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# SPECIAL USE PERMIT APPLICATION

## Sun Valley General Improvement District



## New Main Pumping Station

April 8, 2024

Prepared by:



**SHAW**  
ENGINEERING

20 Vine Street  
Reno, NV 89503  
Phone 775.329.5559  
Fax 775.329.5406

[www.shawengineering.com](http://www.shawengineering.com)

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Sun Valley General Improvement District  
5000 Sun Valley Boulevard  
Sun Valley, NV 89433-8229  
Phone: (775) 873-2220  
Fax: (775) 873-1835

April 8, 2024

Washoe County Community Services Department  
Planning and Building Division  
1001 East Ninth Street  
Reno, NV 89512

Re: Special Use Permit Application  
Sun Valley General Improvement District (SVGID) – Main Pumping Station  
5095 Prosser Way APN 085-050-25

**To Whom it May Concern:**

Transmitted herein is our Special Use Permit application for our New Main Pumping Station (MPS). The MPS project will be a replacement for our existing pumping facility, which is located approximately 650 feet south of the proposed MPS project site. The existing facility was put into operation in 1965. The existing pumping facility, which receives water from a TMWA wholesale connection, is the main pumping facility that moves water throughout our water system, into the various storage tanks and to our customers. The main pumping station is the critical component of our water supply infrastructure. To continue to provide reliable, safe, and quality drinking water to our customers, and meet the demands of new service connections, including the 5 Ridges development, it's imperative that we replace and modernize the existing main pumping facility soon. Due to the complexity and anticipated complications that would result from utilizing the existing site, the MPS will be constructed at 5095 Prosser Way. This will allow for full operation of the existing facility to continue serving customers while a new pump station is built.

The new MPS is proposed to be constructed on an approximately ¼ acre vacant SVGID owned property located at the southwest corner of East First Street and Prosser Way, which is near the SVGID administrative offices and maintenance and operation facilities. The property is generally flat at an elevation of 4,639 feet, is



Main Pump Station Property, View looking west from Prosser

not located in a FEMA designated flood zone and does not have any wells, well houses, septic systems, or leach fields. The property was previously occupied by a residential structure that was cleared in 2010. Water and sewer service laterals extend into the property. Overhead utilities are located adjacent to the property, but do not extend over the property. There are no distinguishing landmarks or natural features, apart from a large elm tree along the property's southern boundary, which will remain in place.



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Prior to preparation of the SUP application, the project engineer (Shaw Engineering) met with both Planning and Engineering staff to discuss the proposed project and review applicable provisions of the County Development Code. We believe our proposed project complies accordingly. The SUP package includes Site and Grading Plans, a Landscape Plan and a Pump House elevation drawing. Exterior lighting will only be located on the exterior walls as shown on the building elevations; the light fixture on the south wall will illuminate the two parking spaces required for the project; the drawing does not have a lumen isoline, but the light fixture will be sized to provide the required illumination. Signage for the facility will consist of a single small facility identification sign to be mounted on the gate.

The MPS facility will only be used by SVGID operations and maintenance personnel. It will not be accessible by the public. The facility will not be staffed or occupied on a full-time basis but will be accessed daily for routine operational and maintenance requirements.

We hope you will find the SUP application to be complete and sufficient for your review. If you need any further information, please let us know and it will be promptly provided.

If you have any questions, please feel to contact me.

Sincerely,

Brad Baeckel  
Public Works Director  
Sun Valley General Improvement  
5000 Sun Valley Blvd  
(775) 673-2220  
BBaeckel@svgid.com

SUN VALLEY  
GENERAL  
IMPROVEMENT  
DISTRICT

Community Services Department

Planning and Building

**SPECIAL USE PERMIT  
APPLICATION**



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Sun Valley GID New Main Pumping Station</b>			
Project Description: Construction of a new pump station.			
Project Address: 5095 Prosser Way, Sun Valley, NV 89433			
Project Area (acres or square feet): 15002 SF			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>SW Corner of East First Street and Prosser Way, Sun Valley</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
085-050-25	0.344		
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: SUN VALLEY GENERAL IMPR DIST		Name: Shaw Engineering	
Address: 5000 SUN VALLEY BLVD		Address: 20 Vine Street	
SUN VALLEY                      Zip: 89433		Reno                                      Zip: 89503	
Phone: (775) 673-2220      Fax: 673-7707		Phone: 775-329-5559      Fax: 329-5406	
Email: cmelton@svgid.com		Email: steve@shawengineering.com	
Cell:                                      Other:		Cell: 775-848-5559      Other:	
Contact Person: Chris Melton		Contact Person: Steve Brigman	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: SUN VALLEY GENERAL IMPR DIST		Name: SUN VALLEY GENERAL IMPR DIST	
Address: 5000 SUN VALLEY BLVD		Address: 5000 SUN VALLEY BLVD	
SUN VALLEY                      Zip: 89433		SUN VALLEY                      Zip: 89433	
Phone: (775) 673-2220      Fax: 673-7707		Phone: (775) 673-2220      Fax: 673-1835	
Email: cmelton@svgid.com		Email: JMerritt@svgid.com	
Cell:                                      Other:		Cell:                                      Other:	
Contact Person: Chris Melton		Contact Person: Jennifer Merritt	
<b>For Office Use Only</b>			
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?

A water pumping facility replacement, called the SVGID Main Pumping Station. The new pump station will be a replacment for their existing pumping pumping facility constructed in 1965.

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.)

A site plan is attached hereto.

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

The project will be constructed as a single phase and is planned to be constructed and in operation by October 2025'

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The location is required near the existing facility to maintain consistency to meet current demands and water pressure.

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

It is adjacent to the current Sun Valley GID Offices and part of the future facility expansion.

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

None

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.

Landscaping plans attached. Two parking spaces are provided, one of which is ADA van assessable. Parking lighting will be provided from a fixture mounted on the west side of the adjacent building. See attached 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.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. Utilities:

a. Sewer Service	Municipal
b. Electrical Service	NV Energy
c. Telephone Service	N/A
d. LPG or Natural Gas Service	None
e. Solid Waste Disposal Service	N/A
f. Cable Television Service	N/A
g. Water Service	Municipal

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 #	Not Required	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).

Water rights are not required for this project.
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10. Community Services (provided and nearest facility):

a. Fire Station	TMFD Station #45 110 Quartz Lane, Sun Valley, NV 89433
b. Health Care Facility	Community Health Alliance – Nell J. Redfield Health Center, 5055 Sun Valley Blvd, Sun Valley
c. Elementary School	Lois Allen ES, 5155 McGuffey Rd, Sun Valley, NV 89433
d. Middle School	Desert Skies Middle School,
e. High School	Hug High School
f. Parks	Gepford Park, 305 E. Gepford, Sun Valley, NV 89433
g. Library	Sparks Library, 1125 12th St, Sparks, NV 89431
h. Citifare Bus Stop	Sun Valley Boulevard and E 1st Avenue

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

1. What is the purpose of the grading?

To construct a building pad and foundation for the pump house and grade the site for proper drainage.

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

Less than 500 cubic yards and the majority of the excavation will be for utility trenches.

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

11,000 square feet

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

No export material. Approximatley 300 cubic yards import the majority of which will be aggregate base course material.

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

Yes. The area of grading is less that 1 acre and excavation and import materials are significantly less that 5000 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.)

Yes indirectly. There was previously occupied by a residential structure, which has be removed. SVGID subsequently cleared and graded the site for a future facility. This work was completed in 2010.

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?

Yes, looking South from East First Street, looking west from East of Prosser Way and east from From Sun Valley Blvd

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)?

The Driveway will be only be used by SVGID operations and maintenance personnel.

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?

Slope will be primarily limited along the south and west boundaries of the site. Slope will not exceed 4 horizontal to 1 vertical (4:1) and the majority slopes will be significantly less.

11. Are you planning any berms?

Yes	NoX	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 retaining walls are required for this project.

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

This is a generally flat parcel. Exterior views along First Street and Prosser Way will look into a landscape areas. The building will include architectural elements from the SVGID's main office building.

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

No 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?

There is no seed mix for this project at this time as landscape areas will be planted. Walk-on-bark will be used in the planting areas. There is 2132 square feet of mulched area.

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

No. But dust control measures included watering will be required during construction.

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	NoX	If yes, please attach a copy.
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# **APPENDICES**

- **Site Plans**
- **Landscaping and Irrigation Plans**
- **Building Elevations**

# SITE PLANS

E-Z-2 BUY HOMES LLC 401K PLAN  
 APN 085-820-09  
 5100 BREIMON AVE

FOUNDSTONE LIVING TRUST  
 APN 085-820-08  
 5105 SUN VALLEY BLVD

MARTINEZ ET AL  
 APN 085-021-71  
 125 E 1ST AVE

MARTINEZ ET AL  
 APN 085-021-72  
 131 E 1ST AVE

RAMIREZ  
 APN 085-021-74  
 135 E 1ST AVE

R & Y LIVING TRUST  
 APN 085-021-75  
 145 E 1ST AVE

W 1ST AVE

E 1ST AVE

**BASIS OF BEARINGS**

NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF 39°31'12.71828" NORTH AND 119° 42' 10.28557" WEST FOR REGIONAL GNSS CORRS "WWRP" (WASHOE COUNTY IDENTIFIER S11SM19000), A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000197939 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.

**BASIS OF ELEVATIONS**

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND HOLDING THE WASHOE COUNTY PUBLISHED ELLIPSOID HEIGHT OF 1326.259 METERS (4351.235 FEET) FOR REGIONAL GNSS CORRS "WWRP" AND USING GEOID 99 TO DERIVE THE ORTHOMETRIC ELEVATION ABOVE MEAN SEA LEVEL.

SYSTEM CAPITAL  
 REAL PROP CORP.  
 APN 035-113-15  
 140 W 1ST AVE

SUN VALLEY BV

PROSSER WAY

HENDERSON  
 APN 085-050-03  
 150 E 1ST AVE

VALADEZ-SANCHEZ  
 APN 085-050-48  
 5060 PROSSER WAY

KOVACS  
 APN 085-050-49  
 5050 PROSSER WAY

SUN VALLEY CENTER LLC  
 APN 035-120-26  
 5055 SUN VALLEY BLVD

SUN VALLEY WATER & SANITATION  
 APN 085-050-86  
 5000 SUN VALLEY BLVD  
 ROS 4922

**Project Site**

SVGID  
 APN 085-050-25  
 5095 PROSSER WAY  
 PARCEL A PM 694

SVGID  
 APN 085-050-75  
 5099 PROSSER WAY  
 PARCEL C-1 PM 2492

SVGID  
 APN 085-050-76  
 5097 PROSSER WAY  
 PARCEL C-2 PM 2492

SVGID  
 APN 085-050-77  
 5091 PROSSER WAY  
 PARCEL C-3 PM 2492

SVGID  
 APN 085-050-26  
 5089 PROSSER WAY  
 PARCEL B PM 694

CHAVEZ  
 APN 085-050-71  
 5087 PROSSER WAY  
 PARCEL 3-A PM 2398

SVGID  
 APN 085-050-74  
 5085 PROSSER WAY  
 PARCEL 3-D PM 2398

SVGID  
 APN 085-050-72  
 5083 PROSSER WAY  
 PARCEL 3-B PM 2398

SVGID  
 APN 085-050-73  
 5081 PROSSER WAY  
 PARCEL 3-C PM 2398

SOTO CACERES  
 APN 085-050-65  
 5075 PROSSER WAY



**LEGEND**

- FOUND PROPERTY CORNER
- COMPUTED PROPERTY CORNER
- P.U.E. PUBLIC UTILITY EASIMENT
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- PM PARCEL MAP
- RS RECORD OF SURVEY MAP
- APN ASSESSOR PARCEL NUMBER
- DOC. DOCUMENT NUMBER

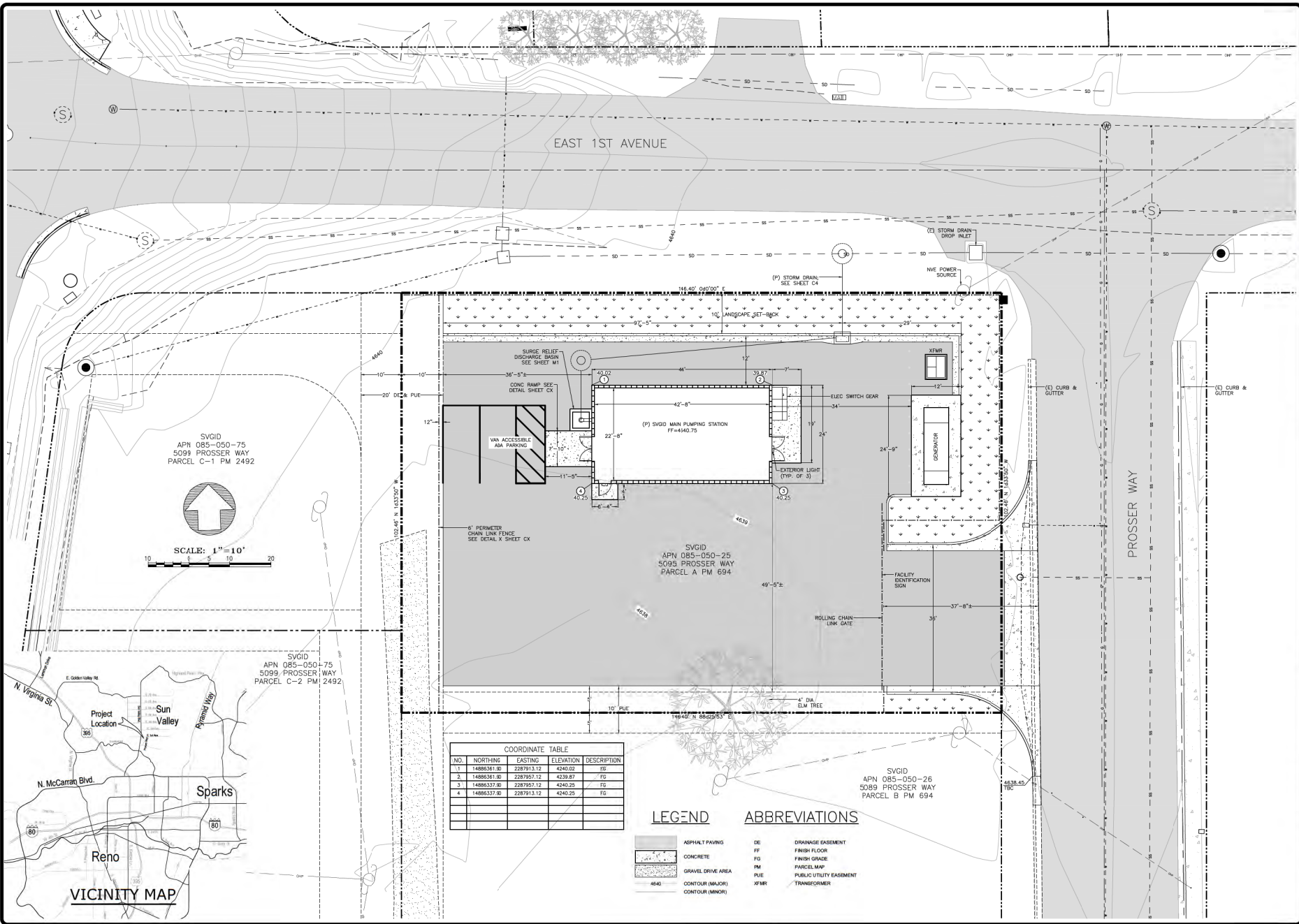


DESIGNED BY: RGC  
 DRAWN BY: rook  
 CHECKED BY: RGC  
 Copyright SUMMIT ENG 2023

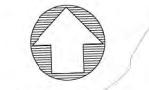
SUN VALLEY GENERAL IMPROVEMENT DISTRICT  
 EAST 1ST STREET WATER PUMPING FACILITY  
 BOUNDARY & EASEMENTS 11/20/2023  
 NEVADA  
 WASHOE COUNTY  
 SUN VALLEY

SHEET	SCALE	REV.	DATE	DESCRIPTION	BY	APPD
1	HORIZ: 1"=20' VERT: N/A					
1						

JOB NO: 23126  
 NEWSUBSTATE: 302645525-11/20/23  
 SVGID: 085-050-25, 085-050-75, 085-050-76, 085-050-77, 085-050-74, 085-050-26, 085-050-71, 085-050-72, 085-050-73, 085-050-74, 085-050-65, 085-050-48, 085-050-49, 085-050-86, 035-113-15, 035-120-26



SVGID  
 APN 085-050-75  
 5099 PROSSER WAY  
 PARCEL C-1 PM 2492



SCALE: 1" = 10'

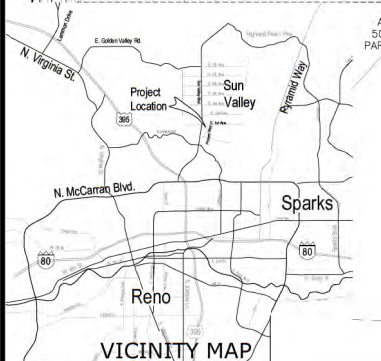
SVGID  
 APN 085-050-75  
 5099 PROSSER WAY  
 PARCEL C-2 PM 2492

SVGID  
 APN 085-050-25  
 5095 PROSSER WAY  
 PARCEL A PM 694

SVGID  
 APN 085-050-26  
 5089 PROSSER WAY  
 PARCEL B PM 694

COORDINATE TABLE			
NO.	NORTHING	EASTING	ELEVATION DESCRIPTION
1	14885361.00	2287913.12	4240.02 FF
2	14886361.00	2287957.12	4239.87 FG
3	14886337.00	2287957.12	4240.25 FG
4	14886337.00	2287913.12	4240.25 FG

LEGEND		ABBREVIATIONS	
	ASPHALT PAVING	DE	DRAINAGE EASEMENT
	CONCRETE	FF	FINISH FLOOR
	GRAVEL DRIVE AREA	FG	FINISH GRADE
	CONTOUR (MAJOR)	PM	PARCEL MAP
	CONTOUR (MINOR)	PUE	PUBLIC UTILITY EASEMENT
		XFMR	TRANSFORMER



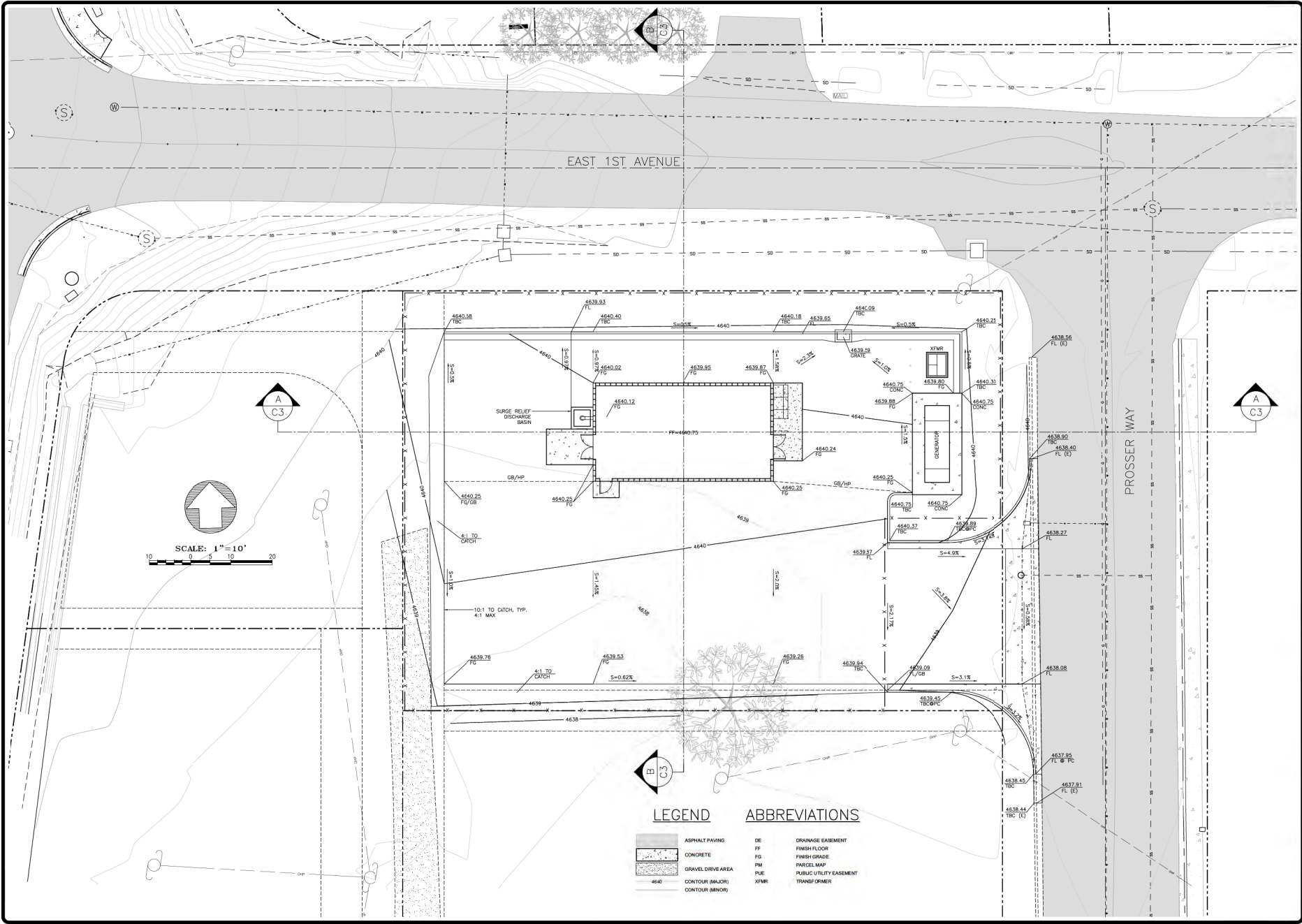
No.	REVISIONS	
	DESCRIPTION	DATE

**SHAW ENGINEERING**  
 20 Vine Street  
 Reno, NV 89503  
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 Toll Free: (888) 328-5559  
 Fax: (775) 328-5406  
 E-mail: general@shawengineering.com  
 Website: www.shawengineering.com

SUN VALLEY GID  
 GENERAL IMPROVEMENT DISTRICT  
 MAIN PUMP STATION  
 SITE PLAN


DRAWN BY:	TCB
DESIGNED BY:	SHB
CHECKED BY:	SHB
DATE:	4/8/2024
JOB NO.:	21001.00

SHEET NUMBER  
**C1**



**LEGEND**

- ASPHALT PAVING
- CONCRETE
- GRAVEL DRIVE AREA
- CONTOUR (MAJOR)
- CONTOUR (MINOR)

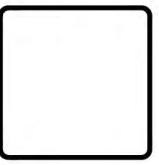
**ABBREVIATIONS**

- DE DRAINAGE EASEMENT
- FF FINISH FLOOR
- FG FINISH GRADE
- PM PARCELS MAP
- PUE PUBLIC UTILITY EASEMENT
- XFMR TRANSFORMER

REVISIONS	DESCRIPTION	DATE	BY
No.			

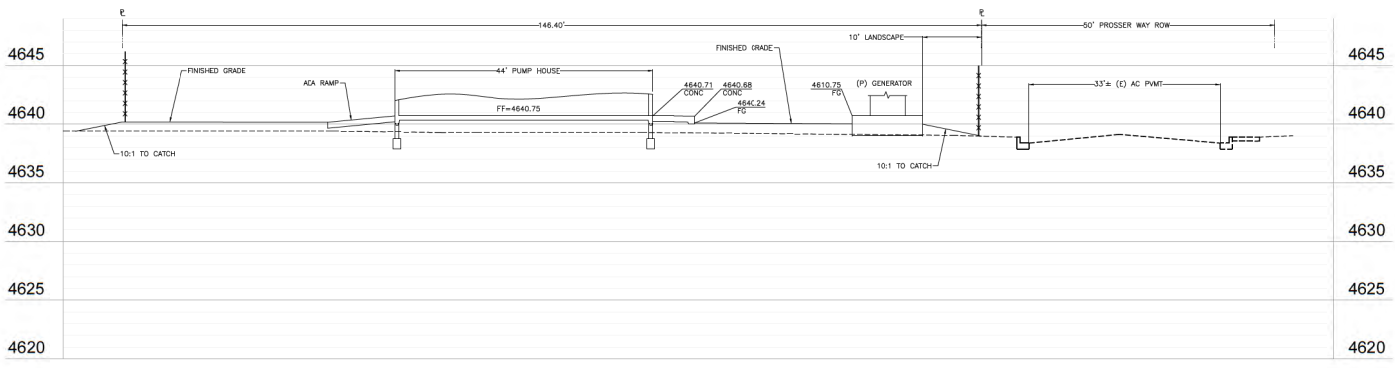
**SHAW ENGINEERING**  
 20 Vine Street  
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 Toll Free: (800) 329-5559  
 Fax: (775) 329-5406  
 Email: general@shawengineering.com  
 Website: www.shawengineering.com

SUN VALLEY GID  
 GENERAL IMPROVEMENT DISTRICT  
 MAIN PUMP STATION  
 GRADING PLAN

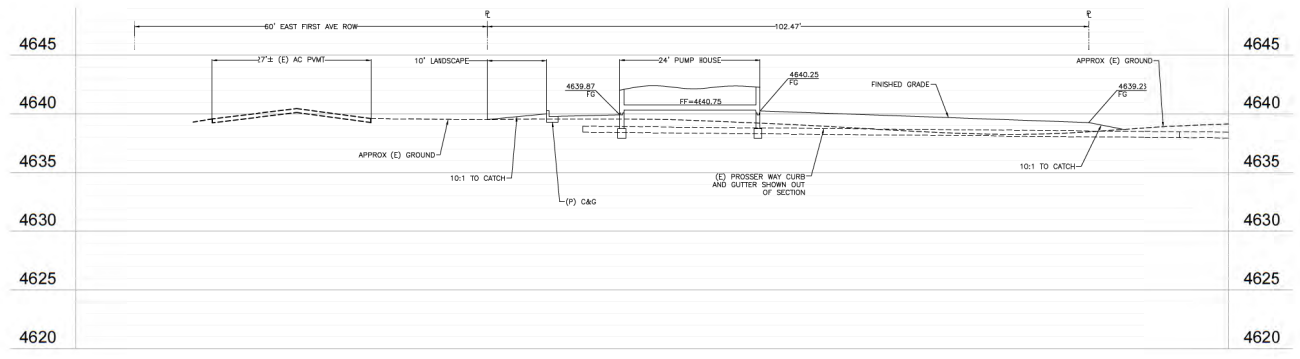


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CHECKED BY:	SHB
DATE:	4/8/2024
JOB NO.:	21031.00

SHEET NUMBER  
**C2**



**SECTION A-A**  
SCALE: 1"=10' HORIZONTAL  
1"=5' VERTICAL

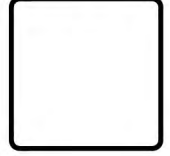


**SECTION B-B**  
SCALE: 1"=10' HORIZONTAL  
1"=5' VERTICAL

REVISIONS	DESCRIPTION	BY	
		DATE	
No.			

**SHAW ENGINEERING**  
20 Vine Street  
Reno, NV 89503  
Phone: (775) 329-5559  
Toll Free: (800) 329-5559  
Fax: (775) 329-5406  
Email: general@shawengineering.com  
Website: www.shawengineering.com

SUN VALLEY GID  
GENERAL IMPROVEMENT DISTRICT  
MAIN PUMP STATION  
GRADING SECTIONS

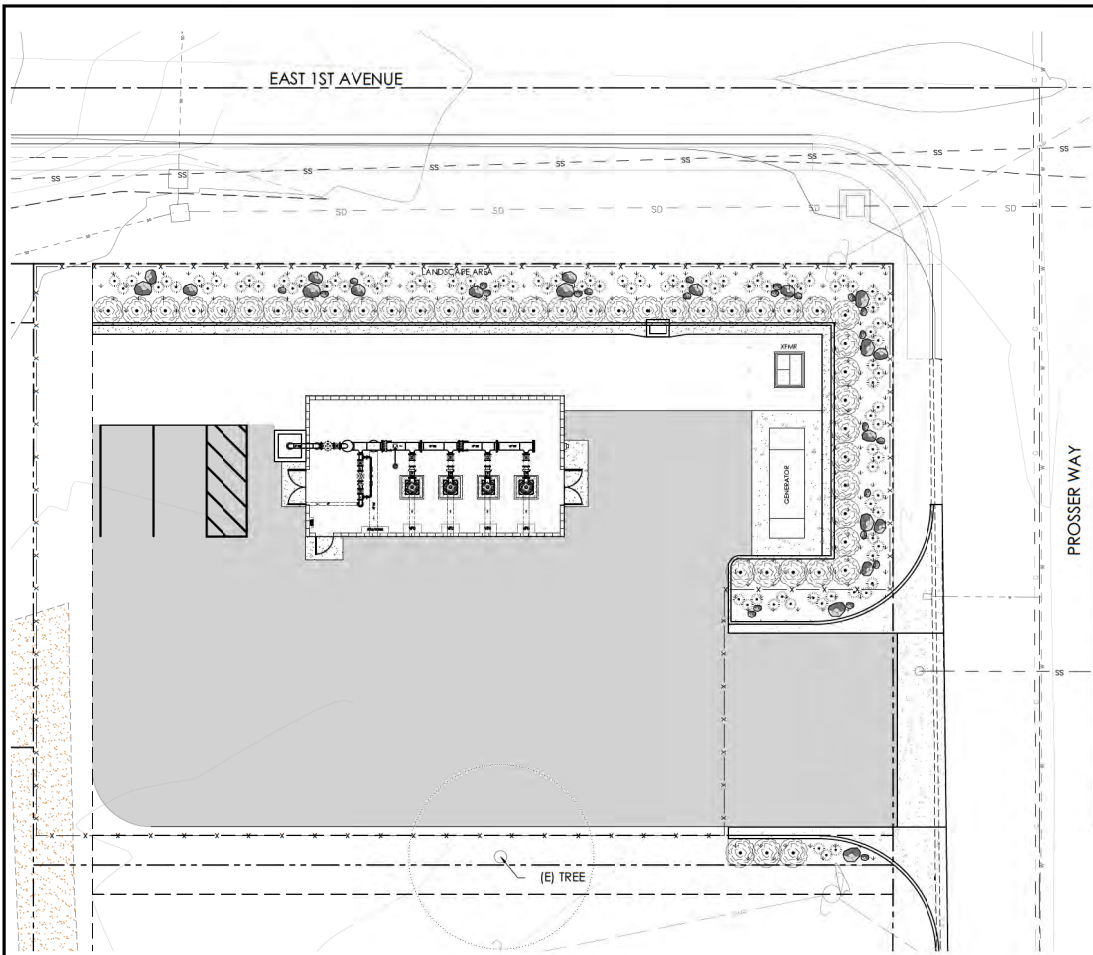


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DESIGNED BY:	SHB
CHECKED BY:	SHB
DATE:	4/8/2024
JOB NO.:	21031.00

SHEET NUMBER  
**C3**



LANDSCAPE AND IRRIGATION PLANS



PROSSER WAY

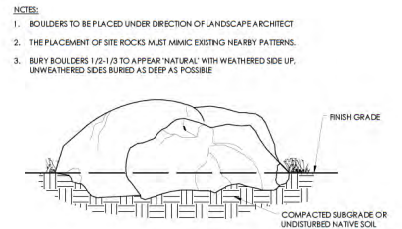
**PLANTING NOTES**

- PLANTING**
- PLANT SHALL BE VARIETY AND SPECIES ON THE PLAN, AND BE HEALTHY, SHAPED AND WELL ROOTED AND CONFORM TO AMERICAN NURSERYMAN ASSOCIATION TREE SPECIFICATIONS. ALL CHANGES TO PLANT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT AND/OR OWNER RESERVE THE RIGHT OF INSPECTION FROM BEHIND DESIGNATED TREES. THE PRICE OF REPLANTING FROM BEHIND DESIGNATED TREES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. MATERIALS SHALL BE COMPLETELY FREE OF TOXIC, IRRITANTS AND BARK INJURY. STRUCTURE OF PLANT MATERIAL SHALL BE APPROPRIATE TO CLIMATE.
  - INSTALL CHECKERBOARD BERRY PLANT QUANTITIES AND ASSETS TO BE LANDSCAPED AND MAINTAINED AND/OR LANDSCAPE ARCHITECT OF DISCRETION.
  - GRADES OF FINISH CONTRACT AREA SHALL BE SMOOTH AND EVEN AND SLOPE TO DRAIN. FINISH GRADES SHALL BE 1/8" BELOW ALL FINISH SURFACES. SLOPE, MATERIALS AND FINISHES SHALL NOT CAUSE CHANGE IN GRADE TO ADOBE A NATURAL AND FINISH APPEARANCE.
  - THE PLANTING HOLE SHALL BE TWICE THE WIDTH AND TO THE SAME DEPTH OF THE CONTAINER OR POT.
  - THE PLANTING HOLE SHALL BE FILL WITH WATER AND ALLOW TO DRAIN. SHOULD DRAINAGE NOT OCCUR WITHIN 15 MINUTES THE HOLE SHOULD NOT BE USED AND AN ALTERNATE LOCATION OR PLANT TOY.
  - ROCKFALL SHALL BE GENTLY REMOVED FROM CONTAINER AND ROOTS PROTECTED FROM PLACEMENT IN THE HOLE. THE FOOT SHALL NOT BE SET BY PLANTING SOILS FROM PLANTER OR SHALL BE INCORPORATED INTO EXISTING SOILS WITH A SHARP SHOVE VERTICALLY IN ORDER TO REMOVE THE ROOTBALLS. A PROXIMATE 1/2" COARSE AND 1/4" IN ACROSS AND BELOW THE ROOTS SHALL THEN BE LOCATED AND SPREAD TO INCORPORATE OUTWARD GROWTH.
  - PLANT SHALL BE BERRY TO STRUCTURAL ROOT SYSTEM. EXCESS MATERIAL ON BASED AND RELAY TREE SHALL BE REMOVED. REMOVE BARK AND BARKS FROM B&B TREES WITH CARE TO MAINTAIN INTEGRITY OF ROOT BALL.
  - ALL HOLE SHALL BE BERRY FROM FINISH.
  - A CONTOUR OF HILLS SHALL BE INCORPORATED AT A RATE OF SIX (6) INCHES PER HUNDRED FEET FOR IMPROVED WATERSHED AND HUBBET BENTONITE. CONTOUR OF HILLS SHALL BE AT LEAST 100 FEET HIGHER THAN NEIGHBORING GROUND LEVEL. REPAIR AND LOCALITY IN.
  - ROCK QUANTITIES MUST BE WELL COMPACTED TO AVOID ROOT BURN. WHEN COMPACTED HILLS ARE AVAILABLE, AMENDMENT SHALL BE SPECIFICALLY INDICATED TO PROVIDE LOCK OF NUTRIENT AND ROOT BURN. WHEN AVAILABLE, COMPACTED HILLS SHALL BE SUBMITAL TO LANDSCAPE ARCHITECT FOR APPROVAL.
  - TOP SOIL SHALL BE FRESH, FINISH AND FREE OF ROCKS LARGER THAN 1/2" DIAMETER. HILLS SHOULD BE REMOVED ON EXTRA DEEP MATTER. TOP SOIL DELIVERED TO SITE SHALL HAVE A DRY RANGE OF 1.5 TO 2.0 AND SHALL CONTAIN NO FERTILIZER OR CHEMICALS.
  - BACILLUS MATHURIAN SHALL NOT BE USED FOR PLANTING. HOWEVER, ALLOW NEW SOIL TO REACH PLANT SITE. MATERIAL SHALL BE WETTED FIRMLY IN AROUND ROOTBALLS.
  - WHEN BACKFILLING IS COMPLETE, CONSTRUCT A WATER RETENTION BERM APPROXIMATELY THREE INCHES FROM AND TWICE THE DIAMETER OF THE FOOT BALL. SEE DETAIL.
  - FILL BERM WITH BERRY AND WATER AND ALLOW TO DRAIN. FILL WITH WATER THAT FILLS WITH ADDITIONAL BACILLUS MATHURIAN. BERRY WATER DOES NOT APPLY AND ALL SOIL INCLUDING ROOT BALL IS MOISTENED.
  - TOP SOIL WITH 2" OF LOCALLY OBTAINED FINISH GROUND FERTILIZER IN ALL PLANT TOY DETAILS. FINISH GROUND FERTILIZER WITH SHROUDS, COCAINE AND OR GEL. CONTAIN FOR TO PROVIDE A SAMPLE SUBMITAL TO LANDSCAPE ARCHITECT FOR APPROVAL.
  - ONE INCH WOOD SHIMS OF 1.5" BY 1.5" SHALL BE INSTALLED FOR WINTER SUPPORT OF ALL BERRY TREES UNTIL ADEQUATE BRANCH STRENGTH IS ATTAINED. SEE DETAIL.
  - ONE HUNDRED (100) OF TWO INCHES DIAMETER AND 8 FEET IN LENGTH SHALL BE INSTALLED TO PROVIDE SUPPORT FOR ALL DISCONTINUED TREES. COARSE STRAPS SHALL BE INSTALLED TO PROVIDE SUPPORT FOR ALL DISCONTINUED TREES. STRAPS SHALL BE INSTALLED AT EDGE OF FOOT BALL. BERRY AND ROOTBALLS SHALL BE REMOVED FROM TREE TRUNKS. BERRY TREES IN WINDY LOCATIONS. SEE DETAIL.
  - TWO (2) INCHES THICK 8 FEET OF COARSE CONSTRUCTION SHALL BE USED FOR TREE TRUNKS OF MORE THAN 4 INCHES IN DIAMETER. THE SHALL BE SLOPED AROUND THE TRUNK TO PROVIDE A WIND BREAK. COARSE AND THE SHALL BE A FIGURE EIGHT CONFIGURATION. THE WIRE IS THEN TIED TOGETHER TO PROVIDE SUPPORT FOR TREE TRUNK. COARSE SHALL BE INSTALLED TO THE STATION ONLY, HOW TO BE WELL. DO NOT USE THE TRUNK TOO CLOSELY AGAINST THE TRUNK. ALLOW THE TRUNK TO BE IN CONTACT WITH THE TRUNK. COARSE SHALL BE INSTALLED TO THE TRUNK. TRUNK SHALL BE SLOPED AND STRAIGHT. SEE DETAIL.
  - IN THE FALL, AFTER LEAVES HAVE DROPPED, BRANCHES TOYING TRUNKS AND OTHER AND HIGHER THAN 4 FEET SHALL BE REMOVED. BRANCHES SHALL BE REMOVED IN A WAY TO PROVIDE A WIND BREAK. THE TRUNK SHALL BE SLOPED TO THE TRUNK.

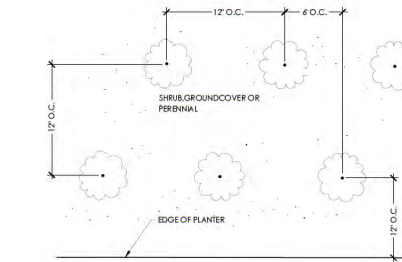
- BERRY TREE TO REMAIN AND PROTECT
- BERRY TREE TO REMAIN
- ACCENT BORDER

**PRELIMINARY PLANTING LEGEND**

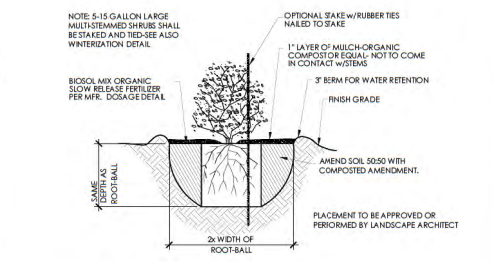
SCIENTIFIC NAME	COMMON NAME	QTY.	PLANTED SIZE	TYPE	
<b>SHRUBS</b>					
EUO JAP	EUONYMUS JAPONICUS (HEDGE)	JAPANESE EUONYMUS	43	5-GAL	N
FES GLA	FESTUCA GLAUCA OVINA	BLUE FESCUE	70	5-GAL	N



**3 BOULDER PLACEMENT DETAIL**  
NOT TO SCALE



**2 MASS PLANTING DETAIL**  
NOT TO SCALE



**1 SHRUB PLANTING DETAIL**  
NOT TO SCALE

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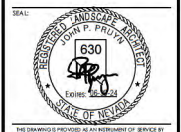
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PREPARED FOR:

**PLANTING PLAN**



REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_

DRAWN BY: **DDP** CHECKED BY: **JPP**

**NORTH** 7.5 2.5 0 10'

SCALE: **1" = 10'**

DATE: **4-5-24**

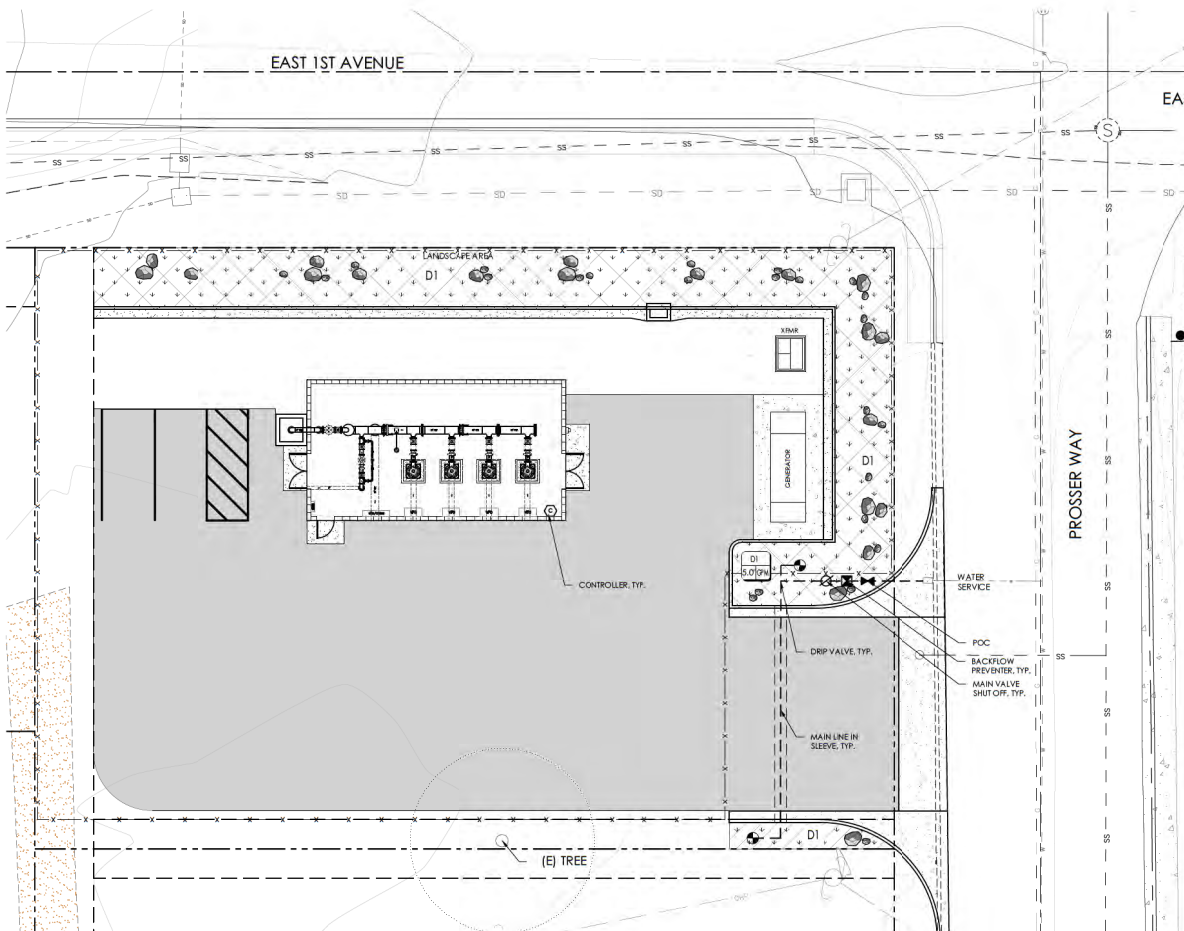
PROJECT: **SVGID PUMP STATION**

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SUN VALLEY, NV 89433

PRELIM. PLAN

**L1.0**

PROJECT #



**IRRIGATION NOTES**

- THIS IRRIGATION PLAN HAS BEEN DEVELOPED TO FILL CLEAR CREEK TANKS REQUIREMENTS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OR OWNER IF ANY DISCREPANCIES OCCUR ON SITE. ANY AND ALL SUBSTITUTIONS SHALL BE APPROVED PRIOR TO INSTALLATION.
- INSTALLING CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND AREAS PRIOR TO START OF JOB. INTENT IS FOR FULL COVERAGE OF PLANTING. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO TRENCHING.
- PLAN IS DIA GRAMMATIC AND NOT INTENDED TO SHOW EXACT LOCATIONS OF PIPES AND VALVES.
- ALL MATERIALS SHALL BE NEW AND IN PERFECT CONDITION. NO DEVIATIONS FROM THE SPECIFICATIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF LANDSCAPE ARCHITECT OR OWNER. CONTRACTOR IS INVITED TO OFFER SUBSTITUTIONS AND/OR CHANGES FOR CONSIDERATION BY LANDSCAPE ARCHITECT OR OWNER.
- MAINLINE SHALL BE SCHED 40 PVC MINIMUM DEPTH OF 24" BELOW FINISH GRADE. LATERAL LINES SHALL BE SCH 40 PVC AT A MINIMUM DEPTH OF 18" BELOW AND RECOMMENDED BY THE PIPE MANUFACTURER TO MAKE PLASTIC PIPE JOINTS. ALLOW 15 MINUTES SET-UP CURING TIME BEFORE MOVING OR HANDLING, AND 24 HOURS CURING TIME BEFORE WATER IS PLACED IN PVC PIPE. APPLY WEIGHT ON LOAD PIPE WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING AND WHIPPING UNDER PRESSURE.
- WHERE MORE THAN ONE PIPE IS INSTALLED IN A TRENCH, PLACE PIPE SIDE BY SIDE AT A MINIMUM OF 2" APART, WHERE SOL. CONDITIONS ARE EXISTENT, PLACE A FLAYER OF THE MATERIAL ON BOTTOM OF TRENCH PRIOR TO INSTALLATION OF PIPE.
- ALL VALVES SHALL BE BELOW GRADE IN CARBON POLY-PLASTIC VALVE BOXES, OR EQUAL, SIZE AS NEEDED FOR VALVE MANIFOLD. INSTALL VALVE BOXES IN PLANTER, WHEREVER POSSIBLE.
- SECURELY MOUNT CONTROLLER AS DIRECTED BY MANUFACTURER. COMPLETE ALL ELECTRICAL CONNECTIONS TO CONTROLLER. ALL CONTROLS WIRES SHALL BE #14 DIRECT BURIAL BARE AND BUNDLE EVERY 20" MAXIMUM. PLACE AT A MINIMUM DEPTH OF 18" IN COMMON TRENCHES WITH MAINLINE WHENEVER POSSIBLE. WHERE WIRE CROSSES IN VING ENCASE WIRE IN A SCHED PVC SLEEVE. FOR EXTRA STATION ON CONTROLLER, RUN ONE WIRE FROM EACH REMAINING STATION TO THE LAST VALVE ON THE MAINLINE. LABEL AND LEAVE IN LAST VALVE BOX FOR FUTURE ACCESS.
- AT VALVES, BOTH WIRES SHALL BE BROUGHT INTO VALVE BOX AND SHALL HAVE AN EXCESS LOOP OF 24" BEFORE BEING SPLICED INTO THE SOLENOID PIGTAILS USING PENTITE CONNECTORS.
- AFTER VALVES HAVE BEEN INSTALLED, TEST ALL MAINLINES FOR LEAKS AT FULL LINE PRESSURE FOR A PERIOD OF TWO HOURS. CHECK JOINTS EXPOSED AND PIPE SECTIONS CENTER LOADED. BEFORE TESTING, FILL LINE WITH WATER FOR AT LEAST 24 HOURS. PROCEEDING SHALL BE MADE FOR THOROUGHLY BLEEDING THE LINE OF AIR AND DEBRIS. CORRECT ALL DEFECTS AND RE-TEST.
- ALL EXCAVATIONS SHALL BE BACKFILLED WITH FINE MATERIAL TO 4" ABOVE CROWN OF PIPE AND TAMPED; THEN FILL WITH EARTH AND TAMP. ALL TRENCHES SHALL BE LEFT FLUSH WITH ADJOINING GRADE, AND IN A FIRM UNSETTLING CONDITION. ANY SUBSEQUENT SETTLING SHALL BE CORRECTED BY THE CONTRACTOR.
- INSTALL ALL SYSTEMS WITHOUT SPRAY NOZZLES AND DRIP EMITTERS. FLUSH AND OPERATE EACH VALVE SYSTEM AT FULL PRESSURE UNTIL ALL DEBRIS IS REMOVED. INSTALL SPRAY NOZZLES AND DRIP EMITTERS.
- TEST TO DETERMINE THAT ALL SPRINKLERS AND EMITTERS FUNCTION ACCORDING TO MANUFACTURER'S DATA AND GIVE FULL COVERAGE ACCORDING TO INTENT OF DRAWING. REPLACE AND ADJUST AS NECESSARY. ADDITIONAL HEADS AND EMITTERS SHALL BE PROVIDED BY THE CONTRACTOR TO COVER AREAS SHOWN TO BE DEFICIENT BY TEST.
- CONTRACTOR SHALL SET INITIAL PROGRAM FOR THE CONTROLLER AND SHALL PROVIDE OWNER WITH THE INSTRUCTION MANUAL AND DEMONSTRATE ITS OPERATION TO THE OWNER.
- CONTRACTOR SHALL GUARANTEE ALL PARTS AND LABOR FOR MINIMUM ONE YEAR WITH EXCEPTION OF DAMAGE CAUSED BY VANDALISM, THEFT, ADVERSE NATURAL CONDITIONS OR CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.
- WHERE SYSTEM BY INSTALLING DRAIN AUTOMATIC DRAIN VALVES AT ALL LOW POINTS. INSTALL MANUAL DRAIN VALVE DOWN STREAM OF VALVE MANIFOLD. BACKFLOW PREVENTER SHALL BE INSTALLED WITH UNION JOINTS AND REMOVED IN THE FALL FOR STORAGE IN A WARM, DRY LOCATION.
- ADD FILTER AT POC TO FILTER ALL WATER PASSED ON TO IRRIGATION SYSTEM.
- P.O.C. MAIN SHUTOFF VALVE AND BACKFLOW DEVICE SHALL BE INSTALLED WITHIN THE 30' BUILDING SETBACK OR BUILDING ENVELOPE PER STATE OF NEVADA'S REQUIREMENTS.

**NOTE:**  
STUB OUT MAINLINE IN AN IRRIGATION BOX FOR FUTURE IRRIGATION EXPANSION.

**IRRIGATION LEGEND**

SYMBOL	QTY.	DESCRIPTION	SIZE
+	1	POC - POINT OF CONNECTION - SUPPLY LINE FROM MUNICIPAL SUPPLY	1/2" AS REQ'D
⊞	1	BACKFLOW PREVENTION DEVICE - REDUCED PRESSURE ASSEMBLY-WILKINS 975 XL	1"
⊙	1	AUTOMATIC CONTROLLER WITH WEATHER SENSORS - HUNTER PRO-C	4-6 STATIONS
⊘	1	MAIN VALVE SHUTOFF	
⊙	2	IRRIGATION DRIP VALVE - HUNTER (CZ-10) W/ FILTER SYSTEM	3/4"
---	78 LF	SCHEDULE 40 PVC MAINLINE AT 24" BELOW GRADE	1"
---	37 LF	SCHEDULE 40 PVC SLEEVE, 1" UNLESS OTHERWISE NOTED ON PLAN - 24" BELOW SURFACE FOR MAINLINE, 18" FOR LATERALS	
---	xx LF	SCHEDULE 40 LATERAL LINE	
⊙	D#	DRIP ZONE	
⊙	X#	VALVE SIZE, GPM# ESTIMATED GALLONS PER MINUTE	

- NOTES:**
- LANDSCAPE IS TO BE IRRIGATED WITH DRIP IRRIGATION. IRRIGATION TO BE INSTALLED PER MANUFACTURER INSTALLATION INSTRUCTIONS. IRRIGATION TO BE CONTROLLED WITH SMART CONTROLLER. INSTALL PIPING AND VALVES IN PLANTING AREAS WHERE POSSIBLE, AND LOCATE ELECTRIC CONTROL AND QUICK COUPLING VALVES IN GROUND COVER/SHRUB AREAS, 4'-12" AWAY FROM EDGE OF SIDEWALK FOR EASY ACCESS.
  - DRIP IRRIGATION IS TO BE INSTALLED AT AN ACCEPTABLE DESIGNED PSI WITH MAXIMUM FLOW RATES. INSTALL PRESSURE REGULATOR AND COMPENSATE FOR THE BETTER OF THE OVERALL SYSTEM. GPM RATES SHOWN PER VALVE ARE APPROXIMATE. LANDSCAPE CONTRACTOR SHALL TEST AND VERIFY PRESSURE AND FLOW PRIOR TO STARTING JOB AND NOTIFY LANDSCAPE ARCHITECT IF WATER PRESSURE AND FLOWS DO NOT MEET MINIMUM REQUIREMENTS.
  - INSTALL KING DRAIN AUTOMATIC DRAIN VALVES AT VALVE MANIFOLDS AND AT ALL LOW POINTS IN HARD PIPE PORTIONS OF SYSTEM.
  - TO WINTERIZE SYSTEM INSTALL DAMPPROOF MANUAL DRAIN VALVE OR EQUAL WITH CROSS HANDLE AT VALVE MANIFOLDS, BACKFLOW PREVENTER AND LOWEST POINT IN THE SYSTEM - SEE AS REQUIRED.
  - PIPE SIZES SHOWN ARE APPROXIMATE - CONTRACTOR TO ADJUST PIPE SIZES FOR OPTIMUM FLOW AND PRESSURE.

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PREPARED FOR:

**IRRIGATION PLAN**

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NORTH 7.5 2.5 0 10'

SCALE: 4-5-24  
1"=10'

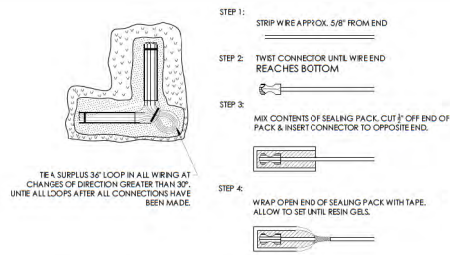
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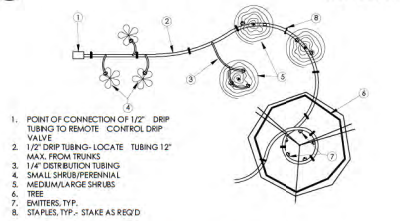
PROJECT: IRR. PLAN

DRAWING NUMBER: **L2.0**

PROJECT#

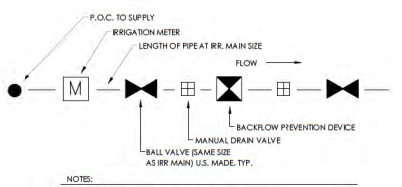


**5 CONTROLLER WIRING & SPlicing DETAIL** NOT TO SCALE



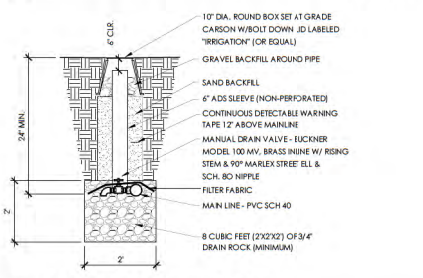
1. POINT OF CONNECTION OF 1/2" DRIP TUBING TO REMOVE CONTROL DRIP VALVE
2. 1/2" DRIP TUBING- LOCATE TUBING 12" MAX. FROM TREES
3. 1/4" DISTRIBUTION TUBING
4. SMALL SHRUBS/PERENNIAL
5. MEDIUM/LARGE SHRUBS
6. TREE
7. EMITTERS, TYP.
8. STAPLES, TYP. - STAKE AS REQ'D

**6 TYPICAL DRIP LAYOUT DETAIL** NOT TO SCALE

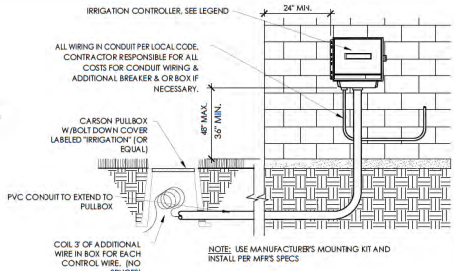


- NOTES:
1. REFER TO BACKFLOW PREVENTION DETAIL FOR MORE INFORMATION
  2. LOCATE ASSEMBLY IN PLANTER AREA WHENEVER POSSIBLE. EXACT LOCATION TO BE APPROVED BY THE LANDSCAPE ARCHITECT

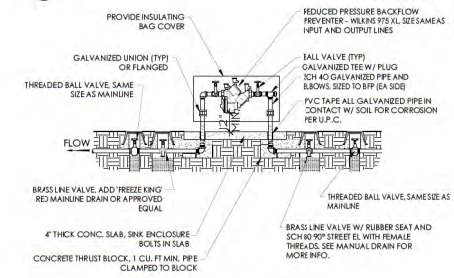
**7 POINT OF CONNECTION DETAIL** NOT TO SCALE



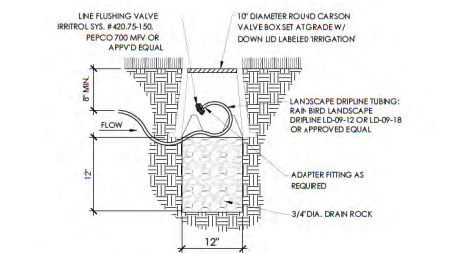
**8 MANUAL DRAIN VALVE DETAIL** NOT TO SCALE



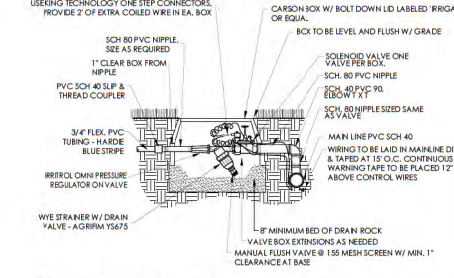
**1 WALL MOUNTED CONTROLLER DETAIL** NOT TO SCALE



**2 R.P. BACKFLOW PREVENTER DETAIL** NOT TO SCALE



**3 FLUSHING END PLUG DETAIL** NOT TO SCALE



**4 DRIP VALVE DETAIL** NOT TO SCALE

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**IRRIGATION DETAILS**



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DATE: **4-5-24**  
 TITLE: **"1"=10'**

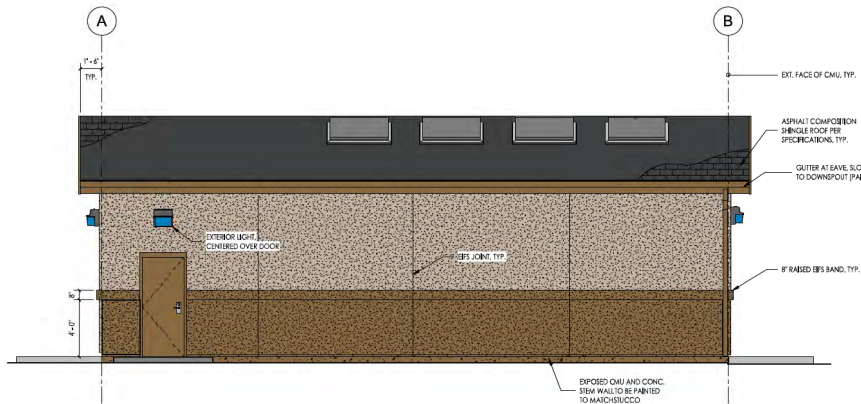
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PROJECT: **IRR. DETAILS**

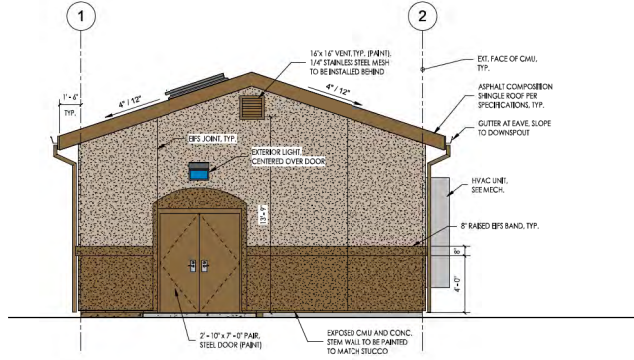
DRAWING NUMBER: **L2.1**

## BUILDING ELEVATIONS

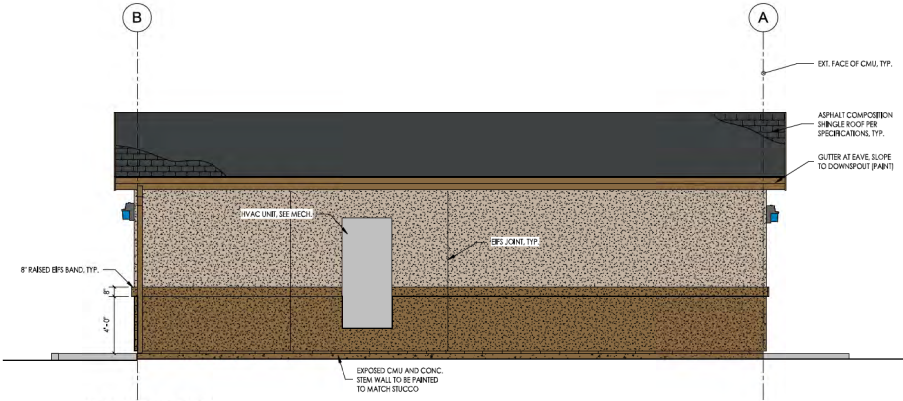
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 NO. DATE:



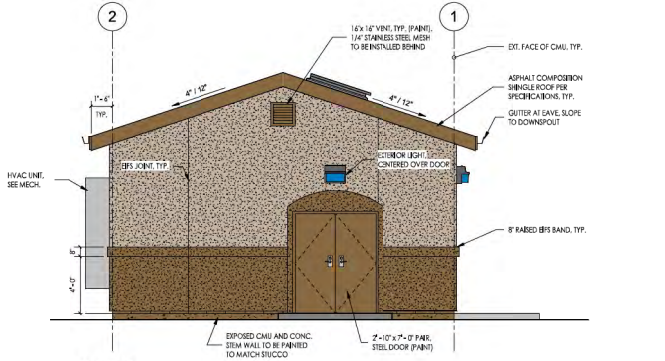
4 SOUTH ELEVATION  
 1/4" = 1'-0"



2 EAST ELEVATION  
 1/4" = 1'-0"



3 NORTH ELEVATION  
 1/4" = 1'-0"



1 WEST ELEVATION  
 1/4" = 1'-0"

**ACROBOLINEH LEGEND:**

	BUILDING STUCCO BENJAMIN MOORE, PALM DESERT TAN #1123, TEXTURE FREESTYLE
	EPSON STUCCO ACCENT (DOORS/IRMS/OVERS/GUTTERS) BENJAMIN MOORE FORT SUMNER TAN #1119
	ROOF COLOR: SUNY SEDNA

- ELEVATION NOTES:**
- SEE TECHNICAL SPECIFICATIONS FOR EPS AND ROOFING REQUIREMENTS.
  - SEE THE ELECTRICAL PLANS FOR LIGHT REQUIREMENTS.
  - CONTRACTOR TO PROVIDE AN EPS CONTROL JOINT PLAN FOR APPROVAL.

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