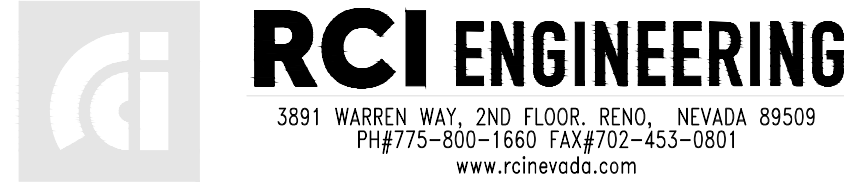


OWNER/ DEVELOPER:



NNY1 PARTNERS, LLC
885 DAMONTE BRANCH PKWY SUITE, 210
RENO, NEVADA 89521
PH#(775)843-4300
CWH 2011 IRREVOCABLE TRUST ET AL
355 BOXINGTON WAY
SPARKS, NEVADA 89434

DESIGN ENGINEER:



3891 WARREN WAY, 2ND FLOOR, RENO, NEVADA 89509
PH#775-800-1660 FAX#702-453-0801
www.rcinevada.com

SOILS ENGINEER:

LIMOS + ASSOCIATES, INC.
800 S. COLLEGE PARKWAY
CARSON CITY, NEVADA 89706
PHONE: (775) 883-7077
FAX: (775) 883-7114

BENCHMARK

DATUM: NAVD 88
PROJECT BENCHMARK = CITY RENO BENCHMARK NO.
5091 HAVING AN ELEVATION OF 4655.77'

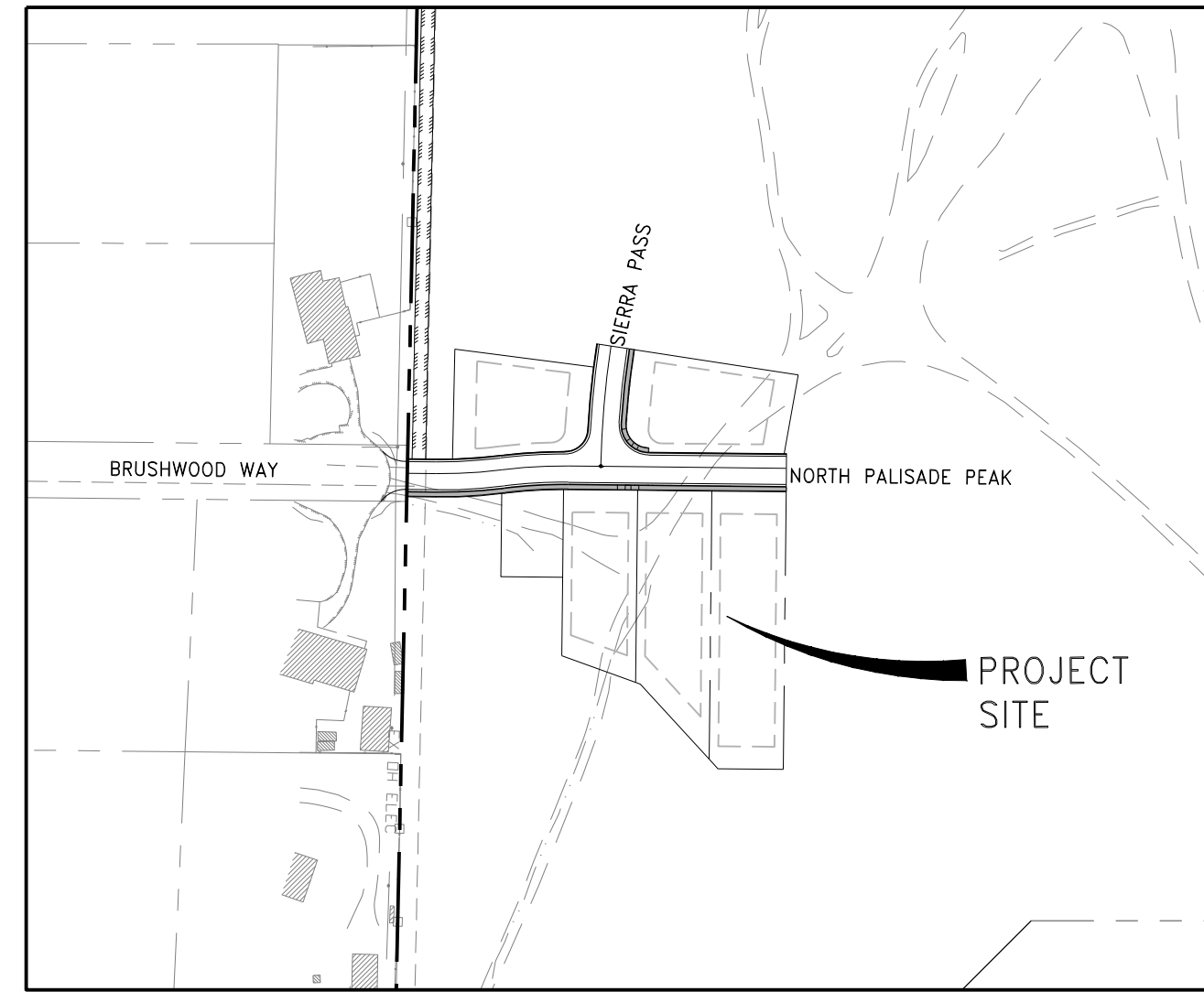
BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE
NEVADA COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94.
DISTANCES SHOWN ARE GROUND DISTANCE USING A PROJECT
COMBINED GRID TO GROUND TO SCALE FACTOR FF 1.000197939

FLOOD ZONE

THIS PROJECT LIES ENTIRELY WITHIN A FEMA UNSHADED ZONE X
PER FIRM MAP PANEL 32031C3331G. EFFECTIVE MARCH 16, 2009

CIVIL IMPROVEMENT PLANS
ASCENTÉ - SIERRA VILLAGE
PHASE 1
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
A PORTION OF APN 045-252-17
WASHOE COUNTY, NEVADA
22.93 +/- ACRES



SITE PLAN
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

DRAFT

HISTORIC NOTE

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 OFFICE OF THE DEPARTMENT OF MUSEUMS, LIBERTY AND
ARTS SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF
TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO (2) WORKING DAYS FROM
THE DATE OF NOTIFICATION.

SPECIFICATIONS

ALL CONSTRUCTION, EXCEPT FOR TMWA FACILITIES, SHALL CONFORM TO THE STANDARD
SPECIFICATIONS, AND THE LATEST STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION
(2012 EDITION AND ANY APPURTENANT SUPPLEMENTS) SPONSORED AND DISTRIBUTED BY
RENO, SPARKS, AND WASHOE COUNTY. THE WASHOE COUNTY DEVELOPMENT CODE DATED
MARCH 2020, AND THE GEOTECHNICAL INVESTIGATION ENTITLED "ASCENTE WASHOE
COUNTY, NEVADA - GEOTECHNICAL EXPLORATION", PREPARED BY LIMOS & ASSOCIATES,
DATED NOVEMBER 17, 2017.

ENGINEER'S CERTIFICATE

THESE PLANS (SHEETS T-1 OF 31 THROUGH D-3 OF 31) HAVE BEEN PREPARED IN
ACCORDANCE WITH ACCEPTED ENGINEERING STANDARDS AND GUIDELINES, AND ARE IN
SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, WASHOE COUNTY ORDINANCES,
STANDARDS, AND WASHOE COUNTY CODE. IN THE EVENT OF CONFLICT BETWEEN ANY
PORTION OF THESE PLANS AND WASHOE COUNTY CODE, COUNTY STANDARDS SHALL
PREVAIL.

ABBREVIATIONS

Table listing various abbreviations and their corresponding full names, such as AGG (AGGREGATE), ASP (ASPHALTIC CONCRETE), and others.

SHEET INDEX

Table listing sheet numbers, drawing IDs, and drawing descriptions, including T-1 (TITLE SHEET), OP-1 (OFFICIAL PLAT), and various utility and grading plans.

Vertical sidebar containing project title 'ASCENTE-SIERRA VILLAGE PHASE 1 A SINGLE FAMILY RESIDENTIAL SUBDIVISION TITLE SHEET', RCI ENGINEERING logo, professional engineer seal for Christopher J. Coombs, and contact information 'Call before you Dig 811 1-800-227-2600'.

GENERAL NOTES

- 1. THESE NOTES REPRESENT GENERAL INFORMATION NECESSARY FOR THE PROPER EXECUTION OF THE WORK CONTAINED IN THESE IMPROVEMENT PLANS. THESE NOTES APPLY TO ALL PLAN SHEETS. THE CONTRACTOR IS RESPONSIBLE TO READ AND COMPLY WITH ALL NOTES.

SANITARY SEWER TESTING NOTES

- ALL SANITARY SEWER MANHOLES SHALL BE TESTED IN THE PRESENCE OF THE EOR BY THE VACUUM TESTING METHOD DESCRIBED AS FOLLOWS:

SANITARY SEWER NOTES FOR S.S. BELOW WATER TABLE

- IN AREAS WHERE THE SANITARY SEWER LINE OR MANHOLES ARE INSTALLED BELOW THE WATER TABLE LINE, THE FOLLOWING MEASURES ARE REQUIRED:

PLAN AND PROFILE NOTES

- 1. ALL SEWER MAINS AND LATERALS SHALL BE SDR 35 PVC.

TRUCKEE MEADOWS REGIONAL STORMWATER QUALITY NOTES

- 1. 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 ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS OF WASHOE COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT.

PROJECT DURATION: 10-01-2021 TO 10-01-2022
TOTAL PROJECT AREA: 4.26± AC

THE OWNER IS RESPONSIBLE FOR COMPLIANCE WITH THE CONDITIONS OF THEIR STORM WATER DISCHARGE PERMIT. THIS INCLUDES THE PLANNING, IMPLEMENTATION AND MAINTENANCE OF ANY AND ALL SEDIMENTATION AND EROSION CONTROL MEASURES AND BEST MANAGEMENT PRACTICES (BMP'S) IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY OTHERS AT THE DIRECTION OF THE OWNER.

UTILITY NOTES

- 1. ALL CONSTRUCTION SHALL CONFORM TO WASHOE COUNTY, TWMA AND WASHOE COUNTY STANDARDS AS FOLLOWS:

STREET LIGHT NOTES

- 1. ALL STREET LIGHTS ARE OWNED AND MAINTAINED BY NV ENERGY

MAINTENANCE NOTE:

- 1. ALL WATER SYSTEMS TO BE MAINTAINED BY TWMA. SEWER MAINS TO BE MAINTAINED BY WASHOE COUNTY.

REVEGETATION NOTES

- ALL SLOPES 3:1 OR LESS SHALL BE PLANTED AS FOLLOWS:

Table with 2 columns: SPECIES, PLS LBS/ACRES

Table with 2 columns: SPECIES, PLS LBS/ACRES

Table with 2 columns: SPECIES, PLS LBS/ACRES

TEMPORARY OVERHEAD IRRIGATION SHOULD BE PROVIDED FOR AT LEAST TWO FULL GROWING SEASONS TO ENSURE THE SUCCESS OF THE SEEDING.

MULCH AND FERTILIZER

MULCH SHALL CONSIST OF DEGRADABLE GREEN DYED CELLULOSE FIBER (RECYCLED NEWSPAPER)(AGRI-FIBER BY GREENSTONE INDUSTRIES OAE).

SOIL AND MULCH TACKIFIER

SOIL AND MULCH TACKIFIER SHALL BE USED AT THE RATE OF 100 LBS PER ACRE FOR HYDRAULIC APPLICATION OF SEED, WOOD FIBER MULCH, AND TACKIFIER TO STABILIZE THE SOIL SURFACE, AND SHALL CONSIST OF AT LEAST THREE DIFFERENT BUT COMPLEMENTARY ACTIVE HYDROCOLLOIDS FROM NATURAL PLANT SOURCES.

COMMERCIAL REVEGETATION OF ALL AFFECTED AREAS AS SOON AS FINAL GRADING IS COMPLETE. ALL VEGETATIVE STRIPPINGS AND TOP SOIL TO BE STOCKPILED AND REAPPLIED TO DISTURBED AREAS.

DISTURBED AREAS LEFT UNDEVELOPED FOR MORE THAN 30 DAYS WILL BE TREATED WITH A DUST PALLIATIVE. SHOULD THE DISTURBED AREAS LEFT UNDEVELOPED FOR MORE THAN 30 DAYS CONSIST OF SLOPES STEEPER THAN 3:1, THE DISTRICT RECOMMENDS THAT THEY BE MULCHED TO REDUCE EROSION UNTIL WORK AT THE SITE RESUMES.

DRAFT

LEGEND table with columns: EXISTING, PROPOSED, DESCRIPTION. Includes symbols for ROW OR PROPERTY LINE, EASEMENT LINE, CENTERLINE, CURB, VALLEY GUTTER, EDGE OF PAVEMENT, SIDEWALK, SIDEWALK RAMP, DRIVEWAY, SAWCUT LINE, RETAINING WALL, FLOOD WALL, INDEX CONTOURS, INTERMEDIATE CONTOURS, ROUGH GRADE INDEX CONTOURS, CUT OR FILL SLOPE, CUT AND FILL LINE, LOT NUMBER, FF AND PAD ELEVATION, GRADE SLOPE, SPOT ELEVATION, SWALE LINE, LOW DIMENSION, SIGHT VISIBILITY ZONE, WATERLINE MAIN AND SIZE, FIRE HYDRANT, WATER METER AND SERVICE LATERAL, WATER VALVE, WATER FITTINGS, WATER LINE REDUCER, WATER CAP WITH WATER, IRRIGATION SLEEVE, PRESSURE REDUCING VALVE, REDUCED PRESSURE PRINCIPLE ASSEMBLY, SEWERLINE MAIN AND SIZE, SEWERLINE MANHOLE, SEWERLINE CAP, SEWER LATERAL, BACK WATER VALVE, 100W HPS STREET LIGHT, 250W HPS STREET LIGHT, 400W HPS STREET LIGHT, STREET LIGHT CONDUIT AND CAP, PULLBOX, STORM DRAIN MAIN AND SIZE, ROCK RIP RAP, STORM DRAIN MANHOLE, STORM DRAIN DROP INLET.

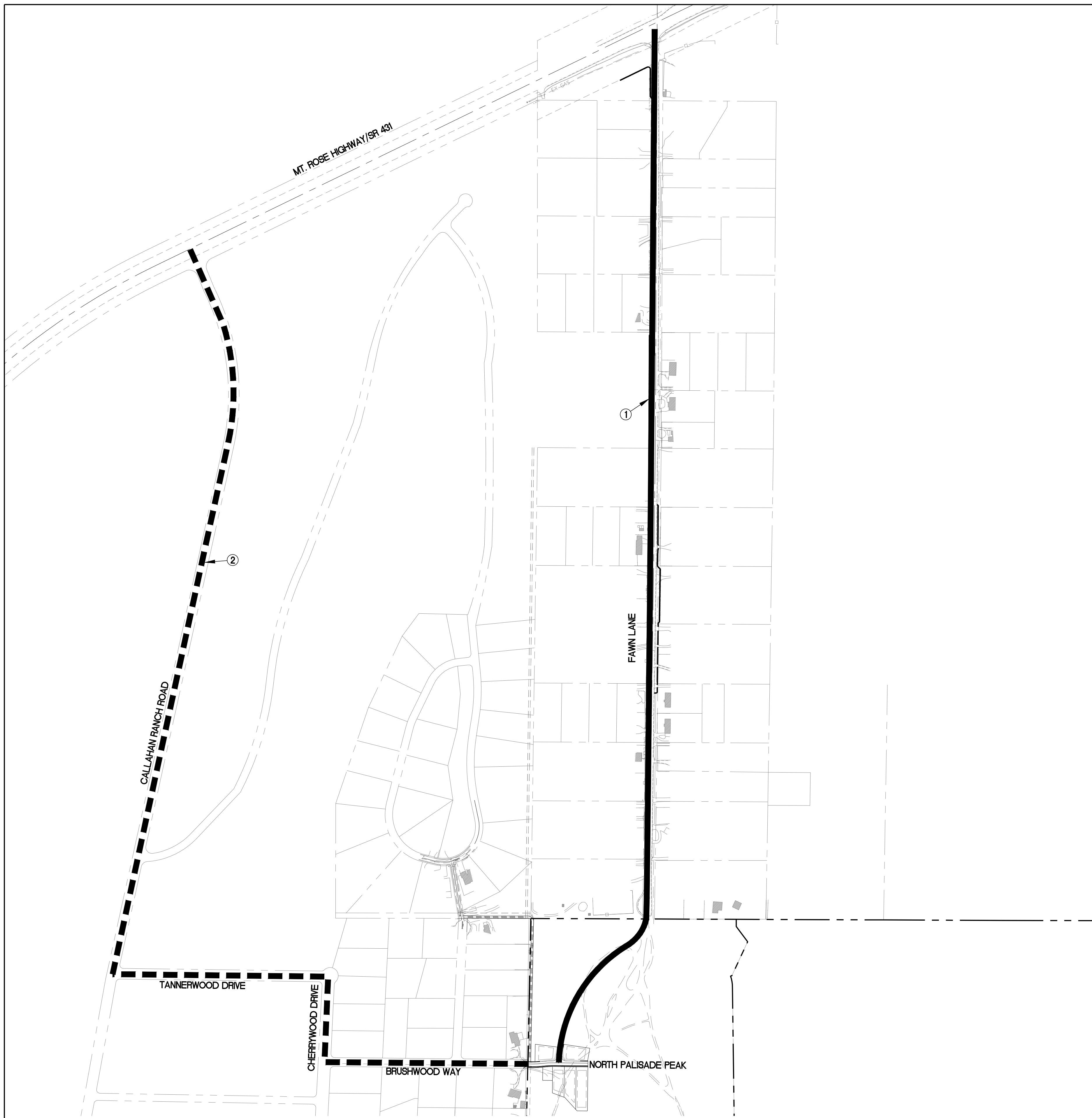
Vertical sidebar containing project details, scales, drawing title 'ASCENTE-SIERRA VILLAGE PHASE 1 A SINGLE FAMILY RESIDENTIAL SUBDIVISION', and RCI ENGINEERING logo and contact information.

Call before you Dig 811 logo with phone number 1-800-227-2600.

Professional Engineer - State of Nevada seal for Christopher J. Coombs, Exp. 12/31/2022, Civil No. 14872.

Table with columns: DRAWING (N-1), SHEET (2 OF 37), DATE (HTE NUMBER).

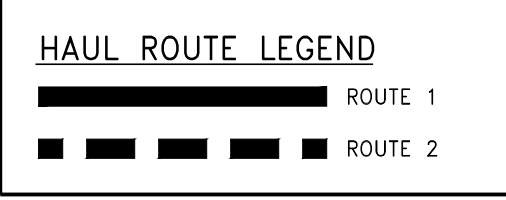
0:\4615_INVIT_Partners LLC\0001_Assentla_CIVIL_LIPS_SIERRA_V 5 LOT\3003_101-ASC-PH-1-5.dwg thall 6/29/21 9:58am



PROPOSED CONSTRUCTION HAUL ROUTES:

- ① STATE ROUTE (431) MT. ROSE HIGHWAY TO FAWN LANE, FAWN LANE TO CONSTRUCTION ENTRANCE.
- ② STATE ROUTE (431) MT. ROSE HIGHWAY TO CALLAHAN RANCH RD, EAST ON TANNERWOOD DR, SOUTH ON CHERRYWOOD DR, EAST ON BRUSHWOOD WAY TO CONSTRUCTION ENTRANCE

THESE HAUL ROUTES SHALL BE SIGNED AND SHALL BE USED BY ALL CONTRACTORS.



CONSTRUCTION MANAGEMENT AND ACCESS PLAN
ASCENTE, SIERRA VILLAGE
JUNE, 2021

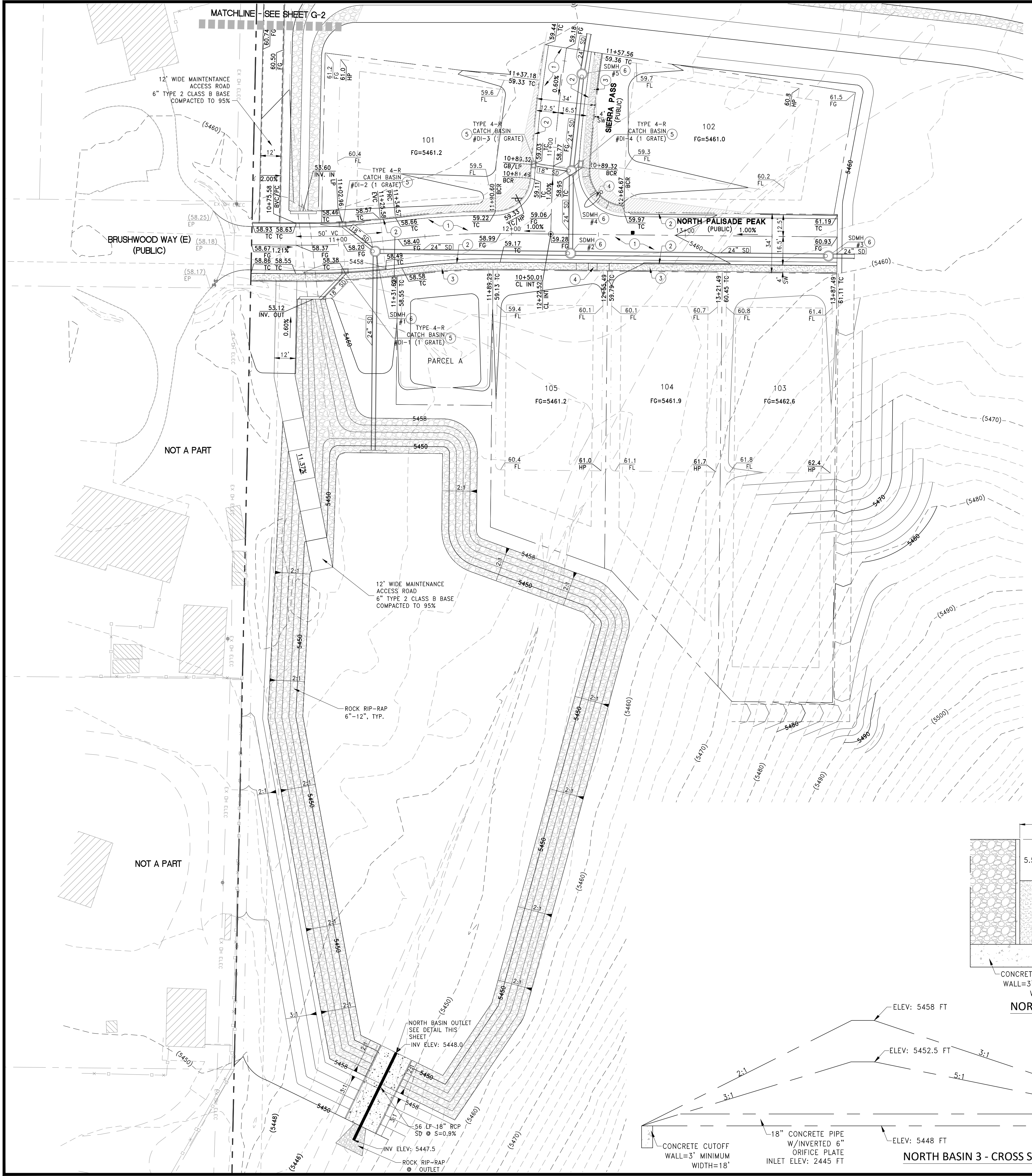
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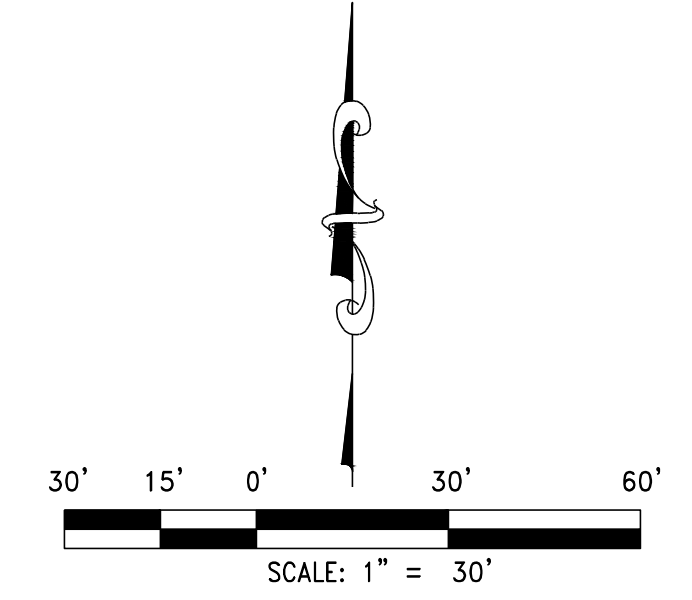
Call 811

OR
1-800-227-2600

<p>DATE: June 28, 2021 HORIZ. SCALE: N/A VERT. SCALE: N/A DRAWN BY: TAH DESIGNED BY: -- CHECKED BY: CJC APPROVED BY: CJC PROJECT #: 4615.0000</p>		<p>FOR REVIEW ONLY REV BY DATE</p>
<p>IMPROVEMENT PLANS FOR ASCENTE-SIERRA VILLAGE PHASE 1 A SINGLE FAMILY RESIDENTIAL SUBDIVISION PROPOSED HAUL ROUTE</p>		<p>RCI ENGINEERING 3881 WARREN WAY, 2ND FLOOR, RENO, NEVADA 89509 PH: 775-800-1600 FAX: 775-453-0801 www.rcieng.com</p>
<p>WASCO COUNTY NEVADA</p>		<p>PROFESSIONAL ENGINEER - STATE OF NEVADA CHRISTOPHER J. COOMBS Exp. 12/31/2022 CIVIL No. 14872</p>
<p>DRAWING H-1 SH 3 OF 37 HTE NUMBER</p>		<p>6/29/21 10:00am O:\4615_INV1 Partiers LLC\0001_Ascente\civil\IPS\SIERRA V 5 LOT\3\003_001-ASCE-PH1-5.dwg thail</p>



DRAFT



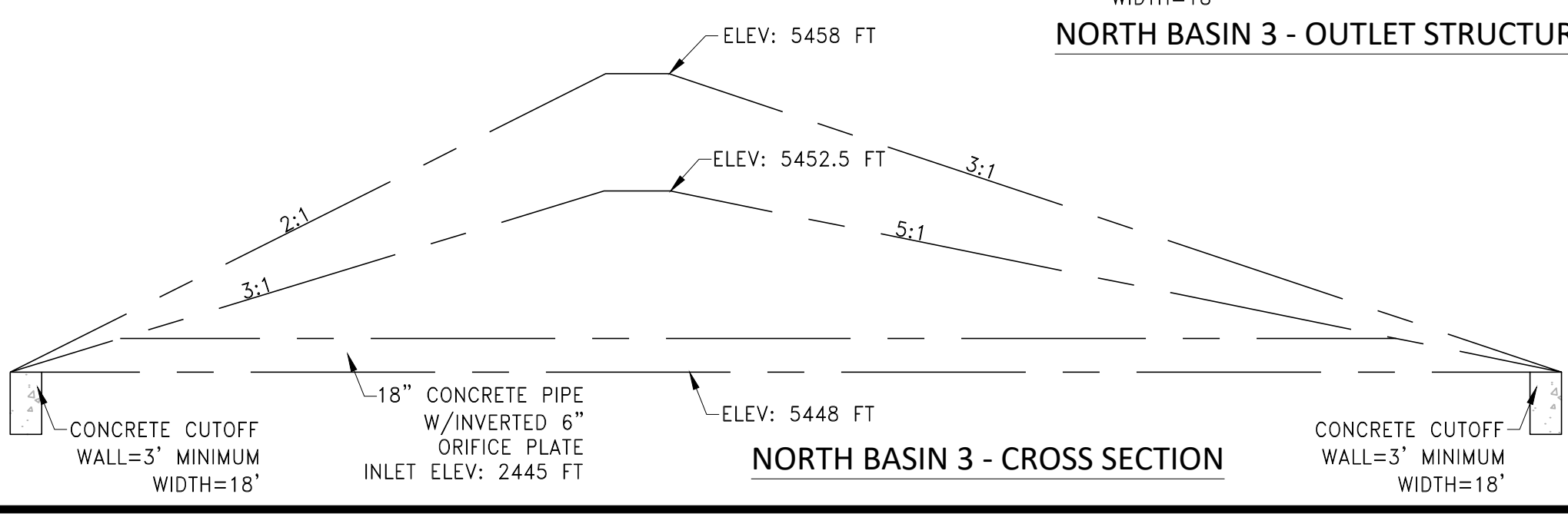
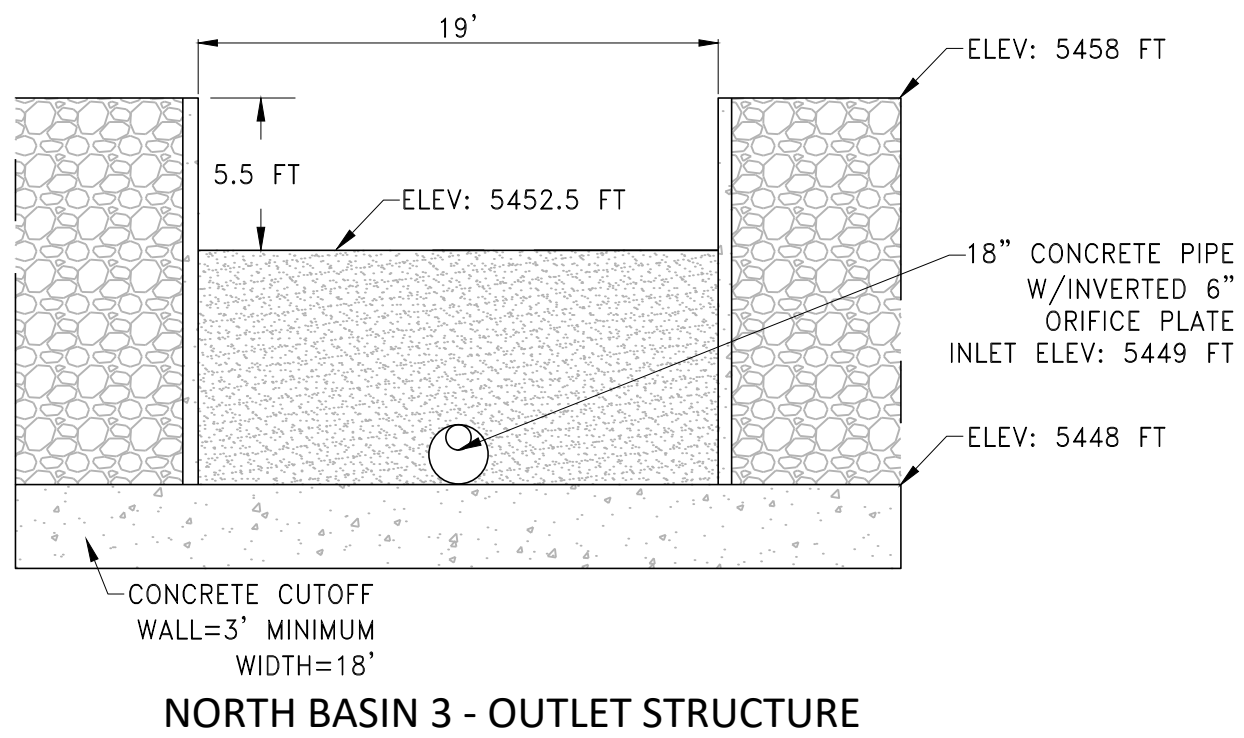
- CONSTRUCTION NOTES**
- 1 CONSTRUCT AC PAVEMENT PER STREET SECTIONS ON SHEET D-1
 - 2 CONSTRUCT 24" TYPE 1 PCC CURB PER DWG W-16.1
 - 3 CONSTRUCT 4" SIDEWALK PER DWG W-16.2
 - 4 CONSTRUCT SIDEWALK RAMP PER DWG W-16.3
 - 5 CONSTRUCT TYPE 4-R CATCH BASIN PER DWG W-12 & W-12.1
 - 6 INSTALL 60" TYPE V STORM DRAIN MANHOLE PER DWG WR-1.6

REFERENCE SHEET N-1 FOR NOTES

REFERENCE LANDSCAPE PLANS BY OTHERS FOR L/S AREA INFORMATION

NOTE:
DRIVEWAY SLOPES TO NOT EXCEED 14%

NOTE:
RETAINING WALLS TO BE PERMITTED SEPARATELY



HISTORIC NOTE

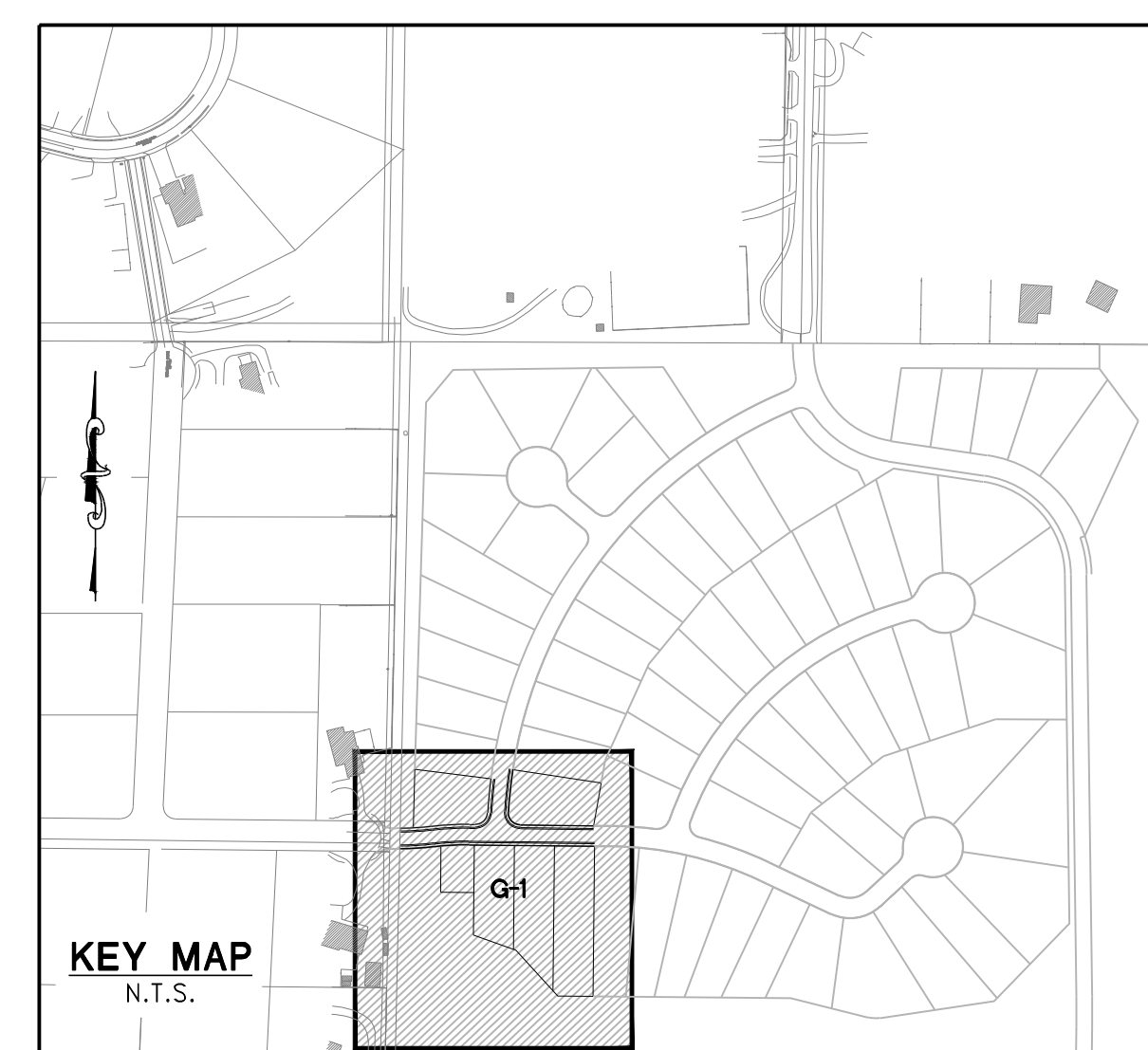
SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF MUSEUMS, LIBERTY AND ARTS SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO (2) WORKING DAYS FROM THE DATE OF NOTIFICATION.

BENCHMARK

DATUM: NAVD 88
PROJECT BENCHMARK = CITY RENO BENCHMARK NO. 3091 HAVING AN ELEVATION OF 4655.77'

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94 DISTANCES SHOWN ARE GROUND DISTANCE USING A PROJECT COMBINED GRID TO GROUND TO SCALE FACTOR PF 1.000197939



DATE	REV	DESCRIPTION	BY	APP'D	DATE
JUNE 28, 2021	1	ISSUE FOR PERMIT			

RCI ENGINEERING
3881 WARREN WAY, 2ND FLOOR, RENO, NEVADA 89509
PH: 775-800-1660 FAX: 775-451-0801
www.rcieng.com

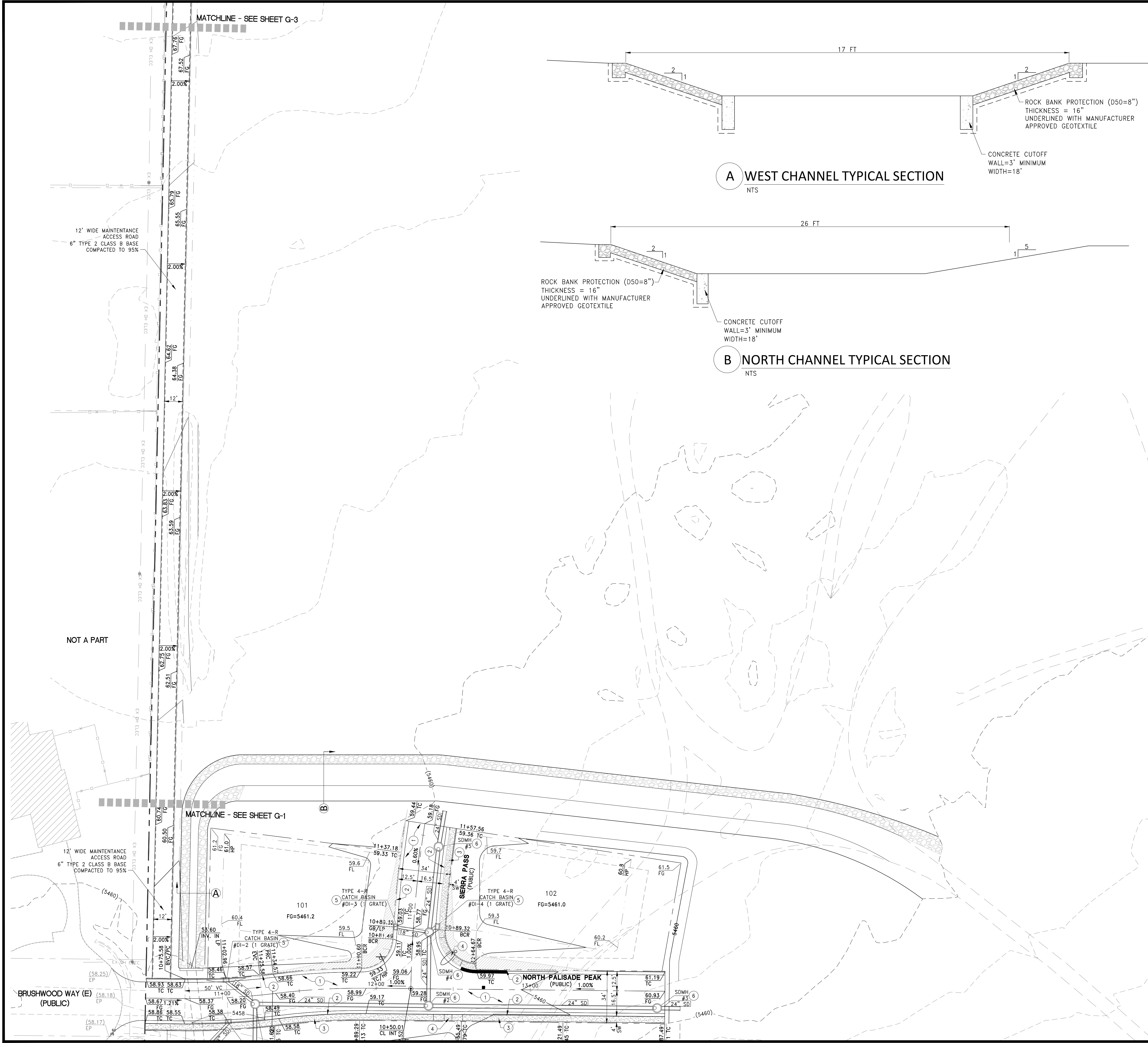
IMPROVEMENT PLANS FOR
ASCENTE-SIERRA VILLAGE
PHASE 1
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN
NEVADA
WASCO COUNTY

PROFESSIONAL ENGINEER - STATE OF NEVADA
CHRISTOPHER J. COOMBS
Exp. 12/31/2022
CIVIL
No. 14872

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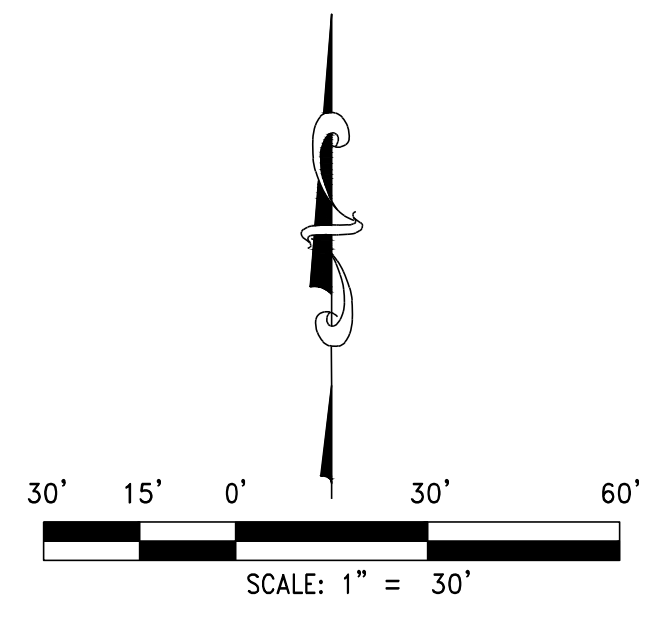
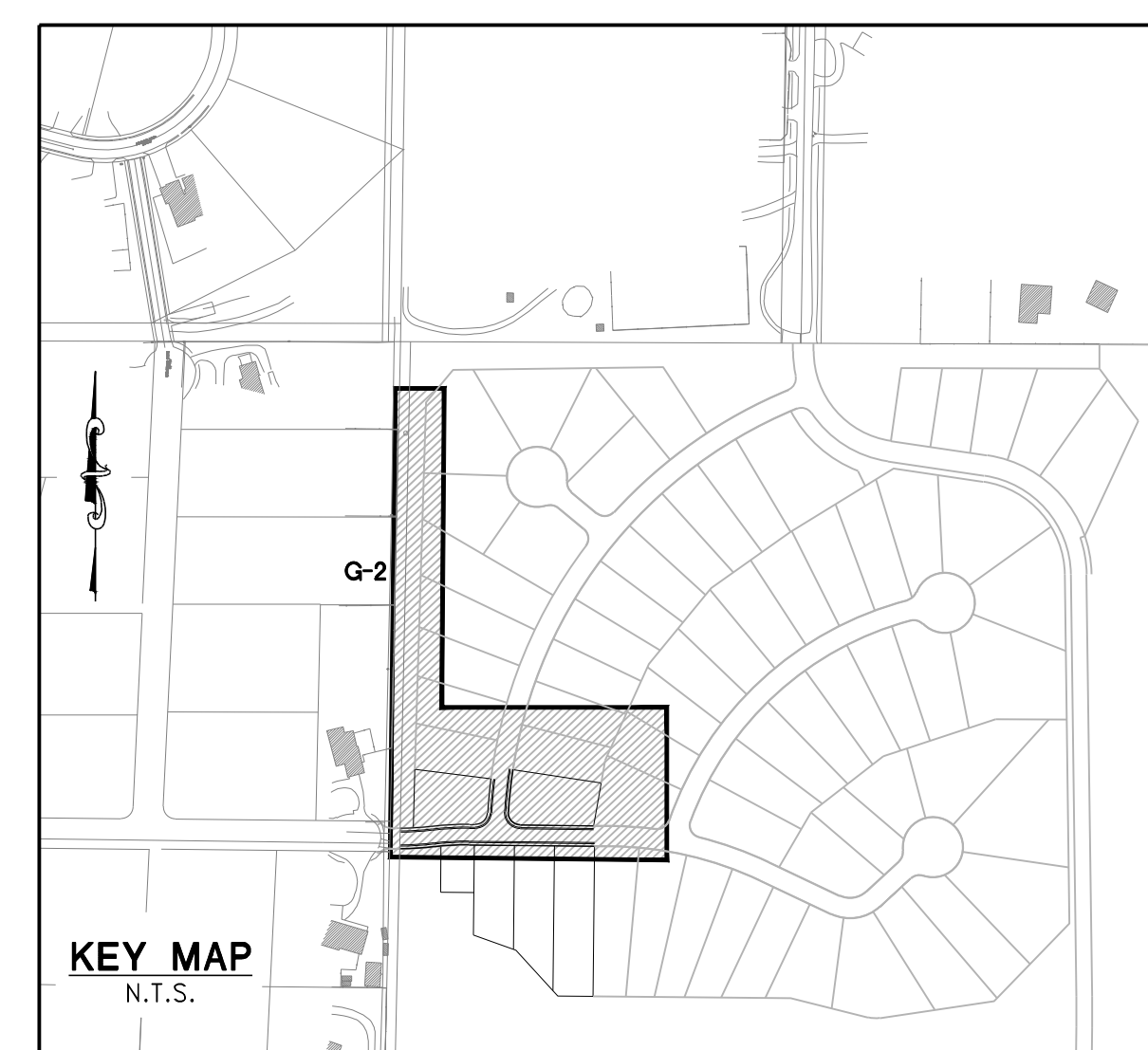
Call 811
OR
1-800-227-2600

DRAWING
G-1
SHEET 7 OF 37
HTE NUMBER



A WEST CHANNEL TYPICAL SECTION
NTS

B NORTH CHANNEL TYPICAL SECTION
NTS



DRAFT

- CONSTRUCTION NOTES**
1. CONSTRUCT AC PAVEMENT PER STREET SECTIONS ON SHEET D-1
 2. CONSTRUCT 24" TYPE I PCC CURB PER DWG W-16.1
 3. CONSTRUCT 4" SIDEWALK PER DWG W-16.2
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 5. CONSTRUCT TYPE 4-R CATCH BASIN PER DWG W-12 & W-12.1
 6. INSTALL 60" TYPE V STORM DRAIN MANHOLE PER DWG WR-1.6

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OR
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FOR REVIEW ONLY

REV	DESCRIPTION	BY	DATE

DATE: June 28, 2023
 HORIZ. SCALE: 1"=30'
 VERT. SCALE: N/A
 DRAWN BY: X
 DESIGNED BY: X
 CHECKED BY: X
 APPROVED BY: X
 PROJECT #: 4615.0000

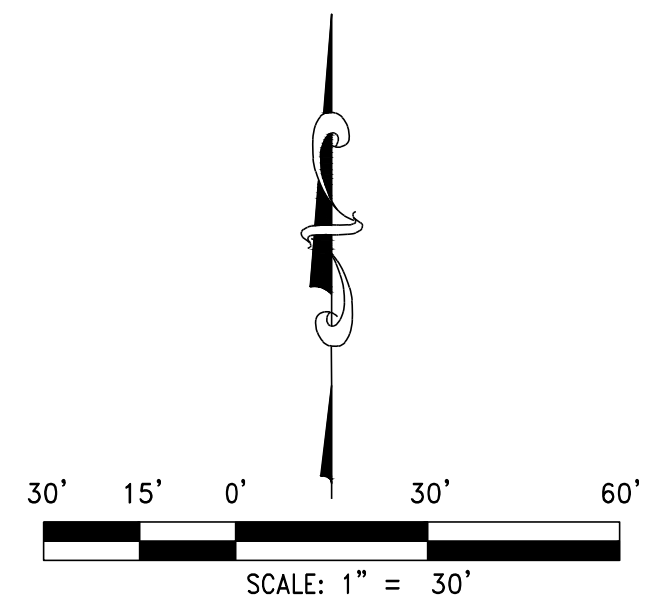
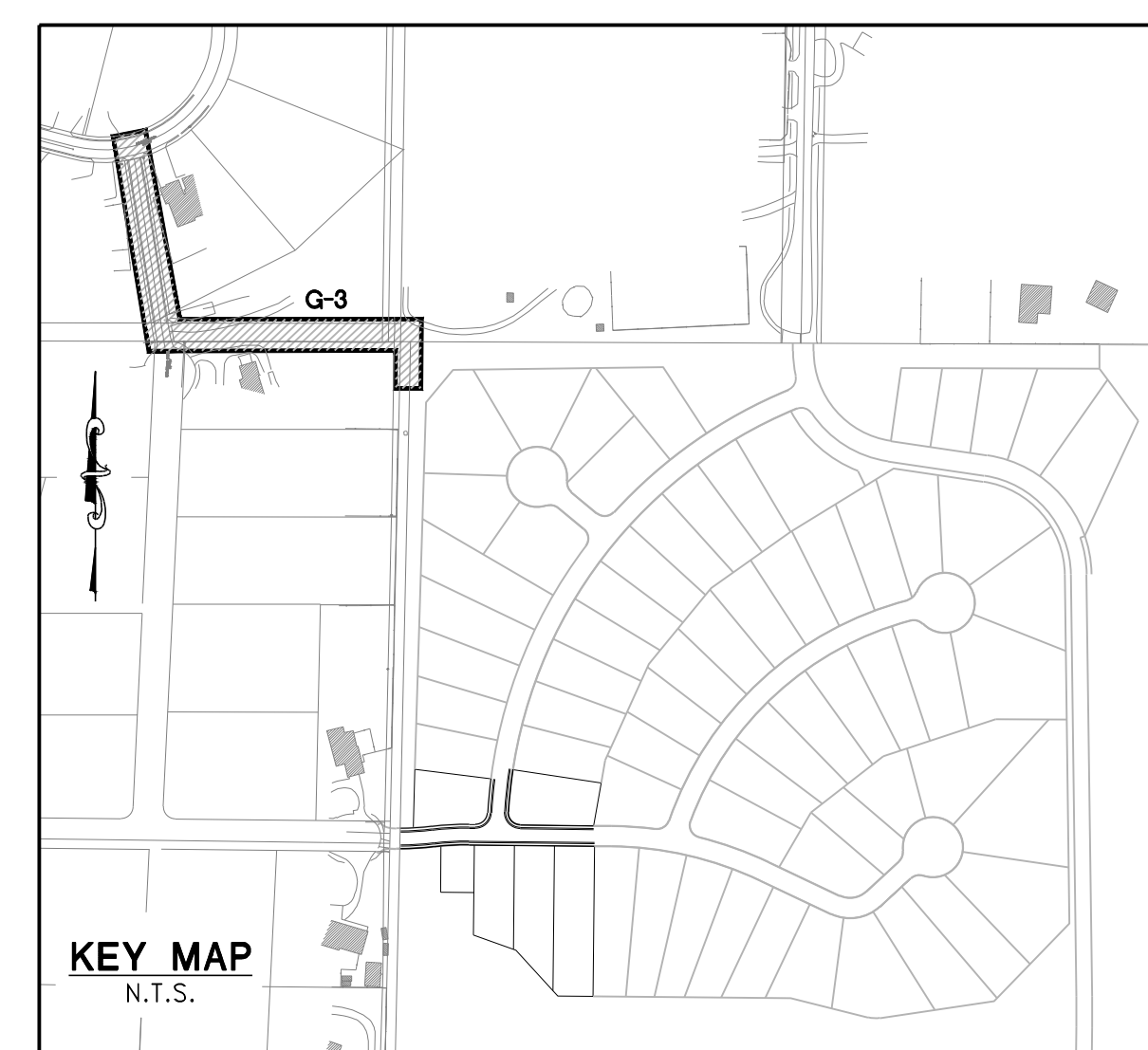
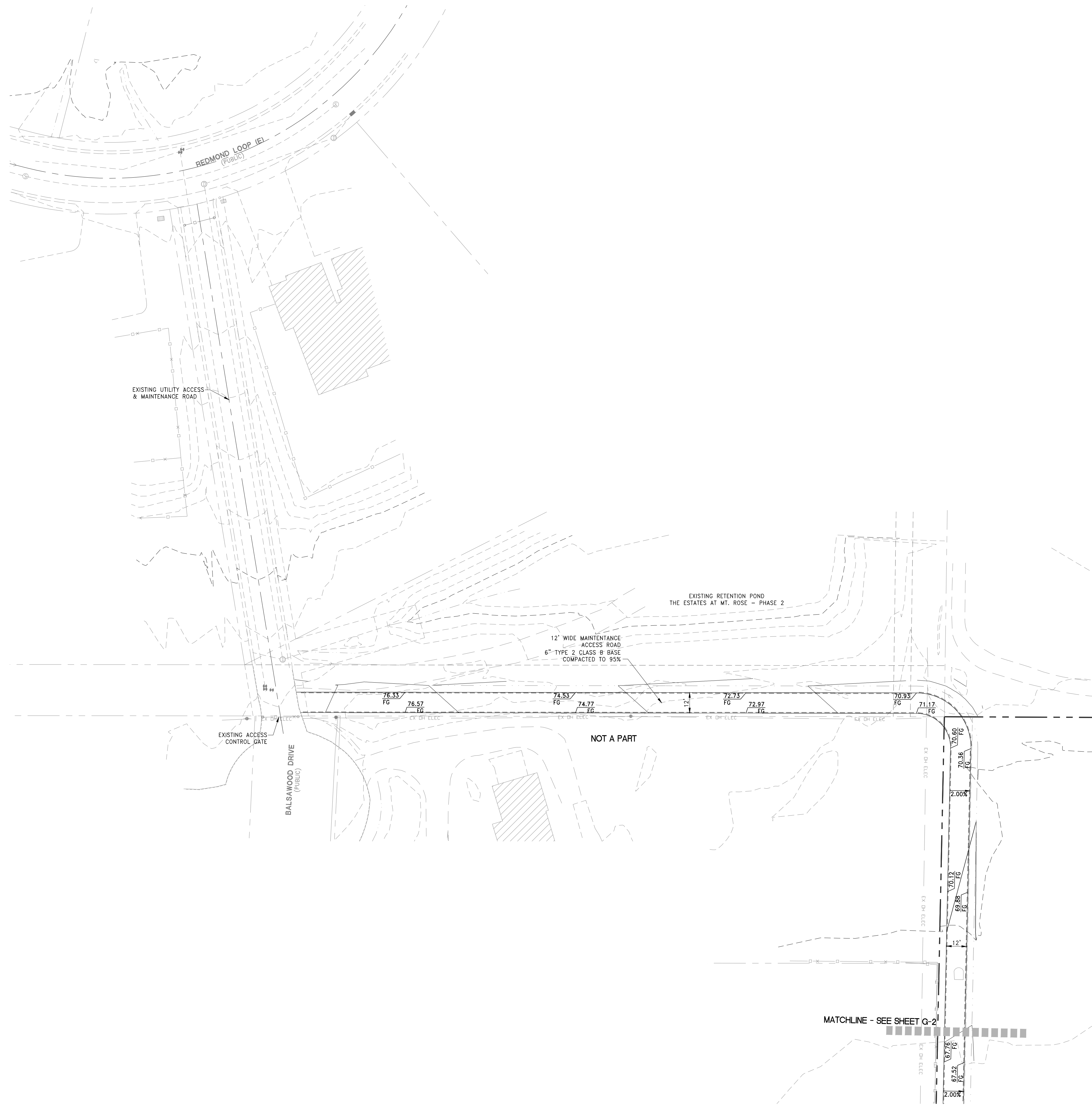
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 3881 WARREN WAY, 2ND FLOOR, RENO, NEVADA 89509
 PH: 775-800-1660 FAX: 775-451-0801
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IMPROVEMENT PLANS FOR
ASCENTE-SIERRA VILLAGE
PHASE 1
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN

NEVADA
 WASHINGTON COUNTY

PROFESSIONAL ENGINEER - STATE OF NEVADA
 CHRISTOPHER J. COOMBS
 Exp. 12/31/2022
 CIVIL
 No. 14572

DRAWING
G-2
 SHEET 8 OF 37
 HTE NUMBER



- CONSTRUCTION NOTES**
1. CONSTRUCT AC PAVEMENT PER STREET SECTIONS ON SHEET D-1
 2. CONSTRUCT 24" TYPE 1 PCC CURB PER DWG W-16.1
 3. CONSTRUCT 4' SIDEWALK PER DWG W-16.2
 4. CONSTRUCT SIDEWALK RAMP PER DWG W-16.3
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DRAFT

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REV	DESCRIPTION	BY	DATE

DATE: June 28, 2021
 HORZ. SCALE: X=30'
 VERT. SCALE: N/A
 DRAWN BY: X
 DESIGNED BY: X
 CHECKED BY: X
 APPROVED BY: X
 PROJECT #: 4615.0000

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 PH: 775-800-1660 FAX: 775-453-0801
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IMPROVEMENT PLANS FOR
ASCENTE-SIERRA VILLAGE
PHASE 1
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN
 WASHINGTON COUNTY NEVADA

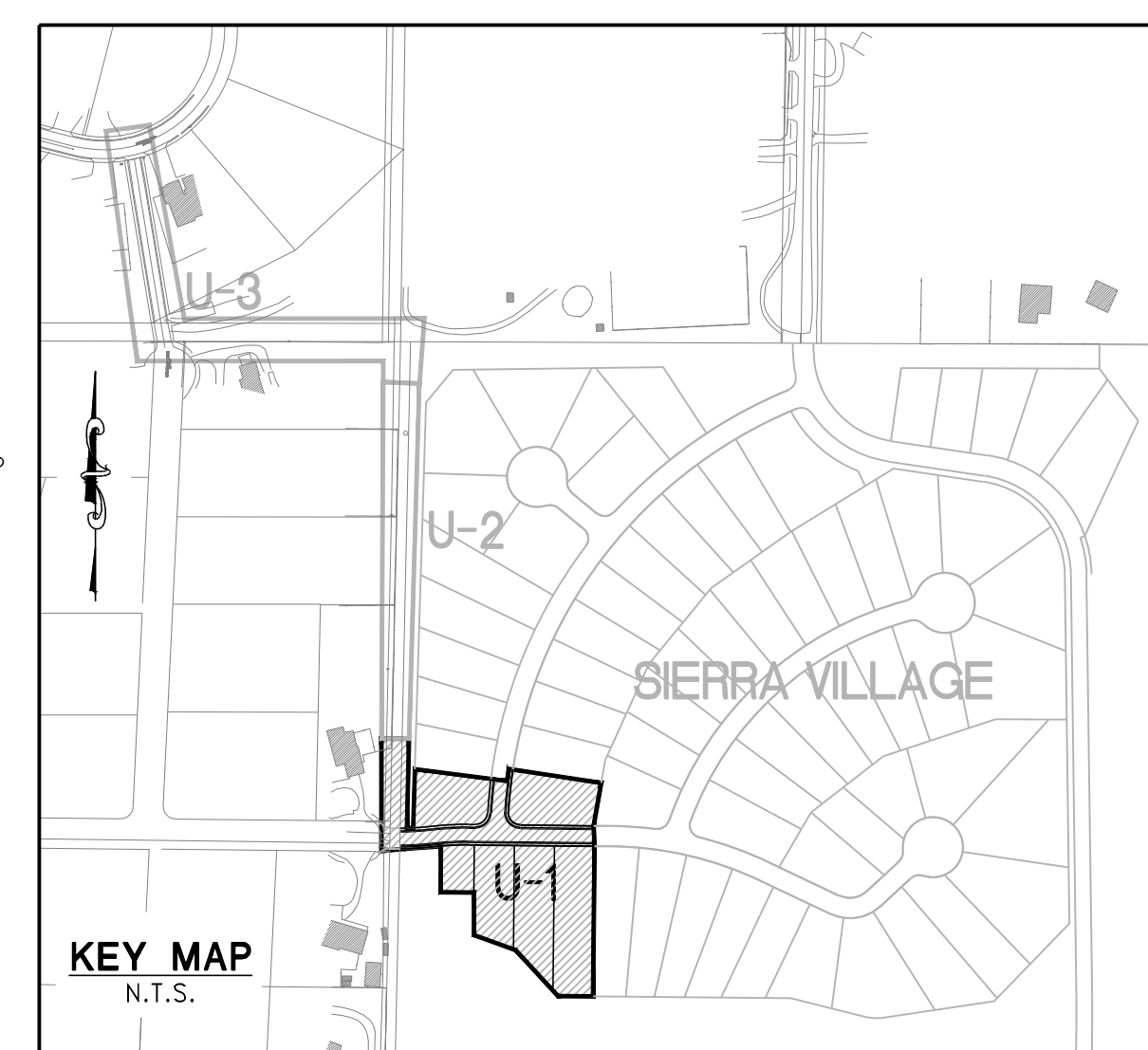
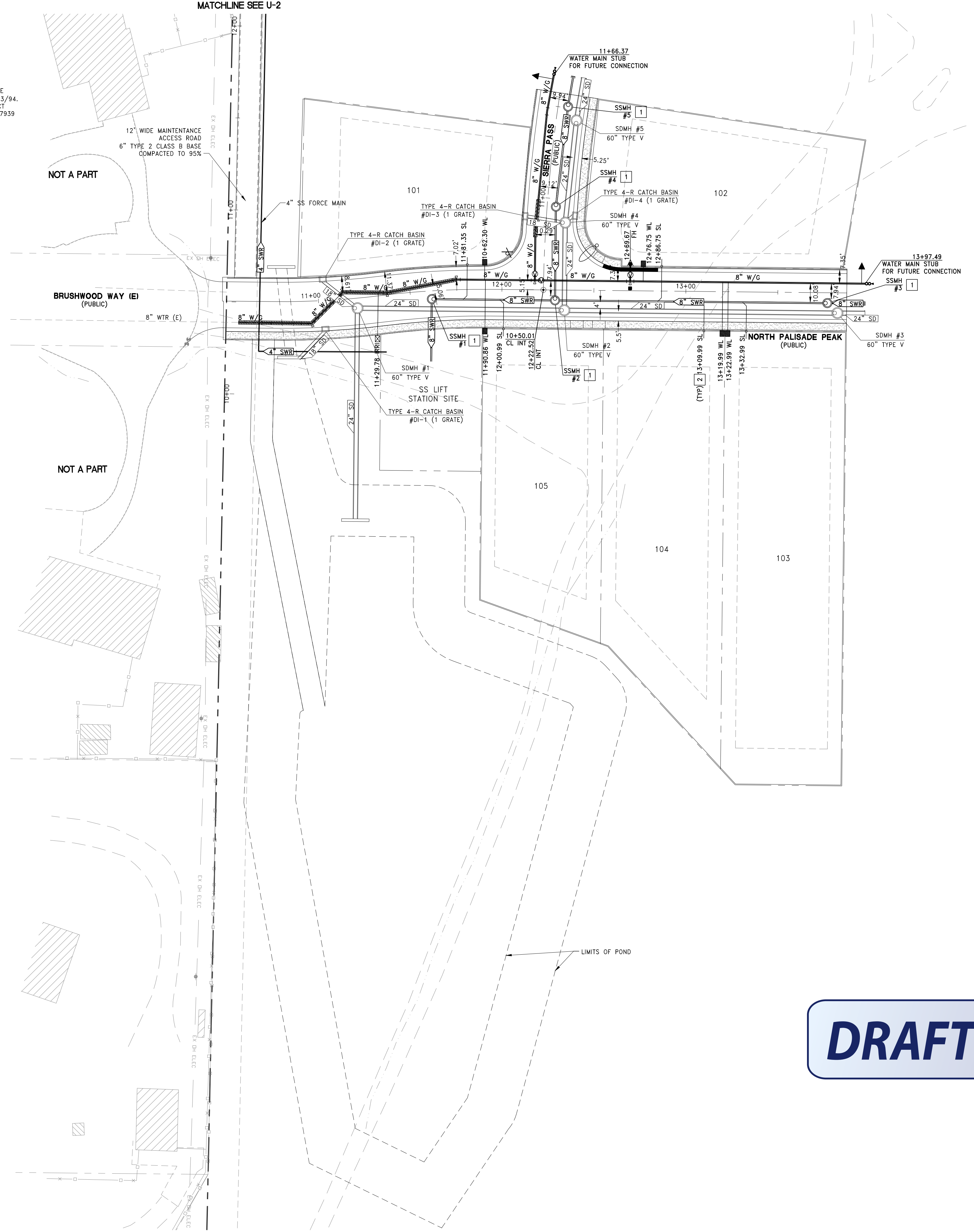
PROFESSIONAL ENGINEER - STATE OF NEVADA
 CHRISTOPHER J. COOMBS
 Exp. 12/31/2022
 CIVIL
 No. 14872

DRAWING
G-3
 SHEET 9 OF 37
 HTE NUMBER

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30' 15' 0' 30' 60'
 SCALE: 1" = 30'

EXISTING	PROPOSED	DESCRIPTION
(Symbol)	(Symbol)	SIDEWALK
(Symbol)	(Symbol)	WATERLINE MAIN AND SIZE
(Symbol)	(Symbol)	DUCTILE IRON PIPE AND SIZE
(Symbol)	(Symbol)	FIRE HYDRANT
(Symbol)	(Symbol)	WATER METER AND SERVICE
(Symbol)	(Symbol)	LATERAL
(Symbol)	(Symbol)	WATER VALVE
(Symbol)	(Symbol)	WATER FITTINGS
(Symbol)	(Symbol)	WATER LINE REDUCER
(Symbol)	(Symbol)	TYP. FLUSH VALVE ASSEMBLY (F.V.A.)
(Symbol)	(Symbol)	IRRIGATION SLEEVE
(Symbol)	(Symbol)	WATER LINE REDUCER
(Symbol)	(Symbol)	THRUST BLOCK (T.B.)
(Symbol)	(Symbol)	PRESSURE REDUCING VALVE
(Symbol)	(Symbol)	REDUCED PRESSURE PRINCIPLE ASSEMBLY
(Symbol)	(Symbol)	SEWERLINE MAIN AND SIZE
(Symbol)	(Symbol)	SEWERLINE MANHOLE
(Symbol)	(Symbol)	SEWERLINE CAP
(Symbol)	(Symbol)	SEWER LATERAL
(Symbol)	(Symbol)	SEWER CLEAN OUT
(Symbol)	(Symbol)	BACK WATER VALVE
(Symbol)	(Symbol)	STORM DRAIN MAIN AND SIZE
(Symbol)	(Symbol)	STORM DRAIN MANHOLE
(Symbol)	(Symbol)	STORM DRAIN DROP INLET
(Symbol)	(Symbol)	100W HPS STREET LIGHT
(Symbol)	(Symbol)	250W HPS STREET LIGHT
(Symbol)	(Symbol)	400W HPS STREET LIGHT
(Symbol)	(Symbol)	MONUMENT

- SEWER CONSTRUCTION NOTES**
- 1) INSTALL 48" TYPE 1 STANDARD MANHOLE (DWG. NO. R-208A)
 - 2) (TYP) INSTALL 4" PVC SEWER LATERAL (DWG. NO. R-224A AND R-224B)-PRIVATE

MAINTENANCE NOTE:

- 1) ALL WATER SYSTEMS TO BE MAINTAINED BY TMWA. SEWER MAINS TO BE MAINTAINED BY THE CITY OF RENO.
- 2) ALL CITY OF RENO IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RENO PUBLIC WORKS DESIGN MANUAL, EFFECTIVE DATE: JANUARY 2009.
- 3) ALL FLOOD CONTROL CHANNELS AND STORM DRAIN IMPROVEMENTS SHALL BE MAINTAINED BY THE DAMONTE RANCH DRAINAGE DISTRICT.

SANITARY SEWER SYSTEM: PUBLIC - CITY OF RENO
 WATER SYSTEM: PUBLIC - TRUCKEE MEADOWS WATER AUTHORITY (TMWA)
 STORM DRAIN SYSTEM: PRIVATE - DAMONTE RANCH DRAINAGE DISTRICT
 (TYPICAL - REFERENCE MAINTENANCE NOTE THIS SHEET)

FIRE HYDRANT NOTE:
 CURBS AT FIRE HYDRANTS SHALL BE PAINTED RED FOR 15.00', CENTERED AT THE FIRE HYDRANT, PER THE CITY OF RENO DESIGN MANUAL.

DRAFT

FOR REVIEW ONLY

REV	DESCRIPTION	BY	DATE

DATE: June 29, 2021
 HORIZ. SCALE: 1"=50'
 VERT. SCALE: N/A
 DRAWN BY: XX
 DESIGNED BY: XX
 CHECKED BY: XX
 APPROVED BY: XX
 PROJECT #: 4615.0000

RCI ENGINEERING
 3881 WARREN WAY, 2ND FLOOR, RENO, NEVADA 89509
 PH775-800-1660 FAX775-453-0801
 www.rcieng.com

IMPROVEMENT PLANS FOR
ASCENTE-SIERRA VILLAGE
PHASE 1
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
UTILITY PLAN

PROFESSIONAL ENGINEER - STATE OF NEVADA
 CHRISTOPHER J. COOMBS
 Exp. 12/31/2022
 CIVIL
 No. 14872

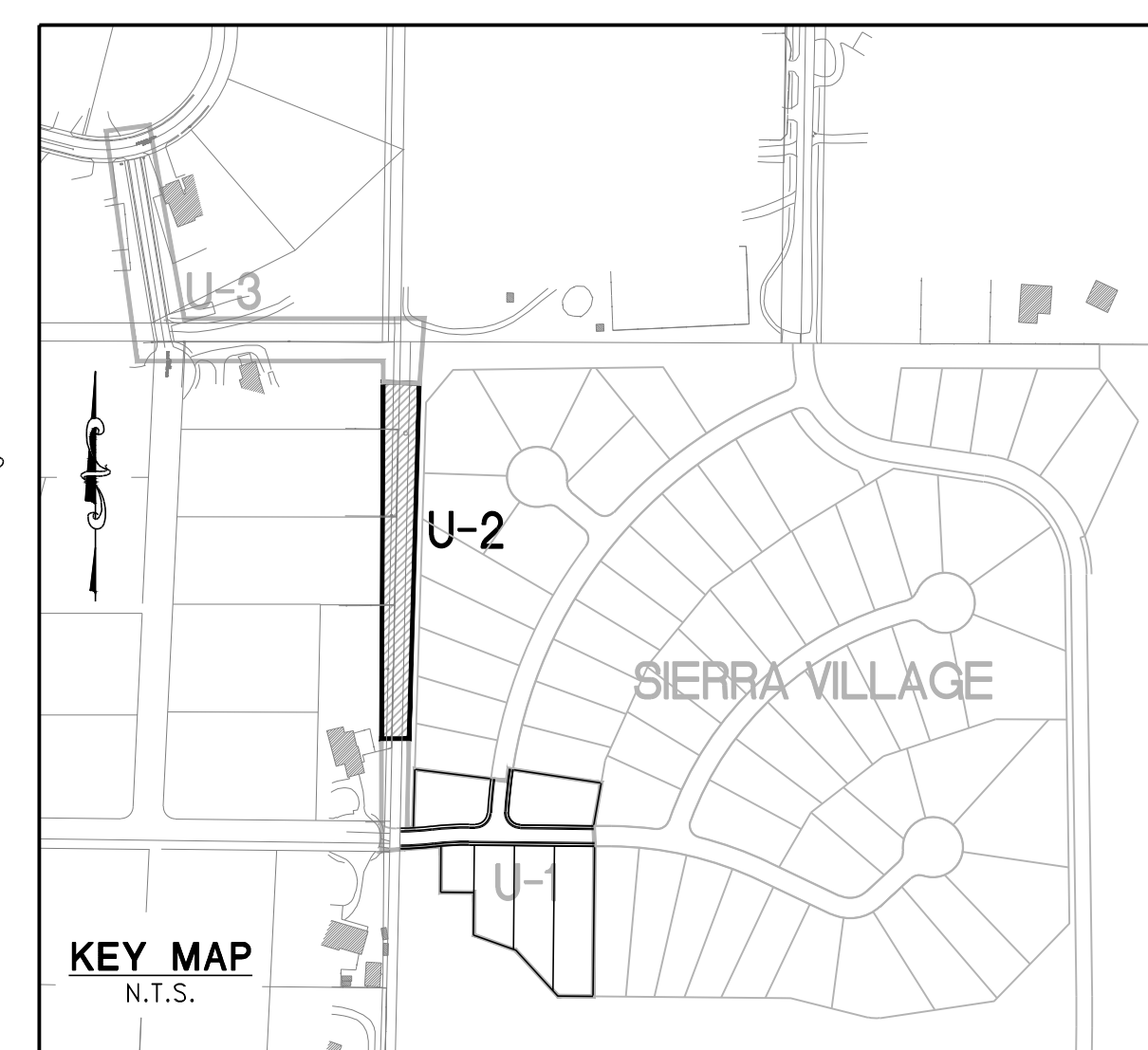
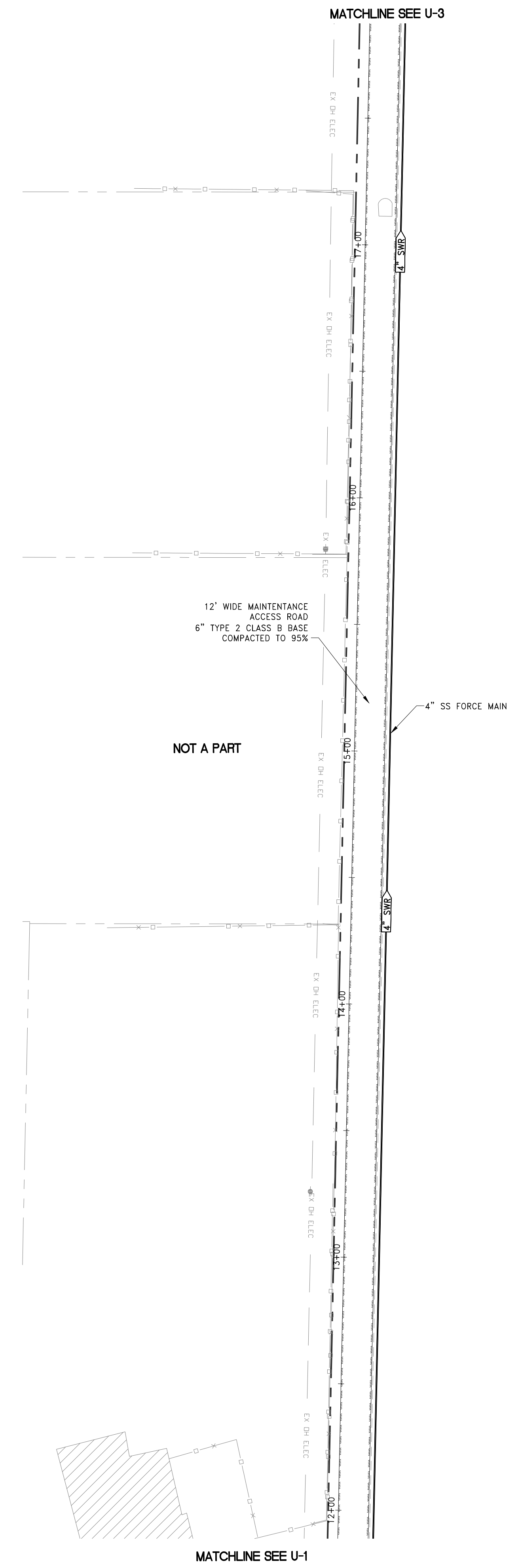
DRAWING
U-1
 SHEET 10 OF 37
 HTE NUMBER

Call before you Dig
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 811**
 OR
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BENCHMARK
 DATUM: NAVD 88
 PROJECT BENCHMARK = CITY RENO BENCHMARK NO.
 3091 HAVING AN ELEVATION OF 4655.77'

BASIS OF BEARINGS
 THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE
 NEVADA COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94.
 DISTANCES SHOWN ARE GROUND DISTANCE USING A PROJECT
 COMBINED GRID TO GROUND TO SCALE FACTOR PF 1.000197939

DRAFT



DATE: June 28, 2023
 HORIZ. SCALE: 1" = 30'
 VERT. SCALE: N/A
 DRAWN BY: XX
 DESIGNED BY: XX
 CHECKED BY: XX
 APPROVED BY: XX
 PROJECT #: 4615.0000

EXISTING	PROPOSED	DESCRIPTION
EX 12" W/G	12" W/G	SIDEWALK
EX 12" W/G	12" W/G	WATERLINE MAIN AND SIZE
EX 12" W/G	12" W/G	DUCTILE IRON PIPE AND SIZE
EX 12" W/G	12" W/G	FIRE HYDRANT
EX 12" W/G	12" W/G	WATER METER AND SERVICE LATERAL
EX 12" W/G	12" W/G	WATER VALVE
EX 12" W/G	12" W/G	WATER FITTINGS
EX 12" W/G	12" W/G	WATER LINE REDUCER
EX 12" W/G	12" W/G	TYP. FLUSH VALVE ASSEMBLY (F.V.A.)
EX 12" W/G	12" W/G	IRRIGATION SLEEVE
EX 12" W/G	12" W/G	WATER LINE REDUCER
EX 12" W/G	12" W/G	THRUST BLOCK (T.B.)
EX 12" W/G	12" W/G	PRESSURE REDUCING VALVE
EX 12" W/G	12" W/G	REDUCED PRESSURE PRINCIPLE ASSEMBLY
EX 12" SWR	12" SWR	SEWERLINE MAIN AND SIZE
EX 12" SWR	12" SWR	SEWERLINE MANHOLE
EX 12" SWR	12" SWR	SEWERLINE CAP
EX 12" SWR	12" SWR	SEWER LATERAL
EX 12" SWR	12" SWR	SEWER CLEAN OUT
EX 12" SWR	12" SWR	BACK WATER VALVE
EX 12" SD	12" SD	STORM DRAIN MAIN AND SIZE
EX 12" SD	12" SD	STORM DRAIN MANHOLE
EX 12" SD	12" SD	STORM DRAIN DROP INLET
EX 12" SD	12" SD	100W HPS STREET LIGHT
EX 12" SD	12" SD	250W HPS STREET LIGHT
EX 12" SD	12" SD	400W HPS STREET LIGHT
EX 12" SD	12" SD	MONUMENT

- SEWER CONSTRUCTION NOTES**
- 1) INSTALL 48" TYPE 1 STANDARD MANHOLE (DWG. NO. R-208A)
 - 2) (TYP) INSTALL 4" PVC SEWER LATERAL (DWG. NO. R-224A AND R-224B)-PRIVATE

MAINTENANCE NOTE:

- 1) ALL WATER SYSTEMS TO BE MAINTAINED BY TMWA. SEWER MAINS TO BE MAINTAINED BY THE CITY OF RENO.
- 2) ALL CITY OF RENO IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RENO PUBLIC WORKS DESIGN MANUAL, EFFECTIVE DATE: JANUARY 2009.
- 3) ALL FLOOD CONTROL CHANNELS AND STORM DRAIN IMPROVEMENTS SHALL BE MAINTAINED BY THE DAMONTE RANCH DRAINAGE DISTRICT.

SANITARY SEWER SYSTEM: PUBLIC - CITY OF RENO
 WATER SYSTEM: PUBLIC - TRUCKEE MEADOWS WATER AUTHORITY (TMWA)
 STORM DRAIN SYSTEM: PRIVATE - DAMONTE RANCH DRAINAGE DISTRICT
 (TYPICAL - REFERENCE MAINTENANCE NOTE THIS SHEET)

FIRE HYDRANT NOTE:
 CURBS AT FIRE HYDRANTS SHALL BE PAINTED RED FOR 15.00', CENTERED AT THE FIRE HYDRANT, PER THE CITY OF RENO DESIGN MANUAL.

FOR REVIEW ONLY

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UTILITY PLAN

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 CHRISTOPHER J. COOMBS
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 No. 14572

DRAWING
U-2
 SHT 11 OF 37
 HTE NUMBER

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 OR
1-800-642-2444

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 3091 HAVING AN ELEVATION OF 4655.77'

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 DISTANCES SHOWN ARE GROUND DISTANCE USING A PROJECT
 COMBINED GRID TO GROUND TO SCALE FACTOR PF 1.000197939

MAINTENANCE NOTE:
 1) ALL WATER SYSTEMS TO BE MAINTAINED BY TMWA. SEWER
 MAINS TO BE MAINTAINED BY WASHOE COUNTY.
 2) ALL WASHOE COUNTY IMPROVEMENTS SHALL BE CONSTRUCTED
 IN ACCORDANCE WITH CITY OF RENO, SPARKS, AND WASHOE
 COUNTY STANDARD SPECIFICATIONS FOR PUBLIC WORKS
 CONSTRUCTION (2016), AND WASHOE COUNTY DEVELOPMENT
 CODE, EFFECTIVE DATE APRIL 15, 2021.

SANITARY SEWER SYSTEM: PUBLIC - WASHOE COUNTY
 WATER SYSTEM: PUBLIC - TRUCKEE MEADOWS WATER AUTHORITY (TMWA)
 STORM DRAIN SYSTEM: PUBLIC - WASHOE COUNTY

REFERENCE SHEET N-1 FOR NOTES

FLOOD ZONE NOTE:
 THIS PROJECT LIES ENTIRELY WITHIN A FEMA
 UNSHADED ZONE X PER FIRM MAP PANEL
 32031C3331G EFFECTIVE MARCH 16, 2009

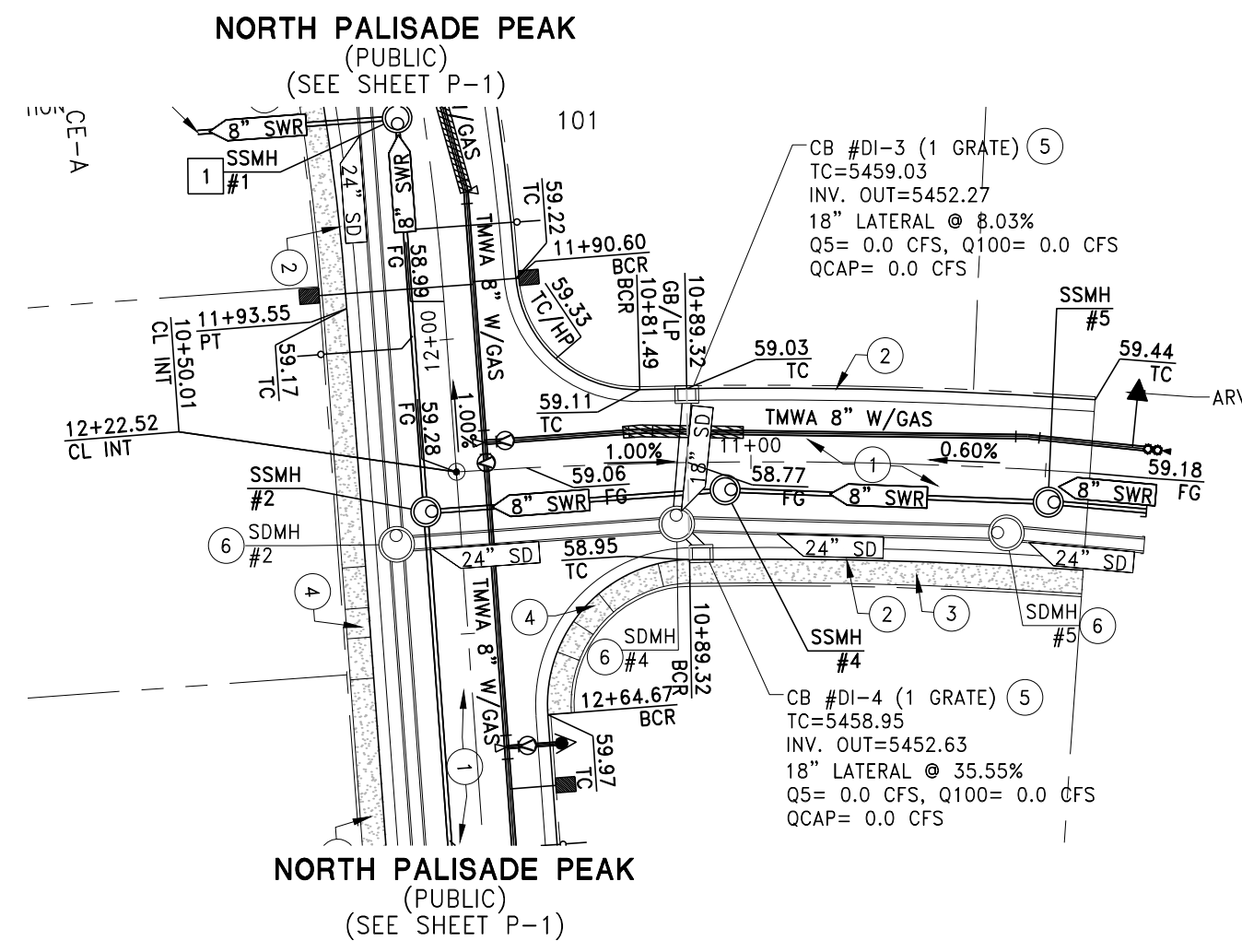
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 WASHOE COUNTY DESIGN MANUAL.

WATER SERVICES NOTE:
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 2. ALL SEWER SERVICE LATERALS WILL CROSS UNDER THE WATER MAIN BY
 A MIN. OF 12".
 3. ALL WATER SERVICES SHALL BE HOPE PIPE MATERIAL.

IRRIGATION SLEEVE NOTE:
 1. SLEEVES REQUIRED AT ALL DRIVEWAYS. EXTEND SLEEVES A MIN. OF 6"
 BEYOND EDGE (AT EACH END). (TYP.)
 2. SLEEVING SHOWN AT MAJOR CROSSINGS ONLY. ALL PIPING IN PAVED
 AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE
 PIPE CARRIED. REFERENCE LANDSCAPE PLANS FOR MIN. SLEEVE DEPTH.
 EXTEND SLEEVES 12" PAST EDGE OF PAVING.

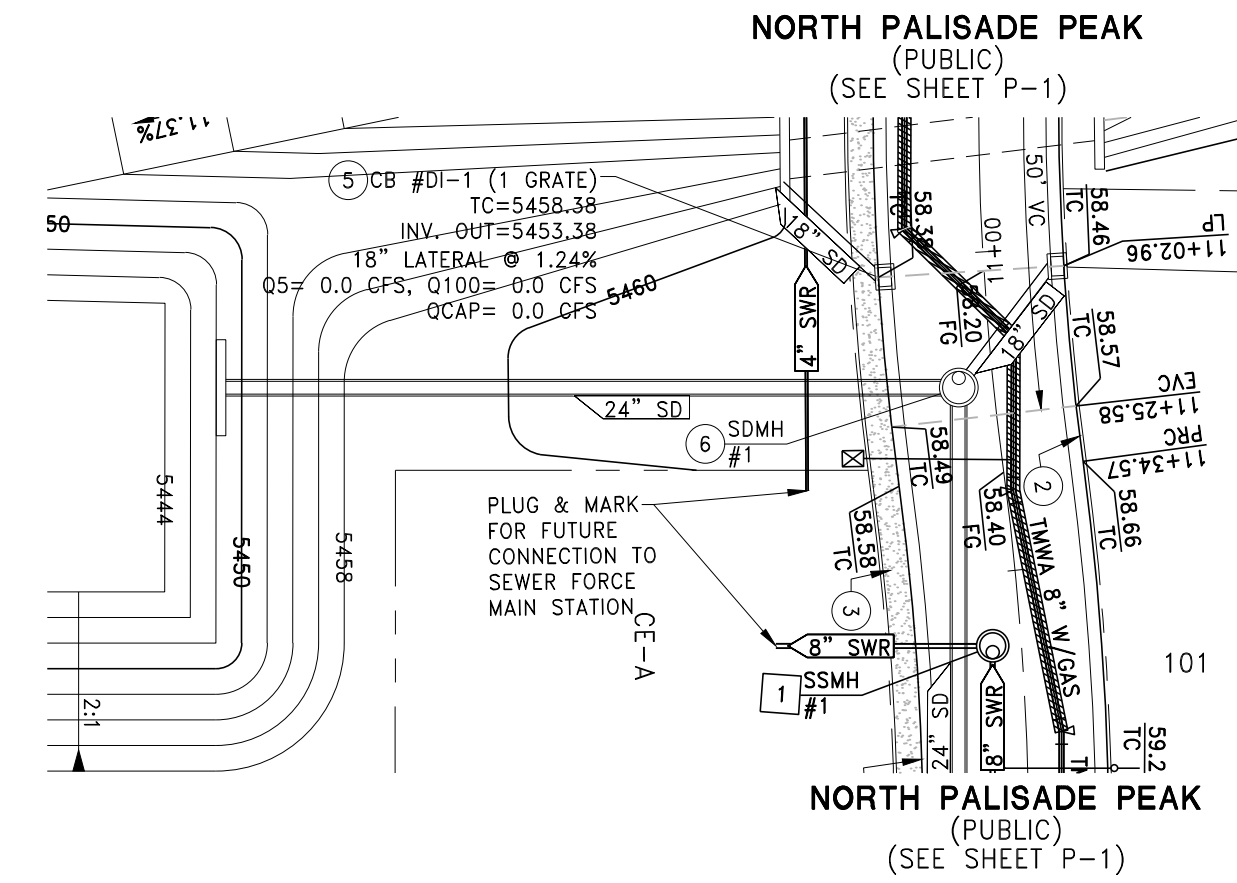
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 3) CONSTRUCT 4" SIDEWALK PER DWG W-16.2
 4) CONSTRUCT SIDEWALK RAMP PER DWG W-16.3
 5) CONSTRUCT TYPE 4-R CATCH BASIN PER DWG W-12 & W-12.1
 6) INSTALL 60" TYPE V STORM DRAIN MANHOLE PER DWG WR-1.6

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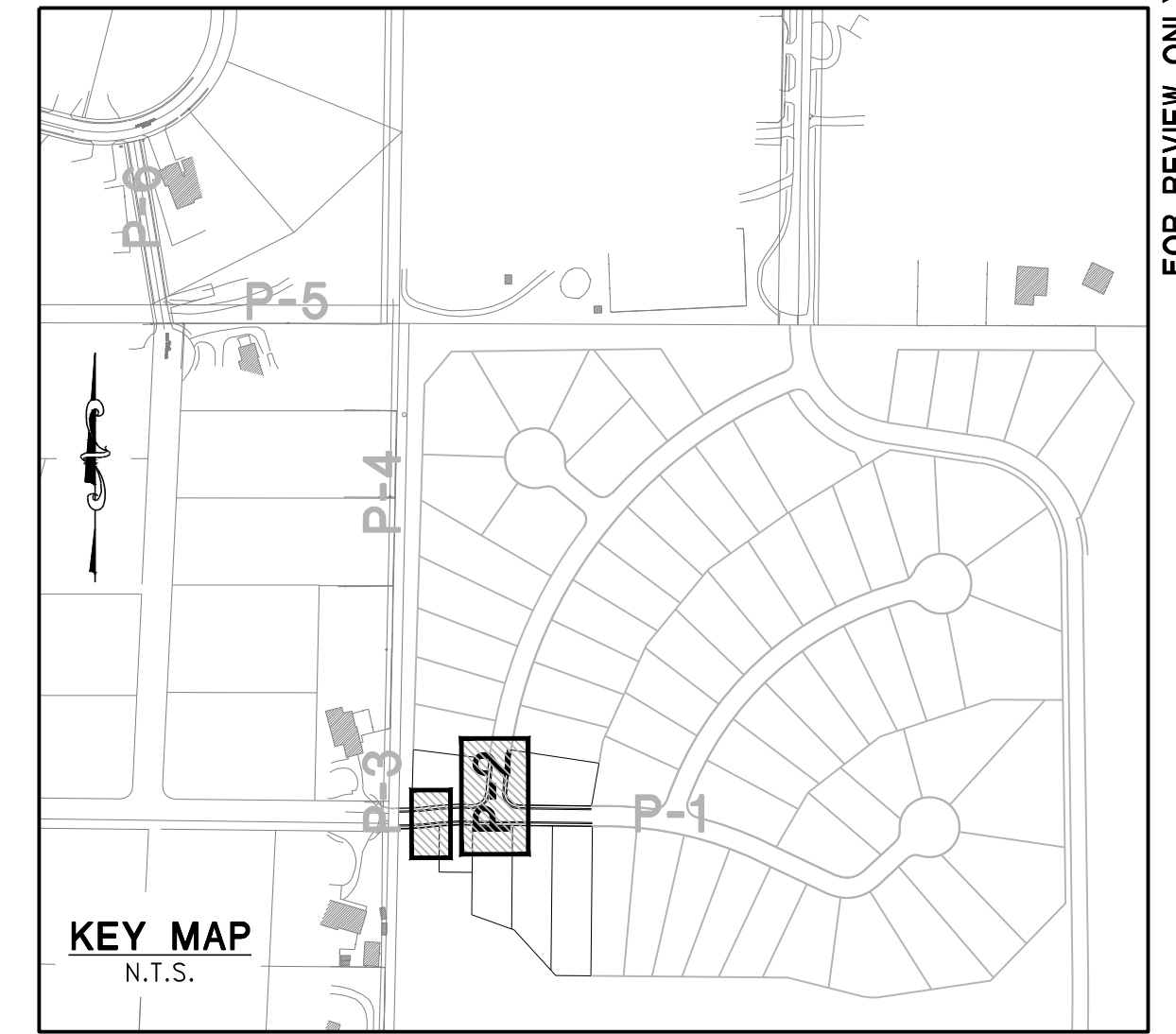


**SIERRA PASS
 (PUBLIC)**

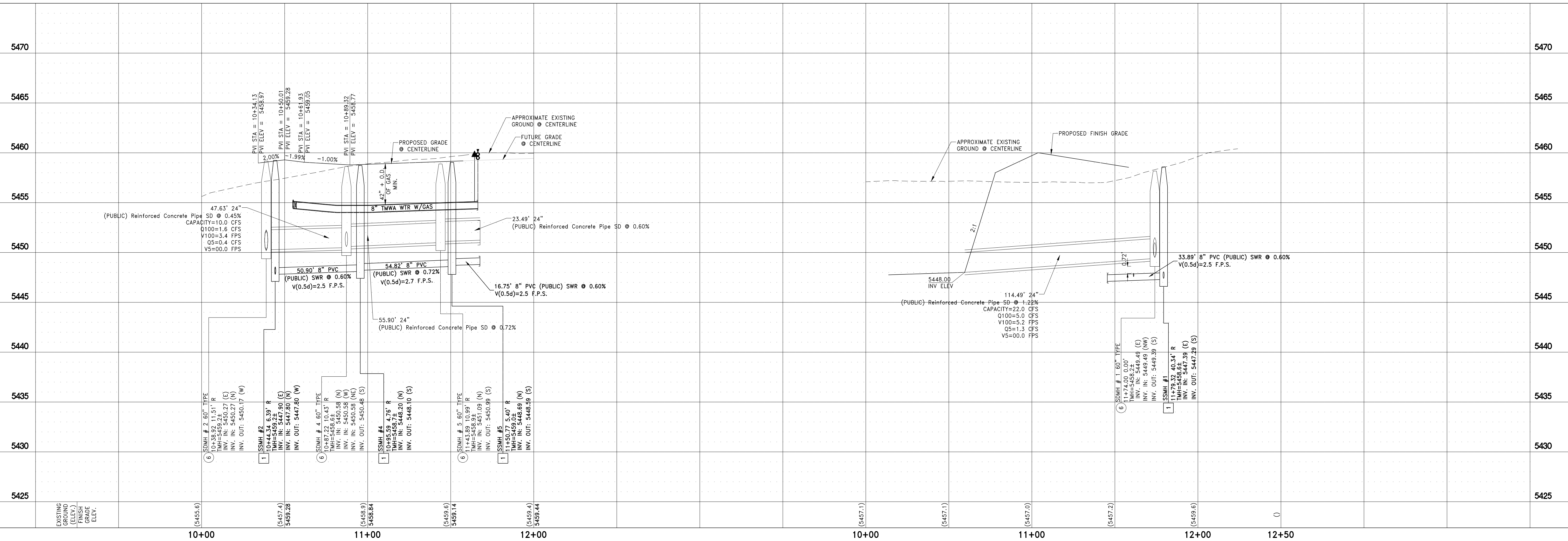
DRAFT



**STORM DRAIN AND SEWER TO
 PUMP STATION
 (PUBLIC)**



HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 5'



FOR REVIEW ONLY

REV	DATE	DESCRIPTION

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PHASE 1
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SIERRA PASS SD AND SS TO PUMP STATION
 WASHOE COUNTY NEVADA

PROFESSIONAL ENGINEER - STATE OF NEVADA
 CHRISTOPHER J. COOMBS
 Exp. 12/31/2022
 CIVIL
 No. 14872

DRAWING
P-2
 SHEET 14 OF 37
 HTE NUMBER

C:\4615_NN1\Partners LLC\0001_Ascente\CIVIL_LIPS\SIERRA V 5 LOT\3\306_P02-ASC-PH1-5.dwg thail 6/29/23 10:01 am

Call before you Dig
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1-800-642-2444

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SANITARY SEWER SYSTEM: PUBLIC - WASHOE COUNTY
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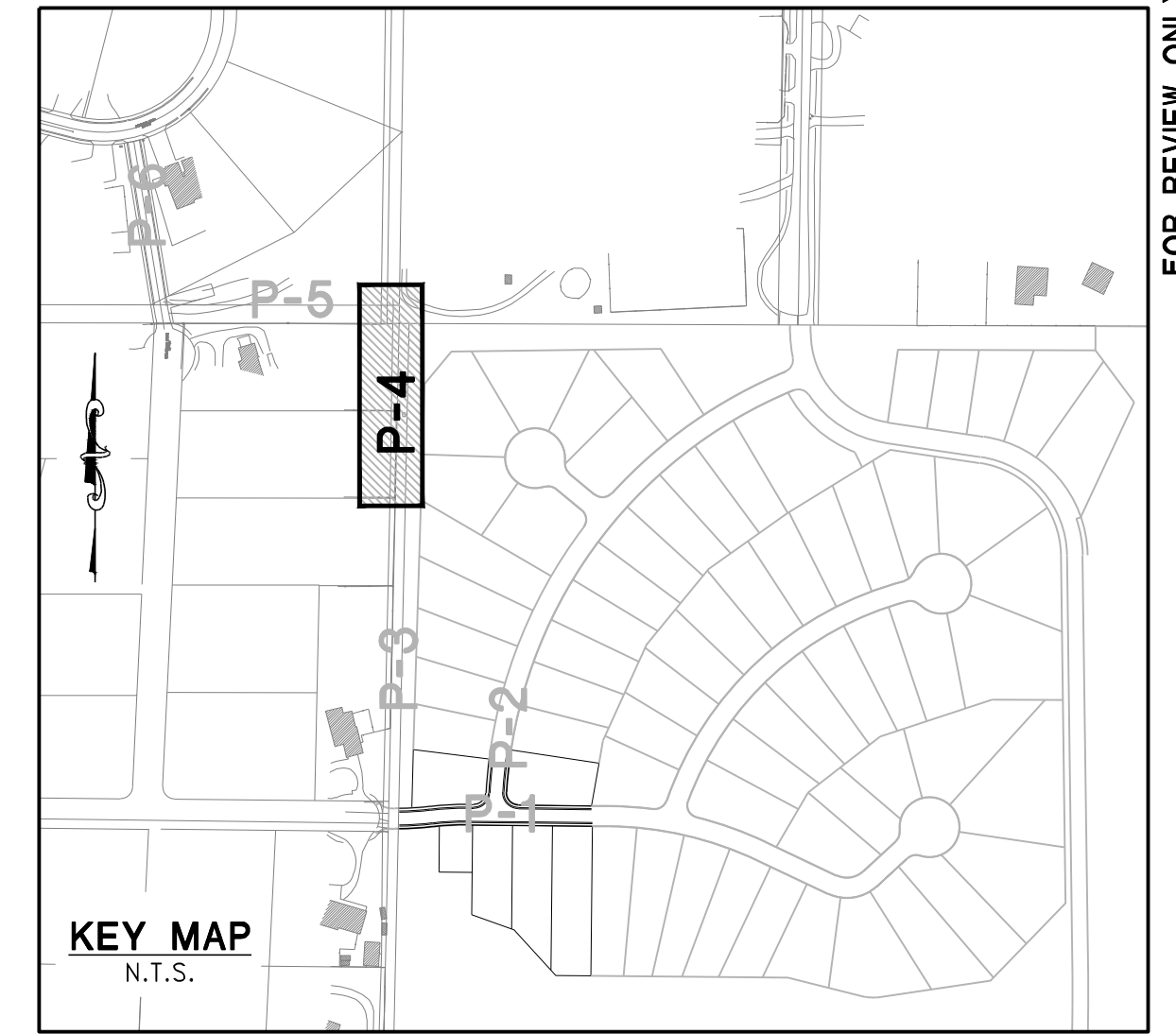
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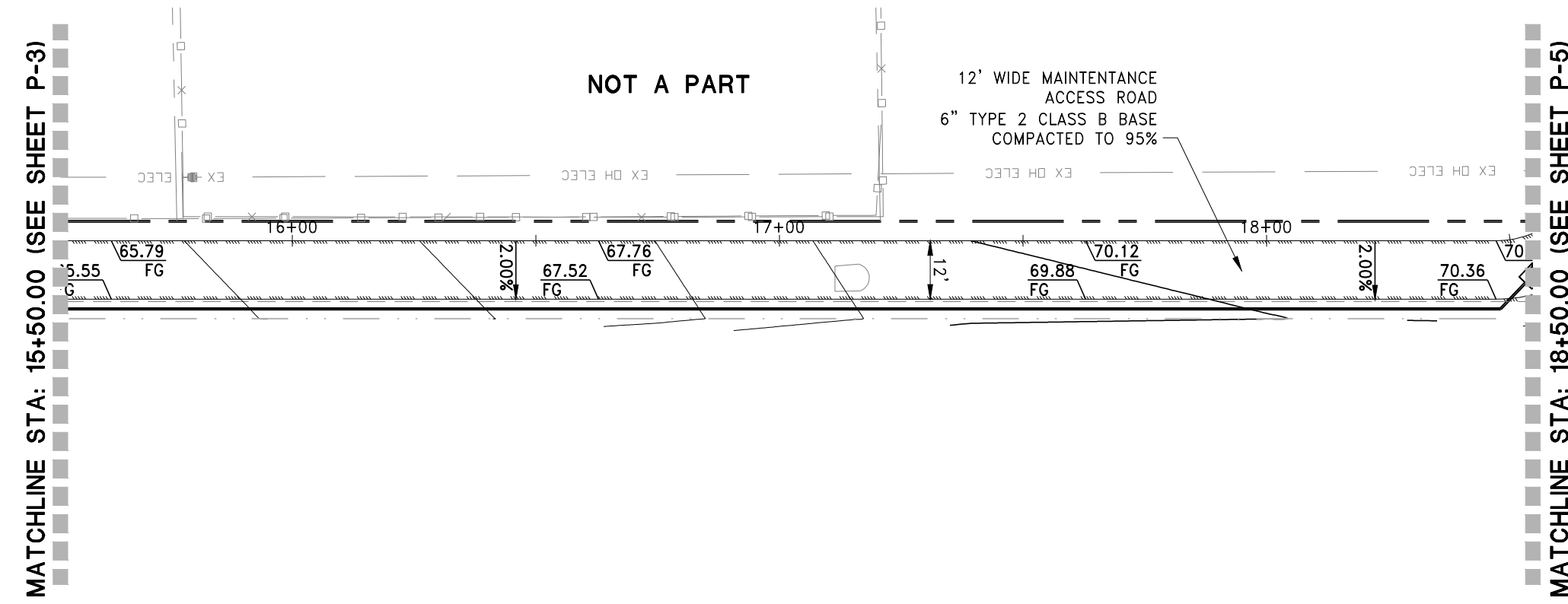
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CONSTRUCTION NOTES
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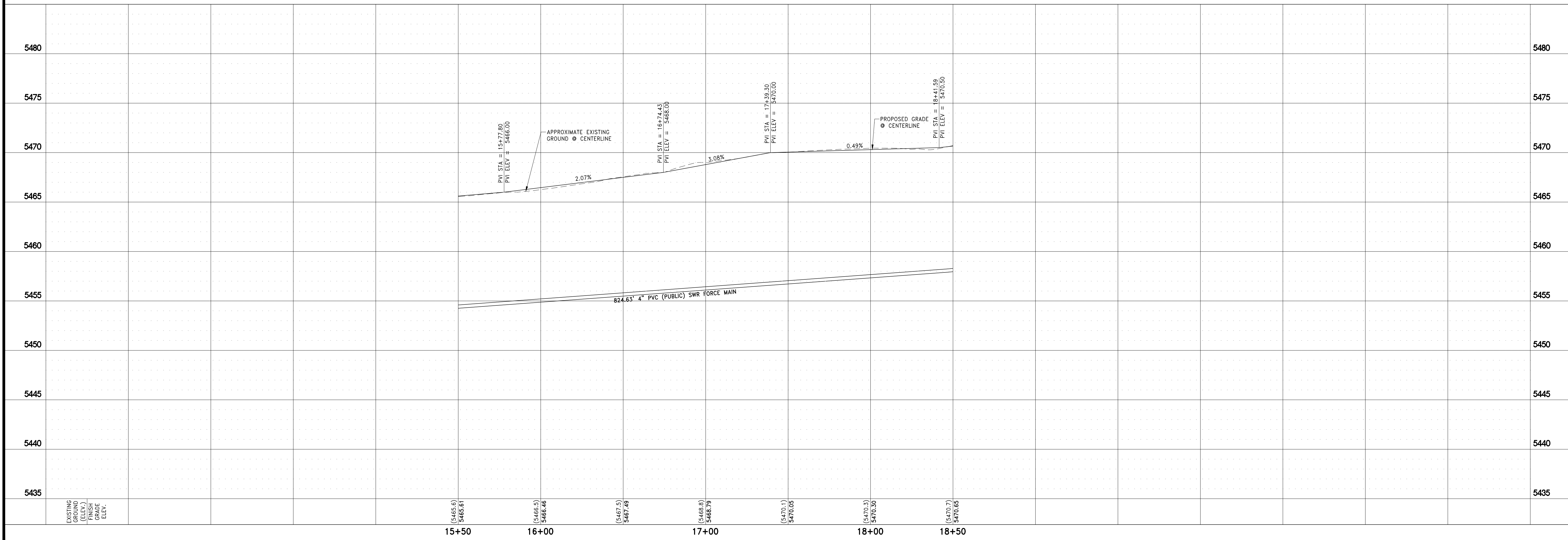


HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 5'



DRAFT

OFFSITE SANITARY SEWER FORCE MAIN ACCESS ROAD



FOR REVIEW ONLY

REV	DESCRIPTION	BY	DATE

DATE: June 28, 2023
 HORZ. SCALE: 1" = 30'
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 DRAWN BY: MJD
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IMPROVEMENT PLANS FOR
ASCENTE-SIERRA VILLAGE
 PHASE 1
 A SINGLE FAMILY RESIDENTIAL SUBDIVISION
 PLAN AND PROFILE
 OFFSITE SS FORCE MAIN STA: 15+50-18+50
 WASHOE COUNTY NEVADA

PROFESSIONAL ENGINEER - STATE OF NEVADA
 CHRISTOPHER J. COOMBS
 Exp. 12/31/2022
 CIVIL
 No. 14572

DRAWING
P-4
 SHEET 16 OF 37
 HTE NUMBER

Q:\4615_NN1\Partners\LLC\0001_Ascente_Sierra\CIVIL_IPS_SIERRA_V_5_L01\3006_P04-ASC-PH1-5.dwg thail 6/29/23 10:01 am

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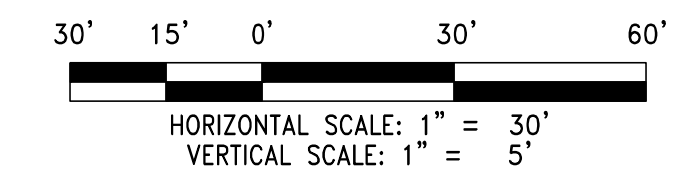
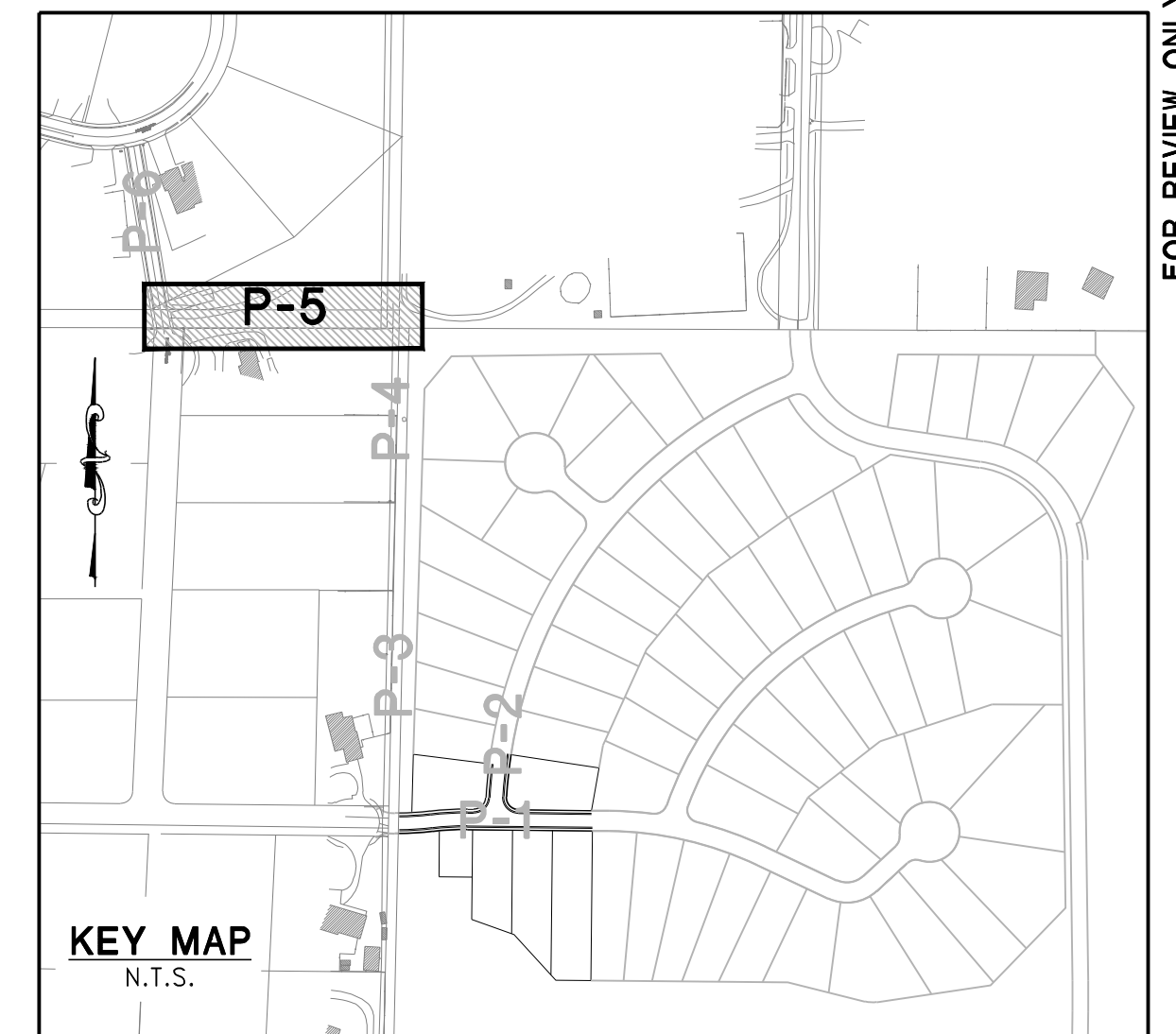
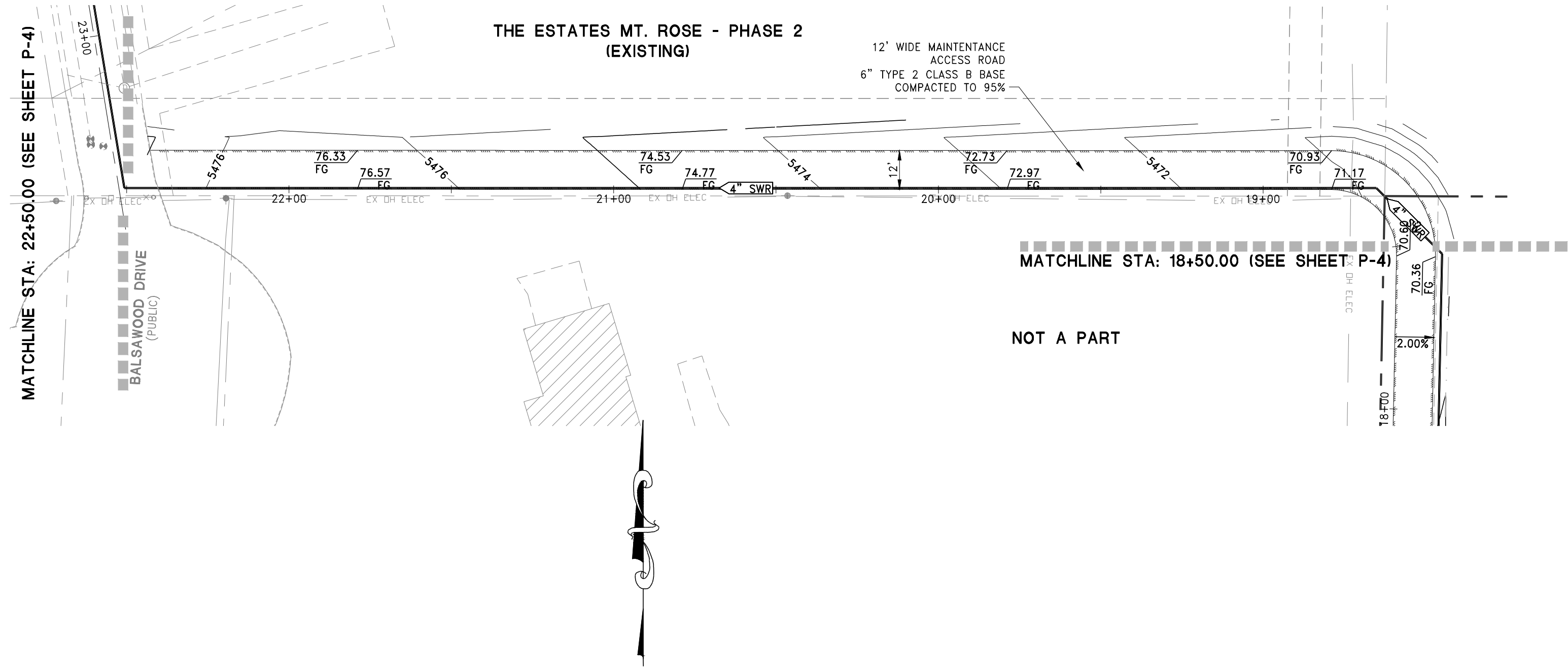
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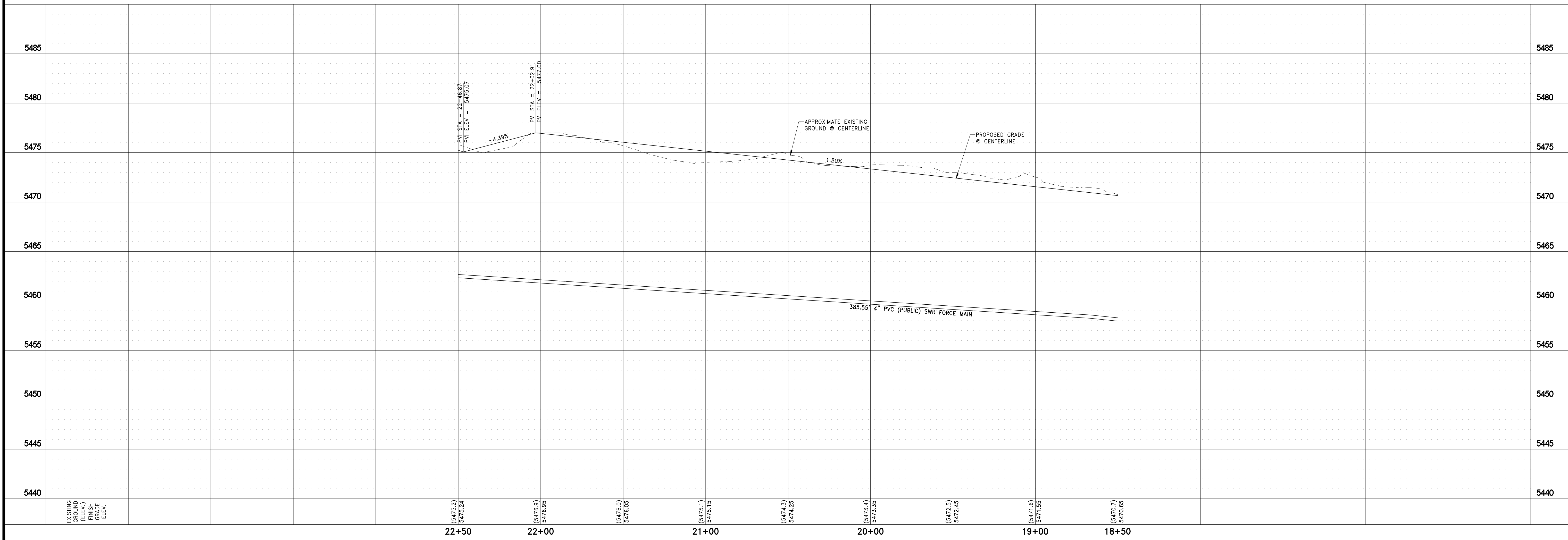
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DRAFT

OFFSITE SANITARY SEWER FORCE MAIN ACCESS ROAD



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 CIVIL
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DRAWING
P-5
 SHEET 17 OF 37
 HTE NUMBER

C:\4615_NNV1\Partners\LLC\0001_Ascente\DWG\IPS\SIERRA V 5 LOT\3\306_P05-ASC-PH1-5.dwg thail 6/29/23 10:01 am

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REFERENCE SHEET N-1 FOR NOTES

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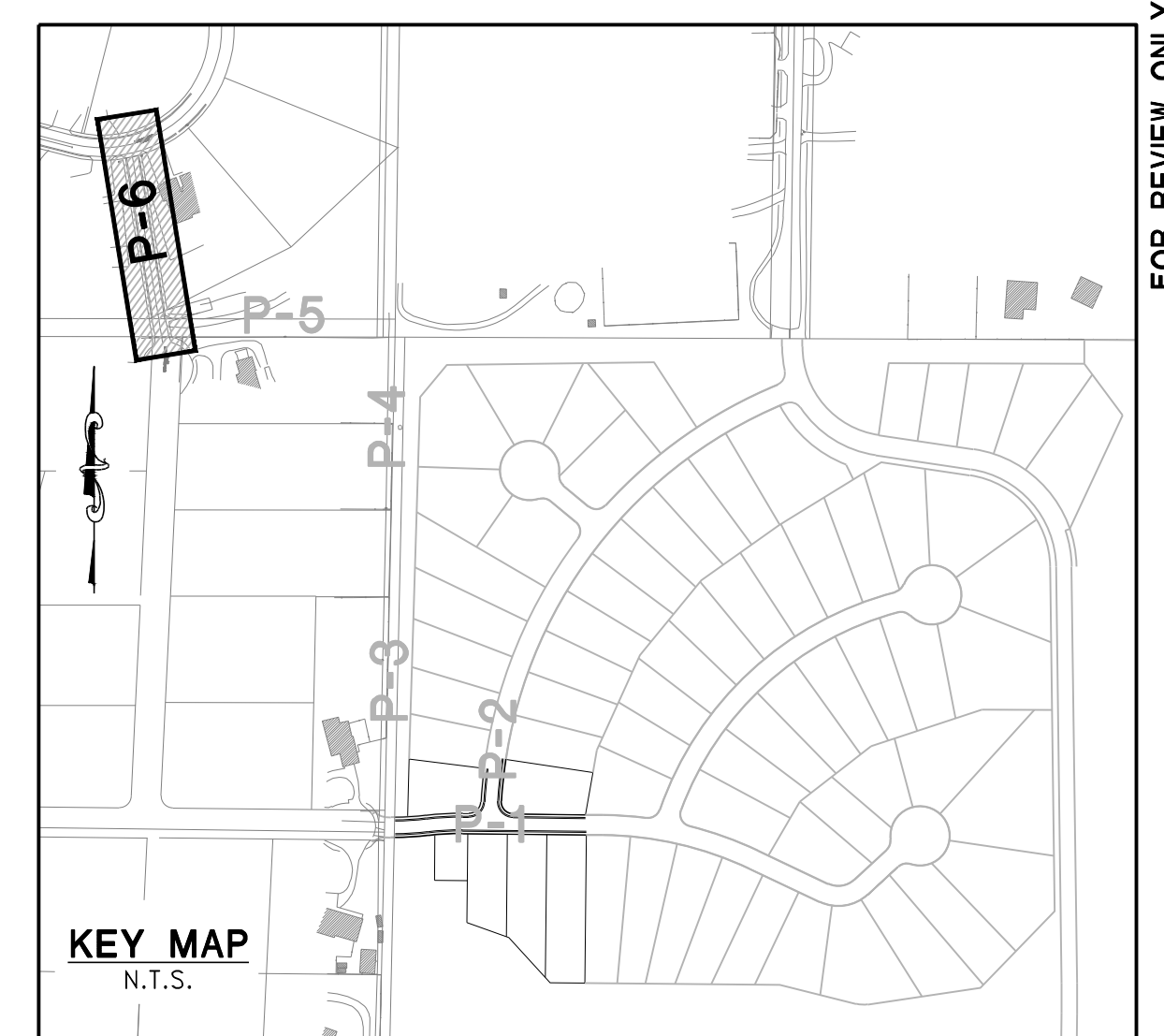
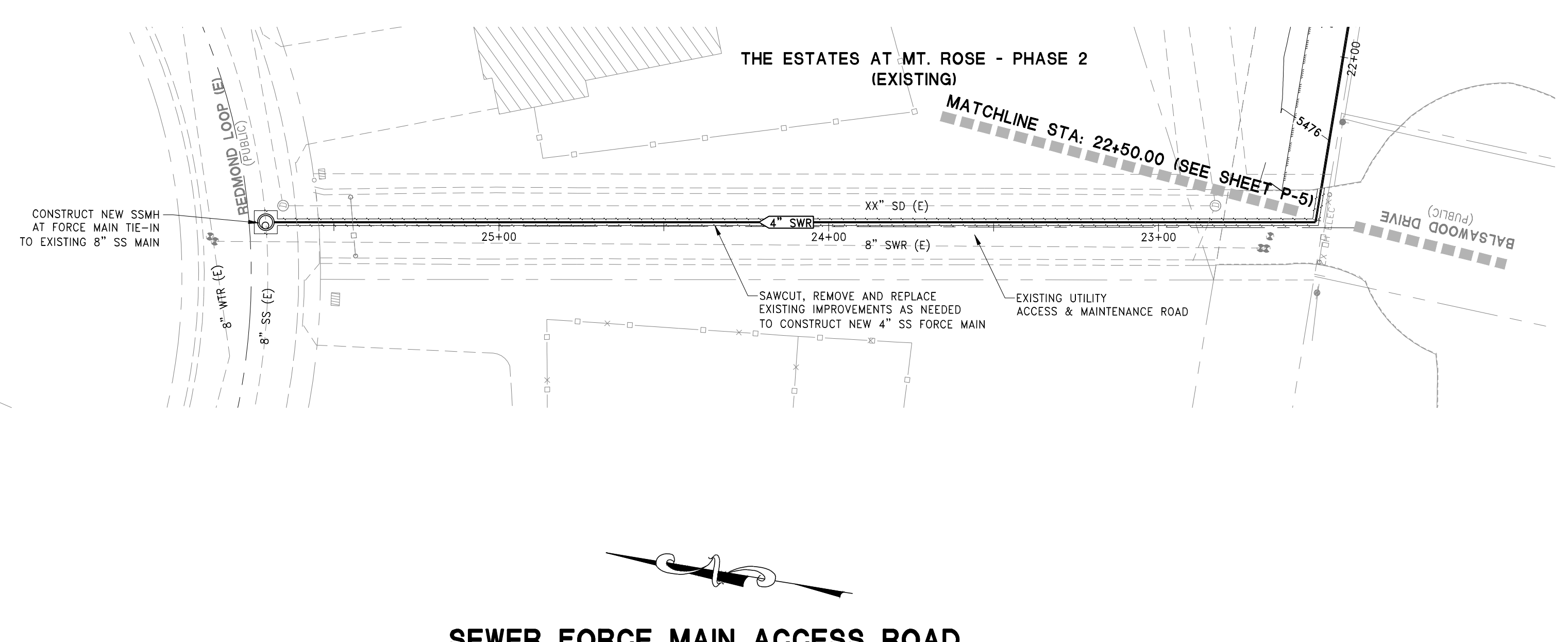
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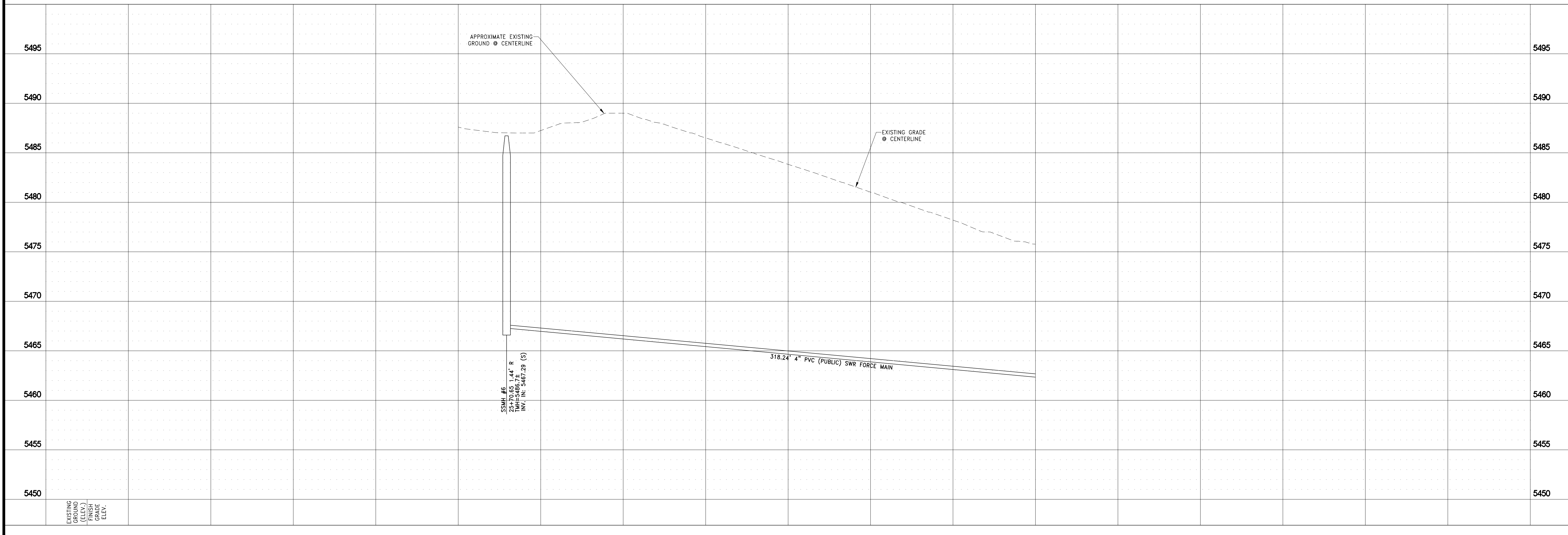
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PROFESSIONAL ENGINEER - STATE OF NEVADA
 CHRISTOPHER J. COOMBS
 Exp. 12/31/2022
 CIVIL
 No. 14572

DRAWING
P-6
 SHIT 18 OF 37
 HTE NUMBER

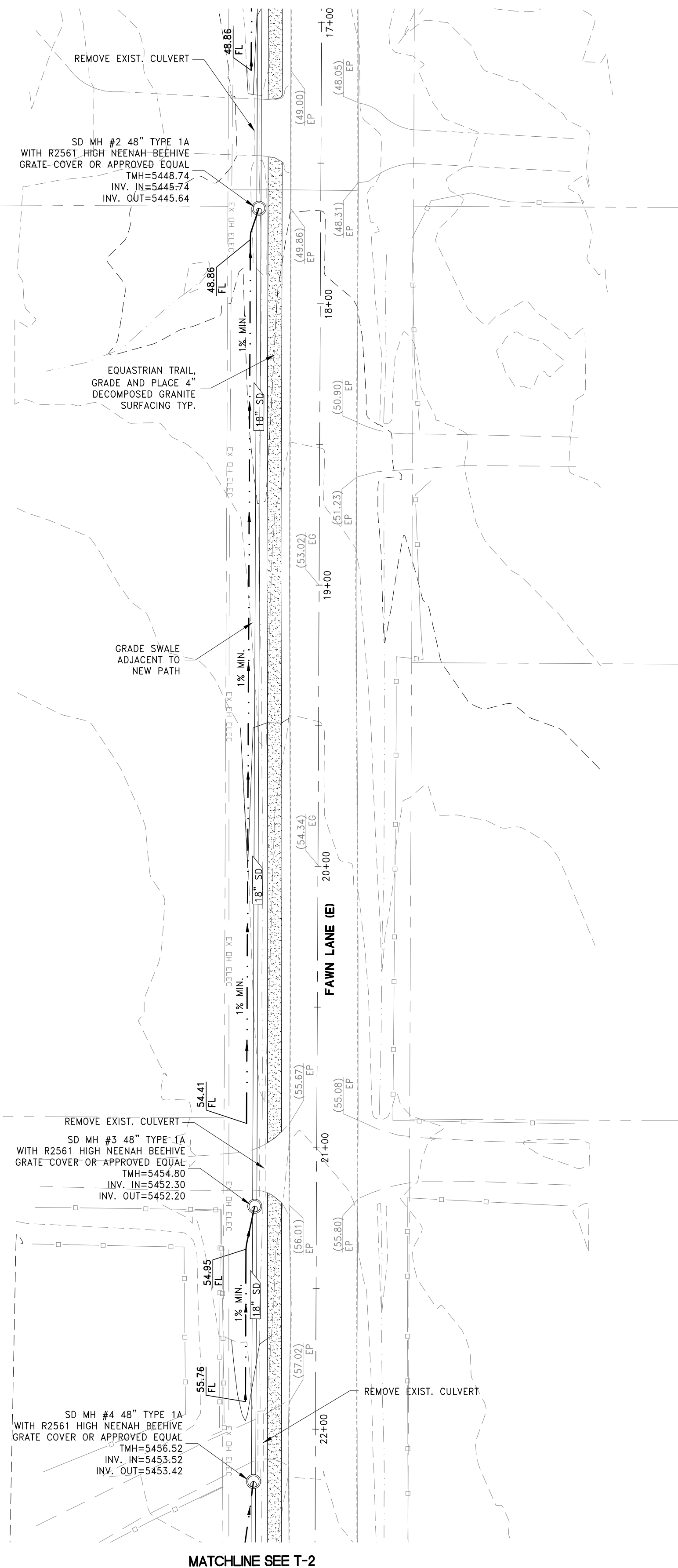
G:\4615_NN1\Partners LLC\0001_Ascente\CIVIL_IPS_SIERRA V 5 LOT\3\306_P06-ASC-PH1-5.dwg thail 6/29/23 10:01 am

Call before you Dig
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call 811
OR
1-800-642-2444

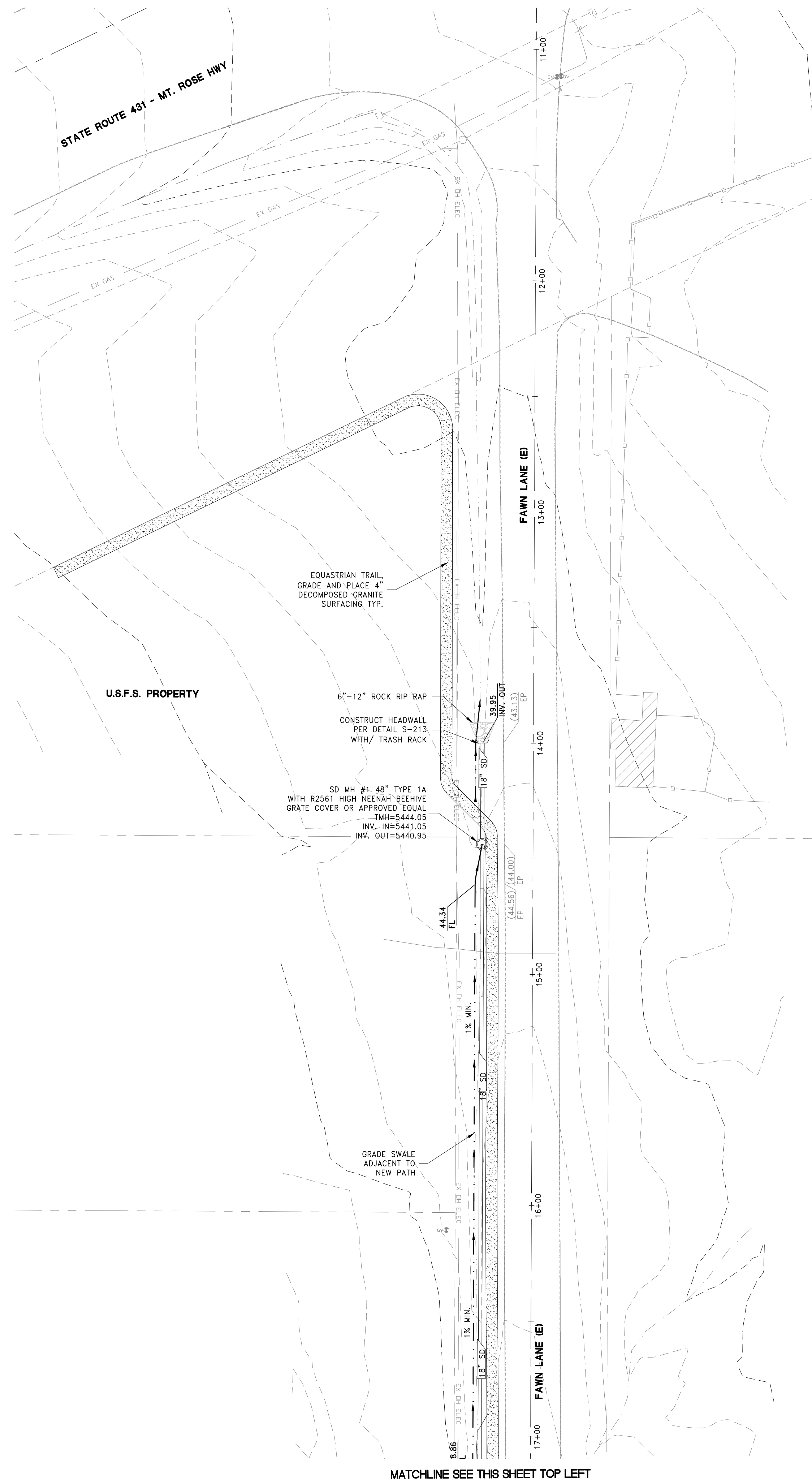
SCOPE OF WORK

1. CLEAR AND GRUB PROPOSED TRAIL ALIGNMENT.
2. GRADE EQUINESTRIAN TRAIL AND PLACE 4" DECOMPOSED GRANITE SURFACING.
3. INSTALL DRAINAGE IMPROVEMENTS AT DRIVEWAY AND TRAIL CROSSINGS, INCLUDING, BUT NOT LIMITED TO, SAWCUT AND REMOVE EXISTING IMPROVEMENTS, PLACE 18" CMP PIPE AND CMP FLARED END SECTIONS, RIP RAP THE INLETS AND OUTLETS, AND PLACE BACK SUBGRADE, 6" AGG. BASE, AND 3" AC.
4. INSTALL TRAIL CROSSING (2 EACH). SEE DETAIL A SHEET T-5

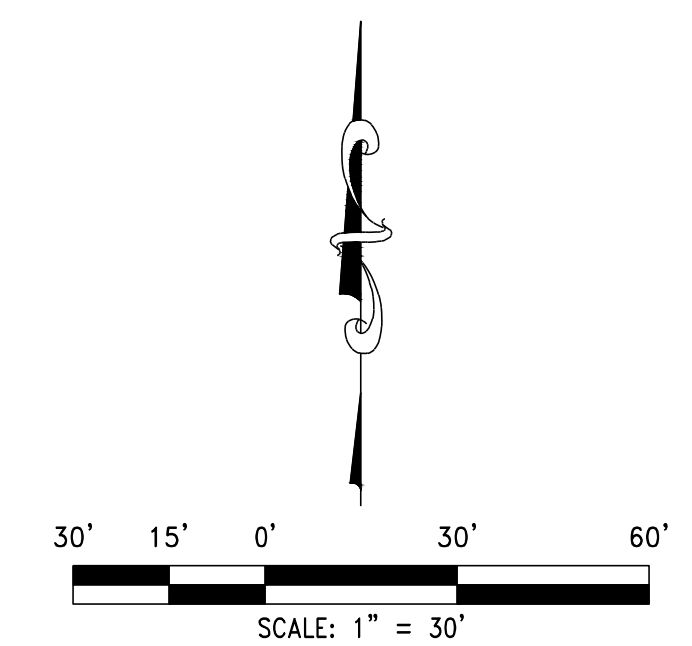
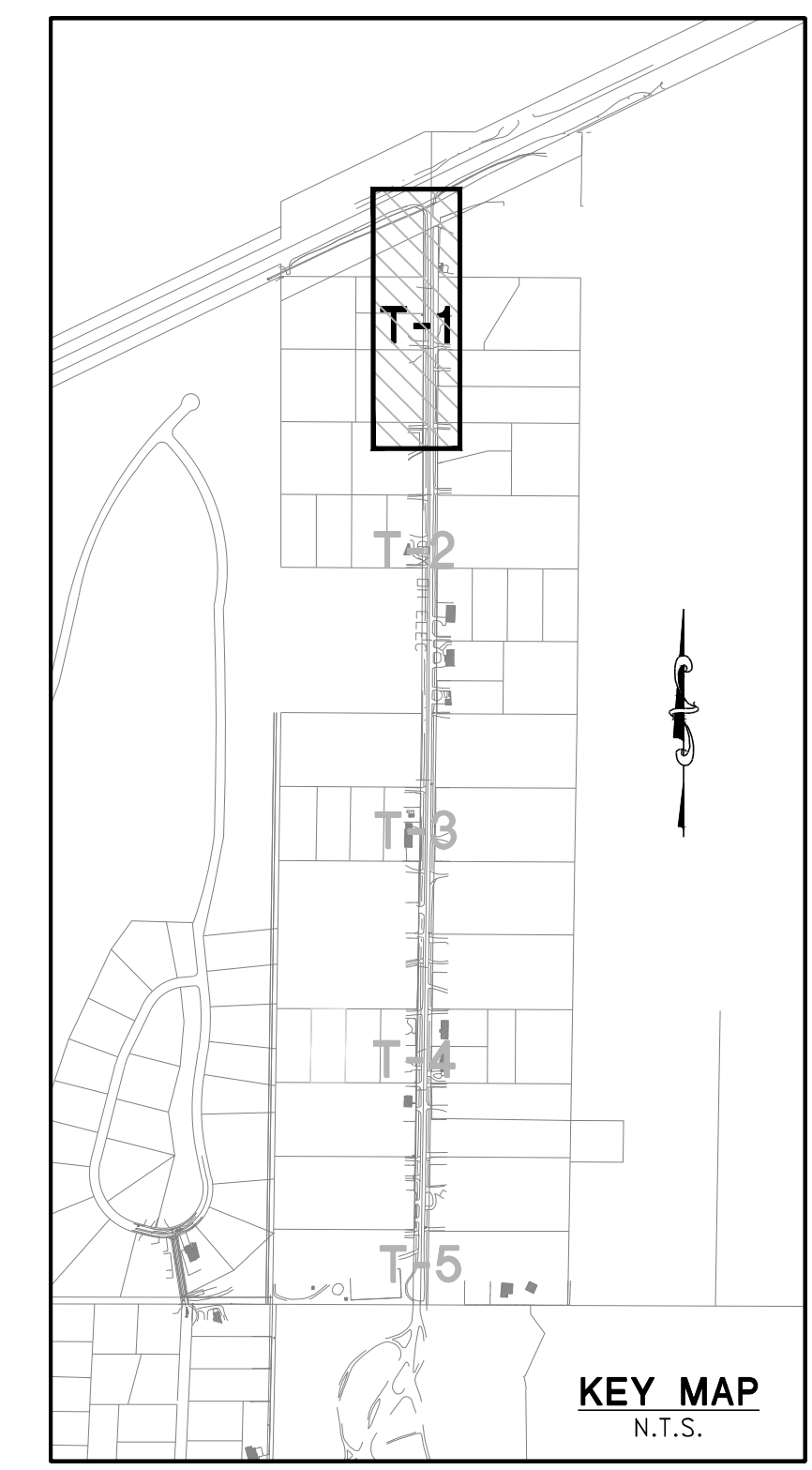
MATCHLINE SEE THIS SHEET BOTTOM RIGHT



MATCHLINE SEE T-2



MATCHLINE SEE THIS SHEET TOP LEFT



DRAFT

REV	DESCRIPTION	DATE

DATE: June 28, 2021
 HORIZ. SCALE: 1"=30'
 VERT. SCALE: N/A
 DRAWN BY: XX
 DESIGNED BY: XX
 CHECKED BY: XX
 APPROVED BY: XX
 PROJECT #: 4615.000

RCI ENGINEERING
 3881 WARREN WAY, 2ND FLOOR, RENO, NEVADA 89509
 PH: 775-800-1660 FAX: 775-453-0801
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NEVADA

IMPROVEMENT PLANS FOR
ASCENTE-SIERRA VILLAGE
PHASE 1
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
FAWN LANE TRAIL IMPROVEMENT S
(SHEET 1 OF 5)

WASIOUCO COUNTY

PROFESSIONAL ENGINEER - STATE OF NEVADA
 CHRISTOPHER J. COOMBS
 Exp. 12/31/2022
 CIVIL
 No. 14572

DRAWING
T-1
 SH1 19 OF 37
 HTE NUMBER

C:\4615_INV\1 Partiers LLC\0001_Ascente\civil\IPS\SIERRA V 5 LOT\3008_S01-ASC-PH1-5.dwg thal 6/29/21 10:01 am

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811**
OR
1-800-642-2444

SCOPE OF WORK

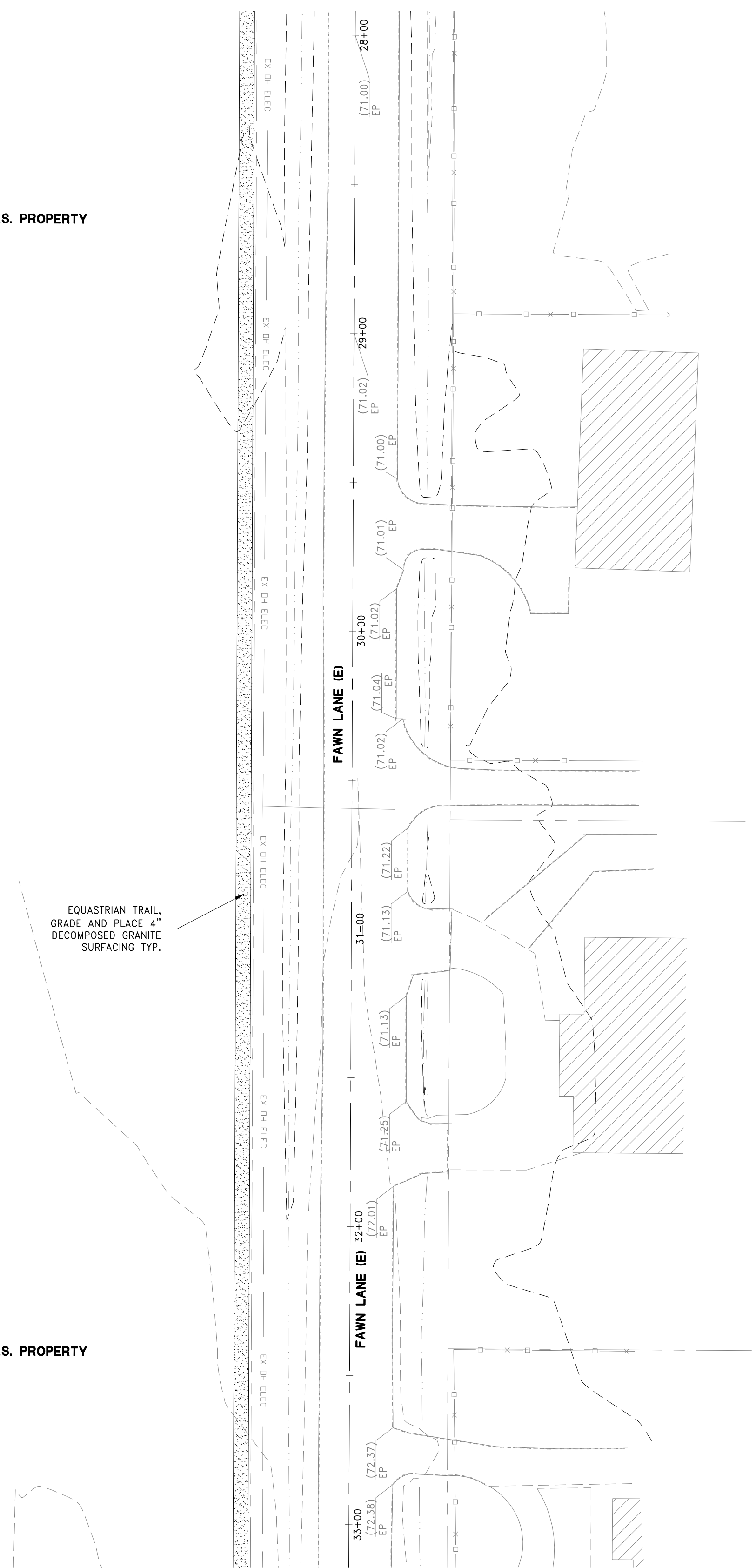
1. CLEAR AND GRUB PROPOSED TRAIL ALIGNMENT.
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4. INSTALL TRAIL CROSSING (2 EACH). SEE DETAIL A SHEET T-5

U.S.F.S. PROPERTY

MATCHLINE SEE THIS SHEET BOTTOM RIGHT

U.S.F.S. PROPERTY

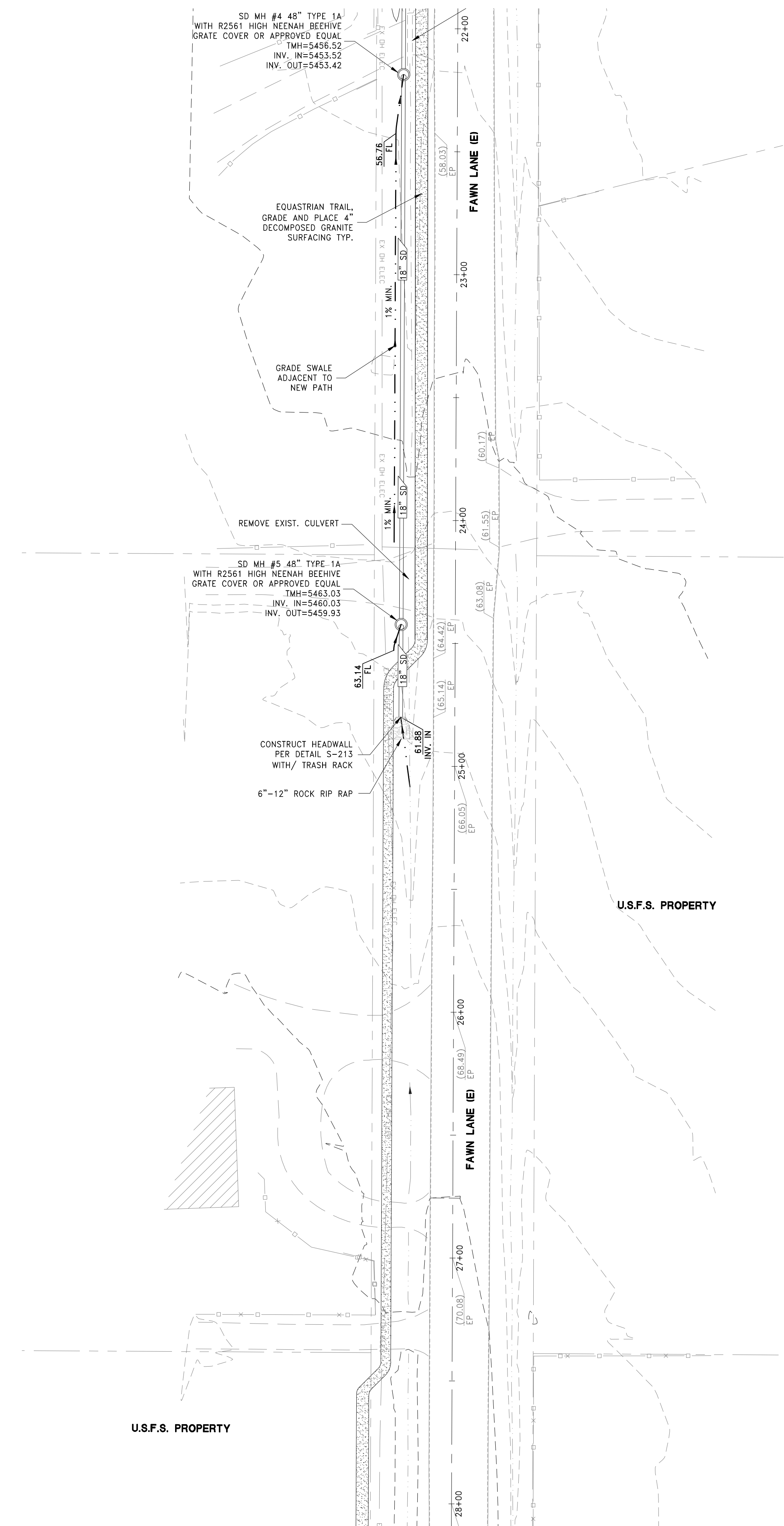
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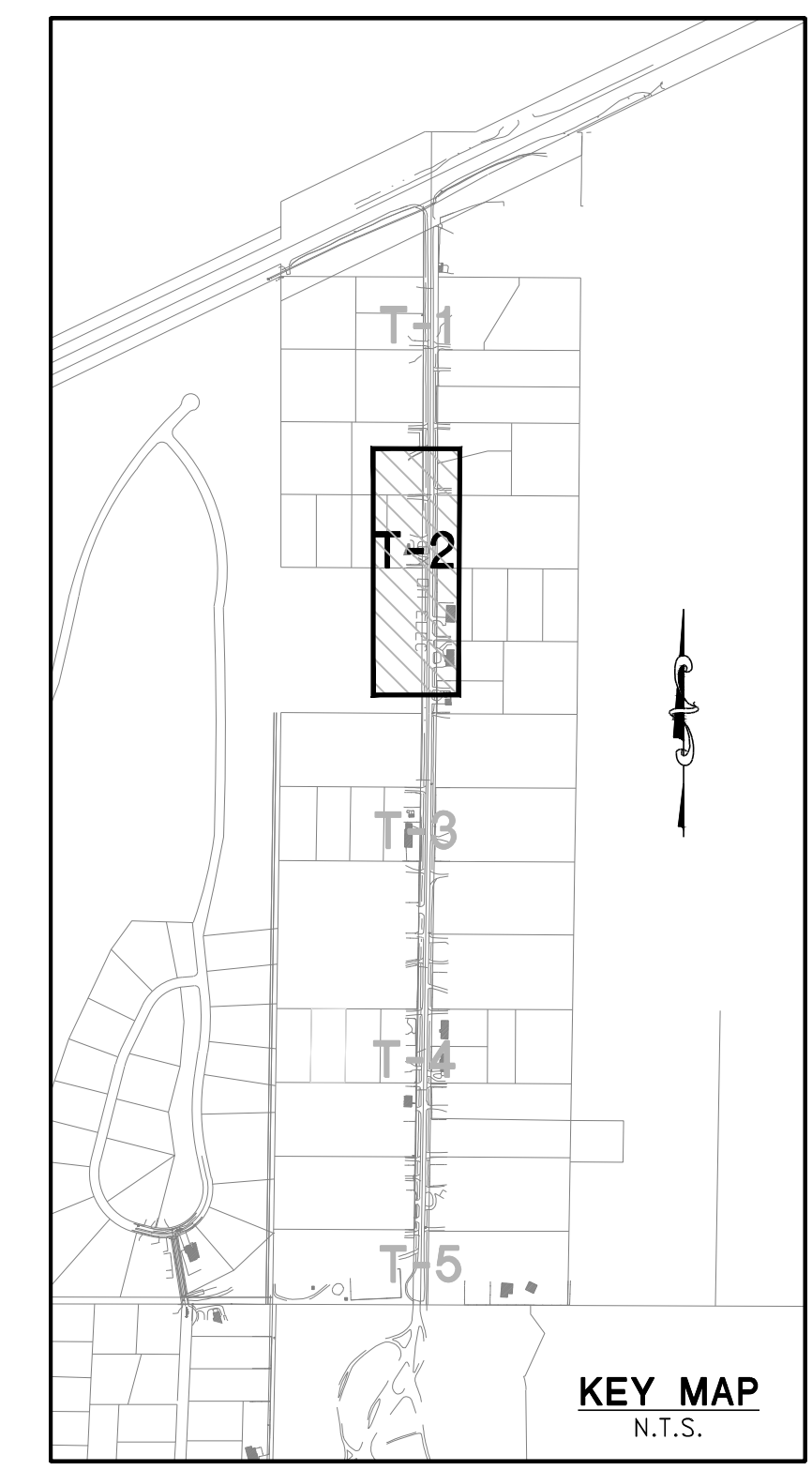
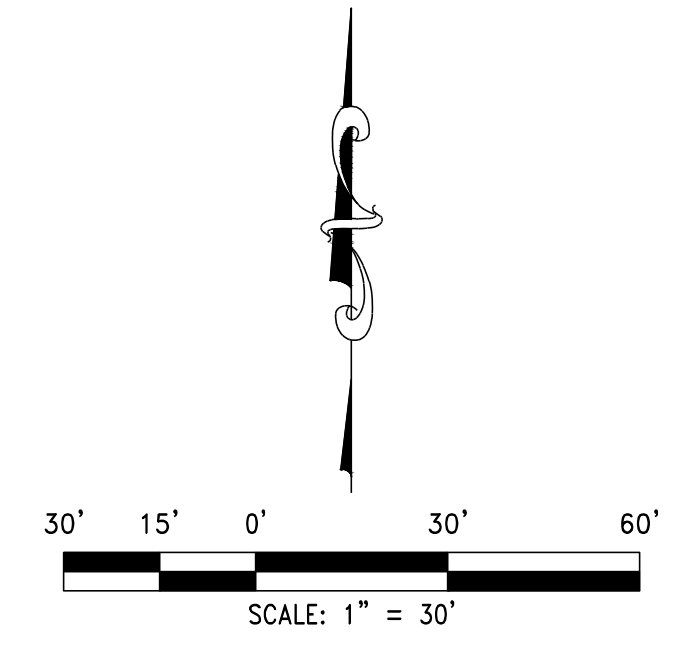
MATCHLINE SEE T-1

U.S.F.S. PROPERTY

MATCHLINE SEE THIS SHEET TOP LEFT



DRAFT



FOR REVIEW ONLY

REV	DATE	DESCRIPTION

DATE: June 29, 2021
 HORIZ. SCALE: 1"=30'
 VERT. SCALE: N/A
 DRAWN BY: JAC
 DESIGNED BY: JAC
 CHECKED BY: JAC
 APPROVED BY: JAC
 PROJECT #: 4615.0000

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IMPROVEMENT PLANS FOR
ASCENTE-SIERRA VILLAGE
PHASE 1
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
FAWN LANE TRAIL IMPROVEMENTS
(SHEET 2 OF 5)

WASCO COUNTY
 NEVADA

PROFESSIONAL ENGINEER - STATE OF NEVADA
 CHRISTOPHER J. COOMBS
 Exp. 12/31/2022
 CIVIL
 No. 14872

DRAWING
T-2
 SH: 20 OF 37
 HTE NUMBER

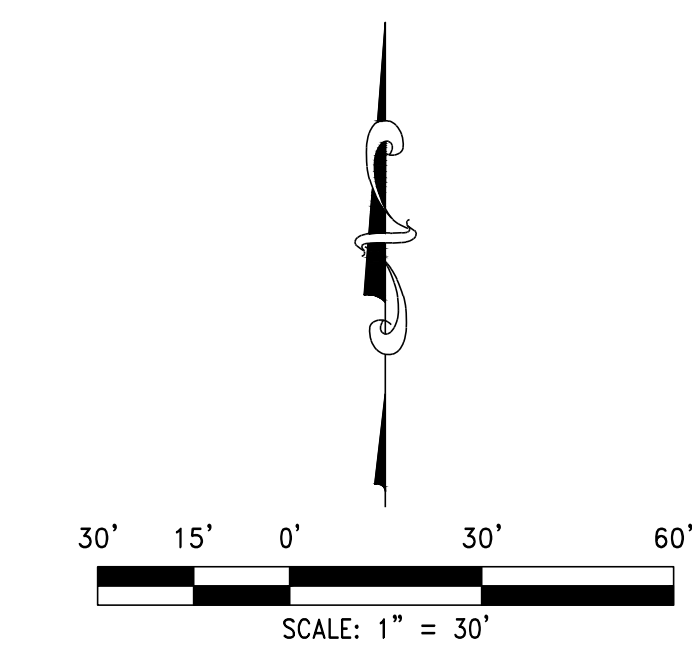
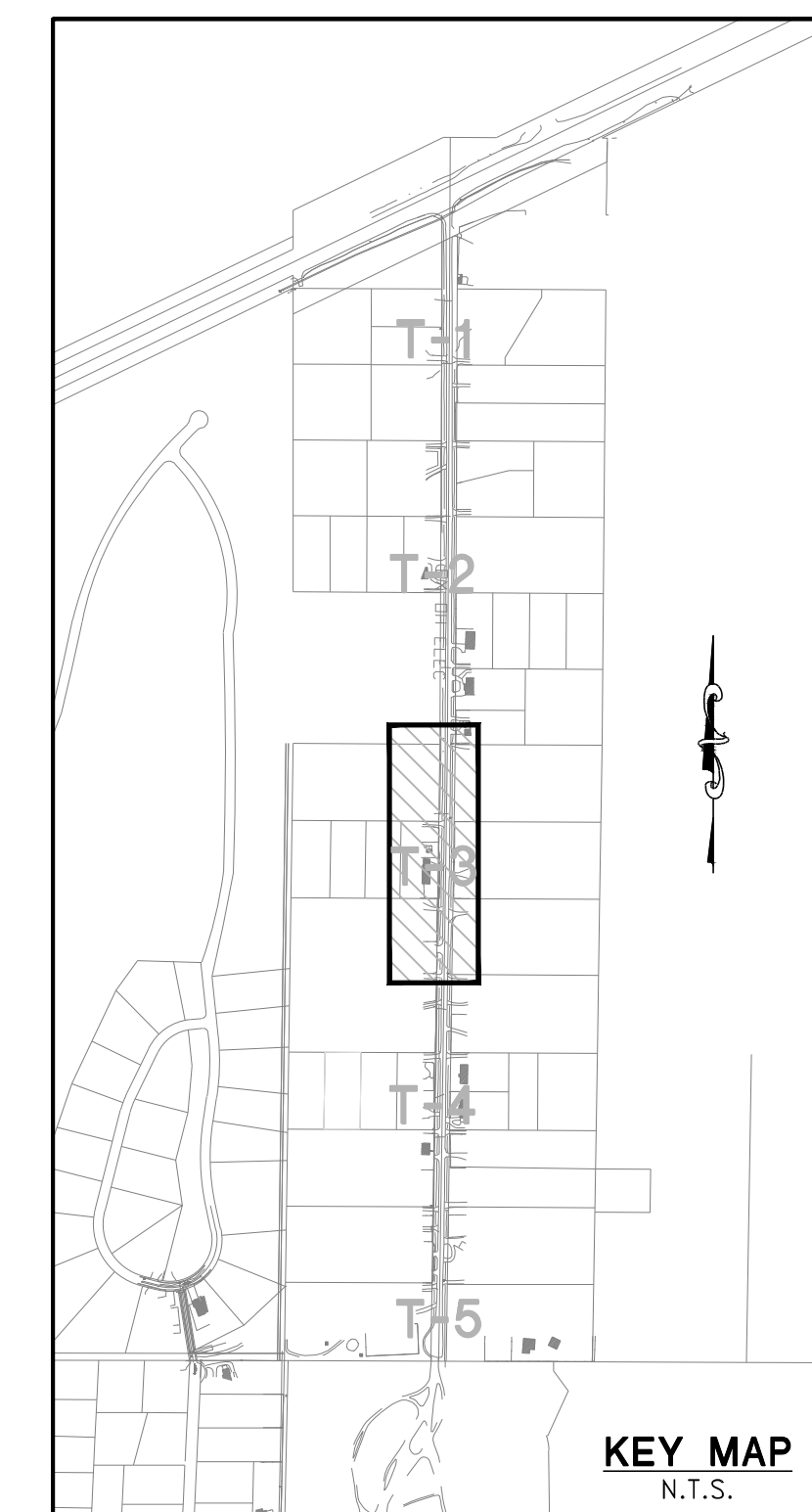
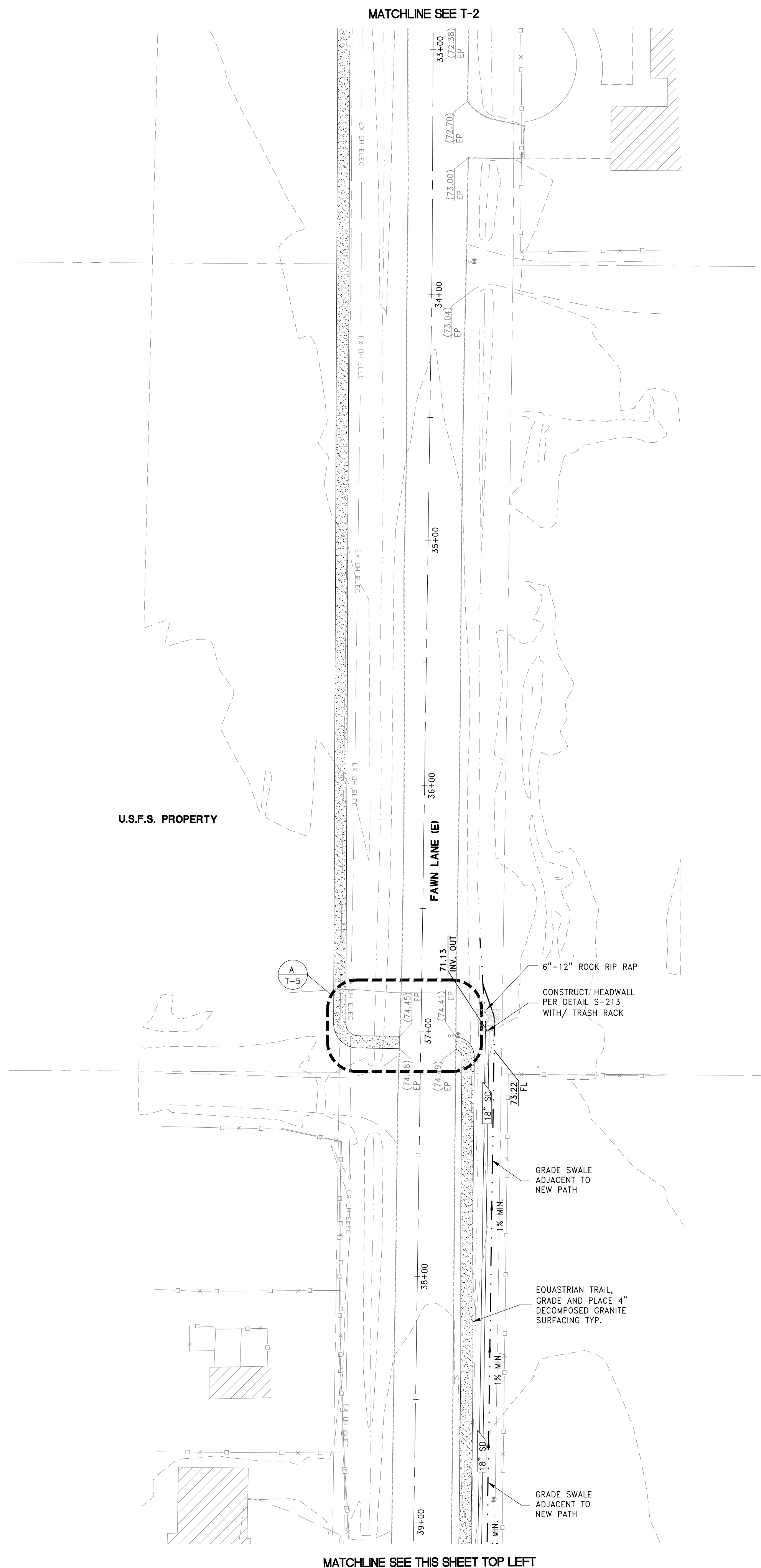
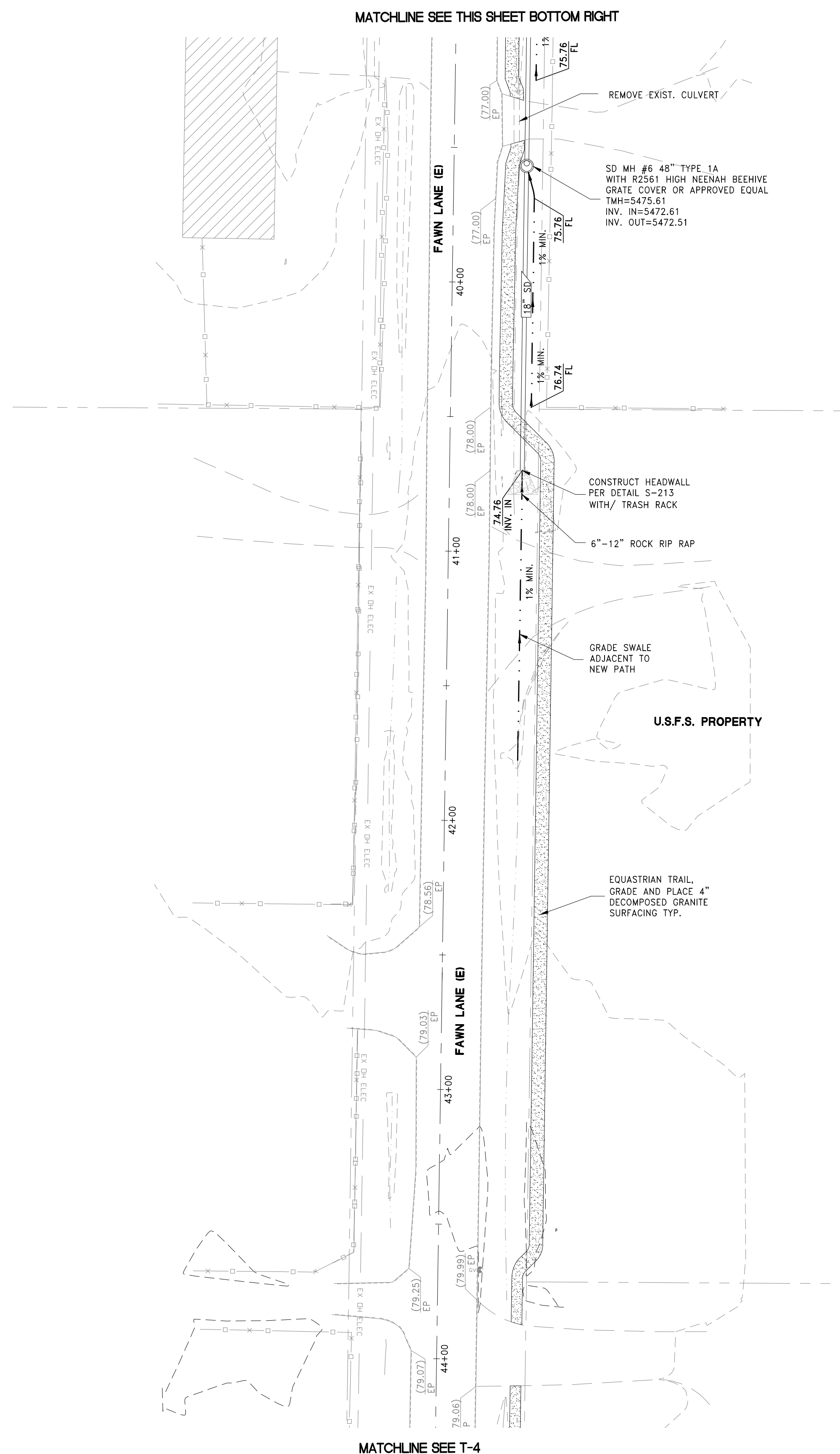
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 AVOID CUTTING UNDERGROUND
 UTILITY LINES. IT'S COSTLY.

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 811**

OR
 1-800-642-2444

SCOPE OF WORK

1. CLEAR AND GRUB PROPOSED TRAIL ALIGNMENT.
2. GRADE EQUESTRIAN TRAIL AND PLACE 4" DECOMPOSED GRANITE SURFACING.
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4. INSTALL TRAIL CROSSING (2 EACH). SEE DETAIL A SHEET T-5



DRAFT

FOR REVIEW ONLY

REV	DESCRIPTION	BY	DATE

DATE: June 28, 2021
 HORIZ. SCALE: 1"=30'
 VERT. SCALE: N/A
 DRAWN BY: XX
 DESIGNED BY: XX
 CHECKED BY: XX
 APPROVED BY: XX
 PROJECT #: 4615.0000

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IMPROVEMENT PLANS FOR
**ASCENTE-SIERRA VILLAGE
 PHASE 1
 A SINGLE FAMILY RESIDENTIAL SUBDIVISION
 FAWN LANE TRAIL IMPROVEMENTS
 (SHEET 3 OF 5)**

WASCOE COUNTY
 NEVADA

PROFESSIONAL ENGINEER - STATE OF NEVADA
 CHRISTOPHER J. COOMBS
 Exp. 12/31/2022
 CIVIL
 No. 14872

DRAWING
T-3
 SH 21 OF 37
 HTE NUMBER

C:\4615_INV\1 Partners LLC\0001_Ascente\1_IPS_SIERRA_V 5 LOT\3\008_S01-ASC-PH1-5.dwg thail 6/29/21 10:02am

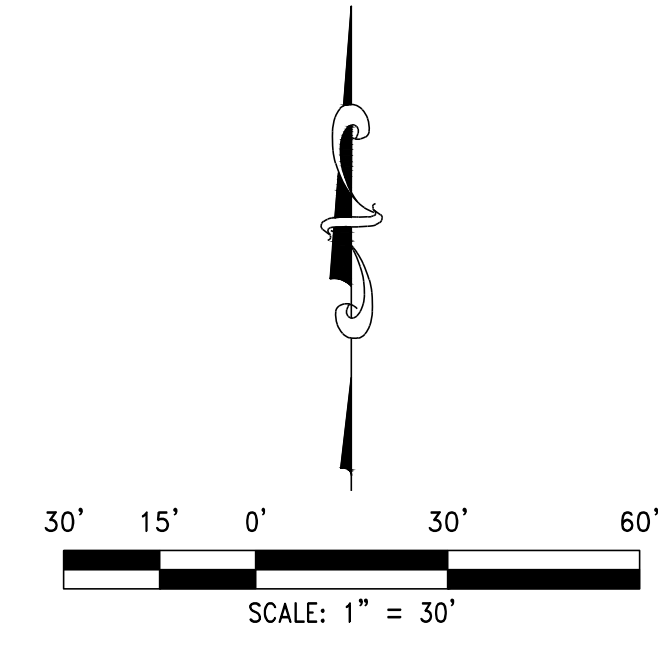
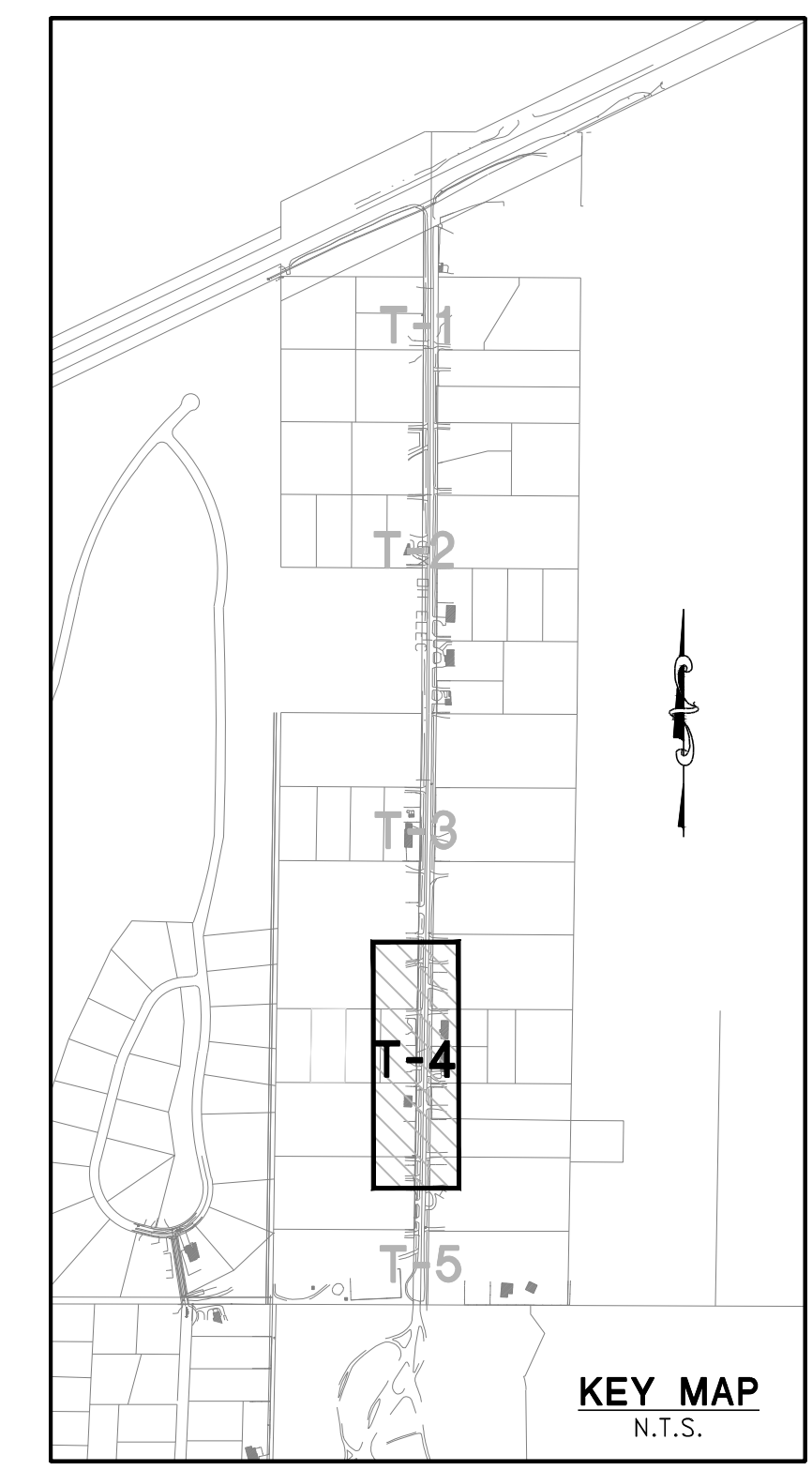
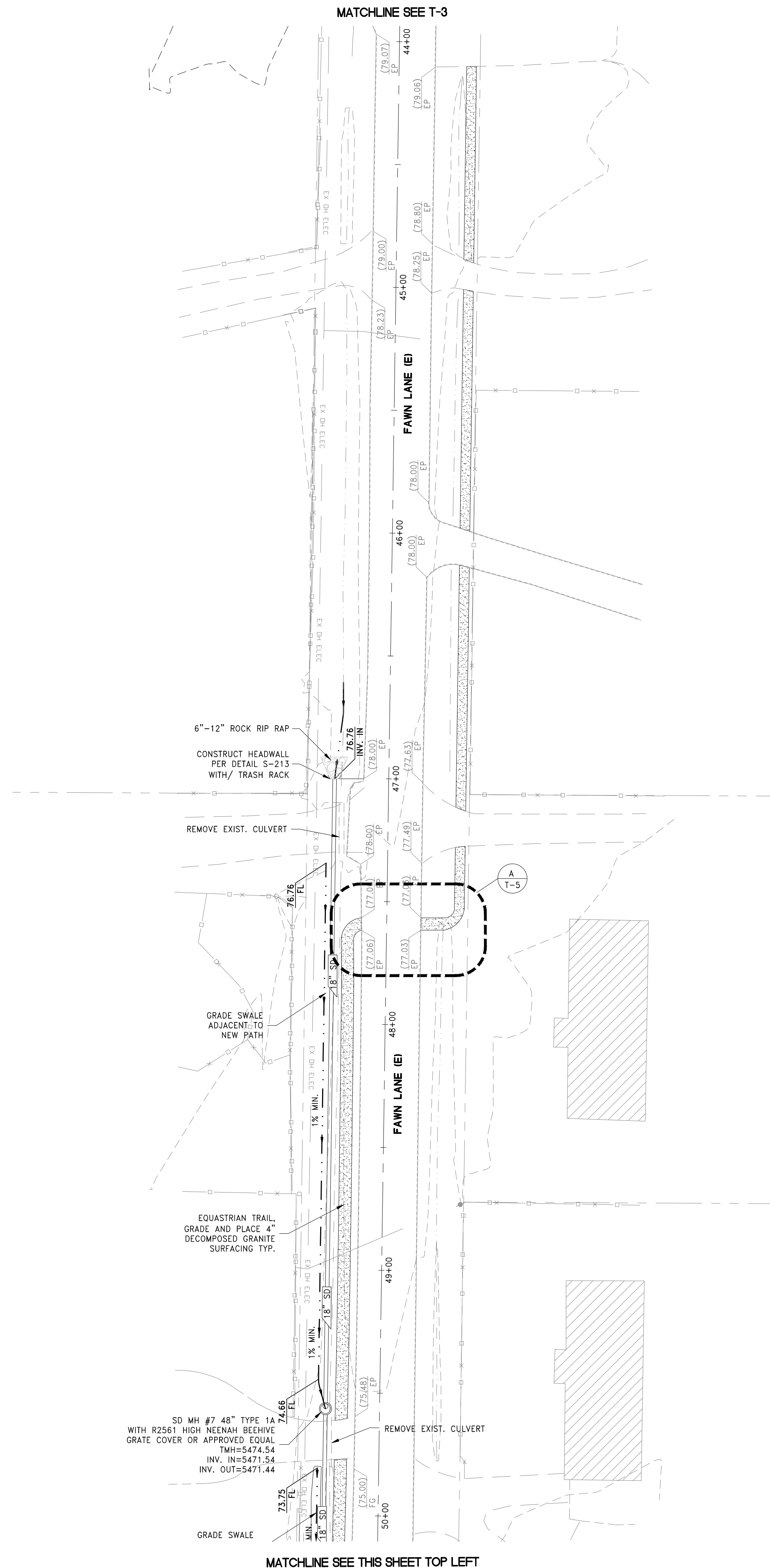
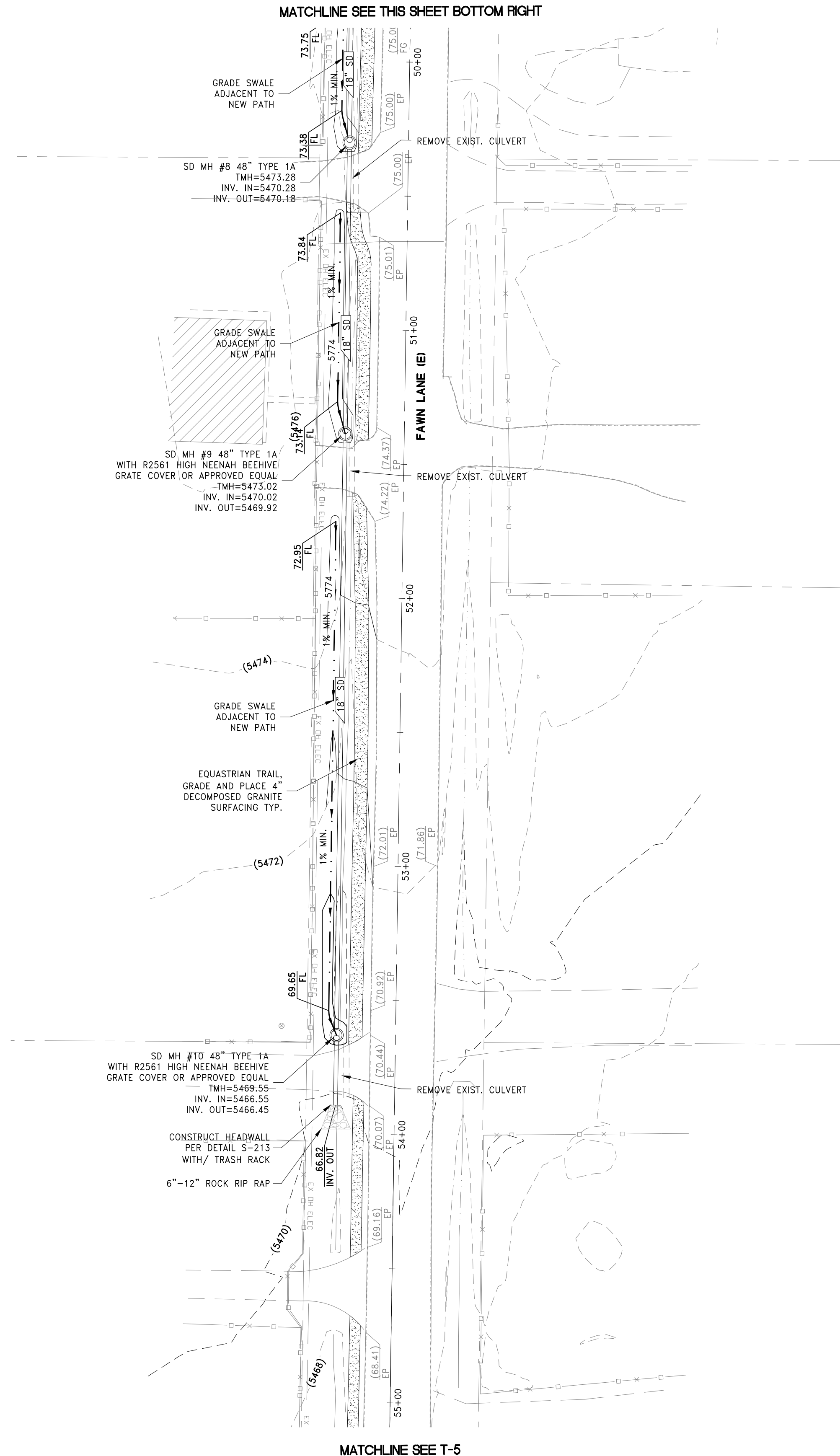
Call before you Dig
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 UTILITY LINES. IT'S COSTLY.

**Call
 811**

OR
1-800-642-2444

SCOPE OF WORK

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4. INSTALL TRAIL CROSSING (2 EACH). SEE DETAIL A SHEET T-5



DRAFT

REV	DESCRIPTION	BY	DATE

DATE: June 28, 2023
 HORIZ. SCALE: 1"=30'
 VERT. SCALE: N/A

DRAWN BY: XX
 DESIGNED BY: XX
 CHECKED BY: XX
 APPROVED BY: XX

PROJECT #: 4615.0000

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IMPROVEMENT PLANS FOR
ASCENTE-SIERRA VILLAGE
PHASE 1
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
FAWN LANE TRAIL IMPROVEMENTS
(SHEET 4 OF 5)

WASIUCE COUNTY
 NEVADA

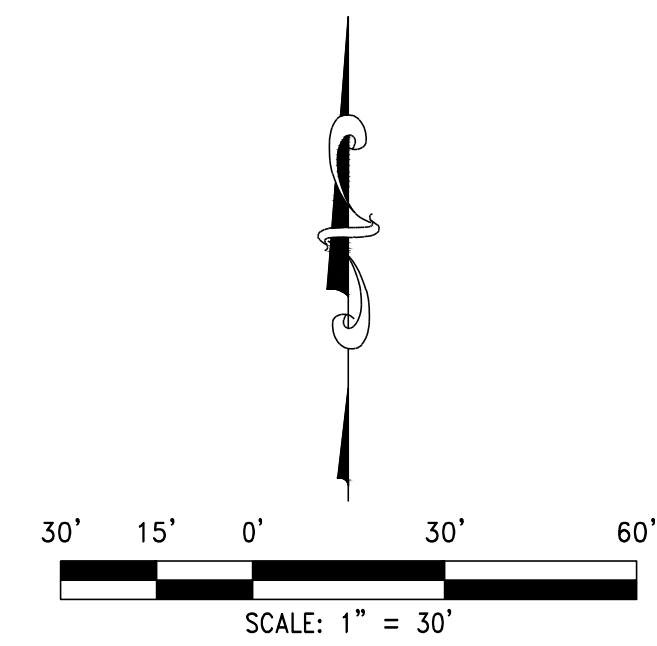
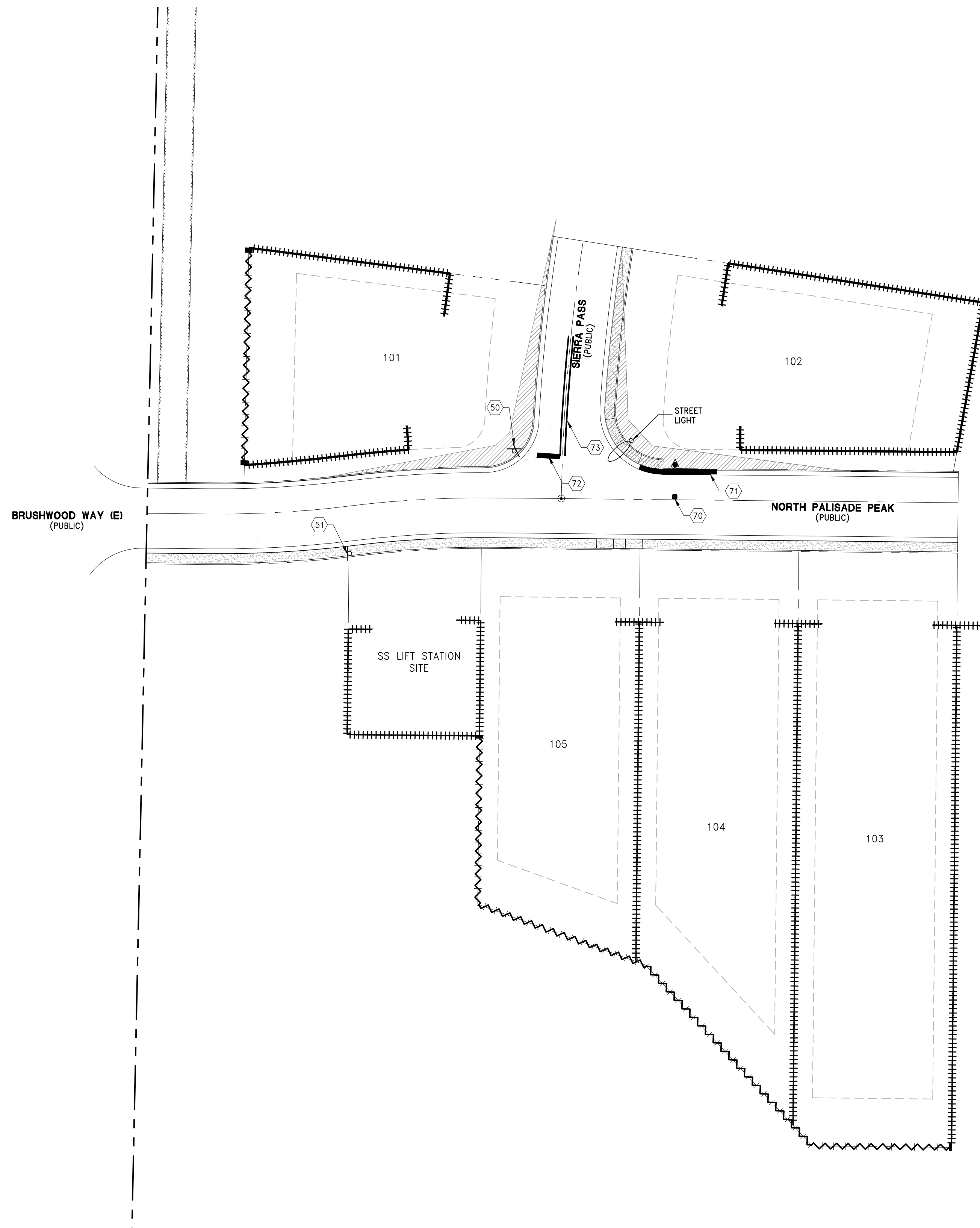
PROFESSIONAL ENGINEER - STATE OF NEVADA
 CHRISTOPHER J. COOMBS
 Exp. 12/31/2022
 CIVIL
 No. 14572

DRAWING
T-4
 SH: 22 OF 37
 HTE NUMBER

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811
 OR
1-800-642-2444

FIRE HYDRANT NOTE:
 CURBS AT FIRE HYDRANTS SHALL BE PAINTED RED FOR
 15.00', CENTERED AT THE FIRE HYDRANT, PER THE CITY
 OF RENO DESIGN MANUAL.

SIGHT TRIANGLE/DISTANCE NOTE:
 TYPICAL INTERSECTION SIGHT TRIANGLE (STREET TO
 STREET) PER N.D.O.T. ACCESS MANAGEMENT SYSTEM &
 DESIGN STANDARDS-20 M.P.H. NO FENCE, WALL, SCREEN,
 SIGN, STRUCTURE, OR FOLIAGE SHALL BE ERRECTED,
 PLANTED OR MAINTAINED IN SUCH A MANNER AS TO
 OBSTRUCT OR INTERFERE WITH A CLEAR LINE OF SIGHT
 FOR THE DRIVERS OF APPROACHING VEHICLES WITHIN THE
 VISION TRIANGLE BETWEEN TWO AND ONE-HALF FEET AND
 EIGHT FEET ABOVE THE AVERAGE GRADE OF THE CURB.
 THIS SHALL NOT BE INTERPRETED TO PROHIBIT TRAFFIC
 SIGNS, UTILITY POLES OR TREE TRUNKS WITHIN THE
 VISION TRIANGLE AREA.



TRAFFIC CONSTRUCTION NOTES
SIGNS

- (50) - "STOP" SIGN R1-1 W/ STREET NAME SIGNS
- (51) - R2-1 SPEED LIMIT (20 MPH)

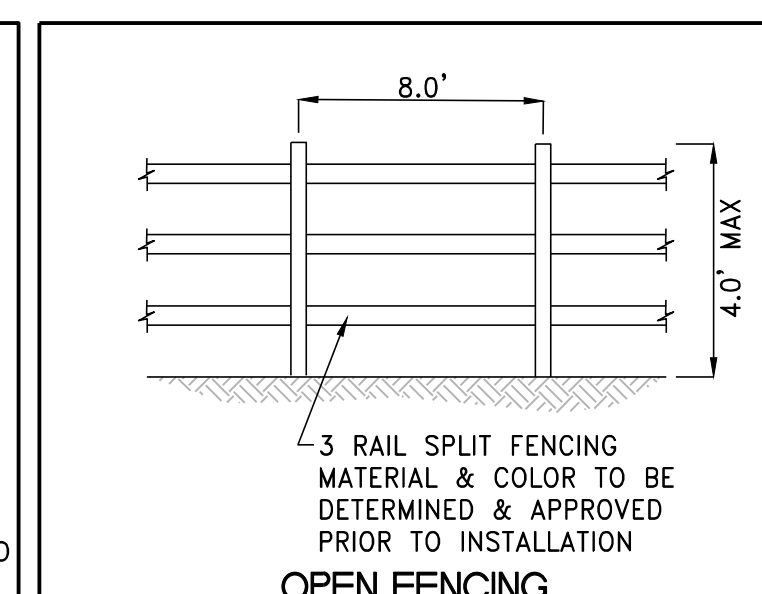
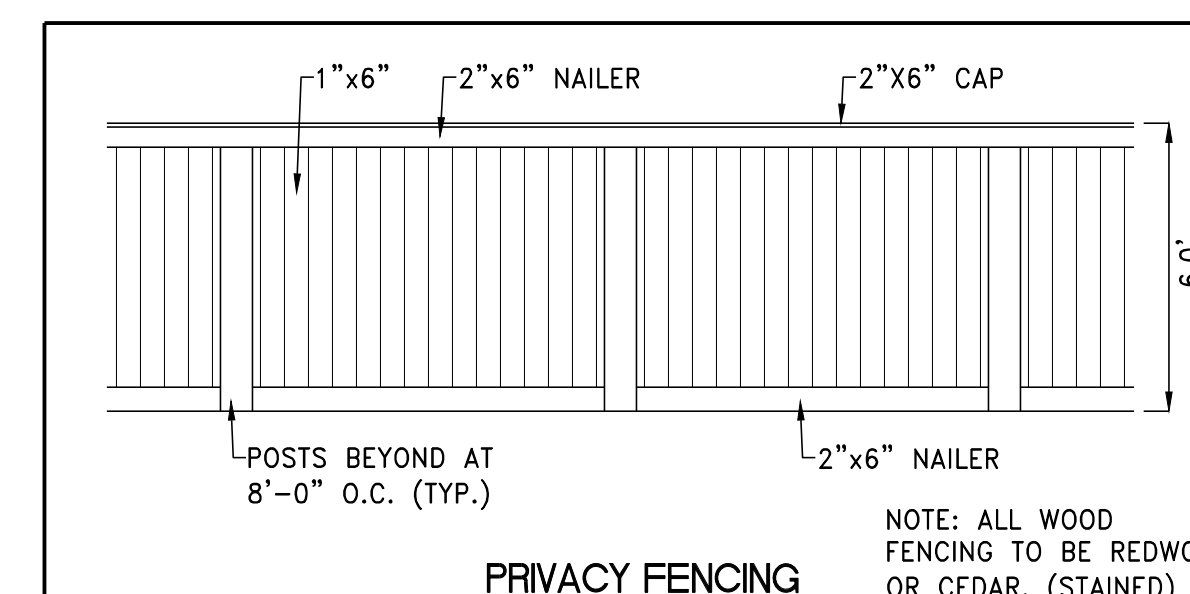
PAVEMENT MARKINGS AND MISCELLANEOUS

- (70) - INSTALL BLUE COLORED REFLECTIVE PAVEMENT MARKERS ADJACENT TO THE FIRE HYDRANT ON ALL APPROVED FIRE APPARATUS ACCESS ROADWAYS WITH HARD SURFACES, INCLUDING BOTH PUBLIC AND PRIVATE ROADS, STREETS AND FIRE LANES; ON ROADWAYS WITH PARKING PERMITTED ON THE HYDRANT SIDE; (16) FEET FROM THE FACE OF CURB ON THE HYDRANT SIDE.
- (71) - RED PAINTED CURB IN FRONT OF FIRE HYDRANT 15' ON CENTER
- (72) - 24" WHITE STOP BAR
- (73) - 50 LF 4" DOUBLE YELLOW STRIPE

FENCING LEGEND:

- PRIVACY FENCING
- OPEN FENCING

DRAFT



NOTE: ALL WOOD FENCING TO BE REDWOOD OR CEDAR. (STAINED)

REV	DESCRIPTION	DATE	BY	APPD

DATE: June 29, 2021
 HORZ. SCALE: 1"=60'
 VERT. SCALE: N/A
 DRAWN BY: XX
 CHECKED BY: XX
 APPROVED BY: XX
 PROJECT #: 4615.0000

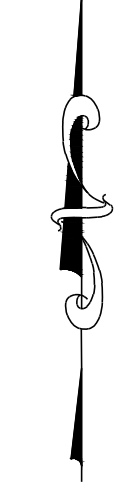
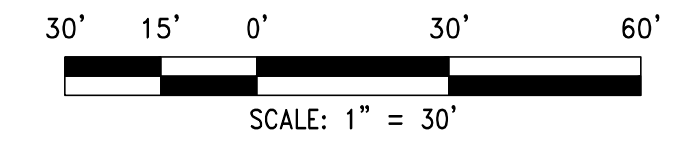
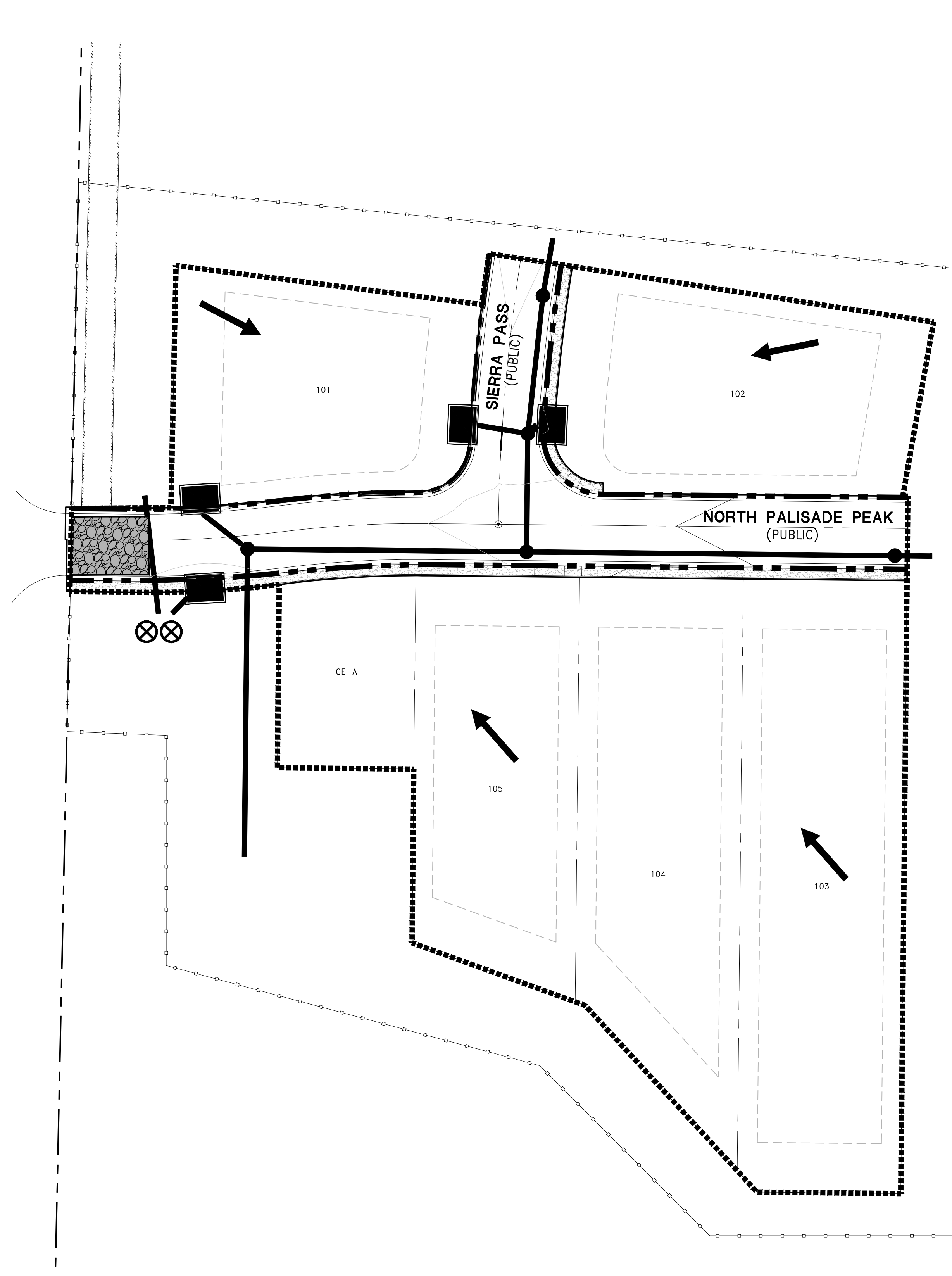
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 PH: 775-800-1660 FAX: 775-453-0801
 www.rcieng.com

IMPROVEMENT PLANS FOR
ASCENTE-SIERRA VILLAGE
PHASE 1
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
SIGNAGE, STRIPING, AND FENCING PLAN
(SHEET 1 OF 1)

WASIOUCO COUNTY NEVADA

PROFESSIONAL ENGINEER - STATE OF NEVADA
 CHRISTOPHER J. COOMBS
 Exp. 12/31/2022
 CIVIL
 No. 14872

DRAWING
S-1
 SHEET 24 OF 37
 HTE NUMBER



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**TRUCKEE MEADOWS REGIONAL
STORMWATER QUALITY NOTES**

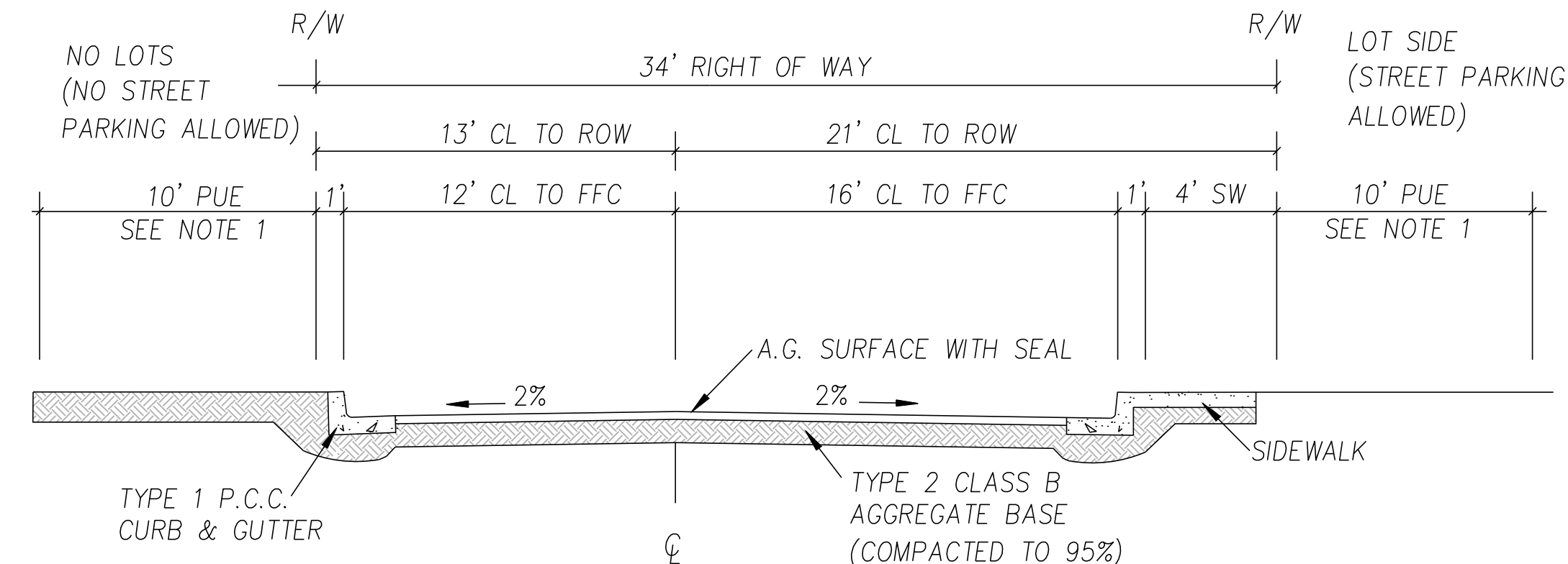
1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS OF WASHOE COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. 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.
3. 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 NVR100000, SECTION 1.B.A.b. (2).
4. 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 EXIST 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 NVR100000, SECTION 1.B.A.g.
5. ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BE REDUCED BY 30 PERCENT OR MORE.

PROJECT DURATION: 10-01-2021 TO 10-01-2022
TOTAL PROJECT AREA: 1.87± AC

LEGEND	
	WATTLE
	CUTBACK CURB
	SILT FENCE
	PROJECT LIMITS
	DIRECTION OF FLOW
	TRACKOUT PAD
	PROTECTED DRAINAGE INLET
	DISCHARGE POINT

<p>DATE: June 29, 2021</p> <p>HORIZ. SCALE: N/A</p> <p>VERT. SCALE: N/A</p> <p>DRAWN BY: TAH</p> <p>DESIGNED BY: CJC</p> <p>CHECKED BY: CJC</p> <p>APPROVED BY: CJC</p> <p>PROJECT #: 4615.0000</p>	<p>FOR REVIEW ONLY</p> <p>BY: /APPD/</p> <p>DATE:</p>	<p>DESCRIPTION</p>	<p>REV</p>	
<p>IMPROVEMENT PLANS FOR ASCENTE-SIERRA VILLAGE PHASE 1 A SINGLE FAMILY RESIDENTIAL SUBDIVISION EROSION CONTROL PLAN</p>				
<p>WASHOE COUNTY NEVADA</p>				
<p>RCI ENGINEERING 3881 WARREN WAY, 2ND FLOOR, RENO, NEVADA 89509 PH: 775-800-1600 FAX: 775-453-0801 www.rcieng.com</p>				
<p>DRAWING EC-1 SHT 25 OF 37 HTE NUMBER</p>				

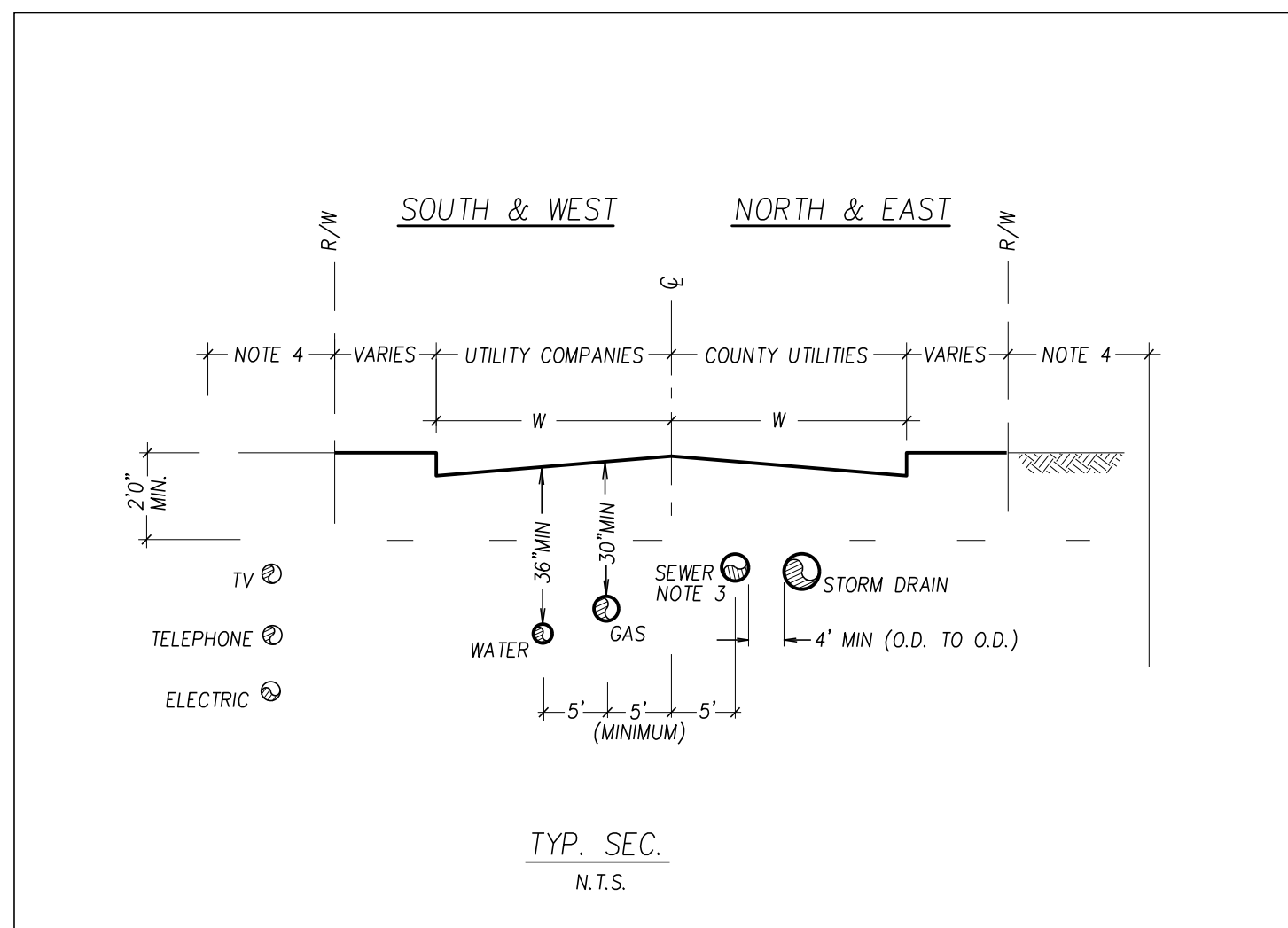
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- NOTES**
- MIN 10' PUBLIC UTILITY, TRAFFIC CONTROL SIGNAGE AND PLOWED SNOW EASEMENT

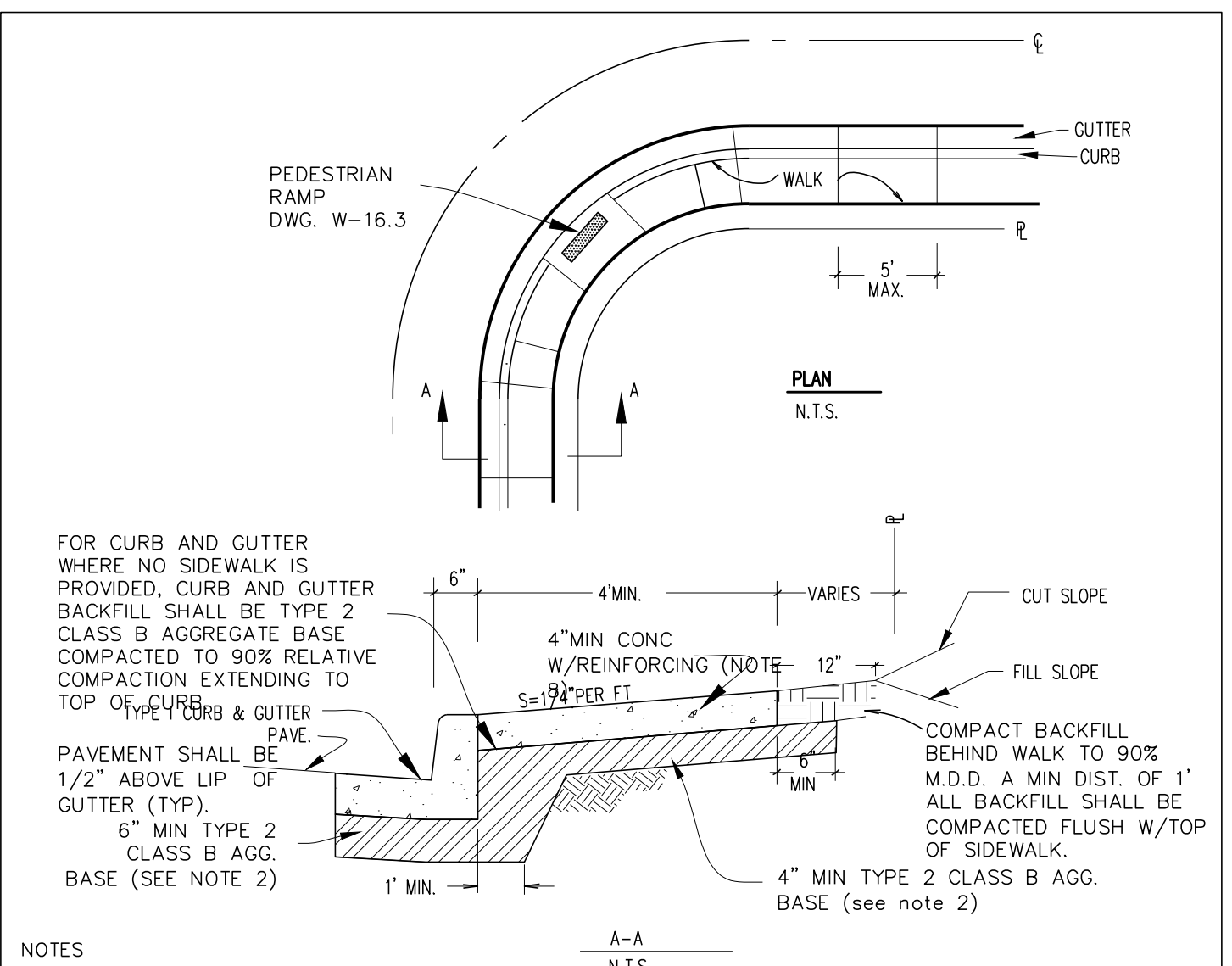
MODIFIED ROADWAY SECTION SINGLE LOADED STREET 34' ROW

SCALE: N.T.S.



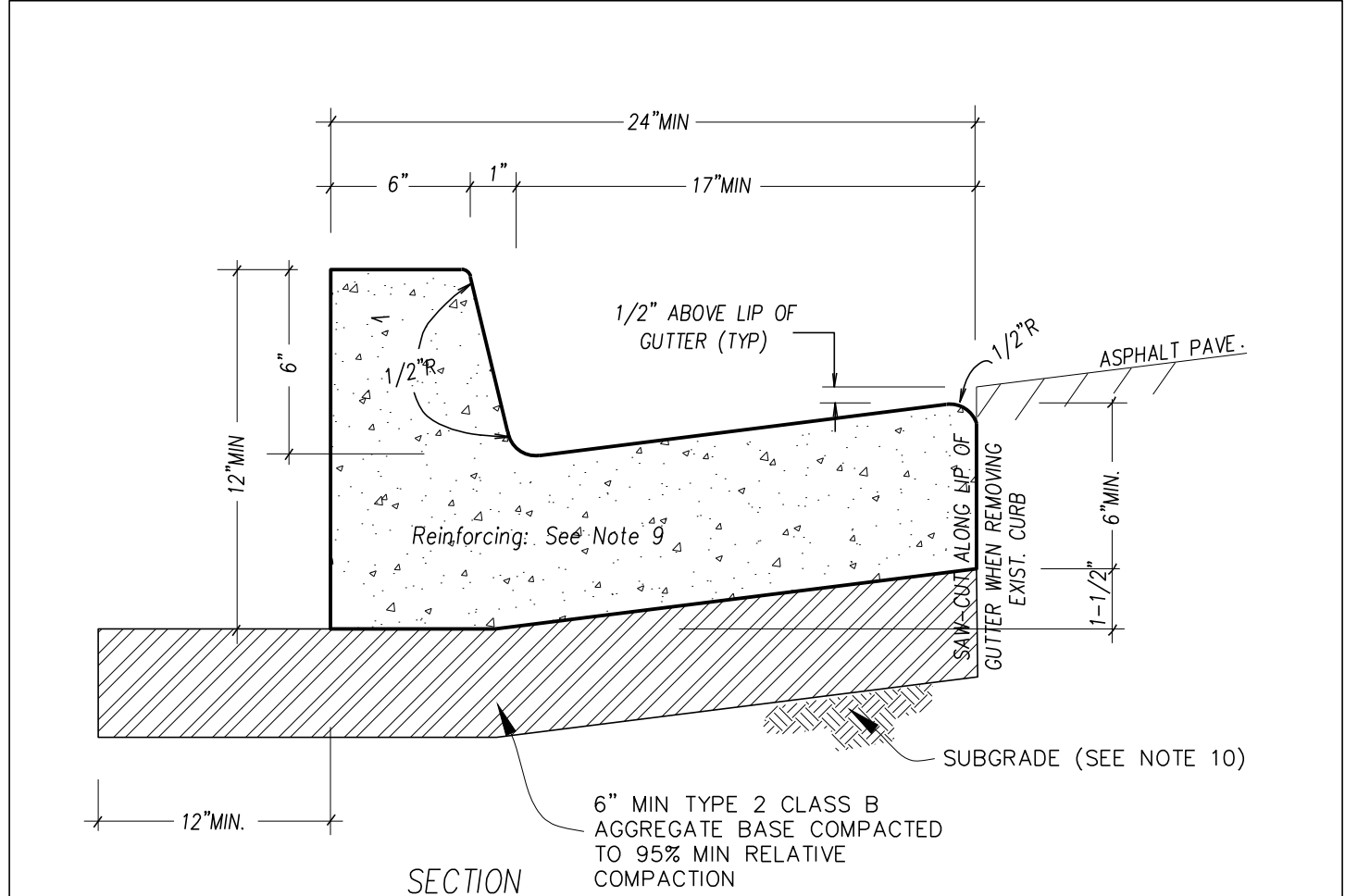
- NOTES**
- FOR ALL UTILITIES IN A COMMON TRENCH, SEE STANDARD DETAIL DWG. 1-3.
 - MAINTAIN A MIN SEPARATION OF 5' BETWEEN GAS LINE & WASHOE CO. UTILITIES WATER LINE.
 - 5' MIN FROM FINISHED GRADE TO FLOWLINE OF SANITARY SEWER.
 - MIN 7.5' PUBLIC UTILITY/TRAFFIC CONTROL SIGNAGE/PLOWED SNOW EASEMENT

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



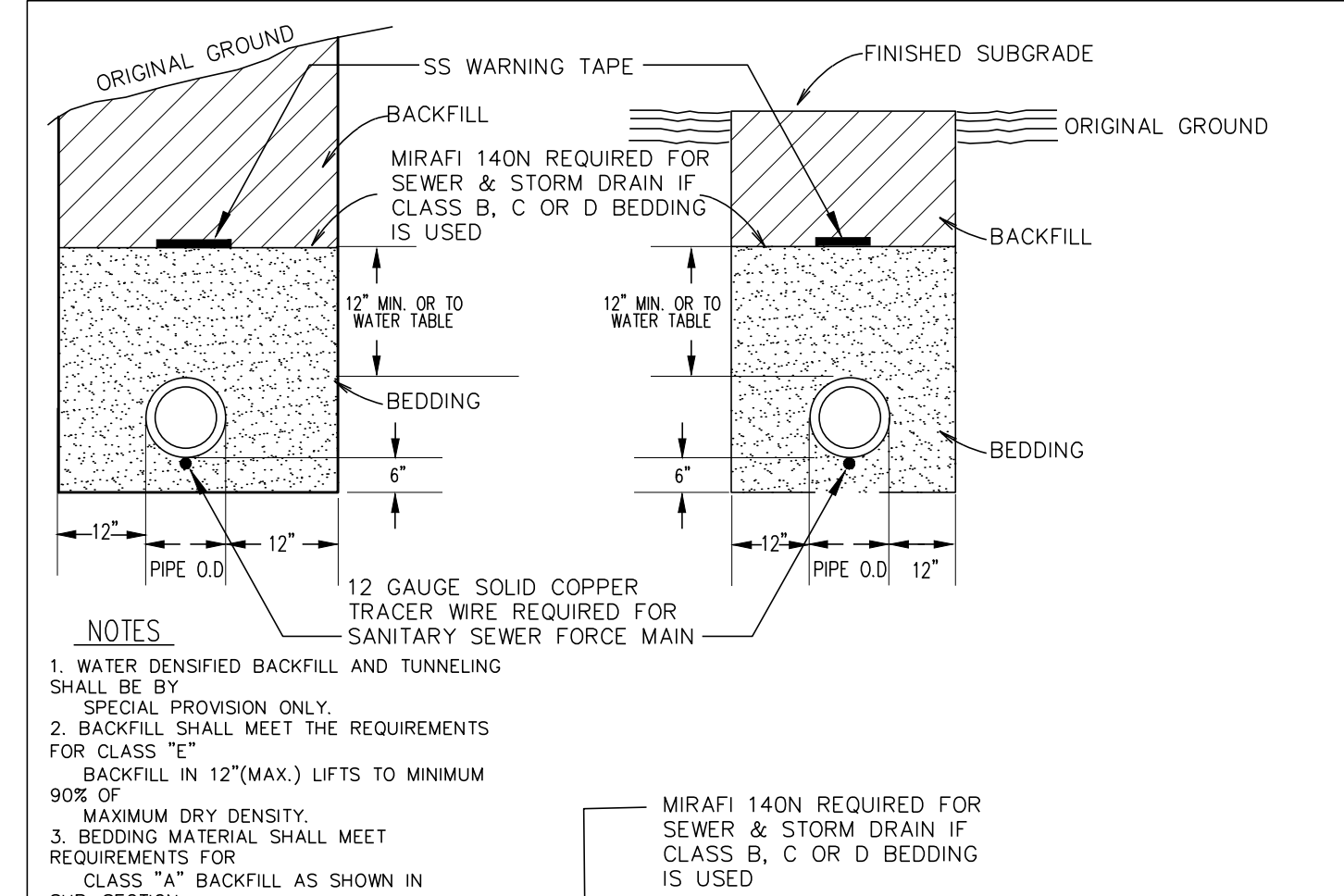
- NOTES**
- PORTLAND CEMENT CONCRETE (P.C.C.) SHALL MEET THE FOLLOWING SPECIFICATIONS: 4,000 PSI MIN. COMPRESSIVE STRENGTH @ 28 DAYS W/ MIN. 6.25 SACKS OF TYPE II CEMENT (588 LBS) PER CUBIC YARD OF CONCRETE; WATER/CEMENT RATIO 0.45 MAX; AIR ENTRAINMENT SHALL BE 4.5% - 7.5% SLUMP SHALL RANGE FROM 1" MIN TO 4" MAX. ALL MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC).
 - AGGREGATE BASE SHALL BE TYPE 2 CLASS B COMPACTED TO 95% MINIMUM RELATIVE COMPACTION PER ASTM D-1557.
 - EVAPORATION REDUCERS (SUCH AS CONFLIM) SHALL BE APPLIED IMMEDIATELY AFTER INITIAL CURING.
 - FINISHING AND CURING SHALL CONFORM TO REQUIREMENTS OF THE LATEST EDITION OF THE SSPWC.
 - TESTING SHALL CONFORM TO REQUIREMENTS OF THE LATEST EDITION OF THE SSPWC.
 - SIDEWALK REMOVAL SHALL BE TO NEAT SAW-CUT LINES.
 - NO EQUIPMENT SHALL BE PERMITTED ADJACENT TO OR ACROSS THE SIDEWALK UNTIL THE FOURTH DAY FOLLOWING PLACEMENT OF THE CONCRETE OR UNTIL THE CONCRETE HAS REACHED A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.
 - REINFORCING SHALL CONSIST OF COLLATED, FIBRILLATED, POLYPROPYLENE FIBERS AS MANUFACTURED BY FIBERMESH OR APPROVED EQUAL AND SHALL BE ADDED AT A RATE OF 1 1/2 LBS PER CUBIC YARD OF CONCRETE.
 - SUBGRADE SHALL BE COMPACTED TO 90% MIN RELATIVE COMPACTION. IF EXPANSIVE OR UNSUITABLE MATERIALS ARE ENCOUNTERED AT SUBGRADE ELEVATION, THE SOILS SHALL BE OVER-EXCAVATED TO CONFORM TO THE SOILS REPORT OR REQUIREMENTS OF WASHOE COUNTY. THE SUBGRADE SHALL BE INSPECTED AND APPROVED BY WASHOE COUNTY PRIOR TO PLACEMENT OF AGGREGATE BASE.
 - SIDEWALK SHALL RECEIVE A LIGHT BROOM FINISH.
 - SEE ROADWAY SECTIONS FOR SIDEWALK WIDTHS.

NO.	REVISED	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION:
1	REDRAW	2/94	P.C.C. SIDEWALK	WASHOE
2	Notes	11/11sw		
3	Revision	8/16ww		
				DRAWING NO: W-16.2
				DATE: 08/16ww
				PAGE: 30



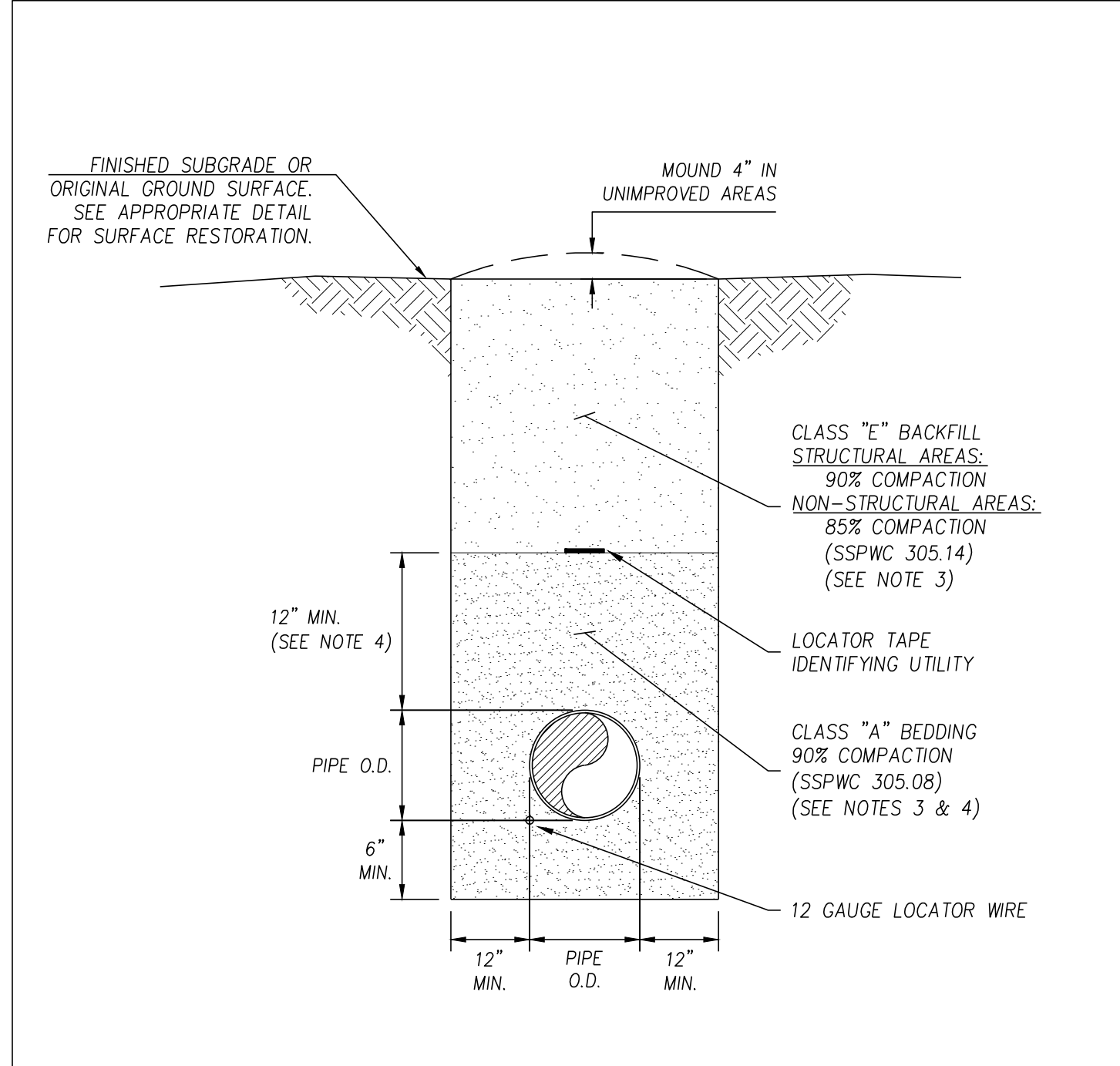
- NOTES**
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 - CURB AND GUTTER SHALL HAVE WEAKENED PLANE JOINTS ON 10' CENTERS (MAX).
 - AGGREGATE BASE SHALL BE TYPE 2 CLASS B COMPACTED TO 95% MINIMUM RELATIVE COMPACTION PER ASTM D-1557.
 - EVAPORATION REDUCERS (SUCH AS CONFLIM) SHALL BE APPLIED IMMEDIATELY AFTER INITIAL CURING.
 - FINISHING AND CURING SHALL CONFORM TO REQUIREMENTS OF THE LATEST EDITION OF THE SSPWC.
 - TESTING SHALL CONFORM TO REQUIREMENTS OF THE LATEST EDITION OF THE SSPWC.
 - CURB REMOVAL SHALL BE TO NEAT SAW-CUT LINES.
 - NO EQUIPMENT SHALL BE PERMITTED ADJACENT TO OR ACROSS THE CURB UNTIL THE FOURTH DAY FOLLOWING PLACEMENT OF THE CONCRETE OR UNTIL THE CONCRETE HAS REACHED A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.
 - REINFORCING SHALL CONSIST OF COLLATED, FIBRILLATED, POLYPROPYLENE FIBERS AS MANUFACTURED BY FIBERMESH OR APPROVED EQUAL AND SHALL BE ADDED AT A RATE OF 1 1/2 LBS PER CUBIC YARD OF CONCRETE.
 - CURB AND GUTTER SUBGRADE SHALL BE COMPACTED TO 90% MIN RELATIVE COMPACTION. IF EXPANSIVE OR UNSUITABLE MATERIALS ARE ENCOUNTERED AT SUBGRADE ELEVATION, THE SOILS SHALL BE OVER-EXCAVATED TO CONFORM TO THE SOILS REPORT OR REQUIREMENTS OF WASHOE COUNTY. THE SUBGRADE SHALL BE INSPECTED AND APPROVED BY WASHOE COUNTY PRIOR TO PLACEMENT OF AGGREGATE BASE.
 - CURB AND GUTTER SHALL RECEIVE A LIGHT BROOM FINISH PARALLEL TO FLOW.

NO.	REVISED	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION:
1	REDRAW	11/92	TYPE I P.C.C. CURB & GUTTER	WASHOE
2	NOTE 2.9	1/94		
3	NOTE 1	12/11sw		
4	Revisions	08/16ww		
				DRAWING NO: W-16.1
				DATE: 08/16ww
				PAGE: 29



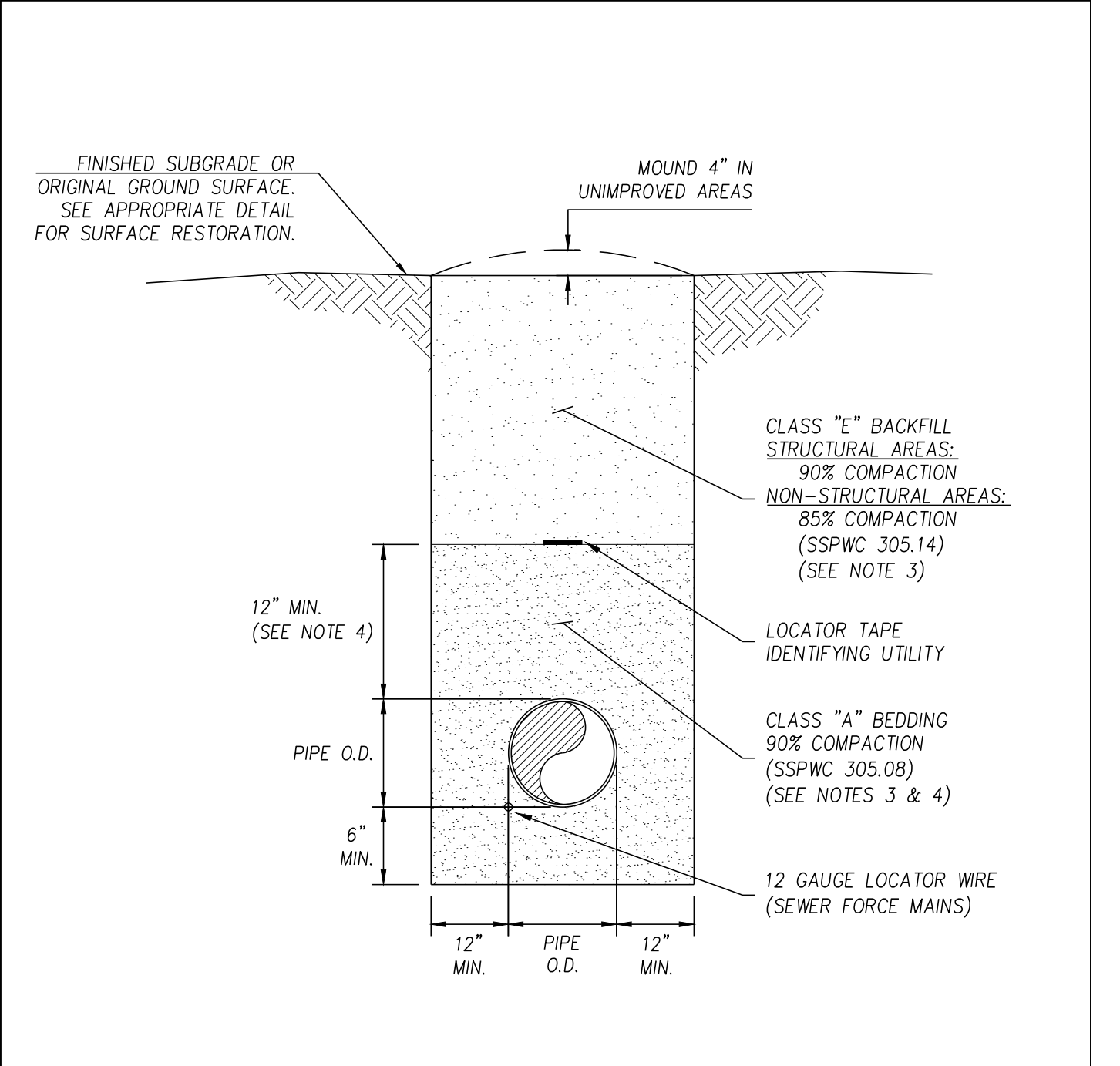
- NOTES**
- WATER DENSIFIED BACKFILL AND TUNNELING SHALL BE BY SPECIAL PROVISION ONLY.
 - BACKFILL SHALL MEET THE REQUIREMENTS FOR CLASS "E" BACKFILL IN 12"(MAX.) LIFTS TO MINIMUM 90% OF MAXIMUM DRY DENSITY.
 - BEDDING MATERIAL SHALL MEET REQUIREMENTS FOR CLASS "A" BACKFILL AS SHOWN IN SUB-SECTION 200.03.02 OF STANDARD SPECIFIED BY THE AGENCY AND SHALL BE COMPACTED TO AT LEAST 90% OF MAXIMUM DRY DENSITY.
 - FOR THE PURPOSE OF PAYMENT, EXCAVATION AND BACKFILL QUANTITIES ARE BASED ON THESE STANDARD DRAWING, AND NO ADDITIONAL COMPENSATION WILL BE MADE. SHORING OR SLOPED CUTS MAY BE NECESSARY, BUT THERE WILL BE ADDITIONAL PAYMENT.
 - ALL EXCAVATIONS SHALL CONFORM TO THE LATEST O.S.H.A. REQUIREMENTS.
 - FOR TRENCHES IN ROADWAY SECTION, SEE TRENCH DETAILS (W2.2).
 - CLAY PLUGS SHALL BE INSTALLED IF CLASS B, C OR D BEDDING.
 - IS USED FOR SANITARY SEWER.
 - FOR PIPES 36" DIA. OR LARGER, DIMENSION FROM OUTSIDE EDGE OF PIPE TO TRENCH WALL SHALL BE 18".
 - 12 GAUGE SOLID COPPER TRACER WIRE REQUIRED FOR SANITARY SEWER FORCE MAIN

NO.	REVISED	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION:
1			TRENCH EXCAVATION AND BACKFILL (STORM DRAIN & SANITARY SEWER)	WASHOE
2				
3				
				DRAWING NO: W-22
				DATE: 12-05
				PAGE: 38



- NOTES:**
- ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION," (SSPWC) LATEST EDITION.
 - ALL TRENCHING ACTIVITIES SHALL CONFORM TO O.S.H.A. REGULATIONS. (SSPWC 305.06)
 - COMPACTION SHALL BE PERCENT RELATIVE COMPACTION BASED ON THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 AND WITHIN ± 2% OF OPTIMUM MOISTURE CONTENT. (SSPWC 305.14)
 - IN HIGH GROUND WATER, CLASS "C" BEDDING TO HIGH GROUNDWATER MARK TOPPED WITH MIRAFI 140N FILTER FABRIC (OR APPROVED EQUAL) MAY BE USED IN LIEU OF CLASS "A", WITH THE APPROVAL OF THE ENGINEER.

NO.	REVISED	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION:
			TRENCH DETAIL WATER	WASHOE
				DRAWING NO: WR-2.1
				DATE: 7/09
				PAGE: 10



- NOTES:**
- ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION," (SSPWC) LATEST EDITION.
 - ALL TRENCHING ACTIVITIES SHALL CONFORM TO O.S.H.A. REGULATIONS. (SSPWC 305.06)
 - COMPACTION SHALL BE PERCENT RELATIVE COMPACTION BASED ON THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 AND WITHIN ± 2% OF OPTIMUM MOISTURE CONTENT. (SSPWC 305.14)
 - IN HIGH GROUND WATER, CLASS "C" BEDDING TO HIGH GROUNDWATER MARK TOPPED WITH MIRAFI 140N FILTER FABRIC (OR APPROVED EQUAL) MAY BE USED IN LIEU OF CLASS "A", WITH THE APPROVAL OF THE ENGINEER.

NO.	REVISED	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION:
			TRENCH DETAIL SANITARY SEWER	WASHOE
				DRAWING NO: WR-1.1
				DATE: 7/09
				PAGE: 1

FOR REVIEW ONLY
 DATE: June 28, 2021
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 VERT. SCALE: N/A
 DRAWN BY: JTB
 DESIGNED BY: JTB
 CHECKED BY: JTB
 APPROVED BY: JTB
 PROJECT #: 4615.0000

DESCRIPTION
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DATE: June 28, 2021
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 VERT. SCALE: N/A
 DRAWN BY: JTB
 DESIGNED BY: JTB
 CHECKED BY: JTB
 APPROVED BY: JTB
 PROJECT #: 4615.0000

IMPROVEMENT PLANS FOR
 ASCENTE-SIERRA VILLAGE
 PHASE 1
 A SINGLE FAMILY RESIDENTIAL SUBDIVISION
 DETAIL SHEET
 (SHEET 1 OF 5)

WASHOE COUNTY
 NEVADA

PROFESSIONAL ENGINEER - STATE OF NEVADA
 CHRISTOPHER J. COOMBS
 Exp. 12/31/2022
 CIVIL
 No. 14872

DRAWING
D-1
 SHEET 26 OF 37
 HTE NUMBER

0:\4615_INV1_Partners_LLC\0001_Ascente_Sierra_Village\ASCE-PH1-5.dwg thal 6/29/21 10:02am

TRANSITION LENGTH TABLE FOR 12:1 SLOPE

GRADE "B" TO "A"	"A" MINIMUM	"B" MINIMUM
-6 TO -3.01	4' - 6"	21' - 6"
-5 TO -4.01	4' - 6"	15' - 0"
-4 TO -3.01	4' - 6"	12' - 0"
-3 TO -2.01	5' - 0"	9' - 0"
-2 TO -1.01	5' - 0"	8' - 0"
-1 TO 1	7' - 0"	7' - 0"
1.01 TO 2	8' - 0"	5' - 6"
2.01 TO 3	9' - 0"	5' - 0"
3.01 TO 4	12' - 0"	4' - 6"
4.01 TO 5	15' - 0"	4' - 6"
5.01 TO 6	12' - 6"	4' - 6"

NOTES:

- IF OBSTRUCTIONS SUCH AS METERS, UTILITY POLES, FIRE HYDRANTS, ETC ARE ENCOUNTERED, THE LOCATION AND DIM'S MAY BE ADJUSTED UPON APPROVAL OF THE COUNTY ENGINEER.
- TEXTURE TO BE HEAVY BROOM FINISH TRANSVERSE TO AXIS OF RAMP.
- THE MID-BLOCK RAMP SHOWN IN DETAIL SHALL BE CENTERED IN CROSSWALK & HAVE A MIN CURB OPENING OF 6'.
- SLOPE TO MEET EXISTING CONDITIONS.
- ALL RAMP SHALL BE LOCATED WITHIN CROSSWALK AREAS.
- ALL CONCRETE SHALL BE REMOVED TO SAW-CUT OR EXPANSION JOINTS.
- GUTTER PAN/SIDEWALK TRANSITION (SEC "AA") WILL BE SMOOTH W/ NO LIP AT THE GUTTER FLOWLINE TRANSITION. SECTION MAY BE A MONOLITHIC POUR.
- REINFORCING SHALL CONSIST OF COLLATED, FIBRILLATED POLYPROPYLENE FIBERS AS MFD BY FIBERMESH OR APPROVED EQUAL TO BE APPLIED AT 1 1/2 LBS PER CU. YD OF CONCRETE.
- REF DWG NO. W-16.1 AND 16.2 FOR ADDITIONAL NOTES.
- PORTLAND CEMENT CONCRETE (P.C.C.) SHALL MEET THE FOLLOWING SPECIFICATIONS: 4,000 PSI MIN. COMPRESSIVE STRENGTH @ 28 DAYS W/ MIN. 6.25 SACKS OF TYPE II CEMENT (588 LBS) PER CUBIC YARD OF CONCRETE; WATER/CEMENT RATIO 0.45 MAX; AIR ENTRAINMENT SHALL BE 4.5% - 7.5% SLUMP SHALL RANGE FROM 1" MIN TO 4" MAX. ALL MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC).
- SUBGRADE SHALL BE COMPACTED TO 90% MIN RELATIVE COMPACTION. IF EXPANSIVE OR UNSUITABLE MATERIALS ARE ENCOUNTERED AT SUBGRADE ELEVATION, THE SOILS SHALL BE OVER-EXCAVATED TO CONFORM TO THE SOILS REPORT OR REQUIREMENTS OF WASHOE COUNTY. THE SUBGRADE SHALL BE INSPECTED AND APPROVED BY WASHOE COUNTY PRIOR TO PLACEMENT OF AGGREGATE BASE.
- TYPE 2 CLASS B AGGREGATE BASE SHALL BE COMPACTED TO 95% MIN RELATIVE COMPACTION PER ASTM D-1557.

SECTION A-A
N.T.S.
8" CONCRETE SIDEWALK W/ REINFORCING (SEE NOTE 8)
6" THICK GUTTER WITH REINFORCING (NOTE 8)
6" MIN TYPE 2 CLASS B AGG. BASE
SUBGRADE (SEE NOTE 11)

NO.	REVISED	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION:	WASHOE
1	NOTES	1-22-08			
2	REVISIONS	08/16/ww			

PEDESTRIAN RAMP FOR THE DISABLED

DRAWING NO: W-16.3
DATE: 08/16 ww
PAGE: 31

NOTES:

- Conc. for cast in place Catch Basin and 4'x4' concrete pad shall be 6.25 sacks of Type II cement (588 lbs) per cu. yd. of concrete 4000psi w/4.5-7.5% entrained air.
- Reinforcing shall be fibermesh.
- Conc. structure may be a pre cast conc unit upon approval of the Co. Engineer.
- Frame and grate shall be Neenah R3067-LL(Vane Grate), South Bay Foundry SBF1947 (Vane Grate) or approved equal.
- 8" thick conc pad shall be constructed as shown when not located in sidewalk. 6" of Type 2 Class B agg base shall be placed & compacted beneath 4'x4' pad to 90% relative compaction. Extend conc to top of box.
- Type 4R Catch Basins shall be used on all grades and in oil sump locations within roadway section.
- Outlet pipe shall be min 12" dia RCP, PVC or HDPE.
- In areas of fine grained or expansive soils, class "C" backfill depth below the bottom of the box shall be 24 inches.
- Catch basin outlet pipe shall be bedded in class "C" backfill.

PLAN
N.T.S.
Reinforcing: Note 2
Back Face of Curb
Gen. Frame & Grate over opening
Lip of gutter (Typ)
Curb 4' sidewalk
Gutter lip of grate
4' sidewalk
36" (Typ) Transition
Frame/Grate to be Neenah R3067-LL(Vane Grate)
Asph. pavg.
Extend conc to top of box
Fill w/ 3" conc.
Outlet pipe shall be flush w/ inside wall of C.B. (Note 7)
36" (Typ) Minimum
12" Min. (see note 8)
12" Min. (see note 8)
36" (Typ) Minimum
12" Min. (see note 8)
#4 @ 18" BW (Typ)
48" Deep box
Morfil 140N or equivalent
Class C backfill all around catch basin

SEC. "A-A"
N.T.S.
SEC. "B-B"
SEE DETAIL ON SHEET 25.1

NO.	REVISED	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION:	WASHOE
1	NOTE 1	12/11sw			

CATCH BASIN TYPE 4-R

DRAWING NO: W-12
DATE: 03/10sw
PAGE: 25

DETAIL
2% (Typ)
BFC
6"
2"
3"
24"
6"
3"
5" Aluminum Snap Ring detail
5" Stainless Lag Eye Bolt Detail
Detail "A"

NOTES:

- 3/8" diameter smooth steel rod with 90° 2" bend
- 5/8" diameter X 4" Lag Eye Bolt epoxied into catch basin wall opposite of the pipe outlet
- 2-3/4" X 5/16" Aluminum Snap Ring attached to 3/8" rod.
- 1/2" Nylon Rope attached to top Log Eye Bolt and Snap Ring.
- Attach Oil Sock to Snap Ring.
- Oil Sock (Sorbert Model #L9089B or approved equivalent)
- Nylon ties

Outlet pipe shall be flush w/ inside wall of C.B. (Note 7)

NO.	REVISED	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION:	WASHOE

CATCH BASIN TYPE 4-R

DRAWING NO: W-12.1
DATE: 03/10sw
PAGE: 25.1

STAMPED "WASHOE COUNTY SEWER"
AC PAVING
SEE MANHOLE COLLAR DETAIL (WR-1.8) IN STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION

NOTES:

- TYPE I-A MANHOLE TO BE UTILIZED AS FOLLOWS:
-PIPE 18" AND SMALLER
-PIPE 24" AND SMALLER ON TANGENT LINE AND GRADE.
-DEPTH LESS THAN 18 FEET.
- MANHOLE MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF SECTION 204 "MANHOLES AND CATCH BASINS" OF THE STANDARD SPECIFICATIONS. PORTLAND CEMENT CONCRETE TYPE II (PCC) SHALL HAVE THE FOLLOWING CHARACTERISTICS: 3000 PSI MIN. COMPRESSIVE STRENGTH @ 28 DAYS, MIN. 6 SACKS OF CEMENT PER CU. YD. SLUMP @ 1-4 INCHES. ALL MATERIALS SHALL CONFORM TO SSPWC SECTION 202.
- ALL MANHOLES SHALL INCLUDE PINKERTON A-107 FRAMES & COVER ASSEMBLIES, OR EQUAL, WITH "WASHOE COUNTY SEWER" CLEARLY STAMPED ON THE COVER. EXCAVATION & BACKFILL SHALL BE AS SPECIFIED FOR "TRENCH EXCAVATION & BACKFILL" IN SECTION 305.00 OF THE SSPWC.
- STEPS WILL BE REQUIRED ON ALL MANHOLES 5 FEET OR MORE IN DEPTH FROM FINISHED GRADE TO FLOW LINE.
- PRECAST MANHOLE SECTIONS, OTHER THAN GRADE RINGS, SHALL BE JOINED WITH FLEXIBLE PLASTIC GASKET MATERIAL SUCH AS "RAM-NEK" OR EQUAL AS PER MANUFACTURER'S RECOMMENDATIONS. PIPES SHALL NOT PROTRUDE MORE THAN 3" INSIDE OF PRECAST MANHOLE BASES. PIPE PENETRATIONS INTO MANHOLES SHALL BE WATER TIGHT.
- PRIOR TO BACKFILLING, ALL MANHOLES SHALL BE VACUUM TESTED PER THE REQUIREMENTS OF ASTM C-1244.
- WHEN POSSIBLE, CONSTRUCT MANHOLE SECTIONS SO THAT STEPS ARE OPPOSITE OUTLET.

Manhole Sections
CONE AND STEPS ROTATED FOR DISPLAY PURPOSES (SEE NOTE 11)
STEPS TYP. (SEE DETAIL WR-1.7)
4" TYP.
12" TYP.
5" WALL TYP.
8" TYP.
48"
58"
6" MIN.
S=10%
6" MIN.
COMPACTED DRAIN ROCK
COMPACTED SUBGRADE

NO.	REVISED	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION:	WASHOE

MANHOLE TYPE I-A

DRAWING NO: WR-1.3
DATE: 5/11
PAGE: 3

STAMPED "WASHOE COUNTY SEWER"
SEE MANHOLE COLLAR DETAIL (WR-1.8) IN STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION

NOTES:

- TYPE V-A MANHOLE TO BE UTILIZED AS FOLLOWS:
-FOR PIPE GREATER THAN 18" THRU 27".
-DEPTH GREATER THAN 18 FEET.
- MANHOLE MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF SECTION 204 "MANHOLES AND CATCH BASINS" OF THE STANDARD SPECIFICATIONS. PORTLAND CEMENT CONCRETE TYPE II (PCC) SHALL HAVE THE FOLLOWING CHARACTERISTICS: 3000 PSI MIN. COMPRESSIVE STRENGTH @ 28 DAYS, MIN. 6 SACKS OF CEMENT PER CU. YD. SLUMP @ 1-4 INCHES. ALL MATERIALS SHALL CONFORM TO SSPWC SECTION 202.
- ALL MANHOLES SHALL INCLUDE PINKERTON A-107 FRAMES & COVER ASSEMBLIES, OR EQUAL, WITH "WASHOE COUNTY SEWER" CLEARLY STAMPED ON THE COVER. EXCAVATION & BACKFILL SHALL BE AS SPECIFIED FOR "TRENCH EXCAVATION & BACKFILL" IN SECTION 305.00 OF THE SSPWC.
- STEPS WILL BE REQUIRED ON ALL MANHOLES 5 FEET OR MORE IN DEPTH FROM FINISHED GRADE TO FLOW LINE.
- PRECAST MANHOLE SECTIONS, OTHER THAN GRADE RINGS, SHALL BE JOINED WITH FLEXIBLE PLASTIC GASKET MATERIAL SUCH AS "RAM-NEK" OR EQUAL AS PER MANUFACTURER'S RECOMMENDATIONS. PIPES SHALL NOT PROTRUDE MORE THAN 3" INSIDE OF PRECAST MANHOLE BASES. PIPE PENETRATIONS INTO MANHOLES SHALL BE WATER TIGHT.
- PRIOR TO BACKFILLING, ALL MANHOLES SHALL BE VACUUM TESTED PER THE REQUIREMENTS OF ASTM C-1244.
- REINFORCING STEEL SHALL BE AS SHOWN, UNLESS OTHERWISE NOTED.
- WHEN POSSIBLE, CONSTRUCT MANHOLE SECTIONS SO THAT STEPS ARE OPPOSITE OUTLET.

Manhole Sections
CONE AND STEPS ROTATED FOR DISPLAY PURPOSES (SEE NOTE 12)
STEPS TYP. (SEE DETAIL WR-1.7)
4" TYP.
12" TYP.
8" TYP.
WALL TYP.
60"
72"
8" MIN.
S=10%
1.5"
6" MIN.
COMPACTED DRAIN ROCK
COMPACTED SUBGRADE
#5 REBAR @ 12" BW

NO.	REVISED	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION:	WASHOE

MANHOLE TYPE V-A

DRAWING NO: WR-1.6
DATE: 7/09
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12" MIN.
FINISH GRADE-MATCH ADJACENT PAVEMENT
ROUGH BROOM FINISH
SEE NOTE 4
GRADE RINGS
CONC COLLAR (TYP.)
TAPER
18" MAX.
6" MIN.
MANHOLE COLLAR
Not to Scale

1-1/2" TYP.
24"
3/8" STEEL PLATE
1-1/4" X 1" X 1/4"
42" DIA.
TEMPORARY COVER
Not to Scale

NOTES:

- CONCRETE COLLAR TO BE PORTLAND CEMENT CONCRETE (PCC) SHALL HAVE THE FOLLOWING CHARACTERISTICS: 4000PSI MIN COMP STRENGTH @ 28 DAYS, MIN. 6 SACKS OF CEMENT PER CU. YD. WITH MAX WATER-CEMENT RATIO OF 0.45, AIR ENTRAINMENT 6% ± 1.5%, SLUMP @ 1 TO 4 INCHES. ALL MATERIAL SHALL CONFORM TO SSPWC SEC. 202.
- HEIGHT OF COLLAR SHALL BE CONSISTENT ALL AROUND MANHOLE.
- MANHOLE RIM SHALL BE SET 3/8"-5/8" BELOW FINISH ROADWAY SURFACE. MANHOLES IN GRAVEL ACCESS ROADS SHALL BE SET FLUSH W/ FINISH GRADE UNLESS OTHERWISE NOTED. MANHOLES IN UNIMPROVED AREAS SHALL BE SET 12"-18" ABOVE FINISHED GROUND.
- CONCRETE COLLAR SHALL BE LEFT 2"-4" BELOW FINISH ASPHALT SURFACE. PLACE TYPE 3 A.C. PAVING AROUND MANHOLES TO MATCH ADJACENT PAVEMENT & APPLY SS-1 TACK COAT BEFORE PAVING. SEAL A.C. SURFACE W/SS-1 & SAND CHIP SEAL, SLURRY SEAL, SAND SEAL OR FOG SEAL PAVED SURFACE AS REQ'D BY PLANS OR SPECS. EXCEPTION - EXTEND CONC COLLAR TO FIN. GRADE WHEN NOT LOCATED IN ASPH PAVE OR IN AN UNPAVED AREA.
- STEPS ARE REQ'D FOR SANITARY SEWER/STORM DRAIN MANHOLES OF 5 FEET OR GREATER DEPTH FROM FINISHED GRADE TO FLOW LINE.
- MANHOLES THAT INDICATE AN ELEVATED FINISHED LID SHALL EITHER HAVE A CONCRETE COLLAR AS SHOWN ABOVE OR SHALL BOLT THE RIM AND GRADE RINGS TO THE CONE SECTION.
- MANHOLE COVER TO CLEARLY STATE "WASHOE COUNTY SEWER"
- MANHOLE COLLARS INSTALLED IN THE CITY OF RENO OR SPARKS ROADWAYS SHALL BE BROUGHT TO GRADE ACCORDING TO THE RESPECTIVE REGULATIONS.

NO.	REVISED	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION:	WASHOE

MANHOLE COLLAR

DRAWING NO: WR-1.8
DATE: 7/09
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EXCAVATED TRENCH LIMITS
"RAM-NEK" OR EQUIVALENT
UNDISTURBED EARTH
6" MIN.
A
A
FINISHED GRADE
2" MIN.
2" MIN.
TRENCH WIDTH
3" MIN.
1" MIN.
LOCATOR TAPE IDENTIFYING UTILITY
TOP OF HIGH GROUNDWATER MARK OR 1" MIN ABOVE TOP OF PIPE
SIDE OF TRENCH
"RAM-NEK" OR EQUIVALENT
BOTTOM OF TRENCH
SECTION A-A
Not to Scale

NOTES:

- WATER STOPS TO BE CONSTRUCTED UPSTREAM OF MANHOLES AND AT 500' MAX SPACING IN GROUNDWATER CONDITIONS AND WHERE TYPE "C" BEDDING IS USED OR OTHER LOCATIONS IDENTIFIED BY THE ENGINEER.
- WRAP PIPE WITH "RAM-NEK" OR EQUIVALENT WHERE PIPE IS EXPOSED TO CONCRETE PRIOR TO POURING.
- EXCAVATION & BACKFILL SHALL BE AS SPECIFIED IN TRENCH DETAIL (WR-1.1 OR WR-2.1)(SSPWC 305).
- USE TYPE B, CONCRETE SLURRY (SSPWC 337.08.01)

NO.	REVISED	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION:	WASHOE

CUT-OFF COLLAR

DRAWING NO: WR-1.2
DATE: 7/09
PAGE: 2

PROPERTY LINE
VARIES
10'
S=0.02 MIN
STANDARD PLUG
3" MIN. COVER
45°
FLOW
1/8" BEND
SURFACE OF STREET
4X4 POST, FLUSH W/ FINISH GRADE
16d NAIL IN END
OBSTRUCTION IN THIS AREA
S=0.02 MIN
45°
4" MIN. CLASS A BEDDING
3" MIN. COVER
SURFACE OF STREET
4X4 POST, FLUSH W/ FINISH GRADE
16d NAIL IN END
OBSTRUCTION IN THIS AREA
ANGLE VARIES
45° MIN.
4" MIN. CLASS A BEDDING
SECTION
Not to Scale

NOTES:

- SEWER LATERAL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF SECTION 306 "STORM DRAIN, CULVERTS, AND SANITARY SEWER CONSTRUCTION" OF THE STANDARD SPECIFICATIONS.
- IN NO CASE SHALL A LATERAL CONNECT TO THE SEWER MAIN DIRECTLY ON TOP OF THE PIPE. SEWER LATERALS SHALL HAVE A MINIMUM SLOPE OF 0.02 FT/FT.
- ALL JOINTS ON SEWER LATERALS SHALL BE COMPRESSION WELD OR APPROVED SOLVENT WELD.
- EXCAVATION & BACKFILL SHALL BE AS SPECIFIED FOR "TRENCH EXCAVATION & BACKFILL" IN SECTION 305.00 OF THE SSPWC.
- THE LETTER "S" SHALL BE STAMPED OR CHISELED IN THE TOP OF THE CURB, NOT LESS THAN 1-1/2" HIGH AND 3/16" DEEP, WHERE THE LATERAL CROSSES THE CURB.
- ENCASE LATERAL CONNECTION IN CEMENT, STABILIZED SAND OR 2000 PSI CONCRETE FOLLOWING INSTALLATION. CONNECTION MUST BE INSPECTED BY THE COUNTY PRIOR TO BACKFILL.
- LATERAL SHALL BE CUT BACK TO SOUND MATERIAL FOR COUPLING.
- NO LATERAL CONNECTIONS SHALL BE MADE TO SANITARY SEWER "INTERCEPTOR" LINES WITHOUT THE APPROVAL OF THE COUNTY.

NO.	REVISED	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION:	WASHOE

SEWER LATERAL

DRAWING NO: WR-1.9
DATE: 7/09
PAGE: 9

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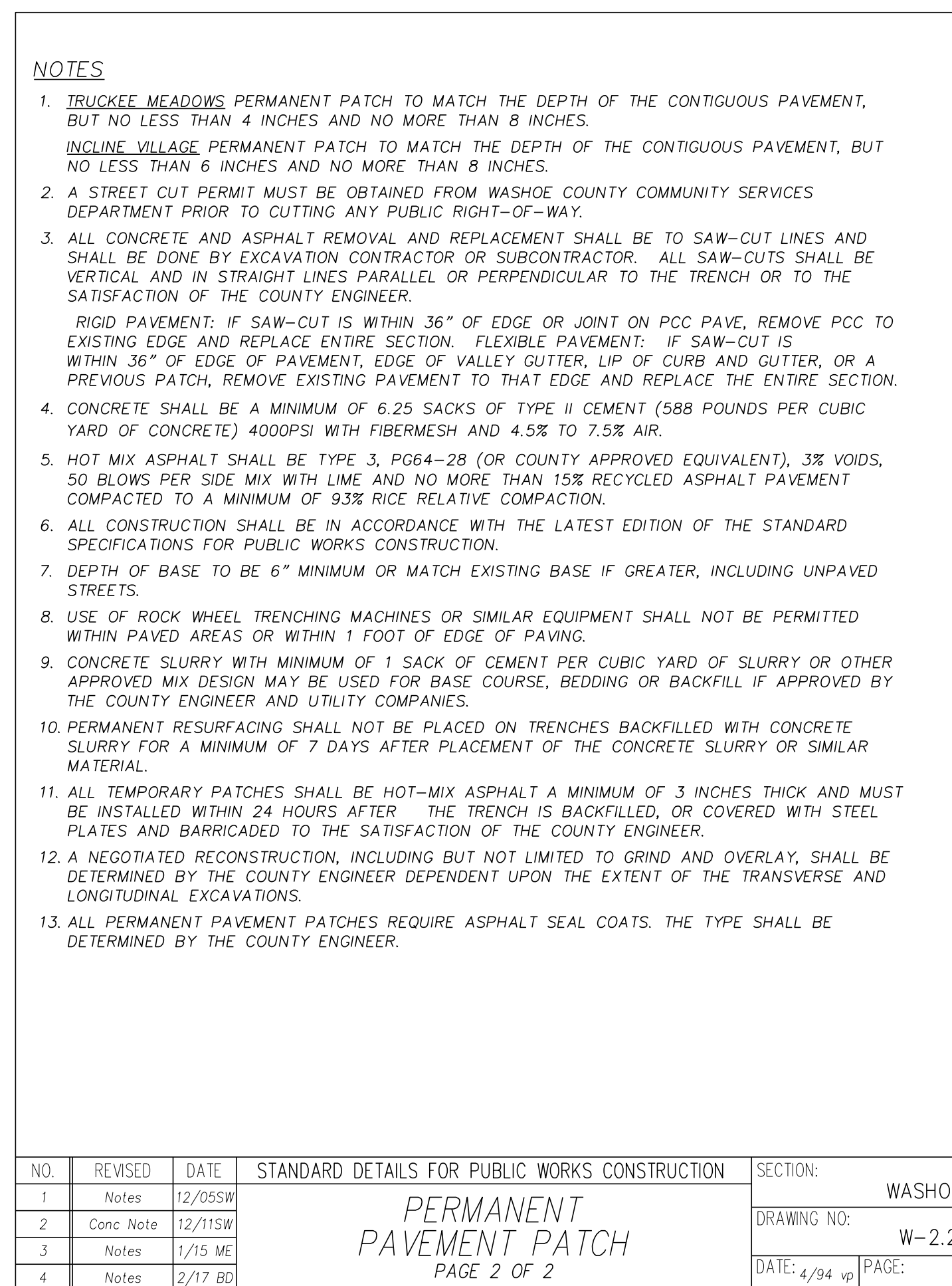
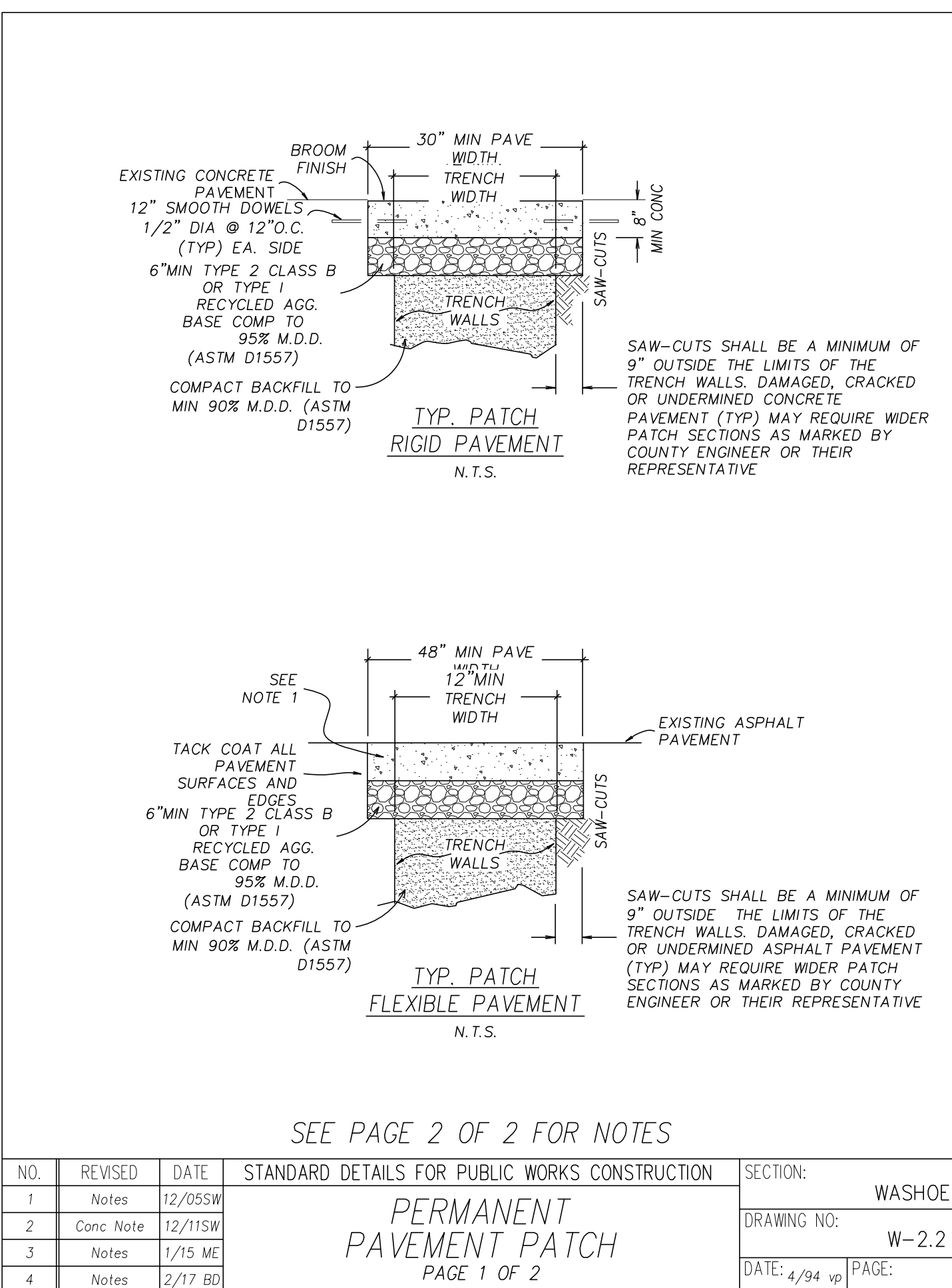
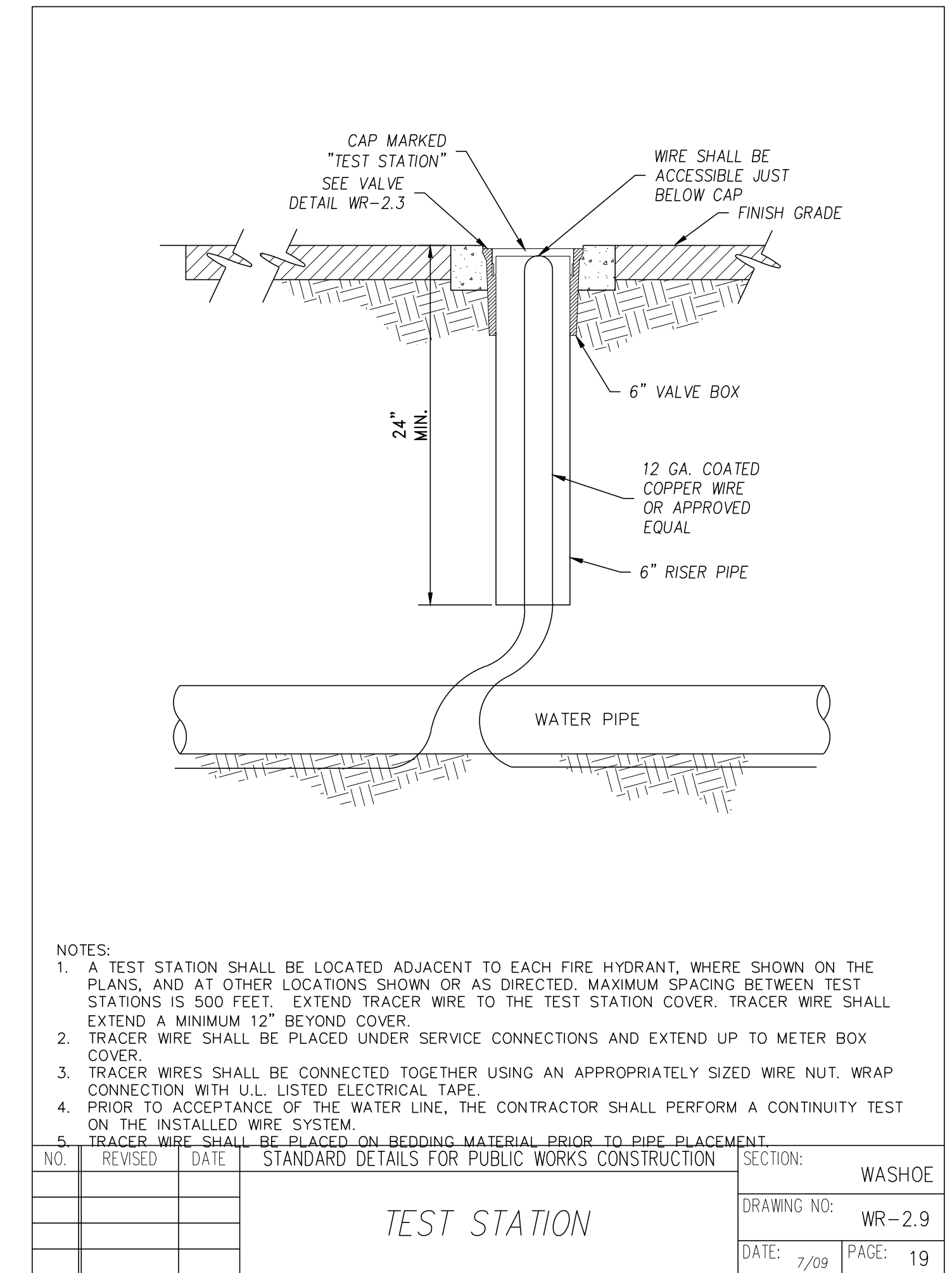
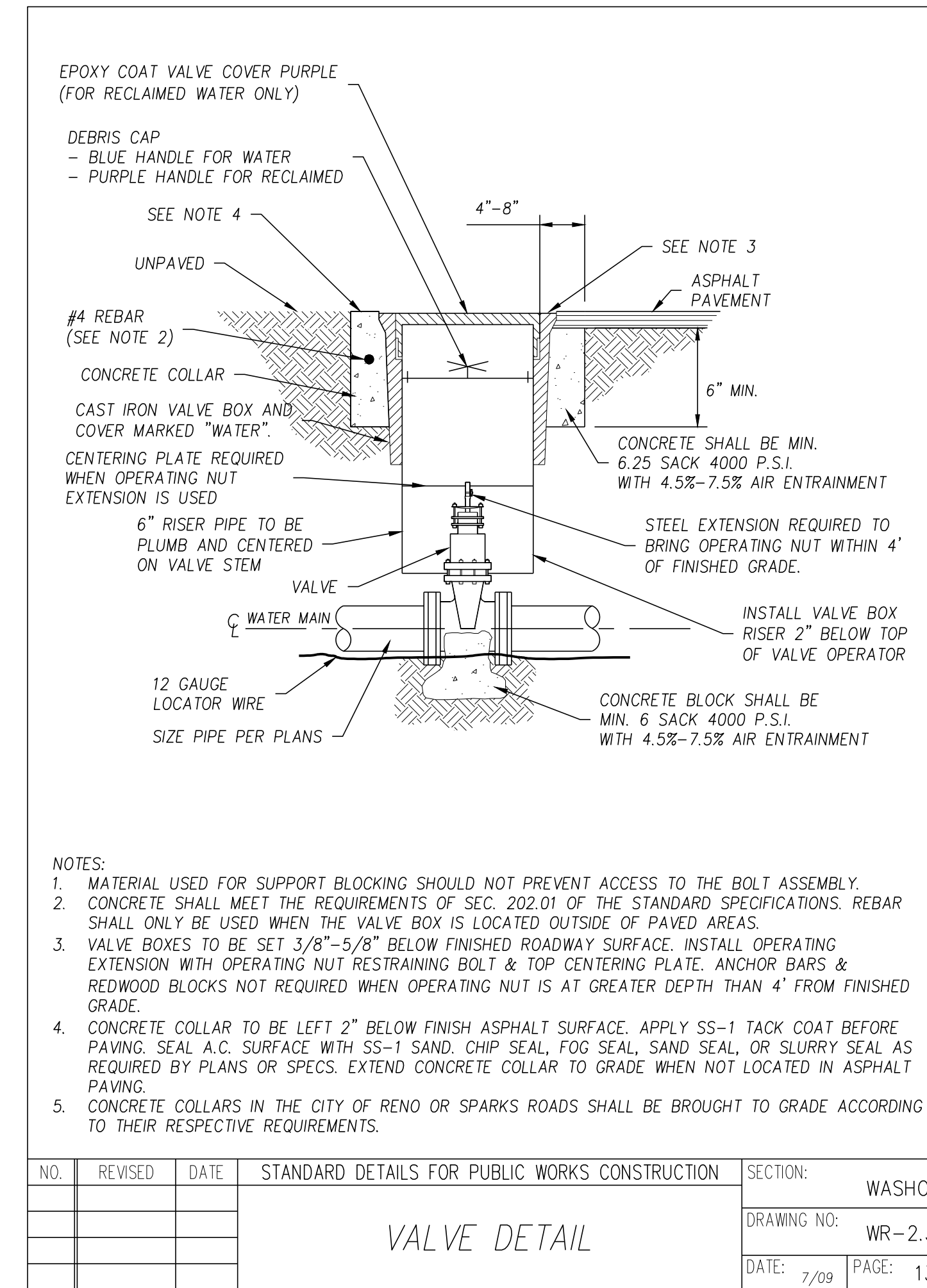
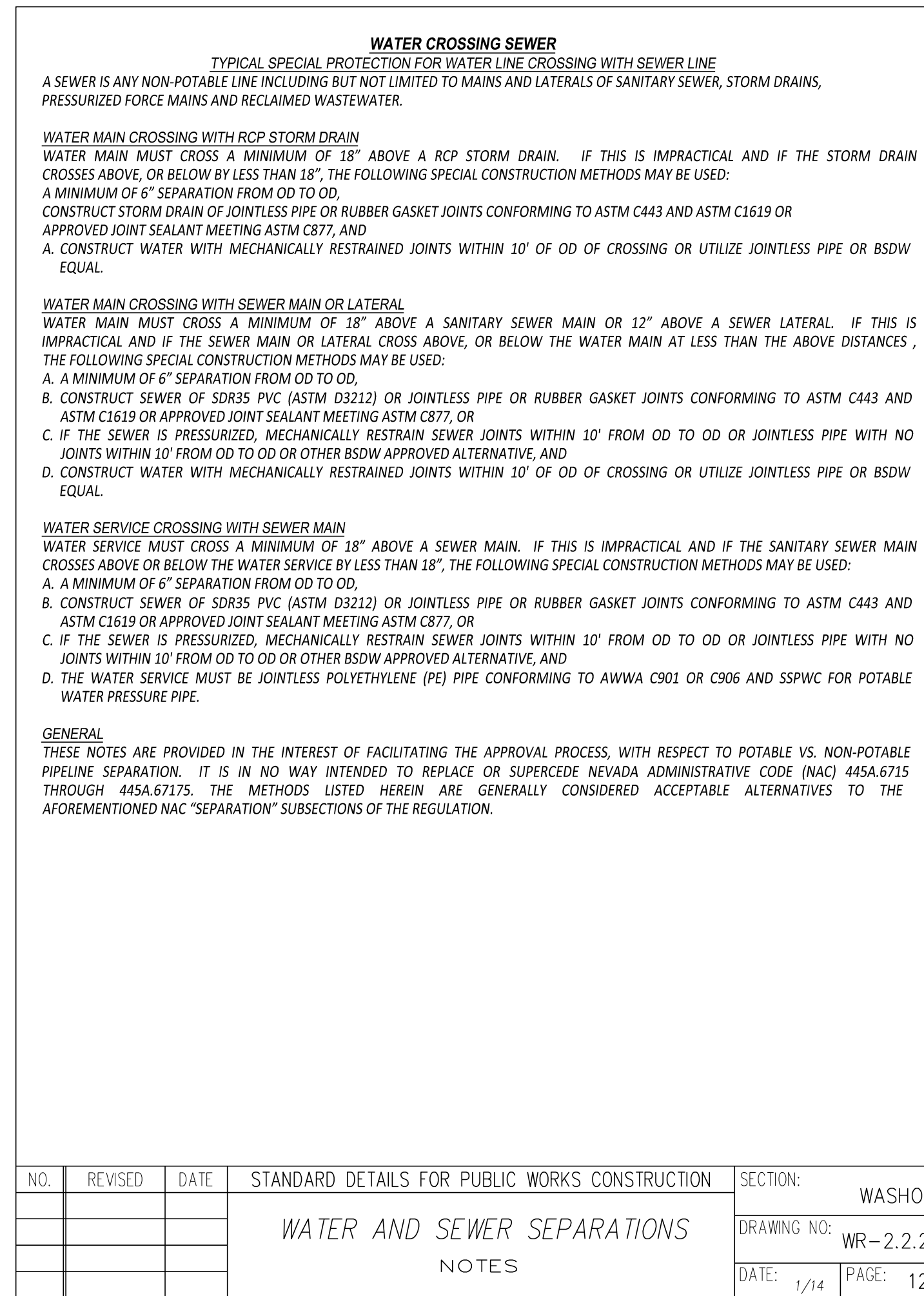
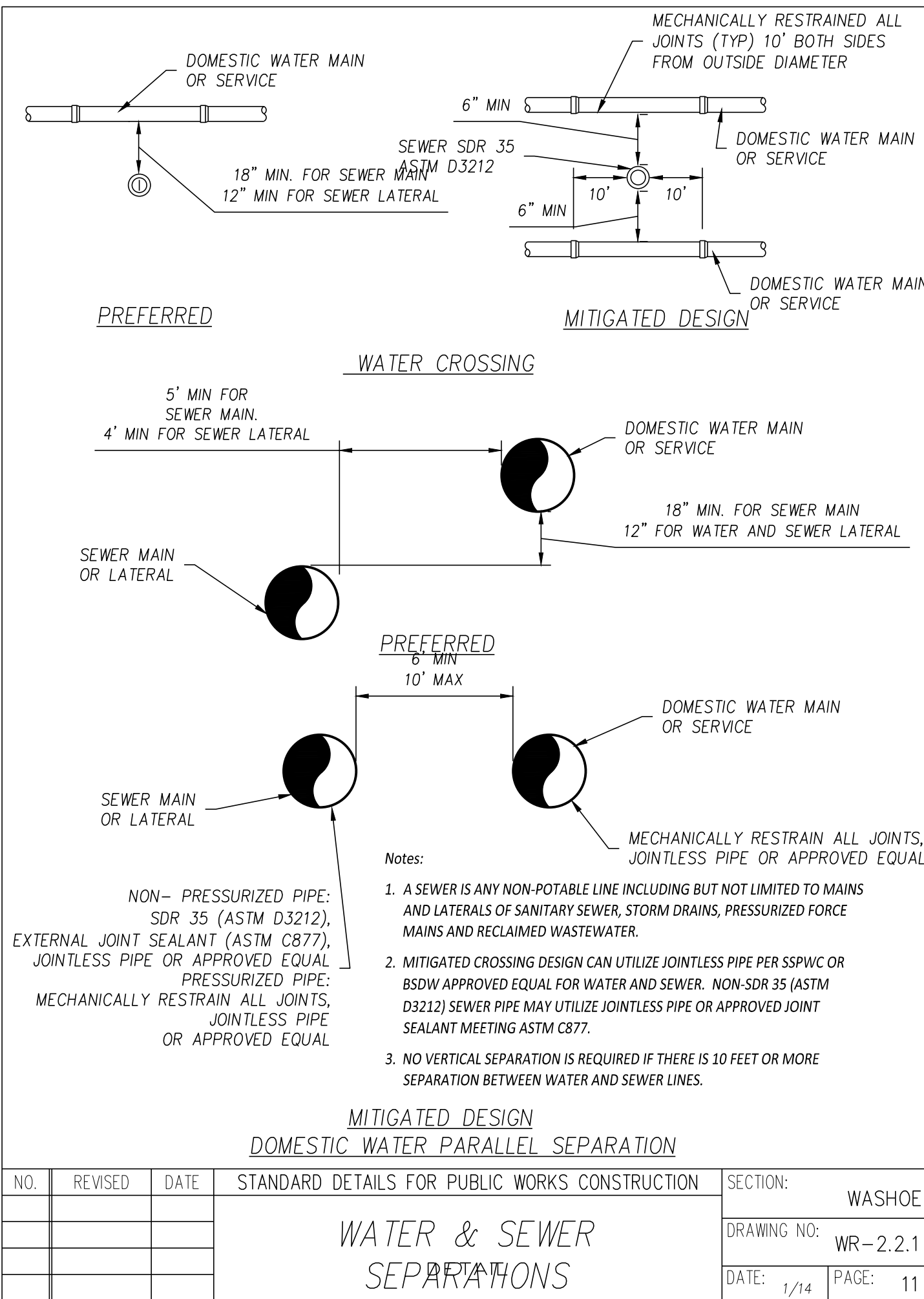
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CHECKED BY: N/A
DESIGNED BY: N/A
PROJECT #: 4615.000

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NEVADA
IMPROVEMENT PLANS FOR
ASCENTE-SIERRA VILLAGE
PHASE 1
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
DETAIL SHEET
(SHEET 2 OF 5)

PROFESSIONAL ENGINEER - STATE OF NEVADA
CHRISTOPHER J. COOMBS
Exp. 12/31/2022
CIVIL
No. 14872

DRAWING
D-2
SHEET 27 OF 37
HTE NUMBER



DRAFT

FOR REVIEW ONLY
 DATE: 6/29/21
 BY: JAP/BJ
 DESCRIPTION
 REV
 DATE: 6/29/21
 SCALE: N/A
 DRAWN BY: JAP/BJ
 CHECKED BY: CLT
 PROJECT #: 4615.0000

RCI ENGINEERING
 3881 WARREN WAY, 2ND FLOOR, RENO, NEVADA 89509
 PH: 775-800-1660 FAX: 775-800-4537
 www.rcieng.com

NEVADA
 WASHOE COUNTY
 IMPROVEMENT PLANS FOR
 ASCENTE-SIERRA VILLAGE
 PHASE 1
 A SINGLE FAMILY RESIDENTIAL SUBDIVISION
 DETAIL SHEET
 (SHEET 3 OF 5)

PROFESSIONAL ENGINEER - STATE OF NEVADA
 CHRISTOPHER J. COOMBS
 Exp. 12/31/2022
 CIVIL
 No. 14572

DRAWING
D-3
 SHEET 28 OF 37
 HTE NUMBER

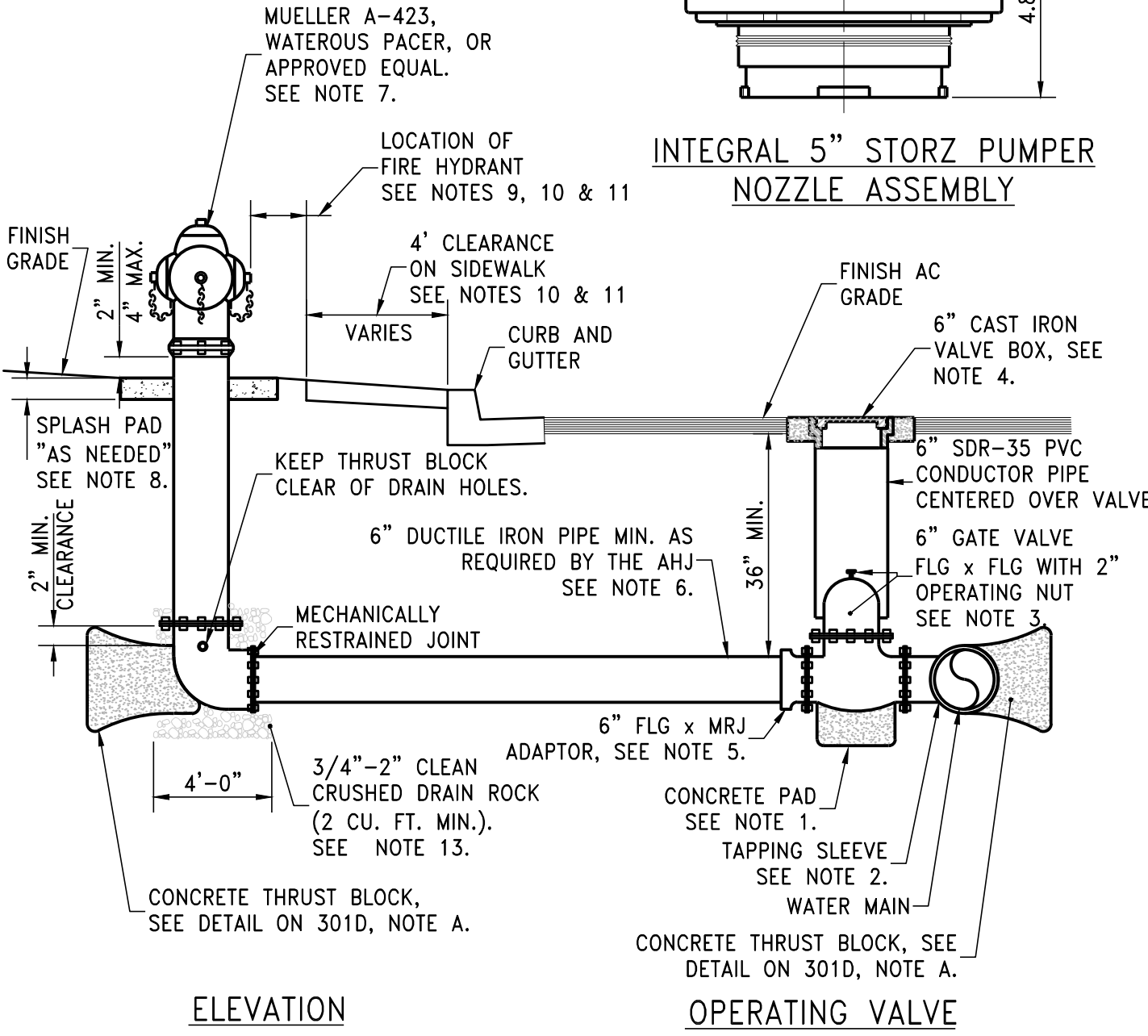
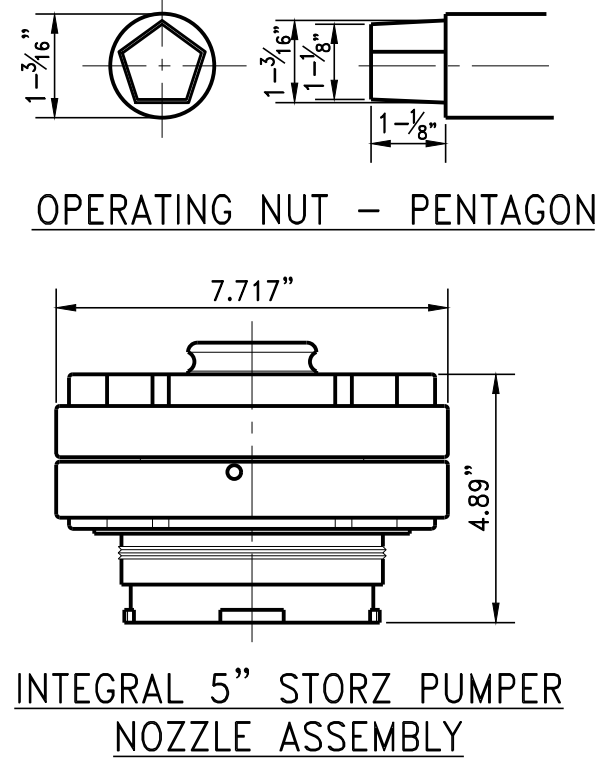
0:\4615_INV1_Partners_LLC\0001_Assentia_CIVIL_LIPS_SIERRA V 5 LOT3\SI018_DOT1-ASC-PPH-5.dwg thal 6/29/21 10:02am

FIRE HYDRANT COLOR SCHEDULE

RENO
ALL HYDRANTS TO BE FACTORY ENAMELED SAFETY RED.

SPARKS
PUBLIC HYDRANTS TO BE FACTORY ENAMELED SAFETY YELLOW.
PRIVATE HYDRANTS TO BE FACTORY ENAMELED SAFETY RED.

WASHOE COUNTY
PUBLIC HYDRANTS TO BE FACTORY ENAMELED SAFETY RED.
PRIVATE HYDRANTS TO BE FACTORY ENAMELED SAFETY RED WITH HIGH REFLECTIVE WHITE TOP.



STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION		AHJ	DRAWING No.
	RENO	R-301A	
	SPARKS	S-301A	
	W/C	W-23A	
		DATE: 1/2020	

NOTES:

- PORTLAND CEMENT CONCRETE (P.C.C.) SHALL HAVE THE FOLLOWING CHARACTERISTICS: 4000 PSI MIN. COMPRESSIVE STRENGTH AT 28 DAYS, MIN. 6 SACKS OF CEMENT PER CUBIC YARD WITH MAX. WATER-CEMENT RATIO OF 0.45, AIR ENTRAINMENT 6% ±1.5%, SLUMP AT 1 TO 4 INCHES. MIX DESIGN SHALL CONFORM TO THE REQUIREMENTS OF SECTION 337 OF STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC), AS ADOPTED BY AUTHORITY HAVING JURISDICTION (AHJ). CEMENT SHALL BE TYPE II. ALL CEMENT CONCRETE SHALL HAVE A COARSE AGGREGATE GRADATION CONFORMING TO SIZE No. 67. POLYPROPYLENE OR CELLULOSE FIBERS SHALL BE ADDED TO THE P.C.C. AT 1.5 LBS. PER CUBIC YARD. ALL MATERIALS SHALL CONFORM TO SSPWC, AS ADOPTED BY AHJ.
- TAPPING SLEEVE**
HOT-TAP TAPPING SLEEVES SHALL BE FULL-CIRCLE ASTM A 240, TYPE 304 STAINLESS STEEL WITH FULL CIRCUMFERENCE GASKETS THROUGHOUT SLEEVE LENGTH WITH AWWA C207 CLASS D ANSI 150 LB. DRILLING ASTM A 240, TYPE 304 STAINLESS STEEL FLANGE. TYPE 304 STAINLESS STEEL STUD BOLTS, HEAVY HEX NUTS, AND WASHERS SHALL BE INCLUDED. HEAVY HEX NUTS AND STUD BOLTS SHALL BE COATED TO PREVENT GALLING. TYPE 304 STAINLESS STEEL TEST PLUG SHALL BE INCLUDED WITH THREADS COATED TO PREVENT GALLING. TAPPING SLEEVE SHALL BE RATED FOR A TEST PRESSURE OF 300 PSI AND WORKING PRESSURE OF 200 PSI. TAPPING SLEEVE SHALL BE ROMAC STYLE "SST" STAINLESS STEEL TAPPING SLEEVE AS MANUFACTURED BY ROMAC INDUSTRIES, INC.; SMITH-BLAIR 663 STAINLESS STEEL FLANGE TAPPING SLEEVE AS MANUFACTURED BY SMITH-BLAIR, INC.; OR EQUAL.
- GATE VALVE**
GATE VALVE SHALL BE 6-INCH, FLG X FLG AND SHALL MEET AWWA C515, DUCTILE IRON BODY, NON-RISING STEM, RESILIENT-SEATED VALVE. GATE VALVE SHALL BE EQUIPPED WITH A 2-INCH OPERATING NUT FOR BURIED SERVICE. GATE VALVE SHALL BE FUSION EPOXY LINED AND COATED. ALL VALVES FOR BURIED SERVICE SHALL BE POLYETHYLENE ENCASED PER AWWA C105. GATE VALVE SHALL BE A MUELLER A-2361 RESILIENT WEDGE GATE VALVE; AMERICAN AVK COMPANY SERIES 65 AWWA C515 DUCTILE IRON GATE VALVE; OR APPROVED EQUAL.
- 6" VALVE BOX SHALL BE D&L #8044 & #8056 OR APPROVED EQUAL.** CASTINGS SHALL BE CAST IRON GRAY AND MEET THE REQUIREMENTS OF ASTM A48-74, CLASS 30B, NO PAINT.
- 6-INCH FLG X MRJ ADAPTOR**
6-INCH FLG X MRJ ADAPTOR SHALL BE DUCTILE IRON AND MEET THE REQUIREMENTS OF AWWA STANDARDS C110/C153 AND C104. ALL FITTINGS SHALL BE POLYETHYLENE ENCASED PER AWWA C105. ADAPTOR SHALL BE ASPHALTIC COATED WITH CEMENT-MORTAR LINING PER AWWA C110/C153 AND C104.
- 6-INCH MINIMUM DUCTILE IRON LATERAL PIPE**
ALL DUCTILE IRON PIPE SHALL MEET THE REQUIREMENTS OF AWWA STANDARDS C151, C104, AND C111 WITH PRESSURE CLASS 350, STANDARD CEMENT LINING, BITUMINOUS COATING, AND SHALL BE NSF-61 CERTIFIED. ALL DUCTILE IRON PIPE SHALL BE POLYETHYLENE ENCASED WITH THICKNESS OF 4 MIL AND BE BLACK IN COLOR. MATERIAL SHALL BE HIGH-DENSITY, CROSS-LAMINATED FILM CONFORMING TO SECTION 4.1.3 OF AWWA STANDARD C105. TUBE SIZE SHALL BE AS LISTED IN TABLE 1 OF SAME STANDARD. DUCTILE IRON PIPE SHALL BE EQUIPPED WITH TYTON TYPE BELL AND SPIGOT JOINTS. DUCTILE IRON PIPE SHALL BE TYTON DUCTILE IRON PIPE AS MANUFACTURED BY U.S. PIPE, GRIFFIN TYTON JOINT DUCTILE IRON PIPE AS MANUFACTURED BY GRIFFIN PIPE PRODUCTS CO., INC., OR APPROVED EQUAL. EXCEPTIONS FOR PRIVATE INSTALLATION UPON APPROVAL FROM AHJ.

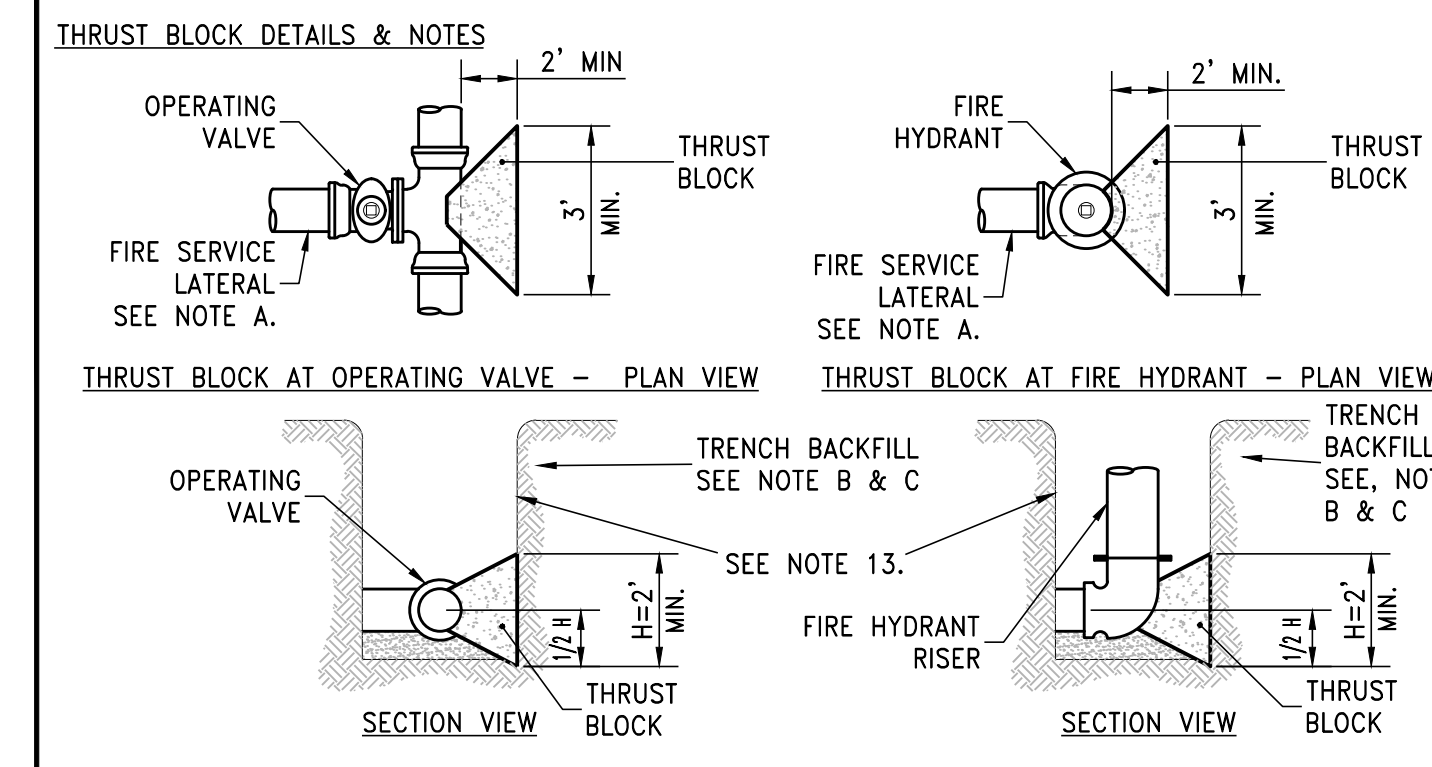
STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION		AHJ	DRAWING No.
	RENO	R-301B	
	SPARKS	S-301B	
	W/C	W-23B	
		DATE: 1/2020	

NOTES CONT:

- MUELLER A-423 OR AMERICAN WATEROUS PACER W667-250 WITH 5-1/4" VALVE OPENING OR FIRE DEPARTMENT APPROVED EQUAL. RISER SHALL BE 4 FT OR 5 FT AND RISER TYPE SHALL BE SAME AS THE FIRE HYDRANT MANUFACTURER. HYDRANTS MUST BE FACTORY PAINTED TO BE ACCEPTED. ALL HYDRANTS SHALL HAVE TWO 2-1/2" HOSE NOZZLES AND ONE FACTORY INSTALLED INTEGRAL 5" STORZ PUMPER NOZZLE ASSEMBLY.
- IF PROPOSED HYDRANT LOCATION IS WITHIN PARKWAY OR LANDSCAPE WHERE NO CONCRETE EXISTS, PLACE 36" DIAMETER ROUND OR 36" x 36" SQUARE, 4" THICK REINFORCED CONCRETE SPLASH PAD AS REQUIRED BY THE AHJ. NO FENCES, LANDSCAPE FEATURES, OR OTHER OBSTRUCTIONS SHALL BE ALLOWED WITHIN 3-FEET OF ANY PORTION OF A FIRE HYDRANT. CLEARANCE IS MEASURED FROM ALL OBSTRUCTIONS TO THE NEAREST POINT ON THE FIRE HYDRANT. ANTICIPATED PLANT GROWTH TO BE CONSIDERED IN DESIGN AND INSTALLATION.
- FIRE HYDRANTS SHALL BE INSPECTED BY AHJ INSPECTOR. INSPECTIONS SHALL BE SCHEDULED A MINIMUM OF TWO BUSINESS DAYS PRIOR AND INSPECTIONS SHALL BE PERFORMED DURING REGULAR BUSINESS HOURS. CONTACT AHJ FIRE PREVENTION BUREAU TO SCHEDULE INSPECTIONS.
- FIRE HYDRANTS SHALL BE PLACED WITHIN THE RIGHT-OF-WAY OR EASEMENT GRANTED OUTSIDE THE RIGHT-OF-WAY. FIRE HYDRANT PLACED WITHIN PEDESTRIAN WALKWAY AND/OR SIDEWALKS SHALL PROVIDE FOR A MINIMUM OF 4 FT CLEARANCE IN ACCORDANCE WITH PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG).
- AHJ APPROVAL IS REQUIRED FOR HYDRANT LOCATION WHERE NO SIDEWALK EXISTS BEHIND CURB OR WHERE A LANDSCAPE STRIP IS BETWEEN THE CURB AND THE SIDEWALK.
- FIRE HYDRANTS SHALL BE TESTED BY THE AHJ PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
- FOR TRENCH EXCAVATION/BACKFILL SPECIFICATIONS SEE DETAIL BELOW. ALL DRAIN ROCK SHALL BE PLACED PRIOR TO INSPECTION AND BACKFILL.

TRENCH EXCAVATION/BACKFILL	
AHJ	DETAIL #
RENO	R-122
SPARKS	S-117
WASHOE COUNTY	W-22

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION		AHJ	DRAWING No.
	RENO	R-301C	
	SPARKS	S-301C	
	W/C	W-23C	
		DATE: 1/2020	



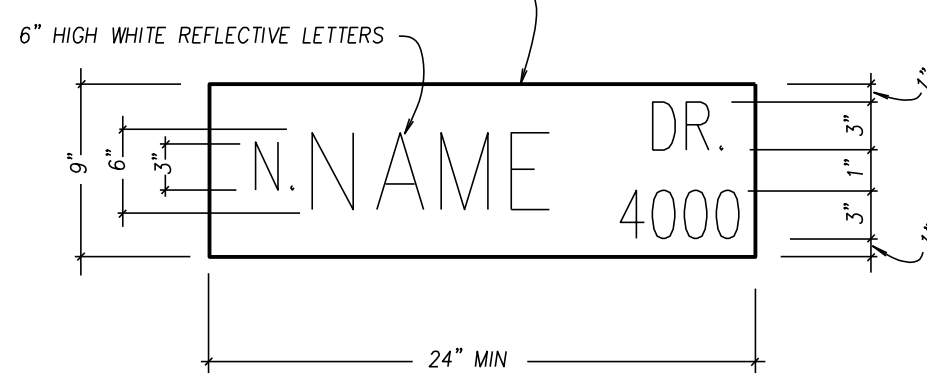
- THRUST BLOCK NOTES**
- THRUST BLOCK SIZE ASSUMES MAXIMUM 6" DIAMETER FIRE HYDRANT SERVICE. THRUST BLOCKS FOR LARGER SERVICES REQUIRE APPROVAL OF AHJ.
 - THE THRUST BLOCK DESIGN SHALL BE BASED ON THE FORCE RESISTING CAPACITY OF THE NATIVE SOILS AS STATED IN THE SOILS EVALUATION REPORT SPECIFIC TO THE PROJECT SITE. THE CALCULATIONS SHOWN WITH THE THRUST BLOCK DESIGN AND SIZING TABLE SHALL BE BASED ON THE REQUIREMENTS OF THE MOST CURRENT NFPA 24, ARTICLE 10.8.2 REQUIREMENTS. THE SOIL EVALUATION REPORT OR A SINGLE PAGE, STAMPED SUMMARY SHALL BE SUBMITTED WITH THE PROJECT PLANS.
 - THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED SOIL. IN CASES WHERE THIS IS NOT PRACTICAL, BACKFILL AREA BEHIND WHERE THRUST BLOCK WILL BE PLACED WITH AGGREGATE BASE COMPACTED TO 95% RELATIVE COMPACTION, CUT-BACK COMPACTED AGGREGATE BASE TO EXPOSE A FIRM SURFACE, THEN PLACE THRUST BLOCK.

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION		AHJ	DRAWING No.
	RENO	R-301D	
	SPARKS	S-301D	
	W/C	W-23D	
		DATE: 1/2020	

DRAFT

FOR REVIEW ONLY		DATE	BY	APPD
DESCRIPTION				
DATE: June 29, 2021	HORIZ. SCALE: N/A	VERT. SCALE: N/A	DRAWN BY: JTB	CHECKED BY: CLT
	DESIGNED BY: JTB		APPROVED BY: CLT	PROJECT #: 4615.0000
3881 WARREN WAY, 2ND FLOOR, RENO, NEVADA 89509 PH: 775-860-1660 FAX: 775-860-1661 WWW.RCIENGINEERING.COM				
IMPROVEMENT PLANS FOR ASCENTE-SIERRA VILLAGE PHASE 1 A SINGLE FAMILY RESIDENTIAL SUBDIVISION DETAIL SHEET (SHEET 4 OF 5)				
PROFESSIONAL ENGINEER - STATE OF NEVADA CHRISTOPHER J. COOMBS Exp. 12/31/2022 CIVIL No. 14572				
DRAWING		DATE		
D-4				
SHT 29 OF 37				
HTE NUMBER				

GREEN REFLECTIVE SHEETING, SCOTCH-LITE
DIAMOND GRADE SERIES OR APPROVED EQUAL.

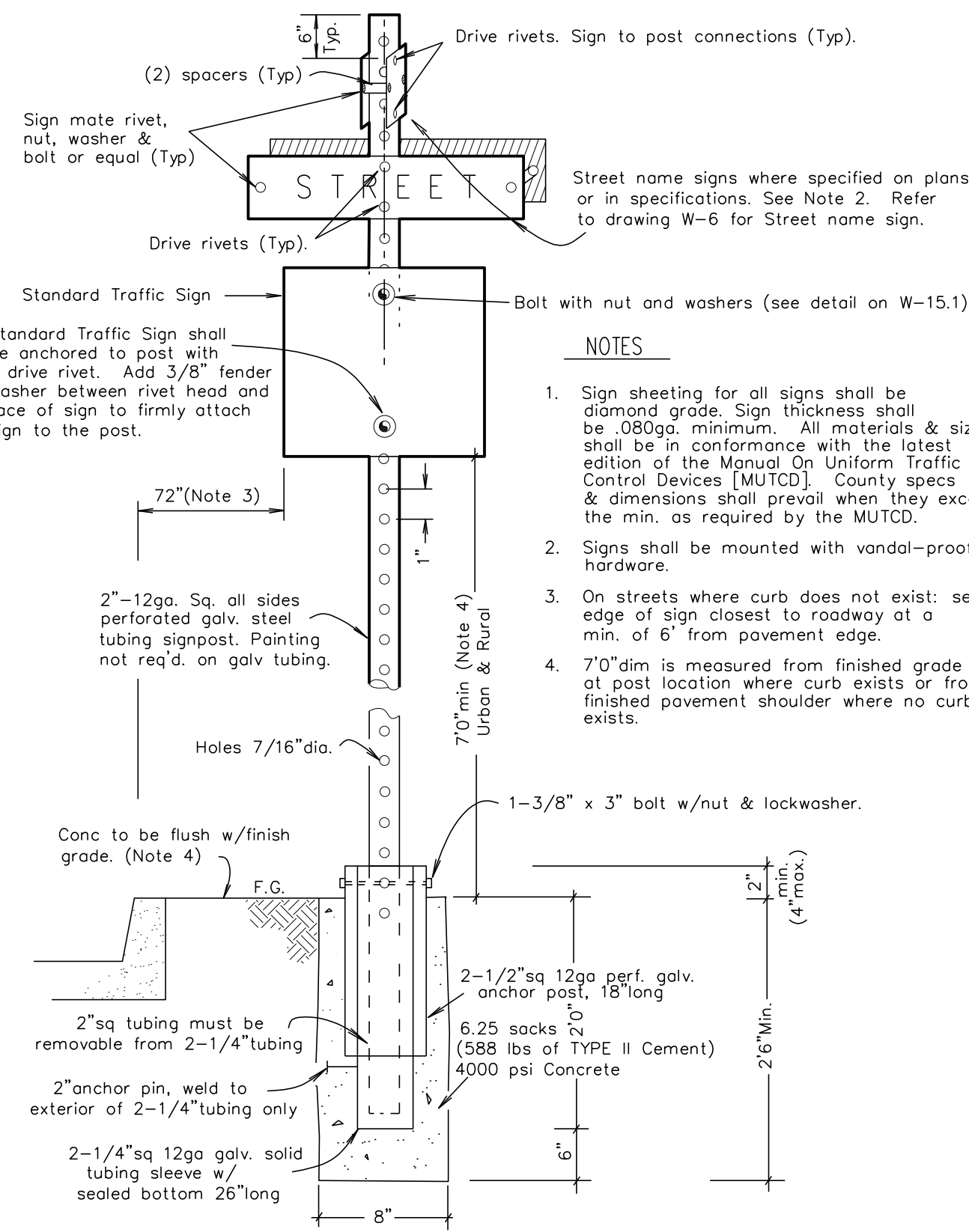


TYP. SIGN
N.T.S.

NOTES

1. STREET NAME SIGN SHALL BE IN CONFORMANCE W/LATEST EDITION OF THE M.U.T.C.D.
2. ALL SIGN LETTERING SHALL BE IN UPPERCASE LETTERS AS PROVIDED IN THE STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS.
3. REFLECTIVE MATERIALS SHALL BE MOUNTED ON .080 GAUGE FLAT PLATE ALUMINUM NO. 6061-T6.
4. REFER TO STANDARD DETAIL DRAWING NO. W-15 FOR MOUNTING AND POLE REQUIREMENTS, UNLESS OTHERWISE SPECIFIED.
5. A MINIMUM OF FOUR (4) SIGNS, PLACED BACK-TO-BACK PER STANDARD DETAIL DRAWING NO. W-15, FOR EACH STREET, IS REQUIRED.

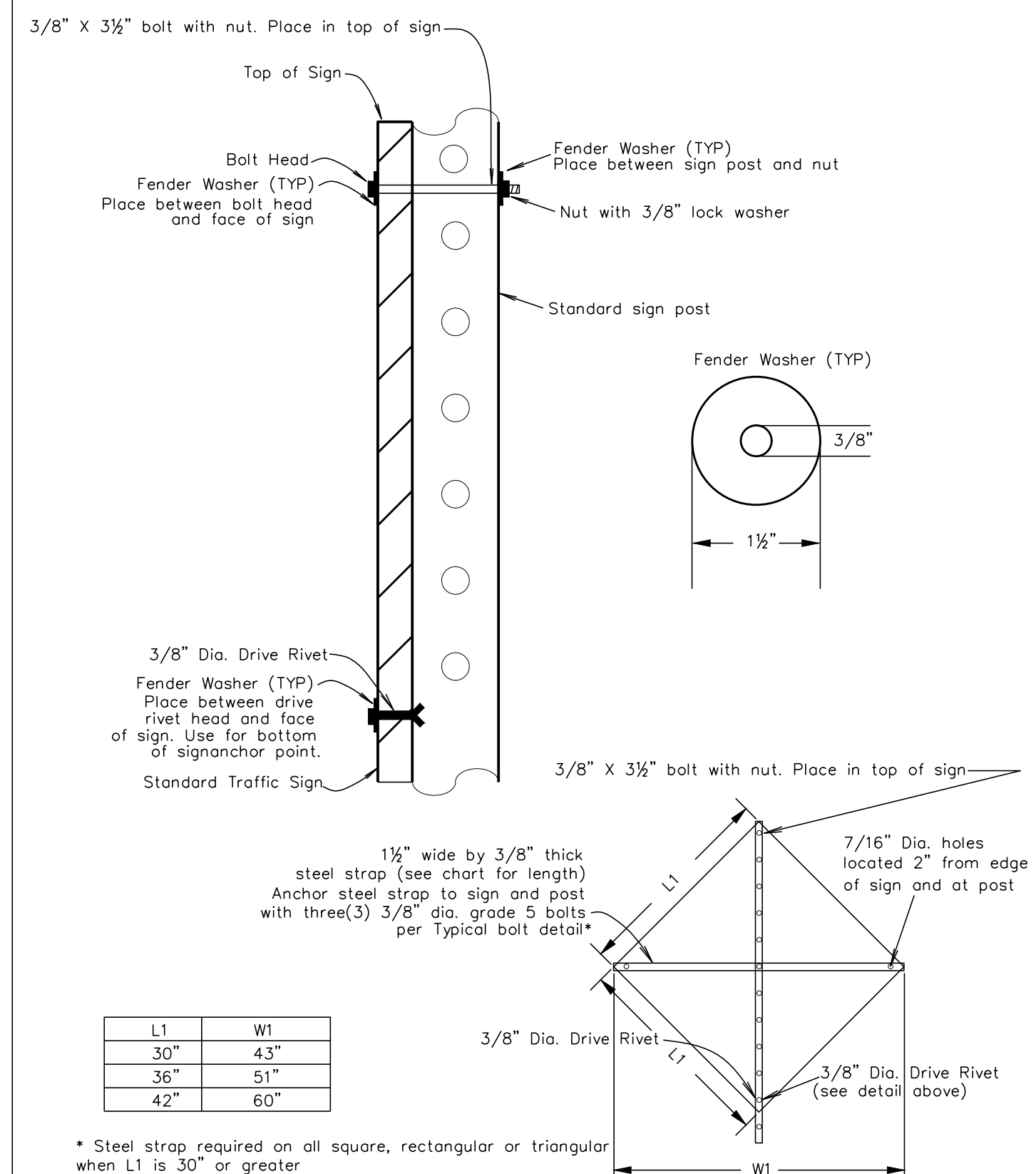
NO.	REVISED	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION:
1			STREET NAME SIGN	WASHOE
2	Det., Notes	4/03sp		DRAWING NO: W-6
1	REDRAWN	9/94sp	DATE: 9/94 sp	PAGE: 17



NOTES

1. Sign sheeting for all signs shall be diamond grade. Sign thickness shall be .080ga. minimum. All materials & sizes shall be in conformance with the latest edition of the Manual On Uniform Traffic Control Devices [MUTCD]. County specs & dimensions shall prevail when they exceed the min. as required by the MUTCD.
2. Signs shall be mounted with vandal-proof hardware.
3. On streets where curb does not exist: set edge of sign closest to roadway at a min. of 6' from pavement edge.
4. 7'0" dim is measured from finished grade at post location where curb exists or from finished pavement shoulder where no curb exists.

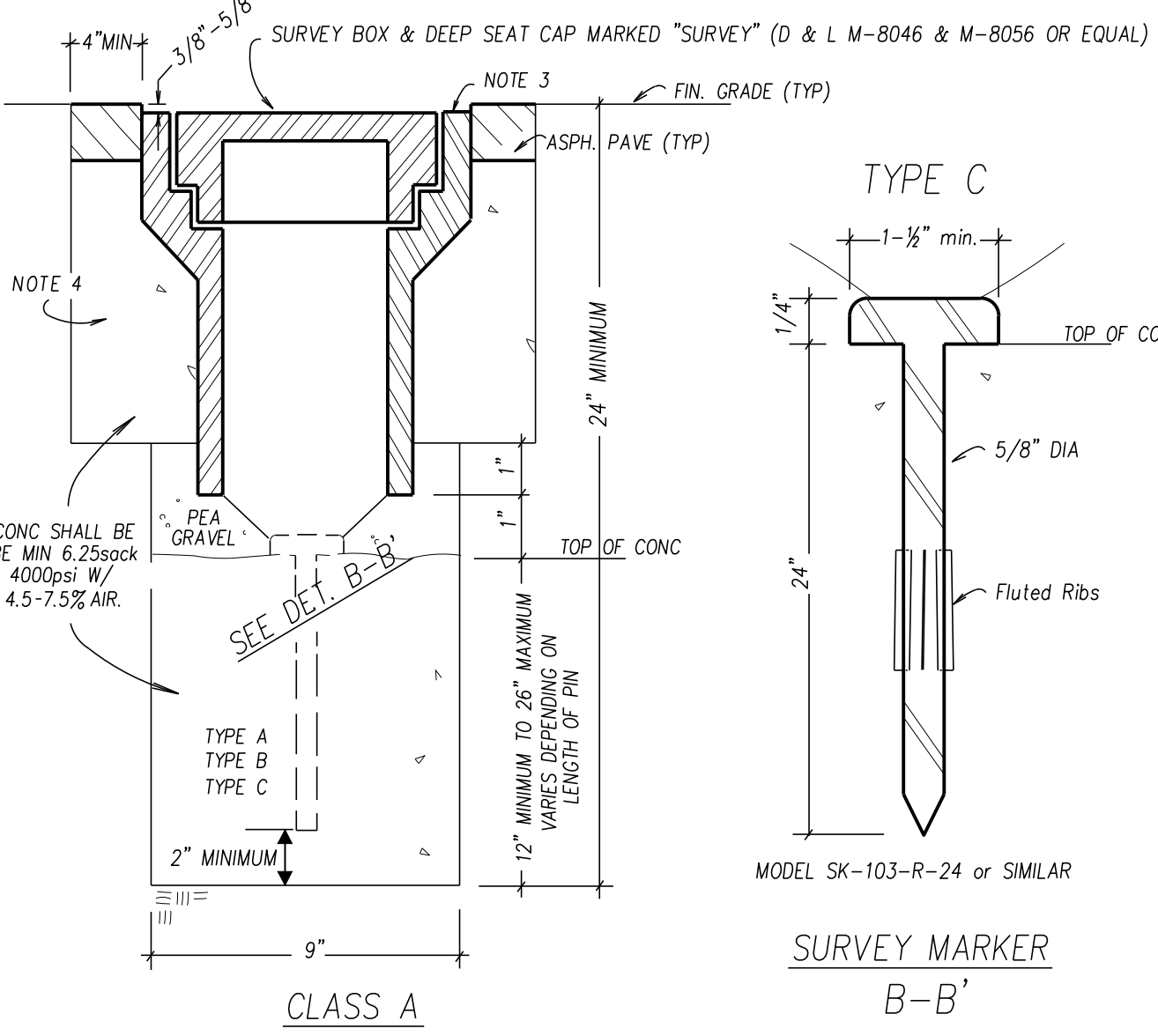
NO.	REVISION	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION:
1	Concrete	12/11sw	STANDARD TRAFFIC SIGN	WASHOE
4				DRAWING NO: W-15
			DATE: 7/11	PAGE: 28



L1	W1
30"	43"
36"	51"
42"	60"

* Steel strap required on all square, rectangular or triangular when L1 is 30" or greater

NO.	REVISION	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION:
1			STANDARD TRAFFIC SIGN	WASHOE
4				DRAWING NO: W-15.1
			DATE: 07/11sw	PAGE: 28



NOTES

1. ALL SURVEY MARKERS SHALL BE CENTER PUNCHED AFTER PLACEMENT.
1. 1-1/2" MINIMUM DIAMETER ALUM. OR BRASS CAP W/PLS# PERMANENTLY ATTACHED PRIOR TO PLACEMENT.
3. MONUMENT POT SHALL BE SET 3/8"-5/8" BELOW FINISHED ROADWAY SURFACE.
4. CONC COLLAR SHALL BE LEFT 2" BELOW FINISHED ASPH SURFACE. TOP OF CONC SHALL RECEIVE A ROUGH BROOM FINISH. PLACE 2" OF TYPE 3 ASPH AROUND MONUMENT POT. APPLY SS-1 TACK COAT TO TOP OF CONC BEFORE PLACING ASPH PAVING. & SEAL ASPH SURFACE W/SS-1 TACK COAT & SAND. CHIP SEAL, SAND SEAL, SURVEY SEAL OR FOG SEAL PAVED SURFACE AS REQ'D BY PLANS OR SPECS.
5. CONC SHALL BE FLUSH W/TOP OF SURVEY POT WHEN NOT LOCATED IN ASPH PAVING.
6. TYPE A, TYPE B OR TYPE C PIN MAY BE USED. SEE SHEET W-18.1 FOR TYPE A AND B PINS.
7. CONCRETE SHALL BE MIN. 6.25SACKS OF TYPE II CEMENT (588lbs) PER CU. YD OF CONCRETE - 4000 psi COMPRESSIVE STRENGTH @ 28 DAYS WITH 4.5 - 7.5% AIR

NO.	REVISION	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION:
1	REDRAW	10/09sw	MONUMENTS	WASHOE
2	Added pins	3/10 sw		DRAWING NO: W-18
3	Note 7	12/11sw	DATE: 03/10sw	PAGE: 34
4				

DRAFT

FOR REVIEW ONLY
DATE: 06/28/2021
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: JTB
CHECKED BY: CLT
DESIGNED BY: CLT
APPROVED BY: CLT
PROJECT #: 4615.0000

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3881 WARREN WAY, 2ND FLOOR, RENO, NEVADA 89509
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IMPROVEMENT PLANS FOR
ASCENTE-SIERRA VILLAGE
PHASE 1
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
DETAIL SHEET
(SHEET 5 OF 5)

WASHOE COUNTY NEVADA

PROFESSIONAL ENGINEER - STATE OF NEVADA
CHRISTOPHER J. COOMBS
Exp. 12/31/2022
CIVIL
No. 14572

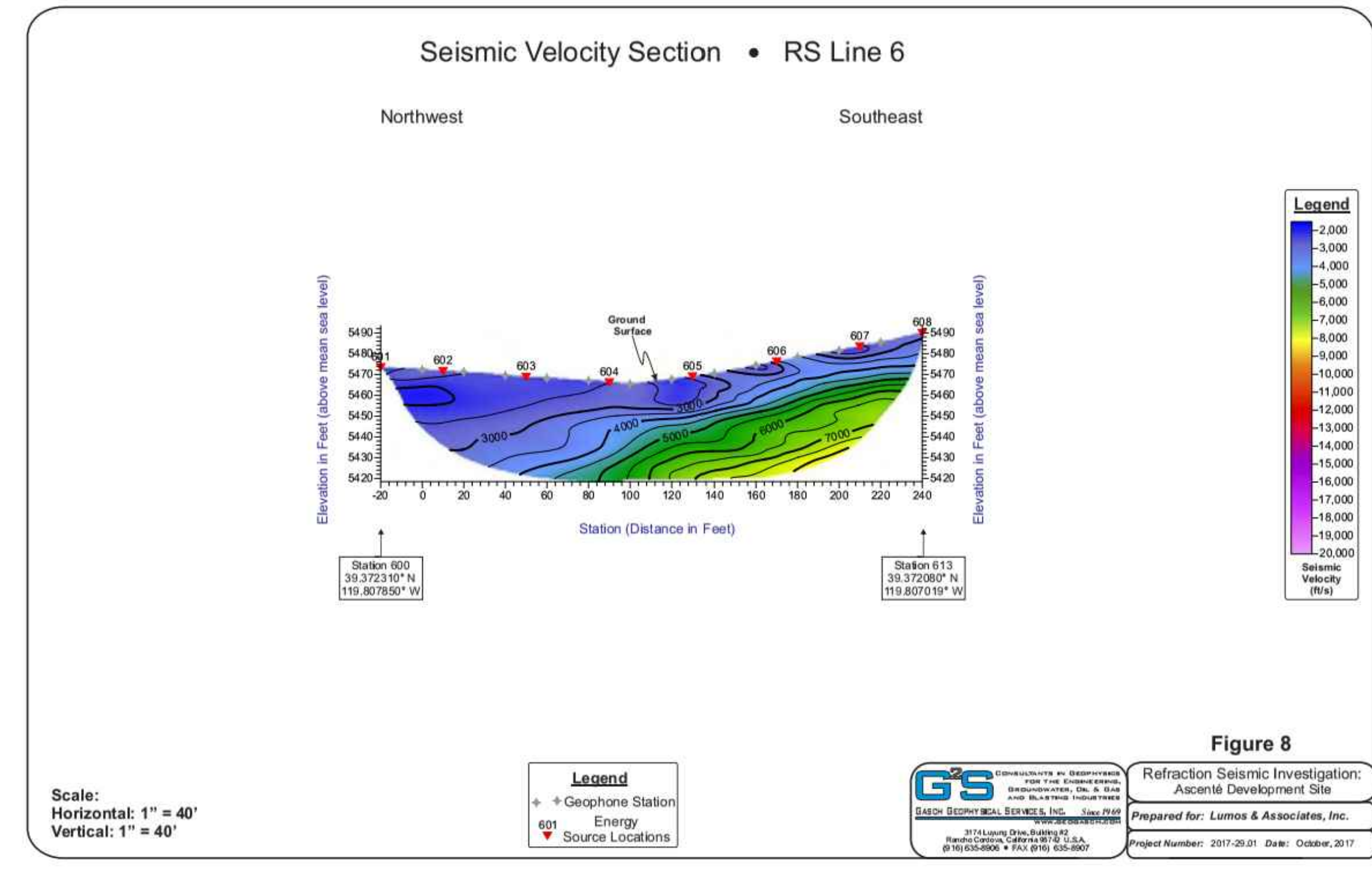
DRAWING
D-5
SHT 30 OF 37
HTE NUMBER

DATE: 03/10/2021

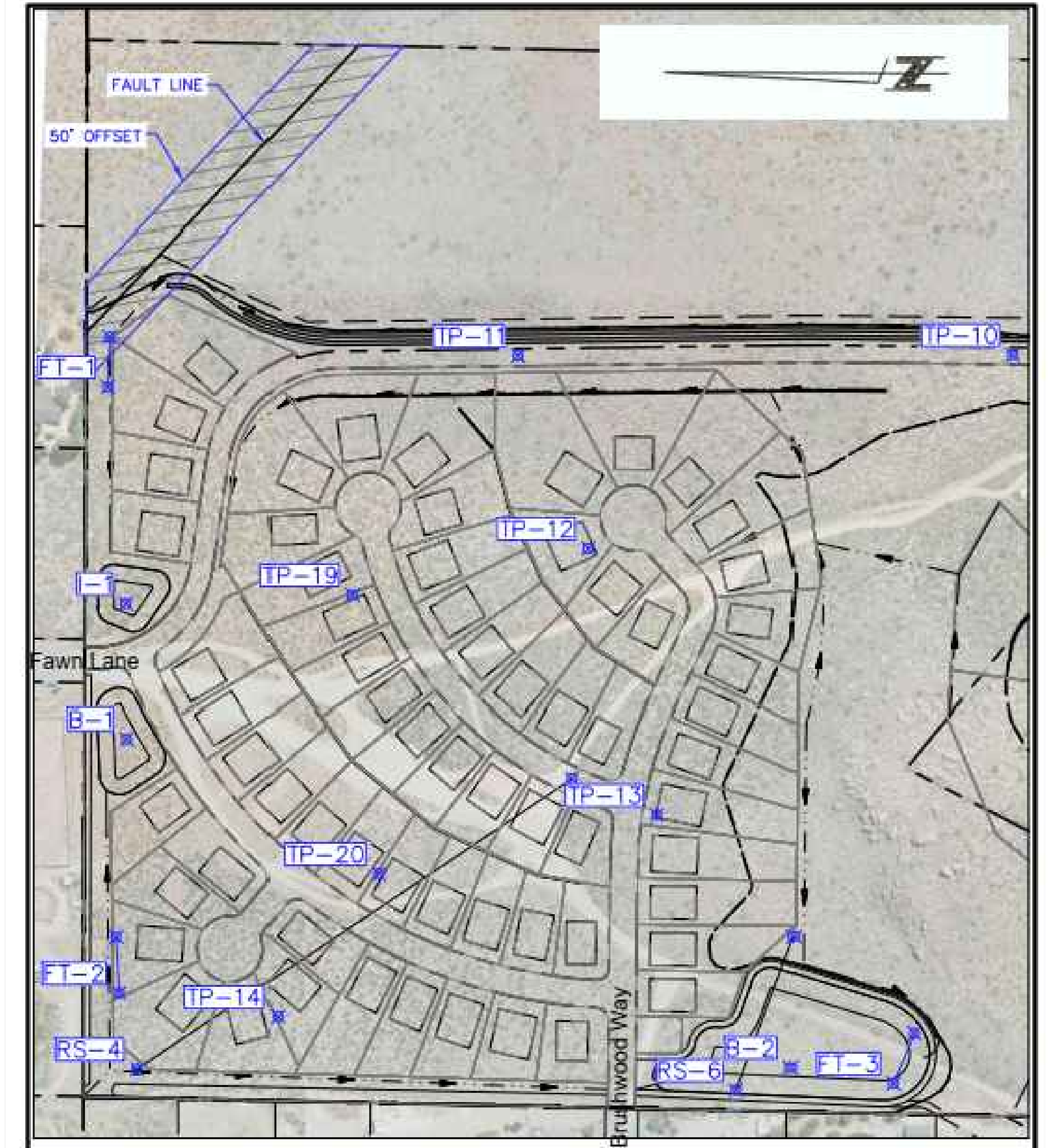
TEST PIT No. FT-3												
Logged By: B. Sexton		Total Depth: 9 feet		Water Depth: No groundwater encountered								
Date Logged: 9-19-2017		Ground Elev.: 5447.47 feet ±										
Drill Type: Caterpillar 329 Excavator												
<input type="checkbox"/> Percolation Test <input checked="" type="checkbox"/> California Sampler <input type="checkbox"/> Split Spoon <input type="checkbox"/> Bulk Sample <input checked="" type="checkbox"/> Ziplock Sample <input type="checkbox"/> Static Water Table												
Depth in Feet	Graphic Log	Sample Type	Soil Description	Natural Moisture Content, %	Moisture Content, %	Dry Density, pcf	Liquid Limit, %	Plasticity Index, %	Group, %	Swell, %	R-Value	Expansion Index
1			Brown Silty SAND (SM), Dry to Slightly Moist, Medium Dense. Estimated 15% Unclassifiable Sub-Angular Cobbles and Boulders to 2" in Diameter and 85% Classifiable Material of Which had an Estimated 10% Coarse to Fine Gravel, 70% Coarse to Fine Sand, and 20% Non-Plastic Silt. There were Surface Boulders that Measured at Least 4" in Diameter.									
2			Brown Silty SAND with Gravel (SM), Slightly Moist, Medium Dense. Estimated 15% Unclassifiable Sub-Angular Cobbles and Boulders to 18" in Diameter and 85% Classifiable Material of Which had an Estimated 10% Coarse to Fine Gravel, 70% Coarse to Fine Sand, and 20% Non-Plastic Silt.	4.1		NP	NP	21.0	61.5	14.2		
3												
4												
5												
6												
7			Light to Medium Brown Silty SAND (SM), Slightly Moist, Medium Dense.									
8												
9												
Test pit terminated at 9 feet. Test Pit location without construction verification.												
Lumos and Associates 800 E. College Parkway Carson City, NV 89706 (775) 883-7077 Fax: (775) 883-7114 mburns@lumosinc.com		Ascenté Geotechnical Investigation				LOG OF EXPLORATORY TEST PIT		PLATE		A-3		
Job Number: 9019.004		Date: November 2017										

TEST PIT No. TP-02												
Logged By: B. Sexton		Total Depth: 12 feet		Water Depth: No groundwater encountered								
Date Logged: 9-20-2017		Ground Elev.: 5381.38 feet ±										
Drill Type: Caterpillar 329 Excavator												
<input type="checkbox"/> Percolation Test <input checked="" type="checkbox"/> California Sampler <input type="checkbox"/> Split Spoon <input type="checkbox"/> Bulk Sample <input checked="" type="checkbox"/> Ziplock Sample <input type="checkbox"/> Static Water Table												
Depth in Feet	Graphic Log	Sample Type	Soil Description	Natural Moisture Content, %	Moisture Content, %	Dry Density, pcf	Liquid Limit, %	Plasticity Index, %	Group, %	Swell, %	R-Value	Expansion Index
1			Medium Brown Clayey SAND (SC), Moist, Medium Dense, with Roots to 2" Below Ground Surface. Estimated 10% Unclassifiable Sub-Angular Cobbles and Boulders to 18" in Diameter and 90% Classifiable Material of Which had an Estimated 10% Coarse to Fine Gravel, 60% Coarse to Fine Sand, and 30% Clay.									
2												
3												
4												
5												
6												
7												
8												
9												
10												
11												
12			Medium Brown Clayey SAND (SC), Moist, Medium Dense, with No Cobbles and Boulders. Estimated 10% Coarse to Fine Gravel, 60% Coarse to Fine Sand, and 30% Clay.									
Test pit terminated at 12 feet. Test Pit location without construction verification.												
Lumos and Associates 800 E. College Parkway Carson City, NV 89706 (775) 883-7077 Fax: (775) 883-7114 mburns@lumosinc.com		Ascenté Geotechnical Investigation				LOG OF EXPLORATORY TEST PIT		PLATE		B-2		
Job Number: 9019.004		Date: November 2017										

TEST PIT No. TP-13												
Logged By: B. Sexton		Total Depth: 13 feet		Water Depth: No groundwater encountered								
Date Logged: 9-21-2017		Ground Elev.: 5463.4 feet ±										
Drill Type: Caterpillar 329 Excavator												
<input type="checkbox"/> Percolation Test <input checked="" type="checkbox"/> California Sampler <input type="checkbox"/> Split Spoon <input type="checkbox"/> Bulk Sample <input checked="" type="checkbox"/> Ziplock Sample <input type="checkbox"/> Static Water Table												
Depth in Feet	Graphic Log	Sample Type	Soil Description	Natural Moisture Content, %	Moisture Content, %	Dry Density, pcf	Liquid Limit, %	Plasticity Index, %	Group, %	Swell, %	R-Value	Expansion Index
1			Brown Silty SAND (SM), Dry, Medium Dense, with Roots to 2" Below Existing Grade. Estimated 10% Medium to Fine Gravel, 60% Coarse to Fine Sand, and 30% Slightly Plastic Silt/Clay.									
2												
3												
4												
5												
6												
7			Light to Medium Brown Silty GRAVEL with Sand (GM), Dry to Slightly Moist, Medium Dense. Estimated 20% Unclassifiable Sub-Angular Cobbles and Boulders to 24" in Diameter and 80% Classifiable Material of Which had an Estimated 45% Coarse to Fine Gravel, 40% Coarse to Fine Sand, and 15% Non-Plastic Silt.									
8												
9			Pinkish Brown Silty SAND (SM), Slightly Moist, Medium Dense. Estimated 10% Medium to Fine Gravel, 60% Coarse to Fine Sand, and 30% Non-Plastic Silt.									
10												
11												
12												
13												
During Excavation it was Noted that the "Rock" was Soft and Decomposed Easily.												
Lumos and Associates 800 E. College Parkway Carson City, NV 89706 (775) 883-7077 Fax: (775) 883-7114 mburns@lumosinc.com		Ascenté Geotechnical Investigation				LOG OF EXPLORATORY TEST PIT		PLATE		B-13		
Job Number: 9019.004		Date: November 2017										



DRAFT



Lumos and Associates 800 E. College Parkway Carson City, NV 89706 (775) 883-7077 Fax: (775) 883-7114 bsexton@lumosinc.com	Ascenté Geotechnical Investigation	PLATE
	SITE MAP	2.1
Job Number: 9019.004	Date: Nov. 2017	

DATE: June 25, 2021 HORIZ. SCALE: 1"=60' VERT. SCALE: N/A DRAWN BY: XX DESIGNED BY: XX CHECKED BY: XX APPROVED BY: XX PROJECT #: 4615.0000		FOR REVIEW ONLY
 RCI ENGINEERING 3881 WARREN WAY, 2ND FLOOR, RENO, NEVADA 89509 PH: 775-860-1660 FAX: 775-451-0801 www.rcieng.com		
IMPROVEMENT PLANS FOR ASCENTÉ-SIERRA VILLAGE PHASE 1 A SINGLE FAMILY RESIDENTIAL SUBDIVISION SOILS LOG		NEVADA
B-1 SH: 31 OF 37 HTE NUMBER		