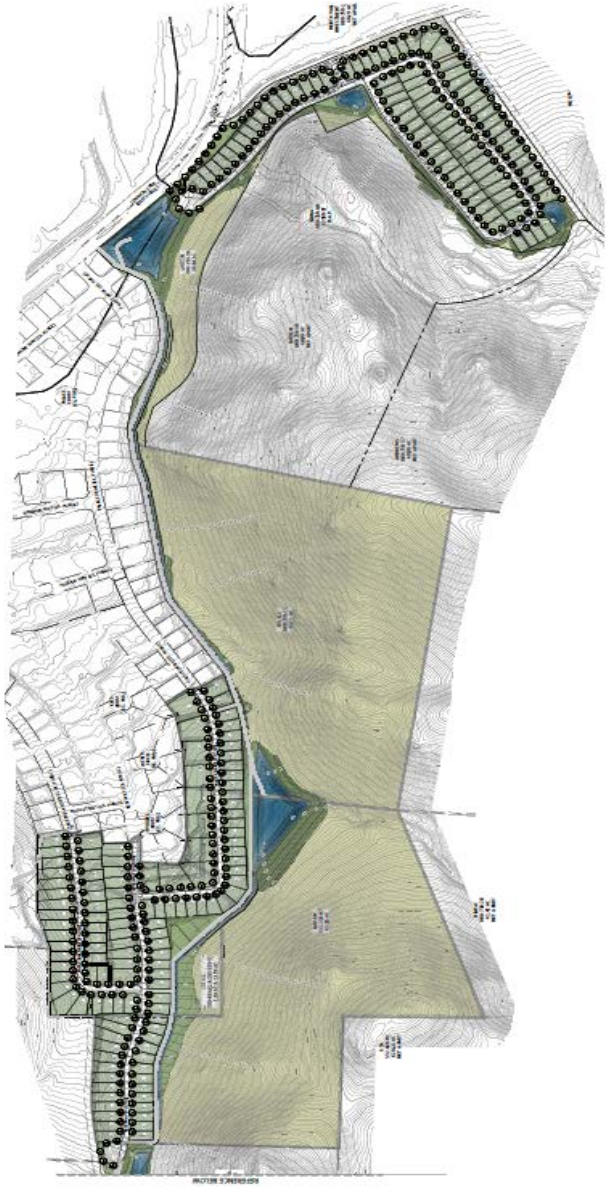


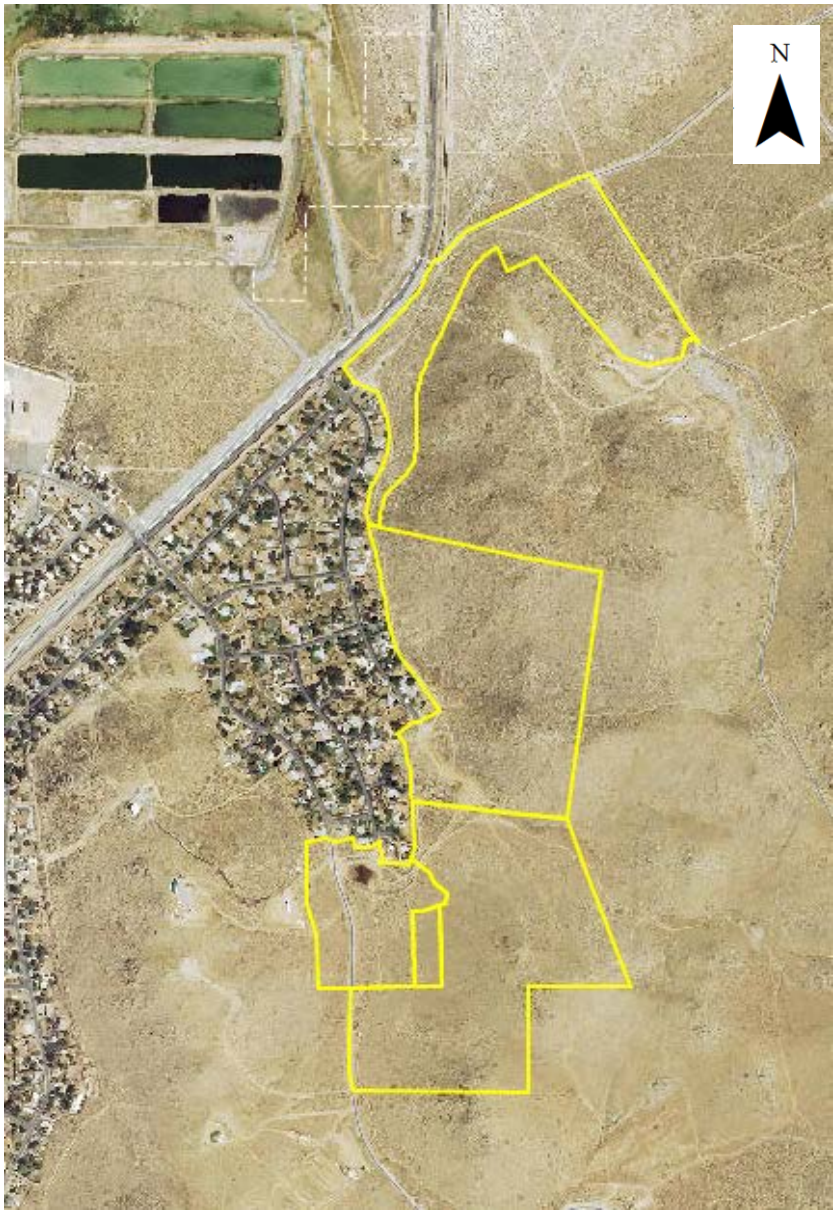
Lemmon Valley Heights

Tentative Map
with
Hillside Development and
Common Open Space
Development

Manhard
CONSULTING LTD

PROJECT LOCATION

Located within the eastern portion of Lemmon Valley, east of the existing Lemmon Valley subdivision.



PROJECT GOALS

Participate in Regional Hydrology Solution

- Conducted multiple community meetings.
- Acquired land and worked with adjacent property owners to provide additional upstream detention.

Meet Washoe County Development Standards

- Consistent with Master Plan and zoning designations.
- Lot pattern accommodates site topography; protects open space (Common Open Space Development).
- Meets Hillside Development standards.
- Consistent with North Valley Area Plan requirements (i.e. edge matching and single story when adjacent to existing residential development).

PROJECT SUMMARY

Total Area	128.50 acres
Master Plan Designation	Suburban Residential- 68.64 acres Rural- 59.95 acres
Zoning Designation	Medium Density Suburban- 68.64 acres General Rural- 59.95 acres
Residential Lot Area	30.93 acres
Right-of-Way Area	9.11 acres
Total Common Area/Open Space	88.47 acres
Total Number of Lots	206
Average Lot Size	6,540 sq. ft.
Overall Gross Density	1.6 units per acre

LANDSCAPE PLAN

TYPICAL LOT DETAIL

SUBDIVIDER TO INSTALL CLIMATIC ADAPTIVE LANDSCAPING IN THE FRONT YARD AREA BETWEEN THE FRONT PROPERTY LINE AND THE MAIN BUILDING OF EACH NEW RESIDENTIAL LOT (OUTSIDE OF FENCES) PURSUANT TO WASHOE COUNTY DEVELOPMENT SECTION 110.306.10

LEGEND

- STREET TREE
- PRIVATE LOTS
- REVEGETATED / COMMON OPEN SPACE
- UNDISTURBED AREAS (NATIVE)
- POND LANDSCAPING / DITCH LANDSCAPING
- ACCESS ROAD / TRAIL

PRELIMINARY LANDSCAPE PLAN NOTES:

1. ALL AREAS DISTURBED BY GRADING ACTIVITIES (REVEGETATED / COMMON OPEN SPACE) ARE TO RECEIVE EROSION CONTROL, DRYLAND NATIVE REVEGETATION (SEED MIX: MAMOMTEL Y AFTER GRADING UNLESS SHOWN OTHERWISE. EXISTING VEGETATION SHALL NOT BE DISTURBED MORE THAN 15 DAYS BEFORE GRADING IS SCHEDULED TO BEGIN;
2. ALL POND / DITCH AREAS ARE TO BE TREATED WITH A COMBINATION OF RIP-RAP AND NATIVE REVEGETATION SEED MIX;
3. ALL LANDSCAPED AREAS OUTSIDE OF LOTS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA)
4. STREET TREES ARE SHOWN AT 50' SPACING PER WASHOE COUNTY STANDARDS AND ARE TO BE LOCATED 9' FROM ROW. TREES WITHIN LOTS ARE TO BE MAINTAINED BY HOMEOWNER. TREES OUTSIDE OF LOTS ARE TO BE MAINTAINED BY THE HOA;
5. COMMON AREA TREE IRRIGATION TO BE BY METERED, DRIP IRRIGATION SYSTEM;
6. STREET TREES TO BE IRRIGATED BY INDIVIDUAL LOT OWNER'S METER;
7. PRIVATE LOTS TO BE LANDSCAPED AND MAINTAINED BY OWNER AND SHALL MEET MINIMUM STANDARDS AS SHOWN IN "TYPICAL LOT DETAIL"

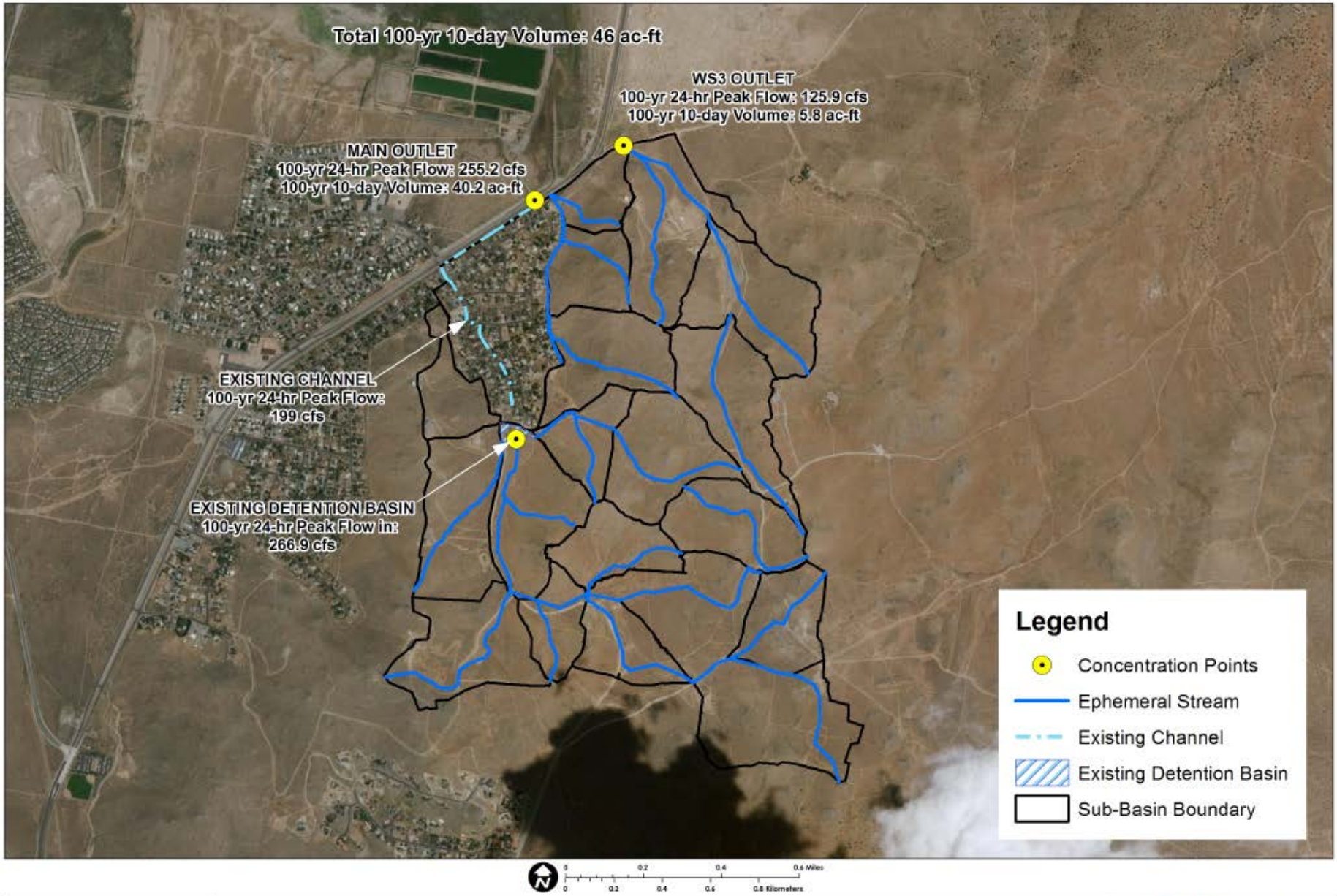


Figure 3
Existing Drainage Conditions

Lemmon Valley Heights
Washoe County, Nevada

Prepared by Cardno
1/10/2018

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Shaping the Future
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www.cardno.com
Map Projection: NAD 1983 State Plane, Nevada West

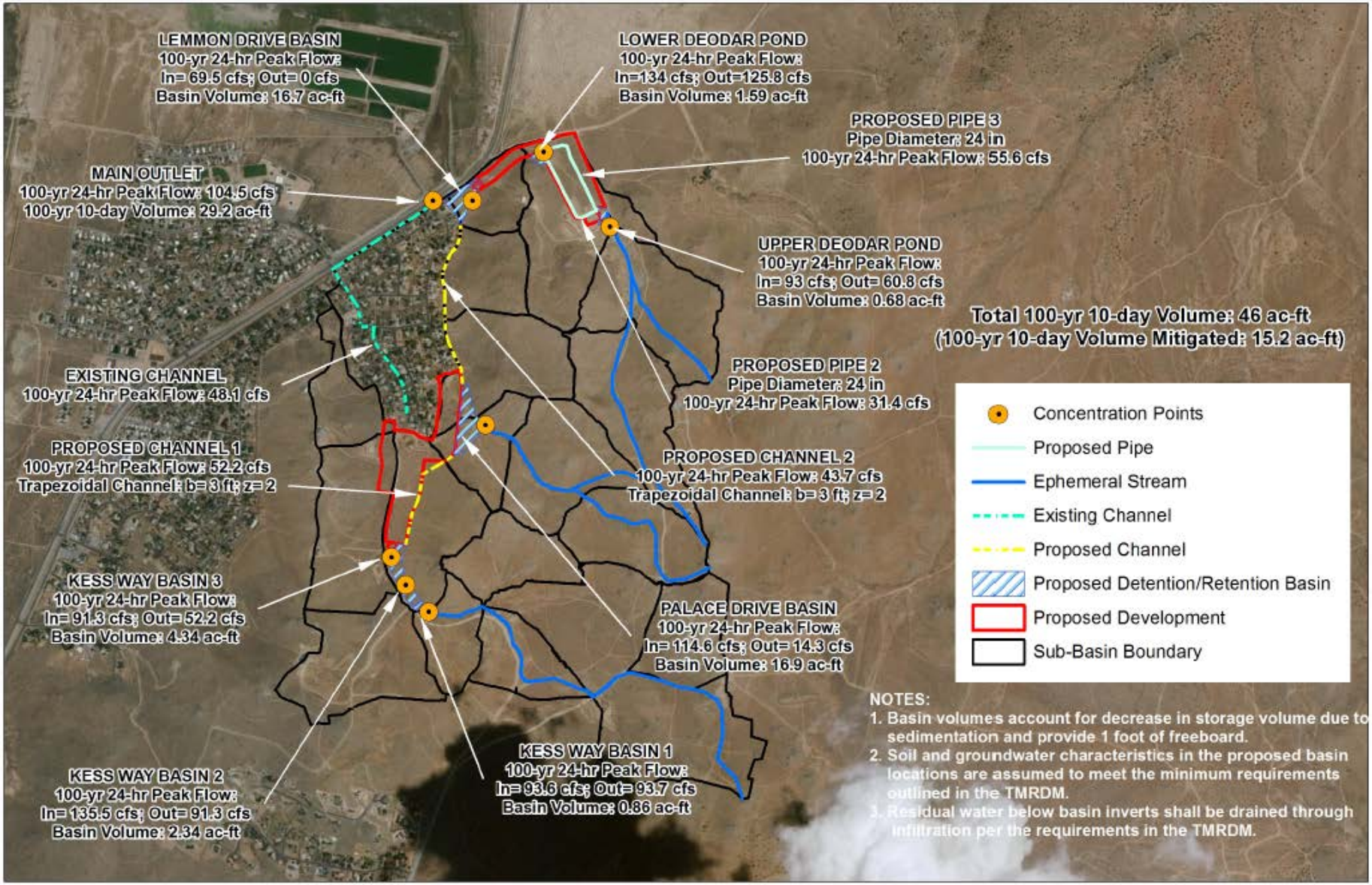

Figure 4
Proposed Drainage Conditions

Lemmon Valley Heights
Washoe County, Nevada

Prepared by Cardno
1/10/2018

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EXISTING AND PROPOSED HYDROLOGY

	Concentration Point	Peak Flow Rate	Peak Flow Rate	Discharge to Swan Lake
		100-YEAR 24-HOUR PEAK FLOW (CFS)	100-YEAR 24-HOUR PEAK FLOW (CFS)	100-YEAR 24-HOUR EVENT (ACRE FEET)
Existing Conditions	Main Outlet & WS3		381.1	23
	Existing Channel	199		
Proposed Conditions	Main Outlet & WS3		230.3	14
	Existing Channel	48		
Percent Change		**-75.88%**	**-59.05%**	**-39.13%**

We agree with staff's recommendation for approval and are available for any questions.