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	**Staff Assigned Case No.:** _____
Project Name: Smith Residence	
Project Description: Development of single family home and secondary detached garage.	
Project Address: 2800 Old Ranch Rd	
Project Area (acres or square feet): 5.118 Acres	
Project Location (with point of reference to major cross streets **AND** area locator): Part of Franktown Hills Subdivision 2 at end of public portion of Old Ranch Rd off Franktown Rd.	

Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
055-092-09	5.118		

Indicate any previous Washoe County approvals associated with this application:
Case No.(s).

Applicant Information (attach additional sheets if necessary)

Property Owner:		**Professional Consultant:**	
Name: David Smith		Name: Robison Engineering Company, Inc.	
Address: 2800 Old Ranch Rd		Address: 846 Victorian Ave, Ste. 20	
Washoe Valley, NV	Zip: 89704	Sparks, NV	Zip: 89431
Phone: (480) 710-5081	Fax:	Phone: (775) 852-2251	Fax:
Email: djsmith@brycon.com		Email: civil@robisoneng.com	
Cell:	Other:	Cell:	Other:
Contact Person: David Smith		Contact Person: Ryan Switzer	
Applicant/Developer:		**Other Persons to be Contacted:**	
Name: David Smith		Name:	
Address: 2800 Old Ranch Rd		Address:	
Washoe Valley, NV	Zip: 89704		Zip:
Phone: (480) 710-508	Fax:	Phone:	Fax:
Email: djsmith@brycon.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: David Smith		Contact Person:	

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
for Grading
Supplemental Information

(All required information may be separately attached)

1. What is the purpose of the grading?

   The proposed grading will serve to aid development of a single family home, detached garage, and driveway.

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

   2,940 CY of excavation is proposed.

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

   33,200 SF of surface disturbance is proposed.

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

   1790 CY of import is proposed.

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

   It is not possible to develop the property without surpassing the grading thresholds. The natural slope exceeds 15% on a majority of the 5.118-acre property. The area threshold of 0.5 acres cannot be met because of the need for a fire department turnaround. If the house was moved closer to the street and a fire turnaround was not needed, there would be limited space to build a home and driveway due to the constraints imposed by the Lathrop Ditch, the 15' side yard setback and the easements associated with Old Ranch Rd. The volume threshold cannot be met due to the close proximity of bedrock to the surface, requiring fill in excess of 1000 CY. Also for this reason, a permanent earthen structure greater than 6 feet tall is required.

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 grading has been performed.

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 proposed grading is shown.

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

While a significant amount of tree cover exists and will remain, the disturbed area will be visible from Old Ranch Rd and APN: 055-092-08.

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)?

Neighboring properties cannot be served by the proposed access/grading.

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?

The maximum slope of the cut and fill areas proposed is 3:1. Rip rap will be installed at slotted channel drain outlets. Logs from tree removal will be placed parallel to contours and perpendicular to flow in the "V" ditch to act as check dams.

11. Are you planning any berms?

Yes	No X	If yes, how tall is the berm at its highest?

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)?

2 rockery retaining walls (6' and 10' tall) and 2 concrete foundation walls (9'-10" tall)

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

Rockery retaining walls, stamped/textured concrete walls, rock mulch/riprap, and revegetation are proposed for visual mitigation.

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

41 conifer trees of various sizes (young to mature) will be removed.

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 lb/acre sourced from Comstock Seed. On-site forest duff from clearing and grubbing will be used as mulch.

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

Temporary irrigation will be provided via water trucks.

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.

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

Yes	No x	If yes, please attach a copy.

Property Tax Reminder Notice

WASHOE COUNTY
PO BOX 30039
RENO, NV 89520-3039
775-328-2510

PIN: 05509209
AIN:

Balance Good Through:	**03/09/2020**
Current Year Balance:	**$0.00**
Prior Year(s) Balance: **(see below for details)**	**$0.00**
Total Due:	**$0.00**

AUTO

DAVID SMITH
9405 OAKLEY CT
RENO NV 89521

Description:

Situs: 2800 OLD RANCH RD
WCTY

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.us/treas

Current Charges

PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
05509209	2019	2019075912	1	08/19/2019	567.04	0.00	0.00	567.04	0.00
05509209	2019		2	10/07/2019	567.04	0.00	0.00	567.04	0.00
05509209	2019		3	01/06/2020	567.03	0.00	0.00	567.03	0.00
05509209	2019		4	03/02/2020	567.03	0.00	0.00	567.03	0.00
Current Year Totals					2,268.14	0.00	0.00	2,268.14	0.00

Prior Years

PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance
Prior Years Total							

Pezonella Associates, Inc.
Geotechnical & Environmental Engineers & Geologists
520 EDISON WAY • RENO, NEVADA 89502 • (775) 856-5566
FAX • (775) 856-6042
www.pezonella.com

September 12, 2006
Job No. 5764.01-N

Mr. Curtis Amplatz
P. O. Box 651
Genoa, Nevada 89411

Site Feasibility Study
2800 Old Ranch Road
Washoe County, Nevada

Introduction

This letter presents results of a site feasibility study our firm performed at 2800 Old Ranch Road in Washoe County, Nevada. The 5.118-acre site encompasses Assessor's Parcel Number 055-092-09, and Lot 12 of Franktown Hills Subdivision No. 2. We have not received conceptual plans; however, we understand that proposed development will include construction of isolated building pad for a single family residence to be serviced by on-site water and sewage disposal systems. We anticipate the structure will be 1 to 2 stories, wood framed with joist supported floors, and will be supported by shallow conventional spread foundations. An asphaltic concrete surfaced driveway will complete project development.

We have not received structural information; however, we anticipate that foundation loads will be normal (relatively light) for the type of construction proposed, that foundations will bottom at least 24 inches below lowest exterior ground surface and that structural design will follow criteria outlined in the 2003 International Building Code.

We have not received civil design information; however, we anticipate that earthwork necessary to create a level building pad, and for proper site drainage will result in cuts on the order of 2 to 5 feet. Depth of utility trench excavation is unknown. We anticipate that any proposed slopes will be constructed at maximum inclinations of three horizontal to one vertical (3:1) or flatter, that earth retaining structures are not proposed, and that any underground utilities existing within proposed development areas will be relocated.

As conceptual plans and the proposed building pad location are unavailable, the scope of our work is to attain a general overview of the subsurface conditions across the site and to review available literature and maps to evaluate the suitability of the site for its anticipated use. Once design parameters, such as building location, finish floor elevation, structural loads and grading information have been established, a detailed geotechnical investigation report should be performed.

This report is geotechnical in nature and, as such, not intended to identify other site development constraints such as environmental hazards, wetlands determinations and/or the potential presence of buried utilities. Information included in this report is specific to development within the limits of the property and, as such, is not intended for off-site development.

Field Exploration

To attain a general overview of the subsurface conditions across portions of the site, we excavated 1 test pit with a rubber tired backhoe (Ford 575 D) to a depth of 12 feet below the existing ground surface. The test pit location was positioned in the field using pace and compass and based on our understanding of project development. No greater accuracy is inferred.

Our field geologist recorded the location of the test pit using the global positioning system (GPS), logged and visually classified the materials encountered. The materials encountered were visually classified in accordance with the Unified Soil Classification System.

Due to the preliminary nature of our work, a site plan depicting the test pit location, a log of the materials encountered and laboratory testing were not part of the scope of our work.

Site, Soil and Geologic Conditions

The site is undeveloped and bound by a single family residence to the east, Old Ranch Road to the south, and undeveloped hillside to the north and west. The surface of the property slopes moderately downward from the west to the east, and from the south to the north near the eastern boundary. The surface is covered with thick pine needles, shrubs, large pine tress and fallen wood. An irrigation ditch crosses the eastern portion of the property in a north to south direction.

Based on geologic mapping completed by R. W. Tabor and S. Ellen (*Washoe City Folio, Geologic Map,* Nevada Bureau of Mines and Geology, dated 1975), the underlying materials consist of Cretaceous age Hornblende-biotite granodiorite (Kg). This unit consists of gray, yellow-gray to pink, and white granodiorite. Locally includes considerable aplite and pegmatite. Triangle pattern denotes highly fractured, chalky rock, locally strongly sheared and altered to sericite, chlorite, epidote, and zeolites. Short dashes indicate trend of hornblende lineation.

Based on mapping by the U. S. Department of Agriculture, Soil Conservation Service (*Soil Survey of Washoe County, Nevada, South Part*, Sheet No. 30, dated 1980), the site is underlain by Graufels bouldery sand, 15 to 30 percent slopes (# 492). This moderately deep, somewhat excessively drained soil is on uplands. It formed in residuum derived dominantly from granitic rocks. Elevation is 4,500 to 6,000 feet. Typically, 1 to 3 percent of the surface is covered with boulders. The surface layer is a dark grayish brown bouldery sand about 12 inches thick. The underlying material to a depth of 26 inches is a light yellowish brown gravelly loamy coarse sand. Weathered granitic bedrock is at a depth of 26 inches. Depth to weathered granitic bedrock ranges from 20 to 40 inches. Permeability is rapid. Available water capacity is very low. Effective rooting depth is 20 inches to 40 inches. Runoff is medium, and the hazard of water erosion is slight. The hazard of soil blowing is slight. Limitations associated with the use of this soil for urban development, as described by the soil survey, are steepness of slopes and the restrictive depth of soil over bedrock.

Our subsurface exploration confirms, in general, the soil and geologic mapping with the near surface soil consisting of dry loose silty sand with gravel that contains abundant roots to 24 inches. This soil is underlain by granitic bedrock that is altered/weathered to a soil consistency of dry very dense silty sand with gravel to the depth explored. The material becomes moist and the degree of alteration and/or weathering decreases below 7 feet.

At the time of our exploration (August and September, 2006) no free ground water or evidence of previous water was encountered in the test pit to the depth explored.

Our evaluation indicates that, with the exception of the upper 24 inches, the underlying material exists in a relatively compact density state and that the upper and lower materials exhibit a very low potential for expansion.

Based on the mapping by R. W. Tabor, S. Ellen, and M. M. Clark (*Washoe City Folio Geologic Hazards Map,* Nevada Bureau of Mines and Geology, Reno Area, dated 1978), no faults are illustrated as crossing the project site. Based on mapping by John W. Bell (*Quaternary Fault Map of Nevada,* Nevada Bureau of Mines and Geology, Reno Sheet, dated 1984), no Holocene age faults are illustrated as crossing the project site. Based on mapping by Craig M. dePolo, John G. Anderson, Diane M. dePolo, and Jonathan G. Price (*Earthquake Occurrence in the Reno-Carson City Urban Corridor*, Seismological Research Letters, Volume 68, dated May/June 1997), the nearest principal Quaternary fault to the project site is the Little Valley Fault Zone. The Nevada Seismological Laboratory indicates an earthquake of magnitude 6.9 is possible along this fault zone (*Reno/Carson Fault Information*, updated January 31, 2003).

Liquefaction, a loss of soil shear strength, is a phenomenon associated with loose saturated granular deposits subjected to earthquake shaking, which can result in unacceptable movement of foundations supported by these soils. As a detailed analysis of liquefaction potential, which would require drilling to depths of at least 40 feet, plus detailed laboratory testing and engineering analysis, was not part of the scope of our work, we recommend that the decision to further evaluate the potential for liquefaction and/or to implement any mitigation measures be weighed by the Owner or Developer. Generally, these types of mitigation measures are reserved for public safety facilities such as fire, police and hospitals or other buildings with high occupancy such as schools. If future information is requested, our office can be of assistance. From a preliminary standpoint, however, as the site is underlain by bedrock absent of ground water, it should not be susceptible to liquefaction.

Radon, a colorless, odorless, radioactive gas derived from the natural decay of uranium, is found in nearly all rocks and soils. The Environmental Protection Agency (EPA) suggests that remedial action be taken to reduce radon in any structure with average indoor radon of 4.0 pCi/L or more. Based on studies completed by the Nevada Bureau of Mines and Geology in cooperation with the Nevada Division of Health and the U.S. Environmental Protection Agency (Radon In Nevada, Nevada Bureau of Mines and Geology, Bulletin 108, 1994), the project site, as well as much of western Nevada, is delineated as existing in an area with an average indoor measurement equal to or greater than 4.0 pCi/L.

Flood Hazard studies completed by the Federal Emergency Management Agency (FEMA), and included in Community Panel Number 32031C3250 E, effective date September 30, 1994, indicate that the proposed development is located within Flood Hazard Zone X (unshaded) which is an area determined to be outside the 500-year floodplain.

Discussions and Conclusions

Based on the results of our study, knowledge of the area and understanding of project development, we conclude that, from a geotechnical engineering standpoint, the site is suitable for the intended use of the project. The primary concerns to be considered in the design and construction of the project, are the presence of bedrock, the steepness of the terrain, the presence of loose and/or organic laden soil, and the presence of an irrigation ditch.

As previously mentioned, bedrock material was encountered at relatively shallow depths across the site. Consideration should be given to the difficulty of earthwork (grading and trenching) associated with these materials. Based on the results of our field exploration, we believe that excavations limited to the upper 10 feet can be excavated with a Caterpillar 215 track-mounted Backhoe or D7 Dozer (or equal) earthmoving equipment. Although we do not believe that blasting will be necessary, as is inherent with bedrock material, localized areas of resistant material will be encountered which will require the use of special equipment such as a hydraulic rock hammer.

In addition to the difficulty of earthwork operations, consideration should be given to the fact that oversize (gravel, cobbles and possibly boulders) materials will be generated during earthwork operations. Consideration should be given to the subsequent reduction of the quantity of material available for use as fill, that oversize material could require off-hauling and/or that import material could be required to balance earthwork quantities or to attain proposed grades. If oversize material is proposed for use as fill, consideration should be given to the fact that screening will be required and that sufficiently large equipment will be necessary to properly place and compact such material (i.e. rock fills). Compaction approval during the placement of rockfills can only be achieved based on visual performance specifications established by the Geotechnical Engineer which would increase on-site technician time and thus, in turn, increase the cost of inspection services. The removal of large cobbles or boulders will result in undercutting of excavation sidewalls and the resulting trench widths would be increased substantially and overbreak can occur. The presence of resistant bedrock could protrude into foundation areas thereby requiring the drilling and epoxy of reinforcing steel. We anticipate that footings will need to be formed and that the footings could require to be stepped. The presence of oversize material will also affect the difficulty of fine grading operations and the use of a leveling course could be required to provide a smooth surface.

As previously noted, a moderate relief exists across the project site. Consideration should be given to the fact that substantial earthwork will be necessary to attain level building pads, for accessways and for proper site drainage will be necessary. Consideration should be given to cost constraints and/or the reduction of property available for development associated with development in areas with moderate relief. Construction set-backs may be warranted due to the creation of slopes and/or retaining walls.

Our investigation reveals that the near surface soils exist in a relatively loose (i.e. weak) density state. Weak soils can undergo a loss of shear strength, especially when wet or saturated, resulting in unacceptable movement of foundations, interior slabs-on-grade, exterior flatwork and pavement sections. Wet or saturated conditions can occur as a result of seasonal variations in precipitation, landscape irrigation, broken or leaking water pipes and sewer lines, and/or poor site drainage. To provide for adequate support within these areas, a portion of the native soils should be removed (overexcavated) and replaced with approved compacted fill material.

Additionally, the upper 24 inches of existing ground surface contain abundant roots and/or organic matter. Additionally, consideration should be given to abundant roots which will be associated with the presence of trees or shrubs. These materials can result in unacceptable movement within development areas and, as such, within development areas should be removed (overexcavated) for their full depth. These materials are not suitable for reuse as fill; however, may be wasted in designated landscape or "non-structural" as subsequently recommended. Consideration should be given to the increased cost of construction associated with clearing and stripping of these materials, and the associated material volume loss.

As previously discussed, an irrigation ditch was noted as crossing the subject property. As potential seepage associated with this ditch can occur, consideration should be given to maintaining construction set-backs from these areas.

As conceptual plans and locations of proposed building pads are unknown at this time, information provided in this report should be considered preliminary. Once design parameters, such as building location, finish floor elevation, structural loads and grading information has been established, a geotechnical investigation report should be performed to provide detailed information on the subsurface conditions, engineering parameters of the underlying materials and recommendations concerning site preparation and grading, foundation design criteria and support of exterior flatwork and flexible pavement sections.

We trust that this provides the information needed at this time; however, if you have any questions, please contact us.

Respectfully,

PEZONELLA ASSOCIATES, INC.

Chris D. Betts

Chris D. Betts
Engineering Geologist

cc: Hawkins & Associates Architecture and Planning

SMITH RESIDENCE GRADING SPECIAL USE PERMIT

FOR

DAVID J SMITH

PROJECT SUMMARY

JURISDICTION:	WASHOE COUNTY
COUNTY:	WASHOE
ASSESSORS' PARCEL:	055-092-09
ADDRESS:	2800 OLD RANCH RD
ZONING:	MDR - MEDIUM DENSITY RURAL
FEMA FLOOD ZONE:	X
PROJECT SUMMARY:	GRADING DESIGN FOR SPECIAL USE PERMIT TRIGGERED BY: 1. GRADING GREATER THAN 0.5 ACRES ON A PARCEL LESS THAN 6 ACRES IN SIZE (ON SLOPES GREATER THAT 15 PERCENT). 2. EXCAVATION AND IMPORTATION OF MORE THAN 1,000 CUBIC YARDS (ON SLOPES GREATER THAN 15 PERCENT).

SHEET LIST

PROJECT AUTHORITY

APPLICANT

DAVID J SMITH
2800 OLD RANCH RD
WASHOE VALLEY, NV 89704
(480) 710-5081

CIVIL ENGINEER

ROBISON ENGINEERING COMPANY
RYAN SWITZER, PE
846 VICTORIAN AVE, STE 20
SPARKS, NV 89431
(775) 852-2251 x 725
(775) 852-9736 fax
rswitzer@robisoneng.com

VICINITY MAP

NOTES

GENERAL NOTE

1. THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE BELIEVED TO BE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, AND ORDINANCES OR STANDARDS SPECIFIED BY THE PERMITTING JURISDICTION. IN THE EVENT OF A CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND PERMITTING STANDARDS, PROMPTLY NOTIFY ENGINEER, OR ADOPT THE MORE CONSERVATIVE STANDARD CONSISTENT WITH THE INTENT OF THE PLANS. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR BEARS SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY.
2. 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 x 0 FOR RESOLUTION.
3. THE ENGINEER SHALL NOT BE RESPONSIBLE 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.
4. IN THE EVENT ELECTRONIC FILES (CAD, ETC) ARE PROVIDED BY ROBISON ENGINEERING, AN INDEMNIFICATION AGREEMENT IS IMPLIED BY THAT USE, AND IF THERE IS ANY CONFLICT BETWEEN ELECTRONIC DATA AND THE STAMPED/PERMIT PLAN SET, THE STAMPED DRAWINGS SHALL GOVERN AND DIRECT THE WORK. IT IS THE SOLE RESPONSIBILITY OF THE CLIENT TO AQUIRE APPROVED PLANS FROM THE GOVERNING JURISDICTION.
5. 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.
6. CONTACT "USA NORTH 811" BY CALLING THAT NUMBER (8-1-1) NO LESS THAN 2 WORKING DAYS BEFORE EXCAVATION IS PROPOSED TO BEGIN.

EROSION CONTROL NOTES

1. TOTAL DISTURBANCE AREA IS NOT EXPECTED TO EXCEED 1 ACRE, THEREFORE A SITE-SPECIFIC STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS NOT REQUIRED. THE CONTRACTOR SHALL BE AWARE OF AND EXERCISE DUE EFFORT TO CONFORM TO AT LEAST:
   - THE "TRUCKEE MEADOWS HANDBOOK"
   - WASHOE COUNTY STORMWATER PROTECTION ORDINANCES AND STANDARDS.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN 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.

PROJECT NOTES

1. ALL CONSTRUCTION NOT OTHERWISE DETAILED OR SPECIFIED SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADOPTED BY WASHOE COUNTY.
2. 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.
3. 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.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAILY REMOVAL OF ALL CONSTRUCTION MATERIALS SPILLED ON PAVED STREETS, ONSITE AND OFFSITE.
5. 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.
6. 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.
7. CONTRACTOR TO PROVIDE ALL NECESSARY TRAFFIC CONTROL, MAINTAIN ACCESS TO ALL PARCELS, PROVIDE ALL TEMPORARY AND/OR PERMANENT PATCHING AS REQUIRED BY GOVERNING AGENCY. ALL CONSTRUCTION SIGNING, BARRICADES AND TRAFFIC DELINEATION TO CONFORM TO THE STATE OF NEVADA, DEPARTMENT OF TRANSPORTATION, "NEVADA WORK ZONE TRAFFIC CONTROL MANUAL" (LATEST EDITION).
8. THE WORK IN THIS CONTRACT INCLUDES ALL ONSITE AND OFFSITE WORK SHOWN ON THESE DRAWINGS, DESCRIBED IN THE SPECIFICATIONS, OR REASONABLY IMPLIED.
9. 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.
10. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES EMERGENCY ACCESS TO THE PROJECT SITE TO THE SATISFACTION OF THE FIRE CONTROL AGENCY.
11. 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.

GRADING NOTES

1. ALL EXCAVATION AND EMBANKMENT SHALL BE IN ACCORDANCE WITH WASHOE COUNTY STANDARDS.
2. 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.
3. THE CONTRACTOR SHALL MAINTAIN A DUST CONTROL PROGRAM TO INCLUDE WATERING OF OPEN AREAS AND MAINTAIN CONFORMITY WITH SECTION 40.030 OF WASHOE COUNTY AIR POLLUTION PROVISIONS.
4. CONTRACTOR SHALL CAREFULLY INSPECT DETAILS, THE CONTEXT OF PLANS, AND MAKE APPROPRIATE CONFIRMING MEASURMENTS 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.
5. 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.
6. USE EXTREME CARE WHEN WORKING AROUND EXISTING UTILITIES AND EXISTING ROADS.
7. USE EXTREME CARE IN WORKING IN AREAS OUTSIDE THE PROJECT BOUNDARY SO AS TO MINIMIZE DISTURBANCE OF EXISTING VEGETATION.
8. SEE EROSION CONTROL NOTES, THIS SHEET FOR STORMWATER DISCHARGE PERMIT REQUIREMENTS.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT FINAL SUBGRADE SURFACES ARE FIRM AND EXHIBIT NO SIGNS OF DEFLECTION.
10. 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.
11. THE INSPECTION AND TESTING OF SOILS AND ALL OTHER MATERIALS SHALL BE IN CONFORMANCE WITH WASHOE COUNTY ORANGE BOOK STANDARDS AS APPLICABLE. THIRD PARTY TESTING AGENCY SHALL BE NOTIFIED 24 HOURS PRIOR TO REQUIRED TESTING. ALSO, ON-LINE INSPECTION REQUEST TO SPWD TO BE SUBMITTED 24 HOURS PRIOR TO ALL INSPECTIONS.
12. REFER TO STRUCTURAL PLANS FOR EARTHWORK REQUIREMENTS OF BUILDING PADS AND FOUNDATIONS.
13. 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.
14. REFER TO "SITE FEASIBILITY STUDY 2800 OLD RANCH ROAD" DATED SEPTEMBER 12, 2006 PERFORMED BY PEZONELLA ASSOCIATES INC. (520 EDISON WAY, RENO, NEVADA 89502, 775-856-5566) FOR GEOTECHNICAL RECOMMENDATIONS.

Know what's below. Call before you dig.

PROFESSIONAL ENGINEER — STATE OF NEVADA
RYAN M. SWITZER
Exp. 06-30-20
CIVIL
No. 25707

2800 OLD RANCH ROAD
SMITH RESIDENCE SUP

SHEET T1
TITLE SHEET

WASHOE COUNTY — NEVADA
PROJECT NO: 1-1554-01-001

0" 1/2" 1/1"
INCH@FULL SCALE

PREPARED FOR:
DAVID J SMITH
2800 OLD RANCH RD
(480) 710-5081

Robison Engineering
846 VICTORIAN AVENUE
SPARKS, NV 89431
www.robisoneng.com
(775) 852-2251

DRAWN: MNJ
DATE: 2020-03-16

PRELIMINARY NOT FOR CONSTRUCTION

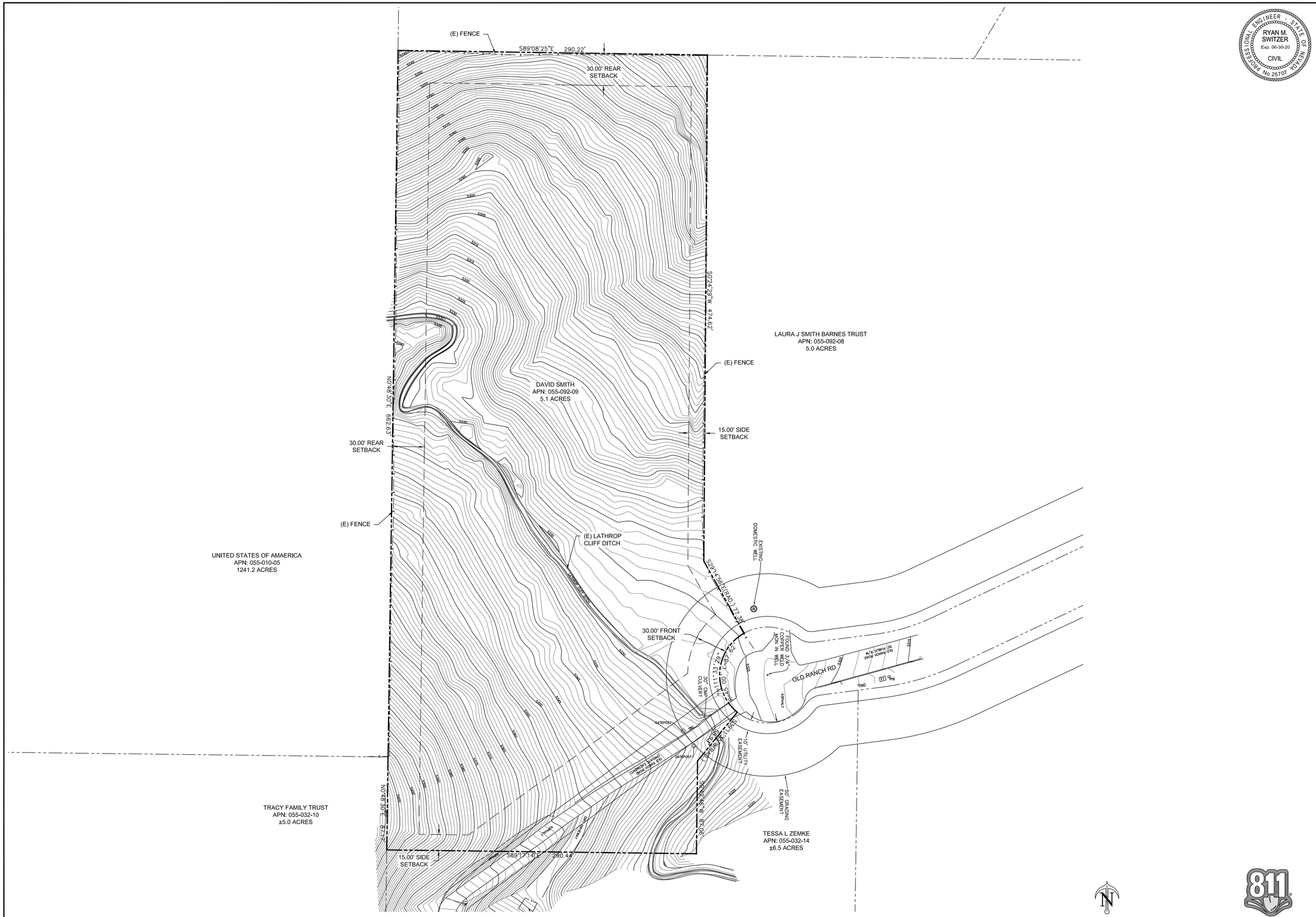
REFERENCES

1	MAPCA SURVEYS INC. - TOPOGRAPHIC SURVEY
2	2019-03-21
3	-
4	-
5	-
6	-
7	-
8	-

REVISIONS

NO	DESCRIPTION	DATE	BY	CHK'D
P0	ISSUED FOR CLIENT REVIEW	2019-11-15	MNJ	RMS
P1	ISSUED FOR CLIENT REVIEW	2020-02-11	MNJ	RMS
0	FOR GRADING SUP	2020-03-16	MNJ	RMS
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

T1
SHEET 1 OF 5



SHEET C0.0 - EXISTING CONDITIONS

Know what's below. Call before you dig.

PROFESSIONAL ENGINEER — STATE OF NEVADA
RYAN M. SWITZER
Exp. 06-30-20
CIVIL
No. 25707

2800 OLD RANCH ROAD
SMITH RESIDENCE SUP

SHEET C0.0
EXISTING CONDITIONS

WASHOE COUNTY — NEVADA
PROJECT NO: 1-1554-01-001

0" 1/2" 1/1"
INCH@FULL SCALE

PREPARED FOR:
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-	-	-	-	-
-	-	-	-	-
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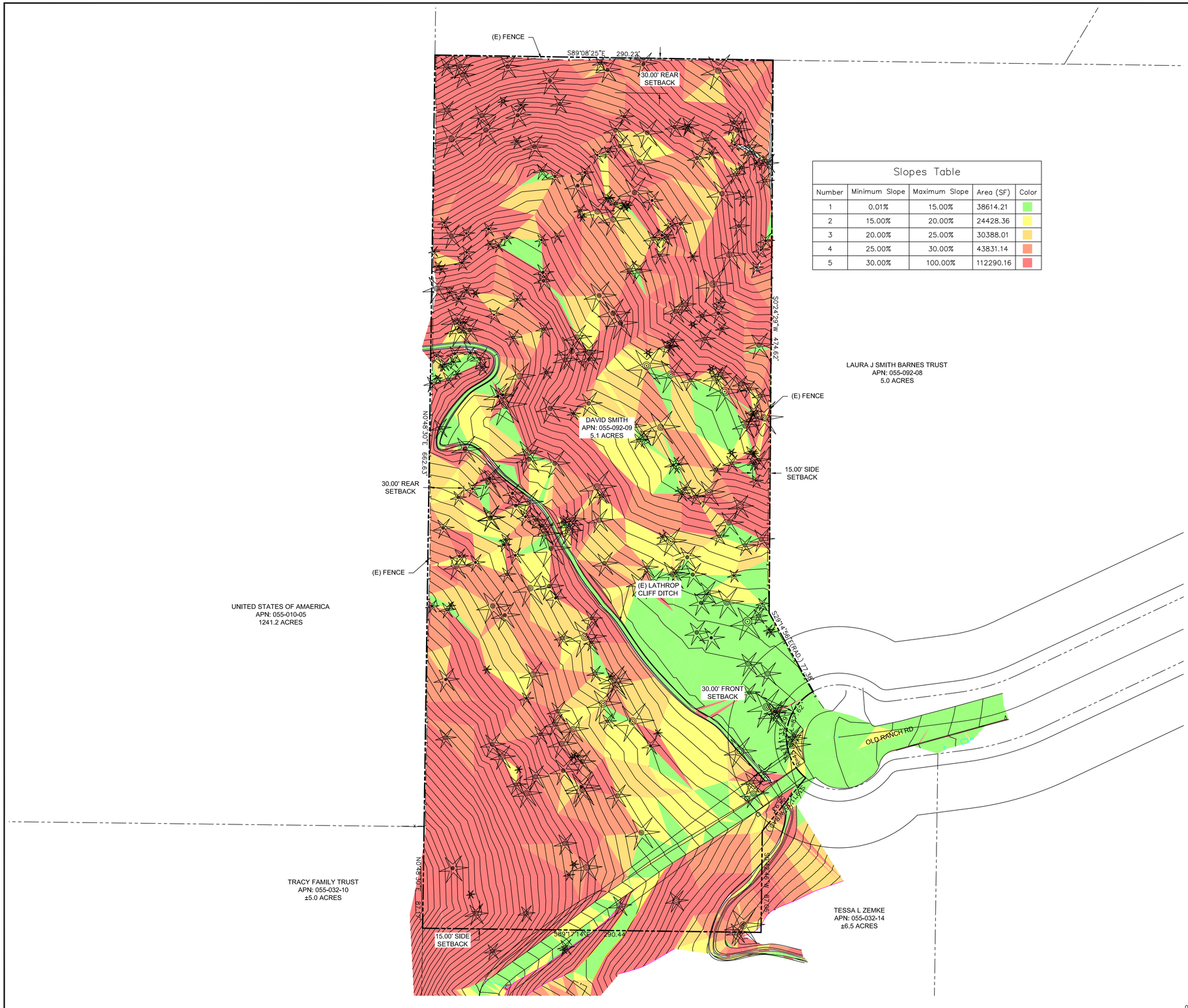
C0.0
SHEET 2 OF 5



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area (SF)	Color
1	0.01%	15.00%	38614.21	
2	15.00%	20.00%	24428.36	
3	20.00%	25.00%	30388.01	
4	25.00%	30.00%	43831.14	
5	30.00%	100.00%	112290.16	

SHEET C0.1 - SLOPE MAP

0' 20' 40'
SCALE: 1"=40'

Know what's below. Call before you dig.

RYAN M. SWITZER
Exp. 06-30-20
CIVIL
No. 25707
PROFESSIONAL ENGINEER
STATE OF NEVADA

2800 OLD RANCH ROAD SMITH RESIDENCE SUP

SHEET C0.1
SLOPE MAP

WASHOE COUNTY NEVADA
PROJECT NO: 1-1554-01-001

0" 1/2" 1"
INCH@FULL SCALE

PREPARED FOR:
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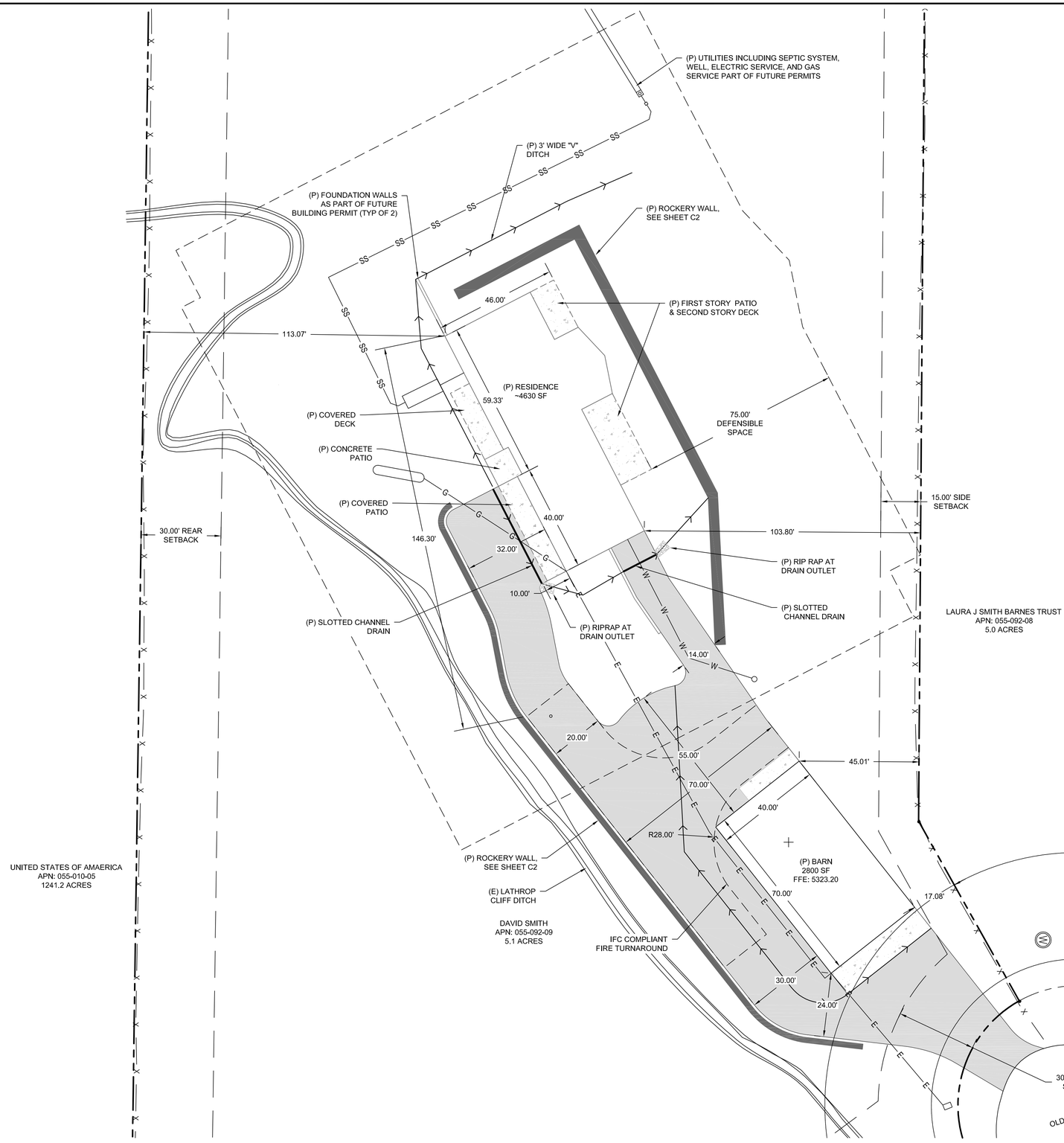
C0.1
SHEET 3 OF 5



SHEET C1 - SITE PLAN

Know what's below. Call before you dig.

RYAN M. SWITZER
Exp. 06-30-20
CIVIL
No. 25707
PROFESSIONAL ENGINEER
STATE OF NEVADA

2800 OLD RANCH ROAD SMITH RESIDENCE SUP

SHEET C1
PRELIMINARY SITE & UTILITY PLAN

WASHOE COUNTY NEVADA
PROJECT NO: 1-1554-01-001

0" 1/2" 1"
INCH@FULL SCALE

PREPARED FOR:
DAVID J SMITH
2800 OLD RANCH RD
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DRAWN: MNJ
DATE: 2020-03-16

PRELIMINARY
NOT FOR CONSTRUCTION

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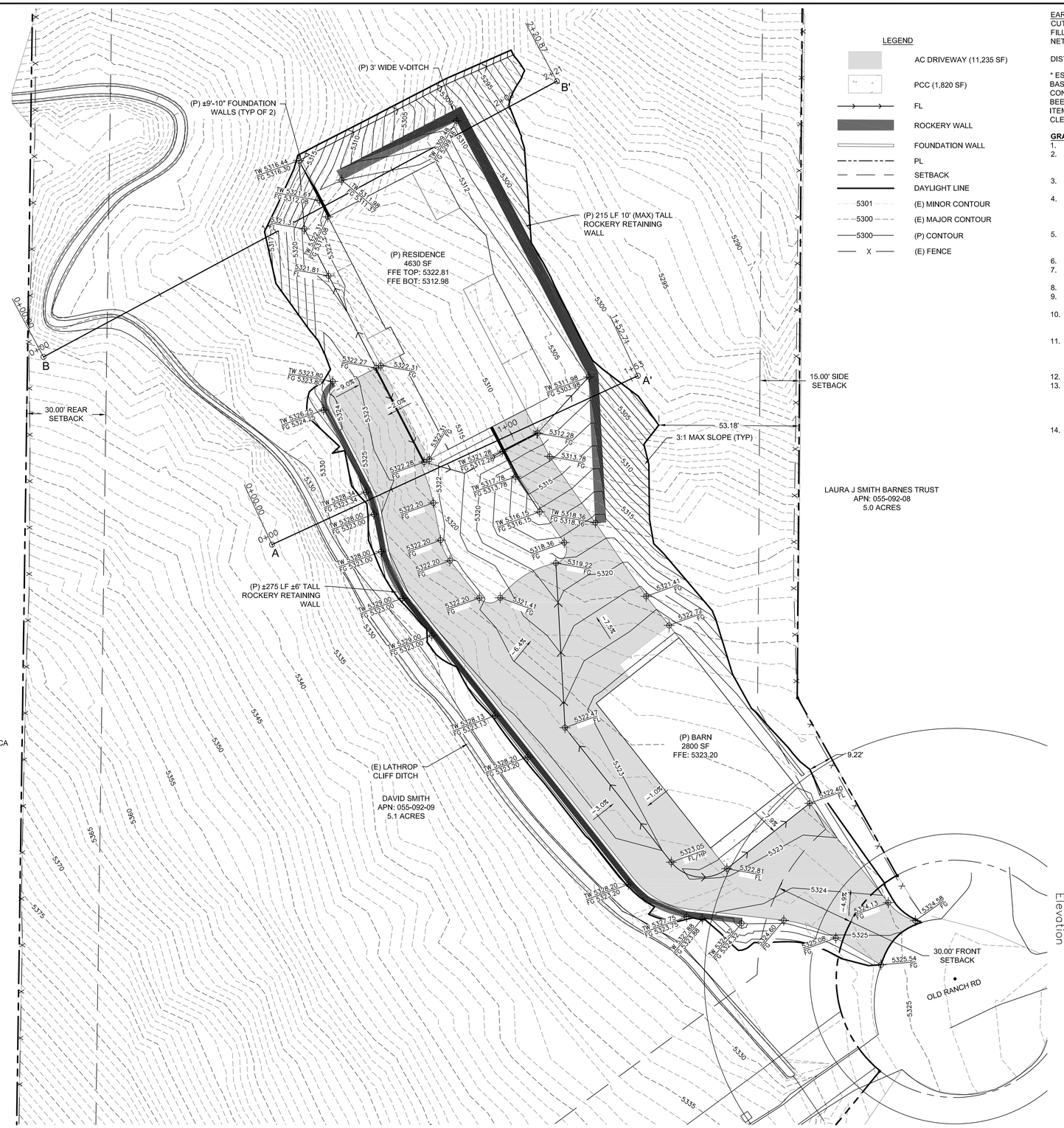
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

C1
SHEET 4 OF 5



LEGEND

- AC DRIVEWAY (11,235 SF)
- PCC (1,820 SF)
- FL
- ROCKERY WALL
- FOUNDATION WALL
- PL
- SETBACK
- DAYLIGHT LINE
- 5301 (E) MINOR CONTOUR
- 5300 (E) MAJOR CONTOUR
- 5300 (P) CONTOUR
- X (E) FENCE

EARTHWORK SUMMARY

CUT = -1,150	CY	
FILL = +2,940	CY	
NET = +1,790	CY	(IMPORT)

DISTURBANCE AREA: 33,200 SF

* ESTIMATE IS INTENDED TO PROVIDE A COMMON BASIS FOR GENERAL PLANNING ONLY; NO CONTINGENCY, WASTE, OR OTHER FACTORS HAVE BEEN INCLUDED IN THE QUANTITIES ABOVE; THESE ITEMS SHALL BE ESTIMATED BY CONTRACTOR AND CLEARLY INDICATED IN BID DOCUMENTS.

GRADING NOTES

1. ALL EXCAVATION AND EMBANKMENT SHALL BE IN ACCORDANCE WITH WASHOE COUNTY STANDARDS.
2. 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.
3. THE CONTRACTOR SHALL MAINTAIN A DUST CONTROL PROGRAM TO INCLUDE WATERING OF OPEN AREAS AND MAINTAIN CONFORMITY WITH SECTION 40.030 OF WASHOE COUNTY AIR POLLUTION PROVISIONS.
4. 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.
5. 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.
6. USE EXTREME CARE WHEN WORKING AROUND EXISTING UTILITIES AND EXISTING ROADS.
7. USE EXTREME CARE IN WORKING IN AREAS OUTSIDE THE PROJECT BOUNDARY SO AS TO MINIMIZE DISTURBANCE OF EXISTING VEGETATION.
8. SEE EROSION CONTROL NOTES, THIS SHEET FOR STORMWATER DISCHARGE PERMIT REQUIREMENTS.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT FINAL SUBGRADE SURFACES ARE FIRM AND EXHIBIT NO SIGNS OF DEFLECTION.
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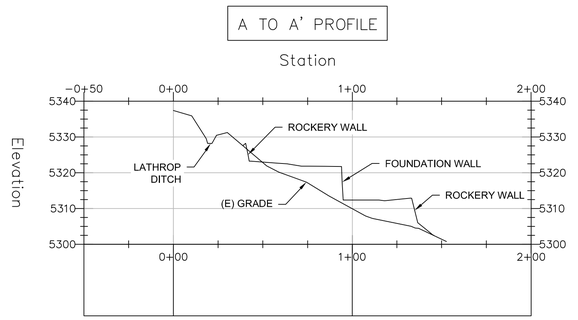
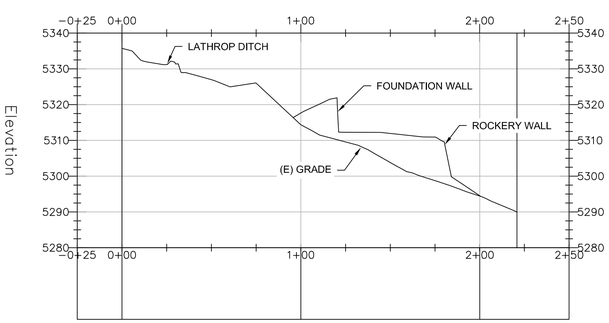
A TO A' PROFILE



SCALE: 1" = 40'
1H:1/2V

B TO B' PROFILE



SCALE: 1" = 40'
1H:1/2V

SCALE: 1" = 20'

Know what's below. Call before you dig.

SHEET C2 - GRADING PLAN

PROFESSIONAL ENGINEER STATE OF NEVADA
RYAN M. SWITZER
Exp. 06-30-20
CIVIL
No. 25707

2800 OLD RANCH ROAD
SMITH RESIDENCE SUP

SHEET C2
PRELIMINARY GRADING PLAN

WASHOE COUNTY NEVADA
PROJECT NO: 1-1554-01-001

0" 1/2" 1"
INCH@FULL SCALE

PREPARED FOR:
DAVID J SMITH
2800 OLD RANCH RD
(480) 710-5081

Edison Engineering
846 VICTORIAN AVENUE
SPARKS, NV 89431
www.edisonengineering.com
(775) 852-2251

DRAWN: MNJ
DATE: 2020-03-16

PRELIMINARY
NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE	BY	CHKD
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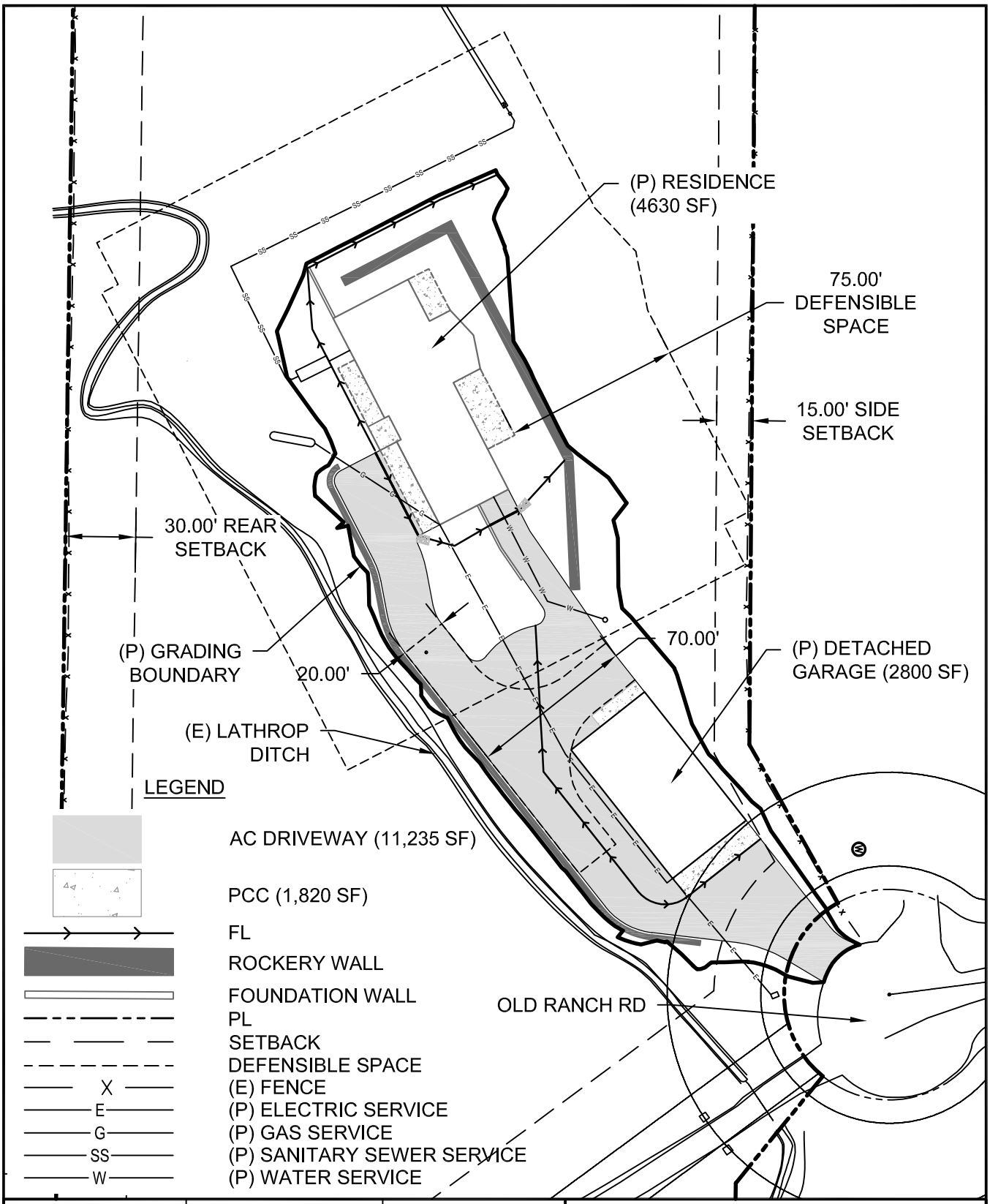
0	FOR GRADING SUP	2020-03-16	MNJ	RMS
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

REVISIONS

1	MAPCA SURVEYS INC. - TOPOGRAPHIC SURVEY	
2	2019-03-21	
3	-	
4	-	
5	-	
6	-	
7	-	
8	-	

REFERENCES

C2
SHEET 5 OF 5



Robison Engineering COMPANY, INC
846 VICTORIAN AVENUE
SPARKS, NV 89431
www.robisoneng.com

DRAWN: MNJ

DATE: 2020-03-16

PREPARED FOR:

DAVID J SMITH

2800 OLD RANCH RD
WASHOE VALLEY, NV 89704
(480) 710-5081

N

0 30 60

SCALE IN FEET

2800 OLD RANCH ROAD
SMITH RESIDENCE SUP

PRELIMINARY SITE PLAN

WASHOE COUNTY NEVADA

PROJECT NO. 1-1554-01-001