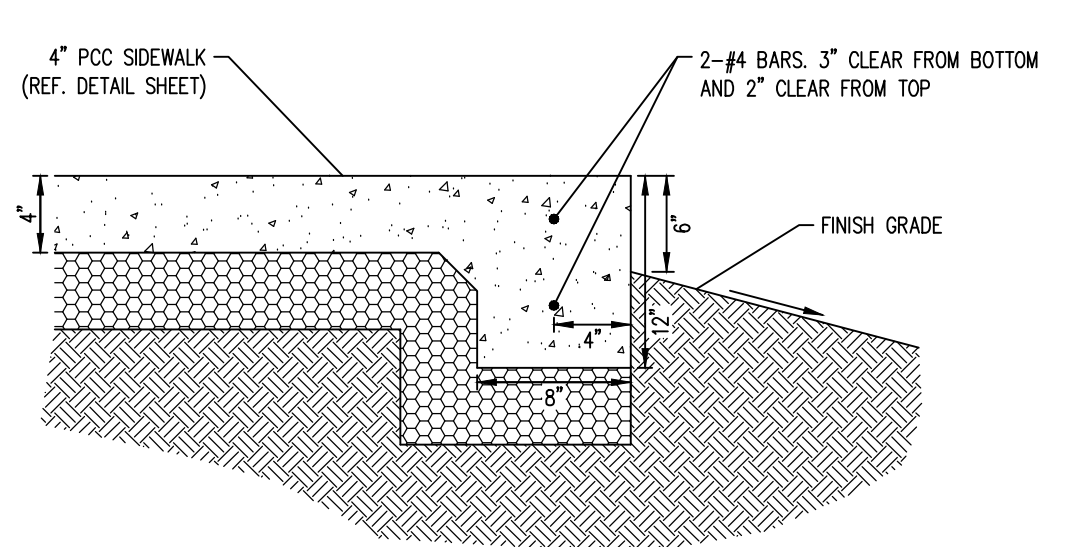


A.C. PAVEMENT SECTION
 (REF. GEOTECHNICAL INVESTIGATION BY DMC, INC. FOR DETAILED PAVEMENT SECTION AND SOIL PREPARATION REQUIREMENTS)

NOTE:
 COLORED ASPHALT IS REQUIRED FOR PROJECT. COORDINATE WITH OWNER FOR SPECIFICATIONS.



THICKEN EDGE SIDEWALK

CURVE TABLE - FRONT FACE OF CURB				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	173°38'	25.00	7.65	7.62
C2	77°20'	60.00	29.76	29.43
C3	88°53'06"	3.00	4.61	4.17
C4	42°02'24"	3.00	2.20	2.15
C5	58°13'17"	3.00	3.05	2.92
C6	43°51'44"	3.00	2.26	2.02
C7	05°40'37"	70.00	6.93	6.92
C8	54°30'28"	3.00	2.85	2.75
C9	23°27'46"	50.00	20.91	20.76
C10	62°28'05"	3.00	3.27	3.11
C11	120°00'00"	4.00	8.38	6.93
C12	86°34'47"	32.00	31.77	30.13
C13	41°37'53"	26.00	18.89	18.48
C14	82°29'31"	3.00	4.84	4.33
C15	39°18'23"	91.00	62.43	61.21
C16	89°17'40"	26.00	31.44	29.96
C17	100°25'44"	3.00	5.26	4.61
C18	39°18'23"	33.00	22.64	22.20
C19	90°00'00"	3.00	4.71	4.24
C20	128°20'10"	8.00	17.92	14.40
C21	84°37'23"	10.00	11.28	10.69
C22	115°27'27"	3.00	6.04	5.07
C23	121°54'33"	10.00	21.22	17.46
C24	117°04'47"	52.00	10.42	10.41
C25	89°54'30"	3.00	3.86	3.44
C26	97°24'41"	3.00	5.10	4.51
C27	44°10'09"	26.00	20.04	19.55
C28	83°14'44"	30.00	43.91	40.09
C29	75°27'47"	3.00	3.95	3.67
C30	68°05'25"	3.00	3.57	3.36
C31	72°35'41"	10.00	12.87	11.84
C32	124°15'57"	3.00	6.49	5.30
C33	60°50'00"	3.00	3.14	3.00
C34	122°45'08"	3.00	6.43	5.27
C35	87°43'52"	15.00	22.84	20.70
C36	18°52'28"	20.00	6.63	6.60
C37	85°31'28"	5.00	8.60	7.58
C38	152°29'04"	1.00	2.86	1.94
C39	119°27'37"	42.00	8.06	8.06
C40	119°27'37"	78.00	15.04	15.01
C41	119°27'37"	62.00	11.95	11.93
C42	09°18'54"	50.00	8.13	8.12
C43	119°27'37"	58.00	11.95	11.93

- SITE PLAN KEY NOTES**
- TYPE 1 POC CURB AND GUTTER (REF. DETAIL SHEET)
 - TYPE 1 POC POST CURB (REF. DETAIL SHEET)
 - 4\"/>

PARKING SUMMARY (OFFICE)

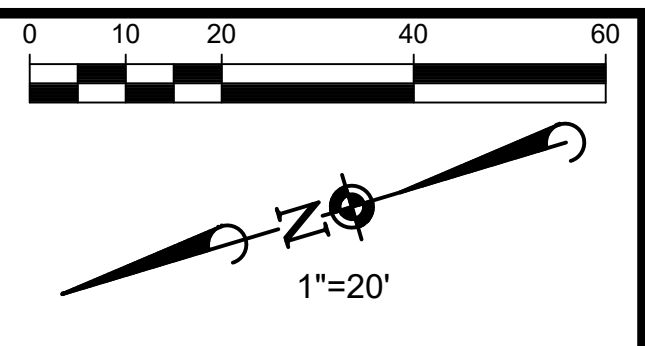
ON-SITE PARKING REQUIRED:	1 SPACE PER 275 S.F. EXISTING OFFICE (8,297 S.F.)	31 SPACES
	PROPOSED OFFICE (21,312 S.F.)	78 SPACES
	TOTAL REQUIRED	109 SPACES
	ACCESSIBLE PARKING	5 SPACES

ON-SITE PARKING PROVIDED:	TOTAL ACCESSIBLE PARKING	114 SPACES
	1 VAN	5 STANDARD
BICYCLE PARKING REQUIRED:	1/20 OF PARKING SPACES	6 SPACES
BICYCLE PARKING PROVIDED:		20 SPACES

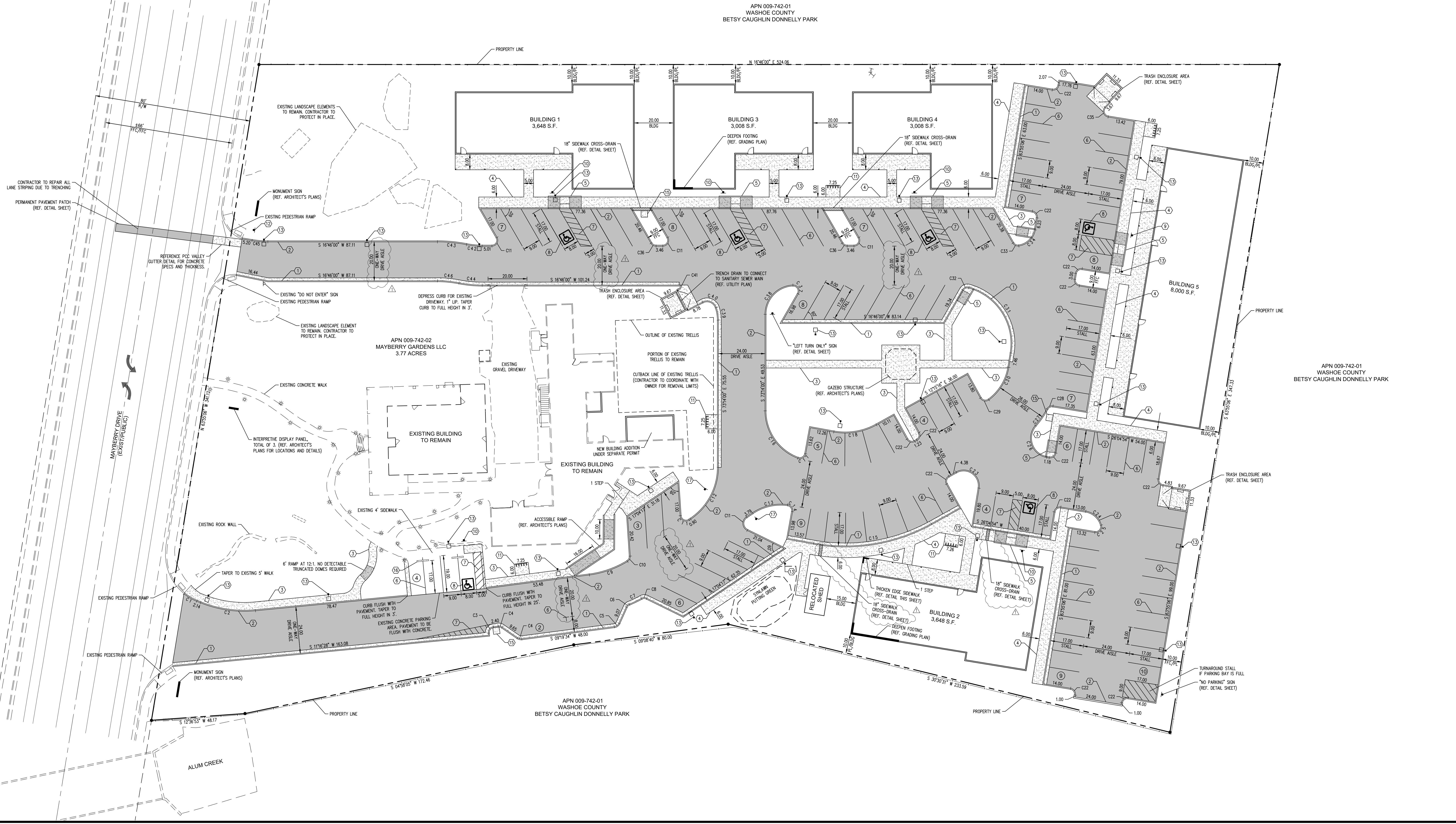
LEGEND

- COLORED A.C. PAVEMENT AREA
- CONCRETE AREA
- PEDESTRIAN RAMP
- STREET POLE LIGHT
- EXISTING DECORATIVE LIGHT
- SIGN
- FIRE HYDRANT
- PARKING STALL COUNT PER AISLE SIDE

NOTE:
 ALL CURB DIMENSIONS ARE TO FRONT FACE OF CURB UNLESS NOTED OTHERWISE.



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 UNDERGROUND SERVICE (USA)



DATE	REVISIONS	APPROVED	DATE

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 Construction Managers • Environmental Scientists • Landscape Architects • Planners

MAYBERRY GARDENS
RENO, NEVADA
SITE PLAN

APN 009-742-01
 WASHOE COUNTY
 BETSY CAUGHLIN DONNELLY PARK

PROJ. MGR.: KCK
 PROJ. ASSOC.: SAJ
 DRAWN BY: KCK
 DATE: MAR. 2020
 SCALE: 1"=20'

SHEET
C3 OF 17
 BNVRENV01

SANITARY SEWER NOTES:

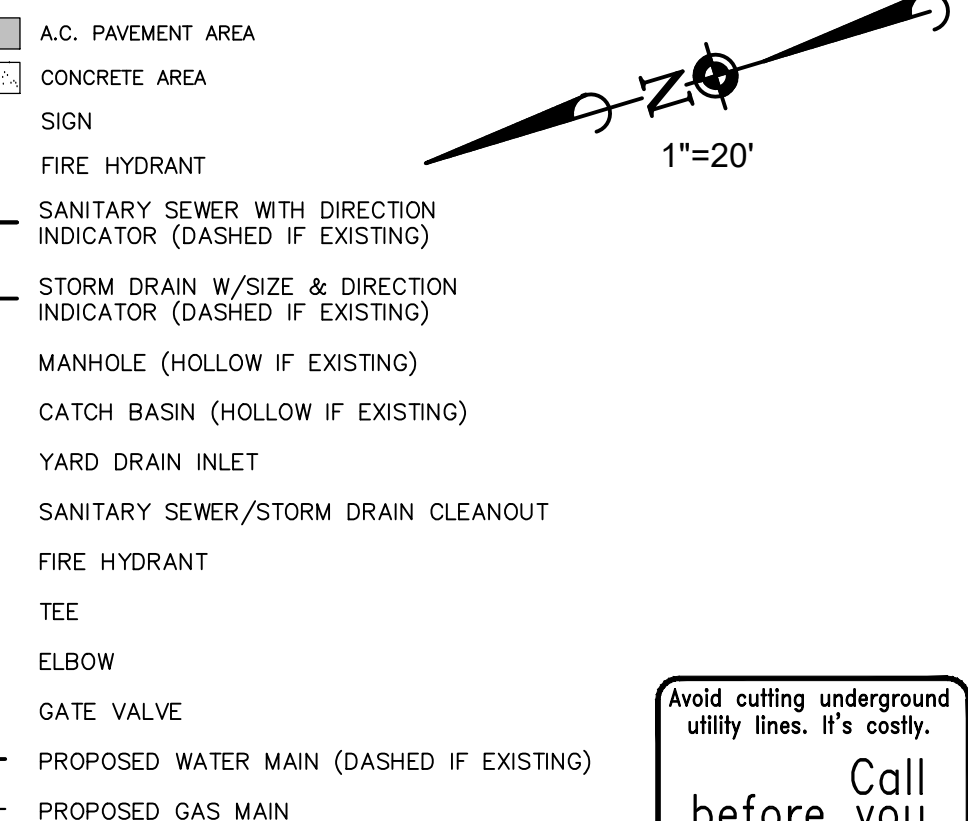
- 1. CONST. 48" SSMH-01
RM=4614.17
E (8'OUT)=4606.65
- 2. CONST. 48" SSMH-03
RM=4615.87
E (8'OUT)=4608.34
- 3. CONST. 48" SSMH-04
RM=4615.97
E (8'OUT)=4608.40
- 4. CONST. 48" SSMH-05
RM=4609.82
E (8'OUT)=4602.54
- 5. CONST. 48" SSMH-06
RM=4609.80
E (8'OUT)=4602.86
- 6. CONST. 48" SSMH-07
RM=4608.50
E (8'OUT)=4599.81
- 7. CONNECT SS MAIN TO EX. SSMH
RM=4606.84
E (8'OUT)=4599.06
- 8. CONST. 4" SSMH #01
RM=4614.2 ~ IE=4608.63
CONV. 50 LF OF 4" SDR 35
PVC PIPE @ S=0.004 FT/FT
~ V(1/2)=4.8 FT/S
- 9. CONST. 4" SSMH #02
RM=4615.3 ~ IE=4609.72
CONV. 30 LF OF 4" SDR 35
PVC PIPE @ S=0.276 FT/FT
~ V(1/2)=11.5 FT/S
- 10. CONST. 4" SSMH #03
RM=4615.3 ~ IE=4609.72
CONV. 30 LF OF 4" SDR 35
PVC PIPE @ S=0.276 FT/FT
~ V(1/2)=11.5 FT/S
- 11. CONST. 4" SSMH #04
RM=4615.3 ~ IE=4609.72
CONV. 30 LF OF 4" SDR 35
PVC PIPE @ S=0.276 FT/FT
~ V(1/2)=11.5 FT/S
- 12. CONST. 4" SSMH #05
RM=4615.3 ~ IE=4609.72
CONV. 30 LF OF 4" SDR 35
PVC PIPE @ S=0.276 FT/FT
~ V(1/2)=11.5 FT/S
- 13. CONST. 4" SSMH #06
RM=4615.3 ~ IE=4609.72
CONV. 30 LF OF 4" SDR 35
PVC PIPE @ S=0.276 FT/FT
~ V(1/2)=11.5 FT/S
- 14. CONST. 4" SSMH #07
RM=4615.3 ~ IE=4609.72
CONV. 30 LF OF 4" SDR 35
PVC PIPE @ S=0.276 FT/FT
~ V(1/2)=11.5 FT/S
- 15. CONST. 4" SSMH #08
RM=4615.3 ~ IE=4609.72
CONV. 30 LF OF 4" SDR 35
PVC PIPE @ S=0.276 FT/FT
~ V(1/2)=11.5 FT/S
- 16. CONST. 4" SSMH #09
RM=4615.3 ~ IE=4609.72
CONV. 30 LF OF 4" SDR 35
PVC PIPE @ S=0.276 FT/FT
~ V(1/2)=11.5 FT/S
- 17. CONST. 4" SSMH #10
RM=4615.3 ~ IE=4609.72
CONV. 30 LF OF 4" SDR 35
PVC PIPE @ S=0.276 FT/FT
~ V(1/2)=11.5 FT/S
- 18. CONST. 4" SSMH #11
RM=4615.3 ~ IE=4609.72
CONV. 30 LF OF 4" SDR 35
PVC PIPE @ S=0.276 FT/FT
~ V(1/2)=11.5 FT/S
- 19. CONST. 4" SSMH #12
RM=4615.3 ~ IE=4609.72
CONV. 30 LF OF 4" SDR 35
PVC PIPE @ S=0.276 FT/FT
~ V(1/2)=11.5 FT/S
- 20. CONST. 4" SSMH #13
RM=4615.3 ~ IE=4609.72
CONV. 30 LF OF 4" SDR 35
PVC PIPE @ S=0.276 FT/FT
~ V(1/2)=11.5 FT/S

STORM DRAIN NOTES:

- 1. CONST. 48" SSMH-01
RM=4615.87
E (8'OUT)=4608.34
- 2. CONST. 48" SSMH-02
RM=4615.87
E (8'OUT)=4608.34
- 3. CONST. 48" SSMH-03
RM=4615.87
E (8'OUT)=4608.34
- 4. CONST. 48" SSMH-04
RM=4609.82
E (8'OUT)=4602.54
- 5. CONST. 48" SSMH-05
RM=4609.80
E (8'OUT)=4602.86
- 6. CONST. 48" SSMH-06
RM=4608.50
E (8'OUT)=4599.81
- 7. CONST. 4" SSMH #01
RM=4614.2 ~ IE=4608.63
CONV. 50 LF OF 4" SDR 35
PVC PIPE @ S=0.004 FT/FT
~ V(1/2)=4.8 FT/S
- 8. CONST. 4" SSMH #02
RM=4615.3 ~ IE=4609.72
CONV. 30 LF OF 4" SDR 35
PVC PIPE @ S=0.276 FT/FT
~ V(1/2)=11.5 FT/S
- 9. CONST. 4" SSMH #03
RM=4615.3 ~ IE=4609.72
CONV. 30 LF OF 4" SDR 35
PVC PIPE @ S=0.276 FT/FT
~ V(1/2)=11.5 FT/S
- 10. CONST. 4" SSMH #04
RM=4615.3 ~ IE=4609.72
CONV. 30 LF OF 4" SDR 35
PVC PIPE @ S=0.276 FT/FT
~ V(1/2)=11.5 FT/S
- 11. CONST. 4" SSMH #05
RM=4615.3 ~ IE=4609.72
CONV. 30 LF OF 4" SDR 35
PVC PIPE @ S=0.276 FT/FT
~ V(1/2)=11.5 FT/S
- 12. CONST. 4" SSMH #06
RM=4615.3 ~ IE=4609.72
CONV. 30 LF OF 4" SDR 35
PVC PIPE @ S=0.276 FT/FT
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PVC PIPE @ S=0.276 FT/FT
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RM=4615.3 ~ IE=4609.72
CONV. 30 LF OF 4" SDR 35
PVC PIPE @ S=0.276 FT/FT
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PVC PIPE @ S=0.276 FT/FT
~ V(1/2)=11.5 FT/S
- 19. CONST. 4" SSMH #13
RM=4615.3 ~ IE=4609.72
CONV. 30 LF OF 4" SDR 35
PVC PIPE @ S=0.276 FT/FT
~ V(1/2)=11.5 FT/S
- 20. CONST. 12" FLARED END SECTION
(12")=599.00

UTILITY CROSSING NOTES:

- 1. EX. 42" WM OVER 8" SS
MAINTAIN MIN. 6" OF
SEPARATION
- 2. EX. 18" WM OVER 8" SS
MAINTAIN MIN. 18" OF
SEPARATION
- 3. EX. 18" WM OVER 8" SS
MAINTAIN MIN. 18" OF
SEPARATION
- 4. EX. 18" WM OVER 8" SS
MAINTAIN MIN. 18" OF
SEPARATION
- 5. EX. 18" WM OVER 8" SS
MAINTAIN MIN. 18" OF
SEPARATION
- 6. EX. 18" WM OVER 8" SS
MAINTAIN MIN. 18" OF
SEPARATION
- 7. EX. 18" WM OVER 8" SS
MAINTAIN MIN. 18" OF
SEPARATION
- 8. EX. 18" WM OVER 8" SS
MAINTAIN MIN. 18" OF
SEPARATION
- 9. EX. 18" WM OVER 8" SS
MAINTAIN MIN. 18" OF
SEPARATION
- 10. EX. 18" WM OVER 8" SS
MAINTAIN MIN. 18" OF
SEPARATION
- 11. EX. 18" WM OVER 8" SS
MAINTAIN MIN. 18" OF
SEPARATION
- 12. EX. 18" WM OVER 8" SS
MAINTAIN MIN. 18" OF
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- 13. EX. 18" WM OVER 8" SS
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SEPARATION
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MAINTAIN MIN. 18" OF
SEPARATION
- 19. EX. 18" WM OVER 8" SS
MAINTAIN MIN. 18" OF
SEPARATION
- 20. EX. 18" WM OVER 8" SS
MAINTAIN MIN. 18" OF
SEPARATION



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Underground Service (USA)

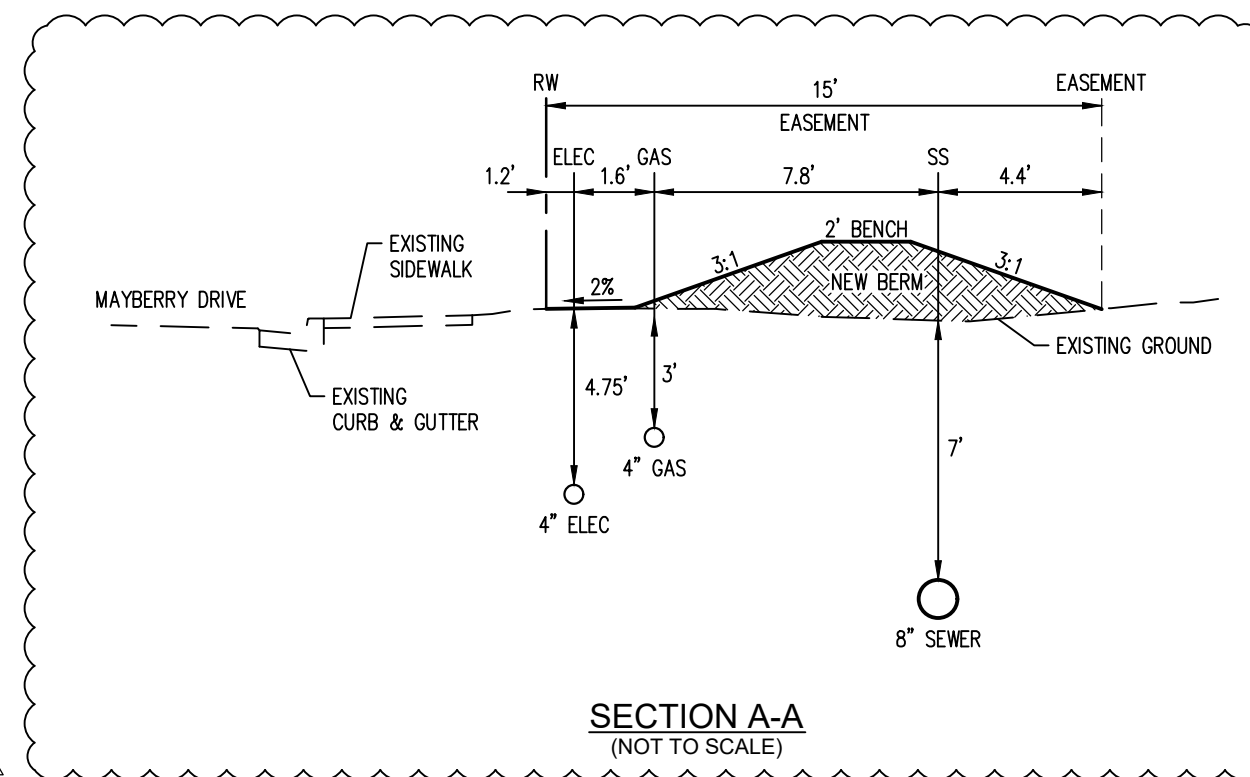
DATE	REVISION	BY	CHK
5/5/20	CITY REVIEW COMMENTS AND OWNER CHANGES	SAW	KCK

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**MAYBERRY GARDENS
RENO, NEVADA
UTILITY PLAN**

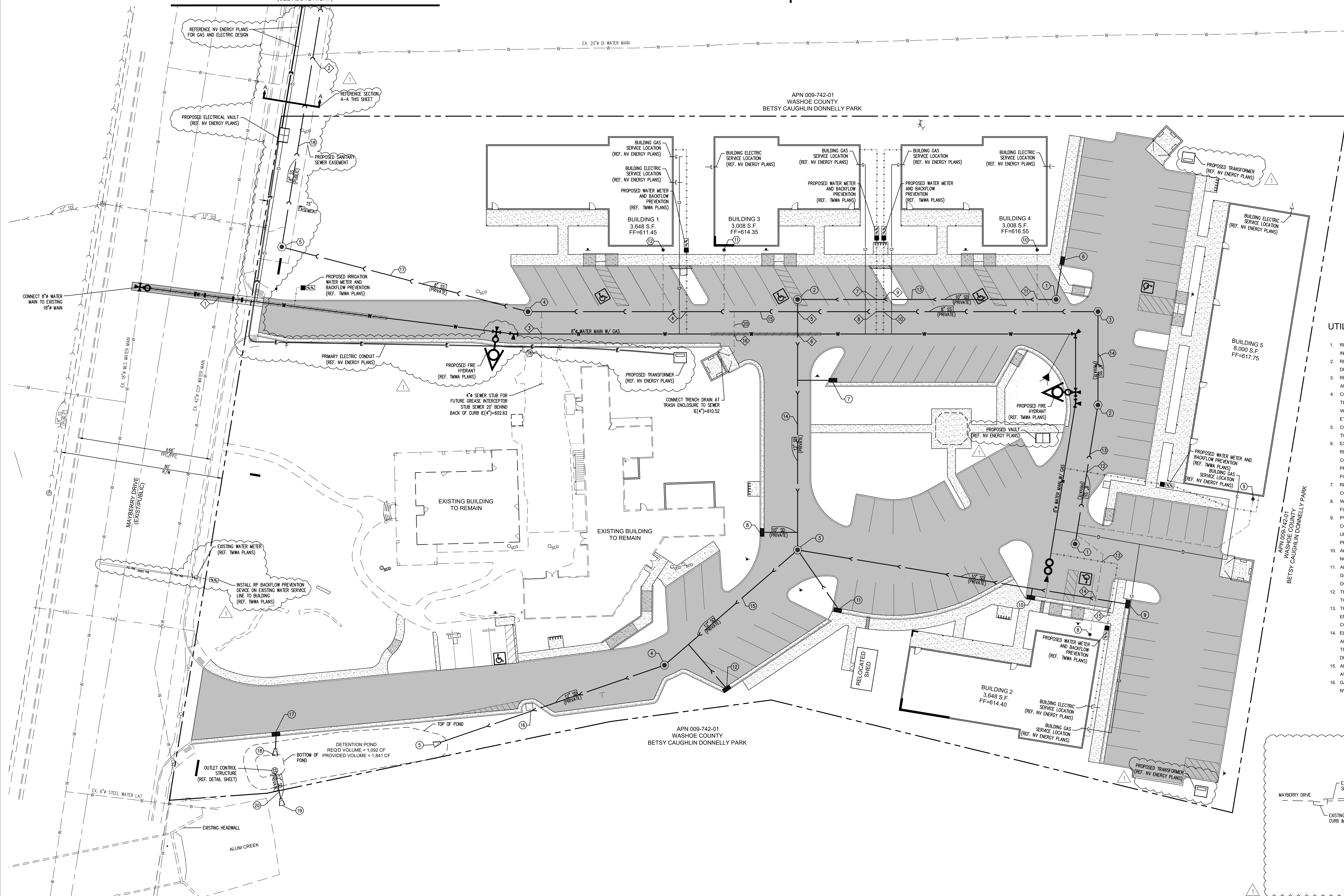
UTILITY NOTES

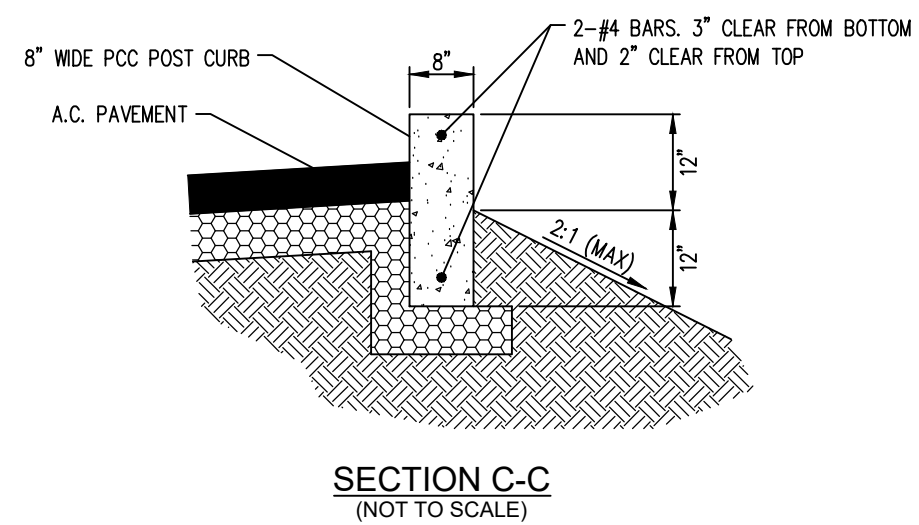
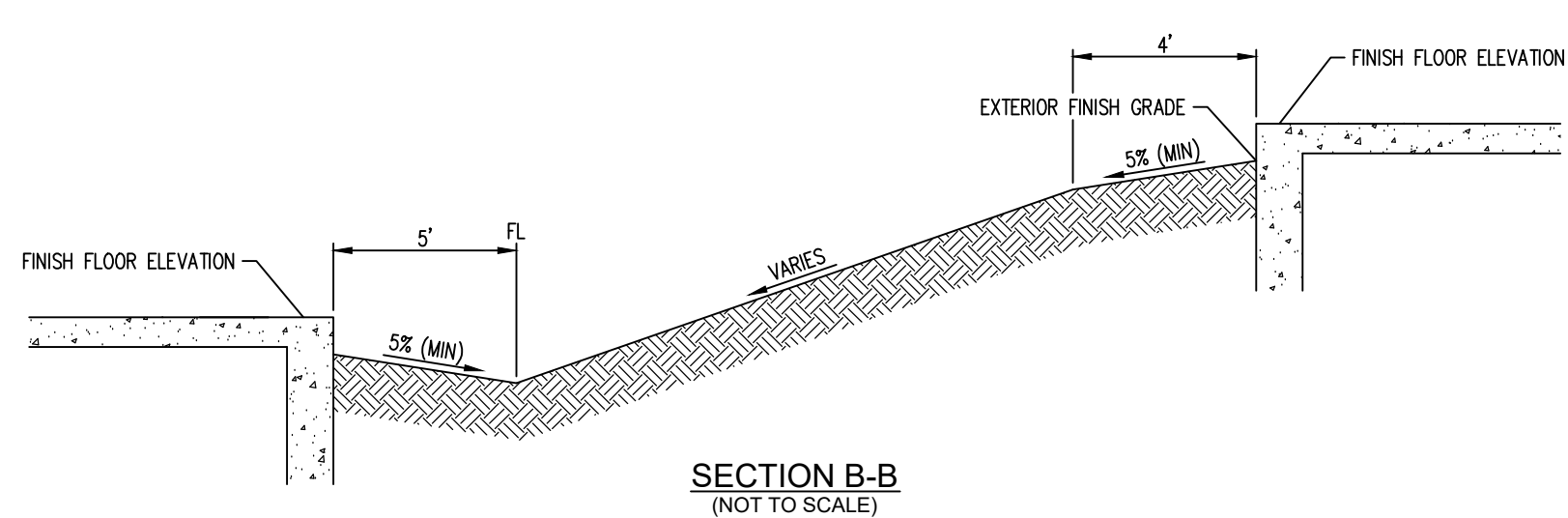
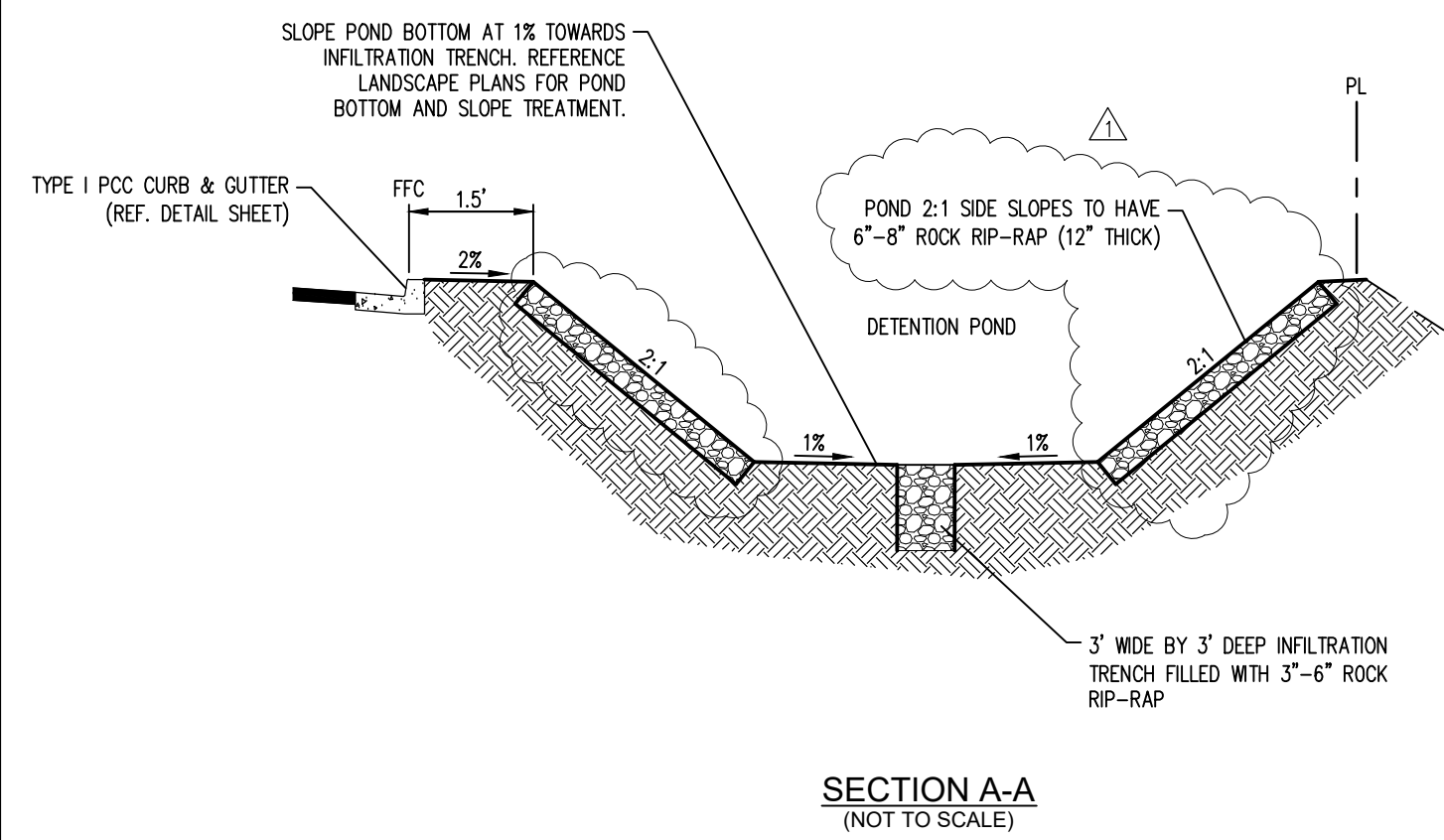
- REFER TO IRRIGATION PLANS FOR ALL IRRIGATION SYSTEM CONNECTION INFORMATION.
- REFER TO ELECTRICAL PLANS FOR SITE LIGHTING SPECIFICATIONS AND DETAILS.
- REFER TO PLUMBING PLANS FOR CONNECTIONS TO SEWER, DOMESTIC WATER, AND ROOF DRAINS.
- CONTRACTOR TO COORDINATE WITH THE LANDSCAPING/IRRIGATION PLANS FOR THE CONSTRUCTION AND LOCATION OF ALL IRRIGATION SLEEVES (INCLUDING WIRING AND BLANK SLEEVES) TO ALL ISLANDS, PASSING UNDER FLAT WORK, ETC.
- CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL PLANS FOR POWER TO THE BACKFLOW PREVENTION DEVICE ENCLOSURES.
- EXISTING UTILITY TIE-IN INFORMATION HAS BEEN OBTAINED FROM BOTH RECORD DRAWINGS AND FIELD SURVEY WHERE EXISTING IMPROVEMENTS COULD BE LOCATED. CONTRACTOR TO VERIFY ACCURACY OF INFORMATION PRIOR TO CONSTRUCTION AND TO NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND BEFORE COMMENCING WORK.
- REFERENCE DESIGN PLANS FROM NV ENERGY, AT&T AND CHARTER COMMUNICATIONS FOR RESPECTIVE DRY UTILITY LOCATIONS.
- WATER INFORMATION SHOWN FOR REFERENCE ONLY. SEE TMWA W-SHEETS FOR WATER LINE DESIGN.
- PVC SEWER PIPE SHALL BE CLASS SDR-35 UNLESS OTHERWISE NOTED AND CONFORM TO ASTM D3034. INSTALLATION SHALL BE IN ACCORDANCE WITH UNIBELL PLASTIC PIPE ASSOCIATION STANDARDS AND RECOMMENDED PRACTICES.
- ALL REINFORCED CONCRETE PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
- ALL EXISTING UTILITIES BEING TIED INTO SHALL BE EXPOSED TO CHECK FOR GRADE CONFORMANCE TO THOSE SHOWN ON THE PLANS. IF A DISCREPANCY OCCURS, CONTACT THE ENGINEER IMMEDIATELY BEFORE PROCEEDING.
- THE CONTRACTOR SHALL HAVE EXISTING UTILITIES LOCATED BY CALLING "USA" TOLL FREE AT 1-800-227-2600.
- THE GAS AND WATER SYSTEMS SHALL BE OWNED AND MAINTAINED BY NV ENERGY AND TMWA. CONSTRUCTION OF THE WATER SYSTEM SHALL BE COORDINATED WITH TMWA.
- ELECTRICAL, TELEPHONE, CABLE TELEVISION AND COMMUNICATION FACILITIES ARE NOT SHOWN ON THESE PLANS. THE DEVELOPER SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR MAKING APPLICATION FOR THE DESIGN OF EACH UTILITY COMPANY'S FACILITIES.
- ALL PVC WATER PIPE SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA C605-05.
- GAS AND WATER SHOWN HEREON ARE SCHEMATIC ONLY. DESIGN SHALL BE BY NV ENERGY AND TMWA.



Professional Engineer Seal: KEVIN C. KOSSOL, Exp. 6/30/21, CIVIL, No. 11503, NV State Board of Professional Engineers.

PROJ. MGR.: KCK
PROJ. ASSOC.: SAW
DRAWN BY: KCK
DATE: MAR. 2020
SCALE: 1"=20'
SHEET: C5 OF 17
BENRENO1





GRADING NOTES

- 1) INFORMATION CONCERNING SITE SOIL CONDITIONS WILL BE PROVIDED BY THE PROJECT GEOLOGICAL ENGINEER.
- 2) THE CONTRACTOR SHALL MAINTAIN A DUST CONTROL PROGRAM INCLUDING WATERING OF OPEN AREAS. THE CONTRACTOR SHALL ALSO MAINTAIN CONFORMITY WITH SECTION 04030 OF THE WASHOE COUNTY AIR POLLUTION REGULATIONS.
- 3) LAND GRADING SHALL BE DONE IN A METHOD TO PREVENT DUST FROM TRAVERSING THE PROPERTY LINE.
- 4) THE CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITIES 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- 5) ADD 4000 FEET TO ALL FINISH GRADE ELEVATIONS.
- 6) THE INSPECTION AND TESTING OF SOILS SHALL BE TO THE CITY OF RENO STANDARDS.
- 7) 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.
- 8) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES FOR LOCATIONS OR POT HOLING PRIOR TO CONSTRUCTION.
- 9) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER AND ENGINEER.
- 10) CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
- 11) CONTRACTOR SHALL COMPLY WITH NDEP'S REGULATIONS AND FILE A NOTICE OF INTENT PERMIT PRIOR TO COMMENCEMENT. CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION PERMIT UPON FINAL STABILIZATION.
- 12) ALL EXCESS OR UNSUITABLE MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH THE LATEST GOVERNING AGENCY REGULATIONS OR IN APPROVED AREAS ON THE GRADING PLAN.

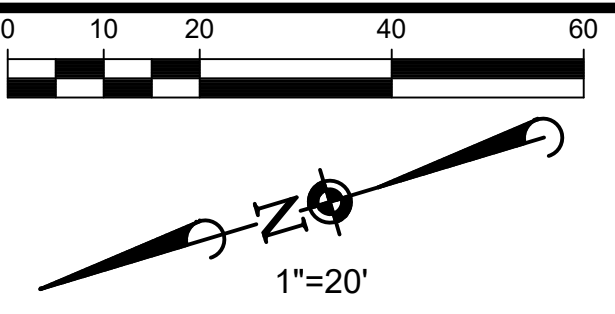
LEGEND

- STORM DRAIN W/ SIZE & DIRECTION INDICATOR (DASHED IF EXISTING)
- MANHOLE (HOLLOW IF EXISTING)
- CATCH BASIN (HOLLOW IF EXISTING)
- SD CLEANOUT
- YARD DRAIN
- COLORLED A.C. PAVEMENT AREA
- CONCRETE AREA
- ROCK RIP-RAP AREA
- GRADE BREAK
- PROPOSED ELEV. ● FRONT FACE TOP OF CURB
- PROPOSED ELEV. ○ GRADE BREAK
- PROPOSED ELEV. ▲ HIGH POINT
- PROPOSED ELEV. ▼ LOW POINT
- PROPOSED ELEV. ○ FLOW LINE
- PROPOSED ELEV. ○ FINISHED GRADE
- PROPOSED ELEV. ○ TOP OF HALL
- PROPOSED ELEV. ○ EXTERIOR FINISHED GRADE AT BUILDING
- 4900 EXISTING CONTOUR LINE
- 4900 PROPOSED CONTOUR LINE
- PEDESTRIAN RAMP
- DRAINAGE SWALE FLOW LINE
- FF=65.00 PROPOSED FINISHED FLOOR ELEVATION
- CUT OR FILL SLOPE

PRIVATE ON-SITE DRAINAGE NOTES:

- 1) ALL ON-SITE DRAINAGE FACILITIES ARE PRIVATE AND SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL THEY ARE ACCEPTED BY THE OWNER.
- 2) ALL ON-SITE DRAINAGE FACILITIES SHALL BE INSPECTED AFTER MAJOR STORM EVENTS.
- 3) STORM DRAIN PIPING SHALL BE FLUSHED ANNUALLY TO REMOVE DEBRIS AND ENSURE PROPER PERFORMANCE.

NOTE:
THE ENTIRE PROJECT SITE IS LOCATED WITHIN AN UNSHADED ZONE X FLOOD DESIGNATION ACCORDING TO FEMA MAP #32031C3038G, EFFECTIVE DATE OF MARCH 16th, 2009.



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UNDERGROUND SERVICE (USA)

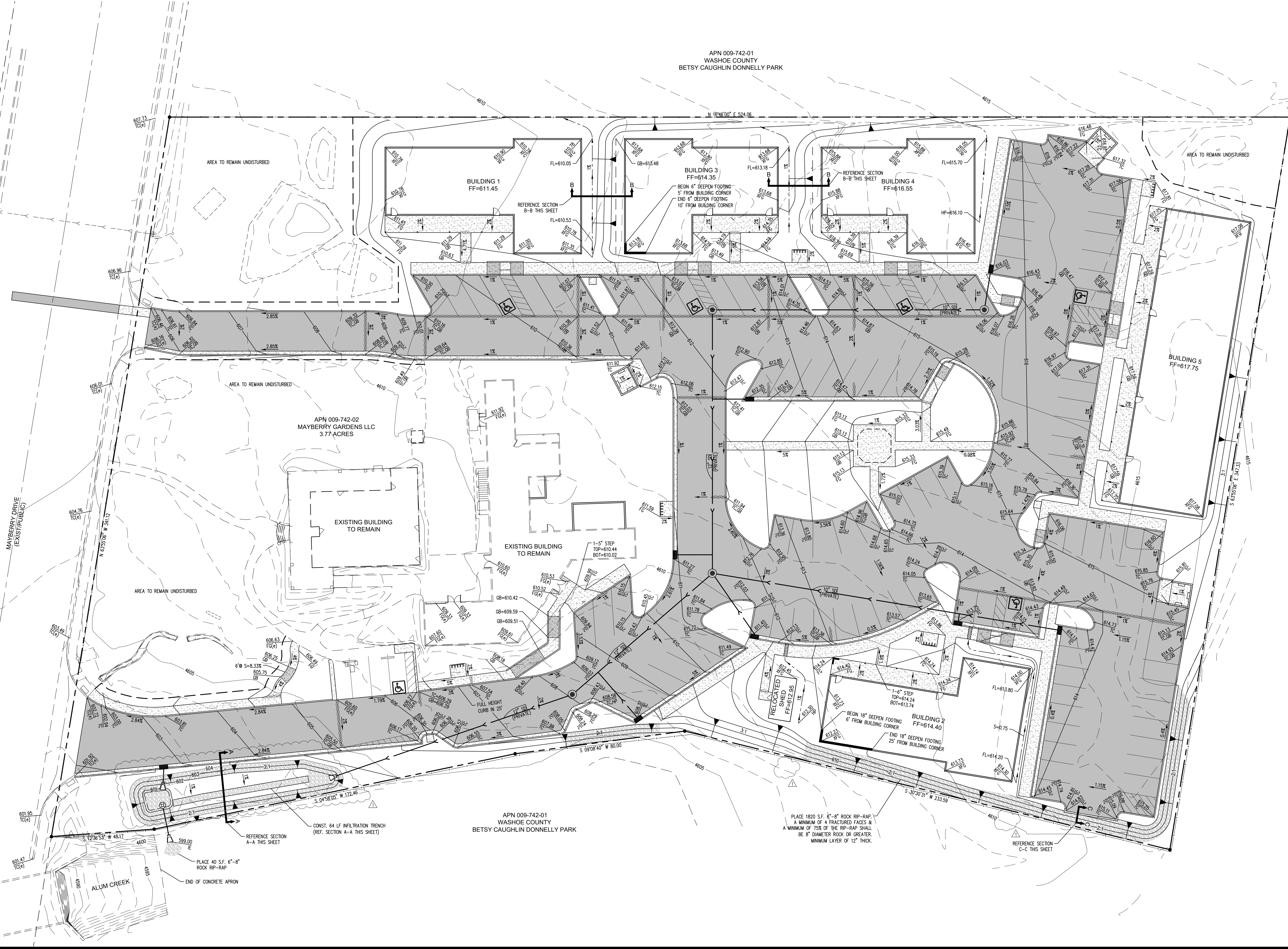
NO.	DATE	DESCRIPTION	BY	CHECKED BY

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Construction Managers • Environmental Scientists • Landscape Architects • Planners
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MAYBERRY GARDENS
RENO, NEVADA
GRADING PLAN

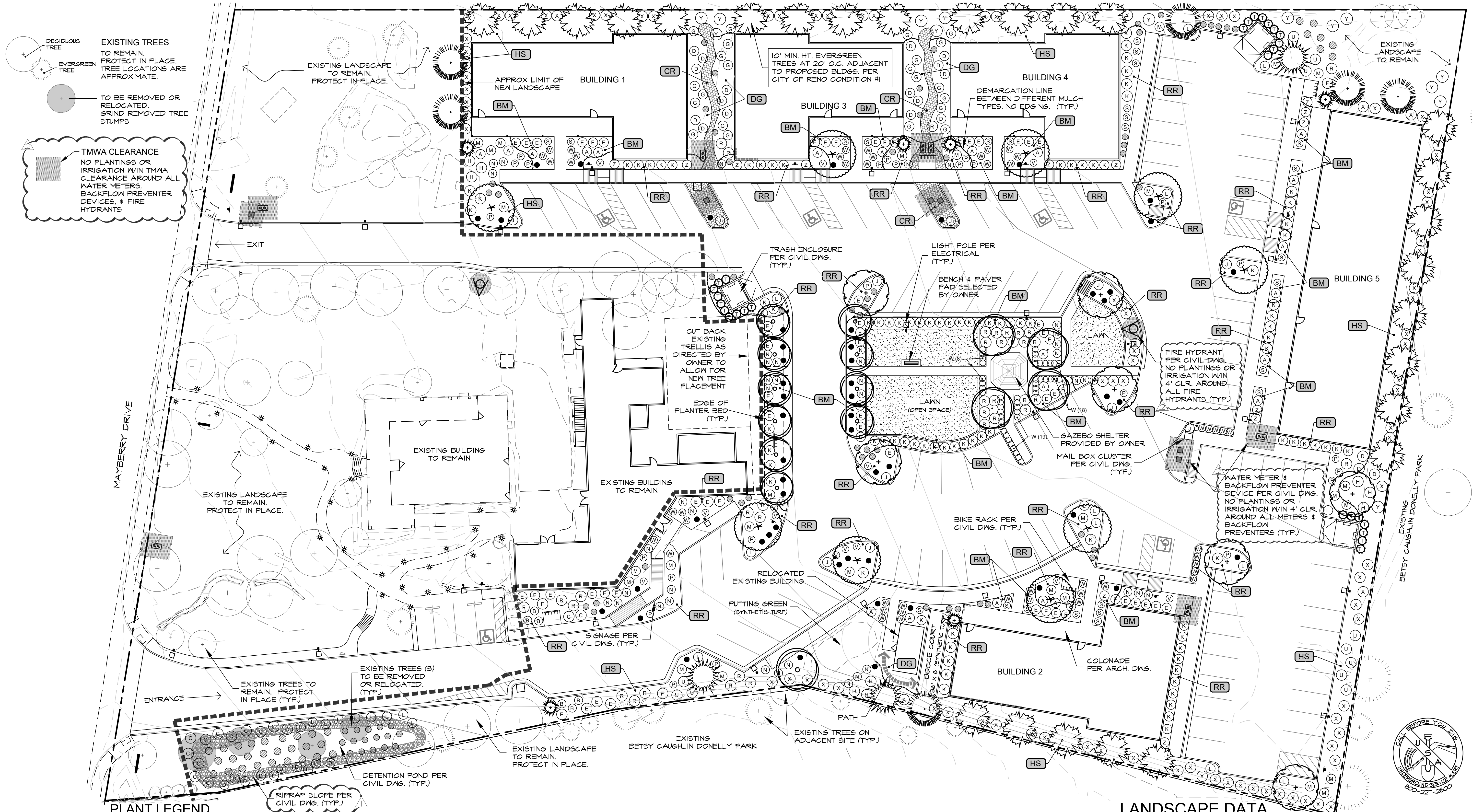
PROJ. MGR.: KCK
PRD. ASSOC.: SAW
DRAWN BY: KCK
DATE: MAR. 2020
SCALE: 1"=20'
SHEET
C4 OF 17
BNVREN01

APN 009-742-01
WASHOE COUNTY
BETSY CAUGHLIN DONNELLY PARK



MAY 5, 2020 07:37 Date: Home: P:\Users\j\Documents\Projects\Drawings\Betsy_Caughlin_Donnelly_Park\Mayberry_Gardens_Grading_Plan.dwg User: j\j\kck

PERMIT SET



DECIDUOUS TREE
EVERGREEN TREE
TO BE REMOVED OR RELOCATED. GRIND REMOVED TREE STUMPS
TMWA CLEARANCE
NO PLANTINGS OR IRRIGATION W/IN TMWA CLEARANCE AROUND ALL WATER METERS, BACKFLOW PREVENTER DEVICES, & FIRE HYDRANTS

PLANT LEGEND

SYM.	QNT.	BOTANICAL NAME/COMMON NAME	MIN. SIZE
DECIDUOUS TREES			
(Symbol)	7	ACER PLATANOIDES/NORWAY MAPLE	2-1/2" CAL.
(Symbol)	4	MALUS 'PRAIRIE ROSE'/PRAIRIE ROSE FLOWERING CRAB (FRUITLESS)	2-1/2" CAL.
(Symbol)	11	MALUS 'SPRING SNOW'/FRUITLESS FLOWERING CRAB	1-1/2" CAL.
(Symbol)	9	QUERCUS COCCINEA/SCARLET OAK	2-1/2" CAL.
EVERGREEN TREES			
(Symbol)	6	PICEA ABIES 'CUPRESSINA'/COLUMNAR NORWAY SPRUCE	6' MIN. HT.
(Symbol)	3	PICEA PUNGENS 'BAKERI'/BAKER'S BLUE SPRUCE	6' MIN. HT.
(Symbol)	26	PINUS FLEXILIS 'VANDEROLFF'S PYRAMID PINE/'	10' MIN. HT.
(Symbol)	6	PINUS NIGRA/AUSTRIAN PINE	10' MIN. HT.
UPRIGHT EVERGREEN SHRUB			
(Symbol)	27	THUJA OCCIDENTALIS 'EMERALD GREEN'/E.G. ARBORVITAE	6' HT.

SYM.	QNT.	BOTANICAL NAME/COMMON NAME	MIN. SIZE
SHRUBS & ORNAMENTAL GRASSES			
B	6	BERBERIS THUNBERGII 'ATROPURPUREA'/RED-LEAF BARBERRY	5 GAL.
W	91	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'/WINTER GEM BOXWOOD	3 GAL.
64	64	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'/FEATHER REED GRASS	1 GAL.
D	24	CORNUS SERICEA 'ISANTI'/ISANTI RED-OSIER DOGWOOD	5 GAL.
C	14	COTONEASTER MICROPHYLLUS/EVERGREEN COTONEASTER	5 GAL.
A	23	EUONYMUS ALATUS 'COMPACTA'/DWARF BURNING BUSH	5 GAL.
E	62	EUONYMUS 'FORTUNE' 'EMERALD AND GOLD'/'E'S EUONYMUS	5 GAL.
K	47	EUONYMUS KIAUTSCHOVICUS 'MANHATTAN'/MANHATTAN EUONYMUS	5 GAL.
F	4	FORSYTHIA X INTERMEDIA 'LYNWOOD GOLD'/LYNWOOD GOLD FORSYTHIA	5 GAL.
H	9	HIBISCUS SYRIACUS/ROSE OF SHARON	5 GAL.
J	11	JUNIPERUS HORIZONTALIS 'BLUE CHIP'/BLUE CHIP JUNIPER	5 GAL.
V	14	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'/MUNSTEAD LAVENDER	5 GAL.
G	22	MAHONIA AQUIFOLIUM 'COMPACTA'/DWARF OREGON GRAPE	5 GAL.
N	42	NANDINA DOMESTICA 'FIREFOWER'/FIREFOWER HEAVENLY BAMBOO	5 GAL.
33	33	PANICUM VIRGATUM/SWITCH GRASS	1 GAL.
X	49	PHOTINIA X INTERMEDIA/RED TIP PHOTINIA	5 GAL.
M	27	PINUS MUGO 'PUMILIO'/DWARF MUGHO PINE	5 GAL.
P	24	POTENTILLA FRUCTICOSA 'GOLD STAR'/GOLD STAR POTENTILLA	5 GAL.
U	11	PRUNUS CISTENA/DWARF PURPLE-LEAF PLUM	5 GAL.
L	22	RHUS AROMATICA 'GRO-LOW'/GRO-LOW FRAGRANT SUMAC	1 GAL.
55	55	ROSA 'GROUNDHUGGER RED'/RED GROUNDCOVER ROSE	2 GAL.
R	35	ROSA X SP. 'KNOCK OUT ROSE RED & PINK'	5 GAL.
S	25	SPIRAEA X BUNALDA 'GOLD FLAME'/GOLD FLAME SPIRAEA	1 GAL.
Y	14	SYRINGA X VULGARIS/COMMON LILAC	5 GAL.
Z	13	THUJA OCCIDENTALIS 'HETZ MIDGET'/HETZ MIDGE ARBORVITAE	5 GAL.

SOD - BLUE RYE BLEND (80% BLUEGRASS, 20% RYE GRASS)

MULCH LEGEND

ALL LANDSCAPE AREAS SHALL RECEIVE 4-INCH DEPTH TOP DRESSING OF MULCH PER PLAN & SPECIFICATION #13 (SEE SHEET 41)

(DG) DECOMPOSED GRANITE (DG) (BM) WALK-ON BARK
 (CR) 'DRY CREEKBED' BLENDED RIVER ROCK (HS) HUMUS SOIL

NOTE: PROVIDE RIVER ROCK MULCH AROUND ALL DRAIN BASIN INLETS & ROOF DRAIN OUTLETS WITHIN LANDSCAPE AREAS. ROCK MULCH TYPE TO BE FIELD DETERMINED & ROCK SIZE SHALL BE BIGGER THAN BASIN LID GRATE OPENINGS.

DO NOT INSTALL DG ON ANY SLOPED AREA PRONE TO EROSION, REGARDLESS OF WHAT IS DEPICTED ON PLAN. CONTACT OWNER'S REPRESENTATIVE FOR FIELD CLARIFICATION PRIOR TO PLACING DG ON ANY AREAS WHERE SURFACE EROSION MAY BE POSSIBLE.

NO EDGING IS TO BE PROVIDED BETWEEN DIFFERENT MULCH TYPES.

LANDSCAPE DATA

SITE AREA: 164,351.88 SQ FT (3.71 ACRES)
 ZONING: OS/HL (OPEN SPACE/HISTORIC LANDMARK OVERLAY)
 REQUIRED LANDSCAPE AREA: 32,870 SQ FT (20% OF TOTAL SITE AREA)
 PROVIDED LANDSCAPE AREA: 68,516 SQ FT (41% OF TOTAL SITE AREA)
 • EXISTING LANDSCAPE AREA TO REMAIN = 34,566 SQ FT
 • PROPOSED LANDSCAPE AREA = 33,950 SQ FT

TREES REQUIRED: 110
 ONE TREE PER 300 SQ FT OF REQUIRED LANDSCAPE AREA.

TREES PROVIDED: 126
 • (54) EXISTING TREES TO REMAIN.
 • (72) PROPOSED TREES

SHRUBS PROVIDED: 876 (6 SHRUBS PER REQ'D TREE, MINIMUM)



Scale in Feet

SEE SHT. L4 FOR LANDSCAPE DATA & SPECIFICATIONS.



No.	Revision Date
1	5/01/2020
2	City Comments
3	5/19/2020
4	TMWA Comments

LA No: 656-502-12-19
 Designed: JPH
 Drawn: LA
 Checked: RWH
 Date: 9/27/20



