

Special Use Permit for Grading

FOR

The Rabe Residence



Prepared For:

Jonathan & Amanda Rabe
6295 Mohave Ct
Sun Valley, NV 89433

Prepared By:



575 E. Plumb Lane, Suite 101
Reno, NV 89502
775.636.7905

October 2022

22.016

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Project Information

Location: 2410 La Mancha Dr

APN: 076-381-53

Site Area: 10 ac

Zoning: GR

Master Plan Designation: Rural

Proposed Use: Single Family Residential

Special Use Permit Required for: Per Washoe County Code 110.438.35 Major Grading Permit Thresholds and a variation of standards request for cuts/fills in excess of 10'.

Pre-Development Discussion

Existing Conditions & Development:

The site is currently undeveloped open range consisting of native grasses and brush. Access to the site is from La Mancha Drive at the southwest corner of the property. This parcel naturally slopes from east to west at slopes in excess of 15%.

Surrounding Properties:

- | | | |
|--|------------|-------------|
| ○ North: Developed Residential | Zoning: GR | Use: SFR |
| ○ South: Developed Residential & La Manch Dr | Zoning: GR | Use: SFR |
| ○ East: Undeveloped | Zoning: GR | Use: Vacant |
| ○ West: Developed Residential | Zoning: GR | Use: SFR |

Proposed Development Discussion

Proposed Improvements:

The proposed development includes a new single-family residence and associated paved driveway, retaining walls, utility improvements, drainage improvements and landscaping. The proposed improvements are terraced down the hillside to balance the grading to the extent possible while maintaining reasonable driveway slopes. A majority of the disturbed area will be fully stabilized with pavement or landscaping associated with the development. There are several areas which are intended to be revegetated which are identified on the included landscape plan. Upon completion of the project, all construction disturbance will be fully stabilized.

The special use permit is triggered due to both the volume of earthwork and disturbed area required to complete these improvements on a slope in excess of 15%. Additionally, a variation of standards is requested to modify the maximum cut and fill beyond the allowed ten (10) feet per section 110.438.45C of the Washoe County Development Code. The proposed development is expected to have an approximate cut of thirteen (13) feet and a fill of nineteen (19) feet. It should be noted that both of these areas are near the center of the proposed residence and terrace. The grading differential at the limits of the development is well within the 10' maximum differential.

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: Rabe Residence			
Project Description: The development of a new single-family residence.			
Project Address: 2410 La Mancha Dr			
Project Area (acres or square feet): 436,673 S.F.			
Project Location (with point of reference to major cross streets AND area locator): The project is located +/- 230 ft. east of the intersection of La Jolla Ln and La mancha Dr			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
076-381-53	10.025		
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: Rabe, Jonathan & Amanda		Name: Monte Vista Consulting, Ltd.	
Address: 6295 Mohave Ct		Address: 575 E. Plumb Ln, Suite 101	
Sun Valley, NV	Zip: 89433	Reno, NV	Zip: 89502
Phone:	Fax:	Phone: 775.235.8404	Fax:
Email:		Email: mike@montevistaconsulting.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Mike Vicks	
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):	

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

1. What is the purpose of the grading?

A new single-family residence.

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

7,850 cubic yards.

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

115,005 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?

Earthwork on-site will essentially be balanced. The cut generated with the proposed development will be used on site and the net fill shown on the earthwork analysis is comprised mostly of the driveway and foundation pavement sections.

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 develop the property without surpassing the grading threshold because the site is on a hillside and requires more disturbed area to make the project feasible in accordance to Washoe County standards.

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

No portion of the grading shown on the plan has been done previously.

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

Yes, all areas on the site plan are proposed to be disturbed by grading. Please reference sheet C1.0.

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

Yes, the disturbed area can be seen from La Mancha Dr and La Jolla Ln from the south and east of the property. Adjacent parcels APN: 076-381-55, -03, -52, and -54 can see the disturbed area as well.

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)?

No, neighboring properties could not be served by the proposed request as all improvements are for private residential use.

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

The general slopes of the proposed improvements range from 5:1 to 3:1 surrounding the site. All disturbed areas will be either landscaped or revegetated. Fiber rolls for slope stabilization and silt fence for sediment control will be used to prevent erosion.

11. Are you planning any berms?

Yes	No	<input checked="" type="checkbox"/>	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)?

6' maximum rockery retaining walls are required for the proposed improvements.

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

The proposed work will be fully landscaped/revegetated for visual mitigation.

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

N/A, the grading will not require the removal of any trees.

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?

Revegetation will be completed in accordance with the proposed landscape plan.

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

Permanent irrigation will be provided to all landscaped areas and temporary irrigation will be extended to revegetated areas.

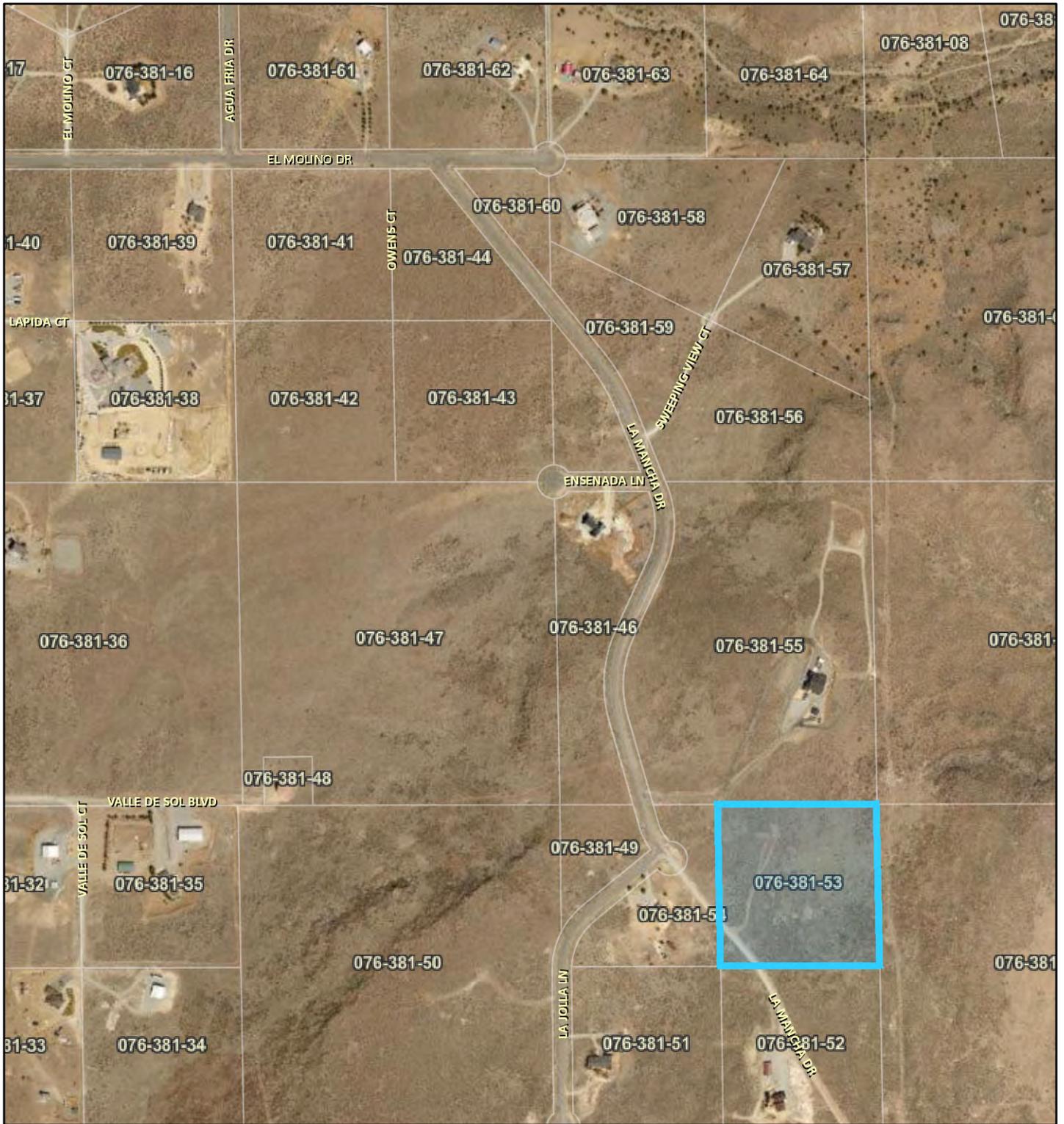
17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

A final revegetation plan will be included with the building permit application.

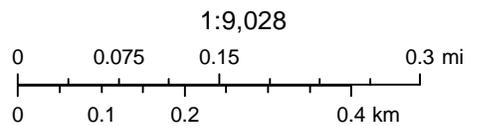
18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	No	X	If yes, please attach a copy.
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Vicinity Map

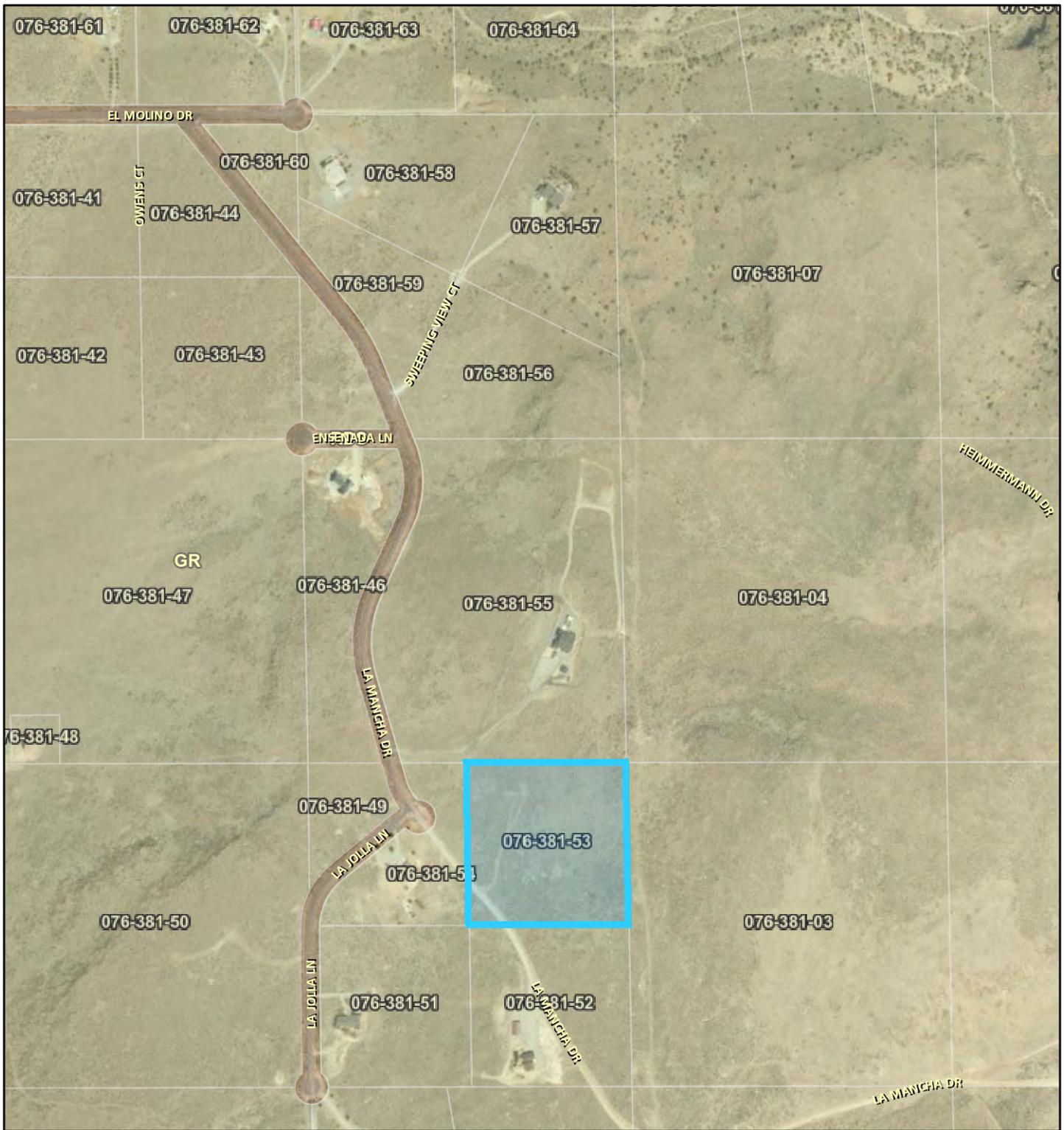


August 24, 2022

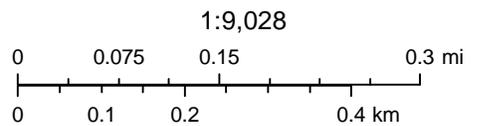


Washoe County GIS
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Zoning Map



August 24, 2022

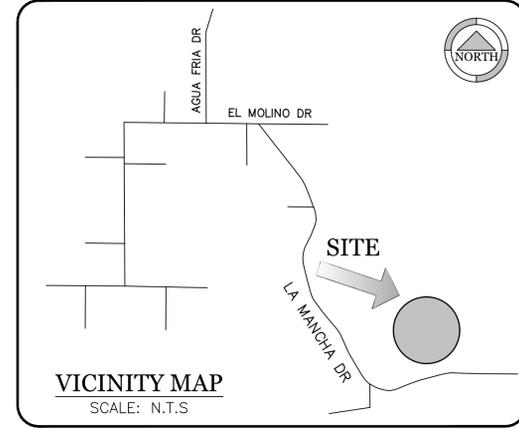
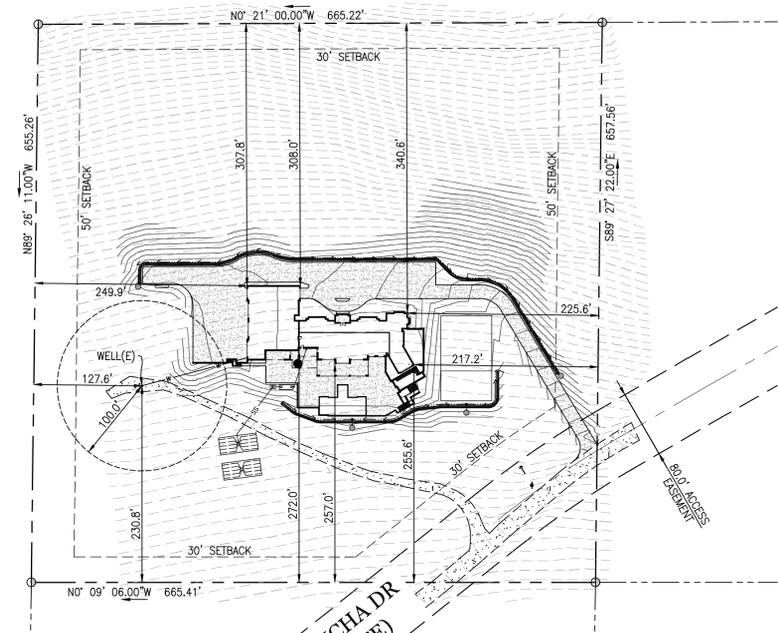


Washoe County
Washoe County GIS
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Reduced Plans

SITE PLAN LEGEND

- DRIVEWAY/PAVED AREA
- DECK AREA
- INFILTRATION TRENCH/DRYWELL
- RAINSTREP3 DRYWELL INFILTRATION AREA
- PROPERTY LINE
- PROPERTY CORNER
- PROPOSED UTILITY LINE W. DESCRIPTION
- EXISTING UTILITY LINE W. DESCRIPTION
- FIRE HYDRANT ASSEMBLY
- WATER SERVICE
- MANHOLE W. DESCRIPTION
- CLEANOUT
- SANITARY SEWER LATERAL
- YARD DRAIN
- DIRECTIONAL FLOW LINE
- GRADE BREAK
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- FLOW DIRECTION ARROW
- SPOT ELEVATION (EXISTING) ~ PROPOSED
- TREE/TREE TO BE REMOVED



EARTHWORK ANALYSIS

SITE AREA	10.0 AC	EX. SLOPE IN DISTURBED AREA	20%	
TOTAL	115,005 FT ²	7,850 YD ³	10,100 YD ³	2,250 YD ³ FILL
BUILDING	11,042 FT ²	40 YD ³	2,400 YD ³	2,360 YD ³ FILL
DRIVEWAY & WALKWAYS	32,030 FT ²	3,090 YD ³	3,440 YD ³	350 YD ³ FILL
REMAINDER (GRADING SUP TRIGGER)	71,933 FT ²	4,720 YD ³	4,260 YD ³	460 YD ³ CUT

THESE QUANTITIES ARE FOR PERMITTING PURPOSES ONLY AND DO NOT ACCOUNT FOR ANY OVER EXCAVATION, SHRINKAGE OR EXPANSION OF MATERIALS. THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL INVESTIGATION AND PERFORM AN INDEPENDENT EARTHWORK ANALYSIS FOR CONSTRUCTION PURPOSES.

PER SECTION 110.438.35 OF THE WASHOE COUNTY DEVELOPMENT CODE, ANY GRADING ASSOCIATED WITH THE FOLLOWING DOES NOT COUNT TOWARDS THE THRESHOLDS ASSOCIATED WITH A MAJOR GRADING PERMIT: BUILDING FOOTPRINT, DRIVEWAY, PAVED AREA OR AREAS LANDSCAPED IN ACCORDANCE WITH THE COMMERCIAL LANDSCAPE STANDARDS ESTABLISHED IN ARTICLE 412 OF THE WASHOE COUNTY DEVELOPMENT CODE.

IRC DRAINAGE NOTE

SURFACE DRAINAGE SHALL BE IN ACCORDANCE TO THE 2018 INTERNATIONAL RESIDENTIAL CODE. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL NOT FALL FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET. WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10' DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.

SUBDIVISION NOTE

REFERENCE THE SPANISH SPRINGS VALLEY RANCHES 2 CIVIL IMPROVEMENT PLANS AND ASSOCIATED HYDROLOGY REPORT FOR ANY DESIGN REQUIREMENTS.

ENCROACHMENT NOTE

AN ENCROACHMENT & EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN THE WASHOE COUNTY RIGHT-OF-WAY.

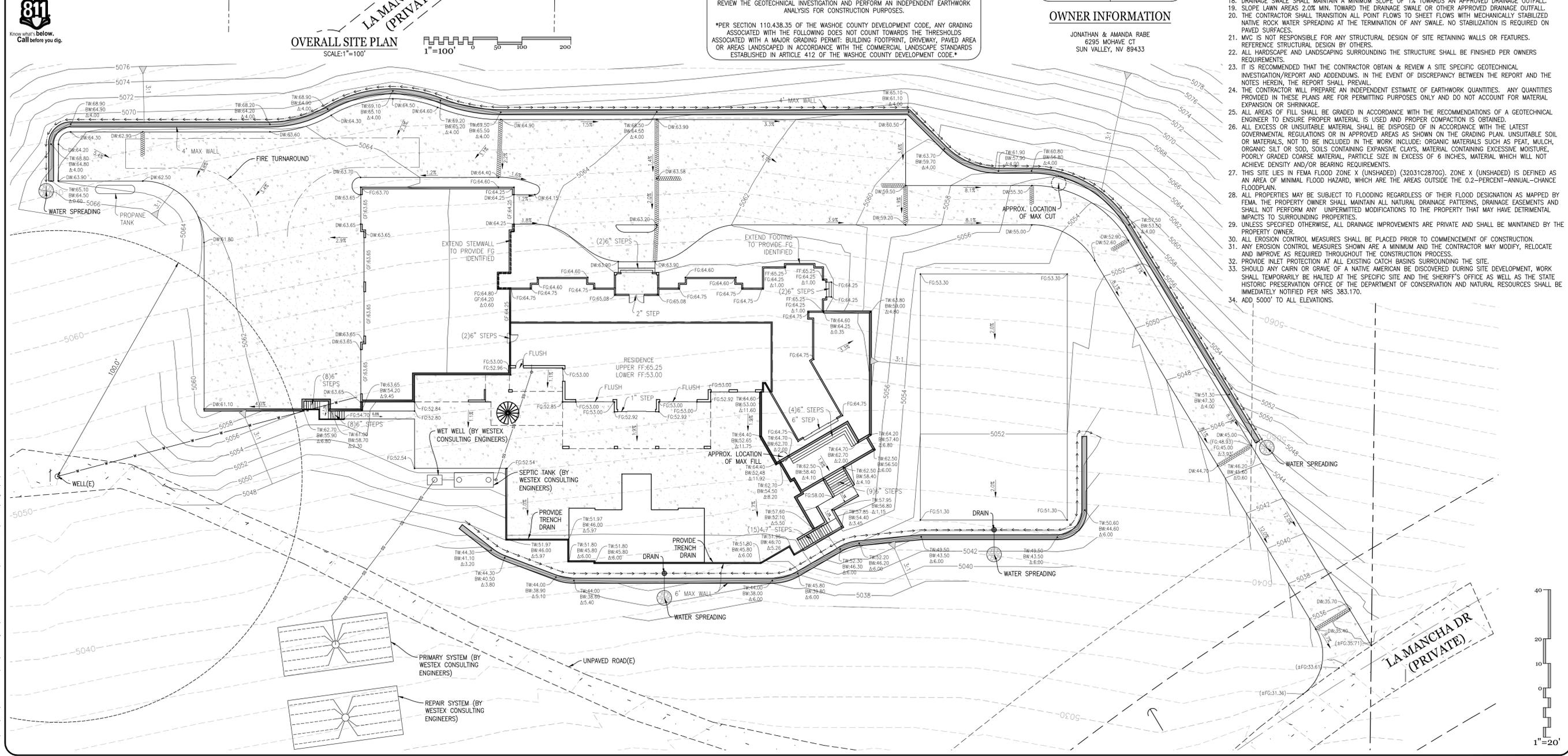
SITE INFORMATION

ADDRESS	2410 LA MANCHA DR
APN	076-381-53
LOT SIZE	436,673 S.F.
ZONING	OR
WUI FIRE RISK RATING	HIGH
SETBACKS (F/R/S)	30/30/50 (FT)

OWNER INFORMATION

JONATHAN & AMANDA RABE
6295 MOHAVE CT
SUN VALLEY, NV 89433

- ### SITE NOTES
- MONTE VISTA CONSULTING, LTD. (MVC) IS THE DESIGN ENGINEER FOR THIS PROJECT. ALL CONTRACTORS ARE DIRECTED TO CONTACT MVC FOR ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF ANY NOTE OR OTHER INFORMATION CONTAINED ON THESE IMPROVEMENT PLANS.
 - THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING, DIMENSIONS, GRADES, UTILITIES & POINTS OF CONNECTION. THE CONTRACTOR SHALL NOTIFY MVC OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OR CONTINUATION OF WORK.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE AND MAKE THEIR OWN INTERPRETATIONS WITH REGARD TO MATERIALS, MEANS, METHODS AND EQUIPMENT NECESSARY TO PERFORM THE WORK REQUIRED FOR THIS PROJECT. PRIOR TO PERFORMING ANY WORK.
 - THE CONTRACTOR IS RESPONSIBLE FOR RETAINING THE SERVICES OF A TESTING COMPANY TO PROVIDE ALL REQUIRED TESTING AND INSPECTION OF GRADING AND CONSTRUCTION NOT INSPECTED DIRECTLY BY WASHOE COUNTY OR ANY UTILITY COMPANY. THE CONTRACTOR SHALL PROVIDE ANY INSPECTING ENTITY TWO (2) WORKING DAYS ADVANCE NOTICE OF ANY REQUIRED TESTING AND INSPECTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND COORDINATING ALL SERVICE REQUIREMENTS WITH THE APPROPRIATE PUBLIC AGENCY OR UTILITY PROVIDER. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
 - THE FIELD SURVEY PREPARED BY MST SURVEYING IS THE BASIS OF THIS DESIGN. IMPROVEMENTS AND/OR UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE PLANS. THE LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES ARE APPROXIMATE ONLY AND ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY ACTUAL LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES PRIOR TO CONSTRUCTION. SHOULD THE CONTRACTOR DISCOVER ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THE INFORMATION SHOWN ON THESE DRAWINGS, THEY SHALL NOTIFY MVC BEFORE PROCEEDING WITH CONSTRUCTION.
 - AN ENCROACHMENT & EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN THE WASHOE COUNTY RIGHT-OF-WAY AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CODES, STANDARD SPECIFICATIONS & DETAILS.
 - THERE IS NO PUBLIC SEWER WITHIN 400' OF THIS PROPERTY. THE EXISTING SEPTIC IMPROVEMENTS SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. IT IS RECOMMENDED THAT ALL EXISTING IMPROVEMENTS BE FIELD LOCATED PRIOR TO CONSTRUCTION.
 - THERE IS NO PUBLIC WATER AVAILABLE.
 - THERE IS NO PUBLIC WELL WITHIN 200' OF THIS PROPERTY.
 - MAINTAIN 3" MINIMUM COVER OVER ALL WATER MAINS AND SERVICES.
 - MAINTAIN 3.0' MINIMUM HORIZONTAL CLEARANCE AROUND ALL FIRE HYDRANTS.
 - REF. NV ENERGY PLANS, SITE ELECTRICAL PLAN & SITE PLUMBING PLAN FOR ALL GAS AND ELECTRIC IMPROVEMENTS.
 - PLACEMENT OF THE STRUCTURE WITHIN THE REQUIRED SETBACKS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - REFERENCE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND FOR ALL DETAILS REGARDING TRANSITIONS AT EXTERIOR DOORS. SHOULD ANY DISCREPANCIES BETWEEN THIS PLAN AND THE ARCHITECTURAL PLANS OCCUR, THE CONTRACTOR SHALL NOTIFY MVC PRIOR TO PROCEEDING WITH CONSTRUCTION. REFERENCE DESIGN BY OTHERS.
 - BACKFILL ESTABLISHING SEPARATION AS REQUIRED BY ARCHITECTURAL AND STRUCTURAL DESIGN BETWEEN FINISH GRADE AND SIDING (8" MIN SEPARATION TYPICAL). REFERENCE DESIGN BY OTHERS.
 - PROVIDE 5% MINIMUM (1% ON CONCRETE SURFACES) TO 20% MAXIMUM SLOPE AWAY FROM PROPOSED STRUCTURE TOWARDS THE DRAINAGE SWALE OR APPROVED DRAINAGE OUTFALL 10' MIN. FROM STRUCTURE. (UNLESS OTHERWISE NOTED)
 - DRAINAGE SWALE SHALL MAINTAIN A MINIMUM SLOPE OF 1% TOWARDS AN APPROVED DRAINAGE OUTFALL. SLOPE LAWN AREAS 2.0% MIN. TOWARD THE DRAINAGE SWALE OR OTHER APPROVED DRAINAGE OUTFALL.
 - THE CONTRACTOR SHALL TRANSITION ALL POINT FLOWS TO SHEET FLOWS WITH MECHANICALLY STABILIZED NATIVE ROCK WATER SPREADING AT THE TERMINATION OF ANY SWALE. NO STABILIZATION IS REQUIRED ON PAVED SURFACES.
 - MVC IS NOT RESPONSIBLE FOR ANY STRUCTURAL DESIGN OF SITE RETAINING WALLS OR FEATURES. REFERENCE STRUCTURAL DESIGN BY OTHERS.
 - ALL HARDSCAPE AND LANDSCAPING SURROUNDING THE STRUCTURE SHALL BE FINISHED PER OWNERS REQUIREMENTS.
 - IT IS RECOMMENDED THAT THE CONTRACTOR OBTAIN & REVIEW A SITE SPECIFIC GEOTECHNICAL INVESTIGATION/REPORT AND ADDENDUMS. IN THE EVENT OF DISCREPANCY BETWEEN THE REPORT AND THE NOTES HEREIN, THE REPORT SHALL PREVAIL.
 - THE CONTRACTOR WILL PREPARE AN INDEPENDENT ESTIMATE OF EARTHWORK QUANTITIES. ANY QUANTITIES PROVIDED IN THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND DO NOT ACCOUNT FOR MATERIAL EXPANSION OR SHRINKAGE.
 - ALL AREAS OF FILL SHALL BE GRADED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER TO ENSURE PROPER MATERIAL IS USED AND PROPER COMPACTION IS OBTAINED.
 - ALL EXCESS OR UNSUITABLE MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH THE LATEST GOVERNMENTAL REGULATIONS OR IN APPROVED AREAS AS SHOWN ON THE GRADING PLAN. UNSUITABLE SOIL OR MATERIALS, NOT TO BE INCLUDED IN THE WORK INCLUDE: ORGANIC MATERIALS SUCH AS PEAT, MULCH, ORGANIC SILT OR SOD, SOILS CONTAINING EXPANSIVE CLAYS, MATERIAL CONTAINING EXCESSIVE MOISTURE, POORLY GRADED COARSE MATERIAL, PARTICLE SIZE IN EXCESS OF 6 INCHES, MATERIAL WHICH WILL NOT ACHIEVE DENSITY AND/OR BEARING REQUIREMENTS.
 - THIS SITE LIES IN FEMA FLOOD ZONE X (UNSHADED) (32031C2870G). ZONE X (UNSHADED) IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, WHICH ARE THE AREAS OUTSIDE THE 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN.
 - ALL PROPERTIES MAY BE SUBJECT TO FLOODING REGARDLESS OF THEIR FLOOD DESIGNATION AS MAPPED BY FEMA. THE PROPERTY OWNER SHALL MAINTAIN ALL NATURAL DRAINAGE PATTERNS, DRAINAGE EASEMENTS AND SHALL NOT PERFORM ANY UNPERMITTED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
 - UNLESS SPECIFIED OTHERWISE, ALL DRAINAGE IMPROVEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
 - ALL EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - ANY EROSION CONTROL MEASURES SHOWN ARE A MINIMUM AND THE CONTRACTOR MAY MODIFY, RELOCATE AND IMPROVE AS REQUIRED THROUGHOUT THE CONSTRUCTION PROCESS.
 - PROVIDE INLET PROTECTION AT ALL EXISTING CATCH BASINS SURROUNDING THE SITE.
 - SHOULD ANY CAIRN OR GRAVE OF A NATIVE AMERICAN BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE SHERIFF'S OFFICE AS WELL AS THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES SHALL BE IMMEDIATELY NOTIFIED PER NRS 383.170.
 - ADD 5000' TO ALL ELEVATIONS.



MONTE VISTA CONSULTING
575 E. Plumb Lane #101
Reno, NV 89502
775.636.7905
montevistaconsulting.com



Rabe Residence

Site Plan

2410 La Mancha Dr
APN: 076-381-53
Washoe County, Nevada

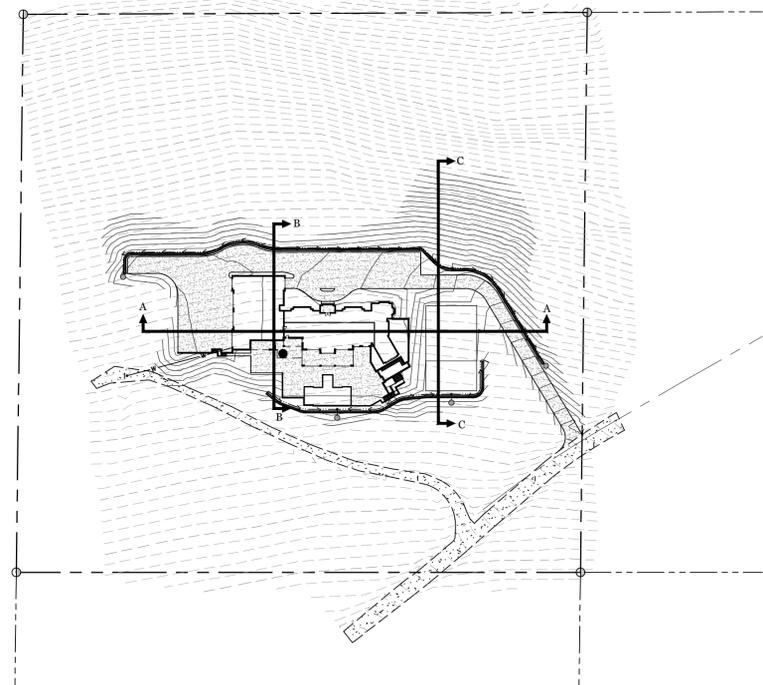
Project # 22.016
Drawn HBA
Checked MWV
Date 10.10.2022
Revisions

C1.1

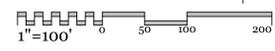
1 of 3

SITE PLAN LEGEND

-  DRIVEWAY/PAVED AREA
-  DECK AREA
-  INFILTRATION TRENCH/DRYWELL
-  RAINSTORE/ DRYWELL INFILTRATION AREA
-  PROPERTY LINE
-  PROPERTY CORNER
-  UTILITY PROPOSED UTILITY LINE W. DESCRIPTION
-  EXISTING UTILITY LINE W. DESCRIPTION
-  FIRE HYDRANT ASSEMBLY
-  WATER SERVICE
-  MAH HOLE W. DESCRIPTION
-  CLEANOUT
-  SANITARY SEWER LATERAL
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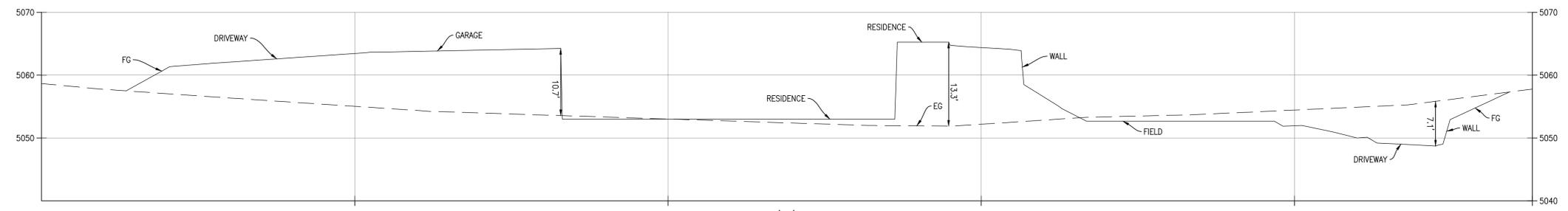
OVERALL SITE PLAN
SCALE: 1"=100'



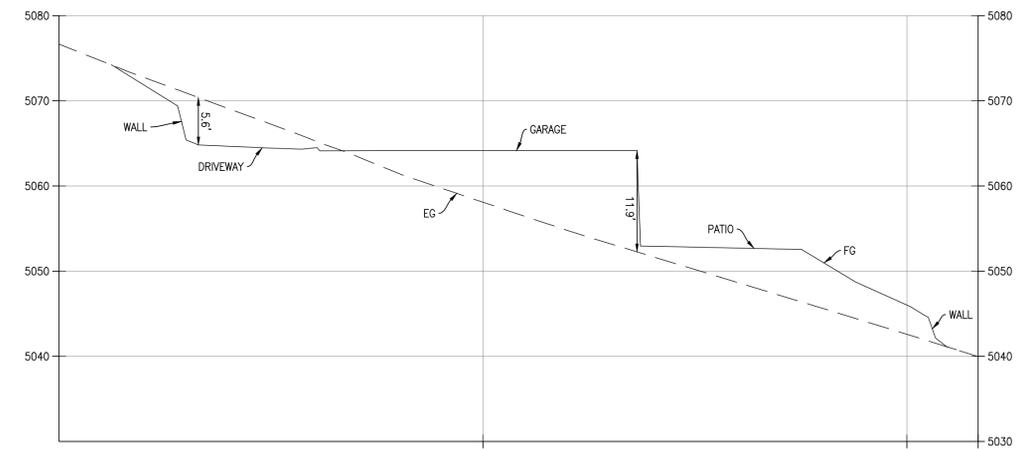
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MONTE VISTA CONSULTING
575 E. Plumb Lane #101
Reno, NV 89502
775.636.7905
montevistaconsulting.com



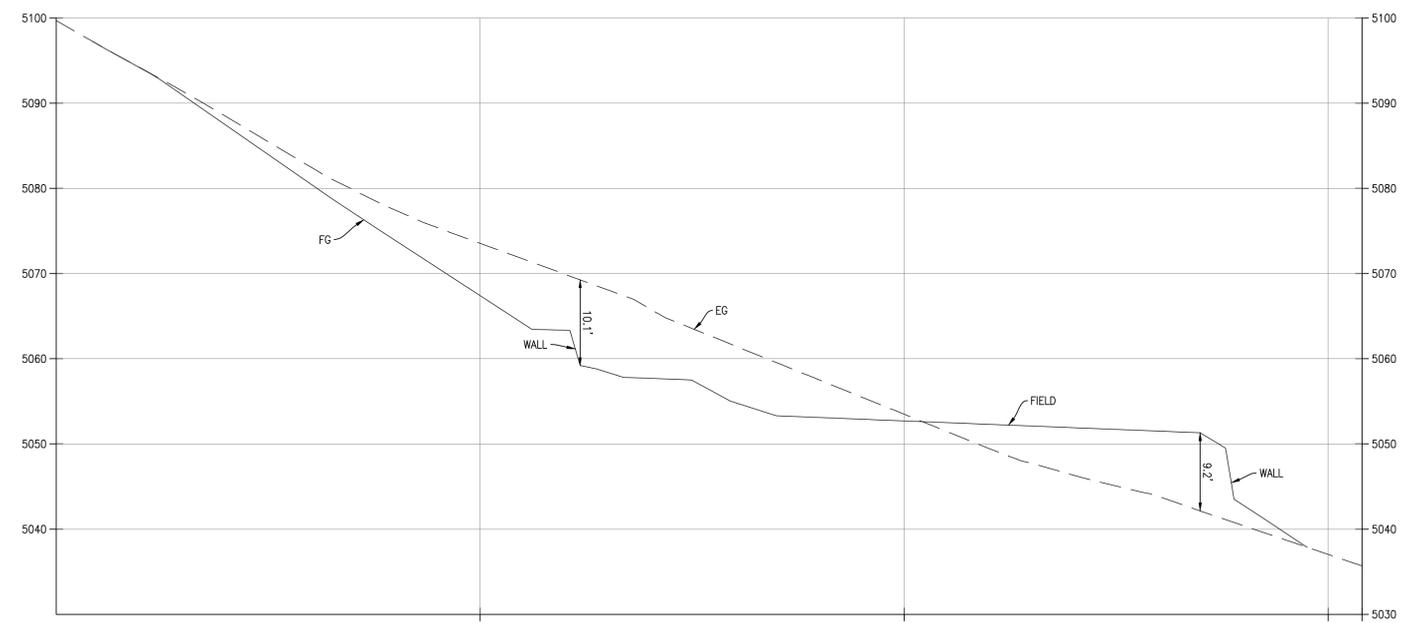
Rabe Residence
Cross Sections



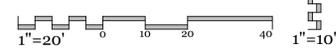
A-A
VERTICAL SCALE: 1"=10'
HORIZONTAL SCALE: 1"=20'



B-B
VERTICAL SCALE: 1"=10'
HORIZONTAL SCALE: 1"=20'



C-C
VERTICAL SCALE: 1"=10'
HORIZONTAL SCALE: 1"=20'



2410 La Mancha Dr
APN: 076-381-53
Washoe County, Nevada

Project #	22.016
Drawn	HBA
Checked	MWV
Date	10.10.2022
Revisions	



C:\Users\Monte Vista\Desktop\2022 Projects\22.016 Rabe Residence\22.016 Rabe Residence.dwg 10/10/2022 11:01 AM

DEFENSIBLE SPACE & VEGETATION MANAGEMENT NOTES

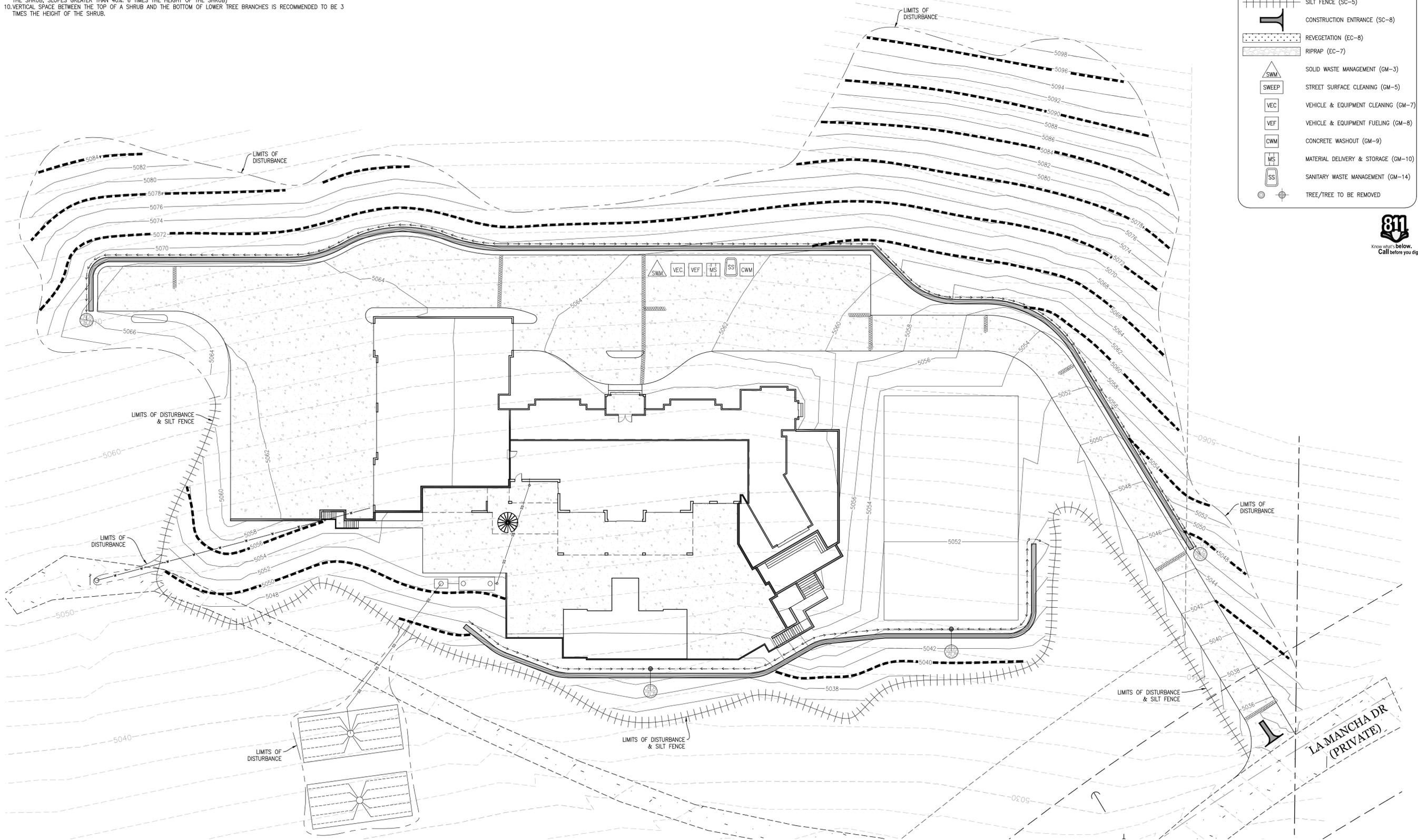
1. REQUIRED DEFENSIBLE SPACES SHALL BE 50' FOR HIGH HAZARD RATINGS OR AS MODIFIED BY THE FIRE MARSHALL.
2. DEFENSIBLE SPACE SHALL BE MAINTAINED TO THE REQUIRED DISTANCE OR TO THE PROPERTY LINE, WHICHEVER IS LESS MEASURED ON A HORIZONTAL PLANE FROM THE PERIMETER OR PROJECTION OF THE BUILDING OR STRUCTURE.
3. CULTIVATED GROUND COVER SUCH AS GRASS, IVY, SUCCULENTS OR SIMILAR PLANTS USED AS GROUND COVER ARE ALLOWED WITHIN THE DEFENSIBLE SPACE PROVIDED THEY DO NOT FORM A MEANS OF TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY STRUCTURE.
4. THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE DEFENSIBLE SPACE WHICH SHALL INCLUDE MODIFYING OR REMOVING NON FIRE-RESISTIVE VEGETATION AND KEEPING LEAVES, NEEDLES AND OTHER DEAD VEGETATIVE MATERIAL REGULARLY REMOVED FROM ROOFS OF BUILDINGS & STRUCTURES.
5. TREE CROWNS SHALL BE PRUNED IN ORDER TO MAINTAIN 10' CLEARANCE FROM ANY STRUCTURE AND TO MAINTAIN A 6' VERTICAL CLEARANCE BETWEEN THE GROUND AND LIMBS WITHIN THE DEFENSIBLE SPACE. DEADWOOD & LITTER SHALL BE REGULARLY REMOVED FROM TREES.
6. SPARK ARRESTORS SHALL BE INSTALLED ON CHIMNEYS SERVICING FIREPLACES, BARBECUES, INCINERATORS OR DECORATIVE HEATING APPLIANCES IN WHICH SOLID OR LIQUID FUEL IS USED.
7. FIREWOOD AND OTHER COMBUSTIBLE MATERIALS SHALL NOT BE STORED IN UNENCLOSED SPACES BENEATH BUILDINGS OR STRUCTURES, ON DECKS OR UNDER EAVES, CANOPIES OR OTHER PROJECTIONS/OVERHANGS. FIREWOOD OR OTHER COMBUSTIBLE MATERIALS SHALL BE STORED A MINIMUM OF 20' FROM STRUCTURES AND SEPARATED FROM THE CROWN OF TREES BY A MINIMUM HORIZONTAL DISTANCE OF 15'.
8. TREE SPACING GUIDELINES: SLOPES 0%-20%: 10'; SLOPES 20%-40%: 20'; SLOPES GREATER THAN 40%: 30'
9. SHRUB SPACING GUIDELINES: SLOPES 0%-20%: 2 TIMES THE HEIGHT OF THE SHRUB; SLOPES 20%-40%: 4 TIMES THE HEIGHT OF THE SHRUB; SLOPES GREATER THAN 40%: 6 TIMES THE HEIGHT OF THE SHRUB
10. VERTICAL SPACE BETWEEN THE TOP OF A SHRUB AND THE BOTTOM OF LOWER TREE BRANCHES IS RECOMMENDED TO BE 3 TIMES THE HEIGHT OF THE SHRUB.

STANDARD BMP NOTES NOTES

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE WASHOE COUNTY RIGHT-OF-WAY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND THEIR AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE STATE OF NEVADA & TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO STORMWATER GENERAL PERMIT NVR100000 (SECTION III.A.5).
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMP'S WEEKLY, PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITION OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO STORMWATER GENERAL PERMIT NVR100000, (SECTION III.A.11-12).
5. ACCUMULATED SEDIMENT IN BMP'S SHALL BE REMOVED AT REGULAR INTERVALS, WITHIN SEVEN (7) DAYS AFTER A STORMWATER RUNOFF EVENT, AND PRIOR TO THE NEXT FORECASTED STORM EVENT WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 30 PERCENT OR MORE.

DRAINAGE PLAN LEGEND

	DRIVEWAY/PAVED AREA
	DECK AREA
	INFILTRATION TRENCH/DRYWELL
	RAINFLORES DRYWELL INFILTRATION AREA
	PROPERTY LINE
	PROPERTY CORNER
	YARD DRAIN
	DIRECTIONAL FLOW LINE
	FLOW DIRECTION ARROW
	FIBER ROLL (SC-1)
	SILT FENCE (SC-5)
	CONSTRUCTION ENTRANCE (SC-8)
	REVEGETATION (EC-8)
	RIPRAP (EC-7)
	SOLID WASTE MANAGEMENT (GM-3)
	STREET SURFACE CLEANING (GM-5)
	VEHICLE & EQUIPMENT CLEANING (GM-7)
	VEHICLE & EQUIPMENT FUELING (GM-8)
	CONCRETE WASHOUT (GM-9)
	MATERIAL DELIVERY & STORAGE (GM-10)
	SANITARY WASTE MANAGEMENT (GM-14)
	TREE/TREE TO BE REMOVED



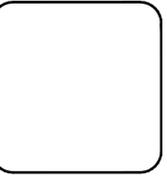
M
MONTE VISTA CONSULTING
 575 E. Plumb Lane #101
 Reno, NV 89502
 775.636.7905
 montevistaconsulting.com



Rabe Residence
 BMP & Erosion Control Plan

2410 La Mancha Dr
 APN: 076-381-53
 Washoe County, Nevada

Project # 22.016
 Drawn HBA
 Checked MWV
 Date 10.10.2022
 Revisions

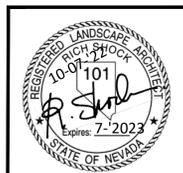


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 3 of 3

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REVISIONS	BY

TreeHugger Studio, LLC
landscape architecture
and site planning services
140 West Guffey Drive
Washoe Valley, NV 89704
(775) 530-0665

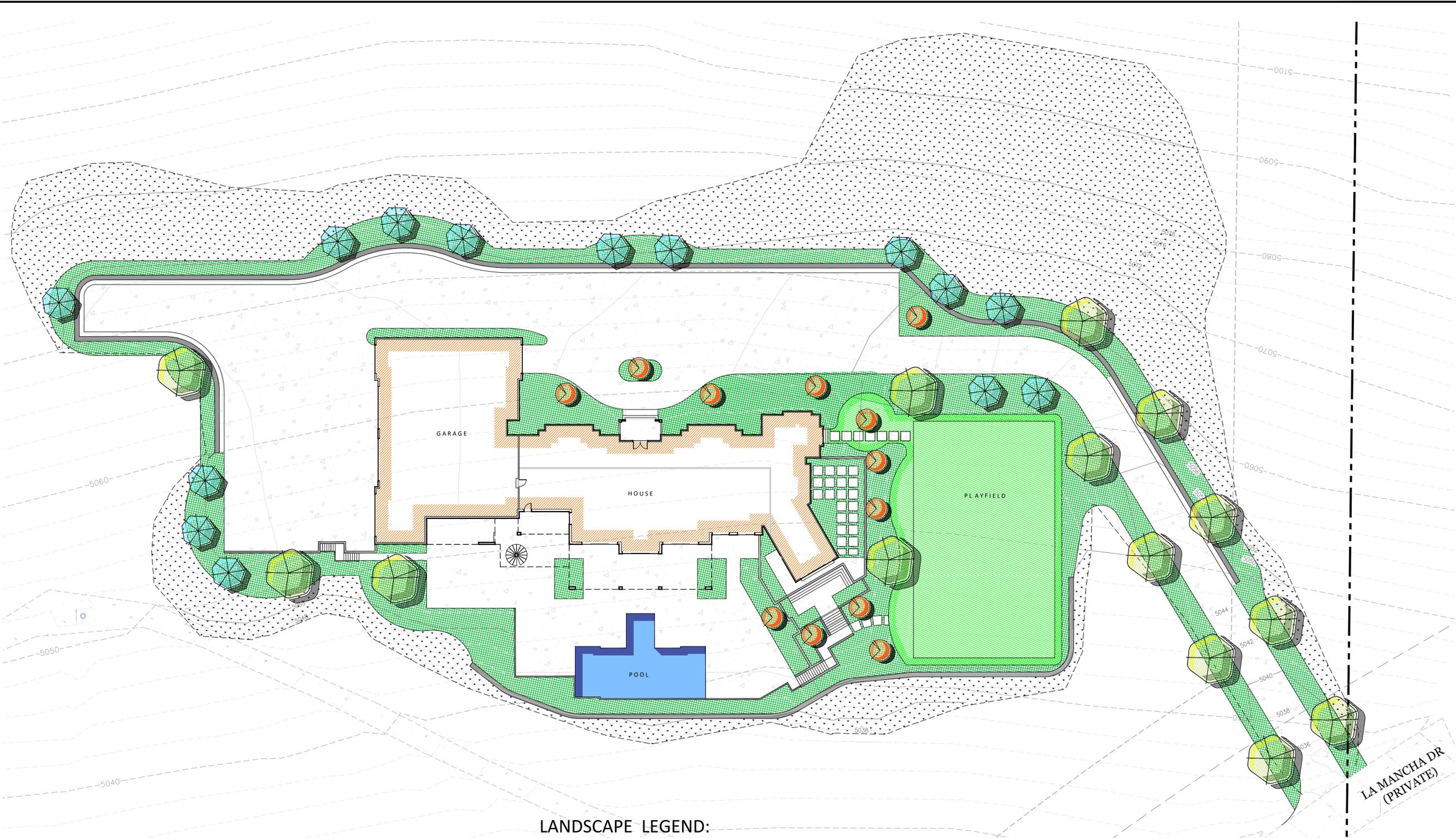


JOB INFORMATION
landscape concept plan for the
RABE RESIDENCE
2410 La Mancha Drive, Washoe Co, NV
APN: 076-381-53

SHEET INFORMATION
PRELIM LANDSCAPE PLAN

ISSUE DATE:
October '2022
SCALE:
1" = 20'-0"
DRAWN BY:
R. SHOCK
CHECKED BY:

PROJECT NUMBER:
234-22-018
L.1



LANDSCAPE LEGEND:

- DECIDUOUS SHADE/STREET TREES:**
- | | | |
|--|---|---|
| | BOTANICAL NAME
QLEDITSIA TRIACANTHOS INERMIS
QUERCUS PALLISTRIS
QUERCUS RUBRA | COMMON NAME
HONEYLOCUST
PIN OAK
RED OAK |
|--|---|---|
- FLOWERING/ACCENT TREES:**
- | | | |
|--|--|---|
| | BOTANICAL NAME
ACER GINNALA
MALUS PRARIAEFIRE
POPULUS TREMULOIDES
PYRUS CALLERYANA 'REDSPIRE' | COMMON NAME
AMUR MAPLE
PRARIAEFIRE CRABAPPLE
QUAKING ASPEN
REDSPIRE PLUM |
|--|--|---|
- EVERGREEN TREES:**
- | | | |
|--|---|---|
| | BOTANICAL NAME
PINUS NIGRA
PINUS FLEXILIS 'VANDEWOLF'
PINUS PONDEROSA | COMMON NAME
AUSTRIAN PINE
VANDEWOLF'S PINE
PONDEROSA PINE |
|--|---|---|

- | | |
|--|--|
| | PLAYFIELD/ARTIFICIAL TURF |
| | PLANTING AREA with DG or COBBLE MULCH SURFACE, PLANTED with LOW FLOWERING SHRUBS, ORNAMENTAL GRASSES and PERENNIALS - IRRIGATED with DRIP IRRIGATION SYSTEM. |
| | RE-VEGETATION AREA - RE-VEG ALL AREAS DISTURBED BY GRADING OPERATIONS. |

