

Special Use Permit for Grading
16265 North Timberline Dr.

For

The Barrett Residence Grading

Prepared for and by:

Sean Barrett

P.O. Box 2096,

Bigfork, MT 59911

January 12, 2023

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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: Barrett SUP Grading			
Project Description: Grading for a single family residence and landscaping.			
Project Address: 16265 N Timberline Dr. Reno NV 89511			
Project Area (acres or square feet): 13675 sqf			
Project Location (with point of reference to major cross streets AND area locator): NW Corner of Mt. Rose Hwy 431 and North Timberline Dr.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
049-222-06	2.71		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WBLD22-10328, WBLD22-101354			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Sean Barrett		Name: See Owner	
Address: 16265 N Timberline Dr. Reno, NV		Address:	
Zip: 89511		Zip:	
Phone: 4062613203	Fax:	Phone:	Fax:
Email: sb9mail@gmail.com		Email:	
Cell: 4062613203	Other:	Cell:	Other:
Contact Person: ""		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: See Owner		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

A special use permit for major grading resulting in the disturbance of 13675 sqf on slopes greater than 15% and a total cut of 741 cubic yards and 741 cubic yards of fill in anticipation of the construction of a single family home.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

A site plan has been provided

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

Single phase. The project is expected to take no longer than 18 months.

4. 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 parcel is part of a subdivision designed for rural single family home use. Adequate supporting utilities are provided at the northeast end of the lot.

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

The proposal will provide a location for another beautiful home along North Timberline Dr., improving property values. It will also provide an increase in housing supply in the neighborhood.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

The project is similar in intensity to other developments in the community and adjacent properties. Mitigation efforts are discussed on C2 of the grading plans.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

Specific information is detailed in the project description and technical plans included with this application.

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

Yes, the area can be seen from Mt. Rose Hwy. and North Timberline Dr. from the East and South as well as the adjacent properties.

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)?

No.

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?

3:1 slope. Fiber rolls for slope stabilization will be used for erosion control.

11. Are you planning any berms?

Yes	X	No	If yes, how tall is the berm at its highest? 6 ft
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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)?

Yes. The retaining walls will be rockery and be less than 10 ft.

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

Visual mitigation will consist of landscaping with drought resistant and natural foliage. All retaining walls will be constructed with onsite rocks and the slopes will match natural contours.

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

No

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?

Native grasses and shrubs such as sagebrush

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

Onsite water from Truckee meadow water authority will be used when applicable

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

Yes. The applicant has reviewed the re-vegetation plan and has incorporated their suggestions

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

Yes	No <input checked="" type="checkbox"/>	If yes, please attach a copy.
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Project Information:

Location: 16265 N. Timberline Dr. APN: 049-222-06

Acreage: 2.71 Acres

Zoning: 58% LDS/ 42% GR

Master Plan Designation: 42% Rural / 58% Suburban Residential

Proposed use: Single Family Residential

Special Use Information: Per Washoe County Code 110.438.35

Parcel Information:

This site is currently undeveloped consisting of native grasses and brush. The site is on the northeast corner of North Timberline Dr. and Mt Rose Hwy 431. Furthermore, the site is located in the Forrest development area of the Washoe Master Plan. The site is vacant with southeast facing steep slopes and located in an area of similar single-family homes. A drainage ditch exists along the east side of the lot running along North Timberline Dr. as well as a second drainage ditch running alongside Mt. Rose Hwy. Water and Electric Utilities are supplied at the northeast corner of the site. Prior to minor grading permit WBLD22-101354, there appeared to have been some development creating a 16' wide road at 1.8% grade with an eroded drainage ditch running parallel to North Timberline Dr.

Land Use Compatibility:

The site is surrounded by developed lots all along the western hillside of North Timberline drive with similar geology and slopes. The current and proposed plans conform to the land use and designation of the County Master Plan and the SUP.

A fault line was predicted to be running through the property at the toe of the hill. This was verified by a geological survey via two exploratory trenches that found a Quaternary fault exists. However, the report concludes that the fault is dormant and will not pose any significant threat to structures. The report goes on to recommend no setbacks or increased seismic mitigation actions.

Proposed Development:

The applicant is requesting a Special Use Permit (SUP) to enable grading of a private driveway on slopes greater than 30%, a building pad (in anticipation of a future single-family residence and a detached garage) and a storm drainage / fire protection pond. This grading will require a total cut of 741 cubic yards of material and fill of 741 cubic yards. This amount of material and the slope of the site is below the thresholds set by Washoe County Code 110.438.35 for major grading.

The plans are made with the goals of the Forest Master Plan in mind to keep the natural beauty of the area intact. The grading plans follow the natural contours of the hill and utilize stepped pad designs to minimize grading volumes. All retaining walls will only be used where necessary to keep grading volumes down and be kept as small as practicable and constructed out of native boulders and stones. Landscaping will be added to reduce manmade feature visibility.

Graded slopes will not exceed 3:1 and will be stabilized with native seed mix and formal landscaping. The future home will match the character of the surrounding area.

Pond: The proposed pond will be stocked with native critters and plants such as found in Tamarack Lake, Dry Pond, and other local bodies of water. The aquatic plants will keep nitrates down to prevent algae blooms and the predatory insects such as dragonfly larvae and trout minnows will minimize mosquito populations. Bat boxes will also be installed to further reduce mosquito populations. The pond will be aerated with a small waterfall. The pond will be filled by the seasonal streams that run down the hill that will be captured by the drainage system.

Drainage: During rain, snow and spring melting events, the water flows will be directed via drainage swales and ditches alongside the driveway to the proposed pond. The pond could also provide water for firefighting activities, the prevention of silt in public drainage ways and wildlife. The pond will discharge excess flow to the drainage ditch along Mt Rose Hwy.

Public Service:

Fire Service is currently provided by Truckee Meadows Fire District. The closest station is Truckee Meadows Fire Station 39 at 3.4 miles and Galena Volunteer Fire Department at 0.4 miles away. An alternate method of IF 1 building standards and maintained defensible space will be used in future structures.

Utilities:

Utilities are not a part of this permit, but water and electricity are already onsite, and sewer will be installed in coordination with Washoe County and Truckee Meadows Water Authority to the manhole location approx. 200 ft north of the northeast corner of the site working in the right of way.



August 2, 2021

Earth Tech, LLC
681 Edison Way
Reno, NV 89502
ATTN: Chris Betts, P.E.

Thomas L. Sawyer
Piedmont Geoseismic Services
HC72 Box 20233
Dyer, Nevada 89010

SUBJECT: QUATERNARY FAULT INVESTIGATION, PHASE II
16265 N. Timberline Drive
Reno, Washoe County, Nevada
APN 049-222-06

Mr. Betts,

Piedmont Geoseismic Services is pleased to submit the attached technical report that summarizes our Phase II Quaternary fault investigation of a proposed development site at 16265 N. Timberline Drive in Reno, Washoe County, Nevada (APN 049-222-06). The purpose of the investigation was to determine the location and recency of activity of a late Quaternary fault trace previously mapped traversing the central portion of the project site. This investigation follows on our Phase I Quaternary fault investigation (PGS, June 15, 2021), which was limited to a surficial geologic studies. The scope of the present investigation consisted of documenting subsurface geologic conditions exposed in two exploratory trenches excavated across the fault trace at the project site. The investigation was conducted by Mr. Thomas L. Sawyer, Seismic Hazards Specialist with Piedmont Geoseismic Services (PGS), Dyer, Nevada. The approach used in present Quaternary fault investigation conforms with the "*Guidelines for Evaluation of Potential Surface Fault Rupture/Land Subsidence Hazards in Nevada*" (NESC, 1998).

Sincerely,
PIEDMONT GEOSEISMIC SERVICES , INC.

Thomas L. Sawyer
Seismic Hazard Specialist



**QUATERNARY FAULT INVESTIGATION—PHASE II
16265 N. TIMBERLINE DRIVE
RENO, WASHOE COUNTY, NEVADA
APN 049-222-06**

Prepared for:

Chris Betts, P.E.
Earth Tech, LLC
681 Edison Way
Reno, NV 89502

Prepared by:

Thomas L. Sawyer
Piedmont Geoseismic Services
HC72 Box 20233
Dyer, NV 89010

August 2, 2021



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QUATERNARY FAULT INVESTIGATION—PHASE II

**16265 N. Timberline Drive
Reno, Washoe County, Nevada
APN 049-222-06**

EXECUTIVE SUMMARY

The purpose of the present investigation was to determine the location and recency of activity of a late Quaternary fault trace previously mapped traversing north-northwestward across the central part of the 16265 N. Timberline Drive project site. The scope of the investigation was to document subsurface geologic conditions exposed in two exploratory trenches excavated across the fault trace.

The relevant project findings, conclusions and recommendations are summarized as follows:

1. The location of the fault trace traversing the project site was generally verified based on the location of faults exposed in the exploratory trenches.
2. The general late Quaternary activity designation previously assigned the fault trace also was verified.
3. However, trench exposures show that the fault is concealed by an unbroken sequence of colluvial (slope) deposits and a continuous, also unbroken, well-developed surficial soil.
4. The findings of the present investigation document an absence of Holocene surface rupture, indicating that the subject fault trace is not '*active*'. The fault, however, was found to be '*potentially active*'.
5. Thus, no building set-backs are recommended following the Nevada Earthquake Safety Council's "*Guidelines for Evaluating Potential Surface Fault Rupture/Land Subsidence Hazards in Nevada*". Although engineering mitigation measures might be considered if future developments were planned directly over the '*potentially active*' fault trace.
6. From a surface-rupture hazard standpoint the 16265 N. Timberline Drive project site is cleared for development.



QUATERNARY FAULT INVESTIGATION—PHASE II
16265 N. TIMBERLINE DRIVE
RENO, WASHOE COUNTY, NEVADA
APN 049-222-06

INTRODUCTION

This technical report summarizes the results of a Phase II Quaternary fault investigation of the proposed 16265 N. Timberline Drive project site, located at 16265 N. Timberline Drive in Reno, Washoe County, Nevada (APN 049-222-06) (Figure 1). This study follows on the Phase I Quaternary fault investigation conducted by Piedmont Geoseismic Services (June, 15, 2021). That surficial geologic investigation found geomorphic evidence consistent with a late Quaternary fault activity, as previously mapped, but fault activity during the Holocene (last 10,000 years) was indeterminant.

The purpose of the present Phase II investigation was to determine the location and recency of activity of the subject fault trace (Figure 2). The scope of the investigation consisted of excavating two exploratory trenches across the mapped trace of the fault at the project site. The investigation was conducted by Mr. Thomas L. Sawyer, Seismic Hazards Specialist with Piedmont Geoseismic Services (PGS), Dyer, Nevada. The approach used in present investigation conforms with the *“Guidelines for Evaluation of Potential Surface Fault Rupture/Land Subsidence Hazards in Nevada”* (NESC, 1998).

SUBSURFACE GEOLOGIC INVESTIGATION

Two exploratory trenches were excavated across the mapped fault trace at the project site, which generally coincides with the base of the relatively steep Carson Range front (Figure 3). To more precisely locate the fault specifically at the proposed development site, one trench was excavated south of the site and the other directly to the north. The south wall of each trench was cleaned with hand tools and a leaf blower, and distinct stratigraphic contacts and soil-stratigraphic boundaries were flagged. A highly redundant (~75% overlapping) set of high-resolution digital images were acquired of the trench walls. Detailed 3-D models then were constructed from the images and used to produce orthorectified photomosaics of the trench walls, corrected for optical and focal-length distortion. The ortho-photomosaics then were used to graphically log subsurface geologic conditions exposed in the trench walls in considerable detail.



Trench 1

Trench 1 was excavated across the mapped fault trace near the southern boundary of the proposed development site. The trench was about 95 feet long and up to 8 feet deep. The trench exposed coarse colluvial deposits, a moderately well-developed surficial soil and a concealed fault. The fairly steep ground surface had to be scraped to remove numerous boulder-sized blocks of rock, which locally removed parts of the surficial soil (as noted in Plate 1).

A sequence of 7 trench units were identified and flagged in the south wall of trench 1, from youngest to oldest designated units A thru G (Plate 1). In general these are coarse to very coarse, clayey colluvial deposits. A moderately well-developed surficial soil has formed throughout the trench in upper units A, B and C, and in upper part of unit D in the eastern part of the trench. A Bt, probably argillic, horizon exhibiting distinct prismatic structure has formed in unit B. The matrix of units C and locally of unit D have been whitened, as well as, thin powdery coats of on the undersides of clasts exemplify the nature of calcic (Bk) horizon (Plate 1).

In the central part of Trench 1 a distinct fault plane was exposed approximately parallel to and generally coincident with the mapped late Quaternary, subject fault trace. The high-angle fault juxtaposes unit E on the west against unit F on the east. The total down-east offset of unit E could not be determined as this unit was not exposed on the relatively downthrown (east) side of the fault. The fault plane clearly terminates up-dip at the lower contact of unit D. Any discrete surface offset associated with the fault was removed by erosion prior to deposition of unit D, which has a smooth, clear basal contact that is unbroken over the fault plane (Plate 1).

Thus the most-recent surface faulting event exposed in Trench 1 pre-dates unit D and the moderately well-developed argillic soil.

Trench 2

Trench 2 was excavated across the mapped fault trace about 25 feet north of the proposed development site. The trench was about 65 feet long and up to 8 feet deep. Similarly, the trench exposed coarse colluvial deposits, a well-developed surficial soil and concealed faults.

Six units were identified and flagged in the south wall of trench 2 (Plate 2), from youngest to oldest designated units A thru F. Again these are coarse to very coarse, clayey colluvial deposits. A thicker, somewhat better developed surficial soil was exposed throughout the trench in upper units A, B and C. Unit B exhibits an argillic horizon with distinct prismatic structure. The calcic Bk horizon is expressed as thin powdery coats of secondary carbonate on the undersides of clasts in unit C.



Trench 1 exposed a single concealed fault plane, whereas Trench 2 exposed three concealed faults or narrow zones of faulting that are generally coincident with the mapped late Quaternary fault trace. The westernmost fault forms a narrow (1 foot wide, or less) zone consisting of several closely spaced, high-angle faults. This fault juxtaposes unit F on the west against units D and E on the east. The fault planes terminate abruptly up-dip at the lower contact of unit C. This contact is smooth and clearly defined indicating any surficial relief associated with the fault was removed by erosion prior to deposition of unit C.

Near the middle of Trench 2 a high-angle fault was exposed juxtaposing units D and E on the west against unit F on the east. The fault splays upwards, forming two fault planes, which both terminate at the lower contact of unit C. Hence, like the western fault, any surficial relief across the middle fault was removed by erosion prior to deposition of unit C. Further the trench relationships suggest that these two faults bound a 25 to 30 foot-wide, down-dropped fault block or graben.

The third narrow zone of faulting was exposed in the eastern section of Trench 2, approximately coincident with the toe of the range front. The zone consists of a pair of bounding faults and an intervening zone of pervasive shears. The bounding faults and the shear fabric are noticeably arcuate, that is their dips decreases upwards in a manner consistent with shallow soil creep. As with the other two faults, the third zone of faulting abruptly terminates up-dip at the lower contact of unit C. Here there is minor relief on the contact possibly related to surface faulting. In which case, unit C buried a fault scarp formed during the most-recent event (MRE). Rather trench relationships suggest that it is more likely the relief on the lower contact is related to slope-wash erosion. In any case, the MRE pre-dates deposition of unit C.

DISCUSSION AND CONCLUSIONS

The previously mapped late Quaternary fault trace was verified in this Phase II Quaternary fault investigation of the proposed project site. However, the fault was found to be concealed by a sequence of colluvial deposits that contain a well-developed argillic soil. The fault was exposed near the toe of the range front generally coincident with the location mapped by the Nevada Bureau of Mines and Geology (i.e., Bonham and Rogers, 1983). Consistent with their late Quaternary fault-activity designation, the fault was found to clearly predate a well-developed late Pleistocene soil in both trenches.

Based on the findings of this Quaternary fault investigation the previously identified late Quaternary fault trace at the 16265 N. Timberline project site (APN 049-222-06) is not Holocene active and, thus, is not considered to be an *'active'* fault as defined by NESG (1998).



RECOMMENDATIONS

Following the NESC (1998) guidelines no building set-backs are recommend.

Although no building set-backs are recommended, a late Quaternary fault trace was verified traversing the project site. Holocene faults are considered active because they pose a greater risk of surface rupture as compared to late Quaternary faults. Hence, although considered to be very low, there still is an increased risk of surface rupture at the project site as compared to another site without a late Quaternary fault.

However, differential movement along the fault of a few inches, accompanied by ground cracking, is considered to be a more likely hazard than is surface rupture along the subject fault. This contention is based on two observations. First that while the more-active, nearby faults of the Carson Range fault zone have ruptured repeatedly, the subject fault has remained quiescent. Additionally faults are fractures, that is to say planes of weakness. Consequently, as observed during historical earthquakes, minor differential movement and ground cracking may occur along the fault trace as a consequence of strong to severe ground shaking.

Hence, if possible, avoid building directly over the concealed fault trace. Otherwise consider engineering measures along the fault trace to a mitigate surface offsets of a few inches and associated ground cracking.

LIMITATIONS

This report has been prepared by Piedmont Geoseismic Services for Earth Tech, LLC and documents the findings of a Quaternary fault investigation of the 16265 N. Timberline Drive project site in Reno, Washoe County, Nevada. The opinions, conclusions, and recommendations presented in this report have been formulated in accordance with accepted engineering geologic practices that exist in the project area, and elsewhere, at the time the report was prepared. No other warranty is made or should be inferred.



CLOSURE

It has been a pleasure conducting this Quaternary fault investigation for Earth Tech, LLC in support of the proposed 16265 N. Timberline Drive project, Reno, Washoe County, Nevada. If you have any questions or require further assistance, please contact us at your convenience.

Sincerely,
PIEDMONT GEOSEISMIC SERVICES, INC.

Thomas L. Sawyer
Seismic Hazard Specialist

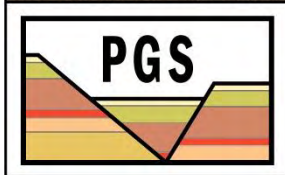
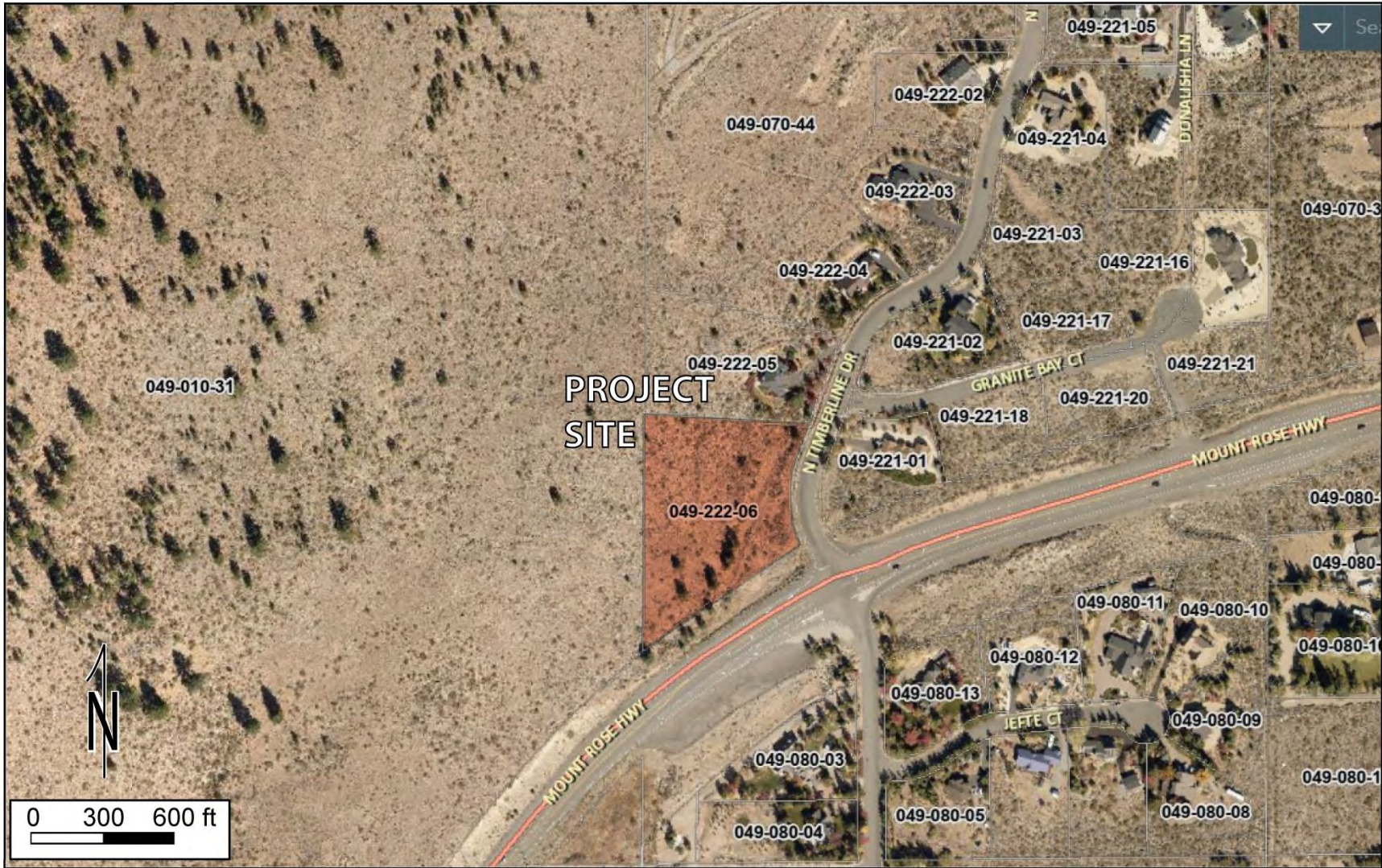


REFERENCES CITED

Bonham H.F. Jr., and Rogers, D.K., 1983, Mt. Rose NE Quadrangle Geologic Map: Nevada Bureau of Mines and Geology Map 4Bg, 1:24,000 scale.

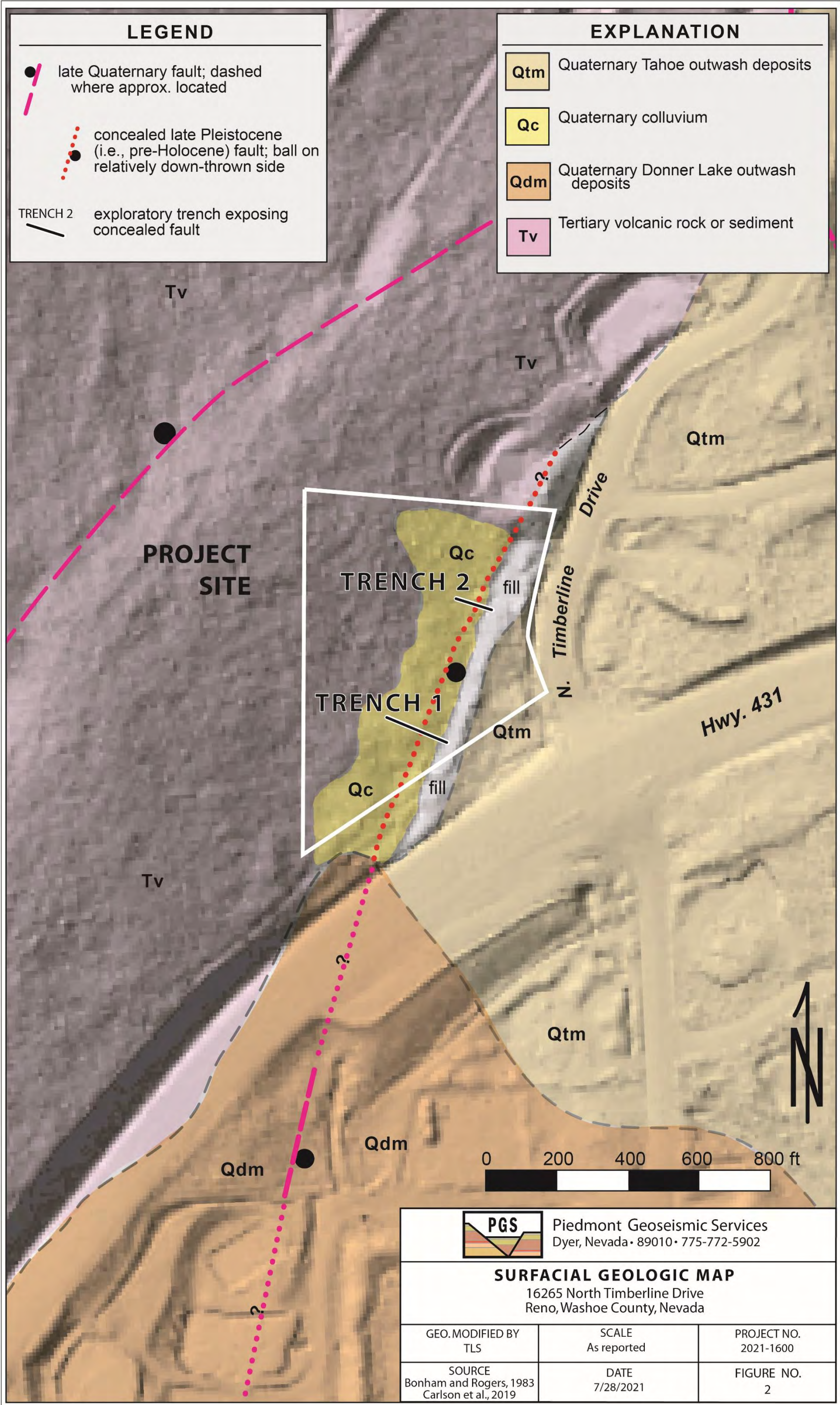
Nevada Earthquake Safety Council, 1998, Guidelines for Evaluating Potential Surface Fault Rupture/ Land Subsidence Hazards in Nevada (Revision 1): Nevada Bureau of Mines and Geology, Revision 1, dated 20 November 1998, 7 p., <http://www.nbmj.unr.edu/nesc/guidelines.html>.

FIGURES



LOCATION MAP
 16265 N. Timberline Drive
 Reno, Washoe County, Nevada

FIGURE
 1
 PROJECT NO.
 2021-1600



PLATES

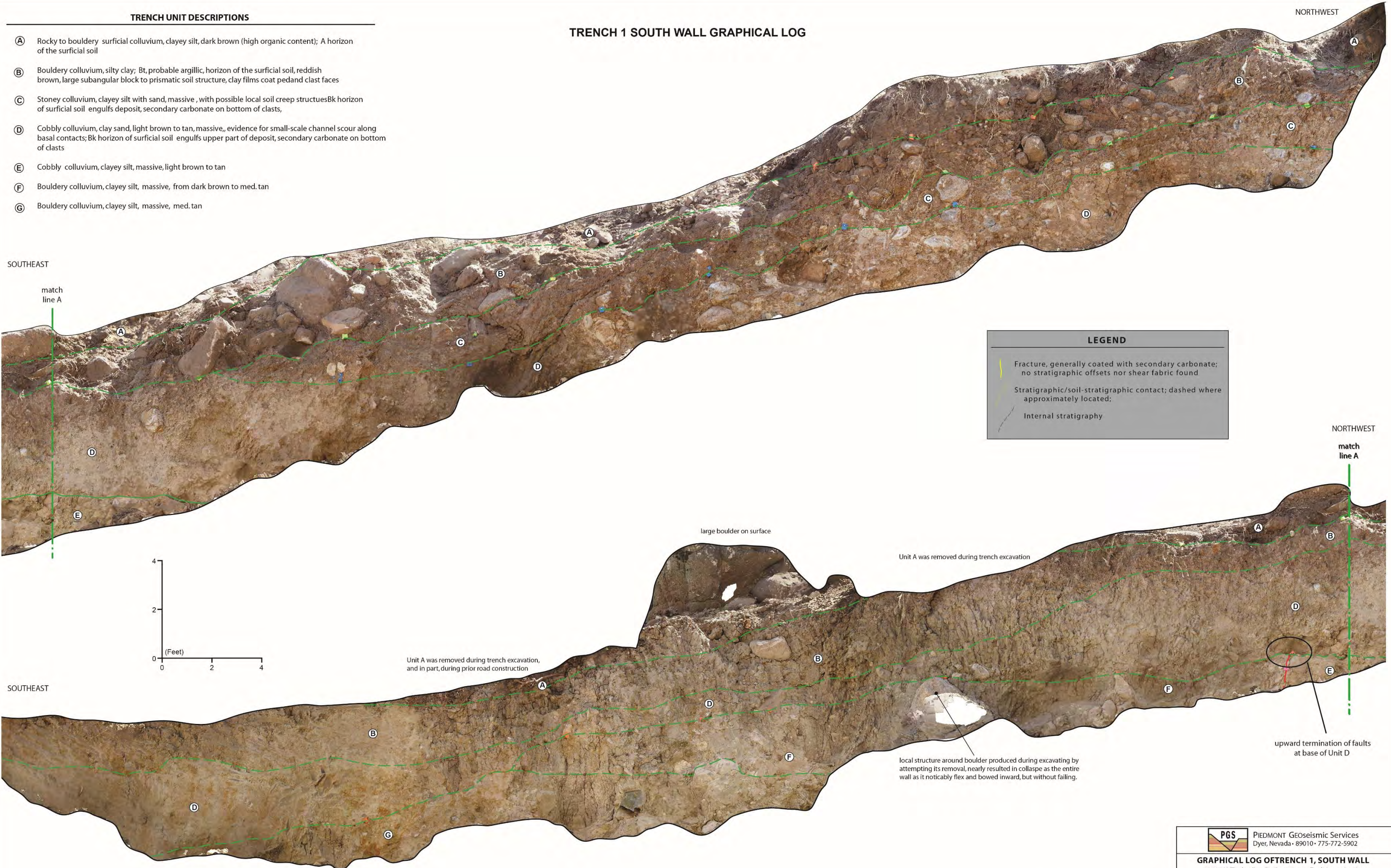
TRENCH UNIT DESCRIPTIONS

- (A) Rocky to bouldery surficial colluvium, clayey silt, dark brown (high organic content); A horizon of the surficial soil
- (B) Bouldery colluvium, silty clay; Bt, probable argillic, horizon of the surficial soil, reddish brown, large subangular block to prismatic soil structure, clay films coat ped and clast faces
- (C) Stony colluvium, clayey silt with sand, massive, with possible local soil creep structures; Bk horizon of surficial soil engulfs deposit, secondary carbonate on bottom of clasts
- (D) Cobbly colluvium, clay sand, light brown to tan, massive, evidence for small-scale channel scour along basal contacts; Bk horizon of surficial soil engulfs upper part of deposit, secondary carbonate on bottom of clasts
- (E) Cobbly colluvium, clayey silt, massive, light brown to tan
- (F) Bouldery colluvium, clayey silt, massive, from dark brown to med. tan
- (G) Bouldery colluvium, clayey silt, massive, med. tan

TRENCH 1 SOUTH WALL GRAPHICAL LOG

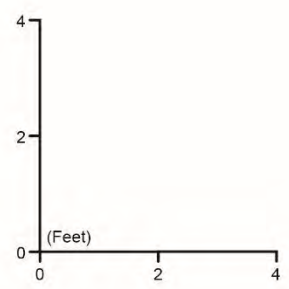
NORTHWEST

SOUTHEAST



LEGEND

- Fracture, generally coated with secondary carbonate; no stratigraphic offsets nor shear fabric found
- Stratigraphic/soil-stratigraphic contact; dashed where approximately located;
- Internal stratigraphy



SOUTHEAST

NORTHWEST

match line A

Unit A was removed during trench excavation

Unit A was removed during trench excavation, and in part, during prior road construction

local structure around boulder produced during excavating by attempting its removal, nearly resulted in collapse as the entire wall as it noticeably flex and bowed inward, but without failing.

upward termination of faults at base of Unit D

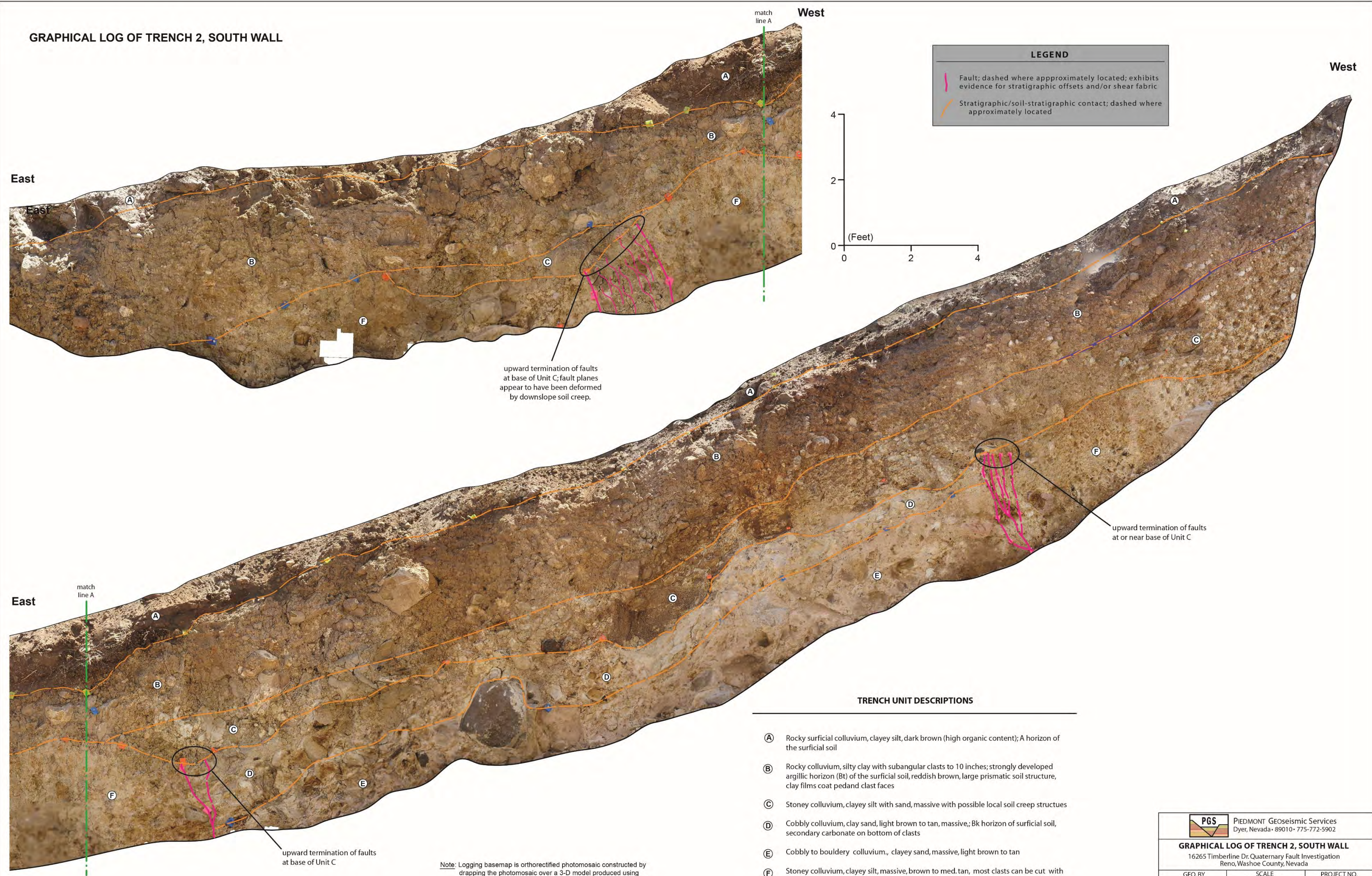
PGS **PIEDMONT GEoseismic Services**
Dyer, Nevada • 89010 • 775-772-5902

GRAPHICAL LOG OF TRENCH 1, SOUTH WALL
16265 N. Timberline Dr. Quaternary Fault Investigation
Reno, Washoe County, Nevada

GEO. BY TS	SCALE As reported	PROJECT NO. 2021-1600
SOURCE This study	DATE 7/26/2021	PLATE NO. 1

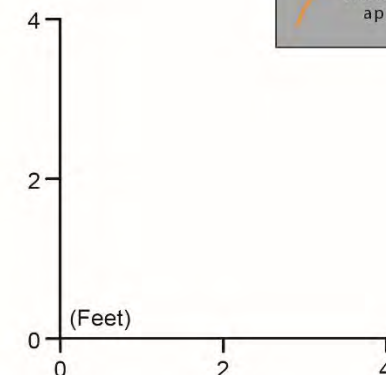
Note: Logging basemap is orthorectified photomosaic constructed by drapping the photomosaic over a 3-D model produced using photogramatic techniques to process a highly redundant set of high-resolution digital images.

GRAPHICAL LOG OF TRENCH 2, SOUTH WALL



LEGEND

- Fault; dashed where approximately located; exhibits evidence for stratigraphic offsets and/or shear fabric
- Stratigraphic/soil-stratigraphic contact; dashed where approximately located



TRENCH UNIT DESCRIPTIONS

- (A) Rocky surficial colluvium, clayey silt, dark brown (high organic content); A horizon of the surficial soil
- (B) Rocky colluvium, silty clay with subangular clasts to 10 inches; strongly developed argillic horizon (Bt) of the surficial soil, reddish brown, large prismatic soil structure, clay films coat ped and clast faces
- (C) Stony colluvium, clayey silt with sand, massive with possible local soil creep structures
- (D) Cobble colluvium, clay sand, light brown to tan, massive; Bk horizon of surficial soil, secondary carbonate on bottom of clasts
- (E) Cobble to bouldery colluvium, clayey sand, massive, light brown to tan
- (F) Stony colluvium, clayey silt, massive, brown to med. tan, most clasts can be cut with hand tools

Note: Logging basemap is orthorectified photomosaic constructed by drapping the photomosaic over a 3-D model produced using photogrammetric techniques to process a highly redundant set of high-resolution digital images.

PGS PIEDMONT GEoseismic Services Dyer, Nevada - 89010 • 775-772-5902		
GRAPHICAL LOG OF TRENCH 2, SOUTH WALL 16265 Timberline Dr. Quaternary Fault Investigation Reno, Washoe County, Nevada		
GEO. BY TS	SCALE As reported	PROJECT NO. 2021-1600
SOURCE This study	DATE 7/30/2021	PLATE NO. 2



GRADING IMPROVEMENT PLANS

16265 N TIMBERLINE DRIVE

FOR

SEAN BARRETT

OWNER / BUILDER THESE PLANS ARE PREPARED AND SUBMITTED BY THE OWNER AS AN EXCEPTION TO RES 403.210 FOR BUILDING OR IMPROVING A SINGLE FAMILY DWELLING STRUCTURE ON THE PROPERTY FOR MY OWN OCCUPANCY. OWNER'S NAME (PLEASE PRINT) <u>SEAN BARRETT</u> OWNER'S SIGNATURE <u>Sean Barrett</u> PLANS PREPARED BY:
APPROVALS

PROJECT SUMMARY

JURISDICTION: WASHOE COUNTY, NEVADA
 COUNTY: WASHOE
 APN: 049-222-06
 ADDRESS: 16265 N TIMBERLINE DR
 ZONING: LDS, GR
 FEMA FLOOD ZONE: NO
 PROJECT SUMMARY: GRADING A SLOPED LOT FOR A ROAD, A SINGLE FAMILY HOME, A DETACHED GARAGE AND A BARN
 PROJECT ACREAGE: 2.71 ACRES

SHEET LIST

GENERAL:
 T1 TITLE SHEET
CIVIL:
 C0 EXISTING CONTOURS
 C0.1 EXISTING SLOPES
 C1 SITE PLAN
 C2 GRADING PLAN

PROJECT AUTHORITY

CIVIL ENGINEER SEAN BARRETT, OWNER / BUILDER PO BOX 2096 BIGFORK, MT 59911 (406) 261-3203 sb9mail@gmail.com	SURVEYOR MAPCA SURVEYS INC. 580 MT ROSE STREET RENO, NV 89509 (775) 432-2067	OWNER SEAN BARRETT, OWNER / BUILDER PO BOX 2096 BIGFORK, MT 59911 (406) 261-3203 sb9mail@gmail.com
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VICINITY MAP



NOTES

- GENERAL NOTES:**
- THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE BELIEVED TO BE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, AND ORDINANCES OR STANDARDS SPECIFIED BY THE PERMITTING JURISDICTION. IN THE EVENT OF A CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND PERMITTING STANDARDS, PROMPTLY NOTIFY ENGINEER, OR ADOPT THE MORE CONSERVATIVE STANDARD CONSISTENT WITH THE INTENT OF THE PLANS. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR BEARS SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY.
 - IF THE CONTRACTOR(S) OBSERVES ANY CONDITION ON THE SITE WHICH CONFLICTS WITH THE INFORMATION SHOWN HEREON, THEY SHALL CONTACT SEAN BARRETT AT (406) 261-3203 FOR RESOLUTION.
 - THE ENGINEER SHALL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER.
 - IN THE EVENT ELECTRONIC FILES (CAD, ETC.) ARE PROVIDED BY SEAN BARRETT, AN INDEMNIFICATION AGREEMENT IS IMPLIED BY THAT USE. AND IF THERE IS ANY CONFLICT BETWEEN ELECTRONIC DATA AND THE STAMPED/PERMIT PLAN SET, THE STAMPED DRAWINGS SHALL GOVERN AND DIRECT THE WORK. IT IS THE SOLE RESPONSIBILITY OF THE CLIENT TO ACQUIRE APPROVED PLANS FROM THE GOVERNING JURISDICTION.
 - THE CONTRACTOR SHALL VERIFY IN FIELD, ALL ELEVATIONS, DIMENSIONS, FLOW LINES EXISTING CONDITIONS, AND POINTS OF CONNECTIONS WITH ADJOINING PROPERTY (PUBLIC OR PRIVATE). ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
 - CONTACT "USA-NORTH 811" BY CALLING THAT NUMBER (8-1-1) NO LESS THAN 2 WORKING DAYS BEFORE EXCAVATION IS PROPOSED TO BEGIN.
- EROSION AND SEDIMENT CONTROL NOTES:**
- TOTAL DISTURBANCE AREA IS NOT EXPECTED TO EXCEED 1 ACRE, THEREFORE A SITE-SPECIFIC STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS NOT ANTICIPATED TO BE REQUIRED. IF ONE IS REQUIRED, THE CONTRACTOR SHALL BE AWARE OF AND EXERCISE DUE EFFORT TO CONFORM TO AT LEAST:
 - THE STATE OF NEVADA GENERAL PERMIT NV100000
 - THE "TRUCKEE MEADOWS HANDBOOK"
 - WASHOE COUNTY STORMWATER PROTECTION ORDINANCES AND STANDARDS
 - ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN WASHOE COUNTY AND THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.
- TOPOGRAPHIC MAP NOTES:**
- THIS MAP IS PREPARED TO ILLUSTRATE TOPOGRAPHY AND FEATURES FOR ARCHITECTURAL AND ENGINEERING PLANNING AND DESIGN ONLY. NO INFORMATION SHALL BE CONSTRUED TO REPRESENT A FORMAL SURVEY OF THE SUBJECT PROPERTY, OR TO RENDER ANY OPINION THEREON.
 - BASES OF BEARINGS AND ELEVATION: NV83-WF.
- TRAFFIC CONTROL NOTES:**
- CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL PLANS, AND TRAFFIC CONTROL SUPERVISORS' PROOF OF CERTIFICATION. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PARCELS, AND PROVIDE ALL TEMPORARY AND/OR PERMANENT PATCHING AS REQUIRED BY GOVERNING AGENCY.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE MINIMUM REQUIREMENTS OF TRAFFIC CONTROL ARE MET DURING CONSTRUCTION AND INSTALLATION OF APPURTENANCES IN THE RIGHT-OF-WAY.
- PROJECT NOTES:**
- ALL CONSTRUCTION NOT OTHERWISE DETAILED OR SPECIFIED SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADOPTED BY WASHOE COUNTY.
 - REFER TO CIVIL IMPROVEMENT PLANS FOR ADDITIONAL INFORMATION ON SITE, UTILITY, GRADING AND DRAINAGE, AND EROSION AND SEDIMENT CONTROL.
 - REFER TO APPROVED TAMA PLANS FOR ADDITIONAL INFORMATION ON DOMESTIC AND FIRE WATER.
 - IT IS THE INTENT OF THESE SPECIFICATIONS AND IMPROVEMENT PLANS THAT THE WORK PERFORMED UNDER THE CONTRACT SHALL RESULT IN A COMPLETE OPERATING SYSTEM IN SATISFACTORY WORKING CONDITION WITH RESPECT TO THE FUNCTIONAL PURPOSES OF THE INSTALLATION. IF THERE ARE ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR RESOLUTION.
 - SUBMITTALS, INCLUDING SHOP DRAWINGS, MANUFACTURER'S DATA SHEETS, MATERIAL AND COLOR SAMPLES, AND DELIVERED MATERIALS OR PRODUCTS (ROOFING, ETC.), WITHOUT EXCEPTION, SHALL BE FOR REVIEW AND APPROVAL TO OWNER PRIOR TO THEIR INCORPORATION INTO THE PROJECT, WHERE QUANTITATIVE JUDGEMENT IS REQUIRED (E.G. MATERIALS WITH SPECIFIED STRENGTH, WEIGHT, LONGEVITY, CLASSIFICATION, ETC.). THESE MATERIALS' SPECIFICATIONS SHALL BE PROVIDED TO THE PROFESSIONAL AUTHORITY (E.G. PLUMBING, CIVIL ENGINEER, ETC.) RESPONSIBLE FOR THEIR SUITABILITY FOR THE SPECIFIED USE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAILY REMOVAL OF ALL CONSTRUCTION MATERIALS SPILLED ON PAVED STREETS, ON-SITE AND OFF-SITE.
 - THE CONTRACTOR SHALL PURSUE THE WORK IN A CONTINUOUS AND DILIGENT MANNER CONFORMING TO ALL THE PERTINENT SAFETY REGULATIONS, TO ENSURE A TIMELY COMPLETION OF THE PROJECT.
 - THE CONTRACTOR SHALL NOTIFY ALL ENTITIES INVOLVED (PUBLIC AND PRIVATE) 48 HOURS PRIOR TO BEGINNING CONSTRUCTION, AND PROVIDE 48 HOURS PRIOR NOTICE FOR ALL SURVEYING AND INSPECTIONS DURING CONSTRUCTION.
 - THE WORK IN THIS CONTRACT INCLUDES ALL ON-SITE AND OFF-SITE WORK SHOWN ON THESE DRAWINGS, DESCRIBED IN THE SPECIFICATIONS, OR REASONABLY IMPLIED.
 - THE CONTRACTOR SHALL, AT ALL TIMES DURING CONSTRUCTION, PROTECT FROM DAMAGE EXISTING IMPROVEMENTS ON AND AROUND THE SITE, INCLUDING, BUT NOT LIMITED TO, PAVEMENT, CURB & GUTTER, SIDEWALK, LANDSCAPING, SIGNAGE, STORM, & SANITARY SEWERS, AND ALL UTILITIES. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE REPAIR OF ANY IMPROVEMENTS (EXISTING OR PROPOSED) DAMAGED THROUGHOUT THE COURSE OF CONSTRUCTION.
 - THE CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES EMERGENCY ACCESS TO THE PROJECT SITE TO THE SATISFACTION OF THE FIRE CONTROL AGENCY.
 - ALL QUANTITIES SUPPLIED WITH THESE PLANS ARE APPROXIMATE AND USED FOR PERMIT AND BOND PURPOSES ONLY. THEY SHALL NOT BE USED IN ANY WAY FOR BIDDING OR CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT QUANTITY TAKE-OFFS FOR BIDDING AND CONSTRUCTION PURPOSES.
- IWUI AND IFC COMPLIANCE:**
- PLANS WILL CONFORM TO SECTION 403 OF THE 2018 IWUI AND WITH THE 2018 IFC STANDARDS.
 - DRIVEWAYS SHALL PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 12' AND A MINIMUM UNOBSTRUCTED CLEARANCE HEIGHT OF 13'6".
 - AN ALTERNATE METHOD OF FIRE COMPLIANCE IS PROPOSED TO REDUCE THE AMOUNT OF EARTH MOVING. CLASS 1 IWUI CONSTRUCTION STANDARDS, 75 FT OF DEFENSIBLE SPACE SHALL BE PROVIDED TO ADDRESS SECTION 403.2 'DRIVEWAYS 150' OR MORE SHALL PROVIDE A FIRE APPARATUS TURNAROUND'.
 - DRIVEWAYS IN EXCESS OF 200' IN LENGTH AND LESS THAN 20' IN WIDTH SHALL PROVIDE ADDITIONAL TURNOUTS.
 - TURNOUTS SHALL BE NOT LESS THAN 10' WIDE AND 30' LONG.
 - ROAD SHALL CONSIST OF ALL-WEATHER SURFACE MATERIAL.
 - FINAL GRADE SHALL NOT EXCEED 10%.
 - ADDRESS MARKER MADE FROM NONCOMBUSTIBLE MATERIAL MUST BE PLACED AT THE ENTRANCE OF THE DRIVEWAY.
 - ADDRESS MARKER SHALL BE PLACED AT THE BEGINNING OF CONSTRUCTION AND REMAIN THEREAFTER.
 - ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE ROAD ON WHICH THE ADDRESS IS LOCATED.
 - CODE COMPLIANCE WILL BE VERIFIED DURING AN ON-SITE INSPECTION.
- TRUCKEE MEADOWS REGIONAL STORMWATER QUALITY MANAGEMENT NOTES**
- THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAYS OF THE NDOT AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
 - ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE NDOT AND THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.
 - TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO STORMWATER GENERAL PERMIT NV100000.
 - AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMPs WEEKLY, PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITIONS OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO STORMWATER GENERAL PERMIT NV100000.
 - ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT WHOEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

LEGEND

--- SUBJECT PL --- ADJACENT PL --- SETBACK --- EASEMENT --- (E) ROAD CL --- (P) ROAD CL --- 45-0 (E) MAJOR CONTOUR --- 4539 (E) MINOR CONTOUR --- 4540 (P) MAJOR CONTOUR --- 4539 (P) MINOR CONTOUR	--- (E) FENCE --- (P) FENCE --- SS (E) SANITARY SEWER --- SS (P) SANITARY SEWER --- SD (E) STORM DRAIN --- SD (P) STORM DRAIN --- W (E) WATER LINE --- W (P) WATER LINE --- C (E) GAS LINE --- G (P) GAS LINE	--- (E) RETAINING WALL --- (P) RETAINING WALL --- (E) FLOW LINE --- (P) FLOW LINE --- FAULT LINE --- ELECTRICAL LINE	--- (P) GRAVEL --- (P) AC --- (E) PCC --- (P) PCC --- (E) STRUCTURE --- (P) STRUCTURE
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ABBREVIATIONS

AC ASPHALT CONCRETE APN ASSESSOR'S PARCEL NO. BSW BOW BACK OF WALK CMP CORRUGATED METAL PIPE COTG CLEAN OUT TO GRADE CL CENTER LINE CY CUBIC YARDS (E) EXISTING EG EXISTING GRADE FDC FIRE DEPT. CONNECTION FFC FRONT FACE OF CURB FFE FINISH FLOOR ELEVATION FG FINISH GRADE FH FIRE HYDRANT FL FLOW LINE HDPE HIGH DENSITY POLYETHYLENE IE INVERT ELEVATION LF LINEAR FEET	MDD MAXIMUM DRY DENSITY NDOT INV. DEPT. OF TRANSPORTATION OHE OVERHEAD ELECTRICAL P PROPOSED PCC PORTLAND CEMENT CONCRETE PIV PRESSURE INDICATOR VALVE POC POINT OF CONNECTION PUE PUBLIC UTILITY EASEMENT PVC POLYVINYL CHLORIDE ROW RIGHT-OF-WAY SD STORM DRAIN SDR STD. DIMENSION RATIO SF SQUARE FEET SS SANITARY SEWER TC TOP OF CURB TW TOP OF WALL TYP TYPICAL UNO UNLESS NOTED OTHERWISE YH YARD HYDRANT
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NO	DATE	BY	CHK'D
1	9/19/22	SB	SB
FOR GRADING SUP			
REVISIONS			

PREPARED FOR:
SEAN BARRETT

PO BOX 2096
BIGFORK MT 59911
406-261-3203

P.O. BOX 2096 BIGFORK, MT 59911

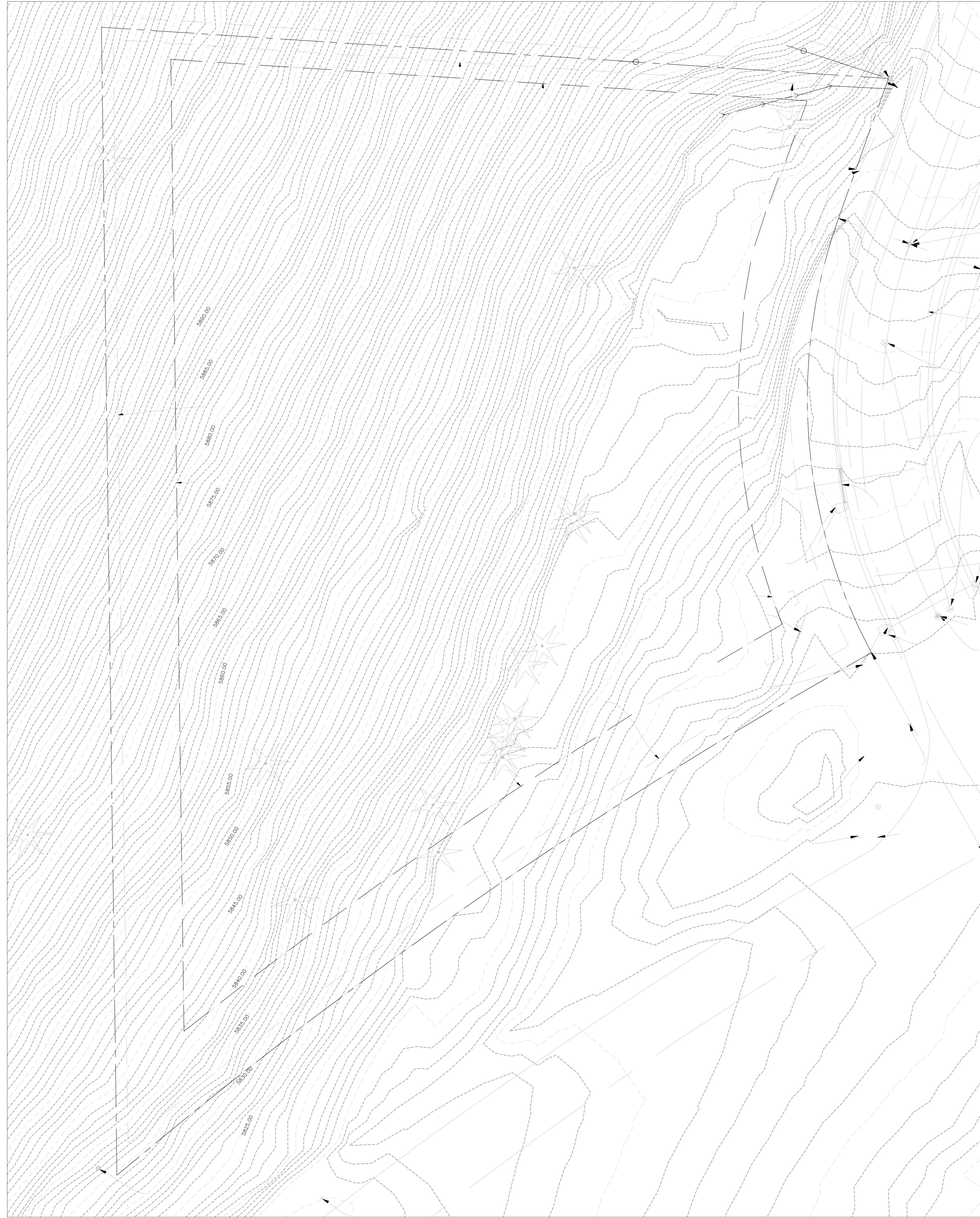
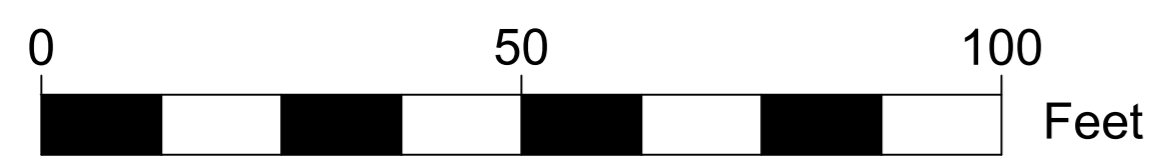
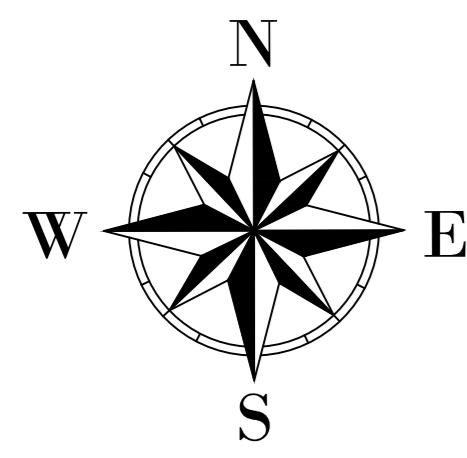
16265 N TIMBERLINE DR.
GRADING IMPROVEMENTS

NEVADA
WASHOE COUNTY
PROJECT NO: WBLD22-101354

APPROVALS

T1

SHEET 1 OF 5



OWNER / BUILDER
These plans and drawings are submitted to the owner as an acknowledgment that the owner is responsible for any errors or omissions. The owner warrants that the information provided is true and correct.
SEAN BARRETT
PROJECT NO. 16265 N TIMBERLINE DR.
PLANNED BY:
SEAN BARRETT

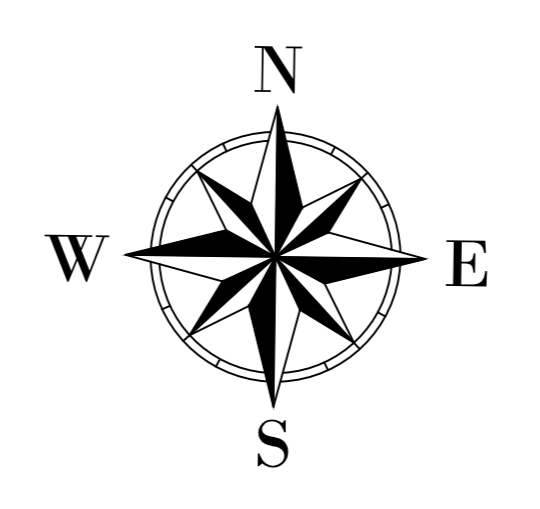
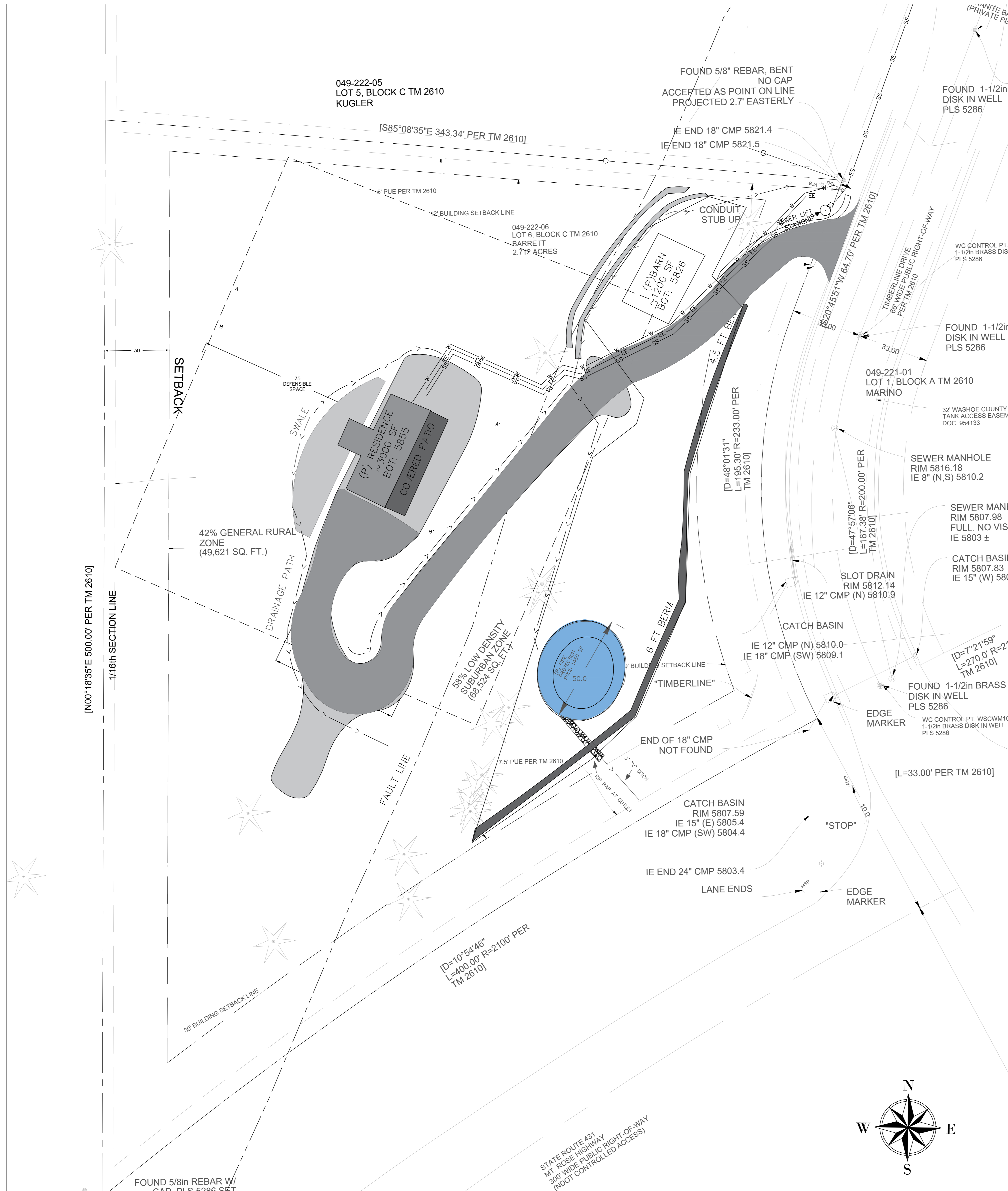
APPROVALS
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SHEET 2 OF 5

16265 N TIMBERLINE DR.
GRADING IMPROVEMENTS
WASHOE COUNTY NEVADA
PROJECT NO. P.O. BOX 2096 BIGFORK, MT 59911

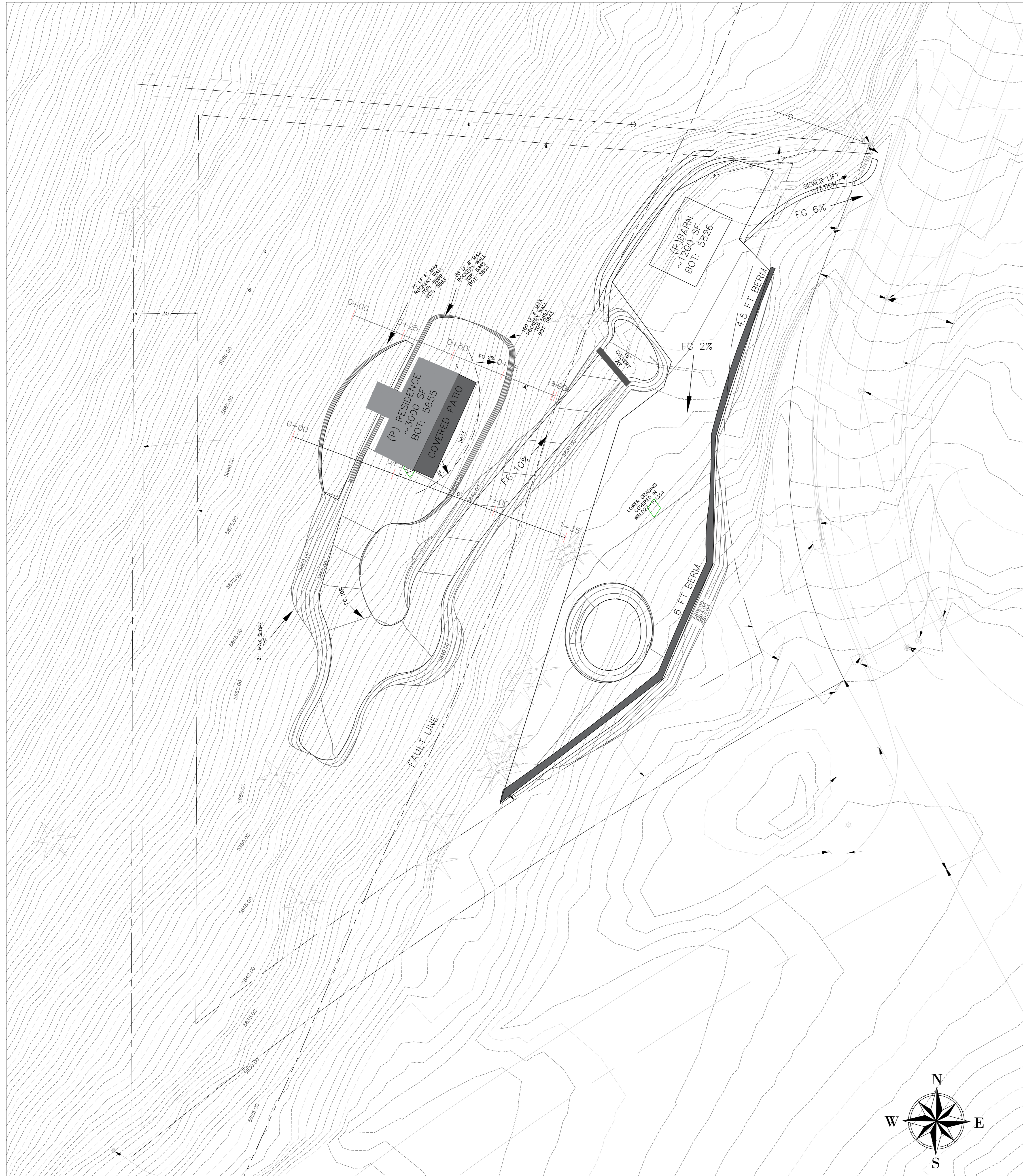
PREPARED FOR:
SEAN BARRETT
PO BOX 2096
BIGFORK MT 59911
406-261-3203

REVISIONS	
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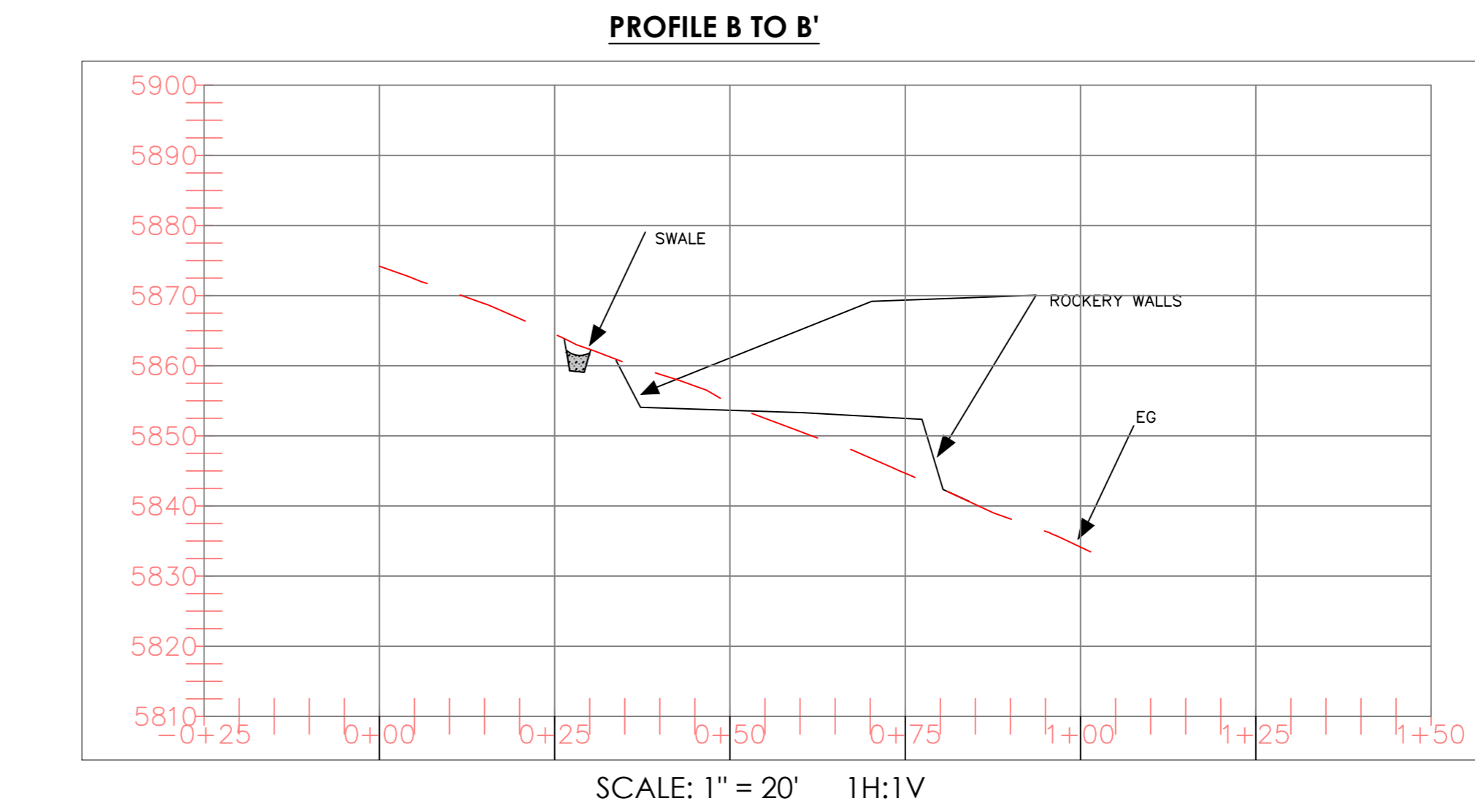
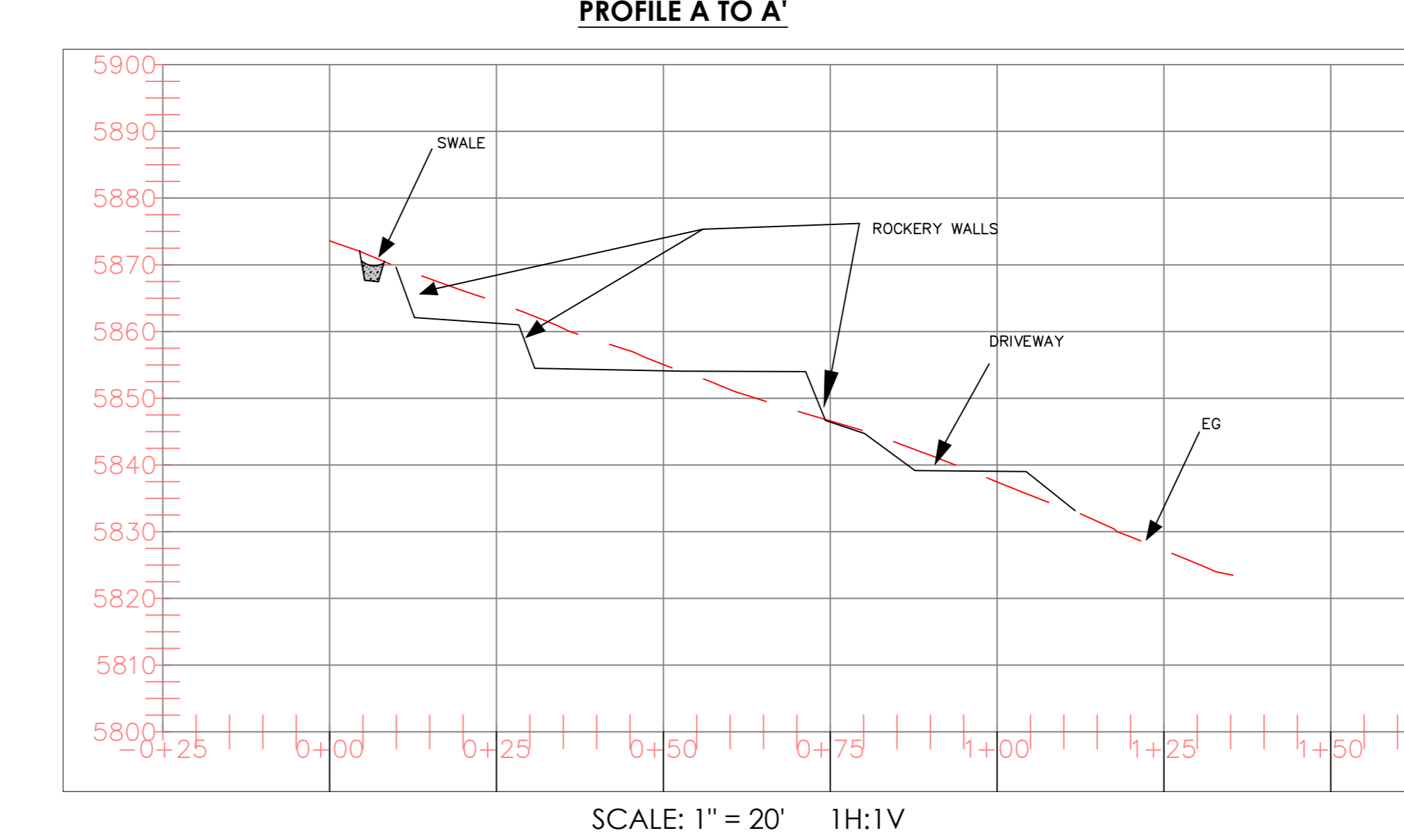
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1/4/23	SB	SB



16265 N TIMBERLINE DR. GRADING IMPROVEMENTS		WASHOE COUNTY PROJECT NO.	NEVADA	P.O. BOX 2096 BIGFORK, MT 59911	SITE PLAN	PREPARED FOR: SEAN BARRETT PO BOX 2096 BIGFORK MT 59911 406-261-3203	NO 1 FOR GRADING SUP	DATE 1/4/23	BY SB	CHK'D SB
REVISIONS										
APPROVALS										
C1 SHEET 4 OF 5										



- EROSION AND SEDIMENT CONTROL NOTES:**
1. ALL PUBLIC RIGHT OF WAYS LOCATED ADJACENT TO THE SITE (E.G. STREETS AND SIDEWALKS) MUST BE CLEANED DAILY OF ALL SEDIMENT OR WASTES THAT ORIGINATE FROM THE SITE.
 2. BMP'S IN ADDITION TO THOSE INDICATED IN THE SWPPP MAY BE REQUIRED IF THEY DON'T MEET LOCAL PERFORMANCE STANDARDS.
 3. TEMPORARY OR PERMANENT STABILIZATION MUST BE APPLIED NO LATER THAN 14 DAYS TO ALL DISTURBED SOILS, INCLUDING STOCKPILES, WHERE CONSTRUCTION ACTIVITY IS CEASED.
 4. ALL BMP'S MUST INSPECTED WEEKLY, PRIOR TO FORECASTED RAIN EVENTS, AND WITHIN 24 HOURS AFTER ANY EVENT THAT CREATES RUNOFF AT THE SITE.
 5. ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE BMP'S WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 30 PERCENT OR MORE. SEDIMENT MUST ALSO BE REMOVED WITHIN SEVEN DAYS AFTER A RUNOFF EVENT OR PRIOR TO THE NEXT FORECASTED RAIN EVENT, WHICHEVER IS EARLIER.
 6. SLOPES WILL BE STABILIZED WITH NATURAL LANDSCAPING AND RIPRAP WHERE NEEDED TO MATCH NATURAL HILLSIDE WHICH HAS A FORM A NATURAL RIPRAP.



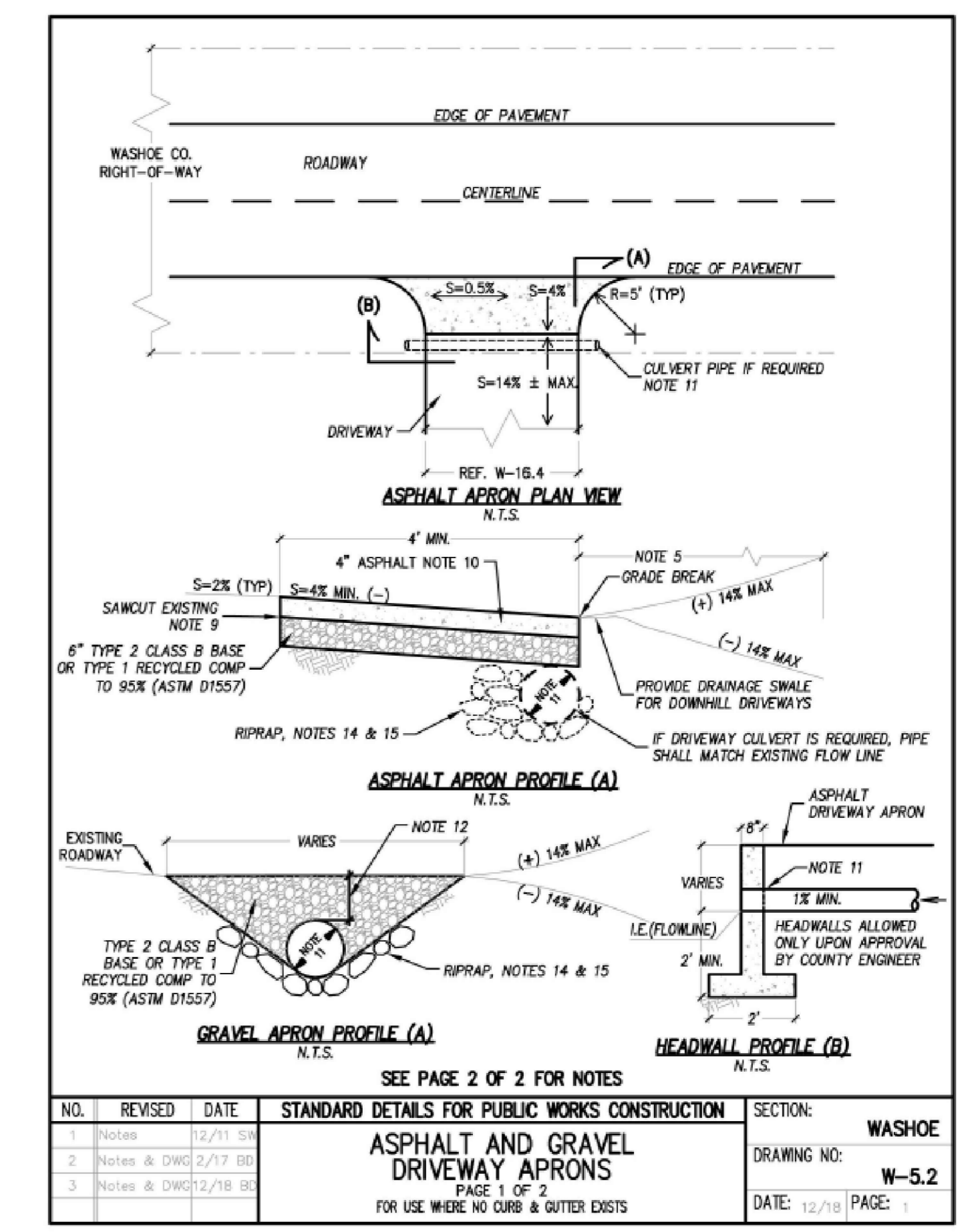
- GRADING NOTES:**
1. ALL EXCAVATION AND EMBANKMENT SHALL BE IN ACCORDANCE WITH THE CITY OF RENO AND WASHOE COUNTY STANDARDS.
 2. CONTRACTOR SHALL CAREFULLY INSPECT DETAILS, THE CONTEXT OF PLANS, AND MAKE APPROPRIATE CONFIRMING MEASUREMENTS AGAINST EXISTING CONDITIONS PRIOR TO SETTING SUBGRADE. AND SHALL COORDINATE WITH SURVEYOR TO SET ELEVATION AND LOCATION CONTROL PROPERLY TO ESTABLISH SUBGRADE PRIOR TO FINAL SURFACE TREATMENTS.
 3. ALL NATURAL VEGETATION OUTSIDE OF DISTURBANCE LIMITS TO BE PRESERVED. ADDITIONAL DISTURBANCE NOT PART OF PLANNED LANDSCAPING SHALL BE STABILIZED, BROADCAST AND RANED DURING OCTOBER-NOVEMBER, OR HYDROSEEDED IN COORDINATION WITH, AND SUBJECT TO APPROVAL BY PROPERTY OWNER.
 4. USE EXTREME CARE WHEN WORKING AROUND EXISTING UTILITIES AND EXISTING ROADS.
 5. THE CONTRACTOR SHALL NOTIFY OWNER AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK AND ONLY AFTER A PRE-CONSTRUCTION MEETING BETWEEN OWNER, ENGINEER OF RECORD, MATERIALS TESTING LABORATORY, AND GENERAL CONTRACTOR HAS OCCURRED.
 6. THE INSPECTION AND TESTING OF SOILS AND ALL OTHER MATERIALS SHALL BE IN CONFORMANCE WITH WASHOE COUNTY ORANGE BOOK STANDARDS AND SITE SPECIFIC SOILS REPORT AS APPLICABLE. THIRD PARTY TESTING AGENCY SHALL BE NOTIFIED 24 HOURS PRIOR TO REQUIRED TESTING. ALSO, ON-LINE INSPECTION REQUEST TO SFWTD TO BE SUBMITTED 24 HOURS PRIOR TO ALL INSPECTIONS.
 7. SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE STATE HISTORIC PRESERVATION DEPARTMENT SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE DETERMINED BY CONSULTATION WITH THE APPROPRIATE JURISDICTION.

EARTHWORK SUMMARY:

TOTAL AC SURFACE: 8300 SF
 DISTURBED AREA: 13675 SQ FT
 CUT: 741 CY
 FILL: 741 CY
 NET: 0 CY (CUT AND FILL ARE BALANCED)

- NOTES:**
1. GRADING PERMIT AND/OR A REVOCABLE OCCUPANCY PERMIT SHALL BE OBTAINED FROM THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT PRIOR TO ANY WORK.
 2. THE MAXIMUM SLOPE ON DRIVEWAYS SHALL NOT EXCEED 14%.
 3. ALL WORK SHALL MEET THE LATEST EDITION OF THE STAND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 4. SUBGRADE SHALL BE OVER-EXCAVATED IN AREAS DETERMINED UNSTABLE, UNSUITABLE OR TO HAVE EXPANSIVE SOILS TO CONFORM WITH THE SOILS REPORT OR WASHOE COUNTY REQUIREMENTS IF NEEDED.
 5. NO PORTION OF THE DRIVEWAY SHALL BE PERMITTED WITHIN 5 FEET OF A PROPERTY LINE.
 6. A MINIMUM OF 50 FEET MUST SEPARATE DRIVEWAY APPROACHES, CENTERLINE TO CENTERLINE, FOR CIRCULAR DRIVEWAYS ON ONE PROPERTY AS APPROVED BY THE COUNTY ENGINEER.
 7. DRIVEWAY GEOMETRY SHALL REFER TO THE WASHOE COUNTY STANDARD DETAIL W-16.4. CONCRETE DRIVEWAY APRONS SHALL REFER TO THE WASHOE COUNTY STANDARD DETAIL W-5.11.
 8. MATCH WITH A NEAT LINE ALONG THE EXISTING EDGE OF THE PAVEMENT. SAWCUT A MINIMAL DISTANCE FORM THE EDGE AS NEEDED TO OBTAIN A SMOOTH MATCH LINE WITH A FULL DEPTH VERTICAL EDGE.
 9. NO CONCRETE OR PAVR DRIVEWAYS ARE ALLOWED WITHIN 4 FEET OF THE EDGE OF PAVEMENT.
 10. HYDRONIC OR HEATED DRIVEWAYS LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE ON A SEPARATE STATION.
 11. WASHOE COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAY APRONS.
 12. CURRENT AASHTO REQUIREMENTS FOR CLEAR ZONES SHALL BE MET.

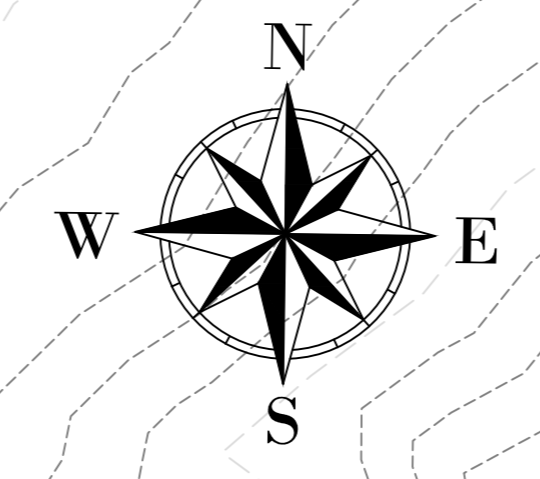
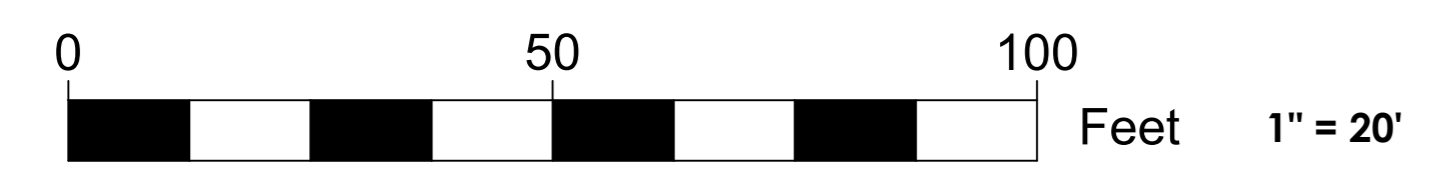
- CULVERT NOTES:**
1. MINIMUM CULVERT SIZE WILL BE 12"
 2. DESIGN CULVERT SIZE WILL BE 15" FOR UPSTREAM AND DOWNSTREAM CULVERTS.
 3. CULVERT PIPE SHALL BE SLOPED TO MATCH EXISTING DITCH / ROAD GRADE OR 1% MINIMUM.
 4. CULVERT PIPE SHALL EXTEND A MINIMUM OF 2 FEET BEYOND THE TOE OF FILL WITH A MINIMUM OF 2 FEET OF RIPRAP HORIZONTALLY PAST THE EDGE OF THE PIPE.
 5. CULVERT PIPE INSTALLATION AND SOIL COVER DEPTH SHALL BE PER THE PIPE MANUFACTURER'S CULVERT PIPE INSTALLATION AND SOIL COVER DEPTH SHALL BE PER THE PIPE MANUFACTURER'S RECOMMENDATIONS. SOIL COVER SHALL BE TYPE 2 CLASS B AGGREGATE BASE OR TYPE 1 RECYCLED AGGREGATE BASE.



SEE PAGE 2 OF 2 FOR NOTES

NO.	REVISED	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION:
1	ADDED	12/18/18	ASPHALT AND GRAVEL DRIVEWAY APRONS	WASHOE
2	NOTES & DIMS	2/17/19		DRAWING NO: W-5.2
3	NOTES & DIMS	2/18/19		DATE: 12/18/18 PAGE: 7

- ROCKERY WALL NOTES:**
1. ALL ROCKERY WALL DETAILS SHALL ADHERE TO 110.438.45 OF THE WASHOE COUNTY CODES.
 2. ROCKERY WALLS SHALL NOT EXCEED 10 FT IN HEIGHT.
 3. BENCH WIDTH GREATER THAN 60% OF WALL HEIGHT.



NO	1	FOR GRADING SUP	DATE	1/4/23	BY	SB	CHK'D	SB								
REVISIONS																
PREPARED FOR:			SEAN BARRETT			PO BOX 2096 BIGFORK MT 59911 406-261-3203										
GRADING PLAN																
16265 N TIMBERLINE DR. GRADING IMPROVEMENTS																
WASHOE COUNTY PROJECT NO.			NEVADA			P.O. BOX 2096 BIGFORK, MT 59911										
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APPROVALS																
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SHEET 5 OF 5																



NEVADA STATE CONTRACTORS BOARD

5390 KIETZKE LANE, SUITE 102, RENO, NEVADA, 89511 (775) 688-1141 FAX (775) 688-1271, INVESTIGATIONS (775) 688-1150
2310 CORPORATE CIRCLE, SUITE 200, HENDERSON, NEVADA, 89074 (702) 486-1100 FAX (702) 486-1190, INVESTIGATIONS (702) 486-1110
www.nscb.nv.gov

NRS 624.031 Applicability of chapter: Exemptions. The provisions of this chapter do not apply to:

5. An owner of property who is **building or improving a residential structure on the property for his own occupancy and not intended for sale or lease**. The sale or lease, or the offering for sale or lease, of the newly built structure within 1 year after its completion creates a rebuttable presumption for the purposes of this section that the building of the structure was performed with the intent to sell or lease that structure. An owner of property who requests an exemption pursuant to this subsection must apply to the board for the exemption. The board shall adopt regulations setting forth the requirements for granting the exemption.

If you are seeking an exemption from licensure pursuant to NRS 624.031(4) you must complete the following affidavit, obtain the required signatures, and submit the original to the building department with your application for a building permit.

OWNER BUILDER AFFIDAVIT OF EXEMPTION

I hereby certify that I am the owner of the property listed below, and that I am building or improving a residential structure on this property for my own occupancy and do not intend to sell or lease the property.

Parcel Number: 049-222-06 Description of Work: GRADING Type of Permit GRADING

I further acknowledge the following obligations and duties:

- I may not sell or lease this property. If I sell or lease, or offer to sell or lease this property within 1 year after completion, it may be presumed that I have violated the provisions of this exemption and Chapter 624 of NRS.
- I may not hire an unlicensed person to act as my contractor, agent, or construction manager.
- I must directly supervise the construction.
- Any subcontractor(s) working on this project must be properly licensed by the Nevada State Contractors Board.
- Any person working on my project who is not a licensed contractor must work under my direct supervision and must be employed by me. I must comply with all State and Federal laws as an employer in the State of Nevada, including payroll deductions (FICA and income tax withholding), provide industrial insurance coverage, and pay the required unemployment compensation for that employee.
- If my project requires the repair, restoration, improvement or construction of a pool or spa, I acknowledge my obligation and duty to comply with the provisions of NRS 624.900 through NRS 624.930 (inclusive).
- I acknowledge that I have received copies of NRS 624.900 through NRS 624.930 (inclusive) and NRS 278.573.

I have read the above owner builder affidavit of exemption and certify that the information provided is true and correct to the best of my knowledge.

Dated this 14 day of APRIL, 2022

Sean Barrett
Legal Owner of Residential Property (Signature)

SEAN BARRETT
(Print Name)

16265 N TIMBERLINE DR.
Location of Single Family Residence

RENO NV 89511
City State Zip

Witness: [Signature]

APPLICATION FOR ALTERNATE MATERIALS AND METHODS

		DATE: 2-8-23
PROJECT NAME: 16265 N TIMBERLINE SINGLE FAMILY RESIDENCE	PROJECT ADDRESS: 16265 N TIMBERLINE DR. RENO NV 89511	PERMIT OR APP. NO. TBD
OWNER'S NAME SEAN BARRETT	OWNER'S ADDRESS PO BOX 2096 BIGFORK MT 59911	PHONE 406 261-3203
TENANT'S NAME (If other than owner)	TENANT'S ADDRESS	PHONE
APPLICANT'S NAME (Not company name) Please Print SEAN BARRETT	APPLICANT'S ADDRESS PO BOX 2096 BIGFORK MT 59911	PHONE 406 261-3203
RELATIONSHIP OF APPLICANT TO PROJECT AND COMPANY NAME OWNER / BUILDER		FIRE DISTRICT EMPLOYEE FAMILIAR WITH PROJECT CHIEF DALE WAY & CAPTAIN BRITTANY LEMON

Pursuant to Section 104.9 of the International Fire Code, a request is hereby made to the Deputy Fire Chief – Fire Code Official for an alternate material and method from Section 403 the Fire Code, which requires that:

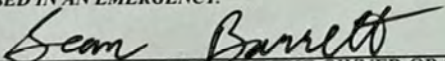
“DRIVEWAYS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH TURNAROUNDS. DRIVEWAYS IN EXCESS OF 200 FT IN LENGTH AND LESS THAN 20 FT IN WIDTH SHALL BE PROVIDED WITH TURNOUTS IN ADDITION TO TURNAROUNDS.”

I request your acceptance of:

AN ALTERNATIVE METHOD OF USING CLASS 1 (IR 1) BUILDING STANDARDS AND A 75 FT DEFENSIBLE SPACE AROUND OCCUPIED RESIDENCE(S) TO REDUCE THE AMOUNT OF EARTH MOVING THAT WOULD BE GENERATED GRADING A TURNAROUND INTO A HILLSIDE WITH GREATER THAN 30% SLOPES TO FIT WITH THE INTENT OF THE WASHOE COUNTY GRADING CODES. A MAXIMUM OF 12% GRADE IS PROPOSED.

I believe this proposal complies with the intent of the code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in the Fire Code in quality, strength, effectiveness, fire resistance, durability, and safety because: (Use attachments if necessary)

SITE LOCATION COMPRISES OF SHRUBS AND TREES THAT ARE NOT CLOSE TO THE PROPOSED RESIDENCE. DEFENSIBLE SPACE SHOULD BE SUFFICIENT TO ADDRESS FIRE DANGER. IR 1 BUILDING STANDARDS SHOULD WITHSTAND FIRE CONDITIONS UNTIL THE FUEL IS CONSUMED. FIRE RESPONSE WILL BE SWIFT AS THE SITE IS 0.5 MILES FROM GALENA VOLUNTEER FIRE DEPARTMENT. ACCESS IS PROVIDED VIA A DRIVEWAY WITH AN EXTENDED SWITCHBACK THAT CAN BE USED IN AN EMERGENCY.


 IF THE APPLICANT IS NOT THE OWNER OR THE OWNER'S ARCHITECT OR ENGINEER, THEN THE OWNER'S SIGNATURE MUST APPEAR ON THE LINE ABOVE

OWNER
 TITLE

DECISION OF THE DEPUTY FIRE CHIEF – FIRE CODE OFFICIAL

- Approved
- Approved with Stipulations
- Denied

Stipulations:

ARCHITECT OR ENGINEERS SEAL