



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
PO BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3600
FAX (775) 328.3699

Date: September 3, 2019

To: Julee Olander, Planner

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

Re: **Falcon Ridge North WTM19-004** (52 Lots)
APN 035-721-02

GENERAL PROJECT DISCUSSION

Washoe County Engineering Division staff has reviewed the above referenced application. The proposed project consists of a 52 lot common open space subdivision and is located on approximately 6.1 east of El Rancho Drive and north of Falcon Ridge Subdivision. The parcel number is 035-721-02. The Engineering Division recommends approval subject to the following comments and conditions of approval, which supplement applicable County Code and are based upon our review of the site and the tentative map application prepared by Rubicon Design Group and TEC Civil Engineering Consultants. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

Washoe County Engineering Division – Land Development

1. The following land development conditions are requirements of the Washoe County Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name: Leo Vesely, P.E. (775) 328-3600

- 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 Engineering Division a complete set of reproducible as-built construction drawings in an acceptable digital format prepared by a civil engineer licensed 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.
- 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 (BMPs) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

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installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.

- 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 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.
- 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.
- i. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground.
- j. With each affected final map, provide written approval from NV Energy for any improvements located within their easement or under their facilities.
- k. 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.
- l. A 10 foot Public Utilities Easement and a 10 foot easement for traffic control signage, plowed snow storage and sidewalks shall be granted adjacent to all rights-of-way.
- m. An updated design level geotechnical investigation with fault study shall be provided with the submittal of each final map.
- n. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
- o. Prior to recordation of the affected final map, an ASTM E1527-13 Phase I Environmental Site Assessment shall be submitted for all parcels or right-of-way dedicated to Washoe County.
- p. The developer shall obtain a Stormwater Discharge Permit from the Nevada Division of Environmental Protection (NDEP), and a copy of the permit shall be submitted to the County Engineer. The Stormwater Pollution Prevention Plan shall be included with the subdivision improvement drawings.
- q. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with each final map.
- r. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to approval.

Washoe County Engineering Division – Drainage and Roadway (County Code 110.420)

- 2. The following drainage and roadway conditions are requirements of the Washoe County Engineering Division, which shall be responsible for determining compliance with these conditions.
Contact Name: Leo Vesely, P.E. (775) 328-3600

Subject: **Falcon Ridge North WTM19-0004** (52 Lots)
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- a. 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.
- b. 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.
- c. 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.
- d. The 100-year floodplain boundaries and flood elevations shall appear on each final map. If the floodplain boundary has been conditionally changed by a Federal Emergency Management Agency (FEMA) Conditional Letter of Map Amendment or Conditional Letter of Map Revision, the date of that letter and a note to that effect shall appear on the final map. All grading and construction in these areas shall be in conformance with the Washoe County Code Article 416.
- e. Prior to placement of any fill material or within a FEMA Special Flood Hazard Area, an approved Conditional Letter of Map Revision (CLOMR) shall be obtained from FEMA.
- f. An approved Letter of Map Revision (LOMR) shall be obtained from FEMA prior to issuance of a Certificate of Occupancy for any structures within the Special Flood Hazard Area.
- g. The following note shall be added to each final map; "All properties, regardless if they are located within or outside of a FEMA Special Flood Hazard Area, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."
- h. Prior to issuance of a grading permit or approval of the affected final map, the developer shall obtain a permit from the COE for any work within the wetlands/waters of the U.S., or a letter from the COE indicating that a permit is not required. A copy of the permit/letter shall be submitted to the County Engineer.
- i. The final hydrology report shall include an analysis to determine if this project causes an increase in the Wildcreek Detention Dam's peak outflow for both the 100-year 6-hour and 100-year 24-hour storms. Appropriate mitigation shall be provided if this project causes an increase in the Wildcreek Detention Dam's existing peak outflow.
- j. Notes on the final map and the CC&Rs shall address the following items:
 - a. All lots subject to 100-year flooding shall be identified. All FEMA flood zones, floodways and base flood elevations shall be shown.
 - b. Structures located within the 100-year floodplain must comply with County Code Article 416, Flood Hazards.
 - c. No structures, fencing or fill will be allowed within the FEMA floodway except as provided for in Section 110.416.70.
- k. 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.
- l. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site.

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- m. 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.
- n. 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. The maintenance and funding of private drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- o. 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.
- p. Prior to issuance of a grading permit or finalization of the first final map, a wetlands delineation must be approved by the United States Army Corps of Engineers (COE). A copy of the wetlands delineation and the COE approval shall be submitted to the County Engineer.
- q. Prior to issuance of a grading permit or approval of the affected final map, the developer shall obtain a permit from the COE for any work within the wetlands/waters of the U.S., or a letter from the COE indicating that a permit is not required. A copy of the permit/letter shall be submitted to the County Engineer.
- r. All slopes steeper than 5:1 shall be stabilized to control erosion. The County Engineer shall determine compliance with this condition.
- s. Maintenance access 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.
- t. Drainage easements shall be provided for all storm runoff that crosses more than one lot.
- u. A note shall be added to the final map and similar language contained with the project CC&Rs stating that owners of parcels created by a final map within this development shall not protest the formation of a Storm Water Utility District, Flood Control District, Special Assessment District or other funding mechanism which is approved and created for the purpose of storm water and/or flood water management.
- v. Offsite drainage and common area drainage draining onto residential lots shall be perpetuated around the residential lots and drainage facilities 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.

Washoe County Engineering Division – Traffic and Roadway (County Code 110.436)

- 3. The following traffic and roadway conditions are requirements of the Washoe County Engineering Division, which shall be responsible for determining compliance with these conditions.
Contact Information: Leo Vesely (775) 328-3600, Mitchell Fink (775) 328-2050

Subject: **Falcon Ridge North WTM19-0004** (52 Lots)
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- a. 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.
- b. Provide a copy of the traffic impact report associated with this project, including all addendums and updates for review by the Washoe County Engineering Division.
- c. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- d. 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.
- e. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
- f. 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.
- g. Sidewalks shall be constructed in accordance with current Washoe County standards for street improvements, and a connection shall be provided from Falcon Ridge North to the Falcon Ridge subdivision.
- h. 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.
- i. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal of existing pavement.
- j. 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&Rs 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.
- k. A 20' setback is required between the back of the sidewalk and the front of the garage.
- l. A traffic analysis for the proposed traffic signal at the existing El Rancho Drive/Falcon Rock Lane intersection shall be provided showing that the traffic volumes associated with this phase of development have been incorporated into the design of this intersection.
- m. Prior to finalization of any portion of the tentative map, a detailed analysis of turning movements for emergency and service vehicles shall be provided to the Engineering Division.
- n. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication.
- o. Adequate snow storage easements shall be identified on the final plat.
- p. Prior to release of any financial assurances for the private improvements, the development shall provide the Engineering Division with a letter prepared by a civil engineer licensed in the State of

Subject: **Falcon Ridge North WTM19-0004** (52 Lots)
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Nevada, certifying that the private improvements have been constructed in accordance with the approved plans.

Washoe County Engineering Division – Utilities (County Code 422 & Sewer Ordinance)

4. The following utilities conditions are requirements of the Washoe County Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Information: Tim Simpson, P.E. (775) 954-4648

- a. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.
- b. All fees shall be paid or deferred in accordance with Washoe County Ordinance prior to the approval of each final map.
- c. Improvement plans shall be submitted and approved by CSD prior to approval of the final map. They shall be in compliance with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
- d. 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.
- e. The applicant 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.
- f. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The CSD will be responsible to inspect the construction of the sanitary sewer collection system.
- g. The sanitary sewer collection system must be offered for dedication to Washoe County along with the recordation of each final map.
- h. 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.
- i. 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:
 - a. the estimated sewage flows generated by this project,
 - b. projected sewage flows from potential or existing development within tributary areas,
 - c. the impact on capacity of existing infrastructure,
 - d. slope of pipe, invert elevation and rim elevation for all manholes,
 - e. proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- j. No Certificate of Occupancy will be issued until all the sewer collection facilities necessary to serve each final map have been completed, accepted and engineer prepared as-built drawings are delivered to the utility. As-built drawings must be in a format acceptable to Washoe County.

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- k. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- l. A minimum 30-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- m. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Regional Parks and Open Space



INTEROFFICE MEMORANDUM

DATE: August 30, 2019

TO: Julee Olander, Planner, Planning Division

FROM: Sophia Kirschenman, Park Planner, Planning Division

SUBJECT: **WTM19-004**
APN 035-721-02
Falcon Ridge North

GENERAL PROJECT DISCUSSION

Washoe County Regional Parks and Open Space has reviewed the above referenced application. The proposed tentative map would allow for the subdivision of a 6.1-acre parcel into a 52-lot common open space development. The parcel in question is located adjacent to Wildcreek Park to the east and Sun Valley Open Space to the north. It is important to maintain public access between these two recreation areas.

Additionally, the application states that “Public open space can be accessed at the northeast project corner,” and sheet 2 of the site plan depicts a 20’ wide public access, non-motorized trail easement. However, on sheet 3 it appears as though a detention pond in the northeast corner of the property as well as the walls that traverse the eastern boundary are both within the proposed public access area. It is also unclear whether it would be possible to access the open space area from the end of Street 1, which would be a benefit for residents of the development. Regional Parks and Open Space recommends approval with the following condition:

1. Prior to recordation of the final map, the applicant shall record an irrevocable offer of dedication for a 20’ wide, non-motorized public trail easement along the eastern boundary of the subject site (APN 035-721-02). The easement area shall be depicted on the final map. The detention pond, walls, and any other structures will not be located within the trail easement area.





Washoe County School District

425 East Ninth Street * P.O. Box 30425 * Reno, NV 89520-3425
Phone (775) 348-0200 * (775) 348-0304 * www.washoeschools.net

Board of Trustees: Katy Simon Holland, President * Malena Raymond, Vice President * Angela Taylor, Clerk
* Jacqueline Calvert * Andrew Caudill * Scott Kelley * Ellen Minetto * Kristen McNeill, Ed.D., Interim Superintendent

03-Sep-19

Julee Olander, Planner
Washoe County Community Services Department,
Planning and Building Division
1001 E. 9th St,
Bldg A
Reno, NV 89512

RE: **WTM19-004 (Falcon Ridge North)**

Dear Ms./Mrs. Olander,

Falcon Ridge North, which proposes **52** new townhome residential units, will impact Washoe County School District facilities. This project is currently zoned for the following schools:

Allen Elementary School

Allen ES has **2** portable buildings (**4** classrooms) in use that provide temporary space for an additional **100** students.

- **Estimated Project Name impact = 2** new ES students (**52** townhome units x **0.034** ES students per unit)
- **Base Capacity = 562**
- **2018-2019 Enrollment = 530**
- **% of Base Capacity = 94%**

- **2018-2019 Enrollment including Project Name = 532**
- **% of Base Capacity including Project Name = 95%**

Desert Skies Middle School

- **Estimated Project Name impact = 1** new MS student (**52** townhome units x **0.011** MS students per unit)
- **Base Capacity = 1,324**
- **Current Enrollment = 1,058**
- **% of Base Capacity = 80%**

- **2018-2019 Enrollment including Project Name = 1,059**
- **% of Base Capacity including Project Name = 80%**

Hug High School

- **Estimated Project Name impact = 1** new HS student (**52** townhome units x **0.014** HS students per unit)
- **Base Capacity = 1,904**
- **2018-2019 Enrollment = 1,519**
- **% of Base Capacity = 80%**

- **2018-2019 Enrollment including Project Name = 1,520**
- **% of Base Capacity including Project Name = 80%**

- The Washoe County School District is scheduled to open a brand new middle school at Wildcreek Golf Course in the Fall of 2022. This high school will replace current Hug High School including Hug's enrollment boundary and will key off a renovation of Hug, transforming it into a career and technical academy.

- ❖ The Washoe County School District is in the process of transforming its Development Review response process to include a more cumulative and real-time picture for development impacts on schools. Until that transformation is made, please consider this a snap-shot statement of impacts.

Thank you for the opportunity to comment. Please communicate any further questions and/or comments.

Brett A. Rodela

Brett A. Rodela, GIS Analyst
Washoe County School District Capital Projects
14101 Old Virginia Road
Reno NV USA 89521
775.325.8303
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WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
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August 22, 2019

TO: Julee Olander, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Tentative Subdivision Map Case Number WTM19-004 (Falcon Ridge North)

Project description:

The applicant is proposing to approve a tentative map to allow the subdivision of 6.1 acres into a 52 lot common open space development with townhouses.

Location: at terminus of Falcon Rock Lane, Assessor's Parcel Number: 035-721-02.

Water service is to be provided by the Truckee Meadows Water Authority (TMWA).

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

- 1) There are no water rights conditions for approval of this tentative map.
- 2) Following the possible approval of the tentative subdivision map, the potential future project will require water supply and sewer service which in turn will require the expansion of water and sewer services and annexation to TMWA service area, if not already annexed.
- 3) Valid water and sewer will serve letters will be required prior to approval of the final map proposed by this tentative map.



**DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
DIVISION OF WATER RESOURCES**

**901 South Stewart Street, Suite 2002
Carson City, Nevada 89701-5250
(775) 684-2800 • Fax (775) 684-2811
<http://water.nv.gov>**

August 28, 2019

RE: Comments on Tentative Map Case Number WTM19-004

To: Julee Olander
Washoe County Community Services Department
1001 East Ninth Street, Building A
Reno, NV 89512

Name: *Falcon Ridge North*

County: Washoe County – Sun Valley, Sun Valley Boulevard and Dandini Road

Location: A portion of the NW¼ SE¼ of Section 30, Township 20 North, Range 20, East, MDB&M.

Plat: Tentative: Fifty-two (52) lots totaling approximately 6.19 acres and being Washoe County Assessor's Parcel Number 035-721-02.

**Water Service
Commitment**

Allocation: No water is committed at this time.

**Owner-
Developer:** Truckee Meadows Water Authority
1355 Capital Boulevard
Reno, NV 89502

Engineer: TEC Civil Engineering Consultants
9429 Double Diamond Parkway, Suite A
Reno, NV 89521

**Water
Supply:** Truckee Meadows Water Authority

Julee Olander
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General: There are no active water rights appurtenant to the described lands in this proposed project. The lands of the proposed project lie within the Truckee Meadows Water Authority service area. Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer's Office.

All waters of the State belong to the public and may be appropriated for beneficial use pursuant to the provisions of Chapters 533 and 534 of the Nevada Revised Statutes (NRS), and not otherwise.

Any water or monitor wells, or boreholes that may be located on either acquired or transferred lands are the ultimate responsibility of the owner of the property at the time of the transfer and must be plugged and abandoned as required in Chapter 534 of the Nevada Administrative Code. If artesian water is encountered in any well or borehole it shall be controlled as required in NRS § 534.060(3).

Municipal water service is subject to Truckee Meadows Water Authority rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability.

A Will Serve from Truckee Meadows Water Authority and mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

Action: Conditional approval of *Falcon Ridge North* based on acceptance of Water Will Serve by the Division of Water Resources from Truckee Meadows Water Authority.

Best regards,

Steve Shell

Steve Shell
Water Resource Specialist II



1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

September 04, 2019

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WADMIN19-004 Falcon Ridge North

Dear Julee,

In reviewing the tentative map to allow a 52 lot subdivision from Falcon Ridge North, the Conservation District has the following comments.

With open space created to provide back flow from the existing drainage way we recommend 2 feet deep by 3 foot wide infiltration basin the length of the open space to encourage ground water recharge.

If detention basins are proposed construct a 2 feet deep by 3 feet wide infiltration trench from the inlet to the outlet to encourage ground water recharge. In addition construct a 2 feet deep by 3 foot wide low flow channel from the inlet to the outlet pipe to convey nuisance water flow.

With an outlet proposed to the existing channel place rip rap rock below the outlet pipe extended to the main flow line to collect and reduce the downstream transport of sediment. As a box culvert will be constructed in the drainage way rip rap rock placed upstream and downstream at the box culvert to reduce the transport of sediment. We also recommend the installation of Best management practices to comply with Washoe County Ordinances.

With the 3:1 slope stabilized with rip rap rock smaller rock placed in the voids of slope to reduce any undermining by small animals.

If drainage swales are proposed filter fabric along with 3 to 4 inch sixe rock placed in the flow line to reduce flow downstream.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Tyler-Shaffer