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 St | | staff Assigned Case No.: | | | |
|---|---|---|---|--|--|
| Project Name: Lockwood | Industrial Sto | orage Yard Developm | ent, Phase II | | |
| Description: STORAGE/LAYDOWN AR | EA, ALONG WITH THE NEC ED AREA & MITIGATE FLOV | DITIONAL APPROXIMATE 1.51-ACRE GRAV ESSARY CUTOFF DITCHES TO RE-ROUTE VS CROSSING THE GRAVEL PAD AREA PRI | STORMWATER FLOWS | | |
| Project Address: 10705 Lockwoo | od Drive, Washoe Cou | unty, NV 89434 | | | |
| Project Area (acres or square fee | et): Phase II, 1.51 ac. | | | | |
| Project Location (with point of re | ference to major cross | streets AND area locator): | | | |
| Legally-assigned address for the property p | rovided; 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 Info | ormation (attach | additional sheets if necess | ary) | | |
| Property Owner: | | Professional Consultant: | | | |
| Name: Lockwood Development Group LLC | | Name: TEC Civil Engineering Co | Name: TEC Civil Engineering Consultants | | |
| 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 | PE | | |
| Applicant/Developer: | | Other Persons to be Contacted: | | | |
| Name: TEC Civil Engineering Co | onsultants | Name: TEC Civil Engineering Consultants | | | |
| 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, PE | | Contact Person: Douglas Fellenz, PE | | | |
| | For Office | Use Only | | | |
| Date Received: | Initial: | Planning Area: | | | |
| County Commission District: | | Master Plan Designation(s): | | | |
| CAB(s): | | Regulatory Zoning(s): | | | |

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

| •• | The same project coming requestion. |
|----|--|
| | Lockwood Industrial Storage Yard Development, Phase II Grading |
| | |
| | |

What is the project being requested?

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

Phase II is an approx. 1.51-ac. portion of the property proposed to be graded for a gravel pad for outdoor storage/laydown area, along with cutoff ditches/retention ponds to mitigate flows crossing the site (refer to site plan provided)

3. What is the intended phasing schedule for the construction and completion of the project?

It is proposed to complete Phase I (1.00 ac., not a part of this application) within the next 120 days, then to complete Phase II (1.51 ac.) upon approval of submitted entitlements/variances within approximately 180 days

4. 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 of challenging lot)

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

Our project will effectively capture, filter and infiltrate runoff flows to improve any water quality impacts migrating to the Truckee River; all operations on the project will be performed in a professional, clean manner for positive aesthetic considerations from far-off views across the river corridor; westerly fencing will be fully screened with opaque fencing installation; development of the property will provide area growth/enhanced utilization of challenging land pinched between railroad right-of-way and Truckee River

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

There are no anticipated or reasonable negative impacts or affect our project will have on adjacent properties; to the contrary, our project will effectively capture, filter and infiltrate runoff flows to improve any water quality impacts migrating to the Truckee River; all operations on the project will be performed in a professional, clean manner for positive aesthetic considerations

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

Director's Modification app is being submitted for relief from landscape & parking requirements & Variance Request app for no commercial structure; no signs

| 8. | Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to |
|----|--|
| | the area subject to the special use permit request? (If so, please attach a copy.) |

| ☐ Yes | ■ No |
|-------|------|
|-------|------|

9. Utilities:

| a. Sewer Service | None |
|---------------------------------|---|
| b. Electrical Service | Overhead lines running north-south across and through property |
| c. Telephone Service | None |
| d. LPG or Natural Gas Service | Running east-west outside & north of property, in railroad right-of-way |
| e. Solid Waste Disposal Service | None |
| f. Cable Television Service | None |
| g. Water Service | None |

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

| h. Permit # | N/A | acre-feet per year | N/A |
|--------------------|-----|--------------------|-----|
| i. Certificate # | N/A | acre-feet per year | N/A |
| j. Surface Claim # | N/A | acre-feet per year | N/A |
| k. Other # | N/A | acre-feet per year | N/A |

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

N/A

10. Community Services (provided and nearest facility):

| a. Fire Station | TMFPD, Station T37, Fire hydrant within 1000 ft of property |
|-------------------------|---|
| b. Health Care Facility | Northern Nevada Medical Center, Vista Blvd |
| c. Elementary School | N/A to use |
| d. Middle School | N/A to use |
| e. High School | N/A to use |
| f. Parks | Lockwood Open Space to west |
| g. Library | N/A to use |
| h. Citifare Bus Stop | N/A to use |

Special Use Permit Application for Grading Supplemental Information

aguired information may be congretely attached

(All required information may be separately attached)

1. What is the purpose of the grading?

Essentially, the grading of the site is minimal in effect; it maintains predominantly the existing lay of the land, but provides a cleaner, more uniform pad and allows proper guidance of sheet flows into designed retention pond areas for proper capture, filtration and infiltration back into the ground

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

Cut=585 cy, Fill=570 cy, Net (Fill)=15 cy

| 3. | How many sq | uare feet of | f surface of t | he property | are you | disturbing? |
|----|-------------|--------------|----------------|-------------|---------|-------------|
| | | | | | | |

Phase II disturbance - 65,843 sq.ft. (see plans)

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

Calculations provide for an approximate import of 15 cy of material to establish balance on the site

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

No, the condition triggering the need for a Special Use Permit is that the limits of grading is more than 300 feet from the centerline of the Truckee River (we are not within the 100-year floodplain for grading, see plans)

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.)

Phase I as shown on the plans is not a part of the requirement for application of this Special Use Permit, and will have been completed by the time of review of this application. This is only relevant for Phase II as shown on plans.

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

| Yes | | | |
|-----|--|--|--|
| | | | |

| | The disturbed area can be seen from the west, but plans propose appropriately for full screening along this side with complete opaque security fencing along this side; can be seen from the north by Interstate 80 far off and the railroad tracks & right-of-way; can be seen from the south by far off residential area on the south side of the river corridor (non-adjacent) |
|---|---|
| | 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 |
| | 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? |
| | The slope across Phase II of the project is approx. 3-4%, running northerly-to-southerly; all flows are to be captured in retention ponds/ditches all along the southerly end of the disturbance, with silt fencing provided throughout to prevent sediment transport until revegetation/hard surfacing established |
| | Are you planning any berms? |
| | Yes No X If yes, how tall is the berm at its highest? |
| - | 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)? |
| | No buildings & no walls (flat site)(See plans) |
| | What are you proposing for visual mitigation of the work? |
| | The disturbed area can be seen from the west, but plans propose appropriately for full screening along this side with complete opaque security fencing along this side |
| | Will the grading proposed require removal of any trees? If so, what species, how many and of what size? |
| | No |

Hydromulch consisting of central fiber, greenstone, or equal; re-veg seed at approx.34 lb per ac; fertilizer at rate of 6.2 lb per 1000 sq.ft. w/ 16-25-12 fert. & M binder tackifier at 200 lb per ac

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

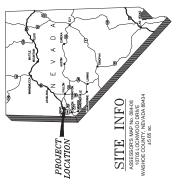
No water supply to the site; water trucks would need to be brought in for any watering needed

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

No

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

| Yes | No X | If ves. please attach a copy. |
|-----|-------|-------------------------------|
| 103 | 110 / | i yes, piease attacii a copy. |



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).

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

SPECIFICATIONS

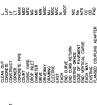
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NOTE: STRUCTURAL DESIGN OF FOUNDATIONS & BUILDINGS BY OTHERS & UNDER SEPARATE PERMIT (NOT A PART)



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| 1000 | | |

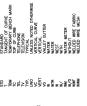
| HORIZ | HWY | Q | TNI | | _ | ĽΥ | 5 | 5 | MAX | MED | MFG | MG | МН | MIN | MISC | MJ | |
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| | | | | | | | _ | | | | | | | | | | |

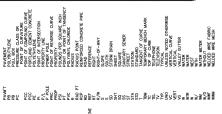


| LINEAR FOOT | MAXIMUM | MANUFACTURER | MILLION GALLONS | MANHOLE | MINIMUM | MISCELLANEOUS | MECHANICAL JOINT | MIDDLE OF CURVE | MIDDLE VERTICAL CURVE | NORTH | NEVADA DEPARTMENT OF | TRANSPORTATION | NOT IN CONTRACT | NUMBER | NOT TO SCALE | ON CENTER | OUTSIDE DIAMETER | PAD ELEVATION | |
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APN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

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| BOULEVARD | 2 | 3 |
| BENCH MARK | o | ď |
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| BUTTERFLY VALVE | æ | 8 |
| BEGIN VERTICAL CURVE | Ŀ | 3 |
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ENGINEER'S STATEMENT

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 FALL INFITRATION OR RELEASE.

SCOPE OF WORK

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

P.E. #33679

MVSHOE COUNTY

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

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

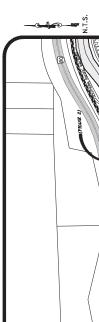
STORAGE YARD DEVELOPMENT 10705 LOCKWOOD DRIVE, WASHOE COUNTY, NEVADA PHASE I & PHASE II APN: 084-080-15 LOCKWOOD INDUSTRIAL

CIVIL IMPROVEMENT PLANS

ENGINEER

WASHOE COUNTY

NEVADA



STOREY COUNTY WASHOE COUNT

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-8 C-9

NOTES SHEET

COVER SHEET

SHEET INDEX

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

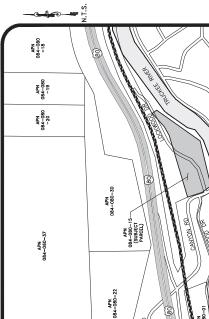
PROJECT DATA TOTAL PARCEL AREA DISTURBED AREA (PHASE I) DISTURBED AREA (PHASE II) UNDISTURBED AREA (PHASE II)

MUD.

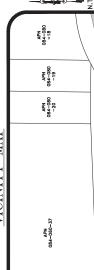
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APN 084-700-01 LOCKWOOD DR

SITE MAP

WASHOE COUNTY

DOUGLAS FELLENZ

- 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 MINIMUM 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 CENERAL 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, 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 TRAFIC CONTROL AND BARROLDING WITHIN THE WASHOE COLNITY RIGHT-OF-JAVY SHALL CONFOR TO SECTION 130 OF THE STANDAND SPECIFICATIONS, DIPPERTY CONTROL WASHESON, CONFIDENT WASHINGTON CONTROL WASHINGTON CONFIDENT DITTOR. AND THE WASHES WITH ER ALL CONFIDENT PROOF PAPER ON THE STANDARD SPECIFICATION OF A TRAFIC CONTROL DATE WASHES WITH SEAL CONFIDENT PROOF PAPER OF A TRAFIC CONTROL DATE WASHES TO SHARP THE WASHES COUNTRY BOOK DEPORTED. 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 envertications shall cut, the Wester County communic noctonester interpreted respectation responsible shall be considered to the start of constructor. He envelopmentarion shall status, the first start of constructor, the envelopmentarion shall status, the first start of the starts need to the section of the envelopmentary of
 - MODEICATIONS TO THE APPROVED SITE IMPROVEMENT PREQUIPE RECUIRE RECUIRE RECUIRE RECUIRE RECOVAL AT THE OWNERS/CONTRACTOR'S EXPENSE.

 WORK PERFORMED WITHOUT WRITTEN APPROVAL BY THE DEPARTMENT WILL RECUIRE REMOVAL AT THE OWNERS/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:

- UTLITES MAY EXST THAT ME NOT SHOWN ON THE PLANS, HORIZONFIL, MON VERTICAL LOCATIONS OF EXISTING UTLITIES ME, MPRODAMITE AND MESSE ON MEST MANULARE INFORMANTAL AT THE TIBLE. THE CHARGINGTON SERVICES ALERT, US, M. (1-800-272-2800) PRORN 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 OFFEWER SHUT SHUT OFF 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 DEPELIAPMENT 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 WANGE OF UNIVERNEE PROFILE CONTROL STANDARDS STAND FOR EMPEROPARTING THEORY CONTROL STANDARDS AND THE CONTROL CONTROL STANDARDS AND THE CONTROL CONTROL OF IMPROVEMENTS WAS ALLOW THE OFFICE WITHOUT OF ALL DESIDENCE LOSS AND THE CONTROL OF IMPROVEMENTS WAS ALLOW THE OFFICE WAS ALL DESIDENCE LOSS AND THE CONTROL OF THE OFFICE WAS ALL DESIDENCE LOSS.
 - 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
- A comment of the comm
 - 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.

 CONTRICTION OF THE SERVE AND THE STATE OF THE SERVE AND THE SERVE ALL SOUL PROTECTION CONTRICTION OF THE SERVE ALL SOUL PROTECTION CONTRICTION OF THE SERVE AND THE SERVE ALL SOUL PROTECTION OF THE SERVE AND THE SERVE CONTROL DEVICES IN ACCORDANCE WITH THE SWPPP AND THE DRAFT CONS SHALL INSTALL ALL EROSION

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 SERBER TO STONG WITH SERBER SERBER TO STONG WITH SERBER SER 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 WHORROOM.

STRAND INTER, A. F. A. MANUAL, THE CONTROLLED OF THE STATE AND THE STRAND THE STRAND TO STRAND OF MITTERS.

MAD EDBRIGHT HAS ARE POSSED TO PRESENTING WHICH ENDING AND CONTROLLED AND ASSESSED WHITE STRAND THE S

10 STRONG OFF ON EX-COLUMN STRONG IN BUSINESS SHOUL REPORTED OF PROJECT AND STRONG OFF ON EX-COLUMN STRONG ON THE STRONG ON THE

- 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 MURLUA OF THE WINALU BUR'S RECESSARY, THE SAPPO PROCRAW FOR THIS STITE 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 (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, 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 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.

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.

- 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 OF REMEMBERS AND A PROMESTER OF RECORD OF RECORD AND A PROMESTER OF RECORD OF RECORD AND A PROMESTER OF RE 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).
 - 14) SLOPE PROTECTION OVER 3:1 SLOPE PER GEOTECHNICAL REPORT RECOMMENDATIONS. 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.
- TT) PROJECT LOCATED WITHIN FEMA, ZONE(S) AE (Fleodway), X, AE AS SHOWN ON FEMA FINA 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

- 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 EDMINISTED OF BECOME AND PROTOGROPH THE STEEMINGHOOM TO BE UNITED TO A MAXIMUM OF (2) MISMORIO BY FROM THE DIRECHURDIT STEEMINGHOOM OF ALCHO OF TRANSPORMED LAND THE UNITED TO A MAXIMUM OF (2) MISMORIO BY FROM THE DIRECHURDIT STEEMINGHOOM STE 20) CONTRACTOR WILL MINIMIZE GROUND DISTURBANCE AND VEGETATION REMOVAL TO PREVENT SPREAD OF NOXIOUS WEEDS.
- 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 FEBMIT HOLDER SHALL PROVIDE. A WATER TRUCK IN THE GENERAL VICINITY OF ALL GRAUNG WORK WEEKE THE POSELITY OF ALL PROJECTIVE STATE THOUSING STOWER, IS TREASTED TO AN AUTHOR. IS PRESENTED FOR AN WORK. IT A MARTER THOUSING THAT WAS THOUGH SHAWN SHALL CEASE.

** 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 DOLLARIES AND ALRESTORMANDAL 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 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

