



# Planning Commission Staff Report

**Meeting Date: December 6, 2016**

Subject: Tentative Subdivision Map Case Number: TM16-008  
Applicant(s): Spanish Springs Associates LP  
**Agenda Item Number: 9B**  
Project Summary: Tentative subdivision map to allow the creation of up to 61 lots for single-family residences.  
**Recommendation: Approval with Conditions**  
Prepared by: Roger D. Pelham, MPA, Senior Planner  
Planning and Development Division  
Washoe County Community Services Department  
Phone: 775.328.3622  
E-Mail: rpelham@washoecounty.us

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## **Description**

**Tentative Subdivision Map Case Number TM16-008 (Pyramid Ranch Annex Subdivision) –** Hearing, discussion, and possible action to approve a 61-lot single-family residential subdivision. Lot sizes are proposed to range from a minimum of 12,000 square feet ( $\pm .27$  acres) to a maximum of 17,762 square feet ( $\pm .40$  acres) with an average of 13,182 square feet ( $\pm .30$  acres).

- Applicant / Property Owner: Spanish Springs Associates, LP  
Attn. Jesse Haw,  
550 W. Plumb Lane, #B-505  
Reno, NV 89509
- Location: North and west of the intersection of Sand Dune Drive and Dromedary Road.
- Assessor's Parcel Number(s): 532-091-10 and a portion of 532-091-09
- Parcel Size:  $\pm 5.7$  and  $\pm 15.6$  ( $\pm 21.3$  total) acres
- Master Plan Category: Suburban Residential
- Regulatory Zone: Medium Density Suburban
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Article 608, Tentative Subdivision Maps
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 26 and 27, T21N, R20E, MDM, Washoe County, NV

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### **Tentative Subdivision Map**

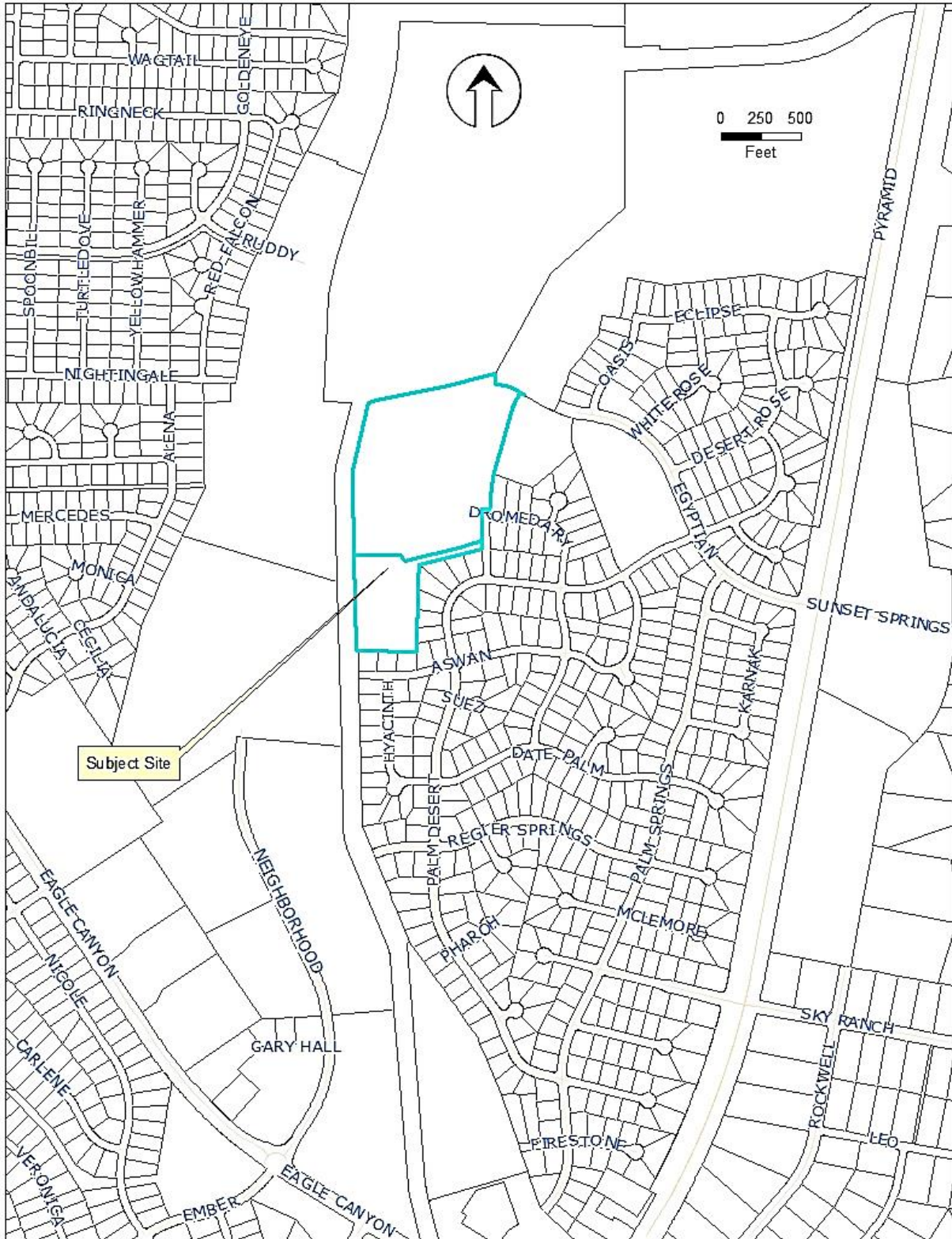
The purpose of a Tentative Subdivision Map is:

- 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:

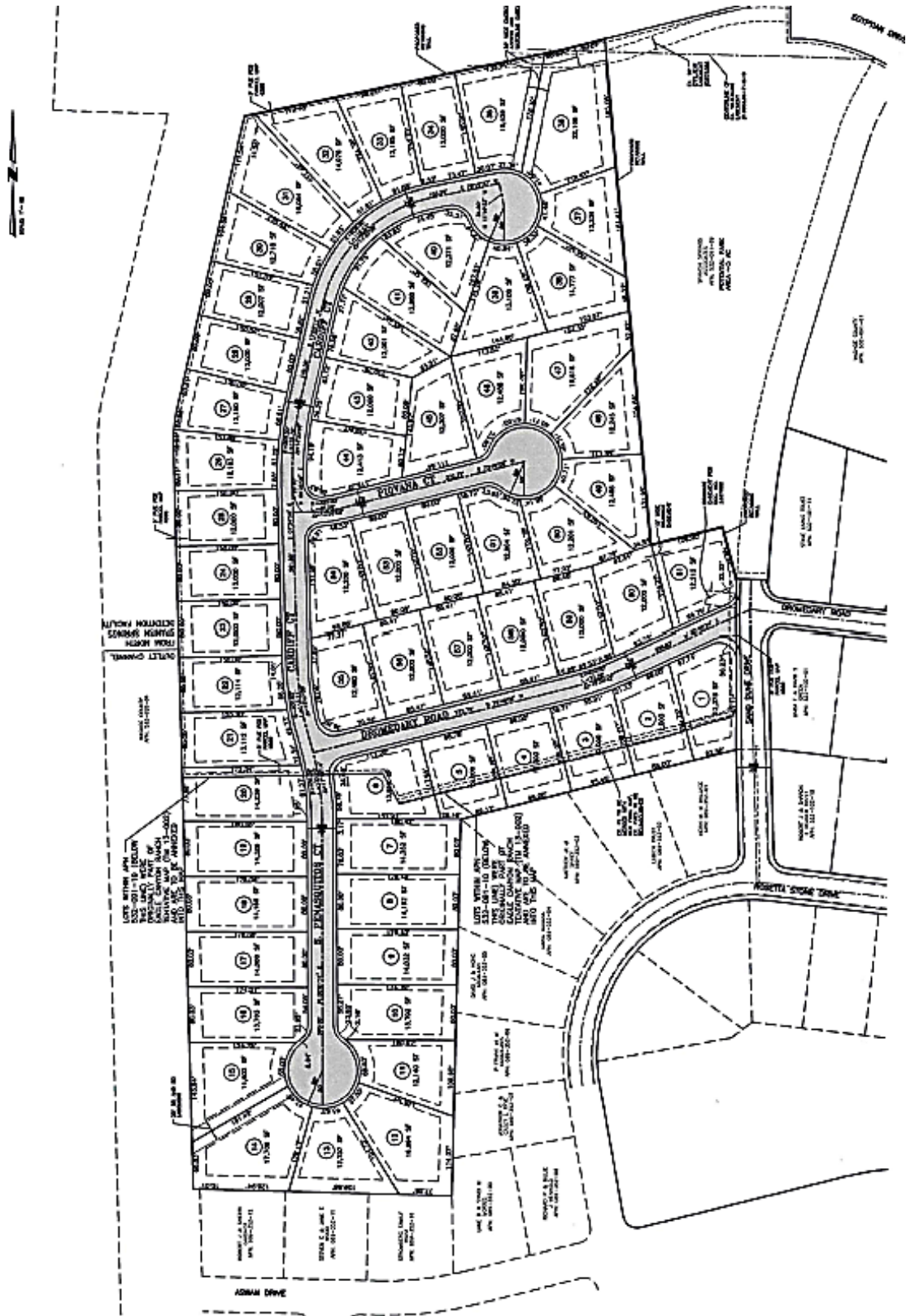
- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as "Operational Conditions." These conditions must be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

The Conditions of Approval for Tentative Subdivision Map Case Number TM16-008 are attached to this staff report and will be included with the Action Order, if approved by the Planning Commission.



Vicinity Map





Site Plan

## **Project Evaluation**

The applicants are proposing to develop a 61-lot single-family subdivision on approximately 21.3 acres of land. The property has a regulatory zone of medium density suburban (MDS). The MDS regulatory zone allows for a residential density of three dwelling units per acre. The northern portion of the property was formerly proposed to be dedicated to Washoe County as a possible park site, however, it was determined by Park staff that only a portion would be utilized. The remainder was rezoned from Parks and Recreation to Medium Density Suburban by the Board of County Commissioners (Regulatory Zone Amendment Case Number RZA16-001) in August of this year. The ownership has remained with the applicant. The southern portion of the site was previously platted to be developed at this same residential density as part of the Eagle Canyon Ranch Subdivision. The applicant applied for an Amendment of Conditions (Case Number AC16-004) to remove this portion of the subdivision from that approval so that the area can be developed cohesively with the portion of the former park property. That request must be approved for this subdivision request to be considered for approval. This allows for a more efficient design, particularly for utility and access.

Lot sizes are proposed to range from a minimum of 12,000 square feet ( $\pm$  .27 acres) to a maximum of 17,762 square feet ( $\pm$  .40 acres) with an average of 13,182 square feet ( $\pm$  .30 acres). The lot sizes proposed are essentially identical to the lots throughout the surrounding area.

The Character Statement of the Spanish Springs Area Plan describes the existing and desired land use pattern in the Spanish Springs planning area as a distinct suburban core concentrated along Pyramid Highway that includes a broad mix of non-residential uses together with residential densities of up to three dwelling units per acre. These suburban land uses are located predominately, but not exclusively, on the west side of Pyramid Highway. Outside the suburban core, a transition to a more rural character occurs. This transition occurs most rapidly in the west as elevation increases along the western slopes of the Spanish Springs Valley. To the north and east, the transition to rural stretches out into the valley and includes lower density, suburban residential opportunities (one- to five-acre parcels).

This development is on the west side of Pyramid Highway and is consistent with that Character Statement and the preferred residential density of three dwellings to the acre in that suburban core area.

### *Washoe County Schools*

Washoe County schools in Spanish Springs are currently near or over their design capacity, according to the Washoe County School District (WCSD). The proposed development is expected to generate 17 new elementary school students, 4 new middle school students and 8 new high school students and is currently zoned for Alice Taylor Elementary School, Shaw Middle School and Spanish Spring High School. According to the WCSD, Alice Taylor Elementary School is operating at 111 percent of base capacity, Shaw Middle School is operating at 95 percent of base capacity and Spanish Springs High School is operating at 107 percent of base capacity. Assignments to the closest schools with available capacity may be implemented for students in this development. WCSD has requested a condition requiring that a disclosure shall be made by the developer to each homebuyer on their closing documents that k-12 students in this subdivision may be assigned to the nearest WCSD schools with available capacity in the event that the zoned schools cannot accommodate additional students.

### *Traffic*

The primary access to the project site is from Sand Dune Drive and Dromedary Road, existing residential streets. This project is anticipated to generate 581 Average Daily Trips (ADT). A comprehensive traffic study is not required for this development. The Washoe County Traffic Engineer has recommended approval and provided recommended standard conditions of approval and three unique conditions to require:

- 1) Emergency access from Cardiff Court to Egyptian Drive.
- 2) Paved pedestrian access from Cardiff Court to Egyptian Drive.
- 3) The intersection angle of Dromedary Road to Sand Dune Drive to be at least 60 degrees.

### *Grading and Drainage*

The subject site is generally flat and similar to the surrounding area. The anticipated grading necessary to support the project involves the importation of approximately 110,000 cubic yards of earthen material to be placed as fill. Final grade for the building pads will be approximately the same, but slightly higher in elevation as the surrounding, existing homes, to allow appropriate drainage. The maximum allowable steepness for cut and fill slopes within the development are 3:1 slope, although few, if any, such slopes are anticipated. The applicant has proposed retaining walls from 2.5 feet to 4 feet in height along some external property lines. The County Engineer has included recommended conditions of approval to require that such walls be set in at least two feet from the common property lines. General County Code provisions are otherwise sufficient to address any anticipated impacts associated with grading of the site. According to the Spanish Springs Development Suitability map, there are no development constraints on the property.

### *Fire Protection*

Fire protection services will be provided by the Truckee Meadows Fire Protection District (TMFPD). Their nearest station is located approximately 1.5 miles to the southeast on La Posada Drive. All developments on the property shall comply with Washoe County Code Chapter 60.

### *Water and Sewer*

The Truckee Meadows Water Authority (TMWA) shall be the water service provider. Sewer service will be provided by Washoe County and treatment will be at the Truckee Meadows Water Reclamation Facility. Sufficiency and design of the infrastructure will be approved by those agencies prior to approval of a final map.

## **Spanish Springs Area Plan Policies**

**Goal One: The pattern of land use designations in the Spanish Springs Area Plan will implement and preserve the community character described in the Character Statement.**

SS.1.7 Tentative subdivision maps will not be approved for any development until the impacts of that development have been included in any applicable water resources facilities plan.

*Staff Response: At the time this policy was written, Washoe County was the water surveyor for developments in Washoe County. Now that TMWA has taken over this responsibility, Washoe*

*County no longer prepares such water resources facilities plans. The proposed subdivision is located within the TMWA service area.*

**Goal Three: The regional and local transportation system in the Spanish Springs planning area will be a safe, efficient, multi-modal system providing significant connections to the greater region, and access to commercial services, public lands and employment opportunities in the community. The system will contribute to the preservation and implementation of the co Spanish Springs Vision and Character Statement.**

SS.3.5 Washoe County will be an advocate for restricted access to Pyramid Highway pursuant to the provision of the Pyramid Highway Corridor Management Plan.

Staff Response: *No new access points for this subdivision will be added to Pyramid Highway.*

**Goal Four: Maintain open vistas of the surrounding ridges a mountain ranges, and minimize the visual impact of hillside development.**

SS.4.1 With the exception of temporary infrastructure for construction projects, Washoe County will require the underground placement of utility distribution infrastructure within the Suburban Character Management Area. Utility transmission facilities will be subject to a special use permit. In considering whether to grant a special use permit or in consideration of any conditions including underground placement which may be placed upon an approval, the Planning Commission will utilize the best available information including, but not limited to, the most recent Regional Utility Corridor Report and any Environmental Impact Statement or other study undertaken regarding the proposal.

Staff Response: *All utility lines required to support the development will be placed underground.*

SS.4.3 The grading design standards referred to in Policy SS.4.2 will, at a minimum, ensure that disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope, and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.

Staff Response: *As noted earlier, cut and fill slopes shall not exceed 3:1 slopes.*

**Goal Seven: The Spanish Springs planning area will contain an extensive system of parks and trails that provides the community and the region with a broad range of recreational opportunities; provides connections between major developments, recreational facilities, the Regional Trail System, public lands and schools; and contributes to the preservation and implementation of the community character.**

SS.7.2 New trails will be designed to accommodate equestrian, pedestrian and off-road bicycle traffic, unless technical stewardships warrant consideration of a more limited use.

Staff Response: *Pedestrian connection to the adjacent, Parks and Recreation zoned, property to the east has been included in the tentative map.*

- SS.7.4 As new residential and commercial properties develop in the Spanish Springs Valley, the Washoe County Department of Parks and Recreation will review development proposals for potential trail connections.

*Staff Response: The tentative subdivision map application was provided to Washoe County Parks and Open Space staff for review. No recommended conditions of approval were requested.*

- SS.7.6 Access to existing trails will be protected and improved whenever possible. During the process of development review, the Washoe County Departments of Community Development and Parks and Recreation will request dedication of property and/or easements when appropriate trail alignments have been identified that link significant nodes within the Spanish Springs planning area or connect existing trails.

*Staff Response: Pedestrian connection to the adjacent, Parks and Recreation zoned, property to the east has been included in the tentative map.*

**Goal Twelve: Water resources will be supplied to land uses in the Spanish Springs planning areas of sustainable resource development.**

- SS.12.1 Residential and commercial development must utilize one or a combination of the following reliable water resources that are replenished in quantities to meet the needs of the area without reliance upon groundwater mining or recharge from agricultural uses:
- a. Deeded Truckee River water rights or other approved imported surface water rights when used with an appropriate drought yield discount as determined by the water purveyor and approved by the State Engineer.
  - b. Imported groundwater from a source that is replenished in sufficient quantity to meet the demands placed upon a source without groundwater mining.
  - c. Certificated groundwater rights or permitted quasi-municipal groundwater rights (that existed as of May 22, 1990) matched by imported, deeded surface water from a source such as the Truckee River.

*Staff Response: The proposed subdivision is within TMWA's service area and will be served by TMWA. TMWA will determine the appropriate type and amount of water rights to be dedicated, prior to the approval of a final map.*

**Goal Fifteen: Water resources will be provided to residential and non-residential uses in a manner that implements and preserves the community character described in the Spanish Springs Vision and Character Statement.**

- SS.15.1 Whenever applicable, all development within the Spanish Springs Suburban Character Management Area will connect to a community water service.

*Staff Response: As previously noted, the development will connect to a community water source through TMWA.*

**Goal Sixteen: Wastewater treatment and disposal will be provided to residential and non-residential uses in a manner that implements and preserves the character as described in the Spanish Springs Vision and Character Statement.**

SS.16.1 within the Spanish Springs Suburban Character Management Area will connect to a community sewer service.

*Staff Response: The development will connect to a community sewer service.*

### **Spanish Springs Citizen Advisory Board (SSCAB)**

The application was provided to each member of the CAB and individual comments were requested. No comments from any CAB members were received.

### **Reviewing Agencies**

- State of Nevada
  - Environmental Protection
  - Forestry – Endangered Species
  - Transportation
  - Water Resources
- Washoe County Community Services Department
  - Planning and Development Division
  - Parks and Open Spaces
  - Engineering and Capital Projects Division
  - Utilities
  - Traffic
- Washoe County Health District
  - Air Quality
  - Environmental Health
  - Emergency Medical Services
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe County School District
- Washoe-Storey Conservation District
- Regional Animal Services

Seven out of the seventeen above-listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff



report and will be included with the Action Order, if the tentative subdivision map request is approved by the Planning Commission.

- Washoe County Planning and Development evaluated the request and recommends that standard conditions of approval are appropriate to address any impacts associated with the proposed subdivision.  
Contact: Roger Pelham, 775.328.3622, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)
- Washoe County Engineering and Capital Projects recommended three additional conditions of approval to require certain pedestrian access, emergency access and, to address locations of retaining walls. Recommended standard conditions of approval were also provided.  
Contact: Leo Vesely, 775.328.2040, [lvesely@washoecounty.us](mailto:lvesely@washoecounty.us)
- Washoe County Health District – Air Quality noted that a dust control permit is required prior to construction.  
Contact: Mike Wolf, 775.784.7200, [mwolf@washoecounty.us](mailto:mwolf@washoecounty.us)
- Washoe County Health District – Emergency Medical Services recommended a condition to require that address numbers be clearly marked on both the curb and the structures.  
Contact: Christina Conti, 775.326.6042, [cconti@washoecounty.us](mailto:cconti@washoecounty.us)
- Washoe County Engineering and Capital Projects - Utilities provided recommended technical conditions for the design and construction of infrastructure necessary to serve the proposed subdivision.  
Contact: Timothy Simpson, 775.954.4601, [tsimpson@washoecounty.us](mailto:tsimpson@washoecounty.us)
- Nevada Department of Water Resources noted that a “will serve” letter from the Truckee Meadows Water Authority is required.  
Contact: Steve Shell, 775.684.2800, [sshell@dot.state.nv.us](mailto:sshell@dot.state.nv.us)
- Washoe County School District noted that schools in the area are near and over design capacity and students may be bussed to other schools with capacity as noted in more detail on page 6 of this report.  
Contact: Mike Boster, 789-3810 [mboster@washoeschools.net](mailto:mboster@washoeschools.net)

### **Staff Comment on Required Findings**

WCC Section 110.608.25, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the abandonment request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

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

Staff Comment: The proposed map is consistent with the Suburban Residential Master Plan Category, the Medium Density Suburban Regulatory Zone and with the Spanish Springs Area Plan policies as outlined in this 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 map is consistent with the Suburban Residential Master Plan Category and with the Spanish Springs Area Plan. Lot sizes and configuration are essentially identical to surrounding development.

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

Staff Comment: There are no topographic constraints and the parcel is essentially surrounded by very similar developed and approved, but not yet constructed, subdivisions.

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

Staff Comment: The subdivision will be served by community sewer services.

- 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 subdivision is not 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.

Staff Comment: The subdivision will be served by community water and sewer services and is essentially surrounded by very similar developed and approved, but not yet constructed, subdivisions.

- 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: Public access to the adjacent park property will be provided. Roadway access will meet all generally applicable standards.

- 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: Public access to the adjacent park property will be provided and emergency access will be provided to the north.

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

Staff Comment: There is no land proposed to be dedicated to the County, as part of this tentative subdivision request.

- 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 dwellings will be oriented to the extent feasible, for future passive or natural heating or cooling opportunities.

### **Recommendation**

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Tentative Subdivision Map Case Number TM16-008 is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.

### **Motion**

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Tentative Subdivision Map Case Number TM16-008 for Spanish Springs Associates, with the conditions included as Exhibit A for this matter having made all ten findings in accordance with Washoe County Code Section 110.608.25:

- 1) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
- 2) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- 3) Type of Development. That the site is physically suited for the type of development proposed;
- 4) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- 5) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
- 6) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- 7) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;

- 8) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- 9) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- 10) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

**Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, 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 Development Division within 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.

xc: Applicant: Spanish Springs Associates LP, attn.: Jesse Haw, 550 W. Plumb Lane #B-505, Reno, NV 89509  
Property Owner: Spanish Springs Associates LP, attn.: Jesse Haw, 550 W. Plumb Lane #B-505, Reno, NV 89509  
Professional Consultant: C & M Engineering and Design, attn.: Lisa Menante 5488 Reno Corporate Drive #200B, Reno, NV 89511  
Others to be Contacted: Robert M. Sader, 8600 Technology Way, Suite 101, Reno, NV 89521



# EXHIBIT A

## Conditions of Approval

Tentative Subdivision Map Case Number TM16-008

The project approved under Tentative Subdivision Map Case Number TM16-008 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on December 6, 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 agency.**

- **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 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 – Roger Pelham, 775.328.3622



- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this tentative map.
- b. The subdivision shall be in substantial conformance with the provisions of Washoe County Code Chapter 110, 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. 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 ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP, EXCEPT THAT THE "OPERATIONAL CONDITIONS" CONTAINED IN THE RECORDED ACTION ORDER SHALL REMAIN IN FULL FORCE AND EFFECT IN PERPETUITY.

IF ALL LOTS ON THIS MAP ARE REVERTED TO ACREAGE AND A NEW SUBDIVISION APPROVAL IS OBTAINED AT A FUTURE DATE, THE PROVISIONS OF THIS APPROVAL SHALL BE NULL AND VOID, UPON APPROVAL BY WASHOE COUNTY OF THOSE ACTIONS.

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

**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.***

THE MOST RECENTLY RECORDED FINAL 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 CO9UNTY PLANNING COMMISSION ON \_\_\_\_\_.

THE NEXT FINAL MAP FOR <TM CASE NUMBER> 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.

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

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WILLIAM H. WHITNEY, DIRECTOR,  
PLANNING AND DEVELOPMENT DIVISION

- g. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Engineering and Capital Projects Division of Washoe County 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. The applicant shall submit complete construction plans and building permits shall be issued within Four (4) years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Development Division.
- s. Failure to comply with the conditions of approval shall render this approval null and void.

**Washoe County Engineering and Capital Projects**

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

**Contact Name** – Leo Vesely, 775.328.2313

**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. The County Engineer shall determine compliance with this condition.
- 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. The County Engineer shall determine compliance with this condition.
- f. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.
- g. 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. The County Engineer shall determine compliance with this condition.
- h. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground. The County Engineer shall determine compliance with this condition.
- i. The proposed retaining walls shall be offset from the project boundary line a minimum of 2 feet. The County Engineer shall determine compliance with this condition.
- j. A note shall be placed on the final map and the subdivision improvement plans, stating that access from the lots to the Washoe County parcel located adjacent to the west and north of this project is prohibited. The County Engineer shall determine compliance with this condition.
- k. The subdivision shall be adjusted to accommodate utilities and access per easement document numbers 1395236, 1395237, 1395238, 1395239 and 2975286. The County Engineer shall determine compliance with this condition.

**DRAINAGE and STORM WATER DISCHARGE PROGRAM (WCC 110.420 and 110.421)**

- l. 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.
- m. 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. The County Engineer shall determine compliance with this condition.
- n. 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.

- o. 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.
- p. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map. The County Engineer shall determine compliance with this condition.
- q. 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. The County Engineer shall determine compliance with this condition.
- r. 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 County Engineer shall determine compliance with this condition. 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.
- s. 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. The County Engineer shall determine compliance with this condition.
- t. 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. The County Engineer shall determine compliance with this condition.
- u. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. The County Engineer shall determine compliance with this condition..
- v. Drainage easements shall be provided for all storm runoff that crosses more than one lot. The County Engineer shall determine compliance with this condition.

#### TRAFFIC AND ROADWAY (WCC 110.436)

- w. 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. The County Engineer shall determine compliance with this condition.
- x. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- y. 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. The County Engineer shall determine compliance with this condition.
- z. A note on each affected final map shall state that no direct access from individual lots shall be allowed onto Silent Sparrow Drive. The County Engineer shall determine compliance with this condition. This note shall also be included in the CC&Rs to the satisfaction of the District Attorney's Office.
  - aa. 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.
  - bb. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage. The County Engineer shall determine compliance with this condition.
  - cc. 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. The County Engineer shall determine compliance with this condition.
  - dd. A permanent emergency access shall be provided from Cardiff Court to Egyptian Drive. The County Engineer shall determine compliance with this condition.
  - ee. Provide a paved minimum 6' wide pedestrian access from the end of Cardiff Court to the end of pavement on Egyptian Drive. The County Engineer shall determine compliance with this condition.
  - ff. The intersection angle of Dromedary Road to Sand Dune Drive shall not be less than sixty (60) degrees. The County Engineer shall determine compliance with this condition.

**Washoe County Engineering and Capital Projects Division – Utilities**

- 3. The following conditions are requirements of Washoe County Engineering and Capital Project Division – Utilities, which shall be responsible for determining compliance with these conditions.

**Contact Name** – Timothy Simpson, 775.954.4601

- 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 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. slope of pipe, invert elevation and rim elevation for all manholes,
  - ii. 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, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- k. 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 Name** – Mike Wolf, 775.784.7200 [Air Quality Management Division]

- a. A dust control permit must be obtained prior to any work commencing.

**Contact Name** – Cristina Conti, 775.326.6042 [Emergency Medical Services Division]

- b. Address numbers shall be clearly marked on the curb and structures so the residents can be quickly located by public safety agencies.

**Washoe County School District**

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

**Contact Name** – Michael Boster, 775.789.3810

- a. A disclosure shall be made by the developer to each homebuyer 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 zoned schools cannot accommodate additional students.

\*\*\* End of Conditions \*\*\*

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

September 26, 2016

Roger Pelham  
Washoe County Community Services Department  
1001 E. Ninth Street, Bldg. A  
Reno, NV 89512

Dear Mr. Pelham:

The EMS Oversight Program received an email date September 21, 2016, requesting a review of the Agency Review Memo III regarding the tentative subdivision map case number TM16-008 (Item 2) for the Pyramid Ranch Annex Subdivision.

Based on the submitted documentation, it is anticipated that there would be minimal impacts concerning EMS responses to this subdivision. Additionally, it is not expected that there will be impacts concerning access to healthcare services and facilities with the proposed 61 single family dwelling units. Should you need a complete Environmental Impact Assessment, please contact the Washoe County Health District's Division of Environment Health Services at (775) 328-2434.

Advanced Life Support (ALS) fire and EMS 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 proposed location of the Pyramid Ranch Annex Subdivision, REMSA's Franchise response requirement for life-threatening calls is 8 minutes and 59 seconds for 90 percent of calls.

There is one hospital within proximity to the proposed site of the Pyramid Ranch Annex Subdivision should residents require such services. The Northern Nevada Medical Center is approximately 9.8 miles away from the proposed residential site. There are also several other acute care hospitals and healthcare resources available in Washoe County.

It is recommended that the address numbers are clearly marked on the curb and the structures so the residents can be quickly located by public safety agencies. Additionally, please ensure that all dwellings will meet ADA requirements, as appropriate.

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

Sincerely,



Christina Conti  
EMS Program Manager  
[cconti@washoecounty.us](mailto:cconti@washoecounty.us)  
(775) 326-6042

EPIDEMIOLOGY AND PUBLIC HEALTH PREPAREDNESS  
1001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520  
EPHP Office: 775-326-6055 | Fax: 775-325-8130 | [washoecounty.us/health](http://washoecounty.us/health)  
Serving Reno, Sparks and all of Washoe County, Nevada. Washoe County is an Equal Opportunity Employer.





**Washoe County**  
**COMMUNITY SERVICES DEPARTMENT**  
*Engineering and Capital Projects Division*

---

Date: October 04, 2016

To: Roger Pelham, Planning and Development Division

From: Leo R. Vesely, P.E., Engineering and Capitol Projects Division

Re: **TM16-008**  
**APN 532-091-09 & 10**  
**Pyramid Ranch Annex Subdivision (61 Lots)**

Recommended Conditions of Approval

The following conditions of approval should be applied to this proposed project. Conditions in italics are standard Engineering Conditions.

**GENERAL CONDITIONS**

- 1. 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.*
- 2. 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.*
- 3. 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.*
- 4. 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. The County Engineer shall determine compliance with this condition.*
- 5. 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. The County Engineer shall determine compliance with this condition.*

## TM16-008 Exhibit B

6. *Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.*
7. *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. The County Engineer shall determine compliance with this condition.*
8. *All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground. The County Engineer shall determine compliance with this condition.*
9. *The proposed retaining walls shall be offset from the project boundary line a minimum of 2 feet. The County Engineer shall determine compliance with this condition.*
10. *A note shall be placed on the final map and the subdivision improvement plans, stating that access from the lots to the Washoe County parcel located adjacent to the west and north of this project is prohibited. The County Engineer shall determine compliance with this condition.*
11. *The subdivision shall be adjusted to accommodate utilities and access per easement document numbers 1395236, 1395237, 1395238, 1395239 and 2975286. The County Engineer shall determine compliance with this condition.*

### **DRAINAGE and STORM WATER DISCHARGE PROGRAM (COUNTY CODE 110.420 and 110.421)**

#### Discussion

1. *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.*
2. *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. The County Engineer shall determine compliance with this condition.*
3. *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.*
4. *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.*
5. *The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map. The County Engineer shall determine compliance with this condition.*
6. *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. The County Engineer shall determine compliance with this condition.*
7. *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*



## TM16-008 Exhibit B

*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 County Engineer shall determine compliance with this condition. 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.*

- 8. 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. The County Engineer shall determine compliance with this condition.*
- 9. 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. The County Engineer shall determine compliance with this condition.*
- 10. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. The County Engineer shall determine compliance with this condition.*
- 11. Drainage easements shall be provided for all storm runoff that crosses more than one lot. The County Engineer shall determine compliance with this condition.*

### **TRAFFIC AND ROADWAY (COUNTY CODE 110.436)**

- 1. 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. The County Engineer shall determine compliance with this condition.*
- 2. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.*
- 3. 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. The County Engineer shall determine compliance with this condition.*
- 4. A note on each affected final map shall state that no direct access from individual lots shall be allowed onto Silent Sparrow Drive. The County Engineer shall determine compliance with this condition. This note shall also be included in the CC&Rs to the satisfaction of the District Attorney's Office.*
- 5. 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.*
- 6. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage. The County Engineer shall determine compliance with this condition.*
- 7. 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. The County Engineer shall determine compliance with this condition.*



## TM16-008 Exhibit B

8. A permanent emergency access shall be provided from Cardiff Court to Egyptian Drive. The County Engineer shall determine compliance with this condition.
9. Provide a paved minimum 6' wide pedestrian access from the end of Cardiff Court to the end of pavement on Egyptian Drive. The County Engineer shall determine compliance with this condition.
10. The intersection angle of Dromedary Road to Sand Dune Drive shall not be less than sixty (60) degrees. The County Engineer shall determine compliance with this condition.

# TM16-008 Exhibit B



STATE OF NEVADA  
DEPARTMENT OF TRANSPORTATION

District II  
310 Galletti Way  
Sparks, Nevada 89431  
(775) 834-8300 FAX (775) 834-8319

October 9, 2016

BRIAN SANDOVAL  
Governor

RUDY MALFABON, P.E., Director

Washoe County  
Planning and Development Division  
P.O. Box 11130  
Reno, NV 89520-0027

TM16-008  
Spanish Springs Associates  
SR-445, Spanish Springs

Attention: Mr. Roger Pelham, MPA, Senior Planner

Dear Mr. Pelham:

I have reviewed the request for a Tentative Subdivision Map (TM16-008, Pyramid Ranch Annex Subdivision) to approve a 61-lot single-family residential subdivision. This project is located north and west of the intersection of Sand Dune Drive and Dromedary Road (APN: 532-091 and a portion of 532-091-09). I have the following comments:

1. The Pyramid Ranch Annex traffic impact study (September, 2016) prepared by Solaegui Engineers, Ltd. determined this project will generate approximately 581 average daily trips with 46 trips occurring during the AM peak hour and 61 trips occurring during the PM peak hour.
  - The study indicates development traffic trips "will be entirely from Pyramid Highway vis Egyptian Drive, Rosetta Stone Drive, Sand Dune Drive, and Dromedary Road".
  - No review was performed on the impact of this development on the Pyramid Highway/Egyptian Drive intersection.

NDOT recommends amending this report to determine the traffic impact on Pyramid Highway.

2. The state defers to municipal government for land use development decisions. Public involvement for Development related improvements within the NDOT right-of-way should be considered during the municipal land use development public involvement process. Significant public improvements within the NDOT right-of-way developed after the municipal land use development public involvement process may require additional public involvement. It is the responsibility of the permit applicant to perform such additional public involvement. We would encourage such public involvement to be part of a municipal land use development process.

TM16-008 Exhibit B

Thank you for the opportunity to review this development proposal. NDOT reserves the right to incorporate further changes and/or comments as the design review advances. I look forward to working with you and your team, and completing a successful project. Please feel free to contact me at (775)834-8300, if you have any further questions or comments.

Sincerely,

DocuSigned by:  
*Jae Pullen*  
DC002FB8D948439...

10/10/2016

Jae Pullen, PE, PTOE  
District II Engineering Services

cc: Thor Dyson, District Engineer  
File

05  
*TD*

From: Wolf, Mike  
Sent: Tuesday, September 27, 2016 10:38 AM  
To: Stark, Katherine  
Subject: RE: September Agency Review Memo III

AQMD is OK with both item two would require a dust control permit prior to any work commencing.

Mike

# TM16-008 Exhibit B

BRIAN SANDOVAL  
Governor

STATE OF NEVADA



KAY SCHERER  
Interim Director

JASON KING, P.E.  
State Engineer

DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES  
**DIVISION OF WATER RESOURCES**

901 South Stewart Street, Suite 2002  
Carson City, Nevada 89701-5250  
(775) 684-2800 • Fax (775) 684-2811  
<http://water.nv.gov>

September 22, 2016

**Tentative Subdivision Review No. 20107-T**

**RE:** Washoe County Case Number TM16-008

**To:** Roger Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division  
rpelham@washoecounty.us

**Name:** *Tentative Map for Pyramid Ranch Annex*

**County:** Washoe County – Pyramid Highway and Eagle Canyon Drive

**Location:** A portion of Sections 26 and 27, Township 21 North, Range 20, East, MDB&M.

**Plat:** Final: Sixty-one (61) lots, common areas, and right-of-ways totaling approximately 21.31 acres and being Washoe County Assessor's Parcel Numbers 532-091-09 and 532-091-10.

**Water Service  
Commitment**

**Allocation:** No water for this project is committed at this time.

**Owner-  
Developer:** Spanish Springs Associates, LP  
550 East Plumb Lane, Suite B, #505  
Reno, NV 89509

**Engineer:** C & M Engineering and Design, Ltd.  
9498 Double B Boulevard, Suite B  
Reno, NV 89521

**Water**

TM16-008 Exhibit B

20107-T  
09/22/2016  
Page 2 of 2

**Supply:** Project lies within the Truckee Meadows Water Authority service area.

**General:** A tentative subdivision map was presented and approved by this office on September 22, 2016 as described on the *Tentative Map for Pyramid Ranch Annex* map.

A Water Will Serve from Truckee Meadows Water Authority will be required before approval of a final map. This Will Serve will conform to Truckee Meadows Water Authority rules and regulations.

**Action:** Approved as required by statute for *Tentative Map for Pyramid Ranch Annex* subdivision based on acceptance of water service by Truckee Meadows Water Authority.

Best regards,

Steve Shell  
Water Resource Specialist II

SLS/sls

TM16-008 Exhibit B



**REGIONAL TRANSPORTATION COMMISSION**

*Metropolitan Planning • Public Transportation & Operations • Engineering & Construction*  
Metropolitan Planning Organization of Washoe County, Nevada

September 30, 2016

FR: Chrono/PL 183-16

Mr. Roger Pelham, MPA, Senior Planner  
Community Services Department  
Washoe County  
P.O. Box 11130  
Reno, NV 89520

**RE: TM13-002 (Eagle Canyon Ranch)**  
**TM16-0008 (Pyramid Ranch Annex Subdivision)**  
**AB16-005 (Havnilear)**

Dear Mr. Pelham,

We have reviewed the above applications and have no comments at this time.

Thank you for the opportunity to comment on these applications. Please feel free to contact me at 775-332-0174 or [rkapuler@rtcwashoe.com](mailto:rkapuler@rtcwashoe.com) if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Rebecca Kapuler". The signature is written in a cursive, flowing style.

Rebecca Kapuler  
Planner

RK/jm

Copies: Bill Whitney, Washoe County Community Services  
Eva Krause, Washoe County Community Services  
Daniel Doenges, Regional Transportation Commission  
Julie Masterpool, Regional Transportation Commission  
Tina Wu, Regional Transportation Commission  
David Jickling, Regional Transportation Commission

Washoe County no comment 10012016

# TM16-008 Exhibit B



## **Washoe County School District**

Every Child, By Name And Face, To Graduation

425 East Ninth Street \* P.O. Box 30425 \* Reno, NV 89520-3425

Phone (775) 348-0200 \* (775) 348-0304 \* [www.washoeschools.net](http://www.washoeschools.net)

Board of Trustees: Angela Taylor, President \* John Mayer, Vice President \* Veronica Frenkel, Clerk \* Howard Rosenberg \* Lisa Ruggiero \* Ryan Gonda \* Diane Nicolet \* Traci Davis, Superintendent

11 October, 2016

Roger Pelham, MPA, Senior Planner  
Washoe County Planning & Development  
PO Box 11130  
Reno NV USA 89520

RE: TM16-008 (Pyramid Ranch Annex Subdivision)

Dear Mr Pelham,

61 new single-family residential units will impact Washoe County School District facilities. This project is currently zoned for the following schools:

### Taylor Elementary School

- Estimated project impact = 17 new ES students (61 single-family units x 0.277 ES students per unit)
- Base Capacity = 606
- 2015-2016 Enrollment = 670\*
- % of Base Capacity = **111%**
- Overcrowding Strategies:
  - Taylor ES has 2 portable buildings (4 classrooms) in use that provide temporary space for an additional 100 students.
  - Per WCSD-adopted Policy 6111, most elementary schools will transition to a multi-track year-round schedule<sup>1</sup> when their enrollment reaches 120% of capacity.
  - Assignment to the closest elementary school with available capacity may be used for students in this development.
  - \*2016-2017 School Year enrollment numbers are not yet available but will be provided as soon as WCSD completes Student Count Days during the first weeks of October.





## TM16-008 Exhibit B

### Shaw Middle School

- **Estimated project impact** = 4 new MS students (61 single-family units x 0.064 MS students per unit)
- **Base Capacity** = 1072
- **2015-2016 Enrollment** = 1016\*
- **% of Base Capacity** = 95%
- **Overcrowding Strategies:**
  - Shaw MS has 2 portable buildings (4 classrooms) in use that provide temporary space for an additional 100 students.
  - Per adopted District Policy 6111, most middle schools will be converted to a double session<sup>2</sup> calendar when enrollment exceeds 120% of capacity.
  - Assignment to the closest middle school with available capacity may be used for students in this development.
  - \*2016-2017 School Year enrollment numbers are not yet available but will be provided as soon as WCSD completes Student Count Days during the first weeks of October.

### Spanish Springs High School

- **Estimated project impact** = 8 new HS students (61 single-family units x 0.136 HS students per unit)
- **Base Capacity** = 2160
- **2015-2016 Enrollment** = 2319\*
- **% of Base Capacity** = 107%
- **Overcrowding Strategies:**
  - Spanish Springs HS has 5 portable units (10 classrooms) in place that provide temporary space for an additional ## students.
  - Per adopted District Policy 6111, high schools will convert to a double session calendar<sup>2</sup> when enrollment exceeds 120% of capacity.
  - Assignment to the closest high school with available capacity may be implemented for students in this development.
  - \*2016-2017 School Year enrollment numbers are not yet available but will be provided as soon as WCSD completes Student Count Days during the first weeks of October.



## TM16-008 Exhibit B

Recommended WCSD Condition for TM16-008 (Pyramid Ranch Annex Subdivision):

*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 zoned schools cannot accommodate additional students.*

### Definitions:

- 1. Multi-Track Year-Round Calendar (MTYR):** The school is divided into four groups (“tracks”) which start and end the school year on different dates, with only three tracks attending school at any one time. This can decrease overcrowding by as much as 25%.
- 2. Double Sessions:** Two “schools” are operated out of one building; the school is divided into two separate groups which start and end the day at different times, with no overlap. Double Sessions have not been done in WCSD for over 30 years; all details are still in process in terms of exact start and end times, division of the school, and more. Other school districts in Nevada, which have more recent experience with Double Sessions, ran the first high school session from 5:55am to 11:55am and the second session ran from approximately 12:00 p.m. to 6:00 p.m. Double Sessions can relieve overcrowding by as much as 50%.

For more information, go to the Washoe County School District’s Data Gallery at: <http://datagallery.washoeschools.net/>

Thank you for the opportunity to comment.

*Mike Boster*

Mike Boster

School Planner

14101 Old Virginia Road

Reno NV USA 89521

[Washoe County School District Capital Projects](#)

775.789.3810

[mboster@washoeschools.net](mailto:mboster@washoeschools.net)



**Washoe County**  
**COMMUNITY SERVICES DEPARTMENT**  
*Engineering and Capital Projects*

---

October 3, 2016

To: Roger Pelham, MPA, Senior Planner  
From: Timothy Simpson, P.E., Licensed Engineer  
Subject: TM16-008, Pyramid Ranch Annex, Parcel 532-091-10 & 532-091-09 (portion)

***The Community Services Department (CSD) has reviewed the subject application and has the following comments:***

1. The applicant is proposing to develop a 61-lot, single-family residential subdivision. The project is an infill subdivision located west of Gator Swamp Park and accessed off Sand Dune Drive.
2. Sanitary sewer will be provided by Washoe County and treatment will be at the Truckee Meadows Water Reclamation Facility.

***The Community Services Department (CSD) recommends approval provided the following conditions are met:***

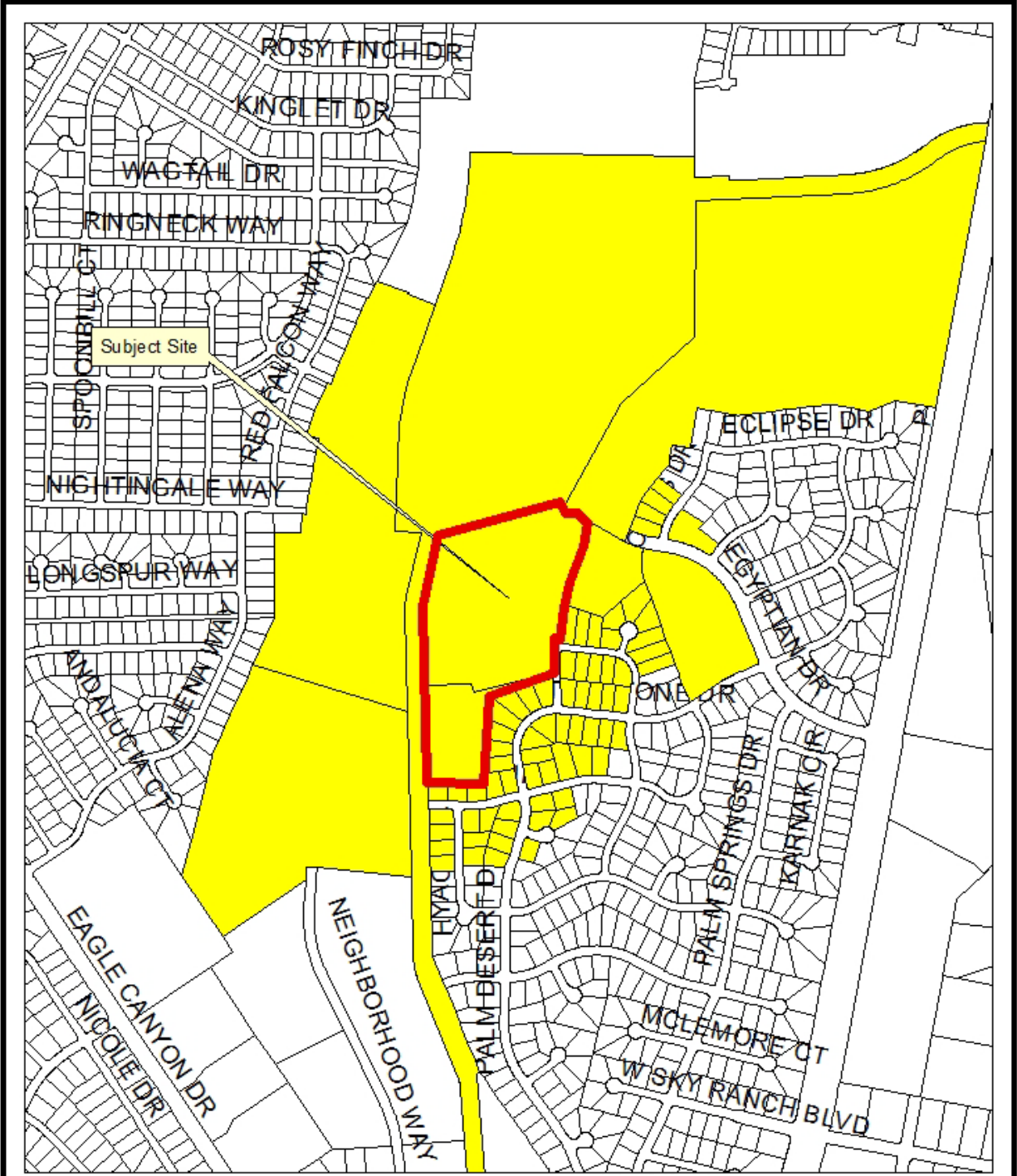
1. All fees shall be paid or deferred in accordance with Washoe County Ordinance prior to the approval of each final map.
2. Improvement plans shall be submitted and approved by CSD prior to approval of the final map. They shall be in compliance with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
3. 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.
4. 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.
5. 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.
6. The sanitary sewer collection systems must be offered for dedication to Washoe County along with the recordation of each final map.
7. 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.

## TM16-008 Exhibit B

TM16-008 (Pyramid Ranch Annex Subdivision)  
October 11, 2016  
Page 2

8. 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. slope of pipe, invert elevation and rim elevation for all manholes,
  - b. proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
9. 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.
10. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
11. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.

TM16-008 Exhibit C



Mailing Label Map  
Tentative Subdivision Map Case No TM16-008  
Pyramid Ranch Annex Subdivision  
75 Parcels selected at 500 feet.



Community Services  
Department  
Planning and  
Development Division  
WASHOE COUNTY  
NEVADA  
Post Office Box 11120  
Reno, Nevada 89520  
(775) 325-2800

Source: Planning and Development Division

Date: September 2016

TM16-008 Exhibit D

## Tentative Subdivision Map

**PYRAMID RANCH ANNEX  
SUBDIVISION**



# TABLE OF CONTENTS

1	Application with Owner Affidavit and Request to Reserve New Street Names
2	Vicinity Map, Assessor's Site Map, Parcel Site Map
3	8"x11" Tentative Map Sheets
4	Proof of Property Tax Payments
5	Legal Description
6	Traffic Impact Report
7	Feasibility Study
8	Water Rights Letter
9	Acknowledgement of Water Service (from TMWA)
10	

Community Services Department  
Planning and Development  
TENTATIVE SUBDIVISION MAP  
APPLICATION



Community Services Department  
Planning and Development  
1001 E. Ninth St., Bldg A  
Reno, NV 89520

Telephone: 775.328.3600

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: PYRAMID RANCH ANNEX SUBDIVISION			
Project Description: 61 LOT TENTATIVE MAP			
Project Address: Sand Dune Drive and Dromedary Road, Sparks, NV			
Project Area (acres or square feet): 21.312 acres			
Project Location (with point of reference to major cross streets AND area locator): Intersection of Sand Dune Drive and Dromedary Road, via Rosetta Stone to Egyptian Drive in Spanish Springs Valley			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
532-091-09 (portion)	15.574		
532-091-10	5.738		
Section(s)/Township/Range: SW 1/4 SECTION 26 and SE 1/4 Section 27, T21N, R20E			
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s). RZA16-001			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Spanish Springs Associates, LP		Name: C&M Engineering and Design	
Address: 550 W. Plumb Lane, #B-505		Address: 5488 Reno Corporate Drive #200B	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89511
Phone: 775-425-4422	Fax: 775-329-8591	Phone: 775-856-3312	Fax: 775-856-3318
Email: jesse@hawcoproperties.com		Email: lmenante@candmengineering.com	
Cell: 775-560-6922	Other:	Cell: 775-240-5664	Other:
Contact Person: Jesse Haw		Contact Person: Lisa Menante	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same as Owner		Name: Robert M. Sader	
Address:		Address: 8600 Technology Way, Suite 101	
	Zip:	Reno, NV	Zip: 89521
Phone:	Fax:	Phone: 775-329-8310	Fax: 775-329-8591
Email:		Email: rmsader@robertmsaderltd.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Robert M. Sader	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	





# Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

## Applicant Information

Name: Spanish Springs Associates, LP  
Address: 550 W. Plumb Lane, #B-505  
Reno, NV 89509  
Phone : (775) 425-4422 Fax: (775) 329-8591  
 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.)

Cardiff Court	
Penasquitos Court	
Piovana Court	

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: PYRAMID RANCH ANNEX SUBDIVISION  
 Reno  Sparks  Washoe County  
Parcel Numbers: 532-091-09 (portion) and 532-091-10  
 Subdivision  Parcelization  Private Street

Please attach maps, petitions and supplementary information.

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Regional Street Naming Coordinator  
 Except where noted  
Denied: \_\_\_\_\_ Date: \_\_\_\_\_  
Regional Street Naming Coordinator

## Washoe County Geographic Information Services

Post Office Box 11130 - 1001 E. Ninth Street  
Reno, NV 89520-0027

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

- Mail
  - Calendar
  - Contacts
  - Deleted Items
  - Drafts [18]
  - Inbox (2)
  - Junk E-Mail
  - Sent Items
- Click to view all folders

Manage Folders...

Reply
 Reply to All
 Forward
 Move
 Delete
 Close

**FW: APPROVED STREET NAMES FOR PYRAMID RANCH ANNEX**  
 RMSader [RMSader@robertmsaderltd.com]

**Sent:** Wednesday, September 07, 2016 7:52 AM  
**To:** Sades

**From:** Lisa Menante [mailto:lmnante@candengineering.com]  
**Sent:** Tuesday, September 06, 2016 6:08 PM  
**To:** rmsader  
**Cc:** Samuel Chacon  
**Subject:** APPROVED STREET NAMES FOR PYRAMID RANCH ANNEX

These street names have been accepted and reserved into the Washoe County Master Street Directory Reservation table as of the submittal date of 09/02/2016:

Location: Reno Parcel Numbers: 532-091-09, 532-091-10

Reservations		
Date Submitted	Fullname	Description
9/2/2016	PIOVANA	Pyramid Ranch Annex (C and M Engineering – Lisa Menante for Spanish Springs Associates)

These street names have been accepted and reserved into the Washoe County Master Street Directory Reservation table as of the submittal date of 09/01/2016:

Area: Washoe County Parcels: 532-091-09, 532-091-10

Reservations		
Date Submitted	Fullname	Description
9/1/2016	PENASQUITOS	Pyramid Ranch Annex (C and M Engineering - Lisa Menante for Spanish Springs Associates)

These street names have been accepted and reserved into the Washoe County Master Street Directory Reservation table as of the submittal date of 09/01/2016:

Area: Washoe County Parcels: 532-091-09, 532-091-10

Reservations		
Date Submitted	Fullname	Description
9/1/2016	CARDIFF	Pyramid Ranch Annex (C and M Engineering - Lisa Menante for Spanish Springs Associates)

Lisa C Menante, PE  
 C&M Engineering and Design, LTD  
 5488 Reno Corporate Drive, Suite 200B  
 Reno, NV 89511  
 (775) 856-3312



### Applicant Comments to Supplemental Information

This tentative map application involves a 15.574-acre portion of APN 532-091-09 and all of 532-091-10 (5.738 acres). The portion of 532-091-09 has until recently been zoned and designated for a potential regional park. On August 9, 2016 the Board of County Commissioners approved a regulatory zone amendment (Case No. RZA16-001) to change the zoning on the portion of 532-091-09 from Parks and Recreation to Medium Density Suburban. This approval followed a decision by county staff that a regional park would not be located on this site.

APN 532-091-10 is currently one of the parcels subject to the Eagle Canyon Ranch Subdivision (Case No. TM13-002). With the recent rezoning of APN 532-091-09 to MDS, the Applicant believes 532-091-10 should be planned and developed together with APN 532-091-09. This will result in a more efficient use of the property, simplify and improve utility extensions, and avoid constructing an additional street access.

Pyramid Ranch Annex is an infill subdivision bounded on the southeast, south and north by built or planned MDS subdivisions. Lot sizes are standard MDS dimensions. There will be no common area, negating the need for a common-interest community HOA and CC&Rs. The property is essentially flat (slopes less than 1%), so berms, retaining walls and extraordinary lot drainage are not issues. Once constructed, homes in this subdivision will be consistent and compatible with surrounding residences in the neighborhood.

In order to include APN 532-091-10 in this tentative map application, it will be necessary for the county to approve an amendment to the Eagle Canyon Ranch tentative map to exclude that parcel (and 13 lots) from the map. An amendment to this effect is being filed by the Applicant and others concurrently with this application, and must be approved prior to this application.

## Tentative Subdivision Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative subdivision maps may be found in Article 608, Tentative Subdivision Maps.

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

Pyramid Ranch Annex Subdivision is located at the intersection of Sand Dune Drive and Dromedary Road, west of Alice Taylor Elementary School and Gator Swamp Park in Spanish Springs. The property is east of Pyramid Highway in the vicinity of the current terminus of Egyptian Drive.

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

Pyramid Ranch Annex Subdivision.

3. Density and lot design:

a. Acreage of project site	21.312
b. Total number of lots	61
c. Dwelling units per acre	2.86
d. Minimum and maximum area of proposed lots	12,000 s.f. min to 17,762 s.f. max
e. Minimum width of proposed lots	80 feet
f. Average lot size	13,182.26 s.f.

4. Utilities:

a. Sewer Service	Washoe County Department of Water Resources
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 Communications
g. Water Service	Washoe County Department of Water Resources

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

a. Acreage of common open space:

N/A

b. Development constraints within common open space (slope, wetlands, faults, springs, ridgelines):

N/A

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

N/A

d. Average lot size:

N/A

e. Proposed yard setbacks if different from standard:

N/A

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

N/A

g. Identify all proposed non-residential uses:

N/A

h. Improvements proposed for the common open space:

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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? Sparks

9. Will a special use permit be required for utility improvement? If so, what special use permits are required and are they submitted with the application package?

No.

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

There are no known archaeological sites on the property.



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

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

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

Spanish Springs Associates Limited Partnership and Hawco Development Company have water rights banked with the Truckee Meadows Water Authority for use on this property. See attached letter, Appendix 8.

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

Aspects of the model energy code will be applied including property insulation, energy efficient appliances, energy efficient windows and water saving shower heads, faucets, and toilets. Large lot sizes and generous building footprints will afford the project architects the opportunity to place homes on lots to take advantage of solar heating. Roadway widths will comply with minimum county standards for roadway width to reduce energy consumption associated with asphalt and aggregate production.

13. Is the subject property in an area identified by Planning and Development 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

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

N/A - Streets will be public.

15. Is the subject property located adjacent to an existing residential subdivision? If so, describe how the tentative map complies with each additional adopted policy and code requirement of Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County, in particular, grading within 50 and 200 feet of the adjacent developed properties under 5 acres and parcel matching criteria:

Yes, The proposed subdivision is of the same zoning as adjacent existing and planned Medium Density Suburban residential lots, which are all within the unincorporated area and are over one mile from the Sparks city limits. Proposed and existing lots are of similar size.

16. 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?

The Subdivision shall comply with all applicable policies of the Spanish Springs Area Plan.

17. 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?

Proof of water rights (see attached, Appendix 8) is provided pursuant to Section 110.216.45. Proposed drainage improvements shall comply with design parameters of the Spanish Springs Water Detention Facility pursuant to Section 110.216.55.

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

No phasing is planned at this time. The project will either be developed in one phase or be divided in two phases of ± 30 lots each.

19. 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.

Yes     No    If yes, include a separate set of attachments and maps.

20. 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.

Yes     No    If yes, include separate attachments.

### Grading

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

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

none

22. 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?

110,000 cy import to be placed as fill. No export is anticipated.



23. 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?

Disturbed areas during construction will be difficult to see from most directions, although visible from Dromedary Road and Neighborhood Way. Visitors to Gator Swamp Park will see construction on the adjacent site. Once the houses and fences are in place there will be no disturbed areas visible. New homes will be at nearly the same finish floor elevations as existing homes to the east and south.

24. 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 slope will be 3:1 cut or fill, but few if any such slopes are anticipated, since the property is flat.

Revegetation is not anticipated to be needed, since disturbed areas will be paved for streets and lots will be improved with single family dwellings, landscaping, etc.

25. 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

26. 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

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

No trees on the property.

28. 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?

If revegetation is required, areas will be treated with a native seed mix comprised of native shrubs and grasses per Washoe County requirements. However, no revegetation is planned to be needed.

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

Use of water trucks or temporary sprinkler irrigation lines.

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

N/A

## Tahoe Basin

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

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

N/A

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

Yes     No    If yes, which CP?

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

- a. Land Use:

N/A

- b. Transportation:

N/A

- c. Conservation:

N/A

d. Recreation:

N/A
-----

e. Public Services:

N/A
-----

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

N/A
-----

35. Will this project remove or replace existing housing?

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

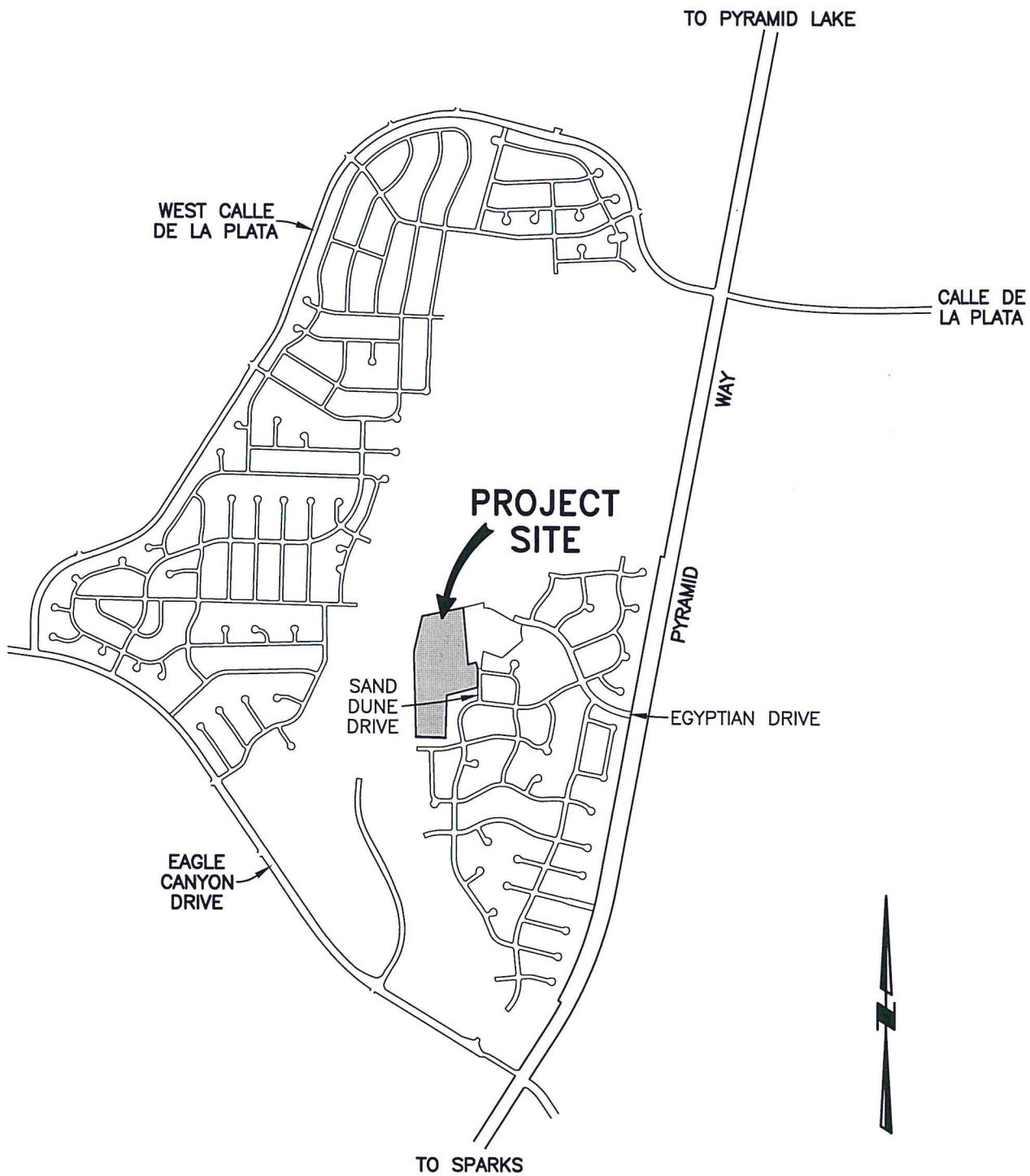
36. How many residential allocations will the developer request from Washoe County?

N/A
-----

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

N/A
-----





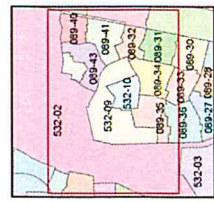
**VICINITY MAP**  
SCALE: 1" = 2000'

Assessor's Map Number  
**532-09**

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
Joshua G. Wilson, Assessor  
1001 East Irish Street  
Reno Nevada 89512  
(775) 326-2221



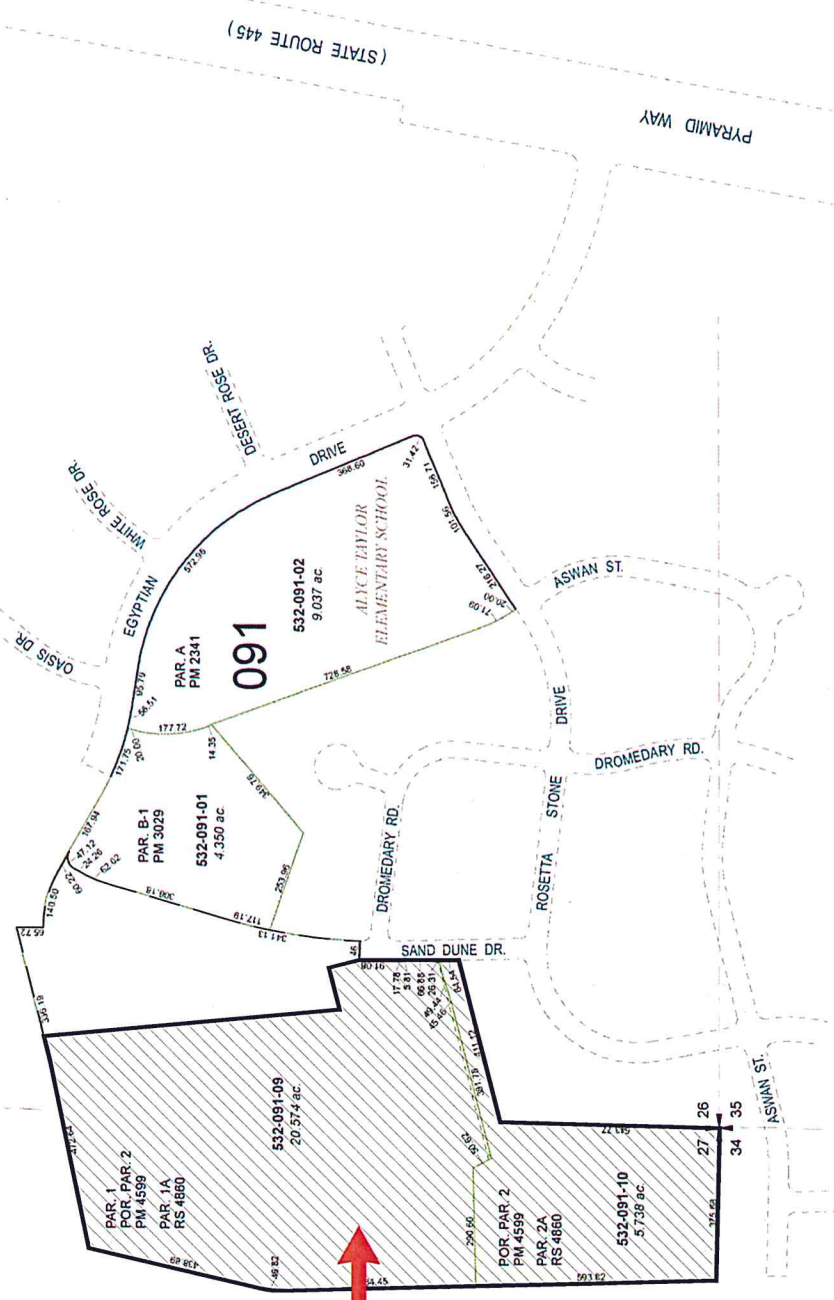
0 75 150 225 300  
Feet  
1 inch = 300 feet



created by KSB 11/01/2013  
last updated \_\_\_\_\_  
area previously shown on maps(s)  
089-16

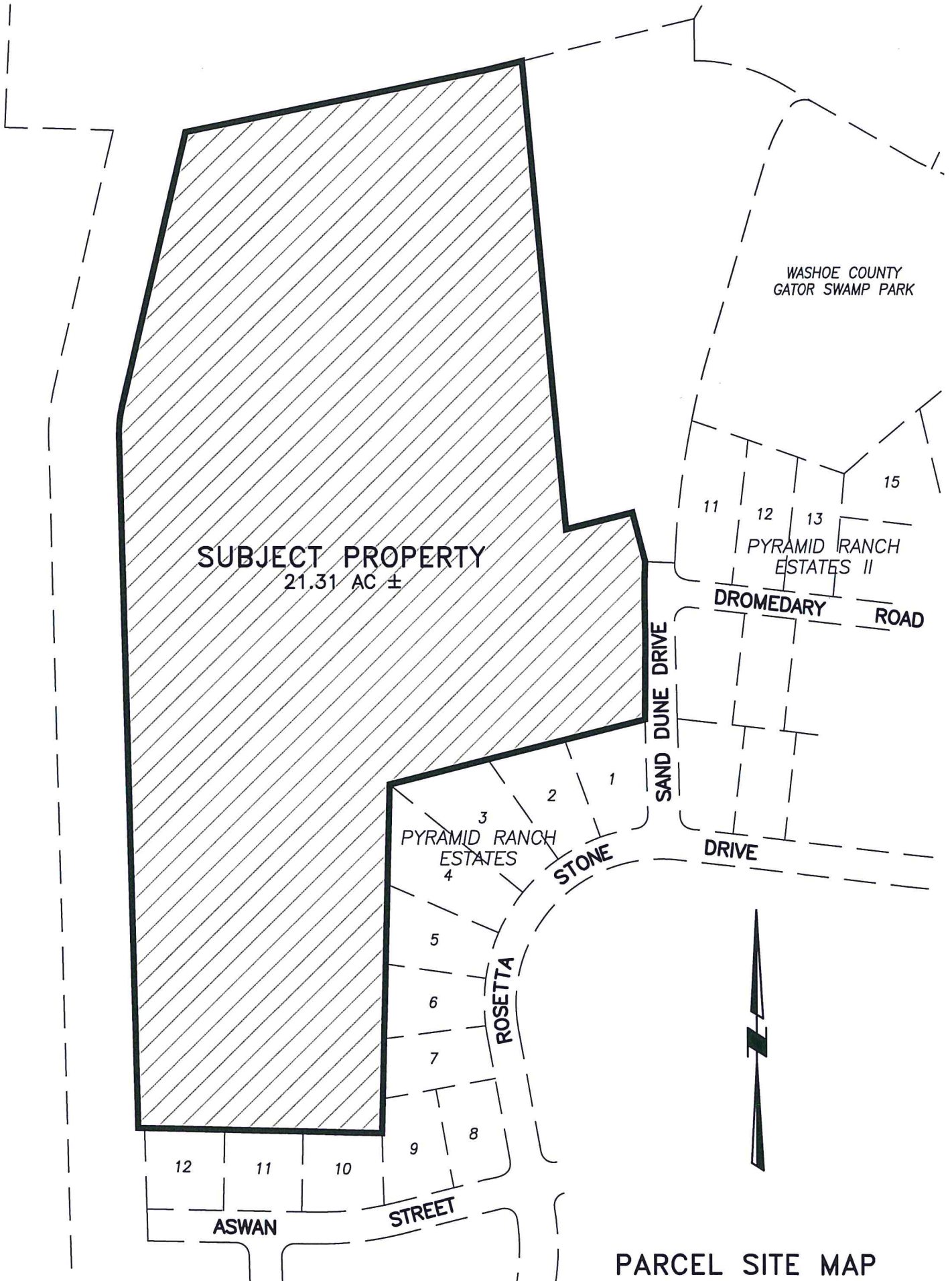
NOTE: This map was prepared for the use of the Assessor's Office and is not intended for any other purpose. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data contained hereon.

**PORTION OF SW 1/4 SECTION 26 &  
SE 1/4 SECTION 27  
T21N - R20E**



**ASSESSORS SITE MAP**

**PYRAMID RANCH  
ANNEX  
Ptn. APN 532-091-09  
and APN 532-091-10**



SCALE: 1" = 200'

PARCEL SITE MAP

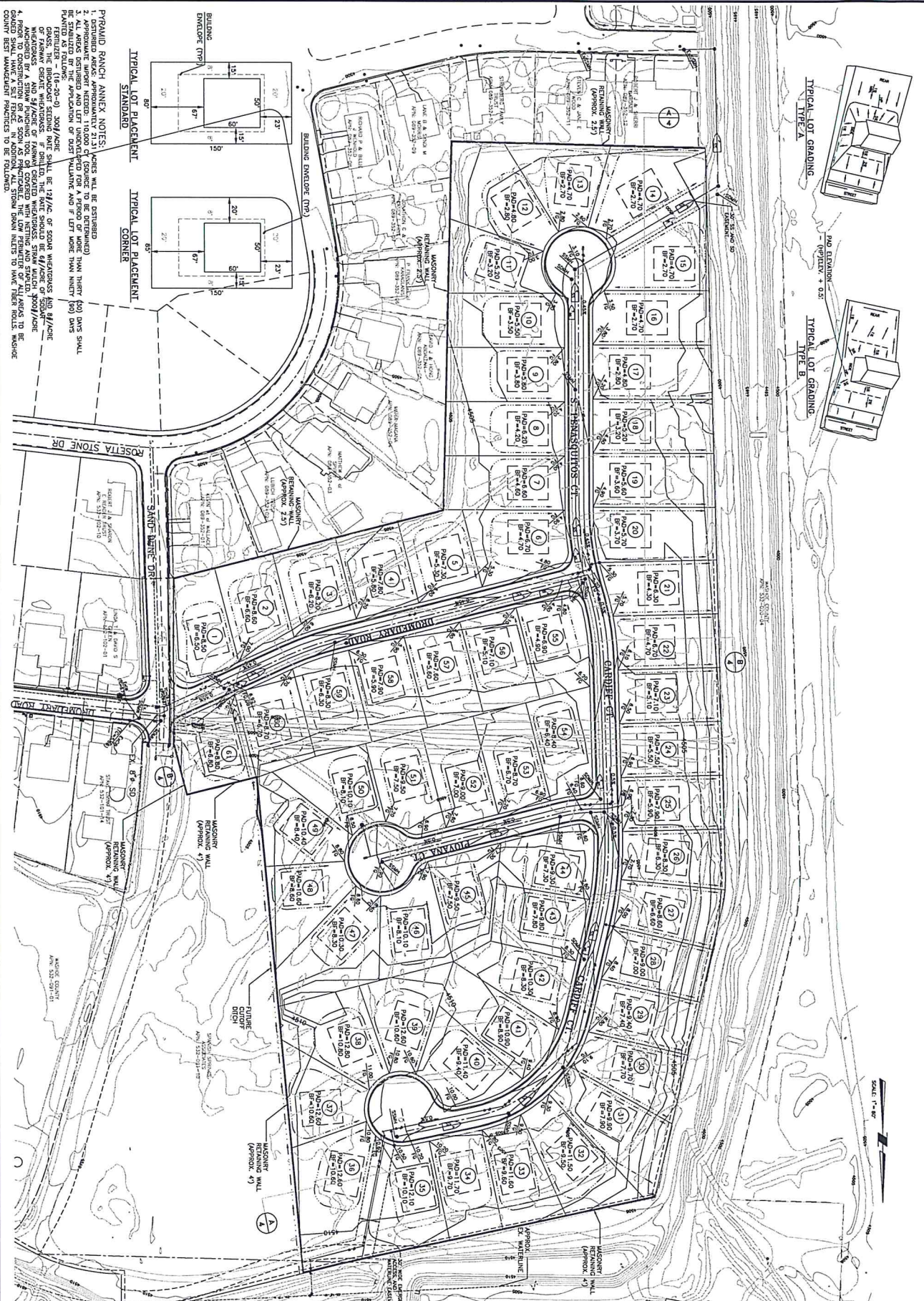
TM16-008  
EXHIBIT D











**PREPARED RANCH ANNEX NOTES:**

1. DISTURBED AREAS APPROXIMATELY 21.31 AC (GRADE TO BE DETERMINED) SHALL BE RESTORED TO ORIGINAL GRADE WITHIN 90 DAYS OF COMPLETION OF THE PROJECT.
2. APPROXIMATE IMPACT NEEDED: 110,000 CY (GRADE TO BE DETERMINED) SHALL BE ESTABLISHED BY THE APPLICATION OF DIST. MULCH AND IF LEFT MORE THAN NINETY (90) DAYS PLANTED AS FOLLOWS:
3. APPROXIMATE SEEDING RATE SHALL BE 124 LBS. OF SOYABEAN MEALS AND 82 LBS. OF FERTILIZER PER ACRE. THE SEED SHOULD BE 67% OF SOYABEAN MEALS AND 33% OF FERTILIZER. THE SEED SHOULD BE COVERED WITH HAY AND STEEPED. SEEDS TO BE PLANTED BY A SOYABEAN SEEDING TOOL OR EQUIVALENT.
4. THE SEEDING TOOL OR EQUIVALENT SHALL BE CALIBRATED TO BE APPLIED TO THE GRADED SURFACE AT THE RATE OF 100 LBS. PER ACRE.

ALL STEEP SLOPES SHALL BE STABILIZED WITHIN 90 DAYS OF COMPLETION OF THE PROJECT. ALL STEEP SLOPES SHALL BE STABILIZED WITHIN 90 DAYS OF COMPLETION OF THE PROJECT.

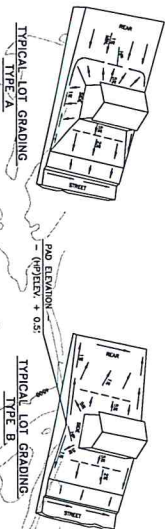
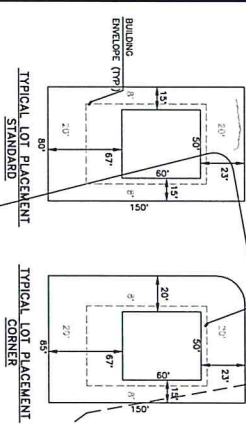


Fig. P104-001-100 Pyramid Ranch Annex Grading & Utilities.dwg  
 C:\Users\jmc\OneDrive\Documents\Projects\12-16-2016\104-001-100.dwg  
 12/29/2016 10:42:27 AM

PROJECT	SCALE	DATE	REVISION
4	G-1		

**PYRAMID RANCH ANNEX**  
**GRADING/UTILITIES**

WASHOE COUNTY NEVADA

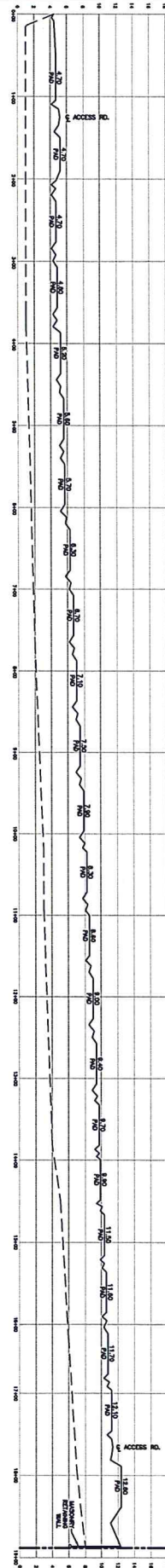
NO.	DATE	REVISION DESCRIPTION
1		
2		

PREPARED BY: JMC  
 CHECKED BY: JMC  
 DATE: 5/27/16  
 PROJECT NO.: 104-001-100  
 SHEET NO.: 4  
 TOTAL SHEETS: 4

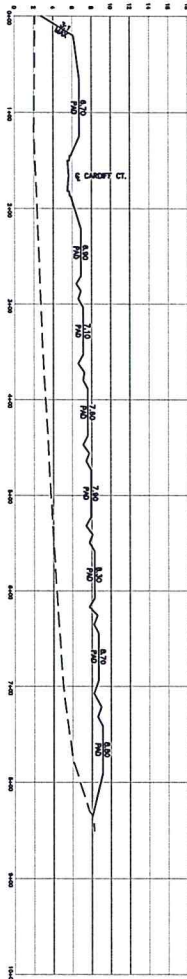
**C & M ENGINEERING AND DESIGN, LTD.**  
 5488 RENO CORPORATE DR., SUITE 200B, RENO, NV 89511  
 PHONE: (775) 856-5312

**TM16-008**  
**EXHIBIT D**





SECTION A-A  
HORIZ. SCALE 1"=40'  
VERT. SCALE 1"=4'



SECTION B-B  
HORIZ. SCALE 1"=40'  
VERT. SCALE 1"=4'

File: P:\04-009.100 PyramidRanchAnnex\TandMap\Fig\7944\ 04\_Sect1.dwg  
 <timestamp> Sun, 11 Sep 2016 - 7:13pm

**PYRAMID RANCH ANNEX  
 CROSS SECTIONS**

WASCOE COUNTY

NEVADA

MARK	DATE	REVISION DESCRIPTION	BY

DESIGNED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: 04.03.10

SCALE: 1"=40'  
 PROJECT NO.: 04-009.100



**C & M ENGINEERING AND DESIGNER, LTD**  
 5485 RENO CORPORATE DR., SUITE 200, RENO, NV 89511  
 PHONE: (775) 856-8212

Washoe County Treasurer  
 Tammi Davis

Account Detail

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[Print this Page](#)

**Pay Online**

No payment due for this account.

**\$0.00**

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

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

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

**Payment Information**

**Special Assessment District**

**Installment Date Information**

**Assessment Information**

Washoe County Parcel Information		
Parcel ID	Status	Last Update
53209109	Active	9/10/2016 2:09:39 AM
<b>Current Owner:</b> SPANISH SPRINGS ASSOCIATES		<b>SITUS:</b> 0 PYRAMID WAY WCTY NV
550 W PLUMB LN STE B RENO, NV 89509-3686		
<b>Taxing District</b> 4000	<b>Geo CD:</b>	
Legal Description		
Lot 1A SubdivisionName _UNSPECIFIED Township 21 Range 20		

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2016</a>	\$233.49	\$233.49	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$233.33	\$233.33	\$0.00	\$0.00	\$0.00
<a href="#">2014</a>	\$233.34	\$233.34	\$0.00	\$0.00	\$0.00
<a href="#">2013</a>	\$233.34	\$233.34	\$0.00	\$0.00	\$0.00
<a href="#">2012</a>	\$225.64	\$225.64	\$0.00	\$0.00	\$0.00
Total					\$0.00

**Important Payment Information**

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

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.



Washoe County Treasurer  
 Tammi Davis

Account Detail

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**Pay Online**

No payment due for this account.





**\$0.00**

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

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

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

-  [Payment Information](#)
-  [Special Assessment District](#)
-  [Installment Date Information](#)
-  [Assessment Information](#)

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
53209110	Active	9/10/2016 2:09:39 AM
<b>Current Owner:</b> SPANISH SPRINGS ASSOCIATES  550 W PLUMB LN STE B RENO, NV 89509-3686		
<b>SITUS:</b> 0 SAND DUNE DR WCTY NV		
<b>Taxing District</b> 4000		<b>Geo CD:</b>
Legal Description		
Lot 2A Township 21 Range 20 SubdivisionName _UNSPECIFIED		

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2016</a>	\$550.94	\$550.94	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$549.68	\$549.68	\$0.00	\$0.00	\$0.00
<a href="#">2014</a>	\$532.64	\$532.64	\$0.00	\$0.00	\$0.00
<a href="#">2013</a>	\$517.12	\$517.12	\$0.00	\$0.00	\$0.00
<a href="#">2012</a>	\$499.00	\$499.00	\$0.00	\$0.00	\$0.00
<b>Total</b>					\$0.00

**Important Payment Information**

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

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

## DESCRIPTION

### PYRAMID RANCH ANNEX

All that certain real property situate in the County of Washoe, State of Nevada, being portions of the SW1/4 of Section 26 and SE1/4 of Section 27, T.21N., R.20E., M.D.M.; more particularly described as follows:

Portion APN 532-091-09:

Beginning at the southwest corner of Parcel 1A as described in that Boundary Line Adjustment Grant Deed recorded on February 27, 2007 as Document No. 3502430, and as depicted on that 5th Record of Survey Supporting a Boundary Line Adjustment for Spanish Springs Associates Limited Partnership, recorded on February 27, 2007 as File No. 3502431, Record of Survey Map 4860; Official Records of Washoe County, Nevada;

thence along the boundary of said Parcel 1A the following five (5) courses and distances:

N 01°24'54" W, 484.45 feet;

on the arc of a 185.00 foot radius curve to the right through a central angle of 14°30'05" a distance of 46.82 feet;

N 13°05'11" E, 438.89 feet;

N 78°10'37" E, 472.64 feet;

N 76°00'37" E, 60.81 feet;

thence S 05°15'19" E, 733.78 feet;

thence N 75°40'06" E, 106.00 feet;

thence S 14°19'54" E, 78.80 feet to a point on the said boundary of Parcel 1A, said point also being on the west line of Sand Dune Drive;

thence along said boundary of Parcel 1A, and west line of Sand Dune Drive, the following four (4) courses and distances:

on the arc of a 1421.00 foot radius to the left from a tangent bearing S 02°15'07" W through a central angle of 03°40'21" a distance of 91.08 feet;

S 01°25'14" E, 17.78 feet;

on the arc of a 195.00 foot radius to the right through a central angle of 01°42'23" a distance of 5.81 feet;

S 00°17'10" W, 66.87 feet;

thence departing from said west line of Sand Dune Drive, and continuing along said boundary of Parcel 1A the following seven (7) courses and distances:

on the arc of a 20.00 foot radius to the right through a central angle of 75°22'56" a distance of 26.31 feet;

S 75°40'06" W, 12.70 feet;

on the arc of a 521.00 foot radius to the left through a central angle of 05°26'15" a distance of 49.44 feet to a point of reverse curvature;

on the arc of a 479.00 foot radius to the right through a central angle of 05°26'15" a distance of 45.46 feet;

S 75°40'06" W, 381.78 feet;

N 28°35'16" W, 50.62 feet;

S 88°35'06" W, 290.60 feet to the point of beginning.

APN 532-091-10:

Parcel 2A as described in that Boundary Line Adjustment Grant Deed recorded on February 27, 2007 as Document No. 3502430, and as depicted on that 5th Record of Survey Supporting a Boundary Line Adjustment for Spanish Springs Associates Limited Partnership, recorded on February 27, 2007 as File No. 3502431, Record of Survey Map 4860; Official Records of Washoe County, Nevada.

Containing a total of 21.31 acres, more or less.

Basis of Bearings is the Nevada State Plane Coordinate System, West Zone Grid, NAD83/94, per Record of Survey Map 4860.



SOLAEGUI  
ENGINEERS

September 6, 2016

Ms. Clara Lawson, P.E.  
Washoe County Engineering Division  
P.O. Box 11130  
Reno, Nevada 89520

RE: Pyramid Ranch Annex

Dear Clara:

This letter contains a review of projected traffic loadings on existing subdivision streets near the proposed Pyramid Ranch Annex development. The project site is located west of Sand Dune Drive and north of Aswan Street and will contain 61 single family dwelling units. The attached Figure 1 shows the location of the site. Access to the site will be provided from the extension of Dromedary Road west of Sand Dune Drive. Gated, emergency only access will be provided to Egyptian Drive. Pedestrian access will be provided to Egyptian Drive and to the west from the project's southwest corner.

The information included in this letter includes trip generation, distribution, and assignment calculations; a review of existing and buildout traffic volumes; and subsequent analysis of traffic loadings on Rosetta Stone Drive. Dromedary Road and Sand Dune Drive have excess capacity and were therefore not identified for analysis.

Trip Generation Distribution, and Assignment

Trip generation volumes were calculated for the 61 dwelling units based on rates obtained from the Ninth Edition of *ITE Trip Generation* (2012) for Land Use 210: Single Family Detached Housing. Trips generated by the project were calculated for an average weekday and the peak hours occurring between 7:00 and 9:00 AM and 4:00 and 6:00 PM, which correspond to the peak hours of adjacent street traffic. Table 1 shows a summary of the average daily traffic (ADT) volumes and peak hour volumes generated by the project.

TABLE 1 TRIP GENERATION							
LAND USE	ADT	AM PEAK HOUR			PM PEAK HOUR		
		IN	OUT	TOTAL	IN	OUT	TOTAL
Single Family Housing (61 D.U.)	581	12	34	46	38	23	61

The project is anticipated to generate 581 average daily trips with 46 trips occurring during the AM peak hour and 61 trips occurring during the PM peak hour.



The distribution of these trips will be entirely from Pyramid Highway via Egyptian Drive, Rosetta Stone Drive, Sand Dune Drive, and Dromedary Road. The average daily traffic (ADT) volume shown in Table 1 was subsequently assigned to Rosetta Stone Drive. The attached Figure 2 shows the project trip assignment for the average daily traffic (ADT) volumes.

Existing and Buildout Traffic Volumes

Figure 3 shows the existing traffic volumes on Rosetta Stone Drive. The AM and PM peak hour volumes were obtained from traffic counts taken on typical weekdays in August of 2016. The average daily traffic (ADT) volumes on Rosetta Stone Drive were then estimated based on the actual peak hour counts using trip generation rates obtained from Ninth Edition of *ITE Trip Generation* (2012) for Land Use 210: Single Family Detached Housing. Figure 4 shows the buildout average daily traffic (ADT) volumes on Rosetta Stone Drive. The buildout volumes were obtained by adding the trip assignment volumes shown on Figure 2 to the existing average daily traffic volumes shown on Figure 3.

Street Traffic Loading Review

Rosetta Stone Drive was reviewed for street capacity based on Washoe County local street standards which indicate that local streets can carry up to 1,000 ADT. The buildout volumes shown on Figure 4 indicate that the segment of Rosetta Stone Drive between Aswan Street and Dromedary Road is anticipated to carry 933 ADT which is below the 1,000 ADT threshold. The segment of Rosetta Stone Drive between Egyptian Drive and Aswan Street is anticipated to carry 1,047 ADT which exceeds the 1,000 ADT threshold for local streets by less than 5% (5 dwelling units). It should be noted that this ±450 foot segment of Rosetta Stone Drive serves only five residential driveways on the south side of the street and no residential driveways on the north side of the street which results in reduced vehicle conflicts and potentially higher street capacity.

We trust that this information will meet your requirements. Please call with any questions or concerns.

Very Truly,  
SOLAEQUI ENGINEERS LTD  
PAUL W. SOLAEGUI  
CIVIL  
Paul W. Solaegui  
9-6-16  
EXP63078

Enclosures  
Letters\Pyramid Ranch Annex

### Trip Generation Summary - Alternative 1

Project: New Project  
 Alternative: Alternative 1

Open Date: 8/29/2016  
 Analysis Date: 8/29/2016

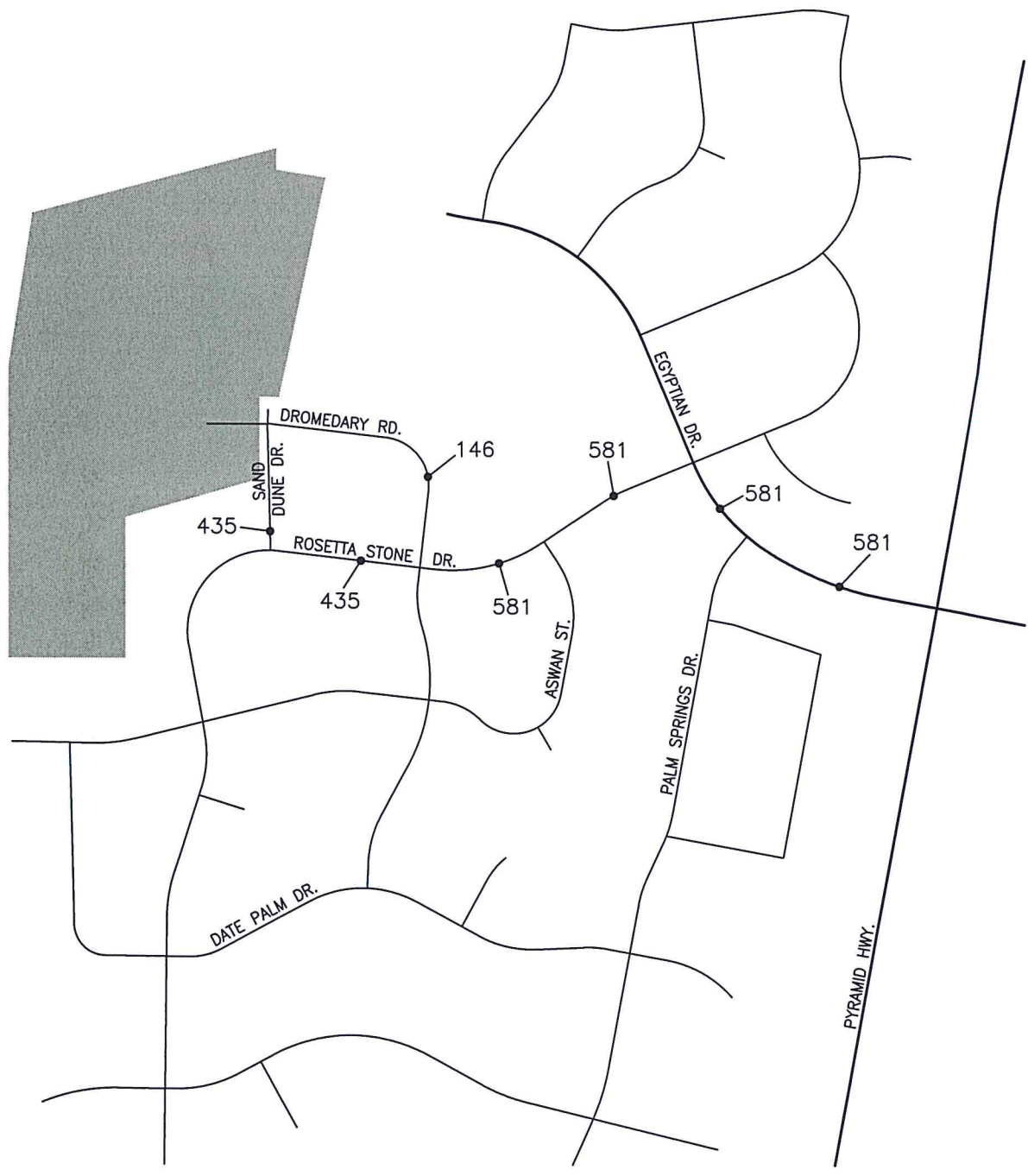
ITE	Land Use	Average Daily Trips			AM Peak Hour of Adjacent Street Traffic			PM Peak Hour of Adjacent Street Traffic		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
210	SFHOUSE 1	291	290	581	12	34	46	38	23	61
	61 Dwelling Units									
Unadjusted Volume		0	0	0	0	0	0	0	0	0
Internal Capture Trips		0	0	0	0	0	0	0	0	0
Pass-By Trips		0	0	0	0	0	0	0	0	0
Volume Added to Adjacent Streets		0	0	0	0	0	0	0	0	0

Total AM Peak Hour Internal Capture = 0 Percent

Total PM Peak Hour Internal Capture = 0 Percent



PYRAMID RANCH ANNEX  
VICINITY MAP  
FIGURE 1

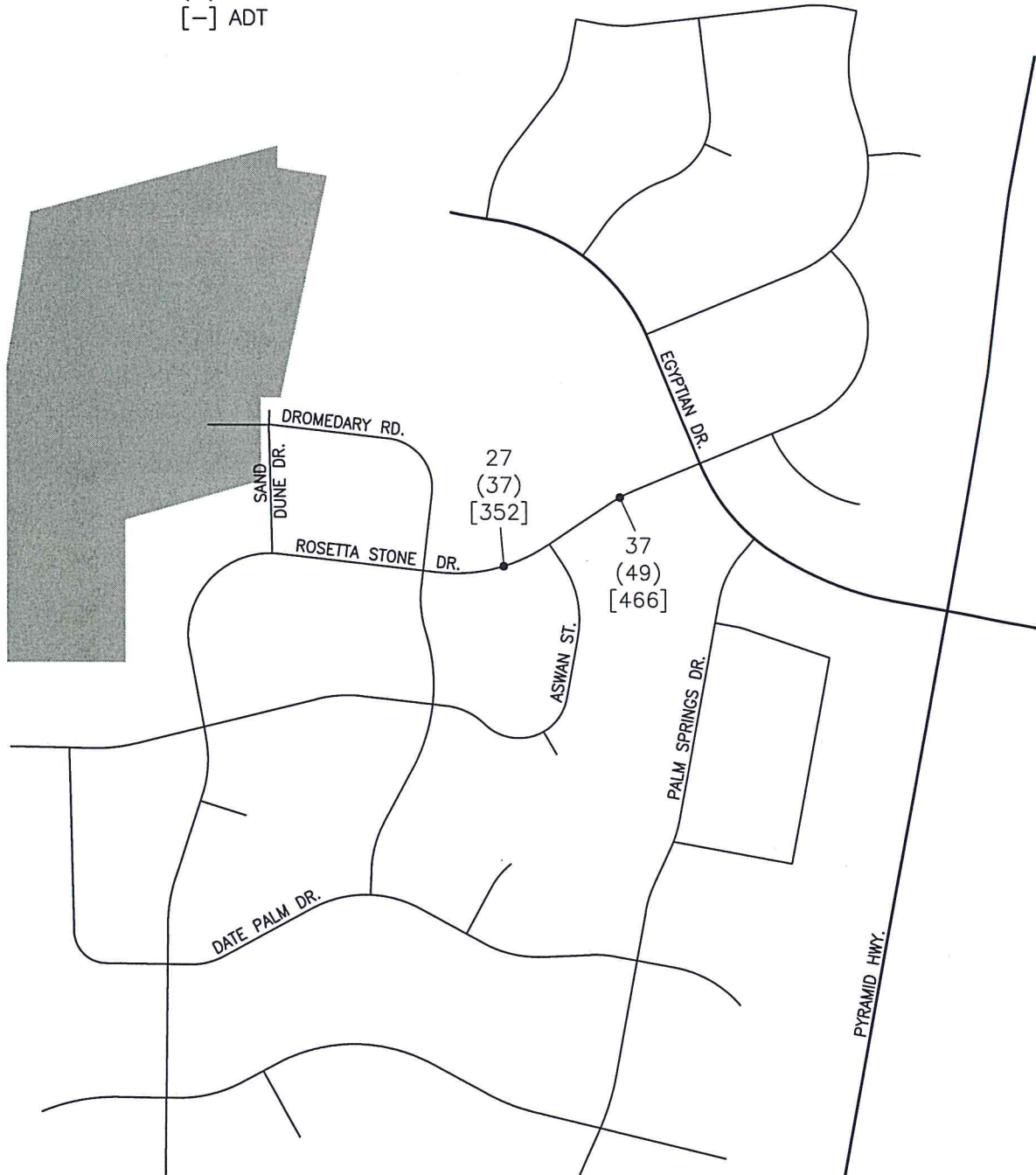


PYRAMID RANCH ANNEX  
TRIP ASSIGNMENT (ADT'S)  
FIGURE 2

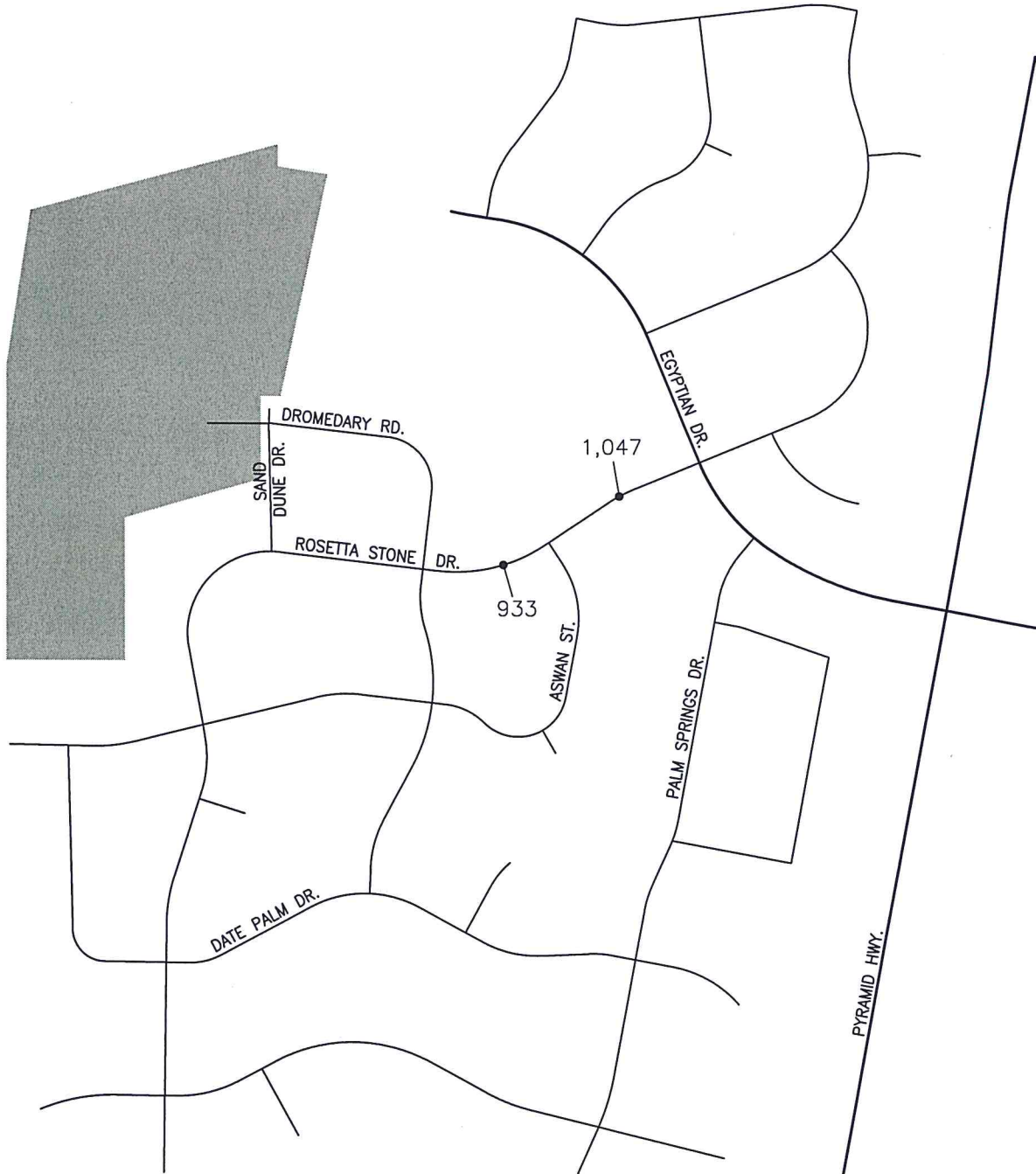


LEGEND

- AM PEAK HOUR
- (-) PM PEAK HOUR
- [ ] ADT

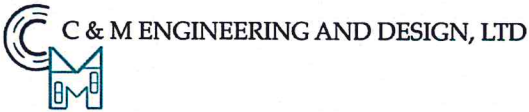


PYRAMID RANCH ANNEX  
EXISTING TRAFFIC VOLUMES  
FIGURE 3



PYRAMID RANCH ANNEX  
BUILDOUT TRAFFIC VOLUMES (ADT'S)  
FIGURE 4





September 7, 2016

Washoe County Community Services  
1001 E. Ninth Street, Bldg. A  
Reno, NV 89520

**RE: FEASIBILITY REPORT FOR WATER, SEWER, AND STORM DRAIN AT PROPOSED TENTATIVE MAP PYRAMID RANCH ANNEX – 15.574 ACRES (portion of APN 532-091-09) AND 5.738 ACRES (532-091-10)**

Dear Community Services Department,

C & M Engineering and Design has analyzed the water system, sewer system, and storm drain in relationship to the potential tentative map, Pyramid Ranch Annex to develop a residential subdivision of up to 61 lots. In April 2016, the owner, Spanish Springs Associates Limited Partnership, initiated a Regulatory Zone Amendment (RZA16-001), from Parks and Recreation (PR) to Medium Density Suburban (MDS) for the 15.574 acre portion of the total 20.574. This application was approved by the Board of County Commissioners on August 9, 2016. This land that is located off Egyptian Drive on the west side of Pyramid Highway within Spanish Springs Valley. The 20.574 acre property was originally set aside by the owner at the request of Washoe County in the Spanish Springs Area Plan for a regional park. An amendment to Eagle Canyon Ranch, TM13-002, is simultaneously being submitted for the 5.738 acre parcel, 532-091-10, to delete its 13 lots that are a part of that map.

#### **DOMESTIC WATER**

TMWA, Truckee Meadows Water Authority, in 2015 became the water purveyor for this proposed tentative map area. Prior to the merger, Washoe County Department of Water Resources (WCDWR) was the water purveyor. The owner has applied for an annexation of the land into the TMWA service territory. Based upon a preliminary planning meeting with TMWA, it will agree to serve the proposed project and sufficient existing water system capacity should be in place. The owner completed a TMWA Discovery to determine specific on-site needs to meet TMWA's requirements during final design. Due to Health Department regulations, looping of the system will be necessary. The owner will need to have secured water rights in place to serve this land at the time a will-serve commitment is requested, usually when a final map is approved. Approved final improvement plans and a service agreement will be necessary for TMWA to serve the project.

#### **IRRIGATION WATER**

It is unlikely when a tentative subdivision map is submitted that the project will have any common area landscaping. If not, all the landscaping will be part of the individual residential units and will not use the reclaimed water system of the City of Sparks.

#### **SANITARY SEWER**

The potential tentative map area will be served by a gravity sewer system that drains to the existing Special Assessment District 37 Spanish Springs Sewer-Phase 1a at the southern end of the project at the terminus of Aswan Drive adjacent to the property. Based upon Washoe County's Discovery study, the county has agreed to serve the proposed project. The Discovery did not deem any off-site facilities necessary and the County is able to serve the potential project. Washoe County is presently reviewing the Spanish Springs Area Plan regarding present connections and its fee structure. The owner will also be responsible for City of Sparks sewer connection fees since the sewage enters into its system.

#### **STORM WATER**

All the storm water runoff from the proposed tentative map area will be conveyed westerly to the outlet channel of the North Spanish Springs Flood Detention Facility (NSSDF). Pyramid Ranch Estates II, which is east of the site, conveys storm water runoff to the proposed site. The runoff is discharged on the surface and drains from east to west across the site. The amount of storm water flow per the Drainage Report for Pyramid Ranch Estates II is 7.08 cfs in the

100-year event. Its discharge location is just beyond the terminus of Dromedary Road at Sand Dune Drive. The existing Gator Swamp park is located adjacent to the proposed project. The existing Gator Swamp Park has a small impact to the site due to the flat slope on the park and it appears that the existing park retains most runoff. The 5.0 acre remainder parcel of the total 20.574 within 532-091-09 does convey storm water runoff to the proposed site. The amount of storm water flow is approximately 10.66 cfs in the 100-year event. Its discharge location is between lots 60 and 61 and ties into the proposed storm drain system. The overall offsite drainage is depicted in the Hydrology Report for the North Spanish Springs Detention Facility, Washoe County, Nevada, dated May 2006, by Quad Knopf and the Hydrology Master Plan for Eagle Canyon Ranch by DEW Hydrology dated March 3, 2016.. The referenced reports illustrate flows within the detention facility outlet channel, which is along the western property boundary. The runoff within the outlet channel should not impact the proposed project. Due to the development of this property, there will be increases in storm water discharge, however, the increase will be minimal and was included in the calculations of North Spanish Springs Flood Detention facilities. The analysis of detention and discharge from the detention facility were performed by Nimbus Engineers and AMEC Infrastructure, Inc. The on-site 5 year flows on the proposed site will be intercepted in underground storm drain system, which will discharge into the outlet channel previously mentioned.

In summary, the existing domestic water and sanitary sewer systems have the potential to serve the proposed land. The proposed land's 5-year storm drain system will tie into the outlet channel of the NSSFDF which conveys flows to the City of Sparks regional detention facilities.

Sincerely,

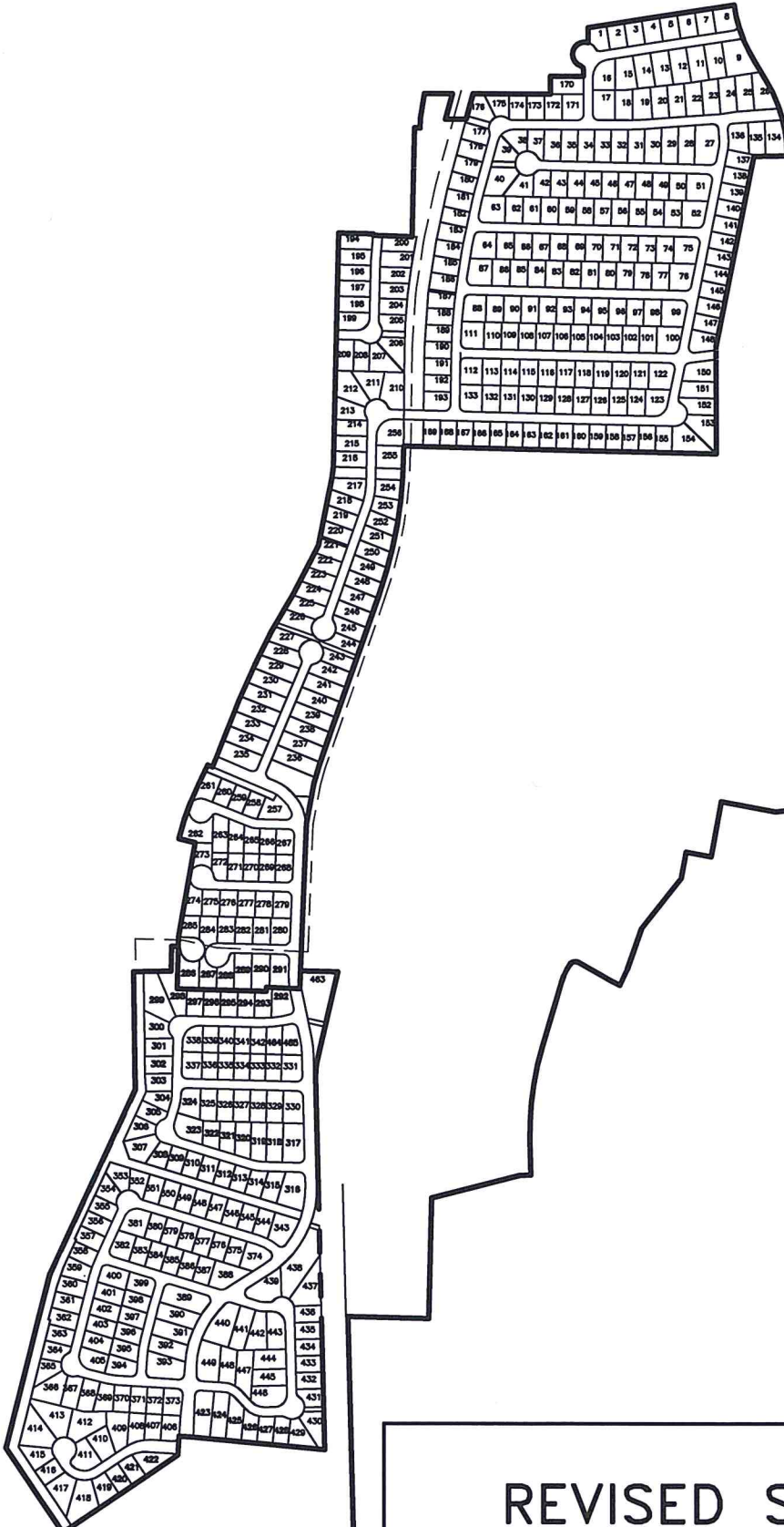


Samuel Chacon, P.E.  
Principal





N.T.S.



# REVISED SITE MAP

## EAGLE CANYON RANCH



C & M ENGINEERING AND DESIGN, LTD  
54888 RENO CORPORATE DR., SUITE 200B, RENO, NV 89511  
PHONE: (775) 856-3312

SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP  
550 W. Plumb Lane, Suite B #505  
Reno, NV 89509  
(775) 425-4425

September 15, 2016

PROJECT NAME: Pyramid Ranch Annex Tentative Subdivision Map Application, a portion of APN 532-091-09 and 532-091-10.

To Whom It May Concern:

This letter verifies that Spanish Springs Associates Limited Partnership and its General Partner, Hawco Development Company, have adequate water rights for the proposed above-referenced tentative map application, which will allow up to 61 homes on 21.312 acres of land with MDS zoning.

The applicant has the following water rights banked with TMWA (previously held with Washoe County):

Permit Number	Acre feet
70702	36.4
70426	40.25
70086	36.2
72270	1.81
70087	0.85
68185	1.24
64639	8.21
62614	5.12
<b>Total</b>	<b>129.22</b>

Thank you for your attention to this matter. Feel free to call me with any questions or concerns.

Sincerely



Jesse Haw, President  
Hawco Development Company,  
General Partner of Spanish Springs  
Associates Limited Partnership





September 8, 2016

Samuel Chacon, P.E.  
C & M Engineering and Design, Ltd  
5488 Reno Corporate Drive, Suite 200B  
Reno, NV 89511

**RE: Pyramid Ranch Annex Subdivision Tentative Map  
Acknowledgement of Water Service**  
(Tentative Map Review – 61 Units)

Dear Mr. Chacon:

I have reviewed the plans for the above referenced development ("Project") and have determined the Project is outside the Truckee Meadows Water Authority's retail water service area. This letter constitutes an Acknowledgment of Water Service pursuant to NAC 445A.6666, and the Truckee Meadows Water Authority hereby acknowledges that Truckee Meadows Water Authority is agreeable to supplying water service to the Project subject to applicant satisfying certain conditions precedent, including, without limitation, annexation to the Truckee Meadows Water Authority's retail water service territory, the dedication of water resources, approval of the water supply plan by the local health authority, the execution of a Water Service Agreement, payment of fees, and the construction and dedication of infrastructure in accordance with our rules and tariffs. This Acknowledgement does not constitute a legal obligation by Truckee Meadows Water Authority to supply water service to the Project, and is made subject to all applicable Truckee Meadows Water Authority Rules.

Review of conceptual site plans or tentative maps by Truckee Meadows Water Authority does not constitute an application for service, nor implies a commitment by Truckee Meadows Water Authority 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 Truckee Meadows Water Authority upon receiving a specific development proposal or complete application for service and upon review and approval of a water facilities plan by the local health authority. Because the NAC 445A Water System regulations are subject to interpretation, Truckee Meadows Water Authority cannot guarantee that a subsequent water facility plan will be approved by the health authority or that a timely review and approval of the Project will be made. The Applicant should carefully consider the financial risk associated with committing resources to their project prior to receiving all required approvals. 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 necessary for the Project. All fees must be paid to Truckee Meadows Water Authority prior to water being delivered to the Project.

---

Pyramid Ranch Annex Subdivision  
September 8, 2016  
Page 2 of 2

Please call me at (775) 834-8026 at your convenience if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Holly M. Flores". The signature is written in a cursive style.

Holly M. Flores, P.E.  
Principal Engineer

cc: Chris Peterson, P.E., Washoe County District Health Dept.  
16-5173



Mr. Jesse Haw  
Spanish Springs Associates Limited Partnership  
550 W Plumb Lane, Suite B, #505  
Reno, Nevada 89509

September 8, 2016  
Project No. 1012-04-2

RE: Geotechnical Summary  
Pyramid Ranch Annex  
Washoe County, Nevada

Dear Mr. Haw:

Black Eagle Consulting, Inc. (BEC) is pleased to present this geotechnical summary of the proposed Pyramid Ranch Annex residential development in northern Spanish Springs Valley, Washoe County, Nevada. The project is in early development, and an application for a new tentative map is planned to be submitted. The project will consist of approximately 61 residential lots served by dedicated streets and underground utilities. The proposed residential subdivision will be located within an approximate 20-acre, undeveloped parcel west of Sand Dune Drive. Access to the proposed residential lots will be provided via a new asphalt concrete paved street that extends west from the current termination of Sand Dune Drive and by 3 or more cul-de-sacs. This summary is to be used for planning and tentative map submittal purposes and should be updated with field exploration, laboratory testing, and geotechnical analysis before final design.

### Site Conditions

The site consists of approximately 20 acres lying within Sections 26 and 27, Township 21 North, Range 20 East, Mount Diablo Meridian. As noted above, the site lies just west of Sand Dune Drive in the northwestern portion of Spanish Springs Valley.

The site exhibits a gentle slope from the northeastern corner to the south and west. The overall parcel is bordered by residential subdivisions to the south and southeast, open space to the west and north, and Sand Dune Drive to the east. A drainage channel crosses the site east-westerly; this drainage channel will likely be replaced by buried storm drain pipes as part of the proposed project. The site is presently undeveloped land blanketed by a moderate growth of sagebrush. Occasional jeep trails traverse the site.

### Geologic and General Soil Conditions

The site is mapped by the Nevada Bureau of Mines and Geology (NBMG) as lying in Holocene age alluvium deposits of Spanish Springs Valley (Garside and Nials, 1998). The site soils are described by the NBMG as *Unconsolidated, predominately arkosic, sand and gravelly sand deposited as sheet wash and wash alluvium in Holocene to modern channels or as broad, low-gradient alluvial plains. Locally contains abundant medium sand reworked with older aeolian deposits...No soil development except on very localized Holocene terraces, where weak 10-15 cm grey-brown A horizon is present in some places. Includes undifferentiated alluvial fan and colluvial deposits in upland areas.*

Based on BEC's previous explorations in the general area of the subject site and lying in the same alluvium deposits, and particularly the geotechnical investigation completed by BEC for the parcel east of Sand Dune Drive (BEC, 2005), the site soils are expected to consist of sandy lean clay and clayey sand soils near the



**Black Eagle Consulting, Inc.**  
Geotechnical & Construction Services

1345 Capital Boulevard, Suite A  
Reno, Nevada 89502-7140

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Email: mail@blackeagleconsulting.com

**TM16-008**  
**EXHIBIT D**

Mr. Jesse Haw  
Spanish Springs Associates Limited Partnership  
September 8, 2016

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surface (through about 5 feet depth) underlain by clayey and silty sand soils with a significant percentage of gravels. The near-surface clay and clay-rich soils will likely exhibit medium to high plasticity fines. The groundwater table is expected to lie at sufficient depths that will not affect design or construction of the project.

### Geologic Hazards

No fault hazard map is available for the project site. However, the NBMG *Quaternary Fault Map of Nevada, Reno Sheet* (Bell, 1984) does not indicate the presence of any fault structures within the site. Pleistocene age faults are mapped as lying to the east and west of the site, closer towards the foothills of the Spanish Springs Valley. The mapped faults are at least ¾ mile from the site and will have no impact on planning and design of this project. The area is mapped as Zone X, or areas determined to be outside the 500-year flood plain (Federal Emergency Management Agency, 2009). The site should exhibit a moderate potential for dust generation during dry months. No other geologic hazards were identified.

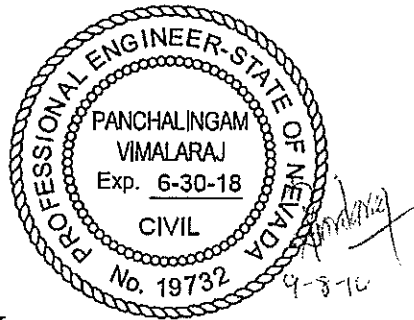
### Discussion and Conclusion

The subject 20-acre parcel is geotechnically suitable for the proposed residential development. The near-surface native clay soils and clayey sand with a higher percentage of plastic fines will exhibit expansive characteristics and, therefore, will require separation from improvements with structural fill. During design, the geotechnical constraints associated with the presence of clay and clay-rich soils should be addressed via field exploration, laboratory testing, and appropriate geotechnical recommendations for the adequate performance of the proposed improvements. When excavated, native granular soils that lie below approximately 5 feet depth can be reused as structural fill.

If you require any clarification of our findings, please contact us.

Sincerely,

Black Eagle Consulting, Inc.



Vimal P. Vimalaraj, P.E.  
Engineering Division Manager

PV:cjr

Copies to: Addressee (1 copy and PDF via email)  
Mr. Samuel Chacon, C&M Engineering and Design, LTD (3 copies and PDF via email)



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Mr. Jesse Haw  
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September 8, 2016

3

#### References:

- Bell, J. W., 1984, *Quaternary Fault Map of Nevada, Reno Sheet*: Nevada Bureau of Mines and Geology, Map 79.
- Black Eagle Consulting, Inc. (BEC), 2005, *Geotechnical Investigation, Spanish Springs Parcel APN 089-160-41, Washoe County, Nevada*, Private Consultant Report dated April 29, 2005. BEC Project No. 0198-04-1.
- Federal Emergency Management Agency, 2009 (March 16, 2009), *Flood Insurance Rate Map 32031C2865G, Washoe County, Nevada*. Revised to Reflect LOMR with an Effective Date of March 18, 2009.
- Garside, L. J. and Nials, F. L., 1998, *Geologic Map of the Griffith Canyon Quadrangle, Nevada*, Nevada Bureau of Mines and Geology, Open File Report 99-4.



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**TM16-008**  
**EXHIBIT D**

# PYRAMID RANCH ANNEX

## PRELIMINARY DRAINAGE REPORT

September 15, 2016

C&M Engineering and Design, LTD.



### INTRODUCTION

This report presents the preliminary stormwater hydrologic analysis and tentative drainage plan for Pyramid Ranch Annex in Washoe County, Nevada. The project is located at the intersection of Sand Dune Drive and Dromedary Drive in Spanish Springs. The site was removed from the Flood Zone AO after completion of the North Spanish Springs Flood Detention Facility (NSSFDF). The proposed site drains into the outlet channel of the NSSFDF. The Rational Method and reference to previous studies have been utilized in this preliminary drainage study.

### SITE DESCRIPTION

The proposed Pyramid Ranch Annex is located within a portion of Assessor's parcel number (APN) 532-091-09, 15.5 acres of the total 20.574 acres, and all of Assessor's parcel number 532-091-10, 5.738 acres. The subject site is adjacent to Gator Swamp Park and the 20.574 acre parcel, APN 532-091-10 was reserved by the owner, Spanish Springs Associates Limited Partnership, for the expansion of the park. Due to budget constraints the Parks Department has agreed for only 5.0 acres to be reserved. The Washoe County Planning Commission approved the rezoning for the 15.574 acres to Medium Density Suburban (MDS). The other parcel, APN 532-091-10, was originally part of Eagle Canyon Ranch Tentative Map as 13 lots. The owner is simultaneously submitting a revision to that tentative map to remove lots from that map.

The subject property is currently undeveloped. Gator Swamp Park is located east of the subject site. The built-out Pyramid Ranch Estates Subdivision is located east and south of the subject property. Washoe County Spanish Springs Flood Detention facility is located north and its outflow channel runs along the westside of the subject site. See Figure #1.

The site slopes toward the west at grades ranging from 0.4 to 1.0 percent. An existing trapezoidal channel (outlet channel of the NSSFDF) runs south from the Storm Detention Facility to Eagle Canyon Drive. Ground cover consists primarily of sagebrush and weeds. According to the site geotechnical letter by Black Eagle Consulting dated September 2016, the site soils consists of a variety of soil types ranging from clay, sand, and gravel to silty clay.

## **FLOOD ZONE**

Pyramid Ranch Annex lies within panel 32031C2865G of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps dated October 20, 2014. The 100-year flood is contained within the NSSFDF and the existing NSSFDF channels. The site is within Flood Zone X (unshaded). See Figure #2 of the LOMR dated October 20, 2014 for the area.

## **EXISTING HYDROLOGY**

The overall off-site drainage is depicted in the Hydrology Master Plan for Eagle Canyon Ranch Subdivision dated March 3, 2016 prepared by DEW Hydrology and the Hydrology Report for the North Spanish Springs Facility, Washoe County Nevada dated May 2006 by Quad Knopf. This study indicates there are two existing adjacent properties' storm drain systems which convey storm water runoff to the proposed site. The runoff from the surrounding properties is currently discharged on surface and drains from east to west and south across the site to the NSSFDF outlet channel along the proposed project's western boundary. These existing storm drain systems are discharged at two different locations on the proposed site. The existing Gator Swamp Park has a small impact to the site due to the flat slope on the park and it appears that the existing park retains most runoff. The other existing storm drain system was constructed with Pyramid Ranch Estates II. This system, located east of the proposed site, discharges onto the



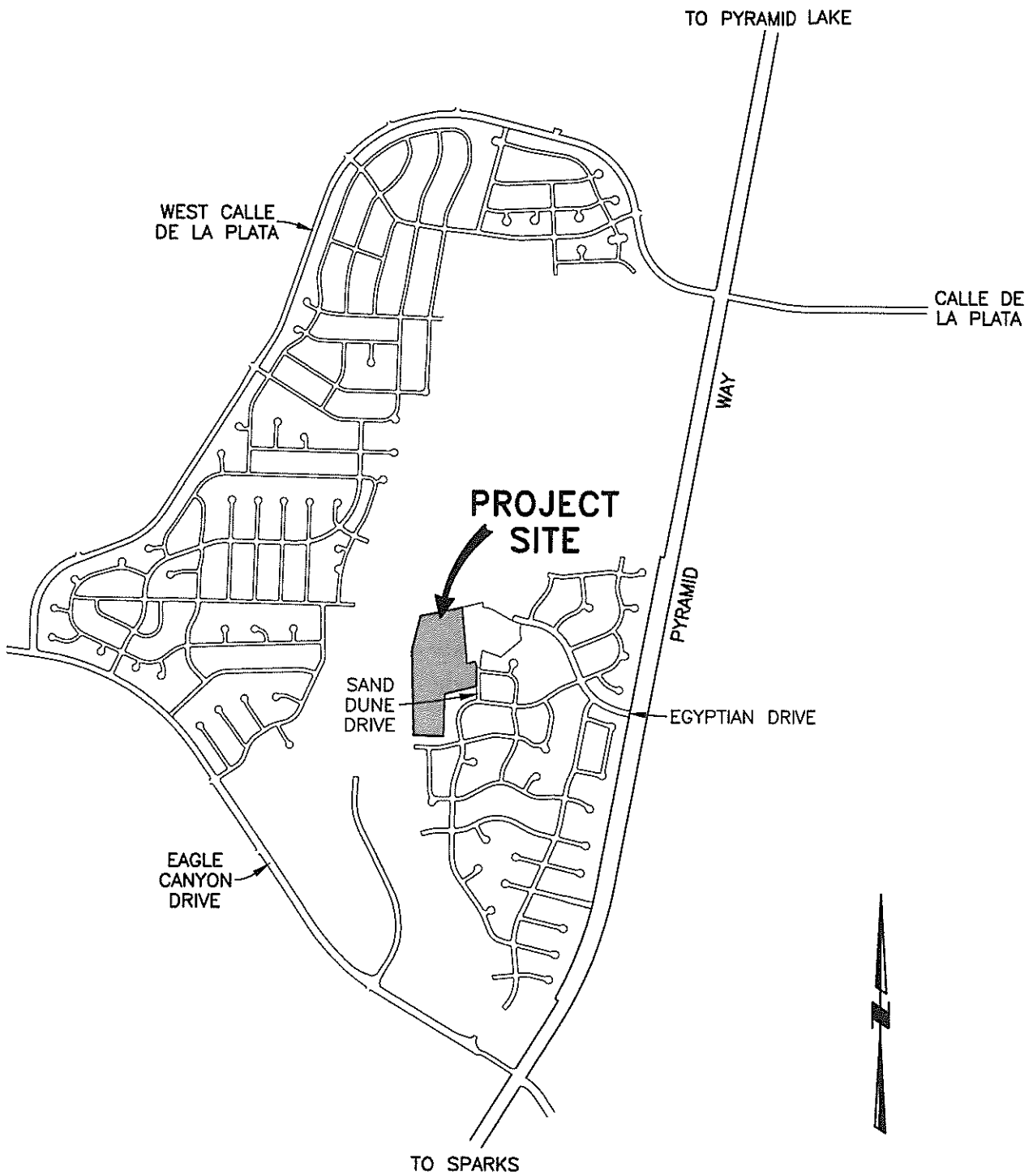


FIGURE 1.  
VICINITY MAP

SCALE: 1" = 2000'

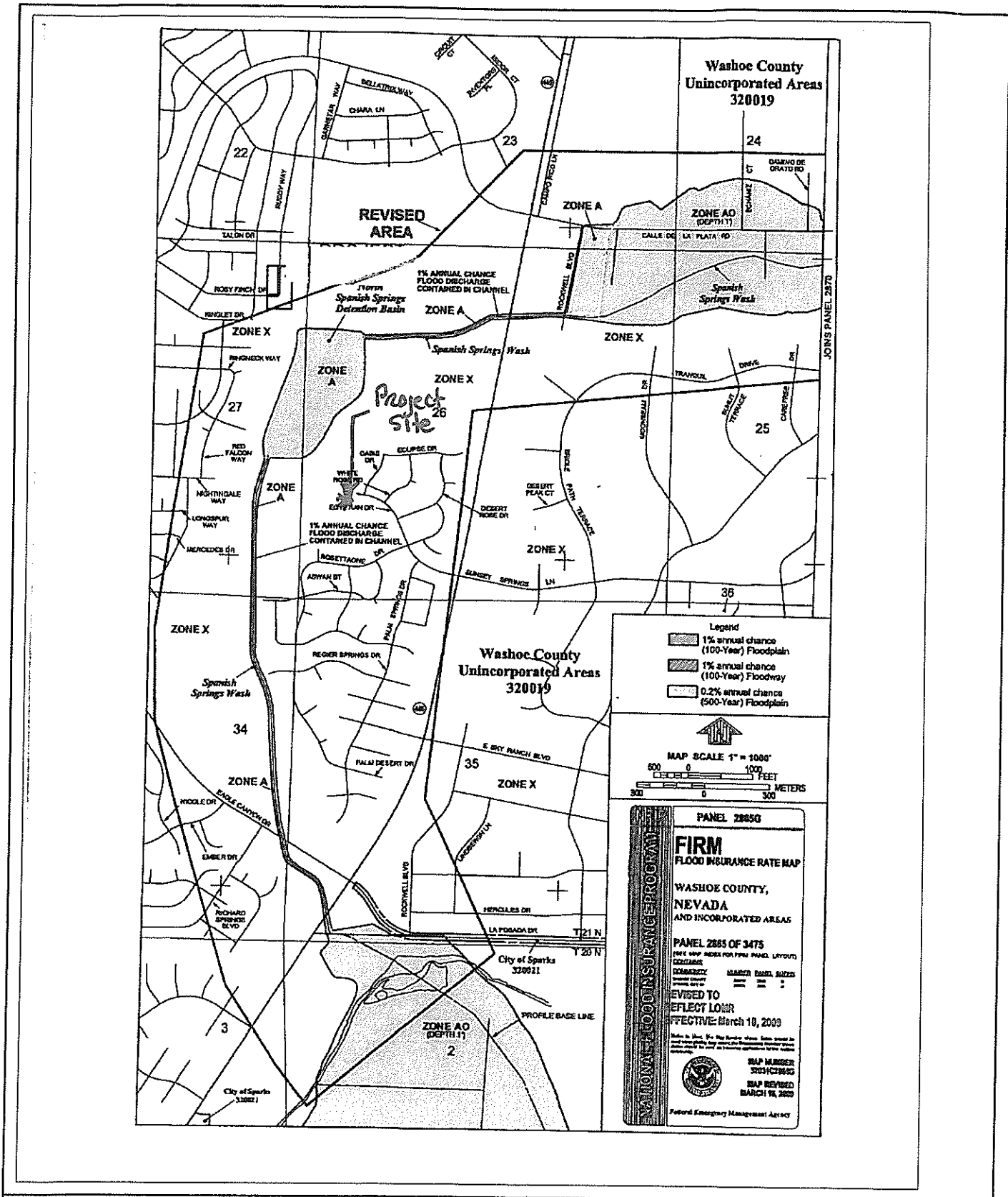


FIGURE 2  
FLOOD ZONE MAP

proposed site via an existing storm drain pipe. This 18" diameter storm drain pipe will tie into the proposed 5-year storm drain system and be perpetuated across the proposed subdivision. As mentioned above, the outlet trapezoidal channel of the NSSFDF runs south and borders the site at the western boundary of the proposed subdivision. According to the Hydrology Master Plan for Eagle Canyon Ranch Subdivision by DEW Hydrology, March 3, 2016 the outlet channel has the capacity to convey the peak flows of 763 cfs at the downstream reach. The outlet channel is designed to convey these flows with freeboard.

## **PROPOSED DRAINAGE**

The proposed on-site drainage system for Pyramid Ranch Annex consists of curb and gutter, catch basins, and a storm drain system. The on-site 5-year flows will be intercepted in an underground storm drain system. This storm drain system will also intercept the existing flow as previously mentioned. The proposed storm drain system will discharge to the existing outlet channel of the NSSFDF. The 5 and 100-year flows from the proposed subdivision will not impact the hydraulic grade line of the outlet channel as depicted in the Hydrology Master Plan for Eagle Canyon Ranch Subdivision.

## **HYDROLOGY**

A preliminary on-site storm drain system was laid out and analyzed using the Rational Method. The drainage areas are delineated and can be seen on the Preliminary Hydrology Map in the Appendix under the Rational Method section. Detailed Hydrologic and Hydraulic calculations will be provided during final design.

## **DETENTION**

The existing runoff within the Pyramid Ranch Annex will increase in storm water discharge. A detention facility will not be necessary for the proposed project as was demonstrated by the existing study reports.

## CONCLUSIONS

1. Based on this preliminary hydrologic analysis, it appears that Pyramid Ranch Annex can be developed as planned without adverse impact to downstream properties with respect to storm drainage.
2. A master storm drainage plan should be prepared prior to final design.
3. No detention is needed, per previous hydrology studies.

## REFERENCES

C&M Engineering and Design, LTD, Preliminary Drainage Report for Eagle Canyon IV, April 2003.

DEW Hydrology, Hydrology Master Plan for Eagle Canyon Ranch Subdivision, March 3, 2016.

Wood Rodgers, Preliminary Hydrology/Drainage Report for Eagle Canyon V Tentative Map Application, December 15, 2005.

Nimbus Engineers., Application For Conditional Letter Of Map Revision For Griffith Canyon/Stormy Canyon Washoe County, Nevada, November 2002.

Quad Knopf, Hydrology Report for the North Spanish Springs Detention Facility, Washoe County, Nevada, May 2006.

# **APPENDIX A**

## **RATIONAL METHOD CALCULATIONS**



## RATIONAL METHOD - WASHOE COUNTY

The Rational Method is used to estimate the peak runoff resulting from a rain storm of given intensity and frequency falling on a specific watershed. The peak flow is expressed as:

$$Q = C i A$$

where       $Q$  = Maximum rate of runoff, cubic feet per second  
               $C$  = Runoff coefficient  
               $i$  = Average rainfall intensity, inches per hour  
               $A$  = Watershed area, acres

Washoe County allows the use of the Rational Method for urban and small watersheds of less than 500 acres. Runoff computations are made using criteria provided by Article 420 of the Washoe County Development Code (1994). Runoff coefficients used are 0.25 - 0.30 for undeveloped areas, 0.35 for rear yards, 0.45 - 0.50 for residential areas, 0.65 for front yards, and 0.85 - 0.90 for paved areas. In Reno, rainfall intensities are determined from the City of Reno Design Manual intensity-duration-frequency curves. In Sparks and Spanish Springs, intensities are determined from the Sparks IDF curves referenced in U.B.C Section 7006 as amended by Washoe County. The initial time of concentration,  $T_{C(1)}$ , is calculated by the formula:

$$T_{C(1)} = 10 \text{ or } \frac{L}{60xV}$$

where       $T_{C(1)}$  = Initial time of concentration, minutes  
               $L$      = Length from uppermost point of watershed to design point,  
feet  
               $V$      = Channel or overland velocity, feet per second

The initial time of concentration models build-up and sheet flow conditions in the uppermost part of the watershed. Except for very small impervious watersheds, the minimum build-up time of 10 minutes is assumed. Therefore, for the first design point, the time of concentration is determined by adding travel time to the build-up time as follows:

$$T_{C(1)} = 10 + \frac{L}{60 \times V}$$

The time of concentration at successive points downstream is calculated by adding total travel time to the initial build-up time:

$$T_{c(n)} = 10 + \sum \frac{L}{60 \times V}$$

where  $T_{c(n)}$  = Time of concentration at design point, minutes

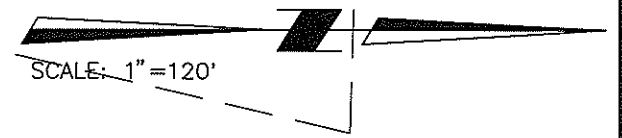
$\sum \frac{L}{60 \times V}$  = Total travel time to design point, minutes

L = Length of flow path between design points, feet

V = Velocity, feet per second

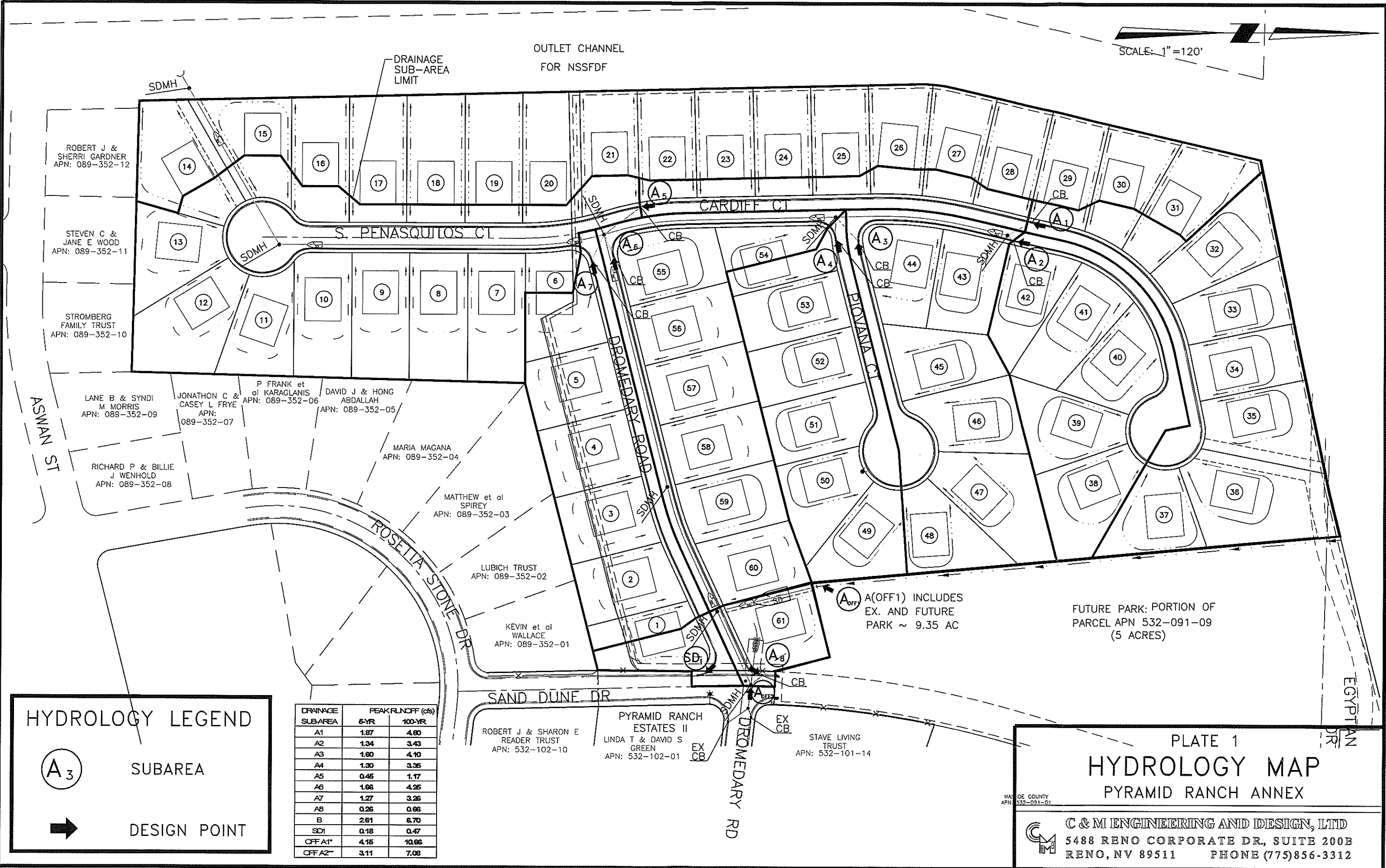
Velocities used are 2 - 3 fps for surface flow and 3 - 5 fps for channel and conduit flow.

Rational Method calculations are performed using a spreadsheet containing the appropriate IDF curves and routing parameters. Hydrologic tabling is done in two parts. In Part A, the peak flow for each drainage area is determined based on the runoff coefficient, initial time of concentration, and area. These flows are used to locate and size the drainage inlets. In Part B, flows are accumulated starting with the initial subarea and proceeding downstream. At each design point travel time is added and the peak flow is computed using the average runoff coefficient, the time of concentration at that point, and the total tributary area. These cumulative flows are used in the design of interceptor channels and storm drains where applicable.



OUTLET CHANNEL  
FOR NSSDF

DRAINAGE  
SUB-AREA  
LIMIT



**HYDROLOGY LEGEND**

(A<sub>3</sub>) SUBAREA

➔ DESIGN POINT

DRAINAGE SUBAREA	PEAK RUNOFF (cfs)	
	5-YR	100-YR
A1	1.87	4.80
A2	1.34	3.43
A3	1.60	4.10
A4	1.30	3.35
A5	0.45	1.17
A6	1.66	4.25
A7	1.27	3.25
A8	0.26	0.66
B	2.61	6.70
SD1	0.18	0.47
OFF A1*	4.15	10.66
OFF A2**	3.11	7.08

A<sub>OFF1</sub> INCLUDES  
EX. AND FUTURE  
PARK ~ 9.35 AC

FUTURE PARK: PORTION OF  
PARCEL APN 532-091-09  
(5 ACRES)

PLATE 1  
**HYDROLOGY MAP**  
PYRAMID RANCH ANNEX

WAGLE COUNTY  
APN: 532-091-01

**C & M ENGINEERING AND DESIGN, LTD**  
5488 RENO CORPORATE DR., SUITE 200B  
RENO, NV 89511 PHONE (775)856-3312

RATIONAL METHOD HYDROLOGY  
WASHOE COUNTY / RENO IDF CURVES  
PYRAMID RANCH ANNEX

PART A: INDIVIDUAL DRAINAGE AREAS

DESIGN POINT	DRAINAGE SUB-AREA	AREA (acres)	RUNOFF COEFF.	WATERSHED LENGTH (ft)	VELOCITY (ft/sec)	TIME OF CONC (min)	INTENSITY (in/hr)		PEAK RUNOFF (c)	
							5-YR	100-YR	5-YR	100-YR
CB	A1	2.53	0.50	700	2	10.00	1.48	3.80	1.87	4.80
CB	A2	1.81	0.50	650	2	10.00	1.48	3.80	1.34	3.43
CB	A3	2.16	0.50	570	2	10.00	1.48	3.80	1.60	4.10
CB	A4	1.76	0.50	600	2	10.00	1.48	3.80	1.30	3.35
CB	A5	0.61	0.50	570	2	10.00	1.48	3.80	0.45	1.17
CB	A6	2.24	0.50	635	2	10.00	1.48	3.80	1.66	4.25
CB	A7	1.72	0.50	675	2	10.00	1.48	3.80	1.27	3.26
CB	A8	0.35	0.50	233	2	10.00	1.48	3.80	0.26	0.66
EX CHNL	B	4.41	0.40	150	2	10.00	1.48	3.80	2.61	6.70
SAND DUNE	SD1	0.25	0.50	265	2	10.00	1.48	3.80	0.18	0.47
FES	OFF A1	9.35	0.30	730	3	10.00	1.48	3.80	4.15	10.66
SDMH	OFF A2**	4.63	0.57	80	3	17.78	1.19	2.70	3.11	7.08

Note: \* OFF A1 is Gator Swamp Park - existing and proposed

Note: \*\* OFF A2 is from Pyramid Ranch II improvements

TABLE A-1: RATIONAL METHOD CALCULATIONS

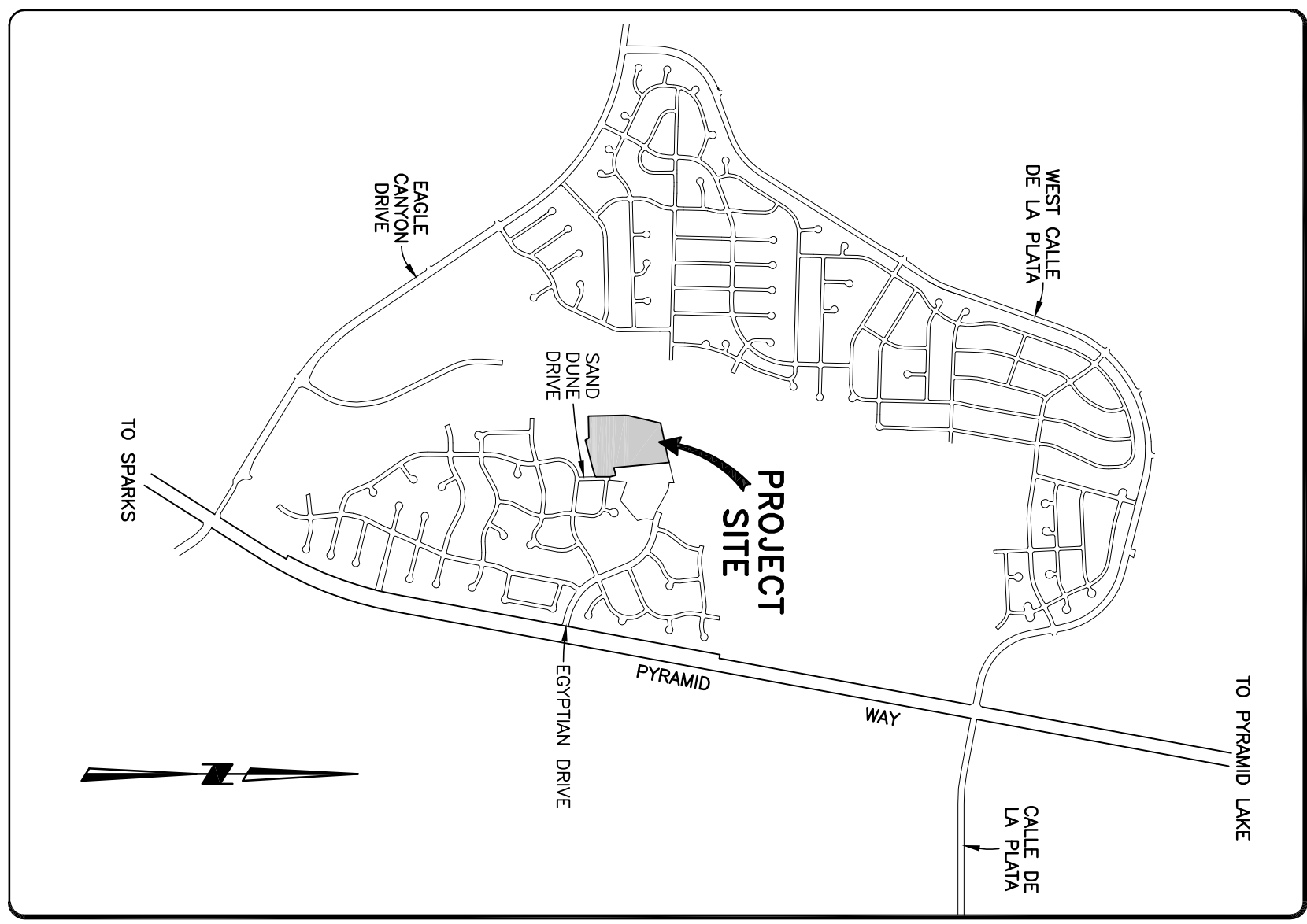
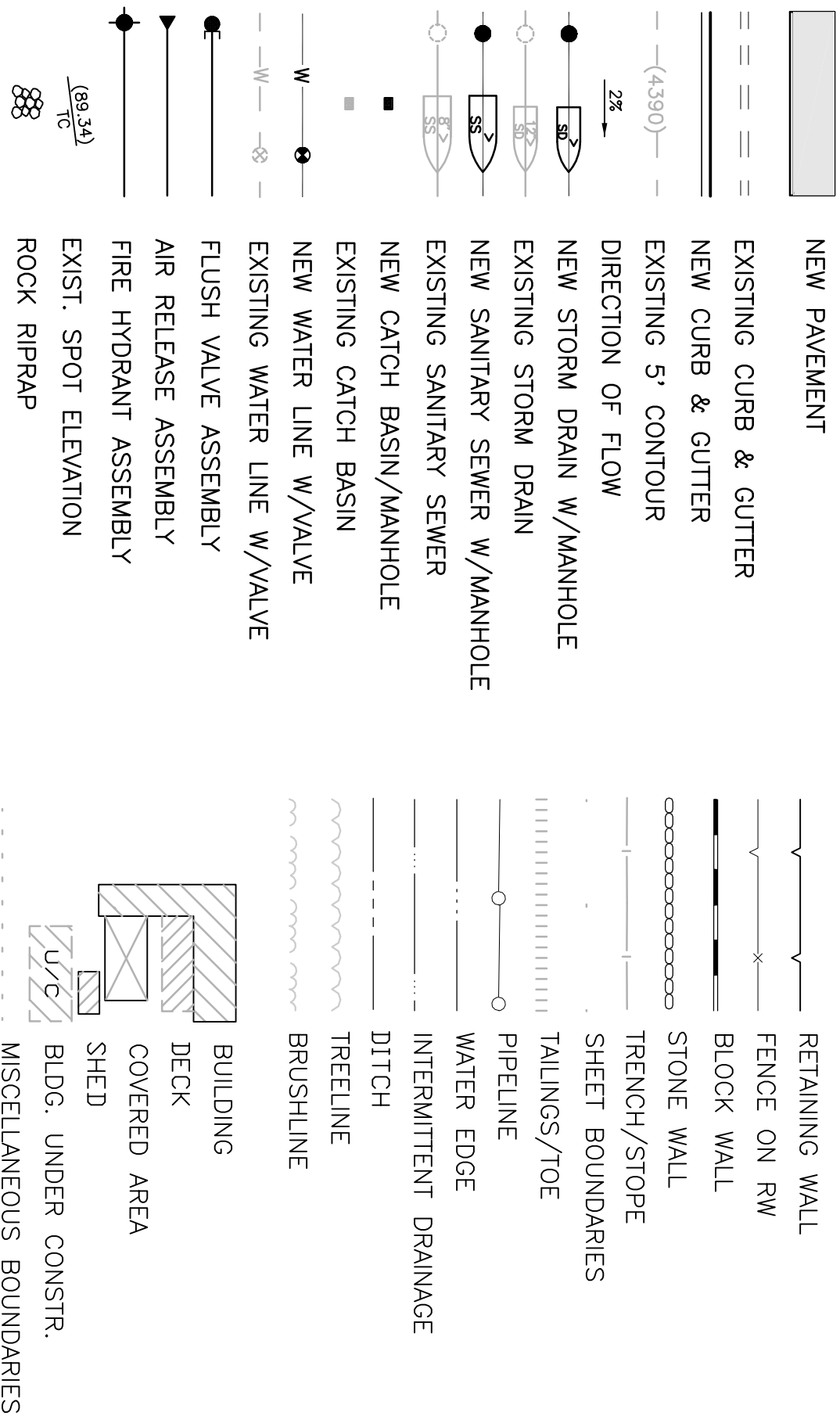
# TENTATIVE MAP FOR

# PYRAMID RANCH ANNEX

OWNER/DEVELOPER

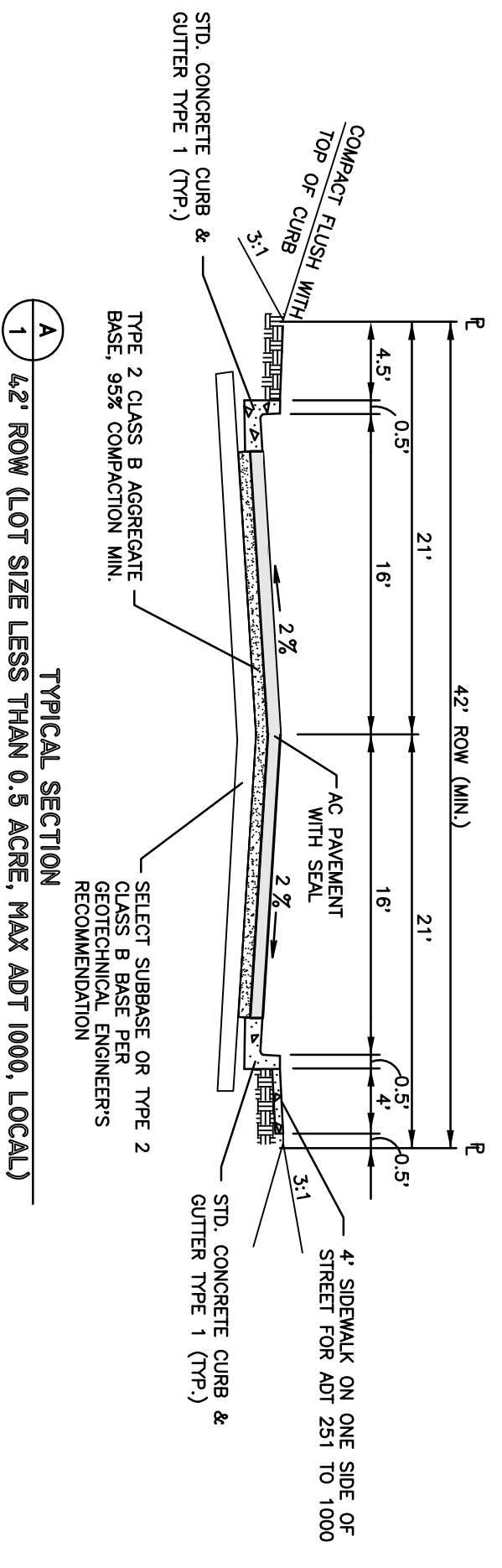
SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP  
550 W. PLUMB LANE, SUITE B, #505  
RENO, NEVADA 89509

## LEGEND



### SHEET INDEX

- 1 TITLE SHEET
- S-1 GEOMETRICS
- G-1 GRADING/UTILITIES
- C-1 CROSS SECTIONS



CIVIL ENGINEER

C & M ENGINEERING AND DESIGN, LTD.  
5488 RENO CORPORATE DRIVE, SUITE 200B  
RENO, NEVADA 89511

### GENERAL NOTES:

- BASED ON FLOOD INSURANCE RATE MAP NO. 32031C2985 G (DATED 10/21/2014). PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THE PROJECT SITE LIES IN FLOOD ZONE X (UNSHADED) INDICATING AREAS OUTSIDE THE 500-YEAR FLOODPLAIN.
- ALL STREETS TO BE PUBLIC UNLESS OTHERWISE NOTED.
- ALL SLOPES ARE 3:1 MAX. UNLESS OTHERWISE NOTED.
- MECHANICAL SLOPE STABILIZATION FOR SLOPES STEEPER THAN 3:1 - WHEN ROCK RIPRAP IS USED FOR SLOPE STABILIZATION, IT SHALL CONTAIN A MINIMUM OF FOUR FRACTURED FACES AND BE PLACED TO A MINIMUM DEPTH OF 12 INCHES. A MINIMUM OF 75% OF THE RIPRAP SHALL BE 8 INCH DIAMETER ROCK OR GREATER.
- ALL AREAS DISTURBED AND LEFT UNDEVELOPED FOR A PERIOD OF MORE THAN THIRTY (30) DAYS SHALL BE STABILIZED BY THE APPLICATION OF DUST PALLIATIVE AND IF LEFT MORE THAN NINETY (90) DAYS PLANTED AS FOLLOWS:  
FERTILIZER - (16-20-0) 300#/acre  
GRASS, THE BROADCAST SEEDING RATE SHALL BE 12#/AC. OF SODAR WHEATGRASS AND 8#/AC. OF FAIRWAY CREATE WHEATGRASS. IF DRILLED, THE RATE SHOULD BE 6#/AC. OF SODAR WHEATGRASS AND 5#/AC. OF FAIRWAY CREATED WHEATGRASS. STRAW/MULCH 3000#/AC. ANCHORED BY A STRAW PUNCHING TOOL OR COVERED WITH NETTING AND STAPLED.

### LAND USE DATA:

- PRESENT LAND USE CLASSIFICATION: MDS (15.5 AC PORTION OF 532-091-09) & MDS (532-091-10)
- PROPOSED LAND USE CLASSIFICATION: MDS
- TOTAL LAND AREA: 21.31 AC.; LOT AREA: 18.46 AC  
STREETS: 2.85 AC; COMMON AREA: 0 AC
- NUMBER OF UNITS: 61; DENSITY: 2.86 DU/AC
- REQUIRED MINIMUM LOT SIZE: 12,000 SF MIN.
- MINIMUM LOT SIZE SHOWN: 12,000 SF; MAXIMUM LOT SIZE SHOWN: 22,108 SF
- REQUIRED MINIMUM LOT WIDTH: 80'
- MINIMUM LOT WIDTH: 80', EXCLUDING CUL-DE-SACS
- MINIMUM SETBACK REQUIREMENTS:  
FRONT: 20'  
REAR: 20'  
SIDE: 8'

### UTILITIES:

- CABLE - CHARTER COMMUNICATIONS
- ELECTRICAL - NEVADA ENERGY
- SEWAGE DISPOSAL - WASHOE COUNTY COMMUNITY SERVICES, CITY OF SPARKS
- SOLID WASTE - RENO DISPOSAL
- TELEPHONE - AT&T
- GAS - NEVADA ENERGY
- WATER - TWMA

THESE PLANS (SHEETS 1 THROUGH 4) HAVE BEEN PREPARED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE. THE WASHOE COUNTY DEVELOPMENT CODE SHALL PREVAIL.

<p>WASHOE COUNTY</p>		<p>NEVADA</p>		<p>MARK DATE</p>		<p>REVISION DESCRIPTION</p>		<p>BY</p>	
<p>Pyramid Ranch Annex TITLE SHEET</p>									
<p>SHEET 1 of 4</p>									

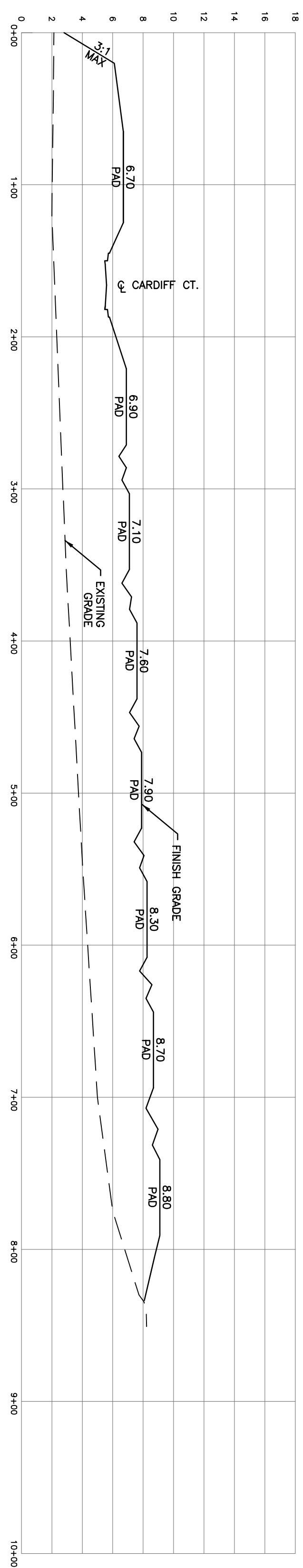
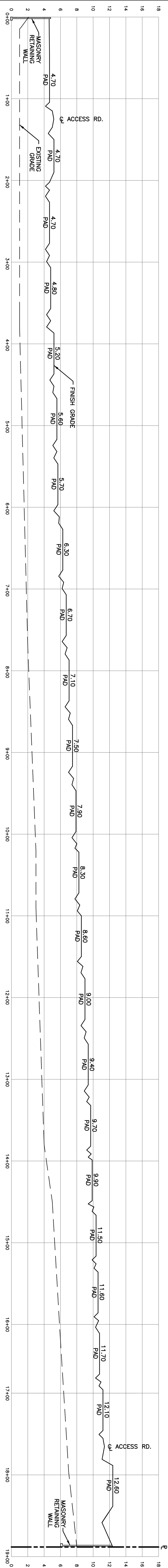
**C & M ENGINEERING AND DESIGN, LTD**  
5488 RENO CORPORATE DR, SUITE 200B, RENO, NV 89511  
PHONE: (775) 856-3312











File: P:\04-009.100 PyramidRanchAnnex TentMap\dwg\FINAL\ 04\_Sect1.dwg  
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SHEET 4 OF 4	PYRAMID RANCH ANNEX		NEVADA	MARK	DATE	REVISION DESCRIPTION	BY	PREPARED BY: [ ] CHECKED BY: [ ] DESIGNED BY: [ ] DRAWN BY: [ ] PROJECT NUMBER: 04-009.100 SUBMITTAL STATUS: [ ] PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE AND WITHOUT OBLIGATION OF CONTRACTOR.	C & M ENGINEERING AND DESIGN, LTD 5488 RENO CORPORATE DR., SUITE 200B, RENO, NV 89511 PHONE: (775) 856-3312
	CROSS SECTIONS								