



Planning Commission Staff Report

Meeting Date: April 6, 2021

Agenda Item: 8A

TENTATIVE SUBDIVISION MAP CASE NUMBER: WTM21-005 Lupin Street

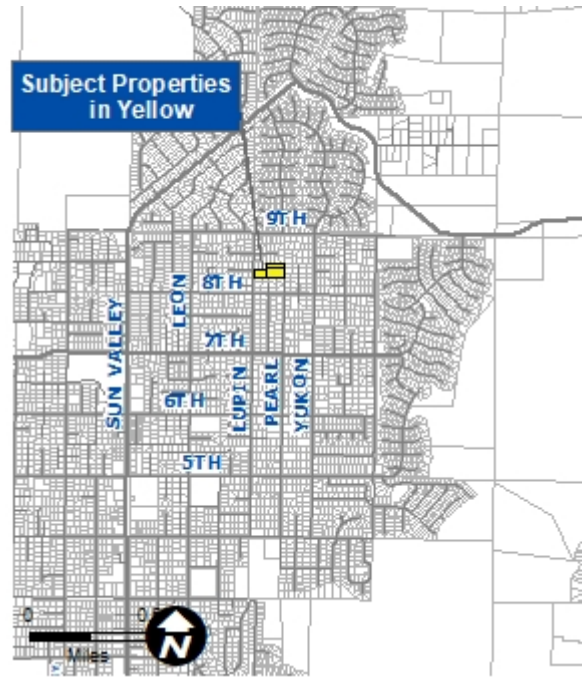
BRIEF SUMMARY OF REQUEST: To approve a tentative subdivision map to allow the subdivision of 3.83 acres into 11 lots

STAFF PLANNER: Planner's Name: Julee Olander
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.us

CASE DESCRIPTION

For hearing, discussion and possible action to approve a tentative subdivision map to allow the division of three contiguous parcels at 5840 Lupin Drive and 5845 & 5455 Pearl Drive, totaling 3.84 acres into 11 lots ranging from 12,004 sf. to 15,337 sf. in size with access to the development from Lupin Drive.

Applicant: Star West Homes
Property Owner: Caleb Associates LLC
Location: 5845 & 5855 Pearl Dr. and 5840 Lupin Dr.
APN: 085-461-02, 03 & 04
Parcel Sizes: 1.92, 0.95, 0.96 acres
Master Plan: Suburban Residential (SR)
Regulatory Zone: Medium Density Suburban (MDS)
Area Plan: Sun Valley
Citizen Advisory Board: Sun Valley
Development Code: 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 WTM21-005 (Lupin & Pearl Streets) for Star West Homes, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

(Motion with Findings on Page 8-9)

Staff Report Contents

Tentative Subdivision Map3

Vicinity Map4

Site Plan.....4

Project Evaluation.....5

Washoe County School District5

Infrastructure/ Public Facilities and Services6

Area Plan Evaluation.....6

Sun Valley Citizen Advisory Board (SVCAB)6

Reviewing Agencies.....6

Staff Comment on Required Findings7

Recommendation8

Motion8

Appeal Process9

Exhibits Contents

Conditions of Approval Exhibit A

Agency Review Letters..... Exhibit B

Noticing Map Exhibit C

Project Application..... Exhibit D

The technical reports submitted with the project application are very lengthy. To review the complete project application with technical reports on-line click [here](#) or contact Planning at 775-328-6100 to have a copy sent by email or for a paper copy.

Tentative Subdivision Map

The purpose of a tentative subdivision map is:

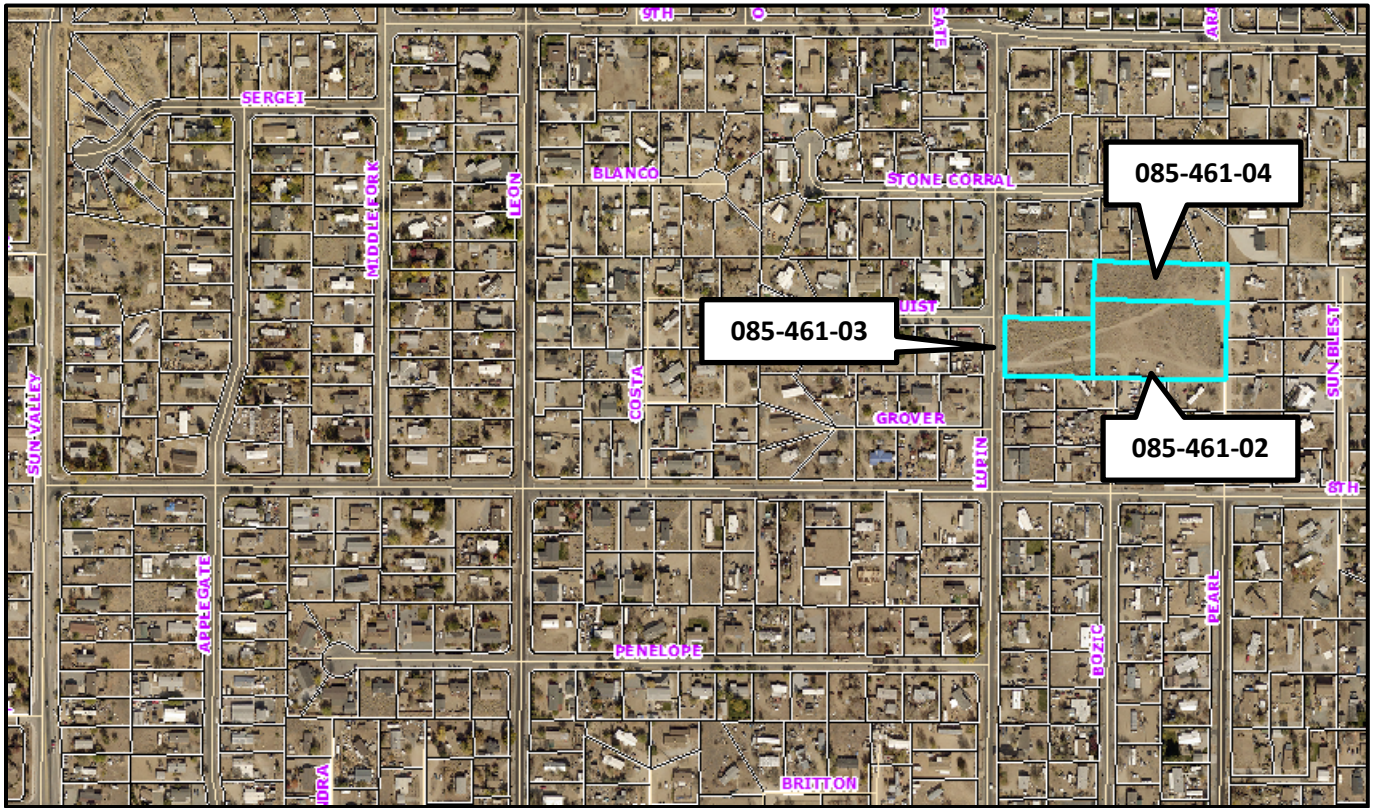
- To allow the creation of saleable lots;
- To implement the Washoe County Master Plan, including the area plans, and any specific plans adopted by the County;
- To establish reasonable standards of design and reasonable procedures for subdivision and re-subdivision in order to further the orderly layout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

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

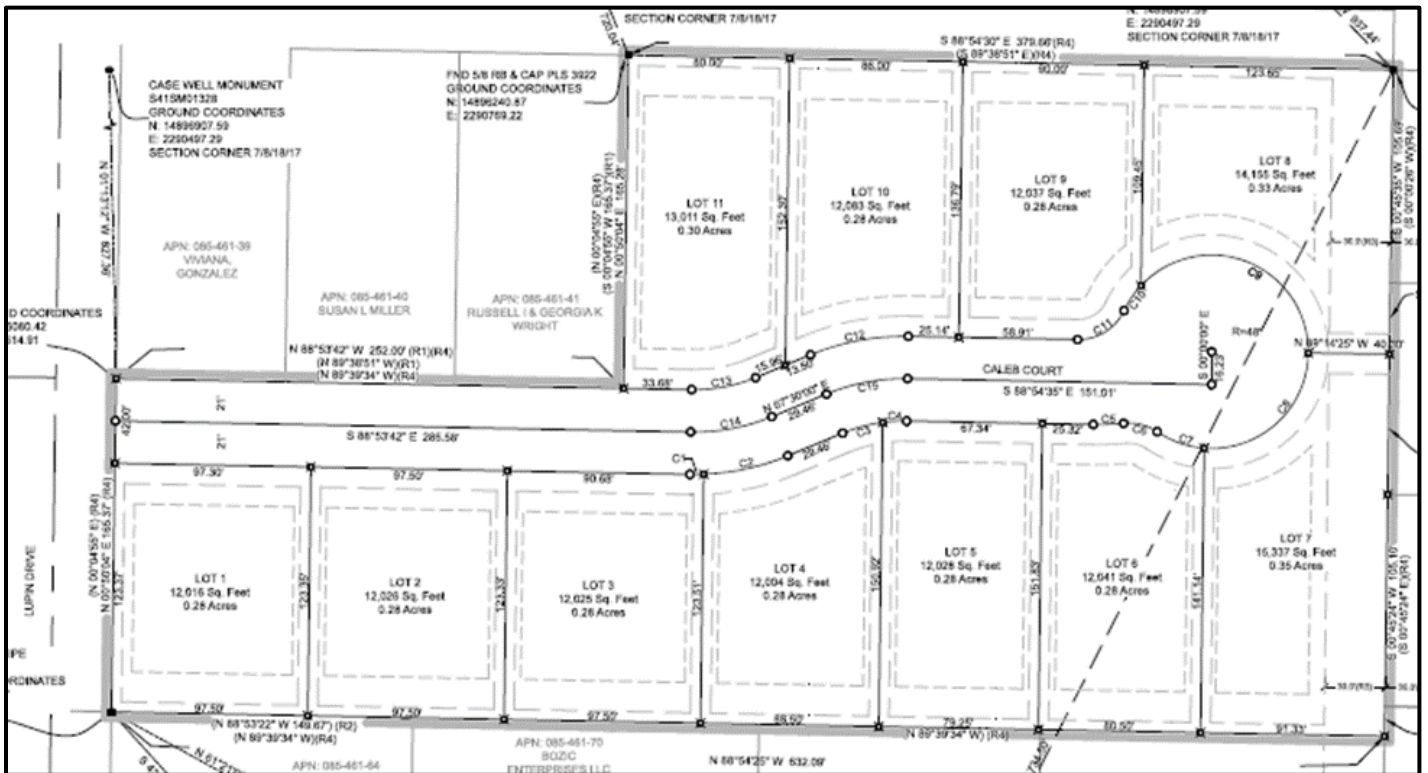
- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some conditions of approval are referred to as “operational conditions.” These conditions must be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

The conditions of approval for Tentative Subdivision Map Case Number WTM21-005 are attached to this staff report and will be included with the action order.

The subject 3 parcels totaling 3.83 acres have a regulatory zone of Medium Density Suburban (MDS). The applicant is requesting to create 11 lots with an overall density of 2.84 dwellings per acre, which 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.



Vicinity Map



Site Plan

Project Evaluation

The applicant is proposing to divide three adjacent parcels owned by the same owner into 11-lots ranging in size from 12,004 sf to 15,337 sf. The lots will be accessed from Lupin Drive and the applicants are proposing the construction of a new public street, Caleb Court. There will be no common areas, however a homeowner’s, property owner’s or maintenance association will be established to maintain all drainage facilities.

The parcels are within the Sun Valley Area Plan and have a master plan designation of Suburban Residential (SR) and a regulatory zone of Medium Density Suburban (MDS). The surrounding parcels have the same master plan designation and regulatory zone. The new 11-lots will comply with all Washoe County standard setbacks and building standards. The overall density of the development will be ±2.84 dwelling units per acre. The proposed lots will comply with the MDS minimum lot size requirement of 12,000 sf and the MDS minimum width requirement of 80 feet.

The parcels are vacant and relatively flat and only minor grading of approximately 4,900 cubic yards will be required according to the application. All material will be balanced on site and no material will be imported.



Washoe County School District

The proposed development is zoned for Palmer Elementary School, Desert Skies Middle School, and Spanish Springs High School. The opening of the new Hug High School in the fall of 2022 will absorb the enrollment for high school students, changing from Spanish Springs High School to the

new Hug High School. The project is calculated to generate 2 elementary students, 1 middle school student, and 2 high school students.

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

School	2020/21	2024/25	2029/30
Palmer ES	82%	89%	86%
Desert Skies MS	76%	64%	64%
Spanish Springs HS	112%	N/A	N/A
New Hug HS	N/A	88%	83%

Infrastructure/ Public Facilities and Services

The site is located in an area with existing infrastructure and municipal services that are either in place or can be easily established. The parcels are within the Sun Valley General Improvement District (SVGID) service area and will comply with all SVGID regulations and policies.

The small size of the development did not require a traffic study. Based on the number of homes approximately 110 average daily trip should be anticipated, which will not significantly impact the roadways in the area.

Area Plan Evaluation

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

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
SUN.1.7	Impacts of development included in SVGID’s water resources facilities plan	Yes	Yes
SUN 10.1	Development within the Sun Valley SCMA to connect to community water	Yes	No
Goal 12	Wastewater treatment and disposal will be provided according to best practices for sustainable resource development	Yes	Yes

Sun Valley Citizen Advisory Board (SVCAB)

The CAB did not meet during the month of February and the applicant was not able to present to the CAB. However, the CAB was notified of the application and no comments from the CAB members were received.

Reviewing Agencies

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

Agency	Sent to Review	Responded	Provided Conditions	Contact
Nevada Dept of Env Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Dept of Water Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Building & Safety	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vahid Behmaram vbehmaram@washoecounty.us
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Leo Vesely / Mitchell Fink lvesely@washoecounty.us mfink@washoecounty.us
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
WCHD- EMS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Dale Way dway@tmfpd.us / blemon@tmfpd.us
RTC Washoe	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Washoe County School District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Sun Valley GID	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Chris Melton CMelton@svgid.com
Washoe County Animal Control	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

Staff Comment on Required Findings

WCC Section 110.608.25 of Article 608, *Tentative Subdivision Maps*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the tentative subdivision map. 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, as explained within the staff report.

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

Staff Comment: The proposed subdivision is consistent with the Master Plan and the Sun Valley Area Plan, as explained within the staff report.

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

Staff Comment: The site is relatively flat and physically suited for the residential 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 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: The design of the subdivision and type of improvements 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.

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 proposed development has been reviewed by several agencies to confirm that all necessary access is available. Caleb Court will be designed to provide appropriate access for emergency vehicles and pedestrian access will be provided to surrounding adjacent lands off Pearl Drive.

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

Staff Comment: Caleb Court will be dedicated to Washoe County and built to County standards and will be consistent with the master plan.

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

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

Recommendation

After a thorough analysis and review, Tentative Subdivision Map Case Number WTM21-005 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

Tentative Subdivision Map Case Number WTM21-005 for Star West Homes, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

- 1) Plan Consistency. That the proposed 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: Star West Homes, 8745 Technology Way #F, Reno, NV 89521, Email: kevin@starwesthomes.com

Owner: Caleb Associates, LLC, 8745 Technology Way #F, Reno, NV 89521, Email: kevin@starwesthomes.com

Consultant: Robison Engineering, 846 Victorian Avenue., Sparks, NV 89431, Email: rebecca@robisoneng.com



Conditions of Approval

Tentative Subdivision Map Case Number WTM21-005

The project approved under Tentative Subdivision Map Case Number WTM21-005 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on April 6, 2021. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

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

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

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

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

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

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

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

- f. All final maps shall contain the applicable portions of the following jurat:

THE TENTATIVE MAP FOR **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. 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.
- o. Construction work hours will be limited to 7am to 7pm Monday to Saturday.
- p. Any imported earthen materials shall be "certified weed free" in order to prevent the spread of noxious weeds within the county.
- r. The grading on site shall be in compliance with applicable best management practices to minimize erosion.

Washoe County Engineering and Capital Projects

- 2. The following conditions are requirements of the Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

Contact: Leo Vesely, 775.328.2313, lvesely@washoecounty.us

- a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- b. Prior to acceptance of public or private 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, property owners or maintenance association. The maintenance of the drainage facilities shall also be addressed in the home owners, property owners or maintenance 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 homeowner's, property owners or maintenance association shall be created with the first final map for the purpose of maintaining Caleb Court (if private), any 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. 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.
- v. 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.
- w. Drainage easements shall be provided for all drainage runoff that crosses more than one lot.
- x. 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.

- y. 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.
- z. 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 homeowner's, property owner's or maintenance 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) 328-2313 or Mitchell Fink (775) 328-2050

- aa. 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.
 - bb. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
 - cc. 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.
 - dd. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
 - ee. 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.
 - ff. All roadways shall be constructed with a minimum of 4 inches of hot-mix asphalt meeting the requirements of Washoe County.
 - gg. Within the subdivision, sidewalks shall be constructed on both sides of Caleb Court and shall meet ADA requirements.
 - hh. A 20 foot minimum setback is required between the back of the sidewalk and the front of the garage.
 - ii. 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.
 - jj. The Caleb Court right-of-way shall have 20 foot radius returns with the right-of-way of Lupin Drive.
 - kk. Caleb Court shall be constructed to either Washoe County or private road standards.
3. **Water Rights & Water Resources Management** The following conditions are requirements of Water Rights & Water Resources Management, which shall be responsible for determining compliance with these conditions.

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

- a. There are no water rights conditions for approval of this tentative map. Following the possible approval of the tentative subdivision map, the potential future project will require water supply and sewer service which in turn will require the expansion of water and sewer services and annexation to SVGID service area.
- b. Valid water and sewer will serve letters will be required prior to approval of the final map proposed by this tentative map.

Sun Valley General Improvement District (SVGID)

4. The following conditions are requirements of the Sun Valley General Improvement District (SVGID), which shall be responsible for determining compliance with these conditions.

Contact: Chris Melton, 775-673-2253, cmelton@svgid.com

- a. The parcels are located on 5800 block of Lupin and are in SVGID service area and will be subject to water and wastewater capacity study.
- b. SVGID will be the water and wastewater provider.
- c. Water rights may be required for development and will be dedicated to SVGID via TMWA Wholesale Will Serve.
- d. SVGID to be signature on the Jurat.
- e. The development will be in compliance with applicable regulations and policies of the Sun Valley General Improvement District shall be required.
- f. Development will subject to SVGID water and wastewater facility fees.

Truckee Meadows Fire Protection District (TMFPD)

5. 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

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

*** 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: March 15, 2021

To: Julee Olander, Planner

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

Re: **WTM21-005** Lupin & Pearl Streets Subdivision (11 Lots)

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The proposed project consists of an 11 lot subdivision and is located between Lupin Drive and Pearl Drive north of E. 8th Avenue on approximately 3.8 acres with a private street accessing from Lupin Drive. 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 Robison Engineering. 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 or private 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.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

Subject: **Lupin & Pearl Subdivision WTM21-0005** (11 Lots)
Date: March 15, 2021
Page: 2

- d. A note on the final map shall indicate that all drainage facilities shall be privately maintained and perpetually funded by the home owners, property owners or maintenance association. The maintenance of the drainage facilities shall also be addressed in the home owners, property owners or maintenance 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, property owners or maintenance association shall be created with the first final map for the purpose of maintaining Caleb Court (if, private), any 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.

Subject: **Lupin & Pearl Subdivision WTM21-0005** (11 Lots)
Date: March 15, 2021
Page: 3

- 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.”
- 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. 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.
- j. 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.
- k. Drainage easements shall be provided for all drainage runoff that crosses more than one lot.
- l. 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.
- m. 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.
- n. 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 owners, property owners or maintenance association documents to the satisfaction of the County Engineer and the District Attorney’s Office.

Subject: **Lupin & Pearl Subdivision WTM21-0005** (11 Lots)
Date: March 15, 2021
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) 328-2313 or Mitchell Fink (775) 328-2050

- a. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
- b. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- c. 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 hot-mix asphalt meeting the requirements of Washoe County.
- g. Within the subdivision, sidewalks shall be constructed on both sides of Caleb Court 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 Caleb Court right-of-way shall have 20 foot radius returns with the right-of-way of Lupin Drive.
- k. Caleb Court shall be constructed to either Washoe County or private road standards.

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.



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

February 23, 2021

Re: WTM21-005 (Lupin Street) – 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 – Brittany Lemon, 775.326.6000, blemon@tmfpd.us

Fire Apparatus Access Roads

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



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

Fire Protection Water Supplies

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



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

International Wildland-Urban Interface Code

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



From: cmelton@svgid.com
To: [Olander, Julee](#)
Cc: [Jennifer Merritt](#)
Subject: WTPM21-005 Lupin Dr. SVGID review and Comments
Date: Friday, February 19, 2021 2:47:26 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.]

Good afternoon Julee,

This email is in response to WTPM21-005 Lupin Dr., APN: 085-461-02 (1.92 Acres), 03 (0.96 Acres) and 04 (0.96 Acres) into 11 parcels.

Sun Valley GID comments on parcel map case number WTPM21-005 Lupin Dr.

1. The parcels are located on 5800 block of Lupin and are in SVGID service area.
2. Development will be subject to water and wastewater capacity study.
3. SVGID will be the water and wastewater provider.
4. Water rights that may be required for development will be need to be dedicated to SVGID for this project via TMWA Wholesale Will Serve.
5. SVGID to be signature on the Jurat.
6. Compliance with applicable regulations and policies of the Sun Valley General Improvement District shall be required.
7. Development will subject to SVGID water and wastewater facility fees.

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

"The information contained in this e-mail is confidential and may be legally privileged. It is intended only for the use of the individual or entity named above. If you are not an intended recipient or if you have received this message in error, you are hereby notified that any dissemination, distribution, or copy of this e-mail is strictly prohibited. If you have received this e-mail in error, please immediately notify us by return e-mail or telephone if the sender's phone number is listed above, then promptly and permanently delete this message. Thank you for your cooperation and consideration."

WTM21-005
EXHIBIT B



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

February 24, 2021

TO: Julee Olander, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD
SUBJECT: Tentative Subdivision Map Case Number WTM21-005 (Lupin Street)

Project description:

For hearing, discussion and possible action to approve a 11-lot tentative subdivision. The proposal is to divide Lot A (APN: 085-461-03; 0.96 Acres) into 3 – 13,890 sf lots; Lot B (APN: 085-461-04; 0.96 Acres) and Lot C (APN: 085-461-02; 1.92 Acres) into 8 lots ranging in size between 12,183 sf and 14,821 sf.

Project located at 5845 & 5855 Pearl Dr. and 5840 Lupin Dr • Assessor's Parcel Numbers: 085-461-03; 085-461-04; 085-461-02.

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

Comments:

The application indicates that Municipal water service will be provided by the 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.

WASHOE COUNTY
HEALTH DISTRICT
ENHANCING QUALITY OF LIFE

February 3, 2021

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

RE: Pearl Subdivision Map; 085-461-03 & 04
Tentative Parcel Map; WTM21-005

Dear Washoe County Staff:

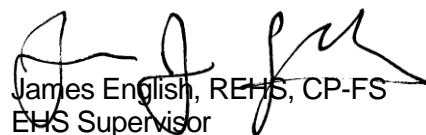
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, (WCHD) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: The application has been reviewed and the proposed parcels will be connected to community water services.
- b) Condition #2: The application has been reviewed and the proposed parcels will be connected to public available sewer services.
- c) Condition #3: The WCHD does not have any concerns regarding this proposed parcel map.

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

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District

From: [Wines-Jennings, Tammy L](#)
To: [Olander, Julee](#)
Cc: [Schull, Shyanne](#)
Subject: WTM21-005 (Lupin Street)
Date: Monday, February 22, 2021 1:46:39 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hello,

We see no issues from a WCRAS perspective.

Thank you,



Tammy Wines-Jennings

Assistant Director | Washoe County Regional Animal Services

twines-jennings@washoecounty.us | Office: 775-353-8945 | Dispatch 775-322-3647

2825 Longley Lane, Suite A, Reno, Nv 89502



From: [Rosa, Genine](#)
To: [Olander, Julee](#)
Subject: Tentative Subdivision Map Case Number WTM21-005 (Lupin Street)
Date: Monday, February 22, 2021 11:03:08 AM

No Comments

Genine Rosa

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

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

www.OurCleanAir.com




From: [Kirschenman, Sophia](#)
To: [Olander, Julee](#)
Subject: Parks Comments Re: WTM21-005
Date: Monday, March 1, 2021 3:58:45 PM
Attachments: [Outlook-kyv333xn.png](#)
[Outlook-ubz3lhpr.png](#)
[Outlook-vuszjqg2.png](#)
[Outlook-zgruge12.png](#)
[Outlook-zhlfk0d1.png](#)

Hi Julee,

I've reviewed WTM21-005 (Lupin Street) on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions.

Thank you,



[Sophia Kirschenman](#)
Park Planner | Community Services Department
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512

Tell us how we did by taking a quick [survey](#).

Please consider the environment before printing this e-mail.

From: [Program, EMS](#)
To: [Olander, Julee](#)
Cc: [Hunter, Julie D.](#)
Subject: FW: February Agency Review Memo II
Date: Wednesday, February 24, 2021 1:41:23 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[February Agency Review Memo II.pdf](#)

Julee,

The EMS Oversight Program has reviewed Tentative Subdivision Map Case Number WTM21-005 (Lupin Street) and does not currently have any questions, comments, or concerns regarding this subdivision application.

Please let me know if you have any questions.

Thank you.

Jackie Lawson

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



Please take our customer satisfaction survey ([English version](#) or [Spanish version](#))

From: Stark, Katherine <KRStark@washoecounty.us>
Sent: Friday, February 19, 2021 12:27 PM
To: Rosa, Genine <Grosa@washoecounty.us>; Restori, Joshua <JRestori@washoecounty.us>; English, James <JEnglish@washoecounty.us>; Rubio, Wesley S <WRubio@washoecounty.us>; Kelly, David A <DAKelly@washoecounty.us>; Program, EMS <EMSProgram@washoecounty.us>
Cc: EHS Plan Review <EHSPlanReview@washoecounty.us>; Stark, Katherine <KRStark@washoecounty.us>; Emerson, Kathy <KEmerson@washoecounty.us>; McQuone, Alice <AMcQuone@washoecounty.us>
Subject: February Agency Review Memo II

Good afternoon,

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

WTM21-005
EXHIBIT B

You've each been asked to review the applications for the items indicated below. The item descriptions and links to the applications are provided in the memo.

If you are reviewing **Item 1 (Lupin)**, then please see the yellow highlighted note in the Agency Review Memo.

If you are reviewing **Item 2 (Boulder Bay)**, then both blue links in the case description will take you to the same, combined application.

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

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

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

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

Thank you!



Katy Stark
Planner Trainee, Planning and Building Division
Community Services Department
krstark@washoecounty.us | Office: 775.328.3618
Visit us first online: www.washoecounty.us/csd
For Planning call (775) 328-6100
Email: Planning@washoecounty.us



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



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

January 25, 2021

FR: Chrono/PL 181-21

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

RE WTM21-0005 (Lupin & Pearl Streets)

Dear Ms. Olander,

The Regional Transportation Commission (RTC) has reviewed this request for a possible earring, discussion and possible action to approve a 11-lot tentative subdivision. The proposal is to divide Lot A (APN: 085-461-03; 0.96 Acres) into 3 – 13,890 sf lots; Lot B (APN: 085-461-04; 0.96 Acres) and Lot C (APN: 085-461-02; 1.92 Acres) into 8 lots ranging in size between 12,183 sf and 14,821 sf.

It is recommended that this development be required to offer a Smart Trips Program to the tenants of the development. This is a way to promote and encourage carpool, vanpool, and transit and it is beneficial to help reduce traffic congestion, greenhouse gasses, and air pollution. For information on the Smart Trips Program, please contact Scott Miklos, Trip Reduction Analyst at 775-335-1920 or email him at smiklos@rtcwashoe.com.

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

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

Sincerely,

Rebecca Kapuler
Senior Planner

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

/Lupin and Pearl Streets

From: [Rodela, Brett A](#)
To: [Olander, Julee](#)
Cc: [Baxley, Randy](#); [Freund, Sandy](#)
Subject: Development Review WTM21-005 (Lupin & Pearl Streets)
Date: Monday, January 25, 2021 1:10:39 PM
Attachments: [Washoe County School District Facilities Plan 2020-2039.pdf](#)

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

Hello, Ms./Mrs. Olander,

Lupin & Pearl Streets Subdivision proposing 11 single family units is zoned for Palmer Elementary School, Desert Skies Middle School, and Spanish Springs High School. The opening of new Hug High School in the Fall of 2022 will absorb this enrolment area, changing from Spanish Springs High School to New Hug. The project is calculated to generate 2, 1, and 2 students respective of each grade level.

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

School	2020/21	2024/25	2029/30
Palmer ES	82%	89%	86%
Desert Skies MS	76%	64%	64%
Spanish Springs HS	112%	N/A	N/A
New Hug HS	N/A	88%	83%

Please note that our current enrollment capacity numbers are distributed between students and families who have elected either a class in-person, distance learning, or hybrid model. At the time of this report, our enrollment reporting system is down so providing those statistics is currently disabled.

For further information as to the school district’s plans and visions for addressing anticipated future development throughout the region, please feel free to reference the attached 20 year facilities plan.

Thank you for the opportunity to comment. Please reply with any further questions, comments, or requests pertaining to WTM21-005 (Lupin & Pearl Streets).

Brett A. Rodela

GIS Analyst

Washoe County School District

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



From: [Gil, Donald](#)
To: [Olander, Julee](#)
Subject: FW: February Agency Review Memo II
Date: Friday, February 19, 2021 2:55:30 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[February Agency Review Memo II.pdf](#)

Julee,

The Washoe County Sheriff's Office Patrol Division has no issues or concerns with Item #1.

Thank you,

Don

Don Gil

Captain – Patrol Division

911 Parr Blvd. Reno, NV 89512

Desk: 775-328-3354

Email: dgil@washoecounty.us

Web: www.WashoeSheriff.com

From: Stark, Katherine <KRStark@washoecounty.us>
Sent: Friday, February 19, 2021 1:12 PM
To: Gil, Donald <DGil@washoecounty.us>
Cc: Stark, Katherine <KRStark@washoecounty.us>; Emerson, Kathy <KEmerson@washoecounty.us>; McQuone, Alice <AMcQuone@washoecounty.us>
Subject: February Agency Review Memo II

Good afternoon,

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

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

For **Item 1 (Lupin)**, please see the yellow highlighted note in the Agency Review Memo.

For **Item 2 (Boulder Bay)**, both blue links in the case description will take you to the same, combined application.

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

Thank you!



Katy Stark

**Planner Trainee, Planning and Building Division
Community Services Department**

krstark@washoecounty.us | Office: 775.328.3618

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

For Planning call (775) 328-6100

Email: Planning@washoecounty.us



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



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

February 24, 2021

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTM21-005 Lupin & Pearl Streets

Dear Julee,

In reviewing the special use permit for a 11-lot tentative subdivision with a private street accessing from Lupin Drive please refer to our comments in the letter dated January 25, 2021.

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

Sincerely,

Shaffer-Tyler



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

January 25, 2021

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTM21-005 Lupin & Pearl Streets

Dear Julee,

In reviewing the special use permit for a 11-lot tentative subdivision, the Conservation District has the following comments.

With the vegetation of the 3:1 slope, the applicant submits to the District for approval a revegetation plan prepared by a qualified professional that includes a seed mix based on soil type, a contingency water plan, fertilizer plan, erosion control structures and a monitoring plan with updates provided to the Conservation District after the completion of the growing season (October 31) every year for a three-year period. The revegetation must have a contingency irrigation plan for our approval.

The District requires the flow line of the swales around the lots and retention ditch lined with 3–4-inch rock. In addition, to further reduce the impacts of storm water runoff downstream construct 2 feet by 3 feet infiltration trench for the length of the retention ditch.

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

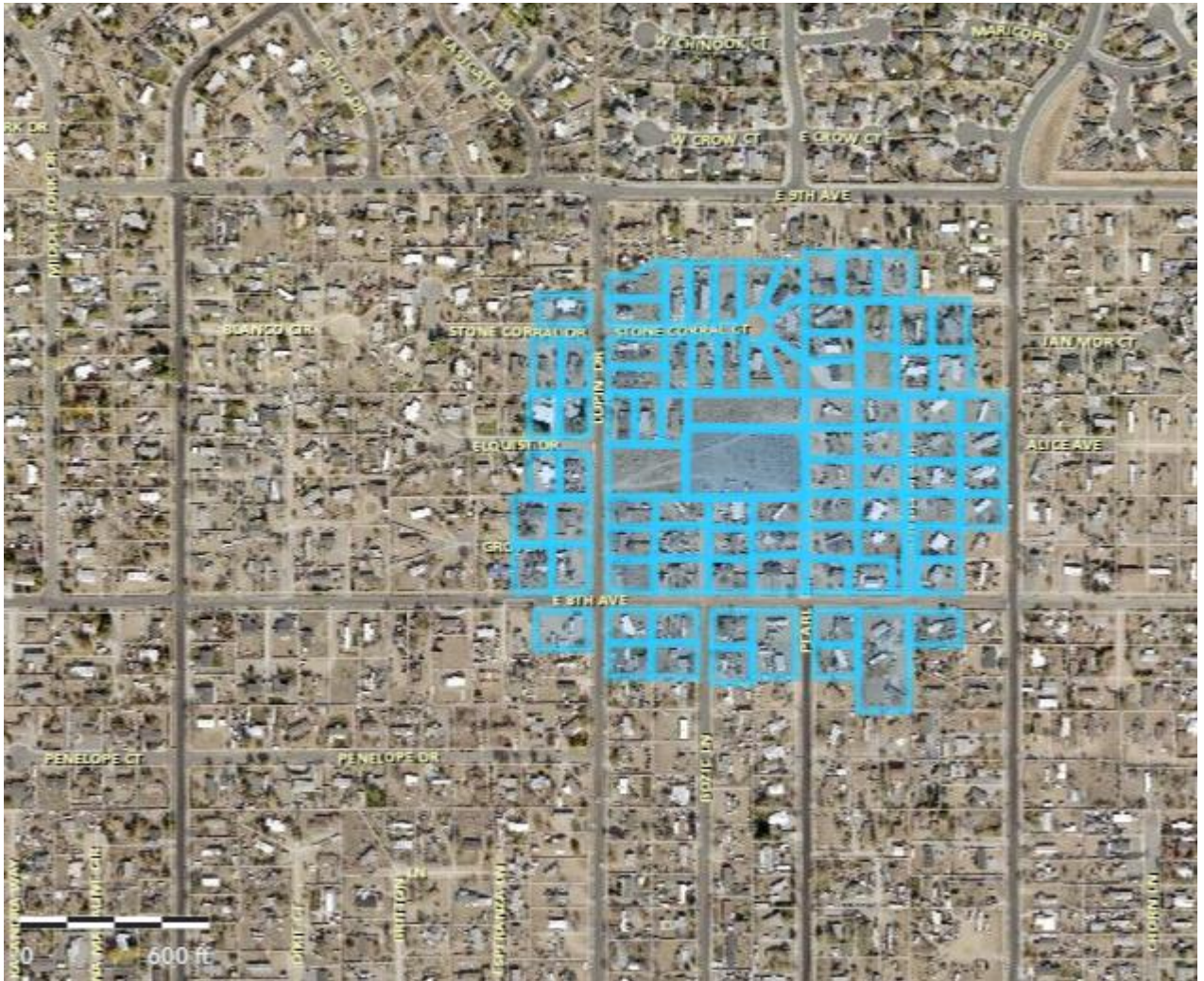
Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Tyler-Shaffer

Public Notice

Washoe County Code requires that public notification of a tentative subdivision map be mailed to a minimum of 30 separate property owners within a minimum 500 foot radius of the subject property a minimum of 10 days prior to the public hearing date. This proposal was noticed within a 500-foot radius of the subject property, noticing 90 separate property owners a minimum of 10 days prior to the public hearing date.



Public Notice Map

Special Use Permit Case Number WTM21-005

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: Caleb Associates LLC		Name:	
Address: 8745 Technology Way F		Address:	
Reno NV	Zip: 89521		Zip:
Phone: 775-357-4640	Fax:	Phone:	Fax:
Email: kevin@starwesthomes.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Kevin Ward		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):	

Applicant Name: STAR WEST HOMES

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Kevin E. Ward

(please print name)

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

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

Assessor Parcel Number(s): 085-461-02

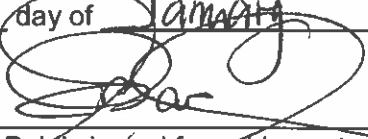
Printed Name Kevin E. Ward

Signed 

Address 8745 Technology Way, Ste F

Reno, NV 89521

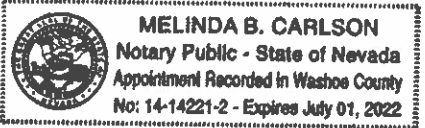
Subscribed and sworn to before me this 1st day of January, 2021.



Notary Public in and for said county and state

My commission expires: July 1, 2022

(Notary Stamp)



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

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

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?
------------------------------	-----------------------------	---------------------------

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?

Tahoe Basin

Please complete the following questions if the project is within the Tahoe Basin:

29. Who is the Tahoe Regional Planning Agency (TRPA) project planner and what is his/her TRPA extension?

--

30. Is the project within a Community Plan (CP) area?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, which CP?
------------------------------	-----------------------------	-------------------

31. State how you are addressing the goals and policies of the Community Plan for each of the following sections:

- a. Land Use:

--

- b. Transportation:

--

- c. Conservation:

--

- d. Recreation:

--

- e. Public Services:

--

32. Identify where the development rights for the proposed project will come from:

--

33. Will this project remove or replace existing housing?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, how many units?
------------------------------	-----------------------------	-------------------------

34. How many residential allocations will the developer request from Washoe County?

--

35. Describe how the landscape plans conform to the Incline Village General Improvement District landscaping requirements:

--



Street Reservation Status - Pearl Drive Subdivision

1 message

Orvald, Julie M <JOrvald@washoecounty.us>
To: "rebecca@robisoneng.com" <rebecca@robisoneng.com>
Cc: "Rudebusch, Dixie" <DRudebusch@washoecounty.us>

Wed, Jan 6, 2021 at 1:01 PM

Reserved Street Name Recipients,

These street name(s) have been accepted and reserved into the Washoe County Master Street Directory Reservation table:

ACCEPTED/RESERVED		
Expiration Date	Street Name	Project
2/5/2022	CALEB	Pearl Drive Subdivision (Robison Engineering- Rebecca Bernier)

These street name(s) have been rejected:

REJECTED	
Name	Reason

****Note:** Washoe County GIS reserves the right to rescind any reserved street name before recordation, in accordance with public safety concerns.

****Note:** A street name reservation is valid for one year after it is ACCEPTED. If the name does not appear on a recorded document within one year of acceptance, then there is no obligation to honor the reservation. Forward this email or send a request to StreetNames@washoecounty.us for renewal, once reservation expires.

All future street name requests:

1. Fill out online form: <https://gis.washoecounty.us/regionalservicesdashboard/streetsaddress/public/streetreservationform>
2. Do **NOT** include USPS suffix types (e.g. AVE, ST, RD, CT, DR, LN, WAY, CIR, PL, TRL, etc.); that comes later.
3. No more than 14 letters, 15 if there is an "i" in the name (spaces count as a character).
4. Special characters are **NOT** allowed (', ", ~, /, \, -, *, #, &, @, %, +).
5. Abbreviations for MOUNT (MT) and SAINT (ST) are **NOT** allowed.

For the purposes of Emergency Management, street names will reject if the street name already exists or sounds similar, phonetically, to an existing street name. For street names that already exist or reserved in the Washoe County Master Street Directory click:

1. Existing streets: Click <https://gis.washoecounty.us/regionalservicesdashboard/streetsaddress/public/stretdirectory>
2. Reserved streets: Click <https://gis.washoecounty.us/regionalservicesdashboard/streetsaddress/public/streetreservations>

Regional Street Naming & Mapping:

https://www.washoecounty.us/csd/engineering_capitalprojects/Regional%20Street%20Directory%20and%20Street%20Naming%20Forms/index.php



Julie Orvald, MS

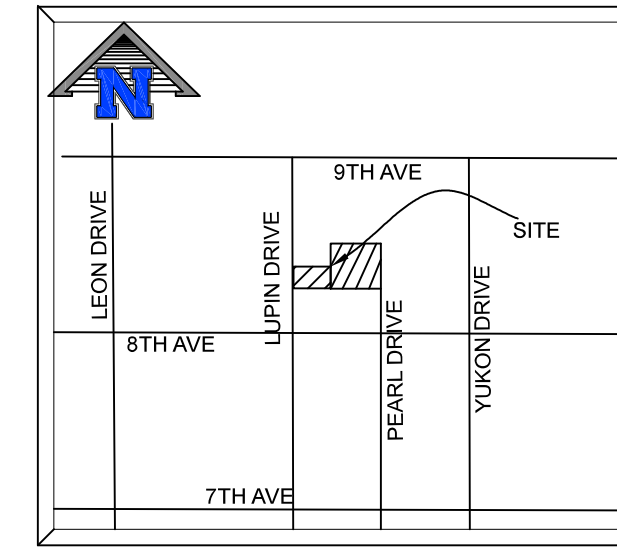
Technology Systems Developer/Street Naming Coordinator

Technology Services | Regional Services / GIS

jorvald@washoecounty.us | Office: 775.328.2344

1001 E Ninth St, Reno, NV 89512

PEARL SUBDIVISION MAP



VICINITY MAP

N.T.S.

OWNERS CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, CALEB ASSOCIATES LLC., IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, AND THAT THE EASEMENTS AS SHOWN FOR ACCESS, UTILITY, SNOW STORAGE, SIGNAGE AND DRAINAGE ARE HEREBY GRANTED.

CALEB ASSOCIATES LLC.

KEVIN WARD DATE: _____

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF NEVADA)
COUNTY OF WASHOE) s.s.

ON THIS _____ DAY OF _____, 2021, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSE HEREIN STATED.

NOTARY PUBLIC

TITLE COMPANY'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT CALEB ASSOCIATES LLC., OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LANDS; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR THE DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

BY: _____ DATE: _____

PRINT NAME AND TITLE

COUNTY SURVEYOR'S CERTIFICATE:

I CERTIFY THAT I HAVE EXAMINED THIS PLAT CONSISTING OF TWO SHEETS, AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT AND THAT AN ADEQUATE PERFORMANCE GUARANTEE HAS BEEN FILED GUARANTEEING THE MONUMENTS AS SHOWN WILL BE SET BY.

_____ DATE: _____

WASHOE COUNTY SURVEYOR

WATER AND SEWER RESOURCE REQUIREMENTS:

THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 DEVELOPMENT CODE.

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH DATE

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON ASSESSOR'S PARCEL NUMBERS 085-461-02 AND 085-461-04 AND 085-461-03 FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

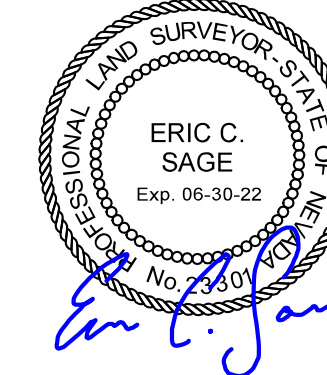
WASHOE COUNTY TREASURER

BY: _____ DATE: _____
DEPUTY TREASURER

SURVEYOR'S CERTIFICATE:

I, ERIC C. SAGE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CALEB ASSOCIATES LLC..
2. THE LANDS SURVEYED LIE WITHIN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE OF SECTION 17, T. 20 N., R. 20 E., M.D.M. COUNTY OF WASHOE, STATE OF NEVADA; AND THE SURVEY WAS COMPLETED ON DECEMBER 16, 2020.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA ADMINISTRATIVE CODE, CHAPTER 625.
4. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



ERIC C. SAGE, PLS 23301
EXP 6/30/22
FOR AND ON BEHALF OF
ROBISON ENGINEERING CO., INC.

UTILITY COMPANIES CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT TO BE GRANTED, RELINQUISHED, OR TO REMAIN HAVE BEEN APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY.

SIERRA PACIFIC POWER COMPANY, dba NV ENERGY
BY: _____ DATE: _____

NOTARY PUBLIC ACKNOWLEDGMENT
STATE OF NEVADA)
COUNTY OF _____) s.s.

ON THIS _____ DAY OF _____, 2021, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSE HEREIN STATED.

NOTARY PUBLIC

NEVADA BELL TELEPHONE COMPANY, dba AT&T NEVADA
BY: _____ DATE: _____

NOTARY PUBLIC ACKNOWLEDGMENT
STATE OF NEVADA)
COUNTY OF _____) s.s.

ON THIS _____ DAY OF _____, 2021, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSE HEREIN STATED.

NOTARY PUBLIC

CHARTER COMMUNICATIONS
BY: _____ DATE: _____

NOTARY PUBLIC ACKNOWLEDGMENT
STATE OF NEVADA)
COUNTY OF _____) s.s.

ON THIS _____ DAY OF _____, 2021, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSE HEREIN STATED.

NOTARY PUBLIC

TRUCKEE MEADOWS WATER AUTHORITY
-JOHN R. ZIMMERMAN, WATER RESOURCES MANAGER

NOTARY PUBLIC ACKNOWLEDGMENT
STATE OF NEVADA)
COUNTY OF _____) s.s.

ON THIS _____ DAY OF _____, 2021, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSE HEREIN STATED.

NOTARY PUBLIC

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE:

THE FINAL MAP CASE NO. _____ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278. THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

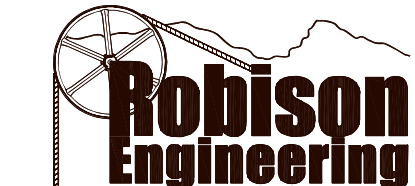
MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND DEVELOPMENT

NOTES:

1. PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, 5 FEET IN WIDTH COINCIDENT WITH THE FRONT, SIDE, AND THE REAR LINES OF ALL PARCELS.
2. A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO SAID PARCEL AND THE RIGHT TO EXIT SAID PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
3. PARCELS ARE FOR RESIDENTIAL USE.
4. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
5. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
6. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
7. FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
8. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 7.5' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
9. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
10. ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE A FEMA DESIGNATED FLOOD ZONE, 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.
11. ACCESS TO THE PARCELS CREATED BY THIS MAP SHALL BE PROVIDED AT THE TIME OF BUILDING PERMIT APPROVAL WITH A DRIVEWAY APPROACH MEETING WASHOE COUNTY STANDARDS.
12. ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, 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.

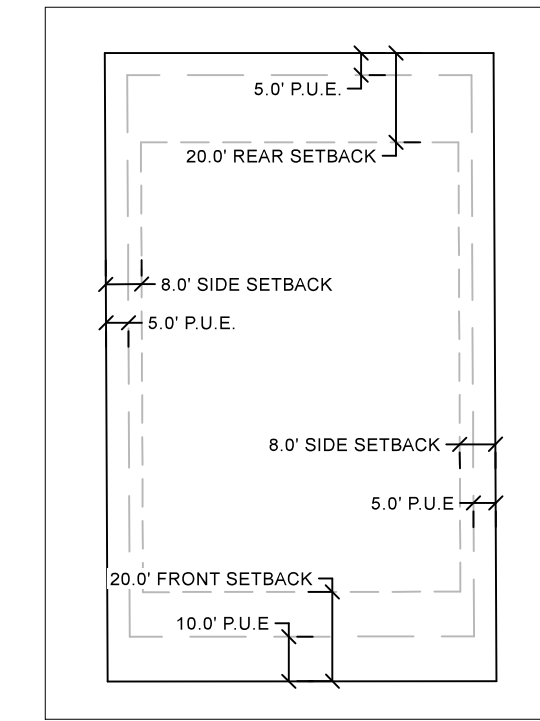
FILE NO: _____
FILED FOR RECORD AT THE REQUEST OF: _____
ON THIS _____ DAY OF _____, 2021, AT _____ MINUTES PAST _____ O'CLOCK _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

COUNTY RECORDER
BY: _____ DEPUTY
FEE: _____

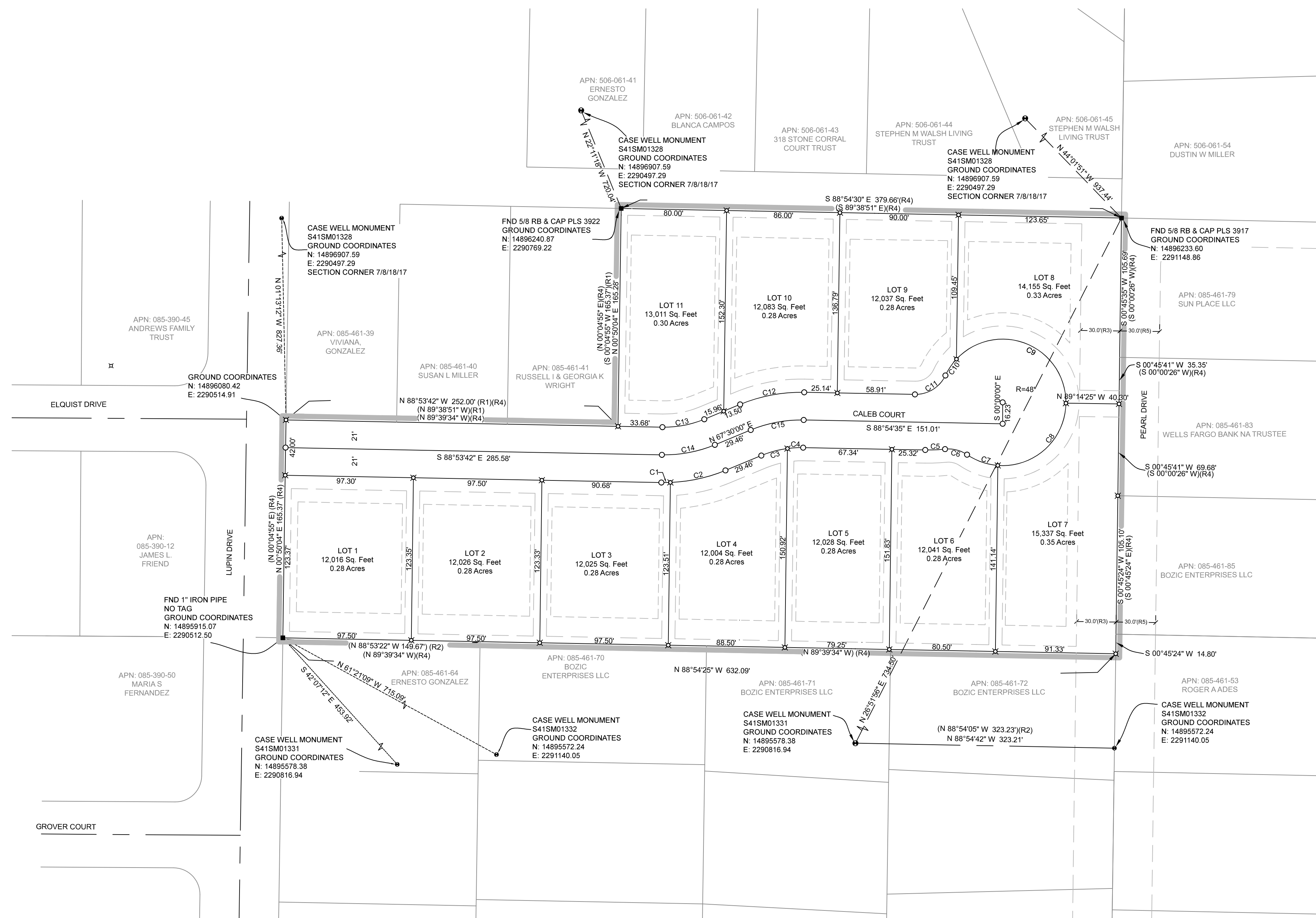
PEARL SUBDIVISION MAP FOR CALEB ASSOCIATES LLC.	
BEING A PORTION OF LOT 3 IN BLOCK B OF SUN VALLEY SUBDIVISION NO. 5 AS FILED IN TRACT MAP 573	
SITUATE WITHIN A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, T. 20 N., R. 20 E., M.D.M.	
WASHOE COUNTY	NEVADA
 848 VICTORIAN AVENUE SPARKS, NV 89431 www.robisoneng.com 775-852-2251	DRAWN BY: AJK DATE: JAN 2021 PROJ. CODE: STAR WEST PROJ. #: 1137_06.001 SHEET 1 OF 2

S. STAMP

CALEB COURT SUBDIVISION MAP



TYPICAL PARCEL EASEMENT/SETBACK LAYOUT



REFERENCES:

1. PARCEL MAP No. 264 W.C.R.
2. PARCEL MAP No. 364.3 W.C.R.
3. DOCUMENT No. 245429 W.C.O.R.
4. DOCUMENT No. 5102879 W.C.O.R.
5. DOCUMENT No. 245428 W.C.O.R.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PLAT IS NAD 83/94, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON TIES TO THE WASHOE COUNTY CONTROL POINTS SHOWN HEREON. A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED. ALL DISTANCES SHOWN HEREON ARE GROUND.

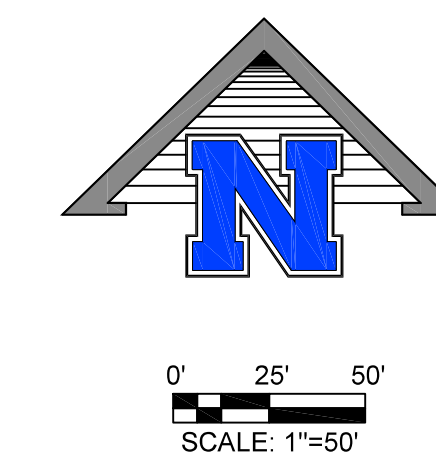
LEGEND:

- FOUND WASHOE COUNTY CONTROL MONUMENT AS NOTED
 - FOUND MONUMENT AS NOTED
 - ⊠ SET 5/8 REBAR AND PLASTIC CAP PLS 23301
 - ⊗ SET NAIL AND TAG PLS 23301
 - DIMENSION POINT, NOTHING FOUND OR SET
- P.U.E. PUBLIC UTILITY EASEMENT

AREAS:

- PARCEL 1: 12,016 SQ. FT.
- PARCEL 2: 12,026 SQ. FT.
- PARCEL 3: 12,025 SQ. FT.
- PARCEL 4: 12,004 SQ. FT.
- PARCEL 5: 12,028 SQ. FT.
- PARCEL 6: 12,041 SQ. FT.
- PARCEL 7: 15,337 SQ. FT.
- PARCEL 8: 14,155 SQ. FT.
- PARCEL 9: 12,037 SQ. FT.
- PARCEL 10: 12,083 SQ. FT.
- PARCEL 11: 13,011 SQ. FT.
- TOTAL AREA: 138,763 SQ. FT. 3.19 A.C.

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	03°14'27"	121.00'	6.84'	6.84'
C2	20°21'51"	121.00'	43.01'	42.78'
C3	14°55'10"	79.00'	20.57'	20.51'
C4	08°40'15"	79.00'	11.96'	11.94'
C5	07°07'19"	121.00'	15.04'	15.03'
C6	49°17'44"	25.00'	17.58'	17.22'
C7	29°50'06"	48.00'	24.99'	24.71'
C8	9°34'10"	48.00'	78.47'	70.02'
C9	13°41'28"	48.00'	115.35'	89.53'
C10	17°54'35"	48.00'	15.00'	14.94'
C11	65°55'54"	25.00'	28.77'	27.21'
C12	23°35'25"	121.00'	49.82'	49.47'
C13	23°36'18"	79.00'	32.55'	32.32'
C14	23°36'18"	100.00'	41.20'	40.91'
C15	23°35'25"	100.00'	41.17'	40.88'



FILE NO: _____
 FILED FOR RECORD AT THE REQUEST OF: _____
 ON THIS _____ DAY OF _____
 2021, AT _____ MINUTES PAST _____
 O'CLOCK _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

COUNTY RECORDER
 BY: _____ DEPUTY
 FEE: _____

CALEB COURT SUBDIVISION MAP FOR CALEB ASSOCIATES LLC.

BEING A PORTION OF LOT 3 IN BLOCK B OF SUN VALLEY SUBDIVISION NO. 5 AS FILED IN TRACT MAP 573

SITUATE WITHIN A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, T. 20 N., R. 20 E., M.D.M. WASHOE COUNTY NEVADA

DRAWN BY: AJK
 DATE: FEB 2021
 PROJ. CODE: STAR WEST
 PROJ. #1137 06.001

2 OF **2**

Robison Engineering COMPANY, INC.
 848 VICTORIAN AVENUE
 SPARKS, NV 89431
 www.robisoneng.com
 775-852-2261

S. STAMP

CALEB COURT SUBDIVISION

GRADING AND UTILITY PLANS IN SUPPORT OF SUBDIVISION MAP

STAR WEST HOMES

8745 TECHNOLOGY WAY STE F RENO, NV 89521

GRADING SUMMARY:	
AREA OF DISTURBANCE:	3.4 AC
CUT VOLUME:	3,800 CY
FILL VOLUME:	3,800 CY
NET VOLUME:	0 CY



VICINITY MAP
N.T.S.

- GRADING NOTES**
- ALL EXCAVATION AND EMBANKMENT SHALL BE IN ACCORDANCE WITH THE WASHOE COUNTY STANDARDS.
 - THE CONTRACTOR SHALL MAINTAIN A DUST CONTROL PROGRAM TO INCLUDE WATERING OF OPEN AREAS AND MAINTAIN CONFORMITY WITH SECTION 40.030 OF WASHOE COUNTY AIR POLLUTION PROVISIONS.
 - FINISH GRADE REPRESENTS THE ELEVATION OF THE FINISHED SURFACE. IF LOCATED IN A LOT OR COMMON AREA, THE GRADE REPRESENTS THE FINAL SURFACE. IF TOP SOIL IS TO BE PLACED, THE CONTRACTOR SHALL ADJUST THE GRADE SHOWN. IF SHOWN AT CENTERLINE, THE GRADE REPRESENTS THE FINISHED SURFACE GRADE OF THE AC. IF SHOWN AT A BUILDING PAD, THE GRADE REPRESENTS THE FINISHED GRADE AROUND THE EXTERIOR OF THE HOUSE, INCLUDING LANDSCAPING TREATMENTS. COORDINATE WITH ARCHITECT AND STRUCTURAL FOR BUILDING AREA SUBGRADE(S).
 - USE EXTREME CARE WHEN WORKING AROUND EXISTING UTILITIES AND EXISTING ROADS.
 - THE CONTRACTOR SHALL NOTIFY OWNER AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK AND ONLY AFTER A PRE-CONSTRUCTION MEETING BETWEEN OWNER, ENGINEER OF RECORD, MATERIALS TESTING LABORATORY, AND GENERAL CONTRACTOR HAS OCCURRED.
 - THE INSPECTION AND TESTING OF SOILS AND ALL OTHER MATERIALS SHALL BE IN CONFORMANCE WITH WASHOE COUNTY ORANGE BOOK STANDARDS AND SITE SPECIFIC SOILS REPORT AS APPLICABLE.
 - SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE STATE HISTORIC PRESERVATION DEPARTMENT SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE DETERMINED BY CONSULTATION WITH THE APPROPRIATE JURISDICTION.
 - ALL NATURAL VEGETATION OUTSIDE OF DISTURBANCE LIMITS TO BE PRESERVED. ALL AREA DISTURBED BY CONSTRUCTION SHALL BE STABILIZED BY ONE OF THE FOLLOWING METHODS:
 - 3" GRAVEL SURFACE
 - DRYLAND GRASS SEED MIX RAKED INTO SOIL
 - SHRUB, LAWN, OR SMALL TREE LANDSCAPING IN CONFORMANCE WITH W.U.I. CODE, AND APPROVED LANDSCAPING PLANS.
- FOR THE 3:1 SLOPE SEE SEPARATE REVEGETATION PLAN. (NOT PART OF SUBDIVISION MAP REVIEW - TO BE SUBMITTED WITH GRADING PLAN PERMIT)

TOPOGRAPHIC MAP NOTES:

- BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THESE PLANS IS NAD 83 NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, WASHOE COUNTY MODIFIED GRID.
- BASIS OF ELEVATIONS: NAVD 88 PER WASHOE COUNTY BENCHMARK.

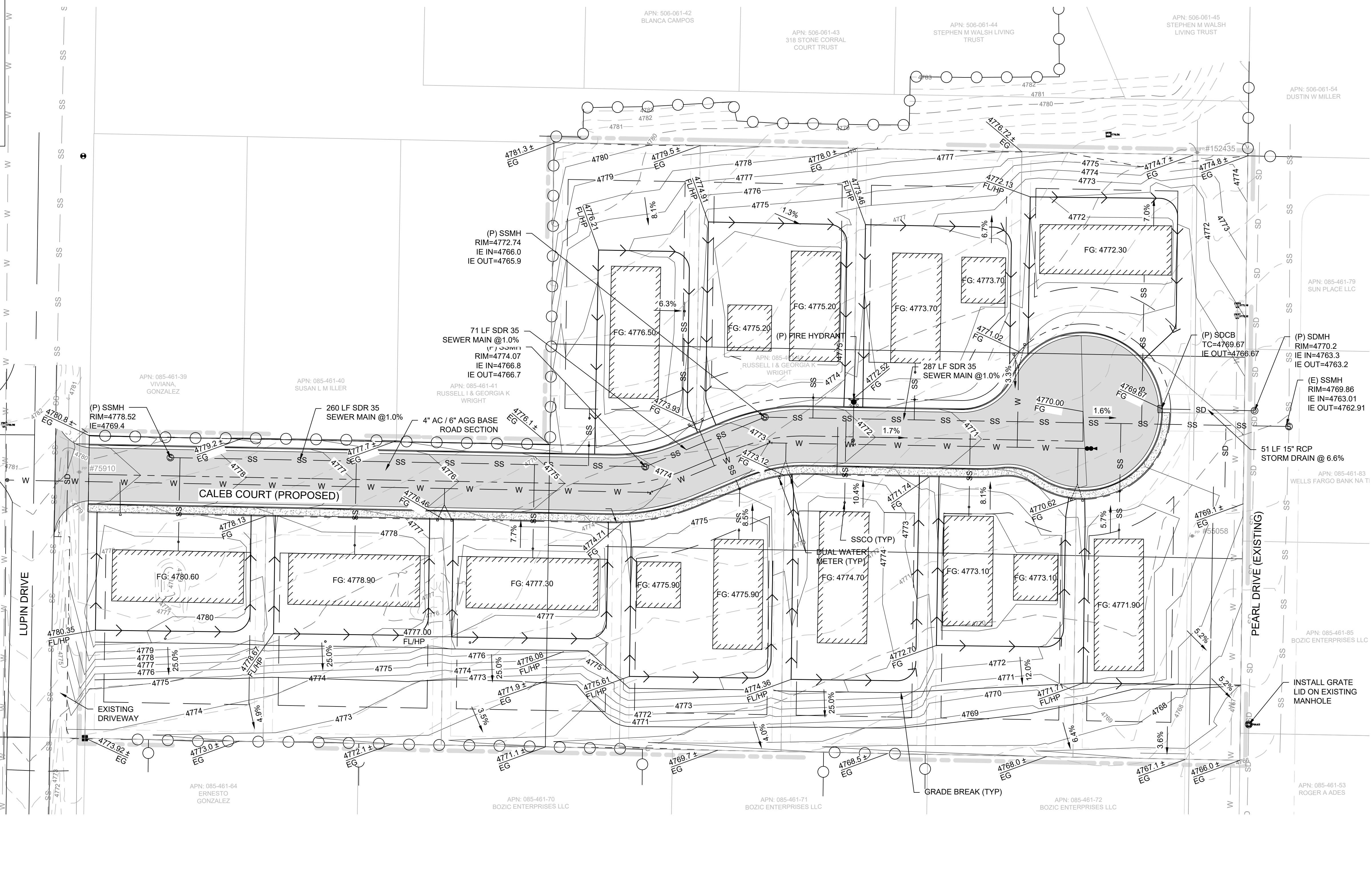
GENERAL NOTES:

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE BELIEVED TO BE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, CITY ORDINANCES, AND/OR COUNTY STANDARDS. IN THE EVENT OF A CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND CITY STANDARDS PROMPTLY NOTIFY ENGINEER. THE COUNTY STANDARDS SHALL APPLY. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

IF THE CONTRACTOR(S) OBSERVES ANY CONDITION ON THE SITE WHICH CONFLICTS WITH THE INFORMATION SHOWN HEREON, THEY SHALL CONTACT ROBISON ENGINEERING AT 775-852-2251 FOR RESOLUTION.

THE ENGINEER SHALL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER.

OBTAIN LATEST ELECTRONIC FILE FROM ROBISON ENGINEERING COMPANY PRIOR TO STAKING AND CONSTRUCTION.



CALEB CT SUBDIVISION
SITE IMPROVEMENTS
 C1
 GRADING AND UTILITY PLAN
 WASHOE COUNTY
 PROJECT NO: 11-137-06-002
 NEVADA

PREPARED FOR:
STAR WEST HOMES
 8745 TECHNOLOGY WAY
 SUITE F
 RENO NV 89521
 (775) 232-5879

Robison Engineering
 846 VICTORIAN AVENUE
 SUITE 20
 RENO NV 89521
 (775) 852-2251
 DRAWN: RCB
 DATE: 2021-02-11

PRELIMINARY
NOT FOR
CONSTRUCTION

NO	DESCRIPTION	DATE	BY	CHKD
1	RECONFIGURE LAYOUT PER SVIGD	2/11/21	RCB	RCB

NO	DESCRIPTION	DATE	BY	CHKD

NO	DESCRIPTION	DATE	BY	CHKD

NO	DESCRIPTION	DATE	BY	CHKD

NO	DESCRIPTION	DATE	BY	CHKD

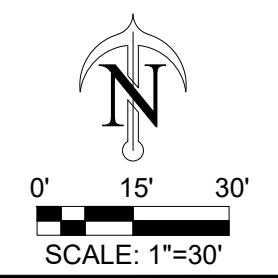
NO	DESCRIPTION	DATE	BY	CHKD

NO	DESCRIPTION	DATE	BY	CHKD

APPROVALS
C1
 SHEET 1 OF 1

PROJECT AUTHORITY

OWNER CALEB ASSOCIATES, LLC 8745 Technology Way, Suite F Reno, NV 89521	DEVELOPER STAR WEST HOMES 8745 Technology Way, Suite F Reno, NV 89521 (775) 232-5879 kevin@starwesthomes.com	CIVIL ENGINEER ROBISON ENGINEERING COMPANY, INC. REBECCA C BERNIER, PE 846 Victorian Avenue, Suite 20 Sparks, NV 89431 (775) 852-2251 x 727 (775) 852-9736 fax rebecca@robisoneng.com	SURVEYOR ROBISON ENGINEERING COMPANY, INC. ERIC SAGE, PLS 846 Victorian Avenue, Suite 20 Sparks, NV 89431 (775) 852-2251 x 701 (775) 852-9736 fax sage@robisoneng.com
---	--	---	---



C:\Users\rbarnes\OneDrive\Documents\2021\02\11\11-137-06-002\CAD\Civil\Improvements\Plans - Title\11-137-06-002-01.dwg, 2/11/2021, 12:40:08 PM, S:\CHASCOA