



Conditions of Approval

Tentative Subdivision Map Case Number TM15-001

The project approved under Tentative Subdivision Map Case Number TM15-001 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on November 1, 2016. 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 or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

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 issuance of a grading or building permit. 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 Development 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 initiation of revocation procedures.

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

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

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

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

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

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

Any conditions set by the Health District must be appealed to the District Board of Health.

- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own Board. Conditions recommended by the RTC may be required, at the discretion of Washoe County.**
- **The NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) is directed and governed by its own board. Therefore, any conditions set by the Nevada Department of Transportation must be appealed to that Board.**
- **The WASHOE COUNTY SCHOOL DISTRICT is directed and governed by its own board. Any conditions set by the Washoe County School District must be appealed to the Washoe County Board of Trustees.**

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 Development

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

Contact Name – Kelly Mullin, 775.328.3608, kmullin@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this tentative map.
- b. The tentative map shall be in substantial compliance with the approved Tentative Map and provisions of Washoe County Code Chapter 110, Article 408, *Common Open Space Development*, Article 604, *Design Requirements*, and Article 608, *Tentative Subdivision Maps*.

Regulatory Zone for Review Purposes	Medium Density Suburban (MDS) <i>Normal MDS lot sizes have been reduced</i>
Minimum Lot Area Proposed	8,595 square feet
Minimum Lot Width	80 feet
Minimum Front Yard	20 feet
Minimum Side Yard	8 feet
Minimum Rear Yard	20 feet
Maximum Building Height	35 feet

Notes: Variances to these standards may be processed per Washoe County Code.

- 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. The subdivider 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:

Jurat for FIRST FINAL MAP

THE TENTATIVE MAP FOR TM15-001 (BLACKSTONE ESTATES) WAS APPROVED <denied> BY THE WASHOE COUNTY PLANNING COMMISSION ON NOVEMBER 1, 2016. **[If the TM had been appealed to the BCC --- Add:]** THE WASHOE COUNTY COMMISSION APPROVED THE TENTATIVE MAP ON APPEAL ON <date>.

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 first and last (only) final map.]

THE NEXT FINAL MAP FOR TM15-001 (BLACKSTONE ESTATES) MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND DEVELOPMENT 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.

<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 DEVELOPMENT DIRECTOR. THE OFFER OF DEDICATION FOR <streets, sewers> IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

WILLIAM H. WHITNEY, DIRECTOR,
PLANNING AND DEVELOPMENT DIVISION

DATE

Jurat for ALL SUBSEQUENT FINAL MAPS

THE TENTATIVE MAP for TM15-001 (BLACKSTONE ESTATES) was APPROVED <denied> BY THE WASHOE COUNTY PLANNING COMMISSION ON NOVEMBER 1, 2016. **[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 Development 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 Development 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 TM15-001 (BLACKSTONE ESTATES) MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND DEVELOPMENT 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 DEVELOPMENT DIRECTOR. THE OFFER OF DEDICATION FOR *<streets, sewers>* IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

WILLIAM H. WHITNEY, DIRECTOR,
PLANNING AND DEVELOPMENT DIVISION

DATE

[Option for all merger and re-subdivision maps]

PUBLIC STREETS, UTILITY EASEMENTS, OR ANY OTHER EASEMENTS NO LONGER REQUIRED FOR THE FINAL MAP WERE ABANDONED PURSUANT TO ABANDONMENT CASE NO. _____ AND THE DOCUMENT HAS BEEN RECORDED PRIOR TO THE RECORDATION OF THIS MAP.

- g. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Engineering and Capital Projects Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
- h. The applicant shall record the Action Order with the County Recorder. A copy of the recorded Action Order stating conditional approval of this tentative map shall be attached to all applications for administrative permits issued by Washoe County.
- i. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.

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

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- k. 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.

- l. 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.
- m. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and Development 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 Development Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- n. Failure to comply with the conditions of approval shall render this approval null and void.
- o. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to the Planning and Development 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 the Planning and Development Division 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:
- i. 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:

- Vegetation management;
 - Watershed management;
 - Debris and litter removal;
 - Fire access and suppression; and
 - Maintenance of public access and/or maintenance of limitations to public access.
- ii. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
- iii. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- iv. The project adjacent to undeveloped land shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
- v. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
- vi. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
- vii. No motorized vehicles shall be allowed on the platted common area except emergency vehicles, utility service vehicles, or vehicles involved in homeowner association maintenance and repair of common area facilities.
- viii. Mandatory solid waste collection.
- ix. 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.
- x. Slopes shall be three (3) horizontal to one (1) vertical (3:1) or flatter.
- p. The common open space owned by the homeowners association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual

dedication for that purpose. The deed shall be presented with the CC&Rs for review by the Planning and Development staff and the District Attorney.

- q. The applicant shall prepare and submit a noxious weeds control plan that is developed through consultation with the Washoe County Health District, the University of Nevada Cooperative Extension, and/or the Washoe-Storey Conservation District.
- r. Disturbed areas left undeveloped for more than sixty (60) days must be revegetated by methods approved by Planning and Development.
- s. All land disturbing activities during construction phases including, but not limited to grading, excavation, cut and fill, etc., must be done with effective dust control measures consistent with Washoe County Health District Regulations governing Air Quality Management. Disturbances greater than one (1) acre in size must obtain an approved dust control plan prior to beginning work.
- t. Prior to any ground disturbing activity, the applicant shall submit a landscaping/architectural design plan to the Planning and Development Division for review and approval by the Design Review Committee. Said plan shall address, but not be limited to: signage; exterior lighting; fencing; landscaping design to include walking trails and park area; landscaping material that emphasizes the use of native and low water requirement vegetation (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth); landscaping location; landscaping irrigation system; and financial assurances that landscaping will be planted and maintained.
- u. A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A shall be submitted to and approved by the Planning and Development Division / Design Review Committee. The letter(s) shall certify that all applicable landscaping provisions of Articles 408, 410 and 412 of the Development Code have been met. Any landscaping plans and the letter(s) shall be wet-stamped. The letter(s) shall indicate any provisions of the code that the Director of the Planning and Development Division has waived.
- v. All landscaping shall be maintained in accordance with the provisions found in Washoe County Code Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted and wet-stamped by a licensed landscape architect registered in the State of Nevada to the Planning and Development Division prior to the issuance of a Certificate of Occupancy within the subdivision.
- w. The development must comply with all of TMWA water rights and infrastructure and connection fee requirements.
- x. As proposed by the applicant, lots located along the western perimeter shall not be developed with homes or structures that exceed a single story. A note to this effect shall be placed on applicable final maps, and a disclosure shall be made by the developer to affected homebuyers on their closing documents.

- y. As proposed by the applicant, the ±3.19-acre common open space area located along the western property boundary is intended serve as a neighborhood park. Prior to recordation of the 80th lot within this subdivision, at least 1.5-acres of this area or another common open space area within the subdivision site shall be developed as a neighborhood park, providing passive and active recreational opportunities for residents. Development shall include landscaping, shaded areas, seating and other amenities common to neighborhood parks. Maintenance of the area shall be perpetually funded by the homeowners association.
- z. Construction hours are limited to 7 a.m. to 6 p.m., Monday through Friday, and 9 a.m. to 6 p.m. on Saturday, with no construction occurring on Sunday.
- aa. Prior to any grading or construction activity in the development, the developer shall construct a 6-foot-high solid fence along the length of the rear property line of 11275 Campo Rico Lane (APN: 534-571-04). This fence shall be maintained by the homeowners association.
- bb. Equestrian use shall not be permitted in the common open space/park area located adjacent to 11275 Campo Rico Lane (APN: 534-571-04). Prior to approval of the final map, the applicant shall demonstrate how this condition and Condition 5(a)(i) shall be met.
- cc. To enhance public safety, the applicant shall aspire to make every reasonable effort to work with appropriate government agencies to bring about the complete construction of a fully signalized intersection at Calle De La Plata and Pyramid Highway in the year 2017.

Washoe County Engineering and Capital Projects

- 2. The following conditions are requirements of the Engineering and Capital Projects Division. Unless otherwise noted, the County Engineer shall be responsible for determining compliance with these conditions.

Contact Names – Walt West, 775.328.2310, wwest@washoecounty.us and Clara Lawson, 775.328.3603, clawson@washoecounty.us

General Conditions

- 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 water and sewer provider(s) and Engineering and Capital Projects Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
- c. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.

The applicable County Department shall be responsible for determining compliance with this condition.

- d. 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 onsite improvements.
- e. 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 (BMP's) 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.
- f. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- g. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
- h. 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.
- i. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above-ground.

Drainage and Storm Water Discharge Program Conditions (Washoe County Code Articles 110.420 & 110.421)

- j. 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.
- k. 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. The master hydrology report shall include among other things:
 - i. Determination of the portion of the 100 year peak flow rate and volume contributing to the project boundary from Griffith Canyon discharge (ie, that portion of 100 year flood plain which lies north of Calle de la Plata) and the routing of this flow, if any, through the development.
 - ii. Estimation of peak flows from other offsite contributing areas including verification that reported diversion of flows into the Donovan Pit is a permanent drainage condition. If the drainage diversion is not supported by appropriate drainage easements or a recorded agreement which

- allows the perpetual diversion, then the design shall account for and route the total basin flow through the project.
- iii. Detention basin modeling shall use HEC-1/HMS and shall account for discharges from or into existing or proposed offsite detention basins. The analysis shall determine no or minimal adverse impacts to existing or proposed offsite detention basin.
 - iv. An analysis of the impacts of routing drainage from north side of Calle de la Plata into the North Spanish Springs Flood Detention Facility (NSSFDF) and if impacts are minimal, stormwater facilities shall be designed and constructed to route flows to NSSFDF.
 - l. 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.
 - m. Any increase in stormwater runoff resulting from the development and based on the 5 year and 100-year storm(s) shall be detained.
 - n. The 100-year floodplain boundaries and flood elevations shall appear on each final map. If the floodplain boundary has been conditionally changed by a Federal Emergency Management Agency (FEMA) Conditional Letter of Map Amendment or Conditional Letter of Map Revision, the date of that letter and a note to that effect shall appear on the final map.
 - o. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering and Capital Projects Division.
 - p. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering and Capital Projects Division.
 - q. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map.
 - r. 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.
 - s. 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 homeowners association. As an alternative to a homeowners association, the developer may request the establishment of a County Utility Service Area under which fees would be paid for maintenance of the proposed storm drainage detention facility. The fee amount will be based on the additional service above that normally provided by the County to maintain new stormwater facilities

dedicated by the developer (i.e., curb and gutter, drop inlets and piping). The maintenance and funding of these drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

- t. 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.
- u. 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.
- v. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities.
- w. Drainage easements shall be provided for all storm runoff that crosses more than one lot.

Traffic and Roadway (Washoe County Code Article 110.436)

- x. 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.
- y. An Occupancy Permit shall be obtained from the Nevada Department of Transportation (NDOT), for access to, from or under roads and highways maintained by NDOT, and a copy of said permit shall be submitted to the County Engineer prior to finalization of the affected final map.
- z. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- aa. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street.
- bb. A note on each affected final map shall state that no direct access from individual lots shall be allowed onto Calle de la Plata. This note shall also be included in the CC&Rs to the satisfaction of the District Attorney's Office.
- cc. For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement of non-woven pavement reinforcing fabric with a 2" asphalt overlay for half the street width. Type II slurry seal is required for the entire street width with either option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street or if multiple utilities on both sides of the street are required.

- dd. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
- ee. 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.
- ff. At a point where residential lotting is beyond 1,500 feet from the primary access, a secondary access shall be provided extending to an existing public roadway. The secondary access may be an emergency access roadway.
- gg. Traffic calming measures within the project boundary shall be constructed every 500 to 600 feet to the satisfaction of the County Engineer. Acceptable traffic calming measures include speed tables, bulb outs, neck downs, chicanes and mini roundabouts.
- hh. With the approval of the first final map, the portion of Calle de la Plata adjoining the project boundary shall be widened to meet Washoe County requirements for roadways within suburban areas including curb, gutter, and sidewalk along the north side of the road. The total pavement width shall accommodate a two-way left turn pocket.

Washoe County Utilities

3. The following conditions are requirements of Utilities, which shall be responsible for determining compliance with these conditions.

Contact Name – Timothy Simpson, 775.954.4601, tsimpson@washoecounty.us

- a. All fees shall be paid or deferred in accordance with Washoe County Ordinance prior to the approval of each final map.
- b. Improvement plans shall be submitted and approved by the Community Services Department (CSD) 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.
- c. 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.
- d. The Developer 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 CSD.
- e. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection systems. The CSD will be responsible to inspect the construction of the sanitary sewer collection systems.
- f. The sanitary sewer collection systems must be offered for dedication to Washoe County along with the recordation of each final map.

- g. 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.
- h. 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.
 - i. the estimated sewage flows generated by this project,
 - ii. projected sewage flows from potential or existing development within tributary areas,
 - iii. slope of pipe, invert elevation and rim elevation for all manholes,
 - iv. proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- i. No Certificate of Occupancy will be issued until all the sewer collection facilities necessary to serve each final map have been completed, accepted and completed as-built drawings delivered to the utility. As-built drawings must be in a format acceptable to Washoe County.
- j. No permanent structures (including rockery or retaining walls, buildings, etc.) shall be allowed within or upon any County maintained utility easement.
- k. 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.
- l. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.

Washoe County Health District

- 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 Names – Environmental Health Services: James English, 775.328.2434, jenglish@washoecounty.us and Jim Shaffer, jshaffer@washoecounty.us; Emergency Medical Services: Christina Conti, 775.326.6042, cconti@washoecounty.us

The Environmental Health Services (EHS) Division 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, a complete water system plan and Water Project submittal for the referenced proposal must be submitted to this Division. The plan must show that the water system will conform to the State of Nevada Design, Construction, Operation and Maintenance Regulations for Public Water Systems, NAC Chapter 445A, and the State of

Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC 278.400 and 278.410.

- i. The application for a Water Project shall conform to the requirements of NAC 445A.66695.
- ii. Two copies of complete construction plans are required for review. All plans must include an overall site plan, additional phases that will eventually be built to indicate that the water system will be looped, all proposed final grading, utilities, and improvements for the proposed application.
- b. Mass grading may proceed after approval of the Tentative Map and after a favorable review by this Division of a grading permit application.
 - i. The application shall include a Truckee Meadows Water Authority annexation and discovery with the mass grading permit.
- c. Improvement plans for the water system may be constructed prior to Final Map submittal only after Water Project approval by this Division.
 - i. For improvement plans approved prior to Final Map submittal, the Developer shall provide certification by the Professional Engineer of record that the improvement plans were not altered subsequent to Final Map submittal.
 - ii. Any changes to previously approved improvement plans made prior to Final Map submittal shall be resubmitted to this Division for approval per NAC 278.290 and NAC 445A.66715.

The EHS Division requires the following to be submitted with the Final Map application for review and approval:

- d. Construction plans for the development must be submitted to this Division 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 this Division.
- e. Prior to approval of a Final Map for the referenced project and pursuant to NAC 278.370, the developer must have the design engineer or a third person submit to the satisfaction of this Division 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:
 - 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 this Division 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.

- iv. The developer may select a third-person inspector but the selection must be approved by the Division or local agency. A third-person inspector must be a disinterested person who is not an employee of the developer.
 - v. A copy of the inspection plan must be included with the Final Map submittal.
- f. Prior to final approval, a “Commitment for Service” letter from the sewage purveyor committing sewer service for the entire proposed development must be submitted to this Division. 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.
- g. Prior to final approval, a “Commitment for Water Service” letter from the water purveyor committing adequate water service for the entire proposed development must be submitted to this Division.
 - i. A copy of this letter must be included with the Final Map submittal.
- h. The Final Map application packet must include a letter from Nevada Division of Environmental Protection to this Division 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 this Division the Final Map fee.

Other EHS Division Conditions

- l. The Health District will require for the typical front lot a minimum 24 inch catchment area from the back face of impervious surfaces. The Low Impact Design (LID) will reduce nuisance water runoff into the infrastructure while minimizing downstream runoff (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.038).
- m. The westside ditch will require 4- 6 inch cobble rock in the flow line of the ditch to reduce the downstream transport of sediment (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.021).
- n. The detention basin will require the Health District's standard design of a cobble rock lined low flow channel, one foot deep and 2-3 feet wide connecting the

inlet(s) to the outlet pipe. In addition, we will require over excavating below the low flow channel with a cobble lined infiltration trench design 2 feet wide and 3 feet deep the length of the basin to reduce downstream effects of storm water runoff (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.023).

- o. The Health District will require percolation testing at or near grade of the proposed detention basin representative materials to determine the soils ability to receive and infiltrate storm water. The maximum drain time of 7 days is required after a storm event per Truckee Meadows Regional Drainage Manual (section 1302.1). The maximum drain time of 7 days is required as well for nuisance water runoff.
- p. Vegetation planted in the detention basin shall be one foot away from the low flow channel. The following maintenance shall be noted on the civil plans and in the HOA's CC&R's, "All vegetation debris and blockages shall require removal in the low flow channel including one foot way on either side of the channel on an annual basis. Maintenance of the detention basin will mitigate insect development by preventing standing water from ponding longer than 7 days." Health Regulations Governing the Prevention of Vector-Borne Diseases 040.022).
- q. In the construction of the storm drain system, sumpless catch basins with a vault unit is require to reduce the downstream effects of sediment and oil runoff (Health Regulations governing the Prevention of Vector-Borne Diseases 040.013)

Emergency Medical Services Program Conditions

- r. Estate numbers shall be clearly marked on the curb and residences and all common areas.

Washoe County Regional Parks and Open Space

- 5. The following conditions are requirements of Washoe County Regional Parks and Open Space, which shall be responsible for determining compliance with these conditions.

Contact Name – Dennis Troy, 775.328.2059, dtroy@washoecounty.us

- a. A trails plan shall be prepared as part of the project. Trail plan shall include:
 - i. TRAIL EASEMENTS: One 20'-30' non-motorized (equestrian and pedestrian) public access trail easements shall be provided as part of the project. Easements may be relocatable to ensure compatibility within the development. A north-south connector providing access from Calle de la Plata to the Sugarloaf Peak & Trail in a location acceptable to the developer and Washoe County shall be provided.
 - ii. The applicant shall construct trails within easement corridors described in item i. above to Washoe County Green Book Standards.
 - iii. Trails shall be constructed and maintained in accordance with Washoe County "Green Book" standards. Designated trails shall be maintained and

perpetually funded by the homeowners or maintenance association as designated by the applicant. The maintenance and funding of the trail corridor and related improvements shall be addressed in the CC&Rs to the satisfaction of the Washoe County District Attorney. Trail corridor maintenance shall, as a minimum address the following:

- Debris and litter removal
- Weed abatement
- Drainage and watershed management
- Erosion Control
- Amenity maintenance and replacement (signage, dog waste disposal stations, benches etc.)

Washoe County School District

6. The following conditions are requirements of the Washoe County School District (WCSD), which shall be responsible for determining compliance with these conditions. The WCSD is directed and governed by its own board. Therefore, any conditions set by the WCSD must be appealed to that board.

Contact Name – Mike Boster, 775.789.3810, mboster@washoeschools.net

- a. A disclosure shall be made by the developer to each homebuyer/renter on their closing/rental documents that K-12 students in this subdivision may be assigned to the nearest WCSD school(s) with available capacity in the event that the currently zoned schools cannot accommodate additional students.

Truckee Meadows Fire Protection District

7. The following conditions are requirements of the Truckee Meadows Fire Protection District (TMFPD), which shall be responsible for determining compliance with these conditions.

Contact Name – Amy Ray, 775.326.6000, aray@tmfpd.us

- a. Any developments on the property shall meet the requirements of Washoe County Code (WCC) Chapter 60.
- b. Plans shall be submitted for review and approval to TMFPD.
- c. A Vegetation Management Plan is required for the project in accordance with the requirements of the *International Wildland Urban Interface Code, 2012 Ed.* shall be submitted for approval by TMFPD.
- d. HOA and CC&R requirements and conditions shall be submitted for review, comment and approval by TMFPD prior to recording, adoption and use.
- e. Open spaces and drainages shall be maintained in accordance with WC Code 60, the Vegetation Management Plan and conditions placed in the HOA and CC&R documents, ensuring vegetation management and maintenance in those areas.
- f. Two means of access and/or egress shall be provided.

- g. Hydrant placement shall be reviewed and approved by TMFPD. All hydrants shall be equipped with Storz attachments upon installation.
- h. Cul-de-sac dimensions shall be 100 foot diameter/50 foot radius to accommodate fire department use and parking in the cul-de-sac.
- i. Specifications for the turf shall be submitted to TMFPD for review and approval.

*** End of Conditions ***