



Parcel Map Review Committee Staff Report

Meeting Date: February 08, 2018

Agenda Item: 7C

TENTATIVE PARCEL MAP CASE NUMBER: WTPM17-0024 (Fritter)

BRIEF SUMMARY OF REQUEST: Divide a 4.99 acre parcel into a 2 acre and 2.99 acre parcel

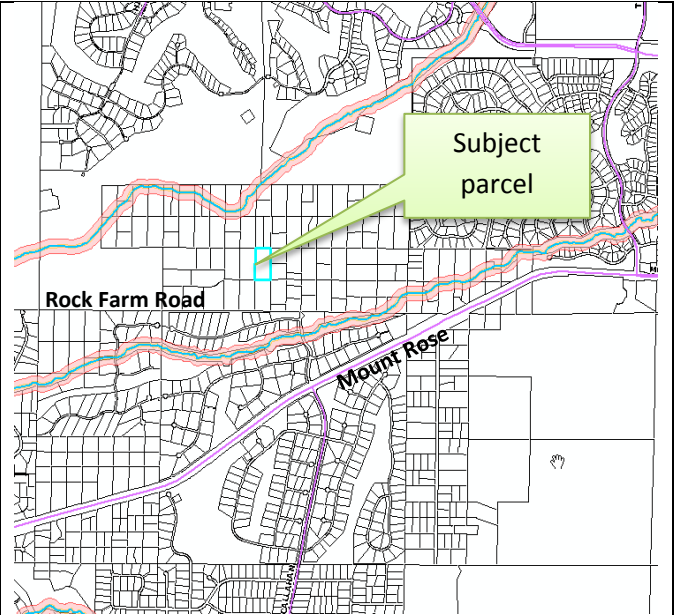
STAFF PLANNER:

Planner's Name: Chris Bronczyk, Planner
Phone Number: 775.328.3612
E-mail: cbronczyk@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion by the Washoe County Parcel Map Review Committee to approve a tentative parcel map dividing a 4.99 acre parcel into a 2 acre and a 2.99 acre parcel.

Applicant/Property Owner: Robin Fritter
Location: 330 feet west of Carl Drive, on the south side of Rock Farm Road
APN: 150-260-33
Parcel Size: 4.99 Acres
Master Plan: Rural Residential (RR)
Regulatory Zone: High Density Rural (HDR)
Area Plan: South West Truckee Meadows
Citizen Advisory Board: South Truckee Meadows / Washoe Valley
Development Code: Authorized in Article 606
Commission District: 2 – Commissioner Lucey
Section/Township/Range: Section 26, T18N, R19E, MDM



STAFF RECOMMENDATION

APPROVE

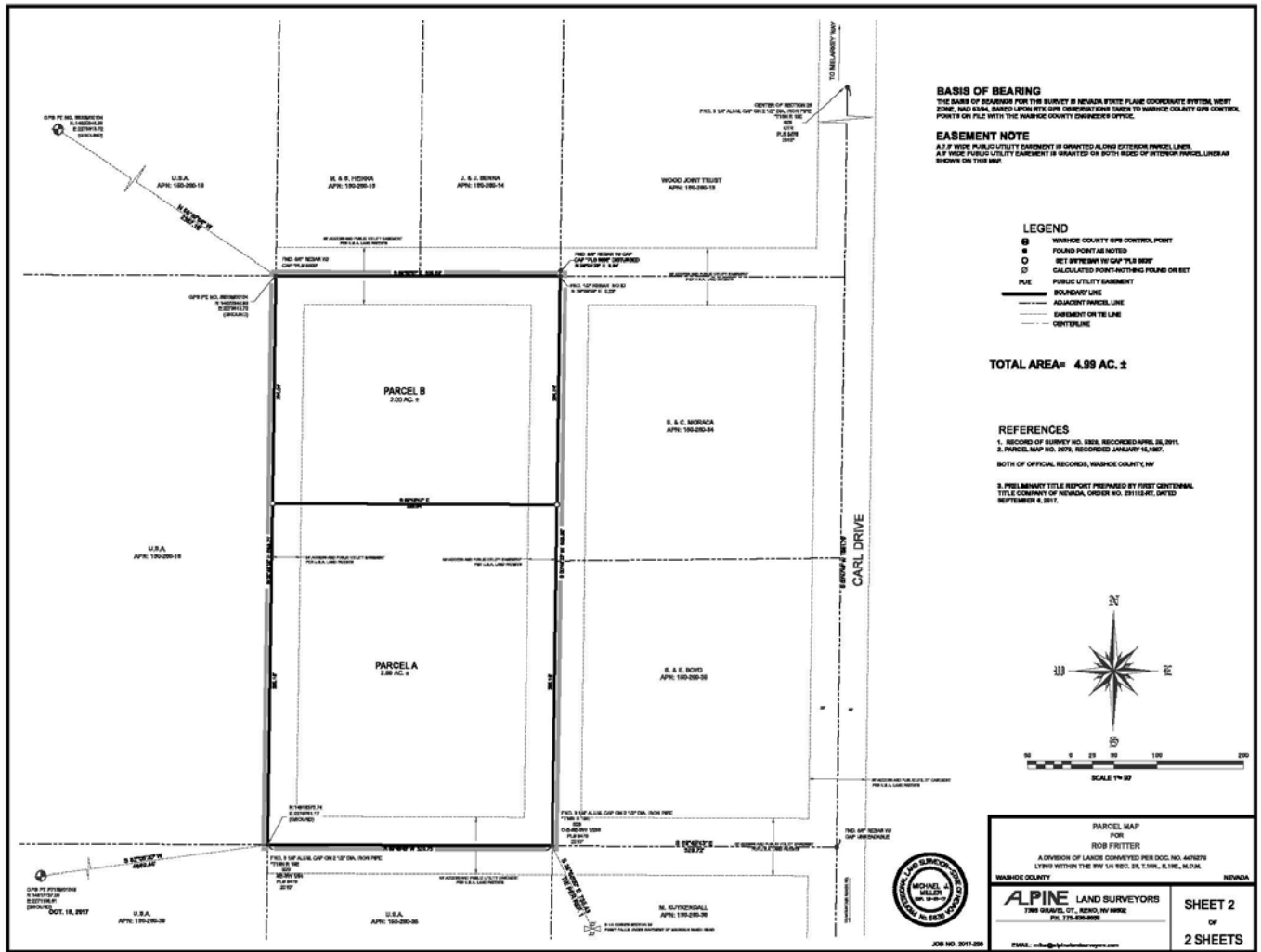
APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM17-0024 for Robin Fritter, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30.

(Motion with Findings on Page 8)



Site Plan

Tentative Parcel Map Evaluation

Regulatory Zone: High Density Rural (HDR)

Maximum Lot Potential: 2

Number of Lots on Parcel Map: 2

Minimum Lot Size Required: 2 Acres

Minimum Lot Size on Parcel Map: 2 Acres (87,120 sq. ft.)

Minimum Lot Width Required: 150 feet

Minimum Lot Width on Parcel Map: 329.59'

The tentative parcel map meets all minimum requirements for the *High Density Rural* regulatory zone.

Development Suitability Constraints: The Development Suitability Map, a part of the *Southwest Truckee Meadows Area Plan*, identifies the subject parcel as Unconstrained.

Hydrographic Basin: The subject parcel is within the Truckee Meadows Hydrographic Basin.

The subject parcel is inside the Truckee Meadows Service Area (TMSA).

The proposed subdivision is not a second or subsequent division of a parcel map approved within the last five years.

Southwest Truckee Meadows Area Plan Modifiers

The subject parcel is located within the Timberline Wildland Transition Suburban Character Management Area. The following is the pertinent policy from the Area Plan:

SW.1.5 The following Regulatory Zones are permitted within the Timberline Wildland Transition Suburban Character Management Area:

- e. High Density Rural (HDR) Limited to the areas designated HDR as of the effective date of this plan.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
- Truckee Meadows Water Authority (TMWA)
- Washoe County Health District
 - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission (RTC)
- Washoe-Storey Conservation District

4 out of the 7 above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact

information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order, if granted approval.

- Washoe County Planning and Building Division, Planning Program requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.
Contact: Chris Bronczyk, 775.328.3612, cbronczyk@washoecounty.us
- Washoe County Engineering and Capital Projects Division provided comments related to technical map requirements, roadway improvements, and access.
Contact: Mike Gump, 775.328.2041, mgump@washoecounty.us
- Washoe County Planning and Building Division, Water Management Planner Coordinator requires the Parcel Map shall contain TMWA's note and acknowledgement regarding all conditions necessary for provisions of water service to these 2 parcels.
Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us

Staff Comment on Required Findings

WCC Section 110.606.30 (i) requires that all of the following findings be made to the satisfaction of the Washoe County Parcel Map Review Committee before granting approval of the request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - 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.
Staff Comment: Compliance with all applicable environmental and health laws and regulations concerning water and air pollution, the disposal of solid wastes, facilities to supply water, and sewage disposal will be ensured prior to recordation of the final map or prior to approval of a development permit on the subject site.
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
Staff Comment: The applicant shall enter into a Water Service Agreement with Truckee Meadows Water Authority (TMWA) and pay all required fees for water service.
 - c) The availability and accessibility of utilities.
Staff Comment: Water service shall be provided by TMWA. A septic system shall provide onsite sanitation. Utility services are available and accessible in this area.
 - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
Staff Comment: The proposed parcel map would create one additional lot, which is anticipated to have minimal impacts on local services. The application was reviewed by fire and transportation agencies and no recommendation for denial was received.
 - e) Conformity with the zoning ordinances and master plan.
Staff Comment: The proposed division of land is in conformity with the applicable provisions of the Washoe County Development Code and Master Plan.
 - f) General conformity with the governing body's master plan of streets and highways.
Staff Comment: The application was reviewed by the Planning and Building Division, Engineering and Capital Projects Division, and Regional Transportation Commission. The proposal is in conformance with the Master Plan for streets and highways.

- g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.

Staff Comment: The application was reviewed by the Washoe County Engineering and Capital Projects Division and the Regional Transportation Commission, and no recommendations for new streets or highways to serve the subdivision were received.

- h) Physical characteristics of the land such as floodplain, slope and soil.

Staff Comment: The project site is identified as “most suitable for development” with some areas having “slopes greater than 15%” by the Southwest Truckee Meadows Area Plan.

- i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.

Staff Comment: These provisions of statute refer to the preparation of tentative maps. All recommend conditions of approval from the reviewing agencies have been included with the staff report.

- 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.

Staff Comment: The application was reviewed by the Truckee Meadows Fire Protection District and no recommendation for denial was received.

- k) Community antenna television (CATV) conduit and pull wire.

Staff Comment: Utility easements are provided along all public roadways.

- l) Recreation and trail easements.

Staff Comment: The proposal does not affect any existing recreational or trail easements in the area.

Recommendation

Those agencies which reviewed the application, recommended conditions in support of approval of the tentative parcel map. Therefore, after a thorough analysis and review, Parcel Map Case Number WTPM17-0024 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee’s consideration.

Motion

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Tentative Parcel Map Case Number WTPM17-0024 for Robin Fritter, subject to the conditions of approval included as Exhibit X with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30:

1. General improvement considerations for all parcel maps including, but not limited to:
 - 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;
- 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 or 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 parcel map pursuant to NRS 278.330 and 278.348, inclusive;
- j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility water and services for the prevention and containment of fires including fires in wild lands;
- k) Community antenna television (CATV) conduit and pull wire; and
- l) Recreation and trail easements.

Appeal Process

Parcel Map Review Committee action will be effective 10 calendar days after the written decision is filed with the Secretary to the Parcel Map Review Committee, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Board of County Commissioners. Any appeal must be filed in writing within 10 calendar days from the date the written decision is filed with and signed by the Secretary of the Parcel Map Review Committee and mailed to the applicant.

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Engineering and Capital Projects Memo
- Exhibit C: Truckee Meadows Water Authority Letter
- Exhibit D: Water Management Planner Coordinator Memo

Owner/Applicant: Robin Fritter
 5831 Carl Dr
 Reno, NV 89502
 applefritter7@sbcglobal.net

Consultant: Alpine Land Surveyors
 7395 Gravel Ct.
 Reno, NV 89502
 mike@alpinelandsurveyors.com



Conditions of Approval

Tentative Parcel Map Case Number WTMP17-0024

The tentative parcel map approved under Tentative Parcel Map Case Number WTMP17-0024 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on February 8, 2018. 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 parcel map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final parcel map. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this tentative parcel 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 parcel map may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the Conditions of Approval related to this tentative parcel 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.**

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

Washoe County Planning and Building Division

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

Contact: Chris Bronczyk, Planner, 775.328.3612, cbronczyk@washoecounty.us

- a. The final map shall be in substantial compliance with all plans and documents submitted as part of this tentative parcel map application, and with any amendments imposed by the Parcel Map Review Committee. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the County Engineer and the Planning and Building Division.
- b. The applicant shall comply with all the conditions of approval and shall submit a final map for signature by the Director of the Planning and Building Division within 22 months from the date of approval by the Parcel Map Review Committee. Each agency responsible for imposing conditions may determine whether its conditions must be fully completed or whether the applicant shall be offered the option of providing financial assurances as a means of assuring compliance.
- c. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM17-0024 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20_____, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- d. Any regulations, procedures, and conditions adopted by the Washoe County Health District must be met prior to recordation of a final map.

- e. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
 - f. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; and if approved, may be delayed up to three months processing time. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings. Compliance shall be determined by the Planning and Building Division.
 - g. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit. Compliance shall be determined by the Planning and Building Division.
2. The following conditions are requirements of the Planning and Building Division, Water Management Planner Coordinator, which shall be responsible for determining compliance with these conditions.
- Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us**
- a. The Parcel Map shall contain TMWA's note and acknowledgement regards all conditions necessary for provision of water service to these 2 parcels. Or a valid will-serve from TMWA for the 2 parcels is also acceptable.

Washoe County Engineering and Capital Projects

3. The following conditions are requirements of the Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.
- Contact: Mike Gump, PLS, 775.325.2315, mgump@washoecounty.us**
- a. Comply with the conditions of the Washoe County technical check for this map.
 - b. Provide evidence of a buildable site.
 - c. The applicant shall submit a letter from a PLS certifying that the roadway improvements are within the documented access and do not exceed a 14% gradient.
 - d. Any access way shall be upgraded to a gravel road that will allow emergency vehicle travel, issuance of a building permit, and take drainage into consideration. Submit plans for review and approval.

*** End of Conditions ***



WASHOE COUNTY
Engineering & Capital Projects
INTEGRITY COMMUNICATION SERVICE

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

INTEROFFICE MEMORANDUM

PARCEL MAP REVIEW

DATE: December 22nd, 2017
TO: Department of Community Services, Chris Bronczyk, Eva Krause
FROM: Mike Gump, PLS, Engineering Division
SUBJECT: *Parcel Map for: Fritter Rob*
Parcel Map Case No.: WTPM17-0024
APN: 150-260-33
Review Date: 12/22/2017

The Engineering Division has reviewed the subject parcel map and the following conditions must be successfully completed prior to final approval of this application by the Engineering Division.

1. Comply with the conditions of the Washoe County technical check for this map.
2. Provide evidence of a buildable site.
3. The applicant shall submit a letter from a PLS certifying that the roadway improvements are within the documented access and do not exceed a 14% gradient.
4. Any access way shall be upgraded to a gravel road that will allow emergency vehicle travel, issuance of a building permit and take drainage into consideration. Submit plans for review and approval.



August 1, 2017

Mr. Rob Fritter
3983 S McCarran Blvd #297
Reno, NV. 89502

**RE: *ROCK FARM _ RES SVC; TMWA PLL# 17-5626
Water Service Agreement Cover Letter***

Dear Mr. Fritter,

Attached is the Water Service Agreement for the above referenced project. Once we are in receipt of the signed original Water Service Agreement along with the payment of fees outlined on Schedule 1 and all issues pertaining to water rights and right-of-way have been satisfied, we will be able to schedule a pre-construction meeting which is mandatory prior to commencing construction.

The pre-construction meeting will be held at TMWA's offices located at 1355 Capital Blvd and requires that the Owner or Owner's Representative, the Engineer of Record, and the Contractor performing the work with a State of Nevada Class A or A-19 license attend this meeting. Please notify me in advance of this meeting whom the Contractor will be so we may verify his License status. At this meeting, we will release the construction drawings and you may schedule your 48 hour notice thereafter.

If you have any questions please contact Karen Meyer at (775) 834-8012.

Sincerely,

Karen Meyer

Karen L. Meyer
New Business Project Coordinator

Enclosure



Water Service Agreement Issue Date: August 1, 2017

Mr. Rob Fritter
3983 S McCarran Blvd #207
Reno, NV. 89502

RE: *ROCK FARM _ RES SVC; TMWA PLL# 17-5626*
Water Service Agreement

Dear Mr. Fritter;

This letter agreement (“Agreement”) sets forth the respective obligations of you (the “Applicant”) and Truckee Meadows Water Authority (“TMWA”) which must be met as a condition of TMWA’s commitment to provide a new water service or modification of an existing water service for the above-referenced project (“Project”), located at Rock Farm Rd., Reno, NV. 89511, APN 150-260-33, (the “Service Property”). This Agreement sets forth your responsibilities and cost obligations to satisfy the requirements set forth in the TMWA adopted Rules governing tariffs for domestic, irrigation and fire protection water service(s). This Agreement also describes TMWA’s obligations with respect to engineering and technical support. This Agreement, when executed by both you and an authorized TMWA representative, will constitute a binding contract.

As TMWA’s New Business Project Coordinator assigned to this Project, I will be coordinating the following details regarding your application for water service(s): (1) engineering review and approval, meeting the Nevada Administrative Code (NAC) requirements, and issuance of appropriate submittals and letters to the Washoe County Health Department (“Health Department”) (2) payment of application fees and other Project costs; (3) verification of water rights purchase and/or dedication and issuance of the related “Will Serve Letter”; (4) verification and/or conveyance of appropriate right of way easements; (5) as applicable, the scheduling of the pre-construction meeting; and (6) as applicable, coordination of inspection of the backflow prevention assembly(s) required for the activation of water service(s).

Now therefore, in consideration of the premises and the mutual representations, warranties and agreements of the parties set forth below, TMWA and Applicant hereby agree as follows:

I. ENGINEERING AND CONSTRUCTION

A. Submission of Project Information

TMWA's New Business Project Coordinator has reviewed the information which you previously submitted along with your Application and initial Application Fees. TMWA has performed the necessary engineering analyses to determine water main sizing, facility requirements, and TMWA service line sizing based on the information you provided, as reflected in this Agreement and the approved water utility design (W-1). TMWA has relied in all material respects on the information you provided and has not independently verified the accuracy of such information. Applicant bears the sole risk of any errors in the information submitted.

B. Nevada Administrative Code, Washoe County District Health Department Requirements.

TMWA, or its agent, will prepare an engineering design report, if required by the Health Department, to accompany the on-site water system facility design drawings prepared by your engineer. This water project submittal is required by the Health Department prior to their approval of the Applicant's Project and/or subsequent approval of the final map. If your Project requires off-site or other capital improvements such as feeder mains, pressure regulating stations, pump stations, pump station rebuilds, water storage tanks, or similar facilities, the engineering design drawings for these facilities must be submitted to the Health Department for approval along with the water project submittal.

C. License Requirements; Compliance with Laws

If Applicant is required to install or construct any facilities in connection with this Agreement, Applicant shall retain the services of a contractor licensed in the State of Nevada to perform such work. Any contractor retained by Applicant to perform work in connection with this Agreement must possess a valid classification "A" General Engineering or subclassification "A-19" specialty contractor's license (with sufficient available dollar limit) issued by the Nevada State Contractor's Board for the type of work performed. If the Applicant is required to remove or tap pipe that may contain asbestos, Applicant must utilize the services of a contractor with personnel that have received specialized OSHA training in the handling and disposal of asbestos. TMWA must be provided with chain of custody forms for all pipe containing asbestos disposed of by Applicant's contractors or subcontractors.

Applicant shall, and shall insure Applicant's contractor shall, comply with and perform all work in accordance with TMWA's Engineering and Construction Standards, the provisions of Rule 5 regarding applicant installations of water facilities, and all other federal, state and local laws, ordinances, regulations, standards, codes and requirements that may apply. Applicant shall and shall insure its contractor(s) shall comply with all applicable Homeland Security Laws,

including without limitation, NRS Chapter 239C. Applicant shall, and shall insure its contractor(s) shall, only provide copies of water facility designs, drawings, and specifications or other restricted documents to authorized persons pursuant to NRS 239C.220(3). Applicant shall return all drawings, designs and specifications for pressure regulating stations, pump stations and tanks, if any, to TMWA upon completion of construction. TMWA shall have no obligation to provide water service to Applicant unless and until such restricted documents are timely delivered to TMWA.

D. Service and Meter Installation.

1. If information provided by Applicant warrants a TMWA service size of two inches (2") or less and the service is to be provided from an existing TMWA main, Applicant shall retain the services of a contractor to connect the service to TMWA's main (tapping/drilling of the energized/live water main in the street). Applicant shall perform the connection to TMWA's main without interruption of service to any other property. The Applicant's contractor shall be experienced in performing "hot taps" and shall not perform the hot tap until the tapping sleeve or saddle has been inspected and the procedure authorized by the assigned TMWA representative.

2. If information provided by Applicant warrants a TMWA service size greater than two inches (2") and the service is to be provided from an existing TMWA main, all work to connect the service to TMWA's main will be performed by TMWA or a licensed contractor retained by TMWA, at Applicant's sole expense. To the extent applicable, the costs of such work are reflected in Schedule 1 attached.

3. Applicant's contractor will furnish and install, at Applicant's sole expense, the TMWA service connection(s) to the water main, including the appropriate piping material, meter box, meter provision, and the appropriate backflow prevention assembly(s). TMWA will furnish and install, at Applicant's expense, appropriately-sized water meter(s). All materials used and work performed must comply with the TMWA Engineering and Construction Standards. All work being done by any contractor on TMWA's distribution system must occur in the presence of a TMWA inspector and must be inspected and approved by TMWA prior to TMWA providing water service(s). The installation and setting of meters for Applicant's entire project is a condition precedent that must be completed prior to Applicant being eligible for water service.

4. All Applicant work must comply with applicable sections of the Uniform Plumbing Code (UPC), including requirements for the installation of pressure reducing valves for system pressure in excess of 80 psi and any applicable thermal expansion remedies.

E. Backflow Prevention Assemblies and Inspections.

1. Backflow prevention assemblies are required on water services as set forth in Nevada Administrative Code (“NAC”) Chapter 445A and TMWA’s Rules. The type of service and water use will determine the type of backflow protection required. Applicant shall install, at Applicant’s sole expense, all backflow prevention assemblies required by TMWA and NAC Chapter 445A.

a. Domestic Water Services. Applicant shall install a reduced pressure principle backflow prevention assembly immediately downstream of the water meter in an above-grade orientation and installed in a freeze-proof enclosure as required by NAC and TMWA Rules.

b. Irrigation Water Services. Applicant shall install a reduced pressure principle backflow prevention assembly immediately downstream of the water meter in an above-grade orientation. TMWA does not require freeze protection for this seasonal water service.

c. Internal Fire Services. Applicant shall install, at minimum, a double check detector backflow prevention assembly for a dry or wet, non-chemical system design. Applicant shall install, at the point of connection from TMWA’s water main, or other TMWA approved location, a reduced pressure principle detector backflow prevention assembly for systems designed with chemical agents.

2. All backflow prevention assemblies must be installed in accordance to TMWA’s Engineering and Construction Standards and must be inspected and approved by TMWA’s Backflow Administrator prior to any water meters being installed and water service being provided. Applicant bears the ultimate responsibility for compliance with backflow criteria as outlined in the TMWA Engineering and Construction Standards.

3. Backflow assembly(ies) on domestic and irrigation service lines must be successfully tested by the TMWA Service Representative prior to activation of the water service. Backflow assemblies for fire services shall be tested at the time of installation by a tester certified by the American Water Works Association (AWWA) or the American Backflow Prevention Association and approved by TMWA (“Certified Tester”). Applicant shall bear the costs of any such test(s) and all tests must successfully pass prior to activation of the water service.

4. Applicant shall have all backflow assembly(ies) tested on an annual basis by a Certified Tester and provide TMWA with the results of those tests within thirty (30) days of receipt. Failure to provide evidence of such tests to TMWA may result in discontinuation or termination of water service to the Service Property, pursuant to TMWA Rules.

5. All Applicant work must comply with applicable sections of the Uniform Plumbing Code (UPC), including requirements for the installation of pressure reducing valves for system pressure in excess of 80 psi and any applicable thermal expansion remedies.

F. Pre-construction Meeting.

Unless specifically waived by TMWA, TMWA will schedule a pre-construction meeting following execution of this Agreement. At this meeting, TMWA and Applicant will discuss facility design, installation and inspection issues and timelines. Applicant’s design engineer and contractor superintendent must attend such preconstruction meeting, and Applicant is responsible for notifying any person other than TMWA personnel that Applicant may desire to attend the pre-construction meeting. TMWA may, in its discretion, require a pre-construction meeting prior to any recommencement of work by Applicant following any extended cessation of work.

G. Construction Scheduling.

Unless otherwise provided in a construction schedule attached hereto or subsequently imposed by TMWA pursuant to Rule 5, Applicant must perform all its pre-construction obligations under this Agreement and the TMWA Rules necessary to commence construction, and must commence construction of the water facilities, within one (1) year following the date this Agreement is executed by TMWA (as set forth below, the “Effective Date”) or, except as otherwise provided herein this Agreement shall automatically terminate as set forth in Section IV(J). Upon commencement of construction, Applicant agrees to complete construction of the water facilities within the earlier of 12 months, or by the date specified in the TMWA provided construction schedule. If Applicant fails to meet TMWA’s required construction schedule, TMWA may, at its sole discretion, elect to terminate and nullify the Applicant’s ability to install these facilities and bid and construct the facilities itself, at Applicant’s sole cost and expense, in accordance with Rule 5.

H. Contingencies.

Not Applicable.

II. PROJECT COSTS

A. Applicant Responsible for Actual Costs.

1. Applicant is responsible for the actual cost(s) of all water system facilities, including work performed by TMWA, identified by TMWA as required to provide the requested

new or modified water service pursuant to Rule 5 and any applicable water Annexation Agreement. Attached hereto as Schedule 1 is an itemization of Applicant's estimated cost responsibilities under this Section II(A).

2. Use of Estimated Costs.

Where actual costs are not available, the costs itemized in Schedule 1 may reflect TMWA's estimate of construction-related costs rather than actual costs. Applicant remains responsible for TMWA's actual costs of construction, but shall pay to TMWA all estimated construction costs outlined on Schedule 1 at the time of the execution of this Agreement. For projects where TMWA's estimated construction costs are \$25,000 or greater, Applicant payments will be adjusted to reflect the actual cost of the project and Applicant will be billed or reimbursed, as applicable, following acceptance and completion of the projects by TMWA. On projects where TMWA's estimated construction costs are less than \$25,000, Applicant's cost responsibilities shall be the TMWA estimated construction costs and no further adjustments, invoicing or reimbursement will be made.

For Applicant designed, furnished and installed facilities, TMWA's estimated construction costs reflect only those costs that will be generated and incurred by TMWA during the installation of those facilities, which primarily consist of, but are not limited to, labor for TMWA inspection during construction. These estimated construction costs do not reflect your direct costs that you will pay to your contractor for furnishing and installing mains, services, meter facilities and other applicant installed water facilities, nor do these costs reflect the furnishing and installing of privately owned facilities such as yard lines, backflow assemblies, pressure reducing valves, or thermal expansion tanks.

For TMWA designed, furnished and installed off-site facilities or other capital improvements associated with the Project, TMWA's estimated construction costs reflect the full turnkey cost of the facilities including, but not limited to all regulatory, environmental and other fees, engineering, permitting, land and right-of-way acquisition, inspection, material, labor, transportation, costs for removal of existing facilities, associated overheads, financing charges and other charges which are related to the installation or alteration of the facilities required to provide the requested service. The off-site facilities required to provide the requested service may include, but are not limited to feeder mains, storage facilities (in lieu of Storage Facility Charges), pressure regulating stations, standby power generator retrofits or additions, and/or pump station rebuilds or additions. For TMWA designed facilities, you will be required to pay in full the estimated design costs prior to any design work being performed by TMWA's engineering group. In the event that your Project also requires TMWA furnished material and equipment that must be specified and purchased in advance of the Project's start date, Applicant will be required to pay the full amount of the estimated cost of such material and equipment items prior to TMWA placing the order for same. The estimated construction costs on Schedule 1 may not reflect material and equipment costs and generally will not reflect the cost of

construction; however, TMWA will directly invoice Applicant for costs prior to incurring those expenses.

3. All costs set forth in Schedule 1 are due upon execution of this Agreement in accordance with Rule 5. The costs set forth in Schedule 1 do not include water rights costs and water resource related fees for which Applicant is responsible. If the total amount due on Schedule 1 is a credit to be paid to the Applicant, the Applicant may request payment upon the successful completion of construction and acceptance of the facilities by TMWA.

4. TMWA may require the Applicant and/or Applicant's contractor to provide a bond, letter of credit or guarantee acceptable to TMWA as a condition of permitting Applicant to commence construction of Applicant installed facilities or improvements.

B. Use of Effluent Water and Subsequent Refund.

To the extent Applicant's project utilizes effluent water for any purpose, Applicant shall comply with any reclaim effluent requirements attached hereto, set forth in NRS and NAC 445A, and all policies and requirements of TMWA related to use of effluent water, including without limitation TMWA's Backflow Prevention and Cross-Connection Control Policy. Applicant shall be solely responsible for all costs of design and installation of facilities and improvements required to comply with the foregoing. Applicant must provide TMWA a "Commitment to Serve" letter from the appropriate agency that will provide effluent water to the Service Property as a condition of TMWA recognizing such service.

In the event effluent water will be used to serve the irrigation portion(s) of the Project after potable service has been provided by TMWA, the Applicant may be entitled to a prorated refund based on the following calculation, provided the following conditions are met: (1) Applicant must provide to TMWA a "Commitment To Serve" letter from the appropriate agency that provides effluent water to the Service Property; and (2) the potable service is retired pursuant to TMWA standards. The amount of refund shall be calculated based on the following formula:

$$\text{Refund} = (\text{Water System Facility Charges for Irrigation} - R) \times (T - t) / T$$

Where,

T = 84 which is time in months

t = Number of months from execution of Agreement to retirement of potable irrigation service, not to exceed 84

R = cost to retire the potable irrigation service, determined by multiplying \$2000.00 times the number of services to be retired

C. **Delivery of Water for Re-vegetation Purposes.**

In the event that metered irrigation service is required for re-vegetation purposes, pursuant to TMWA's rule governing the TMWA's ability to grant water service, TMWA has sole discretion to allow for a service either downstream of a metered domestic service, or as a service lateral for permanent metered irrigation service. In either instance the service must be installed pursuant to TMWA Standards including proper backflow protection. Applicant must retire or disconnect re-vegetation service after service is no longer required as determined by TMWA or local jurisdiction.

III. **WATER RIGHTS DEDICATION**

All applicants applying for new or modified service are required to acquire and dedicate water rights to TMWA pursuant to TMWA's rules for will-serve commitment. TMWA has no obligation to provide water service until sufficient water rights are dedicated to TMWA. TMWA shall calculate the amount of water rights required for dedication based upon information provided by Applicant, and this process shall be governed by a separate agreement with TMWA. Once this requirement has been satisfied, a TMWA Representative will furnish a Will-Serve Letter for Applicant's submission to the appropriate jurisdictional Building Department. A Will-Serve Letter must be issued before the Building Department will issue a Building Permit and before TMWA will provide water service. Any questions concerning this process should be directed to TMWA's Water Resource Technician.

IV. **MISCELLANEOUS TERMS**

A. **Dedication and Ownership of Facilities.** The Applicant shall own all piping and facilities on the Service Property side of the "Service Connection". The parties acknowledge and agree that commencing upon TMWA's acceptance of their dedication, TMWA shall own all water system facilities from the TMWA main to the outlet side of the meter setter at the "Service Connection," including the water meter ("TMWA Facilities"). Applicant shall dedicate to TMWA, free and clear of all liens and encumbrances, all TMWA Facilities constructed by Applicant for the Project upon completion of construction of such facilities. Applicant hereby irrevocably offers for dedication to TMWA in whole or in part(s), by its execution below, all TMWA Facilities constructed or to be constructed by Applicant for the Project and TMWA shall be deemed to have accepted such TMWA Facilities (in whole or in part) on the date that As-Built plans for the respective TMWA Facilities are signed off by a TMWA inspector.

1. **Fire Suppression Facilities.** With respect to fire services, the Applicant shall own or shall be responsible for securing rights from third parties to use the entire fire

service, up to and including, the shut-off valve located immediately off TMWA's water distribution main. Private fire suppression facilities are for the use of the Fire Authority only. TMWA shall not own or have any responsibility with respect to private fire suppression facilities and unless otherwise dedicated to and accepted by the Fire Authority, private fire suppression facilities (including fire hydrants and associated tees, valves and laterals from the TMWA main) shall remain private property; however, so long as TMWA maintains Fire Authority owned fire hydrants in the same local government jurisdiction as the Service Property under interlocal agreement or other arrangement with the Fire Authority, TMWA will provide, at Service Property owner's cost, certain routine maintenance and inspection of Applicant's fire hydrants consistent with routine inspection and maintenance services provided by TMWA to the Fire Authority. Service Property owner shall retain ownership of, and shall be solely responsible for replacement, permitting and liability with respect to such fire hydrants and fire suppression facilities, and shall indemnify, defend and hold TMWA harmless from any liability, action, damages, losses or expenses arising from or related to the private fire suppression facilities, excluding claims to the extent caused by the negligence of TMWA in performing the routine maintenance and inspection such claims against TMWA at all times limited by immunity available under NRS Chapter 41.

B. **Sizing and Retirement.** The parties acknowledge and agree that the Applicant is solely responsible for sizing of the service line and meter facilities. TMWA assumes no responsibility and waives all liability for, and Applicant shall indemnify and hold TMWA harmless for, all claims, damages, costs, expenses or demands arising from the size or location of Applicant's service piping and facilities. If Applicant's water service laterals are not utilized within three (3) years from installation, they shall be retired or removed at the sole cost of Applicant. Applicant shall grant to TMWA or obtain grants from appropriate owners, easements or rights-of-way for service installation and use of such water service laterals.

C. **Indemnification.** Applicant will hold harmless, protect, indemnify and defend, at TMWA's option, TMWA, its officers, employees and agents from and against any and all claims, liabilities, losses, damages, actions, causes of action (in law or equity), demands, liens, expenses and charges, including attorneys' fees and expenses, of any kind or nature whatsoever, including injury to, loss of use of, or damage to any property of TMWA or property abutting TMWA property, relating to arising directly or indirectly from or incident to activities contemplated by or performed in connection with this Agreement or Applicant's development of the project including (i) an act or omission of Applicant, its employees, agents, or representatives, or its contractor(s) occurring during or related to the pre-construction and prosecution of any work on the Service Property or in connection with this Agreement, including, but not limited to, installation of facilities, trenching, and backfill, undertaken by Applicant or its contractor, or any failure by Applicant or its contractor(s) to conform in any

respect to the requirements in Section IV(F) and I(C) of this agreement, (ii) from a mechanic's lien or claim of lien on the Service Property or any right of way, easement or other property right owned by TMWA, (iii) Applicant's ownership of or right to use any property upon which work is performed; (iv) any breach of this agreement or representations and warranties herein by Applicant; and (v) any error, negligence, act or omission of Applicant, including but not limited to defective materials, negligent safeguarding of the work, failure to keep any property upon which work is performed and surrounding areas clean and in good condition, any claim, liability, damage or forfeiture arising from a failure to dedicate property free and clear of liens and encumbrances, and/or any negligent act or omission or operation of Applicant. Applicant assumes full responsibility for all acts of Applicant and Applicant's contractor(s), employees, agents or representatives in connection with work performed or material furnished under, in connection with, or contemplated by this agreement. This provision shall survive any termination of this Agreement. If a material breach of this Agreement is committed by Applicant and is not cured by Applicant within ten days (or if such breach cannot be cured within ten days, Applicant does not commence such cure within ten days and continuously pursue such cure thereafter) after receipt by Applicant of written notice from TMWA specifying the breach and requesting such be remedied, TMWA may, in addition to any other remedies available at law or equity, refuse to provide water service to all or any portion of the Service Property until such breach is cured.

1. **Payment of Claims on the Project.** Applicant shall pay or cause to be paid, all bills or charges for expenses of any works of improvement completed on the Service Property or in connection with the work, and Applicant shall cause to be filed a proper Notice of Completion as prescribed by law for the earliest possible termination of the time(s) for filing claims of lien.

2. **Release or Contest of Lien.** Within ten (10) days after written notice from TMWA of the filing of a claim of lien, the establishment of priority lien or the commencement of an action to foreclose a priority lien with respect to any portion of or interest in the Land for which TMWA has accepted dedication in reliance on this indemnity, Applicant will (i) cause such lien to be released of record, (ii) contest and oppose such lien or action, or (iii) cause such action to be dismissed with prejudice. Upon request, TMWA will tender the response or defense of any such event to Applicant and will allow Applicant to take all actions necessary and appropriate with respect thereto.

3. **Action on Lien by TMWA.** If Applicant fails to perform its obligations under this paragraph within the time required, TMWA may, but is not obligated to, do anything reasonable, convenient or necessary to remove the lien of record, obtain a satisfaction of judgment, file a surety bond to release such lien, prevent foreclosure or otherwise protect itself. Applicant hereby names, constitutes and appoints TMWA its attorney-in-fact to do all things

necessary and convenient to carry out the provisions of this paragraph. Applicant will reimburse TMWA for all amounts expended under this paragraph, which amounts will be due and payable without demand when expended, and shall bear interest at the rate of ten percent (10%) per annum from the time expended.

D. **Prosecution of Work.** Applicant is solely responsible for timely prosecuting and completing all Applicant Installed water system facilities hereunder. The parties agree and understand that neither Applicant nor Applicant's contractor is in any way an agent, representative, employee, or contractor of TMWA during the installation of facilities required hereunder nor shall anything contained in this Agreement be deemed or construed to create any liability for TMWA whatsoever with respect to Applicant's or Applicant's contractor's performance of work in connection with this Agreement.

E. **Grant of Easement/Right-of Way.** Applicant shall, prior to the start of construction, grant and convey (or if Applicant is not the owner, Applicant represents and warrants it has the lawful authority to so bind the owner and represents that the owner will grant) to TMWA, all necessary easements, conveyances, deeds, rights-of-way, or other rights required or relating to the placement, installation, operation, maintenance, repair, and replacement of facilities required by this Agreement. Applicant represents and warrants such property offered for dedication to TMWA shall be free and clear of all liens and encumbrances, and Applicant shall obtain and provide TMWA prior to dedication, at Applicant's expense, a preliminary title report for any property offered for dedication showing all matters of record affecting such property. Applicant shall execute all documents reasonably requested by TMWA to accomplish the purposes intended by this paragraph. Applicant is solely responsible for obtaining all appropriate permits, licenses, construction easements, subordination agreements, consents from lenders, and other necessary rights from all necessary parties to dedicate property with title acceptable to TMWA and to prosecute, stage and construct any work by Applicant, including, to the extent applicable, temporary encroachment permits from TMWA for work within any TMWA rights of way or easements. TMWA shall not be obligated to commence or approve construction or provide water service until permanent easements or rights-of-way therefore are granted to TMWA in such form, location, scope and condition of title satisfactory to TMWA.

1. If any portion of the facilities required by this Agreement will be located on property other than that owned by Applicant, Applicant shall be responsible for obtaining, at no cost to TMWA, easements or rights of way from such owners for conveyance to TMWA free and clear of all liens and encumbrances. TMWA shall not be obligated to commence or approve construction or provide water service until permanent easements or rights-of-way therefore are granted to TMWA in such form, location, scope and condition of title satisfactory to TMWA. Applicant shall obtain and provide TMWA prior to dedication, at Applicant's expense, a

preliminary title report for any property offered for dedication showing all matters of record affecting such property.

F. **Defects in Work.** In addition to TMWA's rights set forth in paragraph IV(C) of this Agreement, all work performed and all material furnished by Applicant and its contractor shall be guaranteed against defects in materials and workmanship for a period of one (1) year, such period to commence upon the final acceptance of the dedication of the respective TMWA Facilities by TMWA pursuant to paragraph IV(A). Applicant agrees that TMWA may, at its option and upon written notice to Applicant, either: (1) repair, at Applicant's expense, any defect in materials or workmanship which may develop during the one year warranty period; or (2) require Applicant to repair or replace, at Applicant's expense any defect in materials or workmanship which may develop during said one year period. The option and obligation to repair shall extend to any damage to any other facilities or work caused by the subject defects in materials or workmanship or the repairing of same. All repairs made hereunder, whether undertaken by TMWA or the Applicant, or any other party, shall be done solely at the Applicant's expense.

1. Commencing upon TMWA's acceptance of the dedication of the TMWA Facilities, Applicant and its successors and assigns assume all responsibilities and liabilities for, and shall indemnify and hold TMWA harmless from any claims, costs, damages or expenses arising from or related to (i) the location of facilities outside the recorded easements or rights of way dedicated to TMWA; and (ii) any survey and staking provided by the Applicant or Applicant's engineer.

G. **Assignment.** Applicant may assign its right to receive a refund under this Agreement only upon written notification of the assignment to TMWA as permitted by TMWA Rules. TMWA may refuse to accept an assignment that is not notarized and signed by the Assignor and the Assignee. No obligation or duty owned by the Applicant to TMWA may be assigned unless TMWA consents to such assignment in writing.

H. **Entire Agreement.** This Agreement supersedes all prior negotiations, representations and agreements, whether oral or written, between the parties relating to water service for this Project, but does not supersede and shall be construed as supplementing any requirements under TMWA Rules, any will-serve commitment or annexation agreement between the parties related to the Project. No promise or representation relative to the subject matter of this Agreement not specifically set forth herein shall be binding on either party. This Agreement shall be governed by and construed according to the laws of the State of Nevada.

I. **Expiration of Proposal/New Application.** This Agreement must be executed by Applicant and returned to TMWA for execution within sixty (60) days of the issuance date of this Agreement first written above, or the terms herein shall be deemed revoked and TMWA shall have no obligation to execute this Agreement. This Agreement shall not be binding unless and until timely executed by both parties. All fees, costs and terms contained herein are subject to change at any time until executed by both parties. Water System Facility Charges (“WSF Charges”) will be determined by the Rules in effect at the time the Agreement is signed and returned to TMWA with the other payments outlined in Schedule 1. In the event this Agreement fails to become effective within such sixty (60) days for any reason, previously collected application and new business fees for services rendered will not be refunded. If a rejected or canceled Application for the project is re-submitted, a new Water Service Agreement must be executed by TMWA and Applicant for the project, which Agreement may include different terms and conditions, including different fees and facility charges, than those set forth in this Agreement.

J. **Termination of Agreement.** After execution by both parties, this Agreement shall automatically terminate and be null and void without further notice from TMWA (i) on the date Applicant notifies TMWA that Applicant’s project is cancelled; (ii) if Applicant does not commence construction on water facilities required by this Agreement within 12 months of the Effective Date; (iii) Applicant does not complete construction on water facilities required by this Agreement within 12 months of commencement of such work; or (iv) on the date approval for the project by any applicable governing body or health authority expires or is terminated. TMWA may, in its sole discretion, extend the duration of this Agreement if Applicant has commenced and is diligently prosecuting work on the Project. Upon the termination of this Agreement, the Application for the project for new Service or Modified Service shall automatically be deemed rejected and canceled and except as otherwise provided in TMWA’s Rules, TMWA shall be entitled to retain all fees and charges paid by Applicant in connection with this Agreement. Applicant may resubmit a rejected or canceled Application to the Authority for reconsideration at any time; provided, however, the resubmission of a canceled Application will be treated as a new Application and must comply with all conditions in TMWA’s Rules applicable to a new Application, including execution of a new water service agreement for the project, which Agreement may include different terms and conditions, including different fees and facility charges, than those set forth in this Agreement. Notwithstanding the foregoing, the following provisions shall survive any termination of this Agreement: Section I (G) and Section IV(A through H)

This Agreement incorporates by reference the applicable TMWA Rules adopted by its board, including without limitation Rule 5 and Rule 7. In the event of any inconsistency between this Agreement and the Rules, the Rules shall govern. The Rules are available for your inspection at the TMWA offices or can be accessed online at www.tmwa.com.

This contract must be signed and remain in full force and effect, all fees paid, and water rights, property, easements, and right-of-way requirements satisfied prior to scheduling a pre-construction meeting and/or installation of the water facilities, and all TMWA Facilities constructed and accepted for dedication by TMWA, prior to TMWA have any obligation to provide water service to, or capacity for, any project in accordance to TMWA’s Rules.

Please indicate your acceptance of this Agreement by signing below and returning to TMWA along with all applicable fees and costs due hereunder to the following address:

New Business Coordinator
Truckee Meadows Water Authority
P.O. Box 30013
Reno, NV 89520-3013

If you have any questions, please contact the TMWA assigned New Business Coordinator, Karen Meyer at 775-834-8012.

IN WITNESS WHEREOF, the parties hereto execute this Agreement on the date set forth below, and it shall be effective upon the date indicated below TMWA’s signature below.

OWNER	TRUCKEE MEADOWS WATER AUTHORITY
By: _____	By: _____
Title: _____	Title: New Business Project Coordinator
Address: _____	Address: P.O. Box 30013 Reno, NV 89520
Date: _____	Date: _____ ("Effective Date")

SCHEDULE 1
Rock Farm_RES SVC; PLL 17-5626

<u>QTY</u> <u>or</u> <u>GPM</u>	<u>FEE DESCRIPTION</u>	<u>FEE AMOUNT</u>	<u>PAID AMOUNT</u>	<u>DUE</u>
	Residential Service/Meter-Engineering Base: \$150	\$150.00	\$150.00	\$0.00
(1.5)	Area Facility Charge - Area 15 1.5 GPM x \$12568	\$18,852.00 <i>KR</i>	\$1,100.00	\$17,752.00
(1)	Sensus Water Meter Single 1" \$249 per meter x 1 each	\$249.00	\$0.00	\$249.00
(0)	Residential Service/Meter-Inspection Base: \$150	\$150.00	\$0.00	\$150.00
TOTAL DUE TMWA:				\$18,151.00

* Total due may include proportionate share for cost for facilities previously installed by others such as: feeder mains, booster pump stations, etc.

Water System Facility Fees reviewed and approved on this 2nd day of August, 2017, by TMWA Engineering Department for PLL #17-5626

By: *Kath Robinson*



Water Service Information Sheet

Date: 7-24-2017

Project Name: Rock Farm_RES SVC

TMWA Work Order: 17-5626

Pressure Zone: Paris #1

Maximum Day Demands:

Domestic: 1.5 gpm

Irrigation: -0-

Pressures*:

Static: 77 psi

During Maximum Day Demand: 76 psi

During Peak Hour Demand: 75 psi

During Maximum Day + Fire Demand: 60 psi

Project Fire Flow: 1,000 gpm

Backflow Prevention: Reflected on plans

***Not for fire system design. Contact TMWA for fire system pressure data.**

AREA 11, 14, AND 15 SYSTEM STORAGE CALCULATIONS PER NAC 445A
 AFTER ADDITION OF ROCK FARM_RES SVC
 TMWA WORK ORDER # 17-5626

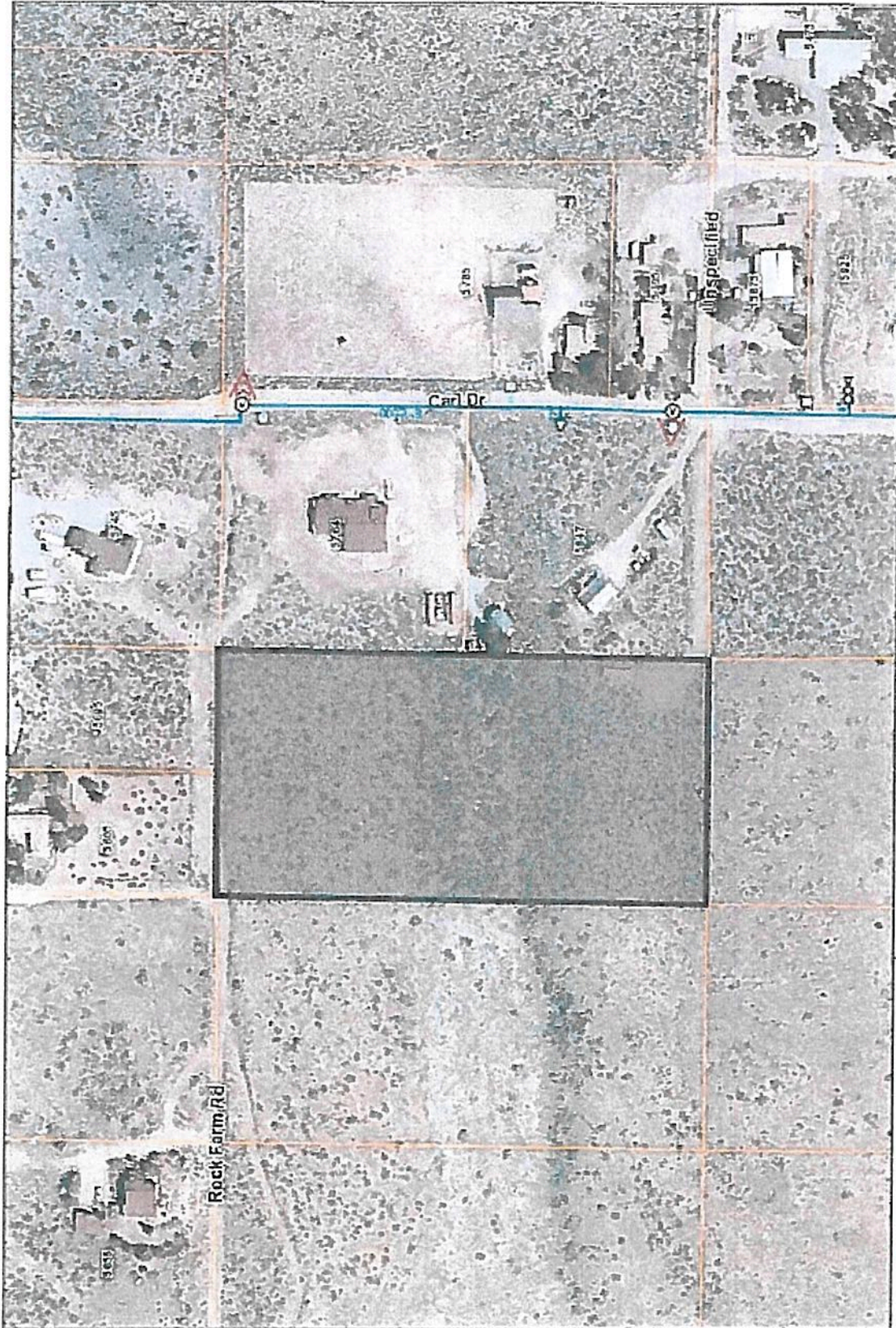
ARROW CREEK TANK 3

STORAGE OR ALTERNATIVE PUMPING CAPACITY	CAPACITY, GAL.	COMMENTS
ARROW CREEK TANK 3	1,500,000	
TOTAL STORAGE AVAILABLE =	1,500,000	

DEMAND CONDITION	GPM REQUIRED	COMMENTS
ARROW CREEK TANK 3 ADD	636	
EXISTING AVERAGE DAY DEMAND	636	
ARROW CREEK TANK 3 MDD	1488	
EXISTING MAXIMUM DAY DEMAND	1488	
FIRE FLOW, GPM	3000	
FIRE FLOW DURATION, HRS	3	

STORAGE COMPONENT	VOLUME REQUIRED, GAL.	COMMENTS
OPERATING STORAGE =	321,311	15% OF MAXIMUM DAY
EMERGENCY STORAGE =	915,825	1 AVERAGE DAY
FIRE STORAGE =	540,000	3000 GPM FOR 3 HOURS
TOTAL STORAGE REQUIRED =	1,777,136	

ZONE SURPLUS/DEFICIT, GAL. =		-277,136
ARROW CREEK WELL 3 ALTERNATE PUMPING CAPACITY	600,000	20 HOURS AT 500 GPM
COPPER CLOUD BOOSTER ALTERNATE PUMPING CAPACITY	1,800,000	20 HOURS AT 750 GPM
TOTAL ALTERNATIVE PUMPING CAPACITY	2,400,000	
SURPLUS/DEFICIT WITH ALTERNATIVE PUMPING		2,122,864



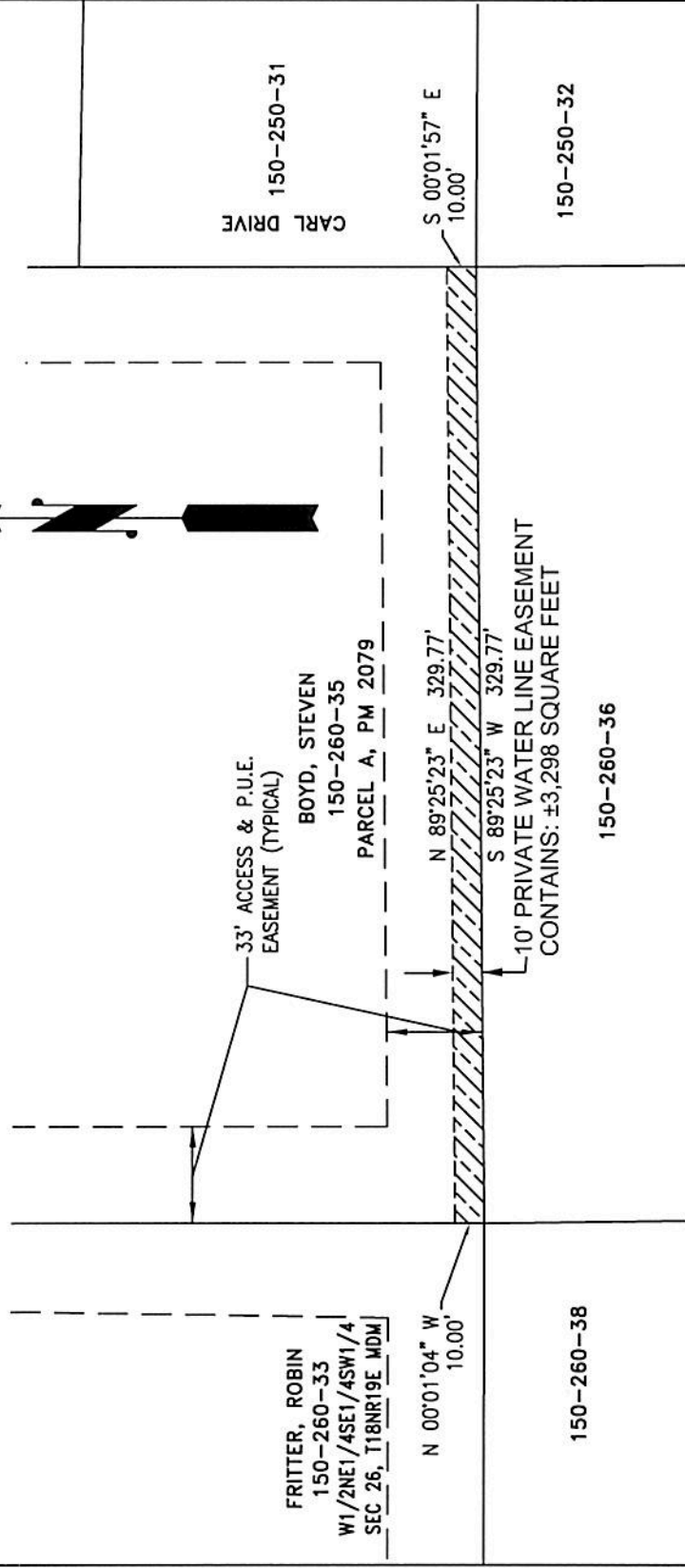
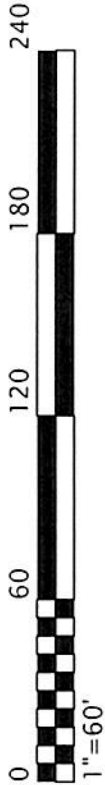
DATE: May 16, 2017
 MAP BY:
 WORK ORDER #:
 SCALE: 1:175

APN: 150-260-33
 WATERWHERE ONLINE

TRUCKEE MEADOWS WATER
 H U T C O R P O R A T I O N
 Quality. Delivered.

1,000 gpm for 1 hour required. No additional hydrants
 are required. Meter #11417

EXHIBIT 'A-I'



PRIVATE WATER LINE EASEMENT
FOR
ROB FRITTER
BENEFITTING APN 150-260-33
W 1/2 NE 1/4 SE 1/4 SW 1/4
SEC 26, T18N, R19E, MDM

BURDENING
PARCEL A, PM 2079
APN 150-260-35
DRAWN BY: JFB
CHECKED BY: GKG
SCALE: 1" = 60'
JULY 5, 2017



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

January 5, 2018

TO: Chris Bronczyk, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Tentative Parcel Map Case Number WTPM17-0024 (Fritter)

Project description:

The applicant is proposing a tentative parcel map dividing a 4.99 acre parcel into a 2 acre and a 2.99 acre parcel, located on 5831 Carl Drive, Reno, NV, approximately 800 feet northwest of the intersection of Carl Drive and Mountain Ranch Road, Assessor's Parcel Number (APN) 150-260-33. Water service is to be provided by the Truckee Meadows Water Authority (TMWA) and Sanitary Sewer service to be provided by individual septic system.

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

- 1) The Parcel Map shall contain TMWA's note and acknowledgement regards all conditions necessary for provision of water service to these 2 parcels. Or a valid will serve from TMWA for the 2 parcels is also acceptable.