

TENTATIVE MAP SUBMITTAL

for

RT MERCHANT, LLC.

APN: 050-210-50 & 050-210-54

November 9, 2020

**Prepared For:
RT MERCHANT, LLC.
405 Marsh Ave.
Reno, NV 89509**

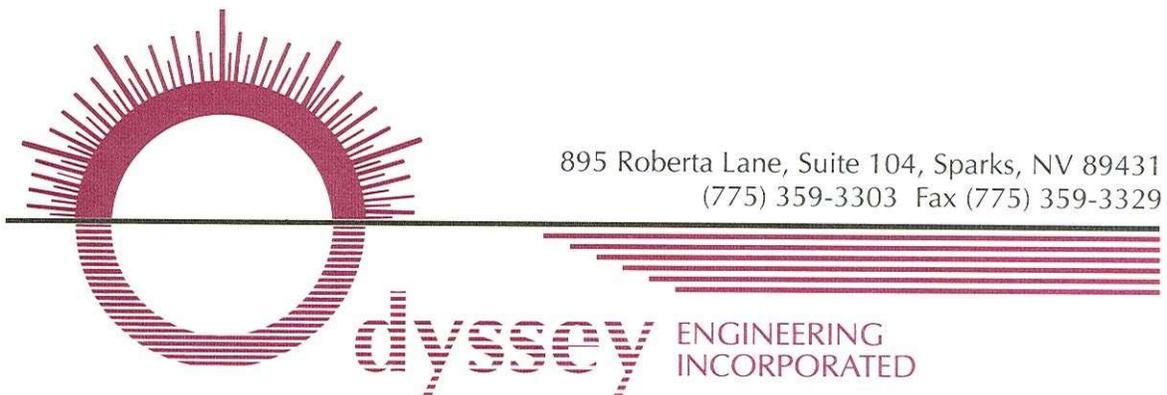


TABLE OF CONTENTS

1	TENATIVE MAP APPLICATION	1
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APPENDICES

APPENDIX A – TENTATIVE PARCEL MAP

APPENDIX B – TENTATIVE SITE PLAN

APPENDIX C – PROOF OF PROPERTY TAX PAYMENT

APPENDIX D – PROPERTY TITLE REPORT (ORIGINAL ONLY)

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

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: RT MERCHANT LLC, PARCEL MAP.			
Project Description: MERGE AND RESUBDIVIDE PARCEL 4C OF PM 5433 AND PARCEL 3 OF PM 5328, TO ACCOMMODATE FUTURE DEVELOPMENT.			
Project Address: 0 EASTLAKE BLVD			
Project Area (acres or square feet): 44.96 ACRES			
Project Location (with point of reference to major cross streets AND area locator): 0 EASTLAKE BLVD. +/- 750' SOUTH OF THE INTERSECTION OF US 395A & EASTLAKE BLVD			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
050-210-50	10.16		
050-210-54	34.80		
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: RT Merchant LLC		Name: Odyssey Engineering Inc	
Address: 405 Marsh Ave		Address: 895 Roberta Lane, Suite 104	
RENO NV	Zip: 89509	Sparks, NV	Zip: 89431
Phone: (775) 560-1718	Fax:	Phone: (775)359-3303	Fax:
Email: merchantlegal@yahoo.com		Email: Gabe@odysseyreno.com	
Cell:	Other:	Cell:	Other:
Contact Person: Michael D. Merchant		Contact Person: Gabe Wittler, P.E.	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Odyssey Engineering Inc		Name:	
Address: 895 Roberta Lane, Suite 104		Address:	
Sparks, NV	Zip: 89431		Zip:
Phone: (775)359-3303	Fax:	Phone:	Fax:
Email: Rusty@odysseyreno.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Kelly R. Combest, P.L.S.		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: RT Merchant, LLC

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Michael Merchant
(please print name)

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

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

Assessor Parcel Number(s): 050-210-50 & 050-210-54

Printed Name Michael Merchant

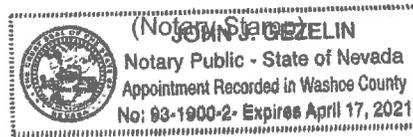
Signed [Signature]

Address 4640 Canyon Dr.
Las Vegas NV 89157

Subscribed and sworn to before me this
14th day of October, 2020

[Signature]
Notary Public in and for said county and state

My commission expires: April 17, 2021



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

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

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

1. What is the location (address or distance and direction from nearest intersection)?

0 EASTLAKE BLVD. +/- 750' SOUTH OF THE INTERSECTION OF US 395A & EASTLAKE BLVD

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
050-210-50	VACANT SIGNLE FAMILY RESIDENTIAL	10.16
050-210-54	VACANT SIGNLE FAMILY RESIDENTIAL	34.80

2. Please describe the existing conditions, structures, and uses located at the site:

VACANT

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	7.38 acres	5.14 acres	5.09 acres	27.36 acres
Proposed Minimum Lot Width	468	243	265	537

4. For parcel with split zoning what is the acreage/square footage of each zoning in the new parcels?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Proposed Zoning Area	7.38 acres	5.14 acres	5.09 acres	27.36 acres

5. Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Planning and Building staff for additional materials that are required to be submitted.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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6. Utilities:

a. Sewer Service	Septic - On-site
b. Electrical Service/Generator	NV Energy
c. Water Service	Well - On-site

7. Please describe the source of the water facilities necessary to serve the proposed tentative parcel map:

- a. Water System Type:

<input checked="" type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

b. Available:

<input checked="" type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

<input checked="" type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	Provider:	

b. Available:

<input checked="" type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

a. Permit #	57914	acre-feet per year	4.0
b. Certificate #	15563	acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

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):

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10. Does the property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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11. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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12. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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13. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

N/A

15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

N/A

17. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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Grading

Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high. If your project exceeds any of the above criteria, you shall either provide a preliminary grading and roadway design plan for review OR if these criteria are exceeded with the final construction drawings and not disclosed at the Tentative Parcel Map Application, you shall be required to apply for a special use permit for grading and you will be delayed up to three months, if approved.

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

965 cy

19. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

None. On-site cut to fill will be balanced to avoid import/export. Note that only one of the parcels associated with this application are to be developed at this time.

20. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

Yes. Visible from Eastlake Blvd. Disturbed areas are to be formally landscaped and/or re-vegetated to help blend into natural surroundings.

21. 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?

3:1 max, native rocky material is to be incorporated into finished slopes to help stabilize during revegetation.

22. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

No berms planned with grading.

23. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

No walls planned with grading.

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

No existing trees located on this property.

25. 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?

Revegetation specialist to be consulted prior to application to ensure seed blend fits location.

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

Non-irrigated blend to be used, application shall coincide with wet months to utilize natural moisture.

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

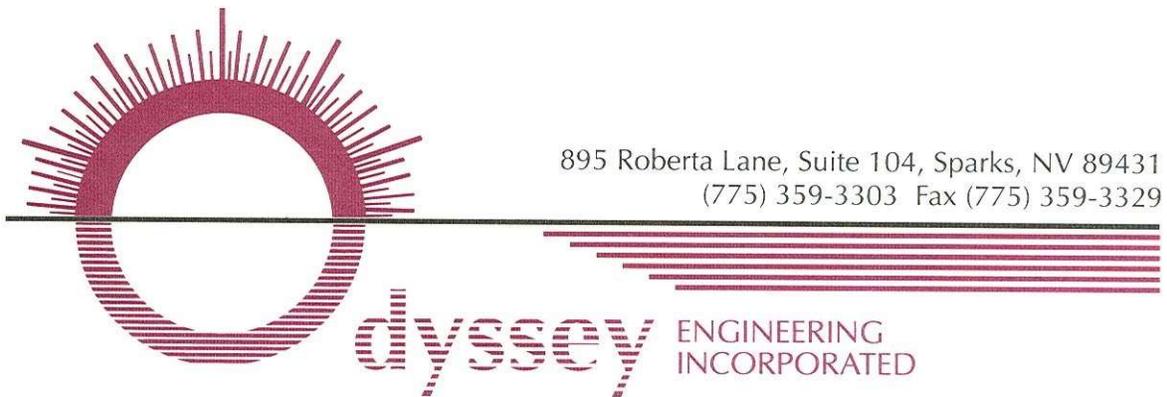
Not yet, please see comment 25.

28. Surveyor:

Name	Kelly R. Combest
Address	895 Roberta Lane, Suite 104
Phone	775-359-3303
Cell	
E-mail	rusty@odysseyreno.com
Fax	775-359-3329
Nevada PLS #	16444

APPENDIX A

TENTATIVE PARCEL MAP



OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, RT MERCHANT, LLC., IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. 278. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS TO ALL PUBLIC UTILITIES, CABLE TV COMPANIES, AND TRUCKEE MEADOWS WATER AUTHORITY, THEIR SUCCESSORS AND ASSIGNS. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF WATER METERS.

BY: _____ DATE: _____
 NAME: MICHEL D. MERCHANT
 TITLE: MANAGER

NOTARY PUBLIC CERTIFICATE

STATE OF _____ } S.S.
 COUNTY OF _____ }
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY MICHAEL D. MERCHANT WHO PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC
 (MY COMMISSION EXPIRES _____)

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE OWNER SHOWN HEREON IS THE RECORD OWNER OF SAID LAND; THAT THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED.

TICOR TITLE OF NEVADA, INC.

BY _____ TITLE _____ DATE _____

SECURITY INTEREST HOLDERS CERTIFICATE

PCD SERVICING, LLC, AS BENEFICIARY, UNDER DEEDS OF TRUST DOCUMENT NUMBER 5005580 RECORDED FEBRUARY 28, 2020 THE OFFICIAL RECORDS OF WASHOE COUNTY NEVADA, HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT PER SEPARATE DOCUMENT NO. _____

UTILITY COMPANIES' CERTIFICATE

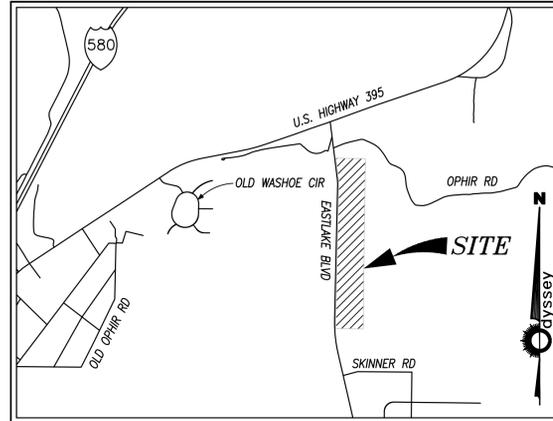
THE UTILITY EASEMENTS SHOWN ON THIS PLAT TO BE RELINQUISHED, GRANTED OR TO REMAIN HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED CABLE TV, PUBLIC UTILITY COMPANIES, AND TRUCKEE MEADOWS WATER AUTHORITY.

CHARTER COMMUNICATIONS _____ DATE _____
 D/B/A AT&T NEVADA
 BY: _____
 TITLE: _____

SIERRA PACIFIC POWER COMPANY _____ DATE _____
 D/B/A/ NV ENERGY
 BY: _____
 TITLE: _____

NEVADA BELL TELEPHONE COMPANY _____ DATE _____
 BY: _____
 TITLE: _____

TRUCKEE MEADOWS WATER AUTHORITY _____ DATE _____
 BY: _____
 TITLE: _____



VICINITY MAP
 NOT TO SCALE

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA } S.S.
 COUNTY OF WASHOE }
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY MATT GINGERICH AS MANAGER LAND RESOURCES OF SIERRA PACIFIC POWER COMPANY, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC
 (MY COMMISSION EXPIRES _____)

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA } S.S.
 COUNTY OF WASHOE }
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY CLIFF COOPER AS MGR OSP PLANNING OF AT&T NEVADA, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC
 (MY COMMISSION EXPIRES _____)

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA } S.S.
 COUNTY OF WASHOE }
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY _____ AS _____ OF CHARTER COMMUNICATIONS, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC
 (MY COMMISSION EXPIRES _____)

NOTARY PUBLIC CERTIFICATE

STATE OF NEVADA } S.S.
 COUNTY OF WASHOE }
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY JOHN R. ZIMMERMAN AS WATER RESOURCES MANAGER OF TRUCKEE MEADOWS WATER AUTHORITY, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC
 (MY COMMISSION EXPIRES _____)

SURVEYOR'S CERTIFICATE

I, KELLY R. COMBEST, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF TOLL NORTH RENO, LLC.
2. THE LANDS SURVEYED LIE WITHIN THE S 1/2 OF SECTION 3, T19N, R18E, M.D.M., AND THE SURVEY WAS COMPLETED ON _____
3. THIS PLAT COMPLIES WITH ALL OF THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

KELLY R. COMBEST, P.L.S.
 NEVADA CERTIFICATE NO. 16444



11/3/20

TAX CERTIFICATE

APN: 050-210-50 & 050-210-54

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

WASHOE COUNTY TREASURER _____ DATE _____
 NAME: _____
 TITLE: _____

CITY CERTIFICATE

THE UNDERSIGNED CERTIFIES THAT THIS MAP HAS BEEN REVIEWED AND APPROVED BY THE CITY OF RENO.

NAME: _____ DATE: _____
 TITLE: COMMUNITY DEVELOPMENT DIRECTOR

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

BY: _____ DATE: _____
 FOR THE DISTRICT BOARD OF HEALTH

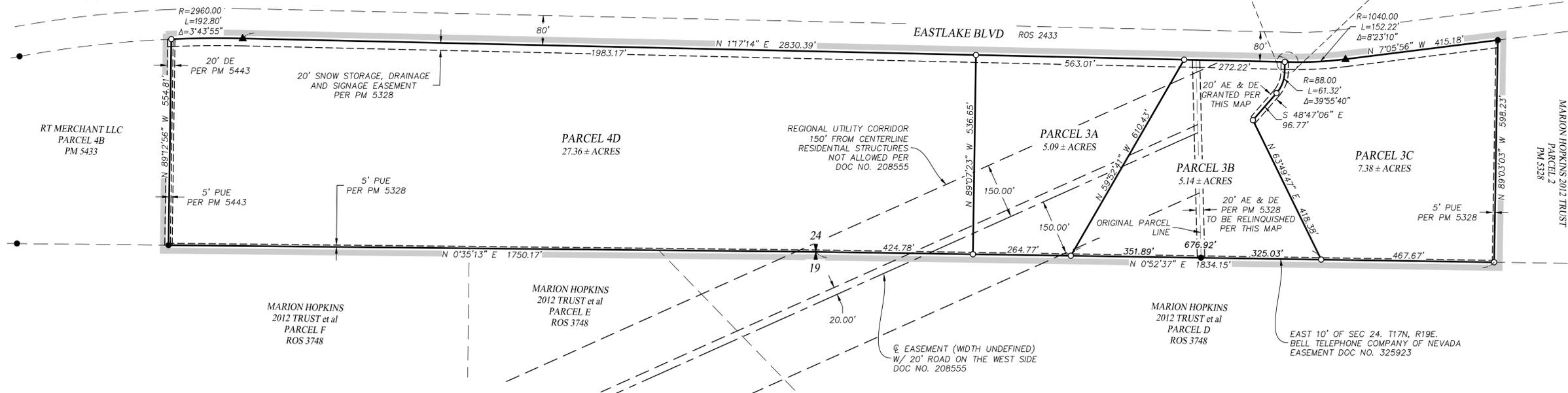
FILE NO. _____ FEE: _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____ 2020, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA KALIE M. WORK COUNTY RECORDER BY: _____ DEPUTY	PARCEL MAP FOR RT MERCHANT LLC BEING A MERGE AND RESUBDIVISION OF PARCEL 4C OF PM 5433 AND PARCEL 3 OF PM 5328. SITUATE IN THE E 1/2 OF THE E 1/2 OF SECTION 24 T.17N., R.19E., M.D.M. WASHOE COUNTY NEVADA	SHEET 1 OF 2
	895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 359-3303 Odyssey ENGINEERING INCORPORATED	

NOTES

- NATURAL DRAINAGE SHALL NOT BE IMPEDED.
- PARCELS 4D, 3A, 3B, AND 3C ARE EACH SUBJECT TO 20' SNOW STORAGE, DRAINAGE AND SIGNAGE EASEMENTS, ADJACENT TO EASTLAKE BLVD, PER PARCEL MAP 5328.
- RESIDENTIAL STRUCTURES WILL NOT BE PERMITTED WITHIN 150' OF THE CENTERLINE OF THE REGIONAL UTILITY CORRIDOR AS DENOTED BY DOCUMENT NO. 208555.
- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
- PUBLIC UTILITY EASEMENTS SHALL INCLUDE USE BY CABLE TELEVISION AND TRUCKEE MEADOWS WATER AUTHORITY.
- DRAINAGE EASEMENTS ARE HEREBY GRANTED 20' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICED FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME OF INSTALLATION AND THE UTILITY COMPANY.
- ANY FUTURE PARCEL MAPS OR PROPOSALS TO DEVELOP PARCEL 4D WILL REQUIRE DEVELOPMENT WITH PARCELS OF A MINIMUM 5 ACRES SERVED BY ON-SITE SEWAGE DISPOSAL, UNLESS MUNICIPAL SEWER IS AVAILABLE FOR THE ENTIRE DEVELOPMENT. PER WASHOE COUNTY ENVIRONMENTAL HEALTH SERVICES.
- ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
- WESTERLY PORTIONS OF THE PROPERTY ADJACENT TO EASTLAKE BLVD ARE SUBJECT TO FLOODING DUE TO PONDING ALONG EASTLAKE BLVD. THE FINAL DESIGN OF THE SINGLE FAMILY RESIDENCES SHALL ACCOUNT FOR POTENTIAL FLOODING AND STRUCTURES SUBMITTED FOR BUILDING PERMIT SHALL BE APPROPRIATELY ELEVATED TO PREVENT FLOODING UP TO A 100-YEAR RETURN FREQUENCY STORM EVENT.
- NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
- A 20' RECIPROCAL ACCESS EASEMENT IS HEREBY GRANTED FOR THE BENEFIT OF PARCELS 3B AND 3C - CENTERED ON THE PARCEL LINE OF PARCELS 3B AND 3C AS SHOWN HEREON.

LEGEND

- SECTION CORNER AS NOTED
- WASHOE COUNTY GPS CONTROL STATION
- FOUND 5/8" NO CAP OR TAG
- FOUND 5/8" REBAR CAP PLS 7998
- SET 5/8" REBAR W/CAP PLS 16444
- P.U.E. PUBLIC UTILITY EASEMENT
- P.M. PARCEL MAP
- R.O.S. RECORD OF SURVEY
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- BORDER

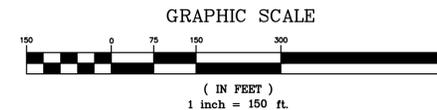


REFERENCES

- R1) RECORD OF SURVEY 2433, RECORDED JUNE 15, 1992, DOCUMENT NO. 1579269.
 - R2) RECORD OF SURVEY 3748, RECORDED MARCH 15, 2000, DOCUMENT NO. 2430602.
 - R3) PARCEL MAP NO. 5328, RECORDED FEBRUARY 7, 2018, DOCUMENT NO. 4786224.
 - R4) PARCEL MAP NO. 5443, RECORDED DECEMBER 18, 2019, DOCUMENT NO. 4893647.
 - R4) PARCEL MAP NO. 4099, RECORDED OCTOBER 31, 2003, DOCUMENT NO. 2934878.
- ALL DOCUMENTS ARE FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD 83/94, NEVADA WEST ZONE, PER TIES TO WASHOE COUNTY CONTROL POINTS AS SHOWN HEREON. A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND. ALL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES.



11/3/20

TOTAL AREA: 44.97 ± ACRES

PARCEL MAP
FOR
RT MERCHANT LLC
BEING A MERGE AND RESUBDIVISION OF PARCEL 4C OF PM 5433 AND
PARCEL 3 OF PM 5328. SITUATE IN THE E 1/2 OF THE E 1/2 OF
SECTION 24 T.17N., R.19E., M.D.M.
WASHOE COUNTY NEVADA

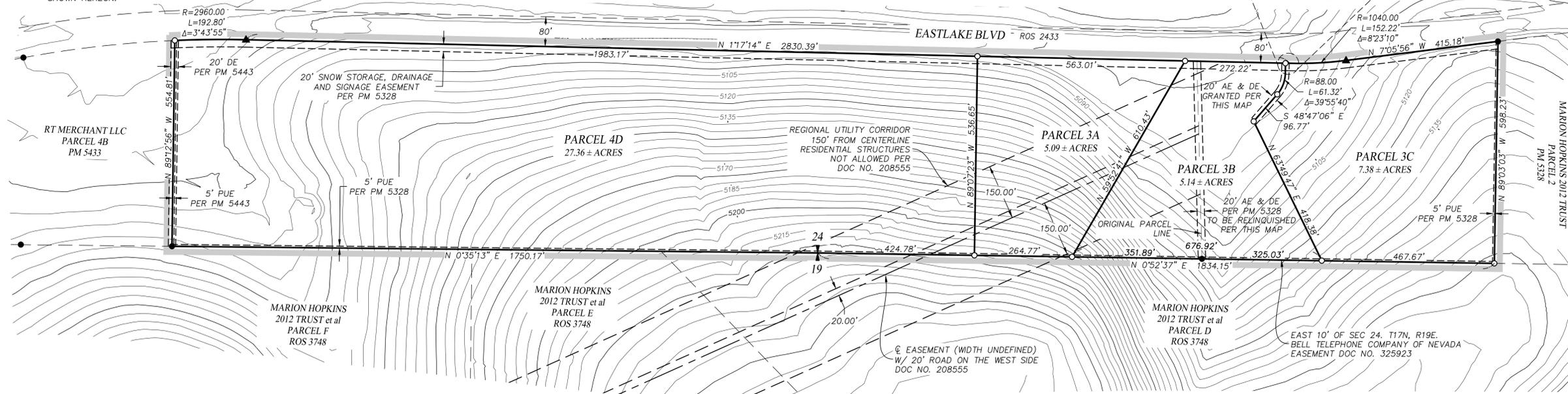
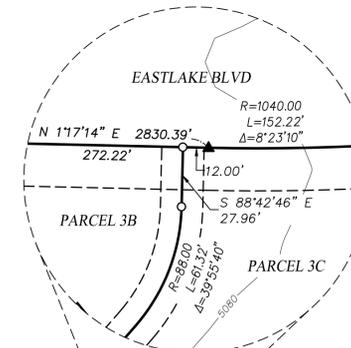
<p>WWW.ODYSSEY-CIVIL-ENGINEERING.COM 895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 359-3303</p>	<p>SHEET</p> <p style="font-size: 2em;">2</p> <p>OF</p> <p style="font-size: 2em;">2</p>
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NOTES

- NATURAL DRAINAGE SHALL NOT BE IMPEDED.
- PARCELS 4D, 3A, 3B, AND 3C ARE EACH SUBJECT TO 20' SNOW STORAGE, DRAINAGE AND SIGNAGE EASEMENTS, ADJACENT TO EASTLAKE BLVD, PER PARCEL MAP 5328.
- RESIDENTIAL STRUCTURES WILL NOT BE PERMITTED WITHIN 150' OF THE CENTERLINE OF THE REGIONAL UTILITY CORRIDOR AS DENOTED BY DOCUMENT NO. 208555.
- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
- PUBLIC UTILITY EASEMENTS SHALL INCLUDE USE BY CABLE TELEVISION AND TRUCKEE MEADOWS WATER AUTHORITY.
- DRAINAGE EASEMENTS ARE HEREBY GRANTED 20' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICED FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME OF INSTALLATION AND THE UTILITY COMPANY.
- ANY FUTURE PARCEL MAPS OR PROPOSALS TO DEVELOP PARCEL 4D WILL REQUIRE DEVELOPMENT WITH PARCELS OF A MINIMUM 5 ACRES SERVED BY ON-SITE SEWAGE DISPOSAL, UNLESS MUNICIPAL SEWER IS AVAILABLE FOR THE ENTIRE DEVELOPMENT, PER WASHOE COUNTY ENVIRONMENTAL HEALTH SERVICES.
- ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
- WESTERLY PORTIONS OF THE PROPERTY ADJACENT TO EASTLAKE BLVD ARE SUBJECT TO FLOODING DUE TO PONDING ALONG EASTLAKE BLVD. THE FINAL DESIGN OF THE SINGLE FAMILY RESIDENCES SHALL ACCOUNT FOR POTENTIAL FLOODING AND STRUCTURES SUBMITTED FOR BUILDING PERMIT SHALL BE APPROPRIATELY ELEVATED TO PREVENT FLOODING UP TO A 100-YEAR RETURN FREQUENCY STORM EVENT.
- NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
- A 20' RECIPROCAL ACCESS EASEMENT IS HEREBY GRANTED FOR THE BENEFIT OF PARCELS 3B AND 3C - CENTERED ON THE PARCEL LINE OF PARCELS 3B AND 3C AS SHOWN HEREON.

LEGEND

- SECTION CORNER AS NOTED
- WASHOE COUNTY GPS CONTROL STATION
- FOUND 5/8" NO CAP OR TAG
- FOUND 5/8" REBAR CAP PLS 7998
- SET 5/8" REBAR W/CAP PLS 16444
- P.U.E. PUBLIC UTILITY EASEMENT
- P.M. PARCEL MAP
- R.O.S. RECORD OF SURVEY
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- BORDER

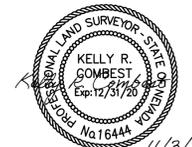
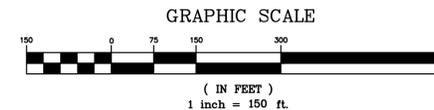


REFERENCES

- R1) RECORD OF SURVEY 2433, RECORDED JUNE 15, 1992, DOCUMENT NO. 1579269.
 - R2) RECORD OF SURVEY 3748, RECORDED MARCH 15, 2000, DOCUMENT NO. 2430602.
 - R3) PARCEL MAP NO. 5328, RECORDED FEBRUARY 7, 2018, DOCUMENT NO. 4786224.
 - R4) PARCEL MAP NO. 5443, RECORDED DECEMBER 18, 2019, DOCUMENT NO. 4893647.
 - R4) PARCEL MAP NO. 4099, RECORDED OCTOBER 31, 2003, DOCUMENT NO. 2934878.
- ALL DOCUMENTS ARE FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD 83/94, NEVADA WEST ZONE, PER TIES TO WASHOE COUNTY CONTROL POINTS AS SHOWN HEREON. A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND. ALL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES.



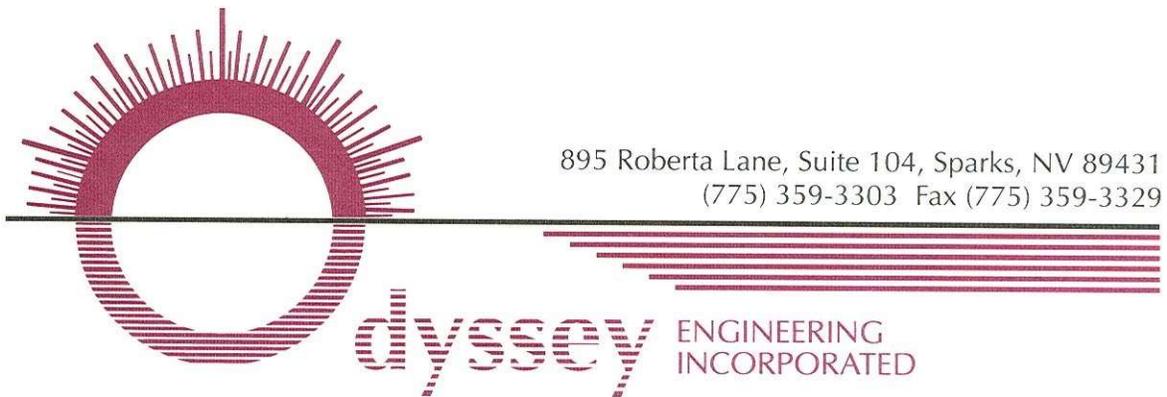
TOTAL AREA: 44.97 ± ACRES

PARCEL MAP
FOR
RT MERCHANT LLC
BEING A MERGE AND RESUBDIVISION OF PARCEL 4C OF PM 5433 AND
PARCEL 3 OF PM 5328. SITUATE IN THE E 1/2 OF THE E 1/2 OF
SECTION 24 T.17N., R.19E., M.D.M.
WASHOE COUNTY NEVADA

<p>WWW.ODYSSEY-CIVIL-ENGINEERING.COM 895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 359-3303</p>	<p>SHEET 2 OF 2</p>
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APPENDIX B

TENTATIVE SITE PLAN



GRADING INFORMATION:

EARTHWORK QUANTITIES:
 APPROXIMATE CUT: 965 C.Y.
 APPROXIMATE FILL: 965 C.Y.
 NOTE - EXCESS CUT MATERIAL TO BE INCORPORATED INTO ON-SITE LANDSCAPING

DISTURBED AREA:
 APPROXIMATELY 8,500 S.F. OF DISTURBED AREA AS A RESULT OF PROPOSED GRADING

QUANTITY NOTE: AREAS UNDER BUILDING, PERMANENTLY STABILIZED OR HARDCAPE, FORMAL LANDSCAPE AREAS NOT COUNTED IN ABOVE CALCULATIONS

BASIS OF BEARINGS:

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD 83/94, BASED UPON MEASUREMENTS TAKEN TO GPS CONTROL POINTS, ON FILE WITH THE WASHOE COUNTY ENGINEERING OFFICE. COORDINATES SHOWN ARE GROUND, TO CONVERT TO GRID DIVIDE BY THE WASHOE COUNTY MODIFIED GRID COMBINED FACTOR OF 1.000197939 PER P.M. 5328.

BASIS OF ELEVATIONS:

DATUM: NAVD 88
 WASHOE COUNTY PROVIDED TOPOGRAPHIC INFORMATION

EXISTING PARCEL INFO:

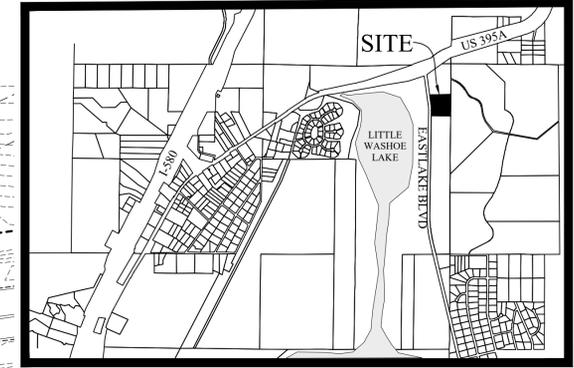
A.P.N. 050-210-50
 PARCEL 3, P.M. 5328
 10.16 ACRES
 ZONING: MDR

FEMA INFO:

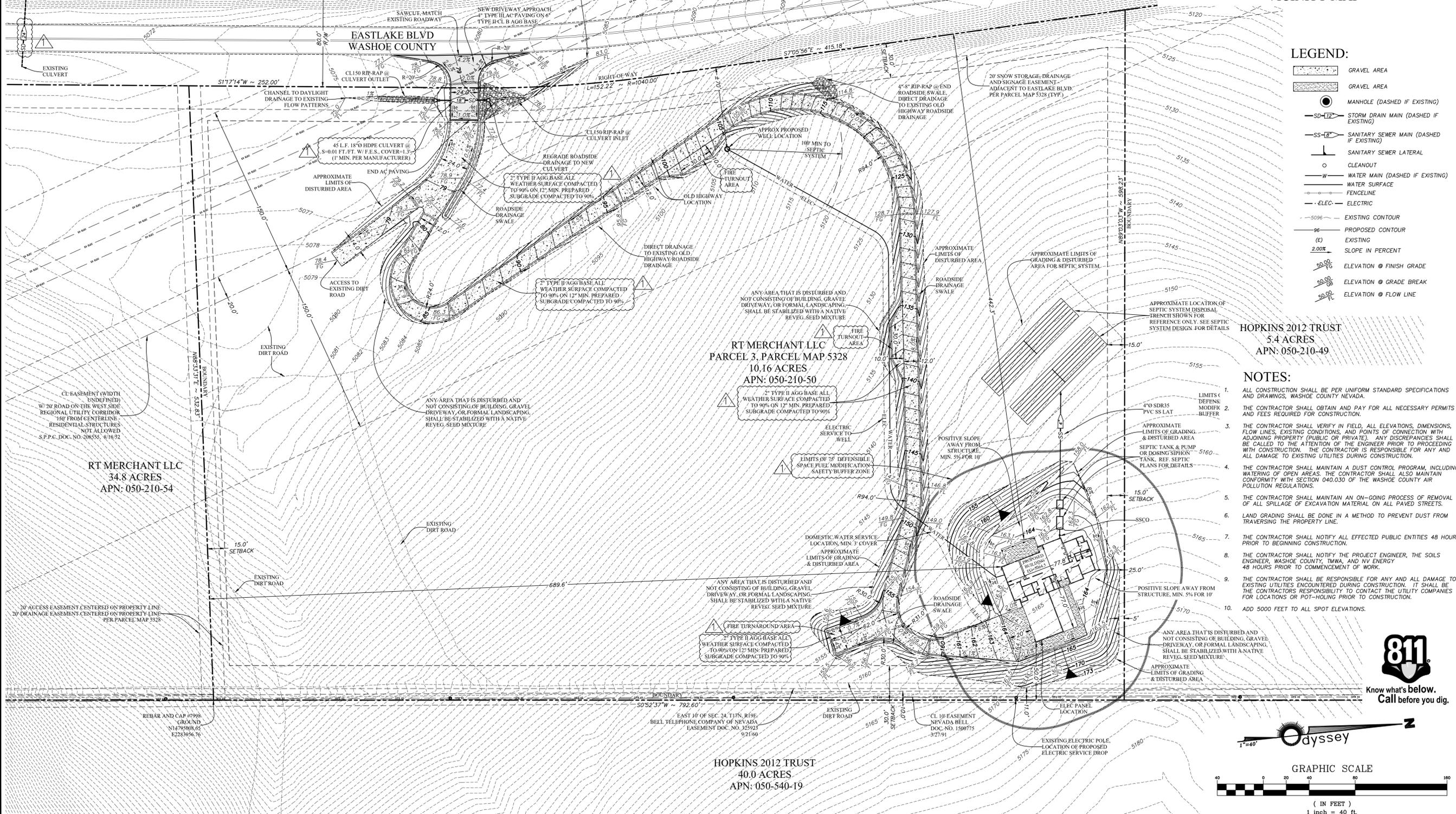
FEMA FIRM 32031C3333G DATED 3-16-2009 DESIGNATES THIS SITE AS BEING IN A FEMA UNSHADED X ZONE.

ENCROACHMENT PERMIT REQUIRED:

ENCROACHMENT/EXCAVATION AND/OR REVOCABLE OCCUPANCY PERMIT SHALL BE OBTAINED FROM ENGINEERING DIVISION PRIOR TO ANY WORK IN THE COUNTY RIGHT-OF-WAY. PERMIT MUST BE OBTAINED BY COUNTY APPROVED CONTRACTOR.



VICINITY MAP



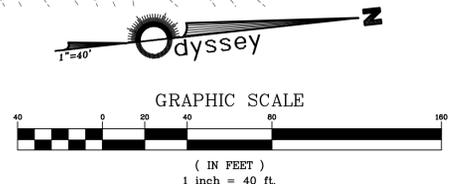
LEGEND:

- GRAVEL AREA
- MANHOLE (DASHED IF EXISTING)
- STORM DRAIN MAIN (DASHED IF EXISTING)
- SANITARY SEWER MAIN (DASHED IF EXISTING)
- SANITARY SEWER LATERAL
- CLEANOUT
- WATER MAIN (DASHED IF EXISTING)
- WATER SURFACE
- FENCELINE
- ELEC. - ELECTRIC
- 5096- EXISTING CONTOUR
- 96- PROPOSED CONTOUR
- (E) 2.00% SLOPE IN PERCENT
- 50.00 FG ELEVATION @ FINISH GRADE
- 50.00 GB ELEVATION @ GRADE BREAK
- 50.00 FL ELEVATION @ FLOW LINE

HOPKINS 2012 TRUST
 5.4 ACRES
 APN: 050-210-49

NOTES:

1. ALL CONSTRUCTION SHALL BE PER UNIFORM STANDARD SPECIFICATIONS AND DRAWINGS, WASHOE COUNTY NEVADA.
2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND FEES REQUIRED FOR CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY IN FIELD, ALL ELEVATIONS, DIMENSIONS, FLOW LINES, EXISTING CONDITIONS, AND POINTS OF CONNECTION WITH ADJOINING PROPERTY (PUBLIC OR PRIVATE). ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL MAINTAIN A DUST CONTROL PROGRAM, INCLUDING WATERING OF OPEN AREAS. THE CONTRACTOR SHALL ALSO MAINTAIN CONFORMITY WITH SECTION 040.030 OF THE WASHOE COUNTY AIR POLLUTION REGULATIONS.
5. THE CONTRACTOR SHALL MAINTAIN AN ON-GOING PROCESS OF REMOVAL OF ALL SPILLAGE OF EXCAVATION MATERIAL ON ALL PAVED STREETS.
6. LAND GRADING SHALL BE DONE IN A METHOD TO PREVENT DUST FROM TRAVERSING THE PROPERTY LINE.
7. THE CONTRACTOR SHALL NOTIFY ALL EFFECTED PUBLIC ENTITIES 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER, THE SOILS ENGINEER, WASHOE COUNTY, T.M.W.A. AND NV ENERGY 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES FOR LOCATIONS OR POT-HOLING PRIOR TO CONSTRUCTION.
10. ADD 5000 FEET TO ALL SPOT ELEVATIONS.



REV.	DATE	DESCRIPTION	BY	APP'D
1	10-23-20	MC PLAN REVIEW COMMENTS	CSW	

DATE: 08-21-20
 DRAWN BY: ACAD2020
 DESIGNED BY: G.S.W.
 CHECKED BY: G.S.W.

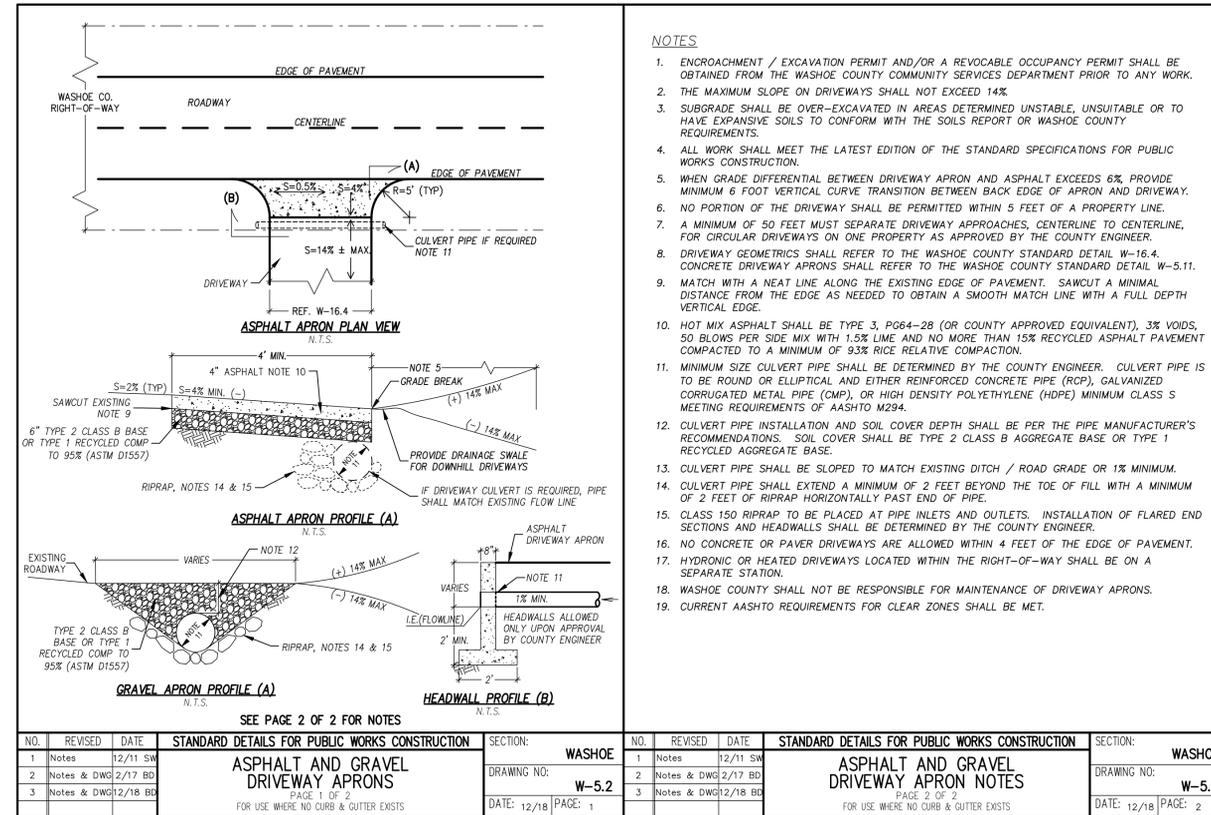
RT MERCHANT LLC
 APN 050-210-50
 CIVIL PLOT PLAN

NEVADA
 WASHOE COUNTY.

885 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
 (775) 369-3303 FAX (775) 359-3329
 ODYSSEYENGINEERING.COM

Odyssey ENGINEERING INCORPORATED

SCALE
 HORIZ. 1"=40'
 VERT. ---
 JOB NO. ---
 SHEET
PL-1
 OF
 2



NO.	REVISED	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION:	NO.	REVISED	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION:
1	Notes	12/11 SW	ASPHALT AND GRAVEL DRIVEWAY APRONS	WASHOE	1	Notes	12/11 SW	ASPHALT AND GRAVEL DRIVEWAY APRON NOTES	WASHOE
2	Notes & DWG	2/17 BD			2	Notes & DWG	2/17 BD		
3	Notes & DWG	12/18 BD			3	Notes & DWG	12/18 BD		

REV.	DATE	DESCRIPTION	BY	APP'D
1	10-27-20	MC PLAN REVIEW COMMENTS	CSW	

DATE: 10-27-20
 DRAWN BY: ACAD2020
 DESIGNED BY: G.S.W.
 CHECKED BY: G.S.W.

RT MERCHANT LLC
 APN 050-210-50
 DETAILS

NEVADA
 WASHOE COUNTY

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 ODYSSEY@RENO.COM

Odyssey
 ENGINEERING
 INCORPORATED



SCALE
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JOB NO.

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