

SPECIAL USE PERMIT APPLICATION

Sonoran Roofing Building Addition

1565 Geiger Grade Road, Reno, NV 89521

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Prepared for:

**John Daly
4161 Citrus Avenue
Rocklin, CA 95677
(916) 624-6285**

Prepared by:

**RL Engineering
625 Fairview Drive #112
Carson City, Nevada 89701
(775) 884-3205
December 17, 2018**

Job No. 180801

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 5)

~~SPECIAL USE PERMIT FOR GRADING~~

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(see page 16)

APPLICATION



SONORAN ROOFING, 1565 GEIGER GRADE, RENO, NV

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

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: Sonoran Roofing			
Project Description: Metal storage building addition.			
Project Address: 1565 Geiger Grade Road (SR 341)			
Project Area (acres or square feet): 3,570 s.f.			
Project Location (with point of reference to major cross streets AND area locator): S side of SR 341, approx. 110 feet W of Kivett Lane.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-051-06	1.00		
Section(s)/Township/Range: SW 1/4 SE 1/4 SEC. 27, T18N, R20E			
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: John and Brenda J. Daly et al		Name: RL Engineering	
Address: 4161 Citrus Avenue		Address: 625 Fairview Drive #112	
Rocklin, CA	Zip: 95677	Carson City, NV	Zip: 89701
Phone:	Fax:	Phone: 775-884-3205	Fax: 297-3552
Email:		Email: rob.lauder@rl-engr.com	
Cell:	Other:	Cell: 775-720-3391	Other:
Contact Person:		Contact Person: Rob Lauder	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Rollapart Buildings, Inc.		Name:	
Address: 2815 Cushman Road		Address:	
Fallon, NV	Zip: 89406		Zip:
Phone: 775-741-2826	Fax: 775-867-5542	Phone:	Fax:
Email: dave_rasmussen@rollapart.com		Email:	
Cell: 775-741-2826	Other:	Cell:	Other:
Contact Person: Dave Rasmussen		Contact Person:	
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?

This project is an expansion of an existing commercial business. There is an existing 3,636 s.f metal storage building. A 3,570 s.f. 1-story addition will be constructed on the North end of the existing structure. The area where the addition will be built is presently paved with asphalt. The remainder of the 1 acre site is improved with existing asphalt paving, concrete sidewalks, curb and gutter, and landscaping. The addition, like the existing building, will be used to store construction materials which are used to build projects in the Reno-Sparks area. The primary use of the building will be for storage of building materials to protect them from the elements until they are used. It is conceivable that 1 or 2 pickup trucks could also be stored indoors at night for additional security.

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

The existing driveway and parking area will be used to provide access to the addition. The addition's lighting system will be tied into the existing electrical panel. New lights will be mounted on the west face of the existing building to provide parking area lighting.

The property immediately east of this one (APN 015-071-09) provides the primary access to this property. It has the same owner as the project property.

There is also access to the south end of the site via a 20' gate on King Lane.

There is no driveway access on the Geiger Grade Road side.

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?

One 3,570 s.f. metal building will be constructed. The existing paving extending 31.4' South of the addition will be removed and the area will be re-graded and repaved to provide access to the doors on that side of the addition. New outdoor lighting will be installed on the West face of the existing building.

The existing paving will be re-stripped to provide the required number of parking spaces. No new signage is contemplated. Existing irrigation lines will be extended to 2 new landscape areas. All irrigation will be by drip systems.

No new utilities (water, sewer, power, telephone) are contemplated.

All construction is to be done within 6 months of permit issuance and commencement of demolition.

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

The project will be constructed in 1 phase.

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?

Onsite area was available consistent with the owner's needs. Developing this site makes it much cheaper and easier for the owner because it keeps all operations on one site, as opposed to having to purchase and develop a separate site elsewhere. Proximity to a state highway SR 341 and interstate I-580 makes access to the site easy, and minimizes impacts on local streets.

The impact of the project is minimized because there is no need to provide additional utility infrastructure or roads.

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

Due to an increase in construction activity, the business has been forced to store materials outside, with the result that some product gets damaged by the elements, causing an economic loss. Bringing the products indoors will lessen the visual impact of the business on adjacent properties, and reduce the amount of damaged goods that ends up in the landfill.

The additional planting on the project perimeter will increase the visual buffer already provided by existing plantings and slatted 6-foot fencing.

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

The building was designed to be no taller than the existing building. The color scheme is to match the existing building as closely as possible.

The landscape planting on the north, west and south will be increased to provide an additional visual buffer.

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 property serves primarily as a base of operations for 2 construction businesses, a roofing contractor and an HVAC contractor. As a general rule, employees come in early in the day, pick up materials, leave to go to construction sites, and return late in the day. Most of the time, no one is there. The businesses would prefer to continue the schedule as it presently exists. The site is not normally used at night.

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

7 parking spaces will be provided on site, meeting code requirements.

An additional 8 spaces exist on the property immediately to the east, which is owned by the same owner. That parcel provides access to the site from Kivett Lane.

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

The site is presently provided with 6-foot slatted chainlink fence on all 4 sides. There is a quantity of existing deciduous and coniferous trees, with junipers and other shrubs. These plantings will be augmented to bring the required 20% landscape area up to the county code requirement.

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.

New lighting will be installed on the West face of the existing building to illuminate the parking area. Light locations are shown in elevation on the attached sheet A1 and in plan on sheet C2.

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	Existing onsite septic system (see plans).
b. Electrical Service	NV Energy (existing)
c. Telephone Service	AT&T (existing)
d. LPG or Natural Gas Service	Southwest Gas (existing)
e. Solid Waste Disposal Service	Waste Management, Inc. (existing)
f. Cable Television Service	n/a
g. Water Service	Existing municipal water supply provided by TMWA - via APN 017-051-09

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):

14. Community Services (provided and nearest facility):

a. Fire Station	Reno Fire Station 12, 1190 Steamboat Pkw. (4.1 miles)
b. Health Care Facility	Renown Health Urgent Care, 197 Damonte Ranch Pkwy. (3.3 miles)
c. Elementary School	Brown Elementary School, 13815 Spelling Court (1.7 miles)
d. Middle School	Brown Elementary School, 13815 Spelling Court (1.7 miles)
e. High School	Galena High School ((3.7 miles)
f. Parks	Bailey Creek Park, Moon Lane and Bailey Canyon Drive
g. Library	South Valleys Library, 15650 Wedge Parkway (4.1 miles)
h. Citifare Bus Stop	Damonte Ranch Parkway (Route 56)

Property Owner Affidavit

Applicant Name: Carl J. Pelton, Trustee, Pelton Family Trust Dated February 16, 2006

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.

California
STATE OF NEVADA)
El Dorado
COUNTY OF WASHOE)

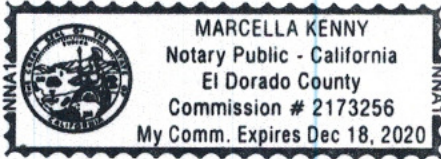
I, Carl J. Pelton
(please print name)

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): 017-051-06

Printed Name Carl J. Pelton



Signed *Carl J. Pelton*

Address 4161 Citrus Avenue, Rocklin, CA 95677

Subscribed and sworn to before me this 6th day of December, 2018

(Notary Stamp)

Marcella Kenny
Notary Public in and for said county and state

My commission expires: Dec. 18, 2020

*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

Property Owner Affidavit

Applicant Name: Jamie L. Pelton, Trustee, Pelton Family Trust Dated February 16, 2006

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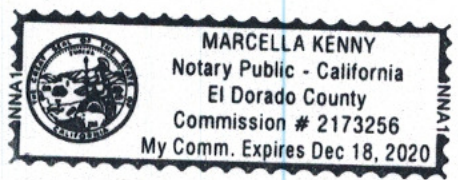
California
STATE OF ~~NEVADA~~)
El Dorado
COUNTY OF ~~WASHOE~~)

I, Jamie L. Pelton
(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): 017-051-06



Printed Name Jamie L. Pelton

Signed *Jamie L. Pelton*

Address 4161 Citrus Avenue, Rocklin, CA 95677

Subscribed and sworn to before me this 6th day of December, 2018

(Notary Stamp)

M Kenny
Notary Public in and for said county and state

My commission expires: Dec 18, 2020

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- 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

Property Tax Reminder Notice

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

PIN: 01705106
 AIN:

Balance Good Through:	09/28/2018
Current Year Balance:	\$2,018.48
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$2,018.48

AUTO
 :956776:

JOHN & BRENDA J DALY
 4161 CITRUS AVE
 ROCKLIN CA 95677

Description:

Situs: 1565 GEIGER GRADE RD
 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
01705106	2018	2018023605	1	08/20/2018	1,012.19	0.00	0.00	1,012.19	0.00
01705106	2018		2	10/01/2018	1,009.25	0.00	0.00	1,009.25	0.00
01705106	2018		3	01/07/2019	1,009.24	0.00	0.00	0.00	1,009.24
01705106	2018		4	03/04/2019	1,009.24	0.00	0.00	0.00	1,009.24
Current Year Totals					4,039.92	0.00	0.00	2,021.44	2,018.48

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



SIGNATURE[®] 200 COLORS

SILICONIZED PESTER



HAWAIIAN BLUE



CRIMSON RED



FERN GREEN



CHARCOAL GRAY



ASH GRAY



SADDLE TAN



KOKO BROWN



RUSTIC RED



LIGHT STONE



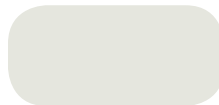
BURNISHED SLATE



DESERT SAND



COBALT BLUE



POLAR WHITE



SOLAR WHITE



COAL BLACK

- Final color selection should be made from actual color chips.
- Trim available in all colors.
- Please speak to a representative for the most current warranty information.
- All colors are available in 26-gauge material. Please consult a representative with requests for other gauges.

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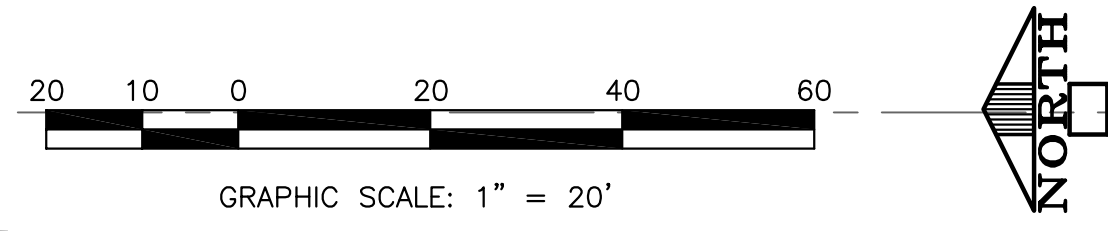
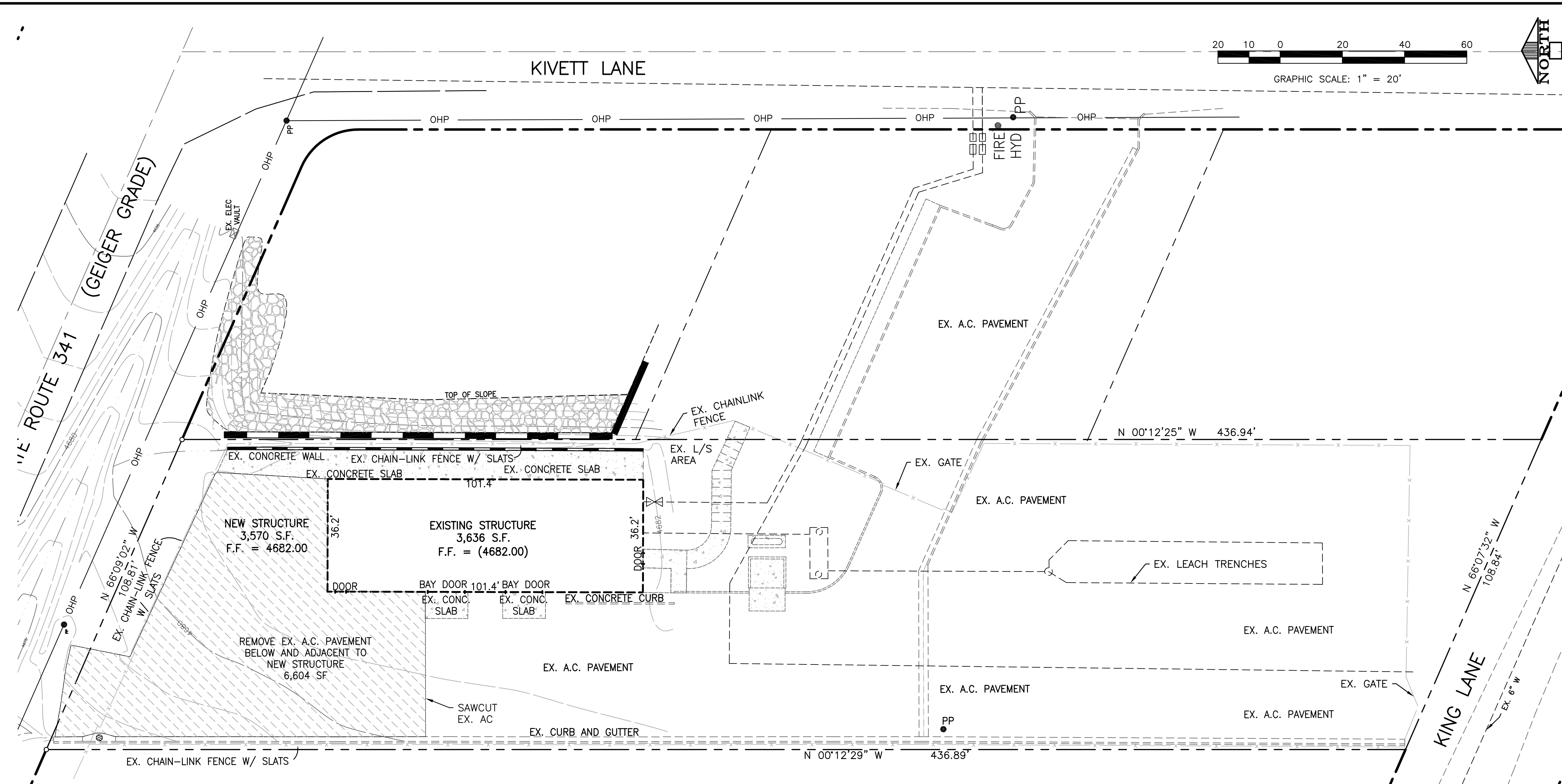
Call **800.643.5555** with questions.



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 An NCI Building Systems company | Listed on the NYSE as NCS

STEEL BUILDINGS, BUILT TO LAST





GENERAL INFORMATION

OWNERS:
 SONORAN ROOFING
 c/o DALY, JOHN & BRENDA J., et al
 PELTON FAMILY TRUST
 4161 CITRUS AVE
 ROCKLIN, CA 95677

SITE ADDRESS:
 1565 GEIGER GRADE ROAD
 WASHOE COUNTY, NV

APN:
 017-051-06

BASIS OF BEARINGS:

THE BEARING N 89°59'42" E FOR THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 34 AS SHOWN ON THE PARCEL MAP FOR McFALL / PAULSEN, FILE No. 1015574 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

TOPOGRAPHIC SOURCE:

A FIELD SURVEY WAS PERFORMED ON SEPTEMBER 18, 2018 BY WDH LAND SURVEYING PO BOX 14237 SOUTH LAKE TAHOE, CA 96151 530-318-6366 email - wdhsurveying@sbcglobal.net

CONTOUR INTERVAL = 1'
 VERTICAL ELEVATIONS BASED ON HAND HELD GPS

TEMPORARY BENCHMARKS:

TBM#1 - SET LARGE MAG. NAIL ASSUMED ELEVATION - (4690.00)

TBM#2 - SET LARGE MAG. NAIL IN A.C. PAVING ASSUMED ELEVATION - (4681.44)

ABBREVIATIONS

AC or A.C.	ASPHALT CONCRETE
TBM	TEMPORARY BENCHMARK
EP	EDGE OF PAVEMENT
EG	EXISTING GRADE
TC	TOP OF CURB
FL	FLOWLINE
L/S	LANDSCAPING
TG	TOP OF GRATE
TW	TOP OF WALL
CONC	CONCRETE
O	SET 5/8" REBAR & CAP, PLS 15172

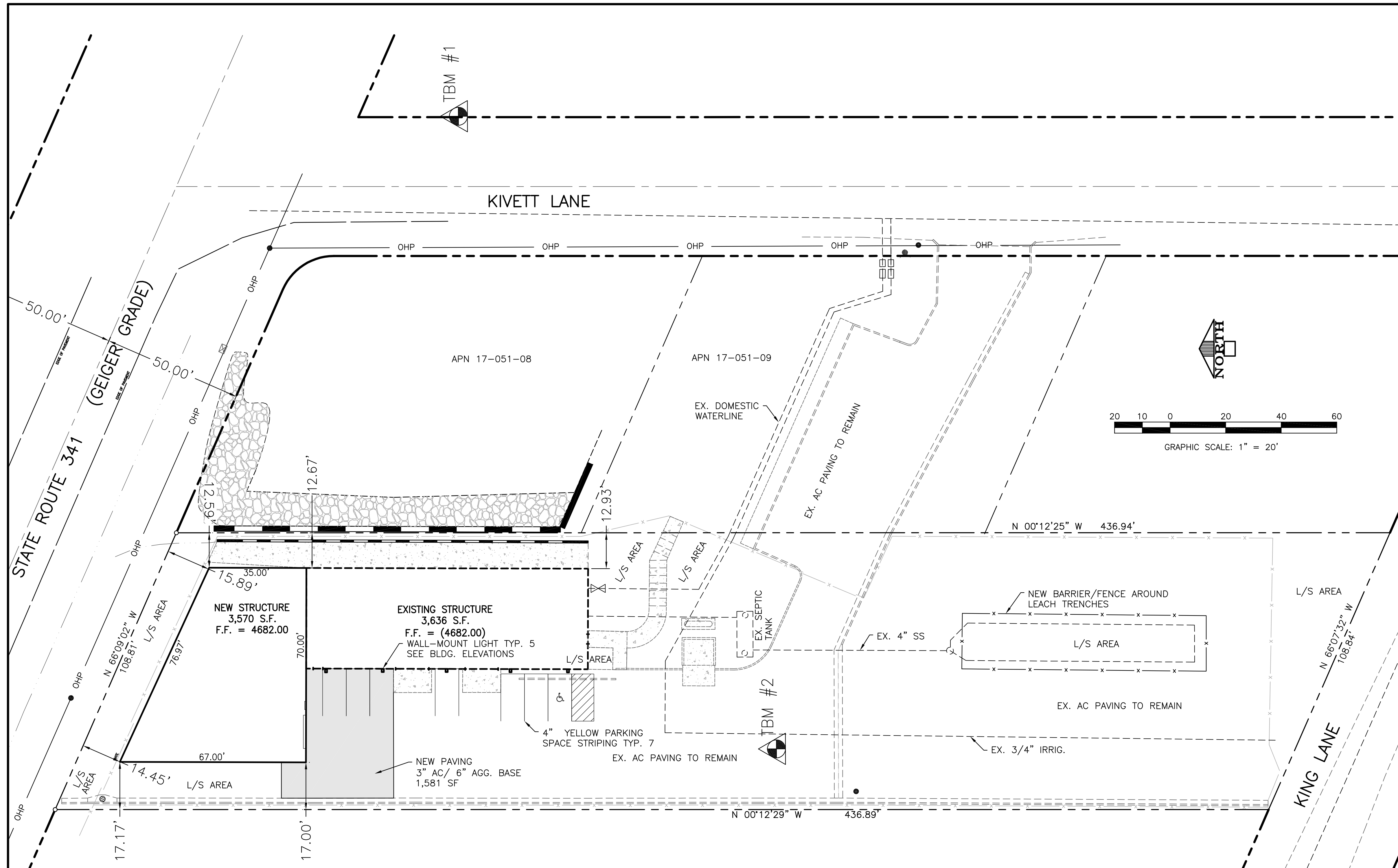
NOTES:

1. THESE PLANS COMPLY WITH ALL APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE.
2. SNOW STORAGE AREAS NOT REQUIRED (LESS THAN 5,500' ELEVATION AMSL).
3. NO SLOPES IN THE PROJECT LIMITS EXCEED 15%.
4. NO WETLANDS OR FLOODPLAINS EXIST IN THE PROJECT SITE.
5. NO ACTIVE FAULT LINES (POST-HOLOCENE) EXIST IN THE PROJECT SITE.



VICINITY MAP
 NOT TO SCALE

Date	
Rev. No.	1 2 3 4 5
CONTRACTOR:	ROLLAPART BUILDINGS, INC.
2815 CUSHMAN ROAD, FALLON, NV 89406	(775)741-2826
LIC. NO. 0057649, CLASSIF. B-2	
CONTRACTOR:	JOHN & BRENDA DALY
PROJECT:	DEMOLITION PLAN
1565 GEIGER GRADE (SR 341) WASHOE COUNTY, NV	
PROFESSIONAL ENGINEER - STATE OF NEVADA	
12-10-18	
JOB #	180801
DESIGN BY:	RFL
DRAWN BY:	KAL
CHECKED BY:	RFL
DATE:	12-7-18
SHEET:	C1



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 ROCKLIN, CA 95677

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 WASHOE COUNTY, NV

APN:
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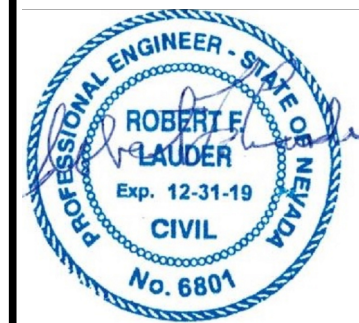
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 ASSUMED ELEVATION - (4681.44)

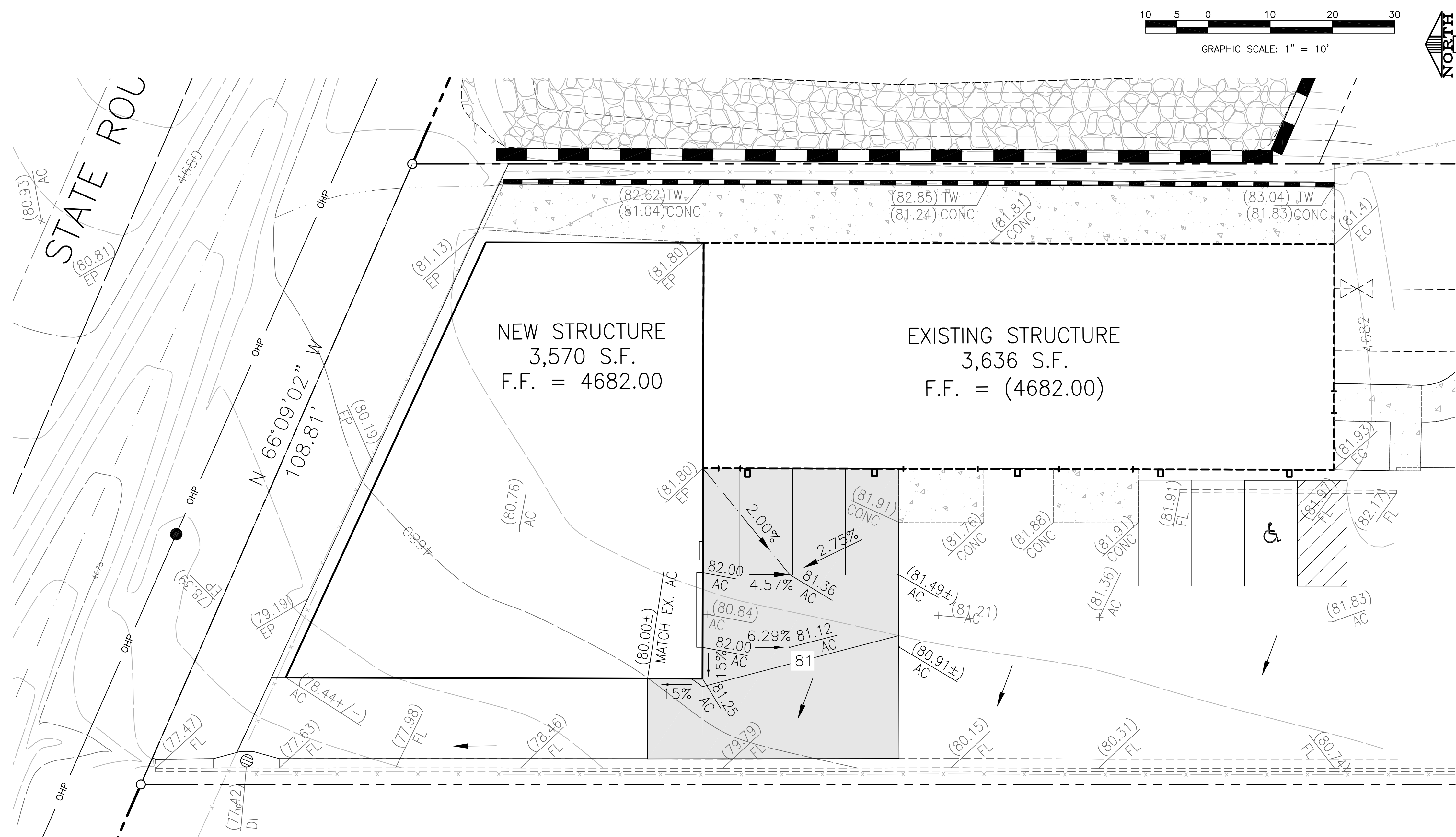
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4. NO WETLANDS OR FLOODPLAINS EXIST IN THE PROJECT SITE.
5. NO ACTIVE FAULT LINES (POST-HOLOCENE) EXIST IN THE PROJECT SITE.
6. EARTHWORK ESTIMATE (OUTSIDE OF BUILDING LINE): 0 CY CUT, 15 CY FILL.
7. PLANS PREPARED BY ROBERT F. LAUDER, P.E.
8. PROPERTY LINES DOWN-SLOPE FROM THE WORK SHALL BE PROTECTED PRIOR TO CONSTRUCTION WITH SILT CONTROL FENCING. DROP INLETS SHALL BE PROTECTED WITH "BIO-BERMS".
9. ARROWS ON PLAN INDICATE DIRECTION OF DRAINAGE.

Date	
Rev. No.	1 2 3 4 5 6
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LIC. NO. 0057649, CLASSIF. B-2	
JOHN & BRENDA DALY	1565 GEIGER GRADE (SR 341) WASHOE COUNTY, NV
SITE LAYOUT AND UTILITY PLAN	
	
12-10-18	
JOB #	180801
DESIGN BY:	RFL
DRAWN BY:	KAL
CHECKED BY:	RFL
DATE:	12-7-18
SHEET:	C2



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APN:
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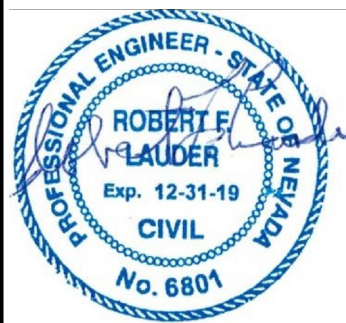
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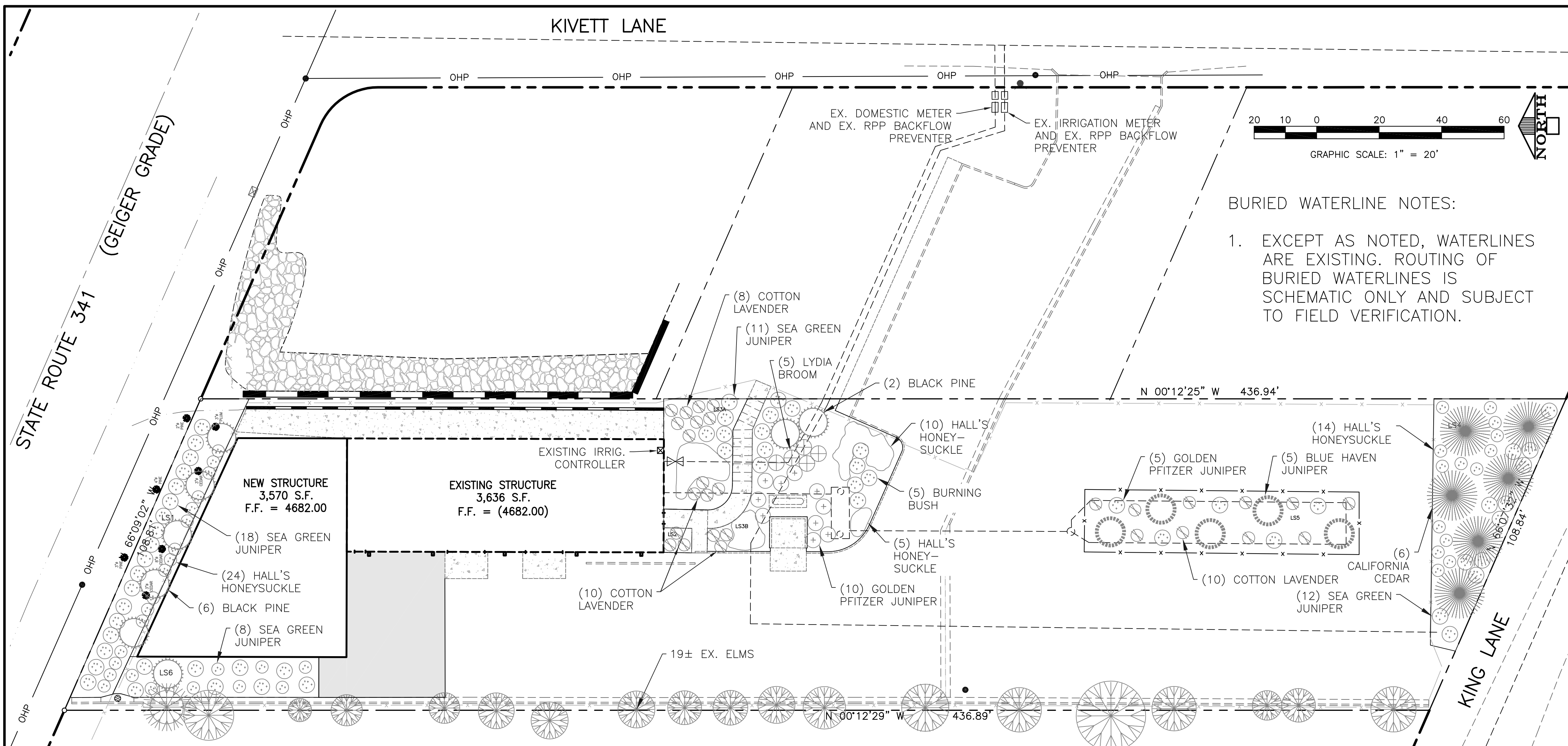
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CONTRACTOR:	ROLLAPART BUILDINGS, INC.
CONTRACTOR ADDRESS:	2815 CUSHMAN ROAD, FALLON, NV 89406 (775)741-2826
CONTRACTOR LICENSE:	LIC. NO. 0057649, CLASSIF. B-2
OWNER:	JOHN & BRENDA DALY
PROJECT:	SITE GRADING PLAN
PROJECT ADDRESS:	1565 GEIGER GRADE (SR 341) WASHOE COUNTY, NV
ENGINEER:	 ROBERT F. LAUDER CIVIL No. 6801 Exp. 12-31-19
JOB #	180801
DESIGN BY:	RFL
DRAWN BY:	KAL
CHECKED BY:	RFL
DATE:	12-7-18
SHEET:	C3



LANDSCAPE AREA TABLE

PROJECT:	SONORAN ROOFING ADDITION	
PARCEL NO.:	017-051-06	
ADDRESS:	1565 GEIGER GRADE ROAD	
PARCEL AREA:	43,538 S.F.	
20% REQ'D. LS AREA:	8707.6 S.F.	

LANDSCAPE AREA BREAKDOWN:

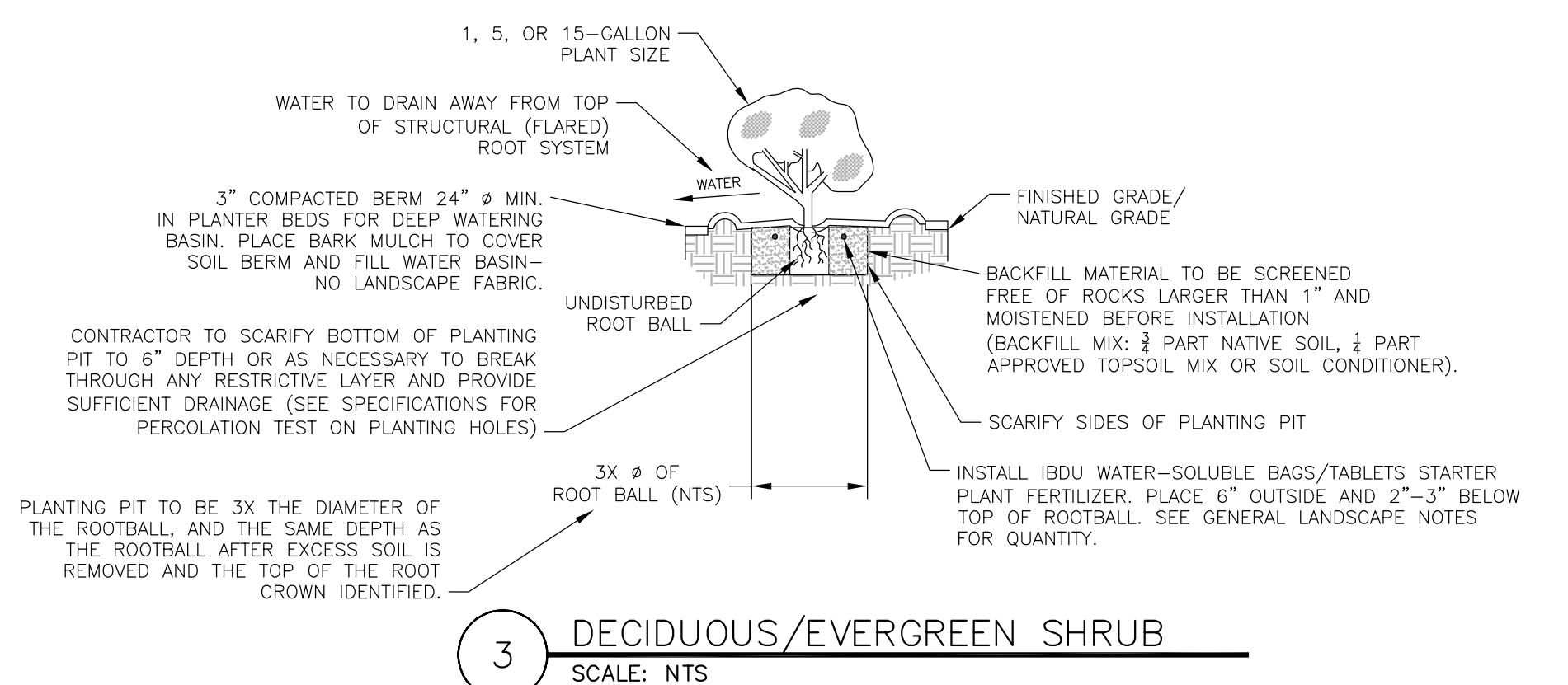
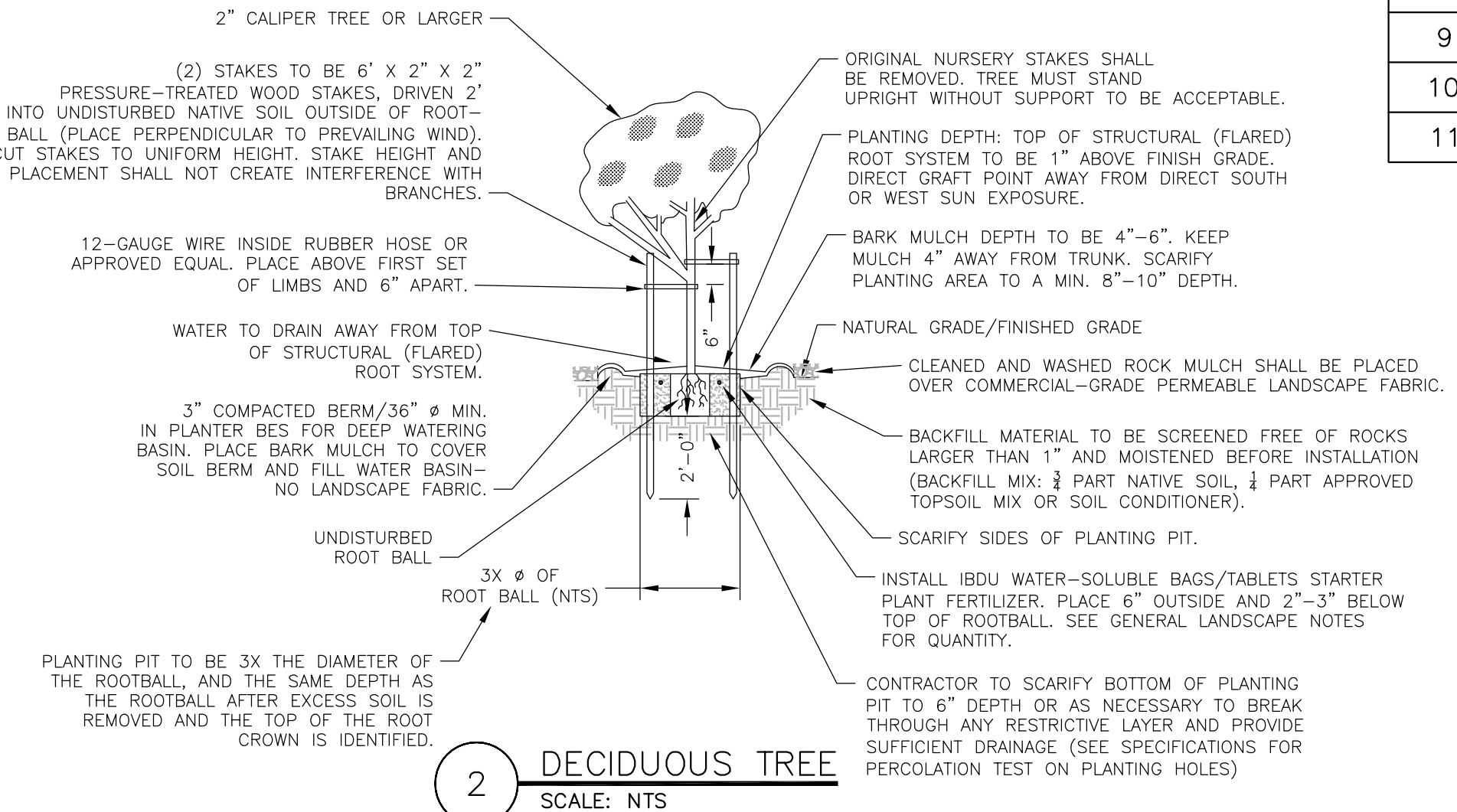
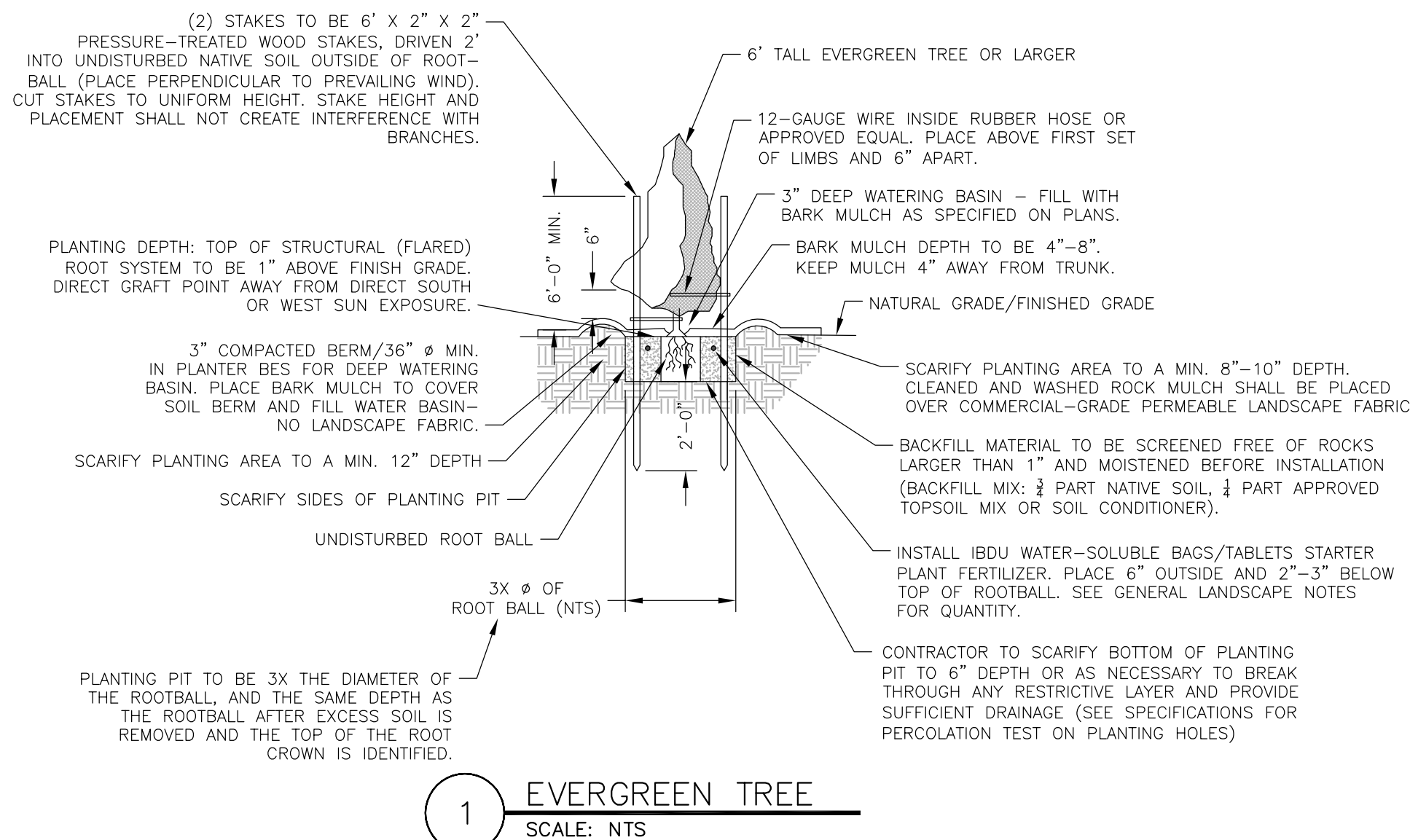
NO.	AREA (S.F.)	LOCATION
LS1	1,367	N. END OF PARCEL
LS2	76	S. OF EX. BLDG.
LS3A	794	S. OF EX. BLDG.
LS3B	1,913	S. OF EX. BLDG.
LS4	2,022	S. END OF PARCEL
LS5	1,760	LEACH FIELD
LS6	818	W. OF ADDITION
TOTAL	8,750	

BURIED WATERLINE NOTES:
 1. EXCEPT AS NOTED, WATERLINES ARE EXISTING. ROUTING OF BURIED WATERLINES IS SCHEMATIC ONLY AND SUBJECT TO FIELD VERIFICATION.

NOTE:
 1. REMOVE ALL BURLAP, TWINE, WIRE BASKETS, OR CONTAINERS FROM ROOTBALL (DO NOT DISTURB ROOTBALL). SOIL MIXTURE SHALL BE 3 PARTS EX. SOIL AND 1 PART APPROVED IMPORTED TOPSOIL OR SOIL CONDITIONER.
 FOR ALL TREES AND SHRUBS: REMOVE ALL TWINE, FLAGGING, AND TAGS FROM CROWN, TRUNK, AND BRANCHES. LEAVE ONLY THE SPECIES ID TAG.

LANDSCAPE PLANT LIST

#	COMMON NAME	BOTANICAL NAME	SIZE	EX. QUAN.	NEW QUAN.	SPACING
1	CALIF. CEDAR	CALOCEDRUS DECURRENS	7 FT.	4	4	
2	AUSTRIAN BLACK PINE	PINUS NIGRA	7 FT.	5	5	
3	BLUE ATLAS CEDAR	CEDRUS ATLANTICA GLAUCA	5 FT.	3	3	
4	BURNING BUSH	EUONYMUS ALATUS	5 GAL.	5	5	5 FT.
5	LYDIA BROOM	GENISTA LYDIA	5 GAL.	5	5	
6	BLUE HAVEN JUNIPER	JUNIPERUS S. "BLUE HAVEN"	15 GAL.	9	9	
7	SEA GREEN JUNIPER	JUNIPERUS C. "SEA GREEN"	5 GAL.	35	35	5 FT.
8	GOLDEN PFITZER JUNIPER	JUNIPERUS C. "PFITZERINA AUREA"	5 GAL.	10	10	5 FT.
9	COTTON LAVENDER	SANTOLINA CHAMAECYPARISSUS	1 GAL.	10	10	4 FT.
10	HALL'S HONEYSUCKLE	LONICERA JAPONICA "HALLIANA"	1 GAL.	33	33	4 FT.
11						



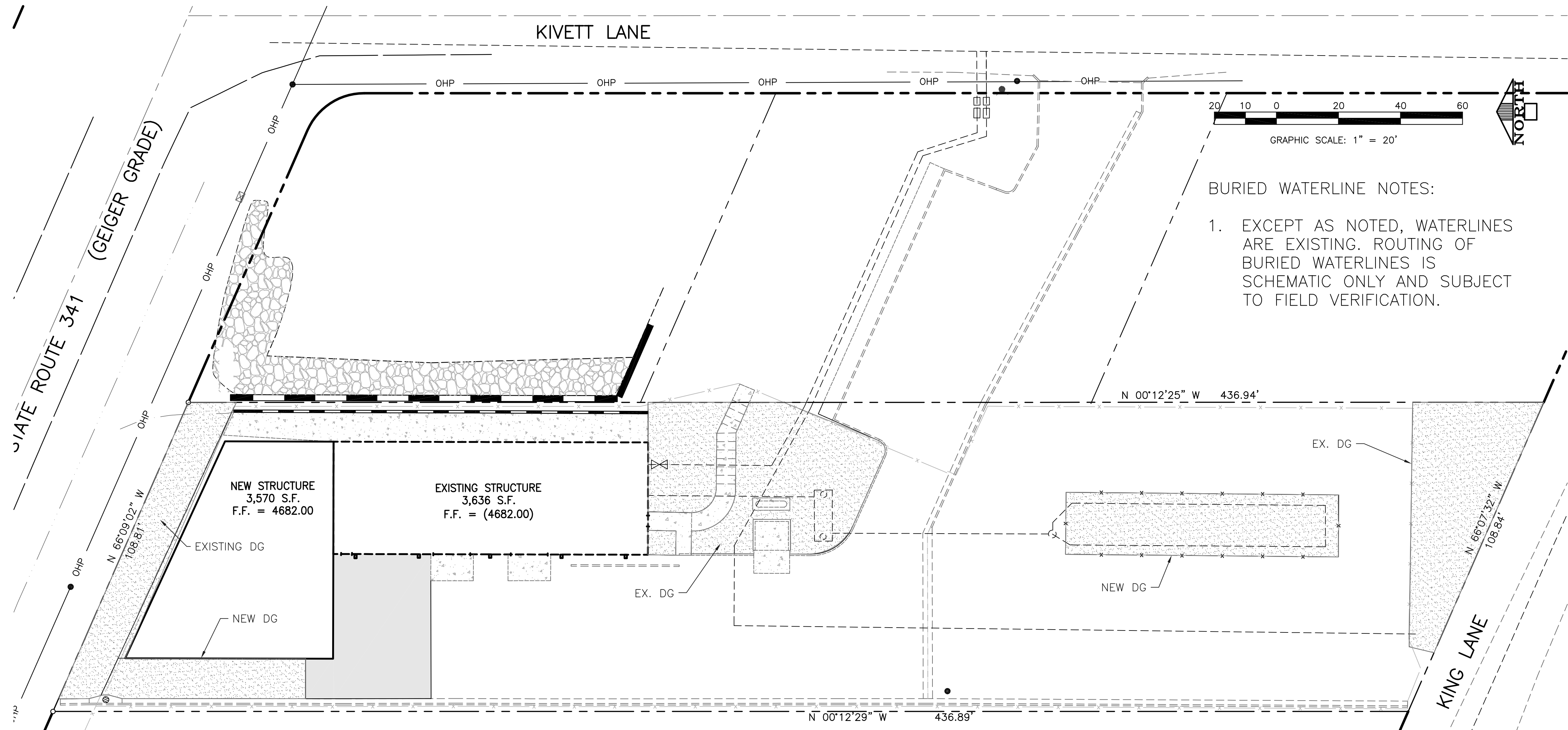
CONTRACTOR:
ROLLAPART BUILDINGS, INC.
 2815 CUSHMAN ROAD, FALLON, NV 89406
 LIC. NO. 0057649, CLASSIF. B-2
 (775)741-2826

LANDSCAPE PLANTING PLAN
 JOHN & BRENDA DALY
 1565 GEIGER GRADE (SR 341) WASHOE COUNTY, NV

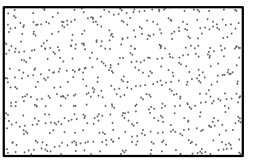
PROFESSIONAL ENGINEER - STATE OF NEVADA
ROBERT E. LAUDER
 Exp. 12-31-19
 CIVIL
 No. 6801

12-10-18

JOB # 180801
 DESIGN BY: RFL
 DRAWN BY: KAL
 CHECKED BY: RFL
 DATE: 12-7-18
 SHEET: L1

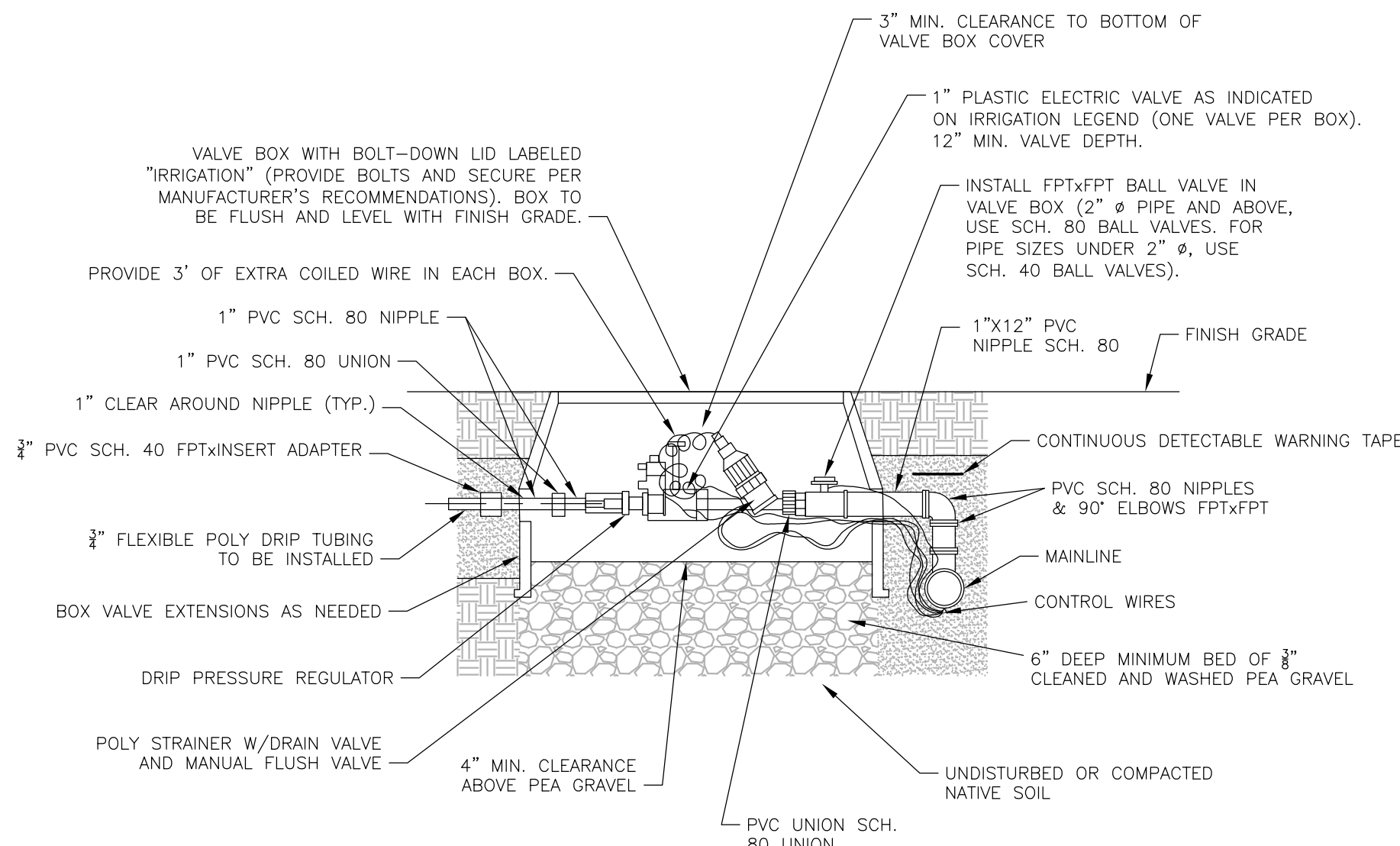


MULCHING LEGEND:

 3/8" MINUS DECOMPOSED GRANITE MIN. 2" DEEP. COMPACT ADJACENT TO PAVING.

BURIED WATERLINE NOTES:

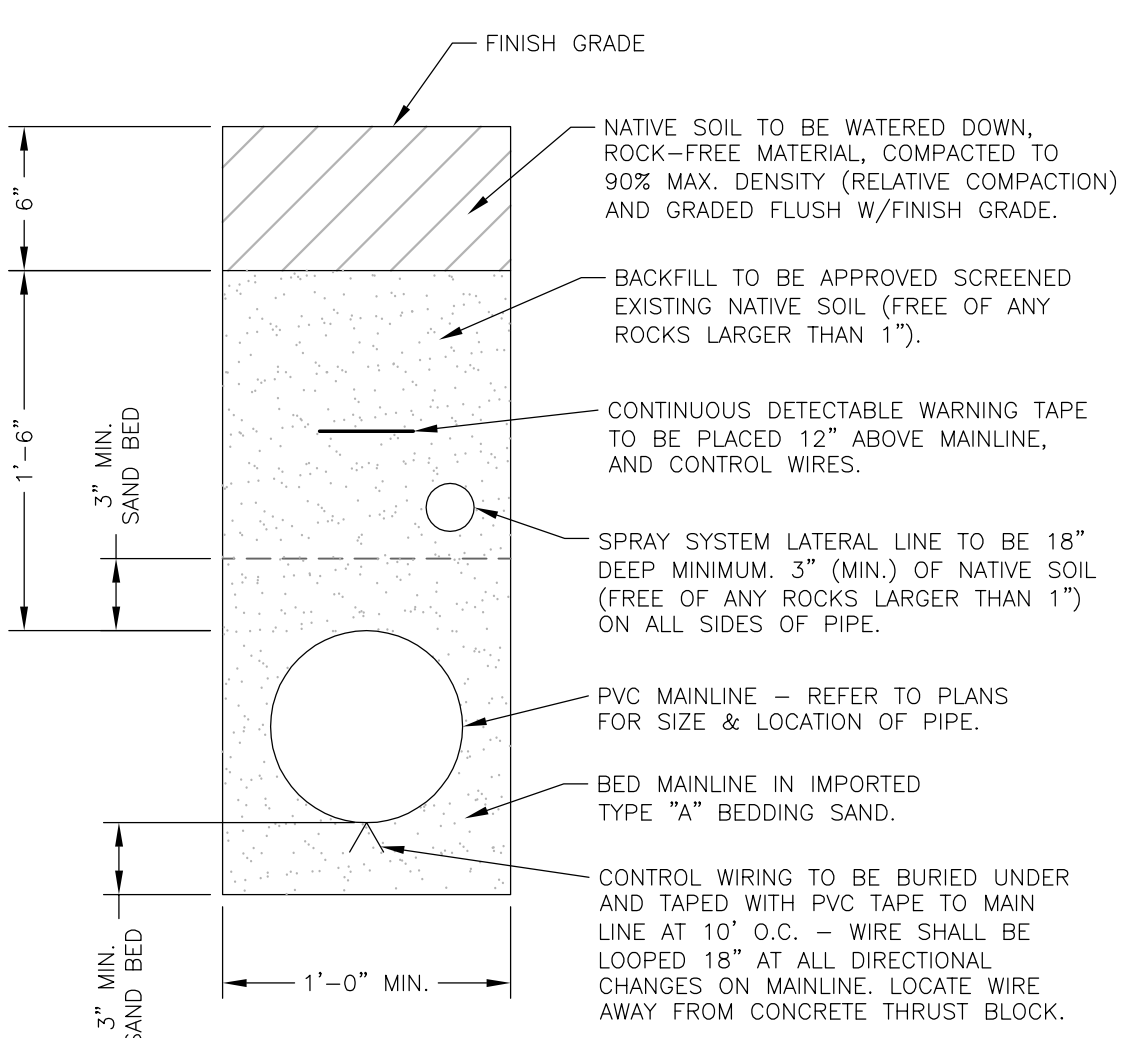
- EXCEPT AS NOTED, WATERLINES ARE EXISTING. ROUTING OF BURIED WATERLINES IS SCHEMATIC ONLY AND SUBJECT TO FIELD VERIFICATION.



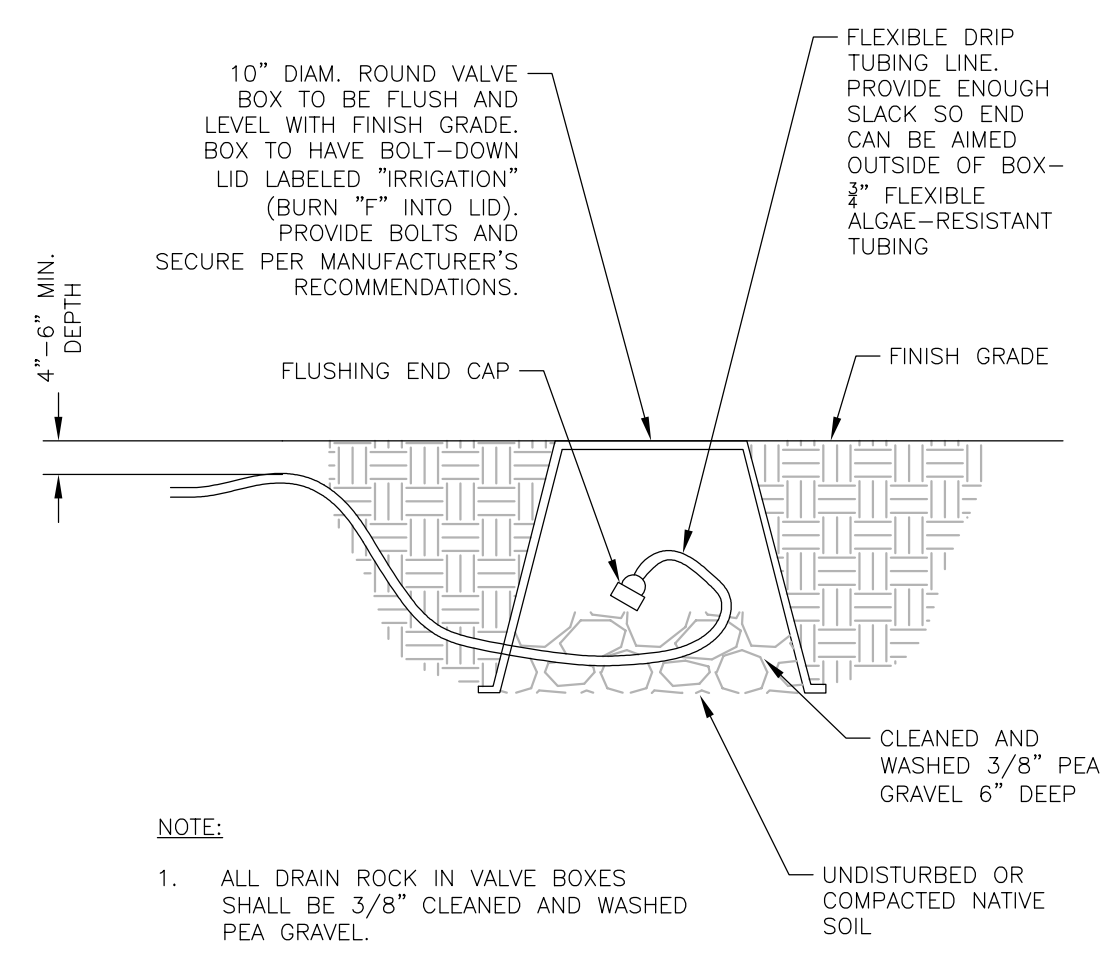
1 DRIP VALVE DETAIL
SCALE: NTS

NOTE:

- A CONTROL ZONE KIT WITH 1" ELECTRIC PLASTIC VALVE MAY BE SUBSTITUTED FOR INDIVIDUAL COMPONENTS.



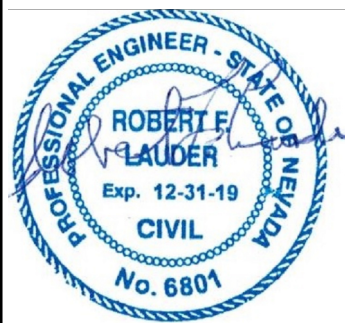
2 IRRIGATION TRENCH WALL SECTION
SCALE: NTS

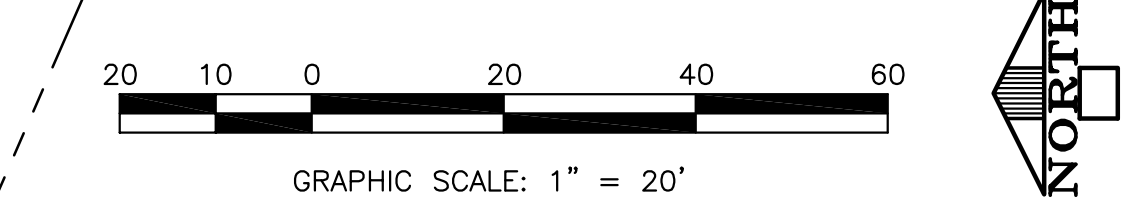
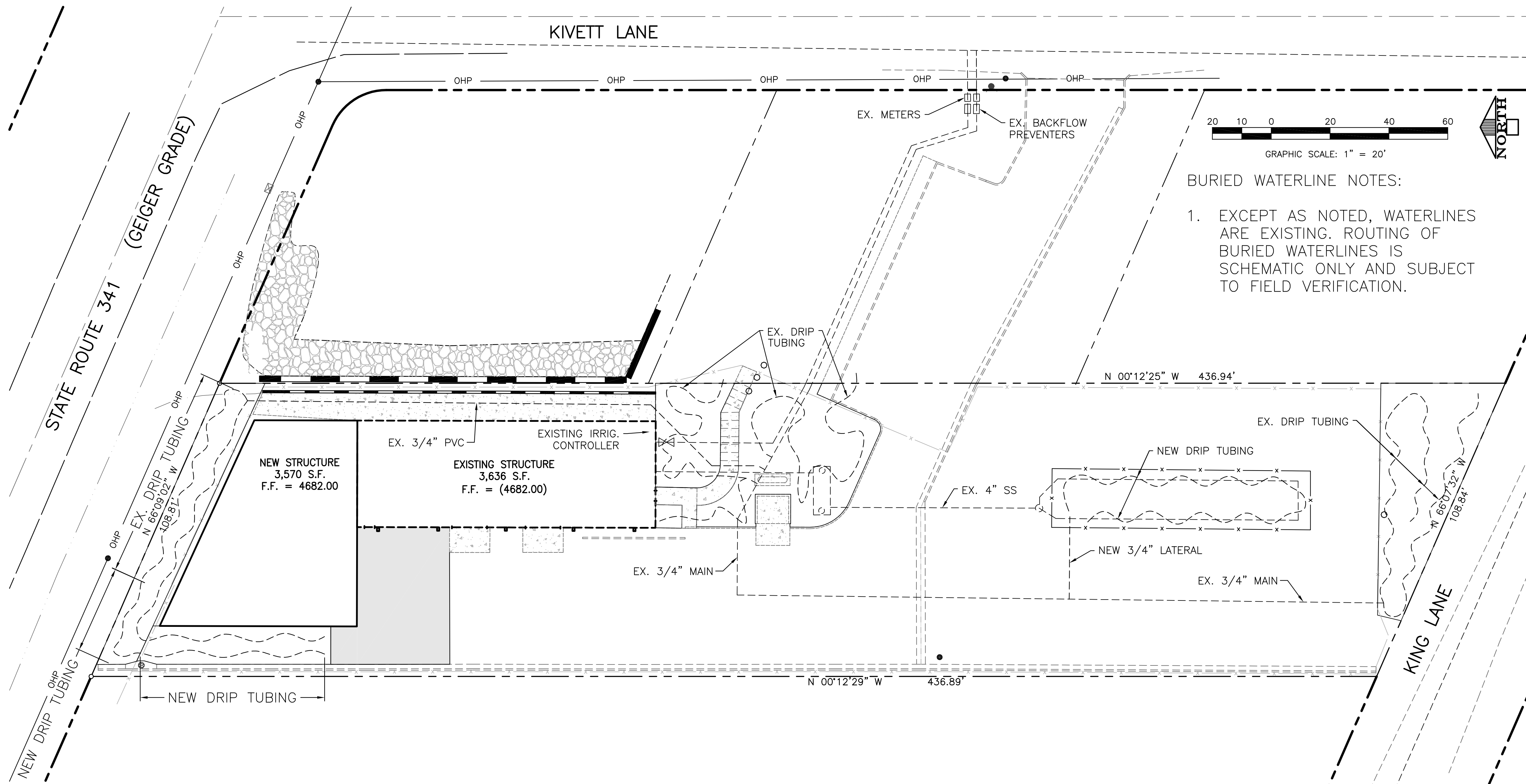


3 FLUSHING END CAP DETAIL
SCALE: NTS

NOTE:

- ALL DRAIN ROCK IN VALVE BOXES SHALL BE 3/8" CLEANED AND WASHED PEA GRAVEL.

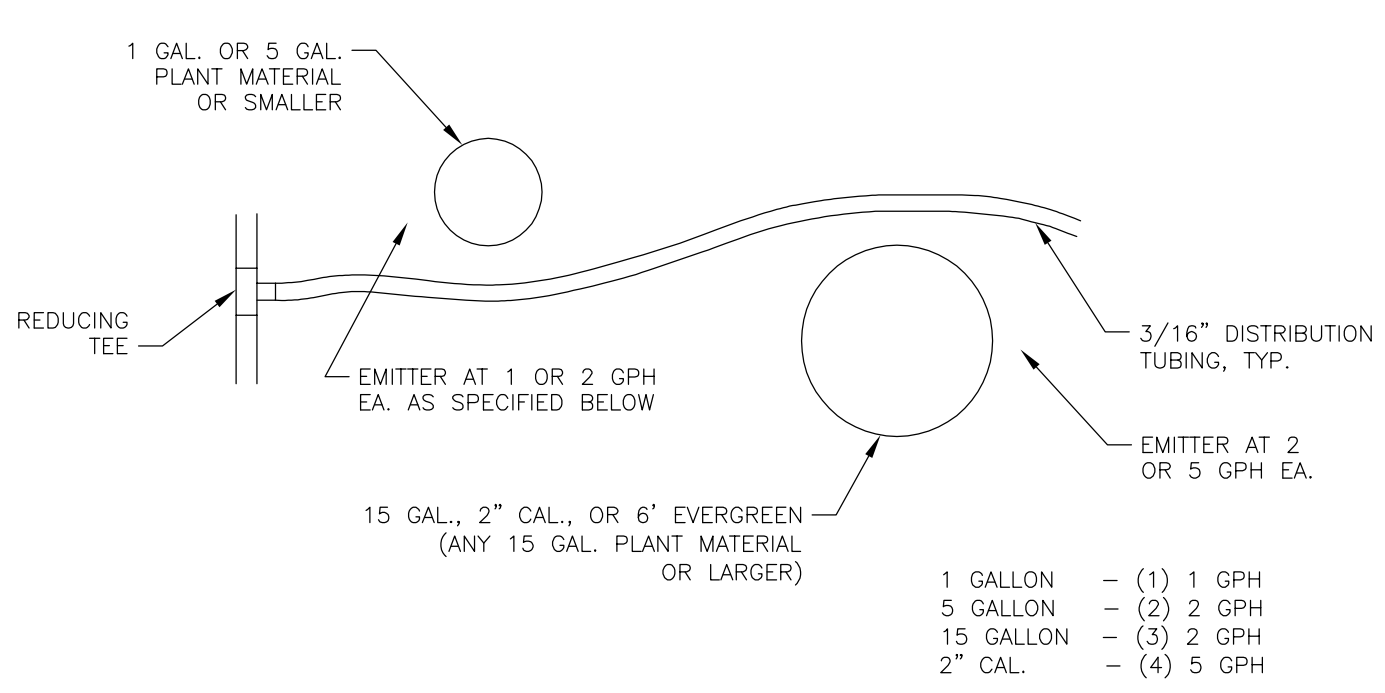
Date	
Rev. No.	1 2 3 4 5
CONTRACTOR:	
ROLLAPART BUILDINGS, INC.	
2815 CUSHMAN ROAD, FALLON, NV 89406 (775)741-2826	
LIC. NO. 0057649, CLASSIF. B-2	
MULCHING PLAN	
1565 GEIGER GRADE (SR 341) WASHOE COUNTY, NV	
	
JOB #	180801
DESIGN BY:	RFL
DRAWN BY:	KAL
CHECKED BY:	RFL
DATE:	12-7-18
SHEET:	L2



BURIED WATERLINE NOTES:

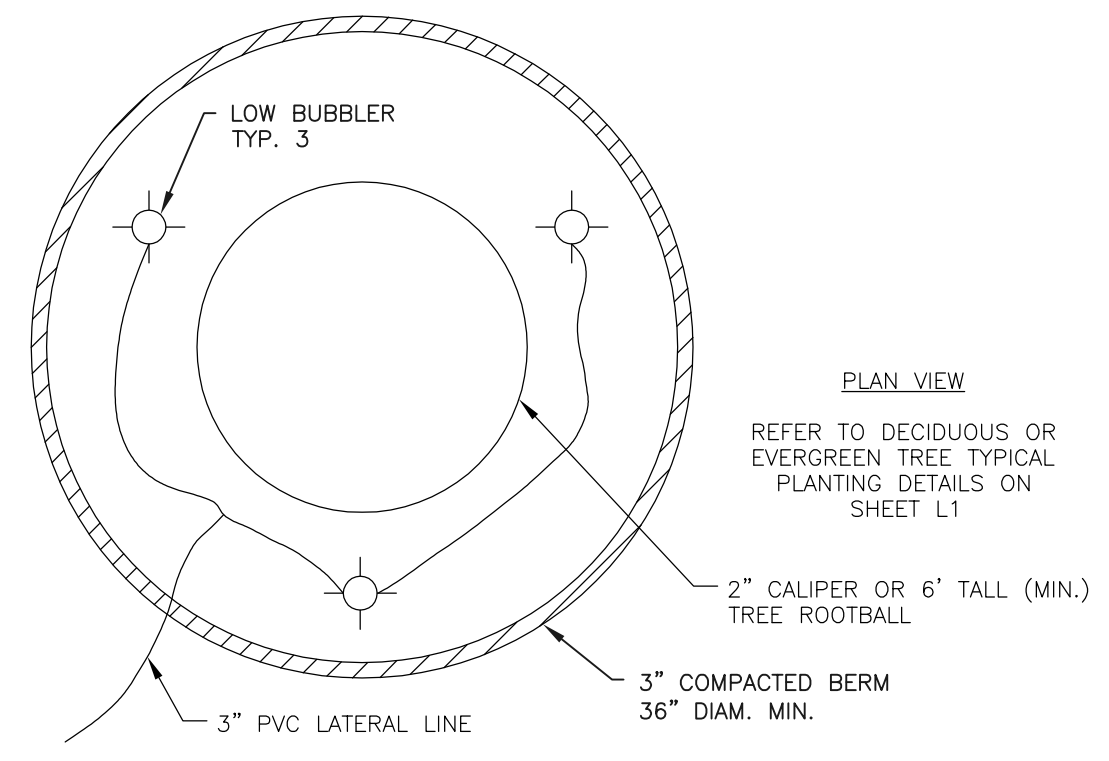
- EXCEPT AS NOTED, WATERLINES ARE EXISTING. ROUTING OF BURIED WATERLINES IS SCHEMATIC ONLY AND SUBJECT TO FIELD VERIFICATION.

- NOTES:**
- STAKE DISTRIBUTION TUBING IN PLACE AT SURFACE OF EACH EMITTER.
 - ALL PLANTS LOCATED ON SLOPES SHALL HAVE EMITTERS PLACED UPHILL FROM PLANT.
 - DO NOT WRAP DISTRIBUTION TUBING AROUND PLANT STEM OR TREE TRUNK. DO NOT PLACE EMITTERS AGAINST PLANT STEM OR TREE TRUNK.
 - PLACE EMITTERS AROUND PLANT FOR EQUAL DISTRIBUTION OF WATER.
 - CONTRACTOR IS RESPONSIBLE TO ESTABLISH WATERING TIMES AND DURATIONS.
 - EMITTER (GPH) WATER RATE MAY BE ALTERED DUE TO SOIL TYPE AND SOIL DRAINAGE CHARACTERISTICS.



1 DRIP EMITTER - PLAN VIEW
SCALE: NTS

- NOTES:**
- TREES SHALL HAVE 3 BUBBLERS PER TREE, EQUALLY DISTRIBUTED AROUND ROOTBALL.
 - DRAWING IS DIAGRAMMATIC ONLY.
 - REFER TO IRRIGATION PLAN FOR BUBBLER ZONES.
 - 3 BUBBLERS ARE INDICATED PER TREE, BUT THIS QUANTITY MAY BE ALTERED (2 MIN./4 MAX.) DUE TO SOIL TYPE AND SOIL DRAINAGE CHARACTERISTICS.

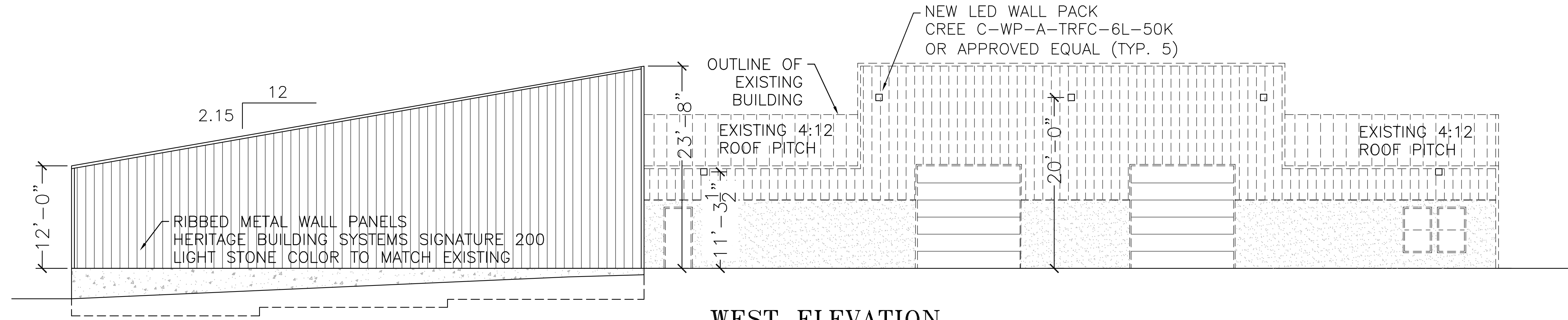


2 TREE BUBBLER LAYOUT
SCALE: NTS

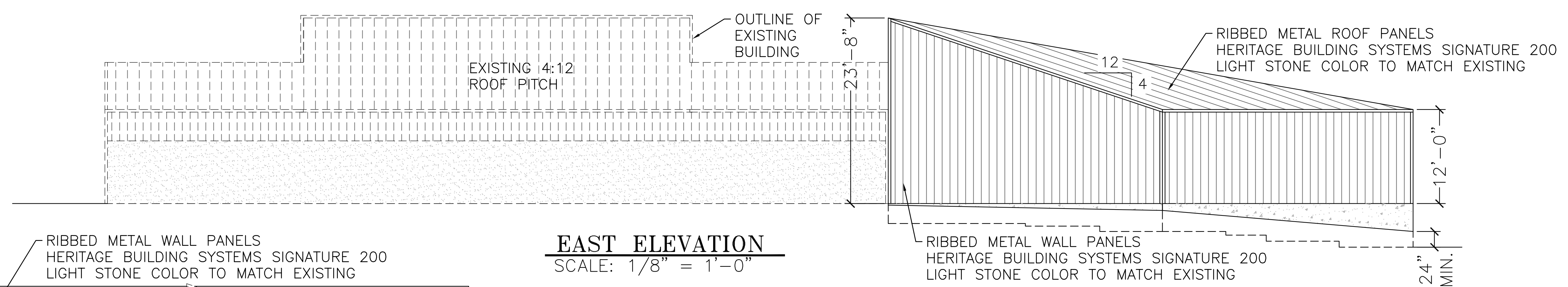
IRRIGATION LEGEND:

- 3/4" CURB STOP AND WASTE VALVE OR ISOLATION VALVE
- RAINBIRD 1" DRIP CONTROL KIT, XCZ-100 COM OR APPROVED EQUAL
- EX. 6-STA. CONTROLLER - WALL-MOUNTED IN BUILDING
- 3/4" POLYETHYLENE DRIP TUBING
- 3/4" MAIN LINE - SCH 40 PVC, 24" MIN. BURY

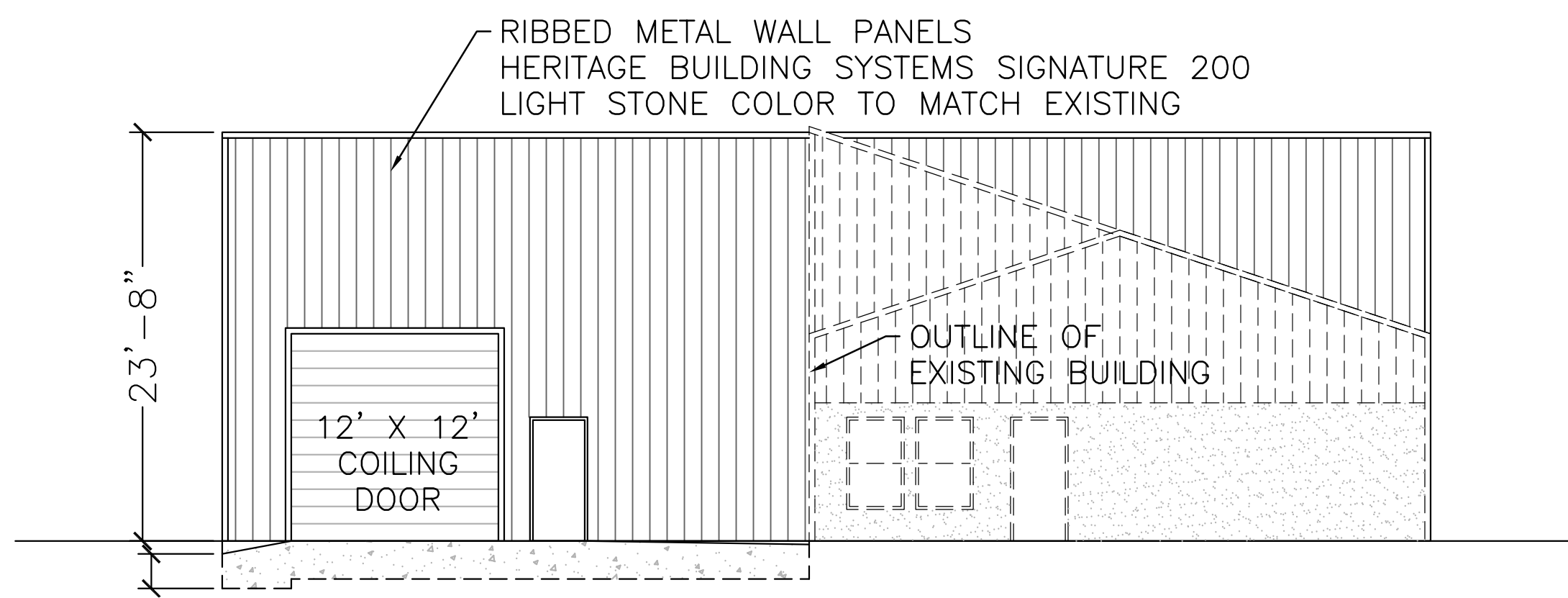
Date	
Rev. No.	1 2 3 4 5
CONTRACTOR: ROLLAPART BUILDINGS, INC. 2815 CUSHMAN ROAD, FALLON, NV 89406 (775)741-2826 LIC. NO. 0057649, CLASSIF. B-2	
JOHN & BRENDA DALY IRRIGATION PLAN	1565 GEIGER GRADE (SR 341) WASHOE COUNTY, NV
JOB #	180801
DESIGN BY:	RFL
DRAWN BY:	KAL
CHECKED BY:	RFL
DATE:	12-7-18
SHEET:	L3



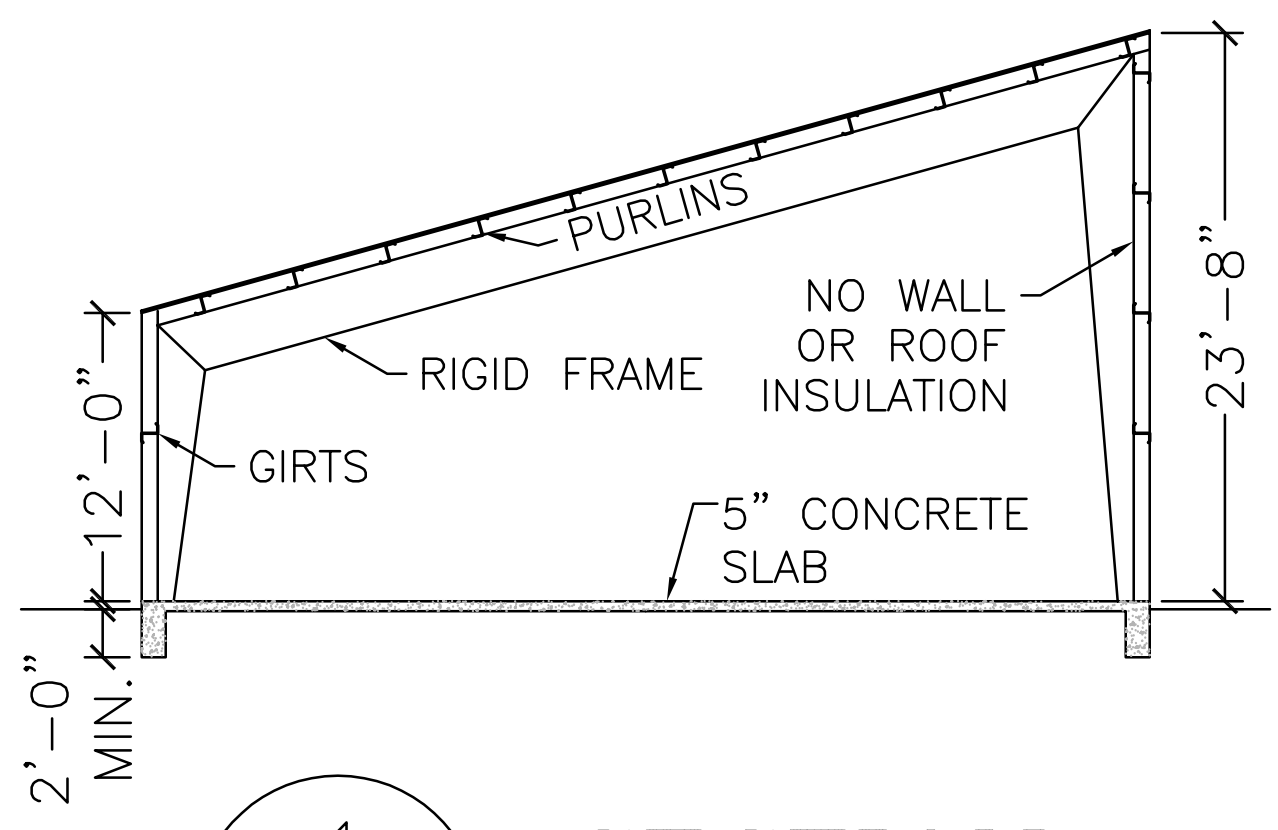
WEST ELEVATION
SCALE: 1/8" = 1'-0"



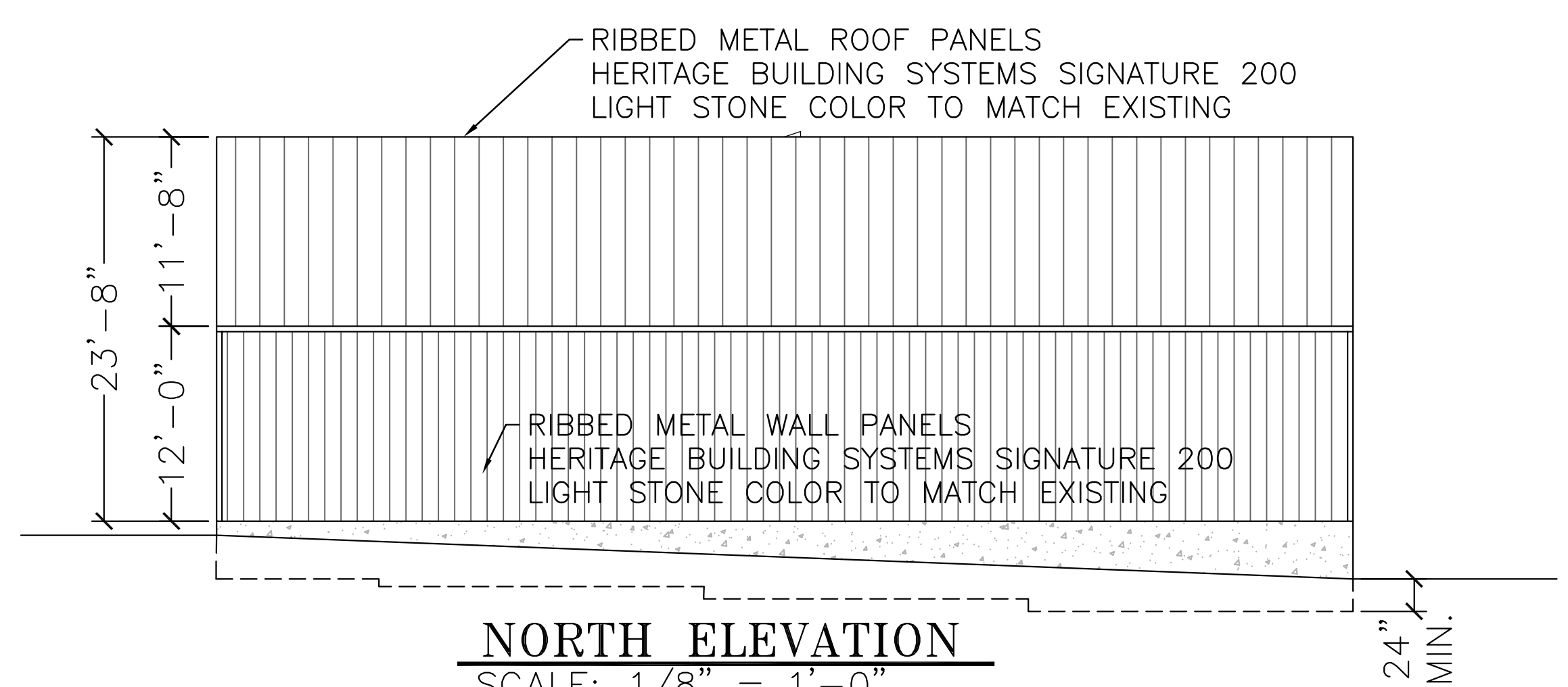
EAST ELEVATION
SCALE: 1/8" = 1'-0"



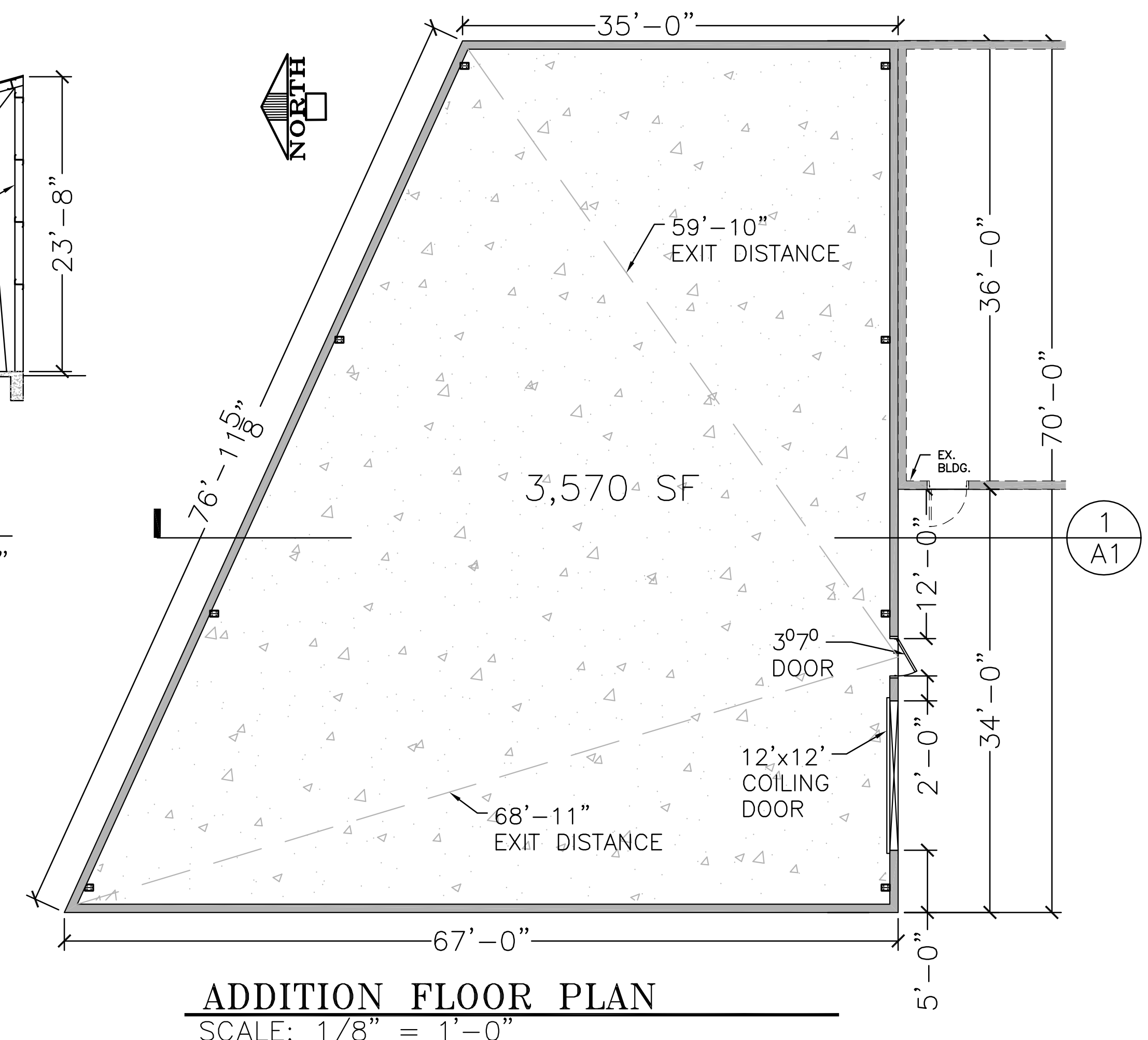
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



SECTION 1
SCALE: 1/8" = 1'-0"



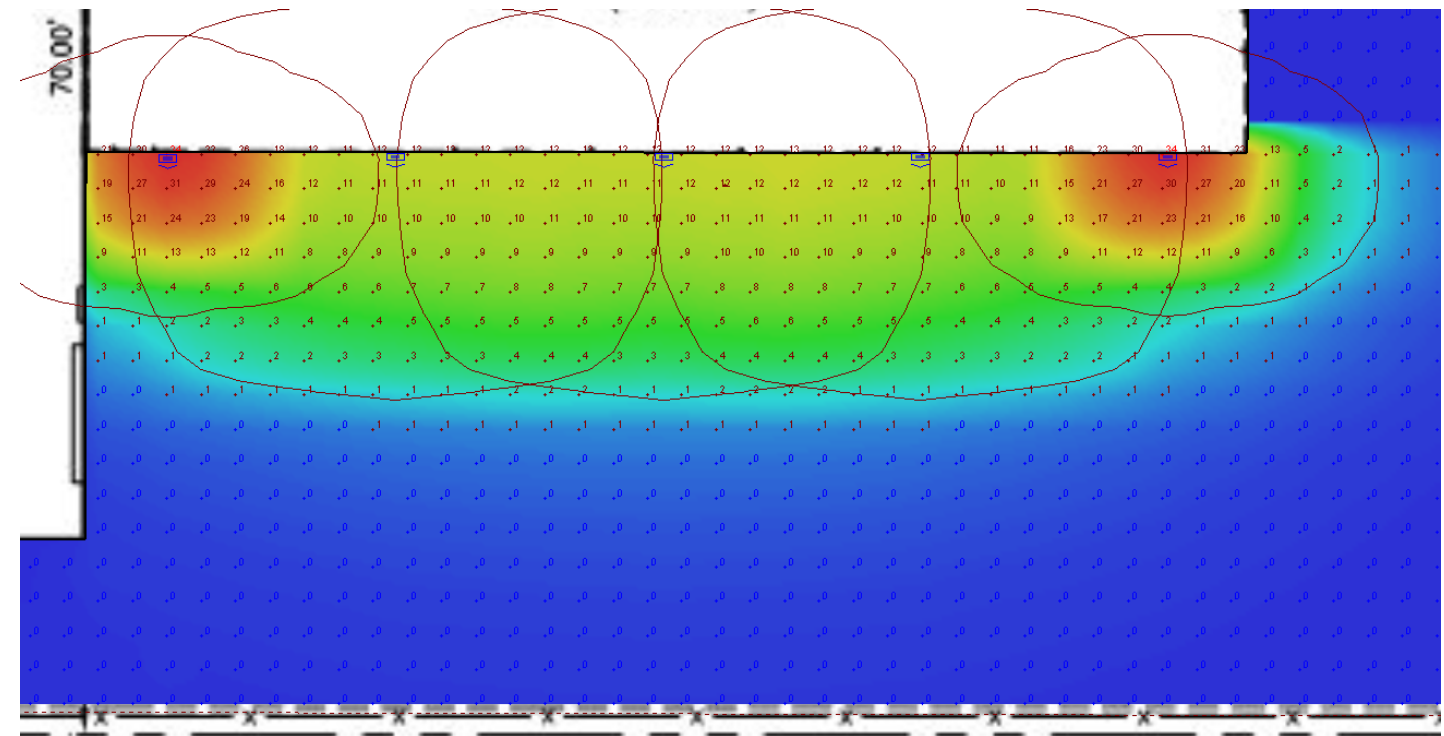
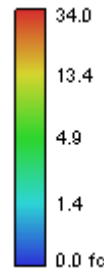
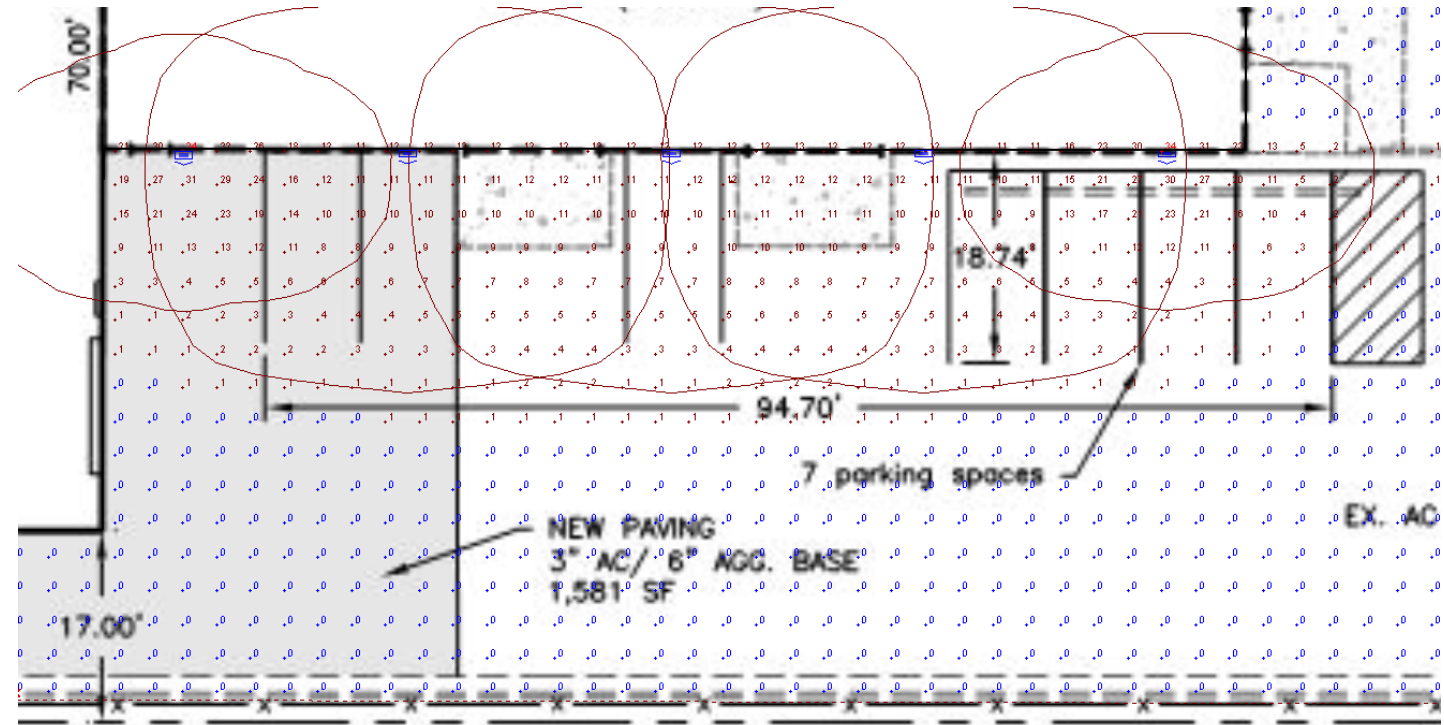
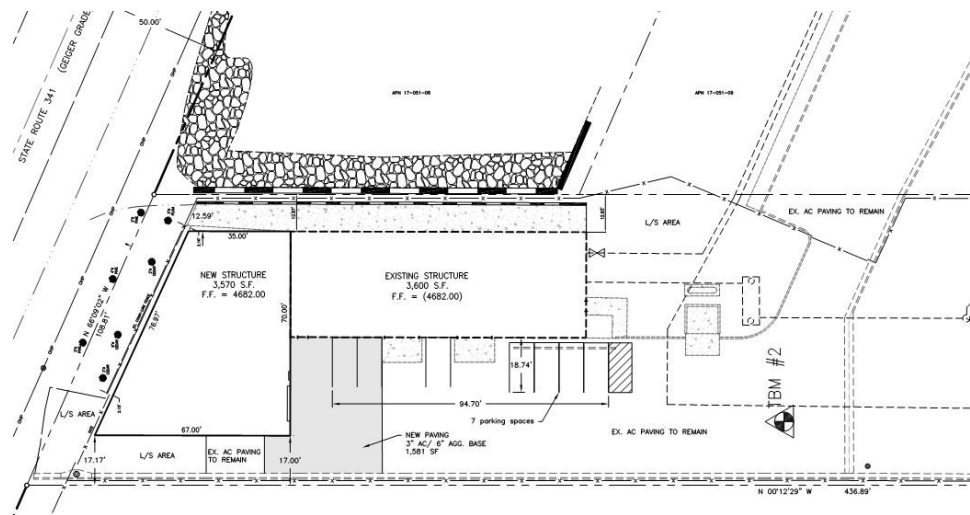
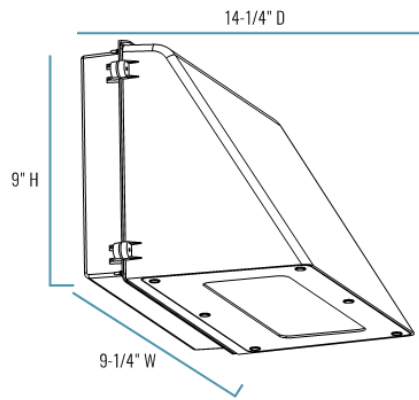
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



ADDITION FLOOR PLAN
SCALE: 1/8" = 1'-0"

Date	
Rev. No.	1 2 3 4 5
CONTRACTOR: ROLLAPART BUILDINGS, INC. 2815 CUSHMAN ROAD, FALLON, NV 89406 (775) 741-2826 LIC. NO. 0057649, CLASSIF. B-2	
ENGINEER: JOHN & BRENDA DALY BUILDING FLOOR PLAN, SECTION & ELEVATIONS 1565 GEIGER GRADE (SR 341) WASHOE COUNTY, NV	
JOB #	180801
DESIGN BY:	RFL
DRAWN BY:	KAL
CHECKED BY:	RFL
DATE:	12-7-18
SHEET:	A1

C-WP-A-TRFC Series



CERTIFICATIONS:

