

14025 Red Rock Road Grading Special Use Permit



Prepared by:



February 8, 2023

14025 Red Rock Road Grading

Special Use Permit

Prepared for:

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February 8, 2023

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Washoe County Development Application
SUP Application, Grading
Director’s Modification Application
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Proof of Property Tax Payment
Engineering Exhibits

14025 Red Rock Road Grading - Special Use Permit

Introduction

This application includes the following requests:

- A **Special Use Permit** to allow for grading of an undeveloped residential parcel in the General Rural (GR) zone.
- A **Director's Modification** to Development Code Section 110.438.45(c) Grading of Slopes.

Project Location

The project site (APN 079-351-01) consists of 46.70 acres located east of Red Rock Road, north of Stampede Road, in the Red Rock Estates subdivision. Primary site access is via Red Rock Road on the west of the site. Figure 1 (below) provides the project location.



Figure 1 – Vicinity Map

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Access

Access to the project site can theoretically be achieved from either Red Rock Road or Stampede Road. The parcel map, shown in Figure 2 below, provides access and parcel detail. Informal access has been conducted via a jeep trail from Stampede Road. This informal access route partially overlays the most logical route for the proposed single family driveway. It is the preference of the owner to install formal access from Red Rock Road. As the major public roadway in the area, Red Rock is the most reliable method of achieving road access to the property. The current property owner has not yet installed any driveways or conducted any grading.

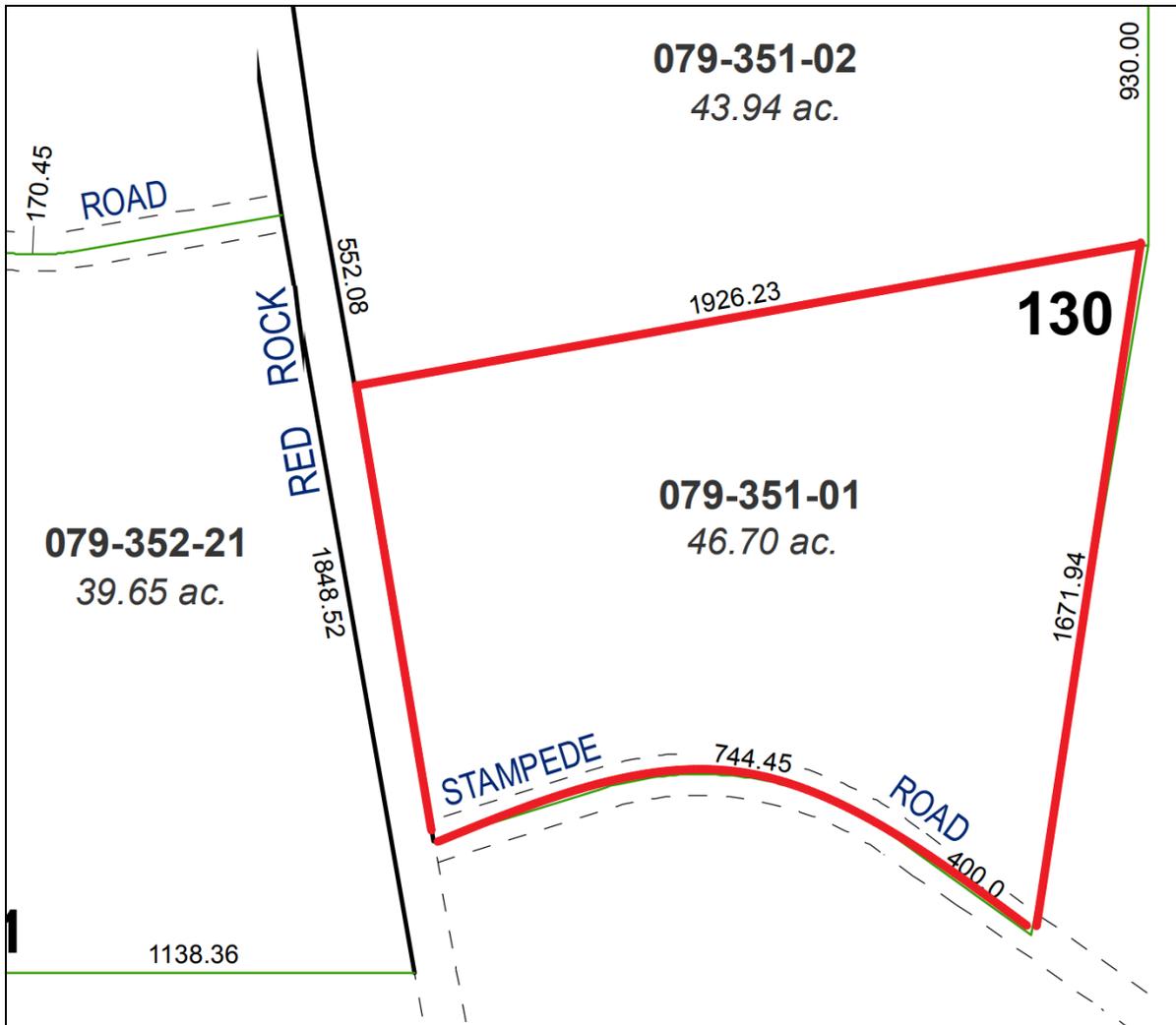


Figure 2 – Parcel Map

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Existing Conditions

The subject property is zoned General Rural (GR). The project site is entirely vacant and appears to never have contained any development. The site is accessed by an informal jeep trail extended from Stampede Road. Portions of this jeep trail appear to have been cleared of sagebrush by a former owner but due to snow cover it is not currently possible to evaluate the condition of this jeep trail.

The site is designated *Zone X, minimal flood hazard* by FEMA.

The site is surrounded by GR zoning on all sides. Adjacent parcels are of comparable sizes to the project site.

Parcels on all sides are developed with single family homes.

Washoe County mapping data does not identify any water courses or water resources on the project property.

The site does contain considerable topography, including slopes steeper than 30%. As will be discussed below, the proposed development of the site minimizes the use and disturbance of steeper slopes to the greatest extent possible while achieving a suitable house location.

Figure 3 shows the existing onsite conditions.



View of property, looking northeast from Stampede Road

Figure 3 – Existing Conditions

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View from proposed housing pad looking south with adjacent property on the left.



View of adjacent house showing comparable development

Figure 3 – Existing Conditions (continued)

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Project Request

This request seeks the approval of a Special Use Permit for grading. The goal is to construct a single family house, separate garage, and driveway on the property. The current owners acquired the property in 2021.

The site is undeveloped but has been mapped as part of the Red Rock Estates subdivision since 1978 .

Figure 4 below provides the proposed site plan for the property.

Note that full-size engineering exhibits are included with this application. The reduced versions included in this text are for convenience.

This request also includes a Director's Modification of Code Section 110.438.45(c) Grading of Slopes.

This code section reads: *Finish grading shall not vary from the natural slope by more than ten (10) feet in elevation. Exposed finish grade slopes greater than ten (10) feet in height may be allowed upon the approval of a director's modification of standards by the Director of Community Development upon recommendation by the County Engineer.*

There are sections of the driveway that require cuts in excess of 10 feet. The placement of the driveway achieves access to the proposed building site while incurring the minimum disturbance of steeper slopes. The Director's Modification makes sense in this case because to avoid these limited areas of 10 foot cuts, the driveway would be much longer and would disturb more of the site. Adherence to the code would therefore increase the grading disturbance. Additional discussion of this issue is included in the *Cut/Fill Areas* section of this document.

14025 Red Rock Road Grading - Special Use Permit

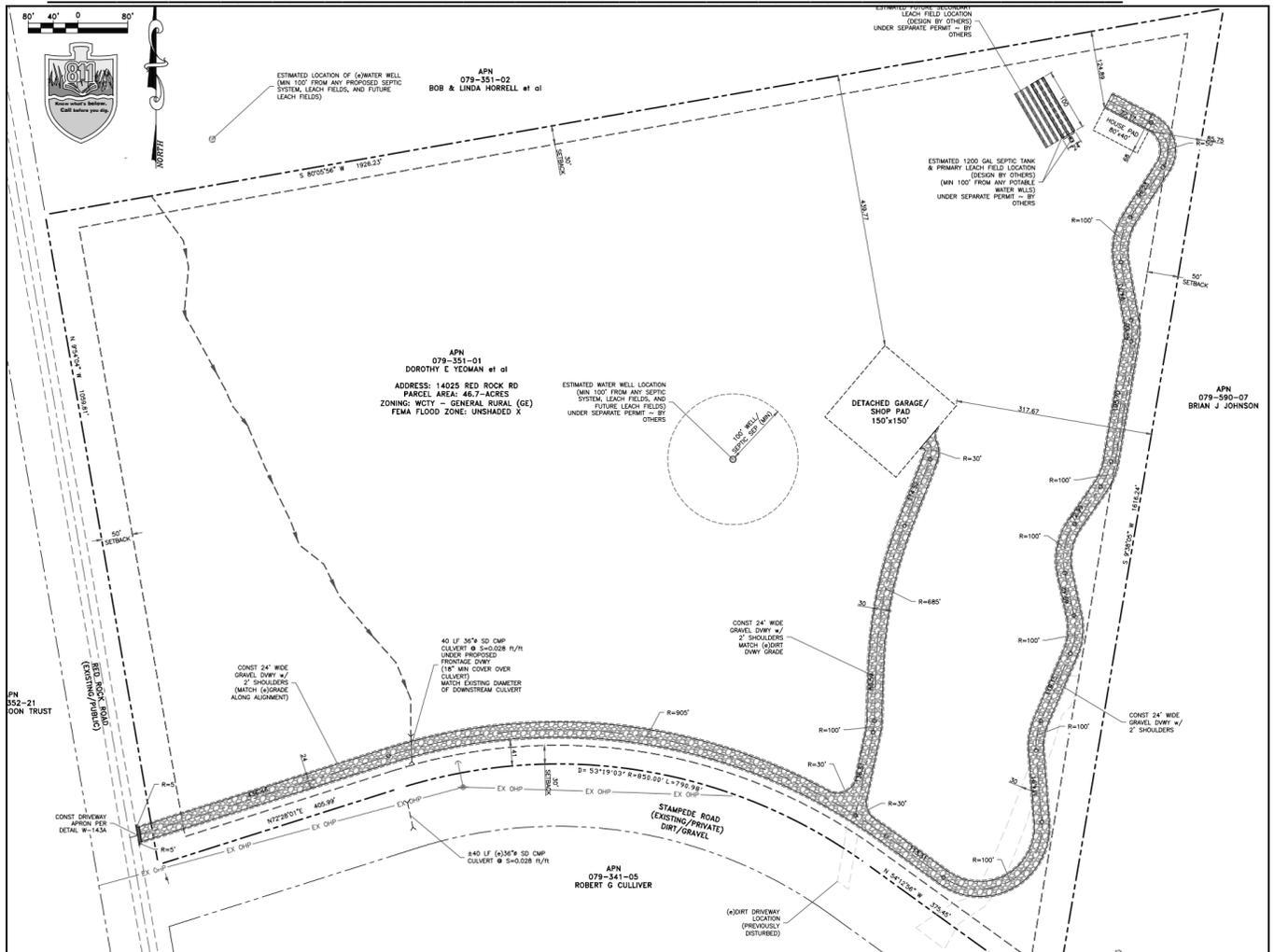


Figure 4 – Proposed Site Plan

The proposed layout includes the following components:

- driveway to house, driveway to garage
- house pad and single family house (permitted by right with building permit)
- garage pad and detached garage (permitted by right with building permit)
- septic system (permitted by right with health department review)
- domestic well (permit obtained)

As seen from these project components, the proposed development is a standard single family layout. It is comparable to existing development in the neighborhood and in the area as a whole. It is only the grading associated with the driveway, and the existence of steeper slopes on the parcel, that result in the need for

14025 Red Rock Road Grading - Special Use Permit

the approval of a Special Use Permit. It is somewhat common for parcels of this size to trigger an SUP for grading when installing the necessary long driveways.

Grading volume

The grading plan includes 11,303 cubic yards of cut material and 10,975 cubic yards of fill. The balance of 328 cubic yards will be disposed of in an appropriate manner in compliance with code.

Cut/Fill Areas

A cut/fill exhibit is included with this application. The maximum depth of cut is 19.8 feet. The maximum fill area is 9.8 feet. The project therefore is subject to Code Section 110.438.45(c) Grading of Slopes, and the requirement that any grading that differs from the natural slopes by more than 10' in height must pursue a Director's Modification. As noted, the driveway design is specifically intended to limit the amount of grading on steep slopes while also serving the house pad. Relocating the driveway would result in more grading as the driveway would gain length.

Note that the deepest cut areas are directly behind the proposed house and are therefore largely screened from view. There will not be extensive cut areas visible to the public.

Below are the criteria for evaluating a Director's Modification, with comments provided in **bold** type.

- (1) *Approval of a director's modification of standards requires a determination that: (i) The proposed cut and/or fill slopes include stepped-back structural containment (retaining walls) that form terraces, and;*

The proposed grading includes terraced retaining walls. Please see the included grading plan.

- (2) *The proposed terraces include landscaping, are a minimum of six (6) feet in width, and have a slope flatter than three horizontal to one vertical (3:1).*

The proposed terraces exceed the required minimum width and are not steeper than 3:1.

- (3) *Retaining walls used to create terraces are limited to a maximum vertical height of ten (10) feet, when located outside any required yard setback.*

All retaining walls are below this maximum limit. The tallest retaining wall is 6'.

- (4) *Terrace widths shall be at least sixty (60) percent of the height of the higher of the two (2) adjacent retaining walls.*

The terrace widths meet this standard. The narrowest terrace is 100% of the height of the adjacent retaining walls.

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(5) Bench widths shall be at least four (4) feet. (2) An exception to the terrace width may be allowed subject to the approval of a director's modification of standards by the Director of Community Development, upon recommendation by the County Engineer for cuts into stable rock, supported by a geotechnical report

The project is not proposing bench widths of less than 4'. The narrowest bench is 4.5'.

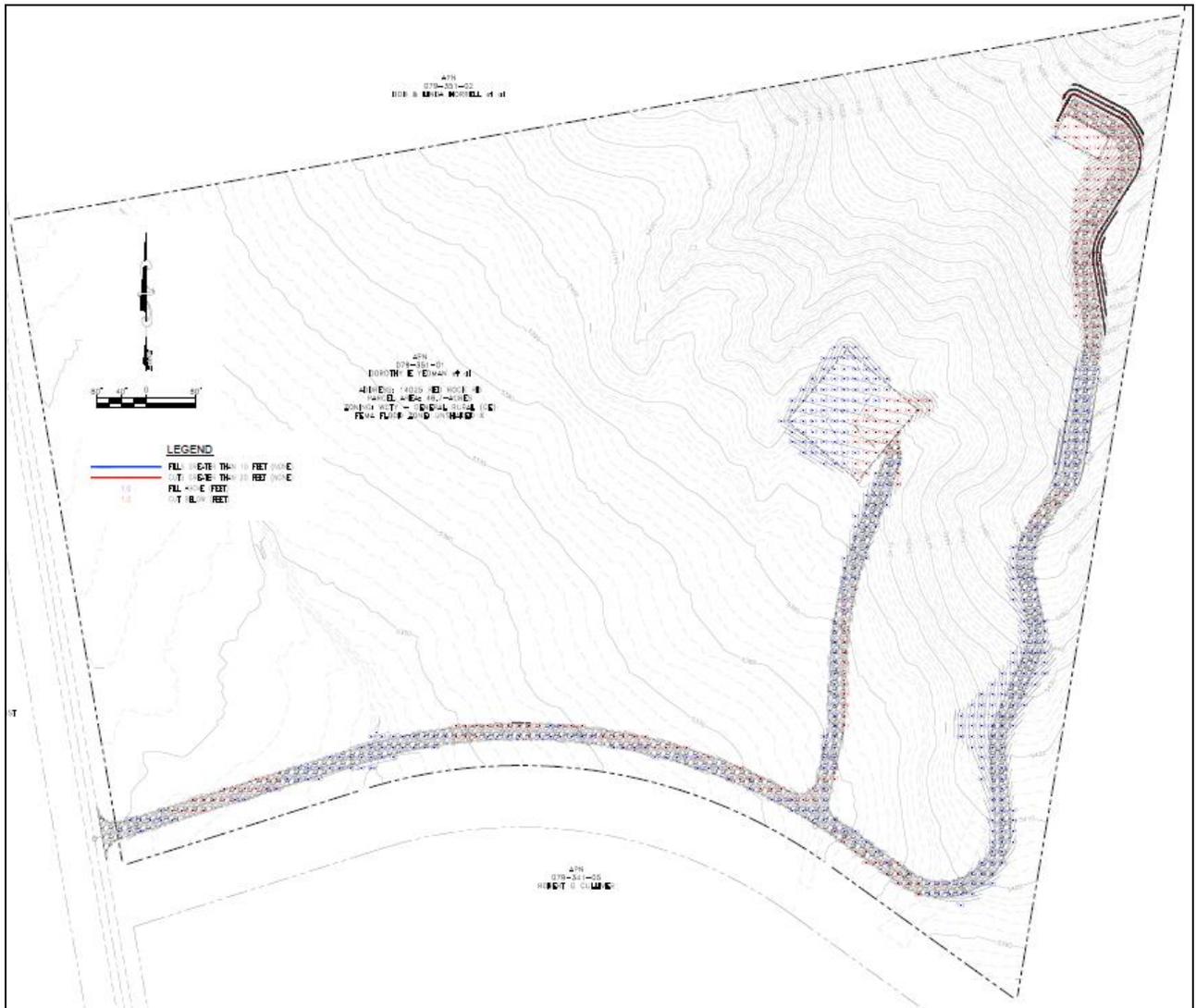


Figure 5 – Cut/Fill Map

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Slopes

While the subject parcel contains substantial topography, the site is exempt from the provisions of the hillside ordinance. The relevant code reads as follows:

Section 110.424.10 Exemptions. The following use types are exempt from the provisions of this article: (a) Residential Use Types. The following residential use types are exempt from the provisions of this article: (2) A parcel entitled to one dwelling unit legally recorded as of January 18, 1994, the adoption date of this article

Per the Washoe County assessor's records, the parcel was recorded in 1978 and is residentially zoned, satisfying the conditions for exemption from the hillside ordinance.

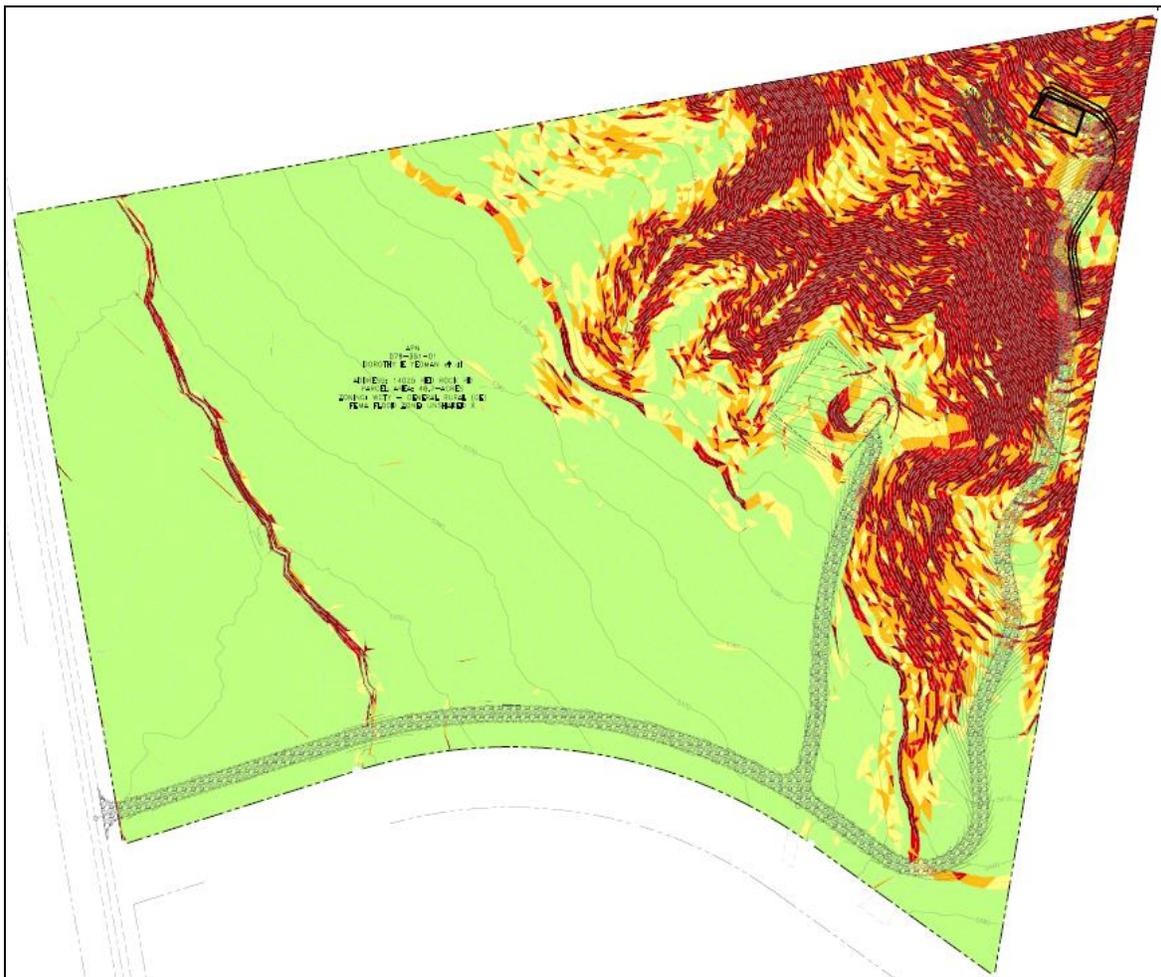


Figure 6 – Slope Map

14025 Red Rock Road Grading - Special Use Permit

Development Pattern

As noted, the project is comparable to existing residential development. It is common for single family homes to trigger the need for an SUP in this area, given the large parcel sizes and the varied topography. A review of nearby parcels provides examples of this.

1. 1210 Stampede Road: directly east of project site. Special Use Permit SB01-013 for grading. This parcel is developed in exactly the same manner as the proposed project, with a long driveway being required to access the building pad. The photo below provides another view of this property. The proposed project is less visible than this existing house and does not utilize a hilltop building pad.



2. 120 Columbia Hill Court: southwest of project site, across Red Rock Rd. Special Use Permit WSUP21-0031 for grading. Again, the same style of development with a lengthy driveway necessary to reach the building pad.
3. 14010 Red Rock Rd: south of project site. Special Use Permit SB06-020 for grading.
4. 13930 Red Rock Rd: south of project site. Special Use Permit SB07-004 for grading.
5. 120 Cobalt Lane: north of project site. Special Use Permit WSUP21-0005 for grading.

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Area Plan Compliance

This request was analyzed against the development standards contained in the North Valleys Area Plan. There are no provisions in the Area Plan that discourage the proposed project. The project conforms to the goals of the area plan by maintaining the existing zoning and Master Plan land use designations and by maintaining the low-density rural character of the area.

The Area Plan devotes very limited attention to single-family parcel development. It is more concerned with ensuring that subdivisions and commercial development do not alter the character of the area. This project will not alter the character of the area as the proposed development is directly comparable to other residences in the area.

Relevant excerpts from the Area Plan are included below with comments in bold type.

Character Statement, page 3: Antelope Valley, Red Rock, Rancho Haven, Bedell Flats and Sierra Ranchos contribute to a distinct character of large and very large lot residential uses.

The proposed project maintains the character of the area by proposing a single family house on a large lot.

NV.3.5 Whenever feasible, new homes should be located in a manner that facilitates the immediate use of, or future conversion to, renewable energy technologies. This includes home orientation to solar and wind exposure and geothermal resources

The siting of the house will maximize the potential to harvest solar energy at the site. The proposed house location faces south and allows an unobstructed view of the sky.

Code Section 110.208.0-45 North Valleys Area

The proposed project conforms to all the standards listed in this section.

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Special Use Permit Findings

Section 110.810.30 of the Washoe County Development Code contains findings that must be made in order to approve a Special Use Permit. These findings are included below, with responses provided in **bold type**.

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

The proposed project is in direct conformance with the Master Plan in that the existing land use designations will remain in place. Additionally, the project is consistent with the character statement in the North Valley Area Plan which recognizes large-lot residential as a primary use in this area.

2. 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 project is very modest in scope and only contains a single residence. It is far too small to impact area utilities or other infrastructure. The project will be responsible for its own water and sewage systems through the use of a well and a septic tank.

3. Site Suitability. The site is physically suitable for the type of development and for the intensity of development.

The parcel has been mapped since 1978, with the intention of locating a single house on the property. The proposed project is comparable in terms of size, intensity, and grading, to surrounding properties. The proposed project maintains the character of the area and the low-intensity development pattern.

4. 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; and

The parcel is generously sized and development will be located well away from neighboring houses. The project is comparable in scale and intensity to surrounding land use patterns and so will not represent a disruption to the area or introduce any new land uses.

5. 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.

Not relevant. There are no military installations near the site.

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: 14025 Red Rock Road Grading SUP			
Project Description: Request for an SUP and Director's Modification for grading associated with a single family house, garage, and driveway.			
Project Address: 14025 Red Rock Road			
Project Area (acres or square feet): 46.7 acres			
Project Location (with point of reference to major cross streets AND area locator): Intersection of Red Rock Rd and Stampede Rd			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
079-351-01	46.7		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). no permits issued			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Elaine Yeoman		Name: Derek Wilson	
Address: 116 Bernoulli St Reno, NV 89506		Address: 1985 Chimney Rock Trail	
Zip:		Reno, NV 89523	Zip:
Phone:	Fax:	Phone: 775-527-6710	Fax:
Email: elainecherokee77@att.net		Email: dwilson@rubicondesigngroup.com	
Cell: 775-745-8773	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Elaine Yeoman		Name:	
Address: 116 Bernoulli St Reno, NV 89506		Address:	
Zip:		Zip:	
Phone: 775-745-8773	Fax:	Phone:	Fax:
Email: elainecherokee77@att.net		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):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

An SUP and a Director's Modification for grading associated with a single family house, garage, and driveway.

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.)

Full engineering documents are included with this application.

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

The project will be completed in a single phase, with construction to start as soon as possible.

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?

The project is very low intensity, in keeping with the character of the area. Development in the area is comparable to the proposed project. All construction will be well away from neighboring houses.

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

The parcel will be developed in a low-intensity manner that fits with the character of the area. The completed project will match surrounding development in terms of intensity and land use.

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

The project will have very limited impacts on other properties. It will not block anyone's views or impose noise or visual impacts on surrounding properties.

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.

Full engineering materials are included with this 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 checked="" type="checkbox"/> No
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9. Utilities:

a. Sewer Service	septic
b. Electrical Service	NV Energy
c. Telephone Service	ATT
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter
g. Water Service	domestic well

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		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).

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10. Community Services (provided and nearest facility):

a. Fire Station	TRUCKEE MEADOWS FIRE STATION 42
b. Health Care Facility	SAINT MARY'S NORTH VALLEYS URGENT CARE
c. Elementary School	GOMES ELEM.
d. Middle School	COLD SPRINGS MIDDLE SCH.
e. High School	SIERRA NEVADA HIGH SCH.
f. Parks	LEMMON VALLEY PARK
g. Library	NORTH VALLEYS LIBRARY
h. Citifare Bus Stop	RTC ROUTE 7 STEAD BLVD

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

1. What is the purpose of the grading?

To allow for the construction of a single family home, a garage, and the associated driveways.

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

The grading plan includes 11,303 cubic yards of cut material and 10,975 cubic yards of fill.

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

179,744 square feet

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

The project nearly balances, with an excess of 328 cubic yards of material. This excess will be disposed of in an approved manner.

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

It is not possible to make use of the most appealing parts of the property without a grading SUP. To avoid a grading SUP, the house would have to be located close to Red Rock Road.

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.)

The current owner has not performed any grading. A previous owner appears to have cleared sage brush from sections of an informal jeep trail that is in place.

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

Yes, complete engineering materials are attached.

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

Yes, the proposed project can be seen from both Red Rock Rd and Stampede Road on the west and south respectively.

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)?

Surrounding properties are already developed with driveways in place so it is unlikely that neighbors would need to use the proposed driveway.

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?

Please refer to the attached engineering materials.

11. Are you planning any berms?

Yes	No X	If yes, how tall is the berm at its highest?
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12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

Yes, walls are required. Please see the attached engineering materials.

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

Landscaping is included on all terraces. Visual impacts are comparable to other development in the area.

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

There are no significant trees on the property. There are a few small evergreens that may have to be removed due to grading.

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

A licensed landscaper will be engaged to perform this work in accordance with local practice.

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

A licensed landscaper will be engaged to perform this work in accordance with local practice.

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

The property owner will work with local experts to ensure compliance with any requirements.

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

Yes	No X	If yes, please attach a copy.
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Director's Modification of Standards Supplemental Information

(All required information may be separately attached)

1. What modification or deviation are you requesting? **Be specific.**

The maximum depth of cut is 19.8 feet. The maximum fill area is 9.8 feet. The project therefore is subject to Code Section 110.438.45(c) Grading of Slopes, and the requirement that any grading that differs from the natural slopes by more than 10' in height must pursue a Director's Modification.

2. Why is the modification or deviation necessary to the success of the project/development? **Be specific.** Are there any extenuating circumstances or physical conditions on the proposed project/development site?

The proposed driveway design is specifically intended to limit the amount of grading on steep slopes while also serving the house pad. Relocating the driveway would result in more grading as the driveway would gain length.

3. Are you proposing to mitigate the effect of the modification or reduction?

The project is comparable to surrounding development. The proposed grading will not appear out of character with the area. The areas of deepest cut slopes will be screened by the proposed house and are therefore mitigated by the layout of the project.

4. What section of code are you requesting to modify or deviate? **Be specific.** List the code section and if there are specific requirements for the modification, provide detailed information. For deviation, provide the percentage of the deviation.

Code Section 110.438.45(c) Grading of Slopes.
The proposed cut depth deviates by 98%.
Please see the attached engineering exhibits.

5. For Minor Deviation request; list what properties/parcels are affected by the deviation? Explain if there will be any impacts to the affected neighboring properties. (At a minimum, affected property owners are those owners of parcels that immediately abut the location of the proposed minor deviation.)

The project is well separated from neighboring properties and there will be no impacts to them. The project is comparable to other development in the area.



ESTIMATED LOCATION OF (e)WATER WELL (MIN 100' FROM ANY PROPOSED SEPTIC SYSTEM, LEACH FIELDS, AND FUTURE LEACH FIELDS)

APN 079-351-02
BOB & LINDA HORRELL et al

APN 079-351-01
DOROTHY E YEOMAN et al
ADDRESS: 14025 RED ROCK RD
PARCEL AREA: 46.7-ACRES
ZONING: WC1Y - GENERAL RURAL (GR)
FEMA FLOOD ZONE: UNSHADED X

ESTIMATED WATER WELL LOCATION (MIN 100' FROM ANY PROPOSED SEPTIC SYSTEM, LEACH FIELDS, AND FUTURE LEACH FIELDS) UNDER SEPARATE PERMIT ~ BY OTHERS



ESTIMATED PRIMARY LEACH FIELD TRENCH LOCATIONS, MINIMUM 100' FROM ANY DOMESTIC WATER WELLS. (DESIGN BY OTHERS AND UNDER SEPARATE PERMIT)

ESTIMATED FUTURE SECONDARY LEACH FIELD TRENCH LOCATIONS (DESIGN BY OTHERS AND UNDER SEPARATE PERMIT)

ESTIMATED 1200 GAL SEPTIC TANK, MINIMUM 100' FROM ANY DOMESTIC WATER WELLS. (DESIGN BY OTHERS AND UNDER SEPARATE PERMIT)

DETACHED GARAGE/SHOP PAD 150'x150'

APN 079-590-07
BRIAN J JOHNSON

PROPERTY OWNER

DOROTHY E YEOMAN et al
14025 RED ROCK ROAD
WASHOE COUNTY, NV 89508

ENGINEER

TEC CIVIL ENGINEERING CONSULTANTS
9429 DOUBLE DIAMOND PARKWAY, SUITE A
RENO, NEVADA 89521

BASIS OF BEARINGS

STATE PLAN NEVADA WEST ZONE

BASIS OF ELEVATION

BASIS OF ELEVATIONS IS THE RENO DATUM, NAVD 1988

SPECIFICATIONS

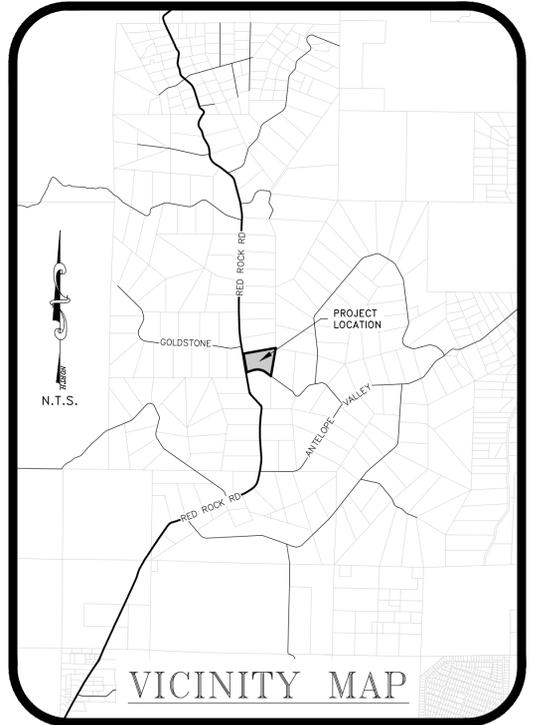
ALL PUBLIC WORKS CONSTRUCTION SHALL CONFORM TO THE LATEST STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS ADOPTED BY WASHOE COUNTY AND THE RECOMMENDATIONS ESTABLISHED BY THE SOILS INVESTIGATION OF THIS SITE AS PREPARED BY EARTHTECH

SHEET INDEX

- T-1 SITE & UTILITY PLAN
- G-1 GRADING PLAN
- G-2 GRADING PLAN
- G-3 GRADING PLAN
- X-1 CROSS-SECTIONS

LEGEND

- PROPERTY BOUNDARY
- - - PROPOSED PAD AREA
- ▨ PROPOSED GRAVEL ROAD AREA
- - - EXISTING LOTS
- 12"SD STORM DRAIN W/SIZE & DIRECTION INDICATOR (DASHED IF EXISTING)
- - - EX-OHP - - - EXISTING OVERHEAD POWER (ESTIMATED LOCATION)



ENGINEER'S STATEMENT

THESE PLANS (SHEETS C-1 THROUGH X-1) HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, COUNTY ORDINANCES AND CODES. IN THE EVENT OF CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND AND COUNTY CODES, THE COUNTY CODES SHALL PREVAIL.

NO.	DATE	DESCRIPTION



CIVIL ENGINEERING CONSULTANTS
9429 DOUBLE DIAMOND PARKWAY, STE A
RENO, NEVADA 89521
PH (775) 352-7600 ~ FAX (775) 473-7280



DOROTHY E YEOMAN, ET AL
SPECIAL USE PERMIT PLANS FOR
14025 RED ROCK RD
SITE & UTILITY PLAN

JOB No.	YEOMAN.001
DATE:	02/08/2023
VERT. SCALE:	NA
HORIZ. SCALE:	1"=80'
DRAWN BY:	TJM
CHECKED BY:	JRH
APPROVED BY:	JRH

SHEET C-1
OF
5 SHEETS

REUSE OF DOCUMENTS
 THIS DOCUMENT AND THE REVISIONS AND CORRECTIONS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF TEC ENGINEERING CONSULTANTS AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF TEC ENGINEERING CONSULTANTS.

NO.	DATE	DESCRIPTION

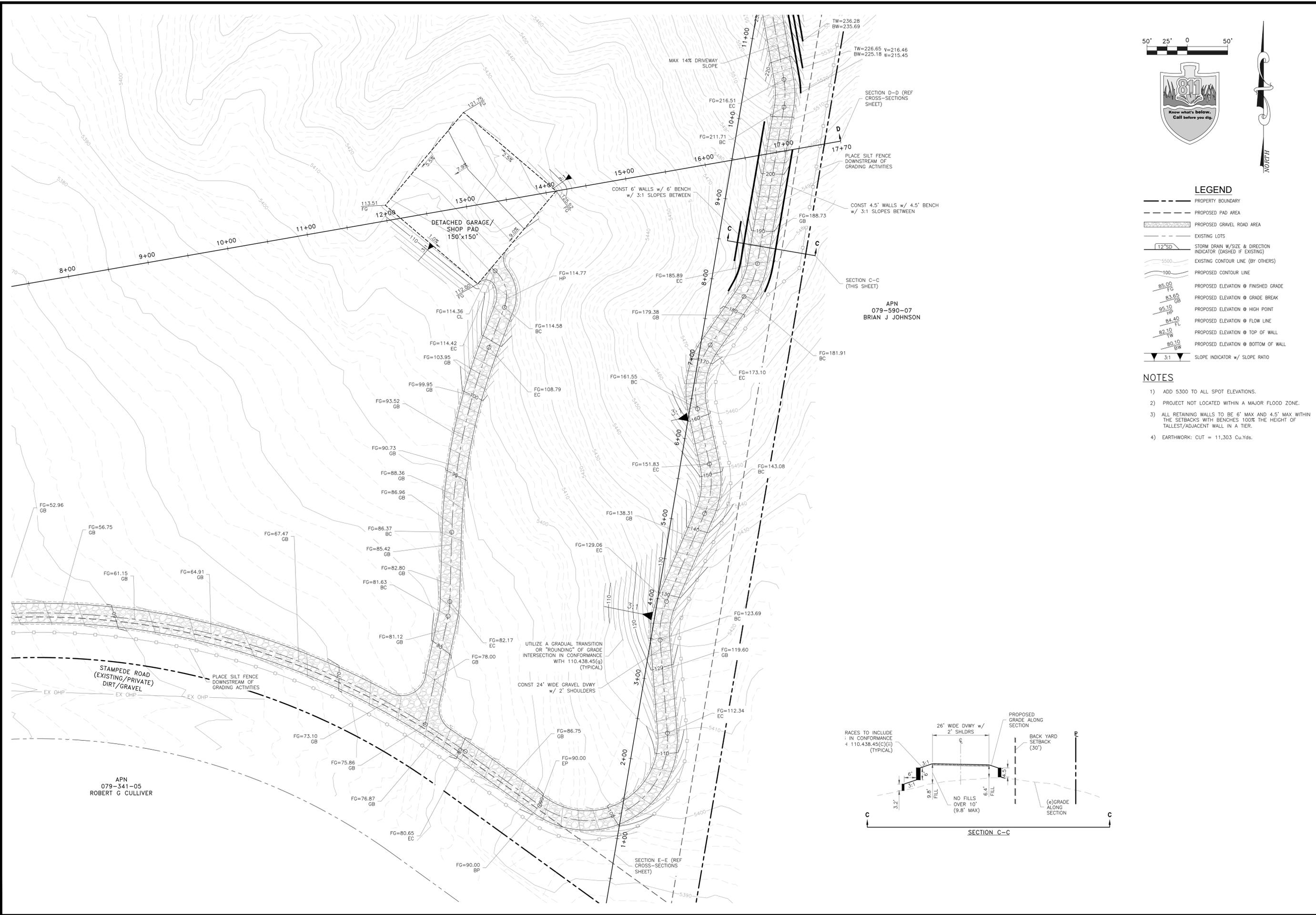


CIVIL ENGINEERING CONSULTANTS
 5405 ROBERTS BLVD. SUITE 100
 RED ROCK, NEVADA 89424
 PH (775) 352-8800 ~ FAX (775) 473-7289



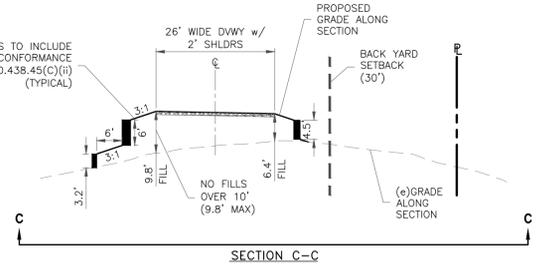
DOROTHY E YEOMAN, ET AL
 SPECIAL USE PERMIT PLANS FOR
 14025 RED ROCK RD
 GRADING PLAN

JOB No.	YEOMAN.001
DATE:	02/08/2023
VERT. SCALE:	NA
HORIZ. SCALE:	1"=50'
DRAWN BY:	TJM
CHECKED BY:	JRH
APPROVED BY:	JRH
SHEET	G-2
OF	5
SHEETS	



- LEGEND**
- PROPERTY BOUNDARY
 - PROPOSED PAD AREA
 - PROPOSED GRAVEL ROAD AREA
 - EXISTING LOTS
 - 12"SD STORM DRAIN W/SIZE & DIRECTION INDICATOR (DASHED IF EXISTING)
 - 5500 EXISTING CONTOUR LINE (BY OTHERS)
 - 100 PROPOSED CONTOUR LINE
 - 85.00 FG PROPOSED ELEVATION @ FINISHED GRADE
 - 83.65 GB PROPOSED ELEVATION @ GRADE BREAK
 - 95.10 HP PROPOSED ELEVATION @ HIGH POINT
 - 84.40 FL PROPOSED ELEVATION @ FLOW LINE
 - 82.10 TW PROPOSED ELEVATION @ TOP OF WALL
 - 80.10 BW PROPOSED ELEVATION @ BOTTOM OF WALL
 - ▲ 3:1 SLOPE INDICATOR w/ SLOPE RATIO

- NOTES**
- 1) ADD 5300 TO ALL SPOT ELEVATIONS.
 - 2) PROJECT NOT LOCATED WITHIN A MAJOR FLOOD ZONE.
 - 3) ALL RETAINING WALLS TO BE 6" MAX AND 4.5" MAX WITHIN THE SETBACKS WITH BENCHES 100% THE HEIGHT OF TALLEST/ADJACENT WALL IN A TIER.
 - 4) EARTHWORK: CUT = 11,303 Cu.Yds.

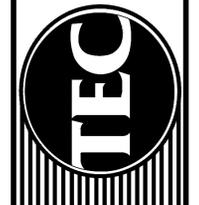


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NO.	DATE	DESCRIPTION



CIVIL ENGINEERING CONSULTANTS
 9403 ROBERT DUMOND PARKWAY, STE. A
 REDDING, CALIFORNIA 96001
 PH (709) 352-7800 ~ FAX (709) 473-7289



DOROTHY E YEOMAN, ET AL
 SPECIAL USE PERMIT PLANS FOR
 14025 RED ROCK RD
 GRADING PLAN

JOB No.	YEOMAN.001
DATE:	02/08/2023
VERT. SCALE:	NA
HORIZ. SCALE:	1"=50'
DRAWN BY:	TJM
CHECKED BY:	JRH
APPROVED BY:	JRH
SHEET G-3 OF 5 SHEETS	

APN
 079-351-02
 BOB & LINDA HORRELL et al

ESTIMATED PRIMARY LEACH FIELD TRENCH LOCATIONS, MINIMUM 100' FROM ANY DOMESTIC WATER WELLS. (DESIGN BY OTHERS AND UNDER SEPARATE PERMIT)

ESTIMATED FUTURE SECONDARY LEACH FIELD TRENCH LOCATIONS (DESIGN BY OTHERS AND UNDER SEPARATE PERMIT)

UTILIZE A GRADUAL TRANSITION OR "ROUNDING" OF GRADE INTERSECTION IN CONFORMANCE WITH 110.438.45(i) (TYPICAL)

SECTION E-E (REF CROSS-SECTIONS SHEET)

SECTION A-A (THIS SHEET)

SECTION B-B (THIS SHEET)

SECTION D-D (REF CROSS-SECTIONS SHEET)

SECTION C-C (THIS SHEET)

APN
 079-590-07
 BRIAN J JOHNSON

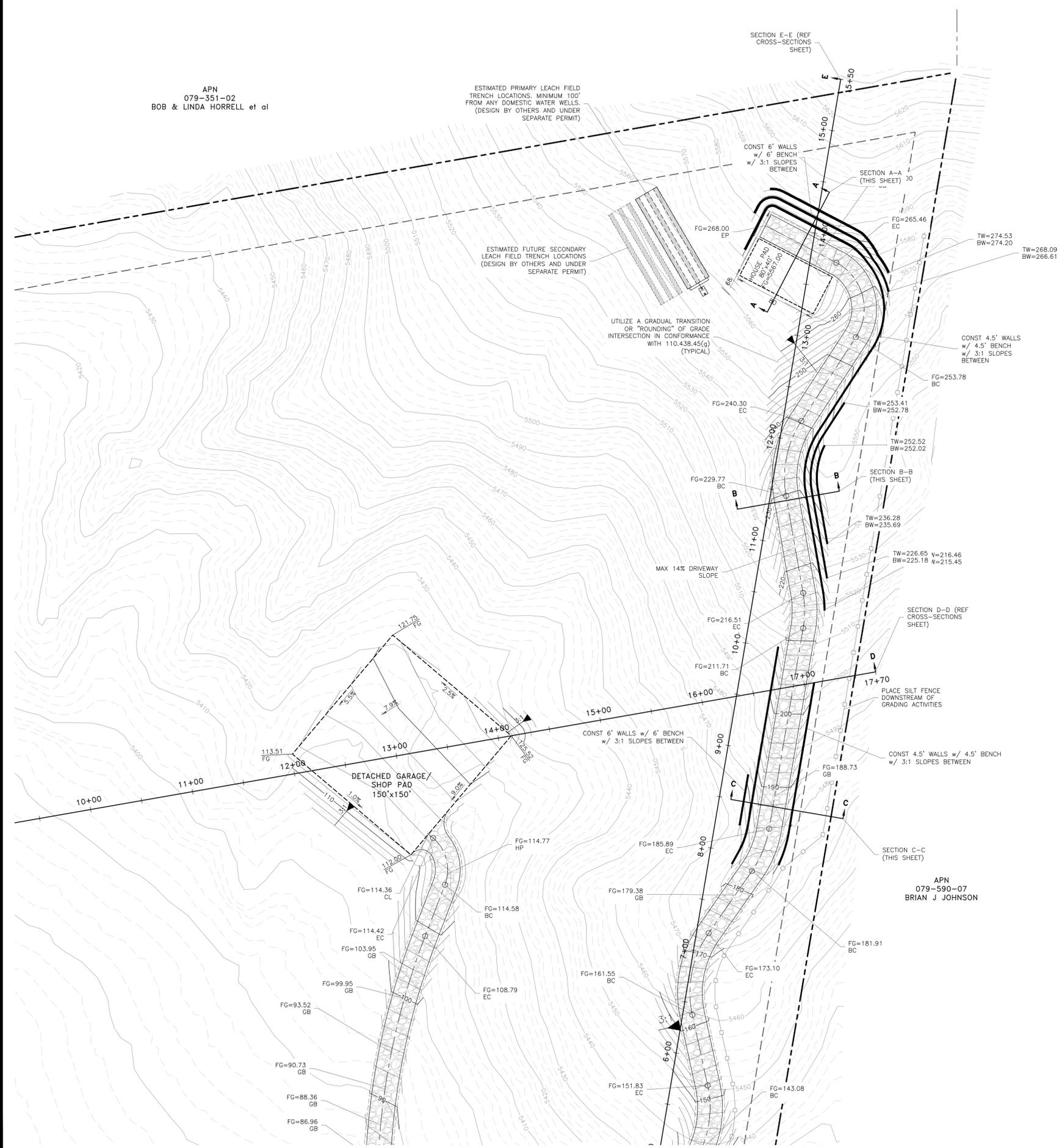
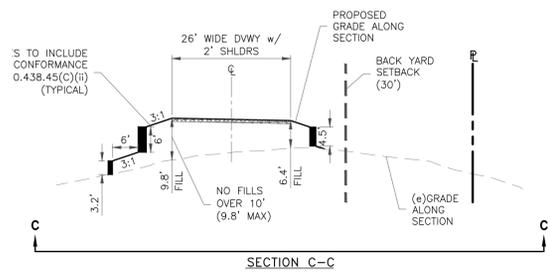
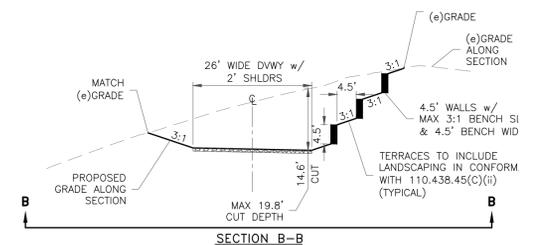
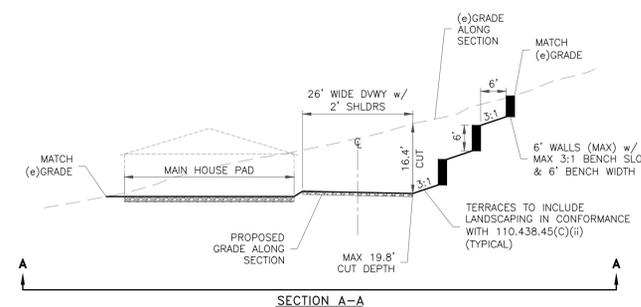


LEGEND

- PROPERTY BOUNDARY
- PROPOSED PAD AREA
- PROPOSED GRAVEL ROAD AREA
- EXISTING LOTS
- 12"SD
- EXISTING CONTOUR LINE (BY OTHERS)
- PROPOSED CONTOUR LINE
- 85.00 FG
- 83.65 GB
- 95.10 HP
- 84.40 FL
- 82.10 TW
- 80.10 BW
- 3:1

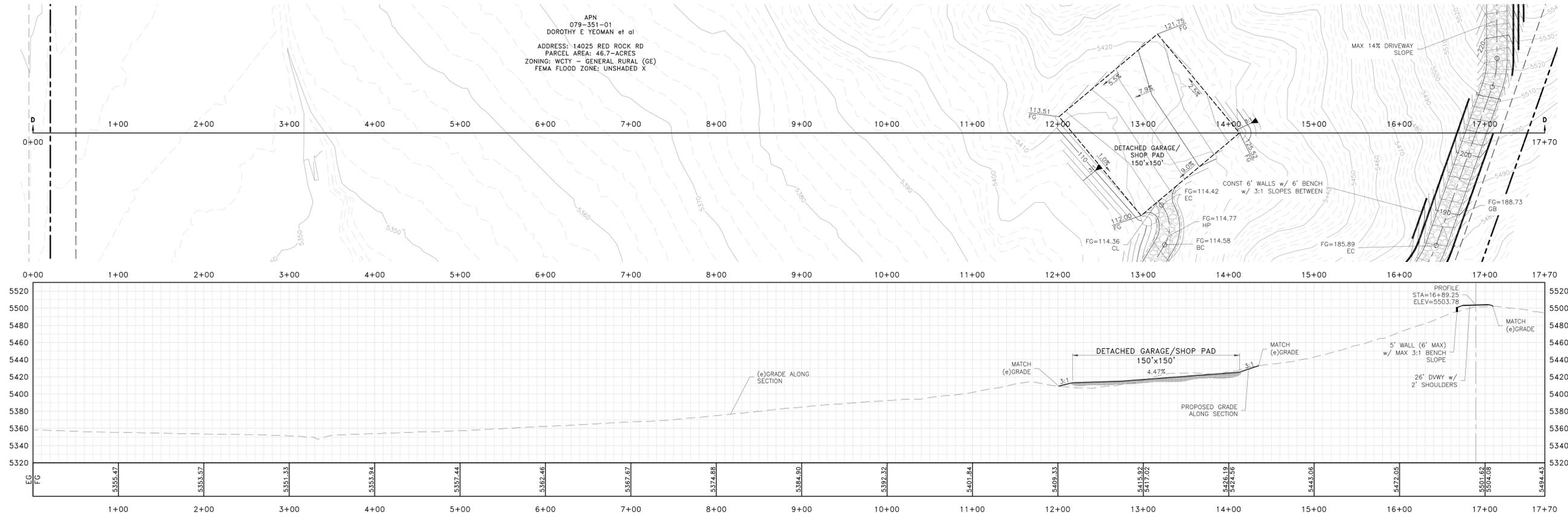
NOTES

- 1) ADD 5300 TO ALL SPOT ELEVATIONS.
- 2) PROJECT NOT LOCATED WITHIN A MAJOR FLOOD ZONE.
- 3) ALL RETAINING WALLS TO BE 6" MAX AND 4.5" MAX WITHIN THE SETBACKS WITH BENCHES 100% THE HEIGHT OF TALLEST/ADJACENT WALL IN A TIER.
- 4) EARTHWORK: CUT = 11,303 Cu. Yds.



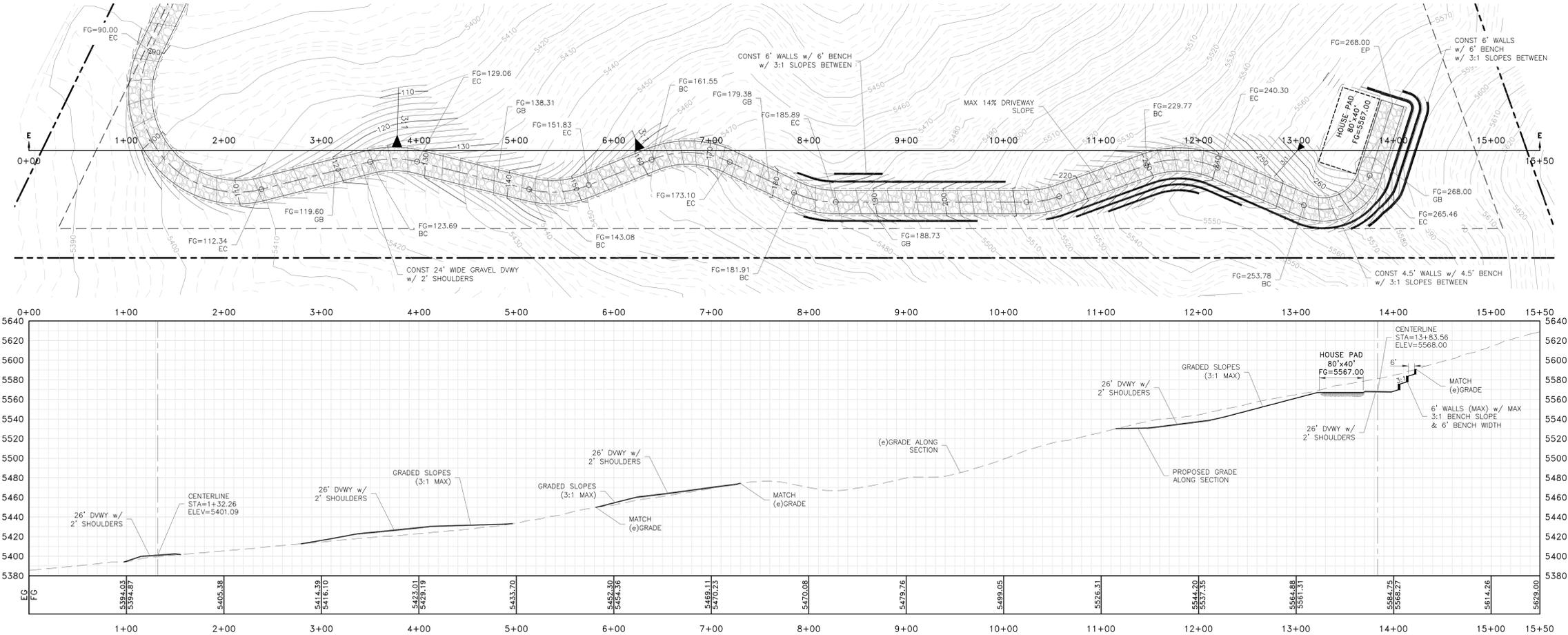
SECTION D-D

APN 079-351-01
 DOROTHY E YEOMAN et al
 ADDRESS: 14025 RED ROCK RD
 PARCEL AREA: 46.7-ACRES
 ZONING: WCTY - GENERAL RURAL (GE)
 FEMA FLOOD ZONE: UNSHADED X



SCALE
 HORIZONTAL 1"=60'
 VERTICAL 1"=60'

SECTION E-E



SCALE
 HORIZONTAL 1"=60'
 VERTICAL 1"=60'

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NO.	DATE	DESCRIPTION



CIVIL ENGINEERING CONSULTANTS
 9439 DOUBLE DIAMOND PARKWAY, STE A
 RENO, NEVADA 89521
 PH (775) 352-7600 ~ FAX (775) 473-7289



DOROTHY E YEOMAN, ET AL
 SPECIAL USE PERMIT PLANS FOR
 14025 RED ROCK RD
 CROSS-SECTIONS

JOB No.	YEOMAN.001
DATE:	02/08/2023
VERT. SCALE:	1"=60'
HORIZ. SCALE:	1"=60'
DRAWN BY:	TJM
CHECKED BY:	JRH
APPROVED BY:	JRH

SHEET X-1
 OF 5 SHEETS

REVISIONS

NO.	DATE	DESCRIPTION



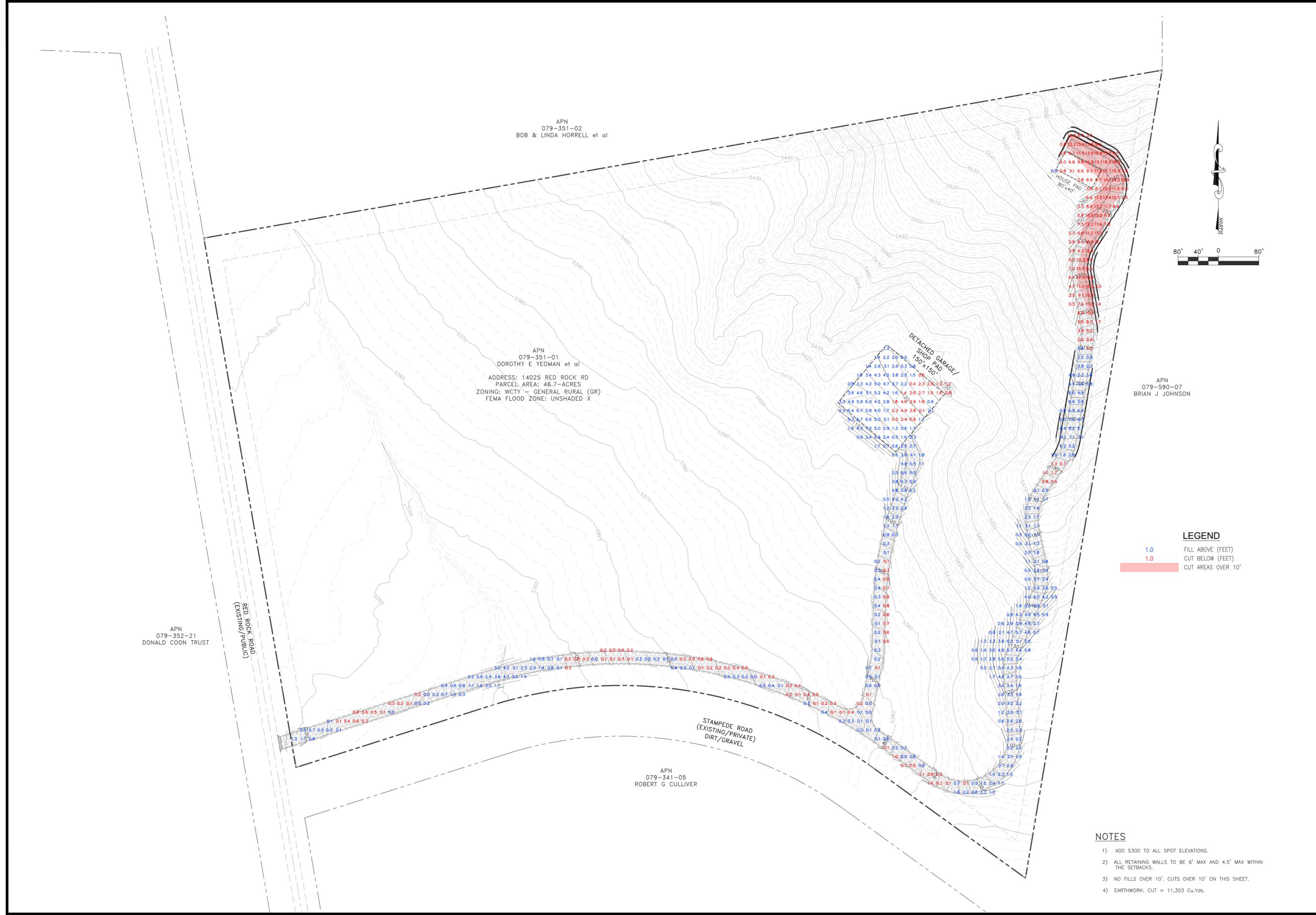
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 9429 DOUBLE DIAMOND PARKWAY, STE. A
 RENO, NEVADA 89521
 PH: (775) 352-7600 ~ FAX: (775) 475-7280



DOROTHY E. YEOMAN et al,
 14025 RED ROCK ROAD
CUT-FILL VOLUME FIGURE

JOB No.	YEOMAN 001
DATE:	02/08/2023
VERT. SCALE:	NA
HORIZ. SCALE:	1"=80'
DRAWN BY:	TJM
CHECKED BY:	JRH
APPROVED BY:	

SHEET 1 OF SHEETS



LEGEND
 1.0 FILL ABOVE (FEET)
 1.0 CUT BELOW (FEET)
 CUT AREAS OVER 10'

- NOTES**
- ADD 5300 TO ALL SPOT ELEVATIONS.
 - ALL RETAINING WALLS TO BE 6' MAX AND 4.5' MAX WITHIN THE SETBACKS.
 - NO FILLS OVER 10'. CUTS OVER 10' ON THIS SHEET.
 - EARTHWORK: CUT = 11,303 Cu.Yds.

APN
079-352-21
DONALD COON TRUST

RED ROCK ROAD
(EXISTING/PUBLIC)

APN
079-351-02
BOB & LINDA HORRELL et al

APN
079-351-01
DOROTHY E YEOMAN et al
ADDRESS: 14025 RED ROCK RD
PARCEL AREA: 46.7-ACRES
ZONING: WCTY - GENERAL RURAL (GR)
FEMA FLOOD ZONE: UNSHADED X

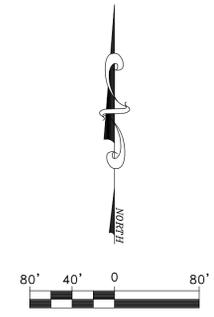
APN
079-341-05
ROBERT G CULLIVER

STAMPEDE ROAD
(EXISTING/PRIVATE)
DIRT/GRAVEL

APN
079-590-07
BRIAN J JOHNSON

SLOPES TABLE					
RANGE	MIN SLOPE	MAX SLOPE	COLOR	AREA (ACRES)	% TOTAL AREA
1	0%	30%	Light Green	38.72	86%
2	30%	Vertical	Red	6.29	14%

AREAS OVER 30% NOT SUITABLE FOR DEVELOPMENT



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RENO, NEVADA 89521
PH (775) 352-7600 ~ FAX (775) 473-7289



DOROTHY E. YEOMAN et al,
14025 RED ROCK ROAD
DEVELOPABLE AREA MAP

JOB No. YEOMAN 001
DATE: 02/08/2023
VERT. SCALE: NA
HORIZ. SCALE: 1"=80'
DRAWN BY: TJM
CHECKED BY: JRH
APPROVED BY:

SHEET 1
OF 1
SHEETS

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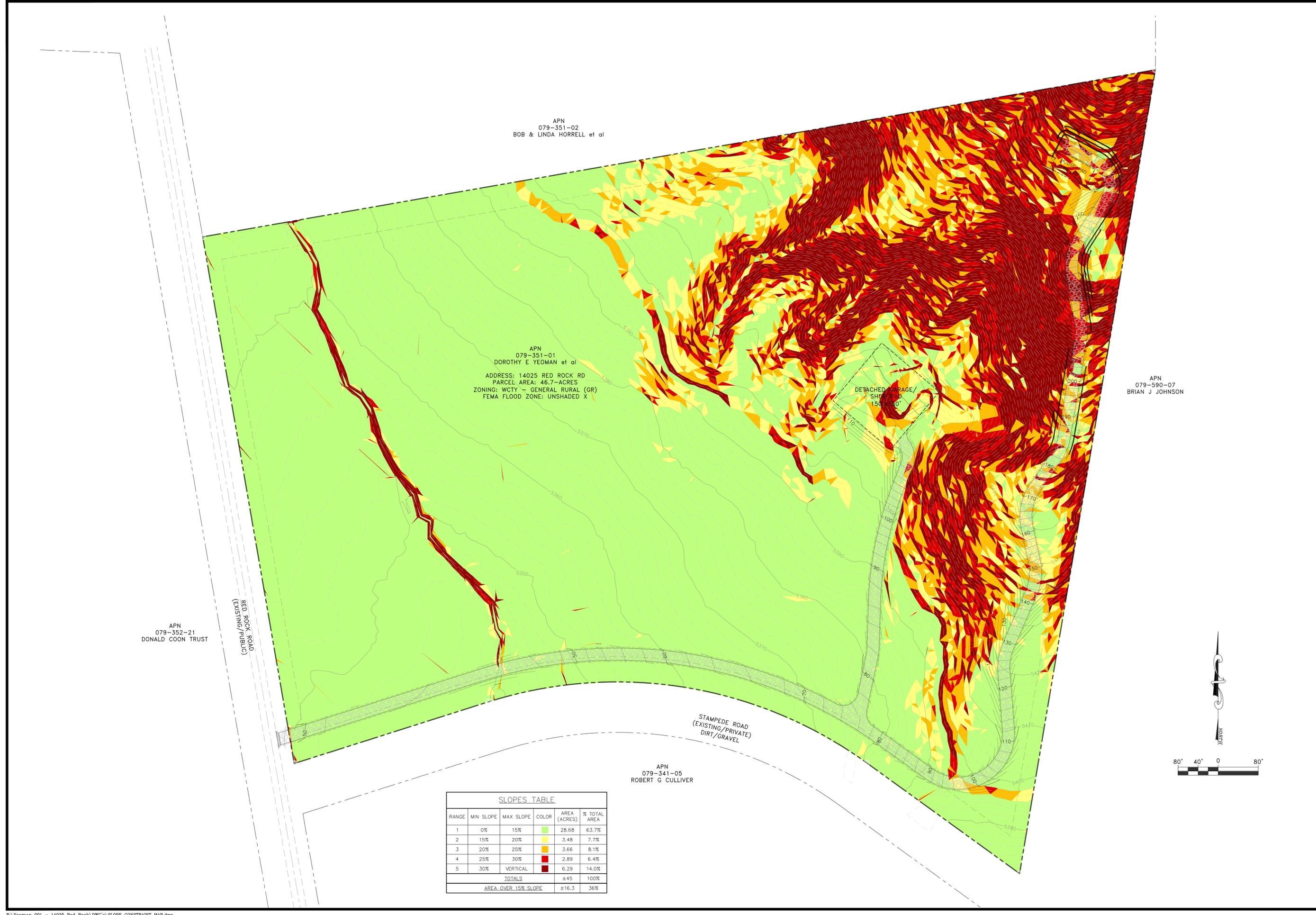
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 RENO, NEVADA 89521
 PH (775) 352-7600 ~ FAX (775) 473-7289



DOROTHY E. YEOMAN et al,
 14025 RED ROCK ROAD
 SLOPE CONSTRAINT ANALYSIS

JOB No.	YEOMAN 001
DATE:	02/08/2023
VERT. SCALE:	NA
HORIZ. SCALE:	1"=80'
DRAWN BY:	TJM
CHECKED BY:	JRH
APPROVED BY:	

SHEET 1 OF 1 SHEETS



APN 079-351-02
 BOB & LINDA HORRELL et al

APN 079-351-01
 DOROTHY E YEOMAN et al
 ADDRESS: 14025 RED ROCK RD
 PARCEL AREA: 46.7-ACRES
 ZONING: WCTY - GENERAL RURAL (GR)
 FEMA FLOOD ZONE: UNSHADED X

APN 079-352-21
 DONALD COON TRUST

APN 079-590-07
 BRIAN J JOHNSON

APN 079-341-05
 ROBERT G CULLIVER

SLOPES TABLE					
RANGE	MIN SLOPE	MAX SLOPE	COLOR	AREA (ACRES)	% TOTAL AREA
1	0%	15%	Light Green	28.68	63.7%
2	15%	20%	Yellow	3.48	7.7%
3	20%	25%	Orange	3.66	8.1%
4	25%	30%	Red-Orange	2.89	6.4%
5	30%	VERTICAL	Dark Red	6.29	14.0%
TOTALS				±45	100%
AREA OVER 15% SLOPE				±16.3	36%

