



**LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS**

April 12,2021

Roger Pelham
Washoe County Community Development
1001 E. 9th Street, Bldg A
Reno, NV 89512

**Re: Golden Mesa North Phase II Drainage Improvements – SUP
Change of request to a Restricted Market Temporary Aggregate Facility (110.332.10)**

Dear Roger:

Per our telephone conversation, today it is requested that the review of the application for Golden Mesa North Phase II for Drainage Improvements and Grading be reviewed under Section 110.332.10(b) Restricted Market Temporary Aggregate Facilities. The receiving location for the export material is approximately ½ mile to the south, at the Golden Mesa South site.

It will be necessary to reduce the minimum project size requirement from 100,000 CY (per 110.332.10(b)(4)) to 53,000 CY. The total amount 3,000It is understood that this Chris:

I hope that this letter appropriately addresses the needs that were discussed by telephone, earlier today. Please feel free to contact me at 775-856-7073 if you have any questions regarding this request or the general application package that was submitted on April 8th.

Respectfully submitted, :

A handwritten signature in black ink, appearing to read 'R. David Snelgrove', written over a horizontal line.

R. David Snelgrove, AICP
Planning & Right-of-Way Manager

cc: Trevor Lloyd, Washoe County Planning Manager

GOLDEN MESA NORTH PHASE II DRAINAGE IMPROVEMENTS

GRADING SPECIAL USE PERMIT

PREPARED FOR:
MOONLIGHT HILLS ESTATES, LLC

PREPARED BY:



APRIL 8, 2021

PROJECT: 18-028.03

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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		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: Moonlight Hills Estates, 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, Richard Nevis of the Richard A. Nevis Trust and Managing Member of Moonlight Hills Estates, LLC,
(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): 552-050-01

Printed Name _____

Signed _____

Address _____

Subscribed and sworn to before me this
_____ day of _____, _____.

(Notary Stamp)

Notary Public in and for said county and state

My commission expires: _____

*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

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name: MOONLIGHT HILLS ESTATES LLC

Entity Number: E0431762012-9

Entity Type: Domestic Limited-Liability Company (86)

Entity Status: Active

Formation Date: 08/20/2012

NV Business ID: NV20121506689

Termination Date: Perpetual

Annual Report Due Date: 8/31/2021

Series LLC:

Restricted LLC:

REGISTERED AGENT INFORMATION

Name of Individual or Legal Entity: LAW OFFICE OF J. ROBERT PARKE, LLC

Status: Active

CRA Agent Entity Type: CRA - Limited-Liability Corporation

Registered Agent Type: Commercial Registered Agent

NV Business ID: NV20131486199

Office or Position:

Jurisdiction: NEVADA

Street Address: 232 COURT ST, RENO, NV, 89501, USA

Mailing Address:

Individual with Authority to Act: J ROBERT PARKE

Fictitious Website or Domain Name:

OFFICER INFORMATION

VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Managing Member	THE RICHARD A. NEVIS TRUST	5390 BELLAZZA CT., RENO, NV, 89519, USA	08/30/2018	Active

Page 1 of 1, records 1 to 1 of 1

[Filing History](#) [Name History](#) [Mergers/Conversions](#)

[Return to Search](#) [Return to Results](#)

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

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.)

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

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?

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

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

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.

Revegetation is proposed and expected. No formal landscaping is proposed until homes are ultimately developed.

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.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

9. Utilities:

a. Sewer Service	
b. Electrical Service	
c. Telephone Service	
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	
f. Cable Television Service	
g. Water Service	

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).

There are no water rights associated with the property.

10. Community Services (provided and nearest facility):

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

**Special Use Permit Application
for Grading
Supplemental Information**
(All required information may be separately attached)

1. What is the purpose of the grading?

2. How many cubic yards of material are you proposing to excavate on site?

The total amount of material to be excavated from the site is 53,000+/- CY. The net amount of available export material for construction of improvements in Golden Mesa North Phase I will be 45,000+/- CY.

3. How many square feet of surface of the property are you disturbing?

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain your answer.)

8. Can the disturbed area be seen from off-site? If yes, from which directions and which properties or roadways?

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

11. Are you planning any berms?

Yes	No	If yes, how tall is the berm at its highest?
-----	----	--

12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

13. What are you proposing for visual mitigation of the work?

Ultimately, the site will be developed with the approved subdivision of Golden Mesa North. With this grading effort, it is proposed that revegetation with a seed mix and stipping be employed to help bring some lower level growth back to the disturbed area while allowing for only a moderate level of clearing once the subdivision construction commences.

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

The project site is located within a moderate fire risk area, per the Washoe County GIS Mapping. A seed mix appropriate for such fire risk areas is provided in Tab C from the 2015 Truckee Meadows BMP Handbook.

16. How are you providing temporary irrigation to the disturbed area?

--

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

No.

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	No	If yes, please attach a copy.
-----	----	-------------------------------

TAB A

Table of Contents

Project Narrative TAB A
 Project Request 1
 Property Location 1
 Master Plan & Zoning 1
 Project Summary 2
 Overview 2
 Revegetation 3
 Site Hydrology 3
 Existing Site Conditions and Photos 3
Special Use Permit Legal Findings Review 6

Tabs

Preliminary Civil Engineering Sheets and Slope Analysis TAB B

Approved TMWA Plans (Golden Mesa North Phase I), Preliminary Hydrology Report TAB C

Golden Mesa North Approved Tentative Map Information (Action Order/Conditions and Preliminary Plan Set) TAB D

Supporting Information (Seed Mix, Assessors Map, Assessors Information Sheet, Proof of Property Tax Payment TAB E

Project Description

Project Request

This application is a request for a special use permit for grading on a portion of the approved Golden Mesa North subdivision. The proposed grading is only for drainage improvements within the southeastern corner of a 99.5+/- acre parcel. A total of 16.6+/- acres is proposed to be graded to create drainage improvements and rough grade the associated lots near the southeastern surface level drainage improvements.

With the proposed grading a couple thresholds within Article 438 of the Washoe County Development Code will be exceeded, necessitating the review and approval of a special use permit prior to commencement of grading activities. Specifically, the grading thresholds that will be crossed are associated with the surface area to be graded and the volume of excavation that will be associated with the grading effort. Sections 110.438.35(a)(1)(i)(C) and 110.438.35(a)(1)(ii)(A) are the specific portions of the grading code that will be exceeded necessitating this special use permit request.

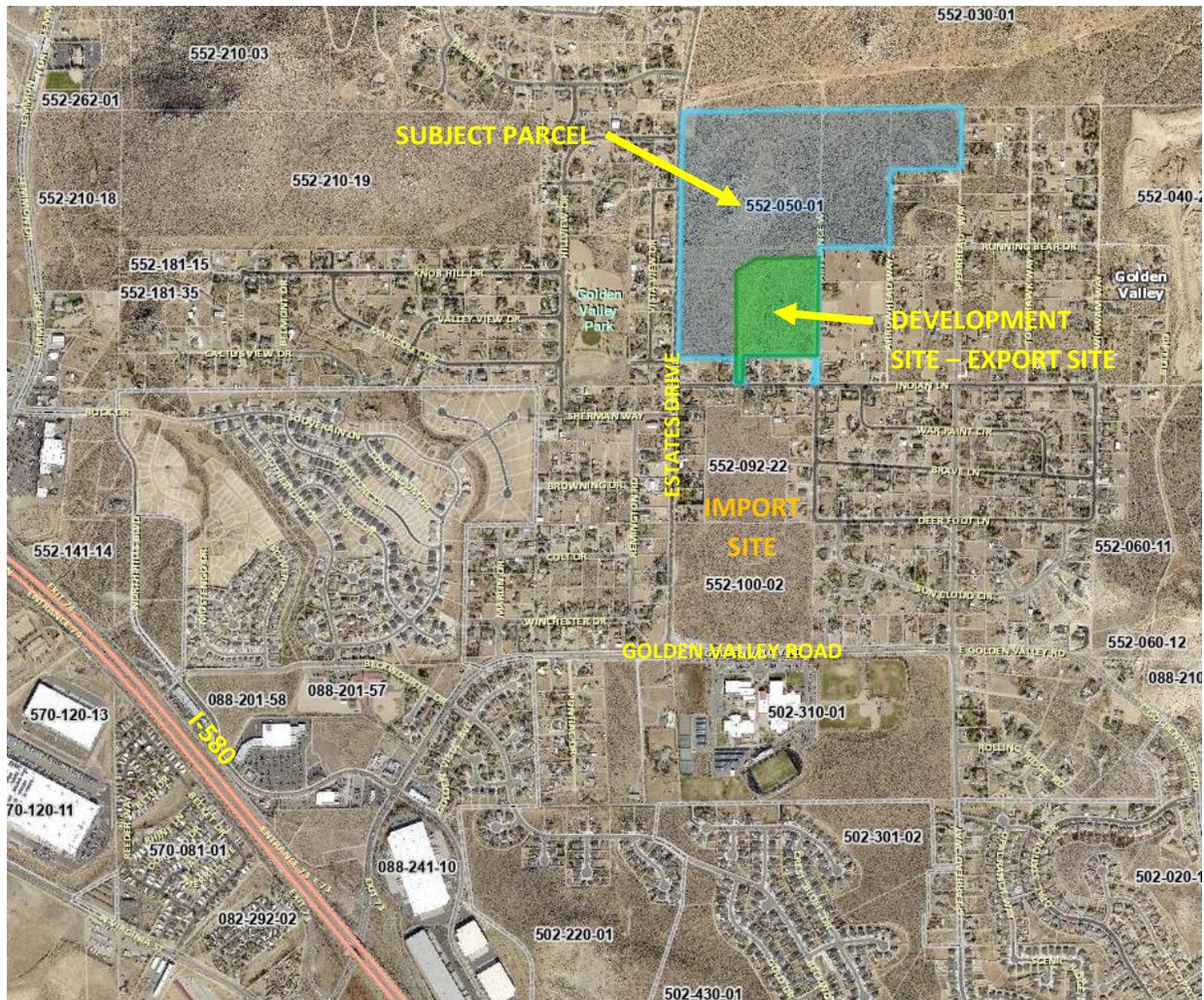
Property Location

The subject parcel contains 99.5+/- acres of land but only 16.6+/- acres of land located in the southeastern corner of the subject parcel will be disturbed. A Vicinity Map is provided on page 2 of this Project Description showing the subject parcel and development site that is associated with this request (see Figure 1).

Master Plan and Zoning

The subject parcel is master planned Suburban Residential (SR) and Zoned Low Density Suburban. The proposed grading is allowed under the existing zoning designation and it should be noted that the proposed grading was previously approved as part of the Tentative Map approval for Golden Mesa North under Case No. WTM16-002.

Figure 1 – Vicinity Map



Project Summary

Overview – The proposed grading project consists of earthwork on a portion of the 99.5+/- acre parcel (APN 552-050-01). Allowance of this grading activity will provide necessary fill for the development of the Golden Mesa South and Golden Mesa North Phase 1 project sites (“Import Site” – shown on the Vicinity Map, above) adjacent to this parcel just south of Indian Lane. The subdivision improvement plans for Golden Mesa South and Golden Mesa North Phase 1 have been approved by Washoe County and TMWA and construction is anticipated to commence within a couple months. The export material associated with this grading SUP would be beneficial to help balance the final subdivision improvements associated with the approved import site construction. The grading associated with this SUP is in substantial conformance with the Tentative Subdivision Map Case number WTM16-002.

The proposed grading will realign existing drainage patterns (some manmade and some created by nature) crossing the property and divert the flows to the appropriately designed drainage facilities. By conveying the existing flows to this storm sewer system, it will reduce the amount of storm water runoff currently reaching Estates Drive (along the Eastern Boundary of the Parcel) where the roadside ditches have had capacity issues as outlined in the Preliminary Hydrology report which was submitted with the Approved Tentative map application.

An improved drainage channel will run alongside the eastern portion of the proposed grading area on the western side of Rain Dance Way. This proposed "V" channel will improve existing drainage along this existing access road. This Channel will flow to a wider trapezoidal channel along the southern property boundary of the development site before connecting to a proposed inlet connecting to the storm sewer system. Water from the proposed detention basin will discharge through a drop outlet structure to the proposed storm drain system, eventually flowing to the pond associated with Golden Mesa South. A more detailed description of the anticipated flows and channel and detention pond sizing is provided in the preliminary hydro report associated with this SUP.

Revegetation

No formal landscaping is proposed with this project. Only revegetation of the site using vegetation strippings and/or an appropriate seed mix is proposed to help stabilize the soil in the disturbed areas for erosion and dust control. It should be noted that this area will be re-cleared and finish graded for the future/approved subdivision (per Washoe County WTM16-002) in the near future. As such, any formal or substantial landscape requirement would only be temporary and should be considered unnecessary.

Site Hydrology

The preliminary hydrology report associated with the previously approved tentative map and a preliminary hydrology report, specific to the proposed grading with this special use permit is provided in Tab C with this application.

Existing Site Conditions & Site Photos

The site is gently sloping upwards from south to north. A slope analysis map is provided in Tab C of this application to illustrate the gentle sloping nature of the site. Site photos showing the existing terrain and vegetation are provided, below.

GOLDEN MESA NORTH PHASE II GRADING AND DRAINAGE IMPROVEMENTS

SPECIAL USE PERMIT



View of the site from the NW corner of the development site – view to the South.



View of the site from the SE corner of the development site – view to the NW along Rain Dance Way

GOLDEN MESA NORTH PHASE II GRADING AND DRAINAGE IMPROVEMENTS

SPECIAL USE PERMIT



Panoramic View toward the site from a point just west of the NW corner of the development site



View from Indian Drive north onto narrow portion of property between APN's 552-091-04 and 05

Special Use Permit Legal Findings Review

Section 110.810.30 -- 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:

- a) 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 SUP for grading and drainage improvements has been prepared to meet the design requirements set forth under the Washoe County Master Plan and Development Code. The subject property is contained within the North Valleys Area Plan Suburban Character Management Area. Please see the NV Area Plan –Planning Policy Analysis, provided in Tab C of this application for a review of the master plan policies that are specific to the area in which the project is located.

PSF.3.6 Encourage both the recharge and water quality benefits from the detention and infiltration of urban runoff.

The proposed grading will allow for the construction of adequate water detention controls sized to adequately control water from the development site and to control water that has historically affected existing homes.

PSF.3.7 Develop regulations for the amount of runoff discharge, point of runoff discharge, and size and maintenance of drainage structures and facilities.

PSF.3.7.1 Washoe County shall adopt design and construction standards to protect water quality, minimize erosion and sedimentation, and preserve or improve natural drainage, recharge, habitat, and aesthetic functions for agriculture and new development adjacent to permanent lakes, rivers, streams and playas. Standards shall address runoff flow rates and the type, quality and quantity of particulates carried by runoff. Urban stormwater runoff should meet standards in the NPDES permit. The standards should encourage the use of best management practices. Runoff should be used to recharge groundwater resources where the runoff meets quality standards equal to or higher than that of the groundwater being recharged by the runoff. All runoff shall be periodically tested for conformance with the quality standards.

PSF.3.7.2 The Washoe County Development Code shall contain development regulations which conform to the Regional Flood Control Master Plan and FEMA regulations in regard to the amount of discharge, point of discharge, and size and maintenance requirements of drainage structures and facilities.

These measures will be met with the proposed grading and drainage improvements.

PSF.3.8 Control stormwater runoff from new developments to:

- A. Prevent siltation and pollution of lakes, rivers and streams.
- B. Prevent erosion, flooding and other surface water damage.
- C. Prevent increases in downstream peak flows.
- D. Preserve and enhance the region's water resources.

The requested SUP will present drainage improvements that will help some of the flooding situations on adjacent lots to the south and west of the development site. These improvements would have come, at a point with the construction of the approved Golden Mesa North Phase II subdivision, but will be accelerated in their timeframe with the proposed grading special use permit.

NV.1.6 The following Regulatory Zones are permitted within the Golden Valley Suburban Character Management Area:

- a. General Rural (GR – One unit per 40 acres).
- b. Low Density Rural (LDR – One unit per 10 acres).
- c. Medium Density Rural (MDR – One unit per 5 acres).
- d. High Density Rural (HDR – One unit per 2.5 acres).
- e. Public/Semi-public Facilities (PSP).
- f. Low Density Suburban (LDS – One unit per acre).
- g. Parks and Recreation (PR).
- h. Open Space (OS).

The development site is zoned LDS and appropriate to the Master Plan and the GVSCMA.

NV.2.1 The use of curb and gutter will be minimized. Pedestrian facilities should utilize alternative design and materials to avoid traditional sidewalk appearance. Proposals for the construction of curb, gutter, or traditional concrete sidewalks must be justified by demonstrating benefit to the health, safety and welfare of the community. Washoe County may permit the placement of roadside ditches in Public Improvement Easements to facilitate the implementation of this policy. Such ditches will be designed to a “recoverable-ditch” standard as determined by the Washoe County Department of Public Works.

The proposed grading and drainage improvements will help to improve and formalize the roadside ditch along Rain Dance Way. All of the proposed drainage improvements that will be created will help to minimize use of curb, gutter and storm drain piping.

NV.8.1 Washoe County's policy level of service (LOS) for local transportation facilities in the North Valleys planning area is LOS "C." All development proposals must demonstrate how the established level of service on local transportation facilities will be maintained.

The proposed grading will allow for 45,000+/- CY of earth to be exported from the development site and used in the development of a site only ¼ -1/2 mile to the south (Golden Mesa South). This will reduce the number of construction trucks specifically used to move earth from export sites that would be further away, creating more traffic and increased damage to local and regional roads.

NV.9.3 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.

There are no portions of the subject parcel or development site area that are categorized under hillside development. The steepest proposed slopes on the site are 3:1.

NV.12.3 The granting of special use permits in the North Valleys must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As deemed necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.

The grading work and permit will be subject to an air quality permit and dust control measure that will be required on the site during and after grading.

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

The subject parcel was part of an approval of a tentative map application (WTM16-002). As part of the tentative map approval, the grading and drainage improvements were reviewed and approved as part of the overall project. This requested SUP for grading will provide for drainage improvements on 16.6+/- acres of a 99.5+/- acre parcel (552-050-01). The proposed grading and drainage improvements will help to provide some flood protection to properties to the south and west, along Indian Drive and Estates Drive, by appropriately redirecting storm water that currently drains off the subject parcel in its natural state. Additionally, the excess earth that will be removed from the site will be used in the construction of the Golden Mesa South project that is located between ¼ and ½ mile to the south of the development site, thus minimizing material hauling requirements (minimizing instead of shortening?) and limiting damage on local and regional roads.

- c) Issuance Not Detrimental. Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and

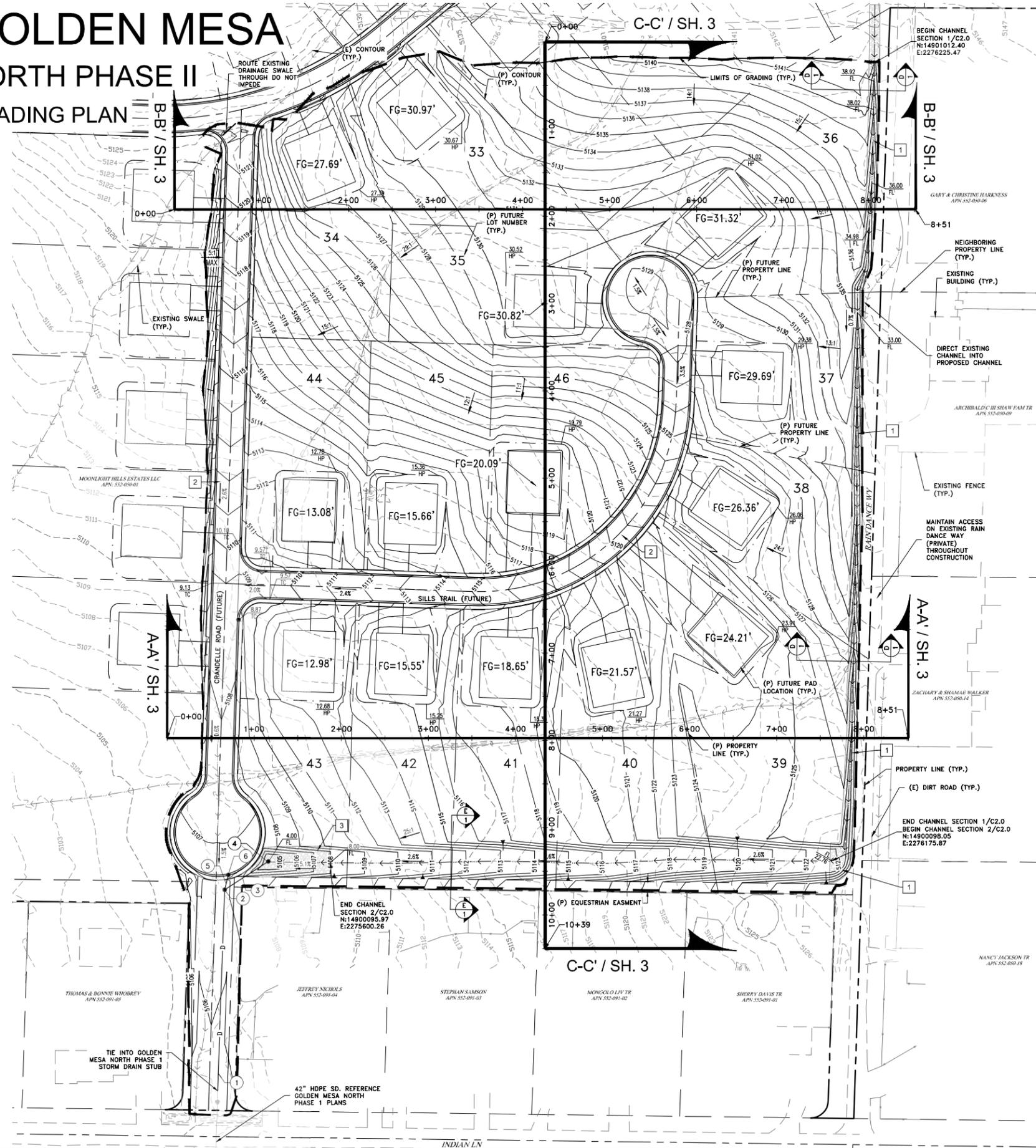
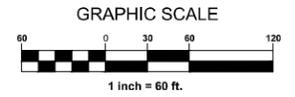
Response: This request will not be detrimental to the character of the surrounding area. The requested SUP for grading is intended to minimize impacts to the surrounding area and homes. It will minimize vehicle traffic, provide the opportunity to balance the overall site for earth movement, and ultimately provide some level of relief from potential flooding that has affected some of the homes adjacent to the site to the south and west.

- d) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

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

TAB B

GOLDEN MESA NORTH PHASE II GRADING PLAN



STORM DRAIN

- 1 (P) ±238 LF. 42" SD HDPE (PUBLIC) S=0.32%
- 2 (P) 60" # TYPE I (PUBLIC) SDHM - 33 RIM= 5106.72 IE 24" IN = 5098.05 (NE) IE 18" IN = 5098.55 (W) IE 12" IN = 5099.05 (N) IE 42" OUT = 5098.55 (S)
- 3 (P) ±55 LF. 24" SD (PUBLIC) PVC PIPE S=4.11%
- 4 (P) TYPE 1A (PUBLIC) CB - 34 RIM= 5106.00 12" VERT. BY 36" HOR. OPENING IE 24" OUT = 5100.50 (SW)
- 5 (P) ±13 LF. 12" SD (PUBLIC) PVC PIPE S=25.46%
- 6 (P) TYPE 1A (PUBLIC) CB - 101 RIM= 5106.94 12" VERT. BY 36" HOR. OPENING IE 12" OUT = 5103.50 (S)

GRADING NOTES

1. FG CONTOURS AND SPOT ELEVATIONS ARE SHOWN FOR CONTRACTOR REFERENCE.
2. CONTRACTOR SHALL ADJUST ALL ELEVATIONS SHOWN TO SUBGRADE IN FUTURE STREET AREAS AND PADS FOR THIS PERMIT (GRADING PERMIT). REF. DETAILS SHEETS.
3. USE CAUTION GRADING AROUND POWER POLES AND POWER LINES - NO GRADING WITHIN 10' OF POWER POLES.
4. ADD 5100' TO ALL SPOT ELEVATIONS.
5. ALL EXCESS OR UNSUITABLE MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH THE LATEST GOVERNING AGENCY REGULATIONS OR IN APPROVED AREAS ON THE GRADING PLAN.
6. ALL HDPE STORM PIPE SHALL BE DUAL WALL WITH WATERTIGHT SEALS.

GRADING PLAN KEY NOTES

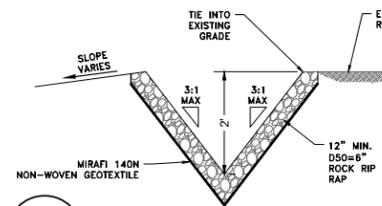
- 1 DITCH SLOPE BASED ON EXISTING GRADE. MINIMUM SLOPE = 1.00%
- 2 FUTURE STREET, CURB/GUTTER, AND SIDEWALK SEE NOTES 1 AND 2 THIS SHEET.
- 3 12" MIN. D50=6" ROCK RIP RAP OVER MIRAFI 140N NON-WOVEN GEOTEXTILE. SIMILAR TO CHANNEL SECTION 1/C2.0

SITE NOTES

DISTURBED AREA: 722,300 ±SF
 CUT: 53,000 ±CY
 FILL: 8,000 ±CY
 NET: 45,000 ±CY CUT

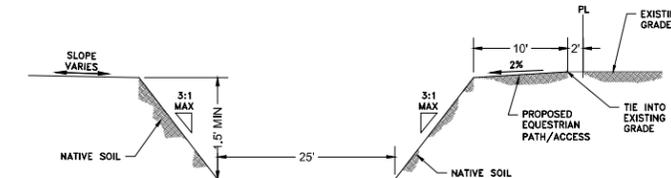
FINAL STABILIZATION OF DISTURBED AREA SHALL COMPLY WITH WASHOE COUNTY REQUIREMENTS.

ALL EARTHWORK SHALL COMPLY WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (ORANGE BOOK) 2012 EDITION.



D CHANNEL SECTION

1 N.T.S.



E CHANNEL SECTION

1 N.T.S.

GOLDEN MESA NORTH PHASE II SPECIAL USE PERMIT GRADING PLAN

WASHOE COUNTY NEVADA

cfa CFA, INC.
 LAND SURVEYORS
 CIVIL ENGINEERS
 LAND USE PLANNERS
 1150 CORPORATE BOULEVARD ■ RENO, NEVADA 89502
 775-856-1150 MAIN ■ 775-856-1160 FAX ■ CFARENO.COM

JOB NO: 18028.03 DATE: 4/8/2021

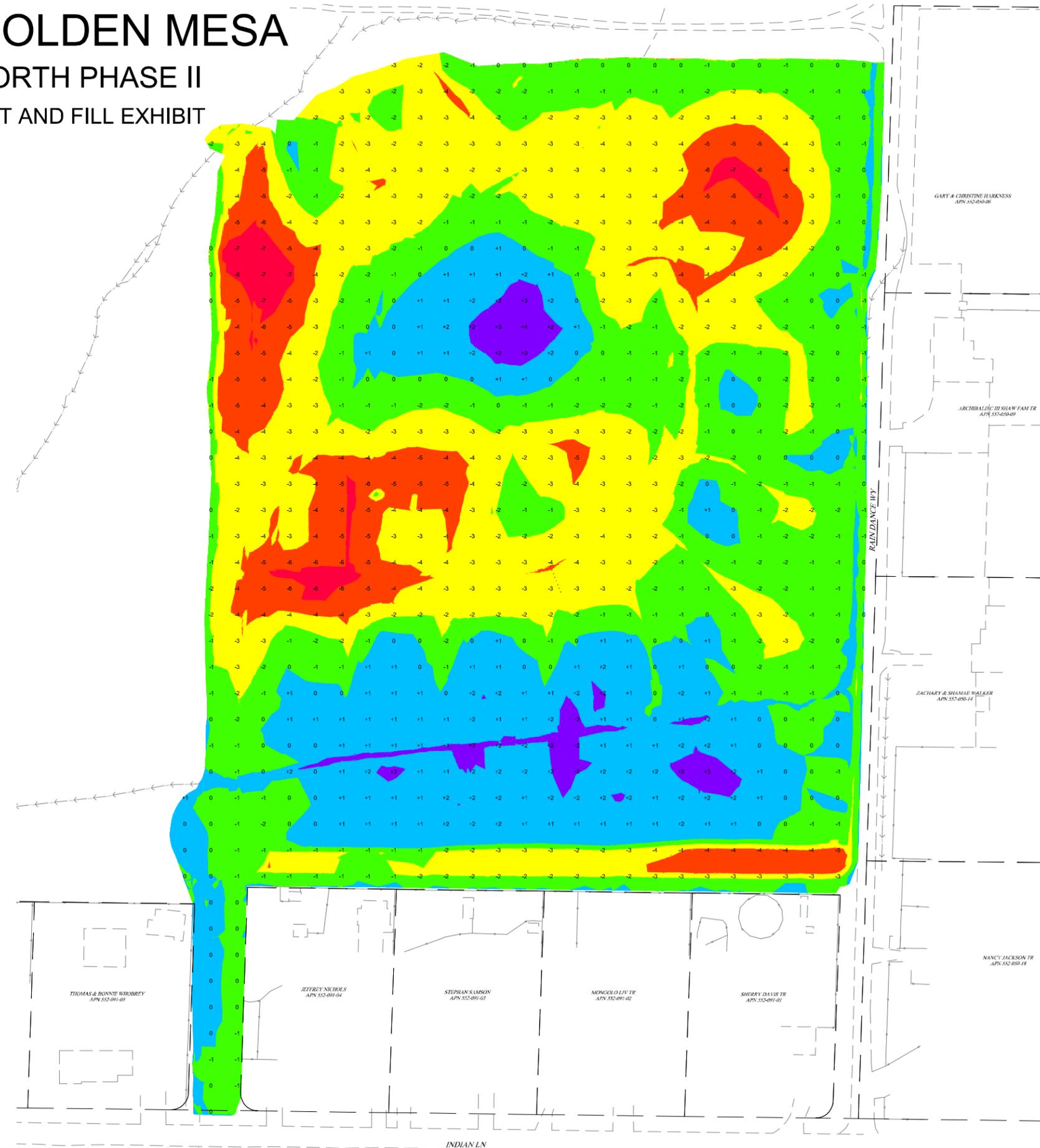
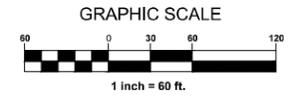
PRELIMINARY NOT FOR CONSTRUCTION

X:\Projects\18028.03\Drawings\ENR\Sheets\Sup\Grading\PLAN.dwg C:\Users\GJAMES_4772021\11:14 AM

GOLDEN MESA

NORTH PHASE II

CUT AND FILL EXHIBIT



Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-8.00	-6.00	10580.73	Red
2	-6.00	-4.00	70362.35	Orange
3	-4.00	-2.00	217851.14	Yellow
4	-2.00	0.00	240905.66	Green
5	0.00	2.00	167138.22	Blue
6	2.00	4.50	15455.51	Purple

GOLDEN MESA NORTH PHASE II

SPECIAL USE PERMIT

CUT AND FILL EXHIBIT

WASHOE COUNTY NEVADA

cfa **CFA, INC.**
LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS
 1150 CORPORATE BOULEVARD • RENO, NEVADA 89502
 775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM

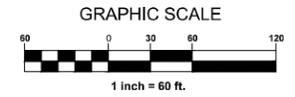
JOB NO: 18028.03 DATE: 4/8/2021

SHEET 3 OF 3

PRELIMINARY NOT
FOR CONSTRUCTION

X:\Projects\18028.03\Drawings\Sheets\SPN\CUT FILL MAP.dwg C:\Users\CAVRES 4/7/2021 3:01 PM

GOLDEN MESA NORTH PHASE II SLOPE ANALYSIS MAP



Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	708082.11	Green
2	15.00%	20.00%	4774.52	Yellow
3	20.00%	25.00%	3445.11	Orange
4	25.00%	30.00%	2229.29	Red-Orange
5	30.00%	99999900.00%	3762.57	Red

GOLDEN MESA NORTH PHASE II SPECIAL USE PERMIT SLOPE ANALYSIS MAP

WASHOE COUNTY NEVADA

cfa CFA, INC.
LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS
1150 CORPORATE BOULEVARD ■ RENO, NEVADA 89502
775-856-1150 MAIN ■ 775-856-1160 FAX ■ CFARENO.COM

JOB NO: 18028.03 DATE: 4/8/2021

SHEET 1 OF 1

PRELIMINARY NOT
FOR CONSTRUCTION

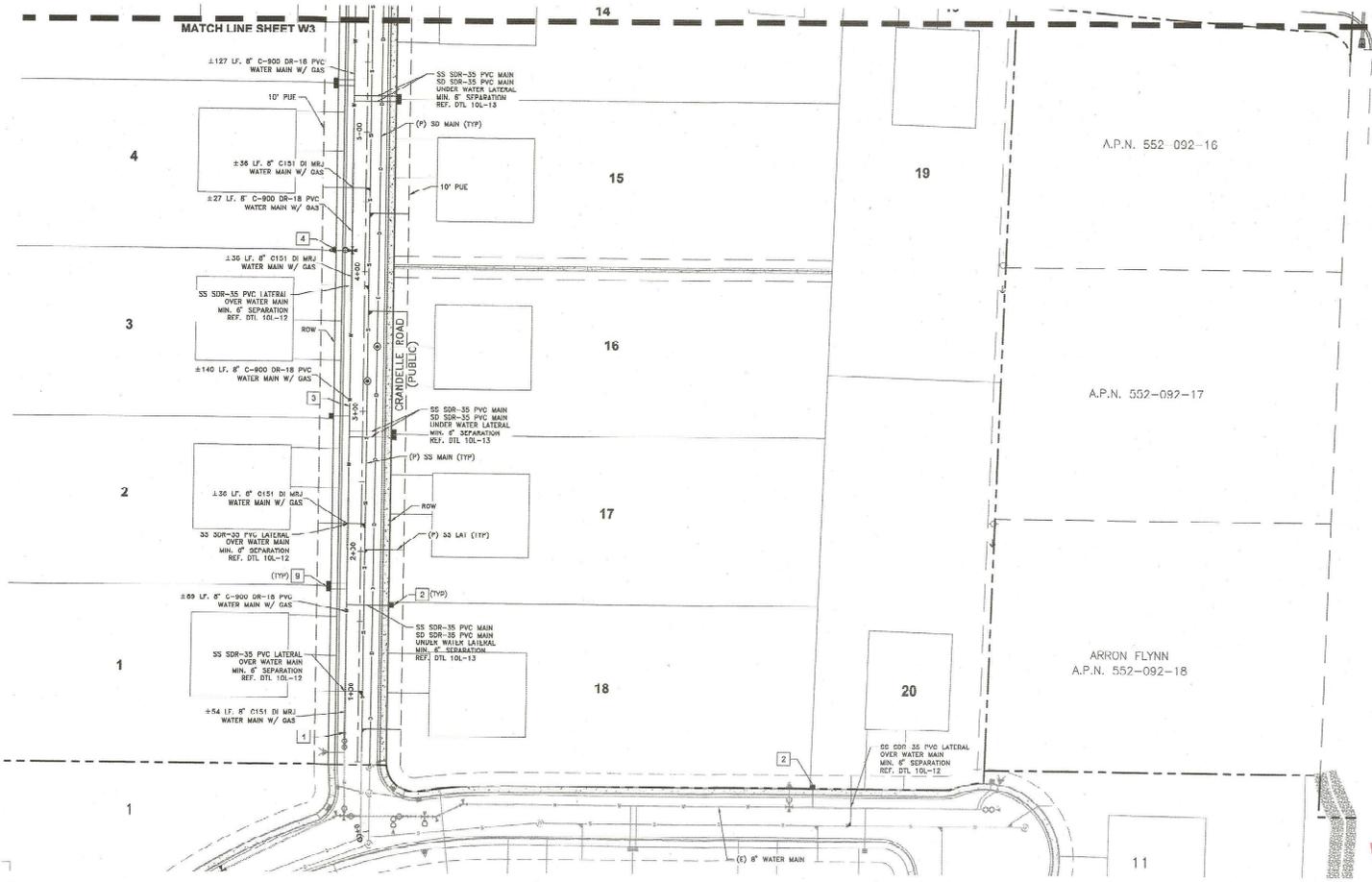
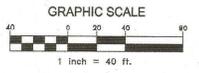
X:\Projects\18028.03\Drawings\Sheets\Map\Slope Map.dwg C:\Users\GANNES_4772021\AppData\Local\Temp\18028.03\Drawings\Sheets\Map\Slope Map.dwg 4/7/2021 8:06 PM

TAB C

WORK ORDER NO. 13-0921
 DESIGNED BY: SS
 DRAWN BY: SS
 CHECKED BY: SS
 DATE: 06/12/2019
 SUBMITTED BY: SS
 RECOMMENDED BY: SS
 APPROVED BY: SS

TRUCKEE MEADOWS WATER
 A U T H O R I T Y
 1835 CENTRAL BLVD. / PO BOX 30018
 RENO, NV 89415-0003
 TEL: 775-834-4000
 FAX: 775-834-8005

GOLDEN MESA NORTH
PH 1 SUB
PLAN



- 1 REMOVE TEMPORARY FLUSH VALVE ASSEMBLY & ANY LUNNELI PROPOSED 8" MAIN TO EXISTING GOLDEN MESA SOUTH 8" MAIN.
- 2 PROPOSED 1" DOMESTIC WATER SERVICE LINE. CONNECT TO 8" WATER MAIN. INSTALL:
 • 1" SERVICE TAP.
 (REF. DETAIL 10H-2)
 • 1" CTS PE SDR-9 PIPE.
 (REF. DETAIL 10L-6)
 • 3/4" WATER METER WITH SETTER.
 (REF. DETAIL 10K-2)
- 3 INSTALL NEW 8" C900 CLASS 235 PVC MAIN LINE GAS AND WATER IN COMMON TRENCH (REF. DTL 10L-7) (REF. NV ENERGY PLANS)
- 4 INSTALL FIRE HYDRANT ASSEMBLY 8"x6" POE/FG TEE (REF. DTL 10F-2)
- 9 PROPOSED 1" DOMESTIC WATER SERVICE LINE. CONNECT TO 8" WATER MAIN. INSTALL:
 • 1" SERVICE TAP.
 (REF. DETAIL 10H-2)
 • 1" CTS PE SDR-9 PIPE.
 (REF. DETAIL 10L-6)
 • DUAL 3/4" WATER METER WITH SETTER.
 (REF. DETAIL 10K-6)
- 11 INSTALL 8" RJ-DI PIPE, MECHANICALLY RESTRAIN ALL JOINTS GAS AND WATER IN COMMON TRENCH

NOTE:
 ROYCE WATER SERVICE LATERALS OVER SANITARY SEWER MAIN AND MAINTAIN A MIN. OF 6" SEPARATION.
 REF. DTL 10L-13
 INCLUDES LOTS 14, 15, 16, 17 AND 18
 SANITARY SEWER LATERALS ABOVE WATER MAIN OR BELOW WITH LESS THAN 18" SEPARATION REQUIRE WATER TO BE MITIGATED. MIN. 6" SEPARATION
 REF. DTL 10L-12
 INCLUDES LOTS 1, 2, 3, 4 AND 20
 PRESSURE REGULATING VALVES REQUIRED ON ALL SERVICES.
 REFERENCE CIVIL PROFILES FOR CROSSING INFO.
 METER ENCLOSURES WITHIN 3' OF DRIVEWAYS SHALL BE TRAFFIC RATED.

DO NOT REPRODUCE

WCHD PERMITTING PURPOSES ONLY

Truckee Meadows Water Authority
 Approved For Construction
 Water Facilities Only
[Signature]
 Date: 09/20/19
 Title: _____



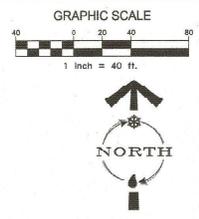
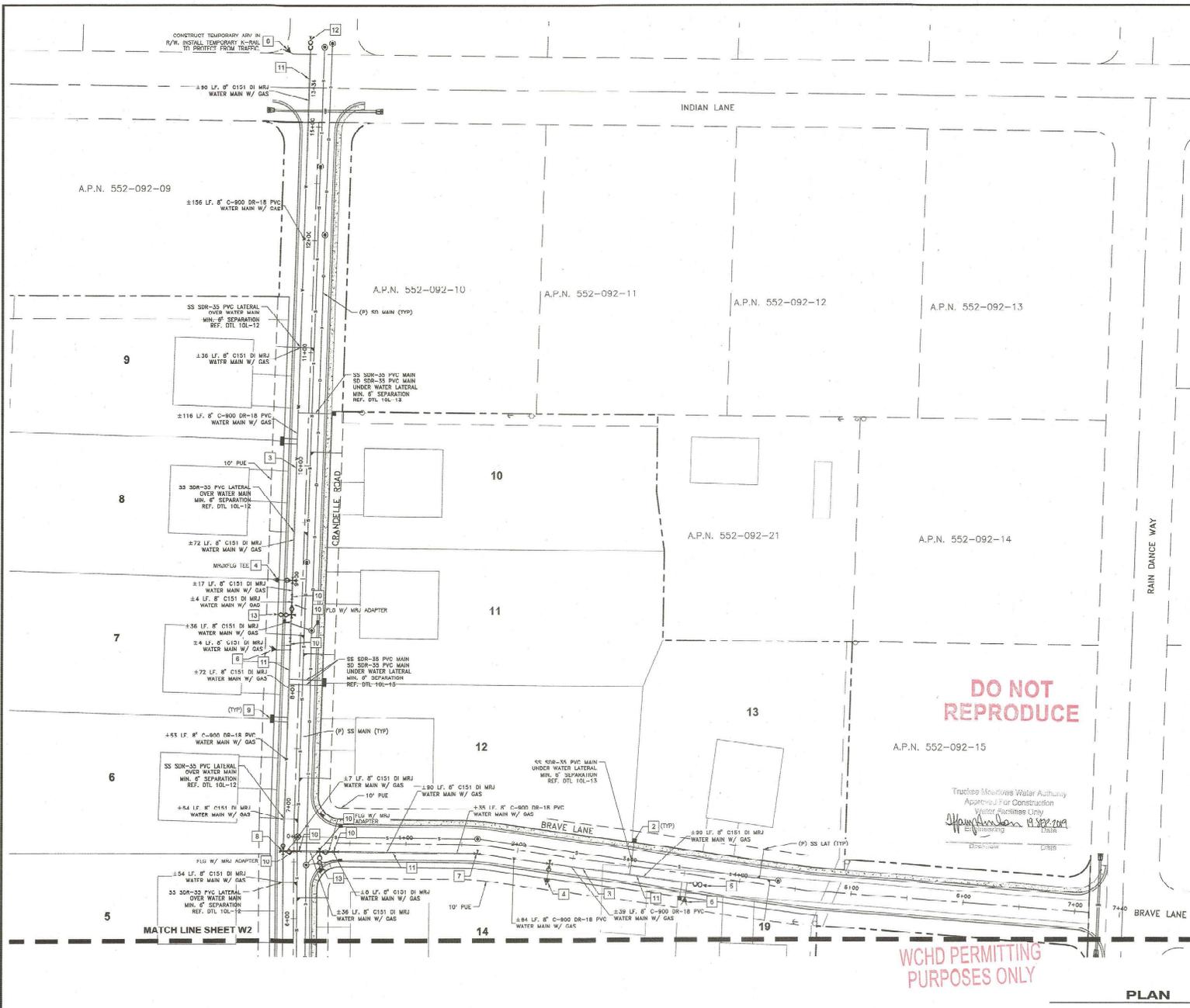
CPA, INC.
 LAND SURVEYORS
 CIVIL ENGINEERS
 LAND USE PLANNERS
 150 CHOCOLATE BOLLWEGER + BECKE NEVADA 89502
 775-856-1550 MAIN • 775-856-1600 FAX • CPARENO.COM

PLAN

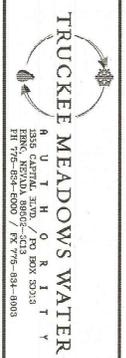
SHEET NUMBER

W2

2 OF 6



WORK ORDER NO.	13-4821
DESIGNED	KS
DRAWN	09/2/2018
CHECKED	
QUANTIFIED	
RECOMMENDED	
APPROVED	



GOLDEN MESA NORTH
PH1 SUB
PLAN

- 2 PROPOSED 1" DOMESTIC WATER SERVICE LINE. CONNECT TO 8" WATER MAIN. INSTALL:
+ 1" SERVICE TAP.
(REF. DETAIL 10H-2)
+ 1" CTS PE SR-9 PIPE.
(REF. DETAIL 10H-4)
+ 3/4" WATER METER WITH SETTER.
(REF. DETAIL 10K-2)
 - 3 INSTALL NEW 8" C900 CLASS 235 PVC MAIN LINE GAS AND WATER IN COMMON TRENCH (REF. DTL 10L-2) (REF. NV ENERGY PLANS)
 - 4 INSTALL FIRE INTRUDANT ASSEMBLY 8" x 8" POLYLO TEE (REF. DTL 10F-2)
 - 5 INSTALL PERMANENT FLUSH VALVE ASSEMBLY FLSMVRJ VALVE (REF. DTL 10E-2)
 - 6 INSTALL 1" AIR RELEASE VALVE @ HP (REF. DTL 10L-4)
 - 7 11.25 ELBOW @ PO (REF. DTL 10L-2)
 - 8 8" FLG TEE W/ (1) 8" FLSMVRJ @ (N) (3) 8" @ (S) @ (E) (1) 8" FLSMVRJ ADAPTER (REF. DTL 10L-2)
 - 9 PROPOSED 1" DOMESTIC WATER SERVICE LINE. CONNECT TO 8" WATER MAIN. INSTALL:
+ 1" SERVICE TAP.
(REF. DETAIL 10H-2)
+ 1" CTS PE SR-9 PIPE.
(REF. DETAIL 10L-4)
+ DUAL 3/4" WATER METER WITH SETTER.
(REF. DETAIL 10K-6)
 - 10 45" VERTICAL HIRLOW @ M&J (REF. DTL 10H-2)
 - 11 INSTALL 8" RJ-DI PIPE, MECHANICALLY RESTRAIN ALL JOINTS GAS AND WATER IN COMMON TRENCH
 - 12 INSTALL TEMPORARY FLUSH VALVE ASSEMBLY (REF. DTL 10E-3)
 - 13 INSTALL INLINE FLUSH VALVE ASSEMBLY 8" FLSMVRJ @ (N) SOFT TO FLS VERT. ELBOW (REF. DTL 10E-5)
- NOTE:
ROPE WATER SERVICE LATERALS OVER SANITARY SEWER MAIN AND MAINTAIN A MIN. OF 6" SEPARATION. REF. DTL 10L-13
INCLUDES: LOTS 10, 11, 12 AND 13
SANITARY SEWER LATERALS ABOVE WATER MAIN WITH LESS THAN 18" SEPARATION REQUIRE WATER TO BE MITIGATED. MIN. 6" SEPARATION. REF. DTL 10L-12. INCLUDES: LOTS 5, 6, 7, 8 AND 9
PRESSURE REGULATING VALVES REQUIRED ON ALL SERVICES.
REFERENCE CIVIL PROFILES FOR CROSSING INFO.

DO NOT REPRODUCE

Truckee Meadows Water Authority
Approved For Construction
Water Facilities Unit
Shawn Jones
Director



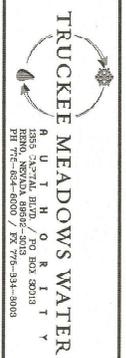
CFA, INC.
LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS
150 CORPORATE BOULEVARD • RENO, NEVADA 89502
775-856-1100 MAIN • 775-856-1100 FAX • CFACIVIL.COM



WCHD PERMITTING PURPOSES ONLY

PLAN

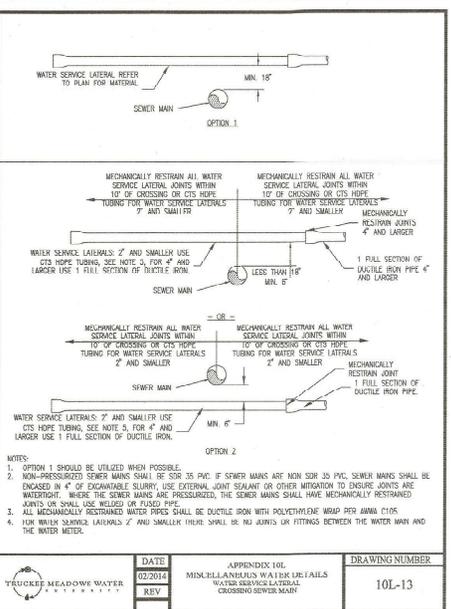
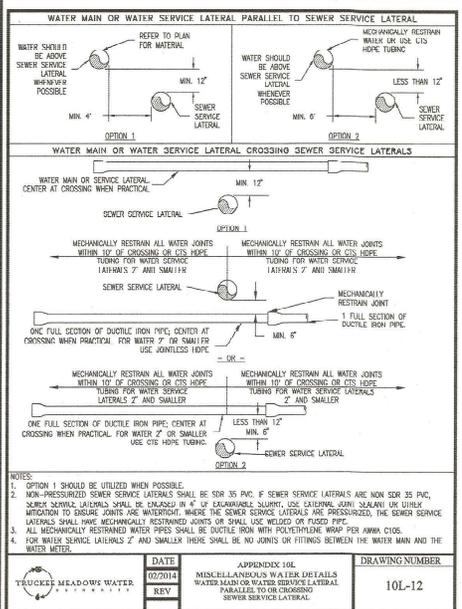
WORK ORDER NO. 10-3921
 DESIGNED BY KS
 DRAWN BY 01/12/2019
 CHECKED BY
 REVISIONS
 APPROVED BY



GOLDEN MESA NORTH
 PH1 SUB
DETAILS

SHEET NUMBER
W6

6 OF 6



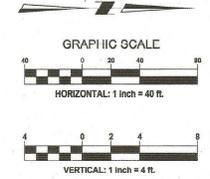
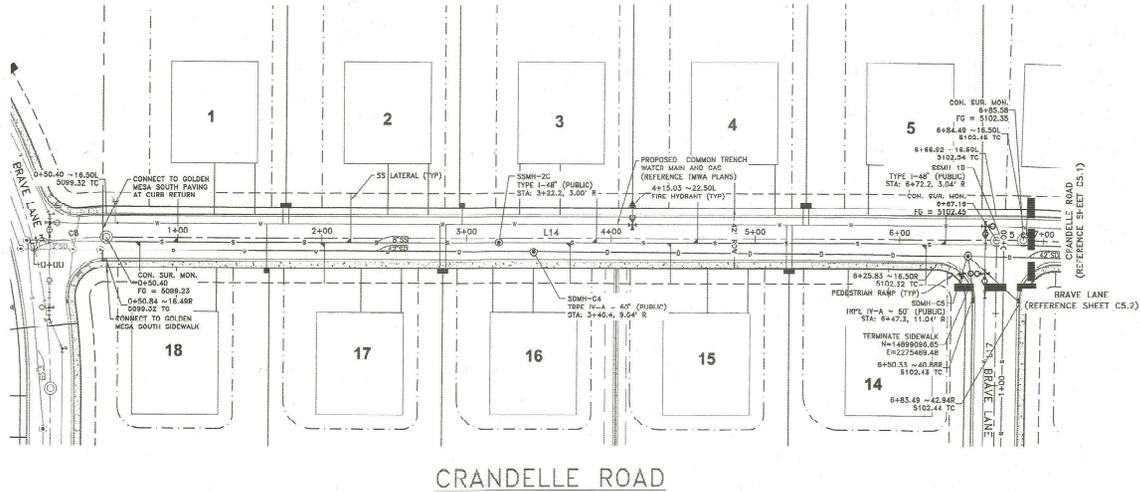
DO NOT REPRODUCE

WCHD PERMITTING PURPOSES ONLY

Truckee Meadows Water Authority
 Approved For Construction
 Water Facilities Only
 Signature: [Handwritten Signature]
 Date: [Handwritten Date]
 Print Name: [Handwritten Name]



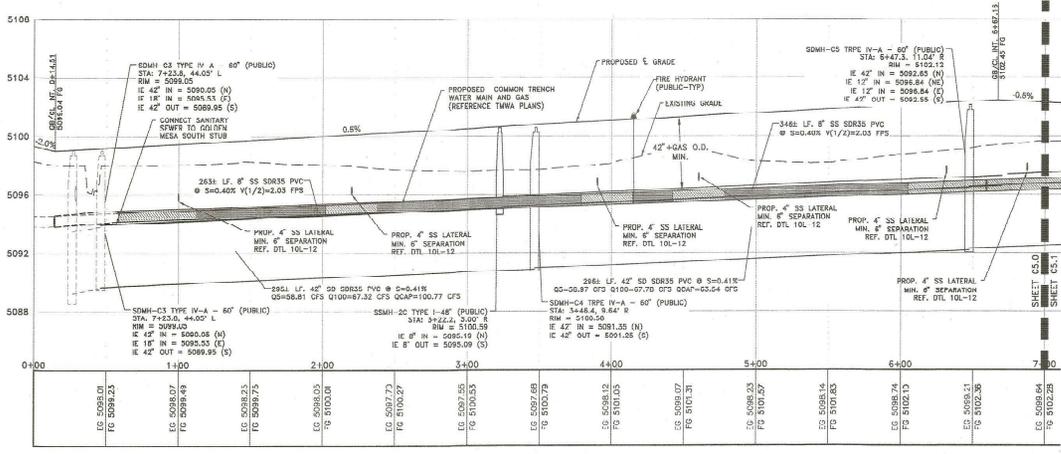
DATE: 02/2014
 DRAWING NUMBER: 10L-12
 SHEET NUMBER: W6
 OF 6



CRANDELLE ALIGNMENT TABLE				
NO.	LENGTH	RADIUS	BEARING	DELTA
L13	5.07'		N13° 51' 47.07\"/>	



ENGINEERS • LAND SURVEYORS
 PLANNERS • LANDSCAPE ARCHITECTS
 130 CORPORATE CIRCLE, SUITE 200 • RENO, NEVADA 89503
 775-861-1500 FAX • 775-866-1616 WWW • CFSRNO.COM



NOTE:
 SD 50835 PVC LATERALS ABOVE MIN. DIP WATER MAIN.
 MIN. 6\"/>

WATER SERVICE LATERALS ABOVE SS & SD 50835 PVC MAIN
 MIN. 6\"/>



DO NOT REPRODUCE

WCHD PERMITTING PURPOSES ONLY

CAUTION - NOTICE TO CONTRACTOR

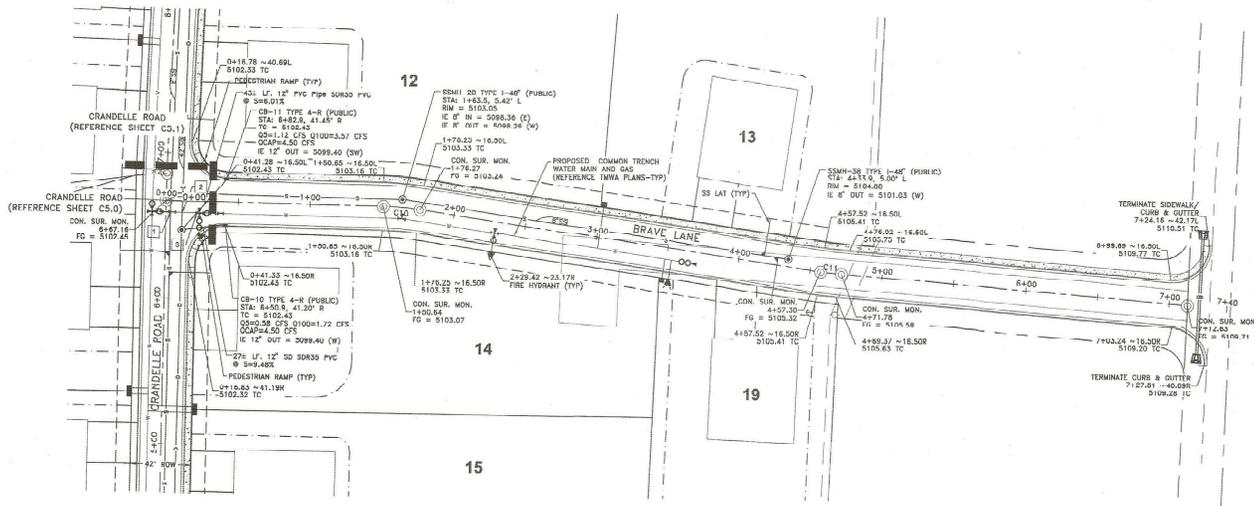
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FACILITIES AS SHOWN ON THESE PLANS IS SUBJECT TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR REDUCATE ALL EXISTING UTILITIES AND FACILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL OBTAIN APPROVALS FROM THE GOVERNING AGENCIES, THE ENGINEER, AND THE UTILITY OWNERS PRIOR TO THE GRADING AND/OR RELATION.
- THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR NON-APPROVED PLANS.
- CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD WHENEVER CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.

Traacke-Minerals Water Authority
 Approved For Construction
 Water Facilities Only
 [Signature] 10/27/2018

CIVIL IMPROVEMENT PLANS
 GOLDEN MESA NORTH-PHASE 1
CRANDELLE PLAN & PROFILE

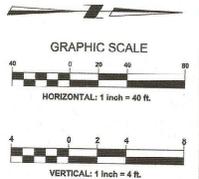
JOB NO. 10028.01
 DESIGNED BY MS
 CHECKED BY MW
 DATE 06/13/2018
 SHEET

C5.0
 9 OF 18



BRAVE LANE

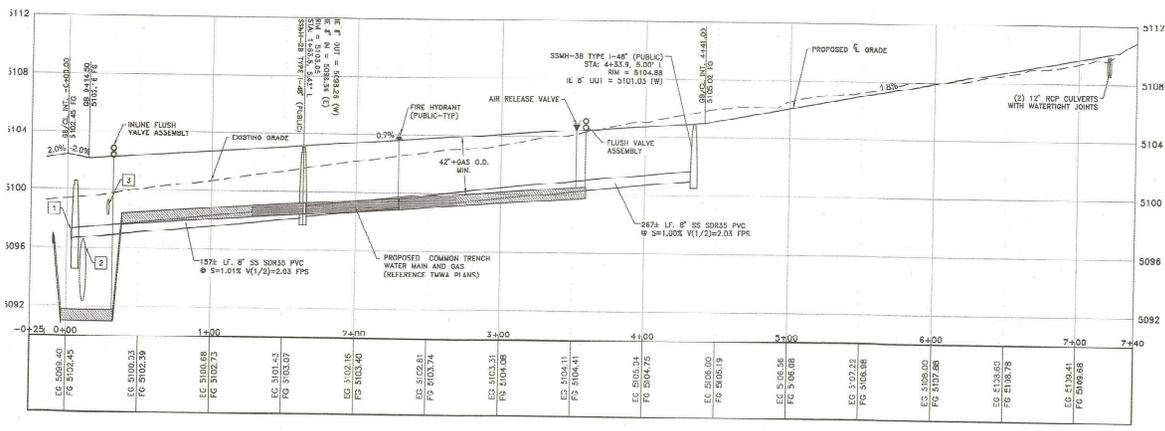
NOTE:
WATER SERVICE LATERALS ABOVE SS PVC MAIN
MIN. 8' SEPARATION & 3' OF COVER. REF. DET. 10L-13
INCLUDES: LOT 13



WATER CROSSING TABLE

- 1 "BRAVE LANE" STA 0+05.10/7.93' R
"CRANDELLE ROAD" STA 6+59.20/3.04' R
8" SDR35 PVC SS MAIN ABOVE 8" MRJ DIP WATER MAIN
MINIMUM 6' SEPARATION
SPECIAL CONSTRUCTION REQUIRED PER TWMA DETAIL 10L-11
- 2 "BRAVE LANE" STA 0+11.29/7.93' R
"CRANDELLE ROAD" STA 6+59.13/11.23' R
42" SDR35 PVC SD MAIN ABOVE 8" MRJ DIP WATER MAIN
MINIMUM 6' SEPARATION
SPECIAL CONSTRUCTION REQUIRED PER TWMA DETAIL 10L-11
- 3 "BRAVE LANE" STA 0+21.46/7.94' R
"CRANDELLE ROAD" STA 6+59.05/21.38' R
12" SDR35 PVC SD MAIN ABOVE 8" MRJ DIP WATER MAIN
MINIMUM 6' SEPARATION
SPECIAL CONSTRUCTION REQUIRED PER TWMA DETAIL 10L-11

NO.	LENGTH	RADIUS	BEARING	DELTA
L17	150.65'		S89° 15' 49.68"E	
C10	25.60'	200.00'	S85° 35' 48.97"E	7.33'
L18	281.29'		S91° 03' 48.27"E	
C11	11.80'	180.00'	S83° 48' 36.65"E	3.11'
L19	243.10'		S85° 42' 05.00"E	
L20	27.82'		S85° 42' 05.00"E	



DO NOT REPRODUCE
WCHD PERMITTING PURPOSES ONLY



Know what's below.
Call before you dig.

CAUTION - NOTICE TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR ELEVATIONS BY THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AND VERIFY ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL OBTAIN APPROVALS FROM THE GOVERNING AGENCIES, THE ENGINEER, AND THE UTILITY OWNERS PRIOR TO SUCH REMOVAL AND/OR RECONSTRUCTION.
4. THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR NONAPPROVED PLANS.
5. CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD WHENEVER CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.

Truckee Meadows Water Authority
Approved For Construction
Water Facilities Only
[Signature]
12/8/16

REVISIONS

DATE

PROFESSIONAL SEAL:
[Seal]
09/11/2016

ENGINEERS - LEAD SUPERVISORS
PLANNERS - LEAD DESIGNERS
BSC CORPORATE HEADQUARTERS • 5500 LAS VEGAS BLVD
775-855-1500 MAIN • 775-855-1099 FAX • CHERRYBLVD.COM

REVISIONS

CIVIL IMPROVEMENT PLANS
GOLDEN MESA NORTH-PHASE 1
BRAVE PLAN & PROFILE
WASHOE COUNTY

JOB NO. 18028.01
DESIGNED BY NS
CHECKED BY MW
DATE 06/13/2016
SHEET
C5.2
OF 11 OF 18

PRELIMINARY DRAINAGE REPORT

**GOLDEN MESA-NORTH PHASE II
SPECIAL USE PERMIT**

WASHOE COUNTY, NEVADA



PRELIMINARY DRAINAGE REPORT

GOLDEN MESA-NORTH PHASE II SPECIAL USE PERMIT

WASHOE COUNTY, NEVADA

PREPARED BY:
CFA, INC.
1150 CORPORATE BOULEVARD
RENO, NV 89502
(775) 856-1150

APRIL 2021

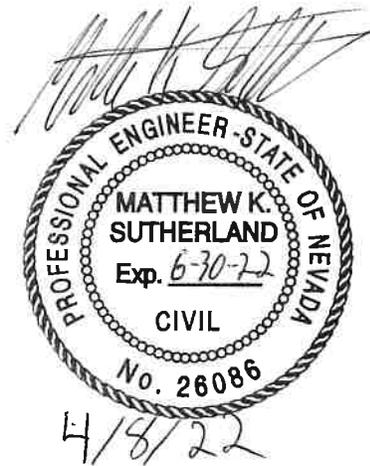


TABLE OF CONTENTS

INTRODUCTION.....2

EXISTING SITE DESCRIPTION2

FLOOD ZONE.....3

PROPOSED DRAINAGE.....4

RATIONAL METHOD.....4

CONCLUSION.....6

REFERENCES.....7

APPENDICIES

- APPENDIX A FIRM MAP**
- APPENDIX B STORM WATER CALCULATIONS**
- APPENDIX C DRAINAGE EXHIBIT**

INTRODUCTION

This report presents the preliminary storm drainage plan for the special use permit for Golden Mesa North Phase 2 in Golden Valley - Reno, Nevada.

The purpose of this study is to ensure that the onsite storm drain system (including channels and culverts) can convey the 5 and 100-year flows in accordance with the Truckee Meadows Regional Drainage Manual.

EXISTING SITE DESCRIPTION & DRAINAGE

The limits of grading on the site are bound by an access road for private lots to the east, private lots to the south and remainder of Parcel 552-050-01 to the north and west. Estates Road bounds the limits of the parcel to the west. The existing site within the proposed limits of grading associated with this permit consists of approximately 16.5 acres of undeveloped land. Existing drainage from the site currently sheet flows to the southwest and eventually connects to one of the three drainage swales crossing the site, ultimately tying into a drainage ditch within the Estates Road ROW.

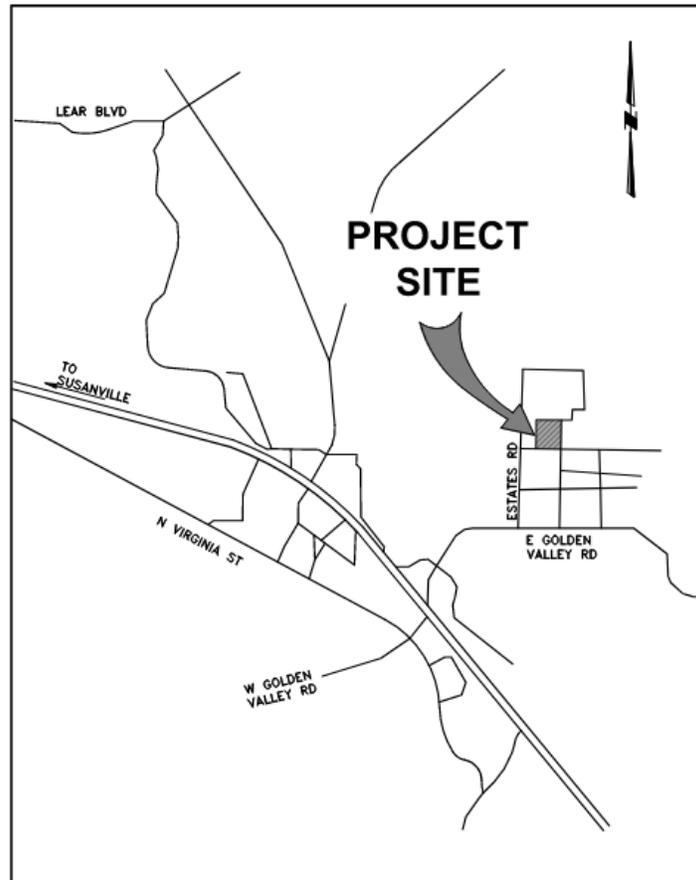


Figure 1: Vicinity Map

FLOOD ZONE

According to FIRM Index Map #32031C3027G, dated March 16th, 2009, the portion of the site that will be developed is located within the following flood zone area:

- Zone X, Unshaded; flood zone areas determined to be outside the 0.2% annual chance floodplain

A copy of the FIRM Map is located in Appendix A.

PROPOSED DRAINAGE

Since this is a special use permit for grading with no increase in impervious cover, the pre- and post-development runoff coefficients are equivalent. As mentioned previously there are three existing drainage swales crossing the limits of grading. Two of the swales will be perpetuated through the grading area to connect to the existing swale within Estates Road ROW. The third will be routed around the eastern and southern edge of the property to be directed to an inlet located in a depression. The drainage area for this ditch was delineated to approximately 11.8 acres, with a time of concentration of 36 minutes, resulting in a 100yr storm frequency peak flow of 11.47 CFS. A stage storage table and outlet schematic for the inlet and depression are attached. If for some reason this inlet and depression are overwhelmed by a storm event beyond the 100 year the overflow will drain to a second inlet to the west as shown on the plans. A second sub-basin of approximately 14.65 acres will drain to this second inlet for this phase (13.7 cfs for the 100yr storm event). The combined 100-year flow from these sub-basins equals 25.2 cfs which is below the design capacity of 55 cfs for the storm drain system going across Indian Lane to which they are connecting. For further information regarding the storm drain system please refer to the "Hydrology Master Plan for Golden Mesa Project" prepared by DEW Hydrology dated December 5, 2016 and the "Drainage Report – Golden Mesa South Final Map" by CFA, both of which are currently in the county's possession. Calculations for this phase were done in Hydraflow Hydrograph extension for Autodesk and print outs are attached. Capacity calculations for the different channel sections are also included.

RATIONAL METHOD

The Rational Method is used to estimate the peak runoff resulting from a storm of given intensity and frequency falling on a specific watershed. The peak flow is expressed as:

$$Q = C i A$$

where Q = Peak rate of runoff, cubic feet per second
 C = Runoff coefficient
 i = Average rainfall intensity, inches per hour

A = Watershed area, acres

Washoe County allows the use of the Rational Method for urban and small watersheds 500 acres or less. Runoff computations are made using criteria provided by the Truckee Meadows Regional Drainage Manual. Runoff coefficients were determined from Table 701. Rainfall intensities are determined from the rainfall intensity-duration-frequency (IDF) curves for the Washoe County area and are provided in Appendix D. The initial time of concentration, $T_{c(1)}$, is calculated by the formula:

$$T_{c(1)} = 10 \text{ or}$$

where $T_{c(1)}$ = Initial time of concentration, minutes
 L = Length from uppermost point of watershed to design point, feet
 V = Channel or overland velocity, feet per second

The initial time of concentration models build-up and sheet flow conditions in the uppermost part of the watershed. Except for very small impervious watersheds, the minimum build-up time of 10 minutes is assumed. Therefore, for the first design point, the time of concentration is determined by adding travel time to the build-up time as follows:

$$T_{c(1)} = 10 + \frac{L}{60 \times V}$$

The time of concentration at successive points downstream is calculated by adding total travel time to the initial build-up time:

$$T_{c(n)} = 10 + \sum \frac{L}{60 \times V}$$

where $T_{c(n)}$ = Time of concentration at design point, minutes

$$\sum \frac{L}{60 \times V} = \text{Total travel time to design point, minutes}$$

L = Length of flow path between design points, feet

V = Velocity, feet per second

Velocities used are 2 - 3 fps for surface flow and 3 - 5 fps for channel and conduit flow.

Rational Method calculations are performed using a spreadsheet containing the appropriate IDF curves and routing parameters. The peak flow for each drainage area is determined based on the runoff coefficient, initial time of concentration, and area (Ref. Calculations, Appendix C).

CONCLUSION

As demonstrated in this report, the proposed drainage concept will convey the 5-year and 100-year storm flows for this phase. Peak runoff flows will be routed towards the existing storm drain infrastructure to the south.

A more detailed drainage report for this project will be provided when final construction plans and mapping will be submitted at a later date.

REFERENCES

City of Reno, Washoe County, City of Sparks, Truckee Meadows Regional Drainage Manual, April, 2009

NOAA National Weather Service, *NOAA Atlas 14, Volume 1, Version 5, Reno, Nevada, US, Latitude: 39.6079°, Longitude: -119.8263°, Elevation 5101.59 ft.*, (NOAA Atlas 14 Point Precipitation Frequency Estimates: NV, 2013)

DEW Hydrology, *Hydrology Master Plan for Golden Mesa North Project*, December 2016

CFA, Inc., *Drainage Report – Golden Mesa South Final Map*, April 2019

APPENDIX A
FIRM MAP

National Flood Hazard Layer FIRMette

119°49'46"W 39°37'14"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

Future Conditions 1% Annual Chance Flood Hazard *Zone X*

Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*

Area with Flood Risk due to Levee *Zone D*

NO SCREEN *Zone X*

Area of Minimal Flood Hazard *Zone X*

Effective LOMRAs

Area of Undetermined Flood Hazard *Zone D*

Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

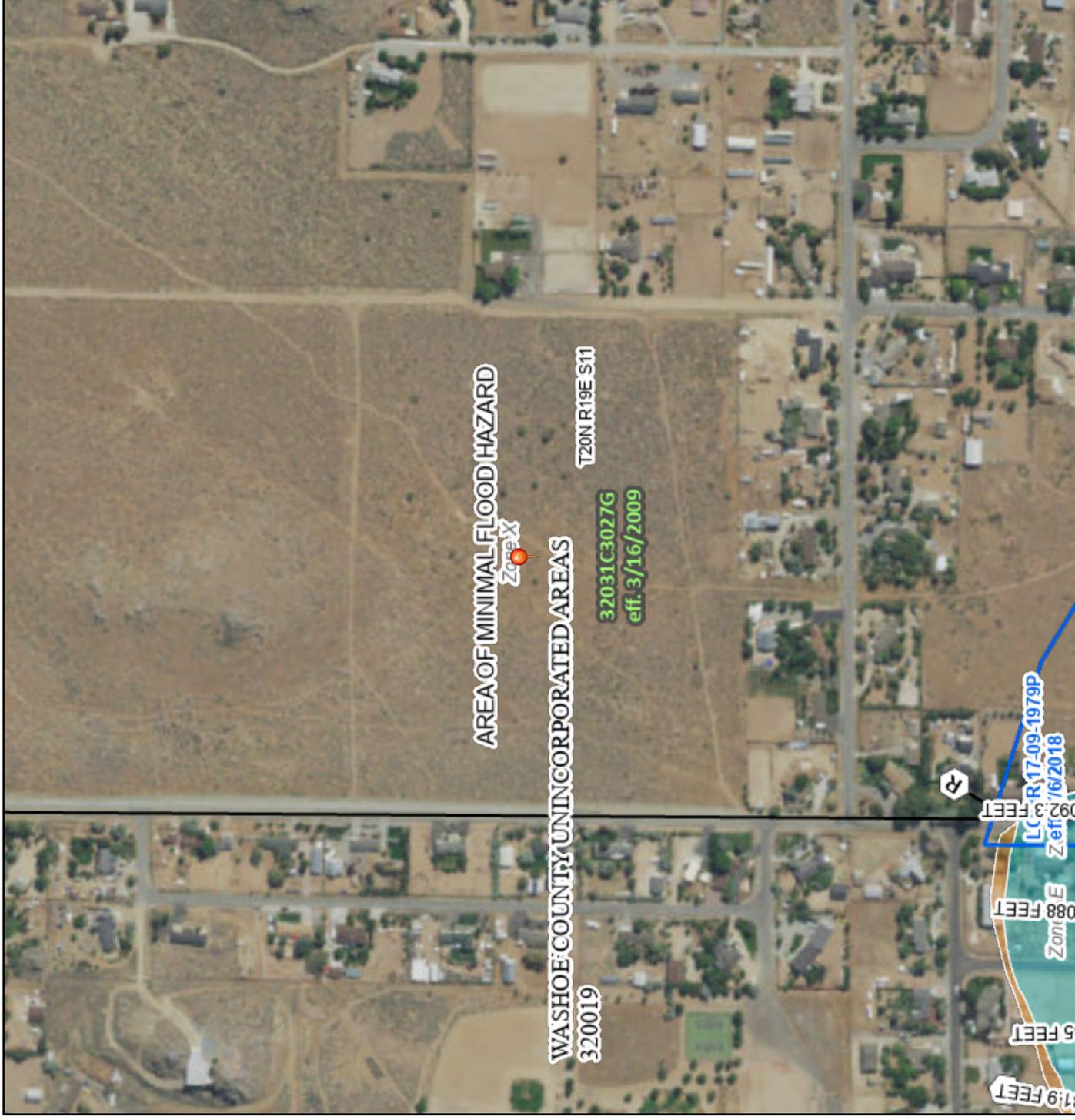
MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/10/2021 at 3:46 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



119°49'49"W 39°36'47"N

Feet 1:6,000

0 250 500 1,000 1,500 2,000

Basemap: USGS National Map; Orthoimagery: Data refreshed October, 2020

APPENDIX B
STORM WATER CALCULATIONS



NOAA Atlas 14, Volume 1, Version 5
Location name: Reno, Nevada, USA*
Latitude: 39.6079°, Longitude: -119.8263°
Elevation: 5101.59 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 Tryppaluk, 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](#)

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	1.22 (0.786-1.40)	1.51 (1.28-1.76)	2.02 (1.73-2.38)	2.51 (2.14-2.98)	3.34 (2.77-4.01)	4.12 (3.31-5.00)	5.05 (3.94-6.24)	6.19 (4.64-7.82)	8.06 (5.70-10.5)	9.80 (6.64-13.1)
10-min	0.924 (0.786-1.06)	1.15 (0.978-1.34)	1.54 (1.31-1.81)	1.91 (1.63-2.26)	2.54 (2.11-3.05)	3.13 (2.53-3.81)	3.84 (3.00-4.75)	4.71 (3.53-5.95)	6.14 (4.34-8.02)	7.46 (5.05-10.00)
15-min	0.768 (0.648-0.880)	0.952 (0.808-1.11)	1.27 (1.08-1.50)	1.58 (1.34-1.87)	2.10 (1.74-2.52)	2.59 (2.08-3.15)	3.17 (2.48-3.92)	3.89 (2.92-4.92)	5.07 (3.59-6.63)	6.17 (4.17-8.26)
30-min	0.516 (0.436-0.592)	0.642 (0.544-0.748)	0.856 (0.730-1.01)	1.06 (0.904-1.26)	1.41 (1.17-1.70)	1.74 (1.40-2.12)	2.14 (1.67-2.64)	2.62 (1.96-3.31)	3.41 (2.42-4.46)	4.15 (2.81-5.56)
60-min	0.320 (0.270-0.367)	0.397 (0.337-0.462)	0.530 (0.452-0.624)	0.658 (0.560-0.779)	0.875 (0.727-1.05)	1.08 (0.869-1.31)	1.32 (1.03-1.64)	1.62 (1.22-2.05)	2.11 (1.50-2.76)	2.57 (1.74-3.44)
2-hr	0.212 (0.188-0.242)	0.263 (0.234-0.302)	0.336 (0.296-0.387)	0.402 (0.349-0.462)	0.502 (0.425-0.582)	0.593 (0.490-0.696)	0.699 (0.562-0.831)	0.838 (0.652-1.04)	1.10 (0.810-1.40)	1.34 (0.953-1.74)
3-hr	0.172 (0.154-0.194)	0.213 (0.193-0.242)	0.266 (0.239-0.301)	0.310 (0.276-0.352)	0.372 (0.325-0.424)	0.427 (0.367-0.492)	0.492 (0.415-0.575)	0.585 (0.482-0.694)	0.748 (0.598-0.939)	0.901 (0.702-1.17)
6-hr	0.126 (0.114-0.140)	0.157 (0.142-0.176)	0.193 (0.174-0.217)	0.221 (0.197-0.248)	0.258 (0.227-0.291)	0.285 (0.248-0.324)	0.312 (0.268-0.359)	0.346 (0.293-0.403)	0.413 (0.342-0.488)	0.482 (0.393-0.592)
12-hr	0.085 (0.077-0.095)	0.107 (0.096-0.120)	0.134 (0.120-0.150)	0.156 (0.139-0.174)	0.184 (0.162-0.207)	0.205 (0.179-0.234)	0.227 (0.195-0.262)	0.249 (0.210-0.290)	0.278 (0.229-0.331)	0.303 (0.244-0.366)
24-hr	0.057 (0.051-0.064)	0.071 (0.064-0.080)	0.091 (0.081-0.101)	0.106 (0.095-0.119)	0.128 (0.114-0.143)	0.146 (0.128-0.163)	0.164 (0.143-0.185)	0.183 (0.158-0.208)	0.209 (0.178-0.240)	0.230 (0.193-0.267)
2-day	0.035 (0.031-0.039)	0.044 (0.039-0.050)	0.057 (0.050-0.064)	0.067 (0.059-0.076)	0.082 (0.072-0.093)	0.094 (0.081-0.107)	0.106 (0.091-0.123)	0.120 (0.102-0.139)	0.139 (0.115-0.164)	0.155 (0.126-0.185)
3-day	0.025 (0.023-0.029)	0.032 (0.029-0.037)	0.042 (0.037-0.048)	0.050 (0.044-0.057)	0.062 (0.054-0.070)	0.071 (0.061-0.082)	0.081 (0.069-0.094)	0.092 (0.078-0.107)	0.108 (0.089-0.127)	0.121 (0.098-0.144)
4-day	0.021 (0.018-0.024)	0.026 (0.023-0.030)	0.035 (0.031-0.040)	0.042 (0.037-0.047)	0.052 (0.045-0.059)	0.060 (0.052-0.069)	0.069 (0.058-0.079)	0.078 (0.066-0.091)	0.092 (0.075-0.109)	0.104 (0.083-0.124)
7-day	0.014 (0.012-0.016)	0.018 (0.016-0.021)	0.024 (0.021-0.028)	0.029 (0.025-0.033)	0.036 (0.031-0.041)	0.041 (0.035-0.048)	0.047 (0.040-0.056)	0.054 (0.045-0.064)	0.063 (0.052-0.076)	0.071 (0.057-0.086)
10-day	0.011 (0.010-0.013)	0.014 (0.012-0.017)	0.019 (0.017-0.022)	0.023 (0.020-0.026)	0.028 (0.024-0.033)	0.033 (0.028-0.038)	0.037 (0.031-0.043)	0.042 (0.035-0.049)	0.049 (0.040-0.058)	0.054 (0.044-0.065)
20-day	0.007 (0.006-0.008)	0.009 (0.008-0.011)	0.012 (0.011-0.014)	0.015 (0.013-0.017)	0.018 (0.015-0.021)	0.020 (0.017-0.024)	0.023 (0.020-0.027)	0.026 (0.022-0.030)	0.029 (0.024-0.035)	0.032 (0.026-0.039)
30-day	0.006 (0.005-0.007)	0.007 (0.006-0.009)	0.010 (0.009-0.011)	0.012 (0.010-0.013)	0.014 (0.012-0.016)	0.016 (0.014-0.019)	0.018 (0.015-0.021)	0.020 (0.017-0.024)	0.023 (0.019-0.027)	0.025 (0.021-0.030)
45-day	0.005 (0.004-0.005)	0.006 (0.005-0.007)	0.008 (0.007-0.009)	0.009 (0.008-0.011)	0.011 (0.010-0.013)	0.013 (0.011-0.014)	0.014 (0.012-0.016)	0.016 (0.013-0.018)	0.018 (0.015-0.021)	0.019 (0.016-0.023)
60-day	0.004 (0.003-0.005)	0.005 (0.004-0.006)	0.007 (0.006-0.008)	0.008 (0.007-0.009)	0.010 (0.008-0.011)	0.011 (0.009-0.012)	0.012 (0.010-0.014)	0.013 (0.011-0.015)	0.014 (0.012-0.017)	0.015 (0.013-0.018)

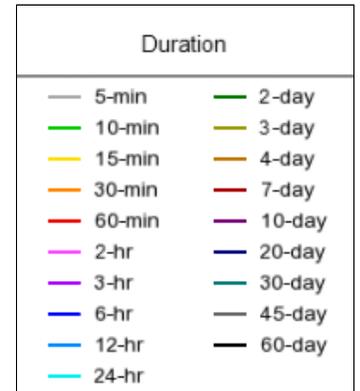
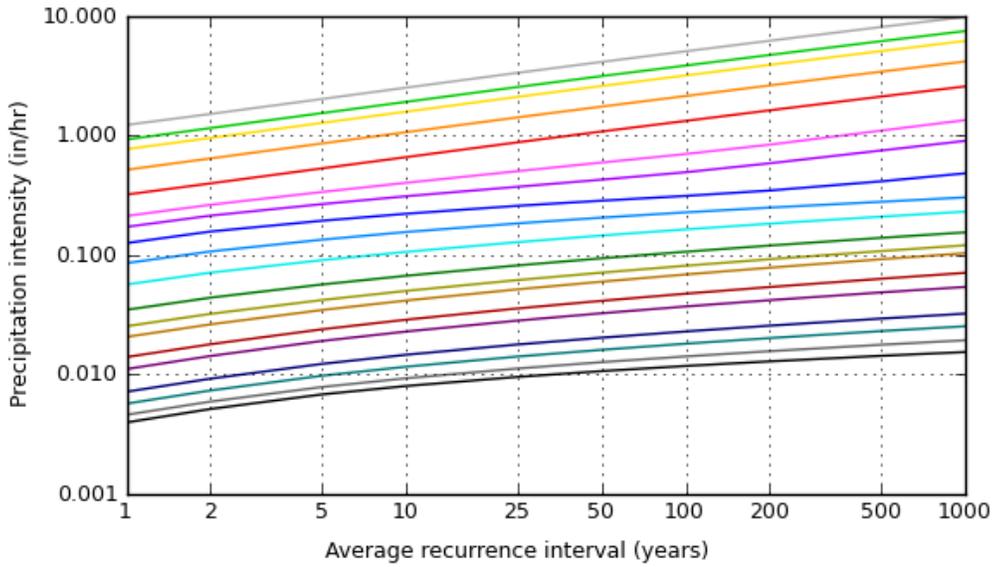
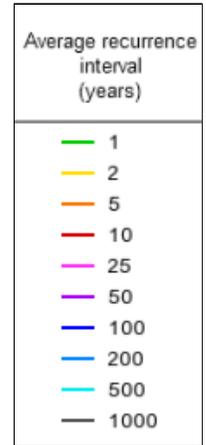
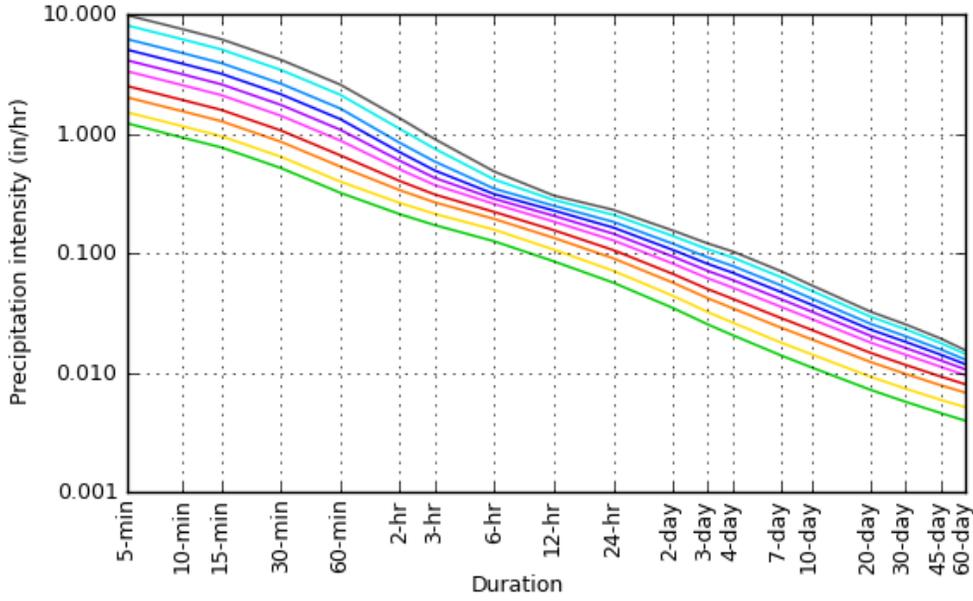
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average 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.

[Back to Top](#)

PF graphical

PDS-based intensity-duration-frequency (IDF) curves

Latitude: 39.6079°, Longitude: -119.8263°



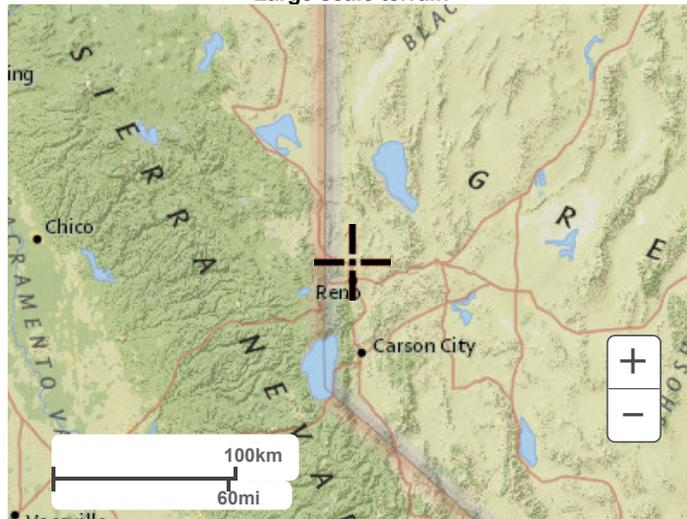
[Back to Top](#)

Maps & aerials

Small scale terrain



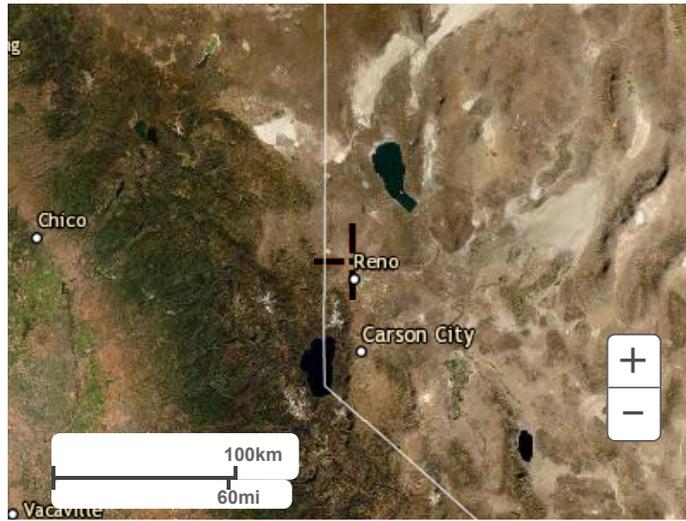
Large scale terrain



Large scale map



Large scale aerial



[Back to Top](#)

[US Department of Commerce](#)
[National Oceanic and Atmospheric Administration](#)
[National Weather Service](#)
[National Water Center](#)
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

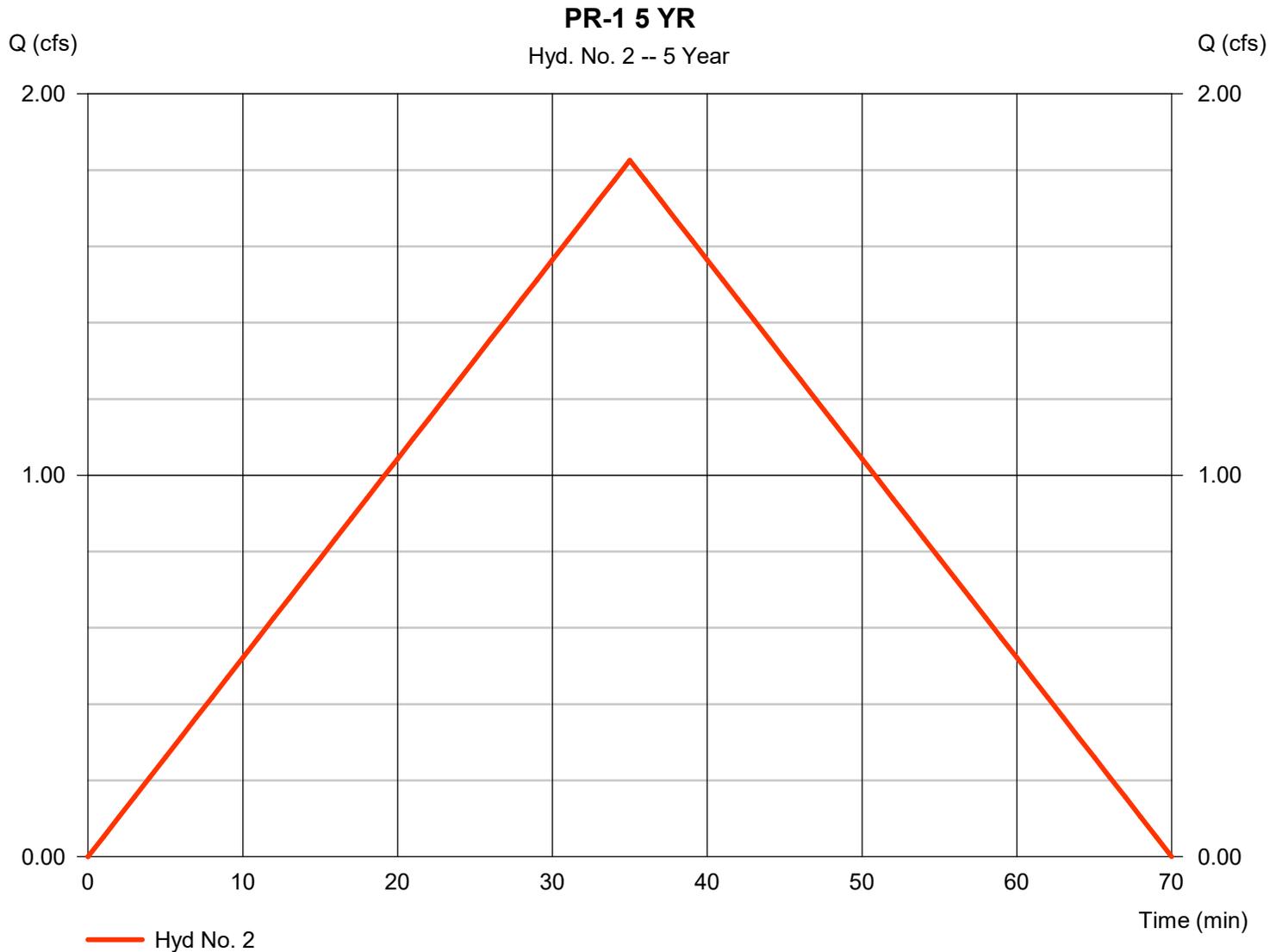
[Disclaimer](#)

Hydrograph Report

Hyd. No. 2

PR-1 5 YR

Hydrograph type	= Rational	Peak discharge	= 1.826 cfs
Storm frequency	= 5 yrs	Time to peak	= 35 min
Time interval	= 1 min	Hyd. volume	= 3,834 cuft
Drainage area	= 11.800 ac	Runoff coeff.	= 0.2
Intensity	= 0.774 in/hr	Tc by User	= 35.00 min
IDF Curve	= Golden mesa IDF Table.IDF	Asc/Rec limb fact	= 1/1

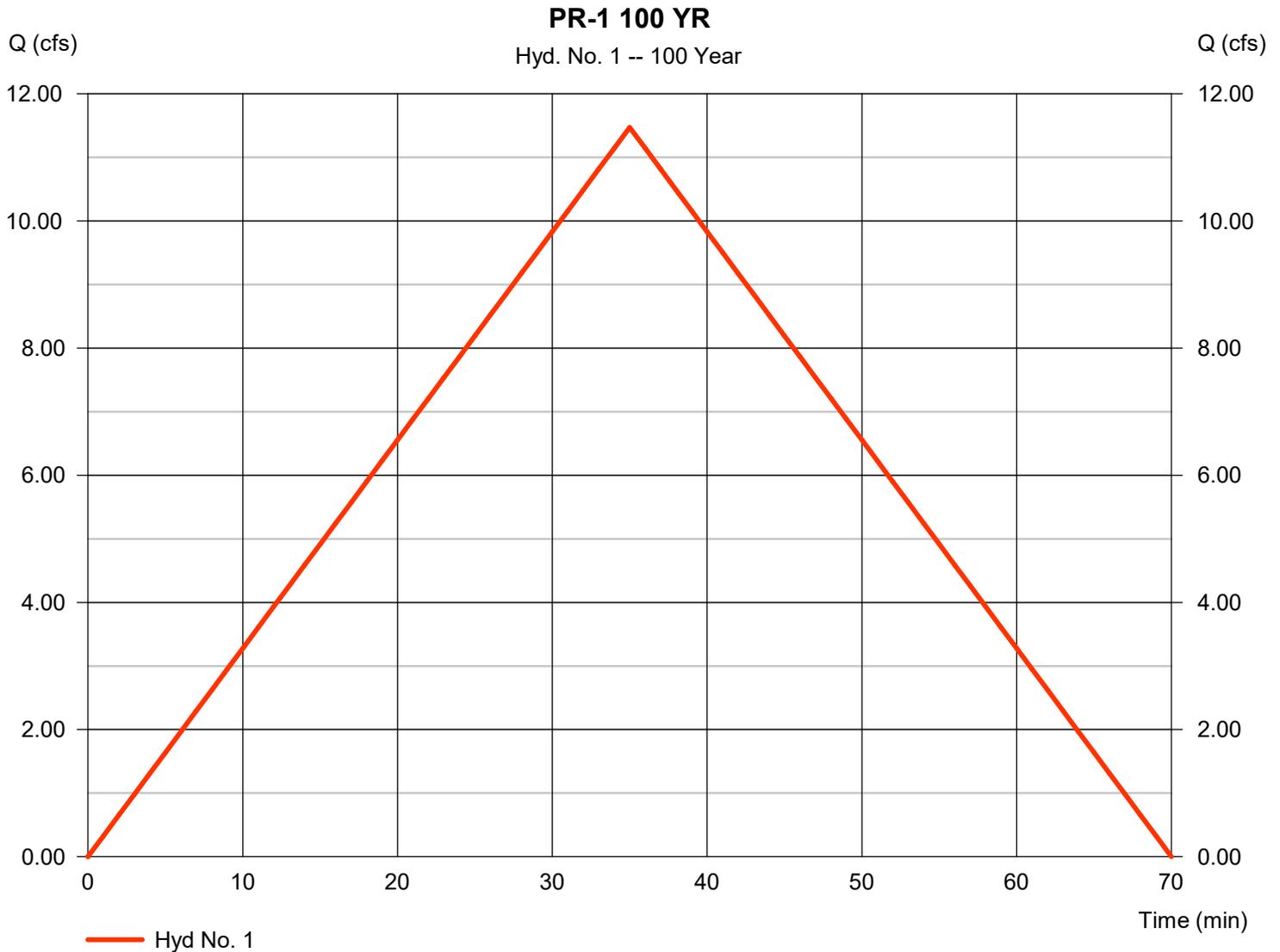


Hydrograph Report

Hyd. No. 1

PR-1 100 YR

Hydrograph type	= Rational	Peak discharge	= 11.47 cfs
Storm frequency	= 100 yrs	Time to peak	= 35 min
Time interval	= 1 min	Hyd. volume	= 24,087 cuft
Drainage area	= 11.870 ac	Runoff coeff.	= 0.5
Intensity	= 1.933 in/hr	Tc by TR55	= 35.00 min
IDF Curve	= Golden mesa IDF Table.IDF	Asc/Rec limb fact	= 1/1



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No. 1

PR-1 100 YR

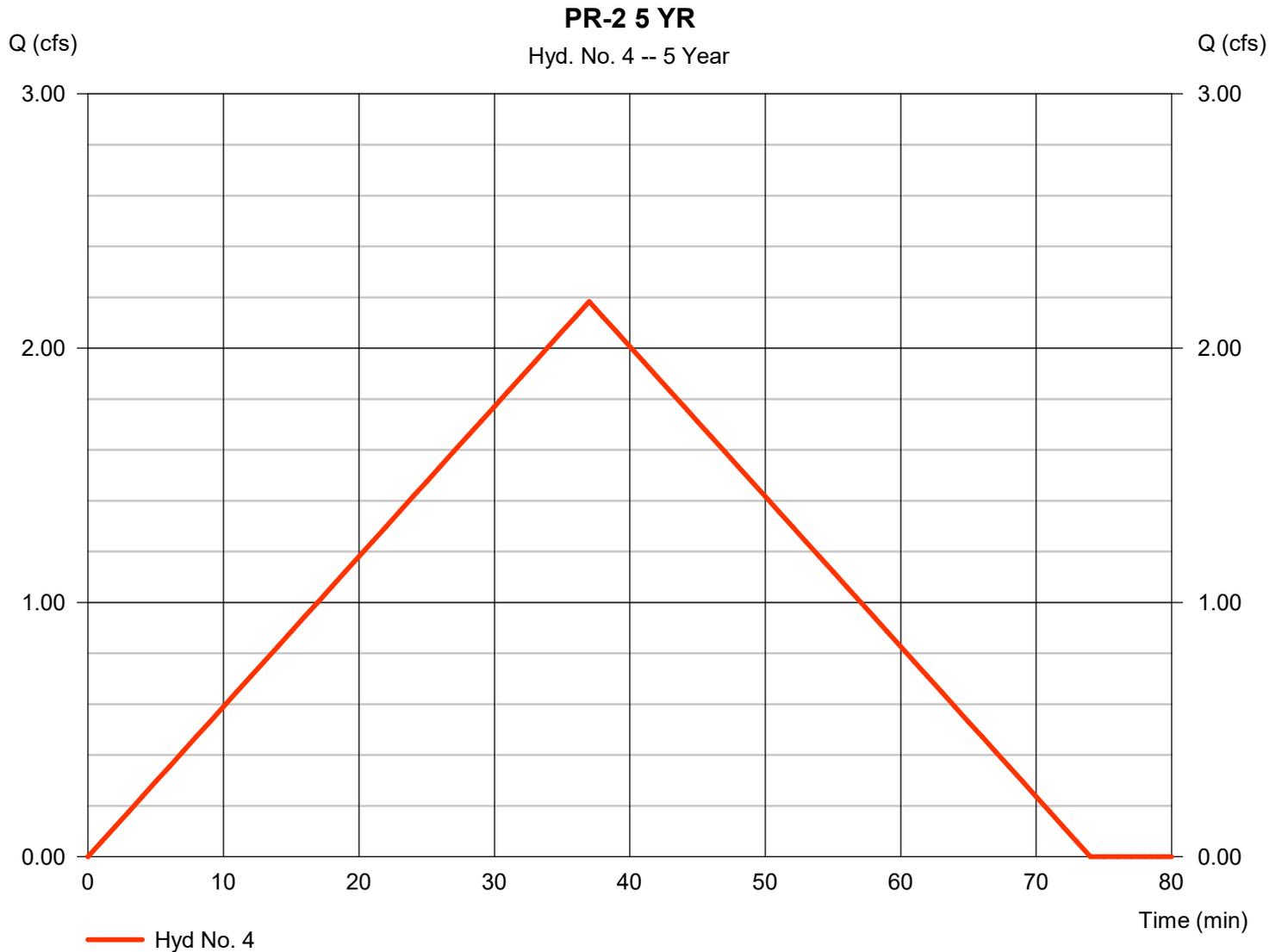
<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.130	0.011	0.011	
Flow length (ft)	= 300.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 1.00	0.00	0.00	
Land slope (%)	= 4.50	0.00	0.00	
Travel Time (min)	= 27.22	+ 0.00	+ 0.00	= 27.22
Shallow Concentrated Flow				
Flow length (ft)	= 436.00	405.00	0.00	
Watercourse slope (%)	= 4.40	3.90	0.00	
Surface description	= Unpaved	Unpaved	Paved	
Average velocity (ft/s)	=3.38	3.19	0.00	
Travel Time (min)	= 2.15	+ 2.12	+ 0.00	= 4.27
Channel Flow				
X sectional flow area (sqft)	= 12.00	12.00	12.00	
Wetted perimeter (ft)	= 12.60	12.60	12.60	
Channel slope (%)	= 2.73	1.13	2.90	
Manning's n-value	= 0.033	0.033	0.018	
Velocity (ft/s)	=7.22	4.65		
			13.64	
Flow length (ft)	291.0	689.0	677.0	
Travel Time (min)	= 0.67	+ 2.47	+ 0.83	= 3.97
Total Travel Time, Tc				35.00 min

Hydrograph Report

Hyd. No. 4

PR-2 5 YR

Hydrograph type	= Rational	Peak discharge	= 2.183 cfs
Storm frequency	= 5 yrs	Time to peak	= 37 min
Time interval	= 1 min	Hyd. volume	= 4,847 cuft
Drainage area	= 14.650 ac	Runoff coeff.	= 0.2
Intensity	= 0.745 in/hr	Tc by User	= 37.00 min
IDF Curve	= Golden mesa IDF Table.IDF	Asc/Rec limb fact	= 1/1

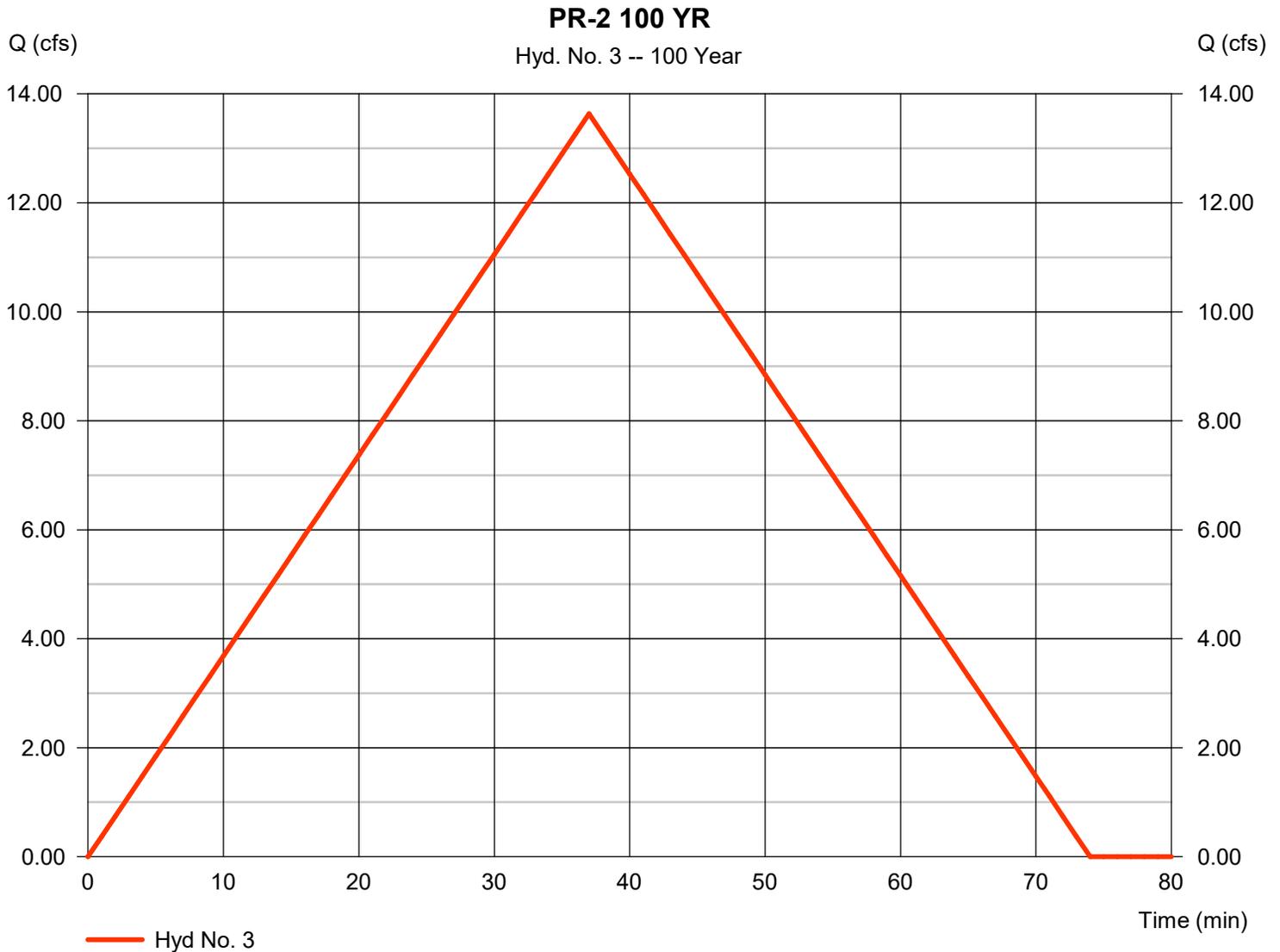


Hydrograph Report

Hyd. No. 3

PR-2 100 YR

Hydrograph type	= Rational	Peak discharge	= 13.63 cfs
Storm frequency	= 100 yrs	Time to peak	= 37 min
Time interval	= 1 min	Hyd. volume	= 30,268 cuft
Drainage area	= 14.650 ac	Runoff coeff.	= 0.5
Intensity	= 1.861 in/hr	Tc by TR55	= 37.00 min
IDF Curve	= Golden mesa IDF Table.IDF	Asc/Rec limb fact	= 1/1



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No. 3

PR-2 100 YR

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.130	0.011	0.011	
Flow length (ft)	= 300.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 1.00	0.00	0.00	
Land slope (%)	= 4.10	0.00	0.00	
Travel Time (min)	= 28.25	+ 0.00	+ 0.00	= 28.25
Shallow Concentrated Flow				
Flow length (ft)	= 151.00	0.00	0.00	
Watercourse slope (%)	= 1.30	0.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	=1.84	0.00	0.00	
Travel Time (min)	= 1.37	+ 0.00	+ 0.00	= 1.37
Channel Flow				
X sectional flow area (sqft)	= 2.63	0.00	0.00	
Wetted perimeter (ft)	= 16.42	0.00	0.00	
Channel slope (%)	= 2.00	0.00	0.00	
Manning's n-value	= 0.025	0.015	0.016	
Velocity (ft/s)	=2.47	0.00	0.00	
Flow length (ft)	{{0}}1050.0	0.0	0.0	
Travel Time (min)	= 7.08	+ 0.00	+ 0.00	= 7.08
Total Travel Time, Tc				37.00 min

Channel Report

PROPOSED DITCH - 100YR FLOW - 2.5% SLOPE

Trapezoidal

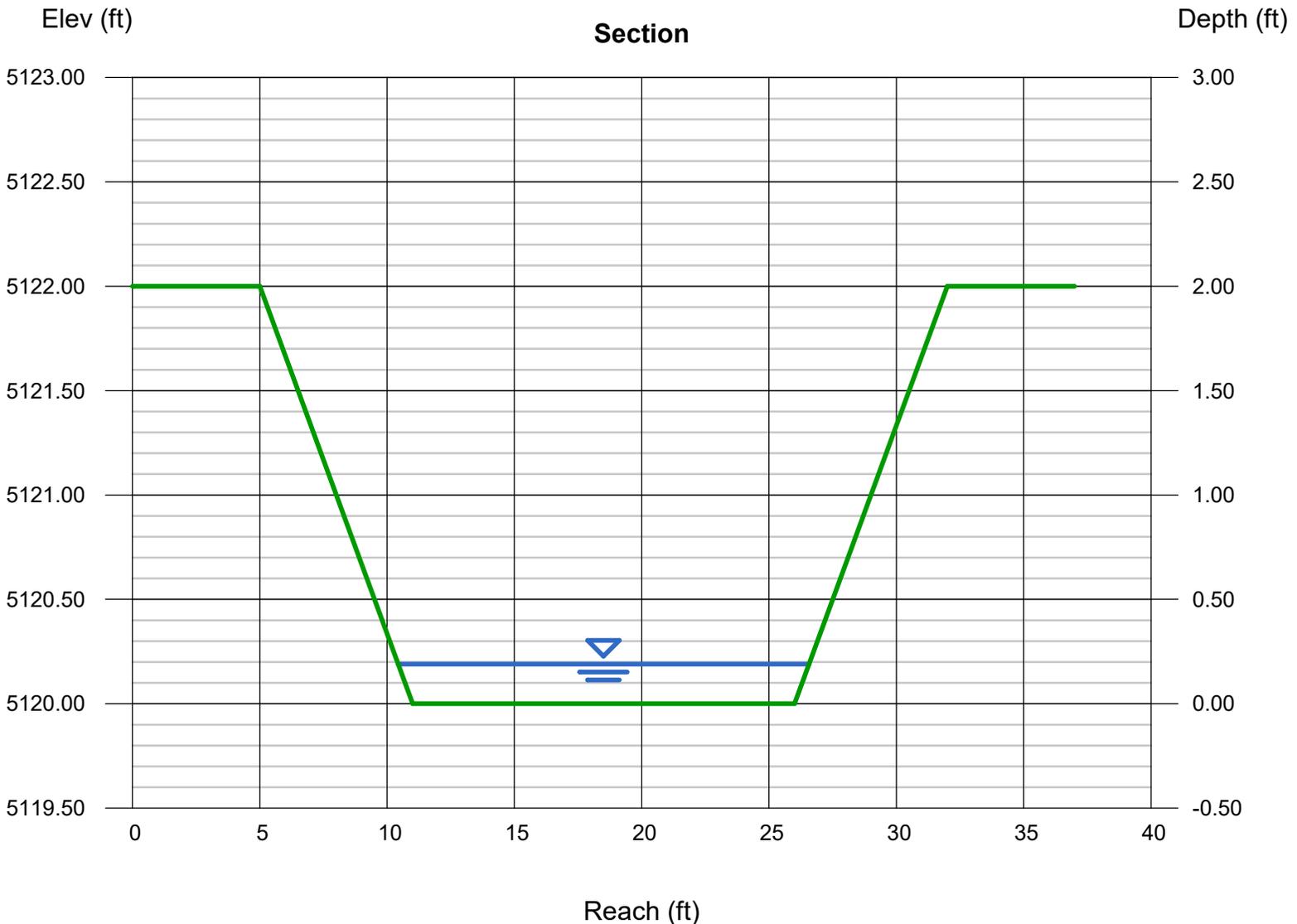
Bottom Width (ft) = 15.00
Side Slopes (z:1) = 3.00, 3.00
Total Depth (ft) = 2.00
Invert Elev (ft) = 5120.00
Slope (%) = 2.50
N-Value = 0.018

Highlighted

Depth (ft) = 0.19
Q (cfs) = 11.47
Area (sqft) = 2.96
Velocity (ft/s) = 3.88
Wetted Perim (ft) = 16.20
Crit Depth, Yc (ft) = 0.26
Top Width (ft) = 16.14
EGL (ft) = 0.42

Calculations

Compute by: Known Q
Known Q (cfs) = 11.47



Channel Report

PROPOSED DITCH - 100YR FLOW - 1.0% SLOPE

Triangular

Side Slopes (z:1) = 3.00, 3.00
Total Depth (ft) = 2.00

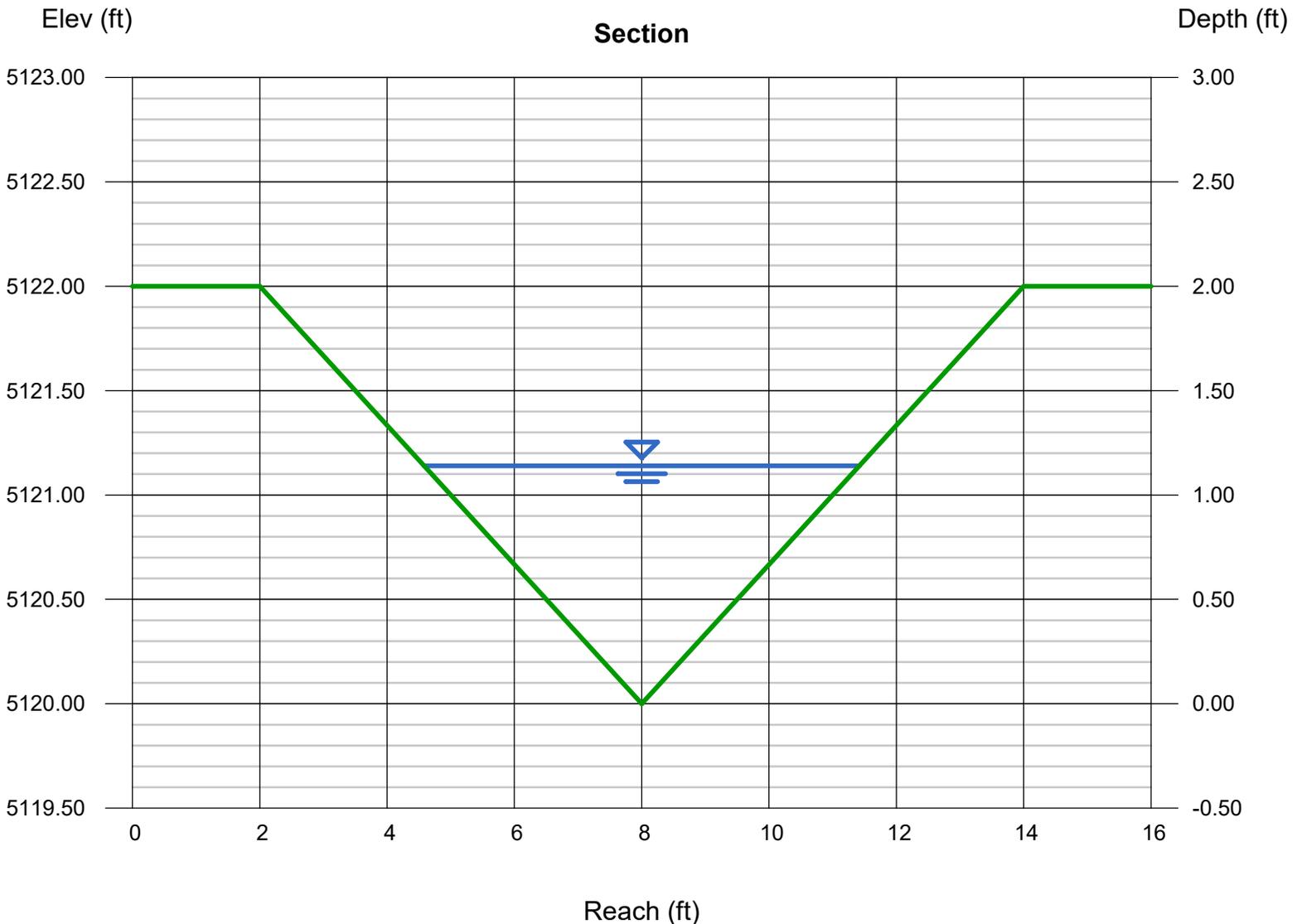
Invert Elev (ft) = 5120.00
Slope (%) = 1.00
N-Value = 0.033

Calculations

Compute by: Known Q
Known Q (cfs) = 11.47

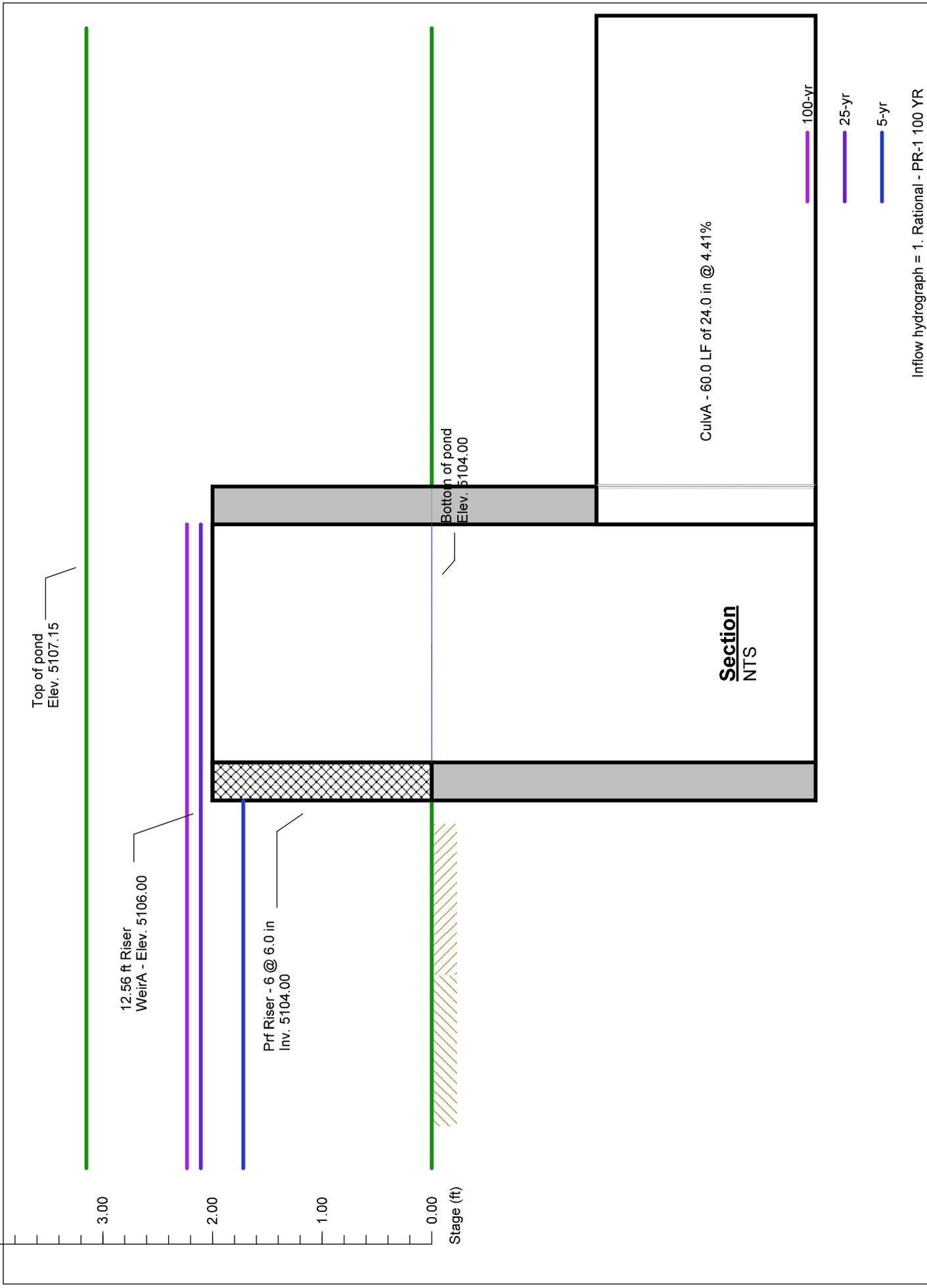
Highlighted

Depth (ft) = 1.14
Q (cfs) = 11.47
Area (sqft) = 3.90
Velocity (ft/s) = 2.94
Wetted Perim (ft) = 7.21
Crit Depth, Yc (ft) = 0.99
Top Width (ft) = 6.84
EGL (ft) = 1.27



Pond No. 1 - GRADING POND

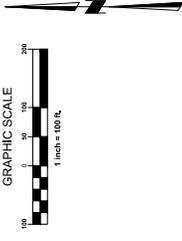
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020



Inflow hydrograph = 1. Rational - PR-1 100 YR

APPENDIX C
DRAINAGE EXHIBIT

GOLDEN MESA NORTH PHASE II DRAINAGE EXHIBIT



PROJECT NO. 18028.03
 DATE: 4/8/2021

GOLDEN MESA NORTH PHASE II SPECIAL USE PERMIT DRAINAGE EXHIBIT

WASHOE COUNTY NEVADA



CFA, INC.
 LAND SURVEYORS
 CIVIL ENGINEERS
 LANDSCAPE PLANNERS
 TREE CONSULTANTS
 775-466-1189 FAX • 775-466-1189 FAX • CFA@CFAINC.COM

JOB NO: 18028.03 DATE: 4/8/2021

TAB D



AMENDED

To include attached "Addendum A"

Planning Commission Action Order Tentative Subdivision Map Case Number WTM16-002 and Special Use Permit Case Number WSUP16-0002

Decision: **Approval with Conditions**

Decision Date: March 7, 2017

Mailing/Filing Date: March 30, 2017

Property Owner: Moonlight Hills Estates, LLC
Attn: Richard Nevis
5390 Bellazza Ct.
Reno, NV 89519

Assigned Planner: Trevor Lloyd, Senior Planner
Washoe County Community Services Department
Planning and Development Division
Phone: 775.328.3620
E-Mail: tlloyd@washoecounty.us

Tentative Map Case Number WTM16-002 (Golden Mesa North) – Hearing, discussion, and possible action to approve the subdivision of two parcels totaling 119.76 acres into a 115 lot subdivision.

and

Special Use Permit Case Number WSUP16-0002 (Golden Mesa South Sewer Lift Station) – Hearing, discussion, and possible action to approve special use permit for a sewer lift station to support the development of the Golden Mesa North subdivision.

- Applicant: Moonlight Hills Estates, LLC.
- Location: North of Golden Valley Road and East of Estates Drive
- Assessor's Parcel Number: 552-050-01; 552-092-19; 552-100-01
- Parcel Size: 119.76 Acres (WTM16-002) and 35.16 Acres (WSUP16-0002)
- Master Plan Category: Suburban Residential and Rural
- Regulatory Zone: Low Density Suburban (LDS) (maximum allowed density 1 dwelling per acre) on ±116 acres and General Rural (GR) (maximum density is 1 dwelling per 40 acres) on ±2.79 acres
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Article 608, Tentative Subdivision Maps, and Article 810, Special Use Permits

To: Moonlight Hills Estates, LLC
Subject: WTM16-002 and WSUP16-0002
Date: March 30, 2017
Page: 2

- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 11, T20N, R19E, MDM,
Washoe County, NV

Notice is hereby given that the Washoe County Planning Commission granted approval with conditions of the above referenced case numbers based on the findings in accordance with Washoe County Code Chapter 110 (Development Code) Article 608, *Tentative Subdivision Maps*, and Article 810, *Special Use Permits*. If no appeals have been filed within 10 calendar days after the Mailing/Filing date shown on this Action Order, the approval by the Washoe County Planning Commission is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912 of the Washoe County Development Code. This decision for Tentative Map Case Number WTM16-002 is based on having made all ten findings in accordance with Washoe County Code Section 110.608.25:

1. Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
2. Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
3. Type of Development. That the site is physically suited for the type of development proposed;
4. Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
5. Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
6. Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
7. Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
8. Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
9. Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
10. Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

This decision for Special Use Permit Case Number WSUP16-0002 is based on having made all five findings in accordance with Washoe County Code Section 110.810.30:

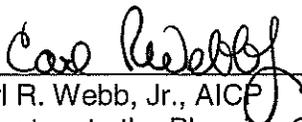
To: Moonlight Hills Estates, LLC
Subject: WTM16-002 and WSUP16-0002
Date: March 30, 2017
Page: 3

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 a sewer lift station, 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.

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within seven days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances, and regulations applicable to the approved project.

This Action Order does not authorize any development, to include building construction and grading, without the required permits from the Washoe County Building and Safety Division.

Washoe County Community Services Department
Planning and Development Division



Carl R. Webb, Jr., AICP
Secretary to the Planning Commission

CRW/TL/ks

xc:

Owner/Applicant: Moonlight Hills Estates, LLC. Attn: Richard Nevis, 5390 Bellazza Ct., Reno, NV 89519

Representative: Axion Engineering, Attn: Gary Guzelis, 681 Edison Way, Reno, NV 89503

Representative: Mark Herrmann, PO Box 8817, Reno, NV 89511

To: Moonlight Hills Estates, LLC
Subject: WTM16-002 and WSUP16-0002
Date: March 30, 2017
Page: 4

Action Order xc: Nathan Edwards, District Attorney's Office; Keirsten Beck, Assessor's Office; Cori Burke, Assessor's Office; Tim Simpson, Utilities; Leo Vesely, Engineering and Capital Projects; North Valleys Citizen Advisory Board, Chair.

Moonlight Hills Estates, LLC
5390 Bellazza Ct.
Reno, NV 89519

March 20, 2017

RE; Golden Mesa North action order WTM16-002, Addendum A

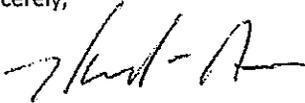
This commitment letter shall be attached as an addendum to the Action Order for WTM16-002 (Golden Mesa North Subdivision). As property owners of the Golden Mesa North tentative map, we commit to the following stipulations:

- 1) In the event that the property is sold, this letter shall be provided to the new owners as an attachment/addendum to the Action Order for WTM16-002 (Golden Mesa North).
- 2) In addition to the equestrian/pedestrian trail as referenced in condition #1(q) and identified as Segment 1, on the attached map, extending from Arrowhead Way to Spearhead Way and as required in the conditions of approval for Action Order for WTM16-002. Three more horse trails shall be created, Segment 2, will extend from Rain Dance Way to Arrowhead Way, Segment 3, shall extend from Rain Dance Way to Painite Road, all being 10 feet in width. Segment 4 will extend from Painite road to Estates Road, utilizing the southern bank of the proposed detention pond B and sewer access easement. All lying in assessor's parcel number (APN): 552-050-01 (refer to the attached graphic for segment locations).
- 3) In order to provide for safe passage along the equestrian/pedestrian trail, the applicant shall close off vehicular access from assessor's parcel number: 552-050-01 to Indian Lane. This access will be gated and will be used for emergency vehicle access only.

It is also understood that by agreeing to the aforementioned conditions that there will be no net loss in the number of lots for the Golden Mesa North tentative tract map.

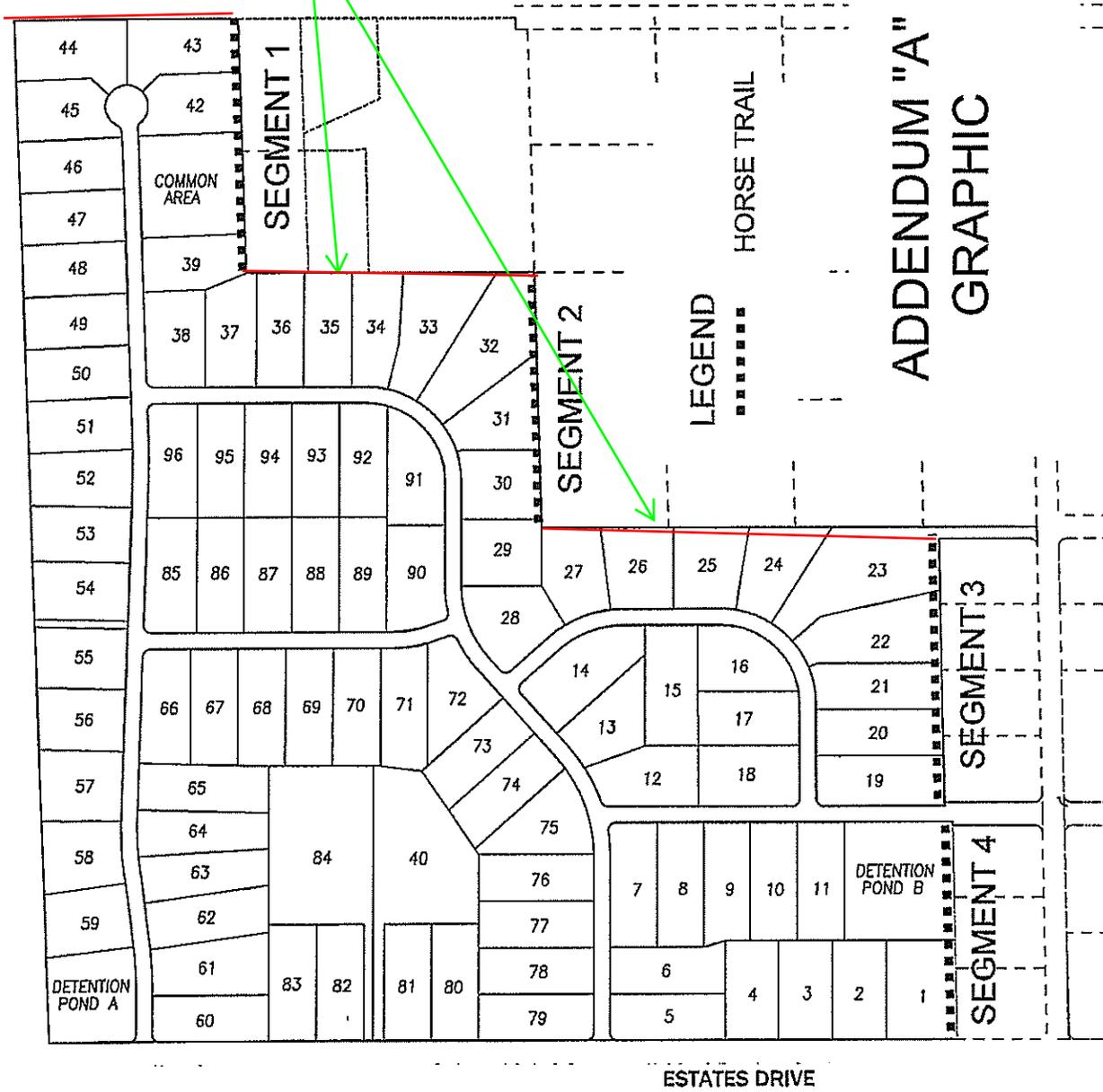
In the event that the tentative map case number WTM16-002 (Golden Mesa North) is appealed to the Washoe County Commission, these stipulations shall become null and void.

Sincerely,



Richard Nevis, Moonlight Hills Estates, LLC, Managing Member

equestrian path as indicated in 1.q? needs to be outside of Road easement?





Conditions of Approval

Tentative Subdivision Map Case Number WTM16-002

The project approved under Tentative Subdivision Map Case Number WTM16-002 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on March 7, 2017. 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 or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this Tentative Subdivision Map 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 Development Division.

Compliance with the conditions of approval related to this Tentative Subdivision Map 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 Tentative Subdivision Map may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Tentative Subdivision Map 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 recordation of a final map.
- 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.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

Any conditions set by the Health District must be appealed to the District Board of Health.

- **The NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) is directed and governed by its own board. Therefore, any conditions set by the Nevada Department of Transportation must be appealed to that Board.**

<p style="text-align: center;">STANDARD CONSIDERATIONS FOR SUBDIVISIONS Nevada Revised Statutes 278.349</p>

Pursuant to NRS 278.349, when contemplating action on a Tentative Subdivision Map, the governing body or the Planning Commission, if it is authorized to take final action on a tentative map, shall consider:

- (a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
- (b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
- (c) The availability and accessibility of utilities;
- (d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
- (e) Conformity with the zoning ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- (f) General conformity with the governing body's master plan of streets and highways;
- (g) The effect of the proposed subdivision on existing public streets and the need for new streets and highways to serve the subdivision;
- (h) Physical characteristics of the land such as floodplain, slope and soil;
- (i) The recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 and 278.335; and
- (j) The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands.

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 Development Division

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

Contact Name – Trevor Lloyd, 775.328-3620

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this tentative map.
- b. The tentative map shall be in substantial compliance with the Approved Tentative Map and provisions of Washoe County Code Chapter 110, Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.

Regulatory Zone for Review Purposes	General Rural (GR) Low Density Suburban (LDS) High Density Rural (HDR)
Minimum Lot Area Proposed	35,000 square feet
Minimum Lot Width	120 feet
Minimum Front Yard	30 feet
Minimum Side Yard	12 feet
Minimum Rear Yard	30 feet
Maximum Building Height	35 feet

Notes: Variances to these standards may be processed per Washoe County Code.

- c. The subdivider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, within four years after the date of approval of the tentative map or within two years of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by two years if the extension request is received prior to the expiration date.
- d. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority.
- e. All final maps shall contain the applicable portions of the following Jurat:

Jurat for FIRST FINAL MAP

THE TENTATIVE MAP FOR WTM16-002 (Golden Mesa North)
WAS APPROVED *<denied>* BY THE WASHOE COUNTY
PLANNING COMMISSION ON *<date>*.

THIS FINAL MAP, *<subdivision name and unit/phase #>*, MEETS
ALL APPLICABLE STATUTES, ORDINANCES AND CODE
PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE
TENTATIVE MAP; AND ALL CONDITIONS HAVE BEEN MET.

[Omit the following paragraph if this is the first and last (only) final
map.]

THE NEXT FINAL MAP FOR WTM16-002 (Golden Mesa North)
MUST BE APPROVED AND ACCEPTED FOR RECORDATION
BY THE PLANNING AND DEVELOPMENT DIRECTOR ON OR
BEFORE THE EXPIRATION DATE, THE ____ DAY OF

_____, 20____, OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

<Insert Merger and Re-subdivision option as applicable>

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS ____ DAY OF _____, 20____ BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIRECTOR. THE OFFER OF DEDICATION FOR *<streets, sewers>* IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

MOJRA HAUENSTEIN, DIRECTOR,
PLANNING AND DEVELOPMENT DIVISION

Jurat for ALL SUBSEQUENT FINAL MAPS

THE TENTATIVE MAP for WTM16-002 (Golden Mesa North) was APPROVED *<denied>* BY THE WASHOE COUNTY PLANNING COMMISSION ON *<date>*. [If the TM had been appealed to the BCC --- Add:] THE WASHOE COUNTY COMMISSION APPROVED THE TENTATIVE MAP ON APPEAL ON *<date>*.

THE FIRST FINAL MAP FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON *<date of Planning and Development Director's signature on first final map>*. [Omit the following if second map.] THE MOST RECENTLY RECORDED FINAL MAP, *<subdivision name and prior unit/phase #>* FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON *<date of Planning and Development Director's signature on most recent final map>* [If an extension has been granted after that date – add the following]: A TWO YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON *<date of last Planning Commission action to extend the tentative map>*.

THIS FINAL MAP, *<subdivision name and unit/phase #>*, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP; AND ALL CONDITIONS HAVE BEEN MET.

[Omit the following paragraph if this is the last final map.]

THE NEXT FINAL MAP FOR WTM16-002 (Golden Mesa North) MUST BE APPROVED AND ACCEPTED FOR RECORDATION

BY THE PLANNING AND DEVELOPMENT DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE _____ DAY OF _____, 20____, *<add two years to the current expiration date unless that date is more than two years away>* OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

<Insert Merger and Re-subdivision option as applicable>

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS _____ DAY OF _____, 20____ BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIRECTOR. THE OFFER OF DEDICATION FOR *<streets, sewers>* IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

MOJRA HAUENSTEIN, DIRECTOR,
PLANNING AND DEVELOPMENT DIVISION

[Option for all merger and re-subdivision maps]

PUBLIC STREETS, UTILITY EASEMENTS, OR ANY OTHER EASEMENTS NO LONGER REQUIRED FOR THE FINAL MAP WERE ABANDONED PURSUANT TO ABANDONMENT CASE NO. _____ AND THE DOCUMENT HAS BEEN RECORDED PRIOR TO THE RECORDATION OF THIS MAP.

- f. A note shall be placed on all grading plans and construction drawings stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- g. The final map shall designate faults that have been active during the Holocene epoch of geological time, and the final map shall contain the following note:

NOTE

No habitable structures shall be located on a fault that has been active during the Holocene epoch of geological time.

- h. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and Development Division to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Development Division of the name, address,

telephone number and contact person of the new purchaser within thirty (30) days of the final sale.

- i. Failure to comply with the conditions of approval shall render this approval null and void.
- j. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to the Planning and Development Division staff for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to the Planning and Development Division with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:
 1. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:
 - a. Vegetation management;
 - b. Watershed management;
 - c. Debris and litter removal;
 - d. Fire access and suppression; and
 - e. Maintenance of public access and/or maintenance of limitations to public access.
 2. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
 3. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
 4. The project adjacent to undeveloped land shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.

5. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
 6. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
 7. No motorized vehicles shall be allowed on the platted common area.
 8. Mandatory solid waste collection.
 9. Fence material, height, and location limitations, and re-fencing standards. Replacement fence must be compatible in materials, finish and location of existing fence.
 10. Slopes shall be three (3) horizontal to one (1) vertical (3:1) or flatter.
 11. Development of slopes in excess of thirty (30) percent is prohibited.
- k. The common open space owned by the homeowners association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The deed shall be presented with the CC&Rs for review by the Planning and Development staff and the District Attorney.
- l. In coordination with the Washoe County Health District, the University of Nevada Cooperative Extension, and/or the Washoe-Storey Conservation District, the applicant shall prepare and submit a noxious weeds control plan.
- m. The applicants shall construct a fence along the eastern edge of the Rain Dance Way access easement within assessor's parcel number 552-050-01. The purpose of the fence is to identify the access easement and prevent future homeowners from obstructing the easement.
- n. All fencing, if any, along the perimeter of the development shall be open style such as split rail or similar alternative approved by the Washoe County Planning and Development Division.
- o. The developer shall require each future homeowner to sign a disclosure statement that regarding the existence of livestock and the potential for accompanying noise and odor within the immediate area.
- p. The developer shall install climatic adaptive landscaping in the front yard area between the front property line and the main building of each new residential lot.
- q. The developer shall provide a 10 foot wide public pedestrian/equestrian easement or common area. The easement or common area shall be located along the eastern portion of assessor's parcel number 552-050-01 and will provide pedestrian and equestrian access to the federal lands to north.

- r. The final construction drawings submitted for each final map shall ensure compliance with all design standards enumerated in policies NV.5.1 thru NV.5.8 of the North Valleys Area Plan. These policies will also be included within the CC&R's.
- s. A disclosure shall be made by the developer to each homebuyer on their closing documents that K-12 students in this subdivision may be assigned to the nearest Washoe County School District school(s) with available capacity in the event that the zoned schools cannot accommodate additional students

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 Name – Leo Vesely, 775.328.2313

- a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- b. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the water and sewer provider(s) and Engineering and Capital Projects Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
- c. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall be responsible for determining compliance with this condition.
- d. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements. The County Engineer shall determine compliance with this condition.
- e. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan. The County Engineer shall determine compliance with this condition.
- f. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The County Engineer shall determine compliance with this condition. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

- g. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.
- h. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project. The County Engineer shall determine compliance with this condition.
- i. With each affected final map, provide written approval from NV Energy for any improvements located within their easement or under their facilities. The County Engineer shall determine compliance with this condition.
- j. Appropriate easements shall be granted for any existing or new utilities, with each affected final map. This includes, but is not limited, to electrical lines, water lines, and drainage maintenance access. The County Engineer shall determine compliance with this condition.
- k. Prior to the finalization of the final map containing lots 40 and 84, a maintenance agreement shall be prepared for the joint maintenance of the common driveway and drainage facilities for lots 40 and 84 to the satisfaction of the District Attorney's Office. The County Engineer shall determine compliance with this condition.
- l. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438. The County Engineer shall determine compliance with this condition.
- m. Lot 107 shall be developed with the proposed Golden Meadows South or lot 107 may be developed with this project provided that the permanent county standard street section and cul-de-sac is constructed with the final map to serve lot 107.
- n. Prior to the recordation of the final map containing lots 39 and 48, the existing access and utility easement per document no. 528857 shall be relinquished.

DRAINAGE AND STORM WATER DISCHARGE PROGRAM

- o. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.
- p. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval. The County Engineer shall determine compliance with this condition.
- q. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.
- r. Any increase in stormwater runoff resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite, or off-site with necessary

- permission and easements from the property owner. The County Engineer shall determine compliance with this condition.
- s. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering and Capital Projects Division.
 - t. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering and Capital Projects Division.
 - u. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map. The County Engineer shall determine compliance with this condition.
 - v. In medians with irrigated landscaping adjacent to the curb, a subdrain system shall be installed a minimum of one foot behind the back face of curb to intercept drainage from the landscaping. The system shall be tied to the storm drain system or an acceptable alternative drainage system. The County Engineer shall determine compliance with this condition.
 - w. Drainage swales that drain more than two lots are not allowed to flow over the curb into the street; these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system. The County Engineer shall determine compliance with this condition.
 - x. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a homeowners association. As an alternative to a homeowners association, the developer may request the establishment of a County Utility Service Area under which fees would be paid for maintenance of the proposed storm drainage detention facility. The fee amount will be based on the additional service above that normally provided by the County to maintain new stormwater facilities dedicated by the developer (i.e., curb and gutter, drop inlets and piping). The County Engineer shall determine compliance with this condition. The maintenance and funding of these drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
 - y. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity. The County Engineer shall determine compliance with this condition.
 - z. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable. The County Engineer shall determine compliance with this condition.
 - aa. Drainage easements shall be provided for all storm runoff that crosses more than one lot. The County Engineer shall determine compliance with this condition.

- bb. Maintenance access roadways and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage facilities located within Common Area shall be constructed with an adjoining minimum 12' wide gravel access road. Maintenance access road shall be provided to the bottom of proposed detention basins as well as over County owned and maintained storm drainage facilities. County Engineer shall determine compliance with this condition.
- cc. The FEMA 100-year floodplain shall be shown on the final map and grading plan to the satisfaction of the County Engineer. All grading and construction in these areas shall be in conformance with the Washoe County Code Article 416.
- dd. Offsite drainage and common area drainage draining onto residential lots shall be perpetuated around the residential lots and drainage facilities, such as concrete lined cutoff swales, capable of passing a 100-year storm shall be constructed with the subdivision improvements to perpetuate the storm water runoff to improved or natural drainage facilities. The maintenance of these drainage facilities shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office. The County Engineer shall determine compliance with this condition.
- ee. Detention basins A and B shall be designed to provide for emergency or overtopping flow from the detention basin to The Estates Road drainage channel. The County Engineer shall determine compliance with this condition.
- ff. The hydrology report for each phase shall include sizing the driveway culverts for that phase such that they will pass the onsite 100-year flow. The driveway culvert sizes shall be identified on the improvement plans for each phase. The County Engineer shall determine compliance with this condition.
- gg. Prior to the finalization of the first final map, a maintenance and operation plan for the maintenance of the projects detention basins shall be developed in accordance with the Washoe County Code Article 421.

TRAFFIC AND ROADWAY

- hh. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.
- ii. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- jj. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street. The County Engineer shall determine compliance with this condition.
- kk. For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement of non-woven pavement reinforcing fabric with a 2" asphalt overlay for half the street width. Type II slurry seal is required for the entire street width with either option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street.

- ll. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage. The County Engineer shall determine compliance with this condition.
- mm. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval. The County Engineer shall determine compliance with this condition.
- nn. All retaining walls that are adjacent to, provide support for or retain soil from the County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada. The County Engineer shall determine compliance with this condition.
- oo. No retaining walls that retain soil from the County right-of-way shall be located within a plowed snow storage easement. The County Engineer shall determine compliance with this condition.
- pp. With Appropriate curve warning signs and/or a lower speed limit shall be determined and posted on all horizontal roadway curves that do not meet the standard Washoe County 25-mile per hour design speed. The minimum centerline radius allowed shall be 100'. The County Engineer shall determine compliance with this condition.
- qq. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal of existing pavement. The County Engineer shall determine compliance with this condition.
- rr. Access to parcels 552-050-02, 04, 06, 09, 14 & 18, 552-040-01, 03, 07 & 11 shall be perpetuated. Developer shall grant access, drainage and public utility easements as needed to accommodate the existing roadways and drainage facilities. Said easement shall be fenced with an open fence type, such as split-rail fencing or approved alternative. The County Engineer shall determine compliance with this condition.
- ss. Any streetlights that do not meet Washoe County standards shall be placed outside Washoe County right-of-way. These streetlights shall be private, and the CC&R's shall indicate operation and maintenance of the streetlights shall be the responsibility of the Homeowners Association. The County Engineer and the District Attorney's Office shall determine compliance with this condition.
- tt. Prior to finalization of the any final map, provide written verification from NV Energy that proper clearances are maintained between the proposed improvements and the existing overhead power lines. The County Engineer shall determine compliance with this condition.
- uu. A temporary turn-around shall be constructed at the southern end of Painite Road if a county roadway is not constructed to serve lot 107.
- vv. Development shall account for the increased volume of runoff generated as well as for flood plain storage volumes within the 100-year flood plain. The hydrology report will identify the required volume mitigation to achieve no net increase of water surface elevation within Swan Lake. 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

Washoe County Utilities (Engineering and Capital Projects Division)

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

Contact Name – Tim Simpson, 775.954.4648

- a. All fees shall be paid or deferred in accordance with Washoe County Ordinance prior to the approval of each final map.
- b. Improvement plans shall be submitted and approved by City of Reno Community Services Division (CSD) prior to approval of the final map. They shall be in compliance with the City of Reno Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
- c. The Applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. The files must be in a format acceptable to Washoe County.
- d. The Developer shall construct and/or provide the financial assurance for the construction of any on-site and off-site sanitary sewer collection systems prior to signature on each final map. The financial assurance must be in a form and amount acceptable to the CSD.
- e. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection systems. The CSD will be responsible to inspect the construction of the sanitary sewer collection systems.
- f. The sanitary sewer collection systems must be offered for dedication to Washoe County along with the recordation of each final map.
- g. Easements and real property for all sanitary sewer collection systems and appurtenances shall be in accordance with Washoe County Design Standards and offered for dedication to Washoe County along with the recordation of each final map.
- h. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses.
 - i. the estimated sewage flows generated by this project,
 - j. projected sewage flows from potential or existing development within tributary areas,
 - k. the impact on capacity of existing infrastructure,
 - l. slope of pipe, invert elevation and rim elevation for all manholes,
 - m. proposed collection line sizes, on-site and off-site alignment, and half-full velocities.

- n. No Certificate of Occupancy will be issued until all the sewer collection facilities necessary to serve each final map have been completed, accepted and completed as-built drawings delivered to the utility. As-built drawings must be in a format acceptable to Washoe County.
- o. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- p. A minimum 30-foot wide sanitary sewer easement shall be dedicated to Washoe County over any sanitary sewer not located within the proposed right-of-way.
- q. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer.
- r. The Applicant shall be required to obtain a sewer will-serve letter from the City of Reno indicating sufficient capacity exists at the Truckee Meadows Water Reclamation Facility and the associated sewer collection system and pay all necessary fees required by the City of Reno.
- s. Any major infrastructure such as pump structures, controls, telemetry and appurtenances, lift stations, force mains, sewer mains and interceptors that are necessary to accommodate the project, the Developer will be responsible to fund the design and construction. However, the actual design will be the responsibility of the CSD. Prior to initiation of design the Developer shall pay the estimated design costs to Washoe County. The CSD may either provide such design in-house, or select an outside consultant. When an outside consultant is to be selected, the CSD and the Developer shall jointly select that consultant.
- t. The CSD shall reserve the right to over-size the design of infrastructure to accommodate future development as determined by accepted engineering calculations. Funding shall be the responsibility of Washoe County. Washoe County shall either participate monetarily at the time of design and/or shall credit an appropriate dollar amount to the Developer at the time of recordation of the subdivision map.
- u. The proposed sewer lift station shall be built on a parcel deeded to Washoe County and of a size acceptable to Washoe County

Washoe County Health District

- 4. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

Contact Name – Wes Rubio, 775.328.2635

- a. Prior to any final grading or other civil site improvements, a complete water system plan and Water Project submittal for the referenced proposal must be submitted to Health District. The plan must show that the water system will conform to the State of Nevada Design, Construction, Operation and Maintenance Regulations for Public Water Systems, NAC Chapter 445A, and the

State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC 278.400 and 278.410.

- i. The application for a Water Project shall conform to the requirements of NAC 445A.66695.
 - ii. Two copies of complete construction plans are required for review. All plans must include an overall site plan, additional phases that will eventually be built to indicate that the water system will be looped, all proposed final grading, utilities, and improvements for the proposed application.
- b. Mass grading may proceed after approval of the Tentative Map and after a favorable review by this Health District of a grading permit application. The final map submittal shall include a Truckee Meadows Water Authority annexation and discovery with the mass grading permit
- c. Improvement plans for the water system may be constructed prior to final map submittal only after Water Project approval by this Health District.
- i. For improvement plans approved prior to final map submittal, the Developer shall provide certification by the Professional Engineer of record that the improvement plans were not altered subsequent to final map submittal
 - ii. Any changes to previously approved improvement plans made prior to final map submittal shall be resubmitted to this Health District for approval per NAC 278.290 and NAC 445A.66715

The WCHD requires the following to be submitted with the final map application for review and approval:

- d. Construction plans for the development must be submitted to this Health District for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of this Health District
- e. Prior to approval of a final map for the referenced project and pursuant to NAC 278.370, the developer must have the design engineer or a third person submit to the satisfaction this Health District an inspection plan for periodic inspection of the construction of the systems for water supply and community sewerage. The inspection plan must address the following and be included with the final map submittal:
 - i. The inspection plan must indicate if an authorized agency, city or county is performing inspection of the construction of the systems for water supply and community sewerage;
 - ii. The design engineer or third person shall, pursuant to the approved inspection plan, periodically certify in writing to this Health District that the improvements are being installed in accordance with the approved plans and recognized practices of the trade;
 - iii. The developer must bear the cost of the inspections; and

- iv. The developer may select a third-person inspector but the selection must be approved by the Health District or local agency. A third-person inspector must be a disinterested person who is not an employee of the developer.

- f. Prior to final map approval, a "Commitment for Service" letter from the sewage purveyor committing sewer service for the entire proposed development shall be submitted to this Health District. The letter must indicate that the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service, or the facility will be expanded to provide for the added service. A copy of this letter must be included with the final map submittal

- g. Prior to final map approval, a "Commitment for Water Service" letter from the water purveyor committing adequate water service for the entire proposed development must be submitted to this Health District. A copy of this letter must be included with the final map submittal

- h. The final map submittal must include a letter from Nevada Division of Environmental Protection to the Health District certifying their approval of the final map.

- i. The final map application packet must include a letter from Division of Water Resources certifying their approval of the final map.

- j. Pursuant to NAC 278.360 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, the development of the subdivision must be carried on in a manner which will minimize water pollution. Construction plans shall clearly show how the subdivision will comply with NAC 278.360

- k. Prior to approval of the final map, the applicant must submit to the Health District the final map fee.

- l. All grading and development activities must be in compliance with the DBOH Regulations Governing the Prevention of Vector-Borne Diseases.

- m. The grading plans must properly identify the existing monitoring well and demonstrate the monitoring well will be adequately protected during grading activities.

- n. If the required sewer lift station has not been completed (i.e. construction received final approval and the unit is in use prior to the approval of the final map) then all proposed building permits must have a final C of O for WCHD to ensure proper sewage disposal is available prior to any occupancy of the dwellings

Truckee Meadows Fire Protection District

- 5. The following conditions are requirements of Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

Contact Name – Amy Ray, 775.326.6005

Washoe County Conditions of Approval

- a. Shall meet requirements of Washoe County Code 60 including cul-de-sacs at 50 foot radius and fire flow at 1,000 to 1,500 gallons per minute.
- b. CC&Rs shall be submitted to TMFPD for review and approval for compliance with the Wildland Urban Interface Code.

Nevada Department of Transportation

6. The following conditions are requirements of the Nevada Department of Transportation (NDOT), which shall be responsible for determining compliance with these conditions. NDOT is directed and governed by its own board. Therefore, any conditions set by NDOT must be appeal to that board.

Contact Name – Jae Pullen, 775.834.8309

- a. The Nevada Department of Transportation will require an occupancy permit for any work performed within the State's right-of-way. Please see the *Terms and Conditions Relating to Right of Way Occupancy Permits* booklet available on the nevadadot.com website. Contact the Permit Office at (775) 834-8330 for more information regarding the occupancy permit.
- b. The traffic study indicated 80% of the project's trips will be accessing US 395. NDOT District II requests that the intersections of Golden Valley Road at the US 395 ramp termini be added to the traffic study. As stated in number 1, above, the project is directing 80% of the traffic towards this location. This amendment to the traffic study shall be submitted and reviewed by NDOT prior to the recordation of the first final map.

*** End of Conditions ***

TAB E

Generic Revegetation Seed Mix for Upland Sites in Northern Nevada

Botanical Name	Common Name	PLS ¹ (lbs/acre)
<i>Achillea millefolium</i>	Yarrow	0.10
<i>Achnatherum hymenoides</i>	Indian ricegrass "Nezpar/Native"	2.00
<i>Agropyron fragile</i> ssp. <i>sibericum</i>	Siberian wheatgrass "P-27"	4.00
<i>Artemisia tridentata</i> ssp. <i>wyomingensis</i> ²	Basin sagebrush	1.00
<i>Chrysothamnus nauseosus</i> ²	Rabbitbrush	0.50
<i>Elymus elymoides</i>	Bottlebrush squirreltail	3.00
<i>Elymus lanceolatus</i>	Streambank wheatgrass "Sodar"	4.00
<i>Ephedra viridis</i>	Mormon tea	0.50
<i>Eriogonum umbellatum</i>	Sulfurflower buckwheat	0.50
<i>Festuca ovina</i>	Sheep fescue "Covar"	2.00
<i>Linum lewisii</i>	Blue flax	0.50
<i>Lupinus argenteus</i>	Silverleaf lupine	0.50
<i>Penstemon palmeri</i>	Palmer penstemon	0.25
<i>Poa secunda</i>	Sandberg bluegrass "Sherman"	2.00
<i>Psuedoroegneria spicata</i>	Bluebunch wheatgrass "Secar"	3.00
<i>Purshia tridentata</i>	Bitterbrush	1.00
	Annual flower blend ³	0.50
	Annual ryegrass	5.00
TOTAL		30.35

Notes:

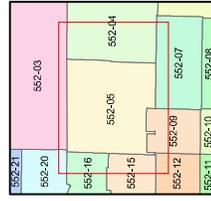
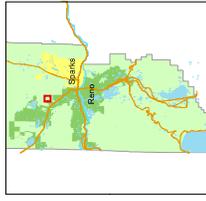
1. PLS = Pure Live Seed
2. Seeds have a short shelf life
3. Annual flower blend contains *Centaurea cyanus* (Bachelor buttons), *Cleome lutea* (Beeplant), *Cosmos bipinnatus* (Cosmos), and *Helianthus annuus* (Sunflower)

Assessor's Map Number
552-05

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Michael E. Clark, Assessor
1001 East Ninth Street
Building D
Reno, NV 89512
Phone: (775) 328-2231



Feet
0 75 150 225 300
1 inch = 300 feet

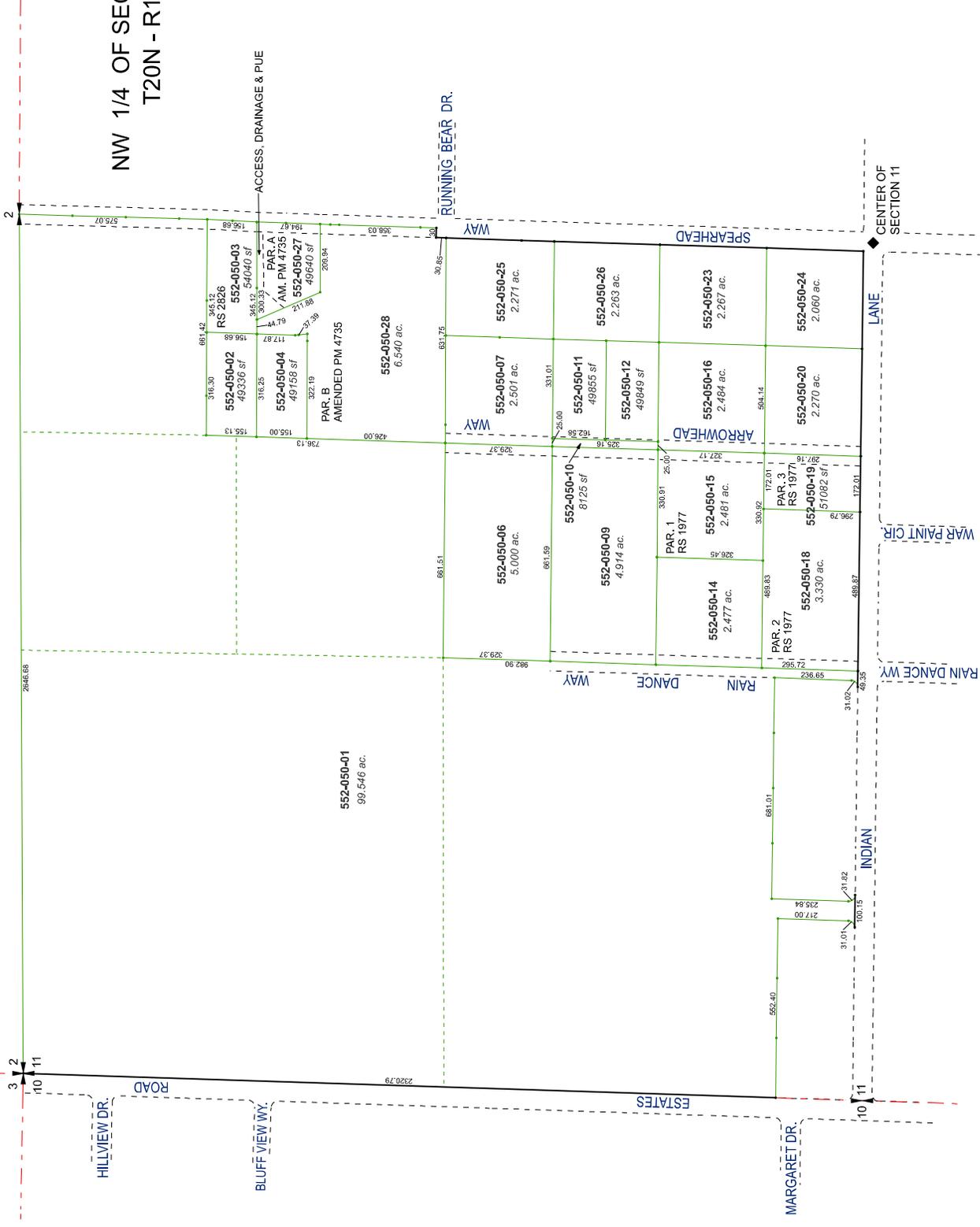


created by: JMO 05/05/2016
last updated:

area previously shown on map(s)
88-13

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey. No warranty is made or assumed as to the sufficiency or accuracy of the data delineated hereon.

NW 1/4 OF SECTION 11 T20N - R19E



WASHOE COUNTY ASSESSOR PROPERTY DATA							4/5/2021	
Owner Information								
APN	552-050-01					Card 1 of 1		
Situs 1	0 ESTATES RD WASHOE COUNTY NV 89506					Bld #		
Owner 1	MOONLIGHT HILLS ESTATES LLC							
Mail Address	5390 BELLAZZA CT RENO NV 89519							
Parcel Information								
Keyline Desc	W2; FR NE4 NW4 SEC 11 TWP 20 RGE 19							
Subdivision	_UNSPECIFIED							
			Section	Township	Range			
			11	20	19			
Record of Survey Map : Parcel Map# 0 : Sub Map#								
Special Property Code								
2021 Tax District	4000	Prior APN	088-130-01					
2020 Tax District	4000	Tax Cap Status	Use does not qualify for Low Cap, High Cap Applied					
Building Information							XFOB	SUBAREA
Bld #1 Situs	0 ESTATES RD			Property Name				
Quality				Building Type				
Stories				2nd Occupancy				
Year Built	0			WAY	0			
Bedrooms	0			Square Feet				
Full Baths	0			Finished Bsmt	0			
Half Baths	0			Unfin Bsmt	0			
Fixtures				Basement Type				
Fireplaces	0			Gar Conv Sq Feet	0			
Heat Type				Total Garage Area	0			
2nd Heat Type				Garage Type				
Exterior Walls				Detached Garage	0			
2nd Ext Walls				Basement Gar Door	0			
Roof Cover				Sub Floor				
% Complete	0			Frame				
Obso/Bldg Adj	0			Units/Bldg	0			
Construction Modifier				Units/Parcel	0			
Land Information							LAND DETAILS	
Land Use	100	DOR Code	100	Sewer	None	Neighborhood	GBEZ	GB Neighborhood Map
Size	4,336,223.76 SqFt	Size	99.546 Acres	Street	Paved	Zoning Code	PSP 1% / LDS 96% / GR 3%	
				Water	None			
Sales and Transfer Records							RECORDER SEARCH	

Grantor	Grantee	Doc #	Doc Type	Doc Date	DOR Code	Value/Sale Price	Sale Code	Note
MOONLIGHT HILLS ESTATES LLC	MOONLIGHT HILLS ESTATES LLC	4977348	DEED	11-26-2019	100	0	3BGG	
TOBLER TRUST, L JACK	MOONLIGHT HILLS ESTATES LLC	4339670	DEED	03-31-2014	110	300,000	1G	
TOBLER, L JACK	TOBLER TRUST, L JACK	2645235	QC	01-28-2002	120	0	3NTT	
	TOBLER, L JACK	2009093		07-02-1996		0		
		1962485	DEED	01-29-1996	110	0		

Valuation Information ⚠ The 2021/2022 values are preliminary values and subject to change.

	Taxable Land	New Value	Taxable Imps	OBSO	Tax Cap Value	Taxable Total	Land Assessed	Imps Assessed	Total Assessed	Exemption Value
2021/22 NR	895,950	0	0	0		895,950	313,582	0	313,582	0
2021/22 VN	895,950	0	0	0		895,950	313,582	0	313,582	0
2020/21 FV	895,950	0	0	0	309,797	895,950	313,582	0	313,582	0

If the property sketch is not available on-line you can obtain a copy by calling (775) 328-2277 or send an email to exemptions@washoecounty.us with 'Sketch Request' in the subject line. Please include the APN.



All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 04-04-2021

If you have questions or corrections about our property data you can call us at 775-328-2277 or email us at exemptions@washoecounty.us

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
55205001	Active	3/31/2021 1:39:23 AM
Current Owner: MOONLIGHT HILLS ESTATES LLC 5390 BELLAZZA CT RENO, NV 89519		SITUS: 0 ESTATES RD WCTY NV
Taxing District 4000		Geo CD:
Legal Description		
Section 11 Township 20 Range 19 SubdivisionName _UNSPECIFIED		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/17/2020	2020	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/5/2020	2020	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/4/2021	2020	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/1/2021	2020	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
State of Nevada	\$533.09	(\$348.76)	\$184.33
Truckee Meadows Fire Dist	\$1,693.34	(\$1,107.83)	\$585.51
Washoe County	\$4,364.12	(\$2,855.12)	\$1,509.00
Washoe County Sc	\$3,570.14	(\$2,335.66)	\$1,234.48
Washoe County Wa	\$207.94	\$0.00	\$207.94
LEMMON VALLEY WB	\$0.13	\$0.00	\$0.13
Total Tax	\$10,368.76	(\$6,647.37)	\$3,721.39

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2020	2020478822	U20.13534	\$1,756.66	12/30/2020
2020	2020478822	B20.128593	\$878.33	10/8/2020
2020	2020478822	B20.77032	\$1,086.40	8/21/2020

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

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-3642

Address change requests may also be mailed to:
Washoe County Assessor
1001 E 9th Street
Reno, NV 89512-2845