

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>GRADING SUP AT 0 EL MOLINO DRIVE</b>			
Project Description: <b>SITE IMPROVEMENTS FOR A SINGLE FAMILY RESIDENCE AND DETACHED GARAGE.</b>			
Project Address: 0 EL MOLINO DRIVE, SPARKS, NV 89441			
Project Area (acres or square feet): 10 ACRE LOT WITH 1.1 ACRES OF DISTURBANCE			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): APPROXIMATELY 1,100 FEET FROM THE INTERSECTION OF EL MOLINO DRIVE AND LA MANCHA DRIVE, APN 076-381-64 (PORTIONS OF SECTIONS 19, 20, 29 & 30 T21N-R21E)			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
APN 076-381-64	10.0		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WAB19-0003 EASEMENT ABANDONMENT AND RELOCATION			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: JIMMY AND MARIANNA COOPER		Name: ROBISON ENGINEERING	
Address: 0 EL MOLINO DR		Address: 846 VICTORIAN AVE STE 20	
SPARKS, NV	Zip: 89441	SPARKS, NV	Zip: 89431
Phone: 775-229-2776	Fax:	Phone: 775-852-2251	Fax:
Email: jcooper@volition.com		Email: rswitzer@robisoneng.com	
Cell:	Other:	Cell:	Other:
Contact Person: JIMMY COOPER		Contact Person: RYAN SWITZER, PE	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: ROBISON ENGINEERING		Name:	
Address: 846 VICTORIAN AVE STE 20		Address:	
SPARKS, NV	Zip: 89431		Zip:
Phone: 775-852-2251	Fax:	Phone:	Fax:
Email: rswitzer@robisoneng.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: RYAN SWITZER, PE		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**Special Use Permit Application  
for Grading  
Supplemental Information**  
(All required information may be separately attached)

1. What is the purpose of the grading?

PREPARATION FOR CONSTRUCTION OF A SINGLE FAMILY HOME, DETACHED GARAGE, AND ASSOCIATED INFRASTRUCTURE.

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

APPROXIMATELY -3,900 CUBIC YARDS (CY) OF CUT, +2,900 CY OF FILL, -1,000 CY NET (TO BE DISPOSED OF ONSITE)

3. How many square feet of surface of the property are you disturbing?

APPROXIMATELY 46,600 SQUARE FEET.

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

APPROXIMATELY 1,000 CY OF EXPORT WILL BE DISPOSED OF THROUGHOUT THE 10.0 ACRE SITE FOLLOWING ROUGH GRADING. IN ADDITION, THE SPOILS MAY BE USED TO RECONSTRUCT THE RESIDENCE PAD, IN WHICH MITIGATION NEEDS TO BE COMPLETED (SEE GEOTECHNICAL FINDINGS).

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

NO, THE GRADING THRESHOLDS WILL BE SURPASSED DUE TO THE AREA OF DISTURBANCE REQUIRED TO CONSTRUCT A SINGLE FAMILY HOME, DETACHED GARAGE, AND FIRE TURNAROUND.

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

NO, NO GRADING HAS TAKEN PLACE ONSITE.

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain your answer.)

YES, ALL AREAS OF DISTURBANCE ARE SHOWN ON THE CIVIL PLANS.

8. Can the disturbed area be seen from off-site? If yes, from which directions and which properties or roadways?

YES, THE DISTURBED AREA WILL BE VISIBLE OFF-SITE, PRIMARILY FROM THE DOWNSLOPE PROPERTY TO THE WEST (APN 076-381-63) AND UPSLOPE PROPERTIES TO THE NORTH AND EAST (APNs 076-381-08 AND -65).

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

NO, DUE TO TOPOGRAPHY CONSTRAINTS ACCESS THROUGH THE SUBJECT PROPERTY TO ANY SURROUNDING PROPERTIES IS NOT FEASIBLE.

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

PROPOSED SLOPES WILL BE LIMITED TO 3:1 MAXIMUM. GRADED SLOPES WILL BE HYDROSEEDING UNTIL LANDSCAPING IS PLANTED.

11. Are you planning any berms?

Yes	No <sup>X</sup>	If yes, how tall is the berm at its highest?
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12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

YES, RETAINING WALLS UP TO 10' HIGH CONSTRUCTED OF MANUFACTURED BLOCKS ARE PROPOSED.

13. What are you proposing for visual mitigation of the work?

HYDROSEEDING AND EVENTUALLY LANDSCAPING WILL COVER ALL GRADING SLOPES TO VISUALLY MITIGATE THE PROJECT.

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

YES, APPROXIMATELY TWELVE (12) LARGE SAGE BRUSH ARE PROPOSED TO BE REMOVED DUE TO GRADING.

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

DRY LAND GRASS MIX AT 20 POUNDS PER ACRE SOURCED FROM COMSTOCK SEED. NO MULCH IS PROPOSED ONSITE.

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

TEMPORARY IRRIGATION WILL BE PROVIDED WITH WATER TRUCKS ON AN AS NEEDED BASIS.

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

NO REVEGETATION PLAN HAS BEEN REVIEWED WITH THE WSCD.

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	No <input checked="" type="checkbox"/>	If yes, please attach a copy.
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Property Owner Affidavit

Applicant Name: MARIANNA COOPER

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )
COUNTY OF WASHOE )

I, MARIANNA COOPER
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 076-381-64

Printed Name MARIANNA COOPER

Signed [Signature]

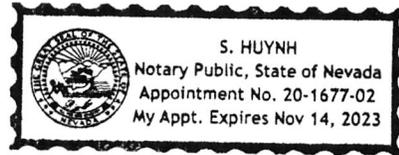
Address 12365 OCEAN VIEW DR.
SPARKS, NV 89441

Subscribed and sworn to before me this
5<sup>th</sup> day of February, 2021.

(Notary Stamp)

Shawn Huynh
Notary Public in and for said county and state

My commission expires: Nov 14<sup>th</sup>, 2023



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
 Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
 Power of Attorney (Provide copy of Power of Attorney.)
 Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
 Property Agent (Provide copy of record document indicating authority to sign.)
 Letter from Government Agency with Stewardship

# PRELIMINARY GRADING PLANS

FOR SPECIAL USE PERMIT AT

# 0 EL MOLINO DRIVE

SPARKS, NV

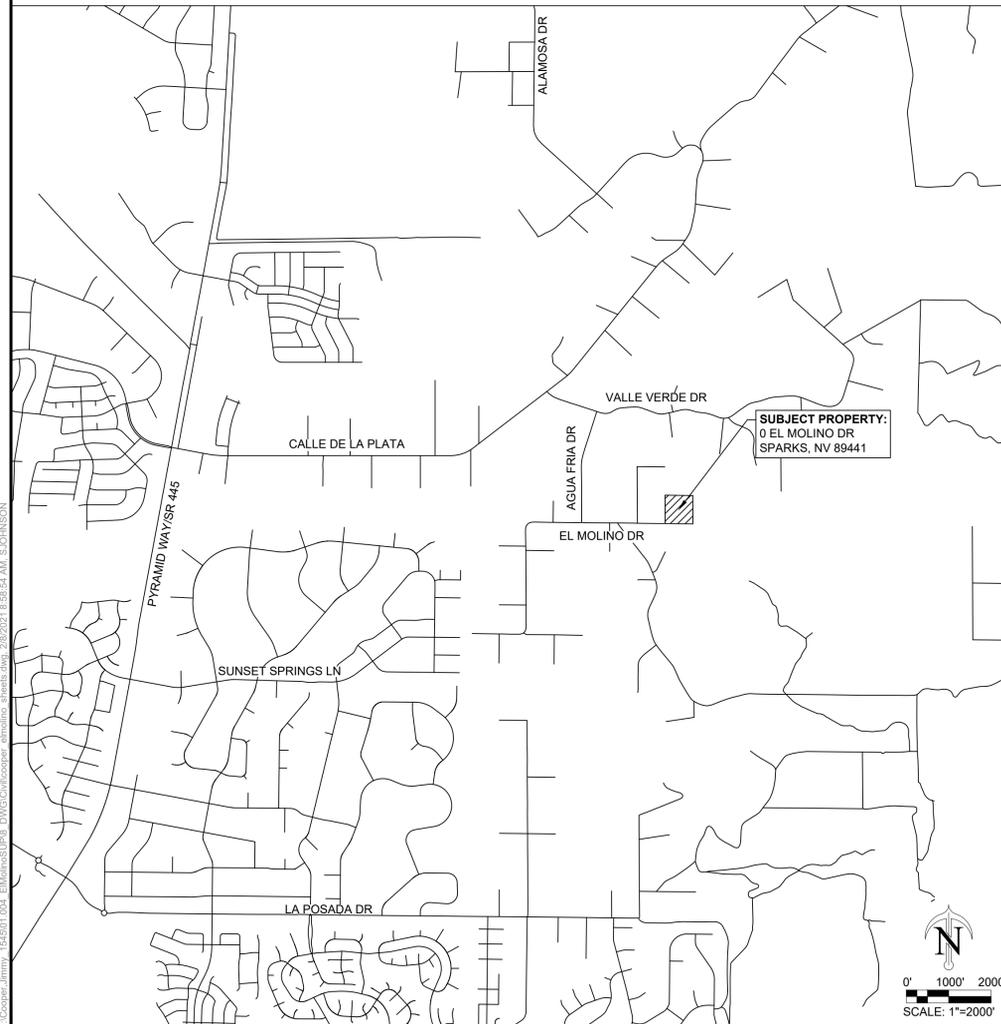
## PROJECT SUMMARY

JURISDICTION: SPARKS, NEVADA  
 COUNTY: WASHOE COUNTY, NEVADA  
 ASSESSORS' PARCEL: 076-381-64  
 ADDRESS: 0 EL MOLINO DR  
 ZONING: WCTY - GENERAL RURAL  
 FEMA FLOOD ZONE: X (UNSHADED)  
 PROJECT SUMMARY: MAJOR GRADING IN ACCORDANCE WITH WASHOE COUNTY DEVELOPMENT CODE

## PROJECT AUTHORITY

<b>CIVIL ENGINEER</b>	<b>APPLICANT</b>
ROBISON ENGINEERING COMPANY	JIMMY AND MARIANNA COOPER
RYAN SWITZER, PE	0 EL MOLINO DR
846 VICTORIAN AVE, STE 20	SPARKS, NV 89441
SPARKS, NV 89431	(775) 2292776
(775) 852-2251 x 725	jcooper@vollion.com
(775) 852-9736 fax	
rswitzer@robisoneng.com	

## VICINITY MAP



## NOTES

### GENERAL NOTES:

- THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE BELIEVED TO BE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, STATE/LOCAL ORDINANCES, AND/OR COUNTY STANDARDS. IN THE EVENT OF A CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND STATE/LOCAL STANDARDS PROMPTLY NOTIFY ENGINEER. THE COUNTY STANDARDS SHALL APPLY. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- IF THE CONTRACTOR(S) OBSERVES ANY CONDITION ON THE SITE WHICH CONFLICTS WITH THE INFORMATION SHOWN HEREON, THEY SHALL CONTACT ROBISON ENGINEERING AT 775-852-2251 FOR RESOLUTION.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER.
- OBTAIN LATEST ELECTRONIC FILE FROM ROBISON ENGINEERING COMPANY PRIOR TO STAKING AND CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY IN FIELD, ALL ELEVATIONS, DIMENSIONS, FLOW LINES EXISTING CONDITIONS, AND POINTS OF CONNECTIONS WITH ADJOINING PROPERTY (PUBLIC OR PRIVATE). ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- CONTACT "USA NORTH 811" BY CALLING THAT NUMBER (8-1-1) NO LESS THAN 2 WORKING DAYS BEFORE EXCAVATION IS PROPOSED TO BEGIN.

### GRADING NOTES:

- ALL EXCAVATION AND EMBANKMENT SHALL BE IN ACCORDANCE WITH THE CITY OF SPARKS AND WASHOE COUNTY STANDARDS.
- THE CONTRACTOR SHALL NOTIFY OWNER AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK AND ONLY AFTER A PRE-CONSTRUCTION MEETING BETWEEN OWNER, ENGINEER OF RECORD, AND GENERAL CONTRACTOR HAS OCCURRED.
- CONTRACTOR SHALL CAREFULLY INSPECT DETAILS, THE CONTEXT OF PLANS, AND MAKE APPROPRIATE CONFIRMING MEASUREMENTS AGAINST EXISTING CONDITIONS PRIOR TO SETTING SUBGRADE, AND SHALL COORDINATE WITH SURVEYOR TO SET ELEVATION AND LOCATION CONTROL PROPERLY TO ESTABLISH SUBGRADE PRIOR TO FINAL SURFACE TREATMENTS.
- ALL NATURAL VEGETATION OUTSIDE OF DISTURBANCE LIMITS TO BE PRESERVED; ADDITIONAL DISTURBANCE NOT PART OF PLANNED LANDSCAPING SHALL BE STABILIZED AND BROADCAST AND RAKED DURING OCTOBER-NOVEMBER, OR HYDROSEEDED IN COORDINATION WITH, AND SUBJECT TO APPROVAL BY PROPERTY OWNER.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT FINAL SUBGRADE SURFACES ARE FIRM AND EXHIBIT NO SIGNS OF DEFLECTION.

### GRADING NOTES (CONTINUED):

- GROUNDWATER IS NOT EXPECTED TO BE ENCOUNTERED DURING GRADING ACTIVITIES. IN THE EVENT THAT GROUNDWATER IS ENCOUNTERED, CONTRACTOR SHALL DEWATER AND DISCHARGE ONSITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
- SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE STATE HISTORIC PRESERVATION DEPARTMENT OF THE DEPARTMENT OF MUSEUMS, LIBRARY AND ARTS SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO (2) WORKING DAYS FROM THE DATE OF NOTIFICATION.

### APPROXIMATE EARTHWORK BANK QUANTITIES:

CUT: 3,900 CY  
 FILL: 2,900 CY  
 NET: 1,000 CY (EXPORT)

### PROJECT NOTES:

- ALL CONSTRUCTION NOT OTHERWISE DETAILED OR SPECIFIED SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (ORANGE BOOK) ADOPTED BY THE CITY OF SPARKS AND WASHOE COUNTY.
- IT IS THE INTENT OF THESE SPECIFICATIONS AND IMPROVEMENT PLANS THAT THE WORK PERFORMED UNDER THE CONTRACT SHALL RESULT IN A COMPLETE OPERATING SYSTEM IN SATISFACTORY WORKING CONDITION WITH RESPECT TO THE FUNCTIONAL PURPOSES OF THE INSTALLATION. IF THERE ARE ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR RESOLUTION.
- SUBMITTALS: SUBMITTALS, INCLUDING SHOP DRAWINGS, MANUFACTURER'S DATA SHEETS, MATERIAL AND COLOR SAMPLES, AND DELIVERED MATERIALS OR PRODUCTS (ROOFING, ETC.), WITHOUT EXCEPTION, SHALL BE OFFERED FOR REVIEW AND APPROVAL TO OWNER PRIOR TO THEIR INCORPORATION INTO THE PROJECT. WHERE QUANTITATIVE JUDGEMENT IS REQUIRED (E.G. MATERIALS WITH SPECIFIED STRENGTH, WEIGHT, LONGEVITY, CLASSIFICATION, ETC.) THESE MATERIALS' SPECIFICATIONS SHALL BE PROVIDED TO THE PROFESSIONAL AUTHORITY (E.G. PLUMBING, CIVIL ENGINEER, ETC.) RESPONSIBLE FOR THEIR SUITABILITY FOR THE SPECIFIED USE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAILY REMOVAL OF ALL CONSTRUCTION MATERIALS SPILLED ON PAVED STREETS, ONSITE AND OFFSITE.
- THE CONTRACTOR SHALL PURSUE THE WORK IN A CONTINUOUS AND DILIGENT MANNER CONFORMING TO ALL THE PERTINENT SAFETY REGULATIONS, TO ENSURE A TIMELY COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL NOTIFY ALL ENTITIES INVOLVED (PUBLIC AND PRIVATE) 48 HOURS PRIOR TO BEGINNING CONSTRUCTION, AND PROVIDE 48 HOURS PRIOR NOTICE FOR ALL SURVEYING AND INSPECTIONS DURING CONSTRUCTION.
- THE WORK IN THIS CONTRACT INCLUDES ALL ONSITE AND OFFSITE WORK SHOWN ON THESE DRAWINGS, DESCRIBED IN THE SPECIFICATIONS, OR REASONABLY IMPLIED.

### PROJECT NOTES (CONTINUED):

- THE CONTRACTOR SHALL, AT ALL TIMES DURING CONSTRUCTION, PROTECT FROM DAMAGE EXISTING IMPROVEMENTS ON AND AROUND THE SITE, INCLUDING, BUT NOT LIMITED TO, PAVEMENT, CURB & GUTTER, SIDEWALK, LANDSCAPING, SIGNAGE, STORM & SANITARY SEWERS, AND ALL UTILITIES. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE REPAIR OF ANY IMPROVEMENTS (EXISTING OR PROPOSED) DAMAGED THROUGHOUT THE COURSE OF CONSTRUCTION.
- ALL QUANTITIES SUPPLIED WITH THESE PLANS ARE APPROXIMATE AND USED FOR PERMIT AND BOND PURPOSES ONLY. THEY SHALL NOT BE USED IN ANY WAY FOR BIDDING OR CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT QUANTITY TAKE-OFFS FOR BIDDING AND CONSTRUCTION PURPOSES.

### EROSION CONTROL NOTES:

- TOTAL DISTURBANCE AREA IS NOT EXPECTED TO EXCEED 1 ACRE, THEREFORE A SITE-SPECIFIC STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED. THE CONTRACTOR SHALL BE AWARE OF AND EXERCISE DUE EFFORT TO CONFORM TO AT LEAST:
  - THE STATE OF NEVADA GENERAL PERMIT NVR100000
  - THE "TRUCKEE MEADOWS HANDBOOK"
  - WASHOE COUNTY STORMWATER PROTECTION ORDINANCES AND STANDARDS.
- ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORSEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN WASHOE COUNTY AND THE TRUCKEE MEADOWS CONSTRUCTION SITES BEST MANAGEMENT PRACTICES HANDBOOK.

### TOPOGRAPHIC MAP NOTES:

- THIS MAP IS PREPARED TO ILLUSTRATE TOPOGRAPHY AND FEATURES FOR ARCHITECTURAL AND ENGINEERING PLANNING AND DESIGN ONLY. NO INFORMATION SHALL BE CONSTRUED TO REPRESENT A FORMAL SURVEY OF THE SUBJECT PROPERTY, OR TO RENDER ANY OPINION THEREON.
- BASIS OF BEARINGS: NEVADA STATE PLANE, WEST ZONE, NAD83
- BASIS OF ELEVATIONS: NAVD88
- HORIZONTAL CONTROL: SEE REFERENCE 1 FOR MORE DETAILS
- VERTICAL CONTROL: SEE REFERENCE 1 FOR MORE DETAILS

## LEGEND, ABBREVIATIONS, AND SHEET LIST

### LEGEND

	(E) MAJOR CONTOUR
	(E) MINOR CONTOUR
	(E) TREE
	(E) SUBJECT PL
	(E) ADJOINER PL
	(E) SETBACK
	(E) EASEMENT
	(P) MAJOR CONTOUR
	(P) MINOR CONTOUR
	(P) GRADE BREAK
	(P) MFB WALL
	(P) BUILDING
	(P) AC
	(P) TYPE II CLASS B AB

### STANDARD ABBREVIATIONS

AC	ASPHALT CONCRETE
AB	AGGREGATE BASE
BC/BOC	BACK OF CURB
BFP	BACKFLOW PREVENTER
BLD	BUILDING
BSW/BOW	BACK OF SIDEWALK
BW	BASE OF WALL
CATV	CABLE TELEVISION
CL	CENTERLINE
COTG	CLEAN OUT TO GRADE
DEP	DEPRESSED
DW	DRIVEWAY
E	ELECTRICAL
(E)	EXISTING
EL,ELEV	ELEVATION (ABOVE MEAN SEA LEVEL U.N.O.)
FC	FENCE
FG	FINISHED GRADE
FF	FINISHED FLOOR
FFC	FRONT FACE OF CURB
FH	FIRE HYDRANT
FL	DRAINAGE FLOWLINE
FLA	FLANGED (PIPE FITTING)
G	GROUND (ELEV.)
HR-ER	HANDICAPPED RAMP, EDGE OF RETURN
HR-MB	HANDICAPPED RAMP, MID-BLOCK
HR-MR	HANDICAPPED RAMP, MID-RETURN
HDPE	HIGH-DENSITY POLYETHYLENE
HP	HIGH POINT
HVAC	HEATING, VENTILATION & AIR CONDITIONING
IFC	INTERNATIONAL FIRE CODE
I INV	INVERT (IE-INVERT ELEV.)
INT	INTERSECTION
IV	IRRIGATION VALVE
LP	LIGHT POLE
MDD	MAXIMUM DRY DENSITY
MFB	MANUFACTURED BLOCK
MH	MANHOLE
MJ	MECHANICAL JOINT (PIPE FITTING)
(P)	PROPOSED
P	PIPE/PIPELINE or PRESERVE (E) TREE
PBL	PUBLICLY/MUNICIPALLY OWNED
PC	POINT OF CURVATURE/END TANGENT
PCC	PORTLAND CEMENT CONCRETE
PI	POINT OF INTERSECTION (E.G. TANGENTS)
PL	PROPERTY LINE
PM	PARCEL MAP
POJ	PUSH-ON JOINT (PIPE FITTING)
PP	POWER/TELEPHONE POLE
PRV	PRESSURE RELIEF VALVE
PT	POINT OF TANGENCY/END CURVE
PVT	PRIVATE (NOT PUBLICLY OWNED)
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS OF ARC OR CIRCLE
RHW	ROAD 1/2 WIDTH, EQUIV. TO "FF" PER DTL C-1.11
RW	ROW RIGHT-OF-WAY
SFNF	(MONUMENT) SEARCHED FOR, NOT FOUND
SD	STORM DRAIN
SS	SANITARY SEWER
STA	STATION
TOP/TOC	TOP OF CURB (@ BOC U.N.O.)
TP	TURNING POINT (TEMPORARY CONTROL)
TW	TOP OF WALL
U.N.O.	UNLESS NOTED OTHERWISE
WWL	WATER/WATER LINE
X	REMOVE (E) TREE or OTHER FEATURE
YH	YARD HYDRANT

### SHEET LIST

C1	- TITLE SHEET
C2	- (E) CONDITIONS AND SLOPE MAP
C3	- SITE PLAN AND GRADING PLAN



0 EL MOLINO DR  
 GRADING SUP  
 SHEET C1  
 TITLE SHEET  
 WASHOE COUNTY  
 PROJECT NO: 17545-01.004  
 NEVADA

PREPARED FOR:  
 JIMMY & MARIANNA  
 COOPER  
 0 EL MOLINO DR  
 SPARKS, NV 89441  
 775-229-2776

Robison Engineering  
 846 VICTORIAN AVENUE  
 SPARKS, NV 89431  
 (775) 852-2251  
 www.robisoneng.com  
 DRAWN: RMS  
 DATE: 02/08/2021

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

NO	DESCRIPTION	DATE	BY	CHKD
1	TOPOGRAPHIC MAP BY MERIDIAN SURVEYING			
2				
3				
4				
5				
6				
7				
8				

### REFERENCES

NO	DESCRIPTION	DATE	BY	CHKD
0	FOR GRADING SUP	2021-02-08	RMS	RMS

### REVISIONS

NO	DESCRIPTION	DATE	BY	CHKD
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### APPROVALS

**C1**  
 SHEET 1 OF 3



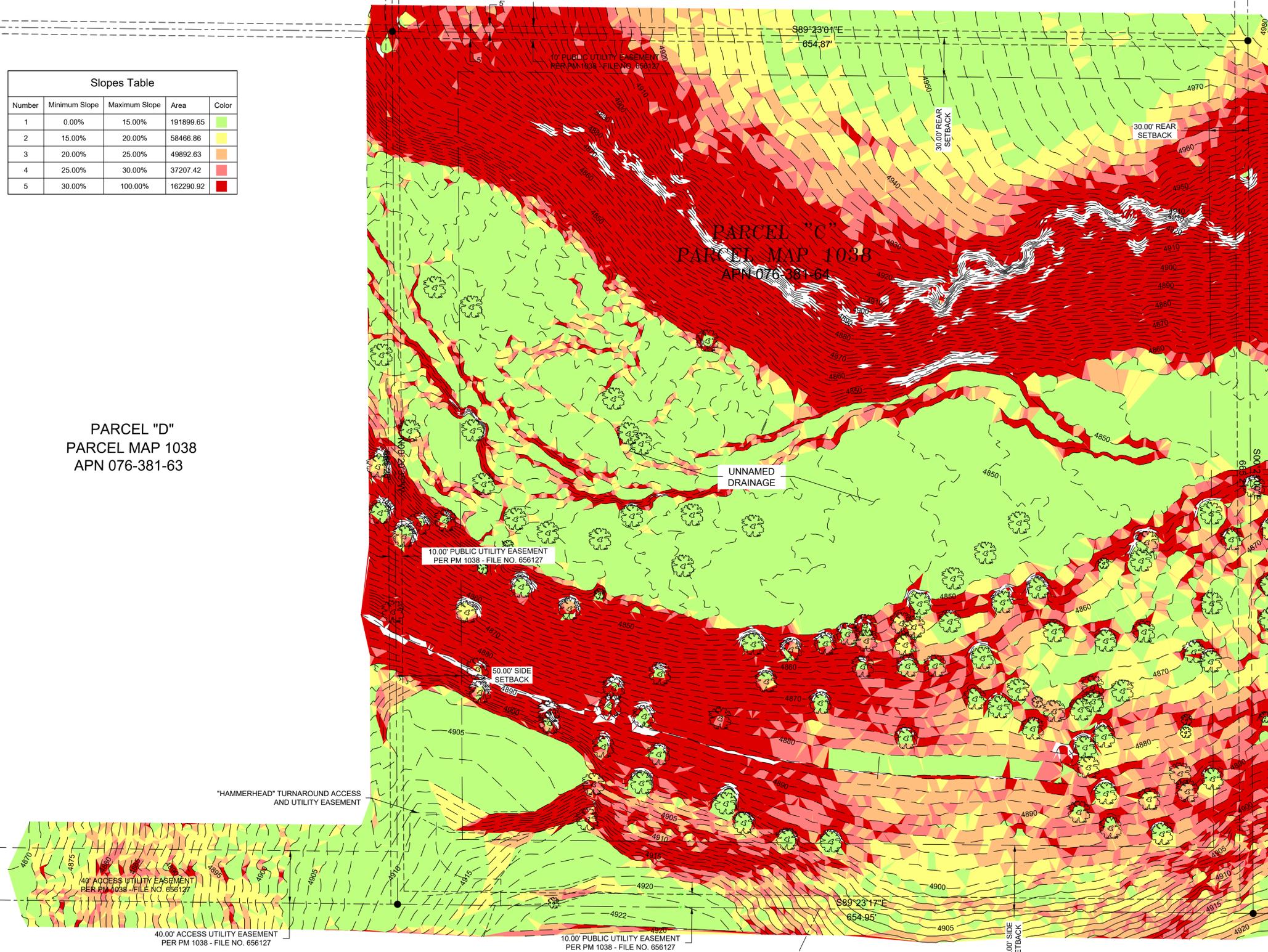
PARCEL MAP 1038  
APN 076-381-66

APN 076-381-65

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	191899.65	Light Green
2	15.00%	20.00%	58466.86	Yellow
3	20.00%	25.00%	49892.63	Orange
4	25.00%	30.00%	37207.42	Red-Orange
5	30.00%	100.00%	162290.92	Red

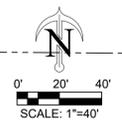
PARCEL "D"  
PARCEL MAP 1038  
APN 076-381-63

APN 076-381-08



APN 076-381-58

APN 076-381-57



0 EL MOLINO DR  
GRADING SUP  
SHEET C2  
(E) CONDITIONS AND SLOPE MAP  
WASHOE COUNTY  
PROJECT NO. 17545-01-004  
NEVADA

THE WET STAMPED AND  
PROFESSED COPY OF THIS PLAN  
SUPERSEDES ALL OTHER  
COPIES AND ELECTRONIC  
NOTES AND CONTRACT  
AGREEMENT.  
0" 1" 1/2" 1"  
INCH@FULL SCALE

PREPARED FOR:  
JIMMY & MARIANNA  
COOPER  
0 EL MOLINO DR  
SPARKS, NV 89441  
775-225-2776

**Robison Engineering**  
845 VICTORIAN AVENUE  
SPARKS, NV 89411  
(775) 852-2251  
www.robisoneng.com  
DRAWN: RMS  
DATE: 02/08/2021

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

NO	DESCRIPTION	DATE	BY	CHK'D
1	TOPOGRAPHIC MAP BY MERIDIAN SURVEYING			
2				
3				
4				
5				
6				
7				
8				

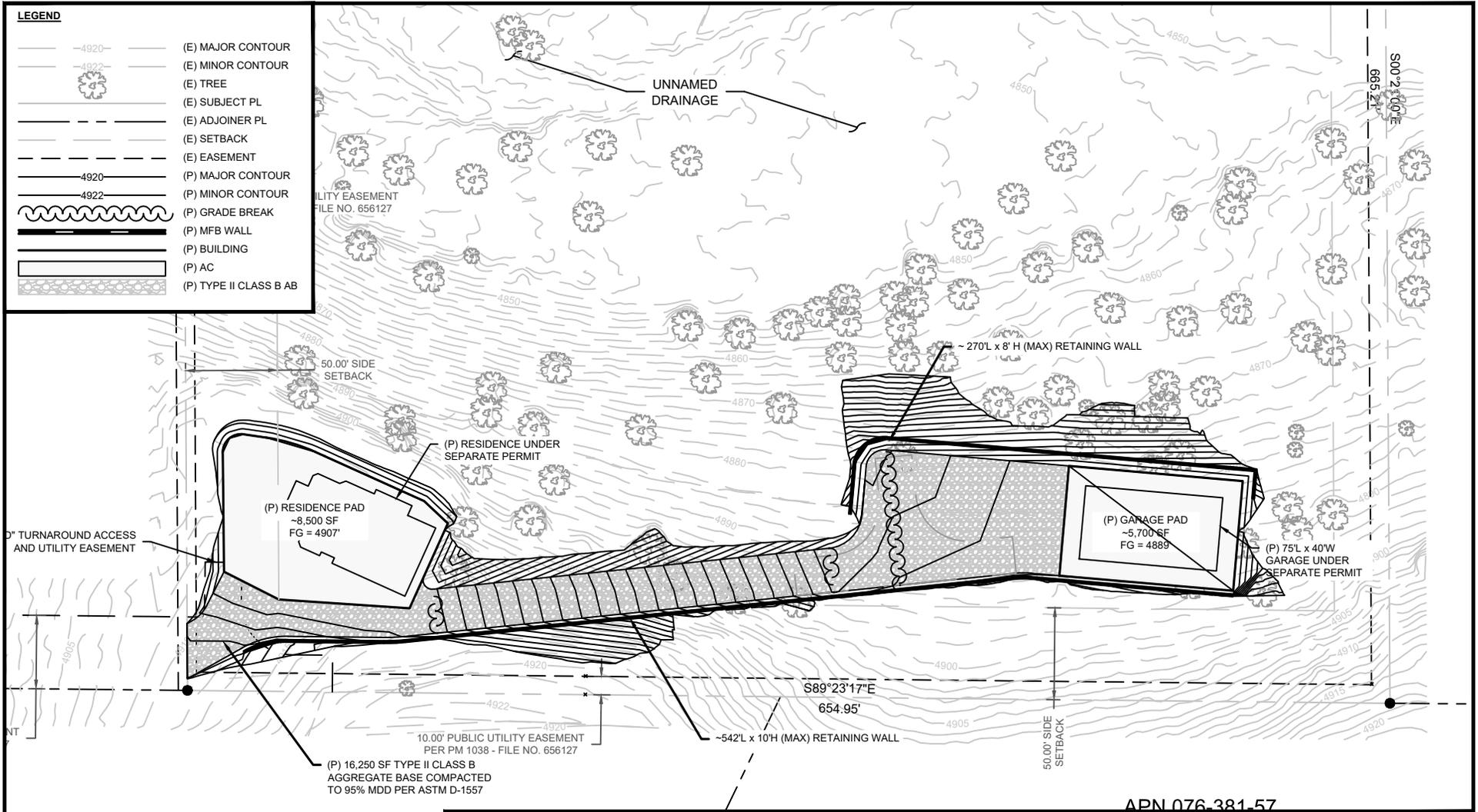
NO	DESCRIPTION	DATE	BY	CHK'D
0	FOR GRADING SUP	2021-02-08	RMS	RMS

NO	DESCRIPTION	DATE	BY	CHK'D

APPROVALS

C2  
SHEET 2 OF 3





**Robison Engineering Company, Inc.**  
846 VICTORIAN AVENUE  
SPARKS, NV 89431  
www.robisoneng.com

DRAWN: RMS  
DATE: 2021-02-08

PREPARED FOR:  
**JIMMY & MARIANNA COOPER**

0 EL MOLINO DRIVE  
SPARKS, NV, 89441  
(775)-229-2776

0 40 80  
INCH@FULL SCALE

**0 EL MOLINO DR GRADING SUP**

ATTACHMENT 6  
PRELIMINARY SITE PLAN

WASHOE COUNTY NEVADA  
PROJECT NO: 1-1545-01.004



Ryan Switzer &lt;rswitzer@robisoneng.com&gt;

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## 0 El Molino - Cooper Residence Grading SUP

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**Jonathan Payne** <jpayne@blackeagleconsulting.com>

Mon, Feb 8, 2021 at 11:57 AM

To: Ryan Switzer <rswitzer@robisoneng.com>

Cc: "Volition Inc." <jcooper@volitionco.com>, Sagen Johnson <sagen@robisoneng.com>

Hi Ryan,

Our preliminary results for the El Molino project show up to about 6 feet of undocumented fill overlying native granular soils. We are awaiting lab results to confirm the field classifications to rule out clay soils. The existing fills are undocumented and will need to be reworked (inspected) as densified structural fills through their full depth. The existing fill will be suitable for reuse as structural fill, but contains cobbles and boulders that will require removal (down to 6 or 12 inches) prior to reuse. The fill materials will likely be rock fill and if so will have a performance specification for placement and compaction, and would require near full time inspection during placement. If the fill materials are not rock fill, then 90 percent relative compaction will be required.

If the pad is removed and foundations bear on native granular soils, the footings and slab areas will require compaction to 90 percent.

We are targeting Friday to get our geotechnical report out. Please let me know if you have any other questions at this time.

Thanks,

**Jonathan Payne**

Project Geologist – [Black Eagle Consulting, Inc.](#)

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