

Prepared for

Prepared by



WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
5440 Reno Corporate Drive Tel: 775.823.4068
Reno, NV 89511 Fax: 775.823.4066

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: 1st Parcel Map for Mountain Creek Estates			
Project Description: A Parcel Map application to divide a 5.344 acre property into 4 parcels ranging in size from 1.05 acres to 2.10 acres.			
Project Address: N/A			
Project Area (acres or square feet): 5.344 acres			
Project Location (with point of reference to major cross streets AND area locator): East of Callahan Ranch Rd, north of Cross Creek Ln and south of Goldenrod Dr in the Forest Area Plan			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
045-712-18	5.344		
Section(s)/Township/Range: Section 2, T.17N., R.19E			
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: Dynamic Diversified Dev. Enterprises, Inc.		Name: Wood Rodgers	
Address: P.O. Box 2811		Address: 5440 Reno Corporate Drive	
Carson City, NV	Zip: 89702	Reno, NV	Zip: 89511
Phone: 775-882-7499	Fax: 775-882-3892	Phone: 775-823-5251	Fax: 775-823-4066
Email: geneddd@hotmail.com		Email: mlindell@woodrogers.com	
Cell: 775-338-5101	Other:	Cell: 775-690-1047	Other:
Contact Person: Gene Lepire		Contact Person: Melissa Lindell	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as above		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

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

The parcel is located on the east side of Callahan Ranch Road, approximately 120 feet north of the intersection of Callahan Ranch Road and Cross Creek Lane and approximately 300 feet south of the intersection of Callahan Ranch Road and Goldenrod Drive. The property is located within the Galena-Callahan Suburban Character Management Area within the Forest Area Plan.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
045-712-18	LDS	5.344

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

The property is undeveloped and is characterized by native vegetation such as sagebrush and bitterbrush.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	1.16 acres	1.05 acres	1.05 acres	2.10 acres
Minimum Lot Width				

4. 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 Community Development staff for additional materials that are required to be submitted.)

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

a. Sewer Service	Washoe County
b. Electrical Service/Generator	NV Energy
c. Water Service	TMWA

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

- a. Water System Type:

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

- b. Available:

<input checked="" type="checkbox"/> Now	<input 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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7. What sewer services are necessary to accommodate the proposed tentative parcel map?

- a. Sewage System Type:

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

- b. Available:

<input checked="" type="checkbox"/> Now	<input 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. 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 #	See attached memo	acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

[Print](#)[Close](#)

Fwd: 045-712-18 - Callahan Ranch Rd. - Steve Davis

From: **Michelle Plevel** (MPlevel.Reno@cbselectre.com)
Sent: Mon 12/22/14 3:38 PM
To: geneddd@hotmail.com (geneddd@hotmail.com)
Cc: Holly and Gene Lepire (hollylepire@hotmail.com)

Hi Gene - Below is the response from Vahid with file numbers. I hope this helps with your research. And an update on the Probate Court. They are now working on a Ex-Parte document which is being drafted now to the court for a exclusion to the time line. I will keep you posted. And I will hold on to the extension until I know if it is needed. -MDP

Michelle D. Plevel
Broker-Consultant-Mediator
Coldwell Banker/Select Real Estate
775.849.8500 office
775.750.5777 mobile
mplevel@cbselectre.com

Begin forwarded message:

From: "Behmaram, Vahid" <VBehmaram@washoecounty.us>
Date: December 22, 2014 at 1:33:52 PM PST
To: Michelle Plevel <MPlevel.Reno@cbselectre.com>
Subject: RE: 045-712-18 - Callahan Ranch Rd. - Steve Davis

Below are the water rights permit numbers. They are for almost 2000 acre-feet of water rights, and only 2.24 allocated to the Davis Property.

35147

35149

35150

65364

58926

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

See attached memo regarding water rights. Water rights to adequately serve the project will be dedicated per Washoe County requirements.

9. 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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10. 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 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 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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12. 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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13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

The road will be private and gated. There are no public trails available from the street that would warrant an easement.

14. Is the subject property located adjacent to an existing residential subdivision? If so, describe how the tentative map complies with each additional adopted policy and code requirement of Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County, in particular, grading within 50 and 200 feet of the adjacent developed properties under 5 acres and parcel matching criteria:

Yes.

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

Yes No If yes, include a separate set of attachments and maps.

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?

No.

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.

Yes No If yes, include a separate set of attachments and maps.

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?

Approximately 5,000 cubic yards of material is estimated to be excavated on site (combination of work associated with first and second Parcel Map applications).

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?

No import or export is anticipated.

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?

The disturbed areas will be visible from adjacent properties as well as Callahan Ranch Road to the west. The impacts of disturbance will be mitigated upon construction and paving of the road and construction of the single family residences. Disturbed areas will be revegetated and are anticipated to be landscaped as homes are constructed.

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?

Slopes will be 3:1 or less. Straw wattles or the equivalent will be installed to control erosion prior to the establishment of the 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 are anticipated.

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 are anticipated.

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

No, there are no trees on the 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?

A non-irrigated dry land native seed mix is proposed. Approximately 15 lbs per acre is anticipated.

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

Temporary irrigation is not anticipated.

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

Revegetation plans have not yet been reviewed by WSCD.

28. Surveyor:

Name	Kevin Almeter
Address	Wood Rodgers - 5440 Reno Corporate Drive, Reno, NV 89511
Phone	(775) 828-5687
Cell	(775) 690-0452
E-mail	kalmeter@woodrogers.com
Fax	(775) 823-4066
Nevada PLS #	19052

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: Dynamic Diversified Dev. Enterprises, Inc.

Address: P.O. Box 2811

Phone : (775) 882-7499

Fax: (775) 882-3892

Private Citizen

Agency/Organization

Street Name Requests

(No more than 14 letters or 15 if there is an "i" in the name. Attach extra sheet if necessary.)

Mountain Creek Court

If final recordation has not occurred within one (1) year, it is necessary to submit a written request for extension to the coordinator prior to the expiration date of the original

Location

Project Name: _____

Reno

Sparks

Washoe County

Parcel Numbers: 045-712-18

Subdivision

Parcelization

Private Street

Please attach maps, petitions and supplementary information.

Approved: _____ Date: _____

Regional Street Naming Coordinator

Except where noted

Denied: _____ Date: _____

Regional Street Naming Coordinator

Washoe County Geographic Information Services

Post Office Box 11130 - 1001 E. Ninth Street
Reno, NV 89520-0027

Phone: (775) 328-2325 - Fax: (775) 328-6133

OWNERS' CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, DYNAMIC DIVERSIFIED DEVELOPMENT ENTERPRISES, INCORPORATED, A NEVADA CORPORATION, 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. CHAPTER 278, AND THAT THE PRIVATE ACCESS, PRIVATE DRAINAGE, PUBLIC AND PRIVATE UTILITY EASEMENTS SHOWN AND NOTED HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS FOREVER;

DYNAMIC DIVERSIFIED DEVELOPMENT ENTERPRISES, INCORPORATED, A NEVADA CORPORATION

BY: _____ DATE _____

NAME / TITLE (PRINT) _____

NOTARY'S CERTIFICATE:

STATE OF NEVADA }
 COUNTY OF WASHOE } SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2015,
 BY _____, AS _____ OF DYNAMIC DIVERSIFIED
 DEVELOPMENT ENTERPRISES, INCORPORATED, A NEVADA CORPORATION.

NOTARY PUBLIC _____

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT DYNAMIC DIVERSIFIED DEVELOPMENT ENTERPRISES, INCORPORATED, A NEVADA CORPORATION, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LANDS; THAT ALL OWNERS OF RECORD OF THE LANDS HAVE SIGNED THE FINAL MAP; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSIGNMENTS, EXCEPT DEED OF TRUST DOCUMENT NO. 4423262, AND THAT A GUARANTEE DATED _____ FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO THE ABOVE.

WESTCOR LAND TITLE INSURANCE COMPANY

BY: _____ DATE _____

NAME / TITLE (PRINT) _____

SECURITY INTEREST HOLDER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE FOLLOWING HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT BY SEPARATE DOCUMENT.

POLYCOMP TRUST COMPANY, BY DOCUMENT NO. _____, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA (REFERENCE DEED OF TRUST DOCUMENT NO. 4423262)

TAX CERTIFICATE:

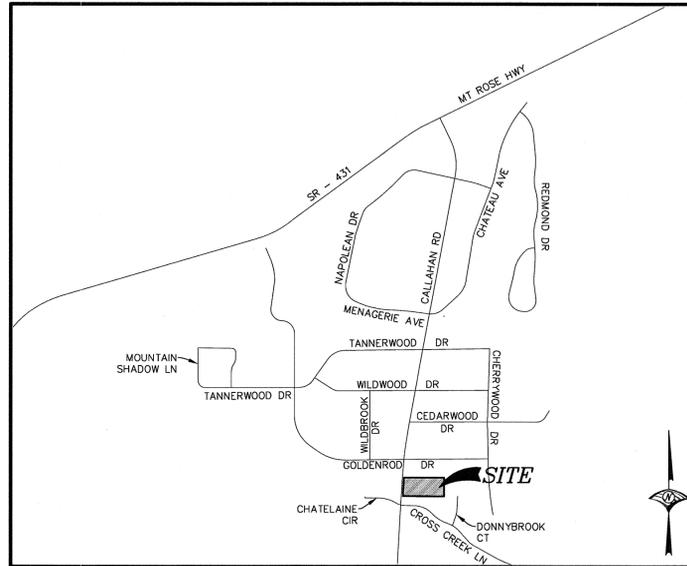
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

APN: 045-712-18

WASHOE COUNTY TREASURER

BY: _____ DATE _____

NAME / TITLE (PRINT) _____



VICINITY MAP
 NOT TO SCALE

UTILITY COMPANIES' CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY D.B.A. AS NV ENERGY _____ DATE _____

NEVADA BELL TELEPHONE COMPANY D.B.A. AT&T NEVADA _____ DATE _____

TRUCKEE MEADOWS WATER AUTHORITY _____ DATE _____

CHARTER COMMUNICATIONS _____ DATE _____

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE:

THE FINAL PARCEL MAP CASE NO. _____ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH THE NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS ____ DAY OF _____, 2015, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

WILLIAM WHITNEY, DIRECTOR, PLANNING AND DEVELOPMENT _____ DATE _____

NOTES:

1. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
2. PUBLIC UTILITY EASEMENTS AND PRIVATE DRAINAGE EASEMENTS ARE HEREBY GRANTED, 5' IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES, AND 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES, UNLESS OTHERWISE SHOWN.
3. PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.
4. THE SUBJECT PARCELS ARE LOCATED WITHIN FEMA FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND FEMA FLOOD ZONE X SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM THE 1% ANNUAL CHANCE FLOOD) PER FIRM MAP NO. 32031C33276, DATED MARCH 18, 2009. THE FLOOD ZONE LIMITS AS SHOWN HEREON ARE APPROXIMATE LOCATIONS ONLY AS OBTAINED FROM THE NATIONAL FLOOD HAZARD LAYER DATABASE PROVIDED BY FEMA.
5. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
6. THE NATURAL DRAINAGE SHALL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
7. INDIVIDUAL HOUSES ON PARCELS HEREIN CREATED WILL MEET FIRE SUPPRESSION STANDARDS AS DEFINED BY SIERRA FIRE PROTECTION DISTRICT.
8. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM

SURVEYOR'S CERTIFICATE:

I, KEVIN M. ALMETER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

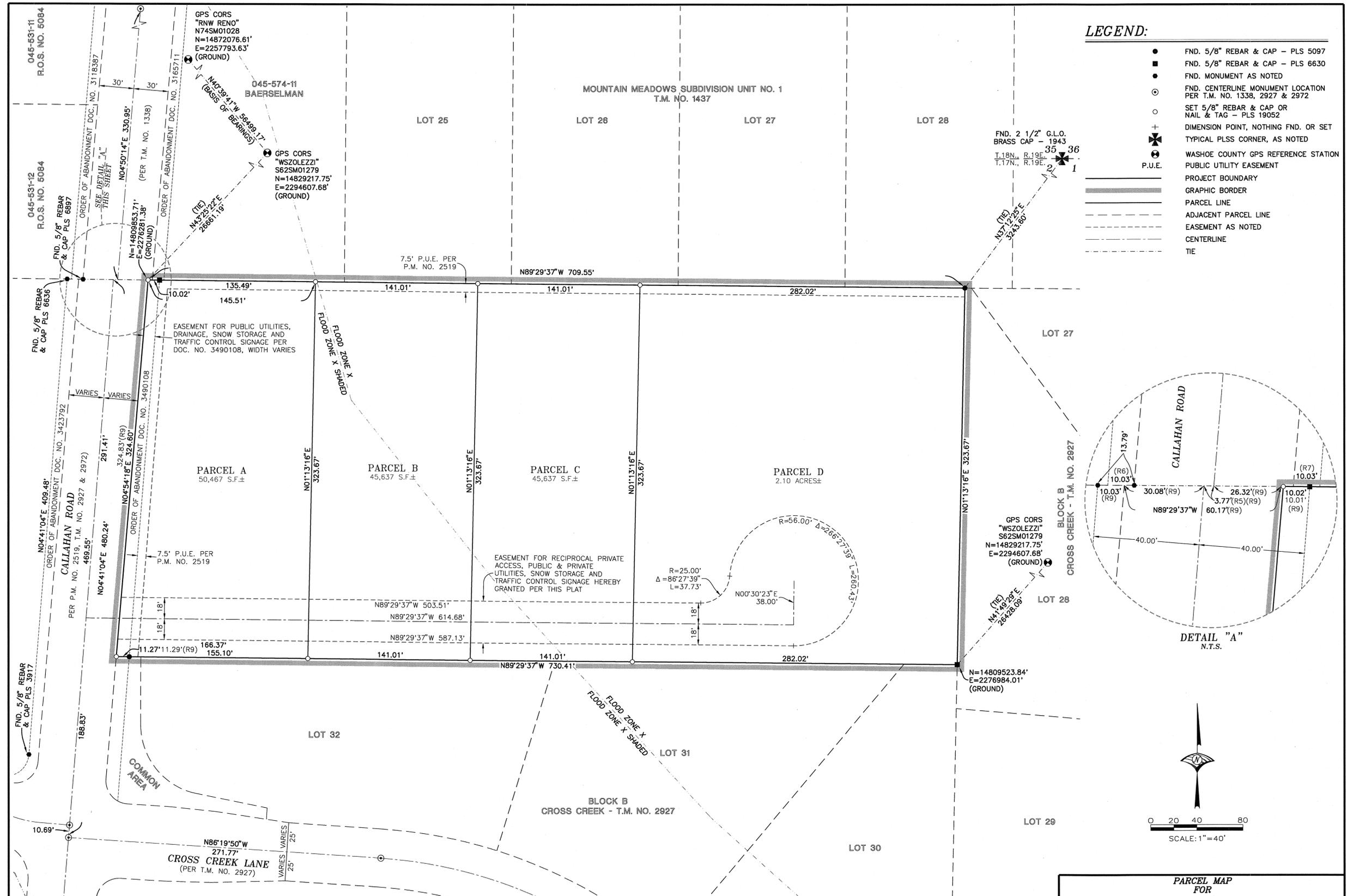
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF DYNAMIC DIVERSIFIED DEVELOPMENT ENTERPRISES, INCORPORATED, A NEVADA CORPORATION.
2. THE LANDS SURVEYED LIES WITHIN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 19 EAST, M.D.M., WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON FEBRUARY 05, 2015.
3. THIS PLAT COMPLIES WITH 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.

KEVIN M. ALMETER, P.L.S.
 NEVADA CERTIFICATE NO. 19052



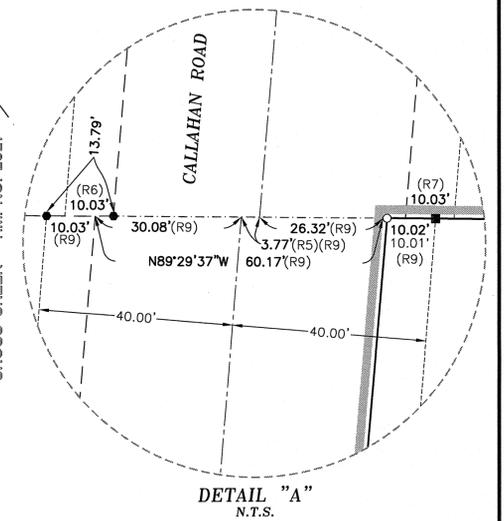
FILE NO. _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS ____ DAY OF _____, 2015, AT ____ MINUTES PAST ____ O'CLOCK, ____M., OFFICIAL RECORDS OF WASHOE COUNTY NEVADA. COUNTY RECORDER BY: _____ DEPUTY FEE: _____	PARCEL MAP FOR DYNAMIC DIVERSIFIED DEVELOPMENT ENTERPRISES, INC. A DIVISION OF PARCEL 2 OF PARCEL MAP NO. 2519 TOGETHER WITH THAT CERTAIN PORTION OF ORDER OF ABANDONMENT DOCUMENT NO. 3490108 SITUATE WITHIN A PORTION OF THE SE 1/4 OF SEC. 2 TOWNSHIP 17 NORTH, RANGE 19 EAST, M.D.B.M. NEVADA JOB NO. 3198.002
	SHEET 1 OF 2 WOOD RODGERS DEVELOPING INNOVATIVE DESIGN SOLUTIONS 5440 Reno Corporate Drive Tel 775.823.4088 Reno, NV 89511 Fax 775.823.4088

J:\Users\3189_Dynamic_Diversified_Dev\Projects\Roads\Callahan_Road\Drawings\Parcel_Maps\PM_1\Dynamic_Diversified_Plan.dwg 3/2/2015 10:05 AM Kevin Almeter



LEGEND:

- FND. 5/8" REBAR & CAP - PLS 5097
- FND. 5/8" REBAR & CAP - PLS 6630
- FND. MONUMENT AS NOTED
- ⊙ FND. CENTERLINE MONUMENT LOCATION PER T.M. NO. 1338, 2927 & 2972
- SET 5/8" REBAR & CAP OR NAIL & TAG - PLS 19052
- + DIMENSION POINT, NOTHING FND. OR SET
- ⊕ TYPICAL PLSS CORNER, AS NOTED
- ⊕ WASHOE COUNTY GPS REFERENCE STATION
- ⊕ P.U.E. PUBLIC UTILITY EASEMENT
- PROJECT BOUNDARY
- GRAPHIC BORDER
- PARCEL LINE
- ADJACENT PARCEL LINE
- - - EASEMENT AS NOTED
- - - CENTERLINE
- - - TIE



BASIS OF BEARINGS:

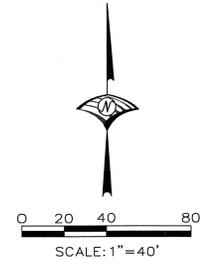
NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK GPS (NNCRN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "WSZOLEZZI" - S62SM01279 AND "RNW RENO" - N74SM01028 IS TAKEN AS NORTH 40°39'41" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000197939.

REFERENCES:

1. TRACT MAP NO. 1338, FILE NO. 262247, 10/17/1972
2. TRACT MAP NO. 1437, FILE NO. 306667, 11/01/1973
3. PARCEL MAP NO. 2519, FILE NO. 1474598, 04/25/1991
4. TRACT MAP NO. 2927, FILE NO. 1668552, 04/28/1993
5. TRACT MAP NO. 2972, FILE NO. 1711063, 09/10/1993
6. ORDER OF ABANDONMENT, DOC. NO. 3118387, 10/26/2004
7. ORDER OF ABANDONMENT, DOC. NO. 3165711, 02/03/2005
8. ORDER OF ABANDONMENT, DOC. NO. 3423792, 08/09/2005
9. ORDER OF ABANDONMENT, DOC. NO. 3490108, 01/24/2007
10. RECORD OF SURVEY MAP NO. 5084, FILE NO. 3664482, 06/27/2011

AREAS:

PARCEL A = 50,467 S.F.±
 PARCEL B = 45,637 S.F.±
 PARCEL C = 45,637 S.F.±
 PARCEL D = 2.10 ACRES±
 TOTAL AREA = 5.35 ACRES±



PARCEL MAP FOR
DYNAMIC DIVERSIFIED DEVELOPMENT ENTERPRISES, INC.
 A DIVISION OF
 PARCEL 2 OF PARCEL MAP NO. 2519 TOGETHER WITH THAT CERTAIN PORTION OF ORDER OF ABANDONMENT DOCUMENT NO. 3490108 SITUATE WITHIN A PORTION OF THE SE 1/4 OF SEC. 2 TOWNSHIP 17 NORTH, RANGE 19 EAST, M.D.B.M. NEVADA
 WASHOE COUNTY JOB NO. 3198.002

WOOD RODGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 5440 Reno Corporate Drive Tel 775.823.4088
 Reno, NV 89511 Fax 775.823.4086

SHEET 2 OF 2

FIRST AND SECOND PARCEL MAPS FOR MOUNTAIN CREEK ESTATES

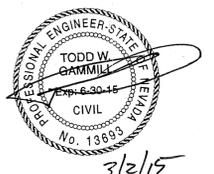
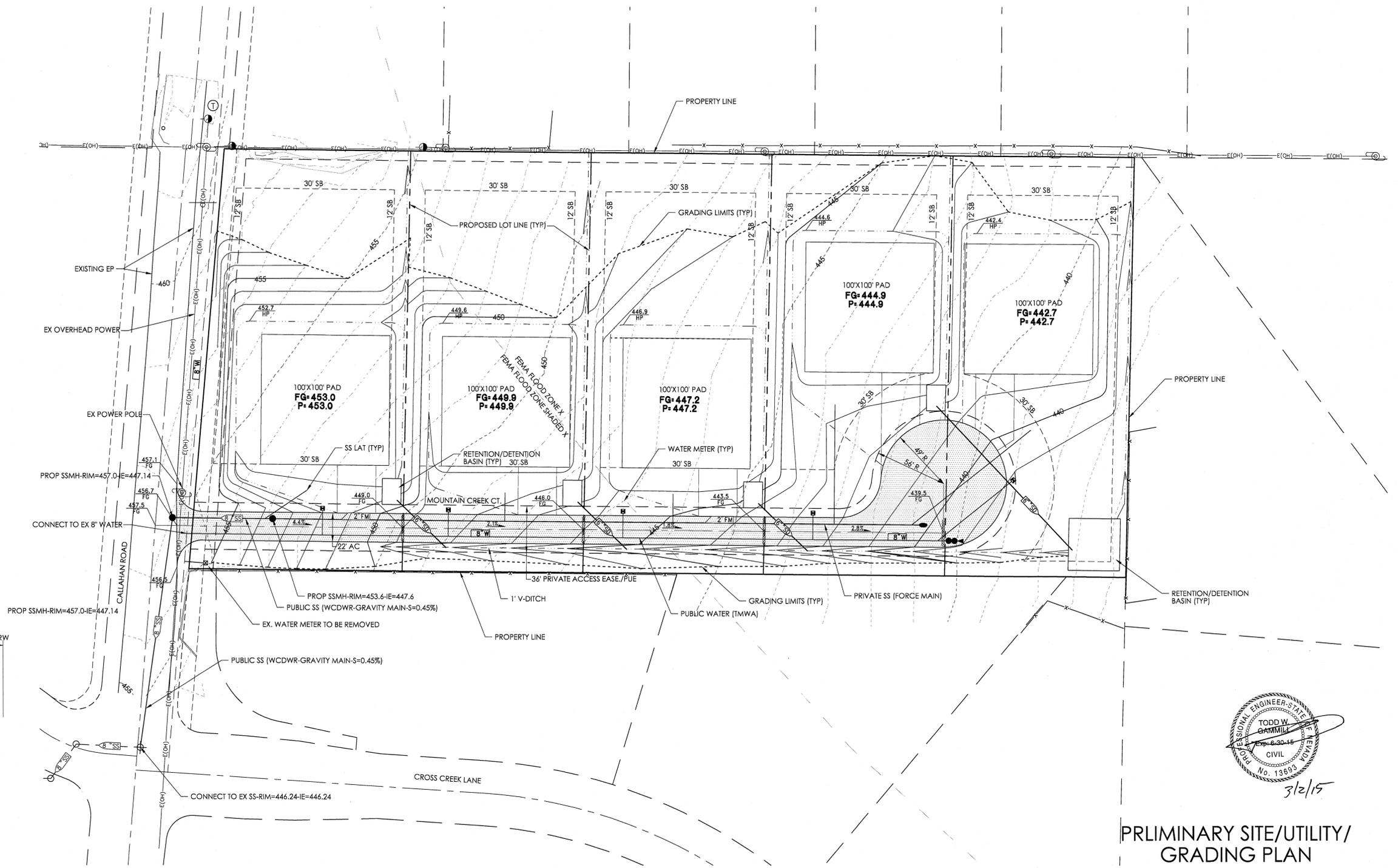
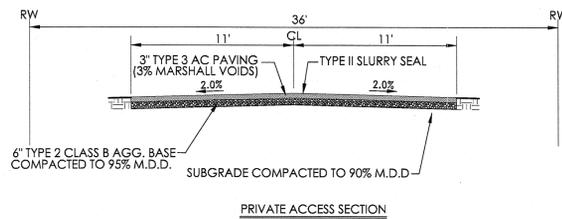
TENTATIVE PARCEL MAP APPLICATION

PRELIMINARY SITE/UTILITY/GRADING PLAN

EXISTING	PROPOSED	DESCRIPTION
		DRAIN MANHOLE SEWER MANHOLE
		DRAIN LINE AND SIZE SEWER LINE AND SIZE
		CLEAN OUT SEWER SERVICE
		WATER LINE AND SIZE WATER SERVICE
		FLUSH VALVE ASSEMBLY GAS, TELEPHONE OR ELECTRIC
		TRAFFIC SIGN AS NOTED CHAIN LINK FENCE
		CHAIN LINK GATE PROPERTY LINE

ABBREVIATIONS	
CL	CENTER LINE
EP	EDGE OF PAVEMENT
EX	EXISTING
EXIST	EXISTING
FG	FINISH GRADE ELEVATION
FL	FLOW LINE
FM	FORCE MAIN
PL	PROPERTY LINE
PP	POWER POLE
RW	RIGHT OF WAY
SS	SANITARY SEWER SERVICE
SSMH	SANITARY SEWER MANHOLE
TYP	TYPICAL
WM	WATER MAIN

NOTES:
 1) ADD 5000 FEET TO ALL SPOT ELEVATIONS.
 2) EASTERNMOST 4 LOTS SANITARY SEWER TO BE SERVICED BY INDIVIDUAL PRIVATE GRINDER PUMPS ("E-ONE" OR EQUIVALENT)



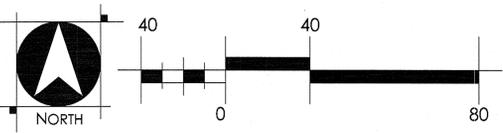
PRELIMINARY SITE/UTILITY/
GRADING PLAN



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JOB NO. 3198 3/2/2015

SHEET S-1 OF 1



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