



Planning Commission Staff Report

Meeting Date: July 6, 2021

Agenda Item: 9C

TENTATIVE SUBDIVISION MAP CASE NUMBER: WTM21-009 (Cold Springs Drive)

BRIEF SUMMARY OF REQUEST: A tentative subdivision map for 42 lot common open space

STAFF PLANNER: Planner's Name: Julee Olander
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CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative subdivision map to allow the subdivision of ±14.05 acres into a 42-lot common open space, single family residential development, with lots ranging in size from 7,219 SF to 19,740 SF located at 18030 Cold Springs Drive.

Applicant/Property Owner: Lifestyle Homes TND, LLC
Location: 18030 Cold Springs Drive
APN: 566-041-01 & 566-041-02
Parcel Size: ±9.05 & ±5 acres
Master Plan: Suburban Residential (SR)
Regulatory Zone: Medium Density Suburban (MDS)
Area Plan: Cold Springs
Citizen Advisory Board: North Valleys
Development Code: Authorized in Article 408, Common Open Space Development and Article 608, Tentative Subdivision Maps
Commission District: 5 – Commissioner Herman



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Tentative Subdivision Map Case Number WTM21-009 for Lifestyle Homes TND, LLC, being able to make all ten findings in accordance with Washoe County Code Section 110.608.25.

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The technical reports submitted with the project application are very lengthy. To review the complete project application with technical reports on-line click [here](#) or contact Planning at 775-328-3600 to have a copy sent by email or to receive a paper copy via mail.

Tentative Subdivision Map

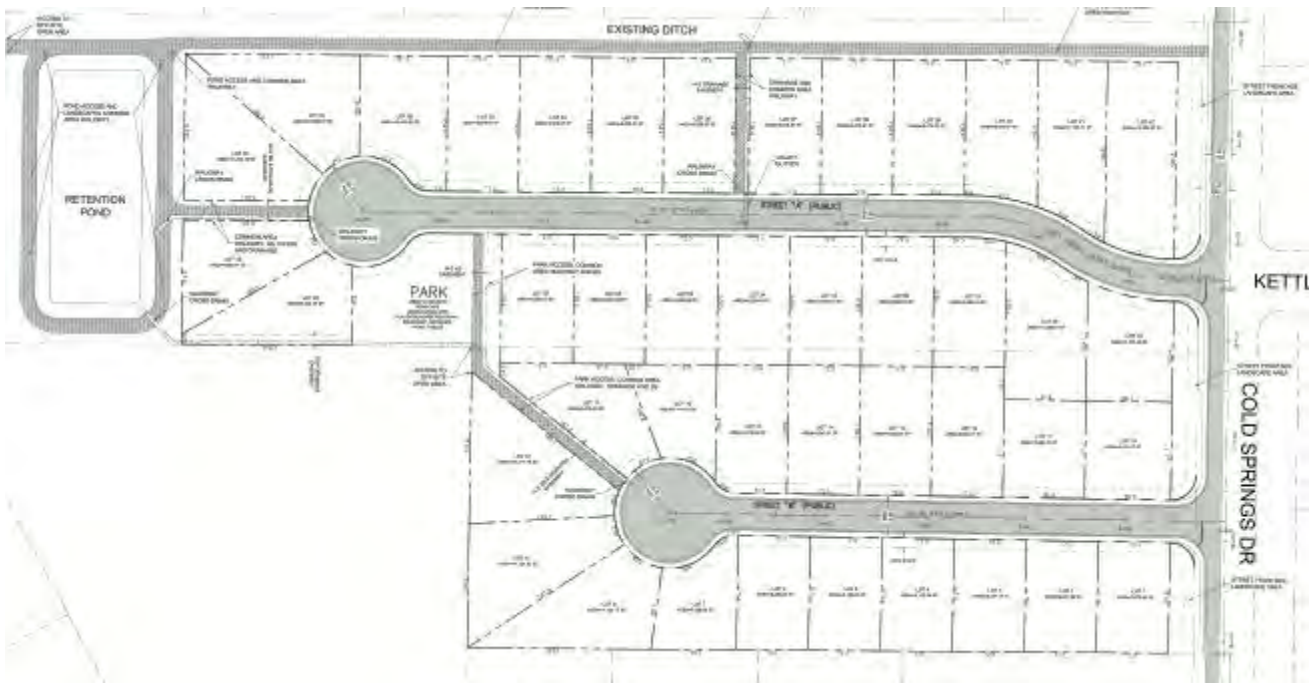
The purpose of a tentative subdivision map is:

- To allow the creation of saleable lots;
- To implement the Washoe County Master Plan, including the area plans, and any specific plans adopted by the County;
- To establish reasonable standards of design and reasonable procedures for subdivision and re-subdivision in order to further the orderly layout and use of land and ensure proper legal descriptions and monumenting of subdivided land; and
- To safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any subdivision platted in the unincorporated area of Washoe County.

If the Planning Commission grants an approval of the tentative subdivision map, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some conditions of approval are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project.

The conditions of approval for Tentative Subdivision Map Case Number WTM21-009 are attached to this staff report, as Exhibit A, and will be included with the Action Order.



Site Plan

Project Evaluation

The applicant is requesting a 42-lot common open space tentative subdivision map on two parcels totaling 14.05 acres. The parcels are located in the Cold Springs Area Plan, within the Cold Springs Suburban Character Management Area (CSSCMA). The site has a master plan land use designation of Suburban Residential (SR) and a regulatory zone of Medium Density Suburban (MDS- 3 units per acre). On January 28, 2020, the Board of County Commissioners approved an application (WRZA19-0006) to change the regulatory zone on the two parcels from Low Density Suburban (LDS) to MDS. The surrounding parcels to the south, west, and east have SR master plan land use designation and LDS regulatory zone. To the north across Cold Springs Drive, the parcels are designated as MDS regulatory zone.



The site is essentially flat with native vegetation. There was a shed on the eastern parcel (APN: 566-041-02) with a well, septic and driveway; however, the shed has been removed and the well and septic systems are no longer functioning. All that remains is a driveway leading to where the shed was formerly located.

The applicant is proposing a common open space development with lots ranging in size from 7,144 SF to 13,392 SF, with an average lot size of 9,625 SF. The proposed development will meet MDS regulatory zone setbacks of 20 feet in the front and rear and 8 feet on the sides. The overall density will be 2.99 units per acre, with 9.28 acres for total lots, 1.67 acres for public right-of-way and 3.1 acres in common areas.

The 3.1 acres (22% of the site area) of common areas will include trails and a neighborhood park with playground/recreational equipment, picnic tables and benches. The retention pond will be landscaped with trees, shrubs, benches, and a path around the pond with exercise workout stations. A decomposed granite (DG) pathway will connect the eastern portion of the development to the western portion through the neighborhood park and the retention pond, with the path continuing along the rear of the western properties to the landscaped sidewalk on Cold Springs Drive. This pathway will connect the two portions of the development. All common areas and equipment will be maintained by a homeowner's association (HOA).

The purpose of Article 408, Common Open Space Development, is "to set forth regulations to permit variation of lot size, including density transfer subdivisions, in order to preserve or provide open space, protect natural and scenic resources, achieve a more efficient use of land, minimize road building, and encourage a sense of community." Staff has concluded that the application meets the purpose of Article 408 by providing open space, achieve a more efficient use of land and encouraging a sense of community. The proposed paths, park and the retention area will provide open space and common areas will provide areas to gather, walk the neighborhood and enjoy the surrounding areas.

The application states that there will be a 6-foot solid privacy fence constructed along the eastern property line to provide a separation from the existing homes, and should not impact views. The homes to the west will be separated by an existing drainage ditch, that will be part of the development's open space area. The proposed development will be accessed from Cold Springs Drive by two streets that end in cul-de-sacs. The retention pond located at the southern portion of the development will be constructed to retain up to 60,984 CF for all runoff from the development. The top of the pond will be 5,042 feet and the bottom will be 5,039 feet with a total height of 3 feet.



Utilities

The application indicates that the proposed development will be served by Great Basin Water Company for water and Washoe County for sewer service. Other utilities, including cable television service, power, gas, and solid waste disposal, are available in the area.

Roadways and Traffic

The application indicates that streets within the development will be dedicated to Washoe County and will meet all County requirements. The development will generate 400 average daily trips (ADT) and 42 peak hour trips and no traffic study is required. The development will access Cold Springs Drive, an existing two-lane roadway. The Regional Transportation Commission (RTC) recommends the development provide information on the Smart Trips Program, which promotes and encourages carpooling and vanpooling to the residents to help reduce air pollution and traffic congestion.

Washoe County School District

The proposed development is zoned for Gomes Elementary School, Cold Springs Middle School and North Valleys High School. The development will generate approximately 8 elementary school students, 5 middle school students, and 4 high school students.

| School | 2020/21 | 2025/26 | 2030/31 |
|------------------|---------|---------|---------|
| Gomes ES | 120% | 68% | 117% |
| Cold Springs MS | 65% | 53% | 69% |
| North Valleys HS | 93% | 105% | 122% |

The school district will open Inskeep Elementary School in the Fall of 2021. Inskeep will directly relieve Gomes current overcrowding. The school district also anticipates the construction of a brand new high school in the Cold Springs area, somewhere in the timeframe of 2027-2029. This school will directly relieve enrollments at North Valleys High School. The school district is also looking at rezoning, which will affect North Valleys High School and relieve future enrollments at North Valleys by about 5% starting in the 2022/2023 school year.

Area Plan Evaluation

The subject parcel is located within the Cold Springs Area Plan. The following are the pertinent policies from the Area Plan:

Relevant Area Plan Policies Reviewed

| Policy | Brief Policy Description | Complies | Condition of Approval |
|----------|---|----------|-----------------------|
| CS.1.1.3 | <i>Development of more than 1 du/5 acres must be located within the Cold Springs Suburban Character Management Area (CSSCMA).</i> | Yes | |
| CS.5.1 | <i>Nevada Department of Conservation and Natural Resources will be contacted</i> | Yes | |
| CS.6.1 | <i>Compatibility with, and potential implementation of, the Recreational Opportunities Plan map.</i> | Yes | |
| CS.6.6 | <i>The Washoe County Department of Regional Parks and Open Space, will review new development proposals for potential trail connections</i> | Yes | |

| | | | |
|----------|--|-----|--|
| CS.9.1.2 | <i>Nevada Department of Wildlife will be contacted and given an opportunity to provide conservation, preservation, or other wildlife and habitat management input to the proposal</i> | Yes | |
| CS.11.2 | <i>New development shall comply with Regional Water Management Plan Policy 1.3.e: "Water Resource Commitments"</i> | Yes | |
| CS.11.3 | <i>New development shall comply with Regional Water Management Plan Policy 2.1.a: "Effluent Reuse – Efficient Use of Water Resources and Water Rights."</i> | Yes | |
| CS.11.5 | <i>Water imported into the Cold Springs planning area shall only be used within the Suburban Character Management Area and the Suburban Community Water and Sanitary Sewer Service Area.</i> | Yes | |

North Valleys Citizen Advisory Board (NV CAB)

The North Valleys Citizen Advisory Board did not meet during the reviewing period.

Reviewing Agencies

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

| Agency | Sent to Review | Responded | Provided Conditions | Contact |
|--|-------------------------------------|-------------------------------------|-------------------------------------|---|
| Nevada Dept of Env Protection | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| NDF- Endangered Species | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Nevada Dept of Transportation | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Alexander Wolfson, awolfson@ndot.gov |
| Nevada Dept of Water Resources | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Nevada Div. of Wildlife | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Washoe County Building & Safety | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Washoe County Water Rights | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Vahid Behmaram vbehmaram@washoecounty.us |
| Washoe County Engineering | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Walt West / Mitchell Fink wwest@washoecounty.us mfink@washoecounty.us |
| Washoe County Parks & Open Space | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Sophia Kirschenman, skirschenman@washoecounty.us |
| Washoe County Sherriff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| WCHD – Air Quality | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Genine Rosa, grosa@washoecounty.us |
| WCHD -EMS | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Jackie Lawson, jlawson@washoecounty.us |
| WCHD – Environment Health | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | David Kelly, dkelly@washoecounty.us |
| Truckee Meadows Fire Protection District | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Dale Way / Brittany Lemon, dway@tmfpd.us; blemon@tmfpd.us |

| | | | | |
|--|-------------------------------------|-------------------------------------|-------------------------------------|---|
| RTC Washoe | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Scott Miklos miklos@rtcwashoe.com |
| Washoe Storey Conservation District | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Jim Shaffer, shafferjam51@gmail.com |
| Washoe County School District | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Brett Rodela, brett.rodela@washoeschools.net |

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC Section 110.608.25 of Article 608, *Tentative Subdivision Maps*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of a tentative map request. Staff has completed an analysis of the application and has determined that the proposal is either in compliance with, or not in compliance with, the required findings as follows.

- 1) **Plan Consistency**. That the proposed map is in conformance with the Development Code and Master Plan.

Staff Comment: The proposed tentative map is consistent with the goals and policies of the Master Plan and the Cold Springs Area Plan and all applicable provisions of the Development Code, as explained within the staff report.
- 2) **Design or Improvement**. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan.

Staff Comment: The design of the proposed subdivision is consistent with the Master Plan and the Cold Springs Area Plan, as explained within the staff report.
- 3) **Type of Development**. That the site is physically suited for the type of development proposed.

Staff Comment: The site is relatively flat and physically suited for a residential development. There are residences in the surrounding area.
- 4) **Availability of Services**. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System.

Staff Comment: The necessary utilities have been identified and are available and adequate in the area. The proposed subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System.
- 5) **Fish or Wildlife**. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat.

Staff Comment: The proposed improvements are not likely to cause substantial environmental damage or harm to endangered plants, wildlife, or their habitat. No rare or endangered animals or plants have been identified by the applicant and no agency comments were received noting any issues with fish or wildlife on the site.
- 6) **Public Health**. That the design of the subdivision or type of improvement is not likely to cause significant public health problems.

Staff Comment: The design of the proposed residential subdivision and type of associated improvements are not likely to cause significant public health problems.
- 7) **Easements**. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision.

Staff Comment: The proposed development has taken all easements into consideration and those easements will be accommodated or relocated, as necessary.

- 8) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles.

Staff Comment: The proposed development will meet all Washoe County access requirements and conditions of approval.

- 9) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan.

Staff Comment: All roadways will be dedicated to Washoe County. The common areas will be under the ownership of the Homeowner's Association (HOA). In the event that the roads or other lands are dedicated to the County, the lands will be improved such that they are consistent with the Master Plan and/or built to County standards.

- 10) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Staff Comment: To the extent feasible, the development will include building materials to allow for passive or natural heating and cooling opportunities.

Recommendation

After a thorough analysis and review, Tentative Subdivision Map Case Number WTM21-009 is being recommended for approval. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Tentative Subdivision Map Case Number WTM21-009 for Lifestyle Homes TND, LLC, being able to make all ten findings in accordance with Washoe County Code Section 110.608.25:

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

- 10) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Appeal Process

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

Applicant/Owner: Lifestyle Homes TND, LLC, E-mail: rlissner@gmail.com

Representative: Mike Railey, E-mail: mike@christynv.com



Conditions of Approval

Tentative Subdivision Map Case Number WTM21-009

The project approved under Tentative Subdivision Map Case Number WTM21-009 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on July 6, 2021. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this tentative subdivision map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final subdivision map. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this tentative subdivision map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the tentative subdivision map may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this tentative subdivision map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "conditions of approval" are referred to as "operational conditions." These conditions must be continually complied with for the life of the project.

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

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own Board. Conditions recommended by the RTC may be required, at the discretion of Washoe County.**

STANDARD CONSIDERATIONS FOR SUBDIVISIONS
Nevada Revised Statutes 278.349

Pursuant to NRS 278.349, when contemplating action on a tentative subdivision map, the governing body, or the planning commission if it is authorized to take final action on a tentative map, shall consider:

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

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

Washoe County Planning and Building Division

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

Contact: Julee Olander, Planner, 775.328.3627, jolander@washoecounty.us

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

- d. In accordance with NRS 278.360, the sub-divider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, within four years after the date of approval of the tentative map or within one year of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by two years if the extension request is received prior to the expiration date.
- e. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority.
- f. All final maps shall contain the applicable portions of the following jurat:

THE TENTATIVE MAP FOR **WTM case number for map name** WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON **DATE**.

THIS FINAL MAP, **MAP NAME AND UNIT/PHASE #**, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP, AND ALL CONDITIONS HAVE BEEN MET.

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

THE NEXT FINAL MAP FOR **<WTM CASE NUMBER>** MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND BUILDING DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE ____ DAY OF _____, 20____, OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION **THIS ____ DAY OF _____, 20____** BY THE PLANNING AND BUILDING DIRECTOR. THE OFFER OF DEDICATION FOR **STREETS, SEWERS, ETC.** IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

MOJRA HAUENSTEIN, DIRECTOR
PLANNING AND BUILDING

Jurat for ALL SUBSEQUENT FINAL MAPS

THE TENTATIVE MAP for **<TM CASE NUMBER>** APPROVED **<denied>** BY THE WASHOE COUNTY PLANNING COMMISSION ON **<date>**. **[If the TM had been appealed to the BCC --- Add:]** THE WASHOE COUNTY COMMISSION APPROVED THE TENTATIVE MAP ON APPEAL ON **<date>**.

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

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

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

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

<Insert Merger and Re-subdivision option as applicable>

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

MOJRA HAUENSTEIN, DIRECTOR,
PLANNING AND BUILDING DIVISION

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

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

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

NOTE

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

- i. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.
- j. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and Building Division to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Building Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- k. Failure to comply with the conditions of approval shall render this approval null and void.
- l. Construction work hours will be limited to 7am to 7pm Monday to Saturday.
- m. Any imported earthen materials shall be “certified weed free” in order to prevent the spread of noxious weeds within the county.
- n. An onsite noxious weeds management plan needs to be developed to ensure weed seeds do not impact other areas. All native seed mixes shall be certified noxious weed free prior to its dispersal on the site.
- o. The neighborhood park will include playground/recreational equipment, benches and picnic tables.
- p. The paths throughout the development will be covered with decomposed granite (DG) and exercise workout stations will be located on the path around the retention pond.
- q. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to Planning and Building staff for review and subsequent forwarding to the District Attorney for review. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to Planning and Building with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney’s Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners’ responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:
 - 1. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:
 - a. Vegetation management;
 - b. Watershed management;
 - c. Debris and litter removal;
 - d. Fire access and suppression;

- e. Maintenance of public access and/or maintenance of limitations to public access; and
 - f. Maintenance of the neighborhood park, path and all playground/recreational equipment.
2. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
 3. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
 4. The project, if adjacent to undeveloped land shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
 5. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
 6. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
 7. No motorized vehicles shall be allowed on the platted common area.
 8. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.
 9. Mandatory solid waste collection.
 10. Fence material (if any), height, and location limitations, and re-fencing standards. Replacement fence must be compatible in materials, finish and location of existing fence.
- r. The common open space owned by the homeowners association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The deed shall be presented with the CC&Rs for review by Planning and Building staff and the District Attorney.

Washoe County Engineering and Capital Projects- General Land Development and Grading Standards (County Code 110.438)

2. The following conditions are requirements of the Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.
Contact – Walt West, P.E, 775.328.2310, wwest@washoecounty.us
 - 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 provide written approval from the U.S. Postal Service (USPS) 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.
- d. 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 installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.
- e. 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.
- f. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
- g. 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.
- h. With each affected final map, provide written approval from all utility provider(s) for any improvements located within their easement or under or over their facilities.
- i. Appropriate easements shall be granted for any existing or new utilities, with each affected final map.
- j. A 10-foot public utility easement (PUE), a 10-foot Washoe County easement for traffic control signage, plowed snow storage and sidewalks, and a 10-foot United States Postal Service facilities easement shall be granted adjacent to all rights-of-way.
- k. A design level geotechnical investigation with fault study shall be provided with the submittal of each final map.
- l. All cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
- m. 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.

Washoe County Engineering and Capital Projects – Flood Hazards (County Code 110.416), Storm Drainage Standards (County Code 110.420), and Storm Water Discharge Program (County Code 110.421)

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

Contact – Walt West, P.E, 775.328.2310, wwest@washoecounty.us

- 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 for approval.
- d. Any increase in stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.
- e. The project shall mitigate the increased storm water volume produced from the development based on the 100 year–10 day storm event at a minimum factor of 1.3:1. Alternatives for mitigation include excavation of material within or adjacent to the existing flood zone creating additional effective flood volume, on-site retention, or other means subject to approval by the County Engineer.
- f. 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.”
- g. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site.
- h. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with each final map.
- i. 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.
- j. Storm drain facilities located outside of Washoe County right-of-way shall be privately owned and maintained by a Homeowners Association and shall be located within a minimum 15’ wide common area.
- k. Prior to the finalization of the first final map, an operation and maintenance plan for the maintenance of the project’s detention/retention basins and drainage facilities shall be developed in accordance with the Washoe County Code Article 421. The Operation and Maintenance Plan shall be incorporated into the project CC&R’s to the satisfaction of the County Engineer and District Attorney’s Office.

Washoe County Engineering and Capital Projects – Street Design Standards (County Code 110.436)

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

Contacts – Walt West, P.E., 775.328.2310, wwest@washoecounty.us or Mitchell Fink, P.E., 775.328.2050, mfink@washoecounty.us

- 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. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- c. An Encroachment and Excavation Permit shall be obtained from Washoe County Engineering and Capital Projects Division for any utilities or other encroachments/excavations constructed within existing County roadways/right-of-ways.

- d. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
- e. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal and replacement of existing pavement.
- f. All roadways shall be constructed with a minimum of 4 inches of hotmix asphalt meeting the requirements of Washoe County.
- g. Sidewalks shall be constructed on both sides of the streets and shall meet ADA requirements.
- h. A 20 foot minimum setback is required between the back of the sidewalk and the front of the garage.
- i. The south side of Cold Springs Drive adjoining the subdivision shall be constructed to Washoe County collector roadway standards. The improvements shall extend easterly (approximately 600 feet from the project boundary) to connect to existing curb, gutter and sidewalk.
- j. The proposed street design indicates a valley gutter crossing Street A and sidewalk cross drain perpetuating curb drainage to the north side of roadway which is not permitted. Catch basins and storm drain pipe shall be utilized to perpetuate flow to existing or proposed drainage facilities. Catch basins and storm drain pipe shall be also installed at the end low points of cul-de-sac bulbs in lieu of sidewalk cross drains and open concrete swales.

Washoe County Engineering and Capital Projects – Utilities (County Code 422 & Sewer Ordinance)

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

Contact – Tim Simpson, P.E., 775.954.4648, tsimpson@washoecounty.us

- 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 the Engineering and Capital Projects Division 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 Engineering and Capital Projects Division.
- f. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The Engineering and Capital Projects Division will be responsible to inspect the construction of the sanitary sewer collection system.

- g. Washoe County will inspect the construction of the sanitary sewer collection system.
- h. The sanitary sewer collection system must be offered for dedication to Washoe County along with the recordation of each final map.
- i. 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.
- j. 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:
 - 1. the estimated sewage flows generated by this project,
 - 2. projected sewage flows from potential or existing development within tributary areas,
 - 3. the impact on capacity of existing infrastructure,
 - 4. slope of pipe, invert elevation and rim elevation for all manholes,
 - 5. Proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- k. No Certificate of Occupancy will be issued until all the sewer collection, conveyance, and treatment 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.
- l. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County utility easement.
- m. 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.
- n. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.
- o. The developer will be responsible to fund the design and construction of major infrastructure such as pump structures, controls, telemetry and appurtenances, lift stations, force mains, sewer mains, interceptor and wastewater treatment facilities necessary to accommodate the project. However, the actual design will be the responsibility of the Engineering and Capital Projects Division. Prior to initiation of design the Developer shall pay the estimated design costs to Washoe County. The Engineering and Capital Projects Division may either provide such design in-house, or select an outside consultant. When an outside consultant is to be selected, the Engineering and Capital Projects Division and the Developer shall jointly select that consultant.
- p. The Engineering and Capital Projects Division shall reserve the right to over-size or realign the design of infrastructure to accommodate future development as determined by accepted engineering calculations. Funding shall be the responsibility of Washoe County. Washoe County shall either participate monetarily at the time of design and/or shall credit an appropriate dollar amount to the Developer at the time of recordation of the subdivision map.

Washoe County Health District- Air Quality

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

Contact – Genine Rosa, 775-784-7200, grosa@washoecounty.us

- a. If disturbance will be greater than 1 acre then a Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com.

Washoe County Health District- Environmental Health

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

Contact – David Kelly, 775-328-2434, dkelly@washoecounty.us

- a. Prior to any final grading or other civil site improvements, a complete water system plan and Water Project submittal for the referenced proposal must be submitted to the WCHD. The plan must show that the water system will conform to the State of Nevada Design, Construction, Operation and Maintenance Regulations for Public Water Systems, NAC Chapter 445A, and the State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC 278.400 and 278.410.
 1. The application for a Water Project shall conform to the requirements of NAC 445A.66695.
 2. Two copies of complete construction plans are required for review. All plans must include an overall site plan, additional phases that will eventually be built to indicate that the water system will be looped, all proposed final grading, utilities, and improvements for the proposed application.
 - i. Water Projects must be submitted directly to WCHD for review.
 - ii. Review of the Water Project may be concurrent with other reviews.
- b. Mass grading may proceed after approval of the Tentative Map and after a favorable review by the WCHD of a grading permit application.
 1. The final map submittal shall include the Permitted Public Water System annexation and discovery with the mass grading permit.
- c. Improvement plans for the water system may be constructed prior to final map submittal only after Water Project approval by the WCHD.
 1. For improvement plans approved prior to final map submittal, the Developer shall provide certification by the Professional Engineer of record that the improvement plans were not altered subsequent to final map submittal.
 2. Any changes to previously approved improvement plans made prior to final map submittal shall be resubmitted to the WCHD for approval per NAC 278.290 and NAC.

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

- d. Construction plans for the development must be submitted to the WCHD for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of the WCHD.
- e. Prior to approval of a final map for the referenced project and pursuant to NAC 278.370, the developer must have the design engineer or a third person submit to the satisfaction the WCHD an inspection plan for periodic inspection of the construction of the systems for

water supply and community sewerage. The inspection plan must address the following and be included with the final map submittal:

1. The inspection plan must indicate if an authorized agency, city or county is performing inspection of the construction of the systems for water supply and community sewerage;
 2. The design engineer or third person shall, pursuant to the approved inspection plan, periodically certify in writing to the WCHD that the improvements are being installed in accordance with the approved plans and recognized practices of the trade;
 3. The developer must bear the cost of the inspections; and
 4. The developer may select a third-person inspector but the selection must be approved by the WCHD or local agency. A third-person inspector must be a disinterested person who is not an employee of the developer.
- f. Prior to final map approval, a “Commitment for Service” letter from the sewage purveyor committing sewer service for the entire proposed development shall be submitted to the WCHD. The letter must indicate that the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service, or the facility will be expanded to provide for the added service.
1. A copy of this letter must be included with the final map submittal.
- g. Prior to final map approval, a “Commitment for Water Service” letter from the water purveyor committing adequate water service for the entire proposed development must be submitted to the WCHD.
1. A copy of this letter must be included with the final map submittal.
- h. The final map submittal must include a letter from Nevada Division of Environmental Protection to the WCHD certifying their approval of the final map.
- i. The final map application packet must include a letter from Division of Water Resources certifying their approval of the final map.
- j. Pursuant to NAC 278.360 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, the development of the subdivision must be carried on in a manner which will minimize water pollution.
1. Construction plans shall clearly show how the subdivision will comply with NAC 278.360.
- k. Prior to approval of the final map, the applicant must submit to the WCHD the final map fee.
- l. All grading and development activities must be in compliance with the DBOH Regulations Governing the Prevention of Vector-Borne Diseases.

Regional Transportation Commission (RTC)

8. The following conditions are requirements of the Regional Transportation Commission, which shall be responsible for determining compliance with these conditions. The Regional Transportation Commission is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that board.

Contact – Scott Miklos, 775-335-1920, smiklos@rtcwashoe.com

- a. It is recommended that the development be required to provide information, to the residents of the subdivision about the Smart Trips Program. To promote and encourage

carpooling and vanpooling to the residents and it is beneficial to help reduce air pollution and traffic congestion.

Truckee Meadows Fire Protection District (TMFPD)

9. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD.

Any future development of a single, multiple, or all parcels will be subject to currently adopted Fire and Wildland-Urban Interface Codes at the time of development on the specific parcel.

Contact – Dale Way / Brittany Lemon, 775.326.6000, dway@tmfpd.us / blemon@tmfpd.us

- a. The Truckee Meadows Fire Protection District (TMFPD) will require that this project meet the requirements of Washoe County Code 60 to include infrastructure, access, and water for fire suppression.

Water Rights & Water Resources Management

10. The following conditions are requirements of Water Rights & Water Resources Management, which shall be responsible for determining compliance with these conditions.

Contact: Vahid Behmaram Behrman, 775.954.4647, vbehmaram@washoecounty.us

- a. There are no water rights conditions for approval of this tentative map. 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.
- b. Valid water and sewer will serve letters will be required prior to approval of the final map proposed by this tentative map.

Washoe County Regional Parks and Open Space

11. The following conditions are requirements of Regional Parks and Open Space Management, which shall be responsible for determining compliance with these conditions.

Contact: Sophia Kirschenman, 775.328.3623, skirschenman@washoecounty.us

- a. To provide trail connectivity, the Parks Program requests recordation of a public trail easement over the proposed trail alignment along the western boundary of the property as part of the final map.

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

Date: May 3, 2021
Revised June 4, 2021

To: Julee Olander, Planner

From: Walter West, P.E., Licensed Engineer

Re: **Cold Springs Drive Subdivision WTM21-009** (42 Lots)

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The proposed project consists of a 42 single family dwelling units in a common open space development. 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 Christy Corporation. The Engineering Division shall determine compliance with the following conditions of approval.

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

Washoe County Engineering and Capital Projects – General Land Development and Grading Standards (County Code 110.438)

1. The following conditions are requirements of the Washoe County Engineering and Capital Projects Division which shall be responsible for determining compliance with these conditions.
Contact Name: Walter West, P.E. (775) 328-2310
 - 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 provide written approval from the U.S. Postal Service (USPS) 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.
 - d. 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 installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

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- e. 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.
- f. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
- g. 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.
- h. With each affected final map, provide written approval from all utility provider(s) for any improvements located within their easement or under or over their facilities.
- i. Appropriate easements shall be granted for any existing or new utilities, with each affected final map.
- j. A 10-foot public utility easement (PUE), a 10-foot Washoe County easement for traffic control signage, plowed snow storage and sidewalks, and a 10-foot United States Postal Service facilities easement shall be granted adjacent to all rights-of-way.
- k. A design level geotechnical investigation with fault study shall be provided with the submittal of each final map.
- l. All cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
- m. 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.

Washoe County Engineering and Capital Projects – Flood Hazards (County Code 110.416), Storm Drainage Standards (County Code 110.420), and Storm Water Discharge Program (County Code 110.421)

2. The following conditions are requirements of the Washoe County Engineering Division, Drainage Program, which shall be responsible for determining compliance with these conditions.
- Contact Name:** Walter West, P.E. (775) 328-2310
- 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 for approval.
 - d. Any increase in stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.
 - e. The project shall mitigate the increased storm water volume produced from the development based on the 100 year–10 day storm event at a minimum factor of 1.3:1. Alternatives for mitigation include excavation of material within or adjacent to the existing flood zone creating

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additional effective flood volume, on-site retention, or other means subject to approval by the County Engineer.

- f. 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."
- g. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site.
- h. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with each final map.
- i. 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.
- j. Storm drain facilities located outside of Washoe County right-of-way shall be privately owned and maintained by a Homeowners Association and shall be located within a minimum 15' wide common area.
- k. Prior to the finalization of the first final map, an operation and maintenance plan for the maintenance of the project's detention/retention basins and drainage facilities shall be developed in accordance with the Washoe County Code Article 421. The Operation and Maintenance Plan shall be incorporated into the project CC&R's to the satisfaction of the County Engineer and District Attorney's Office.

Washoe County Engineering and Capital Projects – Street Design Standards (County Code 110.436)

3. The following conditions are requirements of the Washoe County Engineering Division, Traffic and Roadway Program, which shall be responsible for determining compliance with these conditions.
Contact Information: Walt West, P.E (775) 328-2310 or Mitchell Fink (775) 328-2050
 - 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. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
 - c. An Encroachment and Excavation Permit shall be obtained from Washoe County Engineering and Capital Projects Division for any utilities or other encroachments/excavations constructed within existing County roadways/right-of-ways.
 - d. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
 - e. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal and replacement of existing pavement.

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- f. All roadways shall be constructed with a minimum of 4 inches of hotmix asphalt meeting the requirements of Washoe County.
- g. Sidewalks shall be constructed on both sides of the all streets and shall meet ADA requirements.
- h. A 20 foot minimum setback is required between the back of the sidewalk and the front of the garage.
- i. The south side of Cold Springs Drive adjoining the subdivision shall be constructed to Washoe County collector roadway standards. The improvements shall extend easterly (approximately 600 feet from the project boundary) to connect to existing curb, gutter and sidewalk.
- j. The proposed street design indicates a valley gutter crossing Street A and sidewalk cross drain perpetuating curb drainage to the north side of roadway which is not permitted. Catch basins and storm drain pipe shall be utilized to perpetuate flow to existing or proposed drainage facilities. Catch basins and storm drain pipe shall be also installed at the end low points of cul-de-sac bulbs in lieu of sidewalk cross drains and open concrete swales.

Washoe County Engineering and Capital Projects – Utilities (County Code 422 & Sewer Ordinance)

4. The following conditions are requirements of the Washoe County Engineering Division, Utilities Program, 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 the Engineering and Capital Projects Division 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 Engineering and Capital Projects Division.
 - f. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The Engineering and Capital Projects Division will be responsible to inspect the construction of the sanitary sewer collection system.
 - g. Washoe County will inspect the construction of the sanitary sewer collection system.
 - h. The sanitary sewer collection system must be offered for dedication to Washoe County along with the recordation of each final map.

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- i. 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.
- j. 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.
- k. No Certificate of Occupancy will be issued until all the sewer collection, conveyance, and treatment 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.
- l. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County utility easement.
- m. 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.
- n. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.
- o. The developer will be responsible to fund the design and construction of major infrastructure such as pump structures, controls, telemetry and appurtenances, lift stations, force mains, sewer mains, interceptor and wastewater treatment facilities necessary to accommodate the project. However, the actual design will be the responsibility of the Engineering and Capital Projects Division. Prior to initiation of design the Developer shall pay the estimated design costs to Washoe County. The Engineering and Capital Projects Division may either provide such design in-house, or select an outside consultant. When an outside consultant is to be selected, the Engineering and Capital Projects Division and the Developer shall jointly select that consultant.
- p. The Engineering and Capital Projects Division shall reserve the right to over-size or realign the design of infrastructure to accommodate future development as determined by accepted engineering calculations. Funding shall be the responsibility of Washoe County. Washoe County shall either participate monetarily at the time of design and/or shall credit an appropriate dollar amount to the Developer at the time of recordation of the subdivision map.

From: [Rosa, Genine](#)
To: [Olander, Julee](#)
Subject: Agency Review Memo I
Date: Thursday, April 22, 2021 4:42:37 PM

Tentative Subdivision Map Case Number WTM21-009 (Cold Springs Drive)

If disturbance will be greater than 1 acre then a Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines.

For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com.

Genine Rosa

Environmental Engineer II | Air Quality Management Division | Washoe County Health District
grosa@washoecounty.us | O: (775) 784-7204 | C: (775) 420-9185 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

*My schedule is 4 x 10's M-Th 7-5:30 off on Fridays.

www.OurCleanAir.com



From: [Program, EMS](#)
To: [Olander, Julee](#)
Cc: [Hunter, Julie D.](#)
Subject: FW: April Agency Review Memo I
Date: Tuesday, April 27, 2021 2:06:09 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[April Agency Review Memo I.pdf](#)

Julee,

The EMS Oversight Program has reviewed Tentative Subdivision Map Case Number WTM21-009 (Cold Springs Drive) and does not currently have any questions, comments, or concerns regarding this subdivision application.

Please let me know if you have any questions.

Thank you.

Jackie Lawson

Office Support Specialist | Division of Epidemiology & Public Health Preparedness | [Washoe County Health District](#)
jlawson@washoecounty.us | O: (775) 326-6051 | F: (775) 785-4185 | 1001 E. Ninth St., Bldg B,
Reno, NV 89512



From: McQuone, Alice <AMcQuone@washoecounty.us>
Sent: Monday, April 19, 2021 1:29 PM
To: EHS Plan Review <EHSPlanReview@washoecounty.us>; Rosa, Genine <Grosa@washoecounty.us>; Restori, Joshua <JRestori@washoecounty.us>; English, James <JEnglish@washoecounty.us>; Rubio, Wesley S <WRubio@washoecounty.us>; Kelly, David A <DAKelly@washoecounty.us>; Program, EMS <EMSProgram@washoecounty.us>
Cc: McQuone, Alice <AMcQuone@washoecounty.us>
Subject: April Agency Review Memo I

Good afternoon,

Please find the attached Agency Review Memo with cases received in April by Washoe County Community Services Department, Planning and Building.

You've been asked to review the applications. The item descriptions and links to the applications are provided in the memo.

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

Genine & Josh (Air Quality) – Items 1, 2, 3 & 4

Jim E. & Wes & David (Env. Health) – Items 1, 2, 3 & 4

(Emergency Med. Svcs.) – Items 1,2, 3 & 4

Thank you!



Alice McQuone, MBA

**Planning and Building Division
Community Services Department**

amcquone@washoecounty.us | Office: 775.328.2722

Visit us first online: www.washoecounty.us/csd

For Planning call (775) 328-6100

Email: Planning@washoecounty.us



Connect with us: [cMail](mailto:amcquone@washoecounty.us) | [Twitter](https://twitter.com/washoecounty) | [Facebook](https://www.facebook.com/washoecounty) | www.washoecounty.us



Julee Olander, Planner
Washoe County – Community Services Department
1001 E. Ninth St
Reno, NV 89512
775.328.3627

April 27, 2021

Re: WTM21-009 (Cold Springs Drive) – Conditions of Approval

Truckee Meadows Fire Protection District (TMFPD)

The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD.

Any future development of a single, multiple, or all parcels will be subject to currently adopted Fire and Wildland-Urban Interface Codes at the time of development on the specific parcel.

Contact Name – Dale Way / Brittany Lemon, 775.326.6000, dway@tmfpd.us / blemon@tmfpd.us

Fire Apparatus Access Roads

1. Fire apparatus access roads shall be in accordance with *International Fire Code* Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
2. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
3. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of TMFPD apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
4. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)



5. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
6. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
7. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
8. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
9. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
10. Developments of one- or two-family *dwelling*s where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads. (IFC D107.1)

Fire Protection Water Supplies

1. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
2. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
3. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
4. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)
5. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)



6. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
7. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
8. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
9. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
10. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.

International Wildland-Urban Interface Code

1. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
2. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
3. When you have determined your Fire Risk Rating use the link provided, to determine the *IWUIC* construction and defensible space requirements. (https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf).



April 28, 2021

Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Lifestyle Homes TND LLC; 566-041-01
Tentative Map; WTM21-009

Dear Washoe County Planning Staff:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project. Approval by the WCHD is subject to the following conditions:

Tentative Map Review and Final Map Conditions per NAC 278

The WCHD requires the following conditions to be completed prior to review and approval of any final map:

1. Prior to any final grading or other civil site improvements, a complete water system plan and Water Project submittal for the referenced proposal must be submitted to the WCHD. The plan must show that the water system will conform to the State of Nevada Design, Construction, Operation and Maintenance Regulations for Public Water Systems, NAC Chapter 445A, and the State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC 278.400 and 278.410.
 - a. The application for a Water Project shall conform to the requirements of NAC 445A.66695.
 - b. Two copies of complete construction plans are required for review. All plans must include an overall site plan, additional phases that will eventually be built to indicate that the water system will be looped, all proposed final grading, utilities, and improvements for the proposed application.
 - i. Water Projects must be submitted directly to WCHD for review.
 - ii. Review of the Water Project may be concurrent with other reviews.
2. Mass grading may proceed after approval of the Tentative Map and after a favorable review by the WCHD of a grading permit application.
 - a. The final map submittal shall include the Permitted Public Water System annexation and discovery with the mass grading permit.
3. Improvement plans for the water system may be constructed prior to final map submittal only after Water Project approval by the WCHD.
 - a. For improvement plans approved prior to final map submittal, the Developer shall provide certification by the Professional Engineer of record that the improvement plans were not altered subsequent to final map submittal.
 - b. Any changes to previously approved improvement plans made prior to final map submittal shall be resubmitted to the WCHD for approval per NAC 278.290 and NAC 445A.66715.



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

1. Construction plans for the development must be submitted to the WCHD for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of the WCHD.
2. Prior to approval of a final map for the referenced project and pursuant to NAC 278.370, the developer must have the design engineer or a third person submit to the satisfaction the WCHD an inspection plan for periodic inspection of the construction of the systems for water supply and community sewerage. The inspection plan must address the following and be included with the final map submittal:
 - a. The inspection plan must indicate if an authorized agency, city or county is performing inspection of the construction of the systems for water supply and community sewerage;
 - b. The design engineer or third person shall, pursuant to the approved inspection plan, periodically certify in writing to the WCHD that the improvements are being installed in accordance with the approved plans and recognized practices of the trade;
 - c. The developer must bear the cost of the inspections; and
 - d. The developer may select a third-person inspector but the selection must be approved by the WCHD or local agency. A third-person inspector must be a disinterested person who is not an employee of the developer.
3. Prior to final map approval, a "Commitment for Service" letter from the sewage purveyor committing sewer service for the entire proposed development shall be submitted to the WCHD. The letter must indicate that the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service, or the facility will be expanded to provide for the added service.
 - a. A copy of this letter must be included with the final map submittal.
4. Prior to final map approval, a "Commitment for Water Service" letter from the water purveyor committing adequate water service for the entire proposed development must be submitted to the WCHD.
 - a. A copy of this letter must be included with the final map submittal.
5. The final map submittal must include a letter from Nevada Division of Environmental Protection to the WCHD certifying their approval of the final map.
6. The final map application packet must include a letter from Division of Water Resources certifying their approval of the final map.
7. Pursuant to NAC 278.360 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, the development of the subdivision must be carried on in a manner which will minimize water pollution.
 - a. Construction plans shall clearly show how the subdivision will comply with NAC 278.360.
8. Prior to approval of the final map, the applicant must submit to the WCHD the final map fee.
9. All grading and development activities must be in compliance with the DBOH Regulations Governing the Prevention of Vector-Borne Diseases.

April 28, 2021
Lifestyle Homes TND LLC; 566-041-01
Tentative Map; WTM21-009
Page 3

If you have any questions or would like clarification regarding the foregoing, please contact Dave Kelly, EHS Supervisor at dakelly@washoecounty.us regarding all Health District comments.

Sincerely,

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke, positioned below the word "Sincerely,".

Dave Kelly, REHS
EHS Supervisor
Environmental Health Services
Washoe County Health District

From: [Wolfson, Alexander](#)
To: [Olander, Julee](#)
Subject: WTM21-009
Date: Friday, April 23, 2021 5:39:21 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Julee,

Upon review of application WTM21-009, NDOT has no comments at this time.

Thank you for the opportunity to review this application.

Alex Wolfson, P.E., PTOE

Traffic and Operations Engineering
Nevada Department of Transportation | District 2
Mobile: (775) 301-8150 | **Email:** awolfson@dot.nv.gov
Address: 310 Galletti Way Sparks, Nevada 89431

From: McQuone, Alice <AMcQuone@washoecounty.us>
Sent: Monday, April 19, 2021 12:31 PM
To: D2 Traffic DL <D2Traffic@dot.nv.gov>; Wolfson, Alexander <AWolfson@dot.nv.gov>
Subject: April Agency Review Memo I

Good afternoon,

Please find the attached Agency Review Memo with cases received in April by Washoe County Community Services Department, Planning and Building.

You've been asked to review the applications for **Items 1, 2, 3 and 4**. The item descriptions and links to the applications are provided in the memo.

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

Thank you!

Alice McQuone, MBA
Planning and Building Division
Community Services Department
amcquone@washoecounty.us | Office: 775.328.2722



Visit us first online: www.washoecounty.us/csd
For Planning call (775) 328-6100
Email: Planning@washoecounty.us



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WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Regional Parks and Open Space

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

TO: Julee Olander, Planner

FROM: Sophia Kirschenman, Park Planner

DATE: April 27, 2021

SUBJECT: Tentative Subdivision Map Case Number WTM21-009 (Cold Springs Drive)



I have reviewed WTM21-009 on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and prepared the following comments:

If approved, this tentative subdivision map would allow for the development of a 42-lot, single family, common open space subdivision in Cold Springs. The application indicates that a trail connection would be provided through the site, from Cold Springs Drive. This trail is not depicted on the site plans, but given the proposed layout it would make sense for this trail to traverse the western boundary of the property. There is a blanket pedestrian easement over the common areas in the Peavine View Estates subdivision to the north of the subject site. Given these considerations, the Parks Program requests the following condition of approval:

1. To provide trail connectivity, the Parks Program requests recordation of a public trail easement over the proposed trail alignment along the western boundary of the property as part of the final map.



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

April 26, 2021

FR: Chrono/PL 181-21

Ms. Julee Olander, Planner
Community Services Department
Washoe County
PO Box 11130
Reno, NV 89520

Dear Ms. Olander,

RE: WTM21-009 (Cold Springs Drive)

The Regional Transportation Commission (RTC) has reviewed this request to approve a tentative subdivision map to allow the subdivision of approximately 14.05 acres into 42-lot common open space development ranging in single-family lots sizes from 7,219 SF to 19,740 SF.

It is recommended that this development be required to provide information, provided by RTC, to the residents of the subdivision about the Smart Trips Program. This is a way to promote and encourage carpooling and vanpooling to the residents and it is beneficial to help reduce air pollution and traffic congestion. Please reach out to Scott Miklos, Trip Reduction Analyst at 775-335-1920 or email smiklos@rtcwashoe.com for information on Smart Trips and handouts about the program.

The RTP, RTC Bicycle/Pedestrian Master Plan and the Nevada Department of Transportation Pedestrian Safety Action Plan, all indicate that new development and re-development will be encouraged to construct pedestrian and bicycle facilities, internal and/or adjacent to the development, within the regional road system. In addition, these plans recommend that the applicant be required to design and construct any sidewalks along the frontage of the property in conformance with the stated ADA specifications.

Thank you for the opportunity to comment on this application. Please feel free to contact me at 775-332-0174 or email me at rkapuler@rtcwashoe.com if, you have any questions or comments.

Sincerely,

Rebecca Kapuler
Senior Planner

CC: Dale Keller, Regional Transportation Commission
Blaine Petersen, Regional Transportation Commission,
Sara Going, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Andrew Jankayura, Regional Transportation Commission
Scott Miklos, Regional Transportation Commission

/Cold Springs Drive

From: [Rodela, Brett A](#)
To: [Olander, Julee](#)
Cc: [Baxley, Randy](#); [Freund, Sandy](#)
Subject: Development Review: WTM21-009 (Cold Springs Drive)
Date: Monday, April 26, 2021 2:12:59 PM
Attachments: [Washoe County School District Facilities Plan 2020-2039.pdf](#)

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello, Ms./Mrs. Olander,

Cold Springs Drive, proposing 42 single-family residential units is zoned for Gomes Elementary, Cold Springs Middle, and North Valleys High Schools. The project is calculated to generate 8, 5, and 4 students respective of each school.

The following table outlines current and future-projected enrollment capacity percentages for each school:

| School | 2020/21 | 2025/26 | 2030/31 |
|-------------------------|---------|---------|---------|
| Gomes ES | 120% | 68% | 117% |
| Cold Springs MS | 65% | 53% | 69% |
| North Valleys HS | 93% | 105% | 122% |

The school district will open Inskeep Elementary School in the Fall of 2021. Inskeep will directly relieve Gomes current overcrowding. Moving into the future as enrollment rates climb for Gomes, the school district will have optional enrollment mitigating efforts in the form of enrollment boundary adjustments, additions to current facilities, and construction of new facilities available to it in relieving overcrowding at the elementary school level.

The school district anticipates the construction of a brand new high school in the Cold Springs area approximately somewhere in the timeframe of 2027-2029. That school will directly relieve enrollments at North Valleys High School. In addition to this, at their last meeting April 15th, the school district's Zoning Advisory Committee voted to approve the recommendation of a rezone effecting North Valleys High School that if approved by the Board of Trustees at their May 11th meeting, will relieve future enrollments at North Valleys by about 5% starting in the 2022/2023 school year.

For further information as to the school district's facilities plans, please feel free the reference the attached Facilities Plan. Approved for conformance with the Truckee Meadows Regional Planning Agency's 20 Year Plan.

Thank you for the opportunity to comment. Please reply with any further requests and/or comments pertaining to **WTM21-009 (Cold Springs Drive)**.

Brett A. Rodela

GIS Analyst

Washoe County School District

Office: (775) 325-8303 | Cell: (775) 250-7762





Washoe-Storey Conservation District

Bret Tyler Chairman
Jim Shaffer Treasurer
Cathy Carfield Storey app.
Jean Herman Washoe app.

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

April 26, 2021

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTM21-009 Cold Springs Drive

Dear Julee,

In reviewing the tentative 42 lot common open space development, the Conservation District has the following comments.

With vegetation of the basins, the applicant submits to the District for approval a revegetation plan prepared by a qualified professional that includes a seed mix based on soil type, a contingency water plan, fertilizer plan, erosion control structures and a monitoring plan with updates provided to the Conservation District after the completion of the growing season (October 31) every year for a three-year period. The revegetation must have a contingency irrigation plan for our approval.

The District requires the detention basin constructed with a 6–8-inch rock lined low flow channel from the inlet to the outlet(s) pipe including 2 feet by 3 feet infiltration trench below the low flow channel to further reduce storm water runoff to Whites Lake. The retention basin requires the same low flow channel designed the length of the basin. No vegetation shall be planted within two feet on other side of the low flow channel in both the detention retention basins. With the existing ditch dedicated to the common area, and since there has been no improvements to the waterway, the District recommends placing 3–4-inch rock in the flow line to reduce any transport of sediment downstream.

The applicant is proposing turf optional in the typical front yard. The Conservation District does not support this, but if the option exists we require a two-foot buffer (no turf) from the back face of sidewalk and or curb to minimize nuisance water runoff.

We recommend as a condition the homes exterior color palette be earth tone colors including the roofing material.

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

Sincerely,

Shaffer-Tyler



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

April 28, 2021

TO: Julee Olander, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD
SUBJECT: Tentative Subdivision Map Case Number WTM21-009 (Cold Springs Drive).

Project description:

For hearing, discussion and possible action to approve a tentative subdivision map to allow the subdivision of ±14.05 acres into 42 lot common open space development ranging in single family lots sizes from 7,219 SF to 19,740 SF.

Project located at 18030 Cold Springs Drive, Assessor's Parcel Numbers: 566-041-01 & 566-041-02.

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

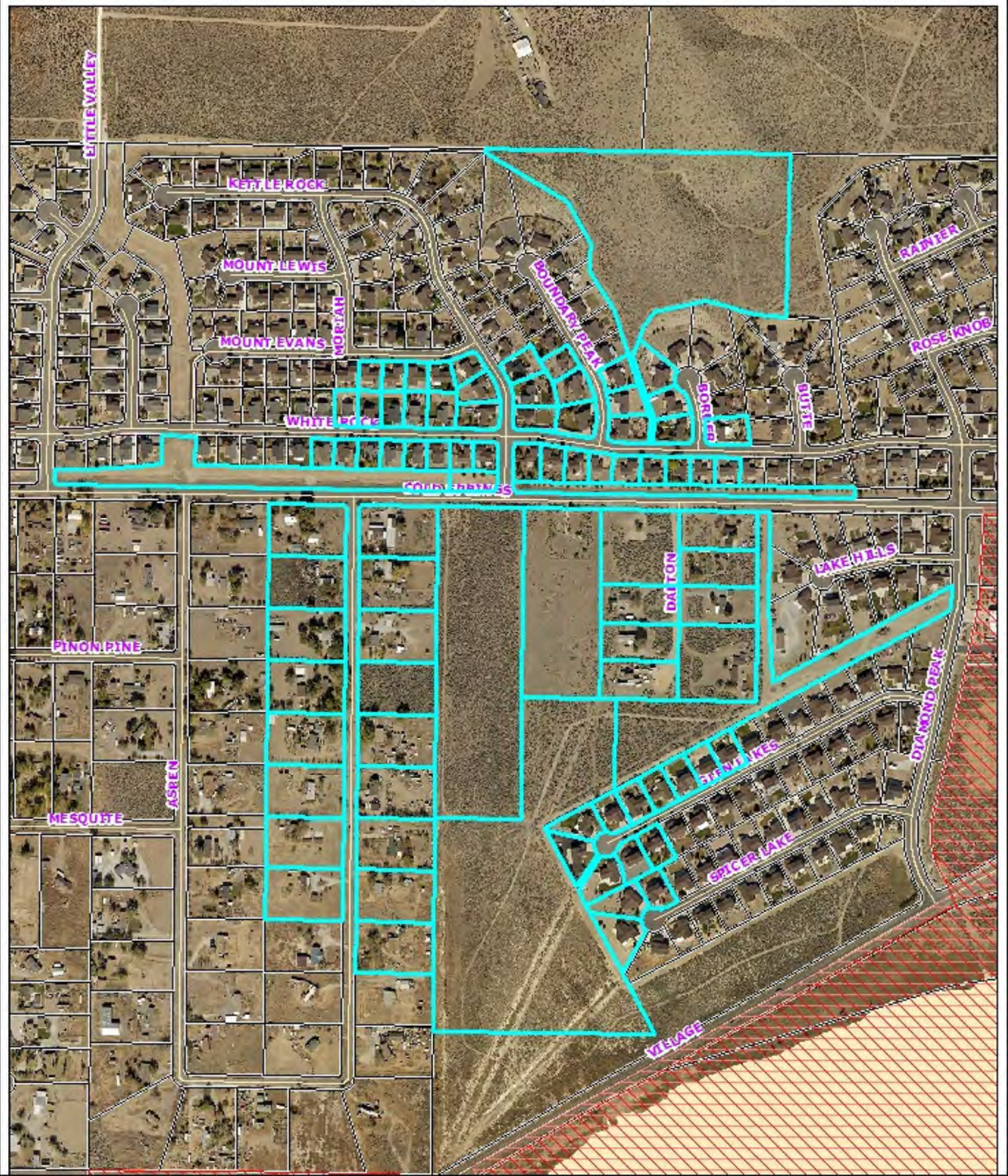
Comments:

The application indicates that Municipal water service will be provided by the Great Basin Water Company, a notice of intent to serve is attached to the application. The water rights referenced are those with source and point of diversion located within Long Valley Hydrographic Area. As such the water supply is not in conflict with the State Engineer's moratorium on will serve letters from Cold Springs Valley Hydrographic Basin sources of water supply and points of diversion.

Conditions:

There are no water rights conditions for approval of this tentative map. 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.

Valid water and sewer will serve letters will be required prior to approval of the final map proposed by this tentative map.



WTM21-009 Cold Springs

Noticing Map - 500 feet



Community Services
Department

WASHOE COUNTY
NEVADA

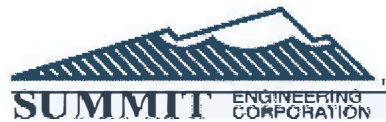
WTM21-009
EXHIBIT C

1801 E Ninth St
Reno, Nevada 89515

COLD SPRINGS DRIVE TENTATIVE MAP



Prepared by:



APRIL 8, 2021

**WTM21-009
EXHIBIT D**

COLD SPRINGS DRIVE TENTATIVE SUBDIVISION MAP

Prepared for:

Lifestyle Homes TND, LLC
4790 Caughlin Parkway, Suite 519
Reno, Nevada 89519

Prepared by:

Christy Corporation, Ltd.
1000 Kiley Parkway
Sparks, Nevada 89436
(775) 502-8552

April 8, 2021

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| Figure 4 – Preliminary Site Plan | 4 |

Appendices:

Washoe County Development Application
Owner Affidavit
Tentative Subdivision Map Application
Request to Reserve Street Names
Property Tax Verification

Attachments:

Preliminary Engineering Plans and Reports
Preliminary Landscape Plan
Water Service Acknowledgement
Preliminary Title Report (Original Only)
Preliminary Geotechnical Investigation
Washoe County Assessor’s Office Map

COLD SPRINGS DRIVE TENTATIVE MAP

Introduction

This application includes the following request:

A **Tentative Subdivision Map** to allow for a 42 unit single family subdivision with common open space in the Medium Density Suburban Regulatory Zone.

Project Location

The Cold Springs Tentative Map site includes two parcels (APN #'s 566-041-01 and 02) consisting of 14.05± acres located at 18030 Cold Springs Drive in Cold Springs. Specifically, the parcels are located on the south side of Cold Springs Drive at its intersection with Kettle Rock Drive. Figure 1 (below) depicts the project location.



Figure 1 – Vicinity Map

COLD SPRINGS DRIVE TENTATIVE MAP

Existing Conditions

The project site is currently vacant. The eastern parcel (APN 566-041-02) was previously developed with a shed structure, driveway, well, and septic system. The structure has been removed from the site and the well and septic systems are no longer functional. All that remains is the driveway which is in a deteriorated condition.

Surrounding uses include large lot single family to the west and east. The Lake Hills subdivision lies to the south of the site while the Peavine View Estates subdivision is located directly to the north. A vacant parcel, owned and maintained by the Lake Hills Association, borders the project to the south.

Figure 2 (below) depicts the existing onsite conditions.



Figure 2 – Existing Conditions

COLD SPRINGS DRIVE TENTATIVE MAP

The Cold Springs Tentative Map site is zoned Medium Density Suburban (MDS) which permits up to 3 dwelling units per acre. Surrounding zoning patterns includes MDS to the north with Low Density Suburban (LDS) to the west, east, and south. Figure 3 (below) depicts the existing site zoning and that of the surrounding area.



Figure 3 - Zoning

COLD SPRINGS DRIVE TENTATIVE MAP

Project Description

This application includes a Tentative Subdivision Map request to allow for 42 single family units at the project site. The project design calls for a common open space development, consistent with the existing MDS zoning. The project will be accessed via two new cul-de-sacs connecting with Cold Springs Drive and extending south into the project. The first cul-de-sac is located at Kettle Rock Drive with the second located to the east. Figure 4 (below) depicts the preliminary site plan for the project.



Figure 4 – Preliminary Site Plan

COLD SPRINGS DRIVE TENTATIVE MAP

Proposed lots will range in size from 7,219± square feet up to 19,740± square feet. Overall project density is 2.99 dwelling units per acre, which is in full compliance with MDS zoning standards. A total of 2.5 acres (18% of the site area) will be included within common area. The common area will allow for the incorporation of a landscaped detention basin and the existing ditch located at the west side of the property, along with landscaped common area and a community path. Common area will also be provided along the Cold Springs Drive frontage and will include new landscape improvements that will enhance the existing streetscape.

Section 110.408.30 of the Washoe County Development Code requires a site analysis of the project site for the determination of common open space. Each of the site analysis provisions spelled out in the Development Code are below and addressed in **bold face** type.

(a) Location Map. A general location map providing the context of location and vicinity of the site.

Figure 1, included in this report, provides a location map for the Cold Springs Tentative Map. Additionally, a location map is included on the attached tentative map plan sheets prepared by Summit Engineering.

(b) Land Use. Current and planned land use on the site and adjacent current, planned and approved, but unbuilt land uses.

Figure 3 of this report depicts existing and surrounding zoning patterns. There are no approved unbuilt uses adjoining the property.

(c) Existing Structures. A description of the location, physical characteristics, condition and proposed use of any existing structures.

The are no existing structures located at the project site.

(d) Existing Vegetation. A description of existing vegetation, including limits of coverage, and major tree sizes and types. In the instance of heavily wooded sites, typical tree sizes, types and limits of tree coverage may be substituted.

The project site is characterized by native shrubs, brush, and grasses. There are some existing trees near the northeast portion of the site that were originally planted with a previous use that occupied the site. These trees are either dead or in failing health from lack of water (onsite well was capped) and will need to be removed regardless of whether the property is developed.

(e) Prevailing Winds. An analysis of prevailing winds.

Prevailing winds in the area are from the west with occasional winds from the north during the winter months. The only potential issue caused by wind in the area is blowing dust from White Lake. However, given the prevailing wind direction, dust will be blowing away from the project site.

COLD SPRINGS DRIVE TENTATIVE MAP

(f) Topography. An analysis of slopes on the site using a contour interval of five (5) feet, or at a contour interval appropriate for the site and agreed to by the Director of Community Development.

The attached grading plan includes contours at two foot intervals. The property is essentially flat and contains slopes at 2% or less, sloping to the south. There are no significant onsite topographic conditions that would preclude development at the density proposed.

(g) Soil. An analysis of the soil characteristics of the site using Soil Conservation Service (SCS) information.

A preliminary geotechnical investigation is included as an attachment to this report. There are no identified geologic hazards onsite and the site design and grading reflects recommendations of the geotechnical analysis.

(h) Natural Drainageways. Identification of natural drainageways on and adjacent to the site.

No natural drainageways are occurring onsite. However, there is an existing ditch that parallels the western property boundary that carries intermittent storm water flows to the south, towards White Lake. This ditch is retained and included within dedicated common area. By doing so, the project homeowner's association will provide for ditch maintenance in perpetuity.

(i) Wetlands and Water Bodies. Identification of existing or potential wetlands and water bodies on the site.

Not applicable. The project site contains no wetlands or water bodies.

(j) Flood Hazards. Identification of existing and potential flood hazards using Federal Emergency Management Agency (FEMA) information.

The entire project site is located within FEMA Zone X and is not subject to flooding. Furthermore, no constraints related to flooding are depicted in the Development Suitability plan included in the Cold Springs Area Plan.

(k) Seismic Hazards. Identification of seismic hazards on or near the site, including location of any Holocene faults.

As noted under the previous response to consideration (g), no onsite faults have been identified.

(l) Avalanche Hazards. An analysis of avalanche and other landslide hazards.

The site includes flat terrain and is not subject to avalanches.

COLD SPRINGS DRIVE TENTATIVE MAP

(m) Sensitive Habitat and Migration Routes. An analysis of sensitive habitat areas and migration routes.

The property is an infill site within Cold Springs and does not include any identified migration routes or sensitive habitat. However, an open space corridor will be provided along the western boundary which will perpetuate any migration that could possibly occur through the property.

(n) Significant Views. A description and analysis of all on and off site significant views.

There are views to the northside of Peavine Mountain and the Sierra front which are located to the south and west of the project area. Views into the property are largely screened by adjoining development but are possible from Cold Springs Drive, looking south. New homes within the project will respect the privacy of existing homes that adjoin the site and provide for long range views of the mountains.

(o) Easements. A description of the type and location of any easements on the site.

A preliminary title report identifying all easements is included as an attachment to this report. Additionally, existing easements are depicted on the attached engineering plans.

(p) Utilities. A description of existing or available utilities, and an analysis of appropriate locations for water, power, sanitary sewer and storm water sewer facilities.

The project will be served by all municipal utilities including water (Great Basin Water Company), sewer (Washoe County), and power (NV Energy). Attached are detailed engineering plans and reports that specify all utility locations, capacities, and proposed extensions.

(q) Appropriate Access Points. An analysis of appropriate access points based upon existing and proposed streets and highways and site opportunities and constraints.

The proposed access points are located consistent with Washoe County standards. The western cul-de-sac aligns with Kettle Rock Drive to the north while the eastern access is spaced per Washoe County standards ensuring that traffic/turning movement conflicts will not occur.

(r) Other Information. All other information deemed appropriate and necessary by the Director of Community Development.

This application will be sent for agency review and comment. If additional information is requested, it can be provided as needed/warranted to ensure all potential questions or concerns are addressed.

COLD SPRINGS DRIVE TENTATIVE MAP

In addition to perpetuating drainage, common areas within the project will provide areas for stormwater detention in compliance with Washoe County standards and ensures that no increase in stormwater flows will occur in the post development condition. The common areas (including the detention basin area) will be landscaped (as depicted in Figure 4) and serve as visual breaks between new development. They also provide areas for passive recreation by residents and add significant visual appeal to the community, including the Cold Springs Drive streetscape. A homeowner’s association will be created at the time of final map and will be responsible for common area maintenance and enforcement of project covenants, conditions, and restrictions (CC&R’s).

It is anticipated that the project will be completed in one phase with an approximate buildout within 2 years of recordation of the first final map. Final phasing and buildout will be dependent on market demands and conditions and may be subject to variation.

With only 42 units, the project is not anticipated to generate negative impacts to the surrounding area and is consistent with Lake Hills and Peavine View Estates subdivisions to the north and south. Larger lot residential uses are located to the east and west of the Cold Springs Tentative Map site. Homes to the west will be separated from new homes within the project by an open space corridor that perpetuates the existing ditch located onsite. Three homes are located along the eastern property boundary. These existing residences are located between 65 to 70± feet from the property line. New homes within the project will include a minimum 20 foot rear yard setback per MDS standards. Thus, a minimum separation of 95 feet will be provided between new homes and existing homes to the east. Additionally, a 6-foot solid privacy fence will be constructed along the eastern property line with new construction, further protecting the privacy of existing homes. Given the large separation between structures, long range views to the mountains from existing homes should not be impacted.

Based on Institute of Transportation Engineers (ITE) trip generation data (utilizing ITE Trip Generation Handbook – land use code 210), the project is expected to generate 200 average daily tips (ADT) with 32 am peak hour and 42 pm peak hour trips. This is roughly half the trip generation required to trigger a traffic impact analysis. With only 400 ADT and 42 peak hour trips, the project will more than adequately be accommodated by the surrounding roadway network and will not impact existing levels of service.

The following table provides an overall development summary for the Cold Springs Drive Tentative Map.

| Cold Springs Tentative Map - Development Summary | |
|--|-----------------------------|
| Project Component | Proposed with Tentative Map |
| Project Area | 14.05± acres |
| Total Units | 42 single family homes |
| Project Density | 2.99 units per acre |
| Smallest Lot Size | 7,219± square feet |
| Largest Lot Size | 19,740± square feet |
| Total Lot Area | 9.9± acres |
| Public Right-of-Way Area | 1.7± acres |
| Common Area | 2.5± acres |

COLD SPRINGS DRIVE TENTATIVE MAP

Tentative Map Findings

Section 110.608.20 of the Washoe County Development Code establishes legal findings that must be made by the Planning Commission or Board of County Commissioners in order to approve a Tentative Map request. These findings are listed below and are addressed in **bold face** type.

- (a) Environmental and Health Laws. Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;

The Cold Springs Tentative Map will be served by municipal water through an extension of existing Great Basin Water Company facilities. Sewer service will be provided by Washoe County at the Cold Springs plant which has ample capacity to accommodate the 42 proposed units. Waste Management will provide solid waste removal and is already operating in the immediate area.

- (b) Availability of Water. The availability of water which meets applicable health standards as well as requirements for water rights, quality or will-serve commitments;

The project will be served by Great Basin Water Company. An intent to serve letter from the water company is included as an attachment to this report.

- (c) Utilities. The availability and accessibility of utilities;

The project will be served by all municipal utilities, infrastructure, and services as detailed within this report and on the attached engineering plans.

- (d) Public Services. The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;

Public services, including sheriff patrols are already occurring within the surrounding neighborhoods. With construction of the new elementary school in Cold Springs, the Washoe County School District has indicated that there is ample capacity to accommodate new students from this project. The project site is within a two minute response time of the TMFPD Cold Springs station and is within walking distance of Cold Springs Park.

- (e) Plan Consistency. General conformance with the Development Code and Master Plan;

The project, as proposed, is consistent with Washoe County Development Code standards, including the Article 408/Common Open Space provisions. Project density is in full compliance with the existing MDS zoning and Suburban Residential Master Plan designations.

COLD SPRINGS DRIVE TENTATIVE MAP

- (f) Impact on Existing Streets. The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;

Traffic generation from the project is estimated to be roughly half that which would trigger a traffic impact analysis per Washoe County standards. With only 400 ADT and 42 peak hour trips, surrounding roadways have capacity to accommodate the additional trips generate by the project without degradation to existing levels of service.

- (g) Physical Characteristics. Physical characteristics of the land such as flood plain, slope and soil;

The site is well suited for the type and intensity of development proposed, as discussed in the previous section of this report. The site is flat with no natural constraints or features that would preclude development at the intensity proposed.

- (h) Agency Review. The recommendations and comments of the entities reviewing the tentative map; and

Copies of this report and the included plans will be circulated to all applicable reviewing agencies for review and comment. Specific requirements and relevant comments can be included as conditions tied to this request and implemented with final map(s).

- (i) Impact on Existing Drainage System. The effect of the proposed subdivision on the existing natural and man-made drainage system.

The project will provide for onsite detention at the southern portion of the site, compliant with Washoe County standards. Run-off from the site will not be increased in the post development condition. Additionally, the existing ditch that parallels the western property boundary is perpetuated within dedicated common area.

Community Services Department
Planning and Building
TENTATIVE SUBDIVISION MAP
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

| | | | |
|--|-----------------|---------------------------------------|-----------------|
| Project Information | | Staff Assigned Case No.: _____ | |
| Project Name: Cold Springs Drive Tentative Map | | | |
| Project Description: A Tentative Map request to allow for 42 single family lots with common open space within the MDS zone. | | | |
| Project Address: 18030 Cold Springs Drive - Cold Springs | | | |
| Project Area (acres or square feet): 14.05 acres | | | |
| Project Location (with point of reference to major cross streets AND area locator): The site is located on the south side of Cold Springs Drive at Kettle Rock Drive. See attached vicinity map. | | | |
| Assessor's Parcel No.(s): | Parcel Acreage: | Assessor's Parcel No.(s): | Parcel Acreage: |
| 566-041-01 | 9.05 acres | | |
| 566-041-02 | 5 acres | | |
| Indicate any previous Washoe County approvals associated with this application: Case No.(s). | | | |
| Applicant Information (attach additional sheets if necessary) | | | |
| Property Owner: | | Professional Consultant: | |
| Name: Lifestyle Homes TND, LLC | | Name: Christy Corporation, Ltd. | |
| Address: 4790 Caughlin Pkwy. | | Address: 1000 Kiley Pkwy. | |
| Reno, NV | Zip: 89519 | Sparks, NV | Zip: 89436 |
| Phone: (775) 750-5537 | Fax: | Phone: (775) 502-8552 | Fax: |
| Email: rlissner@gmail.com | | Email: mike@christynv.com | |
| Cell: (775) 750-5537 | Other: | Cell: (775) 250-3455 | Other: |
| Contact Person: Bob Lissner | | Contact Person: Mike Railey | |
| Applicant/Developer: | | Other Persons to be Contacted: | |
| Name: Same as Above | | Name: Summit Engineering Corporation | |
| Address: | | Address: 5405 Mae Anne Ave. | |
| | Zip: | Reno, NV | Zip: 89523 |
| Phone: | Fax: | Phone: (775) 747-8550 | Fax: |
| Email: | | Email: clint@summitnv.com | |
| Cell: | Other: | Cell: (775) 745-3849 | Other: |
| Contact Person: | | Contact Person: Clint Thiesse, P.E. | |
| For Office Use Only | | | |
| Date Received: | Initial: | Planning Area: | |
| County Commission District: | | Master Plan Designation(s): | |
| CAB(s): | | Regulatory Zoning(s): | |

Tentative Subdivision Map Application Supplemental Information

(All required information may be separately attached)

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

18020 Cold Springs Drive, Cold Springs, NV 89508

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

Cold Springs Drive Tentative Map

3. Density and lot design:

| | |
|--|-------------------------------------|
| a. Acreage of project site | 14.05 acres |
| b. Total number of lots | 42 |
| c. Dwelling units per acre | 2.99 du/ac |
| d. Minimum and maximum area of proposed lots | 7,219 sq.ft. min/19,740 sq.ft. max. |
| e. Minimum width of proposed lots | 72 feet |
| f. Average lot size | 9,243 sq.ft. |

4. What utility company or organization will provide services to the development:

| | |
|---------------------------------|--------------------------------|
| a. Sewer Service | Washoe County |
| b. Electrical Service | NV Energy |
| c. Telephone Service | AT&T or Charter Communications |
| d. LPG or Natural Gas Service | NV Energy |
| e. Solid Waste Disposal Service | Waste Management |
| f. Cable Television Service | AT&T or Charter Communications |
| g. Water Service | Great Basin Water Company |

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

- a. Acreage of common open space:

2.5 acres

- b. What development constraints are within the development and how many acres are designated slope, wetlands, faults, springs, and/or ridgelines:

N/A

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

7,219 sq.ft. to 19,740 sq.ft.

d. Proposed yard setbacks if different from standard:

No deviation proposed.

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

N/A

f. Identify all proposed non-residential uses:

N/A

g. Improvements proposed for the common open space:

Improvements included landscaped detention and drainage areas along with walking path and streetscape improvements.

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

Refer to attached plans for depiction of trails.

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

The trail will provide connection through the site from Cold Springs Drive.

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

N/A

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

Fencing will be permitted per Washoe County standards.

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

A homeowner's association will be established to provide ongoing maintenance of common areas and community amenities.

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?

N/A

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

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

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

Yes No If yes, within what city?

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

N/A

10. 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 | |

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

Refer to attached water service acknowledgement.

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

The project incorporates clustering to reduce overall carbon footprint and homes will utilize energy efficient building materials.

12. Is the subject property in an area identified by Planning and Building 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:

N/A

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

N/A

14. 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?

The project fully complies with Area Plan policies. Refer to attached report.

15. 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?

N/A

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

A single phase is planned with buildout estimated at 2 years.

17. 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.

| | | |
|------------------------------|--|---|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, include a separate set of attachments and maps. |
|------------------------------|--|---|

18. 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.

| | | |
|------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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:

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

Refer to attached engineering plans and reports for a full grading plan including cut/fill analysis.

20. 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?

Refer to attached engineering plans and reports.

21. 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?

Disturbance will not be visible from outside of the project boundaries.

22. 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?

Maximum slope will be 3:1 and included within lot areas.

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

N/A

24. 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?

N/A

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

N/A

26. 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?

Disturbed areas will include native revegetation as needed.

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

Temporary irrigation can be provided via a connection with domestic service planned for landscaped common areas.

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

The project will incorporate WSCD seed mix recommendations for reveg.

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: Lifestyle Homes TND, LLC

Address: 4790 Caughlin Pkwy.
18020 Cold Springs Drive, Cold Springs, NV 89508

Phone : _____ 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.)

| | |
|---|--|
| Street names will be requested with final map | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

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: Cold Springs Drive Tentative Map

% Reno % Sparks % Washoe County

Parcel Numbers: _____

% 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

1001 E. Ninth Street
 Reno, NV 89512-2845

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



Great Basin
Water Co.™

NOTICE OF INTENT TO SERVE

Re: Cold Springs Drive

42 Single-Family Residential Homes– Parcels 566-041-01 and 566-041-02 (to be re-parceled)

Type: Central Water

Utility Service Provider Name: Great Basin Water Co.- Cold Springs-Spanish Springs

The undersigned Utility Service Provider agrees to provide the aforementioned Cold Springs Drive project water service in accordance with the terms and conditions of the then current utility tariffs approved by the Public Utilities Commission of Nevada (PUCN). Said property will be annexing into the Utility Service Provider’s service area when certificated by the PUCN.

This commitment to serve is conditioned upon the Utility Service Provider’s receipt of necessary approvals from all required government agencies *and* the payment of all appropriate fees and acceptance of any and all required infrastructure and water rights to the Utility Service Provider, and approval of the annexation by the PUCN.

Utility Service Provider intends to service the proposed development with potable water service for 42 single-family residential homes. This project has required an estimated 21.84 AFA (from Permit 65056) calculated at .52 AFA per parcel based on GBWC Cold Springs Division Tariff 1-W (Water) Rule No. 21, C. Water Rights Dedication Requirements for an Intent to Serve Cold Springs – Spanish Springs.

This document is agreed to under the signature of an agent of the Utility Service Provider authorized to sign the agreement. This notice of Intent to Serve will expire and become null and void if the service for the aforesaid parcel is not applied for with the Utility Service Provider within two years of the date of this document in accordance with the terms of the utility’s tariffs in force at such time.

Name of Utility Service Provider’s authorized agent: Wendy Bamett, President, GBWC

October 30, 2019

Signature of Authorized Agent of Water Provider

Date

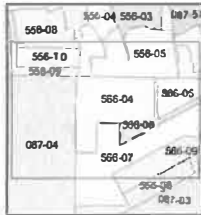
Assessor's Map Number
566-04

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



1 inch = 200 feet



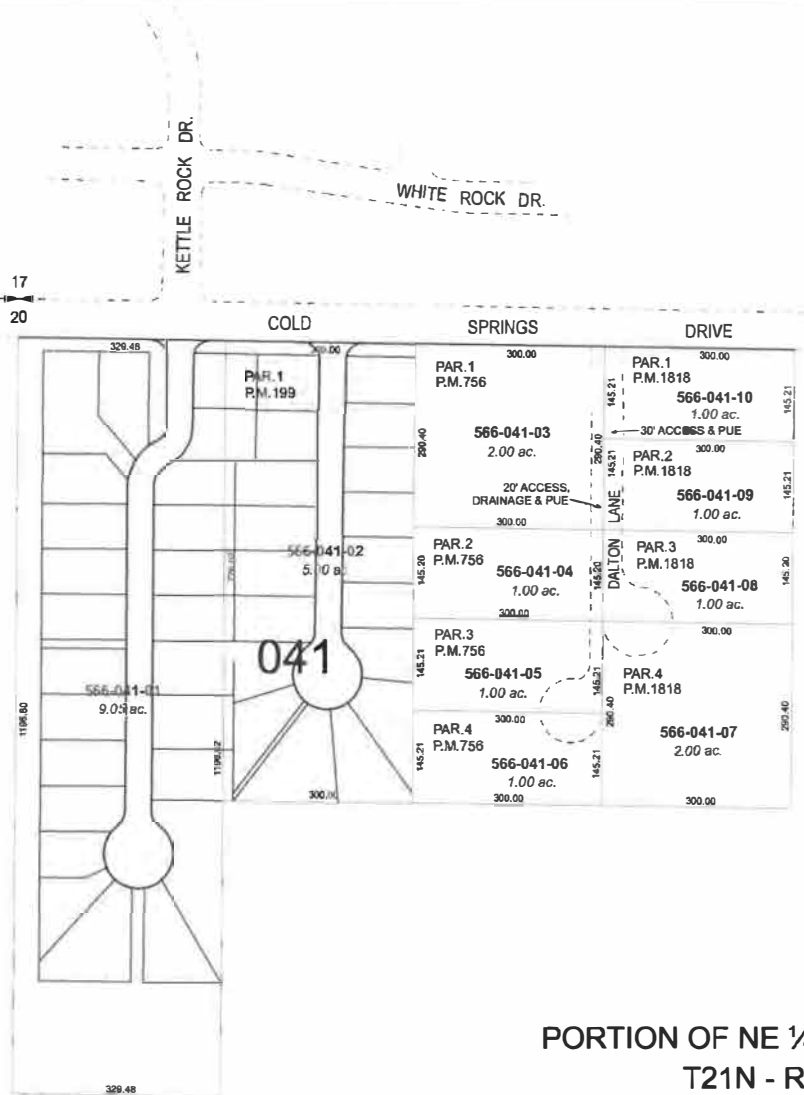
created by: **KSB 9/13/2012**

last updated:

area previously shown on map(s)

087-03

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



PORTION OF NE ¼ SECTION 20
T21N - R18E

TENTATIVE MAP FOR COLD SPRING DR. WASHOE COUNTY

RENO

NEVADA

OWNER

LIFESTYLE HOMES TMD, LLC
4790 CAUGHLIN PARKWAY PMB 519
RENO NV, 89519
EMAIL: rlissner@gmail.com

BASIS OF BEARINGS

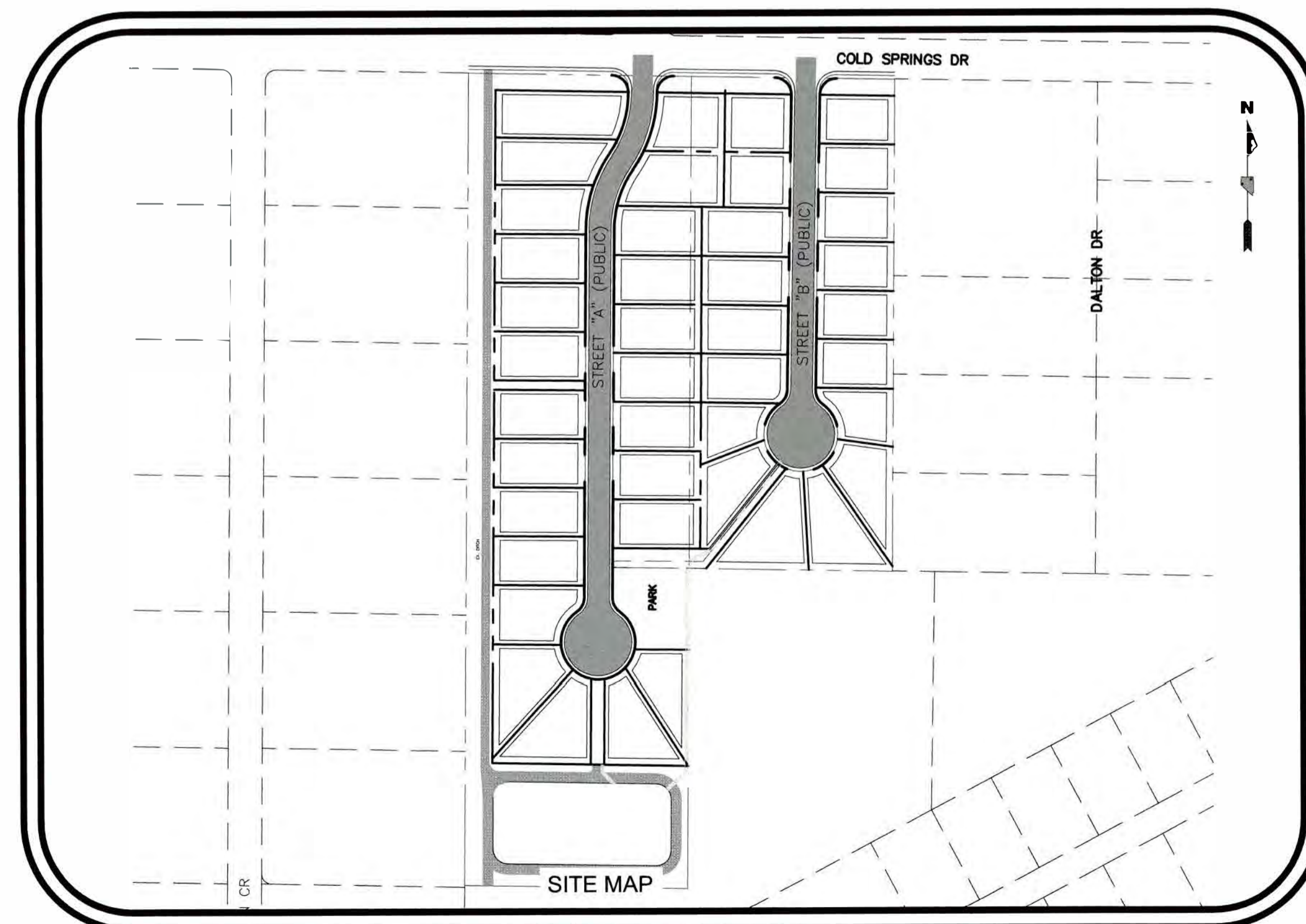
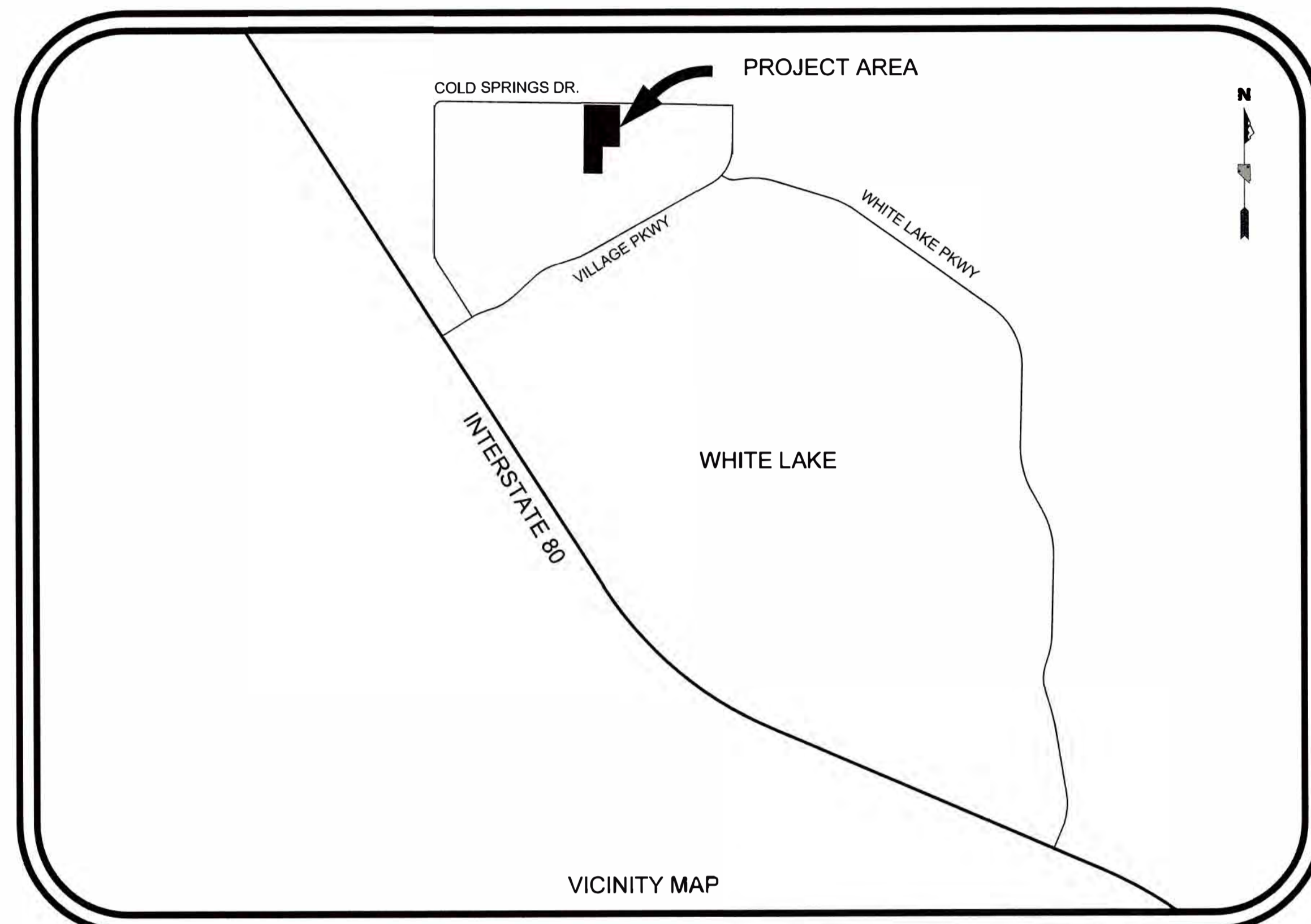
NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF 39°37'31.936680" NORTH AND 119° 53' 01.166280" WEST FOR REGIONAL GPS CORS "STEA" (WASHOE COUNTY IDENTIFIER N22SM01037). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000170937 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.

BASIS OF ELEVATIONS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND HOLDING THE WASHOE COUNTY PUBLISHED ELLIPSOID HEIGHT OF 1534.864 METERS (5035.633 FEET) FOR REGIONAL GPS CORS "STEA" AND USING GEOID 99 TO DERIVE THE ORTHOMETRIC ELEVATION ABOVE MEAN SEA LEVEL.

ABBREVIATIONS

| | | | |
|-------|--------------------------|------|--------------------------|
| AC | ASPHALT CONCRETE | MIN | MINIMUM |
| BC | BEGIN CURVE (HORIZONTAL) | N | NORTH |
| BW | BACK OF WALK | NTS | NOT TO SCALE |
| BVC | BEGIN VERTICAL CURVE | PCC | PORTLAND CEMENT CONCRETE |
| CB | CATCH BASIN | PAD | PAD GRADE |
| dfs | CUBIC FEET PER SECOND | PI | POINT OF INTERSECTION |
| CMP | CORRUGATED METAL PIPE | ℙ | PROPERTY LINE |
| CONC | CONCRETE | PP | POWER POLE |
| CONST | CONSTRUCT | PRC | POINT OF REVERSE CURVE |
| DIA | DIAMETER | PVC | POLYVINYL CHLORIDE |
| DWY | DRIVEWAY | R | RADIUS |
| E | EAST | (R) | RADIAL |
| EC | END CURVE (HORIZONTAL) | RCP | REINFORCED CONCRETE PIPE |
| ELEV | ELEVATION | REF | REFERENCE |
| EVC | END VERTICAL CURVE | RET | CURB RETURN |
| (e) | EXISTING | RP | RADIUS POINT |
| FES | FLARED END SECTION | RT | RIGHT |
| fps | FEET PER SECOND | R/W | RIGHT-OF-WAY |
| FFC | FRONT FACE OF CURB | s | SLOPE |
| FG | FINISH GRADE | S | SOUTH |
| FH | FIRE HYDRANT | SD | STORM DRAIN |
| FL | FLOW LINE | SF | SQUARE FEET |
| G | GAS | SS | SANITARY SEWER |
| GB | GRADE BREAK | SSCO | SANITARY SEWER CLEAN OUT |
| HORIZ | HORIZONTAL | SSMH | SANITARY SEWER MANHOLE |
| HP | HIGH POINT | SW | SIDEWALK |
| IE | INVERT ELEVATION | TC | TOP OF CURB |
| INT | INTERSECTION | TW | TOP OF WALL |
| LAT | LATERAL | V | VELOCITY |
| LT | LEFT | W | WATER |
| MH | MANHOLE | W/G | WATER AND GAS |



ENGINEER



SHEET INDEX

| | |
|------|---------------------------------|
| T-1 | TITLE SHEET |
| EX-1 | PRELIMINARY EXISTING CONDITIONS |
| S-1 | PRELIMINARY SITE PLAN |
| G-1 | PRELIMINARY GRADING PLAN |
| U-1 | PRELIMINARY UTILITY PLAN |
| HY-1 | PRELIMINARY HYDROLOGY PLAN |
| CF-1 | CUT / FILL MAP |
| X-1 | GRADING CROSS SECTIONS |
| L-1 | PRELIMINARY LANDSCAPE PLAN |

PROJECT DATA

| | |
|---------------------------|-------------------------|
| APN | 566-041-01 & 566-041-02 |
| TOTAL AREA | 14.05 ACRES |
| LOT COUNT | 42 |
| LOT AREA | 9.28± ACRES |
| RIGHT OF WAY AREA | 1.67± ACRES |
| DEVELOPED/ DISTURBED AREA | 14.05± ACRES |
| OPEN SPACE AREA | 3.10± ACRES |
| GROSS DENSITY | 2.99 UNITS/ACRE |
| FEMA | UNSHADED ZONE X |

PUBLIC UTILITIES & SERVICES

| | |
|--------------------------|----------------------------------|
| GAS & ELECTRICAL SERVICE | NV ENERGY |
| WATER SERVICE | GREAT BASIN WATER CO |
| SEWER SERVICE | WASHOE COUNTY |
| SOLID WASTE SERVICE | WASTE MANAGEMENT |
| TELEPHONE SERVICE | AT&T COMMUNICATIONS |
| CABLE TV SERVICE | CHARTER COMMUNICATIONS |
| FIRE PROTECTION | TRUCKEE MEADOWS FIRE DISTRICT |
| POLICE PROTECTION | WASHOE COUNTY SHERIFF DEPARTMENT |

ENGINEER'S STATEMENT

I, CLINTON G. THIESSE, DO HEREBY CERTIFY THAT THIS MAP HAS BEEN COMPLETED BY ME, OR UNDER MY DIRECT SUPERVISION, AND IS IN SUBSTANTIAL COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE CITY OF RENO DEVELOPMENT CODE.



CLINTON G. THIESSE

P.E. #06159

| REV. | DATE | DESCRIPTION | BY | APPD |
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TENTATIVE MAP
 COLD SPRINGS DRIVE
 TITLE SHEET
 WASHOE COUNTY
 NEVADA

| | |
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| DESIGNED BY: | |
| CHECKED BY: | |
| SCALE | HORIZ: N.T.S. |
| VERT: | |
| JOB NO: | 31130 |

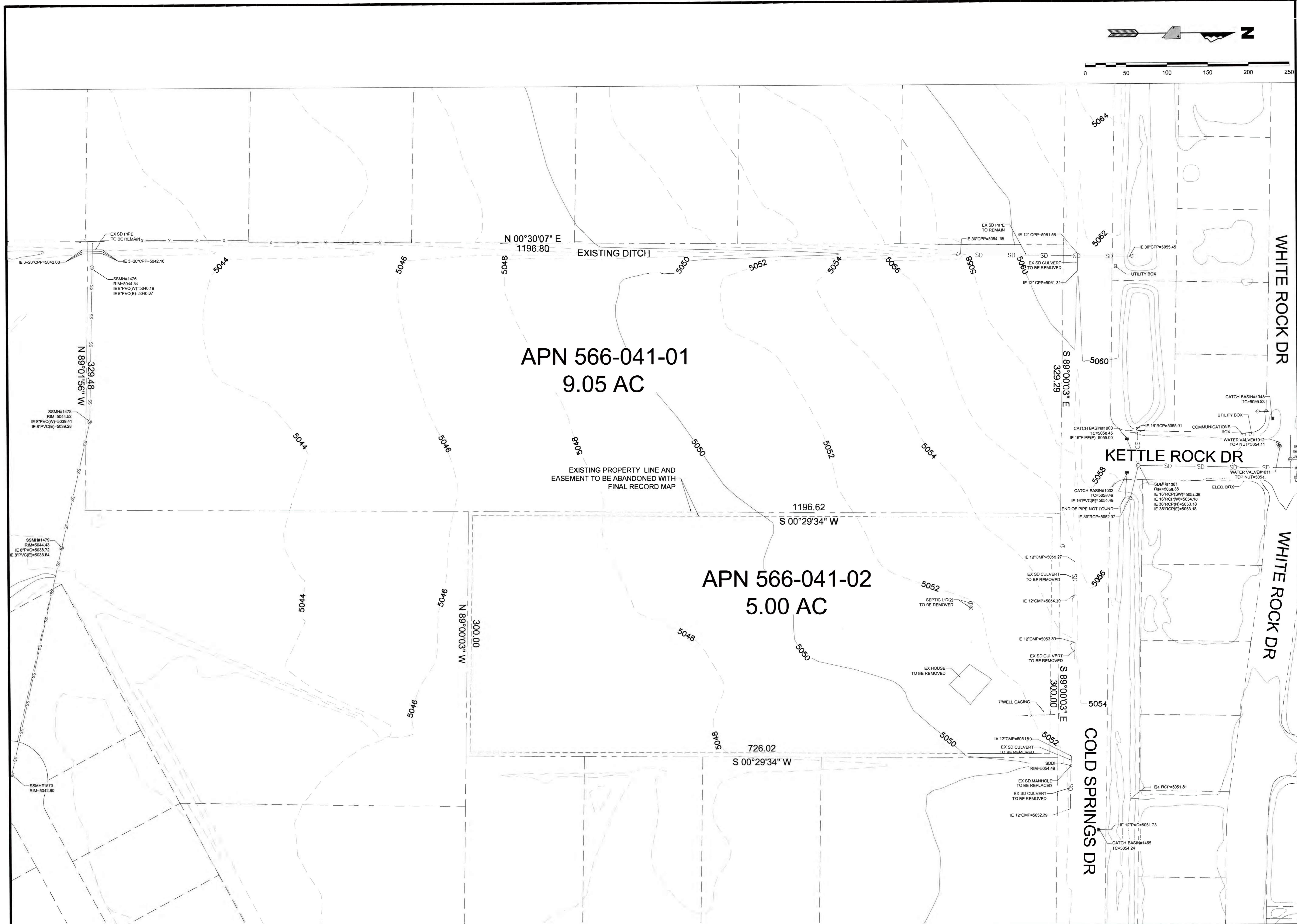
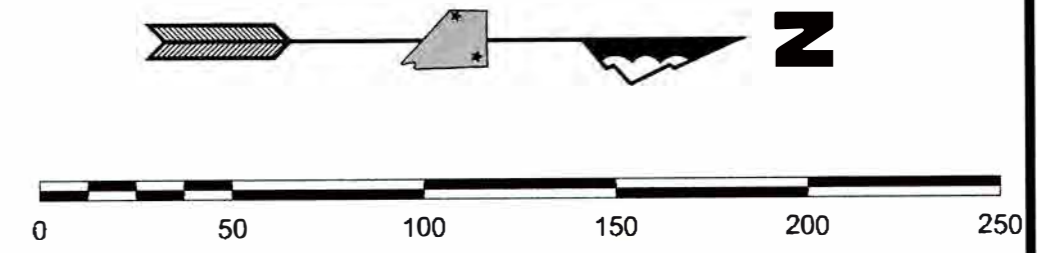
SHEET T-1 OF 9



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RENO

EXHIBIT D



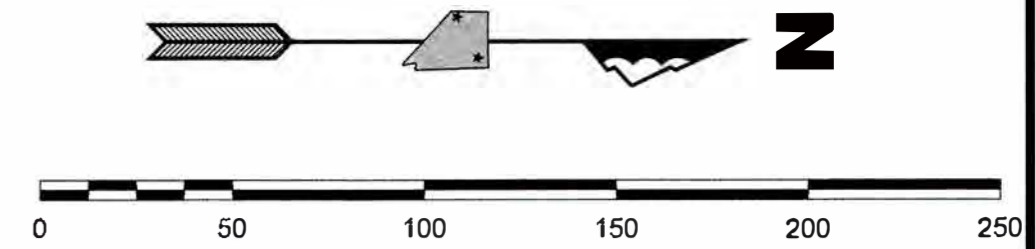
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TENTATIVE MAP
 COLD SPRINGS DRIVE
 PRELIMINARY EXISTING CONDITIONS
 WASHOE COUNTY NEVADA
 RENO

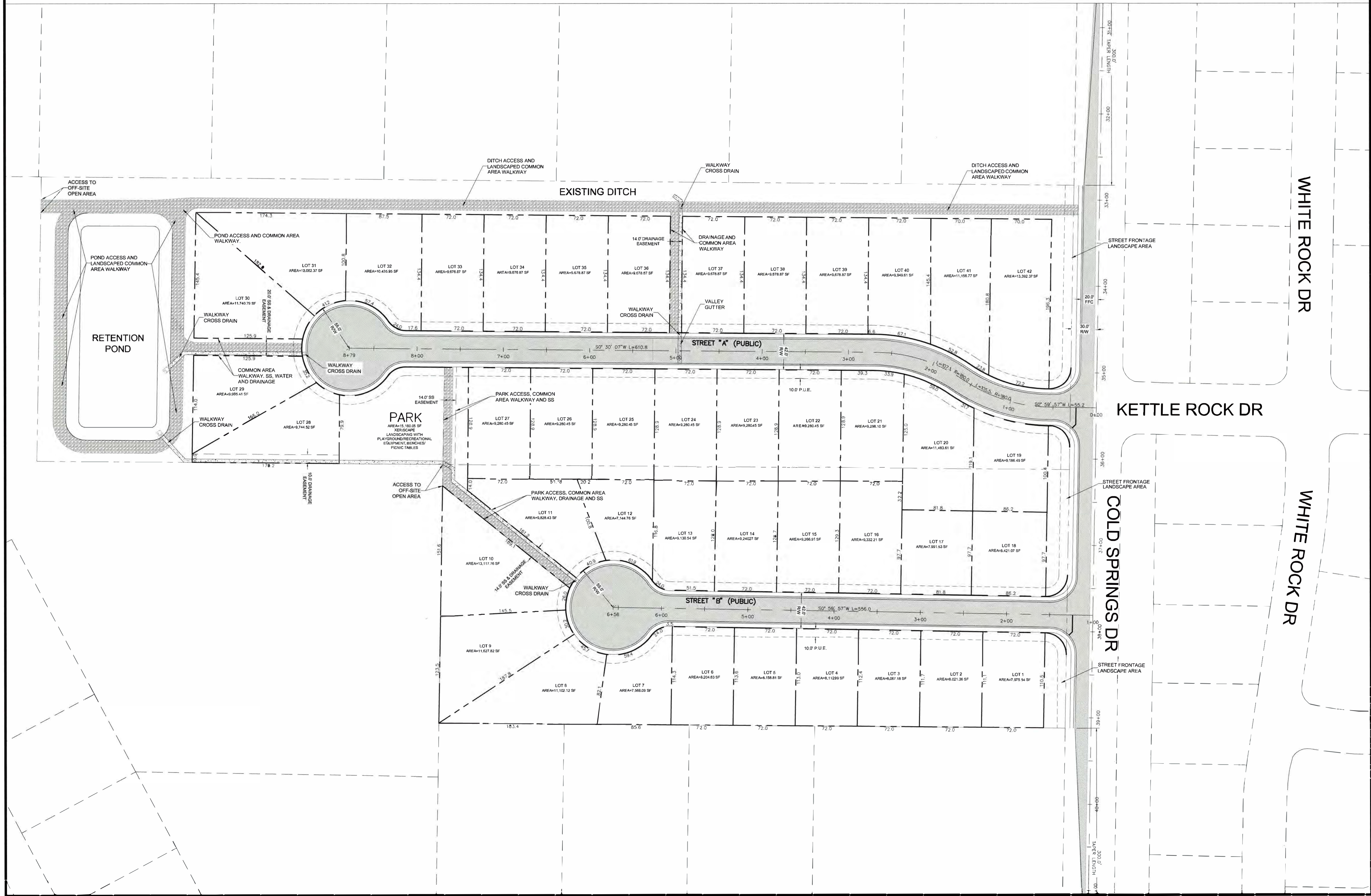
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 CHECKED BY:
 SCALE
 HORIZ: 1"=50'
 VERT:
 JOB NO: 31130

CLINTON G. THIESSE
 Exp. 06-30-22
 CIVIL
 No. 06153

NOTE: WALKWAY ALONG WEST PERIMETER AND POND TO INCLUDE EXERCISE STATIONS WITH RECREATION EQUIPMENT.



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TENTATIVE MAP
 COLD SPRINGS DRIVE
 PRELIMINARY SITE PLAN

NEVADA
 WASHOE COUNTY
 RENO

DESIGNED BY:
 CHECKED BY:
 SCALE
 HORIZ: 1"=50'
 VERT:
 JOB NO: 31130




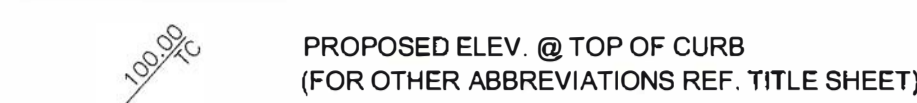



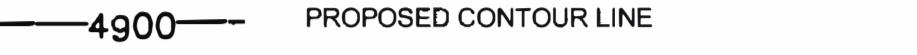



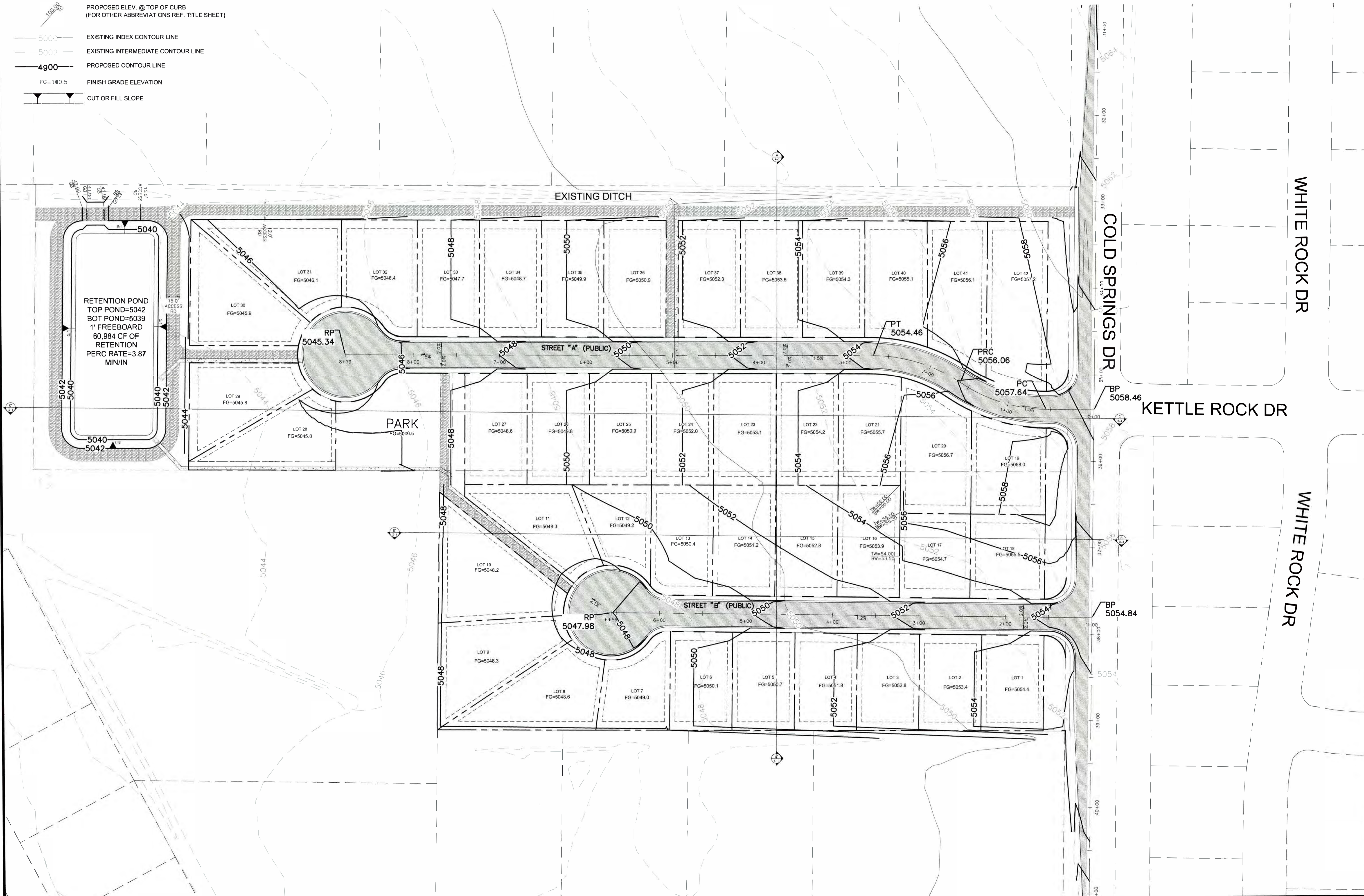
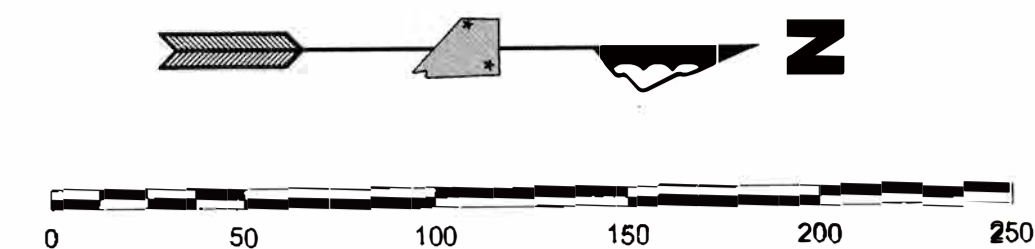
SHEET S-1 OF 9

\\DWGS\31130_ColdSprings\Drawings\Civil\CDR\Bills_P\01\01.dwg - 10:10 AM *20-MAY-2021

EXHIBIT D

LEGEND

-  A.C. PAVEMENT AREA
-  CONCRETE AREA
-  AGG. BASE
-  PROPOSED ELEV. @ TOP OF CURB
(FOR OTHER ABBREVIATIONS REF. TITLE SHEET)
-  5000 EXISTING INDEX CONTOUR LINE
-  5002 EXISTING INTERMEDIATE CONTOUR LINE
-  4900 PROPOSED CONTOUR LINE
-  FG=100.5 FINISH GRADE ELEVATION
-  CUT OR FILL SLOPE

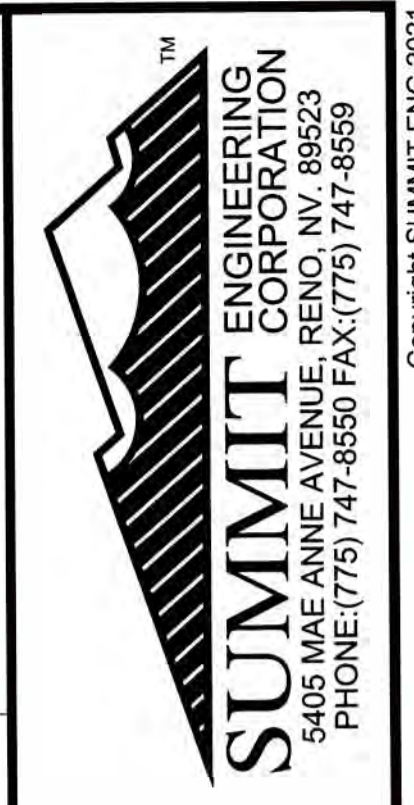
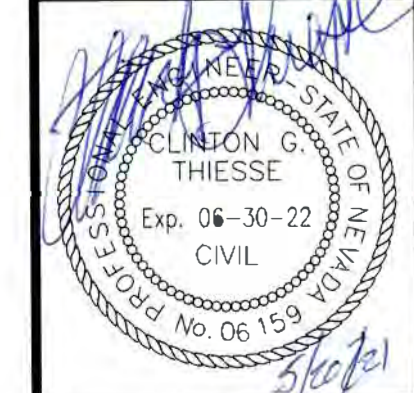


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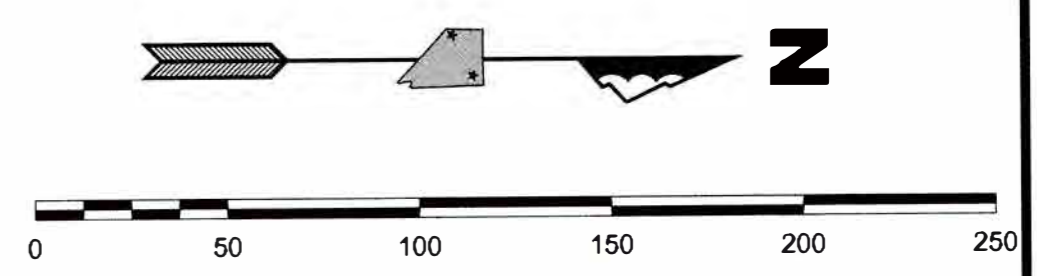
TENTATIVE MAP
COLD SPRINGS DRIVE
PRELIMINARY GRADING PLAN
 WASHOE COUNTY
 NEVADA

DESIGNED BY:
 CHECKED BY:
 SCALE:
 HORIZ: 1"=50'
 VERT:
 JOB NO: 31130

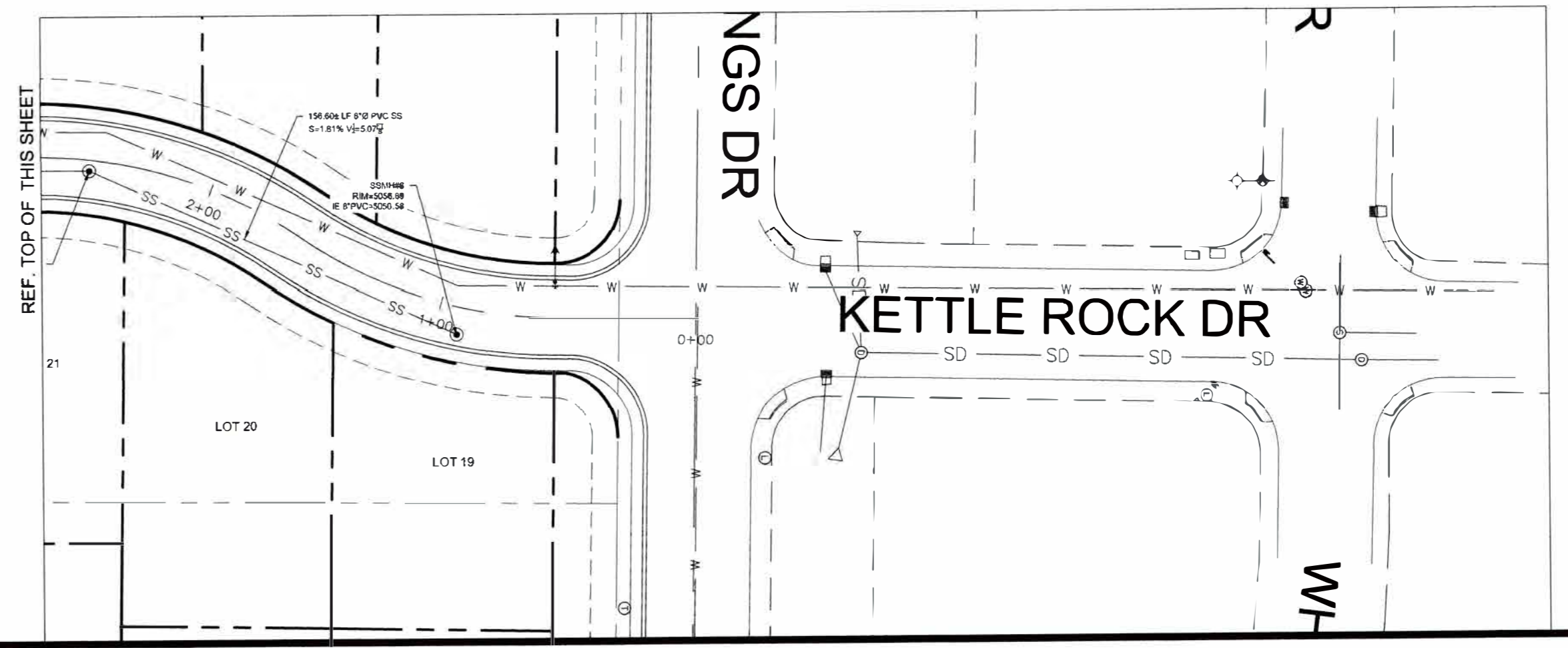
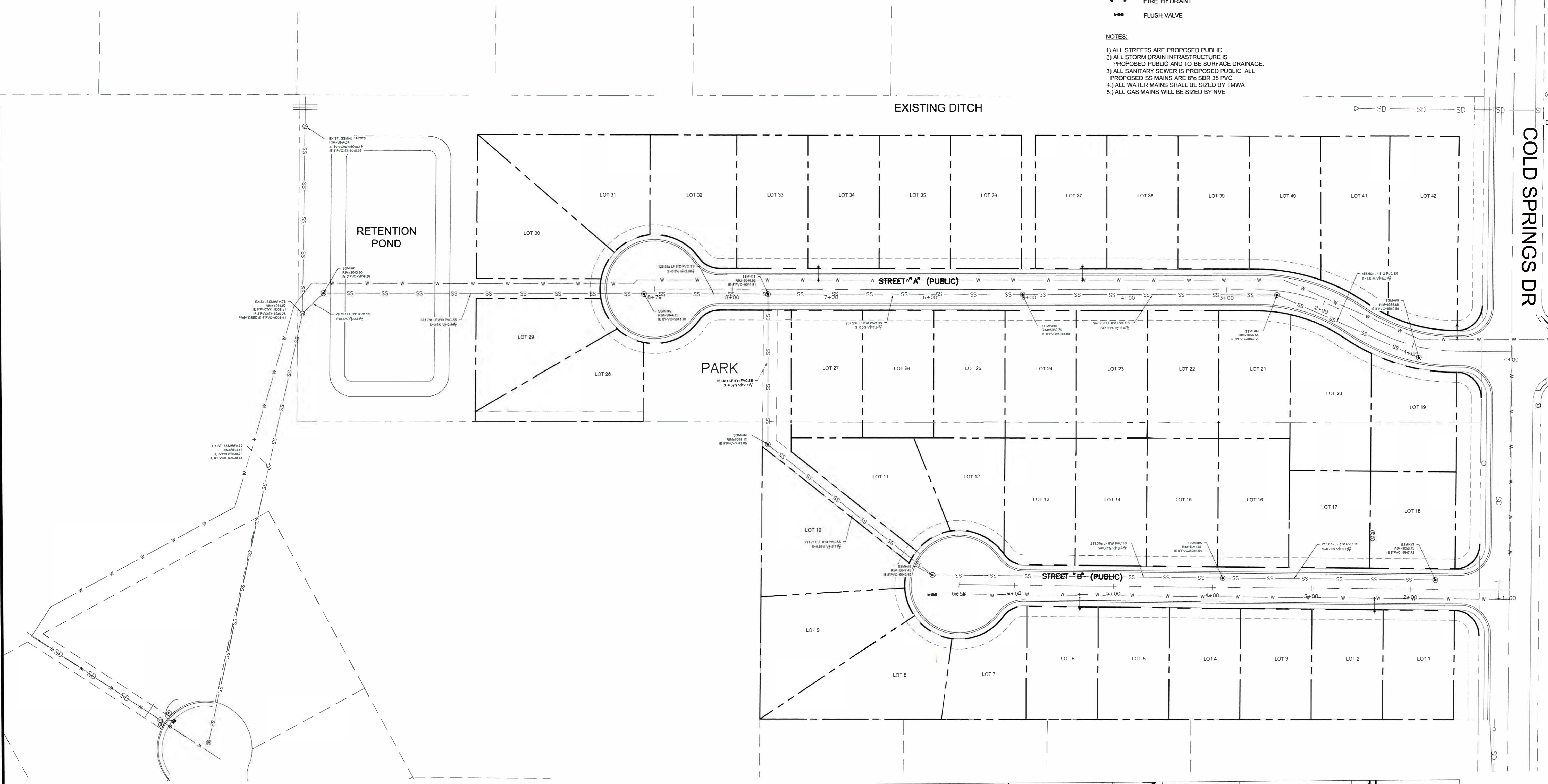
SHEET
G-1 OF **9**



- LEGEND**
- SS — PROPOSED SANITARY SEWER (INTERMEDIATELY DASHED IF EXISTING)
 - SD — EXISTING STORM DRAINAGE
 - ⊙ — PROPOSED SS MANHOLE
 - ⊙ — EXISTING SS MANHOLE
 - W — PROPOSED WATER
 - ⚡ — FIRE HYDRANT
 - ⚡ — FLUSH VALVE



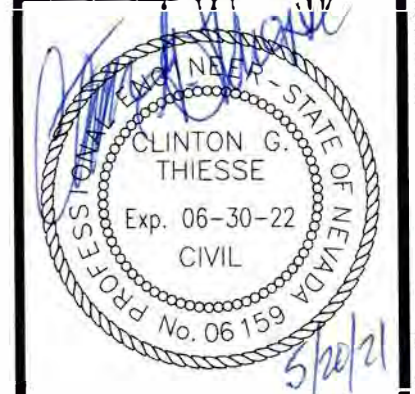
- NOTES:**
- 1) ALL STREETS ARE PROPOSED PUBLIC.
 - 2) ALL STORM DRAIN INFRASTRUCTURE IS PROPOSED PUBLIC AND TO BE SURFACE DRAINAGE.
 - 3) ALL SANITARY SEWER IS PROPOSED PUBLIC. ALL PROPOSED SS MAINS ARE 8" SDR 35 PVC.
 - 4) ALL WATER MAINS SHALL BE SIZED BY TMMWA.
 - 5) ALL GAS MAINS WILL BE SIZED BY NVE.



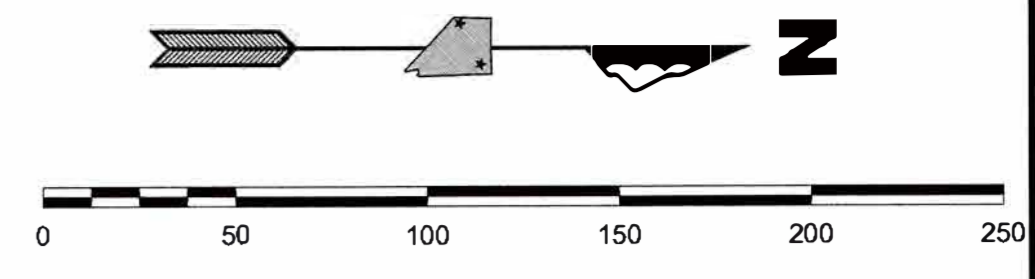
| REV. | DATE | DESCRIPTION | BY |
|------|------|-------------|----|
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TENTATIVE MAP
COLD SPRINGS DRIVE
PRELIMINARY UTILITY PLAN
WASHOE COUNTY NEVADA

DESIGNED BY:
CHECKED BY:
SCALE:
HORIZ: 1"=50'
VERT:
JOB NO: 31130



SHEET U-1 OF 9

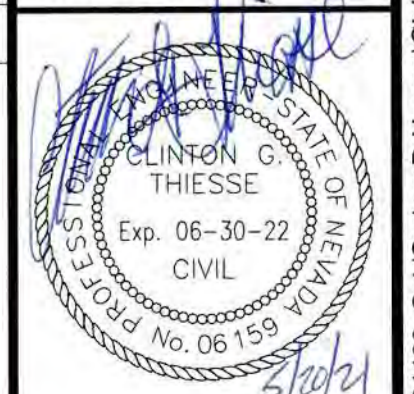


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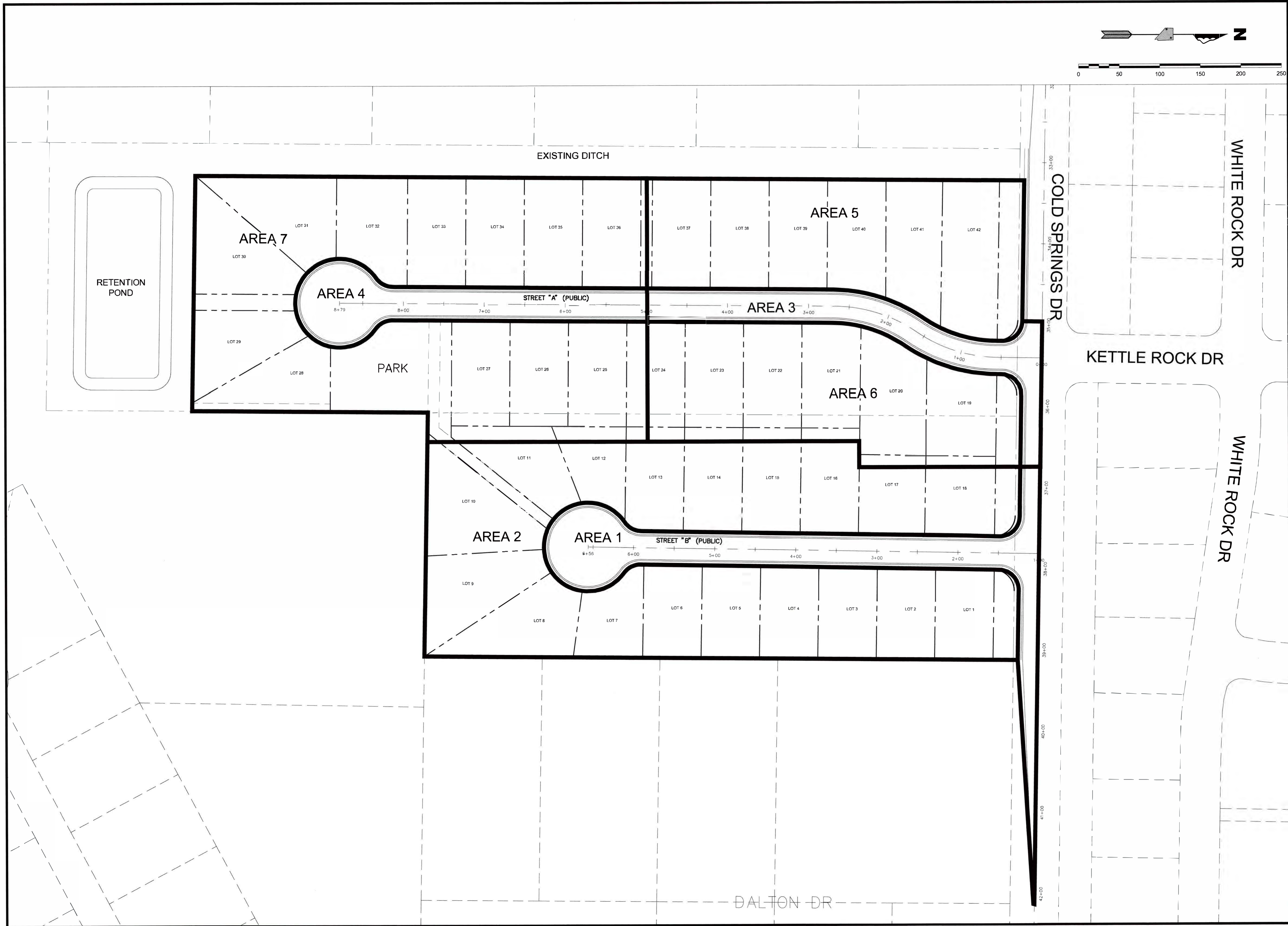
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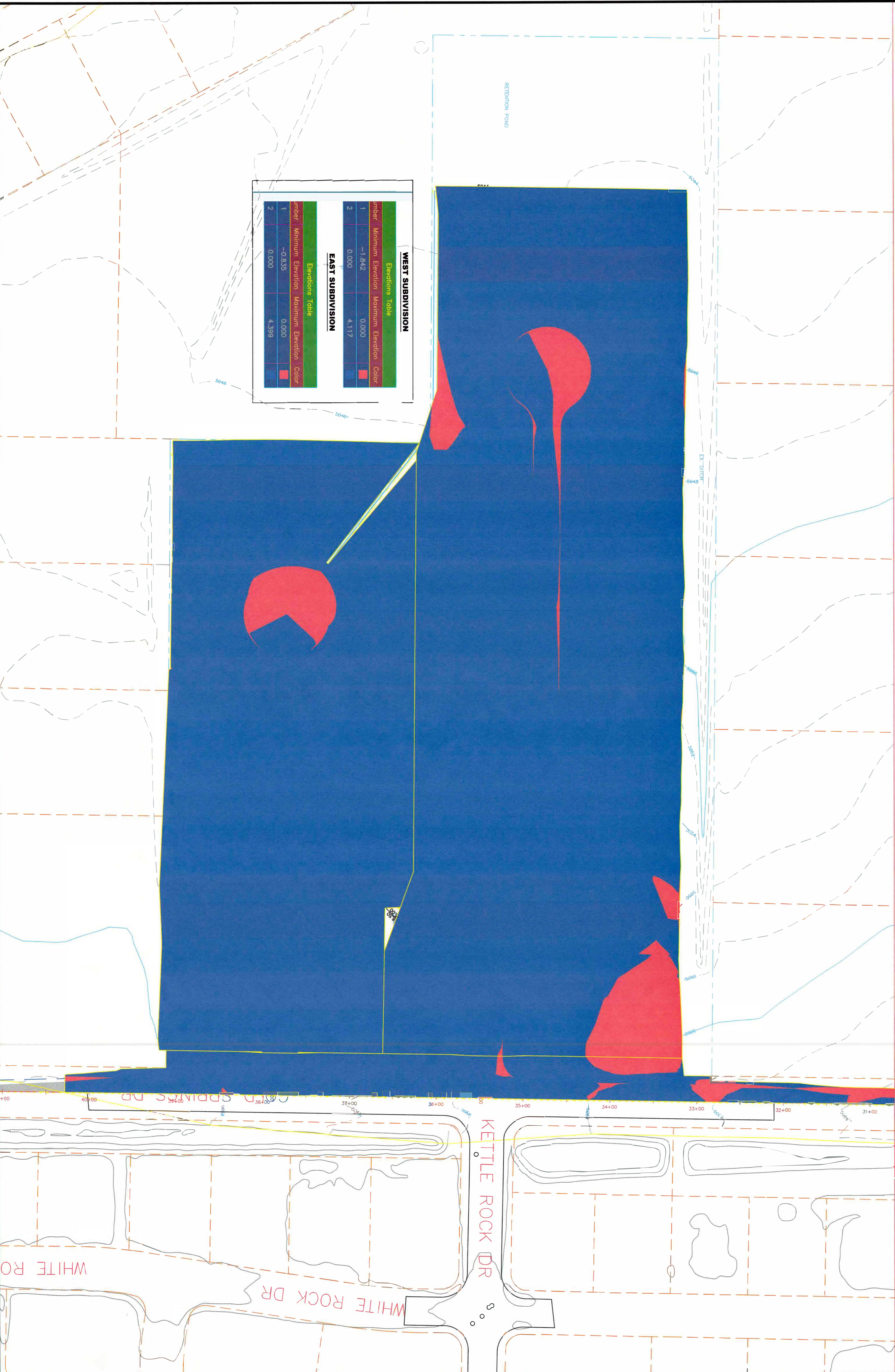
TENTATIVE MAP
COLD SPRINGS DRIVE
PRELIMINARY HYDROLOGY PLAN
 WASHOE COUNTY NEVADA
 RENO

DESIGNED BY:
 CHECKED BY:
 SCALE
 HORIZ: 1"=50'
 VERT:
 JOB NO: 3f130



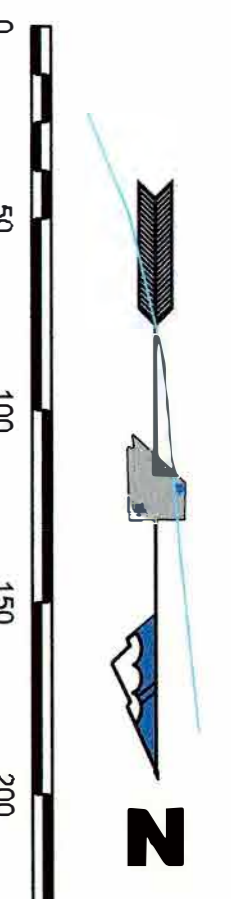
SHEET
HY-1 OF **9**





| WEST SUBDIVISION | | | |
|------------------|-------------------|-------------------|-------|
| Elevations Table | | | |
| Number | Minimum Elevation | Maximum Elevation | Color |
| 1 | -1.842 | 0.000 | Blue |
| 2 | 0.000 | 4.117 | Red |

| EAST SUBDIVISION | | | |
|------------------|-------------------|-------------------|-------|
| Elevations Table | | | |
| Number | Minimum Elevation | Maximum Elevation | Color |
| 1 | -0.835 | 0.000 | Blue |
| 2 | 0.000 | 4.399 | Red |



SHEET OF
CF-1 9

DESIGNED BY:
CHECKED BY:
SCALE
HORIZ. 1"=50'
VERT.

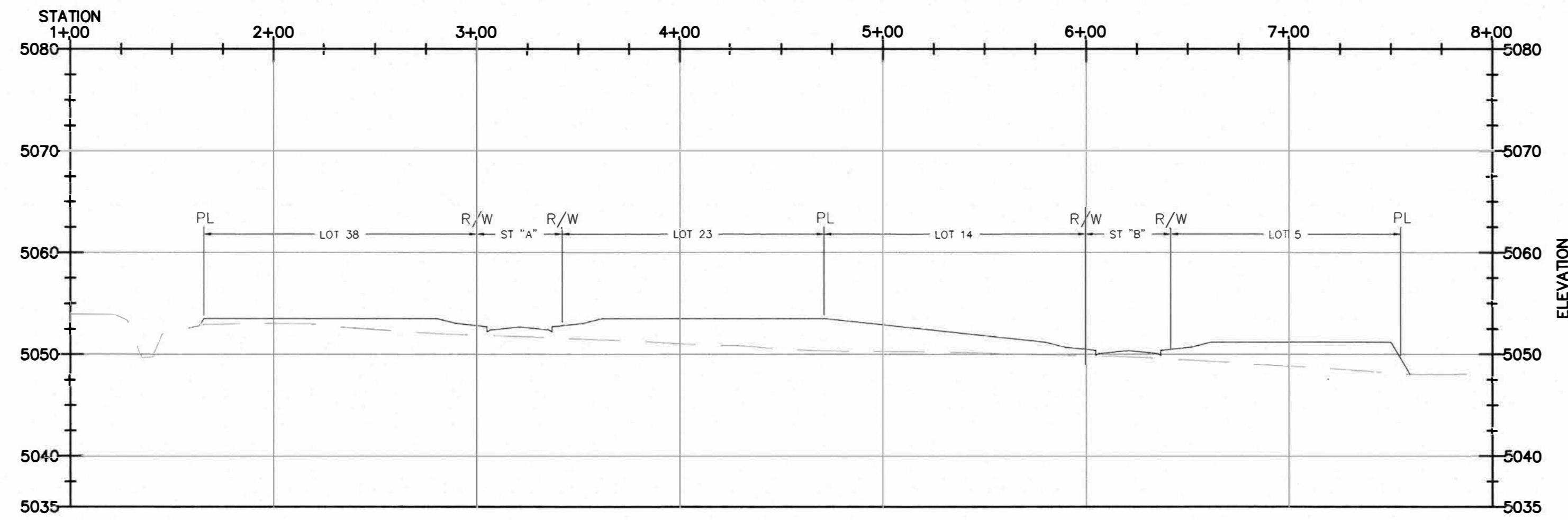
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COLD SPRINGS DRIVE
PRELIMINARY CUT & FILL PLAN

RENO WASHOE COUNTY NEVADA

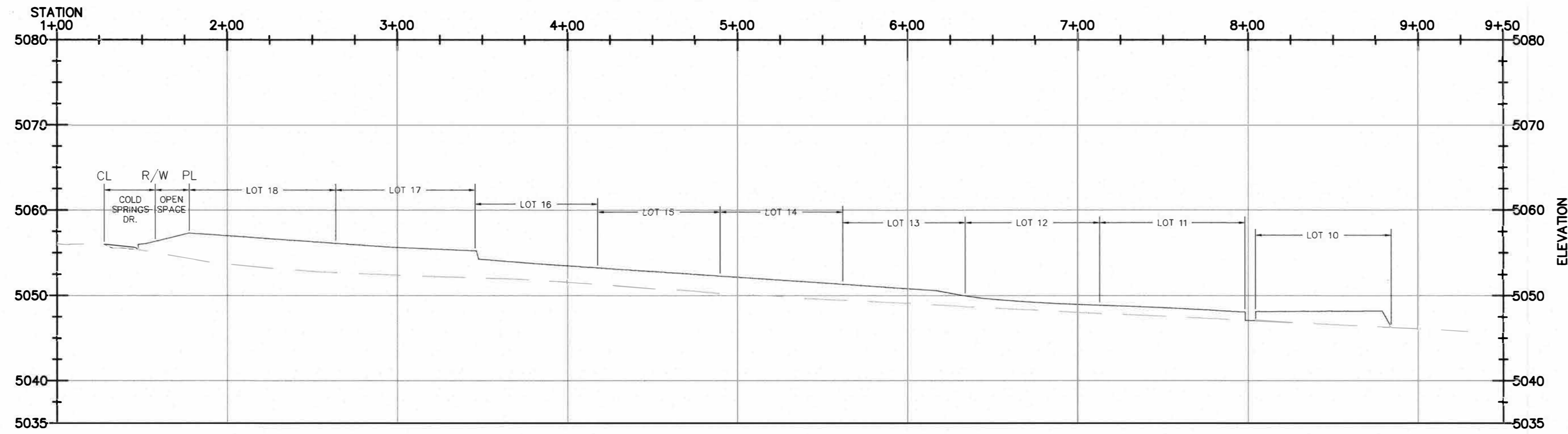
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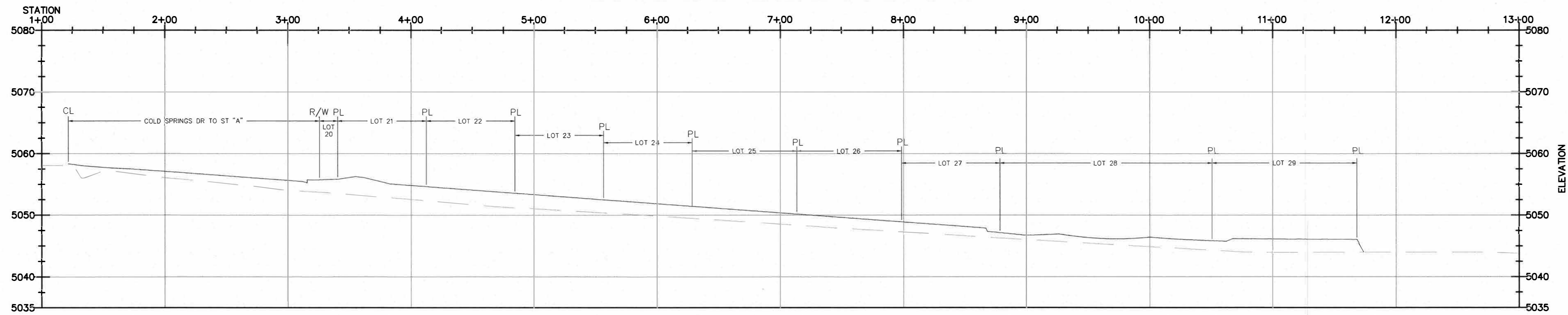
CROSS SECTION A



CROSS SECTION B



CROSS SECTION C



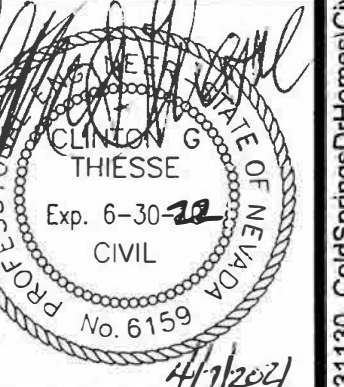
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TENTATIVE MAP
COLD SPRINGS DRIVE
PRELIMINARY CROSS SECTIONS
WASHOE COUNTY
NEVADA
RENO

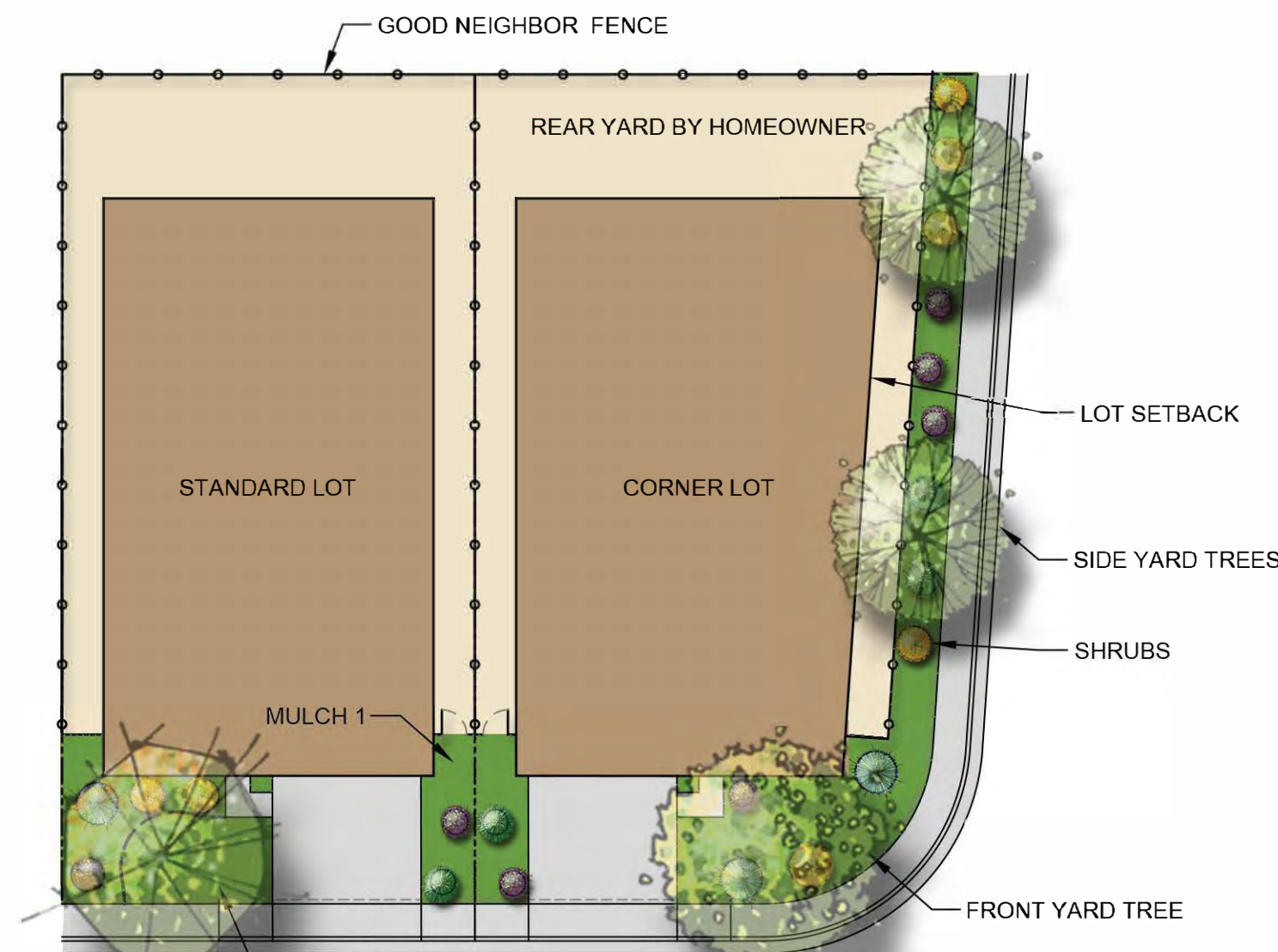
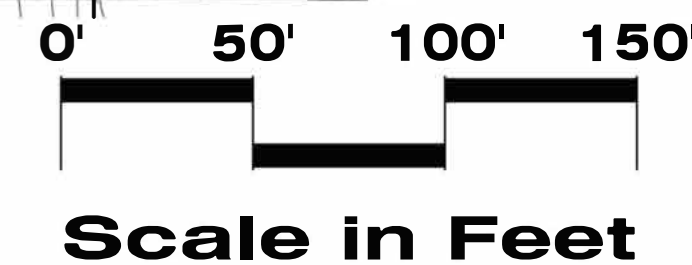
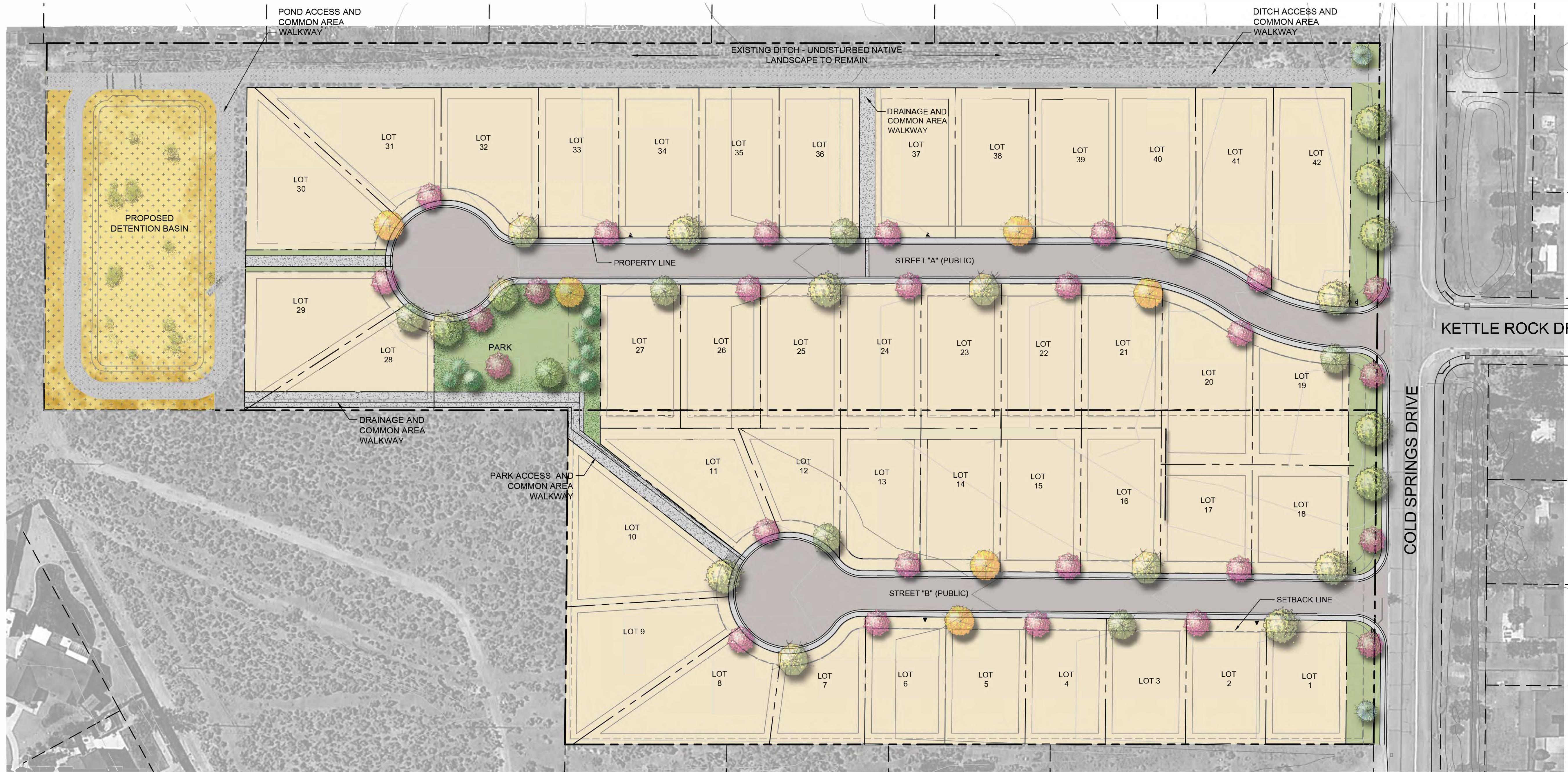
DESIGNED BY:
CHECKED BY:

SCALE
HORIZ: 1"=50'
VERT:

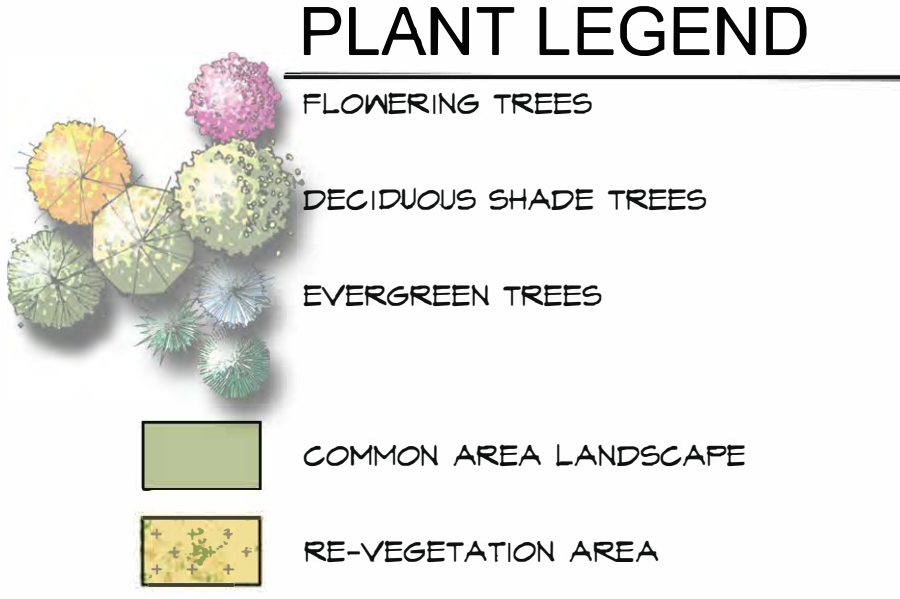
JOB NO: 31180



SHEET X-1 OF 9



- TYPICAL FRONT YARD LANDSCAPE SHOWN IS SCHEMATIC ONLY. LANDSCAPE LAYOUT MAY BE MODIFIED AS NEEDED TO FIT INDIVIDUAL LOT & TO AVOID CONFLICTS WITH UTILITIES.
- AT A MINIMUM, EACH INDIVIDUAL FRONT YARD SHALL INCLUDE:
- 1 TREE PER 50 LN FT OF LOT FRONTAGE
 - CORNER LOTS - 1 SIDE YARD TREE PER 50 LN FT OF STREET FRONTAGE
 - 6 SHRUBS PER TREE
 - TURF (OPTIONAL BY OWNER)
- USE A MINIMUM OF TWO MULCH TYPES PER FRONT YARD
- DECOMPOSED GRANITE
 - 4" MINUS RIVER ROCK
 - 1-1/2" OX ROCK



LANDSCAPE DATA

SITE AREA = 500,201 SQ FT (11.5 ACRES)
 ZONING: MDS (MEDIUM DENSITY SUBURBAN)
 LANDSCAPE AREA REQUIRED = 88,095 SQ FT MIN.
 (20% OF DEVELOPED AREA (DEVELOPED AREA 440,475 SQ FT))

PROVIDED LANDSCAPE AREA = 88,095 SQ FT MIN.

INCLUDES

- FRONT AND BACK YARDS
- COMMON AREA LANDSCAPE
- UNDISTURBED NATIVE AREA
- REVEGETATION AREA

TREES REQUIRED
 1 PER 50 LN FT ALONG COLD SPRINGS DRIVE

FRONT YARD LANDSCAPE (SEE TYPICAL FRONT YARD PLAN THIS SHEET)

INCLUDES

- 1 TREE PER FRONT YARD OF 50' OR LESS
- 1 TREE PER 50 LN FT FOR CORNER LOT SIDE YARDS

SHRUBS REQUIRED = 6 SHRUBS PER REQUIRED COMMON AREA TREE

GENERAL NOTES

- ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- TREES - FINAL QUANTITIES WILL BE DETERMINED DURING FINAL DESIGN.
 - DECIDUOUS TREES SHALL HAVE A 2" CAL. AT TIME OF PLANTING.
 - EVERGREEN TREES SHALL BE A MIN. OF 7' HT. AT TIME OF PLANTING.
- SHRUBS - QUANTITIES WILL BE DETERMINED DURING FINAL DESIGN.
 - 50% OF SHRUBS SHALL BE 5 GAL. SIZE
 - 50% OF SHRUBS SHALL BE MIN 1 GAL. SIZE
 - FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED UNLESS NOTED OTHERWISE ON THE PLAN. TURF GRASS WILL BE IRRIGATED USING LOW ANGLE SPRAY, ROTARY, AND/OR IMPACT HEADS TO REDUCE WIND DRIFT. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.

TYPICAL FRONT YARD PLAN

SCALE 1" = 20' 0"



| No. | Revision Date |
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LA No: 082-815-01-21
 Designed: KRJ
 Drawn: KRJ
 Checked: RWH
 Date: 5/20/21