

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



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

Telephone: 775.328.6100

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Belli Ranch Estates - Parcel Map 1			
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 AND area locator): South of Mario Rd., East of Erminia Rd., South of I-80			
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).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
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.	
Applicant/Developer:		Other Persons to be Contacted:	
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	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: 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]

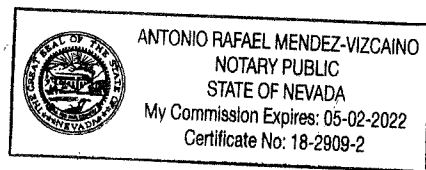
Address 14970 Chateau Ave. Reno, NV 89511

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
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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
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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
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c. Washoe County Capital Improvements Program project?

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

a. Permit #	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):

Refer to attached Water Right Quitclaim deed

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

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

<input 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

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
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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
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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:

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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
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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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
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Explanation:

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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:

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- 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.
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Explanation:

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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 with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Railey", 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.

 MICHELE DAVIS
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 07-4108-2 - Expires October 16, 2017

[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			14860691.573	2240181.148
	S 75°31'22" E	51.00		
768			14860678.823	2240230.528
	S 75°16'32" E	11.60		
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

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 20484 COUNTY SURVEYOR _____ DATE _____

DISTRICT BOARD OF HEALTH

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

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 _____

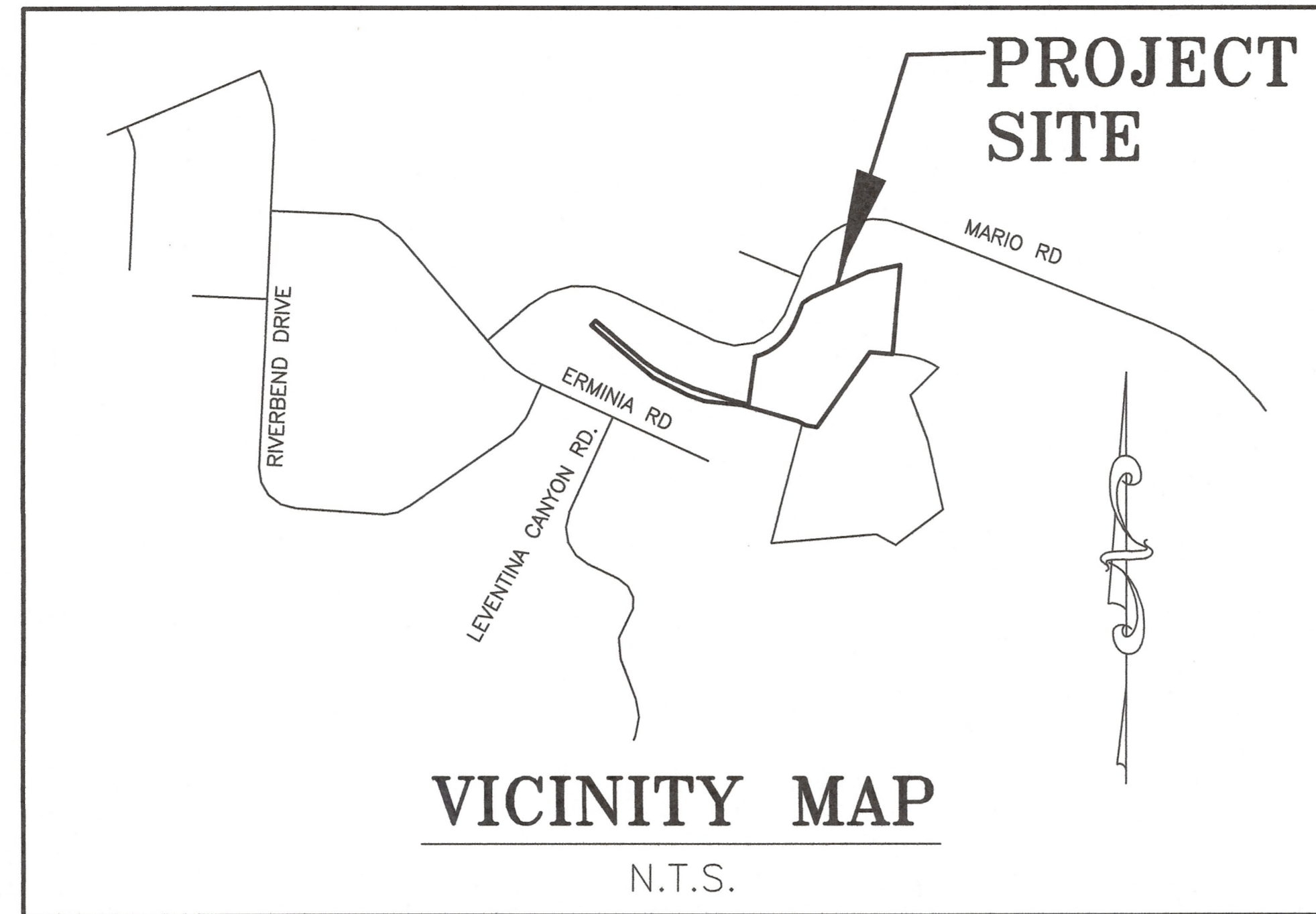
CHARTER COMMUNICATIONS _____ DATE _____

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 THE LAND HAVE SIGNED THE FINAL MAP, AND THAT THERE ARE NO LIENS OF RECORD AGAINST 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)

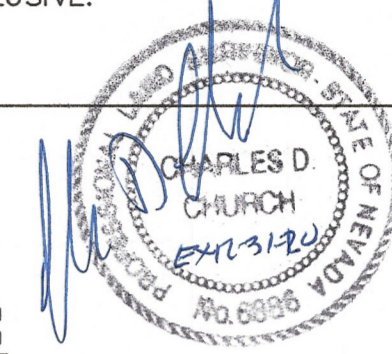


SURVEYOR'S CERTIFICATE

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 BURGOYNE, 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 IT'S 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



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 APPEARED 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 _____)

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 20____ 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, _____ DATE _____
PLANNING AND BUILDING DIVISION

REFERENCES

- 1) TRACT MAP NUMBER 2097 RECORDED ON JULY 15, 1983 AS DOCUMENT NUMBER 866842 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) RECORD OF SURVEY 4601, RECORDED ON JUNE 30, 2005, AS DOCUMENT NUMBER 3238865 (MUST BE ROTATED 00'00'35" CLOCKWISE TO AGREE WITH THIS PLAT)
- 5) PARCEL MAP 3376, RECORDED ON JUNE 26TH, 1998 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 "V73SM01031" AND "V73SM01027", WHICH BEARS: NORTH 58°07'28" EAST, 838.91 FEET, MODIFIED BY A COMBINED FACTOR OF 0.999802100. 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 +/-

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 _____

TENTATIVE

FIRST PARCEL MAP FOR MINTAGE INVESTMENTS, INC

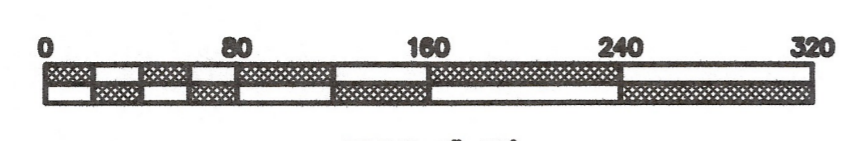
A DIVISION OF LOT 1A OF RECORD OF SURVEY _____
PORTIONS OF THE S.W. 1/4 & S.E. 1/4 OF SECTION 15
TOWNSHIP 19 NORTH, RANGE 18 EAST, M.D.M.
WASHOE COUNTY, NEVADA

SIERRA SURVEYING, INC.

555 HOLCOMB AVENUE
RENO, NEVADA 89502
TELEPHONE: (775) 828-5004 FAX: (775) 337-0313

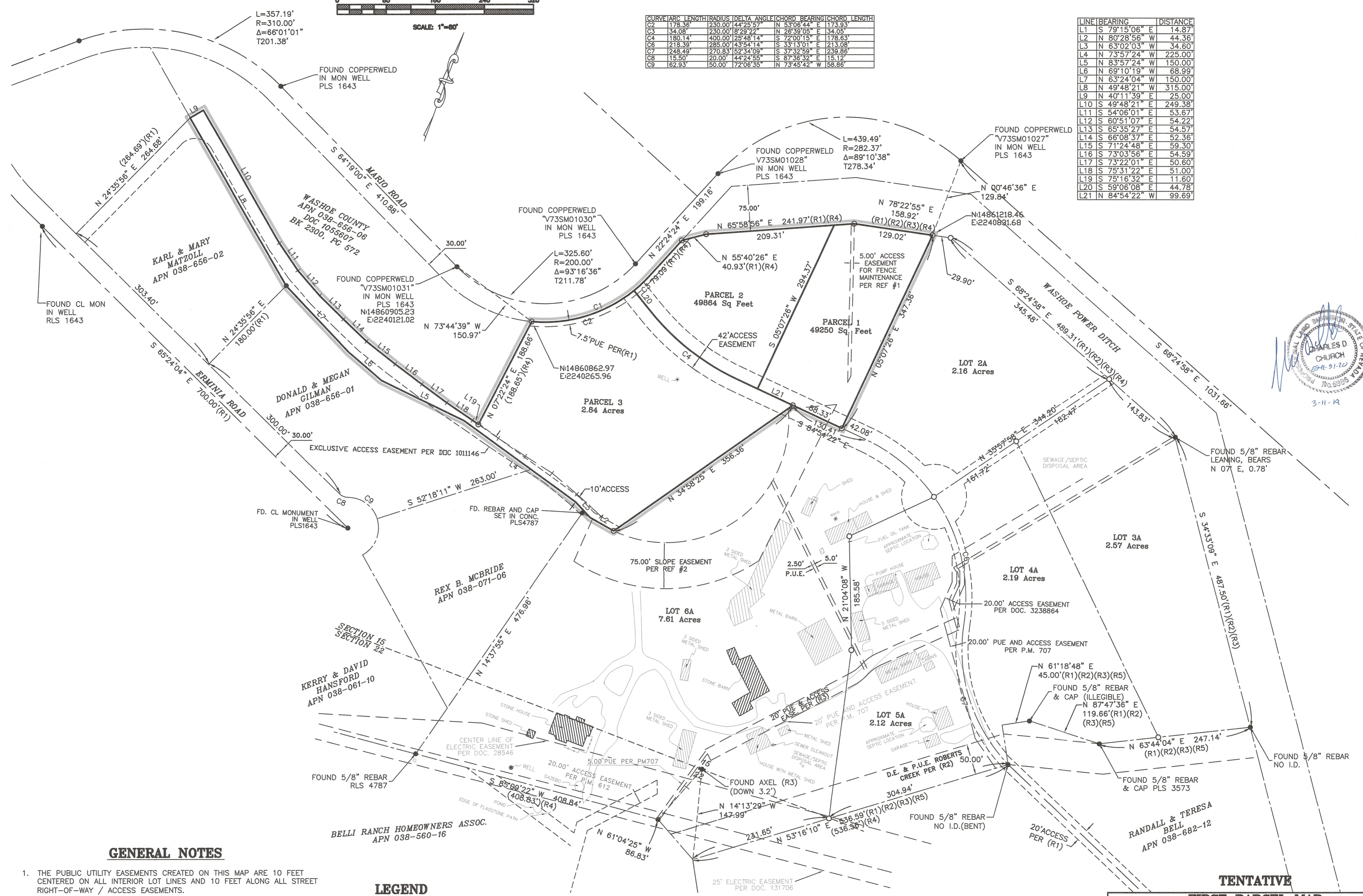
JOB NO.: 2001776
DESIGNED BY: CDC
DRAWN BY: MEP
CHECKED BY: CDC
DATE: 03-05-2019
SHEET 1 OF 2

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: _____



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	178.36'	230.00'	44°25'57"	N 53°06'44" E	173.93'
C3	334.98'	230.00'	87°29'22"	N 26°39'03" E	344.95'
C4	180.14'	400.00'	25°48'14"	S 72°00'15" E	178.63'
C6	218.39'	285.00'	43°54'14"	S 33°13'01" E	213.08'
C7	248.49'	270.83'	52°34'09"	S 37°32'59" E	239.86'
C8	115.50'	20.00'	44°24'55"	S 87°58'32" E	111.17'
C9	62.93'	50.00'	72°06'35"	N 73°45'42" W	58.86'

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 63°24'04" W	150.00'
L8	N 49°48'21" W	315.00'
L9	N 40°11'59" E	25.00'
L10	N 49°48'21" E	249.38'
L11	S 54°06'01" E	53.67'
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 75°31'22" E	51.00'
L19	S 75°18'32" E	11.60'
L20	S 59°06'08" E	44.78'
L21	N 84°54'22" W	99.69'



GENERAL NOTES

1. 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.
2. THE PUBLIC UTILITY EASEMENTS SHOWN AND NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
3. 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.
4. 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°W - 10.00')
- RECORD 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)

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) 828-5004 FAX: (775) 337-0313

JOB NO.: 2001778
DESIGNED BY: CDC
DRAWN BY: CDC
CHECKED BY: MEP
DATE: 03-09-2019
SHEET 2 OF 2

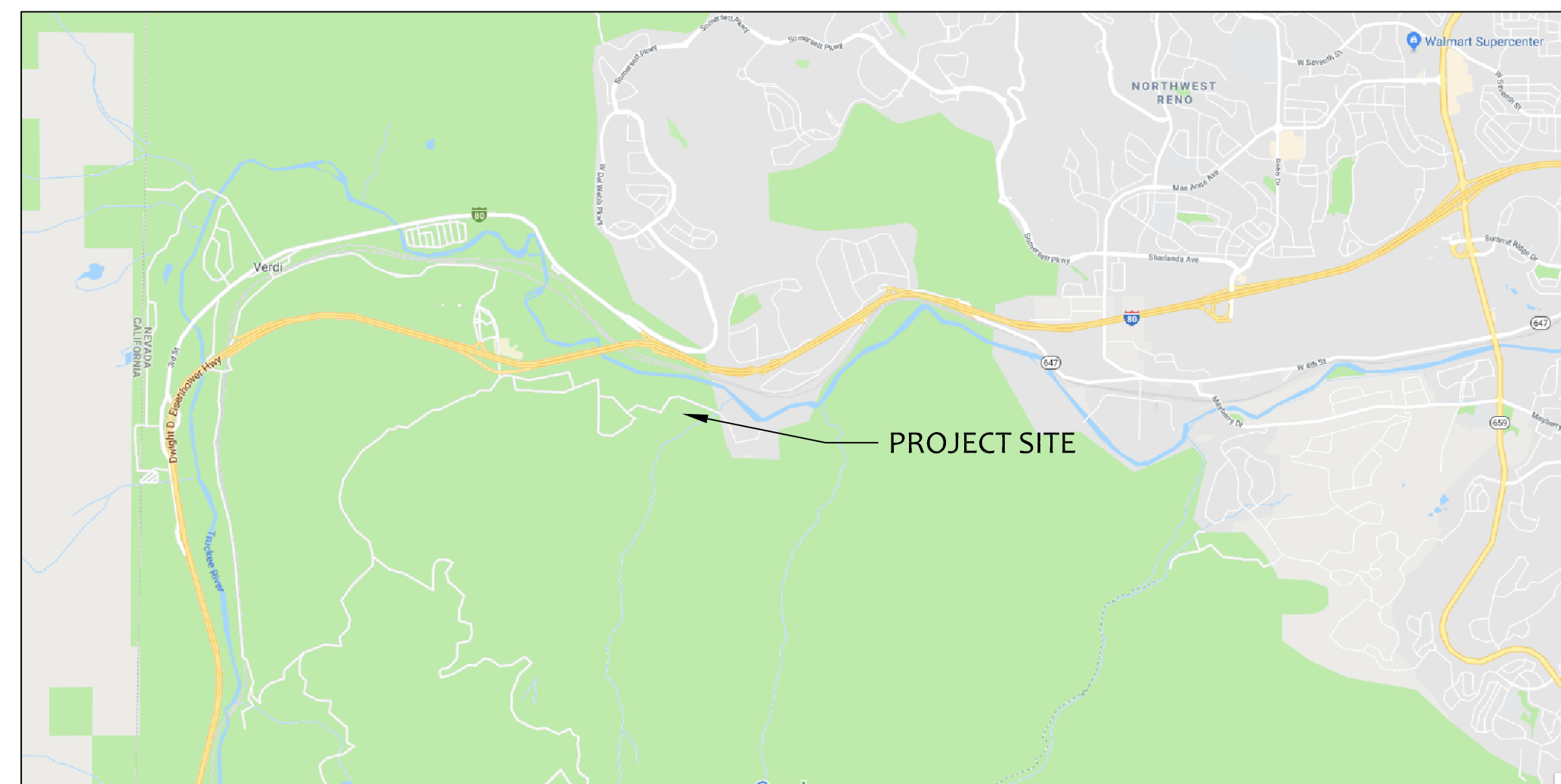
PRELIMINARY CIVIL IMPROVEMENT PLANS

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:
Nortech 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@sbcglobal.net
775.324.9925

PRINCIPAL DESIGN PROFESSIONAL



PROJECT

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

MATERIAL SYMBOLS

[Symbol]	AGGREGATE BASE COURSE
[Symbol]	ASHPHALT CEMENT CONCRETE
[Symbol]	GRAVEL
[Symbol]	INSULATION
[Symbol]	IRON, STEEL
[Symbol]	JOINT FILLER
[Symbol]	JOINT SEALANTS
[Symbol]	MASONRY
[Symbol]	PLASTIC
[Symbol]	PORTLAND CEMENT CONCRETE
[Symbol]	ROCK RIP RAP
[Symbol]	SAND
[Symbol]	SOIL, SUBGRADE
[Symbol]	TRENCH BACKFILL
[Symbol]	WOOD

IDENTITY SYMBOLS

[Symbol]	HANDICAP SYMBOL
[Symbol]	TYPE 4R CATCH BASIN
[Symbol]	STORM DRAIN MANHOLE
[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	FIRE HYDRANT
[Symbol]	MAINLINE WATER VALVE
[Symbol]	STREET LIGHT
[Symbol]	11-1/4 ELBOW
[Symbol]	22-1/2 ELBOW
[Symbol]	45 ELBOW
[Symbol]	90 ELBOW
[Symbol]	REDUCED PRESS BACKFLOW PREVENTER
[Symbol]	CHECK VALVE
[Symbol]	DOUBLE CHECK VALVE
[Symbol]	FIRE SERVICE
[Symbol]	FLUSH VALVE ASSEMBLY
[Symbol]	DUAL WATER METER ASSEMBLY
[Symbol]	SINGLE WATER METER
[Symbol]	REDUCER
[Symbol]	TEE W/ VALVE
[Symbol]	VALVE

LINE SYMBOLS

[Symbol]	CENTERLINE
[Symbol]	CONSTRUCTION BASELINE
[Symbol]	PROPERTY LINE
[Symbol]	RIGHT OF WAY
[Symbol]	EASEMENT
[Symbol]	HIDDEN OR UNDERGROUND
[Symbol]	EXISTING UTILITY
[Symbol]	NEW UTILITY
[Symbol]	GAS
[Symbol]	WATER
[Symbol]	STORM DRAIN
[Symbol]	SANITARY SEWER
[Symbol]	ELECTRIC UNDERGROUND CONDUIT
[Symbol]	CATV/ TELEPHONE UNDERGROUND CONDUIT
[Symbol]	ELECTRIC OVERHEAD
[Symbol]	BARBED WIRE FENCE
[Symbol]	CHAIN LINK FENCE
[Symbol]	WOOD FENCE

ABBREV. DESCRIPTION

CL	CENTERLINE
FES	FLARED END SECTION
G	GAS
OF	OUTSIDE FACE, OVERFLOW
PL	PROPERTY LINE
PRESS	PRESSURE
ROW	RIGHT-OF-WAY
SD	STORM DRAIN
SS	SANITARY SEWER
UE	UNDERGROUND ELECTRICAL CONDUIT
UTEL	UNDERGROUND TELEPHONE CONDUIT
W	WATER, WIDTH, WIDE
W/	WITH

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

[Symbol]	XX/XX/XX	XXXX
MARK	DATE	DESCRIPTION
JOB NO:	HCE 1703	
PHASE:		
DATE:	April 2, 2019	
ENGR:	burgoyne	
DRAWN BY:	burgoyne	

SHEET TITLE

TITLE SHEET

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 Engineer. All specifications referenced herein refer to the SSPWC unless indicated otherwise.
- Provide and maintain all necessary traffic control, throughout construction, in accordance with applicable parts of specification section 332, the Manual on Uniform Traffic Control Devices, (MUTCD, latest edition) and the State of Nevada, Department of Transportation, traffic control standards.
- The contractor shall be responsible for the general 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 compliance with all applicable provisions of OSHA and NRS chapter 618, 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 throughout construction.
- Pursue work in a continuous and diligent 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 continuous dust control throughout the construction of all items shown on these drawings. The contractor shall be responsible for the regular cleaning of all mud, dirt, debris, etc, from any and all adjacent streets and sidewalks.
- Contractor shall be responsible for obtaining at his expense, all permits as required by Washoe County including, but not limited to, encroachment, excavation, and lane closure permits.
- 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 with one complete set of record drawings, copied to reproducible Mylar sheets, that include all mark ups and revisions.
- 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 ACAD2013 format.
- All vegetation, debris and blockages shall require removal in the bottom of the ditches at a minimum of every two years. 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 contractors 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 appurtenance damaged during relocation.

EARTHWORK NOTES

- 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 property prior to bidding so that the Contractor may excavate test pits and obtain soil samples as the Contractor requires as agreed upon and approved by the Owner. 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 familiarize himself with the USDA, Soil Conservation Service, Soil Survey of Washoe County.
- No estimate of Earthwork quantities have been estimated at this phase.
- Clearing and grubbing, sub grade preparation and earthwork shall be performed in accordance with specification sections 300.00, 302.00, 303.00 and 304.00.
- Unsuitable soil or materials, not to be included in the work include:
 - Organic materials such as peat, mulch, organic silt or sod,
 - Soils containing expansive clays,
 - Material containing excessive moisture,
 - Poorly graded coarse material, Particle size in excess of 6 inches,
 - Material which will not achieve density and/or bearing requirements.
- Fine grading elevations, slopes, and other elevations not shown shall be determined by the contractor in the field to obtain drainage in the direction and to the drainage ways indicated. All grading elevations shall be approved by the Engineer.
- All fill and backfill testing shall be per section 336.03. Density and percent compaction shall be relative 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.
 - Prior to activity, disturbing activity, the Contractor shall provide a proposed Construction Traffic Haul 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 the existing structural section and its load capacity. If the pavement section is inadequate to support the proposed construction loadings, the roadway must be redesigned or reconstructed as needed to provide a 20 year design life in accordance with AASHTO Interim Guide for Flexible Pavement.
 - Contractor shall be responsible for obtaining at his expense, all permits as required by Washoe County to excavate and haul excess material from the site.
 - All light colored boulders 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 boulders to match un disturbed, exposed rocks and boulders on adjacent, undisturbed slopes.
 - Should any prehistoric or historic remains/ artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

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 locate all existing utilities which may conflict with the new work prior to beginning construction.
- 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 make every attempt to avoid shut off or disconnection of active utilities. If shut offs are unavoidable, the contractor shall coordinate that shut off with the 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.
- 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 or shown on the plan. Shoring, bracing and sheeting shall be as set forth in the rules, orders, and regulations of 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 shall be 6 inches.
- Trench backfill shall be native excavated granular material or approved import granular material free from unsuitable material defined herein.
- Aggregate base course, ABC, 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 specification 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, NVR 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.
- A Notice of Intent 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 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

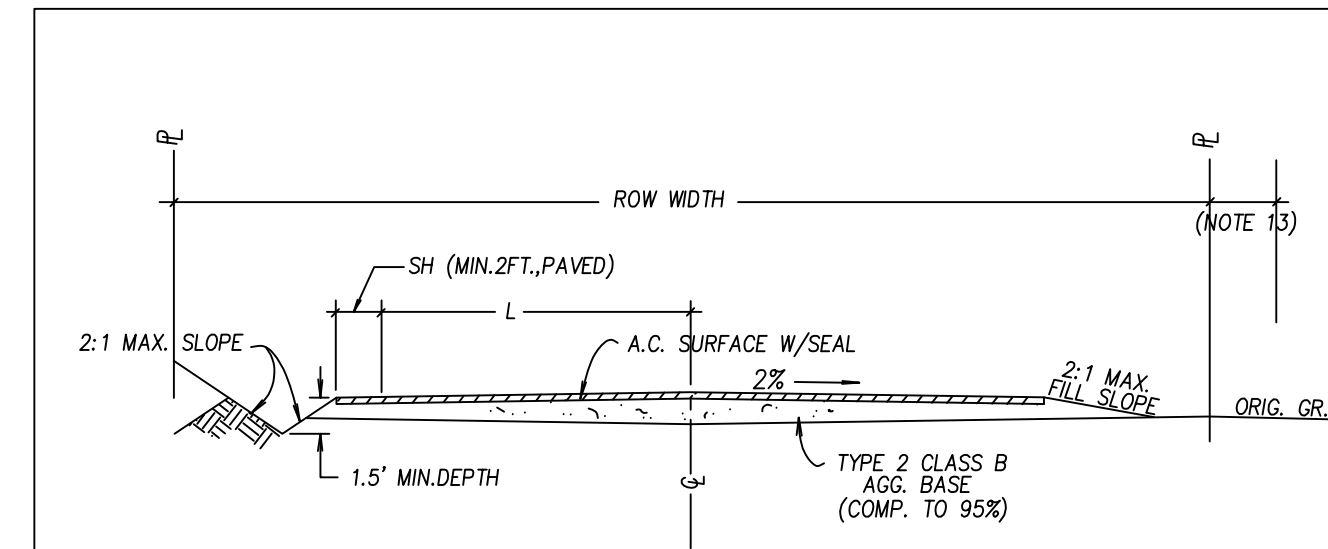
- The Contractor and/ or his authorized agents shall each day remove all sediment, mud, construction debris, or other potential pollutants that may have been discharged to, or accumulate in, the public right of ways of Washoe County as a result of construction activities associated with this site development or construction project. Such materials shall be prevented from entering the storm drain system.
- Additional construction site discharge best management practices may be required of the Owner and his or her agents due to unforeseen erosion problems or if the submitted plan does not meet the performance standards specified in the Washoe County and the Truckee Meadows Construction Site Best Management Practices Handbook.
- Temporary or permanent stabilization practices will be installed on disturbed areas as soon as practicable, but no later than 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 NVR100000, Section 1.B.1.b.2.
- At a minimum, the Contractor or his agent shall inspect all disturbed areas, areas used for storage of materials and equipment that are exposed to precipitation, vehicle entrance and exit locations and all BMP's weekly, prior to a forecasted 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 frozen ground conditions or suspension of land disturbance activities. Refer to Stormwater General Permit NVR 100000, Section 1.B.1.g.
- 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.
- Protect slopes susceptible to erosion.
- Provide temporary and permanent facilities that convey water around disturbed areas.
- Protect waterways form within and bordering the site, including storm drain inlets.
- Retain sediments on the site.
- Remove retained sediments.
- Control construction site access.
- Do not store materials on paved roadways.
- Store construction materials to prevent or minimize sediment transfer offsite.
- Manage fueling to prevent and control leaks and spills.
- Establish permanent stabilization on all bare soils upon completion of all site soil disturbing activities.

EROSION CONTROL CONSTRUCTION NOTES

- 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 silt fence as required where sheet flow from the site will discharge directly to adjacent street or sidewalk. Adjust fencing as construction progresses. BMP, SC-5.
- Provide construction site entrance, typical each location, BMP, SC-8.
- Provide Storm Drain rock rip rap outlet protection, BMP DP-2, La=10ft., D50=6".
- Track new cut and fill slopes per BMP EC-2. Typical all slopes.
- 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 soil binders, compatible with proposed landscaping, per BMP EC-4.
- 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 and PL-3.
- Manage soil and material stockpiles to minimize exposure and to eliminate runoff per BMP GM-2.
- Sweep adjacent streets regularly as required to remove tracked sediments per BMP GM-5.



ROW	L	B	SH	ADT MAX PER 2 TRAVEL LANES	REMARKS
60	12	-	2MIN.	7300	COLLECTOR
50	11	-	2MIN.	1000	LOCAL

NOTES

- ALL WIDTHS ARE IN FEET.
- L=TRAVEL LANE; B=BICYCLE LANE; SH=SHOULDER; ROW=RIGHT OF WAY; ADT=AVERAGE DAILY TRAFFIC.
- ADT REPRESENTS THE DESIGN VOLUME FOR A TWO LANE FACILITY.
- BICYCLE LANE SHALL BE PROVIDED IN ACCORDANCE W/THE BICYCLE & PEDESTRIAN ELEMENT OF THE REGIONAL TRANSPORTATION PLAN AND TO THE SATISFACTION OF THE COUNTY ENGINEER.
- STRUCTURAL SECTIONS SHALL BE DETERMINED BY GEOTECHNICAL ENGINEERING DESIGN BUT IN NO CASE SHALL BE LESS THAN 4" A.C. OVER 6" GRAVEL BASE FOR COLLECTOR STREETS AND GREATER; AND 3" A.C. OVER 6" GRAVEL BASE FOR LOCAL STREETS.
- ALL A.C. SURFACES SHALL BE SEALED IN ACCORDANCE WITH WASHOE CO. STANDARDS.
- RESIDENTIAL ACCESS NOT ALLOWED TO STREETS ON WHICH 10YR. DESIGN ADT EXCEEDS 2000.
- THE MIN PAVED SHOULDER WIDTH SHALL BE 2 FEET, AS REQUIRED BY THE COUNTY ENGINEER.
- EROSION PROTECTION REQUIRED FOR DRAINAGE DITCHES.
- DESIGN OF IMPROVEMENTS TO BE DONE IN ACCORDANCE WITH ARTICLES 420 & 436 OF WASHOE COUNTY DEVELOPMENT STANDARDS AND DESIGN GUIDELINES.
- ALL CONSTRUCTION IS TO BE DONE TO CURRENT WASHOE CO. STANDARDS SPECIFICATIONS.
- SLOPE EASEMENTS MAY BE REQUIRED IN CERTAIN TERRAIN TO ACCOMMODATE THE ROADWAY SECTION.
- MIN 7.5' PUBLIC UTILITY/TRAFFIC CONTROL SIGNAGE/PLOWED SNOW EASEMENT IS REQ'D ON BOTH SIDES OF ROW.

NO.	REVISED	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION:
6	update adt	12/05sw	ROADWAY SECTIONS GENERAL APPLICATIONS RURAL AREAS/SUBURBAN AREAS LOT SIZE: GREATER THAN 1.5 ACRES	WASHOE.
3	Adt Suburban	12/03 vp		DRAWING NO: W-1.4
4	Notes	1/94 vp		DATE: 2/93vp
5	Notes, SH, Slope	10/02 vp		PAGE: 4

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PROJECT

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

XX/XX/XX XXXX

MARK DATE DESCRIPTION

JOB NO: HCE 1703
PHASE:

DATE: April 2, 2019
ENGR: burgoyne
DRAWN BY: burgoyne

SHEET TITLE

GENERAL
NOTES

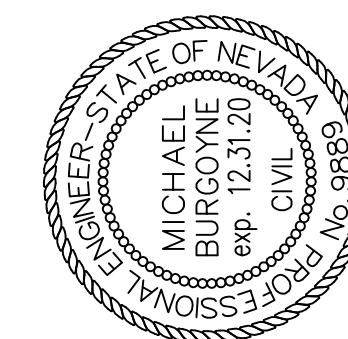


- BELLI RANCH
C3 DEMOLITION KEYNOTES
- (X) EXISTING PROPERTY
 1. The existing property and easement dimensions and descriptions as shown on this plan are established by proposed Boundary Line Adjustment for Mintage Investments.
 2. All property currently owned by Mintage Investments, LLC.
 - (X) EXISTING STRUCTURES
 1. Existing structure/ building to be demolished and removed.
 2. Existing stone structure to remain.
 3. Existing residential structure to remain.
 4. All existing fencing to be removed.
 - (X) EXISTING UTILITIES
 1. Existing water well to be abandoned and sealed per NDEP requirements.
 2. Existing sanitary sewer septic system to be abandoned and backfilled per WCHD requirements.
 3. Existing PCC bridge structure to be removed and replaced.
 4. Existing above grade SD pipe across Washoe Power Ditch to remain.
 5. Existing irrigation diversion structure to remain.
 6. Existing irrigation ditch to remain.

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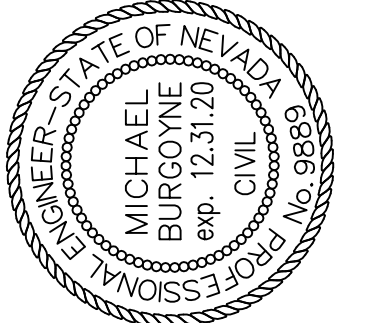
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JOB NO:	HCE 1703	
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DATE:	April 2, 2019	
ENGR:	burgoyne	
DRAWN BY:	burgoyne	

SHEET TITLE
**EXISTING SITE &
DEMOLITION PLAN**

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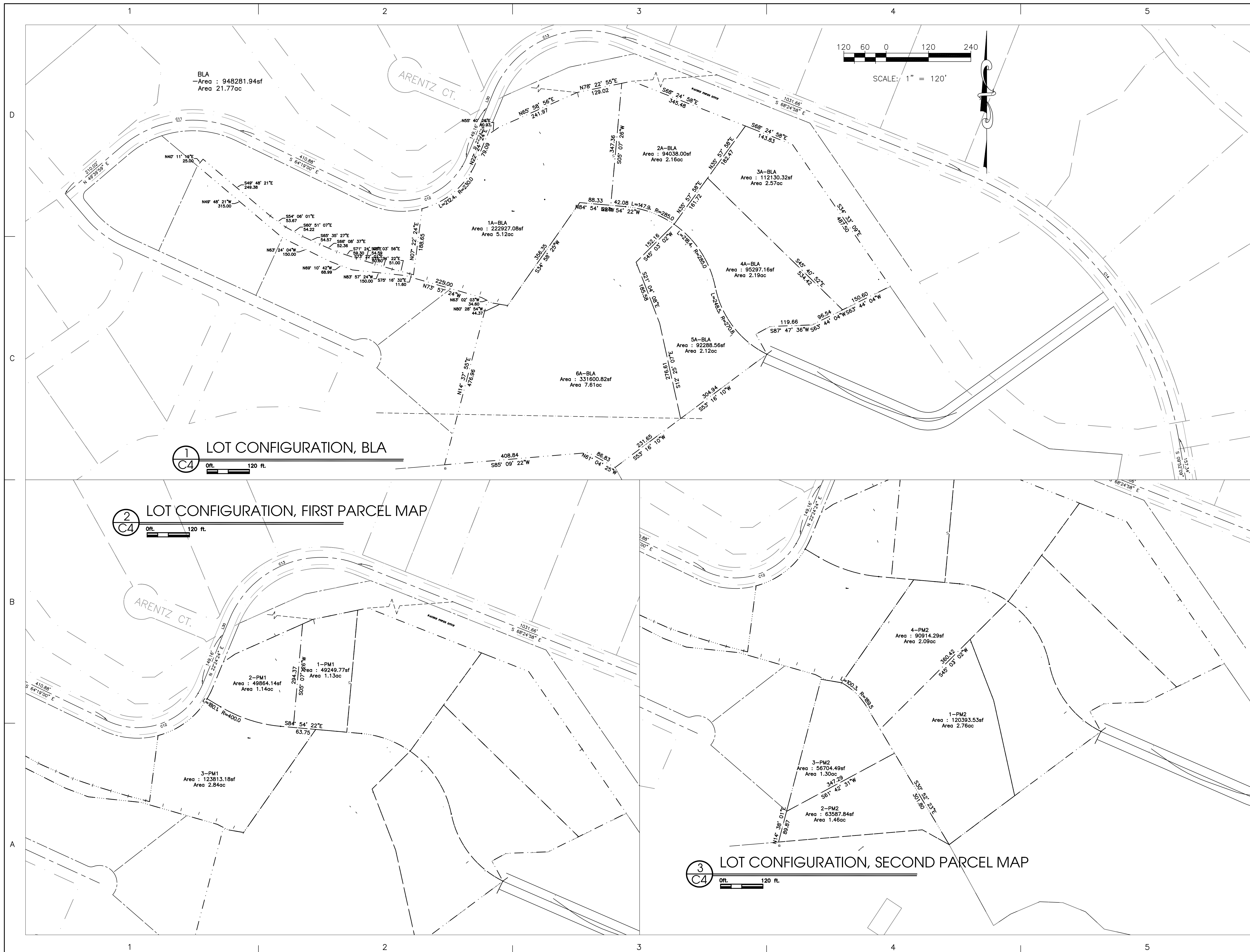
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SHEET TITLE

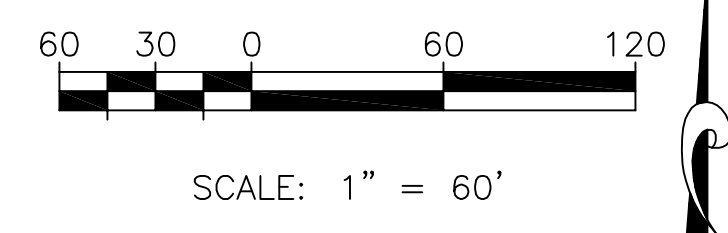
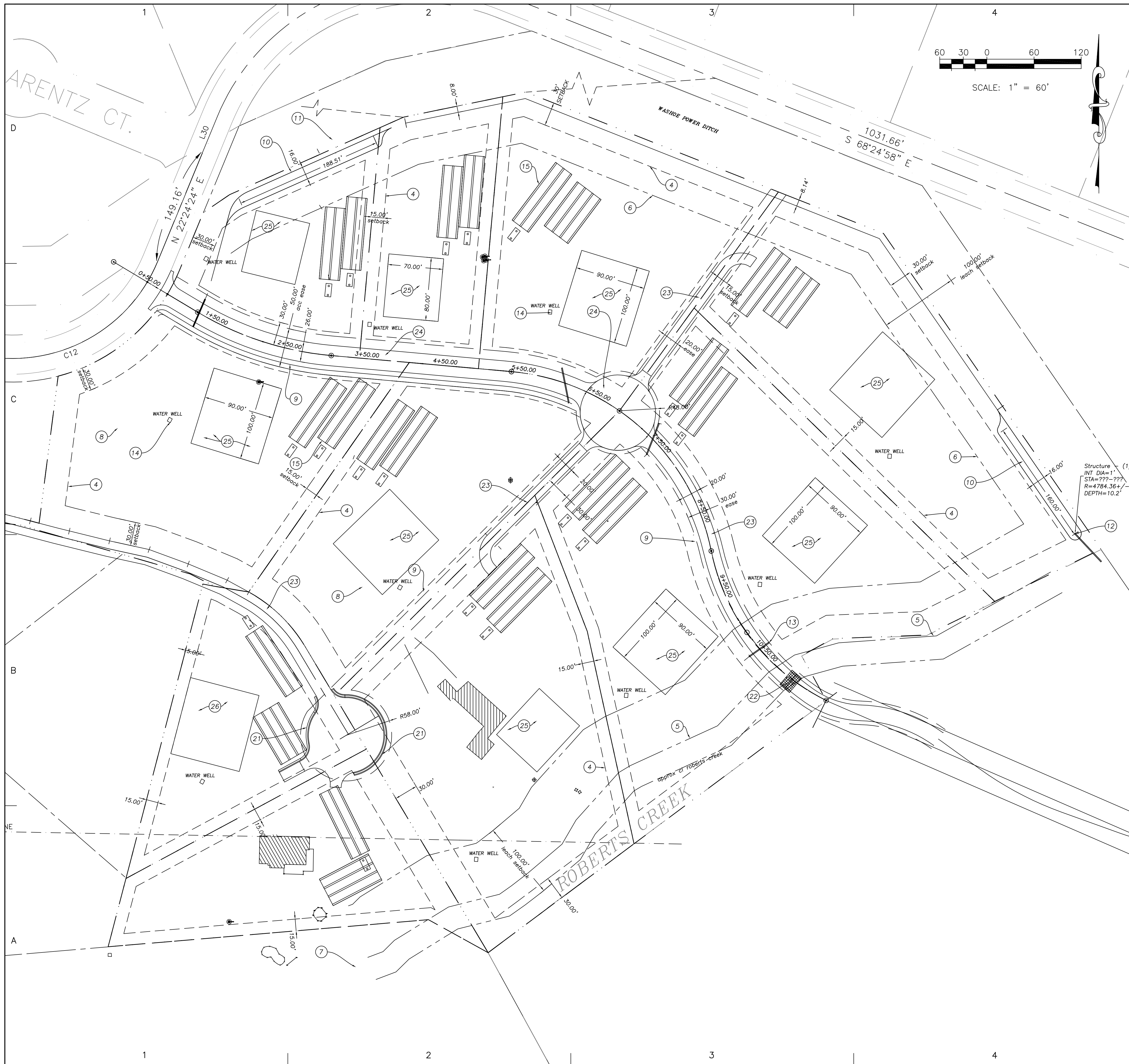
LOT CONFIGURATION
 PLAN



1 LOT CONFIGURATION, BLA
 120 ft.

2 LOT CONFIGURATION, FIRST PARCEL MAP
 120 ft.

3 LOT CONFIGURATION, SECOND PARCEL MAP
 120 ft.



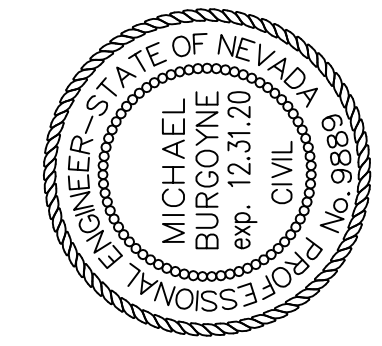
**BELLI RANCH
SITE PLAN KEYNOTES**

- 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.
3. All new access, storm drain, open space, utility easements shall be established by parcel map. Owner shall provide temp 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 regraded 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 TMRWQP, 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 12 inch storm drain pipe across Washoe Power Ditch.
12. East 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**
17. 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. Temporary 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.

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ENGR:	burgoyne	
DRAWN BY:	burgoyne	

SHEET TITLE

OVERALL SITE
PLAN



5

**BELLI RANCH
SITE PLAN KEYNOTES**

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

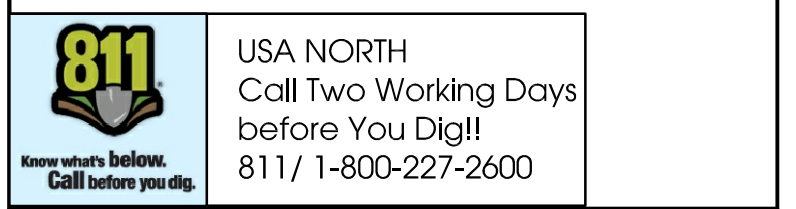
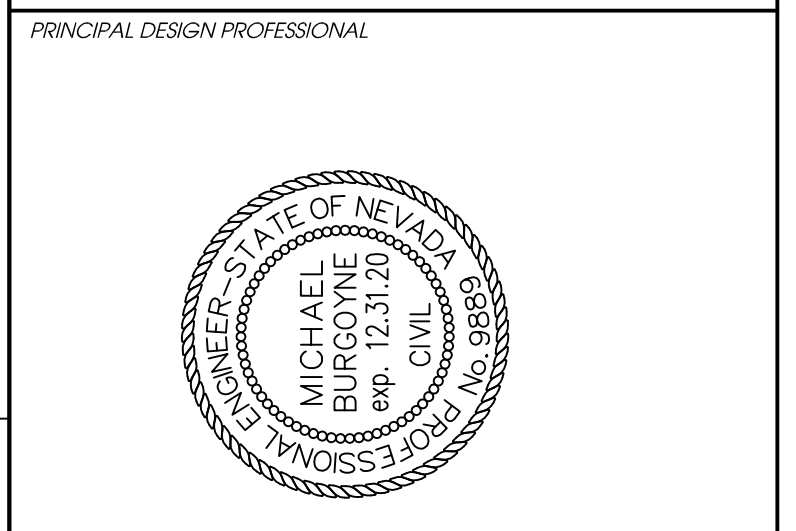
ACC ROAD
24. Provide 3 inch ACC on 6 inch Type II abc roadway.

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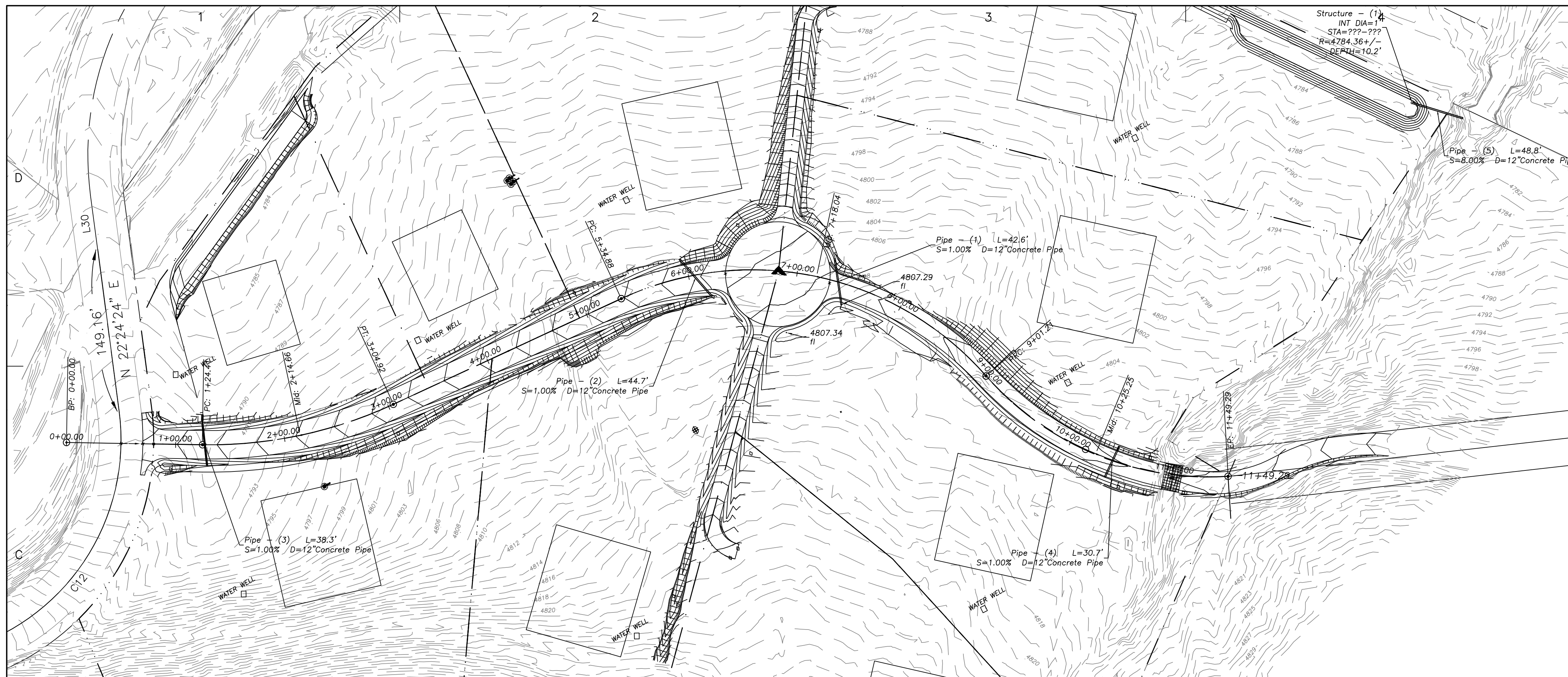
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SHEET TITLE

SITE
PLAN



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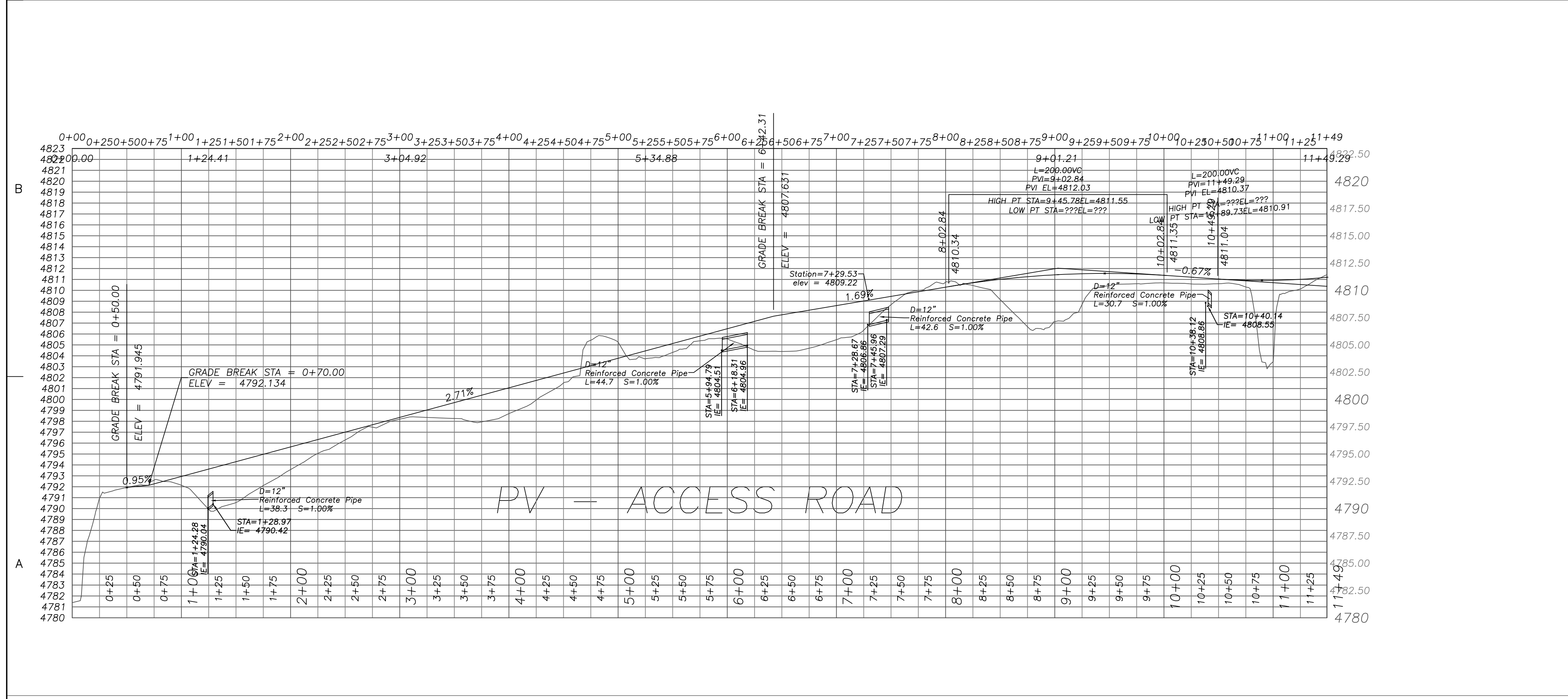
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SHEET TITLE

ACCESS ROADWAY
 PLAN & PROFILE

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Range of Slope	Area (AC)	% of Total Site w/ slopes in excess of 15%	% of Total Site
< 15%	15.82	72.7	
15-20%	1.51	6.9	
20-25%	0.96	4.4	
25-30%	0.72	3.3	
>30%	2.74	12.6	
Sum	21.75	100	27.26%



PROJECT

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595-Springmeyer sandy clay loam, 0 to 2 percent slopes
Map Unit Setting National map unit symbol: hxkz Elevation: 4,800 to 5,500 feet Mean annual precipitation: 10 to 14 inches Mean annual air temperature: 48 to 50 degrees F Frost-free period: 90 to 110 days Farmland classification: Prime farmland if irrigated

Map Unit Composition Springmeyer and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

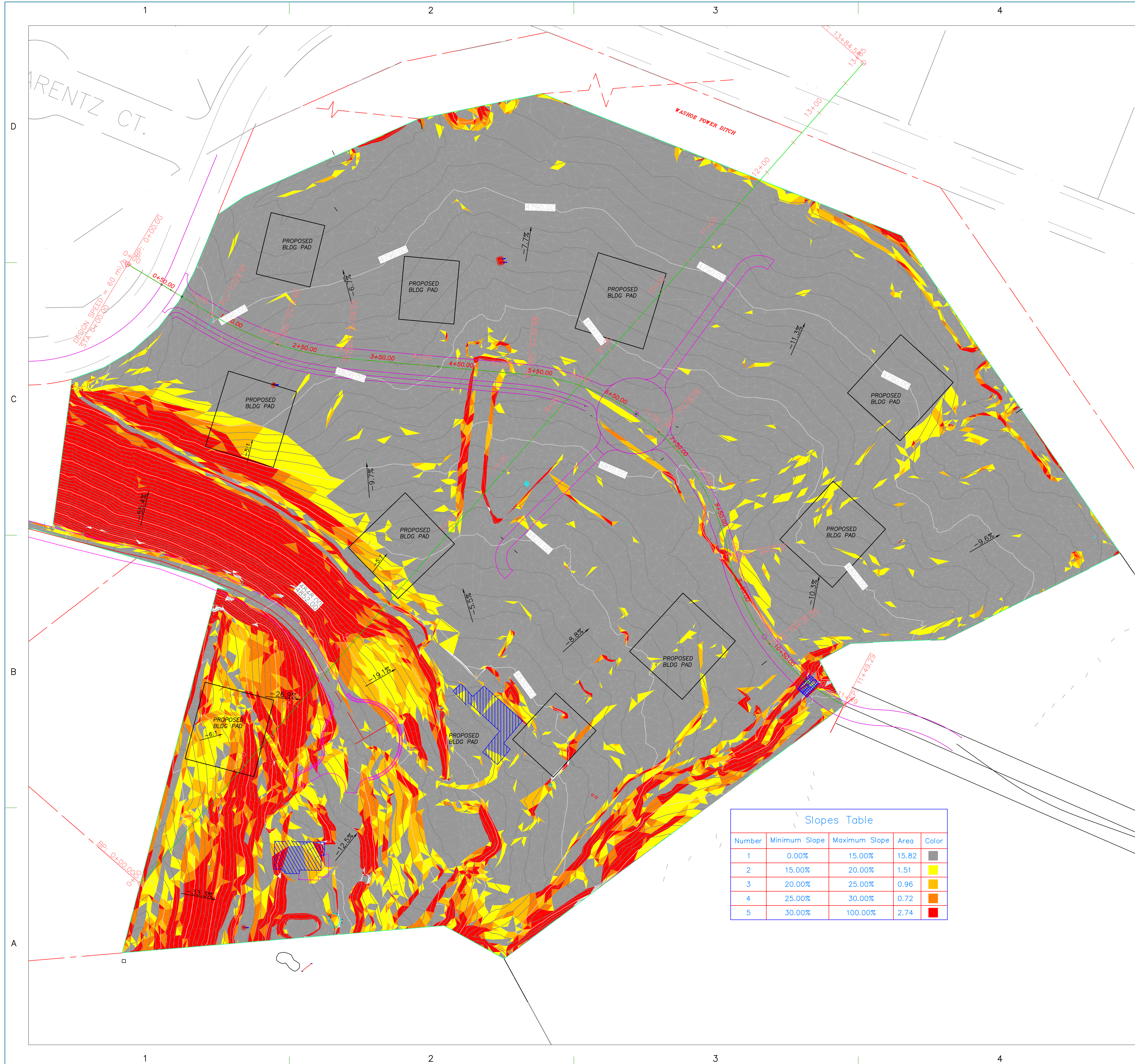
Description of Springmeyer
Setting Landform: Fan remnants Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Mixed alluvium
Typical profile
H1 - 0 to 13 inches: sandy clay loam
H2 - 13 to 40 inches: gravelly sandy clay loam
H3 - 40 to 60 inches: stratified loamy sand to very gravelly sandy clay loam

Properties and qualities Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained

Custom Soil Resource Report
14
Runoff class: Medium Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 1 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm) Available water storage in profile: Moderate (about 8.4 inches)
Interpretive groups
Land capability classification (irrigated): 2c
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: G
Ecological site: LOAMY 10-12 P.Z. (R026XY010NV)
Hydric soil rating: No

Minor Components
Holbrook Percent of map unit: 4 percent
Landform: Alluvial fans
Down-slope shape: Linear Across-slope shape: Convex Ecological site: LOAMY 8-10 P.Z. (R026XY016NV)
Hydric soil rating: No Oest
Percent of map unit: 4 percent Landform: Fan skirts
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: LOAMY 10-12 P.Z. (R026XY010NV)
Hydric soil rating: No Aquolis
Percent of map unit: 2 percent
Landform: Swales Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: WET MEADOW (R022AY016NV)
Hydric soil rating: Yes
731-Stodick stony loam, 30 to 50 percent slopes

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	15.82	Grey
2	15.00%	20.00%	1.51	Light Yellow
3	20.00%	25.00%	0.96	Yellow
4	25.00%	30.00%	0.72	Orange
5	30.00%	100.00%	2.74	Red



SHEET TITLE

SLOPE
ANALYSIS

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SITE
CROSS SECTIONS

