

# SIERRA REFLECTIONS VILLAGE #1

## SUBDIVISION IMPROVEMENT PLANS

APN: 046-100-04, 046-100-10

RENO, NV 89521

**OWNER/DEVELOPER:**

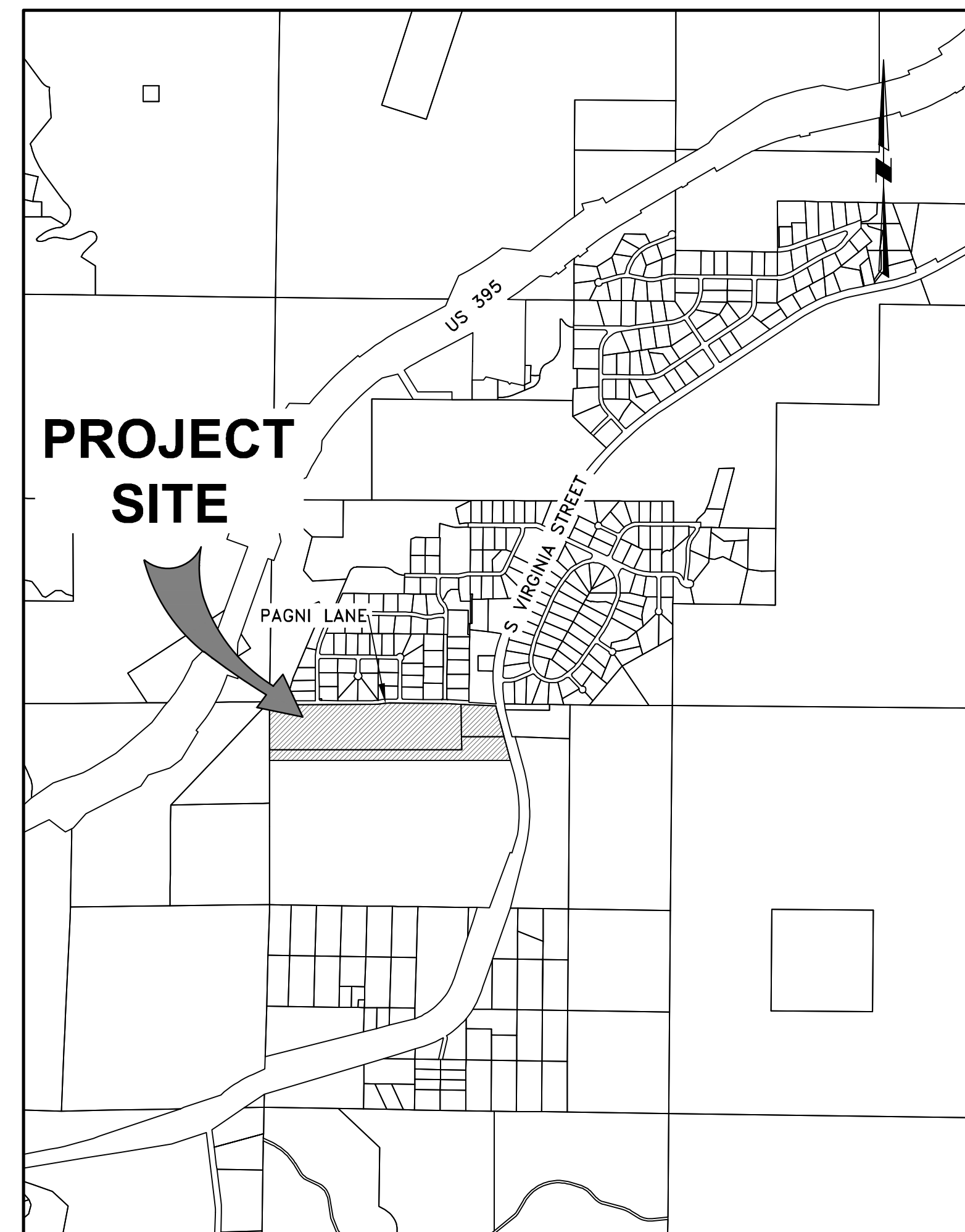
FRED WOODSIDE  
 4100 JOY LAKE ROAD  
 RENO, NV 89511

**CIVIL ENGINEER:**



**BASIS OF BEARINGS AND COORDINATES:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD 83(94), AS DETERMINED FROM REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. COORDINATES AND DISTANCES HEREON ARE AT GROUND LEVEL BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197939.

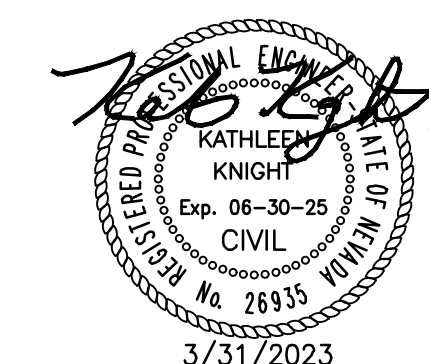


VICINITY MAP  
 SCALE: NTS

**ENGINEERS STATEMENT:**

TO THE BEST OF MY KNOWLEDGE, THE PLANS PREPARED ARE IN COMPLIANCE WITH APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE.

KATHLEEN KNIGHT, P.E.  
 CFA INC.



**Sheet List Table**

Sheet Number	Sheet Title
C1.0	TITLE SHEET
C1.1	GENERAL NOTES
C1.2	GENERAL NOTES
C2.0	PLAT
C2.1	PLAT
C2.2	PLAT
C2.3	PLAT
C2.4	PLAT
C3.0	ONSITE UTILITY PLAN 1 OF 2
C3.1	ONSITE UTILITY PLAN 2 OF 2
C4.0	GRADING PLAN 1 OF 4
C4.1	GRADING PLAN 2 OF 4
C4.2	GRADING PLAN 3 OF 4
C4.3	GRADING PLAN 4 OF 4
C5.0	ST. JAMES PK. - PLAN & PROFILE
C5.1	ST. JAMES PK. - PLAN & PROFILE
C5.2	ST. JAMES PK. - PLAN & PROFILE
C5.3	OFFSITE SS - PLAN & PROFILE
C5.4	OFFSITE SS - PLAN & PROFILE
C5.5	OFFSITE SS - PLAN & PROFILE
C5.6	OFFSITE SS - PLAN & PROFILE
C5.7	OFFSITE SS - PLAN & PROFILE
C5.8	OFFSITE SS - PLAN & PROFILE
C5.9	OFFSITE SS - PLAN & PROFILE
C5.10	SUNBEAM RD. - PLAN & PROFILE
C5.11	LINE & CURVE TABLES
C6.0	CIVIL DETAILS
C6.1	CIVIL DETAILS
C6.2	CIVIL DETAILS
C6.3	CIVIL DETAILS
C6.4	CIVIL DETAILS
C6.5	CIVIL DETAILS
C6.6	ROADWAY SECTIONS
C7.0	SIGNAGE & STRIPING PLAN
C7.1	SIGNAGE & STRIPING PLAN
C8.0	EROSION CONTROL PLAN
C8.1	EROSION CONTROL PLAN
L1.0	IRRIGATION PLAN
L1.1	IRRIGATION PLAN
L1.2	IRRIGATION PLAN
L2.0	LANDSCAPE PLAN
L2.1	LANDSCAPE PLAN
L2.2	LANDSCAPE PLAN
L3.0	LANDSCAPE DETAILS
L3.1	LANDSCAPE DETAILS
L3.2	LANDSCAPE DETAILS



GENERAL NOTES

- 1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE LATEST WASHOE COUNTY STANDARDS...
2. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL NECESSARY TRAFFIC CONTROL...
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL SAFETY DURING CONSTRUCTION...

EARTHWORK NOTES

- 1. CLEARING AND GRUBBING, SUBGRADE PREPARATION AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH SPECIFICATION SECTIONS 300.00, 302.00, 303.00 AND 304.00.
2. UNSUITABLE SOIL OR MATERIALS NOT TO BE INCLUDED IN THE WORK INCLUDE: A. ORGANIC MATERIALS SUCH AS PEAT, MULCH, ORGANIC SILT OR SOD...

PAVEMENT MARKING, STRIPING, AND SIGNAGE

- 1. ALL PAVEMENT MARKING AND STRIPING SHALL BE TRAFFIC PAINT IN ACCORDANCE WITH SPECIFICATION SECTION 214.00 AND 324.00.
2. THE LOCATION OF THE PAVEMENT MARKINGS SHALL BE CHECKED BY THE ENGINEER PRIOR TO INSTALLATION.

UTILITY NOTES

- 1. UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE PLANS. HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY ACTUAL LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION...
2. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES WHICH MAY CONFLICT WITH THE NEW WORK PRIOR TO BEGINNING CONSTRUCTION...

FIRE PREVENTION & PROTECTION FOR GRADING OPERATIONS

- 1. THE GRADING PERMIT HOLDER SHALL BE RESPONSIBLE FOR THE DEVELOPMENT OF A FIRE PREVENTION PLAN AT THE JOB SITE THROUGHOUT ALL PHASES OF GRADING WORK.
2. AS WARRANTED BY THE PROJECT, THE GRADING PERMIT HOLDER SHALL PROVIDE A WATER TRUCK IN THE GENERAL VICINITY OF ALL GRADING WORK...

NOXIOUS WEED NOTES

- 1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL: 1.a. ALL FILL DIRT IMPORTED AS PART OF THE PROJECT IS REQUIRED TO BE "CERTIFIED WEED FREE"
1.b. BEST MANAGEMENT PRACTICES WILL BE USED TO PREVENT THE SPREAD OF NOXIOUS AND INVASIVE WEEDS DURING CONSTRUCTION ACTIVITIES...

ABBREVIATIONS

Table with columns: Abbreviation, Description, Abbreviation, Description, Abbreviation, Description, Abbreviation, Description. Includes items like AB ANCHOR BOLT, AC ASPHALT CONCRETE, E EXISTING, MDC MAXIMUM DRY DENSITY, etc.

LEGEND

Table mapping symbols to descriptions: EXISTING CURB & GUTTER, PROPOSED CURB & GUTTER, EXISTING 1' CONTOUR, EXISTING 5' CONTOUR, etc.

CAUTION - NOTICE TO CONTRACTOR

- 1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER...
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT...





Vertical sidebar containing: WASHOE COUNTY INITIAL FINAL MAP REVIEW COMMENTS, 3/31/23, PROFESSIONAL SEAL (KATHLEEN KNIGHT, CIVIL), CFA, INC. LAND SURVEYORS CIVIL ENGINEERS LAND USE PLANNERS, SIERRA REFLECTIONS VILLAGE #1 SUBDIVISION IMPROVEMENT PLANS GENERAL NOTES ST. JAMES PARKWAY RENO, NV 89521



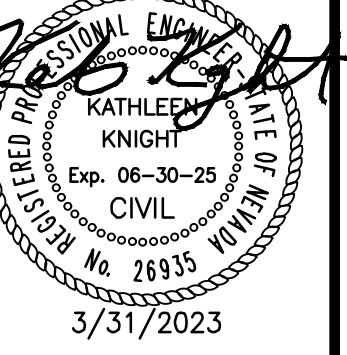
**DEMOLITION NOTES**

1. THE REMOVAL OF EXISTING IMPROVEMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIAL TECHNICAL SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC, 2012), SECTION 301.00.
2. EXISTING IMPROVEMENTS, ADJACENT PROPERTY, FENCING, WALLS, UTILITIES AND OTHER FACILITIES, TREES AND PLANTS THAT ARE NOT TO BE REMOVED SHALL BE PROTECTED FROM INJURY OR DAMAGE RESULTING FROM THE CONTRACTORS OPERATIONS IN ACCORDANCE WITH SPECIFICATION SECTION 301.04 AND 300.04.
3. THE CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLE RIMS, WATER & GAS VALVE COVERS, & UTILITY BOXES AND FRAME AND COVERS, BOTH HORIZONTALLY AND VERTICALLY, AS REQUIRED TO FIT THE NEW WORK. THE CONTRACTOR SHALL REPLACE ANY APPURTENANCE DAMAGED DURING RELOCATION AT THE COST OF THE CONTRACTOR.
4. ALL EXISTING FEATURES IN CONFLICT WITH PROPOSED SHALL BE REMOVED, RELOCATED AND/OR REPLACED. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER AND THE GOVERNING AGENCIES PRIOR TO SUCH REMOVAL, RELOCATION AND/OR REPLACEMENT.


**CONCRETE & PAVEMENT NOTES**

1. PORTLAND CEMENT CONCRETE SHALL MEET THE REQUIREMENTS OF SPECIFICATION SECTION 202.00. PC CONCRETE EXPOSED TO FREEZE-THAW ENVIRONMENTS SHALL BE 6.25 SACK (588 LBS OF TYPE 2 CEMENT) AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND MEET THE SPECIFIC REQUIREMENTS OF SPECIFICATION SECTION 337.10.01.01 AND WASHOE COUNTY STANDARD DETAILS. 
2. ASPHALT CEMENT CONCRETE SHALL MEET THE REQUIREMENTS OF SPECIFICATION SECTION 320.00, AND OR THE GEOTECHNICAL INVESTIGATION RECOMMENDATIONS, WHICHEVER IS MORE STRINGENT, AND THE FOLLOWING:
  - A. MARSHALL METHOD OF MIX DESIGN - 50 BLOWS.
  - B. TYPE 3 AGGREGATE PER SPECIFICATION SECTION 200.00. 
  - C. ASPHALT CEMENT SHALL BE PG 64-28NV.
3. TEMPORARY PAVEMENT SHALL MEET THE REQUIREMENTS OF ASTM D4215, PLACE COLD MIX, COLD LAID BITUMINOUS PAVING MIXTURE IN ACCORDANCE WITH ASTM D4215 IMMEDIATELY FOLLOWING BACKFILLING AND COMPACTION OF TRENCHES THROUGH EXISTING PAVEMENTS. THE CONTRACTOR SHALL MAINTAIN PAVEMENT IN A SAFE AND SMOOTH CONDITION UNTIL FINAL PAVEMENT CAN BE PLACED, TO THE SATISFACTION OF THE ENGINEER.
4. CURB, GUTTER AND SIDEWALK SHALL BE PLACED IN ACCORDANCE WITH SPECIFICATION SECTION 312.00.
5. CONCRETE PAVEMENTS SHALL BE PLACED IN ACCORDANCE WITH SPECIFICATION SECTION 314.00.
6. ASPHALT CONCRETE PAVEMENT SHALL BE PLACED IN ACCORDANCE WITH SPECIFICATION SECTION 320.00.

WASHOE COUNTY INITIAL FINAL MAP REVIEW COMMENTS	NDU							
3/31/23							DATE	
								MARK
								REVISIONS

PROFESSIONAL SEAL:  
  
 KATHLEEN KNIGHT  
 CIVIL  
 Exp. 06-30-25  
 No. 28835 NV  
 3/31/2023

**CFA, INC.**  
 LAND SURVEYORS  
 CIVIL ENGINEERS  
 LAND USE PLANNERS  
 1150 CORPORATE BOULEVARD - RENO, NEVADA 89502  
 775-856-1150 MAIN • 775-856-1160 FAX • CFARENDO.COM




Know what's below.  
Call before you dig.

**CAUTION - NOTICE TO CONTRACTOR**

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR RELOCATE ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. CONTRACTOR SHALL OBTAIN APPROVALS FROM THE GOVERNING AGENCIES, THE ENGINEER, AND THE UTILITY COMPANIES PRIOR TO SUCH REMOVAL AND/OR RELOCATION.
4. THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR NONAPPROVED PLANS.
5. CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD WHENEVER CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.

SIERRA REFLECTIONS VILLAGE #1  
 SUBDIVISION IMPROVEMENT PLANS  
**GENERAL NOTES**  
 ST. JAMES PARKWAY  
 RENO, NV 89521

WASHOE COUNTY NEVADA  
 JOB NO. 21126.01  
 DESIGNED BY NDJ  
 CHECKED BY KK/RG  
 DATE 02/13/23  
 SHEET  
**C1.2**  
 46  
 OF



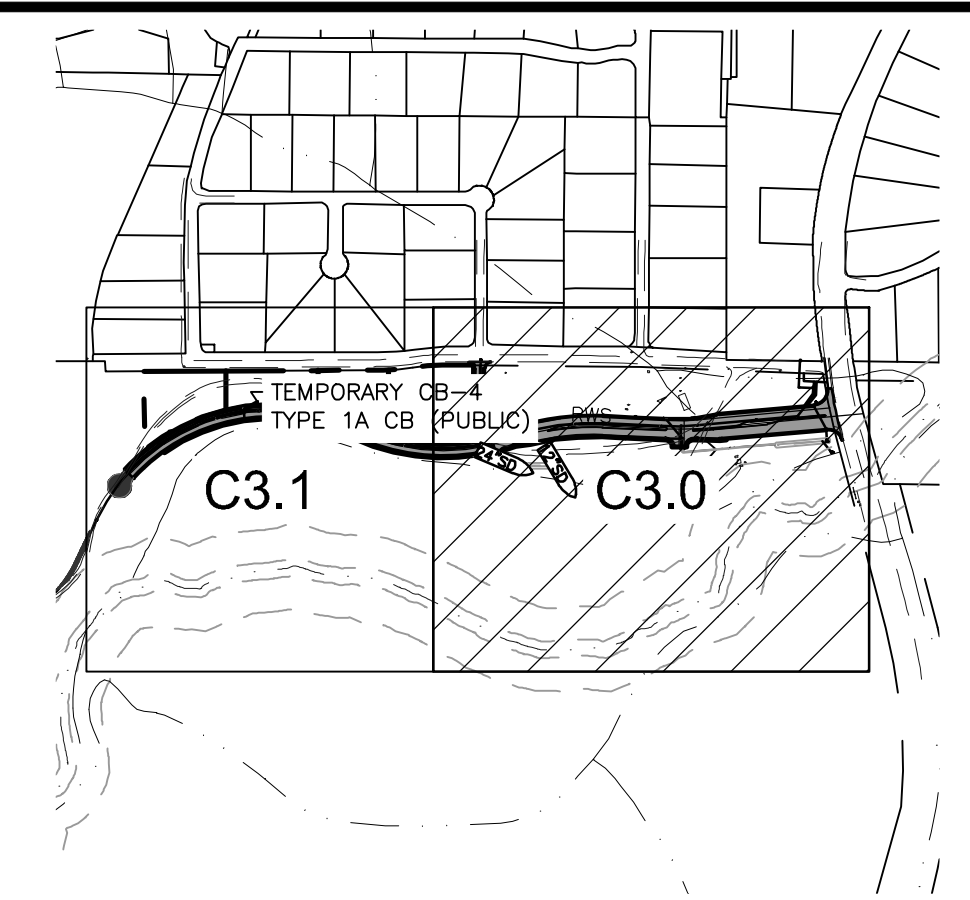
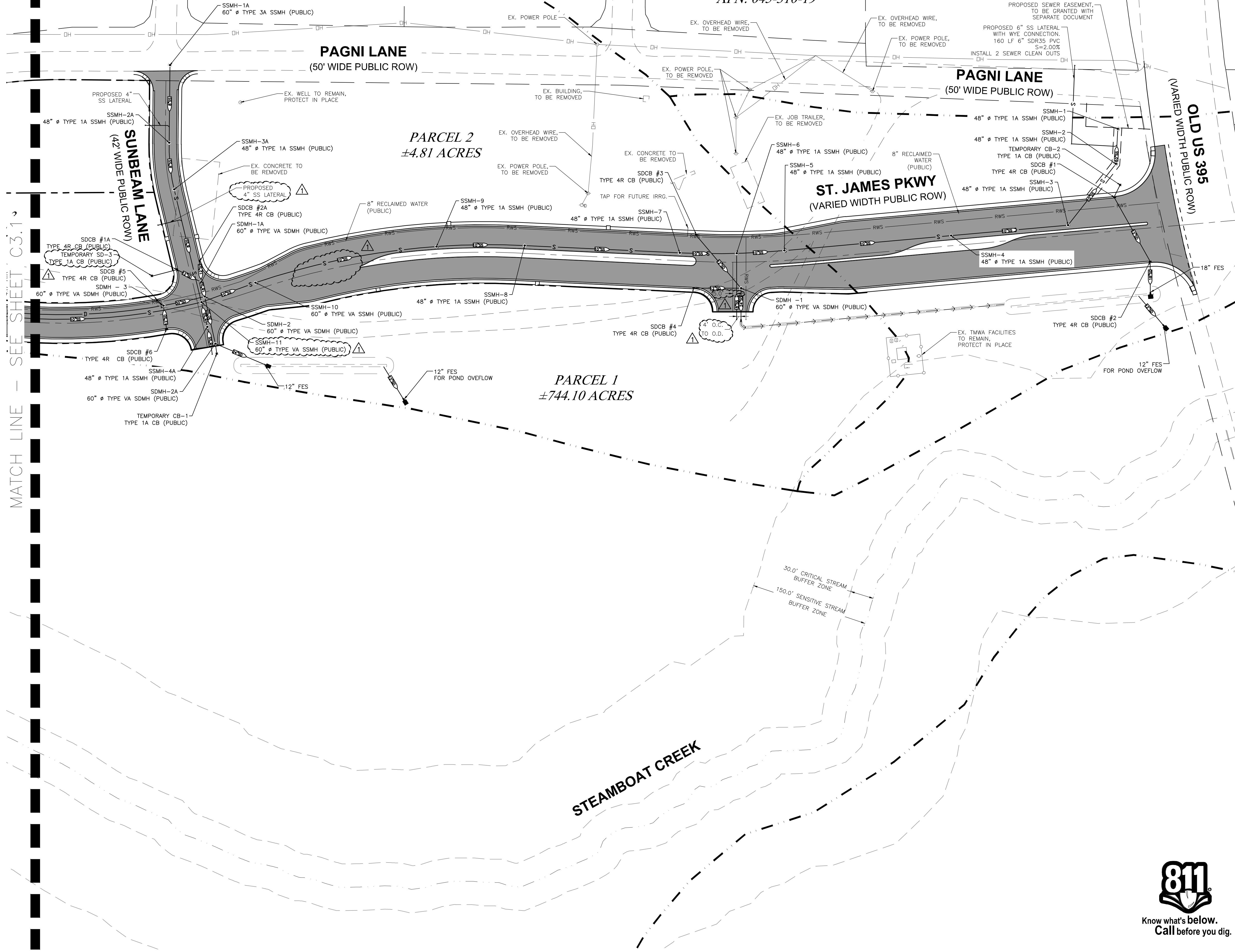
HANARY  
FAMILY TRUST  
APN: 045-612-12

HORNING  
APN: 045-611-01

GRENER  
APN: 045-310-32

BROWER LIVING TRUST  
APN: 045-310-19

DBB HOLDINGS INC  
APN: 045-310-10



WASHOE COUNTY INITIAL FINAL MAP REVIEW COMMENTS

NO.	DATE	REVISIONS	BY

3/31/23

PROFESSIONAL SEAL:

3/31/2023

- ### UTILITY NOTES
- NO VALVES SHALL BE PLACED IN CURB LINES.
  - ALL STORM FLOWS WITHIN THE STORM SEWER SYSTEM FOR THE 5-YEAR & 100-YEAR CAPACITY ARE PROVIDED ON THE PROFILE SHEETS.
  - PUBLIC WATER SYSTEM, FIRE HYDRANTS AND WATER SERVICES TO BE DESIGNED TO AGENCY STANDARDS. WATER IMPROVEMENTS NOT SHOWN AT THIS TIME AND WILL BE RECORDED AND DESIGNED AT A LATER PHASE OF THE PROJECT.
  - PROPOSED WATER WELLS NOT SHOWN AT THIS TIME, BUT WILL BE PERMITTED AND DESIGNED TO WASHOE COUNTY STANDARDS AT A LATER PHASE OF THE PROJECT.
  - SANITARY SEWER LATERALS NOT SHOWN AT THIS TIME, BUT WILL BE DESIGNED TO AGENCY STANDARDS AND SHOWN AT A LATER PHASE OF THE PROJECT WHEN INDIVIDUAL LOTS ARE APPROVED FOR CERTIFICATE OF OCCUPANCY.

- ### SHEET LEGEND
- CLEANOUT
  - SANITARY SEWER MANHOLE
  - STORM DRAIN MANHOLE
  - TYPE 4R CATCH BASIN
  - FLARED END SECTION
- REF. SHEET C1.1 FOR ADDITIONAL LEGEND

### CAUTION - NOTICE TO CONTRACTOR

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR RELOCATE ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. CONTRACTOR SHALL OBTAIN APPROVALS FROM THE GOVERNING AGENCIES, THE ENGINEER, AND THE UTILITY COMPANIES PRIOR TO SUCH REMOVAL AND/OR RELOCATION.
- THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR NONAPPROVED PLANS.
- CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD WHENEVER CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.



MATCH LINE - SEE SHEET C3.1

CF&A, INC.  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502  
775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM  
EST. 1981

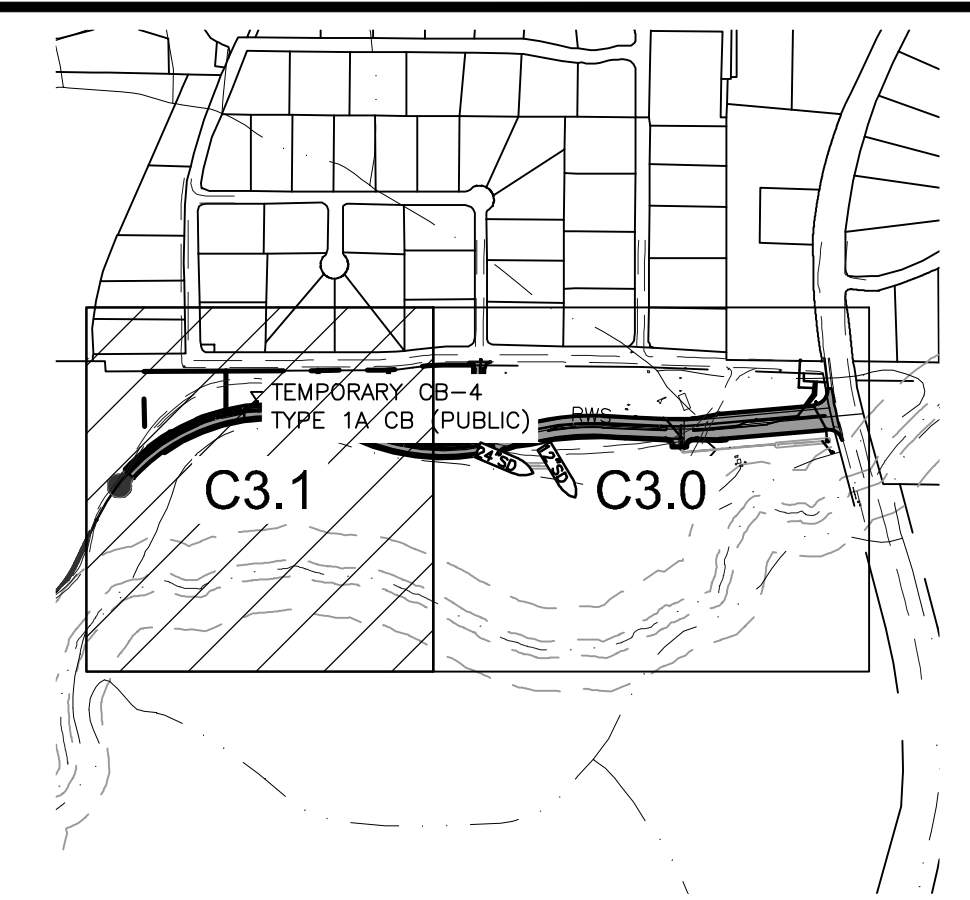
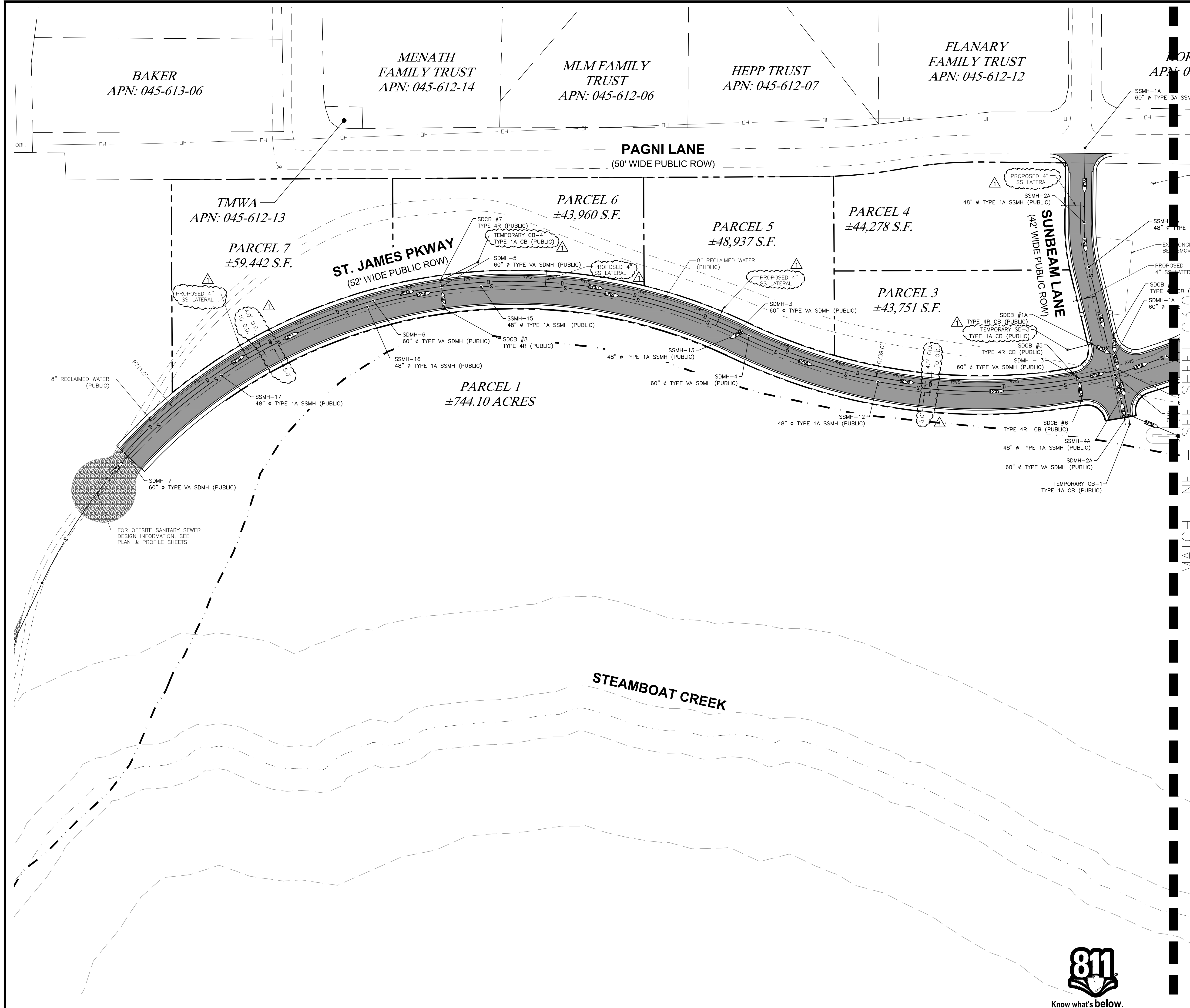
SIERRA REFLECTIONS VILLAGE #1  
SUBDIVISION IMPROVEMENT PLANS  
ONSITE UTILITY PLAN 1 OF 2  
ST. JAMES PARKWAY  
RENO, NV 89521

WASHOE COUNTY NEVADA

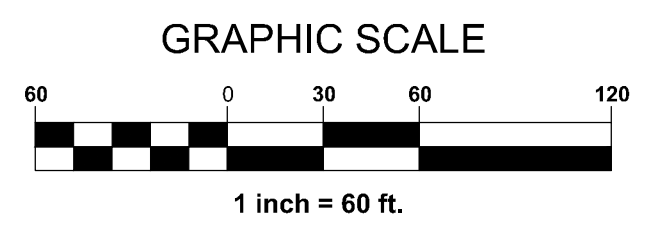
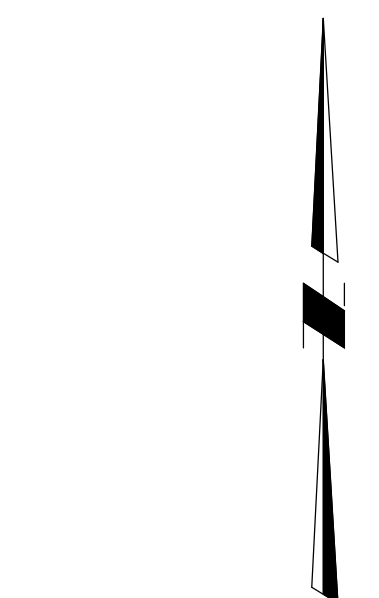
JOB NO. 21126.01  
DESIGNED BY NDJ  
CHECKED BY KK/RG  
DATE 02/13/23

SHEET  
C3.0  
46





SHEET KEY MAP  
N.T.S.



UTILITY NOTES

1. NO VALVES SHALL BE PLACED IN CURB LINES.
2. ALL STORM FLOWS WITHIN THE STORM SEWER SYSTEM FOR THE 5-YEAR & 100-YEAR CAPACITY ARE PROVIDED ON THE PROFILE SHEETS.
3. PUBLIC WATER SYSTEM, FIRE HYDRANTS AND WATER SERVICES TO BE DESIGNED TO AGENCY STANDARDS. WATER IMPROVEMENTS NOT SHOWN AT THIS TIME AND WILL BE RECORDED AND DESIGNED AT A LATER PHASE OF THE PROJECT.
4. PROPOSED WATER WELLS NOT SHOWN AT THIS TIME, BUT WILL BE PERMITTED AND DESIGNED TO WASHOE COUNTY STANDARDS AT A LATER PHASE OF THE PROJECT.
5. SANITARY SEWER LATERALS NOT SHOWN AT THIS TIME, BUT WILL BE DESIGNED TO AGENCY STANDARDS AND SHOWN AT A LATER PHASE OF THE PROJECT WHEN INDIVIDUAL LOTS ARE APPROVED FOR CERTIFICATE OF OCCUPANCY.

SHEET LEGEND

- CLEANOUT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- TYPE 4R CATCH BASIN
- ▭ FLARED END SECTION

REF. SHEET C1.1 FOR ADDITIONAL LEGEND

**CAUTION - NOTICE TO CONTRACTOR**

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR RELOCATE ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. CONTRACTOR SHALL OBTAIN APPROVALS FROM THE GOVERNING AGENCIES, THE ENGINEER, AND THE UTILITY COMPANIES PRIOR TO SUCH REMOVAL AND/OR RELOCATION.
4. THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR NONAPPROVED PLANS.
5. CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD WHENEVER CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.



<p>WASHOE COUNTY INITIAL FINAL MAP REVIEW COMMENTS</p> <p>3/31/23</p> <p>DATE</p> <p>MARK</p> <p>REVISIONS</p> <p>BY</p>	<p>PROFESSIONAL SEAL:</p> <p>3/31/2023</p>
<p><b>CF&amp;I, INC.</b> LAND SURVEYORS CIVIL ENGINEERS LAND USE PLANNERS 1150 CORPORATE BOULEVARD • RENO, NEVADA 89502 775-856-1150 MAIN • 775-856-1160 FAX • CF&amp;I.RENO.COM</p>	
<p>SIERRA REFLECTIONS VILLAGE #1 SUBDIVISION IMPROVEMENT PLANS <b>ONSITE UTILITY PLAN 2 OF 2</b> ST. JAMES PARKWAY RENO, NV 89521</p>	
<p>JOB NO. 21126.01 DESIGNED BY NDJ CHECKED BY KK/RG DATE 02/13/23</p>	
<p>SHEET <b>C3.1</b> 46</p>	



DBB HOLDINGS INC  
APN: 045-310-10

PAGNI LANE  
(50' WIDE PUBLIC ROW)

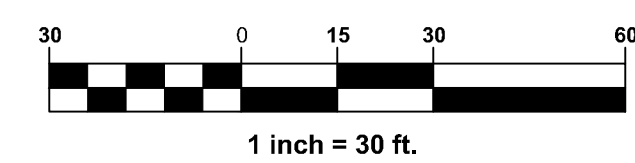
ST. JAMES PKWAY  
(VARIED WIDTH PUBLIC ROW)



SHEET KEY MAP  
N.T.S.

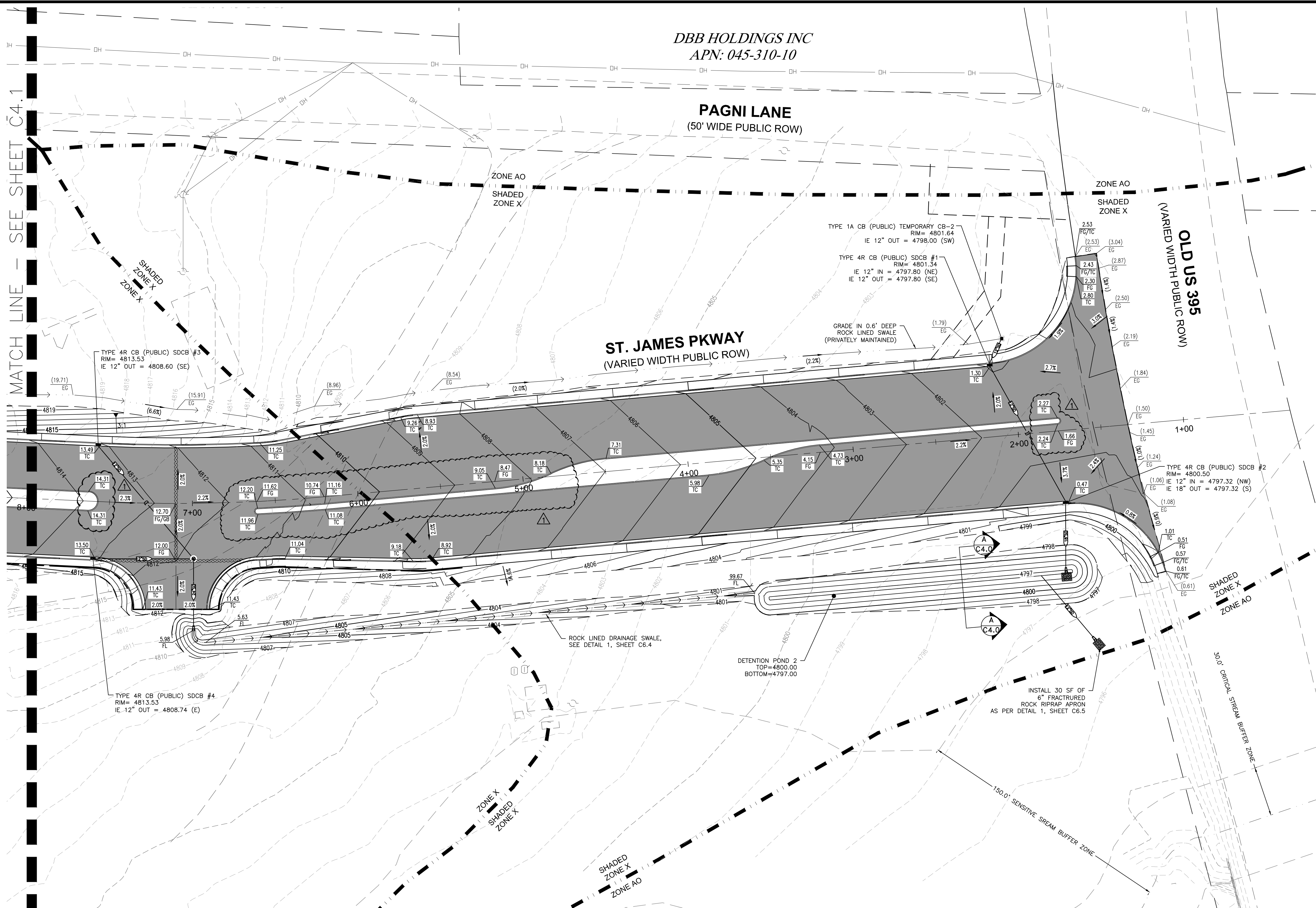


GRAPHIC SCALE

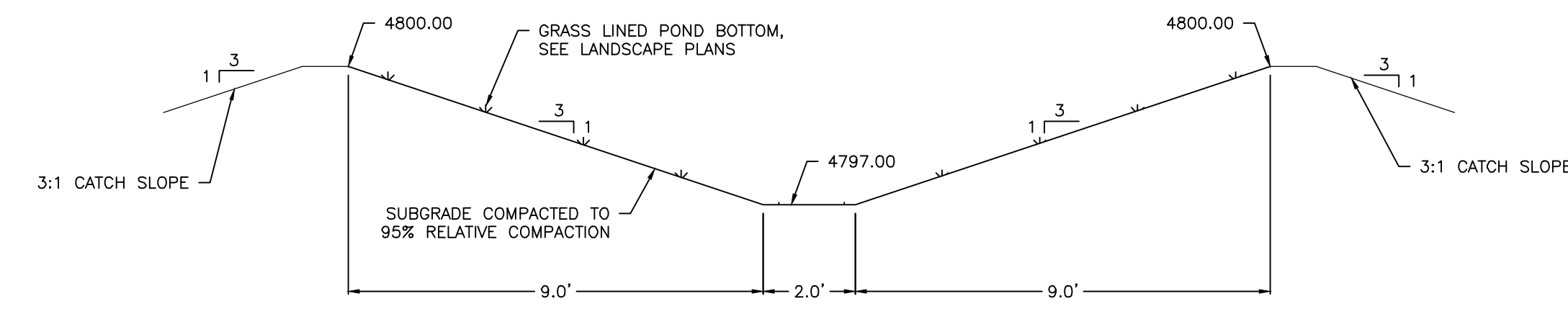


GRADING NOTES

1. ADD 4800' TO ALL SPOT ELEVATIONS.
2. RIP RAP TO BE INSTALLED PER DETAIL 1, SHEET C6.5
3. SIDEWALKS AND WALKWAYS SHALL COMPLY WITH ADA STANDARDS. GROSS SLOPES SHALL NOT EXCEED 2% AND RUNNING SLOPES SHALL NOT EXCEED 5%.
4. CUT/FILL SLOPES SHALL NOT BE GREATER THAN A 3:1.



MATCH LINE - SEE SHEET C4.1



**A**  
C4.0 DETENTION POND 2  
N.T.S.

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
VOLUME QUANTITIES	0.850	1.000	379140 Sq. Ft.	21989 Cu. Yd.	49416 Cu. Yd.	27427 Cu. Yd.<Fill>
Totals			379140 Sq. Ft.	21989 Cu. Yd.	49416 Cu. Yd.	27427 Cu. Yd.<Fill>

**CAUTION - NOTICE TO CONTRACTOR**

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR RELOCATE ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. CONTRACTOR SHALL OBTAIN APPROVALS FROM THE GOVERNING AGENCIES, THE ENGINEER, AND THE UTILITY COMPANIES PRIOR TO SUCH REMOVAL AND/OR RELOCATION.
4. THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR NONAPPROVED PLANS.
5. CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD WHENEVER CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.



WASHOE COUNTY INITIAL FINAL MAP REVIEW COMMENTS

3/31/23

DATE

MARK

BY

PROFESSIONAL SEAL:

KATHLEEN KNIGHT  
Exp. 06-30-25  
CIVIL  
No. 26935  
3/31/2023

**cfa**  
EST. 1981

**CFA, INC.**  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502  
775-856-1150 MAIN • 775-856-1160 FAX • CFA@CFA.NV.COM

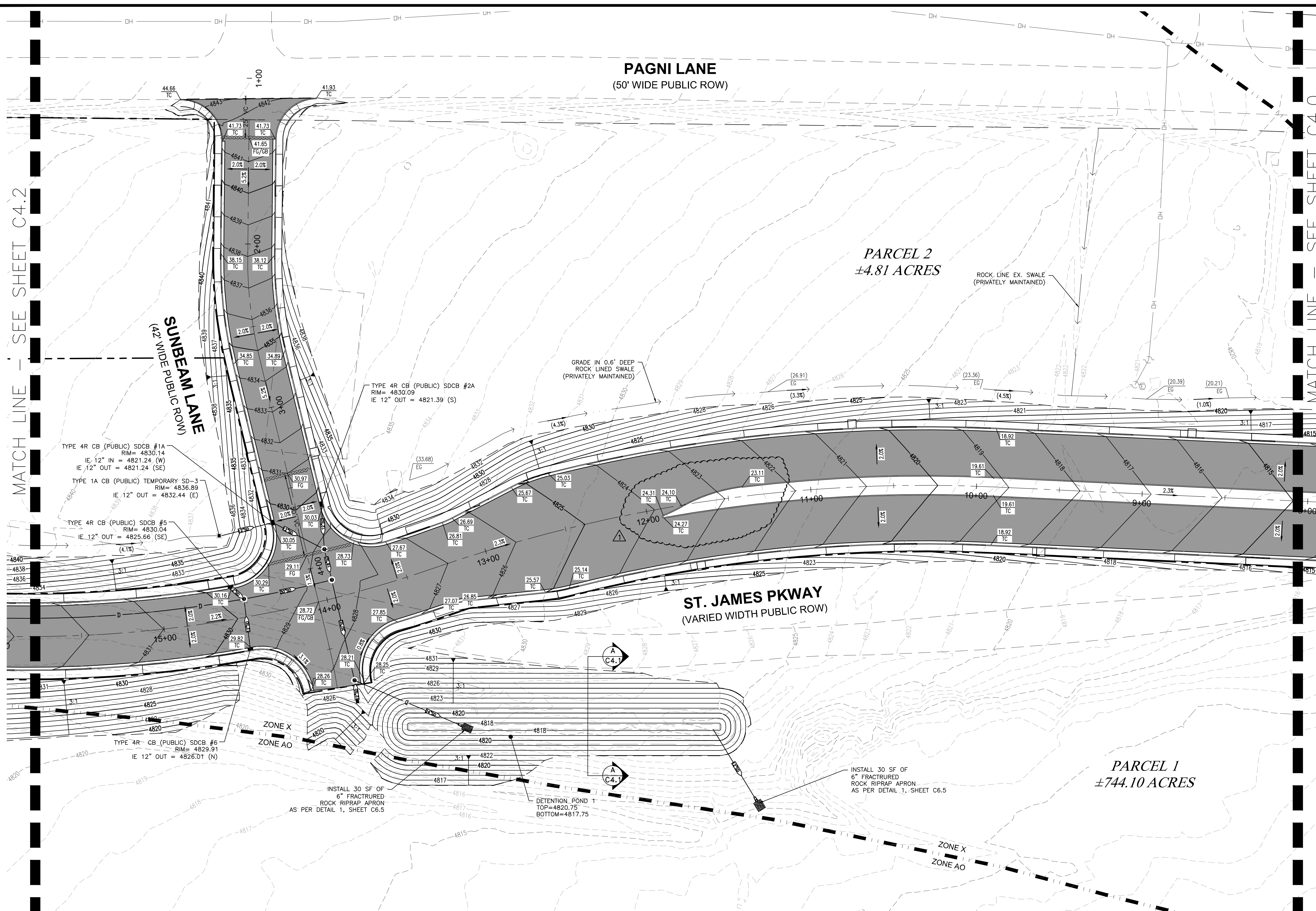
SIERRA REFLECTIONS VILLAGE #1  
SUBDIVISION IMPROVEMENT PLANS  
**GRADING PLAN 1 OF 4**  
ST. JAMES PARKWAY  
RENO, NV 89521

WASHOE COUNTY

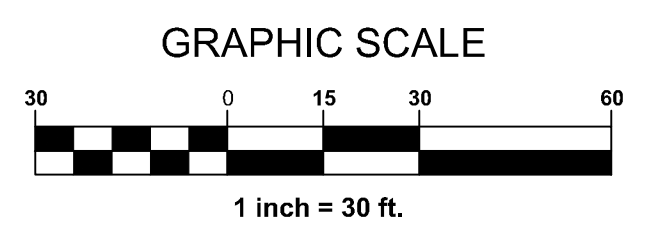
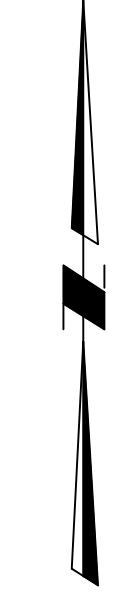
JOB NO. 21126.01  
DESIGNED BY NDJ  
CHECKED BY KK/RG  
DATE 02/13/23

SHEET  
**C4.0**  
46





**SHEET KEY MAP**  
N.T.S.



**GRADING NOTES**

1. ADD 4800' TO ALL SPOT ELEVATIONS.
2. RIP RAP TO BE INSTALLED PER DETAIL 1, SHEET C6.5.
3. SIDEWALKS AND WALKWAYS SHALL COMPLY WITH ADA STANDARDS. GROSS SLOPES SHALL NOT EXCEED 2% AND RUNNING SLOPES SHALL NOT EXCEED 5%.
4. CUT/FILL SLOPES SHALL NOT BE GREATER THAN A 3:1.

**Cut/Fill Summary**

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
VOLUME QUANTITIES	0.850	1.000	379140 Sq. Ft.	21989 Cu. Yd.	49416 Cu. Yd.	27427 Cu. Yd.<Fill>
Totals			379140 Sq. Ft.	21989 Cu. Yd.	49416 Cu. Yd.	27427 Cu. Yd.<Fill>

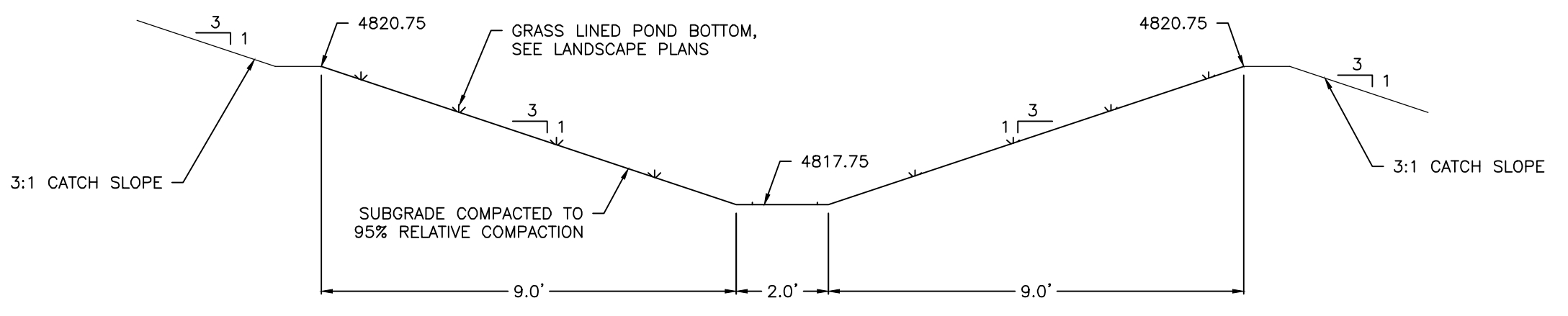


Know what's below.  
Call before you dig.

**CAUTION - NOTICE TO CONTRACTOR**

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR RELOCATE ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. CONTRACTOR SHALL OBTAIN APPROVALS FROM THE GOVERNING AGENCIES, THE ENGINEER, AND THE UTILITY COMPANIES PRIOR TO SUCH REMOVAL AND/OR RELOCATION.
4. THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR NONAPPROVED PLANS.
5. CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD WHENEVER CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.

**A**  
**C4.1** DETENTION POND 1  
N.T.S.



MATCH LINE - SEE SHEET C4.2

MATCH LINE - SEE SHEET C4.0

WASHOE COUNTY INITIAL FINAL MAP REVIEW COMMENTS

3/31/23

DATE

MARK

REVISIONS

BY

---

PROFESSIONAL SEAL:

KATHLEEN KNIGHT  
CIVIL ENGINEER  
No. 26935  
Exp. 06-30-25  
3/31/2023

---

**cfa**  
EST. 1981

**CFA, INC.**  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502  
775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM

---

SIERRA REFLECTIONS VILLAGE #1  
SUBDIVISION IMPROVEMENT PLANS  
**GRADING PLAN 2 OF 4**  
ST. JAMES PARKWAY  
RENO, NV 89521

---

WASHOE COUNTY

---

JOB NO. 21126.01  
DESIGNED BY NDJ  
CHECKED BY KK/RG  
DATE 02/13/23

---

SHEET  
**C4.1**  
46



PAGNI LANE  
(50' WIDE PUBLIC ROW)

PARCEL 6  
±43,960 S.F.

PARCEL 4  
±44,278 S.F.

PARCEL 5  
±48,937 S.F.

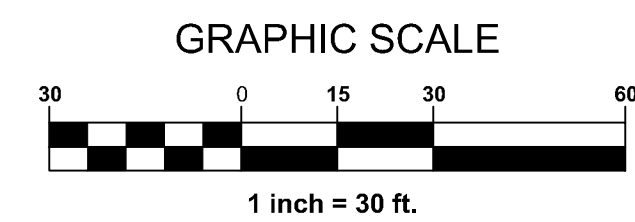
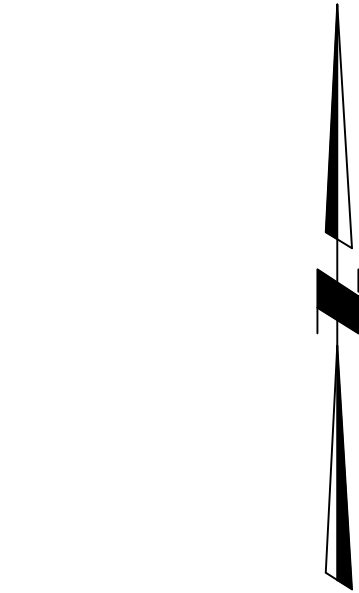
PARCEL 3  
±43,751 S.F.

PARCEL 1  
±744.10 ACRES

ST. JAMES PKWAY  
(52' WIDE PUBLIC ROW)



SHEET KEY MAP  
N.T.S.



GRADING NOTES

1. ADD 4800' TO ALL SPOT ELEVATIONS.
2. RIP RAP TO BE INSTALLED PER DETAIL 1, SHEET C6.5.
3. SIDEWALKS AND WALKWAYS SHALL COMPLY WITH ADA STANDARDS. GROSS SLOPES SHALL NOT EXCEED 2% AND RUNNING SLOPES SHALL NOT EXCEED 5%.
4. CUT/FILL SLOPES SHALL NOT BE GREATER THAN A 3:1.

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
VOLUME QUANTITIES	0.850	1.000	379140 Sq. Ft.	21989 Cu. Yd.	49416 Cu. Yd.	27427 Cu. Yd.<Fill>
Totals			379140 Sq. Ft.	21989 Cu. Yd.	49416 Cu. Yd.	27427 Cu. Yd.<Fill>



Know what's below.  
Call before you dig.

**CAUTION - NOTICE TO CONTRACTOR**

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR RELOCATE ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. CONTRACTOR SHALL OBTAIN APPROVALS FROM THE GOVERNING AGENCIES, THE ENGINEER, AND THE UTILITY COMPANIES PRIOR TO SUCH REMOVAL AND/OR RELOCATION.
4. THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR NONAPPROVED PLANS.
5. CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD WHENEVER CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.

NO.	DATE	BY

PROFESSIONAL SEAL:  
KATHLEEN KNIGHT  
Exp. 06-30-25  
CIVIL  
No. 26935  
3/31/2023

**CFA, INC.**  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502  
775-856-1150 MAIN • 775-856-1600 FAX • CFARENO.COM

SIERRA REFLECTIONS VILLAGE #1  
SUBDIVISION IMPROVEMENT PLANS  
**GRADING PLAN 3 OF 4**  
ST. JAMES PARKWAY  
RENO, NV 89521

JOB NO. 21126.01  
DESIGNED BY NDJ  
CHECKED BY KK/RG  
DATE 02/13/23

SHEET  
**C4.2**  
46

MATCH LINE - SEE SHEET C4.3

MATCH LINE - SEE SHEET C4.1



BAKER  
APN: 045-613-06

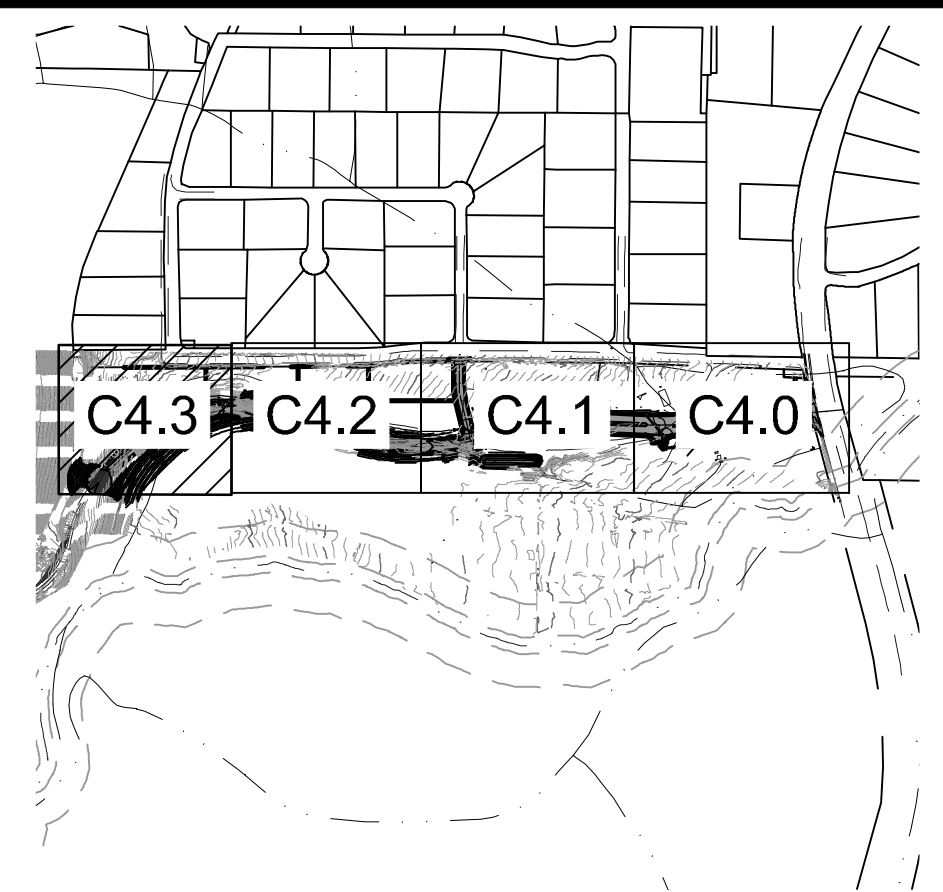
APN: 045-612-14

TMWA  
APN: 045-612-13

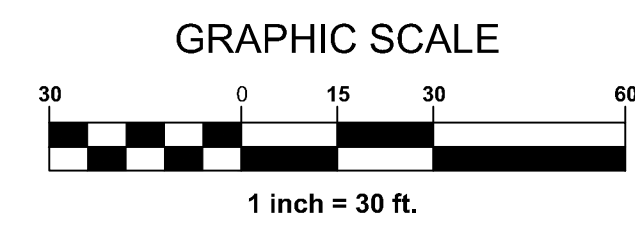
PARCEL 7  
±59,442 S.F.

ST. JAMES PKWAY  
(52' WIDE PUBLIC ROW)

PARCEL 1  
±744.10 ACRES



SHEET KEY MAP  
N.T.S.



GRADING NOTES

1. ADD 4800' TO ALL SPOT ELEVATIONS.
2. RIP RAP TO BE INSTALLED PER DETAIL 1, SHEET C6.5.
3. SIDEWALKS AND WALKWAYS SHALL COMPLY WITH ADA STANDARDS. GROSS SLOPES SHALL NOT EXCEED 2% AND RUNNING SLOPES SHALL NOT EXCEED 5%.
4. CUT/FILL SLOPES SHALL NOT BE GREATER THAN A 3:1.



Know what's below.  
Call before you dig.

**CAUTION - NOTICE TO CONTRACTOR**

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR RELOCATE ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. CONTRACTOR SHALL OBTAIN APPROVALS FROM THE GOVERNING AGENCIES, THE ENGINEER, AND THE UTILITY COMPANIES PRIOR TO SUCH REMOVAL AND/OR RELOCATION.
4. THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR NONAPPROVED PLANS.
5. CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD WHENEVER CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
VOLUME QUANTITIES	0.850	1.000	379140 Sq. Ft.	21989 Cu. Yd.	49416 Cu. Yd.	27427 Cu. Yd.<Fill>
Totals			379140 Sq. Ft.	21989 Cu. Yd.	49416 Cu. Yd.	27427 Cu. Yd.<Fill>

MATCH LINE - SEE SHEET C4.2

WASHOE COUNTY INITIAL FINAL MAP REVIEW COMMENTS

3/31/23

DATE

MARK

REVISIONS

BY

---

PROFESSIONAL SEAL:

KATHLEEN KNIGHT  
Exp. 06-30-25  
CIVIL  
No. 26935

3/31/2023

---

CFA, INC.  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502  
775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM

---

SIERRA REFLECTIONS VILLAGE #1  
SUBDIVISION IMPROVEMENT PLANS  
GRADING PLAN 4 OF 4  
ST. JAMES PARKWAY  
RENO, NV 89521

WASHOE COUNTY

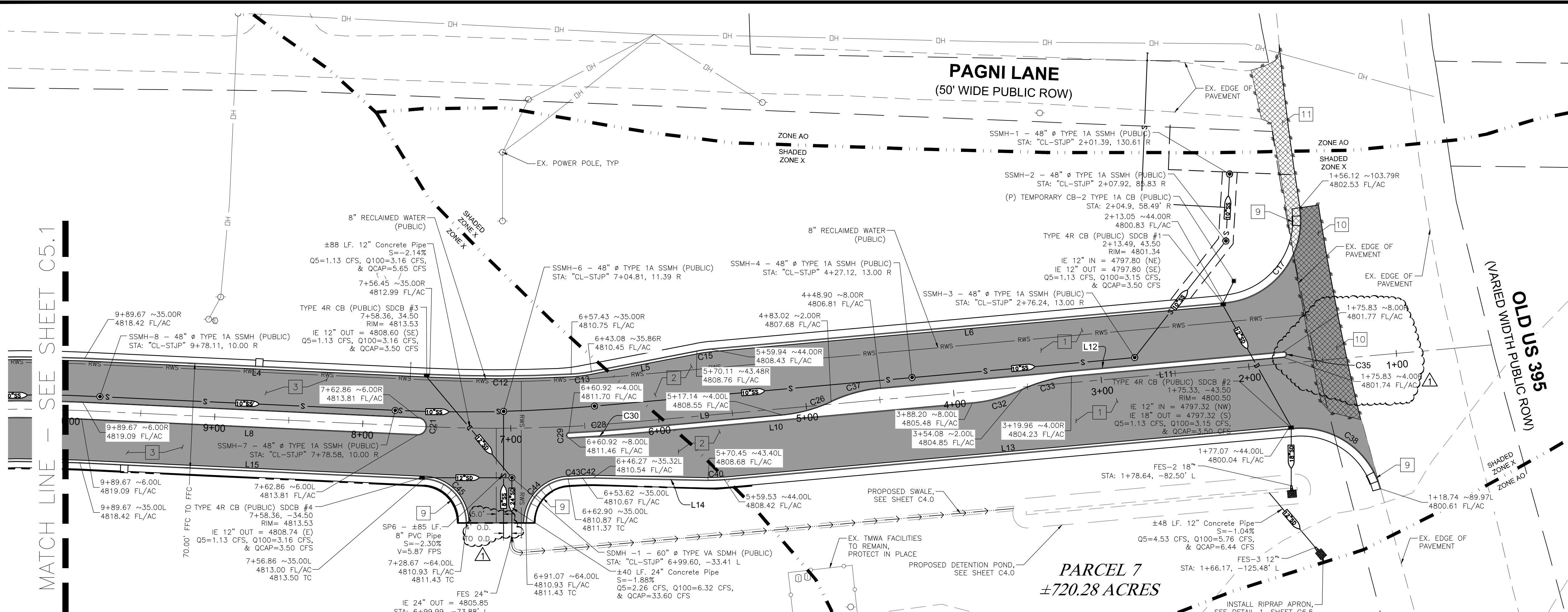
---

JOB NO. 21126.01  
DESIGNED BY NDJ  
CHECKED BY KK/RG  
DATE 02/13/23

---

SHEET  
C4.3  
46



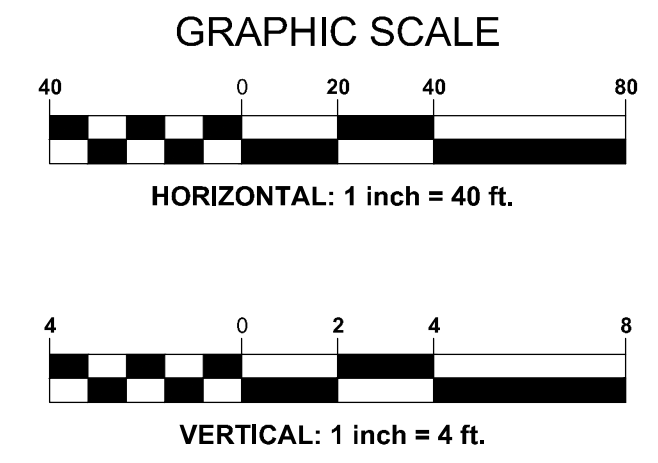


MATCH LINE - SEE SHEET C5.1

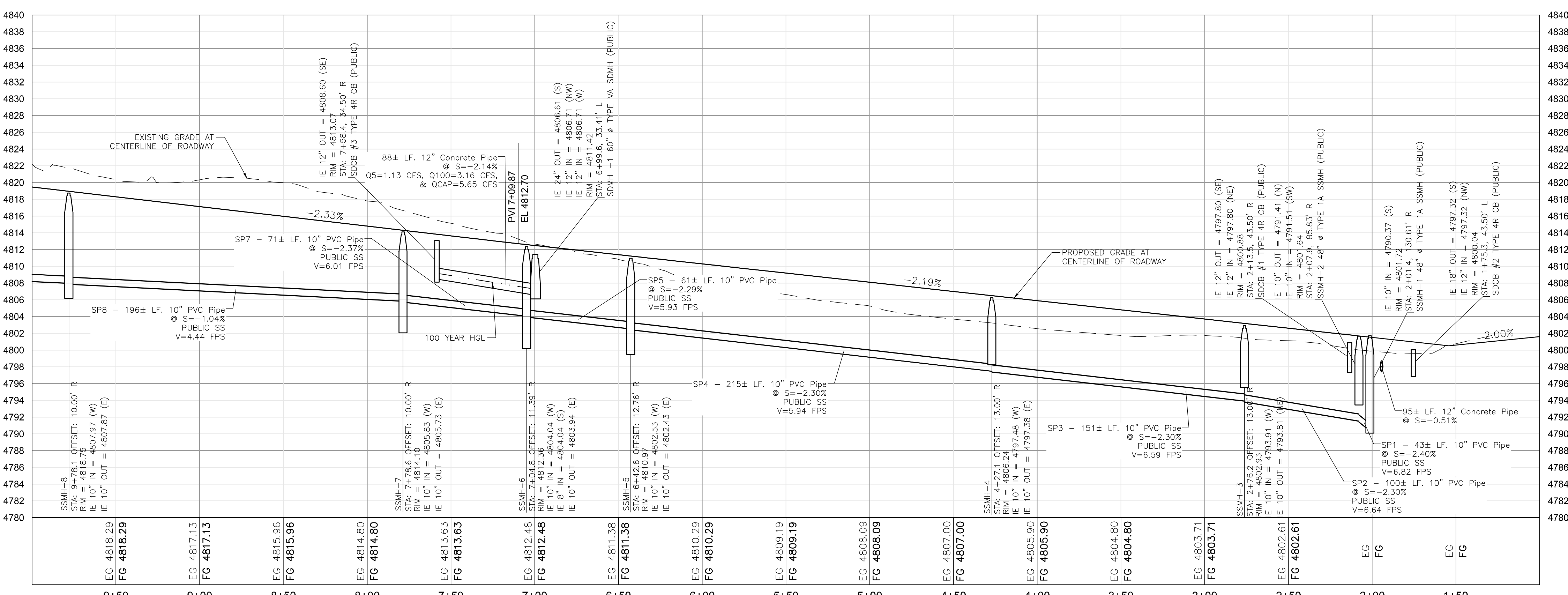
**PAGNI LANE**  
(50' WIDE PUBLIC ROW)

**ST. JAMES PARKWAY**  
**STA. 1+00 TO 10+00**  
(PUBLIC / PROPOSED)

**PARCEL 7**  
**±720.28 ACRES**



- CONSTRUCTION NOTES**
- ST. JAMES PARKWAY - STA. 1+77.07 TO STA. 5+59.94, CONSTRUCTION MAJOR ARTERIAL AS PER W101A-B ON SHEET C6.0 & DETAIL 1 ON SHEET C6.6
  - ST. JAMES PARKWAY - STA. 5+59.94 TO STA. 6+57.43, TRANSITION FROM MAJOR ARTERIAL TO MINOR ARTERIAL
  - ST. JAMES PARKWAY - STA. 6+57.43 TO STA. 12+52.11, CONSTRUCTION MINOR ARTERIAL AS PER W101A-B ON SHEET C6.0 & DETAIL 2 ON SHEET C6.6
  - ST. JAMES PARKWAY - STA. 12+52.11 TO STA. 13+30.12, TRANSITION FROM MINOR ARTERIAL TO 24' WIDE COLLECTOR FROM CL TO FFC
  - ST. JAMES PARKWAY - STA. 13+30.12 TO STA. 13+63.38, CONSTRUCT 24' WIDE COLLECTOR FROM CL TO FFC AS PER W102A-B ON SHEET C6.0 & DETAIL 3 ON SHEET C6.6
  - ST. JAMES PARKWAY - STA. 14+49.43 TO STA. 28+11.09, CONSTRUCT LOCAL AS PER W102A-B ON SHEET C6.0 & DETAIL 3 ON SHEET C6.6
  - SUNBEAM LANE - STA. 1+36.54 TO STA. 3+65.25, CONSTRUCT LOCAL AS PER W102A-B ON SHEET C6.0 & DETAIL 4 ON SHEET C6.6
  - SUNBEAM LANE - STA. 4+70.18 TO STA. 9+91.05, CONSTRUCT LOCAL AS PER W102A-B ON SHEET C6.0 & DETAIL 4 ON SHEET C6.6
  - CONSTRUCT PEDESTRIAN RAMP AS PER DETAIL W133A-B, SHEET C6.1
  - SAWCUT AND REMOVE EXISTING PAVEMENT, REPLACE IN AREAS SHOWN ON PLAN



**CAUTION - NOTICE TO CONTRACTOR**

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR RELOCATE ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. CONTRACTOR SHALL OBTAIN APPROVALS FROM THE GOVERNING AGENCIES, THE ENGINEER, AND THE UTILITY COMPANIES PRIOR TO ANY REMOVAL AND/OR RELOCATION.
- THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR NONAPPROVED PLANS.
- CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD WHENEVER CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.

NO.	DATE	REVISIONS

WASHOE COUNTY INITIAL FINAL MAP REVIEW COMMENTS

3/31/23

PROFESSIONAL SEAL:

**CFA, INC.**  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502  
775-856-1150 MAIN • 775-856-1160 FAX • CFA@CFAINC.COM

SIERRA REFLECTIONS VILLAGE #1  
SUBDIVISION IMPROVEMENT PLANS

**ST. JAMES PK. - PLAN & PROFILE**

ST. JAMES PARKWAY  
RENO, NV 89521

WASHOE COUNTY

JOB NO. 21126.01  
DESIGNED BY NDJ  
CHECKED BY KK/RG  
DATE 02/13/23

SHEET **C5.0**

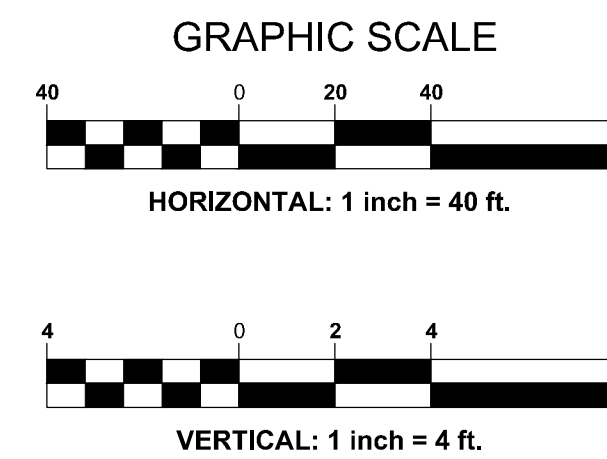
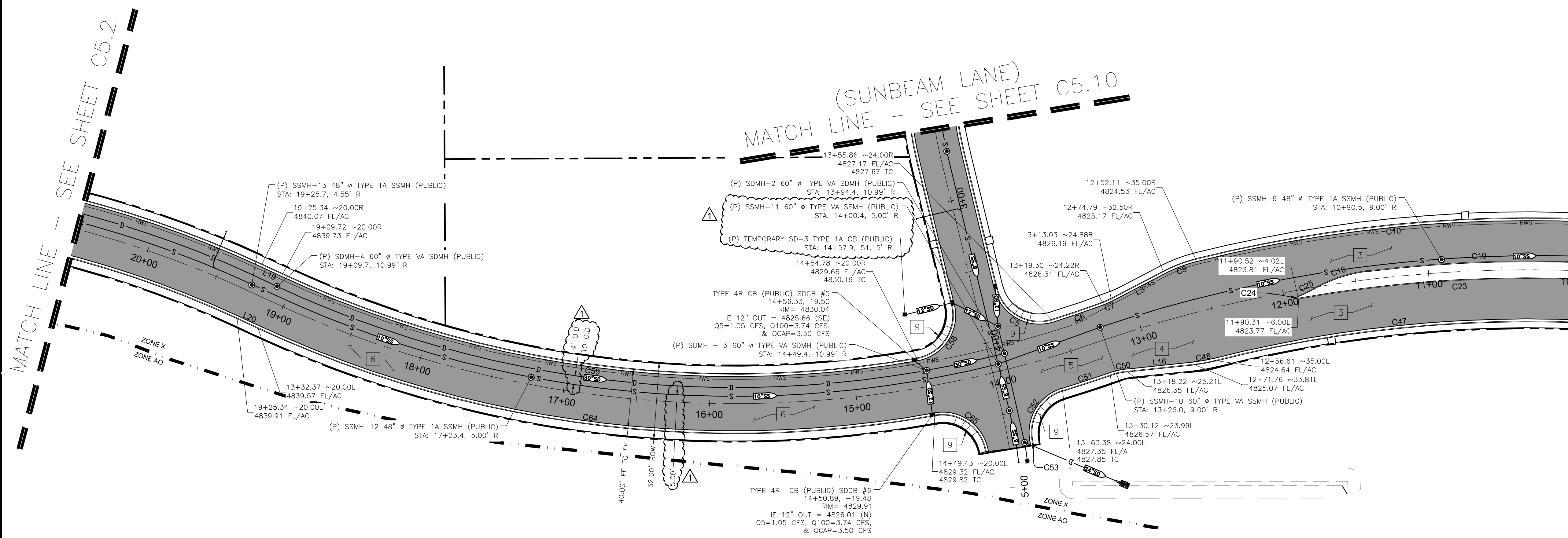
46



MATCH LINE - SEE SHEET C5.2

(SUNBEAM LANE)  
MATCH LINE - SEE SHEET C5.10

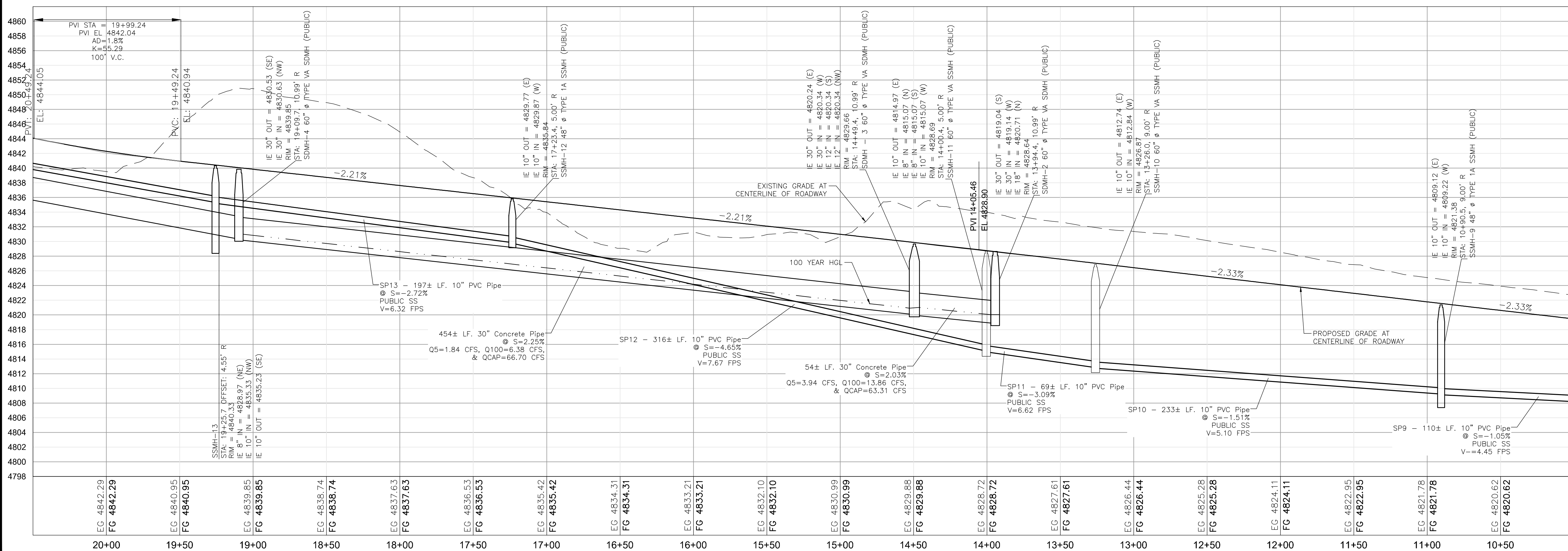
MATCH LINE - SEE SHEET C5.1



CONSTRUCTION NOTES

- ST. JAMES PARKWAY - STA. 1+77.07 TO STA. 5+59.94, CONSTRUCTION MAJOR ARTERIAL AS PER W101A-B ON SHEET C6.0 & DETAIL 1 ON SHEET C6.6
- ST. JAMES PARKWAY - STA. 5+59.94 TO STA. 6+57.43, TRANSITION FROM MAJOR ARTERIAL TO MINOR ARTERIAL
- ST. JAMES PARKWAY - STA. 6+57.43 TO STA. 12+52.11, CONSTRUCTION MINOR ARTERIAL AS PER W101A-B ON SHEET C6.0 & DETAIL 2 ON SHEET C6.6
- ST. JAMES PARKWAY - STA. 12+52.11 TO STA. 13+30.12, TRANSITION FROM MINOR ARTERIAL TO 24' WIDE COLLECTOR FROM CL TO FFC
- ST. JAMES PARKWAY - STA. 13+30.12 TO STA. 13+63.38, CONSTRUCT 24' WIDE COLLECTOR FROM CL TO FFC AS PER W102A-B ON SHEET C6.0 & DETAIL 3 ON SHEET C6.6
- ST. JAMES PARKWAY - STA. 14+49.43 TO STA. 28+11.09, CONSTRUCT COLLECTOR AS PER W102A-B ON SHEET C6.0 & DETAIL 3 ON SHEET C6.6
- SUNBEAM LANE - STA. 1+36.54 TO STA. 3+65.25, CONSTRUCT LOCAL AS PER W102A-B ON SHEET C6.0 & DETAIL 4 ON SHEET C6.6
- SUNBEAM LANE - STA. 4+70.18 TO STA. 9+91.05, CONSTRUCT LOCAL AS PER W102A-B ON SHEET C6.0 & DETAIL 4 ON SHEET C6.6
- CONSTRUCT PEDESTRIAN RAMP AS PER DETAIL W133A-B, SHEET C6.1
- SAWCUT AND REMOVE EXISTING PAVEMENT, REPLACE IN AREAS SHOWN ON PLAN

ST. JAMES PARKWAY  
STA. 10+00 TO 20+00  
(PUBLIC / PROPOSED)



**CAUTION - NOTICE TO CONTRACTOR**

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR RELOCATE ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. CONTRACTOR SHALL OBTAIN APPROVALS FROM THE GOVERNING AGENCIES, THE ENGINEER, AND THE UTILITY COMPANIES PRIOR TO SUCH REMOVAL AND/OR RELOCATION.
- THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR NONAPPROVED PLANS.
- CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD WHENEVER CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.

WASHOE COUNTY INITIAL FINAL MAP REVIEW COMMENTS

3/31/23

PROFESSIONAL SEAL:

3/31/2023

CFA, INC.  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502  
775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM

SIERRA REFLECTIONS VILLAGE #1  
SUBDIVISION IMPROVEMENT PLANS

**ST. JAMES PK. - PLAN & PROFILE**

ST. JAMES PARKWAY  
RENO, NV 89521

WASHOE COUNTY

JOB NO. 21126.01  
DESIGNED BY NDJ  
CHECKED BY KK/RG  
DATE 02/13/23

SHEET **C5.1**

46

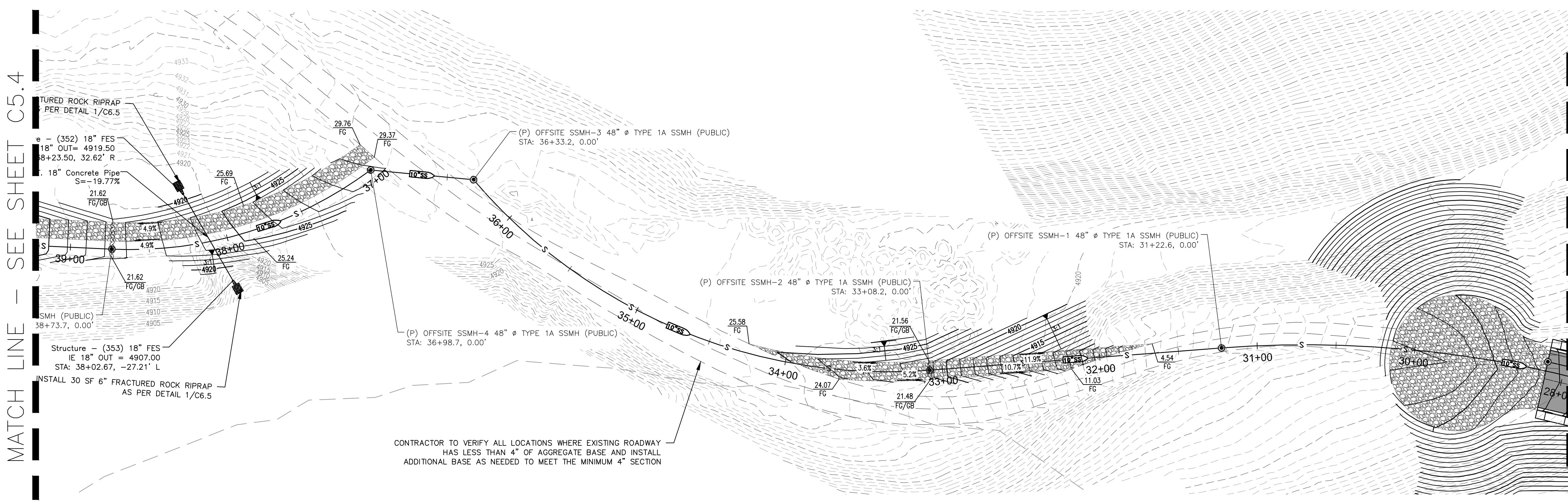
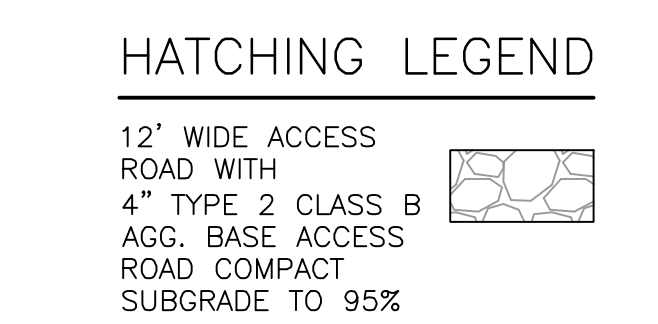
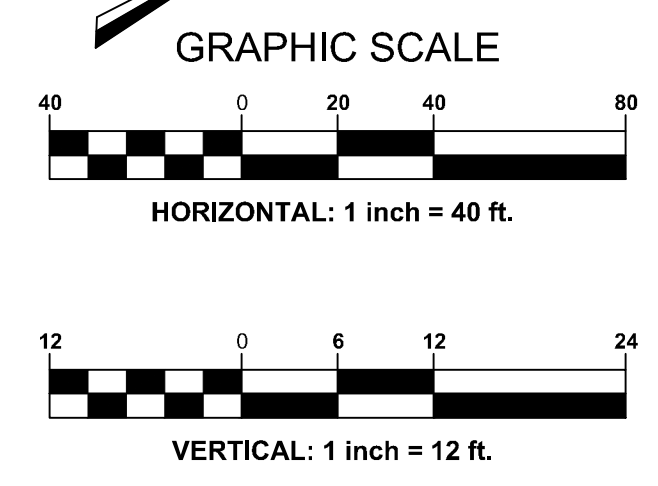






MATCH LINE - SEE SHEET C5.4

MATCH LINE - SEE SHEET C5.2



CONTRACTOR TO VERIFY ALL LOCATIONS WHERE EXISTING ROADWAY HAS LESS THAN 4\"/>

**OFFSITE SEWER**  
**STA. 29+11 TO 38+00**  
(PUBLIC / PROPOSED)

WASHOE COUNTY INITIAL FINAL MAP REVIEW COMMENTS

NO.	DATE	REVISIONS

3/31/23

PROFESSIONAL SEAL:

3/31/2023

**CFA, INC.**  
**LAND SURVEYORS**  
**CIVIL ENGINEERS**  
**LAND USE PLANNERS**  
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502  
775-856-1150 MAIN • 775-856-1160 FAX • CFARENDO.COM

SIERRA REFLECTIONS VILLAGE #1  
SUBDIVISION IMPROVEMENT PLANS

**OFFSITE SS - PLAN & PROFILE**

ST. JAMES PARKWAY  
RENO, NV 89521

WASHOE COUNTY

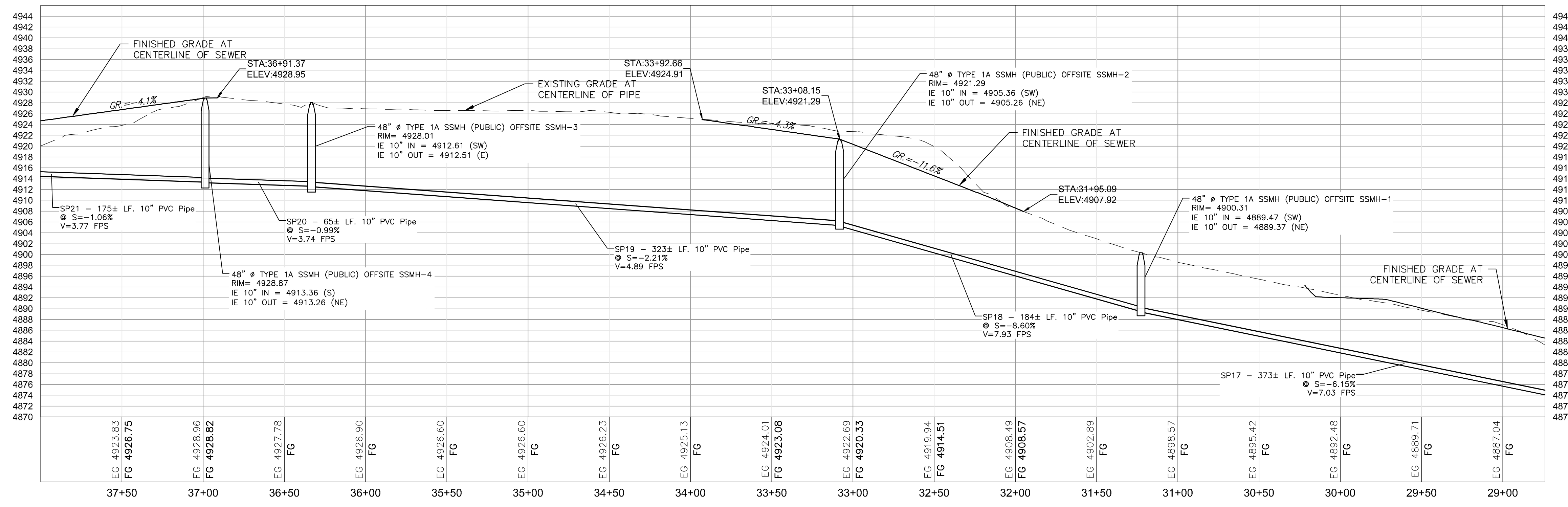
JOB NO. 21126.01  
DESIGNED BY NDJ  
CHECKED BY KK/RG  
DATE 02/13/23

SHEET **C5.3**  
**46**

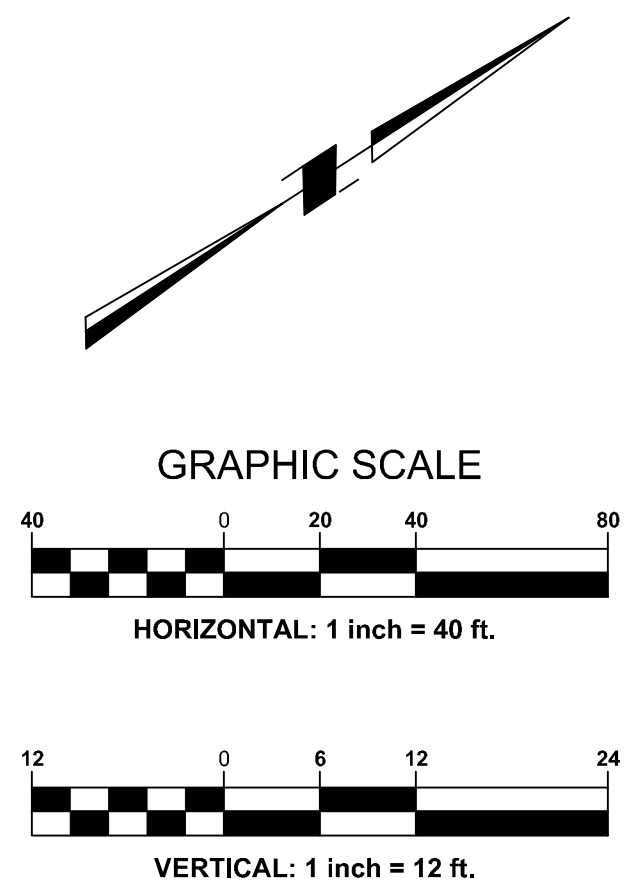
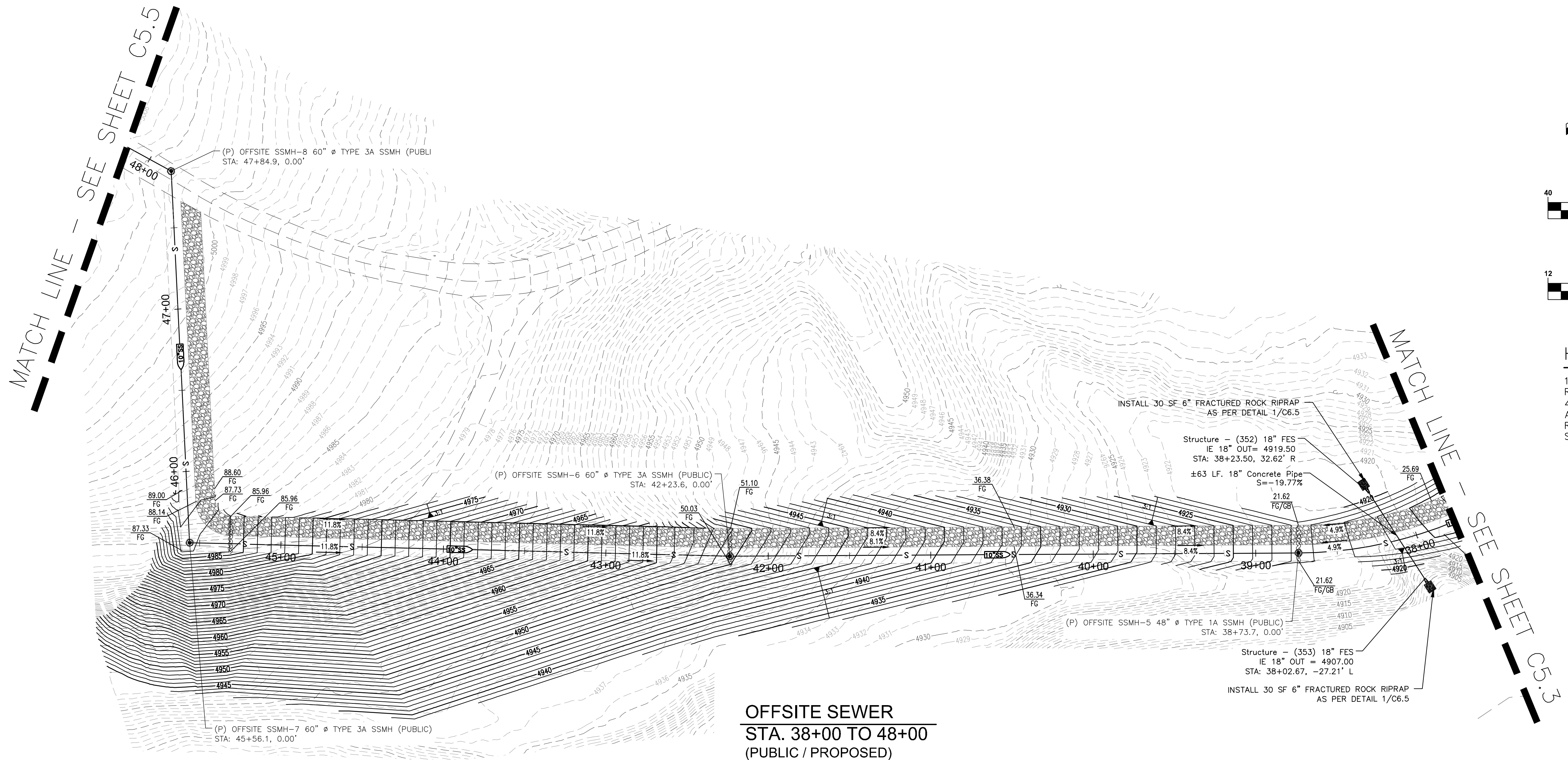


**CAUTION - NOTICE TO CONTRACTOR**

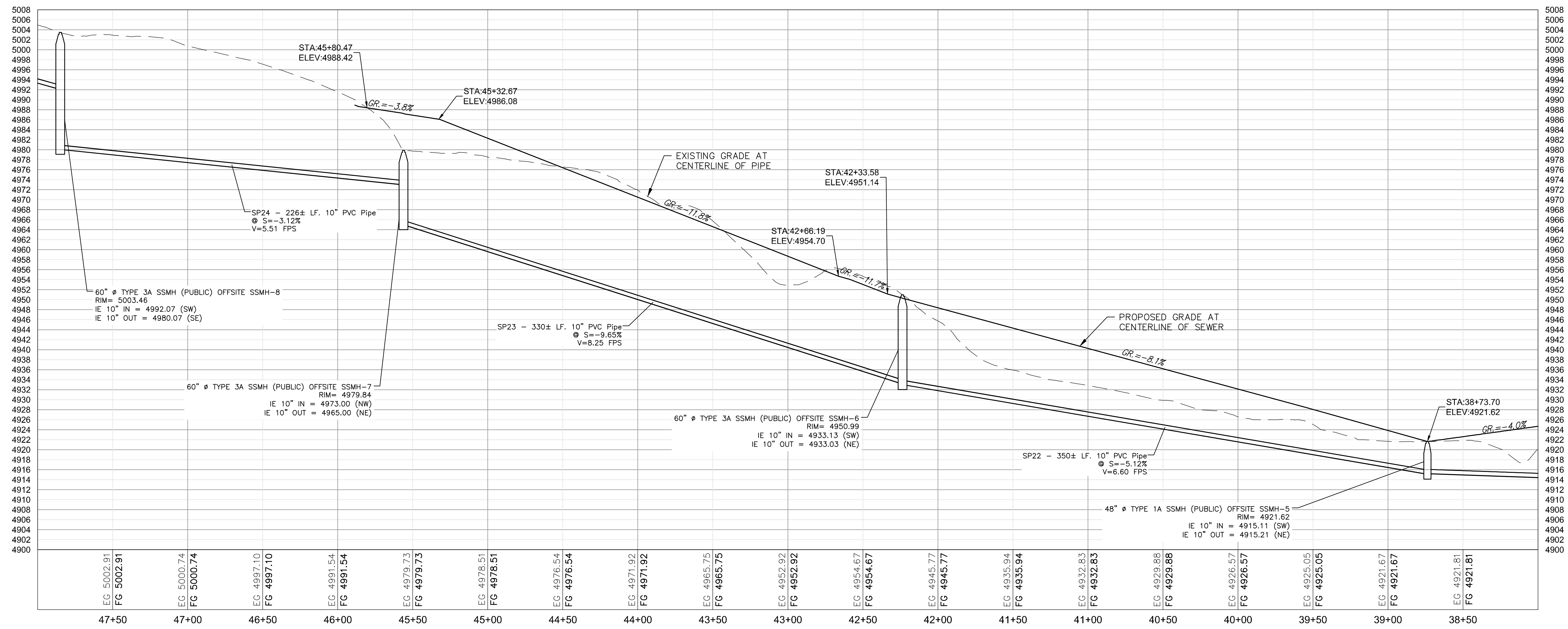
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE CONTRACTOR SHOULD FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS. HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR RELOCATE ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. CONTRACTOR SHALL OBTAIN APPROVALS FROM THE GOVERNING AGENCIES, THE ENGINEER, AND THE UTILITY COMPANIES PRIOR TO SUCH REMOVAL AND/OR RELOCATION.
- THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR NONAPPROVED PLANS.
- CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD WHENEVER CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.







**OFFSITE SEWER  
STA. 38+00 TO 48+00  
(PUBLIC / PROPOSED)**



Know what's below.  
Call before you dig.

**CAUTION - NOTICE TO CONTRACTOR**

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE CONTRACTOR IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR RELOCATE ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. CONTRACTOR SHALL OBTAIN APPROVALS FROM THE GOVERNING AGENCIES, THE ENGINEER, AND THE UTILITY COMPANIES PRIOR TO SUCH REMOVAL AND/OR RELOCATION.
- THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR NONAPPROVED PLANS.
- CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD WHENEVER CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.

WASHOE COUNTY INITIAL FINAL MAP REVIEW COMMENTS

3/31/23

DATE

MARK

REVISIONS

BY

---

PROFESSIONAL SEAL:

KATHLEEN KNIGHT  
Exp. 06-30-25  
CIVIL  
No. 26935  
3/31/2023

---

**CFA, INC.**  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502  
775-856-1150 MAIN • 775-856-1160 FAX • CFARENDO.COM

---

SIERRA REFLECTIONS VILLAGE #1  
SUBDIVISION IMPROVEMENT PLANS

**OFFSITE SS - PLAN & PROFILE**

ST. JAMES PARKWAY  
RENO, NV 89521

---

JOB NO. 21126.01  
DESIGNED BY NDJ  
CHECKED BY KK/RG  
DATE 02/13/23

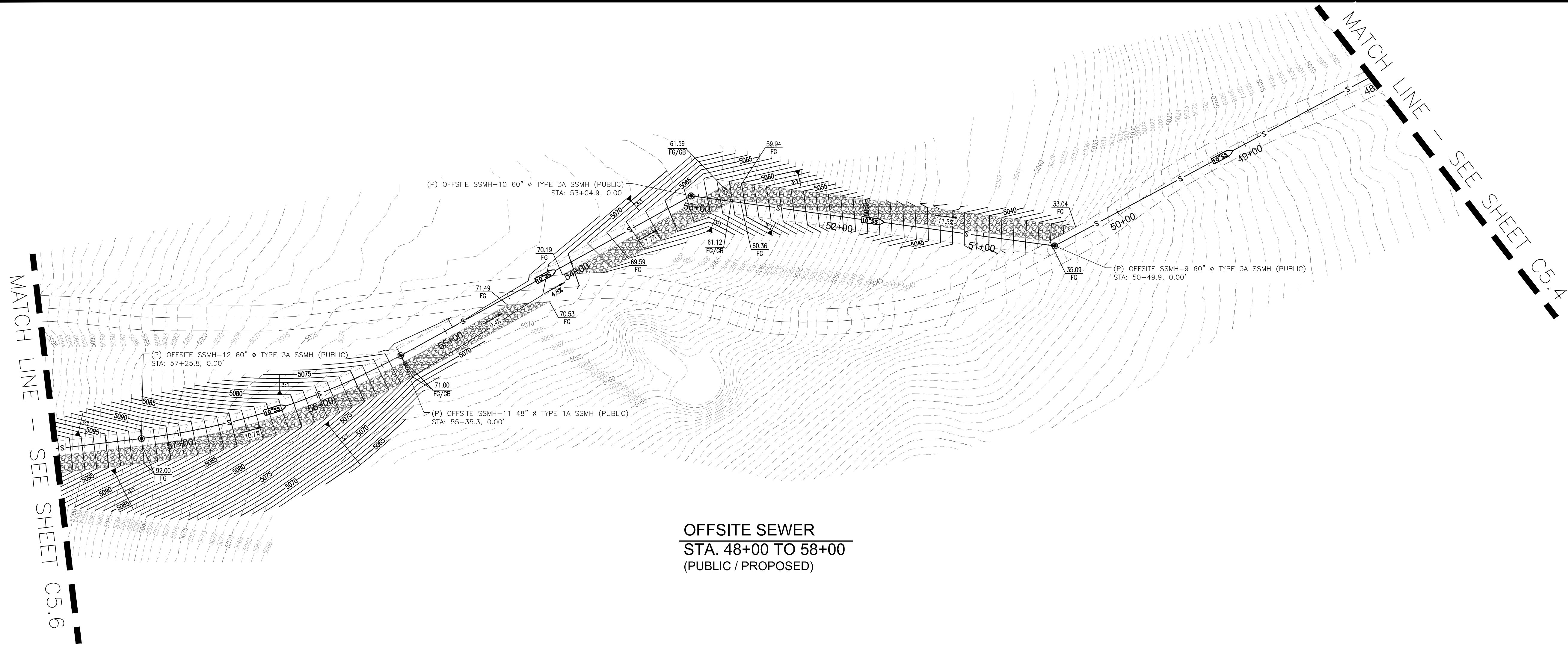
---

SHEET **C5.4**  
46

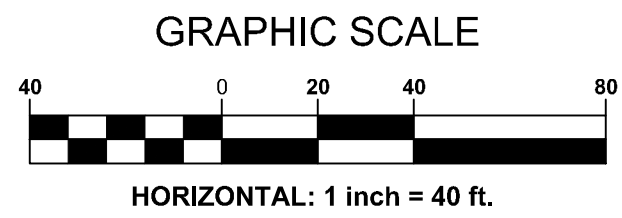
---

OF





**OFFSITE SEWER**  
**STA. 48+00 TO 58+00**  
(PUBLIC / PROPOSED)



**HATCHING LEGEND**

- 12' WIDE ACCESS ROAD WITH
- 4" TYPE 2 CLASS B AGG. BASE ACCESS ROAD COMPACT
- SUBGRADE TO 95%

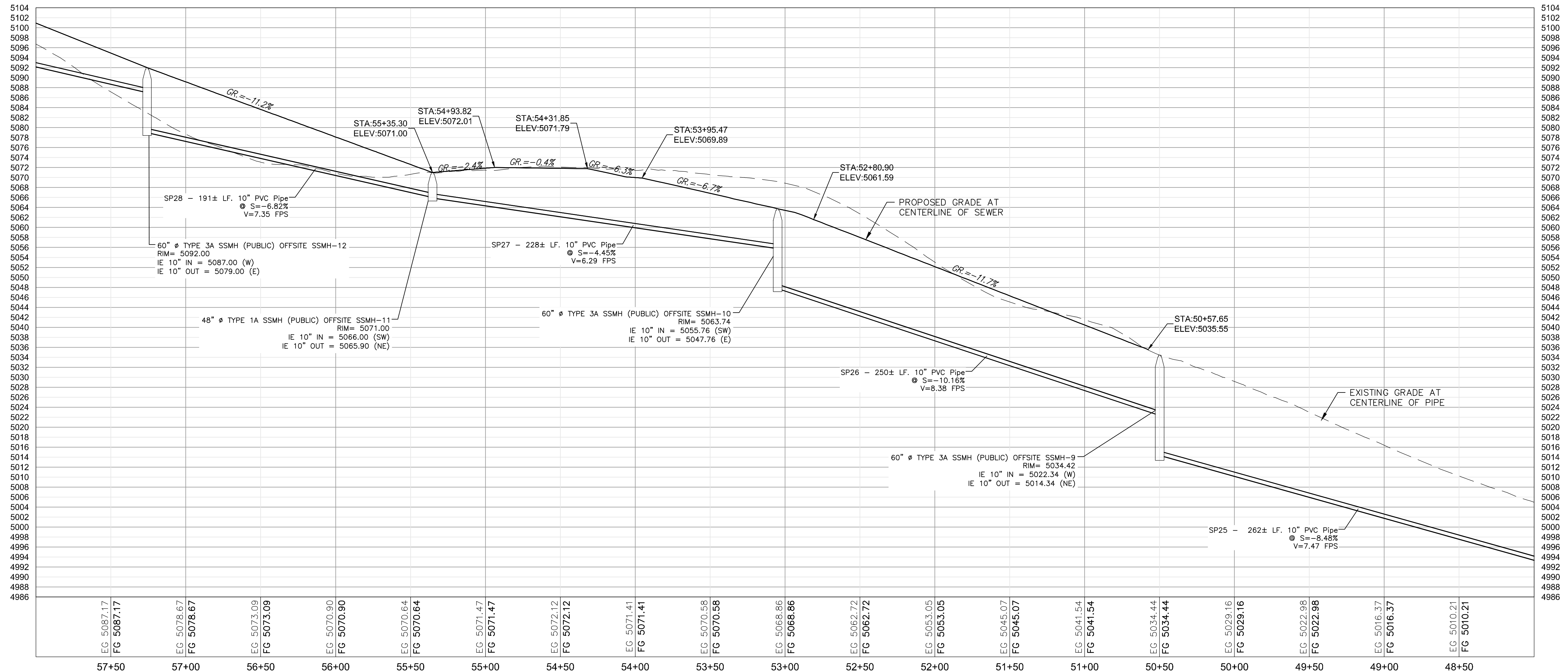
WASHOE COUNTY INITIAL FINAL MAP REVIEW COMMENTS

NO.	DATE	BY

3/31/23

PROFESSIONAL SEAL:

3/31/2023



**CAUTION - NOTICE TO CONTRACTOR**

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE CONTRACTOR SHOULD VERIFY THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR RELOCATE ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. CONTRACTOR SHALL OBTAIN APPROVALS FROM THE GOVERNING AGENCIES, THE ENGINEER, AND THE UTILITY COMPANIES PRIOR TO SUCH REMOVAL AND/OR RELOCATION.
- THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR UNAPPROVED PLANS.
- CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD WHENEVER CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.

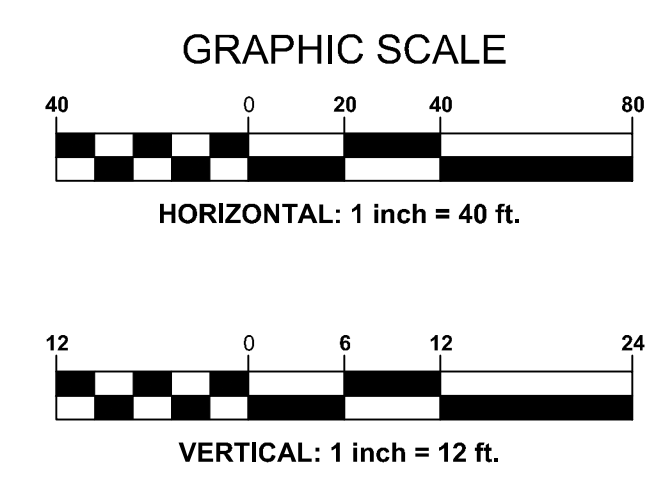
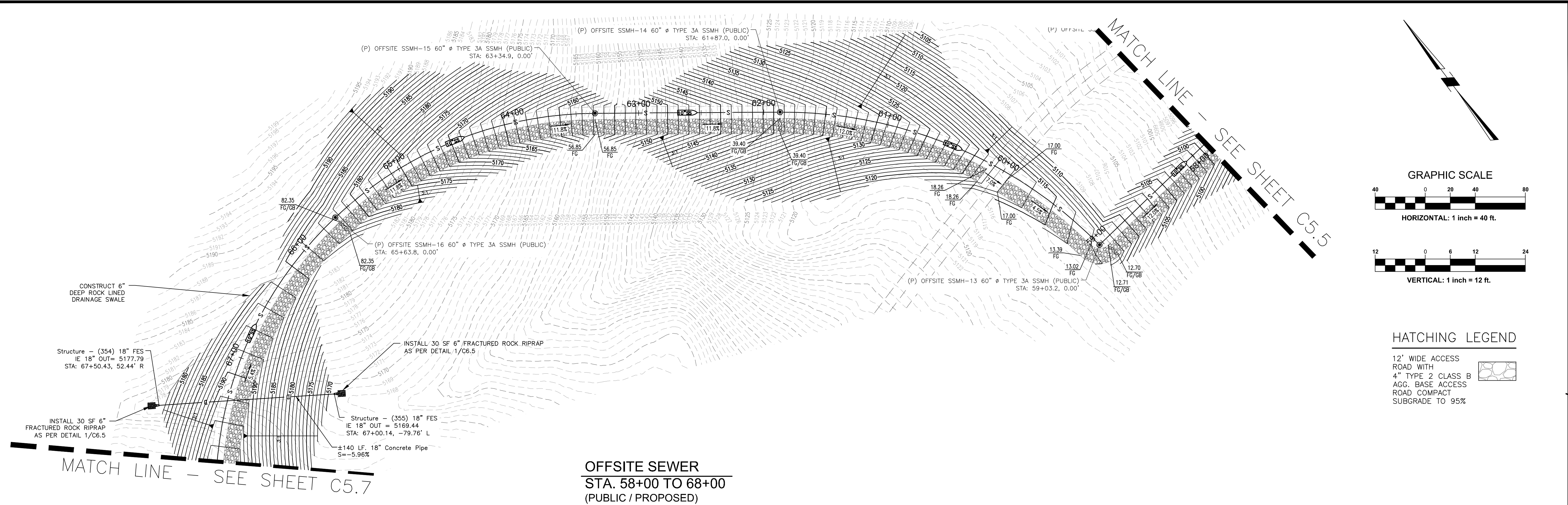
**CFA, INC.**  
**LAND SURVEYORS**  
**CIVIL ENGINEERS**  
**LAND USE PLANNERS**  
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502  
775-856-1150 MAIN • 775-856-1160 FAX • CFARENDO.COM

SIERRA REFLECTIONS VILLAGE #1  
SUBDIVISION IMPROVEMENT PLANS  
**OFFSITE SS - PLAN & PROFILE**  
ST. JAMES PARKWAY  
RENO, NV 89521

JOB NO. 21126.01  
DESIGNED BY NDJ  
CHECKED BY KK/RG  
DATE 02/13/23

SHEET **C5.5**  
**46**

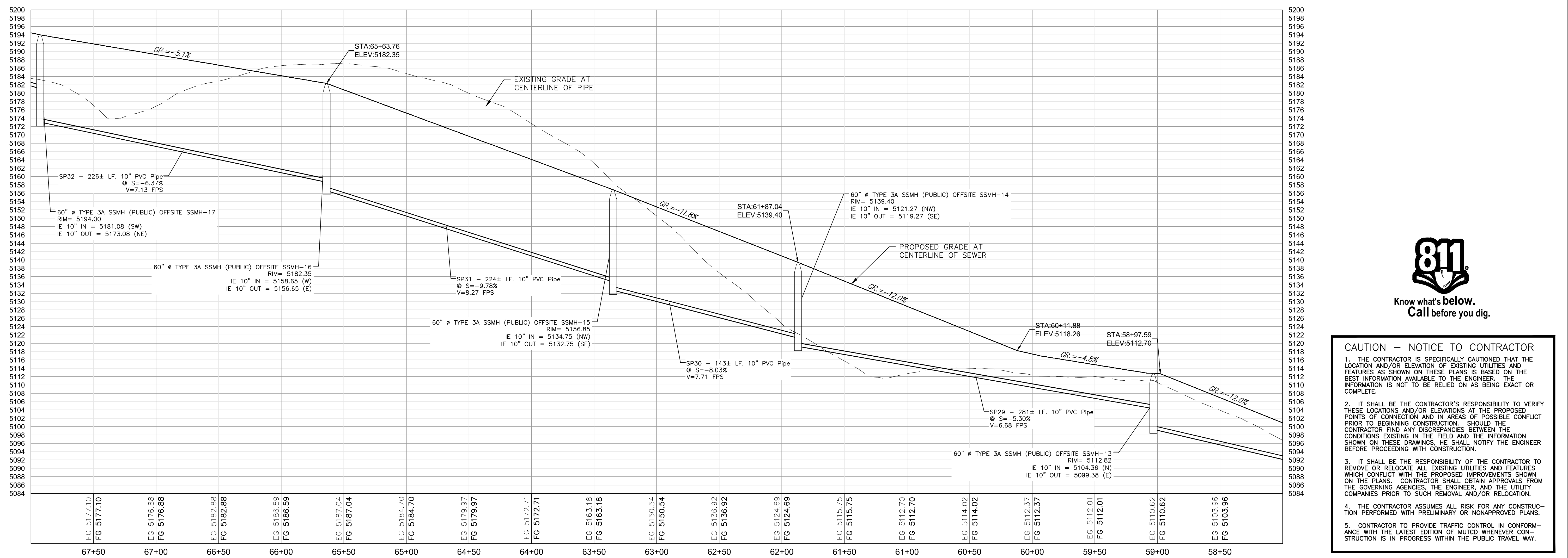




**HATCHING LEGEND**

12' WIDE ACCESS ROAD WITH  
4" TYPE 2 CLASS B AGG. BASE ACCESS ROAD COMPACT SUBGRADE TO 95%

**OFFSITE SEWER  
STA. 58+00 TO 68+00  
(PUBLIC / PROPOSED)**



**CAUTION - NOTICE TO CONTRACTOR**

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE CONTRACTOR IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR RELOCATE ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. CONTRACTOR SHALL OBTAIN APPROVALS FROM THE GOVERNING AGENCIES, THE ENGINEER, AND THE UTILITY COMPANIES PRIOR TO SUCH REMOVAL AND/OR RELOCATION.
- THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR UNAPPROVED PLANS.
- CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD WHENEVER CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.

WASHOE COUNTY INITIAL FINAL MAP REVIEW COMMENTS

3/31/23

DATE

MARK

REVISIONS

BY

---

PROFESSIONAL SEAL:

*Kathleen Knight*

KATHLEEN KNIGHT  
Exp. 06-30-25  
CIVIL  
No. 26935  
3/31/2023

---

SIERRA REFLECTIONS VILLAGE #1  
SUBDIVISION IMPROVEMENT PLANS  
**OFFSITE SS - PLAN & PROFILE**  
ST. JAMES PARKWAY  
RENO, NV 89521

WASHOE COUNTY

---

JOB NO. 21126.01  
DESIGNED BY NDJ  
CHECKED BY KK/RG  
DATE 02/13/23

SHEET **C5.6**  
46

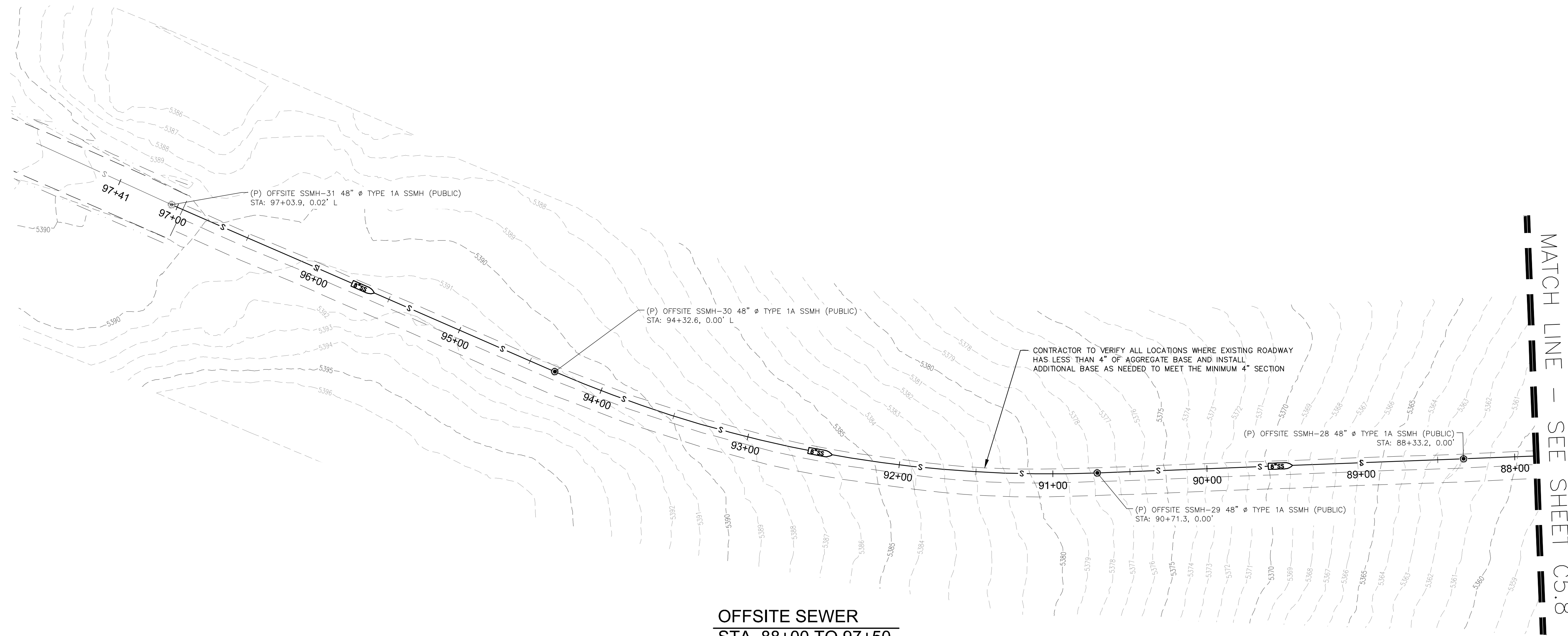




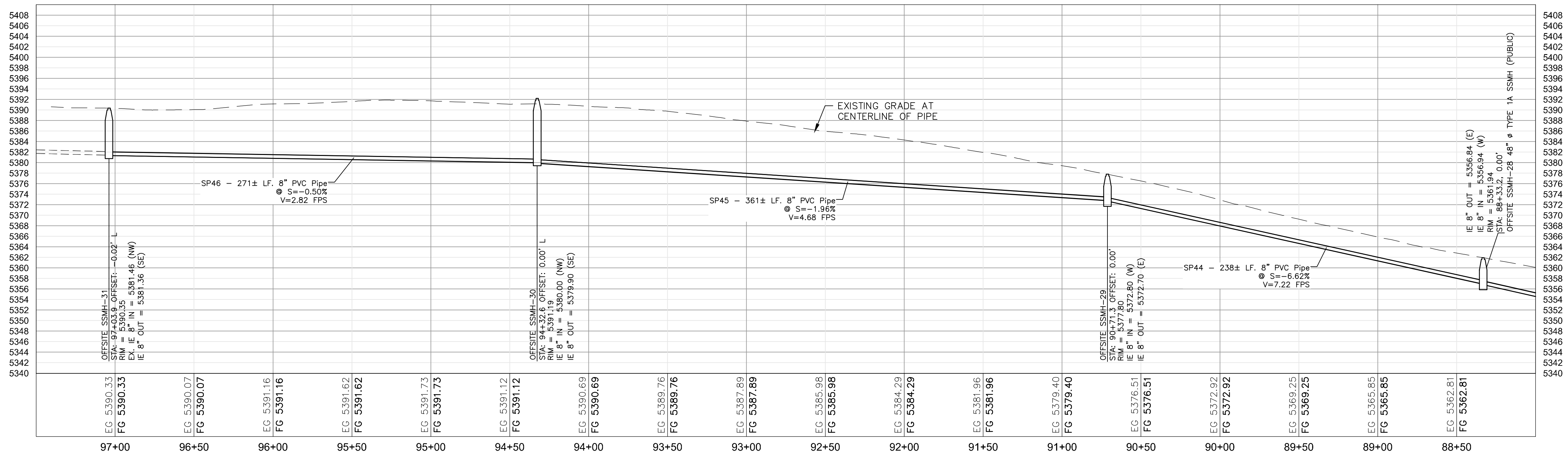
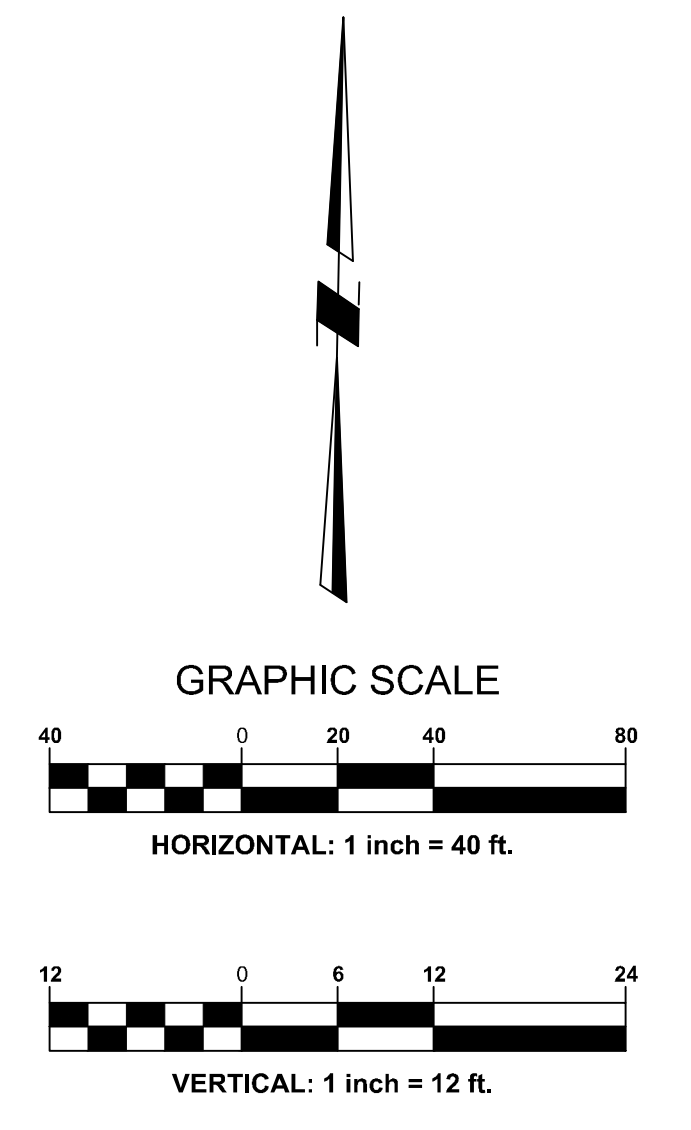








**OFFSITE SEWER**  
**STA. 88+00 TO 97+50**  
(PUBLIC / PROPOSED)



**CAUTION - NOTICE TO CONTRACTOR**

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE CONTRACTOR IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR RELOCATE ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. CONTRACTOR SHALL OBTAIN APPROVALS FROM THE GOVERNING AGENCIES, THE ENGINEER, AND THE UTILITY COMPANIES PRIOR TO SUCH REMOVAL AND/OR RELOCATION.
- THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR NONAPPROVED PLANS.
- CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD WHENEVER CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.

WASHOE COUNTY INITIAL FINAL MAP REVIEW COMMENTS

3/31/23

DATE

MARK

REVISIONS

BY

PROFESSIONAL SEAL:

KATHLEEN KNIGHT  
 CIVIL  
 No. 26935  
 Exp. 06-30-25

3/31/2023

**CFA, INC.**  
 LAND SURVEYORS  
 CIVIL ENGINEERS  
 LAND USE PLANNERS  
 1150 CORPORATE BOULEVARD • RENO, NEVADA 89502  
 775-856-1150 MAIN • 775-856-1160 FAX • CFARENDO.COM

**811**  
 Know what's below.  
 Call before you dig.

SIERRA REFLECTIONS VILLAGE #1  
 SUBDIVISION IMPROVEMENT PLANS  
**OFFSITE SS - PLAN & PROFILE**  
 ST. JAMES PARKWAY  
 RENO, NV 89521

WASHOE COUNTY

JOB NO. 21126.01  
 DESIGNED BY NDJ  
 CHECKED BY KK/RG  
 DATE 02/13/23

SHEET  
**C5.9**  
 46

OF

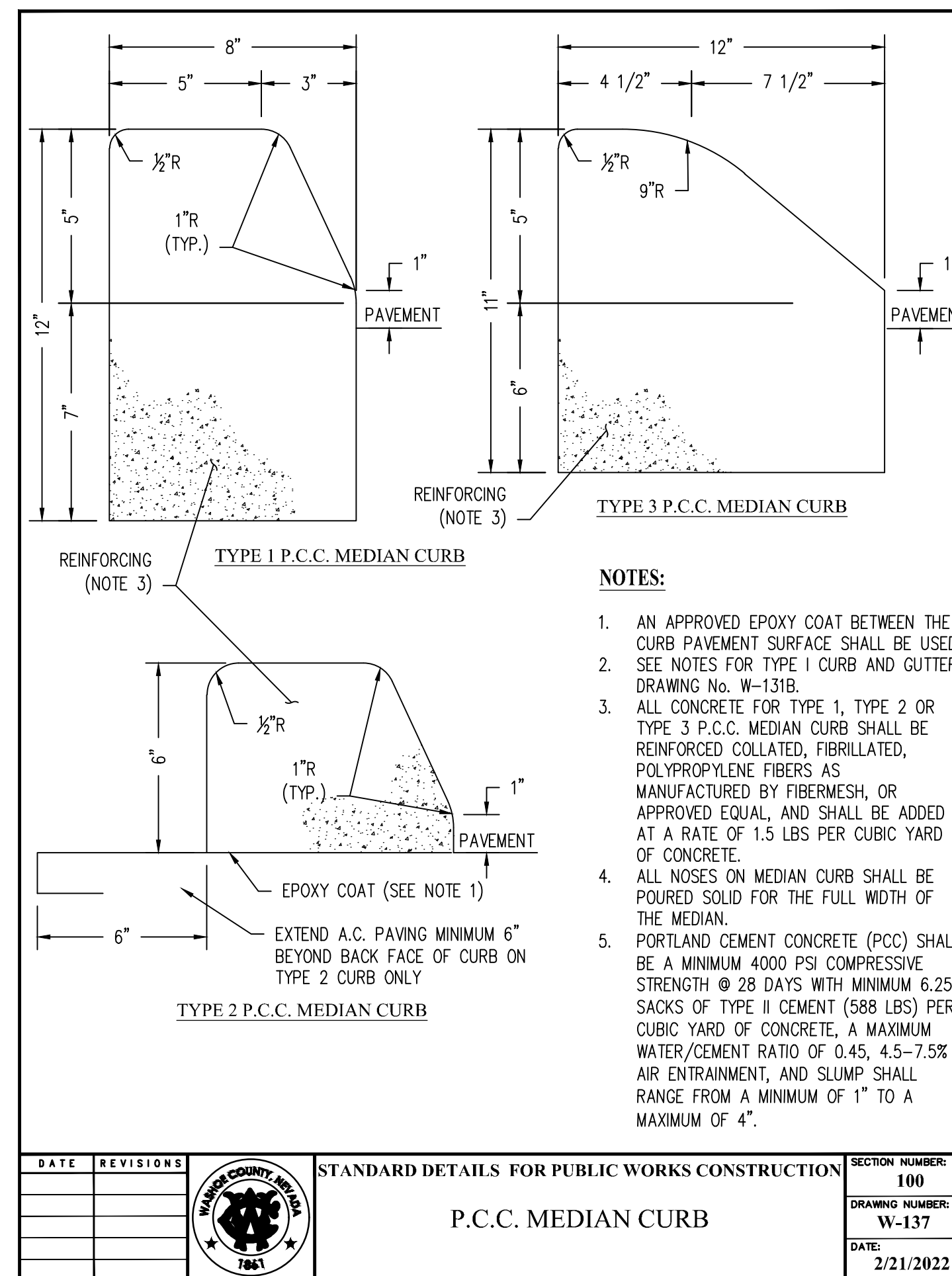
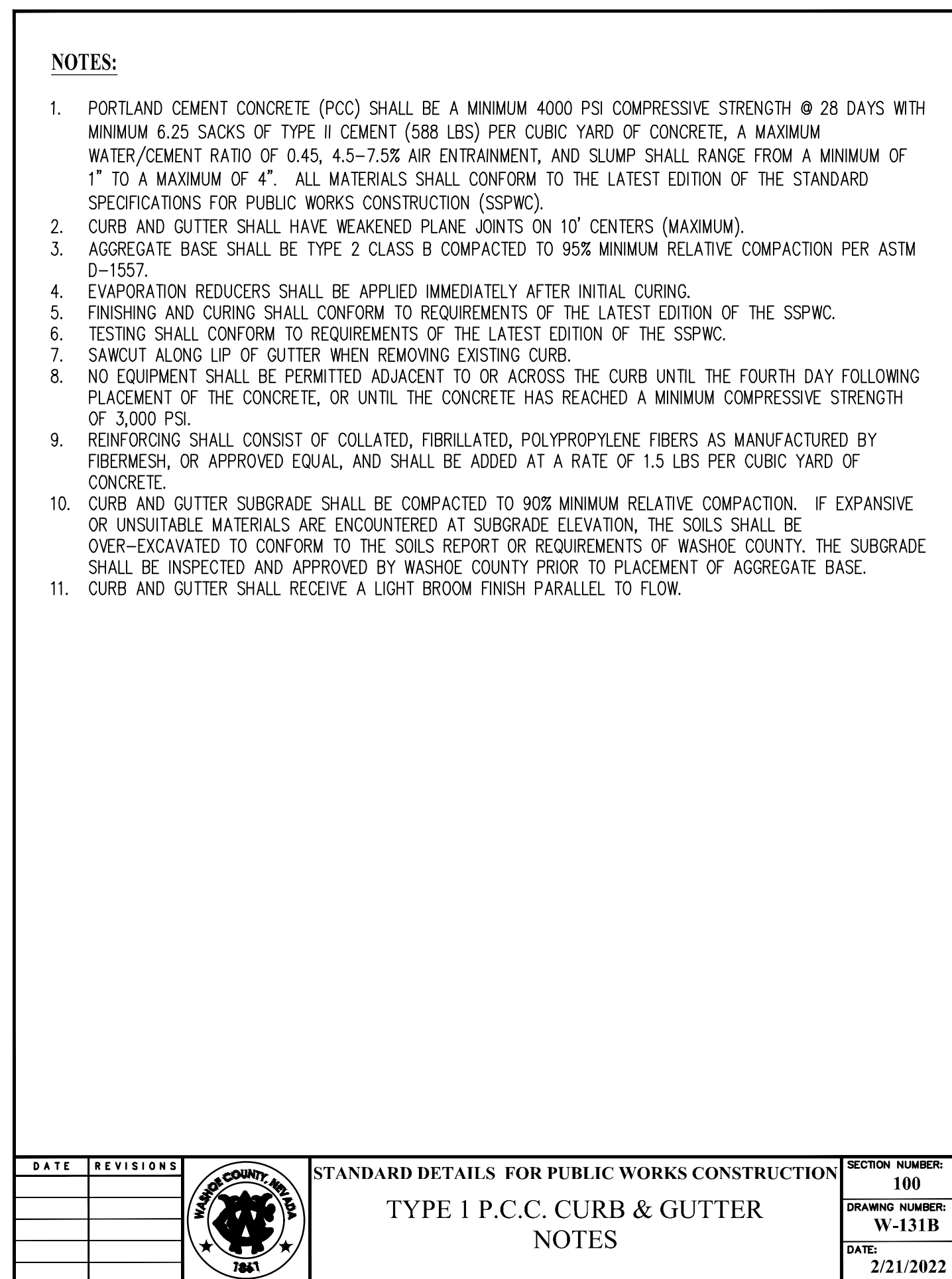
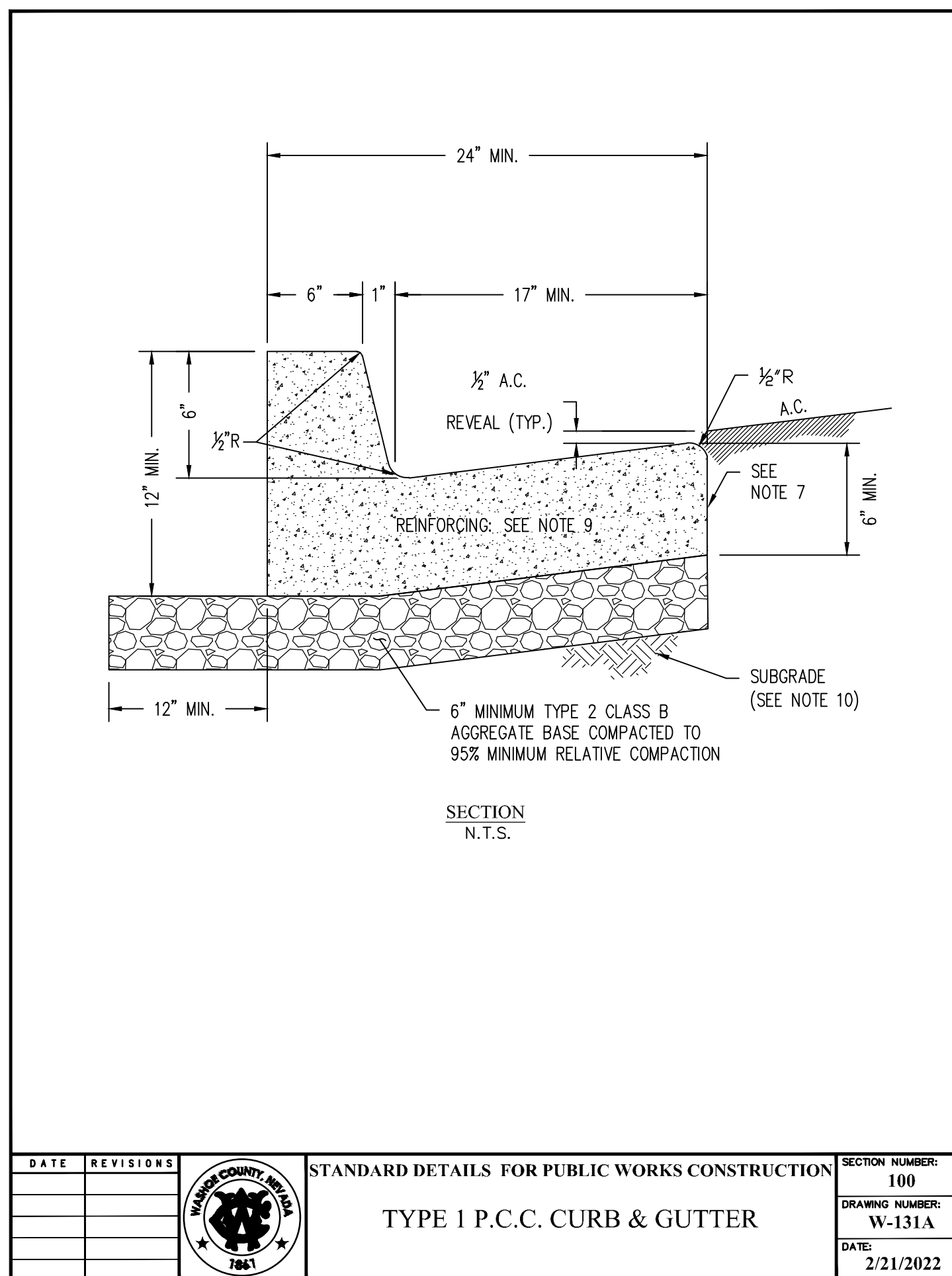
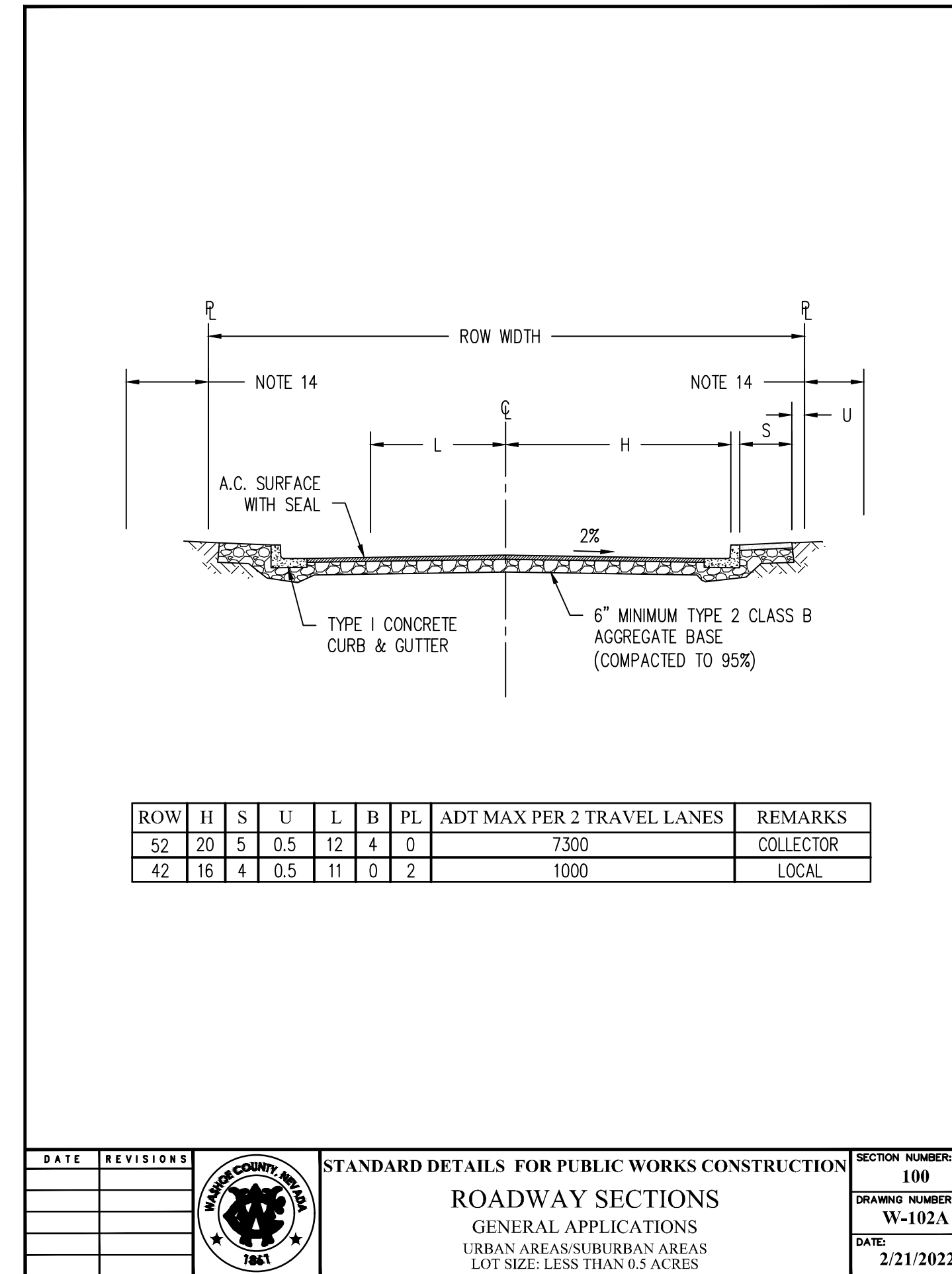
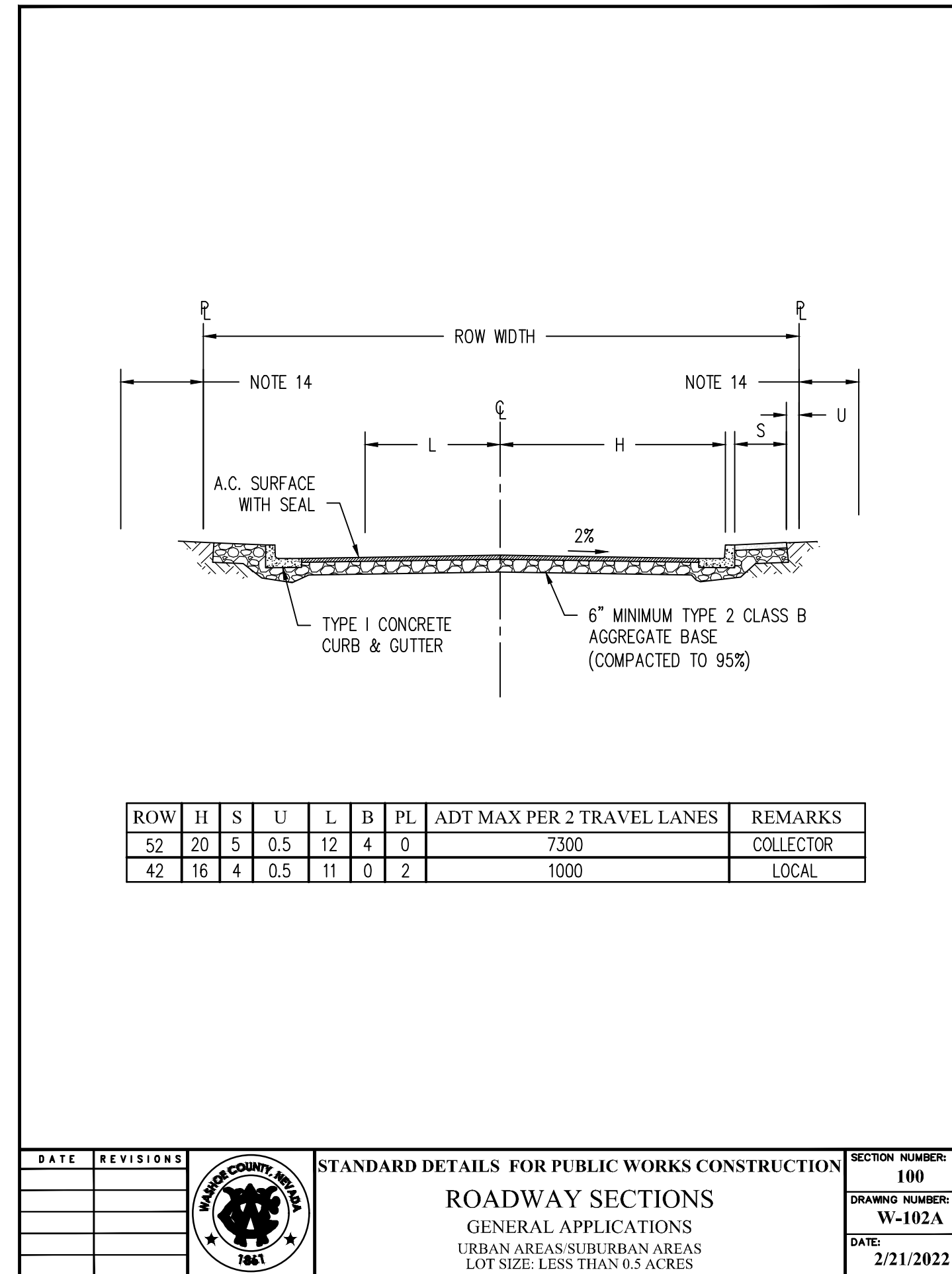
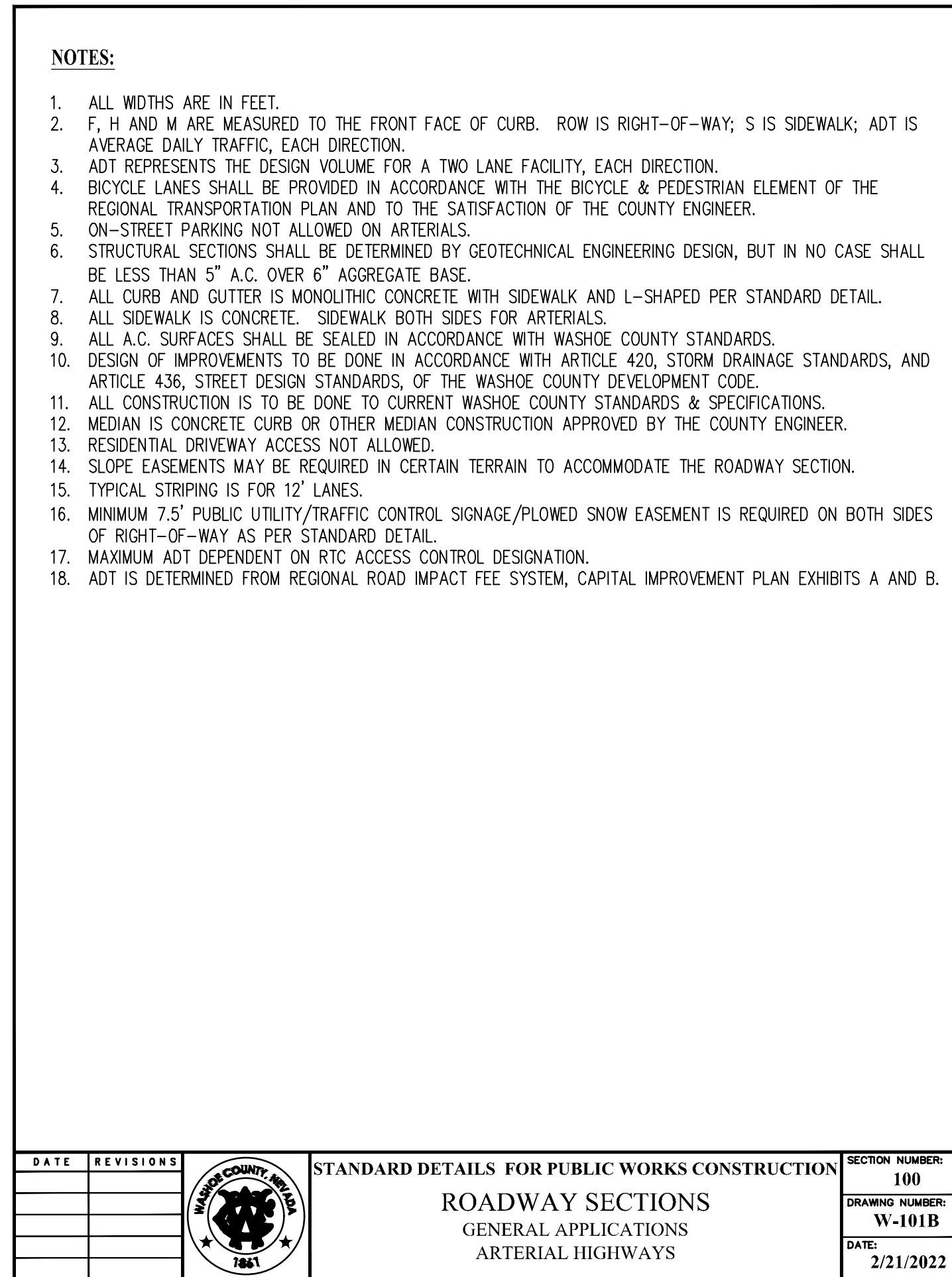
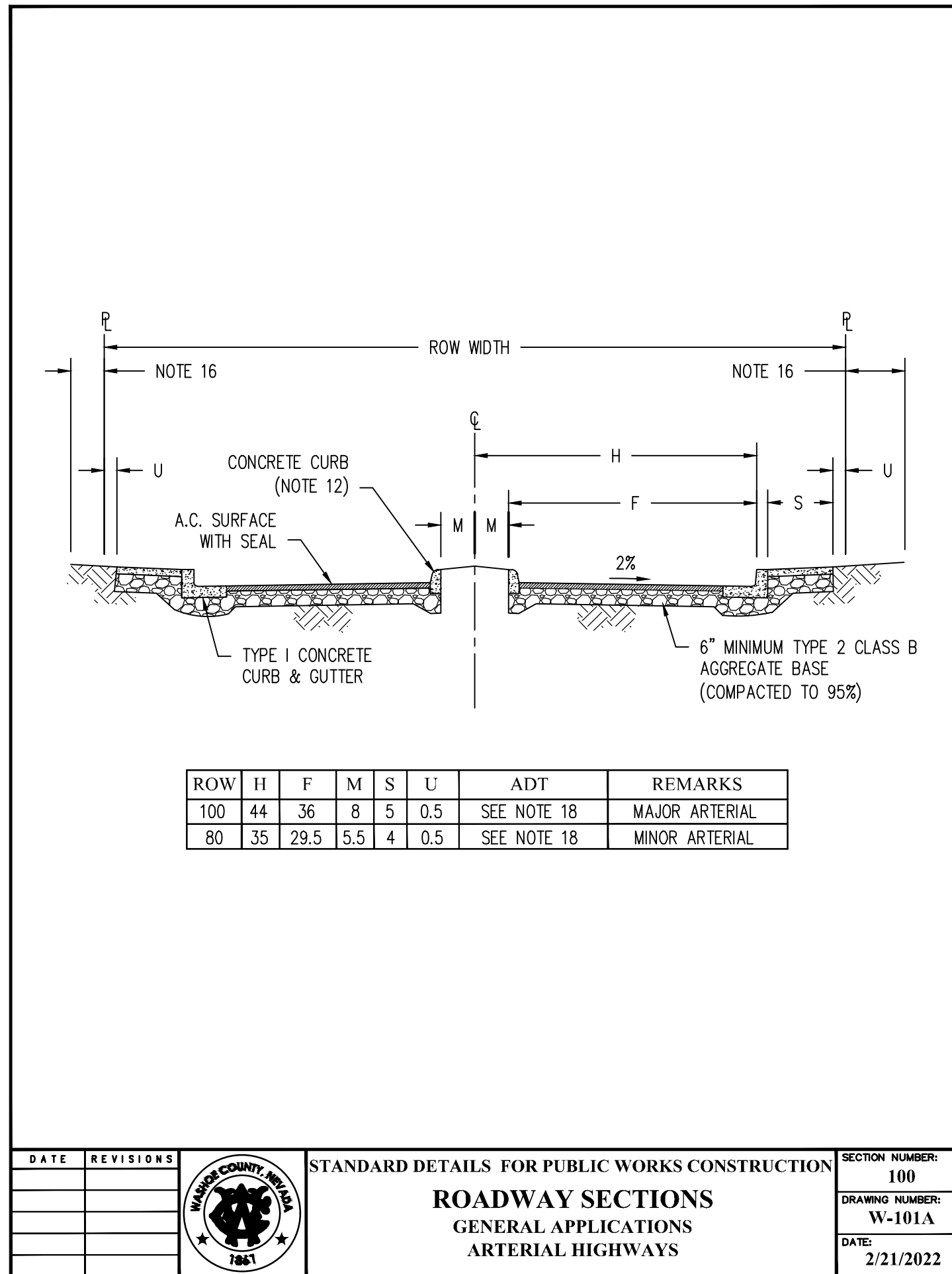












WASHOE COUNTY INITIAL FINAL MAP REVIEW COMMENTS

3/31/23

DATE

MARK

REVISIONS

BY

PROFESSIONAL SEAL:

KATHLEEN KNIGHT  
Exp. 06-30-25  
CIVIL  
No. 26935

3/31/2023

CFA, INC.  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502  
775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM

cfa

SIERRA REFLECTIONS VILLAGE #1  
SUBDIVISION IMPROVEMENT PLANS

CIVIL DETAILS  
ST. JAMES PARKWAY  
RENO, NV 89521

WASHOE COUNTY

NEVADA

JOB NO. 21126.01  
DESIGNED BY NDJ  
CHECKED BY KK/RG  
DATE 02/13/23

SHEET C6.0  
46



**NOTES:**

- FOR CURB & GUTTER WHERE NO SIDEWALK IS PROVIDED, CURB & GUTTER BACKFILL SHALL BE TYPE 2 CLASS B AGGREGATE BASE COMPACTED TO 90% RELATIVE COMPACTION EXTENDING TO TOP OF CURB
- TYPE 1 CURB AND GUTTER
- PAVE.
- PAVEMENT SHALL BE 1/2" ABOVE LIP OF GUTTER (TYP.)
- 6" MINIMUM TYPE 2 CLASS B AGGREGATE BASE (SEE NOTE 2)
- 4" MINIMUM CONCRETE WITH REINFORCING (NOTE 8)
- 12"
- CUT SLOPE
- FILL SLOPE
- COMPACT BACKFILL BEHIND WALK TO 90% M.D.D. A MINIMUM DISTANCE OF 1'; ALL BACKFILL SHALL BE COMPACTED FLUSH WITH TOP OF SIDEWALK
- 6" MIN.
- 4" MINIMUM TYPE 2 CLASS B AGGREGATE BASE

**SECTION A-A' N.T.S.**

**STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION**  
SECTION NUMBER: 100  
DRAWING NUMBER: W-132A  
DATE: 2/21/2022

**NOTES:**

- PORTLAND CEMENT CONCRETE (PCC) SHALL BE A MINIMUM 4000 PSI COMPRESSIVE STRENGTH @ 28 DAYS WITH MINIMUM 6.25 SACKS OF TYPE II CEMENT (588 LBS) PER CUBIC YARD OF CONCRETE, A MAXIMUM WATER/CEMENT RATIO OF 0.45, 4.5-7.5% AIR ENTRAINMENT, AND SLUMP SHALL RANGE FROM A MINIMUM OF 1" TO A MAXIMUM OF 4". 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 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 SAWCUT LINES.
- 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 1.5 LBS PER CUBIC YARD OF CONCRETE.
- SUBGRADE SHALL BE COMPACTED TO 90% MINIMUM 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.

**STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION**  
SECTION NUMBER: 100  
DRAWING NUMBER: W-132B  
DATE: 2/21/2022

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

**STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION**  
SECTION NUMBER: 100  
DRAWING NUMBER: W-133A  
DATE: 2/21/2022

**NOTES:**

- IF OBSTRUCTIONS SUCH AS INLETS, UTILITY POLES, FIRE HYDRANTS, ETC. ARE ENCOUNTERED, THE LOCATION AND DIMENSIONS 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 AND HAVE A MINIMUM CURB OPENING OF 6'.
- SLOPE TO MEET EXISTING CONDITIONS.
- ALL RAMPS SHALL BE LOCATED WITHIN CROSSWALK AREAS.
- ALL CONCRETE SHALL BE REMOVED TO SAW-CUT OR EXPANSION JOINTS.
- GUTTER PAN/SIDEWALK TRANSITION (SECTION "A-A") WILL BE SMOOTH WITH NO LIP AT THE GUTTER FLOWLINE TRANSITION. SECTION MAY BE MONOLITHIC POUR.
- REINFORCING SHALL CONSIST OF COLLATED, FIBRILLATED, POLYPROPYLENE FIBERS AS MANUFACTURED BY FIBERMESH, OR APPROVED EQUAL, AND SHALL BE ADDED AT A RATE OF 1.5 LBS PER CUBIC YARD OF CONCRETE.
- REFERENCE DRAWING Nos. W-131B AND W-132B FOR ADDITIONAL NOTES.
- PORTLAND CEMENT CONCRETE (PCC) SHALL BE A MINIMUM 4000 PSI COMPRESSIVE STRENGTH @ 28 DAYS WITH MINIMUM 6.25 SACKS OF TYPE II CEMENT (588 LBS) PER CUBIC YARD OF CONCRETE, A MAXIMUM WATER/CEMENT RATIO OF 0.45, 4.5-7.5% AIR ENTRAINMENT, AND SLUMP SHALL RANGE FROM A MINIMUM OF 1" TO A MAXIMUM OF 4". ALL MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC).
- SUBGRADE SHALL BE COMPACTED TO 90% MINIMUM 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.
- AGGREGATE BASE SHALL BE TYPE 2 CLASS B COMPACTED TO 95% MINIMUM RELATIVE COMPACTION PER ASTM D-1557.

**STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION**  
SECTION NUMBER: 100  
DRAWING NUMBER: W-133B  
DATE: 2/21/2022

**STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION**  
SECTION NUMBER: 100  
DRAWING NUMBER: W-121A  
DATE: 2/21/2022

**NOTES:**

- TRUCKEE MEADOWS PERMANENT ASPHALT PATCH TO MATCH THE DEPTH OF THE CONTIGUOUS PAVEMENT, BUT NO LESS THAN 4 INCHES AND NO MORE THAN 8 INCHES. INCLUDE VILLAGE PERMANENT ASPHALT PATCH TO MATCH THE DEPTH OF THE CONTIGUOUS PAVEMENT, BUT NO LESS THAN 6 INCHES AND NO MORE THAN 8 INCHES.
- AN ENDOACHMENT/EXCAVATION PERMIT MUST BE OBTAINED FROM WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT PRIOR TO CUTTING ANY PUBLIC RIGHT-OF-WAY.
- ALL CONCRETE AND ASPHALT REMOVAL AND REPLACEMENT SHALL BE TO SAW-CUT LINES AND SHALL BE DONE BY EXCAVATION CONTRACTOR OR SUBCONTRACTOR. ALL SAW-CUTS SHALL BE VERTICAL AND IN STRAIGHT LINES PARALLEL OR PERPENDICULAR TO THE TRENCH OR TO THE SATISFACTION OF THE COUNTY ENGINEER. CONCRETE PAVEMENT PATCH: IF SAW-CUT IS WITHIN 36" OF EDGE OR JOINT ON PCC PAVE, REMOVE PCC TO EXISTING EDGE AND REPLACE ENTIRE SECTION. ASPHALT PATCH: IF SAW-CUT IS WITHIN 36" OF EDGE OF PAVEMENT, EDGE OF VALLEY GUTTER, LIP OF CURB AND GUTTER, OR A PREVIOUS PATCH, REMOVE EXISTING PAVEMENT TO THAT EDGE AND REPLACE THE ENTIRE SECTION.
- ALL CONCRETE SHALL BE A MINIMUM OF 6.25 SACKS OF TYPE II CEMENT (588 POUNDS PER CUBIC YARD OF CONCRETE) WITH FIBERMESH AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS; AIR ENTRAINMENT TO BE 4.5-7.5%. 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.
- HOT MIX ASPHALT SHALL BE TYPE 3, PG64-28 (OR COUNTY APPROVED EQUIVALENT), 3% VOIDS, 50 BLOWS PER SIDE MIX WITH 1.5% LIME AND NO MORE THAN 15% RECYCLED ASPHALT PAVEMENT COMPACTED TO A MINIMUM OF 93% RICE RELATIVE COMPACTION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- DEPTH OF BASE TO BE 6" MINIMUM OR MATCH EXISTING BASE IF GREATER, INCLUDING UNPAVED STREETS.
- CONCRETE SLURRY WITH MINIMUM OF 1 SACK OF CEMENT PER CUBIC YARD OF SLURRY OR OTHER APPROVED MIX DESIGN MAY BE USED FOR BASE COURSE, BEDDING OR BACKFILL IF APPROVED BY THE COUNTY ENGINEER AND UTILITY COMPANIES.
- PERMANENT RESURFACING SHALL NOT BE PLACED ON TRENCHES BACKFILLED WITH CONCRETE SLURRY FOR A MINIMUM OF 7 DAYS AFTER PLACEMENT OF THE CONCRETE SLURRY OR SIMILAR MATERIAL.
- A NEGOTIATED RECONSTRUCTION, INCLUDING BUT NOT LIMITED TO GRIND AND OVERLAY, SHALL BE DETERMINED BY THE COUNTY ENGINEER DEPENDENT UPON THE EXTENT OF THE TRANSVERSE AND LONGITUDINAL EXCAVATIONS.
- ALL PERMANENT PAVEMENT PATCHES REQUIRE ASPHALT SEAL COATS. THE TYPE SHALL BE DETERMINED BY THE COUNTY ENGINEER.

**STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION**  
SECTION NUMBER: 100  
DRAWING NUMBER: W-121B  
DATE: 2/21/2022

**STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION**  
SECTION NUMBER: 100  
DRAWING NUMBER: W-151A  
DATE: 2/21/2022

**NOTES:**

- FERROUS METAL OVER MONUMENT FOR RECOVERY BY DIP NEEDLE OR MAGNETIC INSERT IN CAP.
- 1 1/2" MINIMUM NON-FERROUS CAP WITH PROFESSIONAL LAND SURVEYOR NUMBER PERMANENTLY ATTACHED PRIOR TO PLACEMENT. PRE-PUNCHED CAPS SHALL NOT BE PERMITTED.
- 5/8" METALLIC SHAFT (SMOOTH SHAFTS TO BE DEFERRED).
- FIBER-REINFORCED PORTLAND CEMENT CONCRETE (PCC) SHALL BE A MINIMUM 4000 PSI COMPRESSIVE STRENGTH @ 28 DAYS WITH MINIMUM 6.25 SACKS OF TYPE II CEMENT (588 LBS) PER CUBIC YARD OF CONCRETE, A MAXIMUM WATER/CEMENT RATIO OF 0.45, 4.5-7.5% AIR ENTRAINMENT, AND SLUMP SHALL RANGE FROM A MINIMUM OF 1" TO A MAXIMUM OF 4". MIX DESIGN SHALL CONFORM TO THE REQUIREMENTS OF SECTION 337 OF STANDARD SPECIFICATIONS OF PUBLIC WORKS CONSTRUCTION (SSPWC). CEMENT SHALL BE TYPE I. ALL CEMENT CONCRETE SHALL HAVE A COARSE AGGREGATE GRADATION CONFORMING TO SIZE No. 67. REINFORCING SHALL CONSIST OF POLYPROPYLENE OR CELLULOSE FIBERS ADDED TO THE P.C.C. AT 1.5 LBS PER CUBIC YARD. ALL MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC).

**STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION**  
SECTION NUMBER: 100  
DRAWING NUMBER: W-151B  
DATE: 2/21/2022

WASHOE COUNTY INITIAL FINAL MAP REVIEW COMMENTS

3/31/23

PROFESSIONAL SEAL:

KATHLEEN KNIGHT  
Exp. 06-30-25  
CIVIL  
No. 28935  
3/31/2023

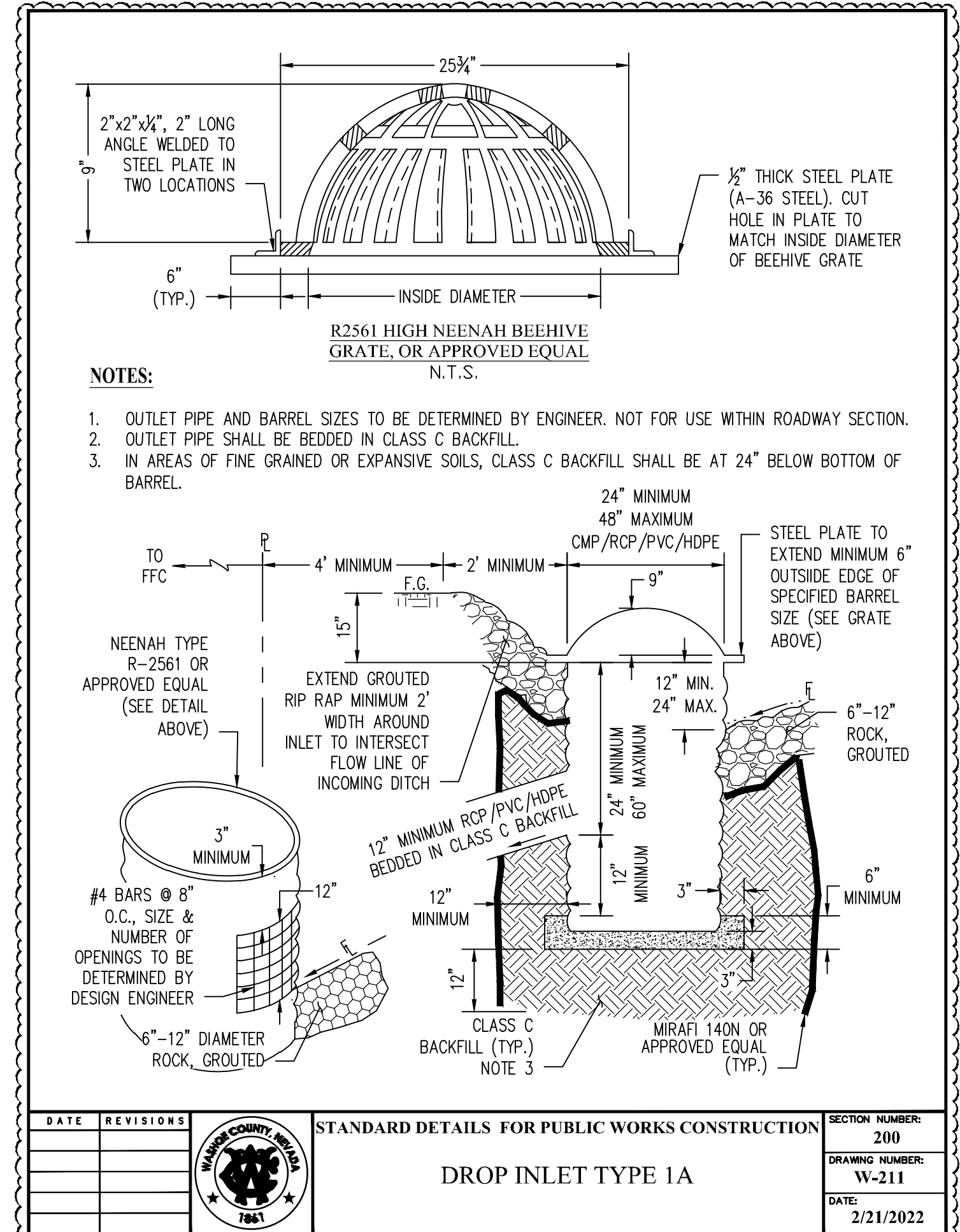
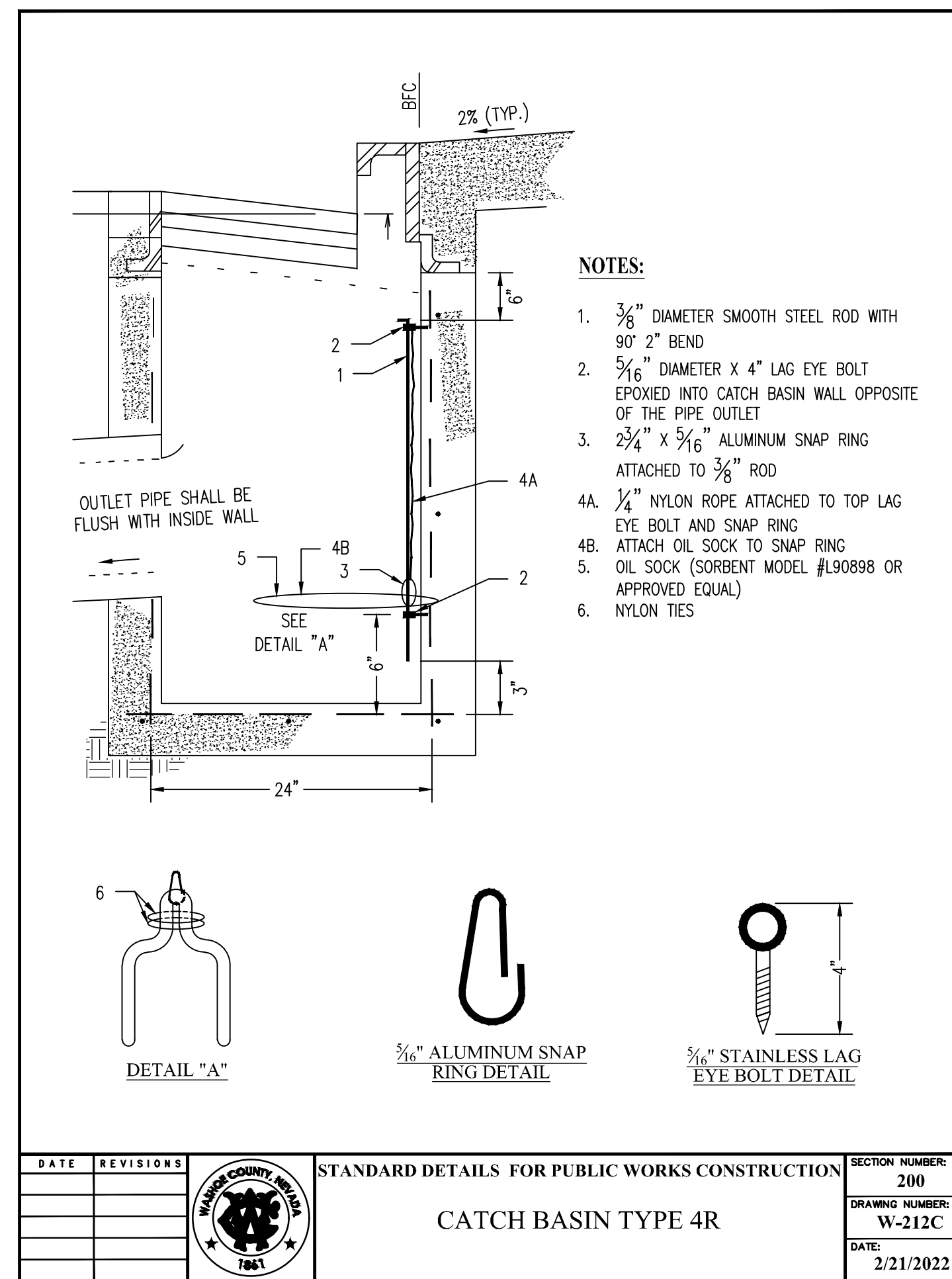
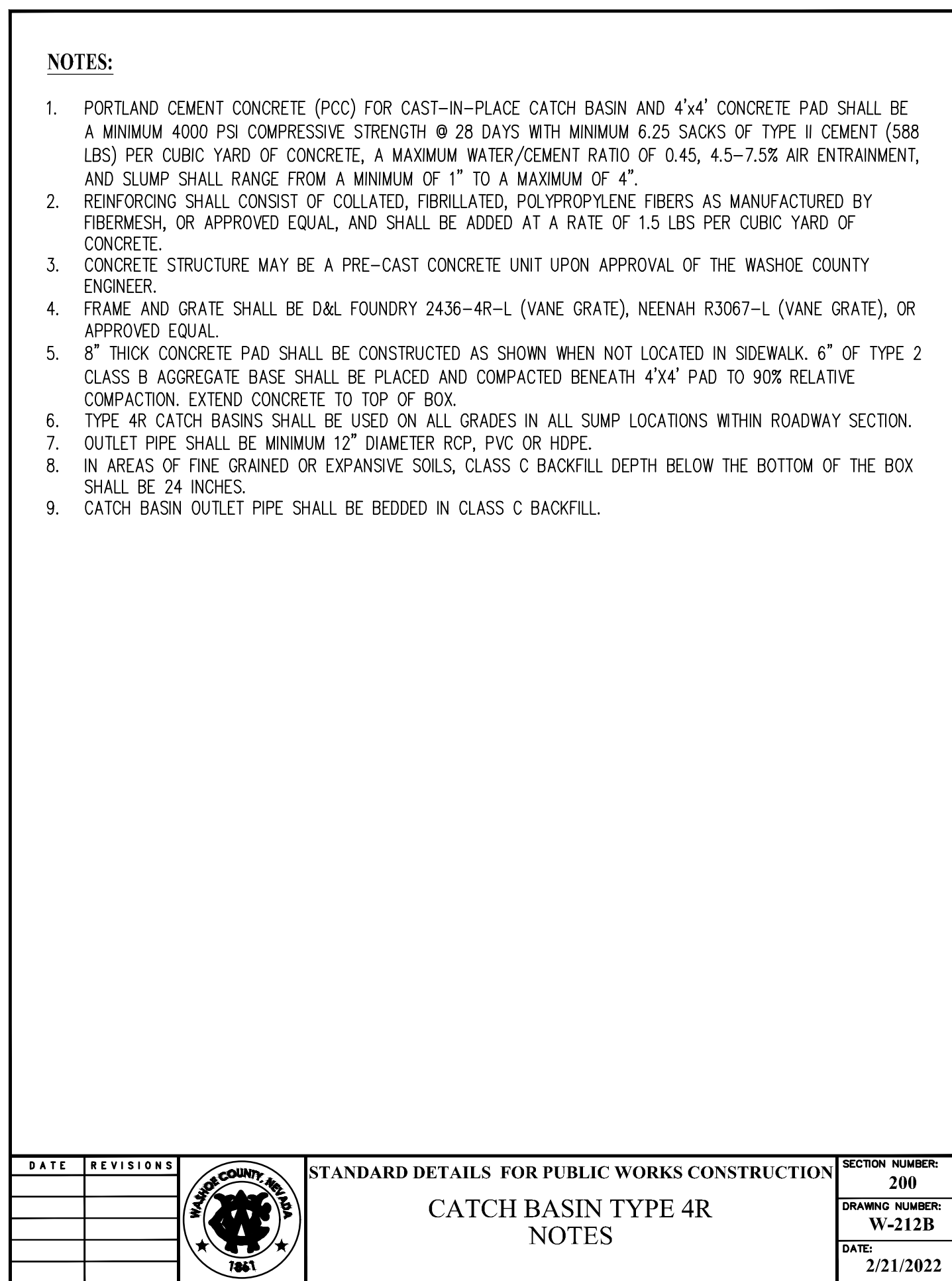
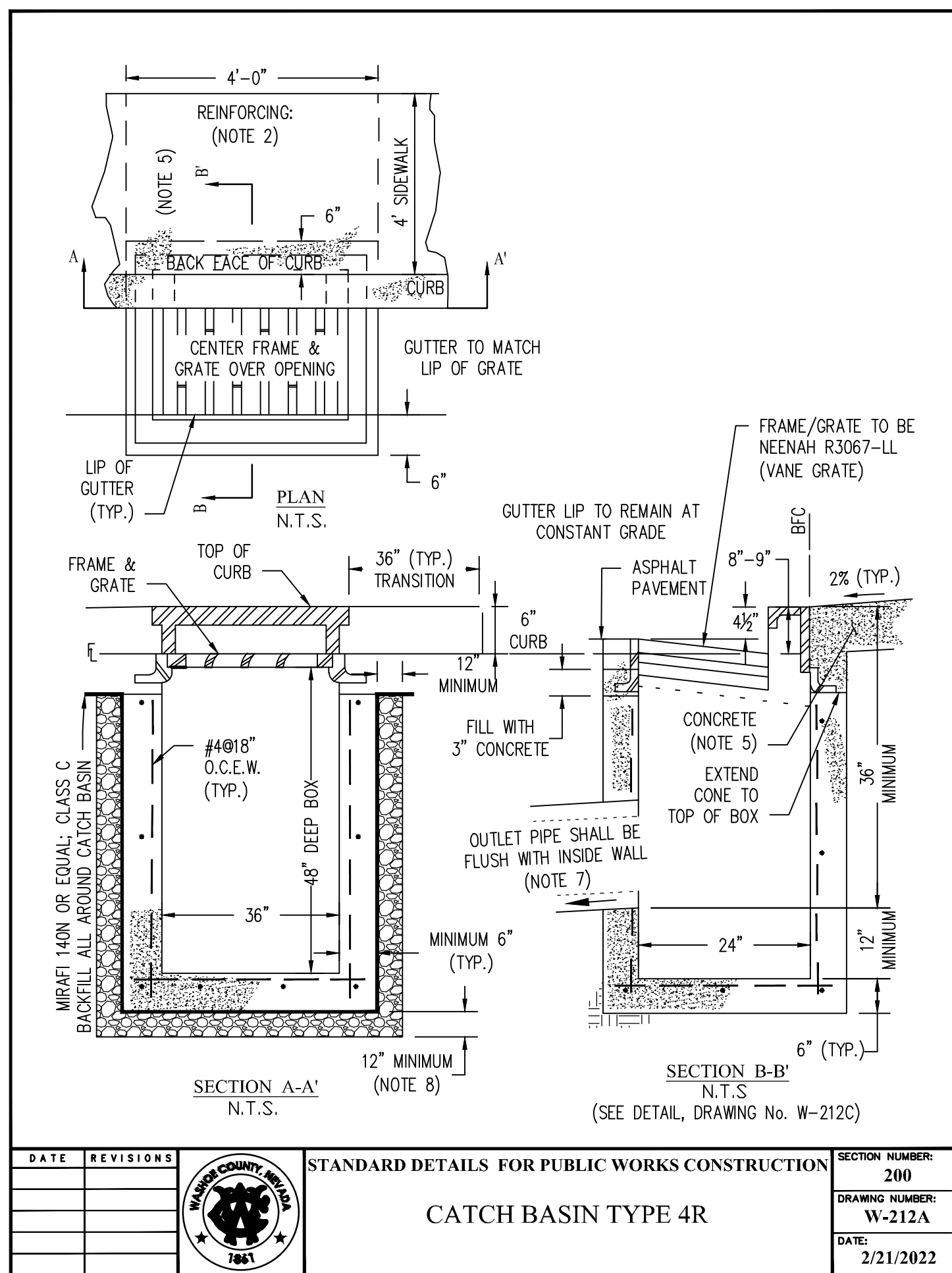
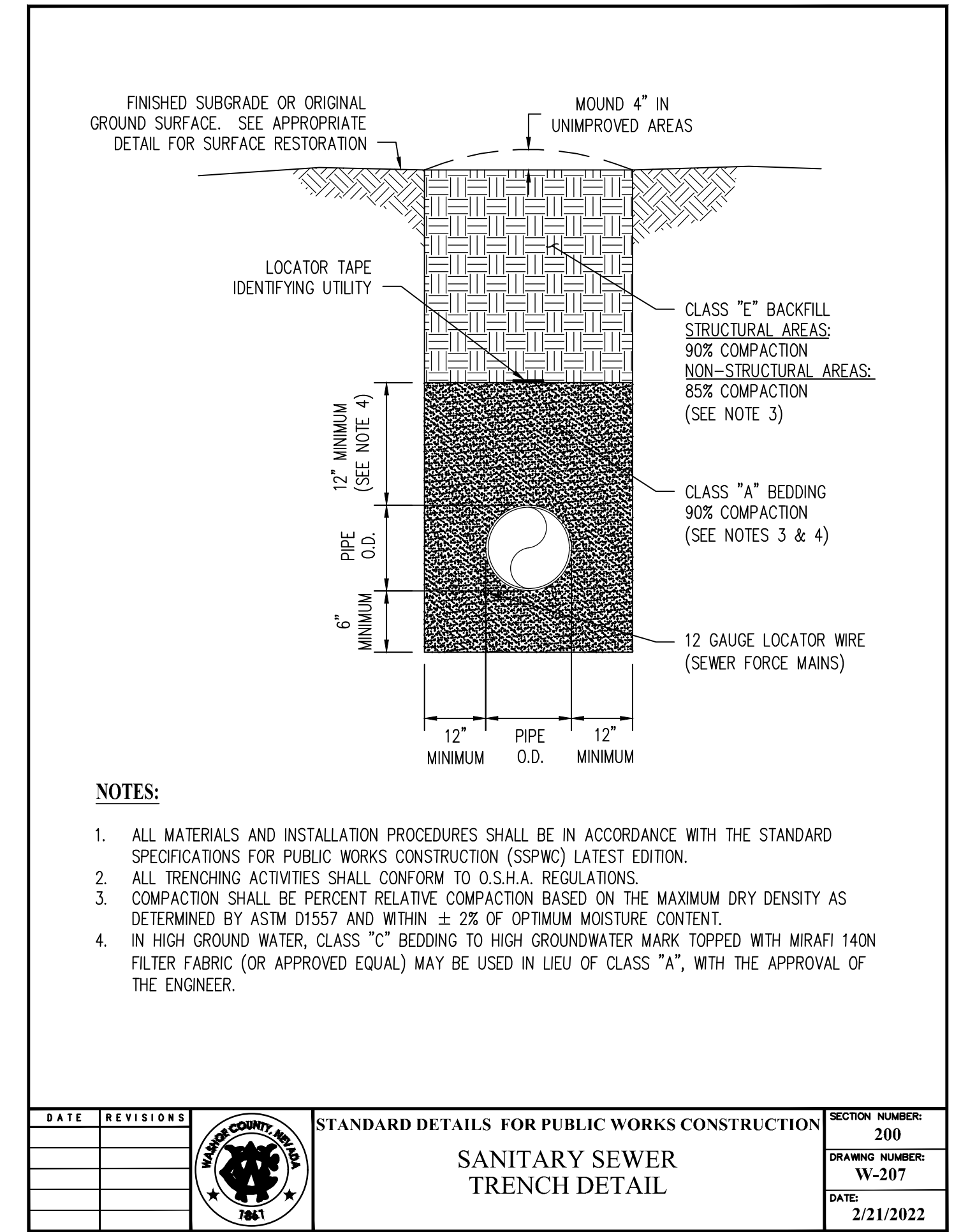
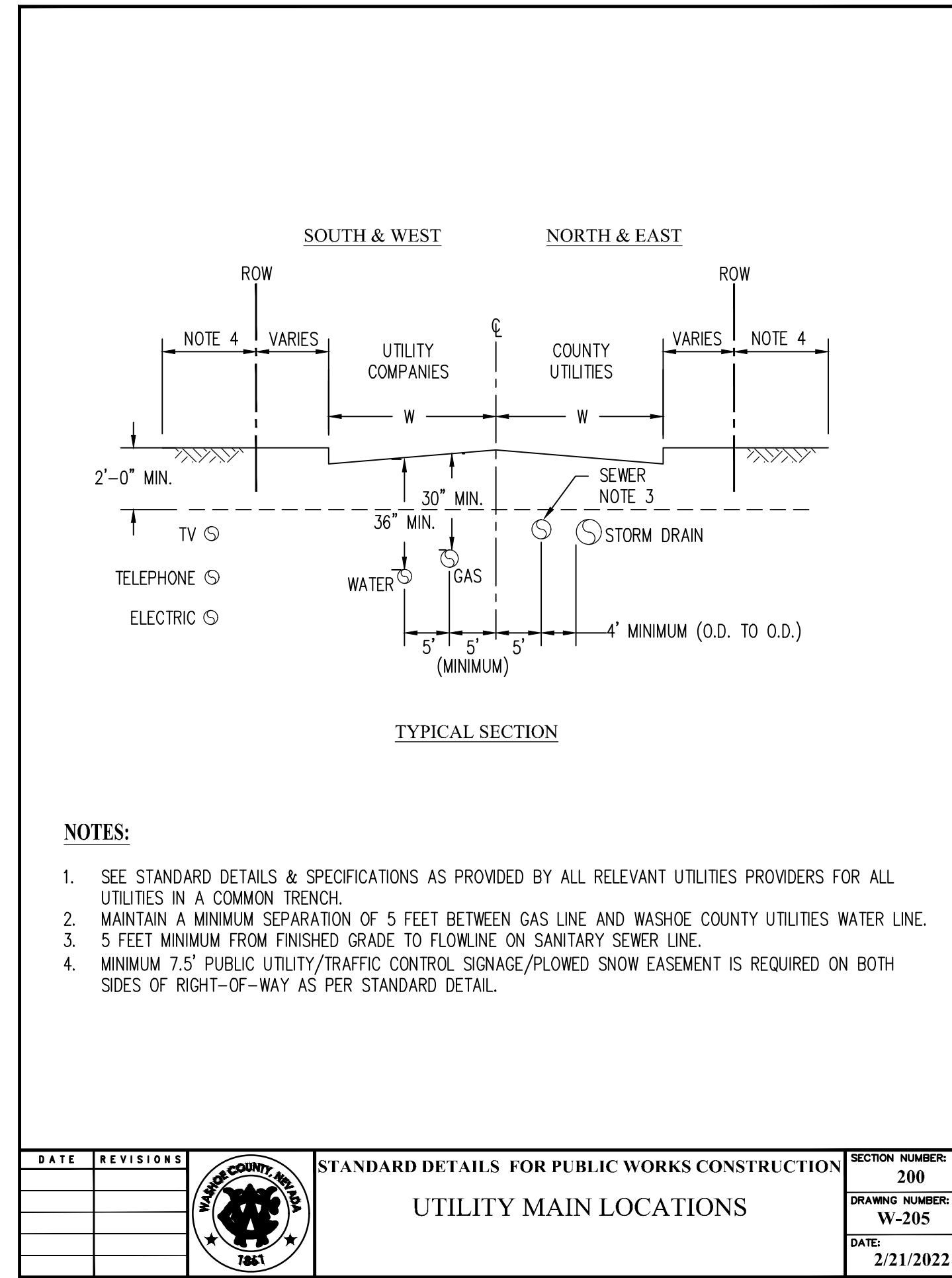
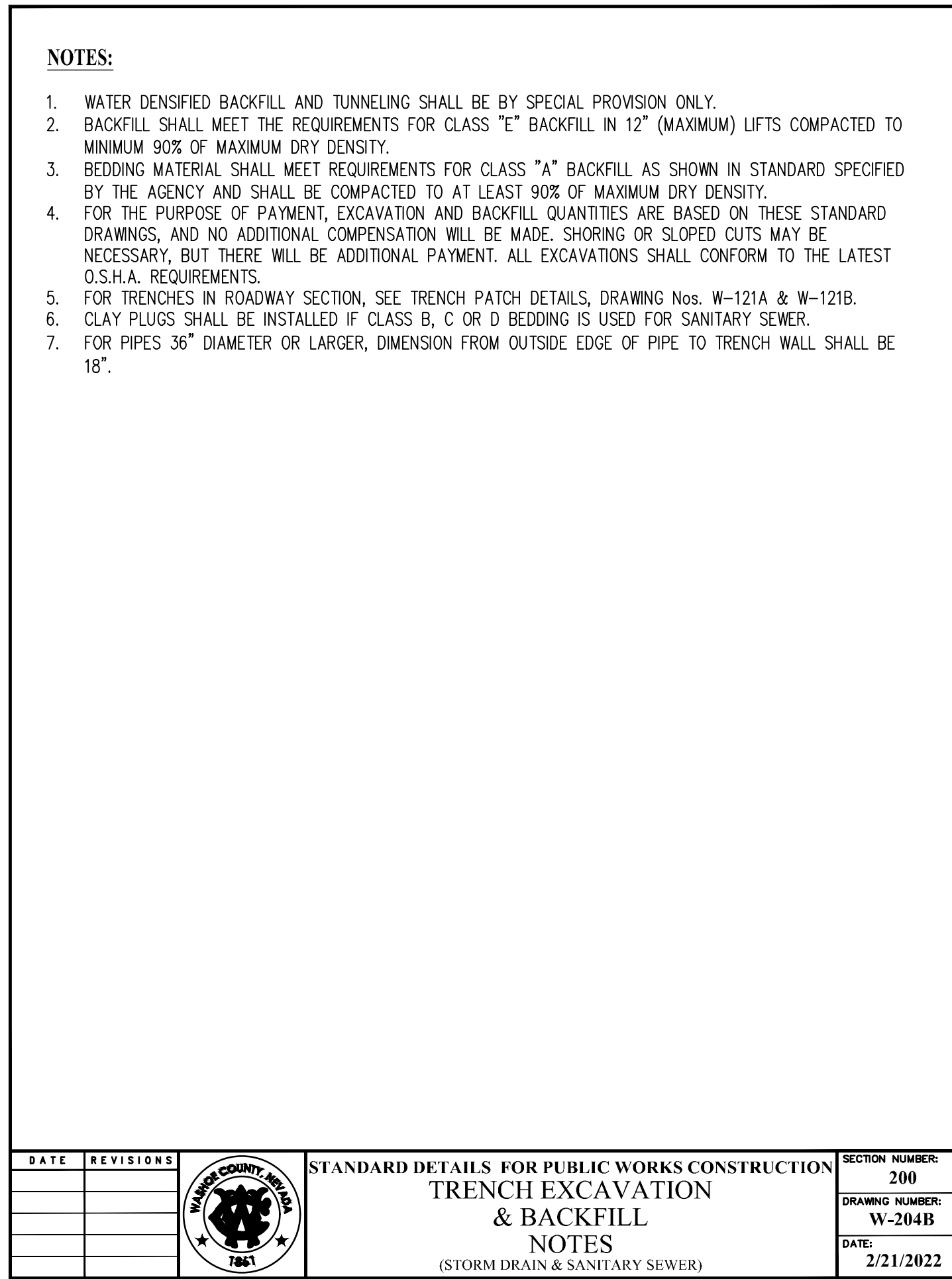
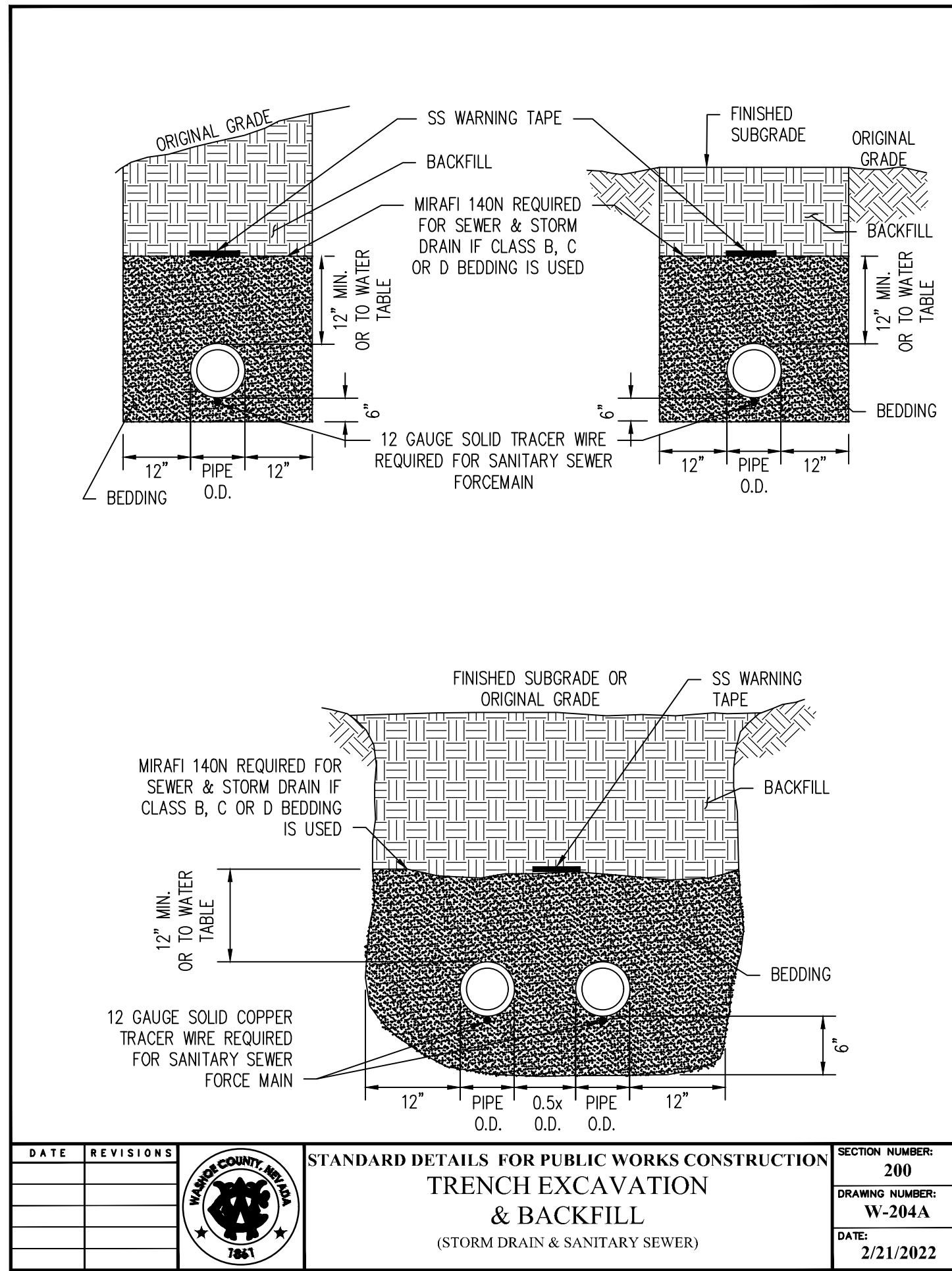
CFA, INC.  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502  
775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM

SIERRA REFLECTIONS VILLAGE #1  
SUBDIVISION IMPROVEMENT PLANS  
CIVIL DETAILS  
ST. JAMES PARKWAY  
RENO, NV 89521

WASHOE COUNTY

JOB NO. 21126.01  
DESIGNED BY NDJ  
CHECKED BY KK/RG  
DATE 02/13/23  
SHEET C6.1  
46





NDJ					
3/31/23					
DATE	MARK	REVISIONS	DATE	MARK	REVISIONS

WASHOE COUNTY INITIAL FINAL MAP REVIEW COMMENTS

PROFESSIONAL SEAL:  
KATHLEEN E. KNIGHT  
Exp. 06-30-25  
CIVIL  
No. 28935  
3/31/2023

**CFA, INC.**  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502  
775-856-1150 MAIN • 775-856-1160 FAX • CFARENDO.COM

**cfa**

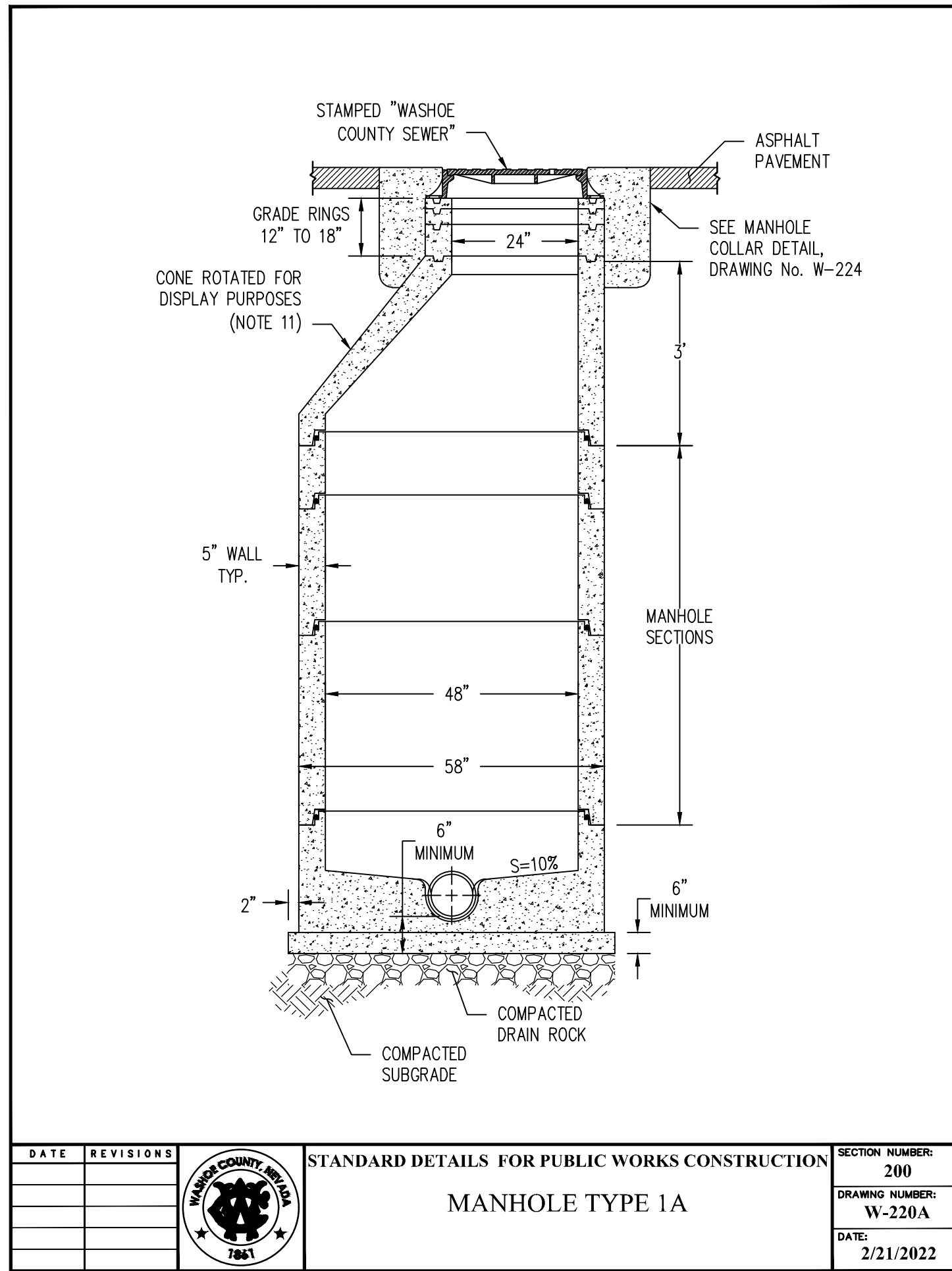
SIERRA REFLECTIONS VILLAGE #1  
SUBDIVISION IMPROVEMENT PLANS  
CIVIL DETAILS  
ST. JAMES PARKWAY  
RENO, NV 89521

DESIGNED BY: NDJ  
CHECKED BY: KK/RG  
DATE: 02/13/23

JOB NO.: 21126.01  
DATE: 02/13/23

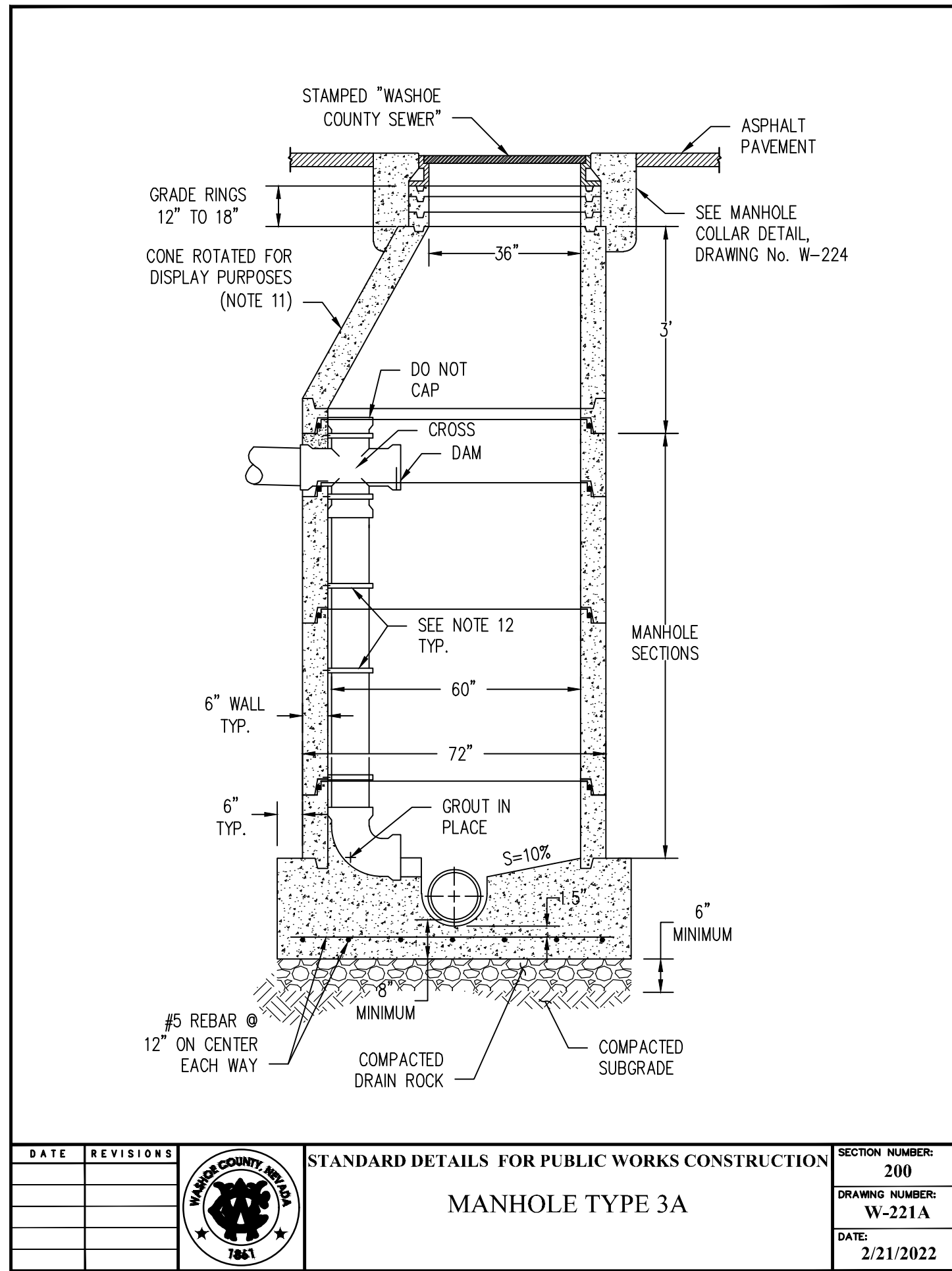
WASHOE COUNTY





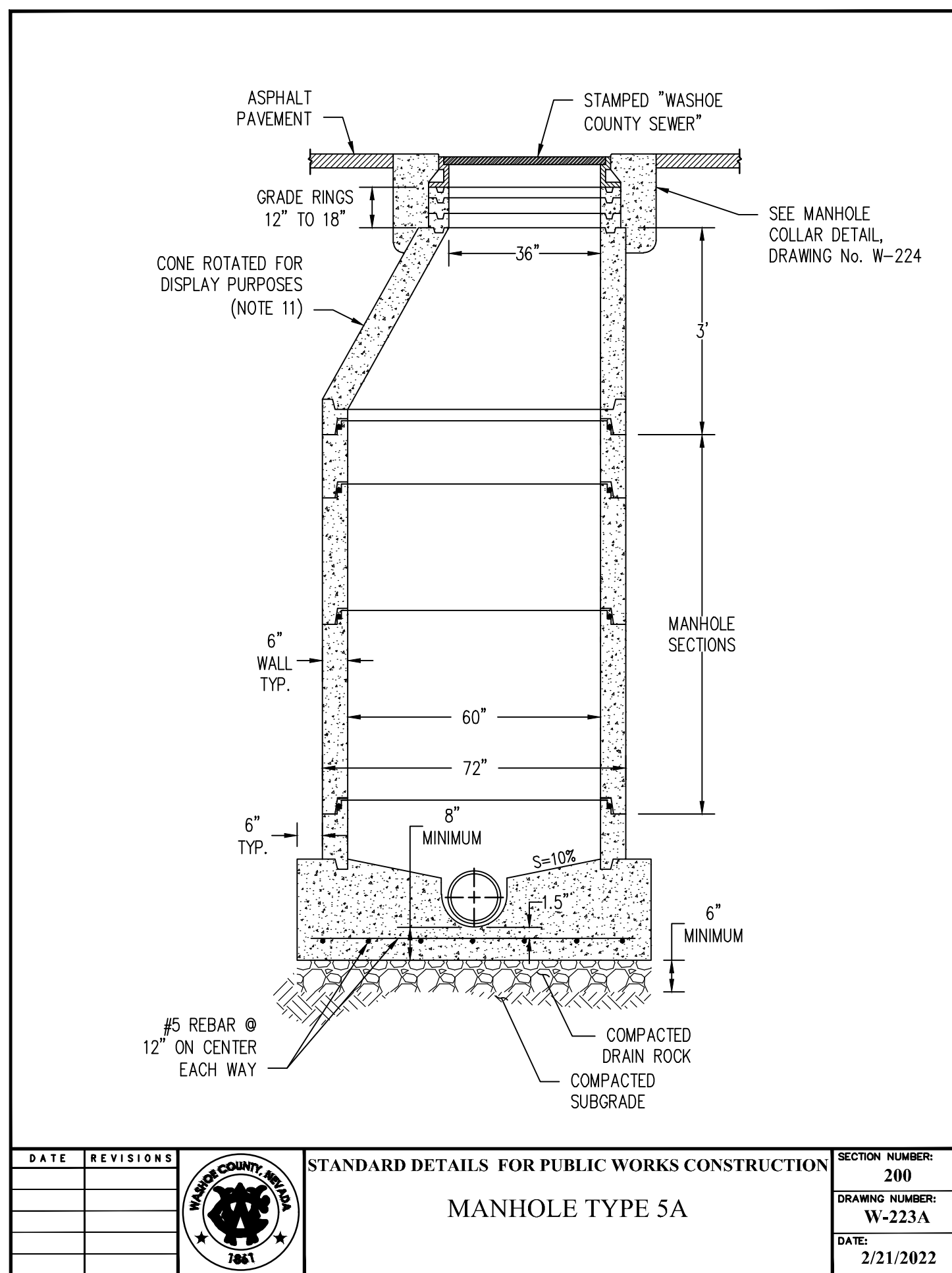
**NOTES:**

- TYPE 1A 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 THE SSPWC.
- PORTLAND CEMENT CONCRETE (PCC) SHALL BE A MINIMUM 4000 PSI COMPRESSIVE STRENGTH @ 28 DAYS WITH MINIMUM 6.25 SACKS OF TYPE II CEMENT (588 LBS) PER CUBIC YARD OF CONCRETE, A MAXIMUM WATER/CEMENT RATIO OF 0.45, 4.5-7.5% AIR ENTRAINMENT, AND SLUMP SHALL RANGE FROM A MINIMUM OF 1" TO A MAXIMUM OF 4". ALL MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC).
- ALL MANHOLES SHALL INCLUDE D&L FOUNDRY 24FC-1032-WC FRAMES & COVER ASSEMBLIES, OR EQUAL, WITH "WASHOE COUNTY SEWER" CLEARLY STAMPED ON THE COVER.
- EXCAVATION & BACKFILL SHALL BE AS SPECIFIED FOR "TRENCH EXCAVATION & BACKFILL" OF THE SSPWC. 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.



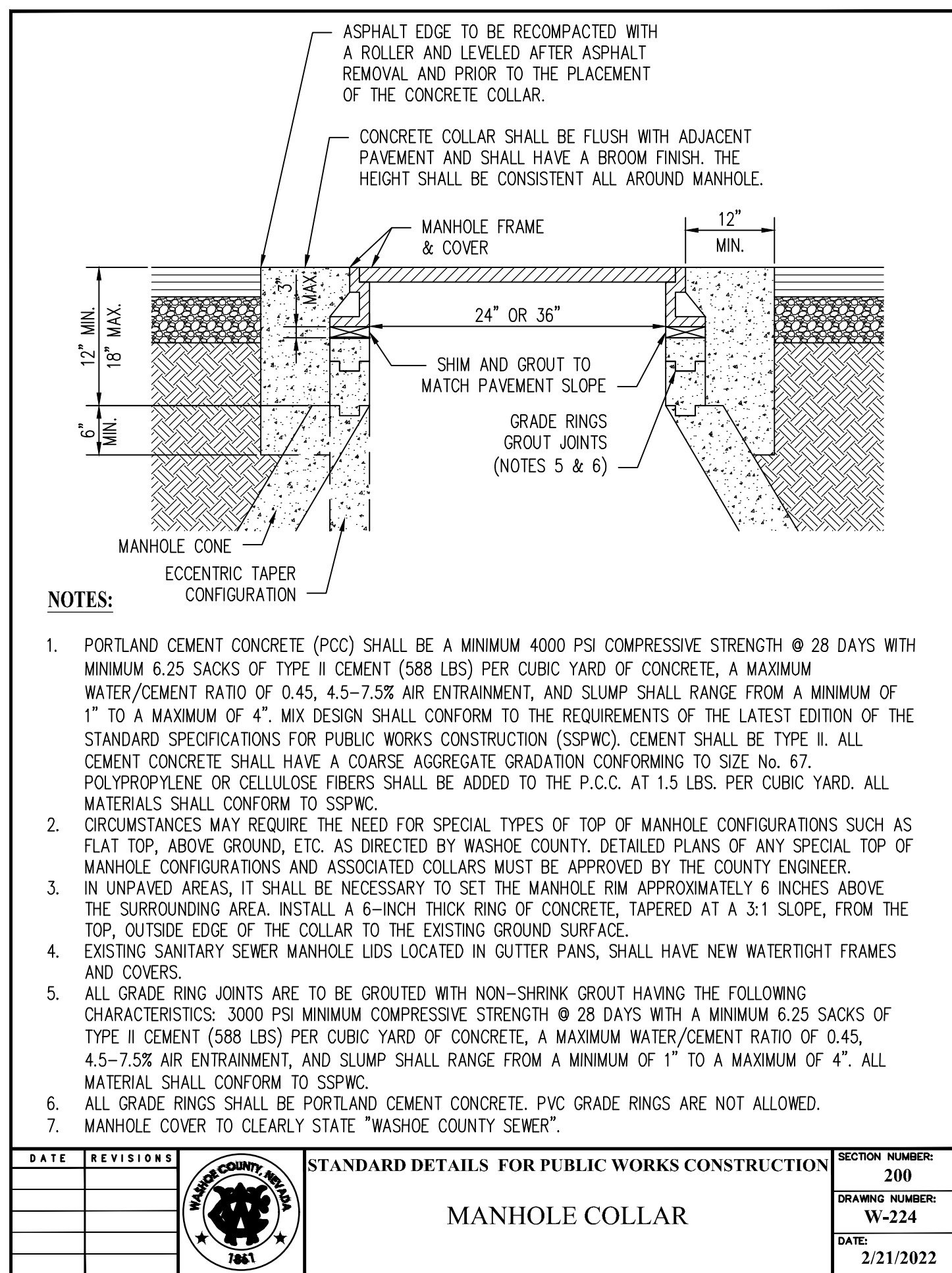
**NOTES:**

- TYPE 3A MANHOLE TO BE UTILIZED AS FOLLOWS:  
-FOR DROPS GREATER THAN 2 FEET BUT NOT TO EXCEED 8 FEET
- MANHOLE MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE SSPWC.
- PORTLAND CEMENT CONCRETE (PCC) SHALL BE A MINIMUM 4000 PSI COMPRESSIVE STRENGTH @ 28 DAYS WITH MINIMUM 6.25 SACKS OF TYPE II CEMENT (588 LBS) PER CUBIC YARD OF CONCRETE, A MAXIMUM WATER/CEMENT RATIO OF 0.45, 4.5-7.5% AIR ENTRAINMENT, AND SLUMP SHALL RANGE FROM A MINIMUM OF 1" TO A MAXIMUM OF 4". ALL MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC).
- ALL MANHOLES SHALL INCLUDE D&L FOUNDRY 24FC-1032-WC FRAMES & COVER ASSEMBLIES, OR EQUAL, WITH "WASHOE COUNTY SEWER" CLEARLY STAMPED ON THE COVER.
- EXCAVATION & BACKFILL SHALL BE AS SPECIFIED FOR "TRENCH EXCAVATION & BACKFILL" OF THE SSPWC.
- 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 SHALL CONSIST OF COLLATED, FIBRILLATED, POLYPROPYLENE FIBERS AS MANUFACTURED BY FIBERMESH, OR APPROVED EQUAL, AND SHALL BE ADDED AT A RATE OF 1.5 LBS PER CUBIC YARD OF CONCRETE.
- USE 1"x3/8" STAINLESS STEEL STRAP (TYPICAL) TOP, BOTTOM AND EVERY 3 FEET. USE 1/2" SELF-TAPPING CONCRETE ANCHORS WITH 1/2"x1 1/2" STAINLESS STEEL BOLT AND STAINLESS STEEL LOCK WASHER.



**NOTES:**

- TYPE 5A 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 THE SSPWC.
- PORTLAND CEMENT CONCRETE (PCC) SHALL BE A MINIMUM 4000 PSI COMPRESSIVE STRENGTH @ 28 DAYS WITH MINIMUM 6.25 SACKS OF TYPE II CEMENT (588 LBS) PER CUBIC YARD OF CONCRETE, A MAXIMUM WATER/CEMENT RATIO OF 0.45, 4.5-7.5% AIR ENTRAINMENT, AND SLUMP SHALL RANGE FROM A MINIMUM OF 1" TO A MAXIMUM OF 4". MIX DESIGN SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC).
- ALL MANHOLES SHALL INCLUDE D&L FOUNDRY 24FC-1032-WC 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 THE SSPWC.
- 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 PENETRATION 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.



**NOTES:**

- PORTLAND CEMENT CONCRETE (PCC) SHALL BE A MINIMUM 4000 PSI COMPRESSIVE STRENGTH @ 28 DAYS WITH MINIMUM 6.25 SACKS OF TYPE II CEMENT (588 LBS) PER CUBIC YARD OF CONCRETE, A MAXIMUM WATER/CEMENT RATIO OF 0.45, 4.5-7.5% AIR ENTRAINMENT, AND SLUMP SHALL RANGE FROM A MINIMUM OF 1" TO A MAXIMUM OF 4". MIX DESIGN SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC). 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.
- CIRCUMSTANCES MAY REQUIRE THE NEED FOR SPECIAL TYPES OF TOP OF MANHOLE CONFIGURATIONS SUCH AS FLAT TOP, ABOVE GROUND, ETC. AS DIRECTED BY WASHOE COUNTY. DETAILED PLANS OF ANY SPECIAL TOP OF MANHOLE CONFIGURATIONS AND ASSOCIATED COLLARS MUST BE APPROVED BY THE COUNTY ENGINEER.
- IN UNPAVED AREAS, IT SHALL BE NECESSARY TO SET THE MANHOLE RIM APPROXIMATELY 6 INCHES ABOVE THE SURROUNDING AREA. INSTALL A 6-INCH THICK RING OF CONCRETE, TAPERED AT A 3:1 SLOPE, FROM THE TOP, OUTSIDE EDGE OF THE COLLAR TO THE EXISTING GROUND SURFACE.
- EXISTING SANITARY SEWER MANHOLE LIDS LOCATED IN GUTTER PANS, SHALL HAVE NEW WATERTIGHT FRAMES AND COVERS.
- ALL GRADE RING JOINTS ARE TO BE GROUTED WITH NON-SHRINK GROUT HAVING THE FOLLOWING CHARACTERISTICS: 3000 PSI MINIMUM COMPRESSIVE STRENGTH @ 28 DAYS WITH A MINIMUM 6.25 SACKS OF TYPE II CEMENT (588 LBS) PER CUBIC YARD OF CONCRETE, A MAXIMUM WATER/CEMENT RATIO OF 0.45, 4.5-7.5% AIR ENTRAINMENT, AND SLUMP SHALL RANGE FROM A MINIMUM OF 1" TO A MAXIMUM OF 4". ALL MATERIAL SHALL CONFORM TO SSPWC.
- ALL GRADE RINGS SHALL BE PORTLAND CEMENT CONCRETE. PVC GRADE RINGS ARE NOT ALLOWED.
- MANHOLE COVER TO CLEARLY STATE "WASHOE COUNTY SEWER".

WASHOE COUNTY INITIAL FINAL MAP REVIEW COMMENTS

3/31/23

DATE

MARK

REVISIONS

BY

PROFESSIONAL SEAL:

KATHLEEN KNIGHT  
Exp. 06-30-25  
CIVIL  
No. 28935  
3/31/2023

CFA, INC.  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502  
775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM

cfa

SIERRA REFLECTIONS VILLAGE #1  
SUBDIVISION IMPROVEMENT PLANS  
CIVIL DETAILS  
ST. JAMES PARKWAY  
RENO, NV 89521

WASHOE COUNTY

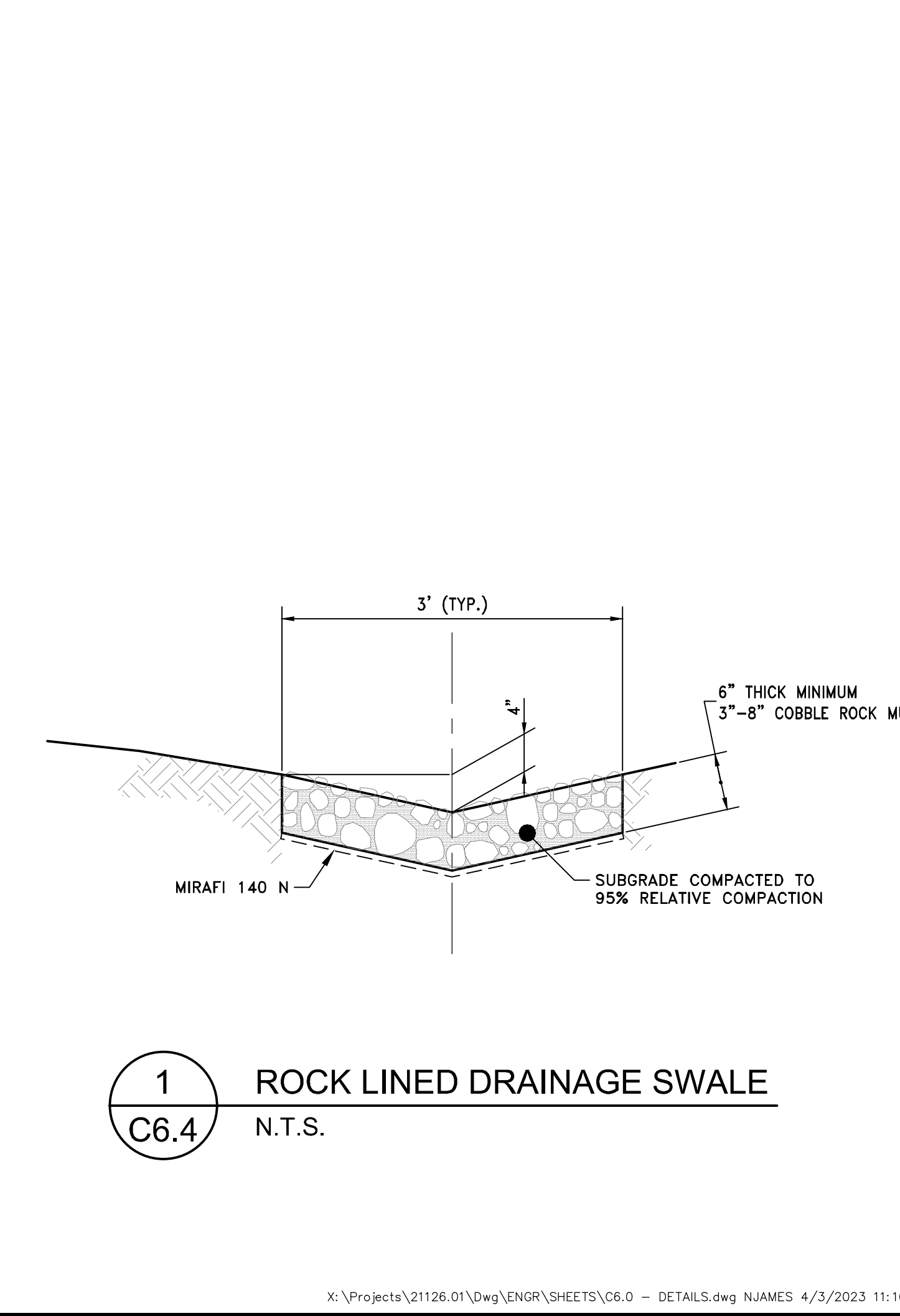
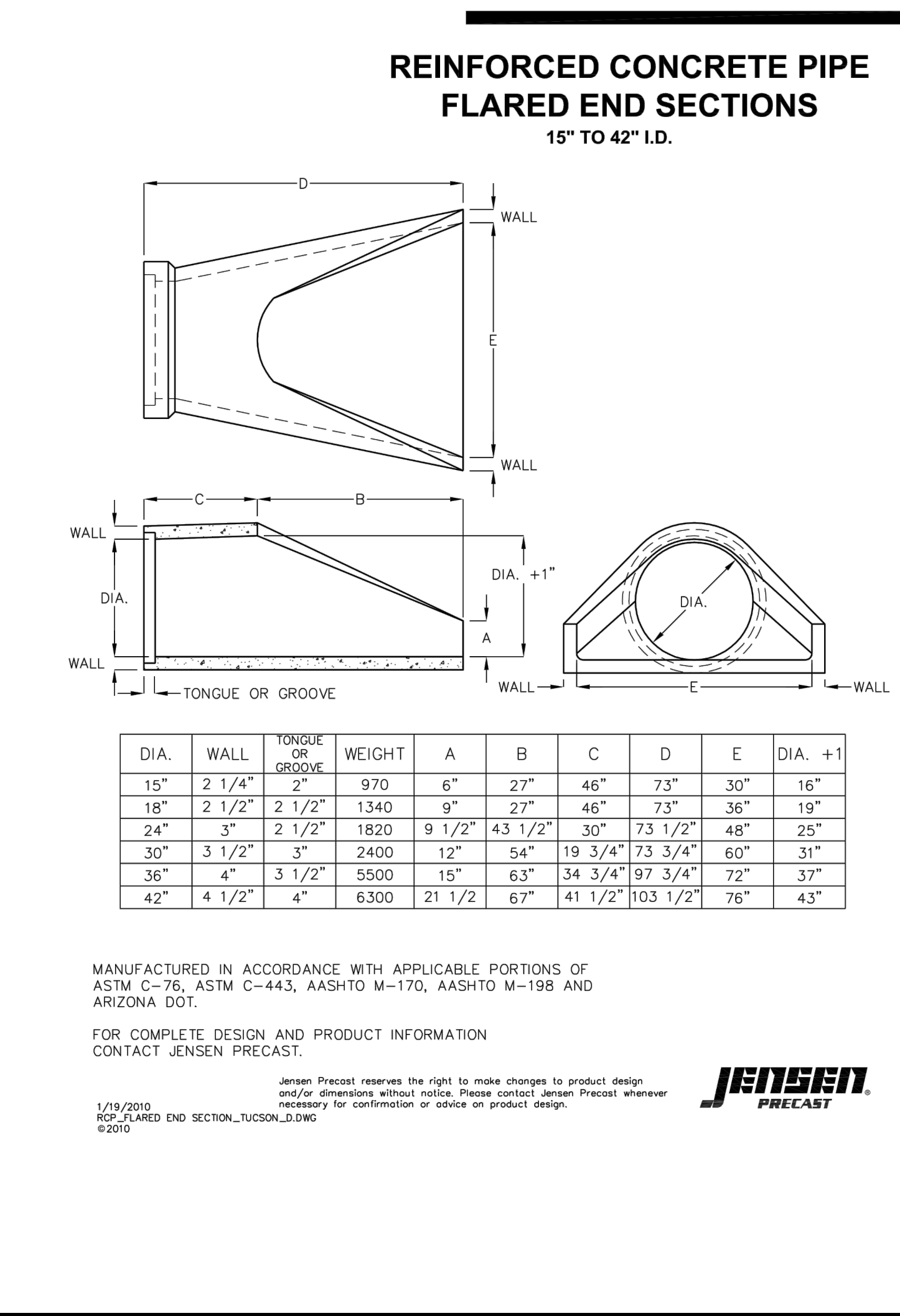
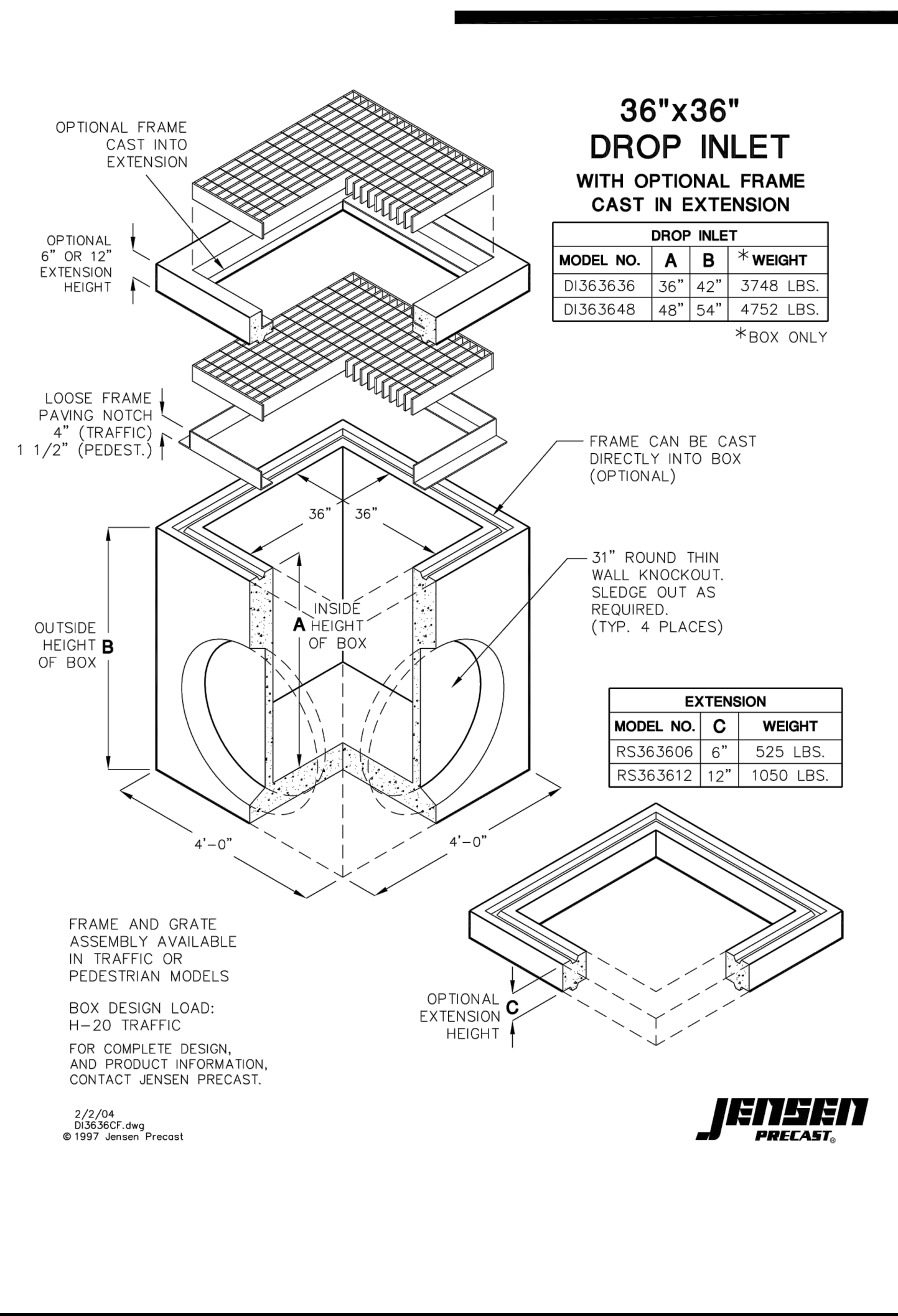
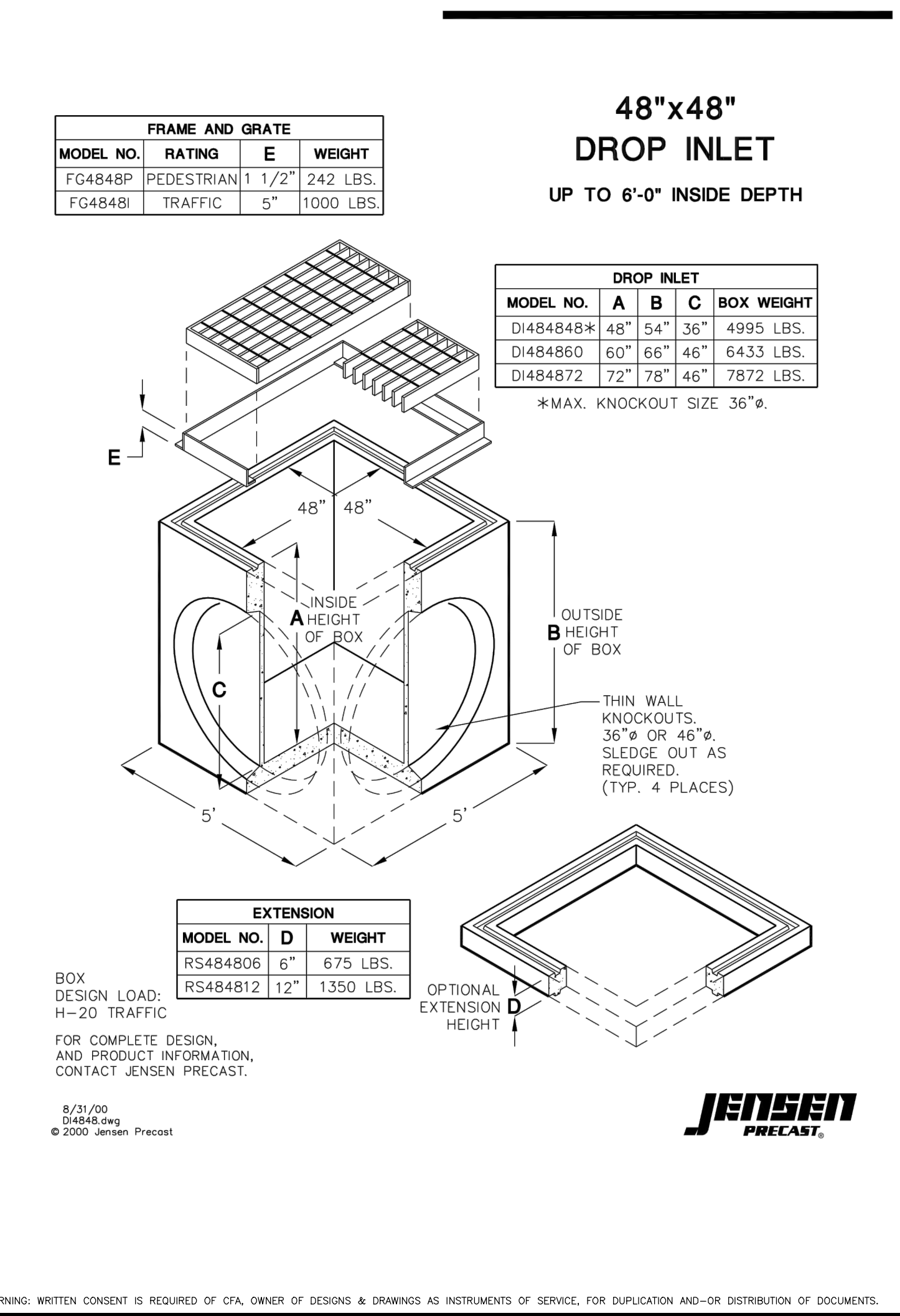
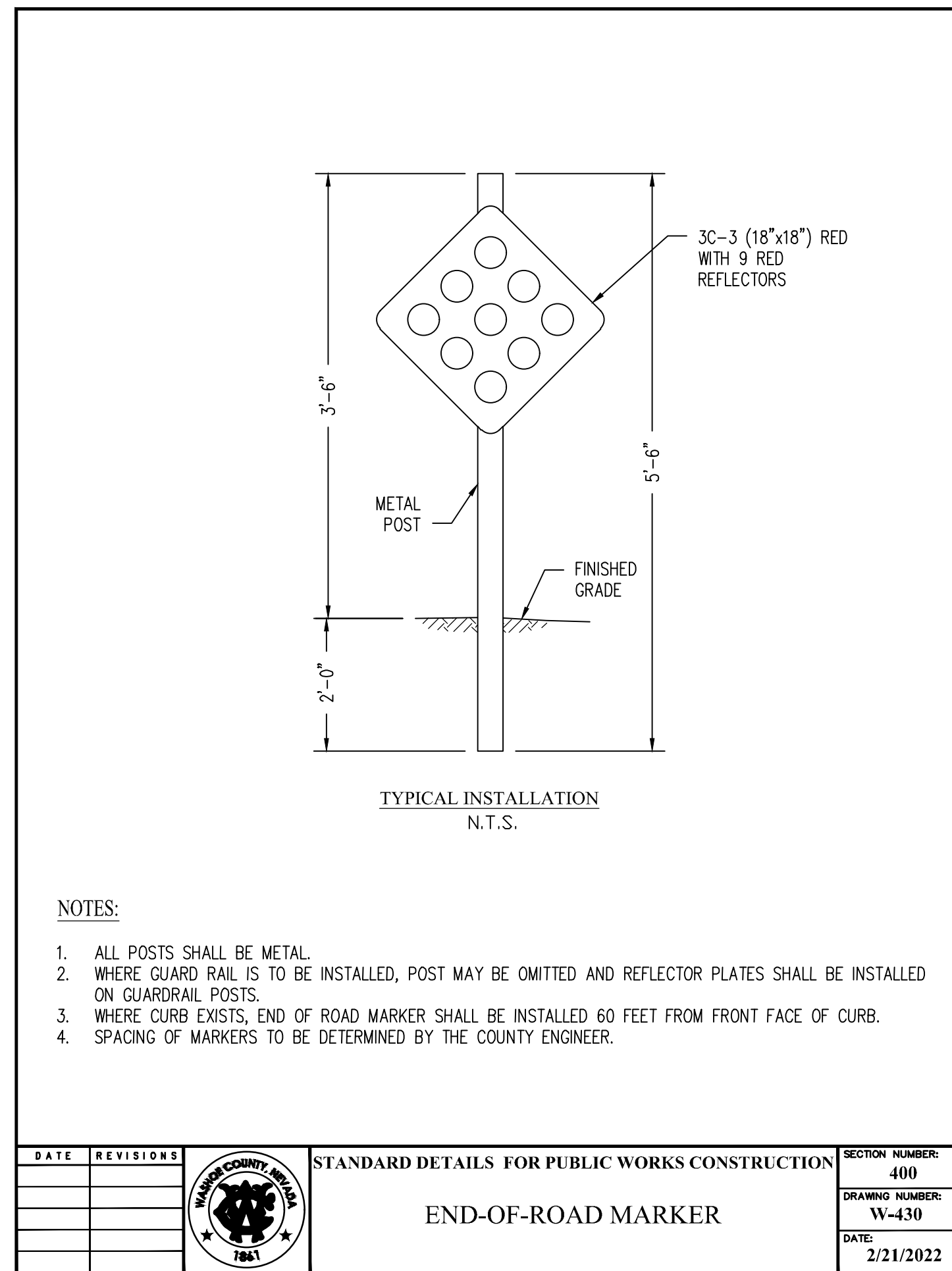
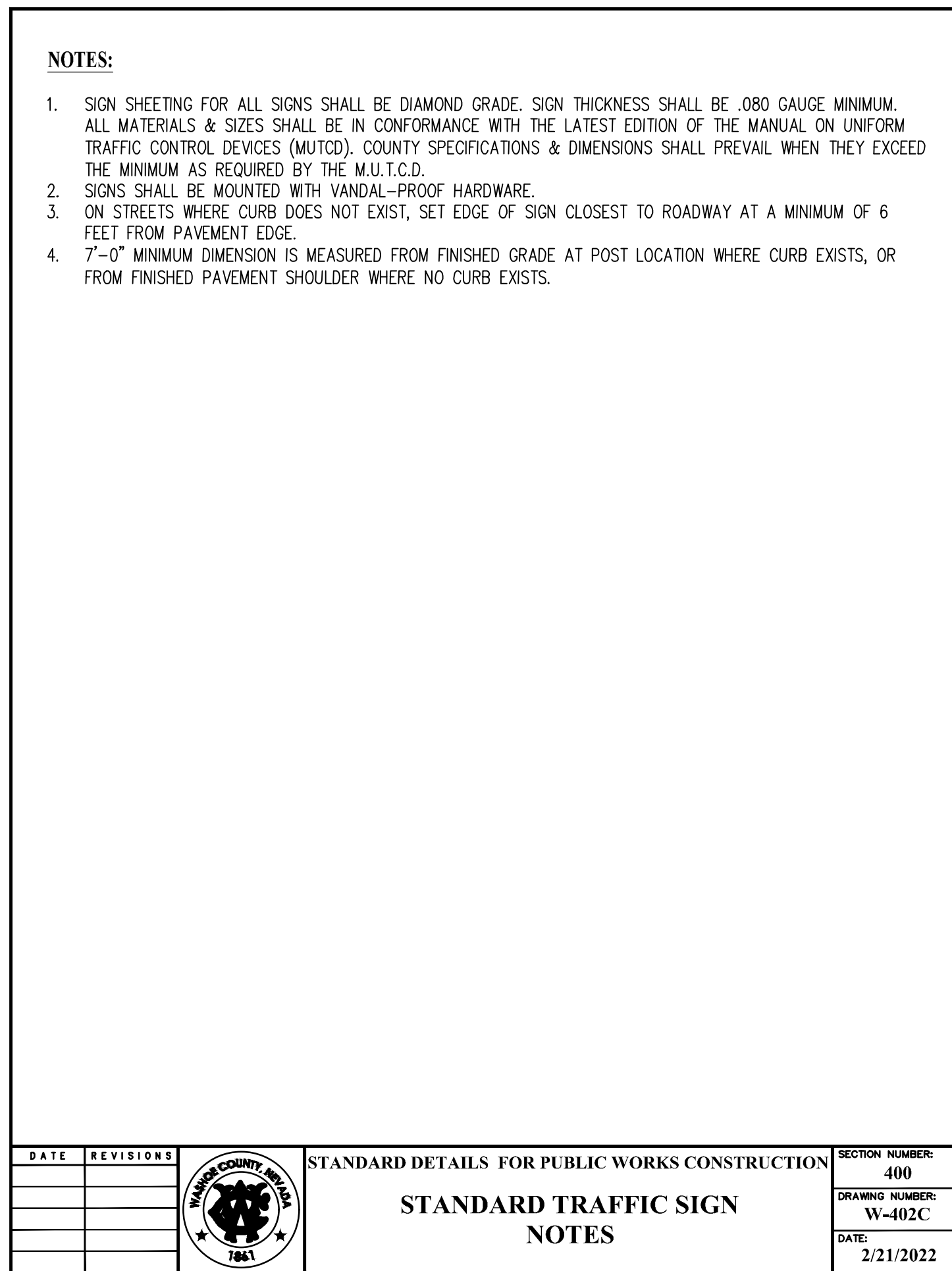
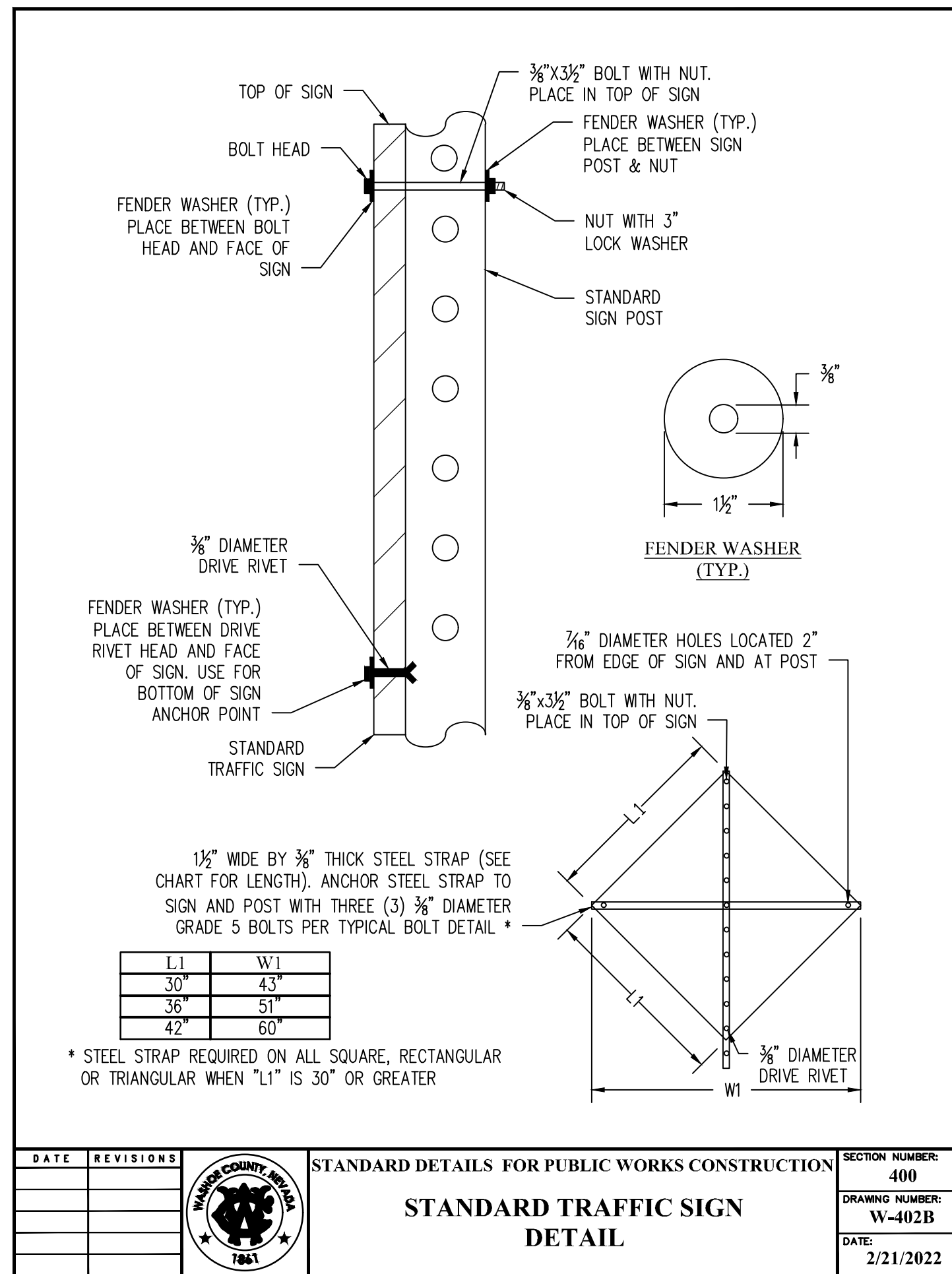
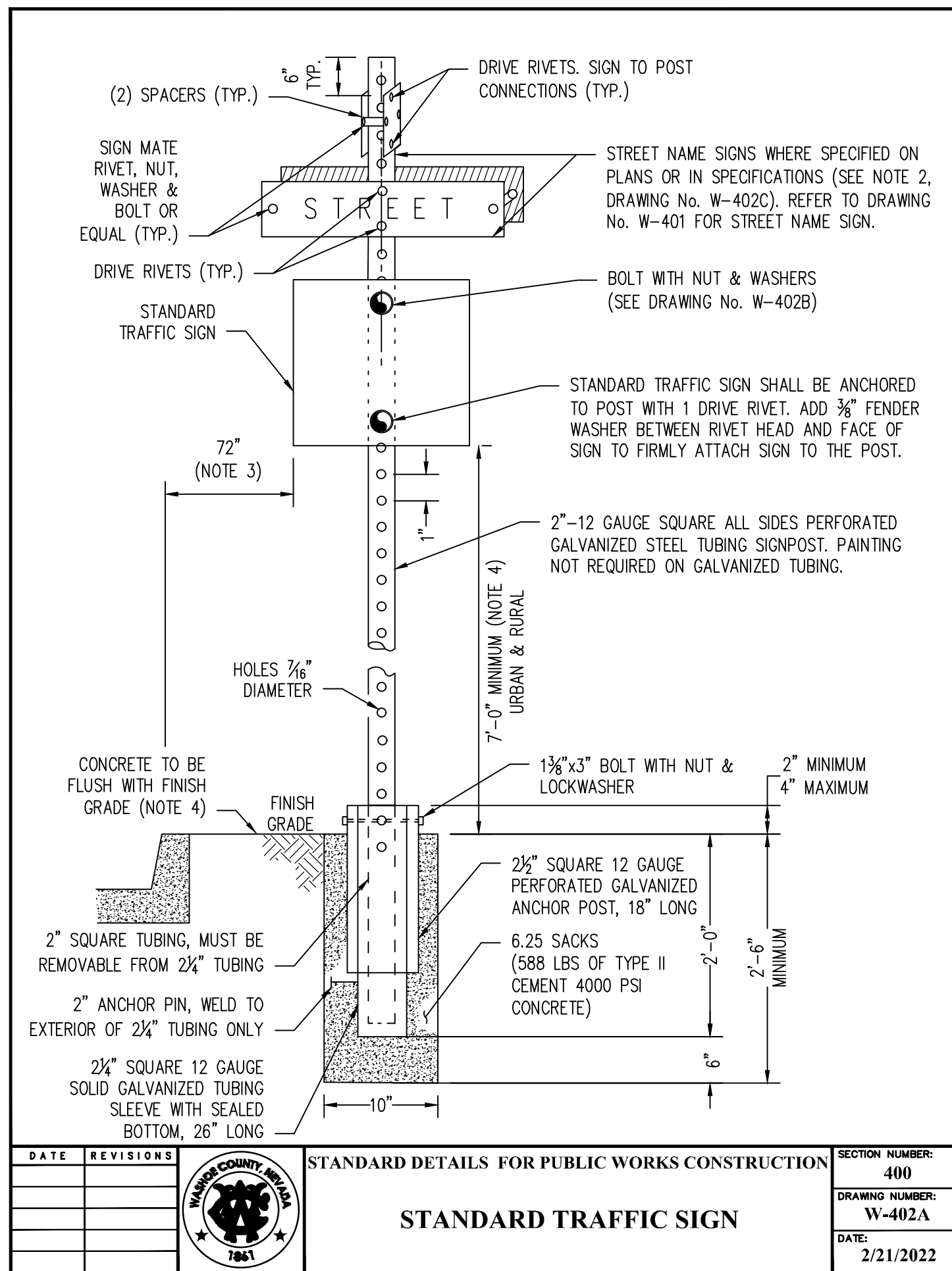
DESIGNED BY: NDJ  
CHECKED BY: KK/RG  
DATE: 02/13/23

SHEET

C6.3

46





WASHOE COUNTY INITIAL FINAL MAP REVIEW COMMENTS

3/31/23

DATE

MARK

REVISIONS

BY

PROFESSIONAL SEAL:

KATHLEEN KNIGHT  
Exp. 06-30-25  
CIVIL  
No. 28935  
3/31/2023

CFA, INC.  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502  
775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM

SIERRA REFLECTIONS VILLAGE #1  
SUBDIVISION IMPROVEMENT PLANS  
CIVIL DETAILS  
ST. JAMES PARKWAY  
RENO, NV 89521

WASHOE COUNTY

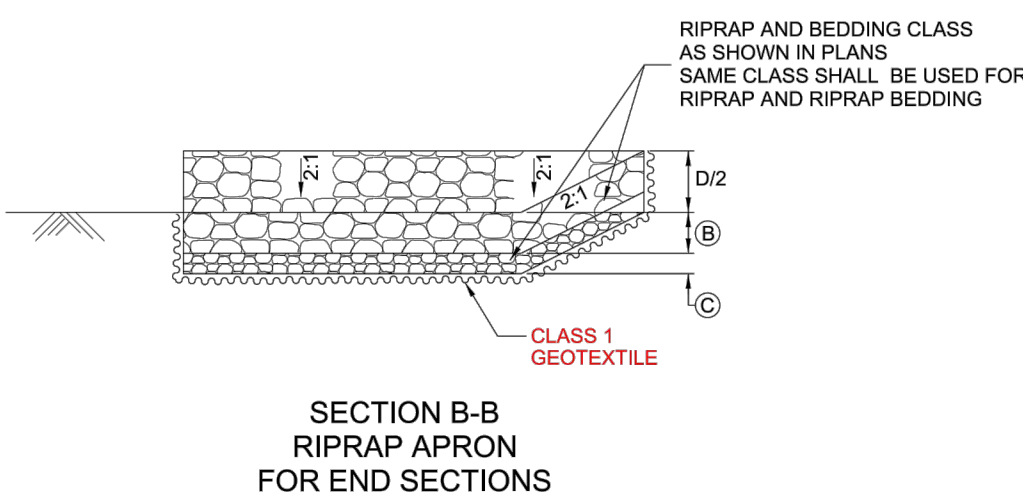
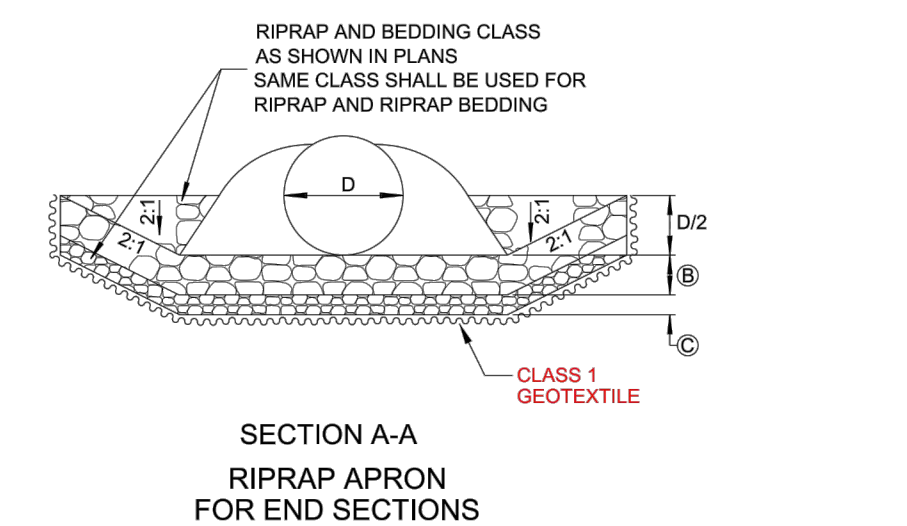
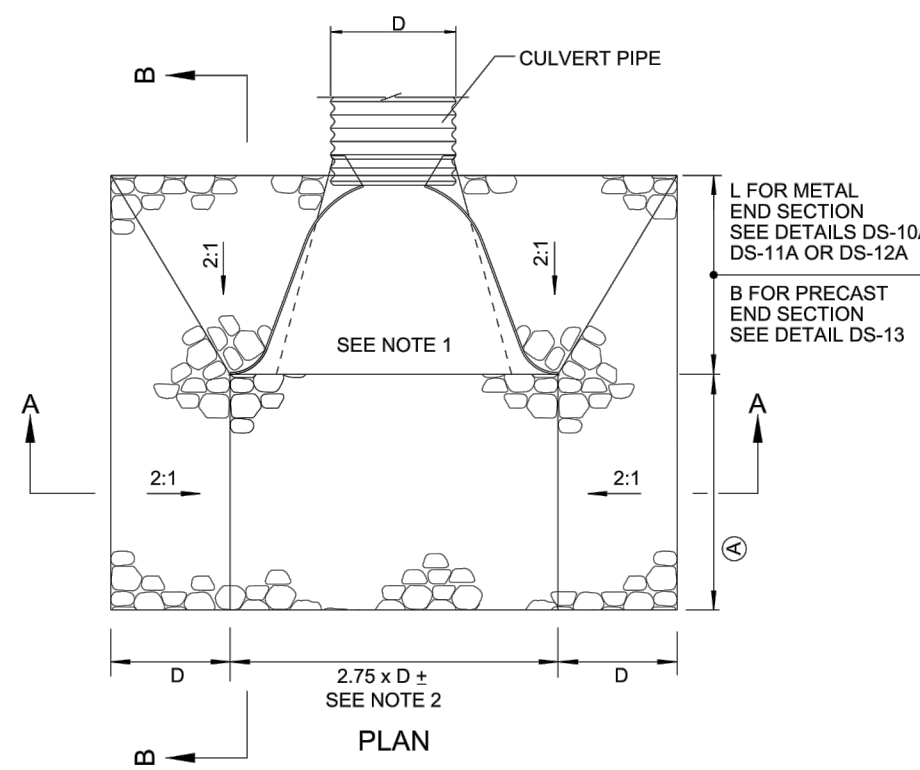
JOB NO. 21126.01  
DESIGNED BY NDJ  
CHECKED BY KK/RG  
DATE 02/13/23

SHEET C6.4

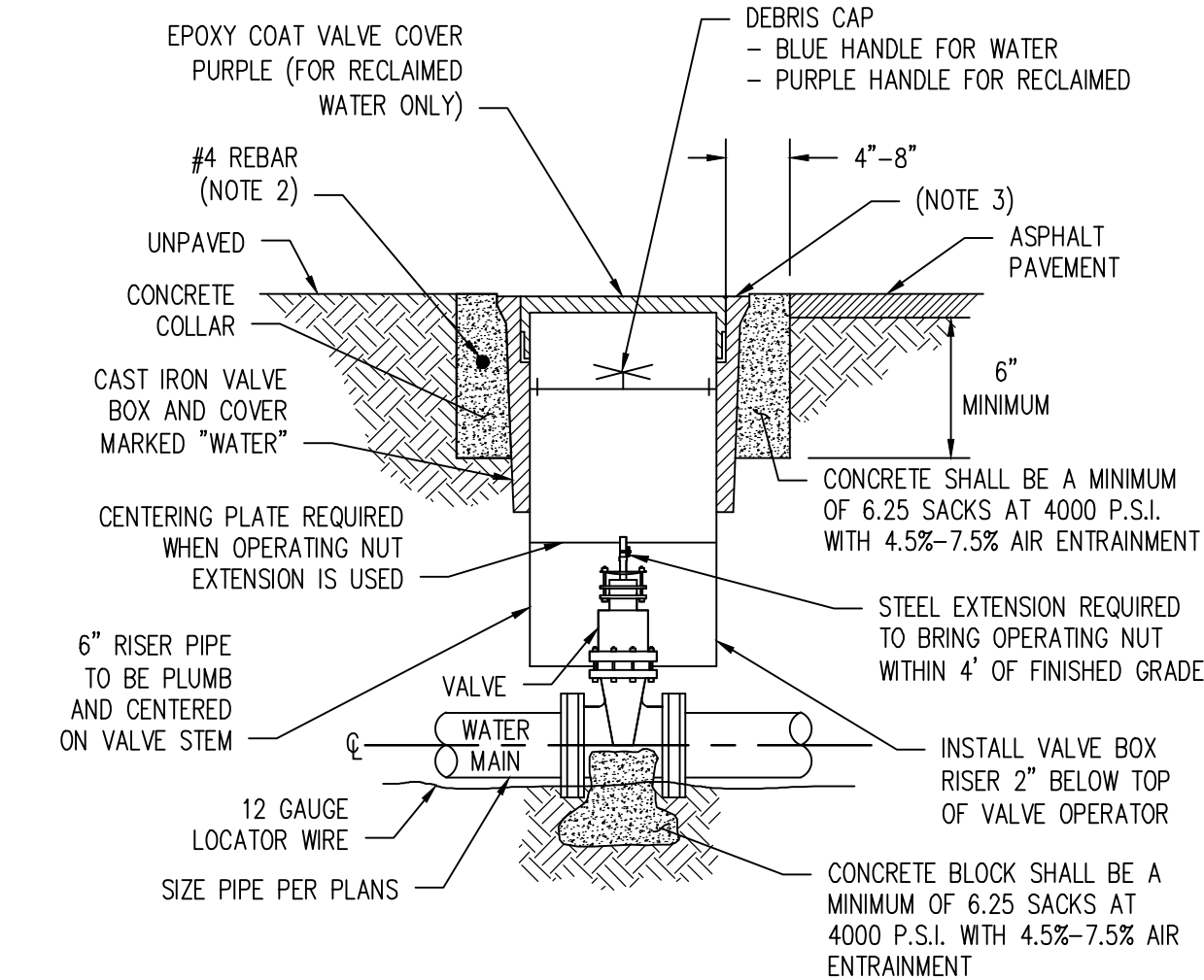
46

OF



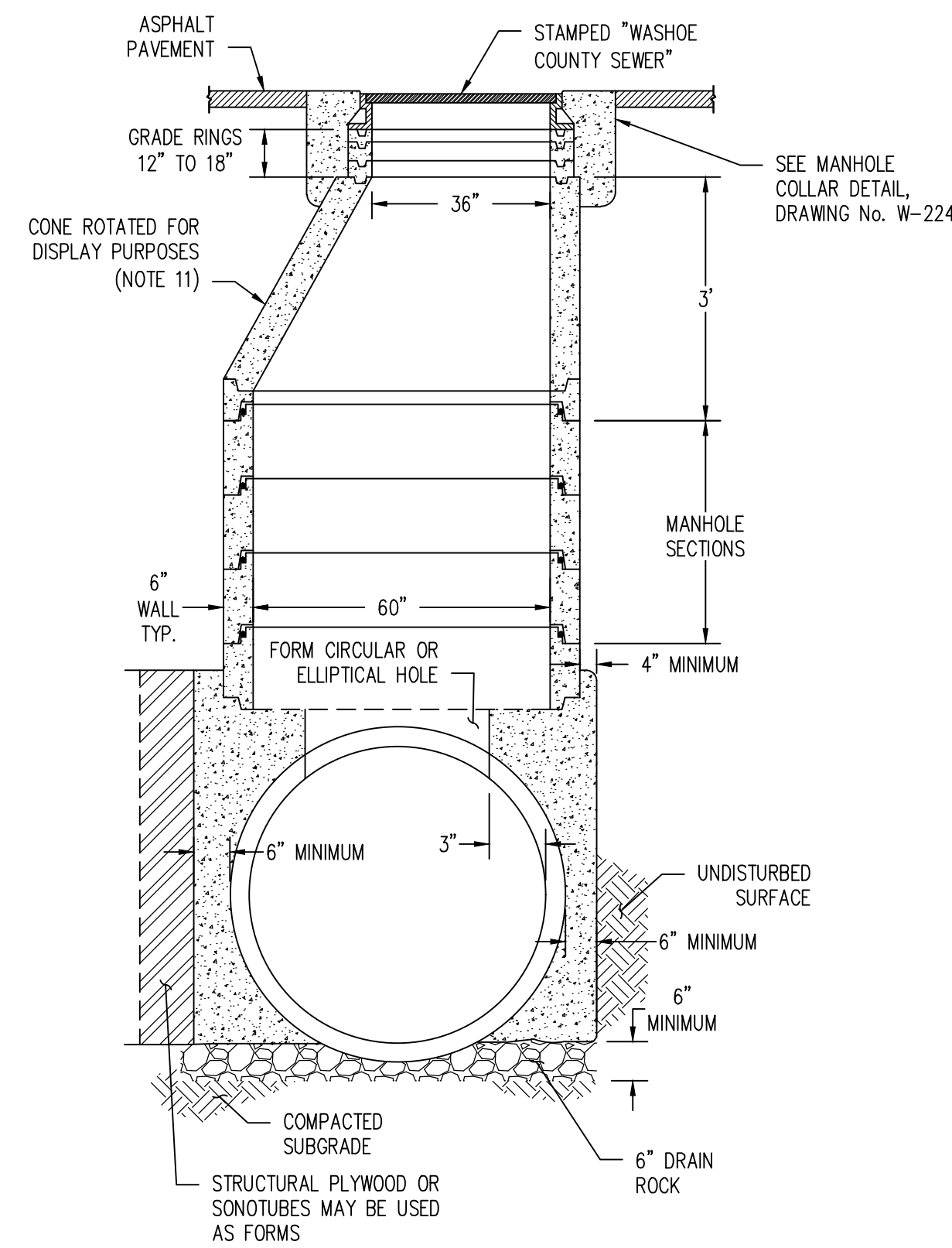


1 RIPRAP BEDDING DETAIL  
C6.5 N.T.S.



- NOTES:**
- MATERIAL USED FOR SUPPORT BLOCKING SHOULD NOT PREVENT ACCESS TO THE BOLT ASSEMBLY.
  - CONCRETE SHALL MEET THE REQUIREMENTS OF THE SSPWC. REBAR SHALL ONLY BE USED WHEN THE VALVE BOX IS LOCATED OUTSIDE OF PAVED AREAS.
  - VALVE BOXES TO BE SET  $\frac{3}{8}$ " BELOW FINISHED ROADWAY SURFACE. INSTALL OPERATING EXTENSION WITH OPERATING NUT RESTRAINING BOLT & TOP CENTERING PLATE. ANCHOR BARS & REDWOOD BLOCKS NOT REQUIRED WHEN OPERATING NUT IS AT GREATER DEPTH THAN 4" FROM FINISHED GRADE.
  - CONCRETE COLLARS IN THE WASHOE COUNTY ROADS SHALL BE BROUGHT TO GRADE ACCORDING TO THEIR RESPECTIVE REQUIREMENTS.

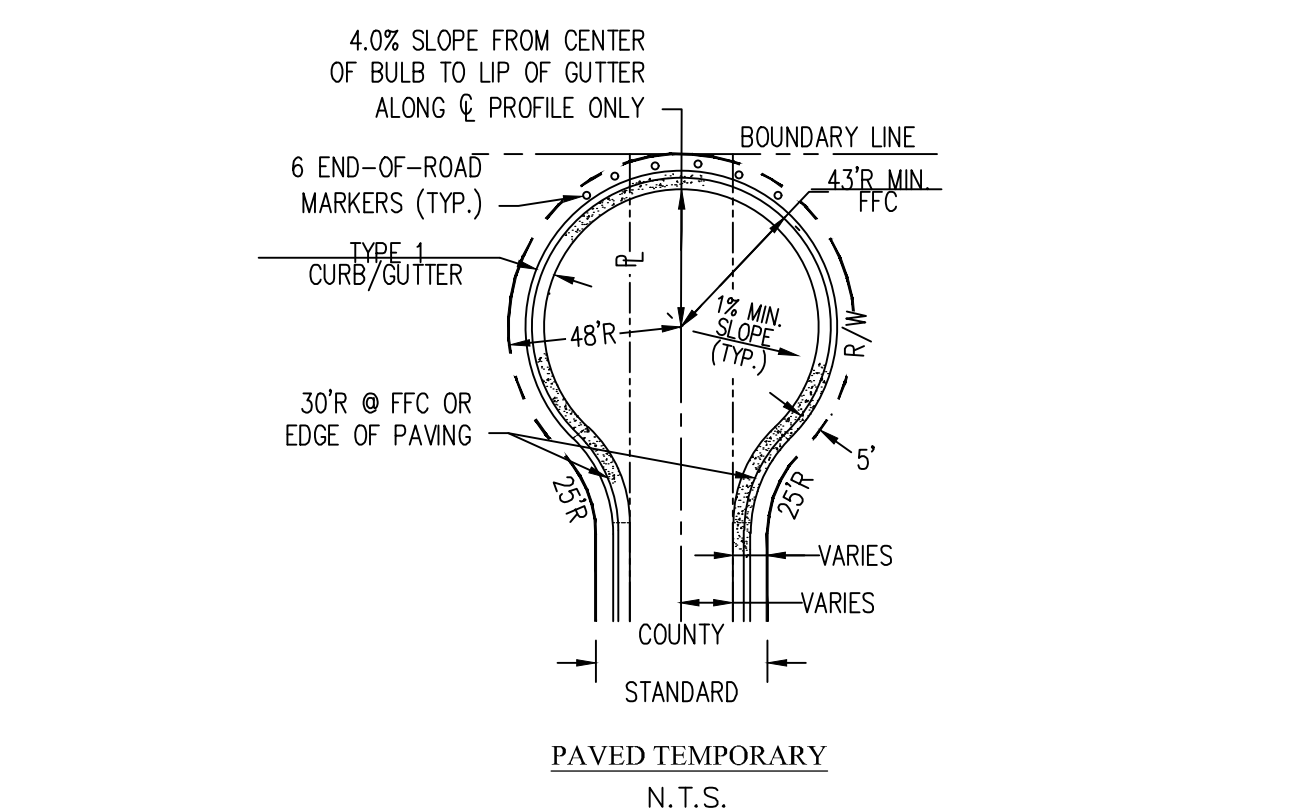
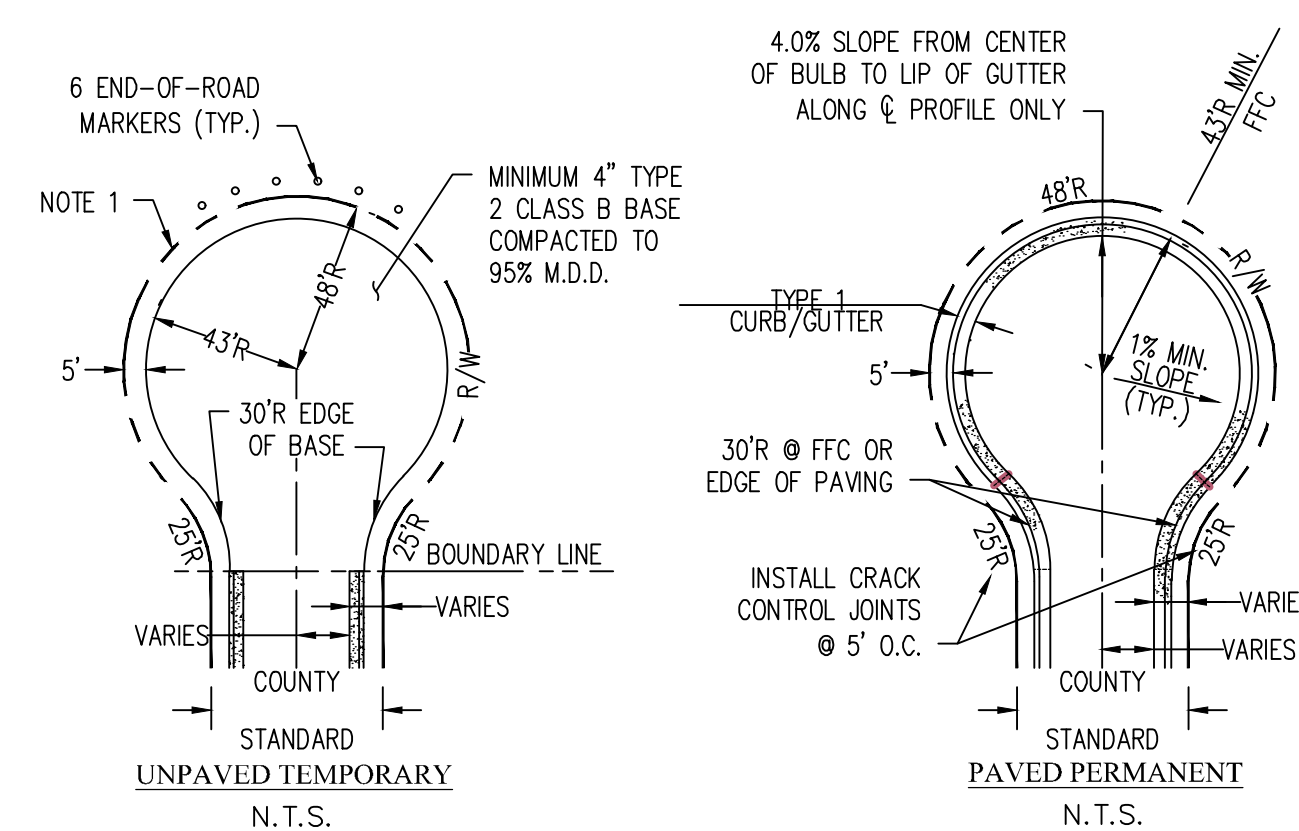
STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION  
VALVE DETAIL  
SECTION NUMBER: 300  
DRAWING NUMBER: W-303  
DATE: 2/21/2022



- NOTES:**
- TYPE 4A MANHOLE TO BE UTILIZED AS FOLLOWS:  
- ALL CASES FOR PIPE 30" AND GREATER
  - MANHOLE MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE SSPWC.
  - PORTLAND CEMENT CONCRETE (PCC) SHALL BE A MINIMUM 4000 PSI COMPRESSIVE STRENGTH @ 28 DAYS WITH MINIMUM 6.25 SACKS OF TYPE II CEMENT (568 LBS) PER CUBIC YARD OF CONCRETE, A MAXIMUM WATER/CEMENT RATIO OF 0.45, 4.5-7.5% AIR ENTRAINMENT, AND SLUMP SHALL RANGE FROM A MINIMUM OF 1" TO A MAXIMUM OF 4". ALL MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC).
  - ALL MANHOLES SHALL INCLUDE D&L FOUNDRY 24FC-1032-WC 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 THE SSPWC.
  - 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.
  - EARTH IN PLACE CAN BE USED AS FORM.
  - STRUCTURAL PLYWOOD OR SONOTUBES IN PLACE CAN BE USED AS FORMS.

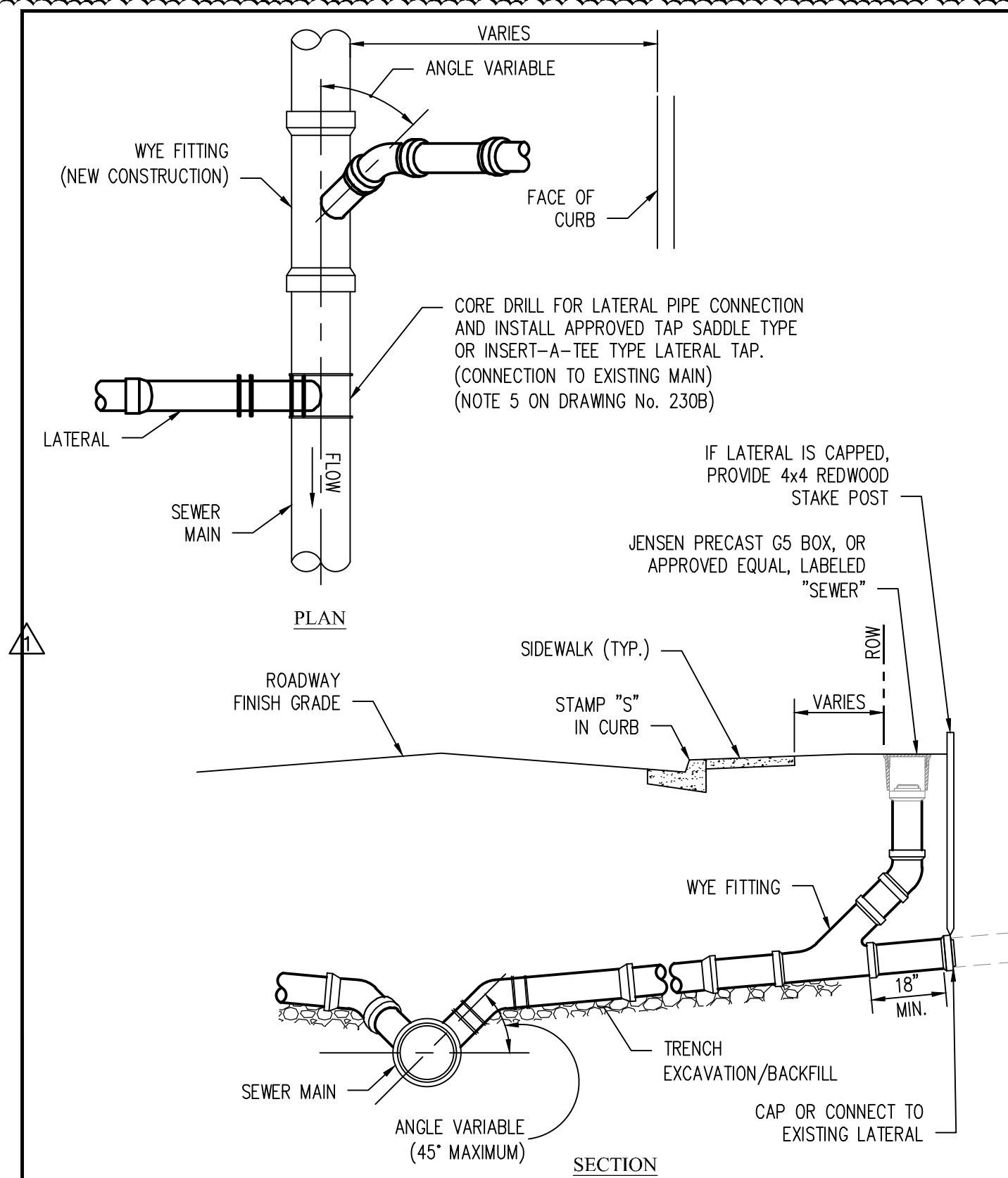
STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION  
MANHOLE TYPE 4A  
SECTION NUMBER: 200  
DRAWING NUMBER: W-222A  
DATE: 2/21/2022

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION  
MANHOLE TYPE 4A NOTES  
SECTION NUMBER: 200  
DRAWING NUMBER: W-222B  
DATE: 2/21/2022



- NOTES:**
- TEMPORARY TURNAROUND EASEMENT DOCUMENT REQUIRED WITH MINIMUM 48' RADIUS TO BE ABANDONED WITH STREET EXTENSION.
  - DRAINAGE OF UNPAVED TEMPORARY CUL-DE-SAC SHALL BE CONSISTENT WITH COUNTY STANDARDS, INCLUDING ARTICLE 420 STORM DRAINAGE AND TO BE USED ONLY IF STREET IS TO BE EXTENDED WITHIN 1 YEAR.
  - PAVED TEMPORARY TURNAROUND SHALL BE CONSTRUCTED WHEN AN OFF-SITE TEMPORARY TURNAROUND EASEMENT CANNOT BE OBTAINED AND STREET IS TO BE EXTENDED IN THE FUTURE. STRUCTURAL SECTION OF TURNAROUND TO MATCH STREET SECTION, REFER TO CODE 111.444 FOR CONSTRUCTION.
  - PAVED TEMPORARY TURNAROUND IS REQUIRED ON ALL FUTURE THROUGH-STREETS THAT FRONT LOTS, OR EXTEND MORE THAN 150 FEET BEYOND THE NEAREST INTERSECTING STREET.

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION  
CUL-DE-SAC NOTES  
SECTION NUMBER: 100  
DRAWING NUMBER: W-111B  
DATE: 2/21/2022



- NOTES:**
- SEWER LATERALS SHALL HAVE A MINIMUM PIPE DIAMETER OF 4 INCHES.
  - ALL PLASTIC PIPE USED FOR SEWER SERVICE LATERAL CONSTRUCTION SHALL BE SOLID WALL AND SHALL MEET THE REQUIREMENTS OF ASTM D-2412, HAVE A MINIMUM STIFFNESS OF 46 PSI AS DEFINED BY THE REQUIREMENTS OF ASTM D-3034.
  - SERVICE LATERALS SHALL HAVE A MINIMUM SLOPE OF 2 PERCENT (2%).
  - SEWER LATERALS SHALL HAVE A MINIMUM COVER OF 36 INCHES IN THE PUBLIC RIGHT-OF-WAY AND IN EASEMENTS UNLESS OTHERWISE APPROVED BY THE COUNTY ENGINEER. THE DEFINITION OF "COVER" IS THE DISTANCE FROM THE TOP OF PIPE TO FINISHED GRADE.
  - USE OF SEWER SERVICE TAP SADDLE CONNECTIONS SHALL NOT BE ALLOWED FOR NEW SEWER MAIN CONSTRUCTION. WHEN A TAP SADDLE CONNECTION IS TO BE USED ON AN EXISTING SEWER MAIN, IT SHALL BE A WYE SADDLE AND BE INSTALLED PER DETAIL DRAWING No. W-231.
  - SEWER LATERALS SHALL HAVE A CLEANOUT INSTALLED IMMEDIATELY UPSTREAM OF THE POINT WHERE THE SERVICE LATERAL EXITS THE PUBLIC RIGHT-OF-WAY OR EASEMENT. A GS BOX CLEARLY MARKED "SEWER" SHALL BE INSTALLED OVER THE TOP OF THE CLEANOUT RISER CAP PIPE.
  - SEWER LATERALS SHALL NOT BE CONNECTED DIRECTLY TO OR WITHIN 5 FEET OF A MANHOLE STRUCTURE.
  - EXISTING SEWER LATERALS SHALL BE CUT BACK TO SOUND MATERIAL FOR COUPLING. PLACE 6-INCH THICK CONCRETE PAD UNDER CONNECTION.
  - SEWER LATERAL CONNECTION SHALL BE STABILIZED WITH APPROVED MATERIAL FOLLOWING INSTALLATION. CONNECTION TO COUNTY SEWER MAIN MUST BE INSPECTED BY WASHOE COUNTY PRIOR TO BACKFILL.
  - NO LATERAL CONNECTIONS SHALL BE MADE DIRECTLY TO A SANITARY SEWER "INTERCEPTOR" UNLESS APPROVED BY THE COUNTY ENGINEER.
  - SEWER LATERALS SHALL NOT BE CONNECTED TO A SEWER MAIN UNLESS THE CONNECTION POINT IS BETWEEN TWO MANHOLE STRUCTURES.
  - SANITARY SEWER LATERAL IDENTIFICATION AND LOCATING REQUIREMENTS SHALL BE PER WASHOE COUNTY SEWER DESIGN STANDARDS.
  - DISCONTINUANCE OF USE OF AN EXISTING SEWER LATERAL REQUIRES ABANDONMENT OF THE LATERAL. CUT, REMOVE 1 FOOT OF EXISTING LATERAL AND CAP BOTH ENDS OF THE EXISTING SEWER LATERAL TO BE ABANDONED WITHIN 6 INCHES OF THE SEWER MAIN. ABANDONMENT MUST BE INSPECTED BY THE COUNTY PRIOR TO BACKFILL.
  - PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION, MAINTENANCE AND REPAIR OF THE SEWER LATERAL WITHIN THE PUBLIC RIGHT-OF-WAY.

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION  
SANITARY SEWER LATERAL  
SECTION NUMBER: 200  
DRAWING NUMBER: W-230A  
DATE: 2/21/2022

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION  
SANITARY SEWER LATERAL NOTES  
SECTION NUMBER: 200  
DRAWING NUMBER: W-230B  
DATE: 2/21/2022

WASHOE COUNTY INITIAL FINAL MAP REVIEW COMMENTS

3/31/23

DATE

MARK

REVISIONS

BY

PROFESSIONAL SEAL:

KATHLEEN KNIGHT  
Exp. 06-30-25  
CIVIL  
No. 28935  
3/31/2023

CFA, INC.  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502  
775-856-1150 MAIN • 775-856-1160 FAX • CFARENDO.COM

NEVADA

SIERRA REFLECTIONS VILLAGE #1  
SUBDIVISION IMPROVEMENT PLANS  
CIVIL DETAILS  
ST. JAMES PARKWAY  
RENO, NV 89521

WASHOE COUNTY

JOB NO. 21126.01  
DESIGNED BY NDJ  
CHECKED BY KK/RG  
DATE 02/13/23

SHEET

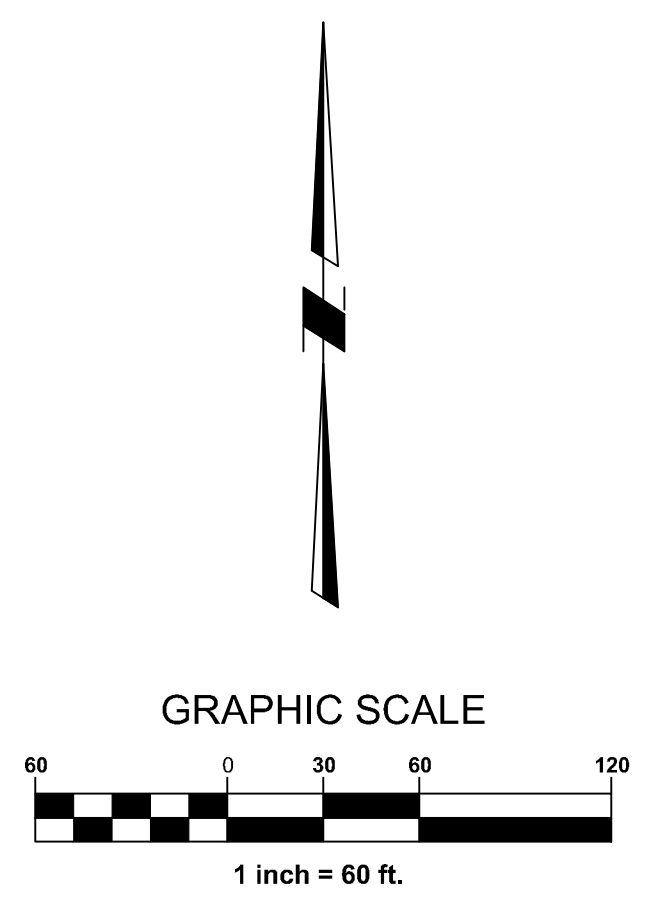
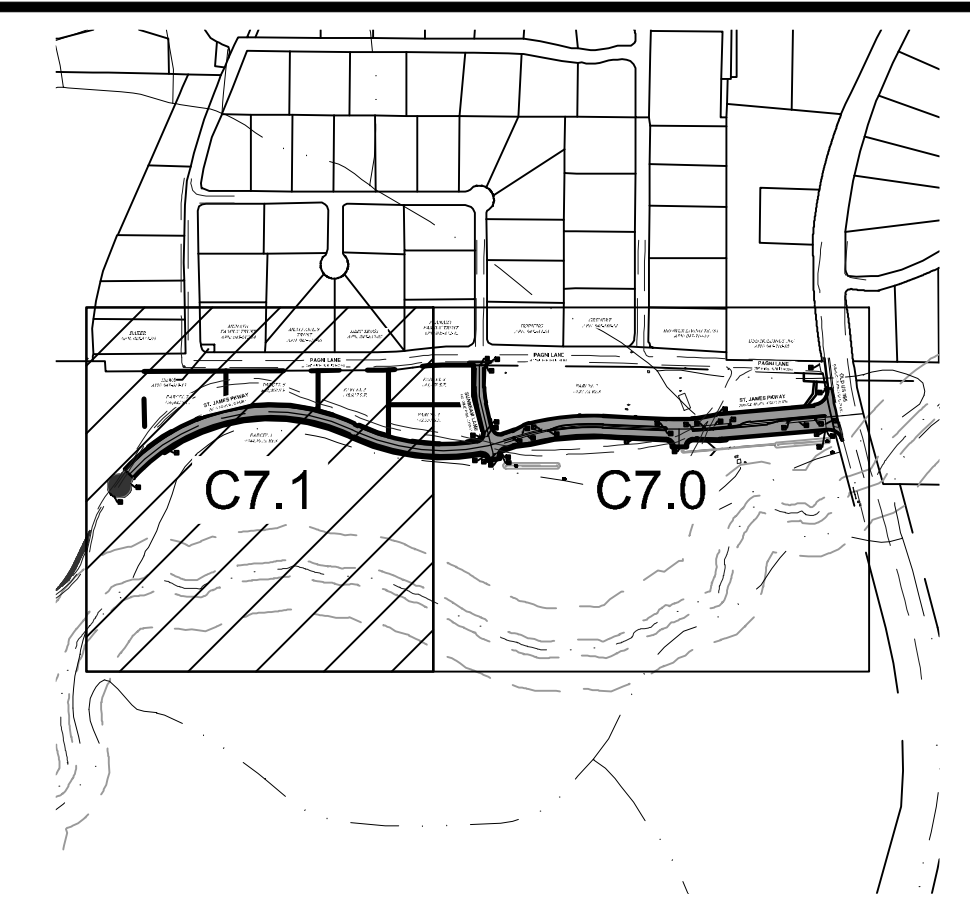
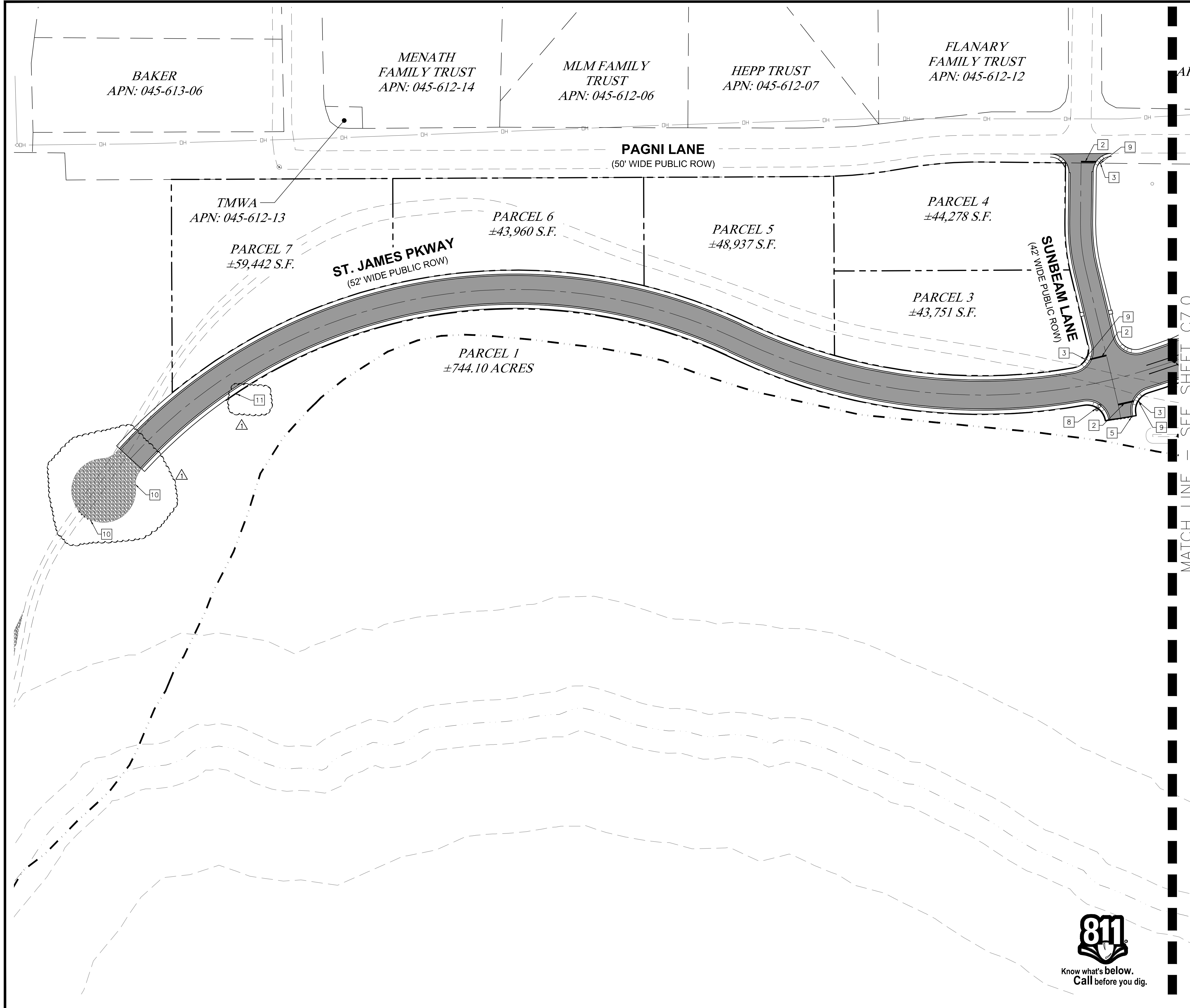












MATCH LINE - SEE SHEET C7.0

- # CONSTRUCTION NOTES**
- 1 CONSTRUCT 24" STOP BAR AS PER MUTCD STANDARDS
  - 2 CONSTRUCT 12" STOP BAR AS PER MUTCD STANDARDS
  - 3 INSTALL 30" x 30" "R1-1" STOP SIGN AS PER MUTCD STANDARDS AND AS PER W402A-C, SHEET C6.4
  - 4 INSTALL 24" x 30" "R4-7" KEEP RIGHT SIGN AS PER MUTCD STANDARDS AND AS PER W402A-C, SHEET C6.4
  - 5 INSTALL END OF ROAD MARKERS AS PER W-430, SHEET C6.4
  - 6 CONSTRUCT 8" WIDE WHITE STRIPING FOR LEFT TURN LANE AS PER MUTCD STANDARDS
  - 7 CONSTRUCT LEFT TURN ARROW AS PER MUTCD STANDARDS
  - 8 INSTALL STREET LIGHT WITH A MAXIMUM HEIGHT OF 25'-0" AT EACH INTERSECTION
  - 9 INSTALL STREET NAME SIGN AS PER W402A-C, SHEET C6.4
  - 10 CONSTRUCT UNPAVED TEMPORARY TURN-AROUND AS PER W111A-B, SHEET C6.4
  - 11 INSTALL 24" x 30" "R2-1" 25 MPH SIGN AS PER MUTCD STANDARDS AND AS PER W402A-C, SHEET C6.4

**CAUTION - NOTICE TO CONTRACTOR**

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR RELOCATE ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. CONTRACTOR SHALL OBTAIN APPROVALS FROM THE GOVERNING AGENCIES, THE ENGINEER, AND THE UTILITY COMPANIES PRIOR TO SUCH REMOVAL AND/OR RELOCATION.
4. THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR NONAPPROVED PLANS.
5. CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD WHENEVER CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.



<p>WASHOE COUNTY INITIAL FINAL MAP REVIEW COMMENTS</p> <p>3/31/23</p> <p>DATE</p> <p>MARK</p> <p>REVISIONS</p> <p>BY</p>	<p>PROFESSIONAL SEAL:</p> <p>3/31/2023</p>
<p><b>CFA, INC.</b> LAND SURVEYORS CIVIL ENGINEERS LAND USE PLANNERS 1150 CORPORATE BOULEVARD • RENO, NEVADA 89502 775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM</p>	
<p>SIERRA REFLECTIONS VILLAGE #1 SUBDIVISION IMPROVEMENT PLANS <b>SIGNAGE &amp; STRIPING PLAN</b> ST. JAMES PARKWAY RENO, NV 89521</p>	
<p>NEVADA WASHOE COUNTY</p>	
<p>JOB NO. 21126.01 DESIGNED BY NDJ CHECKED BY KK/RG DATE 02/13/23</p>	
<p>SHEET <b>C7.1</b> 46</p>	



LANARY  
FAMILY TRUST  
APN: 045-612-12

HORNING  
APN: 045-611-01

GRENER  
APN: 045-310-32

BROWER LIVING TRUST  
APN: 045-310-19

DBB HOLDINGS INC  
APN: 045-310-10

PAGNI LANE  
(50' WIDE PUBLIC ROW)

PAGNI LANE  
(50' WIDE PUBLIC ROW)

CEL 4  
78 S.F.

PARCEL 8  
±9,996 S.F.

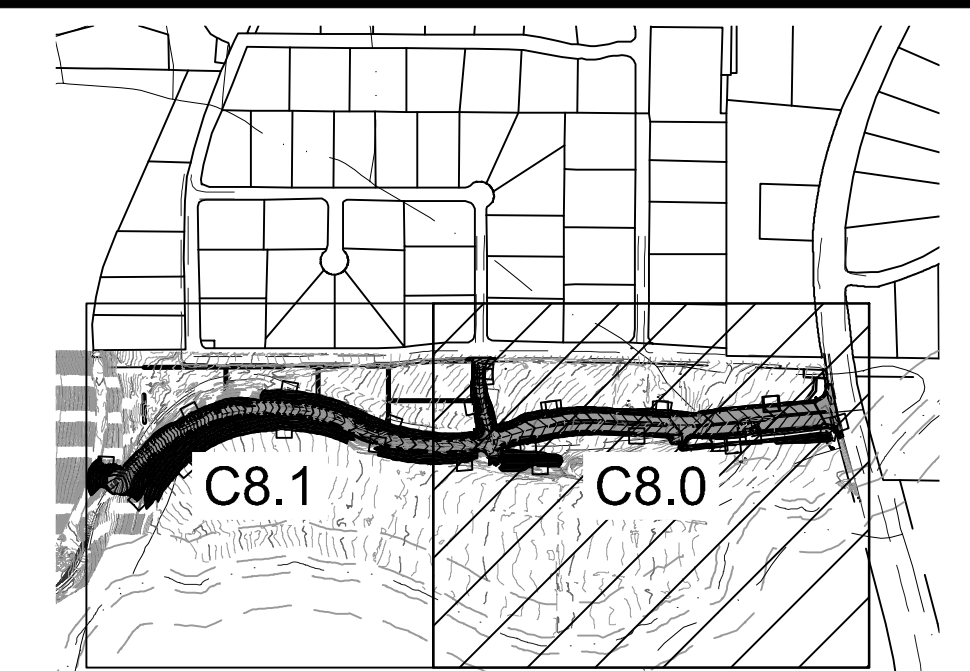
PARCEL 2  
±4.81 ACRES

L 3  
S.F.

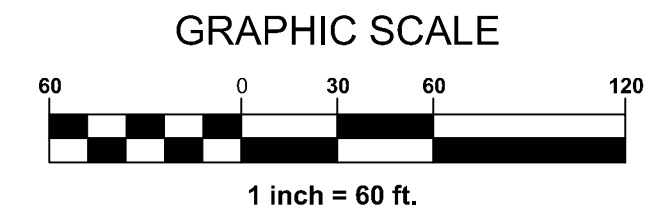
ST. JAMES PKWAY  
(VARIED WIDTH PUBLIC ROW)

OLD US 395  
(VARIED WIDTH PUBLIC ROW)

PARCEL 1  
±744.10 ACRES



SHEET KEY MAP  
N.T.S.



**STORMWATER QUALITY NOTES**

- STANDARD NOTE NO. 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 THE CITY OF RENO OR WASHOE COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIAL SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
- STANDARD NOTE NO. 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 CODE AND THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.
- STANDARD NOTE NO. 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.1.b.(2).
- STANDARD NOTE NO. 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 EXIT LOCATIONS AND ALL BMPs WEEKLY, PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITIONS OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO STORMWATER GENERAL PERMIT NVR100000, SECTION 1.B.1.g.
- STANDARD NOTE NO. 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 BEEN REDUCED BY 50 PERCENT OR MORE.
- STANDARD NOTE NO. 6: UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL PERMANENTLY REVEGETATE ALL AREAS DISTURBED WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.
- TEMPORARY BMPs SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.

REFERENCE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP) HANDBOOK FOR DETAILS ON INSTALLATION, INSPECTION AND MAINTENANCE PROCEDURE.

**CAUTION - NOTICE TO CONTRACTOR**

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR RELOCATE ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. CONTRACTOR SHALL OBTAIN APPROVALS FROM THE GOVERNING AGENCIES, THE ENGINEER, AND THE UTILITY COMPANIES PRIOR TO SUCH REMOVAL AND/OR RELOCATION.
- THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR NONAPPROVED PLANS.
- CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD WHENEVER CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.

**BMP NO. BMP NAME MAP SYMBOL**

SC-8	CONSTRUCTION SITE ENTRANCES AND EXITS	
DP-3	SAND BAG BARRIERS (STORM DRAIN INLET PROTECTION)	
GM-2	STOCK PILE MANAGEMENT	
GM-5	STREET SWEEPING	
GM-8	VEHICLE AND EQUIPMENT MAINTENANCE AND FUELING	
GM-9	HANDLING AND DISPOSAL OF CONCRETE AND CEMENT	
GM-10	MATERIAL DELIVERY, HANDLING, STORAGE, AND USE	
SC-1	FIBER ROLLS (WATTLES)	
SC-5	SILT FENCE (MAY BE ATTACHED TO TEMP. CONSTRUCTION FENCE)	



Know what's below.  
Call before you dig.

WASHOE COUNTY INITIAL FINAL MAP REVIEW COMMENTS

3/31/23

DATE

MARK

REVISIONS

BY

PROFESSIONAL SEAL:

3/31/2023

**CFA, INC.**  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502  
775-856-1150 MAIN • 775-856-160 FAX • CFARENO.COM

EST. 1981

NEVADA

SIERRA REFLECTIONS VILLAGE #1  
SUBDIVISION IMPROVEMENT PLANS

**EROSION CONTROL PLAN**

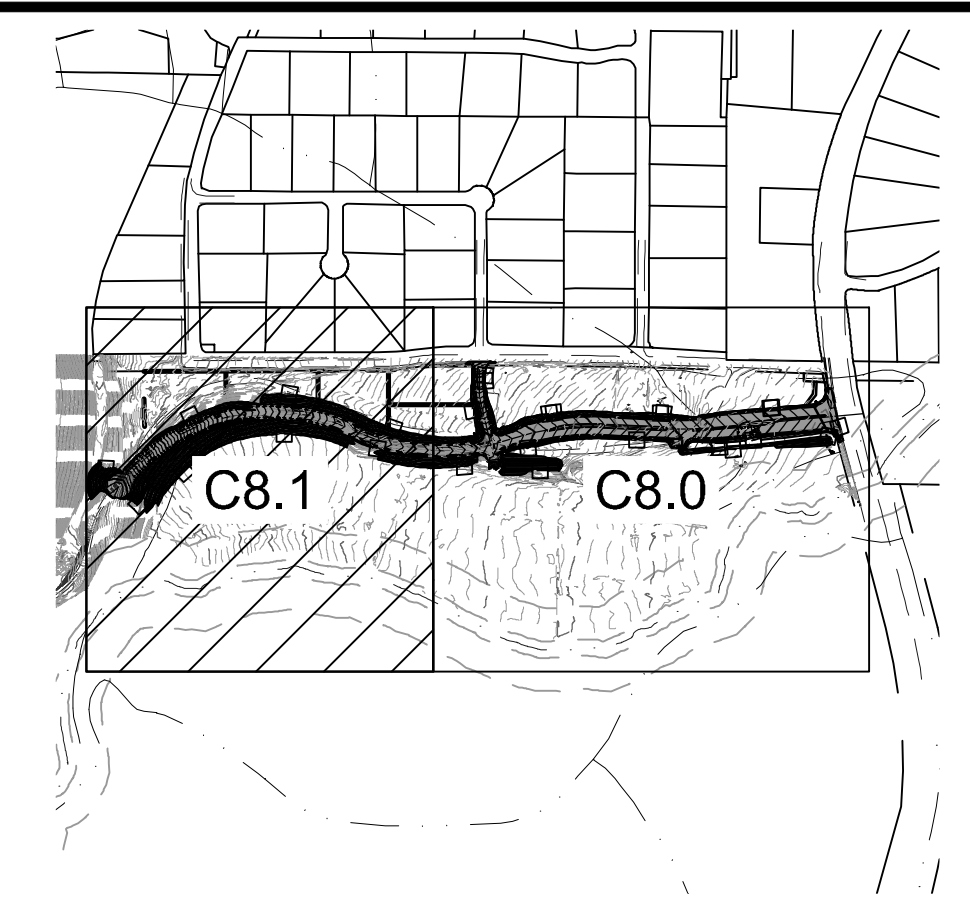
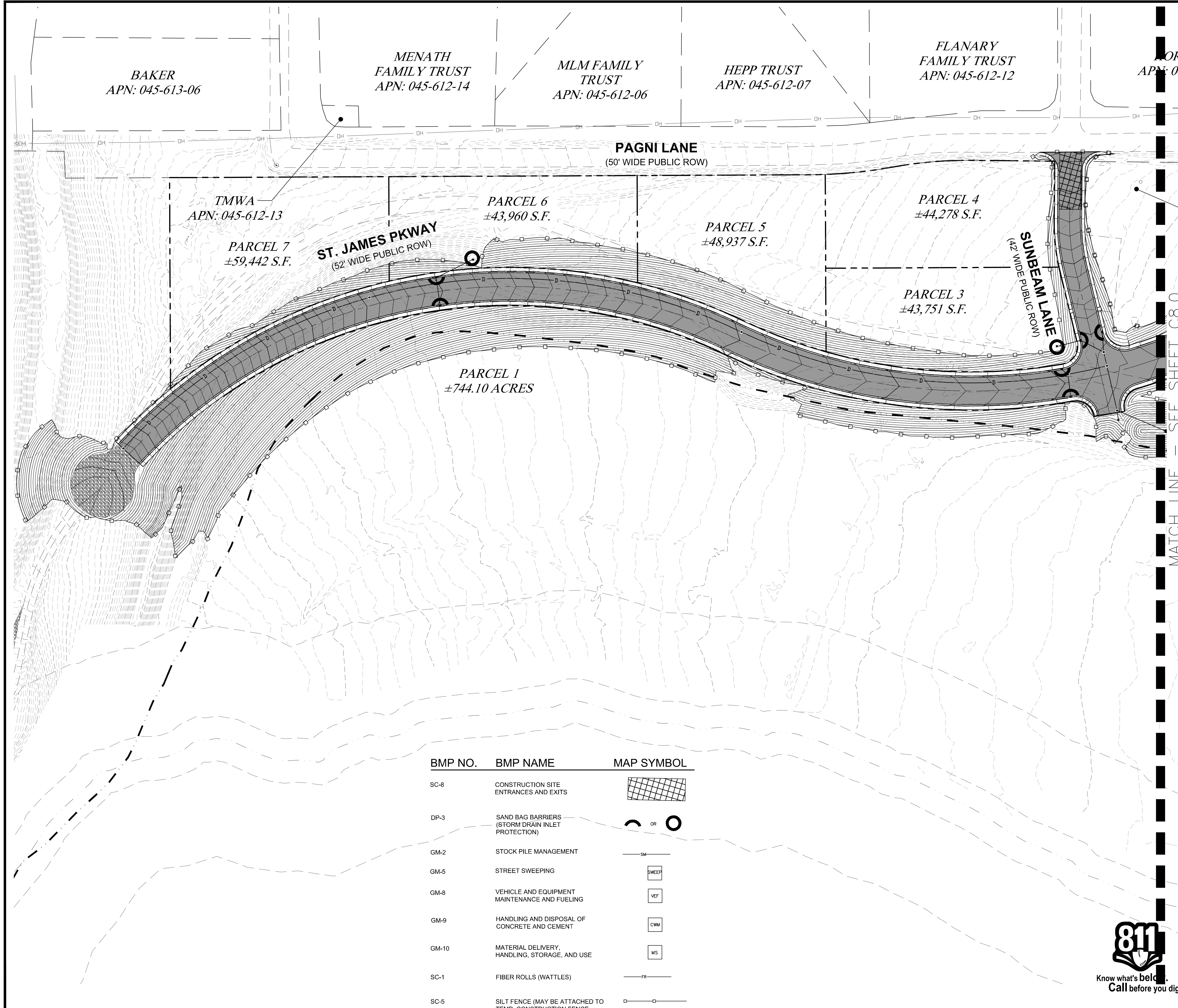
ST. JAMES PARKWAY  
RENO, NV 89521

WASHOE COUNTY

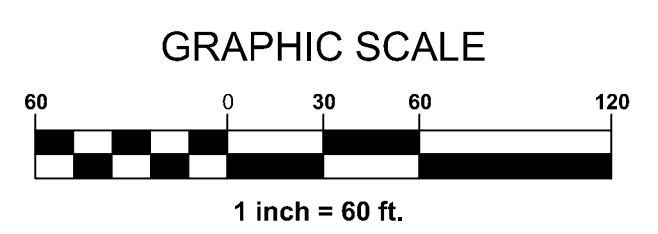
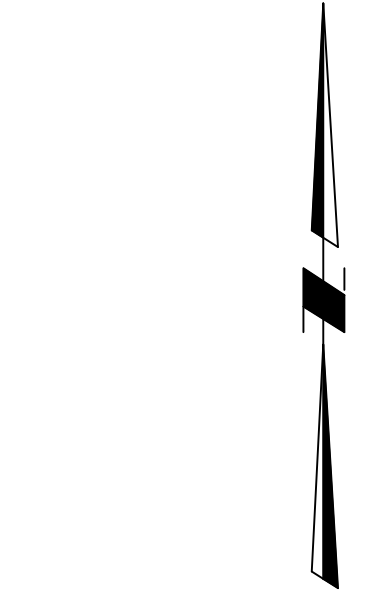
JOB NO. 21126.01  
DESIGNED BY NDJ  
CHECKED BY KK/RG  
DATE 02/13/23

SHEET  
**C8.0**  
46





**SHEET KEY MAP**  
N.T.S.



**STORMWATER QUALITY NOTES**

- STANDARD NOTE NO. 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 OR ACCUMULATE IN THE PUBLIC RIGHTS OF WAYS OF THE CITY OF RENO OR WASHOE COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIAL SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
- STANDARD NOTE NO. 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 CODE AND THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.
- STANDARD NOTE NO. 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.1.(2).
- STANDARD NOTE NO. 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 EXIT LOCATIONS AND ALL BMPs WEEKLY, PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITIONS OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO STORMWATER GENERAL PERMIT NVR100000, SECTION 1.B.1.g.
- STANDARD NOTE NO. 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 BEEN REDUCED BY 50 PERCENT OR MORE.
- STANDARD NOTE NO. 6: UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL PERMANENTLY REVEGETATE ALL AREAS DISTURBED WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.
- TEMPORARY BMPs SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.

REFERENCE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP) HANDBOOK FOR DETAILS ON INSTALLATION, INSPECTION AND MAINTENANCE PROCEDURE.

**CAUTION - NOTICE TO CONTRACTOR**

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND FEATURES AS SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AND/OR ELEVATIONS AT THE PROPOSED POINTS OF CONNECTION AND IN AREAS OF POSSIBLE CONFLICT PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE OR RELOCATE ALL EXISTING UTILITIES AND FEATURES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. CONTRACTOR SHALL OBTAIN APPROVALS FROM THE GOVERNING AGENCIES, THE ENGINEER, AND THE UTILITY COMPANIES PRIOR TO SUCH REMOVAL AND/OR RELOCATION.
- THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION PERFORMED WITH PRELIMINARY OR NONAPPROVED PLANS.
- CONTRACTOR TO PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST EDITION OF MUTCD WHENEVER CONSTRUCTION IS IN PROGRESS WITHIN THE PUBLIC TRAVEL WAY.

**BMP NO. BMP NAME MAP SYMBOL**

BMP NO.	BMP NAME	MAP SYMBOL
SC-8	CONSTRUCTION SITE ENTRANCES AND EXITS	
DP-3	SAND BAG BARRIERS (STORM DRAIN INLET PROTECTION)	
GM-2	STOCK PILE MANAGEMENT	
GM-5	STREET SWEEPING	
GM-8	VEHICLE AND EQUIPMENT MAINTENANCE AND FUELING	
GM-9	HANDLING AND DISPOSAL OF CONCRETE AND CEMENT	
GM-10	MATERIAL DELIVERY, HANDLING, STORAGE, AND USE	
SC-1	FIBER ROLLS (WATTLES)	
SC-5	SILT FENCE (MAY BE ATTACHED TO TEMP. CONSTRUCTION FENCE)	



WARNING: WRITTEN CONSENT IS REQUIRED OF CFA, OWNER OF DESIGNS & DRAWINGS AS INSTRUMENTS OF SERVICE, FOR DUPLICATION AND/OR DISTRIBUTION OF DOCUMENTS.

X:\Projects\21126.01\DWG\ENGR\SHEETS\C8.0 - EROSION CONTROL PLAN.dwg NJAMES 4/3/2023 11:11 AM

WASHOE COUNTY INITIAL FINAL MAP REVIEW COMMENTS

3/31/23

DATE

MARK

REVISIONS

BY

PROFESSIONAL SEAL:

3/31/2023

**CFA, INC.**  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502  
775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM

EST. 1981

SIERRA REFLECTIONS VILLAGE #1  
SUBDIVISION IMPROVEMENT PLANS  
**EROSION CONTROL PLAN**  
ST. JAMES PARKWAY  
RENO, NV 89521

WASHOE COUNTY

JOB NO. 21126.01  
DESIGNED BY NDJ  
CHECKED BY KK/RG  
DATE 02/13/23

SHEET  
**C8.1**  
46



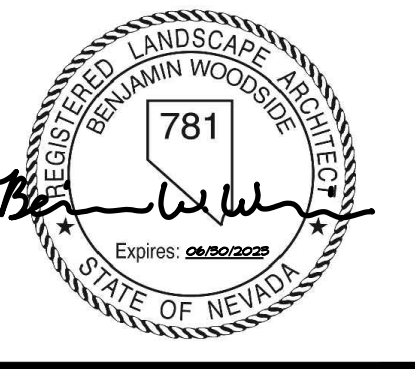






12150 Tributary Point Drive, Suite 140  
Gold River, CA 95670  
T 916.985.4366  
www.callanderassociates.com

REVISION	DATE



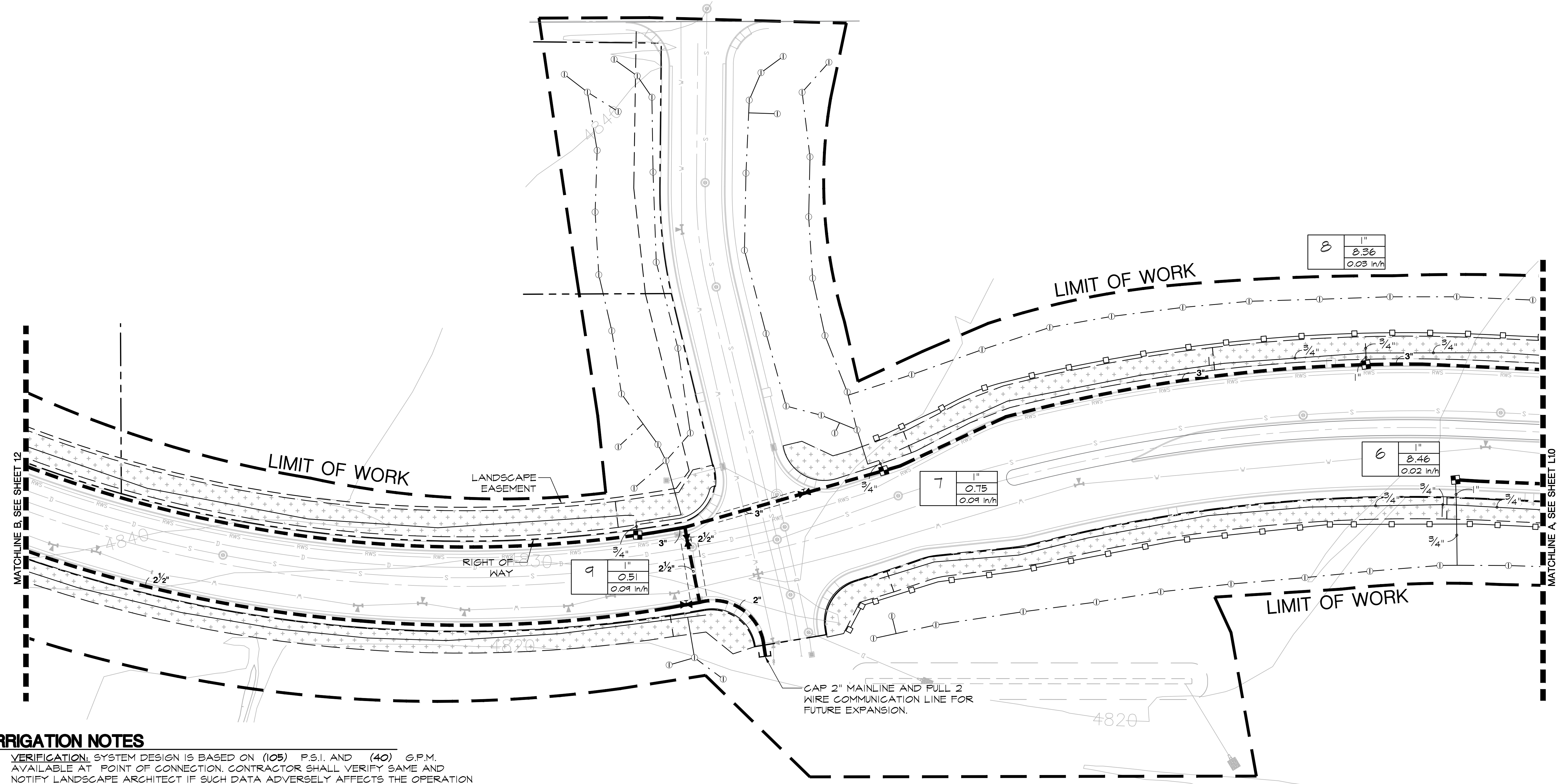
SIERRA REFLECTIONS  
RENO, NV

REVISION	DATE
100% CD's	06/02/22
100% CD's Rev.	02/06/23
100% CD's Rev.	03/31/23

PROJECT NO: 22023  
DRAWN BY: AH  
CHECKED BY: BW  
SCALE: As Shown

SHEET TITLE  
IRRIGATION PLAN

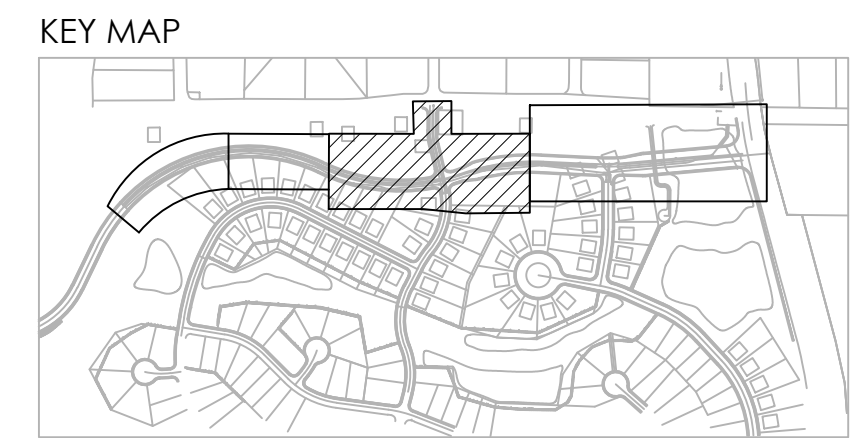
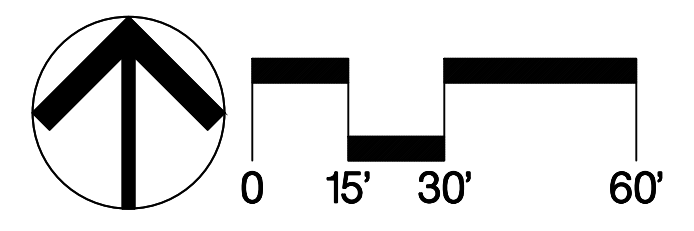
SHEET  
L1.1  
2 OF 9



**IRRIGATION NOTES**

- 1. VERIFICATION:** SYSTEM DESIGN IS BASED ON (105) P.S.I. AND (40) G.P.M. AVAILABLE AT POINT OF CONNECTION. CONTRACTOR SHALL VERIFY SAME AND NOTIFY LANDSCAPE ARCHITECT IF SUCH DATA ADVERSELY AFFECTS THE OPERATION OF THE SYSTEM. SUCH NOTICE SHALL BE MADE IN WRITING AND PRIOR TO COMMENCING ANY IRRIGATION WORK.
- 2. UTILITIES:** CONTRACTOR SHALL VERIFY LOCATION OF ALL ON-SITE UTILITIES. RESTORATION OF DAMAGED UTILITIES SHALL BE MADE AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
- 3. SCHEMATIC:** SYSTEM FEATURES ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. INSTALL ALL PIPING AND VALVES IN COMMON TRENCHES WHERE FEASIBLE AND INSIDE PLANTING AREAS WHENEVER POSSIBLE. ALL VALVES SHALL BE LOCATED IN GROUND COVER OR SHRUB AREAS WHENEVER POSSIBLE.
- 4. CODES:** IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS. NOTIFY LANDSCAPE ARCHITECT BY TELEPHONE AND IN WRITING OF ANY CONFLICTS PRIOR TO INSTALLATION.
- 5. SLEEVING:** CONTRACTOR SHALL ADEQUATELY SIZE ALL SLEEVES SHOWN ON PLAN. SLEEVES SHALL BE INSTALLED AT THE NECESSARY DEPTHS PRIOR TO PAVEMENT CONSTRUCTION. SLEEVING SHALL EXTEND 1'-0" FROM EDGE OF PAVEMENT INTO LAWN OR PLANTING AREA, AND SHALL HAVE ENDS CLEARLY MARKED ABOVE GRADE.
- 6. QUICK COUPLING VALVES:** INSTALL ON TRIPLE SWING JOINT. LOCATE 12" AWAY FROM EDGE OF WALKS, WALLS, CURBS, AND HEADERBOARDS WITHIN PLANTING AREAS. PROVIDE OWNER WITH ONE OPERATING KEY, TWO SETS OF LOCKING COVER KEYS, AND ONE SWIVEL HOSE ELL.
- 7. CHECK VALVES:** INSTALL PLASTIC CHECK VALVE AT BASE OF HEADS ON LOW ENDS OF SYSTEMS AS REQUIRED TO MINIMIZE LINE DRAINAGE. CONTRACTOR SHALL ALLOW IN BID PRICE AN AMOUNT SUFFICIENT TO PROVIDE AND INSTALL AN ADDITIONAL (5) CHECK VALVES TO ACCOMMODATE ANY NECESSARY FIELD CHANGES.
- 8. PRESSURE REDUCER:** WHEN NECESSARY, TO BE PLACED UPSTREAM AND ADJACENT TO BACKFLOW DEVICE WHENEVER POSSIBLE.

FOR IRRIGATION SCHEDULE AND NOTES SEE SHEET L1.0



NT.S.

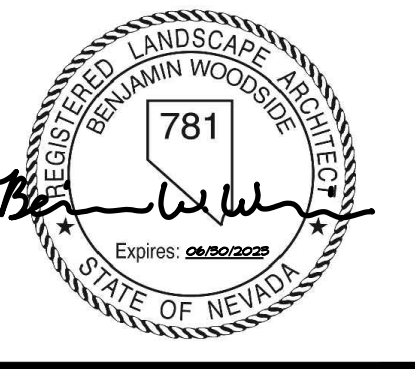
File Path: I:\Projects\2022\22023 - Sierra Reflections\3 - Construction Documents\22023\_08.dwg Plot Date: 3/30/23 Saved By: Archonon Copyright © 2023 Callander Associates Landscape Architecture, Inc.





12150 Tributary Point Drive, Suite 140  
 Gold River, CA 95670  
 T 916.985.4366  
 www.callanderassociates.com

REVISION	DATE



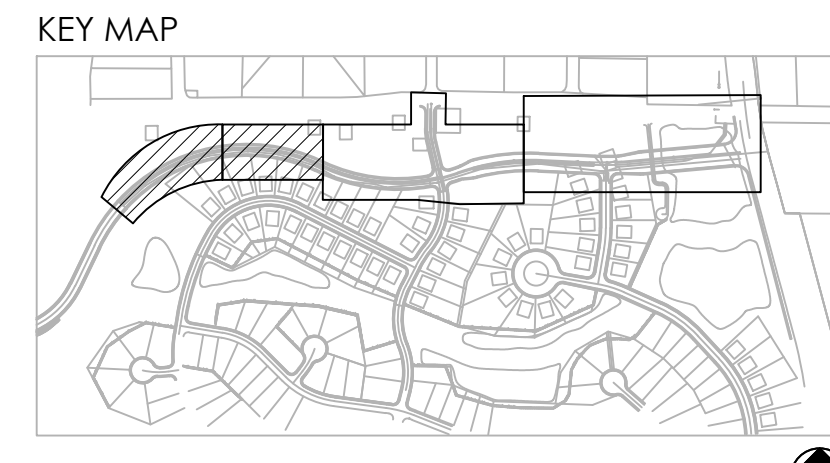
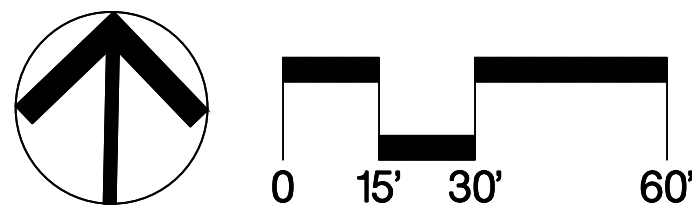
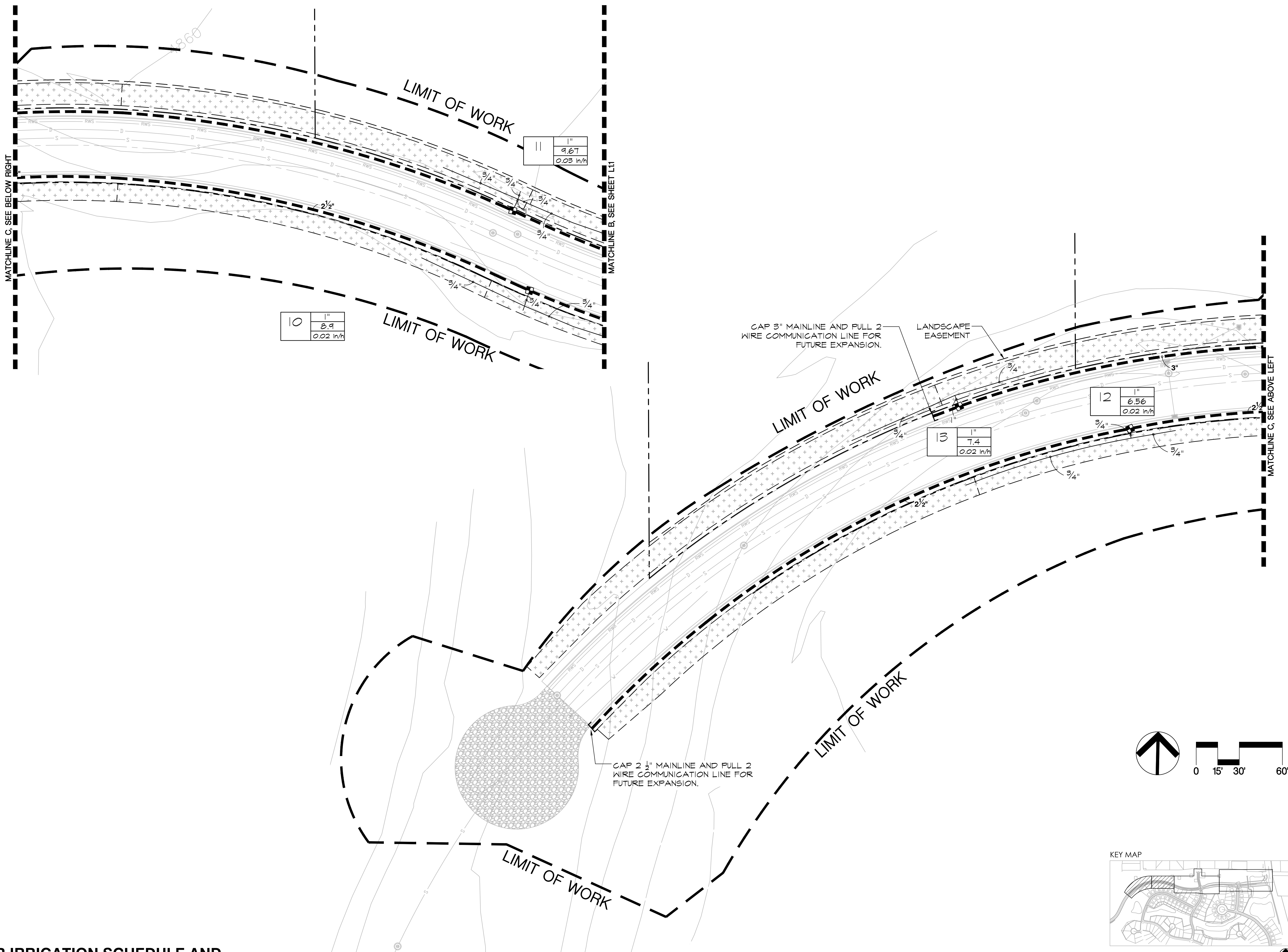
SIERRA REFLECTIONS  
 RENO, NV

REVISION	DATE
100% CD's	06/02/22
100% CD's Rev.	02/06/23
100% CD's Rev.	03/31/23

PROJECT NO: 22023  
 DRAWN BY: AH  
 CHECKED BY: BXX  
 SCALE: As Shown

SHEET TITLE  
 IRRIGATION PLAN

SHEET  
**L1.2**  
 3 OF 9



N.T.S. ⬆

FOR IRRIGATION SCHEDULE AND NOTES SEE SHEET L1.0

File Path: I:\Projects\2022\22023\_SierraReflections\3\_ConstructionDocuments\2023\_06.dwg Plot Date: 3/30/23 - Saved by: Archon  
 Copyright © 2023 Callander Associates Landscape Architecture, Inc.



# PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
ABI PHA	36	ABIES BALSAMEA PHANEROLEPIS / CANAAN BALSAM FIR	15 GAL
ACE ABZ	78	ACER X FREEMANII 'JEFFERSRED' TM / AUTUMN BLAZE FREEMAN MAPLE	2" CAL
MAL PRA	32	MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE	15 GAL
PLA BLO	44	PLATANUS X ACERIFOLIA 'BLOODGOOD' / LONDON PLANE TREE	15 GAL
TIL GSP	63	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	2" CAL

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
BUX WIN	44	BUXUS MICROPHYLLA 'WINTER GEM' / GLOBE WINTER GEM BOXHOOD	5 GAL	48" o.c.
LAV PRO	324	LAVANDULA X INTERMEDIA 'PROVENCE' / PROVENCE LAVENDIN	1 GAL	30" o.c.
PER ATR	330	PEROVSKIA ATRIPLEXIFOLIA / RUSSIAN SAGE	1 GAL	36" o.c.
POT GFN	353	POTENTILLA FRUTICOSA 'GOLDFINGER' / GOLDFINGER BUSH CINQUEFOIL	5 GAL	42" o.c.
ROS ALB	90	ROSA RUGOSA 'ALBA' / WHITE RUGOSA ROSE	5 GAL	60" o.c.
SAN CHA	150	SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON	1 GAL	36" o.c.

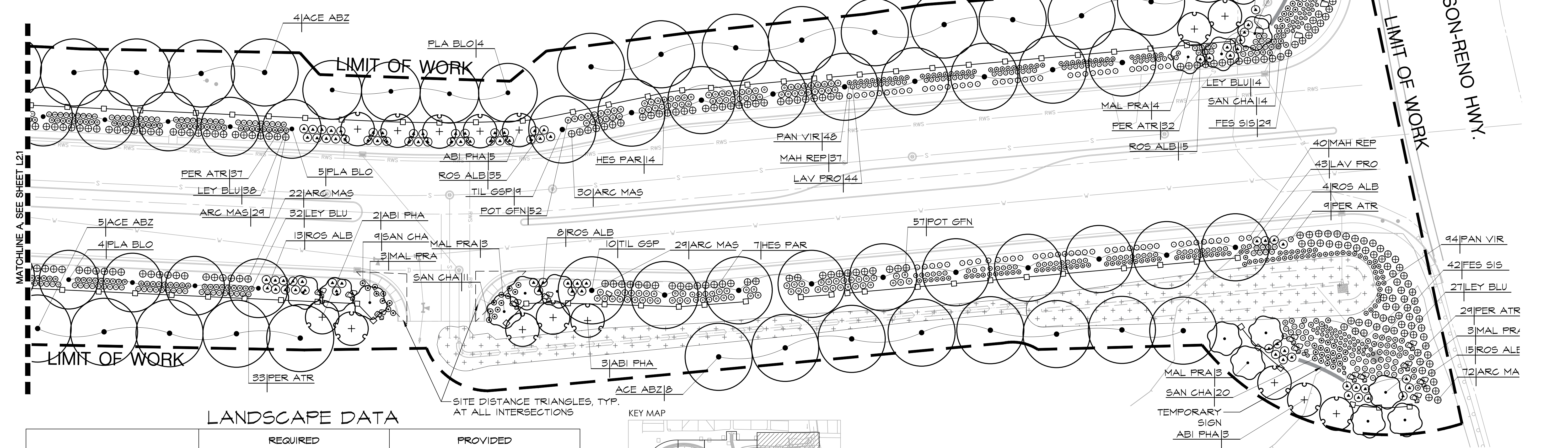
GROUNDCOVER/PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
ARC MAS	543	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' / MASSACHUSETTS MANZANITA	5 GAL	48" o.c.
FES SIS	198	FESTUCA GLAUCA 'SISKIYOU BLUE' / SISKIYOU BLUE FESCUE	1 GAL	24" o.c.
HES PAR	130	HESPERALOE PARVIFLORA / RED YUCCA	1 GAL	36" o.c.
LEY BLU	291	LEYMUS ARENARIUS 'BLUE DUNE' / BLUE DUNE LYME GRASS	1 GAL	36" o.c.
MAH REP	330	MAHONIA REPENS / CREEPING MAHONIA	1 GAL	36" o.c.
PAN VIR	445	PANICUM VIRGATUM / SWITCH GRASS	1 GAL	30" o.c.

# LANDSCAPE LEGEND

	STABILIZED DECOMPOSED GRANITE		RE-VEG MIX	LBS/ACRE
	SPLIT RAIL FENCE		WETLAND MIX	LBS/ACRE
	LOCALLY SOURCED BOULDERS		STREAMBANK WHEATGRASS	5.00
	REDWOOD HEADER		INTERMEDIATE WHEAT GRASS	5.00
			KENTUCKY BLUE GRASS	1.00
			SHEEP FESCUE	1.00
			CREEPING WILD RYE	5.00
			BALTIC RUSH	0.50
			NEBRASKA SEDGE	0.25
			BARLEY CEREAL	1.00

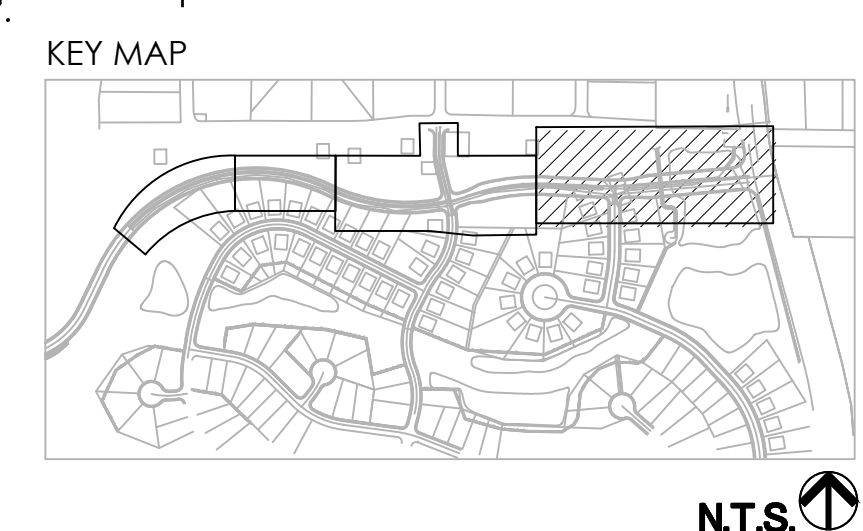
# PLANTING NOTES

- TOPSOIL:** ALL PLANTING AREAS TO RECEIVE A SIX INCH LAYER OF NATIVE TOPSOIL.
- SOILS TESTING:** THE CONTRACTOR SHALL PROVIDE SOIL TEST RESULTS FOR PLANTING BEDS. THE SOIL TEST SHALL BE PACKAGE LTP-4 PLUS SAND, SILT, AND CLAY, BY SUNLAND ANALYTICAL LAB OR APPROVED EQUAL. THE SOIL TEST SHALL INCLUDE RECOMMENDATIONS FOR SOIL AMENDMENT FOR LANDSCAPING BASED ON TEST RESULTS. CONTRACTOR SHALL FOLLOW RECOMMENDATIONS OF SOIL TEST. SUBMIT REQUIRED SOIL REPORT AND SAMPLE OF PROPOSED SOIL AMENDMENT TO OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADING THROUGHOUT ALL LANDSCAPE AREAS SUCH THAT THERE ARE NO HUMPS OR DEPRESSIONS AND POSITIVE DRAINAGE OCCURS THROUGHOUT.
- INSTALL ALL PLANT MATERIALS AS PER DETAILS AND SOIL AND PLANT LAB REPORT INFORMATION. SOILS AND PLANT LAB REPORT SHALL PREVAIL OVER NOTES AND DETAILS.
- SOIL AMENDMENT SHALL BE HUMUS COMPOSED OF TOPSOIL, BARK HUMUS, AND COMPOST. SUBMIT TO OWNER'S REPRESENTATIVE FOR APPROVAL.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT MATERIAL PER SYMBOLS AND SPACING INDICATED ON PLAN. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT EXPRESSED WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE. SEE PLANT LIST FOR TOTAL QUANTITIES.
- ALL PLANTING AREAS ON SLOPES UNDER 3:1 SHALL RECEIVE 4" MIN. DEPTH OF ROCK MULCH AS FOLLOWS:
  - 2" MINUS RIVER ROCK INSTALLED OVER LANDSCAPE FABRIC
- LANDSCAPE FABRIC TO BE DEWITT PRO-5 WEED BARRIER (OAE) INSTALLED IN ACCORDANCE WITH MFG'S SPECIFICATIONS. APPLY GRANULAR PRE-EMERGENT TO ALL SHRUB PLANTING BEDS PER MFG'S SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING OWNER'S REPRESENTATIVE, A MINIMUM OF 48 HOURS IN ADVANCE, FOR THE FOLLOWING SITE OBSERVATIONS AND/OR MEETINGS:
  - PRECONSTRUCTION MEETING WITH ALL PARTIES
  - PLANT MATERIAL ON SITE, PRIOR TO INSTALLATION
  - FINAL PROJECT WALK-THROUGH
  - ADDITIONAL SITE OBSERVATIONS AS DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE
- SUBMIT AMENDMENT AND MULCH SAMPLES TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION. FAILURE TO COMPLY MAY RESULT IN REJECTION OF MULCH OR AMENDMENT PRIOR TO OR FOLLOWING INSTALLATION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROVIDE PLANT MATERIAL AS SPECIFIED ON THIS PLAN. THE CONTRACTOR MAY SUBMIT A REQUEST TO PROVIDE SUBSTITUTIONS FOR THE SPECIFIED PLANT MATERIAL UNDER THE FOLLOWING CONDITIONS:
  - ANY SUBSTITUTIONS PROPOSED SHALL BE SUBMITTED TO THE PROJECT OWNER'S REPRESENTATIVE WITHIN TWO WEEKS OF THE AWARD OF CONTRACT. SUBSTITUTIONS MUST MEET EQUIVALENT DESIGN AND FUNCTIONAL GOALS OF THE ORIGINAL MATERIALS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. ANY CHANGES MUST HAVE THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
  - THE REQUEST WILL BE ACCOMPANIED BY AT LEAST THREE NOTICES FROM PLANT MATERIAL SUPPLIERS THAT THE PLANT MATERIAL SPECIFIED IS NOT AVAILABLE AND WILL NOT BE AVAILABLE PRIOR TO CONSTRUCTION.
- ALL PLANTED AREAS SHALL BE MAINTAINED FOR A PERIOD OF SIXTY DAYS FOLLOWING WRITTEN ACCEPTANCE BY OWNER'S REPRESENTATIVE. LANDSCAPE CONTRACTOR WILL GUARANTEE ALL PLANT MATERIALS (INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, GROUNDCOVER, AND GRASSES) FOR A PERIOD OF ONE FULL YEAR FOLLOWING FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. IN BIDDING AND INSTALLING THE PLANT MATERIAL SPECIFIED ON THESE PLANS, THE LANDSCAPE CONTRACTOR AGREES THAT THE PLANT MATERIAL SPECIFIED IS SUITABLE TO THE PROJECT SITE. FURTHERMORE, THE LANDSCAPE CONTRACTOR AGREES TO HONOR THE WARRANTY AND, IF NECESSARY, REPLACE SPECIES WITH A MORE HARDY PLANT TYPE IF DEEMED NECESSARY DUE TO EXCESSIVE DIE OUT. IF THE LANDSCAPE CONTRACTOR DOES NOT BELIEVE CERTAIN PLANT MATERIAL IS SUITABLE FOR THE SITE AND/OR ITS MICRO-CLIMATES, THE LANDSCAPE CONTRACTOR SHALL REQUEST TO MAKE PLANT MATERIAL SUBSTITUTIONS IN WRITING TO THE LANDSCAPE ARCHITECT PRIOR TO THE START OF INSTALLATION. PROPOSED SUBSTITUTIONS WILL RESULT IN NO ADDED COST.



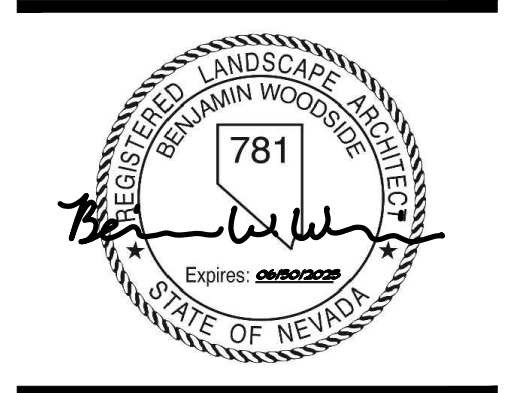
### LANDSCAPE DATA

	REQUIRED	PROVIDED
LANDSCAPE AREA (20% OF SITE)	8.7 AC X 0.2 = 1.74 AC	2.86 AC (124,382 SF, EXCLUDING RE-VEG AREAS)
TREES REQUIRED (1 PER 300 SF OF REQUIRED OPEN SPACE)	75,794 SF/300 = 253 TREES	253 TREES
SHRUBS REQUIRED (6 PER TREE)	253 TREES X 6 = 1,518 SHRUBS	3,288 SHRUBS



12150 Tributary Point Drive, Suite 140  
Gold River, CA 95670  
T 916.985.4366  
www.calandersocietes.com

REVISION	DATE



# SIERRA REFLECTIONS

RENO, NV

REVISION	DATE
100% CD's	06/02/22
100% CD's Rev.	02/06/23
100% CD's Rev.	03/31/23

PROJECT NO:	22023
DRAWN BY:	BS
CHECKED BY:	BW
SCALE:	As Shown

SHEET TITLE  
**LANDSCAPE PLAN**

SHEET  
**L2.0**

4 OF 9



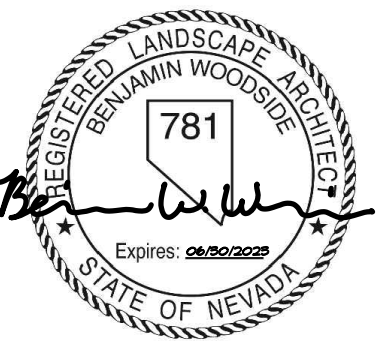






12150 Tributary Point Drive, Suite 140  
 Gold River, CA 95670  
 T 916.985.4366  
 www.callanderassociates.com

REVISION	DATE



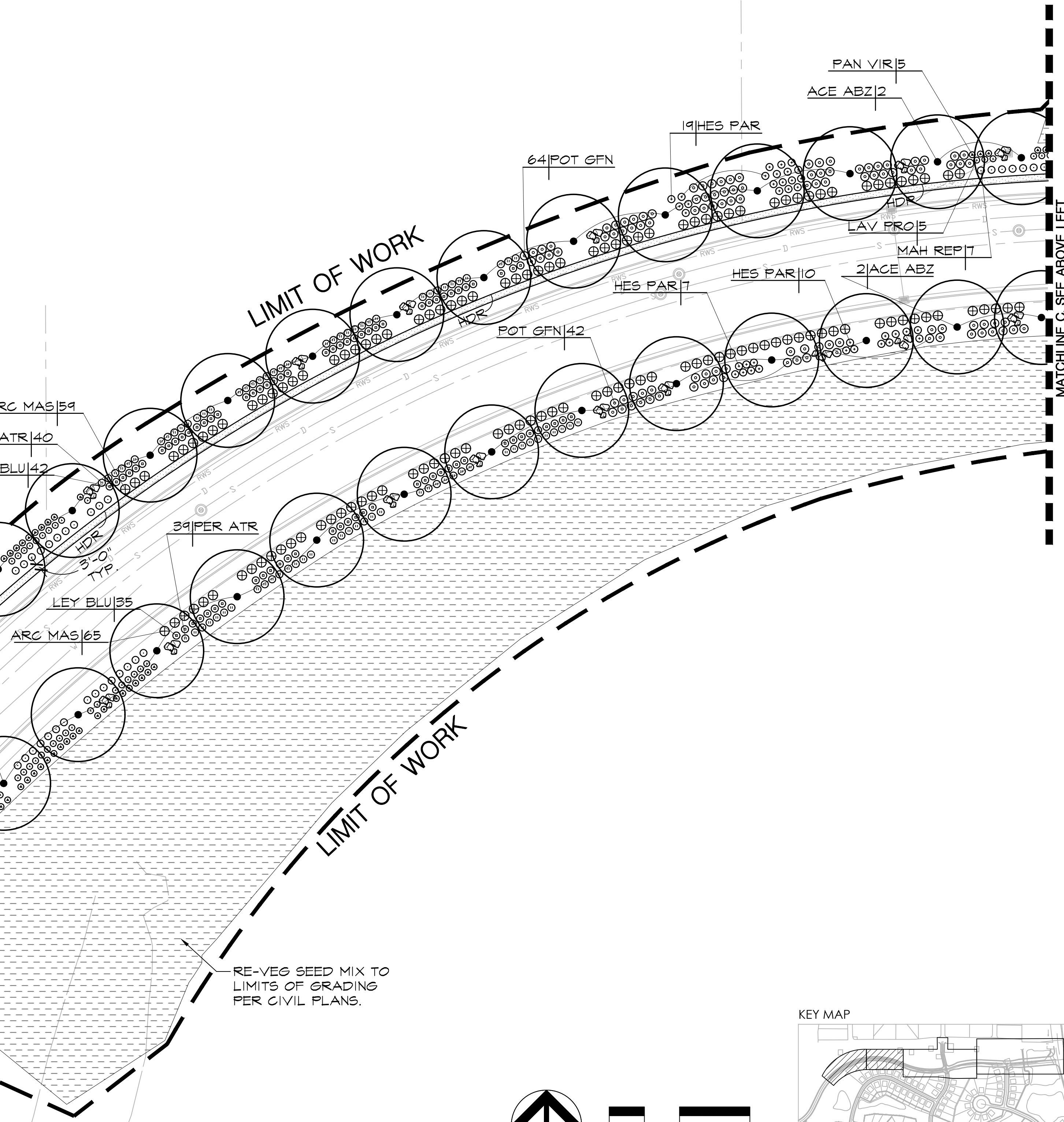
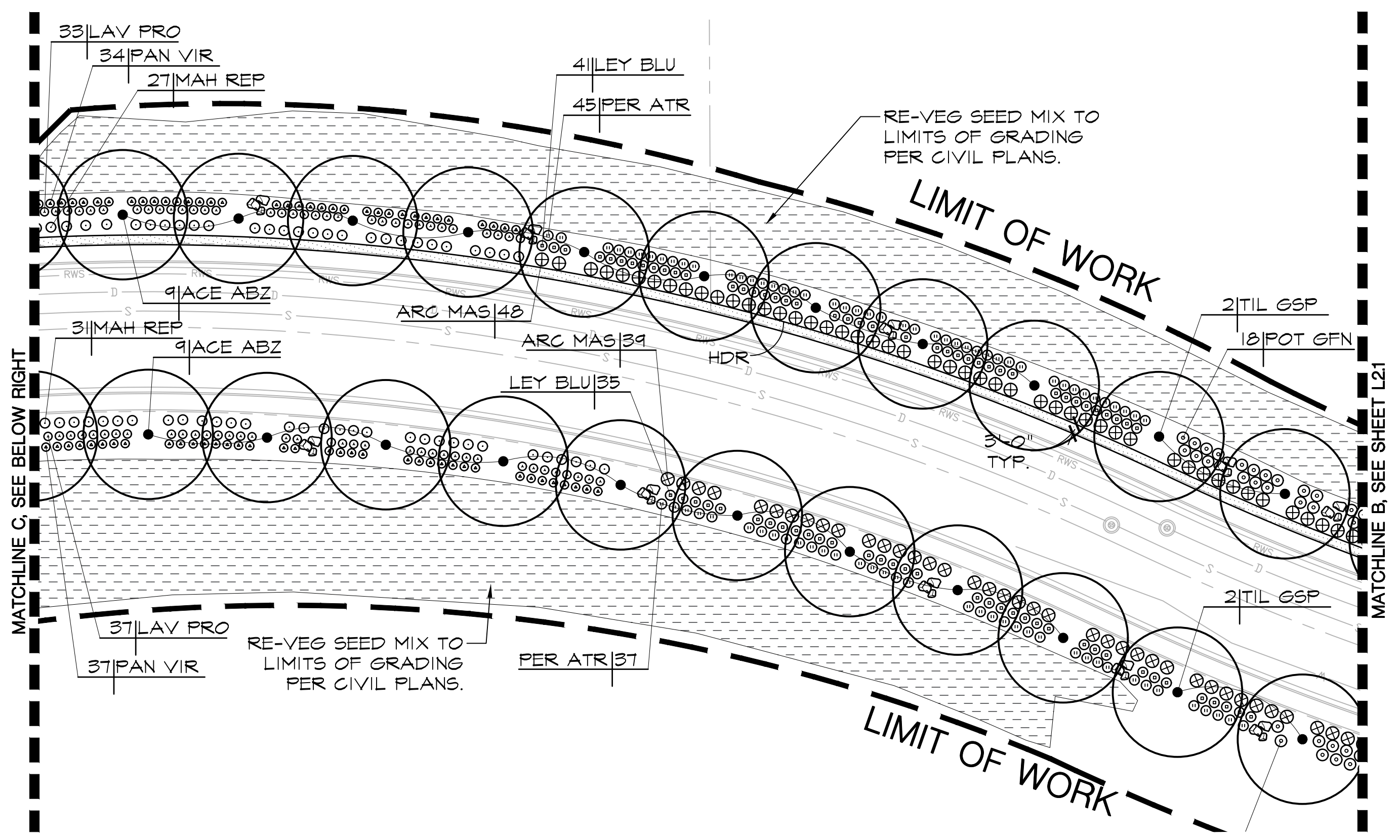
SIERRA REFLECTIONS  
 RENO, NV

REVISION	DATE
100% CD's	06/02/22
100% CD's Rev.	02/06/23
100% CD's Rev.	03/31/23

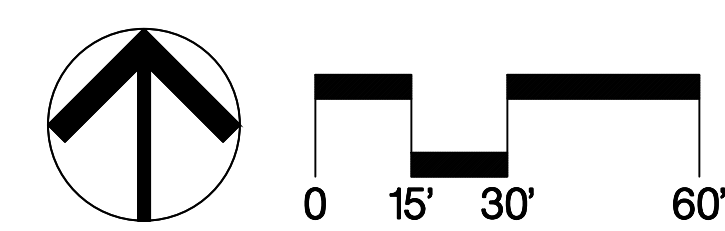
PROJECT NO:	22023
DRAWN BY:	BS
CHECKED BY:	BW
SCALE:	As Shown

SHEET TITLE  
 LANDSCAPE PLAN

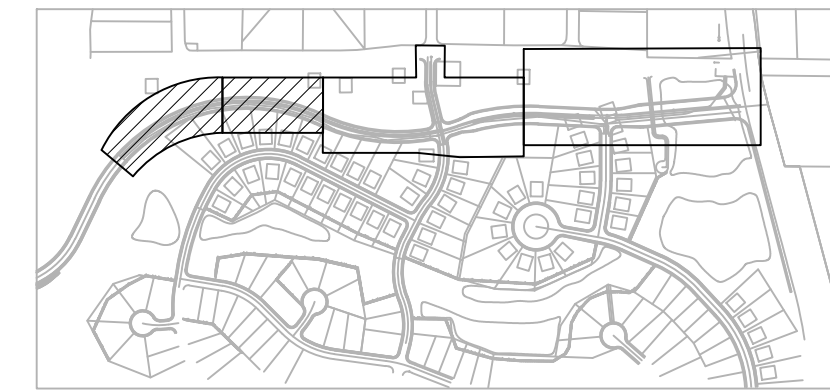
SHEET  
**L2.2**  
 6 OF 9



RE-VEG SEED MIX TO LIMITS OF GRADING PER CIVIL PLANS.



KEY MAP



N.T.S.

File Path: I:\Projects\2022\22023\_SierraReflections\3\_Civil\cds\Documents\2023\_PL.dwg Plot Date: 3/30/23. Saved By: Avramon Copyright © 2023 Callander Associates Landscape Architecture, Inc.

FOR PLANT SCHEDULE, LANDSCAPE  
 LEGEND AND NOTES SEE SHEET L2.0

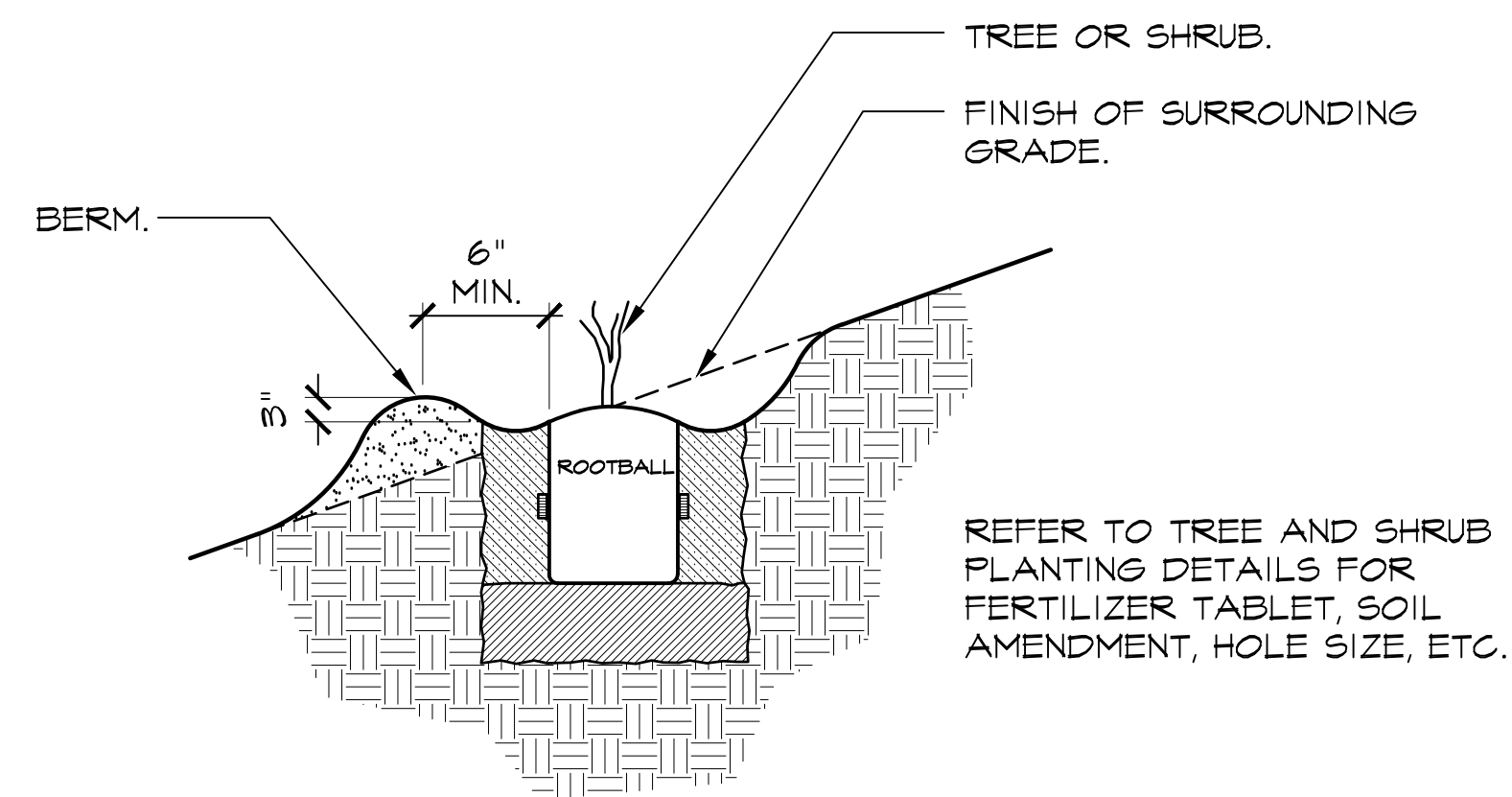










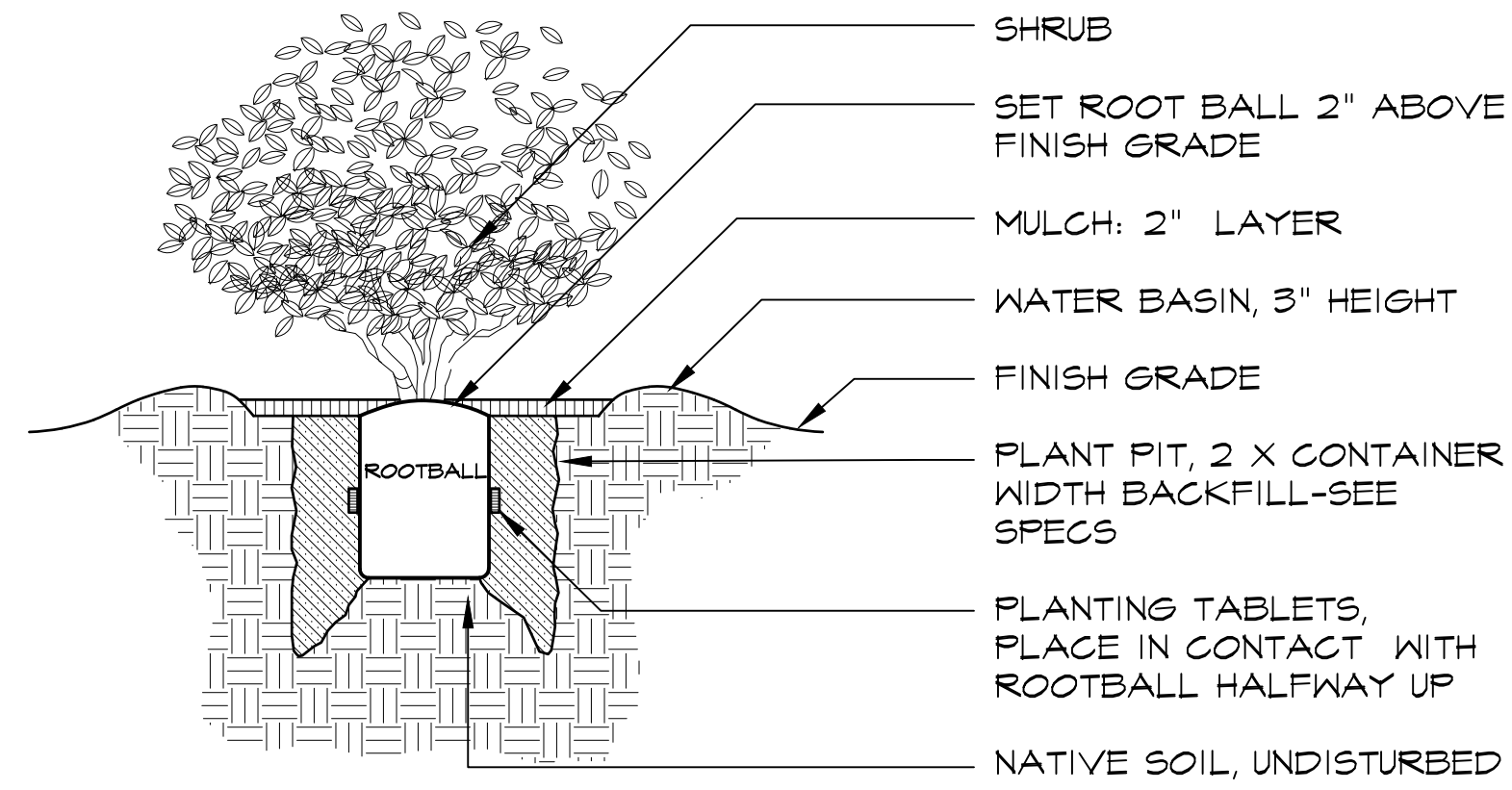


REFER TO TREE AND SHRUB PLANTING DETAILS FOR FERTILIZER TABLET, SOIL AMENDMENT, HOLE SIZE, ETC.

**1**  
**L3.2** PLANTING ON A SLOPE SECTION

N.T.S.

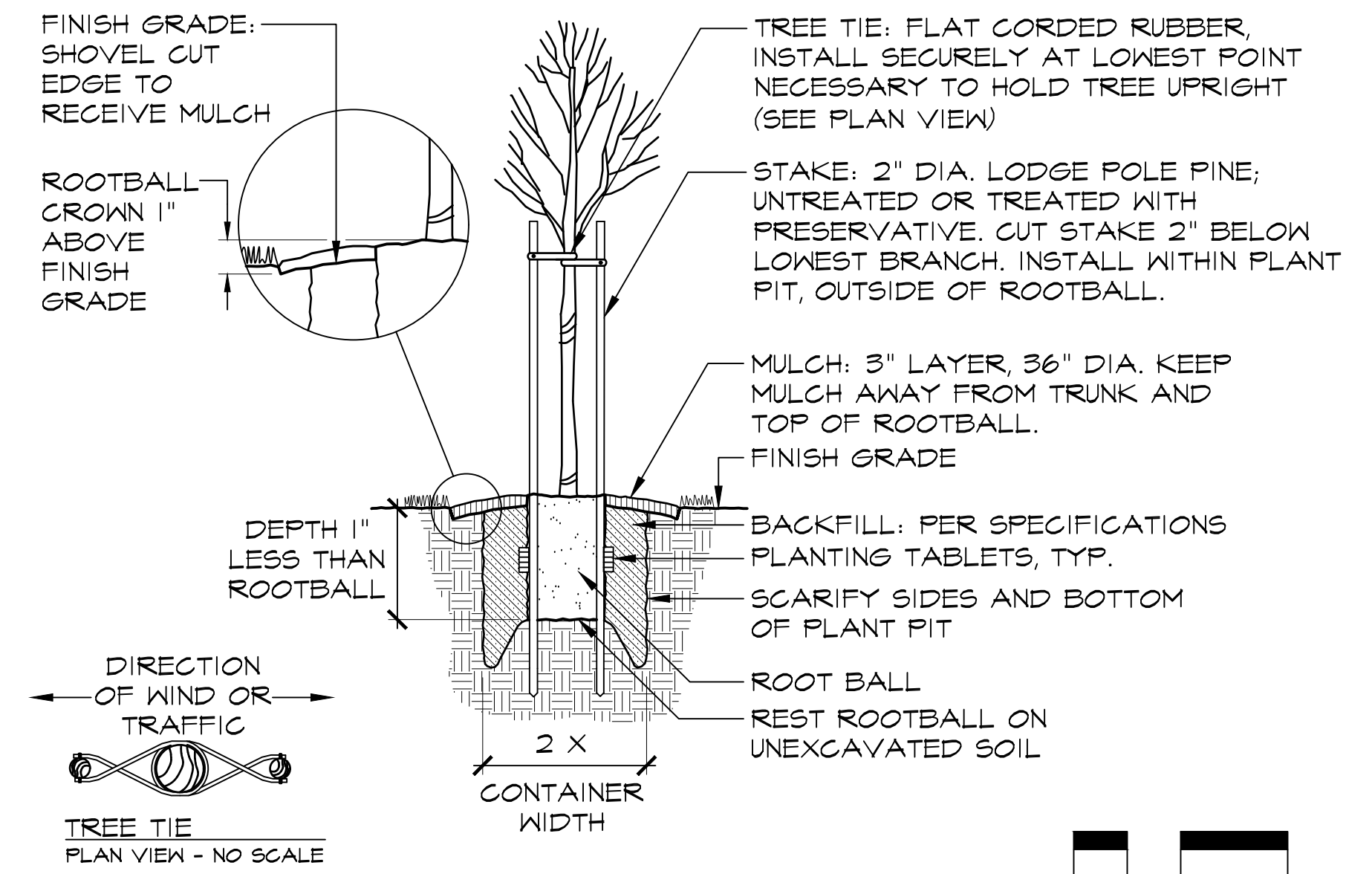
329300\_ShrubPlantingSlope\_4.dwg



**2**  
**L3.2** SHRUB PLANTING SECTION

N.T.S.

329300\_ShrubPlanting\_4B.dwg



**3**  
**L3.2** TREE PLANTING SECTION

329300\_TreeStaking\_32.dwg



12150 Tributary Point Drive, Suite 140  
Gold River, CA 95670  
T 916.985.4366  
www.callanderassociates.com

REVISION	DATE



File Path: I:\Projects\2023\SierraReflections\3\_ConstructionDocuments\2023\01.dwg Plot Date: 3/23/23 Saved By: Anahson Copyright © 2023 Callander Associates Landscape Architecture, Inc.

SIERRA REFLECTIONS  
RENO, NV

REVISION	DATE
100% CD's	06/02/22
100% CD's Rev.	02/06/23
100% CD's Rev.	03/31/23

PROJECT NO: 22023  
DRAWN BY: AH  
CHECKED BY: BW  
SCALE: As Shown

SHEET TITLE  
LANDSCAPE  
DETAILS