

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: Lockwood Industrial Storage Yard Development, Phase II			
Project Description: PHASE II OF SITE GRADING TO CONSTRUCT AN ADDITIONAL APPROXIMATE 1.51-ACRE GRAVEL PAD FOR OUTDOOR STORAGE/LAYDOWN AREA, ALONG WITH THE NECESSARY CUTOFF DITCHES TO RE-ROUTE STORMWATER FLOWS AROUND THE DEVELOPED AREA & MITIGATE FLOWS CROSSING THE GRAVEL PAD AREA PRIOR TO FINAL INFILTRATION OR RELEASE.			
Project Address: 10705 Lockwood Drive, Washoe County, NV 89434			
Project Area (acres or square feet): Phase II, 1.51 ac.			
Project Location (with point of reference to major cross streets AND area locator): Legally-assigned address for the property provided; additionally, FRAC SEC 16 & 17 TWP 19N RGE 21E, south of Hwy 80E & south of tracks			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
084-080-15	5.47		
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: Lockwood Development Group LLC		Name: TEC Civil Engineering Consultants	
Address: 3495 Lakeside Drive #249		Address: 9429 Double Diamond Pkwy, Suite A	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89521
Phone: 775-827-6700	Fax:	Phone: 775-473-7276	Fax:
Email: jeff@skywestservices.com		Email: jgilles@tecreno.com	
Cell: 775-315-4314	Other:	Cell:	Other:
Contact Person: Jeffrey Lowden		Contact Person: Jason Gilles, PE	
Applicant/Developer:		Other Persons to be Contacted:	
Name: TEC Civil Engineering Consultants		Name: TEC Civil Engineering Consultants	
Address: 9429 Double Diamond Pkwy, Suite A		Address: 9429 Double Diamond Pkwy, Suite A	
Reno, NV	Zip: 89521	Reno, NV	Zip: 89521
Phone: 775-473-7276	Fax:	Phone: 775-473-9052	Fax:
Email: jgilles@tecreno.com		Email: dfellenz@tecreno.com	
Cell:	Other:	Cell:	Other:
Contact Person: Jason Gilles, PE		Contact Person: Douglas Fellenz, PE	
For Office Use Only			
Date Received:		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?

Lockwood Industrial Storage Yard Development, Phase II Grading

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.)

Phase II is an approx. 1.51-ac. portion of the property proposed to be graded for a gravel pad for outdoor storage/laydown area, along with cutoff ditches/retention ponds to mitigate flows crossing the site (refer to site plan provided)

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

It is proposed to complete Phase I (1.00 ac., not a part of this application) within the next 120 days, then to complete Phase II (1.51 ac.) upon approval of submitted entitlements/variances within approximately 180 days

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?

Already a relatively flat, open lot along the northern half, not near residential communities, adjacent to railroad right-of-way and Truckee River (enhanced utilization of challenging lot)

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

Our project will effectively capture, filter and infiltrate runoff flows to improve any water quality impacts migrating to the Truckee River; all operations on the project will be performed in a professional, clean manner for positive aesthetic considerations from far-off views across the river corridor; westerly fencing will be fully screened with opaque fencing installation; development of the property will provide area growth/enhanced utilization of challenging land pinched between railroad right-of-way and Truckee River

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

There are no anticipated or reasonable negative impacts or affect our project will have on adjacent properties; to the contrary, our project will effectively capture, filter and infiltrate runoff flows to improve any water quality impacts migrating to the Truckee River; all operations on the project will be performed in a professional, clean manner for positive aesthetic considerations

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.

Director's Modification app is being submitted for relief from landscape & parking requirements & Variance Request app for no commercial structure; no signs

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.)

☐ Yes	☒ No
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9. Utilities:

a. Sewer Service	None
b. Electrical Service	Overhead lines running north-south across and through property
c. Telephone Service	None
d. LPG or Natural Gas Service	Running east-west outside & north of property, in railroad right-of-way
e. Solid Waste Disposal Service	None
f. Cable Television Service	None
g. Water Service	None

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 #	N/A	acre-feet per year	N/A
i. Certificate #	N/A	acre-feet per year	N/A
j. Surface Claim #	N/A	acre-feet per year	N/A
k. Other #	N/A	acre-feet per year	N/A

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

N/A

10. Community Services (provided and nearest facility):

a. Fire Station	TMFPD, Station T37, Fire hydrant within 1000 ft of property
b. Health Care Facility	Northern Nevada Medical Center, Vista Blvd
c. Elementary School	N/A to use
d. Middle School	N/A to use
e. High School	N/A to use
f. Parks	Lockwood Open Space to west
g. Library	N/A to use
h. Citifare Bus Stop	N/A to use

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

1. What is the purpose of the grading?

Essentially, the grading of the site is minimal in effect; it maintains predominantly the existing lay of the land, but provides a cleaner, more uniform pad and allows proper guidance of sheet flows into designed retention pond areas for proper capture, filtration and infiltration back into the ground

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

Cut=585 cy, Fill=570 cy, Net (Fill)=15 cy

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

Phase II disturbance - 65,843 sq.ft. (see plans)

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

Calculations provide for an approximate import of 15 cy of material to establish balance on the site

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

No, the condition triggering the need for a Special Use Permit is that the limits of grading is more than 300 feet from the centerline of the Truckee River (we are not within the 100-year floodplain for grading, see plans)

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.)

Phase I as shown on the plans is not a part of the requirement for application of this Special Use Permit, and will have been completed by the time of review of this application. This is only relevant for Phase II as shown on plans.

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

Yes

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

The disturbed area can be seen from the west, but plans propose appropriately for full screening along this side with complete opaque security fencing along this side; can be seen from the north by Interstate 80 far off and the railroad tracks & right-of-way; can be seen from the south by far off residential area on the south side of the river corridor (non-adjacent)

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

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 slope across Phase II of the project is approx. 3-4%, running northerly-to-southerly; all flows are to be captured in retention ponds/ditches all along the southerly end of the disturbance, with silt fencing provided throughout to prevent sediment transport until revegetation/hard surfacing established

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)?

No buildings & no walls (flat site)(See plans)

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

The disturbed area can be seen from the west, but plans propose appropriately for full screening along this side with complete opaque security fencing along this side

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

No

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?

Hydromulch consisting of central fiber, greenstone, or equal; re-veg seed at approx. 34 lb per ac; fertilizer at rate of 6.2 lb per 1000 sq.ft. w/ 16-25-12 fert. & M binder tackifier at 200 lb per ac

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

No water supply to the site; water trucks would need to be brought in for any watering needed

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

No

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

Yes	No X	If yes, please attach a copy.
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PROJECT LOCATION

SITE INFO
 ASSESSOR'S MAP No. 084-08
 7076 LOCKWOOD DRIVE
 WASHOE COUNTY, NEVADA 89434
 ±5.05 ac.

7AM-7PM MONDAY-SATURDAY
NO CONSTRUCTION WORK SUNDAY
(EXCLUDING ANY DUST CONTROL & SWPPP MEASURES)
CONSTRUCTION MACHINERY OR CONSTRUCTION PERSONNEL
GATHERINGS ARE ALSO LIMITED TO THESE HOURS.

SITE INFO
ASSESSOR'S MAP No. 084-08
10705 LOCKWOOD DRIVE
WASHOE COUNTY, NEVADA 89434
±5.65 ac.



LOCKWOOD DEVELOPMENT GROUP LLC
Attn: JEFFREY LOWDEN, MANAGING DIRECTOR
3495 LAKESIDE DRIVE, SUITE 249
RENO, NV 89509

N.T.S.
(SOUTHEAST 1/4 OF SECTION 17 & SOUTHWEST 1/4
OF SECTION 16, T19N, R21E, MDM.)

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

THE BASIS OF BEARINGS FOR THE SURVEY REPRESENTED HEREIN IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83 (94). DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.000197939.

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 A SOILS INVESTIGATION OF THIS SITE AS PREPARED BY A LICENSED GEOTECHNICAL ENGINEER IN GOOD STANDING IN THE STATE OF NEVADA.

NOTE: STRUCTURAL DESIGN OF FOUNDATIONS & BUILDINGS BY OTHERS & UNDER SEPARATE PERMIT (NOT A PART)

[illegible]

N.T.S.

084-080-16
APN

084-080-19
APN

084-080-20
APN

084-080-27
APN

084-080-22
APN

084-086-01
APN

084-700-01
APN

084-700-10
APN

084-15-15
APN
(SUBJECT PARCEL)

CANYON RD

LOCKWOOD DR

TRUCKEE RIVER

STORY COUNTY

WASHINGTON COUNTY

DOUGLAS FELLEZ

P.E. #33679

C-1	COVER SHEET
C-2	NOTES SHEET
C-3	SITE LAYOUT PLAN
C-4	SITE GRADING
C-5	STORMWATER PLAN
C-6	PRE-DEVELOPMENT
C-7	POST-DEVELOPMENT
C-8	DETAILS SHEET
C-9	DETAILS SHEET

FRONT	15 FEET ()	NA (OS)
SIDE	10 FEET ()	NA (OS)
REAR	15 FEET ()	NA (OS)

TOTAL PARCEL AREA	5.47 ACRES
DISTURBED AREA (PHASE I)	1.00 ACRES
DISTURBED AREA (PHASE II)	1.51 ACRES
UNDISTURBED AREA	2.96 ACRES

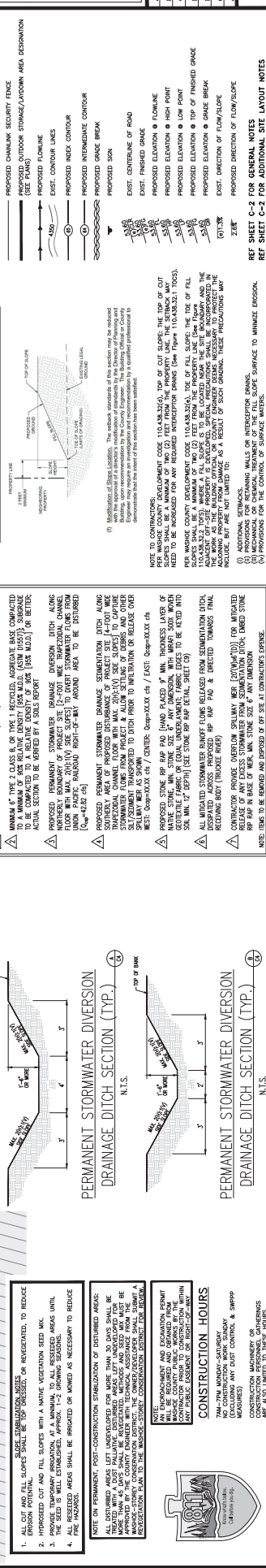
NOTE: SHOULD ANY CAIRN OR GRAVE OF A NATIVE AMERICAN BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE SHERIFF'S OFFICE AS WELL AS THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES SHALL BE IMMEDIATELY NOTIFIED PER NRS 363.170.

NOTE: ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SUBFLOODING PROPERTIES.

THE SCOPE OF WORK FOR THIS PROJECT INCLUDES THE FOLLOWING: SITE GRADING TO CONSTRUCT AN APPROXIMATE 2.51-ACRE GRAVEL PAD FOR OUTDOOR STORAGE/LAYDOWN AREA, ALONG WITH THE NECESSARY FENCING & GATES TO PROVIDE SECURITY FOR THE PROJECT AND CUTOFF DITCHES TO RE-ROUTE STORMWATER FLOWS AROUND THE DEVELOPED AREA & MITIGATE FLOWS CROSSING THE GRAVEL PAD AREA PRIOR TO FINAL INFILTRATION OR RELEASE

THESE PLANS (SHEETS C-1 THROUGH C-9) HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, WASHOE COUNTY ORDINANCES AND CODES. IN THE EVENT OF CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND WASHOE COUNTY CODES, THE COUNTY CODES SHALL PREVAIL.





NOTE: AN ENCUMBRANCE AND EXCAVATION PERMIT MUST BE OBTAINED FROM THE MISSOURI DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION WITHIN THE CITY OF ST. LOUIS. A CITY OF ST. LOUIS CONSTRUCTION PERMIT IS ALSO REQUIRED.

CONSTRUCTION HOURS

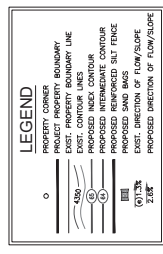
7AM-7PM MONDAY-SATURDAY
NO CONSTRUCTION WORK SUNDAY
(EXCEPT FOR EMERGENCY MEASURES)

CONSTRUCTION MONITORING: 603

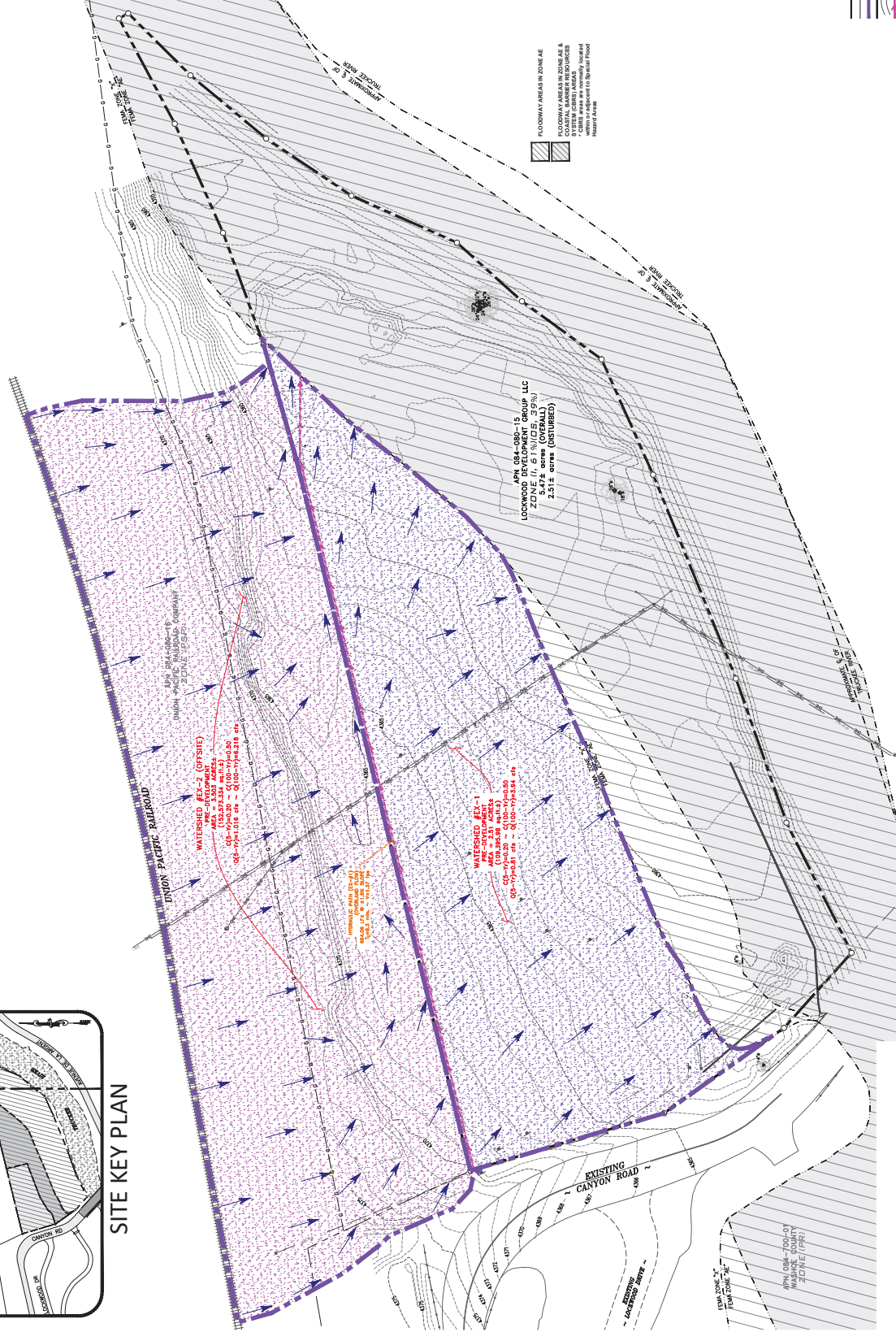


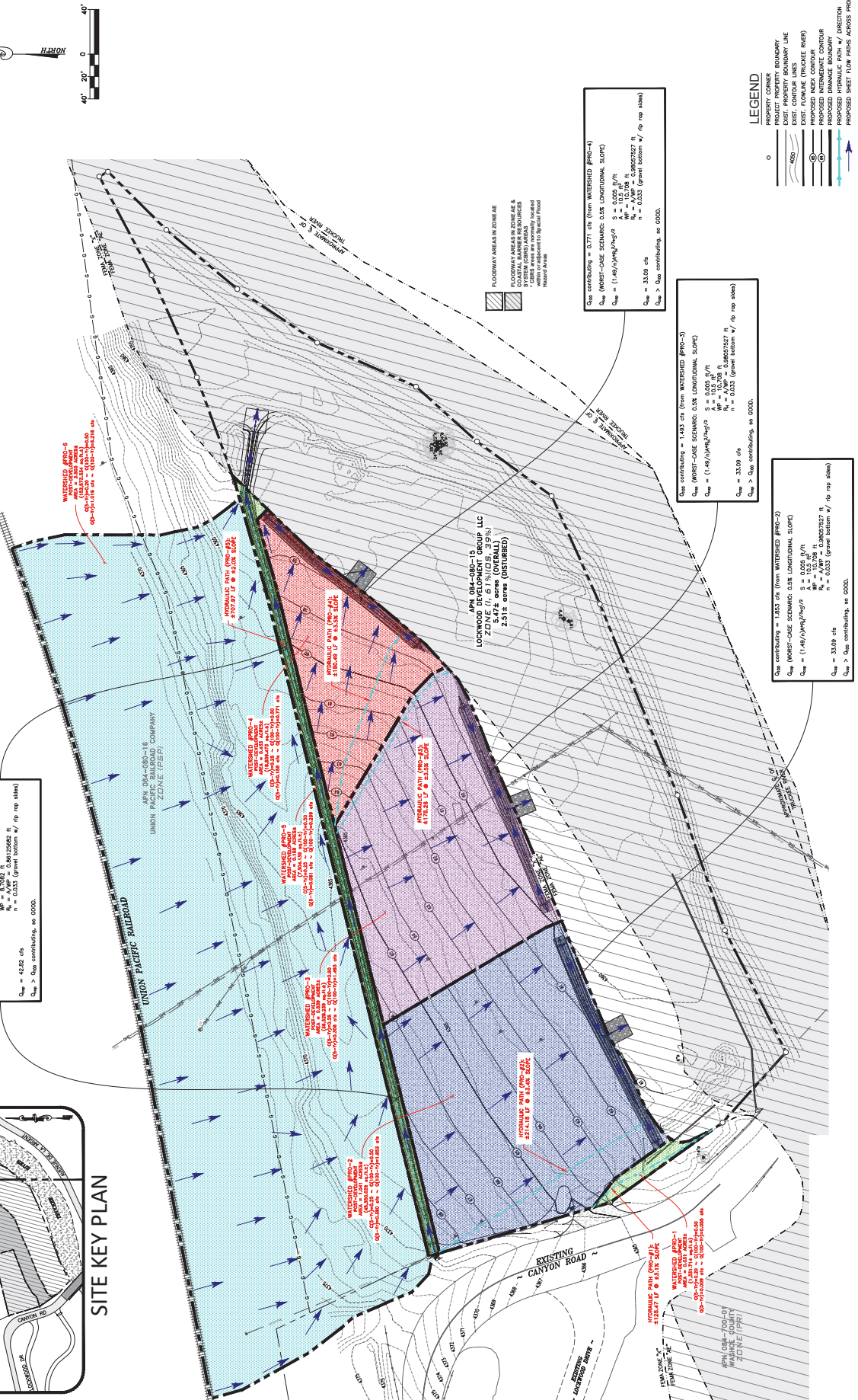
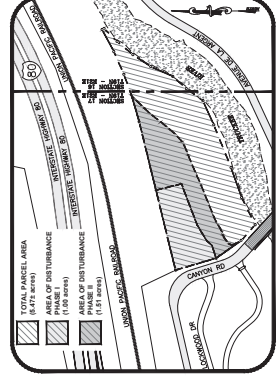
CONSTRUCTION IMPROVEMENTS ON
CONSTRUCTION PERSONNEL GATHERINGS
ARE ALSO LIMITED TO THESE HOURS

REF SHEET C-2 FOR ADDITIONAL SITE LAYOUT NOTES



CONSTRUCTION HOURS
7AM-7PM MONDAY-SATURDAY
NO CONSTRUCTION WORK SUNDAY
(EXCLUDING ANY DUST CONTROL & SWPPP
MEASURES)
CONSTRUCTION MACHINERY OR
CONSTRUCTION PERSONNEL GATHERINGS
ARE ALSO LIMITED TO THESE HOURS.

[illegible]



LEGEND

PROPERTY CORNER
PROJECT PROPERTY BOUNDARY
EXIST. PROPERTY BOUNDARY
EXIST. CONTOUR LINES
EXIST. FLOWLINE (TRIBUTARY)
PROPOSED INDEX CONTOUR
PROPOSED INTERMEDIATE DRAINAGE
PROPOSED DRAINAGE
PROPOSED HYDRAULIC CONTOUR
PROPOSED SHEET FLOOD

Q_{top} contributing = 0.771 cfs (from WATERSHED #R0-4)
 Q_{top} (HIGHEST-CASE SCENARIO: 0.5% LONGITUDINAL SLOPE)
 $S = 0.005$ ft/ft
 $A = 10.5$ ft²
 $WP = 10.708$ ft
 $N = 0.0057527$ ft
 $n = 0.033$ (gravel bottom w/ dip side)
 $Q_{\text{top}} = 33.08$ cfs
 $Q_{\text{top}} > Q_{\text{top}}$ contributing, so GOOD.

Q_{wp} contributing = 1,433 cfs (from WATERSHED #P0-3)
 Q_{ws} (WORST-CASE SCENARIO: 0.5% LONGITUDINAL SLOPE)
 $Q_{top} = (1.48) / (484) \times 0.5^{0.58} / 2$
 $S = 0.005$ ft/ft
 $n = 0.013$
 $R_h = A / WP = 0.80057527$ ft
 $n = 0.033$ (gravel bottom w/ rip rap sides)
 $Q_{wp} = 33.09$ cfs
 $Q_{wp} > Q_{ws}$ contributing, use GOOD.

$Q_{\text{top}} = \text{contributing} = 1.053 \text{ cfs (from WATERSED #INO-2)}$

$Q_{\text{base}} = \text{(WORST-CASE SCENARIO: 0.5% LONGITUDINAL SLOPE)}$

$A = 16.5 \text{ ft}^2$

$S = 0.005 \text{ ft/ft}$

$n = 0.015$

$Q_{\text{top}} = Q_{\text{base}} = (1.48/nA^{2/3})S^{1/2} = 33.09 \text{ cfs}$

$R_p = VMP = 0.0607527 \text{ ft}$

$n = 0.033 \text{ (gravel bottom w/ rip rap sides)}$

$Q_{\text{top}} = 33.09 \text{ cfs}$

$Q_{\text{top}} > Q_{\text{base}}$, so GOOD.

