

WHITNEY VILLAGE @ ASCENTÉ CIVIL IMPROVEMENT PLANS WASHOE COUNTY, NEVADA

TENTATIVE MAP:
TM16-009, SW16-003

OWNER/DEVELOPER

NNV1 PARTNERS LLC
985 DAMONTE RANCH PARKWAY, SUITE 210
RENO, NV 89521

GEOTECHNICAL FIRM

TBD

NOTE:

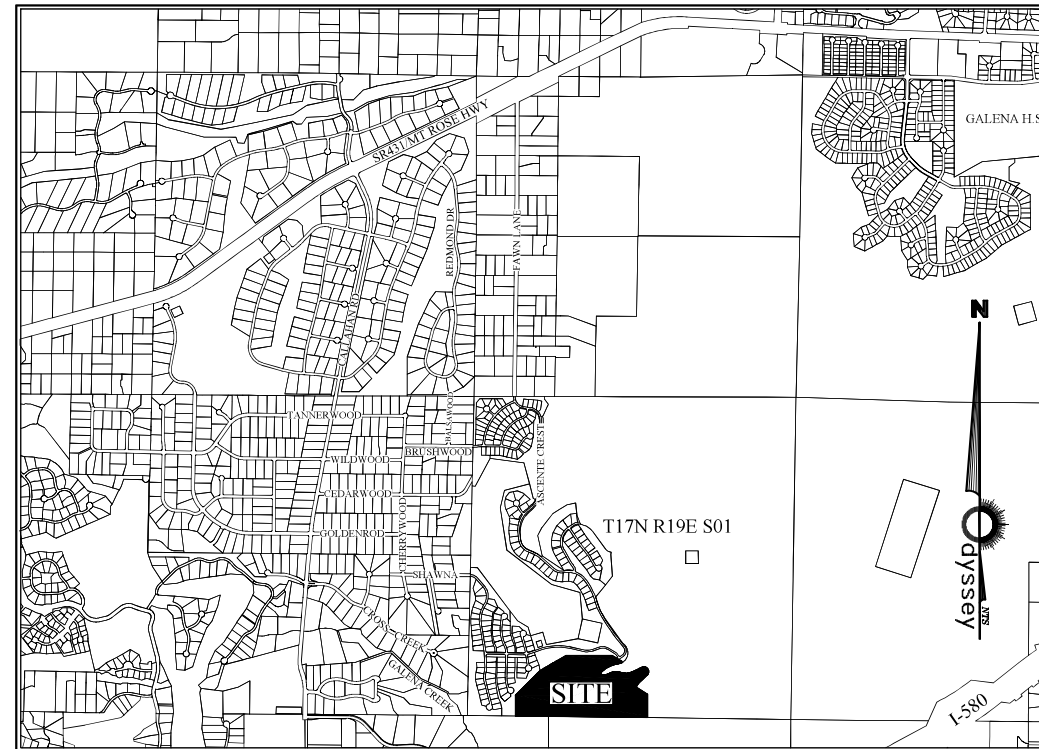
SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF MUSEUMS, LIBRARY, AND ARTS SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY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

PROJECT INFORMATION:

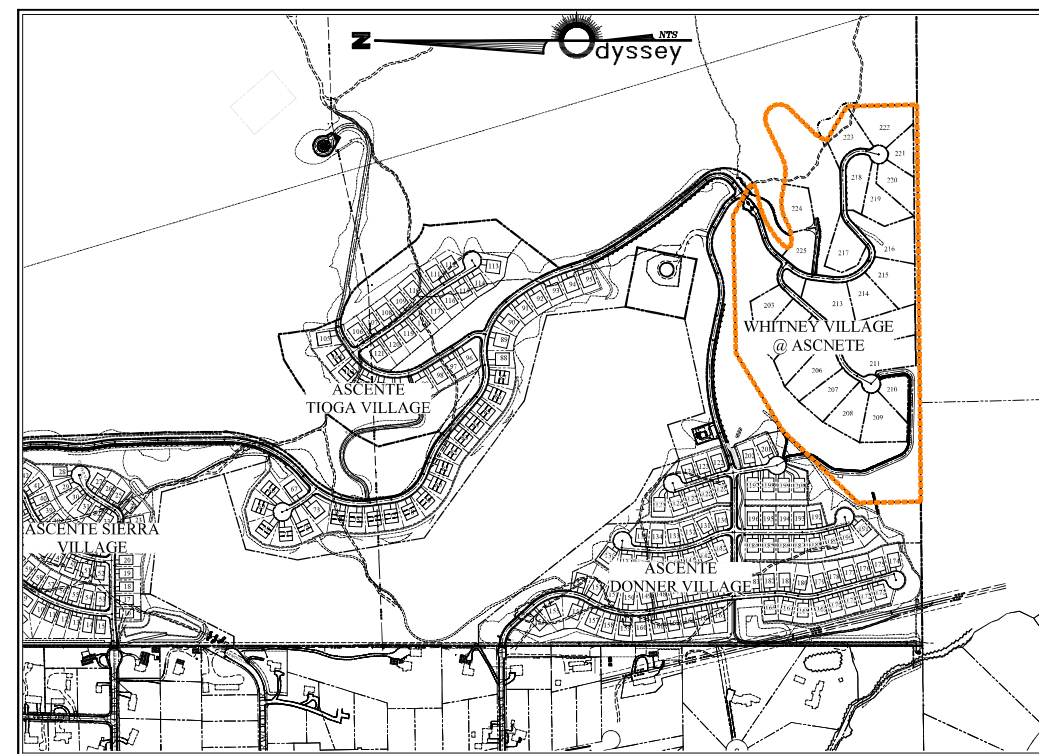
ASSESSORS PARCEL No: 045-252-20.
TOTAL SITE AREA: 40.37 ACRES

LIST OF ABBREVIATIONS

A.C.	ASPHALTIC CONCRETE
A.P.	ANGLE POINT
B.C.	BEGIN CURVE
B.F.C.	BACK FACE CURB
B.V.C.	BEGIN VERTICAL CURVE
B.S.	BACK OF SIDEWALK
C.B.	CATCH BASIN
C.	CENTERLINE
CH	CHORD
C.M.P.	CORRUGATED METAL PIPE
CONC.	CONCRETE
CONST.	CONSTRUCT
C.P.	CONCRETE PIPE
D.I.	DROP INLET
DET.	DETAILS
D.W.	DEWATERING OR DRIVEWAY (PER PLAN)
ELEV.	ELEVATION
E.C.	END OF CURVE
E.V.C.	END VERTICAL CURVE
EXIST.	EXISTING
E.G.	EXISTING GRADE
F.F.	FINISH FLOOR
F.F.C.	FRONT FACE CURB
F.G.	FINISH GRADE
F.H.	FIRE HYDRANT
F.	FLOW LINE
F.V.A.	FLUSH VALVE ASSEMBLY
G.	GAS
G.B.	GRADE BREAK
G.V.	GATE VALVE
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
INT.	INTERSECTION
I.E.	INVERT ELEVATION
L.T.	LET
L.	LENGTH
L.F.	LINEAL FEET
L.P.	LOW POINT
L.S.	LIGHT STANDARD
M.H.	MANHOLE
P.	PAD ELEVATION
P.I.	POINT OF INTERSECTION
P.O.	PUSH ON
P.R.C.	POINT OF REVERSE CURVATURE
P.O.T.	POINT OF TANGENT
P.V.C.	POLYVINYL CHLORIDE PIPE
R.	PROPERTY LINE
(R)	RADIAL
R.	RADIUS
R.E.	RECLAIMED EFFLUENT
REF.	REFERENCE
RET.	RETURN
R.C.P.	REINFORCED CONCRETE PIPE
RT.	RIGHT
R/W	RIGHT OF WAY
S.D.C.O.	STORM DRAIN CLEAN OUT
S.S.C.O.	SANITARY SEWER CLEAN OUT
S.S.	SANITARY SEWER
S.W.	SIDEWALK
SHT.	SHEET
STA.	STATION
S.D.	STORM DRAIN
T.	TANGENT
T.C.	TOP OF CURB
T.P.	TOP OF PAVEMENT
TYP.	TYPICAL
VERT.	VERTICAL
V.C.	VERTICAL CURVE
V.P.I.	VERTICAL POINT OF INTERSECTION
W.	WATER
W.C.	WASHOE COUNTY
W.S.E.	WATER SURFACE ELEVATION



VICINITY



SITE

PRELIMINARY ONLY, SUBJECT TO FINAL COUNTY & TMWA APPROVAL

CIVIL SHEET INDEX:

- T-1.....TITLE SHEET
- 1/5.....OFFICIAL PLAT
- 2/5.....OFFICIAL PLAT
- 3/5.....OFFICIAL PLAT
- 4/5.....OFFICIAL PLAT
- 5/5.....OFFICIAL PLAT
- N-1.....GENERAL CONSTRUCTION NOTES
- G-0.....OVERALL GRADING DISPLAY
- G-1.....GRADING PLAN
- G-2.....GRADING PLAN
- G-3.....GRADING PLAN
- G-4.....GRADING PLAN DETAILS
- EC-1.....EROSION CONTROL PLAN
- U-1.....SITE & UTILITY PLAN
- U-2.....SITE & UTILITY PLAN
- U-3.....SITE & UTILITY PLAN
- P-1.....PLAN AND PROFILE
- P-2.....PLAN AND PROFILE
- P-3.....PLAN AND PROFILE
- P-4.....PLAN AND PROFILE
- P-5.....PLAN AND PROFILE
- FH-1.....FIRE HYDRANT DISPLAY
- D-1.....DETAIL SHEET
- D-2.....DETAIL SHEET
- D-3.....DETAIL SHEET
- D-4.....DETAIL SHEET
- D-5.....DETAIL SHEET
- D-6.....DETAIL SHEET
- D-7.....DETAIL SHEET
- D-8.....DETAIL SHEET
- D-9.....DETAIL SHEET
- B-1.....SOILS BORING LOGS

LANDSCAPE SHEET INDEX:

FLOOD ZONE NOTE:

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

BASIS OF BEARING:

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

BASIS OF ELEVATION:

DATUM: NAVD 88
PROJECT BENCHMARK = CITY RENO BENCHMARK NO. 3091 HAVING AN ELEVATION OF 4555.77'

SPECIFICATIONS

ALL CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS, AND THE LATEST STANDARD DETAILS, FOR PUBLIC WORKS CONSTRUCTION (2012 EDITION, REVISION 8) SPONSORED AND DISTRIBUTED BY RENO, SPARKS, AND WASHOE COUNTY. THE WASHOE COUNTY STANDARD DRAWING DETAILS, REVISED 2022, AND THE GEOTECHNICAL INVESTIGATION ENTITLED "XXXXX", PREPARED BY XXXXX, DATED XXX.X. 2025.

ENGINEER'S CERTIFICATE

THESE PLANS (SHEETS T-1 OF 32 THRU B-1 OF 32) HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, COUNTY ORDINANCES, STANDARDS, AND COUNTY CODE. IN THE EVENT OF CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND COUNTY CODE, COUNTY STANDARDS SHALL PREVAIL.

GABRIEL S. WITTLER

P.E. #16858

REV.	DATE	DESCRIPTION	BY	APP'D

DATE: 09-01-25
DRAWN BY: CIVIL3D2024
DESIGNED BY: GSW
CHECKED BY: GSW

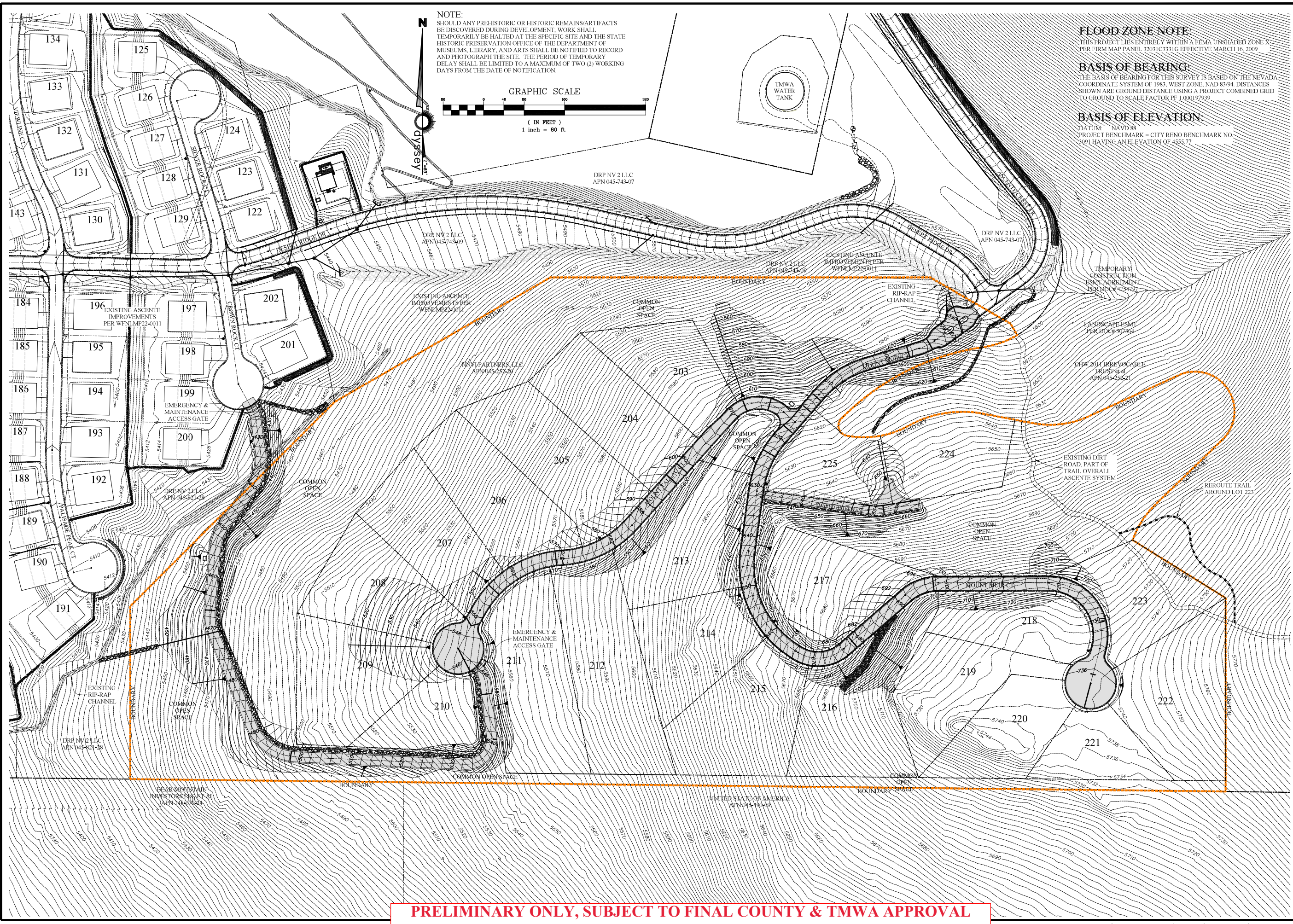
PRELIM FOR REVIEW ONLY
WHITNEY VILLAGE @ ASCENTÉ
CIVIL IMPROVEMENT PLANS
TITLE SHEET
WASHOE COUNTY NEVADA

815 ROBERT LANE, SUITE 104, SPARKS, NV 89431
(775) 359-8500 FAX (775) 359-3393
ODYSSEY-RENO.COM

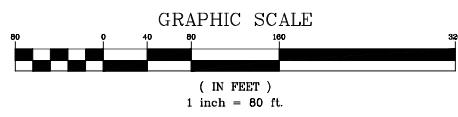
ODYSSEY ENGINEERING INCORPORATED



SCALE	---
HORIZ.	---
VERT.	---
JOB NO.	---
SHEET	T-1
OF	32



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WHITNEY VILLAGE @ ASCENTE
 CIVIL IMPROVEMENT PLANS
 OVERALL GRADING PLAN

WASHOE COUNTY NEVADA

805 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
 (775) 359-1300 FAX (775) 359-3393
 CIVIL@DYSSYENGINEERING.COM

dysssey ENGINEERING INCORPORATED

SCALE	HORIZ. 1"=80'
VERT.	
JOB NO.	
SHEET	G-0
OF	32

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