Board of Adjustment Staff Report

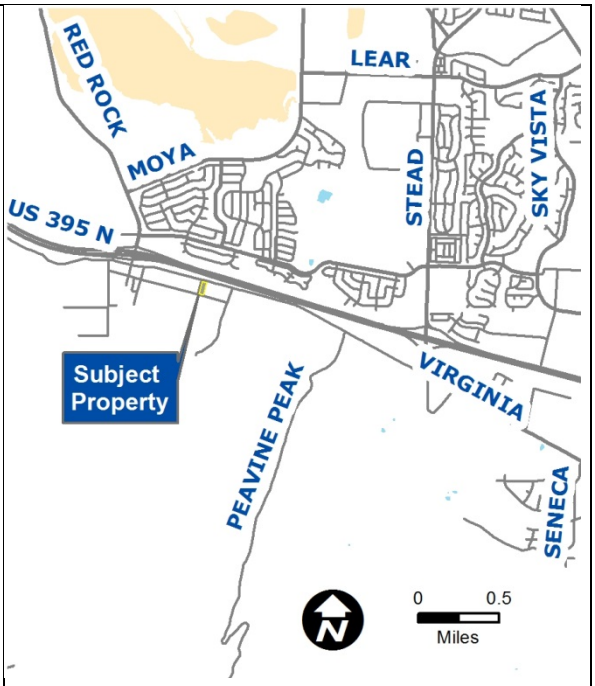
Meeting Date: June 6, 2019 **Agenda Item: 8B**

SPECIAL USE PERMIT CASE NUMBER:	WSUP19-0009 (TMWA)
BRIEF SUMMARY OF REQUEST:	Approve TMWA booster pump station and related facilities
STAFF PLANNER:	Kelly Mullin 775.328.3608 kmullin@washoecounty.us

CASE DESCRIPTION

For possible action, hearing and discussion to approve a ±2,335 sq. ft. booster pump station, including emergency electrical generator, electrical transformer, and associated site development for Truckee Meadows Water Authority.

Applicant:	Truckee Meadows Water Authority
Property Owner:	Heinz Ranch Land Co., LLC
Location:	10150 Trail Drive, southeast corner of North Virginia Street and Common Road
APN:	081-031-13
Parcel Size:	±1.52-ac.
Master Plan:	High Density Rural (Reno-Stead Corridor Joint Plan – Planned Land Use)
Regulatory Zone:	High Density Rural
Area Plan:	North Valleys
Citizen Advisory Board:	North Valleys
Development Code:	Authorized in Article 810, Special Use Permits
Commission District:	5 – Commissioner Herman



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 WSUP19-0009 for Truckee Meadows Water Authority, having made all five findings in accordance with Washoe County Code Section 110.810.30.

(Motion with Findings on Page 9)

Staff Report Contents

Exhibit Contents

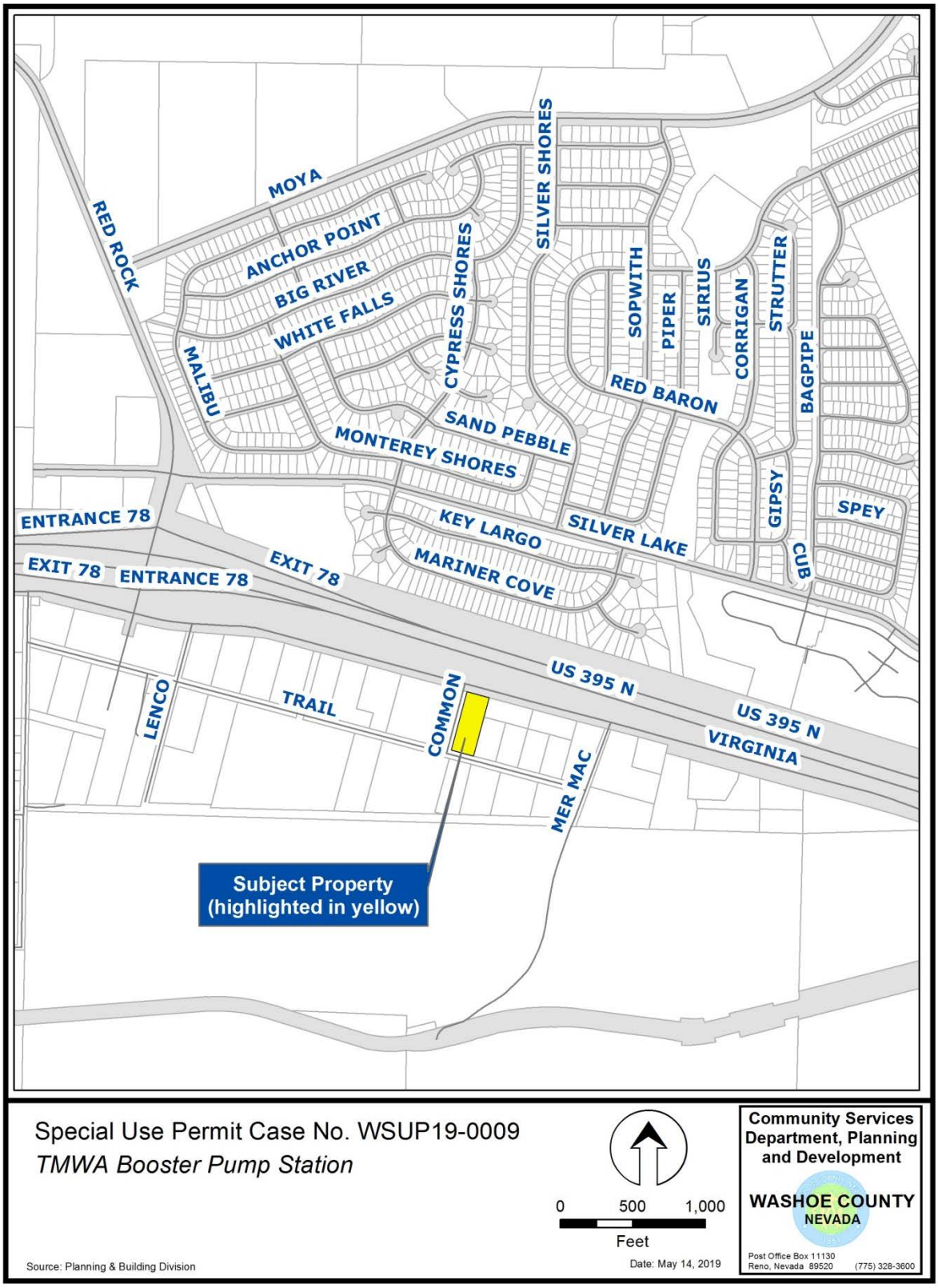
Special Use Permit Purpose

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:

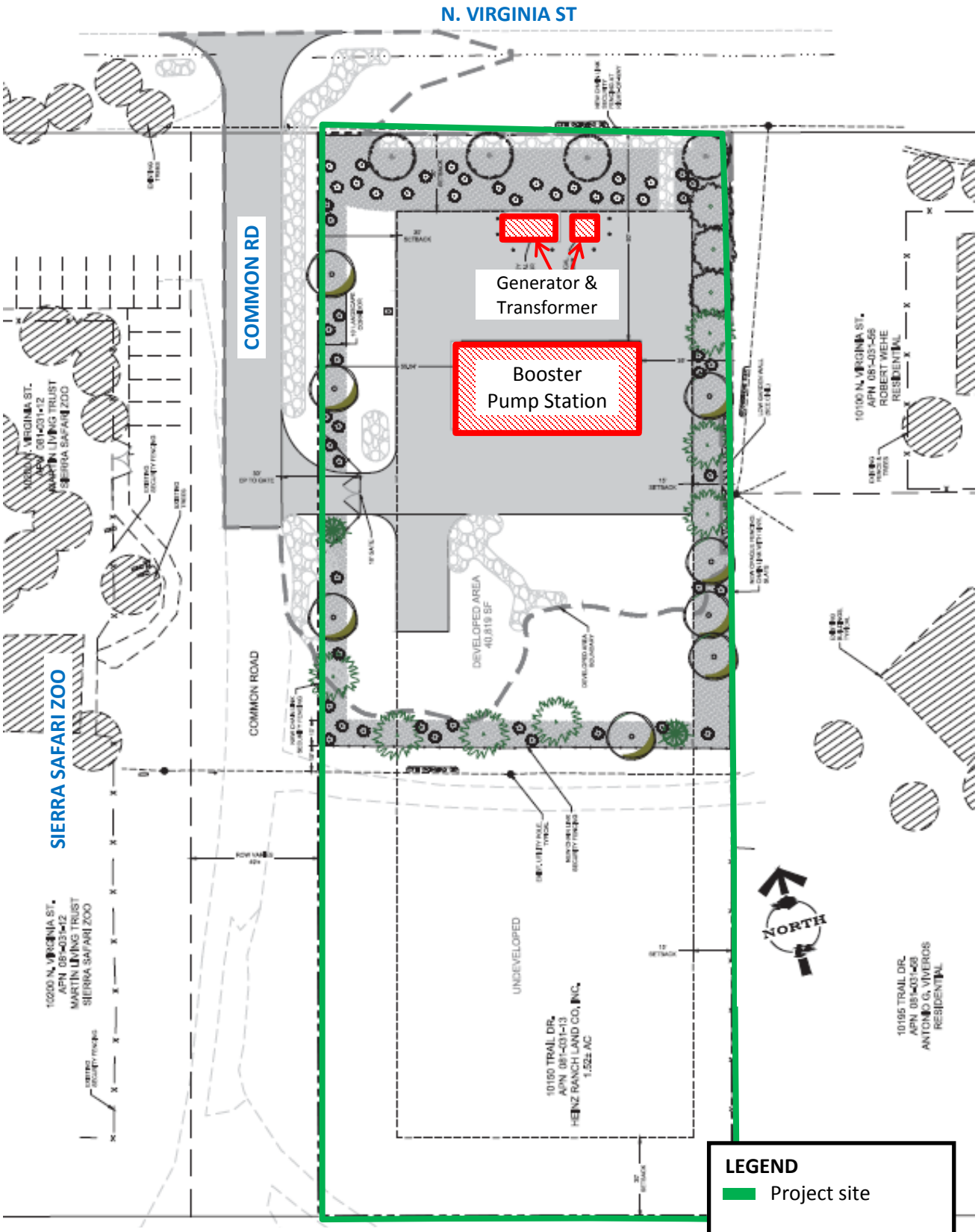
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some Conditions of Approval are referred to as "Operational Conditions." 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 WSUP19-0009 are attached to this staff report and will be included with the Action Order, if approved.

The subject property is designated as High Density Rural (HDR). The proposed booster pump station, classified as a Utility Services use type, is permitted in the HDR regulatory zone with a special use permit per WCC 110.302.05.2. Therefore, the applicant is seeking approval of this special use permit from the Board of Adjustment.



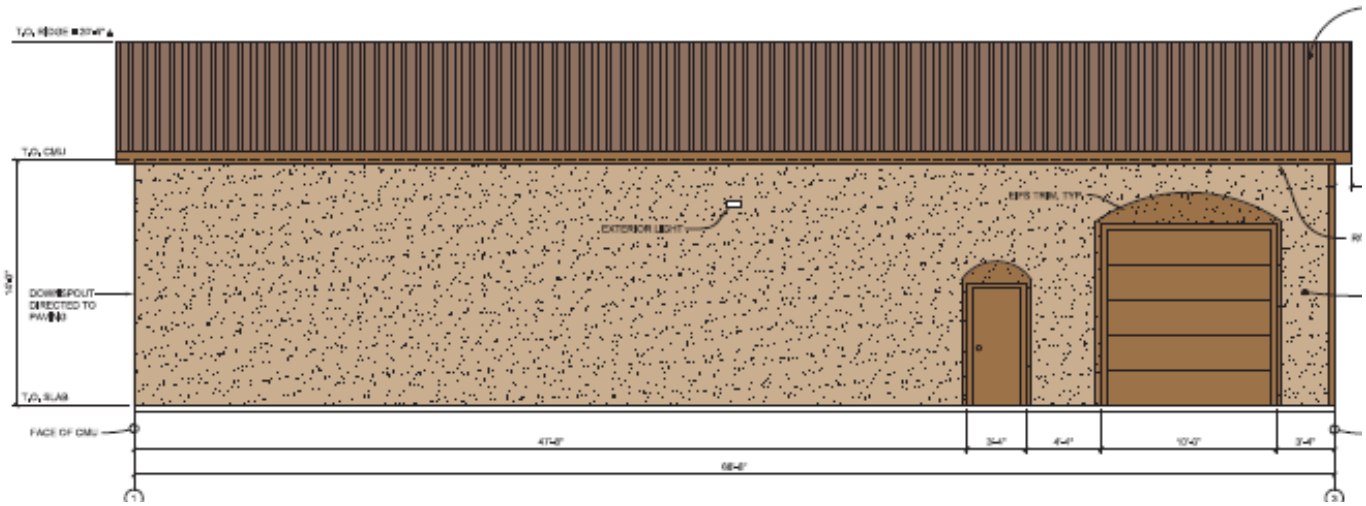
Vicinity Map


N. VIRGINIA ST
COMMON RD
Generator & Transformer
Booster Pump Station
COMMON ROAD
DEVELOPED AREA 40,819 SF
SIERRA SAFARI ZOO
UNDEVELOPED
10150 TRAIL DR. APN 081-031-13 HEINZ RANCH LAND CO, INC. 1.52± AC
10195 TRAIL DR. APN 081-031-08 ANTONIO G. VIVEROS RESIDENTIAL
10100 N. VIRGINIA ST. APN 081-031-12 MARTIN LIVING TRUST SIERRA SAFARI ZOO
10190 N. VIRGINIA ST. APN 081-031-06 ROBERT WEHE RESIDENTIAL
NORTH
LEGEND
Project site
Area of proposed structures

Site Plan

Aerial Photo

(subject site highlighted in blue)



Booster Pump Station Structure – South Elevation

Project Evaluation

Truckee Meadows Water Authority (TMWA) is seeking to construct a ±2,335 sq. ft. booster pump station with associated emergency generator and transformer at 10150 Trail Drive, a 1.5-acre property with a High Density Rural (HDR) regulatory zone. The site is located within the boundaries of both the North Valleys Area Plan and Reno-Stead Corridor Joint Plan. The property is immediately south of North Virginia Street and east of the Sierra Safari Zoo. East and south of the property are other residential properties with an HDR regulatory zone. The proposed booster pump station is intended to supplement TMWA's service provision capabilities within the North Valleys area. The applicant has indicated the proposed site is considered ideal due to its elevation and proximity to North Virginia Street.

Access, Grading and Drainage:

Access to the site is currently from Common Road, and that is proposed to remain. Common Road is a graded dirt road with only a portion of the transition to Virginia Street being paved. As shown on the site plan on page 4, the applicant seeks to improve Common Road with pavement up to the proposed driveway entrance.

Development of the site will occur primarily on the northern half of the parcel, with the southern portion remaining largely undisturbed. Preliminary grading plans reflect approximately 2,800 cubic yards of cut and 400 cubic yards of fill in order to develop the site. Grading will be required to comply with applicable Development Code standards, and the County's Engineering and Capital Projects Division has also provided conditions of approval related to grading for the project.

The site has an average slope of less than 8% and drains generally to the north into an existing drainage ditch along North Virginia Street. The applicant's conceptual drainage report proposes to construct a stormwater infiltration basin and other improvements that will be reviewed by the Engineering and Capital Projects Division once final construction drawings are submitted during the grading and building permit phase. These are required to be accompanied by a final detailed hydrology/hydraulic report.

Visual Mitigation:

TMWA is proposing to landscape approximately 27% of the developed area, which exceeds the 20% required by the Development Code. Landscaping is generally proposed around the perimeter of the developed area, with a denser proportion of trees proposed along the eastern property line adjacent to residential uses. Security chain link fencing is also proposed around the perimeter, with vinyl slats providing additional visual mitigation along the eastern property line. Finally, the booster pump station is designed to mimic a residential appearance as closely as possible with neutral colors and a stucco exterior.

Other Considerations:

Limited negative impacts are expected from the proposed project, especially with the mitigation measures proposed by the applicant. Once construction is complete, the booster pump station is expected to generate little to no traffic as it will be an unmanned facility. Noise generated by the pump station is expected to be well-contained within its structure, but must also abide by the noise standards laid out within Development Code Article 414. The on-site generator will be housed within another small structure located near North Virginia Street, and is not expected to be used except as a back-up power source and during monthly testing periods. The property is located directly adjacent to NDOT right-of-way, including North Virginia Street and Highway 395, and currently experiences significant ambient traffic noise as a result.

North Valleys Citizen Advisory Board (NV CAB)

The proposed project was presented by the applicant's representative at the regularly scheduled Citizen Advisory Board meeting on May 13, 2019. Draft minutes of the meeting will be provided prior to the Board of Adjustment hearing. Discussion focused on the following items: reasons for

selected location; potential impacts to surrounding properties; and area drainage. The CAB voted unanimously to recommend approval of the project.

Reviewing Agencies

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

- Washoe County Community Services Department
  - Planning and Building Division
  - Engineering and Capital Projects Division
  - Water Rights
- Washoe County Health District
  - Air Quality Management Division
  - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Nevada Department of Transportation
- Nevada Division of Water Resources
- Washoe-Storey Conservation District
- Truckee Meadows Water Authority
- City of Reno

Three of the above-listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the application to expand the existing use. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if the request is approved.

- Washoe County Planning Program addressed potential impacts of the project and applicable Development Code standards.

  Contact: Kelly Mullin, 775.328.3608, kmullin@washoecounty.us

- Washoe County Engineering and Capital Projects Division provided conditions regarding grading, drainage and work in the right-of-way.

  Contact: Leo Vesely, 775.328.2313, lvesely@washoecounty.us

- Truckee Meadows Fire Protection District provided conditions regarding code standards, access and vegetation.

  Contact: Don Coon, 775.326.6077, dcoon@tmfpd.us

Staff Comment on Required Findings

WCC Section 110.810.30 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.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan.

   Staff Comment: The proposed booster pump station and site design do not conflict with the provisions of the Master Plan and North Valleys Area Plan. The applicant's proposed mitigation measures support the policies of the area plan, especially in regards to grading and structure design.

2. 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: Adequate improvements will be constructed to support the proposed project, and the booster pump station will enhance the Truckee Meadows Water Authority's ability to serve the North Valleys area.

3. Site Suitability. That the site is physically suitable for the type of development, and for the intensity of such a development.

   Staff Comment: The site's lack of major constraints make it generally suitable for development, and its location and elevation make it suitable for the proposed project. There is more than sufficient land for the booster pump station and associated improvements, leaving a significant portion of the property undeveloped and in its native state.

4. 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 proposed booster pump station and associated equipment are anticipated to have minimal negative impacts on the surrounding area. The proposed landscaping, structure design and fencing are expected to provide adequate mitigation for the project.

5. 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: No military installation is located within 3,000 feet of the subject site; therefore, this finding is not applicable.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case Number WSUP19-0009 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 WSUP19-0009 for Truckee Meadows Water Authority, having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan;
2. 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;
3. Site Suitability. That the site is physically suitable for the type of development, and for the intensity of such a development;
4. 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;

5. 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 Commissioners, in which case the outcome of the appeal shall be determined by that Board. 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:	Truckee Meadows Water Authority Attn: Jason Barnes 1255 Capital Boulevard Reno, NV 89502
Owner:	Heinz Ranch Land Co., LLC Attn: Don Pattalock 777 South Center Street, #105 Reno, NV 89501
Representatives:	Lumos & Associates Attn: Angela Fuss 9222 Prototype Drive Reno, NV 89521
e-mail:	afuss@lumosinc.com

Conditions of Approval

Special Use Permit Case Number WSUP19-0009

The project approved under Special Use Permit Case Number WSUP19-0009 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on June 6, 2019. 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.

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

Washoe County Planning and Building Division

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

   Contact: Kelly Mullin, 775.328.3608, kmullin@washoecounty.us

a. The applicant shall attach a copy of the Action Order approving this project to all administrative permit 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 complete construction plans and obtain the necessary building/grading permits within two years from the date of Board approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.

d. As proposed by the applicant, the booster pump station exterior walls shall be constructed with a stucco finish, and all structures on the property shall be of a neutral, earth-tone color.

e. 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.

f. The following **Operational Conditions** shall be required for the life of the development:

i. Noise generated by the booster pump station and associated equipment shall comply with the standards of Washoe County Development Code Article 414.

ii. Landscaping shall be maintained for the life of the project in compliance with the standards of Washoe County Development Code Article 412.

iii. Failure to comply with the conditions of approval shall render this approval null and void.

Washoe County Engineering and Capital Projects Division

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

Contact: Leo Vesely, 775.328.2313, lvesely@washoecounty.us

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. The applicant shall obtain from NDOT an occupancy permit for all proposed work to be performed within the NDOT right-of-way and submit a copy to the Engineering Division prior to issuance of a grading or building permit.

c. The applicant shall provide documentation that this project has legal rights to use and construct improvements within Common Road (APN 081-031-50). Documentation shall be provided to the Engineering Division prior to issuance of a grading or building permit.

d. Applicant shall indicate on the plans where exported materials will be taken and a grading permit shall be obtained for the import site.

e. All grading and retaining walls shall be in accordance with Article 110.438 Grading Standards.

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.

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 volume resulting from the development and based upon the 100-year, 10 day storm event shall be retained on site to the satisfaction of the County Engineer.

Truckee Meadows Fire Protection District (TMFPD)

3. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis as determined by TMFPD.

   Contact: Don Coon, 775.326.6077, dcoon@tmfpd.us

   a. Fire protection of the new structures shall be as required by the current adopted International Fire Code, (IFC) International Wildland Urban Interface Code (IWUIC) 2012 Ed, with amendments and the requirements of the NFPA standard(s):
   https://codes.iccsafe.org/content/IWUIC2012
   https://codes.iccsafe.org/content/IFC2012

   b. Development on the property shall comply with the applicable construction and defensible space requirements of the IWUIC.

   c. Provide a vegetation selection, installation, management and Defensible Space Plan as required for the project in accordance with the requirements of the IWUIC.

   d. Any Fire Apparatus Access Road greater than 150' will require a turnaround per IFC D103.4.

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

WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

Date: May 6, 2019

To: Kelly Mullin, Senior Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: Special Use Permit Case ***WSUP19-0009 –TMWA Booster Pump Station Grading***
APN 081-031-13

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the construction of a 2,335 sq. ft. booster pump station building and associated access roadway and paving improvements. 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 the Lumos & Associates. 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: Leo Vesely, P.E. (775) 328-2041

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. The applicant shall obtain from NDOT an occupancy permit for all proposed work to be performed within the NDOT right-of-way and submit a copy to the Engineering Division prior to issuance of a grading or building permit.
3. The applicant shall provide documentation that this project has legal rights to use and construct improvements within Common Road (APN 081-031-50). Documentation shall be provided to the Engineering Division prior to issuance of a grading or building permit.
4. Applicant shall indicate on the plans where exported materials will be taken and a grading permit shall be obtained for the import site.
5. All grading and retaining walls shall be in accordance with Article 110.438 Grading Standards.
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.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)
Contact Information: Leo Vesely, P.E. (775) 328-2041

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 volume resulting from the development and based upon the 100-year, 10 day storm event shall be retained on site to the satisfaction of the County Engineer.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)
Contact Information: Mitch Fink, (775) 328-2050

1. No comments.

UTILITIES (County Code 422 & Sewer Ordinance)
Contact Information: Tim Simpson, P.E. (775) 954-4648

1. No comments

Truckee Meadows Fire Protection District (TMFPD)

1. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis as determined by TMFPD.
   Contact Name – Don Coon, 775.326.6077, Dcoon@tmfpd.us

   a. Fire protection of the new structures shall be as required by the current adopted International Fire Code, (*IFC*) International Wildland Urban Interface Code (*IWUIC*) 2012 *Ed,* with amendments and the requirements of the NFPA standard(s). (https://codes.iccsafe.org/content/IWUIC2012 https://codes.iccsafe.org/content/IFC2012)

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

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

   d. Provide a Vegetation selection, installation, management and Defensible Space Plan as required for the project in accordance with the requirements of the *IWUIC.*

   e. All structures equal to or greater than 5000 sf. would require a fire sprinkler system per the amendments to the IFC Table 903.2.1

   f. A Fire Apparatus Access Road greater than 150' will require a turnaround per IFC D103.4

WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

April 19, 2019

TO: Kelly Mullin, Senior Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

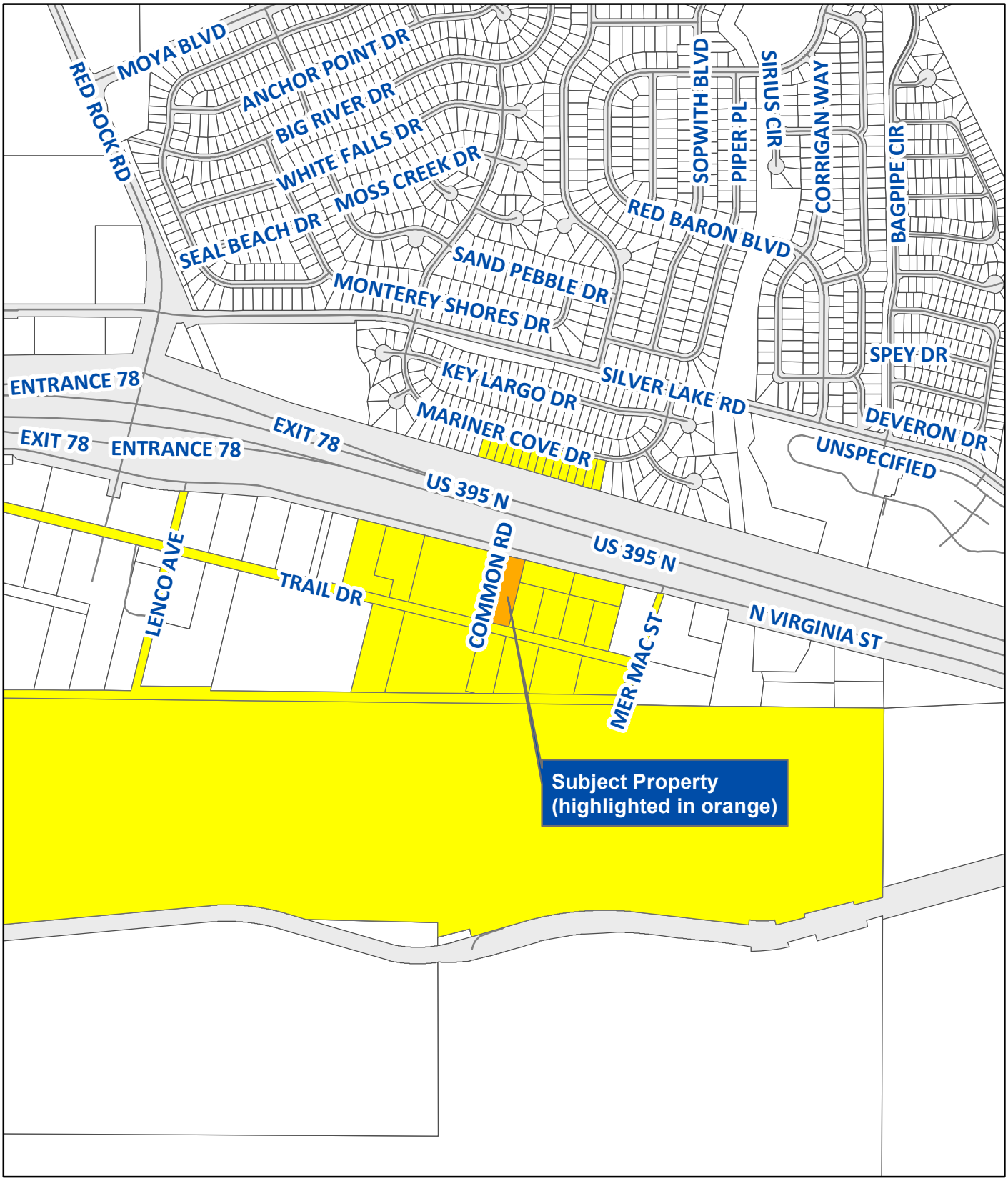
SUBJECT: Special Use Permit Case Number WSUP19-0009 (TMWA Booster Pump Station)

Project description:

The applicant is to approve a ±2,335 sq. ft. booster pump station, including emergency electrical generator and electrical transformer for the Truckee Meadows Water Authority. This property is located within the Reno-Stead Corridor Joint Plan area. Project located at 10150 Trail Drive, at the southeast corner of the intersection of North Virginia Street and Common Road, Assessor's Parcel Number: 081-031-13.

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

There are no conditions of approval.



Public Notice Map

Special Use Permit Case Number WSUP19-0009 (TMWA)

Provided with notice: 32 owners of 33 parcels within a distance of 600 feet of the project site.

Source: Planning and Building Division

0 250 500 1,000
Feet

Date: April 17, 2019

Community Services Department

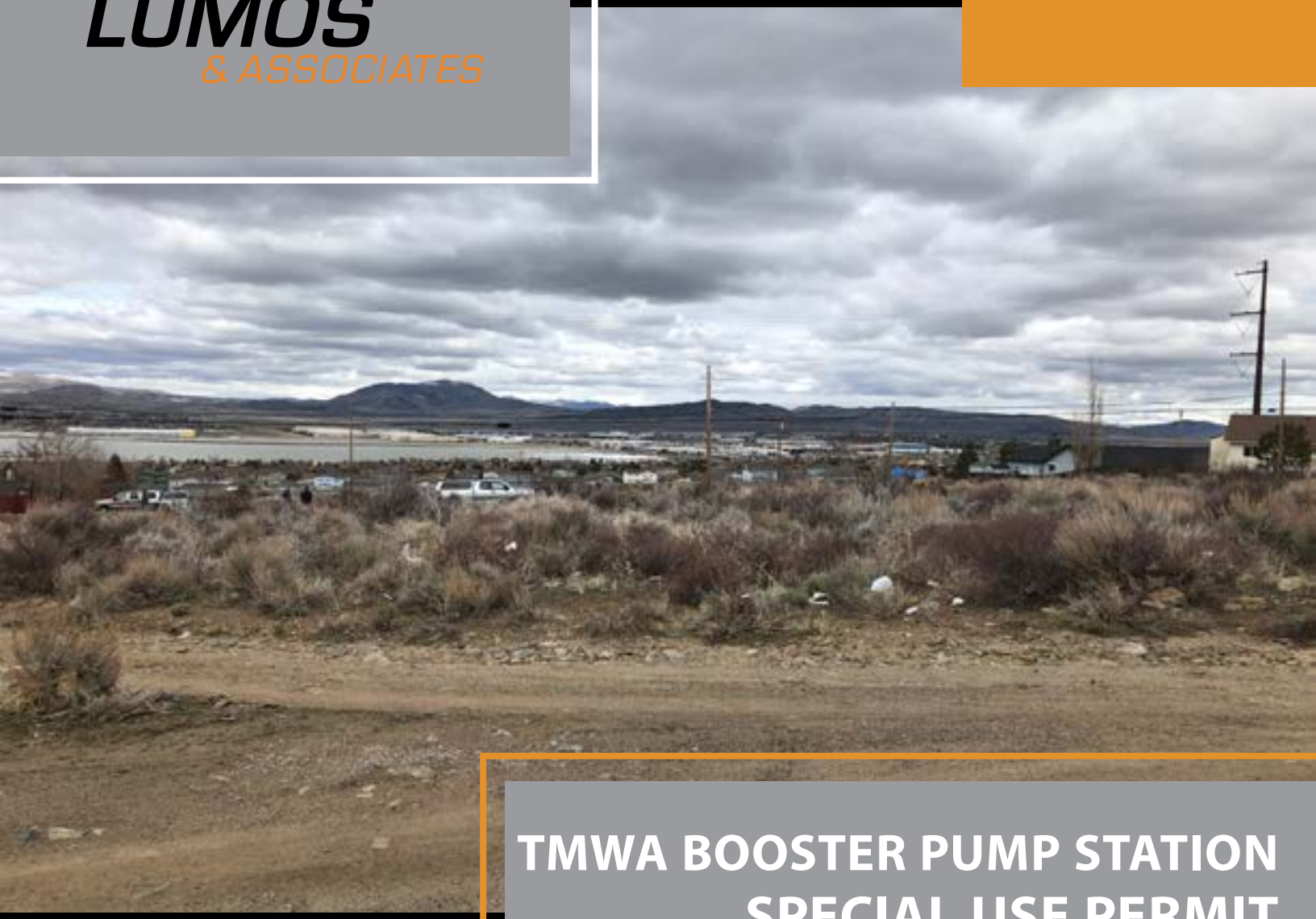
WASHOE COUNTY
NEVADA

Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

WSUP19-0009
EXHIBIT C

LUMOS
& ASSOCIATES

9222 Prototype Drive
Reno, Nevada 89521
Tel. 775.827.6111
Fax 775.827.6122
www.LumosInc.com



TMWA BOOSTER PUMP STATION SPECIAL USE PERMIT

April 15, 2019

WSUP19-0009
EXHIBIT D

Table of Contents

Appendices

Maps

Project Description

Commissioner District:	5
Applicant:	Heinz Ranch Land Company LLC
APN Number:	081-031-13
Request:	This is a request for a Special Use Permit to allow a utility service (booster pump station) in the HDR zoning district per Washoe County Development Code Section 110.304.20.
Zoning:	High Density Rural (HDR)
Master Plan:	Reno-Stead Corridor Joint Plan
Planning Area:	North Valleys Area Plan

Project Request

The subject property (APN 081-031-13) encompasses a ±1.52-acre site located south of North Virginia Street at the northeast intersection of Common Road and Trail Drive. The property is currently zoned High Density Rural (HDR) and has a master plan designation of Medium Density Suburban/Suburban Residential (MDSSR) within the Reno-Stead Corridor Joint Plan. The parcel is currently vacant, and is surrounded by single family residences to the east and south, Sierra Safari Zoo to the west, and North Virginia Street to the north. The site is located within North Valleys Area Plan, and is a part of the Reno-Stead Corridor Joint Plan.

TMWA will be constructing a booster pump station, which will provide water service to development within the North Valley's area. The site plan has been designed with the building and above ground accessory buildings (i.e. generator and transformer) located on the northern end of the parcel, closest to N. Virginia Street. This was done to reduce any visual impacts on the adjacent neighbors located to the east and south. The site has also been designed with fencing and landscaping around the developed portion of the property. Solid view fencing, comprised of chain link with vinyl slats, will be located on the eastern property line, adjacent to residential development. Open chain link fencing will be located on the north, south and west side of the developed portion of the parcel.

The building measures approximately 2,335 square feet in size with a maximum height of 20'-6" to top of the pitched roof. The buildings materials and colors are designed to look and feel like a residential structure, and tie in with the surrounding development.

Access into the site will be located on the west side of the parcel from Common Road. The stretch of Common Road from N. Virginia Street to the driveway into the parcel will be constructed with AC pavement. This road improvement will also provide a safer access into the Sierra Safari Zoo parking lot to the west.

Landscaping

Development of the property is considered a civic use and requires 20 percent of the developed area to be landscaped. All yards adjoining a public street are required to be landscaped with at least one three for every 50 linear feet of street frontage. All yards adjoining a residential use are required to be landscaped and provide at least one tree for every 20 linear feet of property frontage. The proposed civic use is also required to install a solid fence or wall along the common property line, when adjoining a residential use.

The development provides for ±11,115 square feet of landscaping or 27 percent of the developed portion of property, including 25 trees. The landscape width on the south and west sides of the developed area have been reduced from 30 feet to 10 feet. There is an overhead power line that bisects the parcel and locating trees under or near the power point will create a conflict with the power line. The landscape area adjoining Common Road to the west, has been reduced from 30 feet to 10 feet. This was also done to accommodate site constraints related to the drainage. The intent of this section of the landscape code has been met by requiring both a fence and landscape strip with trees planted one tree every 50 feet of linear feet.

Figure 1 - Vicinity Map

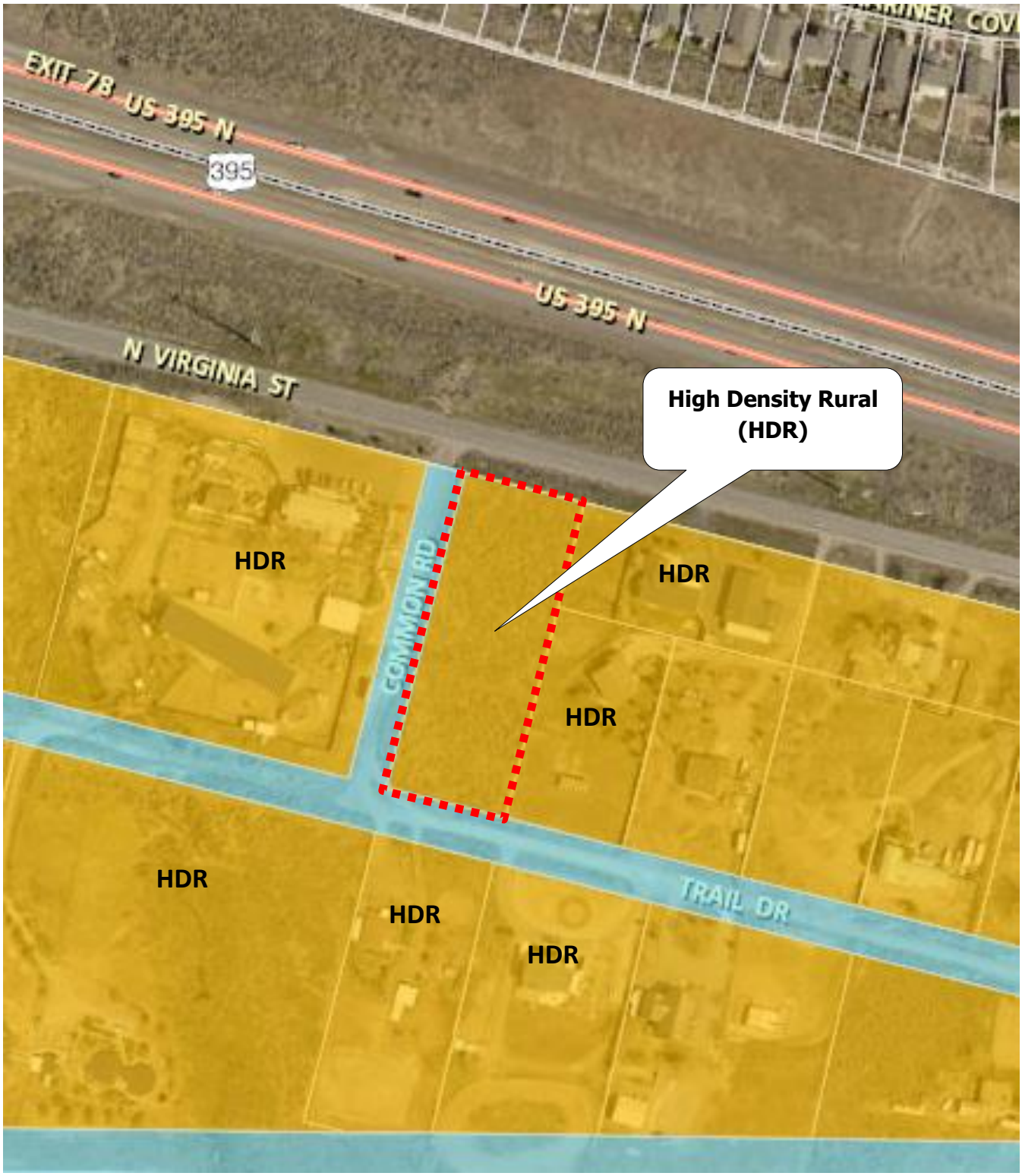


Figure 2 - Zoning Map

WORK ORDER NO.	BASESHT
DESIGNED	BASESHT
DRAWN	BASESHT
DATE	BASESHT
CHECKED	BASESHT
SUBMITTED	BASESHT
RECOMMENDED	BASESHT
APPROVED	BASESHT

TRUCKEE MEADOWS WATER AUTHORITY
1355 CAPITAL BLVD. / PO BOX 30013
RENO, NEVADA 89502-3013
PH 775-834-8000 / FX 775-834-8003

TMWA
TMWA BOOSTER PUMP STATION SUP
LANDSCAPE PLAN

SHEET NUMBER L1.0
1 OF 1

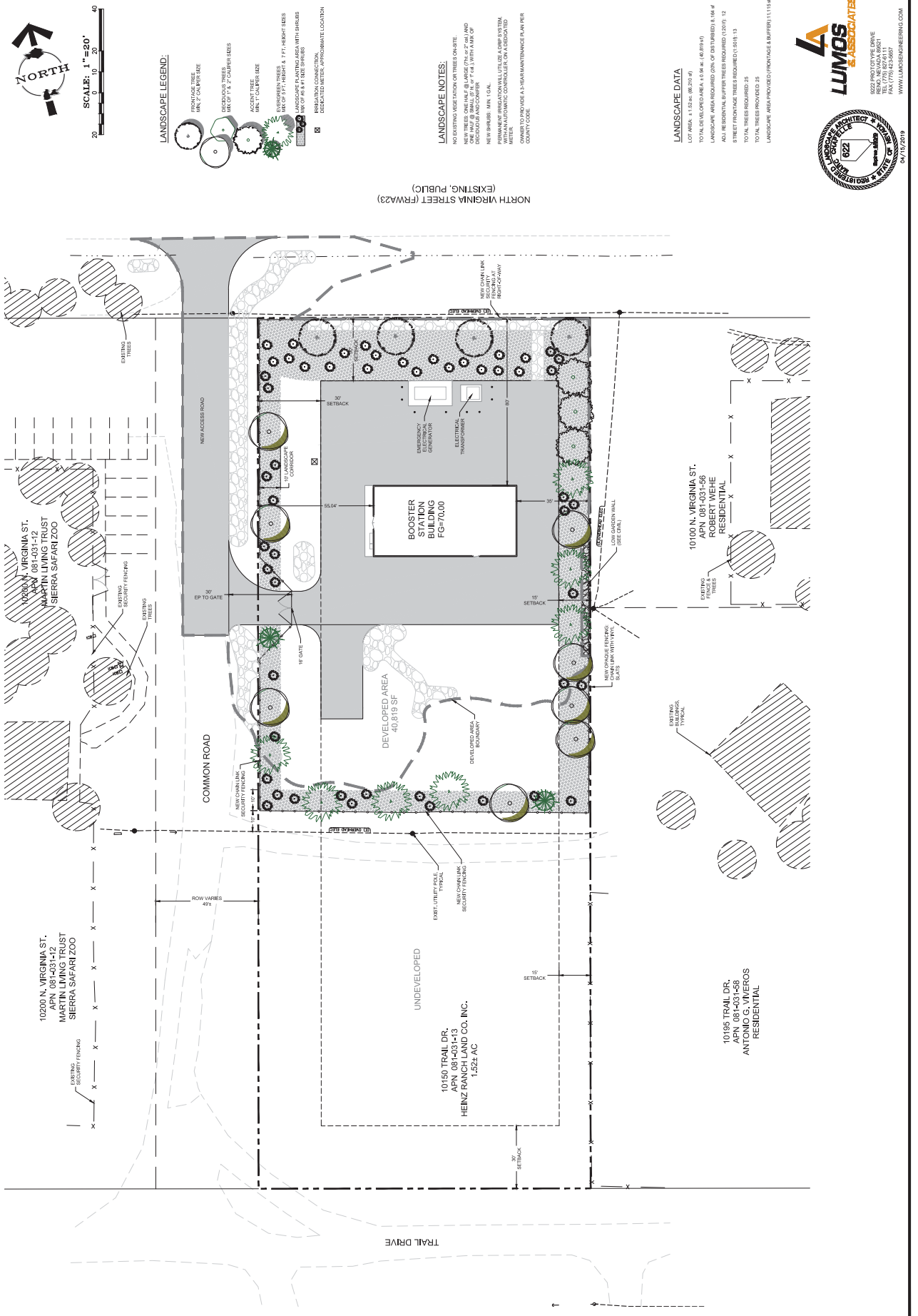


Figure 3 - Landscape Plan

WSUP19-0009
EXHIBIT D

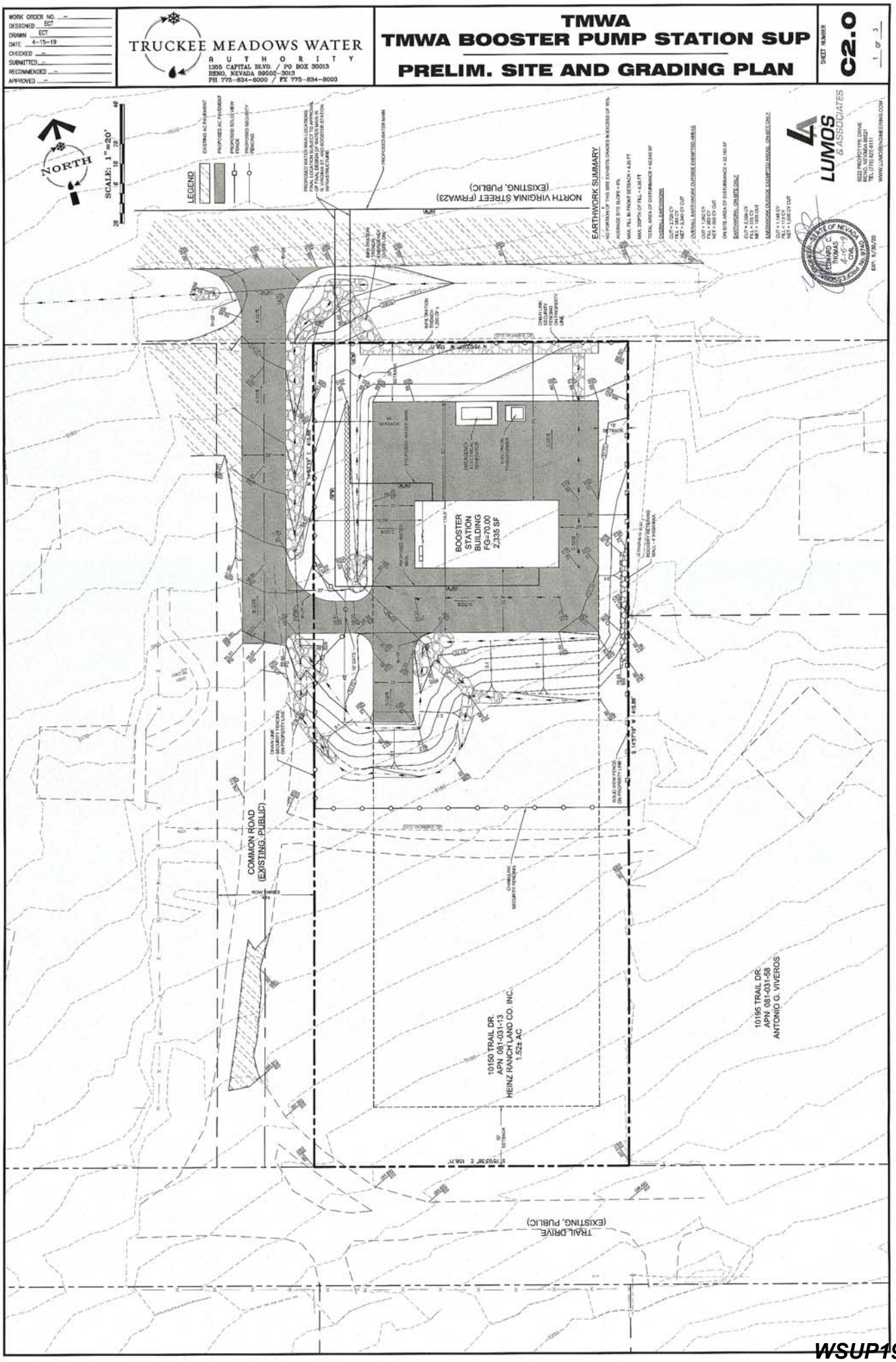


Figure 4 - Site Plan

WSUP19-0009
EXHIBIT D

WORK ORDER NO. ___ DESIGNED J.A.R. DRAWN B.E. DATE APRIL 15, 2019 CHECKED ___ SUBMITTED ___ RECOMMENDED ___ APPROVED ___	TRUCKEE MEADOWS WATER AUTHORITY 1355 CAPITAL BLVD. / PO BOX 30013 RENO, NEVADA 89502-3013 PH 775-834-8000 / FX 775-834-8003	**TMWA** **TMWA BOOSTER PUMP STATION SUP** **ELEVATIONS**	SHEET NUMBER **A1** XX OF XX

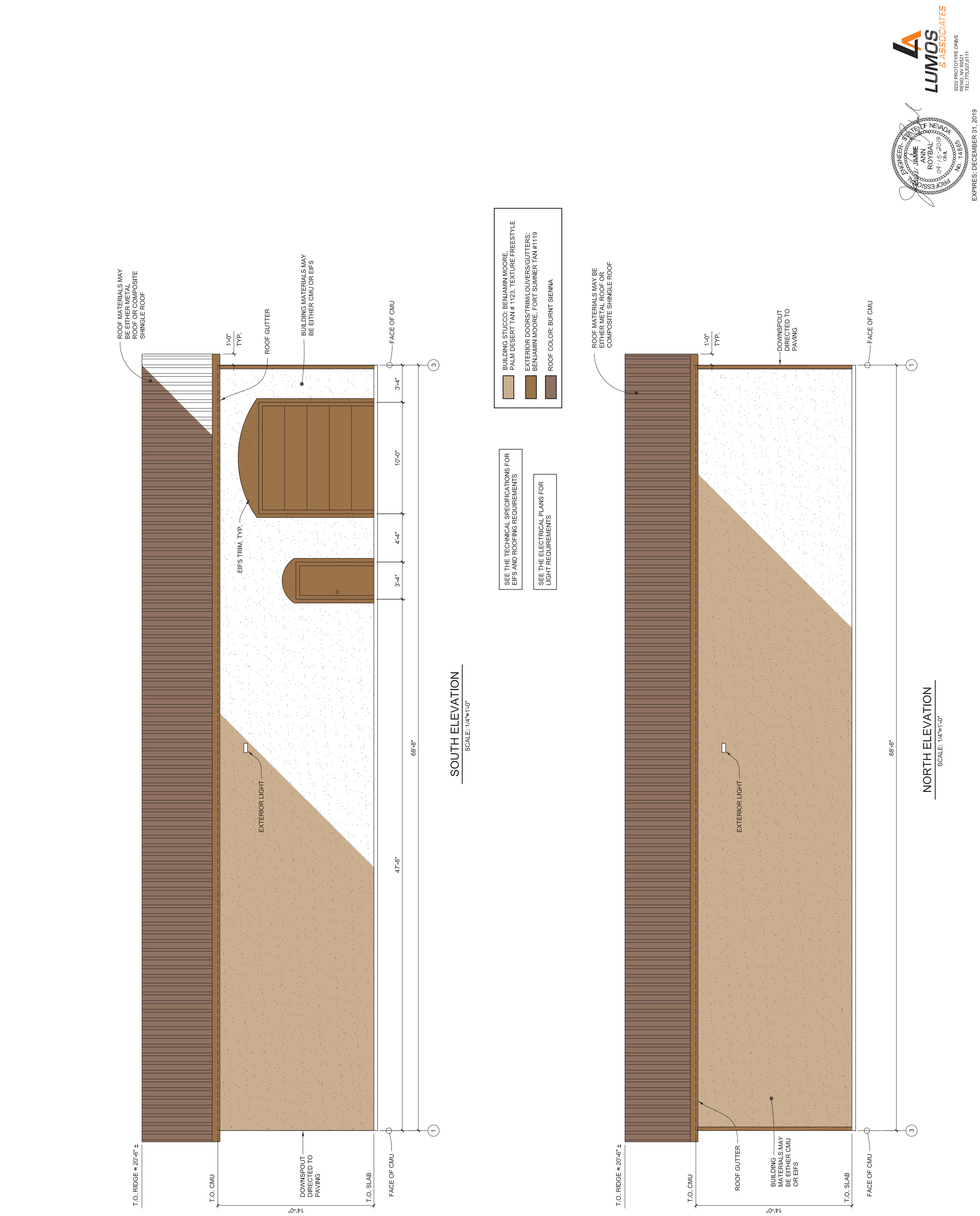
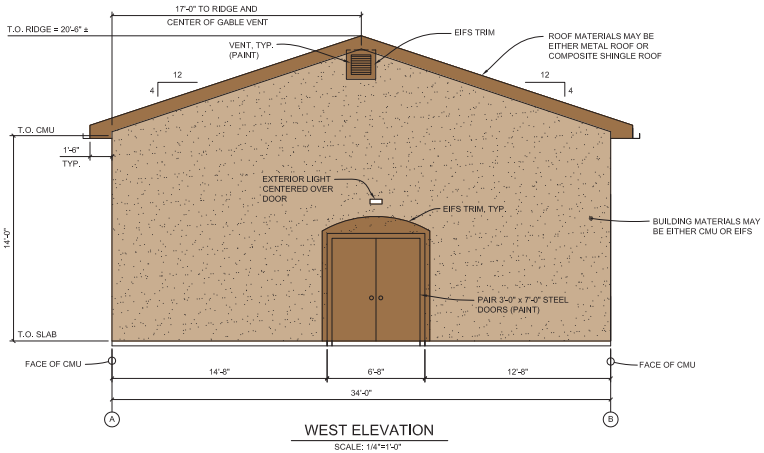


Figure 5 - Building Elevation

WSUP19-0009
EXHIBIT D



WEST ELEVATION

SCALE: 1/4"=1'-0"

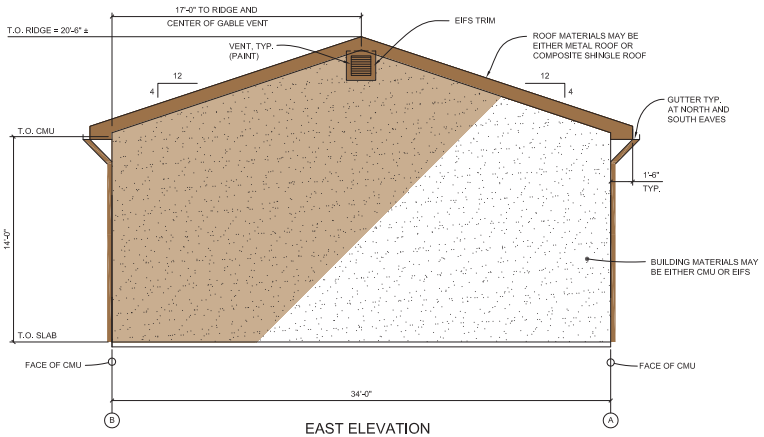
SEE THE TECHNICAL SPECIFICATIONS FOR EIFS AND ROOFING REQUIREMENTS

SEE THE ELECTRICAL PLANS FOR LIGHT REQUIREMENTS

BUILDING STUCCO: BENJAMIN MOORE, PALM DESERT TAN # 1123, TEXTURE FREESTYLE

EXTERIOR DOORS/TRIM/LOUVERS/GUTTERS: BENJAMIN MOORE, FORT SUMNER TAN #1119

ROOF COLOR: BURNT SIENNA



EAST ELEVATION

SCALE: 1/4"=1'-0"

EXPIRES: DECEMBER 31, 2019
NOT FOR CONSTRUCTION

LUMOS & ASSOCIATES
9222 PROTOTYPE DRIVE
RENO, NV 89521
TEL: 775.827.6111

JOB NO. 9740.000

WORK ORDER NO.
DESIGNED E.A.R.
DRAWN E.A.R.
DATE APRIL 15, 2019
CHECKED
SUBMITTED
RECOMMENDED
APPROVED

TRUCKEE MEADOWS WATER AUTHORITY
1355 CAPITAL BLVD. / PO BOX 30013
RENO, NEVADA 89502-3013
PH 775-834-8000 / FX 775-834-8003

TMWA BOOSTER PUMP STATION SUP

ELEVATIONS

SHEET NUMBER
A2
XX OF XX

WSUP19-0009
EXHIBIT D

Figure 6 - Building Elevation

View of the property facing east from Common Road.

View of the property facing northeast.

Figure 7 - Site Photographs

View of the southern end of property facing southeast.

View of the property facing northeast from Common Road & Trail Drive.

Figure 8 - Site Photographs

Special Use Permit Findings

Prior to approving an application for a special use permit, the Planning Commission, Board of Adjustment or a hearing examiner shall find that all of the following are true:

1. **Consistency – The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;**

The proposed project is in conformance with Washoe County Master Plan and the North Valleys Area Plan. The proposed project is consistent with the following Goals and Policies related to the North Valleys Area Plan:

Goal Two: Common Development Standards in all designated Character Management Areas. Establish development guidelines that will implement and preserve the community character commonly found within the North Valleys planning area.

NV 2.2 When feasible, given utility access constraints, grading in subdivisions established after the date of final adoption of this plan will:

a. Minimize disruption to natural topography.
b. Utilize natural contours and slopes.
c. Complement the natural characteristics of the landscape.
d. Preserve existing vegetation and ground coverage to minimize erosion.
e. Minimize cuts and fills.

Goal Three: North Valleys Rural Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the North Valleys Rural community character as described in the North Valleys Vision and Character Statement.

NV.3.3 Outdoor lighting must be consistent with best practice "dark-sky" standards.

NV.8.2 The Washoe County Departments of Community Development and Public Works will establish and oversee compliance with design standards for grading that minimize the visual impact of all residential and non-residential hillside development.

NV.8.3 The grading design standards referred to in Policy NV.8.2 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.

Goal Sixteen: Water resources will be supplied to land uses in the North Valleys planning area according to the best principles/practices of sustainable resource development.

NV.16.2 Development proposals must be consistent with Regional Water Plan Policies 1.3.d, "Water Resources and Land Use," and 1.3.e, "Water Resource Commitments."

NV.16.7 Unless approved by the Washoe County Board of Commissioners, water imported to the North Valleys planning area will not be diverted to supply land uses outside the North Valleys and Cold Springs planning areas.

2. Improvements – 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;

The booster pump station development will provide water lines, drainage improvements, electrical lines and roadway improvements to Common Road. Access to the site will be from Common Road and the road will be improved from N. Virginia to the site entrance. The facility will provide future water service for future developments planned in the North Valley's area.

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

The site is physically suitable for this type of development. The booster pump station building measures 2,335 square feet in size and 20'-6" to the top peak of the roofline. The building has been designed to look like a single-family home and will blend in with the surrounding neighborhood, including the building materials and colors. The developed portion of the site will be fenced and landscaped on all four sides. The remaining undeveloped portion of the property will be left undisturbed. The site provides for over 20 percent landscaping, including 25 trees.

4. 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;

Issuance of the permit will not be significantly detrimental to the public health, safety or welfare of the surrounding area. Consideration has been given to the neighboring properties through the overall site design, including placement of the structure, fencing, landscaping and access. The proposed landscaped areas will provide a row of trees on all four sides of the building to help mitigate visual impacts and screen the development from public view.

5. 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.

The proposed project has no effect on the location, purpose or mission of military installation. There are no military installations in the area.

Appendix A

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: Booster Pump Station Special Use Permit	
Project Description: Request for a Special Use Permit to allow a utility service (booster pump station) in the HDR zoning district per Washoe County Development Code Section 110.301.20.	
Project Address: 10150 Trail Drive, Washoe County 89506	
Project Area (acres or square feet): 1.52 acre	
Project Location (with point of reference to major cross streets **AND** area locator): The site is located on Trail Drive at the intersection of Common Road, south of N. Virginia Street	

Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
081-031-13	1.52 acre		

Indicate any previous Washoe County approvals associated with this application:
Case No.(s). unknown

Applicant Information (attach additional sheets if necessary)

Property Owner:		**Professional Consultant:**	
Name: Heinz Ranch Land Co, LLC		Name: Lumos & Associates	
Address: 777 S Center Street #105		Address: 9222 Prototype Drive	
Reno, NV	Zip: 89501	Reno, NV	Zip: 89521
Phone: 775-557-7130	Fax:	Phone: 775-827-6111	Fax:
Email: dpattalock@stonegatereno.com		Email: afuss@lumosinc.com	
Cell: 775-846-1895	Other:	Cell: 775-771-6408	Other:
Contact Person: Don Pattalock		Contact Person: Angela Fuss	
Applicant/Developer:		**Other Persons to be Contacted:**	
Name: TMWA		Name:	
Address: 1255 Capital Blvd.		Address:	
Reno, NV	Zip: 89502		Zip:
Phone: 775-834-8286	Fax:	Phone:	Fax:
Email: jbarnes@tmwa.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Jason Barnes		Contact Person:	

For Office Use Only

Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Heinz Ranch Land Co, LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Michael R. Barnes,
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 081-031-13

Printed Name Michael R. Barnes

Signed [signature]

Address 777 S. Center. #105

Reno, NV 89501

Subscribed and sworn to before me this 8th day of April, 2019 by Michael Barnes (Notary Stamp)

Lynell T. Higashi
Notary Public in and for said county and state

My commission expires: July 7, 2019

LYNELL T. HIGASHI
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 06-108071-2 - Expires July 7, 2019

*Owner refers to the following: (Please mark appropriate box.)

- ☑ Owner
- ☐ Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- ☐ Power of Attorney (Provide copy of Power of Attorney.)
- ☐ Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- ☐ Property Agent (Provide copy of record document indicating authority to sign.)
- ☐ Letter from Government Agency with Stewardship

Special Use Permit Application
Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

   Request for a Special Use Permit to allow a utility service (booster pump station) in the HDR zoning district per Washoe County Development Code Section 110.301.20.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

   A site plan has been included with the application package that includes roads, parcel lines, proposed grading and buildings, and landscaping.

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

   The project will be constructed in one phase with construction anticipated in 2019.

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

   The property is a vacant site located adjacent to North Virginia Street, where a new water main is being constructed. The booster pump station is needed to serve the water main.

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

   Water utilities and infrastructure will provide a benefit to the North Valley's area because it provides a water service that is not yet constructed. The site has been designed with fencing and landscaping to protect the adjacent properties.

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

   Development of the booster pump station will occur on an existing vacant parcel. Negative impacts will be mitigated through fencing, landscaping, and providing an enclosed structure that is architecturally compatible with the surrounding homes.

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.

   A preliminary landscape plan is included with the application.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

❑ Yes	■ No

9. Utilities:

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

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).

This will be a TMWA booster pump station and all water rights will be owned by TMWA.

10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Protection District, Station T44
b. Health Care Facility	REMSA
c. Elementary School	Silver Lake Elementary School
d. Middle School	Cold Springs Middle School
e. High School	North Valleys High School
f. Parks	North Valleys Park
g. Library	North Valleys Library
h. Citifare Bus Stop	NA

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Account Detail

Back to Account Detail | Change of Address | Print this Page

CollectionCart

	Items	Total	
Collection Cart	0	$0.00	Checkout View

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
08103113	Active	4/13/2019 2:07:12 AM

Current Owner:
HEINZ RANCH LAND COMPANY LLC

777 S CENTER ST 105
RENO, NV 89501

SITUS:
10150 TRAIL DR

Taxing District
4000

Geo CD:

Legal Description

SubdivisionName _UNSPECIFIED Range 18 Section 1 Township 20

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2018	$250.76	$250.76	$0.00	$0.00	$0.00
2017	$240.65	$240.65	$0.00	$0.00	$0.00
2016	$234.55	$234.55	$0.00	$0.00	$0.00
2015	$234.08	$234.08	$0.00	$0.00	$0.00
2014	$226.82	$226.82	$0.00	$0.00	$0.00
				Total	$0.00

Disclaimer

- ALERTS: If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

Payment Information

Special Assessment District

Installment Date Information

Assessment Information

Appendix B

LUMOS & ASSOCIATES

Carson City • Fallon • Lake Tahoe • Reno

www.LumosInc.com

Reno
9222 Prototype Drive
Reno, Nevada 89521
775.827.6111

Conceptual Drainage Report

for

TMWA Booster Pump Station
Special Use Permit Application

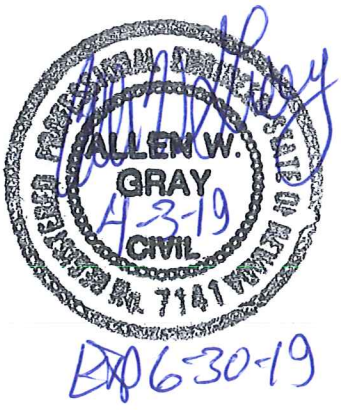
Washoe County, Nevada

Prepared for:

Truckee Meadows Water Authority
1355 Capital Blvd
Reno, NV 89502
(775) 834-8080

Prepared by:

Allen Gray, P.E.
Lumos & Associates
9222 Prototype Dr
Reno, NV 89521
(775) 827-6111



April 3, 2019

9740.000

WSUP19-0009
EXHIBIT D

LUMOS & ASSOCIATES

Carson City • Fallon • Lake Tahoe • Reno

www.LumosInc.com

Reno
9222 Prototype Drive
Reno, Nevada 89521
775.827.6111

INTRODUCTION

This report presents hydrologic and hydraulic calculations for the Truckee Meadows Water Authority (TMWA) Booster Pump Station intended to serve the proposed North Virginia Street water main extension. The Booster Pump site is located in the southeastern 1/4 of Section 01, T.20N, R.18E, M.D.M. in Washoe County, Nevada. The property consists of a 1.52 acre parcel (APN 081-031-13 at 10150 Trail Drive). The purpose of this study is to compute the 5-year and 100-year peak runoff for the undeveloped and improved condition of the site and to provide supporting computations for the calculated peak runoff.

SITE DESCRIPTION

The Booster Pump site is located on an undeveloped parcel between Trail Drive, Common Road and North Virginia Street, (See Vicinity Map, Appendix A). The parcel is zoned High Density Residential (HDR) and bound on the west by the Sierra Safari Zoo, on the north by North Virginia Street frontage road (and US 395 further to the North), on the east by single family residential and on the south by Trail Road and additional single family homes. All of the surrounding parcels have been developed.

The parcel is currently accessed from Trail Drive and Common Road. Topography of the parcel is moderately sloping. The site drains generally to the north into an existing roadside drainage ditch in the North Virginia Street right-of-way. The roadside drainage then flows westerly and eventually through a culvert under US 395 toward Red Rock Road.

The subject parcel is 1.52 acres in area and is currently undeveloped. Groundcover consists of well-developed sage brush and low growing native desert shrubs and grasses. Trail Drive and Common Road are unpaved dirt roads, and the surrounding parcels have less native vegetation, but more grass and landscaping.

Slopes on the existing property are just under 8%. Consequently, the project is not categorized as a Hillside Development as defined by Development Code.

FLOOD ZONE

Based on a review of the Flood Insurance Rate Map Index, the site is in an un-mapped area of the Federal Emergency Management Agency (F.E.M.A.). The project site is, therefore identified as Flood Hazard Zone X (unshaded), which is defined as areas determined to be outside the 500-year floodplain.

PROJECT DESCRIPTION

The booster pump station will include the construction of a 2500 +/- square foot booster pump facility, a diesel generator pad, paved private access around the pump station facilities, landscaping and perimeter fencing. All development will occur on the northern portion of the site and occupy approximately 15,000 square feet (.35 Ac). The southern portion of the site will remain undeveloped and in native condition.

The site will be graded to accommodate an asphalt paved vehicle maintenance access route and will include fencing, landscaping and a stormwater infiltration basin. Public access and utility infrastructure exists adjacent to the site. The public rural road (Common Drive) will be improved from North Virginia Street to

provide access to the site. In a separate project, a water main will be routed along North Virginia Street. The pump station will be connected to the main to assist with water transport.

Runoff from the developed site will be split. All runoff from the southern, undeveloped portion of the site will be routed toward Common Road and bypass the developed norther portion of the site. All runoff originating on the developed northern portion of the project site will be routed to an infiltration basin located near the natural low point of the site near the northern boundary. Unpaved disturbed areas will be revegetated and stabilized with a dryland mix. Construction of the site, driveway, and utilities will disturb roughly 0.4 acres.

The proposed infiltration basin will be sized to accommodate runoff from both the 5-year and 100-year return frequency storms to reduce discharge from the developed portion of the site to pre-development levels.

METHODOLOGY

Peak rate of runoff and total runoff volumes have been computed using the Rational Method for peak flow calculation. Precipitation values were computed using National Oceanic and Atmospheric Administration's (NOAA's) Point Precipitation Frequency Estimates function available on the NOAA website, soil hydrologic characteristics were based upon the US Department of Agriculture Natural Resources Conservation Service (NRCS, formerly SCS) Soil Surveys, and concentration times were determined using the methods described in the Truckee Meadows Regional Drainage Manual (TMRDM).

According to TMRDM, the peak rate of runoff may not be increased as a result of development. In the TMWA Booster Pump project, runoff will be collected in swales and conveyed overland to an infiltration facility, resulting in no increase in stormwater discharge from the developed portion of the site.

Retention/detention facilities shall be additionally analyzed based on runoff volumes generated by the 10 day, 100 year storm as required in the North Valleys Silver Lake Playa drainage basin. Retention analysis for this project provides calculations addressing the capture of the 10 day, 100 year runoff volume as well as attenuation of the 100 year peak flows.

The infiltration basin will be designed to accommodate the runoff from the developed portion of the site. An emergency overflow swale will be constructed from the outlet to the existing North Virginia Street roadside ditch for storm events that exceed the infiltration capacity of the basin. This outlet will be armored to reduce the chance of erosion and siltation.

A volume based system (infiltration trench) is proposed to reduce pollutants from runoff. According to the Truckee Meadows Low Impact Development Manual, runoff for flow-based facilities must treat runoff from the 90^{th} percentile frequency storms to the public storm system. The manual defines the 90^{th} percentile storm as a storm that produces 0.60 inches of rainfall. Revegetation and rock treatment will be sized to remove pollutants from runoff prior to discharge from the project site. All on-site runoff originating on the paved surfaces will be routed to the infiltration basin where it will be retained and treated.

The result is that 100% of runoff originating on the developed portion of the project site will be reduced to less than pre-development peak flows and will be treated for pollutant removal.

EXISTING RUNOFF ANALYSIS

The existing site currently drains entirely onto the North Virginia Street right-of-way located to the north. It is assumed that Trail Road prevents off-site drainage from entering the site, and therefore, off-site runoff to the site is considered negligible. The runoff from the existing parcel drains to roadside ditches in both Common Road and North Virginia Street, eventually ending up in North Virginia Street with no single point of discharge attributable to the property.

The peak runoff rates calculated for the existing 1.52 acre site are based on Rational Method calculations as follows:

$Q_5 = (0.20)\left(1.31\frac{in}{hr}\right)(1.52ac)$=0.40cfs

$Q_{100} = (0.50)\left(3.23\frac{in}{hr}\right)(1.52ac)$=2.45cfs

Where: Q_5 = 5-year Peak Runoff Rate - computed
Q_{100} = 100-year Peak Runoff Rate – computed

Calculations can be found in Appendix C.

PROPOSED RUNOFF ANALYSIS

Development of the project will involve the construction of paved access and maintenance areas, drainage swales, a stormwater infiltration facility, landscaping and public utilities on the northern portion of the site. The runoff from the southern portion of the site (which will remain undeveloped) will bypass the developed areas and be routed into the Common Road roadside ditch which will drain to North Virginia Street as currently occurs in the existing condition. The drainage from the northerly portion of the site, where all the development will take place, will be routed entirely to an infiltration basin. The construction of the improvements will alter the runoff originating on the site by providing swales through which the drainage will be routed into the proposed stormwater infiltration basin. The sizing of the infiltration basin will be based upon post development runoff discharging to that point. The basin is sized to capture and infiltrate the volume increase in runoff due to development based upon the 10 day, 100 year storm. It is also sized to contain on-site peak runoff reaching it with no increased rate of discharge leaving the site.

The peak runoff rates calculated for the developed 1.52 acre site are based on Rational Method calculations as follows:

$Q_5 = (0.35)\left(1.42\frac{in}{hr}\right)(1.52ac)$=0.76cfs

$Q_{100} = (0.59)\left(3.49\frac{in}{hr}\right)(1.52ac)$=3.13cfs

Where: Q_5 = 5-year Peak Runoff Rate - computed

Q_{100} = 100-year Peak Runoff Rate – computed

The 10-day, 100-year volume generated on the site based on NOAA Atlas 14 precipitation is 5909 cubic feet over 10 days, for an average of 591 cubic feet per day. The infiltration basin, using assumed infiltration rates, is sized to infiltrate the increase in runoff volume from the 10-day 100-year storm due to development. The increase in runoff from the 10-day, 100-year storm volume is retained on site, and the cumulative post development discharge from the site will match the computed existing discharge from the site during the 100 year event while the five-year discharge will be reduced as a result of the improvements.
The total proposed runoff from the developed site is calculated as follows:

Q_5 = 0.20cfs
Q_{100} = 2.45cfs

Where: Q_5 = 5-year Peak Runoff Rate - computed
Q_{100} = 100-year Peak Runoff Rate - computed

All calculations were performed by hand and can be found in Appendix C.

As can be seen by comparing existing and developed peak onsite runoff reaching the infiltration basin, initial peak runoff increases as a result of development. This is entirely due to an increase in the amount of impervious ground cover in the form of driveways, maintenance areas and roofs. The infiltration basin is designed to attenuate and treat the increase in peak flow, which will result in a net decrease in runoff from the site.

The infiltration basin will be designed with an outlet structure to accommodate flows in excess of the designed infiltration capacity of the basin. The outlet structure will discharge runoff from the basin into existing North Virginia Street roadside drainage ditch and culvert located under Common Road on the north side of the project. The outlet structure will be armored to reduce the chance of erosion and siltation in the event that a storm that is greater than the expected 100-year storm should reach the basin.

Water Quality

Methods of treating runoff will be employed to address storm water quality. In addition to attenuating the peak storm runoff, the infiltration basin will serve to provide water quality treatment of the runoff. The volume of the proposed basin as designed to accommodate the runoff generated by the 90th percentile frequency storm designated for LID volume-based treatment. Therefore, water quality will be controlled by retaining the volume of stormwater generated by the 90th percentile storm entirely within the infiltration basin.

CONCLUSION

The TMWA Booster Pump Station project will result in the development of a portion of a 1.52 acre undeveloped site into a partially paved and developed site, including private driveway, maintenance access, pump building and utility infrastructure. Development of the project will result in an increase in impervious ground cover. The increase in impervious ground cover will result in an increased rate of runoff generated by the project. Water quality of the runoff as well as the volume and rate of runoff will all be controlled by an

infiltration basin at the north end of the project. The proposed infiltration basin will be designed and sized to store the 10 day, 100 year storm volume, provide required LID water quality treatment and reduce peak runoff from the site to pre-development flow rates.

All disturbed ground surfaces which are not paved will be re-vegetated using a dry land native seed mix. By re-vegetating disturbed slopes and by lining cutoff ditches with rip-rap, erosion and sedimentation can be minimized.

Code requires that the 5-year and 100-year peak runoff leaving a developed site not exceed the peak runoff leaving the site in its undeveloped state. Washoe County policy strongly recommends that runoff be treated to remove pollutants prior to discharge from the site. The nature of the closed North Valleys basin requires that the runoff volume from the 10-day, 100-year storm be retained on site. The proposed improvements are expected to meet all of these standards.

APPENDIX A

VICINITY MAP

Appendix A

WSUP19-0009
EXHIBIT D

APPENDIX B

PRECIPITATION CURVES

NOAA Atlas 14, Volume 1, Version 5
Location name: Reno, Nevada, USA*
Latitude: 39.6231°, Longitude: -119.9076°
Elevation: 5185.2 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_&_aerials

Precipitation Depth

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	**0.112** (0.094-0.128)	**0.139** (0.117-0.161)	**0.184** (0.156-0.217)	**0.229** (0.193-0.270)	**0.302** (0.251-0.364)	**0.372** (0.301-0.455)	**0.456** (0.359-0.567)	**0.560** (0.425-0.710)	**0.731** (0.526-0.958)	**0.892** (0.616-1.20)
10-min	**0.169** (0.143-0.195)	**0.211** (0.178-0.246)	**0.281** (0.238-0.330)	**0.348** (0.294-0.411)	**0.460** (0.382-0.554)	**0.566** (0.459-0.692)	**0.694** (0.547-0.864)	**0.852** (0.647-1.08)	**1.11** (0.801-1.46)	**1.36** (0.937-1.82)
15-min	**0.210** (0.177-0.242)	**0.262** (0.220-0.304)	**0.348** (0.294-0.410)	**0.431** (0.364-0.510)	**0.570** (0.474-0.686)	**0.702** (0.568-0.858)	**0.861** (0.678-1.07)	**1.06** (0.803-1.34)	**1.38** (0.993-1.81)	**1.68** (1.16-2.26)
30-min	**0.283** (0.239-0.326)	**0.352** (0.296-0.410)	**0.469** (0.396-0.552)	**0.581** (0.490-0.687)	**0.768** (0.638-0.924)	**0.945** (0.766-1.16)	**1.16** (0.913-1.44)	**1.42** (1.08-1.81)	**1.86** (1.34-2.44)	**2.27** (1.57-3.04)
60-min	**0.351** (0.295-0.404)	**0.436** (0.367-0.508)	**0.580** (0.491-0.683)	**0.719** (0.607-0.850)	**0.951** (0.789-1.14)	**1.17** (0.948-1.43)	**1.43** (1.13-1.78)	**1.76** (1.34-2.23)	**2.30** (1.66-3.01)	**2.81** (1.94-3.76)
2-hr	**0.473** (0.419-0.541)	**0.587** (0.522-0.673)	**0.749** (0.659-0.860)	**0.892** (0.775-1.02)	**1.11** (0.946-1.29)	**1.32** (1.09-1.54)	**1.55** (1.26-1.83)	**1.87** (1.47-2.24)	**2.44** (1.84-3.04)	**2.98** (2.17-3.80)
3-hr	**0.582** (0.523-0.655)	**0.722** (0.653-0.817)	**0.897** (0.805-1.01)	**1.04** (0.929-1.18)	**1.25** (1.10-1.43)	**1.44** (1.24-1.65)	**1.66** (1.41-1.93)	**1.98** (1.64-2.34)	**2.53** (2.04-3.07)	**3.06** (2.41-3.84)
6-hr	**0.878** (0.794-0.977)	**1.09** (0.988-1.22)	**1.34** (1.20-1.49)	**1.53** (1.37-1.71)	**1.78** (1.57-2.00)	**1.96** (1.72-2.22)	**2.15** (1.86-2.45)	**2.39** (2.04-2.75)	**2.87** (2.41-3.35)	**3.35** (2.78-3.96)
12-hr	**1.25** (1.12-1.39)	**1.56** (1.40-1.74)	**1.94** (1.74-2.17)	**2.25** (2.01-2.51)	**2.66** (2.35-2.99)	**2.97** (2.60-3.36)	**3.29** (2.84-3.77)	**3.61** (3.07-4.17)	**4.03** (3.36-4.75)	**4.39** (3.59-5.24)
24-hr	**1.68** (1.51-1.89)	**2.11** (1.90-2.37)	**2.69** (2.40-3.00)	**3.15** (2.82-3.53)	**3.81** (3.38-4.27)	**4.34** (3.81-4.87)	**4.89** (4.26-5.53)	**5.47** (4.71-6.22)	**6.27** (5.31-7.22)	**6.92** (5.76-8.04)
2-day	**2.11** (1.88-2.41)	**2.67** (2.37-3.05)	**3.47** (3.06-3.95)	**4.12** (3.63-4.70)	**5.06** (4.41-5.79)	**5.82** (5.03-6.69)	**6.63** (5.66-7.69)	**7.51** (6.32-8.79)	**8.75** (7.21-10.4)	**9.76** (7.90-11.8)
3-day	**2.36** (2.08-2.69)	**3.00** (2.65-3.43)	**3.95** (3.47-4.51)	**4.73** (4.15-5.42)	**5.87** (5.09-6.74)	**6.81** (5.84-7.85)	**7.82** (6.62-9.09)	**8.91** (7.44-10.4)	**10.5** (8.55-12.5)	**11.8** (9.43-14.2)
4-day	**2.60** (2.29-2.98)	**3.32** (2.92-3.81)	**4.43** (3.88-5.07)	**5.35** (4.67-6.13)	**6.68** (5.78-7.70)	**7.79** (6.66-9.01)	**9.00** (7.58-10.5)	**10.3** (8.55-12.1)	**12.2** (9.88-14.5)	**13.8** (11.0-16.6)
7-day	**3.11** (2.70-3.62)	**4.01** (3.48-4.67)	**5.41** (4.68-6.30)	**6.56** (5.66-7.65)	**8.20** (7.01-9.60)	**9.56** (8.07-11.2)	**11.0** (9.21-13.1)	**12.6** (10.4-15.1)	**14.9** (12.0-18.0)	**16.7** (13.2-20.5)
10-day	**3.57** (3.11-4.14)	**4.62** (4.02-5.36)	**6.25** (5.42-7.25)	**7.55** (6.53-8.76)	**9.39** (8.04-10.9)	**10.9** (9.23-12.7)	**12.5** (10.5-14.6)	**14.1** (11.7-16.8)	**16.5** (13.4-19.8)	**18.4** (14.7-22.4)
20-day	**4.68** (4.10-5.41)	**6.06** (5.30-7.00)	**8.16** (7.12-9.40)	**9.78** (8.51-11.3)	**12.0** (10.4-13.8)	**13.7** (11.8-15.9)	**15.5** (13.2-18.1)	**17.4** (14.6-20.5)	**20.1** (16.5-24.0)	**22.2** (18.0-26.8)
30-day	**5.63** (4.93-6.51)	**7.30** (6.39-8.43)	**9.80** (8.57-11.3)	**11.7** (10.2-13.5)	**14.3** (12.4-16.6)	**16.4** (14.1-19.0)	**18.5** (15.7-21.5)	**20.6** (17.4-24.2)	**23.7** (19.7-28.2)	**26.2** (21.4-31.4)
45-day	**6.87** (6.02-7.78)	**8.90** (7.81-10.1)	**11.9** (10.4-13.5)	**14.2** (12.4-16.1)	**17.1** (14.9-19.5)	**19.4** (16.8-22.2)	**21.8** (18.6-25.0)	**24.1** (20.5-27.8)	**27.4** (23.0-32.0)	**30.0** (24.8-35.3)
60-day	**7.89** (6.88-8.98)	**10.3** (8.98-11.7)	**13.8** (12.0-15.7)	**16.3** (14.1-18.5)	**19.4** (16.9-22.1)	**21.8** (18.8-24.9)	**24.1** (20.6-27.7)	**26.4** (22.4-30.5)	**29.6** (24.8-34.4)	**31.9** (26.5-37.4)

[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

WSUP19-0009
EXHIBIT D

NOAA Atlas 14, Volume 1, Version 5
Location name: Reno, Nevada, USA*
Latitude: 39.6231°, Longitude: -119.9076°
Elevation: 5185.2 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_&_aerials

Precipitation Intensity

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**1.34** (1.13-1.54)	**1.67** (1.40-1.93)	**2.21** (1.87-2.60)	**2.75** (2.32-3.24)	**3.62** (3.01-4.37)	**4.46** (3.61-5.46)	**5.47** (4.31-6.80)	**6.72** (5.10-8.52)	**8.77** (6.31-11.5)	**10.7** (7.39-14.4)
10-min	**1.01** (0.858-1.17)	**1.27** (1.07-1.48)	**1.69** (1.43-1.98)	**2.09** (1.76-2.47)	**2.76** (2.29-3.32)	**3.40** (2.75-4.15)	**4.16** (3.28-5.18)	**5.11** (3.88-6.49)	**6.67** (4.81-8.75)	**8.14** (5.62-10.9)
15-min	**0.840** (0.708-0.968)	**1.05** (0.880-1.22)	**1.39** (1.18-1.64)	**1.72** (1.46-2.04)	**2.28** (1.90-2.74)	**2.81** (2.27-3.43)	**3.44** (2.71-4.28)	**4.22** (3.21-5.36)	**5.52** (3.97-7.23)	**6.73** (4.65-9.03)
30-min	**0.566** (0.478-0.652)	**0.704** (0.592-0.820)	**0.938** (0.792-1.10)	**1.16** (0.980-1.37)	**1.54** (1.28-1.85)	**1.89** (1.53-2.31)	**2.32** (1.83-2.88)	**2.84** (2.16-3.61)	**3.71** (2.67-4.87)	**4.53** (3.13-6.08)
60-min	**0.351** (0.295-0.404)	**0.436** (0.367-0.508)	**0.580** (0.491-0.683)	**0.719** (0.607-0.850)	**0.951** (0.789-1.14)	**1.17** (0.948-1.43)	**1.43** (1.13-1.78)	**1.76** (1.34-2.23)	**2.30** (1.66-3.01)	**2.81** (1.94-3.76)
2-hr	**0.236** (0.210-0.270)	**0.294** (0.261-0.336)	**0.374** (0.330-0.430)	**0.446** (0.388-0.512)	**0.556** (0.473-0.643)	**0.658** (0.546-0.768)	**0.776** (0.630-0.916)	**0.934** (0.734-1.12)	**1.22** (0.919-1.52)	**1.49** (1.09-1.90)
3-hr	**0.194** (0.174-0.218)	**0.240** (0.217-0.272)	**0.299** (0.268-0.338)	**0.347** (0.309-0.394)	**0.417** (0.366-0.475)	**0.479** (0.414-0.551)	**0.553** (0.470-0.643)	**0.660** (0.547-0.778)	**0.844** (0.681-1.02)	**1.02** (0.803-1.28)
6-hr	**0.147** (0.133-0.163)	**0.182** (0.165-0.204)	**0.223** (0.201-0.249)	**0.255** (0.228-0.285)	**0.297** (0.263-0.334)	**0.327** (0.287-0.370)	**0.359** (0.311-0.410)	**0.398** (0.341-0.460)	**0.479** (0.402-0.560)	**0.560** (0.464-0.662)
12-hr	**0.103** (0.093-0.115)	**0.129** (0.116-0.144)	**0.161** (0.145-0.180)	**0.187** (0.167-0.208)	**0.220** (0.195-0.248)	**0.247** (0.216-0.279)	**0.273** (0.236-0.312)	**0.300** (0.255-0.346)	**0.335** (0.278-0.394)	**0.364** (0.298-0.435)
24-hr	**0.070** (0.063-0.079)	**0.088** (0.079-0.099)	**0.112** (0.100-0.125)	**0.131** (0.117-0.147)	**0.159** (0.141-0.178)	**0.181** (0.159-0.203)	**0.204** (0.177-0.230)	**0.228** (0.196-0.259)	**0.261** (0.221-0.301)	**0.288** (0.240-0.335)
2-day	**0.044** (0.039-0.050)	**0.056** (0.049-0.063)	**0.072** (0.064-0.082)	**0.086** (0.076-0.098)	**0.105** (0.092-0.121)	**0.121** (0.105-0.139)	**0.138** (0.118-0.160)	**0.156** (0.132-0.183)	**0.182** (0.150-0.217)	**0.203** (0.165-0.246)
3-day	**0.033** (0.029-0.037)	**0.042** (0.037-0.048)	**0.055** (0.048-0.063)	**0.066** (0.058-0.075)	**0.082** (0.071-0.094)	**0.095** (0.081-0.109)	**0.109** (0.092-0.126)	**0.124** (0.103-0.145)	**0.146** (0.119-0.173)	**0.164** (0.131-0.197)
4-day	**0.027** (0.024-0.031)	**0.035** (0.030-0.040)	**0.046** (0.040-0.053)	**0.056** (0.049-0.064)	**0.070** (0.060-0.080)	**0.081** (0.069-0.094)	**0.094** (0.079-0.109)	**0.107** (0.089-0.126)	**0.127** (0.103-0.152)	**0.144** (0.114-0.173)
7-day	**0.019** (0.016-0.022)	**0.024** (0.021-0.028)	**0.032** (0.028-0.038)	**0.039** (0.034-0.046)	**0.049** (0.042-0.057)	**0.057** (0.048-0.067)	**0.066** (0.055-0.078)	**0.075** (0.062-0.090)	**0.088** (0.071-0.107)	**0.100** (0.079-0.122)
10-day	**0.015** (0.013-0.017)	**0.019** (0.017-0.022)	**0.026** (0.023-0.030)	**0.031** (0.027-0.036)	**0.039** (0.034-0.046)	**0.045** (0.038-0.053)	**0.052** (0.044-0.061)	**0.059** (0.049-0.070)	**0.069** (0.056-0.083)	**0.077** (0.061-0.093)
20-day	**0.010** (0.009-0.011)	**0.013** (0.011-0.015)	**0.017** (0.015-0.020)	**0.020** (0.018-0.023)	**0.025** (0.022-0.029)	**0.029** (0.024-0.033)	**0.032** (0.027-0.038)	**0.036** (0.030-0.043)	**0.042** (0.034-0.050)	**0.046** (0.037-0.056)
30-day	**0.008** (0.007-0.009)	**0.010** (0.009-0.012)	**0.014** (0.012-0.016)	**0.016** (0.014-0.019)	**0.020** (0.017-0.023)	**0.023** (0.020-0.026)	**0.026** (0.022-0.030)	**0.029** (0.024-0.034)	**0.033** (0.027-0.039)	**0.036** (0.030-0.044)
45-day	**0.006** (0.006-0.007)	**0.008** (0.007-0.009)	**0.011** (0.010-0.012)	**0.013** (0.011-0.015)	**0.016** (0.014-0.018)	**0.018** (0.016-0.021)	**0.020** (0.017-0.023)	**0.022** (0.019-0.026)	**0.025** (0.021-0.030)	**0.028** (0.023-0.033)
60-day	**0.005** (0.005-0.006)	**0.007** (0.006-0.008)	**0.010** (0.008-0.011)	**0.011** (0.010-0.013)	**0.014** (0.012-0.015)	**0.015** (0.013-0.017)	**0.017** (0.014-0.019)	**0.018** (0.016-0.021)	**0.021** (0.017-0.024)	**0.022** (0.018-0.026)

[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

WSUP19-0009
EXHIBIT D

APPENDIX C

SUPPORTING CALCULATIONS

LUMOS & ASSOCIATES

9222 Prototype Drive
Reno, NV 89521
(775) 827.6111

178 South Maine Street
Fallon, NV 89406
(775) 423.2188

308 N. Curry Street, Ste. 200
Carson City, NV 89703
(775) 883.7077

PO Box 3570
225 Kingsbury Grade, Ste. A
Stateline, NV 89449
(775) 588.6490

Client: TMWA Sheet 1 of 12

Description: PRELIM. HYDRO BOOSTER STATION Job No. 9740

By: ELT Date: 3-31-19

Checked By: _____ Date: _____

PRELIMINARY HYDROLOGY CALCULATIONS

A = 1.52 ac

FROM TMRDM TABLE 701:

FOR RANGELAND $C_5 = 0.20$

$C_{100} = 0.50$

FROM TMRDM EQ 702

$$t_i = \frac{1.8(1.1-R)(L_o^{1/2})}{S^{1/3}}$$

WHERE t_i = OVERLAND FLOW TIME (MIN)

R = 5-YEAR RUNOFF COEFFICIENT

L_o = INITIAL FLOW DISTANCE (FT) — 500 FT MAX

S = BASIN SLOPE (%)

L_o = 445 FT

$S = (97-61)/455\ (100) = 7.91\%$

$$t_i = \frac{(1.8)(1.1-0.20)(454)^{1/2}}{(7.91)^{1/3}}$$

t_i = 17.32 MIN

NEVADA STATE OF ENGINEER
EDWARD C. THOMAS
4-8-19
CIVIL
No. 9740
PROFESSIONAL

EXP 6-30-20

WSUP19-0009
EXHIBIT D

2/12

NOAA Atlas 14, Volume 1, Version 5
Location name: Reno, Nevada, USA*
Latitude: 39.6186°, Longitude: -119.8902°
Elevation: 5244.04 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

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NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PRECIPITATION DEPTH

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	0.110 (0.093-0.127)	0.137 (0.115-0.160)	0.183 (0.155-0.215)	0.226 (0.191-0.268)	0.299 (0.248-0.360)	0.368 (0.298-0.450)	0.451 (0.355-0.561)	0.552 (0.419-0.702)	0.721 (0.518-0.946)	0.879 (0.605-1.18)
10-min	0.168 (0.141-0.193)	0.209 (0.176-0.244)	0.278 (0.236-0.328)	0.344 (0.291-0.408)	0.455 (0.378-0.548)	0.560 (0.454-0.685)	0.686 (0.540-0.854)	0.841 (0.638-1.07)	1.10 (0.789-1.44)	1.34 (0.921-1.80)
15-min	0.208 (0.175-0.240)	0.259 (0.218-0.302)	0.344 (0.292-0.406)	0.427 (0.361-0.506)	0.564 (0.469-0.679)	0.694 (0.562-0.849)	0.850 (0.669-1.06)	1.04 (0.791-1.33)	1.36 (0.977-1.79)	1.66 (1.14-2.23)
30-min	0.280 (0.236-0.323)	0.349 (0.293-0.407)	0.464 (0.393-0.547)	0.575 (0.486-0.681)	0.760 (0.631-0.915)	0.935 (0.757-1.14)	1.15 (0.901-1.43)	1.40 (1.07-1.78)	1.83 (1.32-2.40)	2.23 (1.54-3.00)
60-min	0.347 (0.292-0.400)	0.432 (0.363-0.503)	0.574 (0.487-0.677)	0.711 (0.601-0.842)	0.941 (0.781-1.13)	1.16 (0.937-1.42)	1.42 (1.12-1.76)	1.74 (1.32-2.21)	2.27 (1.63-2.98)	2.76 (1.90-3.71)
2-hr	0.466 (0.413-0.533)	0.578 (0.515-0.664)	0.737 (0.649-0.848)	0.878 (0.763-1.01)	1.10 (0.930-1.27)	1.30 (1.07-1.51)	1.53 (1.24-1.81)	1.83 (1.44-2.23)	2.39 (1.80-3.01)	2.92 (2.13-3.75)
3-hr	0.573 (0.514-0.645)	0.710 (0.643-0.805)	0.882 (0.793-0.999)	1.03 (0.914-1.16)	1.23 (1.08-1.40)	1.41 (1.22-1.63)	1.63 (1.39-1.90)	1.94 (1.61-2.30)	2.48 (2.00-3.04)	3.00 (2.36-3.79)
6-hr	0.859 (0.777-0.957)	1.07 (0.966-1.19)	1.31 (1.18-1.46)	1.50 (1.34-1.68)	1.74 (1.54-1.96)	1.92 (1.68-2.17)	2.11 (1.82-2.41)	2.34 (1.99-2.70)	2.80 (2.35-3.28)	3.27 (2.70-3.87)
12-hr	1.21 (1.09-1.35)	1.52 (1.37-1.69)	1.89 (1.70-2.12)	2.19 (1.96-2.45)	2.59 (2.29-2.91)	2.90 (2.53-3.28)	3.21 (2.77-3.67)	3.52 (2.99-4.07)	3.93 (3.26-4.63)	4.28 (3.49-5.11)
24-hr	1.64 (1.48-1.84)	2.06 (1.85-2.30)	2.61 (2.34-2.92)	3.06 (2.74-3.42)	3.70 (3.28-4.14)	4.20 (3.70-4.71)	4.74 (4.14-5.34)	5.29 (4.57-6.01)	6.07 (5.16-6.95)	6.69 (5.60-7.73)
2-day	2.05 (1.83-2.34)	2.60 (2.31-2.96)	3.36 (2.98-3.82)	3.99 (3.52-4.53)	4.89 (4.27-5.57)	5.62 (4.87-6.43)	6.40 (5.48-7.38)	7.23 (6.12-8.42)	8.42 (6.98-9.95)	9.39 (7.64-11.3)
3-day	2.29 (2.03-2.61)	2.91 (2.57-3.32)	3.82 (3.37-4.35)	4.57 (4.02-5.22)	5.66 (4.92-6.48)	6.55 (5.64-7.53)	7.52 (6.39-8.70)	8.56 (7.17-9.98)	10.1 (8.24-11.9)	11.3 (9.09-13.5)
4-day	2.52 (2.22-2.88)	3.22 (2.84-3.68)	4.27 (3.76-4.89)	5.15 (4.51-5.90)	6.43 (5.57-7.38)	7.48 (6.42-8.63)	8.64 (7.31-10.0)	9.88 (8.23-11.5)	11.7 (9.51-13.9)	13.2 (10.5-15.8)
7-day	3.02 (2.62-3.51)	3.88 (3.37-4.51)	5.21 (4.52-6.07)	6.31 (5.45-7.35)	7.88 (6.74-9.20)	9.16 (7.76-10.8)	10.6 (8.84-12.5)	12.0 (9.96-14.3)	14.2 (11.5-17.1)	16.0 (12.7-19.5)
10-day	3.46 (3.02-4.01)	4.47 (3.90-5.17)	6.02 (5.23-6.97)	7.25 (6.29-8.41)	9.00 (7.73-10.5)	10.4 (8.86-12.2)	11.9 (10.0-14.0)	13.5 (11.2-16.0)	15.7 (12.8-18.8)	17.5 (14.1-21.3)
20-day	4.53 (3.97-5.22)	5.85 (5.13-6.75)	7.83 (6.85-9.03)	9.37 (8.17-10.8)	11.5 (9.94-13.2)	13.1 (11.3-15.2)	14.8 (12.6-17.3)	16.7 (14.0-19.6)	19.2 (15.8-22.9)	21.2 (17.2-25.5)
30-day	5.44 (4.77-6.29)	7.04 (6.17-8.13)	9.41 (8.23-10.9)	11.2 (9.80-13.0)	13.7 (11.9-15.9)	15.7 (13.5-18.2)	17.7 (15.1-20.6)	19.8 (16.7-23.2)	22.7 (18.9-26.9)	25.0 (20.5-29.9)
45-day	6.62 (5.81-7.50)	8.57 (7.53-9.71)	11.4 (10.0-12.9)	13.6 (11.9-15.4)	16.4 (14.3-18.7)	18.6 (16.1-21.3)	20.9 (17.9-23.9)	23.1 (19.7-26.7)	26.3 (22.0-30.6)	28.7 (23.8-33.8)
60-day	7.61 (6.65-8.66)	9.91 (8.66-11.3)	13.2 (11.5-15.0)	15.6 (13.6-17.7)	18.6 (16.1-21.2)	20.9 (18.0-23.9)	23.1 (19.8-26.5)	25.4 (21.5-29.2)	28.3 (23.8-32.9)	30.5 (25.4-35.7)

[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

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NOAA Atlas 14, Volume 1, Version 5
Location name: Reno, Nevada, USA*
Latitude: 39.6186°, Longitude: -119.8902°
Elevation: 5244.04 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_&_aerials

PRECIPITATION INTENSITY

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	1.32 (1.12-1.52)	1.64 (1.38-1.92)	2.20 (1.86-2.58)	2.71 (2.29-3.22)	3.59 (2.98-4.32)	4.42 (3.58-5.40)	5.41 (4.26-6.73)	6.62 (5.03-8.42)	8.65 (6.22-11.4)	10.5 (7.26-14.2)
10-min	1.01 (0.846-1.16)	1.25 (1.06-1.46)	1.67 (1.42-1.97)	2.06 (1.75-2.45)	2.73 (2.27-3.29)	3.36 (2.72-4.11)	4.12 (3.24-5.12)	5.05 (3.83-6.41)	6.58 (4.73-8.65)	8.02 (5.53-10.8)
15-min	0.832 (0.700-0.960)	1.04 (0.872-1.21)	1.38 (1.17-1.62)	1.71 (1.44-2.02)	2.26 (1.88-2.72)	2.78 (2.25-3.40)	3.40 (2.68-4.24)	4.17 (3.16-5.30)	5.44 (3.91-7.14)	6.63 (4.57-8.91)
30-min	0.560 (0.472-0.646)	0.698 (0.586-0.814)	0.928 (0.786-1.09)	1.15 (0.972-1.36)	1.52 (1.26-1.83)	1.87 (1.51-2.29)	2.29 (1.80-2.85)	2.81 (2.13-3.57)	3.66 (2.63-4.81)	4.47 (3.08-6.00)
60-min	0.347 (0.292-0.400)	0.432 (0.363-0.503)	0.574 (0.487-0.677)	0.711 (0.601-0.842)	0.941 (0.781-1.13)	1.16 (0.937-1.42)	1.42 (1.12-1.76)	1.74 (1.32-2.21)	2.27 (1.63-2.98)	2.76 (1.90-3.71)
2-hr	0.233 (0.206-0.266)	0.289 (0.258-0.332)	0.368 (0.324-0.424)	0.439 (0.382-0.504)	0.548 (0.465-0.634)	0.648 (0.537-0.756)	0.763 (0.618-0.903)	0.916 (0.720-1.11)	1.19 (0.900-1.50)	1.46 (1.06-1.88)
3-hr	0.191 (0.171-0.215)	0.236 (0.214-0.268)	0.294 (0.264-0.333)	0.342 (0.304-0.388)	0.410 (0.360-0.468)	0.471 (0.407-0.542)	0.543 (0.462-0.633)	0.647 (0.537-0.764)	0.827 (0.667-1.01)	0.998 (0.786-1.26)
6-hr	0.143 (0.130-0.160)	0.179 (0.161-0.199)	0.218 (0.197-0.244)	0.250 (0.223-0.280)	0.291 (0.257-0.327)	0.320 (0.281-0.363)	0.352 (0.304-0.402)	0.390 (0.333-0.451)	0.468 (0.392-0.548)	0.546 (0.451-0.647)
12-hr	0.101 (0.091-0.112)	0.126 (0.113-0.141)	0.157 (0.141-0.176)	0.182 (0.163-0.203)	0.215 (0.190-0.242)	0.240 (0.210-0.272)	0.266 (0.230-0.305)	0.292 (0.248-0.338)	0.326 (0.271-0.385)	0.355 (0.289-0.424)
24-hr	0.068 (0.061-0.077)	0.086 (0.077-0.096)	0.109 (0.098-0.122)	0.128 (0.114-0.143)	0.154 (0.137-0.172)	0.175 (0.154-0.196)	0.197 (0.172-0.223)	0.221 (0.191-0.250)	0.253 (0.215-0.290)	0.279 (0.233-0.322)
2-day	0.043 (0.038-0.049)	0.054 (0.048-0.062)	0.070 (0.062-0.080)	0.083 (0.073-0.094)	0.102 (0.089-0.116)	0.117 (0.101-0.134)	0.133 (0.114-0.154)	0.151 (0.127-0.175)	0.175 (0.145-0.207)	0.196 (0.159-0.234)
3-day	0.032 (0.028-0.036)	0.040 (0.036-0.046)	0.053 (0.047-0.060)	0.063 (0.056-0.072)	0.079 (0.068-0.090)	0.091 (0.078-0.105)	0.104 (0.089-0.121)	0.119 (0.100-0.139)	0.140 (0.114-0.165)	0.157 (0.126-0.188)
4-day	0.026 (0.023-0.030)	0.034 (0.030-0.038)	0.045 (0.039-0.051)	0.054 (0.047-0.061)	0.067 (0.058-0.077)	0.078 (0.067-0.090)	0.090 (0.076-0.104)	0.103 (0.086-0.120)	0.122 (0.099-0.144)	0.137 (0.110-0.165)
7-day	0.018 (0.016-0.021)	0.023 (0.020-0.027)	0.031 (0.027-0.036)	0.038 (0.032-0.044)	0.047 (0.040-0.055)	0.055 (0.046-0.064)	0.063 (0.053-0.074)	0.072 (0.059-0.085)	0.084 (0.068-0.102)	0.095 (0.076-0.116)
10-day	0.014 (0.013-0.017)	0.019 (0.016-0.022)	0.025 (0.022-0.029)	0.030 (0.026-0.035)	0.038 (0.032-0.044)	0.043 (0.037-0.051)	0.050 (0.042-0.058)	0.056 (0.047-0.067)	0.066 (0.053-0.079)	0.073 (0.059-0.089)
20-day	0.009 (0.008-0.011)	0.012 (0.011-0.014)	0.016 (0.014-0.019)	0.020 (0.017-0.023)	0.024 (0.021-0.028)	0.027 (0.023-0.032)	0.031 (0.026-0.036)	0.035 (0.029-0.041)	0.040 (0.033-0.048)	0.044 (0.036-0.053)
30-day	0.008 (0.007-0.009)	0.010 (0.009-0.011)	0.013 (0.011-0.015)	0.016 (0.014-0.018)	0.019 (0.017-0.022)	0.022 (0.019-0.025)	0.025 (0.021-0.029)	0.027 (0.023-0.032)	0.032 (0.026-0.037)	0.035 (0.028-0.042)
45-day	0.006 (0.005-0.007)	0.008 (0.007-0.009)	0.011 (0.009-0.012)	0.013 (0.011-0.014)	0.015 (0.013-0.017)	0.017 (0.015-0.020)	0.019 (0.017-0.022)	0.021 (0.018-0.025)	0.024 (0.020-0.028)	0.027 (0.022-0.031)
60-day	0.005 (0.005-0.006)	0.007 (0.006-0.008)	0.009 (0.008-0.010)	0.011 (0.009-0.012)	0.013 (0.011-0.015)	0.015 (0.012-0.017)	0.016 (0.014-0.018)	0.018 (0.015-0.020)	0.020 (0.017-0.023)	0.021 (0.018-0.025)

[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

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Stateline, NV 89449
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Client: TMWA Sheet 4 of 12

Description: PRELIM HYDRO BOOSTER STATION Job No. 9740

By: ECT Date: 3-31-19

Checked By: _____ Date: _____

FROM NOAA ATLAS 14

FOR T_c = 17.32 min: i_5 = 1.31 IN/HR

i_{100} = 3.23 IN/HR

EXISTING CONDITIONS:

$Q_5 = (0.20)(1.31\ IN/HR)(1.52ac) = 0.40cfs$

$Q_{100} = (0.50)(3.23\ IN/HR)(1.52ac) = 2.45cfs$

PAVEMENT AREA = 12,230.61 SF = 0.28ac

ROOF AREA = 2,471 SF = 0.06ac

FROM TMRDM TABLE 701

PAVEMENT C_5 = 0.88

C_{100} = 0.93

ROOF C_5 = 0.85

C_{100} = 0.87

$$C_5 = \frac{(0.20)(1.18ac) + (0.88)(0.28ac) + (0.85)(0.06ac)}{1.52ac}$$

C_5 = 0.35

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Client: TMWA Sheet 5 of 12
Description: PRELIM HYDRO
BOOSTER STATION Job No. 9740
By: ECT Date: 5-31-19
Checked By: Date:

$$C_{100} = \frac{(0.50)(1.18ac) + (0.93)(0.28ac) + (0.87)(0.06ac)}{(1.52ac)}$$

$C_{100} = 0.59$

$L_o = 260 FT$

$S = \frac{97-76}{260}(100)$

$S = 8.08\%$

$t_i = \frac{(1.8)(1.1-0.20)(260)^{1/2}}{(8.08)^{1/3}}$

$t_i = 13.02 min$

RIPRAP V-DITCH, 3:1 SIDES, 1% SLOPE, L=105FT

$n = 0.035$

CFT Q = 0.4 cfs

$V_s = 1.30 fps$

$t_t = \frac{L}{V(60)} = \frac{105 FT}{(1.30)(60)} = 1.35 min$

$t_c = 13.02 min + 1.35 min = 14.37 min$

$\Rightarrow i_s = 1.42 IN/HR$

$i_{100} = 3.49 IN/HR$

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Client: TMWA Sheet 6 of 12
Description: PRELIM HYDRO
BOOSTER STATION Job No. 9740
By: BLT Date: 3-31-19
Checked By: Date:

DEVELOPED CONDITION:

$Q_5 = (0.35)(1.42\text{"/HR})(1.52\text{ac}) = 0.76\text{ cfs}$

$Q_{100} = (0.59)(3.49\text{"/HR})(1.52\text{ac}) = 3.13\text{ cfs}$

COMPUTE REQUIRED STORAGE VOLUME

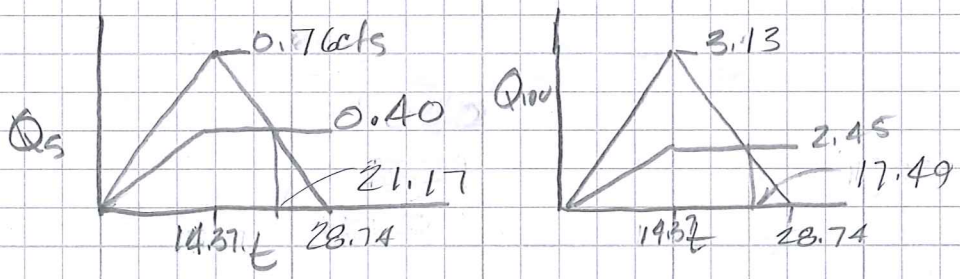
EXISTING $\forall_5 = (0.40\text{cfs})(17.32\text{min})(60\text{s/min}) = 416\text{cf}$

$\forall_{100} = (2.45\text{cfs})(17.32\text{min})(60\text{s/min}) = 2,546\text{cf}$

PROPOSED $\forall_5 = (0.76\text{cfs})(14.37\text{min})(60\text{s/min}) = 655\text{ cf}$

$\forall_{100} = (3.13\text{ cfs})(14.37\text{min})(60\text{s/min}) = 2,699\text{cf}$

REQUIRED STORAGE VOLUME:



$\forall_5 = 655\text{ cf} - [(1/2)(14.37)(0.40)(60) + (0.40)(21.17-14.37)(60) + (0.4)(7.57)(1/2)(60)]$

$\forall_5 = 229\text{cf}$

$\forall_{100} = 2699\text{ cf} - 60[1/2(14.37)(2.45) + (17.49-14.37)(2.45) + (2.45)(11.25)(1/2)]$

$\forall_{100} = 857\text{cf}$

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Client: TMWA Sheet 7 of 12
Description: PRELIM. HYDRO
BOOSTER STATION Job No. 9740
By: DCT Date: 3-31-19
Checked By: Date:

10-DAY, 100-YEAR STORM

FROM NOAA ATLAS 14, P = 11.9 IN

LET RUNOFF VOLUME = $C_{100} P A$

STORAGE = (0.59 − 0.50)(11.9 IN)(1 FT/12 IN)(1.52 ac)(43,560 SF/ac)
= 5909 CF

DAILY INFILTRATION REQUIREMENT = 5909 cf/10 = 590.9 cf

REQUIRED INFILTRATION RATE (ASSUME 6'X6'X110' TRENCH) = $\left[\frac{590.9\,cf}{660\,SF}\left(\frac{12\,IN}{FT}\right)\right]/(24\,HR)$ = 0.45 IN/HR

LID

SINCE THERE WILL BE A RETENTION BASIN FOR 10-DAY, 100-YEAR, USE THAT BASIN FOR LID

⟹ VOLUME BASED SYSTEM

UNDEVELOPED AREAS WILL BE ROUTED OFF SITE AND BYPASS INFILTRATION.

FROM TRUCKEE MEADOWS LID MANUAL

$$WQV = P R_V A / 12$$

WHERE: WQV = WATER QUALITY VOLUME

P = PRECIPITATION = 0.6 IN
R_V = WATERSHED RUNOFF COEFFICIENT
A = DRAINAGE AREA (FT²)

$$R_V = 0.05 + (0.009 I)$$

WHERE I = % IMPERVIOUS

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Client: TMWA Sheet 8 of 12

Description: PRELIM HYDRO BOOSTER STATION Job No. 9740

By: ECT Date: 3-31-19

Checked By: _____ Date: _____

$I = 100\%$

$R_v = (0.05) + (0.009)(100) = 0.95$

$WQv = [(0.6\,in)(0.95)(14701\,sf)]/12 = 698\,cf$

LUMOS & ASSOCIATES

9222 Prototype Drive
Reno, NV 89521
(775) 827.6111

178 South Maine Street
Fallon, NV 89406
(775) 423.2188

308 N. Curry Street, Ste. 200
Carson City, NV 89703
(775) 883.7077

PO Box 3570
225 Kingsbury Grade, Ste. A
Stateline, NV 89449
(775) 588.6490

Client: TMWA Sheet 9 of 12

Description: PRELIM HYDRO
BOOSTER STATION Job No. 9740

By: ECT Date: 4-1-19

Checked By: _____ Date: _____

ACTUAL GRADING CONDITIONS:

A PORTION OF THE SITE WILL DRAIN TO N. VIRGINIA WITHOUT BEING DETAINED.

THE REMAINDER WILL DRAIN INTO THE INFILTRATION BASIN.

BYPASS AREA: 0.67ac

$L_o = 240'$

$$S = \frac{95 - 76}{240}(100) = 7.9\ \%$$

$$t_i = \frac{1.8(1.1 - 0.2)(240)^{1/2}}{(7.9)^{1/3}} = 12.60 \text{ min}$$

$\Longrightarrow i_5 = 1.52$ IN/HR

$i_{100} = 3.75$ IN/HR

$Q_5 = (0.2)(1.52 \text{ IN/HR})(0.67\text{ac}) = 0.20 \text{ cfs}$

$Q_{100} = (0.5)(3.75 \text{ IN/HR})(0.67\text{ac}) = 1.26 \text{ cfs}$

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Client: TMWA Sheet 10 of 12

Description: PRELIM HYDRO BOOSTER STATION Job No. 9746

By: ECT Date: 4-1-19

Checked By: _____ Date: _____

PORTION OF SITE DRAINING TO INFILTRATION BASIN

OPEN SPACE A= 0.51ac

PAVEMENT A= 0.28ac

ROOF A= 0.06ac

$$C_5 = \frac{(0.2)(0.51) + (0.88)(0.28) + (0.85)(0.06)}{0.85ac}$$

$C_5 = 0.47$

$$C_{100} = \frac{(0.5)(0.51) + (0.93)(0.28) + (0.87)(0.06)}{(0.85)}$$

$C_{100} = 0.67$

$L_o = 190FT$

$S = 92-79/190\,(100) = 6.84\%$

$$t_i = \frac{1.8\,(1.1-0.2)\,(190)^{1/2}}{(6.84)^{1/3}} = 11.76min$$

FROM PREVIOUS CALCULATIONS, $T_t = 1.35min$

$T_c = 11.76min + 1.35min = 13.11min$

WSUP19-0009
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LUMOS & ASSOCIATES

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Stateline, NV 89449
(775) 588.6490

Client: TMWA Sheet 11 of 12

Description: PRELIM HYDRO
BOOSTER STATION Job No. 9740

By: ELT Date: 4-1-19

Checked By: _____ Date: _____

$i_5 = 1.49$ IN/HR

$i_{100} = 3.67$ IN/HR

$Q_5 = (0.47)(1.49\ \text{IN/HR})(0.85\text{ac}) = 0.60\text{cfs}$

$Q_{100} = (0.67)(3.67\ \text{IN/HR})(0.85\text{ac}) = 2.09\text{cfs}$

RUNOFF FROM THE DEVELOPED PORTION OF THE SITE WILL BE ROUTED TO AN INFILTRATION BASIN TO MEET THE ON-SITE RETENTION REQUIREMENTS FOR THE 100-YEAR, 10-DAY STORM.

COMPUTE THE STORAGE REQUIREMENT TO REDUCE 100-YEAR PEAK RUNOFF FROM THE ENTIRE DEVELOPED SITE TO THE PEAK RATE OF RUNOFF FROM THE UNDEVELOPED SITE.

$Q_{100\ EXISTING} = 2.45\text{cfs}$

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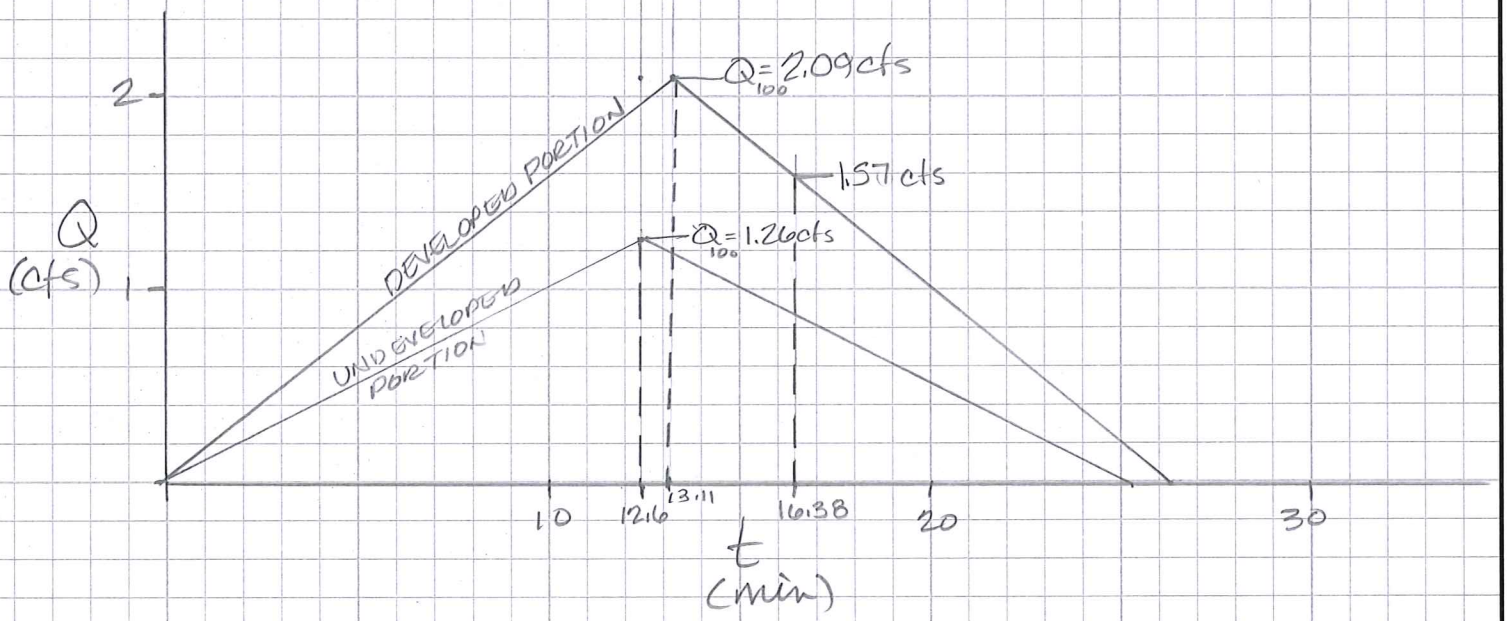
Stateline, NV 89449
(775) 588.6490

Client: TMWA Sheet 12 of 12

Description: PRELIM HYDRO BOOSTER STATION Job No. 9740

By: BCT Date: 4-1-19

Checked By: _____ Date: _____



$$\left(\frac{-2.09}{13.11}x + 4.18\right) + \left(\frac{-1.26}{12.16}x + 2.52\right) = 2.45\text{cfs}$$

$x = 16.38\ \text{MIN}$

$$\text{REQUIRED STORAGE VOLUME} = (60\ ^{s}/_{min})\left\{\left[\tfrac{1}{2}(2.09\text{cfs})(13.11\text{min})\right] + \left[\frac{(2.09\text{cfs}+1.57\text{cfs})}{2}(16.38\text{min}-13.11\text{min})\right]\right\}$$

$$= 1181\text{cf}$$

THIS WILL BE THE TOTAL STORAGE VOLUME SINCE IT IS THE GREATEST OF STORM RUNOFF, LID, AND ON-SITE STORAGE

Maps

WORK ORDER NO. —
DESIGNED ECT
DRAWN ECT
DATE 4-15-19
CHECKED —
SUBMITTED —
RECOMMENDED —
APPROVED —

TRUCKEE MEADOWS WATER AUTHORITY
1355 CAPITAL BLVD. / PO BOX 30013
RENO, NEVADA 89502-3013
PH 775-834-8000 / FX 775-834-8003

TMWA
TMWA BOOSTER PUMP STATION SUP
EXISTING SITE PLAN

SHEET NUMBER C1.0
1 OF 3

NORTH
SCALE: 1"=40'

BASIS OF BEARINGS
BASIS OF ELEVATIONS
TOPOGRAPHY NOTES
NO PORTION OF THIS SITE EXHIBITS GRADES IN EXCESS OF 15%.
LEGEND
EXISTING AC PAVEMENT

LUMOS & ASSOCIATES
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RENO, NEVADA 89521
TEL: (775) 827-6111
WWW.LUMOSENGINEERING.COM

EDWARD C. THOMAS
4-15-19
CIVIL
EXP: 6/30/20

US 395
(EXISTING, PUBLIC)
NDOT RIGHT-OF-WAY 530'±
NORTH VIRGINIA STREET (FRWA23)
(EXISTING, PUBLIC)
(E) 12" STEEL PIPE CULVERT TO BE RECONSTRUCTED
COMMON ROAD (EXISTING, PUBLIC)
TRAIL DRIVE
(EXISTING, PUBLIC)
10200 N. VIRGINIA ST.
APN 081-031-12
MARTIN LIVING TRUST
10100 N. VIRGINIA ST.
APN 081-031-56
ROBERT WEHE
10150 TRAIL DR.
APN 081-031-13
HEINZ RANCH LAND CO. INC.
1.52± AC
10195 TRAIL DR.
APN 081-031-58
ANTONIO G. VIVEROS
10117 TRAIL DR.
APN 081-031-59
SJANA J. AND CHRISTOPHER T. WAGNER
10300 TRAIL DR.
APN 081-031-65
JOAN K. ANGLIN
10250 TRAIL DR.
APN 081-031-25
NICKY WEISS
10120 TRAIL DR.
APN 081-031-24
JOHN D. AND DONNELLE M. O'NEILL
10100 TRAIL DR.
APN 081-031-23
MEGAN AND JEFFERY PARSONS

WSUP19-0009
EXHIBIT D

WORK ORDER NO. —
DESIGNED ECT
DRAWN ECT
DATE 4-15-19
CHECKED —
SUBMITTED —
RECOMMENDED —
APPROVED —

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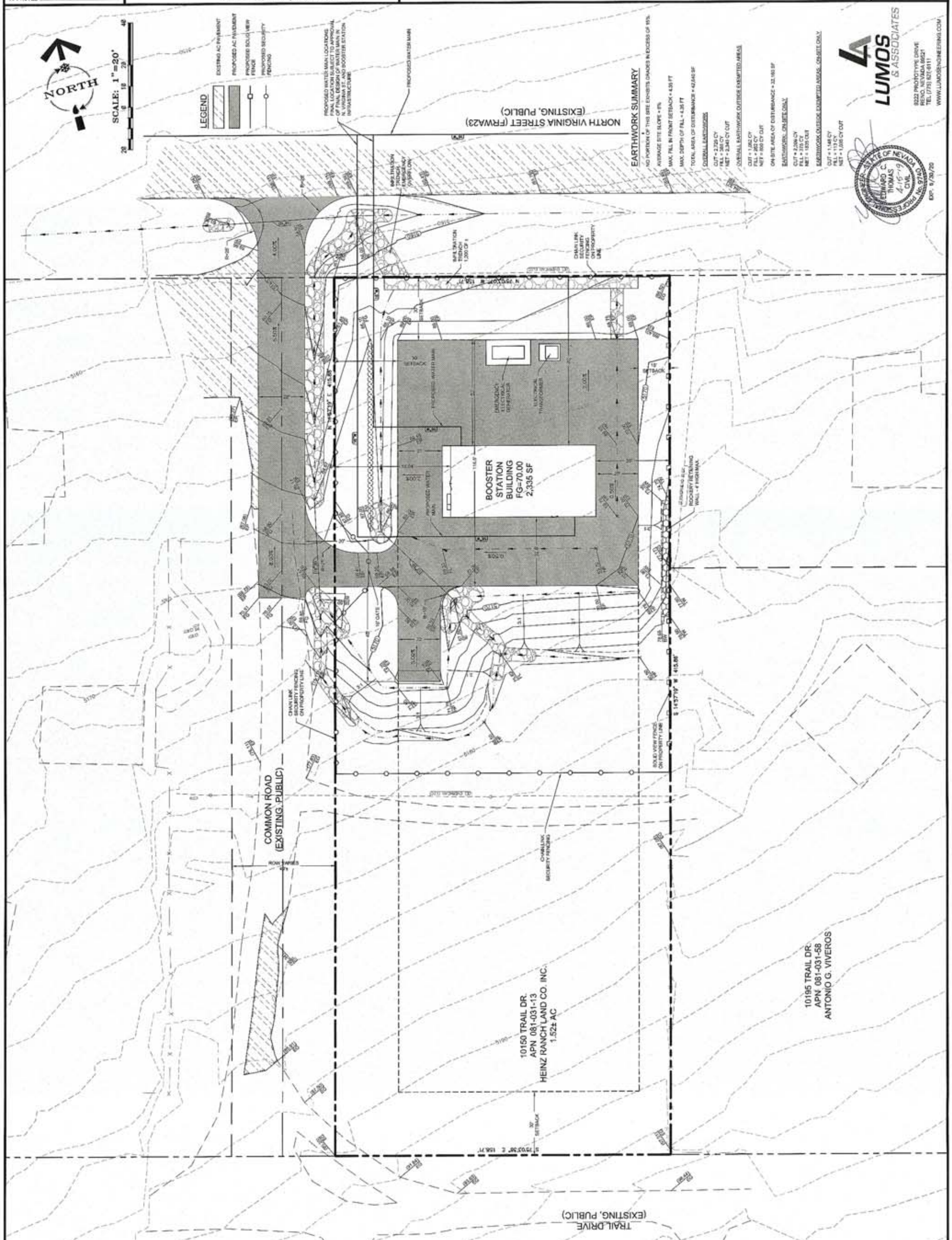
RENO, NEVADA 89502-3013
PH 775-834-8000 / FX 775-834-8003

TMWA
TMWA BOOSTER PUMP STATION SUP
PRELIM. SITE AND GRADING PLAN

SHEET NUMBER C2.0
1 OF 3



WSUP19-0009
EXHIBIT D

WORK ORDER NO.	BASESHT
DESIGNED	BASESHT
DRAWN	BASESHT
DATE	BASESHT
CHECKED	BASESHT
SUBMITTED	BASESHT
RECOMMENDED	BASESHT
APPROVED	BASESHT

TRUCKEE MEADOWS WATER AUTHORITY
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RENO, NEVADA 89502-3013
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TMWA
TMWA BOOSTER PUMP STATION SUP
LANDSCAPE PLAN

SHEET NUMBER L1.0
1 OF 1

LUMOS & ASSOCIATES
8222 PROTOTYPE DRIVE
RENO, NEVADA 89521
TEL (775) 827-6111
FAX (775) 423-3627
WWW.LUMOSENGINEERING.COM

04/15/2019

NORTH

SCALE: 1"=20'
20 0 10 20 40

LANDSCAPE LEGEND:
- FRONTAGE TREES MIN 7' CALIPER SIZE
- DECIDUOUS TREES MIX OF 1.5" CALIPER SIZES
- ACCENT TREE MIN 1" CALIPER SIZE
- EVERGREEN TREES MIX OF 5 FT. HEIGHT & 7 FT. HEIGHT SIZES
- LANDSCAPE PLANTING AREA WITH SHRUBS MIX OF #5 & #1 SIZE SHRUBS
- IRRIGATION CONNECTION, DEDICATED METER, APPROXIMATE LOCATION

LANDSCAPE NOTES:
- NO EXISTING VEGETATION OR TREES ON-SITE.
- NEW TREES: ONE HALF @ LARGE (7'ht. or 2" cal.) AND ONE HALF @ SMALL (6' ht. or 1" cal.) WITH A MIX OF DECIDUOUS AND EVERGREEN.
- NEW SHRUBS: MIN. 1 GAL.
- PERMANENT IRRIGATION WILL UTILIZE A DRIP SYSTEM WITH AN AUTOMATIC CONTROLLER, ON A DEDICATED METER.
- OWNER TO PROVIDE A 3-YEAR MAINTENANCE PLAN PER COUNTY CODE.

LANDSCAPE DATA
- LOT AREA: ± 1.52 ac. (66,250 sf)
- TOTAL DEVELOPED AREA: ± 0.94 ac. (40,819 sf)
- LANDSCAPE AREA REQUIRED (10% OF DISTURBED): 8,164 sf
- ADJ. RESIDENTIAL BUFFER TREES REQUIRED (1:20'): 12
- STREET FRONTAGE TREES REQUIRED (1:50'): 13
- TOTAL TREES REQUIRED: 25
- TOTAL TREES PROVIDED: 25
- LANDSCAPE AREA PROVIDED (FRONTAGE & BUFFER): 11,115 sf

NORTH VIRGINIA STREET (FRWA23)
(EXISTING, PUBLIC)

BOOSTER STATION BUILDING FG=70.00

DEVELOPED AREA 40,819 SF

UNDEVELOPED

COMMON ROAD

NEW ACCESS ROAD

10200 N. VIRGINIA ST.
APN 081-031-12
MARTIN LIVING TRUST
SIERRA SAFARI ZOO

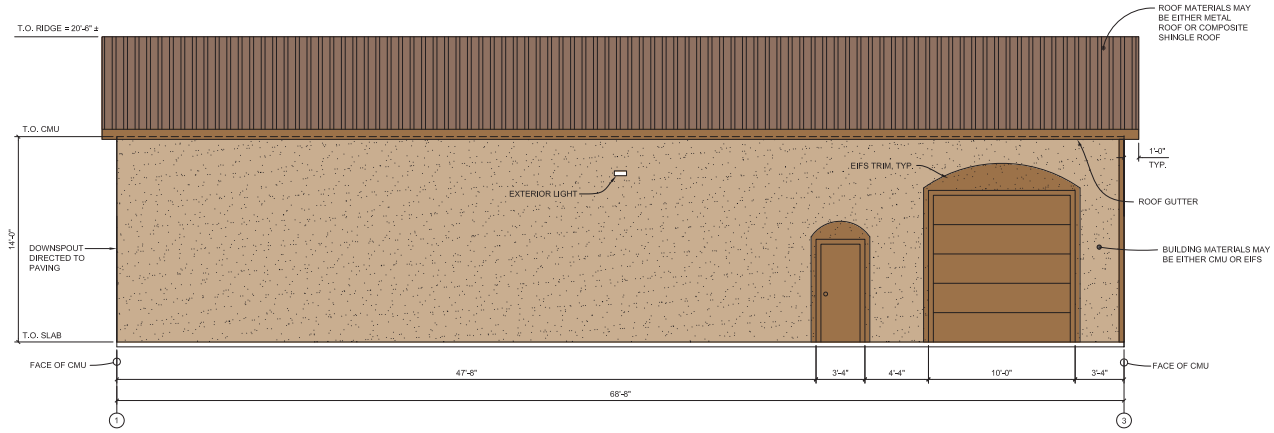
10100 N. VIRGINIA ST.
APN 081-031-56
ROBERT WEHE
RESIDENTIAL

10150 TRAIL DR.
APN 081-031-13
HEINZ RANCH LAND CO. INC.
1.52± AC

10195 TRAIL DR.
APN 081-031-58
ANTONIO G. VIVEROS
RESIDENTIAL

TRAIL DRIVE

WSUP19-0009
EXHIBIT D



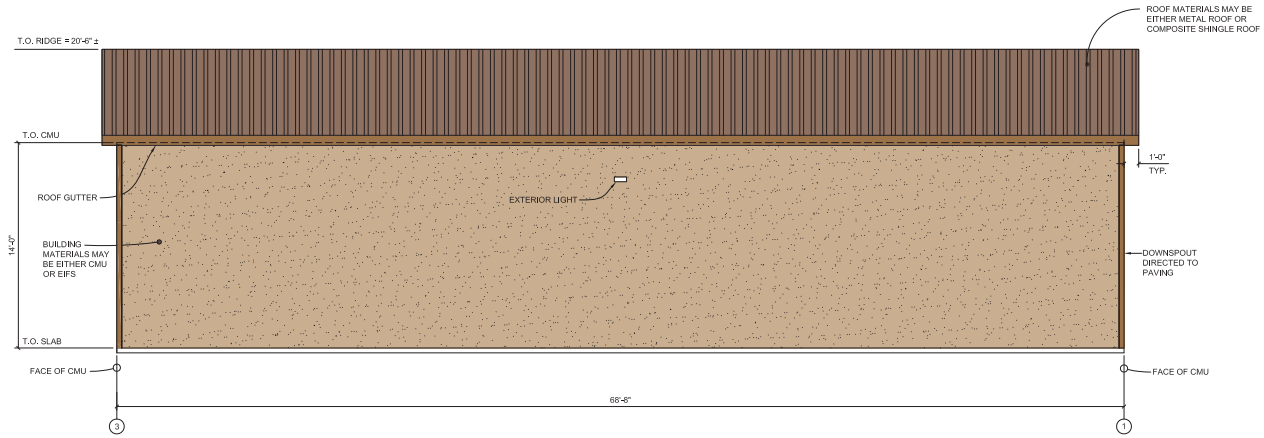
SOUTH ELEVATION

SCALE: 1/4"=1'-0"

SEE THE TECHNICAL SPECIFICATIONS FOR EIFS AND ROOFING REQUIREMENTS

SEE THE ELECTRICAL PLANS FOR LIGHT REQUIREMENTS

- BUILDING STUCCO: BENJAMIN MOORE, PALM DESERT TAN # 1123, TEXTURE FREESTYLE
- EXTERIOR DOORS/TRIM/LOUVERS/GUTTERS: BENJAMIN MOORE, FORT SUMNER TAN #1119
- ROOF COLOR: BURNT SIENNA



NORTH ELEVATION

SCALE: 1/4"=1'-0"

PROFESSIONAL ENGINEER — JAMES ANN ROYBAL — 04-15-2019 — CIVIL — NO. 14565 — STATE OF NEVADA

EXPIRES: DECEMBER 31, 2019
NOT FOR CONSTRUCTION

LUMOS & ASSOCIATES
9222 PROTOTYPE DRIVE
RENO, NV 89521
TEL 775.827.6111

JOB NO. 9740.000

WORK ORDER NO.
DESIGNED — A.A.R.
DRAWN — B.E.
DATE — APRIL 15, 2019
CHECKED
SUBMITTED
RECOMMENDED
APPROVED

TRUCKEE MEADOWS WATER AUTHORITY
1355 CAPITAL BLVD. / PO BOX 30013
RENO, NEVADA 89502-3013
PH 775-834-8000 / FX 775-834-8003

TMWA BOOSTER PUMP STATION SUP
ELEVATIONS

SHEET NUMBER
A1
XX OF XX

WSUP19-0009
EXHIBIT D

WORK ORDER NO.	
DESIGNED	J.A.R.
DRAWN	B.E.
DATE	APRIL 15, 2019
CHECKED	
SUBMITTED	
RECOMMENDED	
APPROVED	

TRUCKEE MEADOWS WATER AUTHORITY
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RENO, NEVADA 89502-3013
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TMWA
TMWA BOOSTER PUMP STATION SUP
ELEVATIONS

SHEET NUMBER **A2**

XX OF XX

LUMOS & ASSOCIATES
9222 PROTOTYPE DRIVE
RENO, NV 89521
TEL: 775.827.6111
JOB NO. 9740.000

PROFESSIONAL ENGINEER · STATE OF NEVADA · JAIME ANN ROYBAL · 04-15-2019 · No. 14865

EXPIRES: DECEMBER 31, 2019
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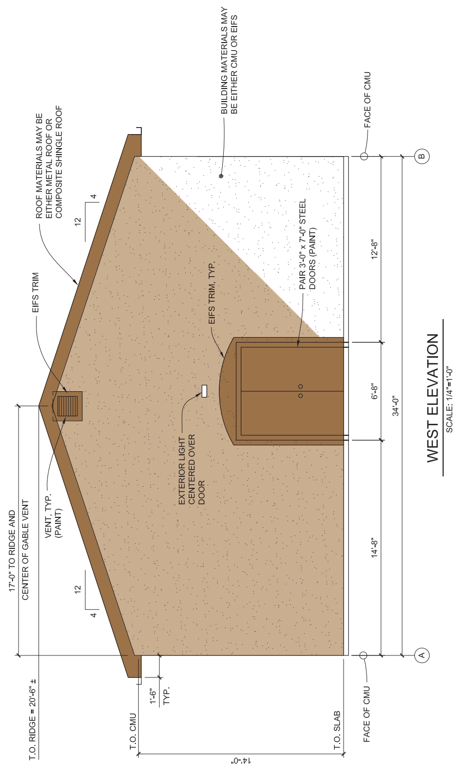
BUILDING STUCCO: BENJAMIN MOORE, PALM DESERT TAN # 1123, TEXTURE FREESTYLE

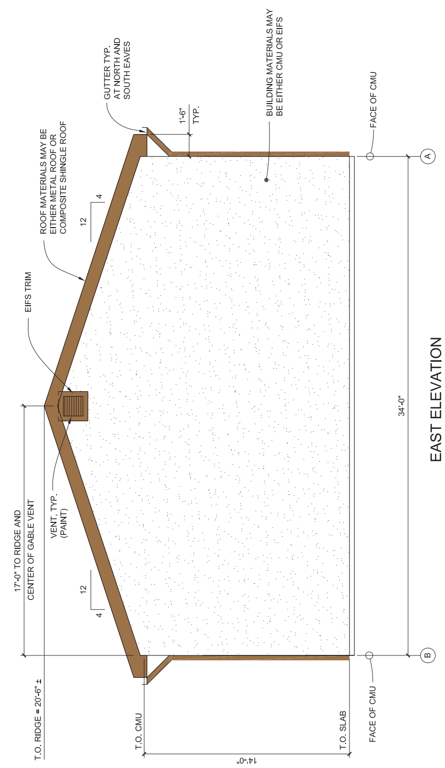
EXTERIOR DOORS/TRIM/LOUVERS/GUTTERS: BENJAMIN MOORE, FORT SUMNER TAN #1119

ROOF COLOR: BURNT SIENNA

SEE THE TECHNICAL SPECIFICATIONS FOR EIFS AND ROOFING REQUIREMENTS

SEE THE ELECTRICAL PLANS FOR LIGHT REQUIREMENTS





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