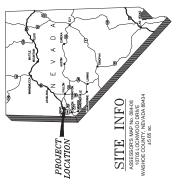
Washoe County Development Application

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	taff Assigned Case No.:	
Project Name: Lockwood Ir	ndustrial Storage	e Yard Development, Pha	ase I & Phase II
Description: AREA, ALONG WITH THE DITCHES TO RE-ROUTE	NECESSARY FENCING & (2.51-ACRE GRAVEL PAD FOR OUTDOOR S'GATES TO PROVIDE SECURITY FOR THE PFOUND THE DEVELOPED AREA & MITIGATE OR RELEASE.	ROJECT AND CUTOFF
Project Address: 10705 Lockwo	od Drive, Washoe Cou	unty, NV 89434	
Project Area (acres or square fee	et): Total: 5.47 ac Pl	hase I, 1.00 ac. / Phase II, 1.51 ac. /	/ Undist., 2.96 ac.
Project Location (with point of re	ference to major cross	streets AND area locator):	
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		
Indicate any previous Washo	e County approval	s associated with this applicat	ion:
Case No.(s).			
Applicant Inf	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.com	n	Email:jgilles@tecreno.com	
Cell: 775-315-4314	Other:	Cell:	Other:
Contact Person: Jeffrey Lowder	1	Contact Person: Jason Gilles, P	E
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):	

Variance Application Supplemental Information (All required information may be separately attached)

1.	What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?
	WCC Sections 110.302.10 & 110.304.25 requiring a project operate from a commercial building on the property
	You must answer the following questions in detail. Failure to provide complete and accurate information will result in denial of the application.
2.	What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements?
	The intended use is for outdoor storage of operable vehicles and/or a laydown area for non-hazardous contractor materials. The use doesn't facilitate the need for an office for day-to-day operations.
3.	What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?
	There would be no reasonable negative impacts to other properties by not having an office on site
4.	How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?
	Not having a office/commercial building on site would not enhance or negatively impact the neighborhood either way
5.	What enjoyment or use of your property would be denied to you that is common to other properties in your neighborhood?
	Having an employee on site every day for this usage would not be feasible; we request to have full use and enjoyment of our property. No water to supply to it.
6.	Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?
	☐ Yes ☐ No If yes, please attach a copy.
7.	How is your current water provided?
	There is no water supply on or near the proposed property
8.	How is your current sewer provided?
	There is no sewer provided for the property
	1 1 7



LOCATION MAP

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

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).

THE BASIS OF BEARINGS FOR THE SURVEY
PREPERENTED HEREIN IS NEVADA STATE
PLANE COORDINATE SYSTEM, WEST ZONE
MADOS (94), DISTANCES SHOWN ARE GROUND
DISTANCES USING A PROJECT COMBINED GRID
TO GROUND SCALE FACTOR OF 1,000197939.

SPECIFICATIONS

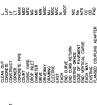
ALL PUBLIC WORKS CONSTRUCTION SHALL CONFORM TO THE LATEST STANDARD SECRECIFICATION AND DEFIALS FOR PUBLIC WORKS CONSTRUCTION AND THE RECOMMENDATIONS ESTABLISHED BY A SOLD WESTERACHOON OF THIS STITE AS PREPARED BY A LICENSEED SCOFECHICLA. ENGINEER IN GOOD STANDING IN THE STALE OF NEVADA.

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



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C OF SIDEWALK	æ	GRADE
RD OF CURVE	GRND	GROUND
H BASIN	ઢ	GATE VALVE
POUND CURVE	3JQH	HIGH-DENSITY POLYE
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ER LINE	_	INSIDE DIAMETER
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RUGATED METAL ARCH PIPE	Ľ.	INTERSECTION
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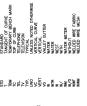
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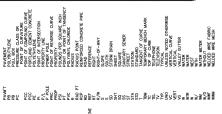


LINEAR FOOT	MAXIMUM	MANUFACTURER	MILLION GALLONS	MANHOLE	MINIMUM	MISCELLANEOUS	MECHANICAL JOINT	MIDDLE OF CURVE	MIDDLE VERTICAL CURVE	NORTH	NEVADA DEPARTMENT OF	TRANSPORTATION	NOT IN CONTRACT	NUMBER	NOT TO SCALE	ON CENTER	OUTSIDE DIAMETER	PAD ELEVATION	
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APN 084-700-01

WASHOE COUNTY

APN 084-700-01

CANYON RD LOCKWOOD DR

3



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AMERICAN WATER WORKS	ď	FLO
ASSOCIATION	FLG	9
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BRASS CAP	FND	9
BEGIN CURB RETURN	F00	F
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BUILDING	t	6
BOULEVARD	2	3
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BACK FACE OF CURB	₩5	3
BUTTERFLY VALVE	8	8
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96	CORNER
۵.	CONCRETE PIPE
	COURT
	CUBIC YARD

(3)

APN 084-080-1 (SUBJECT PARCEL)

APN 084-080-30

APN 084-080-22

THESE PLANS (REPETS C.) THEORIQUE C.) BANG ELD PREMARED IN ACCORDANCE WITH ACCEPTED RENAMENCE PROCEDURES AND GUIDELINES, AND AGE IN SUBSTANTIAL. CONFLANCE WITH APPLICABLE STATITES, WAS AGE CONFLANCE OCHEN TO PORTIONARES AND COORSE IN THE ENERTY OF CONFLANCE CONFLANCE PREMARED PORTION OF THESE PLANS AND WASHER COMINY COORS. THE COLUMY COORS SHALL PREMARED AND PORTION OF THESE PLANS AND WASHER COMINY COORS. THE COLUMY COORS SHALL PREVAIL. ENGINEER'S STATEMENT

THE SCOPE OF WORK FOR THIS PROJECT INCLUDES THE FOLLOWING. SITE GRADING TO CONSTRUCT AN APPROXIMENT 251-ACRE GRAVEL FOR PORTOTOR STRANGELANDOWN MERA. ALONG WITH THE NECESSARY FEACHING & GAITES TO PROVIDE SECURITY FOR THE PROJECT AND CUTOFF OF THE RECUTS STORMWINET BLONG AROUND THE DEVELOUED RECURS AND MINICASTE LONG ROGISSING THE GRAVEL IA MINICASTE LONG ROGISSING THE GRAVEL IA MINICASTE LONG ROGISSING THE GRAVEL IA MAIGANTE DAYS GROSSING THE GRAVEL IA MAIGANTE DAYS GROSSING THE GRAVEL IA MAIGANTE DAYS GROSSING THE GRAVEL IA ADAREA PROJET OF FIRM INFITRATION OR RELEASE.

SCOPE OF WORK

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



DOUGLAS FELLENZ

SITE MAP

P.E. #33679

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YEN: 084-080-12
OOD INDICATES I WARVEE II WHEVEE II
OOD INDICATES ALOWED AVED DEAETOHMENA
TOCKMOOD DEAETOHMENAL GROOD ITC

NEAVDV

BUILDING PLACEMENT REQUIREMENTS (SETBACKS)

/ 39%

61% INDUSTRIAL (I)

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

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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APN 084-080 -18

APN 084-080 -19

APN 084-080 -20

APN 084-060-37

MAP

VICINITY

STOREY COUNTY

| ==

WASHOE COUNT

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

MVSHOE COUNTY

- CONTRACTOR DESCRIPTIONS AND ALTONOMY OF PERSONS TO STATE STATE STATE OF THE STATE STATE OF THE STATE S
 - 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, SOIL CONDITIONS, STOCKED, COLOMBICONS THAT WAY CAUSE, CHRISTINGTION PROBLEDS. FROM TO COMMENCION WITH. 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, DIPPER YOU WASHING WITHOUT CONTROL WASHING VIOLENCE TO CHROME TO STANDARD SPECIFICATION AND THE WASHING COUNTY ROAD EXPORTABLY. TO STANDARD SPECIFICATION AND THE WASHING COUNTY ROAD EXPORTABLY. 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.
 - the envelopmental solut out, the Wester County communic notabless therefore the establish orsolar envelopmental of the state of the constitution of the envelopmental solutions and issues even to the state of constitution and issues, selections and issue, out envelopmental solutions and issue, out envelopmental solutions and issue, out envelopmental solutions and issues, the envelopmental restriction is record to selectual requiremental instruction with the representations and issues.
 - MODEICATIONS TO THE APPROVED SITE IMPROVEMENT PREQUIPE RECUIRE RECUIRE RECUIRE RECUIRE RECOVAL AT THE OWNER'S/CONTRACTOR'S EXPENSE.

 WORK PERFORMED WITHOUT WRITTEN APPROVAL BY THE DEPARTMENT WILL RECUIRE REMOVAL AT THE OWNER'S/CONTRACTOR'S EXPENSE.
 - 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:

- THE CONTRACTOR SHALL MAKE EVERY ATTEMET TO ANDID SHUT GFF OR DISCONNECTION OF ACTIVE. UILLITIES, IF SHUT GFFS ARE UNANDIDABLE, THE DISCOUNTED SHALL CONDINNET. THAT SHUT GFF WITH THE AFFECTED CUSTOMERS AND UTLILITIES. COMPANIES AT LEAST 44 HOURS IN ADMANCE OF THE DISCOUNT 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 CONDUCTOR SHALL BE RESPONDED. FOR THE CONSTRUCTION, AND CONSTRUCTION, AND CONSTRUCTION SHALL BE RESPONDED FOR THE THE CONTENT SHALL THE CHANGES WE WE SHALL THE CHANGES WE WE SHALL THE CHANGES WE WE SHALL THE CHANGES
- 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 DEPELIENCENT REPARTALISM NOTIFED IMMEDIATELY BY CONTACTING 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 CONTRIOL DENCES SHALL BE REMOVED. AND THE SANSKATION OF WISHOR 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 DEMOLTION 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:

- TOR SHALL COMPLY WITH THE BEST MAN
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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 DATH, LUT CONTRICTION IN THE CONTRIBUTION DEBUNES, BOSN ES COMPATE.

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STANDAD NOTE No. 3: TOAPORANY OR PERMANDIT STABLIZATION PROCTICES WILL BE INSTALLED ON DISTURBED AREIG, AS STON AS PROCTICUREL AND NO LATRE THAN 14 DAYS ATTEN THE CONSTRUCTION LATRIFF IN THAN PROPRION OF THE THAN TOAPORANTY OR PERMANDITY CLOSED, SOME PERMANDITY CLOSED, SOME PERMANDITY CLOSED, SOME WITH STAPL STONG WITH SCHOOL, PERME MATCHOOOL, SCETON 181-4. STANDARD NOTE No. 2. ADDITIONAL CONSTRUCTION STE DISCUARDE BAR'S MAY BE REQUIRED OF THE OWNER AND HIS OR HER ARBITS DIE TO CONSTRUCTIVE PROBLEMEN FOR FIRE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFED IN THE CONFERNIO ARBITY CONSTRUCTIVE STEEL MANAGEMENT PRACTICES WHORROW.

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10 STRONG OFF ON EX-COLUMN STRONG IN BEST SOUR EXPENDED AND PROJECT SOUR STRONG STRONG

- 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 NITRER THE MULLUL OF THE WINAUL BUR'S SHOWN FOR THIS STIE SHALL BE REVIDINED. AND UPDATED FOR THE GOVERNMEN AREAIN'S TIONN 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 (81%) / OS (39%) 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 PREVENT 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, DIADYSONS, FLOW LINES, EXSTING CONDITIONS, AND POINTS OF CONNECTIONS WITH ADJOINNY 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 OF MONESTER OF RECORD OF PRESENT IN PARKS. AND IN BULLING AREAS, AND IN BULLING AREAS AND STREAMED BY THE GOVERNMENT BY DANKERS OF A PROMESTER OF RECORD OF THE GOVERNMENT 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 SHOWN ON FEMA FIRM 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.

Exp: 6/30/77 Ab. 33678

- 20) CONTRACTOR WILL MINIMIZE GROUND DISTURBANCE AND VEGETATION REMOVAL TO PREVENT SPREAD OF NOXIOUS WEEDS.
- 21) SHOLLD ARY PRENSTORE OR HISTORE REJAME/ARTHUSTS BE DECOMBED DURING STE DIRECHURDIT, WORK SHALL BE HALTED AIT THE SPECIMES SITE. AND THE STEEMINGHOOM OFFICE OF THE EDMENDATOR TO MISSORED AND THE PROPERTY SHALL BE FUNDED TO RESORDE AND PROTOSOMY THE SITE. THE PERIOD OF TRANSMORMED LAND TO A MAXIMUM OF (2) MISSORED AND THE DATE OF MISSORED.
 - CONCRETE OR OTHER MISC. CONSTRUCTION MATERIALS SHALL BE HAULED OFFSITE AND NOT USED FOR
 - 24) NO STOCKPILES TO BE STORED ON CONCRETE OR PAVED SURFACES WITHIN PRIVATE ROADWAY AND P.U.E. EASEMENT.
 - 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.

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 FEBMIT HOLDER SHALL PROVIDE. A WATER TRUCK IN THE GENERAL VICINITY OF ALL GRAUNG WORK WEEKE THE POSELITY OF AN LONDON SOURCE, SPREEZEN, WATER TRUCK OF DEPACKS ALL, BE TRANSIN TO THE TRUCK OF GRAUNS WORK. AT A MATER TRUCK IS UNMANABLE FOR MY RESCAN, GRADING WORK SHALL CESSE.

** NOTICE TO CONTRACTORS

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** 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 SHALL SHA

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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 UNDESTRUBE LIGHTING ON ADJAICENT PROPERTIES, COORDINATE WITH ELECTRICAL PLANS (BY OTHERS) FOR PROPER PLACEMENT & INSTALLATION OF FATURES & CUT OFF SHELD ASSEMBLY

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

ANDE COUNTY

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

OF SHEETS

