

Community Services Department

Planning and Development

TENTATIVE PARCEL MAP

(see page 5)

PARCEL MAP WAIVER

(see page 15)

APPLICATION



Community Services Department
Planning and Development
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.3600

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Parcel Map for FDM, LLC			
Project Description: Merger and Resubdivision of Parcel Map 5074			
Project Address: 310 & 340 Lemmon Drive, Reno Nevada, 89506			
Project Area (acres or square feet): 1.82 acres or 79,425 sq ft			
Project Location (with point of reference to major cross streets AND area locator): NE of Lemmon Dr. and Buck Dr.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
552-190-08	42,856 sq ft		
552-190-09	36,569 sq ft		
Section(s)/Township/Range: NE 1/4 S 9, T20N, R19E			
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: FDM, LLC		Name: Odyssey Engineering, Inc	
Address: 1580 Hymer Ave #100, Sparks NV		Address: 895 Roberta Lane Suite 104 Sparks, NV	
Zip: 89431		Zip: 89431	
Phone: 775-337-2063	Fax:	Phone: 775-359-3303	Fax:
Email:		Email: rusty@odysseyreno.com	
Cell:	Other:	Cell: 775-843-5394	Other:
Contact Person: Frank Lepori		Contact Person: Rusty Combest	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Odyssey Engineering, Inc		Name:	
Address: 895 Roberta Lane Suite 104 Sparks, NV		Address:	
Zip: 89431		Zip:	
Phone: 775-359-3303	Fax:	Phone:	Fax:
Email: rusty@odysseyreno.com		Email:	
Cell: 775-843-5394	Other:	Cell:	Other:
Contact Person: Rusty Combest		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: FRANK M LEPOZI

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, FRANK M Lepozi
(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 Development.

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

Assessor Parcel Number(s): 552-190-08/09

Printed Name Frank M. Lepozi

Signed [Signature]

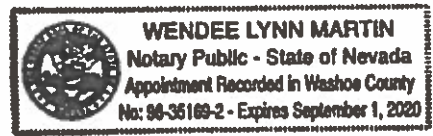
Address 1580 Hymer Ave #100 Sparks

Subscribed and sworn to before me this 20th day of March, 2017.

Wendee Lynn Martin
Notary Public in and for said county and state

My commission expires: September 1, 2020

(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)

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

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

400 ft northeast of the intersection of Buck and Lemmon Drive

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
552-190-08	Vacant/Commercial	42.856 sq ft
552-190-09	Vacant/Commercial	36.569 sq ft

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

Vacant, with paved access easement into AutoZone (APN 552-190-10)

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	32,367 sq ft	10,052 sq ft	37,006 sq ft	
Minimum Lot Width	75 ft	75 ft	75 ft	

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

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

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

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

- a. Water System Type:

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

- b. Available:

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

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

- a. Sewage System Type:

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

- 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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8. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

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

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

Will purchase water rights and dedicate to the water purveyor.

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

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

10. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

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

11. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

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

12. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

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

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

No

14. 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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15. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

No

16. 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.

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

1,750 CY of excavation is anticipated.
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18. 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?

A 336 CY import is anticipated.

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

The disturbed area can be seen from the North, East, and West. Existing commercial lies to the north, a landscape buffer is proposed. Existing residential lies to the east, a proposed 6' chain link fence with a slated screen is proposed to mitigate any impacts. Lemmon Drive lies to the west, and a landscape berm is proposed for mitigation

20. 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 slopes are proposed for this project, landscaping will be placed on proposed slopes immediately after slope is constructed.

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

A proposed landscape berm is to be constructed along Lemmon Drive. The specified height of the berm is to be 1' above proposed grade. The landscape berm will be revegetated with permanent landscaping.

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

No retaining walls are required.

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

No trees will be removed.

24. 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?

None

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

Permanent irrigation is proposed.

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

No

27. Surveyor:

Name	Kelly R Combest
Address	895 Roberta Lane, Suite 104, Sparks NV 89431
Phone	775-359-3303
Cell	775-843-5394
E-mail	rusty@odysseyreno.com
Fax	
Nevada PLS #	16444

Tentative Parcel Map Development Application Submittal Requirements

**This sheet must accompany the original application and be signed by
the Professional Land Surveyor.**

1. **Fees:** See Master Fee Schedule. Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.
 - A separate \$299.00 check for the engineering technical review fee is required upon submittal.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Tentative Parcel Map Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.

Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.

7. **Development Plan Specifications: (If the requirement is "Not Applicable," please check the box preceding the requirement)**
 - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
 - b. Property boundary lines, distances and bearings.
 - c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
 - NA** d. The cross sections of all right-of-ways, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
 - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.
 - NA** f. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- NA** g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
- h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
- i. Vicinity map showing the proposed development in relation to the surrounding area.
- j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
- k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
- NA** l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Packets:** Four (4) packets and flash drive or DVD. One (1) packet must be labeled "Original" and must include the fee schedule (including the appropriate fees) and the original signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Development.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.

I hereby certify, to the best of my knowledge, all information contained in this application is correct and meets all Washoe County Development Code requirements.

Kelly R. Conest PLS 16444
Professional Land Surveyor

Property Tax Reminder Notice

WASHOE COUNTY
 PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

PIN: 55219008
 AIN:

Balance Good Through:	04/12/2017
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO
 :894315:
 FDM LLC
 1580 HYMER AVE 100
 SPARKS NV 89431

Description:

Situs: 310 LEMMON DR
 WASHOE COUNTY

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.us/treas

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
55219008	2016	2016176590	1	08/15/2016	78.59	0.00	0.00	78.59	0.00
Current Year Totals					78.59	0.00	0.00	78.59	0.00

Prior Years									
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance		
Prior Years Total									

Property Tax Reminder Notice

WASHOE COUNTY
 PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

PIN: 55219009
 AIN:

Balance Good Through:	04/12/2017
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO
 :894315:
 FDM LLC
 1580 HYMER AVE 100
 SPARKS NV 89431

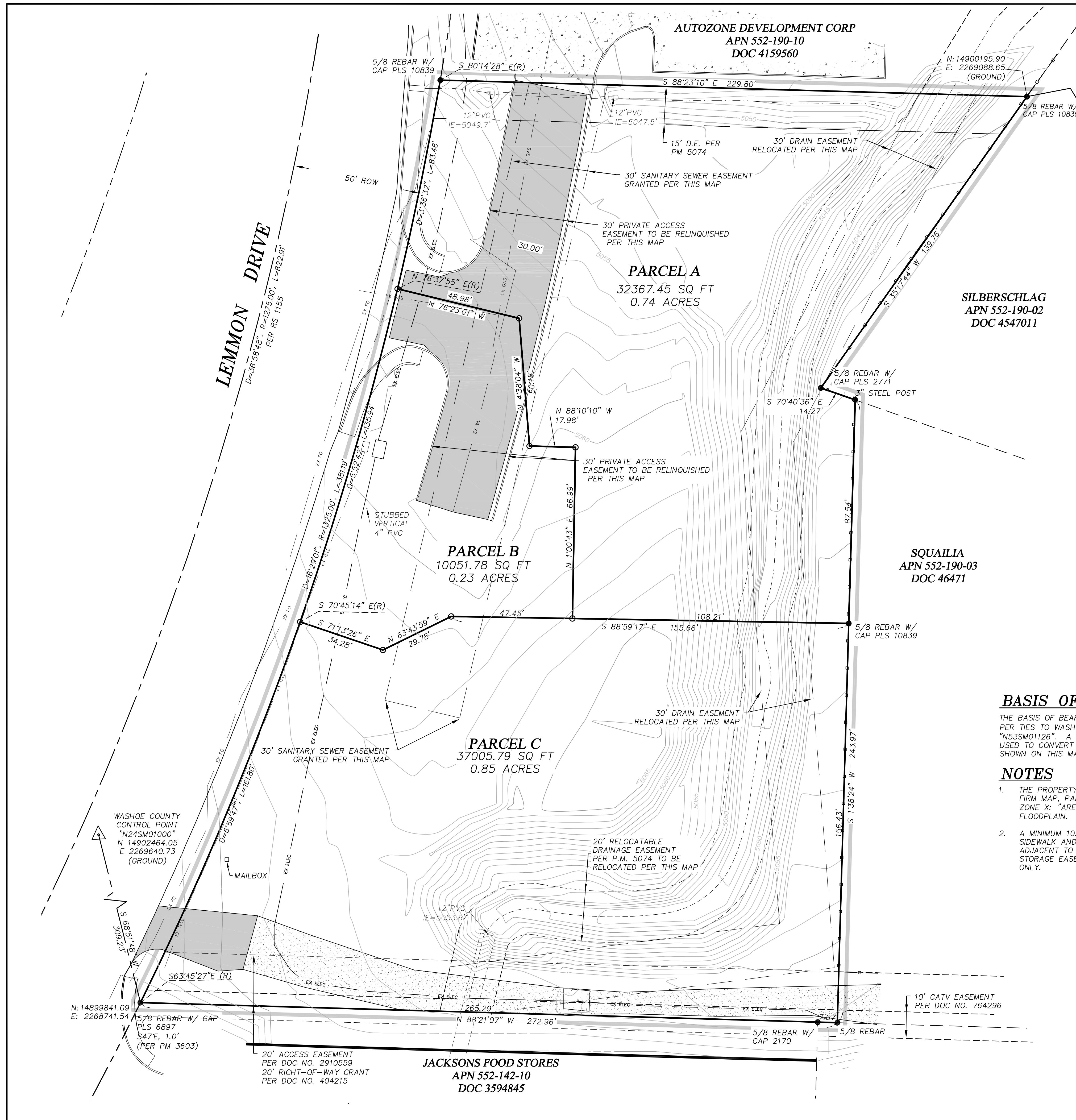
Description:

Situs: 340 LEMMON DR
 WCTY

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: www.washoecounty.us/treas

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
55219009	2016	2016176936	1	08/15/2016	68.77	0.00	0.00	68.77	0.00
Current Year Totals					68.77	0.00	0.00	68.77	0.00

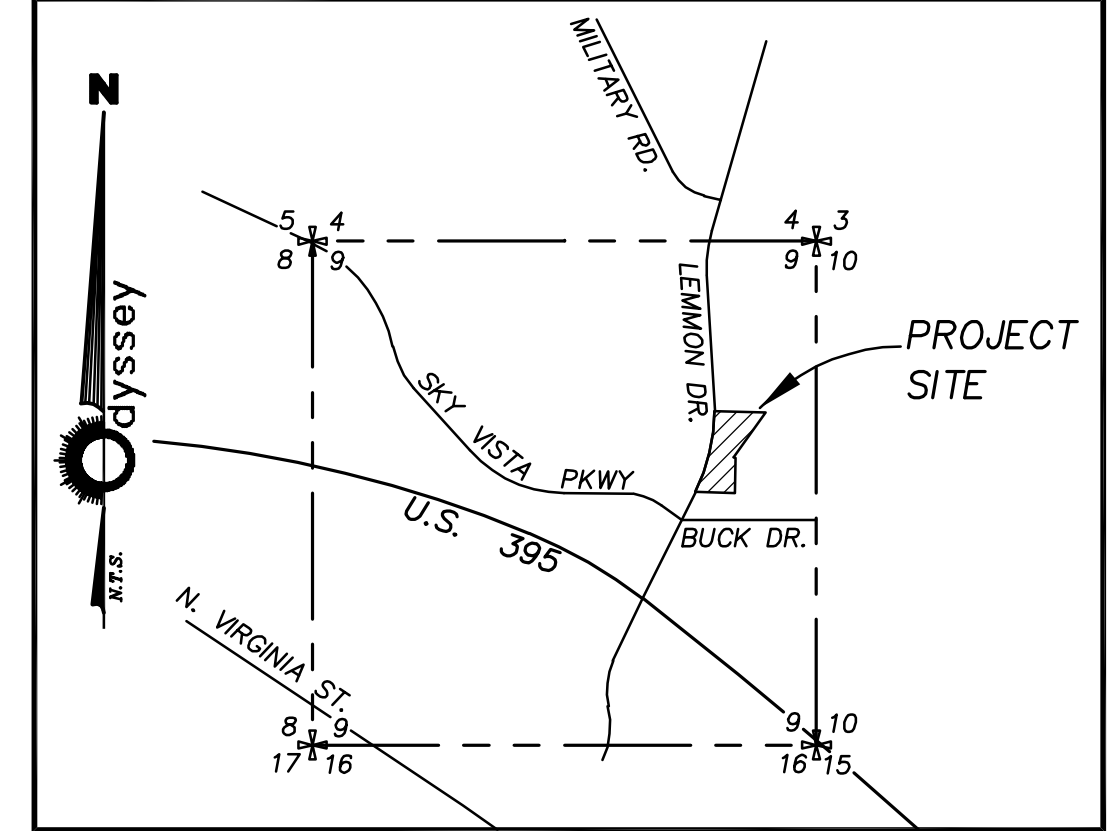
Prior Years								
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance	
Prior Years Total								



TIE WASHOE COUNTY CONTROL POINT
 PER (R5) "N24SM01000"
 T2ON R19E N 14902464.05
 4 3 E 2269640.73
 9 10 (GROUND)

LEGEND

- SET 5/8 REBAR W/CAP OR NAIL/TAG-PLS 16444
- ⊕ FND PROPERTY CORNER AS NOTED
- ⊕ SECTION CORNER AS NOTED
- △ WASHOE COUNTY GPS CONTROL STATION
- (R) RADIAL BEARING
- (R#) REFERENCE NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- P.M. PARCEL MAP
- T.M. TRACT MAP
- R.O.S. RECORD OF SURVEY
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT LINE
- - - CENTERLINE
- - - SURVEY TIE
- GRAPHIC SCALE
- POST CURB
- CURB AND GUTTER
- EDGE OF PAVEMENT
- FENCE LINE
- - - EX GAS - - - EX GAS - EXISTING UNDERGROUND GAS LINE
- - - EX OH GAS - EX OH GAS - EXISTING OVERHEAD ELECTRIC LINE
- - - EX ELEC - EX ELEC - EXISTING UNDERGROUND ELECTRIC LINE
- AC PAVING
- CONCRETE
- GRAVEL ROAD



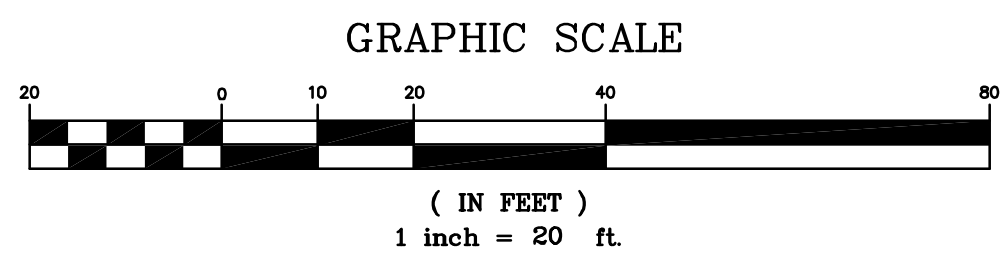
VICINITY MAP

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD 83/94, NEVADA WEST ZONE, PER TIES TO WASHOE COUNTY CONTROL POINTS "N53SM01010" AND "N53SM01126". 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.

NOTES

1. THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X AS SHOWN ON FEMA FIRM MAP, PANEL NO. 32031C3026GG, EFFECTIVE DATE: MARCH 16, 2009. ZONE X: "AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN."
2. A MINIMUM 10.00 FOOT PUBLIC UTILITY, TRAFFIC CONTROL, SIGNAGE, SIDEWALK AND PLOWED SNOW STORAGE EASEMENT IS HEREBY GRANTED ADJACENT TO ALL STREET RIGHT OF WAYS. THE 10.00 FOOT PLOWED SNOW STORAGE EASEMENT IS FOR PLOWED SNOW FROM THE STREET RIGHT OF WAY ONLY.



TOTAL AREA = 1.82 ± ACRES

TENTATIVE PARCEL MAP
FDM, LLC.
 BEING A MERGER AND RESUBDIVIDE
 OF PARCEL 3 AND 4 OF PM 5074
 SITUATE IN THE NORTHEAST 1/4 OF SECTION 9, T2ON, R19E, M.D.M.
 WASHOE COUNTY NEVADA

895 ROBERTA LANE, SUITE 104. SPARKS, NV 89431
 (775) 359-3303

odyssey ENGINEERING INCORPORATED

SHEET 1 OF 1

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, FDM, LLC, A NEVADA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278 AND TITLE 17 OF THE CITY OF SPARKS. THE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TO ALL PUBLIC UTILITY AND CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY, THEIR SUCCESSORS AND ASSIGNS, THOSE PERMANENT EASEMENTS DELINEATED HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY AND CABLE TV SYSTEMS AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM FOREVER.

FDM, LLC., A NEVADA LIMITED LIABILITY COMPANY

MANAGER _____ DATE _____

NOTARY PUBLIC CERTIFICATE

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

BY _____ AS _____ OF
 FDM, LLC., A NEVADA LIMITED LIABILITY COMPANY PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC
 (MY COMMISSION EXPIRES _____)

UTILITY COMPANY'S CERTIFICATE

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

SIERRA PACIFIC POWER COMPANY d/b/g NV ENERGY _____ DATE _____
 BY: _____
 TITLE: _____

NEVADA BELL d/b/g AT&T NEVADA _____ DATE _____
 BY: _____
 TITLE: _____

CHARTER COMMUNICATIONS _____ DATE _____
 BY: _____
 TITLE: _____

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

NOTARY PUBLIC CERTIFICATE

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

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

NOTARY PUBLIC
 (MY COMMISSION EXPIRES _____)

NOTARY PUBLIC CERTIFICATE

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

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

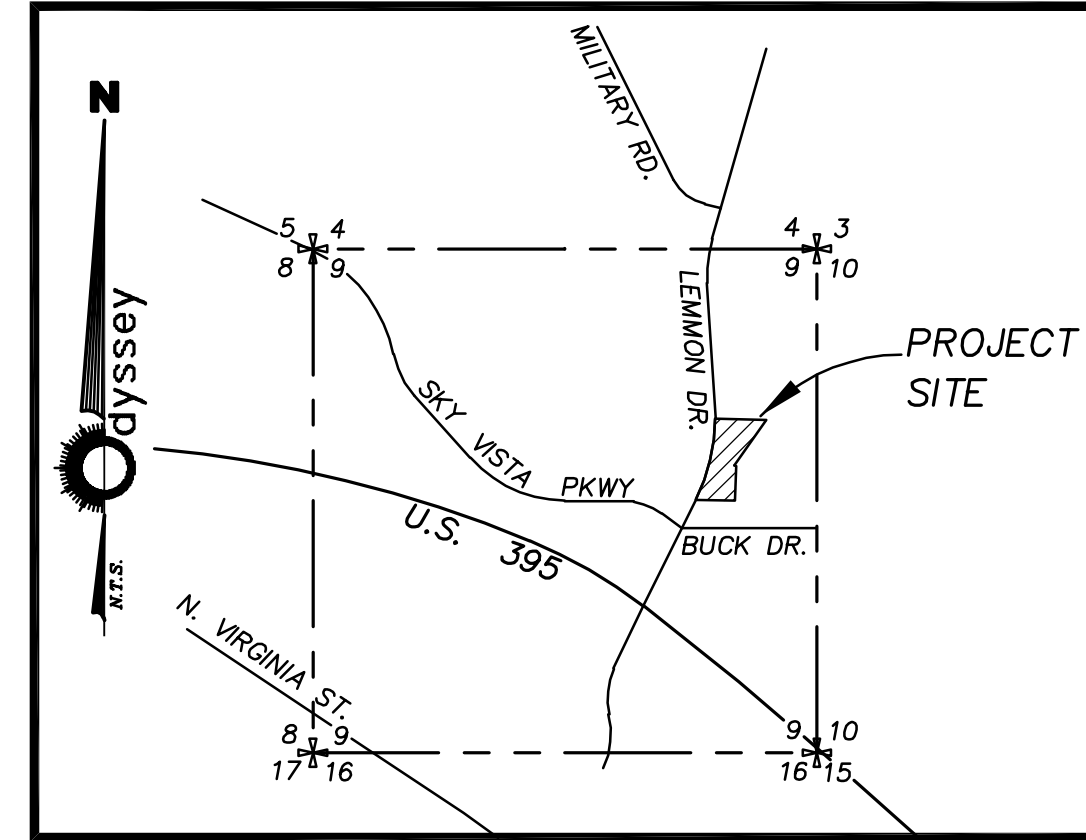
NOTARY PUBLIC
 (MY COMMISSION EXPIRES _____)

NOTARY PUBLIC CERTIFICATE

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

BY _____ AS _____ OF
 SIERRA PACIFIC POWER COMPANY d/b/g NV ENERGY, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC
 (MY COMMISSION EXPIRES _____)



VICINITY MAP

GENERAL NOTES

- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 5 FEET IN WIDTH COINCIDENT WITH ALL EXTERIOR BOUNDARIES, 10 FEET IN WIDTH ALONG ALL DEDICATED STREET RIGHTS-OF-WAYS AND 10 FEET IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- ALL PUBLIC UTILITY EASEMENTS INCLUDE CABLE TELEVISION.
- WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE SUFFICIENT WATER RIGHTS TO THE SERVICING WATER PURVEYOR AND PROVIDE THE CITY OF SPARKS A WILL SERVE LETTER.
- SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM UNLESS OTHERWISE APPROVED AT THE TIME OF DEVELOPMENT.
- A PRIVATE DRAINAGE EASEMENT, 5 FEET IN WIDTH COINCIDENT WITH ALL REAR LOT LINES AND 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES IS ALSO HEREBY GRANTED FOR THE EXCLUSIVE PURPOSE OF PROVIDING DRAINAGE FOR THE MUTUAL BENEFIT OF ADJOINING PARCEL OWNERS. SAID EASEMENT TO BE RELOCATABLE WITH THE ADJUSTMENT OF BOUNDARY LINES AS AGREED UPON BY THE ADJOINING PARCEL OWNERS.
- A MINIMUM 10.00 FOOT PUBLIC UTILITY, TRAFFIC CONTROL, SIGNAGE, SIDEWALK AND PLOWED SNOW STORAGE EASEMENT IS HEREBY GRANTED ADJACENT TO ALL STREET RIGHT OF WAYS. THE 10.00 FOOT PLOWED SNOW STORAGE EASEMENT IS FOR PLOWED SNOW FROM THE STREET RIGHT OF WAY ONLY.
- NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGIC TIME.

NOTARY PUBLIC CERTIFICATE

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

BY _____ AS _____ OF
 NEVADA BELL d/b/g AT&T NEVADA, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY 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 THE OWNER OF RECORD OF THE LAND HAS SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED.

TICOR TITLE OF NEVADA, INC.

BY _____ TITLE _____ DATE _____

WATER AND SEWER RESOURCE REQUIREMENTS CERTIFICATE

THE WATER AND SEWER RESOURCE REQUIREMENTS SET FORTH IN ARTICLE 422 OF THE WASHOE COUNTY DEVELOPMENT CODE RELATED TO THE DEDICATION OF WATER RESOURCES, HAVE BEEN SATISFIED.

WASHOE COUNTY DEPARTMENT OF WATER RESOURCES _____ DATE _____

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND PERFORMED A TECHNICAL MAP CHECK OF THE GEOMETRIC DATA SHOWN HEREON, PURSUANT TO THAT INTERLOCAL AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS DOCUMENT NO. 2233806, AND I AM SATISFIED SAID GEOMETRIC DATA IS TECHNICALLY CORRECT.

MICHAEL E. GUMP, P.L.S. 13927
 WASHOE COUNTY SURVEYOR

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. _____ MEETS ALL THE 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 STATUTE CHAPTER 278.

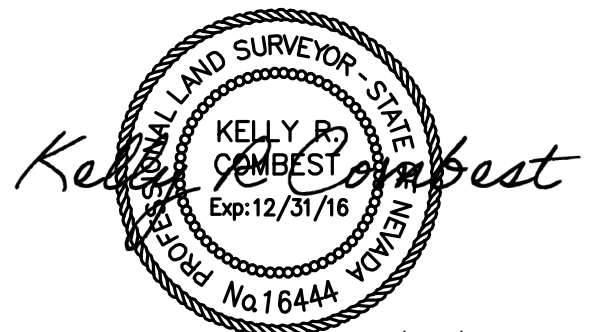
THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2017, BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

WILLIAM H. WHITNEY
 DIRECTOR OF PLANNING AND DEVELOPMENT DIVISION

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 FDM, LLC.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE NE 1/4 OF SECTION 9, T20N, R19E, M.D.M., CITY OF SPARKS, COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON _____, 2017.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



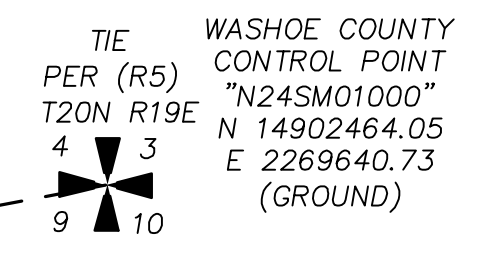
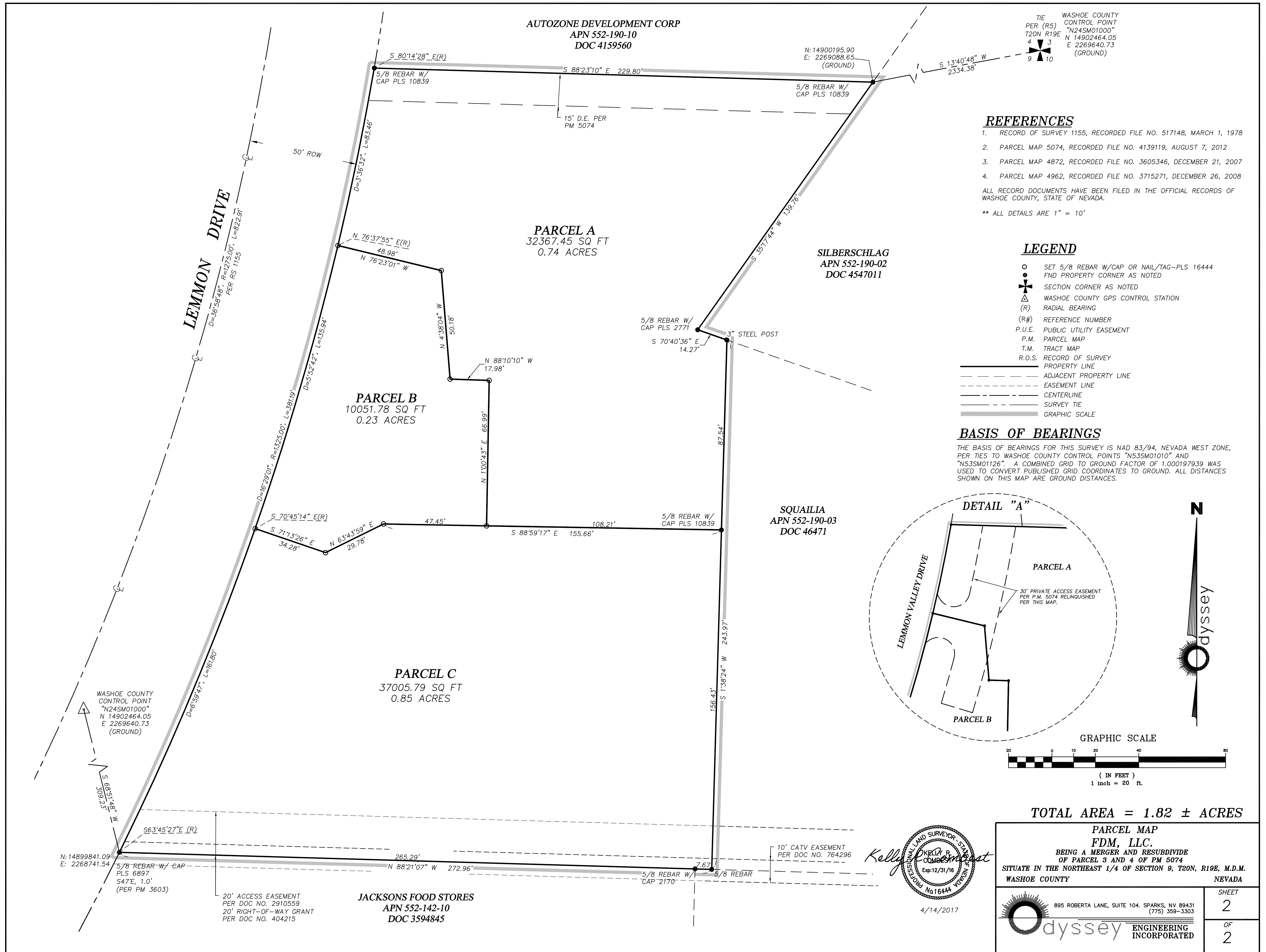
4/14/2017

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.

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

FILE NO. FEE: FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____ 2016, AT _____ MINUTES PAST _____ O'CLOCK, .M., OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA LAWRENCE R. BURTNES, COUNTY RECORDER	<p>PARCEL MAP FDM, LLC. BEING A MERGER AND RESUBDIVIDE OF PARCEL 3 AND 4 OF PM 5074 SITUATE IN THE NORTHEAST 1/4 OF SECTION 9, T20N, R19E, M.D.M. WASHOE COUNTY NEVADA</p>	<p>SHEET 1 OF 2</p>
By: _____ DEPUTY	895 ROBERTA LANE, SUITE 104. SPARKS, NV 89431 (775) 359-3303 ENGINEERING INCORPORATED	



REFERENCES

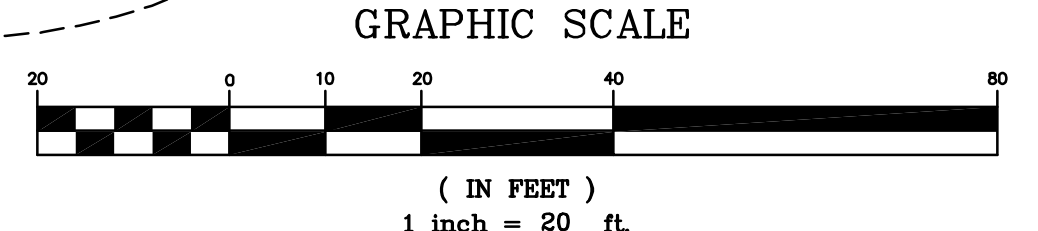
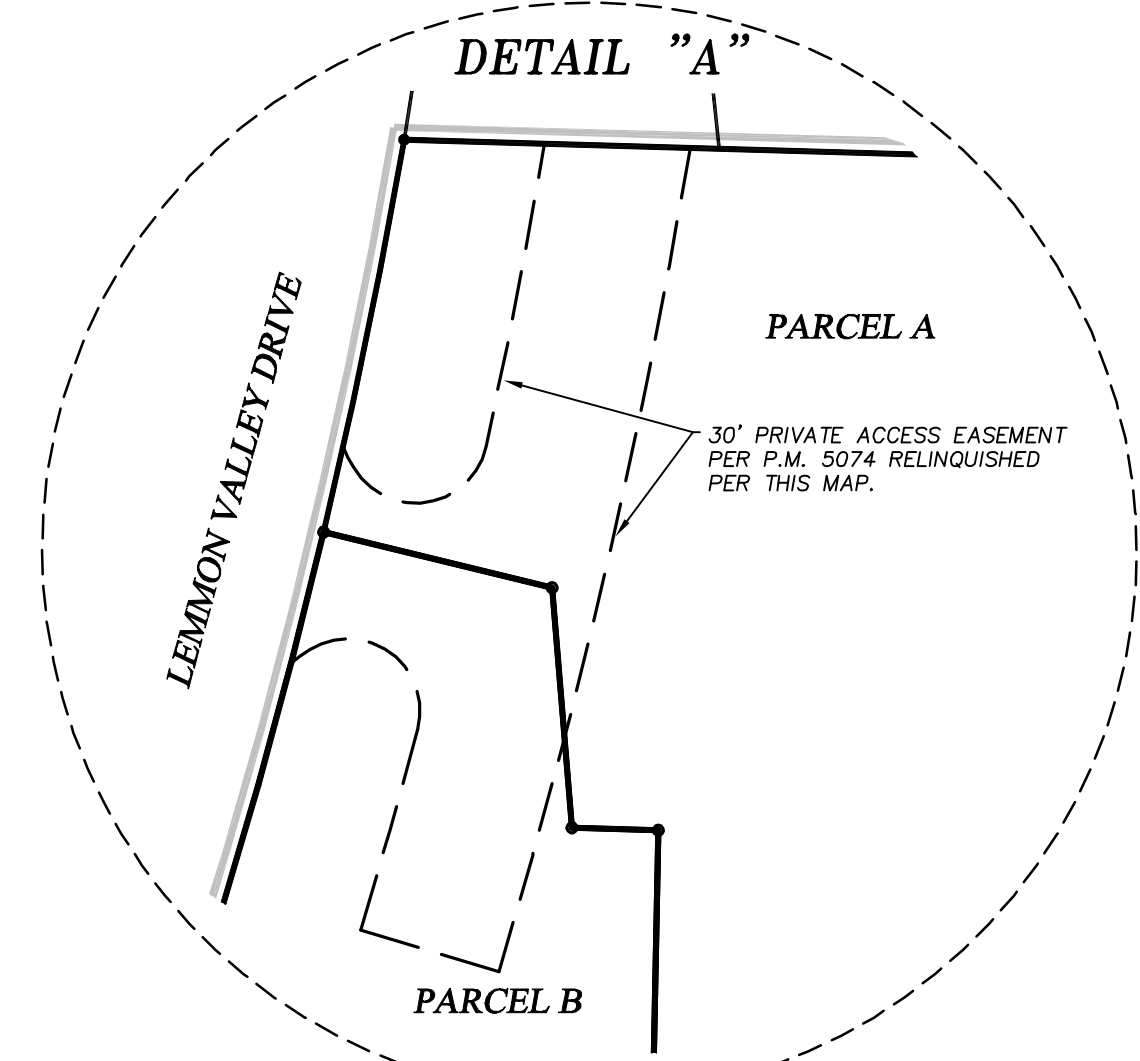
1. RECORD OF SURVEY 1155, RECORDED FILE NO. 517148, MARCH 1, 1978
 2. PARCEL MAP 5074, RECORDED FILE NO. 4139119, AUGUST 7, 2012
 3. PARCEL MAP 4872, RECORDED FILE NO. 3605346, DECEMBER 21, 2007
 4. PARCEL MAP 4962, RECORDED FILE NO. 3715271, DECEMBER 26, 2008
- ALL RECORD DOCUMENTS HAVE BEEN FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, STATE OF NEVADA.
- ** ALL DETAILS ARE 1" = 10'

LEGEND

- SET 5/8 REBAR W/CAP OR NAIL/TAG-PLS 16444
- FND PROPERTY CORNER AS NOTED
- ✕ SECTION CORNER AS NOTED
- △ WASHOE COUNTY GPS CONTROL STATION
- (R) RADIAL BEARING
- (R#) REFERENCE NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- P.M. PARCEL MAP
- T.M. TRACT MAP
- R.O.S. RECORD OF SURVEY
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT LINE
- - - CENTERLINE
- - - SURVEY TIE
- ▬ GRAPHIC SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD 83/94, NEVADA WEST ZONE, PER TIES TO WASHOE COUNTY CONTROL POINTS "N53SM01010" AND "N53SM01126". A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND. ALL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES.



TOTAL AREA = 1.82 ± ACRES

PARCEL MAP
FDM, LLC.
 BEING A MERGER AND RESUBDIVIDE
 OF PARCEL 3 AND 4 OF PM 5074
 SITUATE IN THE NORTHEAST 1/4 OF SECTION 9, T20N, R19E, M.D.M.
 WASHOE COUNTY NEVADA

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
 (775) 359-3303

odyssey ENGINEERING INCORPORATED

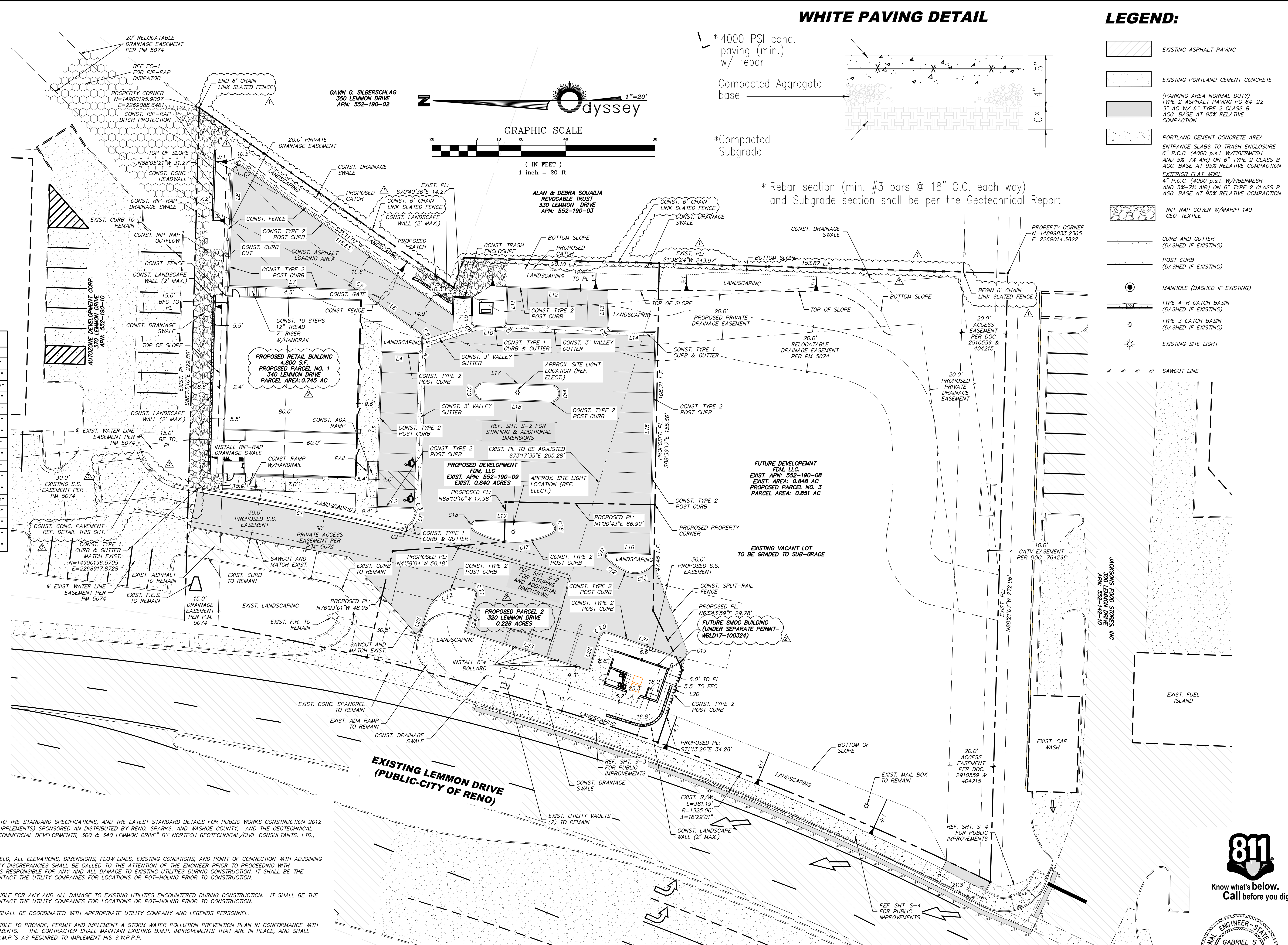
4/14/2017

SHEET 2 OF 2

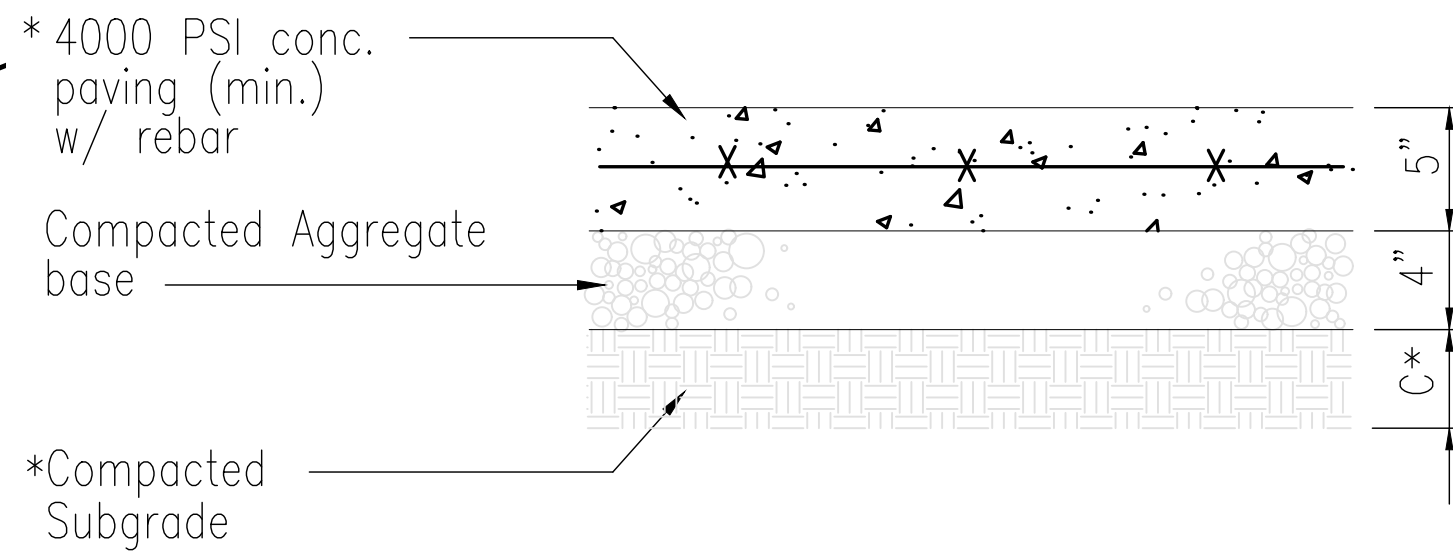


LINE	DIRECTION	LENGTH
L1	S70°07'43"E	1.71'
L2	N1°54'38"E	14.92'
L3	S88°12'14"E	69.00'
L4	S1°47'46"W	15.50'
L5	S88°12'14"E	3.87'
L6	N34°55'54"E	31.81'
L7	N1°43'16"E	56.83'
L8	S88°02'21"E	51.46'
L12	N1°42'32"E	45.00'
L13	S88°17'28"E	15.80'
L14	N1°24'12"E	19.05'
L15	N88°35'48"W	99.00'
L16	N1°24'12"E	18.01'
L17	S1°42'07"W	30.44'
L18	N1°42'07"E	30.44'
L20	S71°30'27"E	20.12'
L21	N19°57'32"E	31.22'
L22	N72°38'36"W	15.29'
L23	N17°21'24"E	58.01'
L25	N72°05'34"W	10.08'

CURVE	LENGTH	RADIUS	DELTA
C1	89.97'	1205.59'	41°6'33"
C2	11.03'	7.55'	83°46'00"
C3	4.70'	2.50'	107°37'24"
C4	3.93'	2.50'	90°00'00"
C5	3.97'	4.00'	56°51'52"
C6	2.43'	3.50'	39°44'09"
C7	5.22'	2.50'	119°34'01"
C10	3.94'	2.50'	90°18'19"
C11	4.03'	1.70'	136°11'13"
C12	10.14'	32.39'	17°56'29"
C13	14.56'	10.28'	81°06'04"
C14	12.19'	3.88'	180°16'31"
C15	12.20'	3.88'	180°24'32"
C19	7.73'	5.00'	88°32'01"
C20	5.50'	3.50'	90°00'46"
C21	3.93'	2.50'	90°03'40"
C22	25.76'	16.50'	89°26'58"



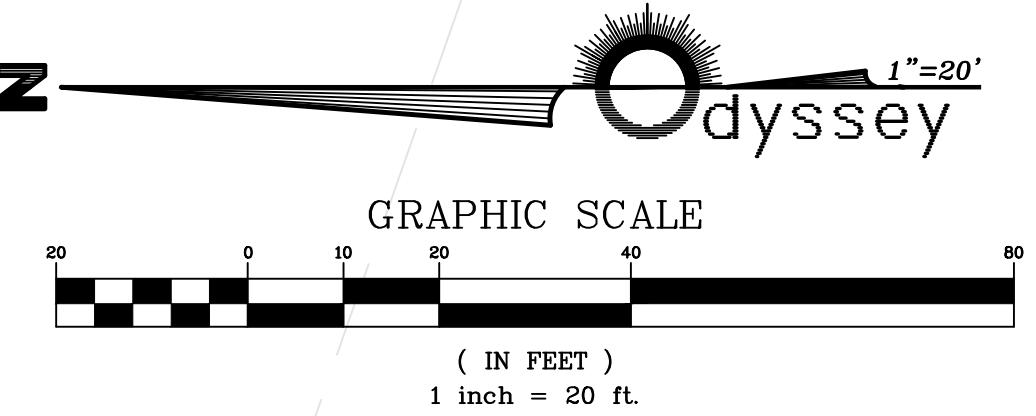
WHITE PAVING DETAIL



* Rebar section (min. #3 bars @ 18" O.C. each way) and Subgrade section shall be per the Geotechnical Report

LEGEND:

- EXISTING ASPHALT PAVING
- EXISTING PORTLAND CEMENT CONCRETE
- (PARKING AREA NORMAL DUTY) TYPE 2 ASPHALT PAVING PG 64-22 3" AC W/ 6" TYPE 2 CLASS B AGG. BASE AT 95% RELATIVE COMPACTION
- PORTLAND CEMENT CONCRETE AREA ENTRANCE SLABS TO TRASH ENCLOSURE 6" P.C.C. (4000 p.s.i. W/FIBERMESH AND 58-7% AIR) ON 6" TYPE 2 CLASS B AGG. BASE AT 95% RELATIVE COMPACTION EXTERIOR FLAT WORK 4" P.C.C. (4000 p.s.i. W/FIBERMESH AND 58-7% AIR) ON 6" TYPE 2 CLASS B AGG. BASE AT 95% RELATIVE COMPACTION
- RIP-RAP COVER W/MARIFF 140 GEO-TEXTILE
- CURB AND GUTTER (DASHED IF EXISTING)
- POST CURB (DASHED IF EXISTING)
- MANHOLE (DASHED IF EXISTING)
- TYPE 4-R CATCH BASIN (DASHED IF EXISTING)
- TYPE 3 CATCH BASIN (DASHED IF EXISTING)
- EXISTING SITE LIGHT
- SAWCUT LINE



SITE NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS, AND THE LATEST STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION 2012 ADDITION (AND ANY APPURTENANT SUPPLEMENTS) SPONSORED AND DISTRIBUTED BY RENO, SPARKS, AND WASHOE COUNTY, AND THE GEOTECHNICAL INVESTIGATION ENTITLED "PROPOSED COMMERCIAL DEVELOPMENTS, 300 & 340 LEMMON DRIVE" BY NORTECH GEOTECHNICAL/CIVIL CONSULTANTS, LTD., DATED AUGUST 25, 2016.
- THE CONTRACTOR SHALL VERIFY IN FIELD, ALL ELEVATIONS, DIMENSIONS, FLOW LINES, EXISTING CONDITIONS, AND POINT OF CONNECTION WITH ADJOINING PROPERTY (PUBLIC OR PRIVATE). ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES FOR LOCATIONS OR POT-HOLING PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES FOR LOCATIONS OR POT-HOLING PRIOR TO CONSTRUCTION.
- ALL REQUIRED UTILITY SHUT-DOWNS SHALL BE COORDINATED WITH APPROPRIATE UTILITY COMPANY AND LEGENDS PERSONNEL.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE, PERMIT AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN IN CONFORMANCE WITH FEDERAL, STATE AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN EXISTING B.M.P.'S AS REQUIRED TO IMPLEMENT HIS S.W.P.P.
- THE CONTRACTOR SHALL OBTAIN AND THE OWNER SHALL PAY FOR ALL NECESSARY PERMITS AND FEES REQUIRED FOR CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER, THE SOILS ENGINEER, NEVADA ENERGY, CITY OF SPARKS, AND THE TRUCKEE MEADOWS WATER AUTHORITY 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- ALL DIMENSIONS ARE TO FRONT FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL STRIPING AND SIGNAGE SHALL CONFORM TO THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.

BASIS OF BEARINGS:

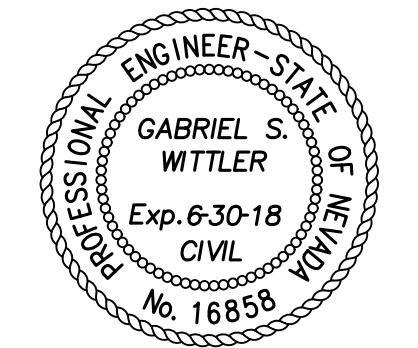
THE BASIS OF BEARING FOR THIS PROJECT IS BASED ON THE NEVADA STATE COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.000197939.

BASIS OF ELEVATIONS:

DATUM: NAVD 88
PROJECT BENCHMARK = CITY OF RENO BENCHMARK NO. 2997
HAVING AN ELEVATION OF 5254.05'



Know what's below.
Call before you dig.



REV.	DATE	DESCRIPTION	BY	APP'D
1	4/10/2017	WOOD FENCE TO CHAIN LINK W/SLATES		
2		ADDRESS/INSTANT SHAG EXCLUSION		
3		CONST. CONCRETE PAVEMENT		
4		PUBLIC S.S. PLAN & PROFILE		
5		FENCING DETAIL SHEET		

LEMON VALLEY RETAIL
COMMERCIAL DEVELOPMENT
PRIVATE SITE IMPROVEMENTS
WASHOE COUNTY, NEVADA

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
(775) 358-3303 FAX (775) 359-3329
Odyssey ENGINEERING INCORPORATED

SCALE
HORIZ. 1" = 20'
VERT. N.T.S.
JOB NO.
3756

SHEET
S-1
OF
19