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: Gottschalk Residence

Project Description: Proposed Single Family Residence

Project Address: 360 Abies Rd, Reno, Nevada 89511

Project Area (acres or square feet): 2.56 Acres

Project Location (with point of reference to major cross streets **AND** area locator):

Property is located at the end of Abies Rd in the Galena Forest Estates neighborhood,of which is Parcel #1 per Parcel Map #5503 and Assessors Map #047-13

Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
047-130-36	2.56		

Indicate any previous Washoe County approvals associated with this application:

Case No.(s). Building Permit WBLD26-102485, Amendment of Conditions WAC25-0002

Applicant Information (attach additional sheets if necessary)

Property Owner:		**Professional Consultant:**	
Name: Michael Devin Gottschalk		Name: K2 Engineering	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Devin Gottschalk		Contact Person: Jason Warfield	
Applicant/Developer:		**Other Persons to be Contacted:**	
Name: Michael Devin Gottschalk		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Devin Gottschalk		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?

   This project is a single family residence on a residential lot. This SUP is required due to a comment on our building permit review, where localized portions of the proposed driveway traverse grades greater than 30%.

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.)

   See included site plan. This SUP can also be cross referenced to building permit application WBLD26-102485 as well as Amendment of Conditions WAC25-0002 for more information.

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

   There are no major phasing components to this project. Pending approvals, this is a standard single family residence project on a residential lot.

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?

   There are no abnormal characteristics for the proposed use. The property is in a residential neighborhood surrounded by similar lots with similar grading characteristics and similar residential development.

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

   There are no notable impacts or affects created by this project to adjacent properties or the community. There is speculative potential for this project to increase neighboring property values.

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 known impacts or affects to adjacent properties or the community. This is a residential lot in a residential neighborhood where we are proposing to build our home, of which aligns with the quality and care of the neighboring residences.

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.

   This project consists of a single family residence with a detached garage, and associated site development (driveway, retaining walls, septic field, etc). Please see included site plan.

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	Amendment of Conditions Approval WAC25-0002	No

9. Utilities:

a. Sewer Service	Septic System
b. Electrical Service	NV Energy
c. Telephone Service	TBD
d. LPG or Natural Gas Service	On-site tank (Propane), Service provider TBD
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	TBD
g. Water Service	Truckee Meadows Water Authority

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

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

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

10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Station 39 - 4000 Joy Lake Rd
b. Health Care Facility	Renown Health - 13945 S Virginia St, Ste 632
c. Elementary School	Hunsberger Elementary - 2505 Crossbow Ct
d. Middle School	Marce Herz Middle School - 13455 Thomas Creek Rd
e. High School	Galena High School - 3600 Butch Cassidy Dr
f. Parks	Galena Creek Regional Park - 18350 Mt Rose Highway
g. Library	South Valleys Library - 15650 Wedge Pkwy
h. Citifare Bus Stop	RTC - Herz Blvd & Mt Rose Highway

Special Use Permit Application
for Grading
Supplemental Information

(All required information may be separately attached)

1. What is the purpose of the grading?

   The purpose of this SUP is for a residential driveway. There are localized portions of our proposed driveway that traverse grades exceeding 30%. As such, an SUP was required. No other aspects of this project require an SUP.

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

   In the portion of the driveway that requires an SUP, there is approximately 130cy of cut and 85cy of fill. For the entire project, there is approximately 1250cy of cut and 1950cy of fill. The 700cy delta of fill/import is made up of septic sand, septic drain rock, drain rock at foundation walls and retaining walls, and base material for the driveway, residence, and detached garage.

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

   ~33,000sq ft, which includes both structures, all driveways/turnouts/apparatus porkchop, the septic system and leach field, as well as the "repair field" area designated for future use as required by NNPH.

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 should be near net zero after required sand/drain rock/base material is imported. For the entire project, there is approximately 1250cy of cut and 1950cy of fill. The 700cy delta of import accounts for septic sand, drain rock at septic, foundation walls, and retaining walls, and base material for the driveway, residence, and detached garage.

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

   Grading volume/area thresholds are not exceeded. The only metric that necessitated this application was localized portions of the driveway traversing grades greater than 30%. I believe the proposed driveway represents a great and responsible option for this project to access and utilize the developable area of this parcel.

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.)

   For all intents and purposes, no significant grading has occurred. Some clearing/grubbing and insignificant surface grading for vehicle/equipment access to the building pad/septic/test trenches have been done. Test trenches were excavated (and already backfilled) within the extents of the proposed leach field locations. Soil samples were also taken for civil design efforts. These were done by myself (property owner) at different times over the last 24 months to accommodate thorough design and due diligence. Previous access roads were cut into the property before we purchased the land, of which have been re-cleared and re-grubbed by myself.

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 refer to the above referenced building permit application for more information. (WBLD26-102485)

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

Yes, the proposed driveway will be clearly visible since it will intersect with Abies Rd. The proposed final residence and garage will also be visible from Abies Rd, with a level of visibility consistent with the other residential developments in the neighborhood. The SUP-related grading occurs well within the property extents and does not have an impact to neighboring properties.

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, the proposed driveway is only to be used for the residence, wholly falls within the property boundary, and does not create any negative impact or access constraints to neighboring properties.

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 final/proposed slope for the driveway ranges from 0% to 8%. There are no instances where we are creating any significant man-made slopes since retaining walls and foundation walls are being used. Other than typical BMPs while the driveway is being constructed, there will be no abnormal erosion or revegetation challenges since the disturbed area will be completely developed with finished driveway, retaining walls, swales, etc per plan.

11. Are you planning any berms?

Yes	No X	If yes, how tall is the berm at its highest?

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. Retaining wall and foundation wall heights adjacent to the SUP area range from 4ft to 8ft tall. The retaining walls will be constructed using Verti-Block, which are engineered concrete retaining blocks. The foundation walls will be cast-in-place concrete per plan. The engineering/plans associated with the retaining walls and foundation walls are included with the building permit application.

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

The final grading utilizes a combination of retaining wall block and foundation walls. Verti-block, which is an engineered, architectural stamped concrete retaining wall block, is being used for all retaining walls.

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

The proposed grading relative to this SUP application area requires the removal of **four** Jeffrey Pine trees, of which are approximately 18-24" in diameter.
The grading within the SUP-area does not require the removal of any trees.
The complete building permit package requires the removal of additional Jeffrey Pine trees as shown on the site plan. These trees range from approximately 6-24" in diameter.

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?

The proposed grading relative to this SUP application will be driveway and will not require revegetation. For the complete proposed site plan, a majority of the disturbed area is under buildings and hardscape (asphalt or concrete) and/or falls within the requirements of defensible space. For areas outside of defensible space parameters (such as the designated septic repair field area), the intent would be to revegetate with minimal native species to promote a native look on the property and maintain manageable defensible space. There is no mulch or other non native species of plants proposed for this residence at this time.

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

While irrigation is not intended for this project, we plan to use trailered water tanks for grading, compaction, and dust control until permanent water is available for use.

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

There is no revegetation plan as part of this residential project other than satisfying the requirements of the development code, conditions from the permitting and amendment efforts, and defensible space requirements.

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

Yes X	No	If yes, please attach a copy. See included WAC25-0002 Approval

Gottschalk Residence



GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL JOB SITE REQUIREMENTS AND FOR COORDINATION OF ARCHITECTURAL DRAWINGS.
2. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGNER OF ANY DISCREPANCIES, ERRORS, OMISSIONS OR OTHER QUESTIONS RELATING TO THE CONSTRUCTION DOCUMENTS. DO NOT PROCEED WITH THE WORK UNTIL THE INTENT OF THE DOCUMENTS IS CLEAR.
3. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. WORK REQUIRED TO BE DONE BY ONE DOCUMENT AND NOT BY OTHERS SHALL BE DONE AS IF REQUIRED BY ALL.
4. CONTRACTORS AND SUBCONTRACTORS SHALL ENSURE THAT ALL WORK IS PERFORMED IN A PROFESSIONAL AND WORKMANLIKE MANNER BY SKILLED MECHANICS OF THE TRADE. SUBCONTRACTORS AND SUPPLIERS ARE HEREBY NOTIFIED THAT THEY ARE TO CONFER AND COOPERATE FULLY WITH EACH OTHER DURING THE COURSE OF CONSTRUCTION TO DETERMINE THE EXACT EXTENT AND OVERLAP OF EACH OTHER'S WORK AND TO SUCCESSFULLY COMPLETE THE EXECUTION OF THE WORK IN A TIMELY MANNER.
5. CONTRACTOR AND SUBCONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES SEQUENCES AND PROCEDURES AND FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE RESIDENTIAL DESIGNER SHALL NOT BE RESPONSIBLE FOR JOB SITE CONDITIONS OR COMPLIANCE WITH SAFETY REGULATIONS GOVERNING WORK PERFORMED ON THIS PROJECT. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK ON, OR RELATED TO THESE PLANS, SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED - AND SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR, AND WITH ANY AND ALL OTHER APPLICABLE STATE AND LOCAL SAFETY REGULATIONS. THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT AND THAT THIS REQUIREMENT SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND THE RESIDENTIAL DESIGNER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.
6. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION, ADEQUACY AND SAFETY OF ERECTION, BRACING, SHORING, TEMPORARY SUPPORTS, ETC. OF THE WORK AND SHALL BE RESPONSIBLE FOR ANY DAMAGES TO THE WORK PRIOR TO THE APPLICATION AND INSTALLATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS, AND FINISH MATERIALS. THE STRUCTURE IS NOT DESIGNED AS A STABLE UNIT UNTIL AFTER ALL COMPONENTS ARE IN PLACE, AND THEREFORE THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO ENSURE THE STABILITY OF ANY AND ALL PARTS OF THE PROJECT DURING CONSTRUCTION.
7. CONTRACTOR AND SUBCONTRACTOR SHALL MAINTAIN THE PREMISES, CLEAN AND FREE OF ALL TRASH AND DEBRIS, AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, AND PAINT OVERSPRAY.
8. BUILDER'S SET: THIS SET OF DRAWINGS HAS BEEN PREPARED SUFFICIENT TO OBTAIN A BUILDING PERMIT. ALL MATERIALS AND METHODS OF CONSTRUCTION NECESSARY TO COMPLETE THE PROJECT ARE NOT NECESSARILY DESCRIBED IN THIS "BUILDER'S SET". THE IMPLEMENTATION OF THE DRAWINGS REQUIRES THE CONTRACTOR TO BE THOROUGHLY KNOWLEDGEABLE WITH THE APPLICATION CODES AND METHODS OF CONSTRUCTION SPECIFIC TO THIS PROJECT AND TYPE OF CONSTRUCTION.
9. THE CONTRACTOR AND SUBCONTRACTORS SHALL MAKE NO STRUCTURAL SUBSTITUTIONS, CHANGES OR MODIFICATIONS WITHOUT WRITTEN APPROVAL OF STRUCTURAL ENGINEER.
10. UNLESS SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS, NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, BORED, OR OTHERWISE WEAKENED WITHOUT THE PERMISSION OF THE STRUCTURAL ENGINEER.
11. CODE COMPLIANCE
    A. ALL WORK FOR THIS PROJECT SHALL COMPLY WITH THE 2024 INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL FIRE CODE, UNIFORM PLUMBING CODE, UNIFORM MECHANICAL CODE, NATIONAL ELECTRIC CODE AND OTHER CODES AND ORDINANCES AS CURRENTLY ADOPTED AND AMENDED BY AGENCIES HAVING JURISDICTION OVER THE PROJECT.

BASIS OF DESIGN

BUILDING CODE:

2024 INTERNATIONAL BUILDING CODE - "IBC"
2024 INTERNATIONAL RESIDENTIAL CODE - "IRC"
2024 INTERNATIONAL ENERGY CONSERVATION CODE - "IECC"
2024 INTERNATIONAL FUEL GAS CODE - "IFGC"
2024 INTERNATIONAL MECHANICAL CODE - "IMC"
2024 UNIFORM PLUMBING CODE - "UPC"
2024 UNIFORM MECHANICAL CODE - "UMC"
2023 NATIONAL ELECTRICAL CODE - "NEC"
2024 NORTHERN NEVADA CODE AMENDMENTS BY THE NNCICC
2024 INTERNATIONAL WILDLAND URBAN INTERFACE CODE - "IWUIC"
2024 INTERNATIONAL FIRE CODE = "IFC"

ALL OTHER CODES AND ORDINANCES AS CURRENTLY ADOPTED AND AMENDED BY AGENCIES HAVING JURISDICTION OVER THE PROJECT

PROJECT INFORMATION

SCOPE OF WORK:
A NEW SINGLE FAMILY RESIDENCE W/ 4 BEDROOMS AND UNFINISHED BASEMENT

ADDRESS:	360 ABIES ROAD RENO, NV 89511
A P N:	047-130-36
ZONING:	H.D.R.
FLOOD ZONE:	X
NUMBER OF STORIES:	TWO PLUS BASEMENT
PARCEL AREA:	2.560 AC
FIRE RISK RATING:	HIGH I.R. 1 CONSTRUCTION REQUIRED CONFORMING WATER NON-CONFORMING DEFENSIBLE SPACE

PLAN AREAS

MAIN LEVEL LIVING SPACE = 2,767 SF.
UPPER LEVEL LIVING SPACE = 1,312 SF.
TOTAL LIVING SPACE = 4,079 SF.

GARAGE = 914 SF.
TOTAL FIRE SPACE = 4,993 SF.

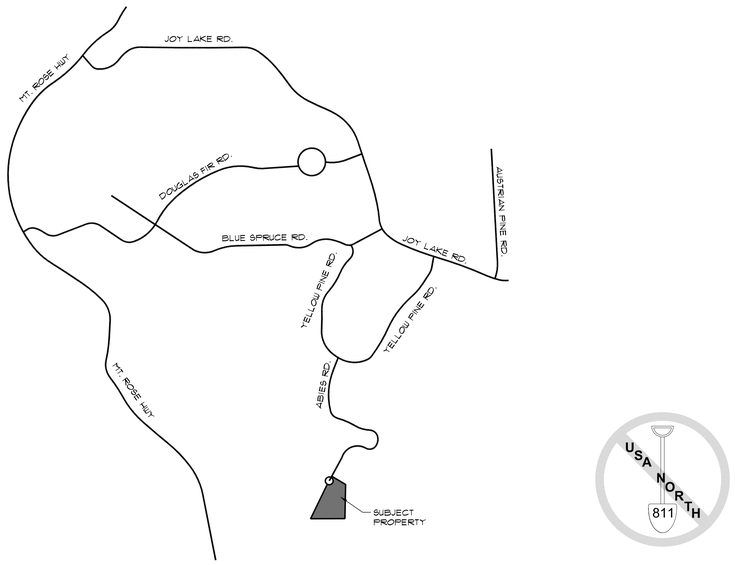
UNHEATED BASEMENT = 2,693 SF.

RAISED DECK = 777 SF.

COVERED PORCH = 171 SF.

VICINITY MAP

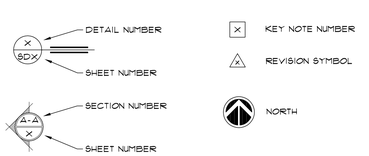
NO SCALE



DEFERRED SUBMITTALS

- 13D FIRE SPRINKLERS AT ENTIRE RESIDENCE PER TMFPD
- FIRE ALARM SYSTEM W/ NOTIFICATION OF FIRE SPRINKLER ACTIVATION
- PROPANE TANK INSTALLATION

SYMBOL LEGEND



DRAWING INDEX

ARCHITECTURAL

A-0	COVER SHEET, PROJECT DATA, BASIS OF DESIGN, VICINITY MAP, SYMBOL LEGEND
A-1	OVERALL SITE PLAN
A-1.1	NORTH GRADING PLAN SITE DETAILS
A-1.2	SOUTH GRADING PLAN

VERTIBLOCK PLANS:

C-1	COVER SHEET
G-1	WALL / BLOCK PLAN
G-2	WALL / BLOCK PLAN
G-3	WALL / BLOCK PLAN
G-4	WALL / BLOCK PLAN
G-5	WALL / BLOCK PLAN
G-6	WALL / BLOCK PLAN
G-7	WALL / BLOCK PLAN
D-1	DETAILS
D-2	DETAILS
D-3	WALL SECTIONS
D-4	WALL SECTIONS
D-5	WALL SECTIONS
D-6	WALL SECTIONS
D-7	WALL SECTIONS
D-8	WALL SECTIONS

SEPTIC SYSTEM PLANS:

SHEET 1 -	SEPTIC PLAN
SHEET 2 -	FIELD PLAN
	FIELD SECTIONS
SHEET 3 -	TANK DETAILS
	FIELD SECTION
A-2	MAIN LEVEL FLOOR PLAN
A-2.1	MAIN LEVEL CEILING PLAN
A-3	UPPER LEVEL FLOOR PLAN
A-3.1	UPPER LEVEL CEILING PLAN
A-4	BASEMENT FLOOR PLAN
A-5	ELEVATIONS
A-6	ELEVATIONS
A-7	SECTION "A-A"
E-1	MAIN LEVEL M&E PLAN
E-2	UPPER LEVEL M&E PLAN
E-3	BASEMENT M&E PLAN

STRUCTURAL

S-1	FOUNDATION PLAN
S-2	BASEMENT SHEARWALL PLAN
S-3	MAIN LEVEL FOUNDATION / FLOOR FRAMING PLAN
S-4	MAIN LEVEL SHEARWALL PLAN
S-5	UPPER LEVEL FLOOR / MAIN LEVEL ROOF FRAMING PLAN
S-6	UPPER LEVEL SHEARWALL PLAN
S-7	UPPER ROOF FRAMING PLAN
SD-1	NOTES AND SCHEDULES
SD-2	STRUCTURAL DETAILS
SD-3	STRUCTURAL DETAILS
SD-4	STRUCTURAL DETAILS
SD-5	STRUCTURAL DETAILS
SD-6	STRUCTURAL DETAILS

SIMPSON STRONG-WALL DETAILS:

WSW1	DETAILS
WSW1.1	DETAILS
WSW1.2	DETAILS
WSW2	DETAILS
WSW3	DETAILS
WSW4	DETAILS
WSW5	DETAILS
WSW6	DETAILS
WSW7	DETAILS

DIRECTORY

OWNER/DEVELOPER
MICHAEL AND JENNIFER GOTTSCHALK

401-212-8939

DEVINGOTTSCHALK@OUTLOOK.COM

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Gottschalk Residence
Washoe County, Nevada
360 Abies Road
APN: 047-130-36

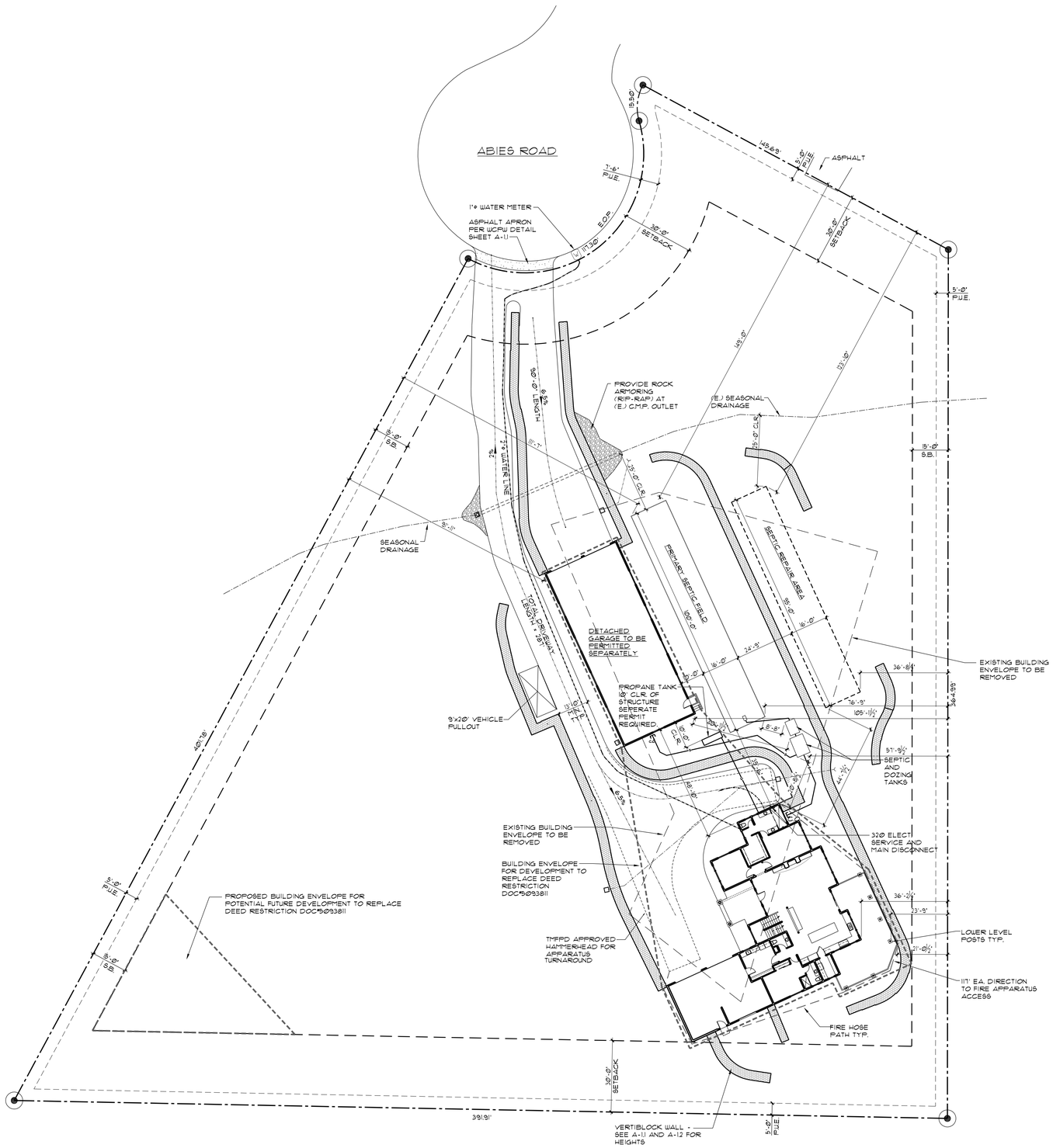
Brandt T. Kennedy, P.E.
Jared A. Krupa, P.E.

Revisions

Date	7-23-26
Drawn	JW
Checked	JK/CN
Project No.	24-228

Cover Sheet

A-0



GENERAL SITE NOTES

1. ALL WORK MUST CONFORM W/ LOCAL BUILDING CODES, CITY, COUNTY AND STATE ORDINANCES, SUBDIVISION REGULATIONS AND THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, UNIFORM MECHANICAL CODE, UNIFORM PLUMBING CODE, INTERNATIONAL ENERGY CONSERVATION CODE (2024 EDITIONS) AND THE 2023 NATIONAL ELECTRICAL CODE.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED GRADES, UTILITIES, AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION.
3. 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.
4. PLACEMENT OF STRUCTURE WITHIN SETBACKS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. NOTIFY OWNER OF ANY DISCREPANCIES.
5. CONC. FLATWORK TO BE FINISHED PER OWNERS REQUIREMENTS.
6. SLOPE LAWN AREAS FOR DRAINAGE MIN. 1/4" PER 1'-0".
7. MAINTAIN EXISTING DRAINAGE WITH 5% (2% MIN.) SLOPE AWAY FROM PROPOSED STRUCTURE FOR A MINIMUM OF 10' AND DRAINAGE SWALE 2'-6" MIN. IN FROM PROPERTY LINES AS REQUIRED TO PREVENT DRAINAGE ONTO ADJACENT PRIVATE PROPERTY. MINIMUM SLOPE OF DRAINAGE SWALE SHALL BE 1%.
8. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X WHICH IS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN. BOUNDARY OF THE 100-YEAR FLOOD PLAN IS NOT WITHIN 100 FEET OF PROPERTY.
9. THIS SITE IS SERVICED BY MUNICIPAL WATER AND ON-SITE SEWER.
10. THE DESIGN FOR THIS SITE HAS BEEN BASED ON THE BEST AVAILABLE INFORMATION. ALL ASSUMED EXISTING AND PROPOSED INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL PARTIES SHOULD ANTICIPATE THE POTENTIAL NEED FOR MODIFICATIONS TO THE INITIAL DESIGN IN ORDER TO ACCOMMODATE ACTUAL FIELD CONDITIONS. ALL DISCREPANCIES DISCOVERED IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
11. SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF MUSEUMS, LIBRARY AND ARTS, SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO (2) WORKING DAYS FROM THE DATE OF NOTIFICATION.
12. PROVIDE A 5' CLEAR AREA AROUND ALL BUILDINGS. AREA TO BE CLEAR OF ALL COMBUSTIBLE MATERIALS AND VEGETATION, INCLUDING FENCES.

TMFPD ACCESS & SIGNAGE

1. ADDRESS SIGNAGE SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY DURING ALL HOURS OF THE DAY AND NIGHT. ADDRESS SIGNAGE APPLIES TO BOTH TEMPORARY AND PERMANENT IDENTIFIERS. EACH ARABIC NUMBER SHALL BE NOT LESS THAN A NOMINAL HEIGHT OF 6" WITH A MIN. ½" STROKE.
2. MECHANIZED ACCESS GATES TO COMPLY WITH UL325/ASTM F2200 AND PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION

SITE PLAN

SCALE 1" = 20'-0"

K2 ENGINEERING AND STRUCTURAL DESIGN
860 Maestro Dr. Suite A
Reno, NV 89511
P: (775) 355-0505
F: (775) 355-0566
www.K2eng.net

Gottschalk Residence

Washoe County, Nevada

360 Abies Road
APN: 047-130-36

Brandt T. Kennedy, P.E.
Jared A. Krupa, P.E.

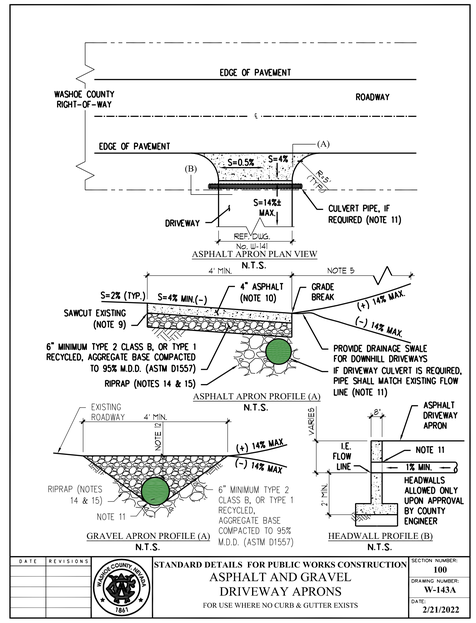
Revisions

Date	7-23-26
Drawn	JW
Checked	JK/CN
Project No.	24-228

Site Plan

A-1





DATE	REVISIONS

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION
ASPHALT AND GRAVEL DRIVEWAY APRONS
FOR USE WHERE NO CURB & GUTTER EXISTS

SECTION NUMBER: 100
DRAWING NUMBER: W-143A
DATE: 2/21/2022

NOTES:

1. ENCROACHMENT/EXCAVATION PERMIT AND/OR A REVOCABLE OCCUPANCY PERMIT SHALL BE OBTAINED FROM THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT PRIOR TO ANY WORK.
2. THE MAXIMUM SLOPE ON DRIVEWAYS SHALL NOT EXCEED 14%
3. SUBGRADE SHALL BE COMPACTED TO 90% MINIMUM RELATIVE COMPACTION. IF EXPANSIVE OR UNSUITABLE MATERIALS ARE ENCOUNTERED AT SUBGRADE ELEVATION, THE SOILS SHALL BE OVER-EXCAVATED TO CONFORM TO THE SOILS REPORT OR REQUIREMENTS OF WASHOE COUNTY. THE SUBGRADE SHALL BE INSPECTED AND APPROVED BY WASHOE COUNTY PRIOR TO PLACEMENT OF AGGREGATE BASE.
4. ALL WORK SHALL MEET THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
5. WHEN GRADE DIFFERENTIAL BETWEEN DRIVEWAY APRON AND ASPHALT EXCEEDS 6%, PROVIDE MINIMUM 6 FOOT VERTICAL CURVE TRANSITION BETWEEN BACK EDGE OF APRON AND DRIVEWAY.
6. NO PORTION OF THE DRIVEWAY SHALL BE PERMITTED WITHIN 5 FEET OF A PROPERTY LINE.
7. A MINIMUM OF 50 FEET MUST SEPARATE DRIVEWAY APPROACHES, CENTERLINE TO CENTERLINE, FOR CIRCULAR DRIVEWAYS ON ONE PROPERTY AS APPROVED BY THE COUNTY ENGINEER.
8. DRIVEWAY GEOMETRICS SHALL REFER TO THE WASHOE COUNTY STANDARD DRAWING No. W-141. CONCRETE DRIVEWAY APRONS SHALL REFER TO THE WASHOE COUNTY STANDARD DRAWING Nos. W-142A, W-142B, W-142C, W-142D AND W-142E.
9. MATCH WITH A NEAT LINE ALONG THE EXISTING EDGE OF PAVEMENT. SAWCUT A MINIMAL DISTANCE FROM THE EDGE AS NEEDED TO OBTAIN A SMOOTH MATCH LINE WITH A FULL DEPTH VERTICAL EDGE.
10. HOT MIX ASPHALT SHALL BE TYPE 3, PG64-28 (OR COUNTY APPROVED EQUIVALENT), 3% VOIDS, 50 BLOWS PER SIDE MIX WITH 1.5% LIME AND NO MORE THAN 15% RECYCLED ASPHALT PAVEMENT COMPACTED TO A MINIMUM OF 93% RICE RELATIVE COMPACTION.
11. MINIMUM SIZE CULVERT PIPE SHALL BE DETERMINED BY THE COUNTY ENGINEER. CULVERT PIPE IS TO BE ROUND OR ELLIPTICAL AND EITHER REINFORCED CONCRETE PIPE (RCP), GALVANIZED CORRUGATED METAL PIPE (CMP), OR HIGH DENSITY POLYETHYLENE (HDPE) MINIMUM CLASS 5 MEETING REQUIREMENTS OF AASHTO M294.
12. CULVERT PIPE INSTALLATION AND SOIL COVER DEPTH SHALL BE PER THE PIPE MANUFACTURER'S RECOMMENDATIONS. SOIL COVER SHALL BE TYPE 2 CLASS B, OR TYPE 1 RECYCLED, AGGREGATE BASE COMPACTED TO 95% MINIMUM RELATIVE COMPACTION PER ASTM D-1557.
13. CULVERT PIPE SHALL BE SLOPED TO MATCH EXISTING DITCH/ROAD GRADE, OR 1% MINIMUM.
14. CULVERT PIPE SHALL EXTEND A MINIMUM OF 2 FEET BEYOND THE TOE OF FILL WITH A MINIMUM OF 2 FEET OF RIPRAP HORIZONTALLY PAST END OF PIPE.
15. CLASS 150 RIPRAP TO BE PLACED AT PIPE INLETS AND OUTLETS. INSTALLATION OF FLARED END SECTIONS AND HEADWALLS SHALL BE DETERMINED BY THE COUNTY ENGINEER.
16. NO CONCRETE OR PAVER DRIVEWAYS ARE ALLOWED WITHIN 4 FEET OF THE EDGE OF PAVEMENT.
17. HYDRONIC OR HEATED DRIVEWAYS LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE ON A SEPARATE STATION.
18. WASHOE COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAY APRONS.
19. CURRENT AASHTO REQUIREMENTS FOR CLEAR ZONES SHALL BE MET.

DATE	REVISIONS

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION
ASPHALT AND GRAVEL DRIVEWAY APRONS NOTES
FOR USE WHERE NO CURB & GUTTER EXISTS

SECTION NUMBER: 100
DRAWING NUMBER: W-143B
DATE: 2/21/2022

EARTHWORK ANALYSIS

SITE AREA	2.56 ACRES
SITE DISTURBANCE	33,000 S.F.
PROPOSED CUT	1250 YD³
PROPOSED FILL	1950 YD³
NET EARTHWORK	700 YD³ FILL

1. 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 IF AVAILABLE AND PERFORM AN INDEPENDENT EARTHWORK ANALYSIS FOR CONSTRUCTION PURPOSES.
2. RESEED DISTURBED AREAS WITH NATIVE SEED MIX AND/OR VEGETATION.

3:1 FILL SLOPES SHALL BE STABILIZED BY HYDROSEEDING WITH MULCH AND TACKIFIER AND IRRIGATED UNTIL ESTABLISHED TO THE SATISFACTION OF WASHOE COUNTY. IF HOUSE CONSTRUCTION IS DELAYED, NO 3:1 SLOPES SHALL BE LEFT UNTREATED FOR A PERIOD OF MORE THAN 6 MONTHS.

OWNER IS RESPONSIBLE FOR PERPETUATING EXISTING DRAINAGE.

SITE CONTOUR LEGEND

(E) CONTOURS 5060

(N) CONTOURS 5060

WALL HEIGHT INFORMATION

TW=92.0' = ELEV. @ TOP OF WALL
BW=81.0' = FINISH GRADE AT WALL

SEE VERTIBLOCK PLAN FOR WALL BASE ELEV.

GRADING PLAN - NORTH
SCALE 1" = 10'-0"

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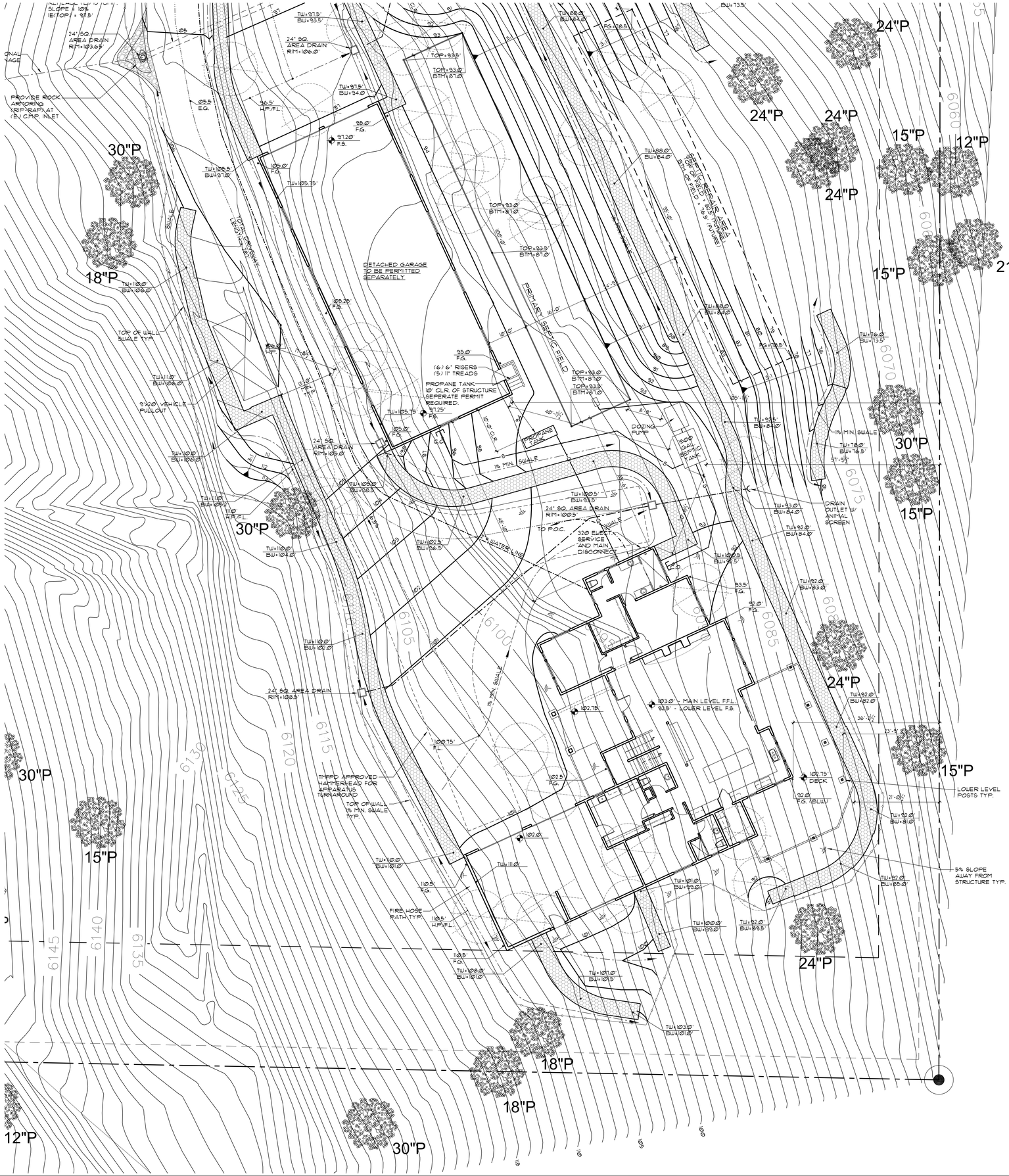
Brandt T. Kennedy, P.E.
Jared A. Krupa, P.E.

Revisions

Date	7-23-26
Drawn	JW
Checked	JK/CN
Project No.	24-228

Grading Plan North

A-1.1



SITE CONTOUR LEGEND

(E) CONTOURS	5060
(N) CONTOURS	5060

WALL HEIGHT INFORMATION

TW=92.0' = ELEV. @ TOP OF WALL
BW=81.0' = FINISH GRADE AT WALL

SEE VERTIBLOCK PLAN FOR WALL BASE ELEV.

3:1 FILL SLOPES SHALL BE STABILIZED BY HYDROSEEDING WITH MULCH AND TACKIFIER AND IRRIGATED UNTIL ESTABLISHED TO THE SATISFACTION OF WASHOE COUNTY. IF HOUSE CONSTRUCTION IS DELAYED, NO 3:1 SLOPES SHALL BE LEFT UNTREATED FOR A PERIOD OF MORE THAN 6 MONTHS.

OWNER IS RESPONSIBLE FOR PERPETUATING EXISTING DRAINAGE.

GRADING PLAN - SOUTH

SCALE 1" = 10'-0"

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Revisions

Date	7-23-26
Drawn	JW
Checked	JK/CN
Project No.	24-228

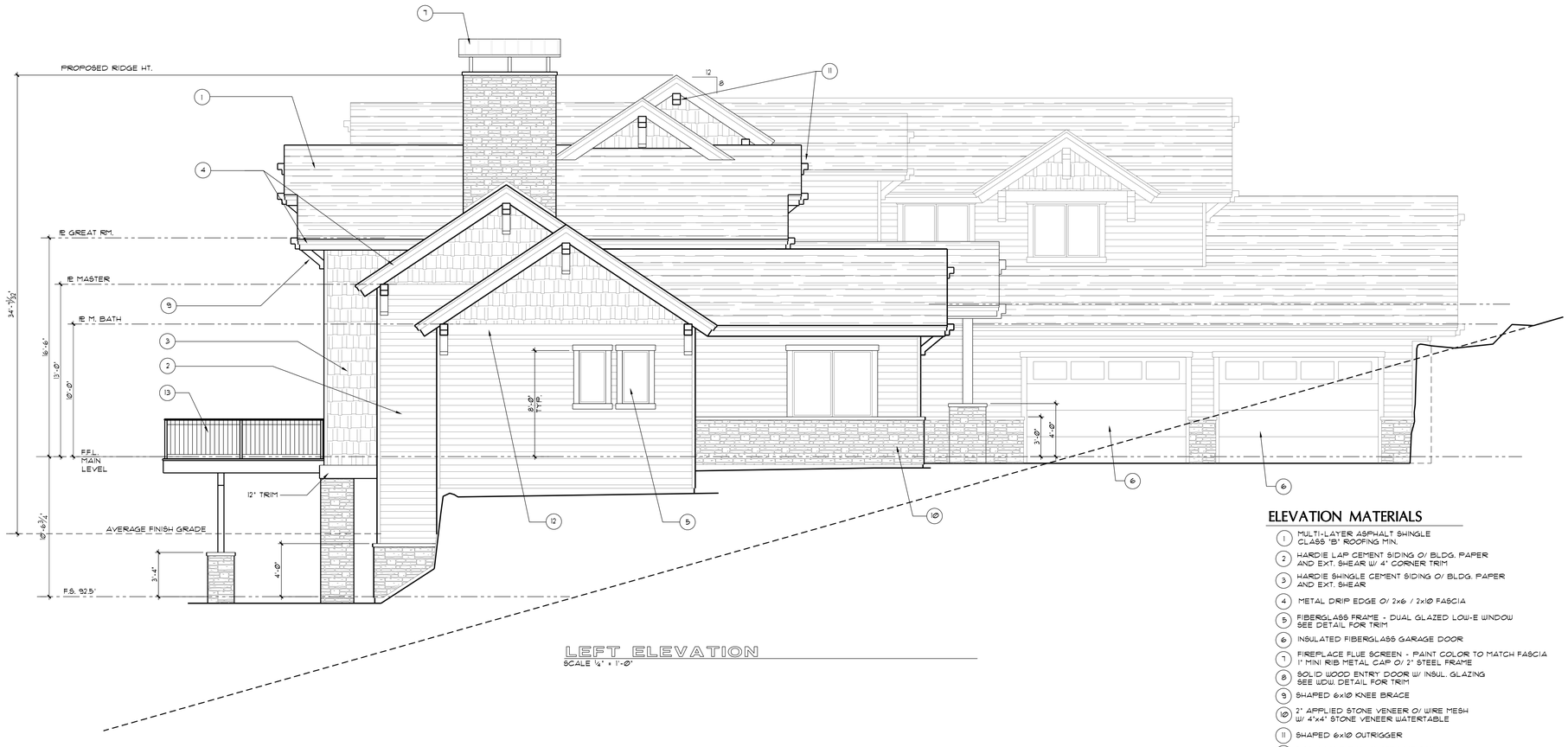
Grading Plan South

A–1.2



FRONT ELEVATION

SCALE ¼" = 1'-0"



LEFT ELEVATION

SCALE ¼" = 1'-0"

ELEVATION MATERIALS

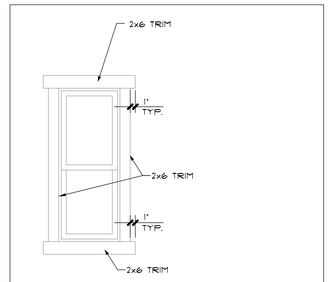
1. MULTI-LAYER ASPHALT SHINGLE CLASS "B" ROOFING MIN.
2. HARDIE LAP CEMENT SIDING O/ BLDG. PAPER AND EXT. SHEAR W/ 4" CORNER TRIM
3. HARDIE SHINGLE CEMENT SIDING O/ BLDG. PAPER AND EXT. SHEAR
4. METAL DRIP EDGE O/ 2x6 / 2x10 FASCIA
5. FIBERGLASS FRAME - DUAL GLAZED LOW-E WINDOW SEE DETAIL FOR TRIM
6. INSULATED FIBERGLASS GARAGE DOOR
7. FIREPLACE FLUE SCREEN - PAINT COLOR TO MATCH FASCIA 1" MINI RIB METAL CAP O/ 2" STEEL FRAME
8. SOLID WOOD ENTRY DOOR W/ INSUL. GLAZING SEE WDW. DETAIL FOR TRIM
9. SHAPED 6x10 KNEE BRACE
10. 2" APPLIED STONE VENEER O/ WIRE MESH W/ 4"x4" STONE VENEER WATERTABLE
11. SHAPED 6x10 OUTRIGGER
12. 2x10 GABLE END PLATE LINE TRIM
13. +36" RAILING W/ 2x6 TOP RAIL AND 1" SQ. METAL PICKETS @ 4" MAX. CLR.

ELEVATION NOTES:

1. PLATE ELEVATIONS ABOVE FINISH FLOOR (AFF)
2. CONTRACTOR TO PROVIDE FOR ATTIC VENTILATION PER I.R.C. R806.1.
3. PAINT EXPOSED SHEET METAL AND PLUMBING VENTS TO MATCH ROOFING. DIRECT VENTS BEHIND RIDGE WHERE POSSIBLE.
4. RAIN DIVERTERS TO BE INSTALLED AS NECESSARY
5. VENT TERMINATIONS TO MEET MANUFACTURER AND I.R.C. REQUIREMENTS.
6. ROOFING TO BE INSTALLED AS PER MANUFACTURES REQUIREMENTS FOR "HIGH WIND" APPLICATIONS.

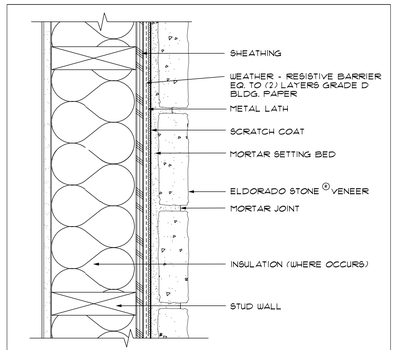
W.U.I. REQUIREMENTS

- ATTIC VENT "O'HAGIN" - MODEL "FLAT" W/ FIRE / ICE OPTION
- VALLEY FLASHING TO BE 26 GA. MIN. O/ 72" MINERAL ROLLED ROOFING TO PROTECT WOOD DECKING.
- ALL GUTTERS SHALL BE NONCOMBUSTIBLE AND HAVE AN APPROVED MEANS TO PREVENT THE ACCUMULATION OF LEAVES.



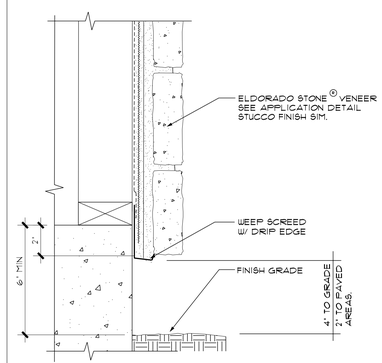
TYP. WINDOW TRIM

SCALE N.T.S.



TYP. APPLIED VENEER

SCALE N.T.S.



WEEP SCREED

SCALE N.T.S.

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Revisions

Date	7-23-26
Drawn	JW
Checked	JK/CN
Project No.	24-228

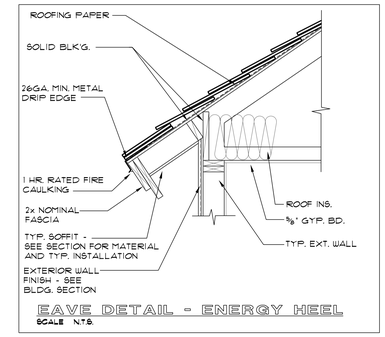
Elevations

A-5



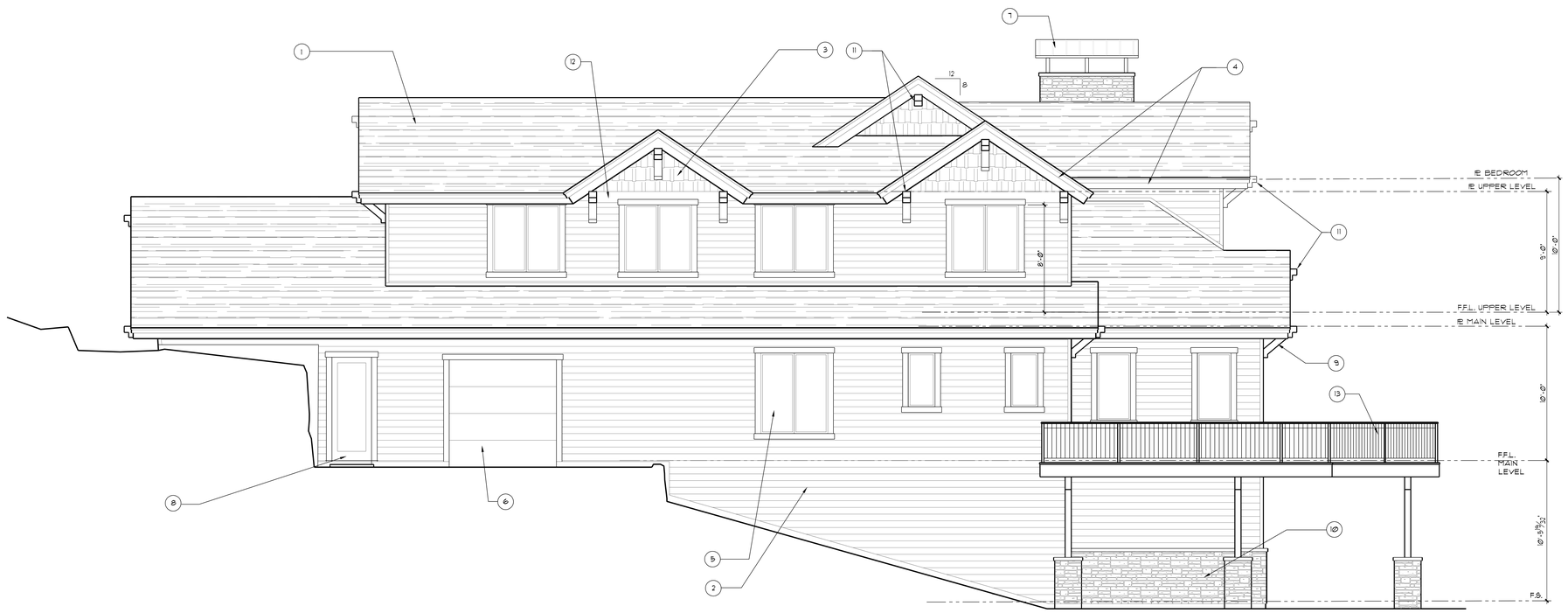
REAR ELEVATION

SCALE 1/4" = 1'-0"



EAVE DETAIL - ENERGY HEEL

SCALE N.T.S.



RIGHT ELEVATION

SCALE 1/4" = 1'-0"

ELEVATION MATERIALS

1. MULTI-LAYER ASPHALT SHINGLE CLASS "B" ROOFING MIN.
2. HARDIE LAP CEMENT SIDING O/ BLDG. PAPER AND EXT. SHEAR W/ 4" CORNER TRIM
3. HARDIE SHINGLE CEMENT SIDING O/ BLDG. PAPER AND EXT. SHEAR
4. METAL DRIP EDGE O/ 2x6 / 2x10 FASCIA
5. FIBERGLASS FRAME - DUAL GLAZED LOW-E WINDOW SEE DETAIL FOR TRIM
6. INSULATED FIBERGLASS GARAGE DOOR
7. FIREPLACE FLUE SCREEN - PAINT COLOR TO MATCH FASCIA 1" MINI RIB METAL CAP O/ 2" STEEL FRAME
8. SOLID WOOD ENTRY DOOR W/ INSUL. GLAZING SEE WDW. DETAIL FOR TRIM
9. SHAPED 6x10 KNEE BRACE
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12. 2x10 GABLE END PLATE LINE TRIM
13. +36" RAILING W/ 2x6 TOP RAIL AND 1" SQ. METAL PICKETS @ 4" MAX. CLR.

ELEVATION NOTES:

1. PLATE ELEVATIONS ABOVE FINISH FLOOR (AFF)
2. CONTRACTOR TO PROVIDE FOR ATTIC VENTILATION PER I.R.C. R806.1.
3. PAINT EXPOSED SHEET METAL AND PLUMBING VENTS TO MATCH ROOFING. DIRECT VENTS BEHIND RIDGE WHERE POSSIBLE.
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- ATTIC VENT 'O'HAGIN' - MODEL 'FLAT' W/ FIRE / ICE OPTION
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Revisions

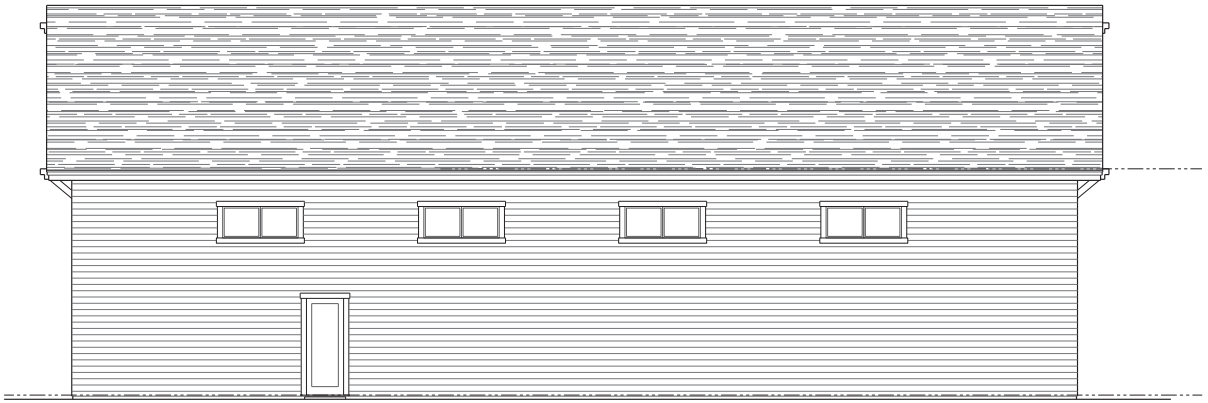
Date	7-23-26
Drawn	JW
Checked	JK/CN
Project No.	24-228

Elevations

A-6



FRONT ELEVATION
SCALE 1/4" = 1'-0"



LEFT ELEVATION
SCALE 1/4" = 1'-0"

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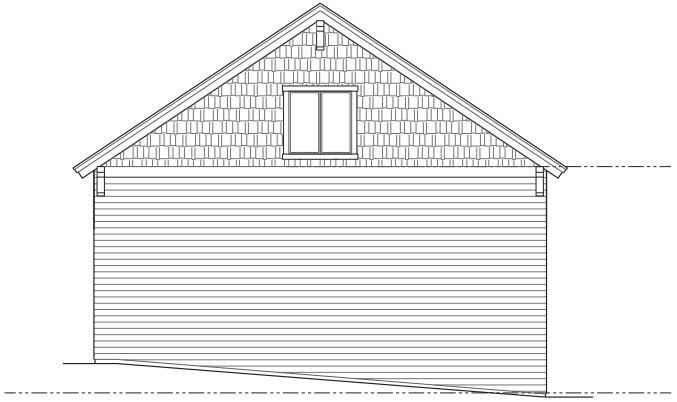
Revisions

Date	1/7/25
Drawn	JW
Checked	JK/CN
Project No.	24-228

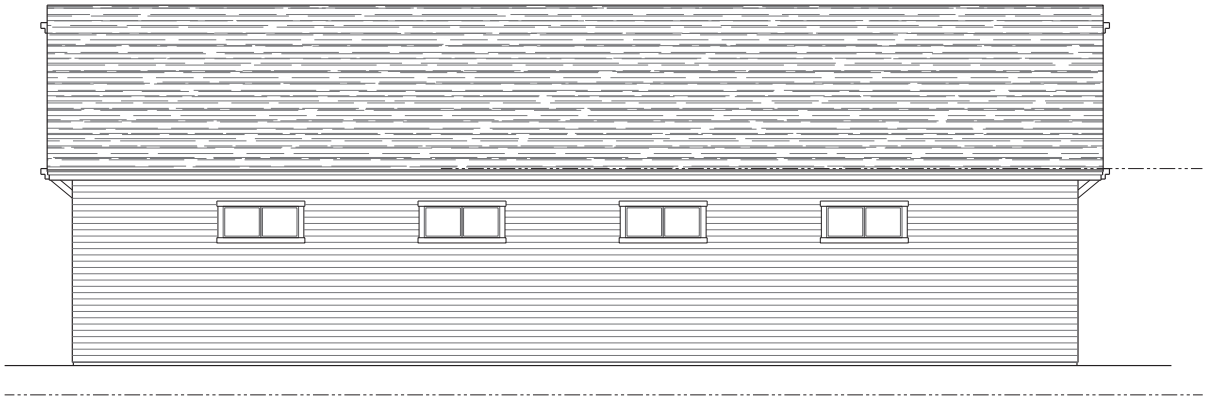
Garage Elevations

A-4

WAC25-0002
EXHIBIT C



REAR ELEVATION
SCALE 1/4" = 1'-0"



EIGHT ELEVATOIN
SCALE 1/4" = 1'-0"

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Revisions

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Drawn	JW
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Project No.	24-228

Garage Elevations

A–5

WAC25-0002
EXHIBIT C



SITE CONTOUR LEGEND

(E) CONTOURS 5060

(N) CONTOURS 5060

WALL HEIGHT INFORMATION

TW=92.0' = ELEV. @ TOP OF WALL
BW=81.0' = FINISH GRADE AT WALL

SEE VERTIBLOCK PLAN FOR WALL BASE ELEV.

3:1 FILL SLOPES SHALL BE STABILIZED BY HYDROSEEDING WITH MULCH AND TACKIFIER AND IRRIGATED UNTIL ESTABLISHED TO THE SATISFACTION OF WASHOE COUNTY. IF HOUSE CONSTRUCTION IS DELAYED, NO 3:1 SLOPES SHALL BE LEFT UNTREATED FOR A PERIOD OF MORE THAN 6 MONTHS.

OWNER IS RESPONSIBLE FOR PERPETUATING EXISTING DRAINAGE.

GRADING PLAN - SOUTH

SCALE 1" = 10'-0"

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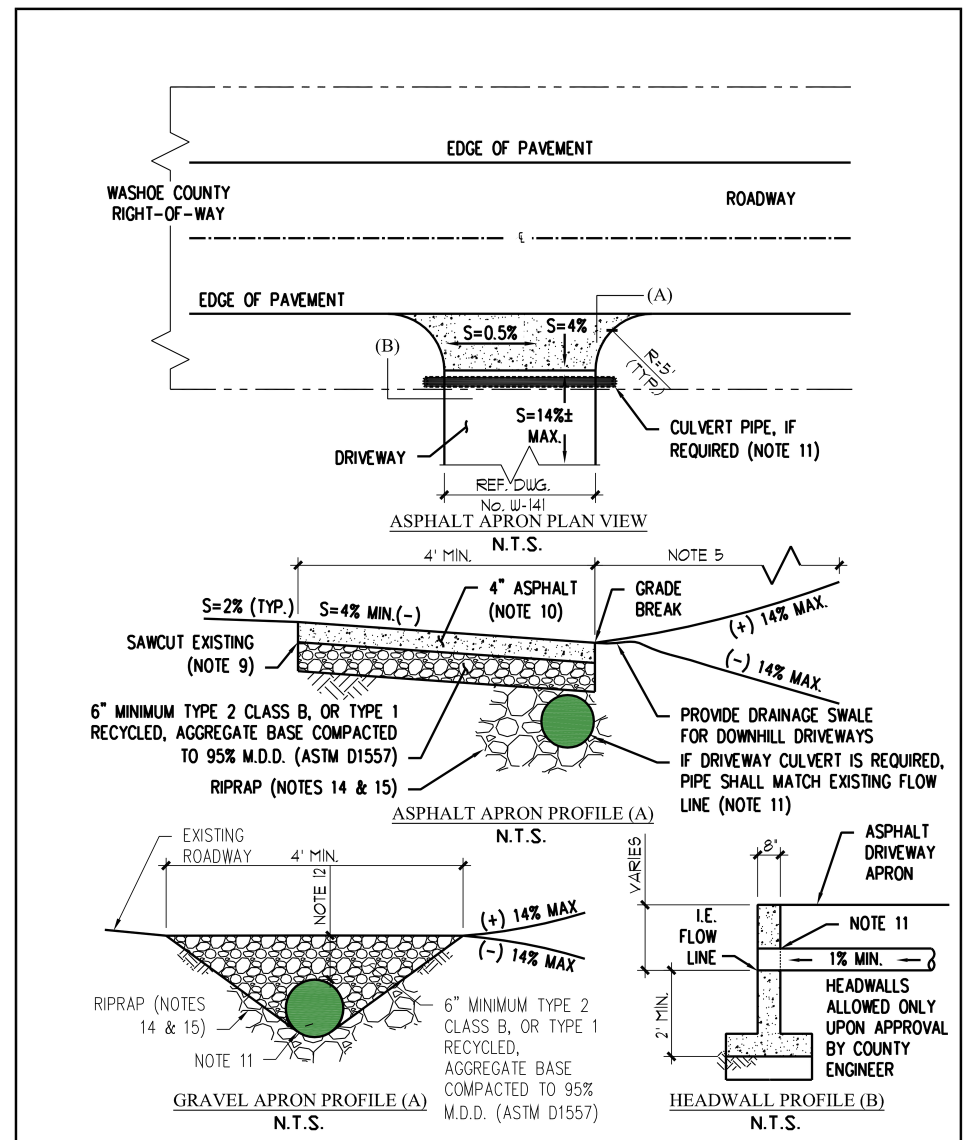
Revisions

Date	7-23-26
Drawn	JW
Checked	JK/CN
Project No.	24-228

Grading Plan South

A–1.2





DATE	REVISIONS	WASHOE COUNTY, NEVADA 1861	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION ASPHALT AND GRAVEL DRIVEWAY APRONS FOR USE WHERE NO CURB & GUTTER EXISTS	SECTION NUMBER: 100 DRAWING NUMBER: W-143A DATE: 2/21/2022

NOTES:

1. ENCROACHMENT/EXCAVATION PERMIT AND/OR A REVOCABLE OCCUPANCY PERMIT SHALL BE OBTAINED FROM THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT PRIOR TO ANY WORK.
2. THE MAXIMUM SLOPE ON DRIVEWAYS SHALL NOT EXCEED 14%.
3. SUBGRADE SHALL BE COMPACTED TO 90% MINIMUM RELATIVE COMPACTION. IF EXPANSIVE OR UNSUITABLE MATERIALS ARE ENCOUNTERED AT SUBGRADE ELEVATION, THE SOILS SHALL BE OVER-EXCAVATED TO CONFORM TO THE SOILS REPORT OR REQUIREMENTS OF WASHOE COUNTY. THE SUBGRADE SHALL BE INSPECTED AND APPROVED BY WASHOE COUNTY PRIOR TO PLACEMENT OF AGGREGATE BASE.
4. ALL WORK SHALL MEET THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
5. WHEN GRADE DIFFERENTIAL BETWEEN DRIVEWAY APRON AND ASPHALT EXCEEDS 6%, PROVIDE MINIMUM 6 FOOT VERTICAL CURVE TRANSITION BETWEEN BACK EDGE OF APRON AND DRIVEWAY.
6. NO PORTION OF THE DRIVEWAY SHALL BE PERMITTED WITHIN 5 FEET OF A PROPERTY LINE.
7. A MINIMUM OF 50 FEET MUST SEPARATE DRIVEWAY APPROACHES, CENTERLINE TO CENTERLINE, FOR CIRCULAR DRIVEWAYS ON ONE PROPERTY AS APPROVED BY THE COUNTY ENGINEER.
8. DRIVEWAY GEOMETRICS SHALL REFER TO THE WASHOE COUNTY STANDARD DRAWING No. W-141. CONCRETE DRIVEWAY APRONS SHALL REFER TO THE WASHOE COUNTY STANDARD DRAWING Nos. W-142A, W-142B, W-142C, W-142D AND W-142E.
9. MATCH WITH A NEAT LINE ALONG THE EXISTING EDGE OF PAVEMENT. SAWCUT A MINIMAL DISTANCE FROM THE EDGE AS NEEDED TO OBTAIN A SMOOTH MATCH LINE WITH A FULL DEPTH VERTICAL EDGE.
10. HOT MIX ASPHALT SHALL BE TYPE 3, PG64-28 (OR COUNTY APPROVED EQUIVALENT), 3% VOIDS, 50 BLOWS PER SIDE MIX WITH 1.5% LIME AND NO MORE THAN 15% RECYCLED ASPHALT PAVEMENT COMPACTED TO A MINIMUM OF 93% RICE RELATIVE COMPACTION.
11. MINIMUM SIZE CULVERT PIPE SHALL BE DETERMINED BY THE COUNTY ENGINEER. CULVERT PIPE IS TO BE ROUND OR ELLIPTICAL AND EITHER REINFORCED CONCRETE PIPE (RCP), GALVANIZED CORRUGATED METAL PIPE (CMP), OR HIGH DENSITY POLYETHYLENE (HDPE) MINIMUM CLASS S MEETING REQUIREMENTS OF AASHTO M294.
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13. CULVERT PIPE SHALL BE SLOPED TO MATCH EXISTING DITCH/ROAD GRADE, OR 1% MINIMUM.
14. CULVERT PIPE SHALL EXTEND A MINIMUM OF 2 FEET BEYOND THE TOE OF FILL WITH A MINIMUM OF 2 FEET OF RIPRAP HORIZONTALLY PAST END OF PIPE.
15. CLASS 150 RIPRAP TO BE PLACED AT PIPE INLETS AND OUTLETS. INSTALLATION OF FLARED END SECTIONS AND HEADWALLS SHALL BE DETERMINED BY THE COUNTY ENGINEER.
16. NO CONCRETE OR PAVER DRIVEWAYS ARE ALLOWED WITHIN 4 FEET OF THE EDGE OF PAVEMENT.
17. HYDRONIC OR HEATED DRIVEWAYS LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE ON A SEPARATE STATION.
18. WASHOE COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAY APRONS.
19. CURRENT AASHTO REQUIREMENTS FOR CLEAR ZONES SHALL BE MET.

DATE	REVISIONS	WASHOE COUNTY, NEVADA 1861	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION ASPHALT AND GRAVEL DRIVEWAY APRONS NOTES FOR USE WHERE NO CURB & GUTTER EXISTS	SECTION NUMBER: 100 DRAWING NUMBER: W-143B DATE: 2/21/2022

EARTHWORK ANALYSIS

SITE AREA	2.56 ACRES
SITE DISTURBANCE	33,000 S.F.
PROPOSED CUT	1250 YD^3
PROPOSED FILL	1950 YD^3
NET EARTHWORK	700 YD^3 FILL

1. 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 IF AVAILABLE AND PERFORM AN INDEPENDENT EARTHWORK ANALYSIS FOR CONSTRUCTION PURPOSES.
2. RESEED DISTURBED AREAS WITH NATIVE SEED MIX AND/OR VEGETATION.

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OWNER IS RESPONSIBLE FOR PERPETUATING EXISTING DRAINAGE.

SITE CONTOUR LEGEND

(E) CONTOURS	_ _ 5060 _ _ _
(N) CONTOURS	5060

WALL HEIGHT INFORMATION

TW=92.0' = ELEV. @ TOP OF WALL
BW=81.0' = FINISH GRADE AT WALL

SEE VERTIBLOCK PLAN FOR WALL BASE ELEV.

GRADING PLAN - NORTH

SCALE 1" = 10'-0"

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Jared A. Krupa, P.E.

Revisions

Date	7-23-26
Drawn	JW
Checked	JK/CN
Project No.	24-228

Grading Plan North

A-1.1

Parcel Map Review Committee Action Order

Amendment of Conditions Case Number WAC25-0002 (Gottschalk) for Parcel Map 5503A (approved by WTPM20-0006 (Bannockburn))

Decision:	**Approval with Conditions**
Decision Date:	April 10, 2025
Mailing/Filing Date:	April 15, 2025
Property Owner:	Michael and Jennifer Gottschalk
Staff Planner:	Tim Evans, Planner Phone: 775.328. 2314 E-Mail: @washoecounty.gov

Amendment of Conditions Case Number WAC25-0002 (Gottschalk) for Parcel Map 5503A (approved by WTPM20-0006 (Bannockburn)) – For hearing, discussion, and possible action to approve an amendment of conditions amending Parcel 1 of Parcel Map 5503A, which was approved by Tentative Parcel Map WTPM20-0006 (Bannockburn) to move the original 15,468-square-foot building envelope on Parcel 1 to the southeastern portion of the property as well as add another approximately 2,447-square foot building envelope in the southwestern corner of Parcel 1.

- Applicant / Property Owner: Michael and Jennifer Gottschalk
- Location: 360 Abies Road
- APN: 047-130-36
- Parcel Size: 2.56 acres
- Master Plan: Rural Residential (RR)
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: Forest
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 2 – Commissioner Clark

Notice is hereby given that the Washoe County Parcel Map Review Committee granted approval with conditions for the above referenced case number based on the findings in accordance with Washoe County Development Code Article 606, Parcel Maps. If no appeals have been filed within 10 calendar days from the Mailing/Filing Date shown on this Action Order, the approval by the Washoe County Parcel Map Review Committee is final. If filed, an appeal stays any further action on the decision until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912 of the Washoe County Development Code.

The action was based on the Committee's review of the following criteria in accordance with Washoe County Development Code Article 606, Parcel Maps:

1) General improvement considerations for all parcel maps including, but not limited to:
   - (i) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.
   - (ii) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.
   - (iii) The availability and accessibility of utilities.
   - (iv) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
   - (v) Conformity with the zoning ordinances and master plan.
   - (vi) General conformity with the governing body's master plan of streets and highways.
   - (vii) The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.
   - (viii) Physical characteristics of the land such as floodplain, slope and soil.
   - (ix) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.
   - (x) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.
   - (xi) Community antenna television (CATV) conduit and pull wire.
   - (xii) Recreation and trail easements.

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within 7 days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy, or final approval shall not be issued until all of the Conditions of Approval are satisfied. Additionally, compliance shall be required with all federal, state, and local statutes, ordinances, and regulations applicable to the approved project.

This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Planning and Building Division.

Washoe County Community Services Department

Planning and Building Division

Eric Young

Eric Young, Parcel Map Review Committee Chair
Senior Planner, Planning and Building Division

EY/TEAA

Enclosure: Conditions of Approval

Applicant/Owner: Michael and Jennifer Gottschalk; DevinGottschalk@outlook.com

Representatives: Jason Warfield, K2 Engineering; jason@k2eng.net

Action Order xc: Jennifer Gustafson, District Attorney's Office; Rob Wimer, Engineering and Capital Projects; Dale Way, Truckee Meadows Fire Protection District

Amended Conditions of Approval

Amendment of Conditions Case Number WAC25-0002
For Parcel Map 5503A (Tentative Parcel Map Case Number WTPM20-0006)

The project approved under Amendment of Conditions Case Number WAC25-0002 to amend Parcel 1 of Parcel Map Case 5503A (Tentative Parcel Map Case Number WTPM20-0006) shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on **April 10, 2025**. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the amendment of conditions approval regarding Parcel Map 5503A (Tentative Parcel Map Case Number WTPM20-0006) shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the amended conditions of approval related to Parcel Map 5503A (Tentative Parcel Map Case Number WTPM20-0006) is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the original or amended conditions imposed regarding the parcel map may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the amended conditions of approval related to this Amendment of Conditions Case Number WAC25-0002 should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

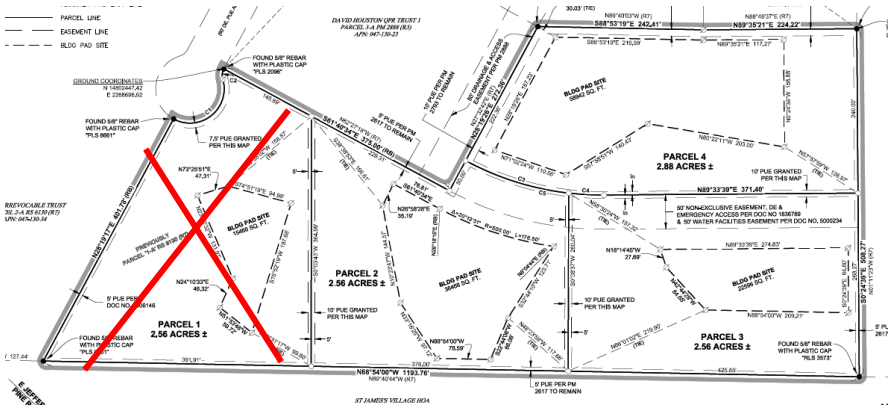
1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Tim Evans, Planner, 775.328.2314, TEvans@washoecounty.gov

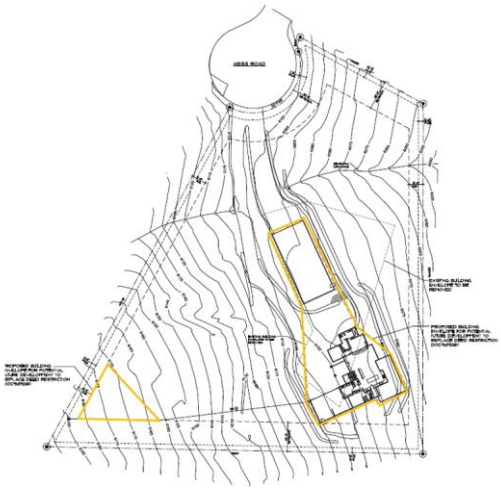
a. The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this tentative parcel map.

AMENDED CONDITION 1(b):

b. Prior to approval of any final map, the applicant shall include the defined "building pad sites" for each parcel on the final map, as shown:



The amended building envelopes (building pad sites) for Parcel 1 of Final Parcel map #5503A (APN: 047-130-36) shall be in conformance with the building enveloped shown on the site plan dated March 17, 2025, and as shown below:



c. The final map shall include the following note: "All development on the subject parcels shall be within the defined building pad site, on each parcel. No

disturbance shall take place outside of the defined building pad site on any parcel, with the exception of a driveway for access to the building pad site."

d. Prior to recordation of any final map the applicant shall record a deed restriction for each parcel that includes a graphic representation of the defined building pad site and shall include the restriction that "All development on the subject parcel shall be within the defined building pad site. No disturbance shall take place outside of the defined building pad site on any parcel, with the exception of a driveway for access to the building pad site."

e. The final map shall be in substantial compliance with all plans and documents submitted as part of this tentative parcel map application, and with any amendments imposed by the Parcel Map Review Committee. All documentation necessary to satisfy the all conditions of approval shall accompany the final map when submitted to the County Engineer and the Planning and Building Division.

f. The applicant shall comply with all the conditions of approval and shall submit a final map for signature by the Director of the Planning and Building Division within 22 months from the date of approval by the Parcel Map Review Committee. Each agency responsible for imposing conditions may determine whether its conditions must be fully completed or whether the applicant shall be offered the option of providing financial assurances as a means of assuring compliance.

g. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM20-0006 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20_____, BY THE DIRECTOR OF PLANNING AND BUILDINIG OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.461 THROUGH 278.469.

_____

KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.

h. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; this approval may take up to three months to

process. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.

i. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.

j. The Parcel Map shall contain TMWA's note regards all conditions necessary for provision of water service to the three (3) parcels. TMWA's note requires that all water rights and water service conditions to be met prior to approval of building permits on the resulting parcels. Or a valid water will serve letter from TMWA for the resulting parcels is also acceptable at any time before or after the approval the Parcel Map but prior to granting of any Building Permits.

Truckee Meadows Fire Protection District

2. The following conditions are requirements of Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

Contact: Dale Way, 775.326.6005, dway@tmfpd.us

Fire Apparatus Access Roads

a. Fire apparatus access roads shall be in accordance with International Fire Code Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)

b. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)

c. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of TMFPD apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)

d. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)

e. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)

f. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)

g. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)

h. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)

i. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)

j. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. (IFC D107.1)

Fire Protection Water Supplies

k. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)

l. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)

m. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)

n. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)

o. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)

p. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)

q. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)

r. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)

s. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)

t. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.

International Wildland-Urban Interface Code

u. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.

v. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (https://gis.washoecounty.us/wrms/firehazard). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.

w. When you have determined your Fire Risk Rating use the link provided, to determine the IWUIC construction and defensible space requirements. (*https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf*)

Washoe County Engineering

3. The following conditions are requirements of Washoe County Engineering, which shall be responsible for determining compliance with these conditions.

   Contact Name – Wayne Handrock, PLS, 775.328.2318, whandrock@washoecounty.gov

   a. Comply with the conditions of the Washoe County technical check for this map.

   b. The applicant shall submit a letter from a PLS certifying that the roadway improvements are within the documented access and do not exceed a 14% gradient.

   c. Place a note on the map stating that the natural drainage will not be impeded.

   d. Provide evidence of documented access for parcel 3, the two documents shown appear to be private easements that favors the applicant.

   e. Add the following note to the map: “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 surrounding properties.”

Washoe-Storey Conservation District

4. The following conditions are requirements of Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

   Contact Name – Jim Shaffer, Treasurer, 775.750.8272, shafferjam51@gmail.com

   a. The final design of the project shall be submitted to the District for review of the revegetation seed mix ratios and the seed mix shall be monitored for a three-year period whereby 75% seed germination is achieved within that period.

***** End of Conditions *****