



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** August 18, 2022

Staff Contact: Heather Manzo, Associate Planner

Agenda Title: For Possible Action: Discussion and possible action regarding a final subdivision map known as Blackstone Ranch Phase 1-B creating 53 residential lots, common areas and rights-of-way on a ±10.47 acre site zoned Single Family Residential 6,000 ("SF6"), located south of Hogan Peak Street and east of Wildcat Peak Street and Porter Peak Drive, Assessor's Parcel Numbers ("APNs") 004-411-01 and -03 (SUB-2021-0332). (Heather Manzo, hmanzo@carson.org)

SUMMARY: The Board of Supervisors ("Board") granted approval of the Tentative Subdivision Map ("TSM") for Blackstone Ranch on March 16, 2017 and approved a modification to the TSM on April 18, 2019. Since that time, the applicant has obtained a site improvement permit and has commenced construction of the improvements. To the extent improvements are not completed, the developer has provided a subdivision improvement performance bond. Per Carson City Municipal Code ("CCMC") 17.06.005, the Board has the authority to approve a final map and may direct that it be recorded and entered as a legal document in the records of Carson City.

Agenda Action: Formal Action / Motion **Time Requested:** 10 Minutes

Proposed Motion

I move to approve the final subdivision map as presented.

Board's Strategic Goal

Sustainable Infrastructure

Previous Action

On March 16, 2017, the Board approved TSM-17-005 subject to conditions of approval.

On April 18, 2019, the Board approved an amendment to Condition No. 28 (TSM-17-005-1) so as to require only the construction of improvements that will benefit the project relative to the construction of the flood conveyance channels.

On June 17, 2021, the Board approved the first final map for Blackstone Ranch Phase 1 (Phase 1-A).

Background/Issues & Analysis

Final subdivision maps must be reviewed and approved by the Board. Approval of the final subdivision map is required to allow the applicant to subdivide the property pursuant to the provisions of CCMC and Nevada Revised Statutes. All conditions of approval must be met. Compliance with the conditions of approval are addressed in the attached staff memo.

Applicable Statute, Code, Policy, Rule or Regulation

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? No

Explanation of Fiscal Impact:

Alternatives

If the applicant has not met the conditions of approval of the tentative subdivision map:

1. Deny the final subdivision map; or
2. Continue the item.

Attachments:

[SUB-2021-0332 \(Blackstone Ranch Phase 1-B FSM\)](#)

[Applicant Response to Conditions of Approval - 1-B.pdf](#)

[Blackstone Ranch Phase 1-B Final Map.pdf](#)

Board Action Taken:

Motion: _____	1) _____	Aye/Nay
	2) _____	_____

(Vote Recorded By)



108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180
Hearing Impaired: 711

MEMORANDUM

Board of Supervisors Meeting of August 18, 2022

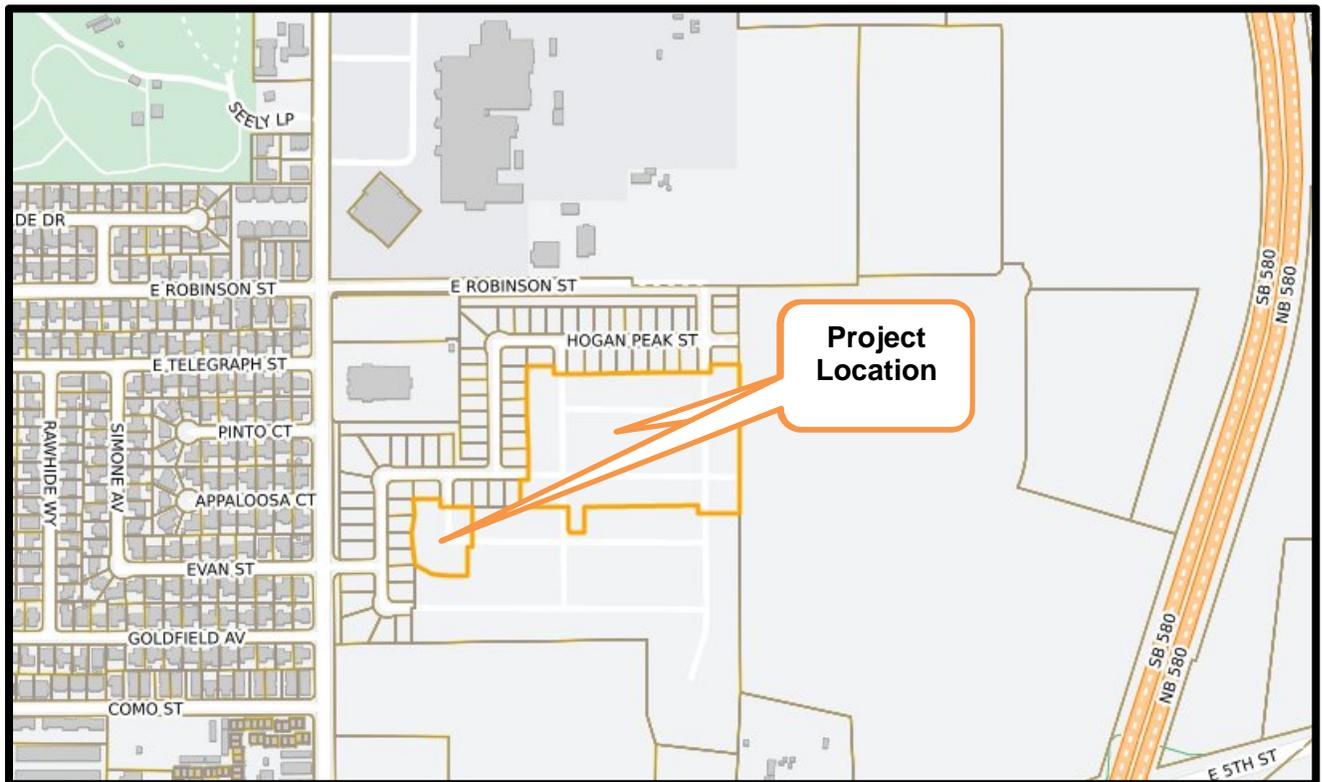
TO: Mayor and Board of Supervisors

FROM: Heather Manzo, Associate Planner

DATE: August 18, 2022

SUBJECT: For Possible Action: Discussion and possible action regarding the final subdivision map known as Blackstone Ranch Phase 1-B creating 53 residential lots, common areas, and rights-of-way on a ±10.47 acre site zoned Single Family Residential 6,000 ("SF6"), located south of Hogan Peak Street and east of Wildcat Peak Street and Porter Peak Drive, Assessor's Parcel Numbers ("APNs") 004-411-01 and -03 (SUB-2021-0332).

LOCATION:



In order for the Board of Supervisors (“Board”) to consider approval of the Final Subdivision Map, the conditions of approval, and whether the applicant has fulfilled the conditions of approval, must be reviewed. The conditions of approval associated with TSM-17-005-1, the Tentative Map for the subdivision known as the Blackstone Ranch Phase 1, have been reviewed by staff and satisfied by the applicant as indicated in this report.

At its meeting of April 18, 2019, the Board approved a modification to Tentative Map TSM-17-005-1 by a vote of 5-0, subject to the following conditions. Compliance with each of these conditions is addressed below.

1. **All final maps shall be in substantial accord with the approved tentative map.**

Staff Response: The final map is in substantial compliance with the tentative map.

2. **Prior to submittal of any final map, the Development Engineering Department shall approve all on-site and off-site improvements. The applicant shall provide construction plans to the Development Engineering Department for all required on-site and off-site improvements, prior to any submittals for approval of a final map. The plan must adhere to the recommendations contained in the project soils and geotechnical report.**

Staff Response: Site improvement permit ENG-2020-2407 has been issued for all on-site and off-site improvements.

3. **Lots not planned for immediate development shall be left undisturbed and mass grading and clearing of natural vegetation shall not be allowed. Any and all grading shall comply with City standards. A grading permit from the Nevada Division of Environmental Protection shall be obtained prior to any grading. Noncompliance with this provision shall cause a cease and desist order to halt all grading work.**

Staff Response: The site improvement permit approval and implementation is consistent with this condition. Note the on-site grading includes the drainage channel improvements.

4. **All lot areas and lot widths shall meet the zoning requirements approved as part of this tentative map with the submittal of any parcel map or preferably final map.**

Staff Response: Each lot meets the minimum lot area of 6,000 square feet and the minimum lot width of 60 feet.

5. **With the submittal of any final maps, the applicant shall provide evidence to the Planning and Community Development Department from the Health and Fire Departments indicating the agencies’ concerns or requirements have been satisfied. Said correspondence shall be included in the submittal package for any parcel map or preferably final maps and shall include approval by the Fire Department of all hydrant locations.**

Staff Response: Requirements of the Fire Department and the Health Department are incorporated into site improvement permit ENG-2020-2407.

6. **The following note shall be placed on all final maps stating:**

"These parcels are subject to Carson City's Growth Management Ordinance and all property owners shall comply with provisions of said ordinance."

Staff Response: The required note is note 8 on Sheet 5 of the plan set.

- 7. All other departments' conditions of approval, which are attached, shall be incorporated as conditions of this report.**

Staff Response: The conditions of approval incorporate the comments from all departments.

- 8. Placement of all utilities, including AT&T Cablevision, shall be underground within the subdivision. Any existing overhead facilities shall be relocated prior to the submittal of a parcel map or preferably final maps.**

Staff Response: Site improvement permit ENG-2020-2407 reflects the undergrounding of the utilities within the subdivision.

- 9. The applicant must sign and return the Notice of Decision for conditions for approval within ten (10) days of receipt of notification after the Board of Supervisors meeting. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.**

Staff Response: The applicant has signed and returned the Notice of Decision.

- 10. Hours of construction will be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 5:00 p.m. on Saturday and Sunday. If the hours of construction are not adhered to, the Carson City Building Department will issue a warning for the first violation, and upon a second violation, will have the ability to cause work at the site to cease immediately.**

Staff Response: This condition is enforced during construction.

- 11. The applicant shall adhere to all City standards and requirements for water and sewer systems, grading and drainage, and street improvements.**

Staff Response: Site improvement permit ENG-2020-2407 incorporates improvements consistent with the City's standards and requirements for water and sewer systems, grading and drainage, and street improvements.

- 12. The applicant shall obtain a dust control permit from the Nevada Division of Environmental Protection. The site grading must incorporate proper dust control and erosion control measures.**

Staff Response: Nevada Division of Environmental Protection has issued surface air disturbance permit #AP16294039. Site improvement permit ENG-2020-2407 incorporates erosion control measures.

13. **A detailed storm drainage analysis, water system analysis, and sewer system analysis shall be submitted to the Development Engineering Department prior to approval of a final map.**

Staff Response: The required technical analysis was submitted with the application for site improvement permit.

14. **Prior to the recordation of the final map for any phase of the project, the improvements associated with the project must either be constructed and approved by Carson City, or the specific performance of said work secured, by providing the City with a proper surety in the amount of one hundred fifty percent (150%) of the engineer's estimate. In either case, upon acceptance of the improvements by the City, the developer shall provide the City with a proper surety in the amount of ten percent (10%) of the engineer's estimate to secure the developer's obligation to repair defects in workmanship and materials which appear in the work within one (1) year of acceptance by the City. Improvements associated with the Conditional Letter of Map Revision must be constructed and may not be secured for in lieu of construction.**

Staff Response: The applicant has provided bonds for outstanding improvements, and the City's Development Engineering Division has agreed with the cost estimate.

15. **A "will serve" letter from the water and wastewater utilities shall be provided to the Nevada Health Division prior to approval of a final map.**

Staff Response: The City has issued "will-serve" letters for water and wastewater.

16. **The District Attorney shall approve any CC&R's prior to recordation of the first final map.**

Staff Response: CC&R's have been submitted and provided to the District Attorney's office.

Specific Conditions to be included in the Design of the Improvement Plans, to be met prior to approval of construction permit:

17. **The improvement plans shall include all improvements identified in the approved Phasing Plan as being executed as part of Phase 1-B.**

Staff Response: Site improvement permit ENG-2020-2407 includes the improvements identified in the approved Phasing Plan.

18. **In order to allow for the full functionality of East Robinson Street, the applicant shall work with the School District to move the loading and unloading school bus function off of East Robinson Street. The identified solution shall be included in the improvement plans.**

Staff Response: The applicant has made on-site improvements at the High School to allow for on-site loading and unloading of school buses.

- 19. Project must comply with the currently adopted fire code and applicable amendments adopted by Carson City.**

Staff Response: Site Improvement permit ENG-2020-2407 demonstrates compliance with the adopted fire code and applicable amendments.

- 20. Hydrant spacing as shown on Alexis Ave doesn't meet the 2012 IFC Appendix C spacing.**

Staff Response: Site Improvement permit ENG-2020-2407 demonstrates compliance with the adopted fire code and applicable amendments.

- 21. The cul-de-sac at the end of Achilles Street is too small. It must comply with the 2012 IFC Appendix D figure D103.1.**

Staff Response: Site Improvement permit ENG-2020-2407 demonstrates compliance with the adopted fire code and applicable amendments.

- 22. The traffic must have at least 20' total width for travel lanes.**

Staff Response: Site Improvement permit ENG-2020-2407 demonstrates compliance with the adopted fire code and applicable amendments.

- 23. The improvement plans must demonstrate compliance with CCMC Title 18 Division 15.5, and all applicable codes found in Chapters 7 and 10 of the 2012 Uniform Plumbing Code.**

Staff Response: Site Improvement permit ENG-2020-2407 demonstrates compliance with the referenced codes.

- 24. Two parking spaces must be provided per residence per Division 2.2 of the Carson City Development Standards. Parking spaces must not be tandem. If the driveway is used to count towards parking spaces, the driveway must be the appropriate length and width for the number of spaces per standard detail C-5.5.1**

Staff Response: This condition will be enforced during construction of the individual lots.

- 25. At the end of the cul-de-sac, at the southeast end of the development, additional drainage/access space must be provided to give City maintenance equipment sufficient space to turn around.**

Staff Response: Site improvement permit ENG-2020-2407 includes the improvements identified in the approved Phasing Plan.

- 26. Underground storm drain systems that connect to flood conveyance channels shall do so completely above the base flood elevation of the channel.**

Staff Response: Storm drain piping in the streets is above the base flood elevation of the channel, but where the pipe goes into the channel, it is not above the base flood elevation. Per the City's floodplain manager, the implemented design will hydrologically work.

- 27. Any changes to the Master Phasing Drainage Study must be reflected in changes to the drainage study for the subject subdivision.**

Staff Response: No significant changes to the Master Phasing Drainage Study have been made.

- 23. Low Impact Design (LID) measures will be required to be implemented as part of the development storm drainage system.**

Staff Response: LID measures are incorporated into the design including water quality basins with low flow channels wrapped in rip-rap.

- 24. The Conditional Letter of Map Revision (CLOMR) must be approved by FEMA prior to approval of any construction permits. All improvements associated with the CLOMR must be included in the improvement plans.**

Staff Response: The CLOMR has been approved by FEMA, and the associated improvements are included in the improvement plans.

- 25. The CC&R's must clearly state that a Landscape Maintenance District (LMD), a Home Owners Association (HOA) or similar entity is responsible for maintaining private storm drain infrastructure including any mains, basins, and LID infrastructure.**

Staff Response: The CC&Rs have been submitted and identify the Association as responsible for the maintenance of the landscaping, drainage channels, slopes, detention basins, ponds, streams, and roadways within the Areas of Common Responsibility.

- 26. The minimum clear space between the top edge of the Ash Canyon flood channel and the 24 inch water main is to be 10 feet.**

Staff Response: The site improvement plans ENG-2020-2409 reflect this condition.

- 27. The irrigation diversion structure on the north side of E 5th St must be shown in the improvement plans and referenced in the technical drainage study for the subdivision.**

Staff Response: Permission was provided by the private property owner to remove the irrigation diversion structure. Therefore, this structure is not shown on the improvement plans.

- 28a. The Ash Canyon and Kings Canyon flood conveyance channels associated with the approved Lompa Ranch North Specific Plan Area CLOMR, FEMA case number 17-09-1196R, must be built prior to or concurrently with the first phase of this subdivision. The Vicee flood conveyance channel associated with the approved CLOMR must be constructed concurrently with the first phase of any development that occurs north of the Ash Canyon Channel, on any of the properties identified as APN 010-041-52, 010-041-38, or 010-041-71. Prior to recordation of the Blackstone Ranch Phase 1 final map, a deed restriction shall be recorded declaring the**

obligation to construct the Vicee channel flood control improvements. This deed restriction shall be recorded against APNs 010-041-52, 010-041-38, and 010-041-71.

Staff Response: The deed restriction was recorded in advance of the final map for Phase 1-A.

- 28b. The development shall fund and file a Letter of Map Revision to FEMA once the channel improvements are completed and accepted by Carson City. This condition must be met prior to recordation of final map.**

Staff Response: Channels have been constructed consistent with the improvement plans and are substantially complete. JK Architecture Engineering is preparing the Letter of Map Revision. The channels have been offered to the City with the subject final map, but staff recommends that the City defer the offer of dedication.

- 29. Alexis Avenue must be renamed to make a continuation of Appaloosa.**

Staff Response: All street names have been changed and are acceptable.

- 30. Landscaping plans for the construction permit must include site distance triangles showing that sight distance is not inhibited.**

Staff Response: Sight distance triangles are shown on the Landscape Plan to demonstrate no conflict.

- 31. Landscaping plans for the construction permit must show distances to existing and proposed water, sewer and storm drain mains to ensure a minimum of 10 foot spacing from trees.**

Staff Response: As utilities are located within the public rights-of-way and trees are a minimum of five feet from the face of curb, this condition should be met. However, a note has been added to the landscape plan stating that no trees shall be planted within ten feet of any utility main.

- 32. A 10 foot wide multiuse pedestrian access path must be provided between the development and the future phase to the south.**

Staff Response: This condition was met with the site improvements for Phase 1-C.

- 33. The following street names cannot be used: Adam St, Maximus Ave, Alexis Ave, and Dianna St.**

Staff Response: All street names on the final map are acceptable.

- 34. The utility plans for the construction permit must indicate precast manholes and bases. Cast in place manholes will not be allowed, regardless of the depth of new sewer mains. Riser depths must meet Carson City Standard Details.**

Staff Response: This condition is addressed in the construction plans.

- 35. A geotechnical report will be required for the subdivision prior to approval of any construction permits.**

Staff Response: A geotechnical report was provided at the time of construction.

- 36. Local roads will have a minimum ACC pavement thickness of 4 inches.**

Staff Response: The improvement plans reflect this requirement.

Conditions to be Addressed with the Final Map

- 37. A development agreement reflecting the approved phasing plan for the Lompa Ranch Specific Plan must be fully executed prior to Final Map approval. The development agreement will address drainage, water, sewer, roadways and traffic, parks, recreation, trails, open space, and fire station improvements, including the timing of improvements, design standards, funding, and operation and maintenance responsibilities consistent with the conditions of approval with this Tentative Map and the Lompa Ranch Specific Plan.**

Staff Response: A development agreement has been executed consistent with this requirement.

- 38. All channels and associated access must be shown as separate parcels on the final map to be dedicated to the City.**

Staff Response: All channels and associated access are separate parcels, and the owner's certificate include dedication to the City.

- 39. The final mylar will be presented to the State Engineer for approval and signature.**

Staff Response: The State Engineer has signed the final mylar.

Conditions Related to the Lompa Ranch Specific Plan Phasing Plan

- 40. The master phasing plans and reports must be included as part of a development agreement for the entire SPA area prior to approval of any construction permit within the Lompa Ranch Specific Plan Area. If construction is in a phase that does not involve subdivision of land, the required development agreement must be fully executed prior to issuance of any construction permits. The conditions of approval associated with Tentative Map TSM-17-005 and the Lompa Ranch Phasing Plan take precedence over the Specific Plan. These conditions are established by the Board of Supervisors, and may only be modified by the Board of Supervisors upon receiving a recommendation from the Planning Commission.**

Staff Response: The development agreement has been executed.

- 41. Note that geotechnical investigations will be required to establish design parameters for individual phases.**

Staff Response: A geotechnical report was issued at the time of site improvement permit.

WATER:

- 42. The parallel water mains in the phasing plan must be shown as one single water main, however looping must be maintained.**

Staff Response: The water infrastructure is addressed in the site improvement permit consistent with this condition.

- 43. The water infrastructure improvements exhibit must be updated to accurately reflect the new facilities required or predecessor to each phase. This column must indicate which mains are required to create looping for each phase. For instance, phase B1 calls for a main to be extended along Robinson Street, however a main would also need to be extended along the Spine Road from 5th Street in order to create a loop.**

Staff Response: The water infrastructure is addressed in the site improvement permit consistent with this condition.

- 44. Note that no water main shall have more than 15 services without looping.**

Staff Response: The water infrastructure is addressed in the site improvement permit consistent with this condition.

SEWER:

- 45. The sewer infrastructure improvements exhibit must note that cast in place manholes will not be allowed, regardless of depth of new sewer mains, and that riser depths must meet Carson City Standard Details.**

Staff Response: The wastewater infrastructure is addressed in the site improvement permit consistent with this condition.

STORM DRAIN & FLOOD MANAGEMENT:

- 46. Plans must show and note that all flood channels (Ash Canyon, and Kings Canyon) must provide sufficient access for City maintenance equipment along the full length, with access points spaced out no more than every 660 feet, and must note that Robinson St, the Spine Road, E 5th St, and N Saliman Rd are not to be considered part of this access.**

Staff Response: Designed access to the channels is acceptable.

- 47. Note that all flood channels and associated access must be on separate parcels to be dedicated to the City. Maintenance of these lands will be funded through a maintenance district or similar instrument, to be established prior to Final Map approval.**

Staff Response: The flood channels are on their own parcels and dedicated to the City in the owner's certificate. The channels will be maintained by the HOA until such time the City accepts them for maintenance. A petition for the LMD was submitted on August 2, 2022. The petition will be scheduled for consideration by the Parks and Recreation Commission and will be subsequently scheduled for Board consideration.

- 48. Note that privately owned and maintained LID/Water Quality facilities are required for each development.**

Staff Response: Water quality basins are low flow channels lined with rip-rap to assist in LID measures.

- 49. The phasing drainage study must demonstrate the ability of downstream drainage facilities to handle increased runoff if detention is not used.**

Staff Response: The phasing drainage study adequately demonstrates this standard to the satisfaction of the City's Stormwater Manager.

- 50. Note in the phasing plan that all structures must meet the Flood Protection Ordinance where the lowest floor is two feet above the base flood elevation of the FEMA 1% chance flood or the onsite 1% chance flood whichever is higher.**

Staff Response: If the FEMA mapping is not amended in advance of the request for building permits, elevation certificates will be required at the time of building permit to verify the lowest floor is two feet above the base flood elevation.

- 51. Note in the phasing plan that the minimum clear space between the top edge of the Ash Canyon flood channel and the 24 inch water main is to be 10 feet.**

Staff Response: This separation is demonstrated in the site improvement plans for the channels.

- 52. Note in the phasing plan that any crossings of flood channels must meet a 100-year flow capacity plus 18 inches of freeboard and must be a clear opening, no multi barrel pipes.**

Staff Response: This standard is demonstrated in the site improvement plans.

- 53. Note that drainage studies for all development phases shall demonstrate compliance with Floodplain Storage Capacity Protection requirements of CCMC 12.09.080 (9).**

Staff Response: This condition is met as demonstrated in CLOMR showing that the volume of fill is mitigated with the excavation of the channels.

- 54. Note that drainage studies for all development phases shall provide emergency flow paths for a one hundred (100) year peak storm in accordance with Development Standards.**

Staff Response: Phase 1 is designed to provide an overland flow path to either the Ash Canyon Channel or the Kings Canyon Channel.

- 55. The developer must design the Kings Canyon flood channel such that the drainage and/or any water rights associated with parcels 010-041-34 and 010-041-035 are not adversely affected.**

Staff Response: This standard was demonstrated at the time of site improvement permit

for the channels.

TRAFFIC:

- 56. Note that Traffic Impact Studies required for all phases must demonstrate that the segment of N Saliman Rd between E William St and E Robinson St will have a projected level of service of C or better for year 2025 unless the North-South Spine Road is connected to William Street. The North-South Spine Road must connect to William Street prior to any development that would cause a level of service worse than C for this segment of road.**

Staff Response: A traffic study was submitted with the site improvement permit application and demonstrates compliance with this condition.

- 57a. Note that Traffic Impact Studies required for all phases must demonstrate that the northbound leg and the westbound left turning movement of the N Saliman Rd/E William St intersection and the overall intersection will have a projected level of service of D or better for year 2025 unless the North-South Spine Road is connected to William Street. The North-South Spine Road must connect to E William Street prior to any development that would cause a level of service worse than D for the northbound leg or the westbound left turning movement of this intersection. Also note that traffic impact studies for each phase west of I580 will require traffic counts at this intersection.**

Staff Response: A traffic study was submitted with the site improvement permit application and demonstrates compliance with this condition.

- 57b. On the portion of Lompa Ranch west of I-580, building permit for no more than 810 dwelling units shall be issued unless a road connecting to William Street has been improved and the improvements accepted by Carson City.**

Staff Response: With the recording of 189 units associated with Phase 1 which consists of Phases 1-A, 1-B, and 1-C, and the 360-unit multifamily development near the intersection of Saliman Road and East 5th Street, there will be a total of 549 residential lots located on the west side of I-580.

- 58. Phasing plan maps must be updated to show east-west connectivity between streets in phase A1 and phase B1, and a 10 foot multiuse path between phase A1 and phase A2.**

Staff Response: This condition has been met with the approved site improvement plans.

PARKS, TRAILS, AND OPEN SPACE

- 59. General Comments**

- a. The applicant will enter into a developer agreement with the City. This agreement will include terms and conditions for the funding of the design, construction, and dedication of park, recreation and path facilities within the Lompa Ranch North Specific Plan area. The agreement will outline the City's process for the collection and distribution of Residential Construction Tax (RCT) compliant with CCMC 15.60.**

The agreement must be considered and approved by the Board of Supervisors prior to recording the Final Map.

Staff Response: The development agreement has been approved.

- b. The phasing plan will be modified to identify phase triggers and unit counts for park, recreation and path facilities for the Lompa Ranch North Specific Plan area. The phasing plan will be modified and approved by the Board of Supervisors prior to recording the Final Map.**

Staff Response: The development agreement identifies the triggers and unit counts for the park and path facilities.

- c. A private Home Owner's Association (HOA), Landscape Maintenance District (LMD), or similar instrument will be established for the Lompa Ranch North Specific Plan area to provide for the operations and maintenance of all park, recreation and path facilities. Operation and maintenance standards for these facilities will be established by the City. The applicant will draft an agreement for the Board of Supervisor's consideration and approval no later than issuance of the certificate of occupancy for the 200th residential unit.**

Staff Response: The HOA will be responsible for the operation and maintenance of park and recreation facilities.

- d. A private Home Owner's Association (HOA), Landscape Maintenance Association (LMA), or similar instrument will be formed to provide 100% funding and maintenance for all the following areas in perpetuity: Common landscape and open space areas, buffer areas between the development and neighborhoods, landscaping associated with the development's path system, landscape medians, street corridors, non-public recreation facilities/amenities, detention basins, and drainage channels. The maintenance and funding shall be addressed in the developer agreement to the satisfaction of the Board of Supervisors. Common area maintenance shall include at a minimum, but not limited to the following:**
- i. Debris, weed, and litter removal**
 - ii. Noxious and invasive weed management, including fire prevention**
 - iii. Care and replacement of plant material**
 - iv. Plant material irrigation and irrigation system repair**

Additionally, a recorded covenant or deed restriction will be placed on all properties within the Specific Plan area to ensure maintenance of these amenities is funded in perpetuity. The restrictions will provide that should the HOA ever cease to exist or becomes inactive; an assessment will then be implemented by the city via a Landscape Maintenance District (LMD) per the Carson City Municipal Code at the time of initiation to provide for the maintenance and upkeep of the public improvements.

Staff Response: A HOA is being created. The maintenance and funding are addressed in the approved development agreement.

- e. **As the development's phases are implemented, the plans will be submitted for review by the City. The applicant shall be required to demonstrate pedestrian connectivity between the neighborhood parks, "off-street/paved/shared" multi-use paths, and sidewalks. This shall be done to the satisfaction of the Parks, Recreation, and Open Space Department.**

Staff Response: This condition has been satisfied with the site improvement plans.

- a. **All "off-street/paved/shared" multi-use paths and sidewalks will conform to the standards and policies outlined in of the Carson City Unified Pathways Master Plan adopted April 6, 2006 (as revised March 15, 2007) and as amended in the future. There will be adequate pedestrian connectivity, throughout the development that provides convenient and logical access to neighborhood parks and paths and enhances the overall sidewalk network within the development.**

Staff Response: The site improvement plans have been designed so the paths and sidewalks conform to the standards and policies of the City's Master Plan.

60. Neighborhood Park Comments (10 acre park / west of I-580)

- a. **The planning for the park will commence with the completion of a conceptual site plan no later than the issuance of the certificate of occupancy for the 400th residential unit subject to review, approval, and execution of agreed upon terms and conditions memorialized in the developer agreement. The planning process and public meetings shall be coordinated through and agreed upon by the Carson City Parks, Recreation and Open Space Department.**

Staff Response: With the recording of 189 units associated with Phase 1 which consists of Phases 1-A, 1-B, and 1-C, and the 360-unit multifamily development near the intersection of Saliman Road and East 5th Street, there will be a total of 549 residential lots located on the west side of I-580. As of the date this report was prepared 11 certificates of occupancy had been issued.

- b. **The applicant, at its expense, will design the park. The design will incorporate a universally accessible playground, compliant with the Americans with Disability Act, and be consistent with the department's guidelines and development standards, including water conservation design elements. The design process will be coordinated with the Parks, Recreation, and Open Space Department and include consideration by the Carson City Parks and Recreation Commission.**

Staff Response: Design is not required until the 400th certificate of occupancy. With the recording of 189 units associated with Phase 1 which consists of Phases 1-A, 1-B, and 1-C, and the 360-unit multifamily development near the intersection of Saliman Road and East 5th Street, there will be a total of 549 residential lots located on the west side of I-580. As of the date this report was prepared 11 certificates of occupancy had been issued.

- c. **At the applicant's expense, the park will be constructed, accepted, and the land dedicated to the City prior to the issuance of the certificate of occupancy for the 750th residential unit. Upon successful completion, final project acceptance of said work will be done to the satisfaction of the City, through its Parks, Recreation and Open Space Department.**

Staff Response: The parcel for the 10 acre park site has been created. Park design, construction and dedication will be triggered as development continues on the west side of I-580.

61. Neighborhood Park Comments (3 acre park / east of I-580)

- a. **The planning for the park will commence with the completion of a conceptual site plan no later than the issuance of the certificate of occupancy for the 100th residential unit subject to review, approval, and execution of agreed upon terms and conditions memorialized in the developer agreement. The planning process and public meetings shall be coordinated through and agreed upon by the Carson City Parks, Recreation, and Open Space Department.**

Staff Response: The subject property is west of I-580.

- b. **The applicant, at its expense, will design the park. The design will incorporate a universally accessible playground, compliant with the Americans with Disability Act, and be consistent with the department's guidelines and development standards, including water conservation design elements. The design process will be coordinated with the Parks, Recreation, and Open Space Department and include consideration by the Carson City Parks and Recreation Commission.**

Staff Response: The subject property is west of I-580.

- c. **At the applicant's expense, the park will be constructed, accepted, and the land dedicated to the City prior to the issuance of the certificate of occupancy for the 250th residential unit. Upon successful completion, final project acceptance of said work will be done to the satisfaction of the City, through its Parks, Recreation, and Open Space Department.**

Staff Response: The subject property is west of I-580.

62. Off-street/paved/shared Path Comments

- a. **Robinson Street and the Spine Road shall be constructed as full street improvements, to City standards and engineering requirements, including the construction of "on-street bike lanes" and concrete "off-street/shared/paved" multi-use paths. The path along Robinson Street will be constructed on the road's south side and the path along the Spine Road will be constructed on the road's east side.**

Staff Response: Improvements to Robinson Street were reviewed and approved as part of the site improvement permit ENG-2020-2411. It includes a 12 foot wide multi-use path.

- b. **All multi-use paths will be designed and constructed to a 10' wide (minimum) AASHTO standard concrete multi-use path (off street/paved/shared) with an adjacent 3' wide decomposed granite path.**

Staff Response: Per ENG-2020-2411, the concrete multi-use path has a width of 12 feet.

- c. The multi-use paths will include landscaping with a variety of trees (either evergreen or deciduous) that will be planted at a rate of 1 tree per 50 lineal feet (tree groupings are acceptable) with a minimum of 4 shrubs per tree.**

Staff Response: Site improvement permit ENG-2020-2411 includes the required landscaping.

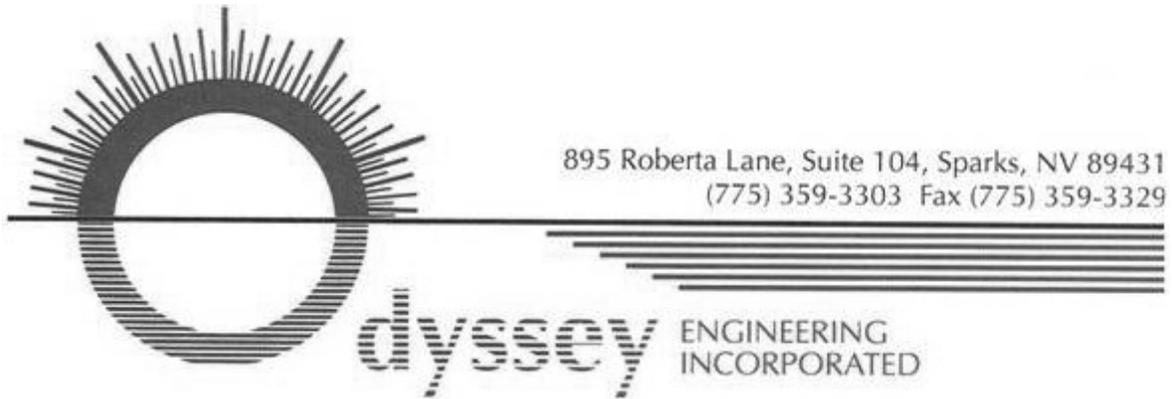
- d. Path amenities include but are not limited to park benches/seating areas (per 1000 lineal feet of trail along the path), pet waste stations/trash cans, signage depicting direction and trail distance.**

Staff Response: No path amenities are proposed along the path on the southside of Robinson Street.

Other comments

- 63. The applicant is required to use best management practices during construction to prevent the spread of noxious and invasive weeds and will incorporate language in construction documents to ensure contractors and subcontractors comply. The Parks, Recreation and Open Space Department will assist the applicant with this condition.**

Staff Response: This condition is addressed during construction.



September 3, 2021

City of Carson City
Community Development Department
108 East Proctor Street
Carson City, Nevada 89701

Re: BLACKSTONE RANCH (TSM-17-005-1) Phase 1B CONDITION RESPONSE LETTER

To Whom It May Concern:

Below is the response to the Conditions for the aforementioned Tentative Map. The tentative map was approved by the Board of Supervisors on March 16, 2017. Conditions are identified in bold with the response in italics.

1. All final maps shall be in substantial accord with the approved tentative map.

A final map is being submitted at this time for Phase 1B. Improvements have been started and an engineer's estimate has been submitted based on site improvements required for completion. The Site Improvement Bond and Site Improvement Agreement are forthcoming as construction is underway.

2. Prior to submittal of any final map, the Development Engineering Department shall approve all on-site and off-site improvements. The applicant shall provide construction plans to the Development Engineering Department for all required on-site and off-site improvements, prior to any submittals for approval of a final map. The plan must adhere to the recommendations contained in the project soils and geotechnical report.

A final map is being submitted at this time. Improvement plans for Phase 1-B were submitted for review and approved as Permit ENG2020-2407 and ENG2020-2408. The plans have been approved through all appropriate agencies and a major portion of the underground improvements are substantially complete. A final map has been submitted in paper copy for review and Technical Map Check.

3. Lots not planned for immediate development shall be left undisturbed and mass grading and clearing of natural vegetation shall not be allowed. Any and all grading shall comply with City standards. A grading permit from the Nevada Division of Environmental Protection shall be obtained prior to any grading. Noncompliance with this provision shall cause a cease and desist order to halt all grading work.

Improvements necessary for the construction of Phase 1-B are provided on this plan set. All other portions of the project are identified as "Future".

4. **All lot areas and lot widths shall meet the zoning requirements approved as part of this tentative map with the submittal of any parcel map or preferably final map.**

All lots within this phase meet the requirements of the Tentative Map and the SF6 zoning designation.

5. **With the submittal of any final maps, the applicant shall provide evidence to the Planning and Community Development Department from the Health and Fire Departments indicating the agencies' concerns or requirements have been satisfied. Said correspondence shall be included in the submittal package for any parcel map or preferably final maps and shall include approval by the Fire Department of all hydrant locations.**

The plans have been approved and construction is underway. Permit ENG-2020-2407; Blackstone Ranch Phase 1-B

6. **The following note shall be placed on all final maps stating: "These parcels are subject to Carson City's Growth Management Ordinance and all property owners shall comply with provisions of said ordinance."**

A final map has been submitted in paper copy for Technical Map Check. This note is present on the final map.

7. **All other departments' conditions of approval, which are attached, shall be incorporated as conditions of this report.**

The plans have been approved and construction is underway; Permit ENG-2020-2408 Blackstone Ranch 1-B

8. **Placement of all utilities, including AT&T Cablevision, shall be underground within the subdivision. Any existing overhead facilities shall be relocated prior to the submittal of a parcel map or preferably final maps.**

All utilities shown on the improvement plans are underground. Design of the proposed dry utilities (ie. electric, cable, phone, etc.) will be underground. These designs are prepared by entities such as NV Energy and are not a part of the approved improvement plans.

9. **The applicant must sign and return the Notice of Decision for conditions for approval within ten (10) days of receipt of notification after the Board of Supervisors meeting. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.**

This condition has already been met.

10. **Hours of construction will be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 5:00 p.m. on Saturday and Sunday. If the hours of construction are not adhered to, the Carson City Building Department will issue a warning for the first violation, and upon a second violation, will have the ability to cause work at the site to cease immediately.**

The plans have been approved and construction is underway. Permit ENG-2020-2407; Blackstone Ranch 1-B

11. **The applicant shall adhere to all City standards and requirements for water and sewer systems, grading and drainage, and street improvements.**

The plans have been approved and construction is underway; Permit ENG-2020-2407; Blackstone Ranch 1-B

12. **The applicant shall obtain a dust control permit from the Nevada Division of Environmental Protection. The site grading must incorporate proper dust control and erosion control measures.**

A Surface Air Disturbance Permit (SAD) was obtained through NDEP on January 16, 2019. A copy has been provided to the Carson City Engineering Department for their records as NDEP Permit #AP16294039

13. **A detailed storm drainage analysis, water system analysis, and sewer system analysis shall be submitted to the Development Engineering Department prior to approval of a final map.**

The plans have been approved and construction is underway; Permit ENG-2020-2407; Blackstone Ranch 1-B

14. **Prior to the recordation of the final map for any phase of the project, the improvements associated with the project must either be constructed and approved by Carson City, or the specific performance of said work secured, by providing the City with a proper surety in the amount of one hundred fifty percent (150%) of the engineer's estimate. In either case, upon acceptance of the improvements by the City, the developer shall provide the City with a proper surety in the amount of ten percent (10%) of the engineer's estimate to secure the developer's obligation to repair defects in workmanship and materials which appear in the work within one (1) year of acceptance by the City. Improvements associated with the Conditional Letter of Map Revision must be constructed and may not be secured for in lieu of construction.**

A final map has been submitted for Technical Map Check. Improvements have been started and an engineer's estimate has been submitted based on work remaining. The Site Improvement Bond and Improvement Agreement are forthcoming as construction is underway.

15. **A "will serve" letter from the water and wastewater utilities shall be provided to the Nevada Health Division prior to approval of a final map.**

Water and Wastewater "Will Serves" have been submitted with Phase IA which covered all 189 lots that make up the Blackstone Ranch Phase 1. ENG-2020-2407 Blackstone Ranch I-B

16. **The District Attorney shall approve any CC&R's prior to recordation of the first final map.**

The CC&R's have been submitted to the City of Carson City and approved for recordation.

Specific Conditions to be included in the Design of the Improvement Plans, to be met prior to approval of construction permit:

17. **The improvement plans shall include all improvements identified in the approved Phasing Plan as being executed as part of Phase A1.**

This project has been broken into three (3) separate phases for the completion of the development. All items identified as being required for the development and necessary for the construction of Phase I-A have been completed.

18. **In order to allow for the full functionality of East Robinson Street, the applicant shall work with the School District to move the loading and unloading school bus function off of East Robinson Street. The identified solution shall be included in the improvement plans.**

This condition has been met and was completed the summer of 2018.

19. **Project must comply with the currently adopted fire code and applicable amendments adopted by Carson City.**

The plans have been approved and construction is underway; Permit ENG-2020-2407; Blackstone Ranch I-B

20. **Hydrant spacing as shown on Alexis Ave doesn't meet the 2012 IFC Appendix C spacing.**

The plans have been approved and construction is underway. Permit ENG-2020-2407; Blackstone Ranch I-B

21. **The cul-de-sac at the end of Achilles Street is too small. It must comply with the 2012 IFC Appendix D figure D103.1**

Comment Noted. This area is not a part of the Phase I-B improvement plans.

22. **The traffic must have at least 20' total width for travel lanes.**

Prior to submittal and approval of Phase I-A, coordination with Stephen Pottey and the Carson City Fire Department occurred to ensure that the road section provided on the civil improvement plans meets the appropriate requirements.

23. **The improvement plans must demonstrate compliance with CCMC Title 18 Division 15.5, and all applicable codes found in Chapters 7 and 10 of the 2012 Uniform Plumbing Code.**

The plans have been approved and construction is underway; Permit ENG-2020-2407; Blackstone Ranch 1-B

24. **Two parking spaces must be provided per residence per Division 2.2 of the Carson City Development Standards. Parking spaces must not be tandem. If the driveway is used to count towards parking spaces, the driveway must be the appropriate length and width for the number of spaces per standard detail C-5.5.1**

It is anticipated that each home will have a 3- car garage. It is also shown on the improvement plans that the driveways will meet the 2-car parking requirement as well for each home within Phase 1A, 1B and 1C.

25. **At the end of the cul-de-sac, at the southeast end of the development, additional drainage/access space must be provided to give City maintenance equipment sufficient space to turn around.**

Comment Noted. This area is not a part of this phase.

26. **Underground storm drain systems that connect to flood conveyance channels shall do so completely above the base flood elevation of the channel.**

Per conversations with Robb Fellows, a drainage study has been provided showing that the proposed storm drain system functions appropriately based on the provided channel water surface elevations.

27. **Any changes to the Master Phasing Drainage Study must be reflected in changes to the drainage study for the subject subdivision.**

To the best of my knowledge, no changes to the Master Phasing Drainage Study have occurred with this project. Several conversations have taken place with Robb Fellows to ensure that the proposed project is in substantial compliance with the approved study.

Note discrepancy in condition numbering:

23. **Low Impact Design (LID) measures will be required to be implemented as part of the development storm drainage system.**

Two separate detention basins have been provided for this project that were not previously shown on the Tentative Map. These basins will have low flow channels lined with rip-rap to assist in LID measures. Other LID measures for this project included front yard landscaping as well in areas abutting drainage ways, lots were designed to drain to the rear of the lots.

24. **The Conditional Letter of Map Revision (CLOMR) must be approved by FEMA prior to approval of any construction permits. All improvements associated with the CLOMR must be included in the improvement plans.**

The CLOMR has been approved by FEMA. Improvement plans for the channel construction have been submitted, approved and constructed with oversight by Carson City.

25. **The CC&R's must clearly state that a Landscape Maintenance District (LMD), a Home Owners Association (HOA) or similar entity is responsible for maintaining private storm drain infrastructure including any mains, basins, and LID infrastructure.**

CC&R's are attached for your review as Exhibit E.

26. **The minimum clear space between the top edge of the Ash Canyon flood channel and the 24 inch water main is to be 10 feet.**

Channel improvements are not a part of the Phase 1-B project, however, improvement plans for the channel construction have been submitted to and approved by the City of Carson City. Channel construction by Joy Engineering. Permit #ENG-2020-2409.

- 27. The irrigation diversion structure on the north side of E 5th St must be shown in the improvement plans and referenced in the technical drainage study for the subdivision.**

Channel improvements are not a part of the Phase 1-B project. Improvement plans for the channel construction were submitted to and approved by the City of Carson City. Channel construction by Joy Engineering. ENG-2020-2409 Blackstone Ranch Flood Channels.

- 28a. The Ash Canyon and Kings Canyon flood conveyance channels associated with the approved Lompa Ranch North Specific Plan Area CLOMR, FEMA case number 17-09-1196R, must be built prior to or concurrently with the first phase of this subdivision. The Vicee flood conveyance channel associated with the approved CLOMR must be constructed concurrently with the first phase of any development that occurs north of the Ash Canyon Channel, on any of the properties identified as APN 010-041-52, 010-041-38, or 010-041-71. Prior to recordation of the Blackstone Ranch Phase 1 final map, a deed restriction shall be recorded declaring the obligation to construct the Vicee channel flood control improvements. This deed restriction shall be recorded against APNs 010-041-52, 010-041-38, and 010-041-71.**

Channel improvements are not a part of the Phase 1-B project, Improvement plans for the channel construction have been submitted to and approved by the City of Carson City. Channel Construction by Joy Engineering. ENG-2020-2409 Blackstone Ranch Flood Channels

The required deed restrictions against APN(s) 010-041-38, -52, and -71 has been recorded as document # 521818 recorded June 24, 2021.

- 28b. The development shall fund and file a Letter of Map Revision to FEMA once the channel improvements are completed and accepted by Carson City. This condition must be met prior to recordation of final map.**

The Blackstone Channel Improvements have been approved and constructed in conformance with the approved CLOMR. JK Architecture & Engineering is actively working to complete the LOMR submittal with a tentative submittal date to the City of Carson on September 23, 2021.

- 29. Alexis Avenue must be renamed to make a continuation of Appaloosa.**

All street names have been changed and submitted for the future phases of the Blackstone Ranch. Odyssey Engineering worked with Stephen Pottey and obtained an approved street name list prior to the preparation of these plans. All names shown on these plans have been approved.

- 30. Landscaping plans for the construction permit must include site distance triangles showing that sight distance is not inhibited.**

Sight distance triangles are shown on both the Landscape Plans as well as the Signage, Striping, and Fencing Plans.

- 31. Landscaping plans for the construction permit must show distances to existing and proposed water, sewer and storm drain mains to ensure a minimum of 10 foot spacing from trees.**

Proposed water, sewer, and storm drain mains are located within the public right-of-ways where trees are not located at a minimum of 5' off the front face of curb. This project has a min. 5' wide sidewalk adjacent to all roadways. Based on this information no tree should be within 10' of any main, however, a note has been added to the Landscape Plans stating that no trees shall be planted within 10' of any utility main.

- 32. A 10 foot wide multiuse pedestrian access path must be provided between the development and the future phase to the south.**

Comment Noted. This area is not a part of the Phase 1-B improvement plans. An access road for maintenance and pedestrian access between the subdivision (Pilot Peak Court) and the access road along the Kings Canyon Drainage Channel will be provided with a future phase.

33. **The following street names cannot be used: Adam St, Maximus Ave, Alexis Ave, and Dianna St.**

All street names have been changed. Odyssey Engineering worked with Stephen Pottey and obtained an approved street name list prior to the preparation of these plans. All names shown on these plans have been approved.

34. **The utility plans for the construction permit must indicate precast manholes and bases. Cast in place manholes will not be allowed, regardless depth of new sewer mains. Riser depths must meet Carson City Standard Details.**

The plans have been approved and construction is underway. Permit ENG-2020-2407; Blackstone Ranch 1-B.

35. **A geotechnical report will be required for the subdivision prior to approval of any construction permits.**

A geotechnical report authored by Wood Rodgers was provided with the initial submittal of this phase of the project. If additional copies are required, we are happy to provide them.

36. **Local roads will have a minimum ACC pavement thickness of 4 inches.**

The structural section for the roadways is shown on Sheet N-1 of the improvement plans.

Conditions to be Addressed with the Final Map

37. **A development agreement reflecting the approved phasing plan for the Lompa Ranch Specific Plan must be fully executed prior to Final Map approval. The development agreement will address drainage, water, sewer, roadways and traffic, parks, recreation, trails, open space, and fire station improvements, including the timing of improvements, design standards, funding, and operation and maintenance responsibilities consistent with the conditions of approval with this Tentative Map and the Lompa Ranch Specific Plan.**

The Development Agreement has been completed and a copy submitted to Carson City.

38. **All channels and associated access must be shown as separate parcels on the final map to be dedicated to the City.**

All channels and common areas are identified on the improvement plans as separate parcels along with the maintenance responsibilities. Except those are as designated easements.

39. **The final mylar will be present to the State Engineer for approval and signature.**

A final map is being submitted at this time. Once this is accepted the City the mylar will be submitted with the State Engineers signature.

Conditions Related to the Lompa Ranch Specific Plan Phasing Plan

40. **The master phasing plans and reports must be included as part of a development agreement for the entire SPA area prior to approval of any construction permit within the Lompa Ranch Specific Plan Area. If construction is in a phase that does not involve subdivision of land, the required development agreement must be fully executed prior to issuance of any construction permits. The conditions of approval associated with Tentative Map TSM-17-005 and the Lompa Ranch Phasing Plan take precedence over the Specific Plan. These conditions are established by the Board of Supervisors and may only be modified by the Board of Supervisors upon receiving a recommendation from the Planning Commission.**

Comment Noted.

41. **Note that geotechnical investigations will be required to establish design parameters for individual phases.**

A geotechnical report authored by Wood Rodgers was provided with the initial submittal of this phase of the project. If additional copies are required, we are happy to provide them.

WATER:

42. **The parallel water mains in the phasing plan must be shown as one single water main, however looping must be maintained.**

A Water Main Analysis Report for the entirety of the Phase 1 project was prepared and submitted for this project. This analysis has also been submitted to NDEP for review and approval. Looping will be maintained within each phase as well as the ultimate buildout of the project.

43. **The water infrastructure improvements exhibit must be updated to accurately reflect the new facilities required or predecessor to each phase. This column must indicate which mains are required to create looping for each phase. For instance, phase B1 calls for a main to be extended along Robinson Street, however a main would also need to be extended along the Spine Road from 5th Street in order to create a loop.**

A Water Main Analysis Report for the entirety of the Phase 1 project was prepared and submitted for this project. This analysis has also been submitted to NDEP for review and approved. Looping will be maintained within each phase as well as the ultimate buildout of the project. The plans have been approved and construction is underway. Permit ENG-2020-2407 Blackstone Ranch 1-B.

44. **Note that no water main shall have more than 15 services without looping.**

A Water Main Analysis Report for the entirety of the Phase 1 project was prepared and submitted for this project. This analysis has also been submitted to NDEP for review and approved. Looping will be maintained within each phase as well as the ultimate buildout of the project. The plans have been approved and construction is underway. Permit ENG-2020-2407 Blackstone Ranch 1-B.

SEWER:

45. **The sewer infrastructure improvements exhibit must note that cast in place manholes will not be allowed, regardless depth of new sewer mains, and that riser depths must meet Carson City Standard Details.**

Carson City Standard Detail C-2.1.3 – Manhole Type 1 as well as C-2.1.2 – Sewer Manhole Notes are included with the plan set.

STORM DRAIN & FLOOD MANAGEMENT:

46. **Plans must show and note that all flood channels (Vicee Canyon, Ash Canyon, and Kings Canyon) must provide sufficient access for City maintenance equipment along the full length, with access points spaced out no more than every 660 feet, and must note that Robinson St, the Spine Road, E 5th St, and N Saliman Rd are not to be considered part of this access.**

Channel improvements are not a part of the Phase 1-B project. Improvement plans for the channel construction have been submitted to and approved by the City of Carson City. Channel Construction by Joy Engineering., Permit ENG-2020-2409 Blackstone Ranch Flood Channels

47. **Note that all flood channels and associated access must be on separate parcels to be dedicated to the City. Maintenance of these lands will be funded through a maintenance district or similar instrument, to be established prior to Final Map approval.**

Given the initial delays in permitting with the USACE, the construction of the flood channels was delayed. An HOA is proposed as a similar instrument to handle maintenance while the channels are being completed. A landscape maintenance district is in the process of being created and will take over maintenance once the channels are accepted by Carson City, as stated on the final map and the CC&R's. Maintenance will be handled as is addressed in Exhibit I; Blackstone Channel Landscape Maintenance District Scope, an attachment to the email authored by Stephen Pottey dated March 29, 2021. (Labeled Exhibit J)

48. **Note that privately owned and maintained LID/Water Quality facilities are required for each development.**

Two separate detention/sedimentation basins have been provided for this project that were not previously shown on the Tentative Map. These basins will have low flow channels lined with rip-rap to assist in LID measures. Other LID measures for this project included front yard landscaping as well in areas abutting drainage ways, lots were designed to drain to the rear of the lots.

49. **The phasing drainage study must demonstrate the ability of downstream drainage facilities to handle increased runoff if detention is not used.**

This condition has been met. The Phasing Drainage Study was approved prior to Phase 1 has been approved.

50. **Note in the phasing plan that all structures must meet the Flood Protection Ordinance where the lowest floor is two feet above the base flood elevation of the FEMA 1% chance flood or the onsite 1% chance flood whichever is higher.**

The Phasing Plan has been approved prior to the submittal of the first phase of (Phase 1-A) the project. All structures within Phase 1 have been designed to meet the requirement. All finish floor elevations shown on the plans are a minimum of 2' above the FEMA 1% chance flood event.

51. **Note in the phasing plan that the minimum clear space between the top edge of the Ash Canyon flood channel and the 24 inch water main is to be 10 feet.**

Channel improvements are not a part of the Phase 1-B project. Improvement plans for the channel construction have been submitted to and approved by the City of Carson City. Channel Construction by Joy Engineering. Permit# ENG-2020-2409 Blackstone Ranch Flood Channels.

52. **Note in the phasing plan that any crossings of flood channels must meet a 100-year flow capacity plus 18 inches of freeboard and must be a clear opening, no multi barrel pipes.**

There are no flood channel crossings within this project.

53. **Note that drainage studies for all development phases shall demonstrate compliance with Floodplain Storage Capacity Protection requirements of CCMC 12.09.080 (9).**

This condition has been met. The Drainage Master Plan has been approved. This report provides a Flood Mitigation section addressing this item.

54. **Note that drainage studies for all development phases shall provide emergency flow paths for a one hundred (100) year peak storm in accordance with Development Standards.**

The entirety of the Phase 1 project has been designed to provide an overland flow path to either the Ash Canyon Channel or the Kings Canyon Channel. At no point will drainage pond up to a point that can flood a residential home.

55. **The developer must design the Kings Canyon flood channel such that the drainage and/or any water rights associated with parcels 010-041-34 and 010-041-035 are not adversely affected.**

Channel improvements are not a part of the Phase 1-A project. Improvement plans for the channel construction have been submitted, approved and are nearing completion. Permit# ENG-2020-2409 Blackstone Ranch Flood Channels

TRAFFIC:

56. **Note that Traffic Impact Studies required for all phases must demonstrate that the segment of N Saliman Rd between E William St and E Robinson St will have a projected level of service of C or better for year 2025 unless the North-South Spine Road is connected to William Street. The North-South Spine Road must connect to William Street prior to any development that would cause a level of service worse than C for this segment of road.**

A Traffic Impact Study has been prepared for the buildout of the Lompa Ranch West project. A copy has been provided with the previous plan submittal.

- 57a. **Note that Traffic Impact Studies required for all phases must demonstrate that the northbound leg and the westbound left turning movement of the N Saliman Rd/E William St intersection and the overall intersection will have a projected level of service of D or better for year 2025 unless the North-South Spine Road is connected to William Street. The North-South Spine Road must connect to E William Street prior to any development that would cause a level of service worse than D for the northbound leg or the westbound left turning movement of this intersection. Also note that traffic impact studies for each phase west of I580 will require traffic counts at this intersection.**

A Traffic Impact Study has been prepared for the buildout of the Lompa Ranch West project. A copy has been provided with the previous plan submittal.

- 57B. **On the portion of Lompa Ranch west of I-580, building permit for no more than 810 dwelling units shall be issued unless a road connecting to William Street has been improved and the improvements accepted by Carson City.**

Comment Noted.

58. **Phasing plan maps must be updated to show east-west connectivity between streets in phase A1 and phase B1, and a 10 foot multiuse path between phase A1 and phase A2.**

This condition has been met. This area is not a part of the Phase I-B improvement plans. An access road for maintenance and pedestrian access between the subdivision (Pilot Peak Court) and the access road along the Kings Canyon Drainage Channel will be provided with a future phase.

PARKS, TRAILS, AND OPEN SPACE

59. **General Comments**

- a. **The applicant will enter into a developer agreement with the City. This agreement will include terms and conditions for the funding of the design, construction, and dedication of park, recreation and path facilities within the Lompa Ranch North Specific Plan area. The agreement will outline the City's process for the collection and distribution of Residential Construction Tax (RCT) compliant with CCMC 15.60. The agreement must be considered and approved by the Board of Supervisors prior to recording the Final Map.**

Complete. The Agreement has been approved.

- b. **The phasing plan will be modified to identify phase triggers and unit counts for park, recreation and path facilities for the Lompa Ranch North Specific Plan area. The phasing plan will be modified and approved by the Board of Supervisors prior to recording the Final Map.**

Complete. The Phasing Plan has been approved.

- c. **A private Home Owner's Association (HOA), Landscape Maintenance District (LMD), or similar instrument will be established for the Lompa Ranch North Specific Plan area to provide for the operations and maintenance of all park, recreation and path facilities. Operation and maintenance standards for these facilities will be established by the City. The applicant will draft an agreement for the Board of Supervisor's consideration and approval no later than issuance of the certificate of occupancy for the 200th residential unit.**

At the time prior to the C of O for the 200th lot, this condition will ultimately require to be met.

- d. **A private Home Owner's Association (HOA), Landscape Maintenance Association (LMA), or similar instrument will be formed to provide 100% funding and maintenance for all the following areas in perpetuity:**

Common landscape and open space areas, buffer areas between the development and neighborhoods, landscaping associated with the development's path system, landscape medians, street corridors, non-public recreation facilities/amenities, detention basins, and drainage channels. The maintenance and funding shall be addressed in the developer agreement to the satisfaction of the Board of Supervisors. Common area maintenance shall include at a minimum, but not limited to the following:

- i. Debris, weed, and litter removal
- ii. Noxious and invasive weed management, including fire prevention
- iii. Care and replacement of plant material
- iv. Plant material irrigation and irrigation system repair

Additionally, a recorded covenant or deed restriction will be placed on all properties within the Specific Plan area to ensure maintenance of these amenities is funded in perpetuity. The restrictions will provide that should the HOA ever cease to exist or becomes inactive; an assessment will then be implemented by the city via a Landscape Maintenance District (LMD) per the Carson City Municipal Code at the time of initiation to provide for the maintenance and upkeep of the public improvements.

Given the initial delays in permitting with the USACE, the construction of the flood channels was delayed. An HOA is proposed as a similar instrument to handle maintenance while the channels are being completed. A landscape maintenance district is in the process of being created and will take over maintenance once the channels are accepted by Carson City, as stated on the final map and the CC&R's. Maintenance will be handled as is addressed in Exhibit I; Blackstone Channel Landscape Maintenance District Scope, an attachment to the email authored by Stephen Pottety dated March 29, 2021. (Labeled Exhibit J)

- e. As the development's phases are implemented, the plans will be submitted for review by the City. The applicant shall be required to demonstrate pedestrian connectivity between the neighborhood parks, "off-street/paved/shared" multi-use paths, and sidewalks. This shall be done to the satisfaction of the Parks, Recreation, and Open Space Department.

Upon completion of the entirety of the Phase 1 project, pedestrian connectivity as identified on the approved Phasing Plan will be completed.

- f. All "off-street/paved/shared" multi-use paths and sidewalks will conform to the standards and policies outlined in of the Carson City Unified Pathways Master Plan adopted April 6, 2006 (as revised March 15, 2007) and as amended in the future. There will be adequate pedestrian connectivity, throughout the development that provides convenient and logical access to neighborhood parks and paths and enhances the overall sidewalk network within the development.

Upon completion of the entirety of the Phase 1 project, pedestrian connectivity as identified on the approved Phasing Plan will be completed.

60. Neighborhood Park Comments (10 acre park / west of I-580)

- a. The planning for the park will commence with the completion of a conceptual site plan no later than the issuance of the certificate of occupancy for the 400th residential unit subject to review, approval, and execution of agreed upon terms and conditions memorialized in the developer agreement. The planning process and public meetings shall be coordinated through and agreed upon by the Carson City Parks, Recreation and Open Space Department.

"Master Developer" Condition: At the time prior to the C of O for the 400th residential unit, this condition will ultimately require to be met.

- b. The applicant, at its expense, will design the park. The design will incorporate a universally accessible playground, compliant with the Americans with Disability Act, and be consistent with the department's guidelines and development standards, including water conservation design elements. The design process will

be coordinated with the Parks, Recreation, and Open Space Department and include consideration by the Carson City Parks and Recreation Commission.

Comment Noted.

- c. **At the applicant's expense, the park will be constructed, accepted, and the land dedicated to the City prior to the issuance of the certificate of occupancy for the 750th residential unit. Upon successful completion, final project acceptance of said work will be done to the satisfaction of the City, through its Parks, Recreation and Open Space Department.**

Prior to the C of O for the 750th residential unit, the Master Developer will construct the Park.

61. Neighborhood Park Comments (3-acre park / east of I-580)

- a. **The planning for the park will commence with the completion of a conceptual site plan no later than the issuance of the certificate of occupancy for the 100th residential unit subject to review, approval, and execution of agreed upon terms and conditions memorialized in the developer agreement. The planning process and public meetings shall be coordinated through and agreed upon by the Carson City Parks, Recreation, and Open Space Department.**

This condition should be addressed with Lompa Ranch East and is not a part.

- b. **The applicant, at its expense, will design the park. The design will incorporate a universally accessible playground, compliant with the Americans with Disability Act, and be consistent with the department's guidelines and development standards, including water conservation design elements. The design process will be coordinated with the Parks, Recreation, and Open Space Department and include consideration by the Carson City Parks and Recreation Commission.**

Comment Noted.

- c. **At the applicant's expense, the park will be constructed, accepted, and the land dedicated to the City prior to the issuance of the certificate of occupancy for the 250th residential unit. Upon successful completion, final project acceptance of said work will be done to the satisfaction of the City, through its Parks, Recreation, and Open Space Department.**

This condition should be addressed with Lompa Ranch East and is not a part.

62. Off-street/paved/shared Path Comments

- a. **Robinson Street and the Spine Road shall be constructed as full street improvements, to City standards and engineering requirements, including the construction of "on-street bike lanes" and concrete "off-street/shared/paved" multi-use paths. The path along Robinson Street will be constructed on the road's south side and the path along the Spine Road will be constructed on the road's east side.**

Spine Road improvements are not required as a part of this phase of the project. Robinson Street improvements along the frontage of Phase 1 have been submitted, approved and accepted to Carson City.

- b. **All multi-use paths will be designed and constructed to a 10' wide (minimum) AASHTO standard concrete multi-use path (off street/paved/shared) with an adjacent 3' wide decomposed granite path.**

Comment Noted. There are no multi-use paths associated with this phase of the project.

- c. **The multi-use paths will include landscaping with a variety of trees (either evergreen or deciduous) that will be planted at a rate of 1 tree per 50 lineal feet (tree groupings are acceptable) with a minimum of 4 shrubs per tree.**

Comment Noted. There are no multi-use paths associated with this phase of the project.

- d. Path amenities include but are not limited to park benches/seating areas (per 1000 lineal feet of trail along the path), pet waste stations/trash cans, signage depicting direction and trail distance.

Comment Noted. There are no multi-use paths associated with this phase of the project.

Other comments

63. The applicant is required to use best management practices during construction to prevent the spread of noxious and invasive weeds and will incorporate language in construction documents to ensure contractors and subcontractors comply. The Parks, Recreation and Open Space Department will assist the applicant with this condition.

As a requirement of the State of Nevada's construction stormwater program, the site will need to meet the requirements of a construction stormwater discharge permit. This requires the development of a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP incorporates Best Management Practices the contractor shall follow during the construction of the project.

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

Sincerely,

ODYSSEY ENGINEERING, INC.



Justin Moore, P.L.S.
Project Manager

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, RD LOMPA, LLC, A NEVADA LIMITED LIABILITY COMPANY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, THAT THE UNDERSIGNED IS THE DULY APPROVED CORPORATE OFFICER, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278A, THAT THE STREETS, AND DRIVES SHOWN FOR DEDICATION ON THIS PLAT ARE HEREBY OFFERED FOR DEDICATION AND THAT THOSE ACCEPTED BY CARSON CITY ARE SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER, THAT ALL EASEMENTS SHOWN HEREON ARE INDICATED AS PERMANENT EASEMENTS, UNLESS STATED OTHERWISE, AND FOR THE STATED PURPOSE, THE OWNER DECLARES THAT HE/SHE EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED HIS/HER NAME, I CONSENT TO THE PREPARATION AND RECORDATION OF THE FINAL MAP.

RD LOMPA, LLC, A NEVADA LIMITED LIABILITY COMPANY

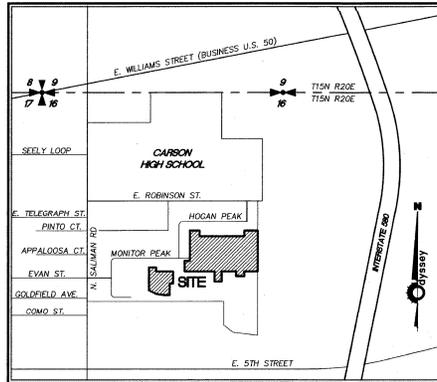
BY: Steve Thomsen 11/26/2021
 TITLE: NEVADA GENERAL MANAGER

STATE OF Nevada } S.S.
 COUNTY OF Washoe

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON November 16, 2021
 BY STEVE THOMSEN AS THE NEVADA GENERAL MANAGER OF RD LOMPA, LLC, A NEVADA LIMITED LIABILITY COMPANY, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

Debbie Merrifield
 Notary Public - State of Nevada
 My Commission Expires 6-01-2025

**FINAL MAP
 BLACKSTONE RANCH PHASE 1-B**



VICINITY MAP

NOT TO SCALE

UTILITY COMPANY'S CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED CABLE TV, PUBLIC UTILITY COMPANIES, AND CARSON CITY UTILITY DEPARTMENT.

BY: Seth Horn 11/18/21
 SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY
 TITLE: LANDS DRAFTER MAN

BY: Cliff Cooper 1/24/21
 NEVADA BELL d/b/a AT&T NEVADA
 TITLE: NLR OSP PLANNING

BY: Amanda Espino 11/17/21
 CHARTER COMMUNICATIONS
 TITLE: Supervisor

CARSON CITY UTILITY DEPARTMENT
 BY: _____ DATE _____
 TITLE: _____

BY: Amanda Marucci 1/21/21
 SOUTHWEST GAS CORPORATION
 TITLE: Supervisor/Engineering

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION:

THIS FINAL MAP HAS BEEN APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

BY: April Holt P.E. 12/10/2021
 DATE

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION
 BUREAU OF WATER POLLUTION CONTROL

CLERK'S CERTIFICATE:

THE CITY HAS APPROVED THIS MAP AND THE OFFER OF DEDICATION OF THE STREETS AS SHOWN HEREON ARE BEING DEFERRED AT THIS TIME BY THE CITY WITH THE OFFER TO REMAIN OPEN IN ACCORDANCE WITH THE PROVISIONS OF NRS CHAPTER 278.390

BY: _____ DATE _____
 TITLE: _____

CLERK

SURVEYOR'S CERTIFICATE:

I, JUSTIN M. MOORE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR ODYSSEY ENGINEERING, INC., DO HEREBY CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RD LOMPA, LLC, A NEVADA LIMITED LIABILITY COMPANY.
- 2) THE LANDS SURVEYED LIE WITHIN THE WEST 1/2 OF SECTION 16, T.16 N., R.20 E., M.D.M., AND THE SURVEY WAS COMPLETED ON November 5, 2021.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4) THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY DECEMBER 31, 2022, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

JUSTIN M. MOORE, P.L.S.
 NEVADA CERTIFICATE No. 22362



BOARD OF SUPERVISORS APPROVAL:

THE RIGHTS OF WAY AND DEDICATIONS DEFERRED BY CARSON CITY INCLUDE GILSON PEAK STREET, PILOT PEAK DRIVE, PEARL PEAK DRIVE, PYRAMID PEAK DRIVE, MONITOR PEAK STREET, AND TIPTON PEAK STREET. ALL PROVISIONS OF N.R.S. 278, AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH. THE TENTATIVE MAP WAS APPROVED AND ACCEPTED BY THE CARSON CITY BOARD OF SUPERVISORS ON THIS _____ DAY OF _____, 20__.

MAYOR _____ DATE _____

CITY CLERK _____ DATE _____

PLANNING DIVISION CERTIFICATE:

THIS FINAL MAP HAS BEEN EXAMINED AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP (TSM-17-005-1) APPROVED ON MARCH 16, 2017 AND AMENDED ON APRIL 18, 2019 BY THE BOARD OF SUPERVISORS AND ALL CONDITIONS IMPOSED UPON ITS APPROVAL HAVE BEEN SATISFIED. THE FINAL MAP SHOWN HEREON WAS REVIEWED BY THE COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION ON THE _____ DAY OF _____, 202__.

COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

HOPE SULLIVAN, AICP

RECORDER'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF ODYSSEY ENGINEERING, INC., ON THIS _____ DAY OF _____, 202__, AT _____ MINUTES PAST _____ O'CLOCK _____ M., IN BOOK _____, PAGE _____, THE OFFICIAL RECORDS OF CARSON CITY, NEVADA.

RECORDING FEE: _____ BY: _____
 RECORDER

FILE NUMBER: _____ BY: _____
 DEPUTY

CITY ENGINEER'S CERTIFICATE:

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT, THAT IT IS SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP AND ANY ALTERATIONS THEREOF, THAT ALL PROVISIONS OF N.R.S. 278A.430 THROUGH 278A.590 AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND THAT THIS MAP IS TECHNICALLY CORRECT. A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THAT THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED WITHIN ONE YEAR OF THE RECORDING DATE OF THIS MAP.

CITY ENGINEER _____ DATE _____
 RANDALL RICE, P.E.

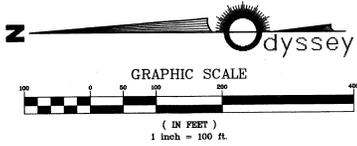
DIVISION OF WATER RESOURCES CERTIFICATE:

THIS FINAL MAP HAS BEEN APPROVED BY THE DIVISION OF WATER RESOURCES OF THE STATE OF NEVADA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING THE WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

BY: Malcolm Wilson, P.E. 12/3/21
 TITLE: Chief Water Rights

DIVISION OF WATER RESOURCES

FINAL MAP FOR BLACKSTONE RANCH PHASE 1-B OWNER OF RECORD RD LOMPA, LLC.	
BEING PARCEL'S 1-B AND 1-D AS SHOWN ON TRACT MAP NO. 3014 SITUATE WITHIN A PORTION OF THE WEST 1/2 OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.	
CARSON CITY	STATE OF NEVADA
895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 359-3303 WWW.ODYSSEY-CIVL-ENGINEERING.COM	
SHEET 1 OF 5	SUB-2021-0332



FND. 1 1/2" IRON PIPE WITH TAG "RLS 2096" N:14738218.16 E: 2296482.46 (GROUND COORDINATE)

PARCEL B1 DEED DOC. #519867 RD LOMPA, LLC

PARCEL E - P.M. 974 D & SL V, LLC.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94, CARSON CITY DATUM. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.000200.

LINE & CURVE TABLES:

SEE SHEET 3 OF 5

LEGEND:

- SUBJECT BOUNDARY LINE
- - - ADJACENT BOUNDARY LINE
- - - EASEMENT SIDELINE
- - - SURVEY TIE
- - - FEMA FLOOD DESIGNATION LINE
- - - GRAPHIC BORDER
- TEMPORARY EASEMENT PER T.M. 3014 SEE EASEMENT NOTE #1
- ◆ FOUND QUARTER CORNER AS NOTED
- ▲ FOUND CARSON CITY CONTROL POINT AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- SE 1/8" REBAR AND CAP OR NAIL WITH TAG, "PLS 22362"
- SF6 SINGLE FAMILY 6000 SQUARE FEET - ZONING
- P.M. PARCEL MAP
- T.M. TRACT MAP
- (R) RADIAL BEARING
- P.U.E. PUBLIC UTILITY EASEMENT
- C.A. COMMON AREA

ZONING:

- 1) CURRENT MASTER PLAN: MEDIUM DENSITY RESIDENTIAL.
- 2) CURRENT ZONING DISTRICT: "SINGLE FAMILY 6000 SQ. FT." (SF6).

FEMA NOTE:

SUBJECT PROPERTY IS SITUATE WITHIN FEMA FLOOD DESIGNATION'S "ZONE X", AND "ZONE AE" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP'S (FIRM) NUMBER'S: 3200010111H - EFFECTIVE DATE: JUNE 20, 2019 (THE FLOOD DESIGNATION LINE'S SHOWN HEREIN ARE APPROXIMATE BASED ON SAID FIRM MAP'S.)

G:\3866 - LOMPA RANCH PM\DWG\PHASE 1B FINAL MAP\3866 TM PH-1B.DWG

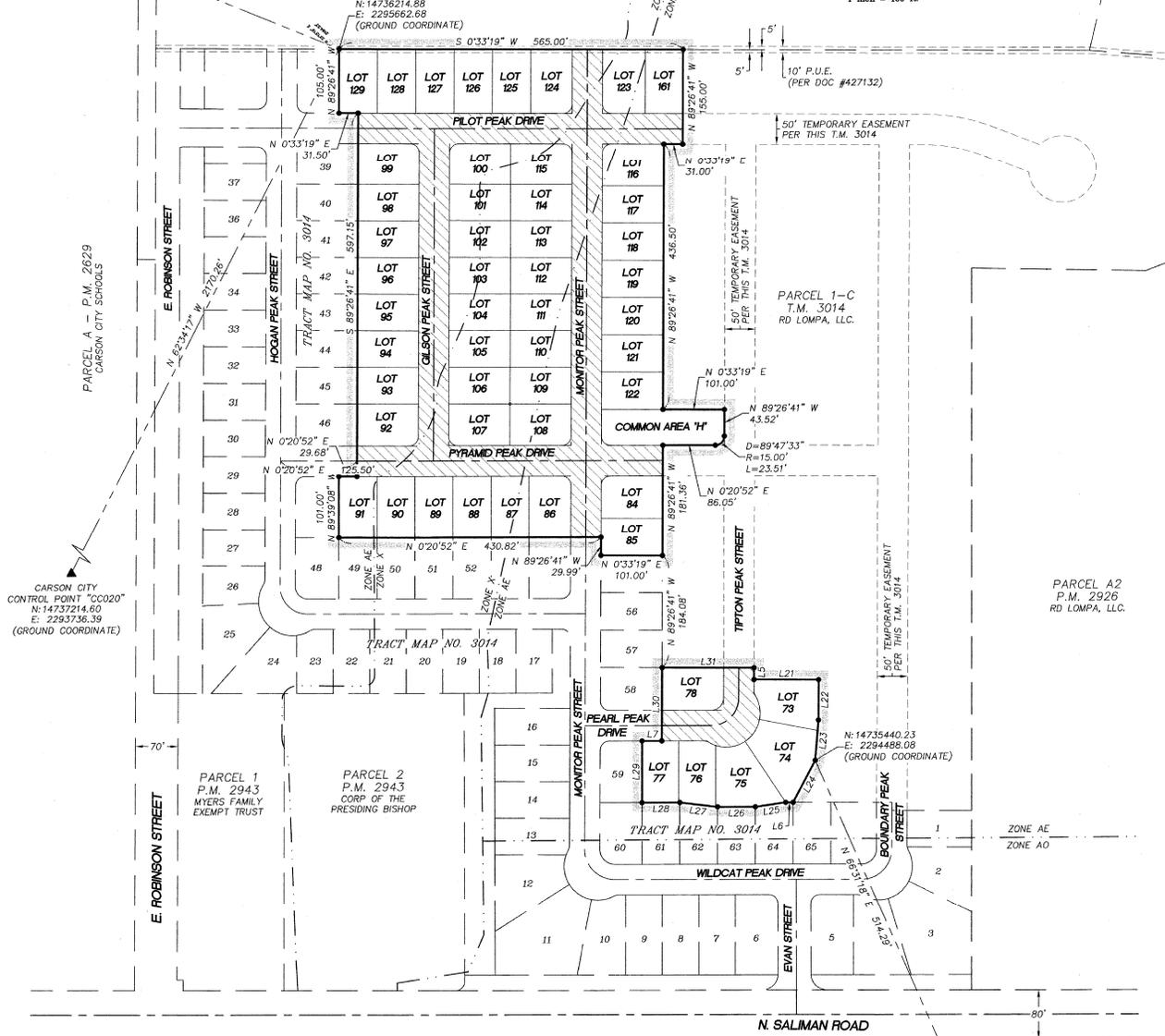
FINAL MAP
FOR
BLACKSTONE RANCH PHASE 1-B
OWNER OF RECORD
RD LOMPA, LLC.

BEING PARCEL'S 1-B AND 1-D AS SHOWN ON TRACT MAP NO. 3014
SITUATE WITHIN A PORTION OF THE WEST 1/2 OF SECTION 16,
TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.

CARSON CITY	STATE OF NEVADA
	SHEET 2 OF 5
895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 358-3303 WWW.ODYSSEY-CIVIL-ENGINEERING.COM odyssey ENGINEERING INCORPORATED	

EASEMENT NOTES:

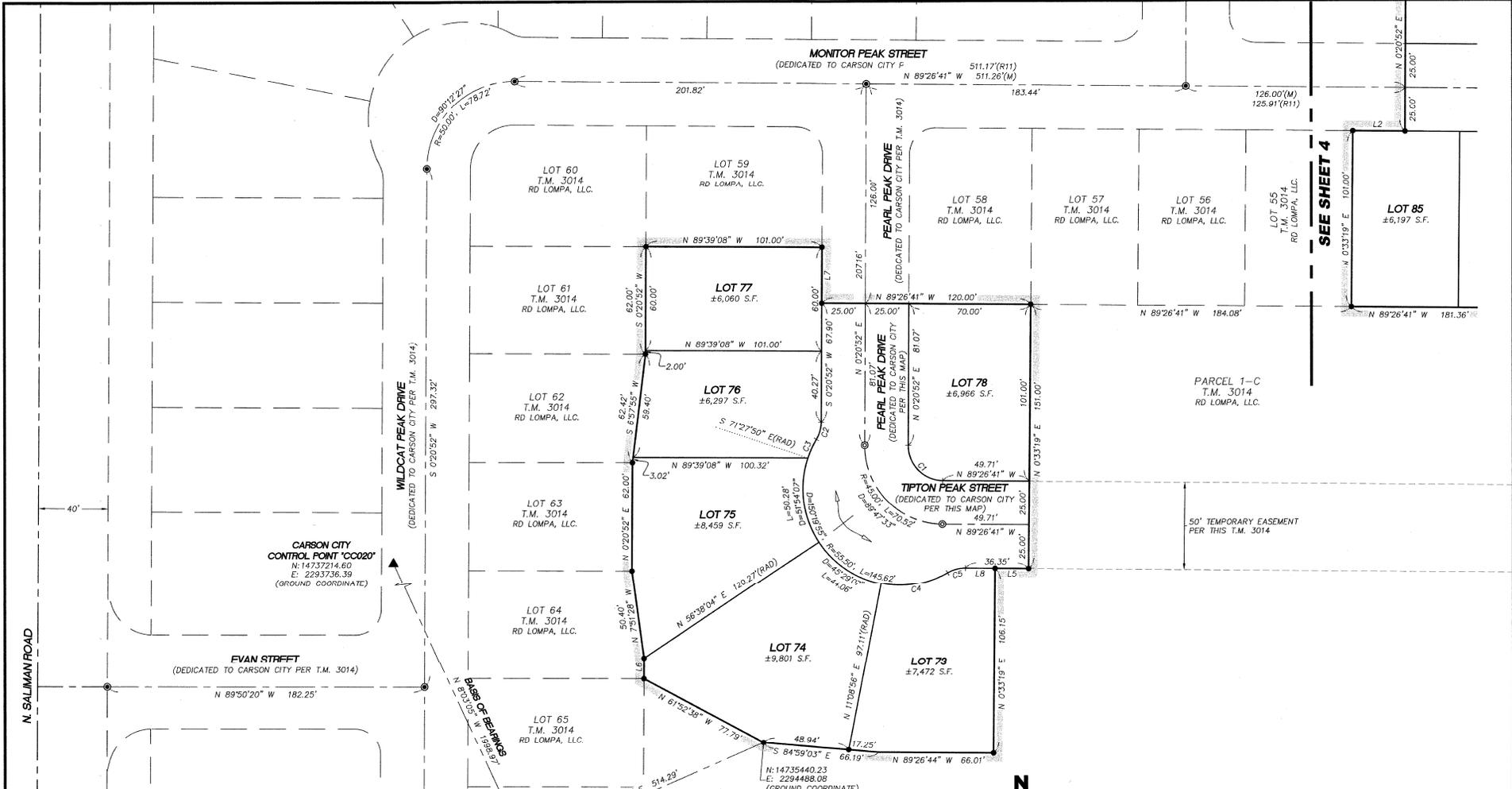
- 1) THE TEMPORARY MAINTENANCE, ACCESS, AND PUBLIC UTILITY EASEMENT GRANTED WITHIN TRACT MAP NO. 3014, AND SITUATE WITHIN THE BOUNDS OF THIS FINAL MAP SHALL BE RELINQUISHED UPON FUTURE ACCEPTANCE OF ROADWAYS BY CARSON CITY FOR EACH PARCEL CREATED HEREIN.
- 2) SEE SHEET 5 OF 5 FOR TYPICAL LOT EASEMENT DETAIL.



CARSON CITY CONTROL POINT "CC020" N:14737214.60 E: 2293736.39 (GROUND COORDINATE)

CARSON CITY CONTROL POINT "CC019" N:14735238.33 E: 2294016.37 (GROUND COORDINATE)

BASIS OF BEARINGS N 8°03'05" W 1998.97'



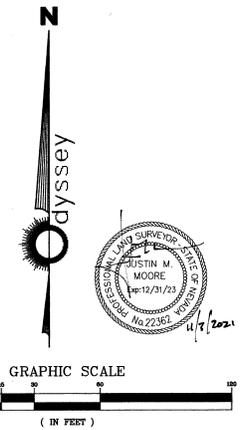
PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 0°33'19" E	31.00'
L2	N 89°26'41" W	29.99'
L3	N 0°20'52" E	29.68'
L4	N 0°33'19" E	31.50'
L5	N 89°26'41" W	19.26'
L6	N 0°20'52" E	12.12'
L7	N 0°20'52" E	32.37'
L8	N 89°26'41" W	17.09'
L9	N 0°20'52" E	25.00'
L10	N 0°20'52" E	25.00'
L11	N 89°26'41" W	25.00'
L12	N 89°26'41" W	25.00'
L13	N 89°26'41" W	25.00'
L14	N 89°26'41" W	25.00'
L15	N 0°33'19" E	25.00'
L16	N 0°33'19" E	25.00'

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L17	N 89°26'41" W	25.00'
L18	N 89°26'41" W	25.00'
L19	N 89°26'41" W	25.00'
L20	N 89°26'41" W	25.00'
L21	S 0°33'19" W	106.15'
L22	N 89°26'44" W	66.01'
L23	N 84°59'03" W	66.19'
L24	N 61°52'38" W	77.79'
L25	N 75°1'28" W	50.40'
L26	N 0°20'52" E	62.00'
L27	N 6°57'55" E	62.42'
L28	N 0°20'52" E	62.00'
L29	S 89°39'08" E	101.00'
L30	S 89°26'41" E	120.00'
L31	S 0°33'19" W	151.00'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	89°47'33"	20.00'	31.34'
C2	30°16'11"	20.00'	10.57'
C3	120°4'53"	55.50'	11.70'
C4	40°51'48"	55.50'	38.58'
C5	30°16'11"	20.00'	10.57'
C6	89°47'33"	15.00'	23.51'
C7	90°12'27"	15.00'	23.62'
C8	89°47'33"	15.00'	23.51'
C9	90°12'27"	15.00'	23.62'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C10	90°12'27"	15.00'	23.62'
C11	89°47'33"	15.00'	23.51'
C12	90°00'00"	15.00'	23.56'
C13	90°00'00"	15.00'	23.56'
C14	90°00'00"	15.00'	23.56'
C15	90°00'00"	15.00'	23.56'
C16	90°00'00"	15.00'	23.56'
C17	90°00'00"	15.00'	23.56'

PARCEL 1-C
T.M. 3014
RD LOMPA, LLC.



LEGEND:
SEE SHEET 5 OF 5

BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94, CARSON CITY DATUM. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND FACTOR OF 1.000200.

FINAL MAP
FOR
BLACKSTONE RANCH PHASE 1-B
OWNER OF RECORD
RD LOMPA, LLC.

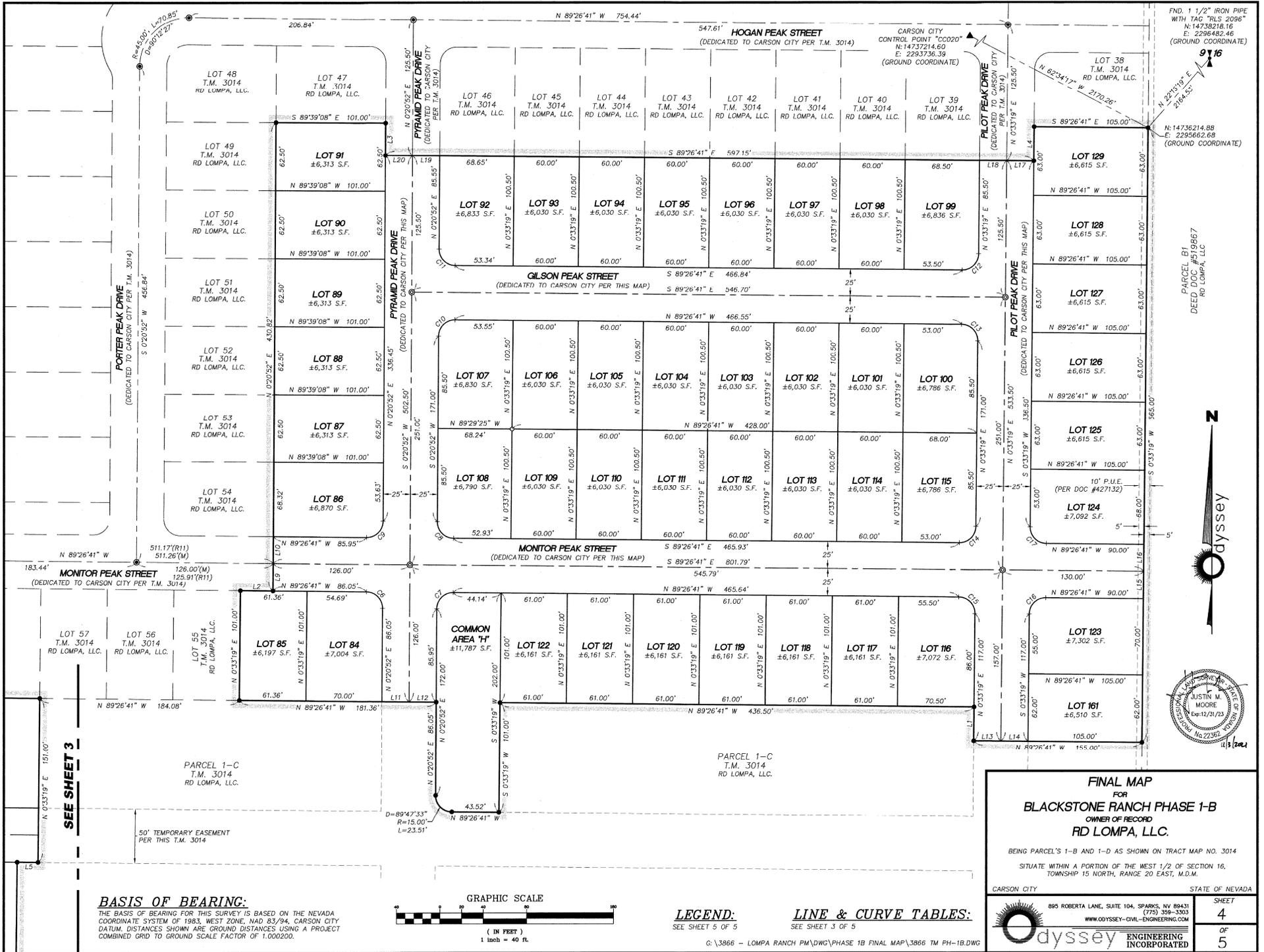
BEING PARCEL'S 1-B AND 1-D AS SHOWN ON TRACT MAP NO. 3014
SITUATE WITHIN A PORTION OF THE WEST 1/2 OF SECTION 16,
TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.

CARSON CITY STATE OF NEVADA

890 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
(775) 359-3303
WWW.ODYSSEY-CIVIL-ENGINEERING.COM

SHEET
OF
5

Odyssey ENGINEERING INCORPORATED



GENERAL NOTES:

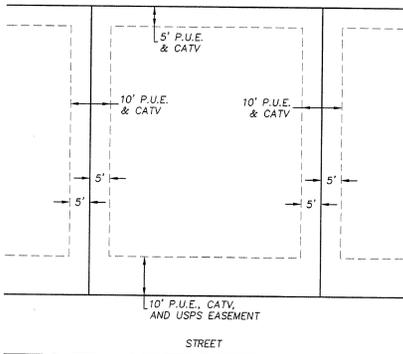
- 1) TOTAL AREA: 11.02 ACRES (SEE AREA TABULATIONS BELOW).
- 2) THERE ARE NO WELLS OR SEPTIC TANKS ON THIS SITE.
- 3) ALL LOTS ARE REQUIRED TO HOOK-UP TO CITY WATER AND SEWER SYSTEM.
- 4) ALL DEVELOPMENT SHALL BE IN ACCORD WITH TENTATIVE MAP TSM-17-005 AND ITS ASSOCIATED CONDITIONS OF APPROVAL.
- 5) A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED ENTIRELY WITHIN COMMON AREA H.
- 6) A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT AND THE RIGHT TO EXIST WITHIN LOT WITH SAID UTILITY SERVICE FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
- 7) ALL PUBLIC UTILITY EASEMENTS GRANTED HEREON SHALL INCLUDE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
- 8) THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH THE PROVISIONS OF SAID ORDINANCE.
- 9) UPON DEVELOPMENT, ALL LOTS WILL BE REQUIRED TO INSTALL WATER AND SANITARY SEWER LATERALS OF SUFFICIENT SIZE TO SERVE EACH LOT, INCLUDING ANY OVERSIZING REQUIRED PER THE PROVISIONS OF CCMC 12.01 AND 12.05.
- 10) RIGHT OF WAY TO BE OFFERED FOR DEDICATION TO CARSON CITY WITH THIS FINAL MAP ARE: TIPTON PEAK STREET, PEARL PEAK DRIVE, PILOT PEAK DRIVE, MONITOR PEAK STREET, GILSON PEAK STREET, AND PYRAMID PEAK DRIVE (±4.77 ACRES).
- 11) A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS WITHIN EACH PARCEL AS SHOWN FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.
- 12) COMMON AREA H SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- 13) THE LANDSCAPE MAINTENANCE DISTRICT (LMD) SHALL BE FUNDED THROUGH A MAINTENANCE DISTRICT OR SIMILAR INSTRUMENT PRIOR TO THE FINAL MAP APPROVAL.

REFERENCES:

- (R1) PRELIMINARY TITLE REPORT PREPARED BY FIRST CENTENNIAL TITLE COMPANY OF NEVADA, ORDER NO. B223962-CT, COMMITMENT DATE: SEPTEMBER 7, 2020
- (R2) ABANDONMENT OF PUBLIC RIGHT OF WAY, DOCUMENT NO. 499221, RECORDED OCTOBER 7, 2019, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R3) RECORD OF SURVEY NO. 2781, RECORDED OCTOBER 12, 2012, AS FILE NO. 427133, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R4) PARCEL MAP NO. 975, RECORDED JUNE 29, 1983, AS FILE NO. 19422, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R5) PARCEL MAP NO. 974, RECORDED JUNE 27, 1983, AS FILE NO. 19350, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R6) PARCEL MAP NO. 678, RECORDED AUGUST 21, 1978, AS FILE NO. 82033, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R7) PARCEL MAP NO. 546, RECORDED FEBRUARY 3 1977, AS FILE NO. 68249, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R8) PARCEL MAP NO. 2926, RECORDED OCTOBER 6, 2017, AS FILE NO. 479250, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R9) PARCEL MAP NO. 2943, RECORDED JUNE 12, 2018, AS FILE NO. 485886, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R10) RECORD OF SURVEY MAP NO. 2749, RECORDED AUGUST 11, 2010, AS FILE NO. 403435, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R11) TRACT MAP NO. 3014, RECORDED JUNE 24, 2021, AS FILE NO. 521829, OFFICIAL RECORDS OF CARSON CITY, NEVADA.

LEGEND:

- SUBJECT BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- - - EASEMENT SIDELINE
- CENTERLINE
- SURVEY TIE
- FEMA FLOOD DESIGNATION LINE
- RADIAL LINE
- GRAPHIC BORDER
- TEMPORARY EASEMENT PER THIS MAP
*SEE EASEMENT NOTE #1 ON SHEET 2 HEREIN.
- ◆ FOUND QUARTER CORNER AS NOTED
- ▲ FOUND CARSON CITY CONTROL POINT AS NOTED
- CENTERLINE MONUMENT PER T.M. 3014
- ⊙ SET CENTERLINE MONUMENT IN WELL STAMPED "PLS 22362"
- FOUND 5/8" REBAR AND CAP, "PLS 22362"
- SET 5/8" REBAR AND CAP OR NAIL WITH TAG, "PLS 22362"
- DIMENSION POINT (NOTHING FOUND OR SET)
- SF6 SINGLE FAMILY 6000 SQUARE FEET - ZONING
- T.M. TRACT MAP
- P.M. PARCEL MAP
- (RAD) RADIAL BEARING
- (R#) RECORD COURSE AND DISTANCE PER REFERENCED DOCUMENT
- (M) MEASURED COURSE AND DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- C.A. COMMON AREA
- CATV CABLE TELEVISION
- USPS UNITED STATES POSTAL SERVICE
- STREET BREAK FOR ADDRESS ASSIGNMENT



TYPICAL LOT EASEMENT DETAIL
NOT TO SCALE

LOT TABULATIONS:

RESIDENTIAL LOTS:	53
COMMON AREAS:	1
TOTAL:	54

AREA TABULATIONS:

LOTS:	± 7.90 ACRES
RIGHT OF WAY:	± 2.85 ACRES
COMMON AREA:	±11,787 SQUARE FEET
TOTAL AREA:	±11.02 ACRES



FINAL MAP
FOR
BLACKSTONE RANCH PHASE 1-B
OWNER OF RECORD
RD LOMPA, LLC.

BEING PARCELS 1-B AND 1-D AS SHOWN ON TRACT MAP NO. 3014
SITUATE WITHIN A PORTION OF THE WEST 1/2 OF SECTION 16,
TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.

CARSON CITY STATE OF NEVADA

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 358-3303 WWW.ODYSSEY-CIVIL-ENGINEERING.COM	SHEET 5
odyssey ENGINEERING INCORPORATED	OF 5