

Special Use Permit for Grading

FOR

The O'Neal Residence Pond Grading

Prepared For:

O'Neal Family Trust, C & S
1020 N Cantlon Ln
Reno, NV 89521

Prepared By:



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

August 8, 2022

21.024

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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: The O'Neal Ponds			
Project Description: The project will consist of grading associated with ponds intended for landscape purposes			
Project Address: 11090 Thomas Creek Rd, Washoe County, NV			
Project Area (acres or square feet): 18.132 acres			
Project Location (with point of reference to major cross streets AND area locator): The project is located +/-650 ft north of the intersection of Thomas Creek Rd & Foothill Rd			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
044-391-27	18.13		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WBLD22-100028			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: C & S O'Neal Family Trust		Name: Monte Vista Consulting, Ltd.	
Address: 1020 N. Cantlon Lane		Address: 575 E. Plumb Lane #101	
Reno, NV	Zip: 89521	Reno, NV	Zip: 89502
Phone: 805.451.3281	Fax:	Phone: 775.636.7905	Fax:
Email: chris@jointventuresllc.com		Email: mike@montevistaconsulting.com	
Cell:	Other:	Cell: 775.235.8404	Other:
Contact Person: Chris O'Neal		Contact Person: Michael Vicks	
Applicant/Developer:		Other Persons to be Contacted:	
Name: owner		Name: n/a	
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):	

Property Owner Affidavit

Applicant Name: Chris O'Neal

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.

CALIFORNIA
STATE OF NEVADA)
Santa Barbara
COUNTY OF WASHOE)

I, CHRISTOPHER ONEAL

(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): 044-391-27

Printed Name CHRISTOPHER ONEAL

Signed [Signature]

Address 1020 N. CANTON LN. RENO, NV 89521

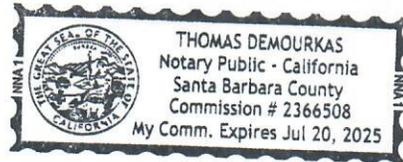
[Signature]

Subscribed and sworn to before me this 26 day of July, 2011

(Notary Stamp)

CALIFORNIA
Notary Public in and for said county and state

My commission expires: 07/26/2011



*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

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

1. What is the purpose of the grading?

To develop two ponds on-site for landscaping purposes.

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

2,700 Cubic yards.

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

37,900 SF.

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 be balanced. The cut generated with the proposed ponds will be used to elevate the structures in accordance with the floodzone requirements.

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

No it is not possible to develop the property without surpassing the grading threshold because the volume to develop the two ponds exceeds the maximum excavation threshold of 5,000 cubic yards.

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.

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

Yes. 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 the adjacent parcels to the south (APN:044-391-19) and east (APN:044-391-26 & -28) of the site.

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?

3:1 slope. Fiber rolls for slope stabilization and silt fence for sediment control.

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)?

N/A

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

N/A, the grading will be below the pond surface, therefore, not visible.

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

3 elm trees will be removed.

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?

N/A, the ponds will be filled with water and cannot be revegetated.

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

N/A, no temporary irrigation will be required as full stabilization will be achieved upon completion of construction.

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

N/A no revegetation required.

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 Information

Location: 11090 Thomas Creek Rd

APN: 044-391-27

Site Area: 18.13 ac

Zoning: HDR 82%/ GR 18%

Master Plan Designation: Rural Residential

Proposed Use: Single Family Residential

Special Use Permit Required for: Per Washoe County Code 110.438.35 Major Grading Permit Thresholds

Pre-Development Discussion

Existing Conditions & Development:

The site is currently undeveloped consisting of native grasses and brush. Access to the site is from Thomas Creek Rd. The site has historically been used as open pasture without any previous development. Existing improvements consist of flood irrigation channels and fencing. The site is bounded on the east by the Thomas Creek.

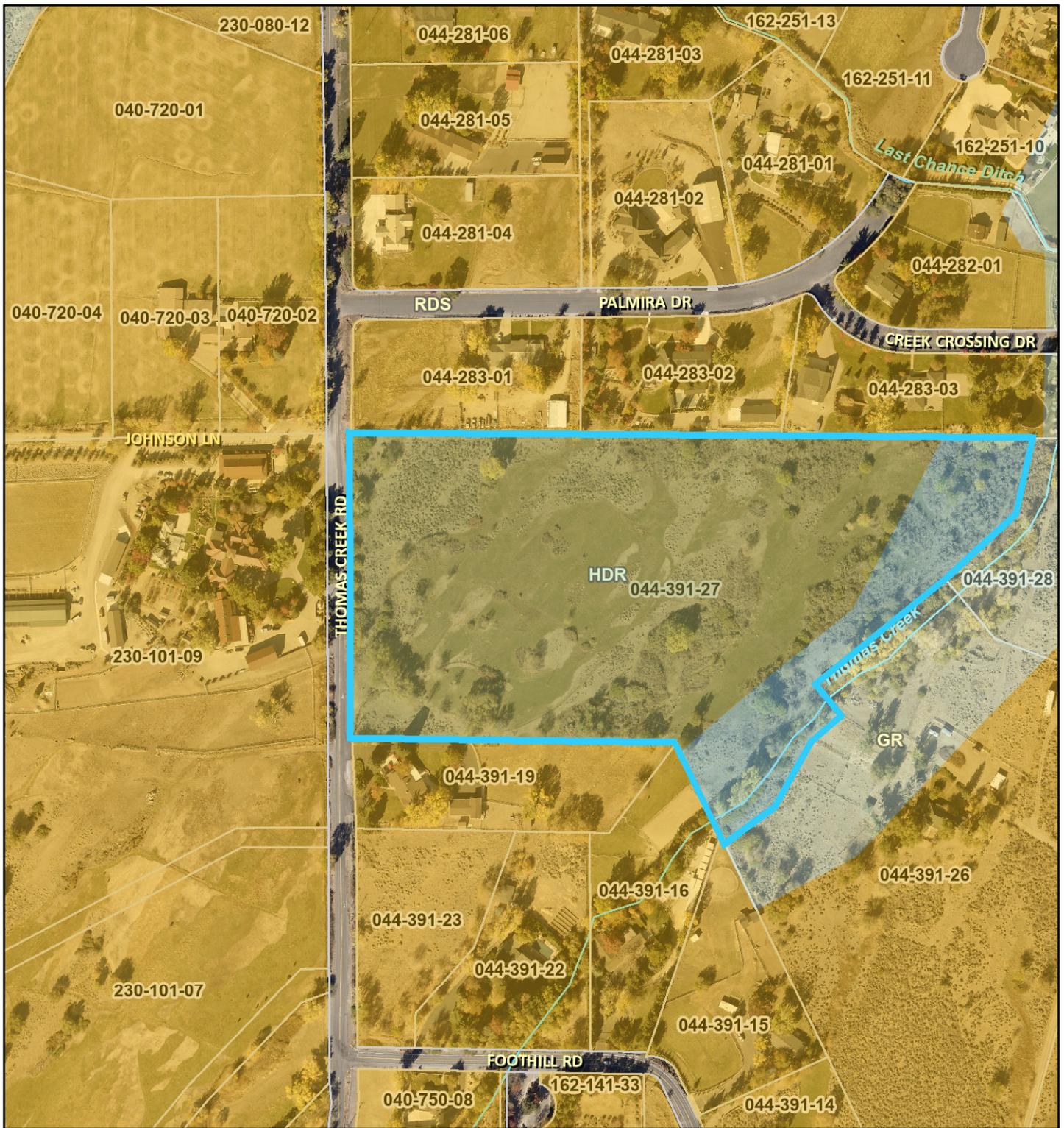
Surrounding Properties:

- | | | |
|---|-----------------|-------------------|
| ○ North: Developed Residential | Zoning: HDR, GR | Use: SFR |
| ○ South: Developed Residential | Zoning: HDR | Use: Vacant |
| ○ East: Undeveloped & Developed Residential | Zoning: HDR, GR | Use: Vacant & SFR |
| ○ West: Thomas Creek Road, Undeveloped &
Developed residential | Zoning: HDR | Use: Vacant & SFR |

Proposed Development Discussion

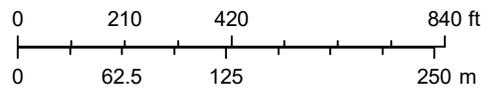
Proposed Improvements:

The proposed improvements for the grading special use permit includes the expansion of two landscaping ponds which have been approved in association with WBLD22-100028. The additional grading proposed with this application is the intended grading which exceeded the excavation threshold of 5,000 cubic yards per Washoe County Code with the initial permit. The first pond covers 6,739 s.f. and the second being 24,815 s.f. of area. The two ponds will be able to catch any excess runoff from the rest of the site. The two ponds are connected via a proposed drainage channel and ultimately discharge flows back into Thomas Creek. The excavated material produced by the pond expansion will be used for fill under the proposed buildings and driveways as these areas are elevated due to the Flood Zone A requirements. The areas surrounding the ponds will be fully landscaped upon completion of construction, therefore, no revegetation or temporary irrigation will be required.



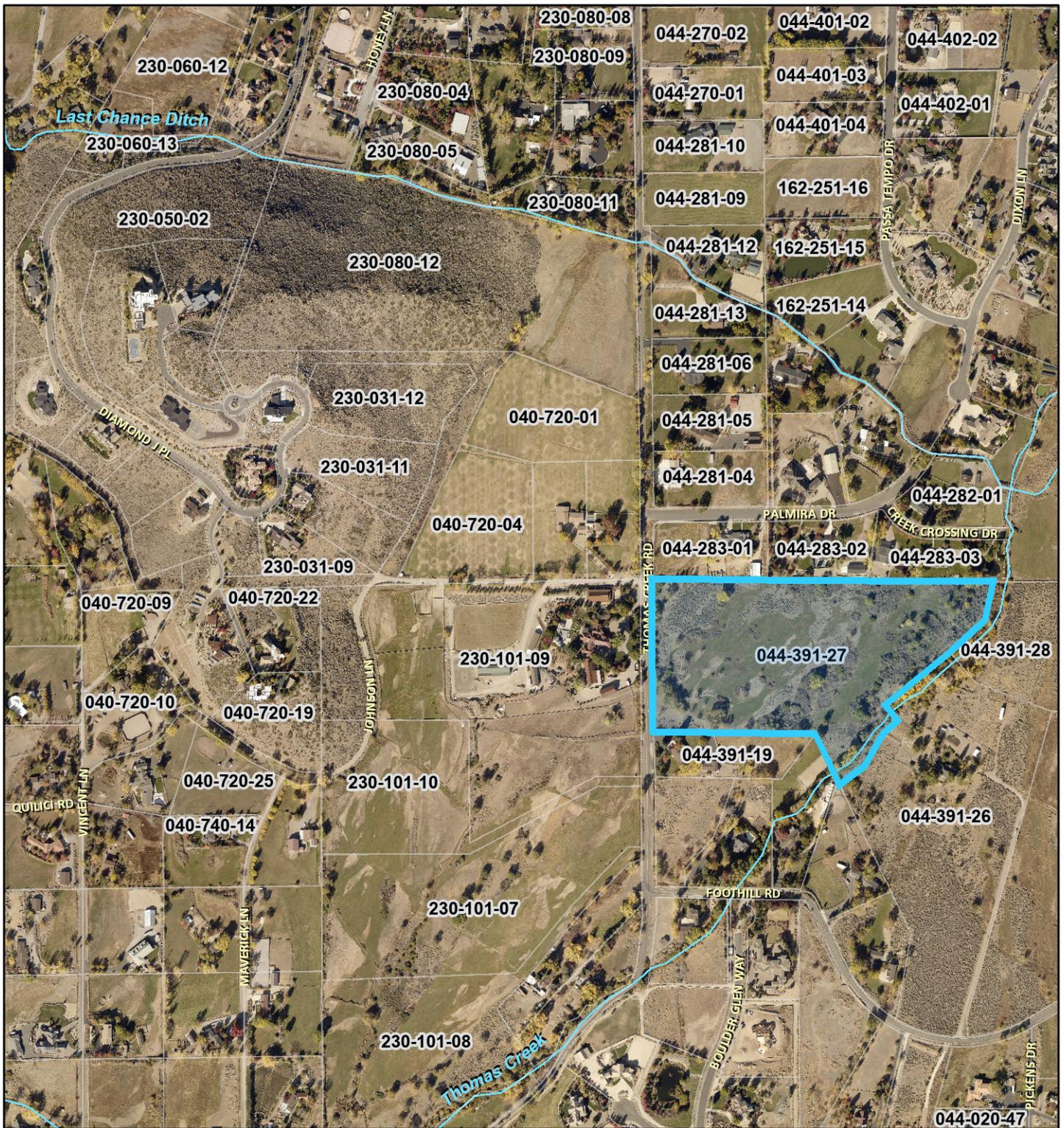
January 7, 2022

1:4,514



Washoe County
 Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS,
 USDA, USGS, AeroGRID, IGN, and the GIS User Community
 Washoe County GIS

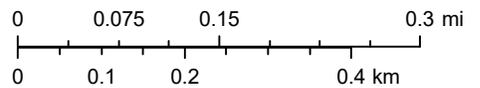
This information for illustrative purposes only. Not be used for boundary resolution
 or location and not intended to be used for measurement, calculation, or delineation.



January 7, 2022

APN

1:9,028



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Washoe County GIS

This information for illustrative purposes only. Not be used for boundary resolution or location and not intended to be used for measurement, calculation, or delineation.

Reduced Plans

SITE PLAN LEGEND

- DRIVEWAY/PAVED AREA
- DECK AREA
- INFILTRATION TRENCH/DRYWELL
- RAINSTORES DRYWELL INFILTRATION AREA
- PROPERTY LINE
- PROPERTY CORNER
- UTILITY
- 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

SITE NOTES

1. 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.
2. THE CONTRACTOR SHALL 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.
3. 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.
4. 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.
5. 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.
6. THE FIELD SURVEY PREPARED BY MEYER 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.
7. 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.
8. 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.
9. THERE IS NO PUBLIC WATER AVAILABLE.
10. THERE IS NO PUBLIC WELL WITHIN 200' OF THIS PROPERTY.
11. MAINTAIN 3.0' MINIMUM COVER OVER ALL WATER MAINS AND SERVICES.
12. MAINTAIN 3.0' MINIMUM HORIZONTAL CLEARANCE AROUND ALL FIRE HYDRANTS.
13. REF. NV ENERGY PLANS, SITE ELECTRICAL PLAN & SITE PLUMBING PLAN FOR ALL GAS AND ELECTRIC IMPROVEMENTS.
14. PLACEMENT OF THE STRUCTURE WITHIN THE REQUIRED SETBACKS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
15. 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.
16. BACKFILL ESTABLISHING SEPARATION AS REQUIRED BY ARCHITECTURAL AND STRUCTURAL DESIGN BETWEEN FINISH GRADE AND SIDING (8" MIN SEPARATION TYPICAL). REFERENCE DESIGN BY OTHERS.
17. 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)
18. DRAINAGE SWALE SHALL MAINTAIN A MINIMUM SLOPE OF 1% TOWARDS AN APPROVED DRAINAGE OUTFALL.
19. SLOPE LAWN AREAS 2.0% MIN. TOWARD THE DRAINAGE SWALE OR OTHER APPROVED DRAINAGE OUTFALL.
20. THE CONTRACTOR SHALL TRANSITION ALL POINT FLOWS TO SHEET FLOWS WITH MECHANICALLY STABILIZED WATER SPREADING AT THE TERMINATION OF ANY SWALE. NO STABILIZATION IS REQUIRED ON PAVED SURFACES.
21. MVC IS NOT RESPONSIBLE FOR ANY STRUCTURAL DESIGN OF SITE RETAINING WALLS OR FEATURES. REFERENCE STRUCTURAL DESIGN BY OTHERS.
22. ALL HARDSCAPE AND LANDSCAPING SURROUNDING THE STRUCTURE SHALL BE FINISHED PER OWNERS REQUIREMENTS.
23. 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.
24. 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.
25. 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 SOIL, 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.
26. THIS SITE LIES IN FEMA FLOOD ZONE A (32031C32450). ZONE A IS DEFINED AS AREAS WITHIN THE 1-PERCENT ANNUAL CHANCE FLOOD IS ALSO REFERRED TO AS THE BASE FLOOD OR 100-YEAR FLOOD.
27. UNLESS SPECIFIED OTHERWISE, ALL DRAINAGE IMPROVEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
28. ALL EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
29. ANY EROSION CONTROL MEASURES SHOWN ARE A MINIMUM AND THE CONTRACTOR MAY MODIFY, RELOCATE AND IMPROVE AS REQUIRED THROUGHOUT THE CONSTRUCTION PROCESS.
30. PROVIDE INLET PROTECTION AT ALL EXISTING CATCH BASINS SURROUNDING THE SITE.
31. 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.
32. ADD 4600' TO ALL ELEVATIONS.

DEFENSIBLE SPACE & VEGETATION MANAGEMENT NOTES

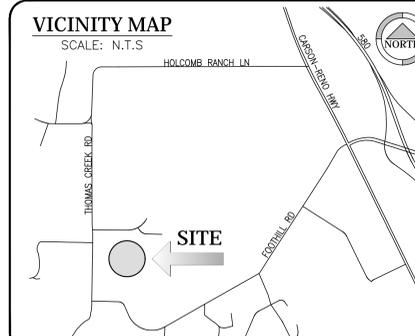
1. REQUIRED DEFENSIBLE SPACES SHALL BE 30' FOR MODERATE HAZARD RATINGS OR AS MODIFIED BY THE FIRE MARSHALL.
2. DEFENSIBLE SPACE SHALL BE MAINTAINED TO THE REQUIRED DISTANCE OR TO THE PROPERTY LINE, WHICHEVER IS LESS MEASURED ON A HORIZONTAL PLANE FROM THE PERIMETER OR PROJECTION OF THE BUILDING OR STRUCTURE.
3. CULTIVATED GROUND COVER SUCH AS GRASS, NY, 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 4' 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 SERVING 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.

EARTHWORK ANALYSIS

SITE AREA	18.13 AC
SITE DISTURBANCE	0.9 AC
PROPOSED CUT	2,700 YD ³
PROPOSED FILL	2,700 YD ³
NET EARTHWORK	BALANCED
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.	

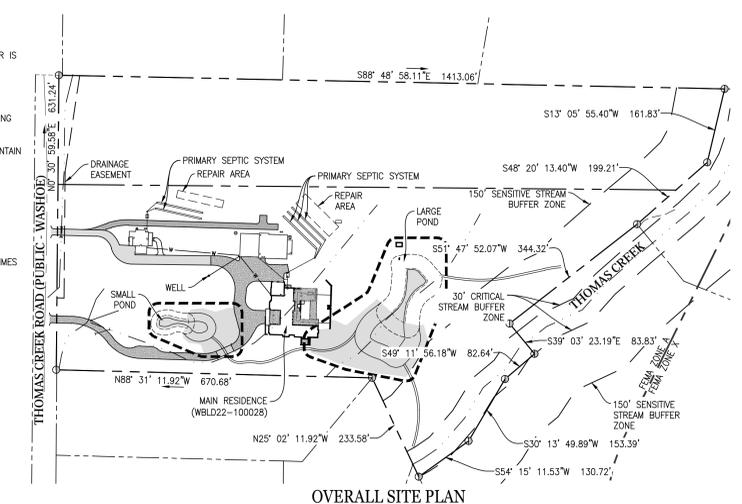
SITE INFORMATION

ADDRESS	11090 THOMAS CREEK RD
APN	044-391-27
LOT SIZE	789,816 S.F.
ZONING	HDR 82%/GR 18%
WUI FIRE RISK RATINGS	MODERATE
SETBACKS (F/R/S)	30/30/15 (FT)



OWNER INFORMATION

O'NEAL FAMILY TRUST, C & S
1020 N CANTLON LN
RENO, NV 89521

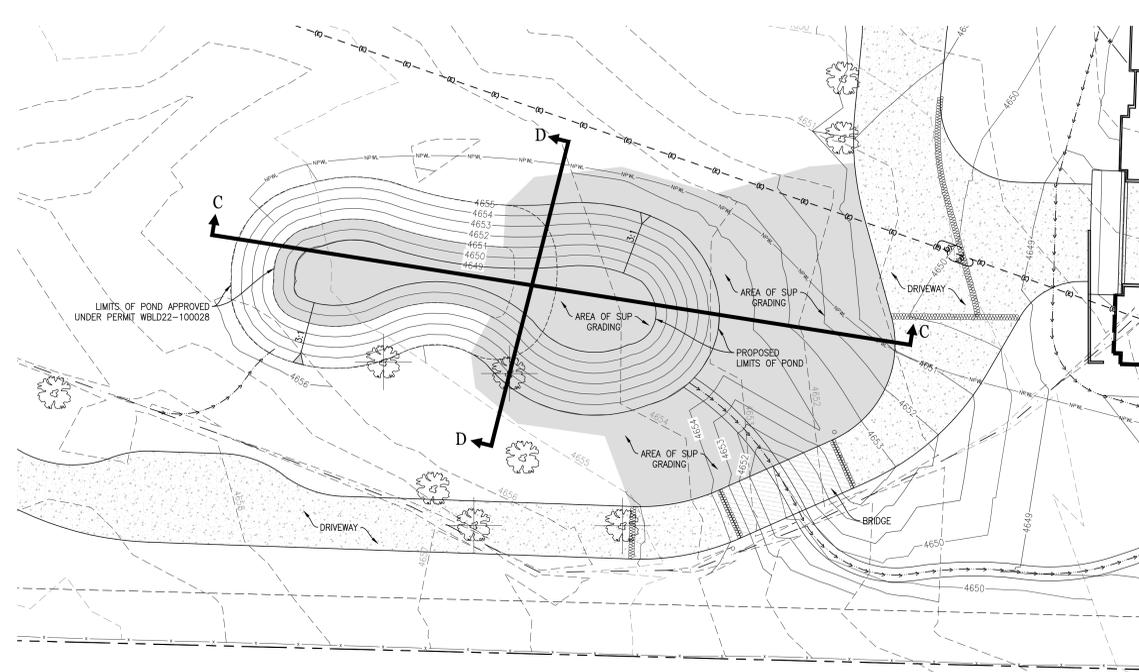


IRC DRAINAGE NOTE
SURFACE DRAINAGE SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION 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.

FLOOD PLAIN NOTE
THIS SITE IS LOCATED IN FEMA FLOOD ZONE A. REQUIREMENTS FOR DEVELOPMENT IN THIS FLOOD ZONE ARE AS FOLLOWS: THE FINISH FLOOR OF ALL BUILDINGS (INCLUDING BASEMENT) TO BE SET AT LEAST 2' ABOVE THE HIGHEST ADJACENT UNDISTURBED GROUND ELEVATION IF NO BASE FLOOD ELEVATION HAS BEEN DETERMINED OR 1' ABOVE THE BASE FLOOD ELEVATION IF ONE HAS BEEN DETERMINED.

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

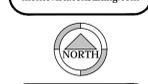
KEYNOTE
AREA OF GRADING
PROPOSED W. SUP



SMALL POND GRADING SECTION
SCALE: 1"=20'



LARGE POND GRADING SECTION
SCALE: 1"=20'



O'Neal Residence Pond Grading
Site Plan

11090 Thomas Creek Road
APN: 044-391-27
Washoe County, Nevada

Project # 21.024
Drawn HBA
Checked MWV
Date 8.8.2022
Revisions

C1.0
1 of 2

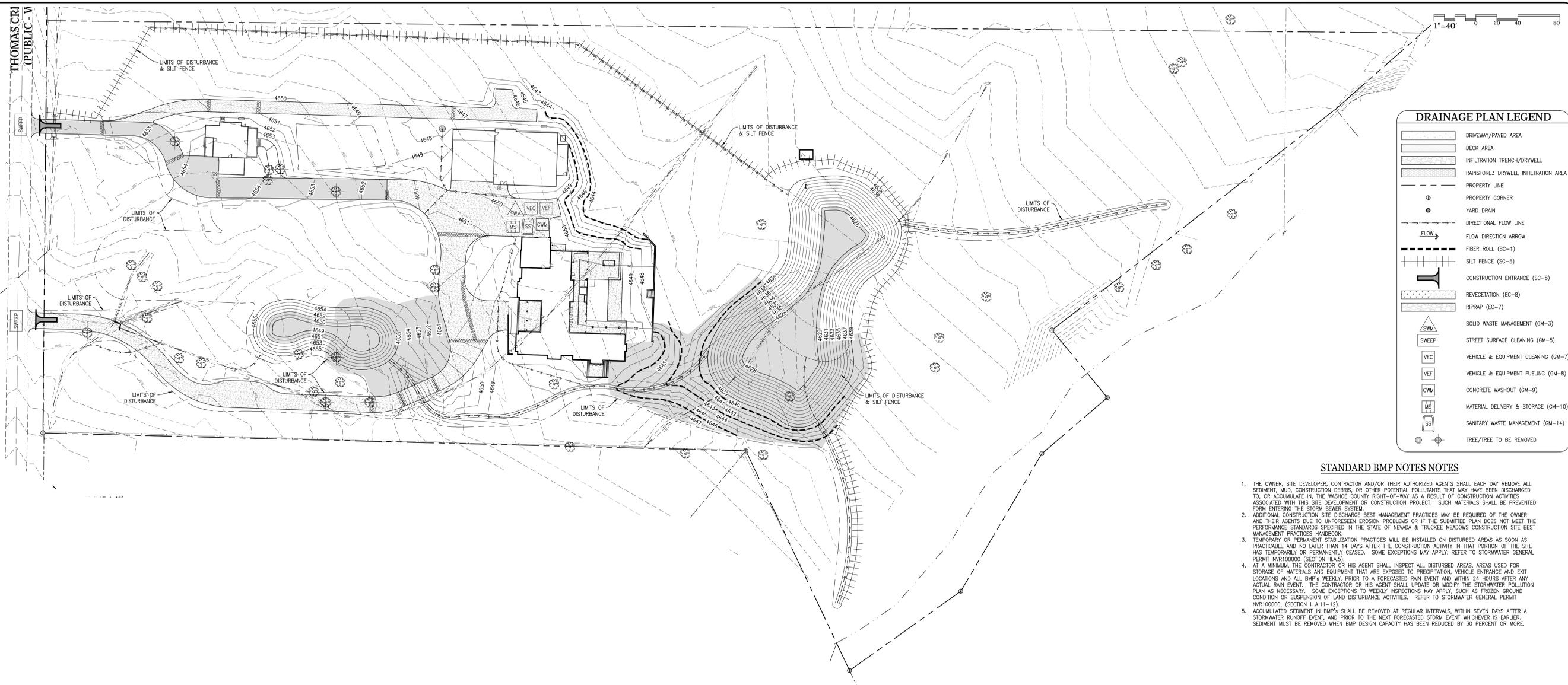
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O'Neal Residence Pond Grading

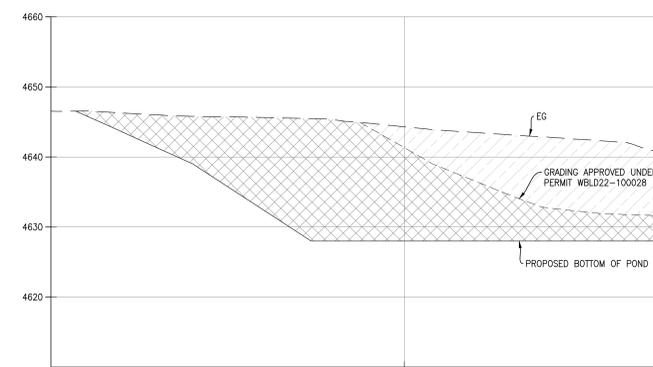
BMP & Erosion Control Plan



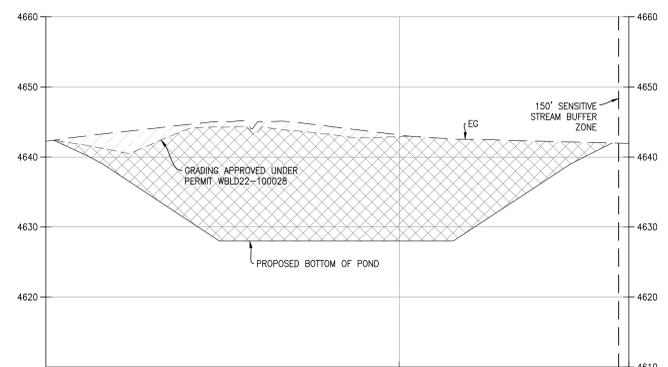
DRAINAGE PLAN LEGEND	
[Symbol]	DRIVEWAY/PAVED AREA
[Symbol]	DECK AREA
[Symbol]	INFILTRATION TRENCH/DRYWELL
[Symbol]	RAINSTORES DRYWELL INFILTRATION AREA
[Symbol]	PROPERTY LINE
[Symbol]	PROPERTY CORNER
[Symbol]	YARD DRAIN
[Symbol]	DIRECTIONAL FLOW LINE
[Symbol]	FLOW DIRECTION ARROW
[Symbol]	FIBER ROLL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

STANDARD BMP NOTES

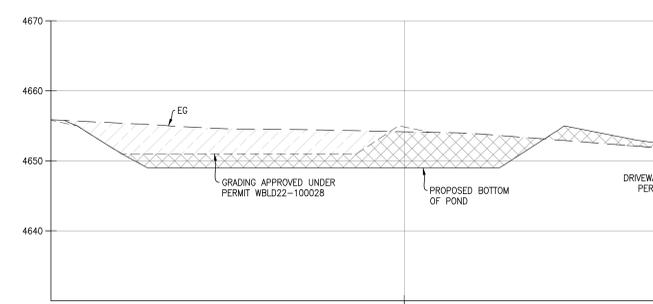
1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE WASHOE COUNTY RIGHT-OF-WAY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH 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 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 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.



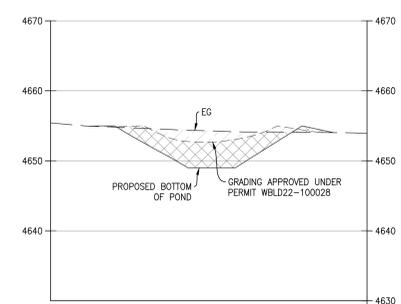
A-A
 HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=10'



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



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



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

11090 Thomas Creek Road
 APN: 044-391-27
 Washoe County, Nevada

Project # 21.024
 Drawn HBA
 Checked MWV
 Date 8.8.2022
 Revisions



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Additional Information

Washoe County Community Services Department
1001 East 9th Street
Reno, NV 89512



RE: WSUP22-0021 O'Neal Residence Ponds – Variation of Standards Request

In association with the grading special use permit application, WSUP22-0021, we are formally requesting a variation of standards to modify the maximum allowable cut from the natural slope to eighteen (18) ft., beyond the allowed ten (10) feet per section 110.438.45C of the Washoe County Development Code, for the grading associated with the ponds. This depth would allow for the viability of trout and other wildlife that would benefit from the use of the ponds.

Please contact Monte Vista Consulting if you have any questions or if there is anything else I can help with.

Sincerely,

Monte Vista Consulting

Michael Vicks, P.E.

Principal