



December 7, 2017

Jeff Borchardt, Associate Planner
Community Development
City of Reno
1 East First Street, Second Floor
Reno, NV 89501

RE: Silver Dollar Estates (LDC18-00015)

Jeff,

After reviewing the Staff Report and recommended Conditions of Approval, we respectfully request that Staff and the Planning Commission accept the following new conditions of approval:

- #50 Prior to the approval of each final map, the applicant shall provide documentation of available capacity at the Reno Stead Wastewater Treatment Facility to adequately serve the anticipated sanitary sewer flows from the project site.
- #51 Prior to the approval of any permit, the applicant shall demonstrate the proposed storm water collection, conveyance, and discharge facilities mitigate downstream impacts and meet the City's minimum requirements for erosion control, detention, storm water flow velocities and energy dissipation. Check dams or equal shall be integrated into the design in order to ensure grade control of the drainageway.
- #52 Prior to approval of each final map, the applicant shall provide a hydrology report, identifying required mitigation of on-site flows, if any, to maintain the controlled elevation of Swan Lake. Prior to the issuance of each permit, the applicant shall have approved plans for the disposition of storm waters generated on-site up to and included ^{in the} a 100-year frequency storm, including any necessary easement. Volumetric analysis is to be based on the 100-year, 10-day storm event, while routing of peak flows shall be based on the 100-year, 24 hour storm event. Final hydrology must account for both the peak and volume of storm flows generate by the 100-year storm event and final design shall incorporate measures to assure that the on-site flows result in no net increase in the regulatory 100-year water surface elevation at Swan Lake.

Thank you for your consideration.

Sincerely,

Stacie Huggins
Associate
Wood Rodgers, Inc.