



**DOUGLAS COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

1594 ESERALDA AVENUE
POST OFFICE BOX 218
MINDEN, NEVADA 89423
TEL (775) 782-9217
FAX (775) 782-9007

www.douglascountynv.gov

MIXED USE COMMERCIAL DEVELOPMENT/ PLANNED DEVELOPMENT APPLICATION

FOR STAFF USE ONLY

File Number Receipt Number Received By Date

INSTRUCTIONS TO APPLICANT

The following application form is provided for persons who propose to submit for a **Mixed Use Commercial Development** or a **Planned Development**. The submittal must be in conformance with Douglas County Code, Chapter 20.676. *For applicants proposing a MUC project, the submittal must also be in conformance with Code Section 20.664.125 (MUC Specific Standards), and where there is a conflict between the provisions of 20.676 and 20.664.125, the provisions of 20.664.125 govern.*

As an applicant, you must complete this form and incorporate all requested information, as prescribed by the application submittal requirements and Douglas County Code, before the application is accepted for processing by the Community Development Department.

A. Project Location

Street Address (if available): _____ Community: _____

Assessor's Parcel Number(s): _____

Approximately _____ -Feet North or South of _____
(Circle one) (Street Name)

Approximately _____ -Feet East or West of _____
(Circle one) (Street Name)

B. Project Description

Request to develop a total of _____ acres into _____ parcels and _____ total units.

Types of proposed uses (*please check all applicable*):

____ Single-Family Residential ____ Commercial (retail, office, medical, restaurant)

____ Multi-Family Residential ____ Industrial (manufacturing, warehousing)

Current Zoning designation(s): _____ Current Master Plan designation(s): _____

Proposed Zoning designation(s): _____ Proposed Master Plan designation(s): _____

Floodplain designation(s) (from FIRM maps): _____ FIRM #: _____ FIRM Date: _____

Wellhead Protection Area (WHPA)? Y / N If yes, indicate which WHPA _____

List any previous applications which have been filed on this site: _____

APPLICANT:

Contact Name: _____ Company: _____
Address: _____ City/State/Zip: _____
Telephone No: () _____ Fax No: () _____
E-mail: _____

OWNER:

Contact Name: _____ Company: _____
Address: _____ City/State/Zip: _____
Telephone No: () _____ Fax No: () _____
E-mail: _____

ENGINEER/REPRESENTATIVE:

Contact Name: _____ Company: _____
Address: _____ City/State/Zip: _____
Telephone No: () _____ Fax No: () _____
E-mail: _____

LETTER OF AUTHORIZATION

This letter shall serve to notify and verify that I/we am/are the legal owner(s) of the property being considered under this application and do hereby authorize the above representative to file and represent my/our interest in this application.

I/we am/are the legal owner(s) of said property; have read the foregoing Letter of Authorization and know the contents thereof; and so hereby certify (or declare) under penalty of perjury under the laws of the State of Nevada that the information contained in this application is true and correct.

OWNER(S) of RECORD: (Include extra sheets if necessary)

Printed Name Signature Date

Printed Name Signature Date

Note: This application must include the names of all owners and, if a corporation, all stockholders and officers (Douglas County Code Section 20.04.010).

I certify under penalty of perjury that I am the applicant and that the foregoing statements and answers contained herein and the information herein submitted, are in all respects true and correct. I also certify that all plans and submittal requirements are in accordance with the Nevada Revised Statutes and Douglas County Code, have been drawn to a standard engineering scale (e.g., 1"=20', 1"=50', 1"=100') or architectural scale (e.g., 1/4"=1', 1/8"=1') that is appropriate to the project size, and clearly define and identify all of the required information.

APPLICANT/APPLICANT'S REPRESENTATIVE:

Printed Name Signature Date

Mixed Use Commercial Development/Planned Development Submittal Requirements

| | Mixed Use Commercial (MUC) Dev. | Major Modification to MUC | Minor Modification to MUC | Planned Development to MUC | Major Modification to PD | Minor Modification to PD | Modification to PD Devt. Schedule |
|--|---------------------------------|---------------------------|---------------------------|----------------------------|--------------------------|--------------------------|-----------------------------------|
| FEE - Please see "Douglas County Community Development Application/Administration Fees" | | | | | | | |
| 1. APPLICATION FORM | 2/4* | 2/4* | 2/4* | 2/4* | 2/4* | 2/4* | 2/4* |
| 2. DEVELOPMENT PLAN: | | | | | | | |
| A. Plot Plan | 6 | 6 | 2/4* | 6 | 6 | 2/4* | |
| B. Site Details | 6 | 6 | 2/4* | 6 | 6 | 2/4* | |
| C. Reduced copy of Plot Plan (11x17) | 4 | 4 | | 4 | 4 | | |
| D. Reduced copy of Site Details (11x17) | 4 | 4 | | 4 | 4 | | |
| 3. DEVELOPMENT SCHEDULE AND PHASING PLAN | 2/4* | 2/4* | | 2/4* | 2/4* | | 2/4* |
| 4. TENTATIVE MAP | 6 | 6 | 2/4* | 6 | 6 | 2/4* | |
| 5. TENTATIVE MAP REDUCED COPIES (11x17) | 4 | 4 | | 4 | 4 | | |
| 6. JUSTIFICATION STATEMENT | 2/4* | 2/4* | 2/4* | 2/4* | 2/4* | 2/4* | 2/4* |
| 7. VICINITY MAP | 2/4* | 2/4* | | 2/4* | 2/4* | | 1 |
| 8. TAX RECEIPT | 1 | 1 | | 1 | 1 | | |
| 9. TITLE REPORT | 2/4* | 2/4* | | 2/4* | 2/4* | | |
| 10. LEGAL DESCRIPTION & EXHIBIT | 1 | 1 | | 1 | 1 | | |
| 11. PERSONAL NOTIFICATION | 1 | 1 | | 1 | 1 | | 1 |
| 12. GRADING/DRAINAGE PLAN | 2/4* | 2/4* | | 2/4* | 2/4* | | |
| 13. STORM DRAINAGE STUDY | 2/4* | 2/4* | | 2/4* | 2/4* | | |
| 14. TRAFFIC AND IMPACT STUDY | 2/4* | 2/4* | | 2/4* | 2/4* | | |
| 15. GEOTECHNICAL REPORT | 2/4* | 2/4* | | 2/4* | 2/4* | | |
| 16. WCAC | YES | YES | | YES | YES | | |
| 17. WILL SERVE LETTERS | 2 | 2 | | 2 | 2 | | |
| 18. NDEP RECOMMENDATION | 2 | 2 | | 2 | 2 | | |
| 19. OFF-SITE DEDICATION | 2 | 2 | | 2 | 2 | | |
| 20. AREA STUDY | 2 | | | 2 | | | |
| 21. ROAD NAME RESERVATION/APPROVAL APP. | 1 | 1 | | 1 | 1 | | |
| 22. HYDROLOGY AND HYDRAULICS STUDY | ** | ** | | ** | ** | | |
| 23. DIGITAL COPY OF APPLICATION MATERIALS | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 24. AFFIDAVIT | 1 | | | 1 | | | |

* If a project is located within a town boundary.

** Two copies of a Hydrology and Hydraulics Study must be submitted if required by Title 20, Floodplain Management.

If not submitted, a justification letter from the applicant's engineer is required (Refer to fee schedule for additional review fees).

NOTES: 1. Refer to the following pages for specific submittal requirements of each numbered category.

2. Numbers in the squares refer to the number of copies of that particular item that are required to be submitted with a complete application.

3. If submitting a Final Map, use the Land Division Application.

MUC/PD Application - December 2016

P/Planning and Development/Application and Forms/Mixed Use Commercial/Planned Development

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MUC/PD Application – December 2016

P/Planning & Development/Applications & Forms/Mixed Use Commercial – Planned Development

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Mixed Use Commercial Development and Planned Development Application Submittal Requirements

Please Note: All reports and plan sets must be bound

1. **Application Form** - The first two pages of the completed Mixed Use Commercial Development/Planned Development form, including all required information and signatures, plus one submittal checklist (Page 3 of the application form).
2. **Development Plan** - A development plan which includes all the following:
 - A. A plot plan map, folded to 9" X 12" maximum, which shows:
 1. Existing and proposed public street and sidewalk improvements;
 2. Lot design;
 3. Areas proposed to be dedicated or reserved for any public use, including but not limited to, public utility easements, public buildings, and public land uses;
 4. Parking and interior traffic flow;
 5. Zoning classification to be located within the development; and
 6. Land uses within 300 feet of the external boundary of the project.
 - B. Site details, folded to 9" X 12" maximum, including:
 1. Preliminary building plans, including generalized elevations;
 2. Maximum building heights;
 3. Maximum lot or area coverages;
 4. Minimum distance between structures;
 5. Minimum setbacks from interior lot lines;
 6. Minimum setbacks from street rights-of-way;
 7. Landscaping, screening and lighting; and
 8. Projected population densities within the project.
 - C. Reduced copy of the plot plan (11" X 17").
 - D. Reduced copy of the site details (11" X 17").
3. **Development Schedule and Phasing Plan** – A development schedule and phasing plan are required. If the request includes a tentative map, the development schedule must include the dates that each final map will be recorded. The phasing plan shall be an exhibit that shows the location of lots and number of lots to be recorded with each phase. If the request is for a project that does not include a map, the development schedule must include the dates a site improvement permit or building permit must be issued for each phase of the development. The phasing plan shall be an exhibit that shows the location and provides a description of what is to be constructed with each phase. NOTE: The development schedule and phasing plan, if approved by the board, shall become a part of the development plan.
4. **Tentative Map** - Where the applicant is proposing to divide land into individual parcels, a subdivision or parcel map are required showing, at a minimum, the following data:
 - A. The names, addresses, and telephone numbers of the owner(s) of record, subdivider, and the engineer or surveyor preparing the map.
 - B. The names, addresses, and telephone numbers of public utility companies which will serve the subject property (this includes dry utilities and water, sewer, and drainage).
 - C. Legal description of the land included within the tentative map sufficient to define the boundaries of the map. Note: A portion of a section is not sufficient. If the boundary is by metes and bounds, that description shall be on the tentative map.
 - D. Vicinity map of the area showing the proposed tentative map in relation to any established roads, landmarks, etc., so that the site can be easily located. The proposed access route to the site from the nearest public maintained road shall be indicated.

- E. A north arrow, scale, date, boundary lines, and dimensions of the project. The direction of the north arrow should be shown pointing towards the top or right hand side of the map.
- F. In tabular form, indicate the number of parcels, the gross and net acreage of each parcel, acreage of roads to be dedicated and the total site acreage, existing and proposed Zoning/Master Plan designation, and proposed use of lots.
- G. Zoning/Master Plan designations and land uses of adjoining property, including those across a street. Indicate distance from property lines to any off-site structures that are within twenty-five (25) feet of property lines.
- H. The entire assessor's parcel(s), identifying any remainder portion, and any contiguous properties under common ownership (whole or partial ownerships).
- I. The parcel layout, the approximate dimensions of each parcel (ditto marks are not acceptable), the proposed location of building pads, the approximate pad elevation, the elevations of all adjacent parcels, the top and toe of cut and fill slopes to scale, preliminary design and approximate finish of all grading, a number for each parcel in consecutive numbers. Any portion of property in common contiguous ownership not included in the map shall be labeled as a remainder parcel.
- J. All existing structures and other manmade features, including utility poles, fences, walls, signs, existing wells, septic systems (including leach lines), culverts, bridges, fire hydrants, parking facilities, driveways, etc. The plans shall indicate the dimensions and the use of each structure and whether the structure is to remain or to be removed.
- K. The layout of overhead utility lines on peripheral streets, water, sewer, and storm drains.
- L. Building setbacks, the width and approximate locations of all existing and proposed easements or rights-of-way whether for public or private roads, and utilities for flood control purposes, shown by dashed lines. Existing easements shall show the name of the easement holder, purpose of easement, and legal reference (Official Records) for the easement. If an easement is blanket or intermittent in nature, a note to this effect shall be placed on the tentative map.
- M. Contour of land at intervals of not more than two feet if the general slope of the land is less than ten percent and five feet for if the slope is greater than 10%. The map must include an area of not less than 100 feet surrounding the subject parcels. Indicate contour interval, source, and date the contours were compiled. For land where the slope is greater than 15%, the area must be identified as "hillside" and will be required to meet the hillside grading ordinance (Douglas County Code 20.690.030(k)).
- N. Locations of all areas subject to inundation or flood hazard; location, width, and direction of flow of all watercourses and flood control areas within and adjacent to the property involved. Include Community Panel Number, date of the Flood Insurance Rate Map (FIRM) Index Map, and the method for handling storm water.
- O. Any "Restricted Use Areas" and any known areas with the following features: landslides, cave or mine entrances, perennial springs, perennial streams and major drainage ways, faults, abandoned quarries or borrow pits, historical and archeological sites, wetlands, off-site easements, and conservation easements (refer to Douglas County Code 20.690.030.5).
- P. The alignment and cross section for each proposed highway, street or roadway including roads proposed under the Master Transportation Plan. All existing and proposed street names shall be shown on the map. All new street names must be approved by the GIS Department (refer to the Road Name Reservation/Approval Application, which must be completed and submitted with the application).
- Q. The approximate radius of all centerline curves on the proposed highways, streets, or roads.
- R. The proposed circulation pattern including the provisions for sidewalks and/or bike path systems.
- S. A tentative map consisting of a condominium project or planned development must show, by dashed lines, all building envelopes and other structures to be erected.
- T. The Community Development Department may waive any of the foregoing tentative map requirements in cases where the map does not necessitate compliance with such requirements or where other circumstances justify such waiver.
- U. One copy of the application and two sets of plans for the proposed project will be forwarded by Douglas County to the pertinent General Improvement District (GID) or Town, if applicable. It is the applicant's responsibility to pay all review and application fees directly to the pertinent GID or Town.

5. Tentative Map Reduced Copies – Reduced copies of the subdivision or parcel map (11"x17").

6. **Justification Statement** - A detailed, written narrative describing the project and identifying and addressing how the applicable findings are being met. If the request is to modify a planned development, the findings under Nevada Revised Statutes (NRS) 278A.410 must be addressed.
7. **Vicinity Map** - A vicinity map, on 8¹/₂" x 11" paper, at a scale clearly indicating the subject parcel(s) and showing the existing major street patterns, adjoining projects, subdivisions, water courses, and other significant landmarks within a one-mile radius of the exterior boundaries of the site sufficient to locate the proposed project in relationship to the surrounding community.
8. **Tax Receipt** - The tax assessment receipt showing that all taxes and assessments are paid current for the current fiscal year. This must be obtained from the County Treasurer's Office, 1616 8th Street (Historic Courthouse). The Treasurer's Office will require a minimum two (2) days notice for applications involving five (5) or more parcels of land.
9. **Title Report** - The Preliminary Title Report for the subject property prepared within the last 12 months which includes a declaration of all easements of record and copies of all easement/declaration instruments referenced.
10. **Legal Description and Exhibit** - A written legal description of the property (e.g., metes and bounds, deed) and exhibit showing the property dimensions.
11. **Personal Notification** - Mailing labels, mailing lists, and notification boundary maps must be purchased from Douglas County GIS (Phone Number: 775-782-9894)
The following must be submitted for personal notification of the project:
 - A. A current list of property owners, mailing addresses, and APNs for all owners of property within the required radius (see below) of any boundary of the subject parcel(s) as shown on the latest County assessment roll.
 - B. A set of mailing envelopes (size # 10) containing the property owner's name, mailing address, and APNs for all properties within the required radius. The envelopes must be stamped (not metered) and contain the County's return address (Douglas County Community Development, P.O. Box 218, Minden, NV 89423).
 - C. A notification boundary map showing the required radius boundary for property owners to be notified, as shown on the latest tax assessor rolls for the County, on 8¹/₂" x 11" paper. This shall include scale, north arrow, and the subject property's relationship to existing roads, with a notification radius as follows:
 1. If the subject property is **one acre or less** in size, all properties within **300 feet** shall be notified.
 2. If the subject property is **more than one acre and less than 40 acres** in size, all properties within **600 feet** shall be notified.
 3. If the subject property is **40 acres or larger**, each property owner within **1,320 feet** shall be notified.
 4. To each owner of at least the 30 parcels nearest to the project parcel, as listed on the County's assessor's records, if it is more parcels than required under 1, 2, and 3.
 5. Where a zone change is proposed within 300 feet of a mobile home park, each tenant of the mobile home park shall be notified.
12. **Grading/Drainage Plan** - Conceptual grading/drainage plans, folded to 9" x 12" maximum, showing the following:
 - A. The proposed shape, height, and grade of the site including the direction of drainage flow, existing trees and percent of grade.
 - B. All proposed drainage facilities, including retention basins, sand/oil separators, drop inlets, etc. Proposed facilities must be designed in accordance with the submitted drainage study.
 - C. All proposed cuts and fills coordinated with the proposed phasing of the project.

- D. All quantities of cut and fill and their ultimate disposition.
- E. All erosion control measures including proposed detention basins and retaining walls.
- F. Cross-sectional profiles for existing and proposed grade changes, include all retention areas.
- G. Location of perimeter walls, if applicable, and relationship of the walls to slopes and other walls, existing and proposed. Where existing and proposed walls are shown, identify distance between wall faces and indicate grade differential, if any.

13. Storm Drainage Study – The drainage report which supports the conceptual drainage plan, prepared and signed by a Nevada Professional Engineer. See Division 6 in the Douglas County Design Criteria and Improvement Standards (DCDCIS) Manual. Additionally, provide completed Engineering Checklist - Storm Drainage (Conceptual) Study (attached to this application).

14. Traffic and Impact Study - See Division 2 in the DCDCIS Manual. Additionally, provide completed Engineering Checklist - Traffic and Impact Study (attached to this application).

15. Geotechnical (Soils) Engineering Report - A soils and percolation report for each proposed parcel where an individual sewage disposal system is the proposed means of sewage disposal. A "Geotechnical (Soils) Engineering Report" meeting the requirement of Division 3 in the DCDCIS manual shall be provided, indicating the presence of and geologic hazards (including faults, high groundwater, wetlands, etc. for all parcels) and providing construction recommendations. Additionally, provide completed Engineering Checklist - Geotechnical (Soils) Engineering Report – (attached to this application).

16. WCAC (Water Conveyance Advisory Committee) - Where the site contains any type of conveyance ditch or easement pursuant to Douglas County Code 20.100.070 and 20.100.080, the applicant shall provide:

- A. **One (1) copy** of the current list of property owners, mailing addresses, and assessor’s parcel numbers (APNs) for any conveyance ditch users in Douglas County adjacent to or downstream of the proposed map as determined from the list of water rights owners compiled by the Federal Water Master’s Office, or for those conveyance facilities not covered by the Alpine Decree from the list of water right owners maintained by the State Engineer. In addition, the applicant shall provide one set of mailing envelopes containing the property owner’s name, mailing address and assessor’s parcel number for those owners on the list. The envelopes must be stamped (not metered) and contain the County’s return address (Douglas County Community Development, P.O. Box 218, Minden, NV 89423). The mailing list and labels may be obtained from the Douglas County Assessor’s Office, 1616 8th Street, Minden, NV (Courthouse Building). Please contact the Assessor’s Office at (775) 782-9830 for fee information.
- B. **Seven (7) copies** of the drainage and irrigation plans, folded to 9” x 12” maximum, including the location, size, and capacity of all existing and proposed drainage and irrigation facilities and easements within the plan, as well as grading, drainage, and irrigation details and structures.
- C. Water Conveyance Advisory Committee review fee required. Checks are to be made out to Douglas County Community Development.
- D. Complete the WCAC Submittal Criteria form, if required. (attached to this application)

17. Will Serve Letters - All applicable “Will Serve” letters. These shall include, but not be limited to NV Energy, Southwest Gas Corporation, Charter Communications, Frontier or applicable Telephone Co., and sewer and water. This requirement also includes a written response that is specific, detailed, and proves compliance with the conditions of the will-serve letters.

18. NDEP Recommendation - A written recommendation from the Nevada Division of Environmental Protection, Bureau of Water Pollution Control, with regards to sewage disposal. *Provide two Septic Radius Maps.*

19. Off-Site Dedication - The recorded off-site easements/dedication plan, folded to 9” x 12”. Note: This is required only where the project does not abut an improved public right-of-way and/or sewer, water, or access are proposed where no easements/dedications exist. The plan must note the APNs of all affected properties.

- 20. Area Study** - The subdivision and circulation “area study” must illustrate the integration of the proposed subdivision or parcel map with adjacent parcelization, including publicly owned and managed property, subdivisions (existing and proposed) and the overall area circulation system.
- 21. Road Name Reservation/Approval Application** - All existing and proposed street names shall be shown on the map. All new street names must be approved by the GIS Department. The applicant must complete and submit the Road Name Reservation/Approval Application with the submittal of the tentative map.
- 22. Hydrology and Hydraulics (H & H) Study** – A H & H Study must be provided if required by Title 20, Chapter 20.50, *Floodplain Management*. If not submitted, a justification letter from the applicant’s engineer is required.
- 23. Digital Copy of Application Materials** – Each item must be a separate digital file and in pdf format no larger than 10 mega bites. The digital files must be submitted on a compact disc or another medium acceptable to the county.
- 24. Affidavit** – If the request includes a tentative parcel or subdivision map, an affidavit stating that the person proposing to divide the land, or any successor in interest, will make provision for the payment of the tax imposed by chapter 375 of NRS and for compliance with the disclosure and recording requirements of subsection 5 of NRS 598.0923, if applicable.

Community Development - Engineering Checklist

Conceptual Drainage Study

(This form is to help you ensure that your submittal is technically complete. Feel free to submit to Douglas County, but it is not required.)

| | CODE: REQUIREMENTS | COMMENT (if any) | PAGE No. |
|--------------------------|--|---------------------|-------------|
| <input type="checkbox"/> | Division (DCDCIS) 6.1: Title 20.100.060.C of the Douglas County Consolidated Development Code (DCCDC) provides statutory authority for the use of this manual for drainage design. Have Title 20.100.060-080 requirements been met for Drainage facilities and Irrigation facilities? | | |
| <input type="checkbox"/> | Division (DCDCIS) 6.1.1 through 6.2: Have all the items discussed in Divisions 6.1.1 through 6.2 been considered by the Conceptual Study? | | |
| <input type="checkbox"/> | Division (DCDCIS) 6.3: Have all the requirements for a Conceptual Drainage Study been met? | | |
| | 6.3.1. Conceptual Drainage Study Outline | | |
| <input type="checkbox"/> | 6.3.1.I. Introduction | | |
| <input type="checkbox"/> | 6.3.1.II. Existing and Proposed Hydrology | | |
| <input type="checkbox"/> | 6.3.1.III. Proposed Drainage Facilities (on-site and off-site) | | |
| <input type="checkbox"/> | 6.3.1.IV. Conclusions | | |
| <input type="checkbox"/> | 6.3.1.V. Exhibits | | |

Community Development - Engineering Checklist Traffic and Impact Study

(This form is to help you ensure that your submittal is technically complete. Feel free to submit to Douglas County, but it is not required.)

| | CODE: REQUIREMENTS | COMMENT (if any) | PAGE No. |
|--------------------------|--|---------------------|-------------|
| <input type="checkbox"/> | Has the Traffic and Impact Study been wet-stamped by a Nevada Registered Professional Engineer per NAC 625.612? This addresses reports, studies, test results, certifications and calculations submitted to public authority. | | |
| <input type="checkbox"/> | Division (DCDCIS) 2.14: Are the following items included or considered in the Traffic and Impact Study Requirements? | | |
| <input type="checkbox"/> | 2.14.1. General | | |
| <input type="checkbox"/> | 2.14.2. Scope of Work and Method - Did the applicant coordinate with Public Works (Jeff Foltz) to scope the traffic analysis? | | |
| <input type="checkbox"/> | 2.14.3. Preliminary Site Plan Review | | |
| <input type="checkbox"/> | 2.14.4. Traffic Engineering Study Requirements | | |
| <input type="checkbox"/> | 2.14.4.1. Previous Traffic Studies | | |
| <input type="checkbox"/> | 2.14.4.2. Master Plan, Zoning and/or Tentative Map Applications | | |
| <input type="checkbox"/> | 2.14.4.3. Scope of Traffic Engineering Study | | |
| <input type="checkbox"/> | 1. Project Description | | |
| <input type="checkbox"/> | 2. Trip Generation | | |
| <input type="checkbox"/> | 3. Trip Distribution and Assignment | | |
| <input type="checkbox"/> | 4. Impact Analysis | | |
| <input type="checkbox"/> | 5. Impacts and Mitigation | | |
| <input type="checkbox"/> | 6. Results | | |

Community Development - Engineering Checklist

Geotechnical (Soils) Engineering Report

(This form is to help you ensure that your submittal is technically complete. Feel free to submit to Douglas County, but it is not required.)

| | CODE: REQUIREMENTS | COMMENT (if any) | PAGE No. |
|--------------------------|---|---------------------|-------------|
| <input type="checkbox"/> | Has the Geotechnical (Soils) Engineering Report been wet-stamped by a Nevada Registered Professional Engineer per NAC 625.612? This addresses reports, studies, test results, certifications and calculations submitted to public authority. | | |
| <input type="checkbox"/> | Division (DCDCIS) 3: Have all the requirements for Geotechnical Engineering Reports been met? | | |
| <input type="checkbox"/> | 3.1. General | | |
| <input type="checkbox"/> | 3.2. Geotechnical Engineering Report | | |
| <input type="checkbox"/> | 3.2.1. General Requirements | | |
| <input type="checkbox"/> | 3.2.2. Slope Stability Considerations | | |
| <input type="checkbox"/> | 3.2.3. Geotechnical Parameters | | |
| <input type="checkbox"/> | 3.2.4. Rising Water Considerations | | |
| | THE FOLLOWING TWO ITEMS ARE ONLY APPLICABLE FOR PERMITTING (SIP or BP): | | |
| <input type="checkbox"/> | Division (DCDCIS) 2.10: Was the Resilient Modulus (MR) Value or Resistance (R) Value determined in the geotechnical report for all roads? | | |
| <input type="checkbox"/> | Division (DCDCIS) 2.12.11: Were requirements met for design of Asphalt Concrete Structural Sections? | | |
| | 1. Roadbed Soil | | |
| | 2. Traffic | | |
| | 3. Thickness Design | | |
| | 4. Material Determination | | |

WCAC SUBMITTAL CRITERIA

Irrigation Plan and Proposed Map

Douglas County Code Sections 20.100.070 and 20.100.080 provide for an irrigation plan, as well as certain standards for irrigation facilities, whenever a proposed development includes or directly impacts existing irrigation facilities. The proposed irrigation plan and the development are referred to the **Water Conveyance Advisory Committee** for review. In addition to the requirements contained in County Code, the following information must be included in the irrigation plan submitted to the WCAC for its review:

1. Location of the places irrigation water enters the proposed development and identification of the source (e.g., Allerman Canal, Heybourne Ditch, Martin Slough, etc.).*
2. Present method of irrigation used (i.e., sprinkler, border, corrugation, furrow, controlled flooding of pastures, etc.).
3. Direction of flow of present irrigation.
4. Return flow ditches and direction of flow. *
5. Show all water conveyances on the proposal with the recorded or proposed easements. *
6. Show all irrigation pipelines and culverts with their size that are located in water conveyances.
7. Indicate historical irrigation method and practices. *
8. Provide water rights decree numbers, underground and all other water rights certificate numbers, including identification and status of pending applications. *

**The irrigation plan may be submitted on a separate sheet from the proposed map, however, the proposed map must be submitted for review, and certain information is required to be on the recorded map, including the information identified in paragraphs 1, 4, 5, 7 and 8.*

Additional information from the irrigation plan may be required on the final map, in the discretion of the final decision maker, as advised by the WCAC, or as otherwise required by the Douglas County Code. In some circumstances, the WCAC may require additional review of the irrigation plan or the final map before final approval by the County.

* * * * *

Please complete the lower portion of this form and return to engineering by _____.

Project Name: _____ File #: _____

Irrigation Plan Conveyance System Design Factors

| | Pre-Development Conditions | Post-Development Conditions |
|--------------------------------------|----------------------------|-----------------------------|
| Ditch Capacity (cfs) | | |
| Ditch Slope (ft/ft) | | |
| Ditch Dimensions (BW, D, TW in feet) | | |
| Pipe Capacity (gpm or cfs) | | |
| Pipe Slope (ft/ft) | | |
| Pipe Material | | |
| Flow (gpm or cfs) | | |
| Depth of Flow (ft) | | |
| Velocity (ft/sec) | | |
| Head Loss (ft) | | |
| Water Master Historic Flow | | |

APN #: _____