

OPHIR HILL

SPECIAL USE PERMIT APPLICATION



Photo credit: summitpost.org

PREPARED BY:



NOVEMBER 15, 2016

Job # 191-22

OPHIR HILL

SPECIAL USE PERMIT APPLICATION

Prepared for:

Burdick Excavating

Attention: Linda Burdick

PO Box 22330

Carson City, Nevada 89721

Prepared by:

Rubicon Design Group, LLC

100 California Avenue, Suite 202

Reno, Nevada 89509

(775) 425-4800

November 15, 2016

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- Owner Affidavit
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Introduction

This application includes the following request:

- A **Special Use Permit** to allow for grading that exceeds the thresholds outlined in Section 110.438.35 of the Washoe County Development Code.

Project Location

Ophir Hill consists of three parcels (APN #'s 046-032-02, 04 and 05) totaling 11.35± acres and is located at 3270 Old US Highway 395 in west Washoe Valley. Specifically, the property is located on the east side of Old US 395, south of Ophir Hill Road, west of Interstate 580. Figure 1 (below) depicts the project location.



Figure 1 – Vicinity Map

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Existing Conditions

Currently, the project site is utilized as a rock quarry for large boulders. Unlike a conventional quarry, no mining occurs on the site. Instead, boulders are harvested from those that were deposited onsite as a result of the Slide Mountain landslide that occurred in 1983. There are existing piles of boulders, gravel, sand and aggregate base located onsite.

The existing quarry activities have resulted in the construction of a 2,000± square foot shop building along with other ancillary uses such as a truck scale, storage yards, etc. The site also includes a 768± square foot single family residence (APN # 046-032-04) that was constructed in 1944.

All three of the subject parcels are zoned High Density Rural within the South Valleys Area Plan. Surrounding land use includes single family residential to the north, west and south, with open pasture land to the east.

Figure 2 (below) provides an enlarged aerial view of the site while Figure 3 (following page) depicts the existing onsite conditions.

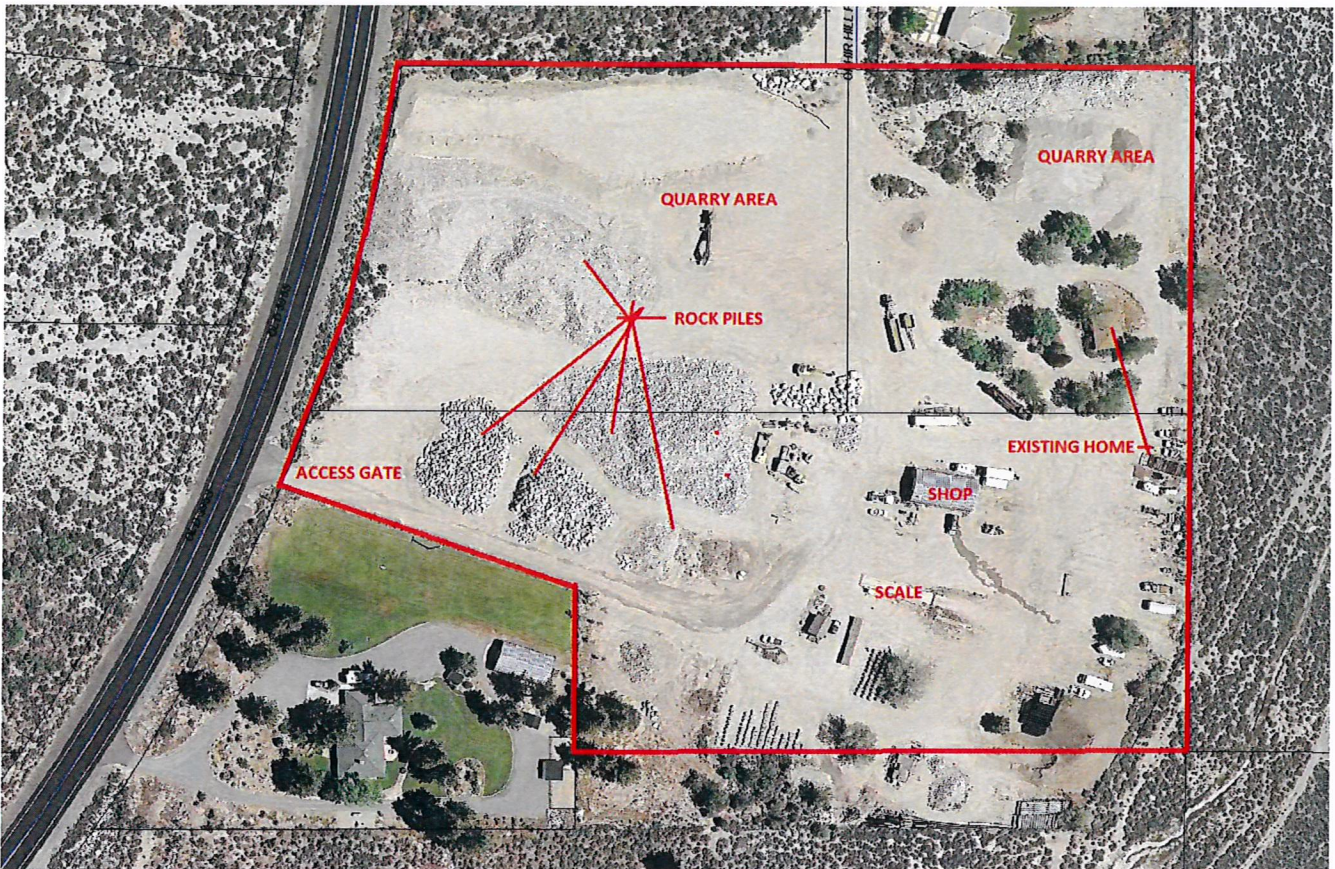


Figure 2 – Aerial View

OPHIR HILL

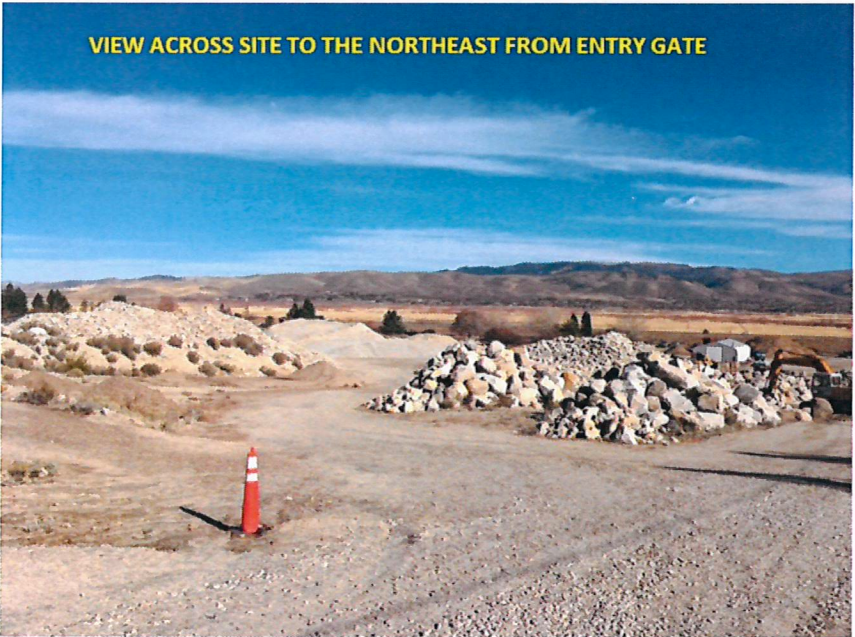
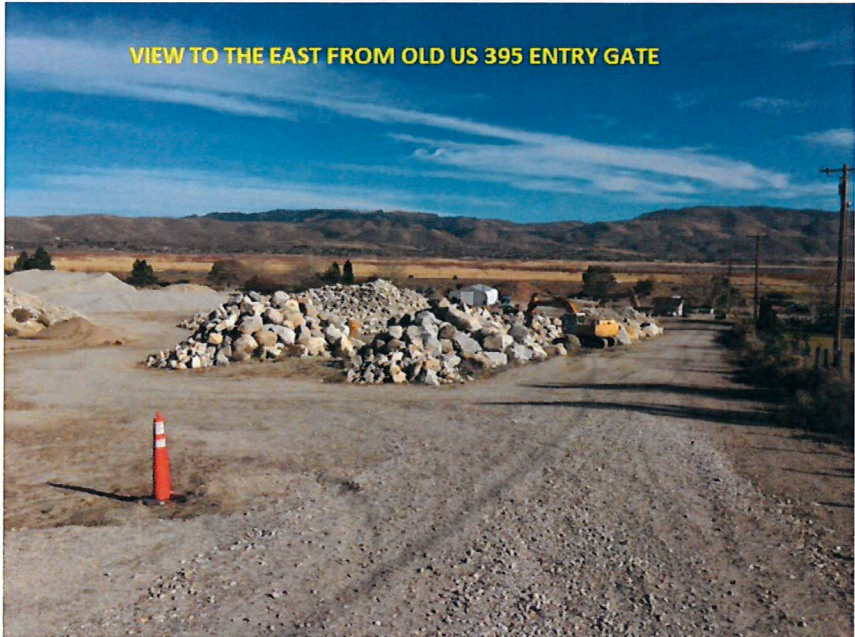


Figure 3 – Existing Conditions

Request Summary

The Special Use Permit (SUP) included with this application serves two primary purposes. First, the SUP will allow for grading in excess of the thresholds established in Section 110.438.35 of the Washoe County Development Code. As proposed, a total of 416,580± square feet of overall grading disturbance will occur. Additionally, a total of 38,834± cubic yards of material will be moved once all the grading is complete. As a result, this constitutes a “Major Grading Permit” per Washoe County Development Code standards.

The second SUP component is to provide for an overall compliance plan for the existing quarry operations. Currently, the rock quarry operations at the site are not a permitted use. However, since these operations have been occurring for well over 30 years, Washoe County has agreed that a time-certain phase-out plan is required for the commercial operations and that the properties be brought into compliance with current County codes and standards.

The Slide Mountain landslide which occurred Memorial Day weekend 1983 deposited approximately 160,000 cubic yards of dirt and materials on to the subject parcel. This included hundreds of large boulders. Since that time, Burdick Excavating has been harvesting these boulders for use in landscaping and public works projects. Unlike a conventional quarry, no mining occurs at the site. Instead, the boulders have been collected and sorted by size, use type, etc. Also, some have been crushed into gravel and aggregate base. As part of this process, grading of the site has occurred but no pits or extensive grading has occurred.

In August 2016, Burdick Excavating was notified by Washoe County that the grading which has occurred over a series of years at the site triggers a Major Grading Permit (which includes a SUP) and that the current operations were not a permitted use. In working with Washoe County staff, including Code Enforcement, Engineering and Planning, it was determined that Burdick Excavating needed to submit a SUP for grading as well as provide an overall compliance plan.

At the recommendation of Washoe County, a 4-year compliance plan is proposed for the site. Essentially, the grading plan included with this SUP provides for a “smoothing-out” of the overall site, resulting in a pre-landslide site condition. Over the course of the next 4 years, Burdick Excavating will continue to operate. Thus, the onsite rockpiles will be significantly reduced as customers and contractors will continue to gather boulders from the property. While these operations are occurring, the overall grading plan will be implemented on a phased basis. Thus, at the end of 4 years, the site will be restored to a natural state and commercial operations will cease. Any remaining boulders will be strategically placed within the parcels to achieve a natural appearance.

Figure 4 (following page) provides an overall site grading plan that depicts how the site will be recontoured at the 4-year phase out of the quarry. The grading required to complete this plan triggers the SUP thresholds noted previously but serves to blend the site and any future use (i.e. single family residential) with surrounding properties and conditions.

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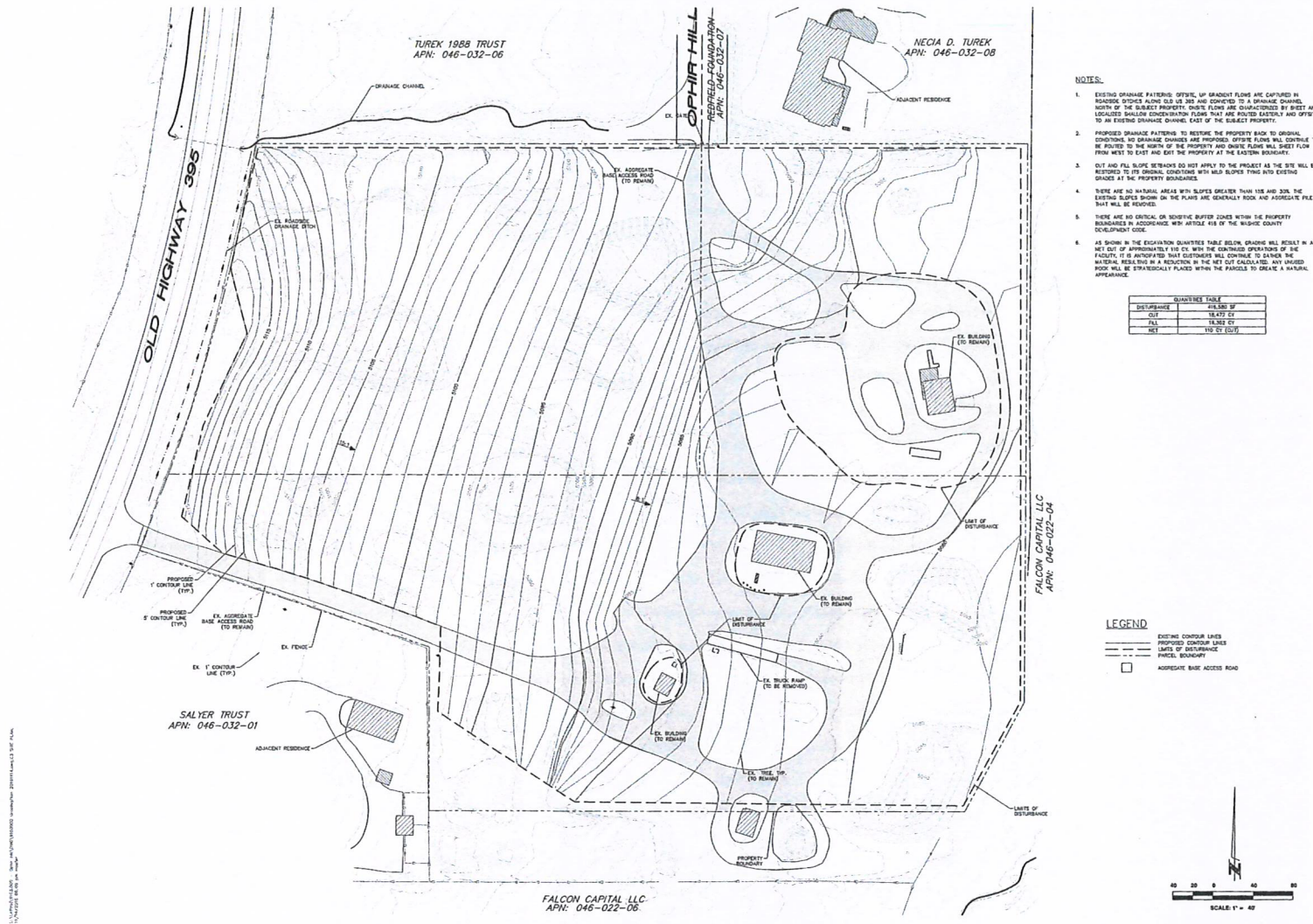


Figure 4 – Site/Grading Plan

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Implementation of the grading plan included with this SUP will benefit the surrounding properties by creating a natural appearance and providing for future single family use that is complementary to those surrounding the parcels. Although the commercial operations have operated for over 3 decades without detrimental impact, recountouring of the site will result in far less impacts than what is currently occurring. Furthermore, it brings all 3 subject parcels into full compliance with applicable Washoe County codes and requirements.

Special Use Permit Findings

In order to approve a Special Use Permit, the following findings must be made. Responses are provided in **bold**.

1. Consistency. The granting of the special use permit is consistent with the policies and maps of the Comprehensive Plan Elements and the Area Plan in which the property is located.

Granting of this SUP will ensure that the site is returned to a natural condition and that all uses are permitted within the base zoning district. Additionally, it will provide for conformance with all existing Development Code requirements. Thus, this finding will be met.

2. Adequate Public Facilities. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities must exist or will be provided.

No new development is proposed at this time other than grading of the site to a natural condition. Therefore, the project is consistent with this finding.

3. Site Suitability. The site must be physically suitable for the proposed use and for the intensity of development.

Grading of the site, as proposed, ensures a natural appearance and will ultimately remove a commercial use. No development (new construction) is proposed. The remaining onsite boulders which are a result of the 1983 landslide will be removed and/or relocated to create a natural appearance. This will set the groundwork for future single family use, consistent with the underlying HDR zoning and surrounding properties.

4. Issuance Not Detrimental. Issuance of the permit may not be significantly detrimental to the public health, safety or welfare; have a detrimental impact on adjacent properties; or be detrimental to the character of the surrounding area.

Granting this permit will have positive impacts on surrounding properties by significantly reducing the intensity of the onsite use and returning the parcels to a natural state which is consistent with the character of the surrounding area.

APPENDICES

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: Ophir Hill			
Project Description: A SUP to allow for grading that exceeds the thresholds outlined in Section 110.438.35 of the Washoe County Development Code			
Project Address: 3270 Old US Highway 395, Washoe Valley			
Project Area (acres or square feet): 11.35 acres			
Project Location (with point of reference to major cross streets AND area locator): The property is located on the east side of Old US 395, west of I-580, south of Ophir Hill Road.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
046-032-02	5.29 acres	046-032-04	2.48 acres
046-032-05	3.58 acres		
Section(s)/Township/Range: Section 34, T17N, 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: Burdick Excavating Co., Inc. and Boulder Creek Enterprises		Name: Rubicon Design Group, LLC	
Address: PO Box 22330, Carson City, NV		Address: 100 California Ave. Suite 202, Reno, NV	
Zip: 89721		Zip: 89509	
Phone: 775-297-4566 Fax:		Phone: 775-425-4800 Fax:	
Email: LBurdick@BurdickExc.com		Email: mrailey@rubicondesigngroup.com	
Cell: Same as above Other:		Cell: 775-250-3455 Other:	
Contact Person: Linda Burdick		Contact Person: Mike Railey	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as above		Name: Lumos & Associates, Inc	
Address:		Address: 800 E. College Pkwy., Carson City, NV	
Zip:		Zip: 89706	
Phone: Fax:		Phone: 775-883-7077 Fax:	
Email:		Email: jferrin@LumosInc.com	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person: Jason Ferrin, P.E.	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit 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 special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

A SUP is being requested to allow for grading in excess of the thresholds established in Section 110.438.35 of the Washoe County Development Code. Refer to attached report for a detailed project description.

2. What currently developed portions of the property or existing structures are going to be used with this permit?

The entire project site is essentially included with the request. This includes the existing quarry and associated buildings/facilities. Refer to attached report for a detailed explanation.

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

No new improvements are proposed. Rather, the site will be graded back to a natural state of the course of four years. Refer to attached report for a highly detailed description.

4. What is the intended phasing schedule for the construction and completion of the project?

It is anticipated that the project will be completed over the course of 4 years.

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The proposed grading will have a positive impact on the area by ultimately removing an industrial use (quarry) and returning the property to a natural state. This would then allow for future residential use consistent with the existing HDR zoning and surrounding properties.

6. What are the anticipated beneficial aspects or effects your project will have on adjacent properties and the community?

The project will remove the existing industrial use and return the property to a natural state. It can then be used for future residential use(s) consistent with the existing HDR zoning and surrounding properties. Refer to attached report for a detailed analysis.

7. What will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

Not applicable. This project is anticipated to greatly enhance the aesthetics of the site and the surrounding area in general. Refer to attached report for a detailed impact analysis.

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

The overall site will essentially phase-out the existing quarry operations over the course of 4 years. Therefore, operations will continue as they exist today with grading occurring as the quarry operations become less and less. Refer to attached report for additional details.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

Not applicable. Parking for employees will remain as it exists today until quarry operations cease.

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

No formal landscaping is being proposed at this time. Instead, revegetation will be used as necessary to return the property to a natural state.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

No new signage is proposed.

12. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

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

a. Sewer Service	Septic
b. Electrical Service	NV Energy
c. Telephone Service	AT&T/Charter Communications
d. LPG or Natural Gas Service	Propane
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	AT&T/Charter Communications
g. Water Service	Well

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. Please indicate the type and quantity of water rights you have available should dedication be required:

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

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

Not applicable to this request. The property will continue to be served by an existing onsite well.

14. Community Services (provided and nearest facility):

a. Fire Station	TMFPD Station 30
b. Health Care Facility	St. Mary's Urgent Care – Galena
c. Elementary School	Pleasant Valley
d. Middle School	Pine
e. High School	Galena
f. Parks	Davis Creek Regional Park
g. Library	South Valleys
h. Citifare Bus Stop	N/A

Special Use Permit Application for Grading 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 special use permits may be found in Article 810, Special Use Permits. Article 438, Grading, and Article 418, Significant Hydrologic Resources, are the ordinances specifically involved in this request.

1. What is the purpose of the grading?

The proposed grading will allow the existing rocks and boulders deposited from the Slide Mountain slide to be removed and for quarry operations to cease, returning the site to a natural state. Refer to attached report for a detailed description.

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

38,834± cubic yards

3. How many square feet of surface of the property are you disturbing?

416,580± square feet

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

There will be approximately 110 cubic yards of export which will be existing material removed by customers (i.e. boulders, road base, gravel, sand, etc.).

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

In order to return the parcels to a natural state, the grading is necessary. Refer to attached report for a detailed description/analysis.

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

Grading has been occurring onsite as a result of the 1983 landslide that deposited a massive amount of boulders and debris on to the properties. The site has been operating as a quarry since that time. Refer to attached report for a detailed description.

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain fully your answer.)

Yes. Refer to attached engineering plans.

8. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways?

Disturbed areas will be visible from Old US 395. However, once complete, the site will be returned to a natural state, enhancing aesthetics within the area.

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

Not applicable.

10. 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?

No slopes greater than 3:1 are proposed in the after condition. Refer to attached grading plan for specifics.

11. Are you planning any berms?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, how tall is the berm at its highest?
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12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

Not applicable.

13. What are you proposing for visual mitigation of the work?

This request will greatly enhance aesthetics within the area and will ultimately remove the quarry use. Refer to attached report for specific details.

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

Not applicable.

15. 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?

The site will be reseeded with natural vegetation such as sagebrush, rabbit brush, etc. Refer to attached erosion control plan for specific details and specifications.

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

Temporary irrigation can be extended from existing onsite water service, as/if needed.

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

The WSCD will review the SUP request and provide comments and/or conditions that can be included on the final permit approval.

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please attach a copy.
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Account Detail

[Back to Search Results](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
04603202	Active	11/15/2016 2:10:14 AM
Current Owner: BURDICK EXCAVATING COMPANY INC PO BOX 22330 CARSON CITY, NV 89721		SITUS: 632 US HIGHWAY 395 S WASHOE COUNTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Block Range 19 SubdivisionName _UNSPECIFIED Township 17 Section 34 Lot		

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$1,422.98	\$711.50	\$0.00	\$0.00	\$711.48
2015	\$1,420.14	\$1,420.14	\$0.00	\$0.00	\$0.00
2014	\$1,376.10	\$1,376.10	\$0.00	\$0.00	\$0.00
2013	\$1,336.02	\$1,361.02	\$0.00	\$0.00	\$0.00
2012	\$1,282.16	\$1,294.98	\$0.00	\$0.00	\$0.00
Total					\$711.48

Important Payment Information

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay Online

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$711.48
 Oldest Due \$355.74
 Partial

[ADD TO CART](#)

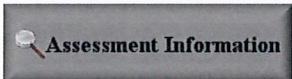
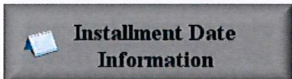
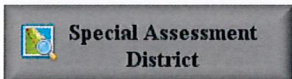
\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845



Account Detail

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[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
04603205	Active	11/15/2016 2:10:14 AM
Current Owner: BOULDER CREEK ENTERPRISES PO BOX 22330 CARSON CITY, NV 89721		SITUS: 3250 S VIRGINIA ST WCTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Township 17 SubdivisionName _UNSPECIFIED Section 34 Range 19		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$888.04	\$444.02	\$0.00	\$0.00	\$444.02
2015	\$886.26	\$886.26	\$0.00	\$0.00	\$0.00
2014	\$858.78	\$867.37	\$0.00	\$0.00	\$0.00
2013	\$833.76	\$833.76	\$0.00	\$0.00	\$0.00
2012	\$800.16	\$808.16	\$0.00	\$0.00	\$0.00
Total					\$444.02

Important Payment Information

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay Online

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$444.02
 Oldest Due \$222.01
 Partial

[ADD TO CART](#)


\$0.00


Pay By Check


Please make checks payable to:
WASHOE COUNTY TREASURER


Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

 **Assessment Information**

Account Detail

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Washoe County Parcel Information

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Current Owner: BOULDER CREEK ENTERPRISES PO BOX 22330 CARSON CITY, NV 89721		SITUS: 3230 OPHIR HILL RD WCTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Township 17 Section 34 Lot Block Range 19 SubdivisionName _UNSPECIFIED		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$1,183.62	\$591.82	\$0.00	\$0.00	\$591.80
2015	\$1,181.26	\$1,181.26	\$0.00	\$0.00	\$0.00
2014	\$1,166.32	\$1,177.98	\$0.00	\$0.00	\$0.00
2013	\$1,159.28	\$1,159.28	\$0.00	\$0.00	\$0.00
2012	\$1,176.72	\$1,188.49	\$0.00	\$0.00	\$0.00
Total					\$591.80

Important Payment Information

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Pay Online

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$591.80
 Oldest Due \$295.90
 Partial

[ADD TO CART](#)

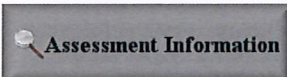
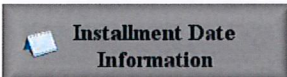
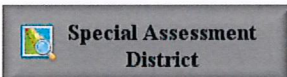
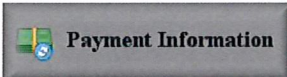
\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845



2 Working
days
Call
before you
Dig.

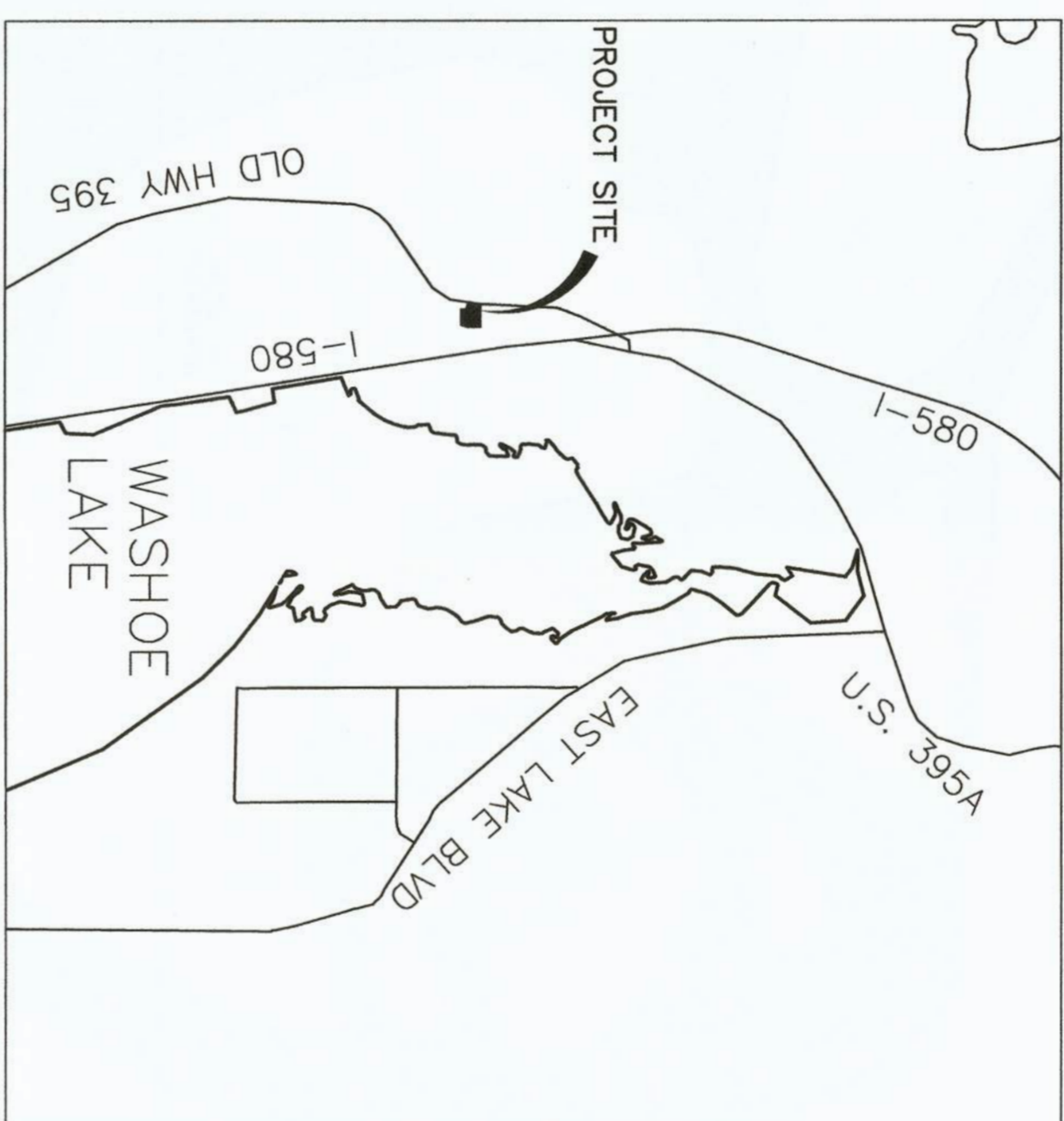
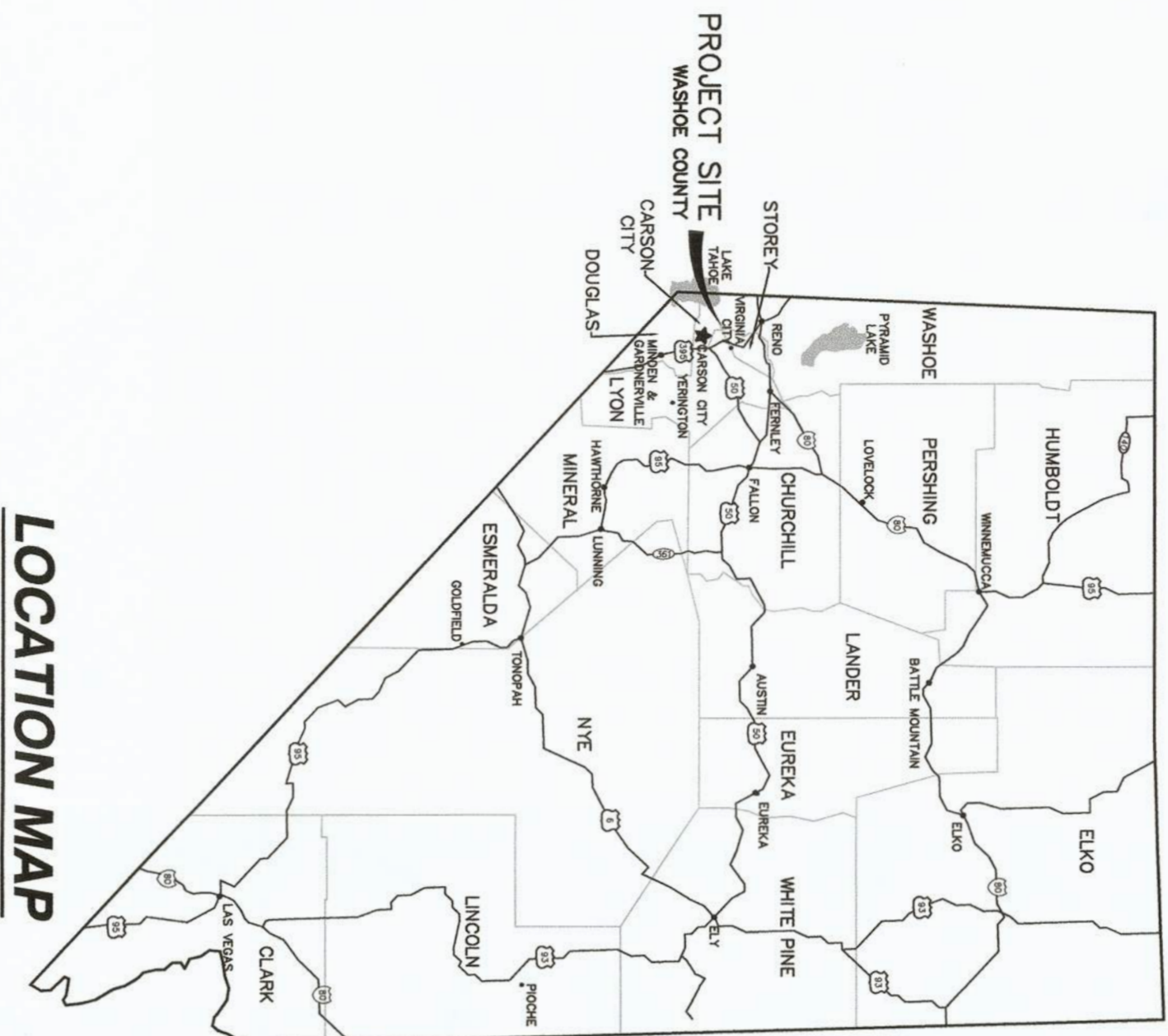
1-800-227-2600
AVOID CUTTING
UNDERGROUND UTILITIES

LINDA BURDICK OPHIR HILL SITE PLAN

APN: 046-032-02, 04, 05
NOVEMBER 2016

OWNER/DEVELOPER:
LINDA BURDICK
PO BOX 22330
CARSON CITY, NV 89721
PH.: (775) 297-4566 EXT. 3
FAX: (775) 297-0974

ENGINEER
LUMOS
& ASSOCIATES
800 E. COLLEGE PARKWAY
CARSON CITY, NEVADA 89706
PH.: (775) 883-7077
FAX: (775) 883-7114



BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS PROJECT IS N 39°12'12" E BEING THE PUBLISHED COORDINATES (NAD 83/2011) NEVADA WEST OF WASHOE COUNTY, NEVADA, ESTABLISHED BY A SCALE FACTOR OF 1.000197929.

BASIS OF ELEVATION:
DATUM: NAVD 88
PROJECT BENCHMARK = USCGS BENCHMARK, 1357 HAVING AN ELEVATION OF 5722.8

SHEET INDEX:

TITLE SHEET	_____
EXISTING SITE PLAN	_____
PROPOSED SITE PLAN	_____
BMP AND EROSION CONTROL PLAN	_____

REV	DATE	DESCRIPTION	BY

C1

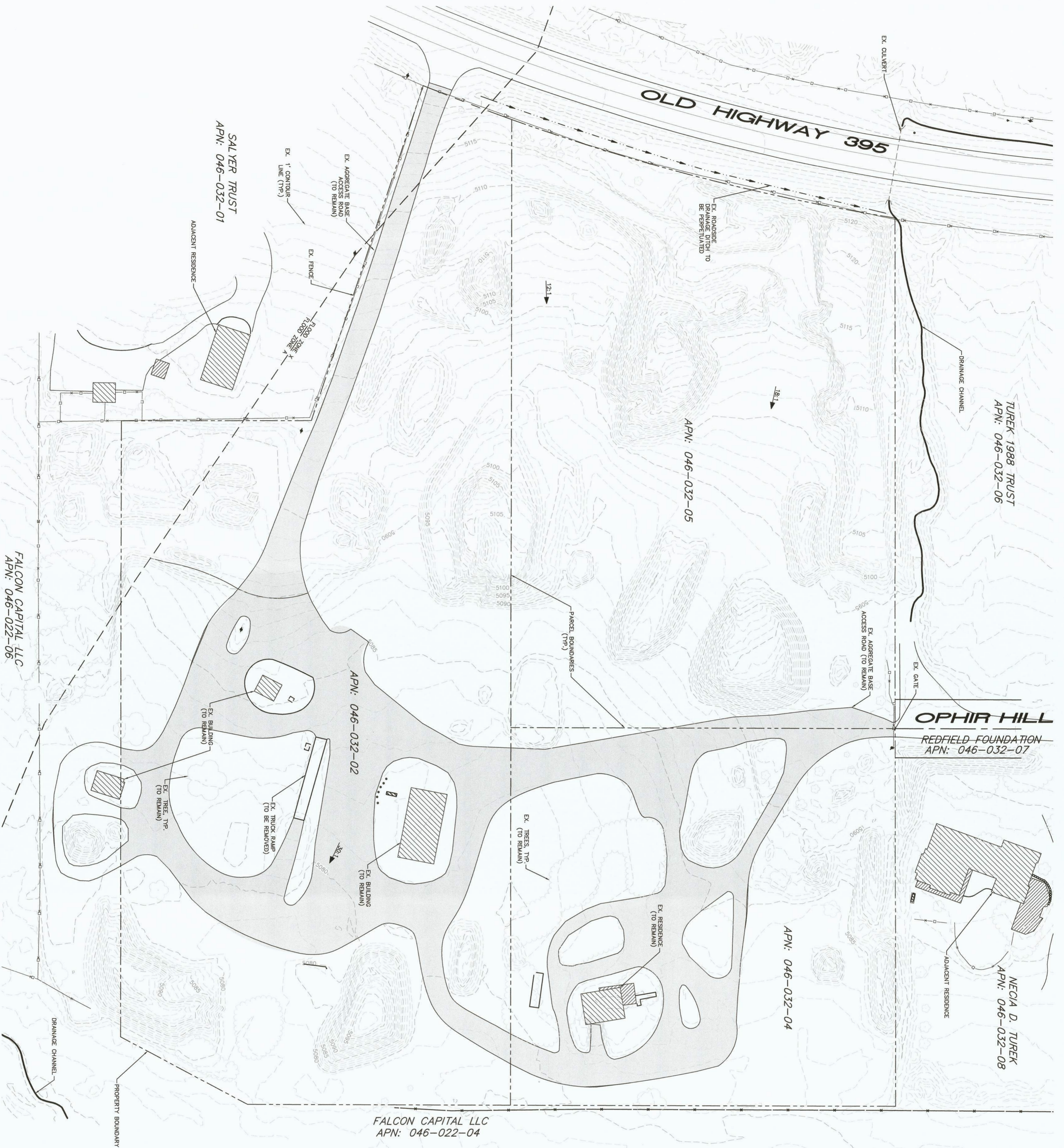
DATE: 11/14/2016
DRAWN BY: JF
DESIGNED BY: JF
CHECKED BY: TR
JOB NO.: 9103.000



CLIENT	OPHIR HILL
INDEX SHEET	
CARSON CITY	WASHOE
	NV

800 E. COLLEGE PARKWAY
CARSON CITY, NEVADA 89706
TEL (775) 883-7077
FAX (775) 883-7114
WWW.LUMOSINC.COM

CIVIL ENGINEERING
GEOTECHNICAL ENGINEERING
PLANNING ARCHITECTURE
SURVEYING / GIS
CONSTRUCTION SERVICES
MATERIALS TESTING



FALCON CAPITAL LLC
APN: 046-022-06

SALYER TRUST
APN: 046-032-01

APN: 046-032-05

TUREK 1988 TRUST
APN: 046-032-06

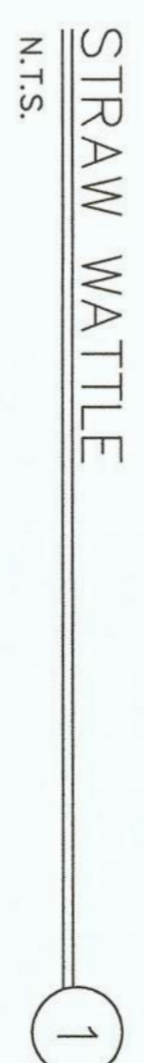
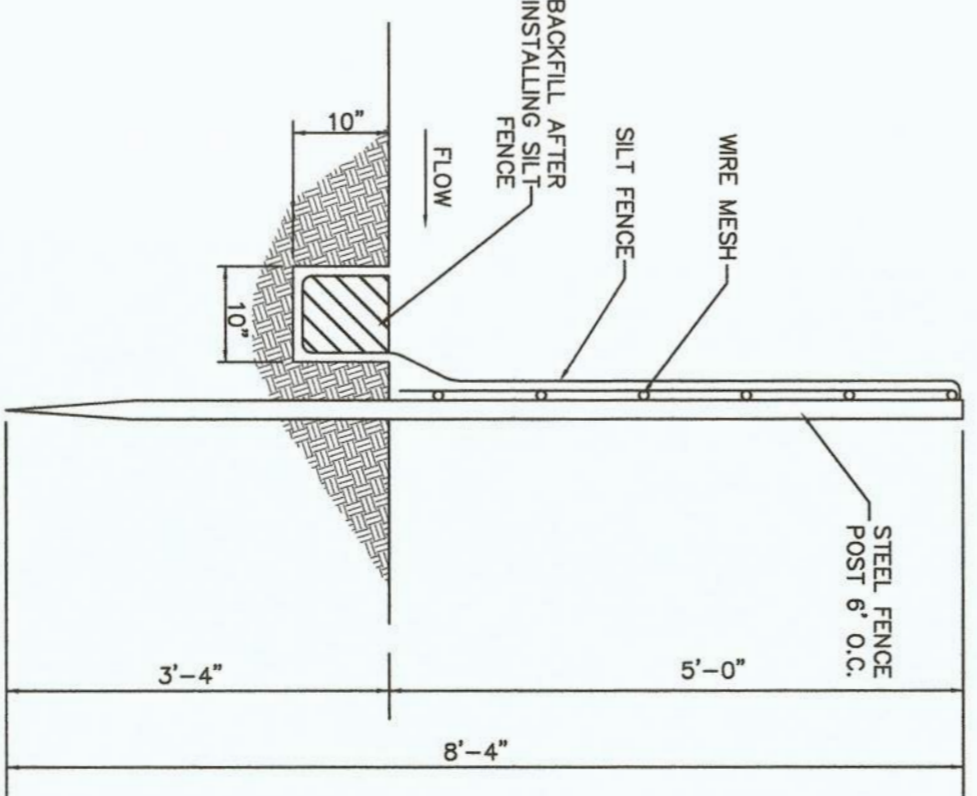
OPHIR HILL
REDFIELD FOUNDATION
APN: 046-032-07

NECIA D. TUREK
APN: 046-032-08

FALCON CAPITAL LLC
APN: 046-022-04

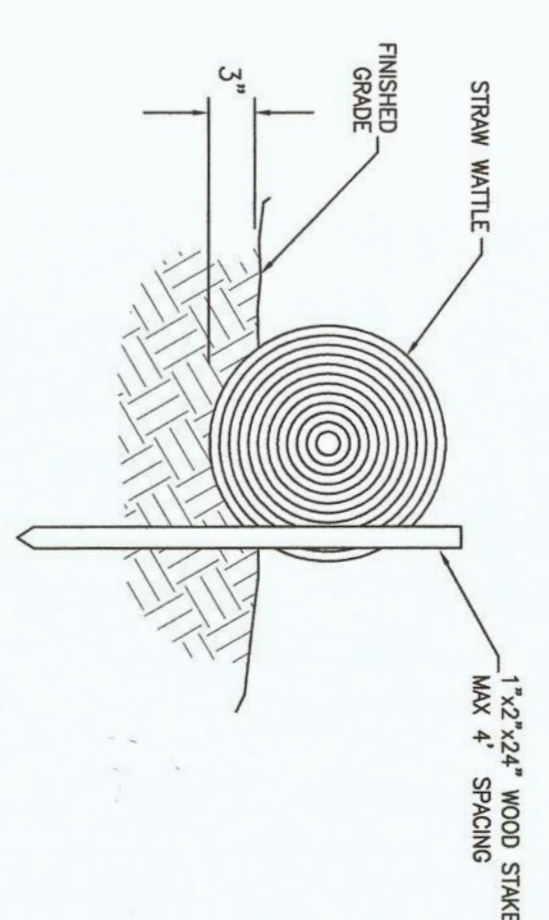


NOTE:
1. THE CONTRACTOR MAY USE MANUFACTURED SILT FENCES IN LIEU OF THE ABOVE IF THE CONTRACTOR SUBMITS AND OBTAINS APPROVAL FROM THE ENGINEER FOR APPROVAL.

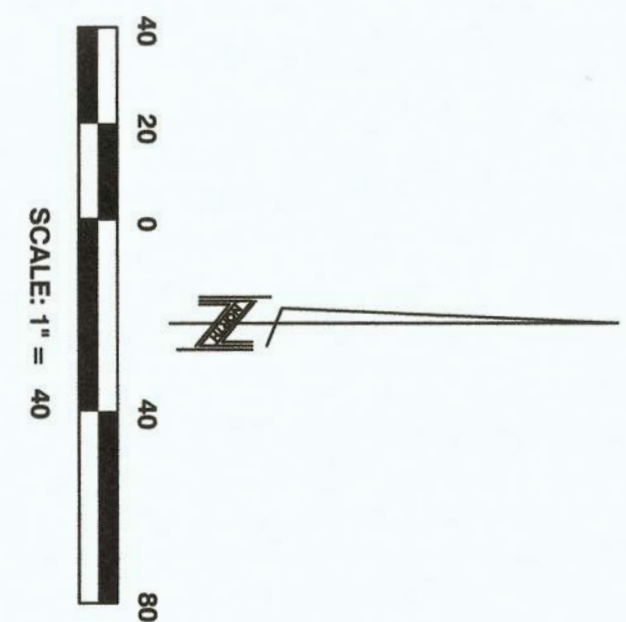
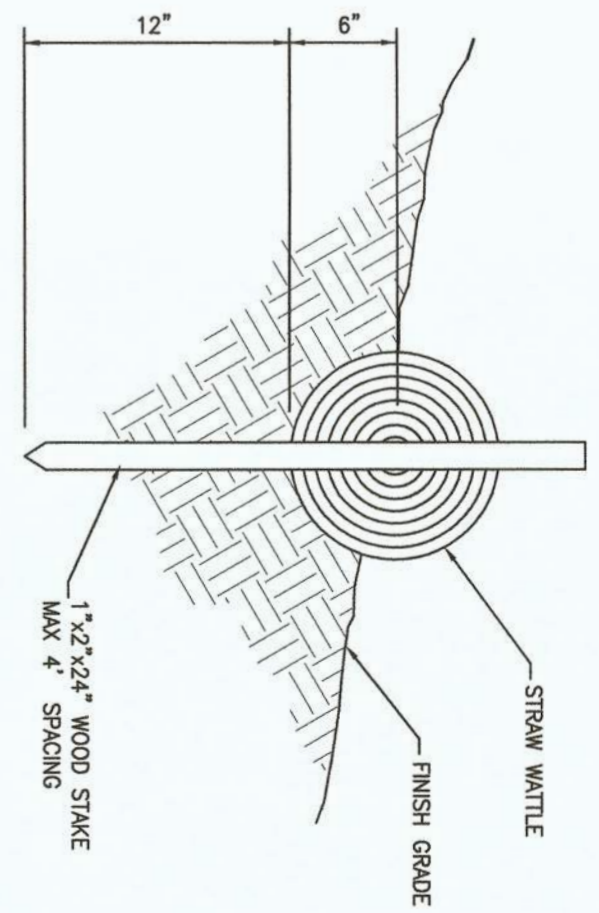


NOTES:
1. SEDIMENT ROLLS MAY BE FIBER ROLL LOSS OR RICE STRAW WATTLES. SEDIMENT ROLLS PLACED ON PAVING SHALL BE REINFORCED AND SHALL BE A MINIMUM OF 8" IN DIAMETER.
2. ROLLS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. THESE DETAILS AND THE SPECIAL PROVISIONS.
3. WHEN MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHALL BE TIGHTLY ADJUTED AND STAKED, NOT OVERLAPPED.

ENRICHMENT DETAIL IN FLAT AREA



ENRICHMENT DETAIL IN SLOPE AREA



LINDA BURDICK
**OPHIR HILL
EXISTING SITE AND
TERMPORARY BMP PLAN**

CARSON CITY WASHOE NV



PROFESSIONAL ENGINEER
LINDA BURDICK
Exp: 6-30-17
No. 23884
11-14-16

800 E. COLLEGE PARKWAY
CARSON CITY, NEVADA 89706
TEL (775) 883-7177
FAX (775) 883-7114
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REV	DATE	DESCRIPTION	BY

C2

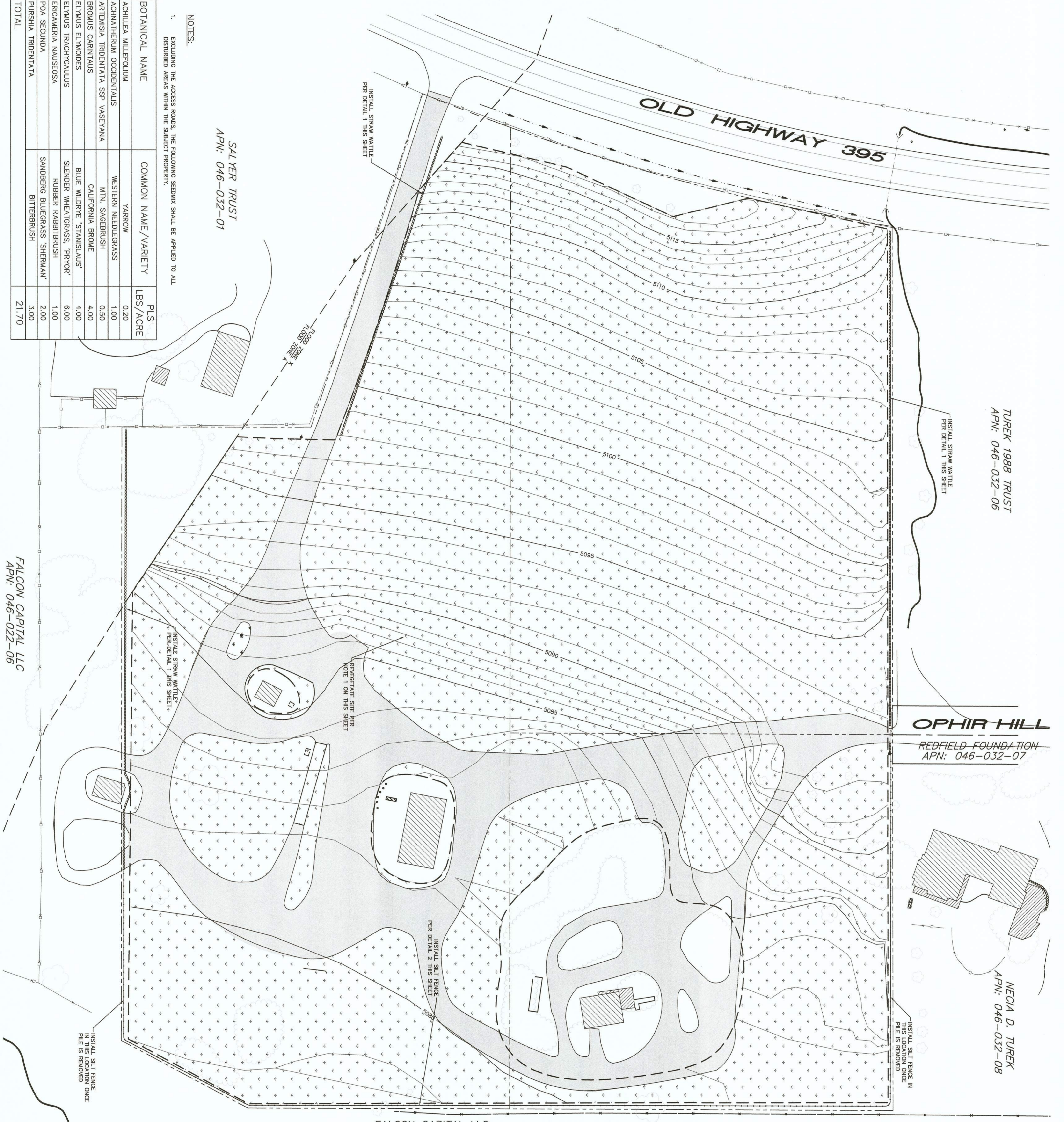
SUP SUBMITTAL

DATE: 11/14/2016
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JOB NO.: 9103.000

BOTANICAL NAME	COMMON NAME/VARIETY	PLS LBS/ACRE
ACHILLEA MILLEFOLIUM	YARROW	0.20
ACHNATHERUM OCCIDENTALIS	WESTERN NEEDLEGRASS	1.00
ARTEMISIA TRIDENTATA SSP VASTYANA	MTN. SAGEBRUSH	0.50
BROMUS CARINTAUS	CALIFORNIA BROOME	4.00
ELYMUS ELYMOIDES	BLUE WILDRYE 'STANISLAUS'	4.00
ELYMUS TRACHYCALLUS	SLENDER WHEATGRASS, 'PRYOR'	6.00
ERIGONIA NAUSEOSA	RUBBER RABBITBRUSH	1.00
POA SECUNDA	SANDBERG BLUEGRASS 'SHERMAN'	2.00
PURSHIA TRIDENTATA	BITTERBRUSH	3.00
TOTAL		21.70

NOTES:
1. EXCLUDING THE ACCESS ROADS, THE FOLLOWING SEEDMIX SHALL BE APPLIED TO ALL DISTURBED AREAS WITHIN THE SUBJECT PROPERTY.

SALYER TRUST
APN: 046-032-01



FALCON CAPITAL LLC
APN: 046-022-06

FALCON CAPITAL LLC
APN: 046-022-04

TUREK 1988 TRUST
APN: 046-032-06

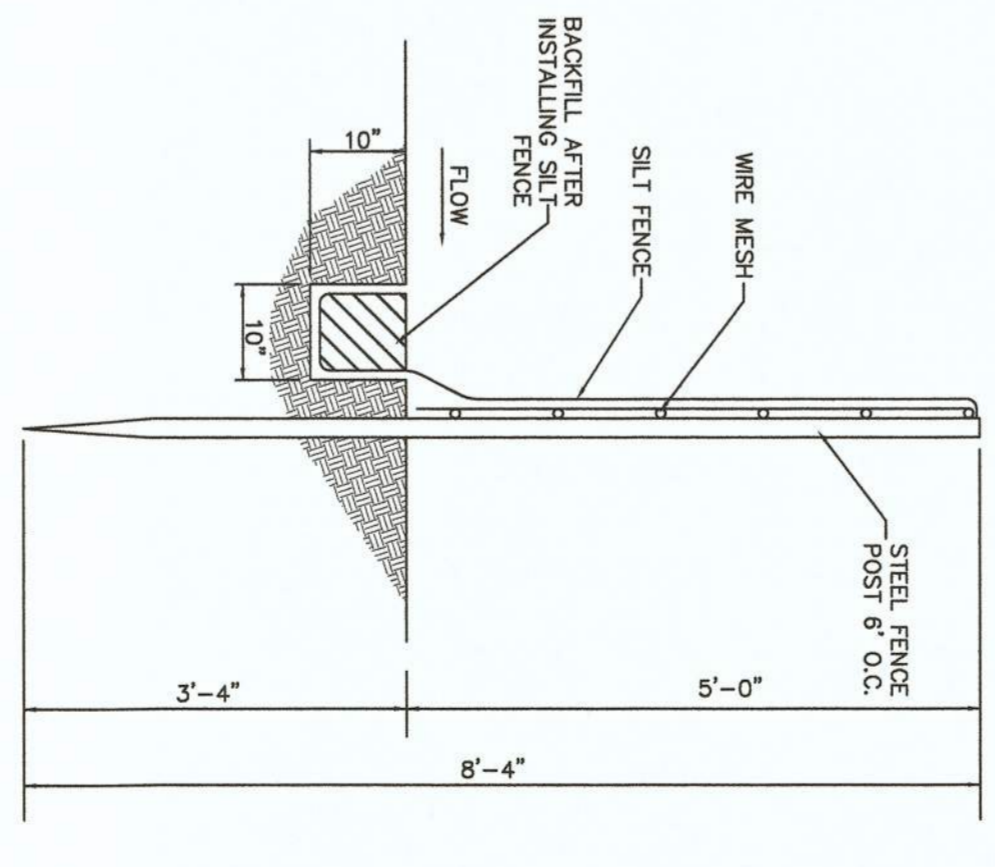
NECIA D. TUREK
APN: 046-032-08

OPHIR HILL
REDFIELD FOUNDATION
APN: 046-032-07

LEGEND

	EXISTING CONTOUR LINES
	SILT FENCE
	STRAW WATTLE
	WIRE MESH
	WINGS OF OBSTRUCTION
	PARCEL BOUNDARY
	AGGREGATE BASE ACCESS ROAD
	RECREATION AREAS

EROSION CONTROL SILT FENCE 2

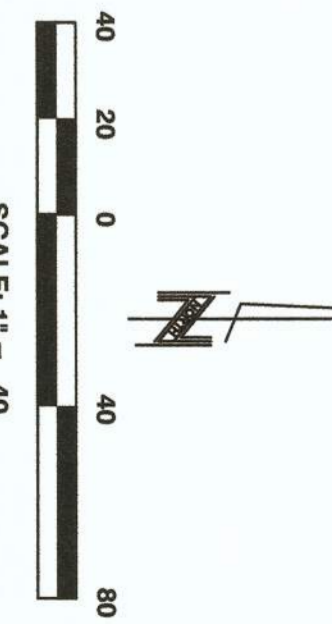
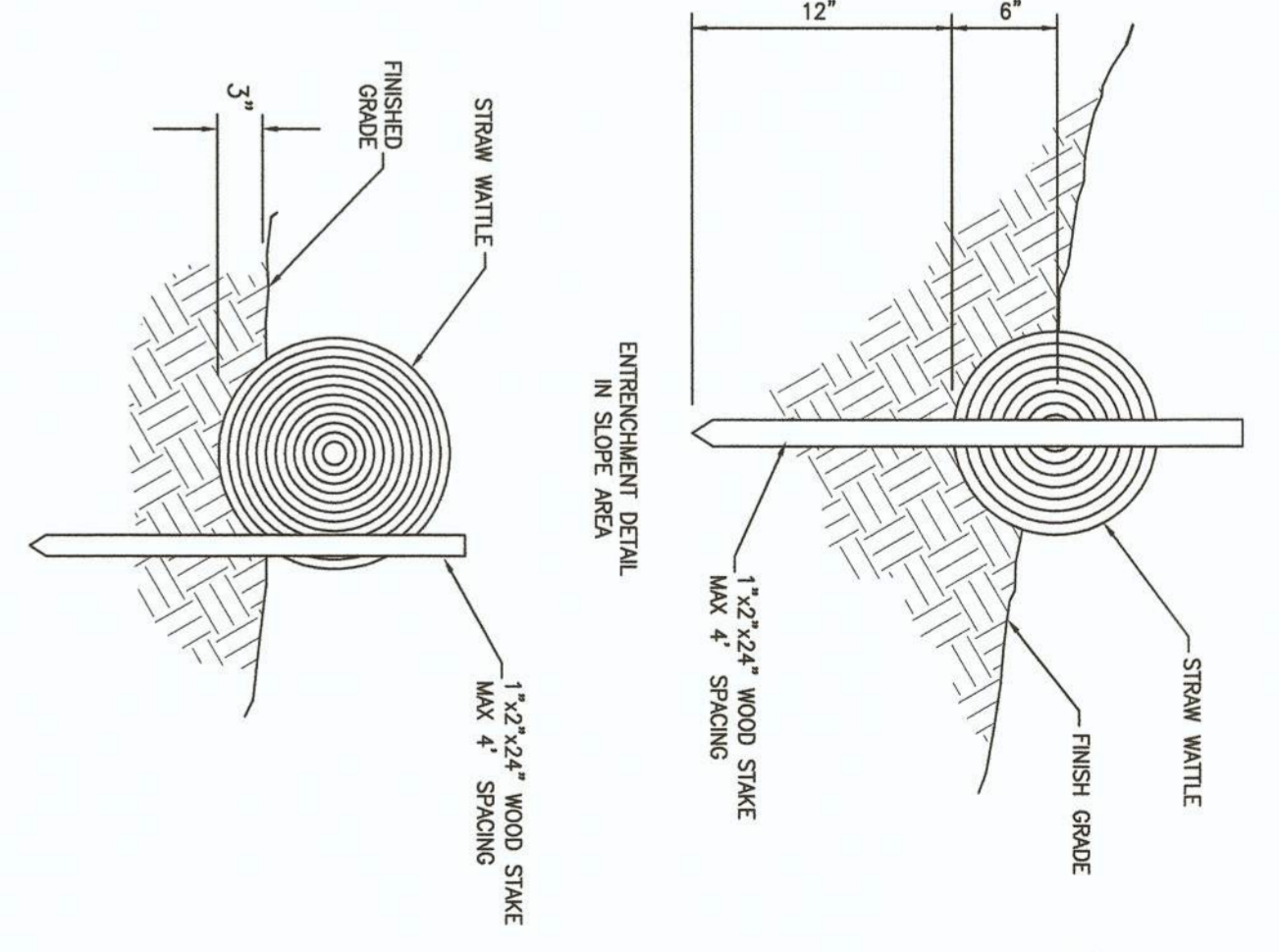


NOTE:
1. THE CONTRACTOR MAY USE MANUFACTURED SILT FENCING IN LIEU OF THE ABOVE, SUBJECT TO SUBMITTAL OF THE MANUFACTURER'S DATA SHEETS TO THE ENGINEER FOR APPROVAL.

STRAW WATTLE 1

NOTES:

1. SEDIMENT ROLLS MAY BE FIBER ROLL LOGS OR RICE STRAW WATTLES. SEDIMENT ROLLS PLACED ON AC PAVING SHALL BE WEIGHTED AND SHALL BE A MINIMUM OF 8" IN DIAMETER.
2. ROLLS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. THESE DETAILS AND THE SPECIAL PROVISIONS.
3. WHEN MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHALL BE TIGHTLY ADJUTED AND STAKED, NOT OVERLAPPED.



C4

REV	DATE	DESCRIPTION	BY

DATE: 11/14/2016
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LINDA BURDICK
OPHIR HILL
BMP AND EROSION CONTROL PLAN
WASHOE NV



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