



Board of Adjustment Staff Report

Meeting Date: December 1, 2022

Agenda Item: 8F

SPECIAL USE PERMIT CASE NUMBER: WSUP22-0032 (St. Nicholas Orthodox Christian Academy)

BRIEF SUMMARY OF REQUEST: To allow a private school and major grading

STAFF PLANNER: Julee Olander, Planner
Phone Number: 775.328.3627
Email: jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for a private school and major grading resulting in a disturbance of up to ±3.8 acres of the overall site, with ±9,930 cubic yards of cut and ±14,090 cubic yards of fill.

Applicant: St. Nicholas Orthodox Academy
Property Owner: JLC Realty, LLC
Location: 16255 South Virginia Street
APN: 045-210-01
Parcel Size: 13.96 acres
Master Plan: Rural residential (RR)
Regulatory Zone: High Density Rural (HDR)
Area Plan: South Valleys
Development Code: Authorized in in Article 302, Allowed Uses, Article 438, Grading Standards and Article 810, Special Use Permits
Commission District: 2 – Commissioner Lucey



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP22-0032 for St. Nicholas Orthodox Academy, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30

(Motion with Findings on Page 14)

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Special Use Permit

The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the special use permit, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

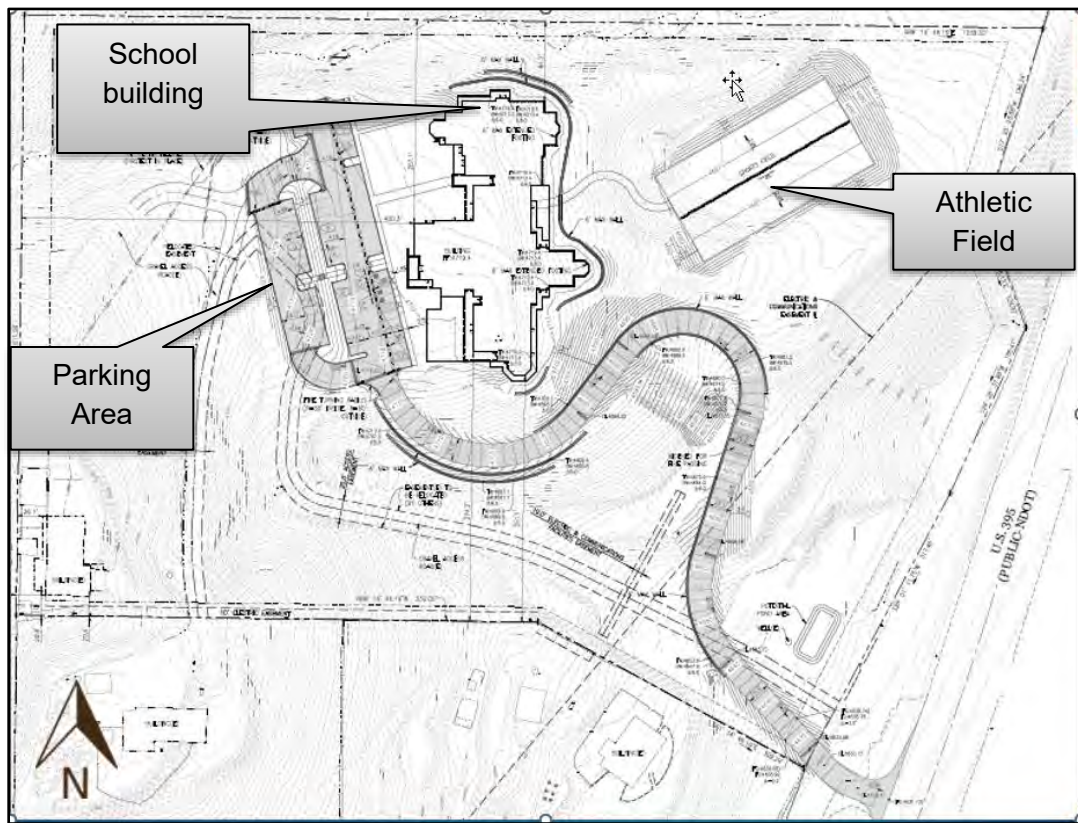
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.”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

The conditions of approval for Special Use Permit Case Number WSUP22-0032 are attached to this staff report and will be included with the action order.

The subject property is designated as high density rural (HDR). The proposed use of private school is permitted in the HDR regulatory zone with a special use permit per WCC 110.302.05.2. The proposed grading is permitted with a special use permit per WCC 110.438.35. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.



Existing Site Plan



Proposed Site Plan

Background

The site has a lengthy history. The primary building on the site is currently used as a commercial building but was historically used a residence. The building was constructed as 1800's and was once used as a stagecoach stop between Reno and Carson City. Additional cottages were constructed in the 1930's and rented to those seeking Nevada residency to obtain divorces.

The Glory Temple Church occupied the site with a church and school for many years. St. Nicholas Orthodox Christian Academy (St. Nicholas) purchased the property in 2017. A school was operated by St. Nicholas until 2021 when it was discovered the special use permit (SUP) for a private school did not comply with all of the original conditions of approval and for this reason was no longer valid. St. Nicholas obtained an SUP in September 2021 for a private school with three temporary modular classroom buildings (WSUP21-0020), which allowed a maximum of 100 students from kindergarten to 12th grade. However, the temporary modular classroom buildings were never installed and therefore, the school found a temporary location in the City of Reno. The purpose of this SUP is to re-establish the private school on this site.

Project Evaluation

The request is to authorize the use of a private school and allow for major grading at 16255 South Virginia Street. The previous SUP was for temporary modular classroom buildings only. The new request is for a permanent building and for grading.

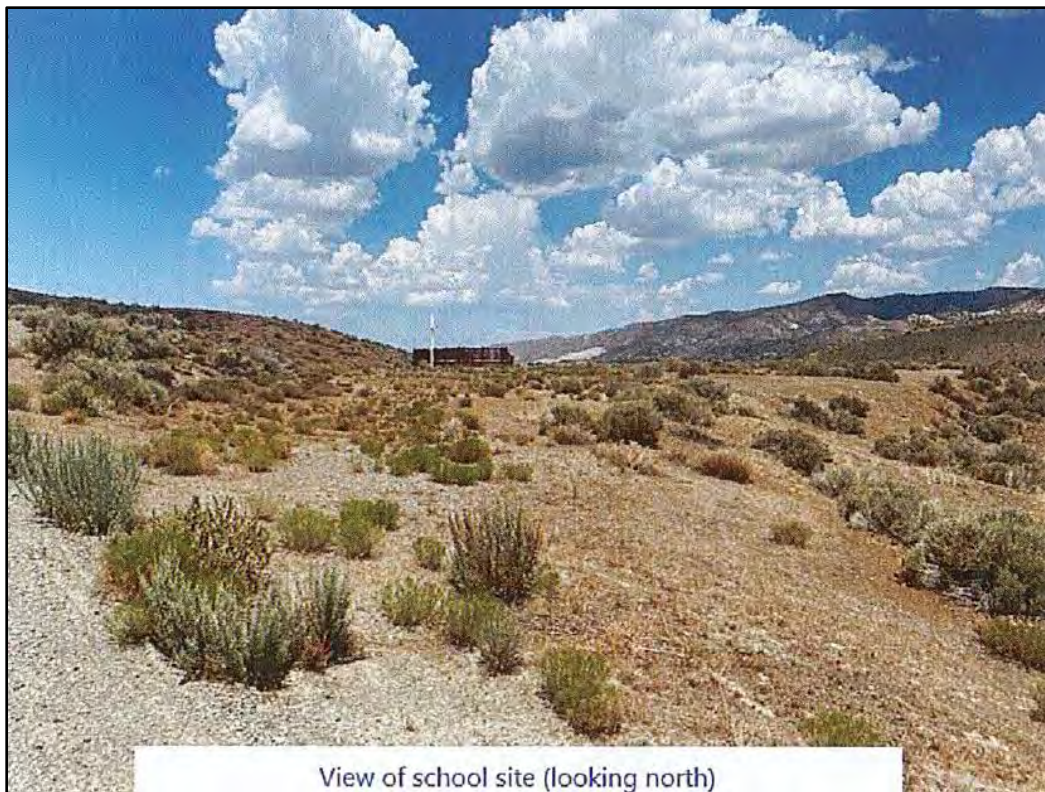
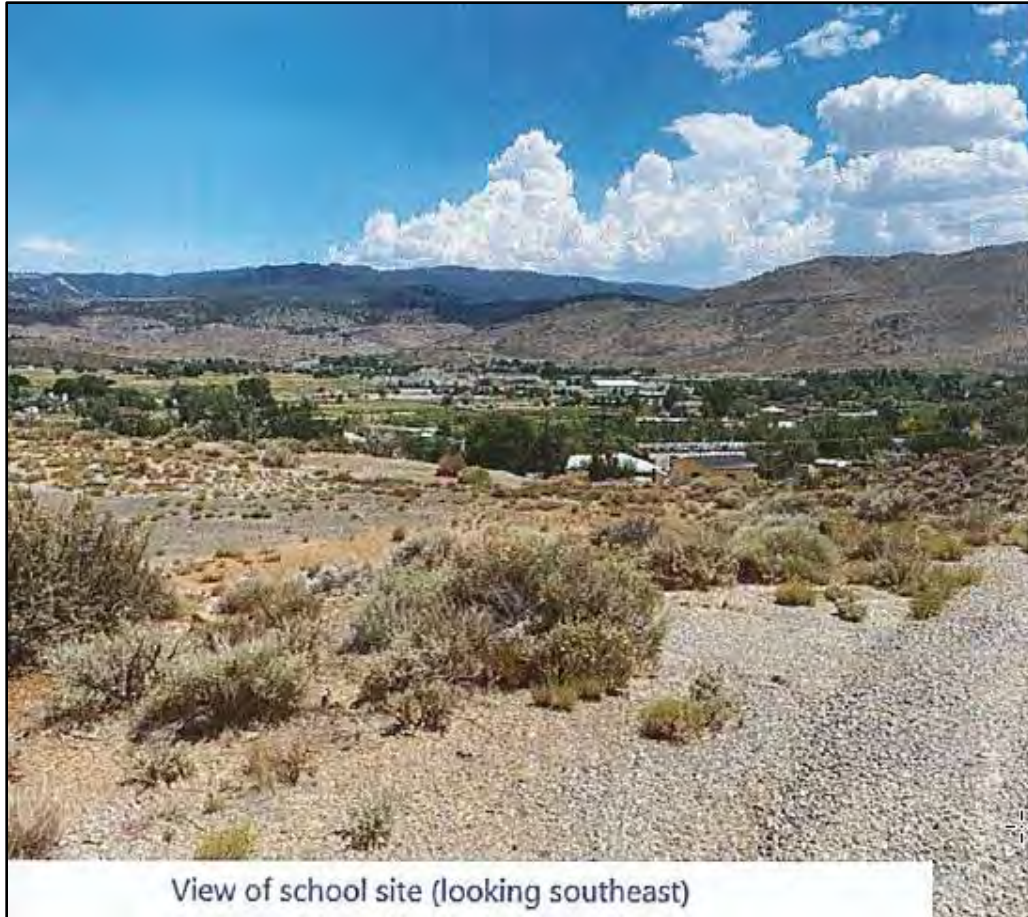
The parcel's regulatory zone is high density rural (HDR) and a SUP is required for the private school use per WCC Table 110.302.05.2. Washoe County Code differentiates between public school and private school by how the school is funded. Public schools are supported by public funds. St. Nicholas is not supported by public funds and meets the definition of a private school. The applicant is proposing to disturb up to 3.8 acres of the overall site, with 9,930 cubic yards of cut and ±14,090 cubic yards of cut. The grading meets the major grading thresholds, and a special use permit is required per WCC 110.438.35.

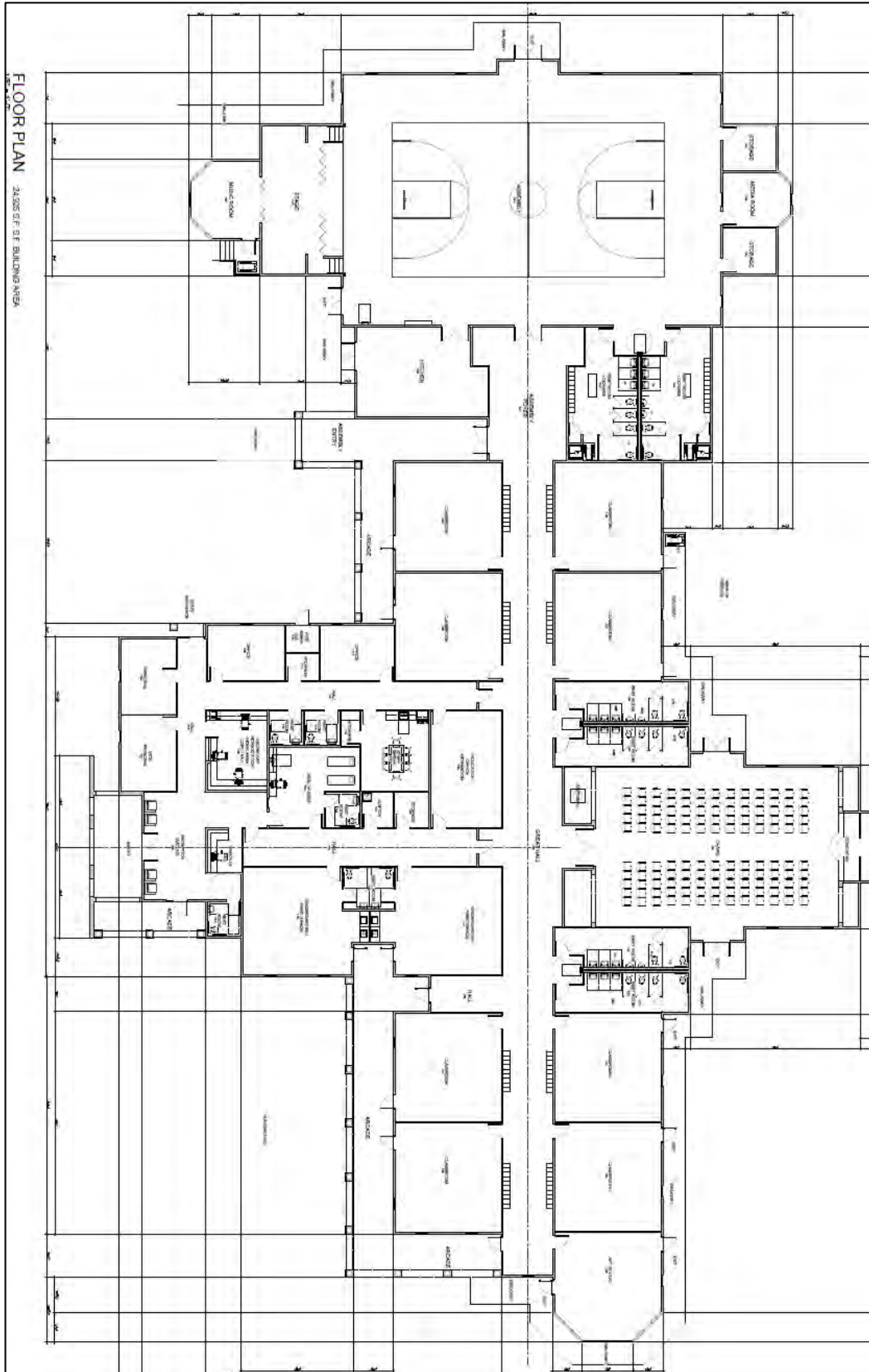
The parcel is developed with a single-family residence, a commercial building, and several outbuildings. The parcel and the surrounding parcels are master planned rural residential (RR). The subject parcel and the parcels to the south have a regulatory zone of high density rural (HDR) and the parcel to the east has a regulatory zone of general rural (GR). The parcel to the north has a regulatory zone of neighborhood commercial (NC) but is located within the City of Reno's sphere of influence (SOI). The parcel is within the South Valleys Area Plan and in the Steamboat Rural Transition Mixed Use Character Management Area (CMA).

Special Use Permit for Private School

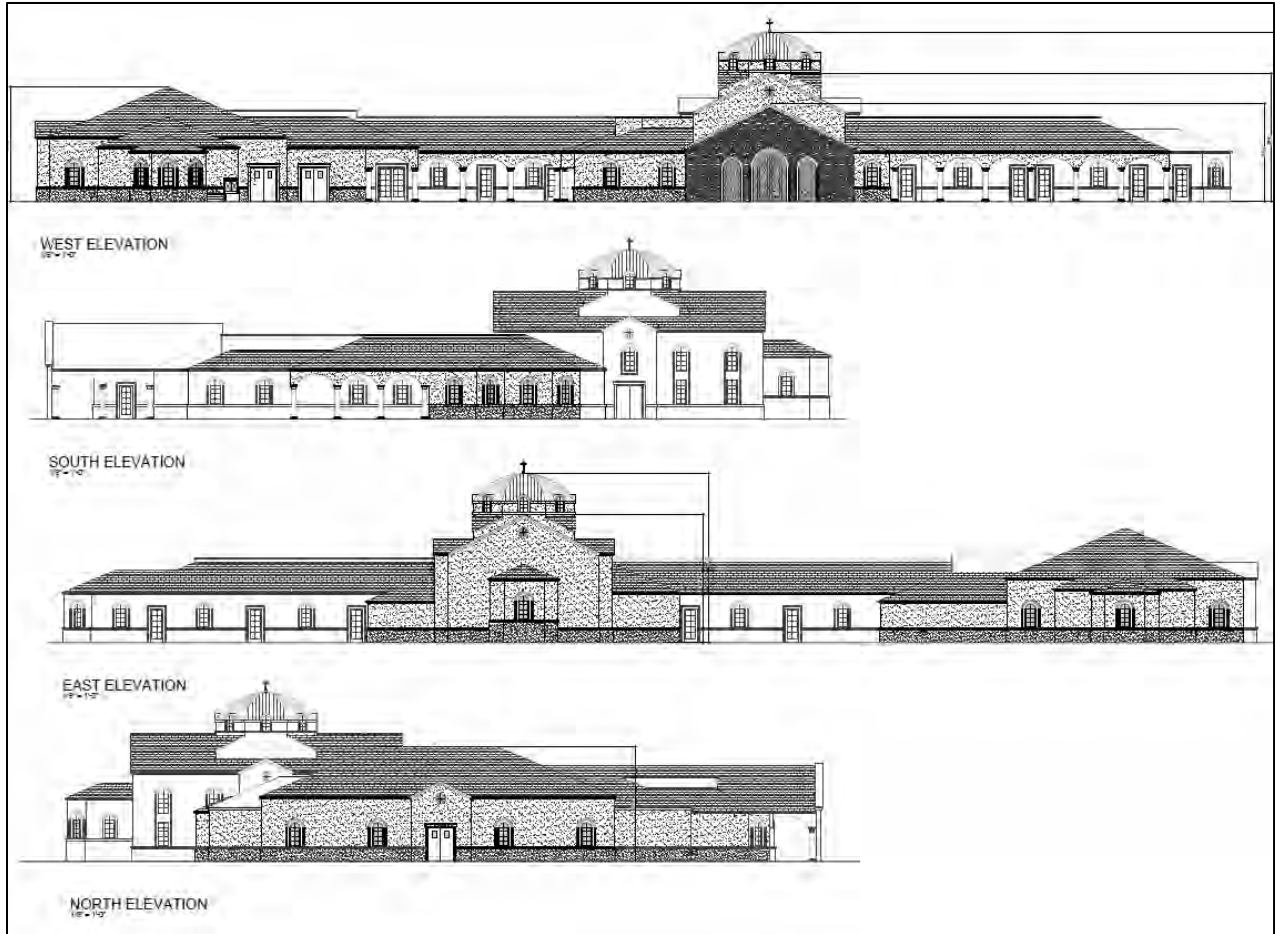
The applicant is planning to construct a new 29,944 SF school building along with an athletic field in the upper portion of the site (see Plan on page 7). The buildings fronting South Virginia Street have been found to be structurally unsound and cannot be rehabilitated. These buildings will be demolished.

The area for the proposed school is vacant and had been previously graded (see photos below). The school will accommodate kindergarten through 12th grade and will allow for a maximum of 150 students: 75 elementary, 30 middle school and 45 high school students. The school will include numerous classrooms, assembly area, a chapel, and offices (see floor plan on page 7).

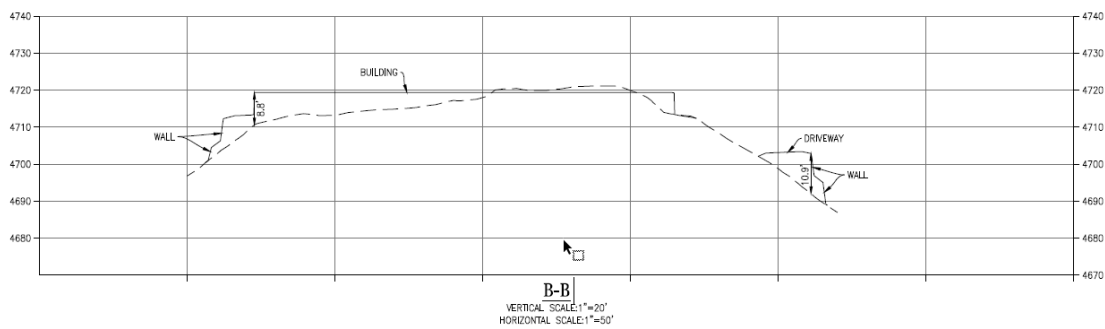
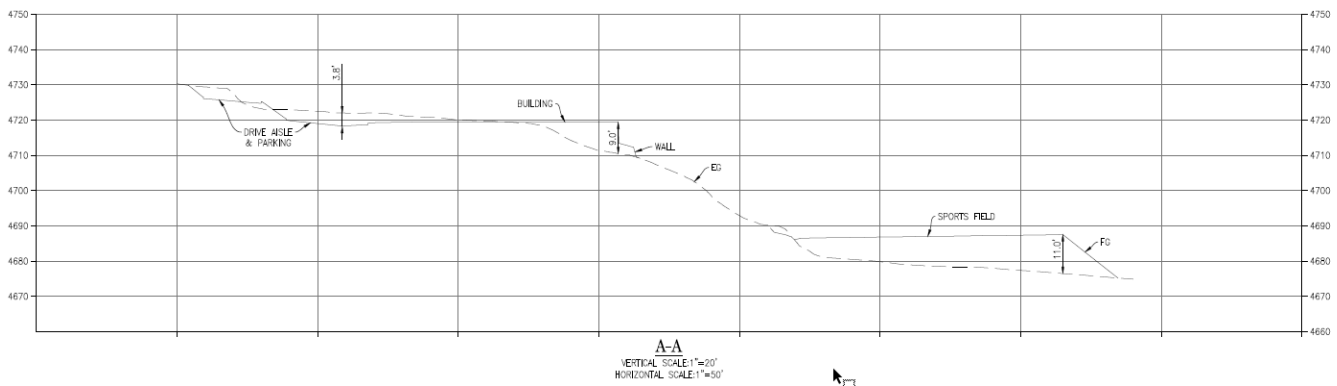
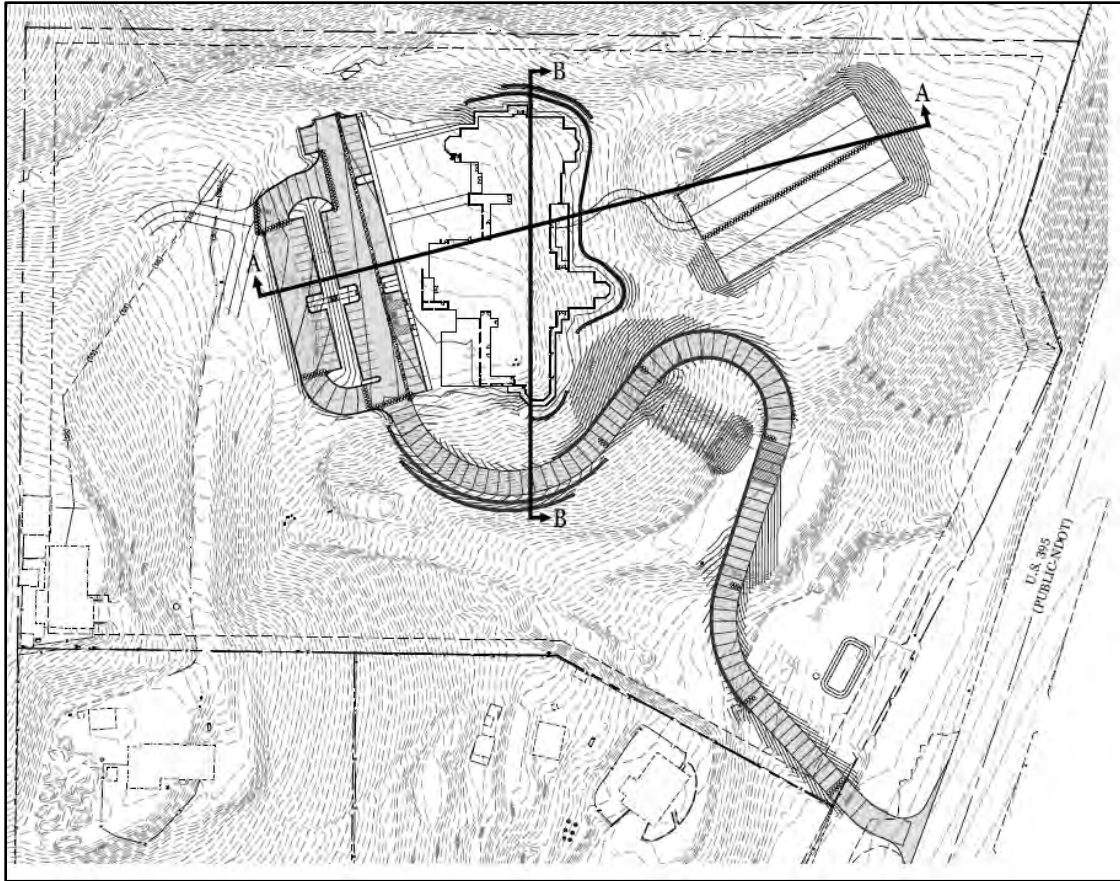




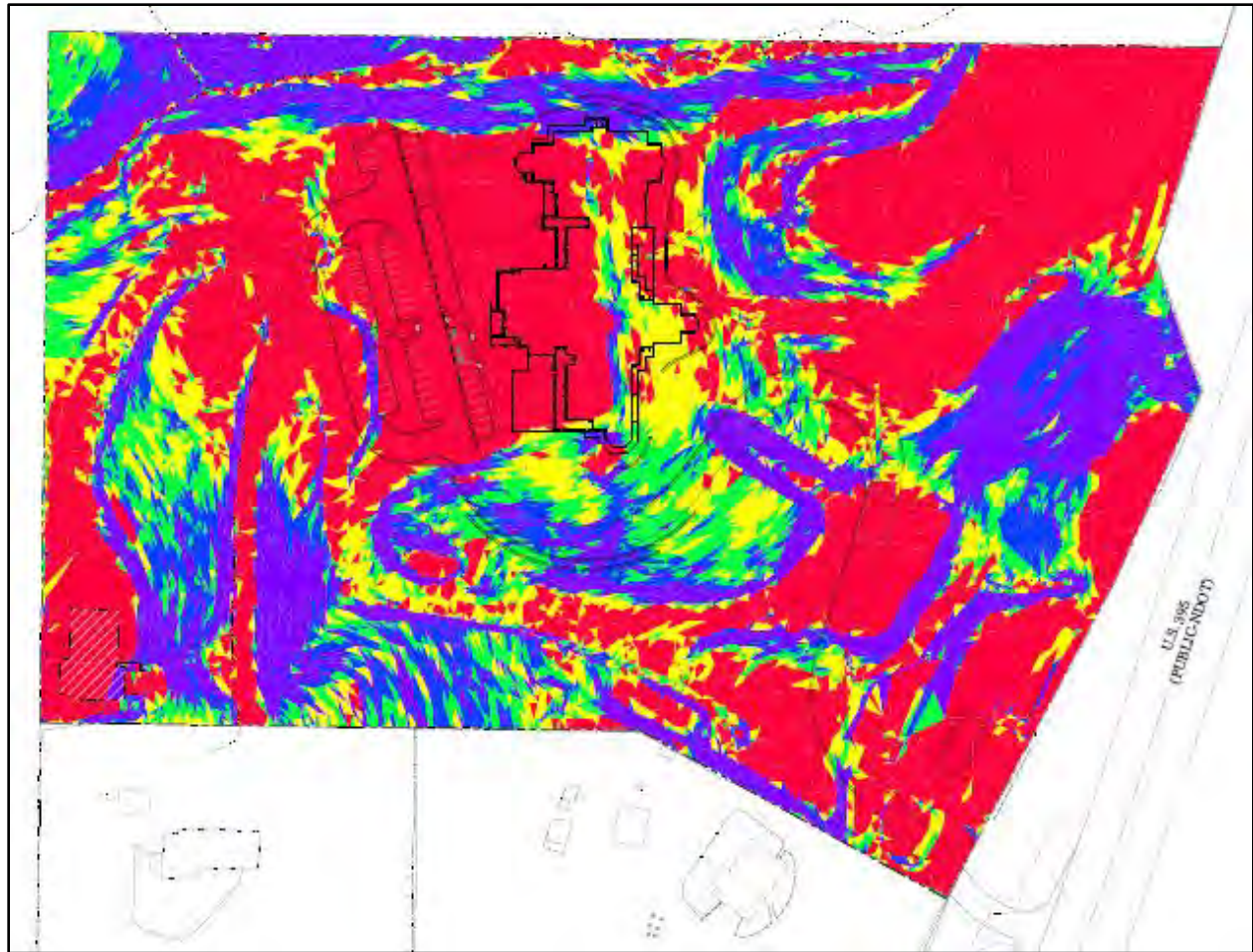
Floor Plan



Elevations



Overall Site Plan with Grading



Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	5.00%	241441.33	Red
2	5.00%	15.00%	327446.53	Orange
3	15.00%	25.00%	311894.34	Yellow
4	25.00%	33.33%	148839.89	Green
5	33.33%	50.00%	137096.54	Cyan
6	50.00%	100.00%	50972.28	Blue

Slope Map

Special Use Permit for Grading

The topography of the proposed school location is challenging. The school is proposed to be located in the upper portion of the site and will be graded as required for the construction of the new school facility. The grading is primarily for the access driveway, parking area, building pad sites, the athletic field and on-site stormwater detention (see site plan on page 4). Some of this area has been previously graded. However, the proposed grading will extend beyond the previously graded areas.

The applicant’s proposed grading plan will exceed major grading thresholds of 110.438.35(a)(2)(i) and (ii), which requires an SUP. The proposal is for the disturbance of 3.8 acres on a slope which is 15% or greater. The major grading thresholds are triggered due to the disturbance exceeding 2 acres per section 110.438.35(a)(2)(i) as well as the excavation or importation of 1,000 cubic yards or more on a slope of 15% or greater per section 110.438.35(a)(2)(ii). The applicant is proposing approximately 9,930 cubic yards of cut and 14,090 cubic yards of fill. The proposed

grading will allow the grades to remain at a 3:1 maximum slope. The proposed retaining walls will reduce the overall disturbance of the site.

The development does not trigger Article 424, Hillside Development. Article 424 is required for "Properties containing slopes in excess of fifteen (15) percent or greater on 20 percent or more of the site." The applicant indicates 47% of the site has slopes less than 15%, where grading and development of the school is proposed to be located (see Slope Map on page 10). The application will not disturb other areas of the parcel. The proposed project does not qualify as hillside development per Article 424.

Stormwater Detention

According to the applicant, "Stormwater detention will be provided at the eastern and southeastern side of the site, ensuring that flows off the property are equal to or less than those in the pre-development condition." The site will be graded to direct storm flows away from the proposed buildings. A detention pond will be located adjacent to the entrance to the site. The applicant states, "the pond will be sized to accommodate a 100-year 10-minutes event". The applicant further indicates that the steeper slopes will not be disturbed, and the proposed detention will meet the needs of the site and Washoe County code.

Utilities

The site has an existing well and septic system, power provided by NV Energy and garbage collection from Waste Management. The applicant will need to work with Washoe County District Health and the State of Nevada, Office of the State Engineer to confirm that water and septic systems on the site meet all required codes. The Health District has provided conditions that further state the requirements that the applicant will need to meet. The applicant's previously approved SUP was with a commercial septic and well.

Traffic

The entrance to the site is from South Virginia Street. The applicant indicates that the proposed buildings will result in 372 average daily trips (ADTs), 122 am peak trips and 26 pm peak trips. Classes will begin at 9 am and end at 3 pm. The application will provide a full traffic analysis with the required encroachment permit with the Nevada State Department of Transportation (NDOT). During the permit process any traffic mitigations requirements will be addressed. The applicant indicates that "traffic generated by the school can easily be accommodated without negative impacts to the surrounding area." The Washoe County Engineering and Capital Projects Division have provided conditions of approval to address any traffic related issues.

Parking

The parking area will be located in a previously graded area, on the west side adjacent to the school. Per Article 410 of the Washoe County code, 0.25 parking spaces are required per student of driving age along with one parking space per employee during peak employment shift. The site will have a total of 150 students, with 45 high school students, which requires 11 parking spaces with additional parking for the 8 employees. The applicant is providing 54 parking spaces, which staff determines will meet the parking needs of the site. The site will be designed to allow drop-off and pick-up areas in the circular driveway. The traffic will be designed to flow in a counterclockwise direction. The driveway will also serve the residence in the southwest corner of the property as well as the residence on the parcel to the south.

Landscaping

The site is required to meet commercial landscaping standards per Washoe County Code (WCC) Article 412, Landscaping. The applicant has indicated that a total of 5.28 acres of the overall site

will be disturbed and is proposing to landscape 46,040 SF which is approximately 20% of the site. The applicant is proposing to add a minimum of 182 trees and 1,082 shrubs, as required by code. Additionally, there will be one tree installed every 50 feet along the street frontage and one tree installed every 10 parking spaces (see Landscape Plan below). All disturbed area will be re-vegetated with a native seed mix and trees to stabilize any slope disturbance. Any imported earthen materials shall be “certified weed free” in order to prevent the spread of noxious weeds within the county



Landscape Plan

Area Plan Evaluation

The subject parcel is located within the South Valleys Area Plan. The following are the pertinent policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
SV.2.3	Plan for noxious weeds	yes	yes
SV.2.7	Dark skies	yes	yes
SV.2.15	Reviewed by Health Dept.	yes	yes
SV.2.16	Mitigate negative impacts	yes	yes
SV.2.8	Lighting powered by solar or other renewable energy sources whenever possible	yes	yes

SV.10.1	Level of service maintained	yes	
SV.12.2	Minimize grading visual impacts	yes	yes
SV.18.3	No significant degradation of air quality will occur	yes	

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
BLM - NV State Office	X			
Environmental Protection	X			
NDOT (Transportation)	X			
Washoe County Building & Safety	X			
Washoe County Engineering & Capital Projects	X	X	X	Robert Wimer, rwimer@washoecounty.gov
Washoe County Land Development (All Apps)	X			
Washoe County Sewer	X			
Washoe County Traffic	X	X	X	Mitch Fink, MFink@washoecounty.gov
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCHD EMS	X	X		Sabrina Brasuell, sbrasuel@washoecounty.gov
WCHD Environmental Health	X	X	X	James English, jenglish@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, blemon@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X			Jim Schaffer, shafferjam@gmail.com

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Neighborhood Meeting

The applicant held a neighborhood meeting at the site, at 16255 S. Virginia Street on August 18, 2022. There were no attendees.

Staff Comment on Required Findings

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the South Valleys Area Plan.

Staff Comment: *There are no policies or action programs within the South Valleys Area Plan that prohibit the establishment of a private school or grading. For this reason, the*

request is consistent with the action programs, policies, standards and maps of the Master Plan and the South Valleys Area Plan.

- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

Staff Comment: The grading will allow for the establishment of a driveway to a private school. The proposed conditions of approval will ensure that needed utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities are either available or have been provided. The applicant will need to meet all conditions to construct the private school and grade the site.

- (c) Site Suitability. That the site is physically suitable for private school and major grading and for the intensity of such a development.

Staff Comment: The site has topography challenges. The proposed grading will make the site suitable to construct a driveway to the proposed private school.

- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: The applicant is requesting grading to construct a driveway to the proposed private school. The area is fairly rural and the proposed school should not significantly impact the area. The site will be landscaped to lessen the impacts to the area. The conditions of approval will further provide requirements for the proposal to operate without significant negative impact upon the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: There is no military installation within the required noticing distance for this application. Therefore, there is no effect on a military installation.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP22-0032 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP22-0032 for St. Nicholas Orthodox Academy, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the South Valleys Area Plan;
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an

adequate public facilities determination has been made in accordance with Division Seven;

- (c) Site Suitability. That the site is physically suitable for private school and major grading and for the intensity of such a development;
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant: St. Nicholas Orthodox Academy,
drjanetcummings@me.com

Property Owner: JLC Realty, LLC,
drjanetcummings@me.com

Representatives: Christy Corp., Ltd. Attn: Mike Railey
mike@christynv.com

K2 Engineering and Structural Design. Attn: Brandt Kennedy
brandt@k2eng.net



Conditions of Approval

Special Use Permit Case Number WSUP22-0032

The project approved under Special Use Permit Case Number WSUP22-0032 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on December 1, 2022. 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.

Unless otherwise specified, all conditions related to the approval of this special use permit 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 conditions of approval related to this special use permit 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 conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit 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.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

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 Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Julee Olander, Planner 775.328.3627, jolander@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 special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- d. The business license will be obtained to for the new use.
- e. Construction hours are 7am to 7pm Monday through Saturday.
- f. Any imported earthen materials shall be "certified weed free" in order to prevent the spread of noxious weeds within the county.
- g. All disturbed area will be re-vegetated with a native seed mix and trees to stabilize any slope disturbance.
- h. The development plans shall demonstrate consistency with current best management practices regarding "dark-sky" standards. All exterior lighting shall be down-shielded such that light is emitted earthward only.
- i. Street lights, security lights and other outdoor lighting should be powered by solar or other renewable energy sources whenever possible.
- j. The applicant will only disturb areas as show on the application and Article 424 will not be met.
- k. The following **Operational Conditions** shall be required for the life of the business:
 - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
 - iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the

administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

- iv. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.

Washoe County Engineering and Capital Projects

- 2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Robert Wimer, P.E. 775.328.2059, rwimer@washoecounty.gov

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- f. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. 775.328.2059, rwimer@washoecounty.gov

- g. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
- h. Any increase in storm water runoff resulting from the development and based upon the 100-year storm shall be detained on site to the satisfaction of the County Engineer.

- i. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures and rip rap shall be used to prevent erosion at the inlets and outlets of all pipe culverts to the satisfaction of the County Engineer.
- j. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
- k. The following note shall be added to the construction drawings; "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."

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink, P.E., 775.328.2050, mfink@washoecounty.gov

- l. The Regional Road Impact Fee (RRIF) will be charged at the applicable land-use classification rate for this project with the building permit.
- m. An approved occupancy permit shall be obtained from the Nevada Department of Transportation (NDOT), for access to, from, or under roads and highways maintained by NDOT and a copy of said permit sent to the Engineering Division.
- n. A detailed traffic report shall be prepared by a Nevada registered professional engineer and submitted to NDOT and the County who shall be responsible for determining compliance with this condition and the traffic improvements that are required.

Truckee Meadows Fire Protection District

3. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon, Fire Captain, 775.326.6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>
- b. The school will require fire sprinklers and a fire alarm and emergency voice/alarm communication system. Access will also need to comply with the 2018 IFC Section 503 and Appendix D.

Washoe County Water Management Planner Coordinator

4. The following conditions are requirements of Washoe County Water Management Planner Coordinator, who shall be responsible for determining compliance with these conditions.

Contact Name – Timber Weiss, 775.328.3699, tweiss@washoecounty.gov

- a. The applicant shall provide an approved water right permit from the Office of the State Engineer for this project prior to the approval of any building permit tied to WSUP22-0032.

Washoe County Health District

5. The following condition is a requirement of the Health District, which shall be responsible for determining compliance with this condition. The District Board of Health has jurisdiction

over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

**Contact Name – James English, EHS Supervisor, 775.328-2434,
jenglish@washoecounty.gov**

- a. Facility must have an NDEP permit for a commercial septic system or the parcel must be connected to community sewerage system.
- b. Facility must submit water project and be evaluated for becoming a public water system pursuant to NAC 445A.
- c. Facility and grounds must be designed and meet all regulations of NAC 444 for schools.

*** End of Conditions ***

From: [Program, EMS](#)
To: [Olander, Julee](#)
Cc: [Program, EMS](#)
Subject: FW: October Agency Review Memo II
Date: Monday, October 17, 2022 3:03:26 PM
Attachments: [October Agency Review Memo II.pdf](#)
[Outlook-10xeb1d.png](#)
[Outlook-bqeimt0e.png](#)
[Outlook-suz2pfeb.png](#)
[Outlook-bdu0n1sv.png](#)
[Outlook-b3mzi3n5.png](#)
[image001.png](#)

Good afternoon,

The EMS Program has reviewed the October Agency Review Memo II - Special Use Permit Case Number WSUP22-0032 (St. Nichols Orthodox Christian Academy) - and has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.

Sabrina Brasuell

Pronouns: she/her

EMS Coordinator | Epidemiology and Public Health Preparedness

Washoe County Health District

sbrasuell@washoecounty.gov | Cell: (775) 830-7118 | Office: (775) 326-6043

1001 E. Ninth St., Bldg. B. Reno, NV 89512



Please take our customer satisfaction survey by clicking [here](#)



Date: October 27, 2022

To: Julee Olander, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for **St. Nicholas Orthodox Christian Academy WSUP22-0032**
APN 045-210-01

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the major grading for and construction of a private school and is located on approximately 13.96 acres at the west side of South Virginia Street, south of Rhodes Road, north of Cheyenne Drive. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Christy Corporation, Ltd. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The developer shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.

4. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
5. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
6. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Methods and seed mix must be approved by the County Engineer with technical assistance from the Washoe-Storey Conservation District. The applicant shall submit a revegetation plan to the Washoe-Storey Conservation District for review.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

1. A detailed hydrology/hydraulic report prepared by a registered engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
2. Any increase in storm water runoff resulting from the development and based upon the 100-year storm shall be detained on site to the satisfaction of the County Engineer.
3. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures and rip rap shall be used to prevent erosion at the inlets and outlets of all pipe culverts to the satisfaction of the County Engineer.
4. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.
5. The following note shall be added to the construction drawings; "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."

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink, (775) 328-2050

1. The Regional Road Impact Fee (RRIF) will be charged at the applicable land-use classification rate for this project with the building permit.

2. An approved occupancy permit shall be obtained from the Nevada Department of Transportation (NDOT), for access to, from, or under roads and highways maintained by NDOT and a copy of said permit sent to the Engineering Division.
3. A detailed traffic report shall be prepared by a Nevada registered professional engineer and submitted to NDOT and the County who shall be responsible for determining compliance with this condition and the traffic improvements that are required.

From: [Lemon, Brittany](#)
To: [Olander, Julee](#)
Cc: [Way, Dale](#)
Subject: WSUP22-0032 (St. Nichols Orthodox Christian Academy) Conditions of Approval
Date: Monday, October 24, 2022 12:45:43 PM
Attachments: [image001.png](#)

Hi Julee,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

The school will require fire sprinklers and a fire alarm and emergency voice/alarm communication system. Access will also need to comply with the 2018 IFC Section 503 and Appendix D.

Thank you,

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

October 26, 2022

Washoe County Community Services
Planning and Development Division

RE: St. Nichols Orthodox Christian Academy; 045-210-01
Special Use Permit; WSUP22-0032

Dear Washoe County Staff:

The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: The WCHD has the following requirements for the approval of the special use permit application for a private school:
 - 1. Facility must have an NDEP permit for a commercial septic system or the parcel must be connected to community sewerage system.
 - 2. Facility must submit water project and be evaluated for becoming a public water system pursuant to NAC 445A.
 - 3. Facility and grounds must be designed and meet all regulations of NAC 444 for schools.
- b) Condition #2: The WCHD has no concerns with the special use approval for major grading.
- c) Condition #3: If the special use permit is approved, all future plans and permits must be routed through the WCHD for review and approval.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District



Washoe-Storey Conservation District

Bret Tyler Chairman
Jim Shaffer Treasurer
Cathy Carfield Storey app.
Jean Herman Washoe app.

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadacconservation.com

October 26, 2022

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WSUP22-032 St. Nichols Orthodox Christian Academy

Dear Julee,

In reviewing the special use permit for a private school, the Conservation District has the following comments.

In the construction of the bio detention basin, the District recommends a two feet wide 3-foot-deep infiltration trench the length of the basin encourages recharge and prevent water runoff pollutants from entering the downstream natural drainage system.

To prevent the spread of noxious weeds with the import of fill material, the applicant develops an onsite weeds management plan to ensure weed seeds do not impact other areas utilizing certified weed free material.

In the construction of rockery walls, the District recommends filling the voids in the face of the entire wall with smaller rock to prevent the undermining of small rodents.

The District strongly recommends a xeriscape landscape (no turf) supporting the rural area.

We request the applicant conform to Washoe County code lighting standards as it relates to dark skies.

Additionally, the color selection of the school facility utilizes earth tone colors to compliment the rural character of the area.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Jim Shaffer



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

1001 E. 9th St.
Reno, NV 89512
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

October 26, 2022

TO: Julee Olander, Planner, CSD, Planning & Development Division

FROM: Timber Weiss, Licensed Engineer, CSD

SUBJECT: Special Use Permit Case Number WSUP22-0032 (St. Nichols Orthodox Christian Academy)

Project description:

The applicant is proposing to approve a special use permit for a private school and major grading resulting with a disturbance of up to ± 4 acres of the overall site, with $\pm 9,930$ cubic yards of cut and $\pm 14,090$ cubic yards of fill.

Location: 16255 South Virginia Street, APN: 045-210-01.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

Recommend approval, with the following condition: Applicant shall provide an approved water right permit from the Office of the State Engineer for this project prior to the approval of any building permit tied to WSUP22-0032.

The current water right on the property is limited to the buildings and manner of use on the property, per Certificate 18936 in the Office of the State Engineer. Since this project is outside of the description of use in Certificate 18936, additional water rights will be needed.

Project Name: St. Nicholas Orthodox Academy SUP
Meeting Location: 16255 S. Virginia St., Reno, NV 89521
Meeting Date: August 18, 2022

**Neighborhood Meeting
SUMMARY**

Virtual Meeting Option Provided: YES NO

Hosted By (Name): Mike Railey **(Company):** Christy Corporation, LTD

Contact (Email): Mike@christynv.com **(Phone):** (775) 502-8552

.....

Public Concerns:

1. No public attended
2. _____
3. _____
4. _____
5. _____

Changes Made to Proposal (if applicable):

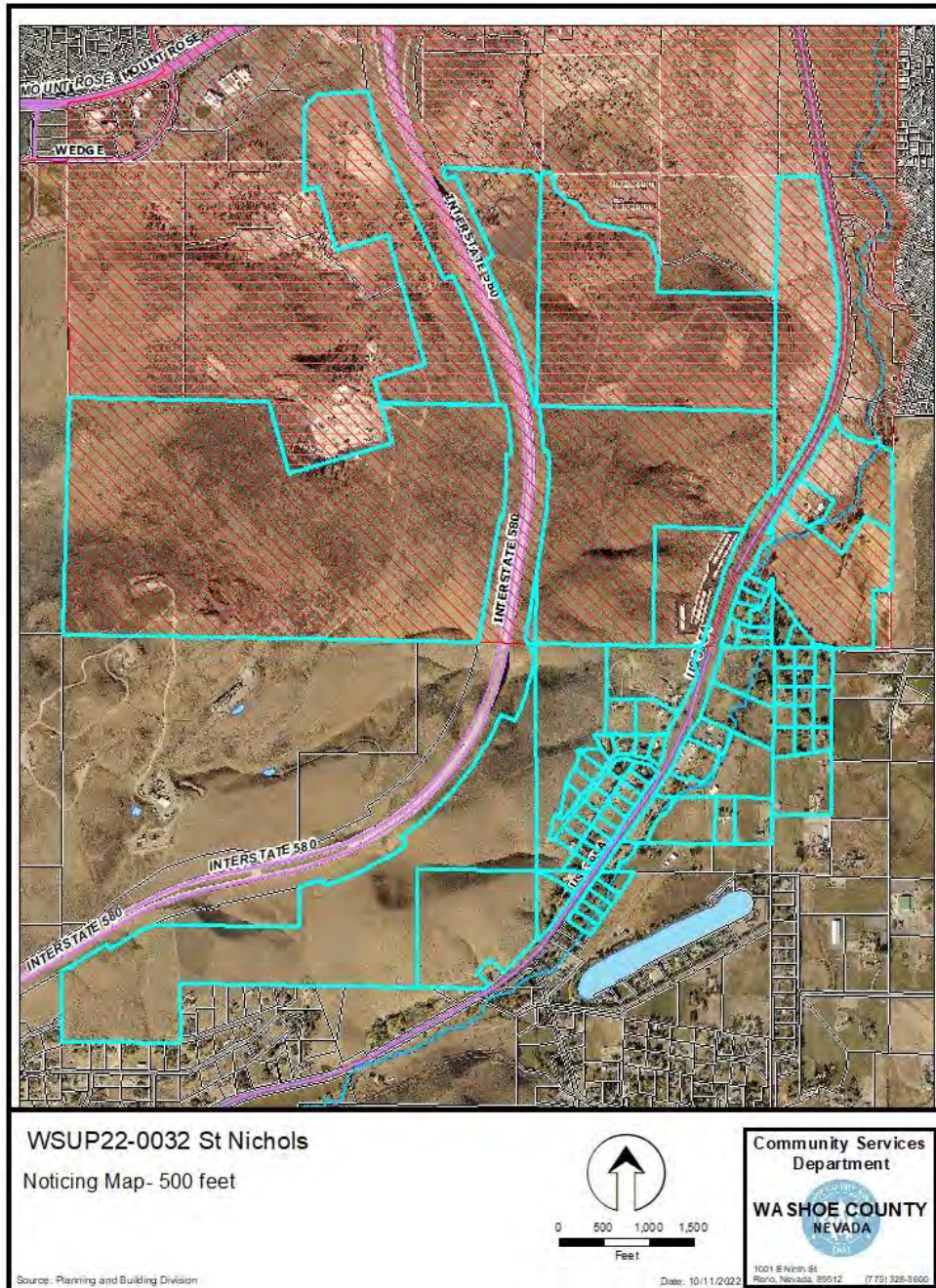
1. _____
2. _____
3. _____
4. _____
5. _____

Any Additional Comments:

There were no attendees at the meeting or calls or emails prior to the scheduled meeting.

Public Notice

Washoe County Code requires that public notification of a Special Use Permit be mailed to a minimum of 30 separate property owners within a minimum 500 foot radius of the subject property a minimum of 10 days prior to the public hearing date. This proposal was noticed within a 500-foot radius of the subject property, noticing 64 separate property owners a minimum of 10 days prior to the public hearing date.



Public Notice Map

Special Use Permit Case Number WSUP22-0032



ST. NICHOLAS
ORTHODOX CHRISTIAN ACADEMY

R E N O • N E V A D A

SPECIAL USE PERMIT

Prepared by:



October 10, 2022

ST. NICHOLAS

ORTHODOX CHRISTIAN ACADEMY

Special Use Permit

Prepared for:

St. Nicholas Orthodox Academy
16255 South Virginia Street
Reno, Nevada 89521

Prepared by:

Christy Corporation, Ltd.
1000 Kiley Parkway
Sparks, Nevada 89436
(775) 502-8552

October 10, 2022



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Introduction 1
 Project Location 1
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 Project Background 6
 Request Summary 6
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 Figure 3 – Existing Conditions 3
 Figure 4 – Existing Conditions 4
 Figure 5 – Zoning 5
 Figure 6 – Preliminary Site Plan 7
 Figure 7 – Building Elevations 9

Appendices:

- Washoe County Development Application
- Owner Affidavit
- Special Use Permit Application
- Property Tax Verification

Attachments:

- Engineering Plans and Reports



Introduction

This application includes the following request:

- A **Special Use Permit** to allow for the establishment of a private school within the High Density Rural (HDR) regulatory zone and to allow for Major Grading per the standards of Section 110.438.35 of the Washoe County Development Code.

Project Location

The project site (APN # 045-210-01) includes 13.96± acres located at 16255 South Virginia Street (Old US 395). Specifically, the subject property is located on the west side of Virginia Street, south of Rhodes Road and north of Cheyenne Drive. Figure 1 (below) depicts the project location.



Figure 1 – Vicinity Map





Existing Conditions

The property is currently developed with a single family residence, a commercial building and several smaller outbuildings that front Virginia Street. The Virginia Street structure has functioned as a residence, stagecoach stop, “divorce cottages” during the 1930’s to 1960’s, a church, and most recently a private school.

Surrounding uses include commercial (mini-storage) to the north, single family to the south, vacant land to the west, and a mix of vacant and commercial parcels to the east. Property to the west includes steep slopes extending up to the Interstate 580 right-of-way.

Figure 2 (below) provides an aerial view of the property and depicts existing onsite improvements while Figures 3 and 4 (following pages) provide photographs of the existing site conditions.

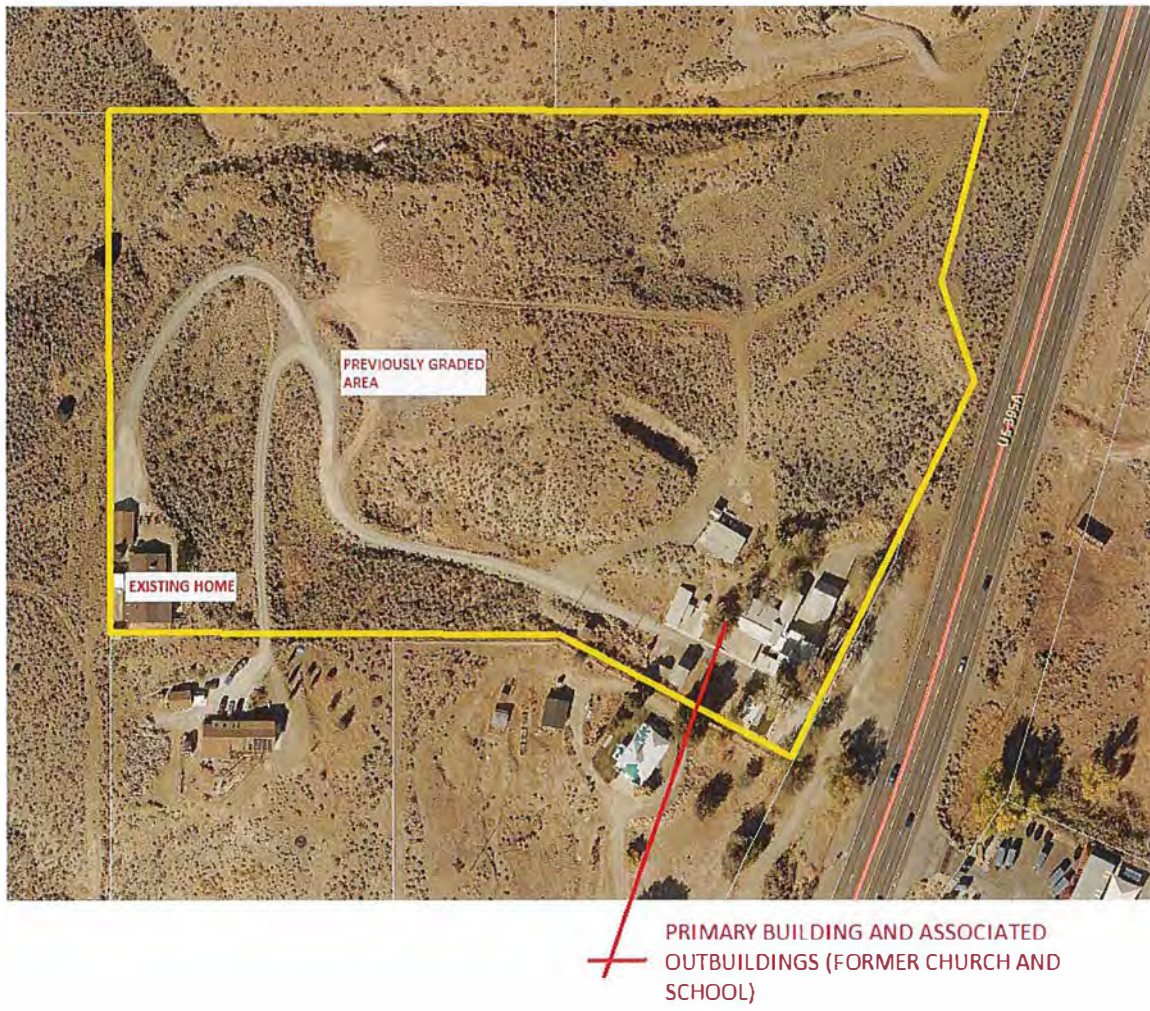
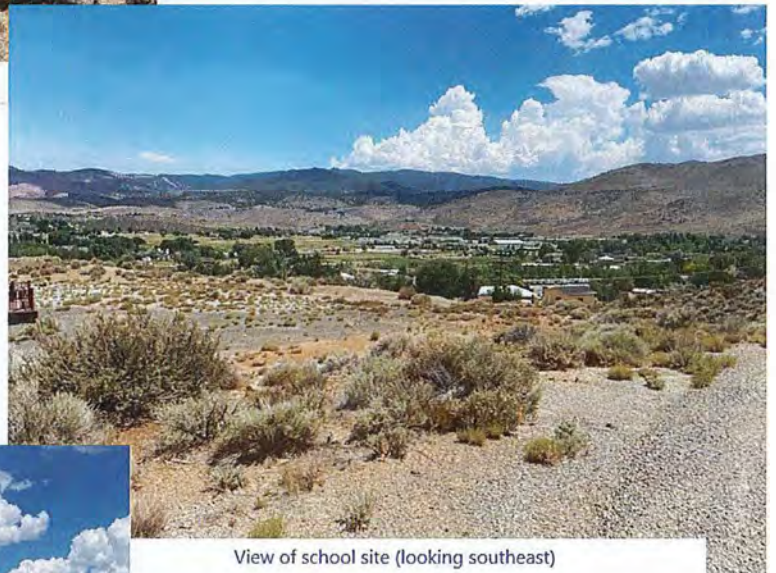


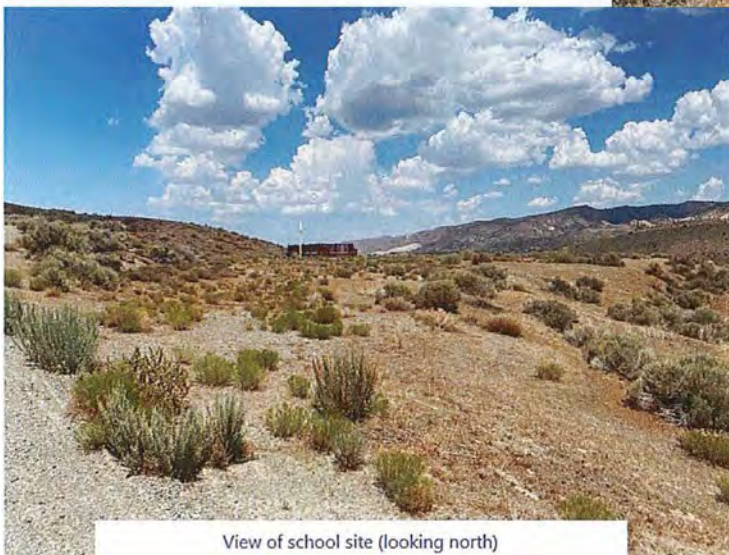
Figure 2 – Aerial View



View of school site (looking east)



View of school site (looking southeast)



View of school site (looking north)

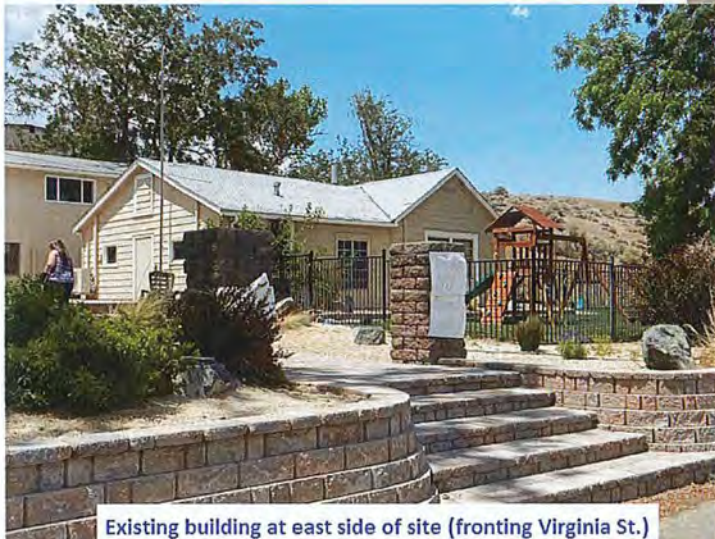
Figure 3 – Existing Conditions



Existing "commercial" building at east side of site



Existing buildings at east side of site (fronting Virginia St.)



Existing building at east side of site (fronting Virginia St.)

Figure 4 – Existing Conditions

The 13.96± acre parcel is zoned High Density Rural (HDR). The area includes an eclectic mix of zoning including Neighborhood Commercial (NC) to the north and east, General Rural (GR) to the west, and Low Density Suburban (LDS) to the south. Figure 5 (below) depicts the existing zoning patterns in the area.



Figure 5 - Zoning



Project Background

As noted previously, the project site has an eclectic history in terms of land use. Although the Assessor's office shows the primary building as being constructed in 1933, this is reflective of additions to the structure. The primary building (originally developed as a home) was built in the late 1800's and even served as a stagecoach stop between Reno and Carson City at one time. Cottages (existing outbuildings) were constructed in the 1930's and were rented to individuals seeking to establish Nevada residency in order to receive an expedited divorce.

The Glory Temple Church occupied the buildings for many years and operated a church and parochial school under a Special Use Permit (SUP) issued by Washoe County. In 2017, the church sold the property to the current property owners and the St. Nicholas Orthodox Christian Academy (St. Nicholas) was established. The school operated at the site until the end of the 2021 school year.

St. Nicholas operated with the assumption that the Glory Temple Church SUP ran with the land and was valid. However, in the process of completing improvements at the site in 2020, it was discovered that Glory Temple Church failed to maintain the validity of the SUP. Thus, no current SUP was in place to allow for St. Nicholas to operate. Therefore, this SUP request is needed to reestablish a private school use at the project site and to allow for major grading.

The existing buildings along the Virginia Street frontage are slated for demolition. A recent structural inspection indicated that the buildings were structurally unsound and could not be rehabilitated. Permits have been issued by Washoe County to demolish the buildings.

Request Summary

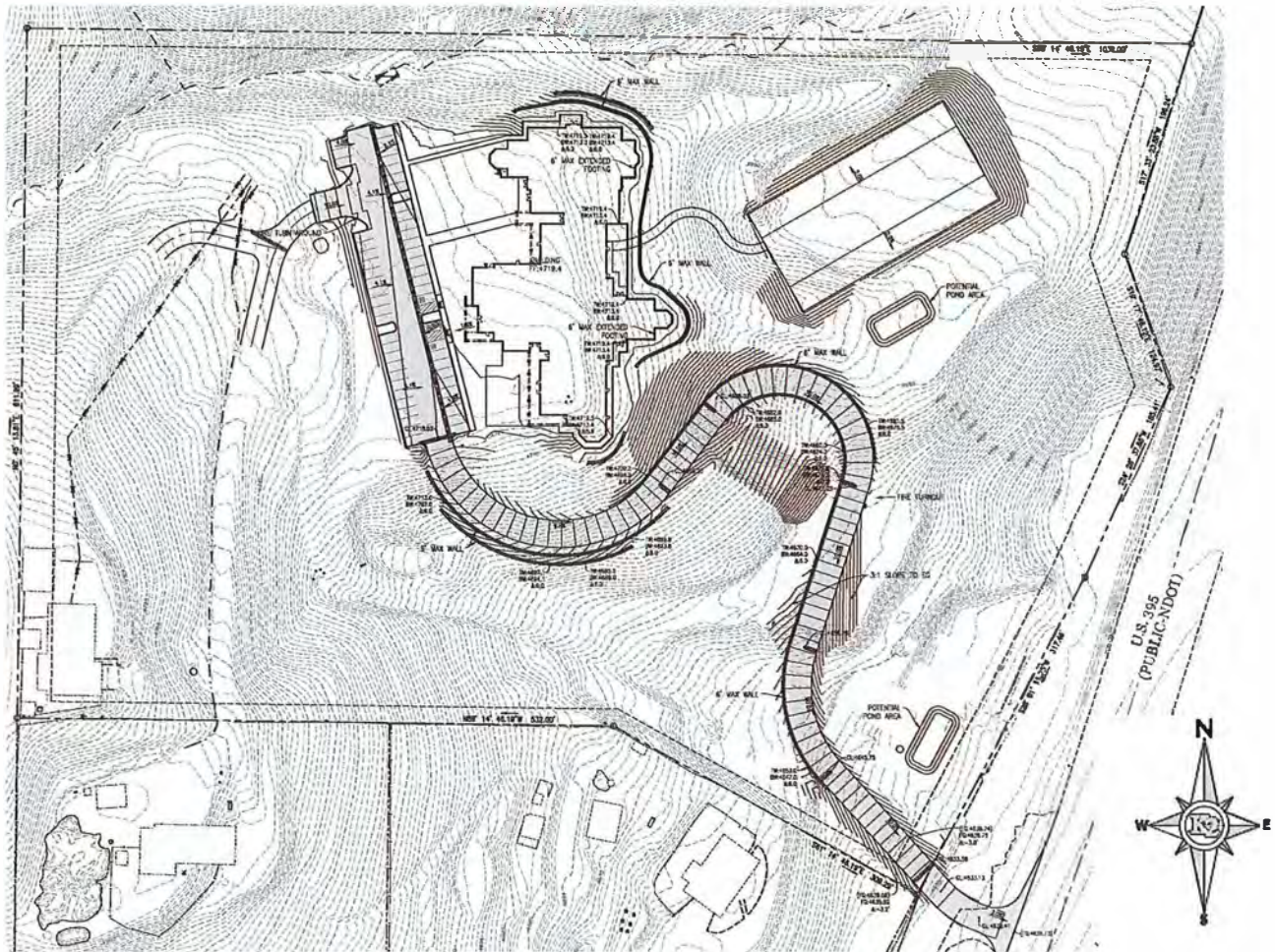
The first component of this Special Use Permit (SUP) is to allow for a private school use to be established at the site. St. Nicholas received a SUP in September of 2021 to permit the school to use three temporary modular buildings (6 classrooms) that were to be utilized while plans for the new facility were under development. The Washoe County Development Code requires this supplemental SUP based on the existing HDR zoning and the previously issued SUP.

Originally, St. Nicholas planned to refurbish the existing onsite buildings for use as classrooms. However, during a structural analysis of the buildings, they were deemed structurally unsound. A temporary solution was found at another site in Reno while plans contained herein were developed. It is now planned to construct new buildings at the upper portion of the site and as a result, the temporary classrooms were not installed. The primary school building is proposed to be 24,944± square feet in area and will include an athletic field to the east of the building. The athletic field will be constructed downslope from the building and takes advantage of another flat portion of the site.

The school will accommodate kindergarten through 12th grade and is envisioned to have a maximum of 150 students: 75 elementary, 30 middle school and 45 high school students. The school will be located at the north central portion of the site.



This SUP calls for the school building to be located in the north central position of the project site. Figure 6 (below) depicts a preliminary site plan.



Note: Refer to attached full-size site plan.

Figure 6 – Preliminary Site Plan

As depicted in Figure 6, the school building is situated in a north-south orientation in the central portion of the site. The parking area and most of the building are situated in the previously graded area that is accessed via the existing driveway. This driveway also serves the home located at the southwest corner of the parcel as well as a home located on the parcel to the south. The driveway connects to the primary access along South Virginia Street. The circular drive will ensure circulation for emergency vehicles and will also allow parents to circulate in and out of the site during drop-off and pick-up hours.



Parking for teachers and students as well as student drop-off will be located adjacent to and west of the school building. The parking includes 54± spaces, well over the code required 29 spaces. Internal circulation for student drop-off and pick-up will consist of a counterclockwise circular driveway. This provides for safe and efficient school access.

Based on trip generation data provided by the Institute of Transportation Engineers (ITE) for land use code 536 (Private School K-12), St. Nicholas is expected to generate 372 average daily trips (ADT) with 122 am peak trips and 26 pm peak trips. The peak hour trip generation rates are supported given the school's 9:00 am to 3:00 pm operating schedule. A full traffic analysis will be generated concurrently with an NDOT encroachment permit. At that time, NDOT and Washoe County can require any needed mitigation measures. Given existing levels of service on this stretch of Virginia Street, traffic generated by the school can easily be accommodated without negative impacts to the surrounding area.

The area proposed for development includes areas previously disturbed by existing operations. However, with the grading proposed (and described in the following section), the grading will extend beyond previously graded areas. Retaining walls will have a maximum 6-foot height and will be required along the north and eastern side of the proposed building as well as along the improved driveway access.

Stormwater detention will be provided at the eastern and southeastern side of the site, ensuring that flows off the property are equal to or less than those in the pre-development condition. Steeper slopes that exist surrounding the proposed disturbed areas will continue to remain undisturbed. Overall, it is proposed to disturb 3.8± acres (26%) of the site.

The second component of this SUP request is to allow for Major Grading, as defined in Section 110.438.35 of the Washoe County Development Code. Specifically, the Major Grading Permit Thresholds triggered by this application include those outlined in Section 110.438.35(a)(2)(i) and (ii).

The Development Code sections noted above refer to grading on slopes greater than 15%. Per 110.438.35(2)(i), a SUP is triggered for grading of an area more than 2 acres in size. As proposed, 3.8± acres will be graded with the project. The second SUP "trigger" is to allow for the excavation or importation of 1,000 cubic yards or more at the site per 110.438.35(2)(ii). As proposed, the St. Nicholas project will include approximately 9,930 cubic yards of cut and 14,090 cubic yards of fill.

Grading proposed is consistent with a site of this scale and density. The grading will not result in slopes greater than three horizontal to one vertical (3:1). The project is consistent with other surrounding uses and in character with the grading and slopes in this area.

A detailed grading and drainage plan, prepared by K2 Engineering, is included as an attachment to this report.

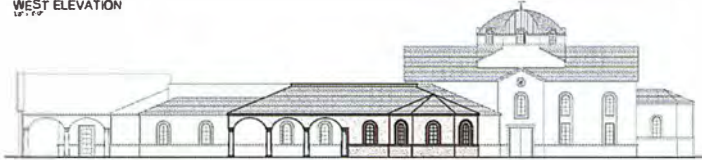
Full size building elevations and floorplans are included as an attachment to this report. Figure 7 (next page) provides a rendering of the building, depicting the architectural character of the proposed structure.



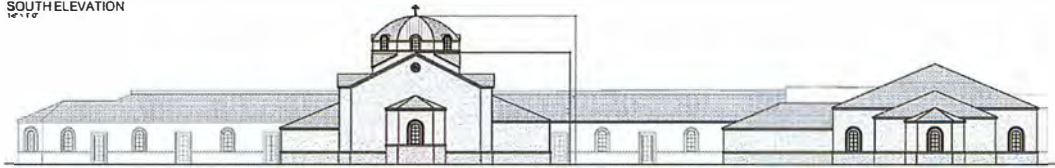
ST. NICHOLAS
ORTHODOX CHRISTIAN ACADEMY
R E N O • N E V A D A



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



Figure 7 – Building Elevations



Special Use Permit Findings

In order to approve a Special Use Permit, the following findings must be made. Responses are provided in **bold face type**.

1. Consistency. The granting of the special use permit is consistent with the policies and maps of the Comprehensive Plan Elements and the Area Plan in which the property is located.

The requested private school use is consistent with Division Three of the Washoe County Development Code and does not conflict with policies contained within the South Valleys Area Plan. The project is a low impact use and similar operations have proven to operate successfully at the site for several years.

2. Adequate Public Facilities. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities must exist or will be provided.

As detailed on the attached engineering plans and reports, all infrastructure and services needed to serve the project are in place or will be extended/improved with development of the new school building, per Washoe County standards.

3. Site Suitability. The site must be physically suitable for the proposed use and for the intensity of development.

A portion of the area proposed for the building has been previously graded and is well suited for the intensity of the proposed use. The athletic field is also situated on a flatter portion of the site in order to reduce the amount of site grading required.

4. Issuance Not Detrimental. Issuance of the permit may not be significantly detrimental to the public health, safety or welfare; have a detrimental impact on adjacent properties; or be detrimental to the character of the surrounding area.

No negative impacts are anticipated with the granting of this SUP request. The private school and is a low intensity use. In fact, St. Nicholas has operated at the site since 2017 without incident.

APPENDICES

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: St. Nicholas Orthodox Academy			
Project Description: A SUP to allow for the establishment of a private school in the HDR zone and allow for major grading. Refer to attached report for additional details.			
Project Address: 16255 South Virginia Street, Reno, NV 89521			
Project Area (acres or square feet): 13.96 acres			
Project Location (with point of reference to major cross streets AND area locator): The site is located on the west side of South Virginia Street (Old US 395), south of Rhodes Road, north of Cheyenne Drive.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
045-210-01	13.96		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: JLC Realty, LLC		Name: Christy Corporation, Ltd.	
Address: 4781 Caughlin Pkwy.		Address: 1000 Kiley Parkway	
Reno, NV	Zip: 89519	Sparks, NV	Zip: 89436
Phone: (775) 848-3677	Fax:	Phone: (775) 502-8552	Fax:
Email: drjanetcummings@me.com		Email: mike@christynv.com	
Cell: (775) 848-3677	Other:	Cell: (775) 250-3455	Other:
Contact Person:		Contact Person: Mike Railey	
Applicant/Developer:		Other Persons to be Contacted:	
Name: St. Nicholas Orthodox Academy		Name: K2 Engineering and Structural Design	
Address: 16255 S. Virginia St.		Address: 860 Maestro Dr., Suite A	
Reno, NV	Zip: 89521	Reno, NV	Zip: 89511
Phone: (775) 544-5565	Fax:	Phone: (775) 355-0505	Fax:
Email: drjanetcummings@me.com		Email: brandt@k2eng.net	
Cell: (775) 848-3677	Other:	Cell: (775) 560-8189	Other:
Contact Person: Janet Cummings		Contact Person: Brandt Kennedy, P.E.	
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?

A SUP to allow for the establishment of a private school in the HDR zone and allow for major grading. Refer to attached report for additional details.

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.)

Refer to attached plan.

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

Refer to attached report for a detailed description.

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?

Refer to attached report for a detailed analysis.

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

The project will provide for a schooling alternative for area youth and will ultimately include improvements to the existing site. Refer to attached report for additional details.

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

The project is a low impact use that is not expected to generate any negative impacts to surrounding properties. Refer to attached report for a detailed analysis.

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.

Approximately 9,930 cubic yards of cut and 14,090 cubic yards of fill. Refer to attached report.

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
------------------------------	--

9. Utilities:

a. Sewer Service	Septic
b. Electrical Service	NV Energy
c. Telephone Service	AT&T or Charter Communications
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	AT&T or Charter Communications
g. Water Service	Well (existing)

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).

Native revegetation and landscaping will be provided for visual mitigation. Please refer to the attached report.
--

10. Community Services (provided and nearest facility):

a. Fire Station	TMFPD - Pleasant Valley Volunteer/Foothill Drive Stations
b. Health Care Facility	Renown Regional Medical Center
c. Elementary School	St. Nicholas Orthodox Academy/Pleasant Valley Elementary
d. Middle School	St. Nicholas Orthodox Academy/Herz Middle School
e. High School	St. Nicholas Orthodox Academy/Galena High School
f. Parks	Galena Creek Regional Park/Davis Creek Park
g. Library	Washoe County - South Valleys Branch
h. Citifare Bus Stop	Not applicable

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

1. What is the purpose of the grading?

Grading will be used to create a building pad for the new school building, parking, driveways and athletic field.

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

Approximately 9,930 cubic yards of cut and 14,090 cubic yards of fill. Refer to attached report.

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

A total of 4.09 acres will be disturbed.

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

Approximately 9,930 cubic yards of cut and 14,090 cubic yards of fill. Refer to attached report.

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

Given the size of the site and existing disturbance that has already occurred, it is not possible to grade below the established SUP thresholds.

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.)

The area proposed to be graded is mostly disturbed. The grading proposed allows for redevelopment of the property, as described in the attached report.

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, the disturbed area can be seen from the east, from South Virginia. Refer to attached report for additional details.

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)?

Neighboring properties to the southwest will continue to be served by the existing access easement.

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 slopes are proposed to be 3:1. Native revegetation will be used to stabilize slopes.

11. Are you planning any berms?

Yes	No <input checked="" type="checkbox"/>	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, max. height of 6 feet. The construction will be determined at final design/permit.

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

Native revegetation and landscaping will be provided for visual mitigation. Please refer to the attached report.

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

No.

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

Areas to be revegetated will include a native seed mix to the approval of the WSCD.

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

If deemed necessary, temporary irrigation will be provided at revegetation locations.

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

Revegetation (as necessary) will include a WSCD approved seed mix.

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

Yes	No X	If yes, please attach a copy.
-----	------	-------------------------------

ATTACHMENTS

PRELIMINARY ONSITE DRAINAGE REPORT

FOR

St. Nicholas Orthodox Academy

Prepared For:

JLC Realty LLC
Attn: Brett Sabatini
4781 Caughlin Parkway
Reno, NV 89519

Prepared By:



860 Maestro Drive, Suite A
Reno, NV 89511
Ph. 775-355-0505
Fax 775-355-0566

October 2022

22-315

Table of Contents

- Preliminary Onsite Drainage Report
- Preliminary Onsite Drainage Calculations – Rational Method
- Vicinity Map
- Site Plan (C-1)
- Appendix
 - FEMA FIRM Map
 - NOAA Atlas 14 Point Precipitation Frequency Estimates
 - TMRDM Rational Method Runoff Coefficients (Table 701)

References

- Truckee Meadows Regional Drainage Manual (TMRDM)

Onsite Drainage Report

Project: St. Nicholas Orthodox Academy

Date: October 2022

Description: The project will consist of a school with associated driveway, parking lot, sports field, landscaping, utilities, and drainage improvements.

Location: 16255 South Virginia Street

APN: 045-210-01

Site Area: 14.4 ac

Developed Area: 2.4 ac

Disturbance: 4.1 ac

Flood Zone: X (Unshaded)

Firm: 32031C3351G

Restrictions: None

Pre-Development Discussion

Existing Development & Drainage Facilities:

The site was previously developed near S. Virginia Street (US 395A), however, the majority of onsite improvements have been demolished. The remaining development consists of an existing residence and unpaved driveways. The site slopes predominantly from the west to the east at slopes that range between 1-75%. The majority of vegetation consists of native grasses and brush. The majority of onsite flow generated by the site travels east until it is discharged into an existing drainage swale along US 395A. The remainder of onsite flow travels to an existing drainage swale that runs along the northern property line to the east. This existing drainage swale discharges near the northeastern corner of the site and eventually contributes to the existing swale along US 395A. Onsite flow ultimately contributes to Steamboat Creek and subsequently the Truckee River.

Surrounding Properties:

- North: Developed commercial and undeveloped residential
- South: Developed residential
- East: US 395A
- West: Undeveloped residential

Offsite Contributing Flow: N/A

Previous Analysis: N/A

Post-Development Discussion

Proposed Drainage Improvements:

The developed site will maintain existing drainage patterns. The site will be graded to direct storm flows away from the proposed building. A portion of these storm flows will be directed to the proposed parking lot while remainder of flow will be directed to the east. The parking lot has been graded to direct storm flows to a longitudinal valley gutter that conveys storm flows south towards the proposed driveway. It is the intent to utilize overland flow to capture and direct the majority of stormwater flows, however, with the final design, some underground storm drain may need to be introduced. The driveway will convey a majority of storm flows generated by the proposed improvements east to a bio-retention pond. This pond has been sized to accommodate the 100-year 10-minute event. In event of large storm events, excess flow will discharge to the east into the existing drainage swale along US 395A. Onsite flow ultimately contributes to Steamboat Creek.

Low Impact Development Features:

This site will utilize a bio-retention pond (TC-30) to promote sedimentation and infiltration addressing LID requirements.

Conclusions:

The proposed development will be constructed in accordance with Washoe County Design Standards. Peak flow from the site will be limited to pre-development conditions and the proposed bio-retention basin will address the post construction stormwater quality requirements.

Preliminary Onsite Drainage Calculations - Rational Method

Project: St. Nicholas Orthodox Academy

Hydrology Methodology

Rational Method Analysis is used for all calculations in this report. Peak runoff is determined using equation 708 of the TMRDM:

$$Q = CiA$$

Q = Peak Flow (cfs)
C = Runoff Coefficient

The runoff coefficient is determined by land use type and surface type. For typical surfaces standard runoff coefficients can be determined utilizing Table 701 of the TMRDM. For this analysis, a composite runoff coefficient can be determined utilizing weighted averaging of the individual surface runoff coefficients.

i = Rainfall Intensity (in/hr)

Rainfall intensity is determined utilizing the NOAA Atlas Point Precipitation Frequency Estimates which give rainfall intensities based on average recurrence intervals and duration. The duration of a storm is also known as the time of concentration. For small urbanized paved areas shall be 5 minutes & 10 minutes for vegetated landscape areas.

A = Basin Area (acres)

Site Runoff Coefficients & Rainfall Intensities

5-Year	$C_{\text{Undeveloped}} = 0.2$	$C_{\text{Impervious}} = 0.88$	$C_{\text{Landscape}} = 0.2$
100-Year	$C_{\text{Undeveloped}} = 0.5$	$C_{\text{Impervious}} = 0.93$	$C_{\text{Landscape}} = 0.5$
5-min	$i_2 = 1.476$	$i_5 = 1.968$	$i_{100} = 4.812$
10 min	$i_2 = 1.122$	$i_5 = 1.506$	$i_{100} = 3.66$
24 hr	$i_{100}(24 \text{ hr}) = 0.130$		

Pre-Development Condition

1.1 Composite Runoff Coefficient

Basin	Area (s.f.)	Impervious Area (s.f.)	Undeveloped Area (s.f.)	C_5	C_{100}
X1	625997	5301	620696	0.21	0.50
Totals	625997	5301	620696	0.21	0.50

1.2 Rational Flow Calculations

Basin	Area (ac)	i_2 (in/hr)	i_5 (in/hr)	i_{100} (in/hr)	Q_2 (cfs)	Q_5 (cfs)	Q_{100} (cfs)	$Q_{100}(24\text{hr})$ (cfs)	Target
X1	14.37	1.122	1.506	3.66	3.318	4.453	26.490	0.944	Offsite
Totals	14.37				3.318	4.453	26.490	0.944	

Post-Development Condition

2.1 Composite Runoff Coefficient

Basin	Area (s.f.)	Impervious Area (s.f.)	Landscape Area (s.f.)	C_5	C_{100}
1	625997	101081	524916	0.31	0.57
Totals	625997	101081	524916	0.31	0.57

2.2 Rational Flow Calculations

Basin	Area (ac)	i_2 (in/hr)	i_5 (in/hr)	i_{100} (in/hr)	Q_2 (cfs)	Q_5 (cfs)	Q_{100} (cfs)	$Q_{100}(24\text{hr})$ (cfs)	Target
1	14.37	1.122	1.506	3.66	4.995	6.705	29.951	1.067	Pond
Totals	14.37				4.995	6.705	29.951	1.067	

2.3 Detention/Retention Calculations

Event	Pre-Dev Q_{100} (cfs)	Post-Dev Q_{100} (cfs)	Required Detention (cfs)	Required Detention (ft ³)
10 Min	26.49	29.95	3.46	2076

Pond	Area (ft ²)	Depth (ft)	Volume (ft ³)	Volume Capacity (cfs)	Factor of Safety
1	1714	2	2520	4.20	1.2



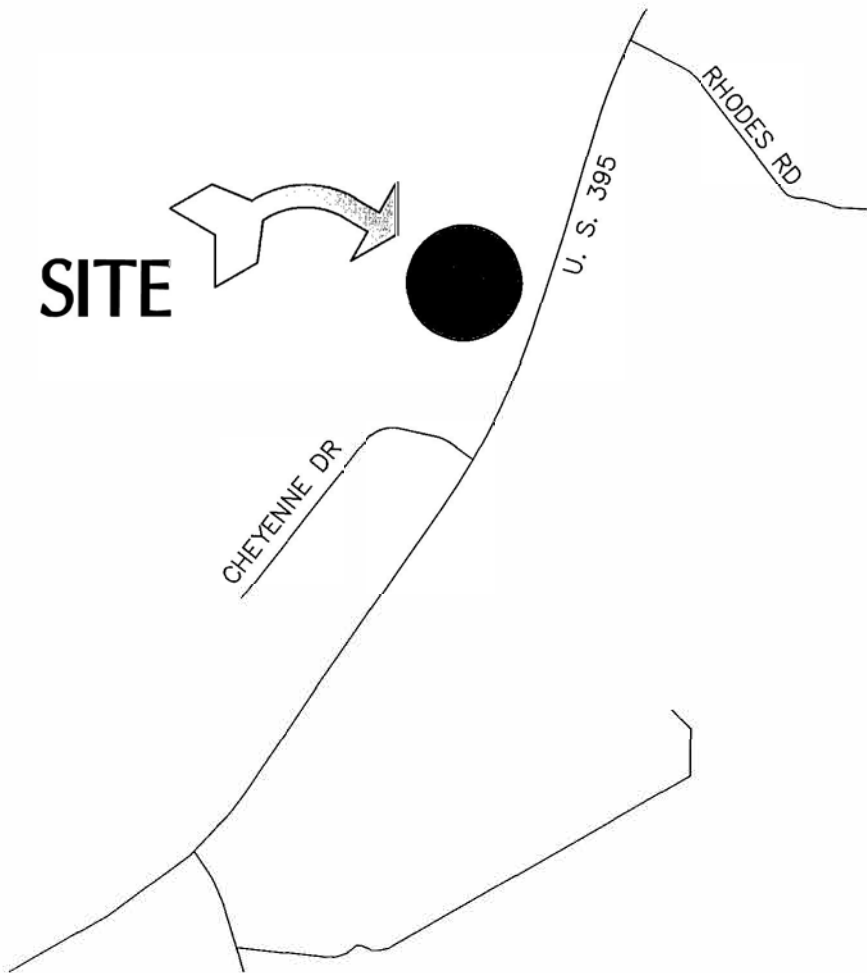
SITE



U. S. 395

RHODES RD

CHEYENNE DR



St. Nicholas Orthodox Academy

16255 S. Virginia St.

APN: 045-210-01

22-315

Vicinity Map



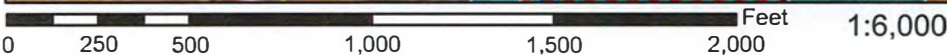
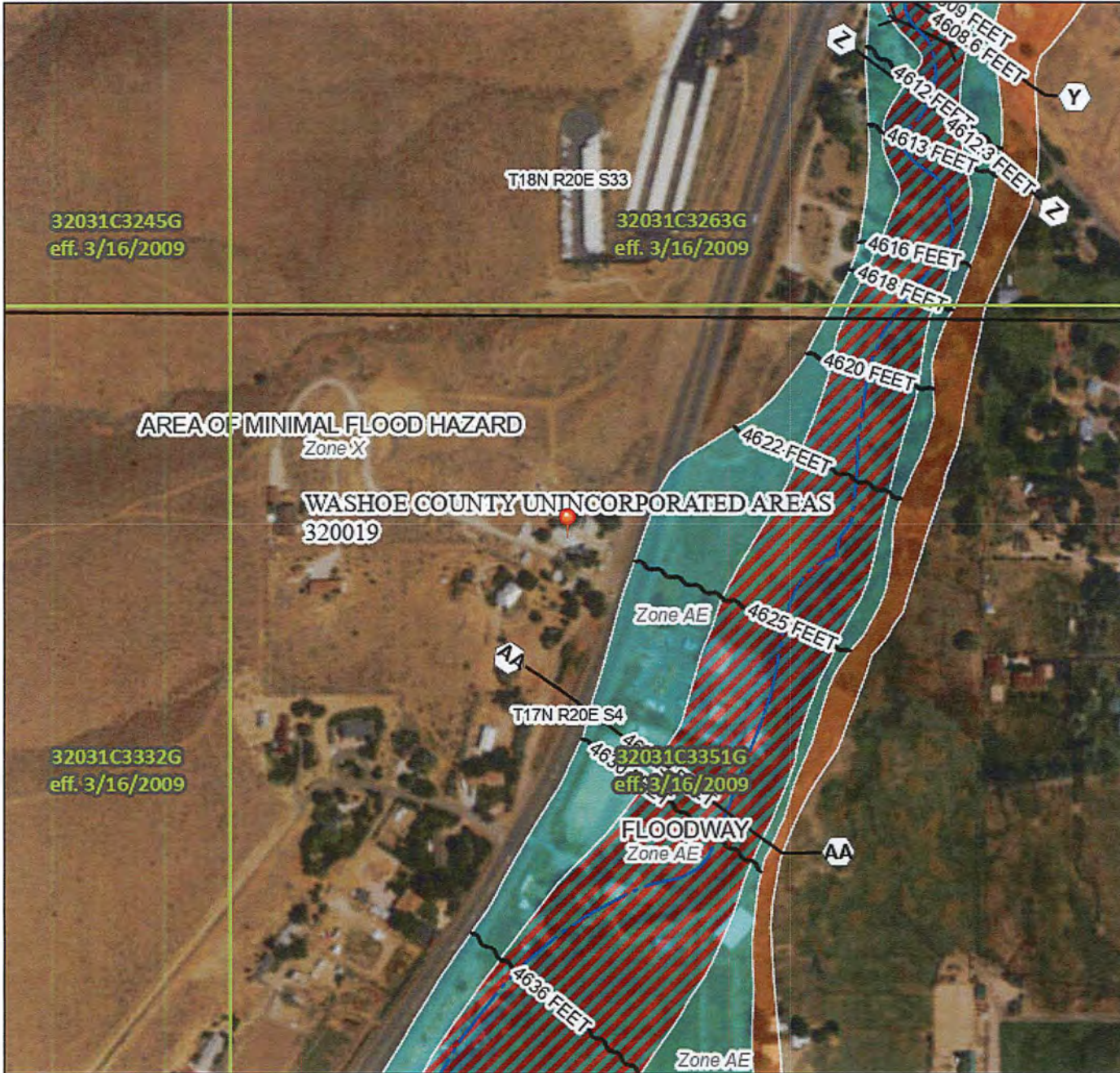
860 Maestro Dr., Ste. A, Reno, NV 89511
P: (775) 355-0505, F: (775) 355-0566
www.K2eng.net

Appendix

National Flood Hazard Layer FIRMette



119°45'8"W 39°22'38"N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

119°44'30"W 39°22'10"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|-----------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, A |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes, Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard Zone D |
| | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/22/2022 at 8:21 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

WSUP22-0032 EXHIBIT E



NOAA Atlas 14, Volume 1, Version 5
Location name: Reno, Nevada, USA*
Latitude: 39.3733°, Longitude: -119.7469°
Elevation: m/ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aeriels](#)

PF tabular

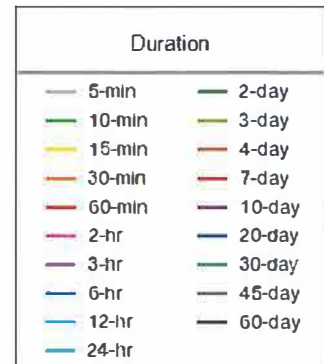
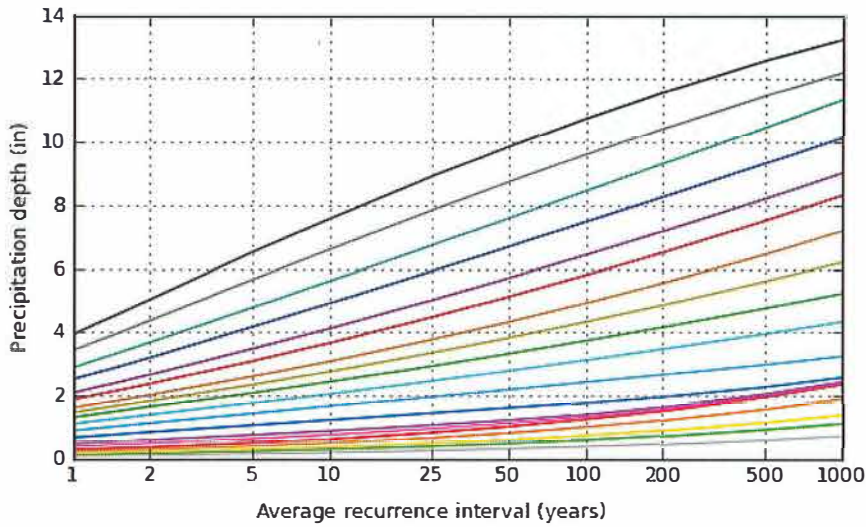
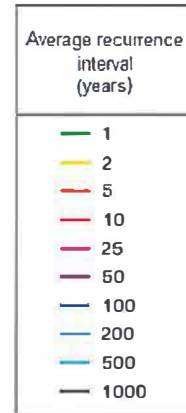
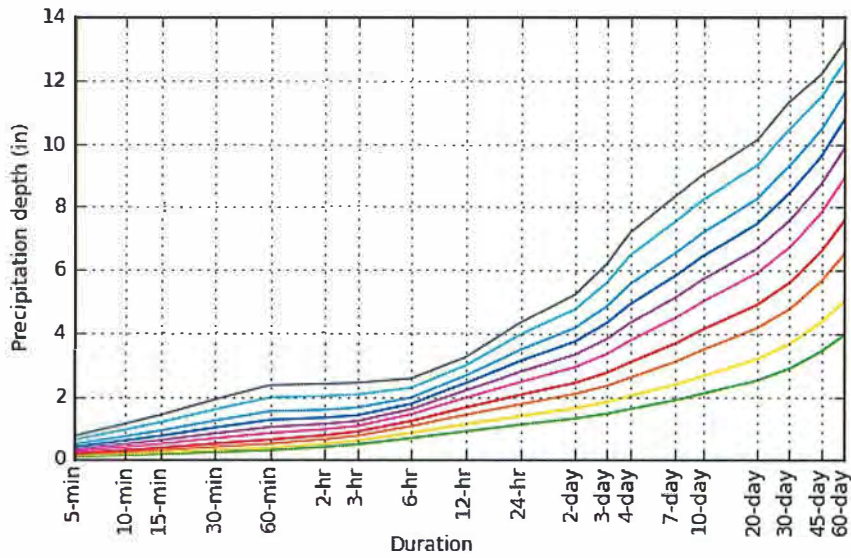
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.099 (0.085-0.117)	0.123 (0.106-0.146)	0.164 (0.140-0.195)	0.204 (0.173-0.242)	0.270 (0.222-0.322)	0.330 (0.262-0.399)	0.401 (0.308-0.491)	0.487 (0.360-0.610)	0.625 (0.435-0.806)	0.751 (0.497-0.990)
10-min	0.150 (0.129-0.177)	0.187 (0.161-0.222)	0.251 (0.213-0.298)	0.311 (0.262-0.369)	0.410 (0.337-0.491)	0.501 (0.400-0.607)	0.610 (0.469-0.748)	0.741 (0.548-0.929)	0.951 (0.661-1.23)	1.14 (0.757-1.51)
15-min	0.186 (0.159-0.220)	0.232 (0.199-0.275)	0.310 (0.265-0.368)	0.385 (0.326-0.457)	0.509 (0.418-0.608)	0.622 (0.495-0.752)	0.756 (0.582-0.927)	0.919 (0.679-1.15)	1.18 (0.820-1.52)	1.42 (0.938-1.87)
30-min	0.251 (0.215-0.296)	0.312 (0.268-0.370)	0.418 (0.356-0.496)	0.518 (0.439-0.615)	0.685 (0.563-0.819)	0.837 (0.667-1.01)	1.02 (0.783-1.25)	1.24 (0.914-1.55)	1.59 (1.10-2.05)	1.91 (1.26-2.52)
60-min	0.310 (0.266-0.366)	0.386 (0.332-0.458)	0.517 (0.441-0.614)	0.641 (0.543-0.761)	0.848 (0.697-1.01)	1.04 (0.825-1.25)	1.26 (0.969-1.55)	1.53 (1.13-1.92)	1.97 (1.37-2.54)	2.36 (1.56-3.11)
2-hr	0.412 (0.364-0.475)	0.512 (0.452-0.590)	0.656 (0.573-0.756)	0.779 (0.673-0.898)	0.969 (0.814-1.12)	1.14 (0.932-1.34)	1.33 (1.06-1.59)	1.58 (1.22-1.94)	2.01 (1.48-2.56)	2.41 (1.71-3.14)
3-hr	0.494 (0.440-0.561)	0.616 (0.553-0.702)	0.772 (0.685-0.877)	0.898 (0.791-1.02)	1.08 (0.931-1.23)	1.23 (1.04-1.42)	1.41 (1.17-1.64)	1.65 (1.34-1.96)	2.06 (1.63-2.59)	2.44 (1.88-3.18)
6-hr	0.690 (0.614-0.777)	0.863 (0.769-0.976)	1.07 (0.949-1.21)	1.23 (1.08-1.39)	1.44 (1.25-1.64)	1.61 (1.37-1.84)	1.77 (1.49-2.05)	1.97 (1.62-2.31)	2.28 (1.83-2.72)	2.58 (2.04-3.21)
12-hr	0.903 (0.803-1.02)	1.13 (1.01-1.28)	1.43 (1.27-1.61)	1.66 (1.46-1.87)	1.96 (1.70-2.23)	2.19 (1.88-2.52)	2.43 (2.05-2.82)	2.67 (2.21-3.14)	2.99 (2.40-3.59)	3.25 (2.56-3.97)
24-hr	1.11 (1.00-1.25)	1.39 (1.26-1.56)	1.76 (1.59-1.96)	2.05 (1.85-2.29)	2.46 (2.19-2.76)	2.79 (2.46-3.12)	3.13 (2.74-3.53)	3.47 (3.01-3.96)	3.96 (3.37-4.55)	4.34 (3.63-5.05)
2-day	1.31 (1.17-1.48)	1.64 (1.47-1.86)	2.09 (1.86-2.36)	2.44 (2.17-2.77)	2.94 (2.58-3.34)	3.33 (2.90-3.81)	3.74 (3.22-4.31)	4.17 (3.55-4.85)	4.76 (3.97-5.62)	5.23 (4.28-6.28)
3-day	1.46 (1.31-1.64)	1.84 (1.65-2.07)	2.35 (2.10-2.65)	2.77 (2.47-3.12)	3.36 (2.97-3.79)	3.83 (3.36-4.34)	4.34 (3.75-4.95)	4.87 (4.16-5.59)	5.61 (4.69-6.55)	6.22 (5.11-7.35)
4-day	1.61 (1.45-1.80)	2.03 (1.82-2.28)	2.61 (2.35-2.93)	3.09 (2.77-3.47)	3.78 (3.35-4.24)	4.33 (3.81-4.88)	4.93 (4.28-5.58)	5.56 (4.76-6.33)	6.47 (5.42-7.47)	7.20 (5.93-8.41)
7-day	1.88 (1.68-2.12)	2.38 (2.12-2.69)	3.10 (2.76-3.50)	3.68 (3.26-4.15)	4.48 (3.95-5.07)	5.13 (4.47-5.81)	5.81 (5.02-6.62)	6.52 (5.58-7.49)	7.53 (6.32-8.76)	8.33 (6.89-9.79)
10-day	2.09 (1.86-2.37)	2.67 (2.37-3.02)	3.49 (3.09-3.94)	4.13 (3.65-4.67)	5.01 (4.40-5.68)	5.71 (4.98-6.48)	6.44 (5.57-7.34)	7.19 (6.15-8.25)	8.22 (6.92-9.55)	9.02 (7.51-10.6)
20-day	2.52 (2.25-284)	3.21 (2.86-3.61)	4.18 (3.73-4.70)	4.92 (4.38-5.53)	5.92 (5.25-6.66)	6.69 (5.89-7.56)	7.48 (6.52-8.49)	8.27 (7.15-9.45)	9.33 (7.96-10.8)	10.1 (8.55-11.8)
30-day	2.89 (2.59-3.26)	3.69 (3.30-4.16)	4.78 (4.27-5.39)	5.62 (5.00-6.32)	6.74 (5.96-7.59)	7.59 (6.67-8.57)	8.45 (7.38-9.61)	9.32 (8.07-10.7)	10.5 (8.95-12.1)	11.4 (9.60-13.3)
45-day	3.43 (3.08-3.82)	4.38 (3.92-4.87)	5.67 (5.07-6.28)	6.61 (5.91-7.33)	7.84 (6.98-8.70)	8.74 (7.75-9.72)	9.61 (8.48-10.7)	10.4 (9.18-11.7)	11.5 (10.0-13.0)	12.2 (10.6-13.9)
60-day	3.94 (3.51-4.41)	5.04 (4.49-5.63)	6.53 (5.81-7.27)	7.58 (6.74-8.42)	8.91 (7.91-9.91)	9.86 (8.71-11.0)	10.8 (9.47-12.0)	11.6 (10.2-13.0)	12.6 (11.0-14.2)	13.2 (11.5-15.1)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical

PDS-based depth-duration-frequency (DDF) curves
 Latitude: 39.3733°, Longitude: -119.7469°

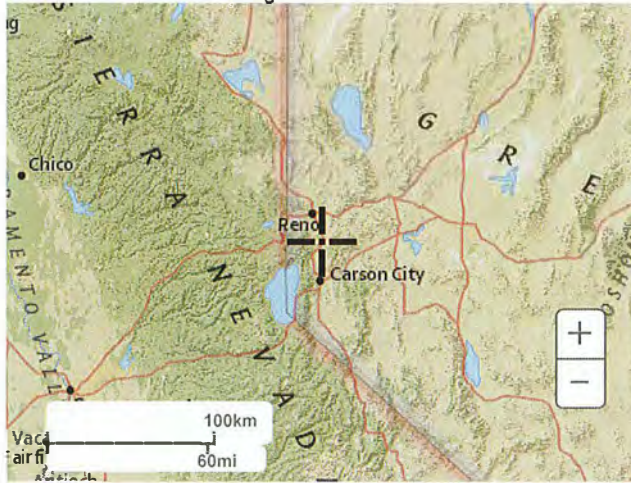


Maps & aeriels

Small scale terrain



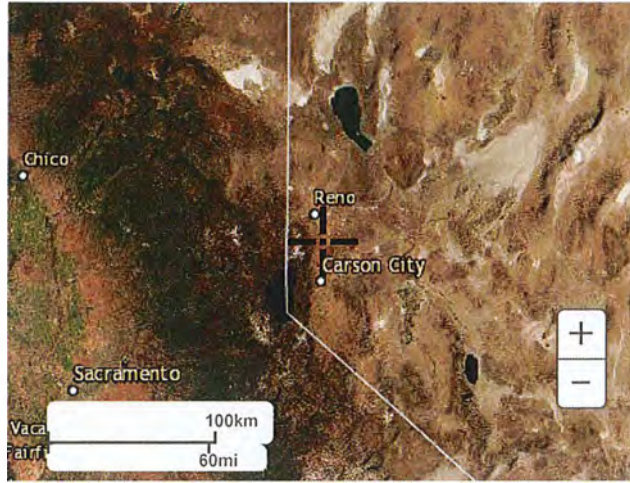
Large scale terrain



Large scale map



Large scale aerial



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1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

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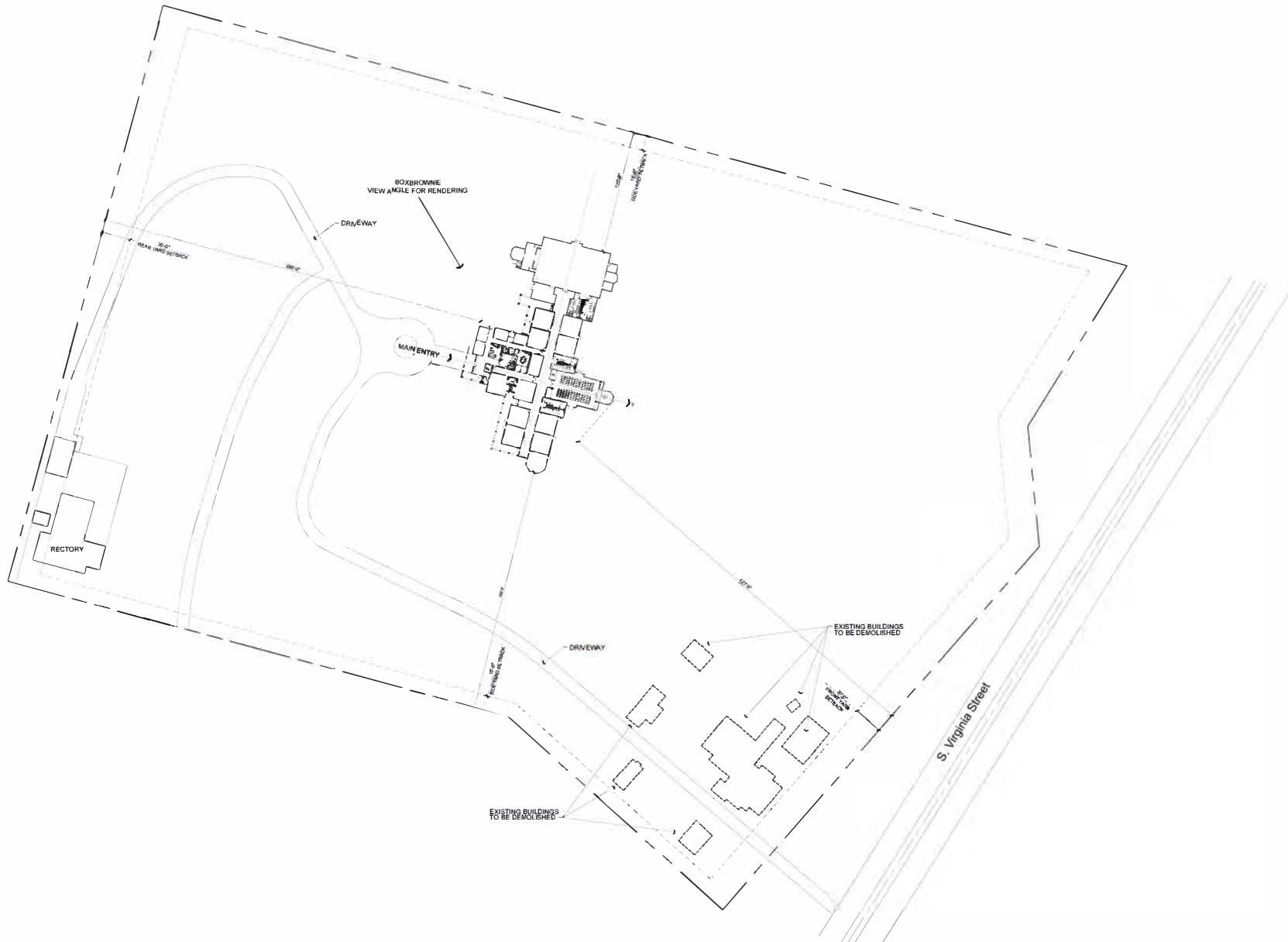
**RATIONAL FORMULA METHOD
RUNOFF COEFFICIENTS**

Land Use or Surface Characteristics	Aver. % Impervious Area	Runoff Coefficients	
		5-Year (C _w)	100-Year (C ₁₀₀)
<u>Business/Commercial:</u>			
Downtown Areas	85	.82	.85
Neighborhood Areas	70	.65	.80
<u>Residential:</u> (Average Lot Size)			
1/8 Acre or Less (Multi-Unit)	65	.60	.78
1/4 Acre	38	.50	.65
1/8 Acre	30	.45	.60
1/2 Acre	25	.40	.55
1 Acre	20	.35	.50
<u>Industrial:</u>			
	72	.68	.82
<u>Open Space:</u> (Lawns, Parks, Golf Courses)			
	5	.05	.30
<u>Undeveloped Areas:</u>			
Range	0	.20	.50
Forest	0	.05	.30
<u>Streets/Roads:</u>			
Paved	100	.88	.93
Gravel	20	.25	.50
<u>Drives/Walks:</u>			
	95	.87	.90
<u>Roof:</u>			
	90	.85	.87

Notes:

1. Composite runoff coefficients shown for Residential, Industrial, and Business/Commercial Areas assume irrigated grass landscaping for all pervious areas. For development with landscaping other than irrigated grass, the designer must develop project specific composite runoff coefficients from the surface characteristics presented in this table.

VERSION: April 30, 2009	REFERENCE:	TABLE
<i>WRC ENGINEERING, INC.</i>	USDCM, DROCOG, 1969 (with modifications)	701



St. Nicholas Christian Academy
24,925 S.F. BUILDING AREA



1" = 40'-0"

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

Revisions	

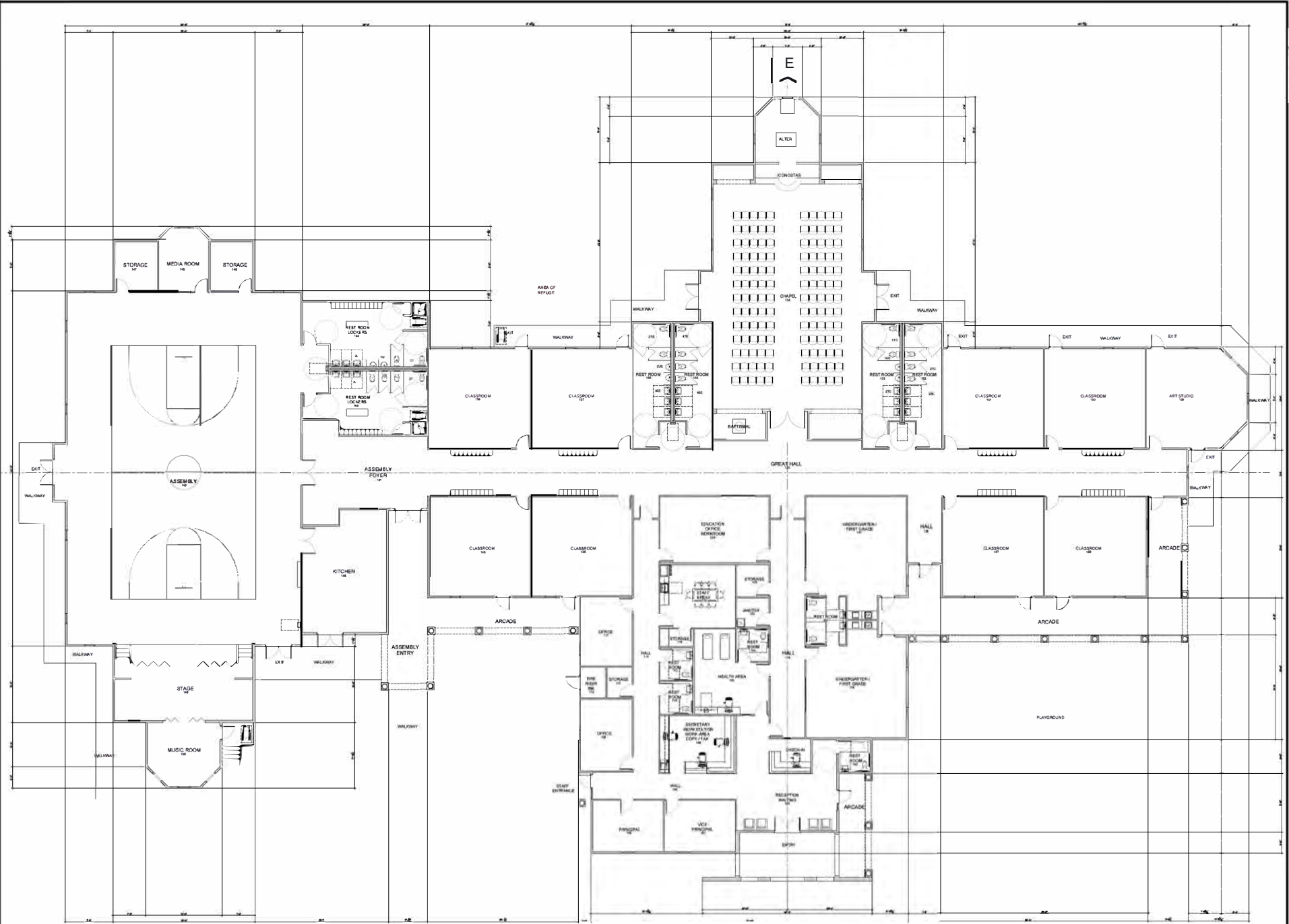
Date: 10/10/22
 Drawn: JGT
 Checked: BTJ
 Project No.: 22-210

Preliminary Site Plan

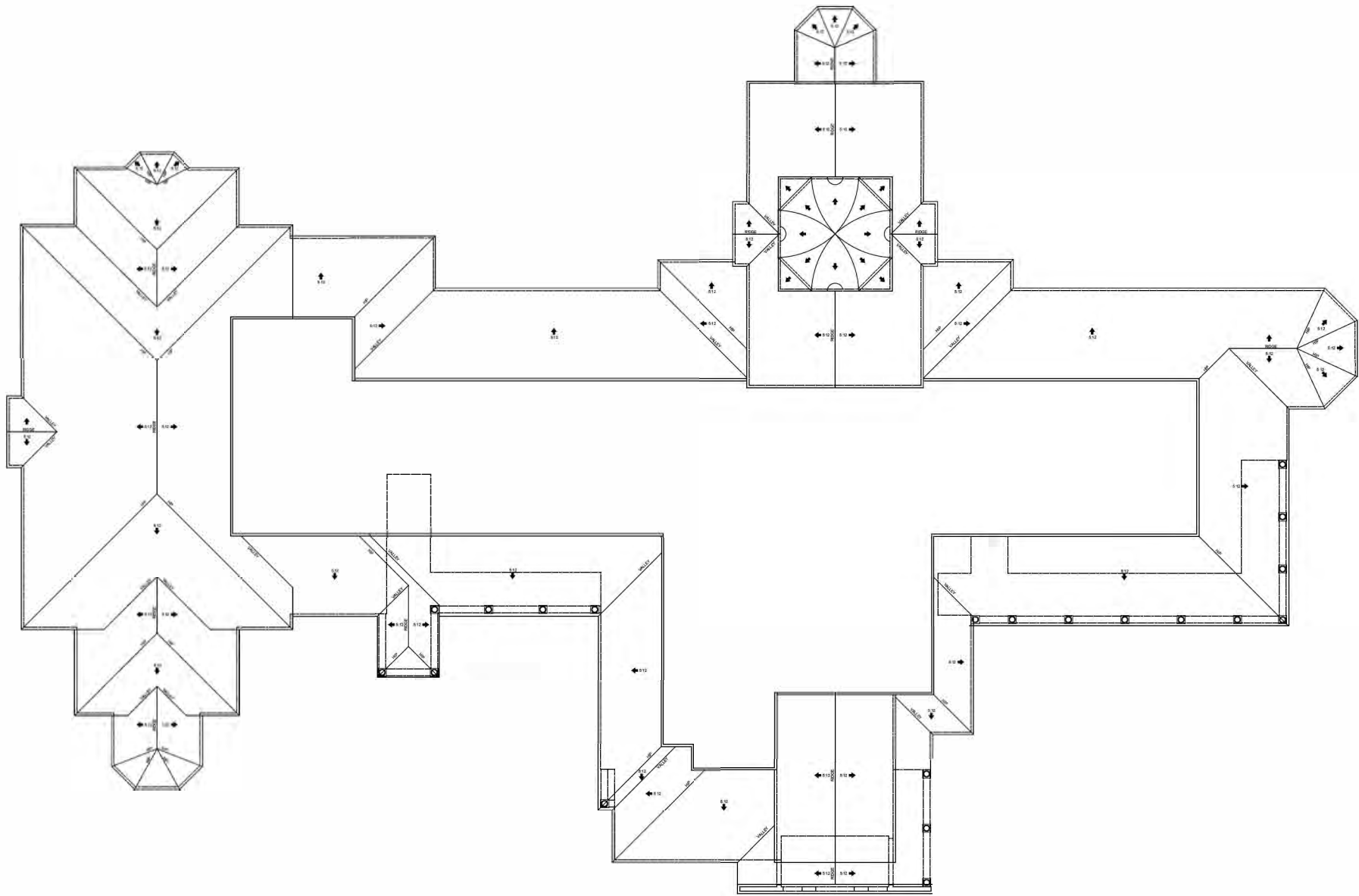
Brandt T. Kennedy, P.E.
 Jared A. Krups, P.E.

Revisions	
Date	10/10/22
Drawn	JOT
Checked	BTX
Project No.	22-010

Floor Plan



FLOOR PLAN 24,925 S.F. S.F. BUILDING AREA
 1/8" = 1'-0"

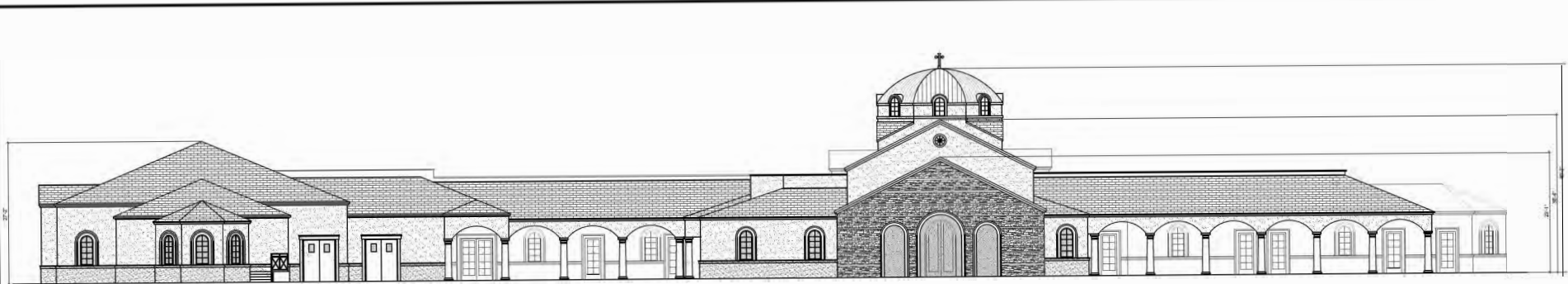


ROOF PLAN
1/8" = 1'-0"

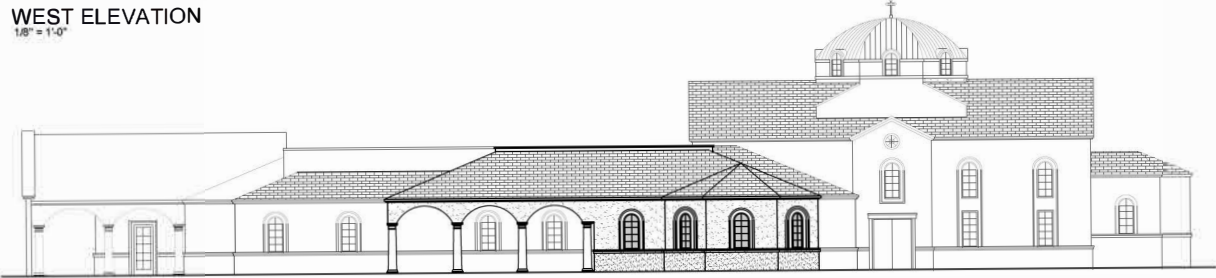
Revisions

No.	Date	By	Check

Date: 10/10/22
Drawn: JGT
Checked: BTK
Project No.: 22-270



WEST ELEVATION
 1/8" = 1'-0"



SOUTH ELEVATION
 1/8" = 1'-0"



EAST ELEVATION
 1/8" = 1'-0"



NORTH ELEVATION
 1/8" = 1'-0"

Revisions	

Date: 10/10/22
 Drawn: MT
 Checked: BK
 Project No.: 22-270

Elevations



PLANT LEGEND

- ORNAMENTAL TREES
- DECIDUOUS SHADE TREES
- EVERGREEN TREES
- EXISTING TREES ON SITE
- LANDSCAPE AREA
- RE-VEGETATION AREAS

LANDSCAPE DATA

- SITE AREA: 609,484 SQ FT (13.96 ACRES)
- NET DISTURBED AREA: 280,300 SQ FT (6.28 AC)
- JURISDICTION: WASHOE COUNTY
- ZONING: HIGH DENSITY RURAL (HDR)
- REQUIRED LANDSCAPE AREA = 46,040 SQ FT
- (20% OF NET DISTURBED AREA)
- PROVIDED LANDSCAPE AREA = 46,040 SQ FT MIN.
- REQUIRED TREES = 182 MIN.
- ONE TREE PER 300 SQ FT OF REQUIRED LANDSCAPE AREA = 116
- ONE TREE PER 10 PARKING SPACES = 6
- INCLUDES ONE TREE PER 30 LN FT OF STREET FRONTAGE = 17
- REQUIRED SHRUBS = 1042 MIN.
- (6 SHRUBS PER REQUIRED TREE)

GENERAL NOTES

- ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- TREES
 - DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES
 - EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF 7 FEET
 - ADDITIONAL TREES, BEYOND THOSE REQUIRED BY CODE, MAY BE REDUCED IN SIZE AT INSTALLATION.
- FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1990)
- ALL SHRUB BEDS WILL RECEIVE 4" DEPTH MULCH WITH WEED CONTROL.
- ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTER WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.
- PLAN IS CONCEPTUAL. PLANT QUANTITIES INDICATED ARE PER WASHOE CO. CODE REQUIREMENTS. PLANT LOCATIONS, FINAL SPECIES SELECTION, AND SIZE AT PLANTING SHALL BE DETERMINED DURING DEVELOPMENT OF THE FINAL CONSTRUCTION DOCUMENTS.



No.	Revision	Date

LA No.	102409-04-32
Designer	DMU
Drawn	DMU
Checked	HC
Date	10/10/2022