



Planning Commission Staff Report

Meeting Date: May 4, 2021

Agenda Item: 8C

TENTATIVE SUBDIVISION MAP CASE NUMBER: WTM21-008 Braesview Custom Lot Subdivision

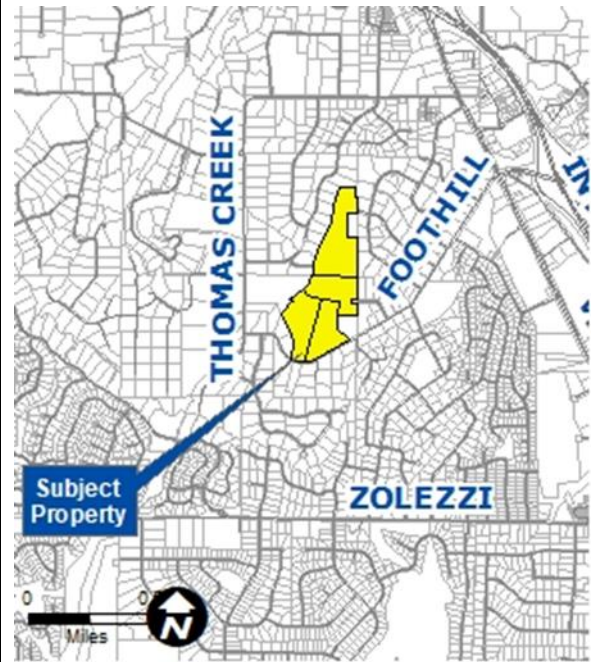
BRIEF SUMMARY OF REQUEST: A tentative subdivision map of 75.88 acres into 24 lots

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 4 parcels totaling 75.88 acres located off Foothill Rd. into 24 lots, with lot sizes ranging from 2.5 to 4.89 acres. The western portion of the site abuts Thomas Creek and will be subject to all requirements of Article 418, Significant Hydrologic Resources. Also, the proposal exceeds the threshold for major grading and will result in ±7.43 acres of disturbance including ±11,543 CY of excavation and ±6,674 CY of imported material.

Applicant: Thomas Foothill, LLC
 Property Owner: Thomas Foothill, LLC & Casazza Ranch Estates, LLC
 Location: 1455 Foothill Rd. & parcels north of Foothill Rd. to west of Eli Drive
 APN: 044-391-26, 28, 29 & 162-240-01
 Parcel Size: ±17.2, ±15.4, ±15.7 & ±27.5 acres
 Master Plan: Rural Residential (RR)
 Regulatory Zone: High Density Rural (HDR) & General Rural (GR)
 Area Plan: Southwest Truckee Meadows
 Citizen Advisory Board: South Truckee Meadows/Washoe Valley
 Development Code: Authorized in Article 418, Significant, Hydrological Resources; Article 438, Grading Standards; & Article 608, Tentative Subdivision Maps
 Commission District: 2 – Commissioner Lucey



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Tentative Subdivision Map Case Number WTM21-008 for Thomas Foothill, LLC, with the condition included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25 and having addressed the Special Review Considerations in Washoe County Code Section 110.418.30.

(Motion with Findings on Page 15)

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

Tentative Subdivision Map

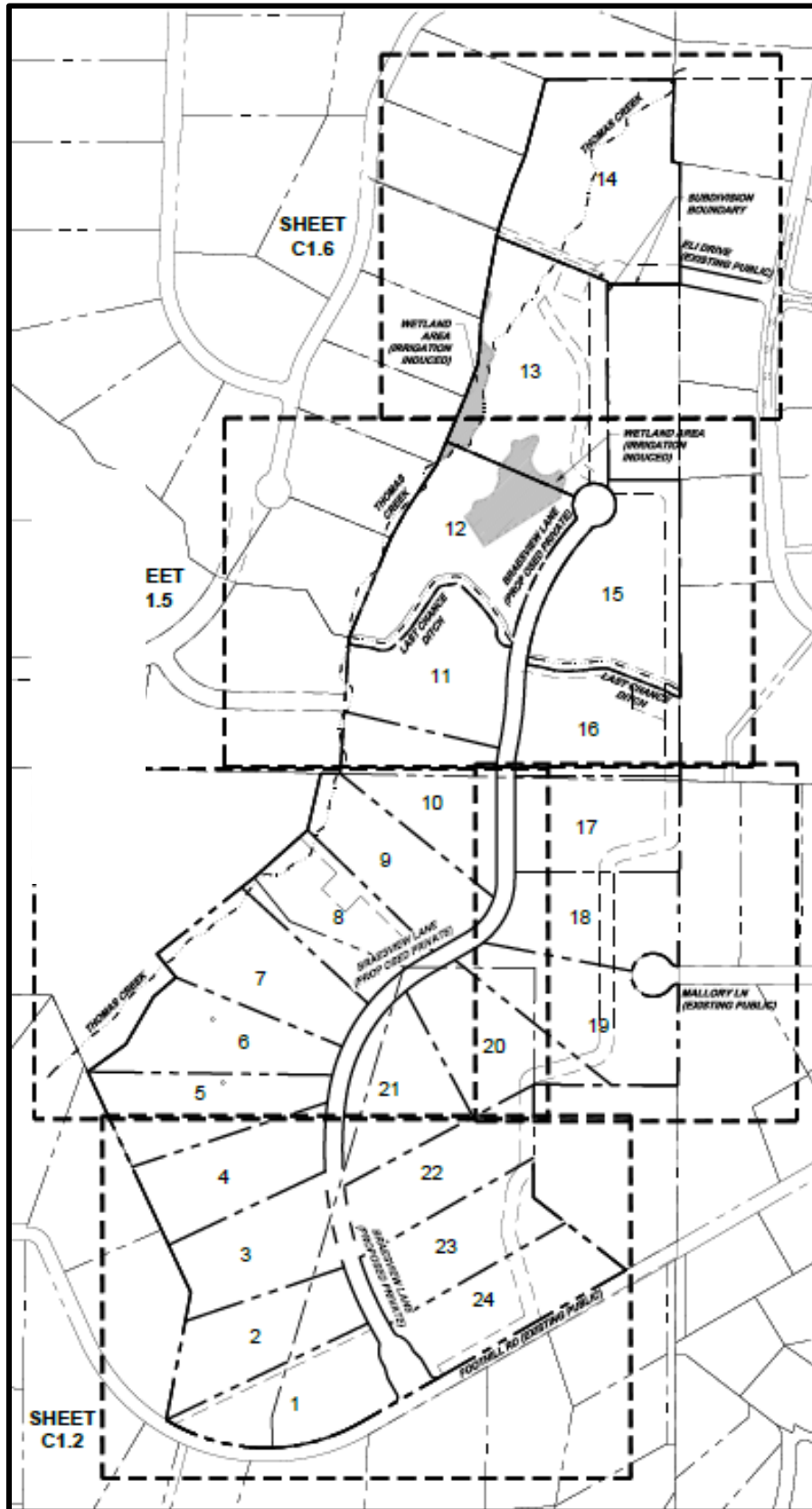
The purpose of a tentative subdivision map is:

- 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 insure proper legal descriptions and monumenting of subdivided land; and;
- To safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any subdivision platted in the unincorporated area of Washoe County.

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

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

The conditions of approval for Tentative Subdivision Map Case Number WTM21-008 are attached to this staff report and will be included with the action order.



Site Plan

Project Evaluation

The applicant is requesting a tentative subdivision map to develop four parcels totaling 78.88 acres into 24 residential lots that are located north of Foothill Road. The application also includes major grading and consideration for significant hydrological resources, as the western portion of the site borders Thomas Creek. The lot sizes will range from 2.5 acres to 4.89 acres, with an average of 2.96 acres.

A parcel map application (WTPM19-0003 Sullivan Foothill Road) was approved by the Parcel Map Review Committee on April 11, 2019. Three lots (APNs: 044-391-26, 28, and 29) were created that are a part of the application along with a fourth parcel (APNs: 162-240-01) that was not part of the approved parcel map.

The parcels are located within the Southwest Truckee Meadows Area Plan, within the Lakeside/Holcomb Suburban Character Management Area. The parcels have a master plan land use designations of Rural (R) and Rural Residential (RR) and a regulatory zone of High Density Rural (HDR) and General Rural (GR). The parcels to the west, south and north have the same master plan designation and regulatory zones, while the parcel to the east have a master plan designation of Suburban Residential (SR) and a regulatory zone of Low Density Suburban (LDS). The setbacks for the proposed development will meet the Washoe County code for HDR, 30 feet in the front and rear and 15 feet on the sides.

The parcels bordering Thomas Creek have a regulatory zones of GR and HDR. The GR regulatory zone has a minimum allowed lot size of 40 acres per WWC Table 110.406.05.1. However, the parcels with GR and HDR regulatory zones are permitted to be divided per Interpretation 03-2, *Division of GR Parcels When a Significant Hydrologic Resource Exists*. This interpretation states the following:

When a development application includes a perennial stream that has been mapped as General Rural regulatory zone, the GR area based on the perennial stream may be divided when the provisions of Article 418 will apply and Community Development staff determine that Article 418 will provide an equivalent or greater level of protection to that afforded by GR.

The development is required to meet Article 418 and staff has determined that the perennial streams are adequately protected and support the division of the parcels as shown in the application’s table below:

Parcel Number	Acreage	HDR	GR		
044-391-26	17.23	14.81	2.42		
044-391-28	15.44	13.12	2.32		
044-391-29	15.71	15.07	0		
162-240-01	27.502	15.13	12.38		
Total Acres	75.88	58.13	17.12		
Density Allowance Calculation					
		Acreage	Density Multiplier	Total Lots	Rounded
HDR Zoned Property		58.13	0.4	23.25044	23
GR Zones Property		4.74	0.025	0.1185	1
Total Allowed Lots Per Zoning Designation					24

The applicant is proposing to develop custom 24-lots; Lot developments will be permitted and constructed by the owners of each individual lot. The lots will be developed to meet all Washoe County code requirements and will comply with all review consideration of Article 418, Significant Hydrological Resources. The applicant indicates that the development will also meet all Southwest Truckee Meadows Area Plan policies, including dark skies lighting, pedestrian access through the development, and impacts to the surrounding area. A homeowner's association (HOA) with CCRs will also be created.

Site Characteristics

The site is relatively flat with native shrubs and a scattering of trees throughout the site. An old ranch house that will be demolished is located on one parcel (APN: 044-391-26) and is accessed by a dirt road off Foothill Road. The northern parcel (APN: 162-240-01) is owned by the Casazza Ranch Estates, LLC and the Last Chance ditch crosses this parcel west to east. The applicant will be conditioned to preserve and retain all recorded and prescriptive easements, to provide continued use and access to the ditch.



View of Site

The site is currently, and has historically been used to graze cattle, which has managed the growth of the vegetation. Thomas Creek borders the westside of the development and the southern portion of the creek is overgrown with willows, while the northern section is not overgrown. The developers would like to clear the area around the creek to be more like the northern portion. The applicant will need to comply with Washoe County Code sections 110.418.30 as well as Washoe County Code 110.412.67(c), which requires that, "disturbed riparian areas shall be revegetated with native riparian vegetation." Conditions of approval have been drafted to meet this requirement and this is also conditioned to be included in the development's CCRs.



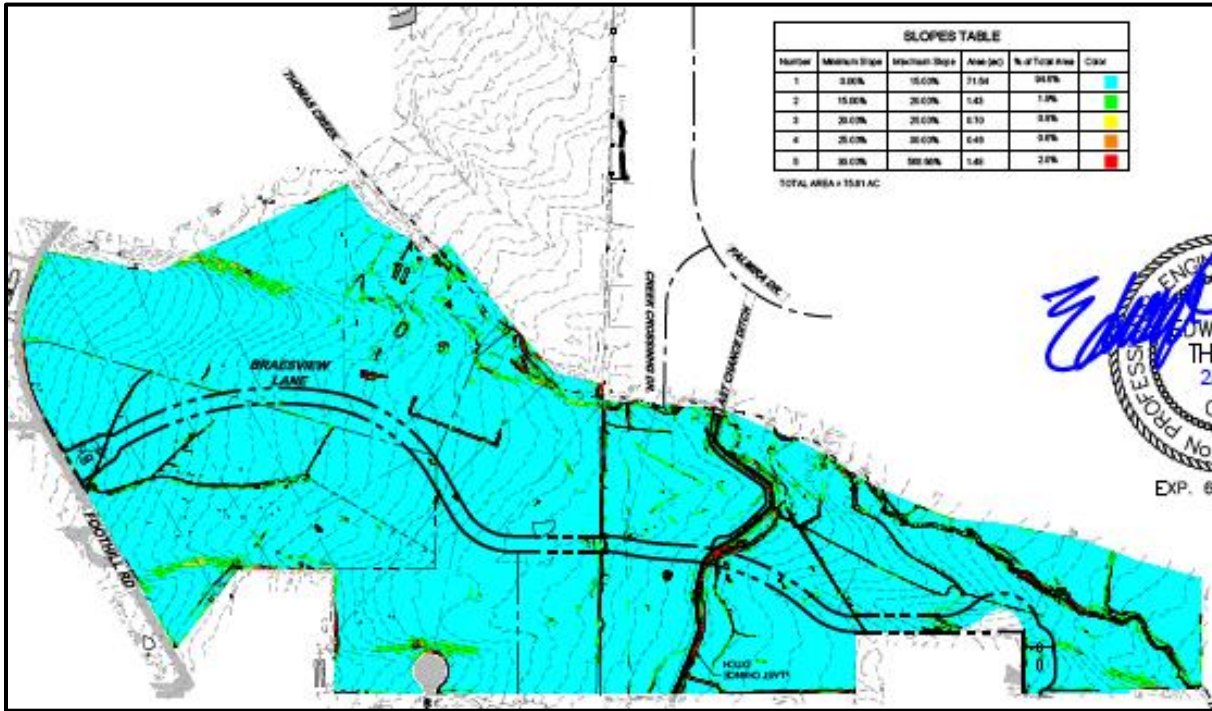
View of Thomas Creek of southern portion of the site



View of Thomas Creek of northern portion of the site

Grading and Drainage

The proposed grading associated with this tentative map will be minimal, involving less than 10 percent of the property. The applicant estimates approximately 7.43 acres of the 75.88-acre property will be disturbed. A total of ±11,543 cubic yards (CY) of material will be excavate and ±6,674 CY of material will be imported. This proposed grading exceeds the major grading thresholds of WCC 110.438.35 for: grading an area of more than four acres; excavating more than 5,000 CY of material; and importing more than 5,000 CY of material. The applicant indicates the grading will facilitate the development of the site for the proposed custom 24 lots, the roadway and drainage areas. The applicant indicates that any excess material will be disturbed throughout the site to create partial building pads for some of the lots. No berms will exceed 4 feet in height and any exposed surfaces will be re-vegetated. The map below shows that there is very little slope on the site.

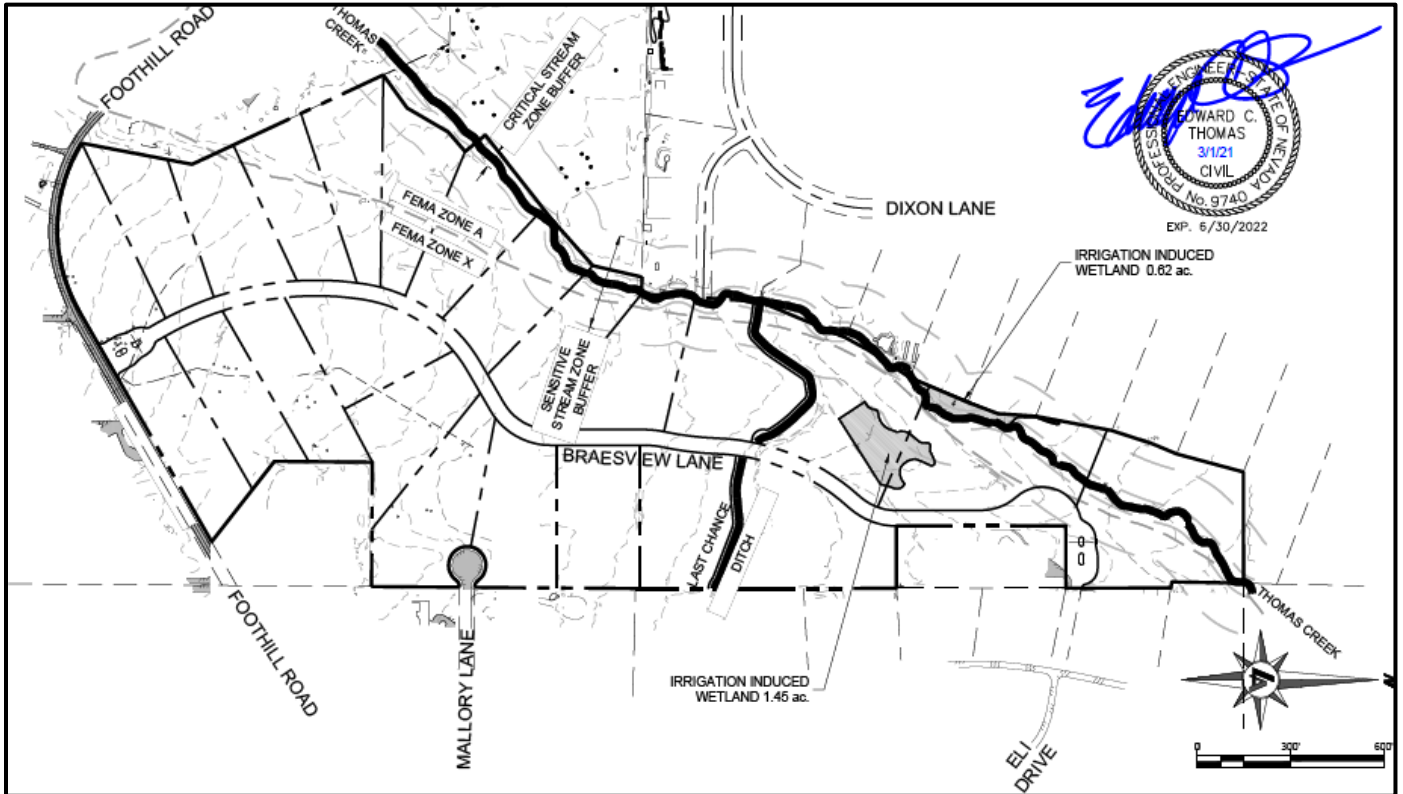


Exiting Slope Analysis Map

There are three existing culverts under Foothill Road to transport runoff from the development to the south. The Last Chance Ditch, which is located on the northern section of the site, tends to catch the runoff from areas upstream of the ditch according to the application. However, ditches are not to be used for runoff and with the development of the site, runoff water will be routed away from the ditch and to Thomas Creek, which will minimize flooding of properties downstream of the ditch. A drainage channel will be added along the eastern border through the development to Thomas Creek, this will further protect properties within the development and downstream along the ditch from ditch flooding issues.

There are several areas, within the development that are identified as potential wetlands, on the Southwest Truckee Meadows Area Plan, Development Constraints Suitability map. The areas shown on the Development Constraints Suitability map were reviewed by the Army Corp of Engineers (ACOE) during the review of the parcel map application (WTPM19-0003) for the three southern parcels (APNs: 044-391-26, 28, & 29). There were discussions with Jennifer Thomason of the ACOE concerning the identified potential wetland areas. The applicant has indicated that from these discussions with ACOE the submitted delineation report concluded that no wetlands were present on these three parcels. With the addition of the northern parcel (APN: 162-240-01) the applicant is again in discussion with the ACOE concerning the potential wetlands on this parcel. The applicant indicates that the large area in the central portion of the parcel is not a wetlands area, however the area along Thomas Creek might

qualify (see the Development Constraint Map below). The applicant is awaiting the ACOE decision on the delineation that was submitted for this parcel (APN: 162-240-01) and a condition has been included in the conditions of approval addressing potential wetlands for the development. The application included the map below that shows the location of Thomas Creek (in the bold black line), critical and sensitive stream buffers, two wetlands area, and FEMA zones. The wetlands area that is still being reviewed it the area adjacent to Thomas Creek.



Wetland and FEMA Flood Map

Also, the area adjacent to Thomas Creek is identified as located within the 100-year flood hazard area, however the applicant indicates that no development will occur in this area. Any stormwater detention required on the individual lots will be constructed as the lots are developed. Conditions of approval have been included to address these concerns.

Utilities

The sewer service will be provided by Washoe County and water service by Truckee Meadows Water Authority (TMWA). In TMWA’s report, included with the application, TMWA has indicated that there is adequate supply and storage capacity for the project. The wastewater from the site will be collected in an on-site public gravity sanitary sewer pipeline that will be owned by Washoe County and will meet County requirements. Other utilities including power, gas, and solid waste disposal are available in the area.

Roadways and Traffic

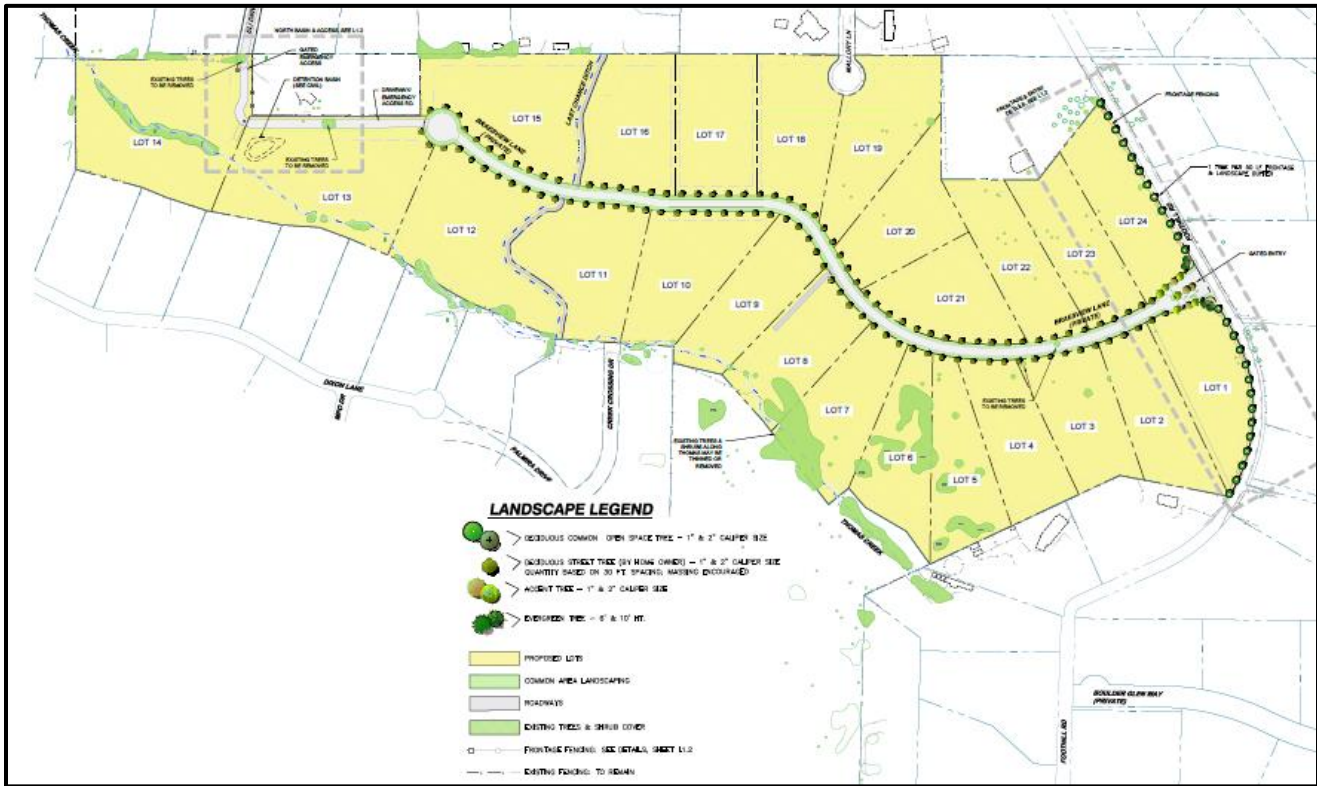
The street within the development will be private and maintained by the development. There will be a gated entry into the development from the south off Foothill Road, with turnaround bulbs at the entrance. At the north end of the development a cul-de-sac will be constructed. Off the cul-de-sac there will be a driveway to the northern lot that will also provide an emergency gated secondary access to Eli Drive. The proposed private roadway will conform with Washoe County public street standards.

The average daily trips (ADT) for the development is 227 ADT, with 18 AM peak trips and 24 PM peak trips. The development does not generate enough traffic to require a traffic study.

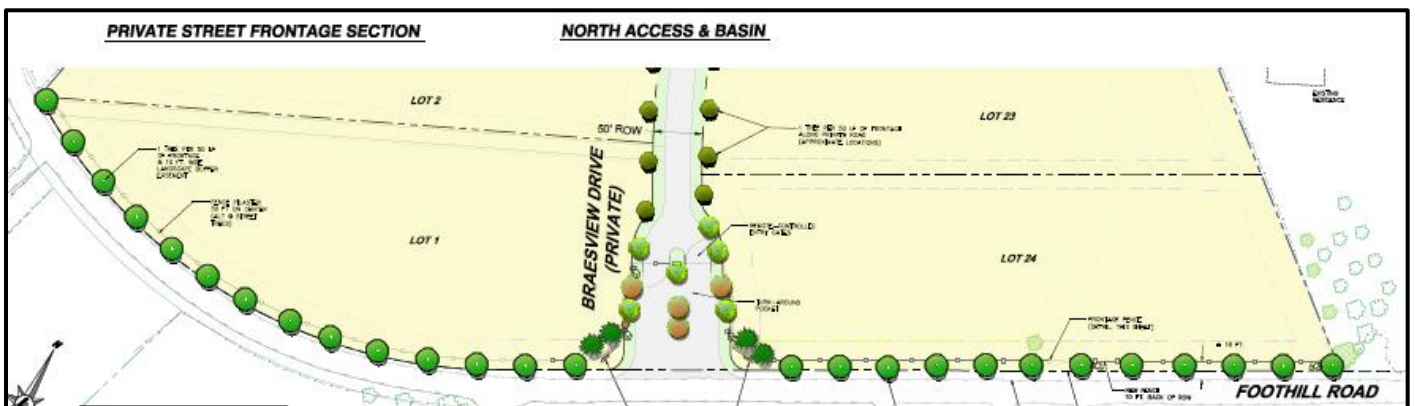
Fencing and Landscaping

There will be fencing at the entrance to the development with stone columns and tubular steel opening fencing. The fencing for the individual lots will be open, ranchland in style and will be defined and controlled by CCR's.

Trees will be installed along the street frontage and access roads to the development, which will be maintained by the HOA. Landscaping of the individual lots will be defined during the building permit process by the developer. The existing native vegetation will be cleared or disturbed as needed with the development of the individual lots.



Landscape Plan



Landscape Entrance Plan off Foothill Road

Washoe County School District

The proposed development is zoned for Lenz Elementary School, Herz Middle School and Galena High School. The project is calculated to generate up to 6 elementary students, 2 middle school students, and 2 high school students. The school district anticipates no conflicts with its ability to provide educational service to students generated by the proposed development.

School	2020/21	2025/26	2030/31
Lenz ES	86%	93%	93%
Herz MS	50%	61%	64%
Galena HS	78%	61%	66%

Significant Hydrologic Resource (SHR)

The proposed development has lots along Thomas Creek that are within the critical stream zone buffer area and the sensitive stream zone buffer area. The definition of the critical stream zone buffer area is “all land and water surface within thirty (30) feet from the centerline of the perennial stream”. The definition of sensitive stream zone buffer area is “all land and water surface between the critical stream zone buffer area boundary of thirty (30) and one hundred fifty (150) feet from centerline or thalweg of the perennial stream”. The applicant is proposing to clear some of the vegetation adjacent to Thomas Creek, however no significant grading is proposed. Conditions of approval required all Washoe County code be met for grading and SHR requirements.

The applicant is required “prior to approving an application for development in the critical stream zone buffer area or the sensitive stream zone buffer area” per WCC 110.418.30 to address the following special review considerations. Staff has reviewed and concluded that the applicant has provided the necessary responses to the required special review considerations as are stated below:

- (a) Conservation of topsoil;
Applicant comment: Topsoil removed from road and drainage construction areas will be stockpiled for re-use as topsoil in cleared, non-structural areas.
- (b) Protection of surface water quality;
Applicant comment: Land disturbance will be kept to an absolute minimum during construction. Drainage swales will be armored to minimize erosion. Stormwater detention ponds will allow for stilling of runoff and deposition of collected sediment prior to discharge.
- (c) Conservation of natural vegetation, wildlife habitats and fisheries;
Applicant comment: Land disturbance will be kept to an absolute minimum during construction. Construction will not be permitted within the Critical Stream Zone buffer and held to a minimum within the Sensitive Stream Zone buffer. Runoff will be routed away from the Last Chance Ditch to the extent practical.
- (d) Control of erosion;
Applicant comment: Land disturbance will be kept to an absolute minimum during construction. Drainage swales will be armored to minimize erosion.
- (e) Control of drainage and sedimentation;

Applicant comment: Stormwater detention ponds will allow for stilling of runoff and deposition of collected sediment prior to discharge.

- (f) Provision for restoration of the project site to predevelopment conditions;

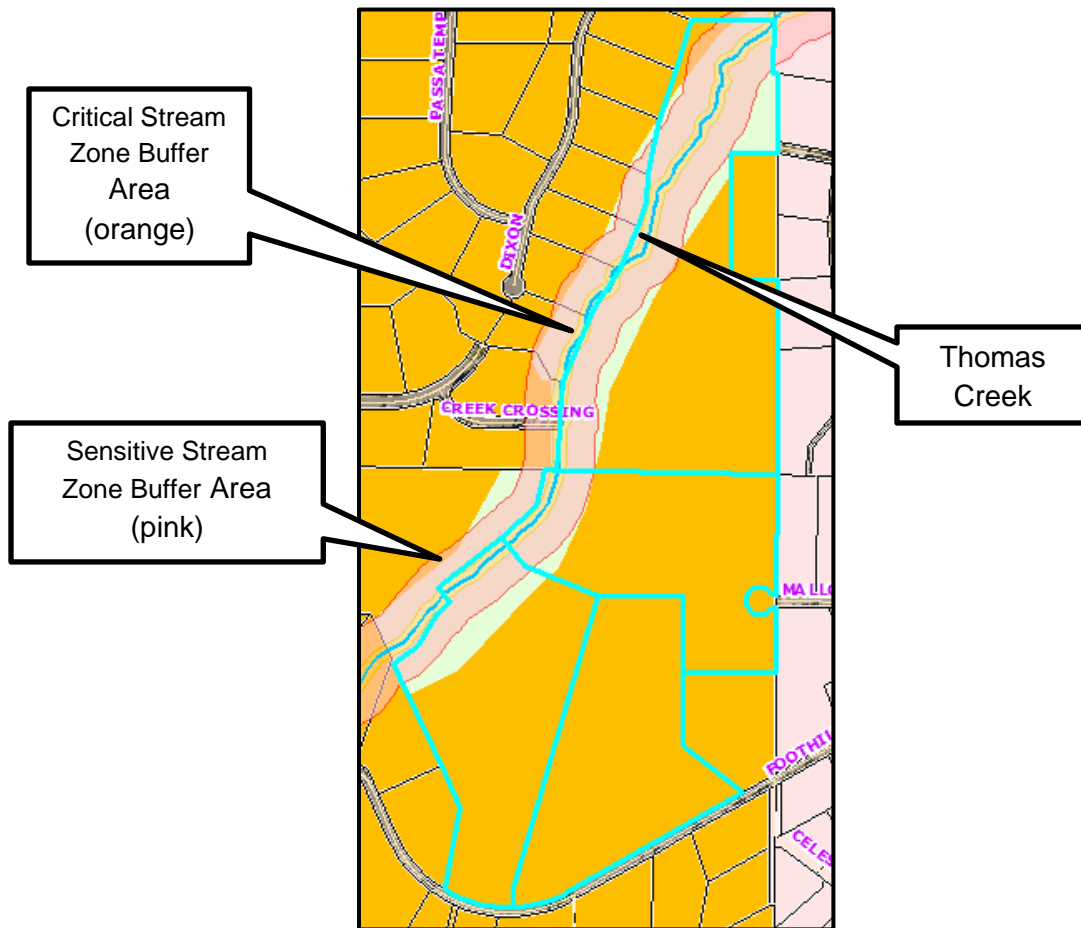
Applicant comment: Disturbed areas that are not paved or armored will either be landscaped or revegetated with a native and/or adapted seed mixture.

- (g) Provision of a bonding program to secure performance of requirements imposed; and

Applicant comment: Bonding will be provided as required by Washoe County.

- (h) Preservation of the hydrologic resources, character of the area and other conditions, as necessary.

Applicant comment: Land disturbance will be kept to an absolute minimum during construction. Construction will not be permitted within the Critical Stream Zone buffer and held to a minimum within the Sensitive Stream Zone buffer. Runoff will be routed away from the Last Chance Ditch to the extent practical. Drainage swales will be armored to minimize erosion. Stormwater detention ponds will allow for stilling of runoff and deposition of collected sediment prior to discharge. Disturbed areas that are not paved or armored will either be landscaped or revegetated with a native and/or adapted seed mixture. On lots where Significant Hydrologic Resource areas exist, deed restrictions or limitations of use consistent or more stringent that are required within Article 418 of the WCDC will be applied to the final map and/or CC&R's.



Area Plan Evaluation

The subject parcel is located within the Southwest Truckee Meadows 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
SW.1.6	Allowed Regulatory Zoning – HDR & GR	Yes	
SW.2.1	Development will have minimum impact to topography, slopes and vegetation	Yes	Yes
SW.2.2	Control of noxious weeds	Yes	Yes
SW.2.3	Application will be presented to CAB and submit a summary of the meeting	Yes	
SW.2.5	Dark skies standards	Yes	
SW.2.10	Development impacts to adjacent land uses will be mitigated	Yes	
SW.12.1	The Nevada Department of Wildlife will be contacted	Yes	
SW.18.3	Development proposals that impact “potential wetlands” must conduct a wetlands delineation study	Yes	Yes
SW.19.1	The infrastructure and resource will be evaluated by the Department of Water Resources	Yes	Yes

South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB)

The proposed project was presented by the applicant’s representative at the regularly scheduled Citizen Advisory Board meeting on April 1, 2021. The CAB voted unanimously in support of the application. The CAB minutes were not available at the time that the staff report was prepared. The comments made at the CAB meeting included:

- Traffic on Eli Drive
- Traffic and speeds on Foothill Road
- Last Chance ditch access and irrigating
- Single point access
- Safety issues for school students on Foothill Road
- Zoning questions

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 checked="" type="checkbox"/>	<input type="checkbox"/>	
NDF- Endangered Species	<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"/>	
Nevada Div. of Wildlife	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vahid Behmaram vbehmaram@washoecounty.us
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Leo Vesely / Mitchell Fink lvesely@washoecounty.us mfink@washoecounty.us
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Genine Rosa, grosa@washoecounty.us
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	David Kelly dkelly@washoecounty.us
WCHD- EMS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Dale Way/ Brittany Lemon dway@tmfpd.us / blemon@tmfpd.us
RTC Washoe	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	

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

Staff Comment on Required Findings

WCC Section 110.608.25 of Article 608, *Tentative Subdivision Maps*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of a tentative map request. Staff has completed an analysis of the application and has determined that the proposal is 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 Southwest Truckee Meadows 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 Southwest Truckee Meadows 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. There is a portion of the site adjacent to Thomas Creek that has been identified as being within the 100 year flood hazard area and the applicant is conditioned that no development will occur within in this area. Also, it is in a significant hydrological resource area and conditions have been included to meet all requirements.
- 4) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System.
Staff Comment: The necessary utilities have been identified and are available and adequate in the area. The proposed subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System.

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

Staff Comment: The proposed improvements are not likely to cause substantial environmental damage or harm to endangered plants, wildlife, or their habitat. No rare or endangered animals or plants have been identified by the applicant and no agency comments were received noting any issues with fish or wildlife on the site.

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

Staff Comment: The design of the proposed residential subdivision and type of associated improvements are not likely to cause significant public health problems.

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

Staff Comment: The proposed development has taken all easements into consideration and those easements will be accommodated or relocated, as necessary. The design of the subdivision should not conflict with the easements in regard to utility purposes or public access, etc. The Last Chance Ditch crosses the site and appropriate easements will be retained or provided to assure continued use and access by the Last Chance Ditch Company.

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

Staff Comment: The proposed development will be gated with a private road with primary access off Foothill Road. There will be an emergency gated secondary access at the north end of the development.

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

Staff Comment: The proposed development will contain a private street that will be constructed to County standards. The street is not proposed for dedication as the site will be gated. Any public utilities beneath the proposed private roadway will be dedicated, as necessary, and easement rights will be provided.

- 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: The development is not constructing houses on the individual lots. However, the owners of the lots will be able to develop with building materials to allow for passive or natural heating and cooling opportunities.

Recommendation

After a thorough analysis and review, Tentative Subdivision Map Case Number WTM21-008 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Tentative Subdivision Map Case Number WTM21-008 for Thomas Foothill, LLC, with the condition included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25 and having addressed the Special Review Considerations in Washoe County Code Section 110.418.30:

- 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.

Section 110.418.30, Special Review Considerations:

- (a) Conservation of topsoil;
- (b) Protection of surface water quality;
- (c) Conservation of natural vegetation, wildlife habitats and fisheries;
- (d) Control of erosion;
- (e) Control of drainage and sedimentation;
- (f) Provision for restoration of the project site to predevelopment conditions;
- (g) Provision of a bonding program to secure performance of requirements imposed; and
- (h) Preservation of the hydrologic resources, character of the area and other conditions, as necessary.

Appeal Process

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

Applicant/Owner: Thomas Foothill, LLC, 2100 Manzanita Lane, Reno, NV, 89505, Email: roger@thomascreekdevelopment.com

Consultant: Lumos & Associates, Inc., 9222 Prototype Drive, Reno, NV 89521, Email: ethomas@lumosinc.com

Consultant: CFA, 1150 Corporate, Reno, NV 89502, Email: dsnelgrove@cfareno.com



Conditions of Approval

Tentative Subdivision Map Case Number WTM21-008

The project approved under Tentative Subdivision Map Case Number WTM21-008 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on May 4, 2021. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

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

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

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

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

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

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

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

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

STANDARD CONSIDERATIONS FOR SUBDIVISIONS
Nevada Revised Statutes 278.349

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

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

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

Washoe County Planning and Building Division

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

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

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

tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, within four years after the date of approval of the tentative map or within two years 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.
- j. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and Building Division to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Building Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- k. Failure to comply with the conditions of approval shall render this approval null and void.
- l. Construction work hours will be limited to 7am to 7pm Monday to Saturday.
- m. Any imported earthen materials shall be “certified weed free” in order to prevent the spread of noxious weeds within the county.
- n. An onsite noxious weeds management plan needs to be developed to ensure weed seeds do not impact other areas. All native seed mixes shall be certified noxious weed free prior to its dispersal on the site.
- o. The grading on site shall be in compliance with applicable best management practices to minimize erosion. The grading plan shall also be designed to prevent construction drainage and materials from increasing sedimentation impacts to Thomas Creek and to minimize impervious surfaces.
- p. The applicant shall address the requirements for critical and sensitive stream zone buffer areas for Thomas Creek, for all development within these zones, as required by Washoe County Code Article 418.
- q. Any removal of existing vegetation shall be replaced with native riparian plant species for erosion and weed control as required by Washoe County Code Article 412.
- r. The applicant shall be required to address any determination from the Army Corp of Engineers (ACOE) on the delineated wetlands prior to the issuance of a final map. Any requirements from the ACOE based on their determination shall be followed with the final map and future development of the property/affected lots.
- s. The applicant shall identify and acknowledge all recorded easements prior to the recordation of the final map.
- t. Failure to comply with the conditions of approval shall render this approval null and void.
- u. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to Planning and Building staff for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to Planning and Building with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney’s Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners’ responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:
 - 1. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:

- a. Vegetation management;
 - b. Watershed management;
 - c. Debris and litter removal;
 - d. Fire access and suppression; and
 - e. Maintenance of public access and/or maintenance of limitations to public access.
2. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowner's association.
 3. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowner's association. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
 4. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
 5. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
 6. No motorized vehicles shall be allowed on the platted common area.
 7. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.
 8. Mandatory solid waste collection.
 9. Fence material (if any), height, and location limitations, and re-fencing standards. Replacement fence must be compatible in materials, finish and location of existing fence.
 10. All properties adjacent to Thomas Creek within the critical and sensitive stream zone buffer areas will meet requirements of Washoe County Code Article 418. Any removal of existing vegetation shall be replaced with native riparian plant species for erosion and weed control as required by Washoe County Code Article 412.
- v. The common open space owned by the homeowner's association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The deed shall be presented with the CC&Rs for review by Planning and Building staff and the District Attorney.

Washoe County Engineering and Capital Projects

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, P.E. 775.328.2313, ivesely@washoecounty.us & Walter West, P.E. 775 328.2310 wwest@washoecounty.us

- a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.

- b. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Engineering Division a complete set of reproducible as-built construction drawings in an acceptable digital format prepared by a civil engineer licensed in the State of Nevada.
- c. 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 homeowner's association. The maintenance of the drainage facilities shall also be addressed in the homeowner's association documents to the satisfaction of the District Attorney's Office.
- e. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
- f. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project.
- g. Appropriate easements shall be granted for any existing or new utilities, with each affected final map. This includes, but is not limited to, electrical lines, water lines, and drainage maintenance access.
- h. A 10 foot Public Utilities Easement and a 10 foot easement for traffic control signage and plowed snow storage 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 association shall be created or annexed in to with the first final map for the purpose of maintaining all common areas and drainage facilities.

Washoe County Engineering Division – Drainage (County Code 110.420)

Contact Name: Leo Vesely, P.E. 775.328.2313, ivesely@washoecounty.us & Walter West, P.E. 775 328.2310 wwest@washoecounty.us

- 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 FEMA 100-year floodplain, floodway and/or shaded X boundaries with associated flood elevations shall appear on the site plan to the satisfaction of the County Engineer. Building permits for structures and fill in these areas shall be in conformance with the Washoe County Code Article 416 Flood Hazards.
- r. 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."
- s. 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.
- t. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site.
- u. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with each final map.
- v. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a homeowner's association. The maintenance and funding of private drainage facilities shall also be addressed in the homeowner's association documents to the satisfaction of the District Attorney's Office.
- w. 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.
- x. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable.
- y. 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.
- z. Drainage easements shall be provided for all storm runoff that crosses more than one lot.
- aa. 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.
- bb. Prior to the finalization of the first final map, an operation and maintenance plan for the maintenance of the project's detention/retention basins and drainage facilities shall be developed in accordance with the Washoe County Code Article 421. The Operation and Maintenance Plan shall be incorporated into the project CC&R's to the satisfaction of the County Engineer and District Attorney's Office.
- cc. Offsite drainage and common area drainage, draining onto residential lots shall be perpetuated around the residential lots and drainage facilities capable of passing a 100-year storm, shall be constructed with the subdivision improvements to perpetuate the storm water runoff to improved or natural drainage facilities. The maintenance of these

drainage facilities shall be addressed in the home owner's association documents to the satisfaction of the County Engineer and the District Attorney's Office.

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

Contact Information: Walt West, P.E 775.328.2310 wwest@washoecounty.us or Mitchell Fink 775.328.2050, mfink@washoecounty.us

- dd. 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.
- ee. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- ff. 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.
- gg. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
- hh. 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.
 - ii. All roadways shall be constructed with a minimum of 4 inches of hotmix asphalt meeting the requirements of Washoe County.
 - jj. 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.
 - kk. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication.
- ll. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet AASHTO sight distances and safety guidelines. A minimum vertical clearance of 13.5 feet shall be maintained over all private streets, and no tree shall overhang the curb of any public street.
- mm. If the Engineering and Capital Projects Division does not inspect the subdivision improvements, prior to release of any financial assurances for the private improvements, the development shall provide the Engineering and Capital Projects Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans.
- nn. Eli Drive shall be constructed to Washoe County paved street standards to the intersection of Monte Vista Drive.

- oo. A minimum onsite stacking length of 100 feet and an adequately sized turnaround outside the gate is required prior to any security gate. Vehicle stacking at a gate shall not back up into the adjacent street right-of-way.
- pp. Public turnaround and access easements shall be granted at the access gate locations.

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

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

- pp. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.
- qq. All fees shall be paid or deferred in accordance with Washoe County Ordinance prior to the approval of each final map.
- rr. Improvement plans shall be submitted and approved by the Engineering and Capital Projects Division prior to approval of the final map. They shall be in compliance with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
- ss. The applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. The files must be in a format acceptable to Washoe County.
- tt. The applicant shall construct and/or provide the financial assurance for the construction of any on-site and off-site sanitary sewer collection systems prior to signature on each final map. The financial assurance must be in a form and amount acceptable to the Engineering and Capital Projects Division.
- uu. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The Engineering and Capital Projects Division will be responsible to inspect the construction of the sanitary sewer collection system.
- vv. The sanitary sewer collection system must be offered for dedication to Washoe County along with the recordation of each final map.
- ww. Easements and real property for all sanitary sewer collection systems and appurtenances shall be in accordance with Washoe County Design Standards and offered for dedication to Washoe County along with the recordation of each final map.
- xx. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
 - a. the estimated sewage flows generated by this project,
 - b. projected sewage flows from potential or existing development within tributary areas,
 - c. the impact on capacity of existing infrastructure,
 - d. slope of pipe, invert elevation and rim elevation for all manholes,
 - e. proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- yy. No Certificate of Occupancy will be issued until all the sewer collection, conveyance, and treatment facilities necessary to serve each final map have been completed, accepted and engineer prepared as-built drawings are delivered to the utility. As-built drawings must be in a format acceptable to Washoe County.
- zz. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County utility easement.
- aaa. A minimum 30-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.

- bbb. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.
- ccc. The developer will be responsible to fund the design and construction of major infrastructure such as pump structures, controls, telemetry and appurtenances, lift stations, force mains, sewer mains, interceptor and wastewater treatment facilities necessary to accommodate the project. However, the actual design will be the responsibility of the Engineering and Capital Projects Division. Prior to initiation of design the Developer shall pay the estimated design costs to Washoe County. The Engineering and Capital Projects Division may either provide such design in-house or select an outside consultant. When an outside consultant is to be selected, the Engineering and Capital Projects Division and the Developer shall jointly select that consultant.
- ddd. The Engineering and Capital Projects Division shall reserve the right to over-size or realign the design of infrastructure to accommodate future development as determined by accepted engineering calculations. Funding shall be the responsibility of Washoe County. Washoe County shall either participate monetarily at the time of design and/or shall credit an appropriate dollar amount to the Developer at the time of recordation of the subdivision map.

Washoe County Health District- Air Quality

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

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

- a. If there is any grading/disturbance greater than 1 acre then a Dust Control Permit will be required prior to breaking ground.

Washoe County Health District- Environmental Health

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

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

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

- a. Prior to any final grading or other civil site improvements, an approved Water Project must be submitted with all grading, civil improvements, and building plans. The approved Water Project must demonstrate the water system will conform to the State of Nevada Design, Construction, Operation and Maintenance Regulations for Public Water Systems, NAC Chapter 445A, and the State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC 278.400 and 278.410.
- b. Mass grading may proceed after approval of the Tentative Map and upon review and approval by the WCHD of a grading permit application.
 - i. Any changes to previously approved improvement plans made prior to final map submittal shall be resubmitted for review per NAC 278.290 and NAC 445A.66715.

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

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

Washoe County Health District- Emergency Management

- 5. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction

over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

Contact: Julie Hunter, 775-326-6043, jhunter@washoecounty.us

- a. The address number shall be clearly marked on the curb and the structure(s) so the individuals can be quickly located by public safety agencies.

Truckee Meadows Fire Protection District (TMFPD)

6. 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.

Water Rights & Water Resources Management

7. 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 TMWA 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.

*** 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 29, 2021

To: Julee Olander, Planner

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

Re: **WTM21-008** Braesview Subdivision (24 Lots)

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The proposed project consists of 24 custom home lots. The Engineering Division recommends approval subject to the following comments and conditions of approval, which supplement applicable County Code and are based upon our review of the site and the tentative map application prepared by Christy Corporation. The Engineering Division shall determine compliance with the following conditions of approval.

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

Washoe County Engineering 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) 328-2041, Walter West, P.E. (775) 328-2310
 - a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
 - b. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Engineering Division a complete set of reproducible as-built construction drawings in an acceptable digital format prepared by a civil engineer licensed in the State of Nevada.
 - c. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.
 - d. A note on the final map shall indicate that all drainage facilities shall be privately maintained and perpetually funded by the home owners association. The maintenance of the drainage facilities shall also be addressed in the home owner's association documents to the satisfaction of the District Attorney's Office.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

Subject: **Braesview Subdivision WTM21-008** (24 Lots)
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- e. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
- f. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project.
- g. Appropriate easements shall be granted for any existing or new utilities, with each affected final map. This includes, but is not limited, to electrical lines, water lines, and drainage maintenance access.
- h. A 10 foot Public Utilities Easement and a 10 foot easement for traffic control signage, plowed snow storage and sidewalks shall be granted adjacent to all street rights-of-way.
- i. A design level geotechnical investigation with fault study shall be provided with the submittal of each final map.
- j. All cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
- k. Prior to recordation of the affected final map, an ASTM E1527-13 Phase I Environmental Site Assessment shall be submitted for all parcels or right-of-way dedicated to Washoe County.
- l. A home owners association shall be created or annexed in to with the first final map for the purpose of maintaining all common areas and drainage facilities.

Washoe County Engineering Division – Drainage (County Code 110.420)

2. The following conditions are requirements of the Washoe County Engineering Division, Drainage Program, which shall be responsible for determining compliance with these conditions.
- Contact Name:** Leo Vesely, P.E. (775) 328-2041, Walter West, P.E. (775) 328-2310
- a. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.
 - b. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval.
 - c. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
 - d. Any increase in stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.
 - e. The FEMA 100-year floodplain, floodway and/or shaded X boundaries with associated flood elevations shall appear on the site plan to the satisfaction of the County Engineer. Building permits for structures and fill in these areas shall be in conformance with the Washoe County Code Article 416 Flood Hazards.

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- f. The following note shall be added to each final map; "All properties, regardless if they are located within or outside of a FEMA Special Flood Hazard Area, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."
- g. 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.
- h. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site.
- i. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with each final map.
- j. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a home owners association. The maintenance and funding of private drainage facilities shall also be addressed in the home owner's association documents to the satisfaction of the District Attorney's Office.
- k. 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.
- l. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable.
- m. 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.
- n. Drainage easements shall be provided for all storm runoff that crosses more than one lot.
- o. 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.
- p. Prior to the finalization of the first final map, an operation and maintenance plan for the maintenance of the project's detention/retention basins and drainage facilities shall be developed in accordance with the Washoe County Code Article 421. The Operation and Maintenance Plan shall be incorporated into the project CC&R's to the satisfaction of the County Engineer and District Attorney's Office.
- q. 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

Subject: **Braesview Subdivision WTM21-008** (24 Lots)
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addressed in the home owner's association documents to the satisfaction of the County Engineer and the District Attorney's Office.

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

3. The following conditions are requirements of the Washoe County Engineering Division, Traffic and Roadway Program, which shall be responsible for determining compliance with these conditions.
Contact Information: Walt West, P.E (775) 328-2310 or Mitchell Fink (775) 328-2050
- a. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
 - b. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
 - c. For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement of non-woven pavement reinforcing fabric with a 2" asphalt overlay for half the street width. Type II slurry seal is required for the entire street width with either option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street.
 - d. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
 - e. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal and replacement of existing pavement.
 - f. All roadways shall be constructed with a minimum of 4 inches of hotmix asphalt meeting the requirements of Washoe County.
 - g. 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.
 - h. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication.
 - i. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet AASHTO sight distances and safety guidelines. A minimum vertical clearance of 13.5 feet shall be maintained over all private streets, and no tree shall overhang the curb of any public street.
 - j. If the Engineering and Capital Projects Division does not inspect the subdivision improvements, prior to release of any financial assurances for the private improvements, the development shall provide the Engineering and Capital Projects Division with a letter prepared by a civil engineer

Subject: **Braesview Subdivision WTM21-008** (24 Lots)
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licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans.

- k. Eli Drive shall be constructed to Washoe County paved street standards to the intersection of Monte Vista Drive.
- l. A minimum onsite stacking length of 100 feet and an adequately sized turnaround outside the gate is required prior to any security gate. Vehicle stacking at a gate shall not back up into the adjacent street right-of-way.
- m. Public turnaround and access easements shall be granted at each of the two access gate locations.

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. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.
- b. All fees shall be paid or deferred in accordance with Washoe County Ordinance prior to the approval of each final map.
- c. Improvement plans shall be submitted and approved by the Engineering and Capital Projects Division prior to approval of the final map. They shall be in compliance with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
- d. The applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. The files must be in a format acceptable to Washoe County.
- e. The applicant shall construct and/or provide the financial assurance for the construction of any on-site and off-site sanitary sewer collection systems prior to signature on each final map. The financial assurance must be in a form and amount acceptable to the Engineering and Capital Projects Division.
- f. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The Engineering and Capital Projects Division will be responsible to inspect the construction of the sanitary sewer collection system.
- g. The sanitary sewer collection system must be offered for dedication to Washoe County along with the recordation of each final map.
- h. Easements and real property for all sanitary sewer collection systems and appurtenances shall be in accordance with Washoe County Design Standards and offered for dedication to Washoe County along with the recordation of each final map.

Subject: **Braesview Subdivision WTM21-008** (24 Lots)
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- i. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
 - a. the estimated sewage flows generated by this project,
 - b. projected sewage flows from potential or existing development within tributary areas,
 - c. the impact on capacity of existing infrastructure,
 - d. slope of pipe, invert elevation and rim elevation for all manholes,
 - e. proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- j. No Certificate of Occupancy will be issued until all the sewer collection, conveyance, and treatment facilities necessary to serve each final map have been completed, accepted and engineer prepared as-built drawings are delivered to the utility. As-built drawings must be in a format acceptable to Washoe County.
- k. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County utility easement.
- l. A minimum 30-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- m. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.
- n. The developer will be responsible to fund the design and construction of major infrastructure such as pump structures, controls, telemetry and appurtenances, lift stations, force mains, sewer mains, interceptor and wastewater treatment facilities necessary to accommodate the project. However, the actual design will be the responsibility of the Engineering and Capital Projects Division. Prior to initiation of design the Developer shall pay the estimated design costs to Washoe County. The Engineering and Capital Projects Division may either provide such design in-house, or select an outside consultant. When an outside consultant is to be selected, the Engineering and Capital Projects Division and the Developer shall jointly select that consultant.
- o. The Engineering and Capital Projects Division shall reserve the right to over-size or realign the design of infrastructure to accommodate future development as determined by accepted engineering calculations. Funding shall be the responsibility of Washoe County. Washoe County shall either participate monetarily at the time of design and/or shall credit an appropriate dollar amount to the Developer at the time of recordation of the subdivision map.



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

March 22, 2021

Re: WTM21-008 (Braesview Subdivision) – Conditions of Approval

Truckee Meadows Fire Protection District (TMFPD)

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

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

Contact Name – Dale Way / Brett Lee, 775.326.6000, dway@tmfpd.us / blee@tmfpd.us

Fire Apparatus Access Roads

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



5. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
6. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
7. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
8. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
9. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
10. Gates across fire apparatus access roads shall comply with Appendix D103.5 and Sections 503.4 and 503.5.
11. Buildings four or more stories or 30 feet in height shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.1)
12. Buildings exceeding 62,000 square feet in area shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.2)
13. Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC D104.3)
14. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet *approved aerial* fire apparatus access roads shall be provided. (IFC D105.1)
15. When aerial fire apparatus access roads are required, aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. (IFC D105.2)
16. When aerial fire apparatus access roads are required, one or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*. (IFC D105.3)
17. When aerial fire apparatus access roads are required, overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*. (IFC D105.4)



Fire Protection Water Supplies

1. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
2. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
3. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
4. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)
5. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)
6. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
7. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
8. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
9. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
10. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.





International Wildland-Urban Interface Code

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



April 2, 2021

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

RE: Braesview Custom Lot Subdivision; 044-391-26
Tentative Subdivision Map; WTM21-008

Dear Washoe County Planning Staff:

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

Tentative Map Review and Final Map Conditions per NAC 278

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

1. Prior to any final grading or other civil site improvements, an approved Water Project must be submitted with all grading, civil improvements, and building plans. The approved Water Project must demonstrate the water system will conform to the State of Nevada Design, Construction, Operation and Maintenance Regulations for Public Water Systems, NAC Chapter 445A, and the State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC 278.400 and 278.410.
2. Mass grading may proceed after approval of the Tentative Map and upon review and approval by the WCHD of a grading permit application.
 - a. The final map submittal shall include a Truckee Meadows Water Authority annexation and discovery with the mass grading permit.
 - b. Any changes to previously approved improvement plans made prior to final map submittal shall be resubmitted for review per NAC 278.290 and NAC 445A.66715.

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

1. Construction plans for the development must be submitted to the WCHD for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of the WCHD.
2. Prior to approval of a final map for the referenced project and pursuant to NAC 278.370, the developer must have the design engineer or a third person submit to the satisfaction the WCHD an inspection plan for periodic inspection of the construction of the systems for water supply and community sewerage. The inspection plan must address the following and be included with the final map submittal:

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

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

Sincerely,



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



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

March 26, 2021

FR: Chrono/PL 181-21

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

Dear Ms. Olander,

RE: WTM21-008 (Braesview Subdivision)

The Regional Transportation Commission (RTC) has reviewed this request to approve to approve a tentative map to allow the subdivision of 75.88 acres into 24 custom residences, with lot sizes ranging from 2.5 to 4.89 acres.

The project site access is located on Foothill Road, a portion of which is considered a regional road by the 2050 Regional Transportation Plan (RTP). The project site access is **not** located on a segment of Foothill Road that is considered a regional roadway.

As identified in the 2050 RTP, Foothill Road is classified as a collector with low access control. New accesses on Foothill Road should be designed to maintain arterial capacity by following the RTP access management standards as outlined in the RTP.

Access Management Standards-Arterials¹ and Collectors							
Access Management Class	Posted Speeds	Signals Per Mile and Spacing ²	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways?	Driveway Spacing ³
Low Access Control	35-40 mph	5 or less Minimum spacing 900 feet	Raised or painted w/turn pockets or undivided w/painted turn pockets or two-way, left-turn lane	Yes 350 ft. minimum	Yes	No	150 ft./200 ft.

¹ On-street parking shall not be allowed on any new arterials. Elimination of existing on-street parking shall be considered a priority for major and minor arterials operating at or below the policy level of service.

² Minimum signal spacing is for planning purposes only; additional analysis must be made of proposed new signals in the context of planned signalized intersections, and other relevant factors impacting corridor level of service.

³ Minimum spacing from signalized intersections/spacing other driveways.

The applicant should assess the available stopping and intersection sight distance at the proposed intersection of Braesview Lane and Foothill Road using guidelines provided in

AASHTO's Policy on Geometric Design of Highways and Streets (Green Book). Landscaping and buildings should be placed so that clear sight triangles are provided at the intersection.

The policy Level of Service (LOS) standard for Foothill Road is LOS D. Intersections shall be designed to provide a level of service consistent with maintaining the policy level of service of the intersecting corridor. This project should be required to complete roadway improvements necessary to maintain policy LOS standards. The application requests to construct 24 single family detached dwellings and identifies generation of 227 daily, 18 AM peak hour, and 24 PM peak hour vehicle trips. Minimal impact to the intersection of South Virginia Street and Foothill Road is expected with the low trip generation.

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

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

Sincerely,



Rebecca Kapuler
Senior Planner

CC: Dale Keller, Regional Transportation Commission
Blaine Petersen, Regional Transportation Commission,
Sara Going, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Andrew Jankayura, Regional Transportation Commission
Scott Miklos, Regional Transportation Commission
Alex Wolfson, Nevada Department of Transportation

/Braesview Subdivision

From: [Rodela, Brett A](#)
To: [Olander, Julee](#)
Cc: [Freund, Sandy](#); [Baxley, Randy](#)
Subject: Development Review WTM21-0008 (Braesview Subdivision)
Date: Friday, March 26, 2021 12:32:40 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,

Braesview Subdivision proposing 24 custom residences is zoned for Lenz Elementary, Herz Middle, and Galena High Schools. The project is calculated to generate up to 6, 2, and 2 students respective of each school.

The following table outlines current and future-projected school enrollment capacity percentages for the impacted schools:

School	2020/21	2025/26	2030/31
Lenz ES	86%	93%	93%
Herz MS	50%	61%	64%
Galena HS	78%	61%	66%

The school district anticipates no conflicts with its ability to provide educational service to students possibly generated by the proposed units.

For further information as to the school district's plans regarding its facilities, please feel free to reference the attached 20 Year Facilities Plan, found in conformance with the Truckee Meadows Regional Planning Agency's 20 year plan.

Please reply with any further questions and/or requests pertaining to **WTM21-0008 (Braesview Subdivision)**.

Brett A. Rodela

GIS Analyst

Washoe County School District

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





WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

March 18, 2021

TO: Julee Olander, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD
SUBJECT: Tentative Subdivision Map Case Number WTM21-008 (Braesview Subdivision).

Project description:

The applicant is proposing to approve a tentative map to allow the subdivision of 75.88 acres into 24 custom residences, with lot sizes ranging from 2.5 to 4.89 acres.

Project located at 1455 Foothill Rd. & parcels north of Foothill Rd. to west of Eli Drive, Assessor's Parcel Number(s): 044-391-26, 28, 29 & 162-240-01.

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 Truckee Meadows Water Authority (TMWA). The application also contains a TMWA discovery dated February 24, 2021.

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 TMWA service area.

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

From: [Mark Freese](#)
To: [Olander, Julee](#)
Subject: RE: Braesview tentative subdivision map
Date: Monday, March 29, 2021 1:58:12 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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I am not familiar with a specific list of riparian plants found in this geographic area, but I am not an expert in the subject either. Riparian plants are generally considered water loving plants and are distinguished from upland plants by their need for water in addition to the normal precipitation. Willow, cottonwood, sedges, rushes and some grasses require additional moisture provided by stream or spring channels, but the list is much more extensive. If you need to include a list, we probably need to reach out to an expert.

Thank you,
Mark

From: Olander, Julee <JOlander@washoecounty.us>
Sent: Monday, March 29, 2021 1:46 PM
To: Mark Freese <markfreese@ndow.org>
Subject: RE: Braesview tentative subdivision map

Mark,
Thank you for these comments and will add them into the conditions of approval. Is there a list of vegetation that qualifies as riparian?



Please tell us how we did by taking a quick [survey](#)

Julee Olander

Planner | Community Services Department- Planning & Building Division

jolander@washoecounty.us | Office: 775.328.3627

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

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

For Planning call (775) 328-6100

Email: Planning@washoecounty.us



Connect with us: [cMail](#) | [Twitter](#) | [Facebook](#) | www.washoecounty.us

From: Mark Freese <markfreese@ndow.org>
Sent: Monday, March 29, 2021 1:43 PM

To: Olander, Julee <JOlander@washoecounty.us>

Subject: RE: Braesview tentative subdivision map

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

Julee,

Thank you for the opportunity to provide comments. We discourage the removal of riparian vegetation within Thomas Creek as it functions to slow and trap sediment and prevent erosion. Additionally, we recommend using the Best Management Practices (e.g. waddles, bales, etc.) to reduce erosion and prevent sediment from entering Thomas Creek. Thomas Creek maintains a wild Rainbow and Brook Trout Fishery and is also stocked annually.

Let me know if you have any questions.

Thank you,

Mark

From: Olander, Julee <JOlander@washoecounty.us>

Sent: Wednesday, March 24, 2021 4:10 PM

To: Ryan Fahey <rfahey@ndep.nv.gov>; rdunavent@ndep.nv.us; Mark Freese <markfreese@ndow.org>; Anna Higgins <ahiggins@forestry.nv.gov>

Subject: Braesview tentative subdivision map

Washoe County has received a tentative subdivision map for Braesview development. Thomas Creek flows through the site and the developer would like to remove some of the vegetation along the creek in the south portion of the site. I believe the applicant has been sent to your departments- I have also attached it. Would appreciate if you could review the application and provide any comments and/or conditions on the removal of vegetation adjacent to Thomas Creek. If you have comments and/or conditions I do need them by 4/15.

If there is anyone else that you think should review the application please forward it to them.

Thank you,



Please tell us how we did by taking a quick [survey](#)

Julee Olander

Planner | Community Services Department- Planning & Building Division

jolander@washoecounty.us | Office: 775.328.3627

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

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

For Planning call (775) 328-6100

Email: Planning@washoecounty.us



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NEVADA DIVISION OF
**ENVIRONMENTAL
PROTECTION**

STATE OF NEVADA
Department of Conservation & Natural Resources

Steve Sisolak, Governor
Bradley Crowell, Director
Greg Lovato, Administrator

March 23, 2021

EHS Director
Washoe County Health District
1001 East 9th Street
Reno NV 89512

**Re: Tentative Map – Braesview Custom Lot Subdivision
24 lots in Washoe County**

Dear Mr. Director:

The Nevada Division of Environmental Protection (NDEP) has reviewed the above referenced subdivision and recommends denial of said subdivision with respect to water pollution and sewage disposal.

Further review of the Tentative Map requires submittal of the following:

- To further process this submittal the NDEP requires an intent to serve or will serve letter from the municipal sewer service provider.

If you have any questions regarding this letter please contact me at (775) 687-9468, or bsanchez@ndep.nv.gov.

Sincerely,

Briana Sanchez
Technical Services Branch
Bureau of Water Pollution Control

cc:

COMPREHENSIVE PLANNING , 1001 E. 9th St. Reno, NV 89512
BUREAU OF CORRECTIVE ACTIONS SUPERFUND PROGRAM MANAGER BCA, 901 S.
Stewart St. Ste. 4001 CARSON CITY, NV 89701
WASHOE COUNTY DEPARTMENT OF WATER RESOURCES Utility Division, 1001 E. 9th
St. Reno, NV 89512
Engineer: LUMOS & ASSOCIATES 9222 Prototype Dr. Reno NV 89521
Developer: Thomas Foothill, LLC 2100 Manzanita Lane Reno NV 89509

Control No. 13918



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

Washoe-Storey Conservation District

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

March 23, 2021

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTM21-008 Braesview Subdivision

Dear Julee,

In reviewing the tentative map of 24 custom homes on 75.88 acres, the Conservation District has the following comments.

With the vegetation of the 3:1 slope, the applicant submits to the District for approval a vegetation 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 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 District supports the roadside drainage rock lined swales and require the detention basins constructed with a lined (4–6-inch rock) low flow channel connecting the inlet to the outlet pipe(s). In addition to further reduce the impacts of storm water runoff and encourage ground water recharge construct 2 feet by 3 feet infiltration trench below the length of low flow channel.

We agree with the provision to remove the overgrowth of voluntary vegetation along the banks of Thomas Creek and recommend the planting of evergreen and deciduous trees along the banks to discourage the grow back of this voluntary vegetation. With a few trees impacted along the roadway alignment, this loss needs to be mitigated with a minimum 1:1 planting.

With a 1.45 acre induced wetland that was identified in one of the proposed lots, its logical to relocate the wetland adjacent to Thomas Creek to enhance this corridor. The District would encourage this discussion to improve Thomas Creek.

The District encourages xeriscape the typical front yard or minimize turf usage to encourage water conservation. If turf is included that a minimum 3 feet catchment area (no turf) from the back face of impervious surfaces to eliminate water runoff to the infrastructure.

The District is opposed to the proposed black metal fence and instead select a gray or brown earth tone color reflecting the area. The custom homes and roofing material should also reflect the soft earth tone color palette.

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

Sincerely,

Shaffer-Tyler

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

March 17, 2021

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

RE: Braesview Subdivision; 044-391-26, 28, 29 & 162-240-01
Tentative Subdivision Map Case Number; WTM21-008

Dear Ms. Olander:

The Washoe County Health District, Emergency Medical Services (EMS) Oversight Program, has reviewed the above referenced project. Based on the proposed development packet, there may be impacts regarding EMS responses to the area, particularly during peak hours. Additionally, the addition of 24 dwellings may increase the use of the healthcare system in the region. The traffic study states 227 average daily trips will be generated from this project, potentially impacting response times.

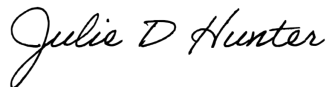
Advanced Life Support (ALS) fire services are provided by Truckee Meadows Fire Protection District and ALS ambulance services are provided by REMSA through a Franchise agreement with the Washoe County Health District. For the parcel location, REMSA's Franchise response requirement for life-threatening calls is 8 minutes; 59 seconds for 90 percent of calls. Washoe County population and franchise map response zones are evaluated annually.

The closest hospital is Renown South Meadows, which is approximately 1.6 miles away from the parcel, should individuals require such services. There are also several other acute care hospitals and healthcare resources available in Washoe County.

It is recommended that the address number is clearly marked on the curb and the structure(s) so the individuals can be quickly located by public safety agencies. Additionally, please ensure that all structures meet ADA requirements, as appropriate.

Please feel free to contact me if you have any questions.

Sincerely,



Julie Hunter, M. S.
EMS Program Coordinator
jdhunter@washoecounty.us
(775) 326-6043



From: [Kelly O'Connor](#)
To: Washoe311@washoe.us; [CAB](#); [Olander, Julee](#)
Subject: Braseview subdivision concerns
Date: Thursday, April 1, 2021 8:17:39 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.]

To whom it concerns, as a current homeowner on Monte vista, at the corner of Eli road where the proposed access way to the new subdivision is projected, I would like to express concern for the following 2 items:

Access at Eli. This entrance is basically into our front yard. We moved here because it is quiet and the neighborhood is tucked back. Now they are opening up the floor gates to mass traffic into a projected subdivision that will already have access from another point. Almost all the subdivisions in the outer lying areas only have one access gate. Why does this new project have to infringe on our quiet neighborhood by having two access points? If the access absolutely must be there, at the board meeting there was mention of making it emergency access only. Is that at all possible to preserve Sierra manor? I also feel terrible for our neighbors who's properties border Eli. They have horses, animals and kids. Now there is going to be constant traffic in their backyards? I just don't see it fair if there is the alternative to not put access there and keep it limited to one access point, OR utilize access off Mallory.

Secondly Water. Our well runs dry just from watering our lawn and trying to take a shower at the same time. We have water rights and access to the water that feeds the ditch in front of our house. We need to ensure those are not compromised. Feeding an entire subdivision water is a concern

The new subdivision is going to be a great addition to the area. I appreciate that they are keeping the lots large, but hope the concerns of those that have lived in Sierra manor for 30-40+ years are taken into consideration.

Thank you for your time.

Kelly OConnor
1180 Monte Vista Drive

From: [Carla](#)
To: reno312@washoecounty.us
Cc: [Olander, Julee](#)
Subject: Foothill Rd Reno
Date: Thursday, April 1, 2021 8:10:35 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.]

I think the county needs to re evaluate Foothill Rd for the safety and growing density of the area. This may be considered a rural road, but the current and upcoming traffic increases are not that of a rural area. The Braesview subdivision is coming and much more development off Foothill Rd and Thomas Creek is anticipated over coming years. The road is not wide enough for children to walk to school safely. There are two schools - a special needs elementary school on Foothill, and a public elementary school a block away. We live less than a mile away and we must drive our kids to school to keep them safe. And Lenz school is a traffic hazard during drop off and pickup times.

Foothill Rd has become hazardous for cyclists riding up and down Foothill. Families can't walk their dog safely. There are no shoulder or sidewalks and many many drivers speed up and down Foothill Rd. Even if the sheriffs department issued more citations, there could never be enough to improve the safety. They cannot be there at all times. I suppose a traffic camera issuing speeding tickets 24/7 would make a dent after a period of time to allow a learning curve.

Our "rural" area is growing rapidly and Foothill does not function as a "rural" road any more and needs to be made safer and more size appropriate to the large numbers of people that use it daily.

Thank you

Carla Dodge 1350 Monte Vista Dr.

Sent from my iPhone

From: [Vincent Catalano](#)
To: [CAB](#)
Cc: [Olander, Julee](#)
Subject: Public Comments for Tentative Subdivision Map Case Number WTM21-008 (Braesview Custom Lot Subdivision)
Date: Thursday, April 1, 2021 12:15:48 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.]

Dear Washoe County,

I am writing to submit questions and comments regarding the proposed subdivision WTM21-008. There are a number of items in the proposal that I believe are poorly addressed. Could you please provide responses or clarity to the following?

1. The zoning change request for the 17.12 acres from GR to HDR is based on the developers assertion that it is no longer appropriate and past precedence support such a change. I disagree. I assert the GR zoning should be maintained to support the general rural nature of the Truckee Meadows. There is ample wildlife in this area along with a natural creek that provides a wildlife corridor to the western mountains. Bears, deer, coyotes and other mammals use this natural corridor for travel. Additionally, past development practices are not always valid justifications of future changes. The proposed changes should be evaluated based on their merit and the original intend of the master plan for preservation of general rural zones. The impact of their proposed change was not adequately addressed.

2. Grading. The plan calls for significant grading, but it was unclear where the grading is going to take place and what the final elevations are. The earthwork tables and cut-sheets are difficult to see the final elevations relative to the surrounding properties. What will the surrounding properties see in terms of elevation changes.

2.1. Does this grading affect the flood zone designations? The FEMA A/X boundaries run through this development. I saw no plan on how this development will impact flood plain designations for surrounding properties. Should there be an engineering study on this the FEMA Flood plain impacts? If they are mitigating flood plain hazards, should they file FEMA flood map amendments? This area flooded significantly in the winter a few years ago, 2018(?).

3. Road impact: I believe the daily count estimate of auto trips undercounts the high service-nature that these high net-worth home produce. Given that the nearby Pacetti Ranch Estates has homes of similar anticipated value and density, one could easily study the actual number of daily trips in and out of Pacetti Ranch and compare it to a predicted number using the same the model the developers used to predict the Braesview subdivision. If the experiment works, I would believe their estimation model.

4. What is happening to the water rights from the Steamboat ditch? (Sullivan's old rights).

5. Thank you for considering the dark sky lighting regulations. Are there any plans to limit the noise and air pollution associated with 24 mow and blow crews in that area multiple times a week? If working from home during COVID has taught us anything, it's that mow and blow crews are loud, frequent, and highly polluting. If the county cannot force a ban on 2-cycle leaf blowers, would the developers agree to a CCR banning 2-cycle leaf blowers and trimmers?

Thank you for considering my comments and questions.

Sincerely,
Vince Catalano
2000 Foothill Rd.
Reno, NV
775-772-0110

From: [Carla](#)
To: [Olander, Julee](#)
Subject: Braesview Subdivision planning meeting 4/1/21
Date: Thursday, April 1, 2021 7:52:24 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.]

I am very concerned about the access onto Eli with your development. We have many small children that ride their bikes and walk with their families in the street. Neighbors ride their horses on the streets. There are no sidewalks or shoulders and it will lead to traffic and speeding on Eli and probably the other streets in the community. I strongly urge the developers to turn Eli into emergency access only and not a new and faster access to Foothill and South Virginia.

Thank you
Carla Dodge 1350 Monte Vista Dr

Sent from my iPhone

Braesview Custom Lot Subdivision – Tentative Subdivision Map

STM/WV CAP Meeting Comment Responses from 4/1/2021

Comments from CAB members and participating residents are provided in bold text, responses are provided in italic text. Names of CAB member or resident who made each comment/question is provided and it is apologized if any misspelled names appear. The responses are writing in summary form of responses given at the meeting and in some cases, additional or corrected information is provided, below after having the opportunity to consider and digest the question or concern as opposed to needing to answer immediately during the meeting.

CAB Members Questions/Comments

Tom Burkhart – Who will maintain gates and are their other gated communities in the area

The gates will be maintained by the HOA. There are a couple other gate communities within the area of which we are aware – Diamond J and Piccetti Ranch.

Shaun O’Hara (board member): Will there be HOA fees for maintenance of drainage facilities?

The HOA will be responsible for maintenance of the drainage facility associated with common area stormwater runoff.

Rob Dunbar (board member): Explain how the stormwater detention will be handled. Will it be all community based, or will it be the responsibility of the individual lot purchasers?

There will be a detention basin that handles the stormwater that runs off the private (HOA maintained roadway). Lots are large in size (2.5 acres minimum) and there will be a wide variety in how much of each lot will be constructed to be impervious surface (building, concrete patio, driveway, etc) as such, each lot/home owner will be responsible for the creation and maintenance of their detention associated with their lot.

Marge Frandsen (board member): Will homes be required to get flood insurance.

Only some of the lots are within the floodplain as flooding generally flows Thomas Creek toward the north and west. Any homesites that meet the requirement for needing flood insurance would be advised to have such insurance, but it should be recognized that flooding of the majority of the lots would not be expected due to topography.

Public Comment:

Joe Guild (neighbor, 1255 Monte Vista): Concerned that the irrigation lateral from the Last Chance Ditch that serves his parcel (and several others) was not adequately documented and perpetuated on the tentative subdivision plans. Mr. Guild noted that this lateral has not been recorded but wanted to make sure that it would be perpetuated. Wanted to know what the plans were for Eli Drive from Braesview to Monte Vista. Wanted to know why Eli was selected as the secondary access point rather than Mallory or Creek Crossing.

Since the irrigation lateral was not recorded, this was recognized by the applicant’s representative to be very helpful information and the run of water to serve the shares of Last Chance Ditch water will be perpetuated. The Eli Drive access was chosen as an open access point

as it what furthest from the Foothill (primary access point). The largest lots in the proposed subdivision are located to the north end of the subdivision and it was foreseen that traffic distribution would likely not be evenly split. Most traffic would enter and exit from the Foothill access as this provides the most direct route to S. Virginia and I-580 and a greater percentage of the lots in the subdivision are located at the southern end of the site.

Nancy Greenhalgh (neighbor, 1900 Foothill Rd.): Concerned about the speed of traffic on Foothill Road. Has an irrigation service that was bored under Foothill Rd. and was concerned that the construction of the TMWA main in Foothill would cut off her irrigation source.

Existing traffic and speeds on Foothill were noted by the applicant to be an enforcement issue and not something that the developer could directly impact. This would be a Washoe County and Sheriff's office issue to address. The total number of trips and peak hour trips from 24 lots is low to the point that a traffic report is not required for a tentative nor final map request.

The location of the water line that was run across Foothill and west to the Greenhalgh's property was discussed and appears to not be in a recorded easement. While not formally established in an easement, it was noted by the applicant's representative that the last thing that we want or intend to do is disrupt a utility use that has been established and we would work to try to assure that there is not a disruption to the existing water line (to the best of our ability).

Vincent Catalano (neighbor, 2000 Foothill Rd.): Worried about the extent of grading on the project site. What would you be able to see? Wanted to know if the grading would have an effect on the FEMA flood plain. Was concerned that the computed daily trips for Braesview understated the traffic impact. Wanted a traffic count done on Foothill. Wanted to know what happened to the Sullivan's Steamboat Ditch water rights.

Grading with the initial construction of the Braesview Custom Lot Subdivision would encompass only grading for the road, drainage, fencing... No lot grading would be accomplished with the initial development of the site as each lot will be developed only as each lot purchaser (future home owner) has plans approved for the construction of their home/lot.

It was noted that the land was relatively flat with a gentle slope to the north and west. Given the relatively flat nature, it is not foreseen that any future development would need to include any extensive grading to build up a lot with the exception of a lot or development area that may touch the floodplain necessitating that the finish floor grade be above the base flood elevation.

Traffic estimates were prepared using the Washoe County accepted resource of the ITE Trip Generation Manual. In this case, ITE's TripGen application software was used to estimate the ADT and AM and PM peak hour traffic.

Wes Mewes (CAB Member – Additional Comment) – Are there any existing traffic counts or speed information for the roads in the area that Washoe County has.

It was unknown at the meeting whether such information existed with Washoe County or possibly RTC. Julee Olander of Washoe County Community Development said that she would check with their engineering department and RTC.

Following comments are grouped together as they all relate to existing traffic speeds and safety relative to rural streets in the neighborhood.

Jenny Snaza (neighbor, 400 Sierra Manor) Concerned about existing speed of traffic and narrow streets in Sierra Manor. Worried that the Eli connection would make it worse. Is it possible to have only a single point of access?

Tamsen Fricke (neighbor, 12104 Thomas Creek) Concerned about speed of traffic on Foothill and Thomas Creek. Wants a stop sign or speed hump.

Gerald Sbriglia (neighbor, 700 Foothill Rd) Concerned about speed of traffic on Foothill Road. Wants a stop sign or a speed hump

Lina Tanner (neighbor, 480 Sierra Manor?) Concerned about speed of traffic in Sierra Manor

Brooke Miller Clarkson (1635 Monte Vista) Concerned about Sierra Manor traffic.

Julee Olander and Chris Bronczyk of Washoe County Community Development identified that the neighbors should use the Washoe County 311 website to provide issues or concerns to the County. Julee provided the website address to the residents for the Washoe 311 website to register complaints.

Cory Edge (neighbor, 333 Sierra Manor) Can Eli be emergency access only? What is the maximum cul-de-sac length.

The maximum cul-de-sac length was recalled to be 600-feet without a secondary or emergency access. The idea of using an emergency access only at Eli Drive had not previously been considered by the applicant but is now being considered and will be discussed with Washoe County Engineering and the TMFPD. There may be a change to the plan, based on this and other similar comments and questions that were issued through the CAB meeting that creates the Eli Drive access only as an emergency access. Any such change would be discussed with the appropriate agencies and departments and if a change is to be made, amended preliminary plans would be provided to Washoe County.

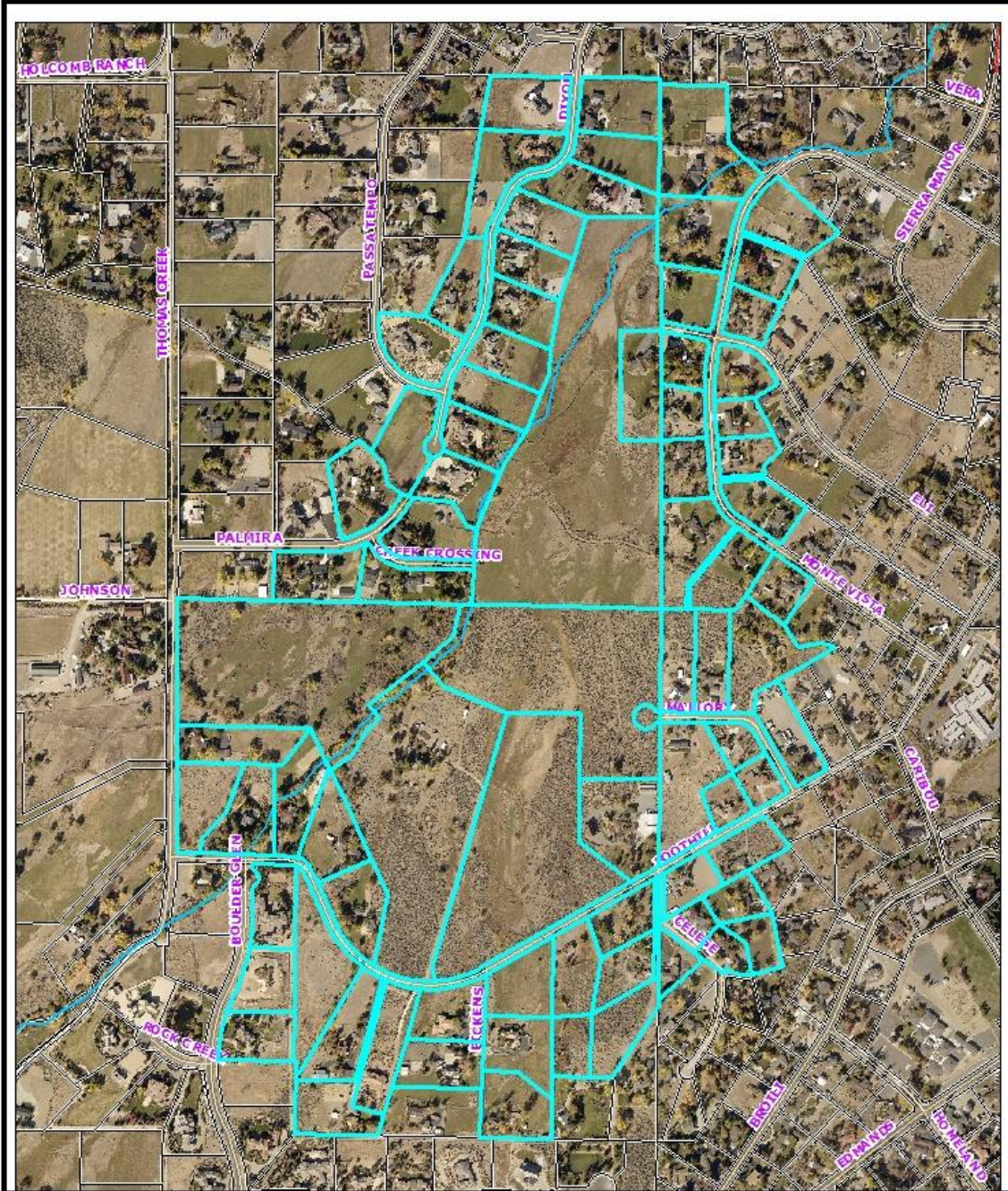
Buzz Lynn (neighbor, 1455 Mallory Ln) Concerned about speed of traffic on Foothill Road. Recognized that the existing Foothill traffic was a separate issue from Braesview. Wanted to know if development would be allowed on lots 18 and 19 east of the drainage channel.

The issue of speeds on Foothills is addressed, above. As for the allowance of development east of the drainage on lots 18 and 19, location of a homesite would be allowed, but it is considered by the developer to be impractical as it would necessitate the crossing of a drainage channel that bisects the eastern +/- 1/3 of each of these lots. Ed Thomas, PE (Lumos & Associates Project Manager) noted that the drainage channel had be located as far to the east as possible given the existing topography of the site while still providing positive flow of water.

Rob Dunbar (CAB member – Additional Comment) Can the north gate be kept “closed”.

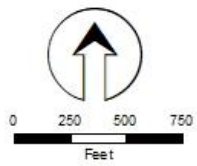
As noted under the response to Cory Edge’s comment – inclusion of an emergency access only connection at Eli Drive is currently being explored by the applicant.

Prepared by R. David Snelgrove, AICP
Planning & Right-of-Way Manager
CFA, Inc.



WTMP21-008 Braesview Subdivision

Noticing Map- 500 feet from site



Community Services
Department

**WASHOE COUNTY
NEVADA**

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

Source: Planning and Building Division

Date: 3/9/2021



BRAESVIEW CUSTOM LOT SUBDIVISION

TENTATIVE MAP
APPLICATION

March 8, 2021

9222 Prototype Drive
Reno, Nevada 89521
T 775.827.6111
F 775.827.6122
www.LumosInc.com



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: Braesview Subdivision			
Project Description: This project is proposing a 24 custom residential lot subdivision on 75.881+/- acres. It will also includes associated grading and consideration for significant hydrologic resources .			
Project Address: 1455 & 1455A Foothill Rd, 0 Mallory Ln, and 0 Holcomb Ranch Rd			
Project Area (acres or square feet): 75.881+/- acres			
Project Location (with point of reference to major cross streets AND area locator): The main street that will be used to access the property Foothill Road. Nearest cross streets are Thomas Creek Road and Mallory Lane.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
044-391-26	17.226+/- ac	044-391-29	15.706+/- ac
044-391-28	15.447+/- ac	162-240-01	27.502+/- ac
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WTPM19-0003			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Thomas Foothill, LLC		Name: Lumos & Associates, Inc.	
Address: 2100 Manzanita Lane, Reno, Nevada 89505		Address: 9222 Prototype Drive	
Reno,	Zip:	Reno, NV	Zip: 89521
Phone:	Fax:	Phone: 775-827-6111	Fax:
Email:		Email: ethomas@lumosinc.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Ed Thomas, P.E	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Thomas Foothill, L.L.C.		Name: CFA, Inc.	
Address: 2100 Manzanita Lane		Address: 1150 Corporate Blvd	
Reno, NV	Zip: 89509	Reno, Nevada	Zip: 89502
Phone:	Fax:	Phone: 775-856-7073	Fax:
Email: roger@thomas creekdevelopment.com		Email: dsnelgrove@cfareno.com	
Cell: 518-339-4655	Other:	Cell: 775-737-8910	Other:
Contact Person: Roger Davidson		Contact Person: R. David Snelgrove, AICP	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

OWNERSHIP SHEET

APN	Situs Address		Contact
044-391-28	0 Mallory Lane		Thomas Foothill LLC
044-391-29	1455 A Foothill Road		2100 Manzanita Lane
044-391-26	1455 Foot hill Road		Reno, NV 89509

162-240-01 0 Holcomb Lane

CASAZZA RANCH ESTATES LLC
ATTN CORY CASAZZA
905 HOLCOMB LN
RENO NV 89511

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)?

1455 & 1455A Foothill Rd, 0 Mallory Ln, and 0 Holcomb Ranch Rd, 1,500+/- feet west of Foothill and Caribou Road Intersection.

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

Braesview Custom Lot Subdivision

3. Density and lot design:

a. Acreage of project site	75.88+/- acres
b. Total number of lots	24
c. Dwelling units per acre	0.32+/-
d. Minimum and maximum area of proposed lots	2.5+/- Acre Min, 4.89+/- Acre Max
e. Minimum width of proposed lots	77 feet
f. Average lot size	2.96+/- Acres

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

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

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

- a. Acreage of common open space:

Project is not proposed to be a Common Open Space Development Project

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

The development constraints map shows an area of potential wetlands

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

2.5+/- Acre Min, 4.89+/- Acre Max.

d. Proposed yard setbacks if different from standard:

Standard Code Yard Setbacks for HDR Zoning are proposed.

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

Not Applicable. No setback modifications are proposed.

f. Identify all proposed non-residential uses:

No non-residential uses are proposed with this tentative map application.

g. Improvements proposed for the common open space:

Private Road and drainage basin associated with common area impervious surfaces.

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

There is no proposed public nor private trail system proposed with the Braesview subdivision.

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

There are no existing trails nearby with which to connect.

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

No ridgelines as defined by Washoe County development code are present on site.

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

Fencing will be allowed that will be appropriate to the rural setting and will be restricted through the CC&R's.

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

A HOA, LMA or other acceptable maintenance organization will be set up to maintain the common areas and common drainage facilities.

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?

No.

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

Yes No

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

Yes No If yes, within what city?

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

An archaeological study of APN 162-240-01 was conducted in 1984. "No evidence of Archaeological remains were found." This was sent to SHPO

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 #	76, 78, 187 & 718	acre-feet per year	206.21 AF, Cumulative
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):

Thomas Creek, LLC & Casazza Ranch Estates - See water rights documentation in Tab E of this application.

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

Orientation of the structures will be such that solar emissions can be captured either through active or passive means, building materials will be used as required in Washoe County Code to contribute

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:

No

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

Yes there will be a gate. No, there is not a public trail system proposed within the development.

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?

Please see project narrative for Policies that area applicable to the proposed development.

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?

No. There are no modifiers that apply to the area in which the development is proposed.

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

The project is proposed to be constructed in one phase.

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

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

11,543+/- CY of materials are proposed to be excvated (cut).
--

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?

6,674+/- CY is shown as export on the plans, but this material will easily be usable on the 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?

All areas of disturbance will either be in lots or roadways, without remaining, untreated or developed disturbance.

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

Maximum cut/fill slope will be 3:1 and those areas will be revegetated.

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?

No berms are proposed in the development plan.
--

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?

No retaining walls are proposed as part of the preliminary development plan.
--

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

A limited number of trees will be impacted. Only along the roadway alignment with the preliminary lot set up and development plan.

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?

Any revegetation seed mix need will be limited. a proposed mix is provided in the project narrative.

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

Any necessary temporary irrigation will be served off the TMWA water line for the project.

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

No. Areas of true revegetation (rather than landscaping) will be limited on the site.

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: Thomas Foothill, LLC

Address: 2100 Manzanita Lane, Reno, Nevada 89505
1455 & 1455A Foothill Rd, 0 Mallory Ln, and 0 Holcomb Ranch Rd, 1,500+/- feet west of Foothill and Caribou Road Intersection.

Phone : 518-339-4655 Fax: _____

Private Citizen Agency/Organization

Street Name Requests

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

Braesview Lane	

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

Location

Project Name: Braesview Subdivision

Reno Sparks Washoe County

Parcel Numbers: 162-040-01, 044-091-28, 044-391-29, 044-391-26

Subdivision Parcelization Private Street

Please attach maps, petitions and supplementary information.

Approved: _____ Date: _____

Regional Street Naming Coordinator

%c Except where noted

Denied: _____ Date: _____

Regional Street Naming Coordinator

Washoe County Geographic Information Services

1001 E. Ninth Street
Reno, NV 89512-2845

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

BRAESVIEW CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION
PROJECT NARRATIVE

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BRAESVIEW CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION
PROJECT NARRATIVE

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Property Location

The subject property is located north of Foothill Road, generally on the east side of Thomas Creek. Two existing streets stub into the property on the eastern side - Mallory Lane and Eli Drive. The subject property totals 75.88+/- acres of land in four existing parcels. The Washoe County Assessor's office recognizes the parcels as APN's 044-391-26, 28, and 29 and 162-240-01. An aerial based vicinity map is provided on page 2 of this project description showing the location of the subject property and the general lot patterning of the surrounding properties.

Project Request

Requested is a tentative map to create a total of 24 custom-single family residential lots on 75.88+/- acres. The proposed development will include considerations for grading and significant hydrologic resources as the western edge of the property is defined by Thomas Creek.

The minimum lot size proposed is 2.5+/- acres and the maximum lot size is 4.89+/- acres. The lot sizing that is proposed is in conformance with the existing property zoning.

Project Background

A parcel map was approved on the southern three parcels associated with this property on April 11, 2019 under Washoe County Case No. WTPM19-0003 (Sullivan Foothill Road). The parcel map was recorded on February 6, 2020 as file no. 4998518 in the Washoe County Recorder's Office and is identified as Parcel Map 5448. This parcel map created parcels 044-391-26, 27 and 29, which are all associated with this application. A fourth parcel was created on the west side of Thomas Creek under that parcel map approval (APN 044-391-27) but that parcel is not associated with this application request.

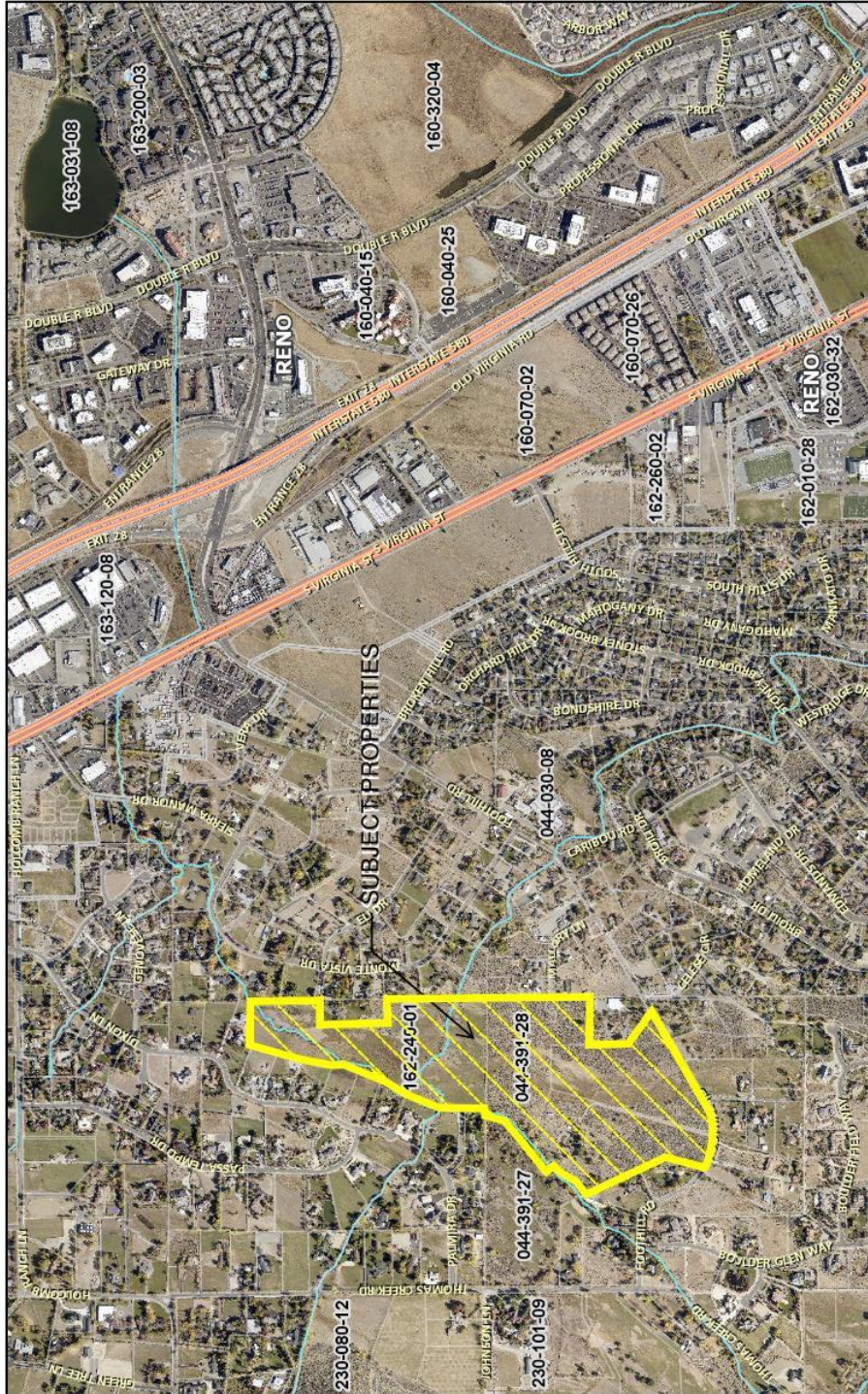
BRAESVIEW CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION

PROJECT NARRATIVE

Vicinity Map

VICINITY MAP



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This information for illustrative purposes only. Not be used for boundary resolution or location and not intended to be used for measurement, calculation or other purposes. Washoe County Technology Services - Regional Services Division, 1001 E. 3rd St, Building C-201, Reno, NV 89512. www.washocounty.us/gis (775) 328-2245

January 5, 2021
APN

BRAESVIEW CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION
PROJECT NARRATIVE

Existing Site Condition Photos

The 75.88+/- acres is predominately vacant and sits as an infill property, surrounded by one and two and one half acre lots on the east and west, respectively. One home currently sits on APN 044-391-26 and is served by well and septic, accessing through a gravel driveway off Foothill Road. Following are photos of the site that show the current vegetation and relatively flat nature of the site.

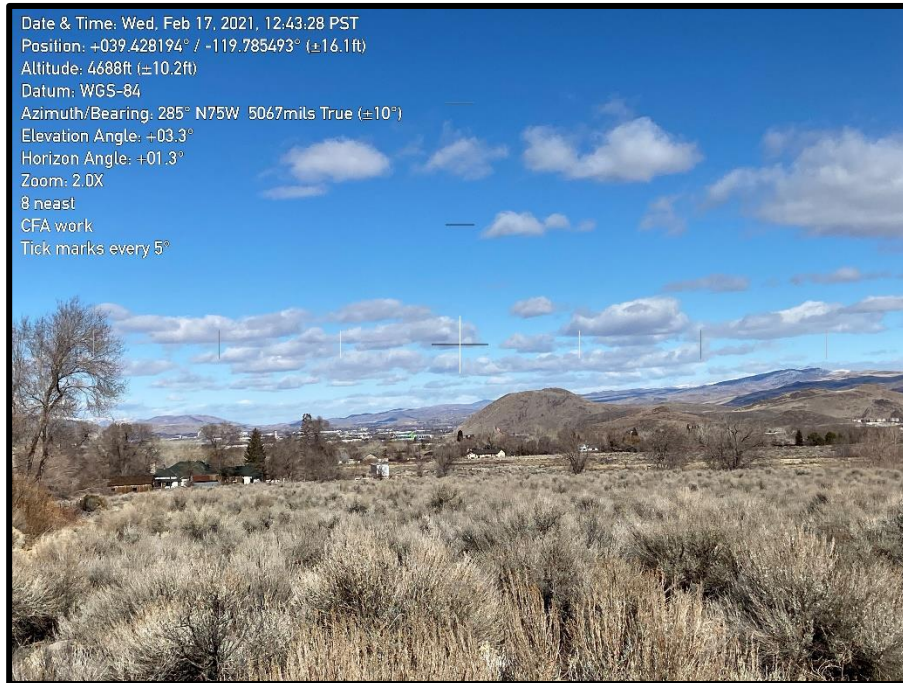


Photo toward the northeast taken near the southwest corner of the site. Single, existing home on the property can be seen on the left side of the photo.

Photo toward the northwest taken near the southeast corner of the site. Adjacent developed parcel at 1405 Foothill Road can be seen on right side of photo.



BRAESVIEW CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION PROJECT NARRATIVE



Photo toward the southwest taken near the western boundary of 044-391-28. Overgrowth and voluntary vegetation along Thomas Creek can be seen on the right side of the photo. Much of this vegetation is proposed to be cleaned out with the development initial development of the project to allow for appropriate flow of the creek and present a positive view of Thomas Creek.

Photo of the Last Chance Ditch with a view toward the east



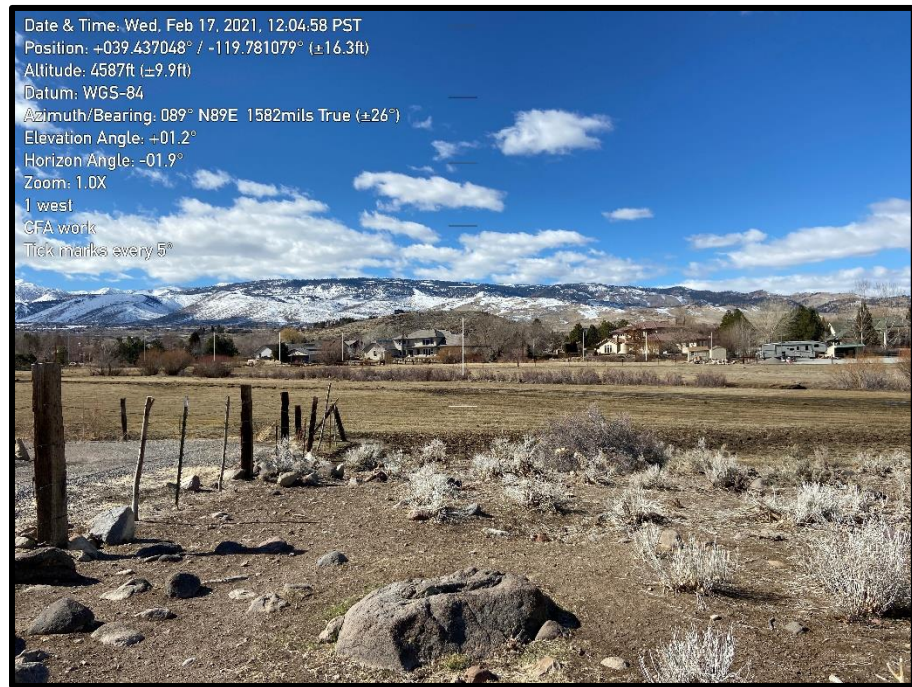
BRAESVIEW CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION PROJECT NARRATIVE



Photo of Thomas Creek from northern project parcel (APN 162-240-01) – view to the northeast.

Photo at location of northern project entry at terminus of Eli Drive. View to the west.



BRAESVIEW CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION
PROJECT NARRATIVE

Project Summary

Braesview Custom Lot Subdivision is proposed to be a 24-custom lot single-family subdivision. The project will be served by a private street that will connect Foothill Road with Eli Drive. It is proposed that the site will be primarily served through a connection to Foothill Drive.

Allowed Density

The subject property is split zoned with High Density Rural (HDR) and General Rural (GR) zoning existing on the 75.88+/- acre parcel. The area designation HDR is 58.13+/- acres while the total area of GR zoning is 17.12+/- acres. Following is a calculation table for the overall allowable number of lots based on the existing split-zoning designations of the subject property.

Parcel Number	Acreage	HDR	GR		
044-391-26	17.23	14.81	2.42		
044-391-28	15.44	13.12	2.32		
044-391-29	15.71	15.07	0		
162-240-01	27.502	15.13	12.38		
Total Acres	75.88	58.13	17.12		
Density Allowance Calculation					
		Acreage	Density Multiplier	Total Lots	Rounded
HDR Zoned Property		58.13	0.4	23.25044	23
GR Zones Property		4.74	0.025	0.1185	1
Total Allowed Lots Per Zoning Designation					
					24

A total of 24 residential lots are allowed on the 75.88+/- acres providing 0.32 lots per acre. Article 408 of the Washoe County Development Code allows for a 0.4 lots per acre, Thus the proposed density of the project conforms to the code allowances.

Traffic and Circulation

All streets within Braesview Custom Lot Subdivision are proposed to be privately owned and maintained roads with gated entry points at the north and south connection points. Gates for private entry will be provided at the Foothill Road and Eli Drive access points and turnaround bulbs will be provided at each entry to accommodate drivers who may need to turn around without entry into the subdivision. Entry for residents will be provided through technologically based access to provide for quick gate entry and a

BRAESVIEW CUSTOM LOT SUBDIVISION

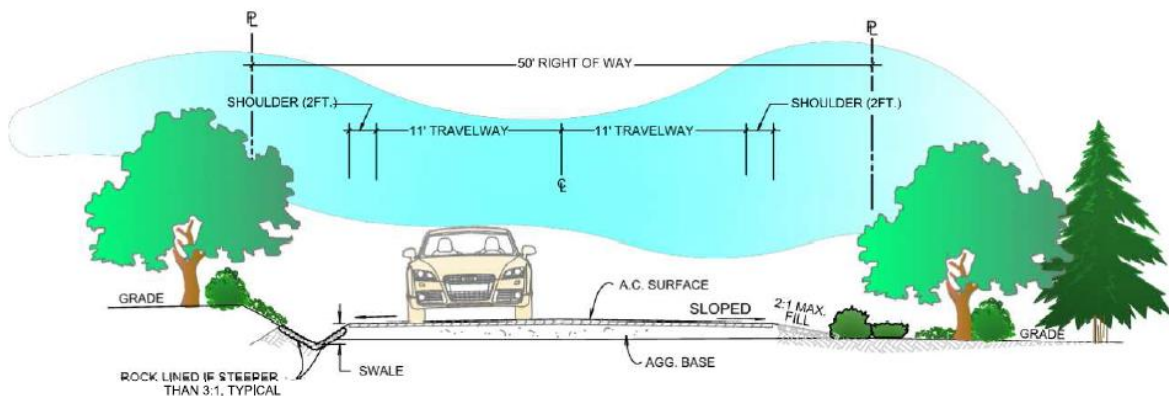
TENTATIVE MAP APPLICATION

PROJECT NARRATIVE

keypad will be provided for guest and delivery access. Specific details of the technology for access will be provided with final plans for the project.

The estimated average daily trips (ADT) from the 24-t Braesview Custom Lot Subdivision is 227 ADT. AM and PM Peak trip ends are 18 and 24, respectively. A copy of the trip generation estimates prepared using ITE's TripGen web-based application for this project is provided in Tab C of this application. The peak hour trips associated with the proposed 24 lots does not meet the threshold for any traffic report or study, per Washoe County Development Code 110.

The private right-of-way width is proposed to be 50-feet in width and provide a 22-foot wide paved section with roadside drainage. The widths and design of the proposed private roadway conforms to the Washoe County public street standards/requirements in 110.436.110. the proposed street section for Braesview Drive is provided below.



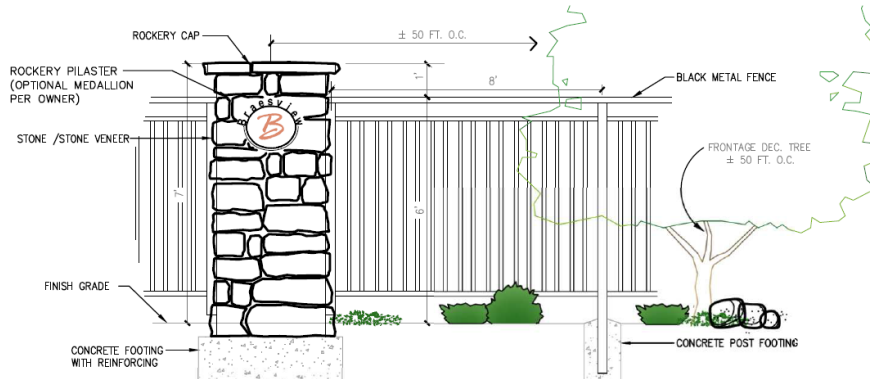
BRAESVIEW LANE (PRIVATE) 50' STREET SECTION

Fencing

Project fencing along the Foothill Road and Eli Drive will be provided with stone columns and tubular steel open fencing sections, between. The proposed fencing will be up to 6 feet in height, conforming to the Washoe County Code. This fencing is envisioned along Foothill Road and at the entry point and frontage of Eli Drive A conceptual fencing detail is provided below.

BRAESVIEW CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION PROJECT NARRATIVE

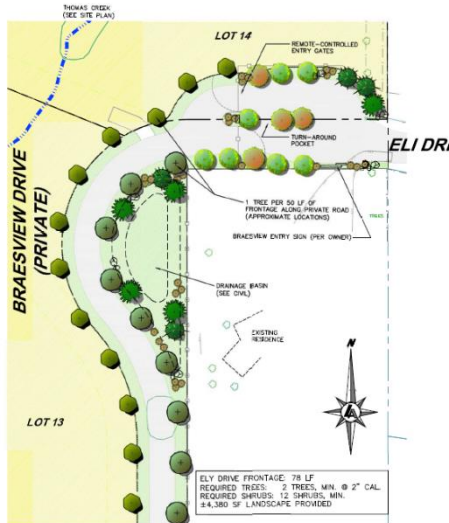


Fencing interior to the site (between lots) is to be provided by each property owner as each custom lot is developed (if the future resident desires fencing). The fencing style is to be an open, ranchland fencing in style and appearance (similar to other fencing that exists in the area, currently). The style and appearance of fencing interior to the site will be defined and controlled in the CC&R's for the project.

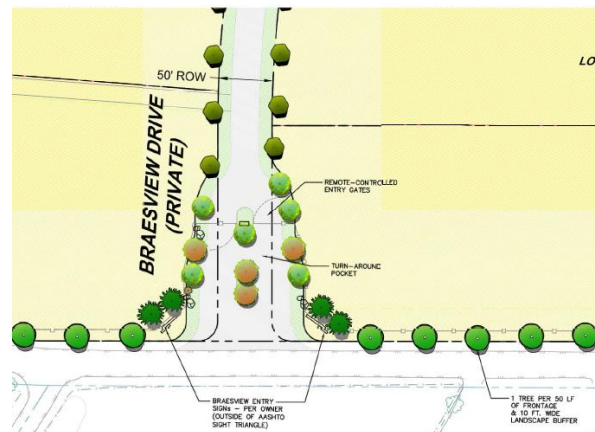
The property is proposed to be gated and the upkeep and maintenance of gates and fencing along Foothill Road and at the entry on Eli Drive will be the responsibility of the Braesview Homeowners Association or equivalent. Upkeep and maintenance of any interior/between lot fencing will be the responsibility of the individual property owners.

Landscaping

The project will provide landscaping in the form of street trees along the frontage and access roads into the site (Foothill Road and Eli Drive). Project entry gate areas will have enhanced landscape treatments at the gated entry areas, whether a gate, keypad and turnaround/median will be provided. A preliminary plan views of the north and south entry gate areas are provided below.



North Entry (Eli Drive)



South Entry (Foothill Road)

BRAESVIEW CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION

PROJECT NARRATIVE

In addition to the public street frontage and project entry gate planting, street tree planting will be provided, per code requirements along the interior project, private street (Braesview Lane).

No trees or landscape will be provided on the custom home lots that are created through this tentative map until a future homeowner develops a custom home on each of the parcels. Planting appropriate to the driveway and house location and design will be defined under each building permit application for each custom home developed within Braesview.

Existing Vegetation – The majority of the site is currently covered with natural shrubs as can be seen in the existing site condition photos provided in this Project Narrative. The only proposed disturbance with the initial construction of the Braesview subdivision will be associated with the private road, drainage improvements and clearing and cleanup of overgrown sections of Thomas Creek, where necessary. The natural vegetation that exists on most of the lots is not proposed to be cleared or disturbed with the initial development of the site. Rather, future lot owners would be allowed to choose their house pad location and provide any necessary clearing in relation to their home, driveway and site plans.

Development Statistics

Following are development statistics for the Braesview Custom Lot Subdivision.

Total Project Area:	75.88+/- AC
Maximum Dwelling Units Allowed:	24 Residential Lots
Total Custom Lots Proposed:	24 Residential Lots
Common Area Lots:	1 Lot (Private Road & Detention)
Gross Density Proposed:	0.32+/- DU/AC

Areas of Use

Residential Lot Area:	71.02+/- AC
Total Common Area (Private Street & Detention Area):	4.86+/- AC

Lot Sizes

Minimum Lot Size:	2.5+/- AC
Maximum Lot Size:	4.89+/- AC
Average Lot Size:	2.96+/- AC

Proposed Setbacks (Following HDR Standards)

Front Yard	30 feet
Side Yard	15 feet
Rear Yard	30 feet

Public Facilities and Infrastructure

Schools – The property is located approximately 1/4 mile from Lenz Elementary School, which is the elementary school for which this property is zoned. The property is also zoned for Herz Middle School and Galena High School. Preliminary project discussion with the Washoe County School District identified that none of the schools for which this property is currently zoned have capacity issues. The total number of school age children is estimated to be 6 elementary, 2 middle school and 2 high school aged children. It was noted that Lenz Elementary School would be the currently zoned school that is closest to capacity (currently operating at 93%), but it was noted that an additional 35 students could enroll before reaching 100% of capacity at Lenz.

Fire Station– Emergency fire and paramedic service is to be provided by the Truckee Meadows Fire Protection District. The nearest TMFPD station is Station 33, located at 470 Foothill Road. Station 33 is 4,200+/- feet (0.78+/- miles) from the nearest portion of the site and 7,200 feet (1.35+/- miles) from the farthest portion of the site. Each distance is within the required fire response time required by Washoe County.

Water Service – Water service will be provided by the Truckee Meadows Water Authority (TMWA). A TMWA Discovery Report has been provided in this application package under Tab C. TMWA's report was prepared for 24 residential lots of a minimum 2.5-acre size. It is noted within TMWA's report that "There is adequate supply capacity to serve the estimated demand for this project [and] TMWA has sufficient storage capacity for the Project."

Sewer Service – Wastewater generated from the project will be collected in an on-site public gravity sanitary sewer pipeline that will be owned and maintained by Washoe County. Using Washoe County design standards, the proposed gravity system, serving 24 single family homes at 270 gallons per day (gpd), will produce an average flow of 6,480 gallons per day (gpd) of domestic wastewater. A Preliminary Sewer Report has been prepared for this project and provided in the Special Package, accompanying this application. The findings of the project preliminary sewer report identify that the existing sanitary sewer mains that will serve this project have adequate excess capacity to convey the wastewater generated.

Stormwater - The Braesview Custom Lot Subdivision will consist of 24 large single family custom residential parcels, a private, paved roadway, and utility and drainage improvements. The mildly sloping existing site is almost entirely pastureland and desert scrub. Thomas Creek runs through the western edge of the development in a northerly direction, and the Last Chance Ditch crosses the site from west to east. Three culverts under Foothill Road transport runoff from property to the south of the Braesview development onto the project site.

BRAESVIEW CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION

PROJECT NARRATIVE

Stormwater detention ponds have been proposed to reduce peak runoff from the paved portions of the site to pre-development rates.

The Last Chance Ditch tends to intercept runoff that originates upstream of the ditch. Prior to development within the Truckee Meadows, this did not pose a serious drainage problem. In storm events, the ditch tended to overflow at existing stream and arroyo crossings and would continue downstream to other natural drainageways. As the Truckee Meadows has developed, the irrigation ditches have become sources of unexpected flooding. Consequently, irrigations ditches, including the Last Chance Ditch, may not be used as a stormwater channels. For existing condition calculation purposes, the site is treated as if the ditch had never been constructed, which means that the entire site drains to Thomas Creek as it did prior to the construction of the ditch. With construction of the Braesview development, runoff will be routed away from the Last Chance Ditch to the extent practical and directed to Thomas Creek. By bypassing the Last Chance Ditch, the potential for flooding of downstream properties that abut the Last Chance Ditch is minimized.

A drainage channel was added along the eastern subdivision boundary. This channel was added to safely transport runoff originating on properties south of Foothill Road through the Braesview site, bypassing the Last Chance Ditch, to Thomas Creek.

A drainage channel was added along the eastern subdivision boundary. This channel was added to safely transport runoff originating on properties south of Foothill Road through the Braesview site, bypassing the Last Chance Ditch, to Thomas Creek. The benefit of the eastern boundary channel is that parcels on the Braesview development are protected from offsite runoff, and downstream properties along the Last Chance Ditch are protected from ditch flooding. A conceptual drainage report is provided in the Special Package

Master Plan and Zoning Conformance

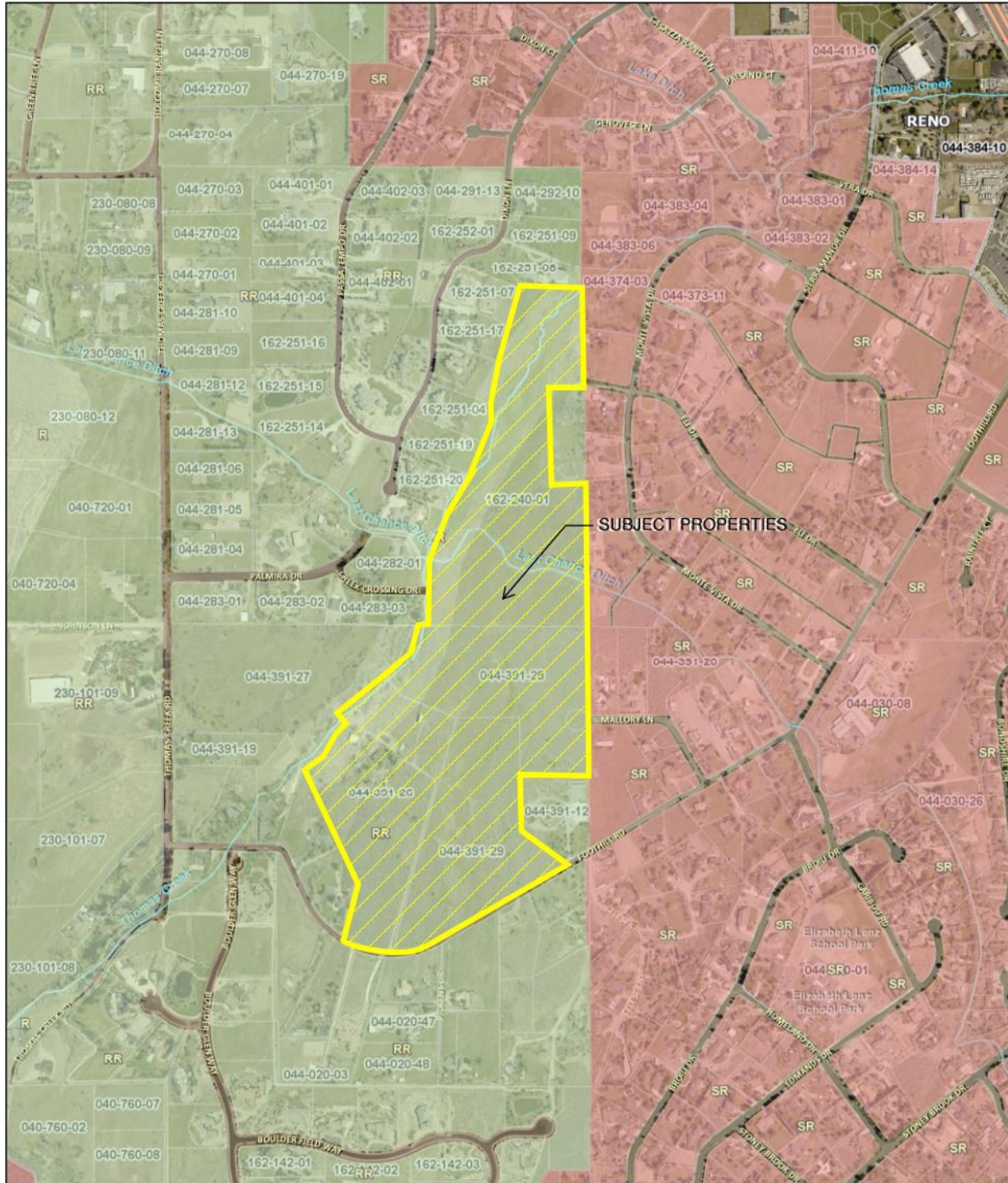
Master Plan -- The subject properties are master planned Rural Residential with some portion of the property designated Rural (along Thomas Creek) within the Southwest Truckee Meadows Area Plan. The entire property is further designated to be within the Lakeside/Holcomb Suburban Character Management Area of this portion of the Washoe County Master Plan. See Planning/Policy Analysis section of the project description for an identification of the master plan goals and policies that are met with this proposed common open space tentative map request.

The subject property is zoned HDR on 58.13+/- acres and GR on 17.12+/- acres. Both zoning designations are specifically allowed under Policy Using the existing zoning at total of 24 lots are allowed on the subject property. The proposed Braesview Custom Lot Subdivision, contains 24 residential lots with a minimum lot size of 2.5+/- acres. This lot size conforms with the existing property zoning designations and density allowances on the property.

BRAESVIEW CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION
PROJECT NARRATIVE

Master Plan Exhibit



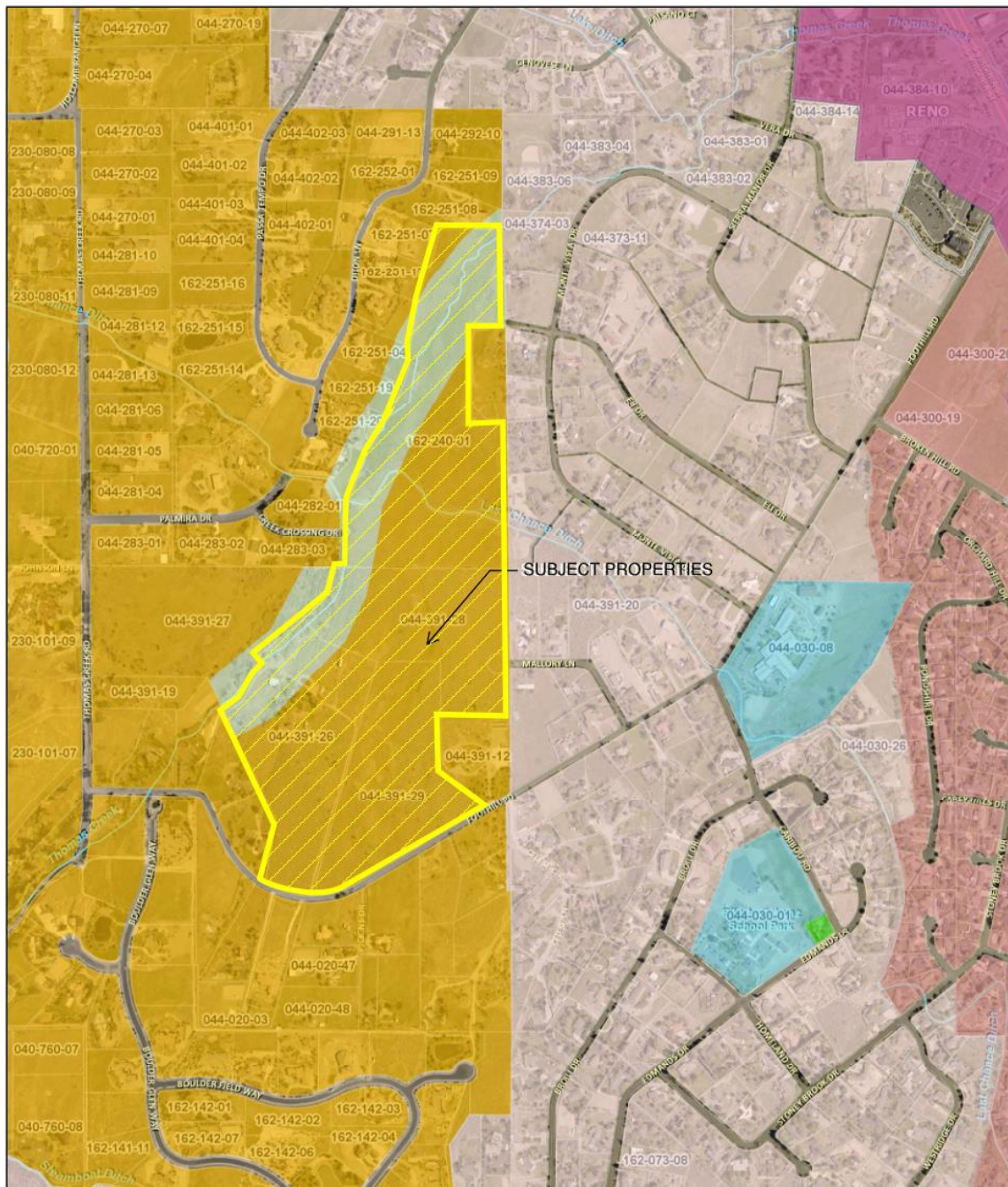
BRAESVIEW CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION

PROJECT NARRATIVE

Zoning – The subject property is split zoned with HDR on 58.13+/- acres and GR on 17.12+/- acres. The proposed development plan and lot sizing is consistent with the density allowance calculation, as shown on page 6 of this project narrative.

Existing Zoning Exhibit



Tentative Map Findings & Considerations

Tentative Map Findings Review

Article 821 of the Washoe County Development Code identifies findings that must be made in order to approve a common open space tentative map application. Following is an identification of each finding and the applicant's response as to how or why this finding is met with this request.

(a) Plan Consistency.

The proposed Braesview Custom Lot Subdivision Tentative Map has been designed to meet the lot size and design requirements set forth under the Washoe County Master Plan and Development Code. The subject property is contained within the Southwest Truckee Meadows Area Plan Suburban Character Management Area. The existing zoning designations of HDR and GR are consistent with the Washoe County Master Plan and policies. Please see the SWTM Area Plan – Planning Policy Analysis, provided in Tab C of this application for a review of the master plan policies that are specific to the area in which the project is located.

(b) Design or Improvement.

Finding b addresses consistency with master plan goals and policies, similar to finding a. As such, please see the address to finding a as the responses are the same.

(c) Type of Development

The areas of the subject property identified for development are categorized to be within the area "most suitable" for development per the Development Suitability Map within the Southwest Truckee Meadows Area Plan. A small portion of the site is adjacent to Thomas Creek and as such, it is identified as being within the 100 year flood Hazard area. It is not intended for development to occur within in this area.

(d) Availability of Services.

Based on preliminary discussion and review with utility purveyors that would serve the Braesview Custom Lot subdivision development, utilities necessary to serve this in-fill site are generally adjacent to the site, available and nearby.

(e) Fish or Wildlife.

BRAESVIEW CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION

PROJECT NARRATIVE

The Washoe County Master Plan Conservation Element Habitat and Migration Route Maps show that wildlife habitats are shown to exist in the area of the subject property.

(f) Public Health.

A single-family residential home subdivision does not present any anticipated public health problems.

(g) Easements

The property has historically been fenced as ranch land with fencing around entire property limiting or eliminating access to the public. The Last Chance Ditch crosses the site from west to east and preliminary discussions and coordination with the Last Chance Ditch Company have occurred during development of this tentative map. Appropriate easements will be retained or provided to assure continued use and access by the Last Chance Ditch Company for their facilities. Any private/exclusive easements or utility easements that do exist on the subject property will be accommodated or relocated, if and as necessary.

(h) Access

The Braesview Custom Lot Subdivision is proposed to be a gated, private roadway subdivision. Primary and secondary access are provided for the subdivision. Access through the site would be available for emergency response, as necessary.

(i) Dedications

The Braesview Custom Lot Subdivision is proposed to contain private streets that will be constructed to County standards. The streets are not proposed for dedication as they are gated. Any public utilities beneath the proposed private roadways will be dedicated, as necessary, and easement rights will be provided.

(j) Energy

The orientation of the majority of the homes within the Braesview Custom Lot Subdivision will be conducive to the application of solar panels, if the homeowner wishes to install them.

Significant Hydrologic Resources Considerations

Section 110.418.30 Special Review Considerations. In addition to the findings required by Article 810, Special Use Permits, prior to approving an application for development in the critical stream zone buffer area or the sensitive stream zone buffer area, the record at the Board of Adjustment shall demonstrate that the following special review considerations are addressed:

(a) Conservation of topsoil;

Topsoil removed from road and drainage construction areas will be stockpiled for re-use as topsoil in cleared, non-structural areas.

(b) Protection of surface water quality;

Land disturbance will be kept to an absolute minimum during construction. Drainage swales will be armored to minimize erosion. Stormwater detention ponds will allow for stilling of runoff and deposition of collected sediment prior to discharge.

(c) Conservation of natural vegetation, wildlife habitats and fisheries;

Land disturbance will be kept to an absolute minimum during construction. Construction will not be permitted within the Critical Stream Zone buffer and held to a minimum within the Sensitive Stream Zone buffer. Runoff will be routed away from the Last Chance Ditch to the extent practical.

(d) Control of erosion;

Land disturbance will be kept to an absolute minimum during construction. Drainage swales will be armored to minimize erosion.

(e) Control of drainage and sedimentation; Drainage swales will be armored to minimize erosion.

Stormwater detention ponds will allow for stilling of runoff and deposition of collected sediment prior to discharge.

(f) Provision for restoration of the project site to predevelopment conditions;

Disturbed areas that are not paved or armored will either be landscaped or revegetated with a native and/or adapted seed mixture.

(g) Provision of a bonding program to secure performance of requirements imposed;

Bonding will be provided as required by Washoe County.

(h) Preservation of the hydrologic resources, character of the area and other conditions as necessary

Land disturbance will be kept to an absolute minimum during construction. Construction will not be permitted within the Critical Stream Zone buffer and held to a minimum within the Sensitive Stream Zone buffer. Runoff will be routed away from the Last Chance Ditch to the extent practical.

Drainage swales will be armored to minimize erosion. Stormwater detention ponds will allow for stilling of runoff and deposition of collected sediment prior to discharge. Disturbed areas that are not paved or armored will either be landscaped or revegetated with a native and/or adapted seed mixture. On lots where Significant Hydrologic Resource areas exist, deed restrictions or limitations of use consistent or more stringent that are required within Article 418 of the WCDC will be applied to the final map and/or CC&R's.

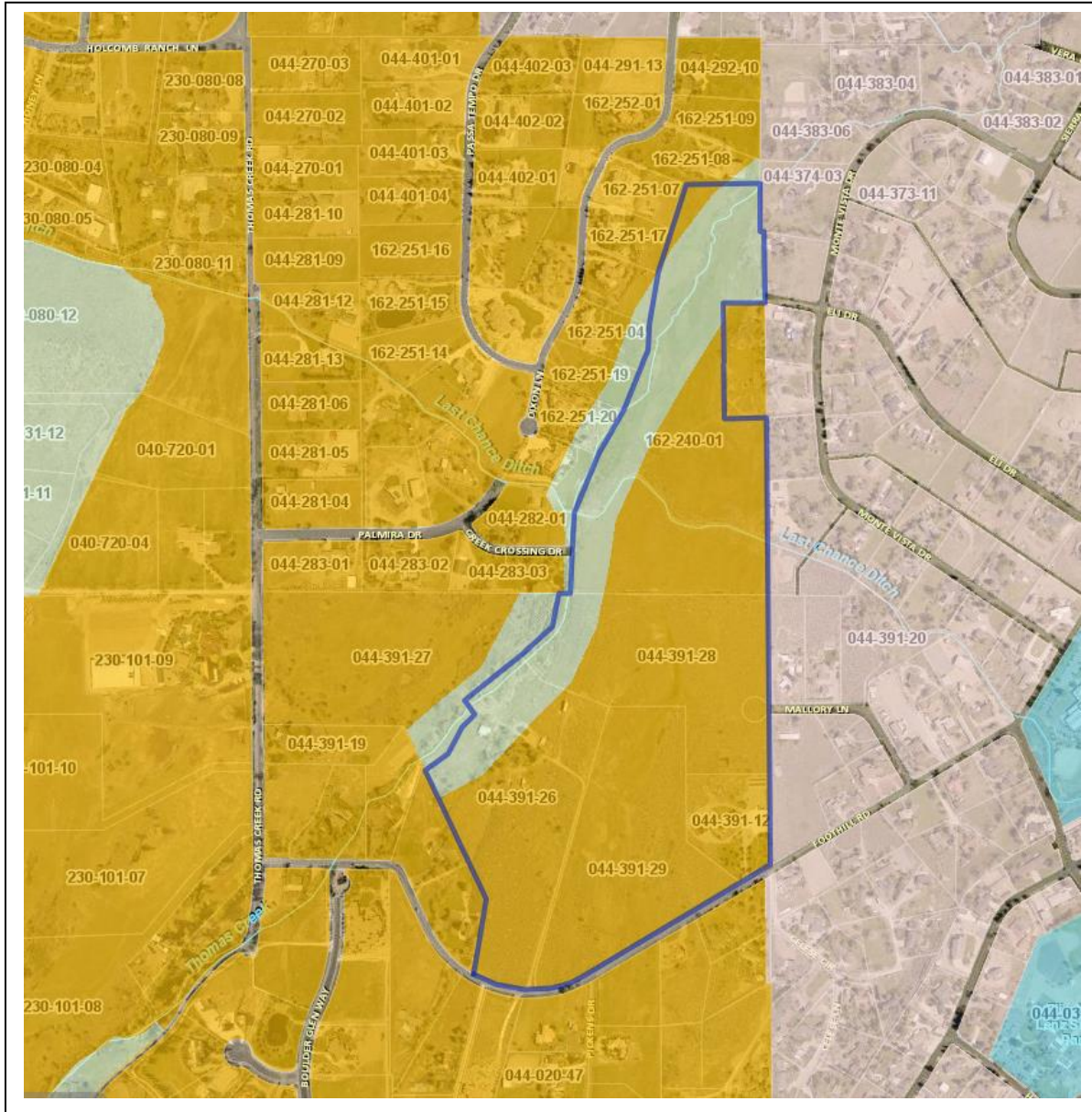
Significant Hydrologic Resources – Additional Consideration (Interpretation 03-2)

The Significant Hydrologic Resources that exist on the subject property are contained in an area zoned GR. This GR designated area of the subject property is currently divided into three separate parcels (portions of APN's 044-391-26 & 28 and 162-240-01). It is proposed that these three areas of GR designated land be subdivided to accommodate for the lotting pattern proposed within this application, which is consistent with the surroundings, the master plan and zoning designations. Such decreasing in size of GR zoned parcels is typically not allowed. However, Interpretation 03-2 in the Washoe County Development Code allows for the division of GR zoned land below the code standard lot size when the GR area is encumbered by Significant Hydrologic Resource regulations. This is the case with the subject property.

It should be noted that the GR zoned land on the subject property that is associated with the perennial stream (Thomas Creek) does not provide any connectivity to present a benefit to the general area or region as a connective recreational opportunity. Further, all of the portions of this GR zoned area associated with this section of Thomas Creek have been subdivided into residential lots, of similar lot sizing under the HDR zoning designation (the predominant zoning designation in the subject area). The lack of connectivity and parcelization of other segments of the GR zoning can be seen in the Zoning Map of the subject area, provided below.

BRAESVIEW CUSTOM LOT SUBDIVISION

TENTATIVE MAP APPLICATION PROJECT NARRATIVE



There will be appropriate deed restrictions or other appropriate restrictions relating to the allowance or disallowance of uses or development, consistent or more stringent (if deemed necessary and agreeable) within the critical and sensitive stream zone areas, as defined by Article 418 of the Washoe County Development Code. Such restrictions will be noted on the final map and within the CC&R's for the project, as necessary. As such, the proposed division of the GR zoned portion of the existing split zoned parcels will present an additional or greater level of protection to critical and sensitive stream zone buffer areas as would be afforded under the GR designation and retention of this property in its current parcel configuration.

Storage Capacity

TMWA has sufficient storage capacity for the Project.

Project Pressures

Project pressures range from 85 psi to 106 psi (Figure 1). A future pressure reducing station is planned in Caribou Rd that will reduce the pressures within the upper portion of the Project. Individually owned and maintained pressure regulating valves will be required on all project services.

Water Service and Project Cost Opinion

Due to the sloped terrain, water service to the Project is divided into two pressure zones including the Stoney Brook Zone (upper Project) and the Holcomb Zone (lower Project). Three connections to TMWA’s facilities are required to achieve two points of supply for each zone (looping). These connections are shown in Figure 1 and are as follows:

1. Upper Project area Connection 1 - A connection to the existing 12” main at the intersection of Caribou Rd and Foothill Rd and a main extension in Mallory Lane to the Project.
2. Upper Project Connection 2 - A connection to the existing 8” main at Boulder Glen Way, a pressure reducing station and a main extension within Foothill Road to the Project to the portion of the Project in the Stoney Brook Zone.
3. Lower Project Connection - A connection to the existing 12” main at the northern portion of the Project area. The water facilities required for the Project and their estimated costs are listed in Table 2.

The main elements of the water service plan are listed in Table 2 and are shown in Figure 1.

Table 2. Project Cost Opinion

Facility Description	Qty	Unit	Unit Cost	Total Cost	Comments
Area Charge	36	MDD GPM	\$1,677	\$60,372	Charge Area 1
Supply and Treatment Charge	36	MDD GPM	\$6,328	\$227,808	Charge Area 1
Storage Charge	36	MDD GPM	\$1,658	\$59,688	Charge Area 1
8" Main (Offsite)	1600	LF	\$144	\$230,400	From Caribou and Foothill to the end of Mallory LN
8" Main (Offsite)	1700	LF	\$144	\$244,800	In Foothill from Boulder Glen Way to the Project
PRS 1 (Offsite)	1	Each	\$75,000	\$75,000	Located at Boulder Glen Way and Foothill Rd
PRS 2 (Onsite)	1	Each	\$75,000	\$75,000	Onsite PRS from Stoney Brook Zone to Holcomb Zone
Total Estimated Cost				\$973,068	

- A. All facilities would be permitted, designed, and built by the developer and then dedicated to TMWA.
- B. All costs are the responsibility of the developer, unless otherwise noted.
- C. No irrigation demand was included for this project. For reference, 1AF of irrigation would equate to 1.7 gpm of MDD.
- D. TMWA’s new business fees are not included in the estimated cost.

Dead Ends and Looping

Nevada Administrative Code section 445A.6712 requires systems to be designed, to the extent possible, to eliminate dead ends. The proposed water service plan is looped.

Fire Flows

Project fire flow requirements are set by the area fire authority. The assumed fire flow for the Project is 2,000 gpm for two hours with a minimum residual pressure of 20 psi. This fire flow requirement can be achieved with the proposed plan.

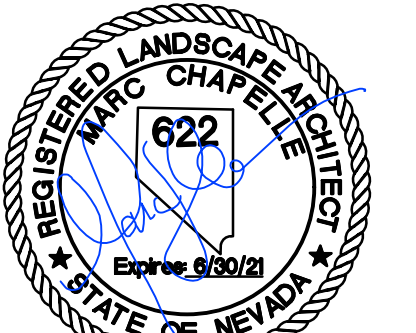
ASSUMPTIONS:

1. This water service plan is preliminary and subject to change.
2. The cost opinions contained herein do not include new business fees, cost of water rights and related fees, or contribution to the water meter retrofit fund.
3. Privately owned individual pressure regulating valves will be installed by the builder per TMWA design standards and the Uniform Plumbing Code.
4. Project pressure criteria are:
 - a. Maximum day pressure of 45 pounds per square inch (psi) at building pad elevation with tank level at top of fire storage,
 - b. Peak hour pressure of 40 psi at building pad elevation with tank level at top of emergency storage, and
 - c. Maximum day plus fire flow pressure of 20 psi at center of street elevation with tank level at bottom of fire storage.
5. Elevations used for this discovery were derived from existing topographic information.
6. Facility requirements for the Project are based on the assumed elevations, maximum day demand and fire flow requirements. Changes in elevation, demand or fire flow requirements may affect facility requirements.
7. Easements, permits, and all pertinent Agency approvals are obtained for the design and construction of the water infrastructure necessary to serve the proposed Project.
8. All cost opinions are preliminary and subject to change. The costs presented in this study are planning level estimates based on the information available. Actual costs will be determined at the time of application for service.
9. Future development may alter the conclusions of this discovery. Capacity in TMWA's system is available on a first-come, first-served basis, and commitment to provide service is not established until a contract for service is executed and all fees are paid.
10. The applicant shall be responsible for all application, review, inspection, storage, treatment, permit, easements, and other fees pertinent to the Project as adopted by the TMWA at the time of application.

Review of conceptual site plans or tentative maps by TMWA and/or agents of TMWA shall not constitute an application for service, nor implies a commitment by TMWA for planning, design or construction of the water facilities necessary for service. The extent of required off-site and on-site

water infrastructure improvements will be determined by TMWA upon receiving a specific development proposal or complete application for service and upon review and approval of a water facilities plan. After submittal of a complete Application for Service, the required facilities, the cost of these facilities, which could be significant, and associated fees will be estimated and will be included as part of the Water Service Agreement for the Project. All fees must be paid to TMWA prior to water being delivered to the Project.

Please contact Brooke Long (834-8104) with any questions or comments regarding this discovery.



03/01/2021

THOMAS FOOTHILL, LLC
**BRAESVIEW CUSTOM LOT SUBDIVISION
TENTATIVE MAP
AMENDED OVERALL LANDSCAPE PLAN**
WASHOE COUNTY NEVADA

REV.	DATE	DESCRIPTION

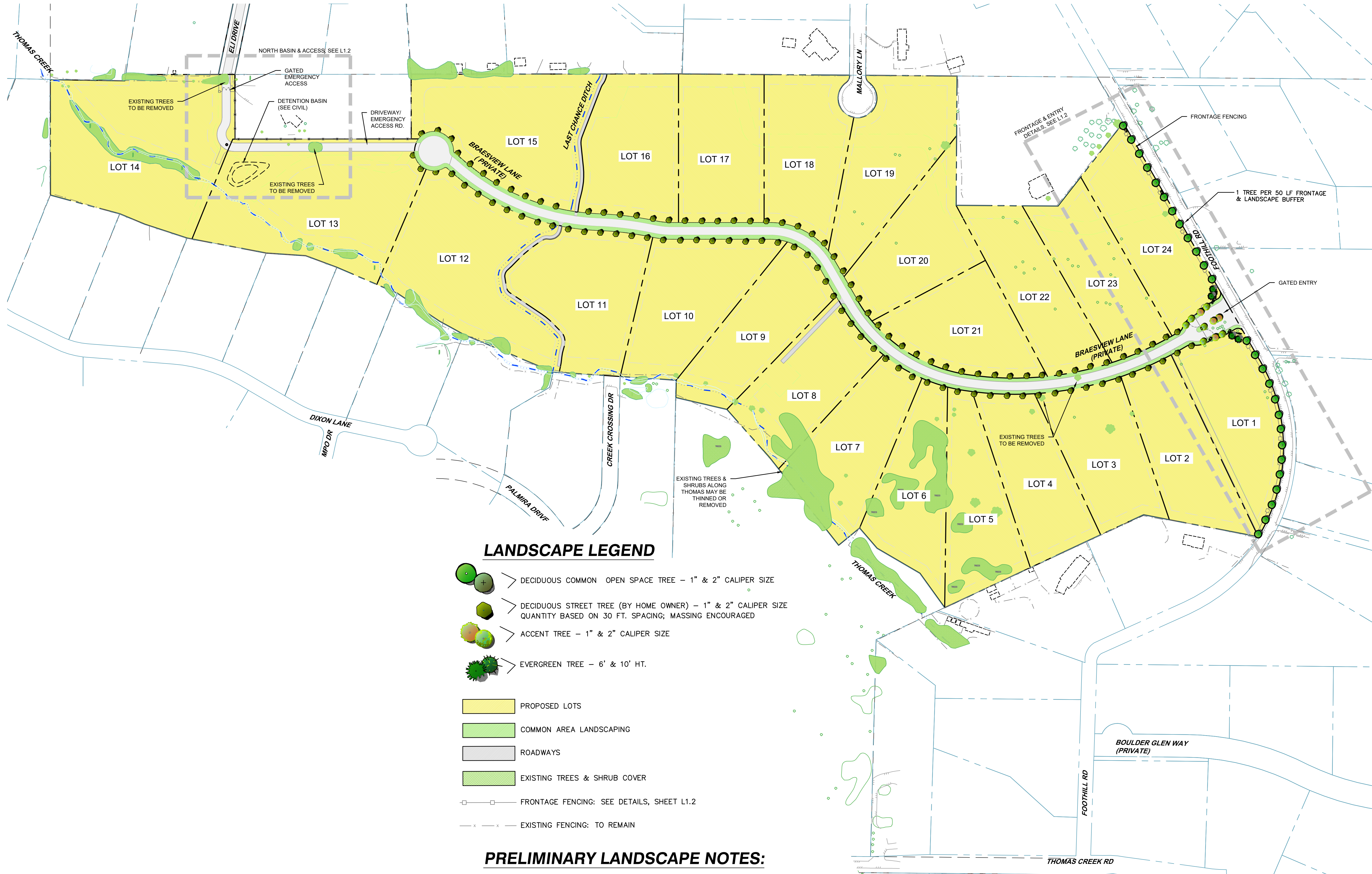
BY: _____
DESIGNED BY: MAC
CHECKED BY: ET
JOB NO.: 10175.001

PRELIMINARY
FOR TENTATIVE MAP APPLICATION
APRIL 9, 2021

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DESIGNED BY: MAC
CHECKED BY: ET
JOB NO.: 10175.001

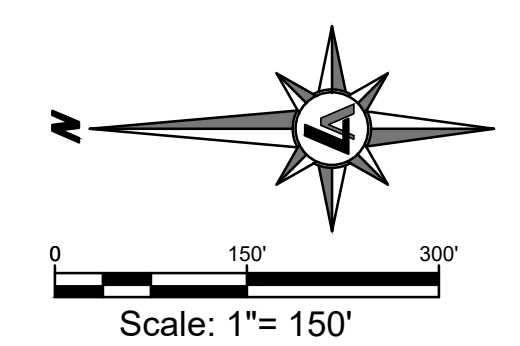


LANDSCAPE LEGEND

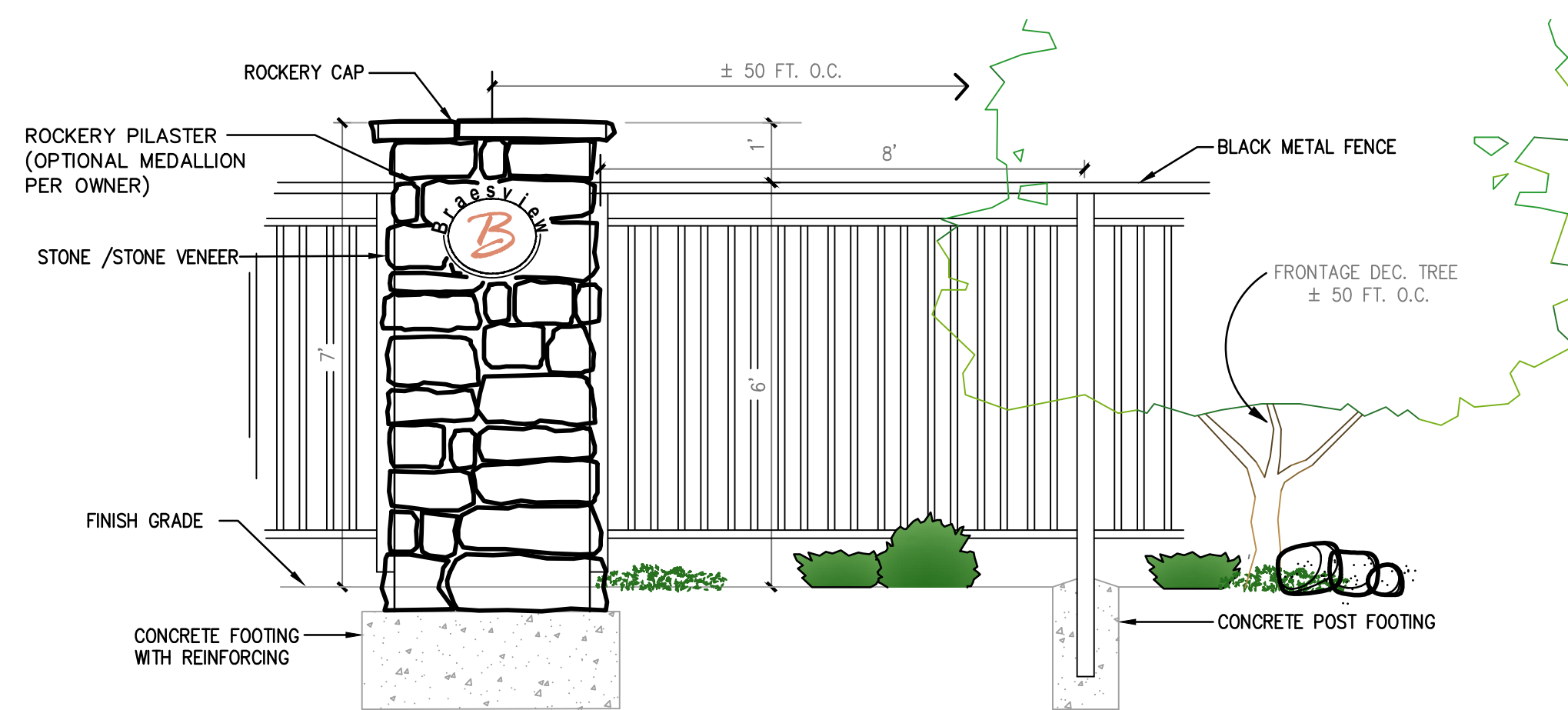
- DECIDUOUS COMMON OPEN SPACE TREE - 1" & 2" CALIPER SIZE
- DECIDUOUS STREET TREE (BY HOME OWNER) - 1" & 2" CALIPER SIZE
QUANTITY BASED ON 30 FT. SPACING; MASSING ENCOURAGED
- ACCENT TREE - 1" & 2" CALIPER SIZE
- EVERGREEN TREE - 6' & 10' HT.
- PROPOSED LOTS
- COMMON AREA LANDSCAPING
- ROADWAYS
- EXISTING TREES & SHRUB COVER
- FRONTAGE FENCING: SEE DETAILS, SHEET L1.2
- EXISTING FENCING: TO REMAIN

PRELIMINARY LANDSCAPE NOTES:

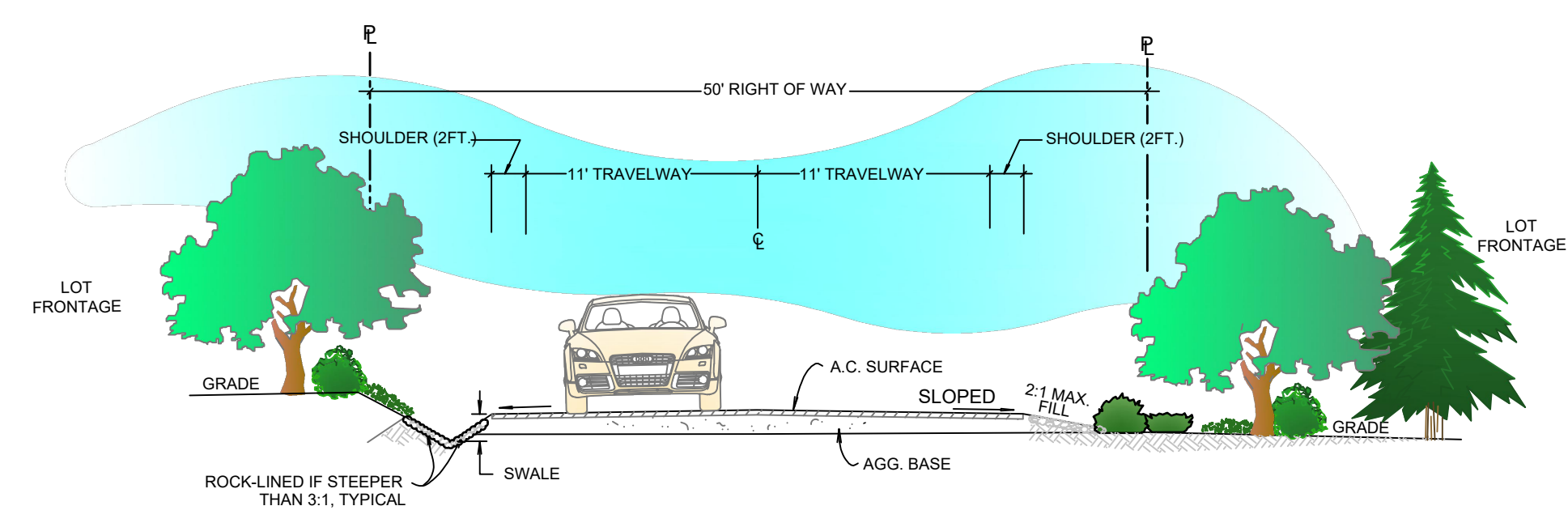
1. ALL AREAS DISTURBED BY GRADING ACTIVITIES ARE TO RECEIVE EROSION CONTROL DRYLAND NATIVE REVEGETATION SEED MIX.
2. ALL LANDSCAPED AREAS OUTSIDE OF LOTS ARE TO BE MAINTAINED BY THE BRAESVIEW HOMEOWNER'S ASSOCIATION.
3. INTERIOR PRIVATE STREET TREES SHOWN AT 50 FT. SPACING PER WASHOE COUNTY STANDARDS
4. COMMON AREA LANDSCAPE IRRIGATION TO BE BY METERED, WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM
5. PRIVATE STREET TREES INSTALLED BY AND FRONT YARD LANDSCAPES TO BE MAINTAINED BY EACH INDIVIDUAL LOT OWNER.
6. THOMAS CREEK TREE THINNING OR REMOVAL AS NECESSARY TO ACCOMMODATE CIVIL IMPROVEMENTS
7. LANDSCAPE PLANS, FENCES & GATES ARE CONCEPTUAL.



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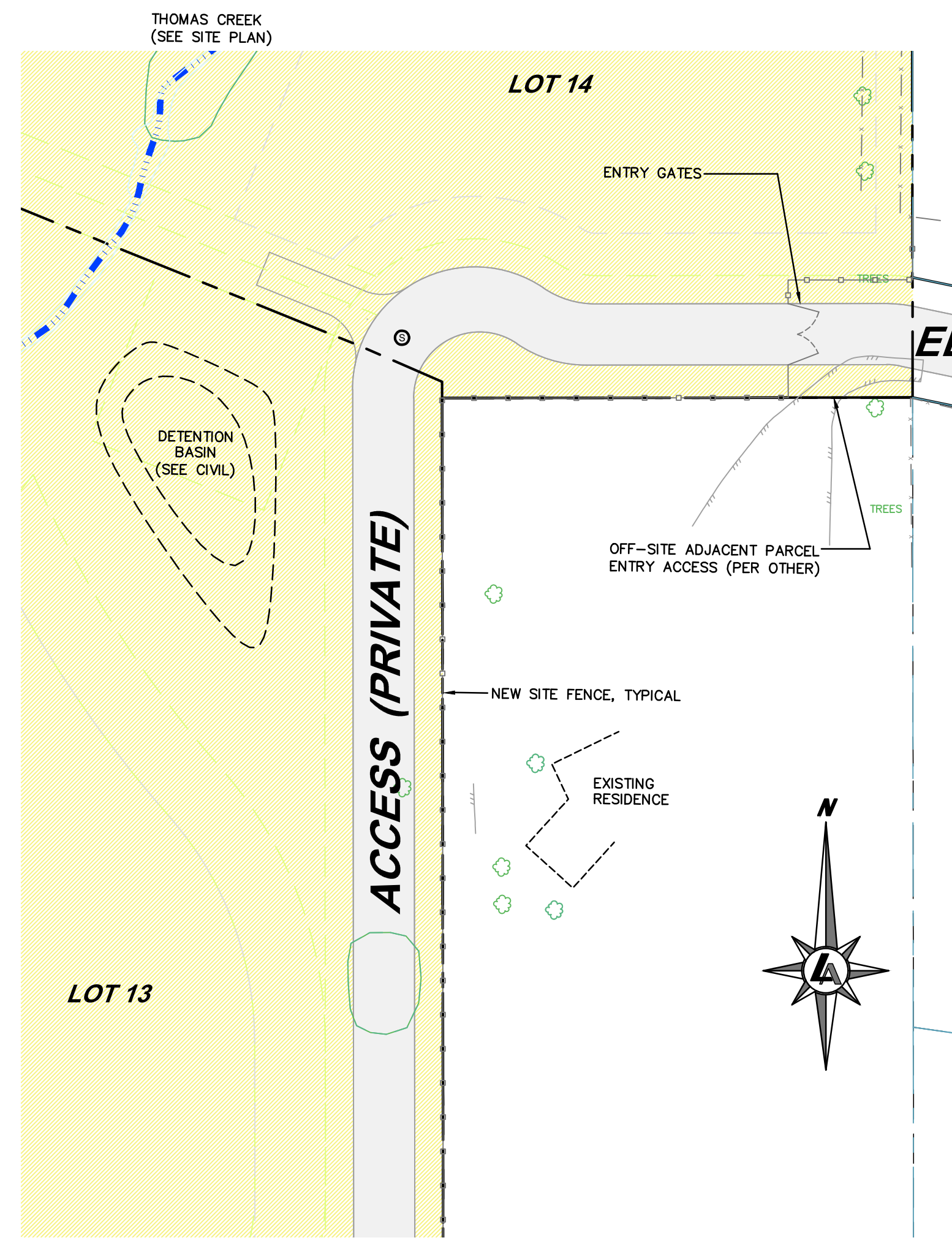


FOOTHILL FRONTAGE FENCE CONCEPT



BRAESVIEW LANE (PRIVATE) 50' STREET SECTION

PRIVATE STREET FRONTAGE SECTION



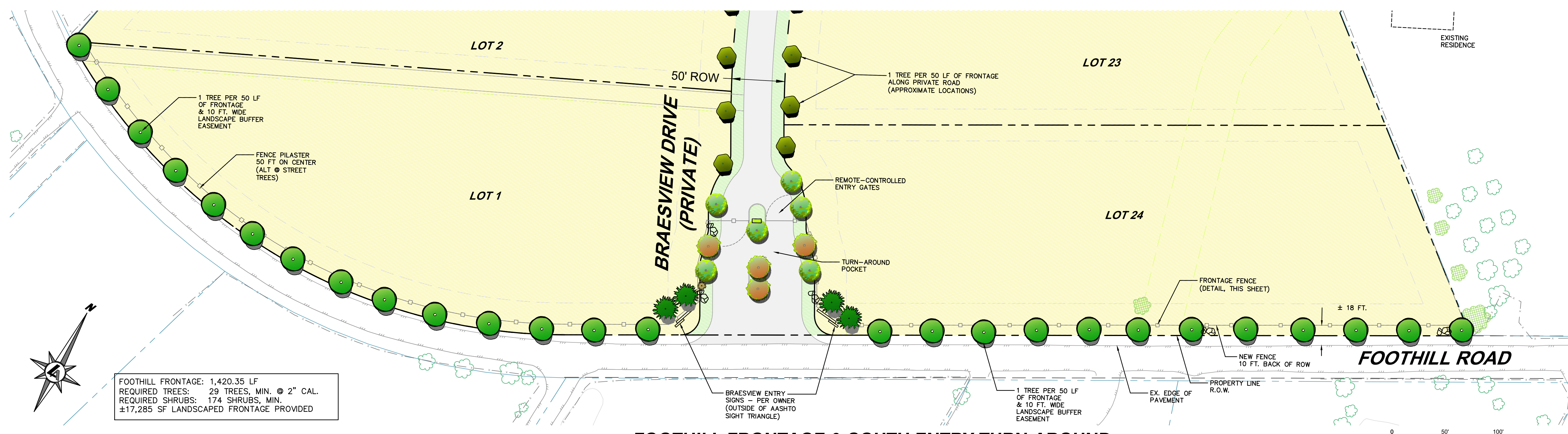
NORTH ACCESS & BASIN

LANDSCAPE LEGEND

- DECIDUOUS COMMON OPEN SPACE TREE – 1" & 2" CALIPER SIZE
- DECIDUOUS STREET TREE (BY HOME OWNER) – 1" & 2" CALIPER SIZE QUANTITY BASED ON 30 FT. SPACING; MASSING ENCOURAGED
- ACCENT TREE – 1" & 2" CALIPER SIZE
- EVERGREEN TREE – 6' & 10' HT.
- SHRUBS – 1 GAL & 5 GAL SIZE, AT A RATIO OF 6 PER REQUIRED TREE (FOOTHILL FRONTAGE)
- PROPOSED LOTS
- COMMON AREA LANDSCAPING
- ROADWAYS
- FRONTAGE FENCING: SEE DETAILS, SHEET L1.2
- EXISTING FENCING: TO REMAIN
- BOULDERS – MINIMUM 1 FT. X 2 FT SIZE

PRELIMINARY LANDSCAPE NOTES:

1. ALL AREAS DISTURBED BY GRADING ACTIVITIES ARE TO RECEIVE EROSION CONTROL DRYLAND NATIVE REVEGETATION SEED MIX.
2. ALL LANDSCAPED AREAS OUTSIDE OF LOTS ARE TO BE MAINTAINED BY THE BRAESVIEW HOMEOWNER'S ASSOCIATION.
3. INTERIOR PRIVATE STREET TREES SHOWN AT 50 FT. SPACING PER WASHOE COUNTY STANDARDS
4. COMMON AREA LANDSCAPE IRRIGATION TO BE BY METERED, WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM
5. PRIVATE STREET TREES INSTALLED BY AND FRONT YARD LANDSCAPES TO BE MAINTAINED BY EACH INDIVIDUAL LOT OWNER.
6. THOMAS CREEK TREE THINNING OR REMOVAL AS NECESSARY TO ACCOMMODATE CIVIL IMPROVEMENTS
7. LANDSCAPE PLANS, FENCES & GATES ARE CONCEPTUAL.



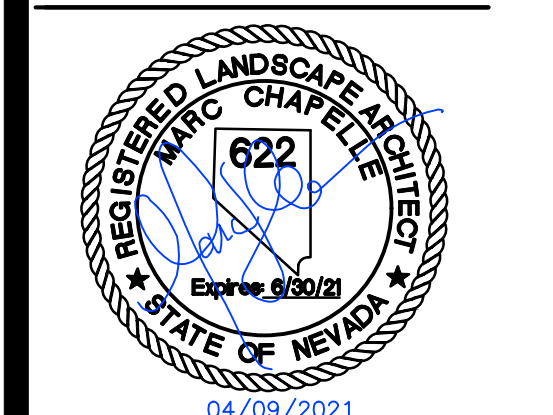
FOOTHILL FRONTAGE & SOUTH ENTRY TURN-AROUND

FOOTHILL FRONTAGE: 1,420.35 LF
 REQUIRED TREES: 29 TREES, MIN. @ 2" CAL.
 REQUIRED SHRUBS: 174 SHRUBS, MIN.
 ±17,285 SF LANDSCAPED FRONTAGE PROVIDED



9222 PROTOTYPE DRIVE
 RENO, NV 89521
 TEL: 775.827.8111
 WWW.LUMOSINC.COM

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THOMAS FOOTHILL, LLC
 BRAESVIEW CUSTOM LOT SUBDIVISION
 TENTATIVE MAP
 AMENDED SITE DETAIL AREAS & NOTES
 WASHOE COUNTY NEVADA

REV.	DATE	DESCRIPTION

BY: _____
 PRELIMINARY FOR TENTATIVE MAP APPLICATION
 APRIL 9, 2021

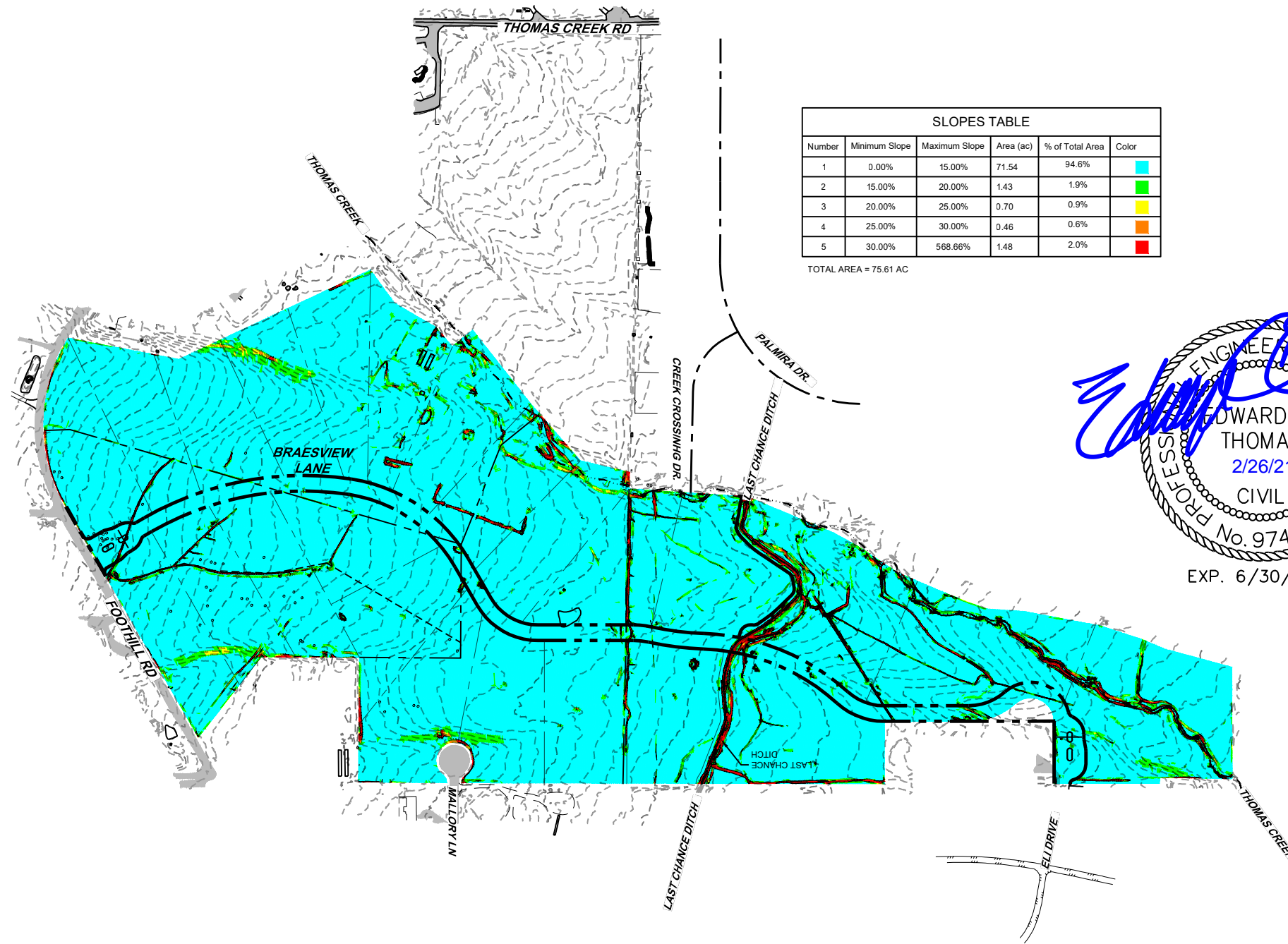
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 CHECKED BY: ET
 JOB NO.: 10175.001

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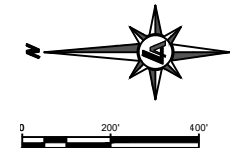
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SLOPES TABLE					
Number	Minimum Slope	Maximum Slope	Area (ac)	% of Total Area	Color
1	0.00%	15.00%	71.54	94.6%	Cyan
2	15.00%	20.00%	1.43	1.9%	Green
3	20.00%	25.00%	0.70	0.9%	Yellow
4	25.00%	30.00%	0.46	0.6%	Orange
5	30.00%	568.66%	1.48	2.0%	Red

TOTAL AREA = 75.61 AC

Professional Engineer
 Edward C. Thomas
 2/26/21
 Civil
 No. 9740
 State of Nevada
 EXP. 6/30/2022



LUMOS & ASSOCIATES
 308 N. CURRY ST., STE. 200
 CARSON CITY, NV 89703
 TEL: 775.883.7077
 WWW.LUMOSINC.COM

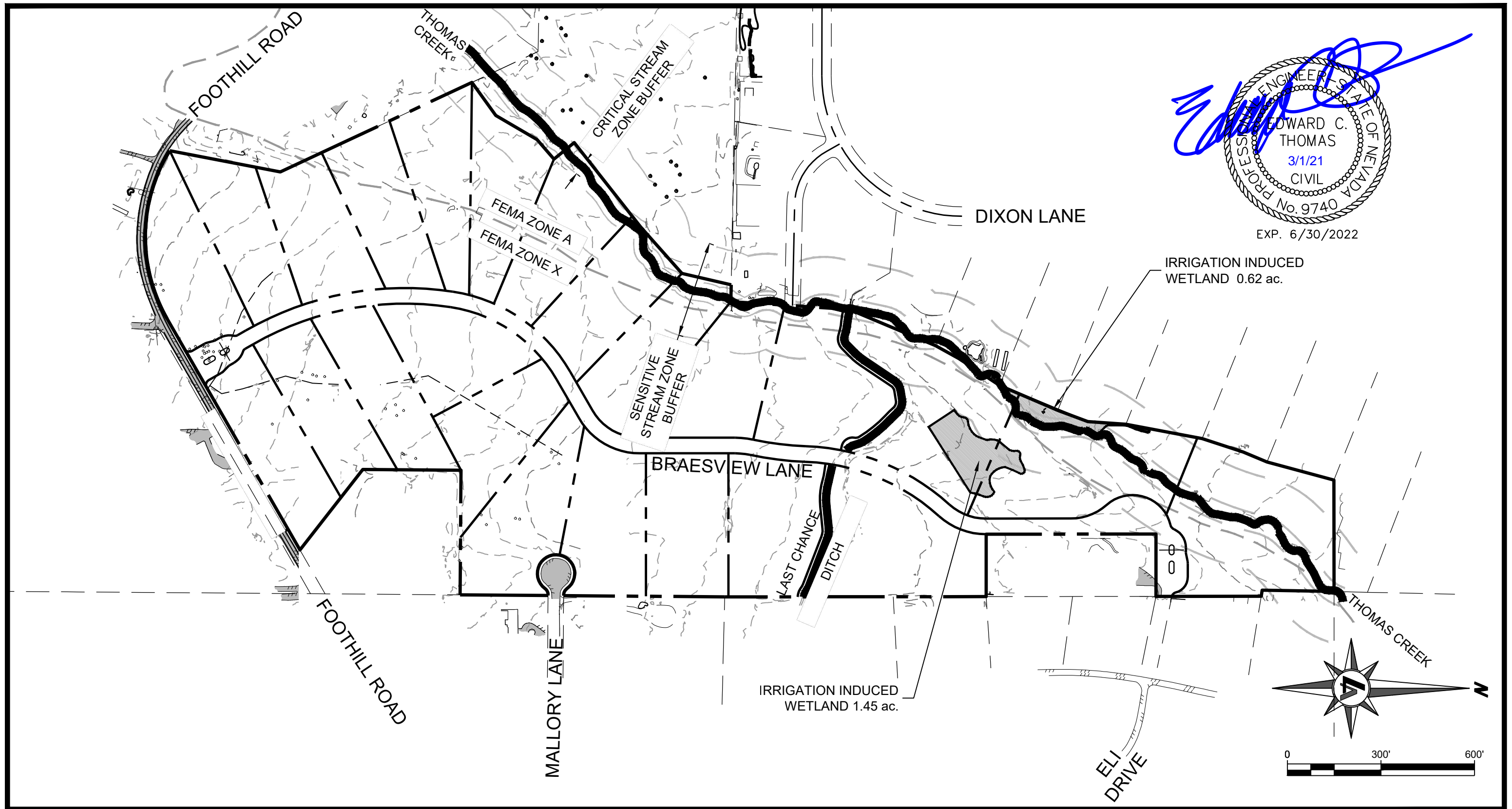
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THOMAS FOOTHILL, LLC
BRAESVIEW CUSTOM LOT SUBDIVISION
SLOPE ANALYSIS
 WASHOE COUNTY NEVADA

REV	DATE	DESCRIPTION

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 DESIGNED BY: ECT
 CHECKED BY:
 JOB NO.: 10175.001



[Signature]
 PROFESSIONAL ENGINEER - STATE OF NEVADA
 EDWARD C. THOMAS
 3/1/21
 CIVIL
 No. 9740

EXP. 6/30/2022

IRRIGATION INDUCED WETLAND 0.62 ac.

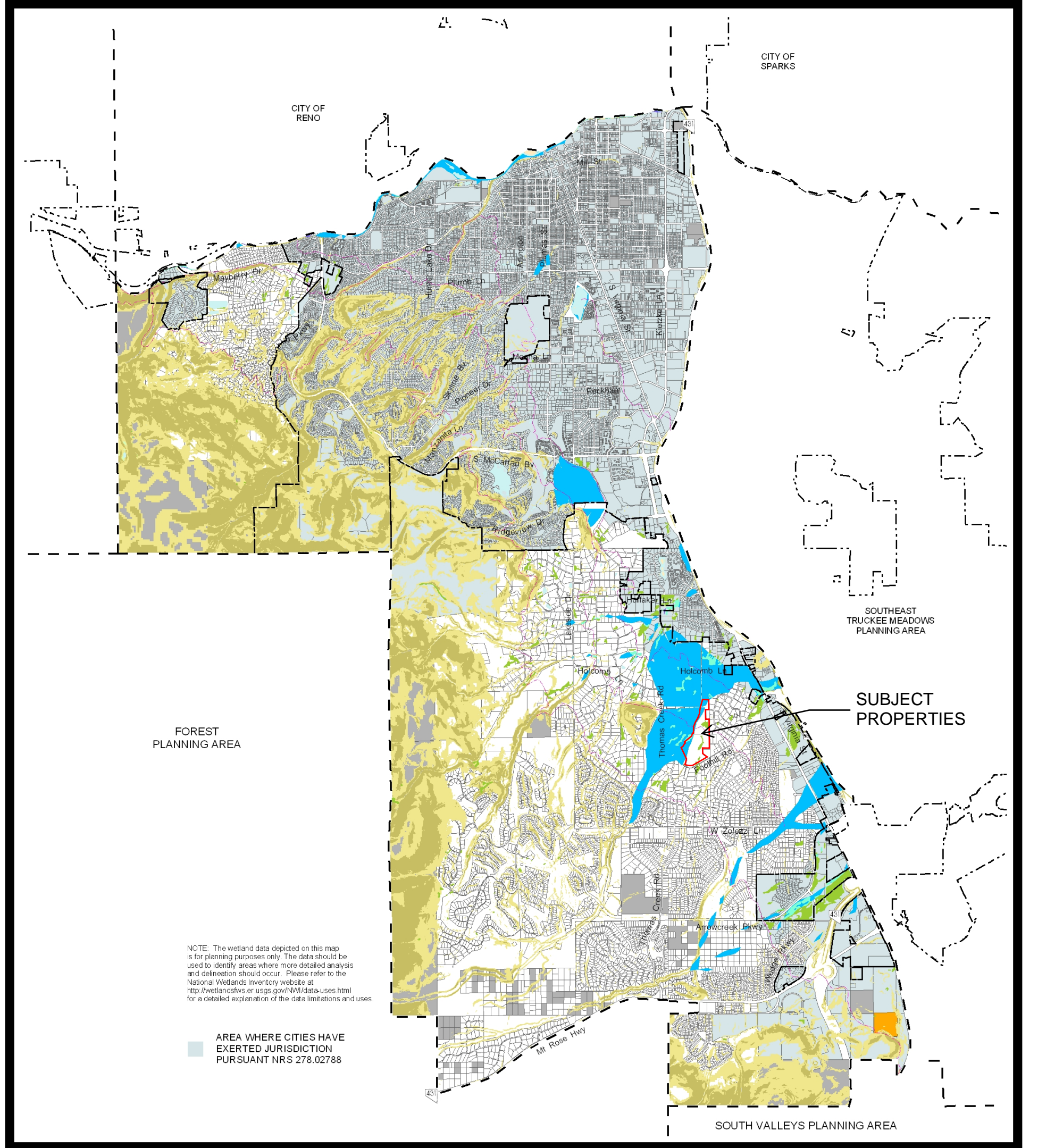
IRRIGATION INDUCED WETLAND 1.45 ac.

LUMOS & ASSOCIATES
 9222 PROTOTYPE DRIVE
 RENO, NEVADA 89521
 PH. (775) 827-6111 FAX (775) 827-6122

THOMAS FOOTHILL, LLC
**BRAESVIEW CUSTOM LOT SUBDIVISION
 DEVELOPMENT CONSTRAINTS**
 WASHOE COUNTY

Date: MARCH, 2021
 Scale: 1"=300'
 Job No: 10175.001
 FIGURE

WTM21-008
 EXHIBIT F



SOUTHWEST DEVELOPMENT CONSTRAINTS / SUITABILITY

- INTERMITTENT LAKE / ISLANDS
- WATER BODY
- RENO/SPARKS CITY LIMITS
- FEDERAL PUBLIC LAND
- ROADS
- COUNTY PLANNING AREA BOUNDARY
- DITCHES
- NATIONAL CONSERVATION AREA (NCA) BOUNDARY
- WILDLIFE REFUGE (SHELDON)
- AREAS OF CRITICAL ENVIRONMENTAL CONCERN (ACEC)
- WILDERNESS AREAS (WA)
- WILDERNESS STUDY AREAS (WSA)
- SLOPES GREATER THAN 15%
- SLOPES GREATER THAN 30%
- 100-YEAR FLOOD HAZARD
- FLOODWAY (FEMA)
- POTENTIAL WETLANDS
- BOTH POTENTIAL FLOOD HAZARD AND POTENTIAL WETLANDS
- U.S. ARMY CORPS OF ENGINEERS C.W.A. SECTION 404 WETLANDS (Limited / Known Coverage)
- UNCONSTRAINED

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.

0 1,250 2,500 5,000
Scale in Feet

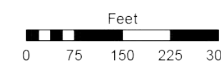


WASHOE COUNTY NEVADA

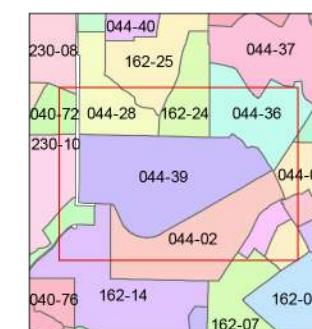
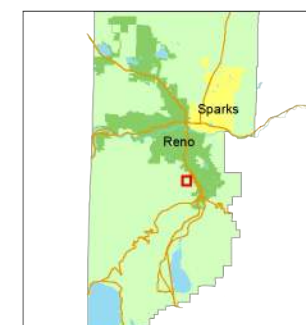
Reno, Nevada 89520 Post Office Box 11130 (775) 328-3600

SOURCE: Community Services/Bureau of Land Management (BLM)/U.S. Fish and Wildlife Service/US Forest Service/National Wetland Inventory

WCPC ADOPTION DATE: January 5, 2010
BCC ADOPTION DATE: February 9, 2010
RPC ADOPTION DATE: March 10, 2010



1 inch = 300 feet



created by: SR 02/10/2020

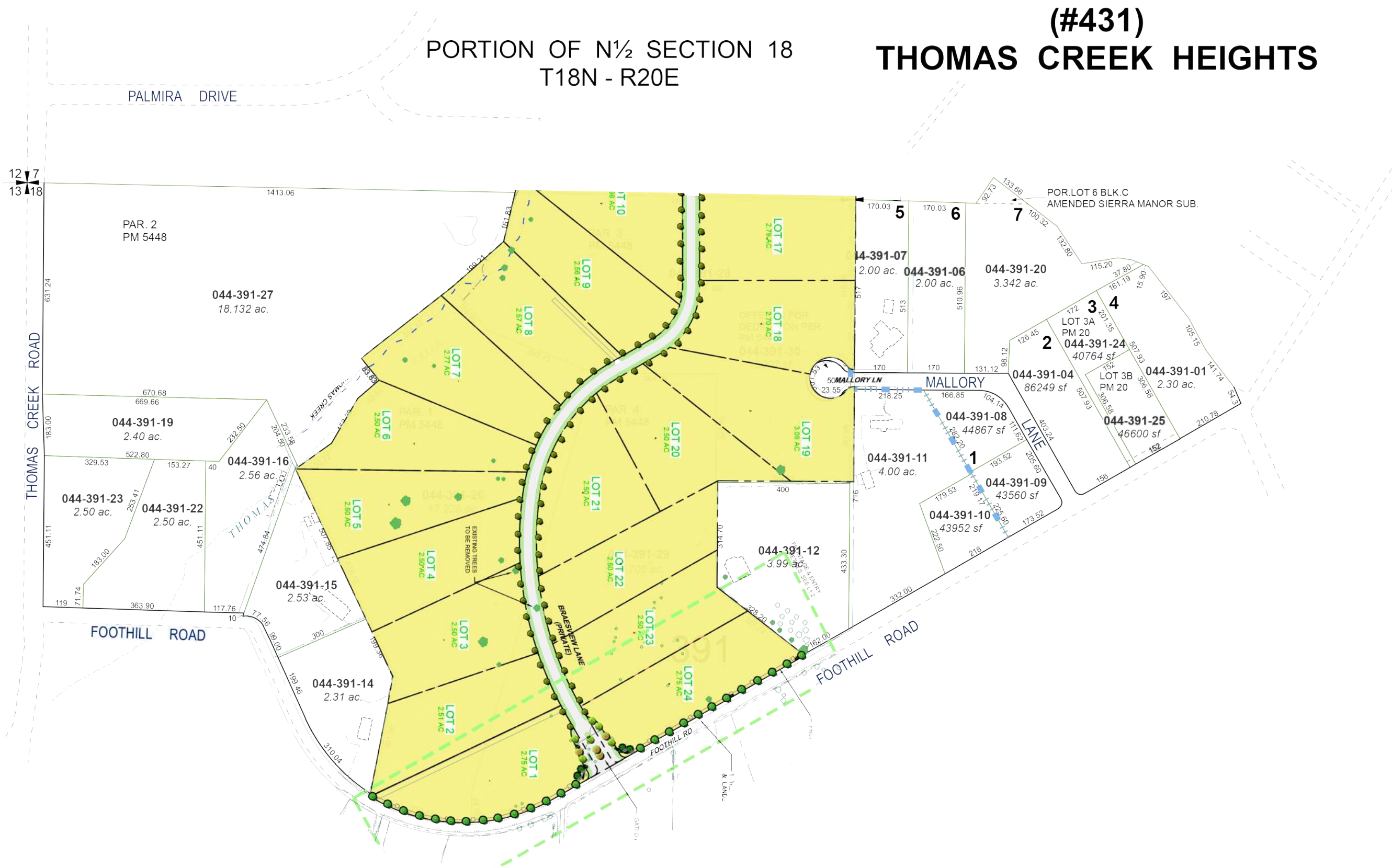
updated:

area previously shown on map(s):

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

(#431) THOMAS CREEK HEIGHTS

PORTION OF N½ SECTION 18 T18N - R20E



12
13

THOMAS CREEK ROAD

FOOTHILL ROAD

FOOTHILL ROAD

MALLORY LANE

PALMIRA DRIVE

PAR. 2
PM 5448

POR. LOT 6 BLK. C
AMENDED SIERRA MANOR SUB.

044-391-27
18.132 ac.

044-391-19
2.40 ac.

044-391-16
2.56 ac.

044-391-23
2.50 ac.

044-391-22
2.50 ac.

044-391-15
2.53 ac.

044-391-14
2.31 ac.

044-391-12
3.99 ac.

044-391-07
2.00 ac.

044-391-06
2.00 ac.

044-391-20
3.342 ac.

044-391-04
86249 sf

044-391-08
44867 sf

044-391-11
4.00 ac.

044-391-09
43560 sf

044-391-10
43952 sf

044-391-24
40764 sf

044-391-25
46600 sf

044-391-01
2.30 ac.

EXISTING TREES
TO BE REMOVED

BRASWELL LANE
(PRIVATE)

WTM21-008
EXHIBIT F

THOMAS FOOTHILL, LLC

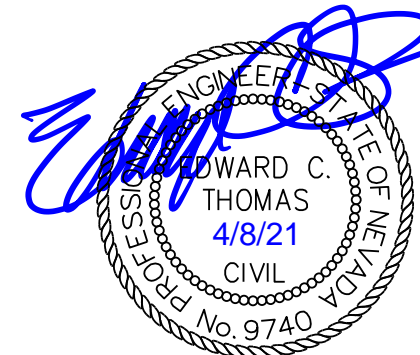
BRAESVIEW CUSTOM LOT SUBDIVISION TENTATIVE MAP

APN: 044-391-26, 28, and 29 and 162-240-01



9222 PROTOTYPE DRIVE
RENO, NV 89521
TEL: 775.827.6111
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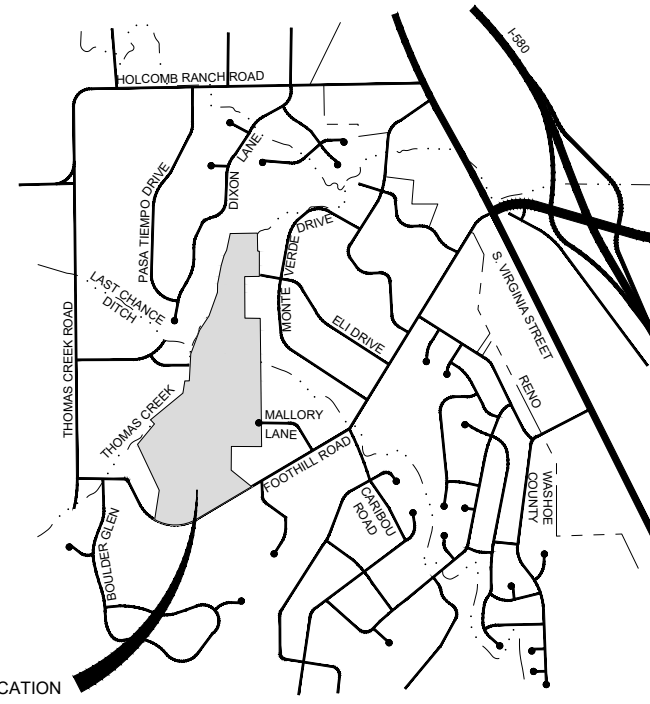
EXP. 6/30/2022

OWNER/DEVELOPER

THOMAS FOOTHILL, LLC
ATTN: ROGER DAVIDSON
2100 MANZANITA LANE
RENO, NV 89509
TEL.: 518.339.4655



LOCATION MAP



VICINITY MAP

ENGINEER

9222 PROTOTYPE DRIVE
RENO, NEVADA 89521
TEL: 775.827.6111



BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED UPON REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED 12-18-2020 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER FROM CONTROL MONUMENT NORTHWEST RENO (RN01) COORS MODIFIED BY A COMBINED FACTOR OF 1.000197939, SCALED FROM 0.00N, 0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

BASIS OF ELEVATION

DATUM: NAVD 88
PROJECT BENCHMARK = CITY OF RENO BENCHMARK #2891
HAVING AN ELEVATION OF 4518.49'

SHEET INDEX:

TITLE SHEET	C1.0
KEYMAP & OVERALL SITE PLAN	C1.1
SITE PLAN	C1.2
SITE PLAN	C1.3
SITE PLAN	C1.4
SITE PLAN	C1.5
SITE PLAN	C1.6
PRELIMINARY GRADING PLAN - INDEX SHEET	C2.0
CROSS SECTIONS	C2.1
PRELIMINARY GRADING PLAN	C2.2
PRELIMINARY GRADING PLAN	C2.3
PRELIMINARY GRADING PLAN	C2.4
PRELIMINARY GRADING PLAN	C2.5
PRELIMINARY GRADING PLAN	C2.6
UTILITY PLAN - INDEX SHEET	C3.0
PRELIMINARY UTILITY PLAN - OFFSITE WATER	C3.1
PRELIMINARY UTILITY PLAN	C3.2
PRELIMINARY UTILITY PLAN	C3.3
PRELIMINARY UTILITY PLAN	C3.4
PRELIMINARY UTILITY PLAN	C3.5

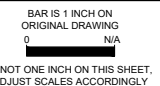


Know what's below.
Call before you dig.

THOMAS FOOTHILL, LLC
BRAESVIEW CUSTOM LOT SUBDIVISION
TENTATIVE MAP
TITLE SHEET
NEVADA
WASHOE COUNTY

REV.	DATE	DESCRIPTION

PRELIMINARY FOR TENTATIVE MAP
APRIL 9, 2021

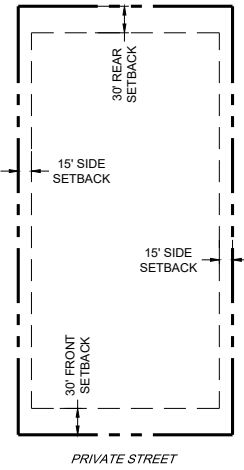


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C1.0

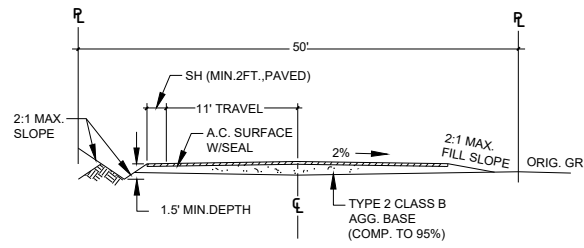
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JOB NO.: 10175.001

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**MINIMUM LOT SETBACKS
(TYPICAL)**

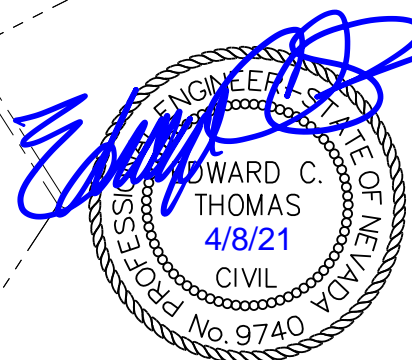
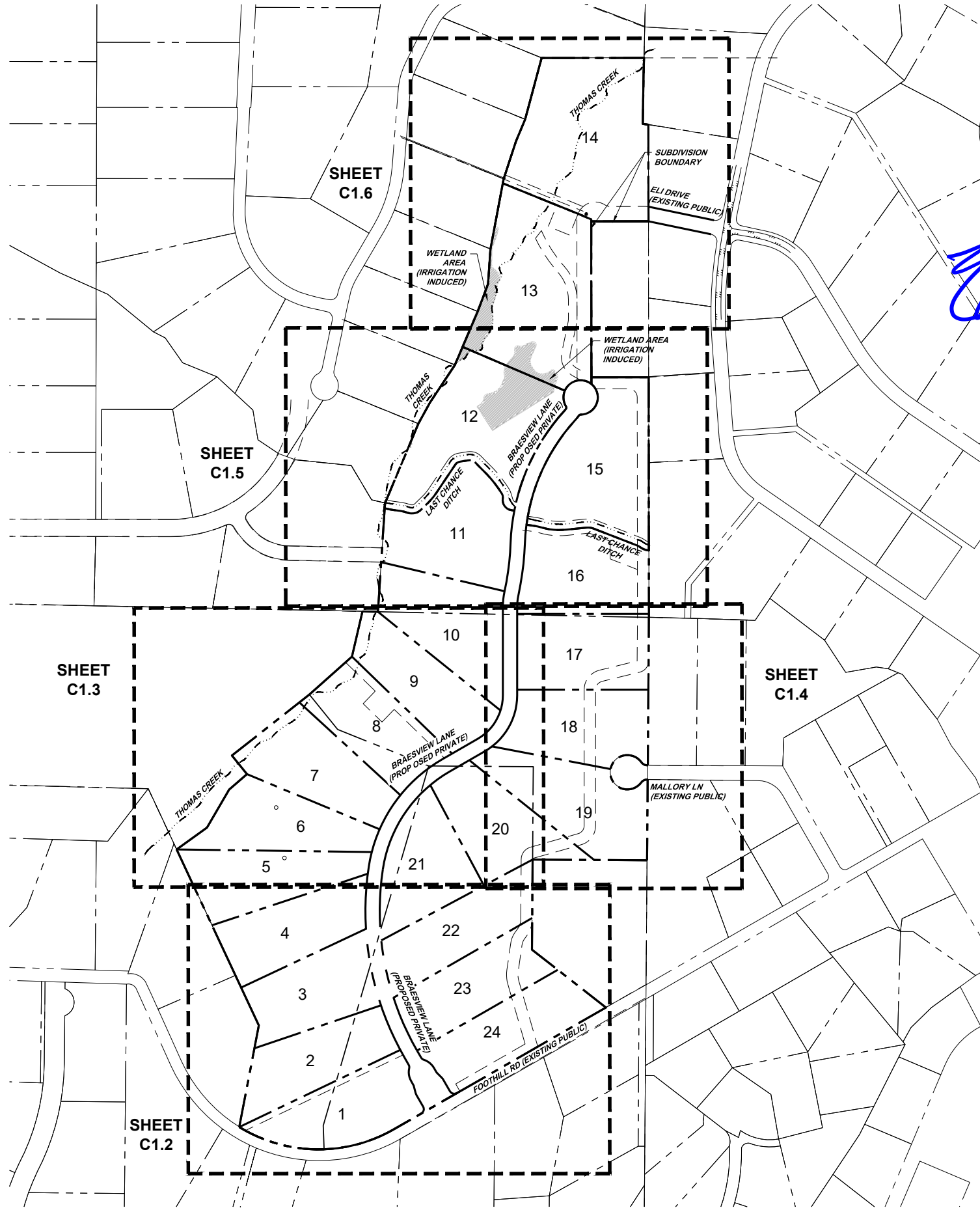
NON-TYPICAL SETBACKS ARE SHOWN ON SITE PLANS



**50' RURAL STREET SECTION
(TYPICAL)**

LAND USE TABLE

RESIDENTIAL LOTS	24 LOTS
GROSS AREA	75.88 AC
LOT AREA	72.33 AC
STREET RIGHT-OF-WAY AREA	3.55 AC
GROSS DENSITY	0.316 D.U./AC
AVERAGE LOT SIZE	3.01 AC
LARGEST LOT SIZE	5.36 AC
SMALLEST LOT SIZE	2.50 AC



EXP. 6/30/2022



0 200' 400'
22x34 SHEETS = HORIZONTAL: 1"=200'
11x17 SHEETS = HORIZONTAL: 1"=400'



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THOMAS FOOTHILL, LLC
**BRAESVIEW CUSTOM LOT SUBDIVISION
TENTATIVE MAP
KEYMAP & OVERALL SITE PLAN**
NEVADA
WASHOE COUNTY

REV.	DATE	DESCRIPTION

**PRELIMINARY
FOR TENTATIVE MAP
APRIL 9, 2021**

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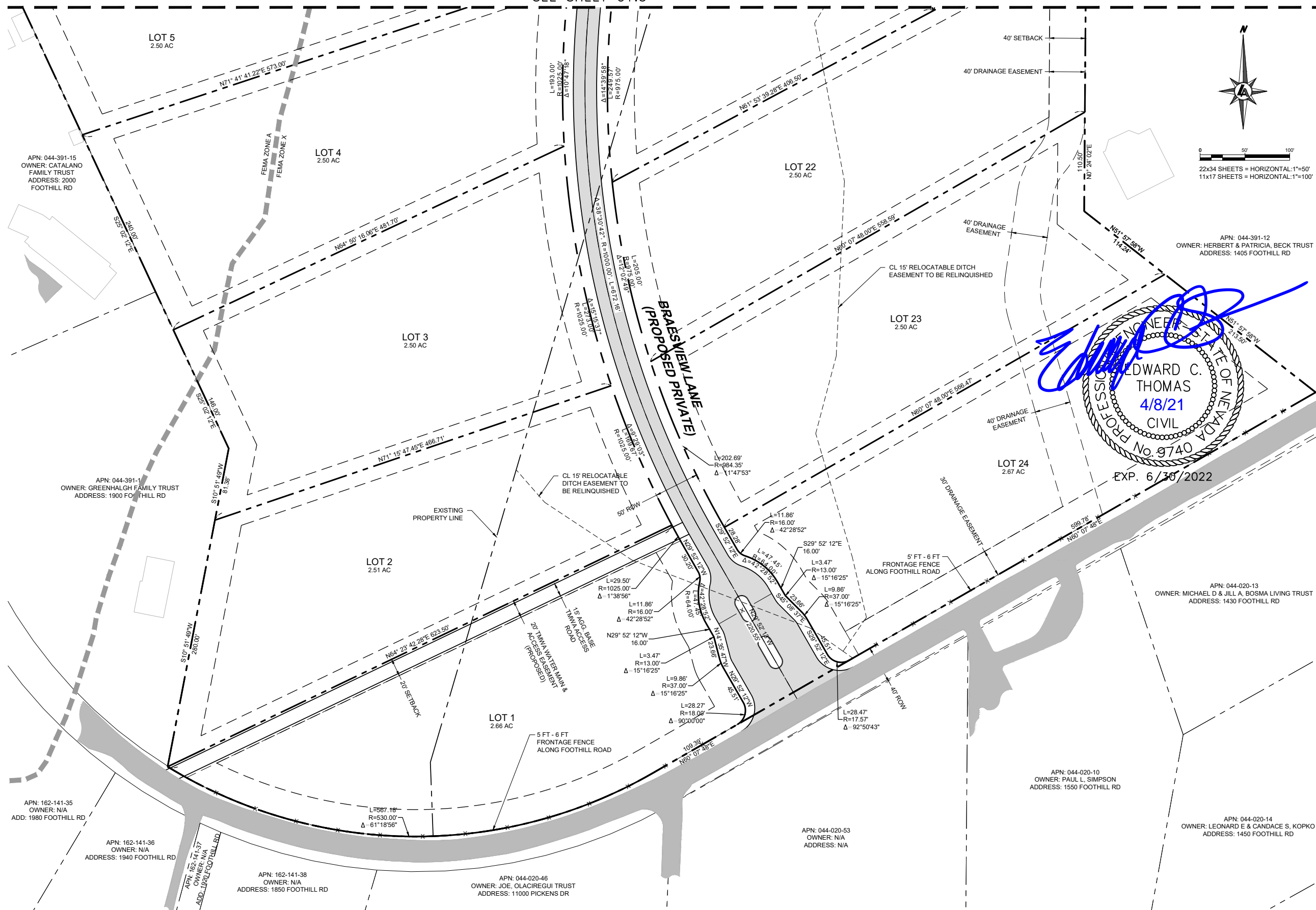
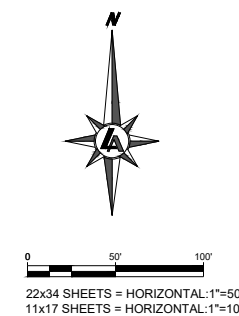
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SEE SHEET C1.3



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EDWARD C. THOMAS
4/8/21
CIVIL
No. 9740
EXP. 6/30/2022

THOMAS FOOTHILL, LLC
BRAESVIEW CUSTOM LOT SUBDIVISION
TENTATIVE MAP
AMENDED SITE PLAN
NEVADA
WASHOE COUNTY

REV.	DATE	DESCRIPTION

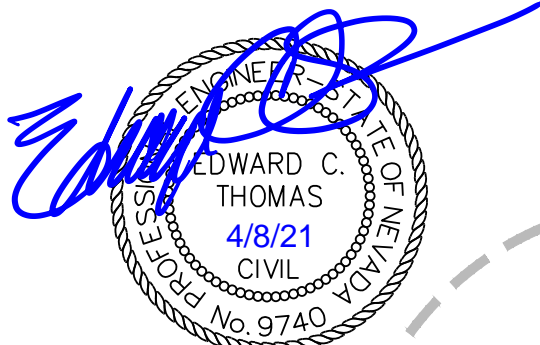
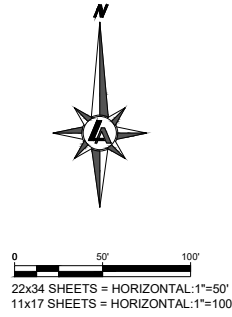
PRELIMINARY
FOR TENTATIVE MAP
APRIL 9, 2021

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C1.2

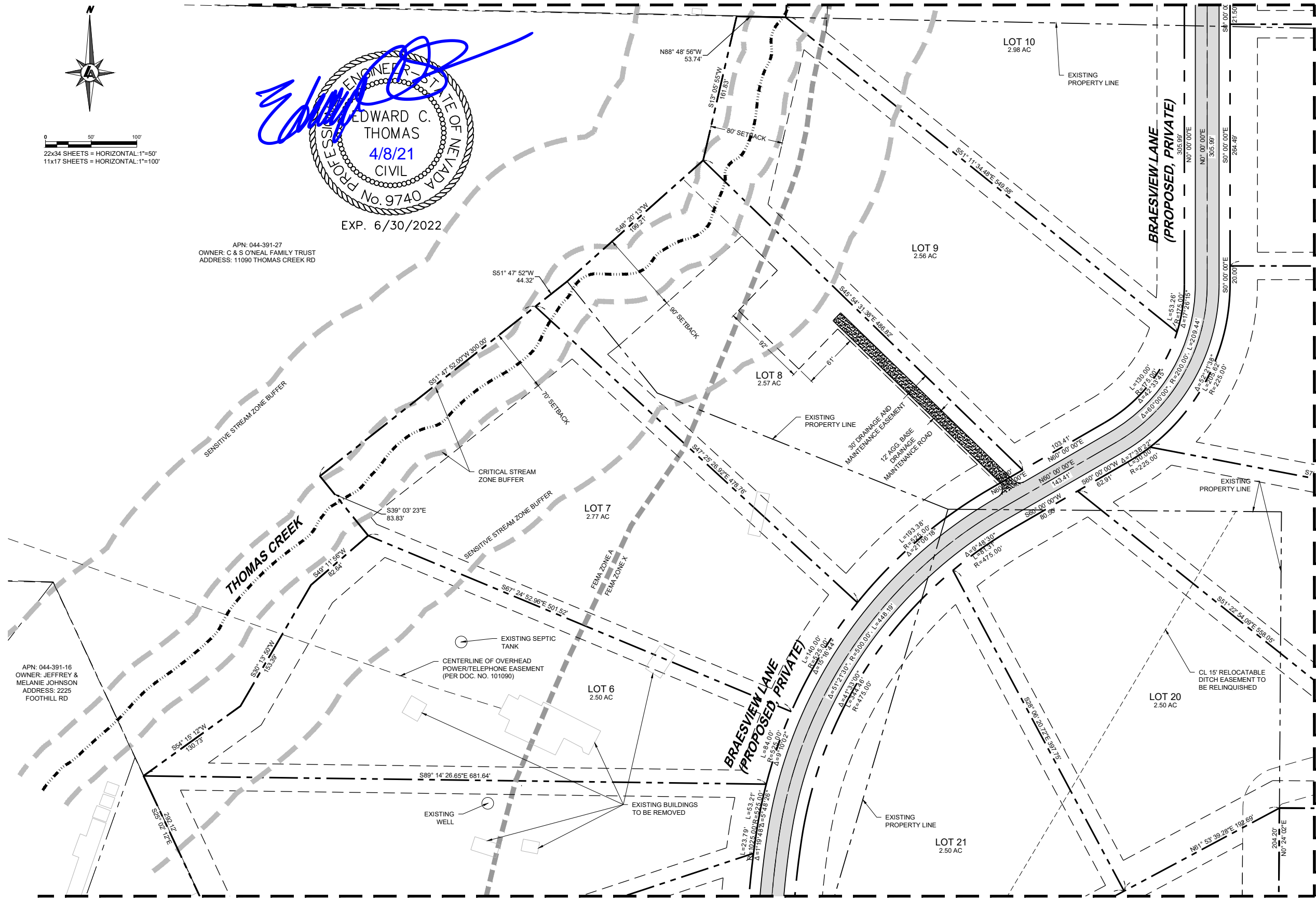
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APN: 044-391-27
 OWNER: C & S O'NEAL FAMILY TRUST
 ADDRESS: 11090 THOMAS CREEK RD

SEE SHEET C1.5



SEE SHEET C1.2

SEE SHEET C1.4

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THOMAS FOOTHILL, LLC
BRAESVIEW CUSTOM LOT SUBDIVISION
TENTATIVE MAP
AMENDED SITE PLAN
 WASHOE COUNTY NEVADA

REV	DATE	DESCRIPTION

PRELIMINARY
 FOR TENTATIVE MAP
 APRIL 9, 2021

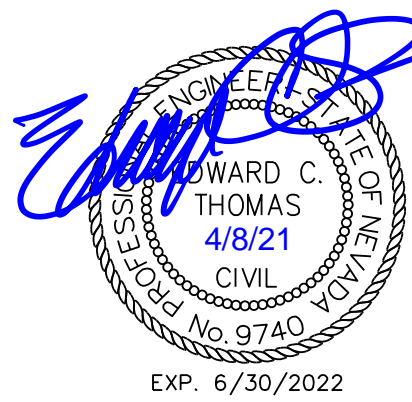
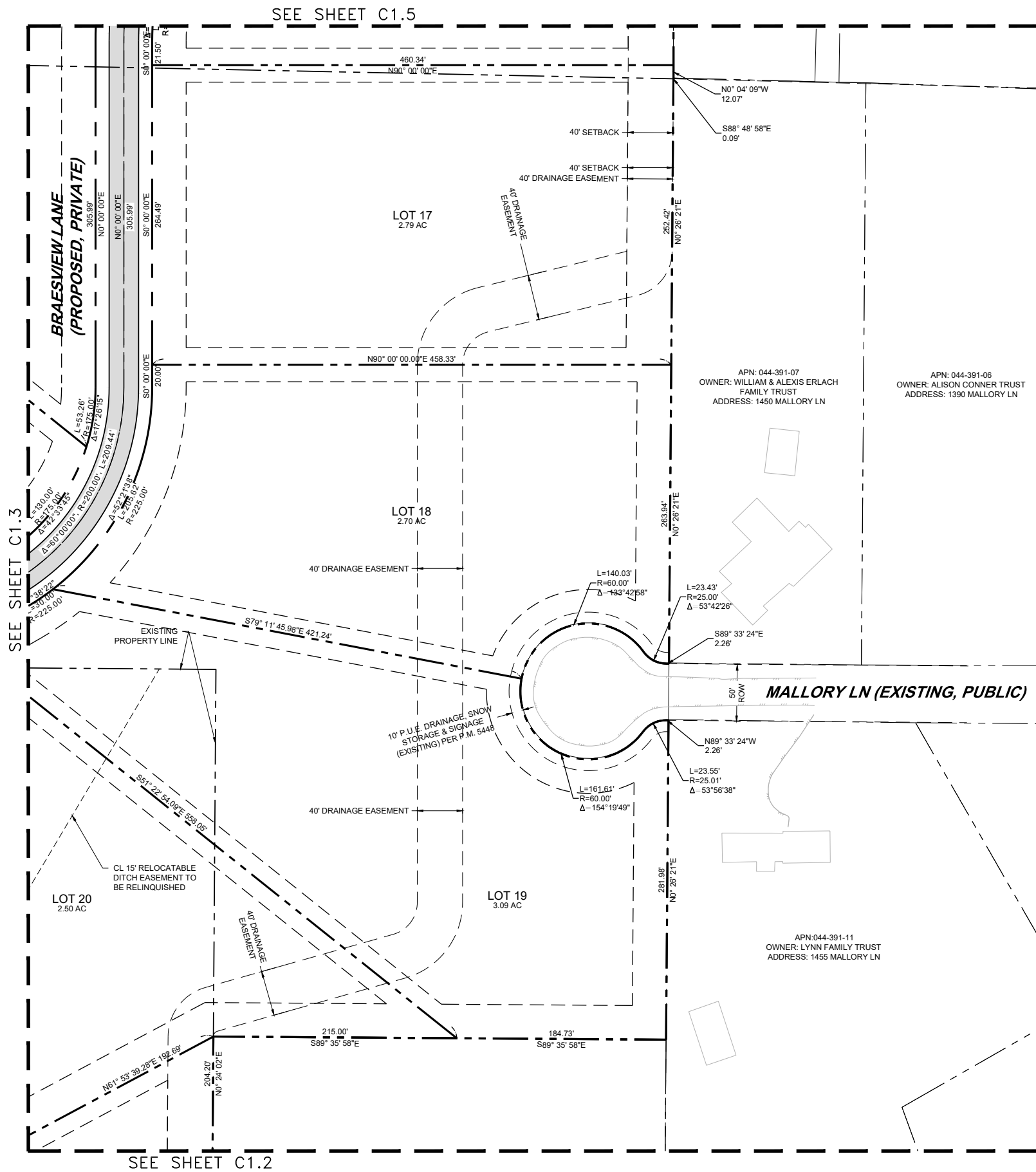
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04/09/2021 10:32 am evdario



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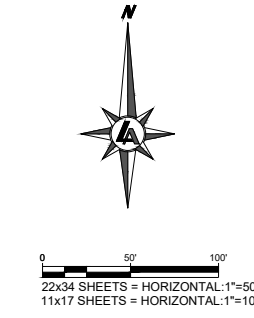
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THOMAS FOOTHILL, LLC
BRAESVIEW CUSTOM LOT SUBDIVISION TENTATIVE MAP AMENDED SITE PLAN
 NEVADA
 WASHOE COUNTY

REV.	DATE	DESCRIPTION

BY: _____

PRELIMINARY FOR TENTATIVE MAP
APRIL 9, 2021



C1.4

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 CHECKED BY: XXX
 JOB NO.: 10175.001

SEE SHEET C1.6

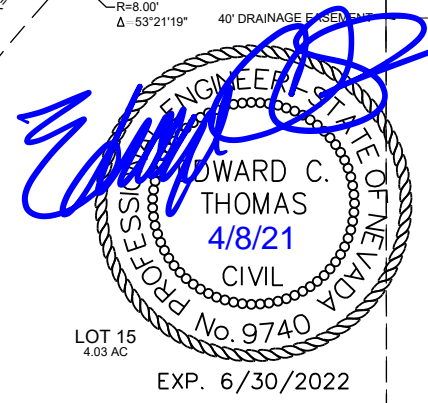
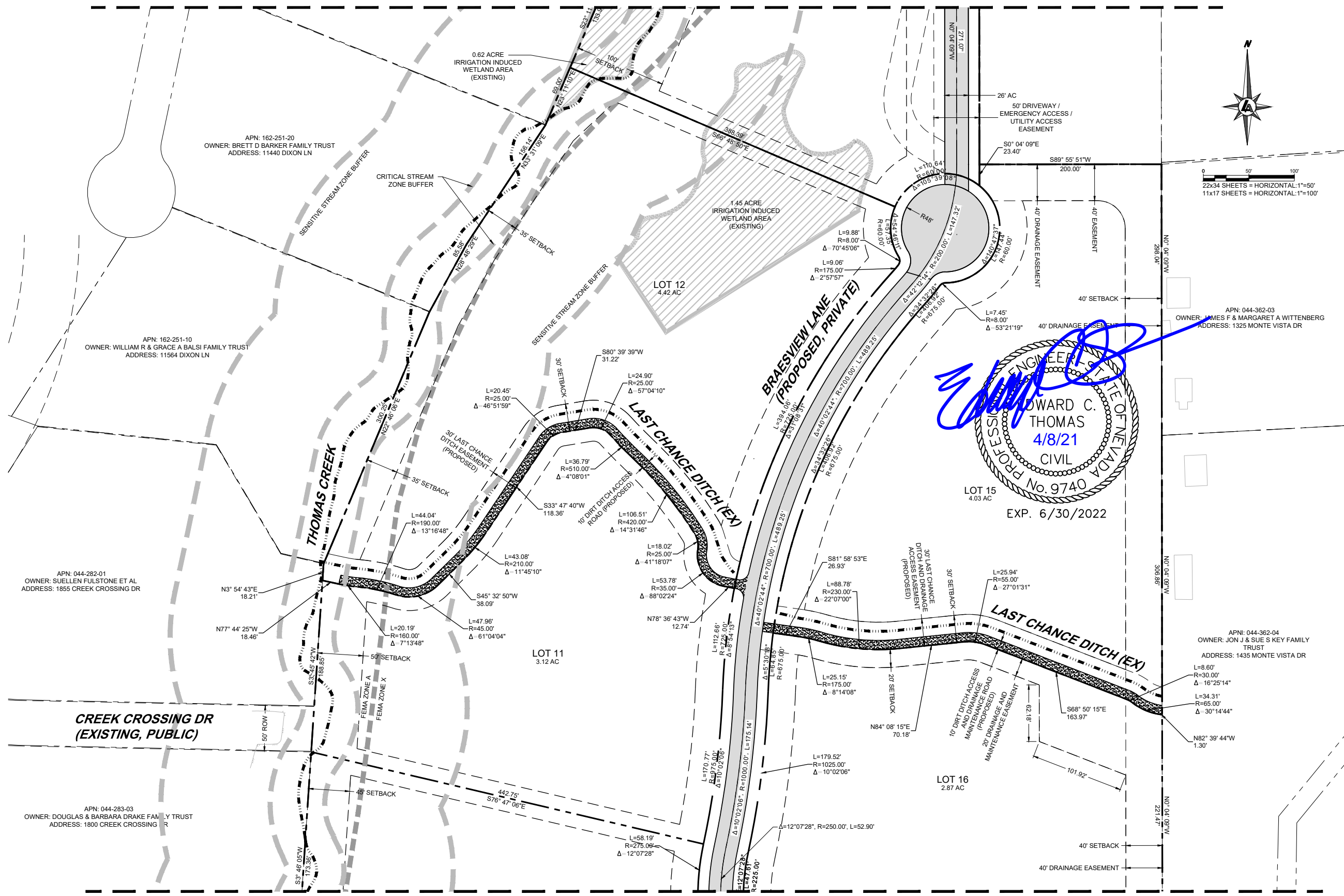


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0 50' 100'
22x34 SHEETS = HORIZONTAL: 1"=50'
11x17 SHEETS = HORIZONTAL: 1"=100'



THOMAS FOOTHILL, LLC
BRAESVIEW CUSTOM LOT SUBDIVISION
TENTATIVE MAP
AMENDED SITE PLAN
NEVADA
WASHOE COUNTY

REV	DATE	DESCRIPTION

PRELIMINARY
FOR TENTATIVE MAP
APRIL 9, 2021

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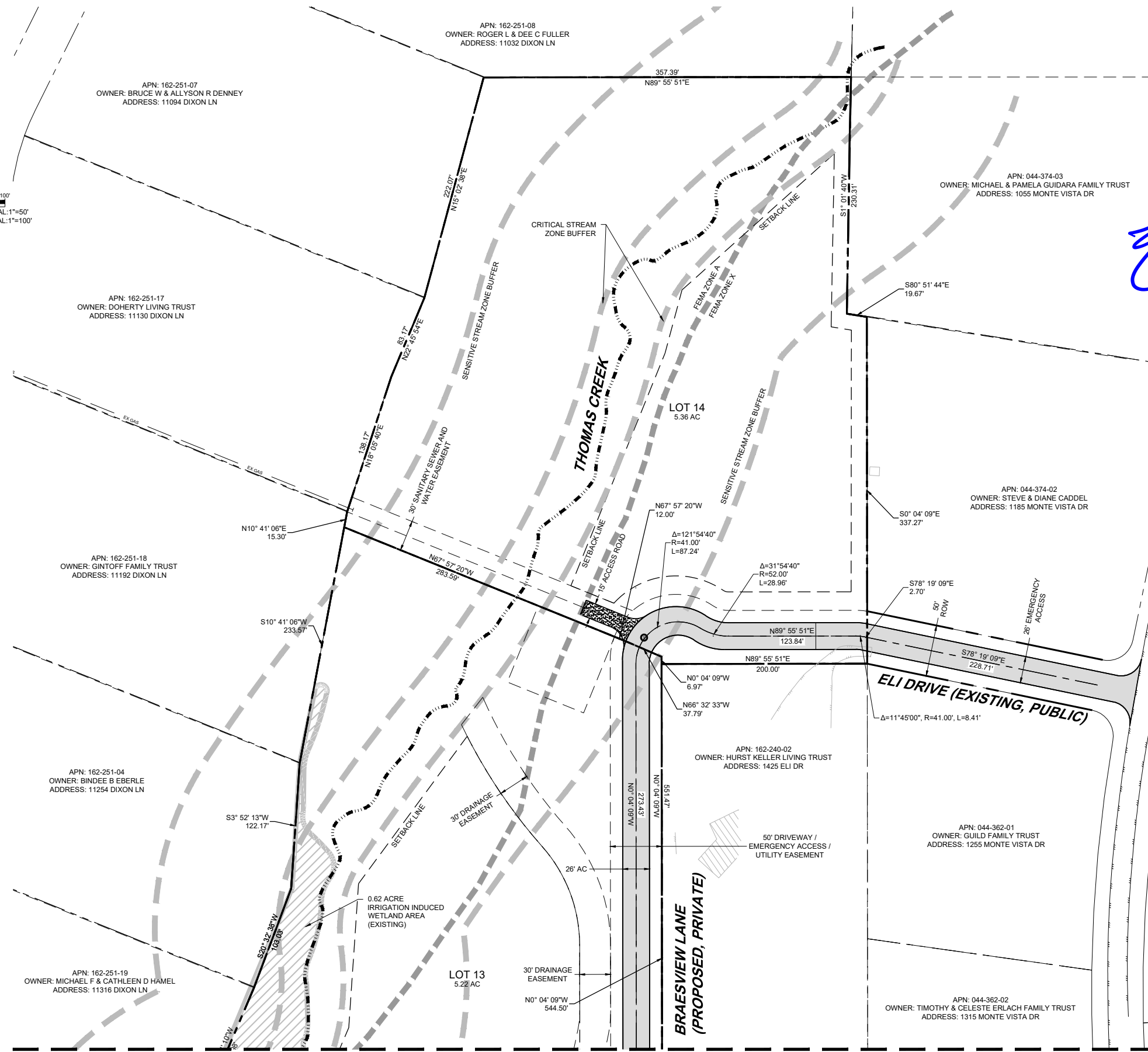
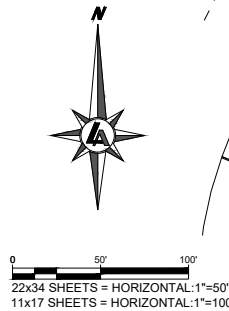
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SEE SHEET C1.4

WTM21-008
EXHIBIT F



SEE SHEET C1.5

EDWARD C. THOMAS
 4/8/21
 CIVIL
 No. 9740
 EXP. 6/30/2022

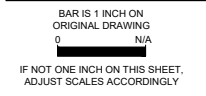
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THOMAS FOOTHILL, LLC
 BRAESVIEW CUSTOM LOT SUBDIVISION
 TENTATIVE MAP
 AMENDED SITE PLAN
 WASHOE COUNTY NEVADA

REV.	DATE	DESCRIPTION

PRELIMINARY
 FOR TENTATIVE MAP
 APRIL 9, 2021



C1.6

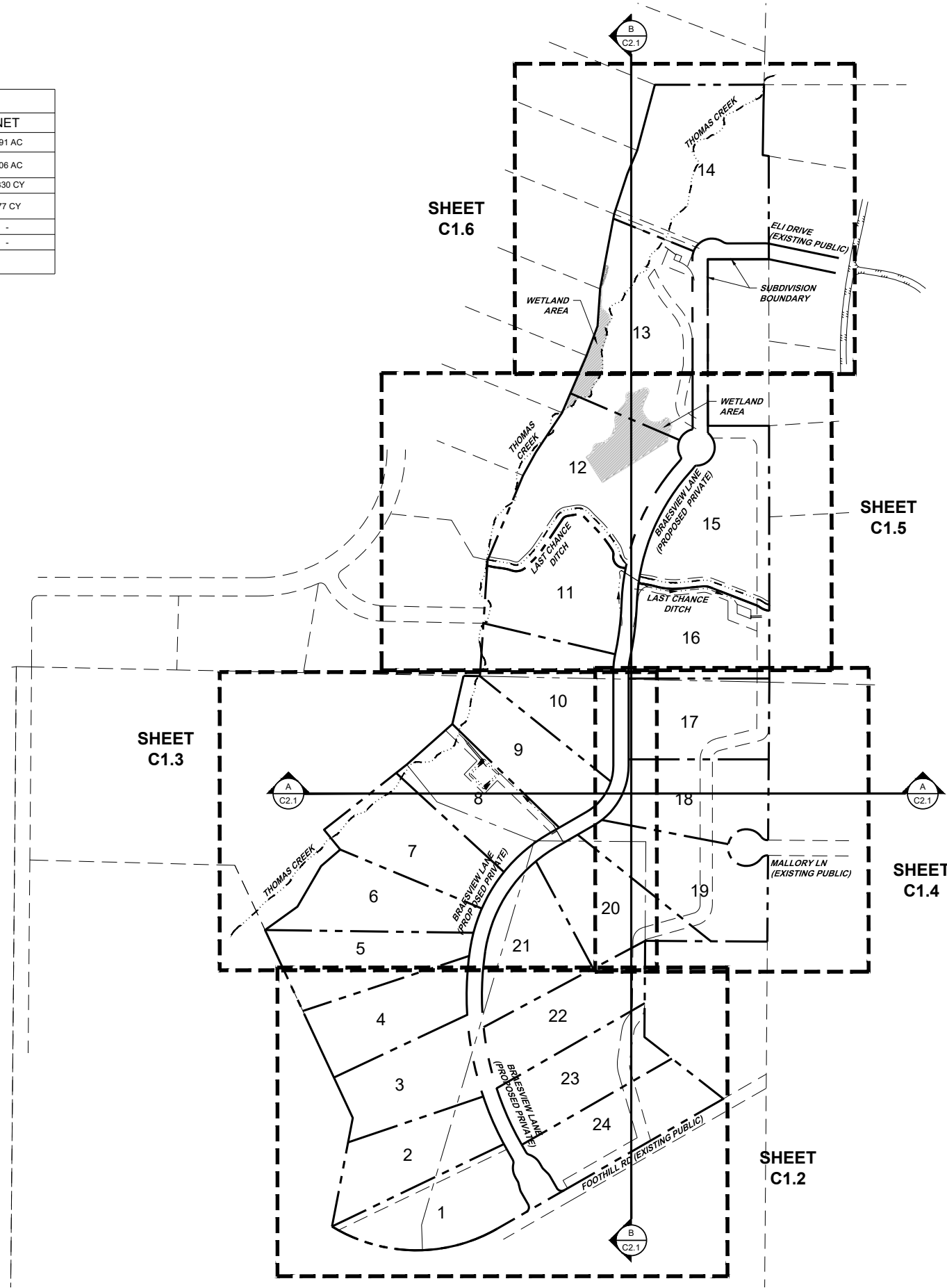
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EARTHWORK TABLE			
CALCULATION	CUT	FILL	NET
DISTURBED AREA	-	-	6.91 AC
DISTURBED AREA WITHIN SPECIAL FLOOD HAZARD AREA	-	-	0.06 AC
TOTAL EARTHWORK	11,189 CY	4,359 CY	6,830 CY
EARTHWORK WITHIN SPECIAL FLOOD HAZARD AREA	186 CY	9.34 CY	177 CY
MAXIMUM DEPTH OF CUT	7.76 FT	-	-
MAXIMUM DEPTH OF FILL	-	6.74 FT	-
EARTHWORK ON SLOPES OF 15% OR GREATER	NEGLIGIBLE (ALL CATEGORIES)		

NOTES:

- ALL EXCAVATED MATERIAL WILL BE USED ON SITE FOR FUTURE BUILDING PADS OR LANDSCAPING FEATURES.
- IF DISTURBED AREA REMAINS UNDEVELOPED FOR MORE THAN 30 DAYS, IT SHALL BE STABILIZED EITHER BY REVEGETATION OR APPLICATION OF A DUST PALLIATIVE.



EDWARD C. THOMAS
 4/8/21
 CIVIL
 No. 9740
 EXP. 6/30/2022

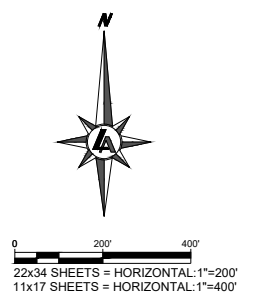
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 BRAESVIEW CUSTOM LOT SUBDIVISION
 TENTATIVE MAP
 GRADING PLAN - INDEX SHEET
 WASHOE COUNTY NEVADA

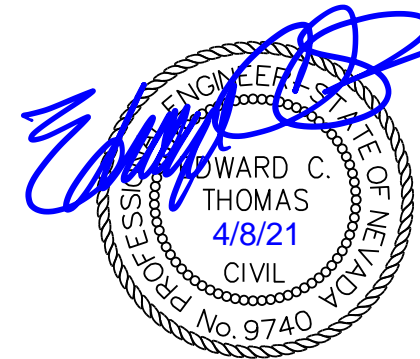
REV.	DATE	DESCRIPTION

BY: _____
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 APRIL 9, 2021



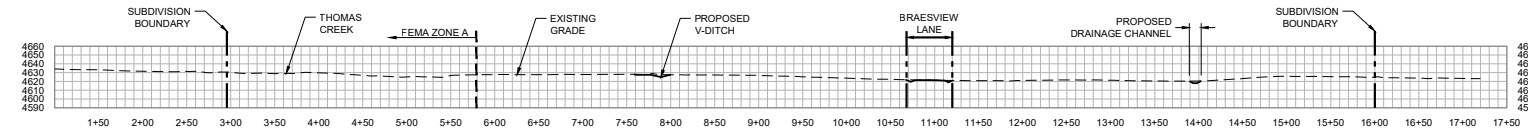
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 DESIGNED BY: ECT
 CHECKED BY: XXX
 JOB NO.: 10175.001

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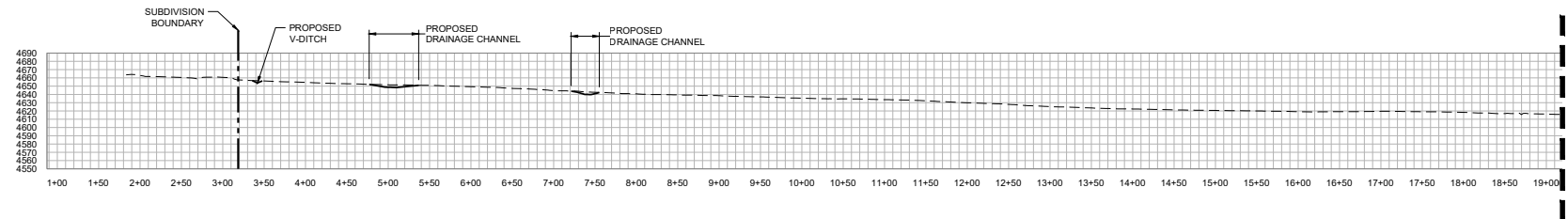


EXP. 6/30/2022

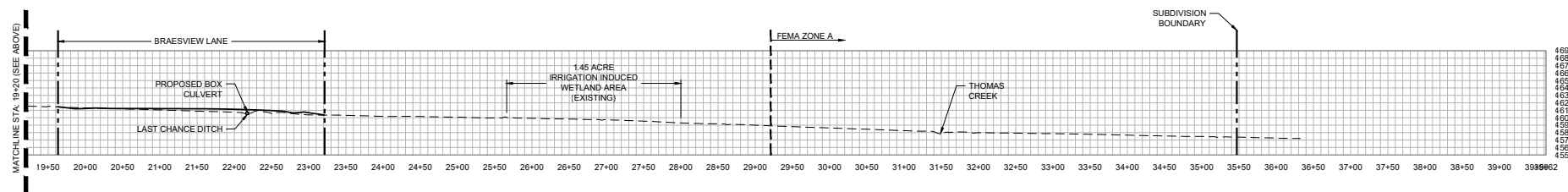
SECTION A - A



SECTION B - B



SECTION B - B



THOMAS FOOTHILL, LLC
BRAESVIEW CUSTOM LOT SUBDIVISION TENTATIVE MAP CROSS SECTIONS
NEVADA COUNTY WASHOE

REV.	DATE	DESCRIPTION	BY

PRELIMINARY FOR TENTATIVE MAP
APRIL 9, 2021

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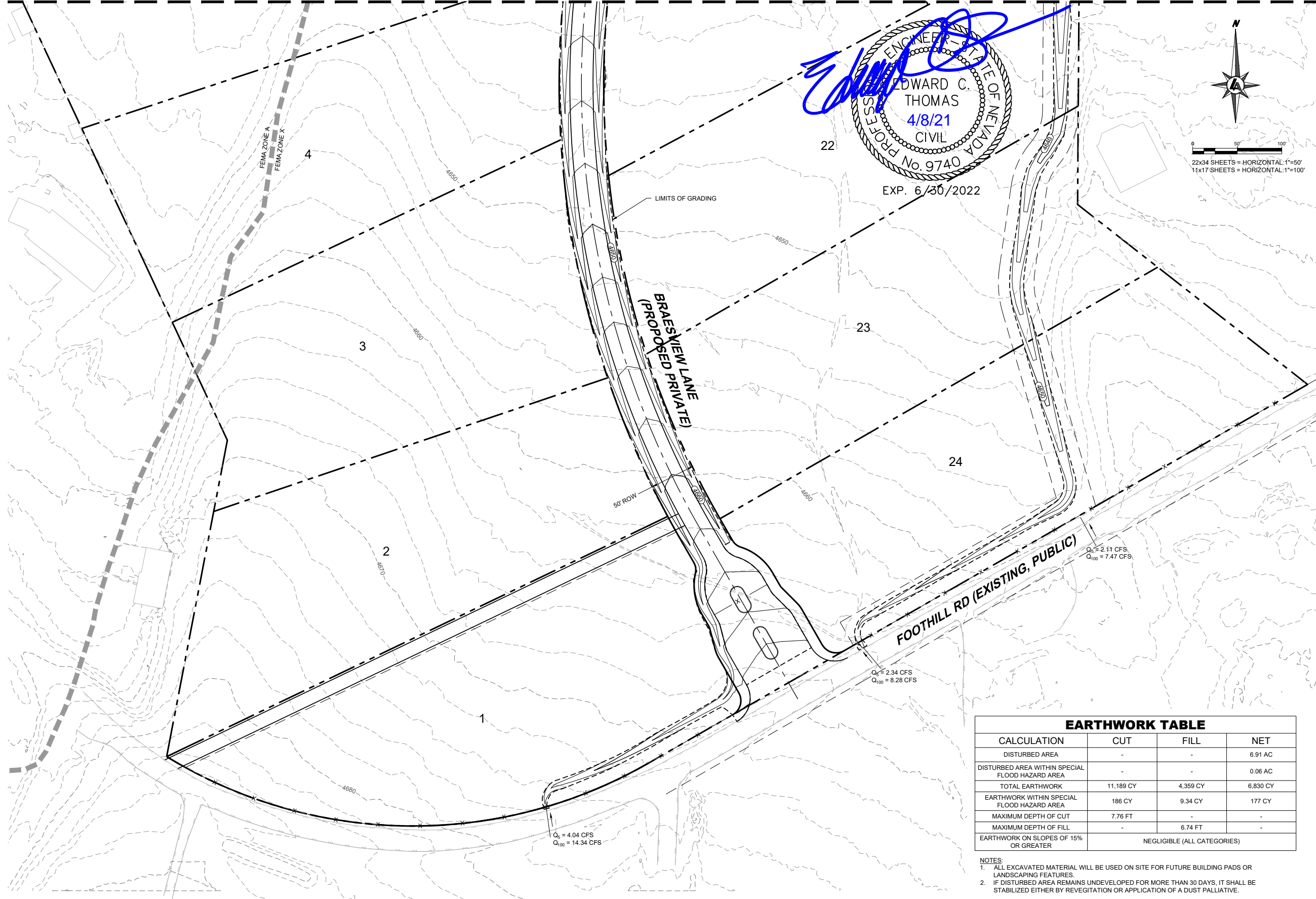
C2.1

DRAWN BY: ECV
DESIGNED BY: ECT
CHECKED BY: XXX
JOB NO.: 10175.001

0 100' 200'
22x34 SHEETS = HORIZ / VERT: 1"=100'
11x17 SHEETS = HORIZ / VERT: 1"=200'

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SEE SHEET C1.3



Professional Engineer
 EDWARD C. THOMAS
 4/8/21
 CIVIL
 No. 9740
 EXP. 6/30/2022



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22x34 SHEETS = HORIZONTAL: 1"=50'
 11x17 SHEETS = HORIZONTAL: 1"=100'

THOMAS FOOTHILL, LLC
 BRAESVIEW CUSTOM LOT SUBDIVISION
 TENTATIVE MAP
 AMENDED GRADING PLAN
 WASHOE COUNTY NEVADA

EARTHWORK TABLE			
CALCULATION	CUT	FILL	NET
DISTURBED AREA	-	-	6.91 AC
DISTURBED AREA WITHIN SPECIAL FLOOD HAZARD AREA	-	-	0.06 AC
TOTAL EARTHWORK	11,189 CY	4,359 CY	6,830 CY
EARTHWORK WITHIN SPECIAL FLOOD HAZARD AREA	186 CY	9.34 CY	177 CY
MAXIMUM DEPTH OF CUT	7.76 FT	-	-
MAXIMUM DEPTH OF FILL	-	6.74 FT	-
EARTHWORK ON SLOPES OF 15% OR GREATER	NEGLECTIBLE (ALL CATEGORIES)		

- NOTES:
 1. ALL EXCAVATED MATERIAL WILL BE USED ON SITE FOR FUTURE BUILDING PADS OR LANDSCAPING FEATURES.
 2. IF DISTURBED AREA REMAINS UNDEVELOPED FOR MORE THAN 30 DAYS, IT SHALL BE STABILIZED EITHER BY REVEGETATION OR APPLICATION OF A DUST PALLIATIVE.

REV.	DATE	DESCRIPTION	BY

PRELIMINARY
 FOR TENTATIVE MAP
 APRIL 9, 2021

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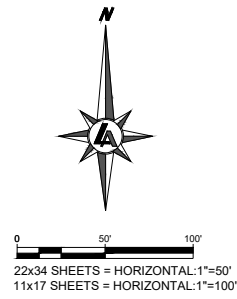
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 DESIGNED BY: ECT
 CHECKED BY: XXX
 JOB NO.: 10175.001

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EARTHWORK TABLE			
CALCULATION	CUT	FILL	NET
DISTURBED AREA	-	-	6.91 AC
DISTURBED AREA WITHIN SPECIAL FLOOD HAZARD AREA	-	-	0.06 AC
TOTAL EARTHWORK	11,189 CY	4,359 CY	6,830 CY
EARTHWORK WITHIN SPECIAL FLOOD HAZARD AREA	186 CY	9.34 CY	177 CY
MAXIMUM DEPTH OF CUT	7.76 FT	-	-
MAXIMUM DEPTH OF FILL	-	6.74 FT	-
EARTHWORK ON SLOPES OF 15% OR GREATER	NEGLIGIBLE (ALL CATEGORIES)		

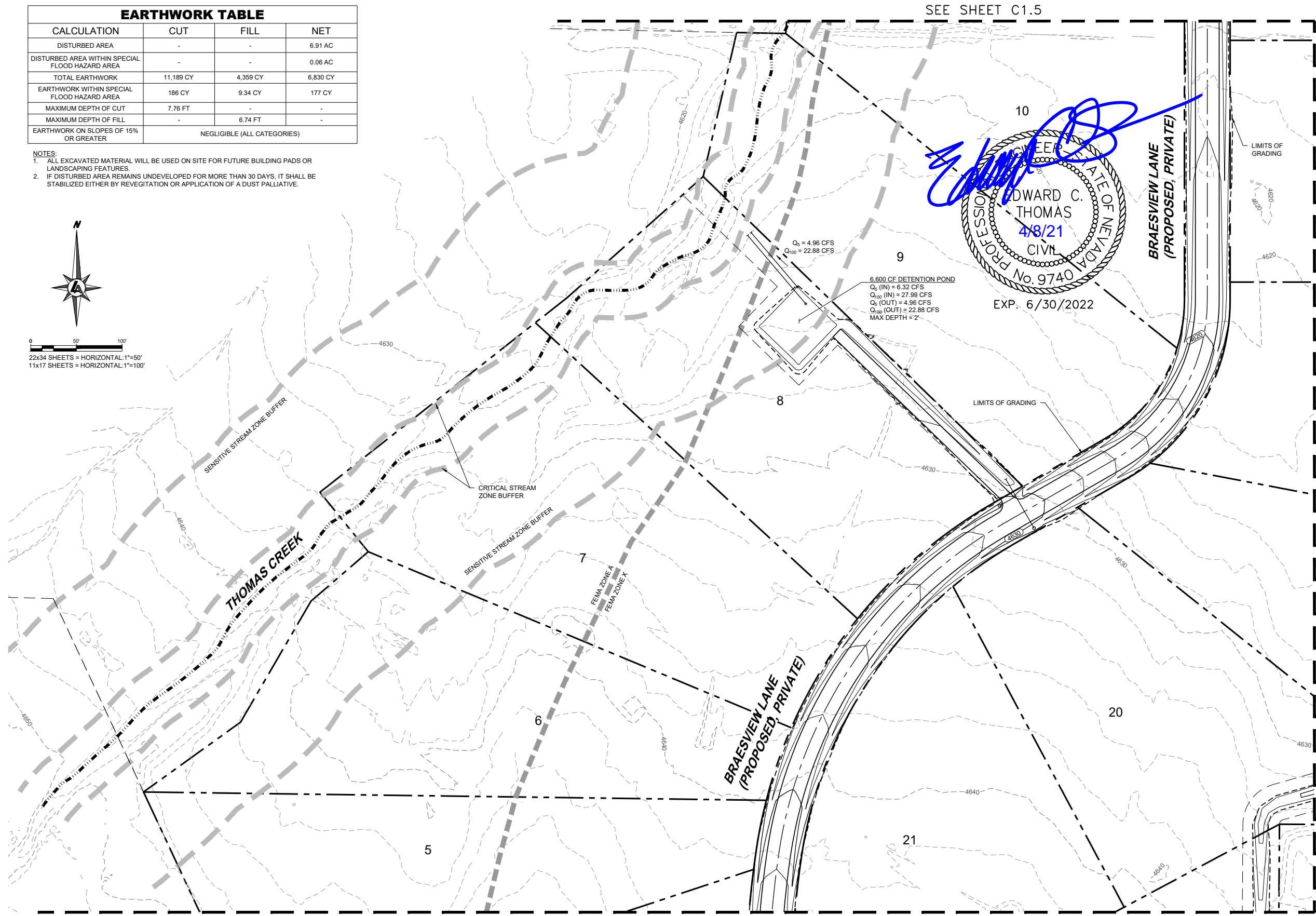
- NOTES:
- ALL EXCAVATED MATERIAL WILL BE USED ON SITE FOR FUTURE BUILDING PADS OR LANDSCAPING FEATURES.
 - IF DISTURBED AREA REMAINS UNDEVELOPED FOR MORE THAN 30 DAYS, IT SHALL BE STABILIZED EITHER BY REVEGETATION OR APPLICATION OF A DUST PALLIATIVE.



SEE SHEET C1.5

EDWARD C. THOMAS
4/8/21
CIVIL
No. 9740
EXP. 6/30/2022

6,600 CF DETENTION POND
 Q_2 (IN) = 6.32 CFS
 Q_{10} (IN) = 27.98 CFS
 Q_2 (OUT) = 4.96 CFS
 Q_{10} (OUT) = 22.88 CFS
 MAX DEPTH = 2'



SEE SHEET C1.2

SEE SHEET C1.4

LUMOS & ASSOCIATES
 9222 PROTOTYPE DRIVE
 RENO, NV 89521
 TEL: 775.827.6111
 WWW.LUMOSINC.COM

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THOMAS FOOTHILL, LLC
 BRAESVIEW CUSTOM LOT SUBDIVISION
 TENTATIVE MAP
 AMENDED GRADING PLAN
 WASHOE COUNTY, NEVADA

REV.	DATE	DESCRIPTION

PRELIMINARY
 FOR TENTATIVE MAP
 APRIL 9, 2021

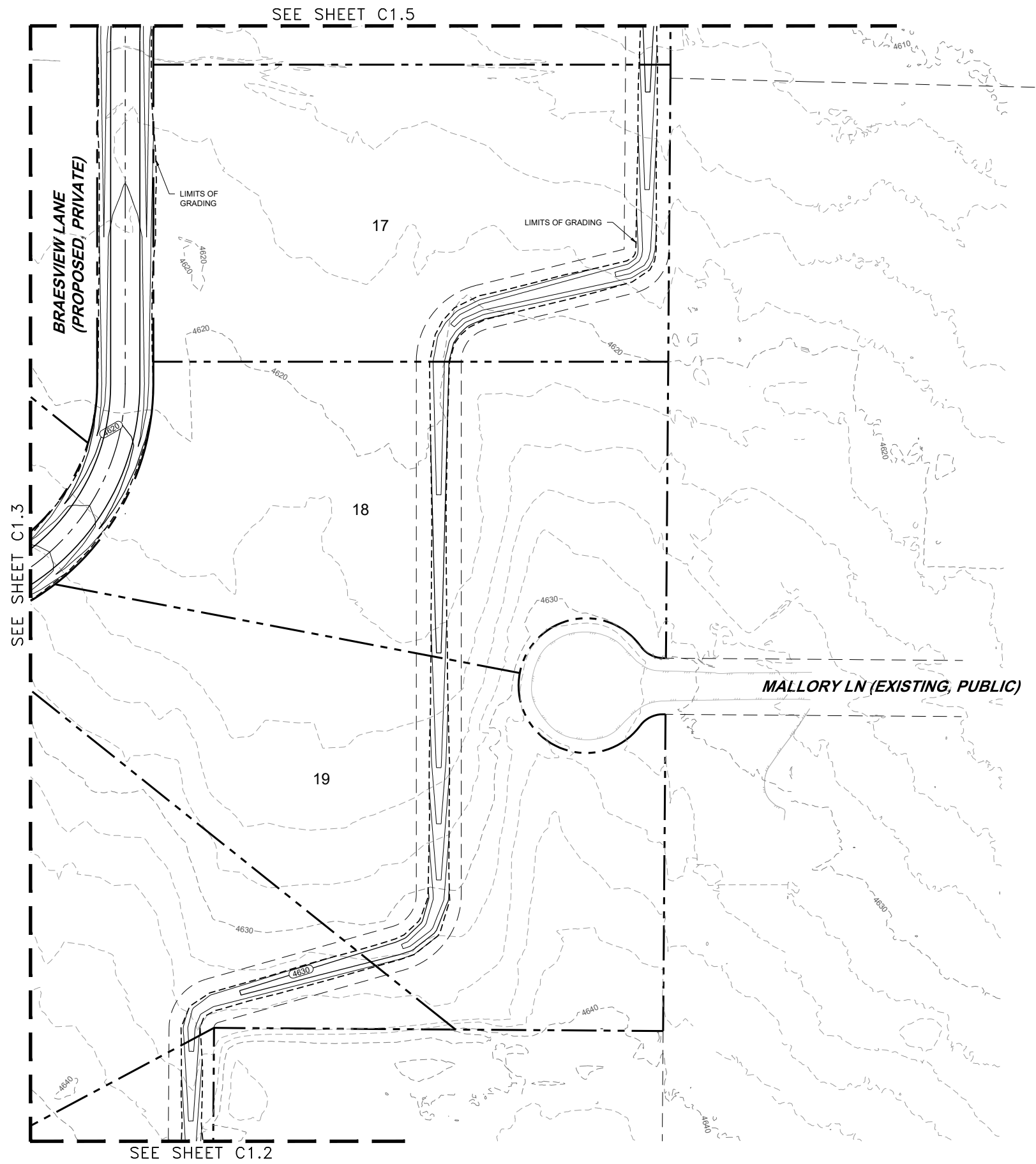
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 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

C2.3

DRAWN BY: ECV
 DESIGNED BY: ECT
 CHECKED BY: XXX
 JOB NO.: 10175.001

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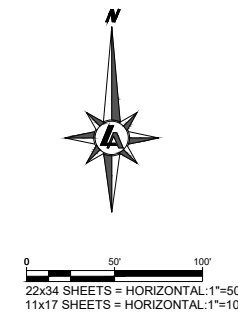
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EARTHWORK TABLE			
CALCULATION	CUT	FILL	NET
DISTURBED AREA	-	-	6.91 AC
DISTURBED AREA WITHIN SPECIAL FLOOD HAZARD AREA	-	-	0.06 AC
TOTAL EARTHWORK	11,189 CY	4,359 CY	6,830 CY
EARTHWORK WITHIN SPECIAL FLOOD HAZARD AREA	186 CY	9.34 CY	177 CY
MAXIMUM DEPTH OF CUT	7.76 FT	-	-
MAXIMUM DEPTH OF FILL	-	6.74 FT	-
EARTHWORK ON SLOPES OF 15% OR GREATER	NEGLIGIBLE (ALL CATEGORIES)		

- NOTES:
- ALL EXCAVATED MATERIAL WILL BE USED ON SITE FOR FUTURE BUILDING PADS OR LANDSCAPING FEATURES.
 - IF DISTURBED AREA REMAINS UNDEVELOPED FOR MORE THAN 30 DAYS, IT SHALL BE STABILIZED EITHER BY REVEGETATION OR APPLICATION OF A DUST PALLIATIVE.

EXP. 6/30/2022



REV.	DATE	DESCRIPTION	BY

PRELIMINARY
FOR TENTATIVE MAP
APRIL 9, 2021

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C2.4

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CHECKED BY: XXX
JOB NO.: 10175.001

THOMAS FOOTHILL, LLC

BRAESVIEW CUSTOM LOT SUBDIVISION
TENTATIVE MAP
AMENDED GRADING PLAN

WASHOE COUNTY NEVADA

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THOMAS FOOTHILL, LLC
**BRAESVIEW CUSTOM LOT SUBDIVISION
TENTATIVE MAP
AMENDED GRADING PLAN**
NEVADA
WASHOE COUNTY

REV	DATE	DESCRIPTION

**PRELIMINARY
FOR TENTATIVE MAP**
APRIL 9, 2021

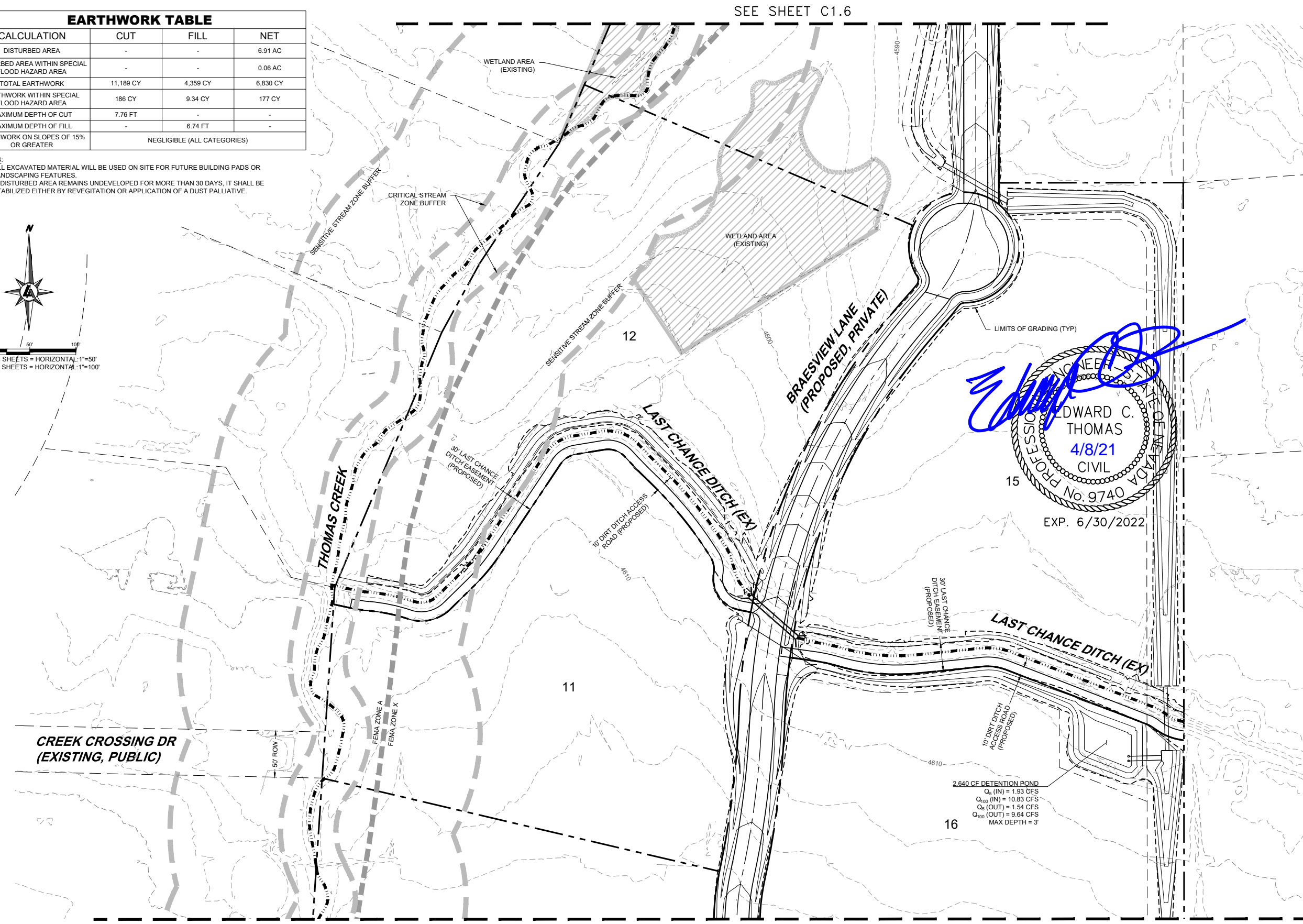
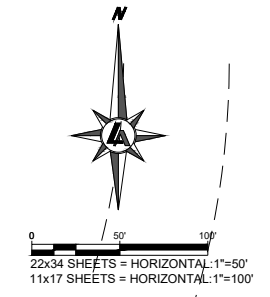
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C2.5

DRAWN BY: ECV
DESIGNED BY: ECT
CHECKED BY: XXX
JOB NO.: 10175.001

CALCULATION	CUT	FILL	NET
DISTURBED AREA	-	-	6.91 AC
DISTURBED AREA WITHIN SPECIAL FLOOD HAZARD AREA	-	-	0.06 AC
TOTAL EARTHWORK	11,189 CY	4,359 CY	6,830 CY
EARTHWORK WITHIN SPECIAL FLOOD HAZARD AREA	186 CY	9.34 CY	177 CY
MAXIMUM DEPTH OF CUT	7.76 FT	-	-
MAXIMUM DEPTH OF FILL	-	6.74 FT	-
EARTHWORK ON SLOPES OF 15% OR GREATER	NEGLIGIBLE (ALL CATEGORIES)		

- NOTES:
- ALL EXCAVATED MATERIAL WILL BE USED ON SITE FOR FUTURE BUILDING PADS OR LANDSCAPING FEATURES.
 - IF DISTURBED AREA REMAINS UNDEVELOPED FOR MORE THAN 30 DAYS, IT SHALL BE STABILIZED EITHER BY REVEGETATION OR APPLICATION OF A DUST PALLIATIVE.



SEE SHEET C1.6

SEE SHEET C1.4

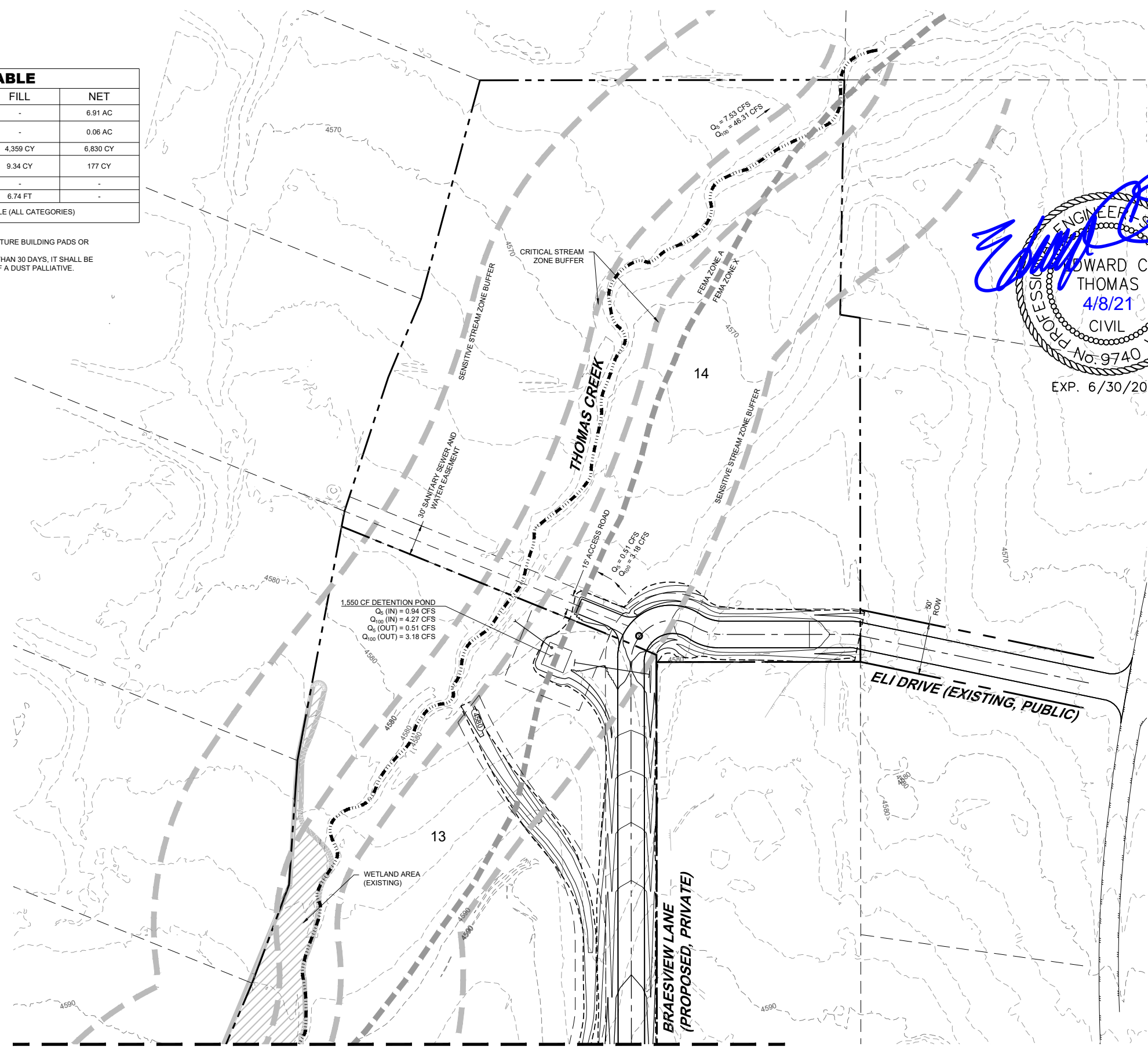
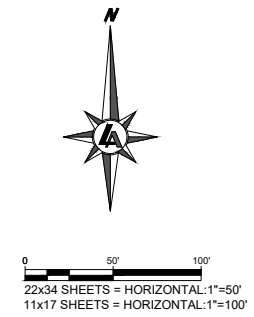
2,640 CF DETENTION POND
 Q_2 (IN) = 1.93 CFS
 Q_{100} (IN) = 10.83 CFS
 Q_2 (OUT) = 1.54 CFS
 Q_{100} (OUT) = 9.64 CFS
 MAX DEPTH = 3'

EDWARD C. THOMAS
4/8/21
CIVIL
No. 9740
EXP. 6/30/2022

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EARTHWORK TABLE			
CALCULATION	CUT	FILL	NET
DISTURBED AREA	-	-	6.91 AC
DISTURBED AREA WITHIN SPECIAL FLOOD HAZARD AREA	-	-	0.06 AC
TOTAL EARTHWORK	11,189 CY	4,359 CY	6,830 CY
EARTHWORK WITHIN SPECIAL FLOOD HAZARD AREA	186 CY	9.34 CY	177 CY
MAXIMUM DEPTH OF CUT	7.76 FT	-	-
MAXIMUM DEPTH OF FILL	-	6.74 FT	-
EARTHWORK ON SLOPES OF 15% OR GREATER	NEGLECTIBLE (ALL CATEGORIES)		

- NOTES:
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 - IF DISTURBED AREA REMAINS UNDEVELOPED FOR MORE THAN 30 DAYS, IT SHALL BE STABILIZED EITHER BY REVEGETATION OR APPLICATION OF A DUST PALLIATIVE.



EDWARD C. THOMAS
 4/8/21
 CIVIL
 No. 9740
 EXP. 6/30/2022

SEE SHEET C1.5

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THOMAS FOOTHILL, LLC
 BRAESVIEW CUSTOM LOT SUBDIVISION
 TENTATIVE MAP
 AMENDED GRADING PLAN
 WASHOE COUNTY NEVADA

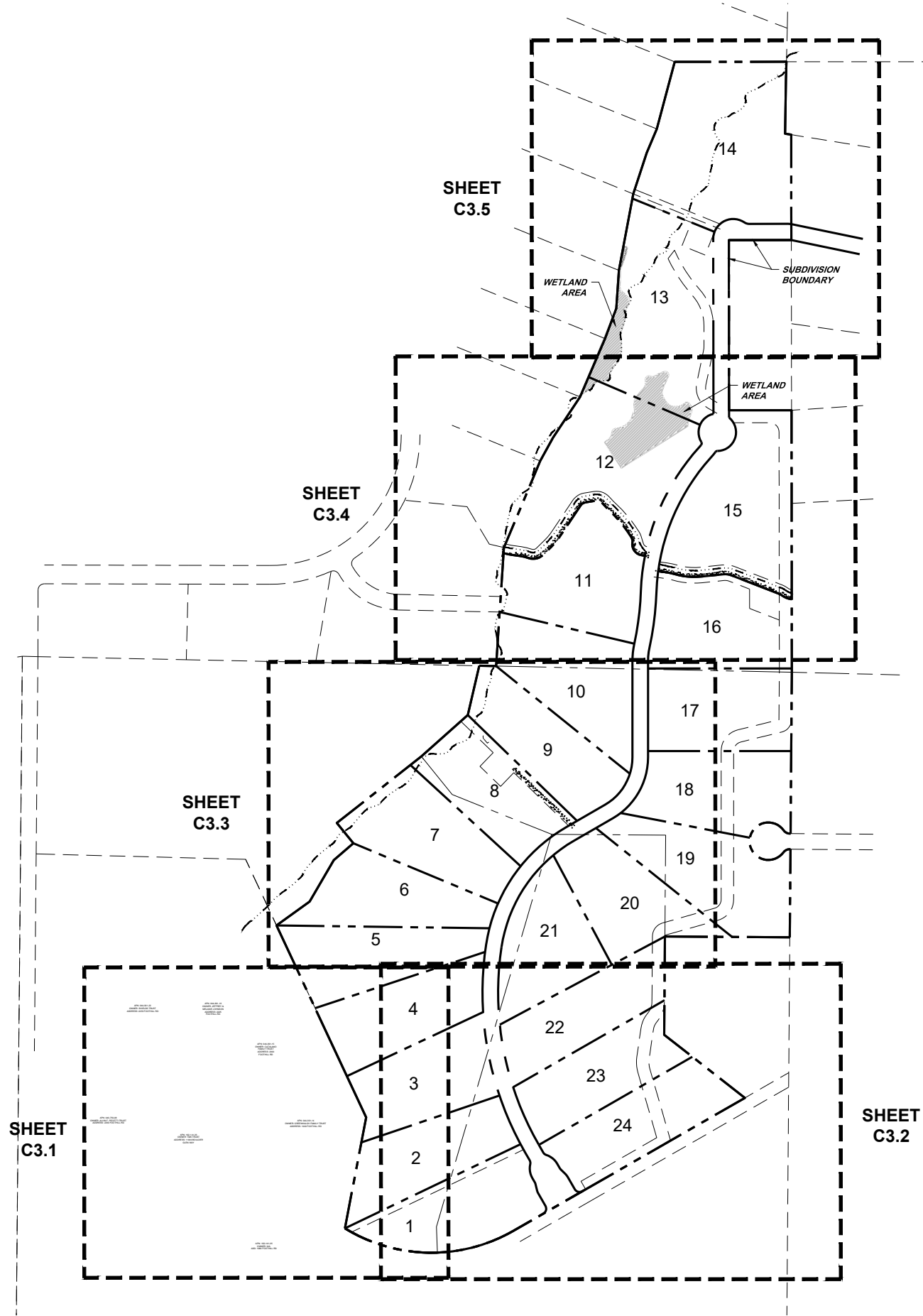
REV.	DATE	DESCRIPTION

PRELIMINARY
 FOR TENTATIVE MAP
 APRIL 9, 2021

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C2.6
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 DESIGNED BY: ECT
 CHECKED BY: XXX
 JOB NO.: 10175.001

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EXP. 6/30/2022

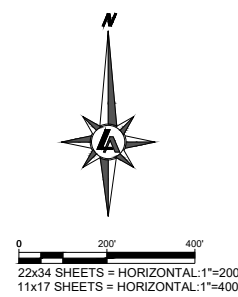
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THOMAS FOOTHILL, LLC
 BRAESVIEW CUSTOM LOT SUBDIVISION
 TENTATIVE MAP
 UTILITY PLAN - INDEX SHEET
 WASHOE COUNTY NEVADA

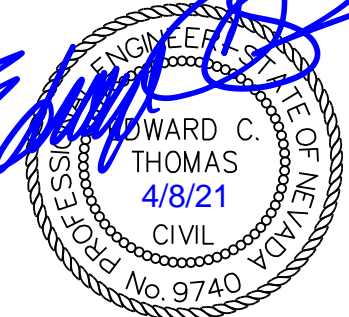
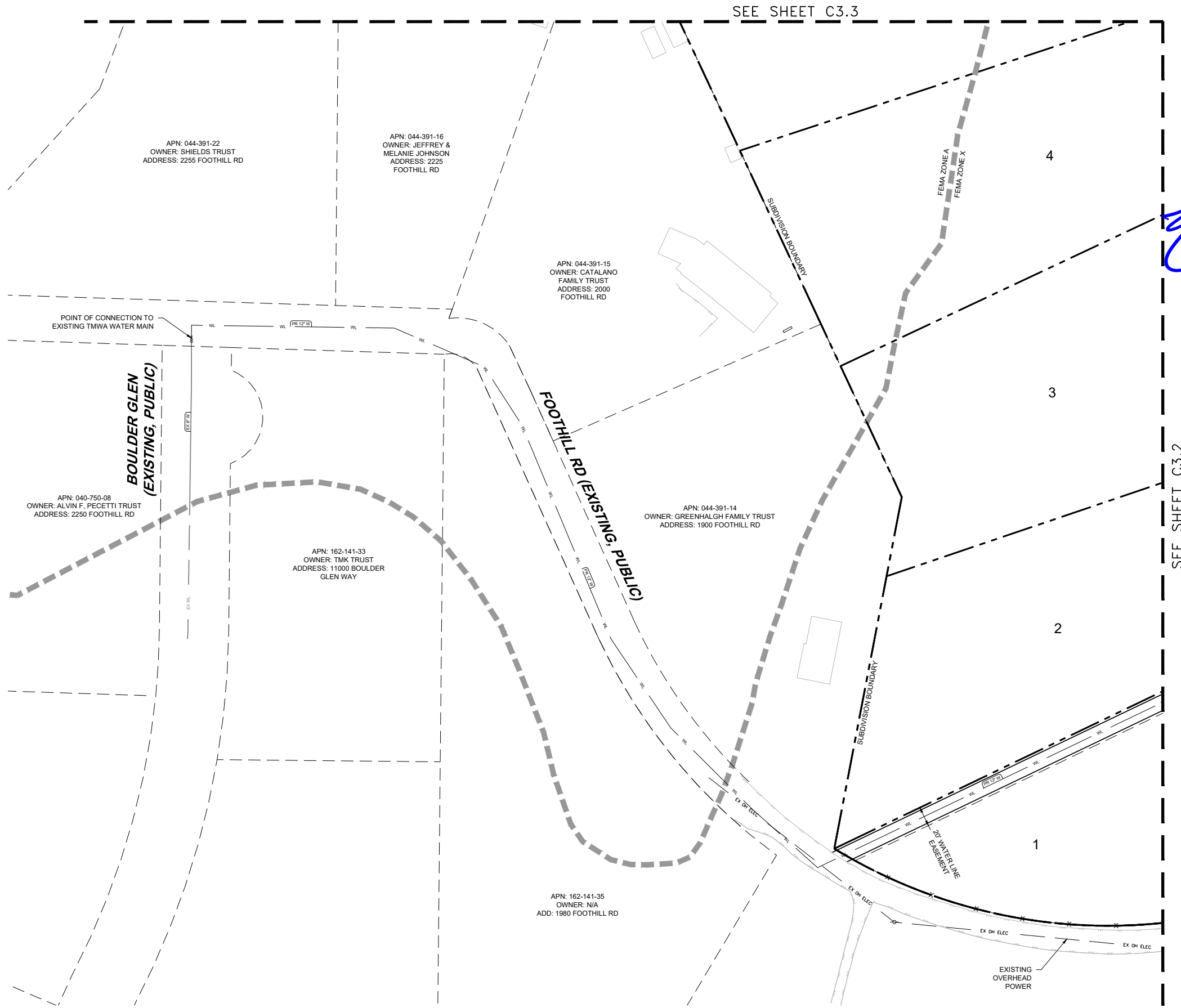
REV.	DATE	DESCRIPTION

PRELIMINARY
 FOR TENTATIVE MAP
 APRIL 9, 2021



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C3.0
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 DESIGNED BY: ECT
 CHECKED BY: XXX
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EXP. 6/30/2022



0 50' 100'
22x34 SHEETS = HORIZONTAL: 1"=50'
11x17 SHEETS = HORIZONTAL: 1"=100'



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THOMAS FOOTHILL, LLC
BRAESVIEW CUSTOM LOT SUBDIVISION
TENTATIVE MAP
AMENDED UTILITY PLAN - OFFSITE WATER
WASHOE COUNTY NEVADA

REV.	DATE	DESCRIPTION

BY: _____

PRELIMINARY
FOR TENTATIVE MAP
APRIL 9, 2021

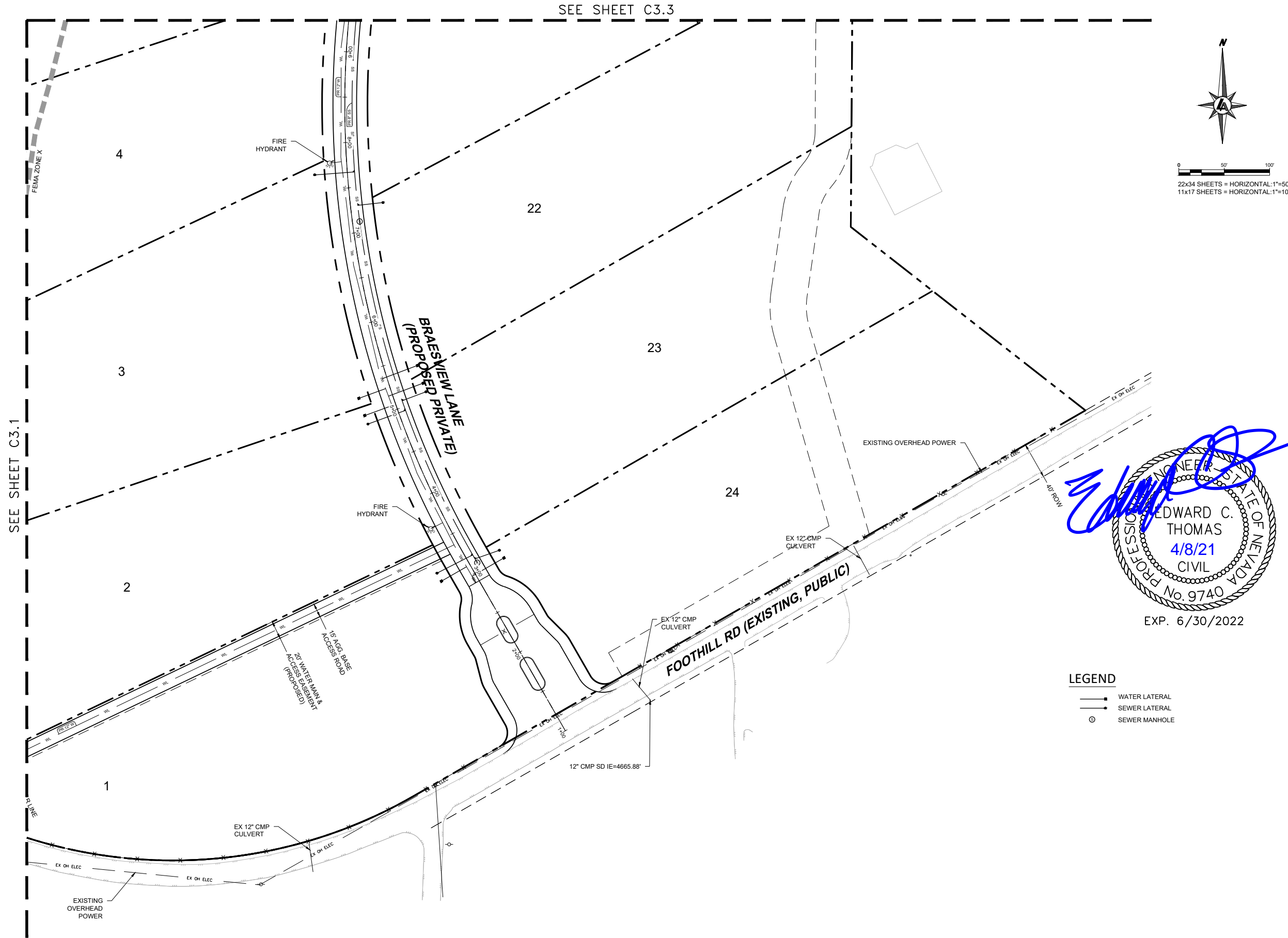
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C3.1

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DESIGNED BY: ECT
CHECKED BY: XXX
JOB NO.: 10175.001

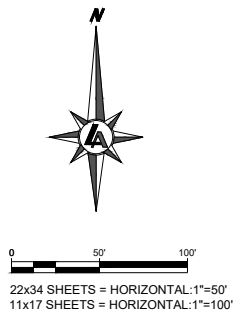
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[Signature]
 EDWARD C. THOMAS
 4/8/21
 CIVIL
 No. 9740
 STATE OF NEVADA
 PROFESSIONAL ENGINEER
 EXP. 6/30/2022

LEGEND
 ——— WATER LATERAL
 ——— SEWER LATERAL
 ⊙ SEWER MANHOLE

THOMAS FOOTHILL, LLC
 BRAESVIEW CUSTOM LOT SUBDIVISION
 TENTATIVE MAP
 AMENDED UTILITY PLAN
 WASHOE COUNTY NEVADA

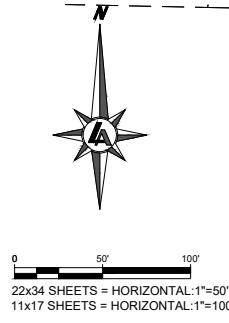
REV.	DATE	DESCRIPTION

BY: _____
 PRELIMINARY FOR TENTATIVE MAP
 APRIL 9, 2021

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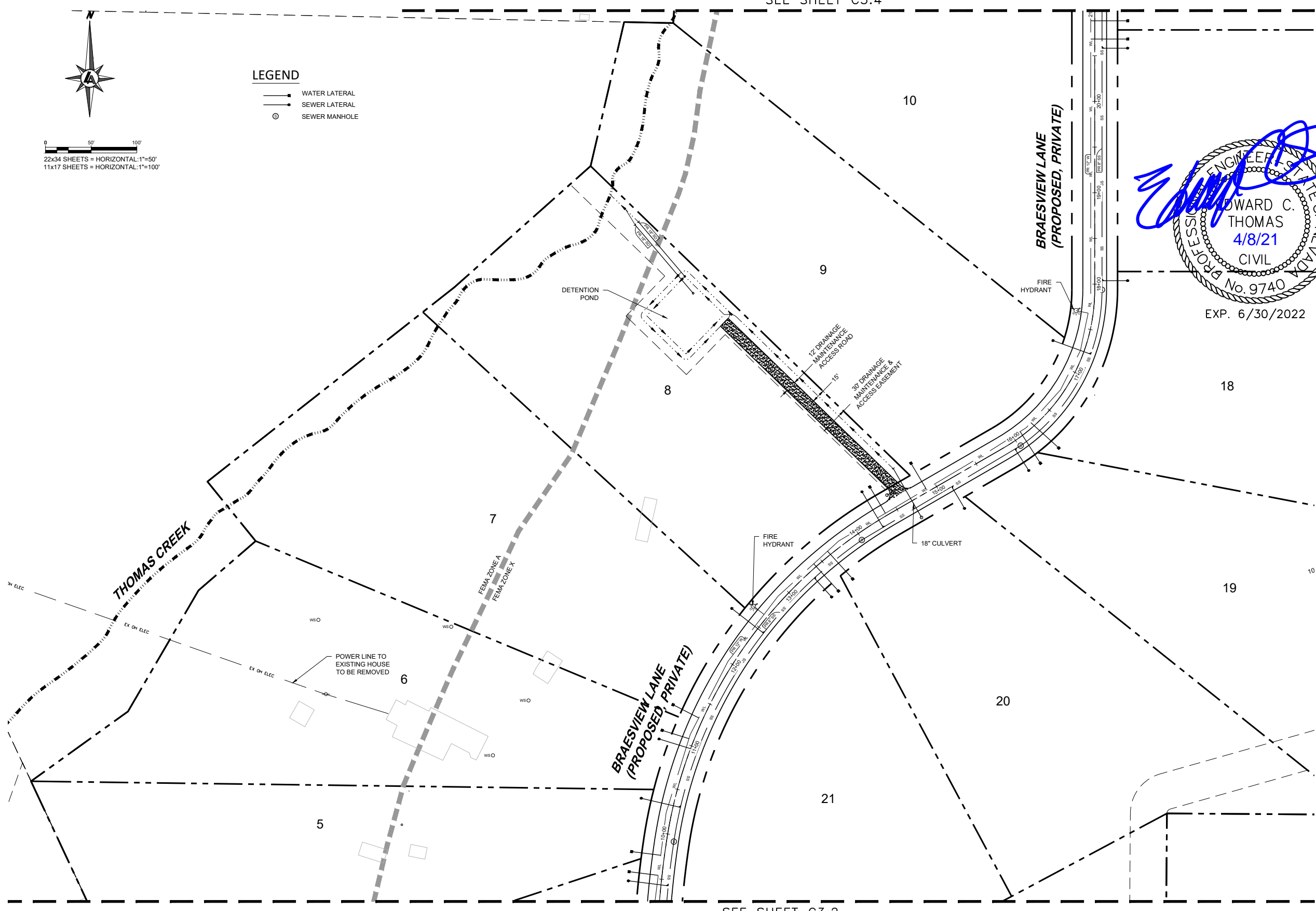
C3.2

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 DESIGNED BY: ECT
 CHECKED BY: XXX
 JOB NO.: 10175.001

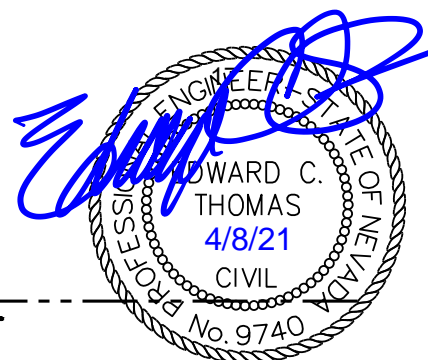


- LEGEND**
- WATER LATERAL
 - SEWER LATERAL
 - SEWER MANHOLE

SEE SHEET C3.4



SEE SHEET C3.2



EXP. 6/30/2022



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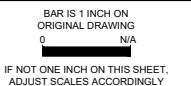
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THOMAS FOOTHILL, LLC
**BRAESVIEW CUSTOM LOT SUBDIVISION
TENTATIVE MAP
AMENDED UTILITY PLAN**
NEVADA
WASHOE COUNTY

REV.	DATE	DESCRIPTION

BY: _____
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**PRELIMINARY
FOR TENTATIVE MAP
APRIL 9, 2021**

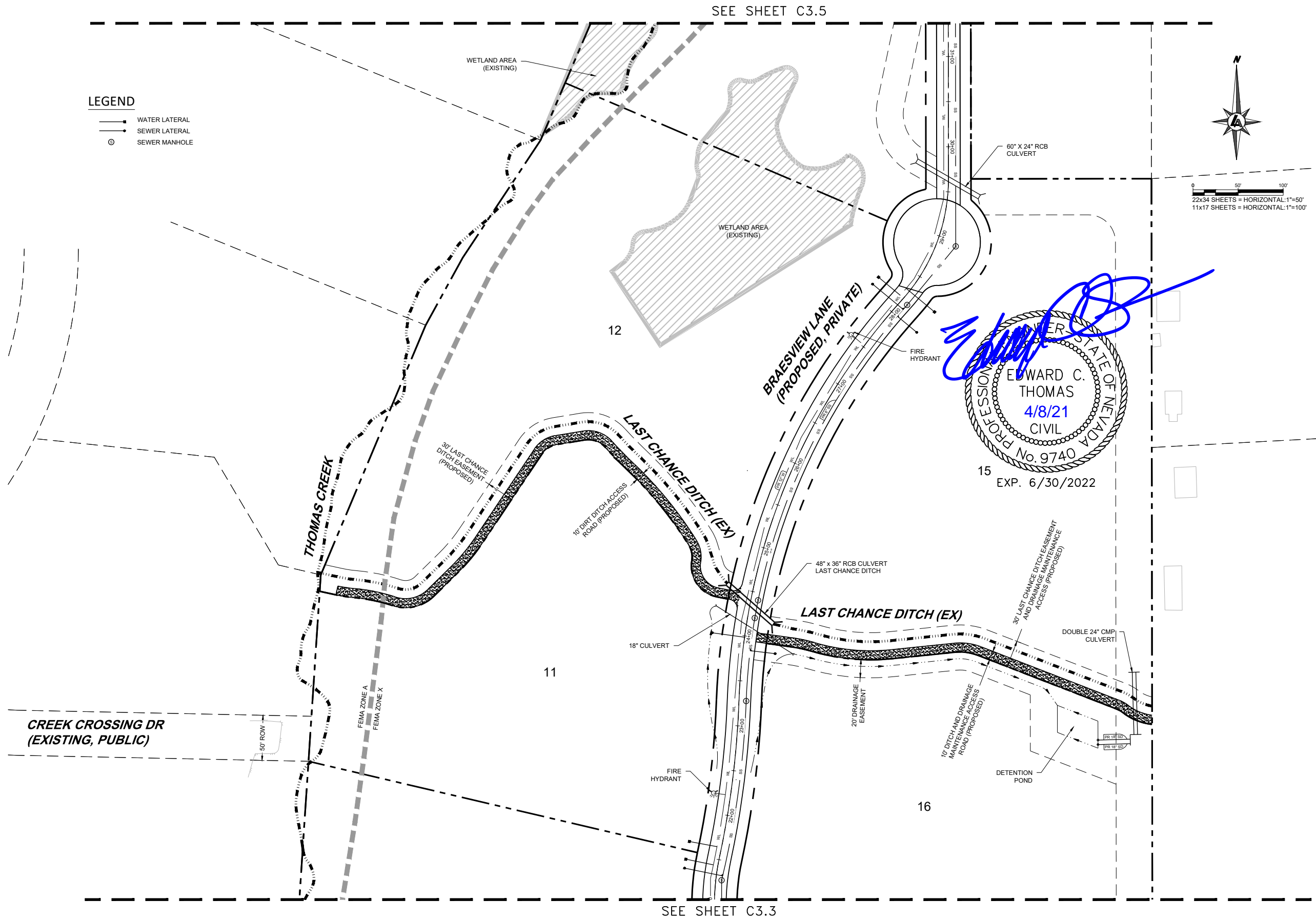


C3.3

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DESIGNED BY: ECT
CHECKED BY: XXX
JOB NO.: 10175.001

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THOMAS FOOTHILL, LLC

**BRAESVIEW CUSTOM LOT SUBDIVISION
TENTATIVE MAP
AMENDED UTILITY PLAN**

NEVADA
COUNTY
WASHOE

REV.	DATE	DESCRIPTION

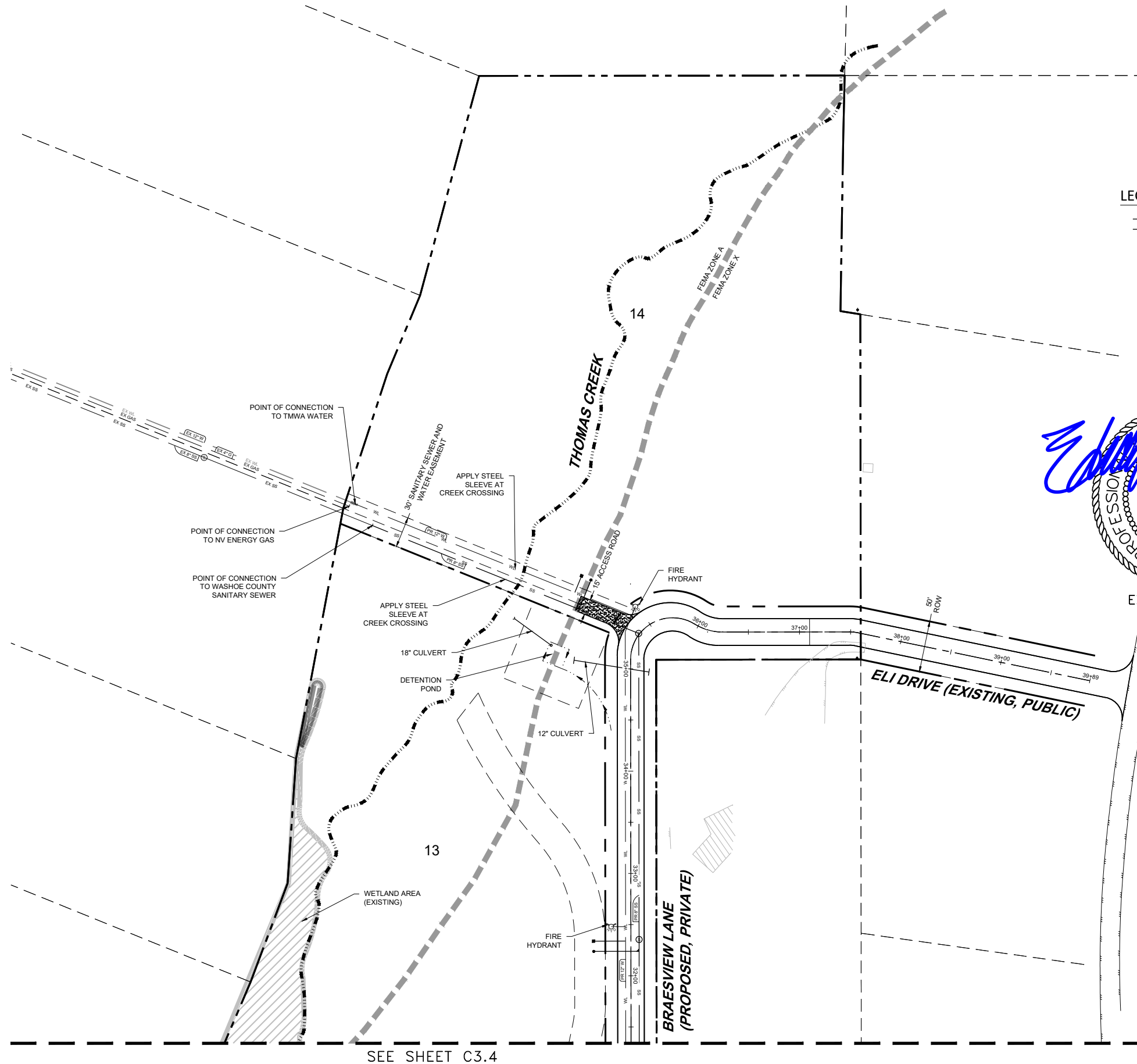
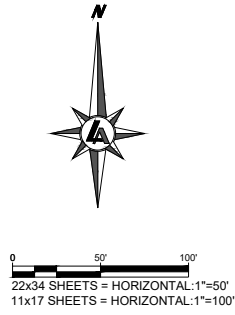
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**PRELIMINARY
FOR TENTATIVE MAP
APRIL 9, 2021**

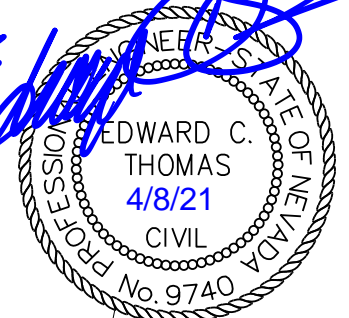
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C3.4

DRAWN BY: ECV
DESIGNED BY: ECT
CHECKED BY: XXX
JOB NO.: 10175.001



- LEGEND**
- WATER LATERAL
 - SEWER LATERAL
 - SEWER MANHOLE



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THOMAS FOOTHILL, LLC
**BRAESVIEW CUSTOM LOT SUBDIVISION
 TENTATIVE MAP
 AMENDED UTILITY PLAN**
 WASHOE COUNTY NEVADA

REV.	DATE	DESCRIPTION

BY: _____

**PRELIMINARY
 FOR TENTATIVE MAP
 APRIL 9, 2021**

BAR IS 1 INCH ON ORIGINAL DRAWING
 0 N/A
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

C3.5

DRAWN BY: ECV
 DESIGNED BY: ECT
 CHECKED BY: XXX
 JOB NO.: 10175.001

SEE SHEET C3.4

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