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.

Project Information	s	Staff Assigned Case No.:						
Project Name: Lockwood Ir	ndustrial Storage	e Yard Development, Pha	ase I & Phase II					
Description: AREA, ALONG WITH THE	NECESSARY FENCING & (2.51-ACRE GRAVEL PAD FOR OUTDOOR S GATES TO PROVIDE SECURITY FOR THE PROVIDED AREA & MITIGATE I OR RELEASE.	ROJECT AND CUTOFF					
Project Address: 10705 Lockwoo	od Drive, Washoe Co	unty, NV 89434						
Project Area (acres or square fee	et): Total: 5.47 ac P	Phase I, 1.00 ac. / Phase II, 1.51 ac. / Undist., 2.96 ac.						
Project Location (with point of re	ference to major cross							
Legally-assigned address for the property p	provided; additionally, FRAC	SEC 16 & 17 TWP 19N RGE 21E, south of	Hwy 80E & south of tracks					
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:					
084-080-15	5.47							
	e County approval	s associated with this applicat	ion:					
Case No.(s).								
Applicant Info	ormation (attach	additional sheets if necess	ary)					
Property Owner:		Professional Consultant:						
Name: Lockwood Development	Group LLC	Name: TEC Civil Engineering Co	onsultants					
Address: 3495 Lakeside Drive #	249	Address: 9429 Double Diamond	Pkwy, Suite A					
Reno, NV	Zip: 89509	Reno, NV	Zip: 89521					
Phone: 775-827-6700	Fax:	Phone: 775-473-7276	Fax:					
Email: jeff@skywestservices.cor	n	Email: jgilles@tecreno.com						
Cell: 775-315-4314	Other:	Cell:	Other:					
Contact Person: Jeffrey Lowder	1	Contact Person: Jason Gilles, P	Έ					
Applicant/Developer:		Other Persons to be Contact	ed:					
Name: TEC Civil Engineering Co	onsultants	Name: TEC Civil Engineering Co	onsultants					
Address: 9429 Double Diamond	Pkwy, Suite A	Address: 9429 Double Diamond	Pkwy, Suite A					
Reno, NV	Zip: 89521	Reno, NV	Zip: 89521					
Phone: 775-473-7276	Fax:	Phone: 775-473-9052	Fax:					
Email: jgilles@tecreno.com		Email: dfellenz@tecreno.com						
Cell:	Other:	Cell:	Other:					
Contact Person: Jason Gilles, P	E	Contact Person: Douglas Fellen	z, PE					
	For Office	Use Only						
Date Received:	Initial:	Planning Area:						
County Commission District:		Master Plan Designation(s):						
CAB(s):		Regulatory Zoning(s):						

Administrative Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the type of project or use being requested?

Wholesaling, Storage and Distribution, Industrial - Heavy

What section of the Washoe County code requires the Administrative permit required?

WCC Chapter 110, Article 302, Section 110.302.05 Table of Uses for Industrial - Heavy

3. What currently developed portions of the property or existing structures are going to be used with this permit?

The northerly 2.51 ac. of APN 084-080-15 (Phase I & Phase II) (See plans)

4. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

Approx. 2.51-ac. gravel pad for outdoor storage, along with fencing/gates for security & cutoff ditches/retention ponds to mitigate flows crossing the site

5. Is there a phasing schedule for the construction and completion of the project?

Yes, it is proposed to complete Phase I (1.00 ac.) within the next 120 days, then to complete Phase II (1.51 ac.) upon approval of submitted entitlements/variances

6. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

Already a relatively flat, open lot along the northern half, not near residential communities, adjacent to railroad right-of-way and Truckee River (enhanced utilization)

7. What are the anticipated beneficial aspects or effect your project will have on adjacent properties and the community?

Little traffic in and out of site; Cutoff ditches along the north to improve & control conveyance of offsite flows; retention ditches along south to capture and retain mitigated flows across site

8. What will you do to minimize the anticipated negative impacts or effect your project will have on adjacent properties?

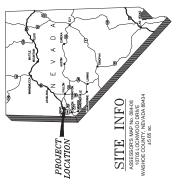
Cutoff ditches along the north to improve & control conveyance of offsite flows; retention ditches along south to capture and retain mitigated flows across site.

9. Please describe any operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

Opaque screening of fence along westerly highway right-of-way; limited use to non-hazardous, non-flammable & non-combustible materials only

(Please indicate on site	c plan.)			available or will be provid
None, it's a storage yard	/laydown area	with no on-site	presence intended (apply	ring for Director's Modification)
What types of landsca indicate location on site		rubs, trees, fe	ncing, painting scheme	e, etc.) are proposed? (Ple
None, it's a stora	ge yard/la	ydown are	a (applying for Di	rector's Modification)
width, construction ma	aterials, color	s, illuminatior	n methods, lighting inte	eet, show a depiction (he ensity, base landscaping, tion of signs and lights on
There will be an addr	ess sign on	outer fence to	o the west; no site ligh	iting proposed (see plans
Are there any restrictive the area subject to the				rictions (CC&Rs) that app ach a copy.)
☐ Yes			☑ No	
Utilities:				
a. Sewer Service		None		
b. Water Service		None		
	/ashoe Coun		rights to Washoe Cou	, Water and Sewer Resonanty. Please indicate the
Requirements, require	s the dedica		nould dedication be red	ian oa.
Requirements, require	s the dedica		nould dedication be rec acre-feet per year	N/A
Requirements, require and quantity of water r	s the dedica ights you hav			
Requirements, require and quantity of water reconstruction.	s the dedica ights you hav		acre-feet per year	N/A

'A



LOCATION MAP

N.T.S. (SOUTHEAST 1/4 OF SECTION 17 & SOUTHWEST 1/4 OF SECTION 16, T19N, R21E, MDM.)

BASIS OF BEARING BASIS OF ELEVATION

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

SPECIFICATIONS

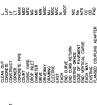
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NOTE: STRUCTURAL DESIGN OF FOUNDATIONS & BUILDINGS BY OTHERS & UNDER SEPARATE PERMIT (NOT A PART)



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N VERTICAL CURVE	ų,	GARAGE FLOOR
C OF SIDEWALK	æ	GRADE
RD OF CURVE	GRND	GROUND
H BASIN	ઢ	GATE VALVE
POUND CURVE	3JQH	HIGH-DENSITY POLYE
I IRON	HORIZ	HORIZONTAL
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ER LINE	_	INSIDE DIAMETER
92	z	INCH
RUGATED METAL ARCH PIPE	Ľ.	INTERSECTION
	N	INVERT ELEVATION
N OUT	_	LENGTH OF CURVE
XETE	Ŋ	LATERAL
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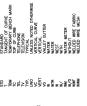
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CAST IRON	d007	CENTER LINE	CORRUGATED METAL ARCH PIPE	TAL PIPE	CLEAN OUT	CONCRETE	CONSTRUCT	CORNER	CONCRETE PIPE	COURT	CUBIC YARD	DROP INLET	DIAMETER	DRIVE	DRIVEWAY	DRAWING	
							_										

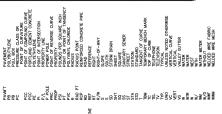


LINEAR FOOT	MAXIMUM	MANUFACTURER	MILLION GALLONS	MANHOLE	MINIMUM	MISCELLANEOUS	MECHANICAL JOINT	MIDDLE OF CURVE	MIDDLE VERTICAL CURVE	NORTH	NEVADA DEPARTMENT OF	TRANSPORTATION	NOT IN CONTRACT	NUMBER	NOT TO SCALE	ON CENTER	OUTSIDE DIAMETER	PAD ELEVATION	
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(3)

APN 084-080-1 (SUBJECT PARCEL)

APN 084-080-30

APN 084-080-22

APN 084-700-01 CANYON RD LOCKWOOD DR

WASHOE COUNTY

APN 084-700-01

SITE MAP

SITE GRADING & DRAINAGE PLAN STORWWATER POLLUTION PREVENTION EXHIBIT PRE-DEVELOPMENT WATERSHED EXHIBIT POST-DEVELOPMENT WATERSHED EXHIBIT DETAILS SHEET

C-1 C-2 C-3 C-4 C-5 C-7 C-7 C-9 C-9

NOTES SHEET

COVER SHEET

N.T.S.

(3)

SHEET INDEX

LOCKWOOD DEVELOPMENT GROUP LLC 44th: JEFREY LOWDEN, MANAGING DIRECTOR 3455 LAKESIDE DRIVE, SUITE 249 RENO, NY 89509

OWNER

CONSTRUCTION MACHINERY OR CONSTRUCTION PERSONNE GATHERINGS ARE ALSO LIMITED TO THESE HOURS. 7AM-7PM MONDAY-SATURDAY NO CONSTRUCTION WORK SUNDAY (EXCLUDING ANY DUST CONTROL & SWPPP MEASURES) CONSTRUCTION HOURS

NEVADA

ENGINEER

STORAGE YARD DEVELOPMENT

CIVIL IMPROVEMENT PLANS

10705 LOCKWOOD DRIVE, WASHOE COUNTY, NEVADA

APN: 084-080-15

WASHOE COUNTY

PHASE I & PHASE II

LOCKWOOD INDUSTRIAL

BUILDING PLACEMENT REQUIREMENTS (SETBACKS)

/ 39%

61% INDUSTRIAL (I)

OPEN SPACE (OS)

15 FEF (0) / MA (OS)
16 FEF (0) / MA (OS)
16 FEF (0) / MA (OS)

5.47 ACRES 1.00 ACRES 1.51 ACRES 2.96 ACRES

PROJECT DATA TOTAL PARCEL AREA DISTURBED AREA (PHASE I) DISTURBED AREA (PHASE II) UNDISTURBED AREA (PHASE II)

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YEN: 084-080-12
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OOD INDICATES ALOWED AVED DEAETOHMENA
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NEAVDV

APN 084-080 -18

APN 084-080 -19

APN 084-080 -20

APN 084-060-37

MAP

VICINITY

STOREY COUNTY

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WASHOE COUNT

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NOTE:
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WILL BE REQUIRED AND GRIANED FROM
WASHOE COUNTY PUBLIC WORKS BY THE
CONTRACTOR BRORN TO CARRENICION WITHIN
ANY PUBLIC EXSENSIT OR RIGHT—CP—MIX

SCOPE OF WORK

THE SCOPE OF WORK FOR THIS PROJECT INCLUDES THE FOLLOWING. SITE GRADING TO CONSTRUCT AN APPROXIMENT ESTAGGE GONGE IN DO TROOT STOKAGGELANDOWN MERA. ALONG WITH THE NECESSARY FEACHING & GAITES TO PROVIDE SECURITY FOR THE PROJECT AND CUTOP. TO THE ARCULT STOKAMINENT B. LONG A ROBIND THE DEVELOUPD STOKAMINENT B. LONG A ROBIND THE DEVELOUPD STOKAMINENT B. LONG A ROBIND THE DIAGRAPH REDAY GONGSING THE GRAVEL IA MITIGATE DONG GOOSSING THE GRAVEL IA MITIGATE DONG ROBESING THE GRAVEL IA DARKER ARROY FOR FINAL INFITRATION OR RELEASE.

ENGINEER'S STATEMENT

MVSHOE COUNTY

HERSE PLANS (REPETS C.) THEORIQUE C.) BANG EL REBER PERPAGEN BUN ACCORDANCE WITH ACCEPTED RENAMEREN PROCEDIRES AND GUIDELINES, AND AGE IN SUBSTANTIAL. CONFLANCE WITH APPLICABLE STATITES, WASHED COUNTY OCODES. B. THE ELEVET OF CONFLANCE WITH APPLICABLE PORTINGE WASHED COUNTY CODES. THE COLUMN CODES SHALL PREVAIL FOR THIS WASHED AND WASHED COUNTY CODES. THE COLUMN CODES SHALL PREVAIL.



P.E. #33679

DOUGLAS FELLENZ

DATE: OCTOBER 6, 2028
VERT: SCALE: NA
HORZ: SCALE: NA
DRAWN BY: DAF
CHENNED BY: JAG
APPROVED BY: DAF
SHEEFT C-1

- CONTRACTOR DESCRIPTIONS AND ALTONOMY OF PERSONS TO STATE STATE STATE AND ALTONOMY OF PERSONS TO STATE STATE
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL WORK AND FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCY OF CONSTRUCTION. GENERAL CONTRACTOR SHALL PROVIDE ALL REQUIRED PERMITS, FEES, AND INSPECTIONS AS MAY BE REQUIRED BY COVERNING BODIES HANNG LEGAL, JURISDICTION.

 - THE CENERAL CONTRACTOR IS TO GLARANTEE ALL WORK INCLUDING WORK DONE BY SUB-CONTRACTORS FOR A PERIOD OF A MINIULM ONE (1) YEAR COMMENCING WITH THE DATE OF SUBSTRATIAL COMPLETION OF THE WORK, OR AS STATED IN CONTRACT WITH OWNER. WHICHEVER IS GREATER.
- genera, contractor shall be responsible for all schedulng and montoring of on-site testing and inspection services as listed in the Project manual and general conditions a201.
- WHEN CONTRACTOR ACCEPTS DELIVERY OF ALL ITEMS NOTED ON PLANS ETHER IN CONTRACT OR NOT IN CONTRACT HE SHALL BE RESPONSIBLE FOR LOSS AND, OR DAMAGE TO THESE ITEMS.
 - THE GENERAL CONTRACTOR & EACH SUBCONTRACTOR IS TO HAVE A FULL TIME QUALIFED SUPERVISOR ON THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. GENERAL CONTRACTOR TO HAVE JOB PHONE ON PREMISES DURING ENTIRE CONSTRUCTION PERIOD.
- . THE GREEN, CORTRACTOR IS TO VERFY ALL DIREISONS AND EXISTING FIELD CONDITIONS WITH THE EXAMINES, IN PARTICULAR OVERALL, WILL DIMEDISONS, SYOL CONDITIONS, STOCKED, THE CONTRACTOR SHALL MANTAIN FOR THE DATHE DURATION OF THE WORK ALL EXITS, EXIT LIGHTING, FIRE PROTECTION DENCES, AND ALARINS IN CONTORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- DO NOT SCALE DRAWNIGS, WRITTEN DIMENSIONS GOVERN. IN CASE OF COMPLICT NOTIFY THE ENGINEER, SITE DESIGN BY CANL ENGINEER SUPERSEDES ALL OTHER SITE PLANS.
 - 2. ALL DIMENSIONS SHOWN ARE TO BACK FACE OF CURB AND/OR FINISH FACE OF WALL UNLESS SPECIFICALLY NOTED OTHERWISE.
- 13, ALL DIADEGING SHOWN ARE NORMAL DIABLEGING UNLESS SPECIFICALLY NOTED OTHERWISE. 14, ALL SWE CUTTING AND CORRIGE LOCATIONS SHALL BE REVENED IN FELD BY THE OENERAL CONTRACTOR PRIOR TO CUTTING/CORRAC.
- ALT TRAFF CONTROL AND BARROLDING WITHIN THE WASHOE COUNTY RIGHT-OF-JAVY SHALL CONFORU TO SECTION 130 OF THE STANDARD SPECIFICATIONS, DIPPERTY CONTROL WASHESON, CONFIDENCE WASHING, WASHING THE WASHES COUNTY ROLD REPORTED.

 EDITOR, NO THESE LOCASIES WILL BE ALLIGHD SHINGST PROOF APPROACH OF A TRAFFIC CONTROL PLAN BY THE WASHING COUNTY ROLD REPORTED. THE OWNER/CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT "CALL BEFORE YOU DIG" (1-800-227-2600) FORTY-EIGHT (48) HOURS PRICR TO START OF CONSTRUCTION.
 - - MODEICATIONS TO THE APPROVED SITE IMPROVEMENT PREQUIPE RECUIRE RECUIRE
 - 19, THE APPROVED PLAN, PERMIT AND INSPECTION RECORD MUST BE ON THE JOB SITE AT ALL TIMES. SO, PLAN APPROVAL, EMPLES CONSTRUCTION HAS BEEN INITIATED.

DEMOLITION NOTES:

- UTLITES MAY EXST THAT ME NOT SHOWN ON THE PLANS, HORIZONFIL, MON VERTICAL LOCATIONS OF EXISTING UTLITIES ME, MPRODAMITE AND MESSE ON MESSEN MANUALE INFORMANTAL AT THE TIBLE, THE CHARGINGTON SERVICES ALERT, USA, AT (1-800-272-200) PRORY TO MAY DEBOUTION. THE CONTRACTOR SHALL MAKE EVERY ATTEMET TO ANDID SHUT GFF OR DISCONNECTION OF ACTIVE. UILLITIES, IF SHUT GFFS ARE UNANODABLE, THE SHUT CONDINNET THAT SHUT GFF WITH THE AFFECTED CUSTOMERS AND UTLITIES COMPANIES AT LEAST 44 HOURS IN ADMANCE OF THE DISCONNECTION OF SERVICE.
 - UTILITES LINES ARE INDICATED FOR COORDINATION ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH UTILITY PROVIDERS

 - CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING AND FINAL REJAINAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER AND ENGINEER OF RECORD. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND FEES REQUIRED FOR DEMOLFTON.
- THE CORPUCTOR SHALL BE RESPONDED. FOR THE CORPUCTOR SHALL WERE SHALL CORPUCTOR SHALL BE RESPONDED TO PRITTING THE SHALL SHALL
- THE CONTRACTOR IS RESPONSBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFFSITE, SUCH AS PANEMENT, UTILITIES, STORM DRAININGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. WHEN ANY UNSUFE CONDITIONS. ARE ENCOUNTERED, WORK SWALL BE HALTED, THE STRUCTURE SECURED, AND THE WASHOE COUNTY COMMUNT DEPELOPMENT DEPARTABNY NOTIFED IMMEDIATELY BY CONTRICTING THE BUILDING DIVISION AT (775) 328-3600.
- THE COMPACTOR SHALL PROMIE AND AMARTHA ALL NECESSARY TRAFFO CONTROL THROUGHOUT DEMOLITION, IN ACCIDENATE WITH THE LATEST EDITION OF THE WANTER COPIEST, STRIKE OF SPRACE DEPARTMENT PROFFIC CONTROL STANDARDS AND THE CONTROL STANDARDS AND THE CONTROL STANDARDS AND THE CONTROL CONTROL STANDARDS WAS ALL DESIDENCE LOSS THAT ALL ACCESS.
 - ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL (MOST RECENT UPDATE).
- THE CONTRACTOR SHALL COMPLY WITH THE BEST MANAGEMENT PRACTICES HANDBOOK FOR THE TRUCKEE MEADOWS CONSTRUCTION SITE.
- HON COMPLTON OF DENGLITON AND PRIOR TO SECURITY RELEASE BY THE CONTRINING AGENCY, ALL EROSION CONTRICL DENCES SHALL BE REMOVED. AND THE SATISFACTION OF WISHING COUNTY.
- STREET SWEEPING SHOULD OCCUR REQULARLY OR AS NEEDED. WEATHER MAY DICTATE MORE FREQUENT CLEMINGS AS SEDIMENT BUILDS UP FROM NORESS/COMESS FROM STE.

LAND AREA:

MTER DEMOLITON IS COMPLETD. THE SITE SAML, BE LETT IN A SAFE, CLEAN AND SANTARY CONDITION, INSURING THAT ALL FOUNDATIONS, DEBRIS, CONSTRUCTION MATERIALS, FURNISHINGS, TRASH, GARBAGE, ETC, ARE COMPLETELY PERIONED.

CONTRACTOR TO COORDINATE A DEMOLITION SET-UP INSPECTION WITH WASHOE COUNTY COMMUNITY DEVELOPMENT PRICE TO COMMENCEMENT.

- DENOTION CONTRACTOR SHALL CARRY WISHOE COUNTY AS A RICER ON THER INSURANCE POLICY FOR AN AMOUNT TO BE DETERMINED IN ACCORDANCE WITH WISHOE COUNTY ORDINANCES AS APPLICABLE.
 - CONTRACTOR TO FIELD VERIFY THE LOCATION & QUANTITY OF EXISTING VEGETATION TO BE REMOVED.

 - REFERENCE THE SITE, GRADING AND DEMOLTION PLANS FOR ADDITIONAL NOTES.
- CONTRACTOR TO REMOVE ALL ASSOCIATED DEMOLISHED BUILDING UTILITIES, CONTRACTOR TO COORDINATE EXISTING UTILITY REMOVAL WITH EACH UTILITY PROVIDES. АН ЕМСКОМСНЫЕЙТ/ЕХСАМАТОМ РЕКИП WILL BE REQUIRED AND OBTIMED FROM WISHOE COUNTY PUBLIC WORKS PRICE TO CONSTRUCTION WITHIN ANY PUBLIC EXEMBET RORI-GF-MAY.
 - 21) ALL EXISTING DETERIORATED OR DAMMGED CURB, CUTTER, AND SIDEMALK SHALL BE REMOVED AND REPLACED PER WASHOE COUNTY REQUIREMENTS.



NOTE: – SEE ELECTRICAL PLANS (BY OTHERS) FOR SI ITE ELECTRICAL REQUIREMENTS INCLUDING AREA LIGHTING, LANDSCAPE IRRIGATION CONTROLS, ETC.

CONSTRUCTION MACHINERY OR CONSTRUCTION PERSONNEL GATHERINGS ARE ALSO LIMITED TO THESE HOURS. 7AM-7PM MONDAY-SATURDAY NO CONSTRUCTION WORK SUNDAY (EXCLUDING ANY DUST CONTROL & SWIPPP MEASURES) CONSTRUCTION HOURS

WPPP NOTES:

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 - RUNOFF AND PAVEMENT WASH WATER. MINIMZE RUNOFF FROM WATERLINE FLUSHING, FIRE HYDRAMT FLUSHING,
- ALL MET COMPAL PROTECTION SOUL RESUM AND BE WARRARD UNTIL LUT CONTRICTION IN THE CONTRIBUTION DEBUNES, BOSN ES COMPATE.

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- 1s) TIC DOGNETING SAUL, NOT BE HILD LUBLE FOR THE INSTILLATION, FUNCTION OR USE OF ANY BUR SKIONN ON THESE FUALS. THE BUR'S SHOWN ARE MIRREY THE MINIMAL OF THE WALKLU BUR'S SHOWN FOR THIS STIE SHALL BE REVIDINED. AND UPDATED FOR THE GOVERNMEN AREAIN'S TOWN WITH QUALITY GUIDELINES. 12) ANY CHANGES TO THE TYPE OR LOCATION OF BMP USED ON THIS SITE SHALL BE REFLECTED IN THE SWPPP DOCUMENTATION.
 - 14) USE SAND BAGS FOR ALL PROPOSED AND EXISTING ADJACENT STORM DRAIN INLET PROTECTION.
- STREET SWEEDING SHOULD COCUR REGULARY OR AS NEEDED. WEATHER WAY DICTATE WORE FREQUENT CLEANINGS AS SEDMENT BULLS UP FROM INGRESS/CERESS FROM STE. IB) SOME ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BY THE PROJECT ENGINEER AND/OR THE LOCAL INSPECTOR.
- (7) AL EROSION AND SEDIMENATION COHFIGL DEVICES SHALL CONFORM TO THE LATEST EROSION AND SEDIMENTATION COHFROL REDULATIONS FOR THE COFERING AGENCY AND THE STATE OF NEWAY. 18) A COPT OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE WHENEVER LAND. DISTURBANCE ACTIVITY IS IN PROCRESS.
 - SON MESSINES AND COMPRETE OR MANTAN ALL ENGING OWING, MESSINES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SOCIA MESSINES AND COMPRETED. NO PROPERTY OF THE CONSTRUCTOR STATEMENT OF THE CONSTRUCTOR TO THE CONSTRUCTOR THE PROPERTY OF THE PROPERTY OF THE CONSTRUCTOR OF THE PROPERTY OF THE PROPER
 - THE CONTRICTOR SHALL FLERISH AND MANTAN NECESSARY BARRICADES IN ACCORDANCE WITH THE MANUAL ON UNFORM TRAFFIC CONTROL DENICES. WHILE ROLDINY FRONTAGE MPROFIZED TARE MADE.

SITE DATA

ZONE AE (Floodway), X, AE (FIRM No. 32031C3089G, eff. 03/16/2009) (LOMR No. 16-09-2438P-320019) 10705 LOCKWOOD DRIVE WASHOE COUNTY, NEVADA 89434 FEET (1) / NA (OS) FEET (1) / NA (OS) FEET (1) / NA (OS) 150: VACANT, INDUSTRIAL (86E) / 0S (39K) 084-080-15 ASSESSOR'S PARCEL NUMBER: CURRENT LAND USE CODE: SETBACKS: FRONT: SIDE: REAR: FLOOD ZONE: ADDRESS: ZONING:

SRADING NOTES

- THE CONTRACTOR SHALL MANTAN A DUST CONTROL PROCESSM INCLUDING WATERING OF DISTURBED AREAS, CONFORMITY WITH ALL NDEP STORM WATER PROTECTION & AR QUALITY REGULATIONS.

 - 3) LAND GRADING SHALL BE DONE IN A METHOD TO PREJECT DUST FROM TRAVERSING THE PROPERTY LINE.
 4) THE CONTRACTOR SHALL NOTEY ALL PUBLIC BRITIES 48 HOURS PRIOR TO BECINNING CONSTRUCTION.
- THE CONTRACTOR SHALL VEREY IN FIELD ALL ELEVATIONS, DMENSONS, FLOW LINES, EXSTING CONDITIONS, AND POINTS OF CONNECTIONS WITH ADJOINING PROPERTY (PUBLIC OR PRIVATS), ANY DISCREPANICES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- 6) THE COMPACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTLITIS ENCOUNTERED DURING CONSTRUCTION. IT SHALL BE THE COMPACTOR'S RESPONSIBLITY TO CONTACT THE UTLILIY COMPANIES FOR LOCATIONS OR POT HICLING PRIER TO CONSTRUCTION. 7) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER.
- TO COMPANIES OF STATE ACCEPT DESIDENT CONSERVENCES OF THE STATE OF THE 10) CONTRACTOR SHALL COMPLY WITH NATIONAL POLLUTAIT DISCHARGE ELIMINATION SYSTEM (HPDES) REGILATIONS AND FILE A NOTICE OF INTENT PERMIT PERMIT TO COMMENCEMENT, CONTRACTOR MIST SUBMIT A NOTICE OF TERMINATION PERMIT UPON FINAL STABILIZATION. 9) IN ALL AREAS WHERE NEW CURB AND GUTTER IS INSTALLED REMOVE ALL OLD CURB AND GUTTER AND SAW CUT A STRAIGHT EDGE ALONG ASPHALT.
- 11) COMPUCTED FILL SHOULD BE LANCED BY LUFERS OF NOT MOVE THAN EIGHT (8°) INCHES IN THICKNESS, AT A MOSTURE CONTENT WITHIN THO (2X) DY MOVINGLY, BY A MOSTURE CONTENT WITHIN THO (2X) DY MOVING BY COMPULLING FOR A MOVING BY THE GOVERNMENT BY A MOVE THAN EIGHT OF RECORD OF PRESENT OF THE GOVERNMENT BY THE GOVERNMENT BY A MOSTURE CONTENT OF RECORD OF RECORD OF THE GOVERNMENT BY THE GOVERNMEN 12 DATHWICK SPOLLS FROM ALL TERIOHES TO BE EXCANATED ARE THE RESPONSBILITY OF THE SITE WORK CONTRACTOR. THE CONTRACTOR IS TO UTILIZE THE SOLL ON SITE (TO BE COORDINATED WITH THE ENGINEER OF RECORD).
 - 13) ADD 4300 FEET TO ALL SPOT ELEVATIONS.
 - 15) COMPACTOR TO CLEM ALL VEHICLES (INCLUDING TIRES AND UNDERCARRIAGE) THAT MAY HAVE ENTERED WEED-INVESTED AREAS PRICR TO ENTERNO UNIVESTED AREAS OF THE JOB SITE. 14) SLOPE PROTECTION OVER 3:1 SLOPE PER GEOTECHNICAL REPORT RECOMMENDATIONS.
- TT) PROJECT LOCATED WITHIN FEMA, ZONE(S) AE (Fleodway), X, AE AS SKOWN ON FEMA FRAM PANEL No. 32031C30890, EFFECTINE DATE 03/16/2009 & LOMR No. 16-03-24889-230019. 16) COMPACTOR TO RESTRICT VEHICLES OR OTHER TRAFTIC THAT MAY TRANSPORT WEED SEEDS OR PLANT MATERIAL FROM ENTERNO THE JOB SITE UNLESS THEY ARE TRIST WISHED AND INSPECTED.
- HE DATES OR HE CHOUND FLAK.

 WHY ENCESS OR HE CHOUND FLAK. 19) INSTALL SAND BAGS AROUND ALL APPLICABLE ADJACENT EXISTING AND PROPOSED SO INLETS AND CULVERTS BOTH WITHIN THE PROJECT AREA AND ALONG THE ADJACENT PUBLIC RIGHT-OF-WAY.

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- 20) CONTRACTOR WILL MINIMIZE GROUND DISTURBANCE AND VEGETATION REMOVAL TO PREVENT SPREAD OF NOXIOUS WEEDS.
- 21) SHOLLD ARY PRENSTORE OR HISTORE REJAME/ARTHUSS BE DECOMBED DURING STE DIPELOHUSH, WORK SHALL BE HALTED AT THE SPECING STE. AND THE STEEPING THIS OF THE PERMENT OF MESSING, THE RORN FOR THE STEEPING OF T
 - CONCRETE OR OTHER MISC. CONSTRUCTION MATERIALS SHALL BE HAULED OFFSITE AND NOT USED FOR 23) NO HABITABLE STRUCTURES ARE TO BE BUILT IN FAULT AREAS.
- 25) AN ENCROASMENT AND EXCANTION PERMIT SHALL BE OBTANED BY THE CONTRACTOR PROR TO ANY WORK BEING PERFORMED IN THE WASHOE COUNTY ROCKING—NEATH, INCLUDING TRAFFIC COUNTROL, IF APPLICABLE. 24) NO STOCKPILES TO BE STORED ON CONCRETE OR PAVED SURFACES WITHIN PRIVATE ROADWAY AND P.U.E. EASEMENT.

FIRE PREVENTION & PROTECTION FOR GRADING OPERATIONS

- 1. THE GRADING PERMIT HOLDER SAMLL BE RESPONSIBLE FOR THE DEVELOPMENT OF A FIRE PREVENTION PLAN AT THE JOB SITE THROUGHOUT ALL PHASES OF GRADING WORK. 2. AS WARRANTED BY THE PROJECT, THE GRAUNG FEBMT HOLDES SHALL PROVIDE. A WATER TRUCK IN THE GENERAL VICINITY OF ALL GRAUNG WORK WEEKE THE POSELITY OF ALL PROJECTIVE STATES THE PROJECTIVE THE THORNOON STOWER, STATE PROJECTIVE THING OF GRADADA WORK. AT A MATER THOUGH SUMMAN, ANY RESCHAPTING OF GRADADA WORK.

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** NOTICE TO CONTRACTORS

** NOTE **

DEBANG CONSTRUCTION ACTIVITES, FELD CONDITIONS MAY DICTATE. THE MEDLENTATION OF PLAN REVISIONS THAT WOULD BETTER FACULTATE. THE ESTIMATION OF PLAN REVISIONS TO THE BURNETH OF RECORD TOWARDS. THE SHETS SHALL SHEET SHE REPORTED THE WORLD SHEET OF RECORD AND JARSENCHIANAL AGENCES.

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** NOTE ON PERIMETER SITE LIGHTING **

OMBER TO PROVIDE FATURES WITH FULL CUT OFF SHELDS ON ALL PENVETER STE LIGHTING TO PREDENT UNDESPRIBES, COORDINATE WITH ELECTRICAL PLANS (BY OTHERS) FOR PROPER PLACEMENT & INSTALATION OF FATURES & CUT OFF SHELD ASSEMBLY

JOB No. LockwoodOOL
DATE: OCTOBER 8, 2025
VERT. SCALE: NA
HORT. SCALE: NA
DRAWN BY: DAF

ASHOE COUNTY

CHECKED BY: JAG
APPROVED BY: DAF
SHEET C-2

OF SHEETS

