Special Use Permit

Silverado Continuum Care Rental Community

Submitted to Washoe County

October 8, 2020

Prepared for

Spanish Springs Associates LP

550 W. Plumb Lane Ste. B

Reno, NV 89509

Prepared by

WOOD RODGERS

DEVELOPING INNOVATIVE DESIGN SOLUTIONS

1361 Corporate Blvd • Reno, NV 89502 • Tel: 775.823.4068

TABLE OF CONTENTS

Map Pocket

- Preliminary Site Plan
- Landscape Plan
- Color Building Elevations

Section 1

Washoe County Development Application

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

Project Information	**Staff Assigned Case No.:**
Project Name: Silverado Continuum Care Rental Community	
Project Description: Silverado Homes is proposing a 157 unit continuum of care rental community along Neighborhood Way in Spanish Springs	
Project Address: 0 Neighborhood Way, Washoe County, NV 89441	
Project Area (acres or square feet): 11.24 Acres	
Project Location (with point of reference to major cross streets **AND** area locator): Approximately 1,650 ft northwest of the intersection of Eagle Canyon Drive and Neighborhood Way.	

Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
532-031-16	11.21		

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: Spanish Springs Associates LP		Name: Wood Rodgers Inc.	
Address: 550 W. Plumb Lane Ste. B		Address: 1361 Corporate Blvd.	
Reno, NV	Zip: 89509-3686	Reno, NV	Zip: 89502
Phone: 775-425-4422	Fax:	Phone: 775-823-5258	Fax:
Email: jesse@hawcoproperties.com		Email: shuggins@woodrodgers.com	
Cell:	Other:	Cell:	Other:
Contact Person: Jesse Haw		Contact Person: Stacie Huggins	
Applicant/Developer:		**Other Persons to be Contacted:**	
Name: Silverado Homes NV Inc.		Name:	
Address: 5525 Kietzke Lane Ste. 102		Address:	
Reno, NV	Zip: 89511		Zip:
Phone: 775-333-5620	Fax:	Phone:	Fax:
Email: gpeitzmeier@silveradohomes.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Greg Peitzmeier		Contact Person:	

For Office Use Only

Date Received: Initial:	Planning Area:
County Commission District:	Master Plan Designation(s):
CAB(s):	Regulatory Zoning(s):

Special Use Permit Application
Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

A 157 unit Continuum Care Facility available for rent to independent seniors. The community includes a mix of detached and attached dwelling units and a clubhouse located within Neighborhood Commercial (NC) zoning designation west of Neighborhood Way within the Washoe County Spanish Springs Area Plan.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

The site plans have been provided in the project description of this submittal package.

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

The project is proposed to be completed in three phases with the clubhouse and a mix of detached and attached units in the first phases and the remaining units in the later phase. Each phase maybe completed independently or at the same time based on the market. The entire project is expect to be completed as soon as possible based on market conditions with a maximum of 4 years from receipt of first building permit.

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The site is relativity flat and located in the NC zoning designation. The site is vacant but is surrounded by development and is considered an infill site and has existing utilities stubbed to the site. The utilities and roadway infrastructure are adequately sized and will not be negatively impacted by the proposal.

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

The region is facing an aging population with very few alternatives between single-family homes/multi-family and assisted living. This facility provides an option for those who are not in need of assisted living services and want the benefit of independent living without the maintenance of a home ownership.

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

This project is expected to have minimal impact on the surrounding neighborhood as the existing infrastructure is already in place and the proposed use is a relatively low traffic generator.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

The proposed project meets all code requirements and is an allowed use within the NC zoning with the approval of an SUP. See attached Project Description.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

❑ Yes	■ No

9. Utilities:

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	Charter Communications
g. Water Service	Truckee Meadows Water Authority (TMWA)

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

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

10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Station 46; 1 mile west
b. Health Care Facility	Renown Medical Group - Los Altos Pkwy; 4.5 miles south
c. Elementary School	Taylor Elementary School; 0.5 miles northwest
d. Middle School	Shaw Middle School; adjacent to property
e. High School	Spanish Springs High School; 1 mile east
f. Parks	Eagle Canyon Park; adjacent to property
g. Library	Spanish Springs Library; 2.2 miles south
h. Citifare Bus Stop	RTC Route 2; 6.8 miles south

Property Owner Affidavit

Applicant Name: Spanish Springs Associates LP

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Jesse Haw
(please print name)

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

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

Assessor Parcel Number(s): 532-031-16

Printed Name: Jesse Haw, President Hawco Development Company, GP of Spanish Springs Associate LP

Signed

Address: 550 W. Plumb Lane, Suite B #505, Reno NV 89509

Subscribed and sworn to before me this 3 day of October, 2020.

(Notary Stamp)

Washoe County, Nevada
Notary Public in and for said county and state

My commission expires: February 25, 2024

JUDITH CRAWFORD
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 16-1685-2
My Appt. Expires February 25, 2024

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

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

Washoe County Treasurer
Tammi Davis

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

Account Detail

Back to Account Detail | Change of Address | Print this Page

CollectionCart

Collection Cart	Items	Total	
	0	$0.00	Checkout View

Pay Online

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due $13,498.23
- Oldest Due $4,499.41
- Partial

ADD TO CART

Washoe County Parcel Information

Parcel ID	Status	Last Update
53203116	**Active**	10/7/2020 1:40:17 AM

Current Owner:
SPANISH SPRINGS ASSOCIATES LP

550 W PLUMB LN STE B
RENO, NV 89509-3686

SITUS:
0 NEIGHBORHOOD WAY
WASHOE COUNTY NV

Taxing District
4000

Geo CD:

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	$17,997.79	$4,499.56	$0.00	$0.00	$13,498.23
2019	$17,997.78	$17,997.78	$0.00	$0.00	$0.00
2018	$17,997.79	$17,997.79	$0.00	$0.00	$0.00
2017	$17,997.95	$17,997.95	$0.00	$0.00	$0.00
2016	$17,997.80	$17,997.80	$0.00	$0.00	$0.00
				Total	$13,498.23

Disclaimer

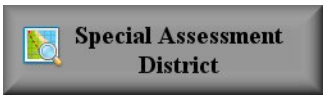
- ALERTS: If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a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

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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



Section 2

Project Description

Location

The project site is within unincorporated Washoe County, in the Spanish Springs area. The 11.2± acre site includes Washoe County Assessor Parcel Number (APN) 532-031-16. The site is located approximately 1,650 feet northwest of the intersection of Eagle Canyon Road and Neighborhood Way, within the Spanish Springs Area Plan/Suburban Character Management Area. The site is vacant with existing infrastructure located on the eastern boundary of the site within Neighborhood Way.

The site is bounded by Public Facilities including Eagle Canyon Park and Shaw Middle School to the southwest, an assisted living facility to the south, vacant land to the east and single-family residential development to the north (*Refer to Vicinity Map, Assessor's Parcel Map and Site Aerial in Section 3 of this submittal packet).*

Project Request

The applicant is requesting a Special Use Permit (SUP) to allow the operation of a 157-unit Continuum Care Rental Community to be constructed on a parcel zoned Neighborhood Commercial (NC) within the Spanish Springs Area Plan (SSAP). The proposed use is an allowed use within the Neighborhood Commercial (NC) zoning designation with approval by the Washoe County Board of Adjustments according to the SSAP.

Background

The project site was originally planned to provide commercial and medical services to the growing community. However, with other large commercial centers constructed south of the project area in the City of Sparks, the need for commercial/medical services within this area has decreased. At the same time, the region has been experiencing an aging population and a housing shortage as the population continues to increase with very few alternatives between single-family homes/multi-family and assisted living facilities. This community will allow the County to meet the housing need while providing the citizens with senior housing, providing an option for those who are not in need of assisted living services and want the benefit of independent living without the maintenance and responsibilities of a home ownership.

Washoe County Master Plan and Zoning

According to Washoe County mapping, the current master plan designation is Commercial (C) which conforms with the current zoning designation of Neighborhood Commercial (NC). *(Refer to Section 3 of the submittal packet for Zoning and Master Plan Maps).*

Site Characteristics

The entire parcel is nearly flat with a slight slope from the northwest to the southeast with no steep slopes. The eastern boundary of the site is bound by Neighborhood Way, a two-lane arterial street with a median and turn lanes, existing landscaping, sidewalks on both sides, and a concrete drainage ditch adjacent to the project site. An existing intersection along Neighborhood Way will provide access to the site.

Although some of the site appears to have been graded by past activities, the site is generally characterized by native vegetation consisting primarily of native shrubs, sagebrush, and grasses. The disturbed area includes an existing drainage ditch that follows the western boundary. Several utility, drainage, and trail easements are located throughout the western boundary of the site, (*Refer to Site Aerial in Section 3 of this submittal packet).*

Land Use Compatibility

The project site is currently vacant but surrounded by developed parcels on the south, west, and north sides. Specifically, surrounding land uses include existing single family residential to the north, vacant undeveloped land to the east across Neighborhood Way, public facilities to the west and an existing assisted living/continuum of care facility to the south. The current and proposed land use and zoning designations are conforming with and allowed within the SSAP with the approval of a Special Use Permit (SUP).

ADJACENT PROPERTY DESCRIPTION			
	Land Use Designation	**Zoning**	**Use**
North	SR	MDS/PSP	Single-Family & Shaw Middle School
South	SR/C	NC/PR	Assisted Living & Eagle Canyon Park
East	C	NC	Vacant Land
West	SR	PR/PSP	Eagle Canyon Park, & Shaw Middle School

Project Details

The 157-unit senior continuum of care rental community will be constructed on 11.2 acres just north of Cascades of the Sierra, an assisted and memory care lodge facility. The proposed project will not provide licensed personal assisted or memory care services, but is an independent living facility (aka "congregate care") for aging individuals who are still able to live independently with units designed to support aging in place, maintenance, utilities, housekeeping/linen service, meals (at the Clubhouse or delivered), transportation, and social amenities. This community will serve the same client as in a traditional independent lodge facility but now in a more home like design environment which helps accommodate social distancing, individual front patio gardening, small comfort pets, and outdoor patio living. All interior and exterior maintenance of the units as well as, the Clubhouse, and the grounds will be professionally maintained for the residents.

The project is comparable to the density and intensity of uses that are allowed under the current land use and conforming zoning designations. Furthermore, because this area has been planned for commercial uses for many years, the project will be able to utilize existing infrastructure, such as traffic and utility services (water and sewer) generated by this project. The following looks specifically at how the proposed project meets current Code requirements and compliments the area.

- Age Appropriate Design Structures: All attached and detached units will be designed with livable design features incorporated into all units. These include by example zero threshold (no step) unit entries, wider halls and doorways to accommodate those with walkers and wheelchairs, cabinetry that can be easily modified to accommodate disabilities, appropriate backing and supports in bathrooms, zero step showers with seats and dual controls, motion censored lighting in appropriate locations, as well as fire sprinklers in all units.

  There are 47 detached dwelling units, 110 attached dwelling units (17 buildings), and a clubhouse proposed as part of this request. To ensure flexibility to market conditions, the community and its approval will contemplate that some attached building units may be modified to detached units through phase build-out. To ensure flexibility to respond to market conditions, the applicant is seeking some flexibility to increase or decrease the number of detached or attached products as the market will ultimately determine the popularity for each unit type. While flexibility is important, the total number of units will not exceed 157 units. As planned, the proposed project has a residential density of 14.0

du/ac, which in accordance with Washoe County Code, can be determined during the special use permit process for Continuum Care Facilities.

- Clubhouse and Common Areas: The Clubhouse will be located in the center of the project area and in addition to providing for a professional kitchen and dining facilities to serve the residents, it will also host the resident manager/rental assistant, and be the location for many daily social functions and activities. Other community amenities include organic growing gardens, dog parks, bocce ball, lawn games, together with fully landscaped community wide paseo trail system which will provide connection to and from the Clubhouse, individual units and community amenities as well as foster engagement between residents on the trail and those enjoying the view from their covered patio and fenced in garden area. A total of 6.0± acres (53%) of common area are anticipated with this project.

- Building Architecture: Attached and detached units will all be single story with a warm and inviting cottage/ranch look and feel with front cottage lap and/or board and bat siding, each with covered patio's and private garden areas. The attached units will range in size from approximately 585 sq.ft for 1 bedroom, 705 sq.ft. for 1 bedroom with den, and 855 sq.ft for 2 bedroom/2 bath. The detached units will each have a 1 car garage and range in size from approximately 785 sq ft. for 1 bedroom plus den, 845 sq ft for 2 bedroom/2 bath and a larger 2 bed /2 bath at approximately 1000 sqft. It should be noted that the Spanish Springs Area Plan western theme design guidelines do not apply to this residential project. The guidelines listed under this section are intended to specifically address non-residential uses. This section does not address, nor include specific standards, for residential development within this area (see the Colored Building Elevations included in Map Pocket of this submittal packet).

- Ingress and Egress: Neighborhood Way has two access points that currently provide access to the site, the main entrance is located in the middle of the parcel along the eastern boundary and will provide full access to the site. Improvements to the main entrance will include striping and a stop sign control in accordance with the recommendations in the Traffic Report included in this submittal packet. The access to the south will be utilized for emergency access as well as additional overflow parking for the site. This site will be entirely fenced with pedestrian access along the main entrance, south, and to the southeast allowing access to open space and a future regional trail that follows along the western boundary of the property.

- Parking: According to Washoe County Code, parking will be determined through the special use permit process. Washoe County Development code does not specify parking requirement for Continuum Care Facility, so for the purposes of this project, the applicant is proposing to utilize the rate of 1.09 spaces per unit as identified in the parking calculation for *Continuing Care Retirement Community,* within the *Institute of Transportation Engineers Parking Generation Manual 5th Edition*. This would require 173 off street parking stalls.

  The detached units will each have a one-car garage providing 47 parking spaces in addition to the pockets of parking stalls found throughout the site, which include an additional 145 spaces. This will provide a total of 192 parking spaces throughout the project site. In addition to the parking, transportation services will be offered to all residents. No on street parking is allowed within the project site.

- Landscaping: The portion of the site along Neighborhood Way is currently landscaped. Additional landscaping and trees will be provided throughout the project site. The perimeter will be entirely fenced with a portion of the detached units having fenced private backyards. All of the areas outside of the

buildings and roadway infrastructure will be formally landscaped including trees, shrubs, decorative rock and turf.

- Grading: This site is relatively flat and therefore minimal grading to construct the project will be required. The site is anticipated to import approximately 30,000 cubic yards of fill. Disturbed areas will be landscaped and in accordance with Washoe County requirements. *(Refer to Tentative Map Plan Set in Map Pocket of this submittal packet).*

- Drainage: There are existing drainageways adjacent to the property. A drainage system consisting of an open channel runs adjacent to the western boundary and collects offsite sheet flows from the undeveloped land and the surrounding residential units to the north and convey it through the property to the south. A concrete V-ditch also runs along the eastern boundary the Neighborhood Way right-of-way and conveys flows from the north to the south.

  Onsite flows from the site and the streets will flow into gutters which will convey the storm water into drop inlets and underground storm pipes. The storm pipes will then convey to the open channel ditch to the west or conveyed to the east and into the concrete V-ditch adjacent to Neighborhood Way. The existing drainageways have capacity to handle the proposed flows with no negative impacts to adjacent or downstream properties as a result of the proposed development during the 5-year and 100-year storms *(Refer to Tentative Map Plan set and Preliminary Hydrology Letter in Section 4 and Map Pocket of this submittal packet).*

- Utilities: Public utilities currently exist within the project site, currently serving the surrounding communities. The utilities are located within Neighborhood Way and are adequately sized to accommodate the estimated generation associated with this request based on the density and intensity. Detailed utility plans to serve future development will be addressed with future development processes.

- Public Services: Fire service is currently provided by Truckee Meadows Fire District. The closest fire station is Truckee Meadows Fire Station 46 located approximately 1 mile to the west at the intersection of Rockwell Boulevard and La Posada Drive. Police is provided by Washoe County Sheriff.

- Traffic Impacts: While the proposed land use change may have some impacts on the existing street network, the existing infrastructure and street networks are able to accommodate this request. A traffic study was completed by Soleagui Engineers as part of this request and is included in Section 4 of the application packet. The study estimated that the project would generate 301 Average Daily Trips (ADT), with 10 AM peak hour trips and 27 PM peak hour trips. Minimal improvements including signage and striping are recommended as part of the traffic analysis but given the type of use planned and the typical driving patterns associated with typical residents at these facilities, overall the project is not anticipated to significantly impact the traffic in the area, (review the traffic impact report in Section 4 of this submittal packet).

Findings

Prior to approving an application for a special use permit, the Planning Commission, Board of Adjustment or a hearing examiner shall find that all of the following are true:

(a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;

Response: The proposed project is consistent with the current Master Plan designation of Commercial and meets all applicable goals and policies of the Washoe County Master Plan and the Spanish Springs Area Plan.

(b) Improvements. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

Response: For the Neighborhood Commercial zoning designation, the intensity and density of this project are much lower than other uses permitted within this designation. Since this site was originally intended as a commercial development, Neighborhood Way as well as the utilities located within it, were designed to accommodate development with more density and intensity than the one proposed. Therefore, all of the surrounding infrastructure and public facilities are adequately sized to handle the projected level of service that is generated from this request.

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

Response: As stated earlier the intensity of the proposed development is relatively low for the NC zoning designation and is not anticipated to be a large traffic generator. According to Washoe County Code, the residential density for the continuum care facility is determined during the special use permitting process. The proposed project includes 157 units which would be 14.0 dwelling units per acre (du/ac). For comparison, a low density multi-family project is typically designed at 14 du/ac. Based on reasons previously stated, the site is physically suitable for the proposed project.

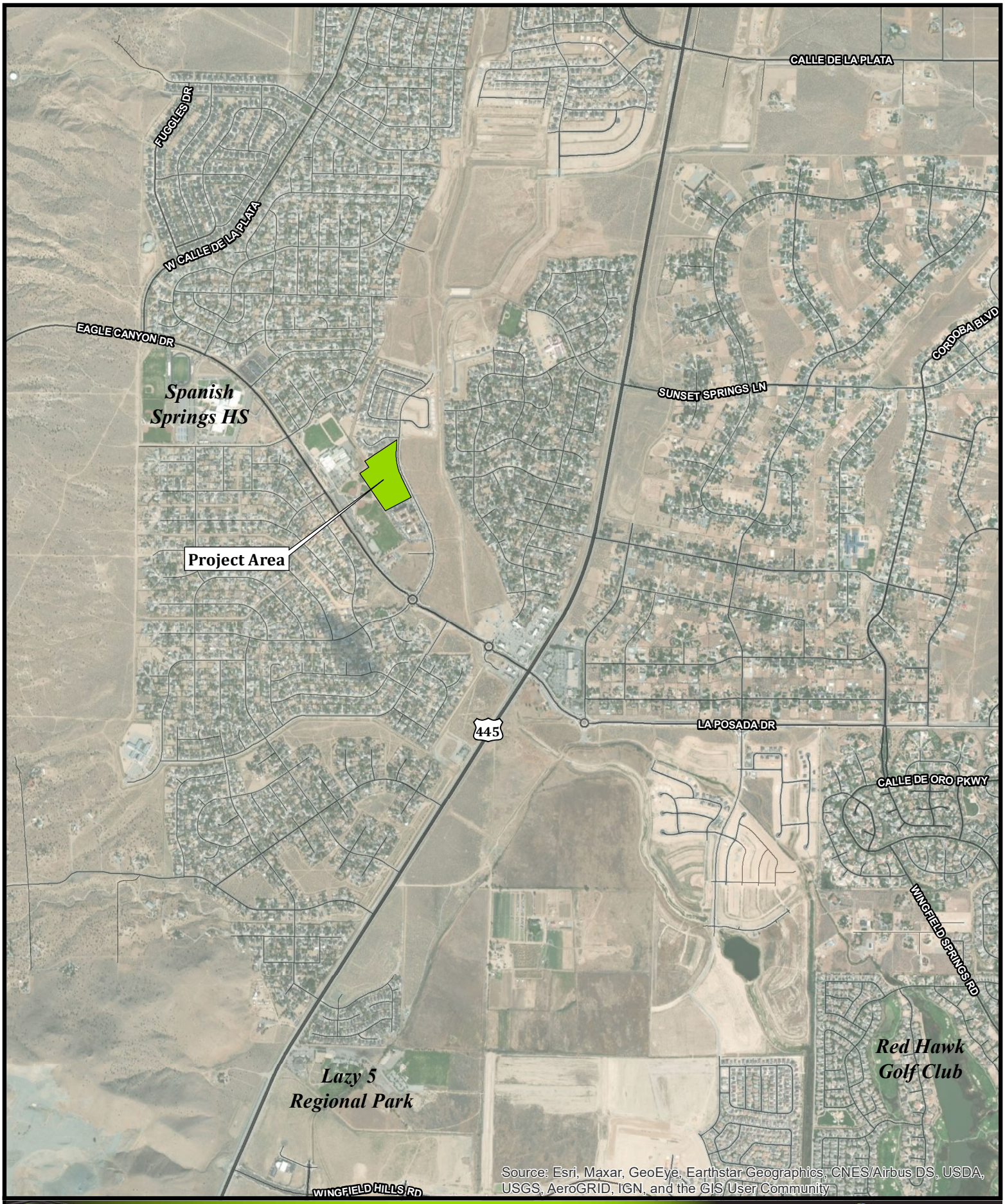
(d) Issuance Not Detrimental. Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and

Response: The project will not be detrimental to public health; in fact, the project will have a positive impact on the public health as it will provide a need to the housing issue facing many seniors in the region. Furthermore, this will complement the assisted living facility to the south while still providing a use that is similar to the single family residential properties to the north.

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

Response: Not applicable to the project.

Section 3



Vicinity Map

Silverado Congregate Continuum of Care SUP

September 2020

0 0.2 0.4 Miles

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard
Reno, NV 89502
Tel: 775.823.4068
Fax: 775.823.4066

Aerial Map

Silverado Congregate Continuum of Care SUP

September 2020

0 90 180
Feet

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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Reno, NV 89502
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Fax: 775.823.4066

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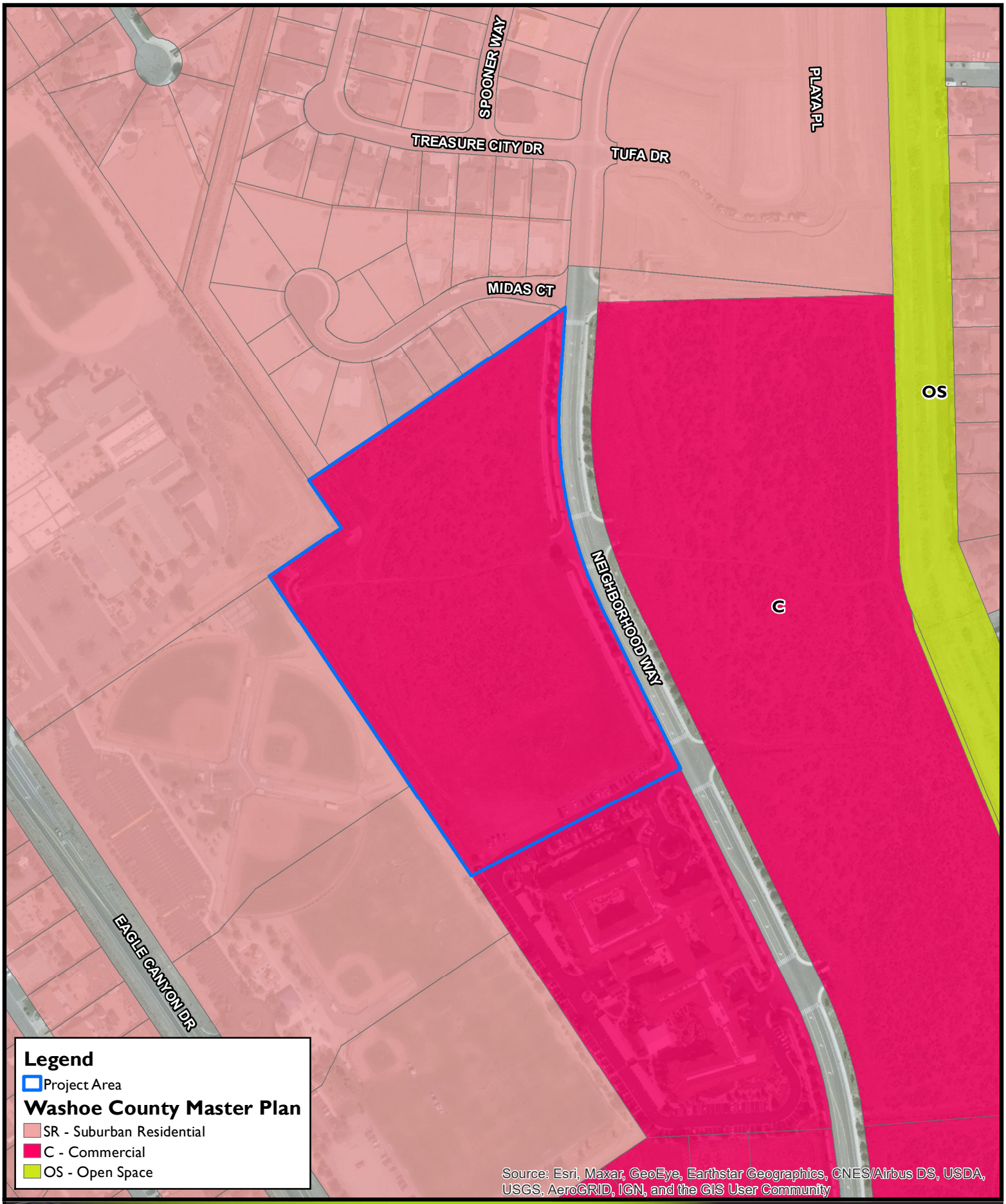

Master Plan/Land Use

Silverado Congregate Continuum of Care SUP

September 2020

0 165 330
Feet

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard
Reno, NV 89502
Tel: 775.823.4068
Fax: 775.823.4066

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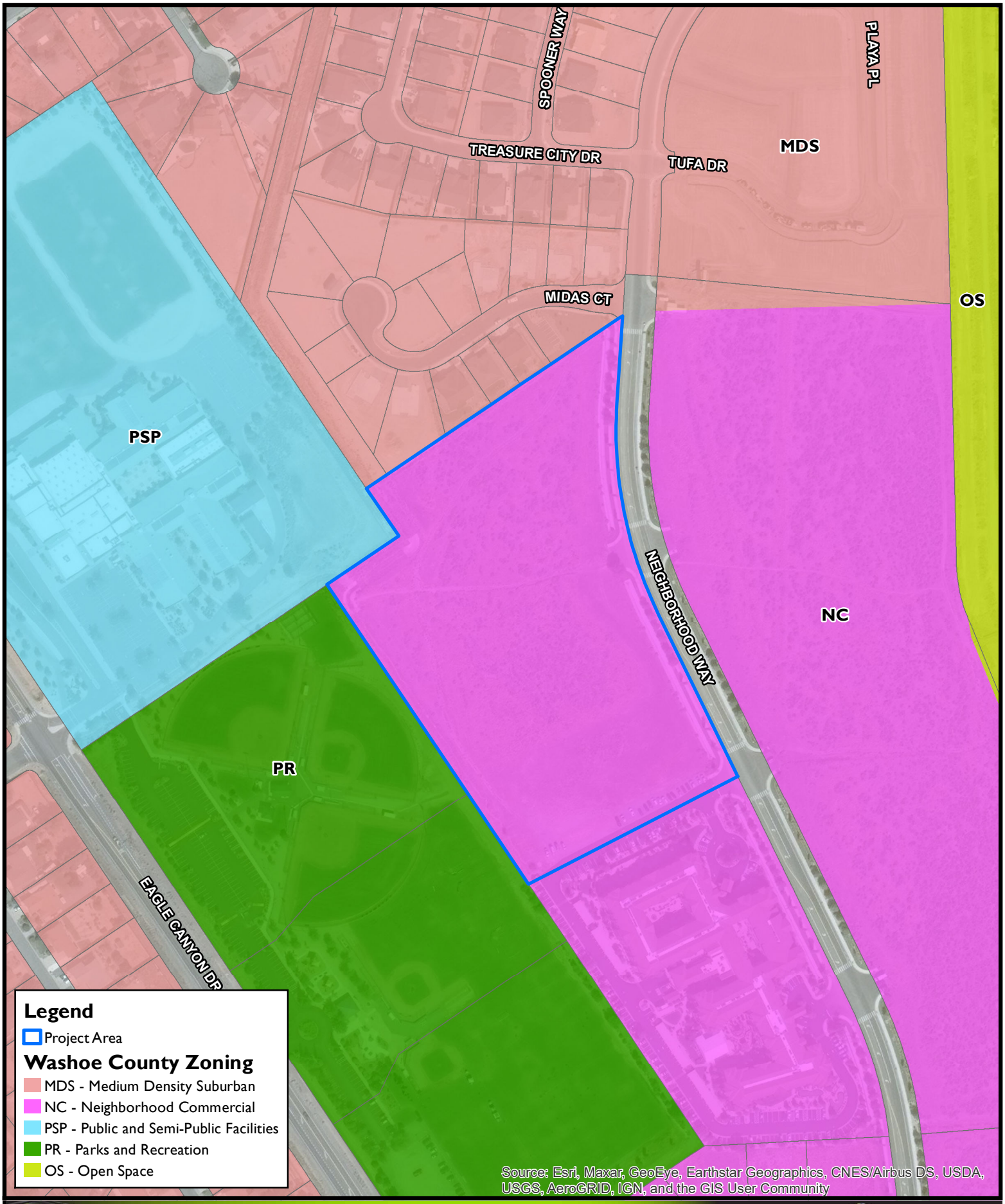

Zoning

Silverado Congregate Continuum of Care SUP

September 2020

0 170 340
Feet

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard
Reno, NV 89502
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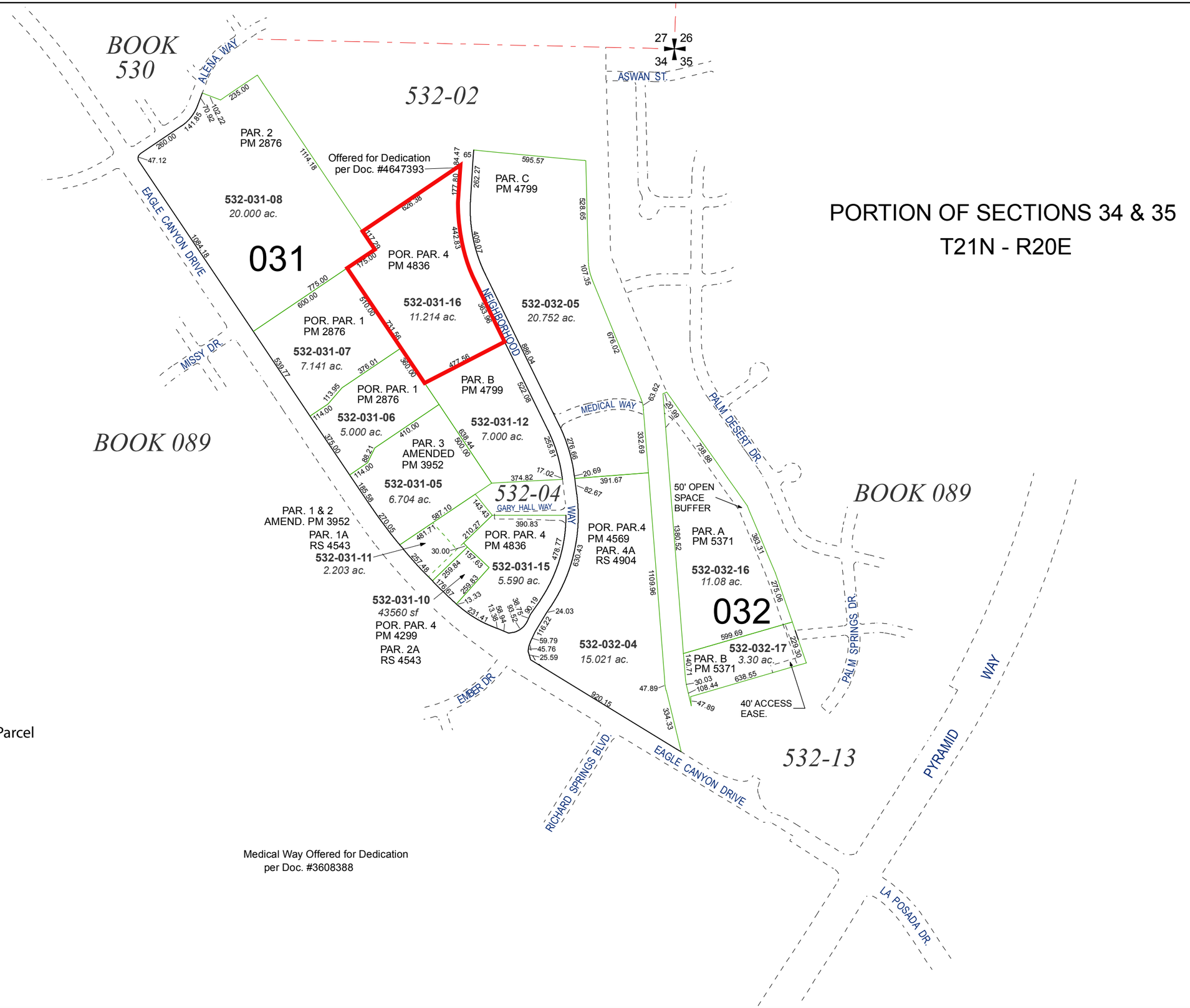
Fax: 775.823.4066



PORTION OF SECTIONS 34 & 35
T21N - R20E

- Subject Parcel

Medical Way Offered for Dedication
per Doc. #3608388

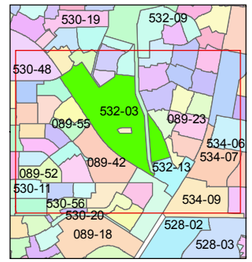
Assessor's Map Number

532-03

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
1001 East Ninth Street, Building D
Reno, Nevada 89512
(775) 328-2231

Feet
0 125 250 375 500

1 inch = 500 feet



created by: *KSB 1/28/2010*

updated: JMO 11/15/16 JMO 10/31/18

area previously shown on map(s):

089-15, 089-46, 530-28

Section 4

SOLAEGUI
ENGINEERS, LTD

SILVERADO COTTAGES

TRAFFIC STUDY

SEPTEMBER 2020

Prepared by:
Solaegui Engineers, Ltd.
715 H Street
Sparks, Nevada 89431
(775) 358-1004

TABLE OF CONTENTS

LIST OF FIGURES

SILVERADO COTTAGES

TRAFFIC STUDY

EXECUTIVE SUMMARY

The proposed Silverado Cottages development will be located in Washoe County, Nevada. The project site is generally located on the west side of Neighborhood Way, north of Eagle Canyon Road, and south of Midas Court. The site is currently undeveloped land. The purpose of this study is to address the project's impact upon the adjacent street network. The Eagle Canyon Road/ Neighborhood Way-Ember Drive intersection and Neighborhood Way/Project Access intersection have been identified for AM and PM peak hour capacity analysis for the 2018 existing, 2018 existing plus project, 2020 existing, 2020 existing plus project, 2030 base, 2030 base plus project, 2040 base, and 2040 base plus project scenarios. The Eagle Canyon Road/Neighborhood Way/ Ember Drive intersection has been identified for traffic crash analysis for the most recent three year study period.

The proposed Silverado Cottages development will consist of the construction of a congregate care facility with 149 dwelling units. The site plan indicates that project access will be provided from one main access intersection on Neighborhood Way. Gated emergency-only access will be provided from one driveway on the existing roadway directly south of the site. The proposed Silverado Cottages development is anticipated to generate 301 average daily trips with 10 trips occurring during the AM peak hour and 27 trips occurring during the PM peak hour.

Traffic generated by the Silverado Cottages development will have some impact on the adjacent street network. The following recommendations are made to mitigate project traffic impacts.

It is recommended that any required signing, striping, or traffic control improvements comply with Washoe County requirements.

It is recommended that the Neighborhood Way/Project Access intersection contain stop sign control and single ingress and egress lanes at the west approach.

It is recommended that the project's internal roadways and intersections be designed per Washoe County street standards.

INTRODUCTION

STUDY AREA

The proposed Silverado Cottages development will be located in Washoe County, Nevada. The project site is generally located on the west side of Neighborhood Way, north of Eagle Canyon Road, and south of Midas Court. Figure 1 shows the location of the project site. The purpose of this study is to address the project's impact upon the adjacent street network. The Eagle Canyon Road/Neighborhood Way-Ember Drive intersection and the Neighborhood Way/Project Access intersection have been identified for AM and PM peak hour capacity analysis for the 2018 existing, 2018 existing plus project, 2020 existing, 2020 existing plus project, 2030 base, 2030 base plus project, 2040 base, and 2040 base plus project scenarios. The Eagle Canyon Road/Neighborhood Way/Ember Drive intersection has been identified for traffic crash analysis for the most recent three year study period.

EXISTING AND PROPOSED LAND USES

The project site is currently undeveloped land. Adjacent properties generally include single family homes to the north, a senior living facility to the south, a middle school to the west, and undeveloped land to the east. The proposed Silverado Cottages development will consist of the construction of a congregate care facility with 149 dwelling units. The site plan indicates that project access will be provided from one main access intersection on Neighborhood Way. Gated emergency-only access will be provided from one driveway on the existing roadway directly south of the site.

EXISTING AND PROPOSED ROADWAYS AND INTERSECTIONS

Eagle Canyon Road is a four-lane roadway with two through lanes in each direction west of Pyramid Highway to Neighborhood Way and a two-lane roadway with one through lane in each direction west of Neighborhood Way. The speed limit is posted for 35 miles per hour. Roadway improvements on the four-lane segment include curb, gutter, sidewalk, and bicycle lanes on both sides of the street with a raised center median between Pyramid Highway and the first roundabout. Roadway improvements on the two-lane segment include graded shoulders with striped edgelines and a striped centerline.

Neighborhood Way is a two-lane roadway with one through lane in each direction north of Eagle Canyon Road. The speed limit is posted for 35 miles per hour. Roadway improvements include curb, gutter, sidewalk, and a bicycle lane on both sides of the street and a striped centerline with left turn pockets at the project accesses.

Ember Drive is a two-lane roadway with one through lane in each direction south of Eagle Canyon Road. The speed limit is posted for 25 miles per hour. Roadway improvements include curb, gutter, and sidewalk on both sides of the street with a short striped centerline. Neighborhood Way aligns with Ember Drive north of Eagle Canyon Road.

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LEGEND
PROJECT SITE

N.T.S.

SILVERADO COTTAGES

VICINITY MAP

FIGURE 1

The Eagle Canyon Road/Neighborhood Way-Ember Drive intersection is a four-leg roundabout with yield control at all approaches. The north and east approaches each contain one shared left turn-through lane and one right turn lane. The south and west approaches each contain one shared left turn-through-right turn lane. Pedestrian crosswalks exist at all legs.

The Neighborhood Way/Project Access intersection is currently an unsignalized intersection with no traffic control. The east and west approaches are currently constructed to the curb returns. The west approach will be extended further west with development of the project. The north and south approaches each contain one left turn lane and one shared through-right turn lane. The west approach is anticipated to contain one shared left turn-right turn lane. Pedestrian crosswalks exist at the north and south legs.

TRIP GENERATION

In order to assess the magnitude of traffic impacts of the proposed project on the key intersections, trip generation rates and peak hours had to be determined. Trip generation rates were obtained from the 10th Edition of *ITE Trip Generation* (2018) for Land Uses 253: Congregate Care Facility. Trip generation was calculated for an average weekday and the weekday peak hours occurring between 7:00 and 9:00 AM and 4:00 and 6:00 PM, which correspond to the peak hours of adjacent street traffic. The project will contain 149 dwelling units. Table 1 shows a summary of the average daily traffic (ADT) and AM and PM peak hour volumes generated by the project. The trip generation worksheets are included in the Appendix.

TABLE 1
TRIP GENERATION

LAND USE	ADT	AM PEAK HOUR			PM PEAK HOUR		
		IN	OUT	TOTAL	IN	OUT	TOTAL
Congregate Care Facility (149 D.U.)	301	6	4	10	14	13	27

TRIP DISTRIBUTION AND ASSIGNMENT

The distribution of the project trips to the key intersections was based on existing peak hour traffic patterns and the locations of attractions and productions in the area. The anticipated trip distribution percentages are shown on Figure 2. The peak hour trips shown in Table 1 were subsequently assigned to the key intersections based on the trip distribution. Figure 3 shows the project trip assignment at the key intersections.

EXISTING AND PROJECTED TRAFFIC VOLUMES

Existing traffic volumes at the key intersections were obtained from traffic counts conducted in August of 2018 and September of 2020. The August 2018 counts were conducted during normal weekdays when Washoe County schools were in session and prior to the COVID-19 pandemic. The September 2020 counts were also conducted during weekdays when Washoe County schools were in session but were counted during the COVID-19 pandemic which may have resulted in reduced traffic on the area streets. Figure 4 shows the 2018 existing traffic volumes at the key intersections during the AM and PM peak hours. Figure 5 shows the 2020 existing traffic volumes at the key intersections during the AM and PM peak hours.

Figure 6 shows the 2018 existing plus project traffic volumes at the key intersections during the AM and PM peak hours. The 2018 existing plus project traffic volumes were obtained by adding the trip assignment volumes shown on Figure 3 to the 2018 existing traffic volumes shown on Figure 4.

Figure 7 shows the 2020 existing plus project traffic volumes at the key intersections during the AM and PM peak hours. The 2020 existing plus project traffic volumes were obtained by adding the trip assignment volumes shown on Figure 3 to the 2020 existing traffic volumes shown on Figure 5.

Figure 8 shows the 2030 base traffic volumes at the key intersections during the AM and PM peak hours. The 2030 base traffic volumes were estimated by applying a 1.4% average annual growth rate to the highest 2018 or 2020 existing traffic volumes. The growth rate was derived from historic traffic count data on Eagle Canyon Road as obtained from the Nevada Department of Transportation's (NDOT) Traffic Records Information Access (TRINA) application.

Figure 9 shows the 2030 base plus project traffic volumes at the key intersections during the AM and PM peak hours. The 2030 base plus project volumes were obtained by adding the trip assignment volumes shown on Figure 3 to the 2030 base traffic volumes shown on Figure 8.

Figure 10 shows the 2040 base traffic volumes at the key intersections during the AM and PM peak hours. The 2040 base traffic volumes were initially estimated based on traffic data obtained from the Regional Transportation Commission's (RTC) traffic forecasting model. However, RTC's traffic forecasting model shows a decrease in traffic volumes on Eagle Canyon Road from the 2020 and 2040 planning scenarios. The traffic volume decrease is attributed to RTC projects proposed for the 2027 to 2040 time frame which will divert traffic. These RTC projects include the extension of Eagle Canyon Road west to Lemmon Drive and the construction of the West Sun Valley Arterial from Dandini Boulevard to Eagle Canyon Road. In order to ensure conservative results a 0.5% average annual growth rate was used to estimate 2040 base traffic volumes on Eagle Canyon Road while the traffic volumes on Neighborhood Way and Ember Drive remain the same as for the 2030 base scenario.

Figure 11 shows the 2040 base plus project traffic volumes at the key intersections during the AM and PM peak hours. The 2040 base plus project volumes were obtained by adding the trip assignment volumes shown on Figure 3 to the 2040 base traffic volumes shown on Figure 10.

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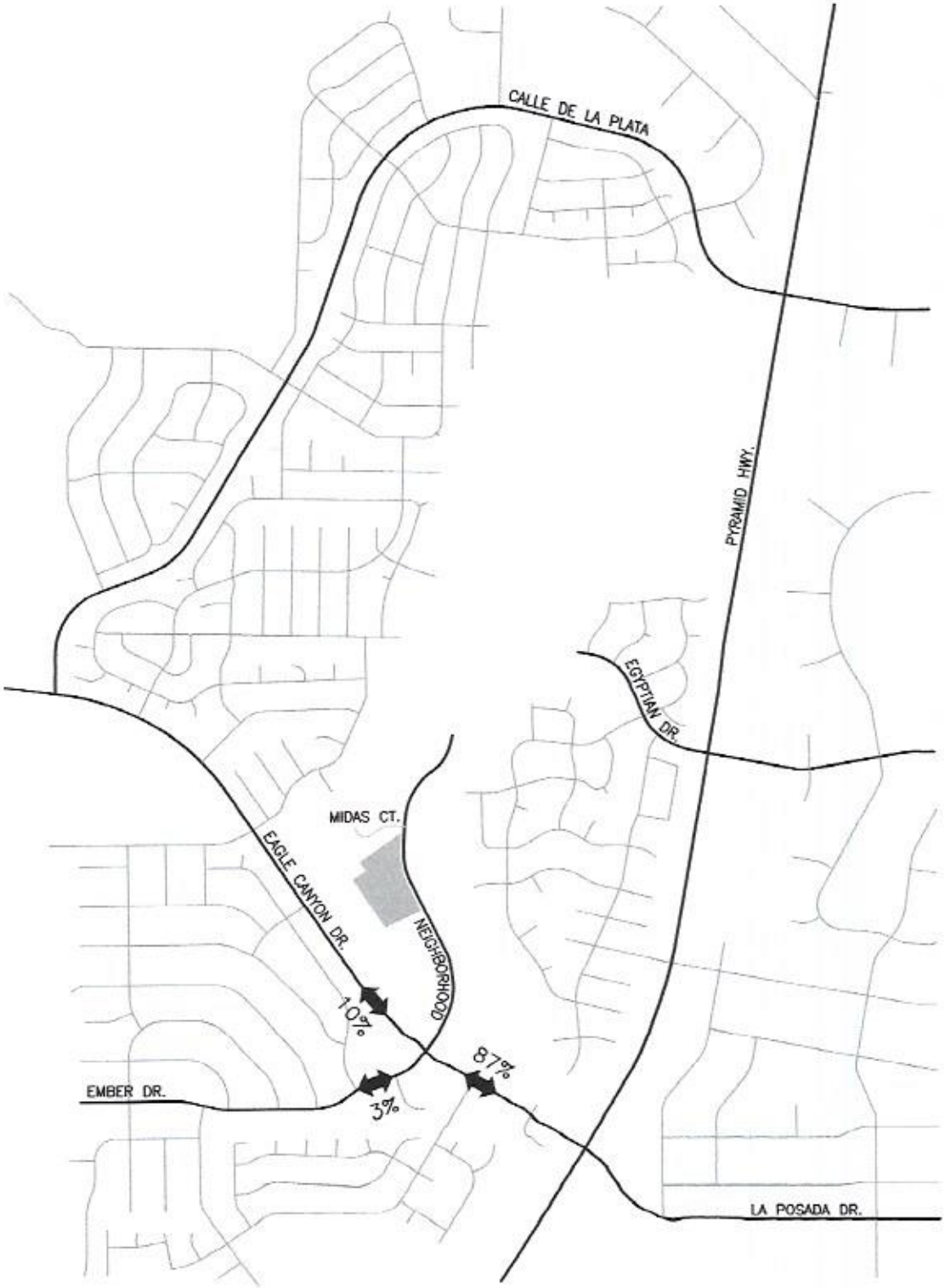
LEGEND
PROJECT SITE

N.T.S.



SILVERADO COTTAGES

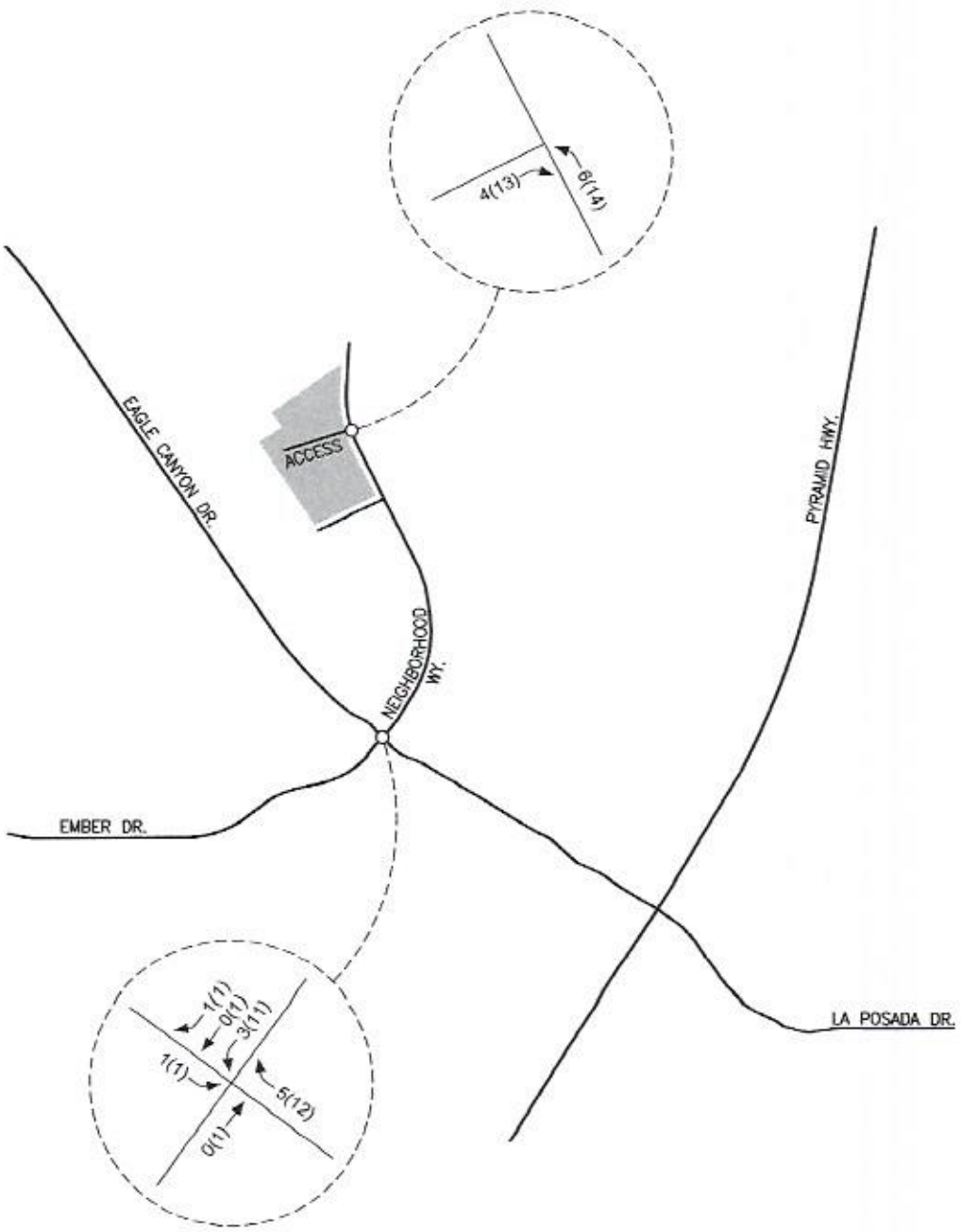
TRIP DISTRIBUTION

FIGURE 2

SOLAEGUI
ENGINEERS LTD.

LEGEND
– AM PEAK HOUR
(–) PM PEAK HOUR

N.T.S.



SILVERADO COTTAGES

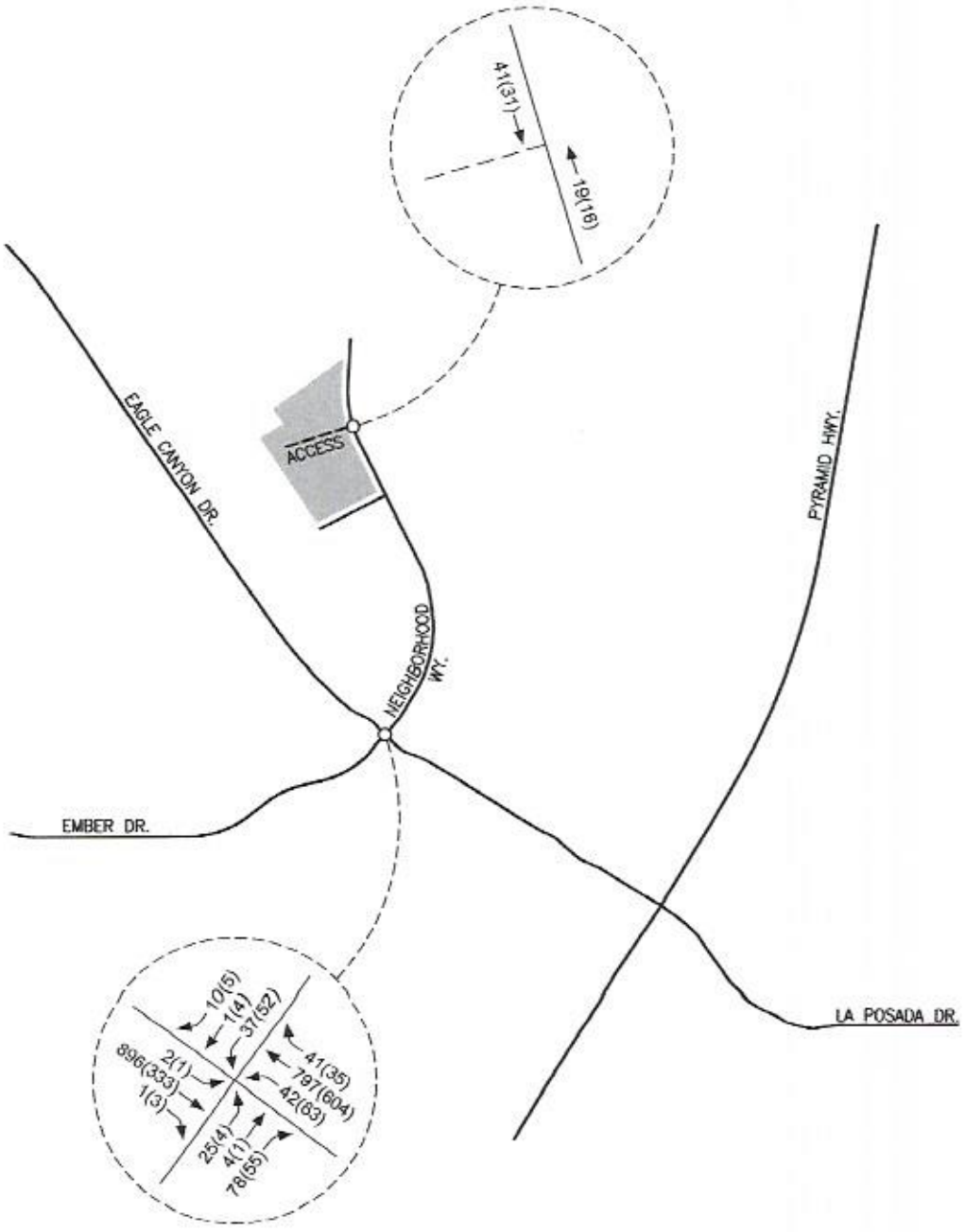
TRIP ASSIGNMENT

FIGURE 3

SOLAEGUI
ENGINEERS LTD.

LEGEND
– AM PEAK HOUR
(–) PM PEAK HOUR

N.T.S.



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2018 EXISTING TRAFFIC VOLUMES

FIGURE 4

SOLAEGUI
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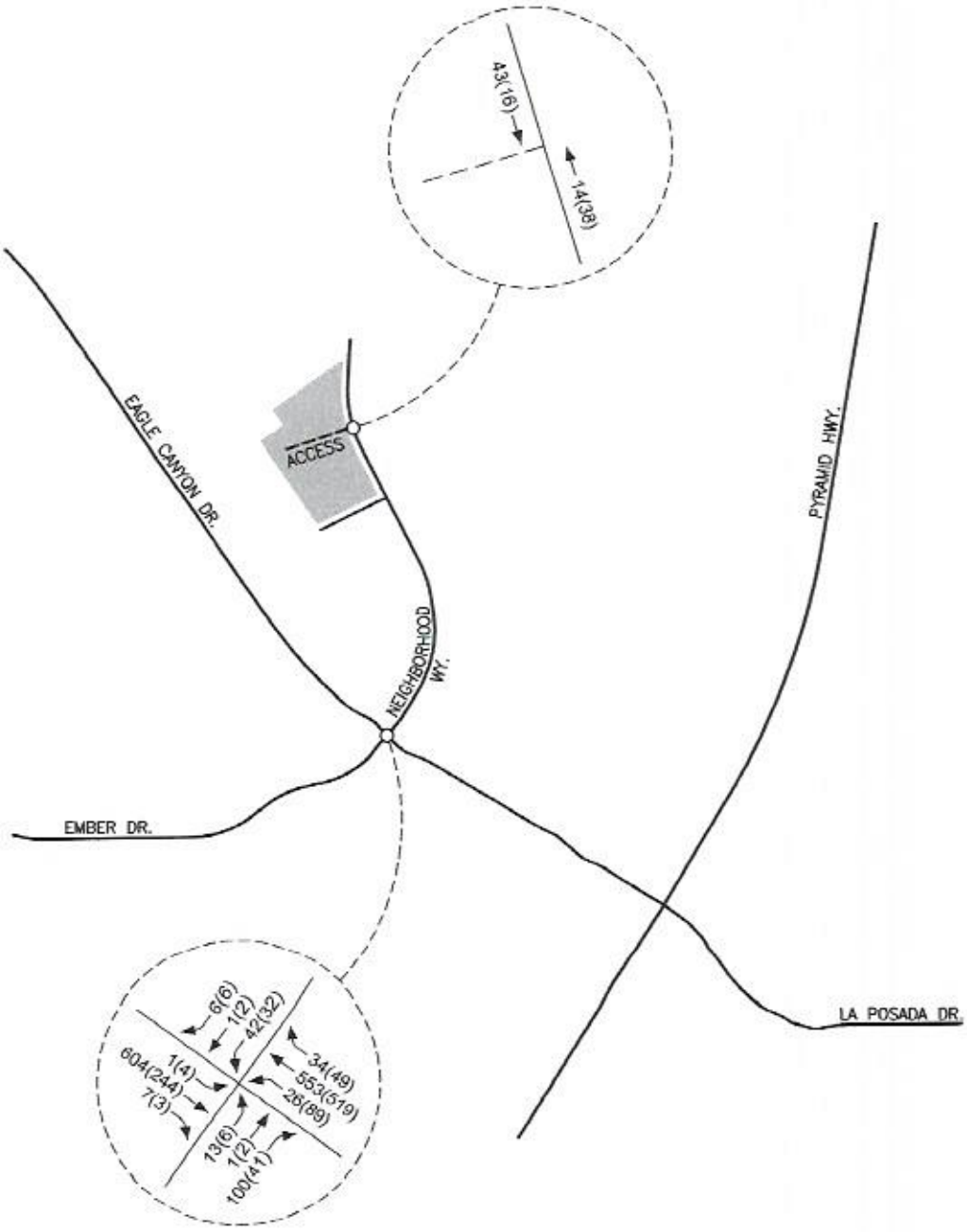
N.T.S.

LEGEND
– AM PEAK HOUR
(–) PM PEAK HOUR

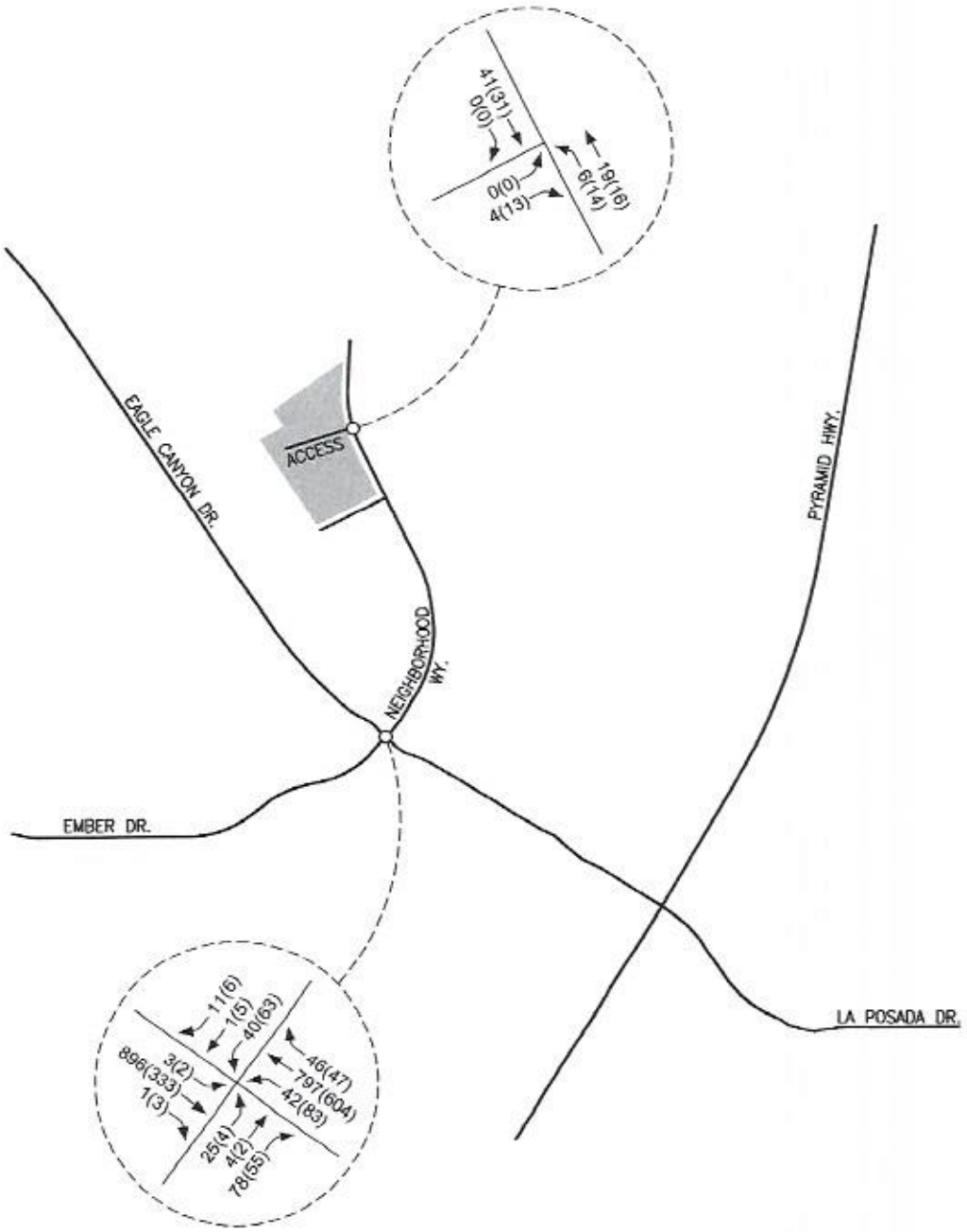


SILVERADO COTTAGES
2020 EXISTING TRAFFIC VOLUMES
FIGURE 5

SOLAEGUI
ENGINEERS LTD.

LEGEND
– AM PEAK HOUR
(–) PM PEAK HOUR

N.T.S.



SILVERADO COTTAGES

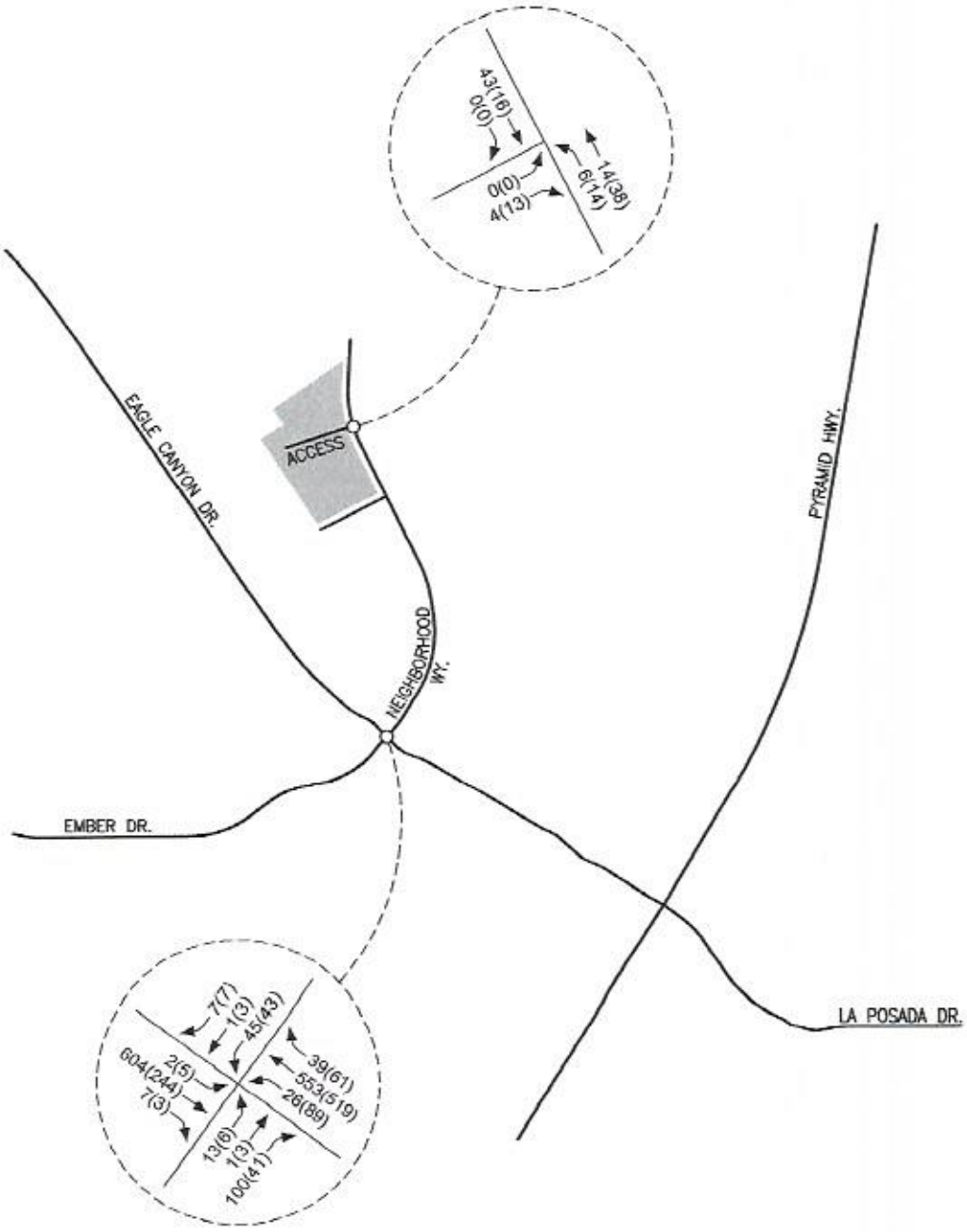
2018 EXISTING PLUS PROJECT TRAFFIC VOLUMES

FIGURE 6

SOLAEGUI
ENGINEERS LTD.

LEGEND
– AM PEAK HOUR
(–) PM PEAK HOUR

N.T.S.



SILVERADO COTTAGES

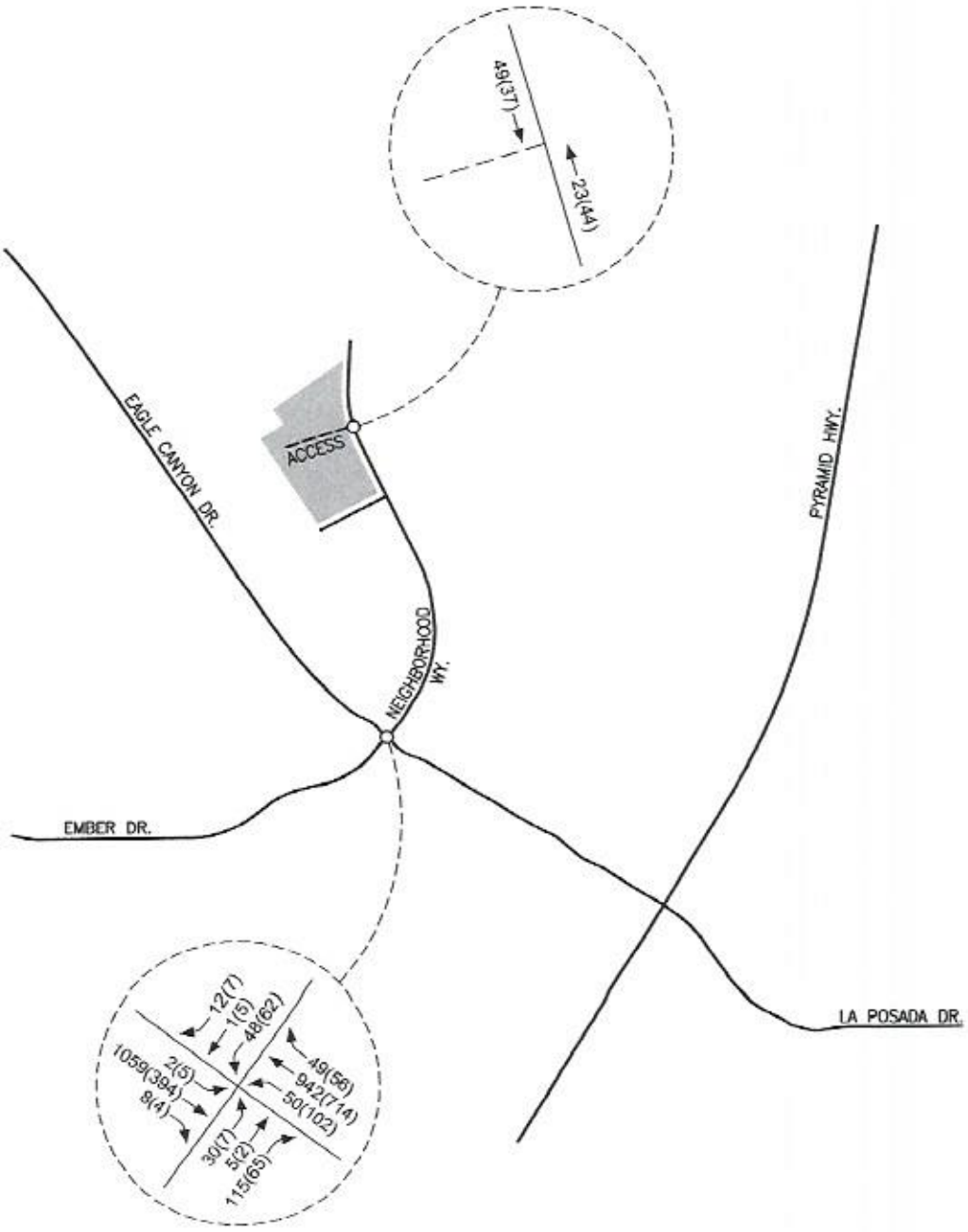
2020 EXISTING PLUS PROJECT TRAFFIC VOLUMES

FIGURE 7

SOLAEGUI
ENGINEERS LTD.

LEGEND
– AM PEAK HOUR
(–) PM PEAK HOUR

N.T.S.

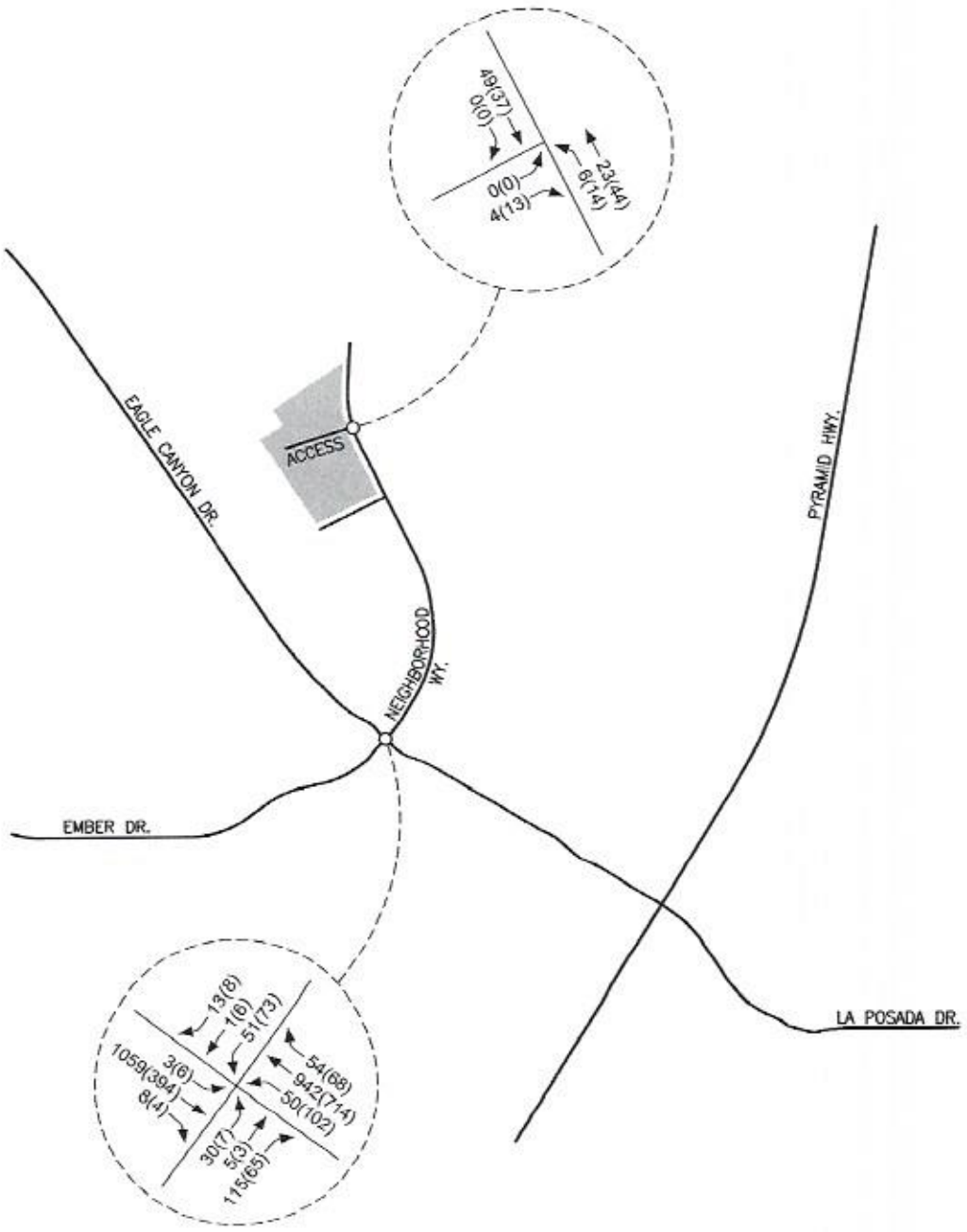


SILVERADO COTTAGES
2030 BASE TRAFFIC VOLUMES
FIGURE 8

SOLAEGUI
ENGINEERS LTD.

LEGEND
– AM PEAK HOUR
(–) PM PEAK HOUR

N.T.S.



SILVERADO COTTAGES

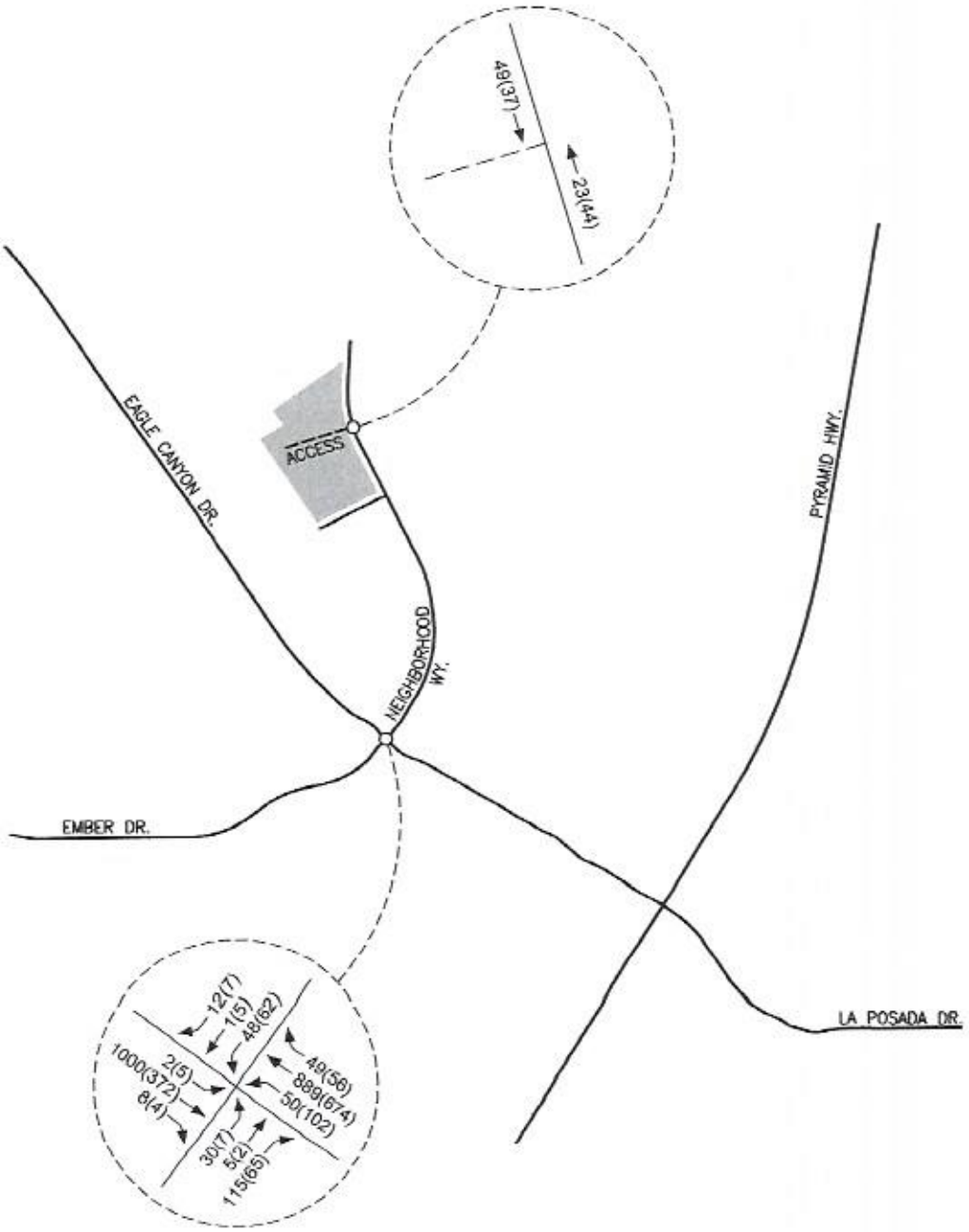
2030 BASE PLUS PROJECT TRAFFIC VOLUMES

FIGURE 9

SOLAEGUI
ENGINEERS LTD.

LEGEND
– AM PEAK HOUR
(–) PM PEAK HOUR

N.T.S.



SILVERADO COTTAGES

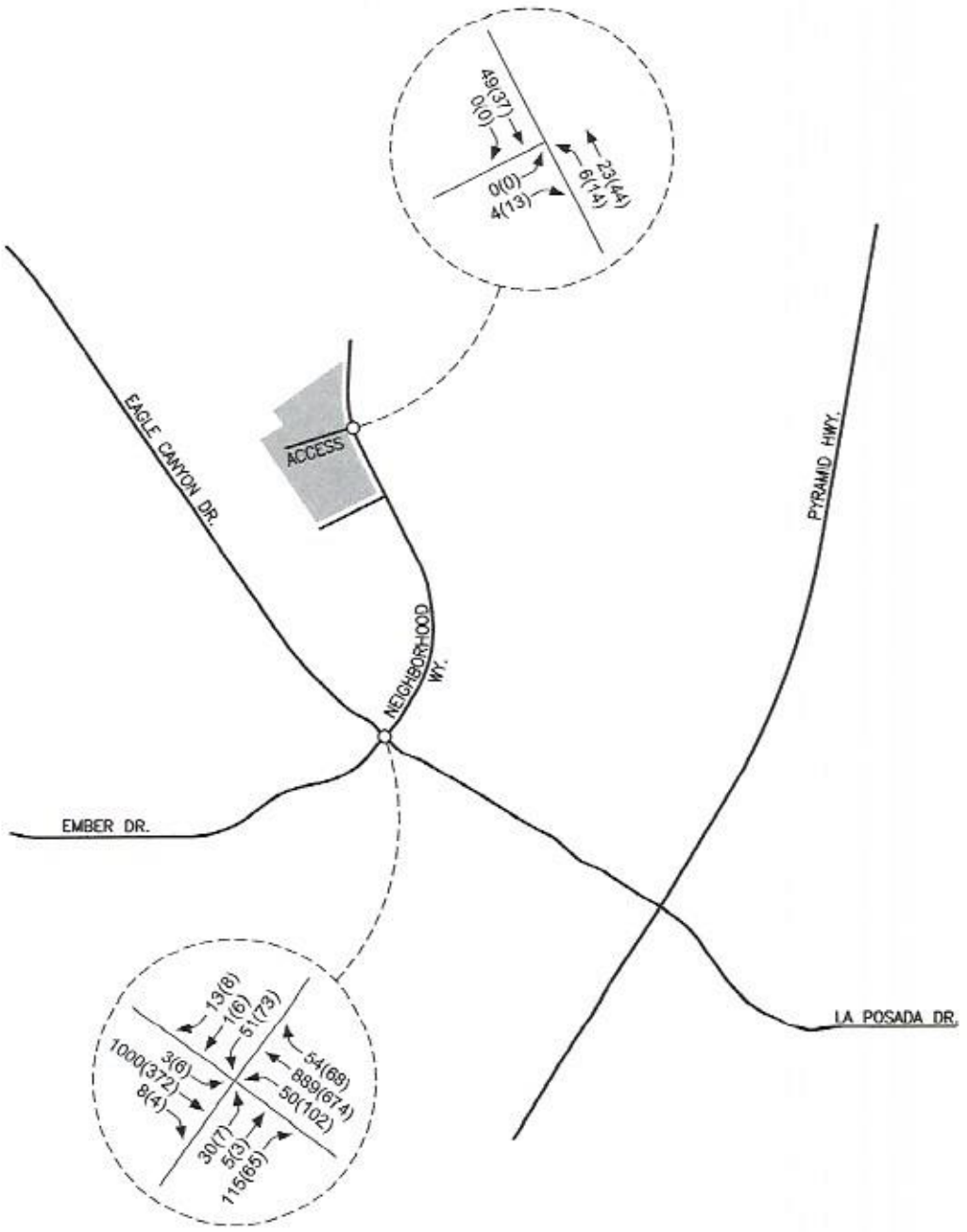
2040 BASE TRAFFIC VOLUMES

FIGURE 10

SOLAEGUI
ENGINEERS LTD.

N.T.S.

LEGEND
– AM PEAK HOUR
(–) PM PEAK HOUR



SILVERADO COTTAGES

2040 BASE PLUS PROJECT TRAFFIC VOLUMES

FIGURE 11

INTERSECTION CAPACITY ANALYSIS

The Eagle Canyon Road/Neighborhood Way-Ember Drive intersection and the Neighborhood Way/ Project Access intersection were analyzed for capacity based on procedures presented in the *Highway Capacity Manual (6th Edition)*, prepared by the Transportation Research Board, for unsignalized intersections. The latest version of the Highway Capacity computer software was used to analyze the intersections.

The result of capacity analysis is a level of service (LOS) rating for roundabouts and minor movements at partial stop controlled intersections. Level of service is a qualitative measure of traffic operating conditions where a letter grade "A" through "F", corresponding to progressively worsening traffic operation, is assigned to the roundabout or minor movement.

The *Highway Capacity Manual* defines level of service for partial stop controlled intersections in terms of computed or measured control delay for each minor movement. Level of service is not defined for partial stop controlled intersection as a whole. However, level of service is defined for roundabouts as a whole. The level of service criteria for unsignalized intersections is shown in Table 2.

TABLE 2
LEVEL OF SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS

LEVEL OF SERVICE	DELAY RANGE (SEC/VEH)
A	≤10
B	>10 and ≤15
C	>15 and ≤25
D	>25 and ≤35
E	>35 and ≤50
F	>50

The Regional Transportation Commission's (RTC) 2040 Regional Transportation Plan indicates that the LOS standard used for assessing the need for street improvements at a planning level is LOS D for all regional roadway facilities projected to carry less than 27,000 ADT. Eagle Canyon Road and Neighborhood Way are regional roadways in the 2040 Regional Transportation Plan. RTC's traffic forecasting model indicates that Eagle Canyon Road and Neighborhood Way will carry less than 27,000 ADT and therefore LOS D is the standard for the Eagle Canyon Road/Neighborhood Way-Ember Drive roundabout. LOS C is the policy level of service standard for the Neighborhood Way/Project Access intersection per Washoe County's Spanish Springs Area Plan since the project access is not a regional roadway.

Table 3 shows a summary of the level of service and delay results at the Eagle Canyon Road/ Neighborhood Way-Ember Drive and Neighborhood Way/Project Access intersections for the 2018 existing, 2018 existing plus project, 2020 existing, and 2020 existing plus project scenarios. The intersection capacity worksheets are included in the Appendix.

TABLE 3
INTERSECTION LEVEL OF SERVICE AND DELAY RESULTS
2018 AND 2020 SCENARIOS

	2018 EXISTING		2018 EXISTING + PROJECT		2020 EXISTING		2020 EXISTING + PROJECT	
INTERSECTION	AM	PM	AM	PM	AM	PM	AM	PM
Eagle Canyon/Neighborhood-Ember (Roundabout)	C16.0	A7.5	C16.2	A7.5	A8.2	A6.6	A8.2	A6.6
Neighborhood/Project Access (Stop at West)								
EB Left-Right	N/A	N/A	A8.5	A8.5	N/A	N/A	A8.6	A8.5
NB Left	N/A	N/A	A7.3	A7.3	N/A	N/A	A7.3	A7.3

Table 4 shows a summary of the level of service and delay results at the Eagle Canyon Road/ Neighborhood Way-Ember Drive and Neighborhood Way/Project Access intersection for the 2030 base, 2030 base plus project, 2040 base, and 2040 base plus project scenarios. The intersection capacity worksheets are included in the Appendix.

TABLE 4
INTERSECTION LEVEL OF SERVICE AND DELAY RESULTS
2030 AND 2040 SCENARIOS

	2030 BASE		2030 BASE + PROJECT		2040 BASE		2040 BASE + PROJECT	
INTERSECTION	AM	PM	AM	PM	AM	PM	AM	PM
Eagle Canyon/Neighborhood-Ember (Roundabout)	D34.0	A9.3	D34.8	A9.3	D26.0	A8.7	D26.5	A8.7
Neighborhood/Project Access (Stop at West)								
EB Left-Right	N/A	N/A	A8.6	A8.6	N/A	N/A	A8.6	A8.6
NB Left	N/A	N/A	A7.3	A7.3	N/A	N/A	A7.3	A7.3

The level of service and delay results at the Eagle Canyon Road/Neighborhood Way-Ember Drive and Neighborhood Way/Project Access intersections are discussed on the following page.

Eagle Canyon Road/Neighborhood Way/Ember Drive Intersection

The Eagle Canyon Road/Neighborhood Way/Ember Drive intersection was analyzed as a four-leg roundabout with the existing approach lanes for all study scenarios. For the 2018 existing traffic volumes the roundabout operates at LOS C with a delay of 16.0 seconds per vehicle during the AM peak hour and LOS A with a delay of 7.5 seconds per vehicle during the PM peak hour. For the 2018 existing plus project traffic volumes the intersection continues to operate at LOS C during the AM peak hour with delay increasing to 16.2 seconds per vehicle and LOS A during the PM peak hour with delay remaining at 7.5 seconds per vehicle.

For the 2020 existing traffic volumes the roundabout operates at LOS A with a delay of 8.2 seconds per vehicle during the AM peak hour and LOS A with a delay of 6.6 seconds per vehicle during the PM peak hour. For the 2020 existing plus project traffic volumes the intersection continues to operate at LOS A during the AM and PM peak hours with no change in delay.

For the 2030 base traffic volumes the intersection operates at LOS D with a delay of 34.0 seconds per vehicle during the AM peak hour and LOS A with a delay of 9.3 seconds per vehicle during the PM peak hour. For the 2030 base plus project traffic volumes the intersection operates at LOS D with delay increasing to 34.8 seconds per vehicle during the AM peak hour and LOS A with no change in delay during the PM peak hour.

For the 2040 base traffic volumes the intersection operates at LOS D with a delay of 26.0 seconds per vehicle during the AM peak hour and LOS A with a delay of 8.7 seconds per vehicle during the PM peak hour. For the 2040 base plus project traffic volumes the intersection operates at LOS D with delay increasing to 26.5 seconds per vehicle during the AM peak hour and LOS A with no change in delay during the PM peak hour.

The Eagle Canyon Road/Neighborhood Way-Ember Drive intersection meets RTC's policy LOS D standard for all existing and future traffic volumes. No improvements are recommended at the intersection.

Neighborhood Way/Project Access Intersection

The Neighborhood Way/Project Access intersection was analyzed as an unsignalized three-leg intersection with stop control at the west approach and the existing approach lanes for all "plus" project scenarios. For the 2018 existing plus project traffic volumes the intersection minor movements operate at LOS A during the AM and PM peak hours. For the 2020 existing plus project traffic volumes the intersection minor movements operate at LOS A during the AM and PM peak hours. For the 2030 base plus project traffic volumes the intersection minor movements operate at LOS A during the AM and PM peak hours. For the 2040 base plus project traffic volumes the intersection minor movements operate at LOS A during the AM and PM peak hours. The Neighborhood Way/Project Access intersection meets Washoe County's policy LOS C standard for all future traffic volumes. It is recommended that the Neighborhood Way/Project Access intersection contain stop sign control and single ingress and egress lanes at the west approach.

TRAFFIC CRASH ANALYSIS

The Eagle Canyon Road/Neighborhood Way-Ember Drive intersection was reviewed for traffic crashes. Traffic crash data was obtained from Nevada Department of Transportation Traffic Safety Engineering for the study period from January 1, 2016 to January 1, 2019. The crash data indicates that 4 crashes occurred at the intersection during the three-year study period. No fatalities or injuries were reported at the intersection. The crash type was 2 rear-end collisions, 1 non-collision, and 1 unknown. The traffic crash data is included in the Appendix. The intersection currently experiences 0.2786 crashes per million vehicles entering the intersection based on the higher 2018 existing traffic volumes. The proposed project is anticipated to increase the occurrence of crashes by only 0.0305 crashes per year.

SITE PLAN REVIEW

A copy of the site plan for the site plan for the Silverado Cottages development is included with this submittal. The site plan indicates that project access will be provided from one main access intersection on Neighborhood Way. Gated emergency-only access will be provided from one driveway on the existing roadway directly south of the site. The main access will provide direct access to the project's interior roadway network. The project access and on-site roadways are anticipated to provide good access and internal circulation. It is recommended that the project's internal roadways and intersections be designed per Washoe County street standards.

RECOMMENDATIONS

Traffic generated by the Silverado Cottages development will have some impact on the adjacent street network. The following recommendations are made to mitigate project traffic impacts.

It is recommended that any required signing, striping, or traffic control improvements comply with Washoe County requirements.

It is recommended that the Neighborhood Way/Project Access intersection contain stop sign control and single ingress and egress lanes at the west approach.

It is recommended that the project's internal roadways and intersections be designed per Washoe County street standards.

APPENDIX

Congregate Care Facility
(253)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

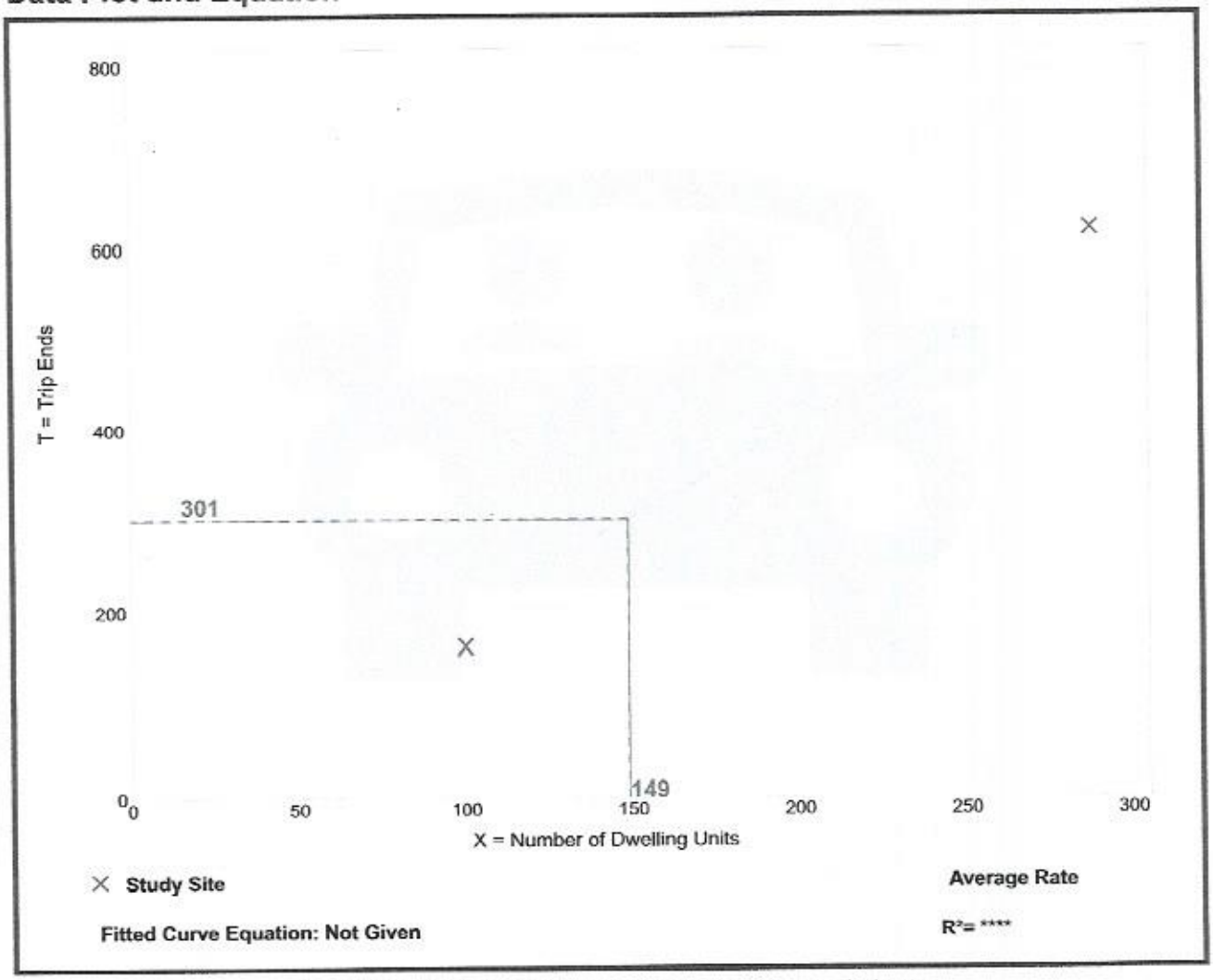
Setting/Location: **General Urban/Suburban**
Number of Studies: 2
Avg. Num. of Dwelling Units: 194
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
2.02	1.63 - 2.15	*

Data Plot and Equation

Caution – Small Sample Size



Congregate Care Facility
(253)

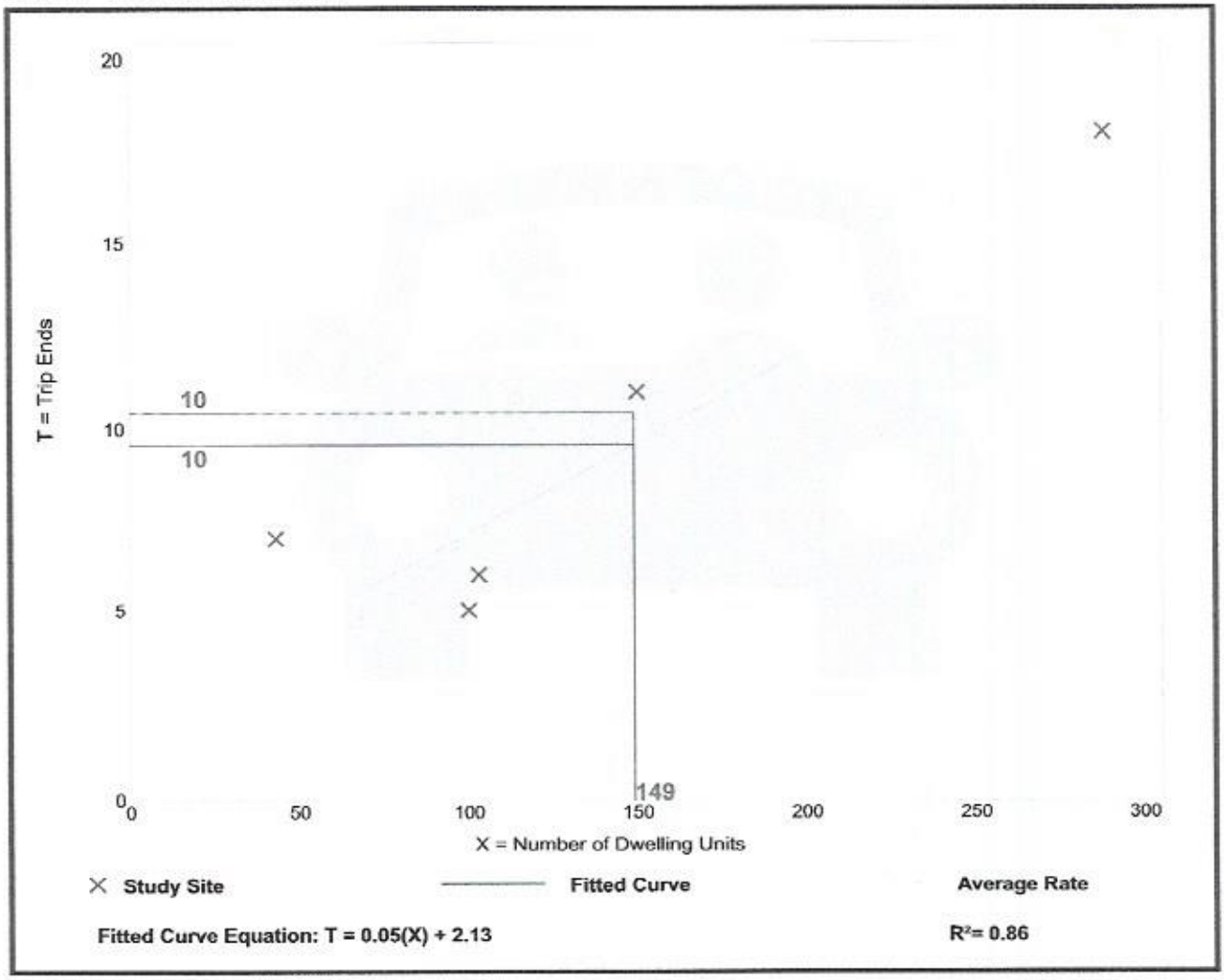
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 5
Avg. Num. of Dwelling Units: 137
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.07	0.05 - 0.16	0.03

Data Plot and Equation

Caution – Small Sample Size



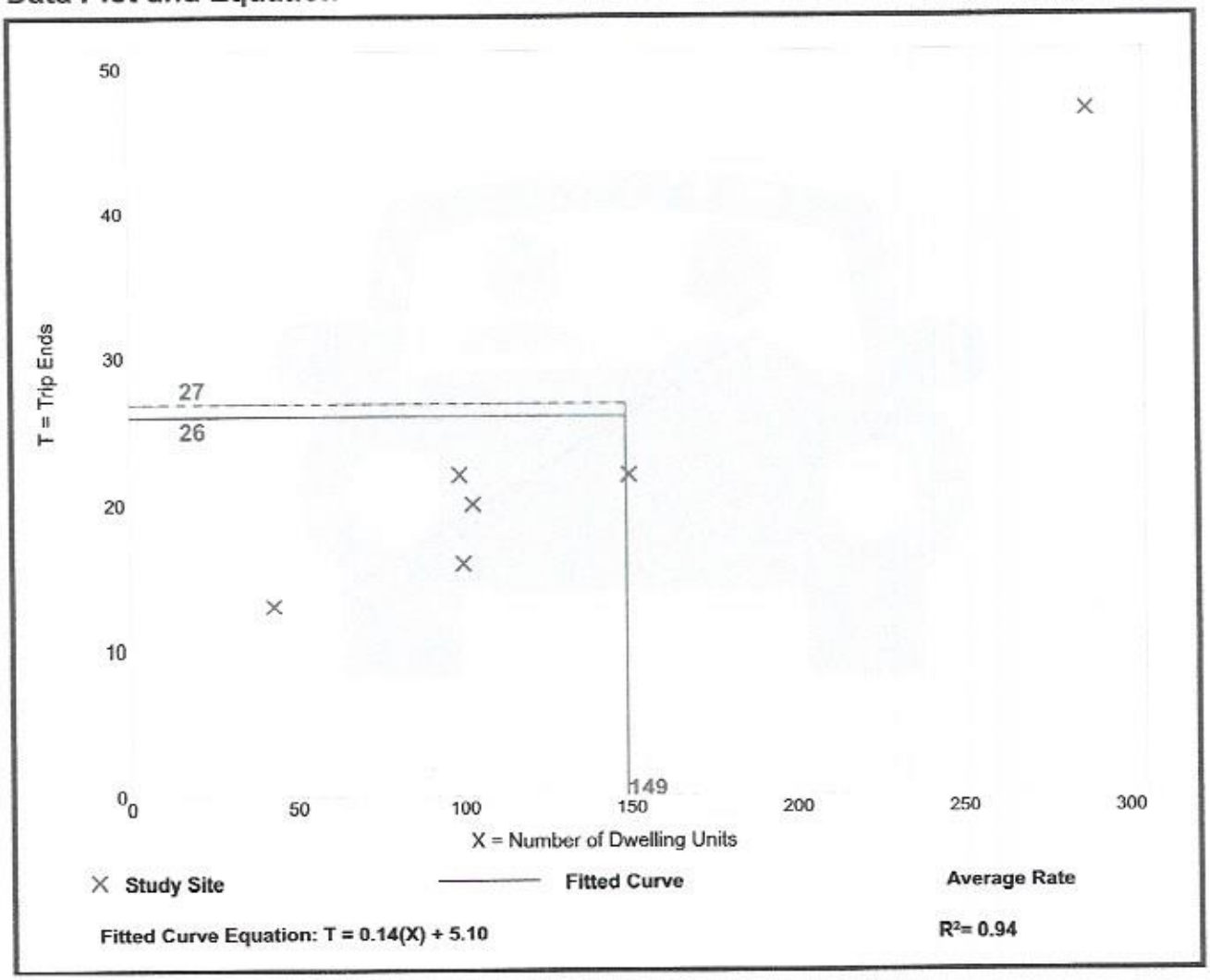
Congregate Care Facility
(253)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 6
Avg. Num. of Dwelling Units: 131
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.18	0.15 - 0.30	0.04

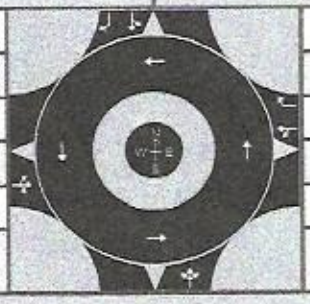
Data Plot and Equation



HCS7 Roundabouts Report

General Information

Analyst	MSH
Agency or Co.	Solaegui Engineers
Date Performed	9/18/2020
Analysis Year	2018
Time Analyzed	AM Existing
Project Description	



Site Information

Intersection	Eagle Canyon/Neighborhood
E/W Street Name	Eagle Canyon Road
N/S Street Name	Neighborhood Way/Ember Dr
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.87
Jurisdiction	Washoe County

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	1	0	0	1	0	0	0	1	1
Lane Assignment			LTR		LT		R				LTR		LT		R	
Volume (V), veh/h	0	2	896	1	0	42	797	41	0	25	4	78	0	37	1	10
Percent Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flow Rate (v_{PCE}), pc/h	0	2	1050	1	0	49	934	48	0	29	5	91	0	43	1	12
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	10				10				10				10			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763		4.5436	4.5436			4.9763		4.5436	4.5436	
Follow-Up Headway (s)		2.6087		2.5352	2.5352			2.6087		2.5352	2.5352	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		1053		983	48			125		44	12	
Entry Volume, veh/h		1032		964	47			123		43	12	
Circulating Flow (v_c), pc/h	93			36			1095			1012		
Exiting Flow (v_{ex}), pc/h	1184			975			55			51		
Capacity (c_{pce}), pc/h		1255		1374	1374			452		565	565	
Capacity (c), veh/h		1229		1332	1332			443		554	554	
v/c Ratio (x)		0.84		0.72	0.04			0.28		0.08	0.02	

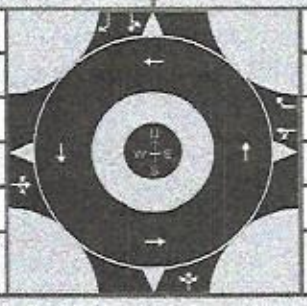
Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		20.2		13.0	3.0			12.6		7.4	6.7	
Lane LOS		C		B	A			B		A	A	
95% Queue, veh		10.9		6.8	0.1			1.1		0.3	0.1	
Approach Delay, s/veh	20.2			12.6			12.6			7.3		
Approach LOS	C			B			B			A		
Intersection Delay, s/veh | LOS	16.0						C					

HCS7 Roundabouts Report

General Information

Analyst	MSH
Agency or Co.	Solaegui Engineers
Date Performed	9/18/2020
Analysis Year	2018
Time Analyzed	PM Existing
Project Description	



Site Information

Intersection	Eagle Canyon/Neighborhood
E/W Street Name	Eagle Canyon Road
N/S Street Name	Neighborhood Way/Ember Dr
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.90
Jurisdiction	Washoe County

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	1	0	0	1	0	0	0	1	1
Lane Assignment			LTR		LT		R				LTR		LT		R	
Volume (V), veh/h	0	1	333	3	0	83	604	35	0	4	1	55	0	52	4	5
Percent Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flow Rate (v_{PCE}), pc/h	0	1	377	3	0	94	685	40	0	5	1	62	0	59	5	6
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	10				10				10				10			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763		4.5436	4.5436			4.9763		4.5436	4.5436	
Follow-Up Headway (s)		2.6087		2.5352	2.5352			2.6087		2.5352	2.5352	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		381		779	40			68		64	6	
Entry Volume, veh/h		374		764	39			67		63	6	
Circulating Flow (v_c), pc/h		158			7			437			784	
Exiting Flow (v_{ex}), pc/h		498			696			42			102	
Capacity (c_{pce}), pc/h		1175		1411	1411			884		696	696	
Capacity (c), veh/h		1150		1368	1368			865		680	680	
v/c Ratio (x)		0.32		0.56	0.03			0.08		0.09	0.01	

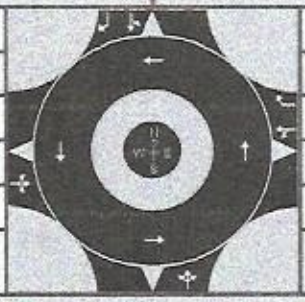
Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		6.3		8.7	2.9			4.9		6.3	5.4	
Lane LOS		A		A	A			A		A	A	
95% Queue, veh		1.4		3.6	0.1			0.2		0.3	0.0	
Approach Delay, s/veh	6.3			8.4			4.9			6.2		
Approach LOS	A			A			A			A		
Intersection Delay, s/veh | LOS	7.5						A					

HCS7 Roundabouts Report

General Information

Analyst	MSH
Agency or Co.	Solaegui Engineers
Date Performed	9/18/2020
Analysis Year	2018
Time Analyzed	AM Existing + Project
Project Description	



Site Information

Intersection	Eagle Canyon/Neighborhood
E/W Street Name	Eagle Canyon Road
N/S Street Name	Neighborhood Way/Ember Dr
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.87
Jurisdiction	Washoe County

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	1	0	0	1	0	0	0	1	1
Lane Assignment			LTR		LT		R				LTR		LT		R	
Volume (V), veh/h	0	3	896	1	0	42	797	46	0	25	4	78	0	40	1	11
Percent Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flow Rate (v_{PCE}), pc/h	0	4	1050	1	0	49	934	54	0	29	5	91	0	47	1	13
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	10				10				10				10			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763		4.5436	4.5436			4.9763		4.5436	4.5436	
Follow-Up Headway (s)		2.6087		2.5352	2.5352			2.6087		2.5352	2.5352	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		1055		983	54			125		48	13	
Entry Volume, veh/h		1034		964	53			123		47	13	
Circulating Flow (v_c), pc/h	97			38			1101			1012		
Exiting Flow (v_{ex}), pc/h	1188			976			63			51		
Capacity (c_{pce}), pc/h		1250		1372	1372			449		565	565	
Capacity (c), veh/h		1224		1330	1330			440		554	554	
v/c Ratio (x)		0.85		0.72	0.04			0.28		0.08	0.02	

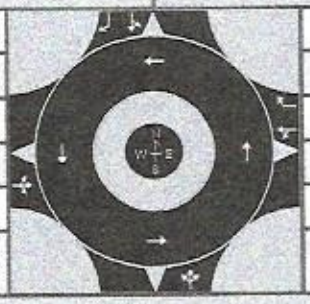
Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		20.6		13.1	3.0			12.7		7.5	6.8	
Lane LOS		C		B	A			B		A	A	
95% Queue, veh		11.1		6.9	0.1			1.1		0.3	0.1	
Approach Delay, s/veh	20.6			12.6			12.7			7.4		
Approach LOS	C			B			B			A		
Intersection Delay, s/veh | LOS	16.2						C					

HCS7 Roundabouts Report

General Information

Analyst	MSH
Agency or Co.	Solaegui Engineers
Date Performed	9/18/2020
Analysis Year	2018
Time Analyzed	PM Existing + Project
Project Description	



Site Information

Intersection	Eagle Canyon/Neighborhood
E/W Street Name	Eagle Canyon Road
N/S Street Name	Neighborhood Way/Ember Dr
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.90
Jurisdiction	Washoe County

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	1	0	0	1	0	0	0	1	1
Lane Assignment			LTR		LT		R				LTR		LT		R	
Volume (V), veh/h	0	2	333	3	0	83	604	47	0	4	2	55	0	63	5	6
Percent Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flow Rate (v_{PCE}), pc/h	0	2	377	3	0	94	685	53	0	5	2	62	0	71	6	7
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	10				10				10				10			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763		4.5436	4.5436			4.9763		4.5436	4.5436	
Follow-Up Headway (s)		2.6087		2.5352	2.5352			2.6087		2.5352	2.5352	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		382		779	53			69		77	7	
Entry Volume, veh/h		375		764	52			68		75	7	
Circulating Flow (v_c), pc/h	171			9			450			784		
Exiting Flow (v_{ex}), pc/h	510			697			57			103		
Capacity (c_{pce}), pc/h		1159		1408	1408			872		696	696	
Capacity (c), veh/h		1135		1365	1365			854		680	680	
v/c Ratio (x)		0.33		0.56	0.04			0.08		0.11	0.01	

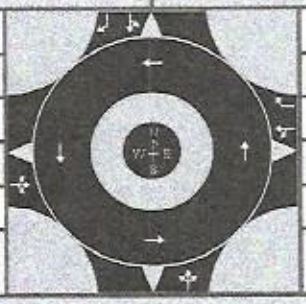
Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		6.4		8.7	2.9			5.0		6.5	5.4	
Lane LOS		A		A	A			A		A	A	
95% Queue, veh		1.5		3.6	0.1			0.3		0.4	0.0	
Approach Delay, s/veh	6.4			8.4			5.0			6.4		
Approach LOS	A			A			A			A		
Intersection Delay, s/veh | LOS	7.5						A					

HCS7 Roundabouts Report

General Information

Analyst	MSH
Agency or Co.	Solaegui Engineers
Date Performed	9/22/2020
Analysis Year	2020
Time Analyzed	AM Existing
Project Description	



Site Information

Intersection	Eagle Canyon/Neighborhood
E/W Street Name	Eagle Canyon Road
N/S Street Name	Neighborhood Way/Ember Dr
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.88
Jurisdiction	Washoe County

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	1	0	0	1	0	0	0	1	1
Lane Assignment			LTR		LT		R				LTR		LT		R	
Volume (V), veh/h	0	1	604	7	0	26	553	34	0	13	1	100	0	42	1	6
Percent Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flow Rate (v_{PCE}), pc/h	0	1	700	8	0	30	641	39	0	15	1	116	0	49	1	7
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	10				10				10				10			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763		4.5436	4.5436			4.9763		4.5436	4.5436	
Follow-Up Headway (s)		2.6087		2.5352	2.5352			2.6087		2.5352	2.5352	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		709		671	39			132		50	7	
Entry Volume, veh/h		695		658	38			129		49	7	
Circulating Flow (v_c), pc/h	80			17			750			686		
Exiting Flow (v_{ex}), pc/h	865			663			41			39		
Capacity (c_{pce}), pc/h		1272		1398	1398			642		761	761	
Capacity (c), veh/h		1245		1355	1355			629		743	743	
v/c Ratio (x)		0.56		0.49	0.03			0.21		0.07	0.01	

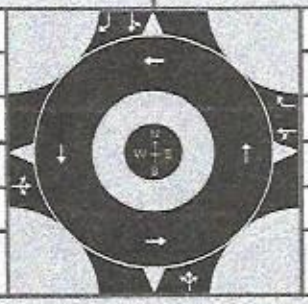
Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		9.3		7.6	2.9			8.2		5.5	4.9	
Lane LOS		A		A	A			A		A	A	
95% Queue, veh		3.6		2.7	0.1			0.8		0.2	0.0	
Approach Delay, s/veh	9.3			7.3			8.2			5.4		
Approach LOS	A			A			A			A		
Intersection Delay, s/veh | LOS	8.2						A					

HCS7 Roundabouts Report

General Information

Analyst	MSH
Agency or Co.	Solaegui Engineers
Date Performed	9/2/2020
Analysis Year	2020
Time Analyzed	PM Existing
Project Description	



Site Information

Intersection	Eagle Canyon/Neighborhood
E/W Street Name	Eagle Canyon Road
N/S Street Name	Neighborhood Way/Ember Dr
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.90
Jurisdiction	Washoe County

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	1	0	0	1	0	0	0	1	1
Lane Assignment			LTR		LT		R				LTR		LT		R	
Volume (V), veh/h	0	4	244	3	0	89	519	49	0	6	2	41	0	32	2	6
Percent Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flow Rate (v_{PCE}), pc/h	0	5	277	3	0	101	588	56	0	7	2	46	0	36	2	7
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	10				10				10				10			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763		4.5436	4.5436			4.9763		4.5436	4.5436	
Follow-Up Headway (s)		2.6087		2.5352	2.5352			2.6087		2.5352	2.5352	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		285		689	56			55		38	7	
Entry Volume, veh/h		279		675	55			54		37	7	
Circulating Flow (v_c), pc/h	139			14			318			696		
Exiting Flow (v_{ex}), pc/h	359			602			63			106		
Capacity (c_{pce}), pc/h		1198		1402	1402			998		754	754	
Capacity (c), veh/h		1172		1359	1359			977		736	736	
v/c Ratio (x)		0.24		0.50	0.04			0.06		0.05	0.01	

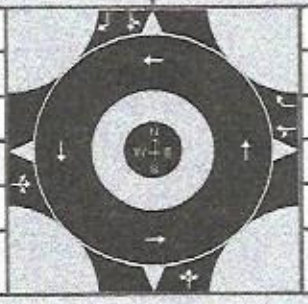
Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		5.2		7.7	3.0			4.2		5.4	5.0	
Lane LOS		A		A	A			A		A	A	
95% Queue, veh		0.9		2.9	0.1			0.2		0.2	0.0	
Approach Delay, s/veh	5.2			7.4			4.2			5.3		
Approach LOS	A			A			A			A		
Intersection Delay, s/veh | LOS	6.6						A					

HCS7 Roundabouts Report

General Information

Analyst	MSH
Agency or Co.	Solaegui Engineers
Date Performed	9/22/2020
Analysis Year	2020
Time Analyzed	AM Existing + Project
Project Description	



Site Information

Intersection	Eagle Canyon/Neighborhood
E/W Street Name	Eagle Canyon Road
N/S Street Name	Neighborhood Way/Ember Dr
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.88
Jurisdiction	Washoe County

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	1	0	0	1	0	0	0	1	1
Lane Assignment			LTR		LT		R				LTR		LT		R	
Volume (V), veh/h	0	2	604	7	0	26	553	39	0	13	1	100	0	45	1	7
Percent Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flow Rate (v_{HCE}), pc/h	0	2	700	8	0	30	641	45	0	15	1	116	0	52	1	8
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	10				10				10				10			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763		4.5436	4.5436			4.9763		4.5436	4.5436	
Follow-Up Headway (s)		2.6087		2.5352	2.5352			2.6087		2.5352	2.5352	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		710		671	45			132		53	8	
Entry Volume, veh/h		696		658	44			129		52	8	
Circulating Flow (v_c), pc/h	83			18			754			686		
Exiting Flow (v_{ex}), pc/h	868			664			48			39		
Capacity (c_{pce}), pc/h		1268		1397	1397			640		761	761	
Capacity (c), veh/h		1241		1354	1354			626		743	743	
v/c Ratio (x)		0.56		0.49	0.03			0.21		0.07	0.01	

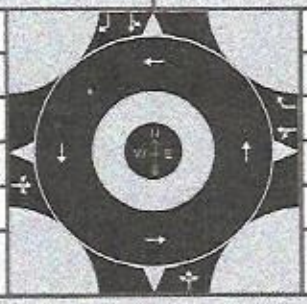
Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		9.3		7.6	2.9			8.3		5.6	5.0	
Lane LOS		A		A	A			A		A	A	
95% Queue, veh		3.6		2.7	0.1			0.8		0.2	0.0	
Approach Delay, s/veh	9.3			7.3			8.3			5.5		
Approach LOS	A			A			A			A		
Intersection Delay, s/veh | LOS	8.2						A					

HCS7 Roundabouts Report

General Information

Analyst	MSH
Agency or Co.	Solaegui Engineers
Date Performed	9/2/2020
Analysis Year	2020
Time Analyzed	PM Existing + Project
Project Description	



Site Information

Intersection	Eagle Canyon/Neighborhood
E/W Street Name	Eagle Canyon Road
N/S Street Name	Neighborhood Way/Ember Dr
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.90
Jurisdiction	Washoe County

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	1	0	0	1	0	0	0	1	1
Lane Assignment			LTR		LT		R				LTR		LT		R	
Volume (V), veh/h	0	5	244	3	0	89	519	61	0	6	3	41	0	43	3	7
Percent Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flow Rate (v_{PCE}), pc/h	0	6	277	3	0	101	588	69	0	7	3	46	0	49	3	8
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	10				10				10				10			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763		4.5436	4.5436			4.9763		4.5436	4.5436	
Follow-Up Headway (s)		2.6087		2.5352	2.5352			2.6087		2.5352	2.5352	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		286		689	69			56		52	8	
Entry Volume, veh/h		280		675	68			55		51	8	
Circulating Flow (v_c), pc/h		153			16			332			696	
Exiting Flow (v_{ex}), pc/h		372			603			78			107	
Capacity (c_{pce}), pc/h		1181		1399	1399			984		754	754	
Capacity (c), veh/h		1156		1357	1357			963		736	736	
v/c Ratio (x)		0.24		0.50	0.05			0.06		0.07	0.01	

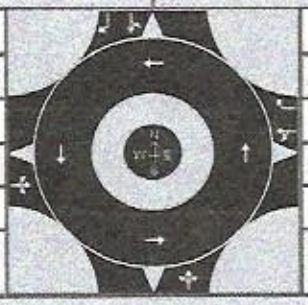
Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		5.3		7.7	3.0			4.2		5.6	5.0	
Lane LOS		A		A	A			A		A	A	
95% Queue, veh		1.0		2.9	0.2			0.2		0.2	0.0	
Approach Delay, s/veh	5.3			7.3			4.2			5.5		
Approach LOS	A			A			A			A		
Intersection Delay, s/veh | LOS	6.6						A					

HCS7 Roundabouts Report

General Information

Analyst	MSH
Agency or Co.	Solaegui Engineers
Date Performed	9/18/2020
Analysis Year	2030
Time Analyzed	AM Base
Project Description	



Site Information

Intersection	Eagle Canyon/Neighborhood
E/W Street Name	Eagle Canyon Road
N/S Street Name	Neighborhood Way/Ember Dr
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.87
Jurisdiction	Washoe County

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	1	0	0	1	0	0	0	1	1
Lane Assignment			LTR		LT		R				LTR		LT		R	
Volume (V), veh/h	0	2	1059	8	0	50	942	49	0	30	5	115	0	48	1	12
Percent Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flow Rate (v_{PCE}), pc/h	0	2	1242	9	0	59	1104	57	0	35	6	135	0	56	1	14
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	10				10				10				10			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763		4.5436	4.5436			4.9763		4.5436	4.5436	
Follow-Up Headway (s)		2.6087		2.5352	2.5352			2.6087		2.5352	2.5352	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		1253		1163	57			176		57	14	
Entry Volume, veh/h		1228		1140	56			173		56	14	
Circulating Flow (v_c), pc/h	116			43			1300			1198		
Exiting Flow (v_{ex}), pc/h	1433			1153			65			69		
Capacity (c_{pce}), pc/h		1226		1366	1366			366		477	477	
Capacity (c), veh/h		1200		1324	1324			359		468	468	
v/c Ratio (x)		1.02		0.86	0.04			0.48		0.12	0.03	

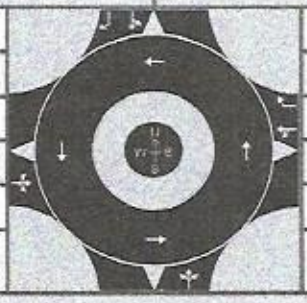
Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		50.8		20.8	3.0			21.3		9.3	8.1	
Lane LOS		F		C	A			C		A	A	
95% Queue, veh		23.3		12.2	0.1			2.5		0.4	0.1	
Approach Delay, s/veh	50.8			20.0			21.3			9.1		
Approach LOS	F			C			C			A		
Intersection Delay, s/veh | LOS	34.0						D					

HCS7 Roundabouts Report

General Information

Analyst	MSH
Agency or Co.	Solaegui Engineers
Date Performed	9/18/2020
Analysis Year	2030
Time Analyzed	PM Base
Project Description	



Site Information

Intersection	Eagle Canyon/Neighborhood
E/W Street Name	Eagle Canyon Road
N/S Street Name	Neighborhood Way/Ember Dr
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.90
Jurisdiction	Washoe County

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	1	0	0	1	0	0	0	1	1
Lane Assignment			LTR		LT		R				LTR		LT		R	
Volume (V), veh/h	0	5	394	4	0	102	714	56	0	7	2	65	0	62	5	7
Percent Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flow Rate (v_{PCE}), pc/h	0	6	447	5	0	116	809	63	0	8	2	74	0	70	6	8
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	10				10				10				10			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763		4.5436	4.5436			4.9763		4.5436	4.5436	
Follow-Up Headway (s)		2.6087		2.5352	2.5352			2.6087		2.5352	2.5352	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		458		925	63			84		76	8	
Entry Volume, veh/h		449		907	62			82		75	8	
Circulating Flow (v_c), pc/h	192			16			523			933		
Exiting Flow (v_{ex}), pc/h	591			825			71			127		
Capacity (c_{pce}), pc/h		1135		1399	1399			809		608	608	
Capacity (c), veh/h		1111		1357	1357			793		596	596	
v/c Ratio (x)		0.40		0.67	0.05			0.10		0.13	0.01	

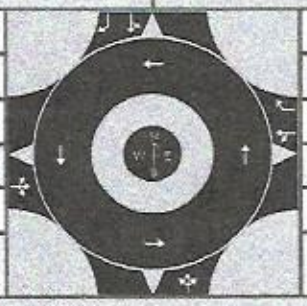
Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		7.4		11.2	3.0			5.6		7.5	6.2	
Lane LOS		A		B	A			A		A	A	
95% Queue, veh		2.0		5.5	0.1			0.3		0.4	0.0	
Approach Delay, s/veh	7.4			10.6			5.6			7.4		
Approach LOS	A			B			A			A		
Intersection Delay, s/veh | LOS	9.3						A					

HCS7 Roundabouts Report

General Information

Analyst	MSH
Agency or Co.	Solaegui Engineers
Date Performed	9/18/2020
Analysis Year	2030
Time Analyzed	AM Base + Project
Project Description	



Site Information

Intersection	Eagle Canyon/Neighborhood
E/W Street Name	Eagle Canyon Road
N/S Street Name	Neighborhood Way/Ember Dr
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.87
Jurisdiction	Washoe County

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	1	0	0	1	0	0	0	1	1
Lane Assignment			LTR		LT		R				LTR		LT		R	
Volume (V), veh/h	0	3	1059	8	0	50	942	54	0	30	5	115	0	51	1	13
Percent Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flow Rate (v_{PCE}), pc/h	0	4	1242	9	0	59	1104	63	0	35	6	135	0	60	1	15
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	10				10				10				10			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763		4.5436	4.5436			4.9763		4.5436	4.5436	
Follow-Up Headway (s)		2.6087		2.5352	2.5352			2.6087		2.5352	2.5352	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		1255		1163	63			176		61	15	
Entry Volume, veh/h		1230		1140	62			173		60	15	
Circulating Flow (v_c), pc/h	120			45			1306			1198		
Exiting Flow (v_{ex}), pc/h	1437			1154			73			69		
Capacity (c_{pce}), pc/h		1221		1363	1363			364		477	477	
Capacity (c), veh/h		1195		1322	1322			357		468	468	
v/c Ratio (x)		1.03		0.86	0.05			0.48		0.13	0.03	

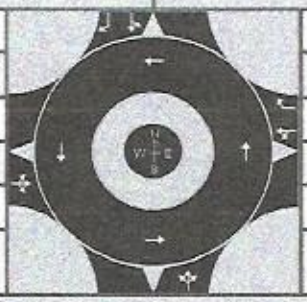
Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		52.5		21.0	3.1			21.6		9.5	8.1	
Lane LOS		F		C	A			C		A	A	
95% Queue, veh		23.8		12.2	0.1			2.5		0.4	0.1	
Approach Delay, s/veh	52.5			20.1			21.6			9.2		
Approach LOS	F			C			C			A		
Intersection Delay, s/veh | LOS	34.8						D					

HCS7 Roundabouts Report

General Information

Analyst	MSH
Agency or Co.	Solaegui Engineers
Date Performed	9/18/2020
Analysis Year	2030
Time Analyzed	PM Base + Project
Project Description	



Site Information

Intersection	Eagle Canyon/Neighborhood
E/W Street Name	Eagle Canyon Road
N/S Street Name	Neighborhood Way/Ember Dr
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.90
Jurisdiction	Washoe County

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	1	0	0	1	0	0	0	1	1
Lane Assignment			LTR		LT		R				LTR		LT		R	
Volume (V), veh/h	0	6	394	4	0	102	714	68	0	7	3	65	0	73	6	8
Percent Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flow Rate (v_{PCE}), pc/h	0	7	447	5	0	116	809	77	0	8	3	74	0	83	7	9
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	10				10				10				10			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763		4.5436	4.5436			4.9763		4.5436	4.5436	
Follow-Up Headway (s)		2.6087		2.5352	2.5352			2.6087		2.5352	2.5352	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		459		925	77			85		90	9	
Entry Volume, veh/h		450		907	75			83		88	9	
Circulating Flow (v_c), pc/h		206			18			537			933	
Exiting Flow (v_{ex}), pc/h		604			826			87			128	
Capacity (c_{pce}), pc/h		1118		1397	1397			798		608	608	
Capacity (c), veh/h		1095		1354	1354			781		596	596	
v/c Ratio (x)		0.41		0.67	0.06			0.11		0.15	0.01	

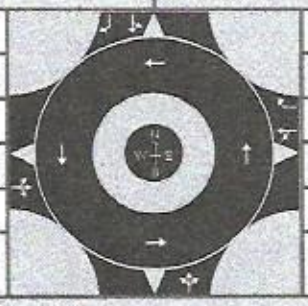
Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		7.6		11.2	3.1			5.7		7.8	6.2	
Lane LOS		A		B	A			A		A	A	
95% Queue, veh		2.0		5.5	0.2			0.4		0.5	0.0	
Approach Delay, s/veh		7.6			10.6			5.7			7.7	
Approach LOS		A			B			A			A	
Intersection Delay, s/veh | LOS			9.3						A			

HCS7 Roundabouts Report

General Information

Analyst	MSH
Agency or Co.	Solaegui Engineers
Date Performed	9/18/2020
Analysis Year	2040
Time Analyzed	AM Base
Project Description	



Site Information

Intersection	Eagle Canyon/Neighborhood
E/W Street Name	Eagle Canyon Road
N/S Street Name	Neighborhood Way/Ember Dr
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.87
Jurisdiction	Washoe County

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	1	0	0	1	0	0	0	1	1
Lane Assignment			LTR		LT		R				LTR		LT		R	
Volume (V), veh/h	0	2	1000	8	0	50	889	49	0	30	5	115	0	48	1	12
Percent Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flow Rate (v_{PCE}), pc/h	0	2	1172	9	0	59	1042	57	0	35	6	135	0	56	1	14
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	10				10				10				10			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763		4.5436	4.5436			4.9763		4.5436	4.5436	
Follow-Up Headway (s)		2.6087		2.5352	2.5352			2.6087		2.5352	2.5352	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		1183		1101	57			176		57	14	
Entry Volume, veh/h		1160		1079	56			173		56	14	
Circulating Flow (v_c), pc/h		116			43			1230			1136	
Exiting Flow (v_{ex}), pc/h		1363			1091			65			69	
Capacity (c_{pce}), pc/h		1226		1366	1366			394		505	505	
Capacity (c), veh/h		1200		1324	1324			386		495	495	
v/c Ratio (x)		0.97		0.82	0.04			0.45		0.11	0.03	

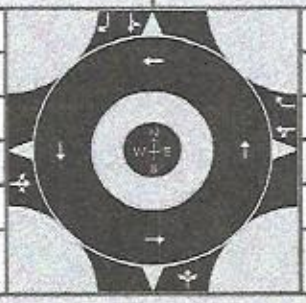
Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		37.1		17.4	3.0			18.9		8.8	7.6	
Lane LOS		E		C	A			C		A	A	
95% Queue, veh		18.5		10.0	0.1			2.2		0.4	0.1	
Approach Delay, s/veh	37.1			16.7			18.9			8.5		
Approach LOS	E			C			C			A		
Intersection Delay, s/veh | LOS	26.0						D					

HCS7 Roundabouts Report

General Information

Analyst	MSH
Agency or Co.	Solaegui Engineers
Date Performed	9/18/2020
Analysis Year	2040
Time Analyzed	PM Base
Project Description	



Site Information

Intersection	Eagle Canyon/Neighborhood
E/W Street Name	Eagle Canyon Road
N/S Street Name	Neighborhood Way/Ember Dr
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.90
Jurisdiction	Washoe County

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	1	0	0	1	0	0	0	1	1
Lane Assignment			LTR		LT		R				LTR		LT		R	
Volume (V), veh/h	0	5	372	4	0	102	674	56	0	7	2	65	0	62	5	7
Percent Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flow Rate (v_{pc}), pc/h	0	6	422	5	0	116	764	63	0	8	2	74	0	70	6	8
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	10				10				10				10			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763		4.5436	4.5436			4.9763		4.5436	4.5436	
Follow-Up Headway (s)		2.6087		2.5352	2.5352			2.6087		2.5352	2.5352	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		433		880	63			84		76	8	
Entry Volume, veh/h		425		863	62			82		75	8	
Circulating Flow (v_c), pc/h		192			16			498			888	
Exiting Flow (v_{ex}), pc/h		566			780			71			127	
Capacity (c_{pce}), pc/h		1135		1399	1399			830		633	633	
Capacity (c), veh/h		1111		1357	1357			813		620	620	
v/c Ratio (x)		0.38		0.64	0.05			0.10		0.12	0.01	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		7.1		10.3	3.0			5.4		7.2	5.9	
Lane LOS		A		B	A			A		A	A	
95% Queue, veh		1.8		4.9	0.1			0.3		0.4	0.0	
Approach Delay, s/veh	7.1			9.9			5.4			7.1		
Approach LOS	A			A			A			A		
Intersection Delay, s/veh | LOS	8.7						A					

HCS7 Roundabouts Report

General Information

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Agency or Co.	Solaegui Engineers
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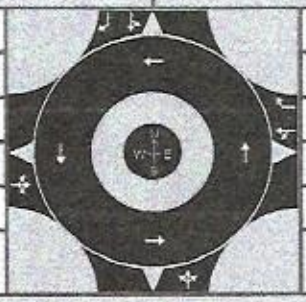
Time Analyzed	AM Base + Project
Project Description	



Site Information

Intersection	Eagle Canyon/Neighborhood
E/W Street Name	Eagle Canyon Road
N/S Street Name	Neighborhood Way/Ember Dr
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.87
Jurisdiction	Washoe County

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	1	0	0	1	0	0	0	1	1
Lane Assignment			LTR		LT		R				LTR		LT		R	
Volume (V), veh/h	0	3	1000	8	0	50	889	54	0	30	5	115	0	51	1	13
Percent Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flow Rate (v_{PCE}), pc/h	0	4	1172	9	0	59	1042	63	0	35	6	135	0	60	1	15
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	10				10				10				10			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763		4.5436	4.5436			4.9763		4.5436	4.5436	
Follow-Up Headway (s)		2.6087		2.5352	2.5352			2.6087		2.5352	2.5352	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		1185		1101	63			176		61	15	
Entry Volume, veh/h		1162		1079	62			173		60	15	
Circulating Flow (v_c), pc/h	120			45			1236			1136		
Exiting Flow (v_{ex}), pc/h	1367			1092			73			69		
Capacity (c_{pce}), pc/h		1221		1363	1363			391		505	505	
Capacity (c), veh/h		1195		1322	1322			383		495	495	
v/c Ratio (x)		0.97		0.82	0.05			0.45		0.12	0.03	

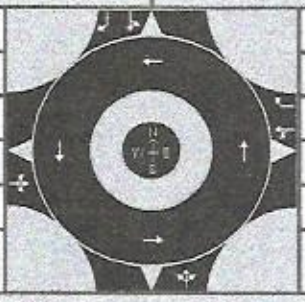
Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		38.4		17.6	3.1			19.1		8.9	7.6	
Lane LOS		E		C	A			C		A	A	
95% Queue, veh		18.9		10.0	0.1			2.3		0.4	0.1	
Approach Delay, s/veh	38.4			16.8			19.1			8.6		
Approach LOS	E			C			C			A		
Intersection Delay, s/veh | LOS	26.5						D					

HCS7 Roundabouts Report

General Information

Analyst	MSH
Agency or Co.	Solaegui Engineers
Date Performed	9/18/2020
Analysis Year	2040
Time Analyzed	PM Base + Project
Project Description	



Site Information

Intersection	Eagle Canyon/Neighborhood
E/W Street Name	Eagle Canyon Road
N/S Street Name	Neighborhood Way/Ember Dr
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.90
Jurisdiction	Washoe County

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	1	0	0	1	0	0	0	1	1
Lane Assignment			LTR		LT		R				LTR		LT		R	
Volume (V), veh/h	0	6	372	4	0	102	674	68	0	7	3	65	0	73	6	8
Percent Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flow Rate (v_{PCE}), pc/h	0	7	422	5	0	116	764	77	0	8	3	74	0	83	7	9
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	10				10				10				10			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763		4.5436	4.5436			4.9763		4.5436	4.5436	
Follow-Up Headway (s)		2.6087		2.5352	2.5352			2.6087		2.5352	2.5352	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		434		880	77			85		90	9	
Entry Volume, veh/h		425		863	75			83		88	9	
Circulating Flow (v_c), pc/h	206			18			512			888		
Exiting Flow (v_{ex}), pc/h	579			781			87			128		
Capacity (c_{pce}), pc/h		1118		1397	1397			819		633	633	
Capacity (c), veh/h		1095		1354	1354			801		620	620	
v/c Ratio (x)		0.39		0.64	0.06			0.10		0.14	0.01	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		7.3		10.4	3.1			5.5		7.5	6.0	
Lane LOS		A		B	A			A		A	A	
95% Queue, veh		1.9		4.9	0.2			0.3		0.5	0.0	
Approach Delay, s/veh	7.3			9.8			5.5			7.3		
Approach LOS	A			A			A			A		
Intersection Delay, s/veh | LOS	8.7						A					

HCS7 Two-Way Stop-Control Report

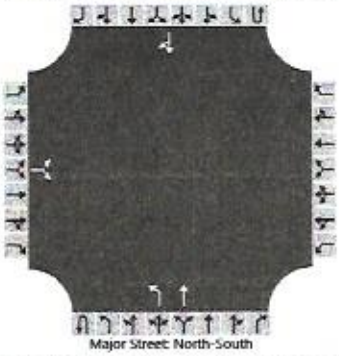
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	9/22/2020
Analysis Year	2018
Time Analyzed	AM Existing + Project
Intersection Orientation	North-South
Project Description	

Site Information

Intersection	Neighborhood & Access
Jurisdiction	Washoe County
East/West Street	Project Access
North/South Street	Neighborhood Way
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		0		4						6	19				41	0
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			4							7						
Capacity, c (veh/h)			1021							1556						
v/c Ratio			0.00							0.00						
95% Queue Length, Q_{95} (veh)			0.0							0.0						
Control Delay (s/veh)			8.5							7.3						
Level of Service (LOS)			A							A						
Approach Delay (s/veh)	8.5								1.8							
Approach LOS	A															

HCS7 Two-Way Stop-Control Report

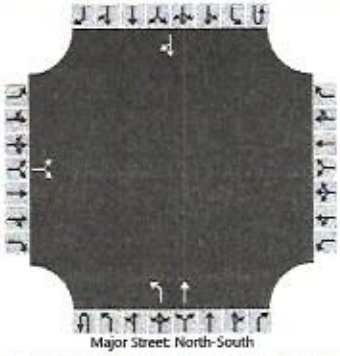
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	9/22/2020
Analysis Year	2018
Time Analyzed	PM Existing + Project
Intersection Orientation	North-South
Project Description	

Site Information

Intersection	Neighborhood & Access
Jurisdiction	Washoe County
East/West Street	Project Access
North/South Street	Neighborhood Way
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		0		13						14	16				31	0
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			14							16						
Capacity, c (veh/h)			1036							1571						
v/c Ratio			0.01							0.01						
95% Queue Length, Q_{95} (veh)			0.0							0.0						
Control Delay (s/veh)			8.5							7.3						
Level of Service (LOS)			A							A						
Approach Delay (s/veh)		8.5								3.4						
Approach LOS		A														

HCS7 Two-Way Stop-Control Report

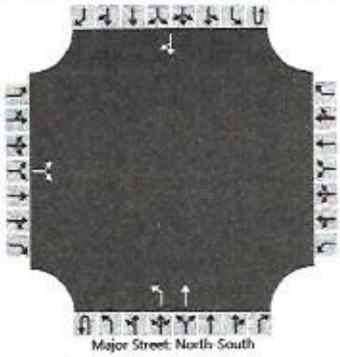
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	9/22/2020
Analysis Year	2020
Time Analyzed	AM Existing + Project
Intersection Orientation	North-South
Project Description	

Site Information

Intersection	Neighborhood & Access
Jurisdiction	Washoe County
East/West Street	Project Access
North/South Street	Neighborhood Way
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		0		4						6	14				43	0
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			4							7						
Capacity, c (veh/h)			1018							1553						
v/c Ratio			0.00							0.00						
95% Queue Length, Q_{95} (veh)			0.0							0.0						
Control Delay (s/veh)			8.6							7.3						
Level of Service (LOS)			A							A						
Approach Delay (s/veh)		8.6								2.2						
Approach LOS		A														

HCS7 Two-Way Stop-Control Report

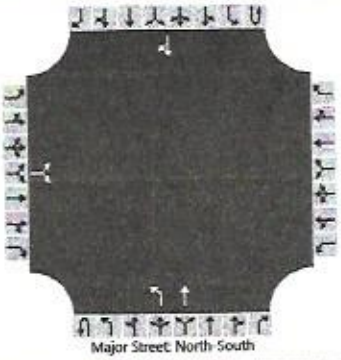
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	9/22/2020
Analysis Year	2020
Time Analyzed	PM Existing + Project
Intersection Orientation	North-South
Project Description	

Site Information

Intersection	Neighborhood & Access
Jurisdiction	Washoe County
East/West Street	Project Access
North/South Street	Neighborhood Way
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		0		13						14	38				16	0
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			14							16						
Capacity, c (veh/h)			1058							1593						
v/c Ratio			0.01							0.01						
95% Queue Length, Q_{95} (veh)			0.0							0.0						
Control Delay (s/veh)			8.5							7.3						
Level of Service (LOS)			A							A						
Approach Delay (s/veh)	8.5								2.0							
Approach LOS	A															

HCS7 Two-Way Stop-Control Report

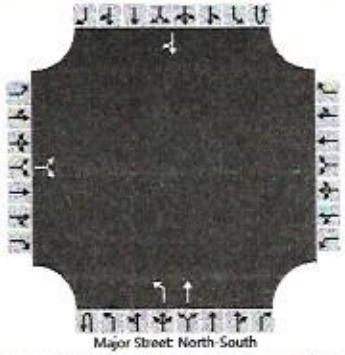
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	9/22/2020
Analysis Year	2030
Time Analyzed	AM Base + Project
Intersection Orientation	North-South
Project Description	

Site Information

Intersection	Neighborhood & Access
Jurisdiction	Washoe County
East/West Street	Project Access
North/South Street	Neighborhood Way
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		0		4						6	23				49	0
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			4							7						
Capacity, c (veh/h)			1010							1544						
v/c Ratio			0.00							0.00						
95% Queue Length, Q_{95} (veh)			0.0							0.0						
Control Delay (s/veh)			8.6							7.3						
Level of Service (LOS)			A							A						
Approach Delay (s/veh)		8.6								1.5						
Approach LOS		A														

HCS7 Two-Way Stop-Control Report

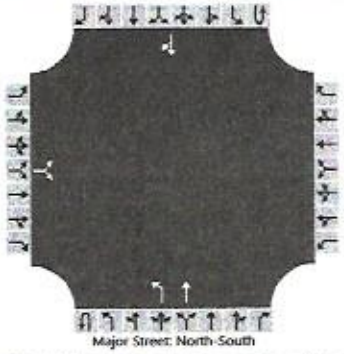
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	9/22/2020
Analysis Year	2030
Time Analyzed	PM Base + Project
Intersection Orientation	North-South
Project Description	

Site Information

Intersection	Neighborhood & Access
Jurisdiction	Washoe County
East/West Street	Project Access
North/South Street	Neighborhood Way
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		0		13						14	44				37	0
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			14							16						
Capacity, c (veh/h)			1027							1562						
v/c Ratio			0.01							0.01						
95% Queue Length, Q_{95} (veh)			0.0							0.0						
Control Delay (s/veh)			8.6							7.3						
Level of Service (LOS)			A							A						
Approach Delay (s/veh)		8.6								1.8						
Approach LOS		A														

HCS7 Two-Way Stop-Control Report

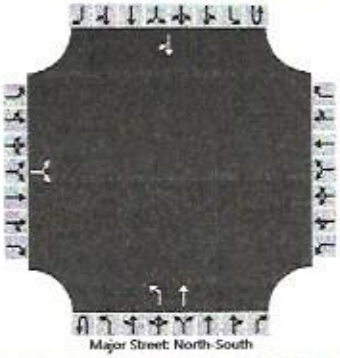
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	9/22/2020
Analysis Year	2040
Time Analyzed	AM Base + Project
Intersection Orientation	North-South
Project Description	

Site Information

Intersection	Neighborhood & Access
Jurisdiction	Washoe County
East/West Street	Project Access
North/South Street	Neighborhood Way
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		0		4						6	23				49	0
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			4							7						
Capacity, c (veh/h)			1010							1544						
v/c Ratio			0.00							0.00						
95% Queue Length, Q_{95} (veh)			0.0							0.0						
Control Delay (s/veh)			8.6							7.3						
Level of Service (LOS)			A							A						
Approach Delay (s/veh)		8.6								1.5						
Approach LOS		A														

HCS7 Two-Way Stop-Control Report

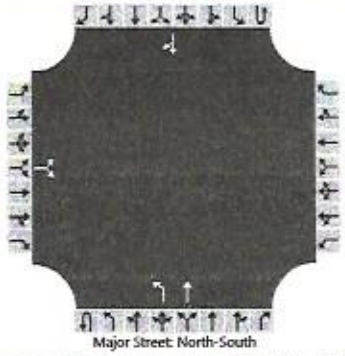
General Information

Analyst	MSH
Agency/Co.	Solaegui Engineers
Date Performed	9/22/2020
Analysis Year	2040
Time Analyzed	PM Base + Project
Intersection Orientation	North-South
Project Description	

Site Information

Intersection	Neighborhood & Access
Jurisdiction	Washoe County
East/West Street	Project Access
North/South Street	Neighborhood Way
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		0		13						14	44				37	0
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			14							16						
Capacity, c (veh/h)			1027							1562						
v/c Ratio			0.01							0.01						
95% Queue Length, Q_{95} (veh)			0.0							0.0						
Control Delay (s/veh)			8.6							7.3						
Level of Service (LOS)			A							A						
Approach Delay (s/veh)		8.6								1.8						
Approach LOS		A														

INTERSECTION DETAIL
EAGLE CANYON DR @ EMBER DR / NEIGHBORHOOD WAY
01 JAN 16 - 01 JAN 19
COUNTY: WASHOE

Crash Severity	Crash Date	Crash Year	Crash Time	Primary Street	Distance	Dir	Secondary Street	Weather
PROPERTY DAMAGE ONLY	22-Feb-2017	2017	09:49 AM	EAGLE CANYON DR		AT INT	NEIGHBORHOOD WAY	OTHER
PROPERTY DAMAGE ONLY	2-Sep-2018	2018	02:28 AM	EAGLE CANYON DR		AT INT	NEIGHBORHOOD WAY	CLEAR
PROPERTY DAMAGE ONLY	4-May-2016	2016	07:27 AM	EAGLE CANYON DR	50	W	NEIGHBORHOOD WAY	CLEAR
PROPERTY DAMAGE ONLY	5-Sep-2018	2018	02:23 PM	EAGLE CANYON DR	100	W	NEIGHBORHOOD WAY	CLEAR

Fatalities	Injured	Property Damage Only	Injury Type	Crash Type	Total Vehicles	V1 Type	V1 Dir	V1 Driver Age	V1 Lane Num	V1 Action
		PDO		UNKNOWN	5	PICKUP	W			GOING STRAIGHT
		PDO		NON-COLLISION	1	MOTORCYCLE	W	51	1	NEGOTIATING A CURVE
		PDO		REAR-END	2	SEDAN, 4 DOOR	W			GOING STRAIGHT
		PDO		REAR-END	2	SEDAN, 4 DOOR	W		1	GOING STRAIGHT
Sum: 0	Sum: 0	Count: 4								
Count: 0	Count: 0									
Total:	4									

V1 Driver Factors	V1 Driver Distracted	V1 Vehicle Factors	V1 Most Harmful Event
OTHER IMPROPER DRIVING		FOLLOWED TOO CLOSELY	
HAD BEEN DRINKING		EXCEEDED AUTHORIZED SPEED LIMIT	OVERTURN/ROLLOVER
APPARENTLY NORMAL		FOLLOWED TOO CLOSELY	
UNKNOWN		UNKNOWN	SLOW/STOPPED VEHICLE

V1 All Events	V2 Type	V2 Dir	V2 Driver Age	V2 Lane Num	V2 Action	V2 Driver Factors
OTHER MOVABLE OBJECT	UTILITY	W			GOING STRAIGHT	OTHER IMPROPER DRIVING
OVERTURN/ROLLOVER: OTHER NON-COLLISION						
	SEDAN, 2 DOOR	W			STOPPED	APPARENTLY NORMAL
SLOW/STOPPED VEHICLE	SEDAN, 4 DOOR	W		1	GOING STRAIGHT	UNKNOWN

V2 Driver Distracted	V2 Vehicle Factors	V2 Most Harmful Event	V2 All Events	First Harmful Event
	FOLLOWED TOO CLOSELY		OTHER MOVABLE OBJECT	
				MOTOR VEHICLE IN TRANSPORT
	UNKNOWN	SLOW/STOPPED VEHICLE	SLOW/STOPPED VEHICLE	

Nonmotorist Factors	Factors Roadway	Lighting	HWY Factors	Agency	Accident Rec Num
				WASO	2368968
	DRY	DARK - CONTINUOUS LIGHTING	NONE	WASO	3099230
			INACTIVE WORK ZONE	WASO	2310905
				WASO	3099234

WOOD RODGERS

Date: October 6, 2020
Project No.: 3599006

Mr. Greg Peitzmeier
Silverado Homes NV, Inc.
5525 Kietzke Lane, Suite 102
Reno, NV 89511

Re: Silverado Continuum Care Community – Geotechnical Summary
APN 532-031-16
Washoe County, Nevada

Ref: Geotechnical Investigation
Eagle Canyon / Ember Drive Commercial Development
Black Eagle Consulting, Inc. Project No.: 0840-03-1
Washoe County, Nevada
August 2006

2018 International Building Code
And Northern Nevada Amendments

Dear Mr. Peitzmeier,

The overall site, located in Washoe County, Nevada is contained in Sections 34, Township 21N, Range 20E M.D.M. As shown in Figure 1, the property borders vacant land to the east, an existing residential development to the north, a senior living facility to the south, and Eagle Canyon Park to the west. The referenced Black Eagle report was prepared in 2006 and will require a geotechnical update before mass grading operations begin.

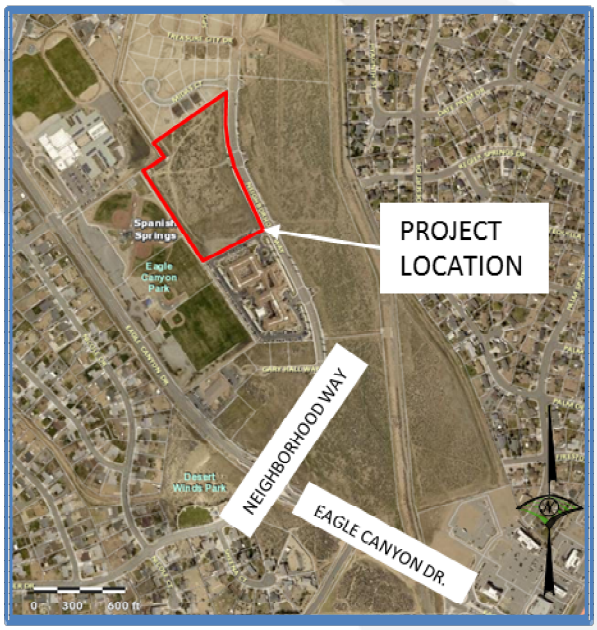


FIGURE 1 - PROJECT DEVELOPMENT AREA

Silverado Continuum Care Community encompasses an area of approximately 11 acres and will consist of developing single-family residential units as well as apartment structures with associated infrastructure within the parcels along Neighborhood Way. Design considerations will be governed by the International Building Code (IBC) and the Washoe County Public Works Design Manual will address public improvements.

Once soils have been adequately prepared, spread foundations should perform well for the development. If it is desired to limit grading, structural slabs may be considered for the project.

We appreciate the opportunity to provide our services for you. Please contact our office should you have any related questions or comments.

Sincerely,

WOOD RODGERS, INCORPORATED

Justin M. McDougal, PE
Associate
RE Number: 24474
Expires: 12/31/2021

10/06/2020

DOC # 3586756
10/22/2007 02:32:56 PM
Requested By
ROBERT M SADER
Washoe County Recorder
Kathryn L. Burke - Recorder
Fee: $59.00 RPTT: $0.00
Page 1 of 46

WHEN RECORDED RETURN TO:

Spanish Springs Associates Limited Partnership
c/o Robert M. Sader, Esq.
8600 Technology Way, Suite 101
Reno, Nevada 89521

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SPANISH SPRINGS NEIGHBORHOOD CENTER

TABLE OF CONTENTS

EXHIBITS

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SPANISH SPRINGS NEIGHBORHOOD CENTER

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (the "Declaration") is made this _____ day of _____, 2007, by **SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP,** a Nevada limited partnership, (the "Declarant").

RECITALS:

A. Declarant is the owner of certain real property located in the County of Washoe, State of Nevada. The real property described in Exhibit "A" attached hereto and incorporated herein by this reference shall be referred to as the "Property". The Property together with any other real property which is hereafter made subject to this Declaration pursuant to Article 11 hereof shall be hereinafter referred to as the "Property". Declarant may, but shall not be so obligated to, add real property to the Property which is covered by this Declaration. As of the date of this Declaration, Declarant contemplates that the real property described in Exhibit "B" may be so added at some future date pursuant to the provisions of Article 11 hereof; however, Declarant makes no representation or warranty that the real property described in Exhibit "B" will be annexed.

B. Declarant intends to develop the Property as a multiple purpose civic, mixed use and commercial area which will be known as the "Spanish Springs Neighborhood Center". The Property is envisioned to include land devoted to, without limitation, office, civic, residential, commercial uses and other uses allowed under the "Neighborhood Commercial" or mixed use land use designation of Washoe County's Spanish Springs Area Plan, including any future land use designation or zoning changes approved by Washoe County. The Property is a portion of the Spanish Springs Area Plan (the "SSAP"). The SSAP specifies permitted uses on the Property, which may be further restricted by this Declaration.

C. Declarant may, in its sole and absolute discretion, convey title or lease portions of any property it owns within the Property to certain persons or entities. Any such property, whether conveyed absolutely or subject to a leasehold estate, shall at all times be subject to the covenants, conditions and restrictions hereinafter set forth and all other terms and provisions of this Declaration, as amended or otherwise modified from time to time.

D. Declarant deems it desirable to establish covenants, conditions and restrictions upon the Property for purposes of creating a general scheme for the improvement, development, use, occupancy and enjoyment thereof, all to insure the proper development and use of the Property

and to enhance and protect its value, desirability and attractiveness as a viable neighborhood center; and more particularly, without limitation, to:

1. protect the Owners and Occupants of Lots against such improper or inappropriate development and use of surrounding Lots as may depreciate the value and use of their Lots;

2. prevent the erection on the Property of structures constructed of improper or unsuitable materials, or with improper quality and methods of construction;

3. insure reasonably consistent development of the Property;

4. encourage and insure the erection of attractively designed permanent improvements appropriately located within the Property in order to achieve harmonious appearance and function;

5. insure adequate funding for construction, maintenance, care and repair of Common Areas;

6. provide for the ownership and maintenance for the common benefit of all Owners and Occupants of open space, certain landscaped areas, drainage ways and other Common Area; and

7. generally promote the welfare of the Occupants and Owners of Lots.

NOW, THEREFORE, Declarant hereby covenants, agrees and declares that all of its interests in the Property, as the same may from time to time appear or develop, shall be held and conveyed or leased (as applicable) subject to the following covenants, conditions and restrictions, which are hereby declared to be for the benefit of said interests in the Property and the owners or lessees of said interests, together with their permitted successors and assigns, if any. These covenants, conditions and restrictions shall run with said interests and shall be binding upon all parties having or acquiring any right or title of any nature whatsoever in said interests or any portion thereof, and shall inure to the benefit of each owner or lessee thereof and are imposed upon said interests and each of them as a servitude in favor of each and every of said interests as the dominant tenement or tenements.

ARTICLE 1 - GENERAL PROVISIONS

1.1 Restrictions Operate as Covenants.

Each person or entity that acquires any interest in the Property or any portion thereof hereby covenants and agrees with Declarant (and its successors and assigns, if any) to use the Property only in accordance with the covenants, conditions and restrictions herein set forth and

to refrain from using the Property in any way inconsistent with or prohibited by the provisions of this Declaration.

1.2 Intent of Restrictions and Covenants.

The intent of this Declaration is to insure proper development and use of the Property, to protect the Owner or Occupant, present or future, of each Lot established (or to be established) therein against improper development and use of other Lots in such a manner as to cause the value of any Lot to depreciate or become impaired in value; to prevent Improvements that are inconsistent with Declarant's overall development scheme; and, in general, to provide for a high quality of improvement of the Property in accordance with Declarant's overall development scheme.

1.3 Enforcement.

It shall primarily be the responsibility of the Association to enforce the terms and provisions of this Declaration as required. Notwithstanding the generality of the foregoing, each and every Owner shall retain such enforcement rights as permitted or allowed in accordance with this Declaration as against other Owners or Occupants, or any of them.

1.4 Definitions.

Unless the context of this Declaration clearly indicates otherwise, capitalized terms or phrases found in this Declaration shall have the following meanings.

1.4.1 "Architectural Committee" or "Committee" shall mean the Architectural Committee created pursuant to Article 2 of this Declaration.

1.4.2 "Assessments" shall mean Regular Assessments and Special Assessments, as applicable.

1.4.3 "Association" shall mean the Spanish Springs Neighborhood Center Association established pursuant to Article 2 of this Declaration.

1.4.4 "Board" shall mean the board of directors (also sometimes called the Executive Board) of the Association.

1.4.5 "Building" shall mean any structural improvement on any Lot which is enclosed by exterior walls, floor or roof and is designed for use by the Owner of such Lot, or such Owner's Occupants, licensees, tenants, successors or assigns.

1.4.6 "Common Areas" shall mean and refer to those areas of land shown on any recorded plat or its equivalent of the Property (or any portion thereof) filed or approved by Declarant and identified thereon as "Common Area(s)", or as land subject to a Common Area

easement of maintenance or use by the Association, or any interest in land within the Property owned by Association.

1.4.7 "Common Expenses" shall mean the actual costs of:

(a) improvements, maintenance, irrigation, utilities, management, operation, reserves, repair and replacement of landscaping, recreation, open space, drainage facilities, joint use and related improvements to all Common Areas (e.g., related improvements may include work out stations, clock towers, art objects, sculptures, paths or trails, water features and signs), provided that construction of drainage facilities and landscaping in Common Areas shall be the obligation of Declarant prior to dedication of said improved Common Areas to the Association;

(b) reasonable, normal and customary costs of management and performance of Association duties and obligations hereunder, including, but not limited to, compensation paid to managers, accountants, consultants, attorneys, contractors, employees, and members of the Architectural Committee;

(c) the reasonable costs of any insurance obtained by the Association including, without limitation, public liability insurance, fidelity coverage, casualty, errors and omissions, and other forms of insurance generally obtained by persons or firms performing functions similar to those performed by the Association;

(d) reasonable reserves as deemed appropriate by the Association;

(e) any costs or expenses incurred with respect to the operation, maintenance, repair or replacement of any Common Area Signs erected at entrances to the Property or elsewhere;

(f) other reasonable expenses incurred by the Association in connection with maintenance, management, operation, improvement or repair of the Common Areas, or in the furtherance of the purposes of this Declaration or in the discharge of any duties or powers of Association herein described;

(g) the cost of any other services which the Association determines is desirable for the benefit of the Property and the Owners and Occupants, including, without limitation, installation and maintenance of streets, driveways, utilities, drainage facilities, snow removal, and landscaping service; and

(h) the cost of maintaining and repairing hardscape or landscaping in public Streets or right-of-ways adjacent to or in the vicinity of the Property, including medians, parkways, roundabouts and flower beds.

1.4.8 "Common Maintenance Areas" shall mean those portions of the Property reserved or set aside for the purpose of, without limitation, planting, locating, installing, replanting, relocating, reinstalling, maintaining, removing, treating, repairing, and irrigating trees, hedges, shrubs, bushes, plantings, plants, grass, flowers, and other forms of vegetation (including natural vegetation) which, in the sole discretion of the Declarant or Architectural Committee, is necessary to design, create and maintain attractive areas of vegetation throughout the Property in furtherance of the purposes of this Declaration.

1.4.9 "County" shall mean the County of Washoe, a political subdivision of the State of Nevada.

1.4.10 "Design Guidelines" shall have the meaning specified in Article 4 of this Declaration.

1.4.11 "Developable Acreage" shall mean land within the Property owned by a Member on which development of land is customarily feasible and allowed by applicable local, state and federal law (e.g., land on which any structure, parking lot, landscaping or other ancillary use to a commercial or industrial property can be located). Generally, all portions of Lots specifically parceled for development within the Property, excluding Common Area, shall be considered Developable Acreage. Undeveloped land owned by Declarant which is future Streets, flood plain, wetlands, drainageways or subject to other constraints which make said undeveloped land customarily infeasible to be developed shall not be considered Developable Acreage.

1.4.12 "Ground Cover" shall mean shrubs planted in such a manner that selected portions of the Property are covered with foliage or hardscape.

1.4.13 "Improvement" shall mean structures of any kind, above, on or below the land surface, including, without limitation, Buildings, walls, all utilities lines and facilities, parking facilities, private driveways and streets, walkways and sidewalks, fences, poles, loading areas, and related improvements and other structures of any type whatsoever, Landscaping, and Signs. This term shall include both original improvements and all subsequent changes and improvements thereto.

1.4.14 "Inorganic Mulch" shall mean decomposed granite, rock or river washed cobble used to completely cover selected portions of the Property.

1.4.15 "Landscaping" shall mean selected portions of the Property covered by Lawn (as defined below), Ground Cover or Inorganic Mulch combined with shrubbery and trees which may be complemented with berms, masonry, fencing or other materials.

1.4.16 "Lawn" shall mean selected portions of the Property completely covered with grass, which is properly maintained and irrigated.

1.4.17 "Lot" shall mean a parcel that is eligible for separate transfer of ownership pursuant to the filing of a map (or maps) for land subdivision purposes in accordance with applicable laws of the State of Nevada and local governmental entities (including, without limitation, those of Washoe County, Nevada) or by any other procedures permitted or required by such applicable laws.

1.4.18 "Member" shall have the meaning set forth in Section 2.1 of this Declaration.

1.4.19 "Mortgage" shall mean and refer to any duly recorded mortgage or deed of trust encumbering a Lot.

1.4.20 "NRS" shall mean the Nevada Revised Statutes, as amended, adopted, or otherwise altered or changed from time to time by the Nevada legislature.

1.4.21 "Occupant" shall mean one or more persons or entities that have a legal right to occupy any portion of the Property (or Buildings or Improvements located thereon) pursuant to fee ownership, a leasehold interest or any other valid and enforceable legal relationship.

1.4.22 "Owner" shall mean one or more persons or entities who are the record owner of fee simple title of a Lot, or the vendee under an installment land sales contract with respect to such Lot, but excluding those having any such interest merely as security for the performance of an obligation. In the event that the ownership of any Building or other Improvement on any Lot shall ever be severed from the land, whether by lease or by deed, only the owner of the interest in the land shall be deemed an Owner hereunder. An Owner shall not necessarily be an Occupant. The Owner of fee title of a Lot and not the lessee of such Lot shall be deemed the Owner with respect to such Lot, regardless of the provisions of the lease.

1.4.23 "Property" shall have the meaning set forth in Recital A of this Declaration.

1.4.24 "Regular Assessment" shall mean the amount to be paid to the Declarant by each Owner for such Owner's annual share of Common Expenses.

1.4.25 "Sign" shall mean any structure or device, electric or non-electric, permanent or temporary, and all parts thereof which are erected or otherwise used within the Property for identification or advertising purposes.

1.4.26 "Site" shall mean all contiguous Lots owned by the same Owner (or owned in common by two or more Owners) which the Owner(s) thereof have requested Declarant or Association to consider as a single building site in reviewing for approval of plans and specifications for the development of such Lots in accordance with this Declaration; provided, however, that occupancy of a Building on two or more Lots by two or more Occupants shall not alter the character of such Lots as a single Site.

1.4.27 "Special Assessment" shall have the meaning set forth in Section 6.6 of this Declaration.

1.4.28 "Street" shall mean a vehicular right-of-way owned by the Association, public streets or highways, whether presently constructed, dedicated by plat map, or contemplated in the future pursuant to any plan approved or adopted by Declarant or any public authority, including, without limitation, Washoe County, the Regional Transportation Commission or the Nevada Department of Transportation.

1.5 Exemption From NRS Chapter 116.

The Property is expressly hereby declared exempt from Nevada Revised Statutes Chapter 116, the Common-Interest Ownership Act (the "Act"), despite the specific incorporation of certain provisions thereof as provided in Section 6.12. Moreover, the Property is currently restricted by provisions of the SSAP exclusively to nonresidential uses, which results in the Act being inapplicable pursuant to NRS 116.1201(2)(b). If, however, residential areas are allowed in the future under applicable government land use laws and commenced on any Lot within the Property, and said residential uses qualify as a "planned community" as defined in NRS Chapter 116 so that the Property would lose its exemption from NRS Chapter 116, and NRS Chapter 116 would therefore be applicable, then each Lot not so exclusively restricted to nonresidential uses shall automatically be deannexed from this Declaration upon first commencement of the residential use, as further specified in Subsection 12.3, and this Declaration shall have no force or effect on said deannexed Lot.

ARTICLE 2 - SPANISH SPRINGS NEIGHBORHOOD ASSOCIATION

2.1 Membership.

Each and every person or legal entity who is an Owner shall automatically be a member of the Association (a "Member"), provided that any person or entity who holds such an interest merely as security for the performance of any obligation shall not be a Member. The Association shall have no Members who are not also Owners. Membership is mandatory.

2.2 Classes of Voting Members.

The Association shall have two (2) classes of voting membership:

CLASS A. Class A Members shall be all those Members described in Section 2.1 hereof with the exception of Declarant. Class A Members shall be entitled to one (1) vote for each one (1) acre of Developable Acreage owned within the Property. Partial increments of one (1) acre shall entitle a Member to fractional voting rights. If any property interest, ownership of which entitles the Owner thereof to vote, is held jointly or in common by more than one (1) person, the vote or votes to which such property interest is entitled may also be held jointly or in common in

the same manner. However, the vote or votes for such property interest shall be cast, if at all, as a unit, and neither fractional votes nor split votes shall be allowed. In the event that the persons who constitute an Owner are unable to agree among themselves as to how their vote or votes shall be cast as a unit, they shall lose their right to cast their vote or votes on the matter in question. In joint ownership situations, any person who is a part Owner shall be entitled to cast the vote or votes for that Owner unless another part Owner shall have delivered to the Secretary of the Association before the vote a written statement to the effect that the person wishing to cast the vote or votes has not been authorized to do so by the other persons who constitute part of the Owner.

CLASS B. The Class B Member shall be Declarant. The Class B Member shall be entitled to ten (10) votes for each one (1) acre of Developable Acreage owned by Declarant within the Property. A partial increment of one (1) acre shall entitle the Member to fractional voting rights.

2.3 Assignment.

Class A voting rights may be assigned, in whole or in part to an Occupant, as such rights relate to a particular Lot occupied by the Occupant, provided that written notice of the assignment is given to Association prior to the exercise of voting rights by the Occupant. Class B voting rights may only be assigned by Declarant concurrently with the assignment of all Declarant rights, and only in the circumstance when all Property then owned by Declarant is transferred to the assignee.

2.4 Powers Conferred by Corporate Law.

In addition to any powers described herein, the Association shall have all of the powers of a Nevada nonprofit corporation, subject only to such limitations upon the exercise of such powers as are expressly described in this Declaration, the Association Articles of Incorporation, or its Bylaws. It shall further have the power to do and perform any and all acts which may be necessary or proper for or incidental to the exercise of any of the express powers granted to it by the laws of Nevada or by this Declaration.

2.5 Association Establishment and Purpose.

2.5.1 Establishment. The Association shall be created by Declarant as a nonprofit Nevada corporation. The Association shall be created for the purposes, charged with the duties, and invested with the powers prescribed by law or described in its Articles of Incorporation, Bylaws and in this Declaration. Neither the Articles of Incorporation nor the Bylaws of the Association shall for any reason be amended or otherwise changed or interpreted so as to be inconsistent with this Declaration. In case of conflict between the terms of this Declaration and the Articles of Incorporation or the Bylaws of the Association, this Declaration shall control.

2.5.2 Purpose. The purpose of the Association shall be to:

(a) Own and maintain encroachment permits, easements and deeded real property for Common Area within the Property; including without limitation the funding, operation and maintenance of the following common elements: paths; sidewalks; trails; open space; fences; landscaping; signs; entry ways; drainage ways and drainage facilities; private streets and curbs (if any); snow removal and storage areas, landscaping, fire and fuelbreaks, lighting, and surface water detention areas.

(b) Provide for removal of ice and snow from Common Area streets (if any) and parking areas owned or controlled by the Association at any time when such a condition may restrain access within the Property. The Association shall either contract for snow and ice removal or acquire equipment and hire personnel to effect the provisions of this subsection. In the event that snow removal operations require exporting of snow or ice from roads or parking areas, said material may be exported outside the perimeter of the Property to a suitable location, said material may also be deposited within the perimeter of the Property on an appropriate easement, open area or Common Area in such a manner as to not unreasonably restrict access or create an unreasonable hazard to any road, parking area or common walkway, or restrict access to any Lot or Site.

(c) Enforce and administer any provisions of this Declaration pertaining to the Association's rights, obligations, powers and duties.

2.5.3 Purchase Of Equipment. The Association shall purchase any and all equipment, materials and supplies necessary to undertake its duties imposed by this Declaration, its Articles and Bylaws. The Association may purchase any equipment, materials and supplies from the Declarant provided the purchase price shall be no more than the fair market value thereof.

2.5.4 Security Disclaimer. The Association may, but shall not be obligated, to maintain or support certain activities within the Property designed to make the Property safer than it otherwise might be. Neither the Association nor the Declarant shall in any way be considered insurers or guarantors of security within the Property, nor shall any of them be held liable for any loss or damage by reason of failure to provide adequate security or of ineffectiveness of security measures undertaken. No representation or warranty is made that any fire protection system, burglar alarm system, security personnel or other security system cannot be compromised or circumvented, nor that any such systems or security measures undertaken will in all cases prevent loss or provide the detection or protection for which the system is designed or intended. Each Owner acknowledges, understands and covenants to inform its Occupants that the Association and the Declarant, are not insurers or liable to any person for conduct resulting from acts of third parties.

2.6 Architectural Committee.

2.6.1 Designation of Committee. The Association shall have an Architectural Committee ("Committee"), which shall consist of not less than three (3) persons nor more than seven (7) persons who shall be natural persons, and who shall be appointed by the Board. Any and all members of the Committee may be removed by the Board with or without cause. The Committee members need not be Members and may be independent, paid consultants. Until the date Declarant no longer owns or leases any portion of the Property, the appointment or removal of the members of the Committee by the Board must be approved by Declarant. Declarant may waive its right to appoint or approve, but any incident of waiver shall not adversely affect Declarant's subsequent rights hereunder.

2.6.2 Function of Architectural Committee. No Improvement (except as exempted in Section 2.6.3) shall be erected, constructed, placed, altered (by addition or deletion), maintained or permitted to remain on any portion of the Property until plans and specifications, in such form and detail as the Committee may deem necessary, shall have been submitted to and approved in writing by the Committee. The Committee shall have the power to employ professional consultants to assist it in discharging its duties. The decision of the Committee shall be final, conclusive, and binding upon the applicant. The Committee may require a written certification from an Owner's representative who has prepared and submitted the plans and specifications (e.g., architect, engineer, consulting firm) that said submittal is in compliance with the provisions of this Declaration, rules and regulations, and any Design Guidelines; except for any aspects of noncompliance for which a variance has been requested from the Committee as specified in Subsection 2.6.10.

2.6.3 Certain Improvements Exempted. Replacement or repair of any Landscaping or any other Improvements which do not change exterior colors or exterior appearances shall not be required to be submitted and approved by the Committee.

2.6.4 Standards of Approval. Approval of plans and specifications shall be based, among other things, on adequacy of site dimensions, structural design, utility and Landscaping design, street and emergency access, drainage design, conformity and harmony of external design and location with neighboring structures and sites, relation of finished grades and elevations to neighboring sites, conformity to both the specific and general intent of this Declaration, as well as compliance with any other federal, state or local laws, rules or regulations. In addition to these standards of approval, the Committee may promulgate both substantive and procedural rules and standards in addition to those stated above in this Section, in a standards and procedures handbook ("Design Guidelines") or as rules and regulations.

2.6.5 Failure of the Committee to Act. Upon submittal of plans and specifications to the Committee, the Committee may approve, disapprove, or determine that such plans and specifications are not sufficiently complete or are otherwise inadequate, in which case the Committee may reject them as being inadequate or may approve or disapprove part, conditionally or unconditionally, and reject the balance. If the Committee fails to take action

within thirty (30) days after submittal, it shall be conclusively presumed that the Committee has approved said plans and specifications.

2.6.6 Fees. The Committee may assess fees to applicants or others who require or use Committee services. If assessed, the fees shall reasonably reflect the costs and expenses of the Committee to perform its duties, including compensation to Committee members. The Committee may disapprove plans submitted for failure of the applicant to prepay fees. Any fees which are assessed but not paid when due shall be deemed a Special Assessment.

2.6.7 Construction Requirements. Upon receipt of approval of its plans and specifications, any Owner or Occupant shall diligently proceed with the commencement and completion of all approved construction. Unless work on the approved construction shall be commenced one (1) year from the date of such approval and diligently pursued thereafter, the approval shall automatically expire, except in cases where the Committee has given a written extension of time. The Committee may, as a condition of its approval, specify a different construction timetable for commencement and completion of all or any phase of Improvement construction.

2.6.8 Prior Approval. Approval of plans and specifications by the Committee may be secured prior to acquisition of a Lot pursuant to the terms of a sale contract or lease.

2.6.9 Submittal and Inspection Requirements. Information shall be submitted to the Committee in connection with its consideration of any development plans, as stated in the Committee's Design Guidelines, rules or regulations. Inspections may also take place, but the Committee is not required to inspect Improvements.

2.6.10 Variances. The Committee in its sole discretion may grant variances to the provisions of this Article, Design Guidelines, rules or regulations due to undue hardship, extraordinary or exceptional circumstances, or if the granting of the variance will not significantly undermine or adversely affect the intent and purposes of this Declaration. No variances granted by the Committee shall be deemed to create a variance from (or right of noncompliance with) any applicable ordinance, law, rule or regulation of a governmental agency with jurisdiction.

2.7 Provision for Fines.

The Association and the Architectural Committee shall each have the right pursuant to the enforcement rights set forth in this Article and Article 8 hereof to assess fines, not to exceed $1,000.00 for each occurrence, for any violation or failure to comply with the provisions of this Declaration, any rules or regulations authorized by this Declaration, or provisions of the Association Articles of Incorporation or Bylaws. Upon assessment of such fine pursuant to written notice thereof provided to an Owner or Occupant, such Owner or Occupant shall have thirty (30) days from receipt of such written notice to effectuate a cure or remedy for the violation (provided the violation is capable of remediation). If such cure or remedy is deemed complete and sufficient by the Association or Architectural Committee, as applicable, the fine

shall be extinguished and written notice thereof shall be provided to such Owner or Occupant. Should such Owner or Occupant fail to effectuate a cure or remedy within the thirty (30) day period specified (or if the violation is not continuing and not capable of remediation), the amount of such fine, together with interest on said fine pursuant to Section 6.6 hereof, shall be immediately due and payable and shall constitute a Special Assessment and lien upon such Owner's Lot until paid. If the fine is assessed for a continuing violation, payment of the fine does not excuse the violation and the Committee may fine again or avail itself of other enforcement rights, or both, in order to correct the violation.

2.8 Liability.

Neither the Declarant, the Association, its Directors, the Architectural Committee or the members or designated representatives thereof shall be liable to (i) anyone submitting plans or specifications to them for approval, (ii) any Owner, or (iii) any other person or entity, in damages, loss or prejudice suffered or claimed on account of any mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval, or failure to approve or disapprove, of (a) any plans or specifications, whether or not defective; (b) any construction or performance of any work whether or not pursuant to approved plans, drawings and specifications; (c) any Improvement or development of any property within the Property; (d) any execution and filing of a notice of non-compliance whether or not the facts therein are correct; (e) any inspection or failure to inspect Improvements; or (f) any Improvements or plans for Improvements in violation of, or otherwise not in compliance with, applicable codes, laws, regulations or policies of government entities or utilities. Plans and specifications are not approved by the Architectural Committee for engineering design or adequacy.

ARTICLE 3 - USE RESTRICTIONS

3.1 Prohibited Uses/Nonresidential Uses Only.

In addition to uses prohibited pursuant to this Declaration, any use which is not authorized pursuant to the SSAP, applicable zoning or other land use ordinances (or other entitlement permits/requirements) of the County is expressly prohibited on the Property. In addition, in order to comply with NRS 116.1201(2)(b) and exempt the Property and this Declaration for the provisions of NRS Chapter 116, the Property shall hereby be restricted exclusively to nonresidential uses, or residential uses which would not be a "planned community" as defined in NRS Chapter 116.

3.2 General Prohibitions and Covenants.

No use shall be permitted on the Property which is not allowed under applicable public codes, regulations and ordinances either already adopted or as may be adopted by the County or other applicable public authority. Each Owner, Occupant or other user of any portion of the Property at all times shall comply with this Declaration and the Design Guidelines and with any

and all laws, ordinances, policies, rules, regulations and orders of all federal, state, county and municipal governments or their agencies having jurisdictional control over the Property, including, without limitation, applicable land use restrictions placed upon the Property as they exist from time to time. In some instances, governmental requirements may be more or less restrictive than the provisions of this Declaration and the Design Guidelines. In the event a conflict exists between any such governmental requirement and any requirement of this Declaration or the Design Guidelines, the more restrictive requirement shall prevail, except in circumstances where compliance with a more restrictive provision of the Declaration or the Design Guidelines would result in a violation of mandatory applicable governmental requirements, in which event those governmental requirements shall apply. Compliance with mandatory governmental requirements shall not result in the breach of this Declaration or the Design Guidelines even though such compliance may result in noncompliance with provisions of this Declaration or the Design Guidelines. Where a governmental requirement does not clearly conflict with the provisions of this Declaration or the Design Guidelines but permits action that is different from that required by this Declaration or the Design Guidelines, the provisions of this Declaration and the Design Guidelines shall prevail.

3.3 Fire Protection.

All Buildings shall be designed, constructed and maintained so as to comply fully at all times with any applicable public codes, ordinances, rules, regulations and orders relating to fire protection. All such Buildings and their associated ingress and egress from and to Streets and surface parking areas shall be so related to one another and arranged as to permit ease of access for fire and other emergency vehicles. Designated fire lanes within any Lot shall be so located, marked and protected from encroachment as to function effectively at all times. Appropriate signage, as required by applicable governmental entities and approved by the Architectural Committee, shall be installed for such fire lanes and maintained in readable condition.

3.4 Parking.

Each Owner or Occupant shall provide on its Lot adequate parking areas for employees, the disabled, visitors and service vehicles. No parking shall be permitted on Streets and on entrance driveways.

3.5 Signage/Use Of Name.

No sign or other advertising device of any nature shall be placed on the Property except as approved by the Architectural Committee. Declarant or the Association shall have the right to install and maintain signs advertising the Property. No Owner or Occupant may use the name "Spanish Springs Neighborhood Center" or the "Spanish Springs Neighborhood Center" logo or mark (if any) in the name of any Building or in any advertisement or promotional material of any kind or nature whatsoever, without first obtaining the prior written consent of Declarant.

3.6 Loading Docks and Areas.

Each Lot shall provide sufficient on-site loading facilities to accommodate Lot activities, and all loading movements, including, without limitation, turnarounds, shall be made off of Streets.

3.7 Landscaping.

Each Owner, contemporaneously with the development of Improvements on a Lot, shall install Landscaping on areas on its Lot in accordance with applicable laws, the Design Guidelines and subject to approval by the Architectural Committee. An Owner shall keep Landscaping in good condition and repair and in a neat and orderly appearance and shall be responsible for all expenses relating to the maintenance, repair or replacement of Landscaping on the Owner's Lot. Automatic underground irrigation systems shall be installed in all landscaped areas on a Lot. No changes shall be made to the Landscaping plan for a Lot without the prior written approval of the Architectural Committee.

3.8 Surface Water Flow and Drainage.

Plans for all detention basins, ponds, other water features or facilities of any kind, and general Lot drainage, must be submitted in advance for Architectural Committee approval. To the extent that drainage is not controlled by a Common Area Use and Maintenance Easement, each Owner shall control water runoff drainage from his Lot to prevent damage to other Lots, Streets or any other area in the Property, pursuant to applicable County standards.

3.9 Trash and Garbage.

No Lot nor any portion thereof shall be used or maintained as a dumping ground for rubbish, trash or garbage before, during or after the installation of any Improvements. Trash collection enclosures and containers shall be situated as required by the Architectural Committee. Each Owner shall observe and comply with any and all requirements established by the Architectural Committee in connection with the storage and removal of trash and garbage. If within ten (10) days after the issuance of written notice by the Association to an Owner, said Owner shall have failed either to remove any trash, rubble or construction debris, or to exercise reasonable care or conduct to prevent or remedy a dangerous, unclean or unsightly condition, then the Association shall have the authority and right (but not the obligation) to go on the Lot for the purpose of cleaning said Lot or otherwise correcting said condition, or conditions. Should the Association undertake such corrective action on behalf of an Owner, it shall bill such Owner for the costs and expenses related thereto and if such bill is not paid within thirty (30) days, the amount thereof shall be a Special Assessment and constitute a lien upon the Lot and shall also be the personal obligation of the Owner of the Lot as set forth in Article 6 hereof.

3.10 Environmental Issues.

No Owner or Occupant of the Property or any portion thereof (unless issued an applicable government license or permit therefor) shall handle, store, deposit, use, process, manufacture, dispose of or release or allow any of its agents, employees, contractors or invitees to handle, store, deposit, use, process, manufacture, dispose of or release any Hazardous Substances (defined below) of any kind from, on, in, under or in the air above any part of the Property, including, without limitation, any surface waters or groundwater located on the Property, or into public sanitary sewer systems serving the Property without complying with all Environmental Laws (defined below) including, without limitation, performing pre-treatment, obtaining permits and giving notices as required by Environmental Laws. "Hazardous Substances" means those substances now or hereafter included within (whether as a result of such substance's inclusion on a list, physical characteristics or otherwise) any of the definitions of, without limitation, "hazardous substances", "hazardous waste", "hazardous materials", "pollutant", "contaminant" or "toxic substance" under, or otherwise regulated by, any Environmental Law; including, without limitation (i) mixtures containing listed Hazardous Substances and waste generated from the treatment, storage or disposal of Hazardous Substances; (ii) asbestos; (iii) polychlorinated biphenyls; (iv) radioactive materials; and (v) petroleum (including crude oil or any fraction thereof), natural gas, natural gas liquids, liquified natural gas and synthetic gas. "Environmental Laws" shall mean and include, without limitation, all present and future federal, state or local laws, rules, orders, ordinances and regulations pertaining to environmental regulation, or the use, processing, storage, disposal, generation or transportation of Hazardous Substances, or any contamination, cleanup or disclosure related thereto, including, without limitation, the Resource Conservation and Recovery Act of 1976, 42 U.S.C. § 6901 et seq., the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, 42 U.S.C. § 9601 et seq., the Federal Water Pollution Control Act, 33 U.S.C. § 1251 et seq., Nev. Rev. Stat. ch. 459, Nev. Rev. Stat. ch. 444, Nev. Rev. Stat. ch. 445, Nev. Rev. Stat. ch. 590, Nev. Rev. Stat. Sections 618.750 through 618.850, inclusive, Nev. Rev. Stat. Section 477.045, the Uniform Fire Code, 1988 Edition, and such amendments as may be made to these statutes and such regulations as may be promulgated with respect thereto.

Each Owner and Occupant shall be responsible for and shall pay all costs and expenses related to the disposal or release by such Owner or Occupant of any Hazardous Substances, sewage or wastes of any kind in, on, under or in the air above the Property, which costs and expenses shall include, without limitation, closure, removal, remediation, cleanup, containment and other response costs, injuries to persons, damages to property (whether real or personal), legal expenses, and interest paid to any governmental entity; provided, however, that this covenant does not apply to Hazardous Substances generated on or migrating from other Lots or already existing on the Lot in question as of the date of the acquisition of such Lot by such Owner, which are the responsibility of the generating party. The covenant in the immediately preceding sentence itself does not create any obligation of an Owner or Occupant other than for the payment of the costs and expenses described in such sentence, and no person has any rights under the covenant in such sentence to enforce any claim for any remedy against such Owner or Occupant other than for the payment or recovery of the costs and expenses described in such sentence.

3.11 Fuel Facilities.

The Owner of any Lot on which fuel storage and dispensing facilities are installed shall be fully responsible for insuring that such facilities and their installation comply fully with all applicable laws and regulations, and the provisions of this Declaration.

3.12 Construction Standards.

3.12.1 Any builder, contractor, or subcontractor engaged to construct Improvements on any portion of any Lot may conduct its construction operations and activities to expeditiously commence, continue and diligently complete construction of any such Improvements, including the provision of temporary buildings or trailers for administration of work and for the storage of materials and equipment, and the construction of temporary security fences and lighting. Each Owner is responsible for all costs of cleaning up any debris or waste resulting from the construction of Improvements on its Lot or Site. Each Owner and its agents must maintain an attractive, clean, nuisance-free environment during the period of construction, including dust control. Declarant or the Board shall have the right to designate points of ingress and egress on the Lot and within the Property for construction vehicles, and each Owner of a Lot on which Improvements are being constructed shall use all reasonable efforts to keep all Streets cleared of mud and dirt left by construction vehicles entering such Lot. Once commenced, all construction on a Lot shall be continued with due diligence and good faith until completion.

3.12.2 Each Owner expressly covenants that it shall prevent adverse impacts, including, without limitation, air, soil, dust and water pollution, soil erosion, elimination of vegetation without replacement or increased runoff rates to areas outside its Lot in any way resulting from construction, reconstruction, alteration, maintenance, repair, replacement or removal of Improvements and that it shall indemnify and hold harmless the Association, the Architectural Committee, Declarant and other Owners from any and all damages resulting therefrom. All possible contaminants must be stored in a containment facility that will not allow such to enter any soils or groundwater on or off the Lot.

3.12.3 Prior to any excavation on a Lot, the Owner shall determine and mark the location of and will protect all existing utilities and landscape irrigation lines. Utility lines and landscape irrigation lines are to be located before earth moving or drilling equipment operations are allowed to commence near underground utilities or landscape irrigation lines.

3.13 Owners' Maintenance Responsibilities.

Each Owner shall have the duty and responsibility, at its sole cost and expense, to keep its Lot, and the Buildings and Improvements thereon in a well-maintained, safe, clean, neat, orderly and attractive condition at all times, normal wear and tear and deterioration excepted. Such maintenance includes, without limitation, the following: prompt removal of all litter, trash, refuse and waste; lawn mowing; tree and shrub care; watering; other Landscaping maintenance; keeping exterior lighting and mechanical facilities in working order; keeping driveways and

private roads in good repair; keeping all signs in good repair; complying with all government, health and police requirements; repairing exterior damage to Improvements; and striping and repair of parking and drive isle areas and repainting of Improvements. The Association shall have the right (but not the obligation) to perform any maintenance, repair or replacement required of Owner by this Section on a Lot upon the failure of the Owner to do so if such failure continues for seven (7) days after written notice thereof is given by the Association to such Owner (or after such longer notice period as may be allowed by the Architectural Committee due to the nature of such deficiency). Should the Association undertake such corrective action on behalf of an Owner, it shall bill such Owner for the costs and expenses related thereto (plus a reasonable administrative fee not to exceed 15%) and if such bill is not paid within thirty (30) days the amount thereof shall constitute a Special Assessment and shall be a lien upon the Lot and shall also be the personal obligation of the Owner as set forth in Article 6 hereof.

3.14 Restrictive Covenants for Exclusive or Permitted Uses.

Declarant may, by covenant duly recorded in the office of the Washoe County Recorder, limit uses on any Lot by any of the following methods:

(a) specify an exclusive use on a Lot, thereby prohibiting other uses of that Lot and other Lots from engaging in that use. However, no exclusive use granted to another shall be binding against a Lot without the Owner's consent, if: (1) the Lot was transferred by sale or lease by Declarant to an Owner prior in time to the imposition of the exclusive use for the benefit of another; and (2) the permitted uses on the Lot allow the use otherwise prohibited by the exclusive use;

(b) specify certain permitted uses on a Lot owned by Declarant, thereby restricting the uses to be engaged in on that parcel; and

(c) limit uses on a Lot owned by Declarant by restrictive covenants or easements.

3.15 Variance.

The Architectural Committee is hereby granted the discretion and right to permit a variance from any of the requirements of this Article (except Sections 3.10) due to undue hardship, extraordinary or exceptional circumstances, or if the granting of the variance will not significantly undermine or adversely affect the intent and purposes of this Declaration. No variances granted by the Committee shall be deemed to create a variance from (or right of noncompliance with) any applicable ordinance, law, rule or regulation of a governmental agency with jurisdiction.

ARTICLE 4 - DESIGN GUIDELINES

4.1 General Provisions.

Design Guidelines, including development standards and criteria for the Property, may be promulgated or amended by majority vote of the Committee. Design Guidelines, to be effective, do not have to be recorded against the Property; provided that any development standards and procedures promulgated by Washoe County, including any design standards or guidelines, shall be deemed Design Guidelines for purposes of this Article, whether recorded or not. Design Guidelines promulgated by the Committee may not be imposed retroactively (i.e., after an Owner's plans have been approved).

4.2 Conflicts.

The parties hereto expressly acknowledge and agree that in the event of a conflict between the terms, conditions, covenants and provisions of this Declaration and the Design Guidelines, the terms, conditions, covenants and provisions of this Declaration shall control, unless said Design Guidelines are promulgated by Washoe County, in which case said Design Guidelines shall control.

ARTICLE 5 - COMMON AREAS

5.1 Easements of Enjoyment.

Subject to the provisions of Section 5.3.5, every Member of the Association, Occupants and their employees shall have a right and easement of enjoyment in and to the Common Areas.

5.2 Title And Improvements To Common Areas.

5.2.1 Declarant shall convey ownership of certain Common Areas or an easement thereto to the Association, which shall be responsible for their care, operation and maintenance: either within one (1) year after their designation as such on a recorded plat or its equivalent; or within sixty (60) days after completion of Improvements to be constructed thereon (if any), whichever event is later. Common Areas owned in fee simple by the Association may typically be (but are not limited to) those parcels of land which are entry landscape or signage areas, drainage ways or open space.

5.2.2 Common Areas which are under Association management, care, operation and maintenance due to an easement as specified in Article 7 hereof or encroachment permit, shall be owned in fee simple by the Owners or others (e.g., County roundabout landscaping or Common Area Maintenance Easement).

5.2.3 Prior to dedication to Association of Common Areas to be improved by Declarant or by an Owner (e.g., landscaped areas, drainage channels and basins), all Improvements therein shall be completed in a good and workmanlike manner and consented to by the Association.

5.3 Rights of Association.

The rights and easements of enjoyment in Common Areas created hereby shall be subject to the following:

5.3.1 the right of the Association to prescribe rules and regulations for the use, enjoyment, and maintenance of the Common Areas;

5.3.2 the right of the Association to sell and convey the Common Areas, or any part thereof, provided such sale or conveyance is expressly authorized by Section 5.7.2, or approved by a majority of the total eligible votes of the Members at a properly noticed meeting of the Association;

5.3.3 the right of the Association to borrow money for the purpose of improving the Common Areas, or any part thereof, and to mortgage the Common Areas, or any part thereof;

5.3.4 the right of the Association to take such steps as are reasonably necessary to protect the Common Areas, or any part thereof, against foreclosure;

5.3.5 the right (but not the obligation) of the Association to suspend the easements of enjoyment of any member of the Association during which time any Assessment levied is delinquent; and

5.3.6 any other rights or provisions of Association specified in its Articles of Incorporation or Bylaws.

5.4 Use.

The use of the Common Areas is not confined to their present use, nor is it confined to the initial Landscaping or Improvements located thereon. The Owners and Occupants shall have the right to use the Common Areas for purposes consistent with the other provisions set forth in this Declaration. The general public may also be allowed to use and enjoy Common Area, either as required by County provisions, or as allowed by the Association.

5.5 Additional Common Areas.

Declarant may, at any time by Supplemental Declaration, without the approval of the Owners, Occupants or Association, add additional portions of the Property to the Common Areas and specify the purpose of such additional areas, provided that such additional portions are either owned by Declarant or Association or, in the case of Property owned by the Owners, are covered by easements or licenses granted to Declarant or Association and said Owners consent to the

addition of Common Areas on their lots. The Board must approve the addition of Common Areas. Any such unapproved addition of Common Areas shall be null and void.

5.6 Licensed Landscaping Areas.

Declarant or Association may obtain from an applicable government entity a right to landscape portions of public rights-of-way within or adjacent to the Property, sometimes referred to as "Licensed Landscaping Areas". Subject to the provisions of Subsection 5.2.3, Association shall maintain the landscaping and irrigation systems contained in the Licensed Landscaping Areas (if any), which shall be considered part of the Common Areas.

5.7 Assignment.

5.7.1 Declarant and Association are expressly reserved the right to assign all or any of the landscaping license(s) or permit(s) for Licensed Landscaping Areas and all its right, title and interest therein to any third party including, without limitation, the County, other public authorities, a special assessment district, the Owners or the Association. No such assignment or the acceptance thereof will extinguish, limit or modify any landscaping license unless expressly so stated in such instrument.

5.7.2 In addition to the foregoing, Declarant and Association are expressly reserved the right to transfer title, possession or control to all or any part of the Common Areas to any third party, including, without limitation, the County, other public authorities, a special assessment district or others, provided that the general uses and purposes of the Common Areas so dedicated are preserved.

5.8 Declarant's Obligations.

Except as provided in Section 5.6, nothing herein contained shall require or obligate Declarant to install or maintain Landscaping or other Improvements in the Common Areas.

5.9 Owner Enhancement of Common Area.

Owners may, but only with express approval of the Association, construct additional Improvements in Common Areas, provided the Improvements are of a kind and nature which do not detract from the easement of enjoyment created by Section 5.1 and otherwise are consistent with the purposes and uses of Common Area. Association may require as a condition of approval that an Owner maintain and repair, or pay the cost of maintenance and repair, of any Improvements it constructs in Common Areas.

ARTICLE 6 - ASSESSMENTS FOR COMMON EXPENSES

6.1 Covenant to Pay.

Declarant for each parcel of the Property subject to this Declaration, and each Owner, by its acceptance of a deed for each Lot owned, covenants and agrees to pay to the Association such Regular and Special Assessments as are established, made, and collected as provided in this Declaration.

6.2 Personal Obligations.

Each Assessment, together with any late charge, interest, fine, collection costs, and reasonable attorneys' fees, shall be the personal obligation of the person or entity who was an Owner of the Lot subject to the Assessment at the time such Assessment became due and payable. If more than one person or entity was the Owner of a Lot, the personal obligation to pay such Assessment respecting such Lot shall be joint and several. A purchaser of a Lot shall be jointly and severally liable with the seller for all unpaid Assessments against the Lot without prejudice to the purchaser's right to recover from the seller the amount paid by the purchaser for such Assessments. Suit to recover a money judgment for such personal obligation shall be maintainable by the Association without foreclosure or waiver of the lien securing the same. No Owner may avoid or diminish such personal obligation by abandonment of its parcel.

6.3 Purpose and Amount of Assessments.

The Assessment shall be determined by the Board and shall be the amount estimated to be required, and shall be used exclusively to promote the purposes specified in the Declaration for the performance of the duties of the Association. Funds held by the Association shall be held, to the extent possible, in interest bearing accounts.

6.4 Regular Assessments.

Not less than sixty (60) days before the beginning of each calendar year, the Board shall meet for the purpose of preparing the proposed operating statement or budget and establishing the Regular Assessment for the forthcoming calendar year, subject to the provisions of Section 6.5; provided, however, the Board may not establish a Regular Assessment which is more than two hundred percent (200%) of the Regular Assessment of the prior year (except the first such year if it should be less than twelve (12) months), without the approval by vote or written consent of Members holding fifty-one percent (51%) of the voting rights.

6.5 Budget.

The Board shall adopt a proposed budget for each calendar year based on the projected annual Common Expenses. Within 30 days after adoption of any proposed budget for the Association, the Board shall provide a summary of the budget to all Members, and shall set a date for a meeting of the Members to consider ratification of the budget not less than 14 nor

more 30 days after mailing of the summary. Unless at that meeting 75% of all Members reject the budget, the budget is ratified, whether or not a quorum is present. If the proposed budget is rejected, the periodic budget last ratified by the Members must be continued until such time as the Members ratify a subsequent budget proposed by the Board.

6.6 Special Assessments.

If the Board determines that the estimated total amount of funds necessary to defray the Common Expenses of the Association for a given fiscal year is or will become inadequate to meet expenses for any reason, including, but not limited to, delinquencies in the payment of Assessments, then the Board shall determine the approximate amount necessary to defray such expenses; and if the amount is approved by a majority vote of the Board, it shall become a Special Assessment. The Board may, in its discretion, prorate such Special Assessment over the remaining months of the fiscal year or levy the Assessment immediately against Owners. Additionally, the Association shall have the power to incur expenses for maintenance and repair of the improvements as Special Assessments on any Owner's parcel (and for fees, fines, attorneys fees, costs, interest, late charges and other payment obligations of Owners to Association specified herein) as specified in this Declaration.

6.7 Uniform Rate of Assessment.

Except as otherwise specifically provided in this Declaration, Regular and Special Assessments of the Association must be fixed at a uniform rate for all Owners; and the amount assessed to each Owner shall be determined by multiplying the total amount of the Assessment by a fraction, the numerator of which is the Developable Acreage owned by the Owner, and the denominator of which is the total Developable Acreage owned by all Owners (including the Declarant) within the Property. All Developable Acreage owned by Declarant within the Property shall be subject to Assessments.

6.8 Assessment Period.

The Regular Assessment period shall commence on January 1 of each year and shall terminate on December 31 of such year; and Regular Assessments shall be payable in advance in one installment unless the Board adopts some other basis for collection. However, the initial Regular Assessment for each Lot shall be prorated for the calendar year in which the Assessment becomes due and, if possible, shall be prepaid in escrow on the purchase of the Lot.

6.9 Notice of Assessments; Time for Payment.

The Association will give written notice of Assessments to each Owner, which notice shall specify the amount of the Assessment and the date or dates of payment of the same. Payment shall be due fifteen (15) days after such written notice has been given. Each delinquent Assessment shall bear interest at the rate of eighteen percent (18%) per annum from the date it becomes due, together with a late charge of FIFTY DOLLARS AND NO/100 ($50.00) for each delinquent installment. Failure of the Association to give notice of the Assessment shall not

affect the liability of the Owner of any Lot for such Assessment, but the date when payment shall become due in such a case shall be deferred to a date fifteen (15) days after such notice shall have been given. Notice shall be deemed given two (2) days after deposit with the U.S. Postal Service, postage prepaid, to the last known address of Owner supplied to Association by Owner (and if none, to the Owner's Lot) and need not be sent by certified or registered mail.

6.10 Statement of Account.

Upon payment of a reasonable fee, and upon written request of any Owner, Occupant or any beneficiary of a deed of trust secured by the Property (or a portion thereof), prospective deed of trust beneficiary, or prospective purchaser of a Lot, the Association shall issue a written statement setting forth the amount of the unpaid Assessments, if any, with respect to such Lot, the amount of the current Regular Assessment, and the date that such Assessment becomes or became due, credit for advanced payments or prepaid items, including, but not limited to, an Owner's share of prepaid insurance premiums, which statement shall be conclusive upon the Association in favor of persons who rely thereon in good faith. Unless such request for a statement of account shall be complied with within twenty (20) days, all unpaid Assessments which became due prior to the date of making such request shall be subordinate to the lien of a deed of trust of the requesting beneficiary which acquired its interest subsequent to requesting such statement.

6.11 Collection of Assessments.

The right to collect and enforce Assessments is vested in the Board acting for and on behalf of the Association. The Board or its authorized representative, may bring suit to enforce the obligations of the Owners to pay Assessments; or the Board may enforce Assessments by other means including the exercise of the power of sale granted to the Board. Suit to recover a money judgment against an Owner for unpaid Assessments together with all other amounts allowed by law or described in this Declaration shall be maintainable without first foreclosing against the Lot subject to the lien for such Assessment or waiving the lien rights granted hereby.

6.12 Lien for Assessments; Priority.

All Assessments to any Lot pursuant to this Article, together with interest, fees, charges, fines and other expenses allowed by law shall be secured by a lien on such Lot in favor of the Association. The nature of the lien and the procedure for foreclosure and sale shall be as specified in NRS 116.3116 to 116.31168, inclusive, and those statutes are incorporated herein by reference; provided that any conflict between the provisions of this Declaration and the provisions of said statutes shall be governed by the provisions of this Declaration. In addition, the Association shall have all other rights and remedies at law or equity to enforce an Owner's obligation to pay Assessments, including lien rights provided by NRS Chapter 108 and equitable liens.

ARTICLE 7 - EASEMENTS

7.1 Drainage.

Declarant and Association hereby reserve to themselves, together with the right to grant and transfer the same to Owners, nonexclusive easements for surface drainage over the Property through the drainage patterns and systems as are established from time to time upon the Property. Except as otherwise set forth as an obligation of Declarant or Association under this Declaration, each Owner shall maintain all such drainage facilities on that Owner's Lot in a neat, orderly and safe condition and in such a manner as to prevent erosion or sliding problems and to facilitate the orderly discharge of water throughout the drainage systems and patterns established from time to time upon the Property.

7.2 Easements for Utilities.

Declarant and Association hereby reserve to themselves, together with the right to grant and transfer the same, nonexclusive easements within the Property for the installation and maintenance of sewer, cable TV, telephone, electric, gas, water (potable and nonpotable), telecommunications, drainage facilities and other utility services as are necessary for Declarant and Association to enjoy its rights and discharge its obligations under this Declaration. Said easements and reservations shall include the right to enter upon the Lots owned by others or to have utility companies enter upon such Lots in or upon which such utilities, connections, lines or facilities or any portion thereof lie, to repair, replace and generally maintain said connections, lines or facilities as and when the same may be necessary; provided, however, that Declarant, Association and each such utility company shall exercise care and consideration in so entering upon another owner's Lot so as not to interfere with the use and enjoyment of same by the Owner and its Occupant and shall promptly repair any damage to any Lot caused by such entry as promptly as possible after completion of the work. Nothing herein shall prevent any Owner of a Lot from relocating any installations or other facilities upon its Lot, at its sole cost and expense, provided such relocation does not interfere with the use and enjoyment of such installations and facilities by Declarant. Each Owner shall be entitled to utilize the surface of the Property in or upon which utilities, connections, lines or facilities lie for paving and landscaping purposes and may construct permanent structures upon said Property provided said Owner relocates such utilities, connections, lines or facilities at its sole cost and expense.

7.3 Cut And Fill Slopes.

Declarant and Association hereby reserve to themselves, together with the right to grant and transfer the same to benefitted Owners, a nonexclusive easement on each and every Lot to cut or fill (no steeper than 3:1) all areas within ten (10) feet of an exterior boundary line of the Lot for the benefit of the Lot or other portion of the Property adjoining said exterior boundary line; provided, however, that this easement shall expire as to any such ten (10) foot area (or portion thereof) in which the Owner burdened by the easement has installed permanent improvements (e.g., drainage facilities, parking lots, driveways, other structures, landscaping, fencing) unless said permanent improvements can be removed, repaired or replaced on the cut or

fill slope by the Owner of the benefitted Lot without unreasonable interference with the use and enjoyment of the Lot Owner burdened by the easement, at the sole cost and expense of the Lot Owner benefitted by the easement. Once the cut or fill slope is constructed, the burdened Lot Owner shall be responsible for all repair and maintenance of easement area.

7.4 Other Easements.

Declarant and Association (together with their agents) shall have an easement for full right of ingress and egress at all times within the Property for the exercise of rights under this Declaration and for the carrying out of their other rights, functions, duties and obligations as set forth in this Declaration. Any such entry by Declarant or Association or their duly appointed agents upon the Property shall be made with as minimum inconvenience to the affected Owner or Occupant as practical.

ARTICLE 8 - ENFORCEMENT

8.1 Enforcement.

Except as expressly limited herein, Association, Declarant or any Owner shall have the right to enforce the provisions of this Declaration or by any proceeding at law or in equity. Failure by the Association, Declarant or by any Owner to enforce any provision shall in no event be deemed a waiver of the right to do so thereafter. The Association may establish and impose administrative procedures for resolving claims or disputes arising from the interpretation. application or enforcement of any provisions stated herein or specified in the Articles, Bylaws, or rules and regulations adopted by the Association or the Committee, in addition to the procedures specified in Subsection 8.2.

8.2 Abatement and Suit.

In addition to other rights and remedies specified herein, or at law or equity, violation or breach of any restriction or covenant herein contained shall give to the Association the right to enter upon the portion of the Property as to which said violation or breach exists and to summarily abate and remove, at the expense of the Owner thereof, any structure, thing or condition that may be or exist thereon contrary to the intent and the meaning of the provisions hereof. In addition, the Association, Declarant and each Owner may commence and prosecute a proceeding at law or in equity against any person or persons who have violated or are attempting to violate any of the provisions of this Declaration to enjoin or prevent them from doing so, to cause said violation to be remedied or to recover damages for said violations.

8.3 Inspection.

Authorized representatives of the Board or the Architectural Committee may from time to time at any reasonable business hour or hours, and upon reasonable notice, enter and inspect any Lot subject to this Declaration to ascertain compliance herewith. Such representatives shall not

enter into any Building pursuant to this Section 8.3 without (i) a good faith belief that entry into such Building is necessary to ascertain compliance herewith, (ii) identifying which portions of the Building require inspection; and, (iii) providing a written explanation of the basis for such belief, at the request of the Owner and/or Occupant. Any inspection in a Building pursuant to this Section shall be limited to those portions of the Building identified in clause (ii) above.

8.4 Failure to Enforce Not a Waiver of Rights.

The failure of the Declarant, the Association, the Architectural Committee or any Owner to enforce any covenant, condition or restriction herein contained shall in no event be deemed to be a waiver of the right to do so thereafter nor of the right to enforce any other covenant, condition or restriction.

8.5 Approvals in Writing.

Whenever in this Declaration the approval or consent of the Association, the Architectural Committee or any Owner is required, such approval or consent shall be effective only if in writing and signed by such party. Unless otherwise specified all approvals or consents shall not be unreasonably withheld.

8.6 Protection of Mortgagees.

A breach of any of the restrictions, conditions, covenants or reservations herein contained shall not defeat or render invalid the lien of any bona fide Mortgage made in good faith and for value as to any Lot, or any portion or portions thereof, but such conditions, covenants and restrictions shall be binding upon and effective against any Owner or Owners of any such Lot, or any portion or portions thereof, whose title is acquired by foreclosure, trustee's sale or otherwise.

8.7 Effect of Foreclosure on Assessment Lien.

If any lien created by any provision hereof is subject and subordinate to the lien of a Mortgage: (a) the foreclosure of any lien created herein or pursuant hereto shall not operate to affect or impair the lien of such Mortgage; and (b) the foreclosure of the lien of such Mortgage, the acceptance of a deed in lieu of foreclosure of such Mortgage or a sale under a power of sale included in such Mortgage shall not operate to affect or impair the lien hereof, except that any persons who obtain an interest through any of the events of foreclosure, and their successors in interest, shall take title free of the lien hereof or any personal obligation for charges as shall have accrued to the time of any of the events of foreclosure, but subject to the lien hereof for all said charges that shall accrue subsequent to the events of foreclosure. Nothing in this Section shall be construed to release any Owner from its personal obligation to pay any Assessment levied pursuant hereto.

8.8 Declarant Enforcement.

Declarant has no right to enforce the provisions of this Declaration, other than to exercise the rights given to any member of the Association or to enforce rights granted expressly to Declarant hereby, and Declarant has no obligation or responsibility to enforce the provisions hereof, and shall not be liable for failure to do so.

ARTICLE 9 - (INTENTIONALLY OMITTED)

ARTICLE 10 - TERM, TERMINATION, AMENDMENT AND ASSIGNMENT

10.1 Term, Amendment and Termination.

This Declaration shall run with and bind the land for a term of forty (40) years from the date this Declaration is recorded, after which time it shall be automatically extended for successive periods of ten (10) years, unless those persons representing at least seventy-five percent (75%) of the voting power of the Members agree to terminate this Declaration, effective at the end of the then current original term or extension period, in which case a notice signed by those persons representing that voting power must be executed and recorded. This Declaration may be amended by an instrument signed by those persons representing over seventy-five percent (75%) of the voting power of the Members; provided that no amendment which imposes obligations or restricts rights of the Declarant, during the period in which Declarant holds fee title or any leasehold interest in any portion of the Property, shall be valid unless approved by the Declarant.

10.2 Assignment.

Under circumstances in which Declarant sells or otherwise conveys all of its remaining fee title to the Property, Declarant may assign all of its rights hereunder to the transferee, but only by an express, written assignment, properly recorded in the office of the Washoe County Recorder, Nevada.

ARTICLE 11 - ANNEXATION

11.1 General Provision. Declarant may at any time or from time to time during the term of this Declaration annex the real property described on Exhibit "B" to the real property which is covered by this Declaration. In addition, Declarant may also annex other real property owned by Declarant, subject to the consent of at least seventy-five percent (75%) of the voting power of the Members. Any said annexation shall require the recording of a certificate of annexation of real property containing the provisions set forth in Section 11.2. This Declaration shall then apply to the annexed real property in the same manner as if it were originally covered by this Declaration; and thereafter, the rights, powers and responsibilities of the parties to this

Declaration with respect to the annexed real property shall be the same as with respect to the real property originally covered by this Declaration, and the rights, privileges, duties and liabilities of the Owners and Occupants of Lots within the annexed real property shall be the same as in the case of the property originally covered by this Declaration, and the term "Property" shall be deemed to include such annexed real property.

11.2 Certificate of Annexation.

The certificate of annexation of real property which is referred in Section 11.1 shall be executed by the Declarant and shall contain, without limitation, the following provisions:

(a) a reference to this Declaration, which reference shall state the date of recording hereof and the document number hereof in the records of Washoe County, Nevada;

(b) a statement that the provisions of this Declaration shall apply to the annexed real property in the manner set forth in Section 11.1;

(c) an exact legal description of the annexed real property;

(d) any additional or specific restrictive covenants which may be applicable solely to the annexed real property; and

(e) such additional matters as the Declarant may desire to state in the certificate.

11.3 Increasing Burdens or Declarant Rights.

The annexation of real property under this Article shall be allowed without recourse to or liability of Declarant, even though said annexation may have the effect of increasing burdens on Common Area, increasing Common Expenses, or increasing the rights of Declarant hereunder.

ARTICLE 12 - DEANNEXATION

12.1 General Provision.

In addition to the deannexation provided for in Section 12.3, Declarant may at any time or from time to time during the term of this Declaration remove Property from the real property owned by Declarant which is covered by this Declaration, subject to the consent of at least seventy-five percent (75%) of the voting power of the Members. Upon the recording of a certificate of deannexation of real property containing the provisions set forth in Section 12.2, this Declaration shall no longer apply to the deannexed real property.

12.2 Certificate of Deannexation.

The certificate of deannexation of real property which is referred to in Section 12.1 shall contain, without limitation, the following provisions:

(a) a reference to this Declaration, which reference shall state the date of recording hereof and the document number hereof in the records of Washoe County, Nevada;

(b) a statement that the provisions of this Declaration shall no longer apply to the deannexed real property in the manner set forth in Section 12.1;

(c) an exact legal description of the deannexed real property; and

(d) such additional matters as the Declarant may desire to state in the certificate.

12.3 Deannexation of Property Subject to Residential Uses.

As provided in Subsections 1.5 and 3.1, certain portions of the Property which are developed and used for residential purposes shall automatically be deannexed from this Declaration upon first commencement of the residential use. In this event, the Owner of said Property or the Association may record a Certificate of Deannexation containing the information specified in Subsection 12.2.

ARTICLE 13 - RESERVATION OF RIGHTS

13.1 Land Use Changes.

Declarant shall have the right and power, from time to time, subject to approval from the County, if required, to request that Washoe County change land use designations, zoning or other entitlements to any portion of the Property owned by Declarant in such manner as Declarant deems appropriate. No Owner or Occupant shall apply for any change in zoning, land use or other entitlements for any portion of the Property unless such zoning, land use or other entitlement change is approved in writing by the Architectural Committee, in its sole discretion.

13.2 Declarant Activities.

Declarant may conduct its sales and marketing activities for the Property from any permanent or temporary sales buildings or trailers and may conduct improvement work and activities on portions of the Property owned by Declarant and do all things necessary or convenient as required to expeditiously commence, continue and complete such improvement work, including, without limitation, the provision of temporary buildings (including trailers), temporary storage of construction materials and equipment and the installation of signage of

such types, in such sizes and at such locations on portions of the Property owned by Declarant as Declarant deems appropriate.

13.3 Successor Declarants.

Declarant and any successor to Declarant may be undertaking the work of constructing Improvements to the Property owned or controlled by Declarant, or any portion thereof. The completion of such construction and the sale or other disposal of Lots is essential to the establishment and welfare of the Property. As provided in Subsection 10.2, Declarant's rights may only be transferred by a written assignment duly recorded from the Declarant to a successor to Declarant, or from a successor to Declarant to another successor to Declarant. Such an express assignment may only pertain to all of Declarant's rights hereunder.

13.4 Construction or Subdivision by Declarant.

Nothing in this Declaration shall limit the right of Declarant to alter or subdivide any of the Lots, or to construct such Improvements as Declarant deems advisable prior to the sale of such Lots by Declarant. Declarant shall not be required to comply with the provisions of Articles 2, 3 or 4 in its construction activities. In addition, nothing in this Declaration shall limit the right of Declarant to construct such Signs on portions of the Property which are owned by Declarant or within any public right-of-way or Common Area as Declarant deemed advisable to identify the location of the Property or give directions to and identify areas within the Property, provided that such Signs shall be in conformity with applicable zoning ordinances and regulations. Further, nothing in this Declaration shall require Declarant to maintain any portion of the Property or any Improvements thereto prior to the sale or lease of such portion of the Property by Declarant.

This Declaration shall not limit the right of Declarant at any time prior to acquisition of title by a purchaser from Declarant to establish on the Property additional licenses, reservations and rights-of-way to itself, to utility companies, or to others as may from time to time be necessary to the development and disposal of the Lots, in Declarant's sole discretion. Declarant reserves the right to alter its construction plans and designs as it deems appropriate.

13.5 Liability.

Declarant or any party exercising the rights of Declarant shall exercise its own judgment to insure compliance with the provisions of the Declaration. Such parties and their employees and agents shall not be liable to any Owner, Occupant or to any other party by reason of a good faith mistake in judgment, negligence or non-enforcement of any of the provisions of this Declaration.

ARTICLE 14 - WATER RIGHTS AND RECLAIMED WATER USE

14.1 Obligation to Conserve.

Water conservation is and will be of concern to Declarant and all Owners or Occupants of the Property or any portion thereof. The Association or Architectural Committee may, from time to time, promulgate certain rules, regulations, or guidelines pertaining to water use. Owners and Occupants expressly covenant and agree that they will abide by and obey any such rules, regulations or guidelines. Without limiting the generality of the foregoing, no Owner or Occupant (or agent thereof) shall waste or unnecessarily use any water or water rights for or appurtenant to the Property or any portion thereof. All Owners and Occupants (or agents thereof) shall utilize such water or water rights reasonably and beneficially and in accordance with existing permit conditions and regulations. Owners and Occupants (or agents thereof) shall take affirmative measures to conserve water, in accordance with applicable state and local requirements, including, without limitation, the following:

(a) use of water conservation devices, including, without limitation, inline aerators and flow restrictors;

(b) use of reclaimed effluent where available and appropriate, and installation of separate, dedicated water lines for nonpotable water (e.g., effluent or untreated surface water) for all irrigation needs on the Lot; and

(c) review and upgrade of water management practices.

14.2 Nonpotable Water/Required Use.

Declarant hereby reserves to itself, together with the right to grant and transfer the same, the right to specify that nonpotable water (e.g., untreated surface water, effluent) shall be utilized for certain purposes, including, without limitation, irrigation of Common Areas, Landscaping and manufacturing uses (e.g., washing, cooling). Each Owner at its sole cost and expense shall be required to connect to the reclaimed water system operated by the City of Sparks and to use reclaimed water for all landscaping uses on the Owner's Lot, subject to the approval of the City of Sparks, Nevada Environmental Protection Agency and the Washoe County Health District as to the allowable areas of irrigation and use of reclaimed water on said Lot.

ARTICLE 15 - SUBSEQUENT PURCHASERS

After the date of recording hereof, any successor in interest of Declarant to any portion of the Property, and any Owner shall take the Property or any interest therein subject to the provisions of this Declaration, the authority of the Association and the Architectural Committee (including, without limitation, any articles of incorporation, bylaws, or rules and regulations promulgated thereby), together with any changes, amendments or alterations to the same.

ARTICLE 16 - MISCELLANEOUS PROVISIONS

16.1 Constructive Notice and Acceptance.

Every person who now or hereafter owns or acquires right, title or interest in and to any portion of the Property is and shall be conclusively deemed to have consented and agreed to every covenant, condition and restriction contained herein, whether or not any reference to this Declaration is contained in the instrument by which such person acquired an interest in said property.

16.2 Mutuality, Reciprocity; Runs With Land.

All restrictions, covenants and agreements herein contained are made for the direct, mutual and reciprocal benefit of each and every part and parcel of the Property; shall create mutual, equitable servitudes upon each portion of the Property in favor of every other portion of the Property; and shall create reciprocal rights and obligations between the respective Owners of all portions of the Property and privity of contract and estate between all grantees of said parcels, their heirs, successors, and assigns.

In addition, all restrictions herein contained shall operate as covenants running with the land for the benefit of the Property and each and every portion thereof and shall inure to the benefit of all grantees of the Property and each and every portion thereof, their heirs, successors and assigns, and shall apply to and bind the grantees of the Property and each and every portion thereof, their heirs, successors and assigns.

16.3 Section Headings.

Section headings where used herein are inserted for convenience only are not intended to be a part of this Declaration or in any way to define, limit or describe the scope and intent of the particular sections to which they refer.

16.4 Effect of Invalidation.

If any provision of this Declaration is held to be invalid by any court of competent jurisdiction, the invalidity of such provision shall not affect the validity of the remaining provisions hereof.

16.5 Effect of Declaration.

This Declaration is made for the purposes set forth in the Recitals to this Declaration and Declarant makes no warranties or representations, express or implied, as to the binding effect or enforceability of all or any portion of this Declaration, or as to the compliance of any of these provisions with public laws, ordinances and regulations applicable thereto.

16.6 Personal Covenant.

To the extent the acceptance of a conveyance of a Lot creates a personal covenant between the Owner of such Lot and Declarant, Association or other Owners, such personal covenant shall terminate and be of no further force or effect from and after the date when a person or entity ceases to be an Owner except to the extent this Declaration may provide otherwise with respect to the payment of money to the Association.

16.7 No Surcharge.

The improvement, annexation, division or redivision of the Property shall not be deemed a surcharge of the easements benefitting such Property or the Common Area and any said easements shall at all times be appurtenant to each and every parcel into which the same may from time to time be divided or redivided.

16.8 Not a Public Dedication.

Nothing contained in this Declaration shall be deemed to be a gift or dedication of any portion of the Property to the County or general public, or for the general public or for any public purpose whatsoever, and this Declaration shall be strictly construed to and for the purposes expressly stated herein.

16.9 Notices.

Any notice permitted or required to be delivered as provided herein shall be in writing and shall be delivered either personally or by registered or certified mail, postage prepaid, return receipt requested. Each Notice shall be deemed delivered upon the earlier of (i) if personally delivered, the date of delivery to the address of the party to receive such notice, or (ii) if mailed, three (3) business days after the date of posting by the United State post office.

(a) If to Declarant, the Association or the Architectural Committee:

550 West Plumb Lane
Suite B, #550
Reno, Nevada 89509

(b) Notice to any Owner shall be addressed to the most recent address furnished by such Owner in writing to the Association for the purpose of giving notice, or if no such address have been furnished, then to the street address of such Owner's Lot. In the case of co-Owners or on behalf of all such co-Owners, delivery to any co-Owner shall be deemed delivery to all such co-Owners.

Notice of change of address shall be given by written notice in the manner detailed in this Section. Rejection, refusal to accept or the inability to deliver a notice because of changed

address of which no notice was given to Association shall be deemed to constitute receipt of the notice, demand request or communication.

The affidavit of an officer or authorized agent of the Declarant, the Association or the Architectural Committee declaring under penalty of perjury that a notice has been mailed to any Owner or Owners to the address or addresses shown on the records of the Declarant, the Association or the Architectural Committee, shall be deemed conclusive proof of such mailing, whether or not such notices are actually received.

16.10 Use of Gender and Number.

As used in this Declaration, the masculine, feminine or neuter gender, and the singular or plural number, shall each be considered to include the others whenever the context so indicates.

16.11 Binding Effect; Benefits.

This Declaration shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors, executors, administrators and assigns. Notwithstanding anything in this Declaration to the contrary, nothing in this Declaration, expressed or implied, is intended to confer on any person other than the parties specified herein or their respective heirs, successors, executors, administrators and assigns any rights, remedies, obligations or liabilities under or by reason of this Declaration.

16.12 Governing Law/Venue.

This Declaration and all issues relating to its validity, interpretation, performance and enforcement (including, without limitation, provisions concerning limitations of action) shall be governed by and construed in accordance with the laws of the State of Nevada, and venue for all actions arising from rights and obligations of this Declaration shall be solely in Washoe County, Nevada.

16.13 Incorporation of Exhibits.

All exhibits attached hereto are by this reference incorporated herein and made a part hereof for all purposes as if fully set forth herein.

16.14 Cumulative Remedies.

All rights, options and remedies of the Association, the Architectural Committee, the Owners and the Declarant under this Declaration are cumulative, and none of them shall be exclusive of any other. The Association, the Architectural Committee, the Owners and the Declarant shall have the right to pursue any one or all of such rights, options and remedies or any other remedy or relief which may be provided by law or equity, whether or not stated in this Declaration.

16.15 Attorneys Fees and Costs.

In any action to enforce or administer the provisions hereof, the prevailing party shall be entitled to reasonable attorneys fees and costs.

16.16 Time.

Time is of the essence regarding interpretation and enforcement of all provisions of this Declaration.

IN WITNESS WHEREOF, the undersigned has executed this Declaration on the date first hereinabove written.

ASSOCIATION:

SPANISH SPRINGS NEIGHBORHOOD ASSOCIATION, a Nevada nonprofit association, hereby approves all provisions hereof.

By: _____
JESSE HAW, President

DECLARANT:

SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP, a Nevada limited partnership

By: Hawco Development Company,
a Nevada corporation,
as General Partner

By: _____
JESSE HAW, President

STATE OF NEVADA)
)ss:
COUNTY OF WASHOE)

This instrument was acknowledged before me on October 22, 2007, by JESSE HAW as President of SPANISH SPRINGS NEIGHBORHOOD ASSOCIATION, a Nevada nonprofit association.

TINA FORD
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 06-08-10
Certificate No: 02-76393-2

Tina Ford
Notary Public exp 6-8-10

STATE OF NEVADA)
)ss:
COUNTY OF WASHOE)

This instrument was acknowledged before me on October 22, 2007, by JESSE HAW as President of HAWCO DEVELOPMENT COMPANY, a Nevada corporation, as General Partner of SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP, a Nevada limited partnership.

TINA FORD
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 06-08-10
Certificate No: 02-76393-2

Tina Ford
Notary Public exp 6-8-10

EXHIBIT "A"

DESCRIPTION
NC ZONED AREA

A parcel of land situate within the E1/2 of Section 34, T21N, R20E, MDM, Washoe County, Nevada, being a portion of Parcel 3A as shown on that Record of Survey Supporting a Boundary Line Adjustment for Spanish Associates and Hometown Health Plan, Inc. and Hometown Health Providers Insurance Company, recorded on May 8, 2007 as Record of Survey Map 4904, Document No. 3529434, Official Records of Washoe County, Nevada; more particularly described as follows:

Beginning at a point on the boundary of said Parcel 3A, said point also being the most southerly corner of Parcel 2A as shown on that Record of Survey Supporting a Boundary Line Adjustment for Spanish Associates and Seven K Properties, recorded on March 31, 2005 as Record of Survey Map 4543, Document No. 3191105, Official Records of Washoe County, Nevada; thence along the westerly boundary line of said Parcel 3 the following nine (9) courses and distances:
N 41°48'08" E, 259.83 feet;
N 46°26'20" W, 157.63 feet;
N 44°00'21" W, 30.00 feet;
N 45°59'39" E, 210.27 feet;
N 38°44'54" W, 143.43 feet;
N 56°05'09" E, 105.39 feet;
N 33°54'51" W, 1370.00 feet;
N 56°05'09" E, 175.00 feet;
N 33°54'51" W, 117.29 feet;
thence N 56°00'35" E, 626.38 feet;
thence N 03°40'34" E, 84.47 feet;
thence S 86°19'26" E, 65.00 feet;
thence S 84°37'09" E, 595.57 feet to a point on the easterly boundary line of said Parcel 3A;
thence along the easterly boundary line of said Parcel 3A the following sixteen (16) courses and distances:
S 01°24'54" E, 528.65 feet;
on the arc of a 295.00 foot radius curve to the left through a central angle of 20°51'00" a distance of 107.35 feet;
S 22°15'54" E, 676.02 feet;
on the arc of a 205.00 foot radius curve to the right through a central angle of 17°46'54" a distance of 63.62 feet;
S 04°29'00" E, 332.69 feet;
S 85°31'00" W, 391.67 feet;
S 07°42'28" E, 82.67 feet;
on the arc of a 863.50 foot radius curve to the right through a central angle of 41°49'52" a distance of 630.43 feet;
S 34°07'25" W, 24.03 feet;

on the arc of a 193.00 foot radius curve to the left through a central angle of 03°08'24" a distance of 10.58 feet;
S 30°59'01" W, 116.22 feet;
S 25°08'34" W, 59.79 feet;
on the arc of a 135.50 foot radius curve to the left through a central angle of 19°21'01" a distance of 45.76 feet to a point of compound curvature;
on the arc of a 25.50 foot radius curve to the left through a central angle of 21°47'36" a distance of 9.70 feet;
S 16°00'03" E, 25.59 feet;
on the arc of a 110.50 foot radius curve to the left through a central angle of 09°10'52" a distance of 17.71 feet to a point on the westerly boundary line of said Parcel 3A and a point on the northeasterly line of Eagle Canyon Drive;
thence along said westerly boundary line of Parcel 3A and northeasterly line of Eagle Canyon Drive on the arc of a 2824.79 foot radius curve to the right from a tangent bearing N 58°11'39" W through a central angle of 09°59'47" a distance of 492.84 feet to the point of beginning.
Containing 50.84 acres, more or less.

Basis of bearings is the Nevada State Plane Coordinate System, West Zone Grid, NAD83/94.

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
GEORGE FONG
Exp: 6-30-09
No. 4043

10/19/07

C and M Engineering
9498 Double R Boulevard, Suite B
Reno, NV 89521

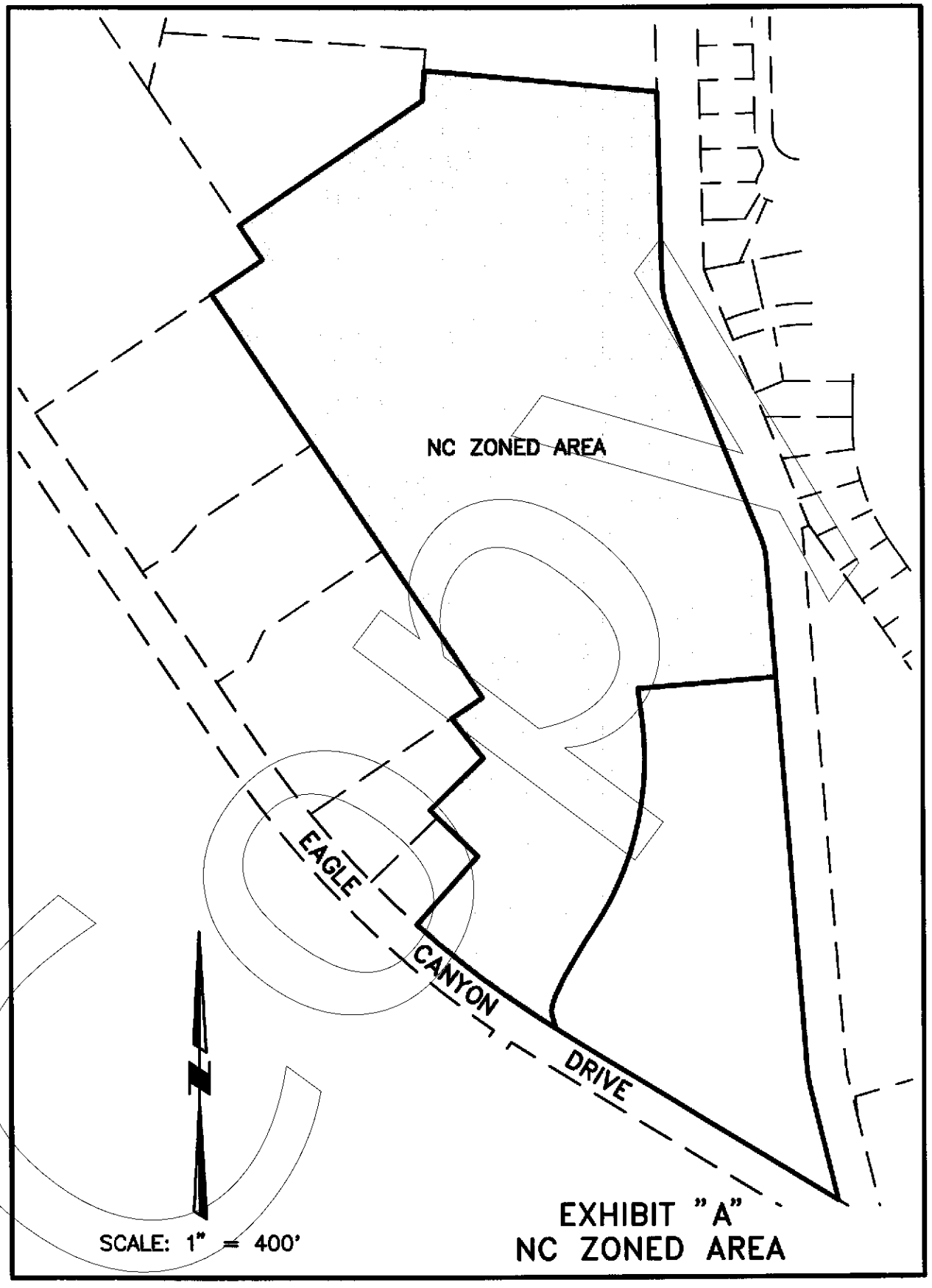

NC ZONED AREA
EAGLE CANYON DRIVE
N
SCALE: 1" = 400'
EXHIBIT "A"
NC ZONED AREA

EXHIBIT "B"

DESCRIPTION
ANNEXATION PROPERTY

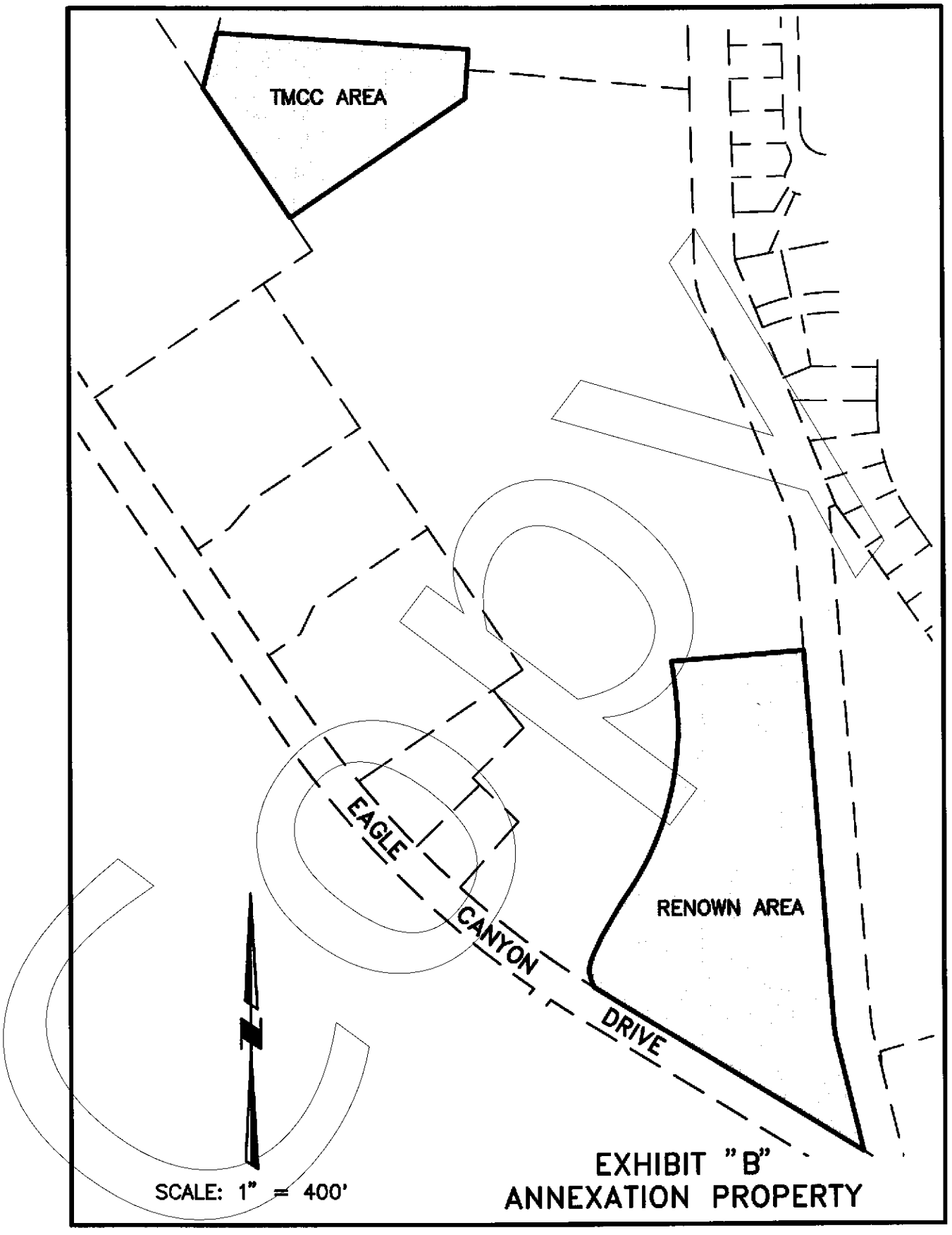
Parcels of land situate within the E1/2 of Section 34 and the SW1/4 of Section 35, T21N, R20E, MDM, Washoe County, Nevada, being portions of that Record of Survey Supporting a Boundary Line Adjustment for Spanish Associates Limited Partnership, and Hometown Health Plan, Inc. and Hometown Health Providers Insurance Company, recorded on May 8, 2007 as Record of Survey Map 4904, Document No. 3529434, Official Records of Washoe County, Nevada; more particularly described as follows:

TMCC AREA:
A portion of Parcel 3A of said Survey Map 4904 as follows:
Commencing at a point on the boundary of said Parcel 3A, said point also being the most southerly corner of Parcel 2A as shown on that Record of Survey Supporting a Boundary Line Adjustment for Spanish Associates and Seven K Properties, recorded on March 31, 2005 as Record of Survey Map 4543, Document No. 3191105, Official Records of Washoe County, Nevada;
thence along the westerly boundary line of said Parcel 3A the following nine (9) courses and distances:
N 41°48'08" E, 259.83 feet;
N 46°26'20" W, 157.63 feet;
N 44°00'21" W, 30.00 feet;
N 45°59'39" E, 210.27 feet;
N 38°44'54" W, 143.43 feet;
N 56°05'09" E, 105.39 feet;
N 33°54'51" W, 1370.00 feet;
N 56°05'09" E, 175.00 feet;
N 33°54'51" W, 117.29 feet to the Point of Beginning;
thence continuing along the said westerly boundary line of Parcel 3A, N 33°54'51" W, 458.07 feet;
thence N 14°06'59" E, 168.00 feet;
thence S 86°19'26" E, 744.81 feet;
thence S 03°40'34" W, 145.42 feet;
thence S 56°00'35" W, 626.38 feet to the point of beginning.
Containing 6.00 acres, more or less.

RENOWN AREA:
All of Parcel 4A of said Survey Map 4904.
Containing 15.02 acres, more or less.

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
GEORGE FONG
Exp: 6-30-09
No. 4043
10/19/07

Basis of bearings is the Nevada State Plane Coordinate System, West Zone Grid, NAD83/94.
C and M Engineering
9498 Double R Boulevard, Suite B
Reno, NV 89521


TMCC AREA
EAGLE CANYON DRIVE
RENOWN AREA
N
SCALE: 1" = 400'
EXHIBIT "B"
ANNEXATION PROPERTY

PRELIMINARY DRAINAGE REPORT

FOR

SILVERADO CONTINUUM CARE COMMUNITY

Prepared for:

Silverado Homes
5525 Kietzke Lane, Suite 102
Reno, NV 89511

October 8, 2020

Prepared by:

Wood Rodgers, Inc.
1361 Corporate Blvd.
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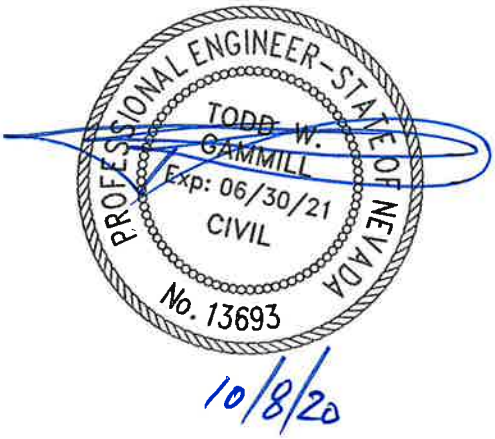
(775) 823-4068
Todd Gammill, P.E. - Associate



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APPENDIX

1 INTRODUCTION

This report shall serve as the preliminary drainage report for the Silverado Continuum Care Community SUP, which will consist of 47 detached units and 111 attached units. The purpose of this report is to address the drainage issues that result from development of the proposed project site in accordance with Truckee Meadows Regional Drainage Manual (TMRDM) and Washoe County development standards. As this report is preliminary in nature, a more detailed study will need to be conducted and a final technical drainage report will need to be submitted with the final improvement plans for the project.

1.1 PROJECT LOCATION/HISTORIC DRAINAGE

The proposed project site (APN 532-031-16) is approximately 11.21± acres in size and is located within a portion of Section 34 of T21N, R20E, MDM, Washoe County, Nevada.

The project site is bounded by Eagle Canyon Ranch Units 2 to the north, Shaw Middle school to the northwest, a drainage channel and Washoe County parks to the west, a Senior Living Facility and undeveloped land to the south, and a drainage channel/Neighborhood Way to the east. A Vicinity Map is included in the **Appendix** of this report for reference.

The parcel is currently undeveloped land and drains southwest to the existing channel west of the site. The channel flows south and eventually turns west and discharges to the existing channel east of the site at a point north of Eagle Canyon Drive.

There is also an existing concrete lined channel west of Neighborhood Way. A storm drain system picks up flows from Neighborhood Way and property north of the site and discharges to the existing ditch which runs south along Neighborhood Way to a box culvert south of the site where it is then discharged to a drainage channel just south of the project site. This channel flows east and discharges to the existing channel east of the site. See the basin map included in the **Appendix** of this report.

The project site is located in FEMA Zone X, areas determined to be outside the 500-year annual chance floodplain. The site can be located on FEMA FIRM Panel 32031C2865G. An exhibit identifying the FEMA zone boundaries and the project site is included in the **Appendix**.

1.2 BACKGROUND/PREVIOUS STUDIES

A master hydrology plan has been completed for the Eagle Canyon Ranch area entitled *Hydrology Master Plan for Eagle Canyon Ranch Subdivision* by DEW Hydrology (Master Plan). The project site has been analyzed as part of the Master Plan.

1.3 REGULATORY PERSPECTIVE

The Project site is located within the Washoe County jurisdiction. The onsite pipes and drain inlet drainage facilities will be operated and maintained privately through easements granted over the private roadway.

2 PRELIMINARY DESIGN

The proposed drainage system for the project site consists of sheet flow from the buildings and streets into a system of yard drains and gutters with which storm water is conveyed into drop inlets and underground storm drain pipes. Onsite flows will be directed to existing channels surrounding the site or to the existing concrete v-ditch along Neighborhood Way. There is one outfall to the east channel, located between buildings 61 and 62. There will also be three outfalls to the existing v-ditch west of the proposed site near units 5 and 6 and one between buildings 50 and 51. There is one connection to the existing storm drain that outlets to the concrete lined channel west of Neighborhood Way and flows south.

3 HYDROLOGIC ANALYSIS

Preliminary flows were estimated for the 5-year and 100-year design events using the rational method per the Truckee Meadows Drainage Manual. NOAA Atlas 14 was used for rainfall intensities. The basin calculations are included in the Appendix. There are three outfalls that will drain onsite and offsite flows into the existing channel to the west and one outfall that will drain to the existing v-ditch along Neighborhood Way. Basin A-14 will drain to existing catch basins within the existing access road off of Neighborhood Way located to the south of the proposed site. Q5's ranged from 0.1 cfs to 1.2 cfs, and Q100's ranged from 0.2 cfs to 3.8 cfs. These flow rates are manageable in public storm drain pipes within the private streets. Total post development flows have been estimated to be 7.9 cfs for the Q5 and 26.9 cfs for the Q100. These are cumulative rational method summaries and are therefore conservative. It's likely the flows will be slightly smaller when routed through the drainage system in greater detail with a final design analysis.

4 CONCLUSIONS

The drainage facilities for the Silverado Continuum Care Community will be designed to capture and perpetuate the design storm event flows to existing channels, ditches and storm drain. The conveyance of flows is in conformance with the Washoe County Development Code and the TMRDM. There will be no negative impacts to any adjacent or downstream properties as a result of development during the 5-year and 100-year storms due to the implementation of the proposed storm water management system. As previously stated, this report is preliminary in nature and a more detailed study will need to be conducted and a final technical drainage report will need to be submitted with the final improvement plans for the project.

5 REFERENCES

Hydrology Master Plan for Eagle Canyon Ranch Subdivision, DEW Hydrology, February 2016.

Truckee Meadows Regional Drainage Manual, April 30, 2009.

Washoe County Development Code, Latest Version.

APPENDIX

VICINITY MAP

FEMA FIRM Flood Zone Exhibit

PRELIMINARY BASIN FLOW CALCULATIONS (5-YEAR)

PRELIMINARY BASIN FLOW CALCULATIONS (100-YEAR)

PRELIMINARY STORM DRAIN SYSTEM LAYOUT AND HYDROLOGIC BASIN MAP

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Fig. 1

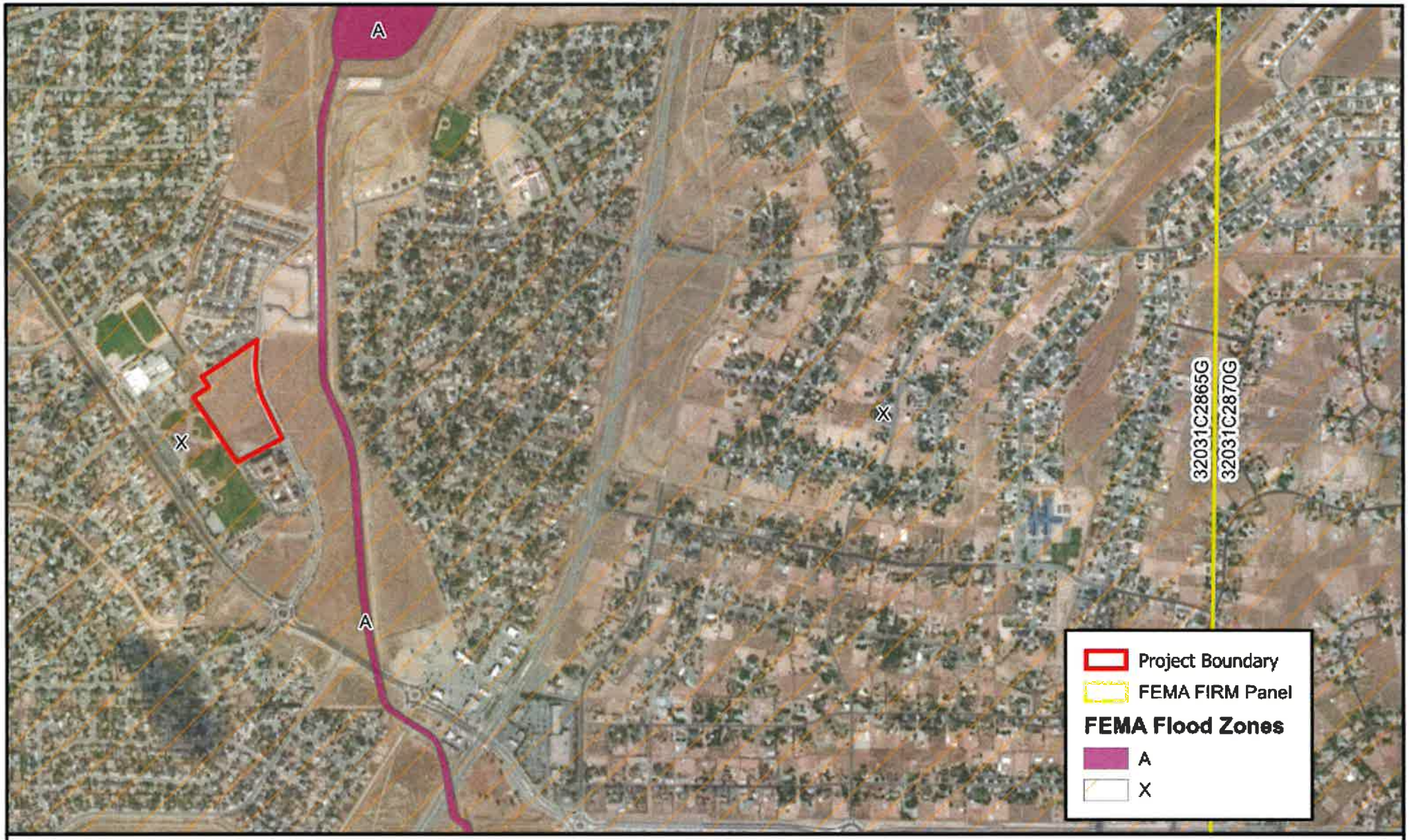
Vicinity Map

Silverado Continuum Care Facility

Washoe County, NV

October, 2020

Prepared By: KMC *Checked By: TWG*



FEMA FLOOD ZONES

SILVERADO CONTINUUM CARE FACILITY

WASHOE COUNTY, NV

OCTOBER 2020

NOTES

NORTH

0 2,500 5,000

FEET

PRELIMINARY

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FIGURE 2

WOOD RODGERS

		TIME OF CONCENTRATION																						5-YEAR STORM EVENT	
Count	ID	Drainage Basin	Drainage Area (AC)	Weighted Average C-Factor $_{5\text{-Year}}$	Initial Flow Time, T_i			Travel Time, T_t														Total (T_i+T_t)	Urbanized Basins Check	Final	NOAA ATLAS 14 Rainfall Intensity	Rational Flow
					Overland Flow			Channelized Flow				Gutter Flow				Piped Flow										
					L_i (ft)	S (ft/ft)	T_i (min)	L_s(ft)	S (ft/ft)	V(ft/s)	T_{t1} (min)	L_t (ft)	S (ft/ft)	V (ft/s)	T_{t2} (min)	L_t (ft)	n	Pipe Ø	S (ft/ft)	V (ft/s)	T_{t3} (min)	T_c (min)	T_c*(min)	T_c (min)	$I_{5\text{-year}}$ (in/hour)	$Q_{5\text{-year}}$ (cfs)
1	1.001	A-1	1.91	0.60	122	0.0125	9.2	996	0.0050	1.1	14.5											23.8	16.2	**16.2**	**1.06**	**1.2**
2	1.002	A-2	0.06	0.60	7	0.0100	2.4					149	0.0050	1.4	1.7							5.0	10.9	**5.0**	**1.73**	**0.1**
3	1.003	A-3	0.07	0.60	8	0.0100	2.6					135	0.0050	1.4	1.6							5.0	10.8	**5.0**	**1.73**	**0.1**
4	1.004	A-4	0.20	0.60								282	0.0050	1.4	3.3							5.0	11.6	**5.0**	**1.73**	**0.2**
5	1.005	A-5	0.15	0.60	45	0.0100	6.1					205	0.0050	1.4	2.4							8.4	11.4	**8.4**	**1.44**	**0.1**
6	1.006	A-6	0.98	0.60	222	0.0100	13.4					98	0.0050	1.4	1.1							14.6	11.8	**11.8**	**1.23**	**0.7**
7	1.007	A-7	0.76	0.60	52	0.0100	6.5					358	0.0050	1.4	4.2							10.6	12.3	**10.6**	**1.28**	**0.6**
8	1.008	A-8	0.07	0.60								171	0.0050	1.4	2.0							5.0	10.9	**5.0**	**1.73**	**0.1**
9	1.009	A-9	0.65	0.60	98	0.0100	8.9	330	0.0050	1.1	4.8											13.7	12.4	**12.4**	**1.21**	**0.5**
10	1.01	A-10	0.09	0.60	6	0.0100	2.2					194	0.0050	1.4	2.3							5.0	11.1	**5.0**	**1.73**	**0.1**
11	1.011	A-11	0.08	0.60	23	0.0100	4.3					40	0.0050	1.4	0.5							5.0	10.3	**5.0**	**1.73**	**0.1**
12	1.012	A-12	0.31	0.60	29	0.0100	4.8	219	0.0050	1.1	3.2											8.0	11.4	**8.0**	**1.48**	**0.3**
13	1.013	A-13	0.31	0.60	78	0.0100	8.0	193	0.0050	1.1	2.8											10.8	11.5	**10.8**	**1.27**	**0.2**
14	1.014	A-14	0.78	0.60	40	0.0100	5.7					296	0.0050	1.4	3.4							9.1	11.9	**9.1**	**1.38**	**0.6**
15	1.015	A-15	0.10	0.60	14	0.0100	3.4					165	0.0050	1.4	1.9							5.3	11.0	**5.3**	**1.70**	**0.1**
16	1.016	A-16	0.09	0.60	19	0.0100	3.9					126	0.0050	1.4	1.5							5.3	10.8	**5.3**	**1.70**	**0.1**
17	1.017	A-17	0.25	0.60	7	0.0100	2.4					422	0.0050	1.4	4.9							7.3	12.4	**7.3**	**1.53**	**0.2**
18	1.018	A-18	1.08	0.60	26	0.0100	4.6					390	0.0050	1.4	4.5							9.1	12.3	**9.1**	**1.38**	**0.9**
19	1.019	A-19	0.28	0.60	68	0.0100	7.4					131	0.0050	1.4	1.5							8.9	11.1	**8.9**	**1.40**	**0.2**
20	1.02	A-20	0.28	0.60	27	0.0100	4.6					130	0.0050	1.4	1.5							6.1	10.9	**6.1**	**1.63**	**0.3**
21	1.021	A-21	0.58	0.60	43	0.0100	5.9					120	0.0050	1.4	1.4							7.3	10.9	**7.3**	**1.53**	**0.5**
22	1.022	A-22	0.21	0.60	27	0.0100	4.7					236	0.0050	1.4	2.7							7.4	11.5	**7.4**	**1.53**	**0.2**
23	1.023	A-23	0.64	0.60	68	0.0100	7.4					233	0.0050	1.4	2.7							10.1	11.7	**10.1**	**1.30**	**0.5**

WOOD RODGERS

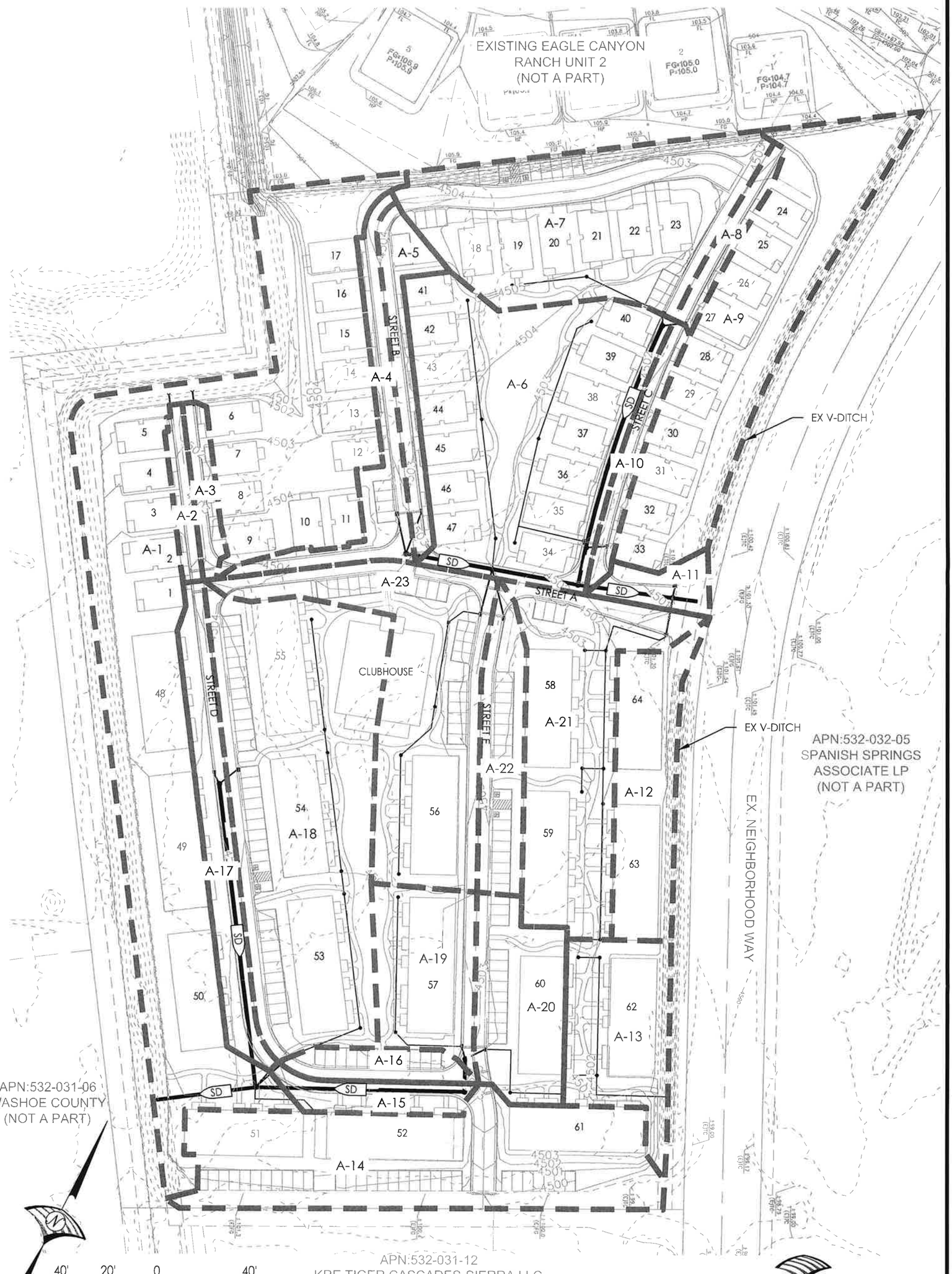
		TIME OF CONCENTRATION																				100-YEAR STORM EVENT	
Count	ID	Drainage Basin	Drainage Area (AC)	Weighted Average C-Factor $_{100\text{-Year}}$	Initial Flow Time, T_i			Travel Time, T_t												Total (T_i+T_t)	Urbanized Basins Check	Final	NOAA ATLAS 14 Rainfall Intensity	Rational Flow
					Overland Flow			Channelized Flow				Gutter Flow				Piped Flow								
					L_i (ft)	S (ft/ft)	T_i (min)	L_s(ft)	S (ft/ft)	V(ft/s)	T_{t1} (min)	L_t (ft)	S (ft/ft)	V (ft/s)	T_{t2} (min)	L_t (ft)	n	V (ft/s)	T_{t3} (min)	T_c (min)	T_c*(min)	T_c (min)	$I_{100\text{-year}}$ (in/hour)	$Q_{100\text{-year}}$ (cfs)
1	1.001	A-1	1.91	0.78	122	0.0125	5.9	996	0.0050	1.1	14.5									20.5	16.2	**16.2**	**2.55**	**3.8**
2	1.002	A-2	0.06	0.78	7	0.0100	1.5					149	0.0050	1.4	1.7					5.0	10.9	**5.0**	**4.16**	**0.2**
3	1.003	A-3	0.07	0.78	8	0.0100	1.7					135	0.0050	1.4	1.6					5.0	10.8	**5.0**	**4.16**	**0.2**
4	1.004	A-4	0.20	0.78								282	0.0050	1.4	3.3					5.0	11.6	**5.0**	**4.16**	**0.7**
5	1.005	A-5	0.15	0.78	45	0.0100	3.9					205	0.0050	1.4	2.4					6.3	11.4	**6.3**	**3.91**	**0.5**
6	1.006	A-6	0.98	0.78	222	0.0100	8.6					98	0.0050	1.4	1.1					9.7	11.8	**9.7**	**3.22**	**2.5**
7	1.007	A-7	0.76	0.78	52	0.0100	4.2					358	0.0050	1.4	4.2					8.3	12.3	**8.3**	**3.50**	**2.1**
8	1.008	A-8	0.07	0.78								171	0.0050	1.4	2.0					5.0	10.9	**5.0**	**4.16**	**0.2**
9	1.009	A-9	0.65	0.78	98	0.0100	5.7	330	0.0050	1.1	4.8									10.5	12.4	**10.5**	**3.11**	**1.6**
10	1.01	A-10	0.09	0.78	6	0.0100	1.4					194	0.0050	1.4	2.3					5.0	11.1	**5.0**	**4.16**	**0.3**
11	1.011	A-11	0.08	0.78	23	0.0100	2.8					40	0.0050	1.4	0.5					5.0	10.3	**5.0**	**4.16**	**0.3**
12	1.012	A-12	0.31	0.78	29	0.0100	3.1	219	0.0050	1.1	3.2									6.3	11.4	**6.3**	**3.91**	**0.9**
13	1.013	A-13	0.31	0.78	78	0.0100	5.1	193	0.0050	1.1	2.8									7.9	11.5	**7.9**	**3.58**	**0.9**
14	1.014	A-14	0.78	0.78	40	0.0100	3.6					296	0.0050	1.4	3.4					7.1	11.9	**7.1**	**3.75**	**2.3**
15	1.015	A-15	0.10	0.78	14	0.0100	2.2					165	0.0050	1.4	1.9					5.0	11.0	**5.0**	**4.16**	**0.3**
16	1.016	A-16	0.09	0.78	19	0.0100	2.5					126	0.0050	1.4	1.5					5.0	10.8	**5.0**	**4.16**	**0.3**
17	1.017	A-17	0.25	0.78	7	0.0100	1.6					422	0.0050	1.4	4.9					6.5	12.4	**6.5**	**3.87**	**0.8**
18	1.018	A-18	1.08	0.78	26	0.0100	3.0					390	0.0050	1.4	4.5					7.5	12.3	**7.5**	**3.67**	**3.1**
19	1.019	A-19	0.28	0.78	68	0.0100	4.8					131	0.0050	1.4	1.5					6.3	11.1	**6.3**	**3.91**	**0.8**
20	1.02	A-20	0.28	0.78	27	0.0100	3.0					130	0.0050	1.4	1.5					5.0	10.9	**5.0**	**4.16**	**0.9**
21	1.021	A-21	0.58	0.78	43	0.0100	3.8					120	0.0050	1.4	1.4					5.2	10.9	**5.2**	**4.12**	**1.9**
22	1.022	A-22	0.21	0.78	27	0.0100	3.0					236	0.0050	1.4	2.7					5.7	11.5	**5.7**	**4.02**	**0.7**
23	1.023	A-23	0.64	0.78	68	0.0100	4.8					233	0.0050	1.4	2.7					7.5	11.7	**7.5**	**3.67**	**1.8**

PRELIMINARY STORM DRAIN SYSTEM LAYOUT AND HYDROLOGIC BASIN MAP

SILVERADO CONTINUUM CARE FACILITY

WASHOE COUNTY, NEVADA

OCTOBER, 2020



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PRELIMINARY SANITARY SEWER REPORT

FOR

SILVERADO CONTINUUM CARE COMMUNITY

Prepared for:

Silverado Homes
5525 Kietzke Lane, Suite 102
Reno, NV 89511

October 8, 2020

Prepared by:
Wood Rodgers Inc.
1361 Corporate Boulevard
Reno, Nevada 89502
(775) 823-4068
Todd Gammill, PE – Associate

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APPENDIX

VICINITY MAP

SANITARY SEWER SYSTEM LAYOUT

1 INTRODUCTION

This report shall serve as the preliminary sanitary sewer report for the Silverado Continuum Care Community project, which will consist of 158 detached single family style and multi-family unit style senior homes. The proposed project site (APN 532-031-16) is approximately 11.2± acres in size and is located within a portion of Section 34 of T21N, R20E, MDM, Washoe County, Nevada. The project site is bounded by Eagle Canyon Ranch Unit to the north, Shaw Middle school to the northwest, a drainage channel and Washoe County parks to the west, a Senior Living Facility and undeveloped land to the south, and existing Neighborhood Way to the east. A Vicinity Map is included in the **Appendix** of this report for reference. As this report is preliminary in nature, a more detailed study will need to be conducted and a final sanitary sewer report will need to be submitted with the final improvement plans for the project.

2 BACKGROUND/EXISTING FACILITIES

This site is currently undeveloped land. An existing 10" sanitary sewer main currently runs north to south within Neighborhood Way and two existing 8" stubs have been provided for the site.

3 PROPOSED CONDITIONS

A Sanitary Sewer Layout is provided in the **Appendix** of this report to show the proposed layout of the sewer mains for the overall Upland Estates subdivision. It is anticipated that the project will connect to the two existing 8" sewer stubs provided to the site, one at the existing intersection midway through the site and one south of the site through the shared access with the property to the south.

The proposed sanitary sewer system was analyzed in accordance with Washoe County Department of Water Resources, Utility Services Division.

Peak sewage flows for single family residence homes are based upon the following equation:

Q = # of Units * Peaking Factor * Per Capita Contributions

Peaking Factor = 3.0 for Single and Multi-Family Residential
Per Capita Contributions = 270 gal per capita per day

The overall peak flow for this project using criteria above is calculated to be:

270 gal per capita per day * 3 * 158 single family residences = **127,980 gal/day**

The gravity sewer Collection Design Standards for Washoe County require that sewer mains meet a minimum velocity of 2.5 feet per second (fps) at half full pipe condition. An 8" pipe meeting these conditions has a capacity of 280,605 gallons per day (at 0.44% slope) and a 10" pipe has a capacity of 440,609 gallons per day (at 0.33% slope). The capacity of the 8" and 10" pipes at this slope are 564,463 gallons per day and 886,324 gallons per day, respectively.

Additionally, it should be noted that per Washoe County standards of 180 gallons per day per dwelling unit for treatment, the project is expected to contribute 28,440 gallons per day to the Truckee Meadows Water Reclamation Facility (TMWRF) via the City of Sparks collection system southeast of the site.

4 CONCLUSION

The proposed sanitary sewer system discussed in this report is shown to sufficiently serve the proposed Silverado Continuum Care Community project. The Silverado Continuum Care Community project will connect to the existing sanitary sewer system in Neighborhood Way which has been designed with enough capacity to serve the project area. As this report is preliminary in nature, a more detailed study will need to be conducted and a final sanitary sewer report will need to be submitted with the final improvement plans for the project.

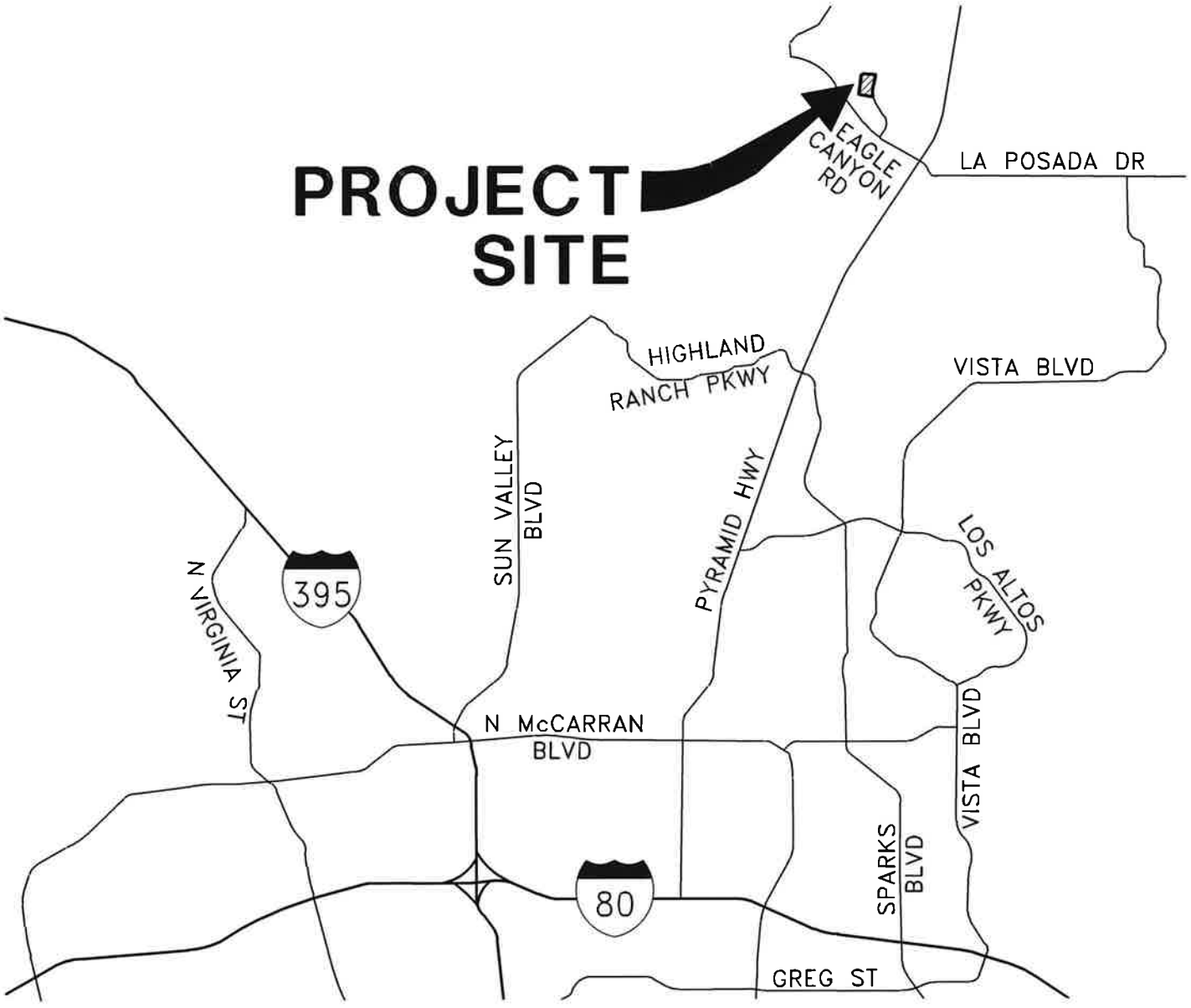
APPENDIX

VICINITY MAP

SANITARY SEWER SYSTEM LAYOUT

PIPE CALCULATIONS

VICINITY MAP
SILVERADO CONTINUUM OF CARE
WASHOE COUNTY, NEVADA
OCTOBER, 2020



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2.1.02 SEWER DESIGN CRITERIA

The following design criteria shall govern the design of sewage collection systems to be dedicated to the County. The intent of these criteria is to provide safe, adequate, and dependable sewer service without excessive maintenance costs.

2.1.02.1 Flow Determination -The average flow from residential units shall be based on a average daily residential rate of 270 gallons. Fixture units may be used to determine the flow from commercial and industrial areas or by historical water consumption records. If fixture unit counts are not available, avergae daily flows for commercial property shall be:

1.) Parks and Open Space: 664 gallons/day/acre

2.) Commercial:

General Commercial (GC): 780 gallons/day/acre (9.9 employees/acre)

Neighborhood Commercial (NC): 2,536 gallons/day/acre (32.2 employees/acre)

Tourist Commercial (TC): 3,245 gallons/day/acre (41.2 employees/acre)

3.) Industrial: 457 gallons/day/acre

4.) Or as approved by CSD

(Washoe County Community Development Standards)

2.1.02.2 Pipe Size -The minimum size of collection lines shall be 8-inches in diamater. Service laterals which serve single residences shall be a minimum of 4-inches in diameter. All other lines shall be sized using accepted hydraulic analysis techniques. Such sizing analysis shall be performed using peak hour flows.

2.1.02.3 Pipe Slope -The minimum pipe slope is the slope at which the flow velocity is at least 2.5 feet per second when flowing half full or as approved by CSD. In general, slopes which permit sewage velocities in excess of 10 feet per second will not be without CSD approval.

2.1.02.4 Depth of Flow - The depth of flow in the sanitary sewer pipes shall not exceed 0.8D where D is the nominal diameter of the pipe.

2.1.02.5 Capacity – Sewer collection system shall be designed for peak flows. Design engineer shall determine peaking factor. When sizing a sewage collection system for a given area, the system shall be sized so that it will be adequate to carry the design flow from the entire future tributary area even though it is not within the project boundaries. The minimum peaking factor shall be 3 or as aaproved by CSD.

2.1.02.6 Analysis - Manning's Formula is to be used in computing depth of flow and velocities of all sanitary sewer conduits, with the roughness coefficient "n" value equal to 0.012 for PVC pipe, 0.012 for Reinforced Concrete pipe, 0.012 for Ductile Iron pipe and 0.011 for High Density Polyethylene (HDPE) pipe.

2.1.03 DEPTH

All collection systems shall be designed at a depth to facilitate the following:

a) Lateral and private sewer installations must have a minimum of 3 feet of cover at the curb and/or property line or as approved by CSD and shall be designed to allow for gravity flow from the furthest point within the lot.

b) Avoid conflict with existing and proposed utilities.

c) Have water facilities with a minimum vertical clearance of eighteen (18) inches in the event that the two utilities should cross.

d) Provide a minimum of 4 feet of cover over all mains to be dedicated to the County.

e) Manholes shall be a minimum depth of five (5) feet, from finish grade to invert.

2.1.04 PIPE MATERIAL

The following types of pipe are acceptable for gravity sewer mains, force mains and laterals:

a) Reinforced Concrete Pipe in accordance with ASTM C76 and ASTM D3212, cement shall be Type II or equivalent sulfide resistant cement. Joints shall be water-tight and root-tight in accordance with ASTM C443. (Manning coefficient "n" = 0.012)

b) Ductile Iron Pipe in accordance with AWWA C150 and C151. (Manning coefficient "n" =0.012)

c) PVC Pipe shall be solid wall poly vinyl chloride plastic pipe, SDR 35, in accordance with ASTM D3034. Class 150PVC pipe in accordance with AWWA C900 may be used for force mains or at water line crossings. (Manning coefficient "n" = 0.012)

Worksheet for 8"-Half Full

Project Description

Friction Method	Manning Formula
Solve For	Discharge

Input Data

Roughness Coefficient	0.012	
Channel Slope	0.44	%
Normal Depth	4.0	in
Diameter	8	in

Results

Discharge	280605	gal/day
Flow Area	0.17	ft^2
Wetted Perimeter	1.05	ft
Hydraulic Radius	2.0	in
Top Width	0.67	ft
Critical Depth	0.31	ft
Percent Full	50.0	%
Critical Slope	0.00581	ft/ft
Velocity	2.49	ft/s
Velocity Head	0.10	ft
Specific Energy	0.43	ft
Froude Number	0.86	
Maximum Discharge	0.93	ft^3/s
Discharge Full	0.87	ft^3/s
Slope Full	0.00110	ft/ft
Flow Type	SubCritical	

GVF Input Data

Downstream Depth	0.0	in
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.0	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	50.00	%
Downstream Velocity	Infinity	ft/s

Worksheet for 8"-Half Full

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	4.0	in
Critical Depth	0.31	ft
Channel Slope	0.44	%
Critical Slope	0.00581	ft/ft

Worksheet for 10"-Half Full

Project Description

Friction Method	Manning Formula
Solve For	Discharge

Input Data

Roughness Coefficient	0.012	
Channel Slope	0.33	%
Normal Depth	5.0	in
Diameter	10	in

Results

Discharge	440609	gal/day
Flow Area	0.27	ft^2
Wetted Perimeter	1.31	ft
Hydraulic Radius	2.5	in
Top Width	0.83	ft
Critical Depth	0.36	ft
Percent Full	50.0	%
Critical Slope	0.00531	ft/ft
Velocity	2.50	ft/s
Velocity Head	0.10	ft
Specific Energy	0.51	ft
Froude Number	0.77	
Maximum Discharge	1.47	ft^3/s
Discharge Full	1.36	ft^3/s
Slope Full	0.00083	ft/ft
Flow Type	SubCritical	

GVF Input Data

Downstream Depth	0.0	in
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.0	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	50.00	%
Downstream Velocity	Infinity	ft/s

Worksheet for 10"-Half Full

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	5.0	in
Critical Depth	0.36	ft
Channel Slope	0.33	%
Critical Slope	0.00531	ft/ft

Worksheet for 8"-Capacity

Project Description

Friction Method	Manning Formula
Solve For	Discharge

Input Data

Roughness Coefficient	0.012	
Channel Slope	0.44	%
Normal Depth	6.6	in
Diameter	8	in

Results

Discharge	564463	gal/day
Flow Area	0.31	ft^2
Wetted Perimeter	1.52	ft
Hydraulic Radius	2.4	in
Top Width	0.51	ft
Critical Depth	0.44	ft
Percent Full	82.5	%
Critical Slope	0.00731	ft/ft
Velocity	2.84	ft/s
Velocity Head	0.12	ft
Specific Energy	0.67	ft
Froude Number	0.64	
Maximum Discharge	0.93	ft^3/s
Discharge Full	0.87	ft^3/s
Slope Full	0.00445	ft/ft
Flow Type	SubCritical	

GVF Input Data

Downstream Depth	0.0	in
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.0	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	82.50	%
Downstream Velocity	Infinity	ft/s

Worksheet for 8"-Capacity

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	6.6	in
Critical Depth	0.44	ft
Channel Slope	0.44	%
Critical Slope	0.00731	ft/ft

Worksheet for 10"-Capacity

Project Description

Friction Method	Manning Formula
Solve For	Discharge

Input Data

Roughness Coefficient	0.012	
Channel Slope	0.33	%
Normal Depth	8.3	in
Diameter	10	in

Results

Discharge	886324	gal/day
Flow Area	0.48	ft^2
Wetted Perimeter	1.90	ft
Hydraulic Radius	3.0	in
Top Width	0.63	ft
Critical Depth	0.52	ft
Percent Full	82.5	%
Critical Slope	0.00643	ft/ft
Velocity	2.85	ft/s
Velocity Head	0.13	ft
Specific Energy	0.81	ft
Froude Number	0.58	
Maximum Discharge	1.47	ft^3/s
Discharge Full	1.36	ft^3/s
Slope Full	0.00334	ft/ft
Flow Type	SubCritical	

GVF Input Data

Downstream Depth	0.0	in
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.0	in
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	82.50	%
Downstream Velocity	Infinity	ft/s

Worksheet for 10"-Capacity

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	8.3	in
Critical Depth	0.52	ft
Channel Slope	0.33	%
Critical Slope	0.00643	ft/ft

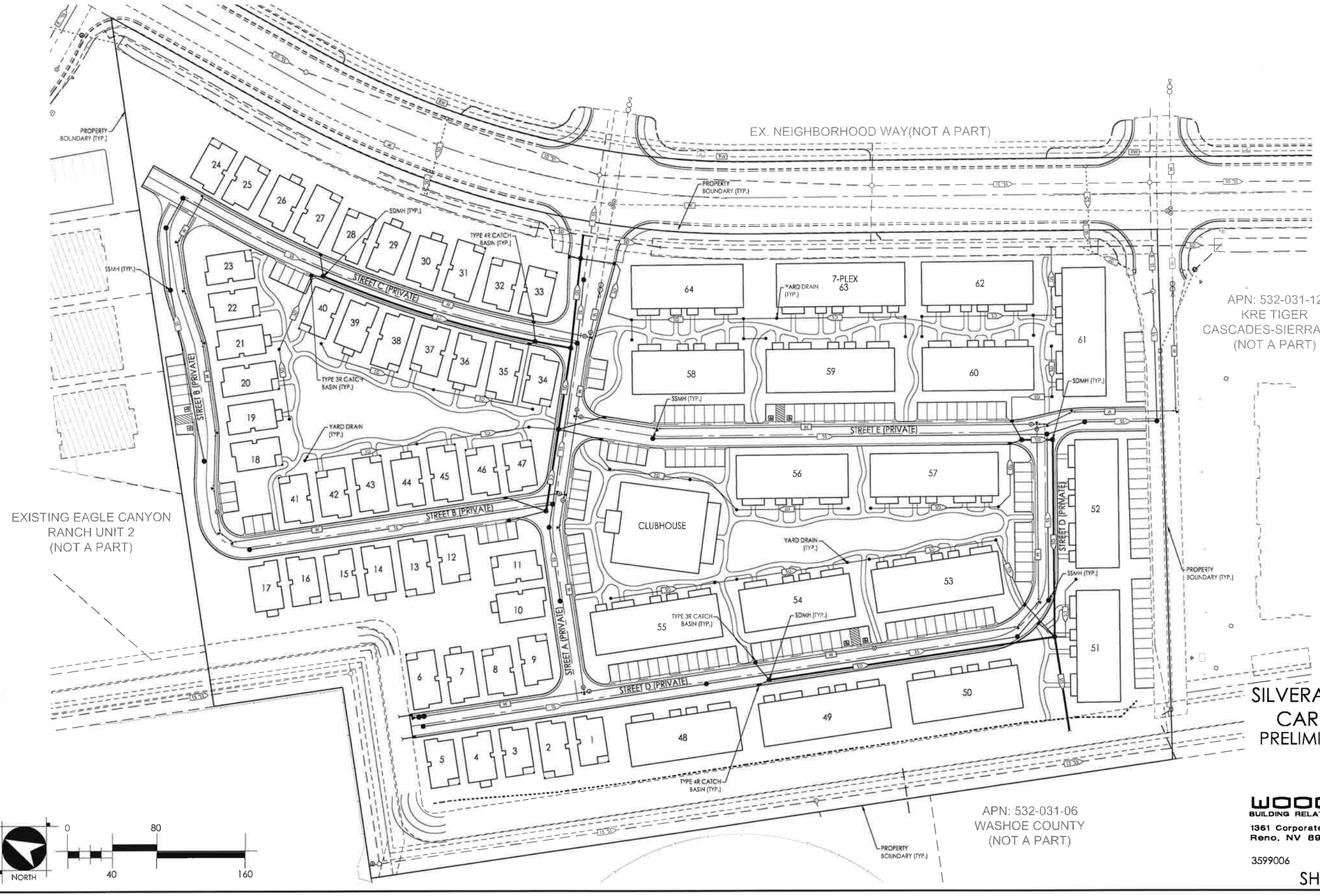
SILVERADO CONTINUUM CARE COMMUNITY

SPECIAL USE PERMIT

PRELIMINARY UTILITY PLAN

NOTES:

1. STORM DRAIN AND SANITARY SEWER TO BE PRIVATE. WATER TO BE OWNED AND MAINTAINED BY TRUCKEE MEADOWS WATER AUTHORITY.



SILVERADO CONTINUUM CARE COMMUNITY
PRELIMINARY UTILITY PLAN

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd
Reno, NV 89502
Tel 775.823.4068
Fax 775.823.4066

3599006 OCTOBER, 2020

SHEET U-1 OF 6

J:\Jobs\3599_Sparkin_Springs_Business_Ctr\Silverado Upland Estates\Planning\Dwg\SUP\SUP_04_SUU_U01.dwg 10/7/2020 1:58 PM Kyle Castle

SILVERADO CONTINUUM CARE COMMUNITY

SPECIAL USE PERMIT

TITLE SHEET

OWNER:

SPANISH SPRINGS ASSOCIATES
550 W. PLUMB LANE SUITE B#505
RENO, NV 89509

DEVELOPER:

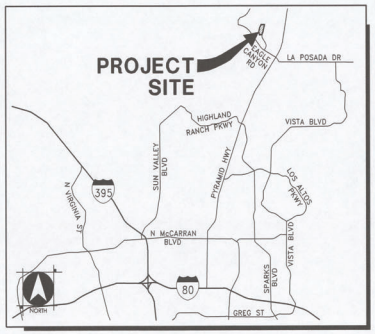
SILVERADO HOMES NV, INC.
5525 KIETZKE LANE, SUITE 102
RENO, NV 89511

BASIS OF BEARINGS

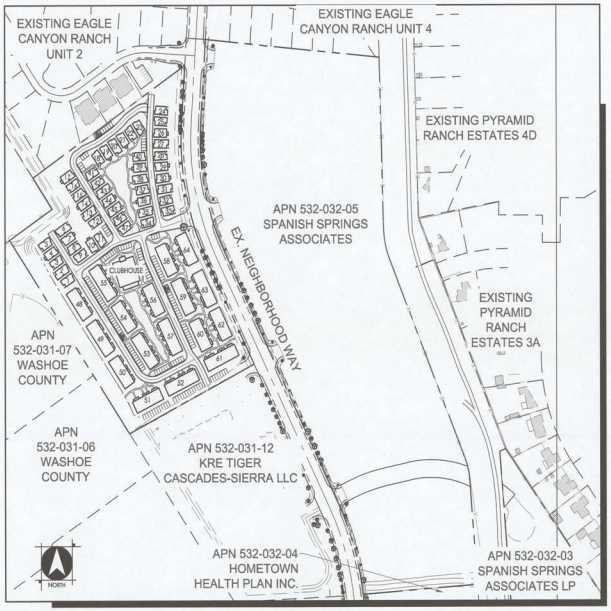
NEVADA STATE PLAN COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK GPS (NNCRN GPS), THE BEARING BETWEEN GPS REFERENCE STATION "SSBZ"- SS25M10000 AND "RSTEAD"- N22SM01037 IS TAKEN AS NORTH 84°59'47" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR= 1.000197939.

BASIS OF ELEVATION

THE BASIS OF ELEVATION IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS TAKEN FROM CITY OF SPARKS BENCHMARK 121, WITH A PUBLISHED ELEVATION OF 4497.63 FT. BENCHMARK 121 IS DESCRIBED AS BEING 1 1/4" DIA BRASS CAP SET IN CONCRETE 1' WEST OF "T" POST, 2' WEST OF RIGHT-OF-WAY FENCE, 23.3' EAST OF EDGE PAVEMENT AT PYRAMID LAKE HIGHWAY AND ROBERT BANK BOULEVARD. MONUMENT IS 0.2' ABOVE GROUND.



VICINITY MAP
NOT TO SCALE



SITE PLAN
NOT TO SCALE

SITE INFORMATION:

SITE PLAN STATISTICS
- ON-SITE AREA: 11.21 AC
- ON-SITE BUILDING AREA: 129,302± SF
- ON-SITE PARKING/PAVING AREA: 99,309± SF
- ON-SITE LANDSCAPE/COMMON AREA: 259,697± SF

PARKING STATISTICS
- TOTAL PARKING REQUIRED: N/A
- TOTAL PARKING PROVIDED:
  - GARAGE PARKING: 47 STALLS
  - PARKING STALLS: 145 STALLS
- TOTAL ACCESSIBLE PARKING REQUIRED: 6 STALLS
- TOTAL ACCESSIBLE PARKING PROVIDED: 6 STALLS

LANDSCAPING STATISTICS
- SITE AREA: 11.21 AC
- REQUIRED LANDSCAPE : 92,393± SF
- LANDSCAPE PROVIDED: 92,393± SF

ASSESSOR PARCEL NUMBER
- 532-031-16

ENGINEERS STATEMENT:

I, TODD W. GAMMILL, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND WAS COMPLETED ON THE 8th DAY OF OCTOBER, 2020.

TODD W. GAMMILL, P.E. #13693

PROFESSIONAL ENGINEER - STATE OF NEVADA
TODD W. GAMMILL
Exp: 06/30/21
CIVIL
No. 13693
10/8/20

SHEET INDEX

SHT No.	DWG ID	DRAWING DESCRIPTION
1	T-1	TITLE SHEET
2	S-1	PRELIMINARY SITE PLAN
3	G-1	PRELIMINARY GRADING PLAN
4	U-1	PRELIMINARY UTILITY PLAN
5	CS-1	PRELIMINARY CROSS SECTIONS
6	L-1	PRELIMINARY LANDSCAPE PLAN

SILVERADO CONTINUUM
CARE COMMUNITY
TITLE SHEET

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd
Reno, NV 89502
Tel 775.823.4068
Fax 775.823.4066

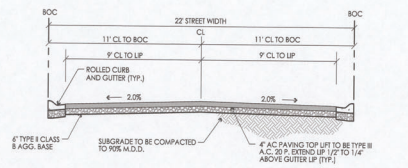
3599006 OCTOBER, 2020

SHEET T-1 OF 6

SILVERADO CONTINUUM CARE COMMUNITY

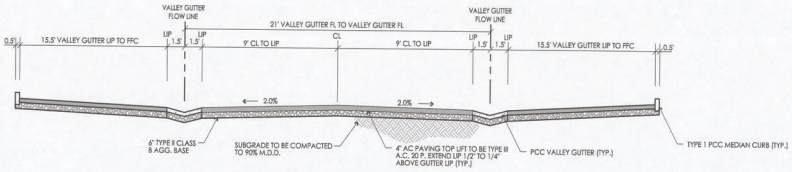
SPECIAL USE PERMIT

CROSS SECTIONS



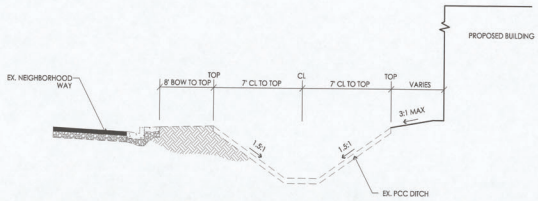
A 22' STREET WITHOUT PARKING

22' STREET SECTION
NOT TO SCALE



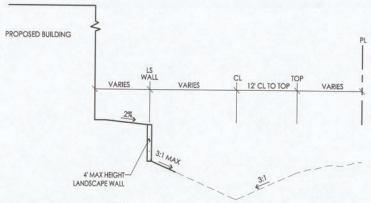
B 22' STREET WITH PARKING

22' STREET WITH PARKING SECTION
NOT TO SCALE



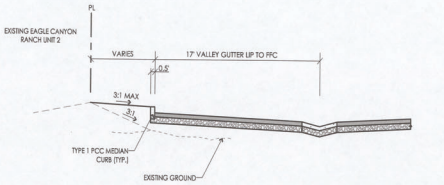
C NEIGHBORHOOD WAY EXISTING DITCH TIE

NEIGHBORHOOD WAY EXISTING DITCH TIE SECTION
NOT TO SCALE



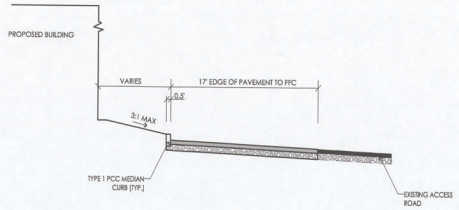
D EXISTING WESTERN DITCH TIE

EXISTING WESTERN DITCH TIE SECTION
NOT TO SCALE



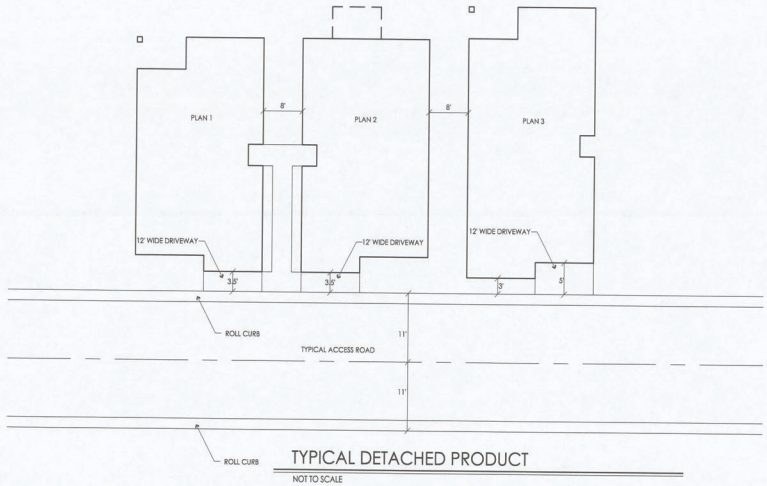
E EXISTING EAGLE CANYON RANCH UNIT 2 TIE

EXISTING EAGLE CANYON RANCH UNIT 2 TIE SECTION
NOT TO SCALE



F EXISTING ACCESS ROAD TIE

EXISTING ACCESS ROAD TIE SECTION
NOT TO SCALE



TYPICAL DETACHED PRODUCT

NOT TO SCALE

SILVERADO CONTINUUM CARE COMMUNITY
CROSS SECTIONS

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd
Reno, NV 89502
Tel 775.823.4068
Fax 775.823.4066

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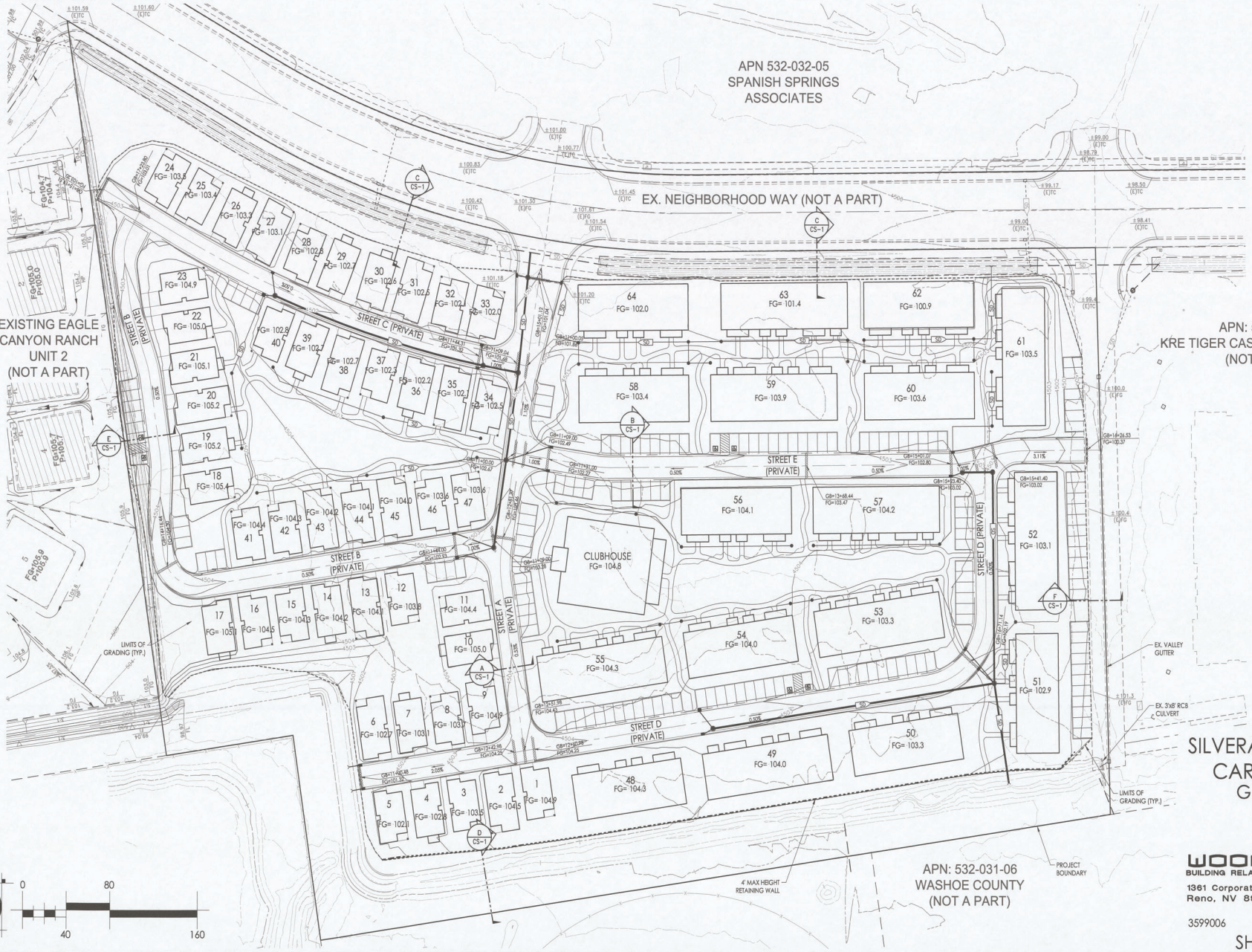
OCTOBER, 2020

SILVERADO CONTINUUM CARE COMMUNITY

SPECIAL USE PERMIT

GRADING PLAN



GRADING NOTES

1. ADD 4400' TO ALL FG ELEVATIONS.
2. APPROXIMATE CUT AND FILL
   APPROXIMATE FILL: 30,000± CY
   EXPORT NEEDED: NONE
   IMPORT NEEDED: 30,000± CY
3. DISTURBED AREAS: APPROXIMATELY 11.21 ACRES.
4. ALL AREAS DISTURBED AND LEFT UNDEVELOPED FOR A PERIOD OF MORE THAN THIRTY (30) DAYS SHALL BE STABILIZED BY THE APPLICATION OF DUST PALLIATIVE.

PROFESSIONAL ENGINEER – STATE OF NEVADA
TODD W. PLUNKETT
Exp. 06/30/21
CIVIL
No. 13693
10/8/20

SILVERADO CONTINUUM CARE COMMUNITY
GRADING PLAN

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd
Reno, NV 89502
Tel 775.823.4068
Fax 775.823.4066

3599006 OCTOBER, 2020

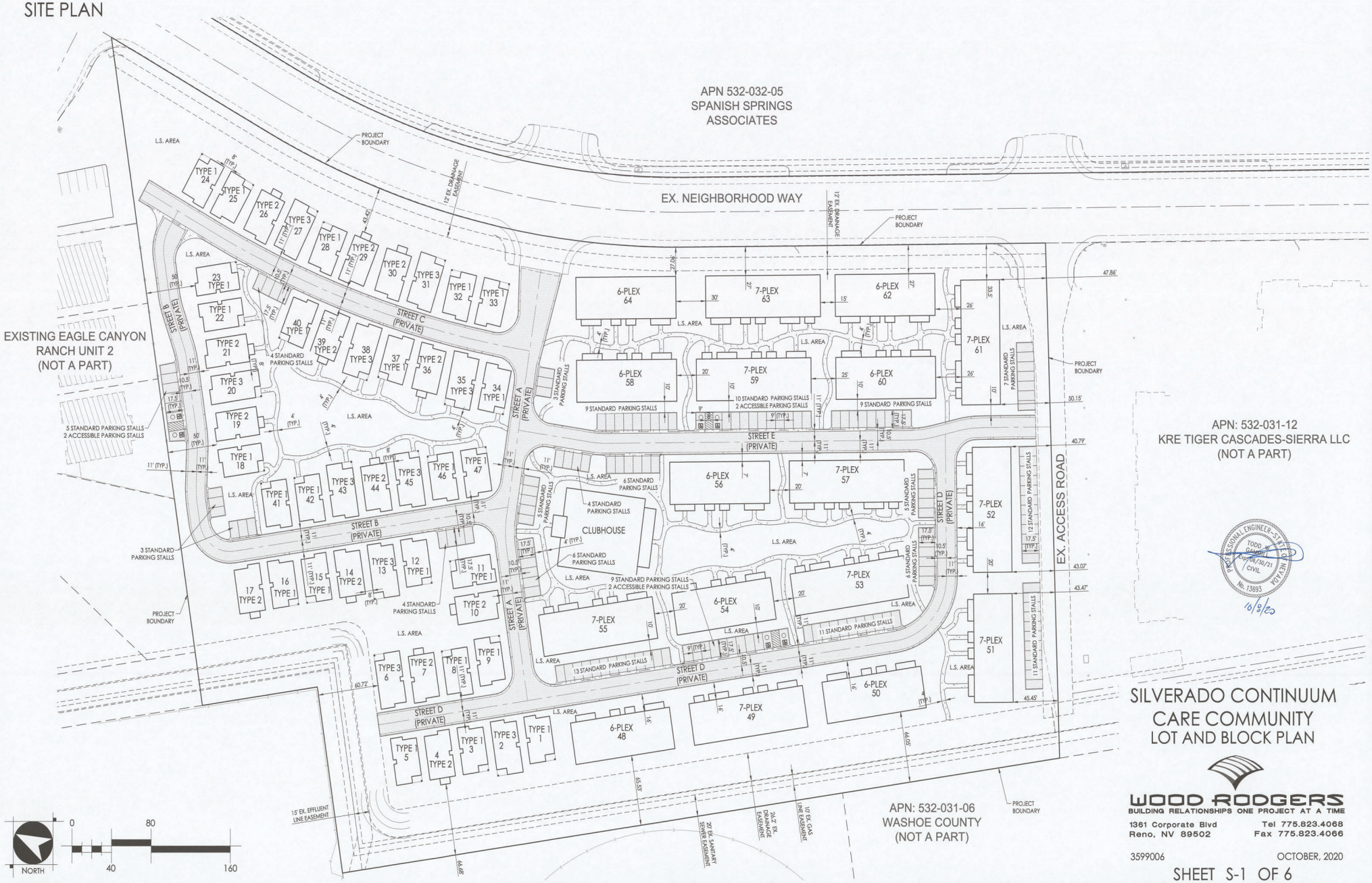
SILVERADO CONTINUUM CARE COMMUNITY

SPECIAL USE PERMIT

SITE PLAN

NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.



PROFESSIONAL ENGINEER-STATE OF NEVADA
TODD M. CANNON
Expires 06/30/21
CIVIL
No. 13693
10/8/20

SILVERADO CONTINUUM CARE COMMUNITY
LOT AND BLOCK PLAN

WOOD RODGERS
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Reno, NV 89502
Tel 775.823.4068
Fax 775.823.4066

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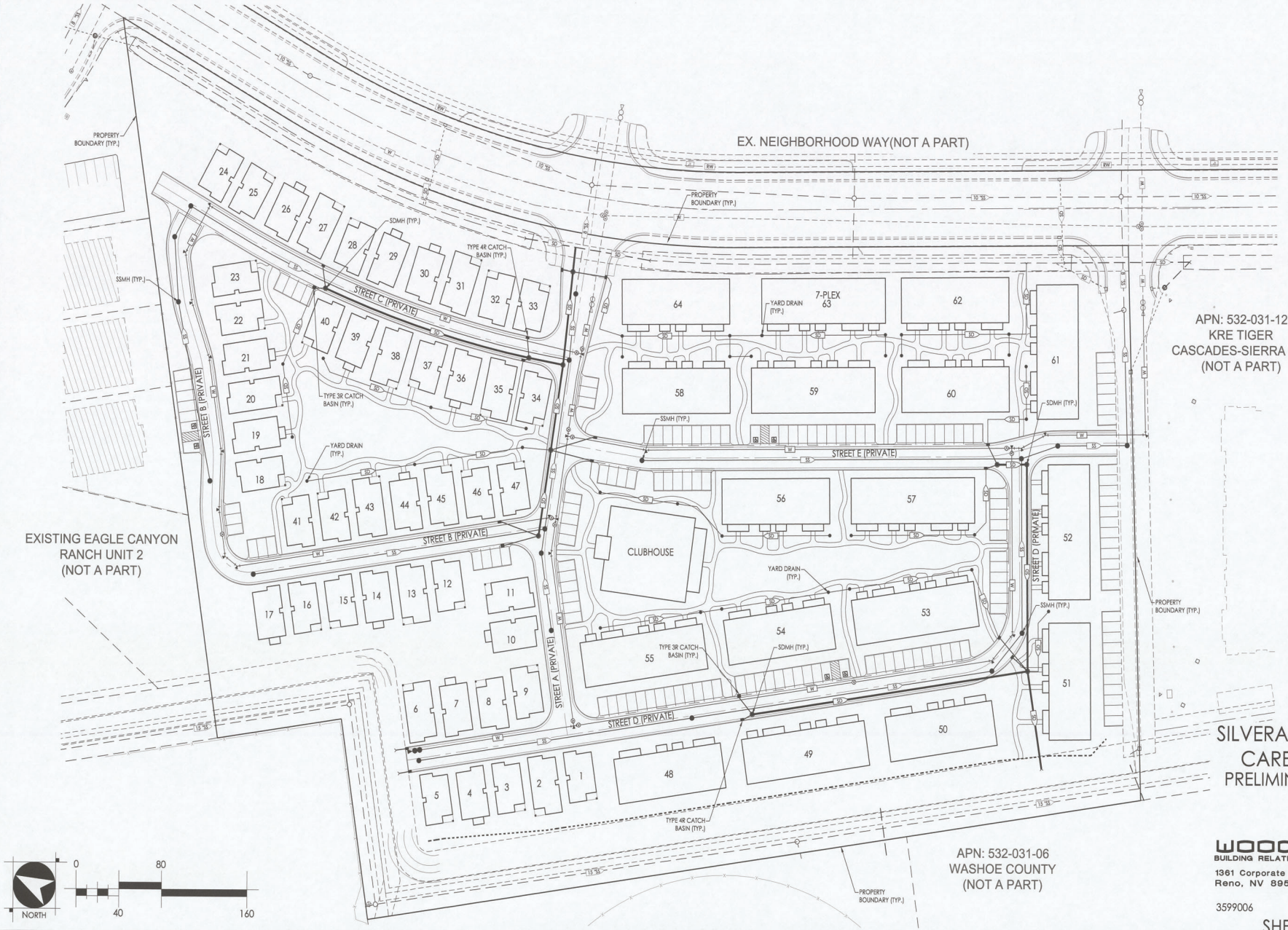
OCTOBER, 2020

SILVERADO CONTINUUM CARE COMMUNITY

SPECIAL USE PERMIT

PRELIMINARY UTILITY PLAN



NOTES:

1. STORM DRAIN AND SANITARY SEWER TO BE PRIVATE. WATER TO BE OWNED AND MAINTAINED BY TRUCKEE MEADOWS WATER AUTHORITY.

PROFESSIONAL ENGINEER-STATE OF NEVADA
TODD W. POOLE
10/7/2020
CIVIL
No. 13693

SILVERADO CONTINUUM CARE COMMUNITY
PRELIMINARY UTILITY PLAN

WOOD RODGERS
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Fax 775.823.4066

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OCTOBER, 2020

J:\Jobs\3599_Sparks_Business_Ctr\Silverado Upland Estates\Planning\Dwg\SUP\SUP_04_SUE_U01.dwg, 10/7/2020 1:58 PM, Kyle Castle

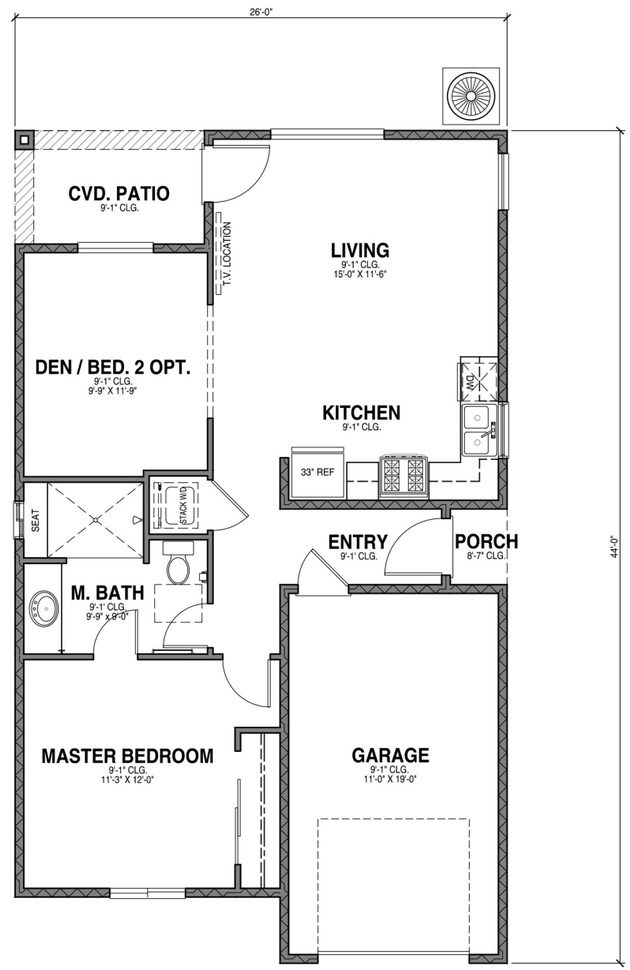
S I L V E R A D O H O M E S

SENIOR COTTAGES

SILVERADO HOMES

HMA Architecture

PLAN 1 (794)



SQUARE FOOTAGE ANALYSIS

MAIN LEVEL	794 SQ.FT.
DWELLING	**794 SQ.FT.**
1 CAR GARAGE	229 SQ.FT.
COVERED PORCH	12 SQ.FT.
COVERED PATIO	60 SQ.FT.

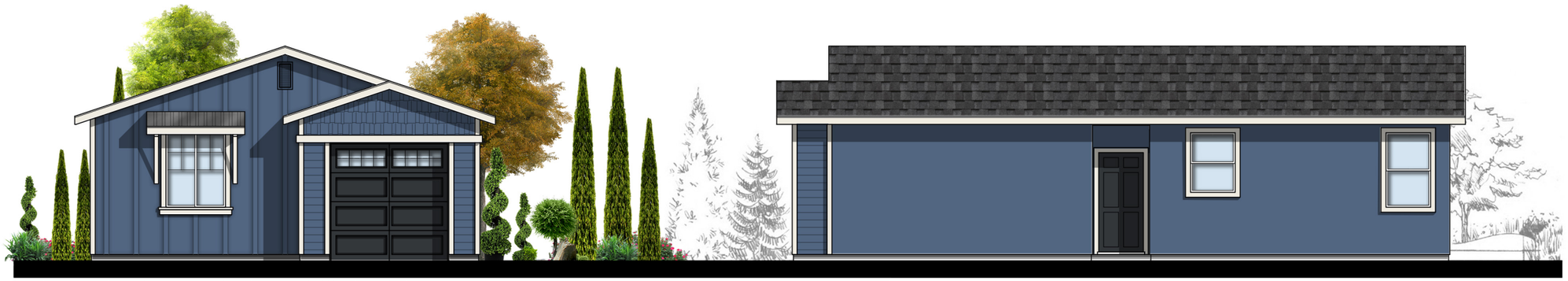
FLOOR PLAN

ELEVATION CONCEPT | PLAN 1

ELEVATION [A]

LEGEND

MATERIAL	LOCATION	CODE
Certainteed / Asphalt Dimensional Shingle	Roofing	Landmark / Pewter
One Coat Stucco System	Main body	Luxe Blue (SW 6537)
Louisiana Pacific Engineered	Siding (Shingle - B&B - Horizontal)	Luxe Blue (SW 6537)
Garagr Door - Main Door	Accent	Black of Night (SW 6993)
Siding Trim - Foam Trim	Trim - Fascia	Greek Villa (SW 7551)
AEP Standing Seam	Metal Roofing	Slate Gray

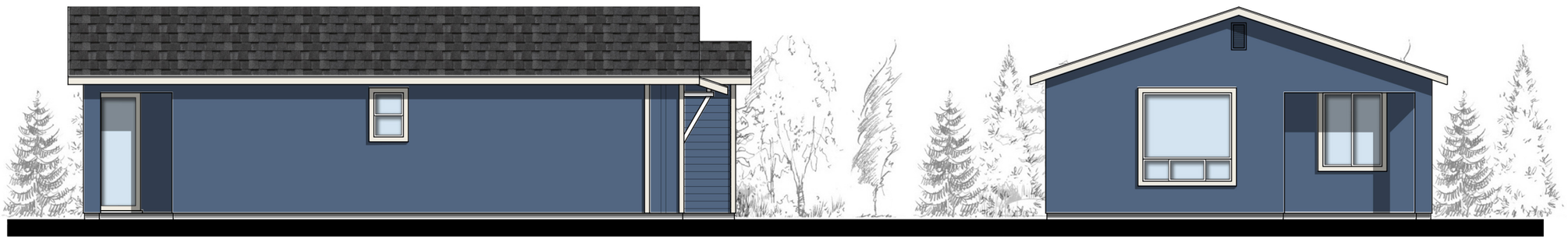


LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

FRONT ELEVATION

RIGHT ELEVATION

ROOF PITCH 4:12



LEFT ELEVATION

REAR ELEVATION

ELEVATION CONCEPT | PLAN 1

E L E V A T I O N [B]

LEGEND

MATERIAL	LOCATION	CODE
Certainteed / Asphalt Dimensional Shingle	Roofing	Landmark / Pewter
One Coat Stucco System	Main body	Redend Point (SW 9081)
Louisiana Pacific Engineered	Siding (Scaloped - Horizontal)	Redend Point (SW 9081)
Garagr Door - Main Door	Accent	Privilege Green (SW 6193)
Siding Trim - Foam Trim	Trim - Fascia	Greek Villa (SW 7551)
Cultured Stone	Stone Veneer	River Rock / Lakeshore

LANSDCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

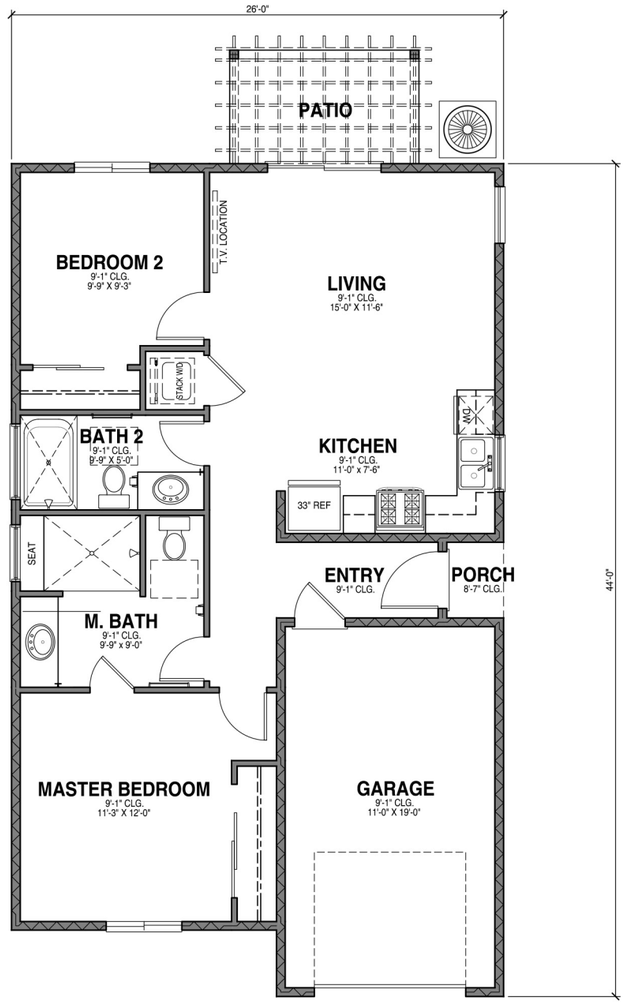
FRONT ELEVATION

RIGHT ELEVATION

LEFT ELEVATION

REAR ELEVATION

PLAN 2 (854)



SQUARE FOOTAGE ANALYSIS

MAIN LEVEL	854 SQ.FT.
DWELLING	**854 SQ.FT.**
1 CAR GARAGE	229 SQ.FT.
COVERED PORCH	12 SQ.FT.

FLOOR PLAN

ELEVATION CONCEPT | PLAN 2

E L E V A T I O N [A]

LEGEND

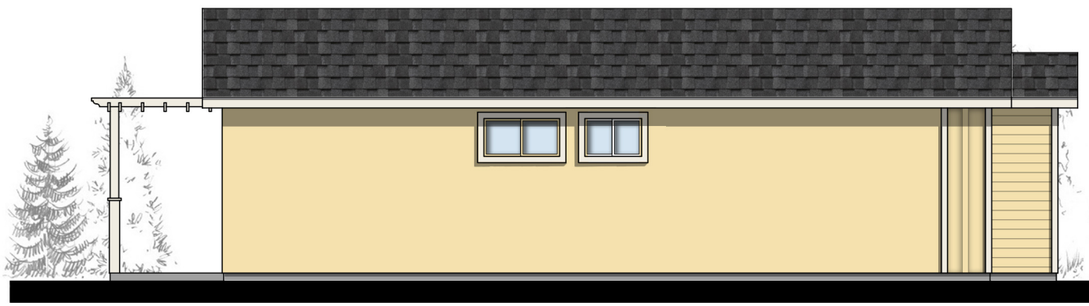
MATERIAL	LOCATION	CODE
Certainteed / Asphalt Dimensional Shingle	Roofing	Landmark / Pewter
One Coat Stucco System	Main body	Lantern Light (SW 6687)
Louisiana Pacific Engineered	Siding (Scaloped - B&B - Horizontal)	Lantern Light (SW 6687)
Garagr Door - Main Door - Shutter	Accent	Caraïbe (SW 9090)
Siding Trim - Foam Trim	Trim - Fascia - Pergola	Greek Villa (SW 7551)

LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

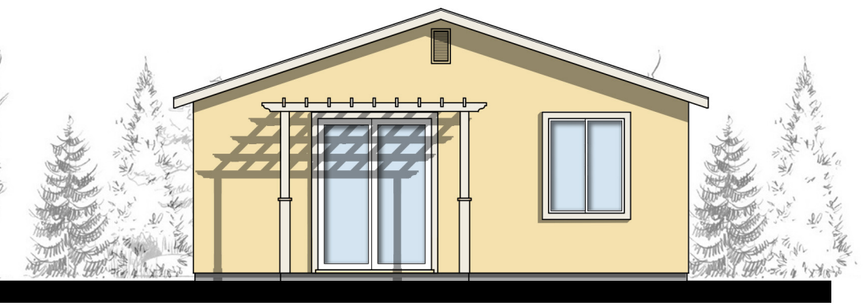
FRONT ELEVATION

RIGHT ELEVATION

ROOF PITCH 4:12



LEFT ELEVATION



REAR ELEVATION

ELEVATION CONCEPT | PLAN 2

E L E V A T I O N [B]

LEGEND

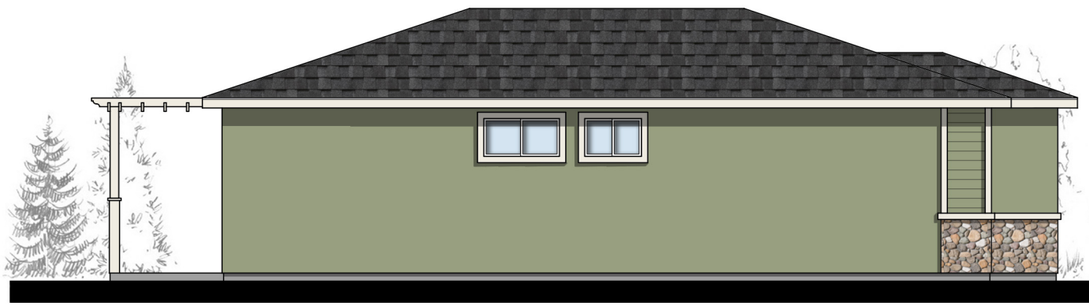
MATERIAL	LOCATION	CODE
Certainteed / Asphalt Dimensional Shingle	Roofing	Landmark / Pewter
One Coat Stucco System	Main body	Rookwood Jade (SW 2812)
Louisiana Pacific Engineered	Siding (Horizontal)	Rookwood Jade (SW 2812)
Garagr Door - Main Door	Accent	Thunderous (SW 6201)
Siding Trim - Foam Trim	Trim - Fascia - Pergola	Greek Villa (SW 7551)
Cultured Stone	Stone Veneer	River Rock / Lakeshore

LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

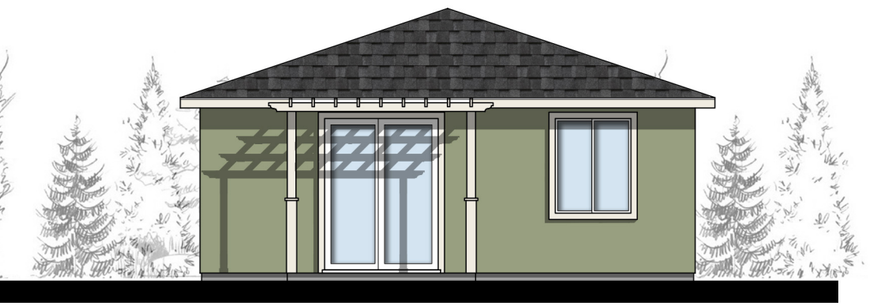
FRONT ELEVATION

RIGHT ELEVATION

ROOF PITCH 4:12

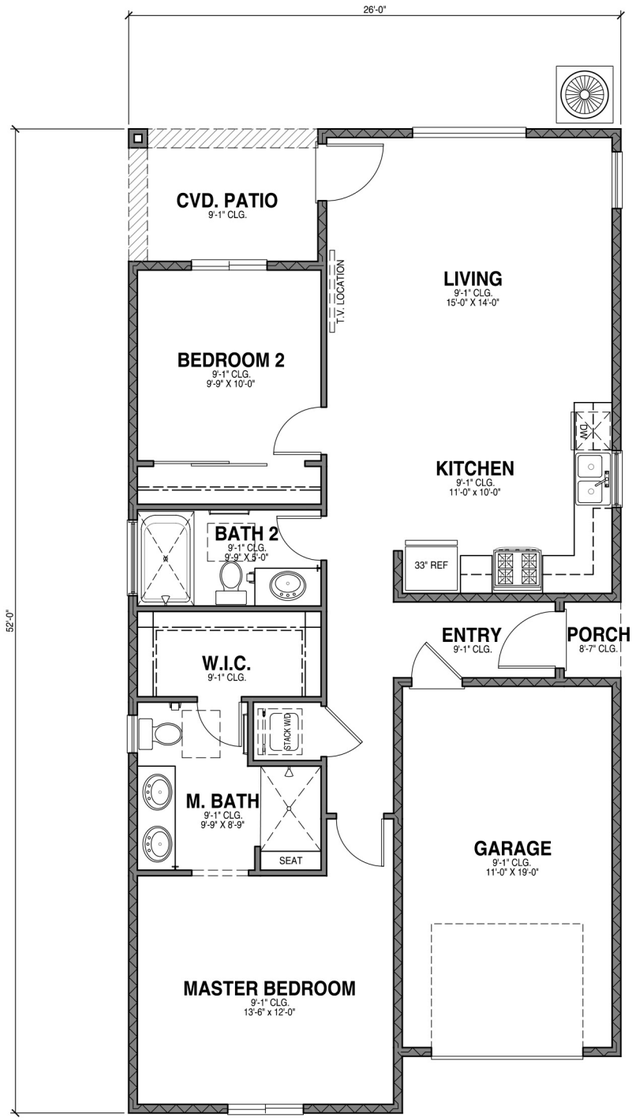


LEFT ELEVATION



REAR ELEVATION

PLAN 3 (1008)



FLOOR PLAN

SQUARE FOOTAGE ANALYSIS

MAIN LEVEL	1,008 SQ.FT.
DWELLING	**1,008 SQ.FT.**
1 CAR GARAGE	227 SQ.FT.
COVERED PORCH	12 SQ.FT.
COVERED PATIO	70 SQ.FT.

ELEVATION CONCEPT | PLAN 3

E L E V A T I O N [A]

LEGEND

MATERIAL	LOCATION	CODE
Certainteed / Asphalt Dimensional Shingle	Roofing	Landmark / Pewter
One Coat Stucco System	Main body	Brandywine (SW 7710)
Louisiana Pacific Engineered	Siding (Shingle - B&B - Horizontal)	Brandywine (SW 7710)
Garagr Door - Main Door - Shutter	Accent	Rookwood Dark Brown (SW 2808)
Siding Trim - Foam Trim	Trim - Fascia	Greek Villa (SW 7551)

LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

FRONT ELEVATION

RIGHT ELEVATION

ROOF PITCH 4:12

LEFT ELEVATION

REAR ELEVATION

ELEVATION CONCEPT | PLAN 3

E L E V A T I O N [B]

LEGEND

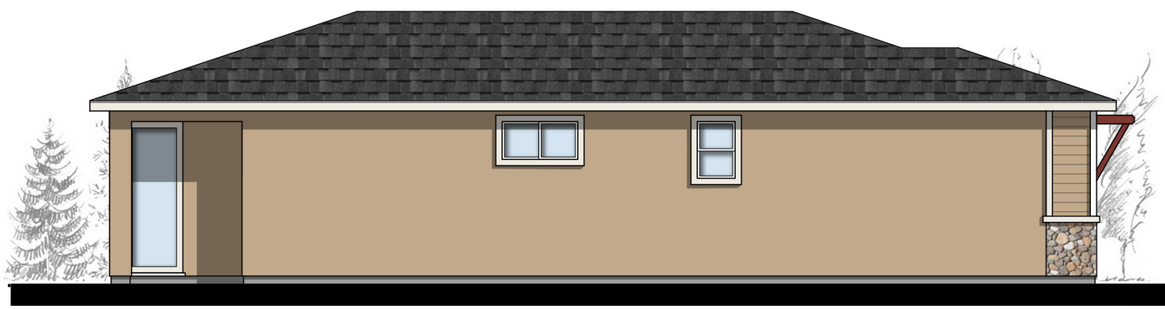
MATERIAL	LOCATION	CODE
Certainteed / Asphalt Dimensional Shingle	Roofing	Landmark / Pewter
One Coat Stucco System	Main body	Cork Wedge (SW 7539)
Louisiana Pacific Engineered	Siding (Horizontal)	Cork Wedge (SW 7539)
Garagr Door - Main Door - Corble	Accent	Fireweed (SW 6328)
Siding Trim - Foam Trim	Trim - Fascia	Greek Villa (SW 7551)
Cultured Stone	Stone Veneer	River Rock / Lakeshore

LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

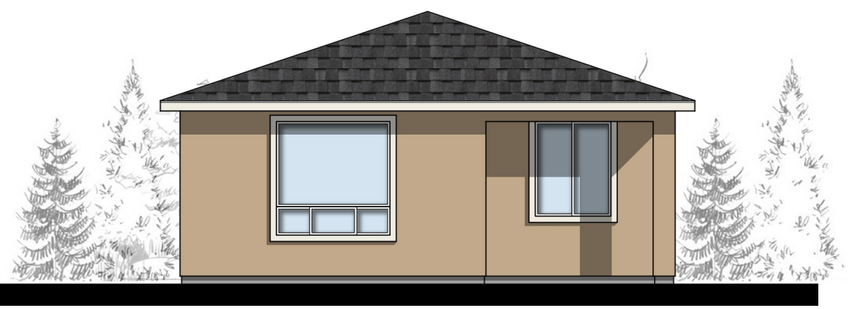
FRONT ELEVATION

RIGHT ELEVATION

ROOF PITCH 4:12

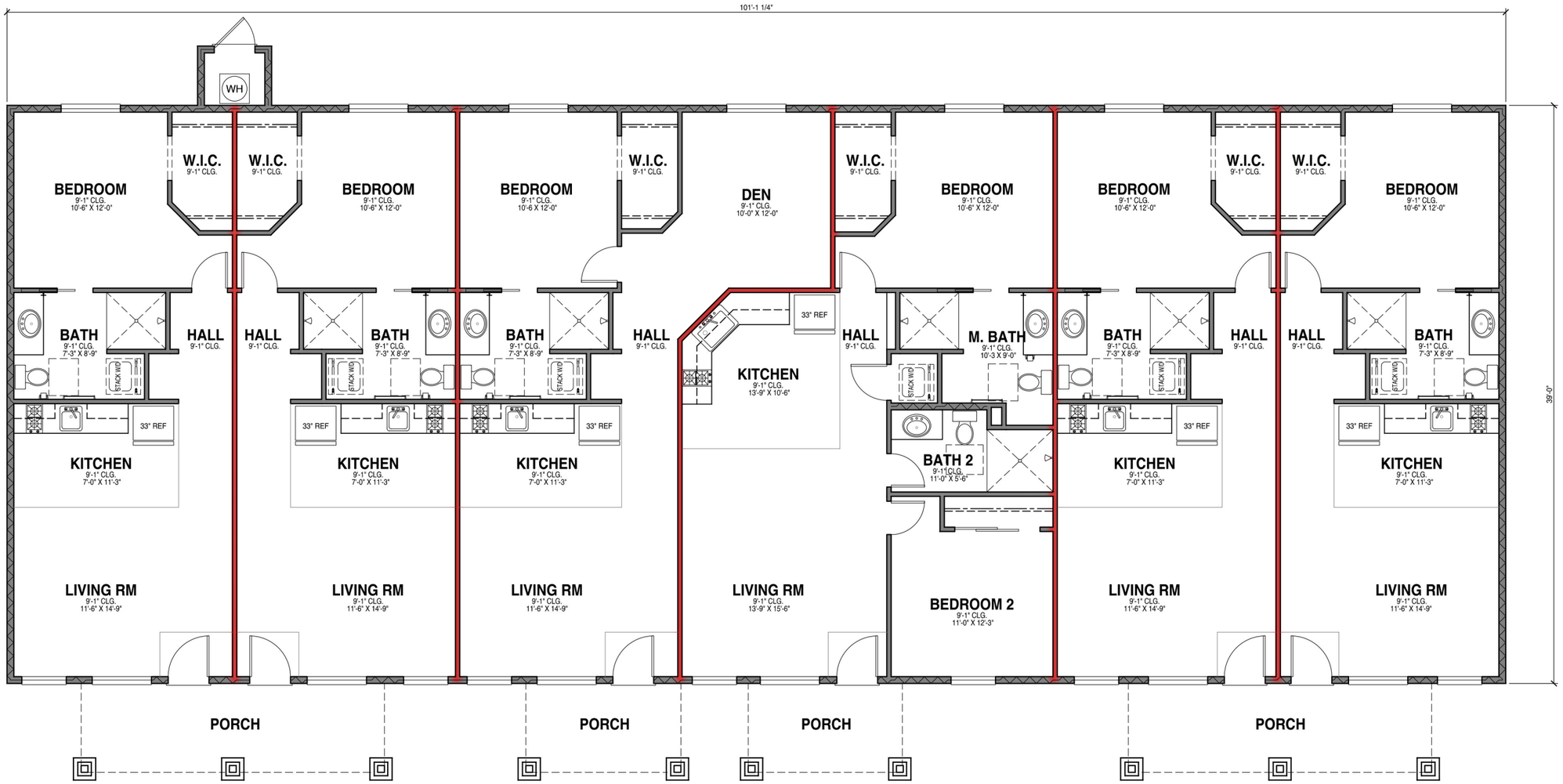


LEFT ELEVATION



REAR ELEVATION

BUILDING | 6-PLEX



FLOOR PLAN

SQUARE FOOTAGE ANALYSIS

MAIN LEVEL	3,963 SQ.FT.
TOTAL DWELLING	**3,963 SQ.FT.**
TOTAL COVERED PORCH	371 SQ.FT.

ELEVATION CONCEPT | 6 PLEX

LEGEND

MATERIAL
Certainteed / Asphalt Dimensional Shingle
Louisiana Pacific Engineered

Main Door

Siding Trim - Foam Trim
Cultured Stone

LOCATION
Roofing
Siding (Shingle - Horizontal)

Accent

Trim - Fascia
Stone Veneer

CODE
Landmark / Pewter
Unit 1 - Luxe Blue (SW 6537)
Unit 3 - Lantern Light (SW 6687)
Unit 5 - Brandywine (SW 7710)
Unit 1 - Black of Night (SW 6993)
Unit 3 - Caraïbe (SW 9090)
Unit 5 - Rookwood Brown (SW 2808)
Greek Villa (SW 7551)
River Rock / Lakeshore

Unit 2 - Redend Point (SW 9081)
Unit 4 - Rookwood Jade (SW 2812)
Unit 6 - Cork Wedge (SW 7539)
Unit 2 - Privilege Green (SW 6193)
Unit 4 - Thunderous (SW 6201)
Unit 6 - Fireweed (SW 6328)

LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

1 2 3 4 5 6

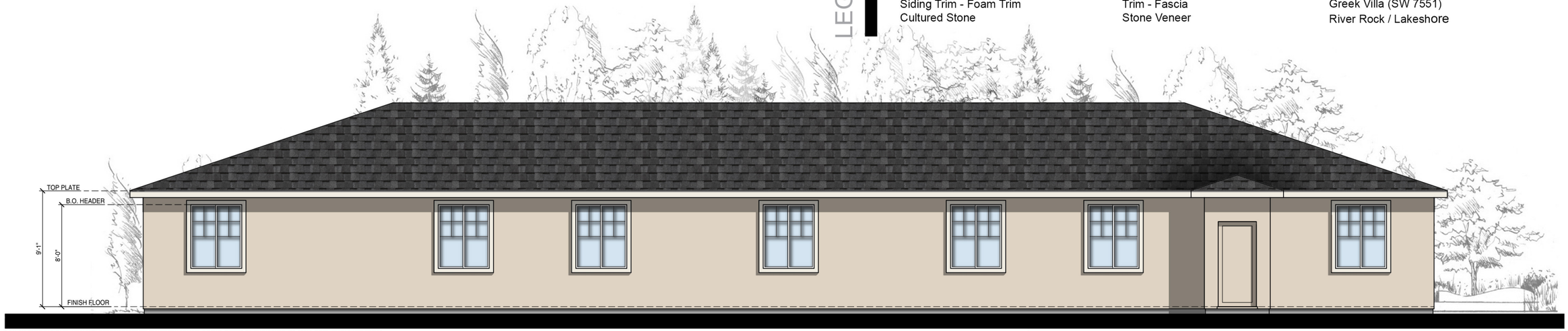
FRONT ELEVATION

ROOF PITCH 4:12

ELEVATION CONCEPT | 6 PLEX

LEGEND

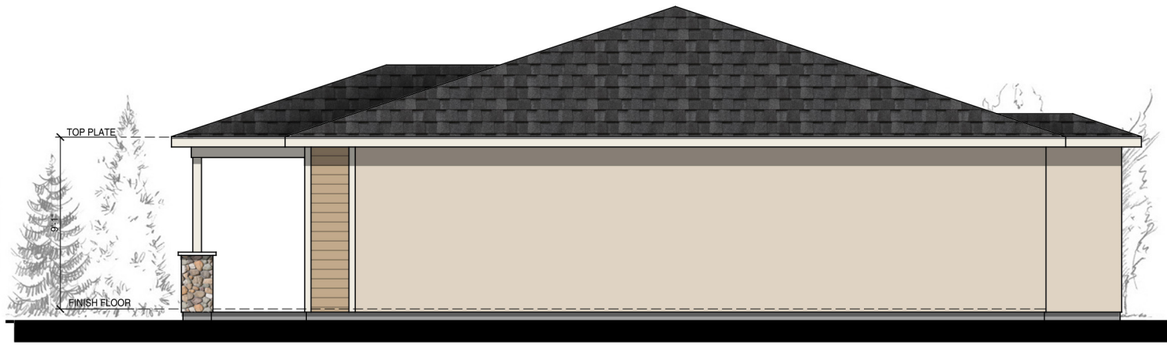
MATERIAL	LOCATION	CODE
Certainteed / Asphalt Dimensional Shingle	Roofing	Landmark / Pewter
One Coat Stucco System	Main body	Natural Tan (SW 7567)
Mantenance Door	Accent	Natural Tan (SW 7567)
Siding Trim - Foam Trim	Trim - Fascia	Greek Villa (SW 7551)
Cultured Stone	Stone Veneer	River Rock / Lakeshore



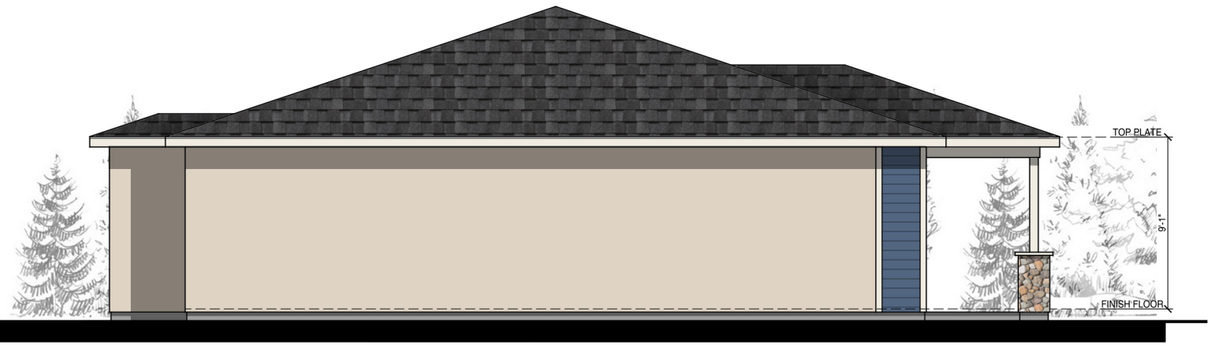
LANSDCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

REAR ELEVATION

ROOF PITCH 4:12

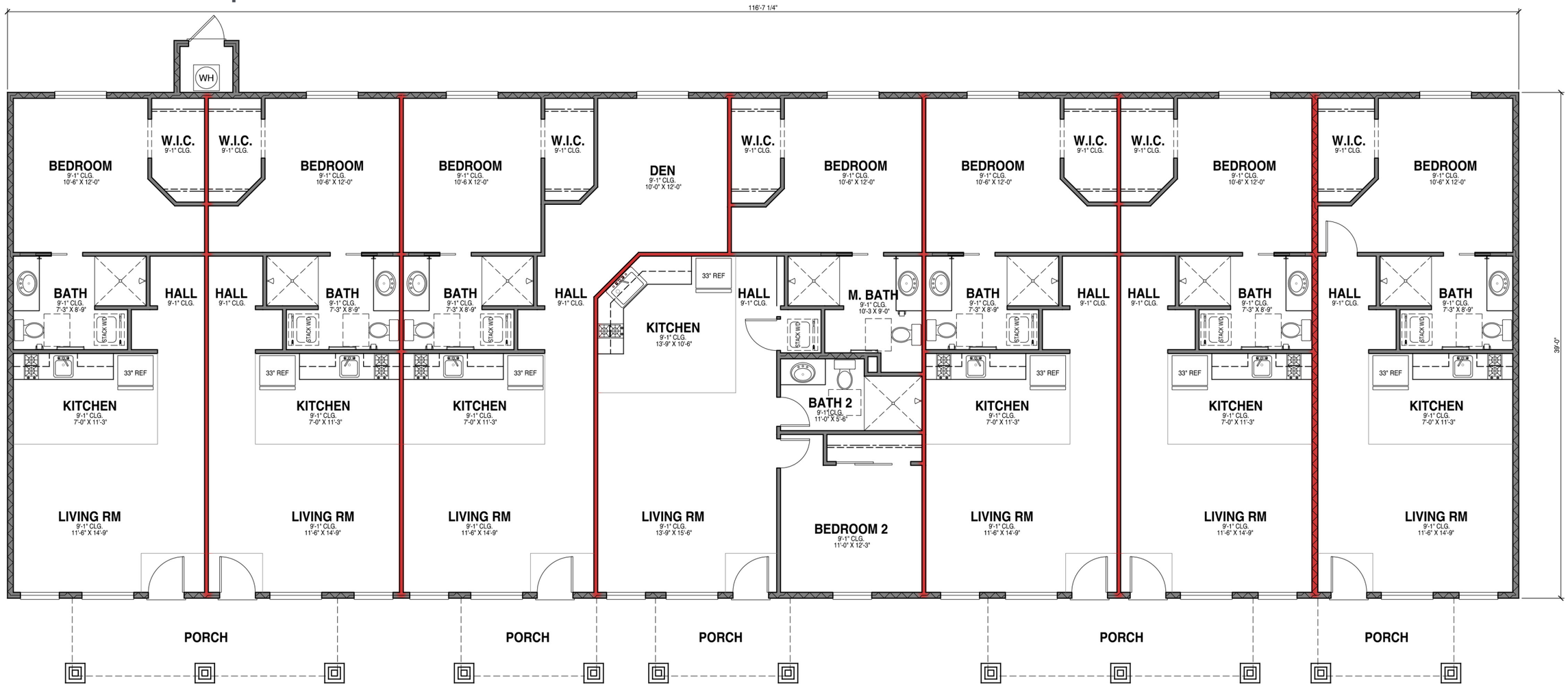


RIGHT ELEVATION



LEFT ELEVATION

BUILDING | 7-PLEX



FLOOR PLAN

SQUARE FOOTAGE ANALYSIS

MAIN LEVEL	4,568 SQ.FT.
TOTAL DWELLING	**4,568 SQ.FT.**
TOTAL COVERED PORCH	434 SQ.FT.

ELEVATION CONCEPT | 7 PLEX

LEGEND

MATERIAL	LOCATION
Certainteed / Asphalt Dimensional Shingle	Roofing
Louisiana Pacific Engineered	Siding (Shingle - Horizontal)
Main Door	Accent
Siding Trim - Foam Trim	Trim - Fascia
Cultured Stone	Stone Veneer

CODE

Landmark / Pewter
Unit 1 - Luxe Blue (SW 6537) Unit 2 - Redend Point (SW 9081)
Unit 3 - Lantern Light (SW 6687) Unit 4 - Rookwood Jade (SW 2812)
Unit 5 - Brandywine (SW 7710) Unit 6 - Earl Grey (SW 7660)
Unit 7 -Cork Wedge (SW 7539)
Unit 1 - Black of Night (SW 6993) Unit 2 - Privilege Green (SW 6193)
Unit 3 - Caraïbe (SW 9090) Unit 4 - Thunderous (SW 6201)
Unit 5 - Rookwood Brown (SW 2808) Unit 6 - Sea Serpent (SW 7615)
Unit 7 - Fireweed (SW 6328)
Greek Villa (SW 7551)
River Rock / Lakeshore

LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

1 2 3 4 5 6 7

FRONT ELEVATION

ROOF PITCH 4:12

ELEVATION CONCEPT | 7 PLEX

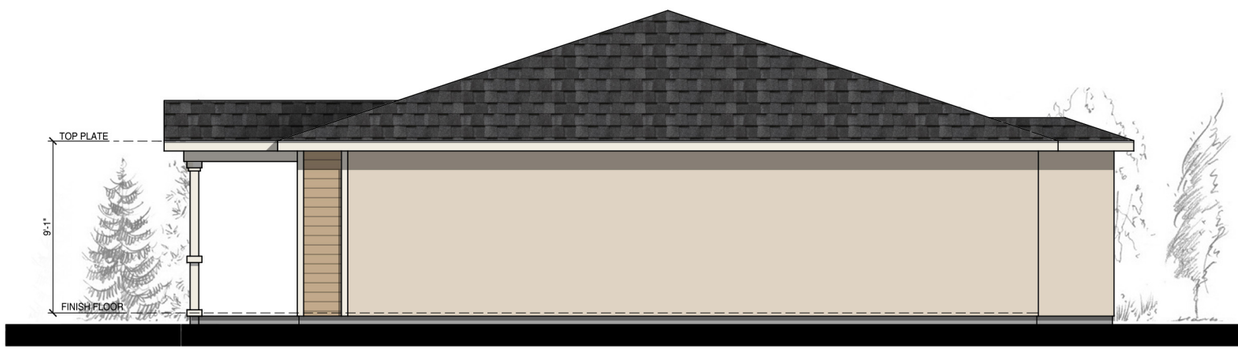
LEGEND

MATERIAL	LOCATION	CODE
Certainteed / Asphalt Dimensional Shingle	Roofing	Landmark / Pewter
One Coat Stucco System	Main body	Natural Tan (SW 7567)
Mantenance Door	Accent	Natural Tan (SW 7567)
Siding Trim - Foam Trim	Trim - Fascia	Greek Villa (SW 7551)
Cultured Stone	Stone Veneer	River Rock / Lakeshore

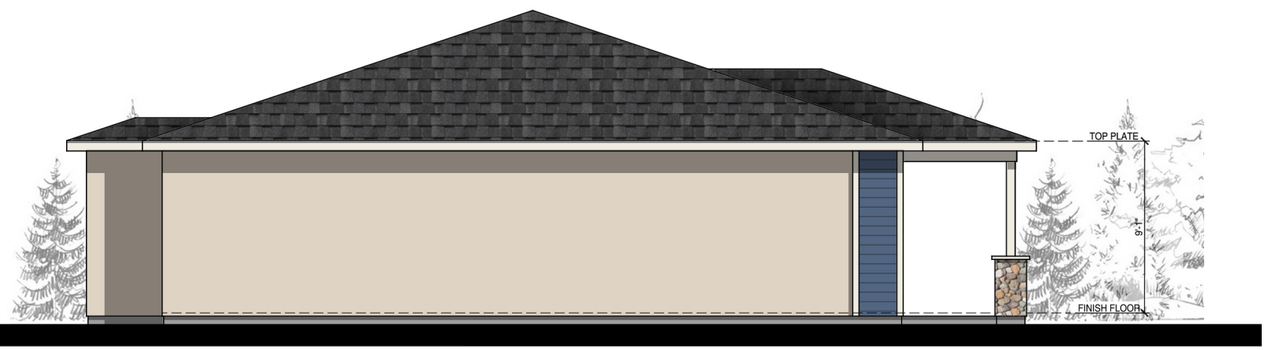
LANSDCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

REAR ELEVATION

ROOF PITCH 4:12



RIGHT ELEVATION



LEFT ELEVATION

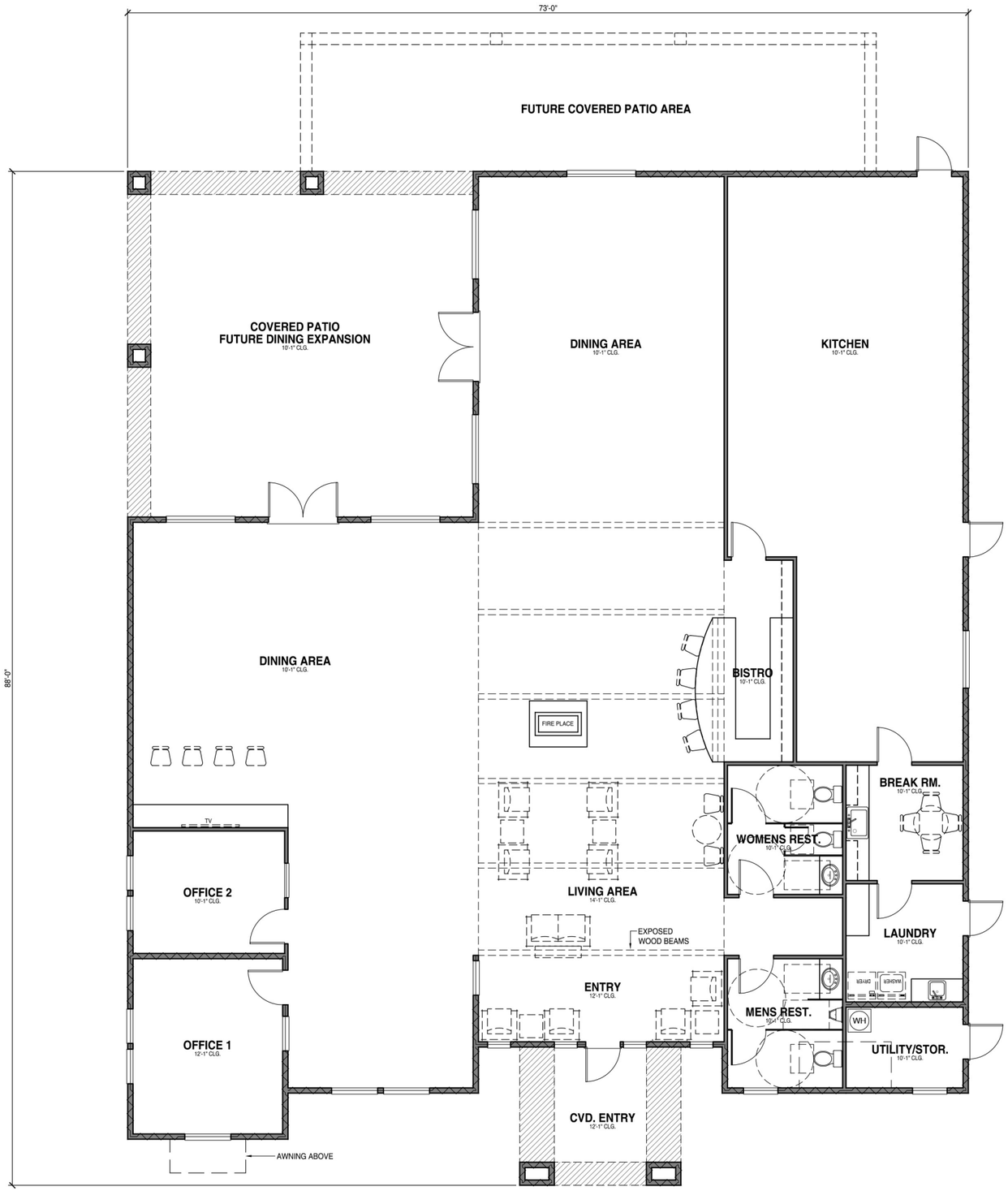
SILVERADO HOMES

SENIOR CLUBHOUSE

SILVERADO HOMES

HMA Architecture

CLUBHOUSE



FLOOR PLAN

SQUARE FOOTAGE ANALYSIS

MAIN LEVEL	4,911 SQ.FT.
TOTAL INDOOR AREA	**4,911 SQ.FT.**
COVERED ENTRY	168 SQ.FT.
COCERED PATIO	900 SQ.FT.
FUTURE COVERED PATIO	600 SQ.FT.

ELEVATION CONCEPT | CLUBHOUSE

LEGEND

MATERIAL	LOCATION	CODE
Certainteed / Asphalt Dimensional Shingle	Roofing	Landmark / Burnt Sienna
Louisiana Pacific Engineered	Siding (B&B)	Totally Tan (SW 6115)
Louisiana Pacific Engineered	Siding (Horizontal)	Paperwhite (SW 7105)
Doors	Accent	Fairfax Brown (SW 2856)
Siding Trim - Foam Trim	Trim - Fascia	Greek Villa (SW 7551)
Cultured Stone	Stone Veneer	River Rock / Earth Blend
AEP Standing Seam	Metal Roofing	Metallic Copper

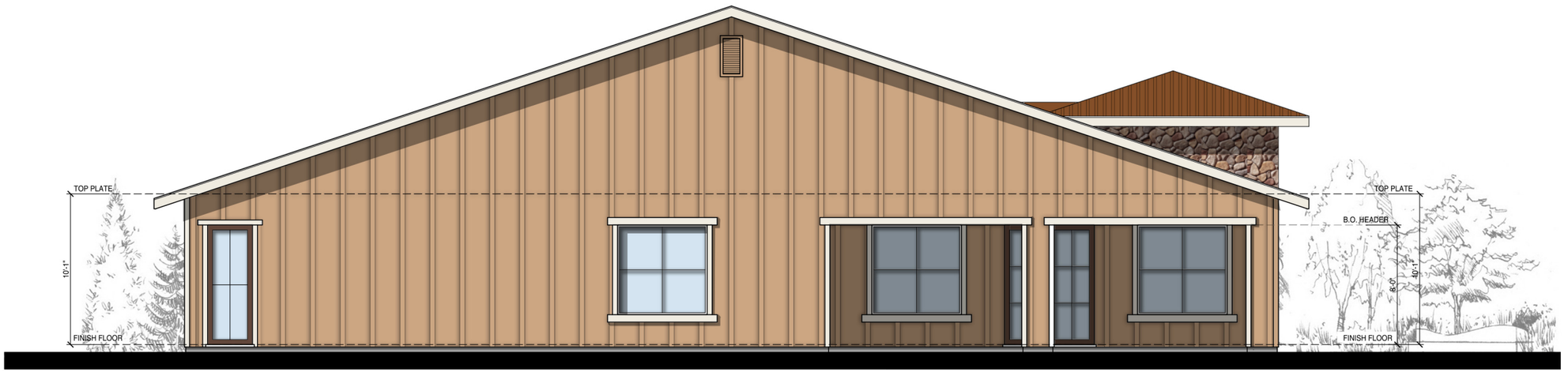
LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

FRONT ELEVATION

ROOF PITCH 4:12

RIGHT ELEVATION

ELEVATION CONCEPT | CLUBHOUSE



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

REAR ELEVATION

ROOF PITCH 4:12

LEFT ELEVATION

PLANT LEGEND

- DECIDUOUS TREES
- ACCENT TREES
- EVERGREEN TREES
- EXISTING TREES
- EXISTING LANDSCAPE TO REMAIN
- LANDSCAPE AREA
- EXISTING NATIVE LANDSCAPE TO REMAIN

POTENTIAL MEMORY FEATURES/AMENITIES

MAY CONTAIN THE FOLLOWING FEATURES TO BE DETERMINED.

- ROSE GARDEN
- ENGLISH GARDEN
- GATHERING AREA/ GAZEBO
- RAISED VEGETABLE GARDEN
- LAWN AREA
- BOCCE BALL COURT
- PUTTING GREEN
- LAWN BOWL/ CROQUET
- DOG PARK
- WATER FEATURE

SOME UNITS MAY HAVE FENCED PRIVATE YARDS

GENERAL NOTES

1. ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
2. 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 THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1990).
3. ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.
4. PLAN IS CONCEPTUAL. PLANT LOCATIONS, FINAL SPECIES SELECTION, AND SIZE AT PLANTING SHALL BE DETERMINED DURING DEVELOPMENT OF FINAL CONSTRUCTION DOCUMENTS.

LANDSCAPE REQUIREMENTS

THE FOLLOWING REQUIREMENTS AREA ARE PER WASHOE COUNTY DEVELOPMENT CODE

TREES REQUIREMENT:
- SHALL BE A MIXTURE OF EVERGREEN AND DECIDUOUS.
- DECIDUOUS TREES: (50%) 2" CAL. MIN., (50%) 1" CAL. SIZE MIN.
- EVERGREEN TREES: (50%) 7' HT., (50%) 5' HT. MIN.

SHRUBS SHALL BE OF MIXTURE OF SIZES NO LESS THAN NO. 1 SIZE CONTAINERS.

GROUNDCOVER PLANTING SHALL ACHIEVE:
- 50% MIN. COVERAGE W/IN 1 YEAR OF INSTALLATION
- 100% COVERAGE WITHIN 3 YEARS OF INSTALLATION.

MULCH: ALL PLANTING AREAS EXCEPT TURF, MEADOWS, REVEGETATION AREA SHALL RECEIVE 3" DEPTH MIN. MULCH WITH WEED CONTROL.

LANDSCAPE DATA

SITE AREA = 11.2 ACRES (487,872 SQ FT)
DEVELOPED AREA = 10.6 ACRES (461,966 SQ FT)

ZONING: NC (NEIGHBORHOOD COMMERCIAL)

REQUIRED LANDSCAPE AREA = 92,393 SQ FT
(20% OF DEVELOPED AREA)

PROVIDED LANDSCAPE AREA = 92,393 SQ FT MIN.

TREES REQUIRED:
STREET TREES (NEIGHBORHOOD WAY) = 27
(1 TREE PER 50 LN FT/ 2,601 LF)
- PARKING TREES = 14
  1 TREE PER 10 PARKING SPACES (139 SPACES PROVIDED)
- SCREENING TREES = 13
  1 PER 20 FEET BETWEEN SEPARATE USES (260 LN FT)

PROPOSED TREES = 309
(1 TREE PER 300 SF OF REQ'D LANDSCAPE AREA)
INCLUDES EXISTING NEIGHBORHOOD WAY STREET TREES

L.A. StudioNevada
the landscape architecture studio
1552 C Street Sparks, NV 89431 (775) 323-2223 NV RLA #440
www.lastudionevada.com

Preliminary Landscape Plan

SILVERADO CONTINUUM OF CARE

Wood Rodgers

Washoe Co. Nevada

APN 532-031-16

No.	Revision Date

LA No:	022-678-08-20
Designed:	KRD
Drawn:	KRD
Checked:	RAH
Date:	10/8/2020

Sheet L1 of 1

SILVERADO CONTINUUM CARE COMMUNITY

SPECIAL USE PERMIT

TITLE SHEET

OWNER:

SPANISH SPRINGS ASSOCIATES
550 W. PLUMB LANE SUITE B#505
RENO, NV 89509

DEVELOPER:

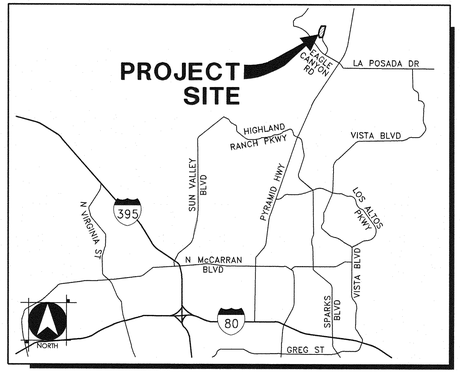
SILVERADO HOMES NV, INC.
5525 KIETZKE LANE, SUITE 102
RENO, NV 89511

BASIS OF BEARINGS

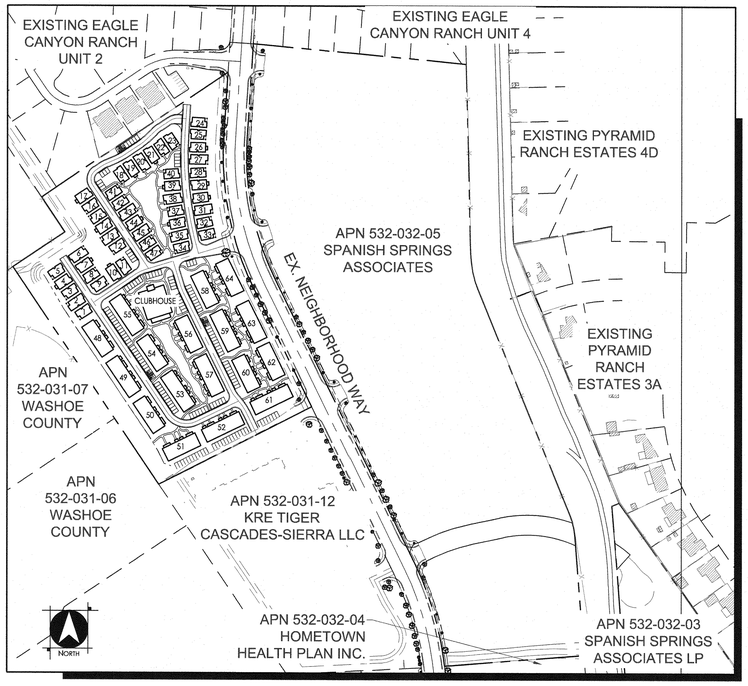
NEVADA STATE PLAN COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK GPS (NNCRN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "SSBZ"- S52SM10000 AND "RSTEAD"- N22SM01037 IS TAKEN AS NORTH 86°59'47" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR= 1.000197939.

BASIS OF ELEVATION

THE BASIS OF ELEVATION IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS TAKEN FROM CITY OF SPARKS BENCHMARK 121, WITH A PUBLISHED ELEVATION OF 4497.63 FT. BENCHMARK 121 IS DESCRIBED AS BEING 1 1/4" DIA BRASS CAP SET IN CONCRETE 1' WEST OF 'T' POST, 2' WEST OF RIGHT-OF-WAY FENCE, 23.3' EAST OF EDGE PAVEMENT AT PYRAMID LAKE HIGHWAY AND ROBERT BANK BOULEVARD. MONUMENT IS 0.2' ABOVE GROUND.



VICINITY MAP
NOT TO SCALE



SITE PLAN
NOT TO SCALE

SITE INFORMATION:

SITE PLAN STATISTICS
- ON-SITE AREA: 11.21 AC
- ON-SITE BUILDING AREA: 129,302± SF
- ON-SITE PARKING/PAVING AREA: 99,309± SF
- ON-SITE LANDSCAPE/COMMON AREA: 259,697± SF

PARKING STATISTICS
- TOTAL PARKING REQUIRED: N/A
- TOTAL PARKING PROVIDED:
  - GARAGE PARKING: 47 STALLS
  - PARKING STALLS: 145 STALLS
- TOTAL ACCESSIBLE PARKING REQUIRED: 6 STALLS
- TOTAL ACCESSIBLE PARKING PROVIDED: 6 STALLS

LANDSCAPING STATISTICS
- SITE AREA: 11.21 AC
- REQUIRED LANDSCAPE : 92,393± SF
- LANDSCAPE PROVIDED: 92,393± SF

ASSESSOR PARCEL NUMBER
- 532-031-16

ENGINEERS STATEMENT:

I, TODD W. GAMMILL, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND WAS COMPLETED ON THE 8th DAY OF OCTOBER, 2020.

TODD W. GAMMILL, P.E. #13693

PROFESSIONAL ENGINEER - STATE OF NEVADA
TODD W. GAMMILL
Exp: 06/30/21
CIVIL
No. 13693

10/9/20

SHEET INDEX

SHT No.	DWG ID	DRAWING DESCRIPTION
1	T-1	TITLE SHEET
2	S-1	PRELIMINARY SITE PLAN
3	G-1	PRELIMINARY GRADING PLAN
4	U-1	PRELIMINARY UTILITY PLAN
5	CS-1	PRELIMINARY CROSS SECTIONS
6	L-1	PRELIMINARY LANDSCAPE PLAN

SILVERADO CONTINUUM CARE COMMUNITY
TITLE SHEET

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd
Reno, NV 89502
Tel 775.823.4068
Fax 775.823.4066

3599006 OCTOBER, 2020

SHEET T-1 OF 6

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SILVERADO CONTINUUM CARE COMMUNITY

SPECIAL USE PERMIT

SITE PLAN

NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

APN 532-032-05
SPANISH SPRINGS
ASSOCIATES

EXISTING EAGLE CANYON
RANCH UNIT 2
(NOT A PART)

APN: 532-031-12
KRE TIGER CASCADES-SIERRA LLC
(NOT A PART)

APN: 532-031-06
WASHOE COUNTY
(NOT A PART)

EX. NEIGHBORHOOD WAY

EX. ACCESS ROAD

STREET A (PRIVATE)
STREET B (PRIVATE)
STREET C (PRIVATE)
STREET D (PRIVATE)
STREET E (PRIVATE)

CLUBHOUSE

PROJECT BOUNDARY

12' EX. DRAINAGE EASEMENT

15' EX. EFFLUENT LINE EASEMENT

20' EX. SANITARY SEWER EASEMENT

24.2' EX. DRAINAGE EASEMENT

10' EX. GAS LINE EASEMENT

L.S. AREA

NORTH

0 40 80 160

SILVERADO CONTINUUM
CARE COMMUNITY
LOT AND BLOCK PLAN

WOOD RODGERS
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Tel 775.823.4068
Fax 775.823.4066

3599006

OCTOBER, 2020

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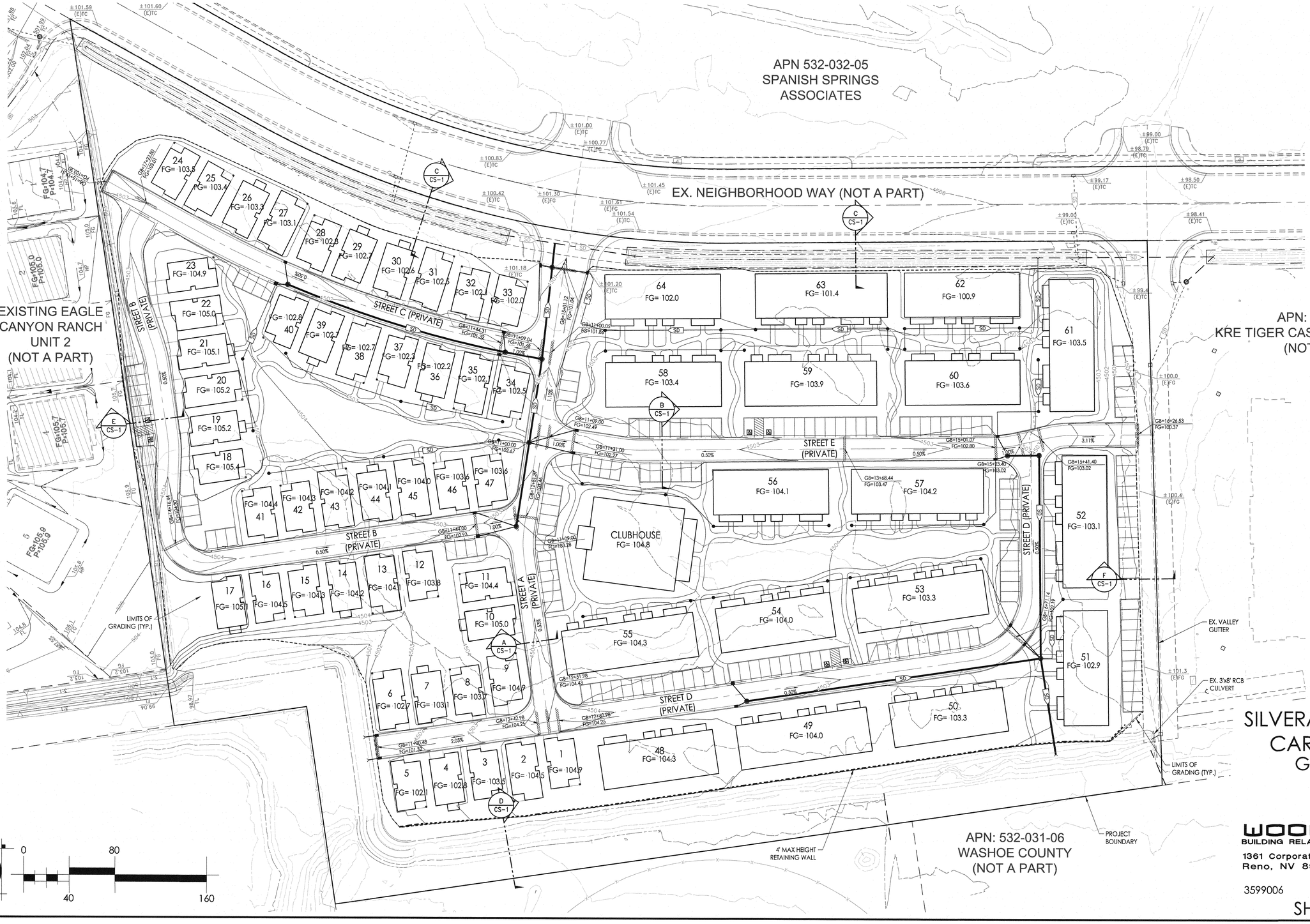
SILVERADO CONTINUUM CARE COMMUNITY

SPECIAL USE PERMIT

GRADING PLAN



GRADING NOTES

1. ADD 4400' TO ALL FG ELEVATIONS.
2. APPROXIMATE CUT AND FILL
   APPROXIMATE FILL: 30,000± CY
   EXPORT NEEDED: NONE
   IMPORT NEEDED: 30,000± CY
3. DISTURBED AREAS: APPROXIMATELY 11.21 ACRES.
4. ALL AREAS DISTURBED AND LEFT UNDEVELOPED FOR A PERIOD OF MORE THAN THIRTY (30) DAYS SHALL BE STABILIZED BY THE APPLICATION OF DUST PALLIATIVE.

PROFESSIONAL ENGINEER-STATE OF NEVADA
TODD W. CAMMIT
Exp. 06/30/21
CIVIL
No. 13693
10/8/20

SILVERADO CONTINUUM CARE COMMUNITY
GRADING PLAN

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd
Reno, NV 89502
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3599006

OCTOBER, 2020

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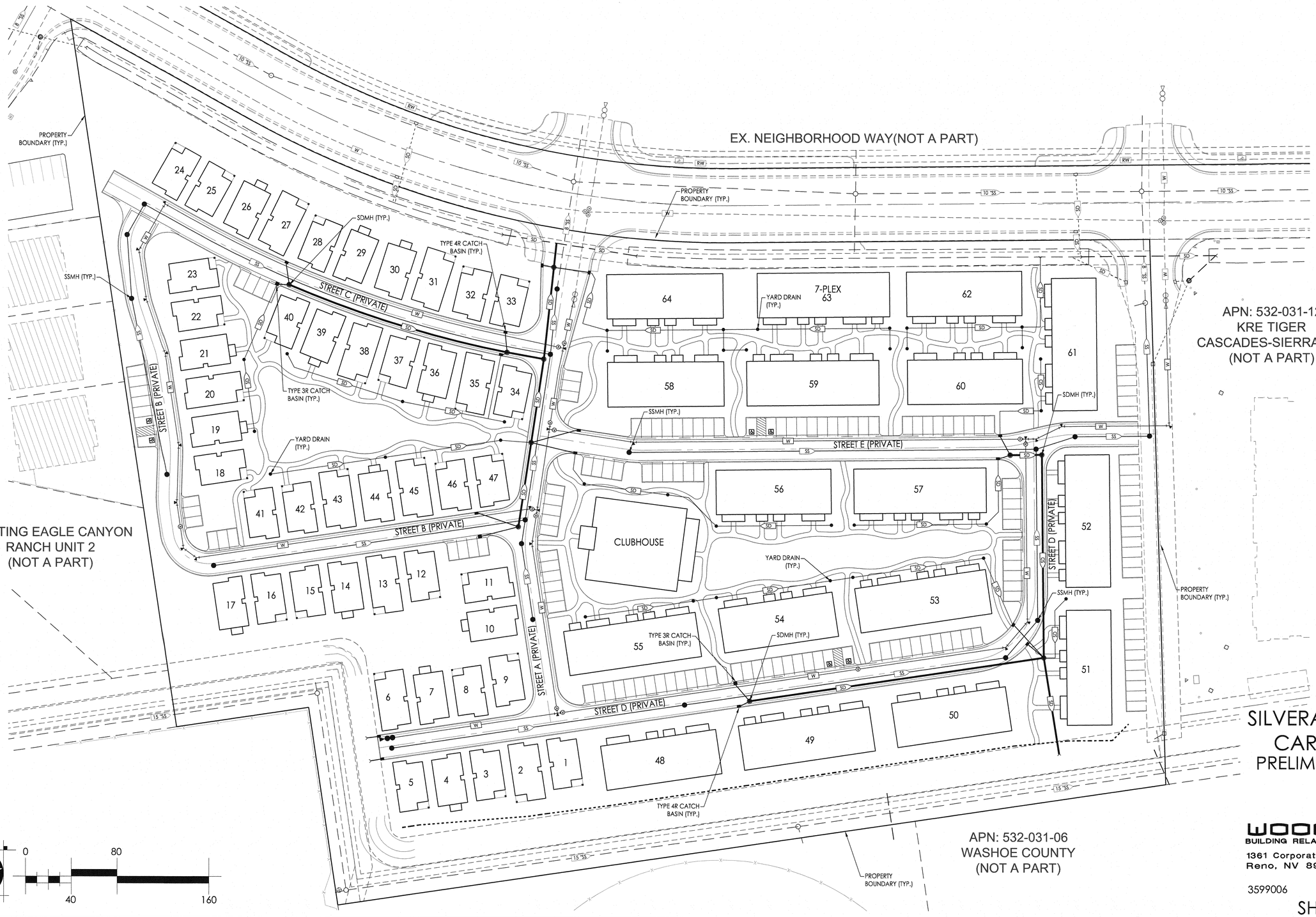
SILVERADO CONTINUUM CARE COMMUNITY

SPECIAL USE PERMIT

PRELIMINARY UTILITY PLAN



NOTES:

1. STORM DRAIN AND SANITARY SEWER TO BE PRIVATE. WATER TO BE OWNED AND MAINTAINED BY TRUCKEE MEADOWS WATER AUTHORITY.

PROFESSIONAL ENGINEER-STATE OF NEVADA
TODD W. GRIMMER
EXP: 06/30/21
CIVIL
No. 13693
10/8/20

SILVERADO CONTINUUM CARE COMMUNITY
PRELIMINARY UTILITY PLAN

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd
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Fax 775.823.4066

3599006

OCTOBER, 2020

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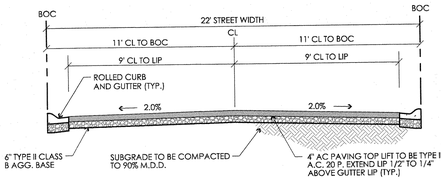
SILVERADO CONTINUUM CARE COMMUNITY

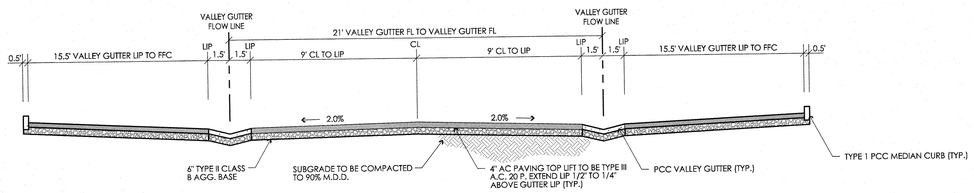
SPECIAL USE PERMIT

CROSS SECTIONS



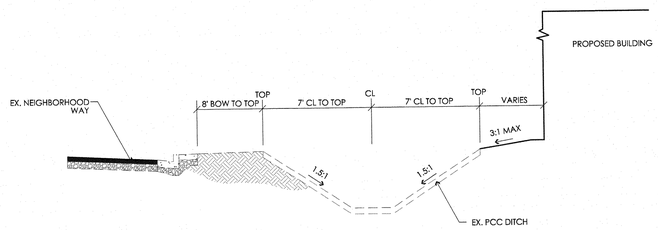
A 22' STREET WITHOUT PARKING

22' STREET SECTION
NOT TO SCALE



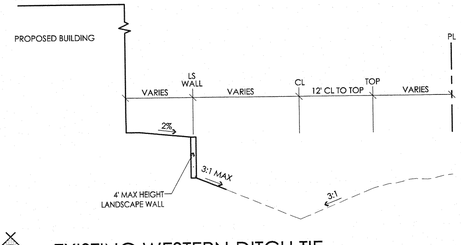
B 22' STREET WITH PARKING

22' STREET WITH PARKING SECTION
NOT TO SCALE



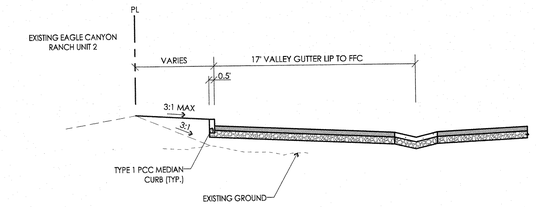
C NEIGHBORHOOD WAY EXISTING DITCH TIE

NEIGHBORHOOD WAY EXISTING DITCH TIE SECTION
NOT TO SCALE



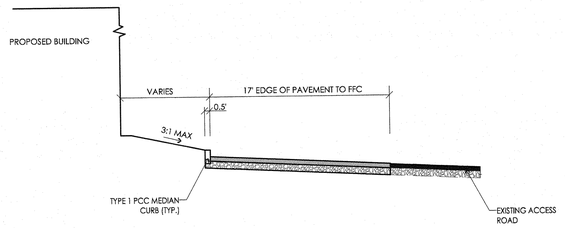
D EXISTING WESTERN DITCH TIE

EXISTING WESTERN DITCH TIE SECTION
NOT TO SCALE



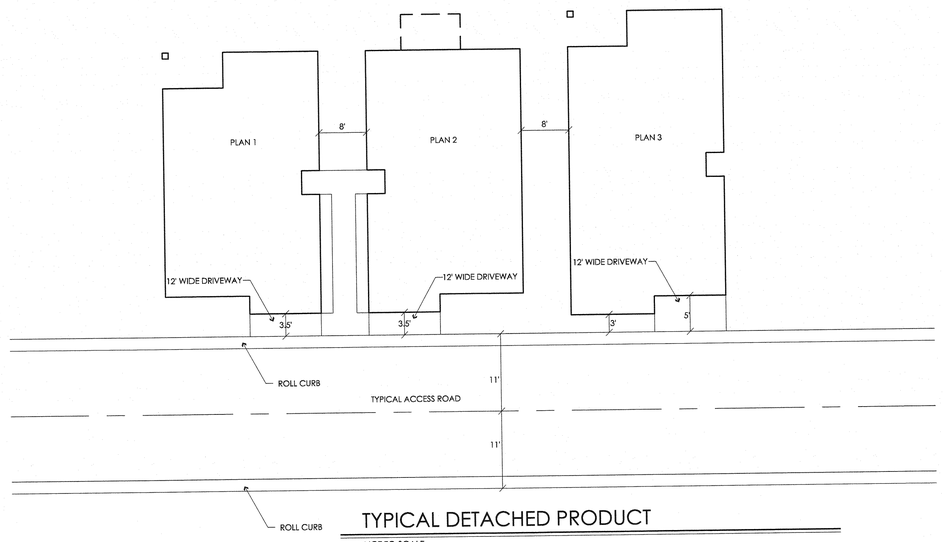
E EXISTING EAGLE CANYON RANCH UNIT 2 TIE

EXISTING EAGLE CANYON RANCH UNIT 2 TIE SECTION
NOT TO SCALE



F EXISTING ACCESS ROAD TIE

EXISTING ACCESS ROAD TIE SECTION
NOT TO SCALE



TYPICAL DETACHED PRODUCT

NOT TO SCALE

PROFESSIONAL ENGINEER STATE OF NEVADA
TODD W. DAMMEL
EXP: 06/30/21
CIVIL
No. 13693
10/8/20

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