

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: Dales Lane Sewer Lift Station			
Project Description: Proposed sanitary sewer lift station. See attached detailed project description.			
Project Address: 4890 Callahan Ranch Trail, Washoe County NV 89511			
Project Area (acres or square feet): +/- 5,244 sq. ft. (portion of 41.937 acre parcel)			
Project Location (with point of reference to major cross streets AND area locator): The project site is generally southwest of the intersection of Callahan Road and Dales Lane.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
148-130-04	41.937		
*The project area is a portion of the parcel			
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: Gateway Company, L.C.		Name: Manhard Consulting	
Address: 2801 Woodside St.		Address: 241 Ridge Street, Suite #400	
Dallas TX	Zip: 75204	Reno, NV	Zip: 89501
Phone:	Fax:	Phone: 775-321-6538	Fax:
Email:		Email: kdowns@manhard.com	
Cell:	Other:	Cell:	Other:
Contact Person: Paul Tanguay		Contact Person: Karen Downs	
Applicant/Developer:		Other Persons to be Contacted:	
Name: QS LLC		Name:	
Address: 4785 Caughlin Parkway		Address:	
Reno, NV	Zip: 89519		Zip:
Phone: 775-233-9233	Fax:	Phone:	Fax:
Email: ptanguay@fritzduda.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Paul Tanguay		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

See
Sheet
#2

Washoe County Development Application

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Reno, NV	Zip: 89519	Reno, NV	Zip: 89501
Phone: 775-233-9233	Fax:	Phone: 775-321-6538	Fax:
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Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

See Sheet #1

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

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.

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	

Property Owner Affidavit

Applicant Name: GATEWAY COMPANY, L.C.

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, GATEWAY COMPANY, L.C.
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

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

Assessor Parcel Number(s): 148-130-04

Printed Name PAUL TANGUAY

Signed [Signature]

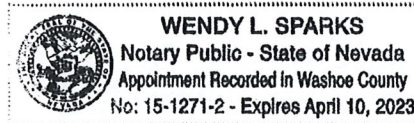
Address 985 Damento Ranch Pkwy.
Ste. 210
Reno, NV 89521

Subscribed and sworn to before me this 15th day of March, 2022.

Wendy L. Sparks
Notary Public in and for said county and state

My commission expires: 4/10/2023

(Notary Stamp)



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: QPS LLC

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

STATE OF NEVADA)
COUNTY OF WASHOE)

I, QPS LLC (please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

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

Assessor Parcel Number(s): 148-130-04

Printed Name: PAUL TANEQUAY

Signed: [Signature]

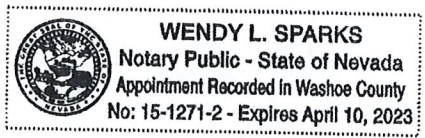
Address: 985 Damoate Ranch Hwy Ste. 210 Reno, NV. 89521

Subscribed and sworn to before me this 15th day of March, 2022.

Wendy L. Sparks Notary Public in and for said county and state

My commission expires: 4/10/2023

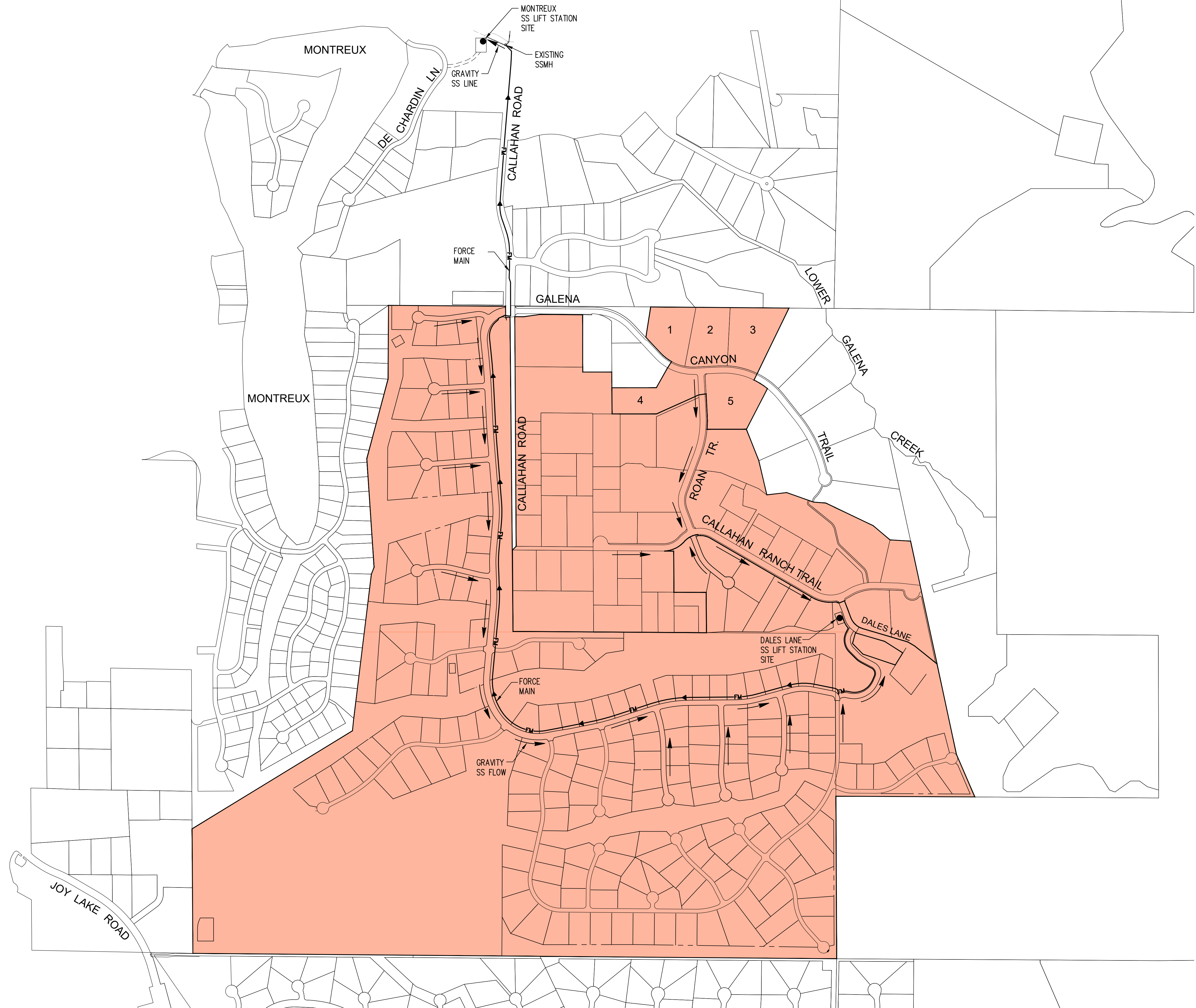
(Notary Stamp)



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- Owner
Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
Power of Attorney (Provide copy of Power of Attorney.)
Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
Property Agent (Provide copy of record document indicating authority to sign.)
Letter from Government Agency with Stewardship

0 200 400 800
SCALE: 1"=400'



CONTRIBUTING AREAS

PROPOSED UNITS
TOTAL = **264 UNITS**

FLOW - 270 gpd/unit
PEAK FACTOR - 3 PF

Q PEAK = 0.214 MGD
Q PEAK = 148 gpm
Q PEAK = 0.332 cfs

MIN V = 2.5 fps

MIN PUMP DISCHARGE: 4" F.M.
Q_{PEAK} = 148 gpm
= 0.33 cfs
A₄ = 0.0873 sf
V₄ = $\frac{Q}{A_4} = \frac{0.33}{0.0873}$
V₄ = 3.8 fps

MIN PUMP DISCHARGE: 6" F.M.
Q = 148 gpm
= 0.33 cfs
A₆ = 0.196 sf
V₆ = $\frac{Q}{A_6} = \frac{0.33}{0.196}$
V₆ = 1.7 fps

— FM — S.S. FORCE MAIN
— GRAV — S.S. GRAVITY

November 8, 2023 - 12:33 Dog Blaine: \\nd-sc-na\Projects\85\Gawwcn\Draw\Callahan\Sewer Lift Station\Contribution Area.dwg Updated By: oswestger

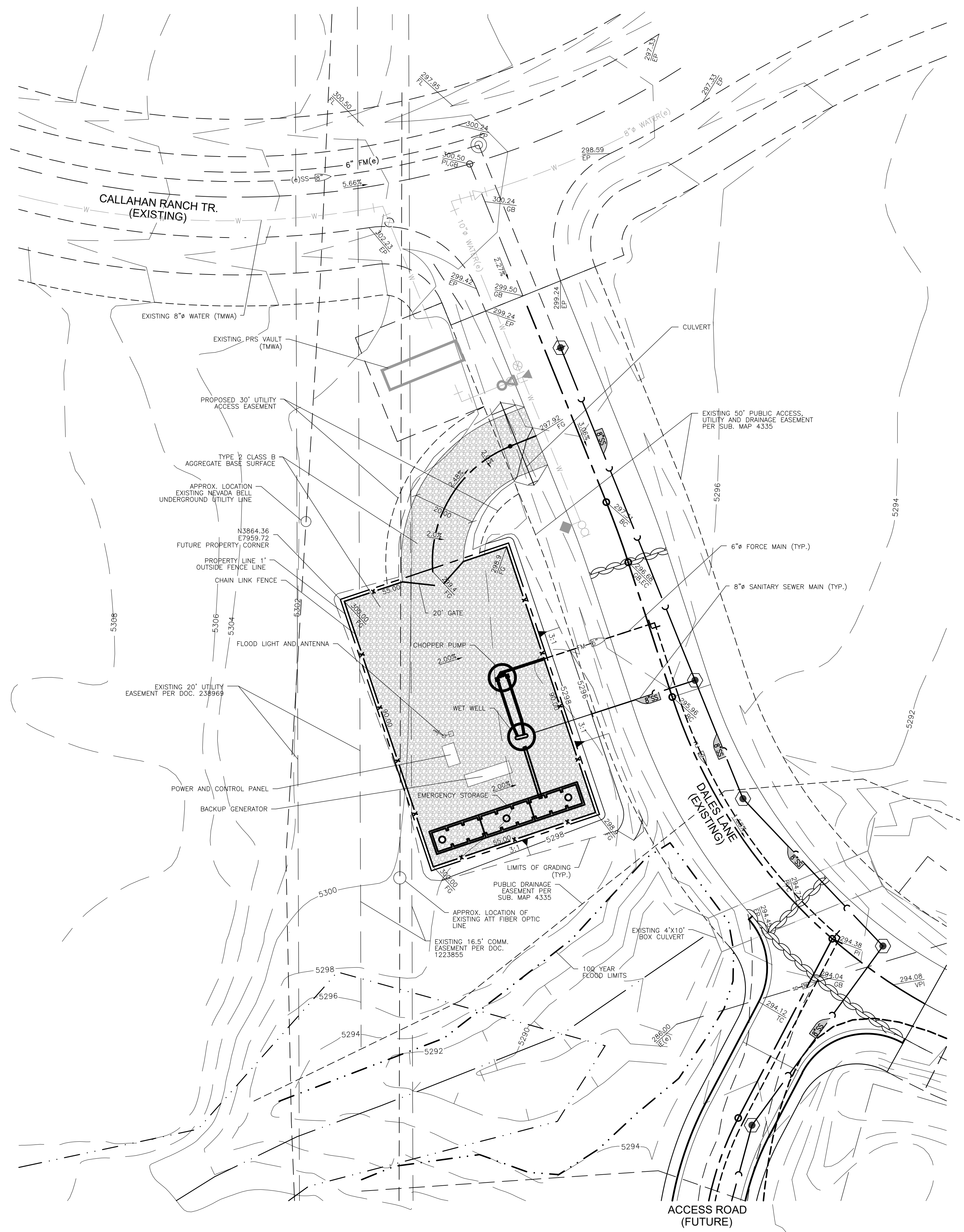
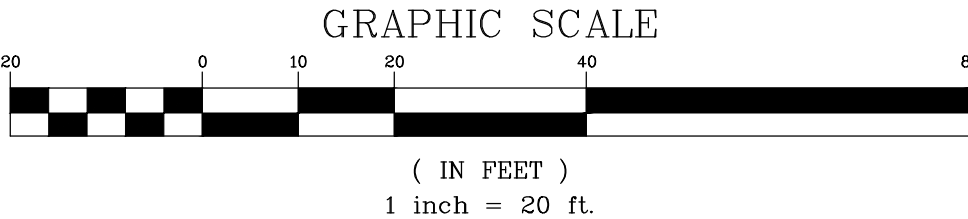
DATE	REVISIONS	DRAWN BY	CHECK BY

Manhard CONSULTING
241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775.748.3500 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

DALES LANE SEWER LIFT STATION - EXHIBIT 1
WASHOE COUNTY, NEVADA
CONTRIBUTION AREA & FORCE MAIN

PROJ MGR: AWM
PROJ ASSOC: RRW
DRAWN BY: MB
DATE: 11/8/21
SCALE: 1"=400'

SHEET
1 OF **1**
Gwlwcn\01



GENERAL NOTES:
 1. LIFT STATION TO BE OWNED/MAINTAINED BY WASHOE COUNTY
 2. NO PROPOSED BUILDINGS/STRUCTURES
 3. FUTURE PARCEL AREA = 5,244 SF (BY SEPARATE ENTITLEMENT)
 4. LIMITS OF GRADING/DISTURBANCE = ±8,000 SF
 5. APPROXIMATE EARTHWORK = ±400 CY

BASIS OF BEARINGS
 PARCEL MAP 3633, FILE NUMBER 2434419, OF THE OFFICIAL RECORDS OF WASHOE COUNTY NEVADA.

BASIS OF ELEVATION
 WASHOE COUNTY STATION "CWM216" TAKEN AS ELEVATION OF 5754.97. SAID STATION BEING A CL INTERSECTION STREET MONUMENT LOCATION AT THE INTERSECTION OF BENNINGTON COURT & JOY LAKE ROAD.

November 8, 2021 - 09:54 - Dwg Name: P:\Projects\2021\11\11\Final\Drawings\11\11\Station_SUP\11\11\Station-Grading.dwg Updated By: DBirchfield

DATE	REVISIONS	DRAWN BY	CHECK BY

Manhard CONSULTING LTD
 241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-748-3500 fax: 775-748-3550 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

DALES LANE LIFT STATION SUP
 WASHOE COUNTY, NEVADA
 SITE & GRADING PLAN



PROJ MGR: DCB
 PROJ ASSOC: KD
 DRAWN BY: DCB
 DATE: 11/8/21
 SCALE: 1"=20'

SHEET
1 OF **1**

SUP PLANS - NOT FOR CONSTRUCTION

DALES LANE SEWER LIFT STATION

SPECIAL USE PERMIT

April 2022



Prepared For:

QS LLC

4785 Caughlin Parkway Reno, NV 89519

Prepared By:



Manhard.
CONSULTING

241 Ridge Street, Suite 400 Reno, NV 89501

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APPENDICES

- SUP Application
- Property Owner Affidavits
- Plan Set
- Preliminary Hydrology Report
- Technical Sewer Memo



PROJECT LOCATION

The proposed sewer lift station is located southwest of the intersection of Callahan Road and Dales Lane (5,244 sq. ft. portion of APN 148-130-04). Please note that a separate application will be submitted so that the proposed sewer lift station will be on a separate parcel. The proposed sewer lift station will ultimately be located on one 5,244 sq. ft. parcel.

Figure 1: Project Location

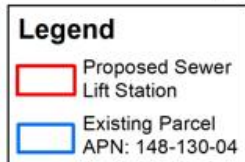


Figure 2: Project Location- Proposed Sewer Lift Station



500
Feet

Legend

- Proposed Sewer Lift Station
- Existing Parcel APN: 148-130-04



EXISTING CONDITIONS

The proposed sewer lift station was previously approved and permitted by Washoe County. The project site (portion of existing parcel where the sewer lift station will be located) was previously graded and disturbed in anticipation of this proposed sewer lift station. The existing parcel (surrounding the proposed sewer lift station parcel) is undeveloped and is approved for single family residential development. The parcels surrounding the existing project parcel are developed with single family residential uses or are undeveloped.

The Master Plan designation of the parcel is Suburban Residential (SR) and the zoning designation is Low Density Suburban (LDS).

Figure 3: Surrounding Property Designations

Direction	Master Plan	Zoning	Existing Land Use
North	Suburban Residential Rural Residential	Low Density Suburban Medium Density Rural	Single Family Lots/ Undeveloped
East	Rural Residential	High Density Rural	Single Family Lot/ Undeveloped
South	Open Space	Open Space	Undeveloped
West	Suburban Residential	Low Density Suburban	Undeveloped



Figure 4: Master Plan Designation – Suburban Residential (SR)

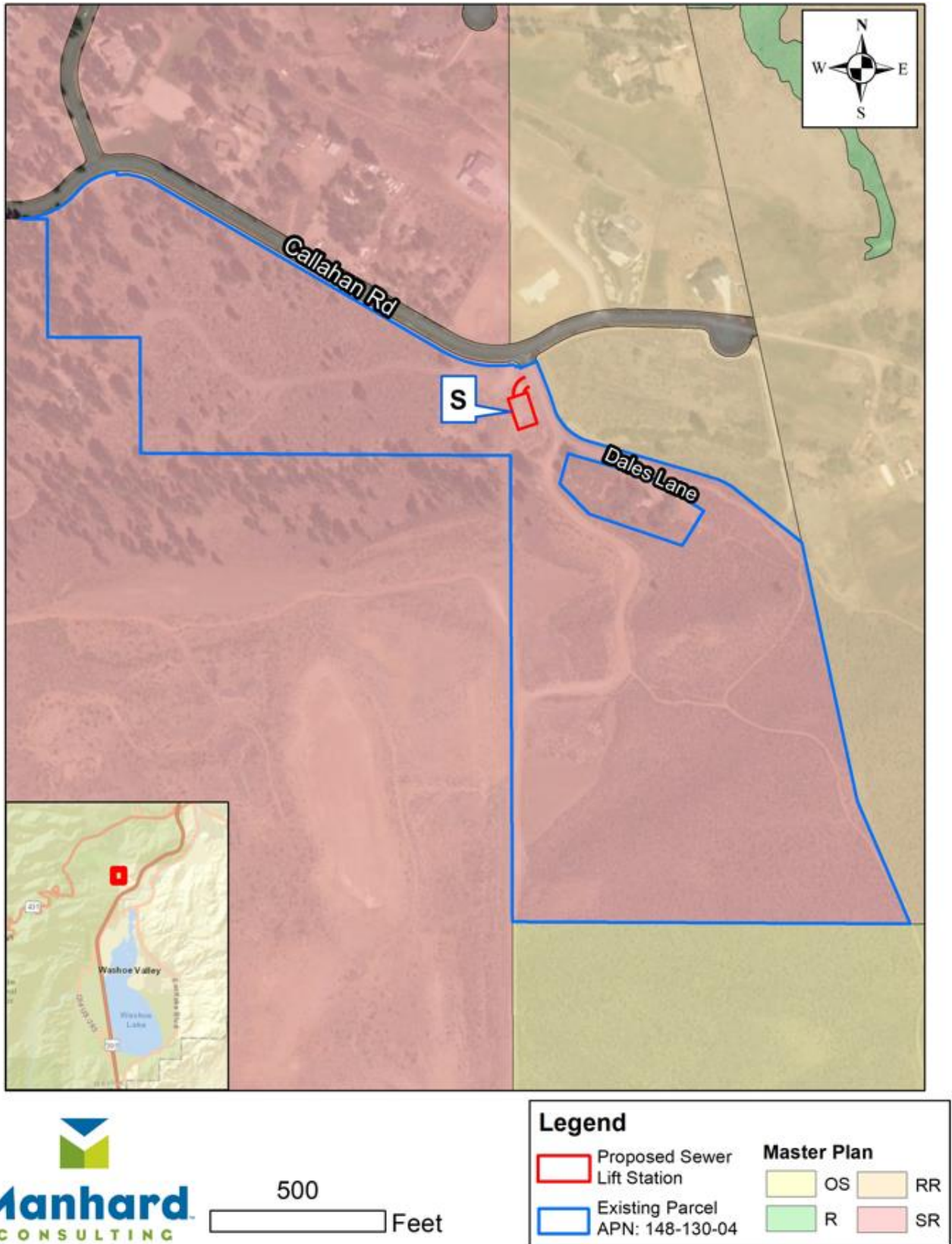
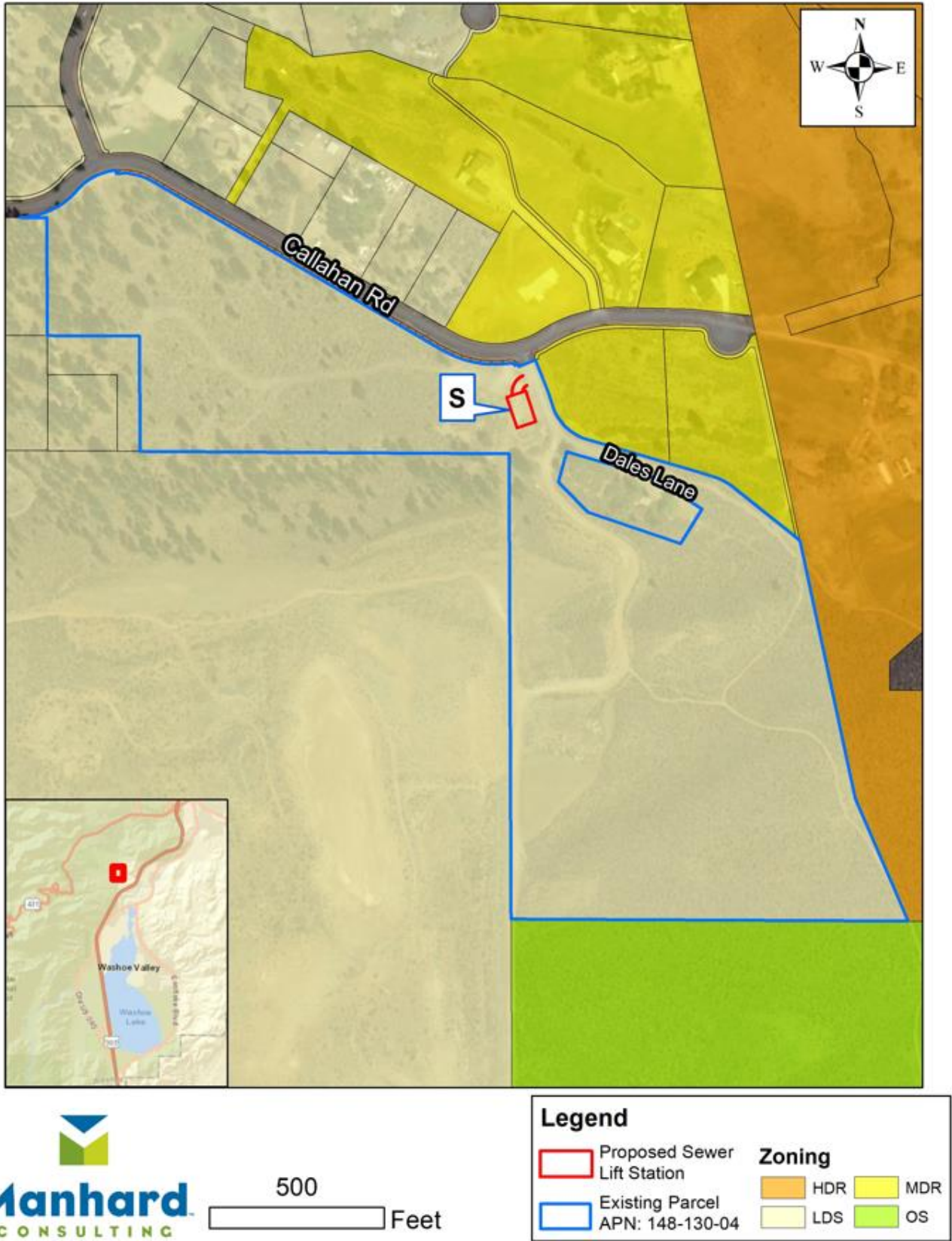


Figure 5: Zoning Designation – Low Density Suburban (LDS)



500 Feet

Legend

- Proposed Sewer Lift Station
- Existing Parcel APN: 148-130-04
- Zoning**
 - HDR
 - MDR
 - LDS
 - OS



APPLICATION REQUEST

The enclosed application is a request for:

- 1) A **Special Use Permit** for the installation of a sewer lift station (Utility Services).

PROJECT DESCRIPTION & JUSTIFICATION

The proposed sewer lift station is a critical piece of infrastructure that will assist in providing sewer services to existing and approved residential development (within the Dales Lane Sewer Lift Station Contribution Area, see Sewer Memo). The construction of the sewer lift station is planned to occur with residential development to meet the demand of new lots and demand from existing lots. It is sized for 264 units, with a peak flow of 0.214 MGD. The proposed sewer lift station is necessary to provide public sewer service to this area due to topographic constraints and location of existing sewer infrastructure.

A separate application will be submitted so that the proposed sewer lift station will be on a separate parcel and is anticipated to run concurrently with this request. The project area will ultimately be located on one 5,244 sq. ft. parcel (57' x 92').

The sewer lift station parcel will contain all the lift station mechanical components within a secure, fenced area. The majority of the mechanical equipment will be located underground, which is less intrusive visually and reduces the minimal noise emitted from the facility.

Improvements associated with the sewer lift station will include an associated 30 ft. utility access easement for a 20 ft. access drive to connect the sewer lift station facility to Dales Lane. The sewer lift station will be fully fenced for security.

The facility will be owned and maintained by Washoe County.

The sewer lift station was previously approved and permitted by Washoe County (Callamont Associates, LLC, Development Lift Station Study June 14, 2004). The proposed updated design will meet current code standards.

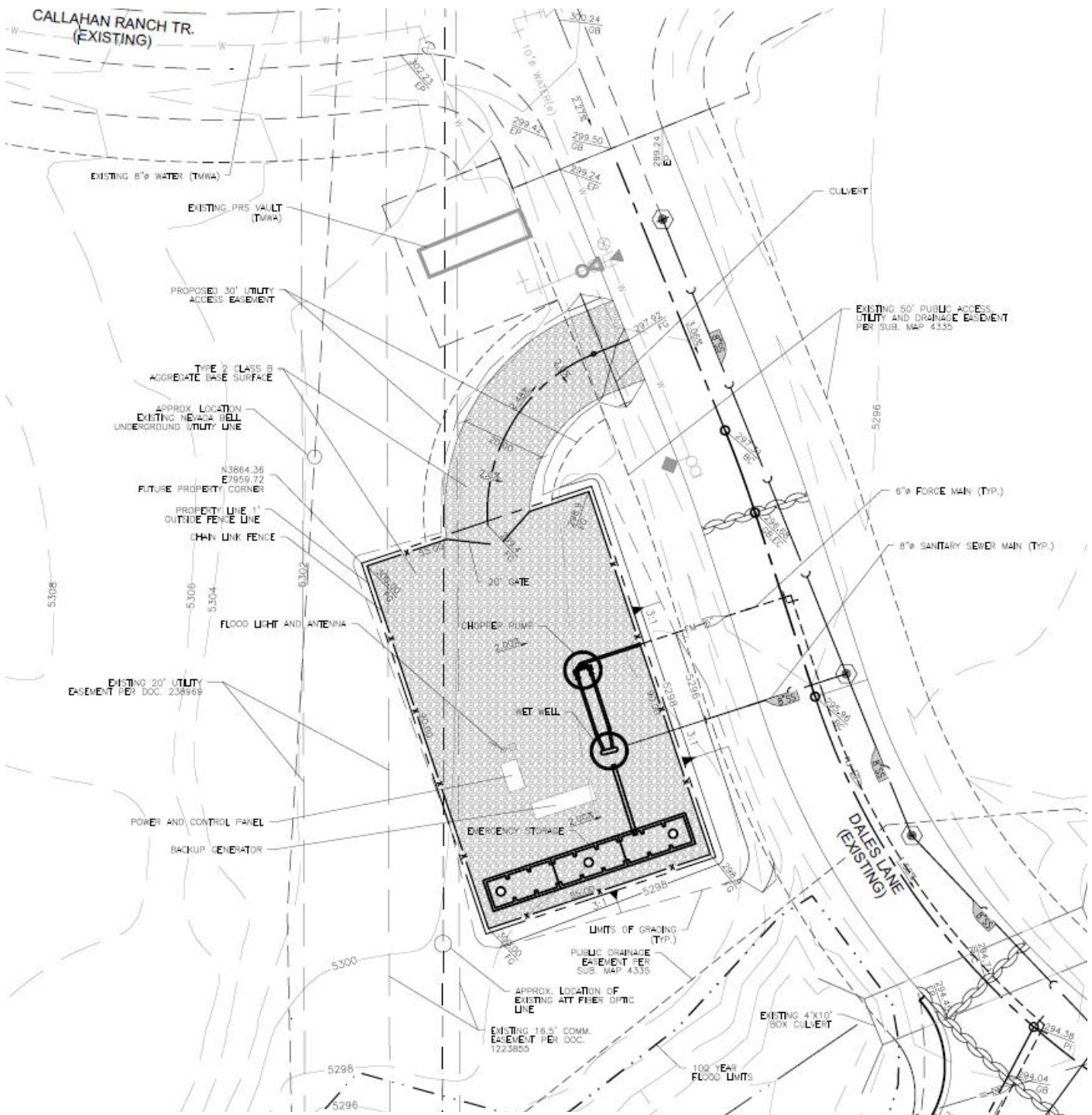
The gravity sewer main into the sewer lift station and the force main out of the sewer lift station will be part of a separate permit. The existing approved plans include that this lift station will receive flows from an 8" sewer main and discharge flows in a 6" force main.

Figure 6: Project Summary

Project Summary	
Existing Parcel	41.94 acres
Proposed Sewer Lift Station Parcel	.12 acres (5,244 sf)
Estimated Capacity of Facility	0.214 MGD
Project Access	From Dales Lane (30 ft. access easement with 20 ft. access drive)



Figure 7: Site Plan (full size Site Plan submitted with Application)



GENERAL NOTES:

1. LIFT STATION TO BE OWNED/MAINTAINED BY WASHOE COUNTY
2. NO PROPOSED BUILDINGS/STRUCTURES
3. FUTURE PARCEL AREA = 5,244 SF (BY SEPARATE ENTITLEMENT)
4. LIMITS OF GRADING/DISTURBANCE = ±8,000 SF
5. APPROXIMATE EARTHWORK = ±400 CY



Sewer Lift Station Design

The sewer lift station will be designed in accordance with Washoe County standards.

As included in the attached Sewer Technical Memorandum, the peak daily flow has been used to determine the size of lift station. Lift station wet well sizing takes into consideration the fill time, based on average flow, and the minimum pump cycle time. Sound engineering practice dictates that the minimum wet well volume in gallons be one quarter of the product of the minimum pump cycle time, in minutes, and the total pump capacity, in gallons per minute. The volume of the wet well should provide a retention period not to exceed 30 minutes of average daily design flow. In addition, regional lift stations should be provided with additional wet well capacity for redundancy. When selecting the minimum cycle time, the pump manufacturer's duty cycle recommendations shall be utilized. Starting and stopping more than seven times an hour for any one pump is not recommended.

Emergency operation is provided to protect public health by preventing sewer back-ups and subsequent discharge into streets and other public or private property. The most common emergency would be a power outage. The lift station is equipped with standby generators to provide a backup power supply. Specific wet well sizing and back-up power requirements are based on individual station location, response time, capacities, and severity of impacts from any sanitary sewer overflow.

VISUAL IMPACTS

Because the majority of the mechanical equipment will be located underground, the proposed sewer lift station will have minimal visual impact. As shown on the Site Plan (Figure 6), only the emergency backup generator and electrical panel will be located above-ground, with the mechanical equipment underground. The site will be fully fenced with a chain link fence.

To demonstrate what the site will look like, Figure 8 shows a similar Washoe County sewer lift station located in Spanish Springs.



Figure 7: Site Photographs



Figure 9: Example of a Similar Use Washoe County Sewer Lift Station in Spanish Springs



Figure 9: Example of a Similar Use Washoe County Sewer Lift Station, cont.



ACCESS

The proposed sewer lift station will be accessed from Dales Lane through a 20 ft. access drive, within a 30 ft. utility access easement, to connect the sewer lift station facility to Dales Lane.

TRIP GENERATION

The trip generation associated with the sewer lift station is only based on general maintenance of the facility. It is estimated that there will be +/- 1 trip per week for maintenance activities. The trip generation for this lift station does not warrant a traffic impact report per the Washoe County trip generation regulations that only require a study for projects generating 80 or more weekday peak hour trips.

FINDINGS

This project has been designed to consider the following:

Special Use Permit Findings (Section 110.810.30)

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 sewer lift station is anticipated in the Washoe County Master Plan Forest Area Plan (Appendix A Reynen and Bardis Specific Plan). The proposed sewer lift station will serve approved and existing residential lots within the Dales Lane Sewer Lift Station Contribution Area.

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

The proposed sewer lift station will assist in the provision of public sewer service for the approved and existing residential lots within the Dales Lane Sewer Lift Station Contribution Area. The site is proposed because of the elevation.

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

The proposed location is anticipated in the Washoe County Master Plan Forest Area Plan, and is proposed because of the site elevation.

(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;



The proposed sewer lift station will benefit the approved and existing lots within the Dales Lane Sewer Lift Station Contribution Area by assisting in the provision of public sewer services. The minimal visual and noise impacts will be further reduced by locating the majority of the mechanical equipment underground.

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

N/A.



Technical Memorandum

**Dales Lane Sewer Lift Station
Washoe County, Nevada**

To: Tim Simpson, P.E., Washoe County Community Services
Department

From: Ralph Wenziger, P.E.

Date: 11/8/21

Subject: Technical Memorandum – Dales Lane Sewer Lift Station

Manhard Consulting has prepared this Technical Memorandum in support of the Dales Lane Sewer Lift Station, force main, and contributing area. Included with this memorandum is Exhibit 1 showing the proposed contributing area, lift station location, and force main route that will ultimately discharge at the existing Montreux sewer lift station at De Chardin Lane.

The purpose of this Technical Memorandum (TM) is to:

1. Verify the contributing area, EDU flow rate, and peaking factor.
2. Verify the design peak flow rate.
3. Verify the force main diameter.

1. Contributing area, EDU flow rate, and peaking factor

The Dales Lane sewer lift station will have a contributing area to serve approximately 264 units and will incorporate areas surrounding Galena Canyon Trail, Callahan Ranch Road and south of the lift station site. The EDU flow rate used will be 270 gpd/unit with a peaking factor of 3 per Washoe County sewer design standards.

2. Design peak flow rate

The above provided information gives a peak flow rate of:

$$264 \text{ units} \times 270 \text{ gpd/unit} \times 3 \text{ PF} = 213,840 \text{ gpd}$$
$$Q_{\text{peak}} = \mathbf{0.214 \text{ MGD}}$$

$$Q_{\text{peak}} = \mathbf{148 \text{ gpm}}$$

$$Q_{\text{peak}} = \mathbf{0.332 \text{ cfs}}$$

3. Force main diameter

The force main will be designed with a minimum cleansing velocity of 2.5 fps and a maximum velocity of 5 fps. Assuming a 4" force main will be utilized for the lift station, the calculations are as follows:

$$\begin{aligned} Q_{\text{peak}} &= 0.332 \text{ cfs} \\ 4" \text{ pipe area} &= 0.0873 \text{ sf} \\ \text{Velocity} &= Q/A = 0.332/0.0873 = \underline{\mathbf{3.8 \text{ fps}}} \end{aligned}$$

With the proposed peak flow of 0.214 MGD (0.332 cfs), the 4" force main will be adequate for the proposed contributing area while maintaining flow velocity between the required minimum and maximum velocities. The force main length is approximately 9,500 linear feet and the lift station wet well be sized with a 6-foot diameter barrel which will provide a pump cycle time of approximately 6 minutes.

I hope this memo provides adequate support for Dales Lane sewer lift station contribution area and flows. If there are any questions about the data/assumptions above, please do not hesitate to contact me.

Sincerely,

Ralph R. Wenziger, P.E.
rwenziger@manhard.com
775-887-5256





Civil Engineering
Surveying
Water Resources Management
Water & Wastewater Engineering
Construction Management
Environmental Sciences
Landscape Architecture
Land Planning

November 8, 2021

Washoe County Public Works
1001 E 9th St, Reno, NV 89512

**Re: Dales Lane Lift Station SUP
Preliminary Drainage Study**

To Whom it May Concern,

The proposed sanitary sewer lift station is located within APN 148-130-04 near the intersection of Dales Lane and Callahan Ranch Trail of unincorporated Washoe County. The parent parcel is 41.937 acres but the lift station will ultimately be located on a future 0.120 acre parcel to be dedicated to Washoe County.

The project site is on a previously disturbed area southwest of the intersection of Dales Lane and Callahan Ranch Trail. Access will come from Dales Lane just south of an existing Truckee Meadows Water Authority Pressure Reducing Station Vault. The site currently slopes at approximately 2% to 8% from west to east with existing runoff draining to a roadside drainage ditch along the west side of Dales Lane, which discharges to Browns Creek southeast of the project.

The 20' wide access road and surface of the lift station yard will total to approximately 6,000 square feet (0.138 acres) of compacted Type 2 Class B Aggregate Base. Impervious surface improvements such as the manhole lids, backup generator, and power/control panel are expected to total less than 100 SF (0.002 acres).

Given the above information, the proposed project will have a negligible impact to peak storm water runoff. Erosion control and BMP measures will need installed and a SWPPP will need to be prepared and maintained throughout construction, but no further runoff mitigation is recommended.

If you have any questions or concerns, please contact me, Dan Birchfield, at dbirchfield@manhard.com or (775) 321-6522.

Thank you,
MANHARD CONSULTING, LTD.



Daniel C. Birchfield, P.E.
Senior Project Manager

11/08/2021

From: [Karen E. Downs](#)
To: [Bronczyk, Christopher](#)
Subject: Dales Lane Sewer Lift Station
Date: Thursday, April 14, 2022 4:03:29 PM
Attachments: [image001.png](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Chris,

We would like to request waiving the standards of Washoe County Development Code Article 412, Landscaping, for the proposed utility service (Section 110.412.40, Civic and Commercial Use Types.). There are no proposed buildings or structures, and the majority of the sewer lift station/utility service mechanical components will be located underground, with minimal visual impact. Additionally, there are existing trees and shrubs to the south/southeast of the project to provide additional screening. As shown in the application materials, the proposed fencing is consistent with a similar Washoe County sewer lift station facility.

Thank you,
Karen

Karen E. Downs | Senior Planner/Project Manager

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