



Planning Commission Staff Report

Meeting Date: November 4, 2020

Agenda Item: 8D

TENTATIVE SUBDIVISION MAP CASE NUMBER: WTM20-004 Highland Village

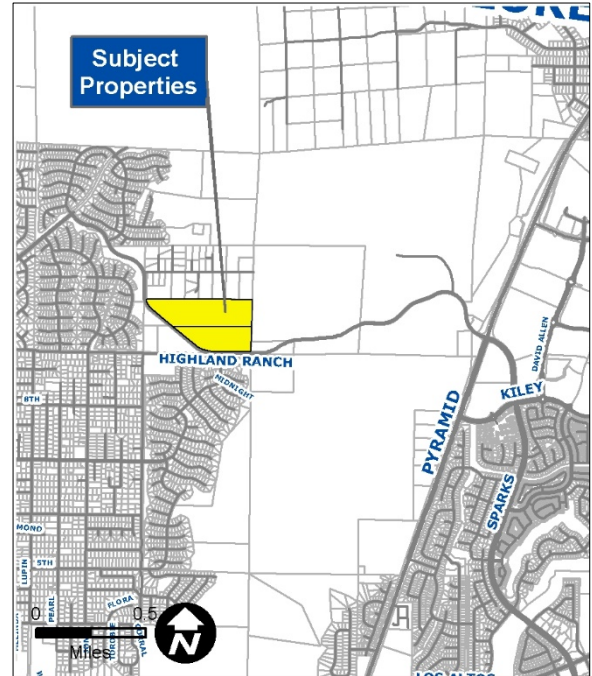
BRIEF SUMMARY OF REQUEST:	To approve a tentative map to allow the subdivision of 54.5 acres into a 215 lot common open space development
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STAFF PLANNER:	Planner's Name:	Julee Olander
	Phone Number:	775.328.3627
	E-mail:	jolander@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a tentative map to allow the subdivision of two contiguous parcels totaling 54.5 acres into a 215 lot common open space development; and to vary the grading standards in Article 438 to allow slopes greater than 10 feet in height. The proposal also seeks approval to vary the standards of Article 406 by reducing lot sizes and setbacks. The site is located north of Highland Ranch Pkwy. & north of Midnight Drive. By code, the maximum density allowed on the HDS portions of the property is seven dwellings per acre; however, by development agreement number 5053031, approved by the Washoe County Commission on July 14, 2020, the maximum density on the HDS portions of the property is further limited to 4.2 dwellings per acre. This proposal seeks an overall density on the HDS portions of the property of 3.9 dwellings per acre.

Applicant:	Regal Holdings of Nevada LLC
Property Owner:	Charles J. Fornaro et al
Location:	North of Highland Ranch Pkwy. & North of Midnight Drive
APN:	508-020-41 & 43
Parcel Sizes:	21.0 & 33.5 acres
Master Plan:	Suburban Residential (SR) & Rural (R)
Regulatory Zone:	High Density Suburban (HDS) (51.5 acres) & General Rural (GR) (3 acres)
Area Plan:	Sun Valley
Citizen Advisory Board:	Sun Valley
Development Code:	Article 408, Common Open Space Development and Article 608, Tentative Subdivision Maps
Commission District:	5 – Commissioner Herman



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve, with the conditions included as Exhibit A to this matter, Tentative Subdivision Map Case Number WTM20-004 (Highland Village) for Regal Holdings of Nevada LLC, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

(Motion with Findings on Page 15)

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The technical reports submitted with the project application are very lengthy. To review the complete project application with technical reports on-line click [here](#) or contact Planning at 328-6100 to have a copy sent by email or for a paper copy.

Tentative Subdivision Map

The purpose of a tentative subdivision map is:

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

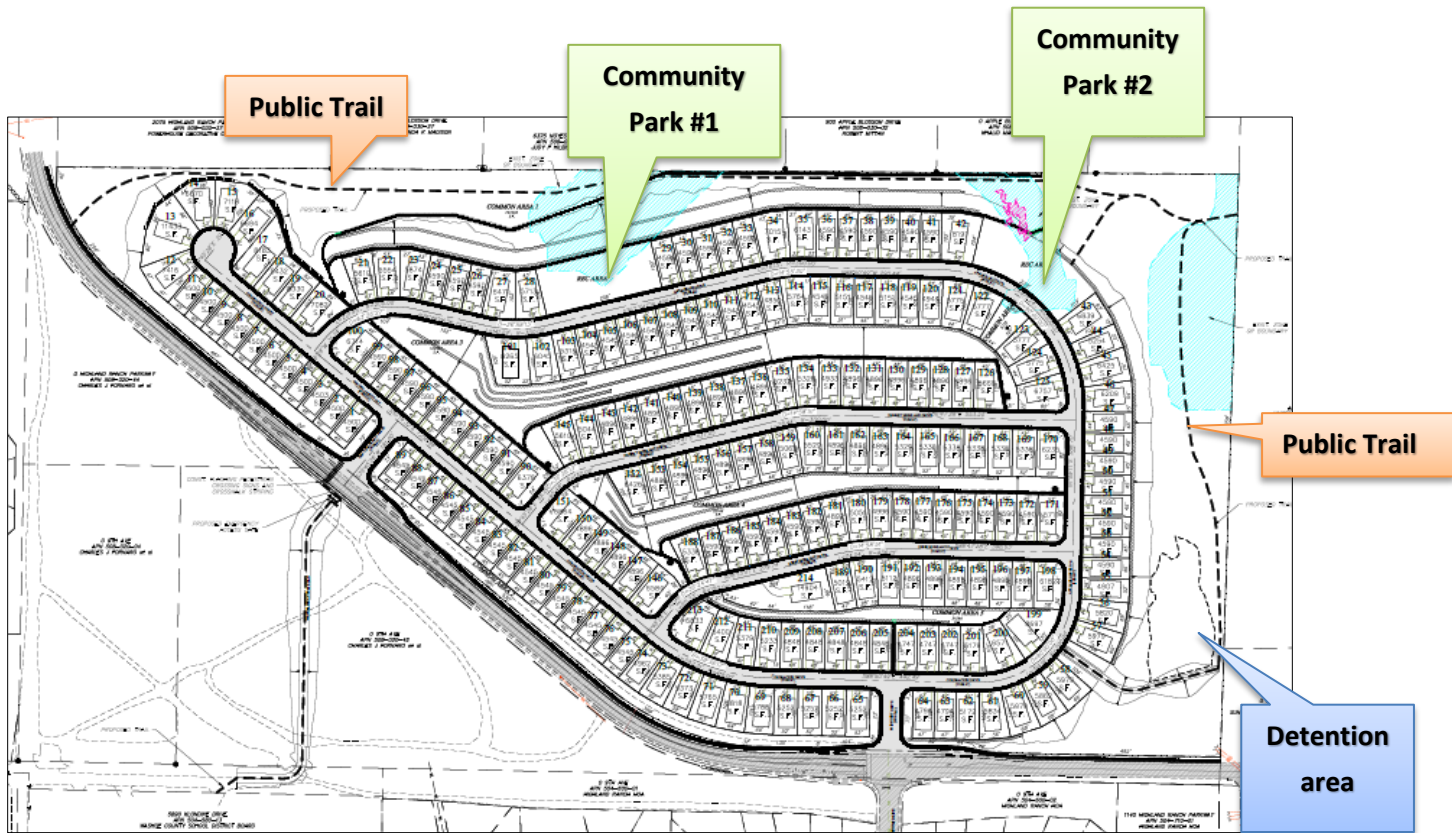
If the Planning Commission grants an approval of the tentative subdivision map, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

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

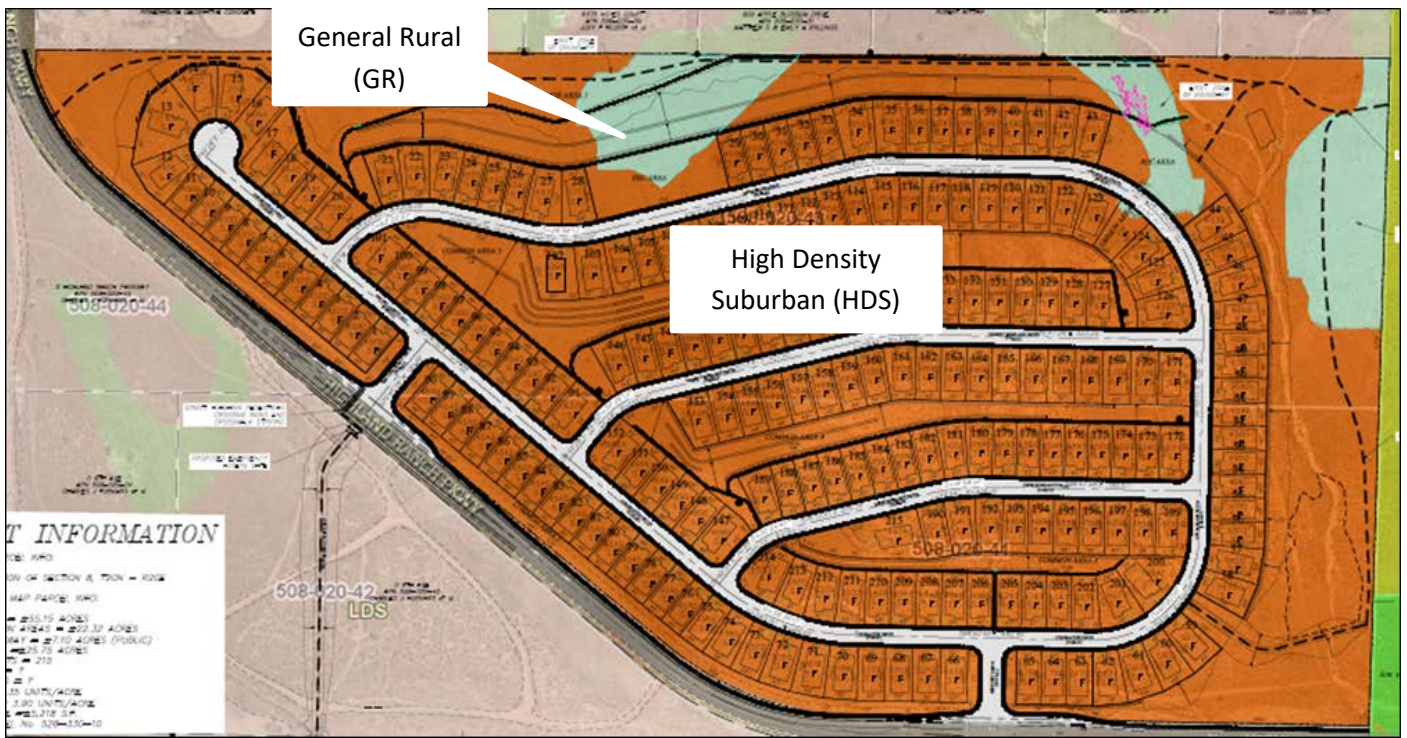
The conditions of approval for Tentative Subdivision Map Case Number WTM20-004 are attached to this staff report and will be included with the action order.

The subject property includes regulatory zoning of High Density Suburban (HDS) on 51.5 acres and 3 acres of General Rural (GR). A development agreement for APNs 508-020-41 and 43 was recently adopted which limits the gross density to 4.2 dwelling units per acre on the portions of the property with regulatory zoning of HDS. The density will only include the HDS areas and the GR areas will not be included in the gross density calculation. The applicant is requesting to create 215 residential lots with an overall density on the HDS portions of the property of 3.9 dwellings per acre. This is permissible based upon the approval of a tentative subdivision map by Washoe County and compliance with all generally applicable provisions of the Development Code.

Article 408, Common Open Space Development, allows general development standards to be varied with the approval of a tentative subdivision map. The applicant is seeking a Director’s Modification to allow slopes greater than 10 feet in height. The Planning Commission will be ruling on this modification request as part of the overall tentative subdivision map review.



Site Layout Map

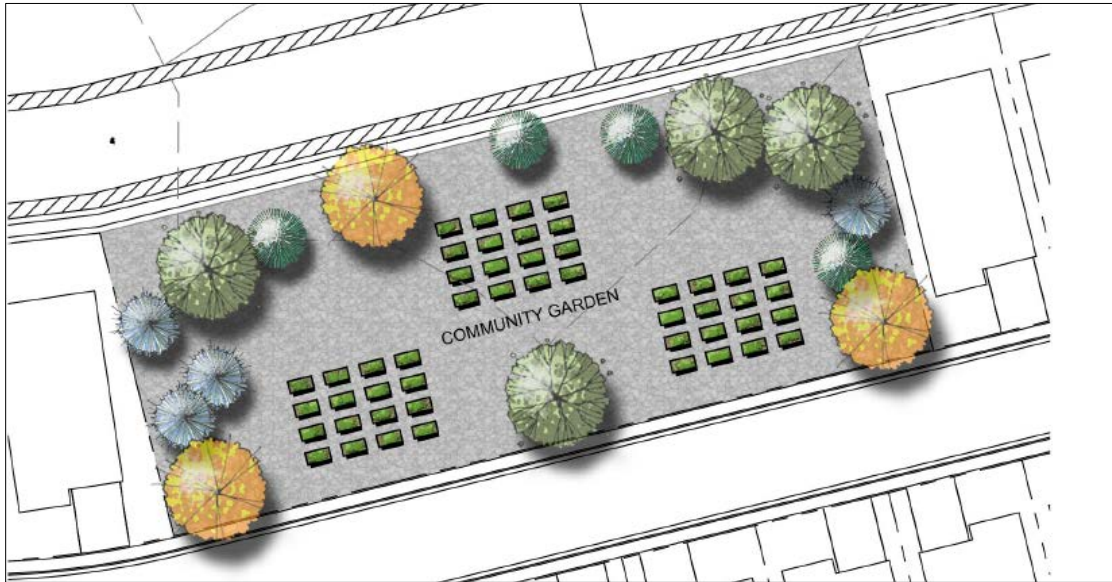


Site Layout & Regulatory Zoning Map



Slopes Table					
Number	Minimum Slope	Maximum Slope	Area	Color	SITE %
1	0.00%	15.00%	1822609.89	Green	76.65%
2	15.00%	30.00%	531247.48	Yellow	22.34%
3	30.00%	170.71%	23939.74	Red	1.01%

Site Layout & Grading Map



Community Park #1



Community Park #2

Background

The applicant had previously applied for a regulatory zone amendment to change the regulatory zone from Low Density Suburban (LDS) to High Density Suburban (HDS). The Planning Commission denied this request on March 3, 2020. The case was appealed to the Board of County Commissioners (Board) and a development agreement was recommended by the Board limiting the

gross density to 4.2 dwelling units per acre on the portions of the property zoned HDS. On June 2, 2020, the Planning Commission recommended approval of the regulatory zone amendment if coupled with the associated development agreement. The regulatory zone amendment along with the development agreement was heard again by the Board and was approved on July 14, 2020.

Project Evaluation

The applicant is requesting a tentative subdivision map to develop two parcels totaling 54.5 acres as a common open space development with 215 single family lots. Article 408, Common Open Space Developments, states “the purpose of this Article is to set forth regulations to permit variations of lot size, including density transfer subdivisions, in order to preserve or provide open space, protect natural and scenic resources, achieve a more efficient use of land, minimize road building, and encourage a sense of community.” The applicant is proposing to vary the lot sizes and cluster the homes away from the steeper slopes and the GR areas, which “will protect natural and scenic resources and achieve a more efficient use of land”. Several trails open to the public are proposed. A trail is proposed along the northern property line and in the eastern portion of the site to link with possible future trails on the adjacent parcel which is federally owned. Two parks will be constructed. One park will have a “tot lot” (area for children), with picnic tables and the other will include a community garden. There are common areas designated throughout the development and all common areas including the two parks will be maintained by the Homeowner’s Association (HOA). These amenities will “encourage a sense of community” for the development (See Site Layout Map on page 4).

The applicant is proposing a density of 3.9 dwelling units per acres, which is less than the 4.2 units per acre that the development agreement required for HDS regulatory zoning. The site will be developed with homes, yards, and streets on 62% (33.08 acres) of the site and 41% (22.32 acres) of the site will be designated as common area. The common area will include 3 acres of GR, located primarily in the northern portion of the site. Also, included are two parks and areas designated as a common area primarily located along the rear of lots and area surrounding the development. (See Site Layout & Zoning Map on page 5). The HOA will be created for the development and will be responsible for maintaining the common areas, trails and community parks along with enforcement of the covenants, conditions and restrictions (CCR’s).

The proposed subdivision will include lots ranging in size from 4,747 to 8,697 square feet, with an average lot size of 5,218 square feet. The average lot size is consistent with the standard minimum lot size area for the High Density Suburban (HDS) regulatory zone, which is 5,000 square feet. The applicant is requesting special setbacks to include 15 foot front yard setbacks, with 20 foot setbacks to the garage, 15 foot rear yard setbacks, and 5 foot side yard setbacks. The standard setback requirements for the HDS regulatory zone are 20 foot front and rear and 5 foot side yard setbacks. Staff supports the proposed setback reductions, which are appropriate for the smaller lot sizes and will enable more common area to be preserved. The proposed minimum lot width is 47 feet while HDS requires 60 feet. The applicant is not changing the maximum allowable height of 35 feet for the HDS regulatory zone and has indicated that all the homes are planned to be two-story.

Requirement	Highland Village	High Density Suburban (HDS)
Front setback	15/20*ft.	20 ft.
Rear setback	15 ft.	20 ft.
Side setback	5 ft.	5 ft.
Average lot size	5,218 sf (average)	Not required
Minimum lot size	Not required	5,000 sf
Minimum width	47 ft.	60 ft.
Height	35 ft.	35 ft.

*- 20 feet to garage



Looking southwest from site



Looking southeast from site

Site Characteristics

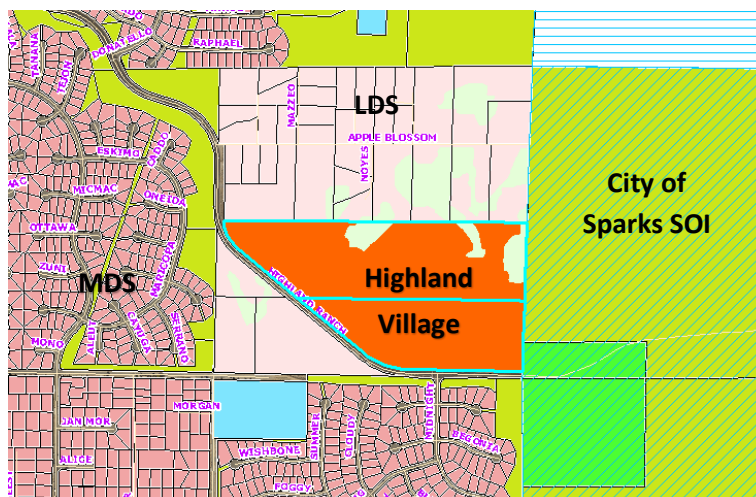
The two parcels are covered with native vegetation and are vacant. The property slopes to the south downward towards Highland Ranch Parkway. The majority of the site is less than 15% slope (see

Site Layout & Grading Map on page 4- see green areas). The main areas that have significant slope are zoned GR or will be preserve as common areas (see Site Layout & Grading Map on page 4- see red areas).

The development does trigger Article 424, Hillside Development, with some “slopes in excess of fifteen (15) percent or greater on 20 percent or more of the site” and “slopes greater than thirty (30) percent”. There is significant topography on the site however, the application states the development will meet the requirements of 110.424.30 with the following:

1. Blending with the natural character of the hillside by reducing the visual bulk through landscaping and rockery walls;
2. The maximum street grade will be 6% with little vegetation being removed;
3. The development will be designed appropriately to meet the requirements; and
4. Natural features will be preserved and are located in the common open space areas.

The parcels to the west and south have a regulatory zone of Medium Density Suburban (MDS), Open Space (OS) and Public and Semi Public Facilities (PSP); to the north the parcels have regulatory zones of LDS and GR and to the east the parcels are in the City of Sparks sphere-of-influence (SOI). Stone Canyon subdivision is located to the south along Midnight Drive and the Stone Creek subdivision is located to the west off Maricopa Drive. The larger parcel to the east is owned by the US government and the smaller one is owned by the Sun Valley General Improvement District (SVGID).



Grading

The proposed development will result in approximately 250,000 cubic yards of cuts and 240,000 cubic yards of fill with all earthen material to be balanced on site. Multiple retaining walls will be located throughout the development. The applicant states that the rockery walls will not exceed six feet in height and all disturbed areas will be revegetated.

There are locations in the northern portions of the site where the finished grade will exceed the natural slopes by more than 10 feet in elevation. WCC Section 110.438.45 (c) states if this occurs the applicant may vary this standard with a director’s modification. The applicant is requesting this variation with a director’s modification as part of the tentative map application. Granting this requested will allow for finish grades to vary from the natural grade by as much as 25½ feet. The applicant states the modification will create a better grading solution that will be less impactful on the neighbors by mitigating visual and adjacent issues. The adjacent property owners will not see grading of slopes as the slopes “fall away from their line of sight”. The results being houses will be lower on the site and hidden from the neighboring views in comparison to the grading alternative.

Water and Sewer

The parcels are located within the Sun Valley General Improvement District (SVGID) service area; however, the parcels will need to annex into SVGID’s service territory. Water and sewer service will be provided by the SVGID. Any water rights that are required for development will be required to be dedicated to SVGID via wholesale will serve provided by Truckee Meadows Water Authority.

Traffic

There are two proposed access points from the development to Highland Ranch Parkway. One access will be aligned with Midnight Drive and another which is located further to the west will include a proposed roundabout. The traffic study indicates that the project will have some impacts on the area traffic. The 215 houses are anticipated to generate 2,096 average daily trips with 164 trips occurring during the AM peak hour and 220 trips occurring during the PM peak hour.

The proposed access from the development aligned with Midnight Drive will be a “porkchop” divider to enforce access to only right-in and out. This will prevent traffic from traveling south onto Midnight Drive from the development, which was a neighborhood concern. The applicant is also, proposing a roundabout at the western entrance to the site. The roundabout was proposed after the traffic study was completed and an update to the traffic study will be required with the construction of the proposed roundabout. The roundabout will be required meet all applicable County and regional standards and requirements.

A roundabout is considered a traffic calming device that will assist in providing both traffic and pedestrian safety at this entrance to the site. Palmer Elementary School and Desert Skies Middle School are within walking distance of the development and the roundabout will provide a safer walking route to the neighboring schools. There were neighborhood concerns voiced at the CAB meeting for the zoning map amendment about children walking to the schools. The proposed roundabout will assist in providing a safer crossing of Highland Ranch Parkway with flashers to be installed for the pedestrian crossing. The school district is supportive of the roundabout at this location.

Washoe County School District

The proposed development is zoned for Palmer Elementary School, Desert Skies Middle School and Spanish Springs High School. Zoning for the high school will move to the new Hug High School when it opens in the fall of 2022. The development will generate approximately 48 elementary school students, 27 middle school students, and 31 high school students.

The proposed roundabout at the western entrance to the development will provide a safe route to the neighboring schools. Palmer Elementary School is located across Highland Ranch Parkway at the corner of Klondike and the 9th Street and Desert Skies Middle School is located farther west on 9th Street on Sun Valley Blvd.

The following table details current and future projected school capacities.

School	2020/21	2024/25	2029/30
Palmer ES	81%	89%	86%
Desert Skies MS	76%	64%	64%
Spanish Springs HS	113%	N/A	N/A
New Hug HS	N/A	88%	83%

Sun Valley Citizen Advisory Board (SVCAB)

The proposed project was presented by the applicant's representative at the regularly scheduled Citizen Advisory Board meeting on October 19, 2020. The CAB voted unanimously in support of the application. The CAB minutes were not available to be included in the staff report. The CAB discussed the following items:

- Liked the added round about and right-in/out
- Well thought out development
- Didn't want a crosswalk connecting to Highland Ranch Park for safety concerns

Reviewing Agencies

- Washoe County Community Services Department
 - Engineering and Capital Projects
 - Planning and Building
 - Parks and Open Space
 - Water Management
- Washoe County Health District
 - Air Quality
 - Environmental Health
 - Emergency Medical Services
- State of Nevada
 - Division of Environmental Protection
 - Department of Water Resources
 - Department of Transportation
 - Department of Wildlife
- Truckee Meadows Fire Protection District
- Washoe County Sheriff
- Washoe County School District
- Washoe-Storey Conservation District
- City of Sparks Community Services
- Regional Transportation Commission
- U.S. Postal Service
- NV Energy

The following agencies/departments submitted a response to the proposed tentative subdivision map. A summary of each agency's comments and/or recommended conditions of approval and their contact information are provided. The conditions of approval document is attached to this staff report and will be included with the action order should the Planning Commission approve the tentative subdivision map application.

- Washoe County Planning and Building Division addressed common open space development standards and other features associated with the project.

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

- Washoe County Engineering and Capital Projects addressed grading, drainage, traffic and other associated matters.

Contact: Leo Vesely, 775.328.2040, lvesely@washoecounty.us

Contact: Mitchell Fink, 775.328.2050, mfink@washoecounty.us

- Washoe County Planning and Building Division – Park Planner addressed public trail easement.

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

- Sun Valley General Improvement District (SVGID) addressed water and sewer service for the site.
Contact: Chris Melton, 775. 673.2253, CMelton@svgid.com
- Nevada Division of Water Resources provided information for water rights.
Contact: Steve Shell, 775.684.2800, sshell@ndep.gov
- Washoe County School District provided information on current and anticipated capacity at schools.
Contact: Brett Rodela, 775.325.8303, brett.rodela@washoeschools.net
- Washoe-Storey Conservation District provided information concerning vegetation, drainage and detention basins.
Contact: Tyler Shaffer, 775.857.8500 ext. 131, shafferjam51@gmail.com
- Truckee Meadows Fire Protection District provided information concerning fire apparatus access roads, fire protection water supplies and International Wildland-Urban Interface Code.
Contact: Dale Way / Brittany Lemon, 775.326.6000, dway@tmfpd.us / blemon@tmfpd.us

Washoe County Master Plan

Land Use and Transportation Element

Goal Three: The majority of growth and development occurs in existing or planned communities, utilizing smart growth practices.

Policy LUT.3.1: Require timely, orderly, and fiscally responsible growth that is directed to existing suburban character management areas (SCMAs) within the Area Plans as well as to growth areas delineated within the Truckee Meadows Service Area (TMSA).

Staff Comment: The subject parcels are within the Suburban Character Management Area (SCMA) of the Sun Valley Area Plan, which has been identified as the area for residential growth.

Housing Element

Goal Seven: Promote Homeownership opportunities.

Policy 7.4: Promote home ownership as a community asset.

Staff Comment: The development will be a single-family development and will provide opportunities for home ownership.

Sun Valley Area Plan – Policies

SUN.1.3 The following Regulatory Zones are permitted within the Sun Valley Suburban Character Management Area:

- a. High Density Rural (HDR – One unit per 2.5 acres).
- b. Low Density Suburban (LDS – One unit per acre).
- c. Medium Density Suburban (MDS – Three units per acre).
- d. High Density Suburban (HDS – Seven units per acre).**
- e. Medium Density Urban (MDU – Twenty-one units per acre).
- f. Neighborhood Commercial/Office (NC).
- g. General Commercial (GC).
- h. Industrial (I).
- i. Public/Semi-Public Facilities (PSP).

- j. Parks and Recreation (PR).
- k. General Rural (GR).
- l. Open Space (OS).

Staff Comment: HDS is identified as an allowed regulatory zone within the Suburban Character Management Area of Sun Valley.

SUN.1.7 Tentative subdivision maps will not be approved for any development until the impacts of that development have been included in the Sun Valley General Improvement District's water resources facilities plan.

Staff Comment: The application has been reviewed by the Sun Valley General Improvement District (SVGID.) Specific conditions have been included in the conditions of approval (Exhibit A) by SVGID.

SUN.1.12 Prior to any approval of proposed land use intensification that will result in existing school facilities exceeding design capacity and which may compromise the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, the school district will identify improvements in their capital improvements plan or school rezoning plan that will enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School District Board of Trustees, may waive this finding.

Staff Comment: The application has been reviewed by the Washoe County School District and no improvements were identified or rezoning was required.

SUN.2.10 The Nevada Department of Transportation, Regional Transportation Commission, Sun Valley General Improvement District and Washoe County shall continue to work with the local community to implement traffic/pedestrian safety improvements within Sun Valley.

Staff Comment: The applicant will construct sidewalks adjacent to the development along Highland Ranch Parkway and will construct a roundabout at the western entrance to the development, which will provide traffic and pedestrian safety.

SUN.4.2 Hillside development shall disturb the minimum area required for construction and conserve steep slopes in their natural state.

Staff Comment: The applicant is maintaining 41% of the site as common areas where steeper slopes are located.

SUN.5.3 New trails will be designed to accommodate equestrian, pedestrian and mountain bike traffic, unless technical or severe economic hardships warrant consideration of a more limited use.

Staff Comment: The applicant is proposing several new trails within the development that will be open to the public with the possibly to link to future trails on adjacent parcels.

SUN.10.1 Whenever applicable, all development within the Sun Valley Suburban Character Management Area and the Downtown Character Management Area will connect to a community water service.

Staff Comment: The development of the site is required to connect to community water service as conditioned by the Sun Valley General Improvement District (SVGID).

Staff Comment on Required Findings

WCC Section 110.608.25 of Article 608, *Tentative Subdivision Maps*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting

approval of the abandonment request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 1) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan.

Staff Comment: The proposed tentative map is consistent with the goals and policies of the Master Plan and the Sun Valley Area Plan.

- 2) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan.

Staff Comment: The proposed tentative map meets all of the density, lot size and common open space criteria of the Master Plan and the Sun Valley Area Plan.

- 3) Type of Development. That the site is physically suited for the type of development proposed.

Staff Comment: The site is physically suited for the residential development and the site can accommodate the proposed open space development.

- 4) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System.

Staff Comment: The proposed subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System; impacts associated with the proposed subdivision will be appropriately mitigated, based upon the imposition of appropriate conditions of approval as included at Exhibit A to this report.

- 5) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat.

Staff Comment: The proposed improvements will not cause substantial environmental damage or harm to endangered plants, wildlife or their habitat.

- 6) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems.

Staff Comment: Due to the location and design of the subdivision and type of improvements, this development is not likely to cause significant public health problems. The development will have parks and trails that will provide healthy outdoor access.

- 7) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision.

Staff Comment: The proposed development has taken all easements into consideration and will not conflict with the easements in regard to utility purposes or public access, etc.

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

Staff Comment: The design of the subdivision provides access to surrounding adjacent lands and provides appropriate secondary access for emergency vehicles. The proposed roundabout at the western entrance to the development will provide traffic and pedestrian safety along with a safe route to neighboring schools.

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

Staff Comment: All roadways will be dedicated to Washoe County. The common areas will be under the ownership of the Homeowner's Association (HOA) All sewer and water improvement will be dedicated to Sun Valley Improvement District. In the event that the

roads or other lands are dedicated to the County, the lands will be improved such that they are consistent with the Master Plan and/or built to County standards.

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

Staff Comment: To the extent feasible, the development will include building materials to allow for passive or natural heating and cooling opportunities. The topographic conditions will govern the layout of the homes and when possible, homes will be oriented in such a way to take advantage of passive/natural heating and cooling opportunities.

Recommendation

After a thorough analysis and review, Tentative Subdivision Map Case Number WTM20-004 is being recommended for approval with conditions. Staff offers the following motion for the Planning Commission's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve, with the conditions included as Exhibit A to this matter, Tentative Subdivision Map Case Number WTM20-004 for Regal Holdings of Nevada LLC, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

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

Appeal Process

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

Applicant: Regal Holdings of Nevada LLC, 3495 Lakeside Dr., #249, Reno, NV 89509,
Email: ray@pezonella.com

Property Owner: Charles J. Fornaro, et al, 3936 Eagle Cir., Slatington, PA 18080

Consultant: KLS, John Krmptotic, 1 East 1st Street, Suite 1400, Reno, NV 89501, Email:
johnk@klsdesigngroup.com

Consultant Odyssey Engineering , Frank Bidart, 895 Roberta Lane, Suite 104, Sparks,
NV 89431, Email: frank@odysseyreno.com



Conditions of Approval

Tentative Subdivision Map Case Number WTM20-004

The project approved under Tentative Subdivision Map Case Number WTM20-004 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on November 4, 2020. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

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

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

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

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

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

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

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

STANDARD CONSIDERATIONS FOR SUBDIVISIONS
Nevada Revised Statutes 278.349

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

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

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

Washoe County Planning and Building Division

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

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

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this tentative parcel map.
- b. The subdivision shall be in substantial conformance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.
- c. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- d. In accordance with NRS 278.360, the sub-divider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, within four years after the date of approval of the tentative map or within one year of the date of approval for subsequent final maps. On

subsequent final maps, that date may be extended by two years if the extension request is received prior to the expiration date.

- e. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority.
- f. All final maps shall contain the applicable portions of the following jurat:

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

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

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

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

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

MOJRA HAUENSTEIN, DIRECTOR
PLANNING AND BUILDING

Jurat for ALL SUBSEQUENT FINAL MAPS

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

THE FIRST FINAL MAP FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON <date of Planning and Building Director's signature on first final map>. [Omit the following if second map.] THE MOST RECENTLY RECORDED FINAL MAP, <subdivision name and prior unit/phase #> FOR THIS

TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON *<date of Planning and Building Director's signature on most recent final map>* [If an extension has been granted after that date – add the following]: A TWO YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON *<date of last Planning Commission action to extend the tentative map>*.

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

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

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

<Insert Merger and Re-subdivision option as applicable>

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

MOJRA HAUENSTEIN, DIRECTOR,
PLANNING AND BUILDING DIVISION

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

NOTE

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

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

NOTE

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

- i. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to Engineering Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
- j. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.
- k. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the on-site improvements.
- l. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and Building Division to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Building Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- m. Failure to comply with the conditions of approval shall render this approval null and void.
- n. The setbacks will be: 15 feet front yard, with 20 feet to the garage, 15 feet rear yard, and 5 foot side yard.
- o. The common open space owned by the homeowner's association (HOA) shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The deed shall be presented with the CC&Rs for review by Planning and Building staff and the District Attorney.
- p. Any imported earthen materials shall be "certified weed free" in order to prevent the spread of noxious weeds within the county.
- q. Any rip-rap that is not allowed per WCC 110.438 will be covered by dirt and vegetation as required per WCC 110.438.50(b).
- r. Rockery walls will require the voids in the face of the entire height of the rockery wall filled with smaller rock to eliminate any undermining by small animals.
- s. The grading on site shall be in compliance with applicable best management practices to minimize erosion.
- t. Two community park areas will be constructed with amenities including picnic tables, a tot lot and a community garden, which will be maintained by the HOA homeowner's association.
- u. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to Planning and Building staff for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to Planning and Building with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:
 - 1. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space

- area. The maintenance plan for the common open space area shall, as a minimum, address the following:
- a. Vegetation management;
 - b. Debris and litter removal;
 - c. Fire access and suppression; and
 - d. Maintenance of public access trails.
2. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowner's association.
 3. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowner's association. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
 4. All areas identified as trails on the final map shall be privately maintained and perpetually funded by the homeowner's association. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
 5. The area adjacent to undeveloped land shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
 6. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
 7. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
 8. No motorized vehicles shall be allowed on the platted common area or trails.
 9. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.
 10. Solid waste collection is mandatory.

Washoe County Regional Parks and Open Space

2. The following conditions are requirements of parks, which shall be responsible for determining compliance with these conditions.
Contact: Sophia Kirschenman, Park Planner, 775.328.3623, skirschenman@washoecounty.us
 - a. The final map shall include a trails plan, developed in consultation with the Parks Program, that identifies non-motorized, public trails to be built as part of the project, providing access to the neighboring public lands. At a minimum, the trails plan shall identify east-west trail connectivity through the subdivision as well as several trail access points connecting the eastern side of the subdivision to the trail system. The trails shall be 3-ft-wide, native surface trails and shall be built utilizing sustainable trail design standards, as outlined in the United States Department of Agriculture's Trail Construction and Maintenance Notebook, 2007 edition.
 - b. The applicant shall dedicate a public trail easement to Washoe County over all trails built as part of the project.

- c. All fill dirt imported as part of the project is required to be “certified weed free.”
- d. Best management practices will be used to prevent the spread of noxious and invasive weeds during construction activities. At minimum, the highlighted portion in Attachment 2 (Measures to Prevent the Spread of Noxious and Invasive Weeds During Construction Activities) shall be included in construction plans and specifications.

Washoe County Engineering and Capital Projects

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

Contact: Contact Name: Leo Vesely, P.E., 775.328.2313

- a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- b. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Engineering Division a complete set of reproducible as-built construction drawings in an acceptable digital format prepared by a civil engineer licensed in the State of Nevada.
- c. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.
- d. A note on the final map shall indicate that all drainage facilities shall be privately maintained and perpetually funded by the home owners association. The maintenance of the drainage facilities shall also be addressed in the home owner’s association documents to the satisfaction of the District Attorney’s Office.
- e. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
- f. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project.
- g. Appropriate easements shall be granted for any existing or new utilities, with each affected final map. This includes, but is not limited, to electrical lines, water lines, and drainage maintenance access.
- h. A 10 foot Public Utilities Easement and a 10 foot easement for traffic control signage, plowed snow storage and sidewalks shall be granted adjacent to all street rights-of-way.
- i. A design level geotechnical investigation with fault study shall be provided with the submittal of each final map.
- j. All cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
- k. Prior to recordation of the affected final map, an ASTM E1527-13 Phase I Environmental Site Assessment shall be submitted for all parcels or right-of-way dedicated to Washoe County.

- I. A home owners association shall be created with the first final map for the purpose of maintaining all common areas and drainage facilities.

Washoe County Engineering Division – Drainage (County Code 110.420)

- m. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.
- n. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval.
- o. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
- p. Any increase in stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.
- q. The following note shall be added to each final map; “All properties, regardless if they are located within or outside of a FEMA Special Flood Hazard Area, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.”
- r. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts.
- s. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site.
- t. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map.
- u. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a home owners association. The maintenance and funding of private drainage facilities shall also be addressed in the home owner’s association documents to the satisfaction of the District Attorney’s Office.
- v. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity.
- w. Within drainage facilities, all slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable.
- x. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage facilities located within Common Area shall be constructed with an adjoining minimum 12’ wide gravel access road. Maintenance

access road shall be provided to the bottom of proposed detention basins as well as over County owned and maintained storm drainage facilities.

- y. Drainage easements shall be provided for all storm runoff that crosses more than one lot.
- z. Drainage swales that drain more than two lots are not allowed to flow over the curb into the street, these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system.
- aa. Prior to the finalization of the first final map, an operation and maintenance plan for the maintenance of the project's detention basin and drainage facilities shall be developed in accordance with the Washoe County Code Article 421. The Operation and Maintenance Plan shall be incorporated into the project CC&R's to the satisfaction of the County Engineer and District Attorney's Office.
- bb. Offsite drainage and common area drainage, draining onto residential lots shall be perpetuated around the residential lots and drainage facilities capable of passing a 100-year storm, shall be constructed with the subdivision improvements to perpetuate the storm water runoff to improved or natural drainage facilities. The maintenance of these drainage facilities shall be addressed in the home owner's association documents to the satisfaction of the County Engineer and the District Attorney's Office.

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

Contact Information: Leo Vesely, P.E., 775.328.2041 or Mitchell Fink, P.E., 775.328.2050

- cc. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
- dd. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- ee. For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement of non-woven pavement reinforcing fabric with a 2" asphalt overlay for half the street width. Type II slurry seal is required for the entire street width with either option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street.
- ff. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
- gg. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal and replacement of existing pavement.
- hh. All roadways shall be constructed with a minimum of 4 inches of hotmix asphalt meeting the requirements of Washoe County.
- ii. Sidewalks shall be constructed on both sides of the all streets and shall meet ADA requirements.
- jj. A 20 foot minimum setback is required between the back of the sidewalk and the front of the garage.

- kk. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval.
- ll. The Project Traffic Study shows the Highland Ranch Parkway/Midnight Drive/East Access intersection exceeds Washoe County's Level of Service (LOS) policy of LOS C. The intersection shall be mitigated through traffic design recommendations that are acceptable to Washoe County.
- mm. The subdivision streets will be evaluated by Washoe County to determine if traffic calming is warranted. The spacing and type of traffic calming devices shall be determined at the time of final design.
- nn. Sidewalk and curb and gutter shall be constructed along the Highland Ranch Parkway property frontage and shall meet ADA requirements.
- oo. The Developer has proposed the construction of a roundabout at the Highland Ranch Parkway and west project access intersection. Washoe County fully supports the building of the proposed roundabout if the Developer decides to proceed with the construction. The roundabout shall meet all applicable County and regional standards and requirements. An update to the Project Traffic Study will be required with the construction a proposed roundabout.
- pp. Right turn lanes shall be constructed per AASHTO standards on Highland Ranch Parkway at the east and west project accesses.
- qq. Speed cushions shall be installed on Midnight Drive, Lightning Drive, and Magenta Drive to mitigate cut-through traffic generated by the project development. The spacing shall be determined at the time of final design.
- rr. Rectangular Rapid Flashing Beacons (RRFB) shall be installed for any pedestrian crosswalks crossing Highland Ranch Parkway.

Sun Valley General Improvement District (SVGID)

- 4. The following conditions are requirements of the SVGID, which shall be responsible for determining compliance with these conditions.
Contact: Chris Melton, 775.673.2253, CMelton@svgid.com
 - a. The parcels (508-020-41 & 43) will need to be annexed into Sun Valley GID's service territory.
 - b. Any water rights that may be required for the development will be required to be dedicated to Sun Valley GID via Wholesale Will Serve provided by Truckee Meadows Water Authority.
 - c. The development will be subject to Sun Valley GID's Water and Wastewater Facility Fees.
 - d. Sun Valley GID signature will be on the Jurat.
 - e. The development will compliance with all applicable regulations and policies of the Sun Valley GID.

Truckee Meadows Fire District (TMFD)

- 5. The following conditions are requirements of the TMFD, which shall be responsible for determining compliance with these conditions.
Contact: Dale Way & Brittany Lemon, 775.326.6000, dway@tmfpd.us / blemon@tmfpd.us

Fire Apparatus Access Roads

- a. Fire apparatus access roads shall be in accordance with *International Fire Code* Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
- b. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
- c. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of Fire District apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
- d. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)
- e. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
- f. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
- g. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
- h. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
- i. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
- j. Developments of one- or two-family *dwelling*s where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads. (IFC D107.1)

Fire Protection Water Supplies

- k. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
- l. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
- m. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
- n. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)

- o. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)
- p. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
- q. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
- r. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
- s. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
- t. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.

International Wildland-Urban Interface Code

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

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

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

Date: October 1, 2020

To: Julee Olander, Planner

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

Re: **WTM20-0004** Highland Village Subdivision (216 Lots)

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The proposed project consists of a 216 lot subdivision and is located on approximately 54.6 acres on the north side of Highland Ranch Parkway. The Engineering Division recommends approval subject to the following comments and conditions of approval, which supplement applicable County Code and are based upon our review of the site and the tentative map application prepared by Odyssey Engineering and KLS Planning & Design Group. The Engineering Division shall determine compliance with the following conditions of approval.

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

Washoe County Engineering Division – Land Development

1. The following conditions are requirements of the Washoe County Engineering Division, Land Development Program, which shall be responsible for determining compliance with these conditions.
Contact Name: Leo Vesely, P.E. (775) 328-2313
 - a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
 - b. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Engineering Division a complete set of reproducible as-built construction drawings in an acceptable digital format prepared by a civil engineer licensed in the State of Nevada.
 - c. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.
 - d. A note on the final map shall indicate that all drainage facilities shall be privately maintained and perpetually funded by the home owners association. The maintenance of the drainage facilities



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

Subject: **Highland Village Subdivision WTM20-0004** (216 Lots)
Date: October 1, 2020
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shall also be addressed in the home owner's association documents to the satisfaction of the District Attorney's Office.

- e. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
- f. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project.
- g. Appropriate easements shall be granted for any existing or new utilities, with each affected final map. This includes, but is not limited, to electrical lines, water lines, and drainage maintenance access.
- h. A 10 foot Public Utilities Easement and a 10 foot easement for traffic control signage, plowed snow storage and sidewalks shall be granted adjacent to all street rights-of-way.
- i. A design level geotechnical investigation with fault study shall be provided with the submittal of each final map.
- j. All cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
- k. Prior to recordation of the affected final map, an ASTM E1527-13 Phase I Environmental Site Assessment shall be submitted for all parcels or right-of-way dedicated to Washoe County.
- l. A home owners association shall be created with the first final map for the purpose of maintaining all common areas and drainage facilities.

Washoe County Engineering Division – Drainage (County Code 110.420)

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

Contact Name: Leo Vesely, P.E. (775) 328-2313

- a. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.
- b. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval.
- c. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
- d. Any increase in stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.
- e. The following note shall be added to each final map; "All properties, regardless if they are located within or outside of a FEMA Special Flood Hazard Area, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

Subject: **Highland Village Subdivision WTM20-0004** (216 Lots)
Date: October 1, 2020
Page: 3

- f. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts.
- g. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site.
- h. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map.
- i. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a home owners association. The maintenance and funding of private drainage facilities shall also be addressed in the home owner's association documents to the satisfaction of the District Attorney's Office.
- j. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity.
- k. Within drainage facilities, all slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable.
- l. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage facilities located within Common Area shall be constructed with an adjoining minimum 12' wide gravel access road. Maintenance access road shall be provided to the bottom of proposed detention basins as well as over County owned and maintained storm drainage facilities.
- m. Drainage easements shall be provided for all storm runoff that crosses more than one lot.
- n. Drainage swales that drain more than two lots are not allowed to flow over the curb into the street, these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system.
- o. Prior to the finalization of the first final map, an operation and maintenance plan for the maintenance of the project's detention basin and drainage facilities shall be developed in accordance with the Washoe County Code Article 421. The Operation and Maintenance Plan shall be incorporated into the project CC&R's to the satisfaction of the County Engineer and District Attorney's Office.
- p. Offsite drainage and common area drainage, draining onto residential lots shall be perpetuated around the residential lots and drainage facilities capable of passing a 100-year storm, shall be constructed with the subdivision improvements to perpetuate the storm water runoff to improved or natural drainage facilities. The maintenance of these drainage facilities shall be addressed in the home owner's association documents to the satisfaction of the County Engineer and the District Attorney's Office.

Subject: **Highland Village Subdivision WTM20-0004** (216 Lots)
Date: October 1, 2020
Page: 4

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

Contact Information: Leo Vesely, P.E. (775) 328-2041 or Mitchell Fink, P.E. (775) 328-2050

- a. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
- b. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- c. For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement of non-woven pavement reinforcing fabric with a 2" asphalt overlay for half the street width. Type II slurry seal is required for the entire street width with either option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street.
- d. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
- e. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal and replacement of existing pavement.
- f. All roadways shall be constructed with a minimum of 4 inches of hotmix asphalt meeting the requirements of Washoe County.
- g. Sidewalks shall be constructed on both sides of the all streets and shall meet ADA requirements.
- h. A 20 foot minimum setback is required between the back of the sidewalk and the front of the garage.
- i. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval.
- j. The Project Traffic Study shows the Highland Ranch Parkway/Midnight Drive/East Access intersection exceeds Washoe County's Level of Service (LOS) policy of LOS C. The intersection shall be mitigated through traffic design recommendations that are acceptable to Washoe County.
- k. The subdivision streets will be evaluated by Washoe County to determine if traffic calming is warranted. The spacing and type of traffic calming devices shall be determined at the time of final design.
- l. Sidewalk and curb and gutter shall be constructed along the Highland Ranch Parkway property frontage and shall meet ADA requirements.
- m. The Developer has proposed the construction of a roundabout at the Highland Ranch Parkway and west project access intersection. Washoe County fully supports the building of the proposed roundabout if the Developer decides to proceed with the construction. The roundabout shall meet all applicable County and regional standards and requirements. An update to the Project Traffic Study will be required with the construction a proposed roundabout.
- n. Right turn lanes shall be constructed per AASHTO standards on Highland Ranch Parkway at the east and west project accesses.

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- o. Speed cushions shall be installed on Midnight Drive, Lightning Drive, and Magenta Drive to mitigate cut-through traffic generated by the project development. The spacing shall be determined at the time of final design.
- p. Rectangular Rapid Flashing Beacons (RRFB) shall be installed for any pedestrian crosswalks crossing Highland Ranch Parkway.

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

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

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

- a. There are no utility related conditions of approval.



Washoe-Storey Conservation District

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

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

September 22, 2020

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTM20- 004 Highland Village

Dear Julee,

In reviewing the Highland Village tentative map to develop a 216-lot subdivision with common open space, the Conservation District has the following comments.

We will require a vegetation plan to review for the 3:1 slope from a qualified professional that includes a seed mix based on the soil, contingency water plan, fertilizer plan, erosion control structures and a monitoring plan with updates provided to the Conservation District after the growing season (October 31) every year for a three year period.

To conserve water and reduce runoff to the infrastructure the District requires the typical front yard be xeriscape.

In the dedicated open space areas, the District recommends planting deciduous and evergreen trees that provides delineation and cooling effect in the subdivision.

The construction of the detention basin and any engineered channels shall have 2 feet wide 3-foot-deep low flow channel between the inlet(s) and outlet pipe to convey nuisance water runoff. In addition, a two foot by 3-foot-wide infiltration trench constructed below the low flow channel to assist with ground water recharge.

In the construction of rockery walls, the District will require the voids in the face of the rockery wall (entire height) filled with smaller rock to eliminate any undermining by small animals.

We recommend the paint color palette be earth tone colors for the subdivision.

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

Sincerely,

Tyler-Shaffer



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

September 18, 2020

Re: WTM20-004 (Highland Village) – Conditions of Approval

Truckee Meadows Fire Protection District (TMFPD)

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

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

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

Fire Apparatus Access Roads

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



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

Fire Protection Water Supplies

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



5. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)
6. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
7. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
8. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
9. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
10. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.

International Wildland-Urban Interface Code

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



From: [English, James](#)
To: [Olander, Julee](#)
Cc: [Rubio, Wesley S](#)
Subject: RE: WTM20)-004
Date: Monday, October 05, 2020 4:55:16 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

“If parcels are not served by Public Sewer and Water Systems, meet all the regulations governing Sewage Wastewater and Sanitation.”

P.S. We can't find where this was routed to us, are we doing something wrong here? We also couldn't pull the docs from Accela.

Thanks,
Jim

From: Olander, Julee <JOlander@washoeconomy.us>
Sent: Monday, October 5, 2020 4:53 PM
To: English, James <JEnglish@washoeconomy.us>; Rubio, Wesley S <WRubio@washoeconomy.us>
Subject: RE: WTM20)-004

Any comments/conditions??



Julee Olander

Planner | Community Services Department- Planning & Building Division

jolander@washoeconomy.us Office: 775.328.3627

1001 E. Ninth St., Bldg A., Reno, NV 89512

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From: English, James <JEnglish@washoeconomy.us>
Sent: Thursday, October 01, 2020 8:49 PM
To: Olander, Julee <JOlander@washoeconomy.us>; Rubio, Wesley S <WRubio@washoeconomy.us>
Subject: RE: WTM20)-004

Julee,

We will get you something.

Jim

From: Olander, Julee

Sent: Thursday, October 1, 2020 2:39 PM

To: English, James <JEnglish@washoecounty.us>; Rubio, Wesley S <WRubio@washoecounty.us>

Subject: WTM20)-004

Do you have comments for this application? They are due- if you have conditions please get them to me by Monday the 5th.

Thanks,



Julee Olander

Planner | Community Services Department- Planning & Building Division

jolander@washoecounty.us | Office: 775.328.3627

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WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Regional Parks and Open Space

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

TO: Julee Olander, Planner

FROM: Sophia Kirschenman, Park Planner

DATE: September 30, 2020

SUBJECT: Tentative Subdivision Map Case Number WTM20-004 (Highland Village)



I have reviewed WTM20-004 on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and prepared the following comments:

If approved, this tentative map would allow for the development of a 216-lot, common open space subdivision north of Highland Ranch Parkway in Sun Valley. The site is located in close proximity to Palmer Elementary School and Highland Ranch Park, which is managed and maintained by the Sun Valley General Improvement District. Additionally, the site is located adjacent to the proposed Sun Valley Rim Trail (Attachment 1), which would traverse the Bureau of Land Management (BLM) parcel (currently identified as Assessor’s Parcel Number 083-011-17) directly to the east of the subject site.

As consistent with Washoe County Master Plan Conservation Element Policy C.8.2.2 and Washoe County Open Space and Natural Resource Management Plan Recreational Resource Policy 6.2, development projects adjacent to public lands are required to provide well-designed public access to those lands. In this case, the development of sustainable trails through the subdivision would not only provide access to BLM land, but would also connect into a future trail system. Thus, Washoe County Parks requires the following conditions of approval:

1. The final map shall include a trails plan, developed in consultation with the Parks Program, that identifies non-motorized, public trails to be built as part of the project, providing access to the neighboring public lands. At a minimum, the trails plan shall identify east-west trail connectivity through the subdivision as well as several trail access points connecting the eastern side of the subdivision to the trail system. The trails shall be 3-ft-wide, native surface trails and shall be built utilizing sustainable trail design standards, as outlined in the United States Department of Agriculture’s *Trail Construction and Maintenance Notebook*, 2007 edition.
2. The applicant shall offer to dedicate a public trail easement to Washoe County over all trails built as part of the project.



INTEGRITY



EFFECTIVE COMMUNICATION



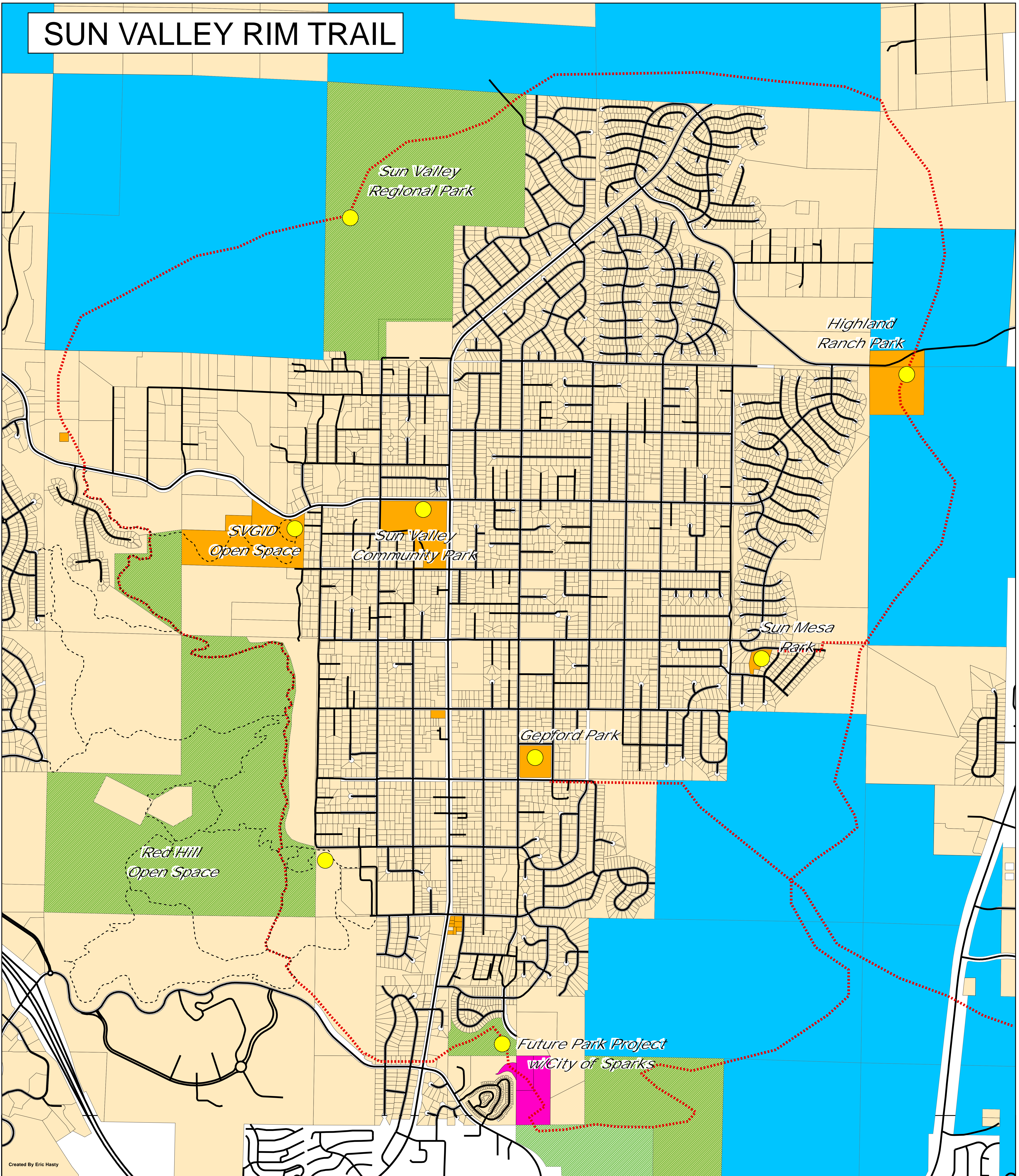
QUALITY PUBLIC SERVICE

WWW.WASHOECOUNTY.US

Memo to: Julee Olander
Subject: WTM20-004
Date: September 30, 2020
Page: 2

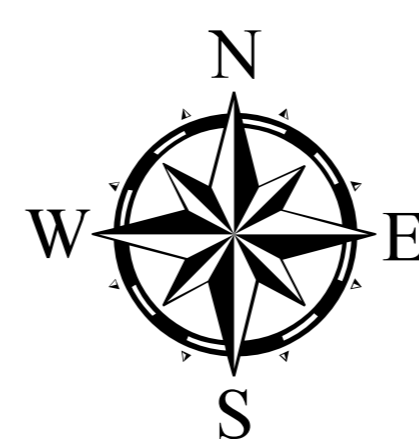
3. The applicant shall provide a crosswalk connecting Highland Ranch Park to the subdivision, if feasible per Washoe County and Regional Transportation Commission standards.
4. All fill dirt imported as part of the project is required to be “certified weed free.”
5. Best management practices will be used to prevent the spread of noxious and invasive weeds during construction activities. At minimum, the highlighted portion in Attachment 2 (*Measures to Prevent the Spread of Noxious and Invasive Weeds During Construction Activities*) shall be included in construction plans and specifications.

SUN VALLEY RIM TRAIL



Created By Eric Hasty

- | | | |
|------------------|-------------------------|--------------------|
| Private | Washoe County Park | Proposed Trailhead |
| Federal Property | Red Hill Proposed Trail | |
| City of Sparks | Proposed Trail | |
| SVGID Park | Roads | |



0.5 Miles





Measures to Prevent the Spread of Noxious and Invasive Weeds During Construction Activities

**Steven Siegel, Environmental Scientist
Sierra Pacific Power Company**

**Susan Donaldson, Water Quality Education Specialist
University of Nevada Cooperative Extension**

Invasive weeds are plants that have been introduced into an environment outside of their native range, where they have few or no natural enemies to limit their spread. Invasive weeds affect us all—as homeowners, taxpayers, consumers, tourists, and land managers. Some invasive weeds are designated as noxious in Nevada state law, requiring control by the property owner or manager.

The spread of invasive and noxious weeds is a significant issue in construction projects that involve land disturbance. Earth moving activities contribute to the spread of weeds, as does the use of contaminated construction fill, seed, or erosion-control products. Permits for construction projects may now require that measures be incorporated to identify and manage these weeds.

Experience has demonstrated that prevention is the least expensive and most effective way to halt the spread of noxious and invasive weeds. Preventing the establishment or spread of weeds relies upon:

- Educating workers about the importance of managing weeds on an ongoing basis;
- Properly identifying weed species;
- Avoiding or treating existing weed populations; and
- Incorporating measures into projects that prevent weed seeds or other plant parts from establishing new or bigger populations such as certification of weed-free products.

A search was conducted of Internet sites and published permit requirements that incorporate weed prevention measures to determine appropriate practices to prevent weed spread during projects involving land disturbance. These measures may not be applicable or appropriate for all projects, but the list below should contain at least a few useful measures for any project. The weed management process should include education, weed identification, avoidance or treatment and reclamation of bare or disturbed areas. Following the list of management practices, we have provided sample suggested language for inclusion in contracts for projects that may be impacted by weed invasion.

Construction and Property Maintenance

1. Incorporate a strategy of integrated weed management into construction layout, design, and project alternatives evaluation.
2. Remove or treat seed sources and other viable reproducing plant parts that could be spread by construction disturbance or by passing vehicles or foot traffic.
3. Avoid moving weed-infested gravel, rock and other fill materials to relatively weed-free locations. Gravel and fill should come from weed-free sources. Inspect gravel pits and fill sources to identify weed-free sources.
4. Identify existing noxious weeds along access roads and control them before construction equipment moves into relatively weed-free areas.
5. Clean off-road equipment (power or high-pressure cleaning) of all mud, dirt, and plant parts before moving into relatively weed-free areas.
6. Minimize the removal of roadside vegetation during construction, maintenance and other ground-disturbing activities.
7. Use only certified weed-free straw and mulch for erosion control projects. Consider the use of weed-free fiber roll barriers or sediment logs.
8. Minimize contact with roadside sources of weed seed that could be transported to other areas.
9. Keep active road construction sites that are in relatively weed-free areas closed to vehicles that are not involved with construction.
10. Road maintenance programs should include monitoring and treatment for noxious weeds.
11. Provide training to management and workers on the identification of noxious weeds, the importance of noxious weed control and measures to minimize their spread.
12. Quickly treat individual plants or small infestations before they become established, produce seed or are able to spread.

Seeding and Planting

1. Obtain soil components and mulches from weed-free sources.
2. Purchase and use only certified weed-free seed.
3. Reestablish vegetation on all bare ground (including areas denuded by fire) to minimize weed spread.
4. Ensure establishment and maintenance of vigorous, desirable vegetation to discourage weeds.
5. Minimize contact with sources of weed seed in areas not yet revegetated.
6. Monitor all seeded sites for weed infestation. Treat all weeds adjacent to newly seeded areas prior to planting and treat planted areas for weeds in the first growing season.
7. Mulch to minimize the amount of noxious weed seeds that will reach the soil surface and subsequently germinate.

Grazing and Livestock Management

1. Refrain from grazing or moving cattle through populations of noxious weeds while they are setting seed or when fruit is ripened.

2. Purchase only weed-free hay and other feed.
3. Keep cattle and other livestock out of newly planted areas.
4. Employ rotational grazing and other management strategies that minimize soil disturbance.
5. Purge animals with weed-free feed for five days before moving them from infested to non-infested areas

General

1. Identify and map noxious weed populations on lands that you own or manage. Provide mapping information using the protocol for your state's weed mapping efforts. Contact the Natural Resources Conservation Service, 775-784-5863 ext. 118, for Nevada's protocol.
2. Suppress fires that may impact native plant populations. Clean vehicles that may contribute to the spread of weeds during fire fighting activities.
3. Minimize soil disturbances caused by water, vehicle, and animal traffic in weed infested areas.
4. Minimize transport of weed seeds or reproductive weed parts by irrigation water.

Suggested Construction Contract Wording for Weed Prevention

Note: This section is provided as an example of language that can be included in construction contracts when appropriate to help prevent the spread of weeds. Nevada Revised Statutes Chapter 555 advises that the control of noxious weeds is the responsibility of every landowner or occupant. This suggested contract wording can be modified as needed to fit individual projects.

Prior to any construction disturbance you will:

- Identify and map all noxious and invasive weed populations present in the project area
- Treat or contain any weed populations that may be impacted or disturbed by construction activity
- Flag all weed populations to be avoided
- Provide training to construction workers and equipment operators on the identification of weeds to be avoided
- Certify that all construction material sources used for supplies of sand, gravel, rock and mulch are weed-free prior to obtaining or transporting any material from them
- Obtain and use only certified weed-free straw or use fiber roll logs for sediment containment
- Wash and inspect all vehicles for weed seeds and plant parts prior to bringing them onto the job site
- Install stormwater Best Management Practices to prevent erosion of the job site and the potential transport of weedy material onto or off of the job site

During construction you will:

- Minimize ground disturbance and vegetation removal as much as possible and practical

- Wash, or using an air compressor, blow clean all vehicles (including tires and undercarriage) that may have entered weed-infested areas prior to entering uninfested areas of the job site
- Restrict vehicles or other traffic that may transport weed seeds or plant material from entering the job site unless they are first washed and inspected

After construction is complete you or the property owner will:

- Revegetate or otherwise prevent the establishment of weeds in all areas of the job site through a program of monitoring and post-construction weed treatment for the life of the project
- Revegetate using soil components and mulches obtained from non-weed infested sources
- Utilize seed and other plant materials that has been checked and certified as noxious weed-free and that has a weed content of 0.05 percent or less
- Revegetate using plant materials that have a high likelihood of survival
- Maintain all planted material and native vegetation located on the project site for the life of the project

References:

- California Bureau of Land Management. 2003. Weed Management and Prevention Guidelines for Public Lands. <http://www.ca.blm.gov/pa/weeds/weedprevent.html>
- Center for Invasive Plant Management. 2003. Guidelines for Coordinated Weed Management of Noxious Weeds: Development of Weed Management Areas, Section IV: Prevention and Early Detection and Appendix 1: Sample Contracts, Agreements and Memorandums of Understanding. <http://www.weedcenter.org/management/guidelines/tableofcontents.html>
- Colorado Bureau of Land Management. 1991. Prototype Weed Prevention Measures. <http://www.co.blm.gov/botany/lolostip.htm>
- Lewis County Noxious Weed Control Board. 2003. Weed Prevention. Washington State University Cooperative Extension. Lewis County, Washington.
- Sheley, Roger and Kim Goodwin. 2000. Plan Now For Noxious Weed Invasion. Montana State University.
- Sheley, R., M. Manoukian and G. Marks. 2000. Preventing Noxious Weed Invasion. Pp. 69-72 in: Biology and Management of Noxious Rangeland Weeds, ed. R.L. Sheley and J.K. Petroff. Oregon State University Press, Corvallis, Oregon.
- Trainor, Meghan and A.J. Bussan. 2000. Integrated Weed Management; Preventing Weed Invasion. Montana State University Extension.

For more information, contact:

University of Nevada Cooperative Extension
 5305 Mill St., Reno, NV 89502
 (775) 784-4848

Nevada Department of Agriculture
 405 South 21st Street, Sparks, NV 89431
 (775) 353-3673

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From: [Program, EMS](#)
To: [Olander, Julee](#)
Subject: September Memo Review
Date: Thursday, September 24, 2020 12:13:34 PM

Good morning Julee,

The EMS Oversight Program has reviewed Tentative Subdivision Map Case #WTM20-004 (Highland Village) and does not currently have any questions, comments, or concerns regarding this case.

Also, just for your information for future requests, we really don't issue any recommendations for tentative parcel map permits or property variances, our recommendations are typically limited to building and development projects. Save you some time on future permit recommendation requests=)

Please let me know if you have any questions!

Thank you,

Vicky

Vicky Olson, MPS, RN

EMS Coordinator | Epidemiology and Public Health Preparedness | Washoe County Health District

volson@washoecounty.us | O: (775) 326 6043 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512



From: [Chris Melton](#)
To: [Olander, Julee](#)
Cc: [Jennifer Merritt](#)
Subject: Tentative subdivision map case number WTM20-004 (Highland Village)
Date: Monday, September 21, 2020 1:00:07 PM

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

Julee,

Good afternoon, this email is in response to WTPM20-004 proposed tentative map to allow subdivision of 54.6 acres into 216 lot development.

Sun Valley GID comments on case number WTPM20-004 (Highland Village).

1. The parcels 508-020-41 & 43 are located in Sun Valley GID sphere of influence and will need to be annexed into Sun Valley GID's service territory.
2. Sun Valley GID will be the water and wastewater provider.
3. Any water rights that may be required for development will be required to be dedicated to Sun Valley GID via Wholesale Will Serve provided by TMWA.
4. Development will be subject to Sun Valley GID's Water and Wastewater Facility Fees.
5. Sun Valley GID to be signature on the Jurat.
6. Compliance with applicable regulations and policies of the Sun Valley GID shall be required.

Thank you,

Chris Melton
Public Works Director
Sun Valley General Improvement District
5000 Sun Valley Blvd.
Sun Valley, NV 89433
Phone: 775-673-2253
Fax: 775-673-7708
CMelton@svgid.com
Website: www.svgid.com

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WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

September 23, 2020

TO: Julee Olander, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD
SUBJECT: Tentative Subdivision Map Case Number WTM20-004 (Highland Village)

Project description:

The applicant is proposing to approve a tentative map to allow the subdivision of 54.6 acres into 216 lot common open space development located north of Highland Ranch Pkwy. & north of Midnight Drive.

Project located at north of Highland Ranch Pkwy. & north of Midnight Drive • Assessor's Parcel Numbers: 508-020-41 & 43.

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

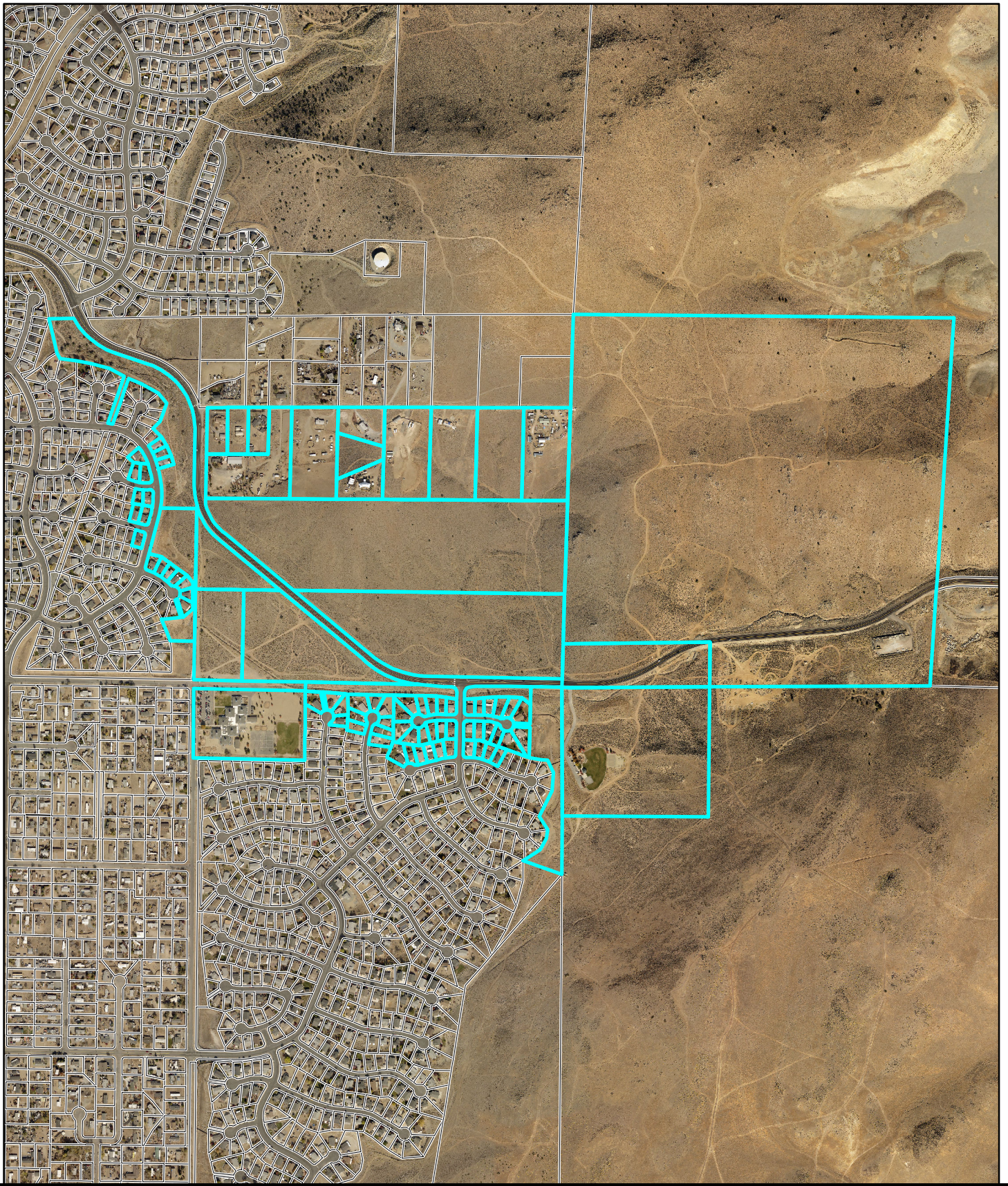
Comments:

The application indicates that Municipal water service will be provided by the Sun Valley General Improvement District (SVGID).

Conditions:

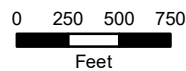
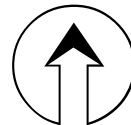
There are no water rights conditions for approval of this tentative map. Following the possible approval of the tentative subdivision map, the potential future project will require water supply and sewer service which in turn will require the expansion of water and sewer services and annexation to SVGID service area.

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



WTM20-004 Highland Village
Noticing Map- 500 feet from parcels

Source: Planning and Building Division

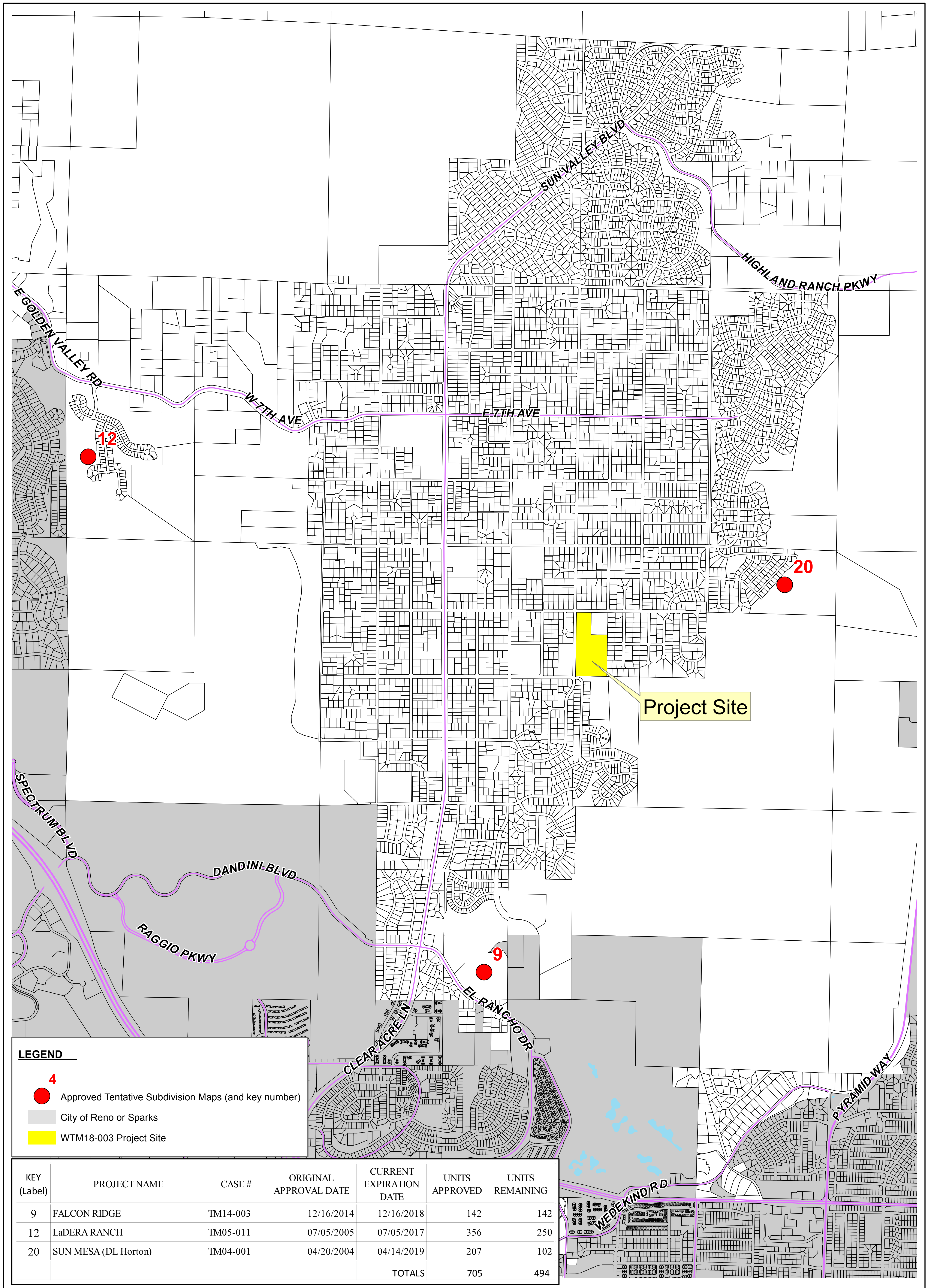


Date: 09/10/2020

Community Services
Department



1001 E Ninth St
Reno, Nevada 89512 (775) 328-3600



LEGEND

- 4 Approved Tentative Subdivision Maps (and key number)
- City of Reno or Sparks
- WTM18-003 Project Site

KEY (Label)	PROJECT NAME	CASE #	ORIGINAL APPROVAL DATE	CURRENT EXPIRATION DATE	UNITS APPROVED	UNITS REMAINING
9	FALCON RIDGE	TM14-003	12/16/2014	12/16/2018	142	142
12	LaDERA RANCH	TM05-011	07/05/2005	07/05/2017	356	250
20	SUN MESA (DL Horton)	TM04-001	04/20/2004	04/14/2019	207	102
TOTALS					705	494


**Planning and Development
Community Services Department**

0 0.25 0.5
Miles

**Approved Residential Subdivisions
SUN VALLEY VICINITY**

**WASHOE COUNTY
NEVADA**

Post Office Box 11130
Reno, Nevada 89520



December, 2016
(775) 328-3600

G:\arcdata\projects\approve_unth\Sun_Valley_App_unbuilt_Feb2018.mxd

SOURCE: Community Services Department, Planning and Development Division

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- Tentative Map Application with Supplemental Information
- WC Application Fee Sheet
- Property Owner Affidavit
- Directors Modification Application
- Tentative Map Exhibits (Slope Map and Property Survey)
- Plan Set (Reduced sheets – 8.5 x 11)
- WC Treasurer Certificate (Payment Records)
- Preliminary Title Report

Appendix B – Reports, Studies & Plans

- Traffic Impact Study
- Preliminary Hydrology Report
- SVGID - Sewer & Water Capacity Study
- Geotechnical Investigation

Plan Set (17 sheets)

- T1 - Title Sheet
- SM-1 Existing Slope Map
- S1 – Overall Site Plan
- S2 thru S4 – Preliminary Site Plan
- G1 – Overall Grading Plan
- G2 thru G4 - Preliminary Grading Plan
- U1- Overall Utility Plan
- U2 thru U4 - Preliminary Utility Plan
- CS- 1 Cross Sections
- E1- Earthwork
- L1 - Preliminary Landscape Plan

Project Request - This application includes the following request:

- A request for a Tentative Subdivision Map with Common Open Space Development to allow 216 single family detached lots with open space/common area on a 55-acre site known as Highland Village.

Property Location

The site is located along and adjacent to Highland Ranch Parkway and will be accessed from Midnight Drive with one additional planned street connection further north on Highland Ranch. This is located on two parcels that total 55.1 acres for the entire site.

Project Analysis of Key Development Code Elements

Highland Village is a common open space development which promotes the concept of clustering lots to the usable area and providing more open space in exchange for clustering of lots and reducing lot sizes. In this case, 38% of the site is common area and open space used primarily for the buffering and slope adjustment areas. The 62% majority of the site is development area which includes homes, yards, and streets for access.

Article 408 Common Open Space: 5-part test within the purpose statement:

- a) **Preserve or provide open space** – The site as designed does meet this standard with 38% open space provided.

- b) **Protect natural and scenic resources** – There are not significant natural resources or scenic resources being removed as a result of the proposed plan. The grading as it stands is necessary to accomplish a reasonable footprint for development. While the grading is significant, it is isolated with respect to the affecting topography and not any other natural resources. It does meet the development code as designed. There is approximately 250,000 cubic yards of cut and 242,000 cubic yards of fill. Finished slopes are more than 10 ft greater than the natural slope and fully addressed in the related Directors Modification application.

- c) **Achieve a more efficient use of land** – The plan does meet the efficiency standard as a more efficient use of the land. As the minimum lot size for the project is roughly 4,700 sf, it is smaller than the minimum lot size (5,000 sf) required for HDS zoning. This is a result of the proposed variations in lot widths and setbacks. A related design feature is to create adequate footprints for flexibility to meet market demands for entry level SF housing sizes while being responsive to cost control.

Average lot size of (5,406 sf) is implicit in topographic regions like this site where there are necessary curvilinear streets that force a “pie lot” shape that always exceeds the minimum lot size. So, average is about 15% larger than the minimum which is typical

for SF land plans that involve any 3-dimensional challenges and any “non-grid” land planning patterns. An exception and way around this this would be to provide attached product. However, that attached product concept is not part of the development program for this site and this sub-market and not consistent with the applicants vision.

- d) Minimize road building** – The project as designed meets this requirement with rough flexible grid. The cul-de-sac is isolated to a single feature that is highly desired in the marketplace by home buyers, it is not a measure of inefficiency on an overall basis. There is intent to not provide connectivity to the area to the north. Potential for future connectivity to Noyes Ct is not realistic, practical, or feasible because the grades will not meet the maximum grades per the WC code and would result in a forced road alignment with excess cuts and fills. This is best visualized by thinking of a road that traverses a steep grade in a “zig-zag” fashion that is driven by engineering and not a path of least resistance by following natural grades.

- e) Encourage a sense of community** – The project as designed meets this requirement as the plan provides recreation areas. Common Areas 3 and 4 are broken up with terracing as needed to make the grades work. We need to create some flatter areas for the lots and then transition the backs of lots with common area and slope transition. It functions as a common community asset by creating a more pleasant visual condition versus lot-to-lot grading among shared rear property lines. This type of land plan and design is typically encouraged in land planning concepts and government agencies to avoid a lot-to-lot transition and wide variations of landscaping and fencing that vary from lot-to-lot. It results in a terribly incongruent appearance of the finished landscape.

Article 406: Lot Standards

Density: This site is subject to a recent rezoning and development agreement limiting to 4.2 units per acre gross density.

54.52 ac x 4.2 units per acre = 229 units allowed per zoning, 216 units are proposed

Following is the minimum lot size program designed for this neighborhood:

Minimum lot size = 47' width x 100' depth = 4,700 sf

Maximum Height: 35 feet and 2 stories allowed, and all 2 story homes are being proposed

Building setbacks are:

- Front Yards = 15' to the house and 20' to the garage
- Side yards = 5' on one side and 5' on the other side
- Rear yards = 15'

Minimum lot size is 4,747 sf, average lot size = 5,406 sf, the largest lot = 8,697 sf

HDS standards are:

Minimum lot size = 5,000 sf

Maximum Height is 35 ft

Building Setbacks are:

- Front = 20' to the house and/or garage
- Side = 5' on both sides
- Rear = 20' to the fence/property line

Article 424 Hillside Development

The project does trigger this standard as designed because more than 15% slope is existing on 20% of the property. Site plan shows that the development will develop in isolated areas that are considered less suitable for development (greater than 30% slopes). This is only a small area. We have done so by demonstrating exceptions listed in 110.424.25(d) in order to build in areas less suitable for development.

Our design does conform to the desired hillside development as broadly recommended in 110.424.30 per the following requirements:

110.424.30(b)3 - Required to make structured blend into the natural character of the hillside by reducing the visual bulk through landscaping, terraced building forms and height variations.

The design meets this standard by blending as best we can with the natural character and reducing visual bulk thru the proposed rockery wall and landscaped common area. Those are the transition area between lotted areas. It is the alternative to transitioning slope in the house itself.

110.424.30.(f)3 – Reasonably safe and adequate access from public streets without requiring massive grading or substantial vegetation removal shall be required for each created lot.

This standard is satisfied in the project as designed with maximum street grades of 6%. The two primary safety features in the project design are limitations on street grade (particularly for traction during winter conditions) and height/ stability of rock walls. Both are fairly conservative in the design. There is minimal vegetation removal to implement the plan as designed. Mass grading for a production home program and this site is typical and necessary in the land development process. Key to our design approach is the lack of environmentally significant features of the site.

110.424.30(g)1 – Multiple retaining walls shall be separated horizontally by a distance equal to at least the height of the lower retaining wall.

This standard is met in the project as designed.

110.424.30.(i) significant natural features shall be protected and preserved where appropriate and feasible include, but not limited to, ridgelines, canyons, ravines, streams and creeks, natural drainages and rock outcroppings.

Similar to that stated above in section f(3). There are no ridgelines, no canyons, no ravines, no streams, no creeks, no natural drainageways, and no out-cropping's. There is significant topography on the site that is being altered as needed to make the development program work while being responsible to safe design and reasonably sensitive to visual impacts. Something has to "give" when applying design concepts to a site with a lot of topographic variation. In this case, the zoning allows the proposed density and the project design meets the intent of all development code elements including Common Open Space Development, Lot Standards and Engineering code with the most challenging being the Hillside Development code.

Highland Village Tentative Map

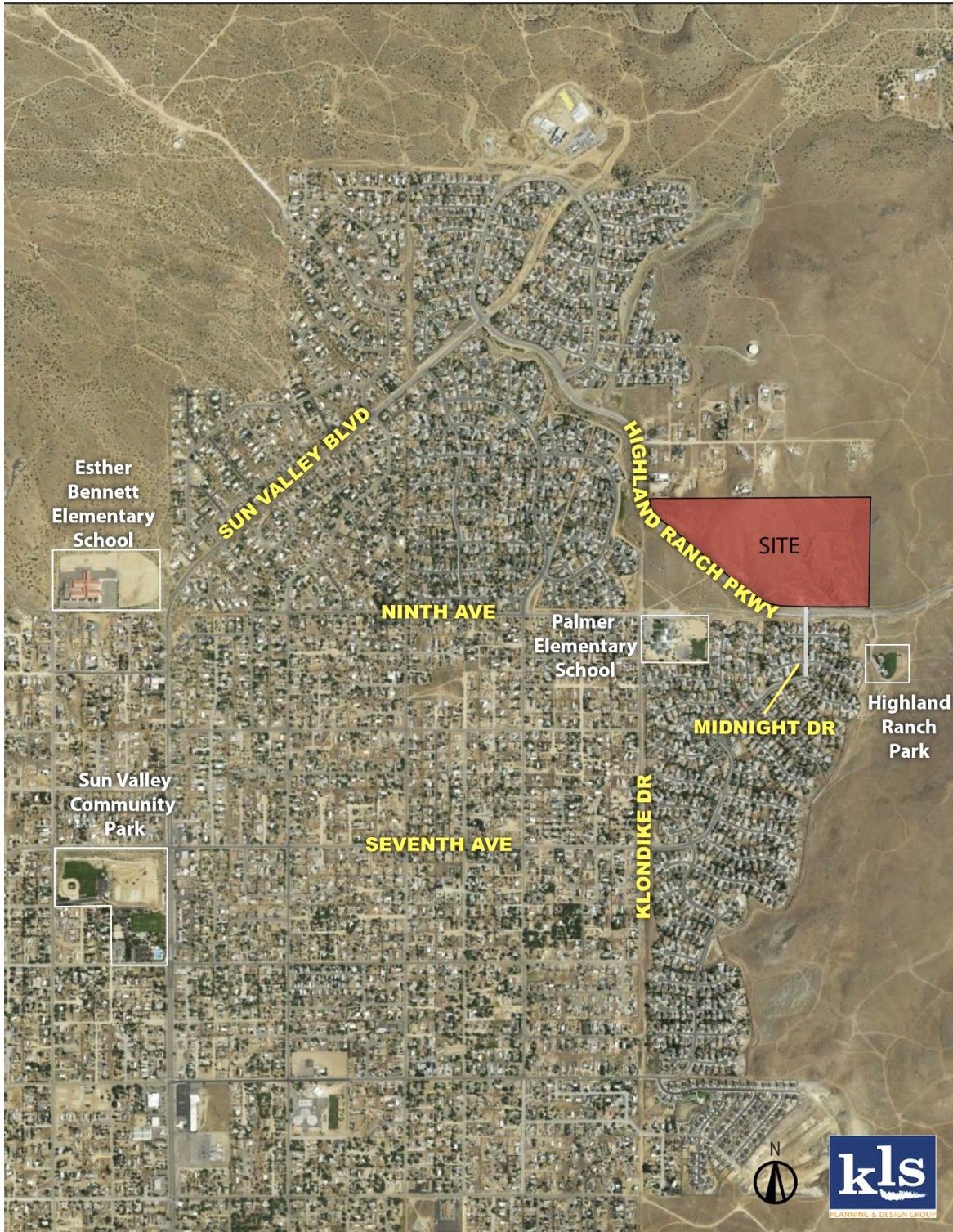


Figure 1 - Vicinity Map



Figure 2 – Site Plan

Highland Village Tentative Map

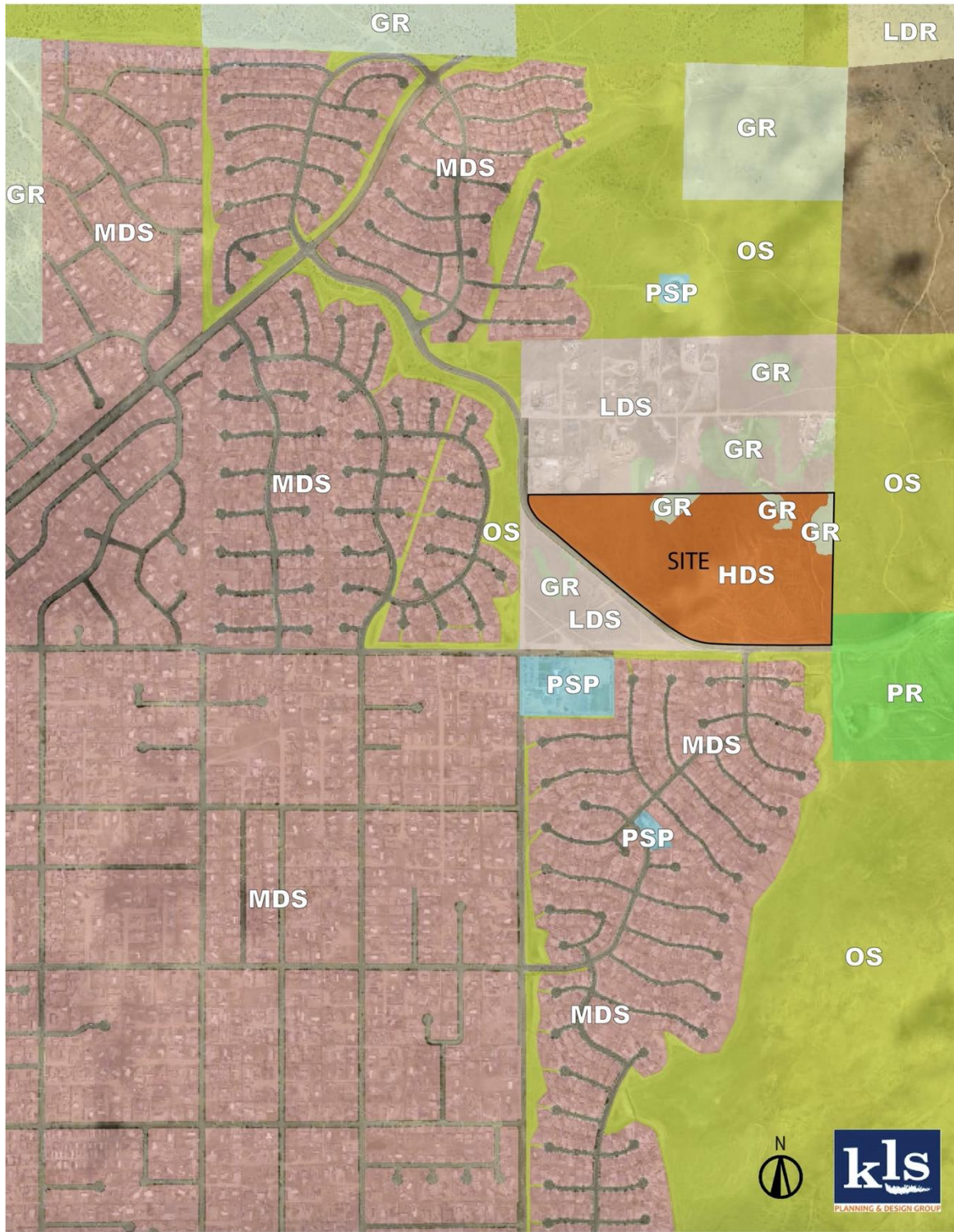


Figure 3 – WC Zoning

Highland Village Tentative Map

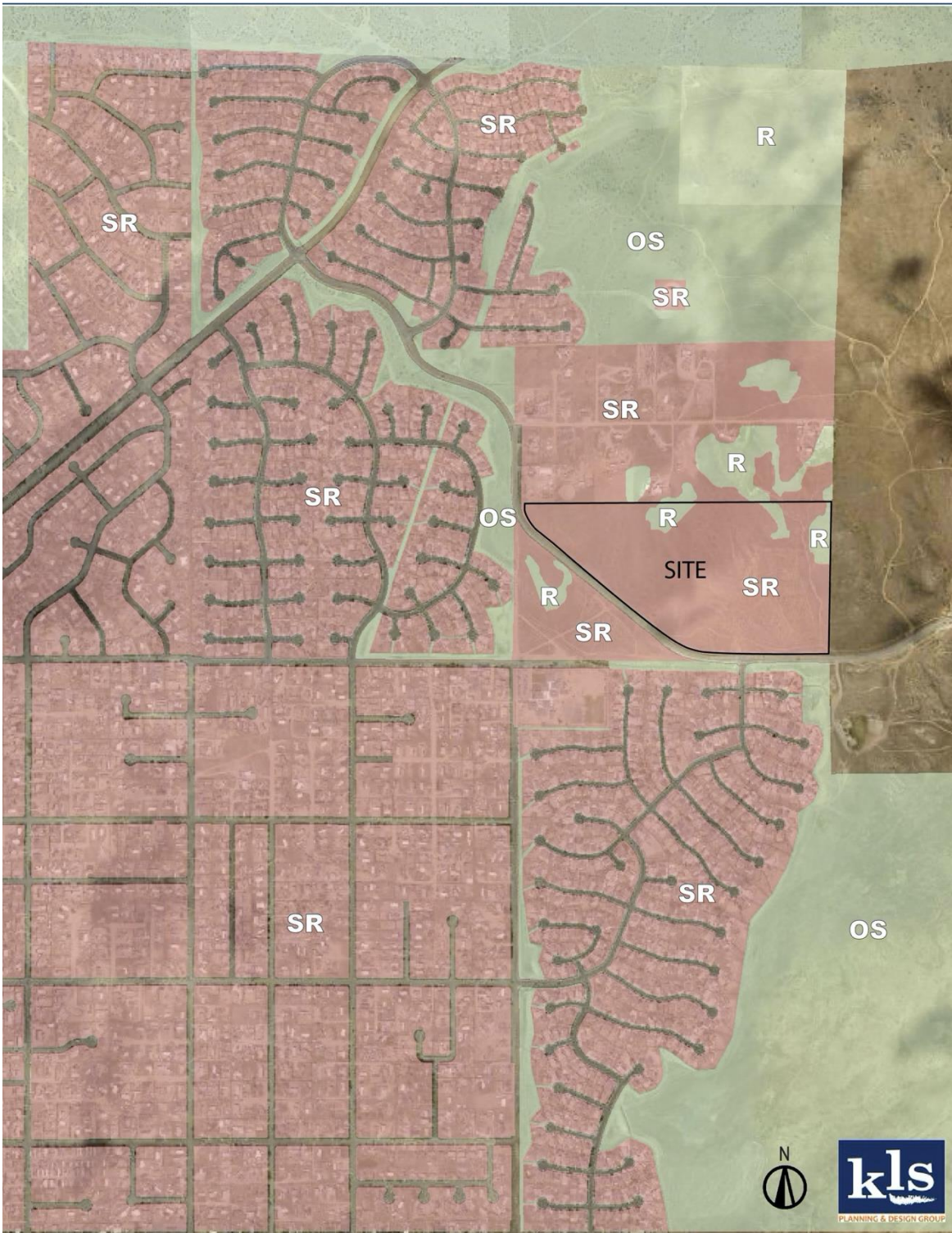


Figure 4 – WC Master Plan

Tentative Map Findings:

Washoe County Code Section 110.608.25 requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the Tentative Map request.

1) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan.

The proposed subdivision map meets all of the pertinent goals and policies of the Master Plan, and the Sun Valley Area Plan. The project falls under the allowable density established in the Area Plan and complies with all known policies that allow the density du per acre for residential uses.

2) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan.

The proposed map meets all of the density, lot size and opens space criteria of the Master Plan, and the Sun Valley Area Plan. Specifically, the proposed development is within the allowable blended density of 7 units per acre of the HDS zoning with Open Space zoning which doesn't allow any density and the Suburban Residential in the master plan. Also, the proposed subdivision complies with the Common Open Space criteria for pedestrian access, open space, community amenities, etc.

3) Type of Development. That the site is physically suited for the type of development proposed.

The proposed subdivision appears to be well suited to the site as reflected in all of the technical products including the lot sizes, access, and grading. The site appears to be physically suited for the type of development proposed.

4) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System.

The subdivision does meet all of the requirements of Article 702, Adequate Public Facilities Management System that are either planned for or will be constructed with this project.

5) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat.

Most of the off-site infrastructure needs have been constructed with exception of water and sewer system upgrades. The improvements will not cause substantial environmental damage or substantial and avoidable injury to any endangered plant, wildlife or their habitat. There is no known habitat on the site. The site is covered with sagebrush and

low level vegetation.

- 6) **Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems.**

The design of the subdivision and improvements will not cause significant public health problems because most of the infrastructure is already in place. Dust control related to grading will be the most obvious public health issue which is tightly regulated with dust control permitting. Additionally, the proposed amenities such as pedestrian walkways, landscaping and common area will enhance the aesthetic and recreational value of the immediate neighborhood.

- 7) **Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision.**

The subdivision as designed has taken into consideration and accommodated existing public easements for access through and use of the property.

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

The design of the subdivision will provide for good pedestrian and emergency vehicle access to these surrounding uses. An important pedestrian access item will be the walking route to and from the school which is not clearly define at time of this application. It is the applicant's intent to collaborate with staff and the community to better define this item.

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

All of the roadways will be dedicated to the county. The common area will remain under the ownership of the Homeowner's Association. All sewer and water improvements will be dedicated to SVGID as well.

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

To the extent possible, the design of the subdivision provides for future passive or natural heating or cooling opportunities. The layout is very much governed by the topographic conditions on the site which is the form of widely varied slopes across the site.

Appendix A - Application Materials

WC Development Application
Tentative Map Application with Supplemental Information
WC Application Fee Sheet
Property Owner Affidavit
Directors Modification Application
Tentative Map Exhibits (Slope Map and Property Survey)
Plan Set (Reduced sheets – 8.5 x 11)
WC Treasurer Certificate (Payment Records)
Preliminary Title Report

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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
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:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Subdivision Map Application Supplemental Information

(All required information may be separately attached)

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

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

3. Density and lot design:

a. Acreage of project site	
b. Total number of lots	
c. Dwelling units per acre	
d. Minimum and maximum area of proposed lots	
e. Minimum width of proposed lots	
f. Average lot size	

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

a. Sewer Service	
b. Electrical Service	
c. Telephone Service	
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	
f. Cable Television Service	
g. Water Service	

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

- a. Acreage of common open space:

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

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

d. Proposed yard setbacks if different from standard:

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

f. Identify all proposed non-residential uses:

g. Improvements proposed for the common open space:

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

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

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

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

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

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

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

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

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, within what city?
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9. Has an archeological survey been reviewed and approved by SHPO on the property? If yes, what were the findings?

--

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

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

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

--

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

--

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

--

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

--

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

--

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

--

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

--

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

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

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include separate attachments.
------------------------------	-----------------------------	---------------------------------------

Grading

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

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

--

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

--

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

--

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

--

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

--

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

--

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

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

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

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

Community Services Department
Planning and Building
DIRECTOR'S MODIFICATION OF
PARKING/LANDSCAPING
MINOR DEVIATION
STANDARDS APPLICATION



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

Telephone: 775.328.6100

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
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Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
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:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

Director's Modification of Standards Supplemental Information

(All required information may be separately attached)

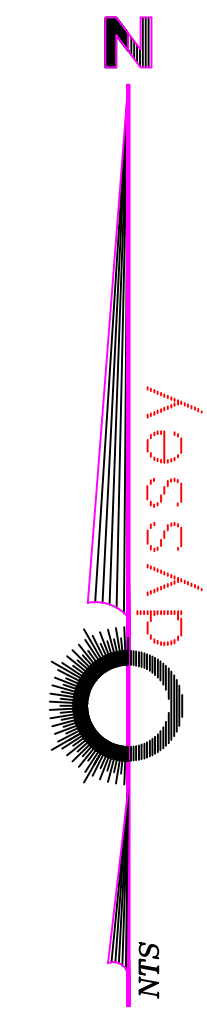
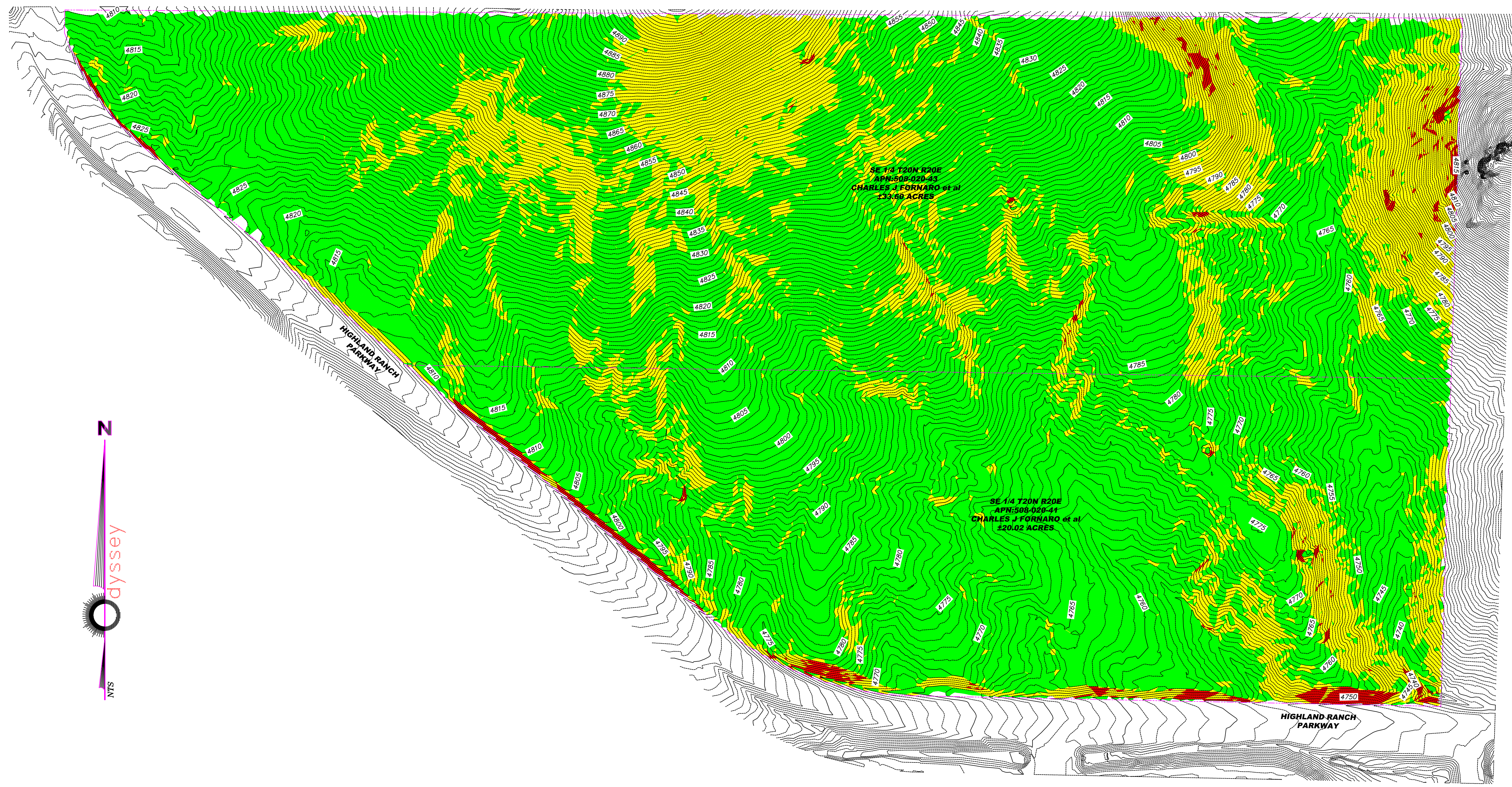
1. What modification or deviation are you requesting? **Be specific.**

2. Why is the modification or deviation necessary to the success of the project/development? **Be specific.** Are there any extenuating circumstances or physical conditions on the proposed project/development site?

3. Are you proposing to mitigate the effect of the modification or reduction?

4. What section of code are you requesting to modify or deviate? **Be specific.** List the code section and if there are specific requirements for the modification, provide detailed information. For deviation, provide the percentage of the deviation.

5. For Minor Deviation request; list what properties/parcels are affected by the deviation? Explain if there will be any impacts to the affected neighboring properties. (At a minimum, affected property owners are those owners of parcels that immediately abut the location of the proposed minor deviation.)



Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color	SITE %
1	0.00%	15.00%	1822609.89	Green	76.65%
2	15.00%	30.00%	531247.48	Yellow	22.34%
3	30.00%	170.71%	23939.74	Red	1.01%



REV.	DATE	DESCRIPTION	BY	APP'D

DATE: FEBRUARY, 2020
 DRAWN BY: F.B.
 DESIGNED BY: F.B.
 CHECKED BY: F.B.

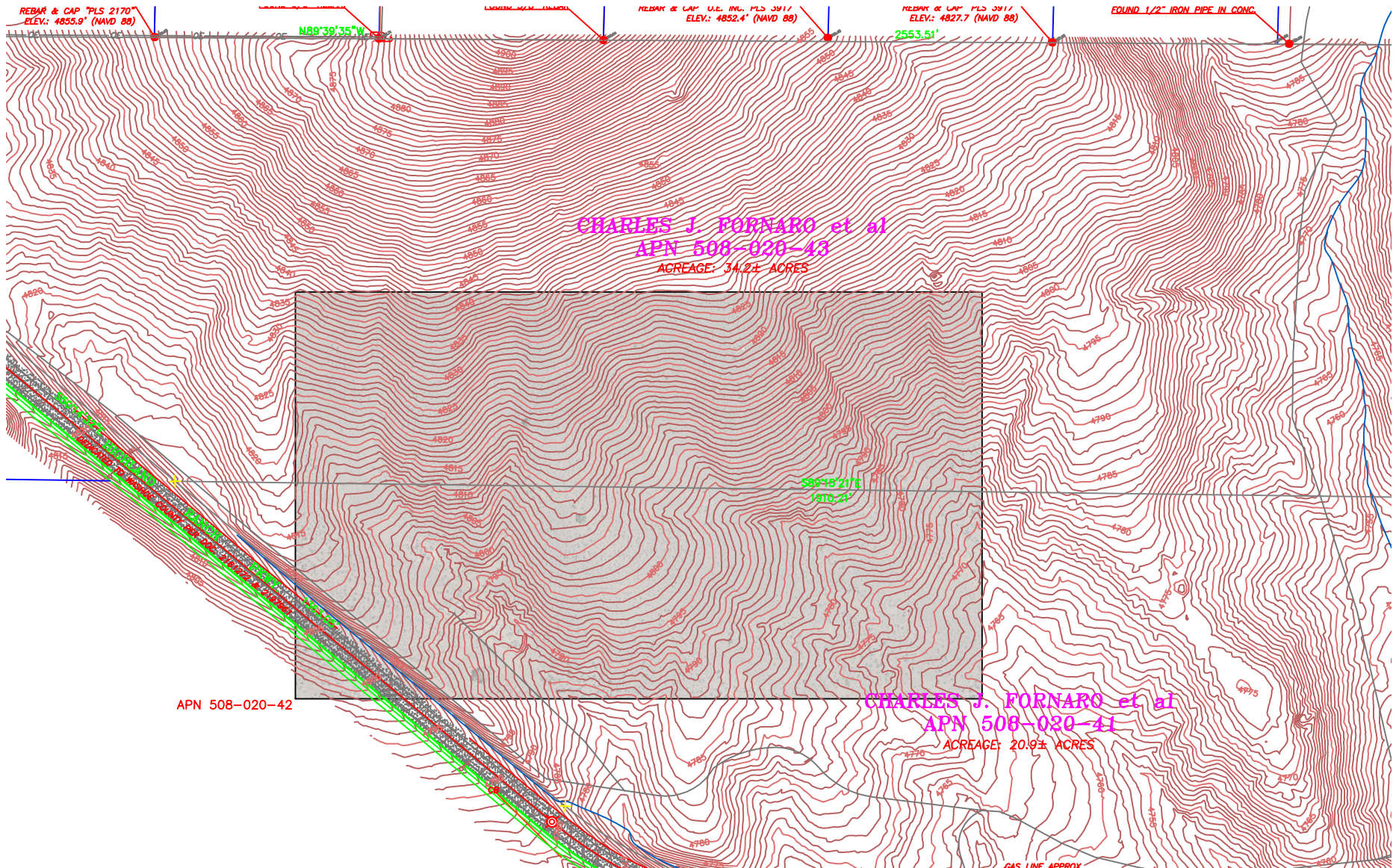
HIGHLANDS VILLAGE
 SLOPE MAP
 WASHOE COUNTY, NEVADA

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
 (775) 359-3303 FAX: (775) 359-3304
 ODYSSEYRENO.COM

odyssey
 ENGINEERING
 INCORPORATED

SCALE
 HORIZ. _____
 VERT. _____
 JOB NO.
 X

SHEET
 1
 OF
 1



TENTATIVE MAP PLANS HIGHLANDS VILLAGE

SUN VALLEY, WASHOE COUNTY, NEVADA

OWNER

CHARLES J FORNARO et al
3936 EAGLE CIRCLE
SLATINGTON, PA 18080

DEVELOPER

HIGHLAND VILLAGE PARKWAY, LLC
3500 LAKESIDE COURT, SUITE 211
RENO, NEVADA 89509
(775) 303-3789

PROJECT INFORMATION

HIGHLAND RANCH PARCEL INFO:

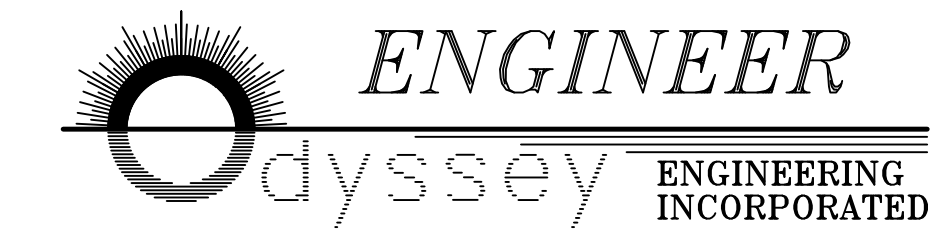
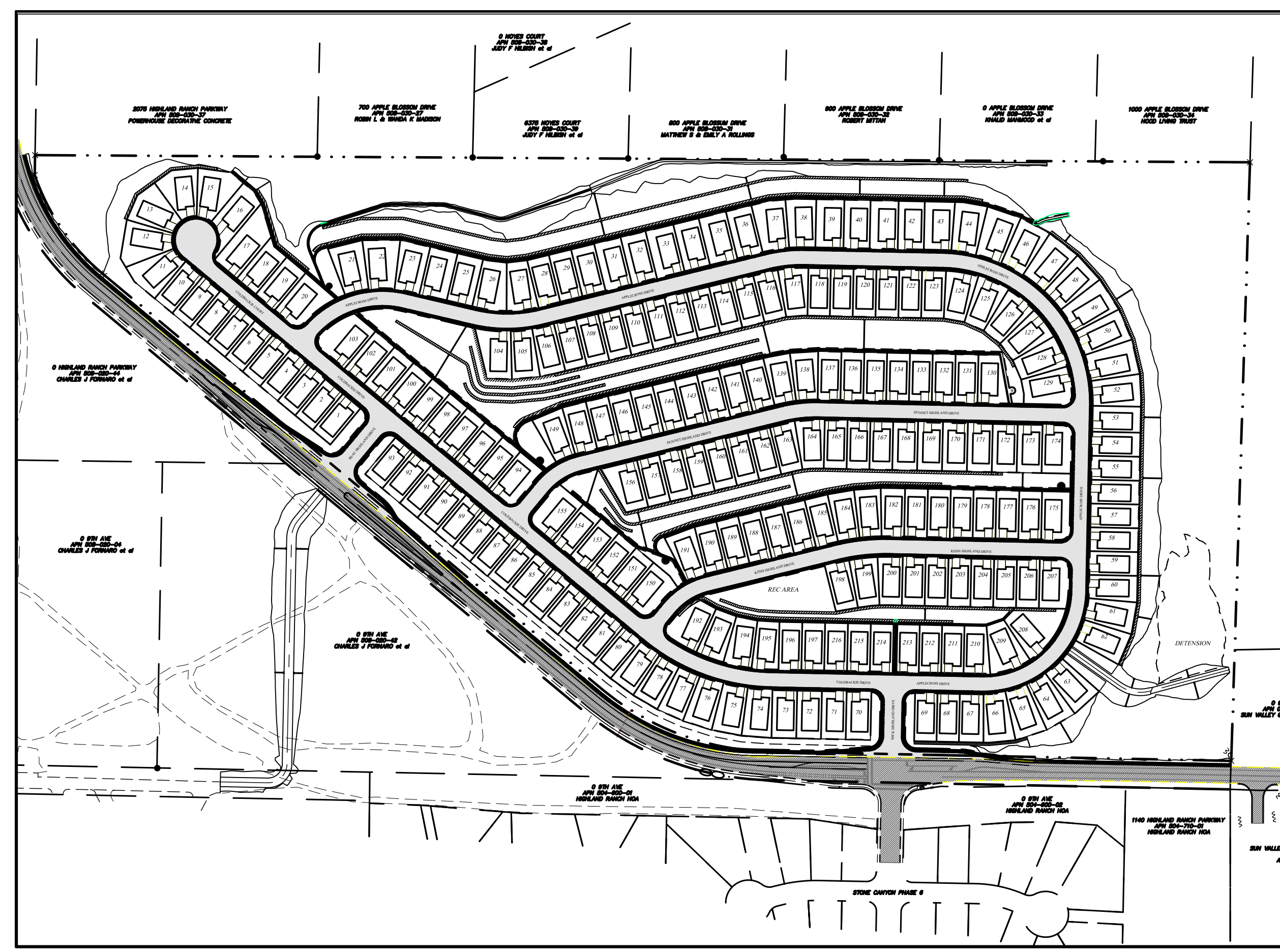
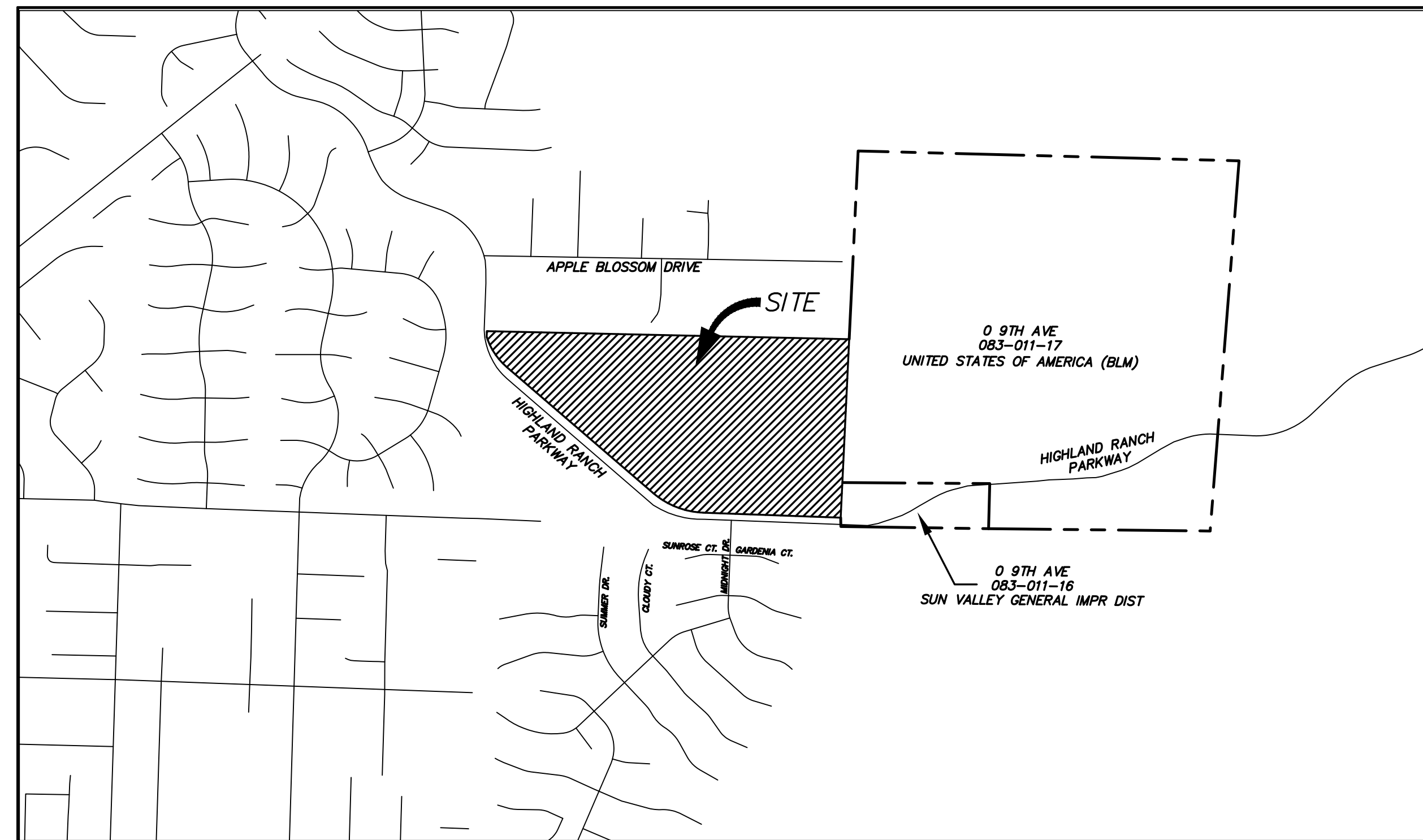
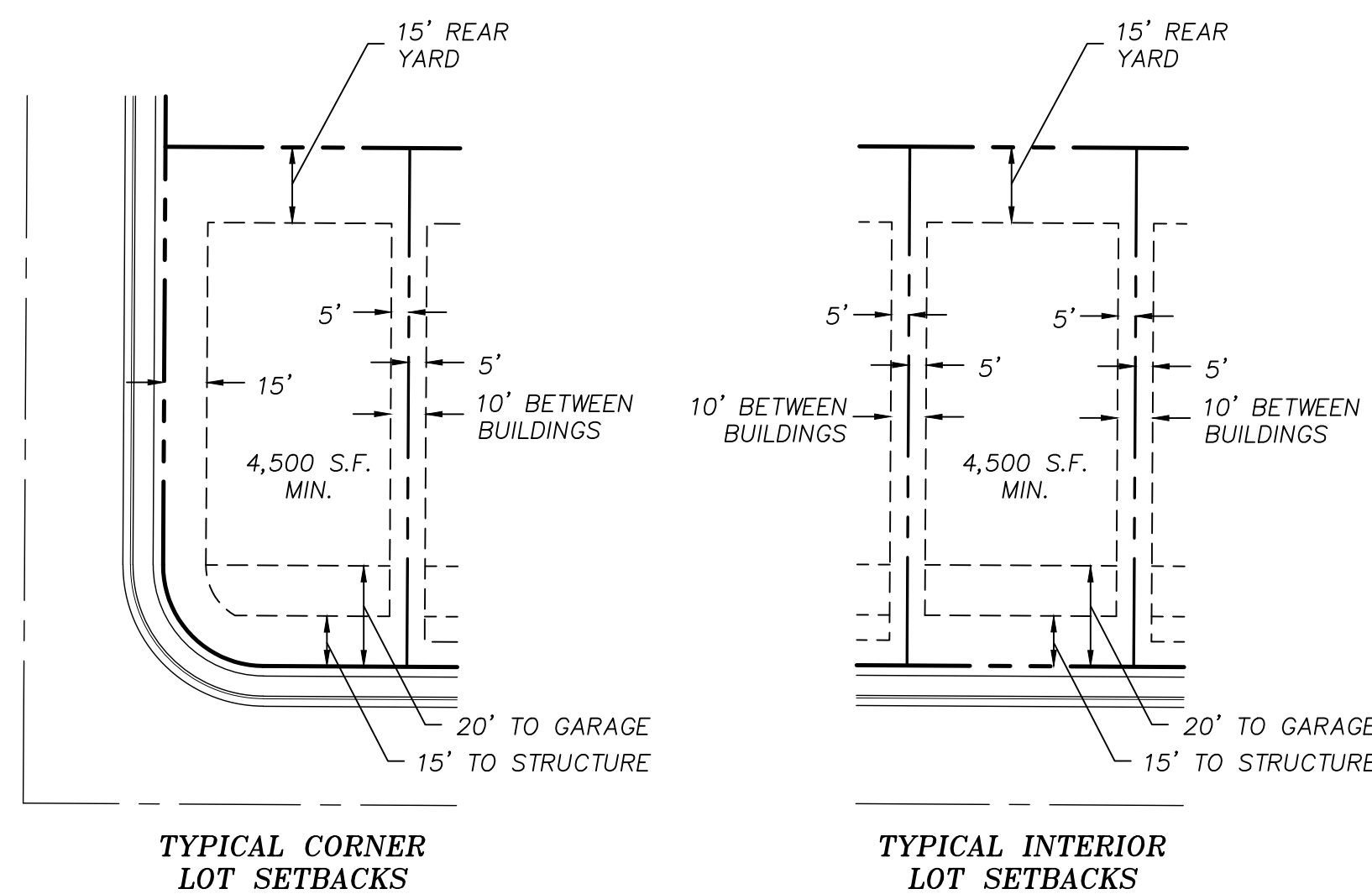
SITE LOCATION: PORTION OF SECTION 8, T20N - R20E

PROPOSED TENTATIVE MAP PARCEL INFO:

- TOTAL SITE AREA = ±55.15 ACRES
- PROPOSED COMMON AREAS = ±21.24 ACRES
- TOTAL RIGHT-OF-WAY = ±7.10 ACRES (PUBLIC)
- TOTAL LOT AREA = ±26.81 ACRES
- TOTAL No. OF UNITS = 216
- EXISTING ZONING = ?
- PROPOSED ZONING = ?
- LOT DENSITY = 8.06 UNITS/ACRE
- GROSS DENSITY = 3.92 UNITS/ACRE
- AVERAGE LOT SIZE = ±5,406 S.F.
- ASSESSORS PARCEL No. 528-330-10

PUBLIC SERVICES

GAS SERVICE: NV ENERGY
WATER SERVICE: SUN VALLEY GENERAL IMPROVEMENT DISTRICT
SEWER SERVICE: SUN VALLEY GENERAL IMPROVEMENT DISTRICT
TELEPHONE: AT&T NEVADA
CABLE T.V.: CHARTER COMMUNICATIONS
ELECTRICAL SERVICE: NV ENERGY
FIRE PROTECTION: TRUCKEE MEADOWS FIRE DEPARTMENT
POLICE PROTECTION: WASHOE COUNTY SHERIFF'S DEPARTMENT



CIVIL SHEET INDEX

T-1	TITLE SHEET
SM-1	EXISTING SLOPE MAP
S-1	OVERALL SITE PLAN
S-2	PRELIMINARY SITE PLAN
S-3	PRELIMINARY SITE PLAN
S-4	PRELIMINARY SITE PLAN
G-1	OVERALL GRADING PLAN
G-2	PRELIMINARY GRADING PLAN
G-3	PRELIMINARY GRADING PLAN
G-4	PRELIMINARY GRADING PLAN
U-1	OVERALL UTILITY PLAN
U-2	PRELIMINARY UTILITY PLAN
U-3	PRELIMINARY UTILITY PLAN
U-4	PRELIMINARY UTILITY PLAN
CS-1	CROSS SECTIONS
E-1	EARTHWORK

BASIS OF BEARING:

BASED ON THE NEVADA WEST COORDINATE SYSTEM OF 1983 (NAD 83) WITH A GRID TO GROUND FACTOR OF 1.000197939 APPLIED.

BASIS OF ELEVATION:

BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) USING CONTROL BM 110 (EL=4509.99 FT), BASED ON RECORD OF SURVEY 3885 AS FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

FLOOD ZONE:

THIS PROJECT LIES ENTIRELY WITHIN A FEMA UNSHADED ZONE X PER FIRM MAP PANEL 32031C3032G EFFECTIVE DATE MARCH 16, 2009

ENGINEER'S CERTIFICATE

I, FRANK A. BIDART, DO HEREBY CERTIFY THAT THIS MAP HAS BEEN PREPARED BY ME, OR UNDER MY SUPERVISION AND WAS COMPLETED ON THIS XXTH DAY OF SEPTEMBER, 2020.

FRANK A. BIDART

P.E. #10504

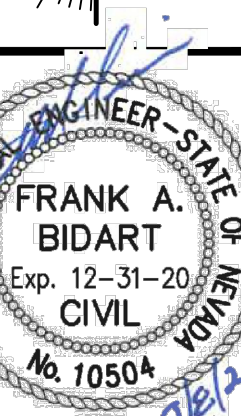
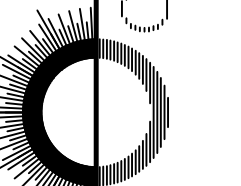
REV.	DATE	DESCRIPTION	BY	APP'D

DATE: 9-8-2020	DESIGNED BY: NZV	CHECKED BY: FAB
DRAWN BY: ACAD_ZO		

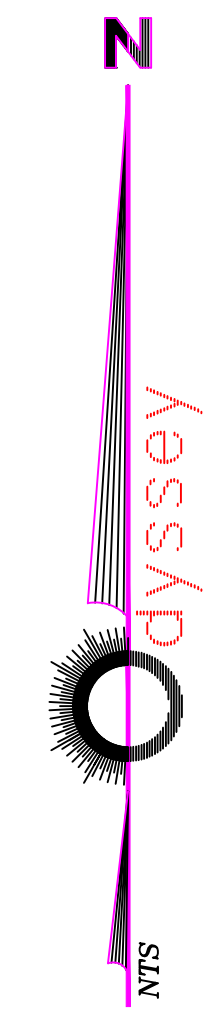
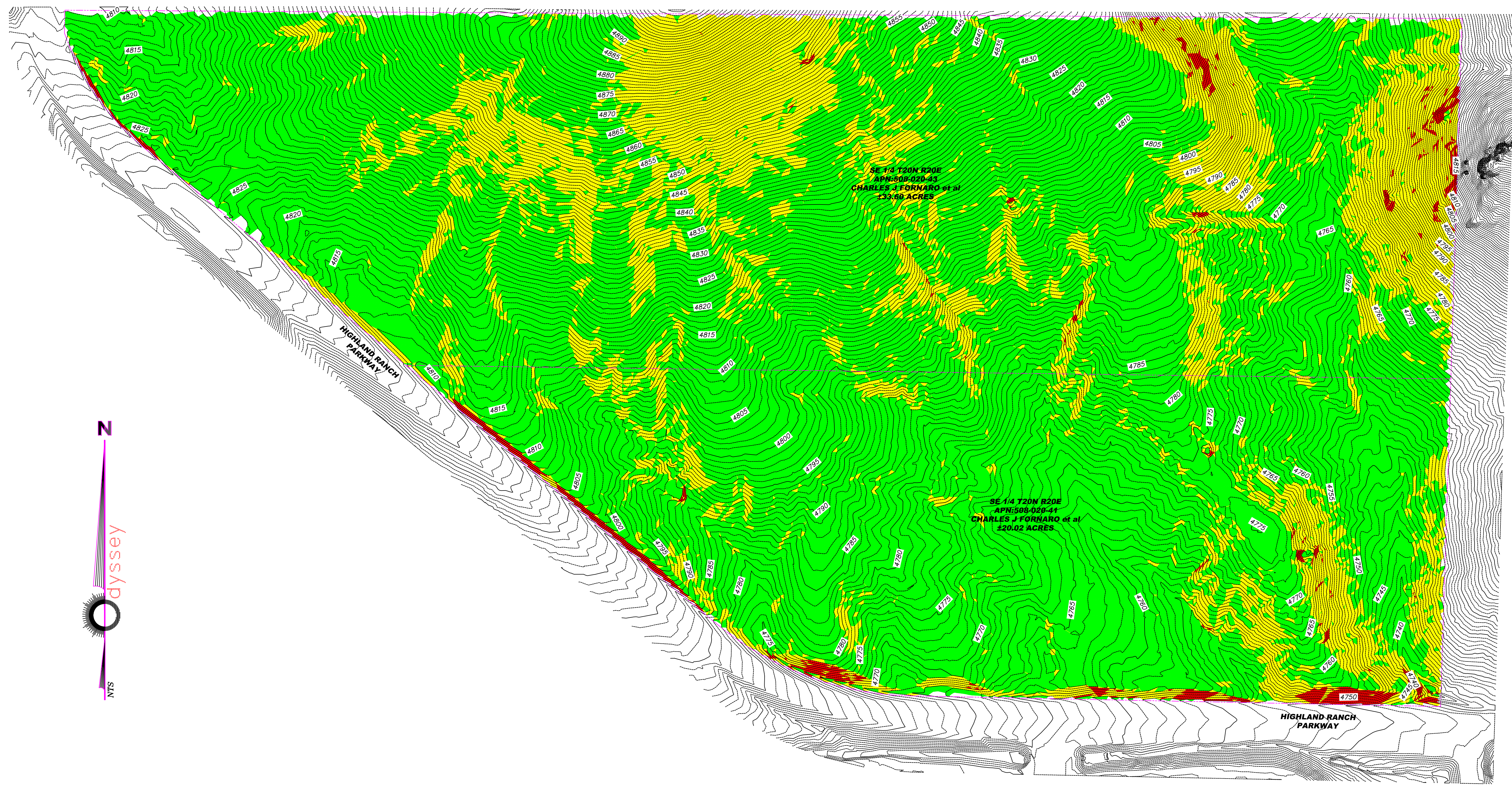
HIGHLANDS VILLAGE
TITLE SHEET

SUN VALLEY WASHOE COUNTY NEVADA

885 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
(775) 369-3303 FAX (775) 359-3329
ODYSSEYRENO.COM



SCALE	-
HORIZ.	-
VERT.	-
JOB NO.	-
JOB	-
SHEET	T-1
OF	16



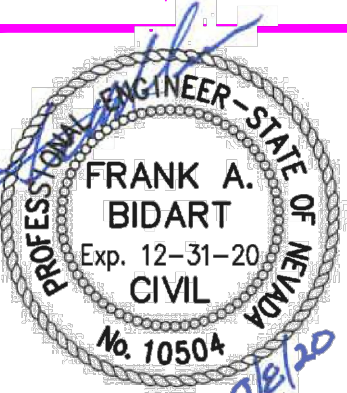
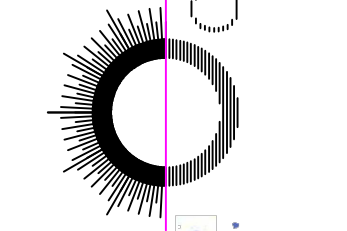
Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color	SITE %
1	0.00%	15.00%	1822609.89	Green	76.65%
2	15.00%	30.00%	531247.48	Yellow	22.34%
3	30.00%	170.71%	23939.74	Red	1.01%

DATE:	REV.	DATE	DESCRIPTION	BY	APP'D
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DRAWN BY: ACAD_ZO					
DESIGNED BY: NZV					
CHECKED BY: FAB					

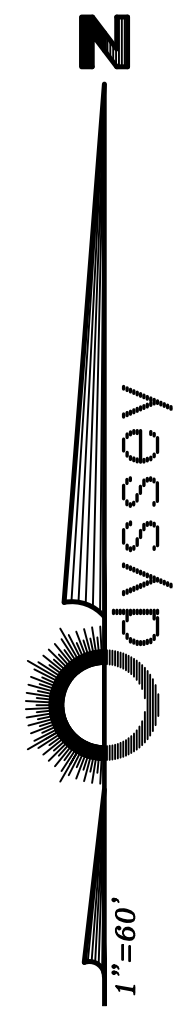
HIGHLANDS VILLAGE
SLOPE MAP
SUN VALLEY WASHOE COUNTY NEVADA

885 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
(775) 369-3303 FAX (775) 359-3329
ODYSSEYRENO.COM

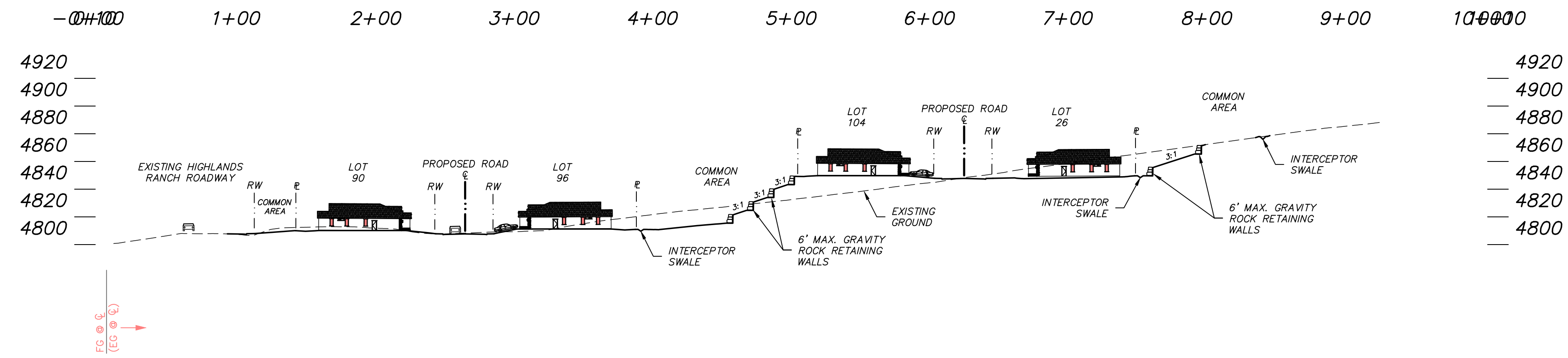


SCALE
HORIZ. -
VERT. -
JOB NO.
JOB

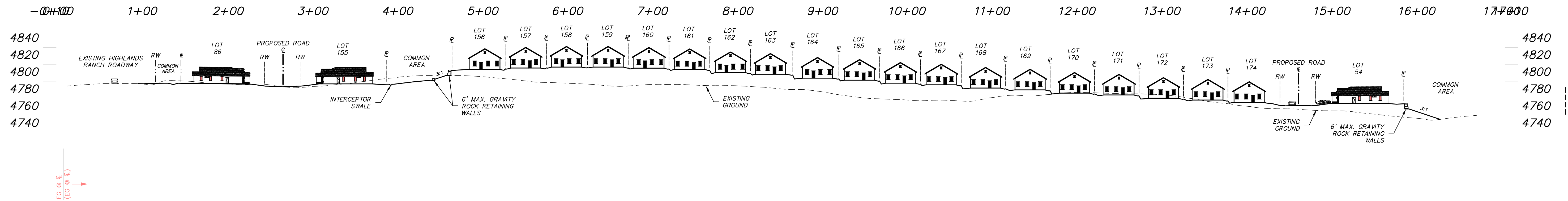
SHEET
SM-1
OF
16



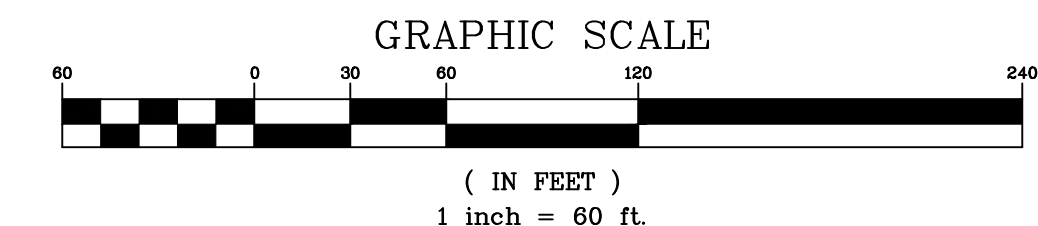
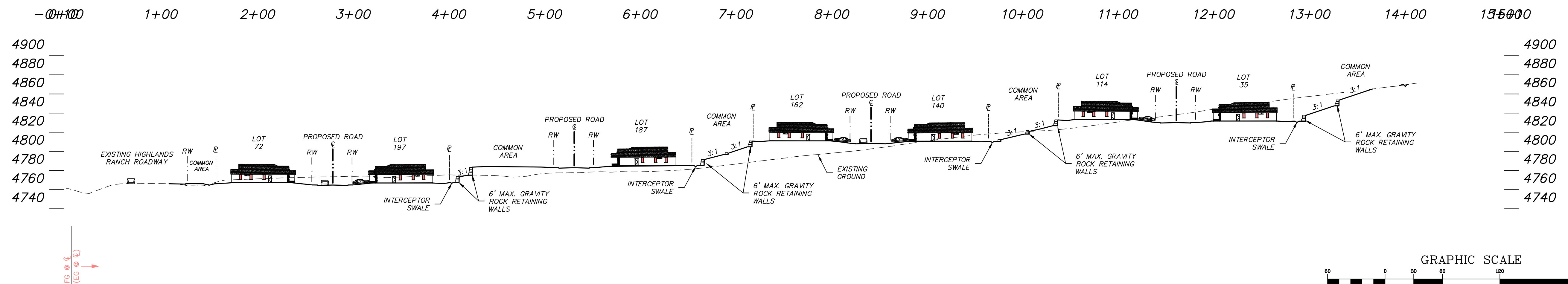
PROFILE VIEW SECTION A



PROFILE VIEW SECTION B



PROFILE VIEW SECTION C

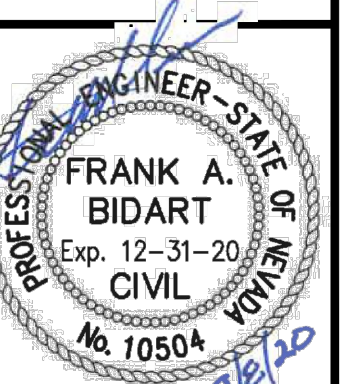
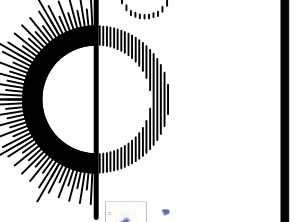


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DATE: 9-8-2020
 DRAWN BY: ACAD_ZO
 DESIGNED BY: NZV
 CHECKED BY: FAB

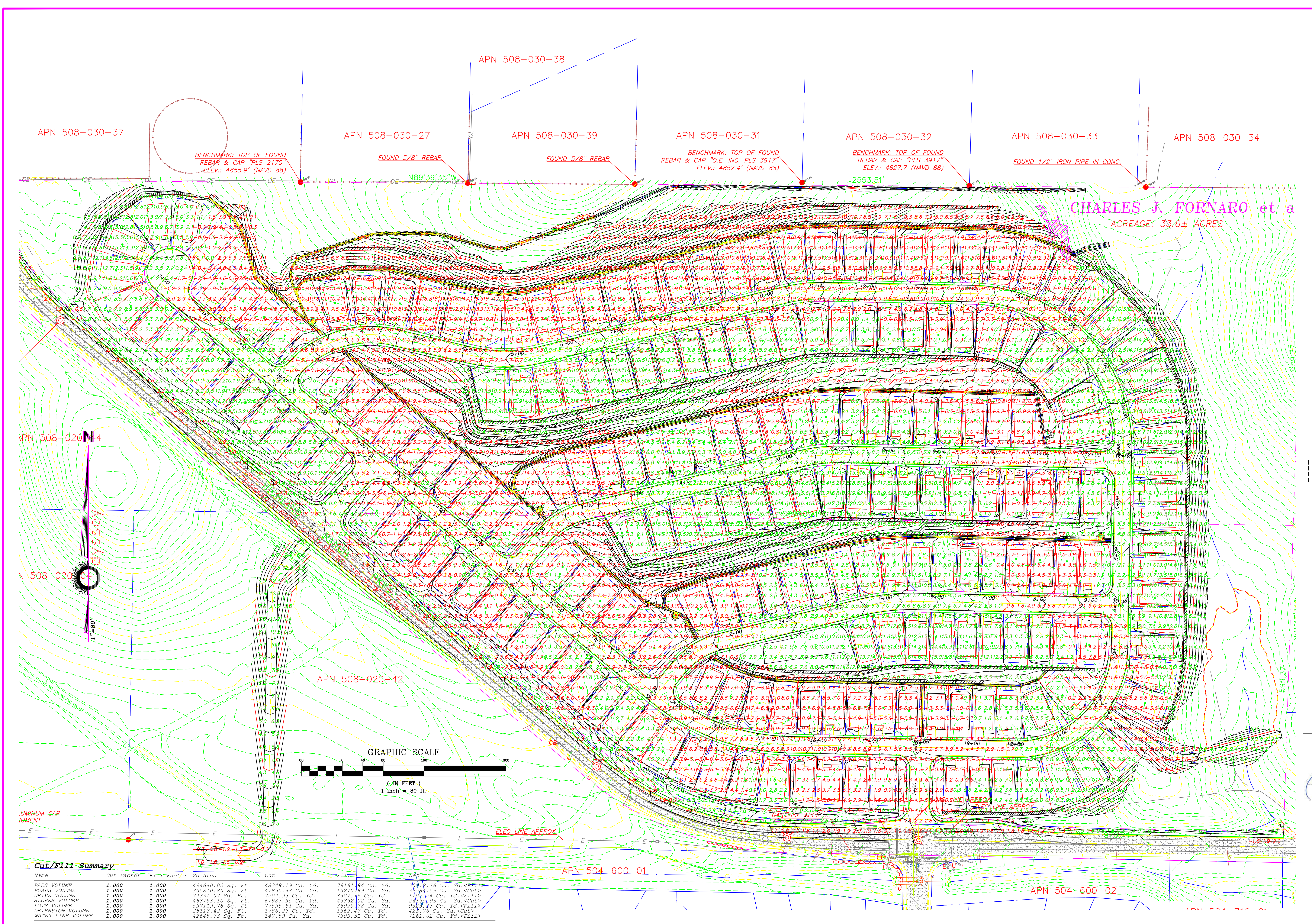
HIGHLANDS VILLAGE
 CROSS SECTIONS
 SUN VALLEY WASHOE COUNTY NEVADA

885 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
 (775) 369-3303 FAX (775) 359-3329
 ODYSSEYRENO.COM

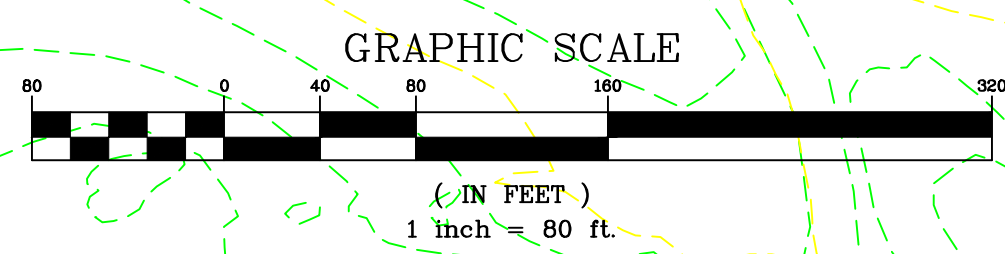


SCALE
 HORIZ. 1"=60'
 VERT. -
 JOB NO.
 JOB

SHEET
CS-1
 OF
16



CHARLES J. FORNARO et al
ACREAGE: 33.6± ACRES



Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
ROADS VOLUME	1.000	1.000	494640.00 Sq. Ft.	48349.19 Cu. Yd.	79161.94 Cu. Yd.	30812.76 Cu. Yd. <Fill>
DRIVE VOLUME	1.000	1.000	74331.07 Sq. Ft.	7204.93 Cu. Yd.	15270.99 Cu. Yd.	3758.06 Cu. Yd. <Cut>
SLOPES VOLUME	1.000	1.000	463753.10 Sq. Ft.	67987.95 Cu. Yd.	43852.02 Cu. Yd.	24135.93 Cu. Yd. <Cut>
LOTS VOLUME	1.000	1.000	597119.78 Sq. Ft.	77595.51 Cu. Yd.	86920.78 Cu. Yd.	9337.26 Cu. Yd. <Fill>
DETENTION VOLUME	1.000	1.000	25113.42 Sq. Ft.	1786.23 Cu. Yd.	1362.47 Cu. Yd.	423.76 Cu. Yd. <Cut>
WATER LINE VOLUME	1.000	1.000	42668.73 Sq. Ft.	147.89 Cu. Yd.	7309.51 Cu. Yd.	7161.62 Cu. Yd. <Fill>
Totals			2053416.96 Sq. Ft.	250927.17 Cu. Yd.	242184.77 Cu. Yd.	8742.40 Cu. Yd. <Cut>

DATE:	9-8-2020	BY:	APP'D
DRAWN BY:	ACAD_ZO	DESCRIPTION:	
DESIGNED BY:	NZY	DATE:	
CHECKED BY:	FAB	REV.	

HIGHLANDS VILLAGE EARTHWORK

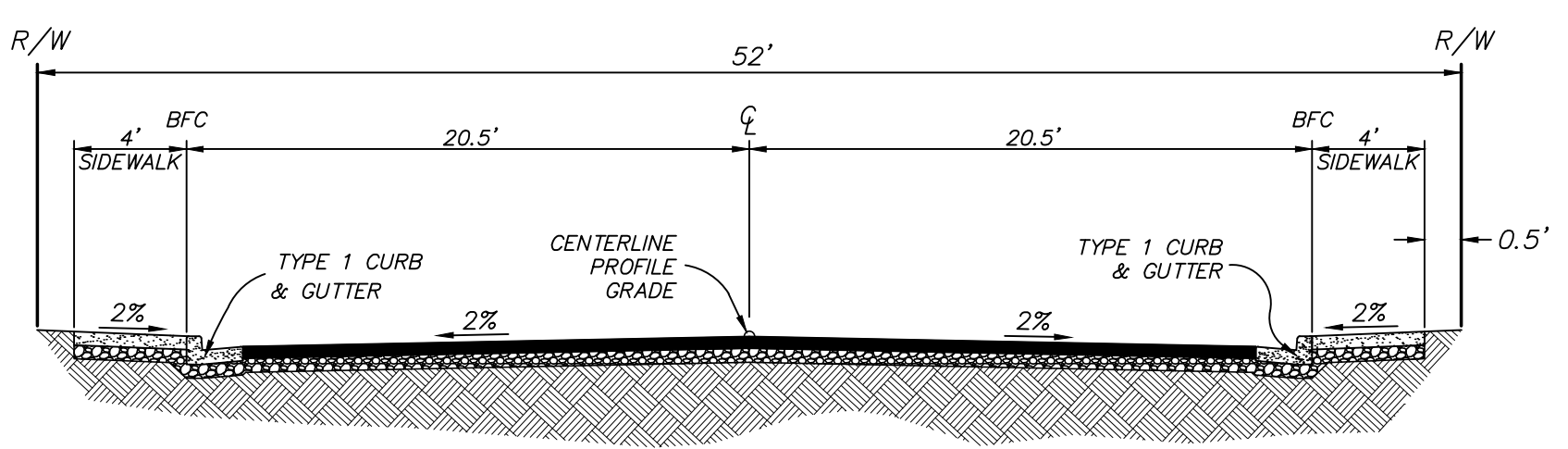
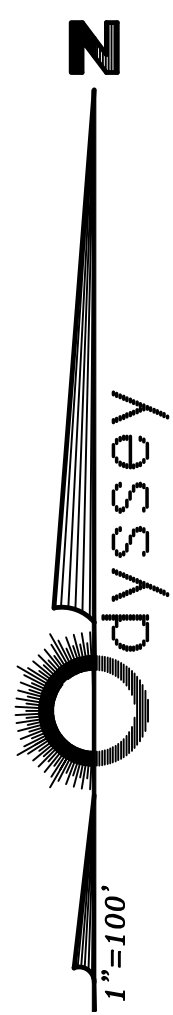
SUN VALLEY WASHOE COUNTY NEVADA

885 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
(775) 369-3303 FAX (775) 359-3329
OYDSEY.RENO.COM

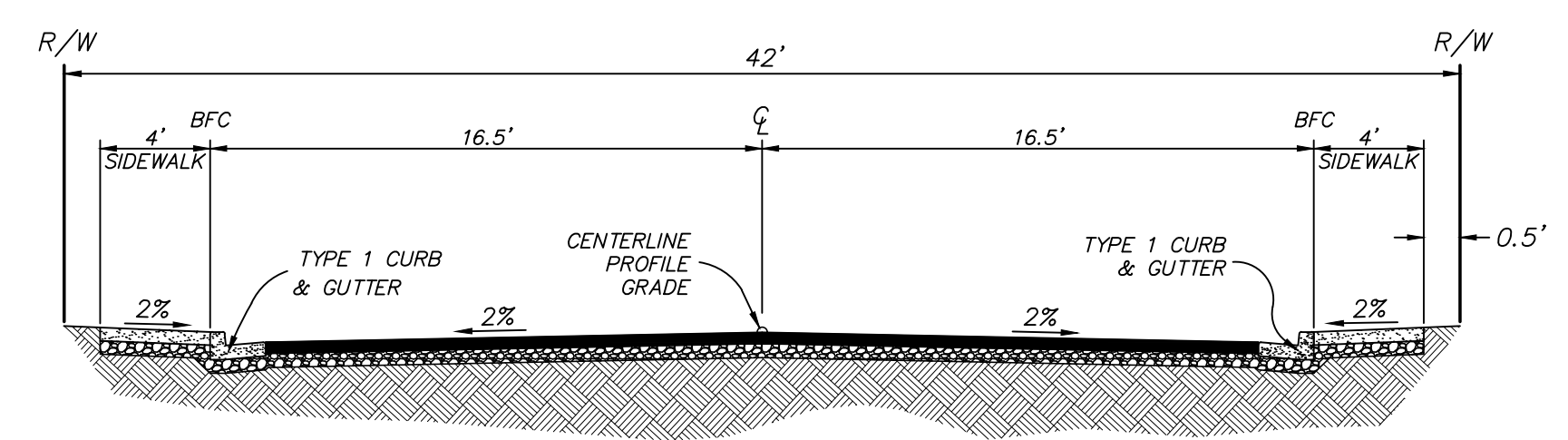
oydsey ENGINEERING INCORPORATED

SCALE
HORIZ. 1"=80'
VERT. -
JOB NO.
JOB
SHEET
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OF
16

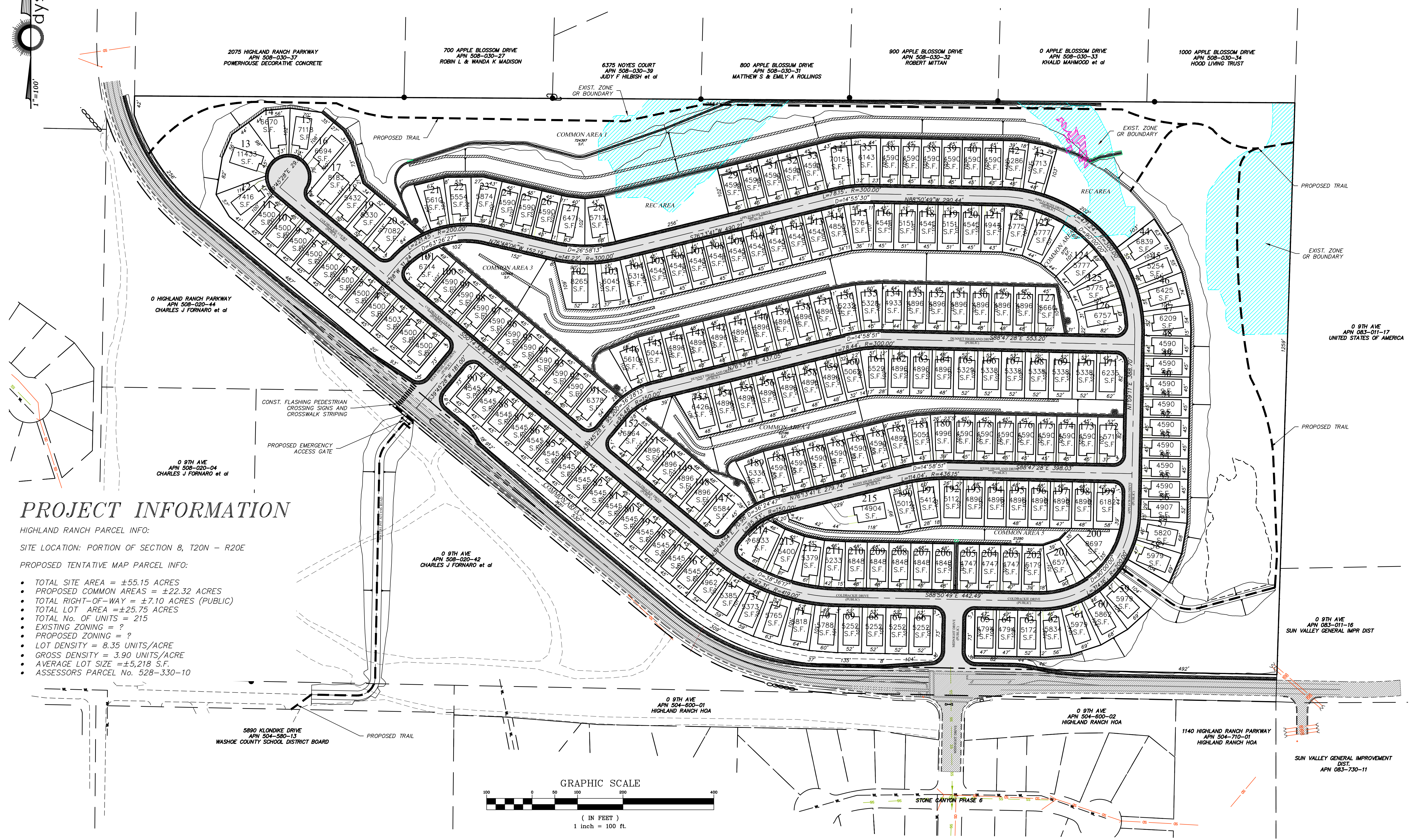
PROFESSOR OF ENGINEERING STATE OF NEVADA
FRANK A. BIDART
Exp. 12-31-20
CIVIL
No. 10504



ENTRY ROAD SECTION

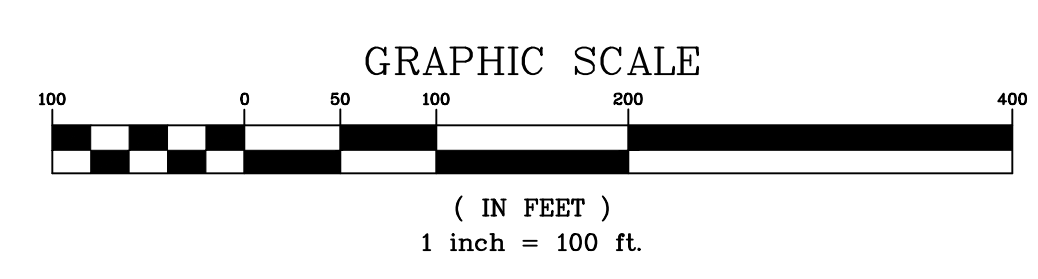


LOCAL ROAD SECTION



PROJECT INFORMATION

- HIGHLAND RANCH PARCEL INFO:
 SITE LOCATION: PORTION OF SECTION 8, T20N - R20E
 PROPOSED TENTATIVE MAP PARCEL INFO:
- TOTAL SITE AREA = ±55.15 ACRES
 - PROPOSED COMMON AREAS = ±22.32 ACRES
 - TOTAL RIGHT-OF-WAY = ±7.10 ACRES (PUBLIC)
 - TOTAL LOT AREA = ±25.75 ACRES
 - TOTAL No. OF UNITS = 215
 - EXISTING ZONING = ?
 - PROPOSED ZONING = ?
 - LOT DENSITY = 8.35 UNITS/ACRE
 - GROSS DENSITY = 3.90 UNITS/ACRE
 - AVERAGE LOT SIZE = ±5,218 S.F.
 - ASSESSORS PARCEL No. 528-330-10



REV.	DATE	DESCRIPTION	BY	APP'D

DATE: OCT 2020	DRAWN BY: ACAD 20	DESIGNED BY: NZV	CHECKED BY: FAB
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HIGHLANDS VILLAGE
 OVERALL SITE PLAN

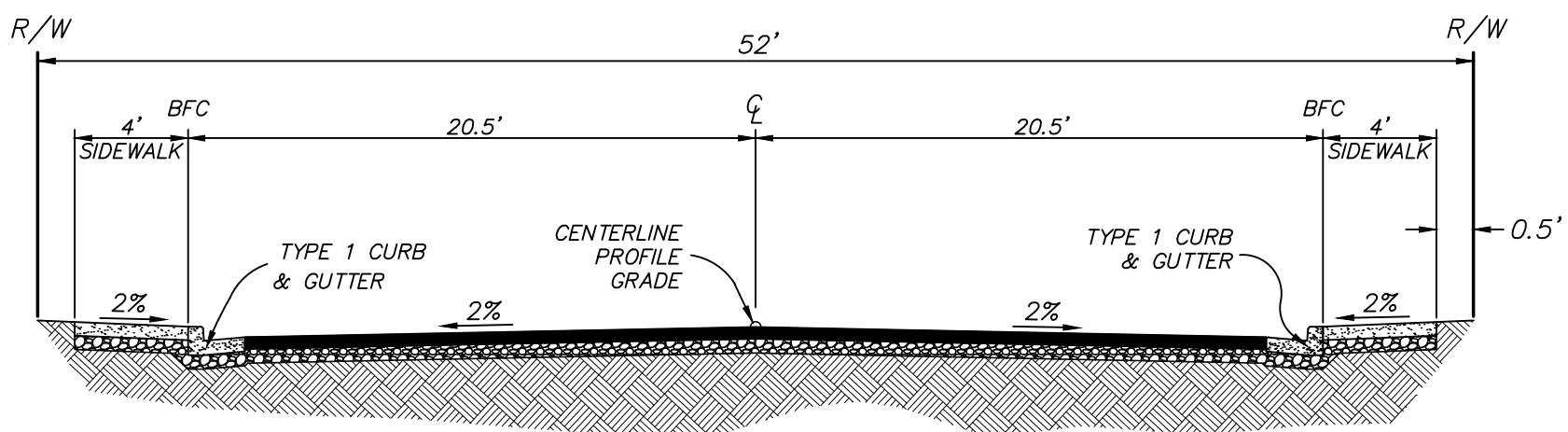
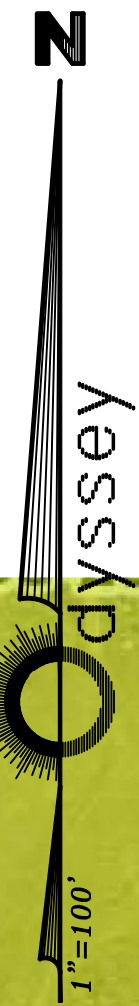
SUN VALLEY WASHOE COUNTY NEVADA

885 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
 (775) 399-3663 FAX: (775) 399-3664
 ODYSSEY-ENG.COM

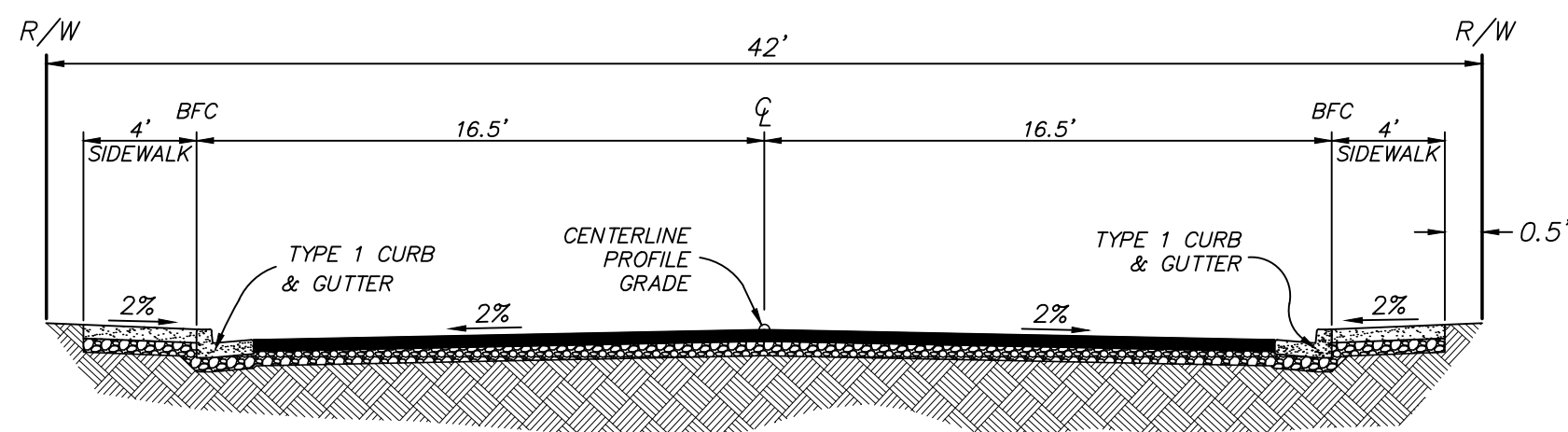
odyssey ENGINEERING INCORPORATED

SCALE
 HORIZ. 1"=100'
 VERT. 1"=?'
 JOB NO.

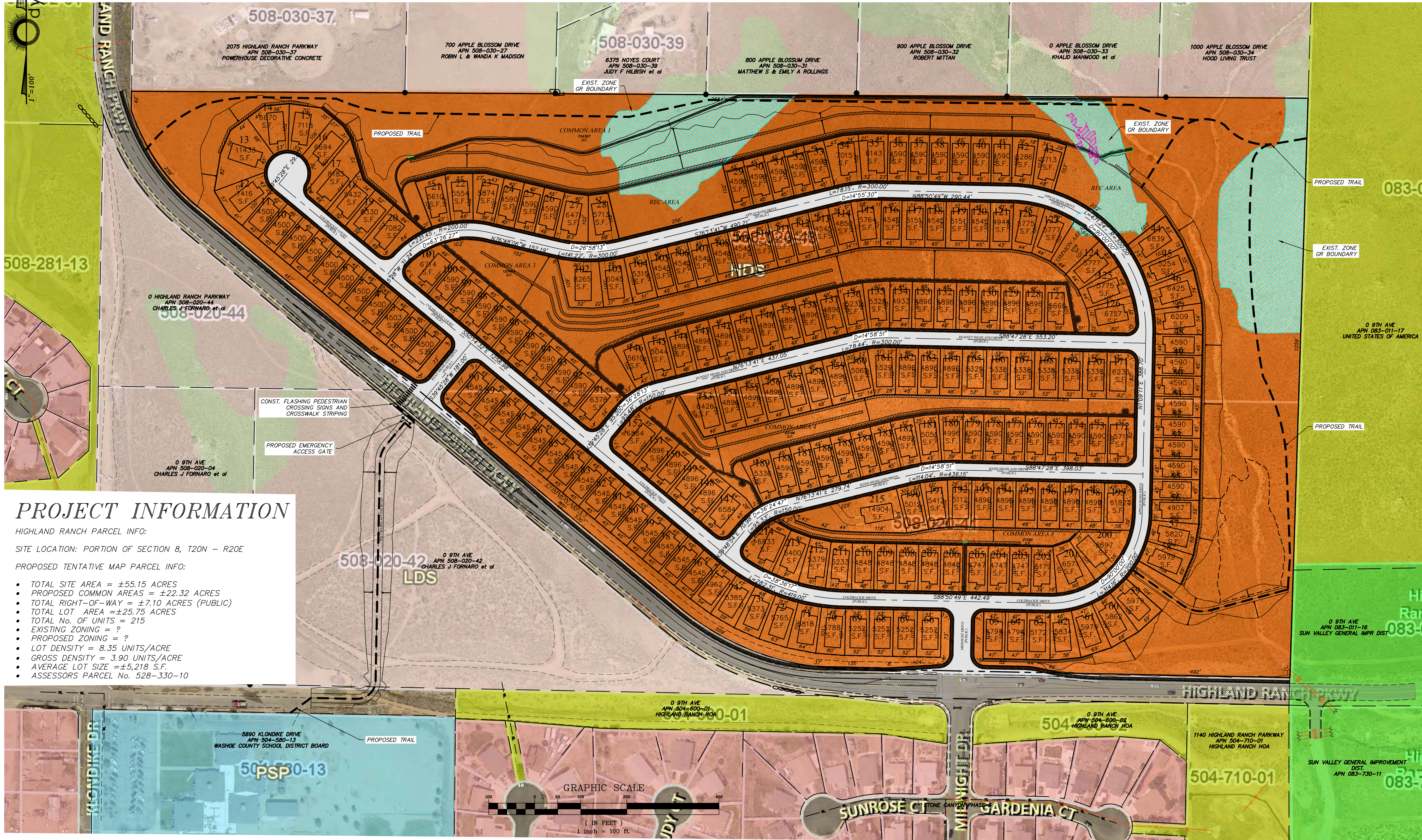
SHEET
S-1
 OF
16



ENTRY ROAD SECTION



LOCAL ROAD SECTION



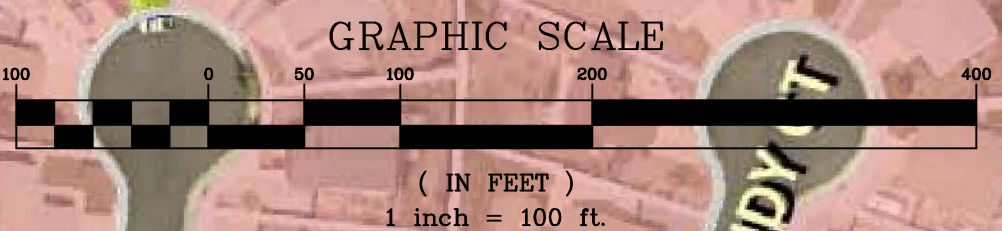
PROJECT INFORMATION

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- AVERAGE LOT SIZE = ±5,218 S.F.
- ASSESSORS PARCEL No. 528-330-10



REV.	DATE	DESCRIPTION	BY	APP'D

DATE: OCT 2020	DRAWN BY: ACAD 20	DESIGNED BY: NZY	CHECKED BY: FAB
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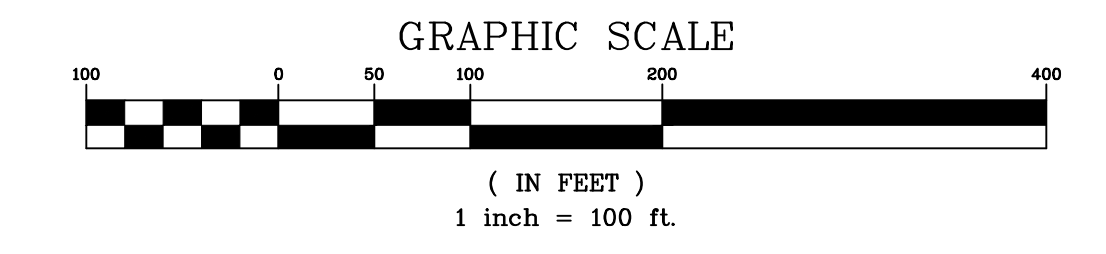
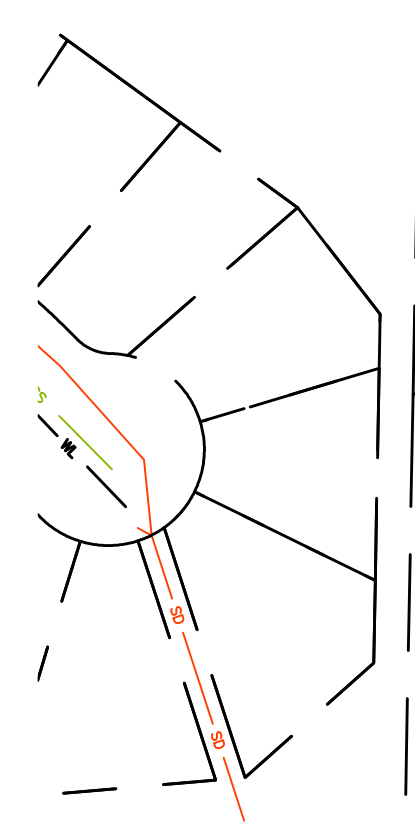
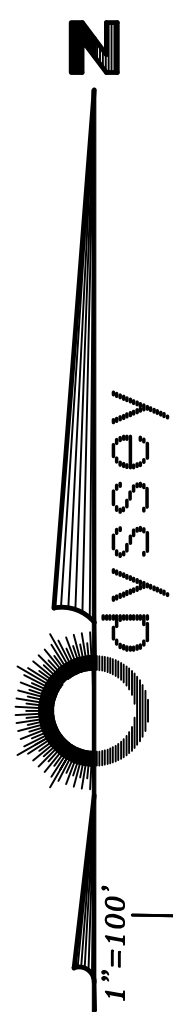
HIGHLANDS VILLAGE
OVERALL SITE PLAN
SUN VALLEY WASHOE COUNTY NEVADA

885 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
(775) 399-3003 FAX: (775) 399-3004
ODYSSEYRENO.COM

Odyssey ENGINEERING INCORPORATED

SCALE	HORIZ. 1"=100'
VERT.	1"=?'
JOB NO.	

SHEET
S-1
OF
16



REV.	DATE	DESCRIPTION	BY	APP'D

DATE: OCT. 2020
 DRAWN BY: ACAD_20
 DESIGNED BY: NZV
 CHECKED BY: FAP

**HIGHLANDS VILLAGE
 OVERALL SITE PLAN**

SUN VALLEY WASHOE COUNTY NEVADA

885 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
 (775) 399-3000 FAX (775) 399-3001
 ODYSSEYRENO.COM

Odyssey ENGINEERING INCORPORATED

SCALE
 HORIZ. 1"=100'
 VERT. 1"=?'
 JOB NO.
 SHEET
S-1
 OF
16

COMMUNITY PARK CONCEPT

HIGHLAND VILLAGE - COMMON AREA #7

SCALE: 1" = 40'



COMMUNITY GARDEN CONCEPT

HIGHLAND VILLAGE - COMMON AREA #6

SCALE: 1" = 40'

