

Tentative Subdivision Map Application

The Ridges at Hunter Creek

Phase II

Submitted to Washoe County

May 16, 2016

Original

Prepared for
Ridges @ Hunter Creek, LLC

4345 Eagle Valley Circle

Reno, NV 89519

Prepared by



WOOD RODGERS

DEVELOPING INNOVATIVE DESIGN SOLUTIONS

5440 Reno Corporate Drive

Reno, NV 89511

Tel: 775.823.4068

Fax: 775.823.4066

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Section 1

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: The Ridges at Hunter Creek Phase II			
Project Description: A Tentative Map for a 53 lot common open space subdivision			
Project Address: N/A			
Project Area (acres or square feet): 155.01 acres			
Project Location (with point of reference to major cross streets AND area locator): S. of Woodchuck Circle & Hunters Peak Rd; W. of Hawken Dr. in the SW Truckee Meadows Area Plan			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
041-671-01	55.28	041-662-12	8.19
041-650-02	48.95	041-650-03	42.59
Section(s)/Township/Range: 19 and 30 T19N R19E			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). TM05-013; MPA15-005 and RZA15-008			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Ridges @ Hunter Creek LLC & Ridges Dev		Name: Wood Rodgers, Inc.	
Address: 4345 Eagle Valley Circle		Address: 5440 Reno Corporate Drive	
Reno, Nevada	Zip: 89519	Reno, Nevada	Zip: 89511
Phone: (775) 746-9600	Fax:	Phone: (775) 823-4068	Fax: 823-4066
Email: ranson@evergreencapitalllc.com		Email: mindell@woodrogers.com	
Cell:	Other:	Cell: (775) 690-1047	Other:
Contact Person: Ranson Webster		Contact Person: Melissa Lindell	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Above		Name: Wood Rodgers	
Address:		Address: 5440 Reno Corporate Drive	
	Zip:	Reno, NV	Zip: 89511
Phone:	Fax:	Phone: (775) 823-4068	Fax: 823-4066
Email:		Email: sstrickland@woodrogers.com	
Cell:	Other:	Cell: (775) 745-4207	Other:
Contact Person:		Contact Person: Steve Strickland	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: The Ridges at Hunter Creek III, LLC.

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, RANSON W WEBSTER
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 041-650-02 and 03

Printed Name RANSON W WEBSTER

Signed [Signature]

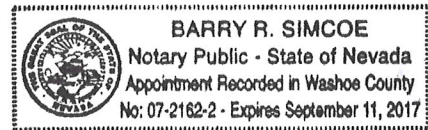
Address 7345 Redburn Valley Circle
RENO, NV 89514

Subscribed and sworn to before me this
10 day of MAY, 2016

(Notary Stamp)

Barry R Simcoe
Notary Public in and for said county and state

My commission expires: 09/11/2017



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: Ridges Development, Inc.

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, RANSON W WEBSTER
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 041-662-12 and 041-671-01

Printed Name RANSON W WEBSTER

Signed [Signature]

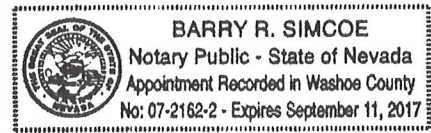
Address 4345 RABBIT VALLEY CIRCLE
RENO, NV 89519

Subscribed and sworn to before me this 10 day of MAY, 2016.

(Notary Stamp)

[Signature]
BARRY R. SIMCOE
Notary Public in and for said county and state

My commission expires: 09/11/2017



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
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Tentative Subdivision Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative subdivision maps may be found in Article 608, Tentative Subdivision Maps.

1. What is the location (address or distance and direction from nearest intersection)?

South of Woodchuck Circle and Hunters Peak Road; West of Hawken Drive in the West Truckee Meadows Wildland Transition Suburban Character Management Area of the Southwest Truckee Meadows Area Plan.

2. What is the subdivision name (proposed name must not duplicate the name of any existing subdivision)?

The Ridges at Hunter Creek Phase II

3. Density and lot design:

a. Acreage of project site	155.01 acres
b. Total number of lots	53
c. Dwelling units per acre	.34
d. Minimum and maximum area of proposed lots	Minimum .37+;; Maximum 2.30+- acres
e. Minimum width of proposed lots	40 ft
f. Average lot size	.83+- acres

4. Utilities:

a. Sewer Service	Washoe County
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Reno Disposal
f. Cable Television Service	Charter
g. Water Service	TMWA

5. For common open space subdivisions (Article 408), please answer the following:

a. Acreage of common open space:

102.08 acres

b. Development constraints within common open space (slope, wetlands, faults, springs, ridgelines):

Constraints include slopes over 30% and a minor drainageway.

c. Range of lot sizes (include minimum and maximum lot size):

.37 to 2.30 acres

d. Average lot size:

.83 acres

e. Proposed yard setbacks if different from standard:

Setbacks will be as follows:
Front: 30 feet
Side: 12 feet
Rear: 30 feet

f. Justification for setback reduction or increase, if requested:

The site has 3 different zoning designations: HDR; LDS and GR. Lots are primarily located in the LDS and HDR areas. The proposal is for a common open space development, therefore, lot sizes vary between .37 and 2.30 acres in size. Due to the lot sizes it makes sense to use setback standards for LDS zoning.

g. Identify all proposed non-residential uses:

No non-residential uses are proposed.

- h. Improvements proposed for the common open space:

Formal landscaping similar in nature to that existing within The Ridges of Hunter Creek Phase I will be provided along the Phase II roadways. Disturbed open space will be revegetated with native vegetation. Undisturbed open space will remain in its native state.

- i. Describe or show on the tentative map any public or private trail systems within common open space of the development:

The Michael D. Thompson trailhead is located on the northwesterly portion of the site.

- j. Describe the connectivity of the proposed trail system with existing trails or open space adjacent to or near the property:

Pedestrian access through the property including to and from the Michael D. Thompson trailhead will be available via the existing roads and planned roads on the site.

- k. If there are ridgelines on the property, how are they protected from development?

There are no significant ridgelines on the property.

- l. Will fencing be allowed on lot lines or restricted? If so, how?

In general, fencing will consist of open view designs and will be consistent in all side and rear yard locations abutting common open space in accordance with the CC&R's.

m. Identify the party responsible for maintenance of the common open space:

Common area will be owned and maintained by the same Homeowner's Association as Phase I.

6. Is the project adjacent to public lands or impacted by "Presumed Public Roads" as shown on the adopted April 27, 1999 Presumed Public Roads (see Washoe County Engineering website at <http://www.washoecounty.us/pubworks/engineering.htm>). If so, how is access to those features provided?

Yes, property to the south and west is owned by USA. It does not appear the site is impacted by any "presumed public roads".

7. Is the parcel within the Truckee Meadows Service Area?

Yes

No

8. Is the parcel within the Cooperative Planning Area as defined by the Regional Plan?

Yes

No

If yes, within what city?

9. Will a special use permit be required for utility improvement? If so, what special use permits are required and are they submitted with the application package?

No.

10. Has an archeological survey been reviewed and approved by SHPO on the property? If yes, what were the findings?

An archaeological inventory prepared by Western Cultural Resource Management, Inc. dated December 29, 2005 was previously submitted to the Washoe County Department of Community Development. A copy of the full report is included in the original packet.

11. Indicate the type and quantity of water rights the application has or proposes to have available:

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

e. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

The project site will be served by the Truckee Meadows Water Authority. Water rights to serve the project will be dedicated prior to recordation of each final map.

12. Describe the aspects of the tentative subdivision that contribute to energy conservation:

The project is a continuation of The Ridges at Hunter Creek Phase I and is essentially an infill project. Utilities are stubbed to the property and a TMWA water tank has been constructed on the project site. Energy conservation will result due to the infill condition of the project site. In addition, most of the lots are oriented in a north/south direction which will result in solar benefits.

13. Is the subject property in an area identified by Planning and Development as potentially containing rare or endangered plants and/or animals, critical breeding habitat, migration routes or winter range? If so, please list the species and describe what mitigation measures will be taken to prevent adverse impacts to the species:

No.

14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

Existing access to Phase I, as well as the proposed Phase II of the subdivision is located on Woodchuck Circle. At this time, it is unknown as to whether or not the project will be gated with private streets or ungated with public streets. A gated emergency access at the easterly end of the site will remain. Pedestrian access through the project site via the streets will be available.

15. Is the subject property located adjacent to an existing residential subdivision? If so, describe how the tentative map complies with each additional adopted policy and code requirement of Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County, in particular, grading within 50 and 200 feet of the adjacent developed properties under 5 acres and parcel matching criteria:

Yes. The project site is adjacent to the Eagles Nest subdivision located in the Washoe County portion of Caughlin Ranch to the east. There are four lots in Eagles Nest that abut the property. Lots sizes in Eagles Nest are .835; .839, 1.575 and 1.47 acres in size. The project has been designed so that only three lots (1.20, 1.04 and 2.30 acres in size) will abut the existing lots.

16. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply?

No. Policy SW.2.15 states: Clustering of density to facilitate the efficient use of infrastructure and maintenance of habitat and open space is appropriate. The common open space proposal is in compliance with this policy.

17. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

No.

18. Will the project be completed in one phase or is phasing planned? If so, please provide that phasing plan:

The subdivision may be developed at one time or in phases. If the subdivision is developed in phases, it is anticipated that three phases would be developed with attention to utilities and access.

19. Is the project subject to Article 424, Hillside Development? If yes, please address all requirements of the Hillside Ordinance in a separate set of attachments and maps.

Yes No If yes, include a separate set of attachments and maps.

20. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

Yes No If yes, include separate attachments.

Grading

Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high:

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

30,000 cy

22. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

The project will be designed to balance and no import or export is anticipated.

23. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

Due to the location of the project site, visibility from off-site locations is limited. All disturbed areas will be landscaped and/or revegetated with native vegetation.

24. What is the slope (Horizontal:Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

In general cut areas will be 2:1 and fill areas will be 3:1. All disturbed areas will be landscaped and/or revegetated with native vegetation. Erosion control measures will be provided on the final improvement plans.

25. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

Berms are not anticipated.

26. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

Yes, rockery retaining walls will be necessary in some locations. Walls will be consistent with existing walls on site and in Phase I.

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

There are some pinion pines located on the site. Approximately 27 pinion pines will be removed with construction of the southern leg of Hunter Falls Circle.

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

The most appropriate revegetation seed mix and pounds per acre for this specific location will be determined and noted on the final improvement plan set for each phase of development.

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

Water trucks will be used to providing temporary irrigation to disturbed areas that will be revegetated.

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

Not at this time. The Washoe Storey Conservation District will be consulted prior to completion of the final improvement plans for each phase of development.

**LEGAL DESCRIPTION
FOR
THE RIDGES AT HUNTER CREEK PHASE 2**

All that certain real property situate within a portion of the South One-Half (S 1/2) of Section Nineteen (19) and within a portion of the North One-Half (N 1/2) of Section Thirty (30), Township Nineteen (19) North, Range Nineteen (19) East, Mount Diablo Meridian, County of Washoe, State of Nevada, and being more particularly described as follows:

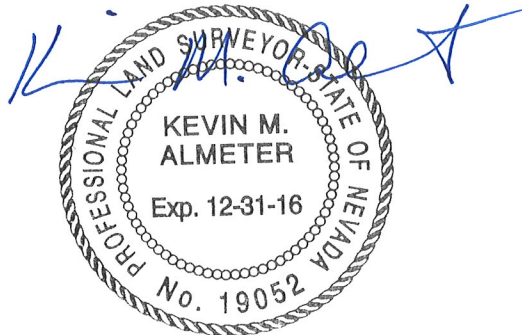
BEING Parcel A and Lot 1-10 of the Official Plat of "The Ridges at Hunter Creek Phase 1", recorded as Subdivision Tract Map No. 4833, on November 8, 2007, as File No. 3592599, filed in the Official Records of Washoe County, Nevada;

TOGETHER WITH Parcel B-1 and C-1 of the Record of Survey showing a boundary line adjustment for "Ridges Development Inc", recorded as Record of Survey Map No. 4965, on September 18, 2007, as File No. 3576232, filed in the Official Records of Washoe County, Nevada;

Containing 155.01 acres of land, more or less

APNs: 041-662-12, 041-671-01, 041-650-02 & 041-650-03

Prepared by:
Wood Rodgers, Inc.
5440 Reno Corporate Dr.
Reno, NV 89511



4-27-16

Kevin M. Almeter, P.L.S.
Nevada Certificate No. 19052

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Account Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
04167101	Active	4/12/2016 2:10:50 AM
Current Owner: RIDGES DEVELOPMENT INC 4345 EAGLE VALLEY CIR RENO, NV 89519		SITUS: 0 HUNTER FALLS CIR WCTY NV
Taxing District 6000	Geo CD:	
Legal Description		
SubdivisionName RIDGES AT HUNTER CREEK PHASE 1 Lot A Township 19 Range 19		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2015	\$1,472.20	\$1,472.20	\$0.00	\$0.00	\$0.00
2014	\$1,426.52	\$1,426.52	\$0.00	\$0.00	\$0.00
2013	\$1,426.52	\$1,440.78	\$0.00	\$0.00	\$0.00
2012	\$1,426.42	\$1,426.42	\$0.00	\$0.00	\$0.00
2011	\$2,180.94	\$2,180.94	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay Online

No payment due for this account.

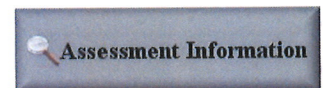
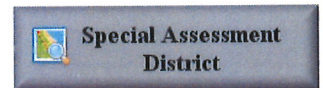
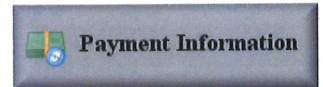
\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845



The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Account Detail

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Parcel ID	Status	Last Update
04165002	Active	4/12/2016 2:10:50 AM
Current Owner: RIDGES AT HUNTER CREEK III LLC 4345 EAGLE VALLEY CIR RENO, NV 89519		SITUS: 4705 WOODCHUCK CIR WCTY NV
Taxing District 6000	Geo CD:	
Legal Description Range 19 SubdivisionName _UNSPECIFIED Lot B-1 Township 19		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2015	\$1,358.41	\$1,358.41	\$0.00	\$0.00	\$0.00
2014	\$1,358.28	\$1,358.28	\$0.00	\$0.00	\$0.00
2013	\$1,504.10	\$1,519.09	\$0.00	\$0.00	\$0.00
2012	\$6,234.26	\$6,234.26	\$0.00	\$0.00	\$0.00
2011	\$7,288.60	\$7,288.60	\$0.00	\$0.00	\$0.00
Total					\$0.00

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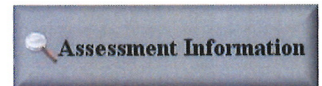
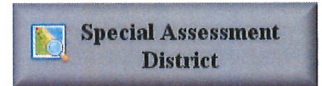
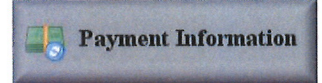
\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845



The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

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Tammi Davis

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Taxing District 6000	Geo CD:	
Legal Description		
SubdivisionName RIDGES AT HUNTER CREEK PHASE 1 Lot 1 10 Township 19 Range 19		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2015	\$1,426.69	\$1,426.69	\$0.00	\$0.00	\$0.00
2014	\$1,382.42	\$1,382.42	\$0.00	\$0.00	\$0.00
2013	\$1,382.42	\$1,396.24	\$0.00	\$0.00	\$0.00
2012	\$1,382.32	\$1,382.32	\$0.00	\$0.00	\$0.00
2011	\$2,113.54	\$2,113.54	\$0.00	\$0.00	\$0.00
Total					\$0.00

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Pay Online

No payment due for this account.

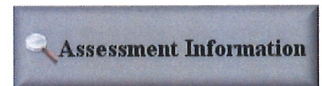
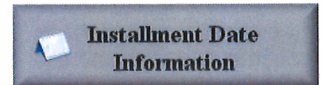
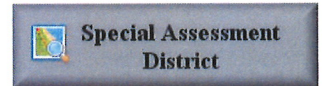
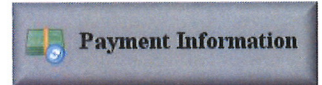
\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845



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This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Account Detail

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Washoe County Parcel Information

Parcel ID	Status	Last Update
04165003	Active	4/12/2016 2:10:50 AM
Current Owner: RIDGES AT HUNTER CREEK III LLC 4345 EAGLE VALLEY CIR RENO, NV 89519		SITUS: 0 UNSPECIFIED WCTY NV
Taxing District 6000	Geo CD:	
Legal Description		
Lot C-1 SubdivisionName _UNSPECIFIED Range 19 Township 19		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2015	\$760.69	\$760.69	\$0.00	\$0.00	\$0.00
2014	\$760.68	\$760.68	\$0.00	\$0.00	\$0.00
2013	\$760.56	\$768.17	\$0.00	\$0.00	\$0.00
2012	\$760.54	\$760.54	\$0.00	\$0.00	\$0.00
2011	\$1,175.76	\$1,175.76	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay Online

No payment due for this account.

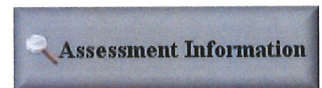
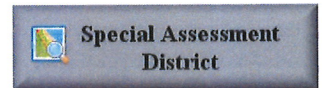
\$0.00

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This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: Ridges @ Hunter Creek LLC & Ridges Dev (Ranson Webster)

Address: 4345 Eagle Valley Circle

Reno, NV 89519

Phone : 746-9600

Fax: _____

Private Citizen

Agency/Organization

Street Name Requests

(No more than 14 letters or 15 if there is an "i" in the name. Attach extra sheet if necessary.)

Great View Circle

Hunter Falls Circle

If final recordation has not occurred within one (1) year, it is necessary to submit a written request for extension to the coordinator prior to the expiration date of the original

Location

Project Name: The Ridges at Hunter Creek Phase II

Reno

Sparks

Washoe County

Parcel Numbers: 041-671-01; 041-650-02; 041-662-12; 041-650-03

Subdivision

Parcelization

Private Street

Please attach maps, petitions and supplementary information.

Approved: _____ Date: _____

Regional Street Naming Coordinator

Except where noted

Denied: _____ Date: _____

Regional Street Naming Coordinator

Washoe County Geographic Information Services

Post Office Box 11130 - 1001 E. Ninth Street

Reno, NV 89520-0027

Phone: (775) 328-2325 - Fax: (775) 328-6133

1355 Capital Blvd. • P.O. Box 30013 • Reno, NV 89520-3013
P 775.834.8080 • F 775.834.8003

May 13, 2016

Mr. Ranson Webster
RIDGES DEVELOPMENT, INC.
4345 Eagle Valley Circle
Reno, NV. 89519

RE: Discovery: The Ridges at Hunter Creek, Phase II Discovery
TMWA PLL#: 16-4930
APN#: 041-662-01, -05, -12, and 041-650-03

Dear Mr. Webster,

Pursuant to your request, Truckee Meadows Water Authority (TMWA) has completed its Discovery for the above referenced project, also referred to as The Ridges at Hunter Creek, Phase II Discovery, TMWA PLL#: 16-4930 for APNs 041-662-01, -05, -12, and 041-650-03.

Enclosed please find two internal memoranda from TMWA's Engineering and Water Rights Departments detailing their findings. Should you have any questions after reviewing the enclosures, please feel free to contact me at (775) 834-8012 or my email at kmeyer@tmwa.com.

Thank you for the opportunity to serve your discovery and future project development needs.

Sincerely,



Karen L. Meyer
New Business Project Coordinator

Enclosures

1355 Capital Blvd. P.O. Box 30013 Reno, NV 89520-3013
775.834.8080 775.834.8003

May 9, 2016

To: Karen Meyer

Thru: Scott Estes *SE*

From: Holly Flores *HWF*

RE: The Ridges at Hunter Creek Phase II Discovery

Purpose:

Conduct a high level engineering analysis to determine the least cost major TMWA water facility requirements and preliminary cost estimate necessary to provide water service to the proposed project.

Preliminary Water Facility Requirements and Cost Estimates:

The estimated cost for water facility charges and major facilities associated with this project is approximately \$900,685. These costs are summarized in the table below.

Table 1: Estimated Major Water Facility Costs

Facility Description	Quantity	Unit	Unit Cost	Total Cost	Comments
Pressure Reducing Stations	4	each	\$75,000	\$300,000	Estimated
Emergency Tie to Eagles Nest	1,710	feet	\$120	\$205,200	8-inch DI main tie
Supply and Treatment Facility Charge	95	per gpm	\$4,163	\$395,485	Rate Schedule WSF
Estimated Cost				\$900,685	2016 planning level estimate only

Note: Per the 2006 annexation agreement, developers are responsible for extending an estimated 8-inch main from The Ridges to a point near the intersection of Sharps Road and Sharps Circle in the Eagles Nest area of the Caughlin Ranch development including securing and transferring all required easements and rights-of-way.

Discussion:

Location:

The proposed development is located near the intersection of Hunters Peak Road and Hunter Falls Court in Washoe County, Nevada on APNs 041-650-02, 041-650-03, 041-662-12 and 041-671-01. The project consists of 50 single-family custom lots on approximately 155 acres and is within TMWA's retail water service territory. A site map by Wood Rodgers is attached for reference.

Estimated Project Demands:

The estimated domestic maximum day demand for the project is approximately 95 gpm assuming average one acre lot sizes and no separate potable irrigation.

Points of Connection:

The points of connection will be to Hunters Peak Road, Hunter Falls Court and Sharps Road as shown on the TMWA master plan exhibit for work order 05-1916-1 dated July 2, 2007. The master plan facilities are partially constructed including the Ridges Pump Station and Ridges Tank and several pressure reducing stations. An exhibit showing existing facilities in the area is attached as well.

Elevation Limits of Service:

The limit of service of the existing Ridges Tank is approximately 5,300 feet in elevation. Lots with house pads above 5,310 feet in elevation will require privately owned booster pumps and pressure tanks. In addition, pressure reducing stations will be required at approximately 5,200 feet, 5,074 feet and one along the Sharps Road main tie resulting in approximately four required due to street layout and to make the Caughlin Ranch Development connection identified in the annexation agreement and shown on the 05-1916-1 exhibit. Maximum service pressure limits have been reduced from 125 psi to 100 psi resulting in more pressure reducing stations required since the original master plan.

Assumptions:

1. This preliminary study was based on information provided by Wood Rodgers in April and May 2016.
2. The water service plan is preliminary and subject to change.
3. Privately owned individual pressure regulating valves will be installed by the builder per TMWA design standards and the Uniform Plumbing Code.
4. The estimated maximum day demand for the project is approximately 95 gpm based on one acre average lot sizes with no separate potable irrigation. Actual demands will be determined at the time of service.
5. TMWA plans to reevaluate and possibly revise the maximum day demand calculations for all usage types within the next twelve months as part of the Water Facility Plan Update.
6. Fire flow requirements were not submitted with this project. Therefore, the maximum fire flow requirement was assumed to be 1,500 gpm to 2,000 gpm for two hours for single-family development. The actual fire flow requirements will be set by the governing fire authority.
7. Facility requirements were based on the estimated maximum day demand and fire flow requirements. Changes in demand or required fire flow rates will affect the facility requirements and in turn the cost estimates included herein.
8. All cost estimates are preliminary and subject to change. Actual costs will be determined at the time of application for service.
9. This estimate does not include the cost of onsite facilities, water rights for the project, nor contribution to the water meter retrofit fund.
10. The ultimate water facility plan proposed by the Truckee Meadows Water Authority must be reviewed for compliance with state and local codes and regulations and approved by the health authority prior to service.
11. Dead ends must be eliminated and a looped water system designed, to the extent possible, per NAC 445A regulations. The health authority may require changes to the enclosed water facility plan that may in turn affect the included cost estimates.

Conclusion:

The Truckee Meadows Water Authority is agreeable to supplying water service to the project, subject to the applicant satisfying certain conditions precedent, including, without limitation, the dedication of water resources, approval of the water supply plan by the local health authority, the execution of a Water Service Agreement, payment of fees, and the construction and dedication of infrastructure and easements in accordance with our rules and tariffs.

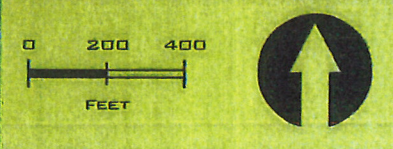
Review of conceptual site plans by the Truckee Meadows Water Authority does not constitute an application for service, nor implies a commitment by the Truckee Meadows Water Authority for planning, design or construction of the water facilities necessary for service. The extent of required off-site and onsite water infrastructure improvements will be determined by the Truckee Meadows Water Authority upon receiving a specific development proposal or complete application for service and upon review and approval of a water facilities plan by the health authority. Because the NAC 445A water system regulations are subject to interpretation, the Truckee Meadows Water Authority cannot guarantee that a subsequent water facility plan will be approved by the health authority or that a timely review and approval of the project will be made. The applicant should carefully consider the financial risk associated with committing resources to their project prior to receiving all required approvals. After submittal of a complete application for service, the required facilities, the cost of these facilities, which could be significant, and associated fees will be estimated and will be included as part of the Water Service Agreement necessary for the project. All fees must be paid to the Truckee Meadows Water Authority prior to water being delivered to the project.

Please call me at (775) 834-8026 if you have questions or need more information.

/hmf

cc: Steve Strickland, P.E., Wood Rodgers
File: 16-4930

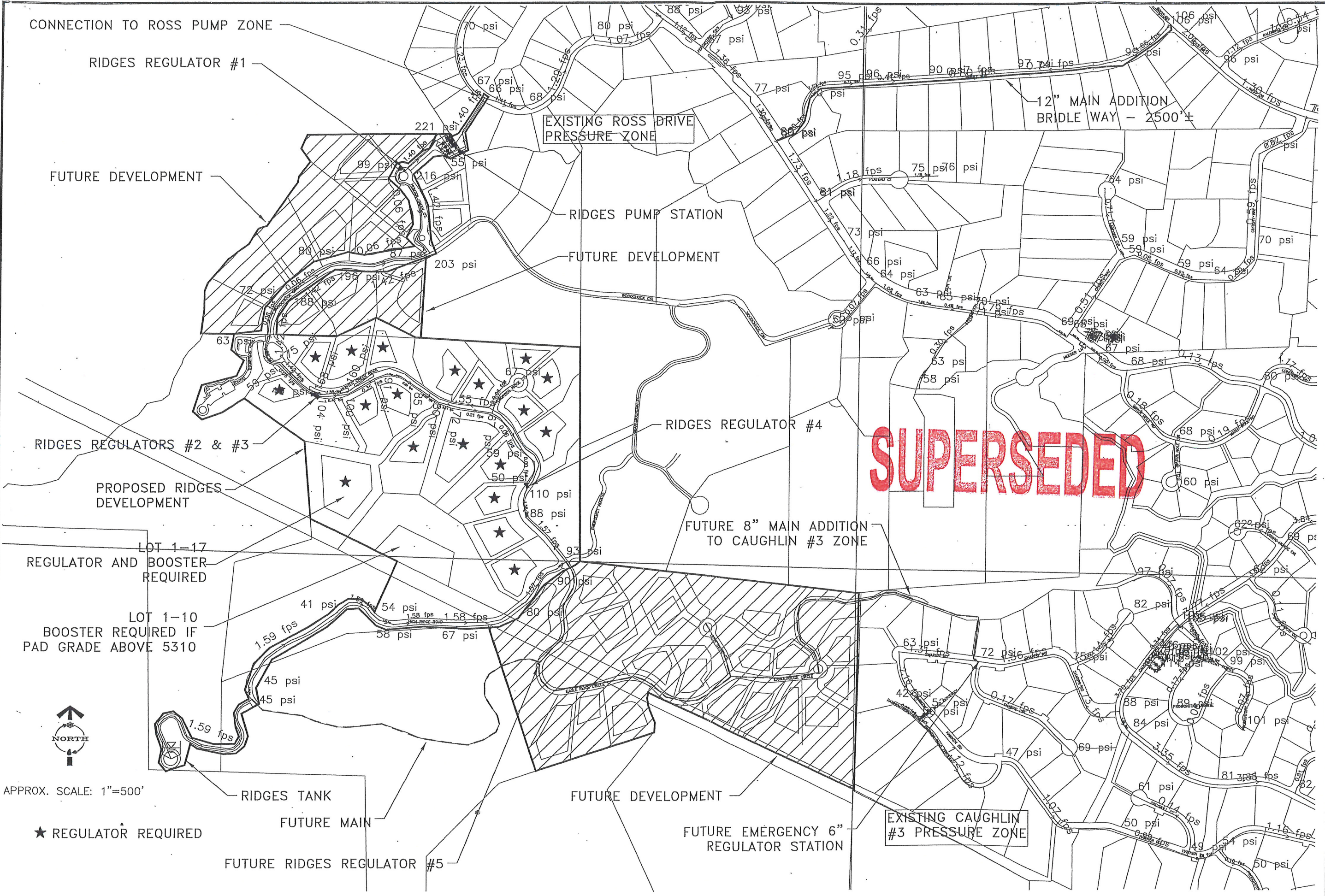
Attachments: April 2016 Site Map by Wood Rodgers
TMWA Master Plan Exhibit July 2007, Work Order 05-1916-1
TMWA Distribution System Exhibit – Existing Facilities



Site Map
The Ridges at Hunter Creek Phase II
April, 2016

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community





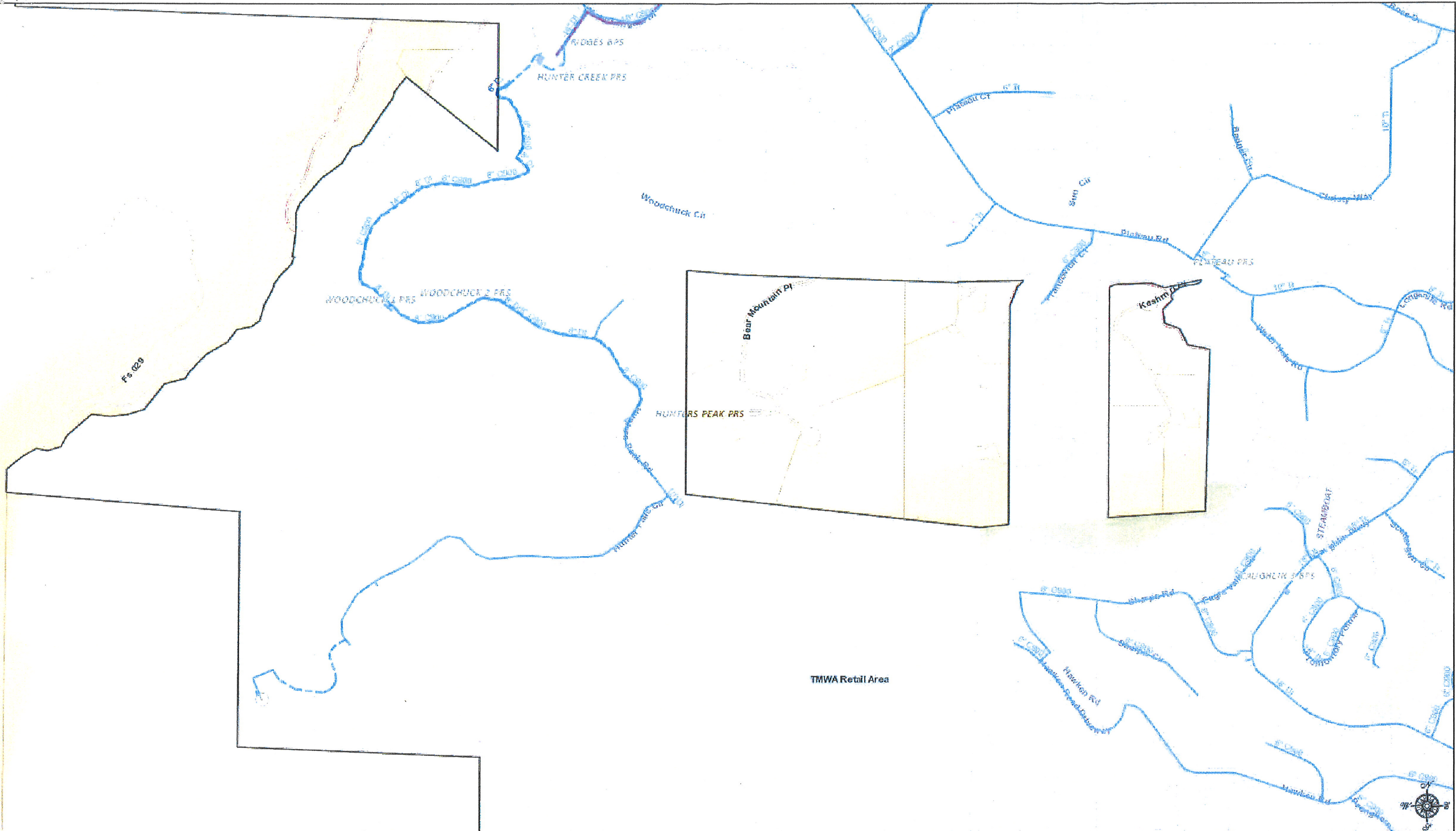
THE RIDGES AT HUNTER CREEK
 AVERAGE DAY PRESSURES AND
 PEAK HOUR VELOCITIES

REV	DESCRIPTION	BY	APP	DATE
05-1916-1	DESIGNED			
	DRAWN	KRR		
	DATE	7-2-07		
	APPROVED			

APPROX. SCALE: 1"=500'

★ REGULATOR REQUIRED

TRUCKEE MEADOWS WATER
 R. U. T. H. O. R. I. T. Y
 1155 CORPORATE BLVD / PO BOX 80013
 IRVING, NEVADA 89412-8013
 PH: 775-834-0000 / EX 775-834-8003



1355 Capital Blvd. • P.O. Box 30013 • Reno, NV 89520-3013
☎ 775.834.8080 • ☎ 775.834.8003

Date: April 22, 2016

To: Karen Meyer

From: David Nelson DW

RE: 16-4930, The Ridge at Hunter Creek +/- 50 SFR Lots (APN 041-662-01, -05, -12 & 041-650-03)

The New Business/Water Resource team will answer the following assumptions on each new discovery:

- Is the property within Truckee Meadows Water Authority's water service territory?
- Does the property have Truckee River water rights appurtenant to the property, groundwater or resource credits associated with the property?
 - If yes, what is the status of the water right: Agricultural or Municipal and Domestic use?
- Estimated water demand for residential and or commercial projects.
- Any special conditions, or issues, that are a concern to TMWA or the customer.

The following information is provided to complete the Discovery as requested:

- These subject parcels (APN 041-662-01, -05, -12 & 041-650-03) are within Truckee Meadows Water Authority's (TMWA's) service territory. No annexation is required.
- There are no resource credits or decreed surface water appurtenant to the properties. The developer will be required to follow TMWA's current rules, specifically Rule 7, and pay all fees for water rights needed in order to obtain a will serve commitment letter. *Note: Applicant may want to file a domestic well credit form for each of these four subject parcels at the Nevada Division of Water Resources.*
- Based on the information provided by the applicant this project "The Ridges at Hunter Creek Discovery" is estimated to require a domestic demand of **35.93 acre feet (AF)**. Landscaping plans were not provided to TMWA; therefore, a demand could not be determined. Please see the attached demand calculation sheet for the **estimated** demand and water resource fees. Once final plans are submitted a more accurate demand will be calculated. *Note: TMWA resources are first come, first serve. If applicant dedicates surface water for this project additional fees and dedications will apply.*
- Any existing right of ways and public easements would need to be reviewed, and if needed the property owner will need to grant TMWA the proper easements and/or land dedications to provide water service to the subject properties. Property owner will be required, at its sole expense, to provide TMWA with a current preliminary title report for all subject properties. Owner will represent and warrant such property offered for dedication or easements to TMWA shall be free and clear of all liens and encumbrances. Owner 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 or easements with title acceptable to TMWA.

THE RIDGES AT HUNTER CREEK
GROUND WATER RIGHTS AND METER FUND CONTRIBUTION
CALCULATION WORKSHEET

Line No.	Lot Number	Lot Size	Demand Calculation
1	1	64,904	0.80
2	2	39,640	0.74
3	3	37,897	0.73
4	4	46,174	0.76
5	5	37,462	0.73
6	6	48,352	0.77
7	7	33,106	0.71
8	8	31,799	0.71
9	9	52,272	0.77
10	10	45,302	0.76
11	11	100,188	0.83
12	12	48,787	0.77
13	13	50,094	0.77
14	14	49,658	0.77
15	15	32,670	0.71
16	16	36,155	0.73
17	17	34,848	0.72
18	18	34,848	0.72
19	19	43,124	0.75
20	20	36,155	0.73
21	21	36,590	0.73
22	22	37,897	0.73
23	23	37,026	0.73
24	24	32,234	0.71
25	25	37,462	0.73
26	26	40,511	0.74
27	27	39,204	0.74
28	28	35,284	0.72
29	29	32,234	0.71
30	30	32,670	0.71
31	31	29,620	0.70
32	32	29,185	0.69
33	33	57,499	0.78
34	34	56,192	0.78
35	35	31,799	0.71
36	36	30,928	0.70
37	37	33,977	0.72
38	38	36,590	0.73
39	39	37,897	0.73
40	40	36,590	0.73
41	41	45,738	0.76
42	42	26,136	0.67
43	43	24,829	0.67
44	44	25,700	0.67
45	45	23,958	0.66
46	46	19,602	0.62
47	47	17,860	0.60
48	48	16,117	0.58
49	49	16,988	0.59
50	50	18,731	<u>0.61</u>
			35.93
		Less: Demand Credits	<u>0.00</u>
		NET PROJECT DEMAND	35.93

TOTAL WATER RIGHTS REQUIRED

35.93

Price of Water Rights per AF	\$7,500	
TOTAL COST OF WATER RIGHTS		\$ 269,475
Review/Transfer Water Rights		\$ 0
Will Serve Letter Preparation		\$ 100

TOTAL TO TRUCKEE MEADOWS WATER AUTHORITY		\$ 269,575
		=====

SUBMITTED BY: Ridge Development, Inc. PHONE: 823-4068 Attn: Steve S.

APN: 041-662-01, -05, -12, and 041-650-03 DATE: 4/22/2016

PROJ NO: 16-4930 CALCED BY: David

REMARKS: PRICE OF WATER RIGHTS SUBJECT TO CHANGE.

PLEASE CALL TO VERIFY CURRENT PRICE

Estimate shows purchase of TMWA's Rule 7 Groundwater resources. Additional fees and dedications will apply if Surface water is dedicated for project.

Section 2

Project Description

Location

The Ridges at Hunter Creek Phase II is bordered by and is a continuation of the Ridges at Hunter Creek Phase I project. The site consists of 155.01± acres. The property is located South of Woodchuck Circle and Hunters Peak Road, west of Hawken Drive. The site includes Washoe County Assessor Parcel Numbers: 041-650-02 and 03; 041-662-12 and 041-650-02. The property is bordered by undeveloped lots in the Ridges at Hunter Creek Phase I (the majority of which are owned by the applicant) and scattered single family residences to the north; undeveloped property including USA owned land to the south; single family residences in the Caughlin Ranch Eagles Nest subdivision to the east and undeveloped USA owned land to the west. *Refer to Vicinity Map, Assessor's Parcel Map and Site Aerial in Section 3 of this submittal packet).*

Zoning and Master Plan Designations

The project site is within the West Truckee Meadows Wildland Transition Suburban Character Management Area of the Southwest Truckee Meadows Area Plan. Master Plan designations are as follows: Rural (66.65± acres); Rural Residential (59.19± acres); and Suburban Residential (29.17± acres). Zoning designations include: General Rural (66.65± acres); High Density Rural (59.19± acres); and Low Density Suburban (29.17± acres) *(Refer to Existing Zoning Map, Existing Master Plan Map Exhibits in Section 3 of this submittal packet).*

Density calculations for the total number of lots permitted (excluding any allotment for the General Rural designated acreage) are as follows:

- High Density Rural -2.5 acre minimum ($59.19\pm \text{ acres} / 2.5 = 23.68 \text{ lots}$)
- Low Density Suburban – 1 acre minimum ($29.17\pm \text{ acres} / 1 = 29.17 \text{ lots}$)

Total Lots Permitted = 52.85 (rounded to 53)

History, Prior Approvals and Current Site Conditions

A portion of the property was approved in the past as part of a 53 lot common open space subdivision (TM05-013 Hunter Creek Development). Thirty lots in the development were recorded while the remaining 23 lots expired. No homes have been constructed in the recorded portions of the subdivision (Ridges at Hunter Creek Phase I) although the area is gated, roads are paved and utilities and common landscaping are in place. Improvements on the expired portion of the property which includes land in the subject tentative map includes graded roadways, retaining walls, drainage culverts and basin areas, as well as other graded pad and turnout areas. An emergency access gate that connects to an emergency access road providing access to Caughlin Parkway is also located at the easterly end of the site. In addition, the site also includes a TMWA water tank located on the southwesterly portion of the property, a major 60kV overhead power line which cuts diagonally through the site and a minor overhead power line on the northeasterly portion of the site which runs in an east/west direction. It is impractical to underground the major power line; however, it is possible that the minor overhead power line which is located on the project site will be placed underground. *(Refer to Site Aerial Exhibit in Section 3 of this submittal packet).*

In January 2016 the Board of County Commissioners and the Regional Planning Commission approved a Master Plan Amendment (MPA15-005) and Regulatory Zone Amendment (RZA15-008) which resulted in the current zoning and master plan designations on the property. The designations permit up to 53 lots

on the property. (Refer to Existing Zoning Map, Existing Master Plan Map Exhibits in Section 3 of this submittal packet).

Current Request

The request is summarized as follows:

- A **Tentative Subdivision Map** to permit development of a 53-lot common open space single-family subdivision on a 155.01± acre project site;

It is anticipated that The Ridges at Hunter Creek Phase II will become a part of the Ridges at Hunter Creek Phase I development and will be subject to the same CC&R's and incorporated in the Homeowner's Association.

Site Characteristics

The site includes steep and moderate terrain. Approximately 73 percent of the site has slopes greater than 15%, therefore the site is considered to be a Hillside Development. In addition, 36.50% of the site includes slopes greater than 30%. (Refer to Slope Map in Section 3 of this submittal packet). The site is characterized by native vegetation (primarily native shrubs, sagebrush and grasses punctuated by juniper and piñon trees) and includes evidence of grading, trails and dirt road use. Washoe County maps from the Conservation Element show this property to be within Black Bear and Mule Deer habitat.

A drainageway extends through the center of the site in an east/west direction and will be included in the common open space of the proposed development. Hunter Creek borders the property on the northwest where no development is planned. There is no mapped FEMA Flood zone along Hunter Creek or anywhere on the property. The Washoe County Michael D. Thompson trailhead is located near the northwesterly end of the site and includes parking and restroom facilities.

Hillside Development information including constraints and developable areas were previously analyzed and determined with the analysis of slopes on the property and the approval of the master plan amendment and various residential and non-residential regulatory zones in January 2016. (Refer to Existing Zoning Map, Existing Master Plan Map Exhibits in Section 3 of this submittal packet). In addition, a preliminary Geotechnical Summary outlining soils and geologic conditions is provided in Section 4 of this submittal packet.

TENTATIVE MAP DESIGN

Density, Open Space and Compatibility

The Ridges at Hunter Creek Phase II is a continuation of The Ridges at Hunter Creek Phase I (53 lots) development.

Density calculations are as follows:

- High Density Rural -2.5 acre minimum ($59.19\pm \text{ acres}/2.5 = 23.68 \text{ lots}$)
- Low Density Suburban – 1 acre minimum ($29.17\pm \text{ acres}/1 = 29.17 \text{ lots}$)

Total Lots Permitted = 52.85 (rounded to 53)

This phase of the development consists of a common open space development of 53 custom single family residential lots on 155.01± acres. The majority of the site will remain undisturbed open space. The project includes approximately 102.67± acres of open space consisting of 66±% of the site. The overall density is .34 units per acre.

The project focuses on common open space, buffers and the protection and preservation of steeper slopes on the site. The majority of the lots have been designed to maximize views and to back onto or be adjacent to open space areas. Sensitivity to adjacent four lots in the Eagles Nest subdivision to the east has included limiting the number of adjacent lots to three and providing larger lot sizes in this edge condition. Lot sizes for the three bordering lots are 1.03±; 1.19±; and 2.30± acres in size.

Lot Size and Setbacks

The project is a common open space development with lot sizes ranging from .37± to 2.30± acres in size. At least 50% of the land in each lot contains land within the High Density Rural and/or the Low Density Suburban regulatory zoning designation. In addition, each lot includes a defined building envelope which (with the exception of small or isolated areas) prohibits development on large extents of slopes steeper than 30%.

Minimum lot sizes, widths and setbacks for the final map are proposed as follows:

Minimum Lot Size: 16,000± square feet
Minimum Lot Width: 40 feet
Minimum Building Envelope: 5,100± square feet

Minimum Setbacks for Building Envelopes:

Front Yard Setback = 30 feet
Side Yard Setback = 12 feet
Rear Yard Setback = 30 feet Review each lot

(Refer to Tentative Map Plan Set, Regulatory Zoning Map with Tentative Map Overlay and Slope Map with Tentative Map Overlay in Section 3 and Map Pocket of this submittal packet).

House Design

Homes are proposed to be individual custom designs. Placement on the lots will be restricted to established building envelopes.

Grading and Slope Treatment

Grading and disturbance has already occurred on the project site with the rough grading of roads and installation of storm drainage improvements that were a part of the previous approval. Additional grading on the southerly portion of the site will be required to establish a loop road and a private drive on the west side of the site to provide access to three lots. Grading will be minimized through the use of rockery walls and 2:1 slopes on cute slopes. Disturbed slopes will be landscaped and/or revegetated with native vegetation and stabilized in accordance with Washoe County requirements. Individual lots will not be graded as custom homes will be individually designed to accommodate the topography and take advantage of views. *(Refer to Tentative Map Plan Set in Section 3 and Map Pocket of this submittal packet).*

Drainage

The minor east/west drainageway will remain in common open space through the center of the development area. Drainage improvements including culverts and detention basins have already been constructed on the site. *(Refer to Tentative Map Plan Set and Preliminary Hydrology Report Plan in Section 3 and Map Pocket of this submittal packet).*

Access, Circulation and Traffic

This 53 lot project is a continuation of The Ridges at Hunter Creek Phase I project. Access to Phase II will be from the north on Woodchuck Circle just beyond the Washoe County Michael D. Thompson Trailhead.

Roads in Phase I and Phase II may be public or private with gates but will be open for pedestrian use and access to the Michael D. Thompson Trailhead. Circulation consists of a main loop road with cul-de-sacs and access drives branching off of the loop. A 4 foot wide path will be provided on one side of each of the main roads. There is an existing foot wide easement for access to privately owned properties to the south. This access easement may be relocated to provide better access based upon proposed grading. An existing gated emergency access to the west constructed as part of the previous project will remain for emergency vehicles and pedestrian access. *(Refer to Pedestrian Access Exhibit and Tentative Map Plan Set in Section 3 and Map Pocket of this submittal packet).*

Landscaping

Landscaping is already in existence in The Ridges at Hunter Creek Phase I. Similar and consistent formal landscaping adjacent to the roadways will be provided in Phase II *(Refer to Landscape Exhibit in Section 3)*. Open space, where disturbed during construction re-vegetated with native vegetation. All undisturbed open space will remain in its native state. The subdivision will be incorporated into the existing Ridges at Hunter Creek Phase I CC&R's and Homeowner's Association whose responsibility will primarily be for the maintenance of landscaping and common areas.

Fencing

In general, fencing will consist of open view designs and will be consistent in all side and rear yard locations abutting common open space in accordance with the CC&R's.

Project Signage

Signage for The Ridges at Hunter Creek (both Phase I and II) will be installed near the current entrance on Woodchuck Circle.

Phasing

The subdivision may be developed at one time or in phases. If the subdivision is developed in phases, it is anticipated that three phases would be developed with attention to utilities and access.

Development Statistics Summary

The following is a summary of the development statistics of the site:

Total Site Area:	155.01± acres
Total Dwelling Units:	53 single family lots
Gross Density:	.34± d.u./acre
Net Density:	1.04± d.u./acre
Total Lot Area:	43.95± acres
Total Right of Way Area:	7.44± acres
Total Common Area/Open Space	102.08± acres (66±%)
Total Water Tank Site and Access Road	1.54± acres

INFRASTRUCTURE AND SERVICES

Water, Sewer and Utilities

Utilities are currently installed in The Ridges at Hunter Creek Phase I and are stubbed to the property. In addition, storm drain pipes and detention facilities for Phase II were constructed with Phase I.

Water service will be provided by the Truckee Meadows Water Authority. A TMWA water tank planned to serve this development has already been constructed and is in operation on the southwesterly border of the property. The project will require approximately 36± acre feet of water (*Refer to Estimation of Water Demand for Land Development Projects in Section 4 of this submittal packet*). Water rights sufficient to serve the proposed subdivision will be dedicated at the time of the final map as required.

Sewer service will be provided by Washoe County with treatment at the Truckee Meadows Water Reclamation Facility. (*Refer to the Preliminary Sewer Report in Section 4 of this submittal packet*).

NV Energy will provide gas and electrical service to the project. Telephone service will be provided by AT&T while cable service will be from Charter Communications.

Schools

Students residing in the subdivision will attend Caughlin Ranch Elementary School; Swope Middle School and Reno High School. At this time, all of these schools have capacity as follows:

- Caughlin Ranch Elementary = 560 enrollment vs 606 capacity
- Swope Middle School = 733 enrollment vs 853 capacity
- Reno High School = 1703 enrollment vs 1965 capacity

The Ridges at Hunter Creek Phase II subdivision will generate approximately 7 elementary school students; 2 middle school students and 4 high school students.

Police and Fire Service

Police and fire service will be provided by Washoe County. The closest Truckee Meadows Fire Protection District fire station is Station 35 located at 10201 West 4th Street, approximately 4.36 miles from the entrance to the Phase II project site. Reno Station 11 is also located approximately 4.01 miles away.

Parks

The closest park to the project site is Dorostkar Park located approximately 2.32 miles away. In addition, the Michael D. Thompson Trailhead is located on Woodchuck Circle near the entrance gate to Phase I of the project.

Bus Service

The nearest Regional Transportation Bus Routes are Route 3 approximately 4.06 miles and Route 4 approximately 4.19 miles from the project site.

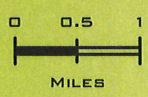
Section 3



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus
 USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the
 User Community

Legend

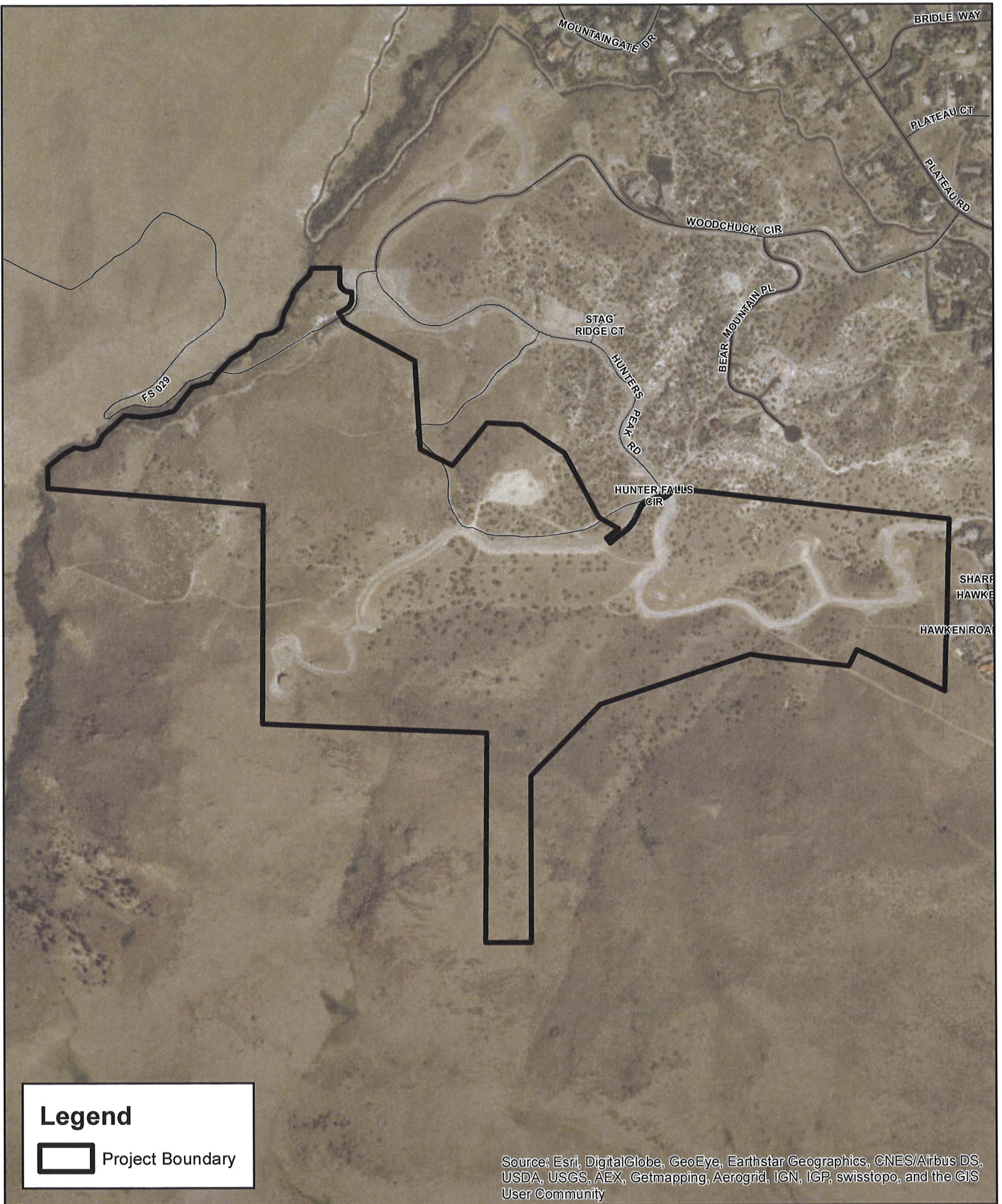
 Project Boundary



Vicinity Map
 The Ridges at Hunter Creek Phase II
 Washoe County, NV
 May, 2016




WOOD RODGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 5440 Reno Corporate Drive Tel: 775.823.4068
 Reno, NV 89511 Fax: 775.823.4066




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Legend

 Project Boundary

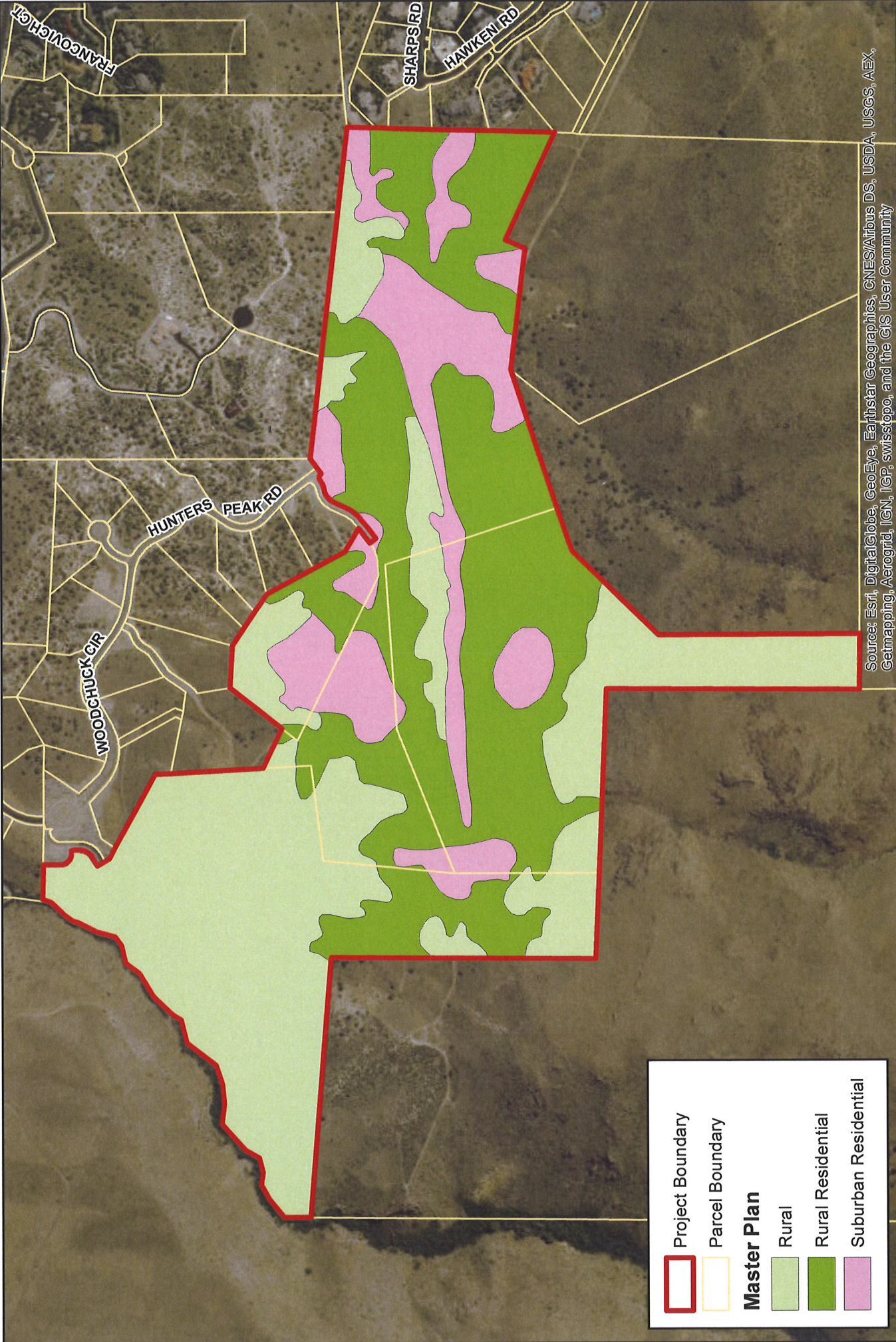
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FEET



Site Aerial
 The Ridges at Hunter Creek Phase II
 Washoe County, NV
 May, 2016

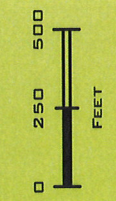


WOOD RODGERS
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 5440 Reno Corporate Drive Tel: 775.823.4068
 Reno, NV 89511 Fax: 775.823.4066



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

	Project Boundary
	Parcel Boundary
Master Plan	
	Rural
	Rural Residential
	Suburban Residential



Existing Master Plan
 The Ridges at Hunter Creek Phase II
 May, 2016

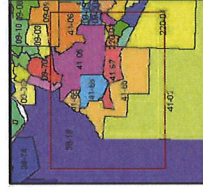
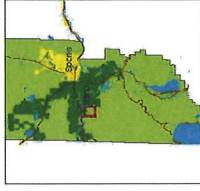
WOOD ROGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 5440 Reno Corporate Drive Tel: 775.823.4068
 Reno, NV 89511 Fax: 775.823.4066

Assessor's Map Number
041-65

STATE OF NEVADA
**WASHOE COUNTY
ASSESSOR'S OFFICE**
Joshua G. Wilson, Assessor
1001 East Ninth Street
Reno, Building C, 89412
(775) 378-7231



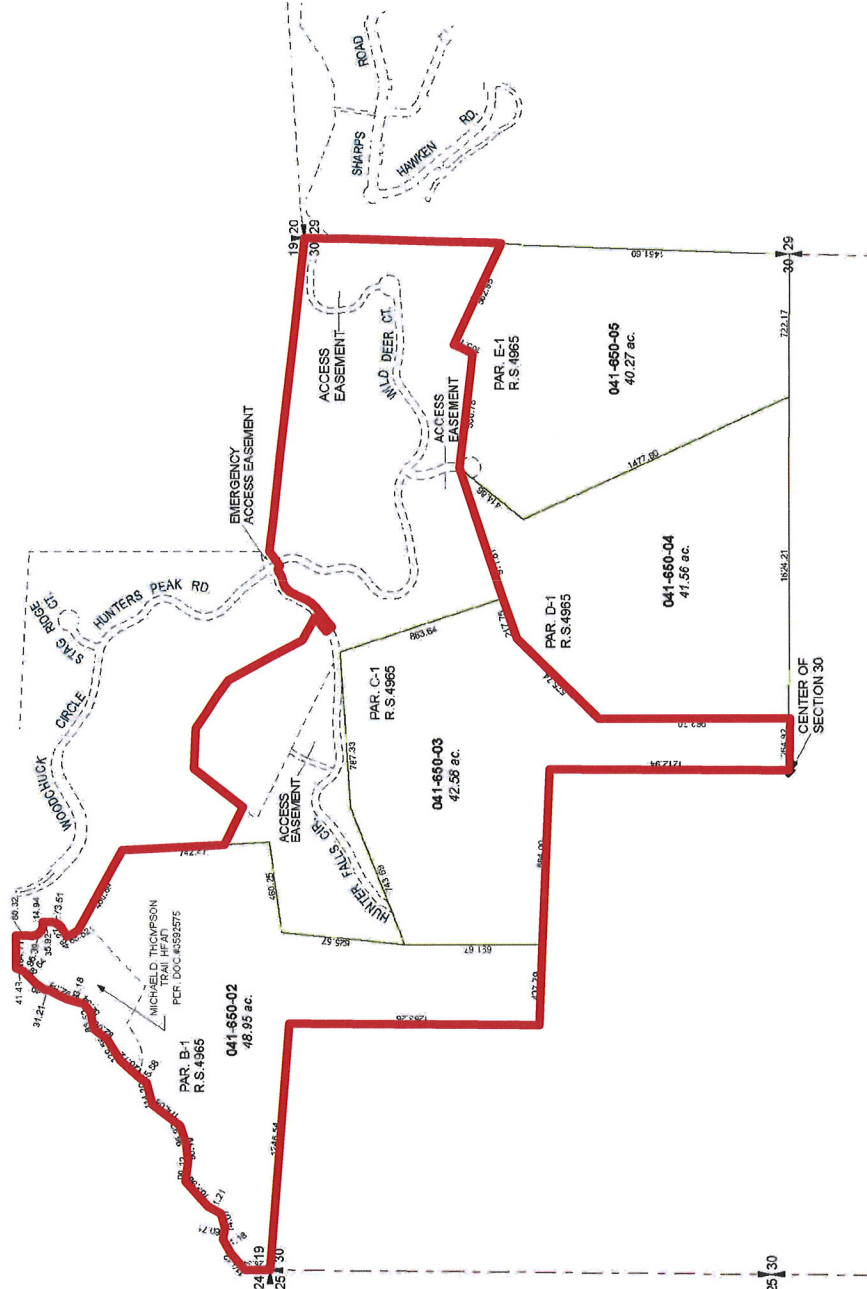
Scale
0 75 150 300 450 600
1 inch = 600 feet



created by: **CFB 10/28/2009**
last updated:
as previously shown on maps)
041-05

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and advisory purposes only. It does not represent a survey or other professional engineering or as to the sufficiency or accuracy of the data delineated hereon.

PORTIONS OF THE S 1/2 OF SECTION 19 & THE N 1/2 OF SECTION 30, T19N R19E



 Project Boundary



015900

FEET

Assessors Parcel Map 41-65
The Ridges at Hunter Creek Phase II
May, 2016

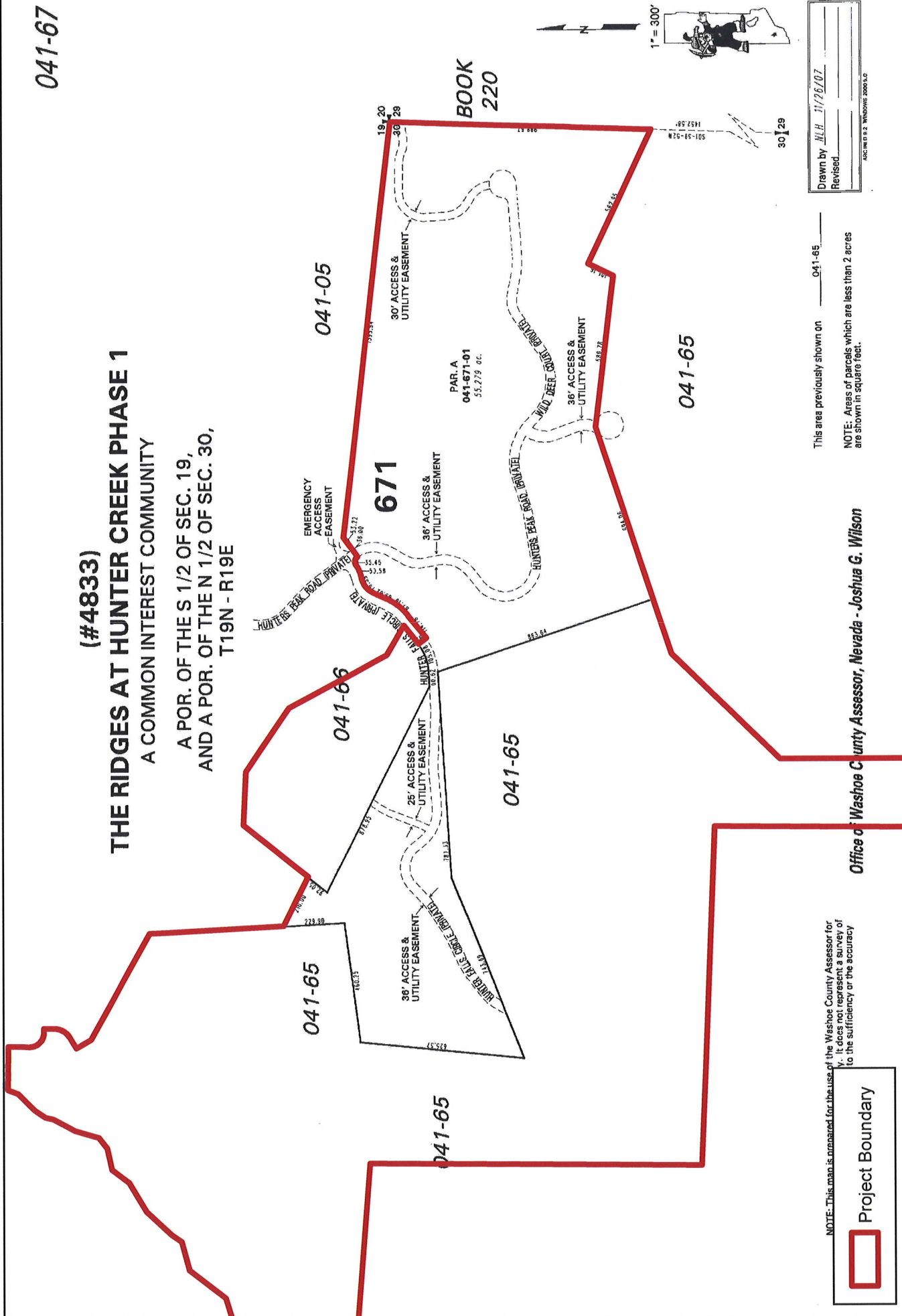


WOOD ROGERS
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Reno, NV 89511 Fax: 775-823-4066

041-67

THE RIDGES AT HUNTER CREEK PHASE 1 A COMMON INTEREST COMMUNITY

A POR. OF THE S 1/2 OF SEC. 19,
AND A POR. OF THE N 1/2 OF SEC. 30,
T19N - R19E



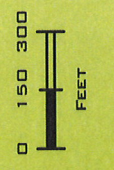
Drawn by J.L.H. 11/16/07
Revised

This area previously shown on 041-65
NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Office of Washoe County Assessor, Nevada - Joshua G. Wilson

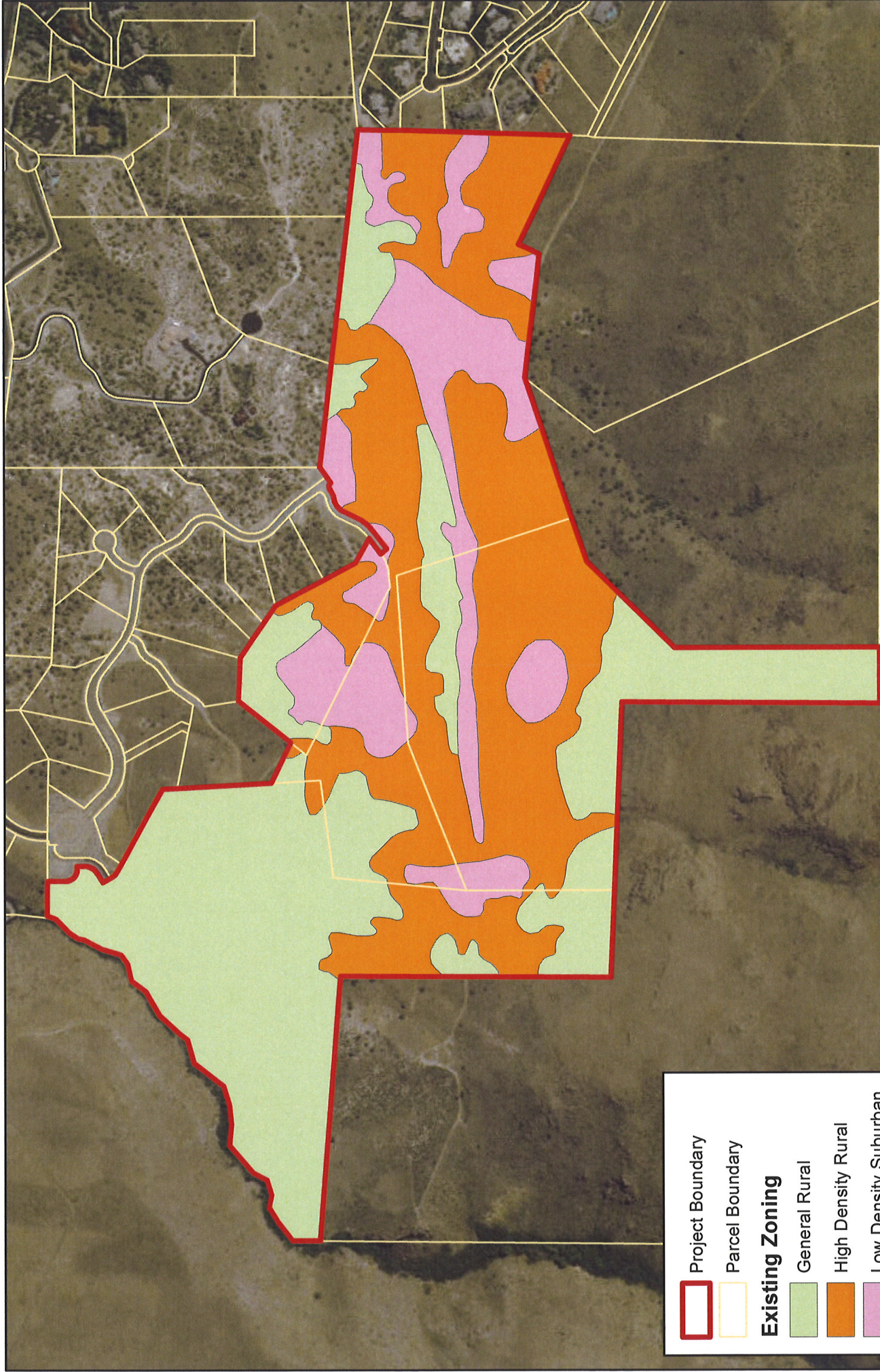
NOTE: This map is prepared for the use of the Washoe County Assessor for tax purposes. It does not represent a survey of land and is not to be used for the purpose of a survey of land to the sufficiency or the accuracy of a survey.

Project Boundary








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Assessors Parcel Map 41-67
The Ridges at Hunter Creek Phase II
May, 2016



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

	Project Boundary
	Parcel Boundary
Existing Zoning	
	General Rural
	High Density Rural
	Low Density Suburban

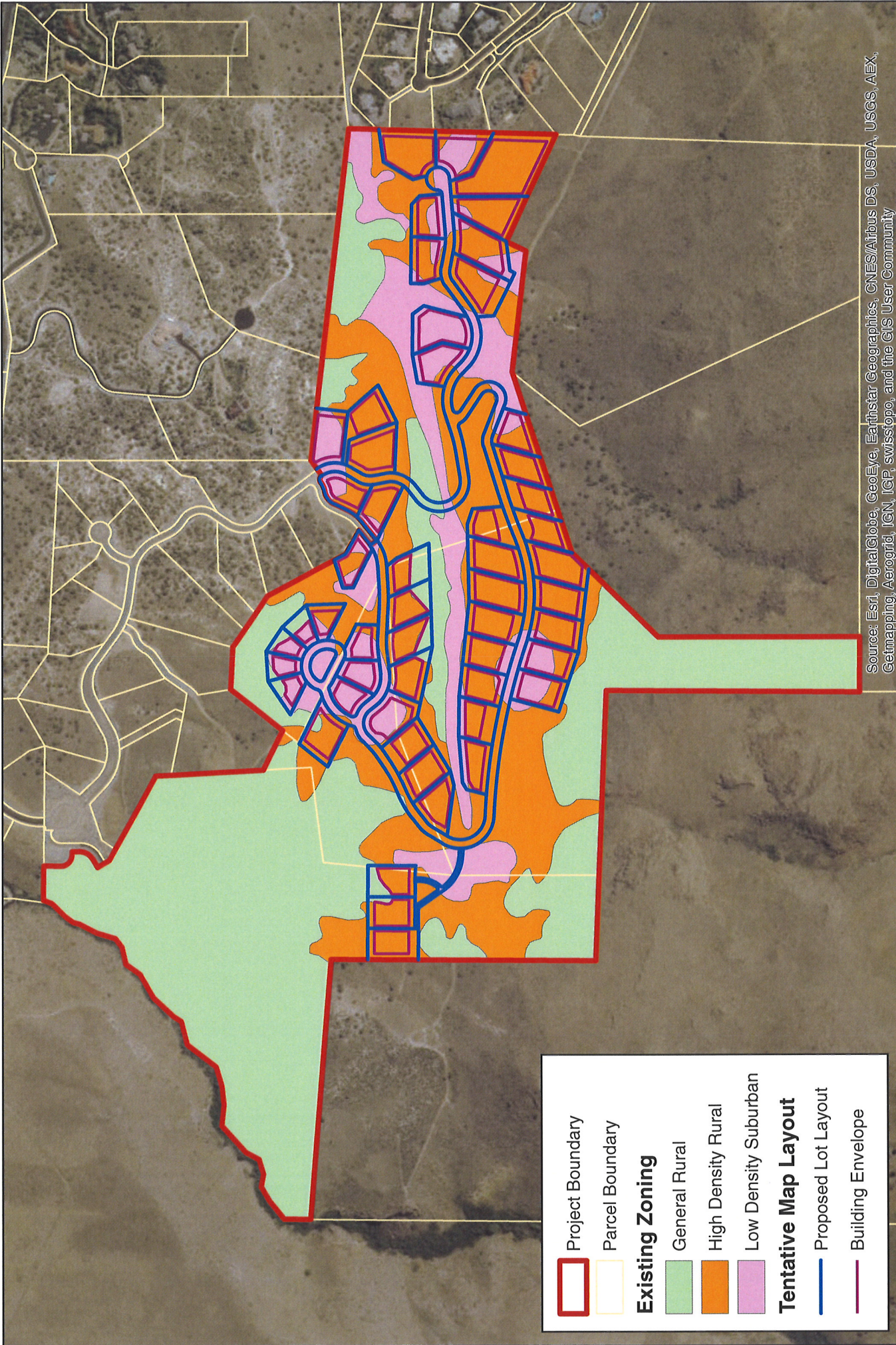
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Existing Zoning
The Ridges at Hunter Creek Phase II
May, 2016



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Reno, NV 89511 Fax: 775-823-4086



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

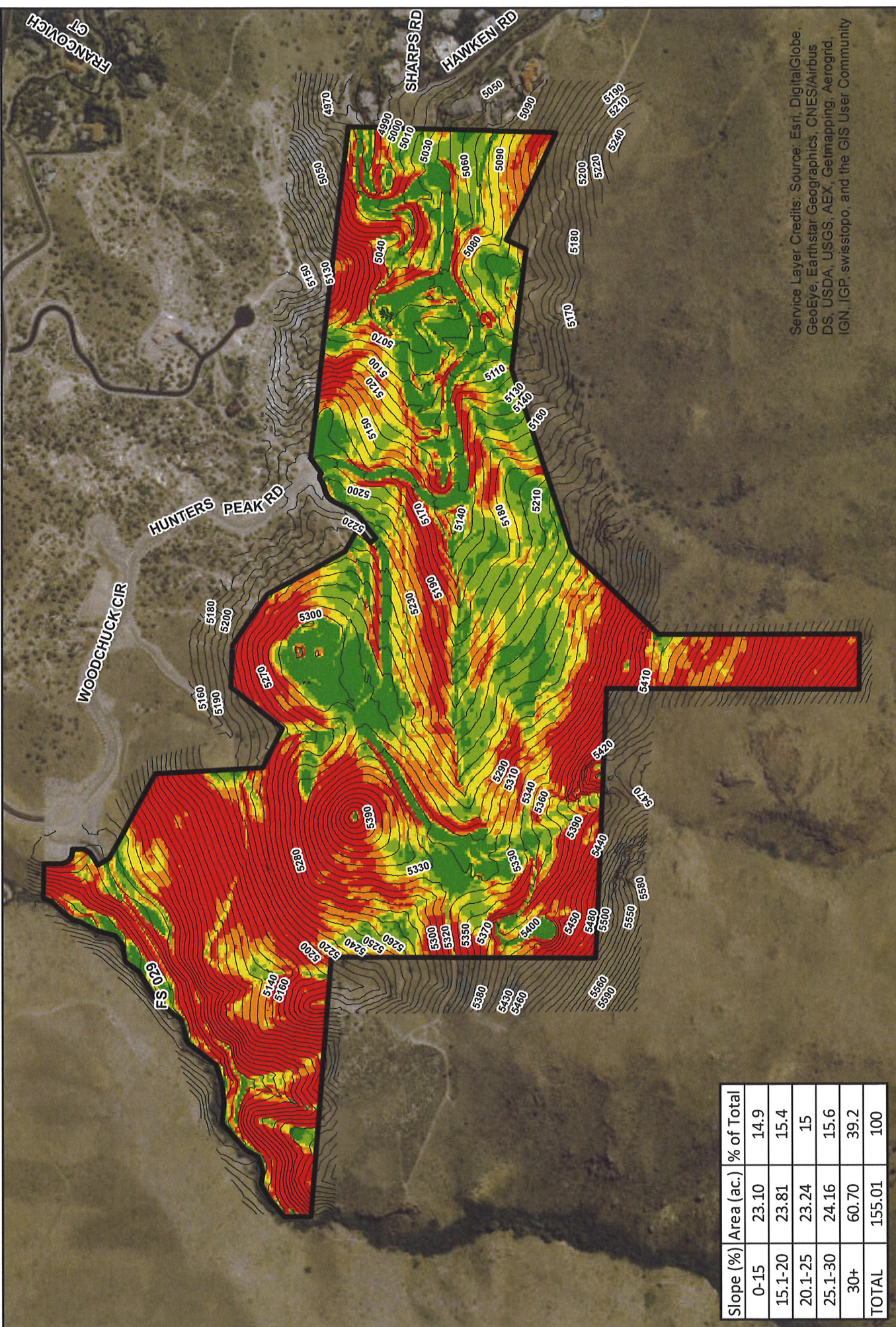
	Project Boundary
	Parcel Boundary
Existing Zoning	
	General Rural
	High Density Rural
	Low Density Suburban
Tentative Map Layout	
	Proposed Lot Layout
	Building Envelope



Existing Zoning with Tentative Map Layout
 The Ridges at Hunter Creek Phase II
 May, 2016



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 Reno, NV 89511
 Tel: 775.823.4088
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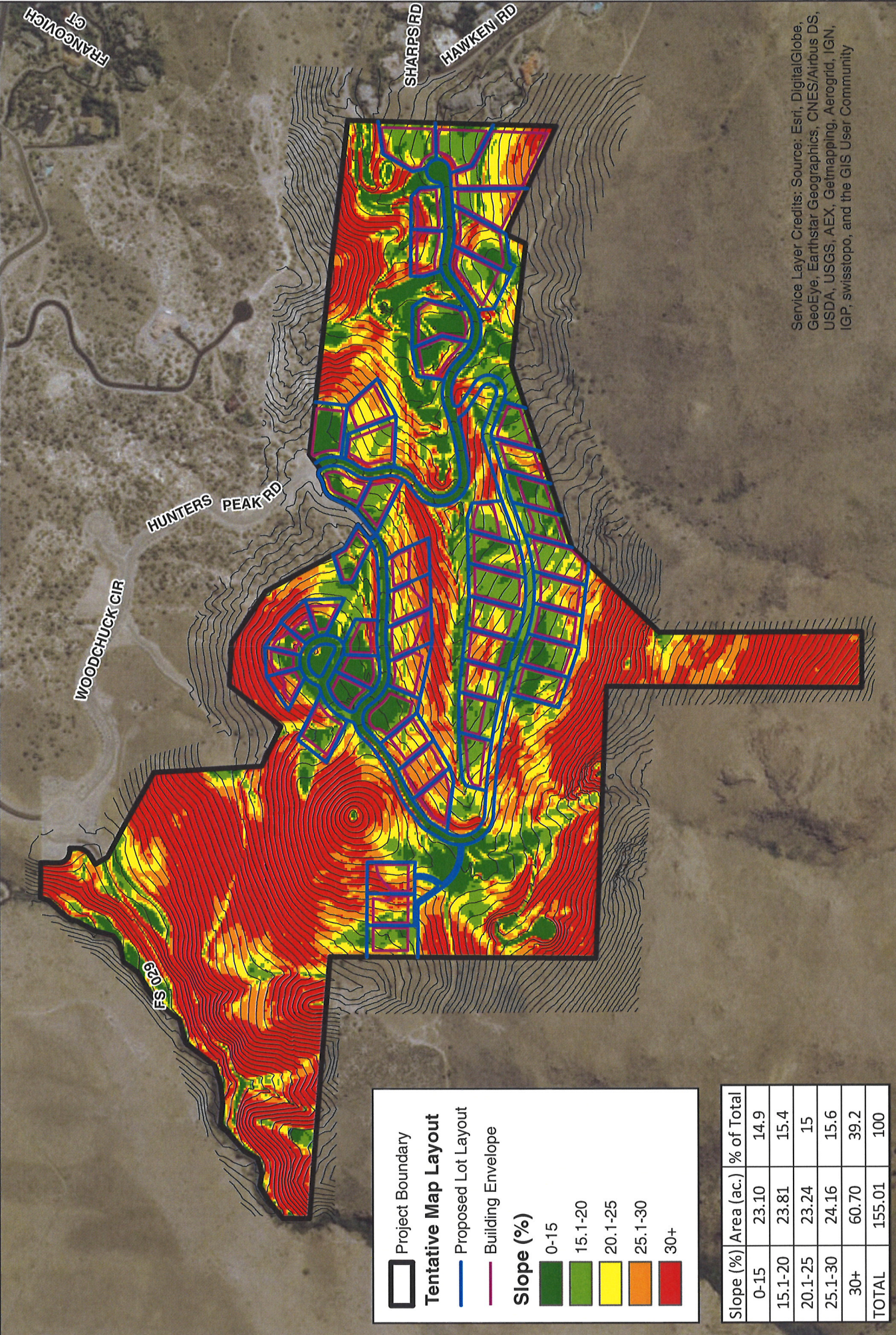
Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Slope (%)	Area (ac.)	% of Total
0-15	23.10	14.9
15.1-20	23.81	15.4
20.1-25	23.24	15
25.1-30	24.16	15.6
30+	60.70	39.2
TOTAL	155.01	100



Slope Map
 The Ridges at Hunter Creek Phase II
 May, 2016





Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Project Boundary

Tentative Map Layout

- Proposed Lot Layout
- Building Envelope

Slope (%)

- 0-15
- 15.1-20
- 20.1-25
- 25.1-30
- 30+

Slope (%)	Area (ac.)	% of Total
0-15	23.10	14.9
15.1-20	23.81	15.4
20.1-25	23.24	15
25.1-30	24.16	15.6
30+	60.70	39.2
TOTAL	155.01	100

0 250 500 FEET

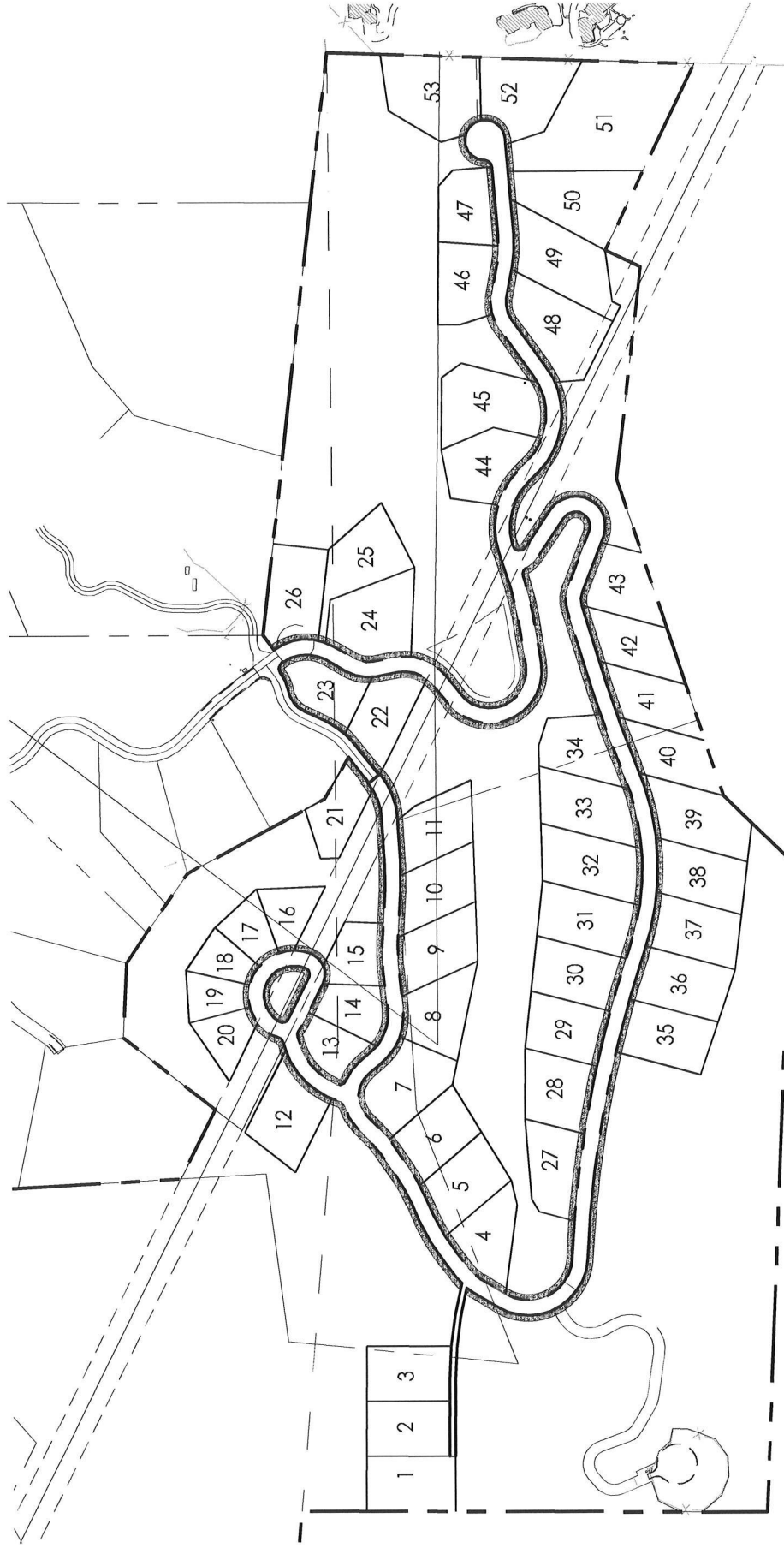
Slope Map with Tentative Map Layout
The Ridges at Hunter Creek Phase II
 May, 2016



LANDSCAPE AREAS THE RIDGES AT HUNTER CREEK PHASE II

WASHOE COUNTY, NEVADA

MAY, 2016



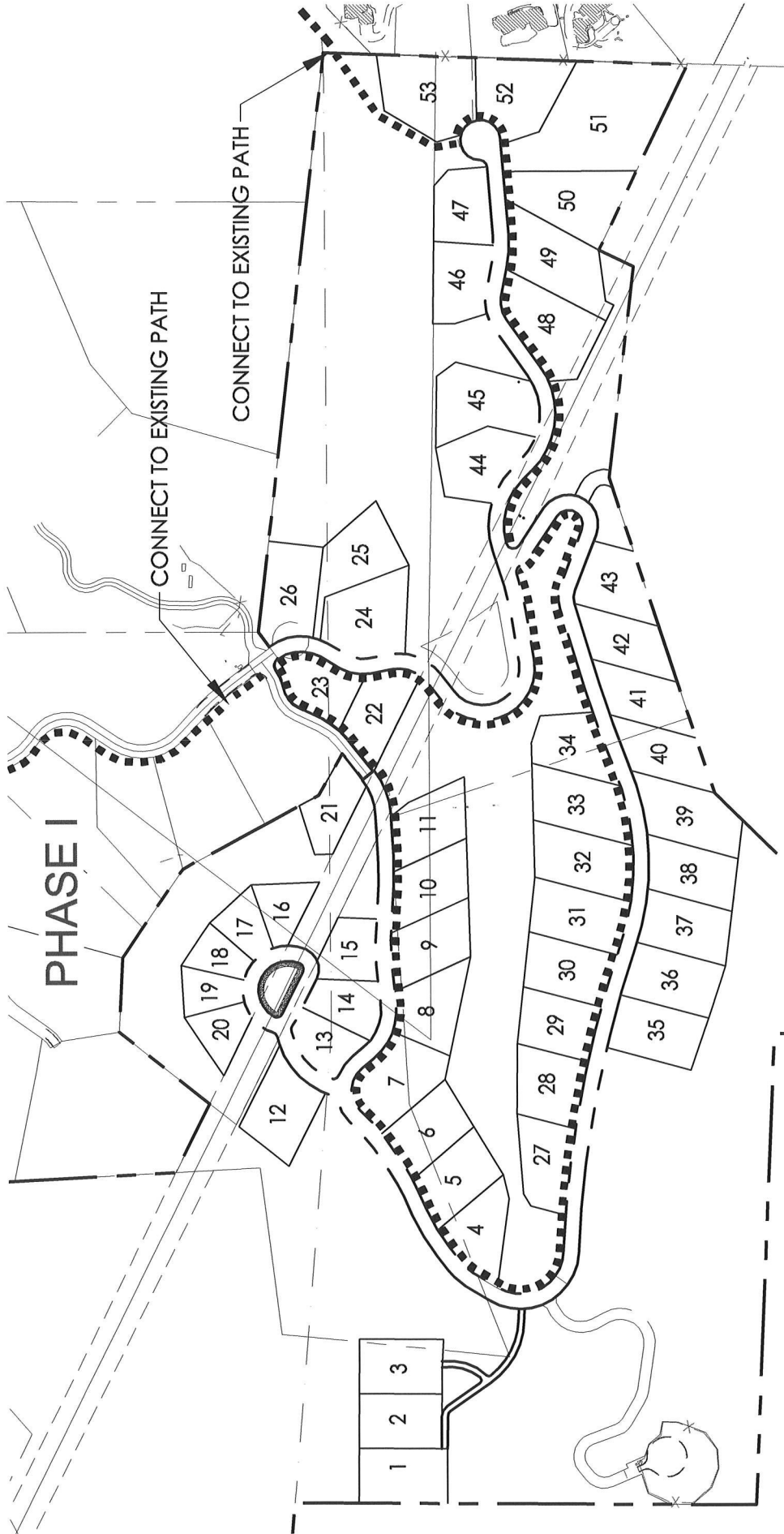
WOOD RODGERS
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5440 Reno Corporate Drive Tel 775.823.4066
Reno, NV 89511 Fax 775.823.4066

PEDESTRIAN ACCESS

THE RIDGES AT HUNTER CREEK PHASE II

WASHOE COUNTY, NEVADA

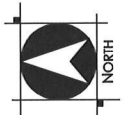
MAY, 2016



■■■■■ PEDESTRIAN ACCESS



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Reno, NV 89511 Fax 775.828.4066



THE RIDGES AT HUNTER CREEK PHASE II

TENTATIVE MAP

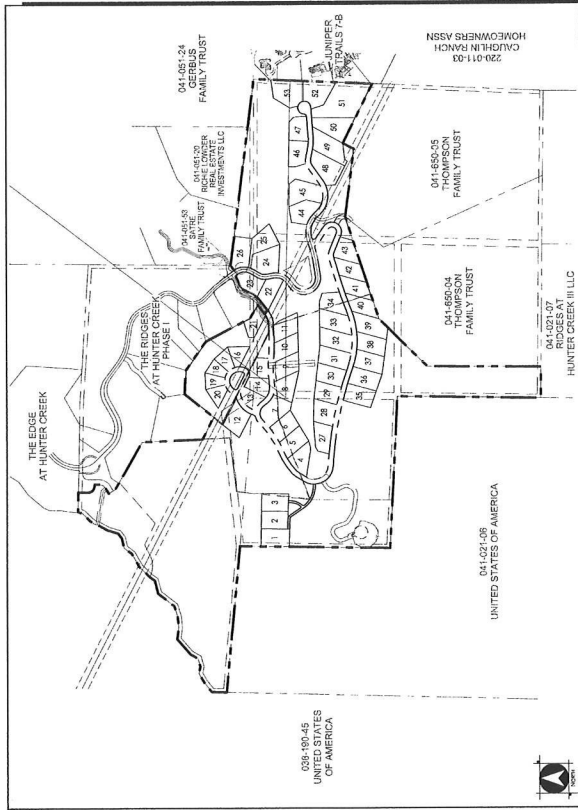
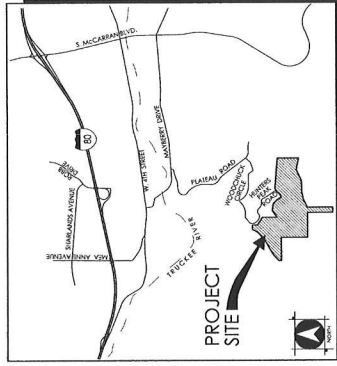
TITLE SHEET

DEVELOPER
 RIDGES AT HUNTER CREEK LLC &
 RIDGES DEVELOPMENT
 ATTN: RANSON WEBSTER
 4345 EAGLE VALLEY CIRCLE
 RENO, NV 89519
 (775) 746-9600

OWNER:
 RIDGES AT HUNTER CREEK LLC &
 RIDGES DEVELOPMENT
 ATTN: RANSON WEBSTER
 4345 EAGLE VALLEY CIRCLE
 RENO, NV 89519
 (775) 746-9600

BASIS OF BEARINGS
 NEQUAMETER PLANS CONFORM WITH THE NORTH AMERICAN DATUM OF 1983 (NAD 83). HIGH OBSERVATIONS USING REAL TIME KINEMATIC (RTK) CORRECTIONS TRANSMITTED BY THE GPS FUNCTION OF THE SURVEY INSTRUMENT. THE BEARING BETWEEN GPS REFERENCE STATION POINTS IS AS SHOWN ON THE PLANS. DIMENSIONS SHOWN ARE GROUND DIMENSIONS. COMBINED GRID TO GROUND FACTOR = 1.00017757.

BASIS OF ELEVATION
 THE BASIS OF ELEVATION IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83). THE ELEVATION OF BENCH MARK 2708 IS 5080.00 FEET. BENCH MARK 2708 IS LOCATED AS BEING 1/4" DIA. SET CAP - 31" x 3" IN W/4" OF C&D.



SITE INFORMATION:

SEE PLANS FOR DETAILS.
 TOTAL NUMBER OF LOTS = 53
 OVERALL AREA = 185.0 AC
 TOTAL LOT AREA = 185.0 AC
 RICH CR MVA AREA 7.44 AC
 LOT AREA = 43.8 AC
 COMMON AREA = 132.00 AC
 COMMON AREA = 132.00 AC
 PROJECT DENSITY = 0.28 DU/AC
 NET DENSITY = 1.04 DU/AC
 LOT SUMMARY:
 MINIMUM LOT SIZE = 1.6177 AC
 MAXIMUM LOT SIZE = 10.00 AC
 APPROXIMATE LOT SIZE = 3.00 AC
 ADDRESS RANGE NUMBERS:
 041-4600
 041-4601
 041-4602
 041-4603
 041-4604

ENGINEERS STATEMENT:

I, SEVEN F. STRICKLAND, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND WAS COMPLETED ON THE DATE OF THIS STATEMENT.

SEVEN F. STRICKLAND
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 100017757
 STATE OF NEVADA
 EXPIRES 12/31/2018

SHEET INDEX

SHEET NO.	DWG. ID.	DRAWING DESCRIPTION
1	1-1	TITLE SHEET
2	1B-1	PRELIMINARY OVERALL SITE PLAN
3	1B-2	PRELIMINARY LOT AND BLOCK PLAN
4	G-1	PRELIMINARY GRADING PLAN
5	G-2	PRELIMINARY GRADING PLAN
6	U-1	PRELIMINARY UTILITY PLAN
7	U-1	PRELIMINARY UTILITY PLAN
8	U-2	PRELIMINARY UTILITY PLAN

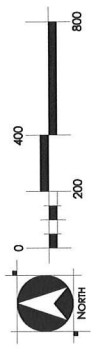
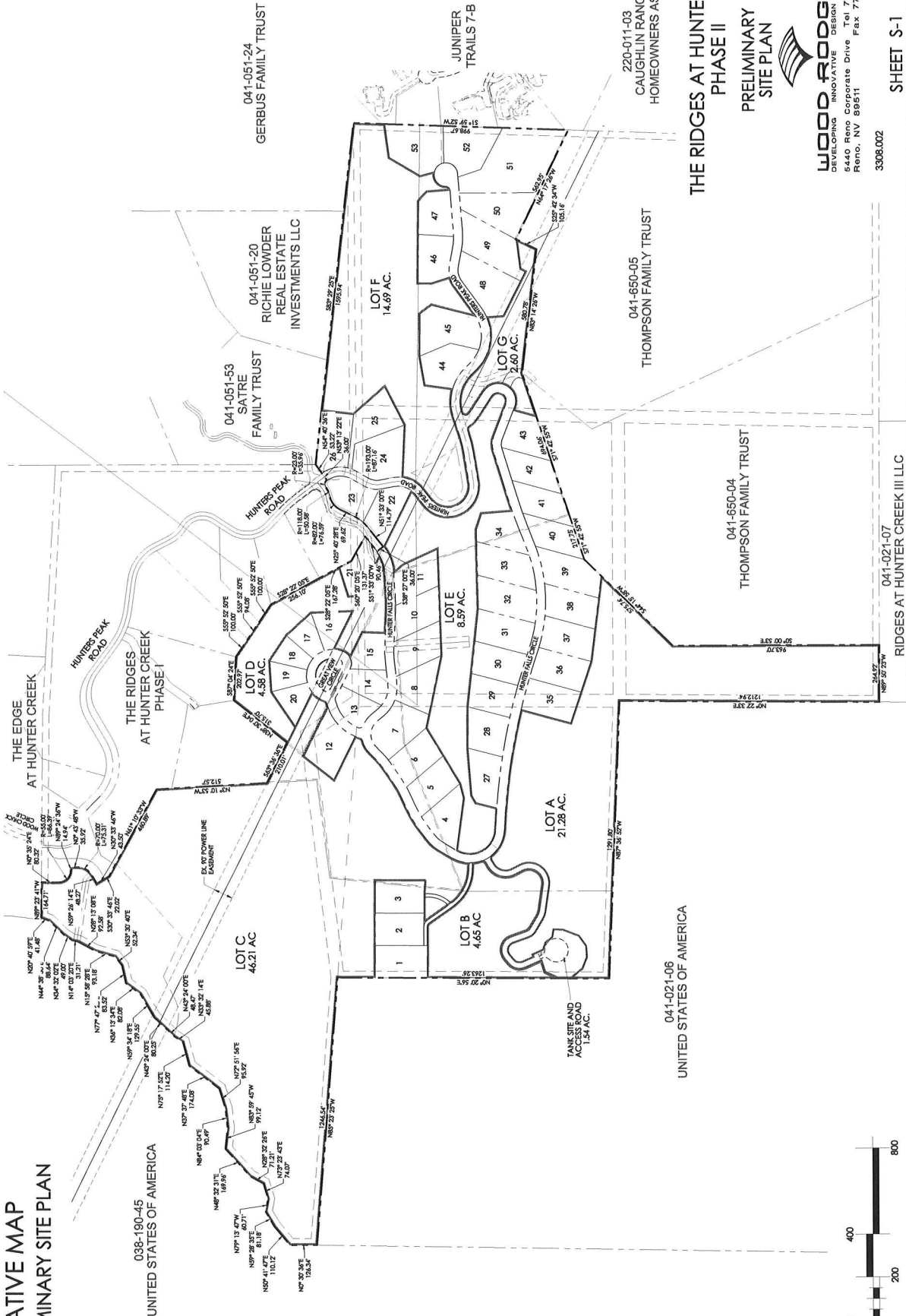
THE RIDGES AT HUNTER CREEK
 PHASE II
 TITLE SHEET

WOOD RODGERS
 DEVELOPMENT CONSULTANTS
 6440 Reno, Corporate Drive
 Reno, NV 89511
 Tel: 775.823.4088
 Fax: 775.823.4086
 MAY 2016

3308.002 SHEET T-1

THE RIDGES AT HUNTER CREEK PHASE II

TENTATIVE MAP
PRELIMINARY SITE PLAN



041-051-24 GERBUS FAMILY TRUST
 041-051-20 RICHIE LOWDER REAL ESTATE INVESTMENTS LLC
 041-051-53 SATRE FAMILY TRUST
 220-011-03 CAUGHLIN RANCH HOMEOWNERS ASSN
 041-650-05 THOMPSON FAMILY TRUST
 041-650-04 THOMPSON FAMILY TRUST
 041-021-07 RIDGES AT HUNTER CREEK III LLC
 041-021-06 UNITED STATES OF AMERICA

THE RIDGES AT HUNTER CREEK
 PHASE II
 PRELIMINARY
 SITE PLAN

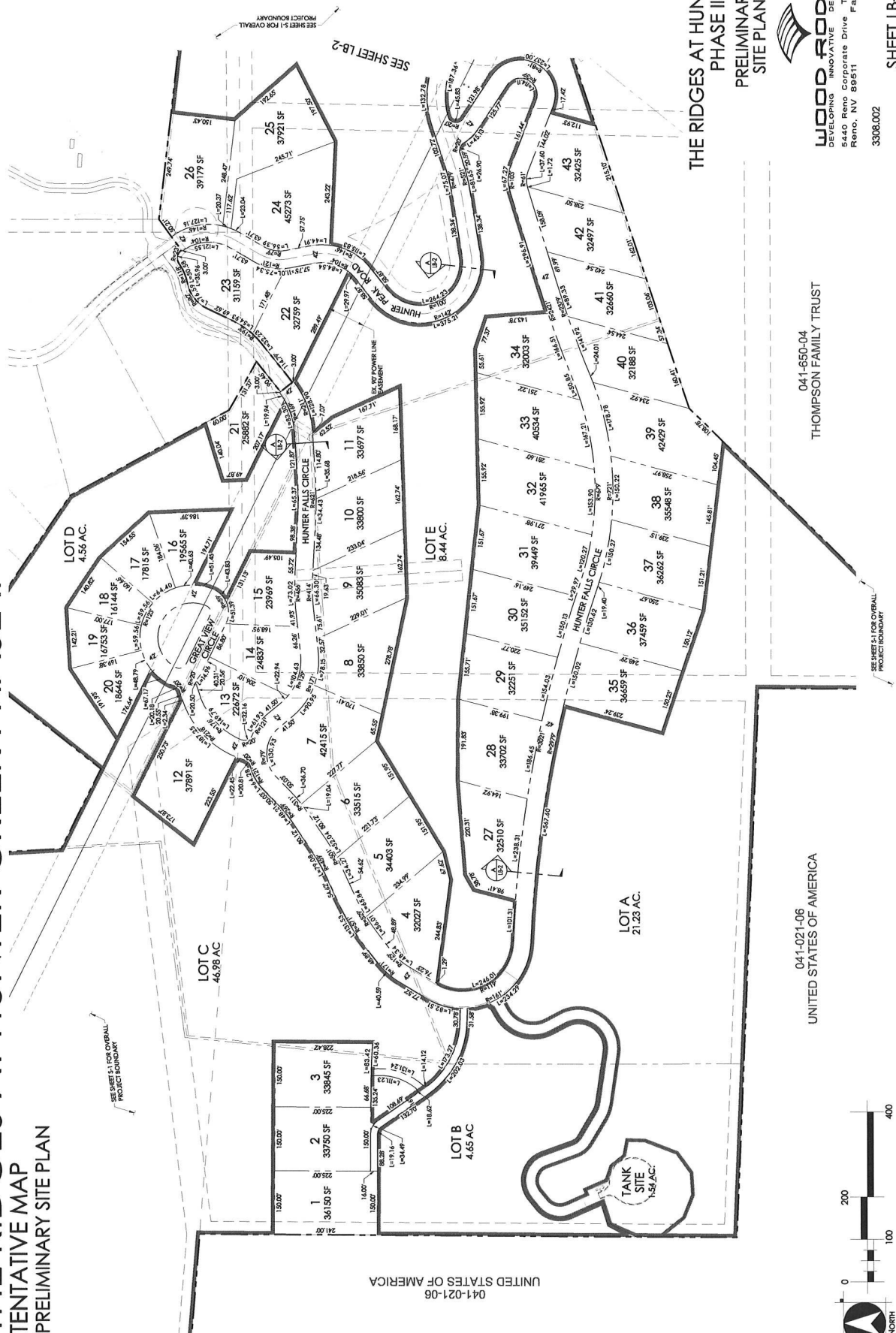


WOOD ROGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 5440 Reno Corporate Drive Tel 776.825.4068
 Reno, NV 89511 Fax 776.823.4068
 3306.002

MAY 2016
 SHEET S-1

THE RIDGES AT HUNTER CREEK PHASE II

TENTATIVE MAP PRELIMINARY SITE PLAN

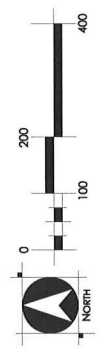


041-021-06
UNITED STATES OF AMERICA

041-021-06
UNITED STATES OF AMERICA

041-650-04
THOMPSON FAMILY TRUST

THE RIDGES AT HUNTER CREEK
PHASE II
PRELIMINARY
SITE PLAN

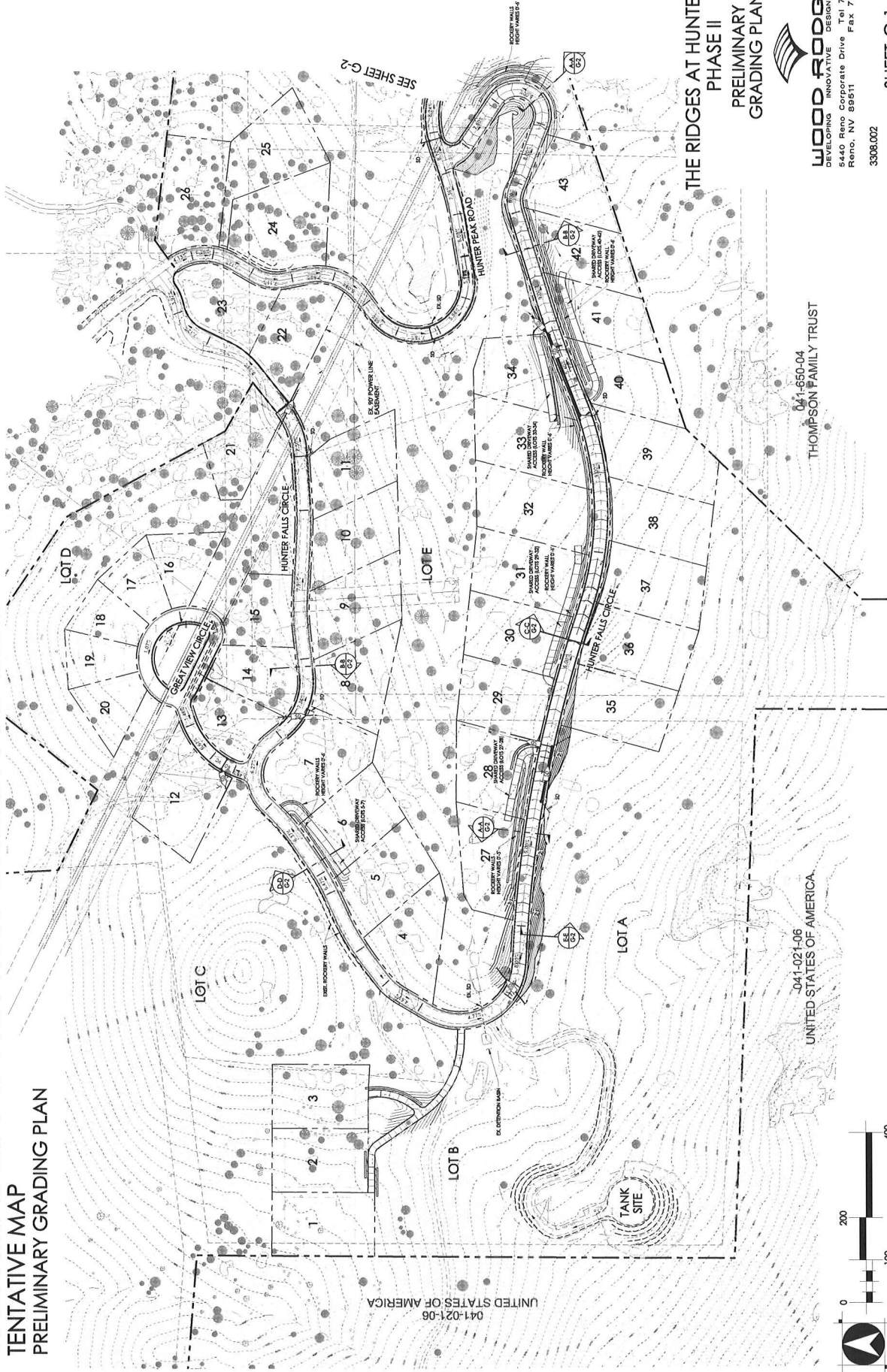


WOOD ROGERS
DESIGN SOLUTIONS
DEVELOPING INNOVATIVE
5440 Reno Corporate Drive Tel 776.823.4068
Reno, NV 89511 Fax 775.823.4066
3306.002 MAY 2016

SHEET LB-1

THE RIDGES AT HUNTER CREEK PHASE II

TENTATIVE MAP
PRELIMINARY GRADING PLAN



041-021-06
UNITED STATES OF AMERICA

041-021-06
UNITED STATES OF AMERICA

041-650-04
THOMPSON FAMILY TRUST

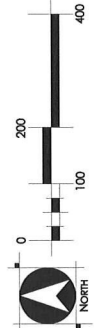
THE RIDGES AT HUNTER CREEK
PHASE II
PRELIMINARY
GRADING PLAN



WOOD RODGERS
DESIGN SOLUTIONS
DEVELOPING INNOVATIVE
5440 Reno Corporate Drive Tel 775.823.4068
Reno, NV 89511 Fax 775.823.4068

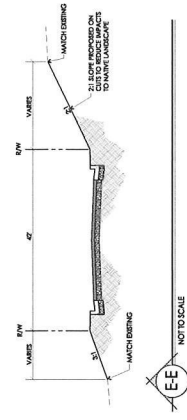
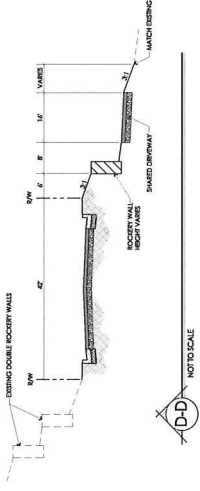
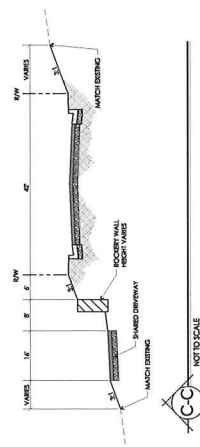
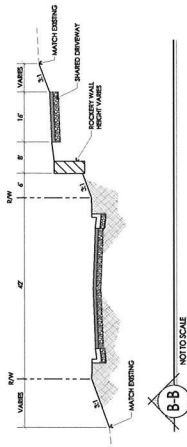
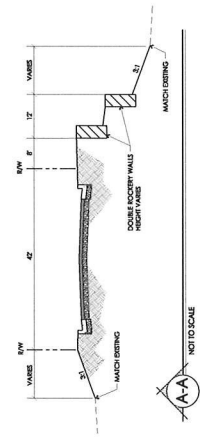
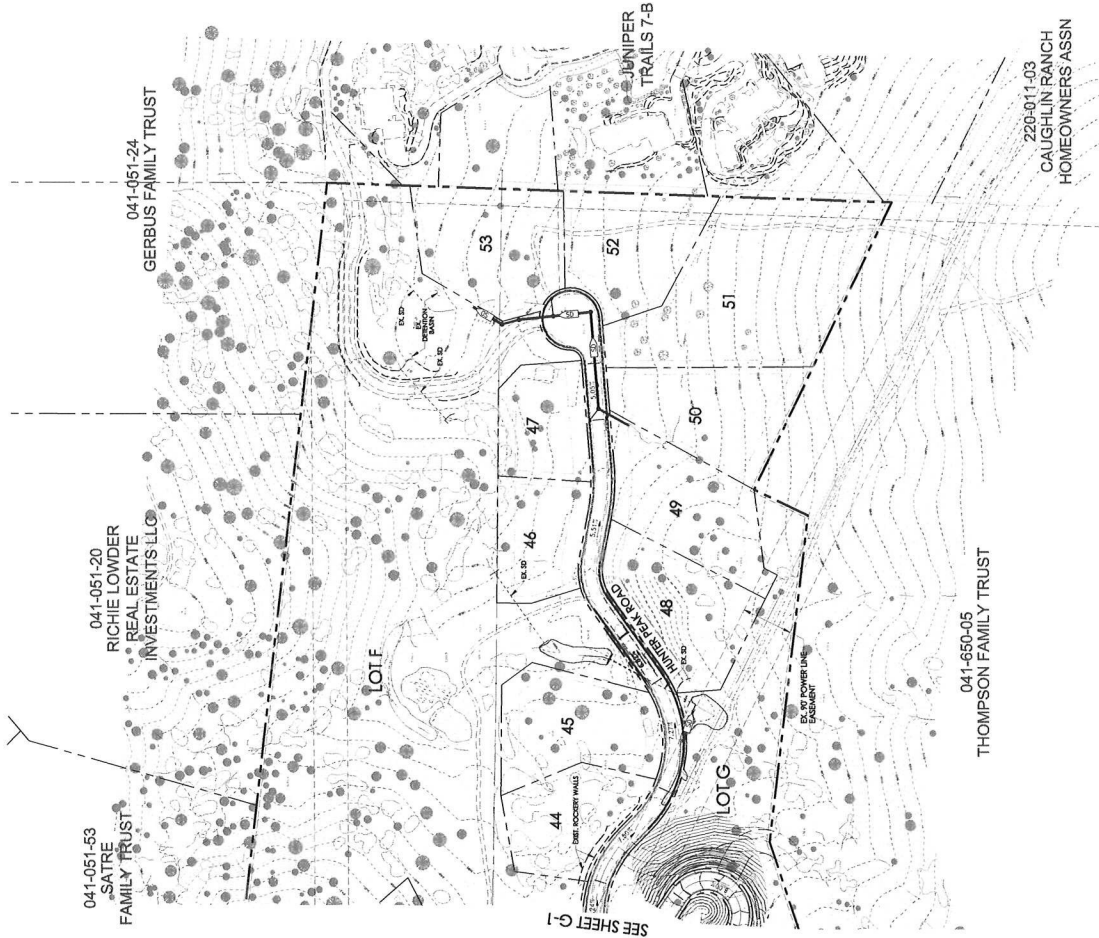
3908.002
MAY 2016

SHEET G-1



THE RIDGES AT HUNTER CREEK PHASE II

TENTATIVE MAP
PRELIMINARY GRADING PLAN



THE RIDGES AT HUNTER CREEK
PHASE II
PRELIMINARY
GRADING PLAN



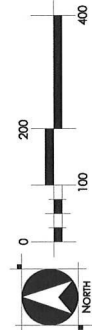
WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
5440 Reno Corporate Drive Tel 775.825.4068
Reno, NV 89511 Fax 775.825.4068

3306.002 MAY 2016

SHEET G-2

220-011.03
CAUGHLIN RANCH
HOMEOWNERS ASSN

041-650-05
THOMPSON FAMILY TRUST

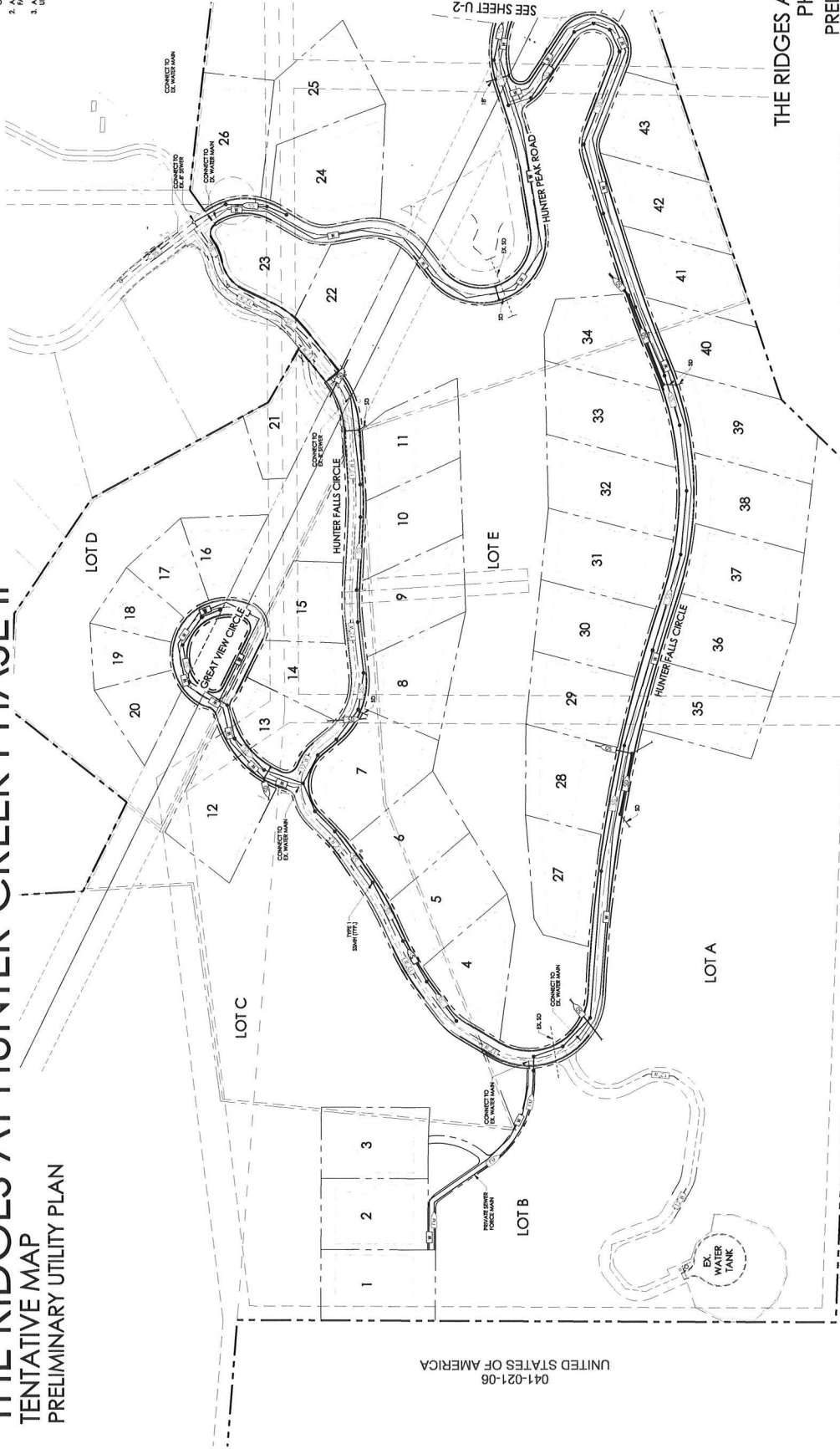


THE RIDGES AT HUNTER CREEK PHASE II

TENTATIVE MAP
PRELIMINARY UTILITY PLAN

NOTE:

1. ALL PROPOSED SANITARY SEWERS & F AND ALL PROPOSED WATER MAINS ARE PUBLIC UNLESS NOTED OTHERWISE.
2. ALL PROPOSED WATER MAINS & F AND ALL WATER MAINS ARE PUBLIC UNLESS NOTED OTHERWISE.
3. ALL PROPOSED STORM DRAIN FACILITIES ARE PUBLIC UNLESS NOTED OTHERWISE.

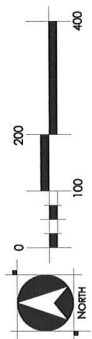


THE RIDGES AT HUNTER CREEK
PHASE II
PRELIMINARY
UTILITY PLAN

WOOD RODGERS
DESIGN SOLUTIONS
DEVELOPING INNOVATIVE
5440 Reno Corporate Drive Tel 775.823.4068
Reno, NV 89511 Fax 775.823.4068
3306.002 MAY 2016

041-650-04
THOMPSON FAMILY TRUST

041-021-06
UNITED STATES OF AMERICA



SHEET U-1

GEOTECHNICAL SUMMARY

HUNTER CREEK

The project is located in the foothills of the Sierra Range, along the northern flank of Sunflower Mountain and just south of Hunter Creek. Local topography presents perimeter slopes steeper than 30 percent with interior slopes typically ranging less than 20 percent. Vegetation consists of native shrubs and grasses punctuated by juniper and pinion trees. Property access is via Woodchuck Circle to the east.

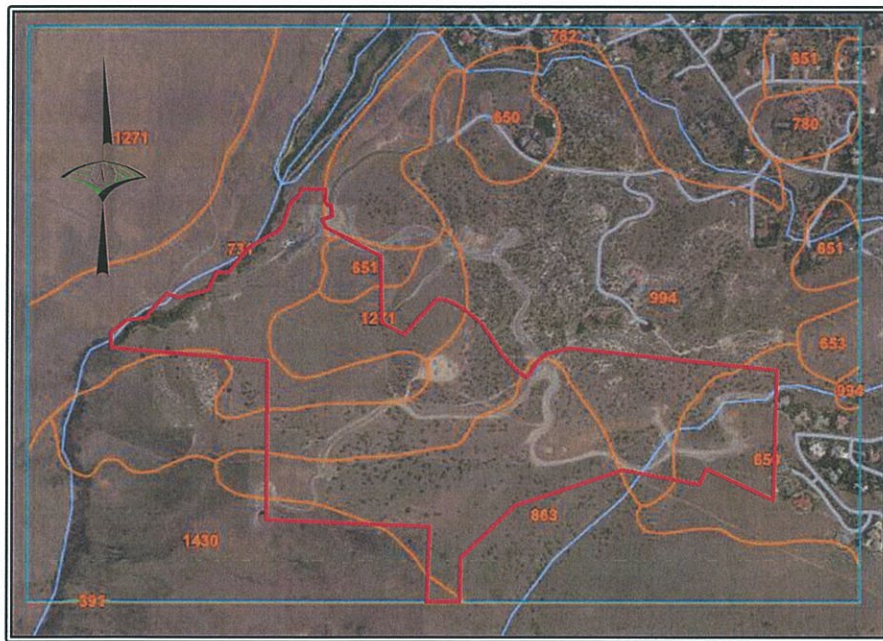


FIGURE 1 – Natural Resources Conservation Service – Soil Survey Map

The project is located in the Mt. Rose NW quadrangle. Geologic mapping has not yet been performed within this area and therefore soil survey maps, by the Natural Resources Conservation Service, have been relied upon to characterize the site conditions (Figure 1). Three primary soil units cover the main development area: the Chalco very stony clay loam (650), the Reywat-Rock outcrop complex (863), and the Badland-Chalco-Verdico complex (994). Geotechnical characteristics for these units have been reviewed for: engineering properties, corrosivity to concrete, corrosivity to steel, and excavatability. These characteristics are summarized in Table 1.

Table 1 - Summary of NRCS Soil Data

Soil Unit	Description (Engineering Properties)	Corrosivity to Steel	Corrosivity to Concrete	Excavatability
650	1 ½' Clay (CL-CH) veneer capping bedrock.	High	Low	Soft bedrock at 1 ½'.
863	1 ½' Clayey Sandy Gravel (GC) capping bedrock.	Low	Low	Hard bedrock at 1 ½'.
994	2' Clayey Gravel to Gravelly Clay (GC-CH) capping bedrock.	High	Low	Soft bedrock at 1 ½'.

The soft bedrock likely consists of the Sandstone of the Hunter Creek Formation. This unit is comprised of alternating beds of sandstone, siltstone, claystone and diatomaceous earth. Based on the soil profile offered by the references, they can be developed for single family residential structures. Localized overexcavation will likely have to occur given the presence of the near surface clays. Post-tensioned slabs-on-grade or structural slabs supported by micropiles may also present suitable foundation alternatives.

The USGS interactive fault map was reviewed for the presence of fault structures mapped proximate to the property; the closest fault structure is approximately 1-mile northeast of the development area. Per the 2012 City of Reno amendments to the 2012 International Residential Code, the residential structures can be assigned to Seismic Design Category D2.

Public improvements such as roadways may require a limited zone of overexcavation with replacement with structural fill. The appropriate depth of overexcavation will be examined during development of a geotechnical design report; but the depth will also be established to allow for the City of Reno's minimum structural pavement sections.



May 16, 2016

Washoe County
Community Services
Planning and Development Division
1001 East 9th Street, Building A, Second Floor
Reno, NV 89520

**RE: The Ridges at Hunter Creek Phase II
Preliminary Storm Drain**

Dear Community Services,

The Ridges at Hunter Creek Phase II is bordered by and is a continuation of the Ridges at Hunter Creek Phase I project. The site consists of 155.01± acres. The property is located South of Woodchuck Circle and Hunters Peak Road, west of Hawken Drive. The site includes Washoe County Assessor Parcel Numbers: 041-650-02 and 03; 041-662-12 and 041-650-02. The property is bordered by undeveloped lots in the Ridges at Hunter Creek Phase I (the majority of which are owned by the applicant) and scattered single family residences to the north; undeveloped property including USA owned land to the south; single family residences in the Caughlin Ranch Eagles Nest subdivision to the east and undeveloped USA owned land to the west.

The Phase II Project consists of 53 single family custom home lots ranging in size from approximately 1/3 acre up to approximately 2 acres. Most of the roadways for Phase II were graded with Phase I. In addition, the backbone drainage infrastructure was installed. This includes culverts and detention basin facilities. These same facilities will serve as the backbone for Phase II

The improvement plans and drainage study for Phase I of the Ridges at Hunter Creek were prepared by Jeff Codega Planning and Design. The plans and the drainage study included the analysis and design backbone drainage infrastructure for Phase II. The improvement plans and drainage study were approved by Washoe County in early 2008.

Given that the overall Phase II backbone drainage infrastructure has been analyzed, designed and constructed, the approved drainage report prepared by Codega will serve as the drainage study in support of the Ridges at Hunter Creek Phase II tentative map. A detailed analysis of the proposed drainage system will be prepared with the final map.

Please let me know if you have any questions.

Sincerely,
Wood Rodgers, Inc.

Steve Strickland, P.E.

