



# Parcel Map Review Committee Staff Report

Meeting Date: June 13, 2019

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM19-0004 (Belli Ranch 1)

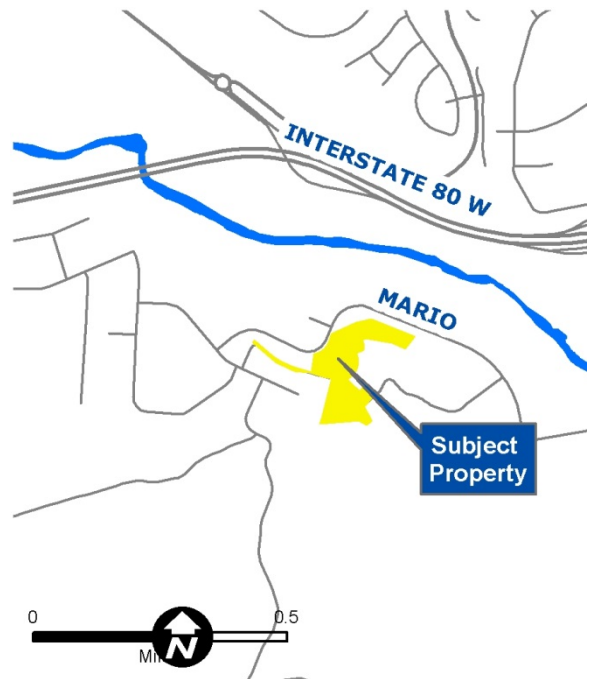
BRIEF SUMMARY OF REQUEST: Subdividing a 5.12 acre lot into 3 new parcels. Parcel 1 is 49,250 square feet; Parcel 2 is 49,884 square feet; and Parcel 3 is 2.84 acres.

STAFF PLANNER: Chris Bronczyk  
775.328.3612  
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### CASE DESCRIPTION

For possible action, hearing, and discussion to approve the division of a 5.12 acre lot – Lot 1A (as indicated in BLA Case #WBLA19-0003) into 3 new parcels. Parcel 1 will be 1.13 acres (49,250 square feet); Parcel 2 will be 1.14 acres (49,884 square feet); and Parcel 3 will be 2.84 acres (123,710 square feet). The proposal also includes a forty-two (42) foot access easement, as well as a 5' access easement for fence maintenance.

Applicant:	Hunter Creek Engineering
Property Owner:	Wei Yang
Location:	3260 to 3700 Mario Road
APN:	Portions of 038-560-28; 038-656-08; 038-560-29; and 038-671-11 (see lot 1A of WBLA19-0003)
Parcel Size:	5.12 Acres
Master Plan:	Suburban Residential (SR) and Rural (R)
Regulatory Zone:	Low Density Suburban (LDS); General Rural (GR)
Area Plan:	Verdi
Citizen Advisory Board:	West Truckee Meadows/Verdi Township
Development Code:	Authorized in 606, <i>Parcel Maps</i>
Commission District:	5 – Commissioner Herman



### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

### POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM19-0004 for Wei Yang, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30.

*(Motion with Findings on Pages 8)*

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## **Parcel Map**

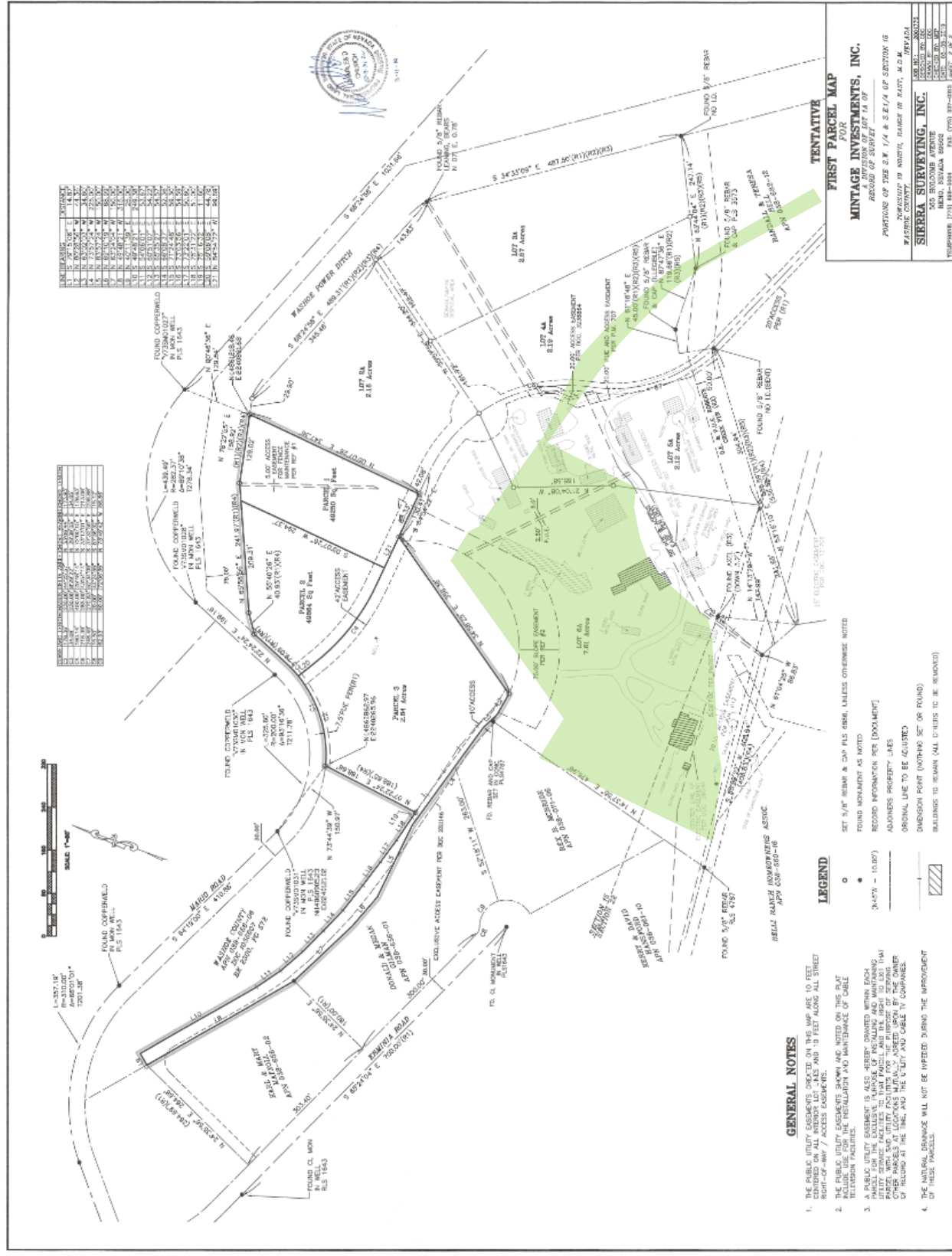
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to the Planning and Building Division for the purpose of review prior to or concurrent with the final parcel map. Every tentative parcel map must be prepared by a professional land surveyor. The parcel map process exists to establish reasonable standards of design and procedures for subdividing in order to further the orderly layout and use of land and insure proper legal descriptions and monumenting of subdivided land. Additionally, the process helps to safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any land division platted in the unincorporated area of Washoe County. If the Washoe County Parcel Map Review Committee grants an approval of the tentative parcel map, that approval is subject to Conditions of Approval. Conditions of approval are requirements that may need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some conditions of approval are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project.

Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Building Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee have been met. Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director of the Planning and Building Division or the Washoe County Board of County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within the two year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The conditions of approval for Tentative Parcel Map Case Number WTPM19-0004 is attached to this staff report and will be included with the Action Order, if approved by the Parcel Map Review Committee.

The subject property has a regulatory zone of Low Density Suburban (LDS), with parcel 3 having a regulatory zone of Low Density Suburban (LDS) and General Rural (GR); the General Rural designation is for slopes of 30% or greater. The request is to divide a project area of 5.12 acres into 3 new parcels. Parcel 1 will have a size of 49,250 square feet (1.13 acres); Parcel 2 will have a size of 49,884 square feet (1.14 acres); and Parcel 3 will have a size of 123,710 square feet (2.84 acres). The parcel map is also proposing a forty-two (42) foot wide access easement, as well as a 5' wide access easement for fence maintenance. The proposed parcel map conforms to lot size and width requirements.



**Site Plan**



**Tentative Parcel Map Evaluation**

Regulatory Zone:	Low Density Suburban (LDS); General Rural (GR)
Maximum Lot Potential:	3
Number of Lots on Parcel Map:	3
Minimum Lot Size Required:	35,000 square feet in the LDS regulatory zone; the General Rural portion is located on Parcel 3 and contains greater than 30%.
Minimum Lot Size on Parcel Map:	49,250 square feet
Minimum Lot Width Required:	120 feet
Minimum Lot Width on Parcel Map:	188.02 feet

The tentative parcel map meets all minimum requirements for the Low Density Suburban regulatory zone.

Development Suitability Constraints: The Verdi Area Plan Development Suitability Map, a part of the Verdi Area Plan, identifies the subject parcel as most suitable for development, however on the southern portion of the parcel are slopes of 30% or greater.

Hydrographic Basin: The subject parcel is within the Truckee Canyon Hydrographic Basin.

The subject parcel is located inside the Truckee Meadows Service Area (TMSA).

The proposed subdivision is not a second or subsequent division of a parcel map approved within the last five years.

**Verdi Area Plan Modifiers**

The subject parcel is located within the Verdi Area Plan. There are no modifiers within Article 224 (Area Plan Regulations – Verdi Area) of the Washoe County Code Chapter 110 (Development Code) that effect the evaluation of this proposed parcel map.

**Development Information**

The subject parcel is currently undeveloped. The applicant, as part of this application process, has submitted a boundary line adjustment application (WBLA19-0003) in order to change the existing property lines. This parcel map is being reviewed in relation to the submitted BLA which has been reviewed by the County Surveyor. The proposed parcel map impacts portions of APN: 038-560-28; 038-656-08; 038-560-29; and 038-671-11, the reason for this is due to the boundary line adjustment.

Parcel 3 of the proposed parcel map contains steep slopes to the south of the parcel. The difference in elevation is roughly 90 feet for a linear distance of approximately 130 feet. Parcel 3 also contains a long private access strip which will serve some of the parcels proposed within WTPM19-0005 (Belli Ranch 2). The applicant will have to provide proof that this private access is able to serve newly created lots.

The proposed parcel map also proposes the creation of a 42' access easement. This access will serve parcels 1, 2, and 3, as well as lots 2A, 3A, 4A, and 5A which are part of Belli Ranch 2. The

applicant has submitted a request to Washoe County Geographic Information Systems to reserve the street name 'Belli Ranch Road' (Exhibit G).

The proposed parcel map contains civil improvements (Page 21-31 of Exhibit H) that depict the placement of buildings pads, well sites, access, grading, and leach fields. With regards to the grading improvements, Section 110.438.35 (b) (1) states the following:

*Earthwork performed by the subdivider or developer of an approved subdivision, or other projects that has completed a hearing process and review pursuant to which mitigation conditions could have been attached in the same manner as in the special use permit process.*

While this allows grading to be reviewed and approved, staff from Planning and Building & Engineering and Capital Projects Division, have not reviewed each individual parcel to determine whether they are buildable. If any grading required on a specific parcel to allow for a building pad or driveway, exceeds major grading thresholds, a special use permit will be required.

**Verdi Area Plan V.13.4** At the request of the Department of Public Works, development proposals shall submit traffic reports and mitigation plans to the Departments of Public Works and Community Development for review and approval prior to the approval of tentative maps or the issuance of building permits for the project.

**Staff Comment:** The Department of Public Works is now known as the Engineering and Capital Projects Division. The Engineering and Capital Projects Division has reviewed the request and waived the requirement for traffic reports and mitigation plans.

### **Reviewing Agencies**

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Services Department
  - Planning and Building Division
  - Engineering and Capital Projects Division
  - Parks and Open Spaces
  - Water Rights Coordinator Manager
- Truckee Meadows Water Authority (TMWA)
- State of Nevada Water Resources
- Washoe County Health District
  - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission (RTC)
- Washoe-Storey Conservation District

5 out of the 11 above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The condition of approval document is attached to this staff report and will be included with the action order, if granted approval.

- Washoe County Planning and Building Division, Planning Program requires that the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.

**Contact: Chris Bronczyk 775.328.3612, cbronczyk@washoecounty.us**

- Washoe County Engineering and Capital Projects Division provided comments related to technical map requirements, and FEMA related notes.  
**Contact: Wayne Handrock, 775.328.2318, [whandrock@washoecounty.us](mailto:whandrock@washoecounty.us)**
- Washoe County Water Management Planner provided comments regarding a TMWA note and a will serve.  
**Contact: Vahid Behmaram, 775.954.4647, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)**
- Truckee Meadows Fire Protection District provided comments regarding the International Fire Code (IFC) and International Wildland Urban Interface Code (IWUIC).  
**Contact: Don Coon, 775.326.6077, [dcoon@tmfpd.us](mailto:dcoon@tmfpd.us)**
- Washoe County Planning and Building Division, Park Planning Program provided comments related to the 30% slope areas.  
**Contact: Sophia Kirschenman, 775.328.3623, [skirschenman@washoecounty.us](mailto:skirschenman@washoecounty.us)**

### **Staff Comment on Required Findings**

WCC Section 110.606.30 (i) requires that all of the following findings be made to the satisfaction of the Washoe County Parcel Map Review Committee before granting approval of the request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 1) General improvement considerations for all parcel maps including, but not limited to:
  - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.  
*Staff Comment:* Compliance with all applicable environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, and sewage disposal will be ensured prior to recordation of the final map or prior to approval of a development permit on the subject site. The application was reviewed by the appropriate agencies and no recommendation for denial was received.
  - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.  
*Staff Comment:* The existing and proposed lots will be served by individual domestic wells. Recommended conditions of approval are provided for water rights dedication requirements.
  - c) The availability and accessibility of utilities.  
*Staff Comment:* The existing and proposed lots will be served by existing infrastructure. Additional infrastructure has been proposed by the applicant, and Washoe County Engineering has provided conditions of approval related to these proposals.
  - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.  
*Staff Comment:* The proposed parcel map would create three additional lots within a previously developed area that is currently served by community services. The application was reviewed by the appropriate agencies and no recommendation for denial was received.
  - e) Conformity with the zoning ordinances and master plan.  
*Staff Comment:* The parcel map conforms to all regulatory zone requirements and the goals and policies of the Washoe County master plan.
  - f) General conformity with the governing body's master plan of streets and highways.

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received, the proposal is in conformance with the area plan and master plans for streets and highways.

- g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.

Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for denial was received.

- h) Physical characteristics of the land such as floodplain, slope and soil.

Staff Comment: The Verdi Area Plan Development Suitability Map, a part of the Verdi Area Plan, indicates that portions of the parcel are most suitable for development. While other portions of the parcel contain a slopes greater than 30%.

- i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.

Staff Comment: All recommended conditions of approval have been included in the proposed conditions of approval

- j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

Staff Comment: The map was sent to Truckee Meadows Fire Protection District and no recommendations of denial were received.

- k) Community antenna television (CATV) conduit and pull wire.

Staff Comment: Appropriate easements are required to be included on the final map.

- l) Recreation and trail easements.

Staff Comment: No reviewing agencies recommended conditions requiring trail easements.

### **Recommendation**

Those agencies which reviewed the application, recommended conditions in support of approval of the tentative parcel map. Therefore, after a thorough analysis and review, Parcel Map Case Number WTPM19-0004 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

### **Motion**

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM19-0004 for Wei Yang, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30:

- 1) General improvement considerations for all parcel maps including, but not limited to:
  - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
  - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;

- c) The availability and accessibility of utilities;
- d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
- e) Conformity with the zoning ordinances and master plan;
- f) General conformity with the governing body’s master plan of streets and highways;
- g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
- h) Physical characteristics of the land such as floodplain, slope and soil;
- i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
- j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands;
- k) Community antenna television (CATV) conduit and pull wire; and
- l) Recreation and trail easements.

**Appeal Process**

Parcel Map Review Committee action will be effective 10 calendar days after the written decision is filed with the Secretary to the Parcel Map Review Committee, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Board of County Commissioners. Any appeal must be filed in writing within 10 calendar days from the date the written decision is filed with and signed by the Secretary of the Parcel Map Review Committee and mailed to the applicant.

Applicant: Hunter Creek Engineering  
2216 Dickerson Road  
Reno, NV 89503

Owner: Wei Yang  
14920 Chateau Ave  
Reno, NV 89511



# Conditions of Approval

Tentative Parcel Map Case Number WTPM19-0004

The tentative parcel map approved under Parcel Map Case Number WTPM19-0004 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on June 13, 2019. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

**Unless otherwise specified**, all conditions related to the approval of this tentative parcel map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final parcel map. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this tentative parcel map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the tentative parcel map may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this tentative parcel map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions." These conditions must be continually complied with for the life of the project.

**The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.**

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**



**Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

**Washoe County Planning and Building Division**

1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

**Contact: Chris Bronczyk, 775.328.3612, cbronczyk@washoecounty.us**

- a. The final map shall be in substantial compliance with all plans and documents submitted as part of this tentative parcel map application, and with any amendments imposed by the Parcel Map Review Committee. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the County Engineer and the Planning and Building Division.
- b. The applicant shall comply with all the conditions of approval and shall submit a final map for signature by the Director of the Planning and Building Division within 22 months from the date of approval by the Parcel Map Review Committee. Each agency responsible for imposing conditions may determine whether its conditions must be fully completed or whether the applicant shall be offered the option of providing financial assurances as a means of assuring compliance.
- c. The final map shall contain the following jurat:

**DIRECTOR OF PLANNING AND BUILDING CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. WTPM19-0004 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 NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

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MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- d. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- e. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; and if approved, may extend the processing timeline up to three months. In

addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.

- f. The approval for this tentative parcel map does not include improvements for driveways to building pads and other improvements that may require grading. Any grading for access to building pads and any other improvements on individual parcels of land, if they exceed the criteria stated in the previous condition, shall require a special use permit.
- g. Improvement plans shall call out 3:1 cut and fill slopes.

### **Washoe County Planning and Building Division – Parks Planning**

- 2. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

**Contact: Sophia Kirschenman, Parks Planner, 775.328.3623, [skirschenman@washoecounty.us](mailto:skirschenman@washoecounty.us)**

- a. The applicant shall dedicate a slope easement on the portion of proposed Parcel 1 containing slopes equal to or greater than 30%.

### **Washoe County Engineering and Capital Projects – General Land Development**

- 3. The following general land development conditions are requirements of the Washoe County Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

**Contact: Walter West P.E., (775) 328-2310, [wwest@washoecounty.us](mailto:wwest@washoecounty.us)**

- a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative parcel map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final parcel map.
- b. Prior to acceptance of public or private improvements and release of any financial assurances, the developer shall furnish to the Engineering and Capital Projects Division a complete set of reproducible as-built construction drawings in an acceptable digital format prepared by a civil engineer licensed in the State of Nevada.
- c. Prior to approval of the parcel map, a complete set of civil improvement drawings shall be prepared by a licensed engineer and be submitted to the County Engineer for approval. The plans shall include an onsite grading plan, street and access way plan and profiles, details, etc. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan. A Bond Estimate using latest Exhibit A Bond Estimate costs, shall be prepared and a financial assurance provided guaranteeing the completion of the required improvements. A subdivision Improvement Agreement shall be prepared for Washoe County's approval and recordation prior to final map approval and recordation.
- d. Bridge design drawings shall be submitted to Washoe County Planning and Building for a building permit approval.
- e. Any existing easements, facilities or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
- f. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project.
- g. Appropriate roadway, driveway, drainage and public utility easements necessary to serve all parcels created through the boundary line adjustment and parcel maps shall be granted.

- h. A 10 foot Public Utilities Easement shall be granted adjacent to all rights-of-way.
- i. A design level geotechnical investigation with fault study shall be provided with the submittal of final parcel map.
- j. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
- k. Comply with the conditions of the Washoe County technical check for this map.
- l. Remove structures, trees, poles and hydrants from the map.
- m. Add a Water Rights Dedication Certificate.
- n. Show and reference existing or proposed irrigation easements on the map.
- o. All boundary corners must be set.
- p. Add a Security Interest Holder's Certificate to the map if applicable.
- q. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
- r. Add a note to the map stating: A surface drainage easement is hereby granted across all parcels created by this map.
- s. Add a note on the map stating: Natural drainage shall not be impeded.
- t. Add a note to the map stating: The Owner, buyers, assigns, or any interest holder of any lots or parcels shown hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from these ditches shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights.
- u. Prior to any work in Washoe County's right-of-way, an Encroachment and Excavation permit shall be obtained from Washoe County Engineering.
- v. All residential and/or accessory structures located within allowed building setbacks or across proposed property lines shall be removed. Building location compliance with Washoe County Code shall be verified before recordation of the map.
- w. Prior to the recordation of the parcel maps, maintenance responsibilities for all private roadway and drainage facilities shall be determined through the creation of a Homeowners Association or Roadway and Drainage Maintenance Agreement applied to all lots modified by the Boundary Line Adjustment or created through the parcel map process. Appropriate documentation such as CC&R's or a maintenance agreement shall be submitted to Washoe County for review and approval to the satisfaction of the County Engineer and District Attorney's Office.

**Washoe County Engineering and Capital Projects – Storm Drainage Standards (County Code 110.418, 420 & 421)**

4. The following storm drainage conditions are requirements of the Washoe County Engineering and Capital Projects, Drainage Program, which shall be responsible for determining compliance with these conditions.

**Contact: Walter West P.E., (775) 328-2310, [wwest@washoecounty.us](mailto:wwest@washoecounty.us)**

- a. The conditional approval of this tentative parcel map shall not be construed as final approval of the drainage facilities shown on the tentative parcel map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.

- b. Prior to finalization of the parcel maps, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval.
- c. Prior to finalization of any portion of the tentative parcel map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
- d. Any increase in stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.
- e. The following note shall be added to each final map; "All properties, regardless if they are located within or outside of a FEMA Special Flood Hazard Area, 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."
- f. Prior to approval of any final parcel map, building permit, or grading permit, the developer will furnish to the Engineering Division and Community Development staff, written confirmation from the Truckee Meadows Water Authority, that they have reviewed and approved any ditch crossings, protective fencing or stormwater discharge facilities that may impact the ditch.
- g. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map.
- h. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity.
- i. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable.
- j. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage ditches and detention basins shall be constructed with an adjoining minimum 12' wide gravel access road for maintenance purposes. Maintenance access road shall be provided to the bottom of proposed detention basins.
- k. Any rights-of-way/easements for irrigation ditches, associate structures and their maintenance shall be reserved with the finalization of the affected final parcel map or prior to issuance of a grading permit. Any relocation of the irrigation facilities shall maintain the quantity, quality, elevation and point of delivery of the ditch unless an alternate alignment and discharge point is approved by the affected owners of the irrigation waters.
- l. Offsite drainage areas draining onto residential lots shall be perpetuated around the residential lots and drainage facilities capable of passing a 100-year storm shall be constructed with the parcel map improvements to perpetuate the storm water runoff to improved or natural drainage facilities.
- m. Add Critical Stream Zone Buffer and Sensitive Stream Zone Buffer along Roberts Creek to the final parcel map and grading plans in accordance with Washoe County Development Code Article 418 – Significant Hydrologic Resources.

- n. Add the following note to the map: "Development of parcels created by this map is subject to the provisions of Washoe County Development Code, in particular to Article 418 – Significant Hydrologic Resources. Only allowed uses as stipulated in Article 418 within Critical and Sensitive Stream Zone Buffer Areas will be permitted"

**Washoe County Engineering and Capital Projects – Street Design Standards (County Code 110.436)**

5. The following street design conditions are requirements of the Washoe County Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

**Contact: Mitchell Fink (775) 328-2050, [mfink@washoecounty.us](mailto:mfink@washoecounty.us)**

- a. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
- b. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- c. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street.
- d. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval.
- e. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal of existing pavement.
- f. If the Engineering and Capital Projects Division does not inspect the subdivision improvements, prior to release of any financial assurances for the private improvements, the development shall provide the Engineering and Capital Projects Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans.

**Truckee Meadows Fire Protection District (TMFPD)**

6. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis as determined by TMFPD.

**Contact: Don Coon, 775.326.6077, [Dcoon@tmfpd.us](mailto:Dcoon@tmfpd.us)**

- a. Fire protection of the new structures shall be as required by the current adopted International Fire Code, (*IFC*) International Wildland Urban Interface Code (*IWUIC*) 2012 *Ed*, with amendments and the requirements of the NFPA standard(s).(<https://codes.iccsafe.org/content/IWUIC2012>  
<https://codes.iccsafe.org/content/IFC2012>)
- b. Provide a Vegetation selection, installation, management and Defensible Space Plan as required for the project in accordance with the requirements of the *IWUIC*.
- c. Provide Fire Apparatus Access Roads in accordance with the guidance of IFC Appendix D.

**Washoe County Water Rights Manager**

7. The following conditions are requirements of the Water Rights Manager, which shall be responsible for determining compliance with these conditions.

**Contact: Vahid Behmaram, 775.954.4647, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)**

- a. The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- b. Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "Affidavit of Relinquishment for Domestic Wells" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
- c. Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.
- d. The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- e. The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof. The Belli Ranch Estates parcel map # 1 will create 2 newly created parcels which will require the relinquishment of 4.00 acre-feet of ground water rights.
- f. The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.

\*\*\* End of Conditions \*\*\*





**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
**Engineering and Capital Projects**

1001 EAST 9<sup>TH</sup> STREET  
 RENO, NEVADA 89512  
 PHONE (775) 328-3600  
 FAX (775) 328.3699

**INTEROFFICE MEMORANDUM**

**PARCEL MAP REVIEW**

**DATE:** May 17, 2019  
**TO:** Chris Bronczyk, Planner - Department of Community Services  
**FROM:** Walter West, P.E., Engineering and Capital Projects Division  
**SUBJECT:** *1<sup>st</sup> Parcel Map for: Mintage Investments, Inc.*  
*Parcel Map Case No.: WTPM19-0004*  
*APN:038-560-28; 038-656-08; 038-560-29; 038-671-11*  
*Review Date: May 13, 2019*

The Engineering and Capital Projects Division has reviewed the subject parcel map and the following conditions must be successfully completed prior to final approval of this application by the Division. This review is based upon the approval of an associated Boundary Line Adjustment.

**Washoe County Engineering and Capital Projects – General Land Development**

1. The following general land development conditions are requirements of the Washoe County Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

**Contact Name:** Walter West, P.E. (775) 328-2310

- a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative parcel map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final parcel map.
- b. Prior to acceptance of public or private improvements and release of any financial assurances, the developer shall furnish to the Engineering and Capital Projects Division a complete set of reproducible as-built construction drawings in an acceptable digital format prepared by a civil engineer licensed in the State of Nevada.
- c. Prior to approval of the parcel map, a complete set of civil improvement drawings shall be prepared by a licensed engineer and be submitted to the County Engineer for approval. The plans shall include an onsite grading plan, street and access way plan and profiles, details, etc. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito



**INTEGRITY**



**EFFECTIVE COMMUNICATION**



**QUALITY PUBLIC SERVICE**

Memo to: Chris Bronczyk, Planner  
Subject: Parcel Map Case No.: WTPM19-0004  
Date: May 17, 2019  
Page: 2

abatement. Placement or disposal of any excavated material shall be indicated on the grading plan. A Bond Estimate using latest Exhibit A Bond Estimate costs, shall be prepared and a financial assurance provided guaranteeing the completion of the required improvements. A subdivision Improvement Agreement shall be prepared for Washoe County's approval and recordation prior to final map approval and recordation.

- d. Bridge design drawings shall be submitted to Washoe County Planning and Building for a building permit approval.
- e. Any existing easements, facilities or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
- f. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project.
- g. Appropriate roadway, driveway, drainage and public utility easements necessary to serve all parcels created through the boundary line adjustment and parcel maps shall be granted.
- h. A 10 foot Public Utilities Easement shall be granted adjacent to all rights-of-way.
- i. A design level geotechnical investigation with fault study shall be provided with the submittal of final parcel map.
- j. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.
- k. Comply with the conditions of the Washoe County technical check for this map.
- l. Remove structures, trees, poles and hydrants from the map.
- m. Add a Water Rights Dedication Certificate.
- n. Show and reference existing or proposed irrigation easements on the map.
- o. All boundary corners must be set.
- p. Add a Security Interest Holder's Certificate to the map if applicable.
- q. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
- r. Add a note to the map stating: A surface drainage easement is hereby granted across all parcels created by this map.
- s. Add a note on the map stating: Natural drainage shall not be impeded.
- t. Add a note to the map stating: The Owner, buyers, assigns, or any interest holder of any lots or parcels shown hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from these ditches shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights.
- u. Prior to any work in Washoe County's right-of-way, an Encroachment and Excavation permit shall be obtained from Washoe County Engineering.

Memo to: Chris Bronczyk, Planner  
Subject: Parcel Map Case No.: WTPM19-0004  
Date: May 17, 2019  
Page: 3

- v. All residential and/or accessory structures located within allowed building setbacks or across proposed property lines shall be removed. Building location compliance with Washoe County Code shall be verified before recordation of the map.
- w. Prior to the recordation of the parcel maps, maintenance responsibilities for all private roadway and drainage facilities shall be determined through the creation of a Homeowners Association or Roadway and Drainage Maintenance Agreement applied to all lots modified by the Boundary Line Adjustment or created through the parcel map process. Appropriate documentation such as CC&R's or a maintenance agreement shall be submitted to Washoe County for review and approval to the satisfaction of the County Engineer and District Attorney's Office.

**Washoe County Engineering and Capital Projects – Storm Drainage Standards (County Code 110.418, 420 & 421)**

2. The following storm drainage conditions are requirements of the Washoe County Engineering and Capital Projects, Drainage Program, which shall be responsible for determining compliance with these conditions.

**Contact Name:** Walter West, P.E. (775) 328-2310

- a. The conditional approval of this tentative parcel map shall not be construed as final approval of the drainage facilities shown on the tentative parcel map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.
- b. Prior to finalization of the parcel maps, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval.
- c. Prior to finalization of any portion of the tentative parcel map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
- d. Any increase in stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.
- e. The following note shall be added to each final map; "All properties, regardless if they are located within or outside of a FEMA Special Flood Hazard Area, 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."
- f. Prior to approval of any final parcel map, building permit, or grading permit, the developer will furnish to the Engineering Division and Community Development staff, written confirmation from the Truckee Meadows Water Authority, that they have reviewed and approved any ditch crossings, protective fencing or stormwater discharge facilities that may impact the ditch.

Memo to: Chris Bronczyk, Planner  
Subject: Parcel Map Case No.: WTPM19-0004  
Date: May 17, 2019  
Page: 4

- g. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map.
- h. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity.
- i. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable.
- j. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage ditches and detention basins shall be constructed with an adjoining minimum 12' wide gravel access road for maintenance purposes. Maintenance access road shall be provided to the bottom of proposed detention basins.
- k. Any rights-of-way/easements for irrigation ditches, associate structures and their maintenance shall be reserved with the finalization of the affected final parcel map or prior to issuance of a grading permit. Any relocation of the irrigation facilities shall maintain the quantity, quality, elevation and point of delivery of the ditch unless an alternate alignment and discharge point is approved by the affected owners of the irrigation waters.
- l. Offsite drainage areas draining onto residential lots shall be perpetuated around the residential lots and drainage facilities capable of passing a 100-year storm shall be constructed with the parcel map improvements to perpetuate the storm water runoff to improved or natural drainage facilities.
- m. Add Critical Stream Zone Buffer and Sensitive Stream Zone Buffer along Roberts Creek to the final parcel map and grading plans in accordance with Washoe County Development Code Article 418 – Significant Hydrologic Resources.
- n. Add the following note to the map: “Development of parcels created by this map is subject to the provisions of Washoe County Development Code, in particular to Article 418 – Significant Hydrologic Resources. Only allowed uses as stipulated in Article 418 within Critical and Sensitive Stream Zone Buffer Areas will be permitted”

**Washoe County Engineering and Capital Projects – Street Design Standards (County Code 110.436)**

- 3. The following street design conditions are requirements of the Washoe County Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

**Contact Information:** Mitchell Fink (775) 328-2050

Memo to: Chris Bronczyk, Planner  
Subject: Parcel Map Case No.: WTPM19-0004  
Date: May 17, 2019  
Page: 5

- a. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided.
- b. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- c. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street.
- d. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval.
- e. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal of existing pavement.
- f. If the Engineering and Capital Projects Division does not inspect the subdivision improvements, prior to release of any financial assurances for the private improvements, the development shall provide the Engineering and Capital Projects Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans.

**Truckee Meadows Fire Protection District (TMFPD)**

1. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis as determined by TMFPD.

**Contact Name – Don Coon, 775.326.6077, [Dcoon@tmfpd.us](mailto:Dcoon@tmfpd.us)**

- a. Fire protection of the new structures shall be as required by the current adopted International Fire Code, (*IFC*) International Wildland Urban Interface Code (*IWUIC*) 2012 *Ed*, with amendments and the requirements of the NFPA standard(s). (<https://codes.iccsafe.org/content/IWUIC2012> <https://codes.iccsafe.org/content/IFC2012>)
- b. The Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>) After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
- c. When you have determined your Fire Risk Rating use the link provided, to determine the *IWUIC* construction and defensible space requirements. ([https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE\\_rev%2011-25-13.pdf](https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf))
- d. Provide a Vegetation selection, installation, management and Defensible Space Plan as required for the project in accordance with the requirements of the *IWUIC*.
- e. Provide Fire Apparatus Access Roads in accordance with the guidance of IFC Appendix D.





## MEMORANDUM

WASHOE COUNTY REGIONAL PARKS AND OPEN SPACE  
PLANNING DIVISION



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**TO:** Chris Bronczyk, Planner

**FROM:** Sophia Kirschenman, Park Planner

**DATE:** May 14, 2019

**SUBJECT:** Tentative Parcel Map Case Number WTPM19-0004 (Belli Ranch Estates: Parcel Map 1)

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Washoe County Regional Parks and Open Space has reviewed and prepared the following comments related to Tentative Parcel Map Case Number WTPM19-0004.

### General Comments:

This tentative parcel map is for the subdivision of a 5.12 acre lot into 3 new parcels. The proposed lots are located east of the intersection of Arentz Ct. and Mario Rd. and are part of the Rural Character Management Area identified in the Verdi Area Plan. While proposed Parcel 1 (identified as Parcel 3 in the tentative parcel map) is located adjacent to Mario Road Open Space, owned by Washoe County, no trails or recreational amenities are proposed in this area that would impact the subdivided parcels.

### Specific Comments:

Page 8, question 3 of the application identifies Parcel 1 as having 2.84 acres, while the tentative parcel map identifies the parcel with 2.84 acres as Parcel 3. Washoe County Parks and Open Space recommends that the applicant update either the application or the tentative parcel map to ensure that these two documents accurately correlate to one another. For the purposes of this memo, the parcel with 2.84 acres shall be referred to as Parcel 1.

Verdi Area Plan policies V.7.5 and V.27.1 deal with minimizing land disturbance related to grading, and siting and designing new development to complement and integrate with the existing landscape. The application materials identify the locations for proposed building pads, with roughly half of the proposed building pad for Parcel 1 being located in an area with slopes ranging from 15% to over 30%. This does not conform to the aforementioned policies. Additionally, on the Slope Analysis Map (Sheet C-10 of 11), the proposed property lines have been omitted, making it difficult to determine whether an appropriate building pad location exists on proposed Parcel 1.

### Washoe County Regional Parks and Open Space recommends the following:

1. Request the dedication of a slope easement on the portion of proposed Parcel 1 containing slopes equal to or greater than 30%.
2. The portion of proposed Parcel 1 zoned General Rural (GR) should remain GR or be dedicated as a slope easement area to ensure that no development can be approved



## MEMORANDUM

WASHOE COUNTY REGIONAL PARKS AND OPEN SPACE



PLANNING DIVISION

in the future that is inconsistent with the goals and policies included in the Verdi Area Plan.

3. The final parcel map shall depict the developable portion of each proposed parcel. The developable area shall not include any portions of the parcels containing slopes equal to or greater than 30%. If the unconstrained portions of proposed Parcel 1 are not large enough to site a building pad area, Regional Parks and Open Space will not be able to recommend approval of the final parcel map and would encourage the applicant to consider alternate lot configurations.



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

P.O. Box 11130  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

April 26, 2019

TO: Chris Bronczyk, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM19-0004 (Belli Ranch Estates: Parcel Map 1)

**Project description:**

The applicant is proposing to approve a subdivision of a 5.12 acre lot – Lot 1A (as indicated in BLA Case #WBLA19-0003) into 3 new parcels. Parcel 1 is 49250 Square Feet; Parcel 2 is 49,884 Square Feet; and Parcel 3 is 2.84 acres.

Location: 3260 to 3700 Mario Road, Assessor's Parcel Numbers: Portions of 038-560-28; 038-656-08; 038-560-29; and 038-671-11.

***The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:***

- 1) The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- 2) Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "Affidavit of Relinquishment for Domestic Wells" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
- 3) Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.
- 4) The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- 5) The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

P.O. Box 11130  
Reno, Nevada 89520-0027  
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Fax: (775) 328-3699

and one existing or remains thereof. The Belli Ranch Estates parcel map # 1 will create 2 newly created parcels which will require the relinquishment of 4.00 acre-feet of ground water rights.

6) The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.

***Comment:***

The application submitted to Washoe County indicates two ground water permits and two vested rights associated with springs located on or near the property in support of the proposed Parcel Map. As indicated in the above conditions relinquishment of vested rights associated with the spring sources is not consistent with State Water Law (NRS) or with Washoe County Development Code. Permit # 45176 is a certificated ground water right permit with a Quasi Municipal manner of use which appears to be already committed to existing development on the ground. Use of this water right permit may not be possible based on the information available to Washoe County at this time.



**DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES  
DIVISION OF WATER RESOURCES**

**901 South Stewart Street, Suite 2002  
Carson City, Nevada 89701-5250  
(775) 684-2800 • Fax (775) 684-2811  
<http://water.nv.gov>**

April 24, 2019

**RE:** Comments on WTPM19-0004, Belli Ranch Estates Parcel Map 1

**To:** Chris Bronczyk  
Washoe County Community Services Department  
1001 East Ninth Street, Building A  
Reno, NV 89512

**Name:** *Belli Ranch Estates Parcel Map 1*

**County:** Washoe County – U. S. Highway 80 and Boontown Garson Road

**Location:** A portion of Section 15, Township 19 North, Range 18, East, MDB&M.

**Plat:** Tentative: Three lots totaling approximately 5.12 acres and being all or portions of Washoe County Assessor's Parcel Numbers 038-656-08, 038-671-11, 038-560-28, and 038-560-29.

**Water Service  
Commitment**

**Allocation:** No water is committed at this time.

**Owner-  
Developer:** Wei Yang  
14920 Chateau Avenue  
Reno, NV 89511

**Engineer:** Hunter Creek Engineering  
2216 Dickerson Road  
Reno, NV 89503

**Water  
Supply:** Individual Domestic Wells

**General:** There are four active water rights appurtenant to the described lands in this proposed project. Permits 21764 and 45176 (underground) and Claims of Vested Rights V02995 and V02996 (springs.) As listed with the Division of Water Resources, these rights are in the name of Mogul 1, LLC. There appears to be a Water Rights Quitclaim Deed transferring the water to Mintage Investment, Inc., however a Report of Conveyance has not been filed with the Division to confirm new ownership. The lands of the proposed project lie within the Truckee Meadows Water Authority service area. Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer's Office.

All waters of the State belong to the public and may be appropriated for beneficial use pursuant to the provisions of Chapters 533 and 534 of the Nevada Revised Statutes (NRS), and not otherwise.

Any water or monitor wells, or boreholes that may be located on either acquired or transferred lands are the ultimate responsibility of the owner of the property at the time of the transfer and must be plugged and abandoned as required in Chapter 534 of the Nevada Administrative Code. If artesian water is encountered in any well or borehole it shall be controlled as required in NRS § 534.060(3).

Municipal water service is subject to Truckee Meadows Water Authority rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability.

Truckee Meadows Water Authority should be consulted as to whether or not they intend to serve the subject subdivision. If they do, then a Will Serve from Truckee Meadows Water Authority and mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development. If they don't, water may be relinquished in favor of domestic use.

**Action:** Conditional approval of *Belli Ranch Estates Parcel Map 1* based on acceptance of Water Will Serve by the Division of Water Resources from Truckee Meadows Water Authority or relinquishment of water in favor of domestic use.

Best regards,

*Steve Shell*

Steve Shell  
Water Resource Specialist II



# Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

## Applicant Information

Name: MINTAGE INVESTMENTS, LLC  
Address: 14920 CHATEAU AVE  
RENO, NV 89511  
Phone: 775.527.0792 Fax: \_\_\_\_\_  
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.)

<u>BELL RANCH ROAD.</u>	

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: BELL RANCH ESTATES  
Reno Sparks Washoe County  
Parcel Numbers: 038-560-04 TO 038-671-11  
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

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

**WTPM19-0004**  
**EXHIBIT H**

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Belli Ranch Estates - Parcel Map 1</b>			
Project Description: A subdivision of a 5.12 acre lot - Lot1A (as included in BLA case # WBLA19-0003) into 3 new parcels. Note: This request does not impact lots 2A, 3A, 4A, or 5A as included with WBLA19-0003.			
Project Address: 3260 to 3700 Mario Road, Reno 89523			
Project Area (acres or square feet): 5.12 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>South of Mario Rd., East of Erminia Rd., South of I-80</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
portion of 038-560- 28	4.52	portion of 038-560-29	2.16
portion of 038-656-08	4.7	portion of 038-671-11	4.64
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Wei Yang		Name: Hunter Creek Engineering	
Address: 14920 Chateau Ave.		Address: 2216 Dickerson Rd.	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89503
Phone: 775-527-0792	Fax:	Phone: 775-324-9925	Fax:
Email: weiyang9264@yahoo.com		Email: huntcreek@sbcglobal.net	
Cell: 775-527-0792	Other:	Cell: 775-772-4737	Other:
Contact Person: Wei Yang		Contact Person: Michael Burgoyne, P.E.	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same as Above		Name: Sierra Surveying	
Address:		Address: 555 Holcomb Ave.	
	Zip:	Reno, NV	Zip: 89502
Phone:	Fax:	Phone: 775-828-5004	Fax:
Email:		Email: sierrasurveying@sbcglobal.net	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Dan Church, PLS	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Mintage Investment, 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, Wei Yang  
(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): 038-671-11

Printed Name Wei Yang

Signed [Signature]

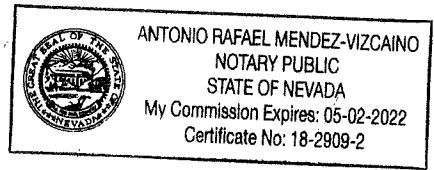
Address 14970 Chateau Ave. Reno, NV 89511

Subscribed and sworn to before me this 14 day of March, 2019.

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

My commission expires: 05-02-2022

(Notary Stamp)



\*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)?

3274 Mario Rd. - East of the intersection of Arentz Ct. and Mario Rd.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
portions of 038-560-28 and 29	HDR and LDS	6.68
portions of 038-656-08 & 038-671-11	LDS, HDR, and GR	9.34

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

Existing ranch with residential structures and out buildings

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	2.84 acres	1.14 acres	1.13 acres	
Proposed Minimum Lot Width	150'	120'	120'	

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	HDR	LDS	LDS	
Proposed Zoning Area	HDR	LDS	LDS	

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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

6. Utilities:

a. Sewer Service	Septic
b. Electrical Service/Generator	NV Energy
c. Water Service	Individual Well

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

8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

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

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

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 #	45176 & 21764	acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #	V02995 & V02996	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):

<b>Refer to attached Water Right Quitclaim deed</b>
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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.
------------------------------	--	---

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 type="checkbox"/> Yes	<input checked="" 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?

Private roadways will not be gated. No trail system is proposed.
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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
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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?

5638 cy infrastructure, 7338 cy with future construction
--

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?

1431 cy of export. Material will be exported to approved local construction site or disposal area as determined by contractor. Site improvement plans will include an approved erosion control plan which includes a revegetation plan and best management practices.

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?

Disturbed areas will be visible from property immediately north of the project. All disturbed areas will be revegetated in accordance with best management practices.

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 cut/fill slopes for roadway and ditch improvements/4:1 for detention and storm drain basins. Erosion to be controlled with implementation of best management practices.

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?

N/A

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?

Rockery walls will be used along roadways, as needed with a maximum 4' height.

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

To be determined with final development plan(s).

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?

Seed mixes will comply with Washoe County standards and best management practices.



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

Temporary pressure irrigation will be provided from surface water irrigation channels.

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

N/A

28. Surveyor:

Name	Wei Yang
Address	14920 Chateau Ave.
Phone	775-828-5004
Cell	same as above
E-mail	weiyang9264@yahoo.com
Fax	
Nevada PLS #	6886

## Parcel Map Waiver Application Supplemental Information

(All required information may be separately attached)

1. Identify the public agency or utility for which the parcel is being created:

N/A

- a. If a utility, is it Public Utility Commission (PUC) regulated?

Yes
  No

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

3274 Mario Rd. - East of the intersection of Arentz Ct. and Mario Rd.

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
portions of 038-560-28 and 29	HDR and LDS	6.68
portions of 038-656-08 & 038-671-11	LDS, HDR, and GR	9.34

3. Please describe:

- a. The existing conditions and uses located at the site:

Existing residences and associated outbuildings

- b. The existing conditions and uses in the vicinity to the north, south, east and west (i.e. vacant land, roadways, buildings, etc.):

North	Single family residential
South	Single family residential
East	Single family residential
West	Single family residential

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	2.84 acres	1.14 acres	1.13 acres	
Proposed Minimum Lot Width	150'	120'	120'	

5. Utilities:

a. Sewer Service	Septic
b. Electrical Service/Generator	NV Energy
c. Water Service	Individual Well

6. Please describe the source and timing of the water facilities necessary to serve the proposed waiver.

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 type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
------------------------------	---	------------------------------------	-----------------------------------

c. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

--

7. What is the nature and timing of sewer services necessary to accommodate the proposed waiver?

a. Sewage System Type:

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

b. Available:

<input type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
------------------------------	---	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility:

N/A
-----

8. Please describe whether any of the following natural resources are related to the proposed waiver:

a. Property located in the FEMA 100-year floodplain?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

--

b. Does 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
------------------------------	--

Explanation:

- c. 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, the Hillside Ordinance applies.	<input checked="" type="checkbox"/> No, it does not.
---	--

Explanation:

9. Surveyor:

Name	Wei Yang
Address	14920 Chateau Ave.
Phone	775-828-5004
Fax	
Nevada PLS #	6886



March 20, 2019

Chris Bronczyk  
Washoe County Building and Planning Division  
1001 East Ninth Street  
Reno, Nevada 89512

**Re: Time Waiver for Belli Ranch Estates**

Dear Chris,

As we discussed in our meeting this morning, please accept this letter as a formal time waiver related to the processing of the Belli Ranch Estates Parcel Map requests. We appreciate your ongoing assistance and look forward to working with you and agency staff as we move forward through the review process. In the meantime, please do not hesitate to contact me at (775) 250-3455 or [mrailey@rubicondesigngroup.com](mailto:mrailey@rubicondesigngroup.com) with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Railey", is written over a light blue horizontal line.

Mike Railey  
Partner

cc: Wei Yang – Owner/Applicant  
Michael Burgoyne, PE – Hunter Creek Engineering  
Dan Church, PLS – Sierra Surveying

# Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

## Applicant Information

Name: MINTAGE INVESTMENTS, LLC  
Address: 14920 CHATEAU AVE  
RENO, NV 89511  
Phone: 775.527.0792 Fax: \_\_\_\_\_  
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.)

<u>BELL RANCH ROAD.</u>	

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: BELL RANCH ESTATES  
Reno Sparks Washoe County  
Parcel Numbers: 038-560-04 TO 038-671-11  
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

APN#: N/A (water rights)

Recording Requested By:  
When Recorded Mail To:

Mogul 1, LLC  
c/o Philip Hannifin  
4274 Mario Road  
Reno, Nevada 89523

AFFIRMATION

Pursuant to NRS 239B.030, the undersigned hereby affirms that this document submitted for recording DOES NOT contain a Social Security number.

**WATER RIGHTS QUITCLAIM DEED**

This WATER RIGHTS QUITCLAIM DEED ("Deed") is made and entered into this 17th day of February 2017, between MOGUL 1, LLC, a Nevada limited liability company ("Grantor"), and MINTAGE INVESTMENT, INC., a Nevada corporation ("Grantee").

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by the Grantee, does hereby convey, transfer and quitclaim unto Grantee, all of its right, title and interest in and to the following water rights located in Washoe County, Nevada, to wit:

- A. Proofs of Appropriation of Water for Irrigation V02995 and V02996.
- B. Groundwater Permit 45176, Certificate of Appropriation 12056, and Groundwater Permit 21764, Certificate of Appropriation 5972.

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

IN WITNESS WHEREOF, the Grantor has executed this Water Rights Quitclaim Deed the day and year first above written.

GRANTOR:

MOGUL 1, LLC, a Nevada limited liability company

By: *Philip Hannifin*

Print Name: PHILIP HANNIFIN

Its: MGR

STATE OF NEVADA )  
 ) ss.  
COUNTY OF WASHOE )

On this 17th day of February, 2017, before me, personally appeared Philip Hannifin, who, being first duly sworn, did say that he is the managing member of MOGUL 1, LLC, a Nevada limited liability company, and that he was duly authorized to and did execute this document on behalf of said company for the purposes therein stated.



*[Signature]*



Lot closures  
For  
MINTAGE INVESTMENTS, INC.- FIRST PARCEL MAP

Wed Mar 06 11:18:48 2019

Lot File: J:\2001776\dwg\2001776.lot  
CRD File: J:\2001776\SS2016\2001776.ZAK

**Lot: PARCEL 1 , Block: MAP 2, Type: NONE**

PNT#	Bearing	Distance	Northing	Easting
701			14861179.187	2240675.472
	N 65°58'56" E	32.66		
711			14861192.482	2240705.308
	N 78°22'55" E	129.02		
712			14861218.464	2240831.685
	S 05°07'26" W	347.36		
713			14860872.490	2240800.661
	N 84°54'22" W	152.08		
702			14860885.993	2240649.182
	N 05°07'26" E	294.37		
701			14861179.187	2240675.472
Closure Error Distance> 0.0000				
Total Distance> 955.50				
Area: 49249.8 Sq. Feet, 1.13 Acres				

**Lot: PARCEL 2 , Block: MAP 2, Type: NONE**

PNT#	Bearing	Distance	Northing	Easting
701			14861179.187	2240675.472
	S 05°07'26" W	294.37		
702			14860885.993	2240649.182
	N 84°54'22" W	35.95		
703			14860889.185	2240613.379
Radius: 400.00 Length: 180.14 Chord: 178.63 Delta: 25°48'14"				
Chord BRG: N 72°00'15" W Rad-In: N 05°05'38" E Rad-Out: N 30°53'52" E				
Radius Pt: 704 14861287.605,2240648.894 Tangent: 91.63 Dir: Right				
Tangent-In: N 84°54'22" W Tangent-Out: N 59°06'08" W Tangential-In				
Tangential-Out				
705			14860944.371	2240443.491
	N 59°06'08" W	44.78		
706			14860967.365	2240405.067
Radius: 230.00 Length: 34.08 Chord: 34.05 Delta: 8°29'22"				
Chord BRG: N 26°39'05" E Rad-In: N 59°06'14" W Rad-Out: N 67°35'36" W				
Radius Pt: 707 14861085.467,2240207.704 Tangent: 17.07 Dir: Left				
Tangent-In: N 30°53'46" E Tangent-Out: N 22°24'24" E Non Tangential-In				
Tangential-Out				
708			14860997.796	2240420.339
	N 22°24'24" E	79.09		
709			14861070.914	2240450.487
	N 55°40'26" E	40.93		
710			14861093.995	2240484.288
	N 65°58'56" E	209.31		
701			14861179.187	2240675.472
Closure Error Distance> 0.0000				
Total Distance> 918.64				

Area: 49864.1 Sq. Feet, 1.14 Acres

Lot: PARCEL 3 , Block: MAP 2, Type: NONE

PNT#	Bearing	Distance	Northing	Easting
748			14860675.875	2240241.747
	N 07°22'24" E	188.65		
749			14860862.966	2240265.957
	Radius: 230.00	Length: 178.36	Chord: 173.93	Delta: 44°25'57"
	Chord BRG: N 53°06'44" E	Rad-In: N 14°40'17" W	Rad-Out: N 59°06'14" W	
	Radius Pt: 707	14861085.467,2240207.704	Tangent: 93.94	Dir: Left
	Tangent-In: N 75°19'43" E	Tangent-Out: N 30°53'46" E	Non Tangential-In	Non
	Tangential-Out			
706			14860967.365	2240405.067
	S 59°06'08" E	44.78		
705			14860944.371	2240443.491
	Radius: 400.00	Length: 180.14	Chord: 178.63	Delta: 25°48'14"
	Chord BRG: S 72°00'15" E	Rad-In: N 30°53'52" E	Rad-Out: N 05°05'38" E	
	Radius Pt: 704	14861287.605,2240648.894	Tangent: 91.63	Dir: Left
	Tangent-In: S 59°06'08" E	Tangent-Out: S 84°54'22" E	Tangential-In	
	Tangential-Out			
703			14860889.185	2240613.379
	S 84°54'22" E	99.69		
750			14860880.333	2240712.676
	S 34°58'25" W	356.35		
740			14860588.333	2240508.417
	N 80°28'54" W	44.37		
739			14860595.670	2240464.662
	N 63°02'03" W	34.60		
753			14860611.359	2240433.825
	N 73°57'24" W	225.00		
754			14860673.541	2240217.588
	N 83°57'24" W	150.00		
755			14860689.333	2240068.422
	N 69°10'42" W	68.99		
756			14860713.856	2240003.937
	N 63°24'04" W	150.00		
757			14860781.016	2239869.815
	N 49°48'21" W	315.00		
758			14860984.311	2239629.199
	N 40°11'19" E	25.00		
759			14861003.412	2239645.334
	S 49°48'21" E	249.38		
760			14860842.466	2239835.827
	S 54°06'01" E	53.67		
761			14860810.996	2239879.302
	S 60°51'07" E	54.22		
762			14860784.587	2239926.656
	S 65°35'27" E	54.57		
763			14860762.036	2239976.348
	S 66°08'37" E	52.36		
764			14860740.859	2240024.235
	S 71°24'48" E	59.30		
765			14860721.958	2240080.442
	S 73°03'56" E	54.59		
766			14860706.057	2240132.665
	S 73°22'01" E	50.60		

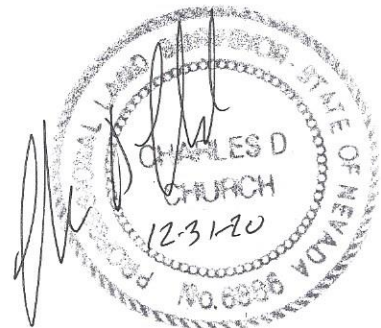
767 S 75°31'22" E 51.00 14860691.573 2240181.148  
768 S 75°16'32" E 11.60 14860678.823 2240230.528  
748 14860675.875 2240241.747

Closure Error Distance > 0.0000

Total Distance > 2752.23

Area: 123813.2 Sq. Feet, 2.84 Acres

**Total Area: 222927.1 Sq. Feet, 5.12 Acres**



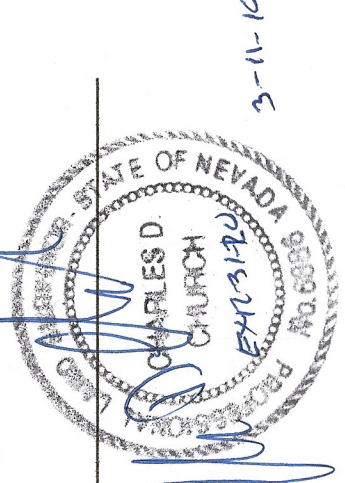
03-11-19



**SURVEYOR'S CERTIFICATE**

- I, CHARLES D. CHURCH, 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 MIKE BURGOWNE, PE, HUNTER CREEK ENGINEERING.
  2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE S.W. & S.E. 1/4 OF SECTION 15 AND THE NE 1/4 & NW 1/4 OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 18 EAST, M.D.B. & M, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON MARCH 05, 2019.
  3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE 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.
  5. THIS PLAT IS NOT IN CONFLICT WITH THE PROVISIONS OF N.R.S. CHAPTER 278.010 THRU 278.630, INCLUSIVE.

CHARLES D. CHURCH  
NEVADA P.L.S. NO. 6886



2-11-14

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED 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. CHAPTERS 278.010 TO 278.630, INCLUSIVE, AND THAT HE IS THE ONLY PARTY HAVING ANY RECORD INTEREST IN THE LANDS SHOWN HEREON, AND DO HEREBY GRANT PUBLIC UTILITY AND THE USE OF RESIDENTIAL WATER METERS AS NOTED HEREON.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**STATE OF NEVADA } S.S.  
COUNTY OF WASHOE }**

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, PERSONALLY APPEARING BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF WASHOE, \_\_\_\_\_, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC \_\_\_\_\_

**SECURITY INTEREST HOLDER'S CERT.**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, \_\_\_\_\_, DATED \_\_\_\_\_, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

BY DOC. NO. \_\_\_\_\_  
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.  
(REFERENCE DEED OF TRUST \_\_\_\_\_)

**TENTATIVE**

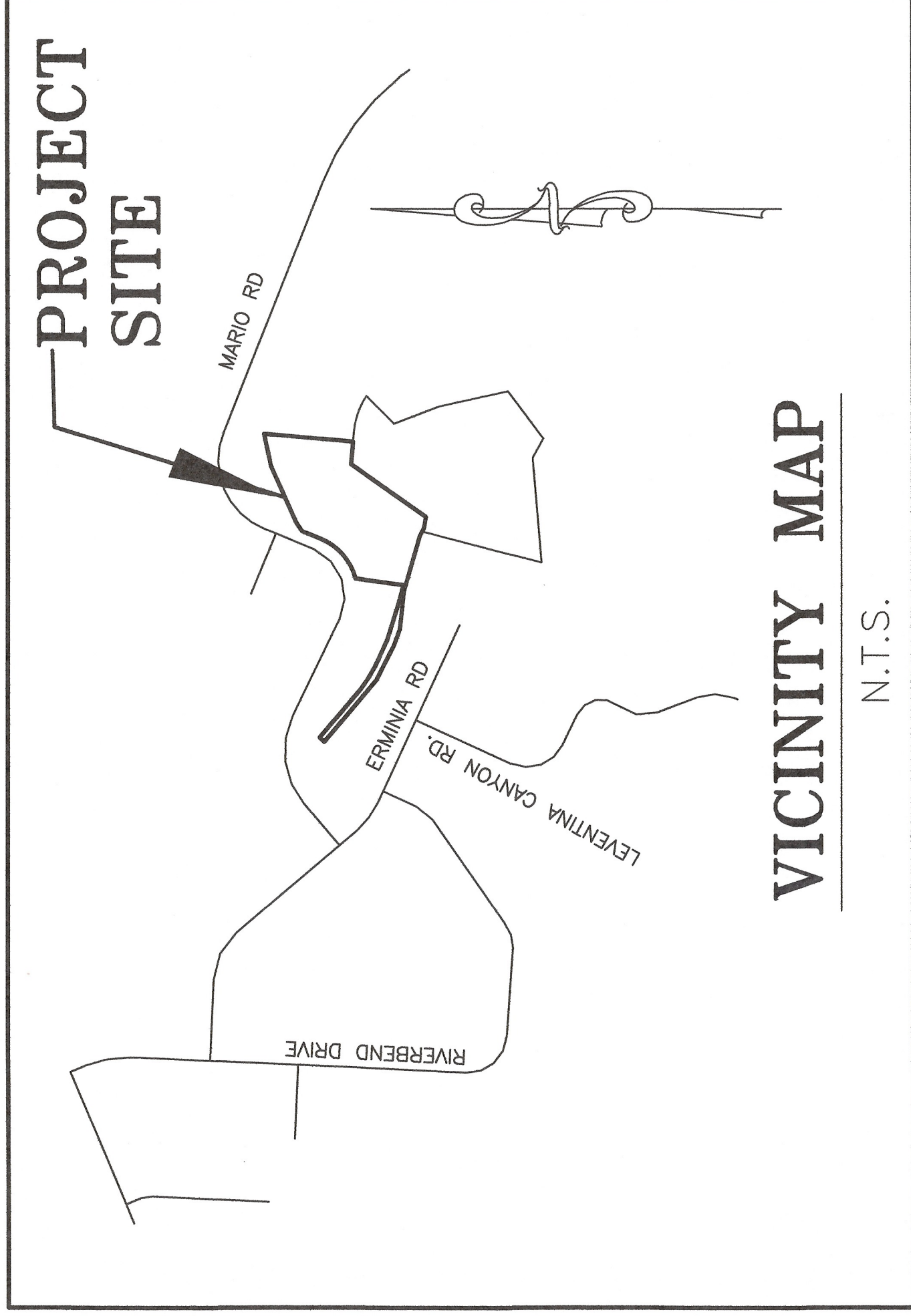
**FIRST PARCEL MAP  
FOR  
MINTAGE INVESTMENTS, INC**

A DIVISION OF LOT 1A OF  
RECORD OF SURVEY \_\_\_\_\_  
PORTIONS OF THE S.W. 1/4 & S.E. 1/4 OF SECTION 15  
TOWNSHIP 19 NORTH, RANGE 18 EAST, M.D.M.  
WASHOE COUNTY,  
NEVADA

**SIERRA SURVEYING, INC.**

555 HOLCOMB AVENUE  
RENO, NEVADA 89502  
TELEPHONE: (775) 828-6004 FAX: (775) 837-0813  
JOB NO.: 2001776  
DESIGNED BY: CDC  
DRAWN BY: MEP  
CHECKED BY: CDC  
DATE: 03-05-2019  
SHEET: 1 OF 2

FILE NO. \_\_\_\_\_  
FILED FOR RECORD AT THE  
REQUEST OF SIERRA SURVEYING,  
INC. ON THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_ 2019, AT \_\_\_\_\_ MIN.  
PAST \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M.  
OFFICIAL RECORDS OF WASHOE  
COUNTY, NEVADA  
COUNTY RECORDER  
BY: \_\_\_\_\_  
DEPUTY  
FEE: \_\_\_\_\_



**REFERENCES**

- 1) TRACT MAP NUMBER 2087 RECORDED ON JULY 15, 1983 AS DOCUMENT NUMBER 868842 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 2) PARCEL MAP NUMBER 612 RECORDED ON JUNE 29, 1978 AS DOCUMENT NUMBER 541744 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 3) PARCEL MAP NUMBER 707 RECORDED ON NOVEMBER 3, 1978 AS DOCUMENT NUMBER 568394 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- 4) RECORDS OF SURVEY 4601, RECORDED ON JUNE 30, 2005 AS DOCUMENT NUMBER 3238665 (MUST BE ROTATED 00'00'35" CLOCKWISE TO AGREE WITH THIS PLAT)
- 5) PARCEL MAP 3376, RECORDED ON JUNE 26TH, 1988 AS DOCUMENT NUMBER 2224969.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY WERE ESTABLISHED FROM THE WASHOE COUNTY PUBLISHED COORDINATES (NAD 83/94, NEVADA WEST ZONE) FOR "735M01031" AND "7735M01027", WHICH BEARS: NORTH 58°07'28" EAST, 838.91 FEET, MODIFIED BY A COMBINED FACTOR OF 0.9996022100. ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES.

**TOTAL AREA BREAKDOWN**

PARCEL 1:	49250 Sq Ft +/-
PARCEL 2:	49864 Sq Ft +/-
PARCEL 3:	2.84 Acres +/-
TOTAL AREA:	5.12 Acres +/-

**DIRECTOR OF PLANNING AND BUILDING**

THE FINAL PARCEL MAP CASE NO. WTPM18-0009 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.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 248.4725.

MOJRA HAUENSTEIN, DIRECTOR,  
PLANNING AND BUILDING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

**TAX CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID. (A.P.N. 038-560-04, 28, 29, 30, 038-656-08, 038-671-11)

WASHOE COUNTY TREASURER \_\_\_\_\_

DEPUTY \_\_\_\_\_ DATE \_\_\_\_\_

**COUNTY SURVEYOR'S CERTIFICATE**

I CERTIFY THAT I HAVE EXAMINED THIS MAP CONSISTING OF 2 SHEETS AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

WAYNE HANDROCK, PLS 20464 COUNTY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

**DISTRICT BOARD OF HEALTH**

THIS FINAL MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THE DISTRICT BOARD OF HEALTH HAS REVIEWED THE MAP FOR WATER QUALITY, WATER QUANTITY AND WATER SUPPLY FACILITIES, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES, AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH \_\_\_\_\_ DATE \_\_\_\_\_

**UTILITY COMPANIES' CERTIFICATE**

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

SIERRA PACIFIC POWER COMPANY D.B.A. NV ENERGY \_\_\_\_\_ DATE \_\_\_\_\_

NEVADA BELL D.B.A. AT&T NEVADA \_\_\_\_\_ DATE \_\_\_\_\_

CHARTER COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT \_\_\_\_\_ OWNER OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON, AND THAT HE IS THE ONLY OWNER OF RECORD OF SAID LAND, AND THAT ALL OWNERS OF RECORD OF SAID LAND HAVE SIGNED THE LAND DELINEATED HEREON FOR DELINQUENT STATE COUNTY, MUNICIPAL FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS AS OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ TITLE COMPANY

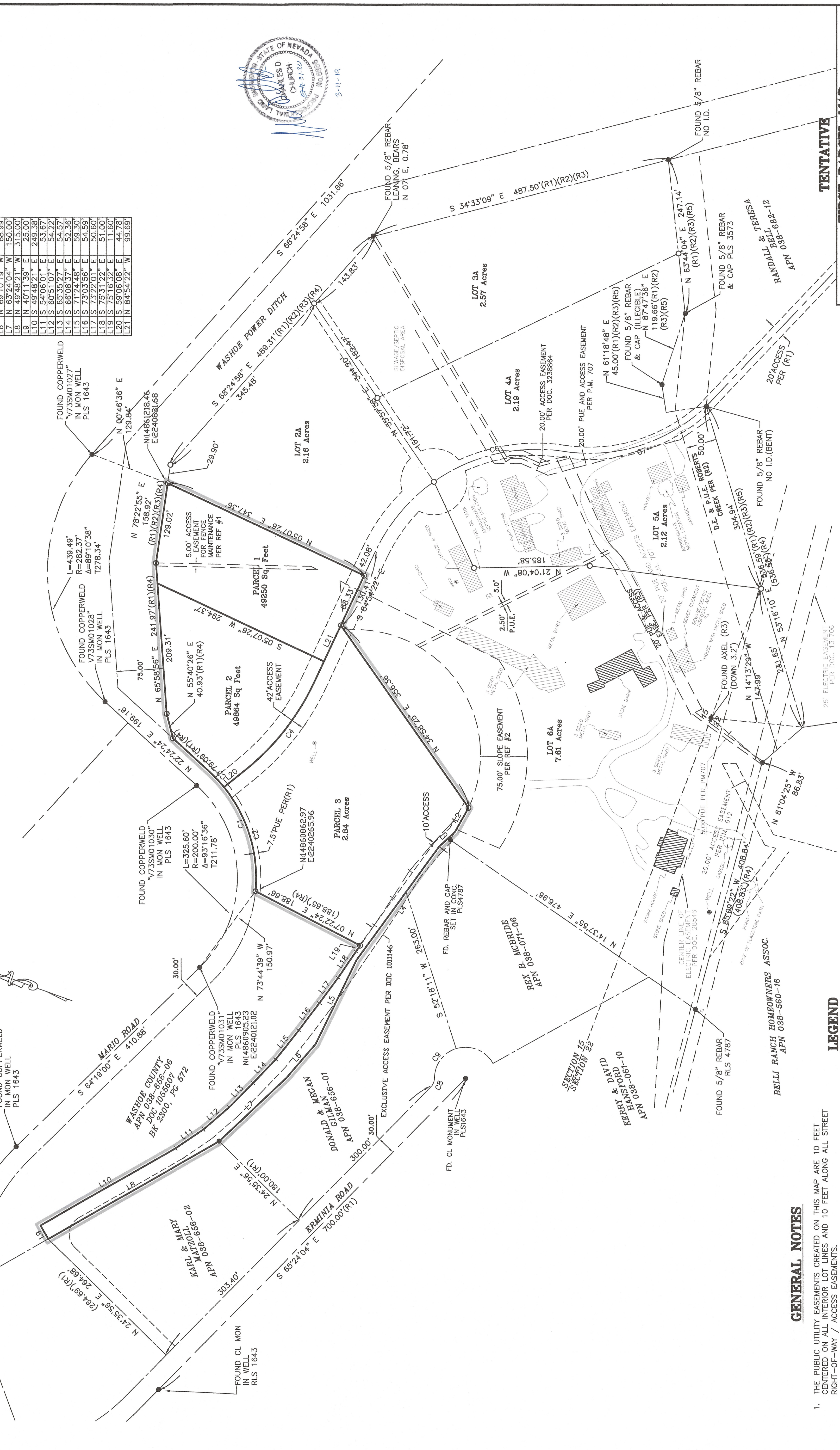
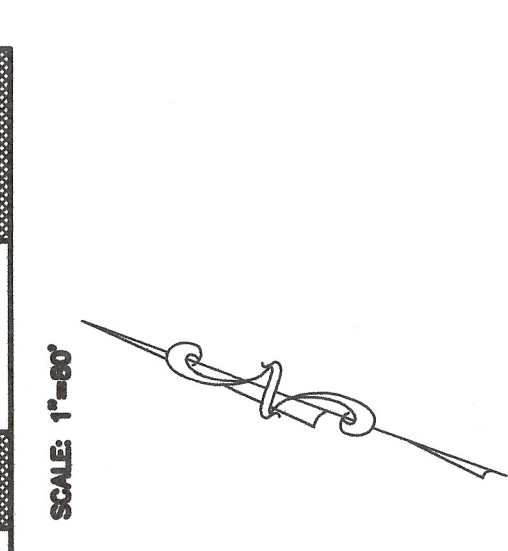
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
(TITLE OFFICER)





LINE BEARING	DISTANCE
L1 S 79°15'06" E	14.87'
L2 N 80°28'56" W	44.36'
L3 N 63°02'03" W	34.60'
L4 N 73°57'24" W	225.00'
L5 N 83°57'24" W	150.00'
L6 N 69°10'19" W	68.99'
L7 N 65°24'04" W	150.00'
L8 N 49°15'49" E	315.00'
L9 N 49°15'49" E	315.00'
L10 S 49°48'21" E	249.38'
L11 S 60°51'07" E	53.87'
L12 S 60°51'07" E	54.22'
L13 S 65°35'27" E	54.57'
L14 S 66°08'37" E	52.36'
L15 S 71°24'48" E	59.30'
L16 S 73°03'56" E	54.59'
L17 S 73°22'01" E	50.60'
L18 S 73°18'42" E	51.00'
L19 S 69°08'08" E	44.78'
L20 S 69°08'08" E	44.78'
L21 N 84°54'22" W	99.69'

CURVE ARC LENGTH	CHORD	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	178.38'	230.00'	N 59°08'24" E	173.93'
C2	180.14'	400.00'	N 29°08'14" E	178.83'
C3	218.39'	285.00'	N 43°54'14" E	213.08'
C4	145.50'	201.00'	N 54°24'58" E	138.99'
C5	69.93'	80.00'	N 72°08'35" E	58.86'



**TENTATIVE**  
**FIRST PARCEL MAP**  
**FOR**  
**MINTAGE INVESTMENTS, INC.**  
A DIVISION OF LOT 1A OF  
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PORTIONS OF THE S.W. 1/4 & S.E.1/4 OF SECTION 15  
TOWNSHIP 19 NORTH, RANGE 18 EAST, M.D.M. NEVADA  
WASHOE COUNTY.

**SIERRA SURVEYING, INC.**  
555 HOLCOMB AVENUE  
RENO, NEVADA 89502  
TELEPHONE: (775) 828-6004  
FAX: (775) 357-0813  
SHEET 2 OF 2

- GENERAL NOTES**
- THE PUBLIC UTILITY EASEMENTS CREATED ON THIS MAP ARE 10 FEET CENTERED ON ALL INTERIOR LOT LINES AND 10 FEET ALONG ALL STREET RIGHT-OF-WAY / ACCESS EASEMENTS.
  - THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
  - A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND 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 THE TIME, AND THE UTILITY AND CABLE TV COMPANIES.
  - THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE IMPROVEMENT OF THESE PARCELS.
- LEGEND**
- SET 5/8" REBAR & CAP PLS 6886, UNLESS OTHERWISE NOTED
  - FOUND MONUMENT AS NOTED
  - (N45° - 10.00')
  - ADJOINERS PROPERTY LINES
  - ORIGINAL LINE TO BE ADJUSTED
  - DIMENSION POINT (NOTHING SET OR FOUND)
  - ▨ BUILDINGS TO REMAIN (ALL OTHERS TO BE REMOVED)

RECORDED INFORMATION PER [DOCUMENT]

ADJOINERS PROPERTY LINES

ORIGINAL LINE TO BE ADJUSTED

DIMENSION POINT (NOTHING SET OR FOUND)

BUILDINGS TO REMAIN (ALL OTHERS TO BE REMOVED)



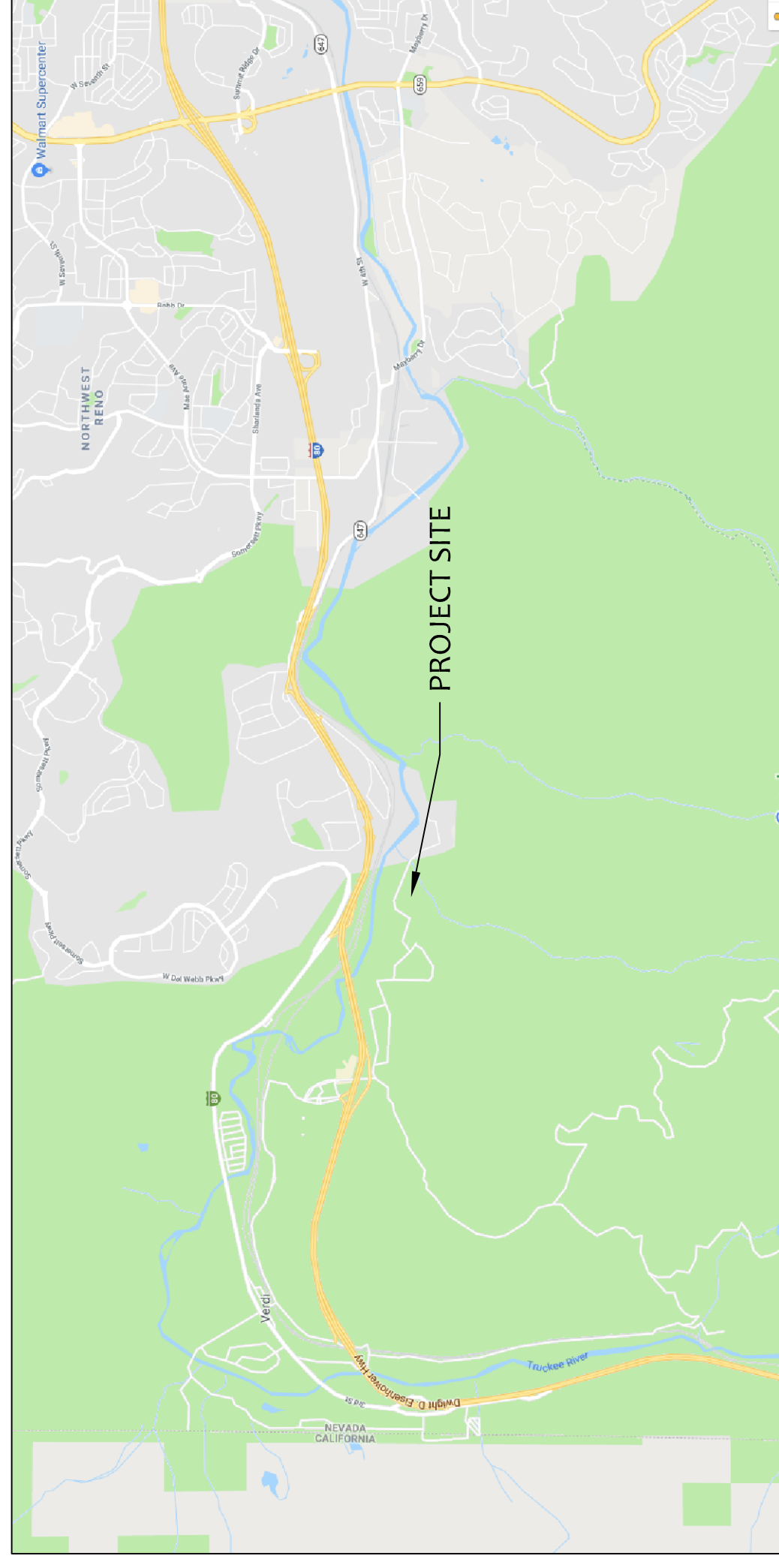
# PRELIMINARY CIVIL IMPROVEMENT PLANS

## FOR

# TENTATIVE PARCEL MAP

# BELLI RANCH ESTATES

APN: 038-560-04,28,29,30/  
038-656-08/ 038-671-11



## VICINITY MAP

**OWNER:**  
Mintage Investments, LLC  
Mr. Wei Yang  
14920 Chateau Ave.  
Reno, Nevada 89511  
775.527.0792

**CIVIL ENGINEER:**  
Hunter Creek Engineering  
2216 Dickerson Road  
Reno, NV 89503  
Mr. Michael Burgoyne, P.E.  
775.324.9925

**SURVEYOR**  
Sierra Survey  
555 Holcomb Ave  
Reno, Nevada 89501  
Mr. Dan Church, PLS  
775.828.5004

**GEOTECHNICAL ENGINEER:**  
Noritech Geotechnical/ Civil  
Consultants, LTD  
300 Western Road  
Reno, NV 89506  
Mr. Nick Vestbie, PE  
775.852.7475

**HUNTER CREEK  
ENGINEERING**  
2216 Dickerson Road  
Reno, Nevada 89503  
huntcreek@sbcglobe.net  
775.324.9925

PRINCIPAL DESIGN PROFESSIONAL

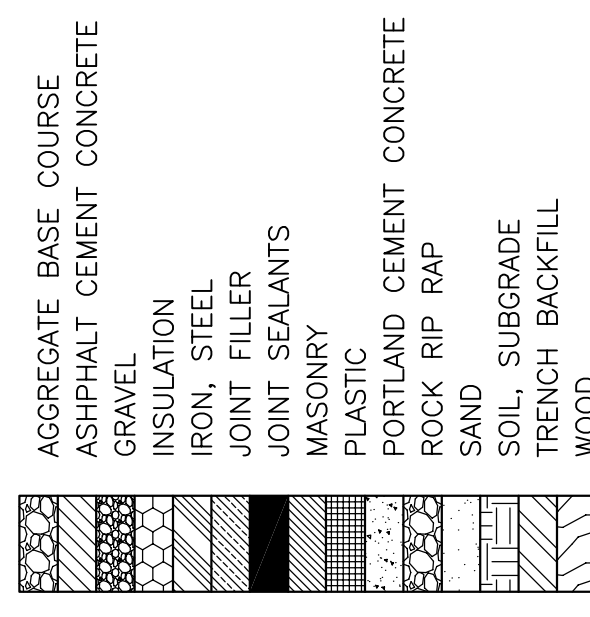


**811**  
USA NORTH  
Call Two Working Days  
before You Dig!  
811/ 1-800-227-2600

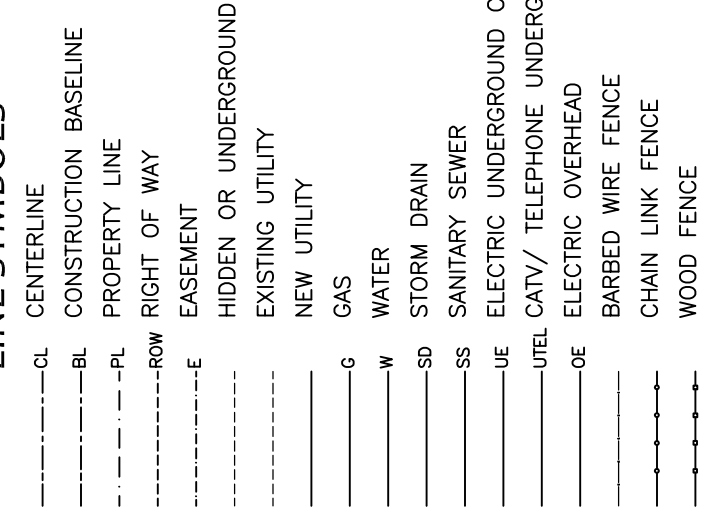
**PROJECT**

TENTATIVE  
PARCEL MAP  
BELLI RANCH ESTATES  
3260 - 3724 Mario  
Road, Reno  
Washoe County,  
Nevada 89523

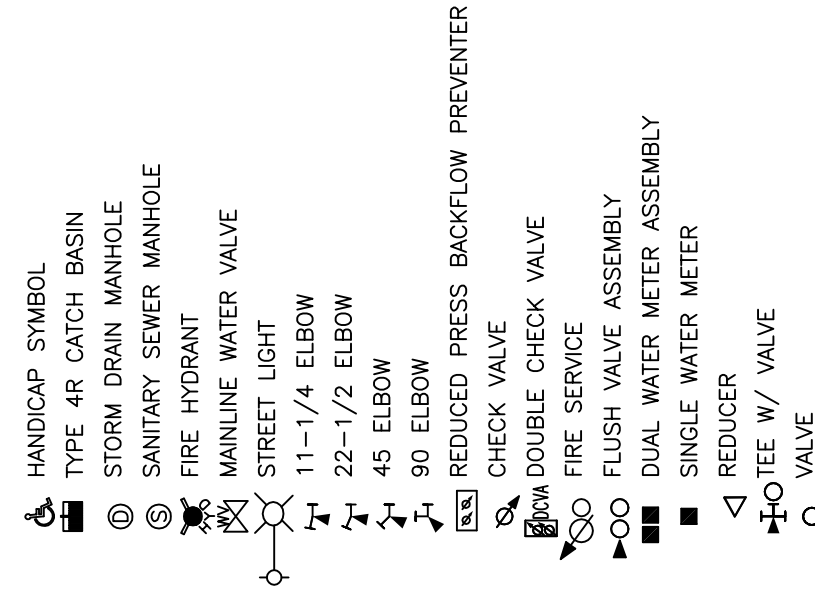
### MATERIAL SYMBOLS



### LINE SYMBOLS



### IDENTITY SYMBOLS



ABBREV.	DESCRIPTION
CL	CENTERLINE
FL	FLARED END SECTION
G	GAS
OF	OVERFLOW
PL	PROPERTY LINE
P	PRESSURE
ROW	RIGHT-OF-WAY
SS	SANITARY SEWER
UE	UNDERGROUND ELECTRICAL CONDUIT
UTEL	UNDERGROUND TELEPHONE CONDUIT
W	WATER - WIDTH, WIDE
W/	WOOD FENCE

### SHEET INDEX

- C1 TITLE SHEET
- C2 GENERAL NOTES
- C3 EXIST SITE/ DEMOLITION PLAN
- C4 LOT CONFIGURATION PLAN
- C5 SITE PLAN, 1"=60'
- C6 SITE PLAN, 1"=40'
- C7 SITE PLAN, 1"=40'
- C8 SITE PLAN, 1"=40'
- C9 ACCESS ROADWAY PLAN AND PROFILE
- C10 SITE SLOPE ANALYSIS
- C11 SITE CROSS SECTIONS

SHEET TITLE

TITLE SHEET

C-1 of 11





**HUNTER CREEK ENGINEERING**

2216 Dickerson Road  
Reno, Nevada 89503  
huntercreek@bcgglobal.net  
775.324.9925



PRINCIPAL DESIGN PROFESSIONAL

**PROJECT**

TENTATIVE  
PARCEL MAP  
BELLI RANCH ESTATES  
3260 - 3724 Mario  
Road, Reno  
Washoe County,  
Nevada 89523

NO.	REVISED	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION
6	Update and	12/25/2019	ROADWAY SECTIONS	WASHOE
3	Final Station	12/23/19	GENERAL APPLICATIONS	W-1.4
4	Notes	1/24/20	RURAL AREAS/SUBURBAN AREAS	
5	Notes, Change	10/22/20	LOT SIZE: GREATER THAN 1.5 ACRES	DATE: 2/9/20 PAGE: 4

**GENERAL CONSTRUCTION NOTES**  
BELLI RANCH

- All construction and materials shall conform to the Standard Specifications for Public Works Construction (SSPWC) and the Standard Details for Public Works Construction (SDPWC), as adopted by Washoe County, and shall be subject to the approval of the County Engineer.
- Provide and maintain all necessary traffic control throughout construction, in accordance with applicable parts of the Specification section 332, the Manual on Uniform Traffic Control Devices, (MUTCD, latest edition) and the State of Nevada, Department of Transportation, traffic control standards.
- Provide adequate safety during construction, and all work shall conform to applicable safety regulations and codes. The Contractor shall fence and or barricade the construction area as required to protect adjacent sites, vehicular traffic and pedestrian traffic. The contractor shall be solely and completely responsible for any damage to adjacent properties and NRS chapter 615, in the construction practices for all employees directly engaged in the construction of this project.
- The contractor shall be responsible for the location and/or protection of all existing and proposed piping, utilities, traffic signal equipment (both above ground and below ground), structures adjacent to streets, and all other existing improvements including but not limited to: power lines, gas lines, water lines, and sewer lines.
- Permitting and construction shall be completed in a timely manner to ensure a timely completion of the project.
- All construction shall be closely coordinated with the Engineer so that the quality of work can be checked for approval.
- Incorporate adequate drainage procedures during the construction process to eliminate excessive ponding and/or erosion.
- Maintain the site in a neat and orderly manner throughout the construction process. All materials shall be stored within approved construction areas.
- The contractor shall be responsible for the regular cleaning of all mud, dirt, debris, etc. from any and all adjacent streets and sidewalks.
- The contractor shall be responsible for obtaining all the permits as required by Washoe County including, but not limited to, a permit for excavation, a permit for grading, a permit for paving, a permit for utility work, etc.
- Contractor shall maintain one set of record (as-built) drawings to show the actual installation where the installation varies from the contract documents. The record drawings shall include changes in slope or alignment, size or type of pipe, changes in types of fittings and valves, actual dimensions between fittings and valves. Upon completion, provide the County Engineer with a copy of the record drawings and a copy of the contract documents.
- The Engineer shall provide the Contractor with electronic CAD files of the existing site topography and proposed finish geometry for use during construction. CAD files shall be in AIA/2013 format.
- The contractor shall be responsible for the location and/or protection of all existing and proposed piping, utilities, traffic signal equipment (both above ground and below ground), structures adjacent to streets, and all other existing improvements including but not limited to: power lines, gas lines, water lines, and sewer lines.
- The maintenance language will mitigate insect development by preventing standing water from ponding longer than seven (7) days.

**DEMOLITION NOTES**

- The removal of existing improvements shall be performed in accordance with specification section 301.00.
- Existing improvements, adjacent property utilities and other facilities, and trees and plants that are not to be removed shall be protected from injury or damage resulting from the contractor's operations in accordance with specification section 301.04 and 300.04.
- The contractor shall adjust all existing utility boxes and frame and covers, both horizontally and vertically, as required to fit the new work. The contractor shall replace any appearance damaged during relocation.

**EARTHWORK NOTES**

- 1.A geotechnical investigation including borings and testing has not been performed for this project. It shall be the responsibility of the Contractor to visit the site and make his own interpretations with regard to materials, methods and equipment necessary to perform the work required for this project. The Owner shall be provided access to the Owners' geotechnical report and any other geotechnical information that may be available. All test pits and soil samples shall be obtained within the limits of cut and fill as shown on the plan. No additional payment shall be made for earthwork for this project. The Contractor shall obtain all necessary permits from the County Engineer.
- No estimate of Earthwork quantities have been estimated at this phase.
- Cleaning and grubbing, sub grade preparation and earthwork shall be performed in accordance with specification sections 300.00, 302.00, 303.00 and 304.00, included in the work include:
  - Organic materials such as peat, mulch, organic silt or sodd,
  - Stalls containing expansive clays,
  - Stalls containing expansive clays, alkali,
  - Poorly graded coarse material. Particle size in excess of 6 inches.
- Material which will not achieve density and/or bearing requirements.
- Final grading elevations, slopes, and other elevations not shown shall be determined by the contractor in the field to conform with the design and to the drainage ways indicated. All grading elevations shall be approved by the County Engineer.
- All fill and backfill testing shall be per section 336.03. Density and percent compaction shall be related to ASTM D1557.
- Any excess soil materials shall be excavated and removed from the site by the Contractor.
- Prior to construction, the Contractor shall provide Washoe County Engineering Division proof that area proposed to receive excess material is permitted to receive such material.
- The Contractor shall provide a proposed Construction Traffic Hourly Route Plan submitted to Washoe County Engineering Division for review and approval. Any existing or proposed roads that will be used as construction haul routes and are not currently designated truck routes must be evaluated by a geotechnical study to determine construction loadings on the roadway and the contractor must be responsible for reconstructing as needed to provide a 20-year design life in accordance with ASHTO Interim Guide for Flexible Pavement.
- Contractor shall be responsible for obtaining all the permits, all permits as required by Washoe County to excavate and backfill.
- All light colored builders in all disturbed areas greater than twenty five square feet and Rip-Rap areas shall be treated with "Permeon Simulated Desert Varnish" or equivalent product to darken the exposed builders to match un disturbed, exposed rocks and builders on adjacent, undisturbed slopes.
- Contractor shall be responsible for the location and/or protection of all existing and proposed piping, utilities, traffic signal equipment (both above ground and below ground), structures adjacent to streets, and all other existing improvements including but not limited to: power lines, gas lines, water lines, and sewer lines.
- The contractor 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.

**UTILITY NOTES**

- Utilities may exist that are not shown on the plans. Horizontal and vertical locations of existing utilities are approximate only. Contractor shall verify actual locations of existing utilities prior to construction. Contractor shall call Underground Services Alert, USA, at (1-800-227-2600) prior to any excavation.
- The contractor shall be responsible for the location and/or protection of all existing and proposed piping, utilities, traffic signal equipment (both above ground and below ground), structures adjacent to streets, and all other existing improvements including but not limited to: power lines, gas lines, water lines, and sewer lines.
- The contractor shall notify Washoe County Utilities at least 48 hours prior to the start of utility construction. All existing water valves shall be operated by Washoe County Utility personnel. The contractor shall be responsible for the location and/or protection of all existing and proposed piping, utilities, traffic signal equipment (both above ground and below ground), structures adjacent to streets, and all other existing improvements including but not limited to: power lines, gas lines, water lines, and sewer lines.
- Contractor shall coordinate that shut off with line affected customers and utility purveyor at least 48 hours in advance of the disruption of the service.
- Contractor to provide all miscellaneous pipe, fittings and appurtenances as required to complete the utility work as shown on the plans.
- Trench excavation and backfill shall be performed in accordance with specification section 305.00. The contractor shall be responsible for all excavation and shoring procedures. Conduit placement shall be by open trench unless otherwise specified. All trenching shall be in accordance with the requirements of the Nevada State Board of Public Health and Safety Administration, OSHA, and the Occupational Health and Safety Administration, OSHA.
- Utility conduit, 8 inches and smaller, shall be bedded in class A pipe bedding as specified in section 200.03. Utility conduit, greater than 8 inches, shall be bedded in class A as specified in section 200.03. The maximum loose lift thickness of bedding shall be 8 inches. The bedding shall be placed in accordance with specification section 308.00.
- Trench backfill shall be native excavated granular material or approved import granular material free from unsuitable material defined herein.
- Contractor shall meet the requirements of specification section 200.00, Type 2, Class B. Aggregate base course shall be placed in accordance with specification section 308.00.

**CONCRETE NOTES**

- Portland Cement Concrete shall meet the requirements of specification section 202.00. PC Concrete exposed to freeze-thaw environments shall have a minimum 28 day compressive strength of 4,000 psi and meet the specific requirements of section 202.12. All other PC concrete shall have a minimum compressive strength of 3000 psi and an air content of 6±11/2%.

**EROSION CONTROL PLAN PERMIT NOTES**

- Per NDEP, Stormwater General Permit, NWR 100000, construction activity including clearing, grading, excavation, and demolition that disturb one or more acres of land shall request inclusion in the General Permit and comply with the requirements there in.
- The contractor shall be submitted to NDEP for this project. The Prime Contractor shall assume full responsibility for compliance with the General Permit.
- An Erosion Control Plan and Stormwater Pollution Prevention Plan shall be established by the Owner. The Contractor shall revise the erosion control plan to fit specific site conditions as required to meet the requirements and conditions of the General Permit.
- The Contractor shall be responsible for compliance with the permit throughout construction and until the NOTICE OF TERMINATION is issued by NDEP. The Contractor shall be familiar with all Permit requirements.

**EROSION CONTROL STANDARD NOTES**

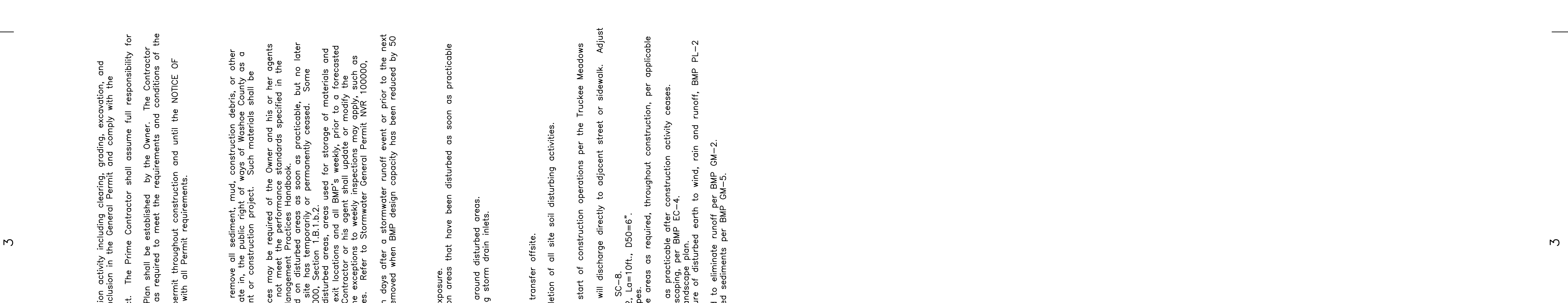
- The Contractor and/or his authorized agents shall each day remove all sediment, mud, construction debris, or other potential pollutants that may have been discharged to, or accumulate in, the public right of ways of Washoe County as a result of construction activities associated with this site development or construction project. Such materials shall be removed from the site and disposed of in a suitable location.
- Additional erosion control measures or 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 the Washoe County and the Truckee Meadows Construction Site Best Management Practices Handbook. Erosion control measures shall be implemented within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Some exceptions may apply, refer to Stormwater General Permit NWR100000, Section 1.B.1.b.2.
- At a minimum, the Contractor or his agent shall inspect all disturbed areas, areas where BMP's were installed, and areas subject to rain event and within 24 hours after any actual rain event. The Contractor or his agent shall update or modify the Stormwater Pollution Prevention Plan, SWPPP, as necessary. Some exceptions to weekly inspections may apply, such as those listed in the permit conditions or suspension of rain disturbance activities. Refer to Stormwater General Permit NWR 100000, Section 1.B.1.b.
- Accumulated sediment in BMP's shall be removed within seven days after a stormwater runoff event or prior to the next anticipated storm event whichever is earlier. Sediment must be removed when BMP design capacity has been reduced by 50 percent or more.

**EROSION CONTROL PERFORMANCE REQUIREMENTS**

- Phase and Schedule construction to minimize disturbed soil exposure.
- Establish temporary or permanent stabilization improvements on areas that have been disturbed as soon as practicable and no later than 14 days.
- Provide temporary or permanent stabilization improvements that convey water around disturbed areas.
- Protect waterways form within and bordering the site, including storm drain inlets.
- Remove eroded sediments.
- Control construction site access.
- Do not store materials on paved roadways.
- Manage fueling to prevent and control leaks and spills.
- Manage fueling to prevent and control leaks and spills.
- Establish permanent stabilization on all bare soils upon completion of all site soil disturbing activities.
- Provide all preconstruction erosion control BMP's prior to the start of construction operations per the Truckee Meadows Construction Site Best Management Practices (BMP) handbook.
- Provide construction site entrances, BMP SC-5.
- Provide construction site entrances, typical each location, BMP SC-8.
- Provide Storm Drain rock rip rap outlet protection, BMP DP-2, Le=10ft., D50=6".
- Provide vehicle fueling, concrete washout, and material storage areas as required, throughout construction, per applicable BMP's.
- Provide temporary or permanent surface stabilization as soon as practicable after construction activity ceases.
- Provide temporary irrigation and permanent stabilization per landscape plan.
- Schedule and Phase construction activities to minimize exposure of disturbed earth to wind, rain and runoff, BMP PL-2.
- Manage adjacent materials stockpiles to minimize exposure and to eliminate runoff per BMP GM-2.
- Swap adjacent street stockpiles regularly as required to remove tracked sediments per BMP GM-5.

**ROADWAY SECTIONS**

NO.	REVISED	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION
6	Update and	12/25/2019	ROADWAY SECTIONS	WASHOE
3	Final Station	12/23/19	GENERAL APPLICATIONS	W-1.4
4	Notes	1/24/20	RURAL AREAS/SUBURBAN AREAS	
5	Notes, Change	10/22/20	LOT SIZE: GREATER THAN 1.5 ACRES	DATE: 2/9/20 PAGE: 4



**PROJECT**

USA NORTH  
Call Two Working Days  
before You Dig!  
811/1-800-227-2600  
Call before you dig!

**PROJECT**

TENTATIVE  
PARCEL MAP  
BELLI RANCH ESTATES  
3260 - 3724 Mario  
Road, Reno  
Washoe County,  
Nevada 89523

**GENERAL**

GENERAL  
NOTES

**SHEET TITLE**

GENERAL  
NOTES

**C-2 of 11**













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**PROJECT**

**TENTATIVE  
PARCEL MAP**  
**BELLI RANCH ESTATES**  
3260 - 3724 Mario  
Road, Reno  
Washoe County,  
Nevada 89523

MARK	DATE	DESCRIPTION
JOB NO:	HCE 1703	
PHASE:		
DATE:	April 2, 2019	
ENGR:	burgoine	
DRAWN BY:	burgoine	

**SHEET TITLE**

**OVERALL SITE  
PLAN**

C-5 of 11



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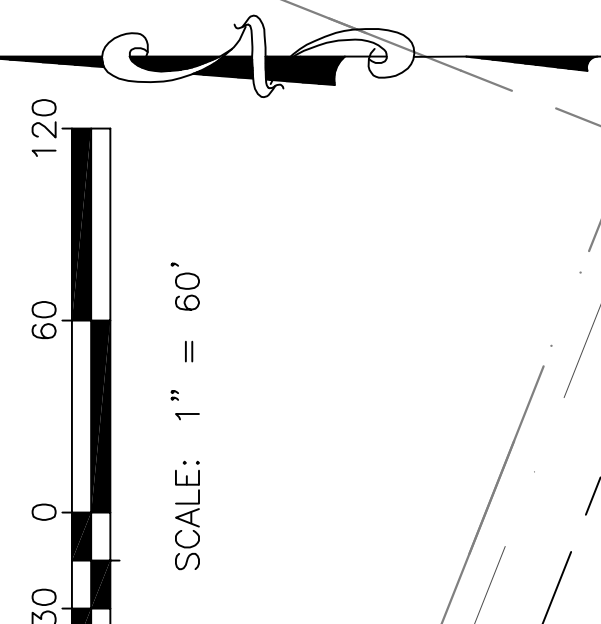
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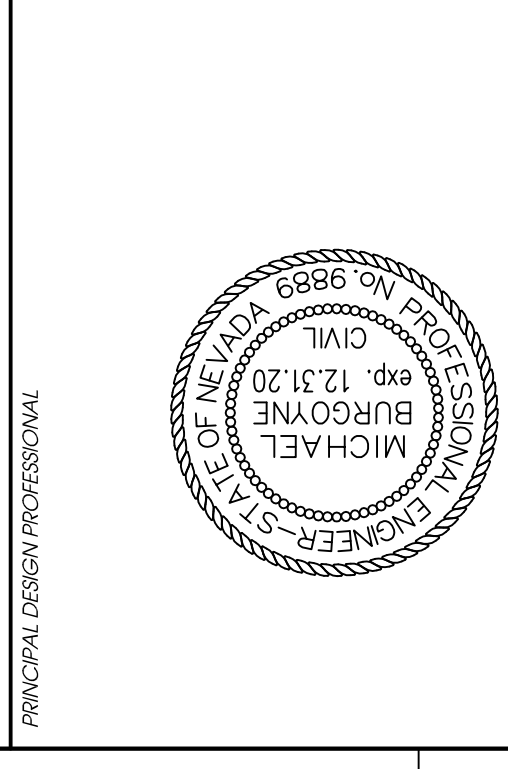
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# HUNTER CREEK ENGINEERING

2216 Dickerson Road  
Reno, Nevada 89503  
huntcreek@bcbglobal.net  
775.324.9925



**PROJECT**

**TENTATIVE  
PARCEL MAP**

**BELLI RANCH ESTATES**  
3260 - 3724 Mario  
Road, Reno  
Washoe County,  
Nevada 89523

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PHASE:		
DATE:	April 2, 2019	
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DRAWN BY:	burgoine	

SHEET TITLE	
SITE PLAN	

SHEET TITLE	
SITE PLAN	
C-6 of 11	

BELLI RANCH  
SITE PLAN KEYNOTES

5

1. Proposed lot configuration to be accomplished by boundary line adjustment and two (2) subsequent parcel maps. Refer to attached Lot Configuration Plan, sheet C4.

EASEMENTS

2. Existing easements that conflict with the new lot configuration shall be abandoned as required.

3. All utility easements shall be established by parcel map. Owner shall provide temporary construction easements as required for grading on adjacent properties.

SETBACKS

4. Building setback.

5. Critical stream zone setback.

6. Septic system setback.

IRRIGATION

7. Existing irrigation ditch diversion is to be maintained at current location. Existing intake structure to be cleaned of debris and repaired as required.

8. Existing irrigation ditch system to be maintained. Existing ditch to be cleaned and retrograded as required for proposed project.

STORM WATER COLLECTION

9. Storm drain collection ditches sized for 100 yr. storm flow irrigation ditch flow. Rock rip rap lined, 3:1 side slopes.

10. Storm water detention basin sized for 100 yr. storm event.

a. Sized per TMRWQFP, Sedimentation Basin, TC-40.

b. 4:1 side slopes, rock rip rap lined.

c. Vegetated per WC standards.

11. West detention pond to discharge to existing above grade 11. inch storm drain pipe across Washoe Power Ditch.

12. Storm water to discharge through metering manhole to Roberts Creek.

13. SDR 35 PVC storm drain culverts sized to pass 100 year storm event plus irrigation flow.

DOMESTIC WATER

14. All lots to be served by private domestic well.

SAN SEWER

15. Approximate location of primary septic-leach field system.

16. Upon completion of initial review and approval of tentative parcel map, Owner will provide geotechnical investigation of the property. The investigation will include depth to groundwater and percolation tests to confirm existing soil conditions at proposed leach field locations.

GAS

Provide GAS service, and appurtenances as required by NV ENERGY plans and specifications. Coordinate with Building Services.

ELECTRIC

18. Provide electrical service from per NV ENERGY plans and specifications.

19. Provide street lighting per electrical plans. Pole base locations are depicted on site plan.

PRIVATE COMMUNICATION

20. Provide utility pull boxes and conduit for private communications per COMM company requirements.

RETAIN WALLS

21. Rockery retaining walls, maximum exposed height of 4 ft.

BRIDGE

22. Existing PCC box culvert bridge structure to be removed and replaced with premanufactured steel bridge structure.

GRAVEL ROAD

23. Provide 4 inch Type II abc road surface on compacted subgrade.

ACC ROAD

24. Provide 3 inch ACC on 6 inch Type II abc roadway.

BUILDING PAD

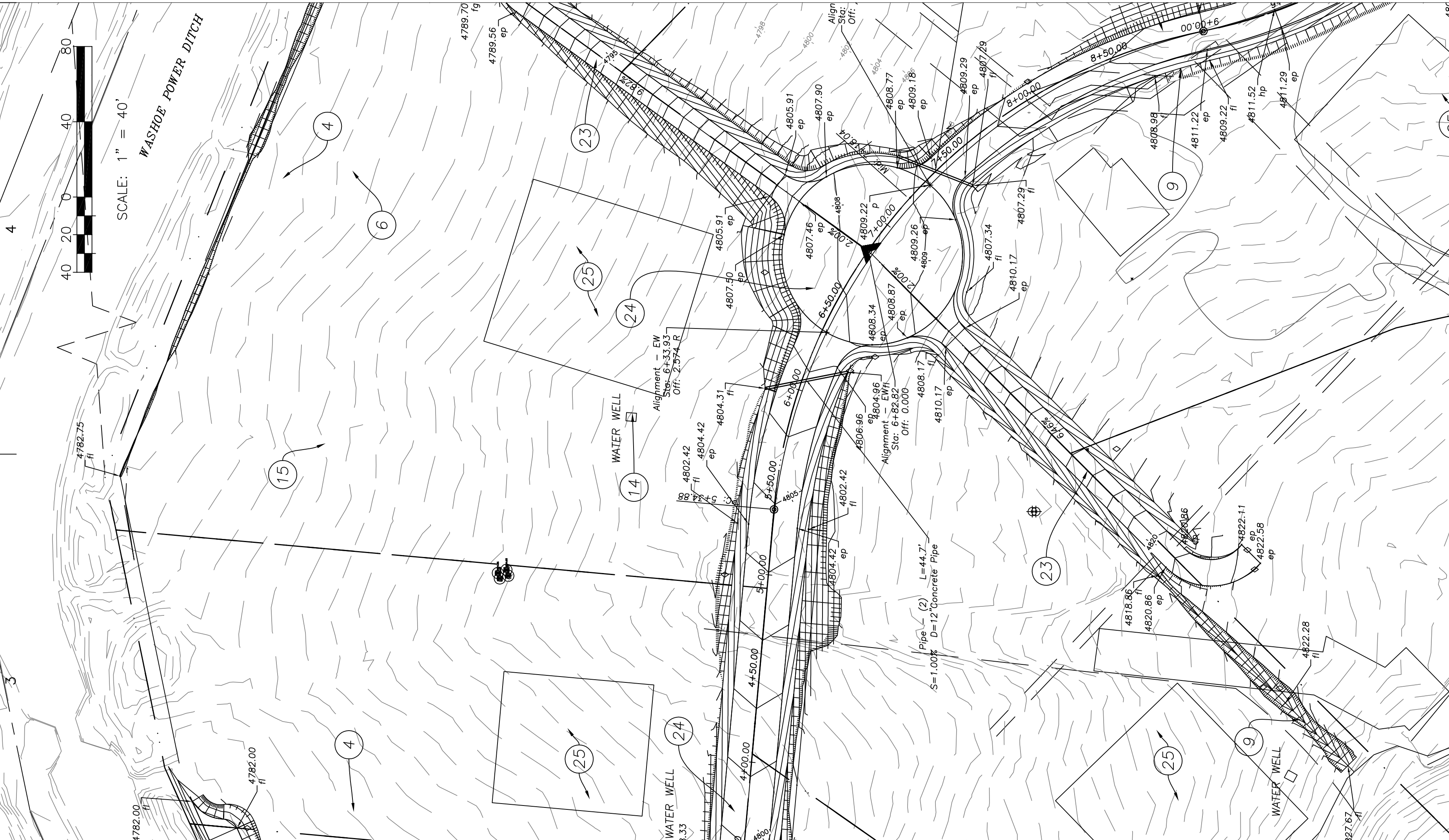
25. Proposed location for building pad. Existing slopes, less than 15%. Pad excavation shall be provided by future lot owner. Not part of this project.

26. Proposed location for building. Existing slopes, greater than 15%. New construction shall include stepped foundation to fit steep slope and minimize existing slope disturbance.

EROSION CONTROL

27. New construction erosion control measures provided by the contractor per NDEP and Washoe County requirements.

28. Permanent erosion control and revegetation to be provided at the time of completion of work per NDEP and Washoe County requirements.



A Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
VOLUME ACCESS	1.000	1.000	84756.01 Sq. Ft.	2690.30 Cu. Yd.	3673.14 Cu. Yd.	982.84 Cu. Yd. <Fill>
VOLUME DITCH	1.000	1.000	35157.89 Sq. Ft.	2723.48 Cu. Yd.	50.29 Cu. Yd.	2673.19 Cu. Yd. <Cut>
VOLUME TURN ARD	1.000	1.000	14947.45 Sq. Ft.	224.83 Cu. Yd.	483.83 Cu. Yd.	259.00 Cu. Yd. <Fill>
Totals			134861.35 Sq. Ft.	5638.60 Cu. Yd.	4207.25 Cu. Yd.	1431.35 Cu. Yd. <Cut>





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**PROJECT**

**TENTATIVE  
PARCEL MAP**  
**BELLI RANCH ESTATES**  
3260 - 3724 Mario  
Road, Reno  
Washoe County,  
Nevada 89523

MARK	DATE	DESCRIPTION
JOB NO:	HCE 1703	
PHASE:		
DATE:	April 2, 2019	
ENGR:	burgoine	
DRAWN BY:	burgoine	
<b>SHEET TITLE</b>		
SITE PLAN		

SITE PLAN

5

**BELLI RANCH  
SITE PLAN KEYNOTES**

**BLA**  
1. Proposed lot configuration to be accomplished by Boundary line adjustment and two (2) subsequent parcel maps. Refer to attached Lot Configuration Plan, sheet C4.

**EASEMENTS**  
2. Existing easements that conflict with the new lot configuration shall be abandoned as required.  
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**SETBACKS**  
4. Building setback.  
5. Critical stream zone setback.  
6. Septic system setback.

**IRRIGATION**  
7. Existing irrigation ditch diversion is to be maintained at current location. Existing intake structure to be cleaned of debris and repaired as required.  
8. Existing irrigation ditch system to be maintained. Existing ditch to be cleaned and retrograded as required for proposed project.

**STORM WATER COLLECTION**  
9. Storm drain collection ditches sized for 100 yr storm flow plus irrigation ditch flow. Rock rip rap lined, 3:1 side slopes.  
10. Storm water detention basin sized for 100 yr storm event.  
a. Sized per TMR5WQP, Sedimentation Basin, TC-40.  
b. 4:1 side slopes, rock rip rap lined.  
c. Vegetated per WC standards.

11. West detention pond to discharge to existing above grade 11. inch storm drain pipe across Washoe Power Ditch.  
12. Detention pond to discharge through metering manhole to Roberts Creek.  
13. SDR 35 PVC storm drain culverts sized to pass 100 year storm event plus irrigation flow.

**DOMESTIC WATER**  
14. All lots to be served by private domestic well.

**SAN SEWER**  
15. Approximate location of primary septic-leach field system.  
16. Upon completion of initial review and approval of tentative parcel map, Owner will provide geotechnical investigation of the property. The investigation will include depth to groundwater and percolation tests to confirm existing soil conditions at proposed leach field locations.

**GAS** Provide GAS service and appurtenances as required by NV ENERGY plans and specifications. Coordinate with Building Services.

**ELECTRIC**  
18. Provide electrical service from per NV ENERGY plans and specifications.  
19. Provide street lighting per electrical plans. Pole base locations are depicted on site plan.

**PRIVATE COMMUNICATION**  
20. Provide utility pull boxes and conduit for private communications per COMM company requirements.

**RETAIN WALLS**  
21. Rockery retaining walls, maximum exposed height of 4 ft.

**BRIDGE**  
22. Existing PCC box culvert bridge structure to be removed and replaced with premanufactured steel bridge structure.

**GRAVEL ROAD**  
23. Provide 4 inch Type II abc road surface on compacted subgrade.

**ACC ROAD**  
24. Provide 3 inch ACC on 6 inch Type II abc roadway.

**BUILDING PAD**  
25. Proposed location for building pad. Existing slopes, less than 15%. Pad excavation shall be provided by future lot owner. Not part of this project.  
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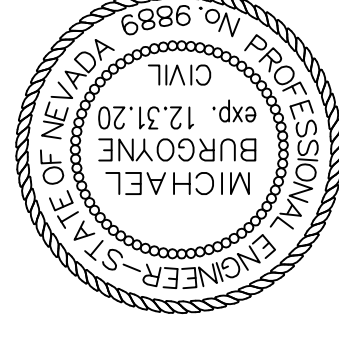
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**PROJECT**

**TENTATIVE  
PARCEL MAP**  
**BELLI RANCH ESTATES**  
3260 - 3724 Mario  
Road, Reno  
Washoe County,  
Nevada 89523

MARK	DATE	DESCRIPTION
JOB NO:	HCE 1703	
PHASE:		
DATE:	April 2, 2019	
ENGR:	burgovine	
DRAWN BY:	burgovine	

**SHEET TITLE**

**SITE  
PLAN**

**C-8 of 11**

**BELLI RANCH  
SITE PLAN KEYNOTES**

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b. 4:1 side slopes, rock rip rap lined.  
c. Vegetated per WC standards.  
11. West detention pond to discharge to existing above grade 11. inch storm drain pipe across Washoe Power Ditch.  
12. 12. inch storm drain pipe to discharge through metering manhole to Roberts Creek.  
13. SDR 35 PVC storm drain culverts sized to pass 100 year storm event plus irrigation flow.

**DOMESTIC WATER**  
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**PRIVATE COMMUNICATION**  
20. Provide utility pull boxes and conduit for private communications per COMM company requirements.

**RETAIN WALLS**  
21. Rockery retaining walls, maximum exposed height of 4 ft.

**BRIDGE**  
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**GRAVEL ROAD**  
23. Provide 4 inch Type II abc road surface on compacted subgrade.

**ACC ROAD**  
24. Provide 3 inch ACC on 6 inch Type II abc roadway.

**BUILDING PAD**  
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**HUNTER CREEK ENGINEERING**  
 2216 Dickerson Road  
 Reno, Nevada 89503  
 huntcreek@bcbglobal.net  
 775.324.9925

PRINCIPAL DESIGN PROFESSIONAL



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PROJECT

TENTATIVE  
 PARCEL MAP  
 BELLI RANCH ESTATES  
 3260 - 3724 Mario  
 Road, Reno  
 Washoe County,  
 Nevada 89523

MARK	DATE	DESCRIPTION
JOB NO:	HCE 1703	
PHASE:		
DATE:	April 2, 2019	
ENGR:	Burgoyne	
DRAWN BY:	Burgoyne	

SHEET TITLE  
 ACCESS ROADWAY  
 PLAN & PROFILE

