

# **Southwind Drive Grading**

**Special Use Permit (WSUP22-0036)**

**Board of Adjustments Hearing**

**March 2, 2023**

# Property Location

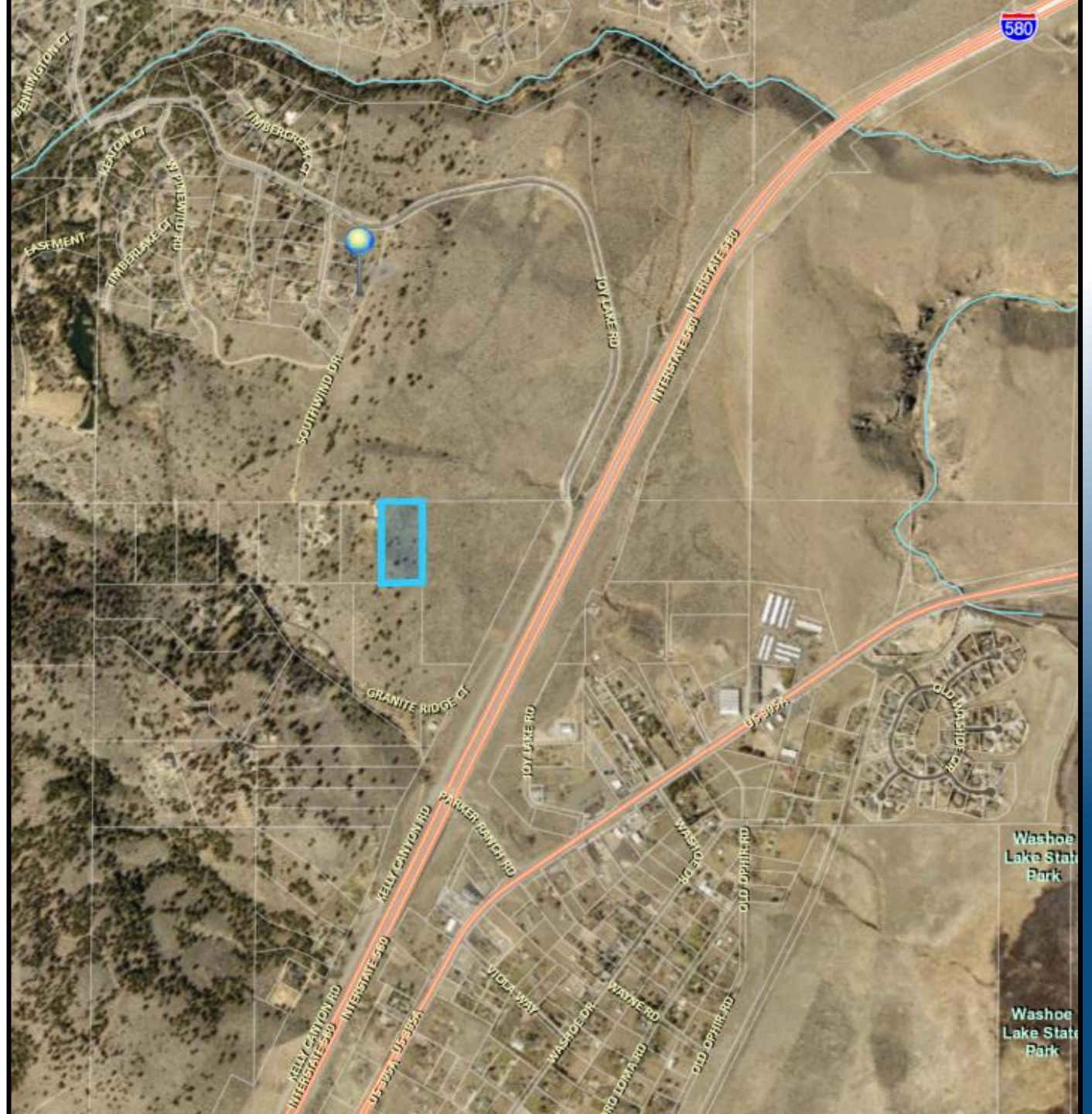
Located west of 1-580 in northwestern Washoe Valley.

APN 046-060-20

5.0+/- Acres

Property zoned GR (General Rural)

Single Family, Detached is an allowed use within the GR zoning designation

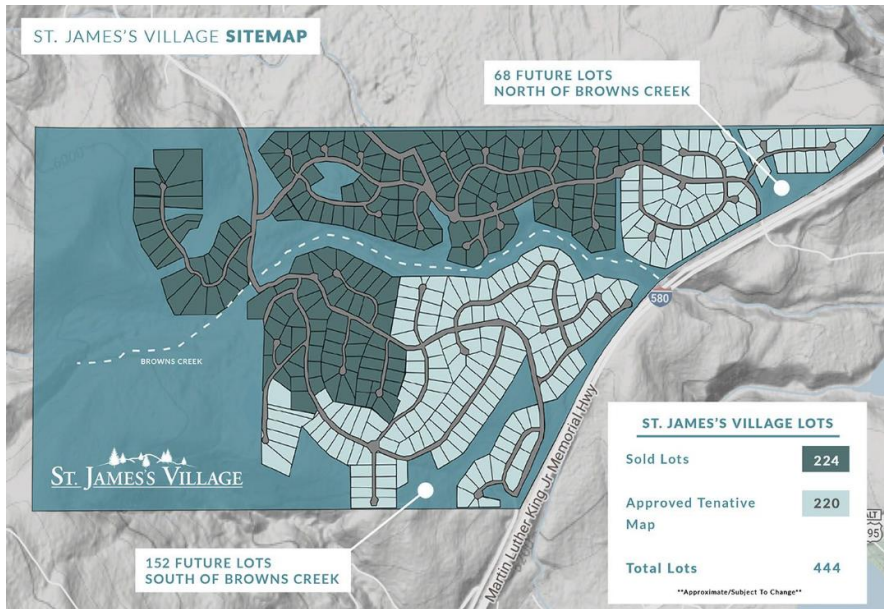
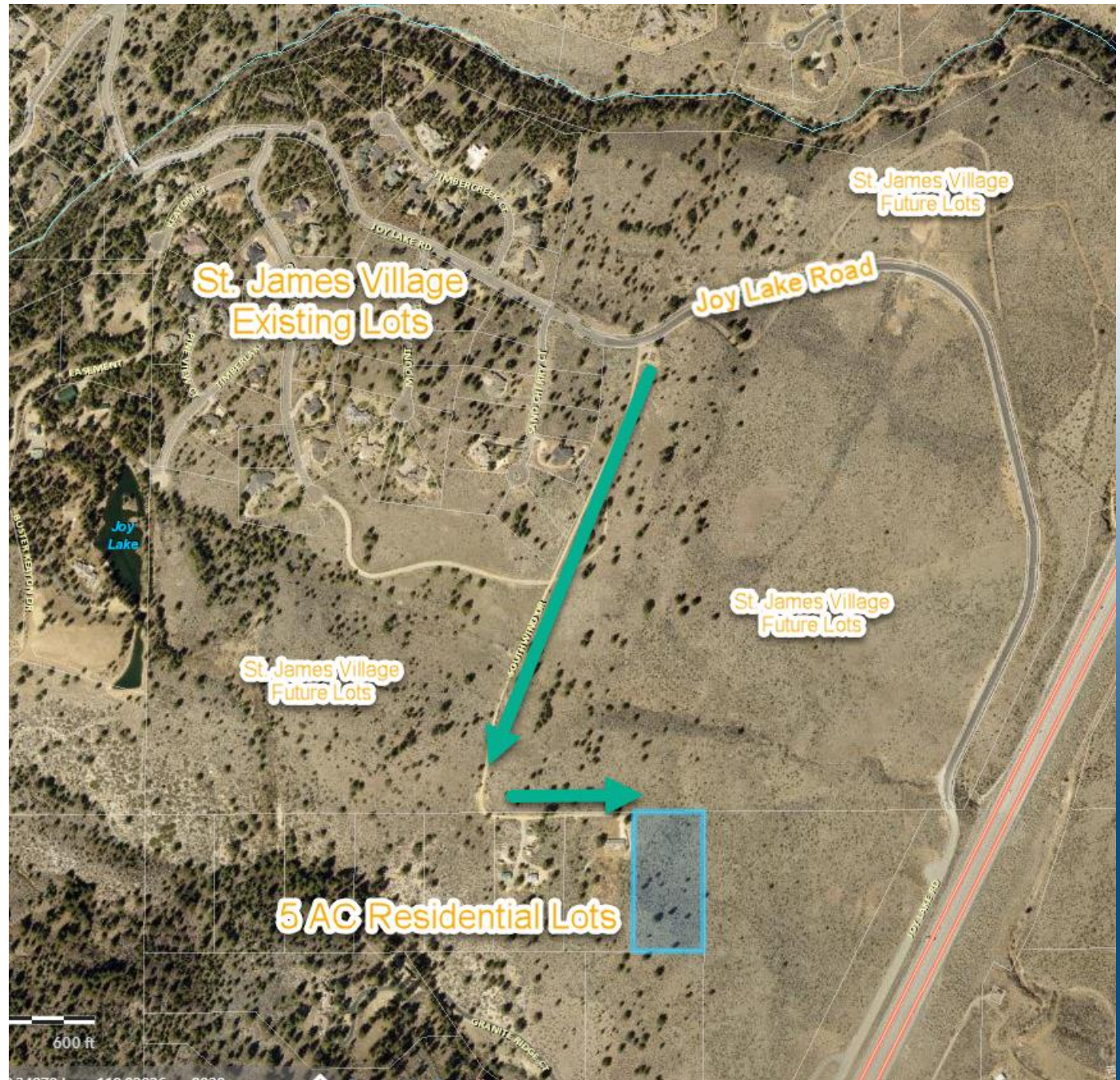


# Property Location

The subject parcel is in an area of 5 acre lots that were created for single family home sites.

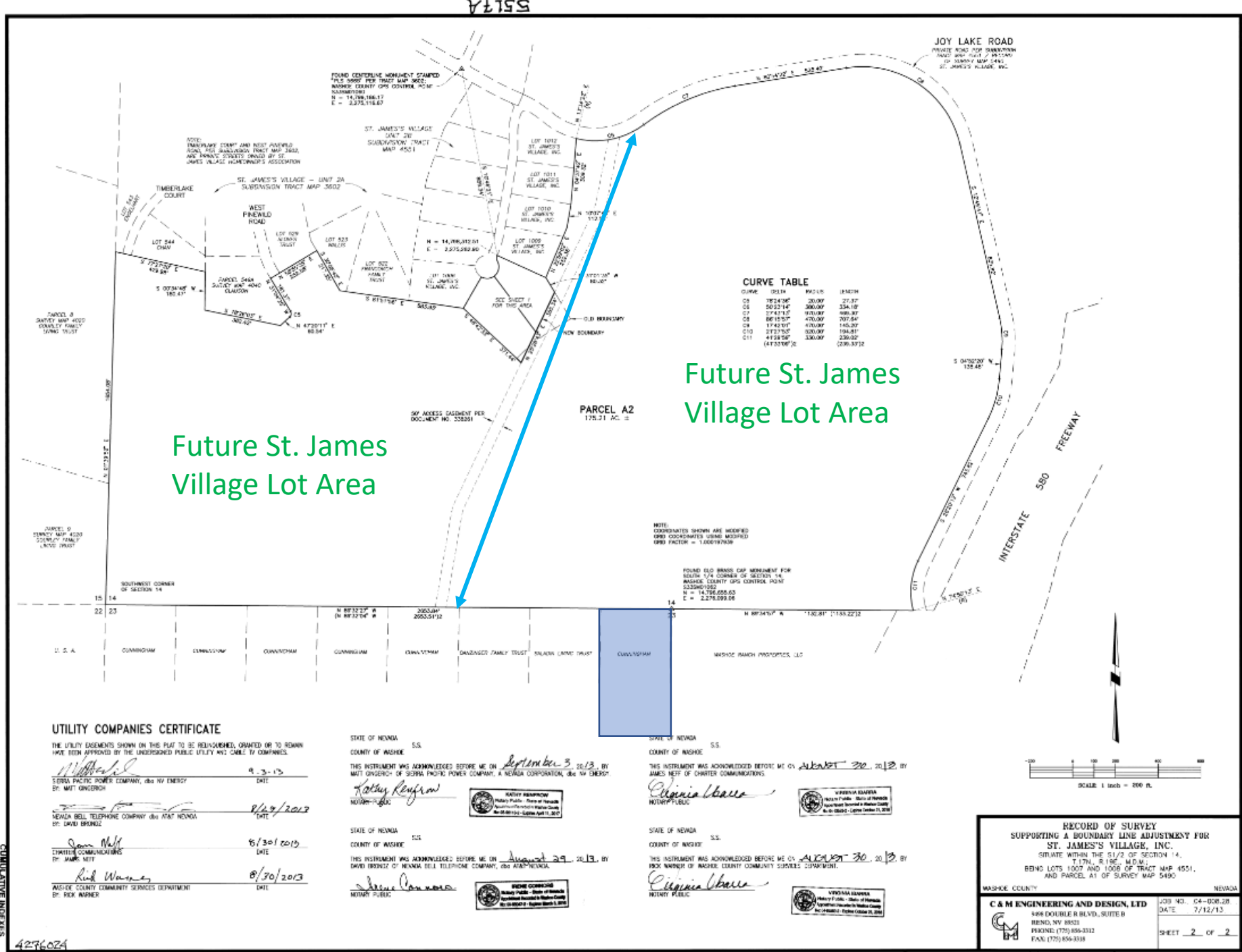
These parcels are accessed through St. James Village on Joy Lake Road.

The two parcels to the west (APN's 046-060-18 & 19) have already been constructed with single family homes, as was the intent when these parcels were divided approximately 50 years ago.



# Property Location

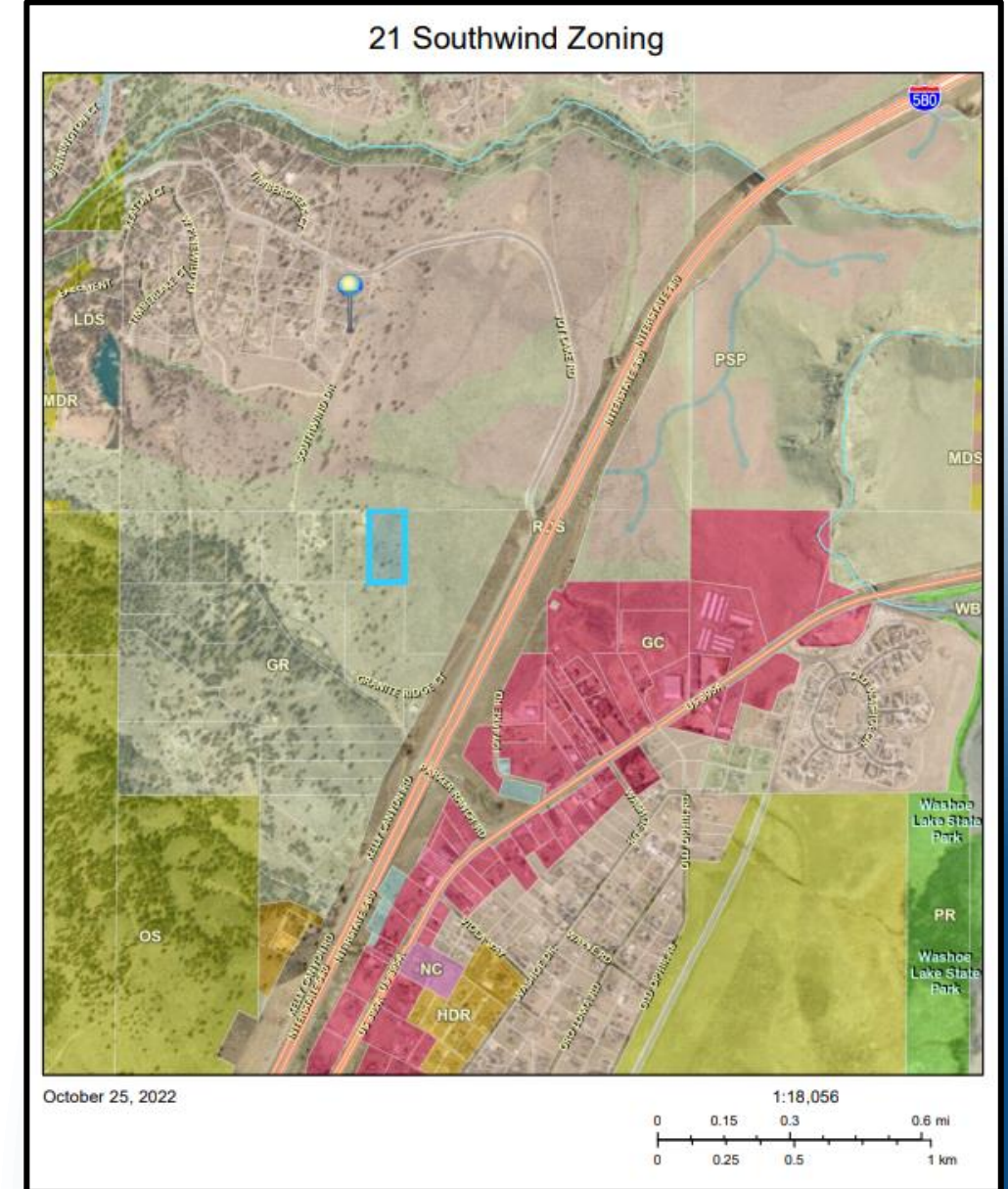
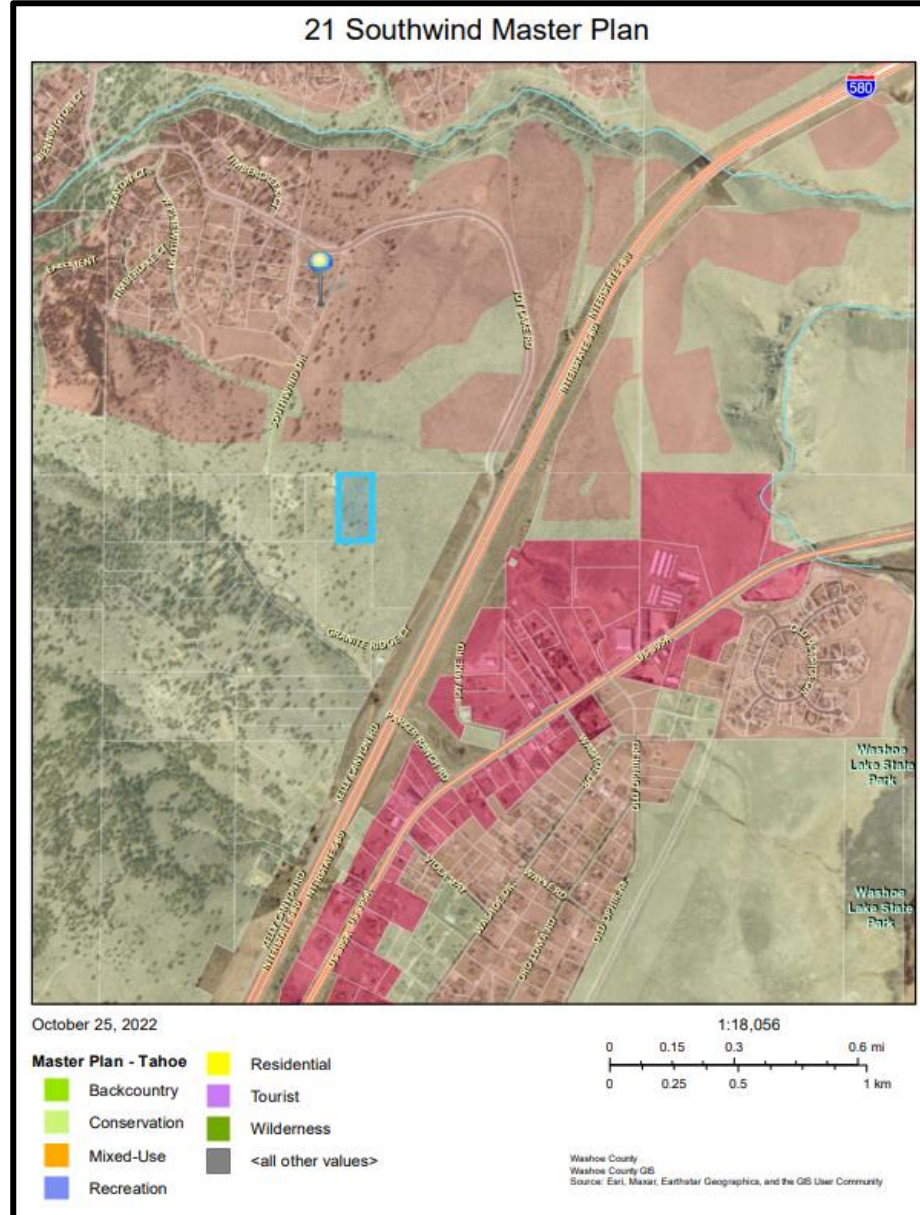
Southwind Drive is contained within a 50-foot easement serving the 5 acres parcels to the south as shown on Record of Survey Map 5517



# Property Master Plan and Zoning

The subject parcel is master planned Rural and zoned GR (General Rural)

One single family home is allowed on the subject parcel per the existing zoning.



## View to site from I-580



# Slope Map - Opportunities & Constraints

Most Developable Area of 5 Acre Parcel

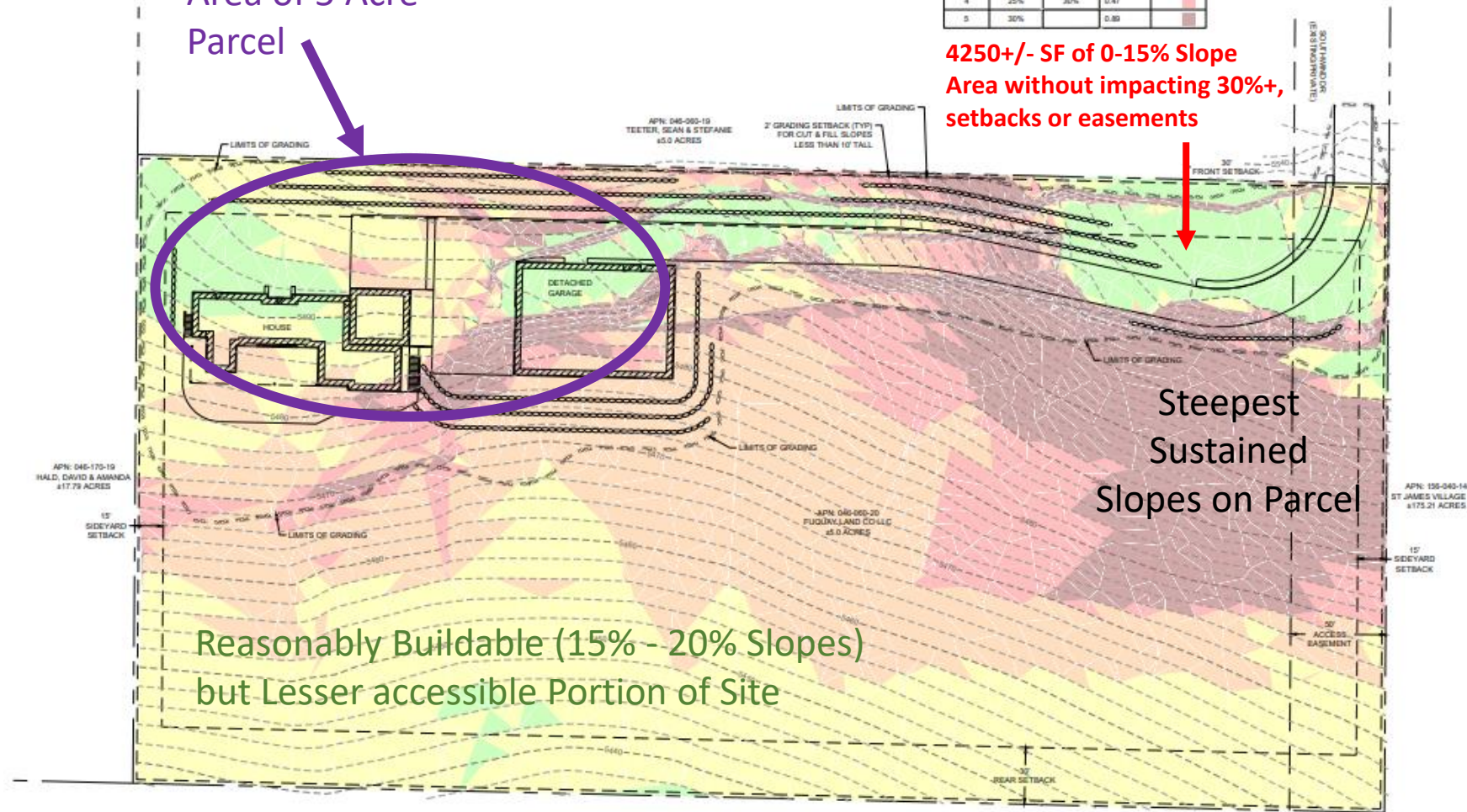
No way to access the site without crossing 30% or steeper portions of the property.

You can only gain access to the NW corner of the site without crossing 30% + slopes.

Access path for the driveway crosses the least amount of 30%+ slopes possible.

SLOPES TABLE				
NUMBER	MIN SLOPE	MAX SLOPE	AREA (AC)	COLOR
1	0%	15%	0.30	Light Green
2	15%	20%	1.72	Yellow
3	20%	25%	1.40	Light Orange
4	25%	30%	0.47	Orange
5	30%		0.80	Red

4250+/- SF of 0-15% Slope Area without impacting 30%+, setbacks or easements



Steepest Sustained Slopes on Parcel

Reasonably Buildable (15% - 20% Slopes) but Lesser accessible Portion of Site

**LUMOS & ASSOCIATES**  
 4222 PROTOTYPE DRIVE  
 RENO, NV 89521  
 TEL: 775-827-6111  
 WWW.LUMOSINC.COM  
 INFO@LUMOSINC.COM

LUMOS & ASSOCIATES, INC. HAS DRAWN THIS MAP FOR THE PROPERTY OF LUMOS & ASSOCIATES, INC. USE OR REPRODUCTION OF THIS DRAWING IS STRICTLY PROHIBITED. THIS DRAWING IS NOT TO BE USED FOR ANY PROJECT OTHER THAN THE PROJECT FOR WHICH IT WAS PREPARED.

SAGE RIVER DEVELOPMENT  
 21 SOUTHWIND  
 SPECIAL USE PERMIT  
 SLOPE MAP  
 WASHOE COUNTY  
 NEVADA

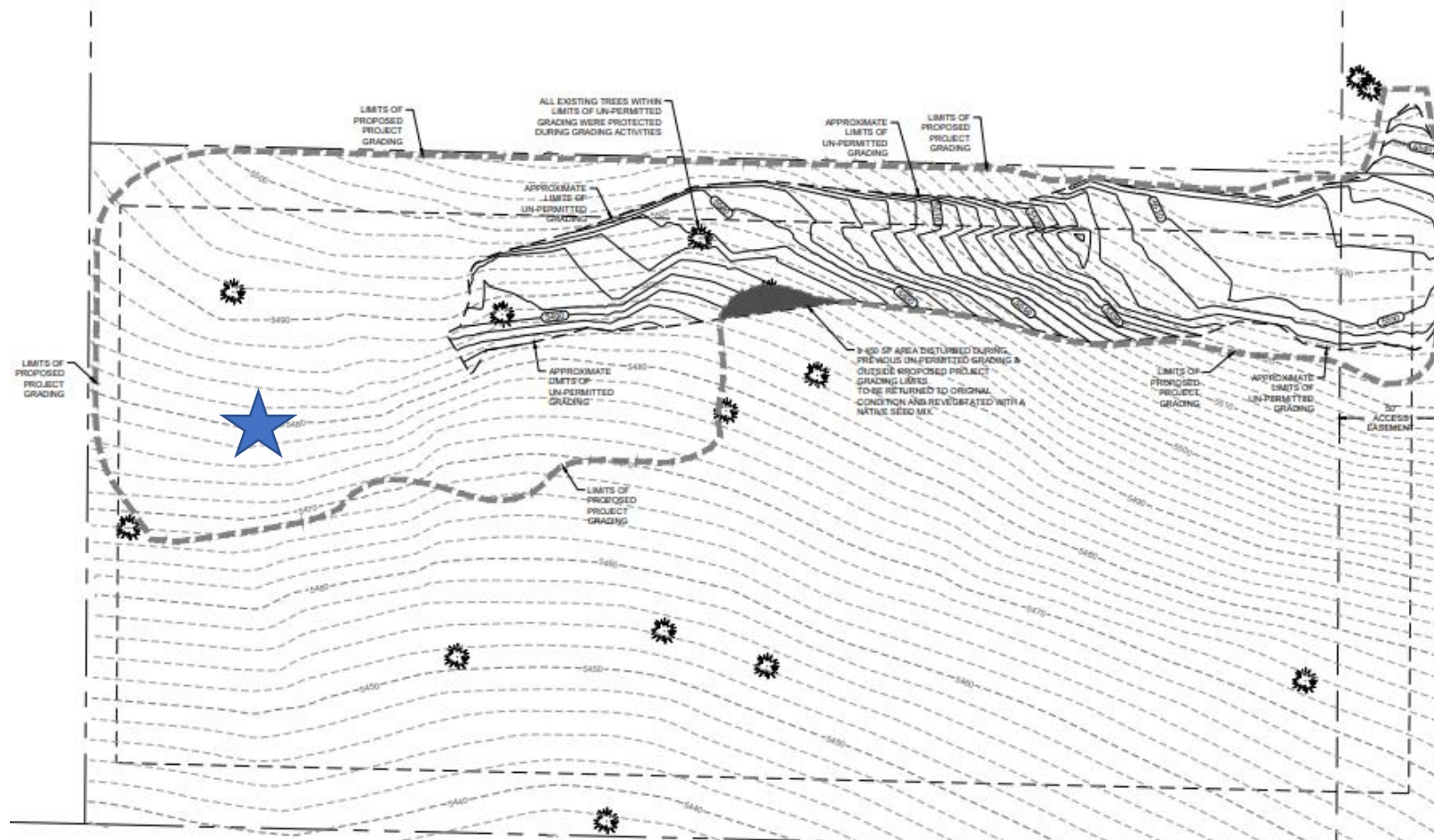
BY: [Signature]  
 PRELIMINARY  
 NOT FOR CONSTRUCTION  
 NOVEMBER 2022

SCALE: 1" = 60'  
 11x17 SHEETS: 1" = 60'

DRAWN BY: WRA  
 DESIGNED BY: WRA  
 CHECKED BY: WRA  
 JOB NO.: 10801.001

# Unpermitted Grading Area v. Proposed Project Disturbance Area

★ Approx. Location of Leach Field Test for Percolation of Water



- NOTES**
1. CONTIGUOUS CONTOUR LINES SHOWN REPRESENT THE UN-PERMITTED GRADING.
  2. DASHED CONTOUR LINES REPRESENT THE SITE PRIOR TO THE UN-PERMITTED GRADING.
  3. EXISTING GRADING SHOWN IN THIS PLAN AND OTHER SUBJECTS INCORPORATES THE UN-PERMITTED GRADING ADJUSTMENTS INTO THE EXISTING CONTOURS.



8222 PROTOTYPIC DRIVE  
RENO, NV 89521  
TEL: 775.827.8111  
WWW.LUMOSINC.COM  
INFO@LUMOSINC.COM

LUMOS & ASSOCIATES, INC. THIS DRAWING IS THE PROPERTY OF LUMOS & ASSOCIATES, INC. USE OR REPRODUCTION OF THIS DRAWING IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF LUMOS & ASSOCIATES, INC. IS STRICTLY PROHIBITED. THIS DRAWING IS NOT TO BE USED FOR ANY PROJECT OTHER THAN THE PROJECT FOR WHICH IT WAS PREPARED.

SAGE RIVER DEVELOPMENT  
21 SOUTHWIND  
SPECIAL USE PERMIT  
UN-PERMITTED GRADING / PROJECT DISTURBED AREA  
NEVADA  
WAS/PC/E

BY  
DESCRIPTION  
**PRELIMINARY UN-PERMITTED GRADING / PROJECT DISTURBED AREA**  
NOT FOR CONSTRUCTION  
NOVEMBER 2022

BAR IS 1 INCH ON ORIGINAL DRAWING  
1" = 30'

IF NOT HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

**EX-5**

DRAWN BY: WRA  
DESIGNED BY: WRA  
CHECKED BY: WRA  
JOB NO.: 18801.001



0 30 60  
1x17 SHEETS 1" = 30'



# Existing Site Photos Showing Un-permitted Grading

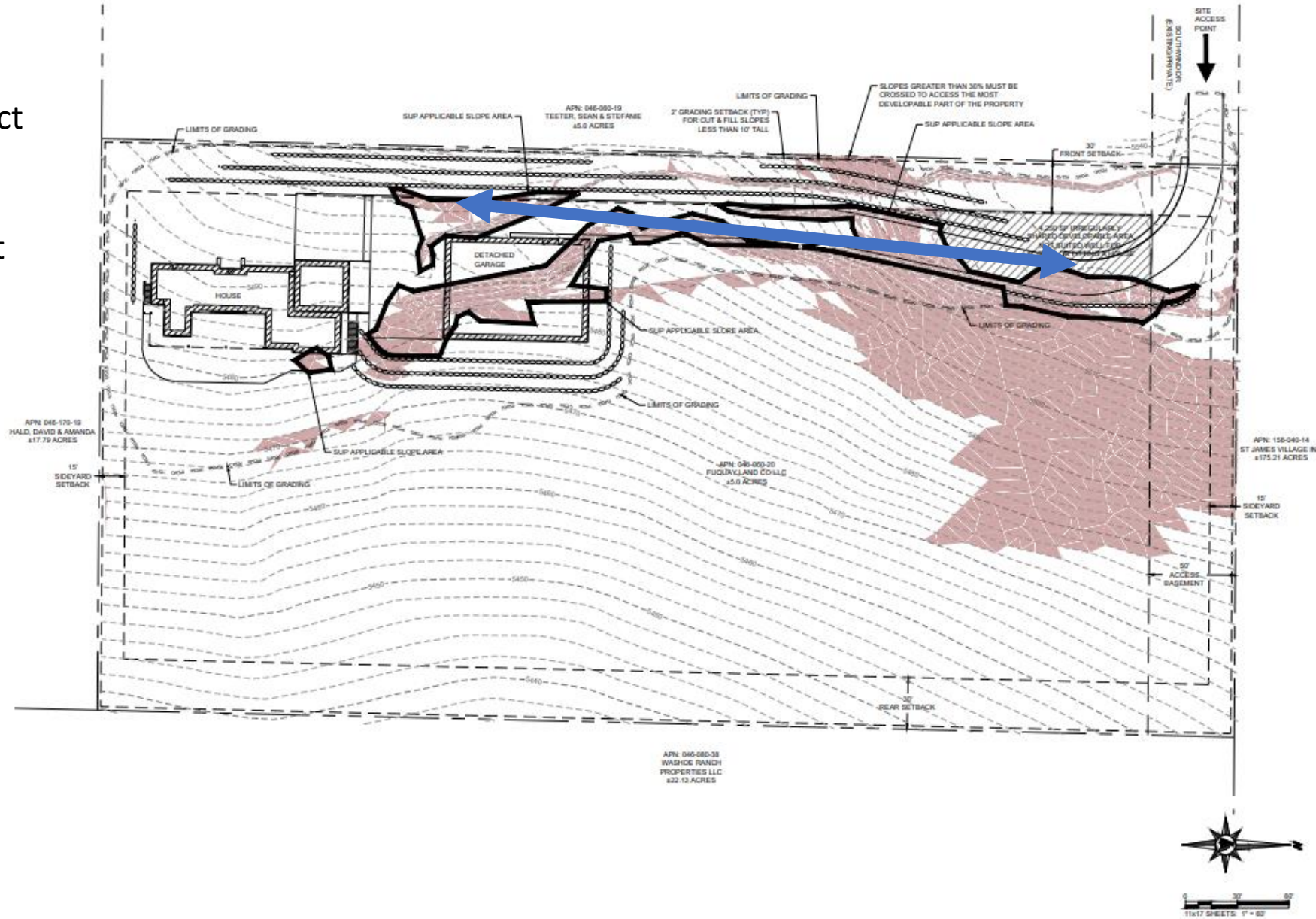


# SUP Applicable Slope Areas



Minimizes impact on 30%+ Slopes  
And works with topography best for access.

SUP APPLICABLE SLOPE AREAS				
NUMBER	MIN SLOPE	MAX SLOPE	AREA (AC)	COLOR
1	30%		0.26	

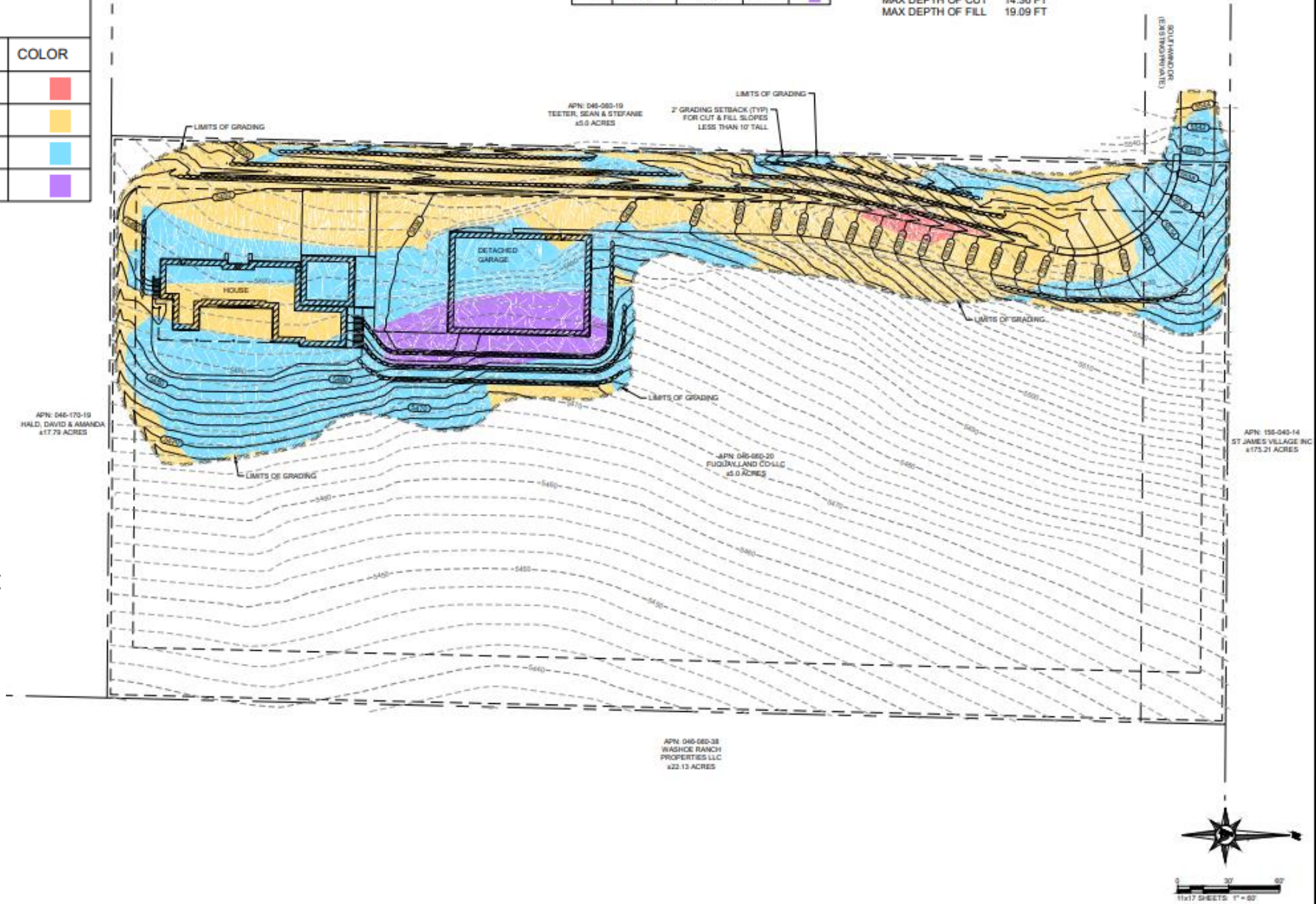


# Cut and Fill Map

ELEVATIONS TABLE				
NUMBER	MIN ELEVATION	MAX ELEVATION	AREA (AC)	COLOR
1	-14.36	-10.00	0.02	Red
2	-10.00	0.00	0.85	Yellow
3	0.00	10.00	0.80	Light Blue
4	10.00	19.09	0.11	Purple

**GRADING SUMMARY:**  
 OVERALL:  
 DISTURBED AREA 1.75 AC  
 UNDISTURBED AREA 3.25 AC  
 CUT 4,800 CY  
 FILL 6,000 CY  
 NET 1,400 CY [FILL]  
 MAX DEPTH OF CUT 14.36 FT  
 MAX DEPTH OF FILL 19.09 FT

ELEVATIONS TABLE				
NUMBER	MIN ELEVATION	MAX ELEVATION	AREA (AC)	COLOR
1	-14.36	-10.00	0.02	Red
2	-10.00	0.00	0.85	Yellow
3	0.00	10.00	0.80	Light Blue
4	10.00	19.09	0.11	Purple



On the 5-acre parcel, only 1.75 acres is proposed for disturbance.

Cut areas in excess of 10 feet are 875+/- SF

Fill areas in excess of 10 feet are 4,800+/- SF

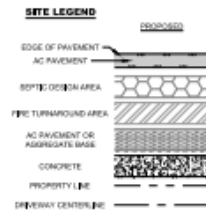
SAGE RIVER DEVELOPMENT  
 21 SOUTHWIND  
 SPECIAL USE PERMIT  
 OVERALL CUT/FILL MAP  
 WASHCIE COUNTY  
 REVISION

REV.	DATE	DESCRIPTION

**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 NOVEMBER 2022

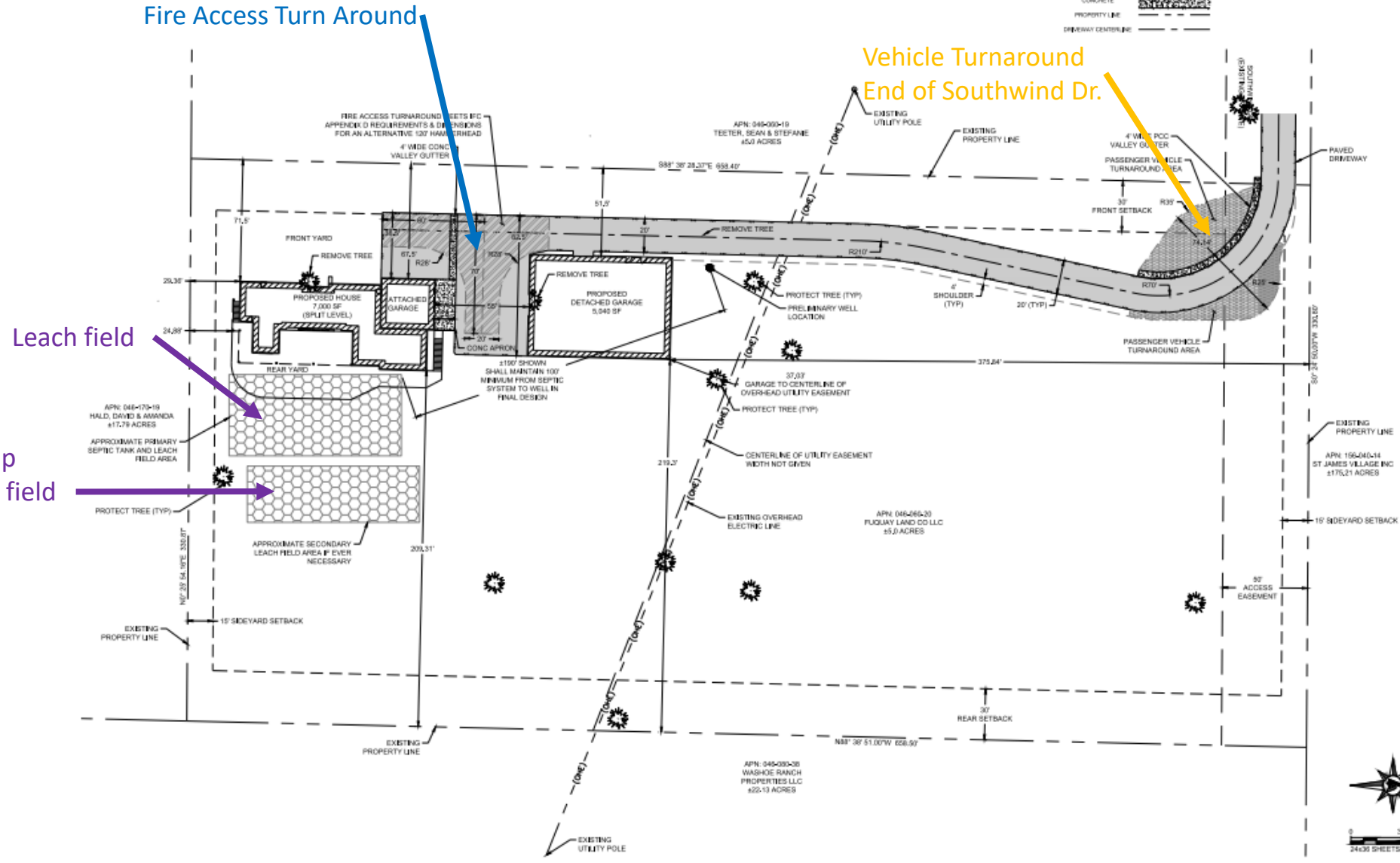


# Site Plan

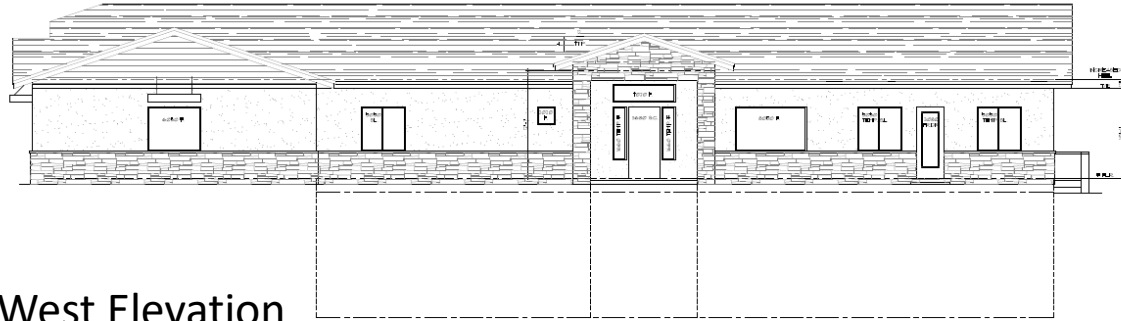


### SITE NOTES

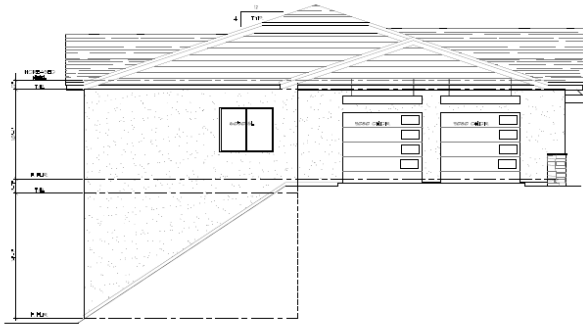
1. HOUSE TO HAVE A 550 GALLON 120 HOME W/REAR SPREADER SYSTEM PER REQUIREMENT BY TRUCKEE MEADOWS FIRE PROTECTION DISTRICT.



# Elevations



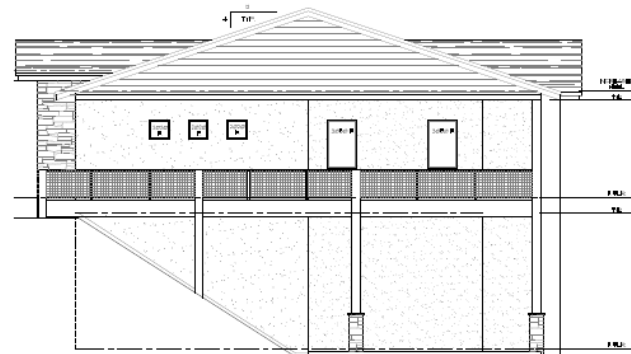
West Elevation



North Elevation



East Elevation



South Elevation

# Site Plan Colored

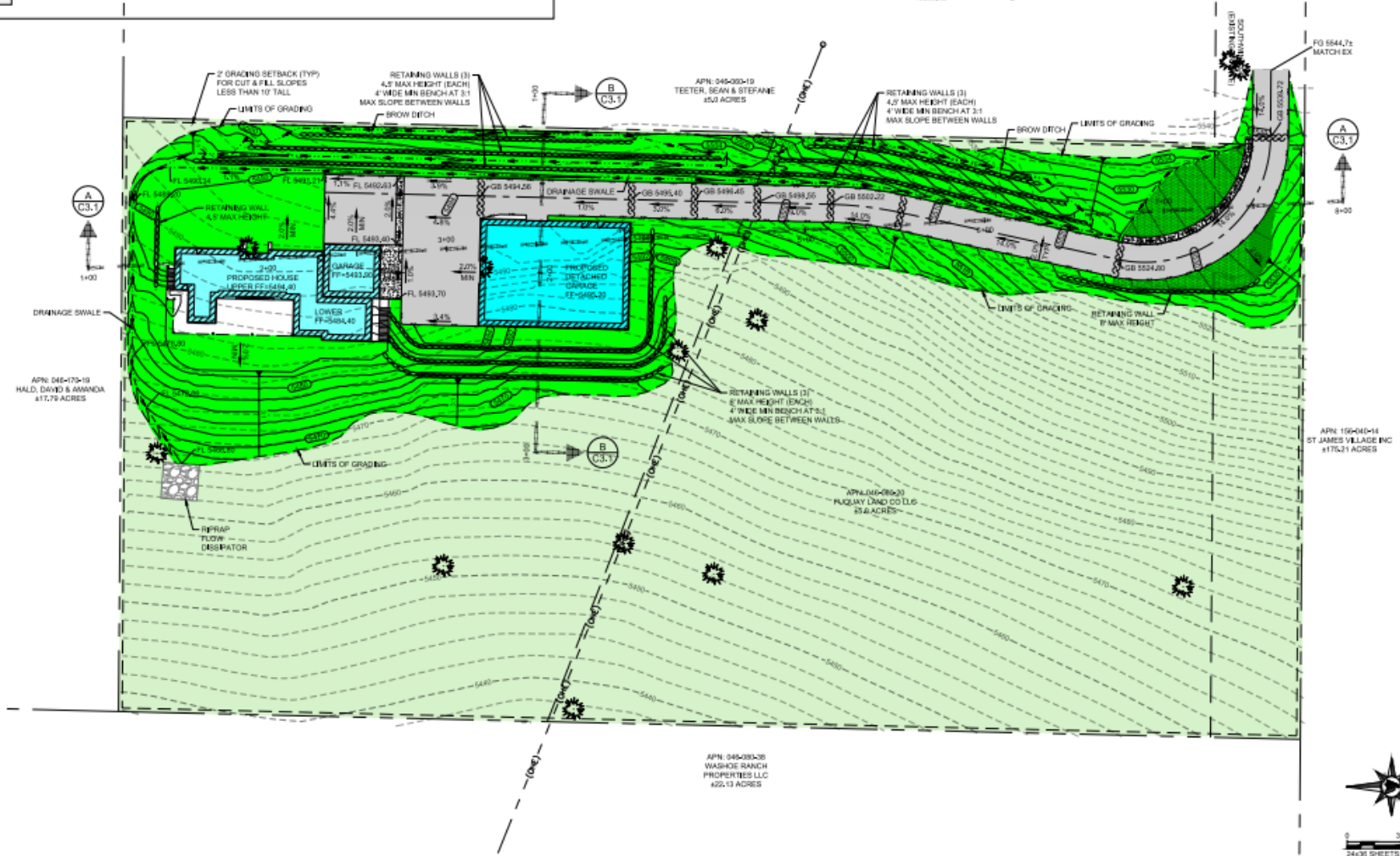
## LANDSCAPED AREAS EXHIBIT

- UNDISTURBED LANDSCAPING
- DISTURBED LANDSCAPING
- PROPOSED STRUCTURES
- PROPOSED DRIVEWAY

GRADING LEGEND	
--- 500 ---	--- 500 ---
--- CONTOUR LINE ---	--- CONTOUR LINE ---
--- RETAINING WALL ---	--- RETAINING WALL ---
--- GRADE BREAK ---	--- GRADE BREAK ---
--- SLOPE INDICATOR ---	--- SLOPE INDICATOR ---
--- EDGE OF PAVEMENT ---	--- EDGE OF PAVEMENT ---
--- AC PAVEMENT ---	--- AC PAVEMENT ---
--- CONCRETE ---	--- CONCRETE ---
--- PROPERTY LINE ---	--- PROPERTY LINE ---
--- DRIVEWAY CENTERLINE ---	--- DRIVEWAY CENTERLINE ---
--- FLOWING ---	--- FLOWING ---

GRADING SUMMARY:	
UNDISTURBED AREA	5.15 AC
DISTURBED AREA	4.28 AC
CUT	4.800 CY
FILL	6.800 CY
MAX DEPTH OF CUT	14.26 FT
MAX DEPTH OF FILL	10.26 FT

- GRADING NOTES**
- RETAINING WALLS TO BE ROCKIFY OR CONCRETE.
  - ALL DISTURBED SLOPES TO BE LANDSCAPED WITH A MIXTURE OF PERENNIAL AND ORNAMENTAL PLANTS AND ROCKS.
  - DRIVEWAY SLOPES UP TO 4% ALLOWABLE PER MEETING WITH TRUNCATED HEADS OF THE PROTECTIVE CURB ON REQUEST TO 500%.
  - TOPOGRAPHIC SURVEY PERFORMED BY LANDSCAPE SURVEYOR.
  - EXISTING GROUND SHOWN IN BOLDERS. APPROPRIATE UNPERMITTED GRADING ADJUSTMENTS AND EXTENTS.



6222 PROTOTYPE DRIVE  
 FRENCH CREEK  
 TULSA, OKLAHOMA 74111  
 WWW.LUMOSINC.COM  
 INFO@LUMOSINC.COM

LUMOS & ASSOCIATES, INC. HAS PREPARED THIS GRADING PLAN FOR THE PROPERTY OF LUMOS & ASSOCIATES, INC. USE OF THIS PLAN BY ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF LUMOS & ASSOCIATES, INC. IS STRICTLY PROHIBITED. THE DRAWING IS NOT TO BE USED FOR ANY PROJECT OTHER THAN THE PROJECT FOR WHICH IT WAS PREPARED.



SAGE RIVER DEVELOPMENT  
 21 SOUTHWIND  
 SPECIAL USE PERMIT  
 GRADING PLAN  
 WASHOE  
 FRENCH

REV.	DATE	DESCRIPTION

BY: \_\_\_\_\_

**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 NOVEMBER 2022

SCALE: 1" = 30'

**C3.0**

DRAWN BY: WRA  
 DESIGNED BY: WRA  
 CHECKED BY: WRA  
 JOB NO. 10861.001

**Questions?**

Extra Slides if Needed for Questions



# Legal Findings

- a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;
  
- SV.1.6 The following Regulatory Zones are permitted within the West Washoe Valley Rural Character Management Area:
  
- SV.2.10 Whenever feasible, new homes should be located in a manner that facilitates the immediate use of, or future conversion to, renewable energy technologies. This includes home orientation to solar and wind exposure and geothermal resources.
- SV.2.11 All landscape designs will emphasize the use of native vegetation, with nonnative and atypical vegetation integrated sparingly into any landscaped area.
- SV.2.16 The approval of special use permits, and administrative permits must include a finding that the community character as described in the Character Statement can be adequately conserved through mitigation of any identified potential negative impacts.
- SV.12.3 The grading design standards referred to in Policy SV.12.2 will, at a minimum, ensure that disturbed areas shall be finished, and fill slopes will not exceed a 3:1 slope, and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.
- SV.12.4 When necessary to mitigate the impact of road cuts, driveways and similar features on prominent hillsides, staff may require the installation of landscaping that will significantly soften the visual impact within three years of installation. Maintenance plans for these landscaped areas may be required.
- SV.12.8 In order to encourage building designs that are compatible with the character of hillsides and to minimize the alteration of natural forms, the following guidelines should be followed:
  - a. Building envelopes, disturbed and undisturbed areas for each lot created shall be shown on tentative and final maps.
  - b. Split-pad and stepped foundations so that buildings step-down or step-up with the natural slope in order to avoid padding and terracing.

# Legal Findings

b) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;

Response: The proposed driveway is appropriate and necessary to serve as access to the existing, legally created 5-acre residential lot. The future single-family use is appropriate and does not create any unanticipated intensity to the site nor area.

c) Issuance Not Detrimental. 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; and

Response: The subject parcel was designed to be a 5-acre, rural lot for residential development, which is proposed with this project. The adjacent uses are all residential and the other lots on Southwind Drive, directly west of the subject parcel have identical

d) 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.

Response: Not applicable as there are no military installations in proximity to the project site.

# Cut and Fill Map



8222 PROTOTYPE DRIVE  
RENO, NV 89521  
TEL: 775.857.8111  
WWW.LUMOSINC.COM  
INFO@LUMOSINC.COM

LUMOS & ASSOCIATES, INC. THE DRAWING IS THE PROPERTY OF LUMOS & ASSOCIATES, INC. USE OR REPRODUCTION OF THIS DRAWING, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF LUMOS & ASSOCIATES, INC. IS STRICTLY PROHIBITED. THIS DRAWING IS NOT TO BE USED FOR ANY PROJECT OTHER THAN THE PROJECT FOR WHICH IT WAS PREPARED.

SAGE RIVER DEVELOPMENT  
 21 SOUTHWIND  
 SPECIAL USE PERMIT  
 SUP APPLICABLE CUT/FILL MAP  
 WASHINGTON COUNTY  
 NEVADA  
 REVISION

REV.	DATE	DESCRIPTION

PRELIMINARY  
 NOT FOR CONSTRUCTION  
 NOVEMBER 2022

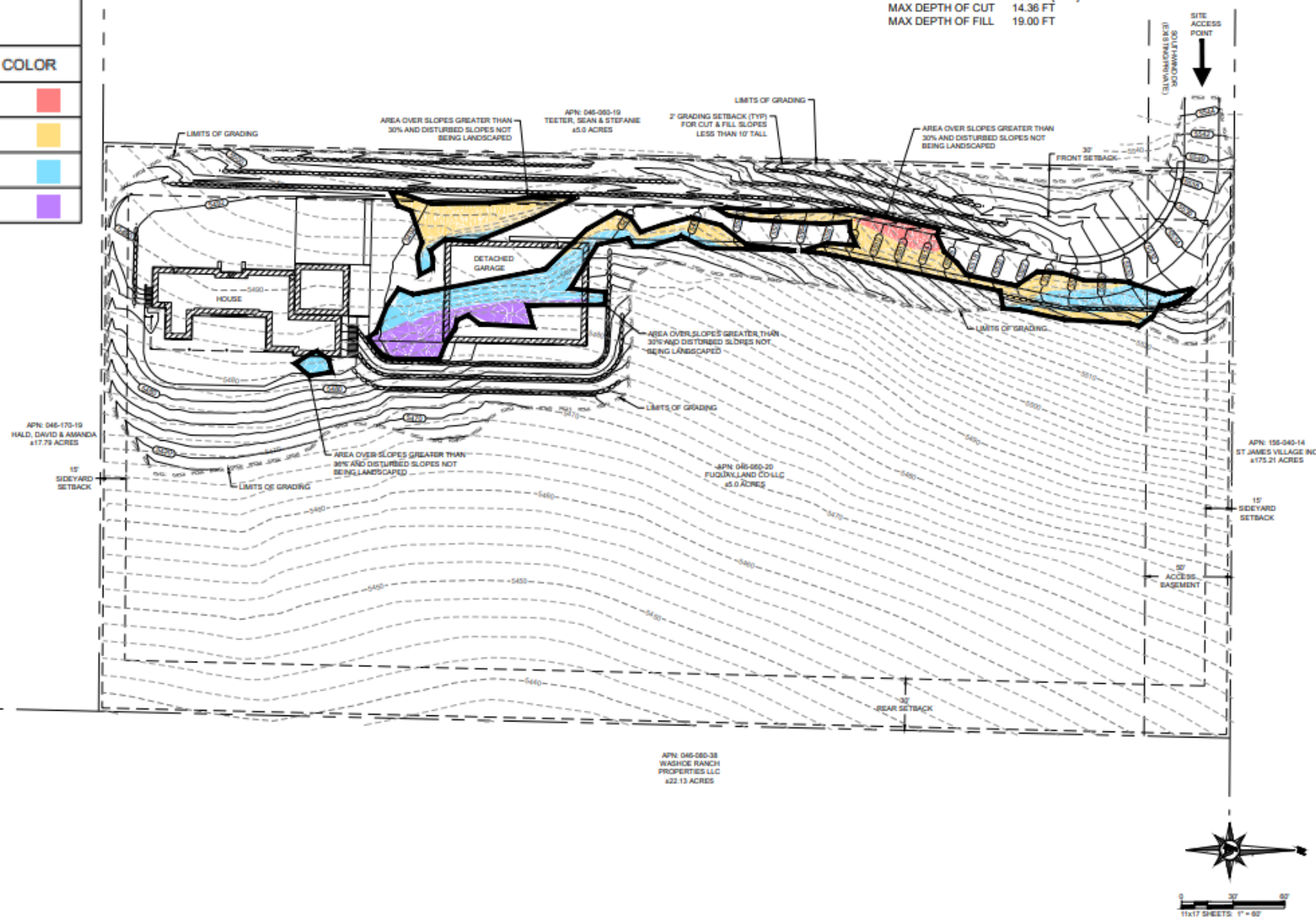
DRAWN BY: WRA  
 DESIGNED BY: WRA  
 CHECKED BY: WRA  
 JOB NO.: 10861.000

NUMBER	MIN ELEVATION	MAX ELEVATION	AREA (AC)	COLOR
1	-14.36	-10.00	0.01	Red
2	-10.00	0.00	0.10	Yellow
3	0.00	10.00	0.08	Light Blue
4	10.00	19.09	0.03	Purple

NUMBER	MIN ELEVATION	MAX ELEVATION	AREA (AC)	COLOR
1	-14.36	-10.00	0.01	Red
2	-10.00	0.00	0.10	Yellow
3	0.00	10.00	0.08	Light Blue
4	10.00	19.09	0.03	Purple

**GRADING SUMMARY:**

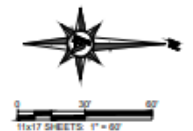
APPLICABLE TO SUP:  
 DISTURBED AREA 0.23 AC  
 CUT 970 CY  
 FILL 1,250 CY  
 NET 280 CY (FILL)  
 MAX DEPTH OF CUT 14.36 FT  
 MAX DEPTH OF FILL 19.00 FT



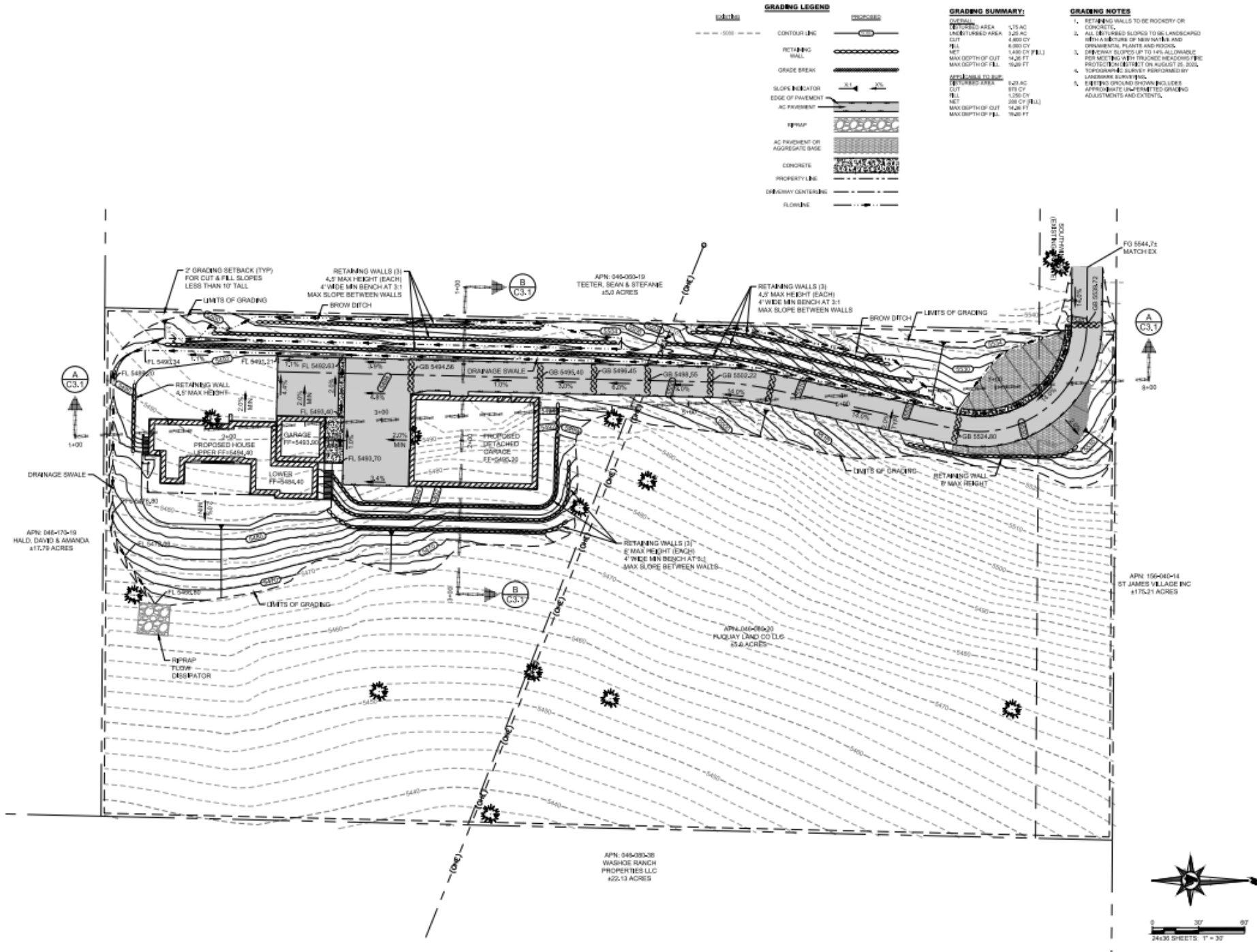
Only 0.23 acres of the disturbed area is applicable to the special use permit review due to code exemptions for certain portions of the development.

Within the SUP applicable areas:  
 Cut areas in excess of 10 feet are 450+/- SF

Fill areas in excess of 10 feet are 1,350+/- SF



# Grading Plan



1822 PROTOTYPIC DRIVE  
RENO, NV 89521  
TEL: 775.427.7111  
WWW.LUMOS.COM  
INFO@LUMOS.COM

LUMOS & ASSOCIATES, INC. (L) PROVIDES THE PROPERTY OF LUMOS & ASSOCIATES, INC. USE OR REPRODUCTION OF THIS DRAWING BY ANYONE IN VIOLATION OF THE RIGHTS RESERVED BY LUMOS & ASSOCIATES, INC. IS STRICTLY PROHIBITED. THIS DRAWING IS NOT TO BE USED FOR ANY PROJECT OTHER THAN THE PROJECT FOR WHICH IT WAS PREPARED.

91653333

SAGE RIVER DEVELOPMENT

21 SOUTHWIND  
SPECIAL USE PERMIT  
GRADING PLAN

NEVADA  
WASHINGTON

REV.	DATE	DESCRIPTION

SCALE: 1" = 30'

**C3.0**

NOT FOR CONSTRUCTION  
NOVEMBER 2022

DRAWN BY: WRA  
DESIGNED BY: WRA  
CHECKED BY: WRA  
JOB NO.: 10801201

# Cross Sections



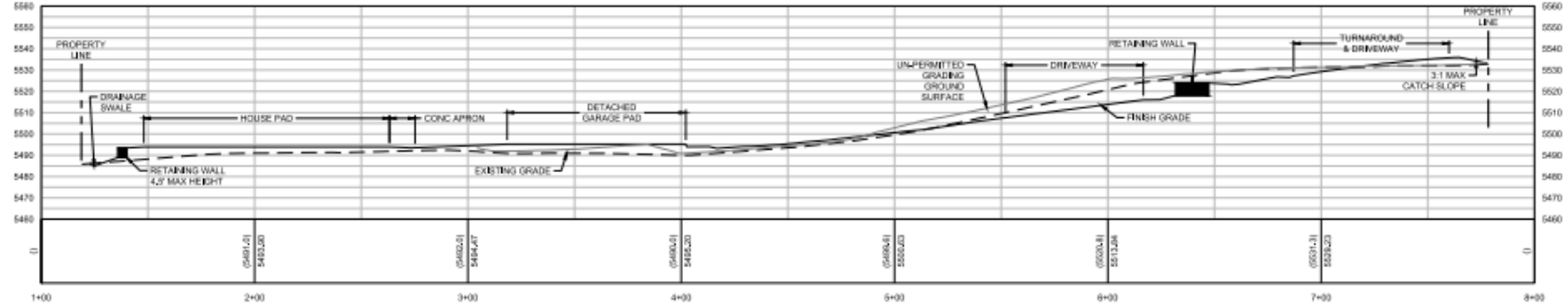
SAGE RIVER DEVELOPMENT

21 SOUTHWIND  
 SPECIAL USE PERMIT  
 CROSS SECTIONS

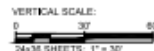
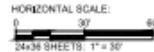
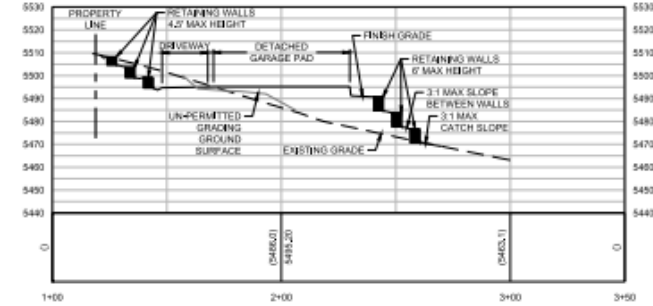
WASHINGTON

MEMO

CROSS SECTION A-A - STA:1+00 TO STA:8+00



CROSS SECTION B-B - STA:1+00 TO STA:3+50



REF.	DATE	DESCRIPTION	BY

**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 NOVEMBER 2022

848 1/8" ON ORIGINAL DRAWING  
 1" = 30'

IF NOT ONE BOX ON THE SHEET, ADJUST SCALES ACCORDINGLY