

Shoppers Square (The BOM)

Application to the City of Reno for a:

***Special Use Permit
(for a drive thru facility)***

Prepared by:

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Reno, Nevada 89521

Prepared for:

Shoppers Square
Rick Casazza
370 Casazza Drive
Reno, NV 89502

March 13, 2017

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- Preliminary Landscape Plan Checklist
- Estimate of Water Demand
- Projects of Regional Significance checklist
- Traffic Study
- Preliminary Drainage Report
- Preliminary Drainage Report Checklist

Project Request - This application is for a Special Use Permit to modify a standard in the MU/SVTC zoning district. This is to allow for a drive-thru facility in the SVTC at Shoppers Square located at Plumb Lane and Virginia Street.

Reason for the Request

The SUP is required for a drive thru in the MU District. This is the 1st step in a major renovation project underway for Shoppers Square. The rest of the project will not require a SUP so this request is isolated to the area of the drive-thru window for the relocated CVS store (Figure 2).



Figure 1 - Vicinity Map

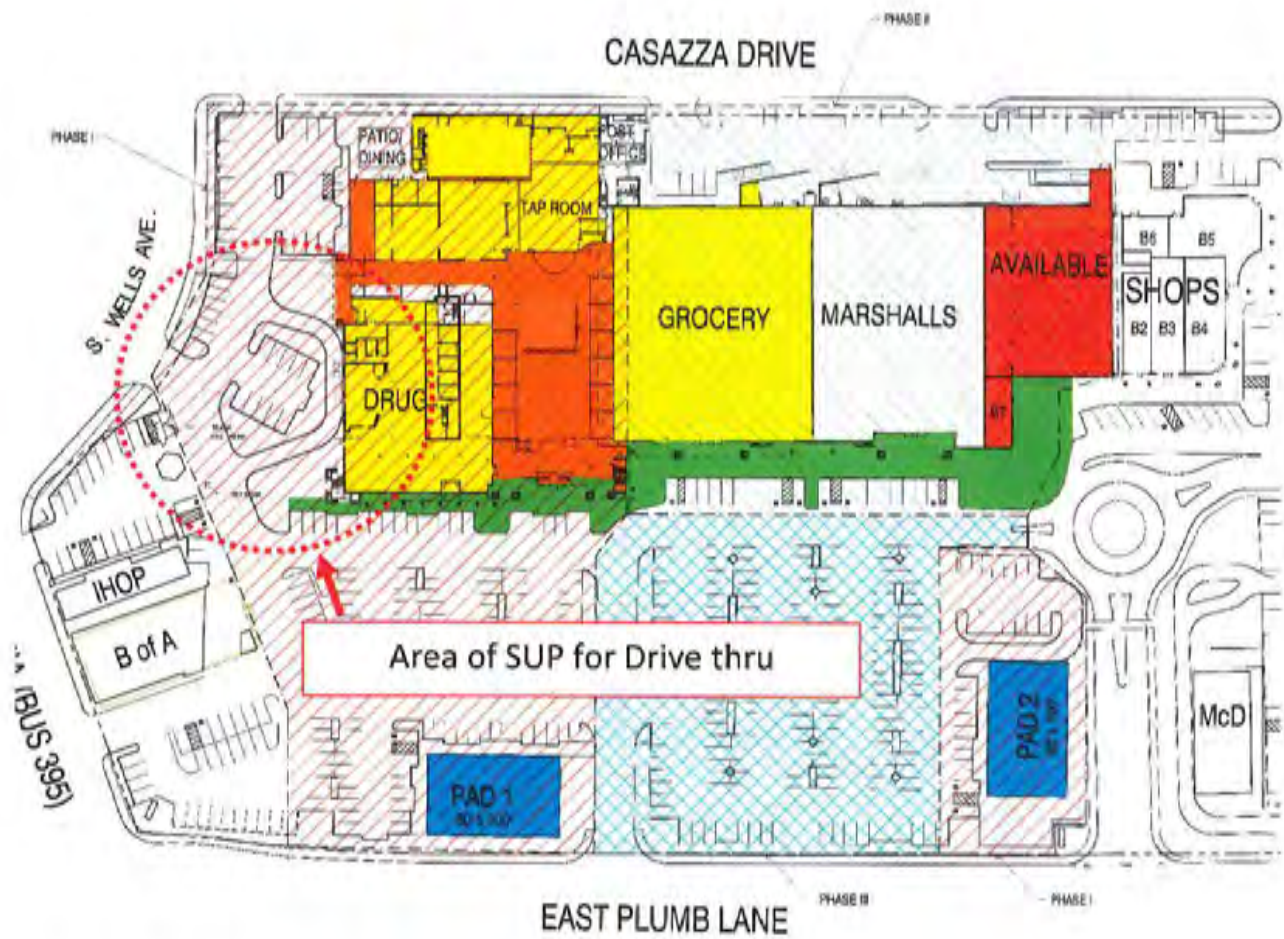


Figure 2 – Site Plan/Phasing for Shoppers Square renovation

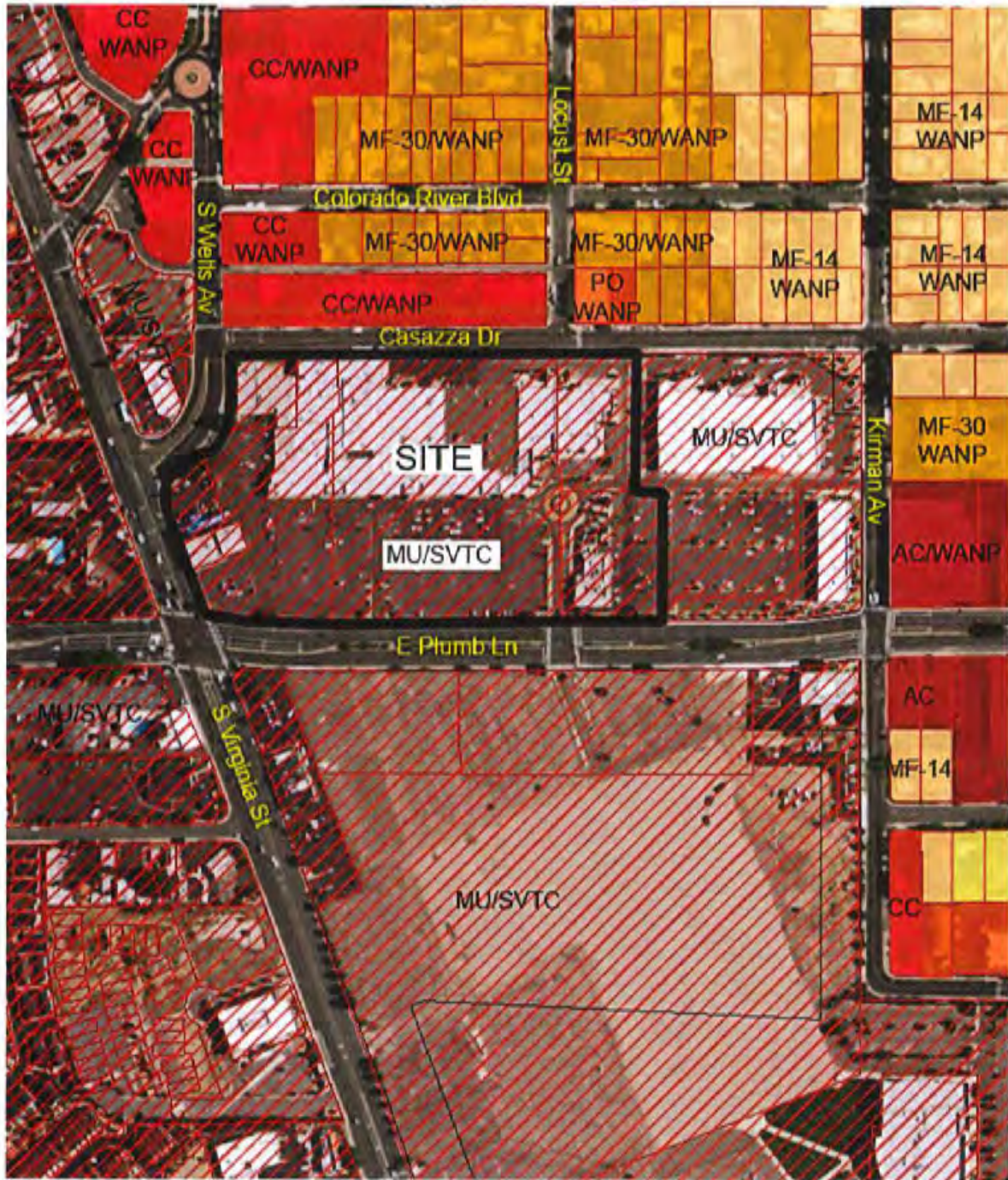


Figure 3 – Existing City Zoning

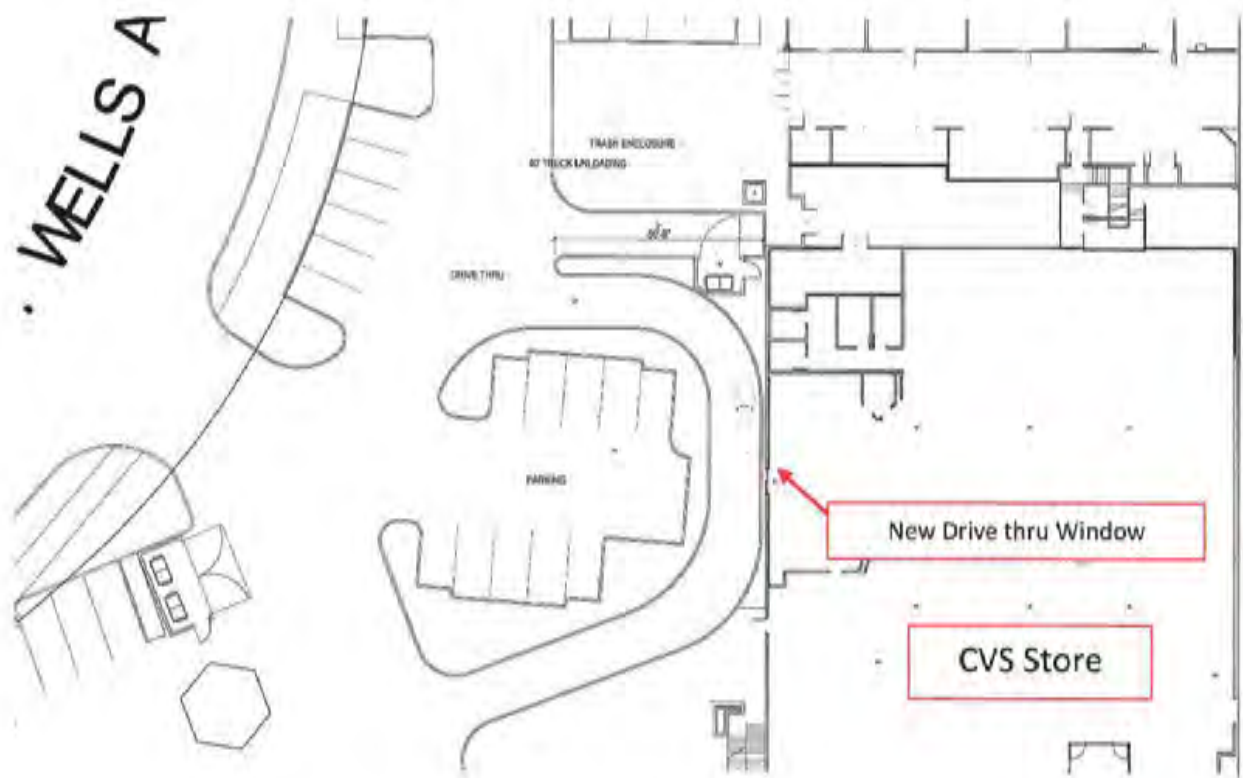


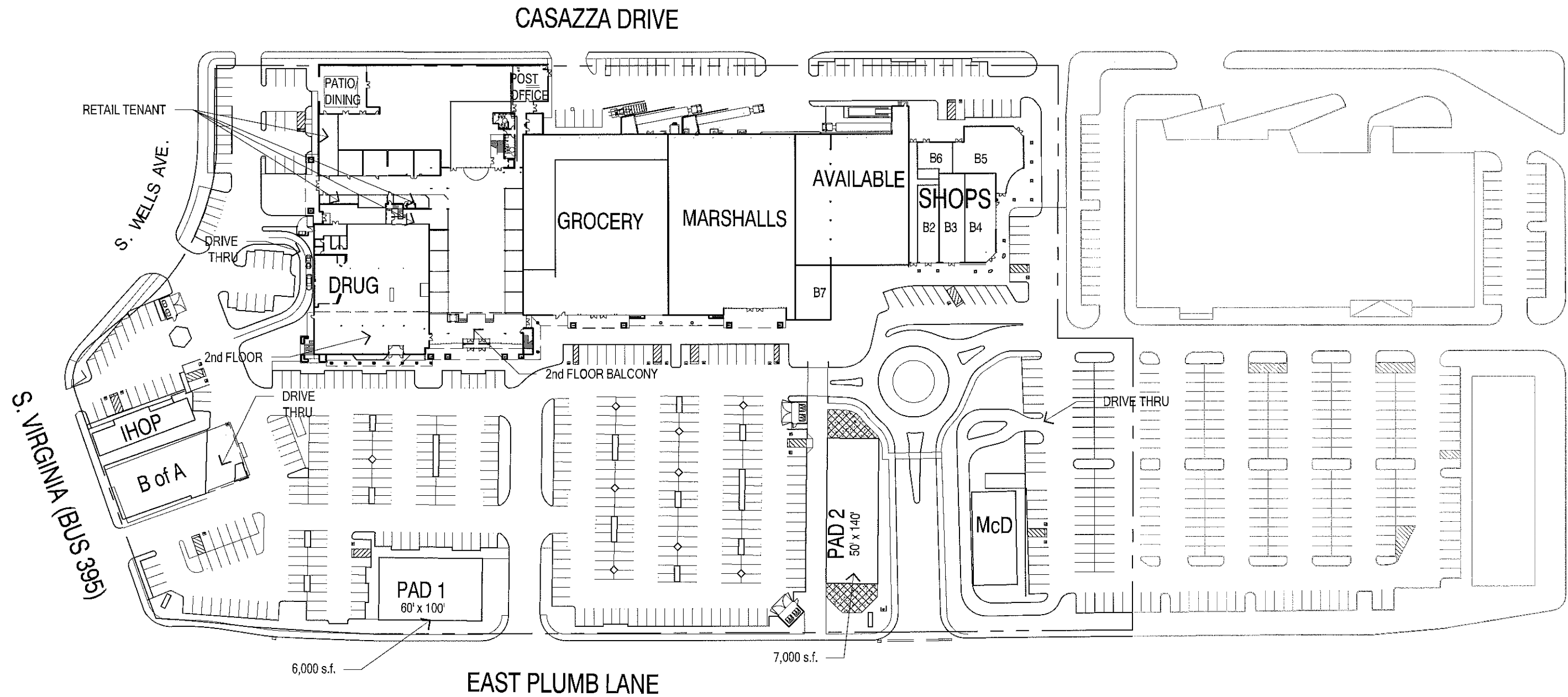
Figure 4 – Site Plan (of drive thru area only)



Figure 5 – Landscape Plan for Drive-Thru area



Figure 6 - Architecture Planned for Renovation Project



SHOPPERS SQUARE - Bottom of Midtown - "THE BOM"

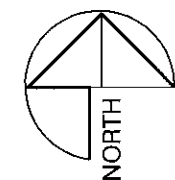
South Virginia at Plumb Lane, Reno, Nevada

SITE PLAN

DATE: March 13, 2017

M. BRUCE OTTOLINI - ARCHITECT

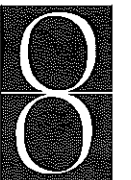
3035 Prospect Park Drive, Suite 190 RANCHO CORDOVA, CA 95670 916 852-8313 phone | 916 852-8941 fax

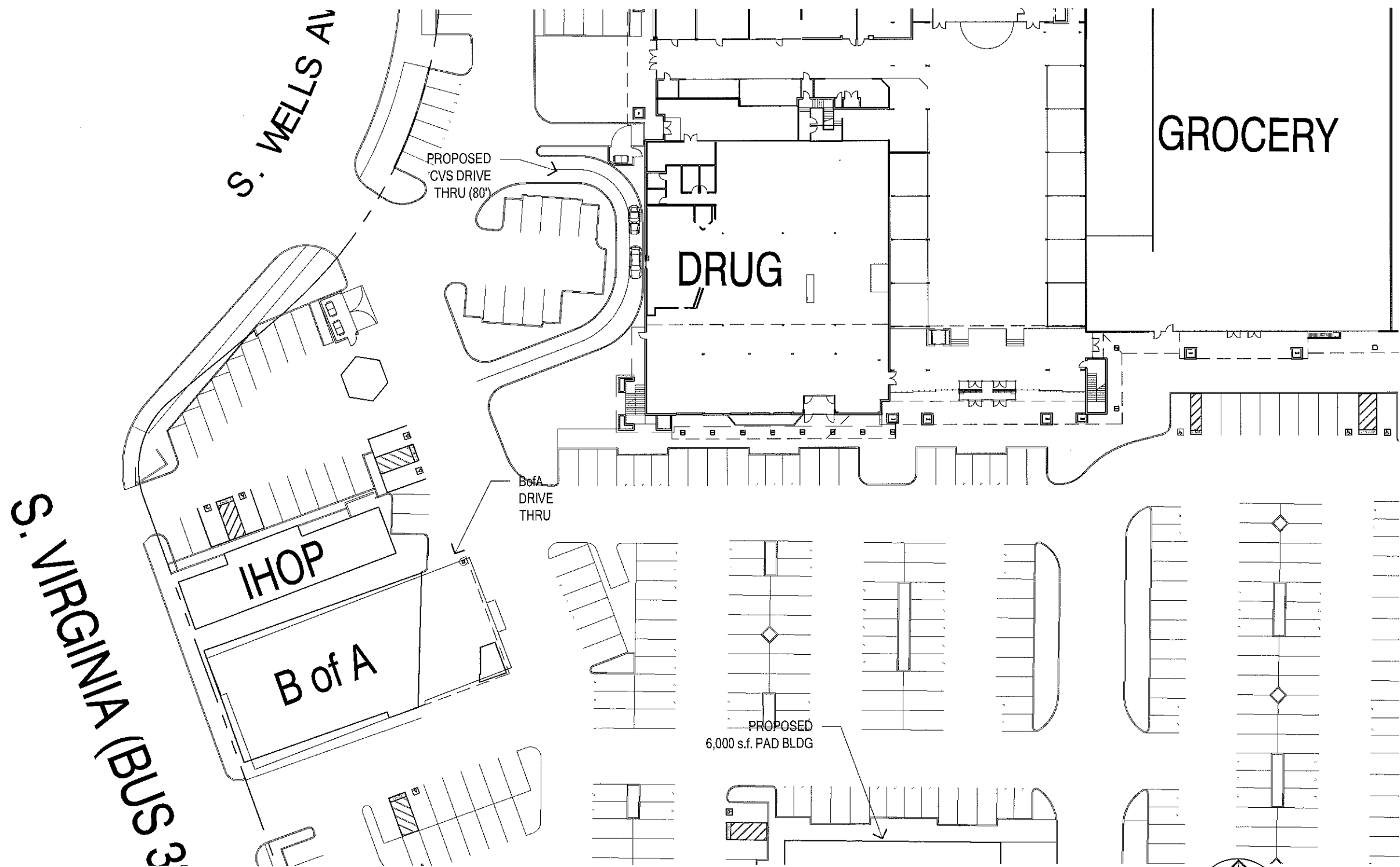


1" = 100.0'



SCALE: 1" = 100'



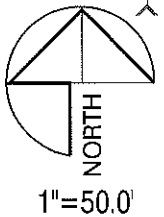


SHOPPERS SQUARE - Bottom of Midtown - "THE BOM"

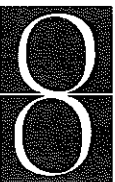
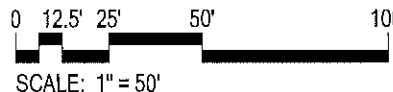
South Virginia at Plumb Lane, Reno, Nevada
 SITE PLAN AT PROPOSED DRIVE-THRU
 DATE: March 13, 2017

M. BRUCE OTTOLINI - ARCHITECT

3035 Prospect Park Drive, Suite 190 RANCHO CORDOVA, CA 95670 916 852-8313 phone | 916 852-8941 fax



1"=50.0'





SHOPPERS SQUARE - Bottom of Midtown - "THE BOM"

South Virginia at Plumb Lane, Reno, Nevada

NW VIEW

DATE: March 13, 2017

M. BRUCE OTTOLINI - ARCHITECT

3035 Prospect Park Drive, Suite 190 RANCHO CORDOVA, CA 95670 916 852-8313 phone | 916 852-8941 fax

Appendix

Application Materials

SUP Application

SUP Checklist

SUP Findings

Property Owner Affidavit

Applicant Affidavit

City Fee Sheet

Site Plan Checklist

Preliminary Landscape Plan Checklist

Estimate of Water Demand

Projects of Regional Significance checklist

Traffic Study

Preliminary Drainage Report

Preliminary Drainage Report Checklist

CITY OF RENO
APPLICATION FOR SPECIAL USE PERMIT



For Community Development Department Use Only:

CASE NUMBER: _____

Date Received _____
Time Received _____

PROJECT NAME: Shoppers Square - The BOM (Drive-Thru only)

PROJECT DESCRIPTION: A request for a drive-thru for a new CVS store

PROJECT ADDRESS: 370 Casazza Drive, Reno Nv 89502 (main address for site)

PROPERTY SIZE: 11.15 acres ASSESSOR'S PARCEL NO(S): 013-453-43, 44, 47, 48, and 52 (5 parcels)

ZONING - EXISTING: MU/SVTC PROPOSED: MU/SVTC

MASTER PLAN - EXISTING: SPA PROPOSED: SPA

EXISTING LAND USE: Fully Developed Shopping Center (Shoppers Square)

PROPERTY OWNER(S)

NAME: Tore, LTD (Rick Casazza)

ADDRESS: 370 Casazza Street

Reno, NV 89502

PHONE: 775-742-2246

APPLICANT/DEVELOPER(S)

NAME: Tore, LTD (Rick Casazza)

ADDRESS: 370 Casazza Street

Reno, Nv 89502

PHONE: 775-742-2246

FAX NO: N/A

PERSON TO CONTACT REGARDING APPLICATION:

NAME: John F. Krmpotic, AICP

(IF SAME AS OWNER OR APPLICANT, PLEASE INDICATE)

ADDRESS: KLS Planning & Design

9480 Double Diamond Parkway, #299, Reno NV 89521

PHONE: 775-857-7710

FAX NO: 775-852-7606

E-MAIL ADDRESS: johnk@klsdesigngroup.com

The City of Reno will direct all mail on this project to the contact person designated above.
The above information is required.

**CITY OF RENO
SPECIAL USE PERMIT APPLICATION**

The owner or duly authorized agent of the owner of the property herein described requests the Planning Commission of the City of Reno to approve a special use permit for the use described herein.

PROJECT NAME:

Shoppers Square - The Bom

PROJECT DESCRIPTION:

Request for a drive-thru for a new CVS store. The Shopping Center is undergoing major renovation with rebranding, renaming, a new architecture,

and a revised tenant mix. This is the 1st step in that process as the other planned improvements will not require a SUP.

PROVIDE A DESCRIPTION OF THE SPECIAL USE PERMIT REQUESTED (Including type of activity, number of employees, description of structures to be built/used, etc):

There is a new CVS relocated to the west site of the site with a drive-thru. The size of the store will be reduced from 30,000 sf to 15,355 sf proposed with a drive thru.

The drive thru request is supported with the traffic engineers analysis to show comparative trip generation and an analysis of the queuing area and distance provided for vehicle stacking.

IDENTIFY THE IMPACTS OF THE PROPOSED USE ON ADJACENT LAND USES AND PUBLIC FACILITIES (Such as noise, traffic generation, hours of operation, odors, smoke, dust):

The single most significant impact specific to this request is the managing the queueing for the drive-thru.

There is no more impact than exists today with respect to noise, traffic, hours of operation, and the typical impacts associated with a development proposal. Trip Generation as noted in the attached traffic study shows a 45% reduction of trips for the proposed store vs the existing store. A philosophical urban planning question is a key question about impacts.

ENVIRONMENT:

- 1) Is the project situated on steep or severe terrain (15.1% or greater) and/or does this application trigger a Special Use Permit for Hillside Development?

The site is almost entirely flat as a fully developed urban site.

- 2) Will the project disturb areas within or adjacent to wetlands, stream environments, major drainageways, or significant hydrologic resources? YES NO

(If so, explain the impact(s) and describe proposed mitigating measures. Such environmentally sensitive areas must be shown on the subdivision map.)

This is really not applicable to this request as there are no environmentally sensitive areas associated with request and the set of issues on hand.

- 3) Describe the methods for stabilization and/or revegetation of exposed and disturbed soils due to proposed grading activities:

This is a completely developed site. It does not trigger any grading aside from the improvements for the drive-thru facility. There is no re-vegetation or stabilization linked to this request.

Does the project trigger an SUP for residential adjacency? If yes, explain how and refer to section for submittal requirements.

It does not. The site is surrounded by MU/SVTC zoning and adjacent to CC zoning to the north.

Is the project an expansion of an existing facility? Please indicate existing and proposed acreages and square footages.

It is a redo of an existing facility. CVS is currently 30,000 sq ft. That space will be re-leased and a new smaller store of 15,355 sq ft with a drive-thru will be added. So, it is actually a reduction of an existing facility.

- 4) How does this project incorporate green technologies to reduce energy consumption into the site, building, and landscape design?

The redevelopment of the site will add landscaping which is currently nominal due to the old obsolete code in which it was developed

That will add a LID feature to the urban landscape by simply adding pervious surface which has a positive contribution to green technologies.

UTILITIES:

WATER:

IS A CONCEPTUAL WATER SUPPLY AND CONVEYANCE STUDY INCLUDED WITH THIS APPLICATION? no

(If no, provide an explanation)

There is no measurable burden on the water system. With final engineering, it is expected that water demand will be reduced because of the efficiency of building materials today.

Indicate the source of water, water purveyor, and the estimated water demand for the project:
The existing municipal line in Casazza Street is the source which is owned by the city. TMWA is the purveyor and demand is estimated at .33 afy.

SEWER:

IS A PRELIMINARY SEWER REPORT INCLUDED WITH THIS APPLICATION? no

(If no, provide an explanation):

Similar to water, There is no measurable burden on the sewer system. With final engineering, it is expected that sewer generation calculations will be reduced because of the improved building technologies that reduce the flow rates for contributing sources. This is a an issue that will be determined with final plans.

- 1) Indicate which entity and facility will provide sewer collection and treatment and provide an estimate of the project generated sewage contribution:

TMWRF is the facility for collection and treatment. The estimate for sewer generation is based on acreage for a commercial use. the 15,355 sf building converts to
1.41 acres x 10,000 gpd/acre = 14,100 gpd

- 2) Provide a description of the size, location, and ownership of existing and proposed sewer lines connecting to sewer lines of the sewage treatment provider:

The existing sewer line located in Casazza Street serves the current shopping center and will
continue to be the source for the proposed CVS and the renovated center.

ALL OTHER UTILITIES:

ARE POWER LINE RELOCATIONS PROPOSED FOR THIS PROJECT? no

(If yes, provide an explanation):

Not applicable

Provide a description of the type and ownership of existing and proposed public and quasi public utilities proposed to serve the project:

Franchise utilities are provided by NV Energy (gas & electric)
and ATT or Charter for Cable and/or satellite services

TRAFFIC:

IS A PRELIMINARY TRAFFIC STUDY INCLUDED WITH THIS APPLICATION? yes

(If no, provide an explanation):

The traffic study is included that shows a comparison of the existing CVS store to the proposed store with a drive thru .

- 1) Provide peak hour and average daily traffic volume generation estimates for the proposed project.

a.m. peak = 53 trips

p.m. peak = 152 trips

ADT = 1,489 trips

- 2) Identify potential impacts to existing and proposed streets, intersections, and major transportation corridors affected by the project and describe mitigation measures proposed:

Please see the traffic study. The conclusion statement indicates that

the overall tip generation is reduced and the the stacking area provided

for the drive-thru is adequate for the worst case demand

PUBLIC AND EMERGENCY SERVICES:

Provide the location and source of garbage disposal, police, fire, and emergency medical service providers and describe potential impacts the project may have upon the capacity of these service providers:

Police & Fire are provided by the city of Reno (Station 3, 5, and 21 are similar distance to the site), REMSA is the

emergency service provider, Waste Management is the regional provider for trash disposal. Minimal impacts can be expected on these providers.

WILL THE PROPOSED USE GENERATE HAZARDOUS WASTE? none

1. If the applicant has never operated a facility which generates hazardous waste, a letter stating such; or

2. If the applicant has operated a facility which generates hazardous waste, a letter including the name and location of any and all facilities the applicant has operated which generate hazardous waste. This letter must include a disclosure of any citations or correction notices issued against such facility and their status or disposition.

WILL THE PROPOSED USE INVOLVE ANY EXPLOSIVE MATERIAL AS DEFINED IN NRS 459.3816 AND NRS 459.38332? None

(If so, identify the materials, quantities stored on site, safety precautions which will be taken and method of disposal.)

Not applicable

jfk (Applicants Initials) *Applications with missing plans and checklists or missing components of plans and checklists, will be deemed incomplete and returned within three (3) days of application submittal. Incomplete applications will not be scheduled for public hearings. The applicant must consult with Community Development Staff prior to submitting an application without the above information to determine if the information may be eliminated for a particular application. Additional information may be requested through the staff/applicant meeting and the review process.

SPECIAL USE PERMIT APPLICATION CHECKLIST

INCOMPLETE APPLICATIONS WILL NOT BE SCHEDULED FOR PUBLIC HEARING.

APPLICATIONS: Paper originals shall be unbound with two-hole punch at top of application. Copies shall be collated and bound into separate packets of the following:

Applicant	Item No.	ITEMS REQUIRED FOR GENERAL APPLICATION CHECKLIST	Staff
Complete and Correct			Incomplete
<input checked="" type="checkbox"/>	1	Application Form(s)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	2	Owner's Affidavit, Applicant Affidavit	<input type="checkbox"/>
<input checked="" type="checkbox"/>	3	Advisory Board information (optional)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	4	8-1/2" x 11" Site Plan and the "Site Plan, Access and Circulation Checklist" (if applicable)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	5	8-1/2" x 11" Color Zoning/Vicinity Map	<input type="checkbox"/>
<input checked="" type="checkbox"/>	6	24" x 36" Colored Display Map (1 copy only for original application)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7	24" x 36" Non-Colored Display Map	<input type="checkbox"/>
<input checked="" type="checkbox"/>	8	8-1/2" x 11" Color Building Elevations (if applicable)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	9	24" x 36" Building Elevations (original to be in color) (if applicable. One copy for file)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	10	24" x 36" Preliminary Grading & Drainage Plan and Checklist (if applicable)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	11	24" x 36" Preliminary Utility Plan and Checklist (if applicable) – may be part of the site/grading plan.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	12	Preliminary Hydrology Report and Checklist (if applicable)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	13	Preliminary Geotechnical Report (if applicable)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	14	Preliminary Sewer Report and Checklist (if applicable)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	15	24" x 36" Preliminary Landscape Plan and Checklist (if applicable) - may be part of the site plan	<input type="checkbox"/>
<input checked="" type="checkbox"/>	16	Traffic study as required by RMC 18.12.903	<input type="checkbox"/>
<input checked="" type="checkbox"/>	17	Handicap parking spaces and regular parking space calculations	<input type="checkbox"/>
<input checked="" type="checkbox"/>	18	Information on signage (size, location, number & type)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	19	Exterior lighting (include site photometric plan-if applicable)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	20	Supporting Information including a written analysis of applicable findings listed under SPECIAL USE PERMIT PROCEDURES	<input type="checkbox"/>
<input checked="" type="checkbox"/>	21	Check or Money Order	<input type="checkbox"/>
<input checked="" type="checkbox"/>	22	Project of Regional Significance Analysis (if applicable)	<input type="checkbox"/>

Special Use Permit: General special use permit findings. Except where specifically noted, all special use permit applications shall require that all of the following general findings be met, as applicable.

- a. The proposed use is compatible with existing surrounding land uses and development.

The proposed use is compatibility with surrounding land uses. This is an intense urban and commercial area in all directions near the proposed use. Further, this is an existing shopping center that is undergoing a renovation that is desperately needed for the area in terms of tenant mixes, design, as it needs new energy.

- b. The project is in substantial conformance with the master plan.

The project is in full conformance with the master plan and related policies. The Special Planning Area designation is the land use type along with MU that promotes this type of activity, reinvestment, etc in the urban core.

- c. There are or will be adequate services and infrastructure to support the proposed development.

There are adequate services and infrastructure to support the use. All infrastructure is already in place to support the proposed drive thru and urban renewal of the shopping center. The site was approved as a shopping center when it was originally developed.

- d. The proposal adequately mitigates traffic impacts of the project and provides a safe pedestrian environment.

The design as proposed does provide adequate mitigation of traffic impacts for a project of this size and intensity. Some of the site traffic impacts were anticipated and addressed with the original project development. Traffic generation is about 45% less with the proposed project versus the existing store that will be replaced. The traffic engineer has shown in their study that traffic impacts can be managed with improvements as proposed.

- e. The proposed site location and scale, intensity, density, height, layout, setbacks, and architectural and overall design of the development and the uses proposed, is appropriate to the area in which it is located.

The overall project design along with all of the measures of scale and intensity appear to be an excellent fit and appropriate for this area. Similar scale and intensity is planned for the proposed project with respect to height, layout, setbacks, uses and overall design.

- f. The project does not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to, or constitute a nuisance to area properties.

The proposed use will generate similar impacts to the existing shopping center. Those impacts are typical of a retail/commercial site that was planned for such a use and will not constitute a nuisance to adjacent properties. It is a nice complement to what is being developed at the Park Lane Mall site and a benefit to the city to have a vibrant center that is much more appealing to demographics of the city and the vision of the city today.

- g. Project signage is in character with project architecture and is compatible with or complementary to surrounding uses.

There is no new signing or change in signing with this request. The applicant intends to propose signing consistent with what the sign code allows for this site.

- h. The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.

This is not applicable as there is no adjacent residential.

CITY OF RENO PLANNING / ENGINEERING APPLICATION SERVICE CHARGES

Fees as of October 31, 2016

Project Name: Shoppers Square Date: March 13, 2017

Developer: Shoppers Square

Check the appropriate color box next to each agency fee	C h o x ↓ k	City of Reno Fees	C h o x ↓ k	Washoe County Health Fees	C h o x ↓ k	State of NV Fees
Abandonment		\$ -				
Administrative Interpretation Hourly Fee		\$ -				
Amend Approved Condition Base Fee		\$ -				
Amend Approved Condition - Cost Per Each Additional Condition		\$ -				
Annexation (Per Case)		\$ -				
Appeal - Administrative Decision		\$ -				
Appeal - Site Plan Review		\$ -				
Boundary Line Adjustment		\$ -		\$ -	1	
Development Agreement		\$ -		\$ -		
Master Plan Amendment		\$ -				
Master Plan Amendment Regional Plan Conformance Review		\$ -				
Project of Regional Significance Review		\$ -				
Truckee Meadows Service Area/Future Service Area Amendment		\$ -				
Medical Marijuana Establishment Zoning Verification Letter		\$ -				
Minor Deviation		\$ -				
Outdoor Dining		\$ -				
Parcel Map		\$ -		\$ -	1	
Reversion to Acreage		\$ -		\$ -	1	
Re-Notice Per Applicant - Actual Costs Incurred		\$ -				
Site Plan Review		\$ -		\$ -	1,2,3	
State Water Fee BASE (**only if water use is more than 5+ AFY**)		\$ -				see footnote ⁴
State Water \$0.50 per AF Fee. Input # (Total AFY - 5 AFY) here ----->		\$ -				see footnote ⁴
Telecommunication Facility		\$ -				
Special Use Permit -BASE FEE*	x	\$ 2,500.00	x	\$ 383.00	1,2	
State Water Fee BASE (**only if water use is more than 5 AFY**)		\$ -				see footnote ⁴
State Water \$0.50 per AF Fee. Input # (Total AFY - 5 AFY) here ----->		\$ -				see footnote ⁴
Special Exceptions - Off Premise Advertising		\$ -				
Tentative Map Per Map - BASE FEE		\$ -				
Washoe County Tentative Map BASE fee - Onsite Septic				\$ -		
Washoe County Tentative Map BASE fee - Municipal Sewer				\$ -		
Nevada State EPA BASE						\$ -
Nevada State EPA. \$1 per Lot Fee. Input # of lots here ----->						\$ -
State Conservation & Natural Resources BASE						\$ -
State Cons. & Natural Res. \$1 per Lot Fee. Input # of lots here ----->						\$ -
Time Extensions		\$ -				
Variance (all zoning districts except single families)		\$ -		\$ -	1,2	
Variance (single family zoning district)		\$ -		\$ -	1,2	

CITY OF RENO PLANNING / ENGINEERING APPLICATION SERVICE CHARGES
Fees as of October 31, 2016

Check the appropriate color box next to each agency fee	C B h o e x c k	City of Reno Fees	C B h o e x c k	Washoe County Health Fees	C B h o e x c k	State of NV Fees
Zone Changes						
One District to Another Adopted District (includes PUD)		\$ -		\$ -		\$ -
Amendment to an existing SPD or PUD - BASE FEE		\$ -		\$ -		\$ -
Subdivisions						
Final Subdivision Map (Per Map)		\$ -				
Security Reduction-Infrastructure		\$ -				
Security Reduction-Landscaping/Revegetation		\$ -				
Improvement Agreement Extension		\$ -				
Improvement Agreement - New Owner		\$ -				
Subdivision Extension Agreement - Work Commenced		\$ -				
Subdivision Extension Agreement - Work Not Commenced		\$ -				
Renewal of Subdivision Extension Agreement - Work Commenced		\$ -				
Renewal of Subdivision Extension Agreement - Work Not Commenced		\$ -				
Subdivision Resumption		\$ -				
Abandonment of Public Storm Drain or Public Sewer Easement		\$ -				
City of Reno (Includes application, water and Code Enforcement)		\$ 2,500.00				
(Make check Payable to: City of Reno)						
Washoe County Health District (Includes Vector fees)				SUBTOTAL	\$	383.00
Regional Technology Fee is 4% of subtotal; rounded to the nearest dollar				4% Regional Tech. Fee	\$	15.00
(Make check Payable to: WCHD)						
				TOTAL DUE	\$	398.00
Nevada State E.P.A.						TOTAL DUE \$0.00 -
(Make check payable to: State of NV - Dept. of EPA)						
State Conservation and Natural Resources.						TOTAL DUE \$ 0.00 -
(Make check payable to: (State of NV - Division of Water Resources)						
¹ Only if existing or proposed septic and/or well on site ² Only if WCHD permit required (https://www.washoecounty.us/health/fees/environmental-health-services-fees.php) ³ Please see WCHD fee for Major/Minor Special Use Permit (https://www.washoecounty.us/health/fees/environmental-health-services-fees.php) ⁴ Does not apply to residential projects. Include fees with City of Reno check. ⁵ Only if zone change for PUD						

Site Plan, Access, and Circulation Checklist

Project Name: Shoppers Square- Drive Thru Reviewed By: _____

Case Number: _____ Engineer of Record or Architect: M. Bruce Ottolini, Architect

Date: March 13, 2017 Applicant: Shoppers Square

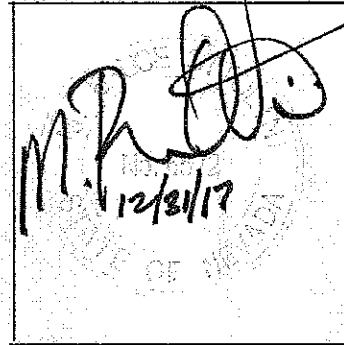
Applicant Correct and Complete	Item No.	ITEMS REQUIRED FOR SITE PLAN, ACCESS AND CIRCULATION CHECKLIST	Staff Incomplete
<input checked="" type="checkbox"/>	1	All required owner affidavits and/or easements from adjacent land owners impacted by the project are included.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	2	All required applications provided for the proposed project. All required application documents are provide (applicant affidavit, metes and bounds legal description, title report, treasure tax information, assessor's parcel number information, traffic study, sewer report, drainage study, soils report, etc.).	<input type="checkbox"/>
<input checked="" type="checkbox"/>	3	Site plan provides adequate level of detail and information for review (boundaries, dimensions, square-footage call-outs, adjacent roadway information, adjacent properties identified, parking and land use statistics, etc.).	<input type="checkbox"/>
<input checked="" type="checkbox"/>	4	All existing and proposed easements are shown and labeled with all easement abandonments identified.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	5	Proposed site accesses, roadway improvements, acceleration/deceleration lanes, intersection designs, and off-site circulation patterns in conformance with the Traffic Study, the Public Works Design Manual, City code, and/or good engineering practices (locations, minimum spacing criteria, widths, throat depths, curb return radii, restricted turning movements, gating, configurations, sight distances, on-street parking restrictions, access routes, maximum tangent lengths, median openings, minimum centerline curvatures, minimum cul-de-sac and knuckle radii, etc.).	<input type="checkbox"/>
<input checked="" type="checkbox"/>	6	Public rights-of-way, public use easements, private access easements, private streets, emergency accesses, and all other project access concerns are established or proposed to be resolved within application. Ownership and maintenance of adjacent roadways not within City right-of-way are established within application.	<input type="checkbox"/>
N/A <input type="checkbox"/>	7	All required on-site/off-site roadway and intersection improvements, with proposed street cross-sections, are depicted in the application and in conformance with the Public Works Design Manual.	<input type="checkbox"/>

Applicant Correct and Complete	Item No.	ITEMS REQUIRED FOR SITE PLAN, ACCESS AND CIRCULATION CHECKLIST	Staff Incomplete
✓	8	Common use driveways, alleys, parking spaces, drive aisles, on-site circulation, fire access routes, on-site truck routes, and dead end travel paths are proposed in accordance with the Public Works Design Manual and City code (number of units served, backing space, distance from intersections, turning radii, vehicle wheel travel paths, turning templates, travel lane widths, adequate turn-around dimensions, divided entrance for fire access, typical sections, parking restrictions, etc.).	<input type="checkbox"/>
✓	9	Adequate access provided to all utilities, sanitary sewers, and storm water management facilities in accordance with the Public Works Design Manual.	<input type="checkbox"/>
N/A <input type="checkbox"/>	10	Proposed demolition, project phasing, infrastructure improvement scheduling provided with the application.	<input type="checkbox"/>
N/A <input type="checkbox"/>	11	Preliminary improvement plans and application documents are legible and meet City standards for applications submittal.	<input type="checkbox"/>
N/A <input type="checkbox"/>	12	Proposed sidewalk improvements will provide pedestrian connectivity throughout the site and to the adjacent public rights-of-way. At least one pedestrian route from adjacent rights-of-way to each building can meet ADA requirements. All required ADA compliant improvements are proposed (pedestrian ramps, parking spaces, ADA routes, etc.).	<input type="checkbox"/>
✓	13	Rehabilitation plans for deteriorated pavement surfaces, curb and gutters, sidewalks, and driveway aprons within on-site or adjacent roadways, alleys, access easements, etc.	<input type="checkbox"/>
✓	14	Proposed off-site roadway and site access lighting is shown with improvements proposed in accordance with City standards.	<input type="checkbox"/>
N/A <input type="checkbox"/>	15	Existing and proposed public streets are defined using City of Reno Master Plan and RTC Regional Roadway classifications.	<input type="checkbox"/>
N/A <input type="checkbox"/>	16	Proposed signage and striping is adequate for preliminary plans in accordance with the Public Works Design Manual, MUTCD, RTC, and NDOT standards (in that hierarchal order).	<input type="checkbox"/>
N/A <input type="checkbox"/>	17	Proposed curb painting/lettering for parking limitations and/or prohibitions are depicted. All existing and proposed special parking and curb use zones depicted per City standards (fire zones, loading zones, bus/taxi zones, disabled zones, hotel zones, time zones). Speed control, traffic calming, and mid-block crossing provisions depicted per City standards.	<input type="checkbox"/>

The following checklist items are in accordance with the minimum requirements for site design and transportation planning contained in multiple chapters of the Public Works Design Manual and multiple sections of Title 18 of the Reno Municipal City code. Address circled items as directed.

SUBMITTED BY (Firm): M. Bruce Ottolini, Architect


(Engineer's or Architect's Signature)



(Engineer's or Architect's Seal)

PRELIMINARY LANDSCAPE PLAN SUBMITTAL REQUIREMENTS CHECKLIST

The plan shall, at a minimum, identify all areas to be landscaped and include required and provided area and tree calculations, water regime, and general types of landscaping proposed for the areas as more specifically described by Section 18.12.1203 of the Reno Municipal Code.

Applicant	Item No.	ITEMS REQUIRED FOR PRELIMINARY LANDSCAPE PLAN SUBMITTAL CHECKLIST	Staff
Complete and Correct			Incomplete
<input checked="" type="checkbox"/>	1	Identification of all areas to be landscaped	<input type="checkbox"/>
<input checked="" type="checkbox"/>	2	Area and tree calculations	<input type="checkbox"/>
<input checked="" type="checkbox"/>	3	Water regime (type of irrigation)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	4	General types of landscaping proposed for the area	<input type="checkbox"/>

ESTIMATION OF WATER DEMAND FOR LAND DEVELOPMENT PROJECTS

<u>Demand</u> <u>Type of Project</u>	<u>Acre Feet/Year</u>					
1. Single Family Residential Lot: (use the demand that is closest to your square footage)						
5,000 square foot lot	0.32	x	_____	lots	=	_____
6,250 square foot lot	0.37	x	_____	lots	=	_____
7,500 square foot lot	0.41	x	_____	lots	=	_____
8,750 square foot lot	0.45	x	_____	lots	=	_____
10,000 square foot lot	0.48	x	_____	lots	=	_____
12,500 square foot lot	0.53	x	_____	lots	=	_____
15,000 square foot lot	0.57	x	_____	lots	=	_____
17,500 square foot lot	0.60	x	_____	lots	=	_____
20,000 square foot lot	0.63	x	_____	lots	=	_____
2. Mobile Home Lot	0.25	x	_____	lots	=	_____
3. Apartments, duplexes, condominiums or townhouses (excluding outside utility and/or recreational uses)	0.19	x	_____	lots	=	_____
4. Hotel, first class facilities, restaurants, convention space	0.34/room	x	_____	rooms	=	_____
5. Hotel, limited facilities	0.30/room	x	_____	rooms	=	_____
6. Motel	0.30/room	x	_____	rooms	=	_____
7. Commercial or industrial building	2.26/acre	x	_____	acres	=	_____
8. Laundry - commercial use	0.25/machine	x	_____	machines	=	_____
9. Landscaping Turf Drip System	3.41/acre	x	<u>.096</u>	acres	=	<u>.33</u>
TOTAL DEMAND			=			<u>.33</u>

Demand subject to NRS 540.071 and 540.091

Notes:

- A. Demand does not include drought year dedication.
- B. Residential figures supplied by Truckee Meadows Water Authority.
- C. Single family figures include landscaping needs.

PROJECTS OF REGIONAL SIGNIFICANCE

1. If the project will require a change in zoning, a special use permit, an amendment to a master plan, a tentative map or other approval for the use of land which, if approved, will have an effect on the region of increasing:
 - (a) Employment by not less than 938 employees; Yes No
 - (b) Housing by not less than 625 units; Yes No
 - (c) Hotel accommodations by not less than 625 rooms; Yes No
 - (d) Sewage by not less than 187,500 gallons per day; Yes No
 - (e) Water usage by not less than 625 acre feet per year; or Yes No
 - (f) Traffic by not less than an average of 6,250 trips daily Yes No
 - (g) Student population (K-12) by not less than 325 students. Yes No

2. The project is:
 - (a) An electric substation; Yes No
 - (b) A transmission line that carries 60 kilovolts or more; Yes No
 - (c) A facility that generates electricity greater than 5 megawatts; Yes No
 - (d) Natural gas storage and peak shaving facilities; Yes No
 - (e) Gas regulator stations and mains that operate over 100 pounds per square inch; Yes No

3. The project is a geothermal wellfield gathering system and power generation facility or a mining operation on any land within 20 miles of the Truckee Meadows Service Areas. Non-metallic materials such as sand, gravel and aggregate pits for construction projects within the Truckee Meadows are specifically excluded from this guideline. Yes No

4. The project is located within the 100-year flood zone and; (1) will alter the stream channel or banks of a portion of the Truckee River or any of its tributaries as identified on Figure 2-1 "Surface Waters Tributary to Truckee River" of the 2004 – 2025 Regional Water Management Plan or; (2) will alter any wetlands delineated through the Section 404 permit process. Yes No

5. The project is a new or significantly expanded landfill or other land disposal facility subject to regulation under Section 090 of the Washoe County District Board of Health regulations governing solid waste management; or any facility involved with the treatment and/or permanent disposal of hazardous or infectious wastes. Yes No

6. The project will result in the loss or significant degradation of a designated paleontological site as identified in the adopted local government master plans, if such sites have been designated. Yes No

The determination as to whether or not a project meets any one of the criteria listed above shall be based on the total size of the proposed use of land, including all phases, additions and expansions. Based on the above I certify that this project is/is not a Project of regional Significance. Yes No



Traffic Engineering, Transportation Planning, & Forensic Services

March 10, 2017

Bill Gall
Senior Civil Engineer
City of Reno
1 E. First Street
Reno, NV 89501

Shoppers Square CVS – Trip Generation and Drive-Through Analysis

Dear Mr. Gall,

This letter report provides an overview of the anticipated trip generation change for the proposed CVS store within Shoppers Square in Reno, NV. This report also summarizes the drive-thru queuing analysis performed to determine the CVS store queue storage needed during peak hour conditions.

Proposed Project

The proposed project consists of relocating the existing CVS store from its current location (immediately west of Marshall's) to the west side of Shoppers Square. The proposed new location consists of 15,355 square feet of CVS store (pharmacy/drug store) with one drive-through lane. The existing CVS store has 30,000 square feet of pharmacy without drive-through service. The proposed relocation reduces the overall square footage by almost 50%. A preliminary site plan is provided in **Attachment A**.

Trip Generation

Trip generation rates for the proposed project were obtained from the Trip Generation Manual, 9th Edition, published by the Institute of Transportation Engineers (ITE). **Table 1** provides the Daily, AM Peak Hour, and PM Peak Hour trip generation comparison calculations for the proposed project.

Table 1. Trip Generation Summary

Land Use	Size	Weekday			AM Peak			PM Peak		
		Total	Entry	Exit	Total	Entry	Exit	Total	Entry	Exit
Proposed CVS with Drive-Through Window	15,355 sqft	1,489	745	744	53	28	25	152	76	76
	Pass-by	0	0	0	0	0	0	74	37	37
	Non pass-by (New New Trips)	1,489	745	744	53	28	25	78	39	39
Existing CVS without Drive-Through Window	30,000 sqft	2,702	1,351	1,351	88	57	31	252	123	129
	Pass-by	0	0	0	0	0	0	134	65	69
	Non pass-by (New New Trips)	2,702	1,351	1,351	88	57	31	118	58	60
	Net Difference (Total Trips)	-1,213	-606	-607	-35	-29	-6	-100	-47	-53
	Net Difference (Net New Trips)	-1,213	-606	-607	-35	-29	-6	-40	-19	-21

As shown in Table 1, the proposed CVS is estimated to generate up to 1,489 total daily trips, 53 total AM peak hour trips, and 159 total PM peak hour trips. These numbers include pass-by trips. The proposed CVS is anticipated to generate approximately 45% fewer daily total trips, and 40% fewer total AM and PM peak hour trips, compared to the existing CVS.

Pass-by trips are made by drivers already using the adjacent roadway, which enter the site as an intermediate stop on the way to another destination. The trip may not necessarily be “generated” by the land use under study, and thus, is not a new trip added to the transportation system. Pass-by trip percentages specified in the ITE Trip Generation Handbook were used to estimate the pass-by rates for this project. The handbook does not provide guidance for pass-by trip percentages for daily trips or AM peak hour trips. Therefore pass-by trips were only estimated only for the PM peak hour at this time.

Pass-by trips are reduced from the total trips to obtain External Trips (Net New Trips). After accounting for the pass-by trips, the proposed CVS is estimated to generate up to 1,489 net new daily trips, 53 net new AM peak hour trips, and 78 net new PM peak hour trips. The proposed CVS is anticipated to generate approximately 45% fewer net new daily trips, 40% fewer net new AM peak hour trips, and 34% fewer net new PM peak hour trips, compared to the existing CVS.

Essentially, the proposed project entails relocating and reducing the land use quantity by approximately 50% but adding a drive-through window. The ITE Trip Generation Manual 9th Edition states that the trip generation rates for a drugstore with drive-through land use are just slightly higher than a drugstore without a drive-through land use. The ITE trip generation rates for these two land uses are shown in Table 2.

Table 2. ITE Trip Generation Rates Comparison

Land Use (ITE Trip General Manual 9th Edition)	Trip Rate per 1000 sqft GFA		
	Daily	AM Peak	PM Peak
881 - Pharmacy/Drugstore with Drive-Through	96.91	3.45	9.91
880 - Pharmacy/Drugstore without Drive-Through	90.06	2.94	8.4

Drive-thru Analysis

As shown in the site plan (**Attachment A**), the drive-thru lane for the proposed CVS provides stacking space for approximately 5 cars (measured at 97 feet) between the service window and back of drive-thru lane without interfering with the drive aisle.

The City of Reno's Land Development Code Section 18.12.1102 states a minimum city-wide requirement of "40 lineal feet of stacking area in front of each window or bay plus one off-street stacking area of 140 lineal feet in length (measured from the window), plus 1 per 110 sq. ft. of restaurant", for a non-food and beverage service drive-through facility. The development code allows "80 lineal feet of off-street stacking area (measured from the window)" in the Downtown Reno Regional Center.

However, in order to accurately estimate the drive-through queuing demand, local queuing data was collected at other local CVS stores with drive-through services in Reno, NV. Queuing data was collected at three CVS locations with drive-through window(s) on average mid-week days in February 2017. The data collection was performed during AM, Noon, and PM peak hours, for at least 30 minutes at each location and during each time period. Vehicles being served were also counted as being in the queue. **Table 3** shows the maximum queue observed at each of the three CVS locations during each time period.

As shown in **Table 3**, the maximum drive-through queue observed was two vehicles in queue including the vehicle being served or approximately 50 feet. The drive-through queue did not exceed 2 vehicles during any peak time period or at any of the three observed CVS locations. The average drive-through queue was found to be 31 feet.

Table 3. Existing CVS Stores Drive-through Queuing Summary

Land Use	Location	Max Observed Vehicles in Drive-thru			Max Observed Queue in Drive-thru (feet)		
		AM Peak	Noon Peak	PM Peak	AM Peak	Noon Peak	PM Peak
CVS	S. Virginia St/Huffaker Lane	1	1	1	25	25	25
CVS	S. Virginia St/Damonte Ranch Pkwy	2	1	2	50	25	50
CVS	Robb Dr/Mae Anne Ave	1	1	1	25	25	25
Maximum Queue Observed		2			50		
Average Queue Observed		1.22			31		

The proposed project provides a drive-through queue storage of nearly 100 feet, which can accommodate up to 5 cars at any given point of time. Hence, the drive-through queue is anticipated to be contained within the provided drive-through lane and is not expected to spill back into any of the drive aisles within Shoppers Square.

Conclusions

The CVS store relocation is anticipated to create fewer trips within Shopper's Square than the current store creates, since the building square footage is to be significantly reduced. With regard to Pharmacies, drive-thru lanes do not significantly affect the trip generation rates.

The proposed drive-thru storage length, with space for approximately 5 cars, will adequately meet the CVS drive-thru demand.

Please do not hesitate to contact us at (775) 322-4300 with any questions or concerns.

Sincerely,

TRAFFIC WORKS, LLC



Loren E. Chilson, PE
Principal

Attachments:

- A. Site Plan

Attachment A

Site Plan

PRELIMINARY DRAINAGE REPORT

FOR:

Shoppers Square
Bottom of Midtown – “The BOM”



MAR 10 2017

Prepared For:

Tore, Ltd, Shoppers Square
Attn: Rick Casazza
370 Casazza Drive
Reno, NV 89502
775.323.0430

Prepared By:

 MONTE VISTA
CONSULTING
7976 Baleares Court
Sparks, NV 89436
775.636.7905

Project #17.011

March 2017

Table of Contents

- Preliminary Onsite Drainage Report
- Proposed Site Plan (prepared by Ottolini & Associates Architects)
- Existing Conditions Display & Vicinity Map (Washoe County GIS)
- Existing Storm Drain Network Map (City of Reno Facilities Map)
- FEMA Firm Map

Preliminary Onsite Drainage Report

Project: Shoppers Square - Bottom of Midtown "The BOM" **Date:** Mar-17
Description: This project consists of redeveloping the existing Shoppers Square Mall which will include modifications to the existing onsite structures, two new building pads, parking modifications and additional landscaping.
Location: 370 Casazza Drive, Reno, NV 89502 **APN:** 013-453-43, 44, 45, 46, 47, 48 & 52
Site Area: ±12.14 ac **Developed Area:** 12.14 ac
Flood Zone: X (Unshaded) **FIRM:** 32031C3043G **Restrictions:** None

Offsite Contributing Flow:

None, the site is bounded on the north, west and south by existing public right of way.

Previous Analysis:

"Technical Drainage Report for Shoppers Square East" by Wood Rodgers, September 11, 2007

Pre-Development Discussion

Existing Development & Drainage Facilities:

The site is currently fully developed including the Shoppers Square Mall, Bank of America, IHOP, McDonalds & Andy's Lock & Key. There is minimal vegetation onsite which is limited to perimeter landscape islands along E. Plumb Lane & S. Wells Avenue as well as entrance landscaping at each driveway access from E. Plumb Lane. There is no landscaping throughout the parking lot which is fully paved. The site is relatively flat with minimal slopes towards the surrounding streets. There are existing onsite storm drain improvements which were installed in association with the Shoppers Square Expansion (Phases 1 & 2) which Shoppers Square East also contributes to. Additionally an existing storm drain main bisects the property near the existing Bank of America building. These improvements are indicated on the City of Reno Facilities Map. A majority of existing drainage generated in the area of proposed improvements appears to be directed to the surrounding streets via sheet flow where it enters the existing curb and gutter and is ultimately captured by the existing public storm drain network.

Surrounding Properties:

North: Casazza Drive & Existing Commercial/Residential Development
South: Plum Lane & Commercial Development
East: Remainder of Shopper's Square Mall (Undisturbed with proposed work)
West: Plumb Lane & Commercial Development

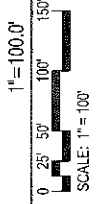
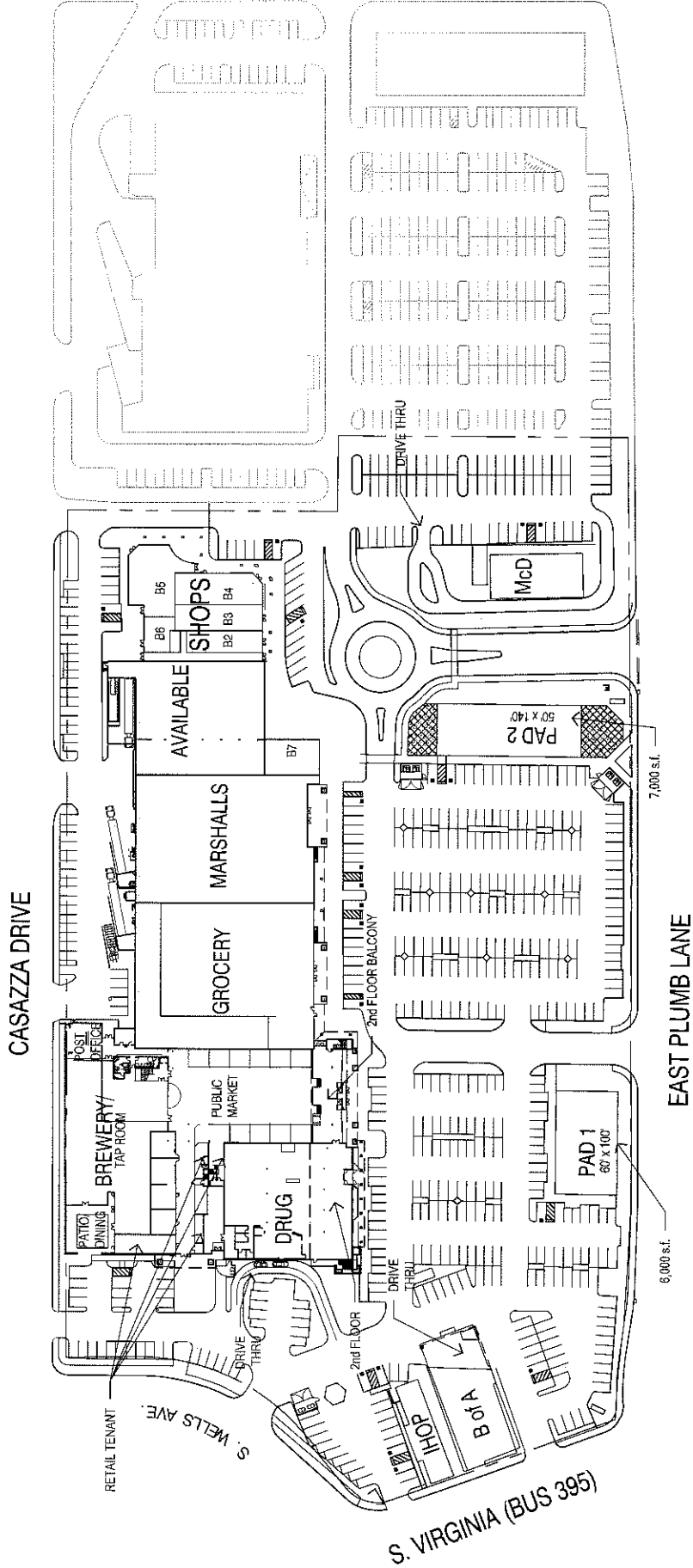
Post-Development Discussion

Proposed Drainage Improvements:

The redeveloped site will include the addition of landscaping throughout the modified parking lot in order to bring the site into conformance with current parking lot landscaping codes. The overall drainage pattern of the existing development will be maintained with the redevelopment, however, slight modifications may be implemented based on the final design of the site. The effect of the proposed landscaping will be an overall reduction in the composite runoff coefficient of the site which will reduce runoff in all storm events. Although the relative impact on the existing storm drain improvements will be minimal, the proposed redevelopment will ultimately reduce the contributions from this site to the public storm drain system. This overall reduction in impervious area will address the City of Reno's post-construction stormwater quality requirements without the need for additional stormwater treatment or detention.

Conclusions:

The proposed development will be constructed in accordance with the City of Reno Design Standards including post construction stormwater quality requirements. The site is not located in the 100-year flood plain and peak flow from the site will be reduced from pre-development conditions, therefore no additional stormwater detention will be required.



SHOPPERS SQUARE - Bottom of Midtown - "THE BOM"

South Virginia at Plumb Lane, Reno, Nevada

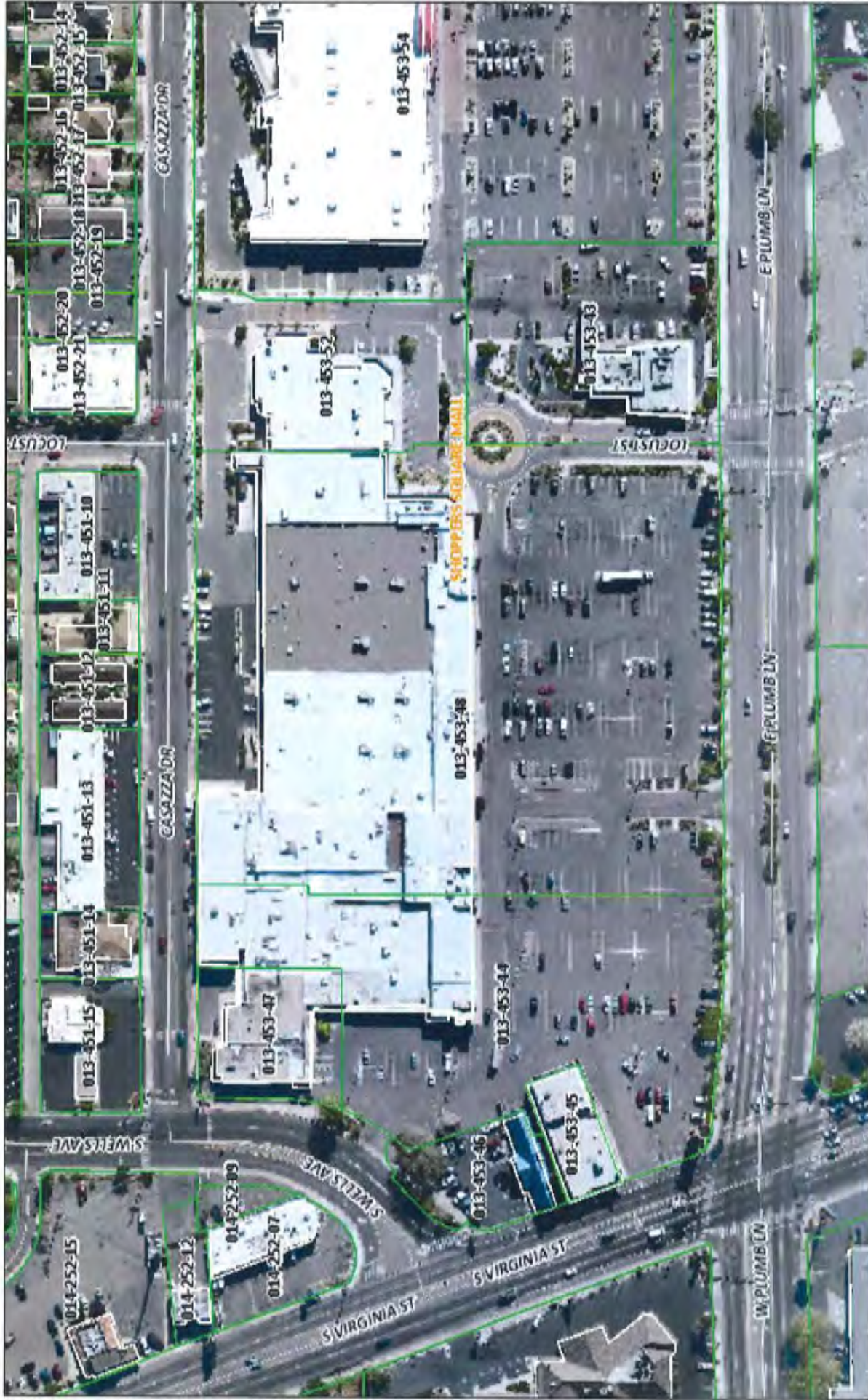
SITE PLAN

DATE: March 2, 2017

OTTOLINI & ASSOCIATES - ARCHITECTS

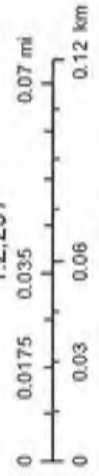
3035 Prospect Park Drive, Suite 150 RANCHO CORDOVA, CA 95670 916.652.8313 phone | 916.652.8941 fax



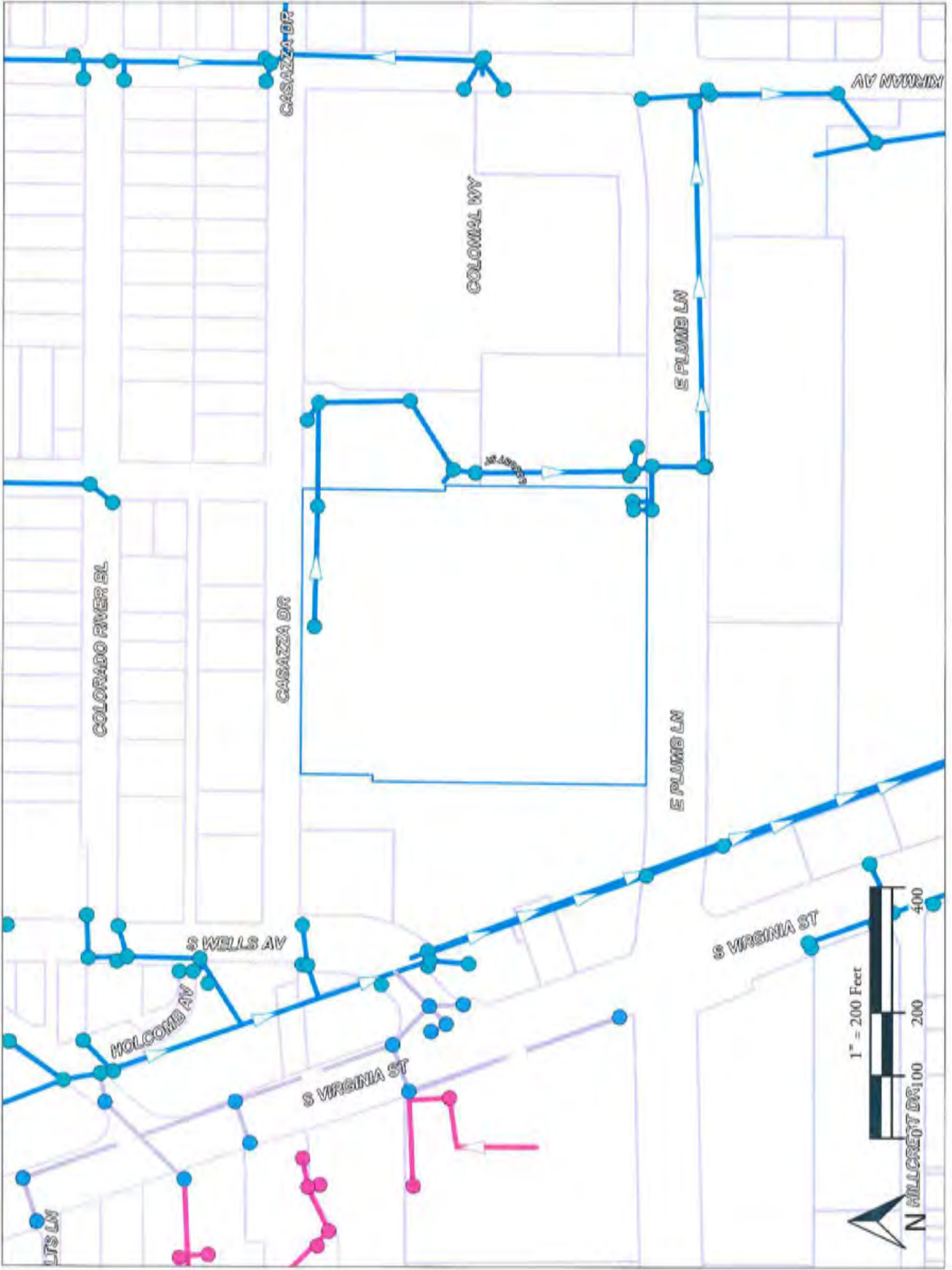


March 9, 2017

1:2,257

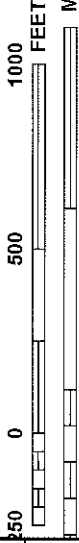


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





MAP SCALE 1" = 500'



ZONE X

7 of
no
019

ZONE X

X
KR1144

W PLUMB LANE

LCREST DRIVE

24

R1223

S VIRGINIA STREET

EASTSHORE DRIVE

HALL DRIVE

NOTE: MAP AREA ON THIS PANEL
IS LOCATED WITHIN TOWNSHIP 19
NORTH, RANGE 19 EAST AND
TOWNSHIP 19 NORTH,
RANGE 20 EAST.

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 3043G

FIRM
FLOOD INSURANCE RATE MAP

WASHOE COUNTY,
NEVADA
AND INCORPORATED AREAS

PANEL 3043 OF 3475

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY NUMBER PANEL SUFFIX
RENO, CITY OF 320020 3043 G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown below should be used on insurance applications for the subject community.



MAP NUMBER
32031C3043G

MAP REVISED
MARCH 16, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Preliminary Hydrology/Drainage Report Checklist

Project Name: Shoppers Square Reviewed By: _____

Case Number: _____ Engineer of Record or Architect: Monte Vista Consulting

Date: March 13, 2017 Applicant: Shoppers Square


Applicant Complete and Correct	Item No.	ITEMS REQUIRED FOR PRELIMINARY HYDROLOGY/DRAINAGE REPORT CHECKLIST	Staff
			Incomplete
<input checked="" type="checkbox"/>	1	Title Page with project name, engineering firm, engineer's seal and signature, and date.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	2	Description of project location, including a Vicinity Map, Site Plan, adjacent roadways, adjacent developments, etc.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	3	Area of project, description of existing land use, proposed development, project phasing, topography, ground cover, major drainageways, storm water management facilities, etc.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	4	Description and relevance of previous drainage studies pertinent to the development or prepared for the subject site.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	5	Exhibit(s) and description(s) of the project site and its relationship to nearby or on-site FEMA Flood Hazard Zones.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	6	Exhibit(s) and description(s) of the off-site and on-site watershed and storm water facilities impacting the project and/or adjacent to the project boundaries for the pre-development and post-development site conditions.	<input type="checkbox"/>
<input type="checkbox"/> N/A	7	Hydrologic parameters, assumptions, and methodologies utilized in the 5-year and 100-year rainfall and runoff calculations for off-site and on-site drainage subbasins. Parameters and calculations shall distinguish between pre-development and post-development site conditions with all sources referenced.	<input type="checkbox"/>
<input type="checkbox"/> N/A	8	Hydraulic parameters, assumptions, and methodologies utilized in the 5-year and 100-year peak runoff flow calculations for existing and proposed storm water facilities in the pre-development and post-development site conditions. Storm water facilities to include: swales and open channels, catch basin inlets, storm drains, streets, culverts, detention basins, irrigation ditches, ponds, wetlands, and any special appurtenances (retention basins, infiltration systems, sump pumps, etc.) All calculations and design flow limitation to be in accordance with the Public Works Design Manual.	<input type="checkbox"/>

Applicant Complete and Correct	Item No.	ITEMS REQUIRED FOR PRELIMINARY HYDROLOGY/DRAINAGE REPORT CHECKLIST	Staff
			Incomplete
<input type="checkbox"/> N/A	9	Indicate the ownership and maintenance of all existing and proposed storm water management facilities (i.e., private, public, City of Reno, Sparks, or Washoe County). Describe the entity(s) proposed to provide private storm water facility maintenance as applicable.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	10	Demonstrate the adequacy of the proposed storm water management facilities to collect and convey off-site tributary and project generated peak storm water flows in accordance to the performance criteria defined in the Public Works Design Manual. Provide preliminary calculations and designs, including sizes, materials, and slopes, for all culverts, storm drains, and drainage channels/swales.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	11	Determination of the adequacy of the existing downstream storm water system(s) to accommodate the peak flows from the developed site and the need for on-site storm water detention/retention.	<input type="checkbox"/>
<input type="checkbox"/> N/A	12	Preliminary detention/retention basins calculations and sizing parameters, including: storage volumes, inlet and outlet performance information, maximum water surface elevations, and emergency overflow provisions.	<input type="checkbox"/>

Supplemental Information (As needed to support the project scope)			
<input type="checkbox"/> N/A	13	Provide information regarding the ownership and maintenance of irrigation facility traversing or abutting the subject site and the development plan to modify or discharge storm waters into this facility.	<input type="checkbox"/>
<input type="checkbox"/> N/A	14	Provide information regarding the site's inclusion within a Truckee River Critical Flood Pool Zone. Describe the development plan for mitigating the project's impact on this flood pool zone in accordance with City code	<input type="checkbox"/>
<input type="checkbox"/> N/A	15	Provide information regarding the soil conditions (percolation testing, etc.), design volumes, redundant volumes, maintenance access, observation ports, and emergency overflow provisions for the proposed storm water retention/infiltration basin.	<input type="checkbox"/>
<input type="checkbox"/> N/A	16	Provide information regarding the discharge of on-site storm waters into the adjacent natural water body and the proposed mitigations to meet City code requirements for minimum water quality standards.	<input type="checkbox"/>

Applicant Complete and Correct	Item No.	ITEMS REQUIRED FOR PRELIMINARY HYDROLOGY/DRAINAGE REPORT CHECKLIST	Staff
			Incomplete
<input type="checkbox"/> N/A	17	Provide information regarding any proposed FEMA Flood Hazard Zone map revision or amendment applications intended to support this project.	<input type="checkbox"/>
<input type="checkbox"/> N/A	18	Provide an exhibit and description of all storm water facilities (public or private) proposed to be abandoned, including the method of abandonment.	<input type="checkbox"/>
<input type="checkbox"/> N/A	19	Provide a discussion on the impact of potential shallow groundwater on site improvements and underground facilities and proposed mitigations.	<input type="checkbox"/>

SUBMITTED BY (Firm): Monte Vista Consulting, Ltd.


(Engineer's Signature)



MAR 10 2017
(Engineer's Seal)