



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** September 5, 2019

Staff Contact: Heather Ferris, hferris@carson.org

Agenda Title: For Possible Action: Discussion and possible action regarding a Final Subdivision Map known as Schulz Ranch Phase 4, resulting in the creation of 100 residential lots and common area on property zoned Single Family 6,000- Specific Plan Area (SF6-SPA), located on Race Track Road, APN 009-311-64. (FSM 18-121). (Heather Ferris, hferris@carson.org)

Staff Summary: The Board of Supervisors granted approval of the Tentative Subdivision Map for the Schulz Ranch Common Open Space Development on October 20, 2005. The Board of Supervisors subsequently approved a Development Agreement on September 1, 2011, the first amendment to the Development Agreement on April 3, 2014, and the second amendment to the Development Agreement on November 16, 2017. The third Final Subdivision Map for Schulz Ranch recorded on November 16, 2017. Per Carson City Municipal Code, Section 17.06.015 (Time Limit for Recording), successive maps in a series of phased Final Subdivision Maps must be approved by the Board of Supervisors within two years of the recordation of the preceding map for the Tentative Subdivision Map to remain valid. This is the fourth and final phase of the Schulz Ranch Subdivision.

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

Proposed Motion

I move to approve the Final Subdivision Map known as Schulz Ranch Phase 4, which fully complies with all of the conditions of approval of Tentative Subdivision Map TSM 05-144 and the Schulz Ranch Development Agreement as amended, pursuant to the requirements of Carson City Municipal Code.

Board's Strategic Goal

Sustainable Infrastructure

Previous Action

October 20, 2005- Board of Supervisors approves Tentative Subdivision Map TSM 05-144.

September 1, 2011- Board of Supervisors approves a Development Agreement for the Schulz Ranch Subdivision.

April 3, 2014- Board of Supervisors approves the first amendment to the Development Agreement.

August 7, 2014- Board of Supervisors approves the Final Subdivision Map for Phase 1 of Schulz Ranch.

July 26, 2016- Board of Supervisors approves the Final Subdivision Map for Phase 2 of Schulz Ranch.

November 16, 2017- Board of Supervisors approves the second amendment to the Development Agreement and the Final Subdivision Map for Phase 3 of Schulz Ranch.

Background/Issues & Analysis

Final Subdivision Maps must be reviewed and approved by the Board of Supervisors. Approval of the Final Subdivision Map is required to allow the applicant to subdivide the property pursuant to the provisions of the Carson City Municipal Code and Nevada Revised Statutes. In order for the Board to consider approval of a Final Subdivision Map, the status of fulfillment of the conditions of approval must be reviewed. The conditions of approval associated with TSM-05-144 and the Schulz Ranch Development Agreement, as amended, have been reviewed by staff and satisfied by the applicant as indicated in the attached memorandum from staff.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 17.06 (Subdivision Final Maps)

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted?

Explanation of Fiscal Impact:

Alternatives

1. Deny the request, finding that the applicant has not met the conditions of approval of the Tentative Subdivision Map and Development Agreement; or
2. Continue the item and request additional information.

Attachments:

[BOS memo FSM-18-121.pdf](#)

[Applicant Response to conditions FSM-18-121.pdf](#)

[FSM-18-121 Map.pdf](#)

Board Action Taken:

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

(Vote Recorded By)



Carson City Planning Division

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

www.carson.org www.carson.org/planning

MEMORANDUM

Board of Supervisors Meeting of September 5, 2019

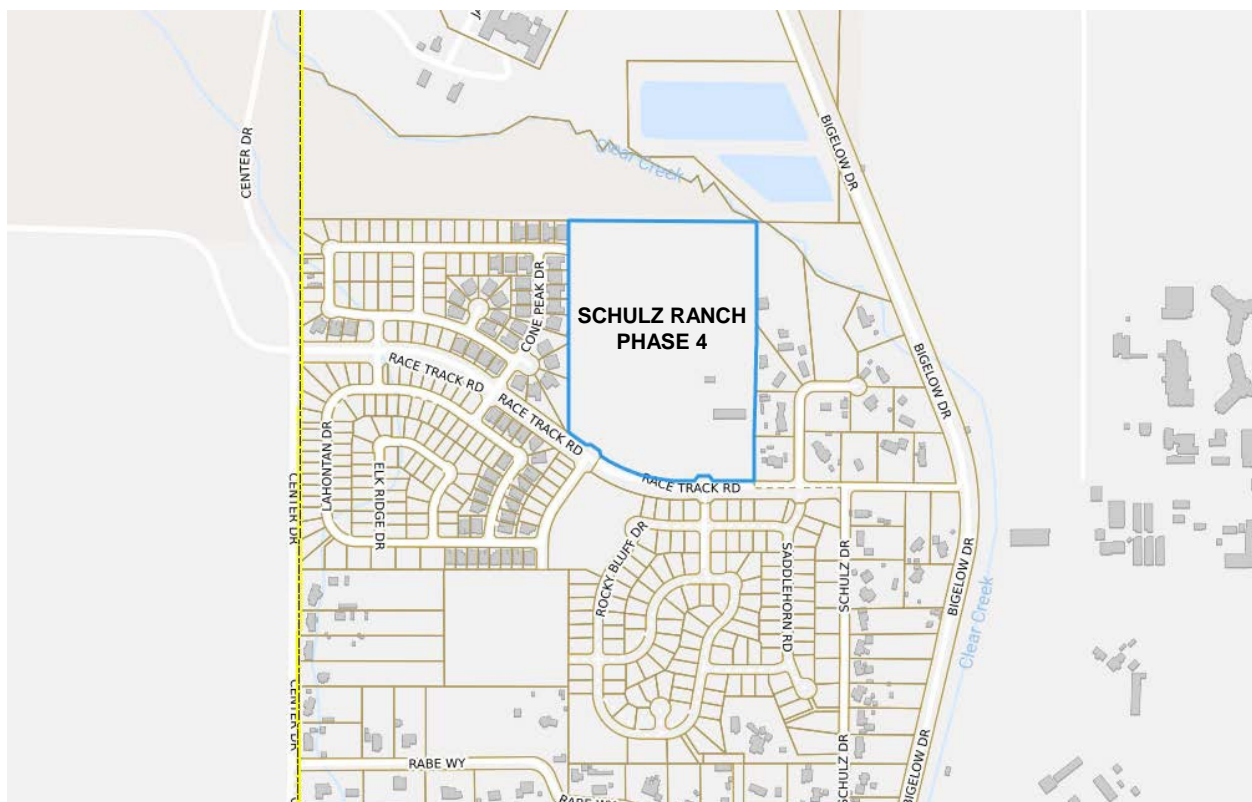
TO: Mayor and Board of Supervisors

FROM: Heather Ferris, Associate Planner
Planning Division

DATE: September 5, 2019

SUBJECT: For Possible Action: Discussion and possible action regarding a Final Subdivision Map known as Schulz Ranch Phase 4, resulting in the creation of 100 residential lots and common area on property zoned Single Family 6,000-Specific Plan Area (SF6-SPA), located on Race Track Road, APN 009-311-64, which fully complies with all of the conditions of approval of Tentative Subdivision Map TSM 05-144 and the Schulz Ranch Development Agreement, as amended pursuant to the requirements of Carson City Municipal Code (FSM 18-121).

VICINITY MAP:



In order for the Board of Supervisors to consider approval of a Final Subdivision Map, the status of fulfillment of the conditions of approval must be reviewed. The conditions of approval associated with TSM-05-144, a Tentative Map for the Schulz Ranch Subdivision and the Schulz Ranch Development Agreement, have been reviewed by staff and satisfied by the applicant as indicated in this report.

At its meeting of October 20, 2005, the Board of Supervisors approved Tentative Map TSM-18-121 by a vote of 5-0 and subject to the following conditions. Compliance with each of these conditions is addressed below.

1. The applicant must sign and return the Notice of Decision / conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item may be rescheduled for the next Planning Commission meeting for further consideration.

The Notice of Decision was signed and returned on October 27, 2005.

2. Any issues involving downstream users of existing irrigation ditches shall be resolved prior to improvement plans or submittal of the first final map.

A 15" Irrigation Pipe was constructed with Phase 1 that will convey all irrigation flows through the Schulz Ranch project.

3. Final water, sewer and traffic reports shall be reviewed and approved by the City Engineer. Recommendations of these reports shall be included in the subdivision improvements.

a) The tentative water analysis identifies the requirement to provide a looped system from the existing City system to the north of the project site. In addition to the looped water improvements proposed by the tentative water analysis by the applicant, additional off-site improvements will be required on a phased basis to accommodate the development. These improvements are based on city-wide system modeling resulting in the need to provide additional conveyance to this section of the city system.

A looped water system has been provided for in the design of Phase 4 by connecting to existing Phase 1, Phase 2 and Race Track Road stubs. These improvements have been secured for.

b) The tentative sewer analysis provides flows for a future regional sewer collection facility to assure force main and line sizing to ultimately accommodate possible sewage collection in the area surrounding the project site. The interim sewer pump station for the project shall be designed to gravity to the regional facility in the future. In addition, as identified in the tentative sewer analysis, improvements are required to the existing lift station on Bigelow Drive to accommodate the build-out of the proposed development and possible future sewage collection in the area surrounding the project site.

The sewer system has been designed without an interim sewer lift station. The entire project site will gravity flow to the existing lift station on Bigelow Drive. The Carson City South Lift Station (CCSL) Analysis, dated July 21, 2014, determined that the CCSL has sufficient capacity to handle the Schulz Ranch development.

c) The tentative drainage analysis provides a summary of the project hydrology including sizing of detention basins to assure post-development peak discharges meet pre-development conditions as required by the City. In addition, the analysis identifies the location of the existing Clear Creek 100-year floodplain outside of all lot areas with the proposed north detention/park site being within the 100-year floodplain. The construction of the basin will be at an elevation that will allow discharge of the 100-

year floodplain through the detention/park site unimpeded. In addition, all improvements will meet "Best Management Practices" and NPDES requirements for storm drainage discharge as required by the City to assure safe discharge to the Clear Creek system.

All Phase 4 lots and improvements are outside of the FEMA Special Flood Hazard Area, in Zone X and Shaded Zone X. The detention basin/water quality pond was constructed during Phase 1. During Phase 4, the basin will be developed into a park as shown on the Landscape plans. An erosion control plan is included in the improvement plans and a Storm Water Pollution Prevention Plan (SWPPP) will be maintained by the contractor.

d) Construction of Topsy Lane will be required from U.S. 395 to Center Drive as two lanes with on-street bike lanes. In addition, the traffic analysis provides recommendations for off-site intersection improvements at the intersection of Snyder Avenue and Bigelow Drive as well as Snyder Drive and Edmonds Drive. These improvements include widening to accommodate left hand turn lanes. Bigelow Drive from the site to Snyder Avenue will be required to be upgraded to two lanes with on-street bike lanes to provide upgraded access to the Snyder collector. Pedestrian crossing signage and striping will be required at off-site controlled intersections including Center/Topsy and Center/Clear Creek to assure safe pedestrian crossing in these areas. The traffic study analyzes the cumulative impacts including development of the Douglas County area to the east of the site as well as projecting to post- freeway development in developing the recommendations for the project.

These improvements were completed with Phases 1 and 2.

4. The applicant shall follow all recommendations contained in the project soils and geotechnical report. Two copies of the report shall be submitted with any improvement plans.

Two Copies of the Soils Investigation have been provided with the submittal of the Civil Improvement plans.

5. The applicant shall adhere to all Carson City standards and requirements for water and sewer systems, grading and drainage, and street improvements, as outlined in the Development Standards and other applicable Divisions and as required by the Standard Specifications and Details for Public Works Construction, as adopted by Carson City. No deviations from the standards are allowed unless specifically noted on the approved tentative map.

Civil Improvement plans have been submitted for Phase 4 and approved by Development Engineering and securities have been posted for improvements.

It should be noted, there are outstanding issues with off-site drainage improvements. The developer has been working to perfect the necessary easements. The improvements have been partially installed, but a question has been posed regarding the legality of the easements where the improvements are located. To date, they have reached a verbal agreement with all parties and are working towards getting signatures on the easement documents. A bond has been posted with the City for Phase 3 of the development which includes completion of the necessary drainage improvements. Staff has also been working with the applicant to identify an alternative for off-site drainage improvements. An alternative, that will not require third party involvement, has been identified and will be implemented in the event the developer is unable to secure the necessary easements for the improvements as currently designed.

6. The applicant shall obtain a dust control and stormwater pollution prevention permit from the Nevada Division of Environmental Protection (NDEP). The site grading must incorporate proper dust control and erosion control measures.

These permits were obtained prior to the commencement of construction.

7. The revised tentative map shall be reviewed and signed by the Planning Director and City Engineer.

The revised Tentative Map was reviewed and signed by the Planning Director and City Engineer in 2006.

THE FOLLOWING SHALL BE COMPLETED PRIOR TO SUBMITTAL OF ANY FINAL MAP:

8. Prior to submittal of any final map or parcel maps, Development Engineering shall approve all on-site and off-site improvements.

Civil Improvement plans have been submitted for Phase 4 and approved by Development Engineering and security has been posted for improvements.

It should be noted, there are outstanding issues with off-site drainage improvements. The developer has been working to perfect the necessary easements. The improvements have been partially installed, but a question has been posed regarding the legality of the easements where the improvements are located. To date, they have reached a verbal agreement with all parties and are working towards getting signatures on the easement documents. A bond has been posted with the City for Phase 3 of the development which includes completion of the necessary drainage improvements. Staff has also been working with the applicant to identify an alternative for off-site drainage improvements. An alternative, that will not require third party involvement, has been identified and will be implemented in the event the developer is unable to secure the necessary easements for the improvements as currently designed.

9. 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.

The city has provided a will serve letter. NDEP has provided a letter of approval, dated February 26, 2019 and has signed the Final Subdivision Map for Phase 4 of the Schulz Ranch Subdivision.

10. Prior to the recordation of the final map for any phase of the project, the improvements associated with said phase must either be constructed and approved by the 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 engineers 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 engineers estimate to secure the Developers obligation to repair defects in workmanship and materials which appear in the work within one year of acceptance by the city.

The developer has provided an engineer's estimate which has been reviewed and approved by Development Engineering Staff. Appropriate security has been posted.

THE FOLLOWING SHALL BE INCLUDED WITH THE SUBMITTAL OF CONSTRUCTION/IMPROVEMENT PLANS OR SUBMITTAL OF A FINAL MAP:

11. The plans and final map shall reflect 10 foot wide Public Utility Easements along all street frontages and 5 foot wide Public Utility Easements along all side and rear lot lines.

Staff has reviewed the final map and finds that appropriate Public Utility Easements have been provided.

12. The plans and final map shall show the East side of Center Drive to be improved to urban standards from the southerly project boundary to the northerly boundary including that portion fronting BLM property.

These improvements were completed with Phase 2.

13. The map shall show a six foot wide pedestrian connection from Juniper Peak Drive to Center Drive between lots 17 and 18.

The requested connection was completed in the Phase 2 improvement plans.

14. All streets including Center Drive shall include street lights, pursuant to City Standards. The map shall reflect their proposed positions.

Street lights are shown on the civil improvements plans for Phase 4 of the project and have been included in the engineer's estimate. Appropriate security has been posted for their installation.

15. The map shall show a six foot wide pedestrian connection from Arc Dome Drive to Center Drive between Lots 15 and 17.

The requested connection was completed in the Phase 2 improvement plans.

16. Each phase of the development will be required to submit a set of improvement plans for all on-site and off-site improvements necessary to complete that specific phase.

Improvement plans have been submitted for all required on-site and off-site improvements for Phase 4 per the Amended Development Agreement.

17. The map shall show a watermain extending from Sugarloaf Peak Drive between lots 10 and 11 to the south running next to the temporary sewer pump station.

The requested watermain was addressed in the Phase 3 improvement plans.

18. The applicant will provide on-site bus stops that will be incorporated in the site planning of the proposed project per Carson City School District regulations.

Carson City School District has chosen not to designate specific bus stop locations with the proposed improvements.

19. Placement of all utilities shall be underground within the development.

All utilities have been designed and constructed to be underground in the project.

20. Improvement plans for the final map phase that includes the 251st residential lot shall include all remaining improvements for open space, park areas and paths for the entire development. Park, open space and path improvements shall be constructed or bonded for prior to recording the final map; however, a notice of completion for all park, open space and path improvements must be issued prior to issuance of building permits for the 251st or subsequent residential lots.

This condition was modified with the Development Agreement (2nd Amendment) and requires the notice of completion for the neighborhood park to be issued prior to issuance of the building permit for the 250th residential lot. The developer has been working on the construction of the park and City staff has been monitoring building permits and the park construction closely. As of May 31, 2019 the developer has applied for 249 building permits and the park is nearing completion. On July 22, 2019 the Parks, Recreation and Open Space Department conducted an inspection of the park construction and determined the park was substantially complete within the terms of the Plans and Specifications. The Parks, Recreation and Open

Space Director issued a Conditional Notice of Completion on July 24, 2019.

21. All fencing on corner lots must meet sight distance area requirements of CCMC Development Standards Division 1, Land Use and Site Design.

Fencing will meet all requirements.

22. All landscaping proposed within the subdivision on site shall be in compliance with CCMC Development Standards Division 3, Landscaping.

Landscaping will meet all requirements.

23. No improvements shall begin within the limits of the special flood hazard area of Clear Creek without first obtaining City authorization from the Floodplain Manager and following the provisions of CCMC 12.09.

All Phase 4 lots and improvements are outside of the Special Flood Hazard Area.

24. The North Douglas County Specific Plan identifies bike lanes on both Topsy Lane and Center Drive. These bike lanes shall be incorporated with the improvements to Topsy Lane and Center Drive.

The proposed bike lanes along Topsy Lane and Center Drive were constructed in Phase 1 and Phase 2.

25. Separation requirements between proposed sewer and storm drain lines and Douglas County's new well should be considered in the proposed development by the applicant.

Proposed sewer and storm drain separation requirements have been met for all existing and proposed water facilities.

26. Street trees shall be provided along Race Track Road/Topsy Lane connections between Schulz Drive and Center Drive, spaced on average at 40 foot intervals. Species grouping and diversity is mandatory and to be approved by the Planning Division Staff.

Trees have been installed.

27. An east-west linear park pathway system will be provided adjacent to Topsy Lane/Race Track Road. This will provide connectivity for bicycle circulation via five foot on street lanes and pedestrian connectivity via an eight foot pathway on the south side of the roadway system. The eight foot pathway will be provided with a 30 foot area to allow for a landscaped linear park. The 30 foot width may be reduced near intersections where additional width is required. A 10 foot wide landscape area will be provided on the north side of the roadway to provide landscape continuity.

This improvement was constructed with Phase 1.

28. North-South circulation between the neighborhood park and the detention basin parks shall be provided adjacent to neighborhood streets with a 10 foot landscaped parkway and six foot sidewalk which will be incorporated into the parks system to provide linear connectivity and continuity.

Through the LMD process, the Carson City Parks Department determined that the landscaping would be better maintained within the lots than within a landscape strip.

29. The Clear Creek flood plain in the northeast portion of the SR-SPA area shall be retained in open space as part of the development, and may be incorporated into the project storm-water and water quality control facilities. The development shall meet all local, state and federal requirements for

drainage, storm-water maintenance and water quality control.

All Phase 4 lots and improvements are outside of the Special Flood Hazard Area. The Clear Creek flood plain in the northwest portion of the SR-SPA area has been retained in open space. A water quality basin was constructed during Phase 1. During Phase 4, the basin will be developed into a park as shown on the Landscape plans which will be completed with the site improvements in Phase 4.

30. The developer must meet all applicable local, state and federal environmental standards in the removal and clean-up of the race track facilities.

The race track facilities have been removed.

31. Municipal water and sewer facilities, as well as natural gas, electric and cable television services shall be extended to serve the development.

All facilities necessary to provide service to Phase 4 have been extended.

THE FOLLOWING MUST BE SUBMITTED OR INCLUDED WITH THE FINAL SUBDIVISION MAP:

32. The map shall reflect that any landscaped area, as well as within the right-of-way, is to be maintained by Carson City and paid for by a neighborhood landscape maintenance district.

A note has been placed on the final map to reflect this.

33. Notes shall be added to the final map:

- A. "All shared access driveways are privately maintained."
- B. "Individual driveway access onto Topsy Lane/Race Track Road and Center Drive is prohibited."
- C. "Lots at the perimeter of the SR-SPA area adjacent to existing residential parcels shall be limited to the development of one-story homes."
- D. "These parcels are subject to Carson City's Growth Management Ordinance and all property owners shall comply with provisions of said ordinance."
- E. "All development shall be in accord with Tentative Map (TSM-05-144)."

The above notes that are applicable to Phase 4 have been added to the final map.

34. All street names shall be reviewed and approved by Carson City's GIS Department. The approved names shall be shown on the final map.

Staff has reviewed and approved the street names. The approved street names have been shown on the Final Map.

35. All final maps shall be in substantially in accordance with the approved tentative map.

Staff has reviewed the Final Subdivision Map and has determined it is in substantial compliance with the approved tentative map.

36. All other departments' and State agencies conditions of approval, which are attached, shall be incorporated as conditions of approval.

The map has been reviewed by City staff as well as State agencies for compliance with all conditions of approval.

37. A copy of the signed Notice of Decision.

A copy of the Notice of Decision was included with the application for the Final Subdivision Map.

38. Evidence from the City Health Department and Fire Department that the applicable department's requirements have been satisfied, including but not limited to the location of all fire hydrants.

Fire hydrant locations have been included on the Civil Improvement plans which have been reviewed and approved by the Fire Department.

39. A variety of home models shall be provided and proposed house models shall be submitted pursuant to SPA policy SR-3.1.

Home models will be provided by the developer of each Neighborhood as provided for in the Amended Development Agreement.

40. Homes shall be oriented as to not have rear yards on streets, excluding Topsy Lane and Center Drive. Individual driveway access onto Topsy Lane/Race Track Road and Center Drive are prohibited.

The lot layout conforms to this condition and the appropriate note has been added to the applicable final map.

41. A minimum of three typical landscape schemes for each neighborhood shall be submitted. Front yard landscaping and irrigation shall be provided by the developer(s). Landscaping will include a minimum of two trees (1 1/2 inch caliper deciduous or five foot high evergreen) and 12 five gallon mix of evergreen and deciduous shrubs. Evergreen trees depending on species shall be planted a minimum of 10 feet from back of sidewalks. Turf and/ or ground cover area shall also be provided in the landscape alternatives.

Landscape schemes will be provided to the City pursuant to the Amended Development Agreement.

THE FOLLOWING ARE GENERAL CONDITIONS OF APPROVAL:

42. Any lots and/or phased areas not planned for immediate development shall be left undisturbed and no mass grading and clearing of natural vegetation shall be allowed.

No mass grading for future phases is shown on the Phase 4 improvement plans, as this is the last remaining phase of the project.

43. All disturbed areas are required to have a palliative applied for dust control. Any and all grading shall comply with State and City regulations.

All grading will comply with the regulations.

44. Building permits for home construction shall not be issued until streets and infrastructure improvements are deemed substantially complete by the City Engineer.

Staff will not allow the issuance of any building permits for Phase 4 until such time as improvements have been deemed substantially complete by the City Engineer.

45. Hours of construction shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 am. to 5:00 p.m. on Saturday, no construction on Sunday. If the hours of construction are not adhered to, the Carson City Building and Safety Division 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.

A note has been added to the construction plans outlining this restriction.

46. A Final Subdivision Map for the property must be recorded within two years of the date of Tentative Subdivision Map approval by the Board of Supervisors. The applicant is responsible for complying with the required conditions of approval and submitting a final map that complies with all conditions of approval at least 30 days prior to the tentative map expiration date. A one-year extension of the tentative map approval period may be granted by the Board of Supervisors upon written request at least 30 days prior to the tentative map expiration date.

The Development Agreement, as amended, contains the pertinent timing for recording Final Maps. The third Final Subdivision Map for Schulz Ranch recorded on November 16, 2017. Per Carson City Municipal Code, Section 17.06.015 (Time Limit for Recording), successive maps in a series of phased Final Subdivision Maps must be approved by the Board of Supervisors within two years of the recordation of the preceding map for the Tentative Subdivision Map to remain valid. This is the fourth and final phase of the Schulz Ranch Subdivision.

47. All structure development within the project must fully meet the policies of the Schulz Ranch Specific Plan Area (SR-SPA).

All building permits will be reviewed to ensure structures comply with the policies of the Schulz Ranch Specific Plan Area.

48. Should the applicant or his/her contractors uncover historic or pre-historic archeological remains, they are required to cease all ground disturbances or construction activities in the immediate area and immediately (that day) contact the State Department of Cultural Affairs, Cultural Office of the Washoe Tribe and the State Historic Preservation Office for instructions regarding proper handling and disposition.

A note has been added to the construction plans.

49. The Schulz Ranch Development shall provide a noise and odor easement on behalf of the adjacent one acre residential parcels to the City for review and approval; to be recorded against the subdivision. As part of the easement and sales disclosure, the applicant shall disclose that the surrounding properties have the privilege to have animals, fowl etc. associated with the primary permitted uses on site.

The subject easement is noted on the map. Additionally, the easement is disclosed in the CC&R's for the development.

STIPULATIONS:

1. "Along the northeastern border of the Schulz Ranch Development the applicant will work with the Washoe Tribe on acceptable fencing treatments.

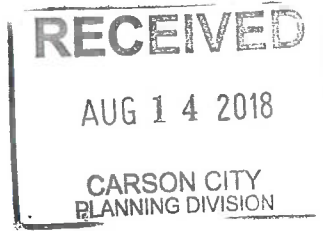
The wall was constructed with Phase 2 of the development in coordination with the Washoe Tribe.

2. The developer will provide an archeological report to staff and the Washoe Tribe prior to the commencement of grading and trenching of the subject site and during grading and trenching, the developer shall have an archeological monitor on site to review the activities.

This report has been provided to the City and the Tribe.

3. The noise and odor easement as referenced in condition #49 must be included in the developments Conditions, Covenants, and Restrictions (CC & R's) recorded documents.

The CC&R's have been recorded for the development and include disclose the noise and odor easement. Following recordation of the Final Subdivision Map, Phase 4 of the Schulz Ranch subdivision will be annexed into the CC&R's.



Civil Engineering
Surveying
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

April 27, 2018

F SUB - 1 8 - 1 2 1

Carson City
Community Development Department
108 E. Proctor St.
Carson City, NV 89701

RE: Schulz Ranch Conditions of Approval Compliance Letter (Phase 4)

To Whom It May Concern,

1. The applicant must sign and return the Notice of Decision / conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item may be rescheduled for the next Planning Commission meeting for further consideration.

Response: Not applicable to Phase 4.

2. Any issues involving downstream users of existing irrigation ditches shall be resolved prior to improvement plans or submittal of the first final map.

Response: A 15" Irrigation Pipe was constructed with Phase 1 that will convey all irrigation flows through the Schulz Ranch project.

3. Final water, sewer and traffic reports shall be reviewed and approved by the City Engineer. Recommendations of these reports shall be included in the subdivision improvements.
 - a) The tentative water analysis identifies the requirement to provide a looped system from the existing City system to the north of the project site. In addition to the looped water improvements proposed by the tentative water analysis by the applicant, additional off-site improvements will be required on a phased basis to accommodate the development. These improvements are based on city-wide system modeling resulting in the need to provide additional conveyance to this section of the city system.

Response: A looped water system has been provided for in the design of Phase 4 by connecting to existing Phase 1, Phase 2 and Race Track Road stubs.

- b) The tentative sewer analysis provides flows for a future regional sewer collection facility to assure force main and line sizing to ultimately accommodate possible sewage collection in the area surrounding the project site. The interim sewer pump station for the project shall be designed to gravity to the regional facility in the future. In addition, as identified in the tentative sewer analysis, improvements are required to the existing lift station on Bigelow Drive to accommodate the build-out

of the proposed development and possible future sewage collection in the area surrounding the project site.

Response: The sewer system has been designed without an interim sewer lift station. The entire project site will gravity flow to the existing lift station on Bigelow Drive. The Carson City South Lift Station (CCSLS) Analysis, dated July 21, 2014, determined that the CCSLS has sufficient capacity to handle the Schulz Ranch development.

- c) The tentative drainage analysis provides a summary of the project hydrology including sizing of detention basins to assure post-development peak discharges meet pre-development conditions as required by the City. In addition, the analysis identifies the location of the existing Clear Creek 100- year floodplain outside of all lot areas with the proposed north detention/park site being within the 100-year floodplain. The construction of the basin will be at an elevation that will allow discharge of the 100-year floodplain through the detention/park site unimpeded. In addition, all improvements will meet "Best Management Practices" and NPDES requirements for storm drainage discharge as required by the City to assure safe discharge to the Clear Creek system.

Response: All Phase 4 lots and improvements are in Zone X and Shaded Zone X, or outside of the FEMA Special Flood Hazard Area (SFHA). The detention basin/water quality pond was constructed during Phase 1. During Phase 4, the basin will be developed into a park and shown on the Landscape Plans. An erosion control plan is included in the improvement plans and a Storm Water Pollution Prevention Plan (SWPPP) will be maintained by the contractor.

- d) Construction of Topsy Lane will be required from U.S. 395 to Center Drive as two lanes with on-street bike lanes. In addition, the traffic analysis provides recommendations for off-site intersection improvements at the intersection of Snyder Avenue and Bigelow Drive as well as Snyder Drive and Edmonds Drive. These improvements include widening to accommodate left hand turn lanes. Bigelow Drive from the site to Snyder Avenue will be required to be upgraded to two lanes with on-street bike lanes to provide upgraded access to the Snyder collector. Pedestrian crossing signage and striping will be required at off-site controlled intersections including Center/Topsy and Center/Clear Creek to assure safe pedestrian crossing in these areas. The traffic study analyzes the cumulative impacts including development of the Douglas County area to the east of the site as well as projecting to post- freeway development in developing the recommendations for the project.

Response: Addressed during Phase 1 and Phase 2.

4. The applicant shall follow all recommendations contained in the project soils and geotechnical report. Two copies of the report shall be submitted with any improvement plans.

Response: Two Copies of the Soils Investigation have been provided with the submittal of the Civil Improvement Plans.

5. The applicant shall adhere to all Carson City standards and requirements for water and sewer systems, grading and drainage, and street improvements, as outlined in the Development Standards and other applicable Divisions and as required by the Standard Specifications and Details for Public Works Construction, as adopted by Carson City. No deviations from the standards are allowed unless specifically noted on the approved tentative map.

Response: The plans have been designed to meet all of the required standards.

6. The applicant shall obtain a dust control and stormwater pollution prevention permit from the Nevada Division of Environmental Protection (NDEP). The site grading must incorporate proper dust control and erosion control measures.

Response: These required permits will be obtained prior to the commencement of construction.

7. The revised tentative map shall be reviewed and signed by the Planning Director and City Engineer.

Response: This condition applies to a revised tentative map that has already been approved.

The following shall be completed prior to submittal of any final map:

8. Prior to submittal of any final map or parcel maps, Development Engineering shall approve all on-site and off-site improvements.

Response: We have submitted the Civil Improvement plans to the City and they are currently under review.

9. 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.

Response: Will serve letters will be provided to NDEP as a portion of our submittals for final map review and approval.

10. Prior to the recordation of the final map for any phase of the project, the improvements associated with said phase must either be constructed and approved by the 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 engineers 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 engineers estimate to secure the Developers obligation to repair defects in workmanship and materials which appear in the work within one year of acceptance by the city.

Response: The developer shall meet all requirements for securing the improvements prior to recordation of the final map.

The following shall be included with the submittal of construction/improvement plans or submittal of a final map:

11. The plans and final map shall reflect 10 foot wide Public Utility Easements along all street frontages and 5 foot wide Public Utility Easements along all side and rear lot lines.

Response: The required PUE's are provided on the final map.

12. The plans and final map shall show the East side of Center Drive to be improved to urban standards from the southerly project boundary to the northerly boundary including that portion fronting BLM property.

Response: This design was included in the Phase 2 improvement plans.

13. The map shall show a six foot wide pedestrian connection from Juniper Peak Drive to Center Drive between lots 17 and 18.

Response: The requested connection was addressed in the Phase 2 improvement plans.

14. All streets including Center Drive shall include street lights, pursuant to City Standards. The map shall reflect their proposed positions.

Response: Street lights are shown on the civil improvements plans for Phase 4 of the project.

15. The map shall show a six foot wide pedestrian connection from Arc Dome Drive to Center Drive between Lots 15 and 17.

Response: The requested connection was addressed in the Phase 2 improvement plans.

16. Each phase of the development will be required to submit a set of improvement plans for all on-site and off-site improvements necessary to complete that specific phase.

Response: Improvement plans have been submitted for all required on-site and off-site improvements for Phase 4 per the Amended Development Agreement.

17. The map shall show a watermain extending from Sugarloaf Peak Drive between lots 10 and 11 to the south running next to the temporary sewer pump station.

Response: The requested watermain was addressed in the Phase 3 improvement plans.

18. The applicant will provide on-site bus stops that will be incorporated in the site planning of the proposed project per Carson City School District regulations.

Response: Carson City School District has chosen not to designate specific bus stop locations with the proposed improvements.

19. Placement of all utilities shall be underground within the development.

Response: All utilities will be designed and constructed to be underground in the project.

20. Improvement plans for the final map phase that includes the 251st residential lot shall include all remaining improvements for open space, park areas and paths for the entire development. Park, open space and path improvements shall be constructed or bonded for prior to recording the final map; however, a notice of completion for all park, open space and path improvements must be issued prior to issuance of building permits for the 251st or subsequent residential lots.

Response: The remaining improvements for the northeast park and common areas within the project site are included within the Phase 4 improvement plans.

21. All fencing on corner lots must meet sight distance area requirements of CCMC Development Standards Division 1, Land Use and Site Design.

Response: Fencing will meet all required codes.

22. All landscaping proposed within the subdivision on site shall be in compliance with CCMC Development Standards Division 3, Landscaping.

Response: Landscaping will meet all required codes.

23. No improvements shall begin within the limits of the special flood hazard area of Clear Creek without first obtaining City authorization from the Floodplain Manager and following the provisions of CCMC 12.09.

Response: All Phase 4 lots and improvements are outside of the SFHA.

24. The North Douglas County Specific Plan identifies bike lanes on both Topsy Lane and Center Drive. These bike lanes shall be incorporated with the improvements to Topsy Lane and Center Drive.

Response: The proposed bike lanes along Topsy Lane and Center Drive were included in the Phase 1 and Phase 2 improvement plans.

25. Separation requirements between proposed sewer and storm drain lines and Douglas County's new well should be considered in the proposed development by the applicant.

Response: Proposed sewer and storm drain separation requirements have been met for all existing and proposed water facilities.

26. Street trees shall be provided along Race Track Road/Topsy Lane connections between Schulz Drive and Center Drive, spaced on average at 40 foot intervals. Species grouping and diversity is mandatory and to be approved by the Planning Division Staff.

Response: Landscape plans for this area were provided with Phase 1.

27. An east-west linear park pathway system will be provided adjacent to Topsy Lane/Race Track Road. This will provide connectivity for bicycle circulation via five foot on street lanes and pedestrian connectivity via an eight foot pathway on the south side of the roadway system. The eight foot pathway will be provided with a 30 foot area to allow for a landscaped linear park. The 30 foot width may be reduced near intersections where additional width is required. A 10 foot wide landscape area will be provided on the north side of the roadway to provide landscape continuity.

Response: Not applicable to Phase 4.

28. North-South circulation between the neighborhood park and the detention basin parks shall be provided adjacent to neighborhood streets with a 10 foot landscaped parkway and six foot sidewalk which will be incorporated into the parks system to provide linear connectivity and continuity.

Response: Through the LMD process, the Carson City Parks Department determined that the landscaping would be better maintained within the lots than within a landscape strip. This is addressed in the Phase 3 improvement plans.

29. The Clear Creek flood plain in the northeast portion of the SR-SPA area shall be retained in open space as part of the development, and may be incorporated into the project storm-water and water quality control facilities. The development shall meet all local, state and federal requirements for drainage, storm-water maintenance and water quality control.

Response: All Phase 4 lots and improvements are outside of the SFHA. The Clear Creek flood plain in the northwest portion of the SR-SPA area shall be retained in open space and developed into a park area. A water quality basin was constructed during Phase 1.

30. The developer must meet all applicable local, state and federal environmental standards in the removal and clean up of the race track facilities.

Response: The race track facilities will be removed and cleaned up during the construction of Phase 4 and will meet all applicable local, state, and federal environmental standards.

31. Municipal water and sewer facilities, as well as natural gas, electric and cable television services shall be extended to serve the development.

Response: Phase 1, Phase 2, and Race Track Road improvements extended all facilities necessary to provide service to Phase 4.

The following must be submitted or included with the final subdivision map:

32. The map shall reflect that any landscaped area, as well as within the right-of-way, is to be maintained by Carson City and paid for by a neighborhood landscape maintenance district.

Response: A note has been placed on the final map to reflect this.

33. Notes shall be added to the final map:
- A. "All shared access driveways are privately maintained."
 - B. "Individual driveway access onto Topsy Lane/Race Track Road and Center Drive is prohibited."
 - C. "Lots at the perimeter of the SR-SPA area adjacent to existing residential parcels shall be limited to the development of one-story homes."
 - D. "These parcels are subject to Carson City's Growth Management Ordinance and all property owners shall comply with provisions of said ordinance."
 - E. "All development shall be in accord with Tentative Map (TSM-05-144)."

Response: The above notes that are applicable to Phase 4 have been added to the final map.

34. All street names shall be reviewed and approved by Carson City's GIS Department. The approved names shall be shown on the final map.

Response: The street names on the final map will be approved by the Carson City GIS department and Carson City Fire Department.

35. All final maps shall be in substantially in accordance with the approved tentative map.

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

36. All other departments' and State agencies conditions of approval, which are attached, shall be incorporated as conditions of approval.

Response: The final map and civil improvement plans comply with all other conditions.

37. A copy of the signed Notice of Decision.

Response: A copy of the signed Notice of Decision is attached to the application.

38. Evidence from the City Health Department and Fire Department that the applicable department's requirements have been satisfied, including but not limited to the location of all fire hydrants.

Response: Approval from the Fire Department for the hydrant locations will be provided upon receipt.

39. A variety of home models shall be provided and proposed house models shall be submitted pursuant to SPA policy SR-3.1.

Response: Home models will be provided by the developers of each Neighborhood as provided for in the Amended Development Agreement.

40. Homes shall be oriented as to not have rear yards on streets, excluding Topsy Lane and Center Drive. Individual driveway access onto Topsy Lane/Race Track Road and Center Drive are prohibited.

Response: The lot layout conforms to this condition and the appropriate note has been added to the applicable final map.

41. A minimum of three typical landscape schemes for each neighborhood shall be submitted. Front yard landscaping and irrigation shall be provided by the developer(s). Landscaping will include a minimum of two trees (1 1/2 inch caliper deciduous or five foot high evergreen) and 12 five gallon mix of evergreen and deciduous shrubs. Evergreen trees depending on species shall be planted a minimum of 10 feet from back of sidewalks. Turf and/ or ground cover area shall also be provided in the landscape alternatives.

Response: Landscape schemes will be provided to the City pursuant to the Amended Development Agreement.

The following are general conditions of approval:

42. Any lots and/or phased areas not planned for immediate development shall be left undisturbed and no mass grading and clearing of natural vegetation shall be allowed.

Response: No mass grading for future phases is shown on the Phase 4 improvement plans, as this is the last remaining phase of the project.

43. All disturbed areas are required to have a palliative applied for dust control. Any and all grading shall comply with State and City regulations.

Response: All grading will comply with the regulations.

44. Building permits for home construction shall not be issued until streets and infrastructure improvements are deemed substantially complete by the City Engineer.

Response: The developer will comply with this condition at the time it is appropriate.

45. Hours of construction shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 am. to 5:00 p.m. on Saturday, no construction on Sunday. If the hours of construction are not adhered to, the Carson City Building and Safety Division 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.

Response: A note will be added to the plans with this restriction.

46. A Final Subdivision Map for the property must be recorded within two years of the date of Tentative Subdivision Map approval by the Board of Supervisors. The applicant is responsible for complying with the required conditions of approval and submitting a final map that complies with all conditions of approval at least 30 days prior to the tentative map expiration date. A one-year extension of the tentative map approval period may be granted by the Board of Supervisors upon written request at least 30 days prior to the tentative map expiration date.

Response: The Amended Development Agreement has the most up to date timing for submittal and approval of the first final map and subsequent maps.

47. All structure development within the project must fully meet the policies of the Schulz Ranch Specific Plan Area (SR-SPA).

Response: This condition does not apply to the final map or civil improvement plans.

48. Should the applicant or his/her contractors uncover historic or pre-historic archeological remains, they are required to cease all ground disturbances or construction activities in the immediate area and immediately (that day) contact the State Department of Cultural Affairs, Cultural Office of the Washoe Tribe and the State Historic Preservation Office for instructions regarding proper handling and disposition.

Response: A note will be added to the plans with this language.

49. The Schulz Ranch Development shall provide a noise and odor easement on behalf of the adjacent one acre residential parcels to the City for review and approval; to be recorded against the subdivision. As part of the easement and sales disclosure, the applicant shall disclose that the surrounding properties have the privilege to have animals, fowl etc. associated with the primary permitted uses on site.

Response: A note has been added to the final map for this condition.

STIPULATIONS:

1. "Along the northeastern border of the Schulz Ranch Development the applicant will work with the Washoe Tribe on acceptable fencing treatments.

Response: This condition was met during the Phase 2 Final map process.

2. The developer will provide an archeological report to staff and the Washoe Tribe prior to the commencement of grading and trenching of the subject site and during grading and trenching, the developer shall have an archeological monitor on site to review the activities.

Response: This report will be provided to the City and the Tribe prior to any construction activities.

3. The noise and odor easement as referenced in condition #49 must be included in the developments Conditions, Covenants, and Restrictions (CC & R's) recorded documents.

Response: The easement will be included when the CC&R's for the project are created.

We appreciate your review of the Schulz Ranch project and are available to answer any questions that you may have during the review of the plans and reports.

Sincerely,
MANHARD CONSULTING LTD.

A handwritten signature in black ink, appearing to read "Daniel Birchfield", written over a horizontal line.

Daniel C. Birchfield, PE
Project Manager



Civil Engineering
 Surveying
 Water Resources Management
 Construction Management
 Landscape Architecture
 Land Planning

November 20, 2018



Carson City
 Community Development Department
 108 E. Proctor St.
 Carson City, NV 89701

RE: Schulz Ranch Development Agreement (Phase 4)

To Whom It May Concern,

In compliance with *Section II.2.1 Phasing* of the Schulz Ranch Development Agreement, the following responses will serve to address the stipulations set forth in the phasing of both on-site and off-site improvements for Phase 4.

1. If a portion of Phase 4 is constructed prior to any portion of Phase 3, construct remaining Buck Mountain Drive/Race Track Road and Bigelow Drive improvements including landscaping. A 10 foot wide multi-use path is proposed along Bigelow Drive in lieu of on street bike lanes (See COA 3.d).

Response: N/A. This condition was completed in Phase 3.

2. Construct 40 single family residential units in Neighborhood 2 (Phase 4A) including roadways, grading, drainage, utilities, sidewalks/paths, erosion control, and any required bus stops.

Response: Phase 4A is planned to have 53 lots. It will be a construction phase, not final map phase. The Phase 4 final map includes all 100 lots.

3. Construct 60 single family residential units in Neighborhood 2 (Phase 4B) including roadways, grading, drainage, utilities, sidewalks/paths, common area landscaping located in phases 4A and 4B, erosion control, and required bus stops.

Response: Phase 4B is planned to have 47 lots. It will construct remaining improvements.

4. Storm drainage in Phase 4A and Phase 4B will join the existing storm drain network constructed with Phase 1A and route the system to the proposed detention basin to the northeast.

Response: These requirements have been addressed with the Phase 4 Civil Improvement Plans included within this submittal.

5. In conjunction with improvement plans for Phase 4, improvement and landscape plans (not including drainage, which will be constructed with Phase 1A) for both the proposed passive park located in the detention basin in the northwest corner of Neighborhood 2 and the path connection from Buck Mountain Road shall be submitted.

Response: Improvement and landscape plans for the passive park in the detention pond, which is currently located in the northeast corner of Neighborhood 2, and the path connection from Buck Mountain Road, currently named Race Track Road, have been included with this submittal.

6. In conjunction with improvement plans for the final map phase that includes the 210th residential lot, improvement and landscape plans for the centrally located neighborhood park shall also be submitted.

Response: The final map including the 210th lot, as well as the improvement and landscape plans for the centrally located park, was in Phase 3.

7. A notice of completion for the centrally located neighborhood park shall be issued prior to the issuance of the building permit for the 210th residential lot (See COA, 20 modified from 251 due to reduction in total number of lots).

Response: The notice of completion for the centrally located neighborhood park prior to the issuance of the building permit for the 210th residential lot was in the Phase 3.

8. The proposed home models and landscape schemes will be submitted to Carson City for approval prior to building permit issuance. (See COA 39 and 41)

Response: The home models and landscape schemes will be submitted prior to home construction building permit issuance.

We appreciate your review of the Schulz Ranch project and are available to answer any questions that you may have during the review of the plans and reports.

Sincerely,
MANHARD CONSULTING LTD.



Daniel C. Birchfield, PE
Project Manager

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT LENNAR RENO, 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 278, THAT THE COMMON AREAS, STREETS, AVENUES AND PUBLIC PLACES SHOWN 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, AND THAT ALL EASEMENTS SHOWN HEREON ARE DEDICATED AS PERMANENT EASEMENTS FOR THE STATED PURPOSE. ANY WATER RIGHTS PERTINENT TO THE LANDS OFFERED FOR DEDICATION BY THIS MAP ARE HEREBY RESERVED AND SHALL REMAIN WITH PROPERTY OF THE PRESENT OWNER.

THE OWNER DECLARES THAT HE EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED HIS NAME. I CONSENT TO THE PREPARATION AND RECORDATION OF THE FINAL MAP.

LENNAR RENO, LLC
A NEVADA LIMITED LIABILITY COMPANY

BY: [Signature] DATE: 2/17/18
PRINTED NAME: Dean Baker TITLE: VP

NOTARY CERTIFICATE

STATE OF Nevada } SS
COUNTY OF Clark

ON THIS 17th DAY OF February, 2018, PERSONALLY APPEARED BEFORE ME, AS Notary Public OF LENNAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC

[Signature]
NOTARY PUBLIC

PRINT NAME: Debra S. [Signature]
COMMISSION NO. 10-1640-2, EXPIRES ON 2-26-2022

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNER SHOWN HEREON IS THE OWNER OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW: None

BY: [Signature] DATE: 2/17/18
FIRST AMERICAN TITLE INSURANCE COMPANY 25013000-1112 DATE
PRINTED NAME: Michelle Taylor
Commissioner

UTILITY COMPANIES CERTIFICATE

THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES.

[Signature] DATE: 2/17/18
SIERRA PACIFIC POWER COMPANY
D/B/A NV ENERGY
NAME/TITLE PRINTED: Steve Johnson Land Technician

[Signature] DATE: 2/17/18
FRONTIER COMMUNICATIONS COMPANY
NAME/TITLE PRINTED: Brandon Thompson Construction Coordinator

[Signature] DATE: 1-11-19
CHARTER COMMUNICATIONS
NAME/TITLE PRINTED: Brandon Thompson Construction Coordinator

CARSON CITY UTILITY DEPARTMENT
NAME/TITLE PRINTED: _____

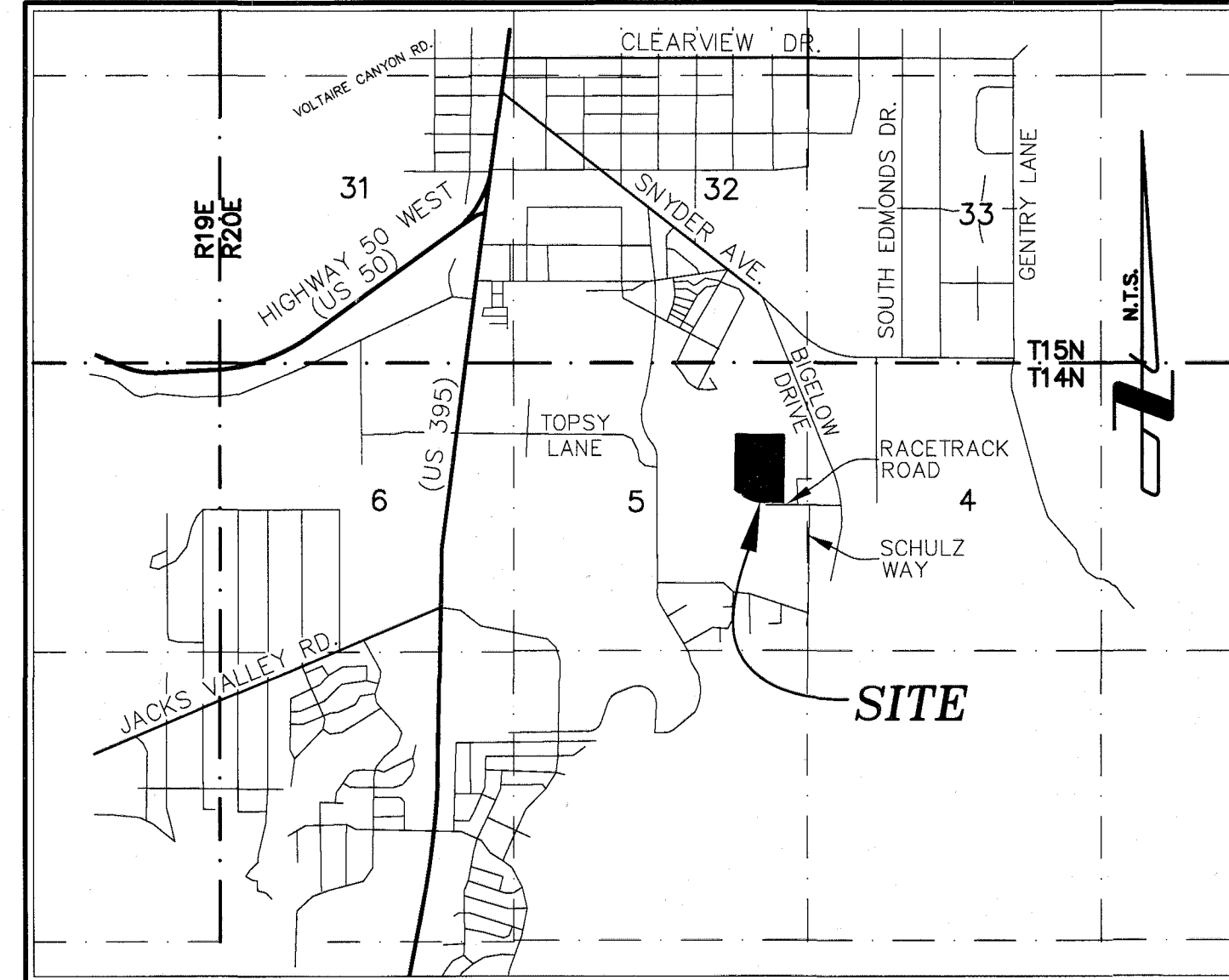
SEE CHECK SHEET FOR S.W.G.A. UTILITY CERTIFICATE
SOUTHWEST GAS
NAME/TITLE PRINTED: _____

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

THIS FINAL MAP IS 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.

[Signature] DATE: 3/1/18
NEVADA DIVISION OF ENVIRONMENTAL PROTECTION,
BUREAU OF WATER POLLUTION CONTROL
NAME/TITLE PRINTED: Ryan Poney, SCS, SWPC

OFFICIAL PLAT OF
**SCHULZ RANCH SUBDIVISION
PHASE 4**
A COMMON OPEN SPACE SUBDIVISION



VICINITY MAP

LAND USE SUMMARY

100 RESIDENTIAL LOTS =	±17.29 ACRES
5 COMMON AREAS =	±2.57 ACRES
RIGHT-OF-WAY =	±4.87 ACRES
TOTAL AREA =	±24.73 ACRES

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD27, CARSON CITY MODIFIED AS DETERMINED FROM G.P.S. OBSERVATIONS OF THE FOUND MONUMENTS "HILL" AND 230103L, USING THE GROUND COORDINATES AS PUBLISHED BY THE CITY OF CARSON. COMBINED GROUND TO GRID SCALE FACTOR: 0.9997992943. ALL DISTANCE SHOWN HEREON ARE GROUND DISTANCES. TO TRANSLATE FROM NAD27 TO NAD83/94 MOVE GRID COORDINATES NORTH 09°11'43" EAST A DISTANCE OF 13,294,177.17 FEET.

REFERENCES

1. RECORD OF SURVEY MAP NO. 321, RECORDED MARCH 31, 1969.
2. PARCEL MAP NO. 2151, RECORDED MARCH 11, 1996.
3. PARCEL MAP NO. 2657, RECORDED JUNE 27, 2007.
4. PARCEL MAP NO. 2664, RECORDED AUGUST 3, 2007.
5. FINAL MAP NO. 2821, RECORDED AUGUST 11, 2014.
6. FINAL MAP NO. 2867, RECORDED JULY 22, 2016.
7. FINAL MAP NO. 2929, RECORDED NOVEMBER 16, 2017.
8. RECORD OF SURVEY MAP NO. 2749, RECORDED AUGUST 11, 2010.

DIVISION OF WATER RESOURCES

THIS PLAT IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

[Signature] DATE: 3/1/2018
DIVISION OF WATER RESOURCES
NAME/TITLE PRINTED: Michelle Taylor, SCS, SWPC

CITY ENGINEER'S CERTIFICATE

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE SUBDIVISION SHOWN ON THIS PLAT, THAT IT IS SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP AND ANY ALTERATIONS THEREOF, THAT ALL PROVISIONS OF N.R.S. 278 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.

DANIEL STUCKY, PE, DATE _____
CITY ENGINEER

BOARD OF SUPERVISORS APPROVAL

THE RIGHTS OF WAY AND DEDICATIONS ACCEPTED BY CARSON CITY INCLUDE BISMARCK PEAK DRIVE, COPPER MOUNTAIN DRIVE, EAGLE PEAK DRIVE, EAGLE PEAK COURT, LOOKOUT PEAK DRIVE, MAMMOTH MOUNTAIN DRIVE, AND WHEELER PEAK DRIVE. 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 _____

TREASURER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THE TAXES HAVE BEEN PAID FOR THE CURRENT FISCAL YEAR ON THE LAND PORTRAYED BY THIS FINAL MAP, AS RELATES TO A.P.N. 009-311-64.

TREASURER _____ DATE _____

PLANNING DIVISION CERTIFICATE

THIS FINAL MAP CONFORMS TO THE APPROVED TENTATIVE MAP AND ALL THE CONDITIONS OF APPROVAL APPLICABLE TO THIS FINAL MAP HAVE BEEN SATISFIED.

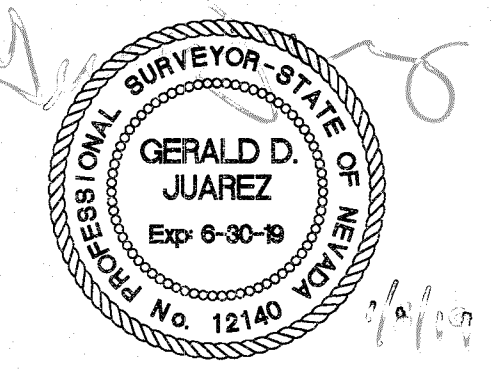
LEE PLEMEL, AICP, DATE _____
COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S CERTIFICATE

I, GERALD D. JUAREZ, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF LENNAR RENO, LLC.
2. THE LANDS SURVEYED LIE WITHIN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON JANUARY 24, 2018.
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, 2018, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

GERALD D. JUAREZ P.L.S.
NEVADA CERTIFICATE NO. 12140



RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 201____ AT _____
IN BOOK _____, PAGE _____ OF THE OFFICIAL RECORDS OF CARSON CITY, NEVADA AT THE REQUEST OF LENNAR RENO, LLC.
RECORDING FEE: \$ _____
FILE NO: _____
CLERK RECORDER _____ DATE _____

FSM-18-121

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FINAL MAP FOR
SCHULZ RANCH SUBDIVISION - PHASE 4
BEING A DIVISION OF PARCEL 2 OF PARCEL MAP NO. 2657
SITUATE WITHIN THE NE 1/4, SECTION 5
TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M.

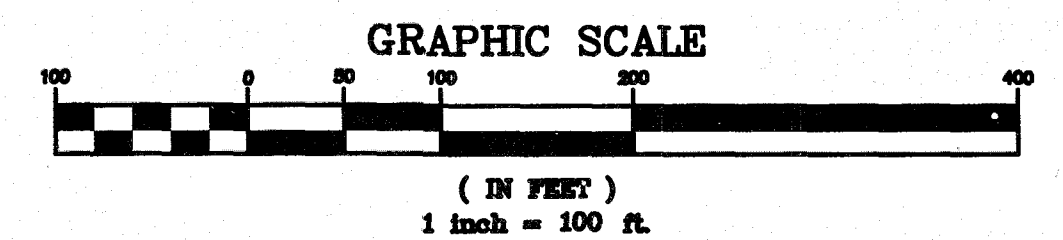
CARSON CITY NEVADA

Manhard CONSULTING LTD
441 Riese Street, Suite 400, Reno, NV 89501 ph: 775-749-3500 fax: 775-749-3500 manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscaping Architects • Planners

DRAWN BY: JLM
DATE: 6/2018
PROJ. CODE: CWCONV
PROJ. #:
SHEET 1 OF 5

NOTES:

1. A PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY GRANTED, 5 FEET IN WIDTH COINCIDENT WITH ALL REAR AND SIDE LOT LINES AND 10 FEET IN WIDTH COINCIDENT WITH ALL PUBLIC ROADWAY RIGHT-OF-WAYS DEDICATED HEREON.
2. PUBLIC UTILITY EASEMENTS SHOWN OR NOTED HEREON INCLUDE USE FOR INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
3. ALL ROADWAYS SHOWN HEREON ARE HEREBY OFFERED FOR DEDICATION TO CARSON CITY TO BE USED AS PUBLIC THOROUGHFARES FOREVER.
4. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT LOT AND THE EXCLUSIVE RIGHT TO EXIT THAT LOT WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING ADJACENT LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
5. PUBLIC UTILITY EASEMENTS ARE SPECIFICALLY GRANTED TO SOUTHWEST GAS CORPORATION WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING UTILITY SERVICE TO THAT LOT AND THE EXCLUSIVE RIGHT TO EXIT THAT LOT WITH SAID UTILITIES FOR THE PURPOSE OF SERVING ADJACENT LOTS.
6. A BLANKET PUBLIC UTILITY EASEMENT IS HEREBY GRANTED OVER THE COMMON AREAS SHOWN HEREON.
7. COMMON AREAS A, B, C, D, AND E ARE OFFERED FOR DEDICATION TO CARSON CITY FOR PUBLIC USE.
8. ALL LANDSCAPED AREAS WITHIN THE STREET RIGHTS-OF-WAY, ARE TO BE OWNED AND MAINTAINED BY CARSON CITY AND FUNDED BY A LANDSCAPE MAINTENANCE DISTRICT. ALL OF THESE PROPERTIES ARE OFFERED FOR DEDICATION TO THE CITY FOR PUBLIC PARKS AND RECREATION PURPOSES (REFERENCE RECORDED DOCUMENTS 454329 AND 473951). THE PARKS, RECREATION AND OPEN SPACE DEPARTMENT WILL NOT ACCEPT ANY PARKS, COMMON AREAS, TRAIL CONNECTIVITY IMPROVEMENTS OR STREET RIGHT-OF-WAY LANDSCAPING UNTIL ALL PROJECT IMPROVEMENTS ON THE APPLICABLE PARCEL(S) ARE COMPLETE, INSPECTED, AND A NOTICE OF COMPLETION HAS BEEN ISSUED.
9. INDIVIDUAL DRIVEWAY ACCESS ONTO RACETRACK ROAD IS PROHIBITED.
10. LOTS AT THE PERIMETER OF THE SR-SPA AREA ADJACENT TO EXISTING RESIDENTIAL PARCELS SHALL BE LIMITED TO THE DEVELOPMENT OF ONE-STORY HOMES.
11. THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH PROVISIONS OF SAID ORDINANCE.
12. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH TENTATIVE MAP (TSM-05-144).
13. A BLANKET NOISE AND ODOR EASEMENT IS HEREBY GRANTED WITHIN THE EXTERIOR BOUNDARY OF THIS MAP FOR THE BENEFIT OF THE ONE ACRE PARCEL OWNERS AROUND THE PROJECT. THE ONE ACRE PARCELS ADJACENT TO THE PROJECT HAVE THE PRIVILEGE TO HAVE ANIMALS, FOWL ETC. ASSOCIATED WITH THE PRIMARY PERMITTED USES ON SITE.
14. NO BUILDING PERMIT SHALL BE ISSUED PRIOR TO THE PROPER ABANDONMENT OF ANY WELL OR SEPTIC SYSTEM LOCATED ON THE PROPERTY SHOWN HEREON.
15. ALL LOTS SHOWN HEREON SHALL BE SERVED BY CARSON CITY WATER AND SEWER SYSTEMS.
16. FEMA FLOOD ZONE NOTES: FIRM MAP 320010207E REVISED JANUARY 16, 2009.
 ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 SHADED ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
 ZONE AE - AREAS THAT HAVE A 1% PROBABILITY OF FLOODING EVERY YEAR (ALSO KNOWN AS THE "100-YEAR FLOODPLAIN"), AND WHERE PREDICTED FLOOD WATER ELEVATIONS ABOVE MEAN SEA LEVEL HAVE BEEN ESTABLISHED.
17. A PRIVATE LANDSCAPE WALL MAINTENANCE EASEMENT IS HEREBY GRANTED 5 FEET IN WIDTH COINCIDENT WITH ALL SIDE LOT LINES FOR THE BENEFIT OF THE OWNERS OF SAID ADJACENT LOTS.
18. A BLANKET DRAINAGE, SANITARY SEWER, STORM DRAIN AND LANDSCAPE MAINTENANCE EASEMENT IS HEREBY GRANTED TO CARSON CITY OVER ALL COMMON AREAS SHOWN HEREON.
19. NO STRUCTURES, WELLS, SEPTIC TANKS, OR LEACH FIELDS WERE OBSERVED ON THE SUBJECT PROPERTY.
20. ALL SHARED ACCESS DRIVEWAYS ARE PRIVATELY MAINTAINED.



- LEGEND**
- ▲ FOUND 5/8" REBAR W/ CAP "PLS 12140" OR SCRIBE ON PROPERTY LINE EXTENDED
 - FOUND 5/8" REBAR W/ CAP "PLS 16949" UNLESS OTHERWISE NOTED
 - ⊙ FOUND STANDARD STREET CENTERLINE MONUMENT
 - ⊕ FOUND P.L.S.S. SECTION CORNER AS NOTED
 - ⊗ SET 5/8" REBAR W/ CAP "PLS 12140" OR CURB SCRIBE ON PROPERTY LINE EXTENDED
 - ⊙ SET STANDARD STREET CENTERLINE MONUMENT
 - ⊗ DIMENSION POINT, NOTHING FOUND OR SET
 - C.A. "A" COMMON AREA
 - FSM-18-121 CARSON CITY CONTROL POINT

FSM-18-121

FINAL MAP FOR
SCHULZ RANCH SUBDIVISION - PHASE 4
 BEING A DIVISION OF PARCEL 2 OF PARCEL MAP NO. 2657
 SITUATE WITHIN THE NE 1/4 OF SECTION 5,
 TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M.

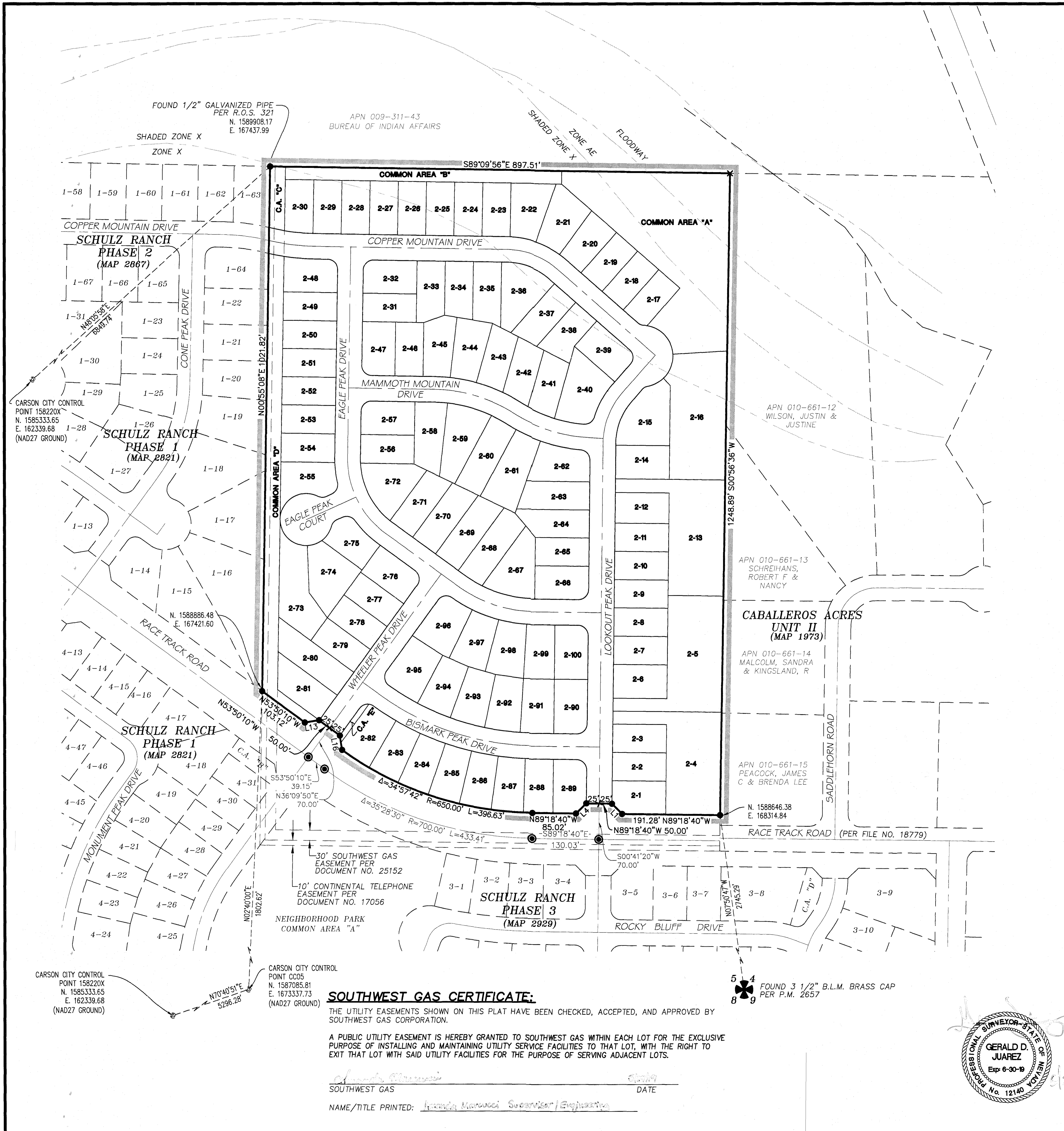
CARSON CITY NEVADA

Manhard CONSULTING LTD

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 DATE: 6/2018
 PROJ. CODE: CWCCNV
 PROJ. #:

2 SHEET OF 5

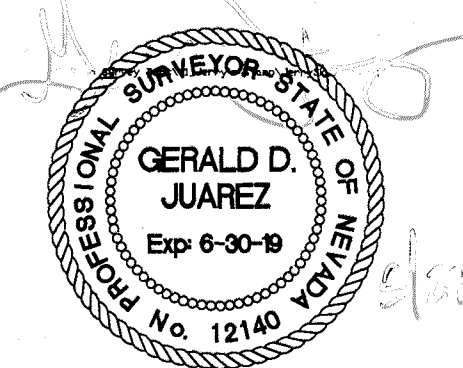


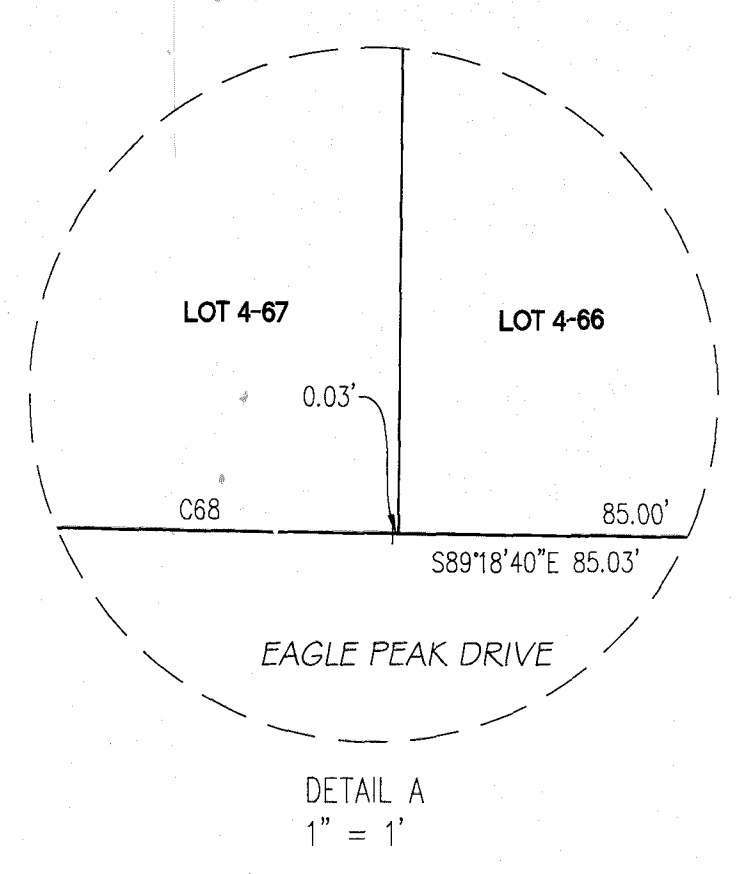
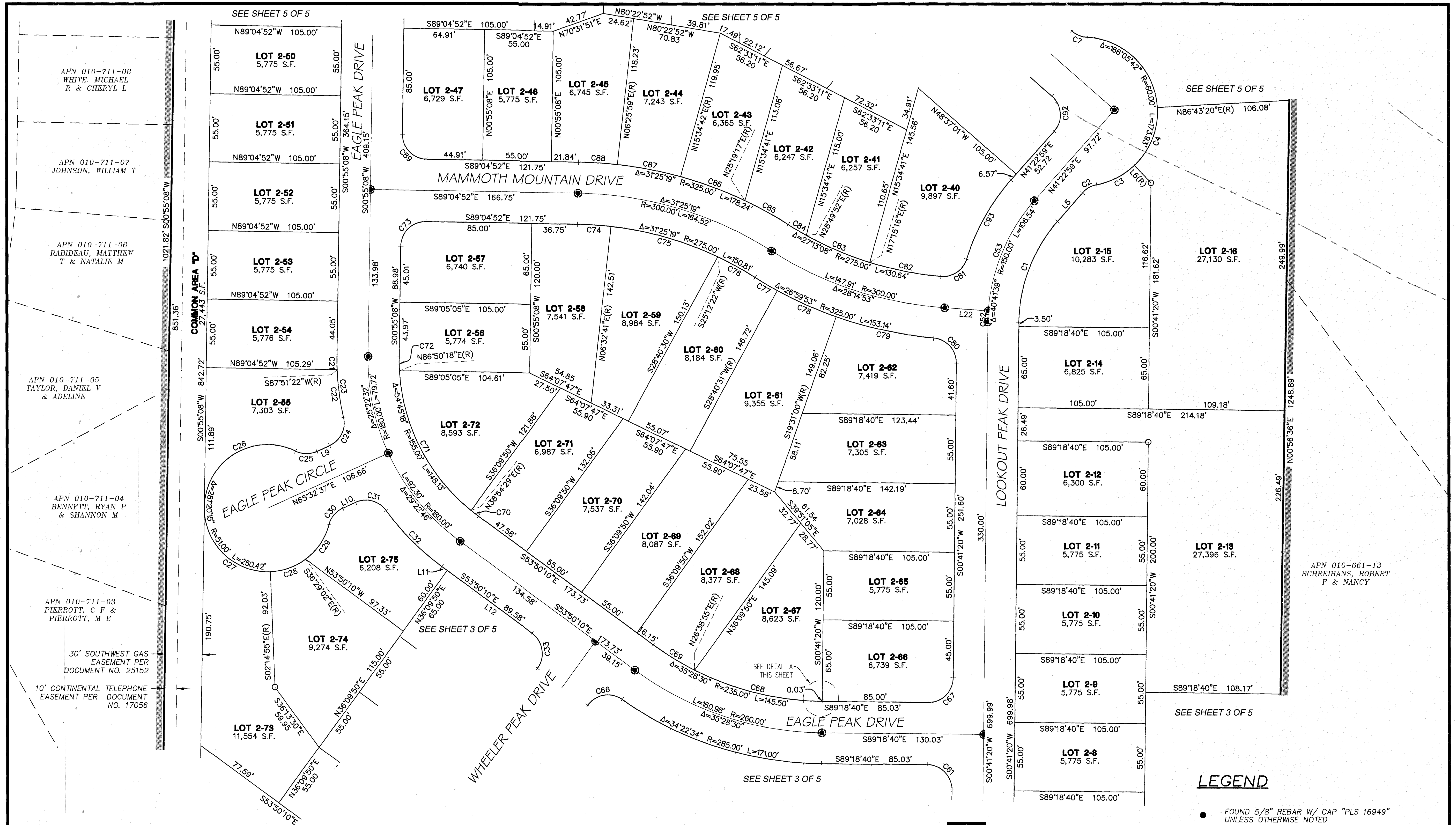
SOUTHWEST GAS CERTIFICATE:
 THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY SOUTHWEST GAS CORPORATION.

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT, WITH THE RIGHT TO EXIT THAT LOT WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT LOTS.

Charles Mancucci
 SOUTHWEST GAS DATE

NAME/TITLE PRINTED: *Charles Mancucci* Supervisor/Engineer





CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH
C1	40°41'39"	125.00'	88.78'
C2	38°02'51"	20.00'	13.28'
C3	32°59'21"	60.00'	34.54'
C4	49°43'09"	60.00'	52.07'
C7	38°02'51"	20.00'	13.28'
C21	3°03'46"	205.00'	10.96'
C22	10°46'33"	205.00'	38.55'
C23	13°50'18"	205.00'	49.51'
C24	78°27'47"	20.00'	27.39'
C25	50°40'08"	20.00'	17.69'
C26	115°17'36"	51.00'	102.62'
C27	93°10'03"	51.00'	82.93'
C28	34°14'07"	51.00'	30.47'
C29	38°38'29"	51.00'	34.40'
C30	50°40'08"	20.00'	17.69'
C31	78°27'47"	20.00'	27.39'

CURVE TABLE

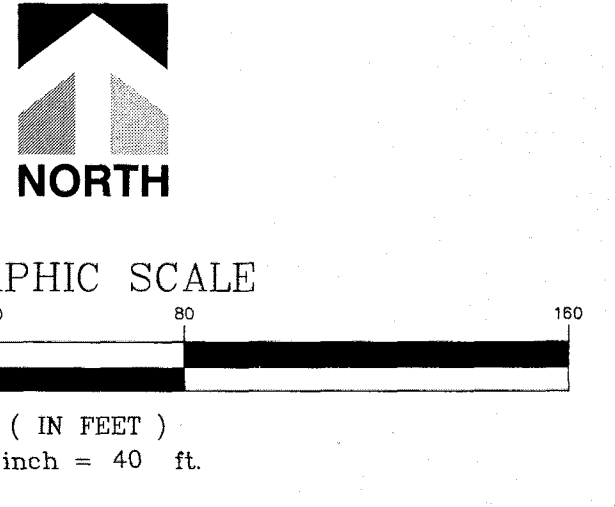
CURVE #	DELTA	RADIUS	LENGTH
C32	17°50'33"	205.00'	63.84'
C33	90°00'00"	20.00'	31.42'
C52	3°24'14"	150.00'	8.91'
C53	37°17'25"	150.00'	97.63'
C61	90°00'00"	20.00'	31.42'
C66	88°54'04"	20.00'	31.03'
C67	90°00'00"	20.00'	31.42'
C68	25°57'35"	235.00'	106.47'
C69	9°30'55"	235.00'	39.03'
C70	2°44'39"	155.00'	7.42'
C71	47°55'49"	155.00'	129.67'
C72	4°04'50"	155.00'	11.04'
C73	90°00'00"	20.00'	31.42'
C74	5°37'33"	275.00'	27.00'
C75	18°39'41"	275.00'	89.57'
C76	7°08'05"	275.00'	34.24'

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH
C77	3°39'56"	325.00'	20.79'
C78	9°09'31"	325.00'	51.95'
C79	14°10'26"	325.00'	80.40'
C80	85°20'46"	20.00'	29.79'
C81	77°40'28"	20.00'	27.11'
C82	12°07'57"	275.00'	58.23'
C83	11°34'36"	275.00'	55.56'
C84	3°30'35"	275.00'	16.84'
C85	7°01'10"	325.00'	39.82'
C86	9°44'35"	325.00'	55.27'
C87	9°08'43"	325.00'	51.88'
C88	5°30'51"	325.00'	31.28'
C89	90°00'00"	20.00'	31.42'
C93	23°56'08"	175.00'	73.11'

LINE TABLE

LINE #	BEARING	LENGTH
L5	N41°22'59"E	30.42'
L6	N43°33'31"W	19.39'
L9	N65°32'37"E	11.28'
L10	N65°32'37"E	11.28'
L11	S53°50'10"E	5.38'
L12	N53°50'10"W	84.20'
L22	S85°54'26"E	35.15'



- LEGEND**
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FSM-18-121

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FINAL MAP FOR
SCHULZ RANCH SUBDIVISION - PHASE 4
 BEING A DIVISION OF PARCEL 2 OF PARCEL MAP NO. 2657
 SITUATE WITHIN THE NE 1/4, SECTION 5
 TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M.

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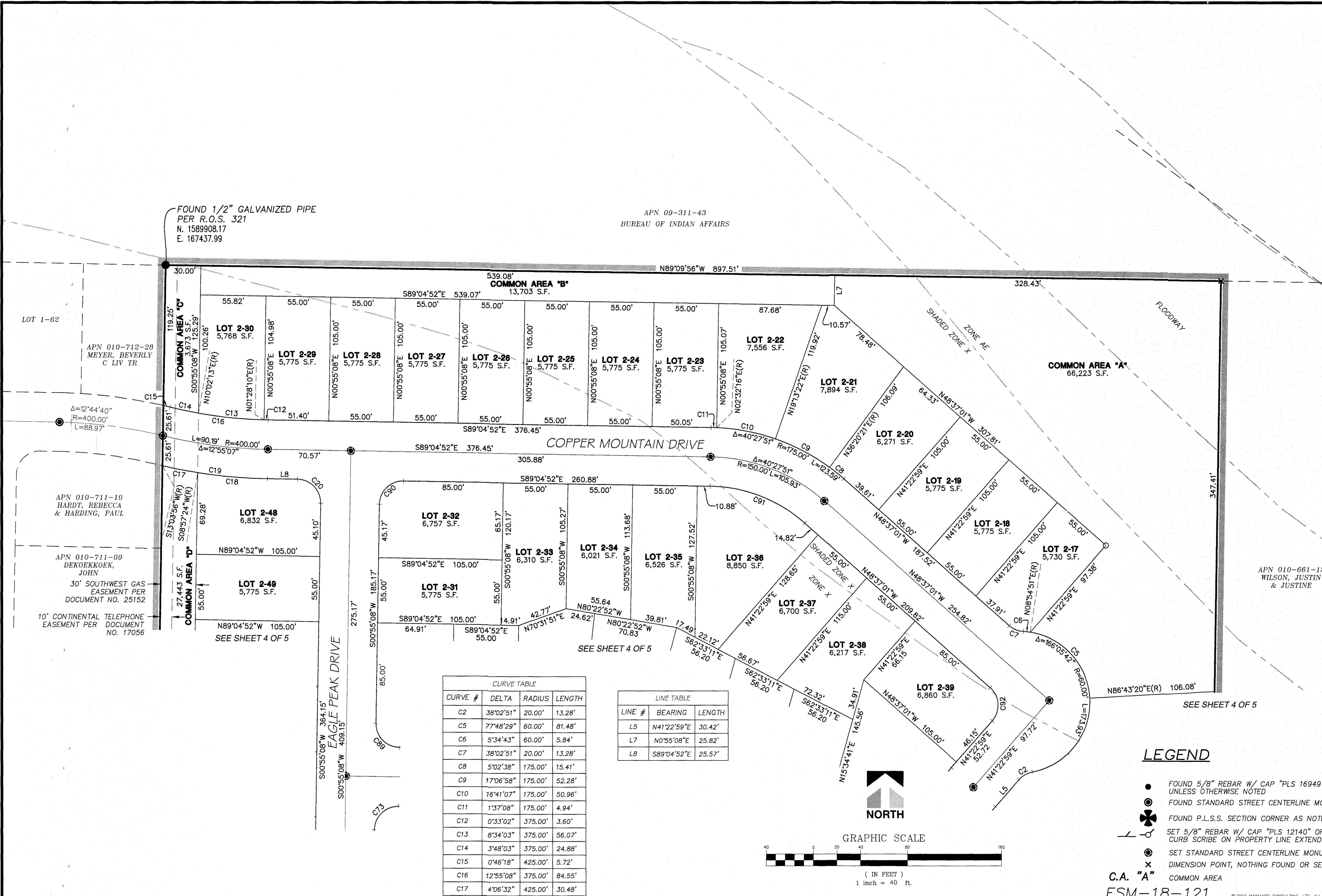
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 DATE: 6/2018
 PROJ. CODE: CWCNCV
 PROJ. #:

4 SHEET OF 5

SUBDIVISION MAP

FOUND 1/2" GALVANIZED PIPE
PER R.O.S. 321
N. 1589908.17
E. 167437.99

APN 09-311-43
BUREAU OF INDIAN AFFAIRS

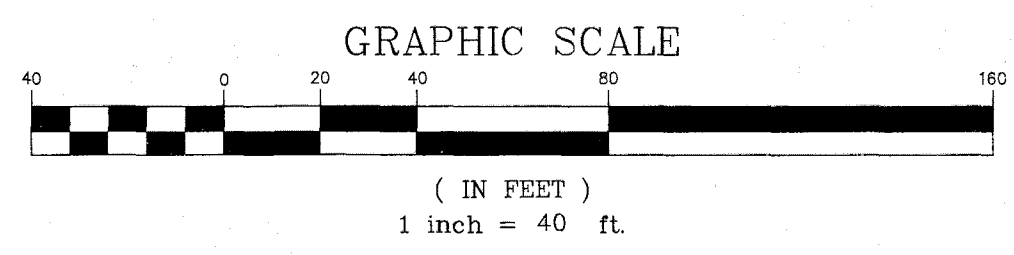


CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH
C2	38°02'51"	20.00'	13.28'
C5	77°48'29"	60.00'	81.48'
C6	5°34'43"	60.00'	5.84'
C7	38°02'51"	20.00'	13.28'
C8	5°02'38"	175.00'	15.41'
C9	17°06'58"	175.00'	52.28'
C10	16°41'07"	175.00'	50.96'
C11	1°37'08"	175.00'	4.94'
C12	0°33'02"	375.00'	3.60'
C13	8°34'03"	375.00'	56.07'
C14	3°48'03"	375.00'	24.88'
C15	0°46'18"	425.00'	5.72'
C16	12°55'08"	375.00'	84.55'
C17	4°06'32"	425.00'	30.48'
C18	8°02'16"	425.00'	59.62'
C19	12°08'48"	425.00'	90.10'
C20	90°00'00"	20.00'	31.42'
C73	90°00'00"	20.00'	31.42'
C89	90°00'00"	20.00'	31.42'
C90	90°00'00"	20.00'	31.42'
C91	40°27'51"	125.00'	88.28'
C92	90°00'00"	20.00'	31.42'

LINE TABLE

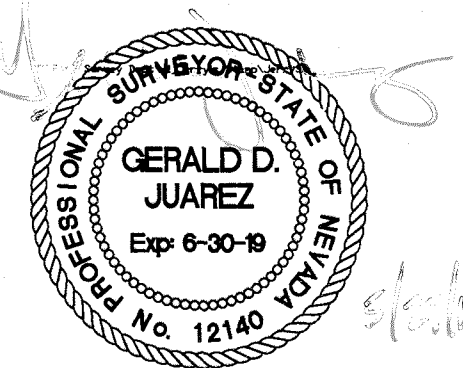
LINE #	BEARING	LENGTH
L5	N41°22'59"E	30.42'
L7	N0°55'08"E	25.82'
L8	S89°04'52"E	25.57'



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