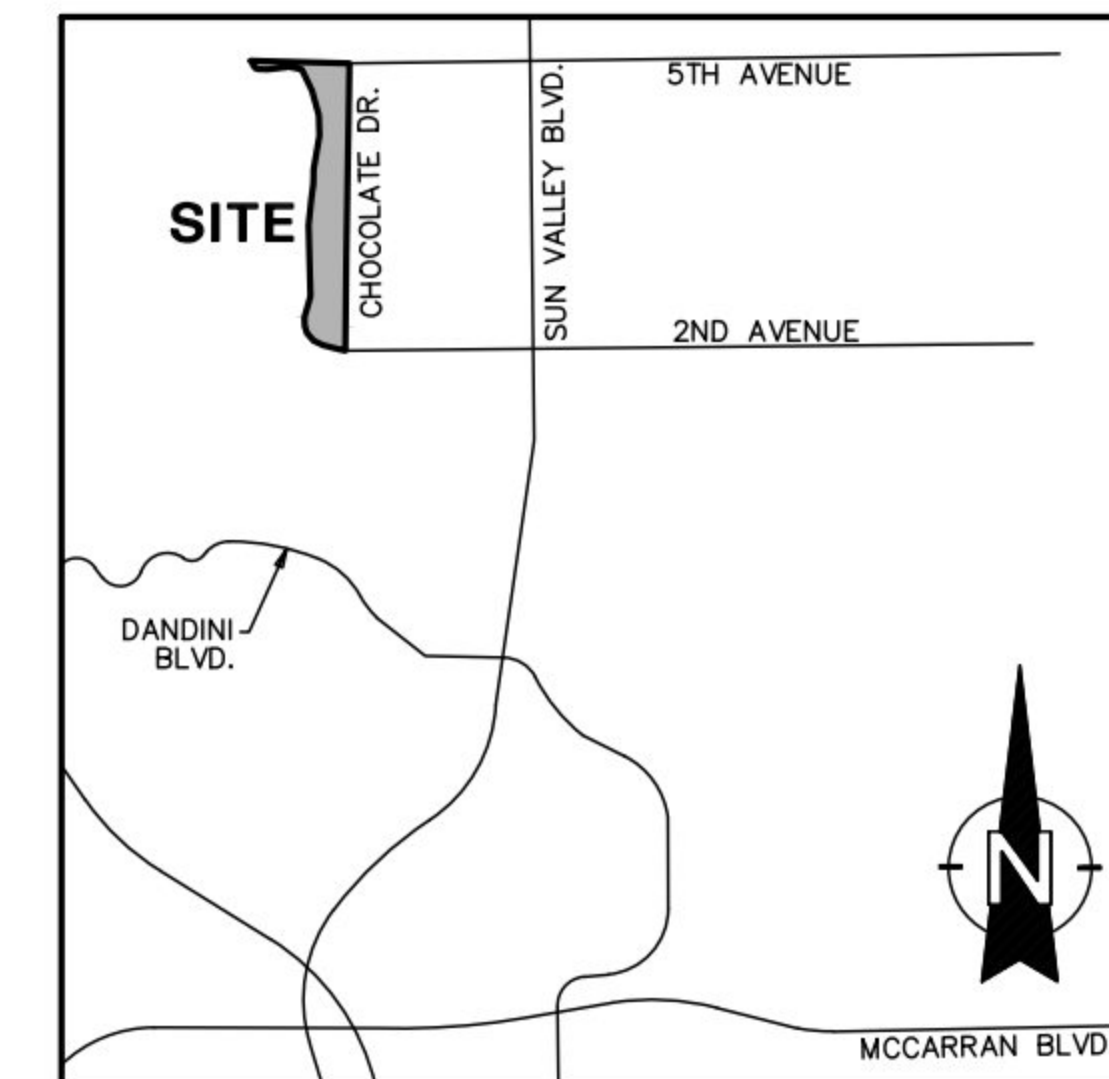
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 10, 11(a), 11(b), 12, 13, 14, 15, 16, 17, 18, 19 AND 20 OF TABLE 'A' THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 2021.

DATE OF PLAT OR MAP: MARCH 17, 2022



03/17/2022

GUILLERMO E. CAREY
 NEVADA LICENSED LAND SURVEYOR NO. 17758
 MAPCA SURVEYS, INC.



VICINITY MAP
 N.T.S.

ALTA/NSPS LAND TITLE SURVEY
Pedcor Investments, A Limited Liability Company
6400 CHOCOLATE DRIVE
SUN VALLEY, NEVADA 89433
FIRST AMERICAN TITLE INSURANCE COMPANY

ORDER NO. NCS-1087613-INDY
 DATED: AUGUST 6, 2021
 APN 502-250-09 (45.51± ACRES)

PARCEL 4 and CHOCOLATE DRIVE (2.75±AC.)
PER PARCEL MAP No.3767
A PORTION OF SECTION 24
T.20 N. - R19 E., M.D.B.&M.
WASHOE COUNTY, NEVADA
MARCH 17, 2021



L#	BEARING	DISTANCE
L1	S88°31'29"E	1352.34'
L2	S88°31'29"E	30.00'
L2A	N89°13'21"E	30.01'
L3	S0°36'15"W	52.51'
L4	N76°23'04"W	122.14'
L5	N75°05'17"W	190.45'
L6	N65°23'29"W	144.12'
L7	N40°18'08"W	140.33'
L8	N18°50'59"W	98.29'
L9	N2°25'35"W	118.13'
L10	N15°54'24"E	304.73'
L11	N1°30'04"W	973.53'
L12	N5°50'22"E	376.03'
L13	N8°29'16"E	198.21'
L14	N0°50'48"E	203.06'
L15	N9°47'46"E	465.68'
L16	N1°52'43"W	282.21'
L17	N15°56'23"W	343.26'
L18	N25°16'56"W	329.63'
L19	N78°44'19"W	174.14'
L20	S83°19'49"W	292.79'
L21	N89°35'11"W	138.53'
L22	N70°22'09"W	41.68'
L23	N29°22'37"W	114.44'

NOTES

- THIS SURVEY IS BASED ON THE INFORMATION CONTAINED IN THAT PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-1087613-INDY, DATED AUGUST 6, 2021.
- NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES WAS REPORTED AT THE TIME OF THIS SURVEY.
- NO WETLAND DELINEATION MARKERS WERE OBSERVED ON SITE AT THE TIME OF THIS SURVEY.
- THE 30' ACCESS EASEMENT THROUGH PARCELS 1 & 2 (BEING PARCEL 4 AND CHOCOLATE DR, 2.75± AC. AS SHOWN ON PARCEL MAP 3767) FOR THE BENEFIT OF THE SUN VALLEY GENERAL IMPROVEMENT DISTRICT IS RELOCATABLE AT THE EXPENSE OF THE OWNER OF PARCELS 1 & 2; AS NOTED ON SHEET 1 OF PARCEL MAP 3767, NOTE #3. (ITEM NO. 18)
- A UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREE UPON BY THE OWNER OF RECORD AT THAT TIME AND THE UTILITY COMPANY PER PARCEL MAP #3767 (ITEM NO. 18)
- THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS PER PARCEL MAP #3767 (ITEM NO. 18)
- 60' SUN VALLEY GID ACCESS, WATER PIPELINE AND RESERVOIR SITE EASEMENT GRANTED BY BLM SERIAL NO. N-284 (ITEMS 17 & 18); A 60' SIERRA PACIFIC POWER CO. ELECTRIC TRANSMISSION EASEMENT GRANTED BY BLM SERIAL NO. N-1109 (ITEMS 17 & 18); AND A 60' COMMUNICATIONS LINE EASEMENT GRANTED BY BLM SERIAL NO. N-1228. (ITEMS NO. 17 & 18).
- THERE ARE NO ENCROACHMENTS ON SUBJECT PROPERTY.
- THERE ARE NO EXISTING STRUCTURES ON SUBJECT PROPERTY. (VACANT LAND)
- THERE ARE NO PARKING SPACES ON SUBJECT PROPERTY. (VACANT LAND)
- THERE ARE NO PARTY WALLS ON SUBJECT PROPERTY. (VACANT LAND)
- THERE IS NO EVIDENCE OF EARTH WORK ON SUBJECT PROPERTY. (VACANT LAND)

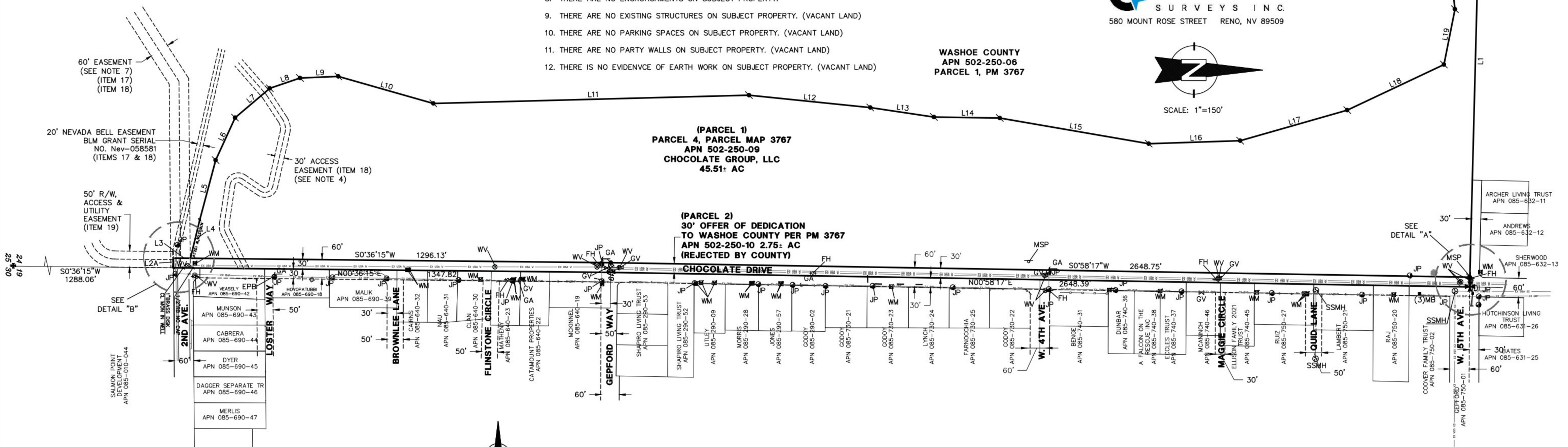
ALTA/NSPS LAND TITLE SURVEY
Pedcor Investments, A Limited Liability Company
6400 CHOCOLATE DRIVE
SUN VALLEY, NEVADA 89433
FIRST AMERICAN TITLE INSURANCE COMPANY

ORDER NO. NCS-1087613-INDY
 DATED: AUGUST 6, 2021
 APN 502-250-09 (45.51± ACRES)

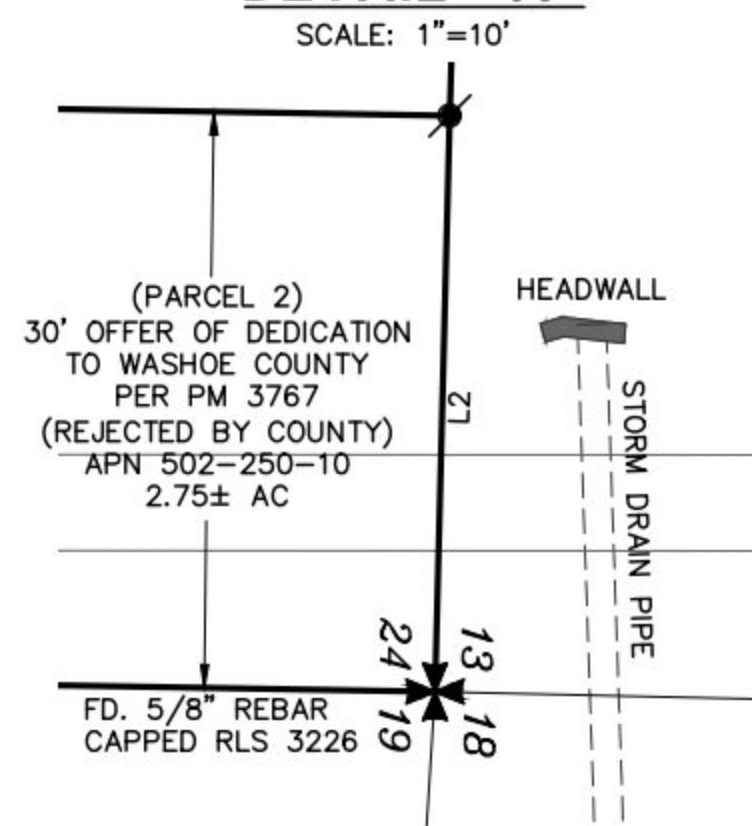
PARCEL 4 and CHOCOLATE DRIVE (2.75±AC.)
PER PARCEL MAP No.3767
A PORTION OF SECTION 24
T.20 N. - R19 E., M.D.B.&M.
WASHOE COUNTY, NEVADA
MARCH 17, 2021



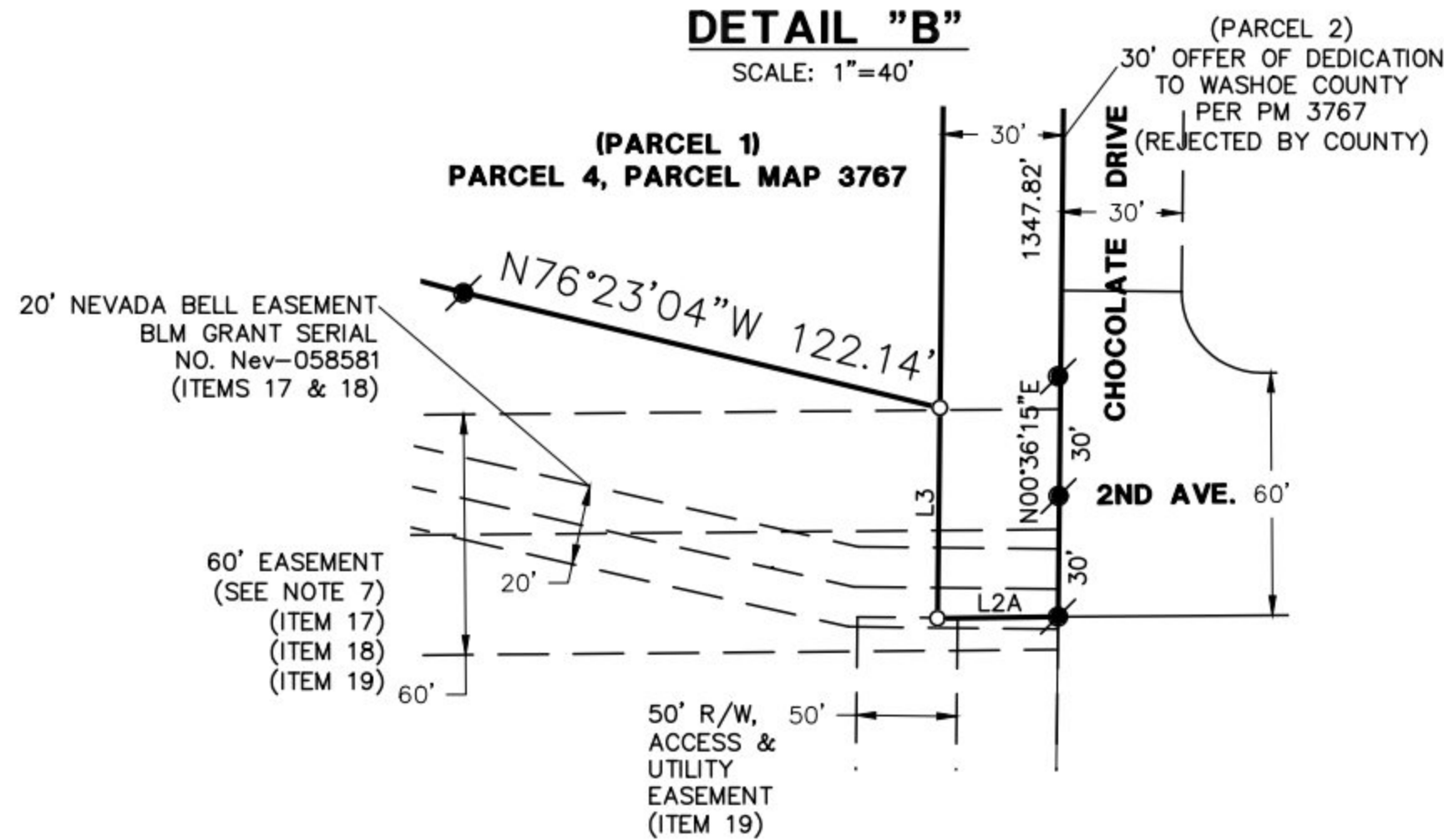
WASHOE COUNTY
 APN 502-250-06
 PARCEL 1, PM 3767



DETAIL "A"



DETAIL "B"



BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD83 (94), DISTANCES SHOWN HEREON ARE GROUND DISTANCES, CALCULATED USING A GRID TO GROUND COMBINED SCALE FACTOR OF 1.000197939

REFERENCES

PARCEL MAP #3767 FOR AMERICAN LAND CONSERVATORY, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA, ON APRIL 28, 2001, AS FILE NO. 2546369.

FLOOD ZONE

THIS PROPERTY IS ENTIRELY WITHIN FLOOD ZONE 'X', AREA OF MINIMAL FLOOD HAZARD; AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NO. 32031C3033G, EFFECTIVE MARCH 16, 2009.

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON CITY OF SPARKS BENCHMARK NO. 3036, A 2" BRASS DISK MARKING THE SOUTHEAST CORNER OF SECTION 24, T.20N.-R.19E. M.D.B.&M. ELEVATION = 4677.80

ZONING

ZONE: CACZ (SFR LAND - MDS/LDS ZONING)

BUILDING SIZE: NO MIN./NO MAX.

FRONT BUILDING SETBACK: 10 FEET.

SIDE SETBACK: 0-10 FEET.

REAR SETBACK: 0-10 FEET.

BUILDING SEPARATION: 20 FEET MINIMUM BETWEEN MAIN BUILDINGS ON THE SAME LOT FOR DEVELOPMENTS OF 50 UNITS OR MORE, AND 10 FEET FOR DEVELOPMENTS OF LESS THAN 50 UNITS.

BUILDING HEIGHT: CRC OVERLAY STANDARD: 100 FOOT HEIGHT LIMIT.

PARKING: MULTI-FAMILY: 1.6 FOR 1 BEDROOM UNITS, 2.1 FOR 2 BEDROOM AND LARGER UNITS; 1 OF WHICH MUST BE AN ENCLOSED GARAGE OR CARPORT. (HANDICAP PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE TO TABLE 110.410.15.1 PER WASHOE COUNTY DEVELOPMENT CODE)

LEGEND

- NOTHING FOUND/SET
- FOUND 5/8" REBAR CAPPED PLS 6495 UNLESS INDICATED OTHERWISE
- EPB ELECTRICAL PULL BOX
- ⊕ JP JOINT/POWER POLE
- ⊕ GA GUY ANCHOR
- ⊕ MSP METAL SIGN POST
- ⊕ MV GAS VALVE/TEST STATION
- ⊕ GM GAS METER
- ⊕ MB MAILBOX
- ⊕ SSMH SANITARY SEWER MANHOLE
- ⊕ SDI STORM DRAIN INLET
- ⊕ DRAIN CULVERT
- ⊕ WM WATER METER
- ⊕ WV WATER VALVE
- ⊕ FH FIRE HYDRANT
- TREE/CONIFEROUS
- ⊕ CORNER OF SECTION
- ⊕ QUARTER CORNER

ALTA/NSPS LAND TITLE SURVEY

Pedcor Investments, A Limited Liability Company
 6400 CHOCOLATE DRIVE
 SUN VALLEY, NEVADA 89433

FIRST AMERICAN TITLE INSURANCE COMPANY

ORDER NO. NCS-1087613-INDY
 DATED: AUGUST 6, 2021

APN 502-250-09 (45.51± ACRES)

PARCEL 4 and CHOCOLATE DRIVE (2.75±AC.)
 PER PARCEL MAP No.3767
 A PORTION OF SECTION 24
 T.20 N. - R19 E., M.D.B.&M.
 WASHOE COUNTY, NEVADA
 MARCH 17, 2021



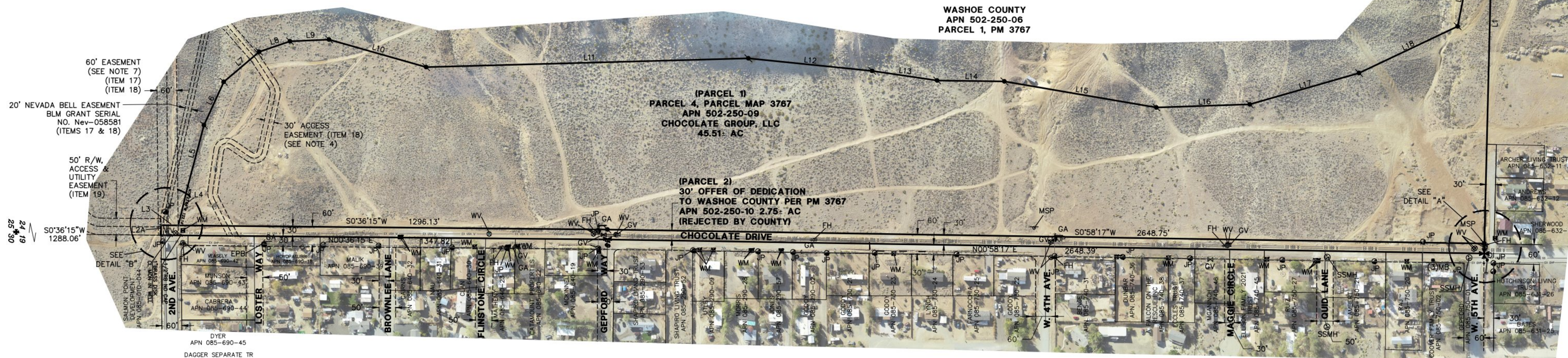
580 MOUNT ROSE STREET RENO, NV 89509



SCALE: 1"=150'

WASHOE COUNTY
 APN 502-250-06
 PARCEL 1, PM 3767

L#	BEARING	DISTANCE
L1	S88°31'29"E	1352.34'
L2	S88°31'29"E	30.00'
L2A	N89°13'21"E	30.01'
L3	S0°36'15"W	52.51'
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L20	S83°19'49"W	292.79'
L21	N89°35'11"W	138.53'
L22	N70°22'09"W	41.68'
L23	N29°22'37"W	114.44'



60' EASEMENT (SEE NOTE 7) (ITEM 17) (ITEM 18)

20' NEVADA BELL EASEMENT BLM GRANT SERIAL NO. Nev-058581 (ITEMS 17 & 18)

50' R/W, ACCESS & UTILITY EASEMENT (ITEM 19)

30' ACCESS EASEMENT (ITEM 18) (SEE NOTE 4)

SEE DETAIL "A"

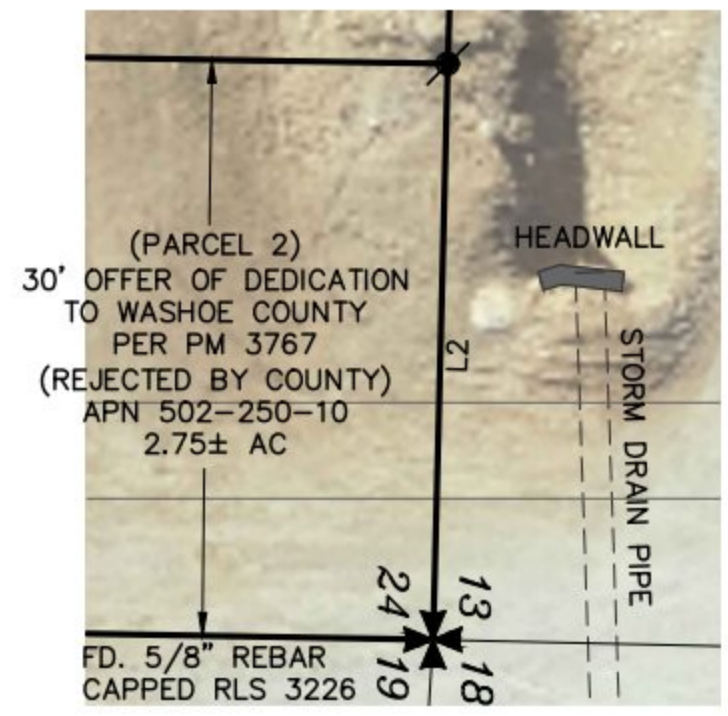
SEE DETAIL "B"

WASHOE COUNTY APN 085-690-45
 DAGGER SEPARATE TR APN 085-690-46
 MERLIS APN 085-690-47

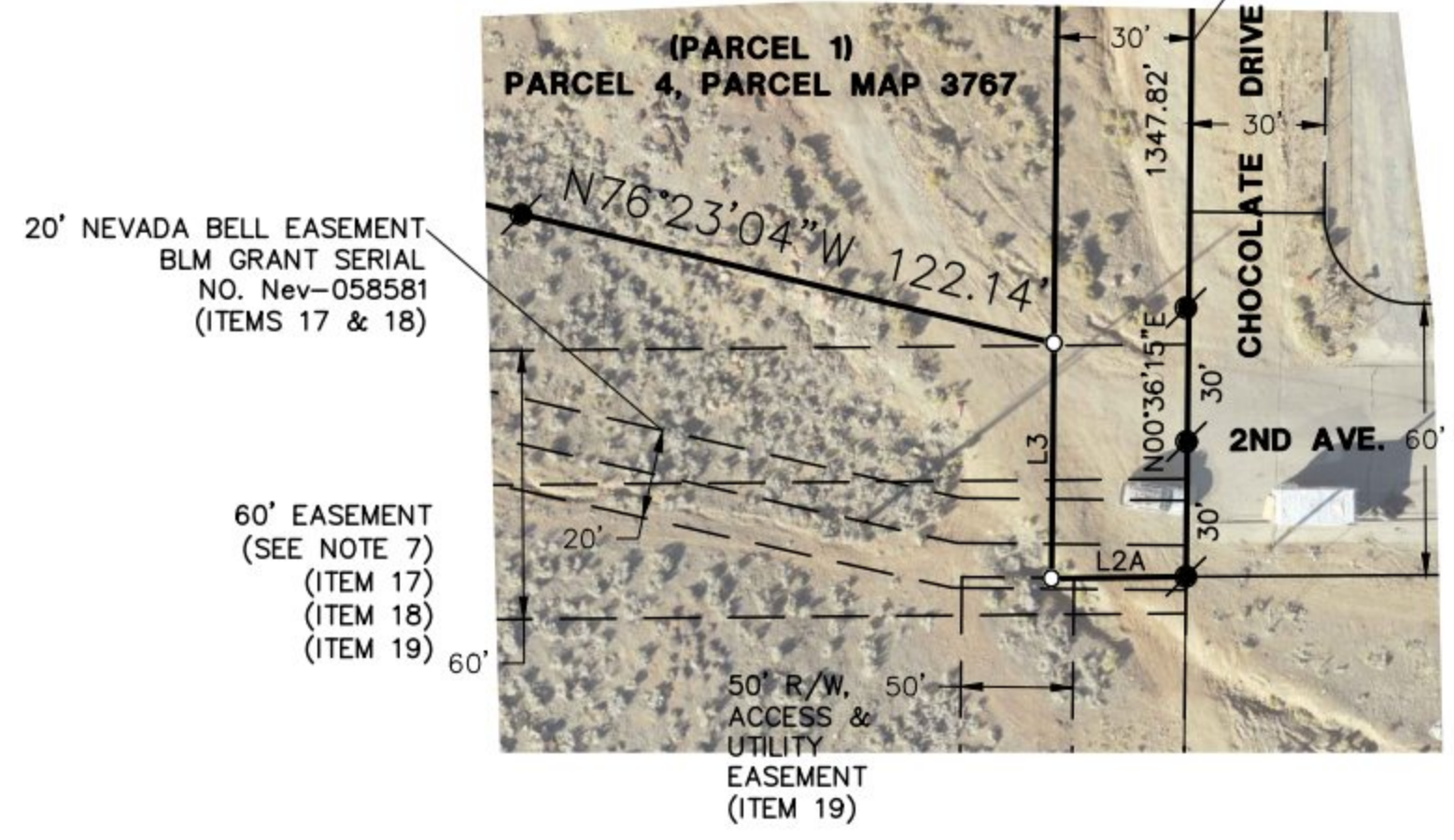
(PARCEL 1)
 PARCEL 4, PARCEL MAP 3767
 APN 502-250-09
 CHOCOLATE GROUP, LLC
 45.51± AC

(PARCEL 2)
 30' OFFER OF DEDICATION TO WASHOE COUNTY PER PM 3767
 APN 502-250-10 2.75± AC
 (REJECTED BY COUNTY)

DETAIL "A"
 SCALE: 1"=10'



DETAIL "B"
 SCALE: 1"=40'

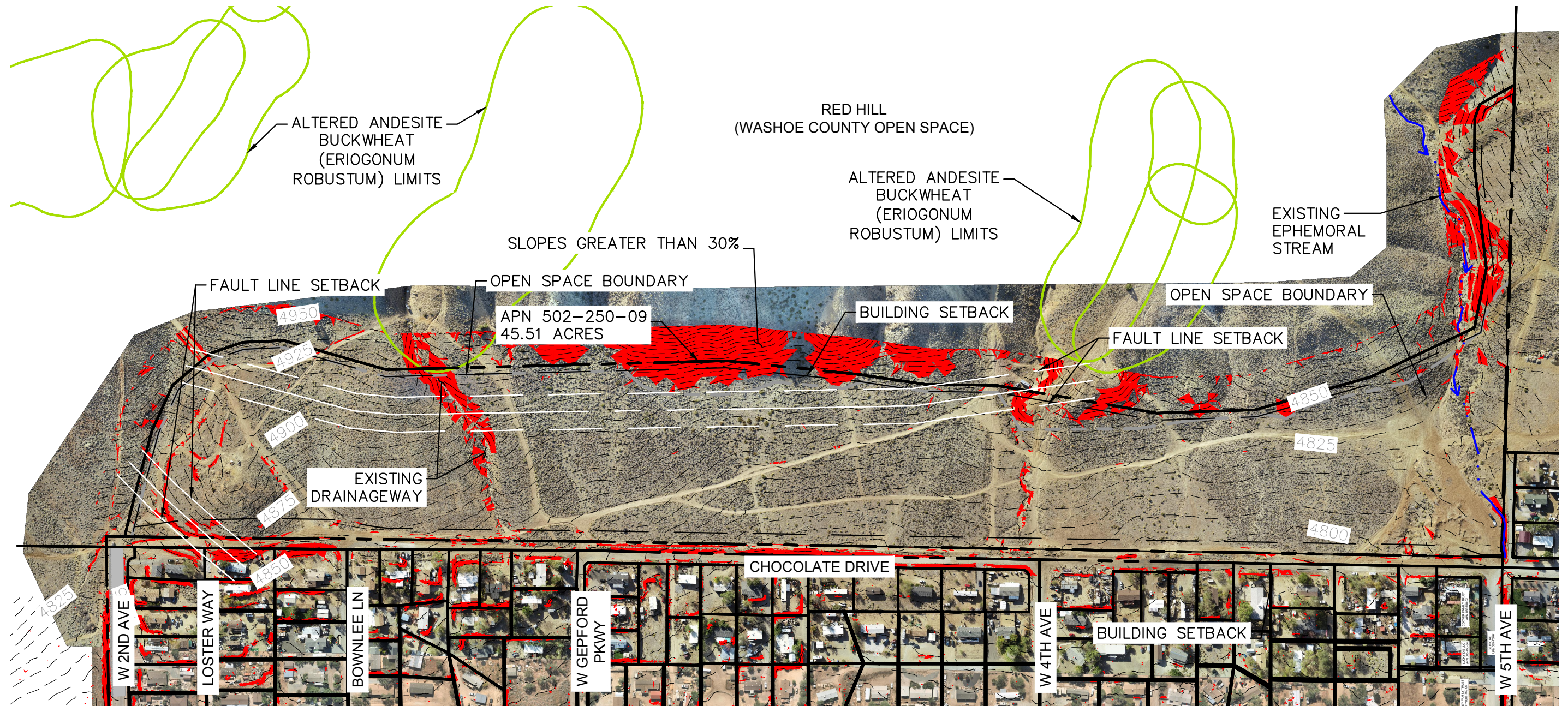


LEGEND

- NOTHING FOUND/SET
- FOUND 5/8" REBAR CAPPED PLS 6495 UNLESS INDICATED OTHERWISE
- EPB ELECTRICAL PULL BOX
- ⊕ JP JOINT/POWER POLE
- ⊖ GA GUY ANCHOR
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- ⊕ WM WATER METER
- ⊕ WV WATER VALVE
- ⊕ FH FIRE HYDRANT
- TREE/CONIFEROUS
- 18-18 CORNER OF SECTION
- 24-19 QUARTER CORNER

APPENDIX I
DEVELOPABLE AREA MAP

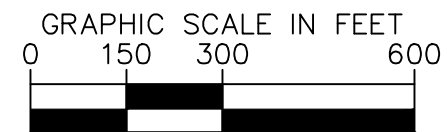
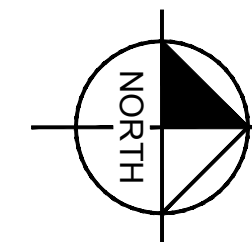
I:\enfp01\MT_RENIREN_Civil\192233000 - Pedcor Chocolate Drive\07 CAD\Exhibits\2022.12.20 - Developable Area Map 12/28/2022 1:22 PM



Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	30.00%	57879.93%	

- * APPROXIMATELY 43%± OF SITE (±19.56 ACRES) IS OVER 15% IN SLOPE.
- * APPROXIMATELY 8%± OF SITE (±3.64 ACRES) IS OVER 30% IN SLOPE.

	AREA	
	SQUARE FOOT	ACRES
TOTAL PARCEL	1,982,369.00	45.51
FAULT ZONES	(245,648.00)	(5.64)
SETBACK AND OPEN SPACE ZONING	(274,958.55)	(6.31)
SLOPE >30%	(9,009.46)	(0.21)
DRAINAGEWAY	(18,260.00)	(0.42)
TOTAL BUILDABLE AREA	1,434,492.99	32.93
PERCENTAGE OF PROJECT SITE BUILDABLE AREA	72%	



Kimley»Horn

7900 Rancharrah Parkway
Suite 100
Reno, Nevada 89511
775-200-1978

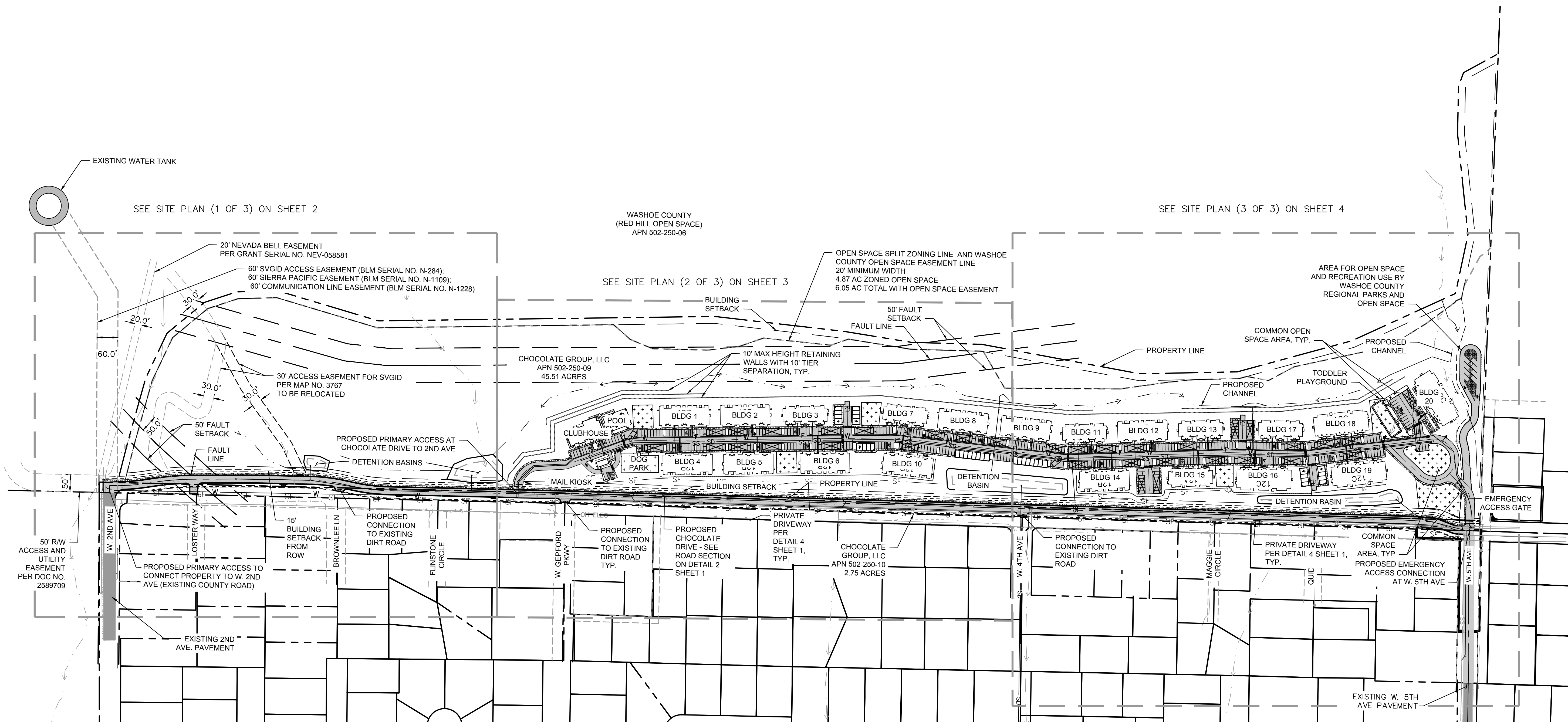
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TREE LOCATION SURVEY, UTILITIES, ETC. ADDITIONAL SURVEY IS REQUIRED TO PHYSICALLY LOCATE EXISTING TREES AND VERIFY TOPOGRAPHY SHOWN.

CHOCOLATE DRIVE DEVELOPABLE AREA MAP WASHOE COUNTY, NEVADA

DWG NAME
LAST SAVED

APPENDIX J
PROPOSED SITE AND GRADING PLANS

Plotted By: Thrall, C.J. Date: January 03, 2023 01:40:40pm File Path: \\santitas\mnt\REA\REV_Civil\192233000 - Pector-Chocolate Drive\07 CAD\Exhibits\Admin Review Plans\Site Plan\Preliminary Site Plan.dwg
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SITE INFORMATION	
SITE APN	502-250-09, 502-250-10
SITE AREA	-09 PARCEL IS 45.51 AC -10 PARCEL IS 2.75 AC
ZONING	-09 PARCEL IS MEDIUM DENSITY URBAN 89% (40.64 AC) AND OPEN SPACE 11% (4.87 AC) -10 PARCEL IS GENERAL RURAL
EXISTING LAND USE	-09 PARCEL IS 100 (VACANT-UNKNOWN/OTHER) -10 PARCEL IS 170 (UNASSIGNED)
PROPOSED LAND USE	-09 PARCEL TO BE 340 (TEN OR MORE UNITS) -10 PARCEL TO BE PBRD (PUBLIC ROAD)
TOTAL NUMBER OF UNITS	240 UNITS
TOTAL PARKING REQUIRED	468 (INCLUDING 204 CARPORTS OR GARAGES AND 10 ADA SPACES)
TOTAL PARKING PROVIDED	470 (INCLUDING 36 GARAGES, 204 CARPORTS, AND 28 ADA SPACES)
PARKING RATIO	1.9 PER UNIT
CONSTRUCTION PHASING	ONE PHASE
TOTAL NUMBER OF BUILDINGS	20 APARTMENTS; 1 CLUBHOUSE (3884 SF)
1-BEDROOM 12-UNIT BUILDINGS (12A)	6 BUILDINGS 61,440 SF
2-BEDROOM 12-UNIT BUILDINGS (12B)	10 BUILDINGS 83,928 SF
3-BEDROOM 12-UNIT BUILDINGS (12C)	4 BUILDINGS 104,280 SF

NOTES

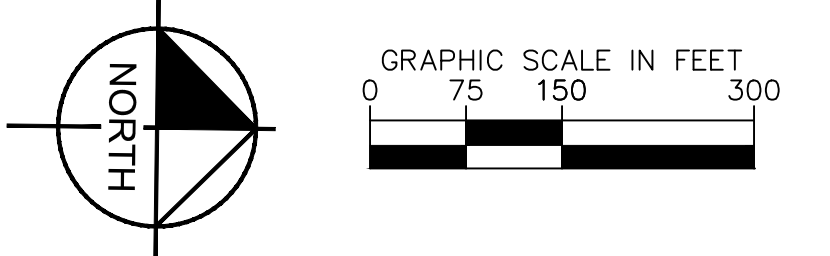
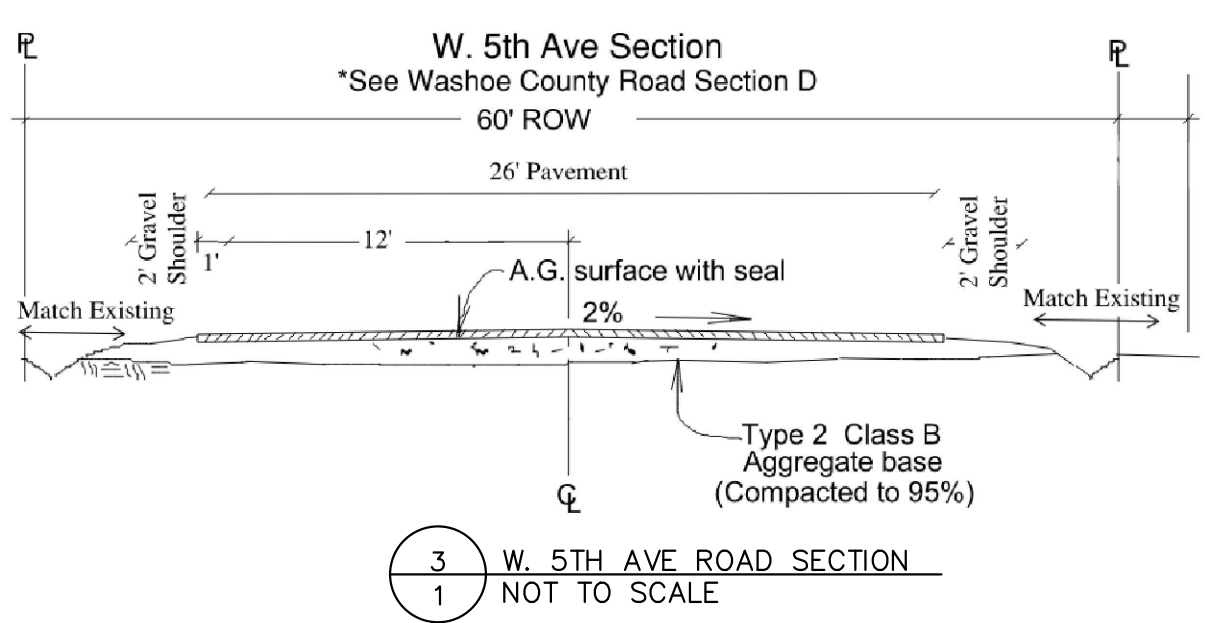
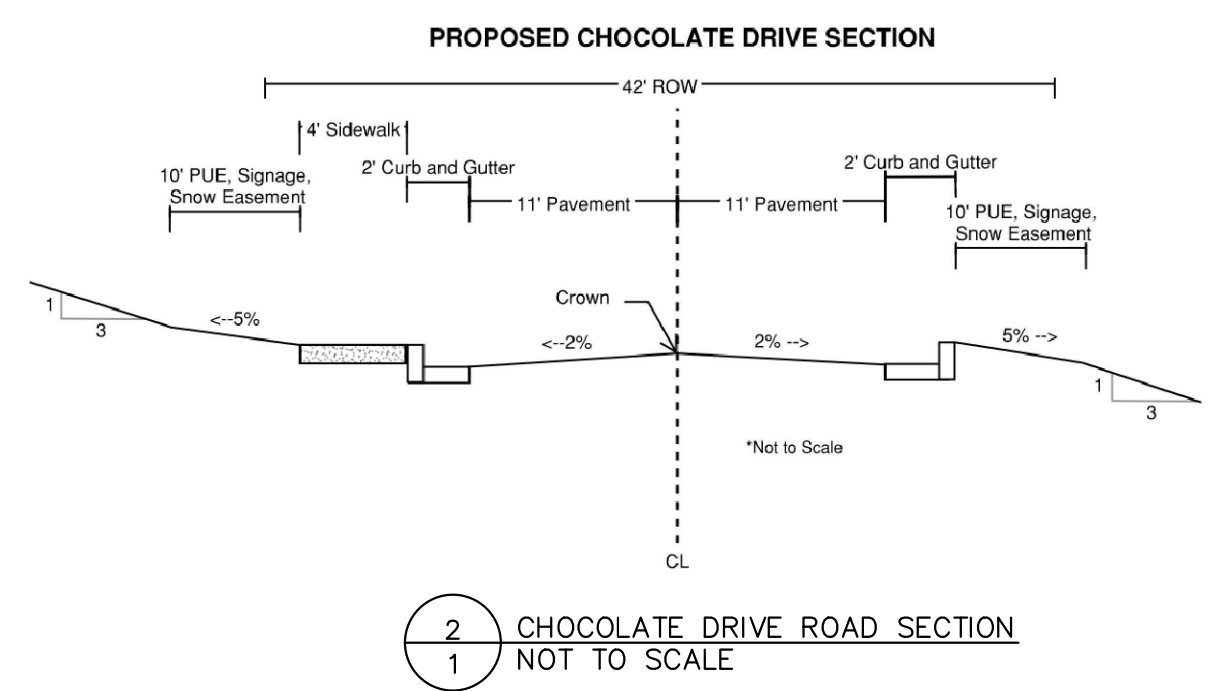
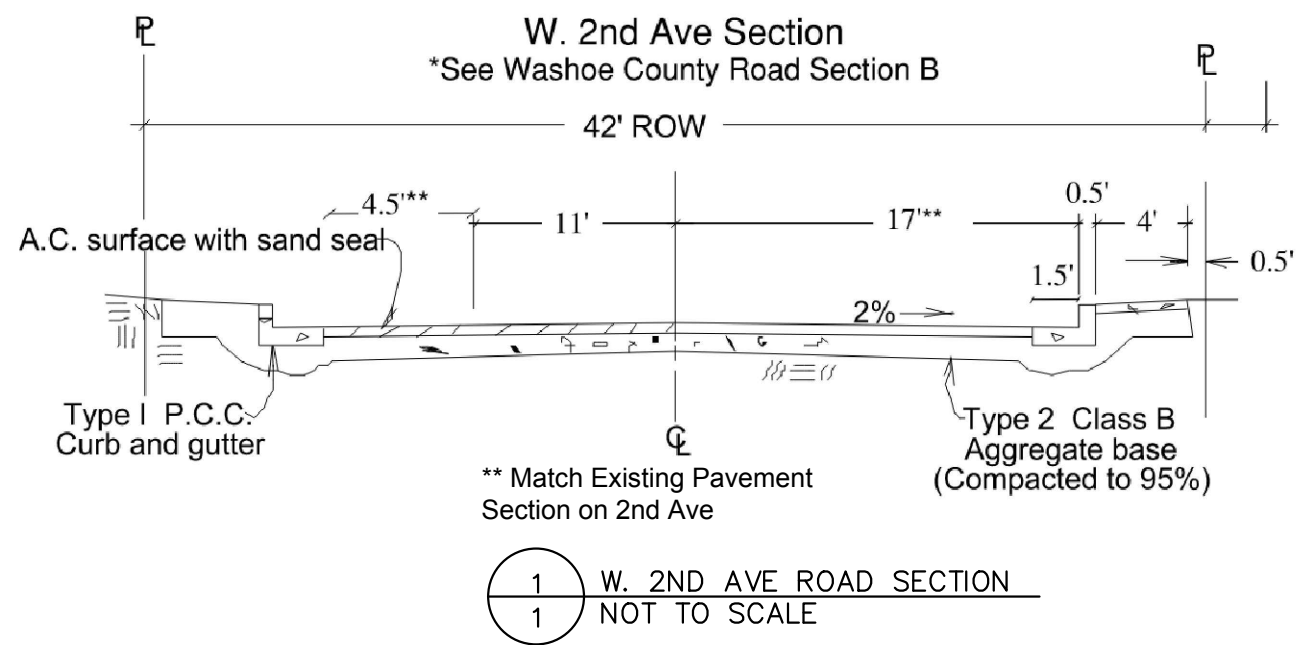
SITE DETAILS
 20 12-UNIT BUILDINGS - 240 UNITS TOTAL
 4 3-BEDROOM BUILDINGS (12C) - 48 UNITS
 10 2-BEDROOM BUILDINGS (12B) - 120 UNITS
 6 1-BEDROOM BUILDINGS (12A) - 72 UNITS

SITE AMENITIES:
 CLUBHOUSE, POOL, MAIL KIOSK, PLAYGROUND, TODDLER PLAYGROUND, COMMON OPEN SPACE AREAS

COMMON OPEN SPACE REQUIREMENTS
 48,000 SF REQUIRED - 200 SF REQUIRED PER UNIT * 240 UNITS = 48,000 SF
 APPROXIMATELY 50,258 SF PROPOSED

WASHOE COUNTY PARKS AND RECREATION OPEN SPACE
 EXISTING SPLIT ZONED OPEN SPACE AREA OF 4.87 AC
 PROPOSED EASEMENT OF 6.05 AC TOTAL FOR WASHOE COUNTY PARKS AND OPEN SPACE INCLUDING AREA FOR TRAILHEAD AND OPEN SPACE ACCESS

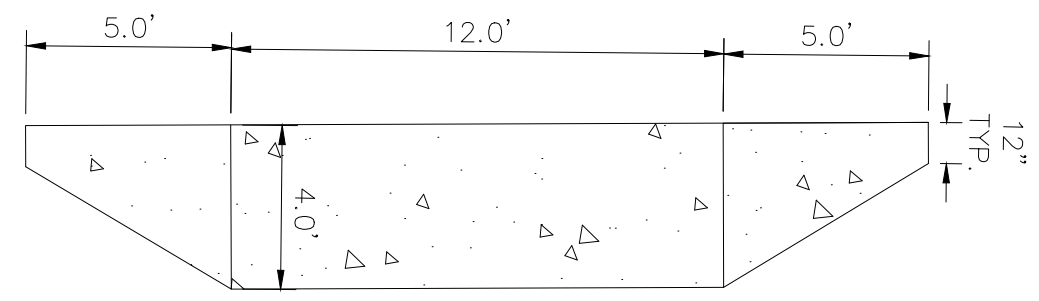
COMPLIANCE NOTE
 THE CHOCOLATE DRIVE PROJECT HAS BEEN DESIGNED IN COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE.



BASIS OF BEARINGS
 NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD83 (94). DISTANCES SHOWN HEREON ARE GROUND DISTANCES, CALCULATED USING A GRID TO GROUND COMBINED SCALE FACTOR OF 1.000197939

FLOOD ZONE
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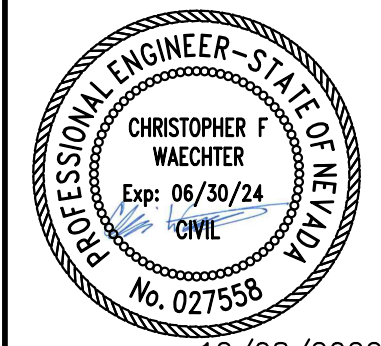
VERTICAL DATUM
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NOTE: GEOMETRICS PER STANDARD DETAIL FOR PCC DETAIL DRIVEWAY APRON W-142B

No.	REVISIONS	DATE	BY

Kimley-Horn
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 7900 RANCHARAH PARKWAY, SUITE 100, RENO, NV 89511
 PHONE: 775-200-1978
 WWW.KIMLEY-HORN.COM

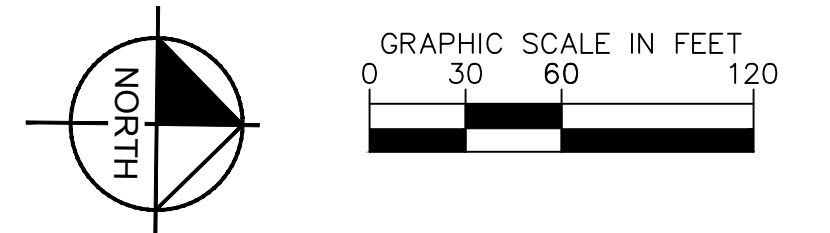
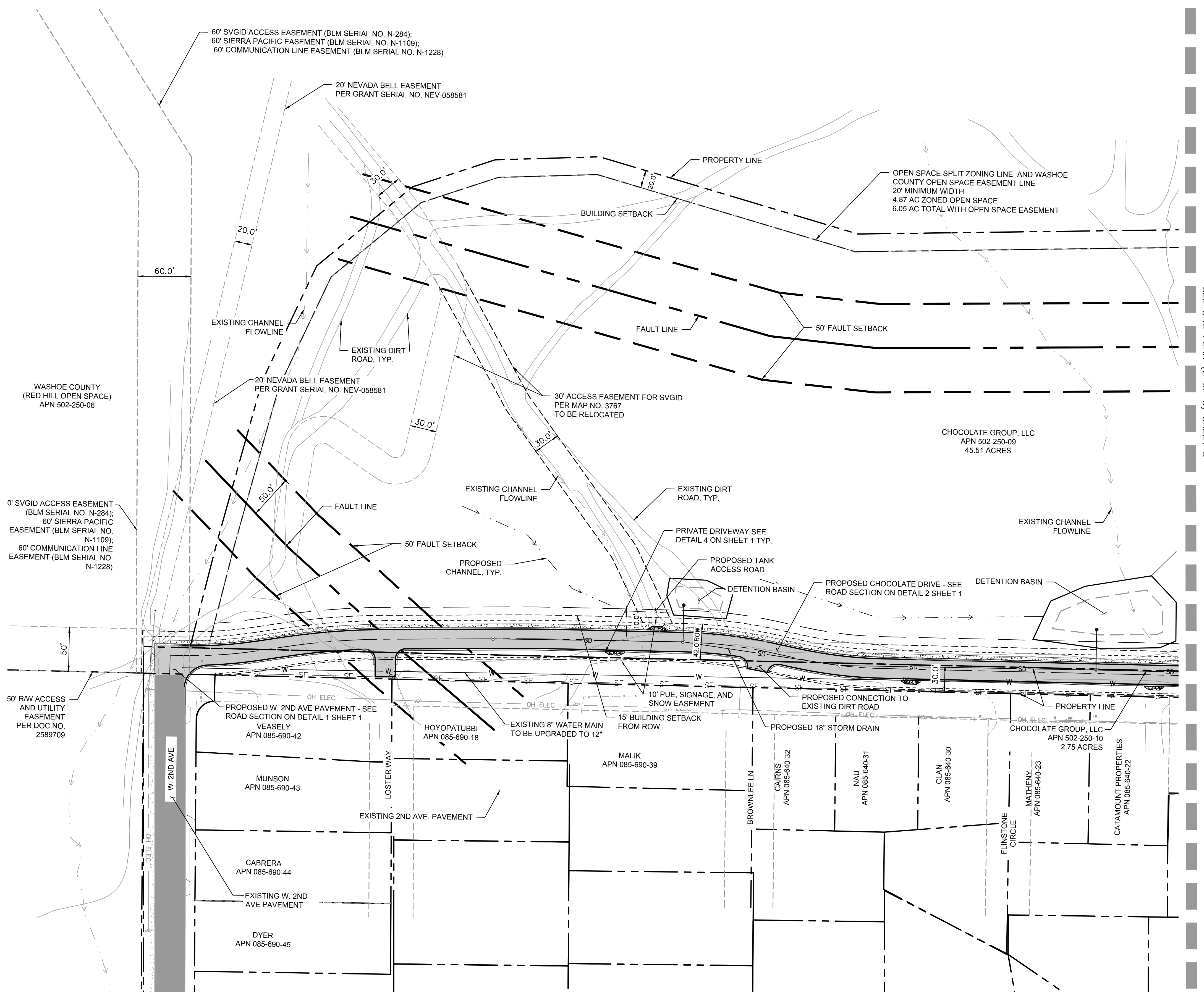


12/08/2022
 KHA PROJECT 192233000
 DATE DEC 8, 2022
 SCALE: AS SHOWN
 DESIGNED BY: CW/JH
 DRAWN BY: AW/JF
 CHECKED BY: CW

SITE PLAN INDEX

**CHOCOLATE DRIVE
 SUN VALLEY, NV**

Plotted By: Thrall, C.J. Date: January 03, 2023 01:40:45pm File Path: \\santitas\mnt\REV\REV_Civil\192233000 - Pector, Chocolate Drive\07 CAD\Exhibits\Admin Review Plans\Site Plan\Preliminary Site Plan.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



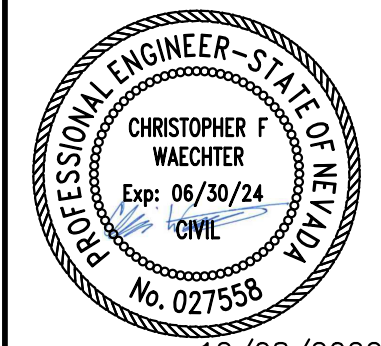
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3-BEDROOM 12-UNIT BUILDINGS (12C)	4 BUILDINGS 104,280 SF

LEGEND	
	PROPERTY LINE
	SETBACK LINE
	OPEN SPACE SPLIT ZONING BOUNDARY
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING FENCE
	PROPOSED RIGHT OF WAY
	EXISTING FAULTLINE
	50' FAULT SETBACK
	EXISTING WATER
	EXISTING GAS
	EXISTING SEWER
	OH ELEC
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING FLOW PATH
	EXISTING ELECTRIC POWER POLE
	PROPOSED FLOW PATH
	PROPOSED WATER LINE
	PROPOSED STORM DRAIN
	PROPOSED SEWER
	PROPOSED SILT FENCE
	PROPOSED FIRE HYDRANT
	PROPOSED ASPHALT PAVEMENT
	EXISTING ASPHALT PAVEMENT
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	COMMON OPEN SPACE AREA
	PROPOSED RETAINING WALL
	PROPOSED CARPORTS

SEE SITE PLAN (2 OF 3) SHEET 3

No.	REVISIONS	DATE	BY

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KHA PROJECT	192233000
DATE	DEC 8, 2022
SCALE	AS SHOWN
DESIGNED BY	CW/JH
DRAWN BY	AW/ZF
CHECKED BY	CW

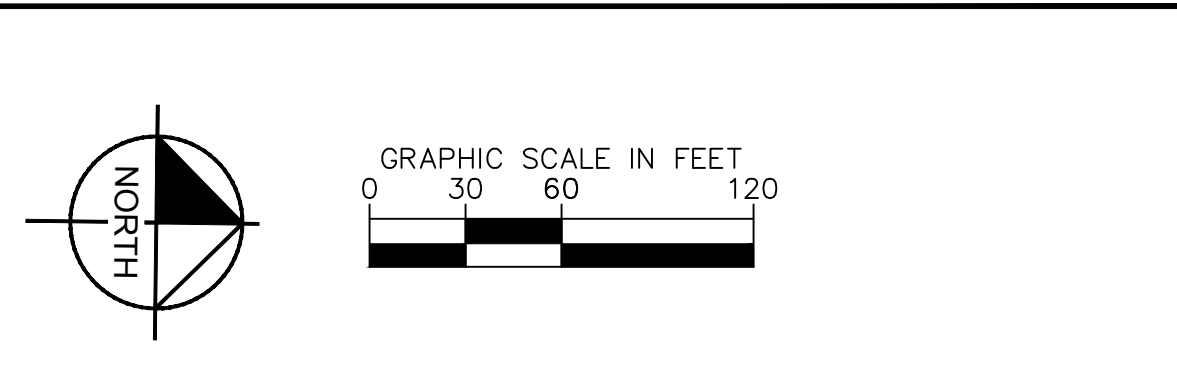
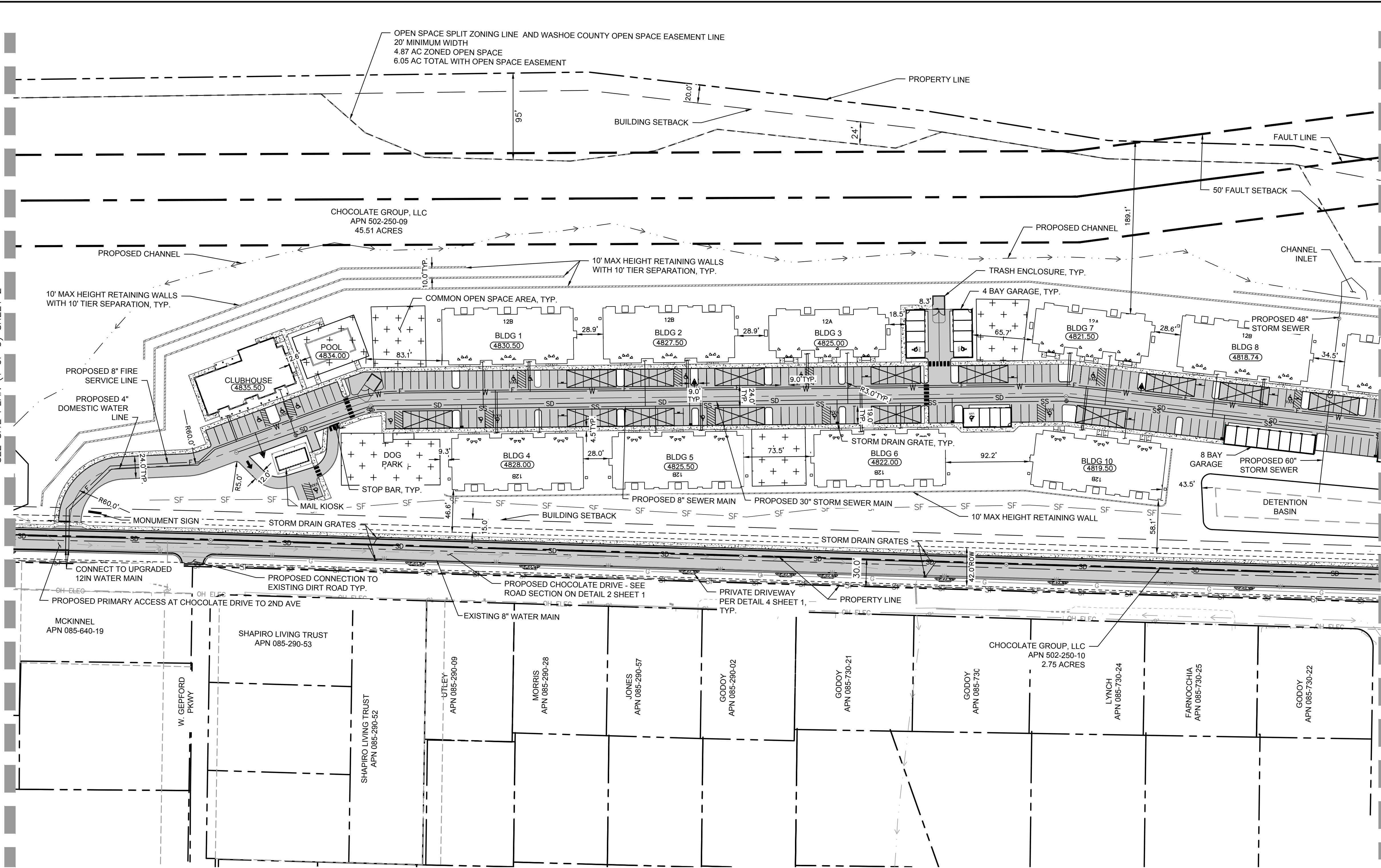
SITE PLAN (1 OF 3)

CHOCOLATE DRIVE
SUN VALLEY, NV

SHEET NUMBER
2 OF 10

Plotted By: Threlk, C.J. Date: January 03, 2023 01:40:50pm File Path: \\vent001\MT_RELA\REL_Civil\192233000 - Pector, Chocolate Drive\07 CAD\Exhibits\Admin Review Plans\Site Plan\Preliminary Site Plan.dwg
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SEE SITE PLAN (1 OF 3) SHEET 2



SITE INFORMATION	
SITE APN	502-250-09, 502-250-10
SITE AREA	-09 PARCEL IS 45.51 AC -10 PARCEL IS 2.75 AC
ZONING	-09 PARCEL IS MEDIUM DENSITY URBAN 89% (40.64 AC) AND OPEN SPACE 11% (4.87 AC) -10 PARCEL IS GENERAL RURAL
EXISTING LAND USE	-09 PARCEL IS 100 (VACANT-UNKNOWN/OTHER) -10 PARCEL IS 170 (UNASSIGNED)
PROPOSED LAND USE	-09 PARCEL TO BE 340 (TEN OR MORE UNITS) -10 PARCEL TO BE PBRD (PUBLIC ROAD)
TOTAL NUMBER OF UNITS	240 UNITS
TOTAL PARKING REQUIRED	468 (INCLUDING 204 CARPORTS OR GARAGES AND 10 ADA SPACES)
TOTAL PARKING PROVIDED	470 (INCLUDING 36 GARAGES, 204 CARPORTS, AND 28 ADA SPACES)
PARKING RATIO	1.9 PER UNIT
CONSTRUCTION PHASING	ONE PHASE
TOTAL NUMBER OF BUILDINGS	20 APARTMENTS; 1 CLUBHOUSE (3884 SF)
1-BEDROOM 12-UNIT BUILDINGS (12A)	6 BUILDINGS 61,440 SF
2-BEDROOM 12-UNIT BUILDINGS (12B)	10 BUILDINGS 83,928 SF
3-BEDROOM 12-UNIT BUILDINGS (12C)	4 BUILDINGS 104,280 SF

SEE SITE PLAN (3 OF 3) SHEET 4

LEGEND	
	PROPERTY LINE
	SETBACK LINE
	OPEN SPACE SPLIT ZONING BOUNDARY
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING FENCE
	PROPOSED RIGHT OF WAY
	EXISTING FAULTLINE
	50' FAULT SETBACK
	EXISTING WATER
	EXISTING GAS
	EXISTING SEWER
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING FLOW PATH
	EXISTING ELECTRIC POWER POLE
	PROPOSED FLOW PATH
	PROPOSED WATER LINE
	PROPOSED STORM DRAIN
	PROPOSED SEWER
	PROPOSED SILT FENCE
	PROPOSED FIRE HYDRANT
	PROPOSED ASPHALT PAVEMENT
	EXISTING ASPHALT PAVEMENT
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	COMMON OPEN SPACE AREA
	PROPOSED RETAINING WALL
	PROPOSED CARPORTS

NO.	REVISIONS	DATE	BY

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PROFESSIONAL ENGINEER - STATE OF NEVADA
 CHRISTOPHER F. WAECHTER
 Exp: 06/30/24
 No. 027553

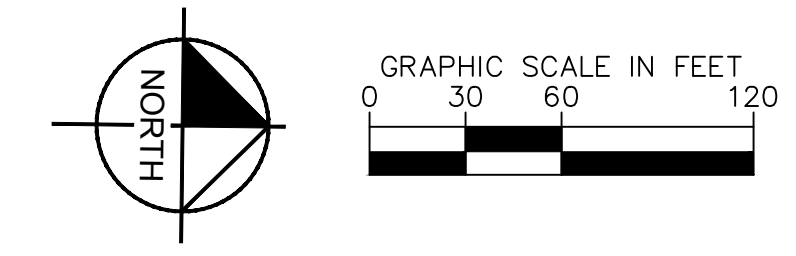
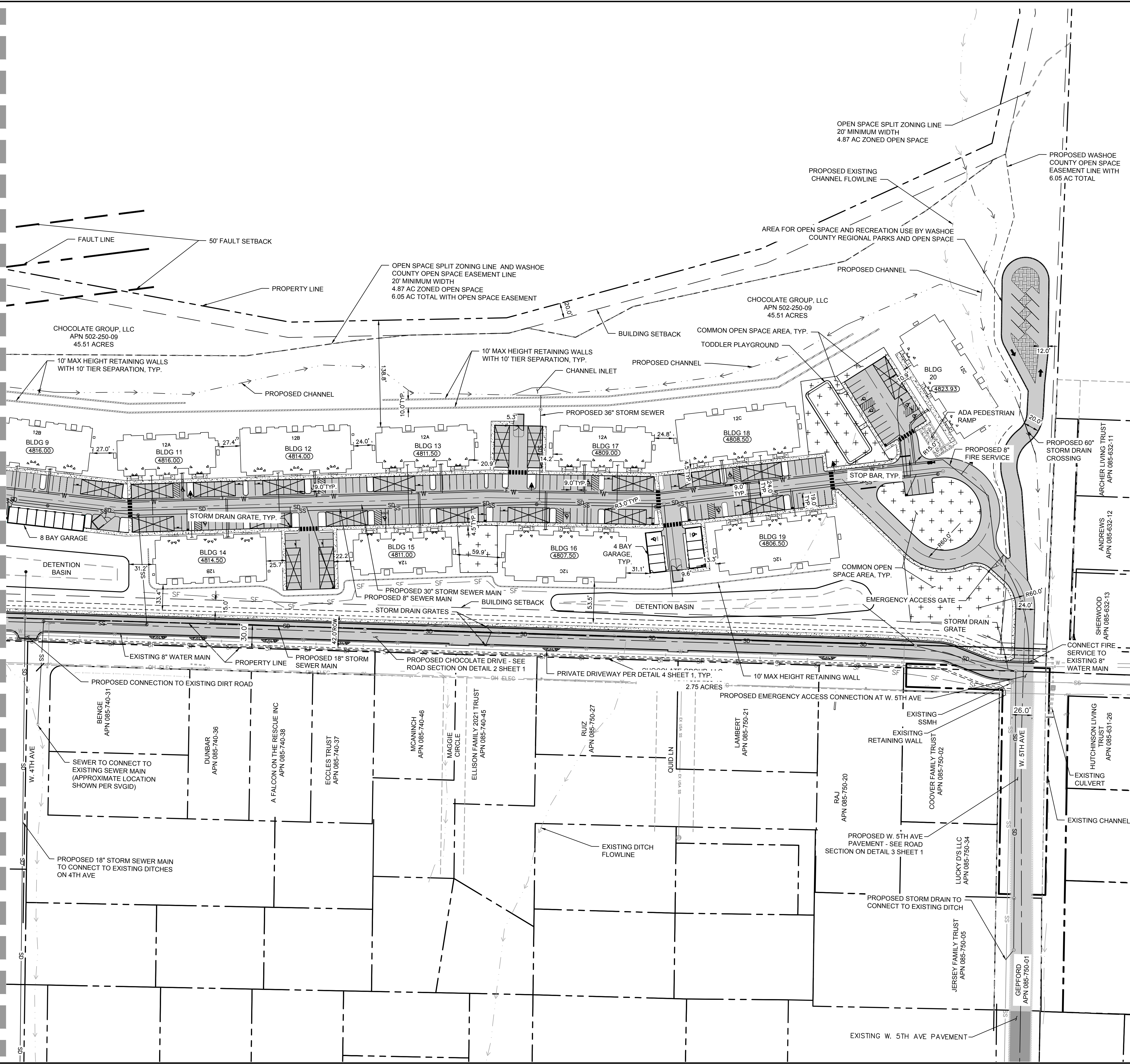
KHA PROJECT	1922-33000
DATE	DEC 8, 2022
SCALE	AS SHOWN
DESIGNED BY:	CW/JH
DRAWN BY:	AW/JF
CHECKED BY:	CW

SITE PLAN (2 OF 3)

CHOCOLATE DRIVE
SUN VALLEY, NV

Plotted By: Thrall, C.J. Date: January 03, 2023 01:40:57pm File Path: \\vsnf001\MT_REA\REA_Civil\192233000 - Project - Chocolate Drive\07 CAD\Exhibits\Admin Review Plans\Site Plan\Preliminary Site Plan.dwg
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SEE SITE PLAN (2 OF 3) SHEET 3



SITE INFORMATION	
SITE APN	502-250-09, 502-250-10
SITE AREA	-09 PARCEL IS 45.51 AC -10 PARCEL IS 2.75 AC
ZONING	-09 PARCEL IS MEDIUM DENSITY URBAN 89% (40.64 AC) AND OPEN SPACE 11% (4.87 AC) -10 PARCEL IS GENERAL RURAL
EXISTING LAND USE	-09 PARCEL IS 100 (VACANT-UNKNOWN/OTHER) -10 PARCEL IS 170 (UNASSIGNED)
PROPOSED LAND USE	-09 PARCEL TO BE 340 (TEN OR MORE UNITS) -10 PARCEL TO BE PBRD (PUBLIC ROAD)
TOTAL NUMBER OF UNITS	240 UNITS
TOTAL PARKING REQUIRED	468 (INCLUDING 204 CARPORTS OR GARAGES AND 10 ADA SPACES)
TOTAL PARKING PROVIDED	470 (INCLUDING 36 GARAGES, 204 CARPORTS, AND 28 ADA SPACES)
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3-BEDROOM 12-UNIT BUILDINGS (12C)	4 BUILDINGS 104,280 SF

LEGEND	
	PROPERTY LINE
	SETBACK LINE
	OPEN SPACE SPLIT ZONING BOUNDARY
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING FENCE
	PROPOSED RIGHT OF WAY
	EXISTING FAULTLINE
	50' FAULT SETBACK
	EXISTING WATER
	EXISTING GAS
	EXISTING SEWER
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING FLOW PATH
	EXISTING ELECTRIC POWER POLE
	PROPOSED FLOW PATH
	PROPOSED WATER LINE
	PROPOSED STORM DRAIN
	PROPOSED SEWER
	PROPOSED SILT FENCE
	PROPOSED FIRE HYDRANT
	PROPOSED ASPHALT PAVEMENT
	EXISTING ASPHALT PAVEMENT
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	COMMON OPEN SPACE AREA
	PROPOSED RETAINING WALL
	PROPOSED CARPORTS

CHOCOLATE DRIVE
SUN VALLEY, NV

SITE PLAN (3 OF 3)

SHEET NUMBER
4 OF 10

PROFESSIONAL ENGINEER - STATE OF NEVADA
CHRISTOPHER WAECHTER
Exp: 06/30/24
CIVIL
No. 027556

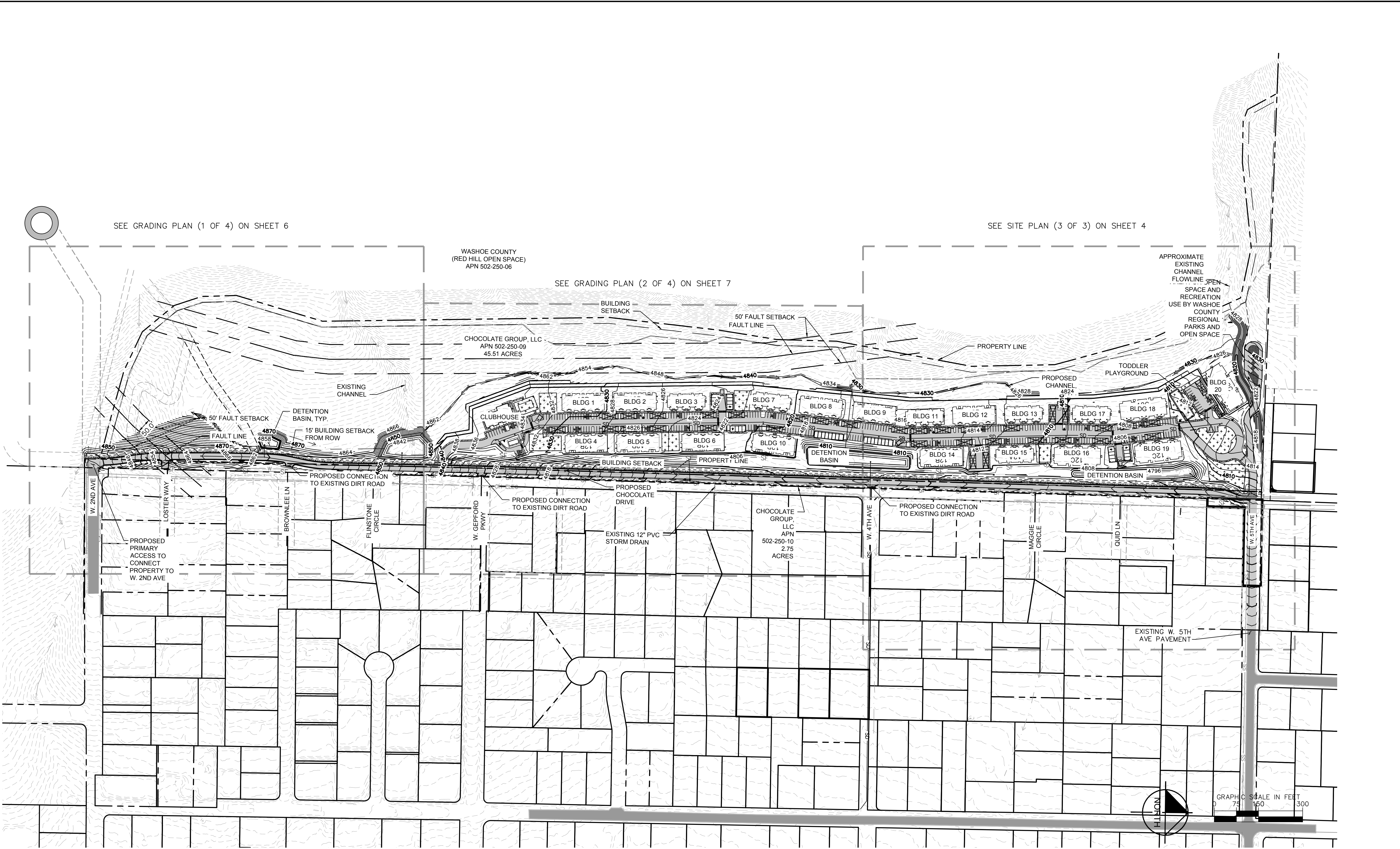
KHA PROJECT	1922-33000
DATE	DEC 8, 2022
SCALE:	AS SHOWN
DESIGNED BY:	CW/JH
DRAWN BY:	AW/ZF
CHECKED BY:	CW

12/08/2022

REVISIONS

No.	DATE	BY

Plotted By: Thrill, C.J. Date: January 03, 2023 01:41:05pm File Path: \\vamp01\MT_REN\REN_Civil\192233000 - Pectec Chocolate Drive\07 CAD\Exhibits\Admin Review Plans\Grading Plan\192233000 - Pectec Chocolate Drive\07 CAD\Exhibits\Admin Review Plans\Grading Plan.dwg
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NOTES

CUT: 156,688 CY
 FILL: 43,512 CY
 NET: 113,175 (CUT)

EARTHWORK CALCULATIONS BASED ON SURFACE TO SURFACE. UNADJUSTED ANALYSIS AND DO NOT ACCOUNT FOR OVER-EXCAVATION, PAVEMENT SECTION, BUILDING SLAB, OR BUILDING FOUNDATIONS.

BASIS OF BEARINGS
 NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD83 (94). DISTANCES SHOWN HEREON ARE GROUND DISTANCES, CALCULATED USING A GRID TO GROUND COMBINED SCALE FACTOR OF 1.000197939

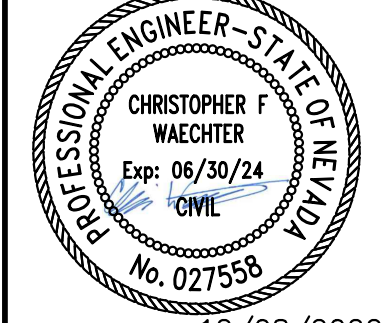
FLOOD ZONE
 THIS PROPERTY IS ENTIRELY WITHIN FLOOD ZONE 'X', AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NO. 32031C3033G, EFFECTIVE MARCH 16, 2009.

VERTICAL DATUM
 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON CITY OF SPARKS BENCHMARK NO. 3036, A 2" BRASS DISK MARKING THE SOUTHEAST CORNER OF SECTION 24, T.20N.-R.19E. M.D.B&M. ELEVATION = 4677.80

No.	REVISIONS	DATE	BY

Kimley-Horn

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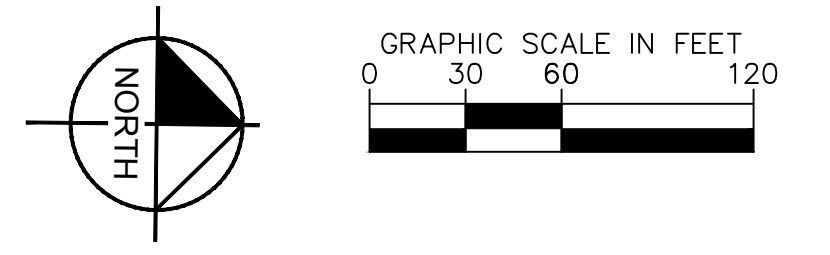


KHA PROJECT	192233000	DATE	DEC 8, 2022	SCALE	AS SHOWN	DESIGNED BY	CW/JH	DRAWN BY	AW/ZF	CHECKED BY	CW
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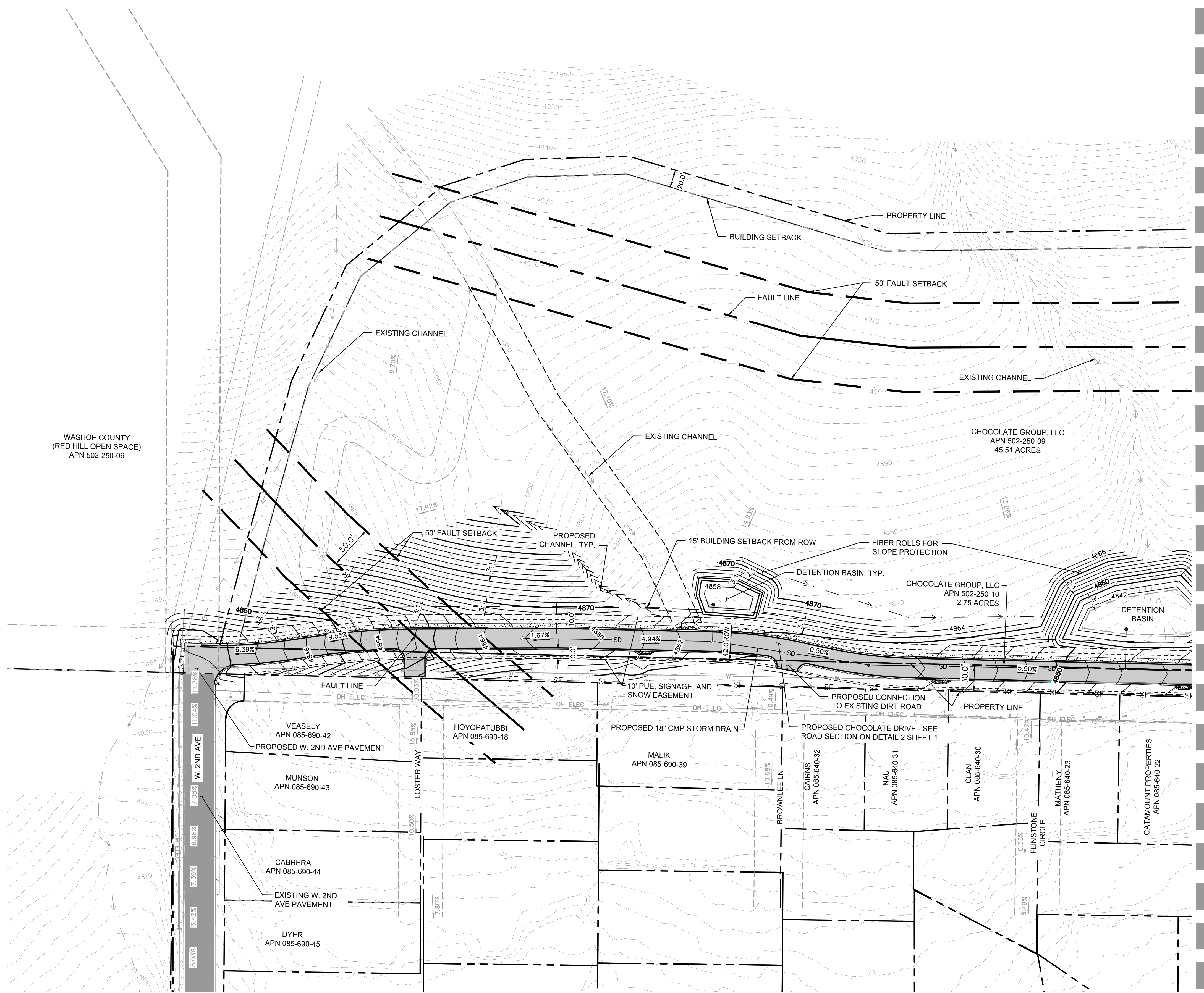
GRADING INDEX

**CHOCOLATE DRIVE
 SUN VALLEY, NV**

Plotted By: Thrall, C.J. Date: January 03, 2023 01:41:12pm File Path: \\vent6101\MT_REV\REV\Civil\192233000 - Pedro Chocolate Drive\07 CAD\Exhibits\Admin Review Plans\Grading Plan\Preiminary Grading Plan.dwg
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LEGEND	
	PROPERTY LINE
	SETBACK LINE
	OPEN SPACE SPLIT ZONING BOUNDARY
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING FENCE
	PROPOSED RIGHT OF WAY
	EXISTING FAULTLINE
	50' FAULT SETBACK
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	EXISTING FLOW PATH
	EXISTING ELECTRIC POWER POLE
	PROPOSED FLOW PATH
	PROPOSED STORM DRAIN
	PROPOSED SILT FENCE
	PROPOSED FIRE HYDRANT
	PROPOSED ASPHALT PAVEMENT
	EXISTING ASPHALT PAVEMENT
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	COMMON OPEN SPACE AREA
	PROPOSED RETAINING WALL
	PROPOSED CARPORTS



SEE GRADING PLAN (2 OF 4) ON SHEET 7

REVISIONS	No.	BY	DATE

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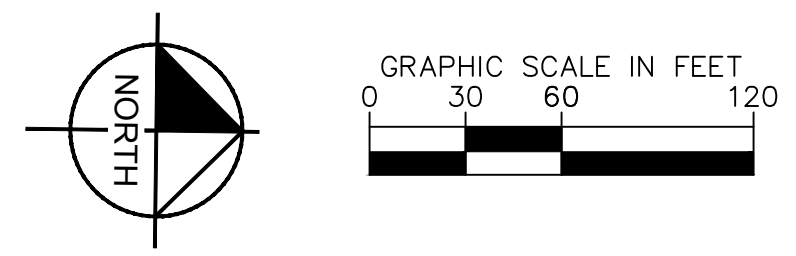
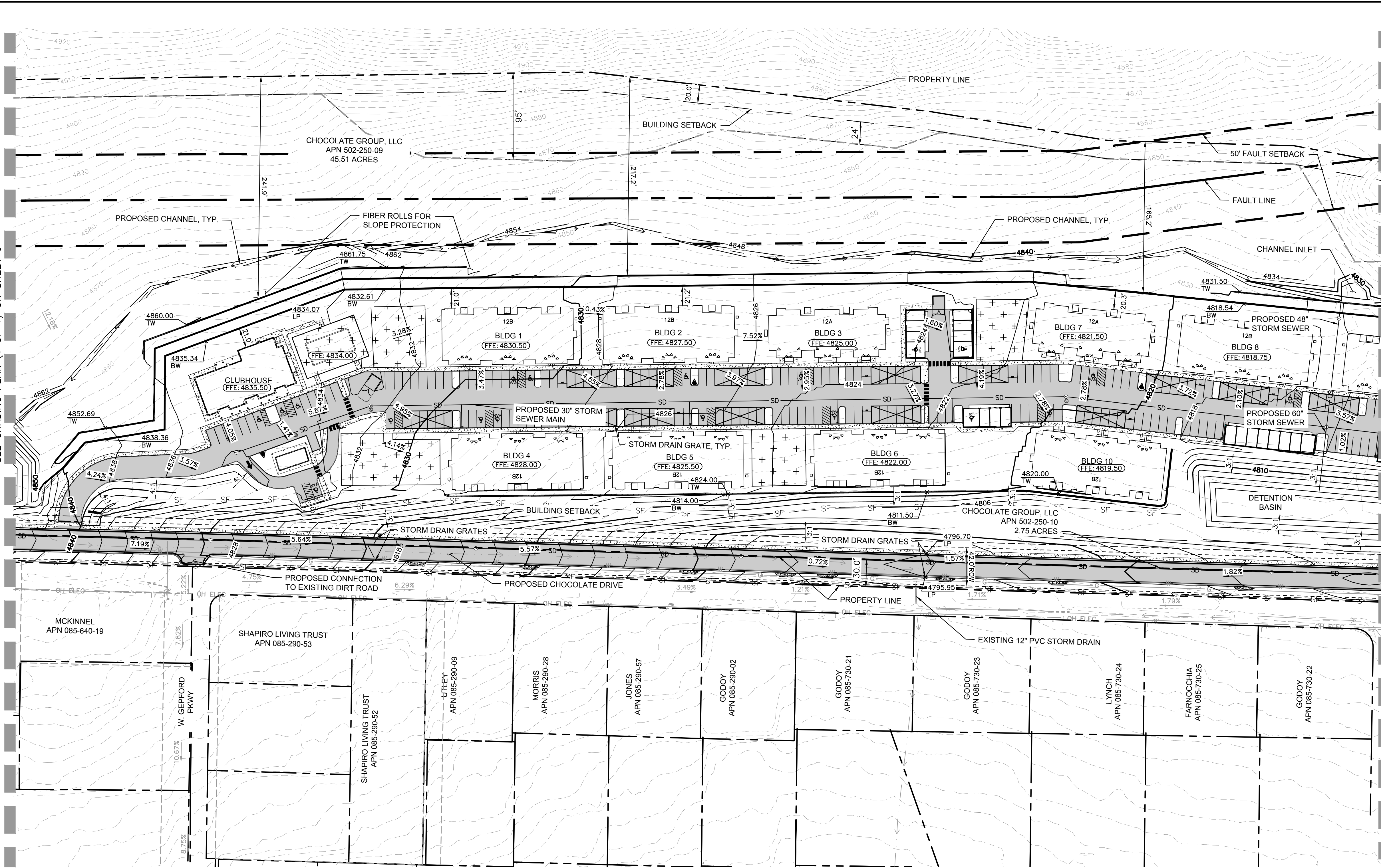
PROFESSIONAL ENGINEER - STATE OF NEVADA
 CHRISTOPHER F. WAECHTER
 Exp: 06/30/24
 No. 027553

KHA PROJECT	1922-33000
DATE	DEC 8, 2022
SCALE	AS SHOWN
DESIGNED BY:	CW/JH
DRAWN BY:	AW/ZF
CHECKED BY:	CW

**GRADING PLAN
(1 OF 4)**

**CHOCOLATE DRIVE
SUN VALLEY, NV**

Plotted By: Thrall, C.J. Date: January 03, 2023 01:41:19pm File Path: \\s01\mnt_ren\ren\Civil\192233000 - Pedco Chocolate Drive\07 CAD\Exhibits\Admin Review Plans\Grading Plan\Grading Plan\Grading Plan\Grading Plan.dwg
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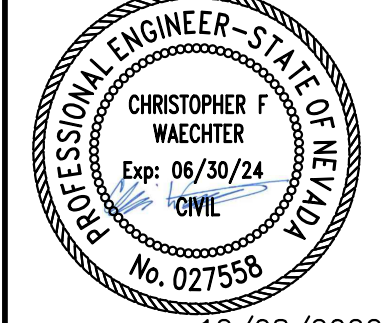


SEE SITE PLAN (3 OF 3) SHEET 4

LEGEND	
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	SETBACK LINE
	OPEN SPACE SPLIT ZONING BOUNDARY
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING FENCE
	PROPOSED RIGHT OF WAY
	EXISTING FAULTLINE
	50' FAULT SETBACK
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	EXISTING FLOW PATH
	EXISTING ELECTRIC POWER POLE
	PROPOSED FLOW PATH
	PROPOSED STORM DRAIN
	PROPOSED SILT FENCE
	PROPOSED FIRE HYDRANT
	PROPOSED ASPHALT PAVEMENT
	EXISTING ASPHALT PAVEMENT
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	COMMON OPEN SPACE AREA
	PROPOSED RETAINING WALL
	PROPOSED CARPORTS

No.	REVISIONS	DATE	BY

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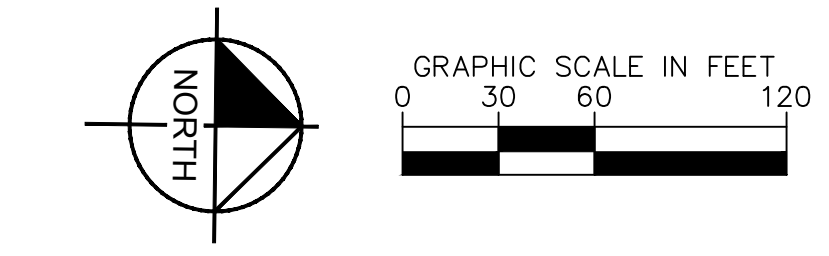
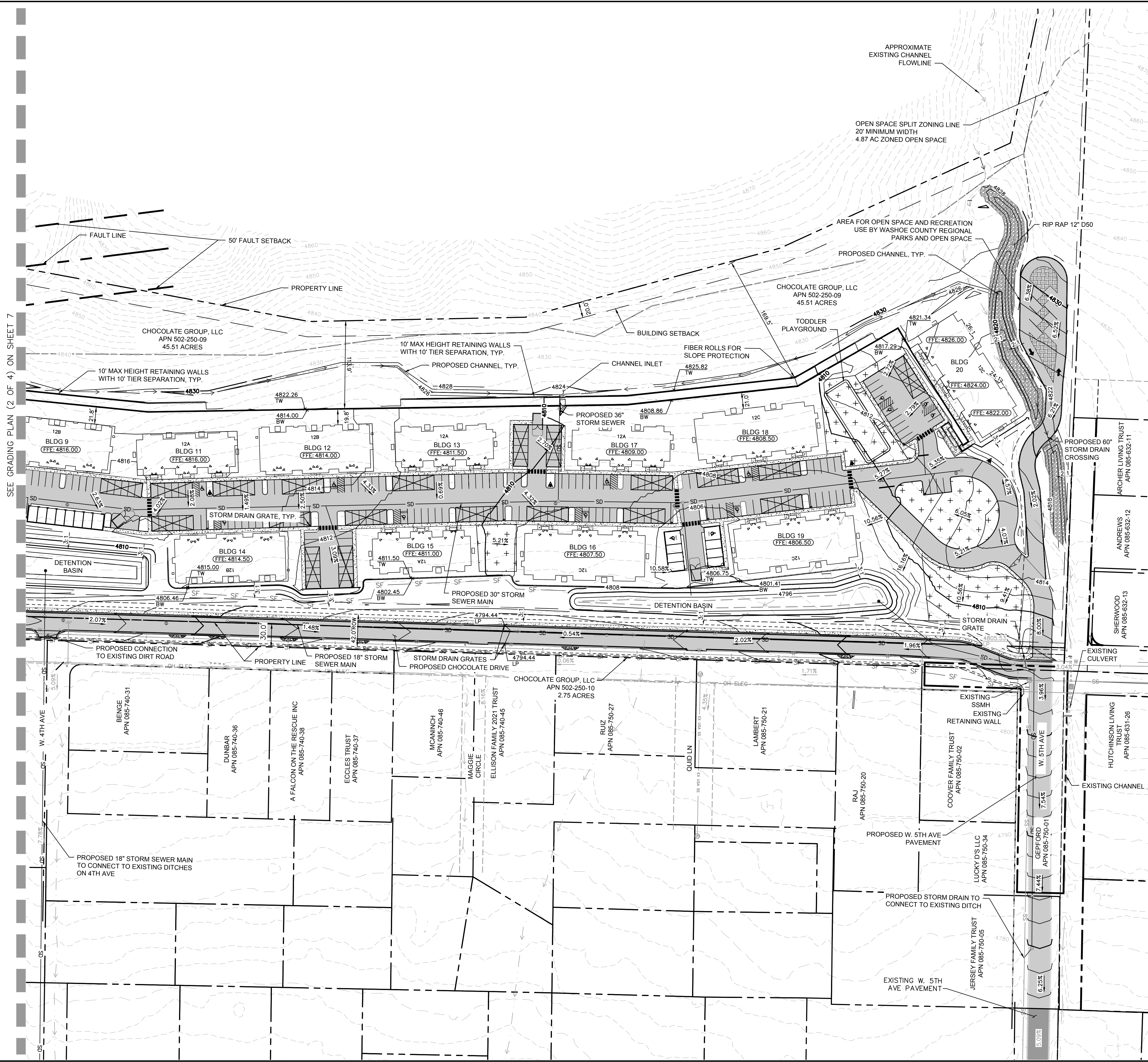


KHA PROJECT	1922-33000
DATE	DEC 8, 2022
SCALE	AS SHOWN
DESIGNED BY	CW/JH
DRAWN BY	AW/ZF
CHECKED BY	CW

**GRADING PLAN
(2 OF 4)**

**CHOCOLATE DRIVE
SUN VALLEY, NV**

Plotted By: Thrill, C.J. Date: January 03, 2023 01:41:26pm File Path: \\vamp01\MT_REA\REV_Civil\192233000 - Pecor Chocolate Drive\07_CAD\Exhibits\Admin_Review_Plans\Grading_Plan\Preliminary_Grading_Plan.dwg
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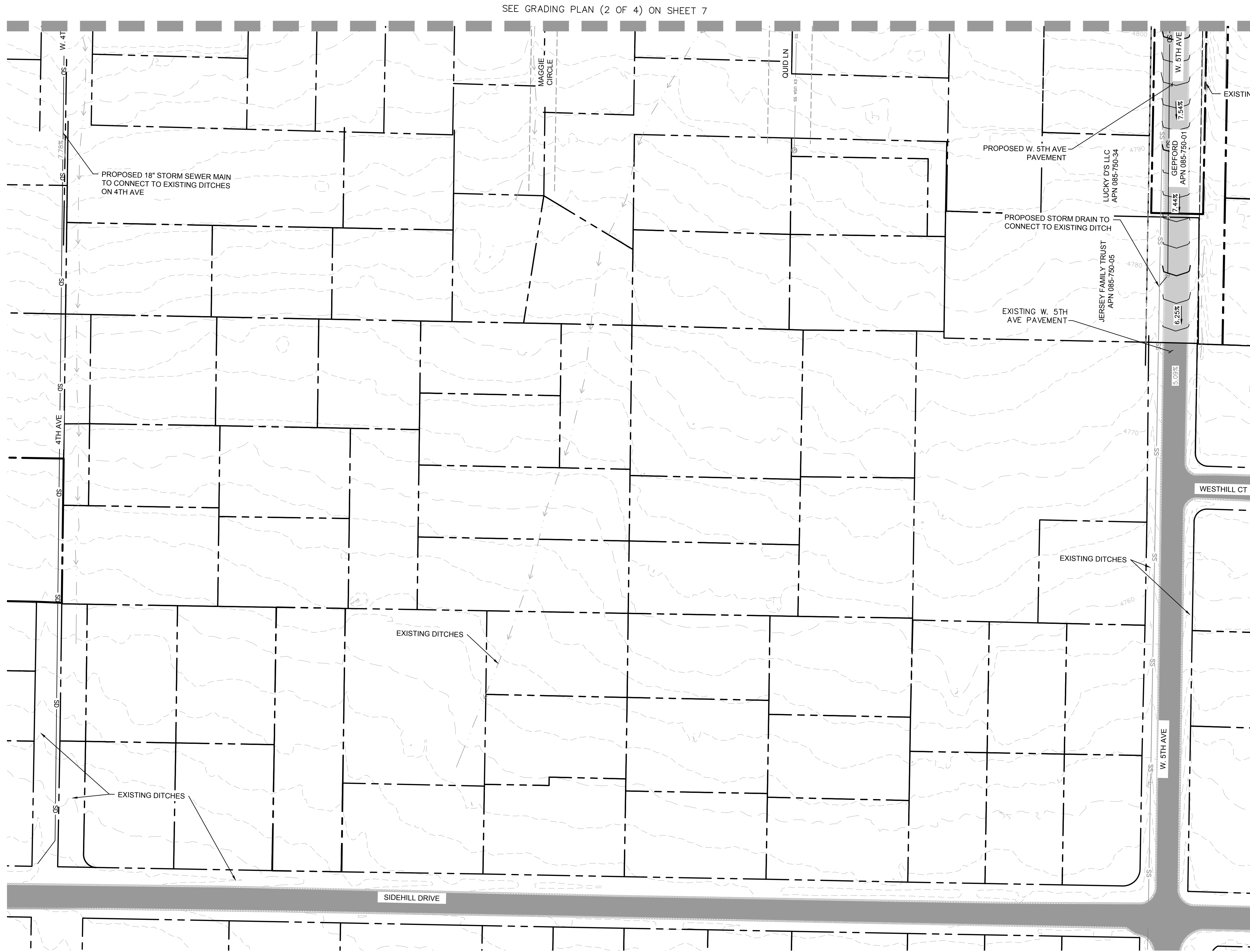
LEGEND

	PROPERTY LINE
	SETBACK LINE
	OPEN SPACE SPLIT ZONING BOUNDARY
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING FENCE
	PROPOSED RIGHT OF WAY
	EXISTING FAULTLINE
	50' FAULT SETBACK
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	EXISTING FLOW PATH
	PROPOSED FLOW PATH
	PROPOSED STORM DRAIN
	PROPOSED SILT FENCE
	PROPOSED FIRE HYDRANT
	PROPOSED ASPHALT PAVEMENT
	EXISTING ASPHALT PAVEMENT
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	COMMON OPEN SPACE AREA
	PROPOSED RETAINING WALL
	PROPOSED CARPORTS

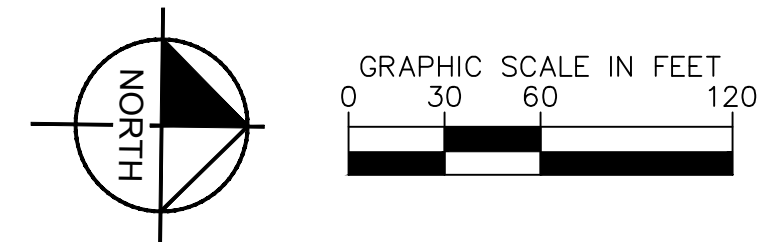
SEE GRADING PLAN (2 OF 4) ON SHEET 7

<p>CHOCOLATE DRIVE SUN VALLEY, NV</p> <p>SHEET NUMBER 8 OF 10</p>	<p style="text-align: center;">GRADING PLAN (3 OF 4)</p>
<p>KHA PROJECT 192233000</p> <p>DATE DEC 8, 2022</p> <p>SCALE: AS SHOWN</p> <p>DESIGNED BY: CW/JH</p> <p>DRAWN BY: AW/ZF</p> <p>CHECKED BY: CW</p>	<p style="text-align: center;"> 12/08/2022 </p>
<p>Kimley-Horn</p> <p>© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 7900 RANCHARAH PARKWAY, SUITE 100, RENO, NV 89511 PHONE: 775-200-1978 WWW.KIMLEY-HORN.COM</p>	
REVISIONS	DATE

Plotted By: Thrill, C.J. Date: January 03, 2023 01:41:32pm File Path: \\vsn\01\MT_REN\REN_Civil\192233000 - Pctoz Chocolate Drive\07 CAD\Exhibits\Admin Review Plans\Creding Plan\Preliminary Grading Plan.dwg
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SEE GRADING PLAN (2 OF 4) ON SHEET 7



LEGEND

- PROPERTY LINE
- SETBACK LINE
- OPEN SPACE SPLIT ZONING BOUNDARY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING FENCE
- PROPOSED RIGHT OF WAY
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- PROPOSED FLOW PATH
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- PROPOSED SILT FENCE
- PROPOSED FIRE HYDRANT
- PROPOSED ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- COMMON OPEN SPACE AREA
- PROPOSED RETAINING WALL
- PROPOSED CARPORTS

No.	REVISIONS	DATE	BY

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PROFESSIONAL ENGINEER - STATE OF NEVADA
 CHRISTOPHER F. WAECHTER
 Exp: 06/30/24
 No. 027553

KHA PROJECT	192233000
DATE	DEC 8, 2022
SCALE	AS SHOWN
DESIGNED BY:	CW/JH
DRAWN BY:	AW/ZF
CHECKED BY:	CW

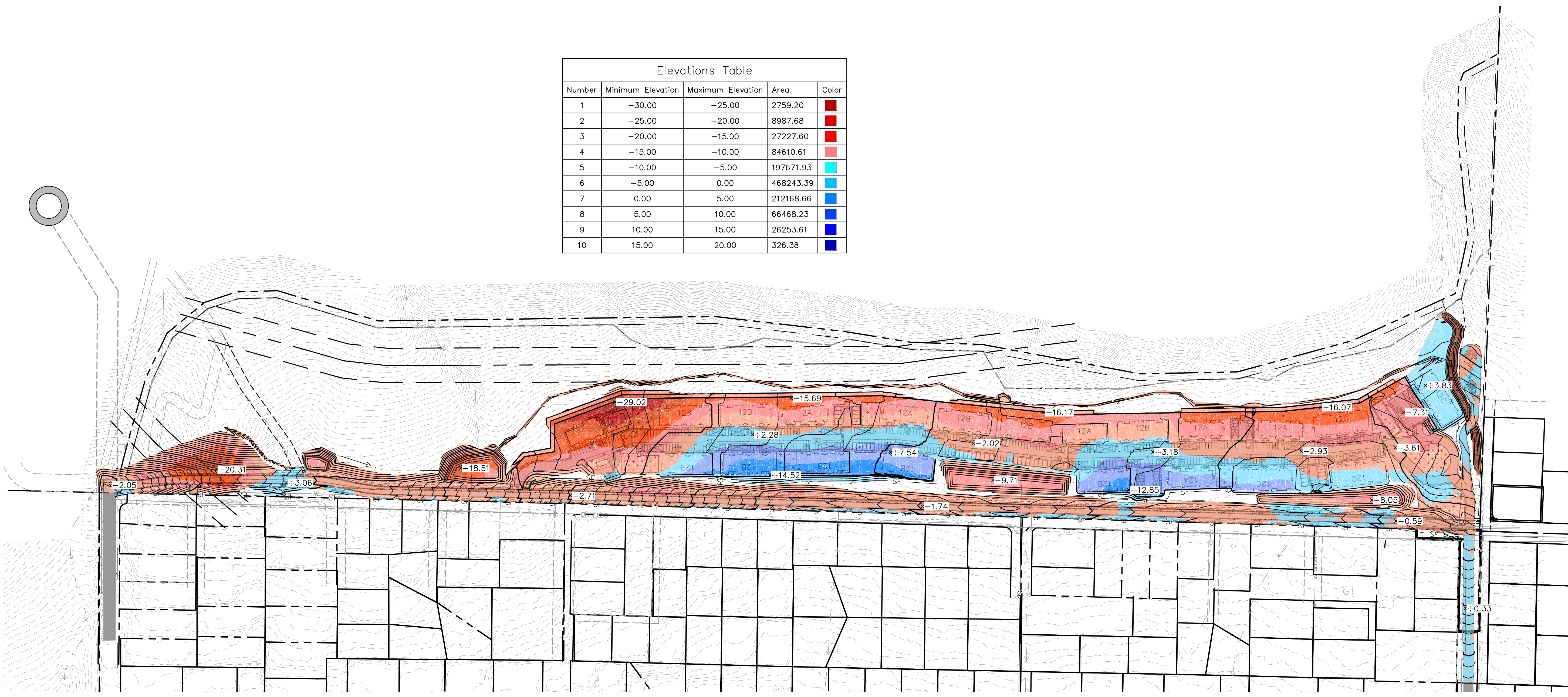
**GRADING PLAN
(4 OF 4)**

**CHOCOLATE DRIVE
SUN VALLEY, NV**

APPENDIX K
CUT AND FILL ANALYSIS EXHIBIT

Plotted By: Threll, C.J. Date: January 03, 2023 01:17:40pm File Path: \\snp01\MT_REA\REN_Civil\192233000 - Pexco\Chocolate Drive\07 CAD\Exhibits\Admin Review Plans\Grading Plan\Preliminary Grading Plan.dwg

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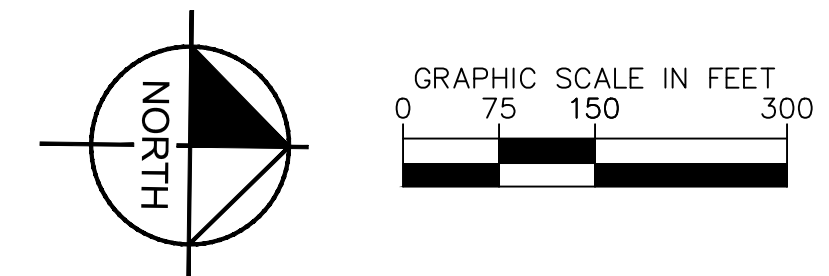


Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-30.00	-25.00	2759.20	Red
2	-25.00	-20.00	8987.68	Red
3	-20.00	-15.00	27227.60	Red
4	-15.00	-10.00	84610.61	Red
5	-10.00	-5.00	197671.93	Cyan
6	-5.00	0.00	468243.39	Blue
7	0.00	5.00	212168.66	Blue
8	5.00	10.00	66468.23	Blue
9	10.00	15.00	26253.61	Blue
10	15.00	20.00	326.38	Blue

EARTHWORK

CUT: 156,688 CY
 FILL: 43,512 CY
 NET: 113,175 (CUT)

EARTHWORK CALCULATIONS BASED ON SURFACE TO SURFACE, UNADJUSTED ANALYSIS AND DO NOT ACCOUNT FOR OVER-EXCAVATION, PAVEMENT SECTION, BUILDING SLAB, OR BUILDING FOUNDATIONS.



No.	REVISIONS	DATE	BY

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PROFESSIONAL ENGINEER - STATE OF NEVADA
 CHRISTOPHER WEACHTER
 Exp: 06/30/24
 CIVIL
 No. 027556

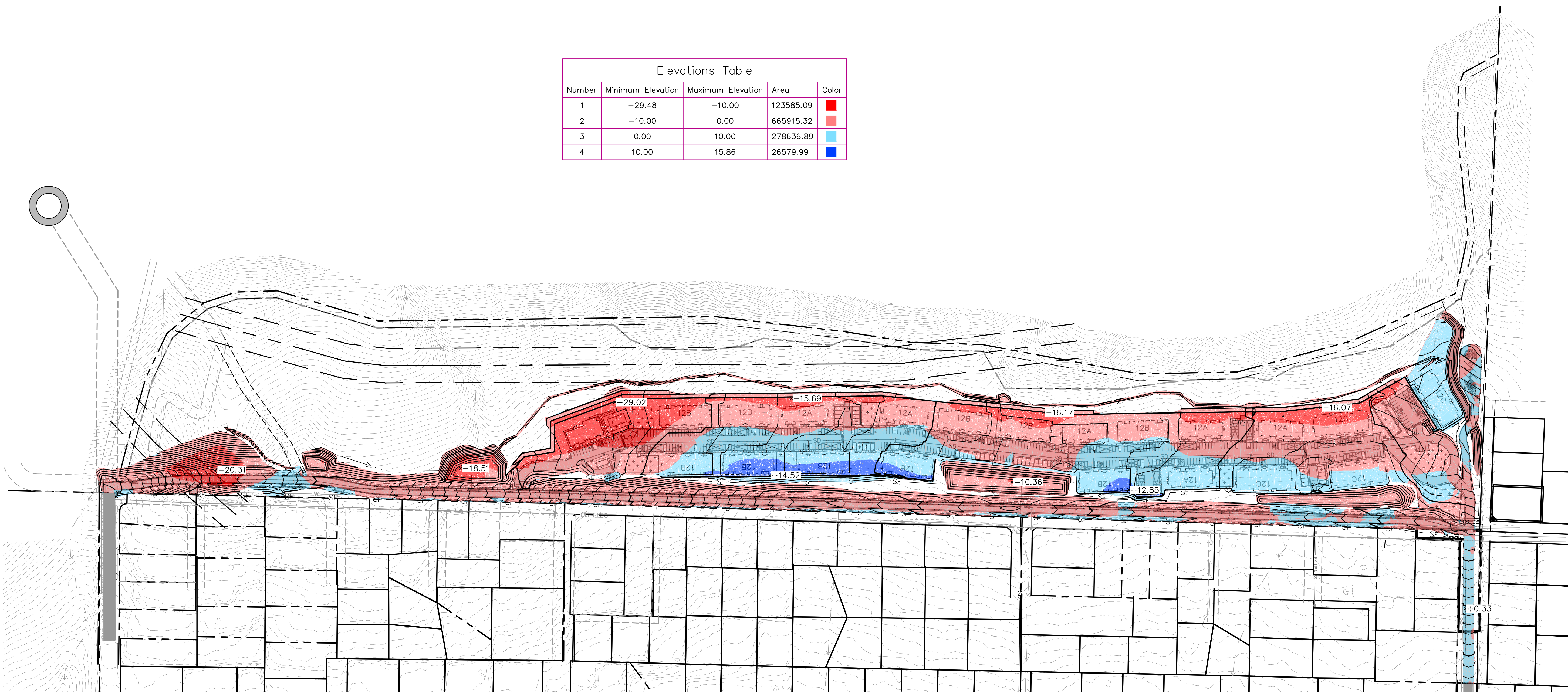
KHA PROJECT	192233000
DATE	DEC 8, 2022
SCALE	AS SHOWN
DESIGNED BY	CW/JH
DRAWN BY	AW/ZF
CHECKED BY	CW

CUT FILL ANALYSIS

**CHOCOLATE DRIVE
 SUN VALLEY, NV**

Plotted By: Waechter, Chris Date: January 04, 2023 02:41:25pm File Path: K:\REV_Civil\192233000 - Pedestrian Chocolate Drive\07 CAD\Exhibits\Admin Review Plans\Grading Plans\Simple Cut Fill Exhibit.dwg

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Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-29.48	-10.00	123585.09	Red
2	-10.00	0.00	665915.32	Light Red
3	0.00	10.00	278636.89	Light Blue
4	10.00	15.86	26579.99	Dark Blue

EARTHWORK

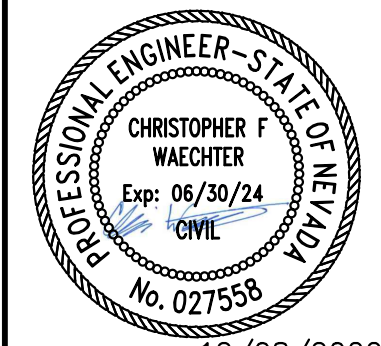
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 FILL: 43,512 CY
 NET: 113,175 (CUT)

EARTHWORK CALCULATIONS BASED ON SURFACE TO SURFACE, UNADJUSTED ANALYSIS AND DO NOT ACCOUNT FOR OVER-EXCAVATION, PAVEMENT SECTION, BUILDING SLAB, OR BUILDING FOUNDATIONS.

AREA TO BE DISTURBED: 1,095,000 SQUARE FEET

No.	REVISIONS	DATE	BY

Kimley & Horn
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 7900 RANCHARAH PARKWAY, SUITE 100, RENO, NV 89511
 PHONE: 775-200-1978
 WWW.KIMLEY-HORN.COM



KHA PROJECT	192233000
DATE	DEC 8, 2022
SCALE	AS SHOWN
DESIGNED BY	CW/JH
DRAWN BY	AW/ZF
CHECKED BY	CW

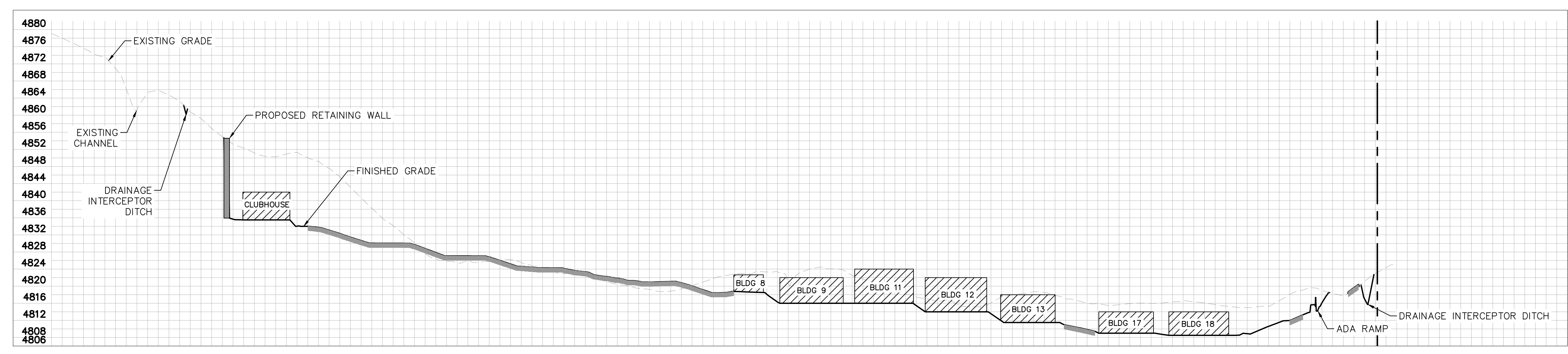
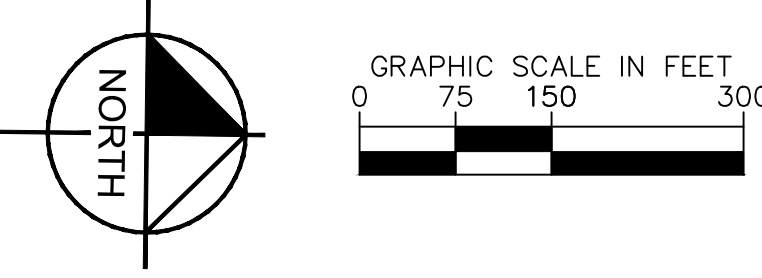
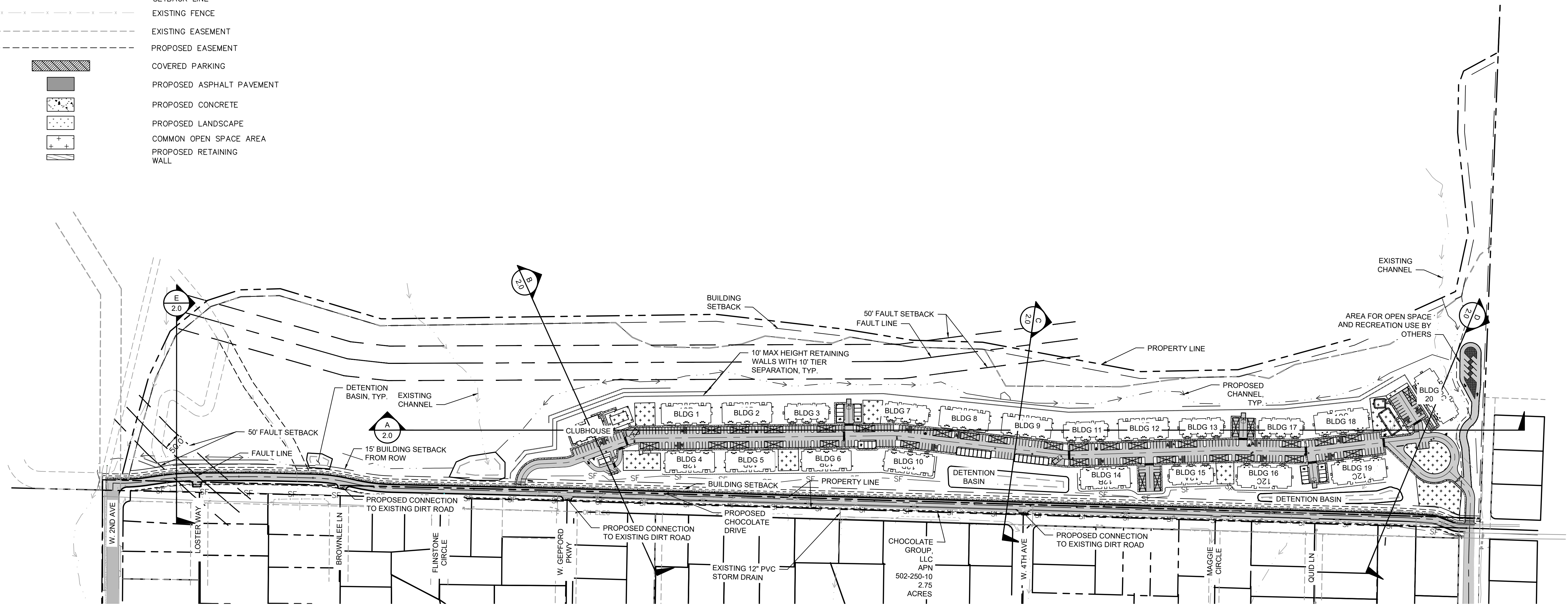
10 FOOT CUT FILL ANALYSIS

**CHOCOLATE DRIVE
 SUN VALLEY, NV**

APPENDIX L
PROPOSED CROSS SECTIONS EXHIBITS

Plotted By: Srivivas, Sanjina Date: December 14, 2022 12:03:16pm File Path: \\ventp01\WT_REVEN_C\192233000 - Pedor Chocolate Drive\7 CAD\Exhibits\Admin_Review_Plans\Sections\Preliminary_Sections.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

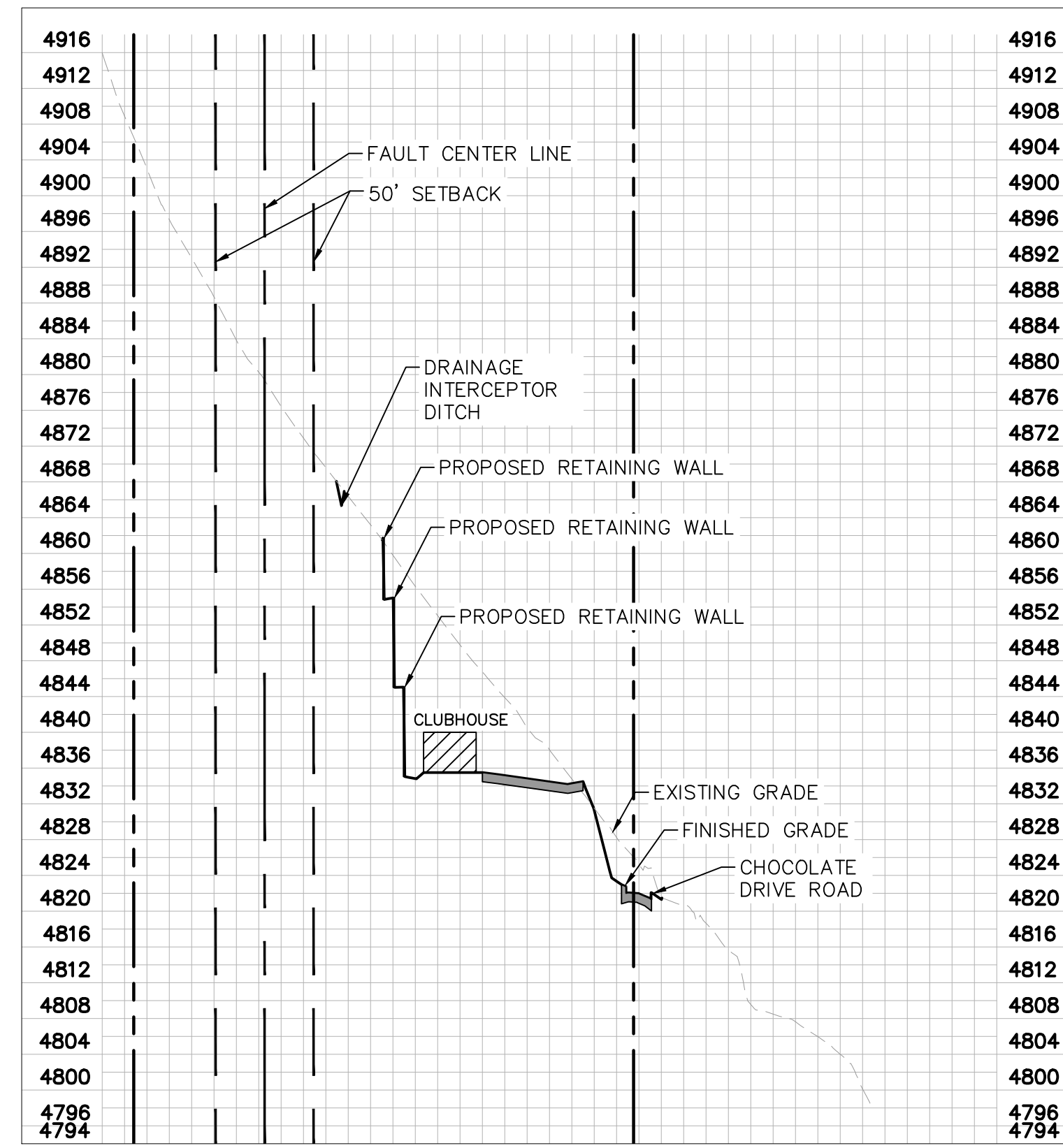
LEGEND	
	PROPERTY LINE
	SETBACK LINE
	EXISTING FENCE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	COVERED PARKING
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE
	PROPOSED LANDSCAPE
	COMMON OPEN SPACE AREA
	PROPOSED RETAINING WALL



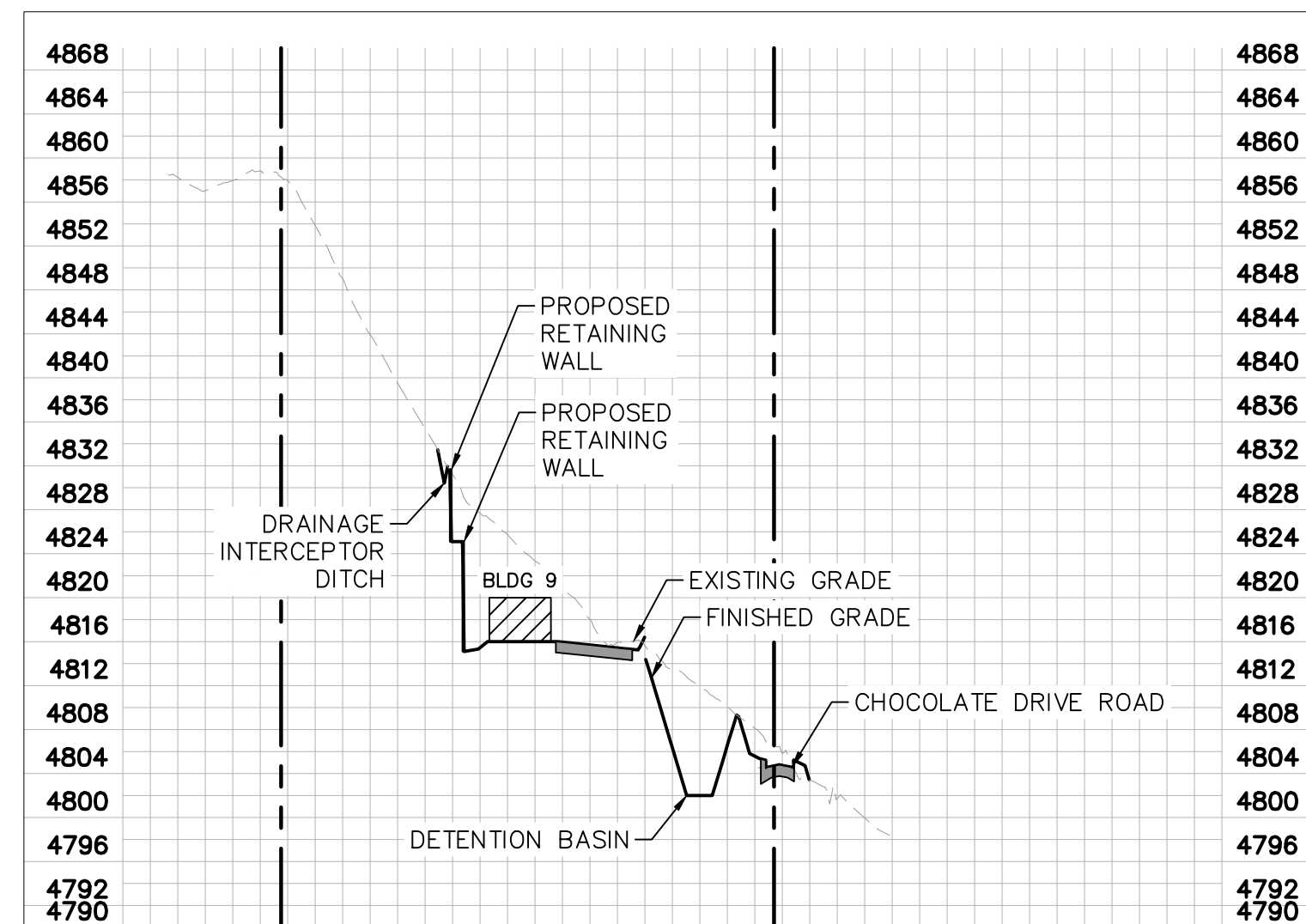
SECTION A
 1.0 HORIZ. SCALE: 1" = 150' VERT. SCALE 1" = 10'

<p> © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 7900 RANCHARRAH PARKWAY, SUITE 100, RENO, NV 89511 PHONE: 775-200-1978 WWW.KIMLEY-HORN.COM </p>	REVISIONS No. _____ BY _____ DATE _____
KHA PROJECT 192233000 DATE DEC 8, 2022 SCALE: AS SHOWN DESIGNED BY: CW/JH DRAWN BY: AM/ZF CHECKED BY: CW	12/08/2022
PRELIMINARY SECTIONS	
CHOCOLATE DRIVE SUN VALLEY, NV	
SHEET NUMBER 1 OF 2	

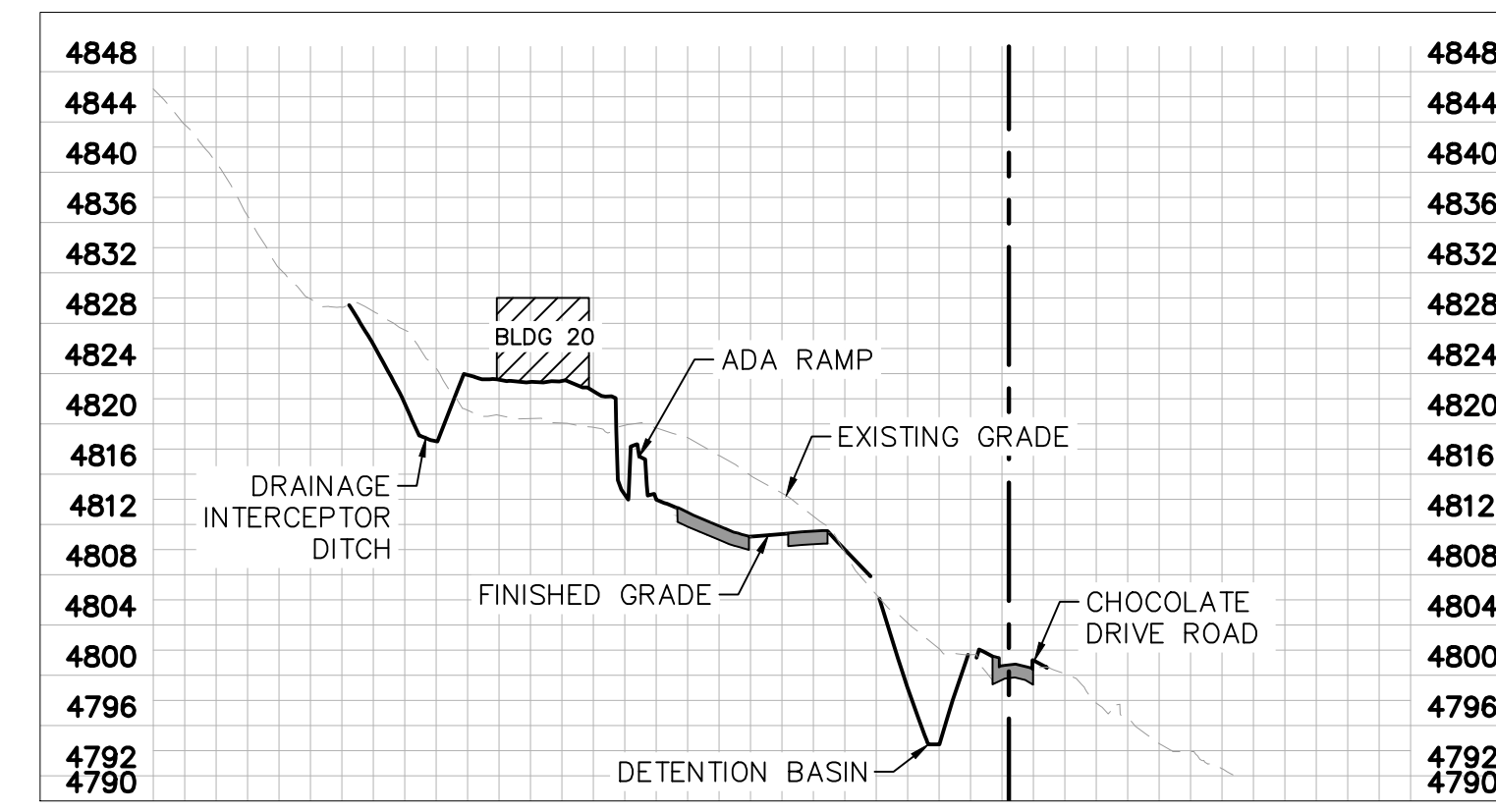
Plotted By: Srivivas, Subjina Date: December 14, 2022 12:02:14pm File Path: \\vent601\VT_REN\REN_Civil\192233000 - Peddor Chocolate Drive\07_CAD\Exhibits\Admin_Review_Plans\Sections\Preliminary_Sections.dwg
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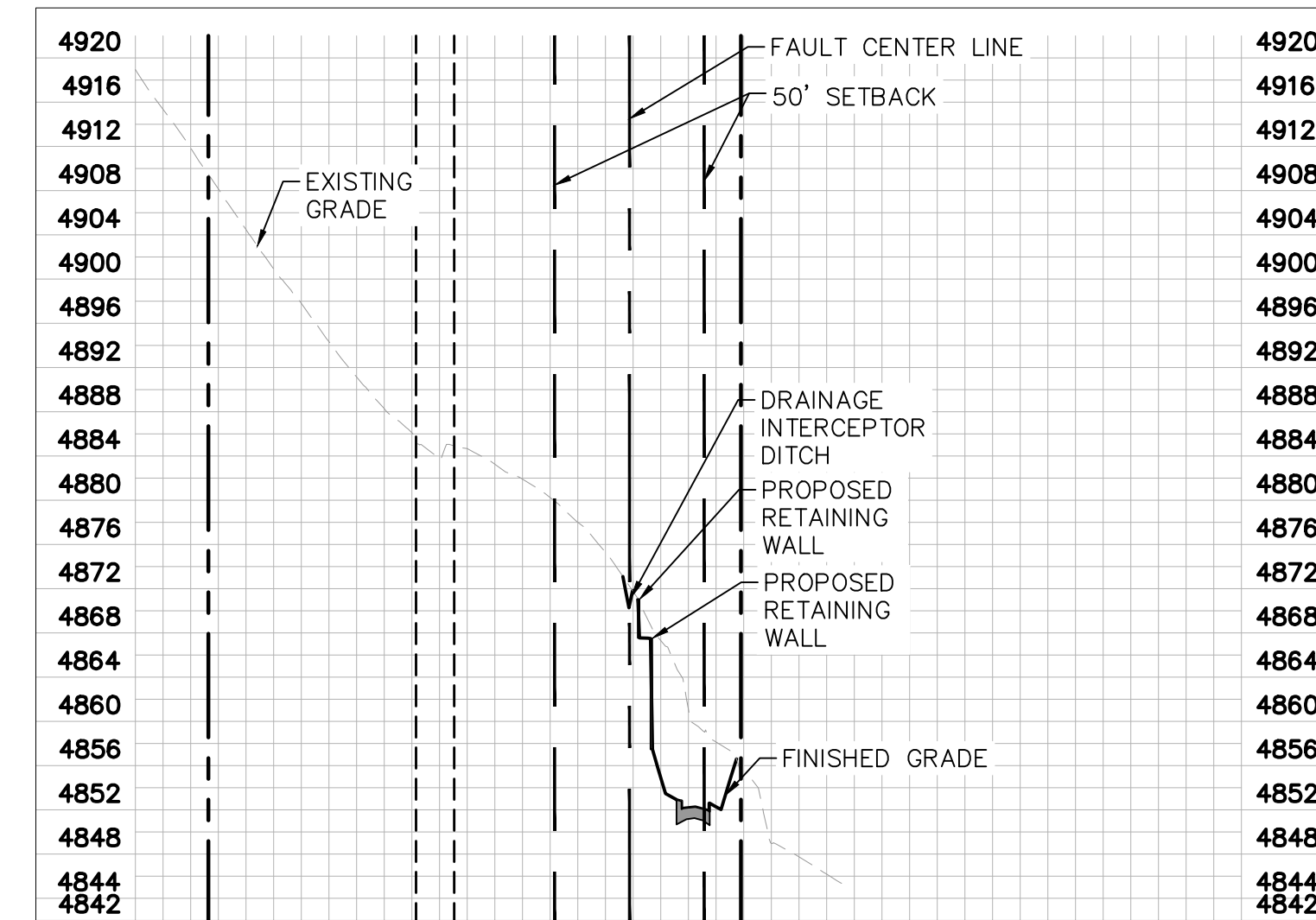
B
SECTION B
2.0
HORIZ. SCALE: 1" = 150' VERT. SCALE 1" = 10'



C
SECTION C
2.0
HORIZ. SCALE: 1" = 150' VERT. SCALE 1" = 10'



D
SECTION D
2.0
HORIZ. SCALE: 1" = 150' VERT. SCALE 1" = 10'



E
SECTION E
2.0
HORIZ. SCALE: 1" = 150' VERT. SCALE 1" = 10'

LEGEND	
	PROPERTY LINE
	SETBACK LINE
	EXISTING FENCE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	COVERED PARKING
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE
	PROPOSED LANDSCAPE
	COMMON OPEN SPACE AREA
	PROPOSED RETAINING WALL

No.	REVISIONS	DATE	BY

Kimley-Horn
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 PHONE: 775-200-1978
 WWW.KIMLEY-HORN.COM

PROFESSIONAL ENGINEER - STATE OF NEVADA
 CHRISTOPHER F. WAECHTER
 Exp: 06/30/24
 No. 027558

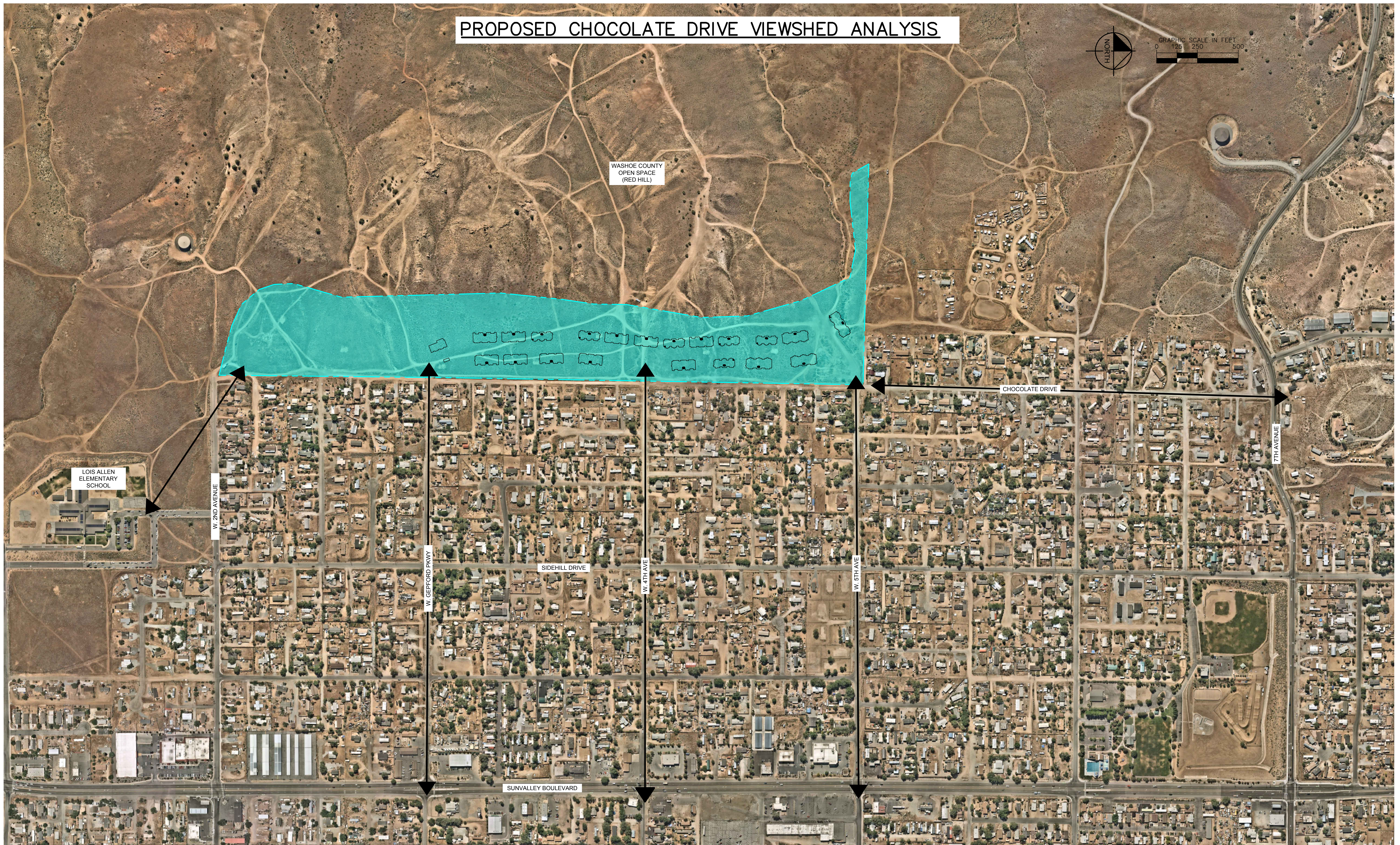
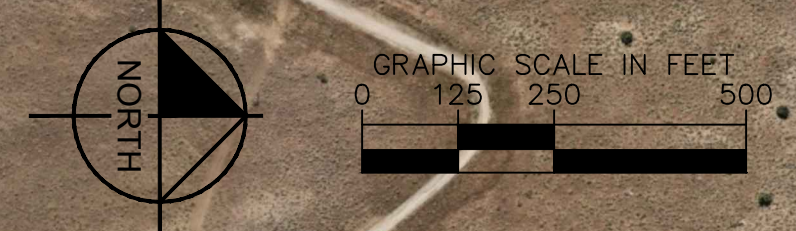
KHA PROJECT	192233000
DATE	DEC 8, 2022
SCALE	AS SHOWN
DESIGNED BY	CW/JH
DRAWN BY	AM/ZF
CHECKED BY	CW

PRELIMINARY SECTIONS

**CHOCOLATE DRIVE
SUN VALLEY, NV**

APPENDIX M
VIEWSHED ANALYSIS

PROPOSED CHOCOLATE DRIVE VIEWSHED ANALYSIS



Chocolate Drive
VIEW SHED ANALYSIS
Washoe County, Nevada
November 2022

Kimley»Horn
7900 Rancharrah Parkway
Suite 100
Reno, Nevada 89511
(775) 200-1978

Chocolate Drive Viewshed Analysis

Viewshed Methodology

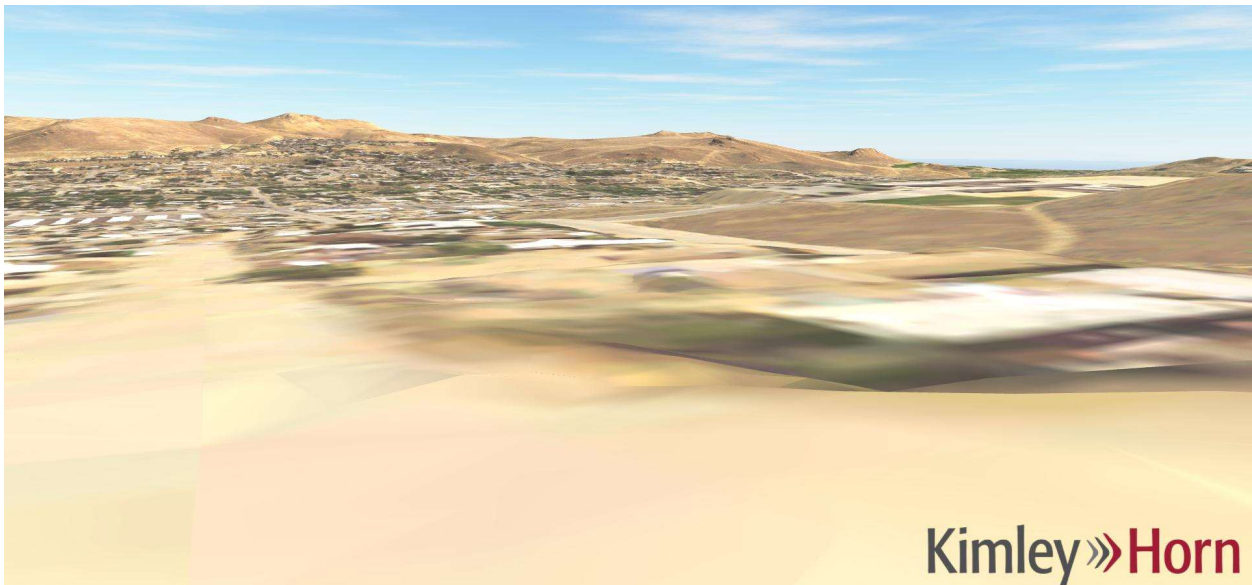
1. Used Autodesk Infracore software application/tool to develop the 3D imagery and the degree that proposed sample apartment buildings were visible from the cross sections.
2. From each cross section, the view faced to and from the development and panned 180 degrees horizontally (e.g., left-to-right) and these views were intersected with the Chocolate Drive existing and proposed Digital Elevation Models (DEMs).
3. Views do not include obstructions of any existing buildings, houses, or trees in the vicinity which will reduce visibility.
4. Used a uniform maximum height of 32-feet for 2-story buildings, however building heights will vary according to architectural elevations.
5. Observation height is approximately 5-feet from ground elevation.

Chocolate Drive Viewshed Analysis

From Lois Allen Elementary School looking northwest to West 2nd and Chocolate Ave – Grading of Chocolate Drive is partially visible



From Chocolate Drive and Loster Way Intersection towards Lois Allen Elementary looking southeast

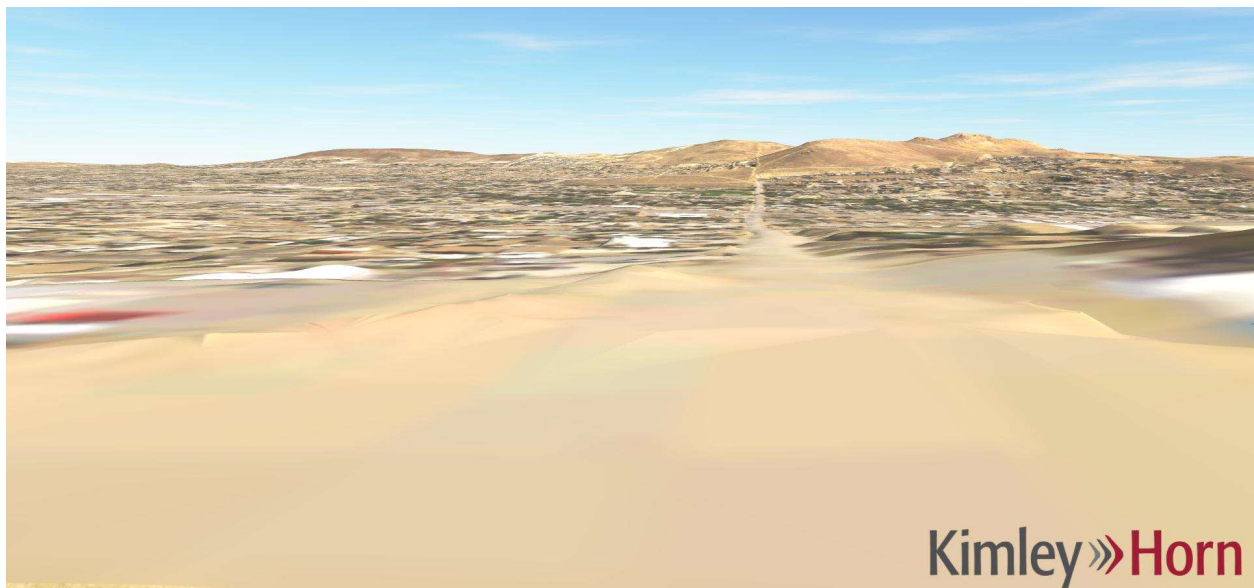


Chocolate Drive Viewshed Analysis

From Sun Valley Boulevard looking west along Gepford Parkway – Buildings partially visible



From Chocolate Drive and Gepford Parkway Intersection towards Sun Valley Boulevard looking east

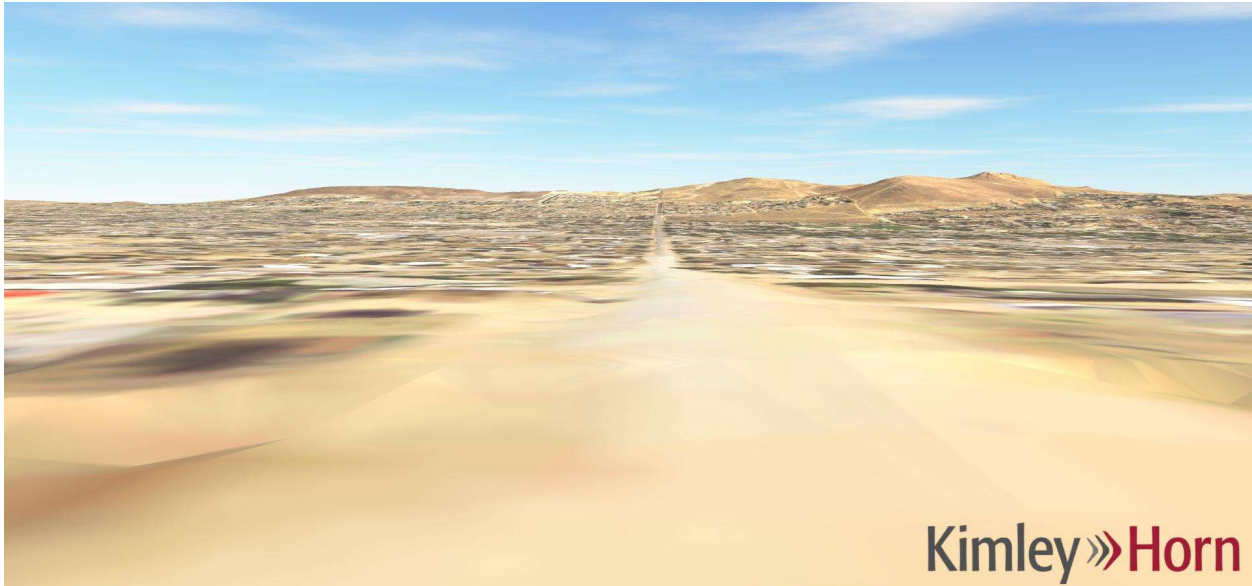


Chocolate Drive Viewshed Analysis

From Sun Valley Boulevard looking west along West 4th Ave – Buildings partially visible

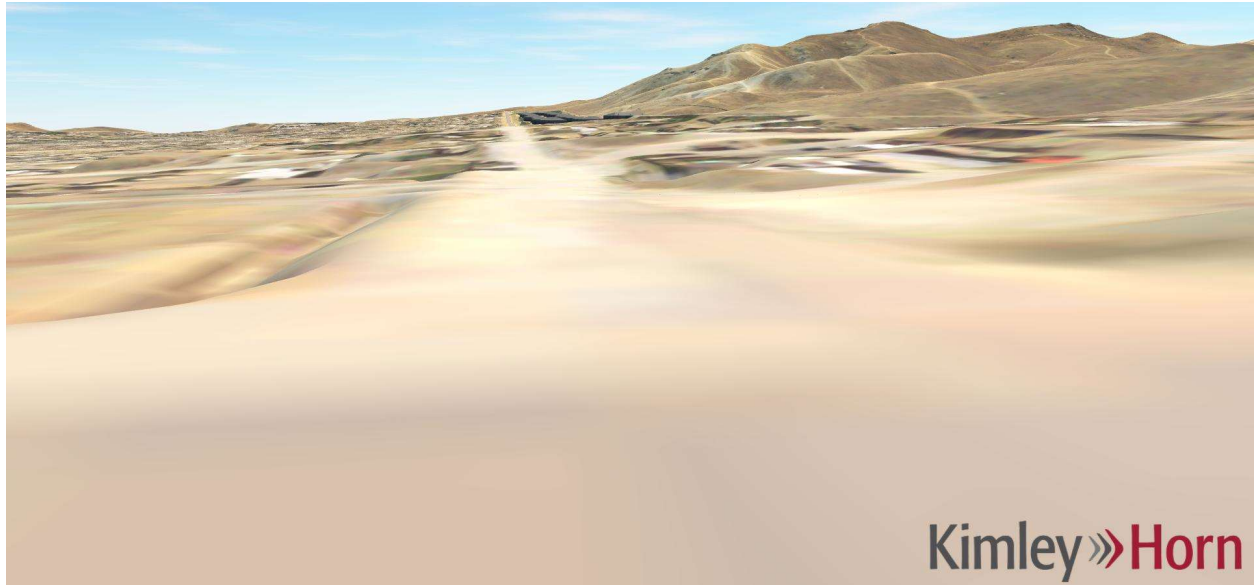


From Chocolate Drive and West 4th Ave Intersection towards Sun Valley Boulevard looking east

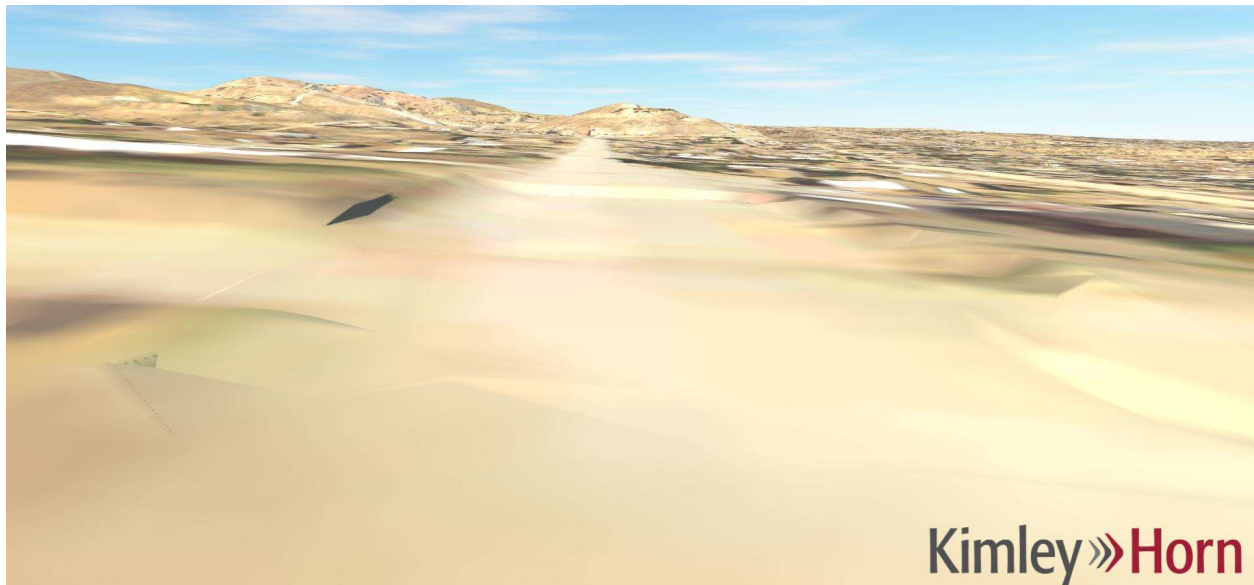


Chocolate Drive Viewshed Analysis

From 7th Ave looking south along Chocolate Drive Ave – Buildings partially visible



From Chocolate Drive and West 5th Ave Intersection towards 7th Ave looking north



APPENDIX N

**NEVADA DIVISION OF HERITAGE AND NEVADA DEPARTMENT OF
WILDLIFE COORDINATION**



NEVADA
— DIVISION OF —
NATURAL HERITAGE

STATE OF NEVADA
Department of Conservation & Natural Resources

Steve Sisolak, *Governor*
Jim Lawrence, *Acting Director*
Kristin Szabo, *Administrator*

26 September 2022

Chris Waechter
Kimley-Horn and Associates, Inc.
7900 Rancharrah Parkway, Suite 100
Reno, NV 89511

RE: Data request received 16 September 2022

Dear Mr. Waechter:

Please find a shapefile set containing the recorded Altered Andesite Buckwheat, *Eriogonum robustum* populations recorded for the Chocolate Drive Project (assumed to be extant, unless mentioned otherwise) in your project zone. This data set is packaged in GIS ArcPro Format (projected, UTM Zone 11, NAD 1983). The files contain a data set which represents the recorded element source feature occurrence records within Nevada and their associated attributes. Please refer to the Biotics Metadata (in the xml files included) for explanations and interpretations of each data set along with its respective attributes.

The Nevada Department of Wildlife (NDOW) manages, protects, and restores Nevada's wildlife resources and associated habitat. Please contact Jinna Larkin, NDOW GIS Coordinator (775) 688-1580 to obtain further information regarding wildlife resources within and near your area of interest. Removal or destruction of state protected flora species (NAC 527.010) requires a special permit from Nevada Division of Forestry (NRS 527.270).

Please note that your use of these data is contingent upon your acknowledgment of the enclosed DATA LIMITATIONS AND RESTRICTIONS (revised 20 August 2020). In particular, please be aware that we furnish data with the understanding that these data are privileged and are not to be provided to a third party without our consent. Products derived from our data should cite the Nevada Division of Natural Heritage as a source, along with the month and year in which we provided the data.

Many of our documents, including species lists and keys to our symbols, can be found on our website www.state.nv.us/nvnhp/. Please visit our website to learn more about our program and the sensitive species of Nevada.

Sincerely,

Eric S. Miskow
Biologist/Data Manager

Waechter, Chris

From: Eric Miskow <emiskow@heritage.nv.gov>
Sent: Wednesday, September 28, 2022 9:53 AM
To: Waechter, Chris
Cc: Wolf, Ariaahna
Subject: RE: NDNH Request Form: Altered Andesite Buckwheat (*Eriogonum robustum*)

Categories: External

Hi Chris,

We don't have any recorded nesting sites in the vicinity of your project....more specifically Raptor Nesting sites which we track. The closest record we have is an active Golden Eagle nest several miles directly west of Raleigh Heights on Peavine Mt. We also track bat hibernacula which are essentially "nesting sites" as well. Again, we have no records within 5 km of your project zone.....only an isolated Townsend's big-eared bat this is a historic record from 1941. You may want to check with the Nevada Department of Wildlife as well...they have a similar data request process and may have additional information. Let me know if you have any further questions.

Best Regards,

Eric

Eric Miskow

Aquatic Biologist/Data Manager
Nevada Division of Natural Heritage
Department of Conservation and Natural Resources
901 S. Stewart Street, Suite 5002
Carson City, NV 89701
emiskow@heritage.nv.gov
(O) 775-684-2905 | (C) 775-830-4311



“Counting fish is like counting trees,
except they are invisible and they keep moving.”

John Shepherd

From: Waechter, Chris <Chris.Waechter@kimley-horn.com>
Sent: Tuesday, September 27, 2022 8:30 AM
To: Eric Miskow <emiskow@heritage.nv.gov>
Cc: Wolf, Ariaahna <Ariaahna.Wolf@kimley-horn.com>
Subject: RE: NDNH Request Form: Altered Andesite Buckwheat (Eriogonum robustum)

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thank you for the information Eric! We would also like to make one more request regarding any nesting sites in the area adjacent to our Project site. Is there any text or information available about any nesting of animal species near our site?

Thanks,

Chris Waechter, PE

Kimley-Horn | 7900 Rancharrah Parkway | Suite 100 | Reno, NV 89511
Direct: 775 200 1978 | Mobile: 805 850 9102

From: Eric Miskow <emiskow@heritage.nv.gov>
Sent: Monday, September 26, 2022 2:26 PM
To: Waechter, Chris <Chris.Waechter@kimley-horn.com>
Cc: Wolf, Ariaahna <Ariaahna.Wolf@kimley-horn.com>
Subject: RE: NDNH Request Form: Altered Andesite Buckwheat (Eriogonum robustum)

Some people who received this message don't often get email from emiskow@heritage.nv.gov. [Learn why this is important](#)

Hi Chris,

Please find the data request for the Chocolate Drive Project attached. I placed a signed hard copy of the cover letter and invoice in the terrestrial mail. Let me know if you have any questions.

Best Regards,

Eric

Eric Miskow

Aquatic Biologist/Data Manager
Nevada Division of Natural Heritage
Department of Conservation and Natural Resources
901 S. Stewart Street, Suite 5002
Carson City, NV 89701
emiskow@heritage.nv.gov
(O) 775-684-2905 | (C) 775-830-4311



“Counting fish is like counting trees,
except they are invisible and they keep moving.”

John Shepherd

From: Waechter, Chris <Chris.Waechter@kimley-horn.com>
Sent: Friday, September 16, 2022 10:56 AM
To: Eric Miskow <emiskow@heritage.nv.gov>
Cc: Wolf, Ariaahna <Ariaahna.Wolf@kimley-horn.com>
Subject: NDNH Request Form: Altered Andesite Buckwheat (Eriogonum robustum)

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Whom it May Concern,

Please see my request forms and attachments for the Nevada Division of Natural Heritage regarding Altered Andesite Buckwheat (Eriogonum robustum).

Thank you,

Chris Waechter, PE
Kimley-Horn | 7900 Rancharrah Parkway | Suite 100 | Reno, NV 89511
Direct: 775.200.1978 | Mobile: 805.850.9102



STEVE SISOLAK
Governor

STATE OF NEVADA

DEPARTMENT OF WILDLIFE

6980 Sierra Center Parkway, Suite 120

Reno, Nevada 89511

Phone (775) 688-1500 • Fax (775) 688-1595

TONY WASLEY
Director

JORDAN GOSHERT
Deputy Director

JACK ROBB
Deputy Director

Savannah Hughes
Civil Designer
Kimley Horn and Associates
7900 Rancharrah Parkway, Ste. 100
Reno, Nevada 89521

October 13, 2022

Re: Chocolate Drive

Dear Savannah Hughes:

I am responding to your request for information from the Nevada Department of Wildlife (NDOW) on the known or potential occurrence of wildlife resources in the vicinity of the Chocolate Drive located in Washoe County, Nevada. In order to fulfill your request, a query was performed using the best available data from the NDOW's wildlife occurrences, raptor nest sites and ranges, greater sage-grouse leks and habitat, and big game distributions databases. No warranty is made by the NDOW as to the accuracy, reliability, or completeness of the data for individual use or aggregate use with other data. The absence of data does not imply the absence of species or associated habitat, and additional coordination may be necessary to adequately address species or habitat presence or limits to existing data. These data should be considered **sensitive** and may contain information regarding the location of sensitive wildlife species or resources. All appropriate measures should be taken to ensure that the use of this data is strictly limited to serve the needs of the project described on your GIS Data Request Form. Abuse of this information has the potential to adversely affect the existing ecological status of Nevada's wildlife resources and could be cause for the denial of future data requests.

To adequately provide wildlife resource information in the vicinity of the proposed project the NDOW delineated an area of interest that included a four-mile buffer around the project area provided by you on Monday, October 10, 2022. Wildlife resource data was queried from the NDOW databases based on this area of interest. The results of this analysis are summarized below.

Big Game - Occupied mule deer distribution exists throughout the entire project area and portions of the four-mile buffer area. Occupied pronghorn antelope distribution exists outside of the project area within portions of the four-mile buffer area. No known occupied bighorn sheep or elk distributions exist in the vicinity of the project area. Please refer to the attached maps for details regarding big game distributions relative to the proposed project area.

Greater Sage-Grouse - Greater sage-grouse habitat in the vicinity of the project area has primarily been classified as Other habitat by the Nevada Sagebrush Ecosystem Program (<http://sagebrusheco.nv.gov>). Please refer to the attached map for details regarding greater sage-grouse habitat relative to the proposed project area. Greater sage-grouse activity in the vicinity of the project area has been documented by 210 tracking locations generated by at least three radio-marked birds in the vicinity of the project area. There are no known greater sage-grouse lek sites in the vicinity of the project area.

Lahontan Cutthroat Trout - are known to exist in the vicinity of the project area in the City of Reno-Truckee River watershed.

Raptors - Various species of raptors, which use diverse habitat types, may reside in the vicinity of the project area. American kestrel, bald eagle, barn owl, burrowing owl, Cooper's hawk, ferruginous hawk, flammulated owl, golden eagle, great horned owl, long-eared owl, merlin, northern goshawk, northern

harrier, northern saw-whet owl, osprey, peregrine falcon, red-tailed hawk, rough-legged hawk, sharp-shinned hawk, short-eared owl, Swainson's hawk, turkey vulture, and western screech owl have distribution ranges that include the project area and four-mile buffer area. Furthermore, the following raptor species have been directly observed in the vicinity of the project area:

American kestrel	Cooper's hawk	osprey
bald eagle	golden eagle	peregrine falcon
barn owl	great horned owl	prairie falcon
black-shoulder kite	long-eared owl	red-tailed hawk
burrowing owl	merlin	sharp-shinned hawk

Raptor species are protected by State and Federal laws. In addition, bald eagle, burrowing owl, California spotted owl, ferruginous hawk, flammulated owl, golden eagle, northern goshawk, peregrine falcon, prairie falcon, and short-eared owl are NDOW species of special concern and are target species for conservation as outlined by the Nevada Wildlife Action Plan. Per the *Interim Golden Eagle Technical Guidance: Inventory and Monitoring Protocols; and Other Recommendations in Support of Golden Eagle Management and Permit Issuance* (United States Fish and Wildlife Service 2010) we have queried our raptor nest database to include raptor nest sites within ten miles of the proposed project area. There are seven known or suspected raptor nest sites within ten miles of the project area:

Nest Type	Nest Substrate	Nest Size	Last Visit Date	Last Occupied Species	Last Occupied Date
burrow			7/29/1977	burrowing owl	7/29/1977
cavity	cliff		4/17/2018	other	4/17/2018
stick nest			1/1/1974		
stick nest			3/2/1978	red-tailed hawk	3/2/1978
stick nest			5/26/1979	golden eagle	5/26/1979
stick nest			3/27/1989	golden eagle	3/27/1989
			3/2/2011	golden eagle	3/2/2011

* Nest Size – If a stick nest, the general size of the nest. For example, ravens and sharp-shinned hawks often build "small" nests, "medium"-sized nests could be larger accipiters or most buteos, "large"-sized nests could be larger buteos (e.g., large ferruginous hawk nests) or most eagle nests, and "extra large" nests are most often very large eagle nests.

Other Wildlife Resources

There are no water developments in the vicinity of the project area. Additional species have also been observed in the vicinity of the project area. Please refer to the appendix for details regarding these species.

The proposed project area may also be in the vicinity of abandoned mine workings, which often provide habitat for state and federally protected wildlife, especially bat species, many of which are protected under NAC 503.030. To request data regarding known abandoned mine workings in the vicinity of the project area please contact the Nevada Division of Minerals (<http://minerals.state.nv.us/>).

The above information is based on data stored at our Reno Headquarters Office and does not necessarily incorporate the most up to date wildlife resource information collected in the field. Please contact the Habitat Division Supervising Biologist at our to discuss the current environmental conditions for your project area and the interpretation of our analysis. Furthermore, it should be noted that the information detailed above is preliminary in nature and not necessarily an identification of every wildlife resource concern associated with the proposed project. Consultation with the Supervising Habitat biologist will facilitate the development of appropriate survey protocols and avoidance or mitigation measures that may be required to address potential impacts to wildlife resources.

Katie Andrie - Western Region Supervising Habitat Biologist (775.688.1145)

Federally listed Threatened and Endangered species are also under the jurisdiction of the United States Fish and Wildlife Service. Please contact them for more information regarding these species.

If you have any question regarding the results or methodology of this analysis, please do not hesitate to contact Jinna Larkin at (755) 688-1580 or via email at jhlarkin@ndow.org.

Appendix: Other Wildlife Species Table

Common Name	ESA	State	SWAP SoCP
American beaver		Furbearer	
American black bear			
American goldfinch		Protected	
American mink		Furbearer	
American robin		Protected	
Barrow's goldeneye			
black-chinned hummingbird		Protected	
bluegill			
brown (Norway)rat			
brown trout			
bullfrog			
California ground squirrel			
California toad			Yes
Canada goose			
Cassin's finch		Protected	Yes
chisel-toothed kangaroo rat			
common carp			
common muskrat		Furbearer	
common raven		Protected	
coyote		Unprotected	
cutbow trout			
desert horned lizard			Yes
desert woodrat			
fathead minnow			
golden-mantled ground squirrel			
Great Basin collared lizard			Yes
Great Basin fence lizard			
Great Basin gophersnake			
Great Basin pocket mouse			
Great Basin whiptail			
greater sandhill crane			Yes
green-tailed towhee		Protected	
hawk (unknown)			
house finch		Protected	
house mouse			
house sparrow		Unprotected	
house wren		Protected	
Lahontan cutthroat trout	Threatened		Yes
Lahontan redbside			
Lahontan speckled dace			
largemouth bass			
lesser goldfinch		Protected	
long-nosed leopard lizard			Yes
mallard			
montane vole			
mountain lion			

mountain sucker		
mountain whitefish		Yes
Nevada side-blotched lizard		
North American deer mouse		
North American porcupine		
North American river otter	Furbearer	Yes
northern flicker	Protected	
northern mockingbird	Protected	
northern rubber boa		Yes
Ord's kangaroo rat		
Pacific chorus frog		
raccoon		
rainbow trout		
reduceside shiner		
rock dove		
roof rat		
Sacramento perch		
speckled dace		
spotted bass		
spotted bat	Threatened	Yes
spotted towhee	Protected	
sucker (unknown)		
Tahoe sucker		
Toquerville pyrg		
trout (unknown)		
turtle (unknown)		
western fence lizard		
western harvest mouse		
western pond turtle		Yes
western rattlesnake		
western scrub-jay		
western tanager	Protected	
western toad		Yes
western yellow-bellied racer		
white-crowned sparrow	Protected	
white-faced ibis	Protected	Yes
white-tailed antelope squirrel		
Woodhouse's toad		
yellow-backed spiny lizard		
yellow-pine chipmunk		
yellow-rumped warbler	Protected	
yellow bullhead		
zebra-tailed lizard		

ESA: Endangered Species Act Status

State: State of Nevada Special Status

SWAP SoCP: Nevada State Wildlife Action Plan (2012) Species of Conservation Priority

APPENDIX O
**SUN VALLEY GENERAL IMPROVEMENT DISTRICT PRELIMINARY
CAPACITY STUDY**

THIS APPENDIX IS PROVIDED IN A SEPARATE DOCUMENT

APPENDIX P

PRELIMINARY GEOTECHNICAL REPORT AND FAULT STUDY

THIS APPENDIX IS PROVIDED IN A SEPARATE DOCUMENT

APPENDIX Q

WASHOE COUNTY ENGINEERING DEPARTMENT MEMORANDUMS



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

MEMOMORANDUM

Date: September 15, 2022

To: Ryan Rodgers, PedCor Investments, LLC

From: Mitchell Fink, P.E., Licensed Engineer
Phone: (775) 328-2050, Email: mfink@washoecounty.gov

Re: Primary, Secondary, and Chocolate Drive Access Improvements
APN: 502-250-09

WASHOE COUNTY DEVELOPMENT CODE REQUIREMENTS (CHAPTER 110)

This memo is to provide you the minimum roadway improvement requirements which will be needed to provide access to your development. The following comments and requirements are based on our review of the documents you provided and do not represent a comprehensive analysis of the project but is strictly focused on access requirements. Detailed conditions of approval addressing traffic, roadway, and drainage will be prepared once an application for development is submitted for review. The latest plan is showing access to the project via W. 2nd Avenue and W. 5th Avenue.

W. 2nd Avenue Access

Washoe County currently owns and maintains W. 2nd Avenue up to Chocolate Drive with the roadway currently constructed with curb and gutter on both sides of the street and sidewalk along at least one side of the street from Chocolate to Sun Valley Blvd. The proposed development plan shows a private roadway extension from the Chocolate/W. 2nd intersection westerly into the development. Please note that Washoe County is the owner of the surrounding property as Open Space and it will not be possible for Washoe County to grant an access easement for your development. This will require then that south access point into your development will need to be move north along Chocolate Drive.

W. 5th Avenue Access

Washoe County currently owns and maintains W. 5th Avenue to a point approximately 165 feet west of Westhill Court. This road then transitions to a private access road extending to Chocolate Drive. The proposed development plan utilizes W. 5th Avenue as a secondary access. In accordance with Code Section 110.436.20(c) a secondary access shall be provided therefore the current private roadway section of W. 5th Ave. (approximately 440 feet), shall be constructed to Washoe County standards in accordance with Roadway Section – D (attached), with 26' wide, 4" thick AC paving, 2' wide minimum gravel shoulders, drainage ditches with driveway culverts matching the existing 60-foot right-of-way section. All right-of-way per Code 110.436.20(d) shall be obtained and granted/dedicated to Washoe County. It should be noted that alternative alignments for secondary access to the development could be considered and similar requirements would apply.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

Subject: Chocolate Drive
Date: September 15, 2022
Page: 2

Chocolate Drive Improvements

Per Code 110.436.20(e), Chocolate Drive from W. 2nd Ave to W. 5th Ave shall be constructed to Washoe County standards in accordance with “Roadway Sections – B” (attached). The local 42-foot right-of-way section shall apply to Chocolate Drive with 4” thick AC paving, curb, gutter and sidewalk.

The project shall comply with Washoe County Development Code which can be found at https://www.washoecounty.gov/csd/planning_and_development/dev-code/index.php. Excerpts from Article 436 Street Design Standards are provided below for your reference.

We trust that this information provides clarification and answers your questions regarding the requirements of Washoe County Development Code for primary, secondary, and Chocolate Drive access roadway improvements. Please feel free to contact me if you have any further questions.

Cc: Dwayne Smith, Walter West, Jen Heeran, Sarah Tone, Chris Waechter, Colin Patterson, Ariaahna Wolf, Timber Weiss, Chris Bronczyk



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Washoe County Code Excerpts

Article 436: Street Design Standards

Section 110.436.20 General Requirements. Street design requirements set forth in this section shall apply to all development subject to this article.

- (a) **Level of Service.** Streets shall be designed to meet a Level of Service (LOS) standard C, or as otherwise provided for by Regional Transportation Commission policy.
- (b) **Street Improvements.** All public and private streets within a development shall be improved to conform to the standards as set forth in this article.
- (c) **Ingress and Egress.** Unless otherwise approved by the County Engineer, at least two (2) means of ingress and egress built to County standards shall be provided to serve a subdivision development. Of the two (2) means, one (1) may be constructed to emergency access standards provided in Section 110.436.95, Emergency Access Roads.
- (d) **Right-of-Way and Easement Acquisition.** All necessary right-of-way or easement acquisition outside the boundaries of a proposed development, including any agreements pertaining to access, drainage, ownership and maintenance, shall be completed prior to the final map approval unless otherwise approved by the County Engineer.
- (e) **Streets Adjacent to Property Boundaries.** The location of streets adjacent to property boundaries shall comply with the following provisions:
 - (1) Unless otherwise approved by the County Engineer, a street shown by an adopted street pattern or indicated on the Streets and Highways System Plan map that lies along a boundary of a development is to be dedicated and constructed at full width and to County standards; and
 - (2) A proposed street, or streets or access adjacent to or necessary to serve a proposed development, which are not within the boundaries of the development, shall be improved full width with the development in accordance with County standards as required by the County Engineer.
- (f) **Additional Right-of-Way.** To facilitate turning movements near intersections, additional right-of-way shall be provided to the satisfaction of the County Engineer.
- (g) **Partial Width Streets.** Where permitted, partial width streets shall comply with the provisions set forth in Section 110.436.125, Partial Width Streets.
- (h) **Street Extensions.** Street extensions shall comply with the general provisions of this section and the provisions of Section 110.436.130, Street Extensions.

Section 110.436.25 Street Sections. All roadways dedicated and improved in Washoe County shall be constructed in accordance with the street sections for urban, suburban and rural areas illustrated in Tables 110.436.25.1 to 110.436.25.4. These standards are to be used in conjunction with the Land Use and Transportation Element of the Master Plan and the standards set forth in this article.



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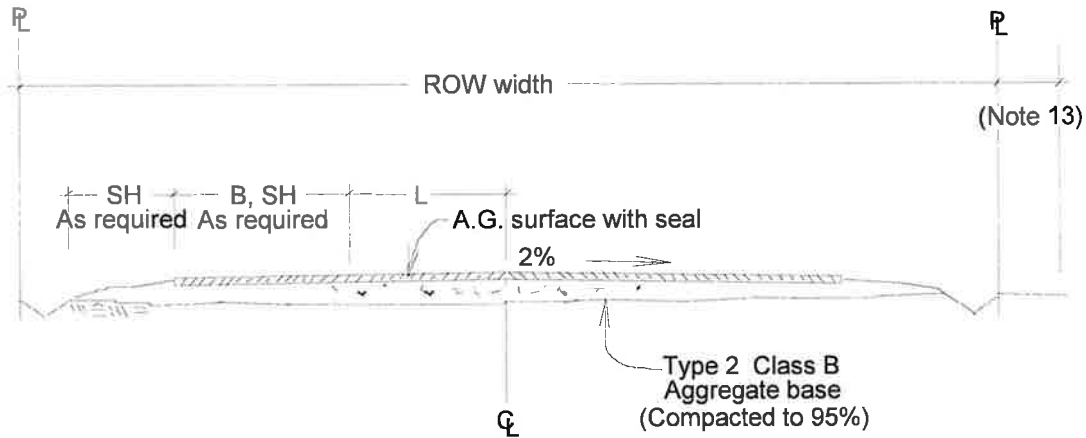


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Table 110.436.25.4

ROADWAY SECTIONS - D

GENERAL APPLICATIONS: STREETS SERVING LOT SIZES GREATER THAN 1.5 ACRES



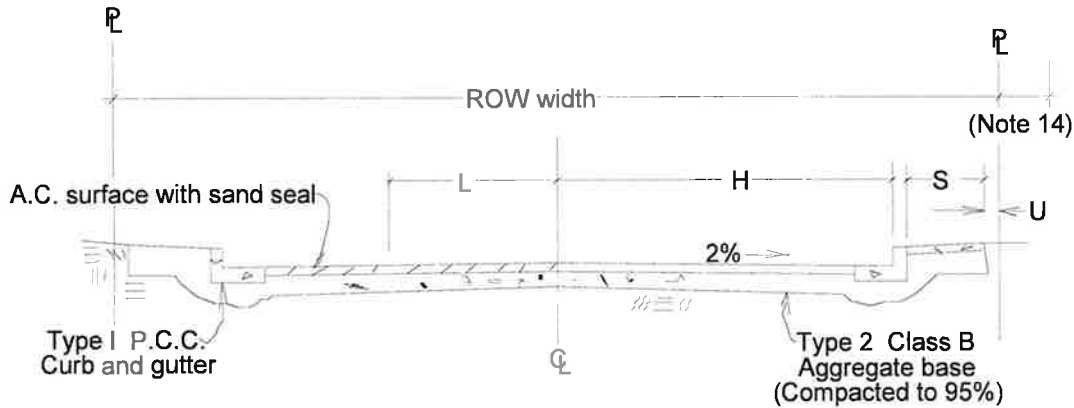
ROW	L	B	SH	ADT Maximum per 2 Travel Lanes	Remarks
60	12	0	0	9,600	Collector
50	11	0	0	1,000	Local

- Notes:
1. All widths are in feet.
 2. L is travel lane; B is bicycle lane; SH is shoulder; ROW is right-of-way; ADT is average daily traffic.
 3. ADT represents the design volume for a two (2) lane facility.
 4. Bicycle lanes shall be provided in accordance with the Bicycle and Pedestrian Element of the Regional Transportation Plan and to the satisfaction of the County Engineer.
 5. Structural sections shall be designed by a registered engineer for a twenty (20) year life based on subgrade characteristics, as determined by a geotechnical investigation and anticipated traffic volume. Refer to Section 110.436.60(d) for minimum pavement section thickness.
 6. All A.C. surfaces shall be sealed in accordance with Washoe County standards.
 7. Residential access not allowed to streets on which ten (10) year design ADT exceeds two thousand (2,000).
 8. The minimum paved shoulder width shall be two (2) feet, otherwise, the shoulder shall be engineered, Type 2 Class B aggregate base course or A.C. structural section as above, as required by the County Engineer.
 9. Erosion protection required for drainage ditches.
 10. Design of improvements to be done in accordance with Article 420, Storm Drainage Standards, and Article 436, Street Design Standards, of the *Washoe County Development Code*.
 11. All construction to be done to current Washoe County standards and specifications.
 12. Slope easements may be required in certain terrain to accommodate roadway section.
 13. A seven and one-half (7.5) foot public utility, traffic control signage and plowed snow easement on both sides of the ROW is required per standard detail.

Source: Washoe County Department of Public Works

Table 110.436.25.2

ROADWAY SECTIONS - B
GENERAL APPLICATIONS: STREETS SERVING LOT SIZES LESS THAN 0.5 ACRES



ROW	H	S	U	L	B	PL	ADT Maximum per 2 Travel Lanes	Remarks
52	20	5	0.5	12	4	0	9,600	Collector
42	16	4	0.5	11	0	2	1,000	Local

- Notes:
1. All widths are in feet.
 2. H is measured to the front face of the curb.
 3. L is travel lane; S is sidewalk; B is bicycle lane; PL is maximum number of parking lanes allowed; ROW is right-of-way, ADT is average daily traffic.
 4. ADT represents the design volume for a two (2) lane facility.
 5. Bicycle lanes shall be provided in accordance with the Bicycle and Pedestrian Element of the Regional Transportation Plan and to the satisfaction of the County Engineer.
 6. Structural sections shall be designed by a registered engineer for a twenty (20) year life based on subgrade characteristics, as determined by a geotechnical investigation and anticipated traffic volume. Refer to Section 110.436.60(d) for minimum pavement section thickness.
 7. All curb and gutter is monolithic concrete and L shaped per standard detail.
 8. Sidewalks are to be provided in accordance with Table 110.436.25.5.
 9. All A.C. surfaces shall be sealed in accordance with Washoe County standards.
 10. Residential driveway access not allowed to streets on which ten (10) year ADT design exceeds two thousand (2,000).
 11. Design of improvements to be done in accordance with Article 420, Storm Drainage Standards, and Article 436, Street Design Standards, of the *Washoe County Development Code*.
 12. All construction is to be done to current Washoe County standards and specifications.
 13. Slope easements may be required in certain terrain to accommodate roadway section.
 14. A seven and one-half (7.5) foot wide public utility, traffic control signage and plowed snow easement on both sides of the ROW is required per standard detail.

Source: Washoe County Department of Public Works.



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

MEMORANDUM

Date: November 3, 2022

To: Colin Patterson, PedCor Investments, LLC

From: Mitchell Fink, P.E., Licensed Engineer
Phone: (775) 328-2050, Email: mfink@washoecounty.gov

Re: Response to Requested Changes for Chocolate Drive
APN: 502-250-09

This memorandum is to provide clarification to your requested roadway design changes (email request attached) for Chocolate Drive from the Washoe County requirements outlined in the Memorandum titled, *Primary, Secondary, and Chocolate Drive Access Improvements*, from Washoe County Engineering dated September 15, 2022 (attached). The following comments and requirements are based on our review of the documents you provided and do not represent a comprehensive analysis of the project but is strictly focused on access, alignment and drainage requirements.

1. Road Section

Washoe County will require that Chocolate Drive from W. 2nd Avenue to W. 5th Avenue be constructed to Washoe County standards in accordance with "Roadway Sections – B". The local 42-foot right-of-way section shall apply to Chocolate Drive with 4" thick AC paving, curb, gutter, sidewalk and crowned roadway section. However, we would allow a reduction in the width of asphalt pavement by removing on-street parking to reduce the asphalt width to 22 feet from 27 feet wide. No parking signs would be required on both sides of the road in this instance and the 42-foot right-of-way section would remain the same. Concrete driveway aprons for driveway access and curb returns will be required at the major roadway intersections to Chocolate Drive and constructed in accordance with Washoe County standard details and code requirements.

2. Drainage Concerns

A hydrological report shall be required for the drainage affected by the project and roadway development. Drainage ditches will not be allowed in the Chocolate Drive right-of-way as depicted in preliminary site plan. The curb and gutter section of roadway will require inlets, manholes and catch basins designed and constructed in accordance with Washoe County standard details and code requirements. Please be aware that with this project development that an offsite storm drain conveyance system may be needed and directed to existing County drainage facilities having the same pre-and-post developed flow condition.



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Subject: Chocolate Drive
Date: September 15, 2022
Page: 2

3. Road Alignment

Based on review of the preliminary site plan (attached) showing the proposed Chocolate Drive alignment from W. 2nd Avenue and W. 5th Avenue, the proposed primary and secondary accesses to the development, and the proposed curvature of Chocolate Drive near W. 5th Avenue will be acceptable provided they meet County code requirements and conditions. Where the roadway curvature enters the private parcel, you will have to obtain an Irrevocable Offer of Dedication to Washoe County from the parcel owner. The 10-foot snow storage, sign and utility easements are required as part of the roadway section. On the west side there cannot be a 2:1 slope behind the sidewalk the maximum grade allowed will be 5% over a 10-foot width behind sidewalk for snow storage.

There will be a condition requirement with the Administrative Permit allowing Washoe County to have ample time to contact the affected private residents to provide them an opportunity to submit an Irrevocable Offer of Dedication to Washoe County for the current access easement in the existing Chocolate Drive alignment. If the Irrevocable Offer of Dedication is accepted by all of the property owners along Chocolate Washoe County will require that Chocolate Drive to be constructed along the existing easement section.

W. 2nd Avenue Access & W. 5th Avenue Access

The items outlined in the Memorandum titled, *Primary, Secondary, and Chocolate Drive Access Improvements*, from Washoe County Engineering will still apply for the W. 2nd Avenue and W. 5th Avenue accesses.

We trust that this information provides clarification to your request for design changes for Chocolate Drive. Please feel free to contact me if you have any further questions.

Cc: Dwayne Smith, Walter West, Jen Heeran, Sarah Tone, Chris Waechter, Ariahna Wolf, Timber Weiss, Chris Bronczyk



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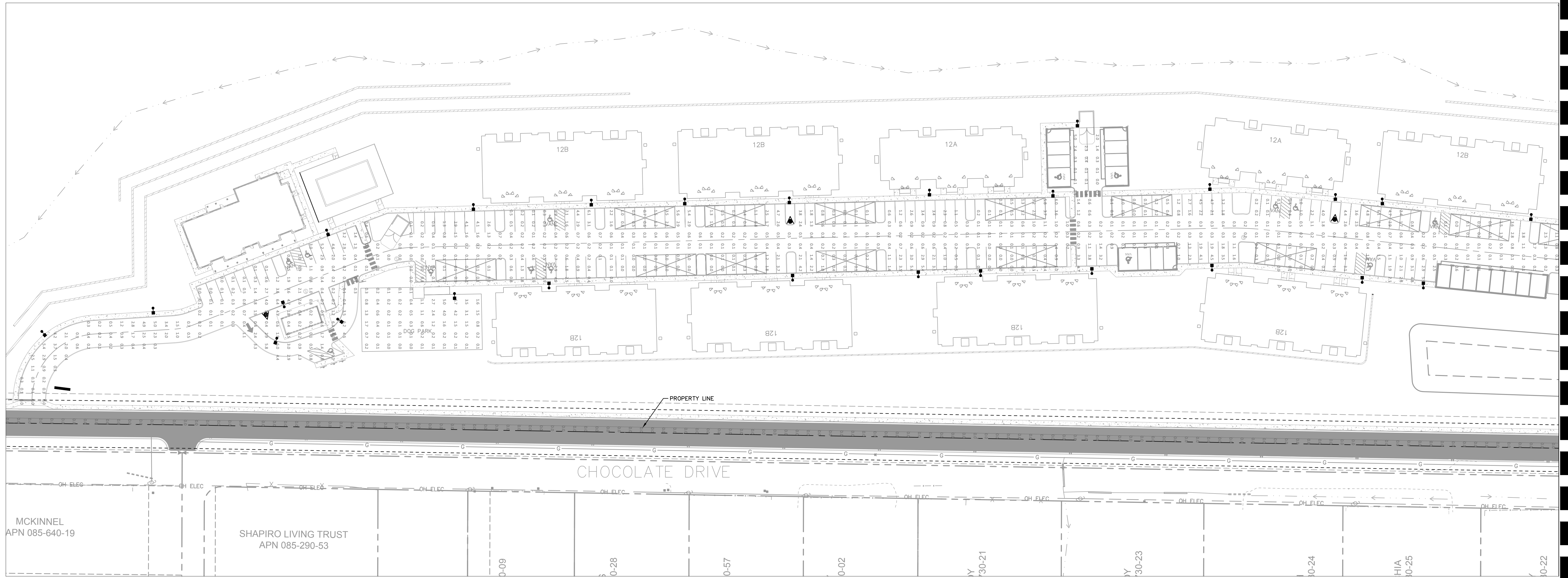
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APPENDIX R
SUPPLEMENTAL ADMINISTRATIVE AND SPECIAL USE PERMIT
DOCUMENTS

Vicinity Map



Not to Scale



DESIGN CRITERIA	
PARKING AREAS AND DRIVE AISLES	
ILLUMINANCE (Fc)	
MINIMUM* = 0.2	
AVERAGE** = 1.0	
MAX:MIN = 20:1	

CALCULATION SUMMARY	
CHOCOLATE DRIVE PARKING AREAS AND DRIVE AISLES	PROPERTY LINE*
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
MINIMUM = 0.0	MINIMUM = 0.0
MAXIMUM = 6.7	MAXIMUM = 0.0
AVERAGE = 0.94	AVERAGE = 0.0
MAX:MIN = N.A.	MAX:MIN = N.A.

*PER IES RP-8-18 CHAPTER 17 TABLE 17-2
 **PER WASHOE COUNTY DEVELOPMENT CODE FOR PARKING LOTS AND EXTERIOR LIGHTING

*THERE IS NO SPILLOVER LIGHT OVER THE PROPERTY LINE PER WASHOE COUNTY STANDARDS.

LEGEND						
SYMBOL	QTY	MODEL NUMBER	DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	LUMENS/ASSEMBLY
●■	55	DSX1-LED-P2-40K-T4M-MVOLT-HS	SINGLE	POLE MOUNTED	12 FT	6,758

Chocolate Drive Site Photometric Plan

Washoe County, Nevada
 November 2022



DESIGN CRITERIA

PARKING AREAS AND DRIVE AISLES

ILLUMINANCE (Fc)
 MINIMUM* = 0.2
 AVERAGE** = 1.0
 MAX:MIN = 20:1

CALCULATION SUMMARY

CHOCOLATE DRIVE PARKING AREAS AND DRIVE AISLES

ILLUMINANCE (Fc)
 MINIMUM = 0.0
 MAXIMUM = 6.7
 AVERAGE = 0.94
 MAX:MIN = N.A.

PROPERTY LINE*

ILLUMINANCE (Fc)
 MINIMUM = 0.0
 MAXIMUM = 0.0
 AVERAGE = 0.0
 MAX:MIN = N.A.

*PER IES RP-8-18 CHAPTER 17 TABLE 17-2
 **PER WASHOE COUNTY DEVELOPMENT CODE FOR PARKING LOTS AND EXTERIOR LIGHTING

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LEGEND

SYMBOL	QTY	MODEL NUMBER	DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	LUMENS/ASSEMBLY
●■	55	DSX1-LED-P2-40K-T3M-MVOLT-HS	SINGLE	POLE MOUNTED	12 FT	6,758

Chocolate Drive Site Photometric Plan

Washoe County, Nevada
 November 2022

GENERAL NOTES

- ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- TREES
 - DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES.
 - EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF 6 FEET.
 - ADDITIONAL TREES, BEYOND THOSE REQUIRED BY CODE, MAY BE REDUCED IN SIZE AT INSTALLATION AND PROVIDED AT THE DISCRETION OF THE OWNER.
- FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1990).
- ALL SHRUB BEDS WILL RECEIVE 3" DEPTH MULCH WITH WEED CONTROL.
- ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTER WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.
- PLANTING PLAN IS CONCEPTUAL. PLANT QUANTITIES INDICATED ARE PER WASHOE CO. CODE REQUIREMENTS. PLANT LOCATIONS, FINAL SPECIES SELECTION, AND SIZE AT PLANTING SHALL BE DETERMINED DURING DEVELOPMENT OF FINAL CONSTRUCTION DOCUMENTS.
- AMENITIES AND AMENITY AREAS ARE CONCEPTUAL. FINAL SELECTION SHALL BE DETERMINED DURING DEVELOPMENT OF FINAL CONSTRUCTION DOCUMENTS.

LANDSCAPE DATA

SITE AREA: 1,982,485 SQ FT (45.510 ACRES)
 AREA TO BE DEVELOPED/IMPACTED: 747,169 SQ FT (17.15 ACRES)
 JURISDICTION: WASHOE CO.
 ZONING: MDU 89%/OS 11% (MEDIUM DENSITY URBAN/OPEN SPACE)

REQUIRED LANDSCAPE AREA = 149,434 SQ FT
 • (20% OF TOTAL DEVELOPED AREA)

PROVIDED LANDSCAPE AREA = 302,616 SQ FT
 NOTE: PLAN CURRENTLY SHOWS THE ABOVE AMOUNT OF LANDSCAPE AREA, BUT ACTUAL AMOUNT MAY VARY DURING FINAL DESIGN, WHILE STILL EXCEEDING MINIMUM REQUIREMENTS

REQUIRED TREES = 545 MIN.
 • (1 TREE PER 300 SQ FT OF REQUIRED LANDSCAPE AREA) = 498
 • (1 TREE PER 10 PARKING SPACES) = 47

INCLUDES
 • (1 TREE PER 50 LN FT OF STREET FRONTAGE) = 55

REQUIRED SHRUBS = 3,270 MIN.
 • (6 SHRUBS PER REQUIRED TREE)

TURF GRASS PROVIDED = 31,989 SQ FT (APPROX. 21 % OF REQUIRED LANDSCAPE)
 POOL AREA = 3,456 SQ FT
 DOG PARK AREA = 5,888 SQ FT
 PLAYGROUND AND TOT LOT AREA = 3,741 SQ FT
 CLUBHOUSE AREA = 5,818 SQ FT

OPEN SPACE DATA

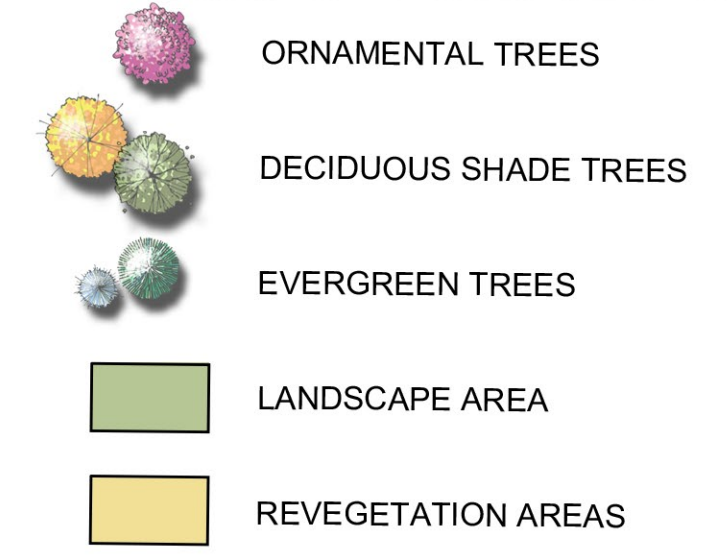
AT LEAST TWO HUNDRED (200) SQUARE FEET OF COMMON OPEN SPACE SHALL BE REQUIRED PER DWELLING UNIT FOR DEVELOPMENTS OF TWELVE (12) OR MORE UNITS

COMMON OPEN SPACE MAY BE COMPRISED OF ONE (1) OR MORE OF THE FOLLOWING:

- COURTYARD
- LARGE LAWN AREA
- PLAYGROUND
- TENNIS COURT
- BASKETBALL COURT
- SWIMMING POOL; AND
- SIMILAR OUTDOOR RECREATION FACILITIES AS APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT

TOTAL UNITS PROVIDED = 240
 TOTAL COMMON OPEN SPACE REQUIRED (240 X 200) = 48,000 SQ FT
 TOTAL COMMON OPEN SPACE PROVIDED = 50,258 SQ FT MIN.

PLANT LEGEND

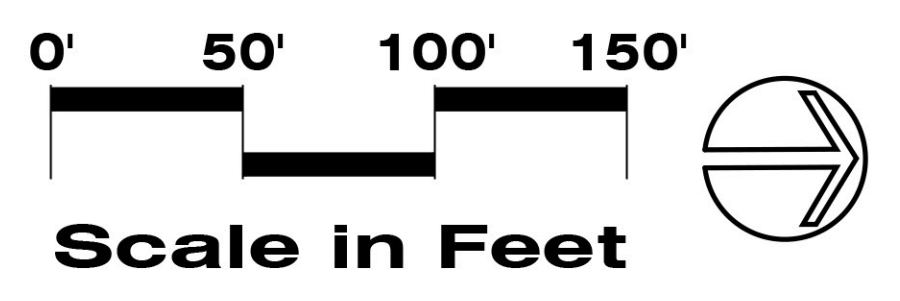


NOTE: ADDITIONAL REVEGETATION MAY BE INCORPORATED INTO LANDSCAPE AREAS THAT ARE BEYOND THE REQUIRED AMOUNT



No.	Revision Date

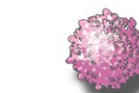
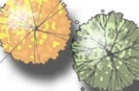



LA No: 400-501-04-22
 Designed: DRJ
 Drawn: DRJ
 Checked: RHH
 Date: 1/3/2023



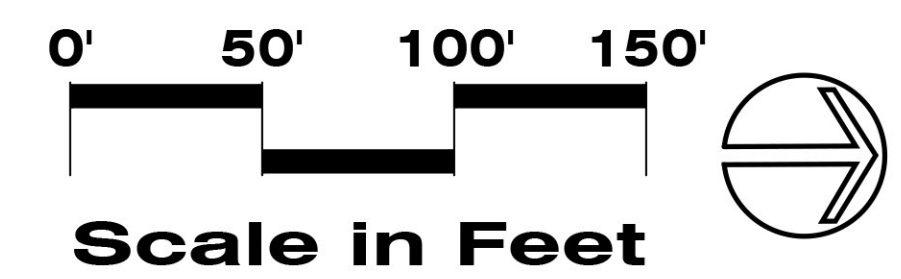
MATCHLINE SHEET L1



PLANT LEGEND

-  ORNAMENTAL TREES
-  DECIDUOUS SHADE TREES
-  EVERGREEN TREES
-  LANDSCAPE AREA
-  REVEGETATION AREAS

NOTE: ADDITIONAL REVEGETATION
MAY BE INCORPORATED INTO
LANDSCAPE AREAS THAT ARE
BEYOND THE REQUIRED AMOUNT



Preliminary Landscape Plan
CHOCOLATE DRIVE
 Pedcor Investments, LLC

No.	Revision	Date

LA No: 900-501-04-22
 Designed: DRJ
 Drawn: DRJ
 Checked: RNH
 Date: 1/8/2023

TRAFFIC IMPACT STUDY

THIS APPENDIX IS PROVIDED IN A SEPARATE DOCUMENT

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

THIS APPENDIX IS PROVIDED IN A SEPARATE DOCUMENT