

2ND TENTATIVE MAP SUBMITTAL

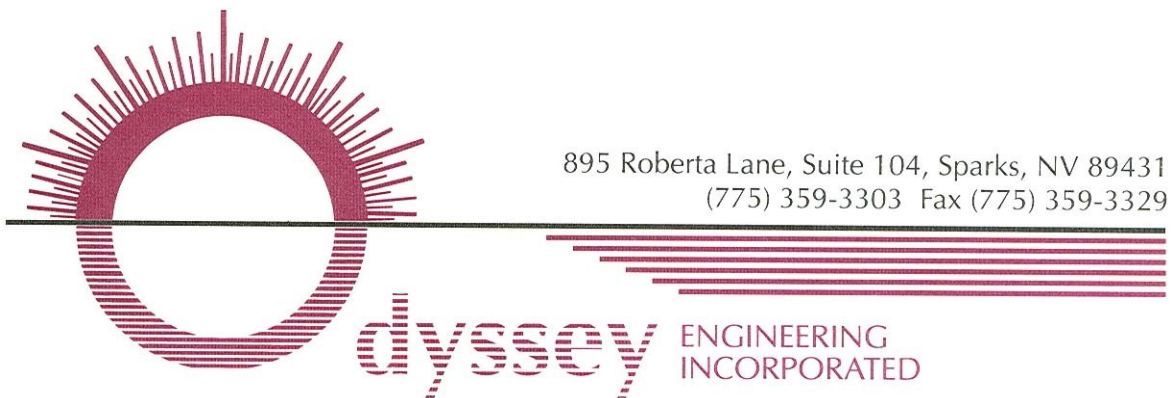
for

RT MERCHANT, LLC.

APN: 050-210-54

MARCH 8, 2021

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



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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
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:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: RT Merchant, LLC

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Michael Merchant
(please print name)

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

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

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

Printed Name Michael Merchant

Signed [Signature]

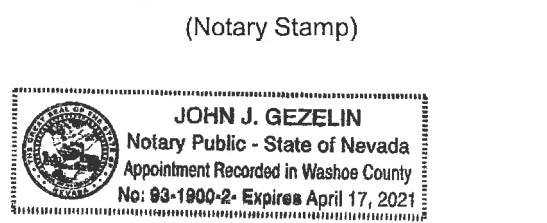
Address 405 Marshall Ave

Row, No 89509

Subscribed and sworn to before me this 3rd day of March, 2021.

John J. Gezelin
Notary Public in and for said county and state

My commission expires: 4-17-2021



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

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

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

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

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- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres

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

--

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area				
Proposed Minimum Lot Width				

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				
Proposed Zoning Area				

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 type="checkbox"/> No
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6. Utilities:

a. Sewer Service	
b. Electrical Service/Generator	
c. Water Service	

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

- a. Water System Type:

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

b. Available:

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

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

<input type="checkbox"/> Yes	<input 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 #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

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

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

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

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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 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?

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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 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?

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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?

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?

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?

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?

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?

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

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?

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

N/A

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

OWNER'S CERTIFICATE

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

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

NOTARY PUBLIC CERTIFICATE

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

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

NOTARY PUBLIC
 (MY COMMISSION EXPIRES _____)

TITLE COMPANY CERTIFICATE

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

TICOR TITLE OF NEVADA, INC.

BY _____ TITLE _____ DATE _____

SECURITY INTEREST HOLDERS CERTIFICATE

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

UTILITY COMPANIES' CERTIFICATE

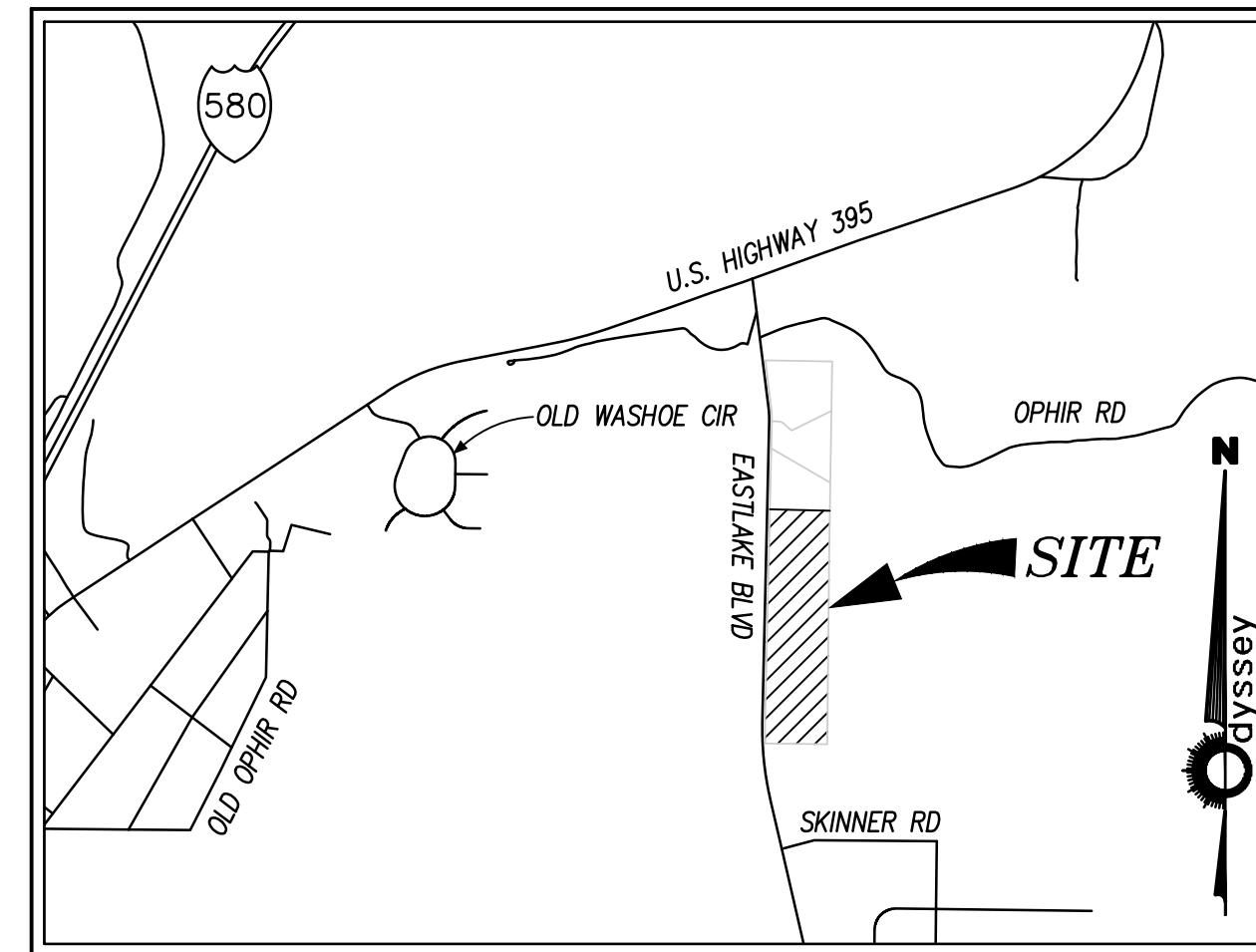
THE UTILITY EASEMENTS SHOWN ON THIS PLAT TO BE GRANTED OR TO REMAIN HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED CABLE TV, PUBLIC UTILITY COMPANIES, AND TRUCKEE MEADOWS WATER AUTHORITY.

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

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

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

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



VICINITY MAP
 NOT TO SCALE

NOTES

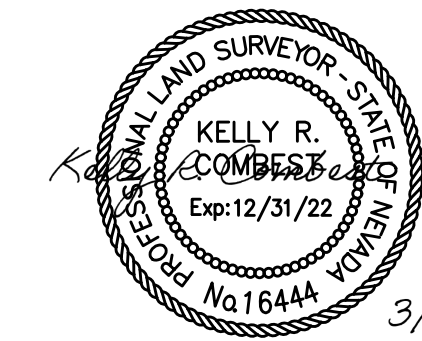
- NATURAL DRAINAGE SHALL NOT BE IMPEDED.
- PARCELS 4E AND 4F ARE EACH SUBJECT TO 20' SNOW STORAGE, DRAINAGE AND SIGNAGE EASEMENTS, ADJACENT TO EASTLAKE BLVD, PER PARCEL MAP 5328.
- RESIDENTIAL STRUCTURES WILL NOT BE PERMITTED WITHIN 150' OF THE CENTERLINE OF THE REGIONAL UTILITY CORRIDOR AS DENOTED BY DOCUMENT NO. 208555.
- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
- PUBLIC UTILITY EASEMENTS SHALL INCLUDE USE BY CABLE TELEVISION AND TRUCKEE MEADOWS WATER AUTHORITY.
- DRAINAGE EASEMENTS ARE HEREBY GRANTED 20' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICED FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME OF INSTALLATION AND THE UTILITY COMPANY.
- ANY FUTURE PARCEL MAPS OR PROPOSALS TO DEVELOP PARCEL 4E WILL REQUIRE DEVELOPMENT WITH PARCELS OF A MINIMUM 5 ACRES SERVED BY ON-SITE SEWAGE DISPOSAL, UNLESS MUNICIPAL SEWER IS AVAILABLE FOR THE ENTIRE DEVELOPMENT. PER WASHOE COUNTY ENVIRONMENTAL HEALTH SERVICES.
- ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
- WESTERLY PORTIONS OF THE PROPERTY ADJACENT TO EASTLAKE BLVD ARE SUBJECT TO FLOODING DUE TO PONDING ALONG EASTLAKE BLVD. THE FINAL DESIGN OF THE SINGLE FAMILY RESIDENCES SHALL ACCOUNT FOR POTENTIAL FLOODING AND STRUCTURES SUBMITTED FOR BUILDING PERMIT SHALL BE APPROPRIATELY ELEVATED TO PREVENT FLOODING UP TO A 100-YEAR RETURN FREQUENCY STORM EVENT.
- NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
- A 12' RECIPROCAL ACCESS EASEMENT IS HEREBY GRANTED FOR THE BENEFIT OF PARCELS 4E, 4F, AND 4G, AS SHOWN HEREON, AND PARCEL 4B OF PARCEL MAP 5443 - LOCATED ON THE SOUTHERLY PARCEL LINE OF PARCEL 2. SEE DETAIL "A"
- A 24' PRIVATE RECIPROCAL ACCESS EASEMENT, AND EMERGENCY ACCESS EASEMENT IS HEREBY GRANTED FOR THE BENEFIT OF PARCELS 4E, 4F AND 4G, AS SHOWN HEREON - CENTERED ON THE LOT LINE COMMON TO PARCELS 4F AND 4G.

SURVEYOR'S CERTIFICATE

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

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RT MERCHANT, LLC.
- THE LANDS SURVEYED LIE WITHIN THE E 1/2 OF THE E 1/2 OF SECTION 27, T17N, R19E, M.D.M., AND THE SURVEY WAS COMPLETED ON _____
- THIS PLAT COMPLIES WITH ALL OF THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

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



3/5/20

TAX CERTIFICATE

APN: 050-210-54

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

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

DISTRICT BOARD OF HEALTH CERTIFICATE

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

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

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

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

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

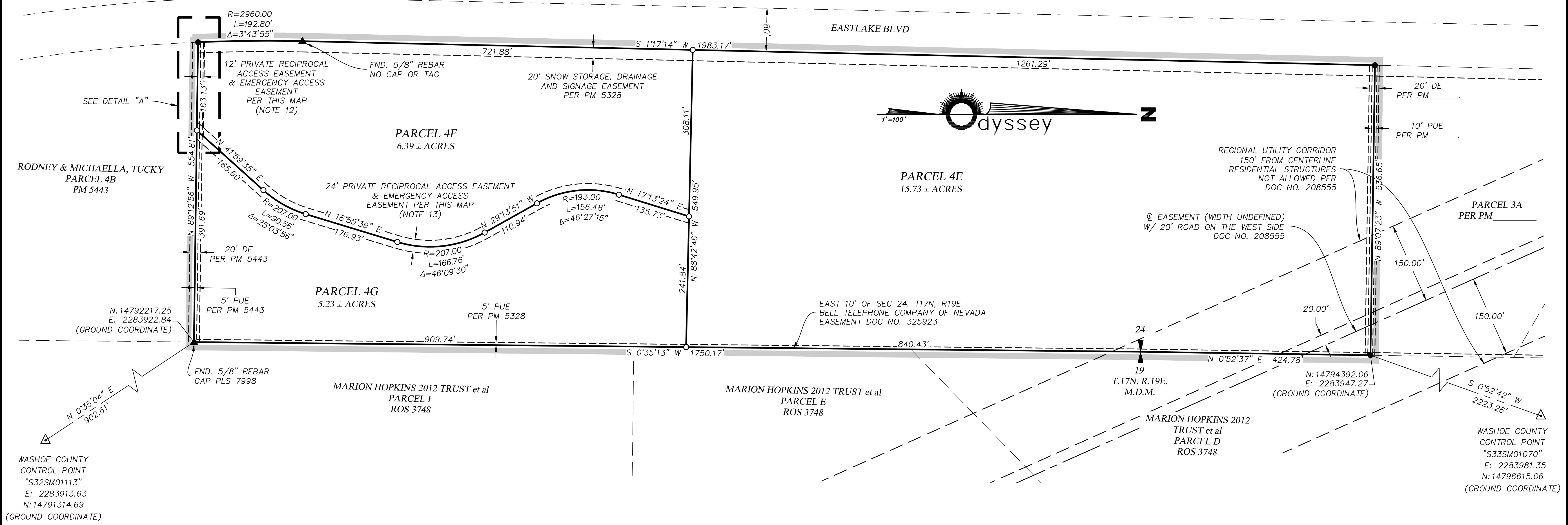
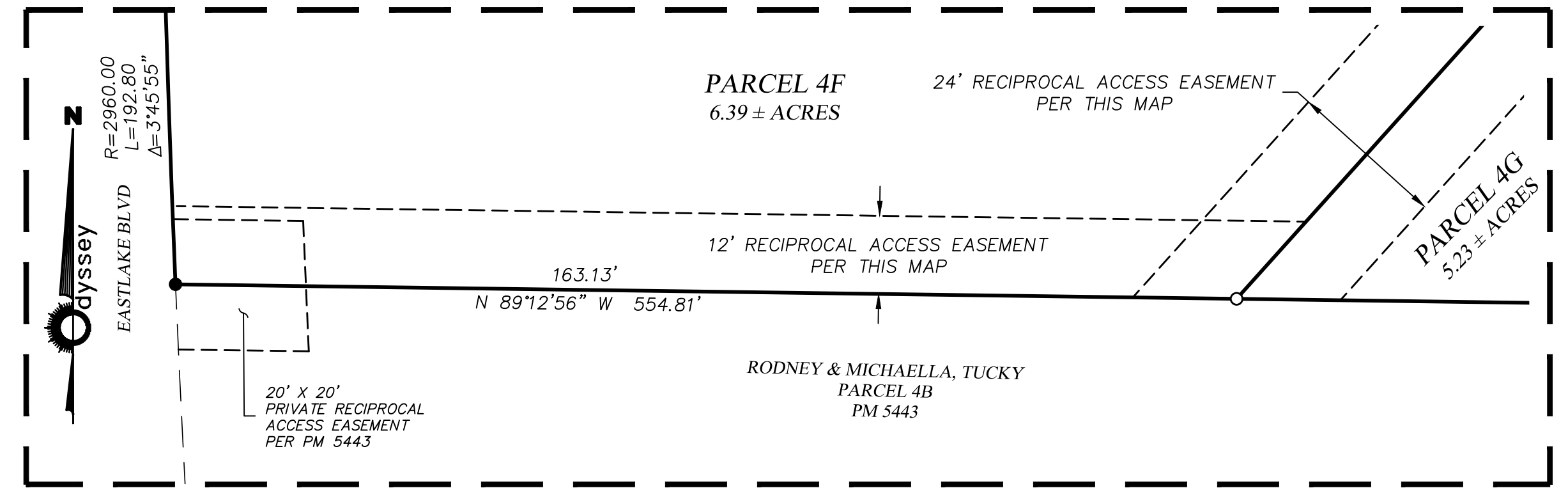
FILE NO. _____ FEE: _____ FILED FOR RECORD AT THE REQUEST OF _____ ON THIS ____ DAY OF _____ 202__, AT _____ MINUTES PAST O'CLOCK, ____ M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA KALIE M. WORK COUNTY RECORDER BY: _____ DEPUTY	<p align="center">2ND PARCEL MAP FOR RT MERCHANT LLC BEING A SUBDIVISION OF PARCEL 4D OF PM _____ SITUATE IN THE E 1/2 OF THE E 1/2 OF SECTION 24 T.17N., R.19E., M.D.M.</p> <p align="center">WASHOE COUNTY NEVADA</p>	<p align="center">SHEET 1 OF 2</p>
	<p>895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 359-3303</p>	

REFERENCES

- R1) RECORD OF SURVEY 2433, RECORDED JUNE 15, 1992, DOCUMENT NO. 1579269.
 - R2) RECORD OF SURVEY 3748, RECORDED MARCH 15, 2000, DOCUMENT NO. 2430602.
 - R3) PARCEL MAP NO. 5328, RECORDED FEBRUARY 7, 2018, DOCUMENT NO. 4786224.
 - R4) PARCEL MAP NO. 5443, RECORDED DECEMBER 18, 2019, DOCUMENT NO. 4893647.
 - R4) PARCEL MAP NO. 4099, RECORDED OCTOBER 31, 2003, DOCUMENT NO. 2934878.
 - R5) PARCEL MAP NO. _____, RECORDED _____, DOCUMENT NO. _____.
- ALL DOCUMENTS ARE FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

LEGEND

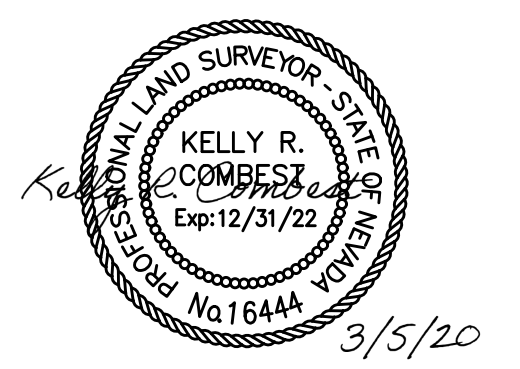
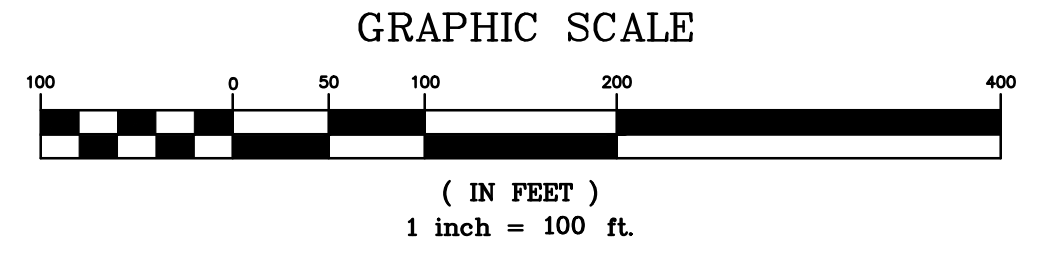
- SECTION CORNER AS NOTED
- WASHOE COUNTY GPS CONTROL STATION
- FOUND CORNER AS NOTED
- FOUND 5/8" REBAR CAP PLS 16444
- SET 5/8" REBAR W/CAP PLS 16444
- P.U.E. PUBLIC UTILITY EASEMENT
- P.M. PARCEL MAP
- R.O.S. RECORD OF SURVEY
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- BORDER



TOTAL AREA: 27.36 ± ACRES

BASIS OF BEARINGS

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



2ND PARCEL MAP FOR RT MERCHANT LLC BEING A SUBDIVISION OF PARCEL 4D OF PM SITUATE IN THE E 1/2 OF THE E 1/2 OF SECTION 24 T.17N., R.19E., M.D.M.

WASHOE COUNTY NEVADA

WWW.ODYSSEY-CIVIL-ENGINEERING.COM
895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
(775) 359-3303

ENGINEERING INCORPORATED

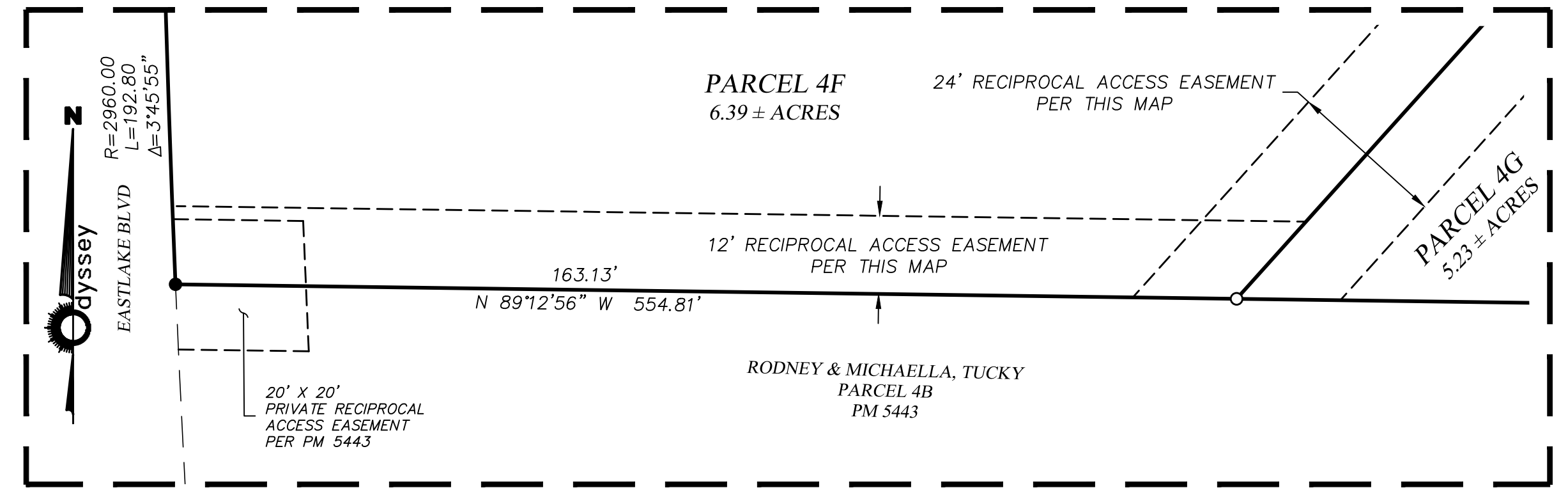
SHEET 2 OF 2

REFERENCES

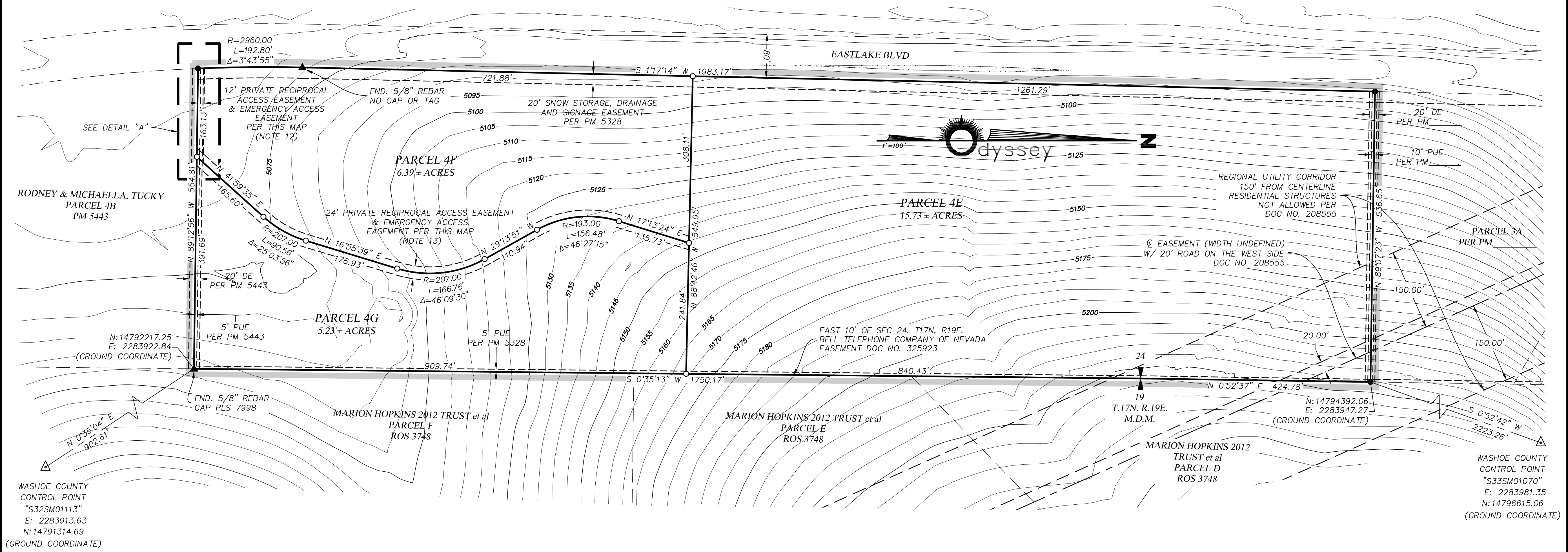
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- ALL DOCUMENTS ARE FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

LEGEND

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- EASEMENT LINE
- CENTERLINE
- BORDER



**DETAIL "A"
NTS**

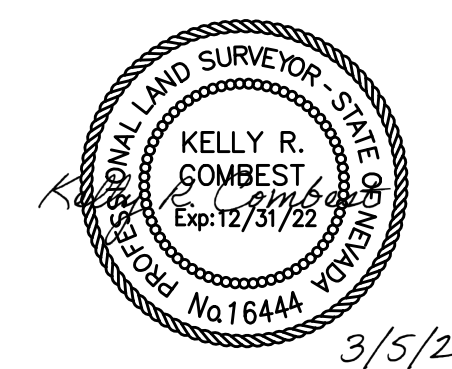
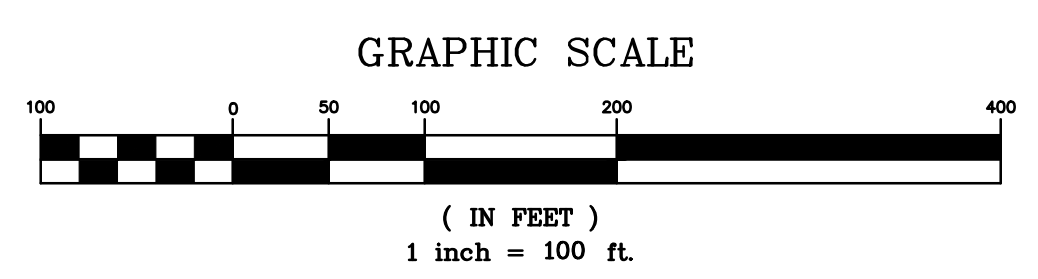


WASHOE COUNTY CONTROL POINT "S32SM01113"
E: 2283913.63
N: 14791314.69
(GROUND COORDINATE)

WASHOE COUNTY CONTROL POINT "S33SM01070"
E: 2283981.35
N: 14796615.06
(GROUND COORDINATE)

BASIS OF BEARINGS

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



3/5/20

TOTAL AREA: 27.36 ± ACRES

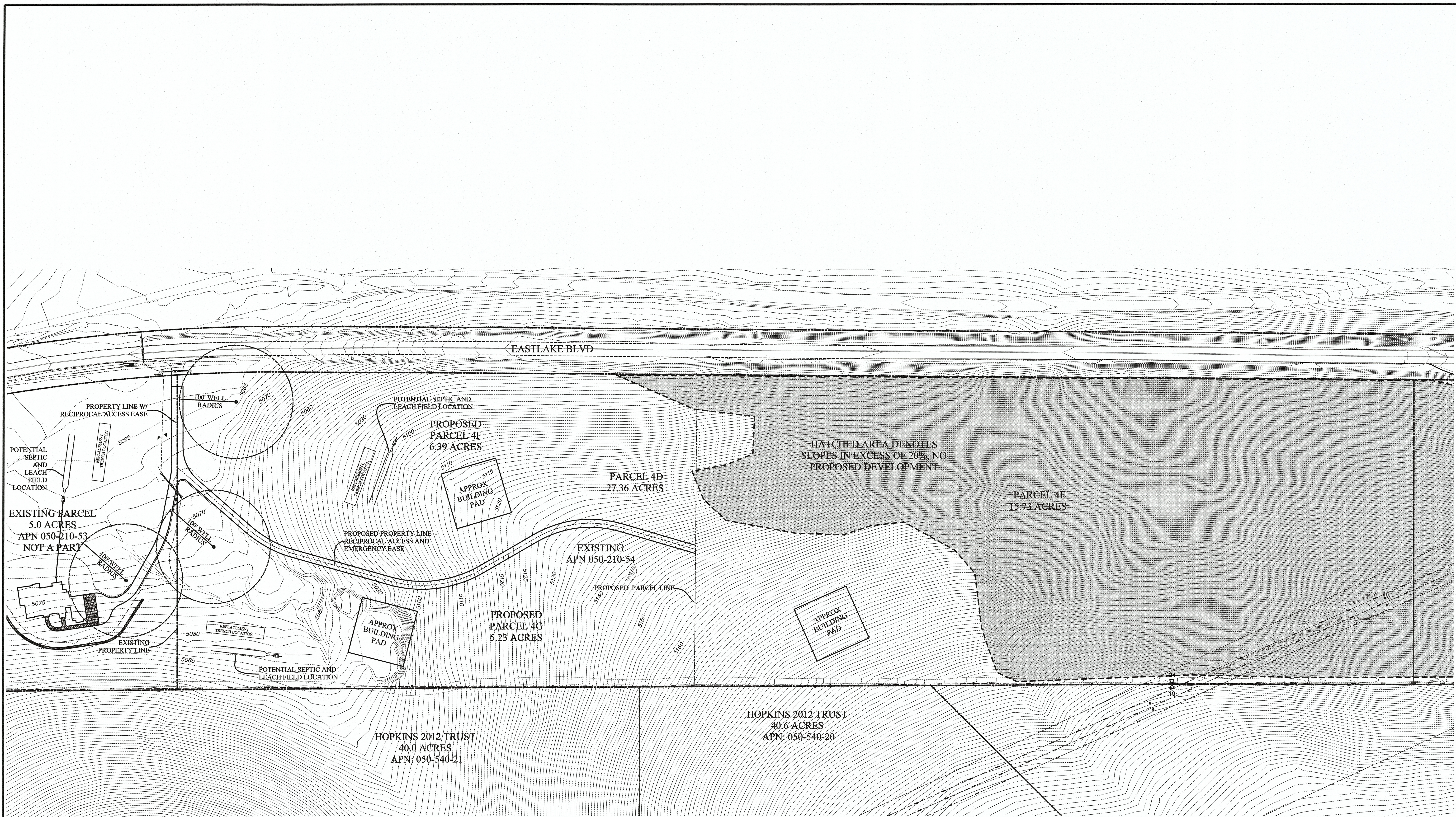
2ND PARCEL MAP
FOR
RT MERCHANT LLC
BEING A SUBDIVISION OF PARCEL 4D OF PM
SITUATE IN THE E 1/2 OF THE E 1/2 OF SECTION 24 T.17N., R.19E.,
M.D.M.

WASHOE COUNTY NEVADA

WWW.ODYSSEY-CIVIL-ENGINEERING.COM
895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
(775) 359-3303

ENGINEERING INCORPORATED

SHEET 2 OF 2



REV.	DATE	DESCRIPTION	BY	APP'D

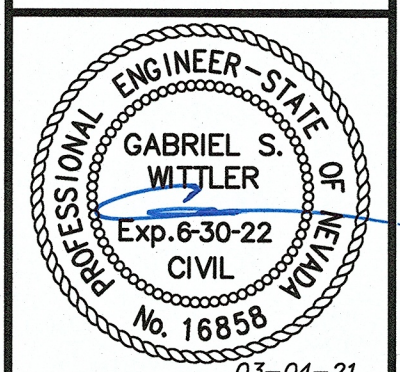
DATE: 03-04-21
 DRAWN BY: ACAD2017
 DESIGNED BY: G.S.W.
 CHECKED BY: G.S.W.

RT MERCHANT LLC
APN 050-210-54
POTENTIAL DEVELOPMENT PLAN

WASHOE COUNTY, NEVADA

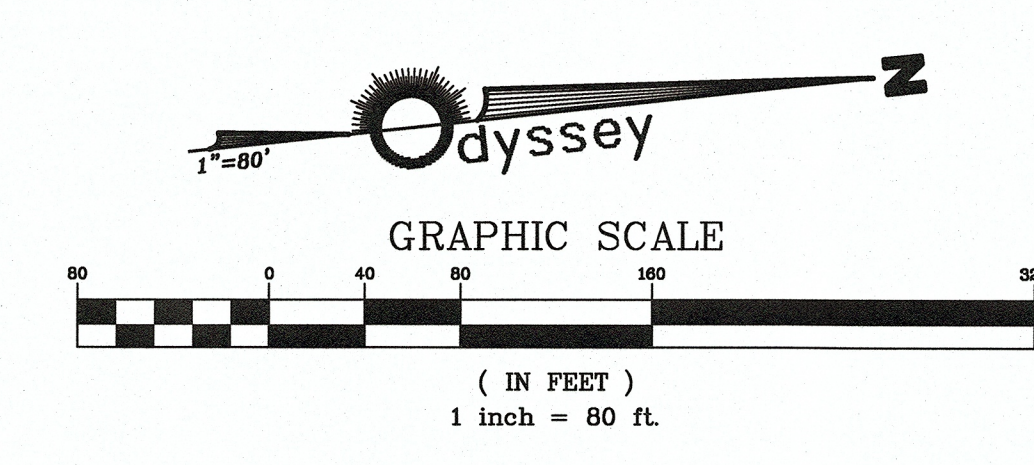
885 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
 (775) 359-3303 FAX (775) 359-3329
 ODYSSEYENR.COM

Odyssey
 ENGINEERING
 INCORPORATED



SCALE
 HORIZ. 1" = 60'
 VERT. ---
 JOB NO. ---

SHEET
5-2
 OF
2



BASIS OF BEARINGS:

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

BASIS OF ELEVATIONS:

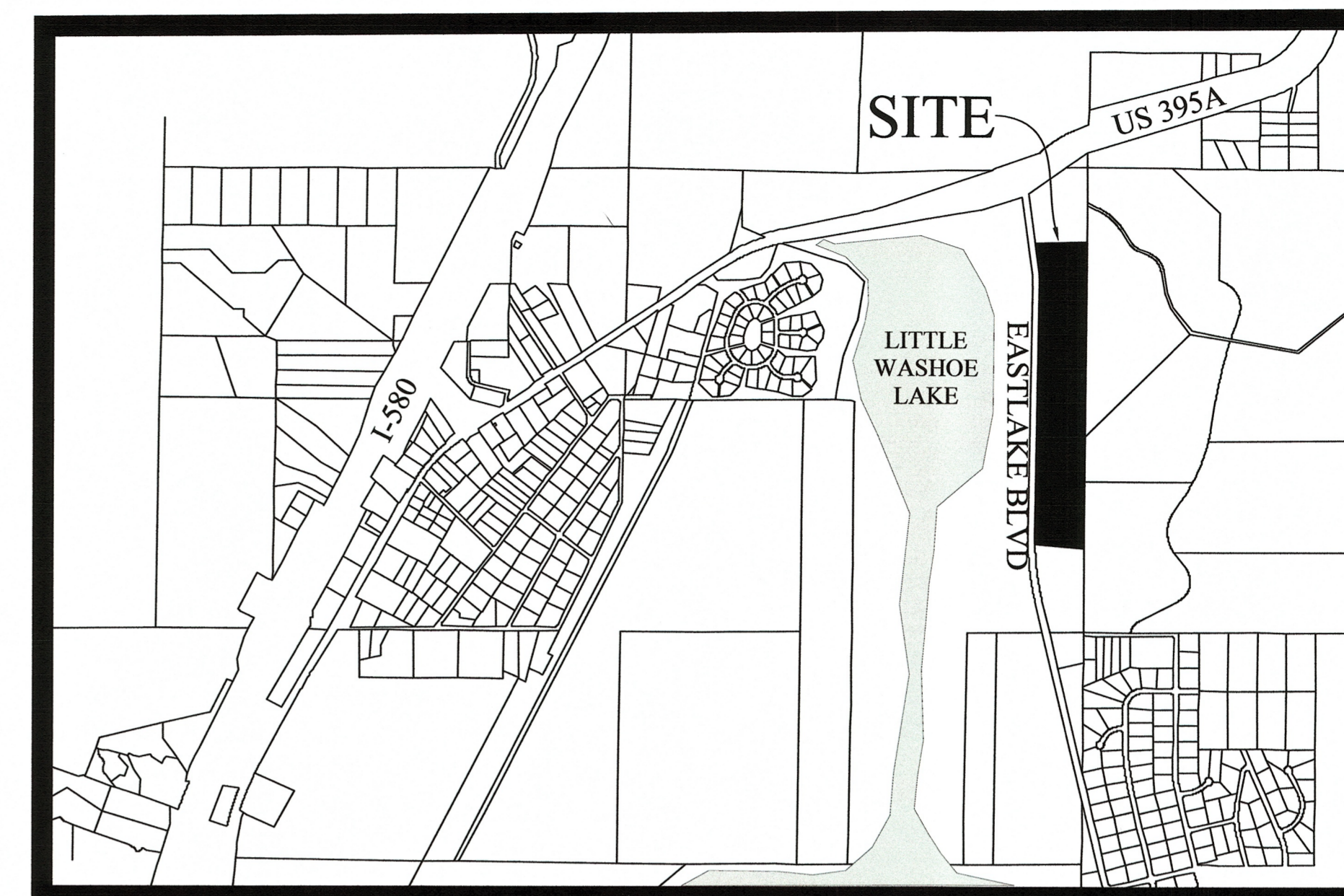
DATUM: NAVD 88
WASHOE COUNTY PROVIDED TOPOGRAPHIC INFORMATION

EXISTING PARCEL INFO:

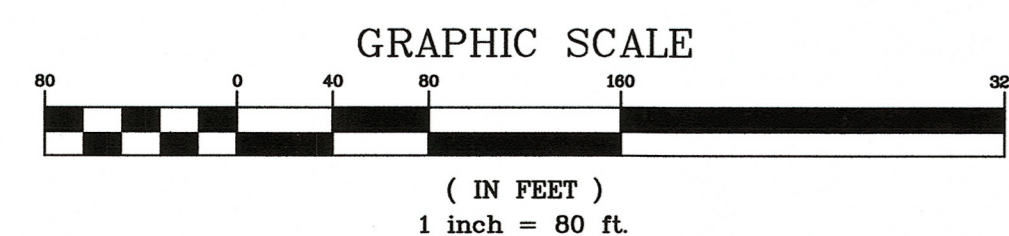
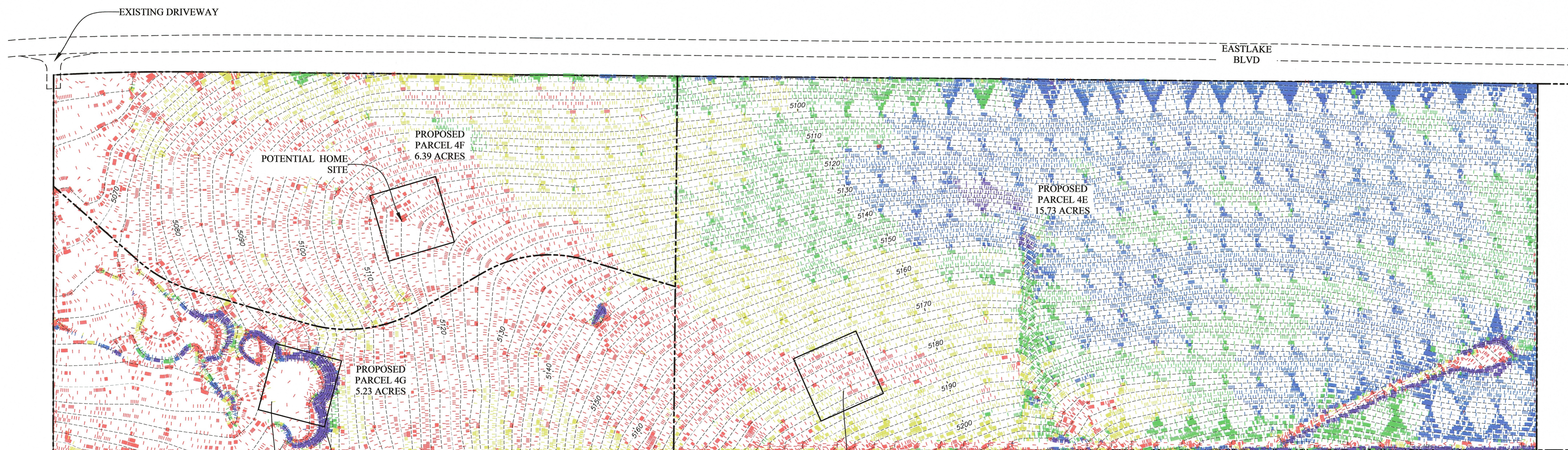
A.P.N. 050-210-54
27.36 ACRES
ZONING: MDR

FEMA INFO:

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



VICINITY MAP



SLOPE MAP DATA				
Number	Minimum Slope	Maximum Slope	Color	AREA
1	0.00%	15.00%	Red	9.7
2	15.00%	20.00%	Yellow	5.9
3	20.00%	25.00%	Green	4.5
4	25.00%	30.00%	Blue	7.0
5	30.00%	1508.94%	Purple	0.4

REV.	DATE	DESCRIPTION	BY	APP'D

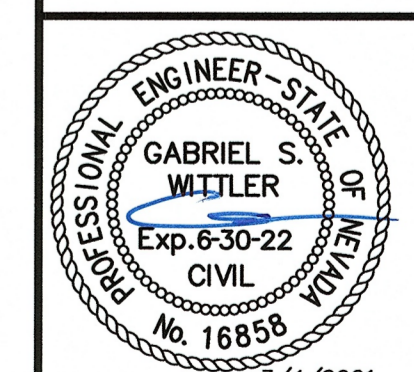
DATE: 03-04-21
DRAWN BY: ACAD2017
DESIGNED BY: G.S.W.
CHECKED BY: G.S.W.

RT MERCHANT LLC
APN 050-210-54
SLOPE MAP

WASHOE COUNTY, NEVADA

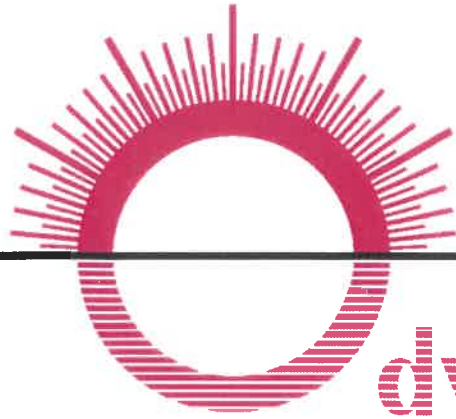
885 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
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ODYSSEYRENO.COM

odyssey ENGINEERING INCORPORATED



SCALE
HORIZ. 1"=80'
VERT. ---
JOB NO. ---

SHEET
SL-1
OF
3



895 Roberta Lane, Suite 104, Sparks, NV 89431
(775) 359-3303 Fax (775) 359-3329

dyssey ENGINEERING
INCORPORATED

March 4, 2021

Washoe County
Community Services Dept.

RE: **HILLSIDE DEVELOPMENT ANALYSIS**
1130 Eastlake Blvd - APN 050-210-54

Dear Staff:

Please find below a summary of the Hillside Development Ordinance Article 424, Section 110.424.15:

(a) Site Analysis. A site analysis, prepared by a qualified engineer, planner, landscape architect or architect shall be submitted. This analysis shall provide the basis for assessing the opportunities and constraints of the site for development and shall be in the form of a design standards handbook incorporating both textual and graphical representations of the requested action. At a minimum, a site analysis shall indicate:

(1) Major topographic conditions including ridgelines, ravines, canyons and knolls;

SUMMARY: *Topographic information has been included with the attached displays. This site does not contain any major topographic features. All ridgelines/knolls are located on properties to the east of the subject site. No significant drainages or ravines traverse this site.*

(2) Preliminary geological conditions including major rock outcroppings, slide areas and areas underlain with faults that have been active during the Holocene epoch of geological time;

SUMMARY: *The project Geotechnical Report does not indicate any major rock outcroppings, slide areas, faults, or other hazards.*

- (3) Preliminary soil conditions including soil type, expansiveness, slumping, erodibility and permeability;

SUMMARY: *The site contains several soil types, including gravelly sandy loam, stoney sandy loam, gravey course sand, clayey sands, gravels, cobbles, and shallow bedrock. Limited areas contain shallow layers of potentially expansive clay, however the vast majority of material is suitable for structural support.*

- (4) Significant surface hydrological conditions including natural drainage courses, perennial streams, floodplains, wetlands and ponding areas;

SUMMARY: *The site is situated in such a way that the vast majority of drainage remains in a sheet flow condition. There is a natural drainage on the very southern portion of proposed Parcels 4F and 4G, however the upstream tributary area is less than 100 acres, and surface evidence does not indicate that the channel sees significant flows. The adjacent Washoe Lake FEMA Flood Zone A does not encroach upon this property. There are no identifiable wetland areas on the property.*

- (5) The location and types of significant vegetation including known rare and endangered plant species and general plant communities;

SUMMARY: *Vegetation is generally vary sparse, consisting of native grasses with some pockets of sage brush. There are no rare or endangered plant species that we are aware of.*

- (6) Habitat areas for rare or endangered animal species;

SUMMARY: *There are no rare or endangered animal species that we are aware of based upon a review of the U.S. Fish & Wildlife data.*

- (7) Preliminary viewshed analysis including cross sections of views to and from the development site from all major roadways within one (1) mile of the project site, and from major focal points on the project site;

SUMMARY: *The site is visible from Old 395 and Eastlake Blvd., which is directly adjacent to the subject site. Since this*

application is for a parcel map and does not include any proposed improvements, there are no proposed structures, grading, etc. that can be depicted on a cross section.

- (8) How the development responds to the unique conditions of the hillside; and

SUMMARY: *Development will be limited to 5 acre minimum parcels with one single family residential home on each. Access roads will be designed to utilize the natural terrain and minimize grading. Homes will be designed to best fit with naturally occurring gentle slopes to best fit with existing topography.*

- (9) A slope analysis, submitted on a topographic map with contour intervals of at least five (5) feet for planning purposes. This analysis shall indicate the location and amount of land included within the following slope categories, tabulated in acres:

- (i) 0 – 15 percent;
- (ii) 15 - 20 percent;
- (iii) 20 - 25 percent;
- (iv) 25 - 30 percent; and
- (v) Greater than 30 percent.

SUMMARY: *Please reference the attached slope map.*

- (b) Developable Area Map. A developable area map, prepared pursuant to Section 110.424.20(b).

SUMMARY: *A preliminary potential development map has been included.*

- (c) Constraint and Mitigation Analysis. A detailed analysis of how the identified constraints will be mitigated and incorporated into the project's design.

SUMMARY: *Per the potential development map, areas of conceptual home construction will be limited to slope ranges of 15% or less, with all proposed grading and disturbance within slopes of 20% or less. Areas in excess of 20% will remain undisturbed. There are a couple areas that have previously been graded (old roads, pad grading, etc.), which have cut/fill slopes in excess of 20%, these areas do not apply to the undisturbed areas.*

(d) Washoe County Master Plan Amendment. All applicants proposing a hillside development requiring a Washoe County Master Plan amendment shall enter into a development agreement with Washoe County pursuant to Article 814, Development Agreements. Supplemental to all other requirements, development agreements for hillside development shall contain the following:
SUMMARY: *No Maser Plan Amendment is proposed with this development.*

(e) Detailed Contour Analysis. As determined through a pre-application meeting between the applicant and the Department of Community Development, a topographic map with more or less detailed contour intervals may be required by the Director of Community Development for design purposes.
SUMMARY: *Topographic information is included on the Slope Map and Potential Development Plan included with this submittal. 2' contour intervals have been shown for reference.*

Please feel free to call with any questions, or should you require additional information.

Sincerely,

ODYSSEY ENGINEERING INCORPORATED



Gabriel Wittler, P.E.
Vice President