Tentative Map
for
LEMMON VALLEY HEIGHTS
Washoe County, Nevada

GENERAL NOTES

1) NO BUILDINGS EXIST ON THE SUBJECT PROPERTY
2) NO SEPTIC SYSTEMS, WELLS, OR LEACH FIELDS ARE PROPOSED ON THE SUBJECT PROPERTY
3) PROMINENT LANDMARKS, AREAS OF UNIQUE NATURAL BEAUTY, ROCK OUTCROPPINGS, AND VISTAS ARE SHOWN ON THE GRADING PLAN
4) NO WETLANDS OR SPRINGS ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY
5) SECONDARY EMERGENCY ACCESS IS PROPOSED THROUGH THE ADJACENT SUBDIVISION TO THE WEST
6) LANDSCAPING REQUIRED PER SECTION 110.412 OF THE WASHOE COUNTY DEVELOPMENT CODE
7) LIGHTING SHALL BE IN CONFORMACNE WITH SECTION 110.414 OF THE WASHOE COUNTY DEVELOPMENT CODE. SPECIFICALLY, PER SECTION 110.414.21, COVERS MUST BE INSTALLED ON ALL LIGHTING FIXTURES AND LAMPS MUST NOT EXTEND BELOW THE BOTTOM OF THE COVER
8) THE DESIGN AND POSTED SPEED FOR THIS SUBDIVISION IS TYPICALLY 25 MPH. A 20 MPH SPEED LIMIT IS PROPOSED FOR THE CONNECTING ROADS BETWEEN VILLAGES WHERE MODIFIED STREET SECTION S AND STEEP SLOPES ARE PROPOSED.
9) ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM WITH THE MOST RECENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION AND WASHOE COUNTY STANDARDS
10) THE MINIMUM PAVEMENT STRUCTURAL SECTION SHALL BE THREE (3) INCHES OF TYPE 2 OR TYPE 3 ASPHALT CONCRETE PAVEMENT COMPACTED TO NINETY-FIVE (95) PERCENT MINIMUM DENSITY OVER 6 (SIX) INCHES OF TYPE 2 CLASS B AGGREGATE GRAVEL BASE. DRAINAGE SHALL BE CONSISTENT WITH COUNTY STANDARDS, INCLUDING ARTICLE 420, STORM DRAINAGE STANDARDS. THE PAVEMENT SHALL BE SEALED IN ACCORDANCE WITH WASHOE COUNTY STANDARDS.

ABBREVIATIONS

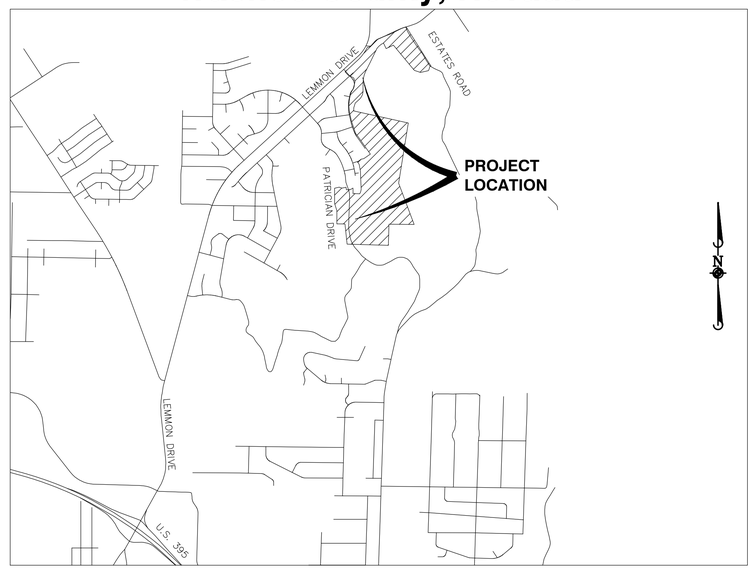
AGG.	AGGREGATE GRAVEL	FES	FLARED END SECTION	PVC	POLYVINYL CHLORIDE PIPE
B.A.M.A.	BIT. AGG. MIXTURE	F-F	FACE TO FACE	PVC	POINT OF VERTICAL CURVE
B-B	BACK TO BACK	FF	FINISHED FLOOR	PVI	POINT OF VERTICAL INTERSECTION
BC	BEGINNING OF CURVE	FL	FLOW LINE	PVT	POINT OF VERTICAL TANGENCY
BFC	BACK FACE OF CURB	FM	FORCE MAIN	R	RADIUS
BIT.	BITUMINOUS CONCRETE	FG	FINISH GRADE	RCP	REINFORCED CONCRETE PIPE
BM	BENCHMARK	GAS	GAS	ROW	RIGHT-OF-WAY
B.O.	BY OTHERS	GW	GUY WIRE	RR	RAILROAD
B/P	BOTTOM OF PIPE	HDWL	HEADWALL	SD	STORM DRAIN
BVC	BEGINNING OF VERTICAL CURVE	HH	HANDHOLE	SDMH	STORM DRAIN MANHOLE
BW	BOTTOM OF WALL	HP	HIGH POINT	SF	SQUARE FOOT
CB	CATCH BASIN	HWL	HIGH WATER LEVEL	SHLD.	SHOULDER
CL	CENTERLINE	HYD.	HYDRANT	SL	STREET LIGHT
CMP	CORRUGATED METAL PIPE	I.E.	INVERT ELEVATION	SS	SANITARY SEWER
CNTRL	CONTROL	INL	INLET	SSMH	SANITARY SEWER MANHOLE
CONC.	CONCRETE	INV.	INVERT	STA.	STATION
CY	CUBIC YARD	IP	IRON PIPE	SY	SQUARE YARDS
D	DITCH	LP	LOW POINT	T	TELEPHONE
DIA.	DIAMETER	MAX.	MAXIMUM	TBR	TO BE REMOVED
DIP	DUCTILE IRON PIPE	MB	MAILBOX	TC	TOP OF CURB
DI	DUCTILE IRON	MIN.	MINIMUM	T/P	TOP OF PIPE
DT	DRAIN TILE	NWL	NORMAL WATER LEVEL	TRANS	TRANSFORMER
E	ELECTRIC	P	PAVEMENT	TW	TOP OF WALL
EC	END OF CURVE	PC	POINT OF CURVE	VB	VALVE BOX
E-E	EDGE TO EDGE	PCC	POINT OF COMPOUND CURVE	VV	VALVE VAULT
ELEV.	ELEVATION	PI	POINT OF INTERSECTION	WL	WATER LEVEL
EP	EDGE OF PAVEMENT	PL	PROPERTY LINE	WM	WATER MAIN
EVC	END OF VERTICAL CURVE	PP	POWER POLE		
EX.	EXISTING	PROP.	PROPOSED		
		PT	POINT OF TANGENCY		

UTILITIES

CABLE	–	CHARTER COMMUNICATIONS
PHONE	–	AT&T
ELECTRICAL	–	NV ENERGY
GAS	–	NV ENERGY
SEWER	–	WASHOE COUNTY
SOLID WASTE	–	WASTE MANAGEMENT
WATER	–	TRUCKEE MEADOWS WATER AUTHORITY

PROJECT DATA

ASSESSOR PARCEL NUMBERS	–	080-730-21, 080-730-35, 080-635-01, 080-635-02, 552-210-07
TOTAL SITE AREA	–	128.50 ACRES (100.0%)
TOTAL LOT AREA	–	30.93 ACRES (24.1%)
TOTAL COMMON AREA	–	88.47 ACRES (68.8%)
TOTAL AREA OF RIGHT OF WAY	–	9.11 ACRES (7.1%)
TOTAL UNITS	–	206
MINIMUM LOT WIDTH	–	45 FEET
MINIMUM LOT AREA	–	4,500 SF
MAXIMUM LOT AREA	–	17,206 S
AVERAGE LOT SIZE	–	6,540 SF
CURRENT ZONING	–	MDS
PROPOSED ZONING	–	MDS
DENSITY	–	1.60 UNITS/ACRE



VICINITY MAP

1"=2000'

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BLACK EAGLE CONSULTING, INC.
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RENO, NEVADA 89502
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SHEET LIST TABLE

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19	OVERALL PRELIMINARY LANDSCAPE PLAN

BASIS OF BEARINGS

MODIFIED NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994 (NAD 83/94) DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS OF WASHOE COUNTY CONTROL MONUMENT N23SM01132 AND N23SM01114. COMBINED GRID TO GROUND FACTOR = 1.000197939. ALL DISTANCES SHOWN HEREIN ARE GROUND VALUES.

BASIS OF ELEVATION

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS TAKEN FROM WASHOE COUNTY CONTROL MONUMENT N23SM01114, HAVING A PUBLISHED ELEVATION OF 5015.01 FEET. N23SM01114 IS DESRIBED AS: A TWO INCH BRASS DISK, NO ID, IN A MONUMENT WELL CASE LOCATED AT THE END OF IMPROVEMENTS ON PALACE DRIVE AND IN FRONT OF 425 PALACE DRIVE.

ENGINEER'S STATEMENT

I, DAVID M. KITCHEN, DO HEREBY CERTIFY THAT THIS MAP HAS BEEN PREPARED BY ME, OR UNDER MY SUPERVISION AND WAS COMPLETED ON THIS 15th DAY OF JANUARY, 2018.

PROFESSIONAL ENGINEER - STATE OF NEVADA
DAVID M. KITCHEN
Exp 06-30-19
CIVIL
No. 14487
01/15/18

DAVID M. KITCHEN P.E.#14487

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1-800-227-2600
UNDERGROUND SERVICE (USA)

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LEMMON VALLEY HEIGHTS
WASHOE COUNTY, NEVADA
TITLE SHEET

PROJ. MGR.: DMK
PROJ. ASSOC.: SWJ
DRAWN BY: SWJ
DATE: JAN 2018
SCALE:

SHEET 01 OF 19
RSTWCNV01

TENTATIVE MAP

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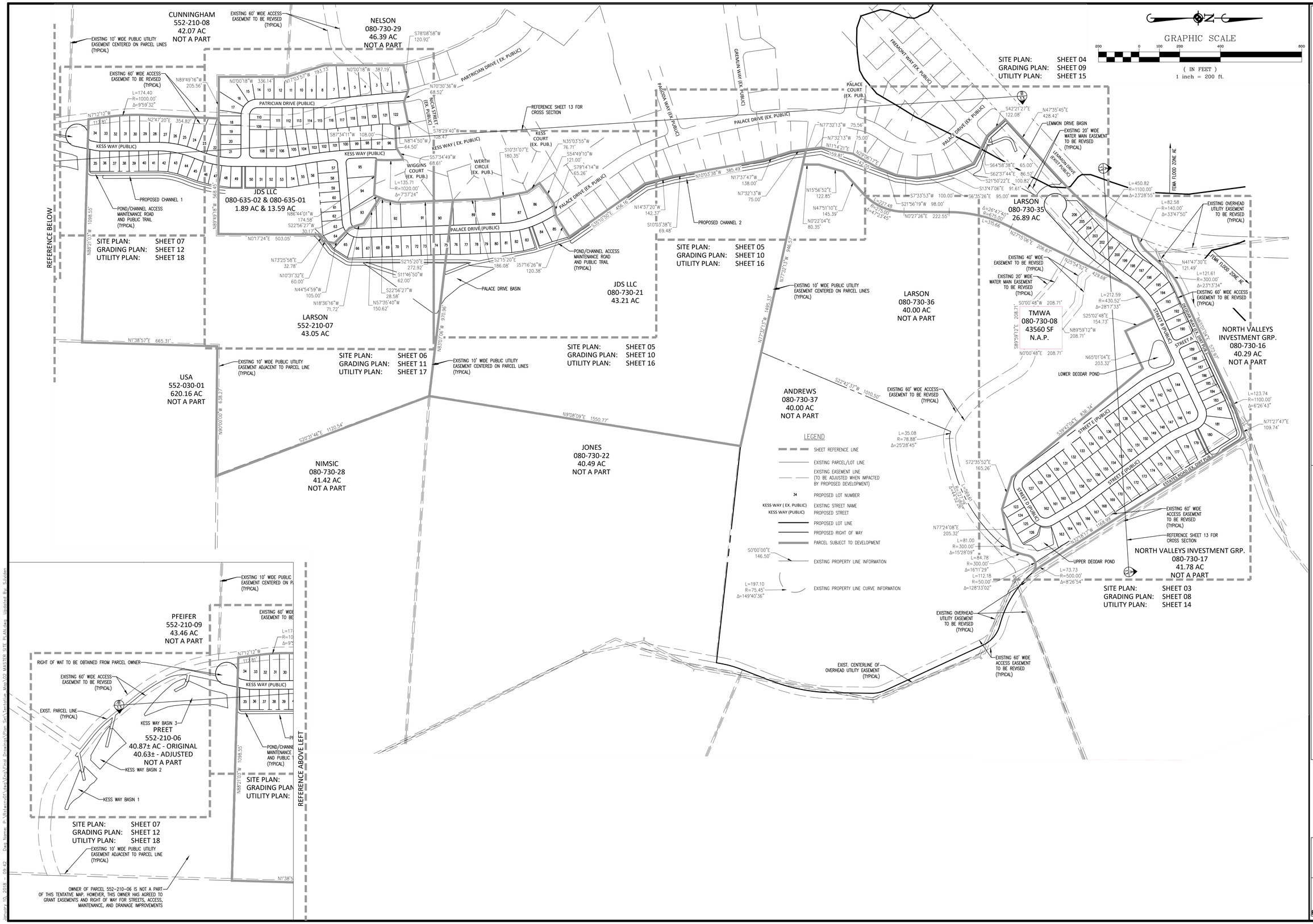

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LEMMON VALLEY HEIGHTS
WASHOE COUNTY, NEVADA
MASTER SITE PLAN AND SHEET INDEX

PROFESSIONAL ENGINEER - STATE OF NEVADA
DAVID M. KITCHEN
Exp: 06-30-19
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N.O. 14487
01/15/18

PROJ. MGR.:	DMK
PROJ. ASSOC.:	SWJ
DRAWN BY:	SWJ
DATE:	JAN 2018
SCALE:	1"=200'

SHEET 02 OF 19
RSTWCNV01

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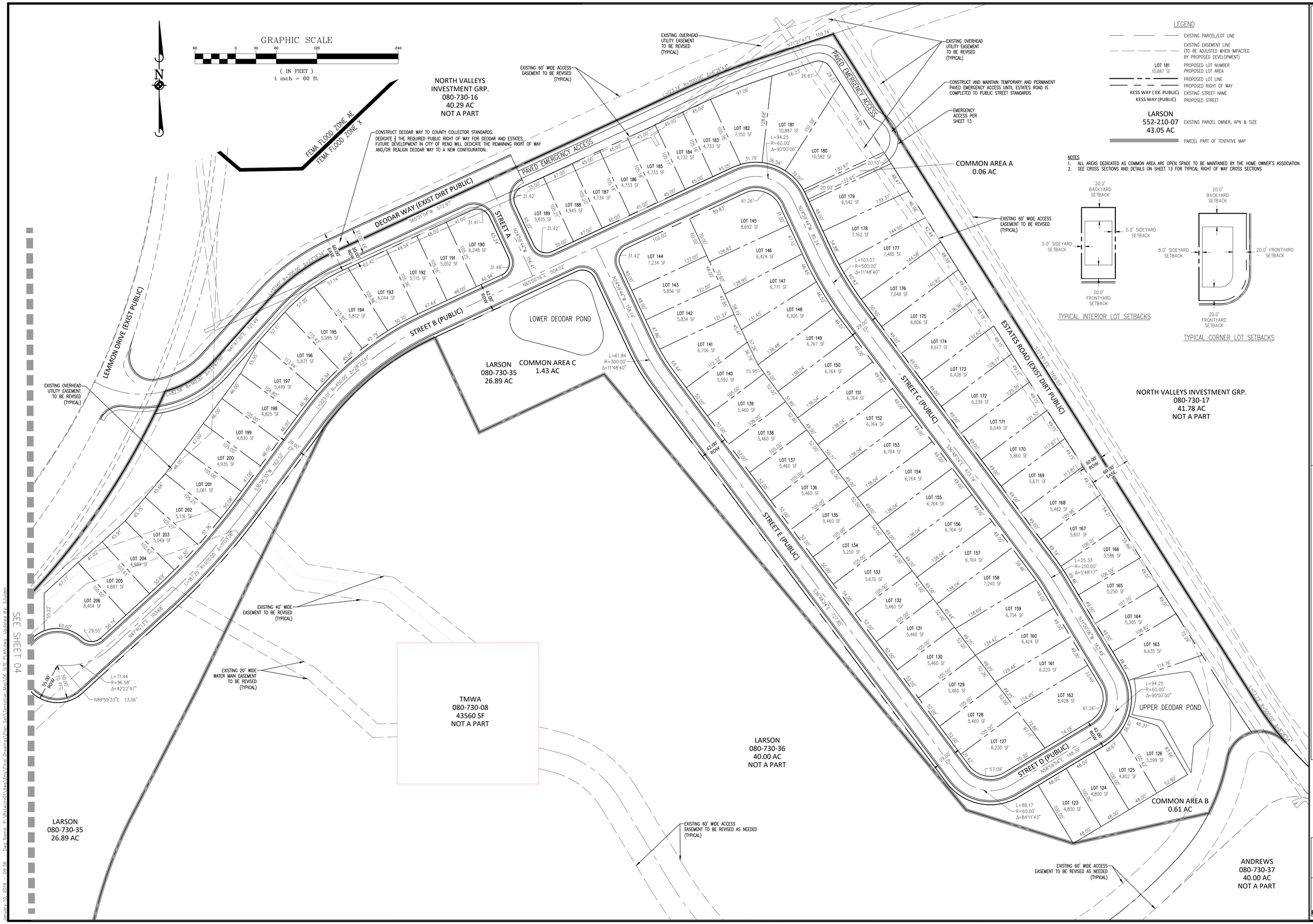

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LEMMON VALLEY HEIGHTS
WASHOE COUNTY, NEVADA
SITE PLAN

PROFESSIONAL ENGINEER - STATE OF NEVADA
DAVID M. KITCHEN
Exp: 06-30-19
CIVIL
No. 14487
01/15/18

PROJ. MGR.:	DMK
PROJ. ASSOC.:	SWJ
DRAWN BY:	SWJ
DATE:	JAN 2018
SCALE:	1"=60'

SHEET 03 OF 19

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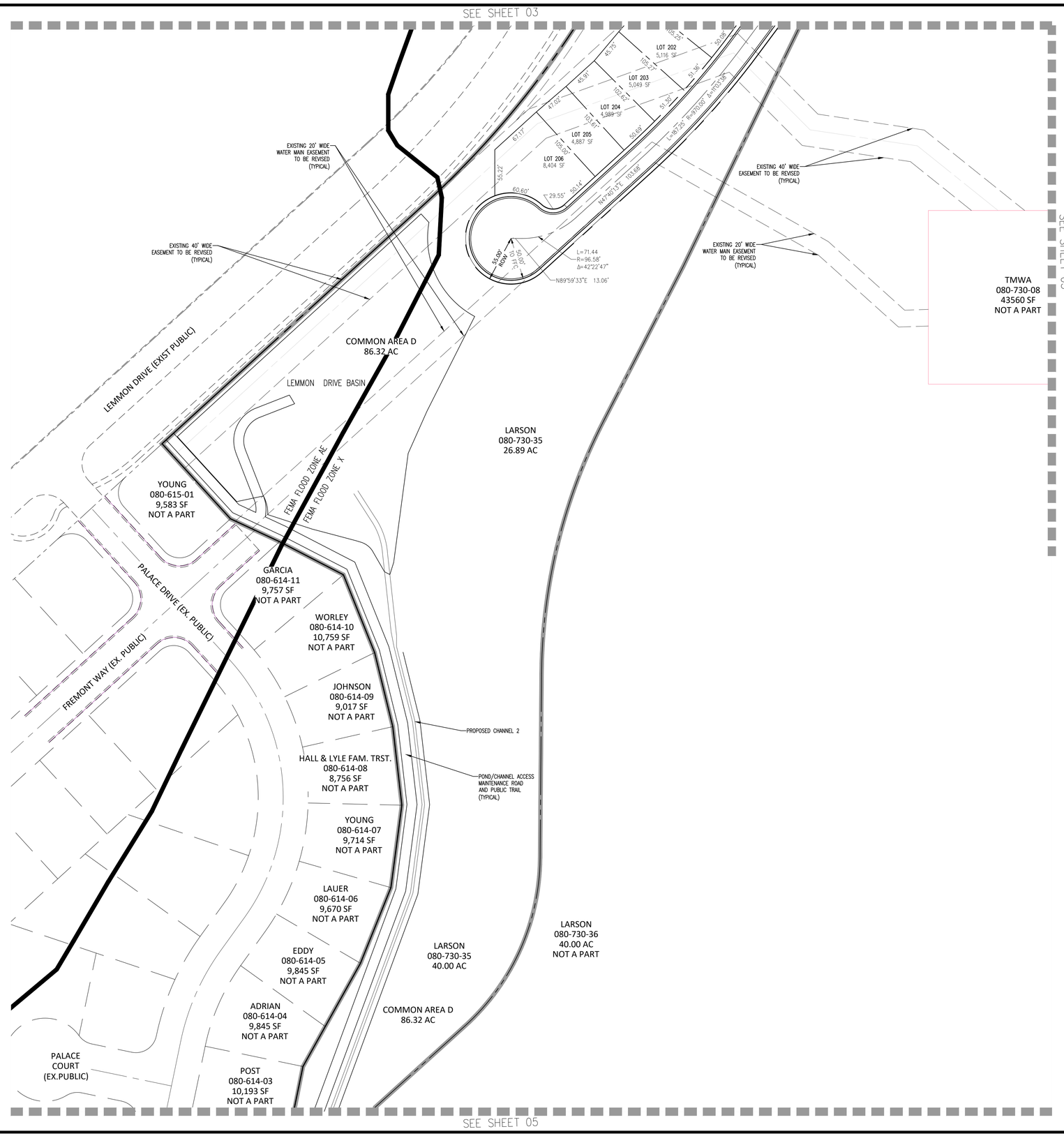

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GRAPHIC SCALE

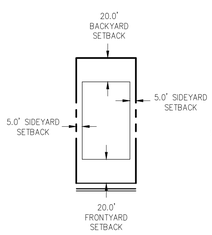
60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

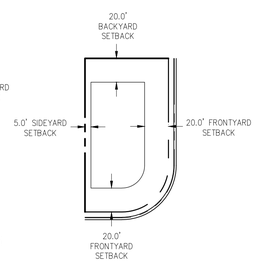
LEGEND

	EXISTING PARCEL/LOT LINE
	EXISTING EASEMENT LINE (TO BE ADJUSTED WHEN IMPACTED BY PROPOSED DEVELOPMENT)
LOT 181 10,887 SF	PROPOSED LOT NUMBER PROPOSED LOT AREA
	PROPOSED LOT LINE
	PROPOSED RIGHT OF WAY
KESS WAY (EX. PUBLIC)	EXISTING STREET NAME
KESS WAY (PUBLIC)	PROPOSED STREET
LARSON 552-210-07 43.05 AC	EXISTING PARCEL OWNER, APN & SIZE
	PARCEL PART OF TENTATIVE MAP

NOTES
1. ALL AREAS DEDICATED AS COMMON AREA ARE OPEN SPACE TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION
2. SEE CROSS SECTIONS AND DETAILS ON SHEET 13 FOR TYPICAL RIGHT OF WAY CROSS SECTIONS



TYPICAL INTERIOR LOT SETBACKS



TYPICAL CORNER LOT SETBACKS

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PROFESSIONAL ENGINEER - STATE OF NEVADA
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SHEET 04 OF 19

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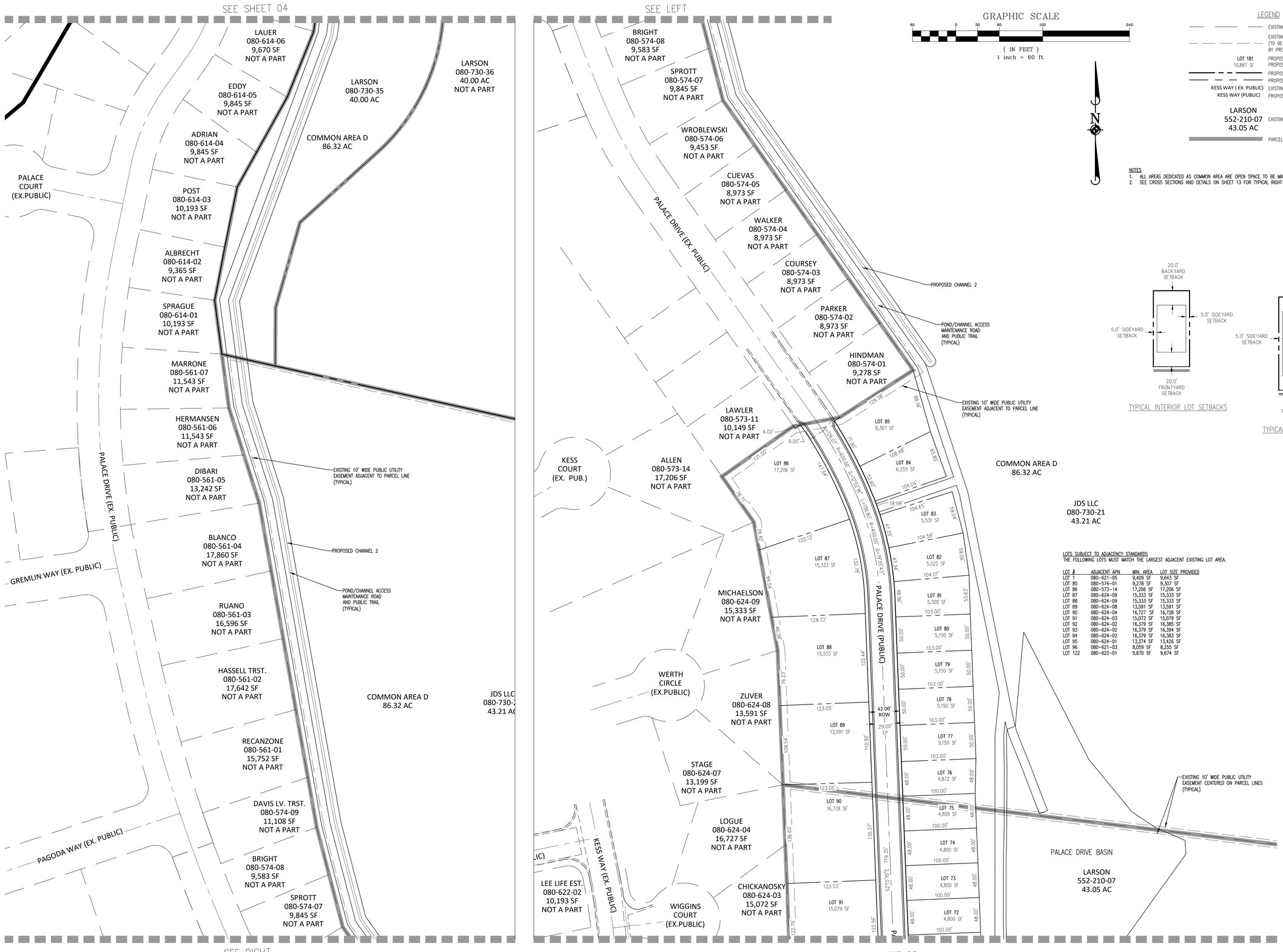

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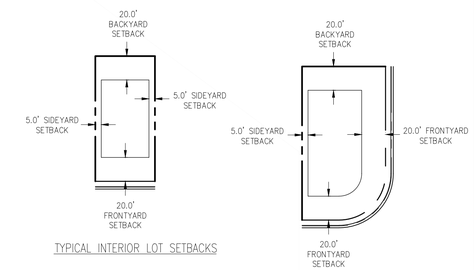

TYPICAL INTERIOR LOT SETBACKS

TYPICAL CORNER LOT SETBACKS

LOTS SUBJECT TO ADJACENCY STANDARDS
THE FOLLOWING LOTS MUST MATCH THE LARGEST ADJACENT EXISTING LOT AREA.

LOT #	ADJACENT APN	MIN. AREA	LOT SIZE PROVIDED
LOT 1	080-621-05	9,409 SF	9,643 SF
LOT 85	080-574-01	9,278 SF	9,307 SF
LOT 86	080-573-14	17,206 SF	17,206 SF
LOT 87	080-624-09	15,333 SF	15,333 SF
LOT 88	080-624-09	15,333 SF	15,333 SF
LOT 89	080-624-08	13,591 SF	13,591 SF
LOT 90	080-624-04	16,727 SF	16,728 SF
LOT 91	080-624-03	15,072 SF	15,079 SF
LOT 92	080-624-02	16,379 SF	16,385 SF
LOT 93	080-624-02	16,379 SF	16,394 SF
LOT 94	080-624-02	16,379 SF	16,383 SF
LOT 95	080-624-01	13,374 SF	13,426 SF
LOT 96	080-621-03	8,059 SF	8,255 SF
LOT 122	080-622-01	9,670 SF	9,674 SF

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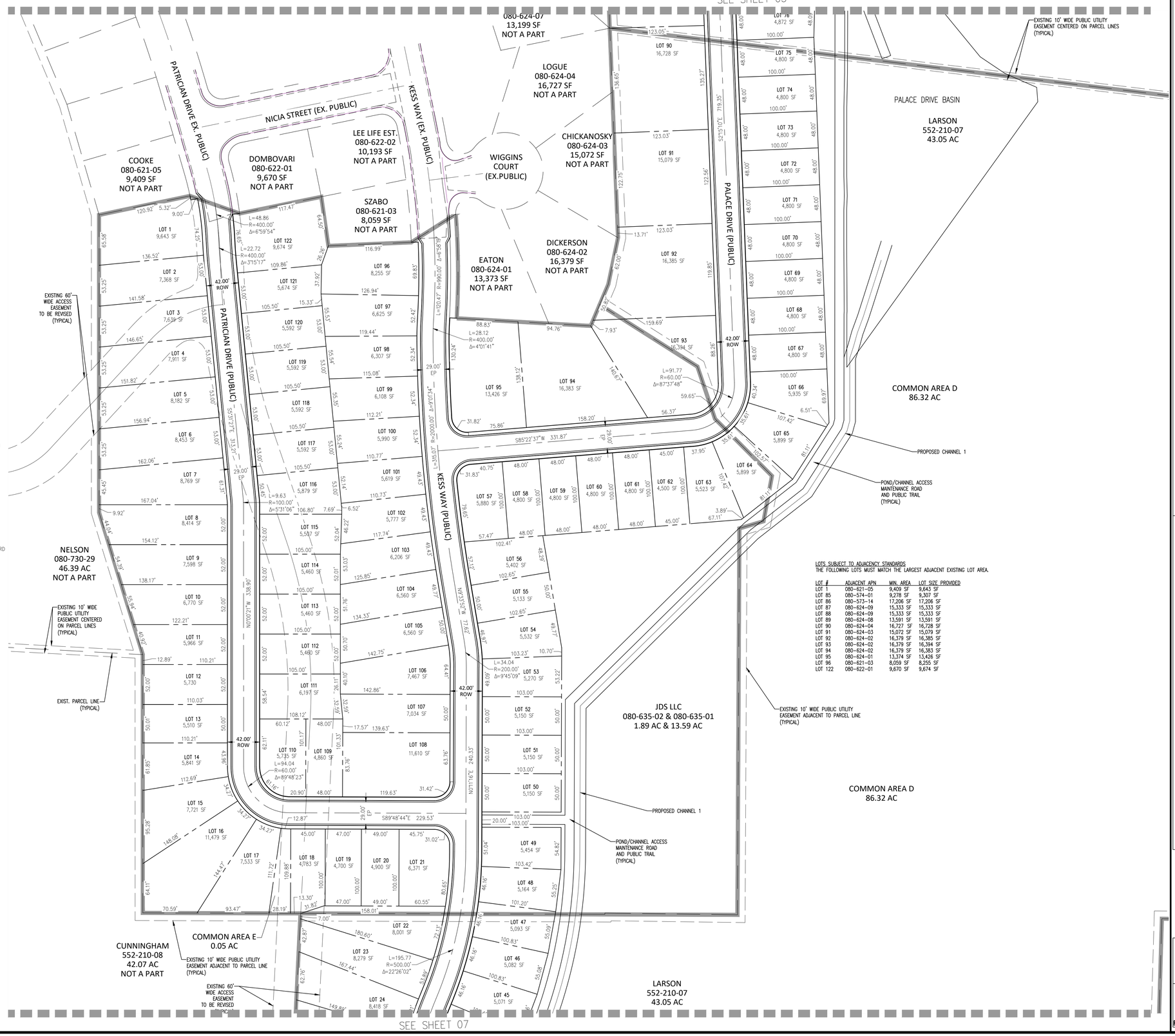

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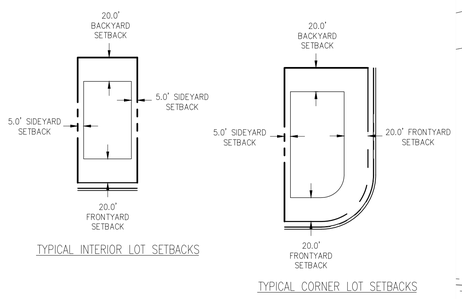

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SHEET 06 OF 19
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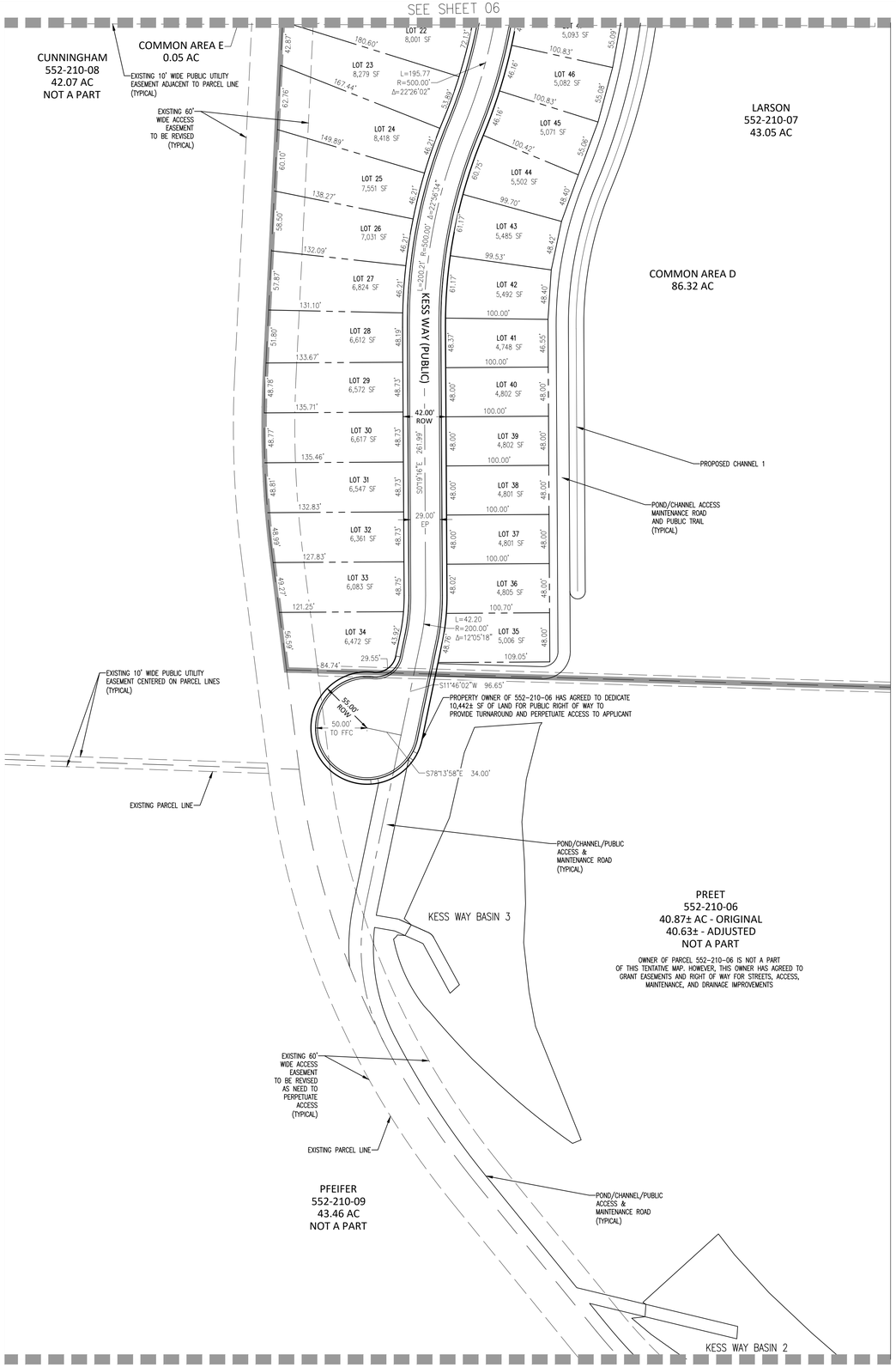

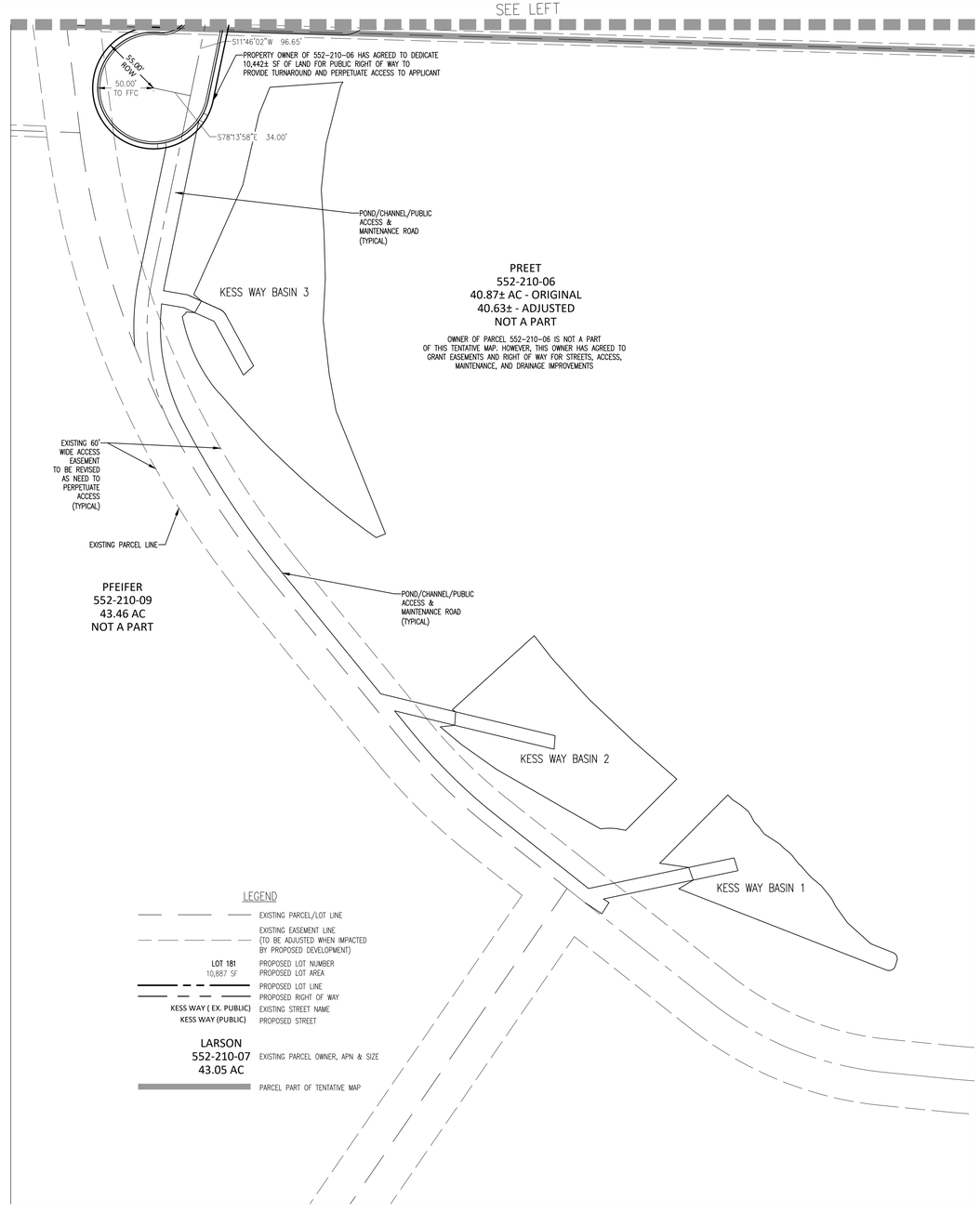

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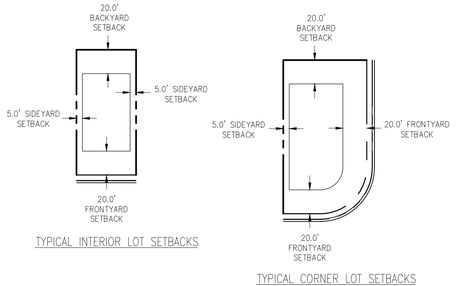

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GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

N

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LEMMON VALLEY HEIGHTS
WASHOE COUNTY, NEVADA
SITE PLAN

PROFESSIONAL ENGINEER - STATE OF NEVADA
DAVID M. KITCHEN
Exp: 06-30-19
CIVIL
No. 14487
01/15/18

PROJ. MGR.:	DMK
PROJ. ASSOC.:	SWJ
DRAWN BY:	SWJ
DATE:	JAN 2018
SCALE:	1"=60'

SHEET 07 OF 19

RSTWCNV01

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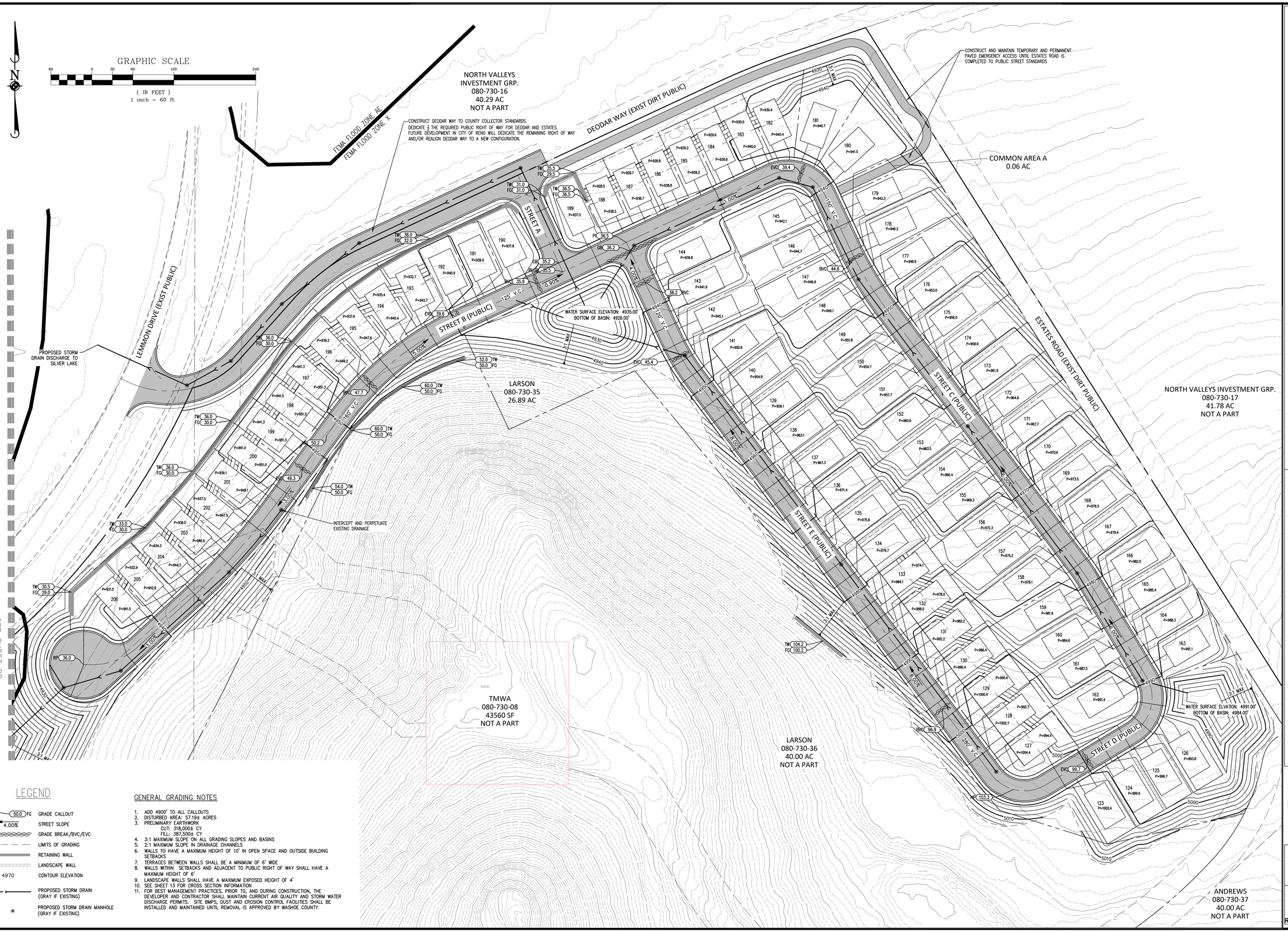
TENTATIVE MAP

January 10, 2018 – 09:56 Dwg Name: P:\Watson01\dwg\Dwg\Final Drawings\Prop Set\Tentative Map\V9 SITE PLAN.dwg Updated By: SJVolen



LEGEND

- 50.0 FG — GRADE CALLOUT
- 4.00% — STREET SLOPE
- GRADE BREAK/BVC/EVC
- LIMITS OF GRADING
- RETAINING WALL
- LANDSCAPE WALL
- 4970 — CONTOUR ELEVATION
- PROPOSED STORM DRAIN (GRAY IF EXISTING)
- PROPOSED STORM DRAIN MANHOLE (GRAY IF EXISTING)

GENERAL GRADING NOTES

1. ADD 4900' TO ALL CALLOUTS
2. DISTURBED AREA: 57.19± ACRES
3. PRELIMINARY EARTHWORK
   CUT: 318,000± CY
   FILL: 387,500± CY
4. 3:1 MAXIMUM SLOPE ON ALL GRADING SLOPES AND BASINS
5. 2:1 MAXIMUM SLOPE IN DRAINAGE CHANNELS
6. WALLS TO HAVE A MAXIMUM HEIGHT OF 10' IN OPEN SPACE AND OUTSIDE BUILDING SETBACKS
7. TERRACES BETWEEN WALLS SHALL BE A MINIMUM OF 6' WIDE
8. WALLS WITHIN SETBACKS AND ADJACENT TO PUBLIC RIGHT OF WAY SHALL HAVE A MAXIMUM HEIGHT OF 6'
9. LANDSCAPE WALLS SHALL HAVE A MAXIMUM EXPOSED HEIGHT OF 4'
10. SEE SHEET 13 FOR CROSS SECTION INFORMATION
11. FOR BEST MANAGEMENT PRACTICES, PRIOR TO, AND DURING CONSTRUCTION, THE DEVELOPER AND CONTRACTOR SHALL MAINTAIN CURRENT AIR QUALITY AND STORM WATER DISCHARGE PERMITS. SITE BMPS, DUST AND EROSION CONTROL FACILITIES SHALL BE INSTALLED AND MAINTAINED UNTIL REMOVAL IS APPROVED BY WASHOE COUNTY

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WASHOE COUNTY, NEVADA
GRADING PLAN

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DAVID M KITCHEN
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PROJ. MGR.:	DMK
PROJ. ASSOC.:	SWJ
DRAWN BY:	SWJ
DATE:	JAN 2018
SCALE:	1"=60'

SHEET 08 OF 19
RSTWCNV01

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TENTATIVE MAP

January 10, 2018 - 09:54 Dwg Name: P:\Kitchen\01\dwg\Final Drawings\Plan Sets\Tentative Map\12 GRADING PLAN.dwg Updated By: Sulsden

N

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND

50.0 FG	GRADE CALLOUT
4.00%	STREET SLOPE
	GRADE BREAK/BVC/EVC
	LIMITS OF GRADING
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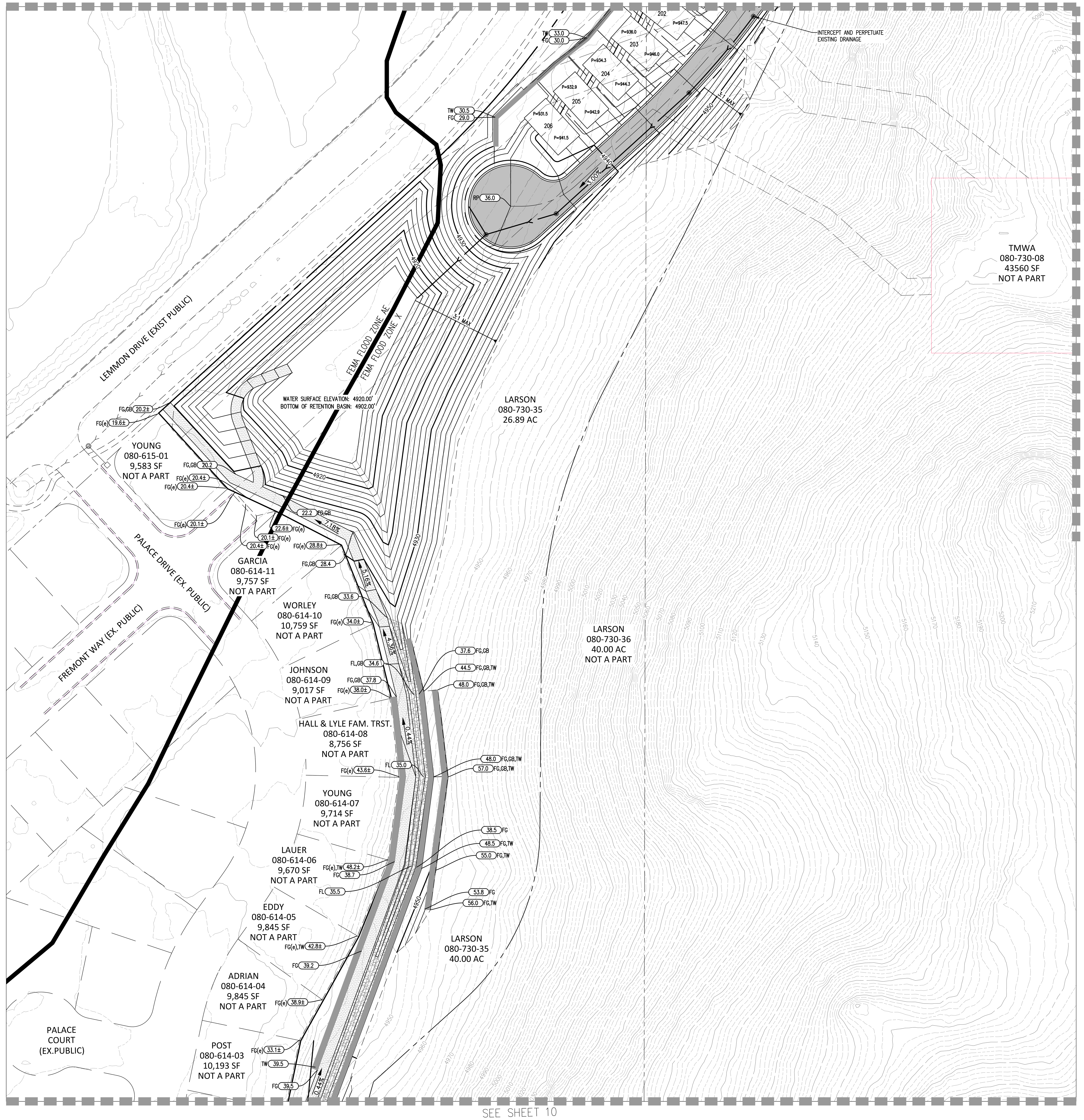
SEE SHEET 08



SEE SHEET 08

SEE SHEET 10

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LEMMON VALLEY HEIGHTS
WASHOE COUNTY, NEVADA
GRADING PLAN

PROFESSIONAL ENGINEER - STATE OF NEVADA
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01/15/18

PROJ. MGR.:	DMK
PROJ. ASSOC.:	SWJ
DRAWN BY:	SWJ
DATE:	JAN 2018
SCALE:	1"=60'

SHEET
09 OF 19
RSTWCNV01

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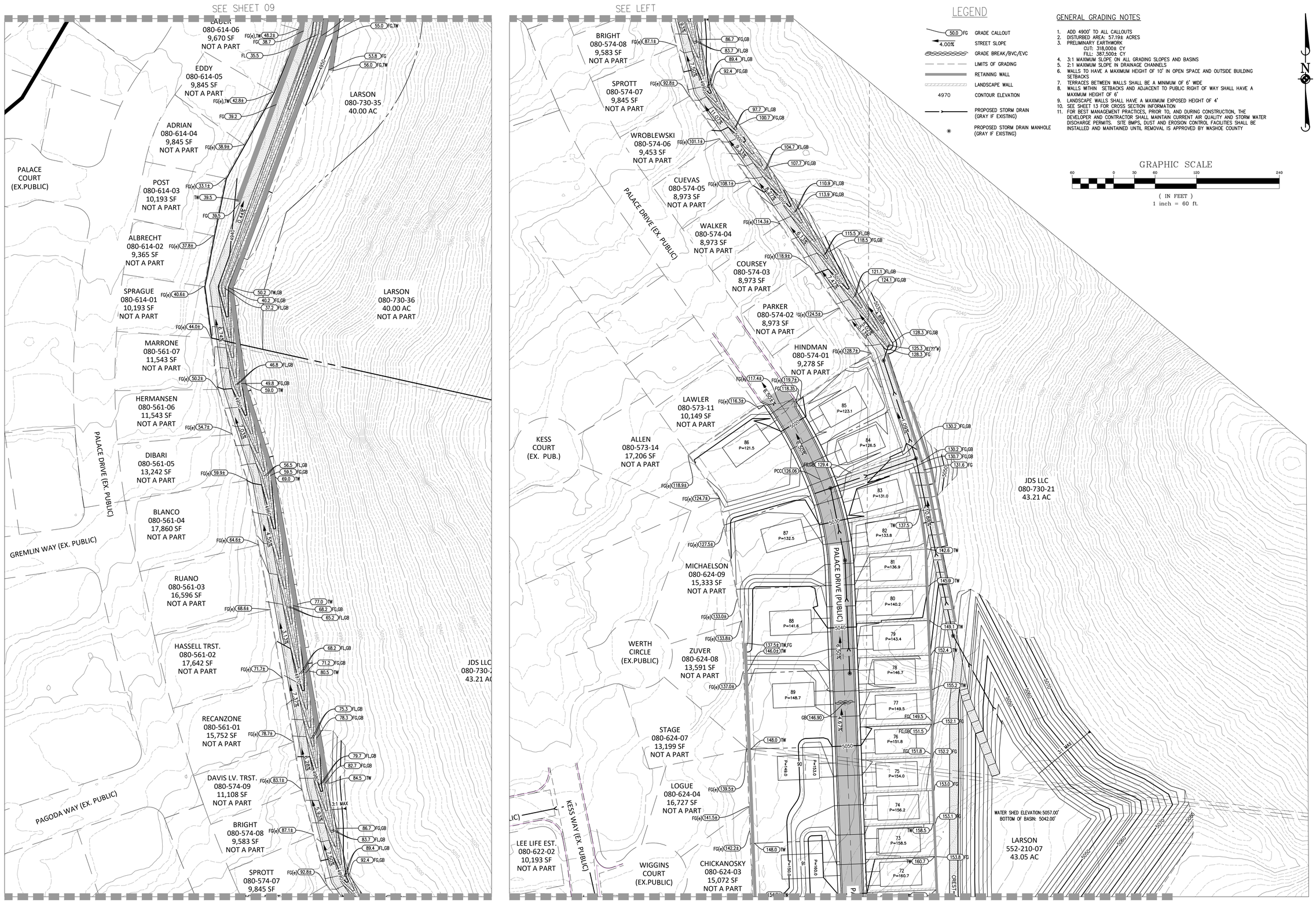
TENTATIVE MAP

January 10, 2018 – 09:54 Dwg Name: P:\Rstwcnv01\dwg\Eng\Final Drawings\Plan Set\Tentative_Map\12 GRADING PLAN.dwg Updated By: SJividen



DATE	DRAWN BY	CHECK BY

REVISIONS

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WASHOE COUNTY, NEVADA
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PROFESSIONAL ENGINEER - STATE OF NEVADA
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CIVIL
No. 14487
01/15/18

PROJ. MGR.:	DMK
PROJ. ASSOC.:	SWJ
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DATE:	JAN. 2018
SCALE:	1"=60'

SHEET 10 OF 19

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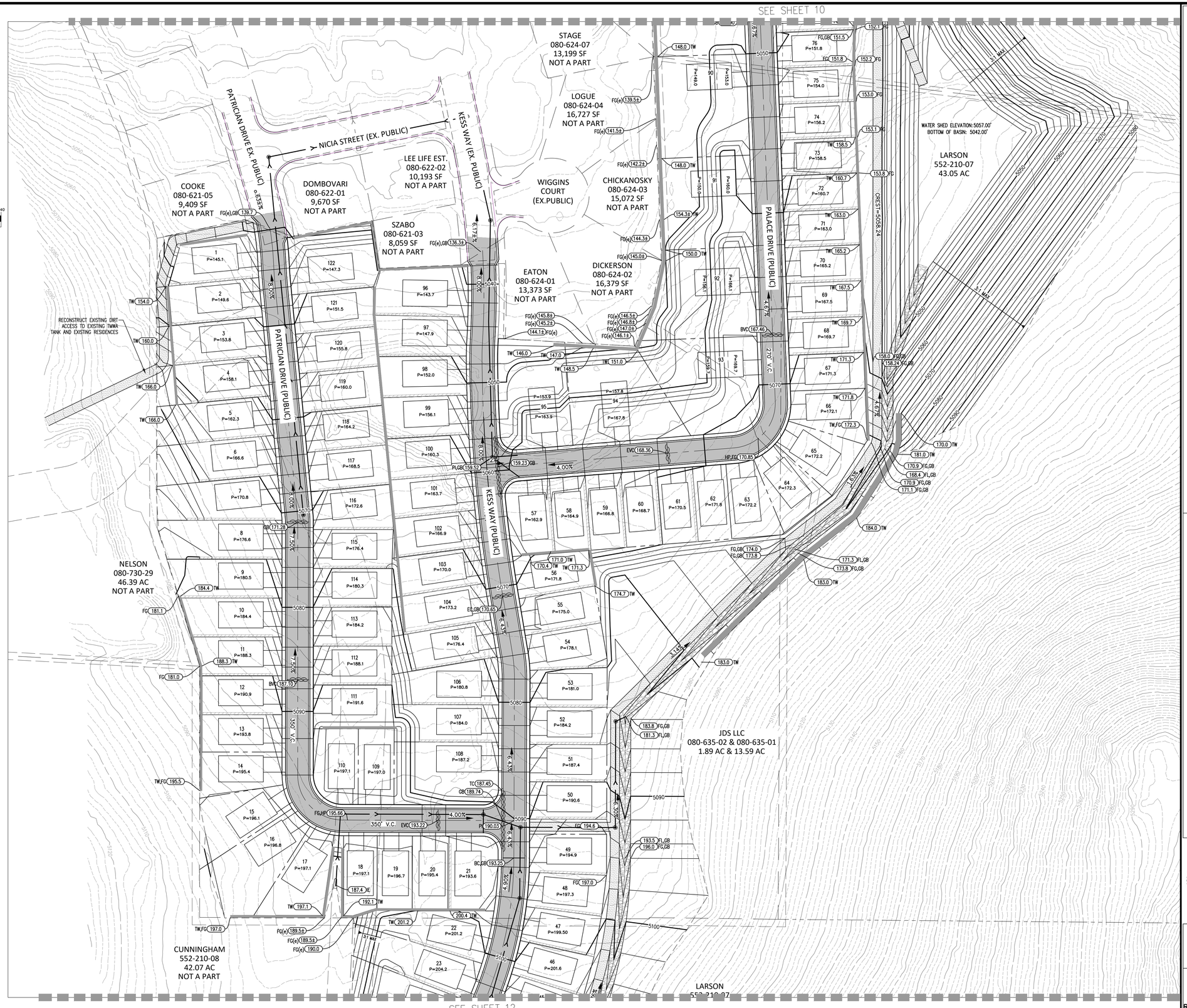
TENTATIVE MAP

January 10, 2018 – 09:54 Dwg Name: P:\Watson01\dwg\Eng\Final Drawings\Prim Set\Tentative Map\V2 GRADING PLAN.dwg Updated By: SJolden



LEGEND

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	LIMITS OF GRADING
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GRADING PLAN

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01/15/18

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PROJ. ASSOC.:	SWJ
DRAWN BY:	SWJ
DATE:	JAN 2018
SCALE:	1"=60'

SHEET 11 OF 19

RSTWCNV01

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TENTATIVE MAP

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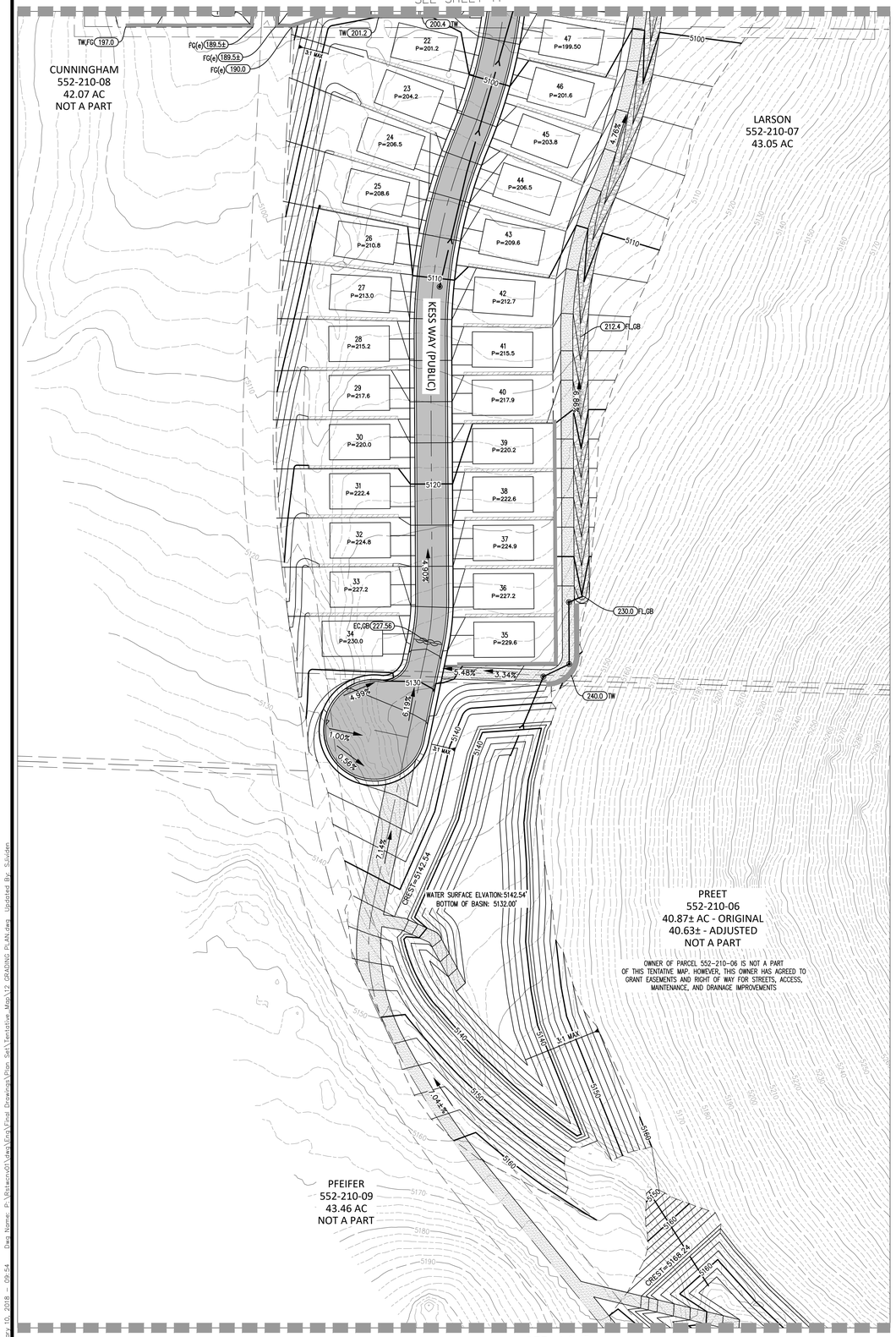

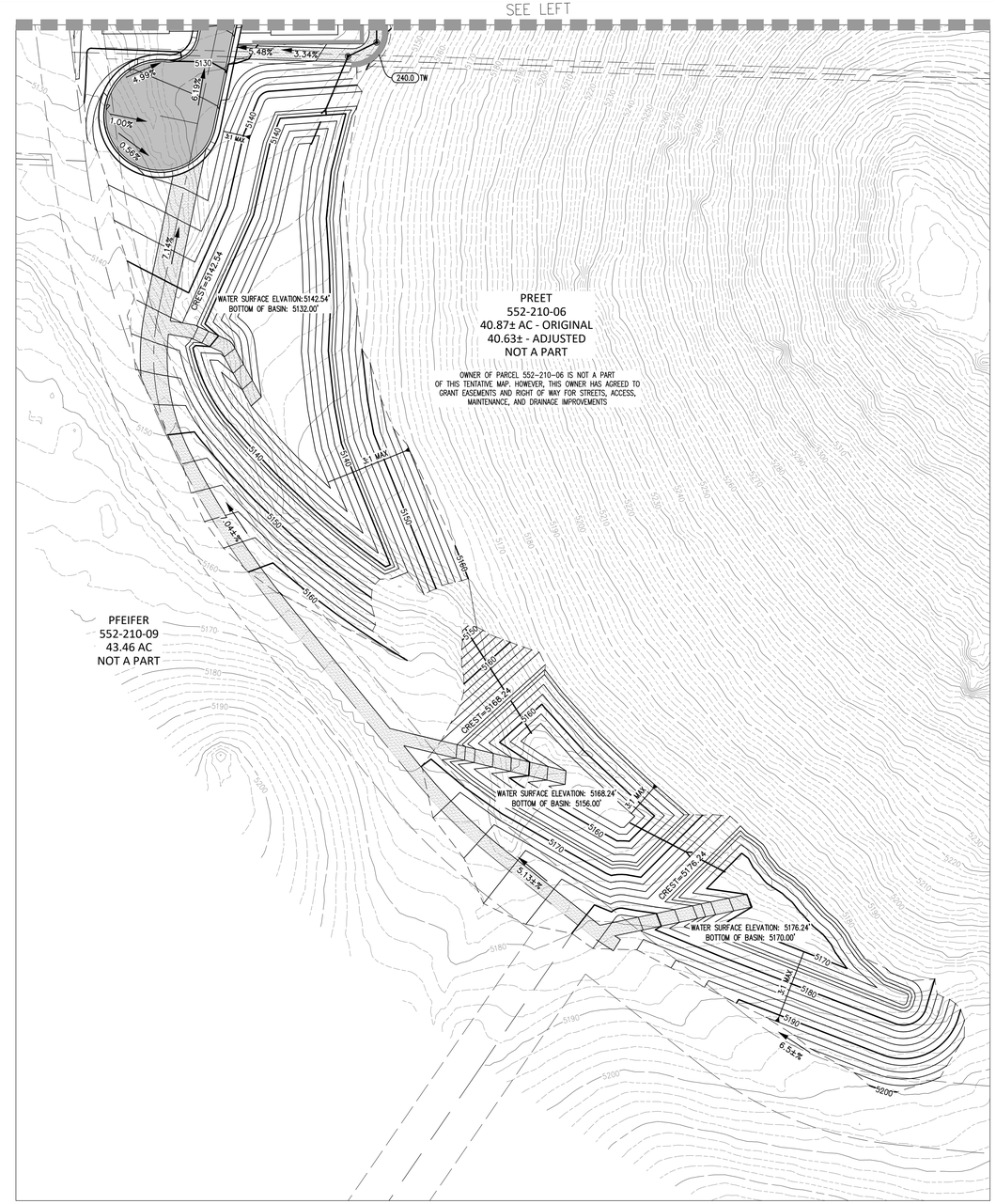

LEGEND

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GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

N

DATE	REVISIONS	DRAWN BY	CHECK BY

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LEMMON VALLEY HEIGHTS
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PROFESSIONAL ENGINEER - STATE OF NEVADA
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01/15/18

PROJ. MGR.:	DMK
PROJ. ASSOC.:	SWJ
DRAWN BY:	SWJ
DATE:	JAN 2018
SCALE:	1"=60'

SHEET 12 OF 19
RSTWCNV01

TENTATIVE MAP

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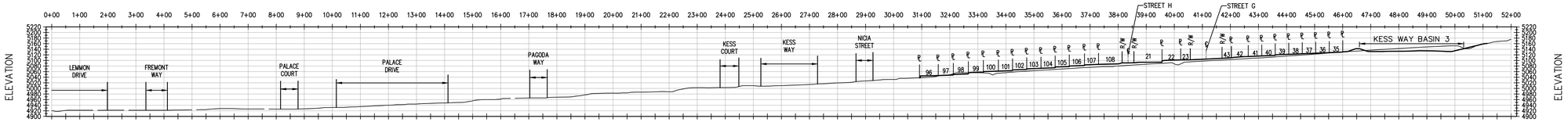
January 10, 2018 - 09:54 Dwg Name: P:\Reno\01\dwg\Eng\Final Drawings\Plan Set\Tentative Map\12 GRADING PLAN.dwg Updated By: SuVoden

GRAPHIC SCALE

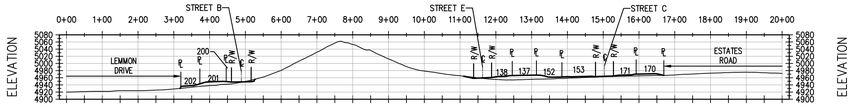
200 0 100 200 400 800

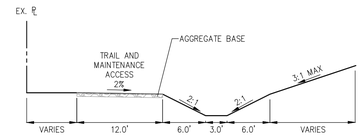
(IN FEET)
1 inch = 200 ft.

CROSS SECTION A-A



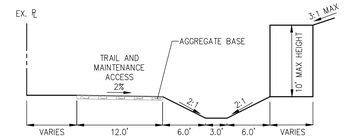
CROSS SECTION B-B





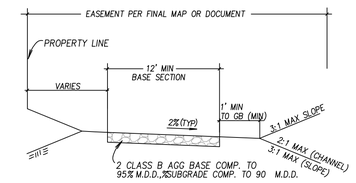
TYPICAL DRAINAGE CHANNEL CROSS SECTION

SCALE: 1"=10'



TYPICAL DRAINAGE CHANNEL CROSS SECTION WITH WALL

SCALE: 1"=10'



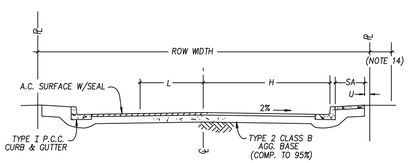
TYP. SECTION

N.T.S.

NOTES

1. ALL CONST SHALL CONFORM TO LATEST EDITION OF STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONST., THE LATEST STANDARD DETAILS & ALL OTHER APPLICABLE CODES.
2. ONE 30"x30" SIGN SHALL BE PLACED ON EACH END OF EMERGENCY ACCESS ROAD & SHALL READ "MAINTENANCE VEHICLES ONLY" - "NOT A PUBLIC STREET"
3. ADDITIONAL EASEMENT MAY BE REQ'D AT INTERSECTIONS.
4. ADDITIONAL EASE & ROADWAY WIDTH MAY BE REQ'D BY COUNTY ENGINEER.
5. ALL GATES & PAVEMENT WIDTHS SHALL BE TO THE SATISFACTION OF COUNTY ENGINEER & LOCAL FIRE DEPT.

AGGREGATE PUBLIC TRAIL & MAINTENANCE ACCESS ROAD

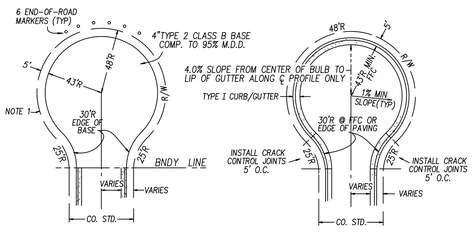


ROW	H	SA	U	L	B	PL	ADT MAX PER 2 TRAVEL LANES	REMARKS
52	20	5	0.5	12	4	0	7300	COLLECTOR
42	16	4	0.5	11	0	2	1000	LOCAL

NOTES

1. ALL WIDTHS ARE IN FEET.
2. H IS MEASURED TO THE FRONT FACE OF CURB.
3. L IS TRAVEL LANE; SA IS SIDEWALK AREA; B IS BICYCLE LANE; ROW IS RIGHT OF WAY PL IS MAX. NUMBER OF PARKING LANES; ADT IS AVERAGE DAILY TRAFFIC.
4. ADT REPRESENTS THE DESIGN VOLUME FOR A TWO LANE FACILITY.
5. BICYCLE LANES SHALL BE PROVIDED IN ACCORDANCE W/THE BICYCLE AND PEDESTRIAN ELEMENT OF THE REGIONAL TRANSPORTATION PLAN AND TO THE SATISFACTION OF THE COUNTY ENGINEER.
6. STRUCTURAL SECTIONS SHALL BE DETERMINED BY GEOTECHNICAL ENGINEERING DESIGN BUT IN NO CASE SHALL BE LESS THAN 4" A.C. OVER 6" GRAVEL BASE FOR COLLECTOR STREETS AND 3" A.C. OVER 6" GRAVEL BASE FOR LOCAL STREETS.
7. ALL CURB AND GUTTER IS MONOLITHIC CONCRETE AND L SHAPED PER STANDARD DETAIL.
8. SIDEWALK AREA SHALL BE @ 2% SLOPE TOWARD TOP OF CURB & COMPACTED 90% ASTM D-1557. BACKFILL SHALL BE EITHER TYPE 2 CLASS B BASE OR CLASS A BACKFILL.
9. ALL A.C. SURFACES SHALL BE SEALED IN ACCORDANCE WITH WASHOE CO. STANDARDS.
10. RESIDENTIAL ACCESS NOT ALLOWED TO STREETS ON WHICH 10YR. DESIGN ADT EXCEEDS 2000.
11. DESIGN OF IMPROVEMENTS TO BE DONE IN ACCORDANCE WITH ARTICLES 420 & 436 OF WASHOE COUNTY DEVELOPMENT STANDARDS AND DESIGN GUIDELINES.
12. ALL CONSTRUCTION IS TO BE DONE TO CURRENT WASHOE CO. STANDARDS & SPECIFICATIONS.
13. SLOPE EASEMENTS MAY BE REQ'D IN CERTAIN TERRAIN TO ACCOMMODATE ROADWAY SECTION.
14. MIN 7.5' PUBLIC UTILITY/TRAFFIC CONTROL SIGNAGE/PLOWED SNOW EASEMENT IS REQ'D ON BOTH SIDES OF ROW.

NO.	REVISED	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION: WASHOE
1	Notes	1/94 vp	ROADWAY SECTIONS ©	
2	Corr "U"	2/94 vp	GENERAL APPLICATIONS	DRAWING NO: W-1.3
3	Gap As W-3.dwg	10/01vp	SUBURBAN AREAS	
4	updated adt	12/05sw	SIZE: 0.5 - 1.5 ACRES	DATE: 12/93vp PAGE: 3

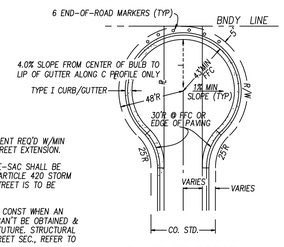


UNPAVED TEMPORARY

N.T.S.

PAVED PERMANENT

N.T.S.



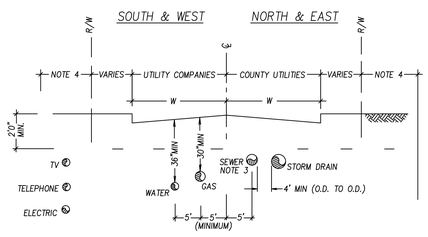
PAVED TEMPORARY

N.T.S.

NOTES

1. TEMP TURNAROUND EASEMENT DOCUMENT REQ'D W/MIN 48' RADIUS TO BE ABANDONED W/STREET EXTENSION.
2. DRAINAGE OF UNPAVED TEMP CUL-DE-SAC SHALL BE CONSISTANT W/CO. STDS INCLUDING ARTICLE 420 STORM DRAINAGE & TO BE USED ONLY IF STREET IS TO BE EXTENDED WITHIN 1 YR.
3. PAVED TEMP TURNAROUND SHALL BE CONST WHEN AN OFF-SITE TEMP TURNAROUND EASE CAN'T BE OBTAINED & STREET IS TO BE EXTENDED IN THE FUTURE. STRUCTURAL SEC. OF TURNAROUND TO MATCH STREET SEC., REFER TO CODE 111.444 FOR CONSTRUCTION.
4. PAVED TEMPORARY TURNAROUND IS REQUIRED ON ALL FUTURE THROUGH-STREETS THAT FRONT S, OR EXTEND MORE THAN 150 FT BEYOND THE NEAREST INTERSECTING STREET.

NO.	REVISED	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION: WASHOE
1	REDRAWN	5/94 vp	CUL-DE-SAC	DRAWING NO: W-7
2	4%-NOTE 4	10/96 vp		
3	RADII	9/97 vp		
4	Profile note	5/99vp		DATE: 5/94 vp PAGE: 18



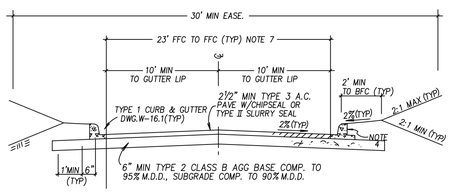
TYP. SEC.

N.T.S.

NOTES

1. FOR ALL UTILITIES IN A COMMON TRENCH, SEE STANDARD DETAIL DWG. 1-3.
2. MAINTAIN A MIN SEPARATION OF 5' BETWEEN GAS LINE & WASHOE CO. UTILITIES WATER LINE.
3. 5' MIN FROM FINISHED GRADE TO FLOWLINE OF SANITARY SEWER.
4. MIN 7.5' PUBLIC UTILITY/TRAFFIC CONTROL SIGNAGE/PLOWED SNOW EASEMENT

NO.	REVISED	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION: WASHOE
1	REDRAWAL	6/94 vp	UTILITY MAIN LOCATIONS	DRAWING NO: W-2.1
				DATE: 6/94 vp PAGE: 8



TYP. SECTION

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3. ADDITIONAL EASEMENT MAY BE REQ'D AT INTERSECTIONS.
4. BACKFILL FOR A MIN DIST OF 2' BEHIND CURB SHALL BE COMPACTED TO 90% M.D.D. & SHALL BE EITHER TYPE 2 CLASS B BASE OR CLASS A BACKFILL.
5. ADDITIONAL EASE & ROADWAY WIDTH MAY BE REQ'D BY COUNTY ENGINEER.
6. ALL GATES & PAVEMENT WIDTHS SHALL BE TO THE SATISFACTION OF COUNTY ENGINEER & LOCAL FIRE DEPT.

NO.	REVISION	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTIONS WASHOE
1	REDRAWN	7/94 vp	PERMANENT EMERGENCY ACCESS ROAD	DRAWING NO. W-1.5
2	TYPE 1 C&G	10/04 smw	TO BE USED ONLY WITH THE APPROVAL OF THE COUNTY ENGINEER	DATE 10/04 PAGE 5

DATE	REVISIONS	DRAWN BY	CHECK BY

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

LEMMON VALLEY HEIGHTS

WASHOE COUNTY, NEVADA

CROSS SECTIONS AND DETAILS

PROFESSIONAL ENGINEER - STATE OF NEVADA
DAVID M. KITCHEN
Exp: 06-30-19
CIVIL
No. 14487
01/15/18

PROJ. MGR.:	DMK
PROJ. ASSOC.:	SWJ
DRAWN BY:	SWJ
DATE:	JAN 2018
SCALE:	----

SHEET 13 OF 19

RSTWCNV01 ----

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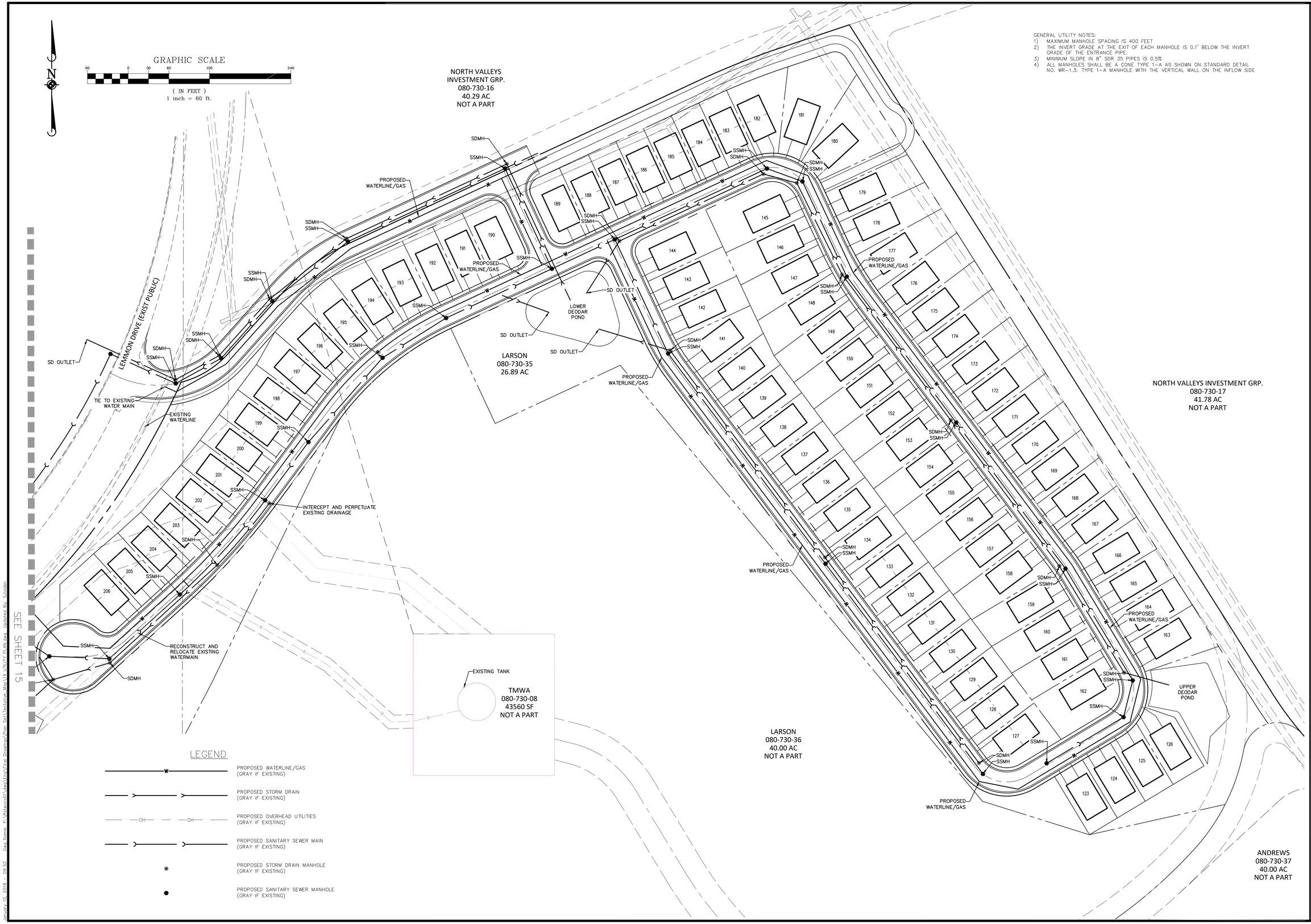
TENTATIVE MAP

January 10, 2018 - 09:54 Dwg Name: P:\Watershed\Work\Eng\Final Drawings\Plan Sets\Tentative Map\12 GRADING PLAN.dwg Updated By: SuVoden

GENERAL UTILITY NOTES:
1) MAXIMUM MANHOLE SPACING IS 400 FEET
2) THE INVERT GRADE AT THE EXIT OF EACH MANHOLE IS 0.1' BELOW THE INVERT GRADE OF THE ENTRANCE PIPE.
3) MINIMUM SLOPE IN 8" SDR 35 PIPES IS 0.5%
4) ALL MANHOLES SHALL BE A CONE TYPE 1-A AS SHOWN ON STANDARD DETAIL NO. WR-1.3: TYPE 1-A MANHOLE WITH THE VERTICAL WALL ON THE INFLOW SIDE



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LEMMON VALLEY HEIGHTS
WASHOE COUNTY, NEVADA
UTILITY PLAN

PROFESSIONAL ENGINEER - STATE OF NEVADA
DAVID M. KITCHEN
Exp: 06-30-19
CIVIL
No. 14487
01/15/18

PROJ. MGR.:	DMK
PROJ. ASSOC.:	SWJ
DRAWN BY:	SWJ
DATE:	JAN. 2018
SCALE:	1"=60'

SHEET 14 OF 19

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TENTATIVE MAP

January 10, 2018 - 09:52 Dwg Name: P:\Watson\01\dwg\Eng\Final Drawings\Prop. Set\Tentative Map\V4 UTILITY PLAN.dwg Updated By: Solution

GENERAL UTILITY NOTES:
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N

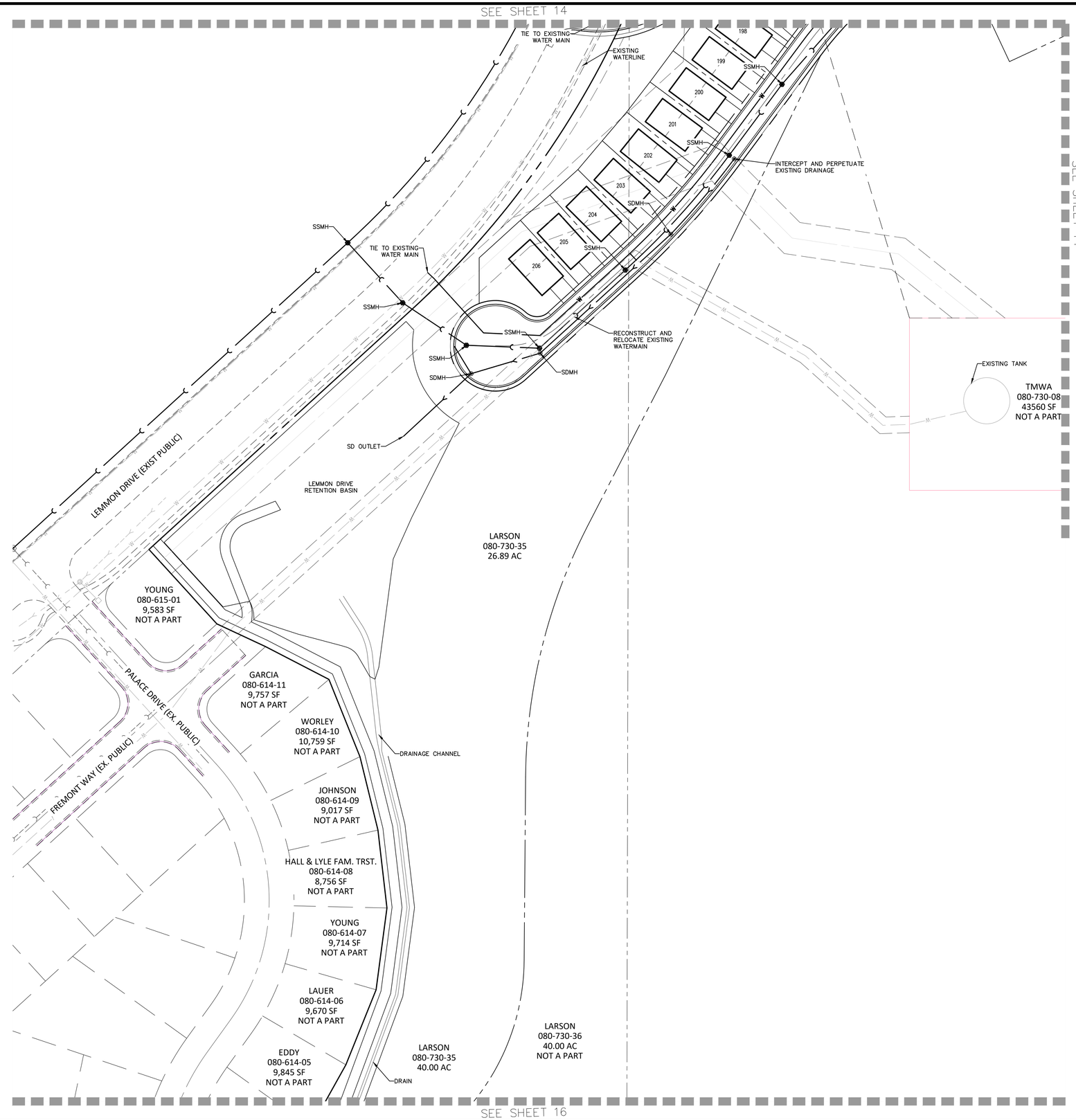
GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND

- PROPOSED WATERLINE/GAS (GRAY IF EXISTING)
- PROPOSED STORM DRAIN (GRAY IF EXISTING)
- PROPOSED OVERHEAD UTILITIES (GRAY IF EXISTING)
- PROPOSED SANITARY SEWER MAIN (GRAY IF EXISTING)
- PROPOSED STORM DRAIN MANHOLE (GRAY IF EXISTING)
- PROPOSED SANITARY SEWER MANHOLE (GRAY IF EXISTING)



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LEMMON VALLEY HEIGHTS
WASHOE COUNTY, NEVADA
UTILITY PLAN

PROFESSIONAL ENGINEER - STATE OF NEVADA
DAVID M. KITCHEN
Exp: 06-30-19
CIVIL
No. 14487
01/15/18

PROJ. MGR.:	DMK
PROJ. ASSOC.:	SWJ
DRAWN BY:	SWJ
DATE:	JAN 2018
SCALE:	1"=60'

SHEET 15 OF 19

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TENTATIVE MAP

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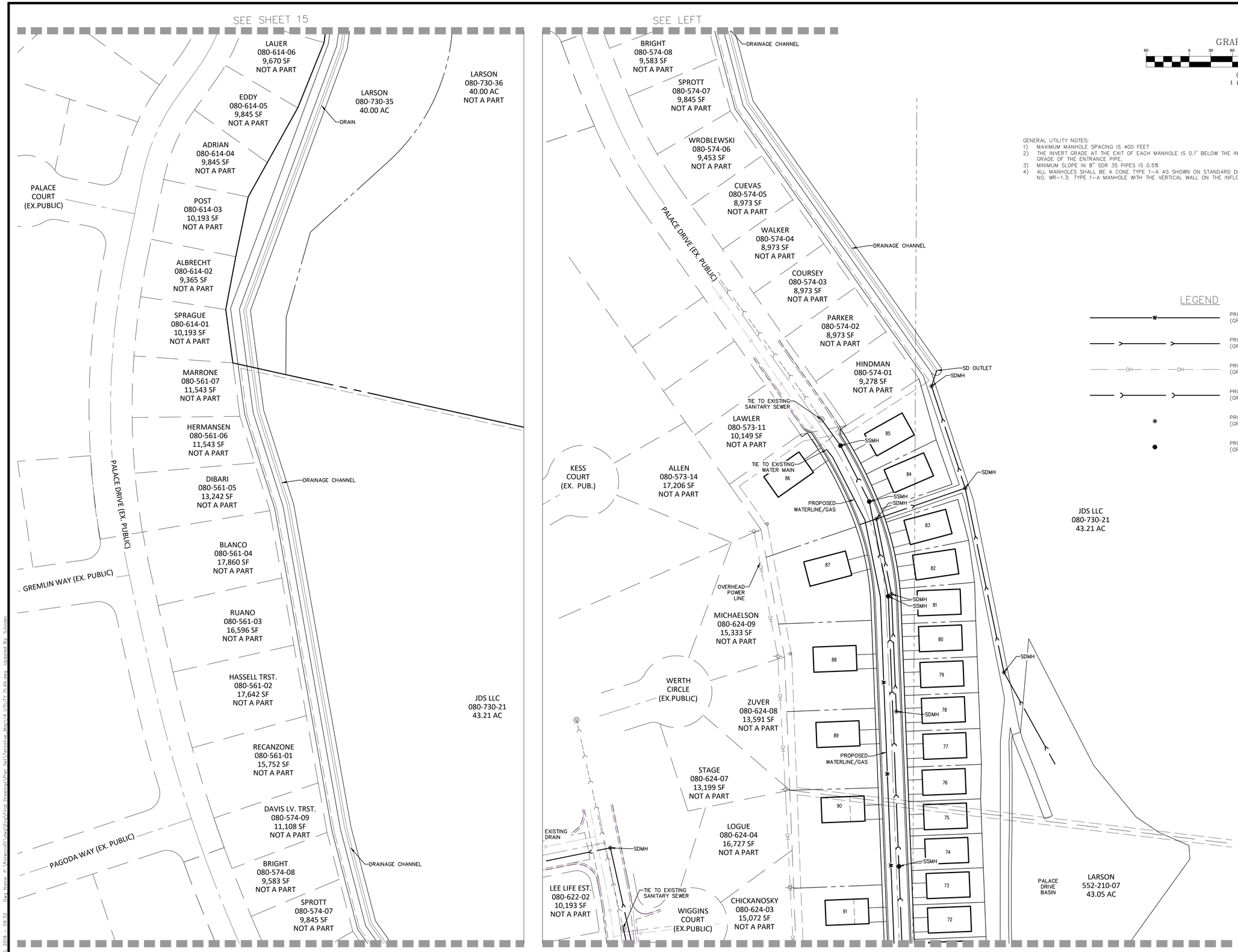

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N

LEGEND

- PROPOSED WATERLINE/GAS (GRAY IF EXISTING)
- PROPOSED STORM DRAIN (GRAY IF EXISTING)
- PROPOSED OVERHEAD UTILITIES (GRAY IF EXISTING)
- PROPOSED SANITARY SEWER MAIN (GRAY IF EXISTING)
- PROPOSED STORM DRAIN MANHOLE (GRAY IF EXISTING)
- PROPOSED SANITARY SEWER MANHOLE (GRAY IF EXISTING)

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LEMMON VALLEY HEIGHTS
WASHOE COUNTY, NEVADA
UTILITY PLAN

PROFESSIONAL ENGINEER - STATE OF NEVADA
DAVID M. KITCHEN
Exp: 06-30-19
CIVIL
No. 14487
01/15/18

PROJ. MGR.:	DMK
PROJ. ASSOC.:	SWJ
DRAWN BY:	SWJ
DATE:	JAN 2018
SCALE:	1"=60'

SHEET 16 OF 19

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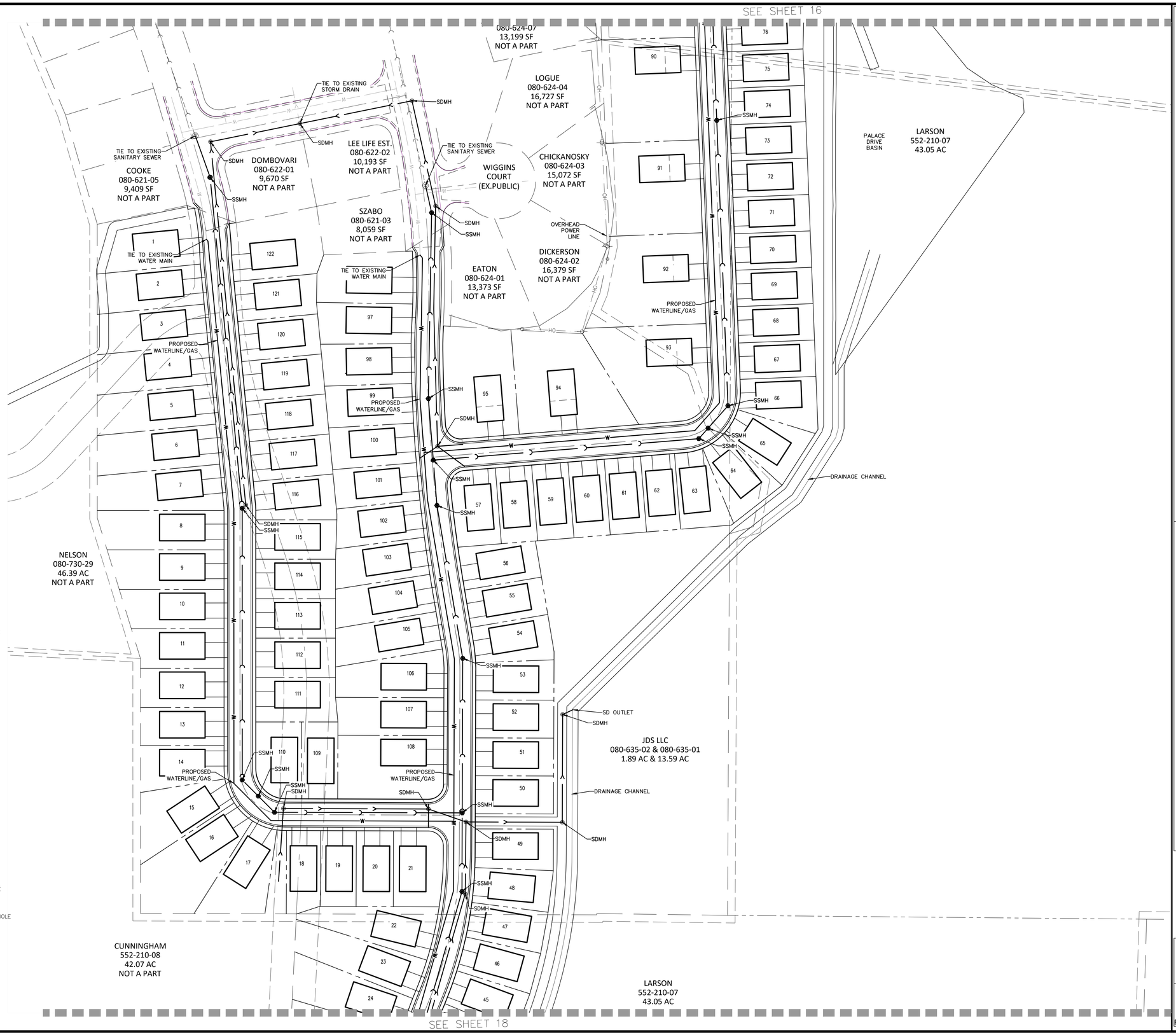
TENTATIVE MAP

January 10, 2018 - 09:52 Dwg Name: P:\Watson01\dwg\Eng\Final Drawings\Prin Set\Tentative Map\V4 UTILITY PLAN.dwg Updated By: SuVolen



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LEGEND

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- PROPOSED STORM DRAIN (GRAY IF EXISTING)
- PROPOSED OVERHEAD UTILITIES (GRAY IF EXISTING)
- PROPOSED SANITARY SEWER MAIN (GRAY IF EXISTING)
- PROPOSED STORM DRAIN MANHOLE (GRAY IF EXISTING)
- PROPOSED SANITARY SEWER MANHOLE (GRAY IF EXISTING)

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LEMMON VALLEY HEIGHTS
WASHOE COUNTY, NEVADA
UTILITY PLAN

PROFESSIONAL ENGINEER - STATE OF NEVADA
DAVID M. KITCHEN
Exp 06-30-19
CIVIL
No. 14481
01/15/18

PROJ. MGR.:	DMK
PROJ. ASSOC.:	SWJ
DRAWN BY:	SWJ
DATE:	JAN 2018
SCALE:	1"=60'

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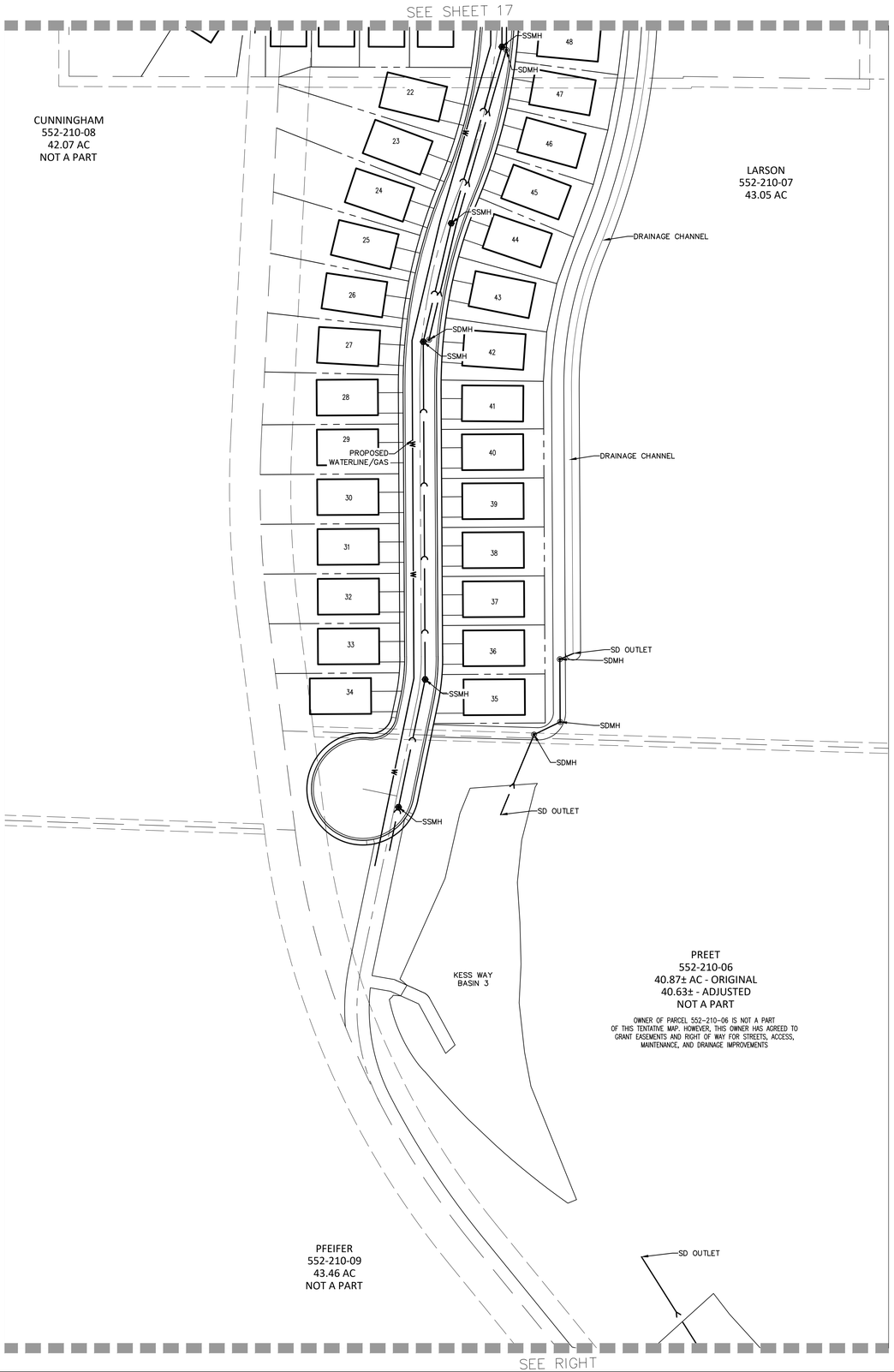
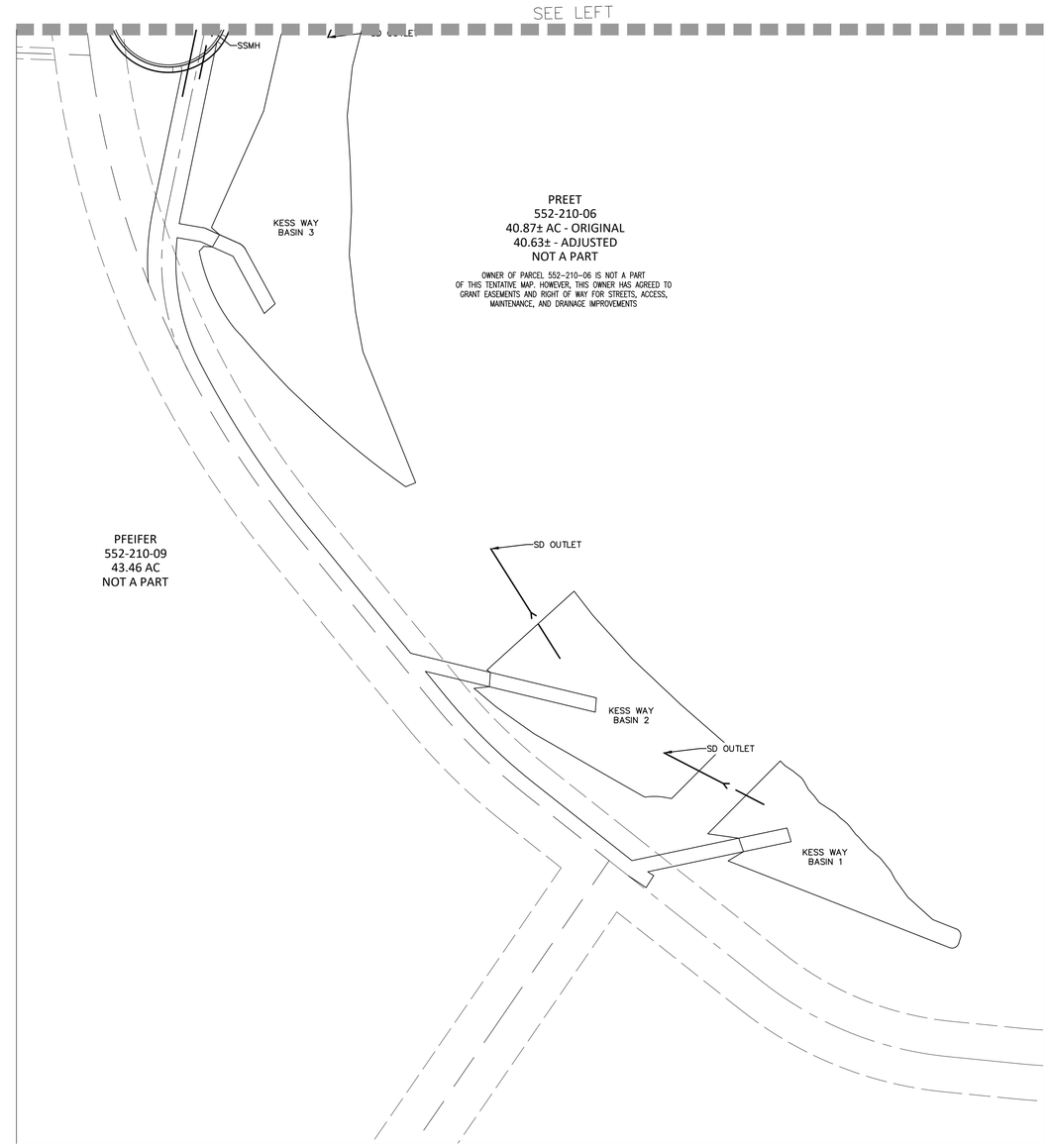
TENTATIVE MAP

January 10, 2018 - 09:52 Dwg Name: P:\Retainer\01\Mark\Eng\Final Drawings\Plan Set\Tentative Map\14 UTILITY PLAN.dwg Updated By: SJolder





LEGEND

- W — PROPOSED WATERLINE/GAS (GRAY IF EXISTING)
- PROPOSED STORM DRAIN (GRAY IF EXISTING)
- OH — PROPOSED OVERHEAD UTILITIES (GRAY IF EXISTING)
- PROPOSED SANITARY SEWER MAIN (GRAY IF EXISTING)
- PROPOSED STORM DRAIN MANHOLE (GRAY IF EXISTING)
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GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

N

DATE	REVISIONS	DRAWN BY	CHECK BY

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LEMMON VALLEY HEIGHTS
WASHOE COUNTY, NEVADA
UTILITY PLAN

PROFESSIONAL ENGINEER - STATE OF NEVADA
DAVID M. KITCHEN
Exp: 06-30-19
CIVIL
No. 14487
01/15/18

PROJ. MGR.:	DMK
PROJ. ASSOC.:	SWJ
DRAWN BY:	SWJ
DATE:	JAN 2018
SCALE:	1"=60'

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TENTATIVE MAP

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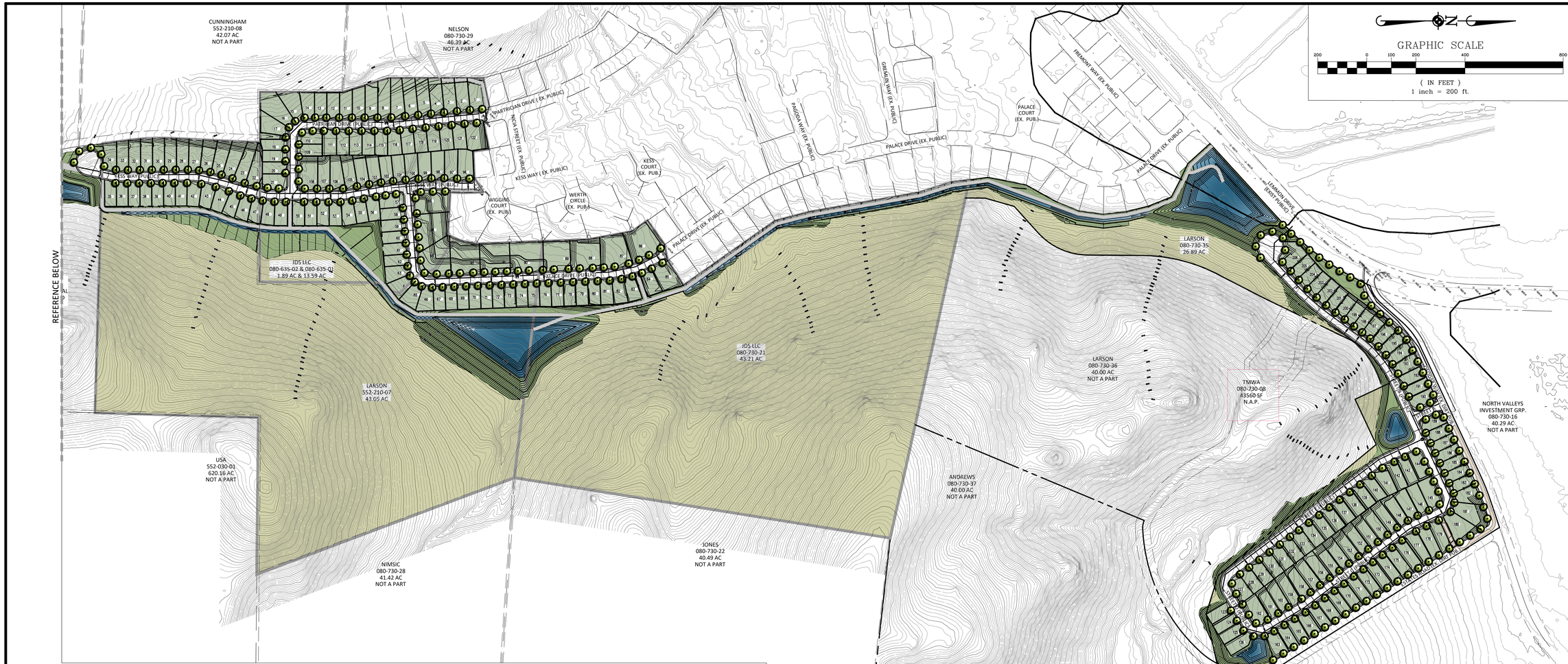

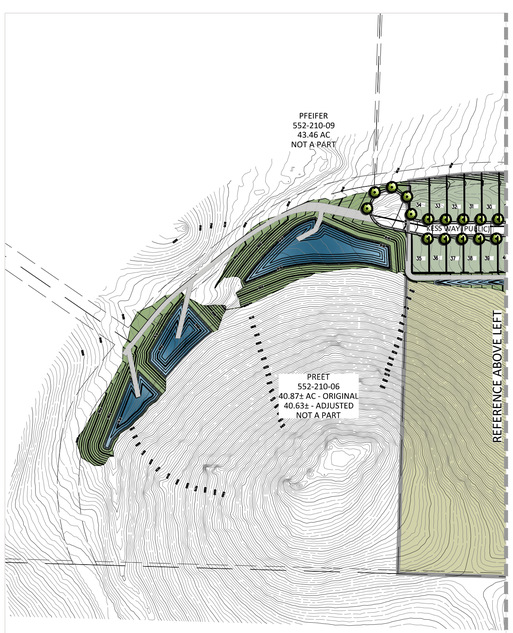

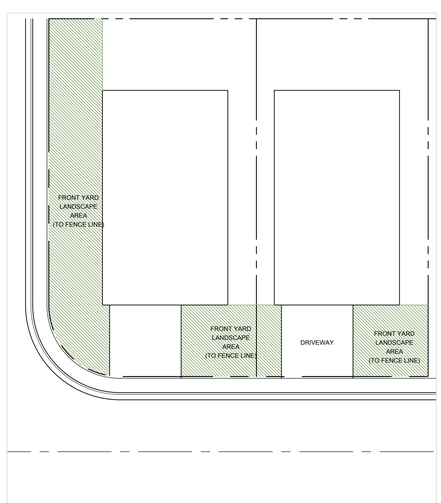

TYPICAL LOT DETAIL

SUBDIVIDER TO INSTALL CLIMATIC ADAPTIVE LANDSCAPING IN THE FRONT YARD AREA BETWEEN THE FRONT PROPERTY LINE AND THE MAIN BUILDING OF EACH NEW RESIDENTIAL LOT (OUTSIDE OF FENCES) PURSUANT TO WASHOE COUNTY DEVELOPMENT SECTION 110.208.10

LEGEND

- STREET TREE
- PRIVATE LOTS
- REVEGETATED / COMMON OPEN SPACE
- UNDISTURBED AREAS (NATIVE)
- POND LANDSCAPING / DITCH LANDSCAPING
- ACCESS ROAD / TRAIL

PRELIMINARY LANDSCAPE PLAN NOTES:

1. ALL AREAS DISTURBED BY GRADING ACTIVITIES (REVEGETATED / COMMON OPEN SPACE) ARE TO RECEIVE EROSION CONTROL DRYLAND NATIVE REVEGETATION SEED MIX IMMEDIATELY AFTER GRADING UNLESS SHOWN OTHERWISE. EXISTING VEGETATION SHALL NOT BE DISTURBED MORE THAN 15 DAYS BEFORE GRADING IS SCHEDULED TO BEGIN;
2. ALL POND / DITCH AREAS ARE TO BE TREATED WITH A COMBINATION OF RIP-RAP AND NATIVE REVEGETATION SEED MIX;
3. ALL LANDSCAPED AREAS OUTSIDE OF LOTS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA)
4. STREET TREES ARE SHOWN AT 50' SPACING PER WASHOE COUNTY STANDARDS AND ARE TO BE LOCATED 6' FROM ROW. TREES WITHIN LOTS ARE TO BE MAINTAINED BY HOMEOWNER. TREES OUTSIDE OF LOTS ARE TO BE MAINTAINED BY THE HOA;
5. COMMON AREA TREE IRRIGATION TO BE BY METERED, DRIP IRRIGATION SYSTEM;
6. STREET TREES TO BE IRRIGATED BY INDIVIDUAL LOT-OWNER'S METER;
7. PRIVATE LOTS TO BE LANDSCAPED AND MAINTAINED BY OWNER AND SHALL MEET MINIMUM STANDARDS AS SHOWN IN "TYPICAL LOT DETAIL"

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LEMMON VALLEY HEIGHTS
WASHOE COUNTY, NEVADA
OVERALL PRELIMINARY LANDSCAPE PLAN

PROJ. MGR.:	DMK
PROJ. ASSOC.:	SWJ
DRAWN BY:	SWJ
DATE:	JAN 2018
SCALE:	1" = 200'

SHEET 19 OF 19

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TENTATIVE MAP

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