SITE PLAN LEGEND

- DRIVEWAY/PAVED AREA
- DECK AREA
- INFILTRATION TRENCH/DRYWELL
- RAINSTORE3 DRYWELL INFILTRATION AREA
- PROPERTY LINE
- PROPERTY CORNER
- UTILITY — PROPOSED UTILITY LINE W. DESCRIPTION
- (UTILITY) — EXISTING UTILITY LINE W. DESCRIPTION
- FIRE HYDRANT ASSEMBLY
- WATER SERVICE
- MAHHOLE W. DESCRIPTION
- CLEANOUT
- SANITARY SEWER LATERAL
- YARD DRAIN
- DIRECTIONAL FLOW LINE
- GRADE BREAK
- 4900 — PROPOSED CONTOUR LINE
- 4900 — EXISTING CONTOUR LINE
- FLOW — FLOW DIRECTION ARROW
- (FG:XX.XX) / FG:XX.XX — SPOT ELEVATION (EXISTING) ~ PROPOSED
- FIBER ROLL (SC-1)
- SILT FENCE (SC-5)
- CONSTRUCTION ENTRANCE (SC-8)
- REVEGETATION (EC-8)
- RIPRAP (EC-7)
- SWM — SOLID WASTE MANAGEMENT (GM-3)
- SWEEP — STREET SURFACE CLEANING (GM-5)
- VEC — VEHICLE & EQUIPMENT CLEANING (GM-7)
- VEF — VEHICLE & EQUIPMENT FUELING (GM-8)
- CWM — CONCRETE WASHOUT (GM-9)
- MS — MATERIAL DELIVERY & STORAGE (GM-10)
- SS — SANITARY WASTE MANAGEMENT (GM-14)
- TREE/TREE TO BE REMOVED

OWNER INFORMATION

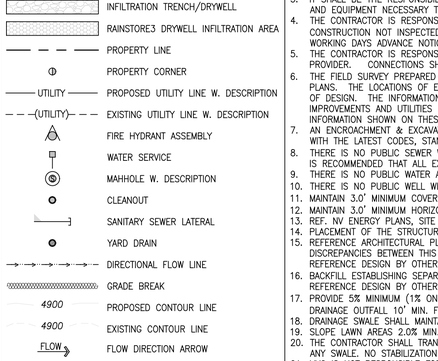
JONATHAN & AMANDA RABE
6295 MOHAVE CT
SUN VALLEY, NV 89433

SITE NOTES

1. MONTE VISTA CONSULTING, LTD. (MVC) IS THE DESIGN ENGINEER FOR THIS PROJECT. ALL CONTRACTORS ARE DIRECTED TO CONTACT MVC FOR ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF ANY NOTE OR OTHER INFORMATION CONTAINED ON THESE IMPROVEMENT PLANS.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING, DIMENSIONS, GRADES, UTILITIES & POINTS OF CONNECTION. THE CONTRACTOR SHALL NOTIFY MVC OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OR CONTINUATION OF WORK.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE AND MAKE THEIR OWN INTERPRETATIONS WITH REGARD TO MATERIALS, MEANS, METHODS AND EQUIPMENT NECESSARY TO PERFORM THE WORK REQUIRED FOR THIS PROJECT. PRIOR TO PERFORMING ANY WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR RETAINING THE SERVICES OF A TESTING COMPANY TO PROVIDE ALL REQUIRED TESTING AND INSPECTION OF GRADING AND CONSTRUCTION NOT INSPECTED DIRECTLY BY WASHOE COUNTY OR ANY UTILITY COMPANY. THE CONTRACTOR SHALL PROVIDE ANY INSPECTING ENTITY TWO (2) WORKING DAYS ADVANCE NOTICE OF ANY REQUIRED TESTING AND INSPECTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND COORDINATING ALL SERVICE REQUIREMENTS WITH THE APPROPRIATE PUBLIC AGENCY OR UTILITY PROVIDER. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
6. THE FIELD SURVEY PREPARED BY MST SURVEYING IS THE BASIS OF THIS DESIGN. IMPROVEMENTS AND/OR UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE PLANS. THE LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES ARE APPROXIMATE ONLY AND ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY ACTUAL LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES PRIOR TO CONSTRUCTION. SHOULD THE CONTRACTOR DISCOVER ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THE INFORMATION SHOWN ON THESE DRAWINGS, THEY SHALL NOTIFY MVC BEFORE PROCEEDING WITH CONSTRUCTION.
7. AN ENCROACHMENT & EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN THE WASHOE COUNTY RIGHT-OF-WAY AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CODES, STANDARD SPECIFICATIONS & DETAILS.
8. THERE IS NO PUBLIC SEWER WITHIN 400' OF THIS PROPERTY. THE EXISTING SEPTIC IMPROVEMENTS SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. IT IS RECOMMENDED THAT ALL EXISTING IMPROVEMENTS BE FIELD LOCATED PRIOR TO CONSTRUCTION.
9. THERE IS NO PUBLIC WATER AVAILABLE.
10. THERE IS NO PUBLIC WELL WITHIN 200' OF THIS PROPERTY.
11. MAINTAIN 3.0' MINIMUM COVER OVER ALL WATER MAINS AND SERVICES.
12. MAINTAIN 3.0' MINIMUM HORIZONTAL CLEARANCE AROUND ALL FIRE HYDRANTS.
13. REF. NV ENERGY PLANS, SITE ELECTRICAL PLAN & SITE PLUMBING PLAN FOR ALL GAS AND ELECTRIC IMPROVEMENTS.
14. PLACEMENT OF THE STRUCTURE WITHIN THE REQUIRED SETBACKS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
15. REFERENCE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND FOR ALL DETAILS REGARDING TRANSITIONS AT EXTERIOR DOORS. SHOULD ANY DISCREPANCIES BETWEEN THIS PLAN AND THE ARCHITECTURAL PLANS OCCUR, THE CONTRACTOR SHALL NOTIFY MVC PRIOR TO PROCEEDING WITH CONSTRUCTION. REFERENCE DESIGN BY OTHERS.
16. BACKFILL ESTABLISHING SEPARATION AS REQUIRED BY ARCHITECTURAL AND STRUCTURAL DESIGN BETWEEN FINISH GRADE AND SIDING (8" MIN SEPARATION TYPICAL). REFERENCE DESIGN BY OTHERS.
17. PROVIDE 5% MINIMUM (1% ON CONCRETE SURFACES) TO 20% MAXIMUM SLOPE AWAY FROM PROPOSED STRUCTURE TOWARDS THE DRAINAGE SWALE OR APPROVED DRAINAGE OUTFALL 10' MIN. FROM STRUCTURE. (UNLESS OTHERWISE NOTED)
18. DRAINAGE SWALE SHALL MAINTAIN A MINIMUM SLOPE OF 1% TOWARDS AN APPROVED DRAINAGE OUTFALL.
19. SLOPE LAWN AREAS 2.0% MIN. TOWARD THE DRAINAGE SWALE OR OTHER APPROVED DRAINAGE OUTFALL.
20. THE CONTRACTOR SHALL TRANSITION ALL POINT FLOWS TO SHEET FLOWS WITH MECHANICALLY STABILIZED NATIVE ROCK WATER SPREADING AT THE TERMINATION OF ANY SWALE. NO STABILIZATION IS REQUIRED ON PAVED SURFACES.
21. MVC IS NOT RESPONSIBLE FOR ANY STRUCTURAL DESIGN OF SITE RETAINING WALLS OR FEATURES. REFERENCE STRUCTURAL DESIGN BY OTHERS.
22. ALL HARDSCAPE AND LANDSCAPING SURROUNDING THE STRUCTURE SHALL BE FINISHED PER OWNERS REQUIREMENTS.
23. IT IS RECOMMENDED THAT THE CONTRACTOR OBTAIN & REVIEW A SITE SPECIFIC GEOTECHNICAL INVESTIGATION/REPORT AND ADDENDUMS. IN THE EVENT OF DISCREPANCY BETWEEN THE REPORT AND THE NOTES HEREIN, THE REPORT SHALL PREVAIL.
24. THE CONTRACTOR WILL PREPARE AN INDEPENDENT ESTIMATE OF EARTHWORK QUANTITIES. ANY QUANTITIES PROVIDED IN THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND DO NOT ACCOUNT FOR MATERIAL EXPANSION OR SHRINKAGE.
25. ALL AREAS OF FILL SHALL BE GRADED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER TO ENSURE PROPER MATERIAL IS USED AND PROPER COMPACTION IS OBTAINED.
26. ALL EXCESS OR UNSUITABLE MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH THE LATEST GOVERNMENTAL REGULATIONS OR IN APPROVED AREAS AS SHOWN ON THE GRADING PLAN. UNSUITABLE SOIL OR MATERIALS, NOT TO BE INCLUDED IN THE WORK INCLUDE: ORGANIC MATERIALS SUCH AS PEAT, MULCH, ORGANIC SILT OR SOD, SOILS CONTAINING EXPANSIVE CLAYS, MATERIAL CONTAINING EXCESSIVE MOISTURE, POORLY GRADED COARSE MATERIAL, PARTICLE SIZE IN EXCESS OF 6 INCHES, MATERIAL WHICH WILL NOT ACHIEVE DENSITY AND/OR BEARING REQUIREMENTS.
27. THIS SITE LIES IN FEMA FLOOD ZONE X (UNSHADED) (32031C2870G). ZONE X (UNSHADED) IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, WHICH ARE THE AREAS OUTSIDE THE 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN.
28. ALL PROPERTIES MAY BE SUBJECT TO FLOODING REGARDLESS OF THEIR FLOOD DESIGNATION AS MAPPED BY FEMA. THE PROPERTY OWNER SHALL MAINTAIN ALL NATURAL DRAINAGE PATTERNS, DRAINAGE EASEMENTS AND SHALL NOT PERFORM ANY UNPERMITTED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
29. UNLESS SPECIFIED OTHERWISE, ALL DRAINAGE IMPROVEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
30. ALL EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
31. ANY EROSION CONTROL MEASURES SHOWN ARE A MINIMUM AND THE CONTRACTOR MAY MODIFY, RELOCATE AND IMPROVE AS REQUIRED THROUGHOUT THE CONSTRUCTION PROCESS.
32. PROVIDE INLET PROTECTION AT ALL EXISTING CATCH BASINS SURROUNDING THE SITE.
33. SHOULD ANY CAIRN OR GRAVE OF A NATIVE AMERICAN BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE SHERIFF'S OFFICE AS WELL AS THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES SHALL BE IMMEDIATELY NOTIFIED PER NRS 383.170.
15. UNLESS SPECIFICALLY PERMITTED OTHERWISE, CONSTRUCTION HOURS SHALL BE LIMITED TO BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM MONDAY THROUGH SATURDAY. THERE SHALL BE NO CONSTRUCTION ON SUNDAY EXCLUDING DUST CONTROL AND STORM WATER POLLUTION PREVENTION PLAN MEASURES.
16. ADD 5000' TO ALL ELEVATIONS.

GRADING NOTES

1. ALL GRADING SHALL CONFORM WITH WCC 110.438.45.G: "UTILIZE A GRADUAL TRANSITION OR "ROUNDING OR CONTOURING" OF THE MANUFACTURED SLOPE AT THE INTERSECTION OF A MANUFACTURED CUT OR FILL SLOPE AND A NATURAL SLOPE. ENGINEERED SLOPES SHALL NOT INTERSECT NATURAL SLOPES AT AN ANGLE GREATER THAN FORTY-FIVE (45) DEGREES."
2. ALL GRADING SHALL CONFORM WITH WCC 110.438.45.H: "VISUALLY INTEGRATE ALL SLOPE FACES (CUT OR FILL) INTO THE NATURAL TERRAIN BY A GRADUAL TRANSITION OR "CONTOURING/ROUNDING" OF THE MANMADE LANDFORMS INTO THE NATURAL TERRAIN. TO THE EXTENT PRACTICABLE ENSURE THAT HILLSIDE GRADING RESULTS IN UNDULATING NATURALISTIC APPEARANCE, CONSISTENT WITH THE SURROUNDING UNDISTURBED TERRAIN."
3. ROCKERY WALLS SHALL CONTAIN SMALLER ROCK IN THE VOIDS OF THE FACE OF THE WALL TO REDUCE UNDERMINING BY SMALL ANIMALS.
4. ALL ROCKERY RETAINING WALLS NOT SHIELDED BY STRUCTURES AS SHOWN IN THE APPLICATION SHALL BE SHIELDED BY A LANDSCAPING BUFFER CONSISTING OF AN AVERAGE OF ONE TREE EVERY 50 FEET. A COMBINATION OF PLANTINGS AND TREES SHALL SHIELD AT LEAST 90% OF THE UPPER ROCKERY WALL AND 50% OF THE LOWER ROCKERY WALL. IN THE CASE WHERE THERE IS NOT SUFFICIENT SPACE FOR LANDSCAPING BETWEEN THE ROCKERY RETAINING WALL AND SITE IMPROVEMENTS, THE TREES SHALL BE PLANTED DIRECTLY WEST OF THE SUBJECT IMPROVEMENTS. ALL TREE PLANTINGS SHALL MEET THE PLANTING REQUIREMENTS OF WCC.110.412.60.H. THE TREES SHALL BE AT LEAST 60% CONIFEROUS. SHOULD SUCH LANDSCAPING CONFLICT WITH DEFENSIBLE SPACE REQUIREMENTS, OTHER PLANTING VARIETIES SHALL BE ACCEPTED SO LONG AS THEY PROVIDE EQUAL OR GREATER SHIELDING OF THE ROCKERY RETAINING WALLS.



VICINITY MAP

SCALE: N.T.S

IRC DRAINAGE NOTE

SURFACE DRAINAGE SHALL BE IN ACCORDANCE TO THE 2018 INTERNATIONAL RESIDENTIAL CODE. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL NOT FALL FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET. WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10', DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.

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

2 EARTHWORK ANALYSIS

SITE AREA	10.0 AC	EX. SLOPE IN DISTURBED AREA		20%
	SITE DISTURBANCE	PROPOSED CUT	PROPOSED FILL	EARTHWORK
TOTAL	122,009 FT²	8,520 YD³	10,740 YD³	2,220 YD³ FILL
BUILDING	11,042 FT²	40 YD³	2,400 YD³	2,360 YD³ FILL
DRIVEWAY & WALKWAYS	32,030 FT²	3,090 YD³	3,440 YD³	350 YD³ FILL
REMAINDER (GRADING SUP TRIGGER)	78,937 FT²	5,390 YD³	4,900 YD³	490 YD³ CUT

THESE QUANTITIES ARE FOR PERMITTING PURPOSES ONLY AND DO NOT ACCOUNT FOR ANY OVER EXCAVATION, SHRINKAGE OR EXPANSION OF MATERIALS. THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL INVESTIGATION AND PERFORM AN INDEPENDENT EARTHWORK ANALYSIS FOR CONSTRUCTION PURPOSES.

PER SECTION 110.438.35 OF THE WASHOE COUNTY DEVELOPMENT CODE, ANY GRADING ASSOCIATED WITH THE FOLLOWING DOES NOT COUNT TOWARDS THE THRESHOLDS ASSOCIATED WITH A MAJOR GRADING PERMIT: BUILDING FOOTPRINT, DRIVEWAY, PAVED AREA OR AREAS LANDSCAPED IN ACCORDANCE WITH THE COMMERCIAL LANDSCAPE STANDARDS ESTABLISHED IN ARTICLE 412 OF THE WASHOE COUNTY DEVELOPMENT CODE.

SUBDIVISION NOTE

REFERENCE THE SPANISH SPRINGS VALLEY RANCHES 2 CIVIL IMPROVEMENT PLANS AND ASSOCIATED HYDROLOGY REPORT FOR ANY DESIGN REQUIREMENTS.

ENCROACHMENT NOTE

AN ENCROACHMENT & EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN THE WASHOE COUNTY RIGHT-OF-WAY.

1 CUT & FILL NOTE

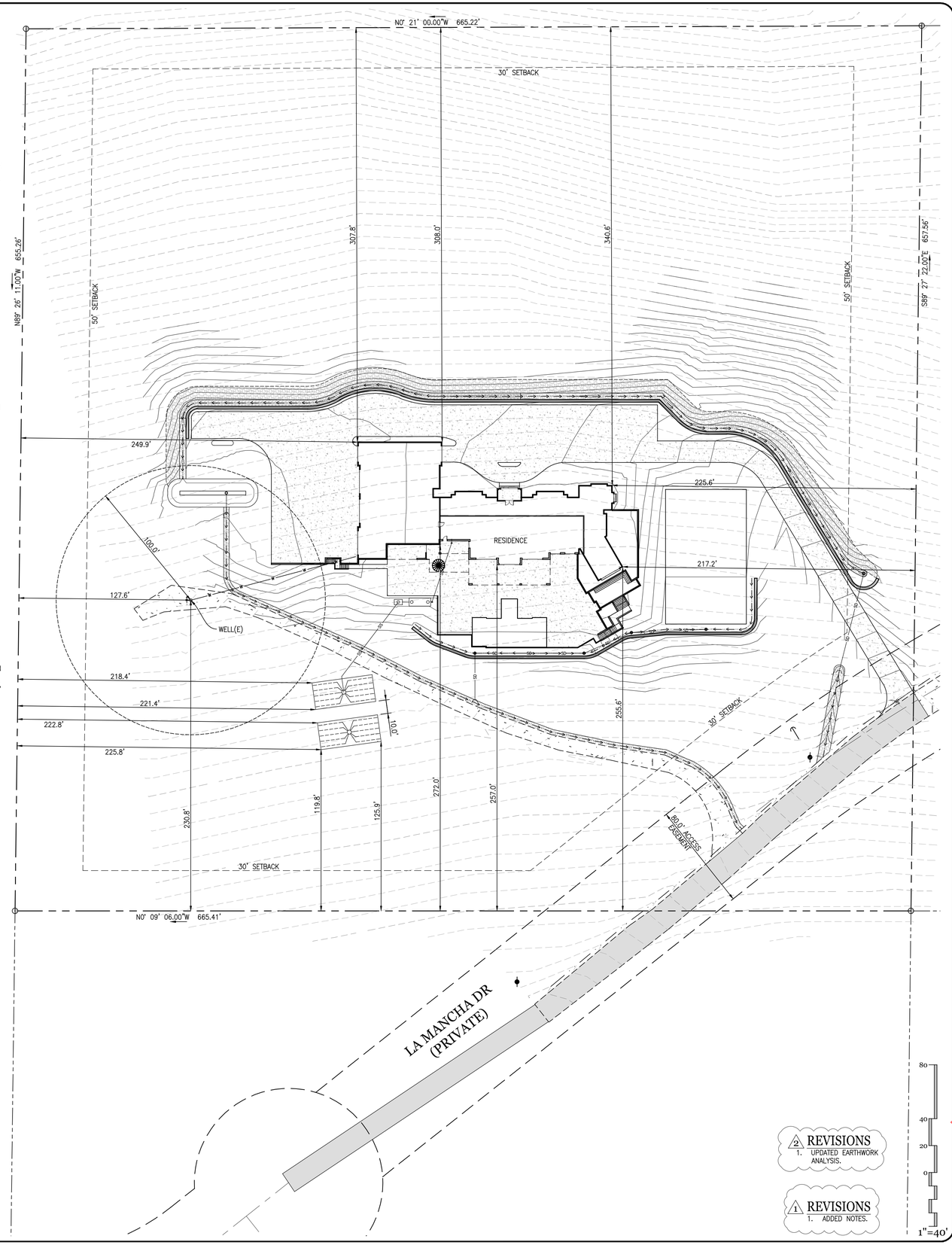
NO CUT OR FILL SLOPES SHALL BE LOCATED WITHIN 2 FEET OF THE PROPERTY LINES AS REQUIRED BY WASHOE COUNTY CODE.

SITE INFORMATION

ADDRESS	2410 LA MANCHA DR
APN	076-381-53
LOT SIZE	436,673 S.F.
ZONING	GR
WUI FIRE RISK RATING	HIGH
SETBACKS (F/R/S)	30/30/50 (FT)

1 EXPORT SITE

EXPORT SITE IS THE WESTERN NEVADA MATERIALS,
1500 SHA NEVA RD, SPARKS, NV 89441
RICK 775.636.9541 - 775.342.3668
MINE ID NUMBER:26-00803



2 REVISIONS

1. UPDATED EARTHWORK ANALYSIS.

1 REVISIONS

1. ADDED NOTES.

MONTE VISTA CONSULTING
575 E. Plumb Lane #101
Reno, NV 89502
775.636.7905
montevistaconsulting.com

Rabe Residence

Overall Site Plan

2410 La Mancha Dr
APN: 076-381-53
Washoe County, Nevada

Project #	22.016
Drawn	HBA
Checked	MWV
Date	1.11.2023
△	Revisions
1	2.15.2023
2	3.8.2023

Michael Vicks 2023.03.08 15:01:40 -08'00'

PRELIMINARY UNTIL APPROVED BY WASHOE COUNTY

PROFESSIONAL ENGINEER-STATE OF NEVADA MICHAEL M. VICKS Exp: 6.30.2024 CIVIL No. 21025

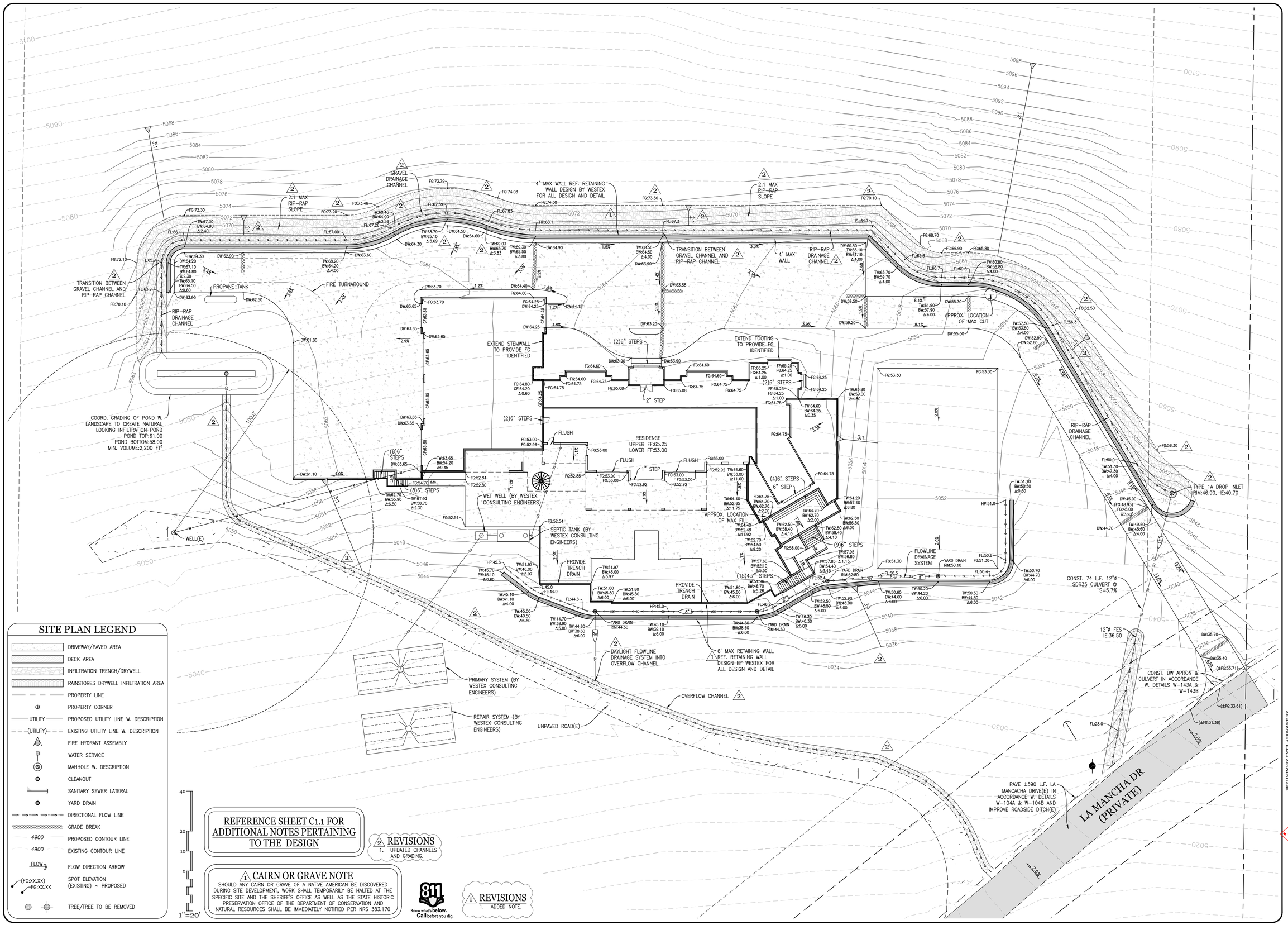
March 8, 2023

Washoe County Approved 03/02/2023 Community Services Planning & Building

C1.1

1 of 6

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SITE PLAN LEGEND

- DRIVEWAY/PAVED AREA
- DECK AREA
- INFILTRATION TRENCH/DRYWELL
- RAINSTORE3 DRYWELL INFILTRATION AREA
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- (FG:XX.XX) FG:XX.XX SPOT ELEVATION (EXISTING) ~ PROPOSED
- TREE/TREE TO BE REMOVED

1"=20'

REFERENCE SHEET C1.1 FOR ADDITIONAL NOTES PERTAINING TO THE DESIGN

2 REVISIONS
1. UPDATED CHANNELS AND GRADING.

1 CAIRN OR GRAVE NOTE
SHOULD ANY CAIRN OR GRAVE OF A NATIVE AMERICAN BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE SHERIFF'S OFFICE AS WELL AS THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES SHALL BE IMMEDIATELY NOTIFIED PER NRS 383.170

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

1 REVISIONS
1. ADDED NOTE.

MONTE VISTA CONSULTING
575 E. Plumb Lane #101
Reno, NV 89502
775.636.7905
montevistaconsulting.com

NORTH

Rabe Residence

Site Plan

2410 La Mancha Dr
APN: 076-381-53
Washoe County, Nevada

Project #	22.016
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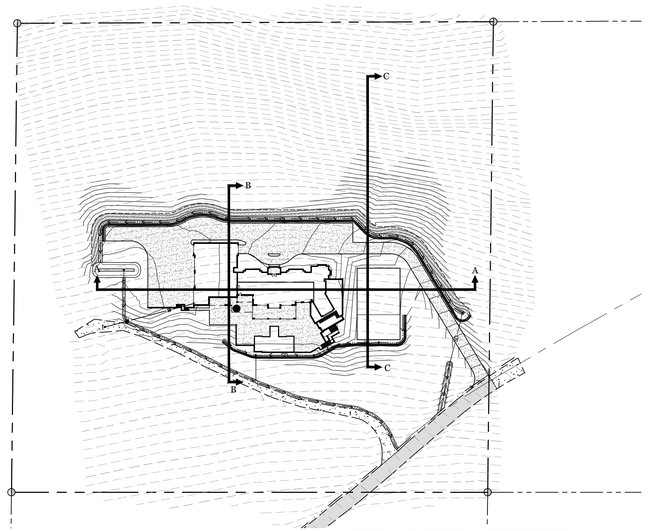
Washoe County
Approved
03/02/2023
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Planning & Building

C1.2
2 of 6

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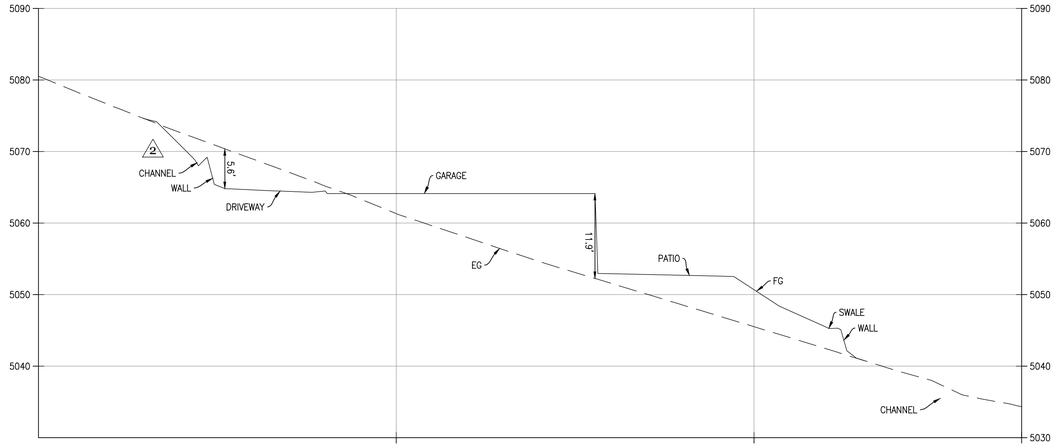
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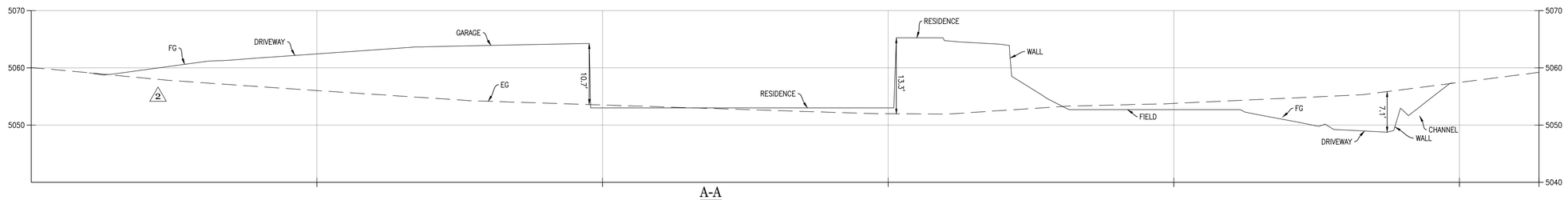


OVERALL SITE PLAN
SCALE:1"=100'

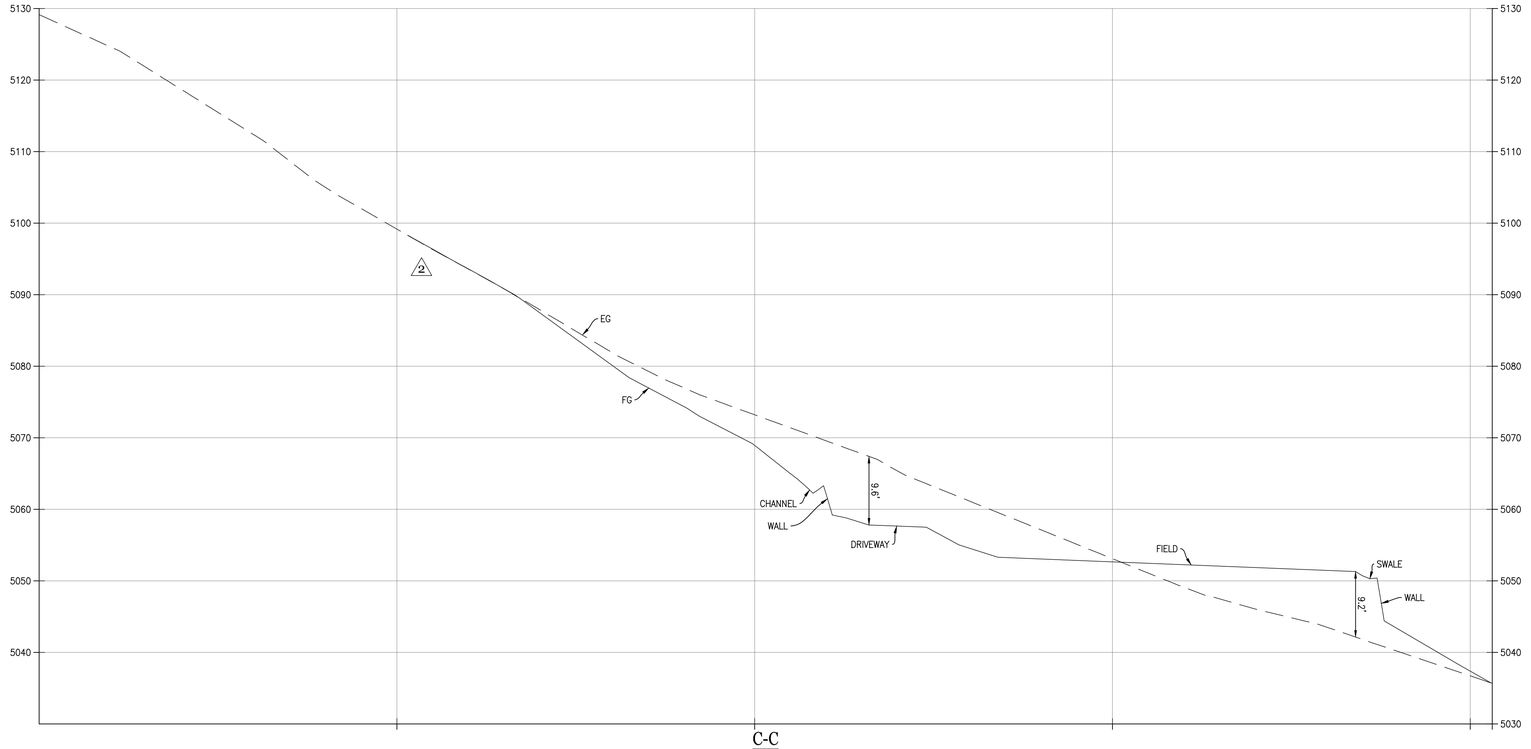
1"=100' 0 50 100 200



B-B
VERTICAL SCALE:1"=10'
HORIZONTAL SCALE:1"=20'



A-A
VERTICAL SCALE:1"=10'
HORIZONTAL SCALE:1"=20'



C-C
VERTICAL SCALE:1"=10'
HORIZONTAL SCALE:1"=20'

1 RETAINING WALLS

REFERENCE RETAINING WALL DESIGN BY WESTEX CONSULTING ENGINEERS FOR ALL DESIGN AND DETAIL OF RETAINING WALLS.

1 CAIRN OR GRAVE NOTE

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Know what's below. Call before you dig.

1"=20' 0 10 20 40

1"=10' 20 10 5 0

1 REVISIONS
1. ADDED NOTE.

2 REVISIONS
1. UPDATED CROSS SECTIONS TO SHOW UPDATED GRADING.

MONTE VISTA CONSULTING
575 E. Plumb Lane #101
Reno, NV 89502
775.636.7905
montevistaconsulting.com

NORTH

Rabe Residence

Cross Sections

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APN: 076-381-53
Washoe County, Nevada

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C1.3
3 of 6

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DRAINAGE PLAN LEGEND

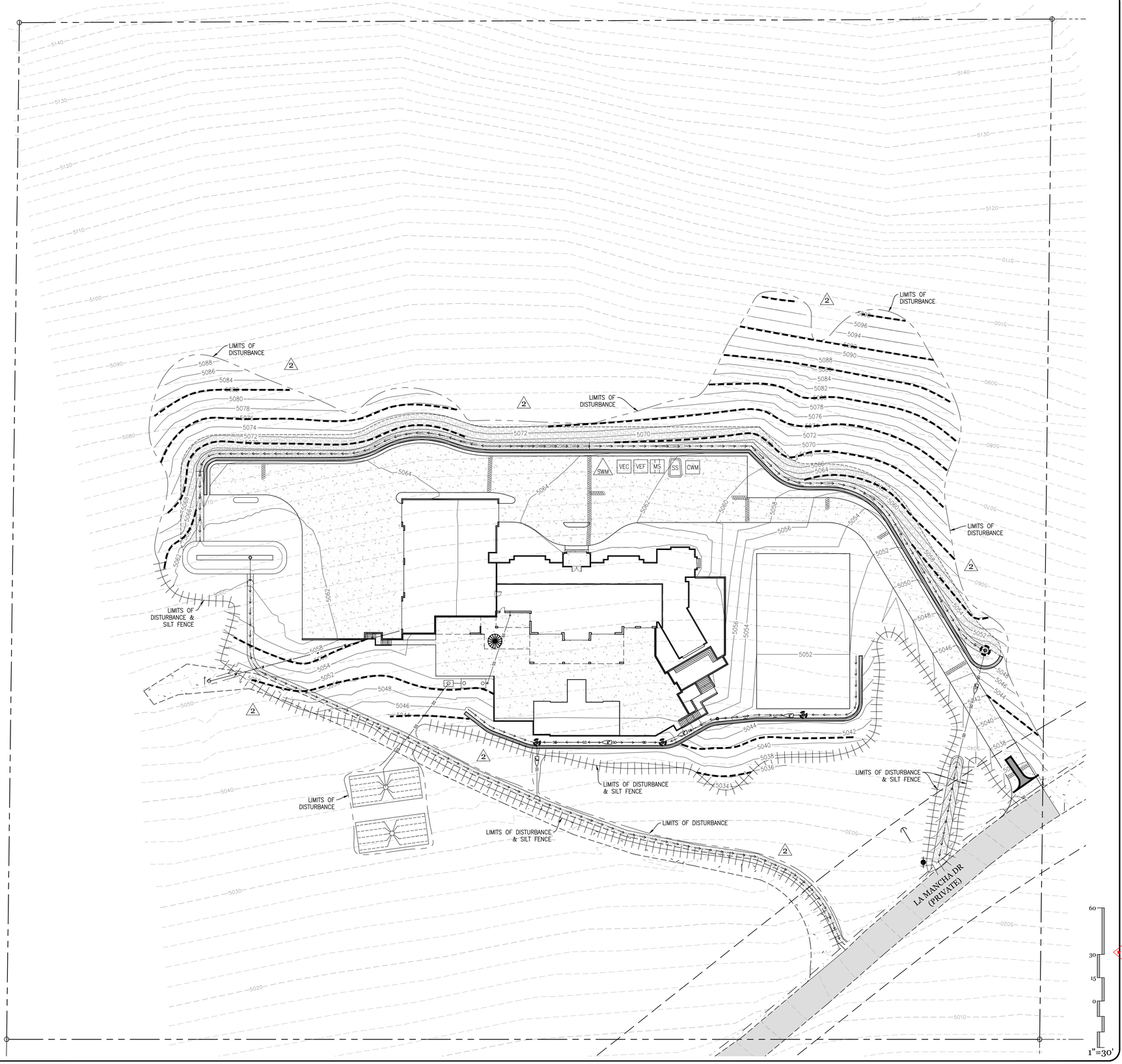
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- SANITARY WASTE MANAGEMENT (GM-14)
- TREE/TREE TO BE REMOVED

DEFENSIBLE SPACE & VEGETATION MANAGEMENT NOTES

1. REQUIRED DEFENSIBLE SPACES SHALL BE 50' FOR HIGH HAZARD RATINGS OR AS MODIFIED BY THE FIRE MARSHALL.
2. DEFENSIBLE SPACE SHALL BE MAINTAINED TO THE REQUIRED DISTANCE OR TO THE PROPERTY LINE, WHICHEVER IS LESS MEASURED ON A HORIZONTAL PLANE FROM THE PERIMETER OR PROJECTION OF THE BUILDING OR STRUCTURE.
3. CULTIVATED GROUND COVER SUCH AS GRASS, IVY, SUCCULENTS OR SIMILAR PLANTS USED AS GROUND COVER ARE ALLOWED WITHIN THE DEFENSIBLE SPACE PROVIDED THEY DO NOT FORM A MEANS OF TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY STRUCTURE.
4. THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE DEFENSIBLE SPACE WHICH SHALL INCLUDE MODIFYING OR REMOVING NON FIRE-RESISTIVE VEGETATION AND KEEPING LEAVES, NEEDLES AND OTHER DEAD VEGETATIVE MATERIAL REGULARLY REMOVED FROM ROOFS OF BUILDINGS & STRUCTURES..
5. TREE CROWNS SHALL BE PRUNED IN ORDER TO MAINTAIN 10' CLEARANCE FROM ANY STRUCTURE AND TO MAINTAIN A 6' VERTICAL CLEARANCE BETWEEN THE GROUND AND LIMBS WITHIN THE DEFENSIBLE SPACE. DEADWOOD & LITTER SHALL BE REGULARLY REMOVED FROM TREES.
6. SPARK ARRESTORS SHALL BE INSTALLED ON CHIMNEYS SERVICING FIREPLACES, BARBECUES, INCINERATORS OR DECORATIVE HEATING APPLIANCES IN WHICH SOLID OR LIQUID FUEL IS USED.
7. FIREWOOD AND OTHER COMBUSTIBLE MATERIALS SHALL NOT BE STORED IN UNENCLOSED SPACES BENEATH BUILDINGS OR STRUCTURES, ON DECKS OR UNDER EAVES, CANOPIES OR OTHER PROJECTIONS/OVERHANGS. FIREWOOD OR OTHER COMBUSTIBLE MATERIALS SHALL BE STORED A MINIMUM OF 20' FROM STRUCTURES AND SEPARATED FROM THE CROWN OF TREES BY A MINIMUM HORIZONTAL DISTANCE OF 15'.
8. TREE SPACING GUIDELINES: SLOPES 0%-20%: 10'; SLOPES 20%-40%: 20'; SLOPES GREATER THAN 40%; 30')
9. SHRUB SPACING GUIDELINES: SLOPES 0%-20%: 2 TIMES THE HEIGHT OF THE SHRUB; SLOPES 20%-40%: 4 TIMES THE HEIGHT OF THE SHRUB; SLOPES GREATER THAN 40%: 6 TIMES THE HEIGHT OF THE SHRUB)
10. VERTICAL SPACE BETWEEN THE TOP OF A SHRUB AND THE BOTTOM OF LOWER TREE BRANCHES IS RECOMMENDED TO BE 3 TIMES THE HEIGHT OF THE SHRUB.

STANDARD BMP NOTES NOTES

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE WASHOE COUNTY RIGHT-OF-WAY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FORM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND THEIR AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE STATE OF NEVADA & TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN FOURTEEN (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 III.A.5).
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 BMP's 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 PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITION OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO STORMWATER GENERAL PERMIT NVR100000, (SECTION III.A.11-12).
5. ACCUMULATED SEDIMENT IN BMP's SHALL BE REMOVED AT REGULAR INTERVALS, WITHIN SEVEN (7) DAYS AFTER A STORMWATER RUNOFF EVENT, AND PRIOR TO THE NEXT FORECASTED STORM EVENT WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 30 PERCENT OR MORE.



⚠2 REVISIONS

1. UPDATED LIMITS OF DISTURBANCE, SILT FENCES, AND FIBER ROLLS.

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575 E. Plumb Lane #101
Reno, NV 89502
775.636.7905
montevistaconsulting.com

NORTH

Rabe Residence

BMP & Erosion Control Plan

2410 La Mancha Dr
APN: 076-381-53
Washoe County, Nevada

Project #	22.016
Drawn	HBA
Checked	MWV
Date	1.11.2023
△	Revisions
1	2.15.2023
2	3.8.2023

PRELIMINARY UNTIL APPROVED BY WASHOE COUNTY

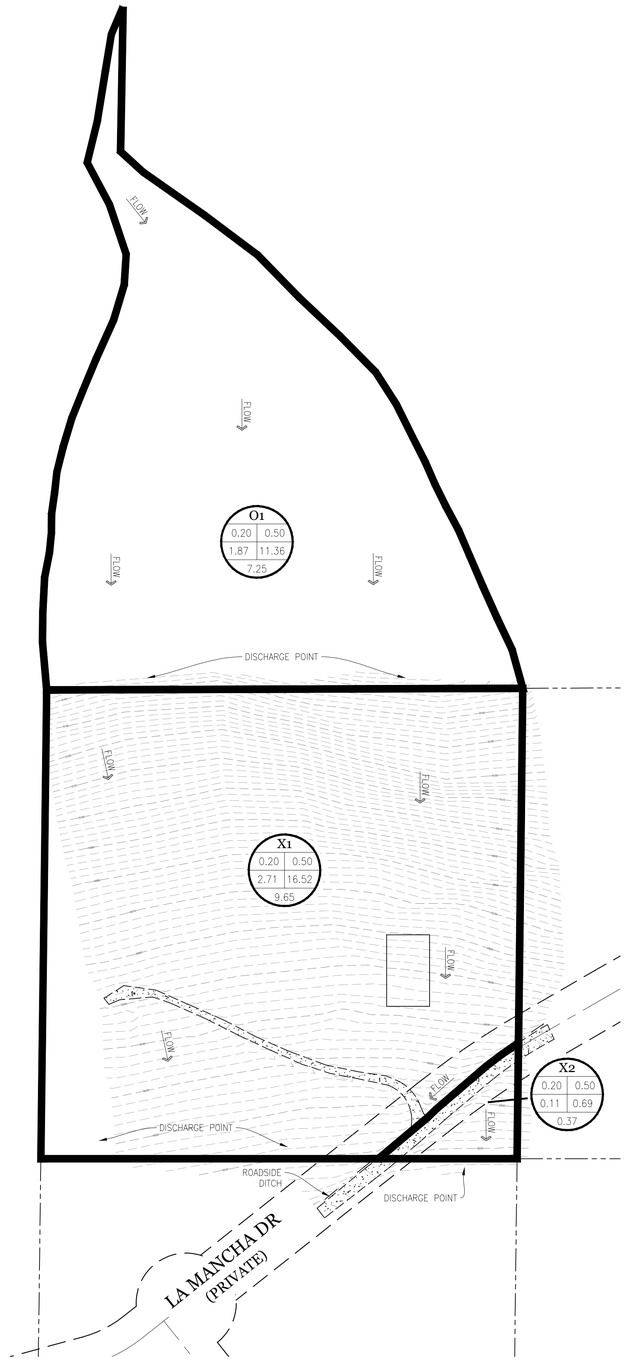
PROFESSIONAL ENGINEER STATE OF NEVADA — MICHAEL A. VICKS — Exp. 6.30.2024 — CIVIL — No. 21025

March 8, 2023

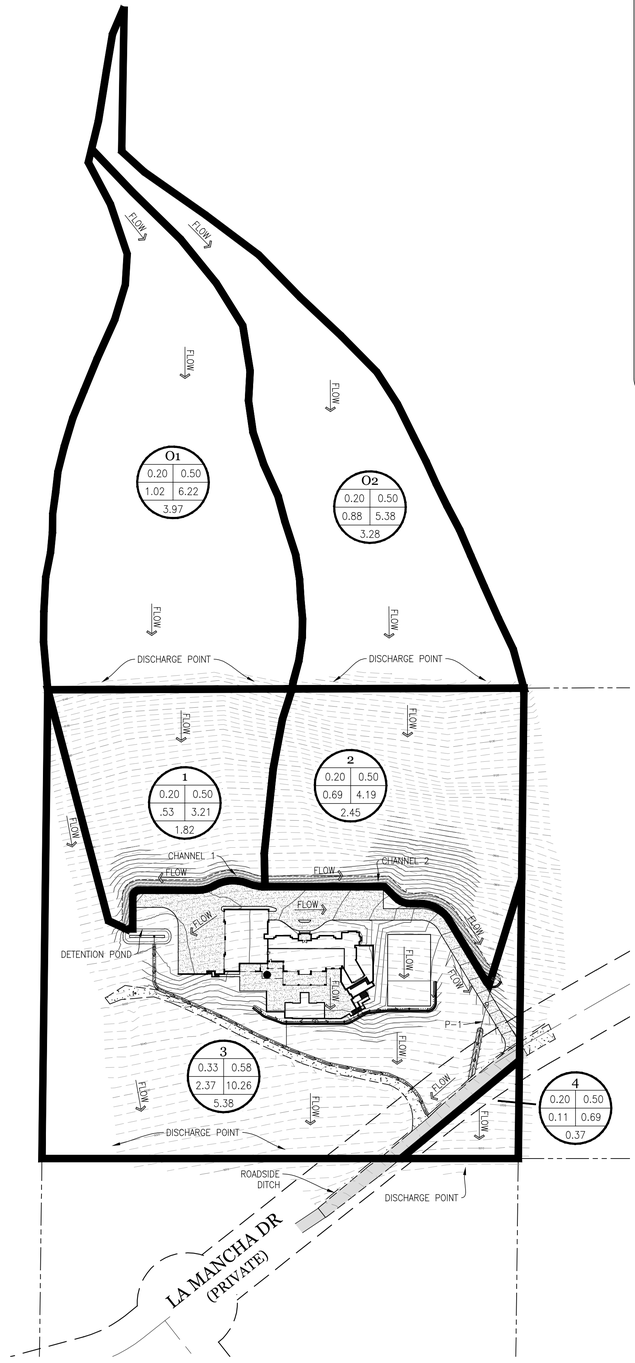
WASHOE COUNTY — Approved 03/02/2023 — Community Services — Planning & Building

C2.0

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EXISTING DRAINAGE PLAN
SCALE:1"=100'



PROPOSED DRAINAGE PLAN
SCALE:1"=100'

GRADING & DRAINAGE LEGEND

- A.C. PAVEMENT AREA
- CONCRETE AREA
- UTILITY — PROPOSED UTILITY LINE W. DESCRIPTION
- (UTILITY) — EXISTING UTILITY LINE W. DESCRIPTION
- MAHHOLE W. DESCRIPTION (EXISTING/PROPOSED)
- CLEANOUT (EXISTING/PROPOSED)
- CATCH BASIN/DROP INLET
- YARD DRAIN
- GRADE BREAK
- 4900 PROPOSED CONTOUR LINE
- 4900 EXISTING CONTOUR LINE
- (FG:XX.XX) FG:XX.XX SPOT ELEVATION (EXISTING) ~ PROPOSED
- FLOW FLOW DIRECTION ARROW
- BASIN: C_5 | C_{100}; Q_5CFS | Q_{100}CFS; ACRES — DRAINAGE BASIN CHARACTERISTICS

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

200 100 50 0
1"=100'

MONTE VISTA CONSULTING
575 E. Plumb Lane #101
Reno, NV 89502
775.636.7905
montevistaconsulting.com

NORTH

Rabe Residence

Drainage Plan

2410 La Mancha Dr
APN: 076-381-53
Washoe County, Nevada

Project #	22.016
Drawn	HBA
Checked	MWV
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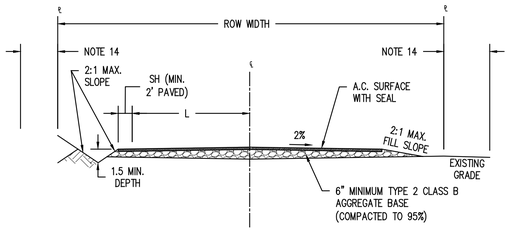
PROFESSIONAL ENGINEER STATE OF NEVADA
MICHAEL W. VICKS
Exp. 6.30.2024
CIVIL
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March 8, 2023

Washoe County Community Services Planning & Building
Approved
03/02/2023

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5 of 6

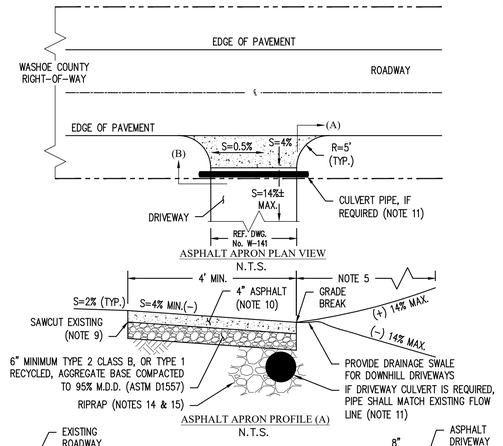
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ROW	H	L	B	SH	ADT MAX PER 2 TRAVEL LANES	REMARKS
60	12	11	–	2' MIN.	7300	COLLECTOR
50	11	12	–	2' MIN.	1000	LOCAL

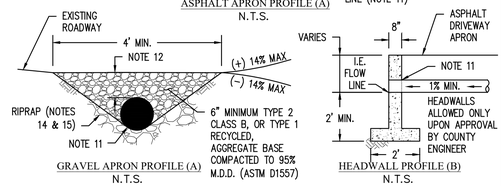
NOTES:

1. ALL WIDTHS ARE IN FEET.
2. H IS MEASURED TO THE FRONT FACE OF CURB.
3. L IS TRAVEL LANE; SH IS SHOULDER; B IS BICYCLE LANE; ROW IS RIGHT–OF–WAY; ADT IS AVERAGE DAILY TRAFFIC, EACH DIRECTION.
4. ADT REPRESENTS THE DESIGN VOLUME FOR A TWO LANE FACILITY, EACH DIRECTION.
5. BICYCLE LANES SHALL BE PROVIDED IN ACCORDANCE WITH THE BICYCLE AND PEDESTRIAN ELEMENT OF THE REGIONAL TRANSPORTATION PLAN AND TO THE SATISFACTION OF THE COUNTY ENGINEER.
6. STRUCTURAL SECTIONS SHALL BE DETERMINED BY GEOTECHNICAL ENGINEERING DESIGN, BUT IN NO CASE SHALL BE LESS THAN 4" A.C. OVER 8" AGGREGATE BASE FOR COLLECTOR STREETS AND 4" MIN. A.C. OVER 6" AGGREGATE BASE FOR LOCAL STREETS.
7. ALL CURB AND GUTTER IS MONOLITHIC CONCRETE WITH SIDEWALK AND L–SHAPED PER STANDARD DETAIL.
8. SIDEWALK AREA SHALL BE AT 2% SLOPE TOWARDS TOP OF CURB AND COMPACTED 95% ASTM D–1557. BACKFILL SHALL BE TYPE 2 CLASS B BASE.
9. ALL A.C. SURFACES SHALL BE SEALED IN ACCORDANCE WITH WASHOE COUNTY STANDARDS.
10. RESIDENTIAL DRIVEWAY ACCESS NOT ALLOWED TO STREETS ON WHICH 10–YEAR DESIGN ADT EXCEEDS 2000.
11. DESIGN OF IMPROVEMENTS TO BE DONE IN ACCORDANCE WITH ARTICLE 420, STORM DRAINAGE STANDARDS, AND ARTICLE 436, STREET DESIGN STANDARDS, OF THE WASHOE COUNTY DEVELOPMENT CODE.
12. ALL CONSTRUCTION IS TO BE DONE TO CURRENT WASHOE COUNTY STANDARDS AND SPECIFICATIONS.
13. SLOPE EASEMENTS MAY BE REQUIRED IN CERTAIN TERRAIN TO ACCOMMODATE THE ROADWAY SECTION.
14. MINIMUM 7.5' PUBLIC UTILITY/TRAFFIC CONTROL SIGNAGE/PLOWED SNOW EASEMENT IS REQUIRED ON BOTH SIDES OF RIGHT–OF–WAY AS PER STANDARD DETAIL.



ASPHALT APRON PLAN VIEW
N.T.S.

ASPHALT APRON PROFILE (A)
N.T.S.



GRAVEL APRON PROFILE (A)
N.T.S.

HEADWALL PROFILE (B)
N.T.S.

NOTES:

1. ENCROACHMENT/EXCAVATION PERMIT AND/OR A REVOCABLE OCCUPANCY PERMIT SHALL BE OBTAINED FROM THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT PRIOR TO ANY WORK.
2. THE MAXIMUM SLOPE ON DRIVEWAYS SHALL NOT EXCEED 14%.
3. 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.
4. ALL WORK SHALL MEET THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
5. WHEN GRADE DIFFERENTIAL BETWEEN DRIVEWAY APRON AND ASPHALT EXCEEDS 6%, PROVIDE MINIMUM 6 FOOT VERTICAL CURVE TRANSITION BETWEEN BACK EDGE OF APRON AND DRIVEWAY.
6. NO PORTION OF THE DRIVEWAY SHALL BE PERMITTED WITHIN 5 FEET OF A PROPERTY LINE.
7. A MINIMUM OF 50 FEET MUST SEPARATE DRIVEWAY APPROACHES, CENTERLINE TO CENTERLINE, FOR CIRCULAR DRIVEWAYS ON ONE PROPERTY AS APPROVED BY THE COUNTY ENGINEER.
8. DRIVEWAY GEOMETRICS SHALL REFER TO THE WASHOE COUNTY STANDARD DRAWING No. W–141. CONCRETE DRIVEWAY APRONS SHALL REFER TO THE WASHOE COUNTY STANDARD DRAWING Nos. W–142A, W–142B, W–142C, W–142D AND W–142E.
9. MATCH WITH A NEAT LINE ALONG THE EXISTING EDGE OF PAVEMENT. SAWCUT A MINIMAL DISTANCE FROM THE EDGE AS NEEDED TO OBTAIN A SMOOTH MATCH LINE WITH A FULL DEPTH VERTICAL EDGE.
10. 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.
11. MINIMUM SIZE CULVERT PIPE SHALL BE DETERMINED BY THE COUNTY ENGINEER. CULVERT PIPE IS TO BE ROUND OR ELLIPTICAL AND EITHER REINFORCED CONCRETE PIPE (RCP), GALVANIZED CORRUGATED METAL PIPE (CMP), OR HIGH DENSITY POLYETHYLENE (HDPE) MINIMUM CLASS S MEETING REQUIREMENTS OF AASHTO M294.
12. CULVERT PIPE INSTALLATION AND SOIL COVER DEPTH SHALL BE PER THE PIPE MANUFACTURER'S RECOMMENDATIONS. SOIL COVER SHALL BE TYPE 2 CLASS B, OR TYPE 1 RECYCLED, AGGREGATE BASE COMPACTED TO 95% MINIMUM RELATIVE COMPACTION PER ASTM D–1557.
13. CULVERT PIPE SHALL BE SLOPED TO MATCH EXISTING DITCH/ROAD GRADE, OR 1% MINIMUM.
14. CULVERT PIPE SHALL EXTEND A MINIMUM OF 2 FEET BEYOND THE TOE OF FILL WITH A MINIMUM OF 2 FEET OF RIPRAP HORIZONTALLY PAST END OF PIPE.
15. CLASS 150 RIPRAP TO BE PLACED AT PIPE INLETS AND OUTLETS. INSTALLATION OF FLARED END SECTIONS AND HEADWALLS SHALL BE DETERMINED BY THE COUNTY ENGINEER.
16. NO CONCRETE OR PAVER DRIVEWAYS ARE ALLOWED WITHIN 4 FEET OF THE EDGE OF PAVEMENT.
17. HYDRONIC OR HEATED DRIVEWAYS LOCATED WITHIN THE RIGHT–OF–WAY SHALL BE ON A SEPARATE STATION.
18. WASHOE COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAY APRONS.
19. CURRENT AASHTO REQUIREMENTS FOR CLEAR ZONES SHALL BE MET.

DATE	REVISIONS

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION
ROADWAY SECTIONS
GENERAL APPLICATIONS
RURAL AREAS/SUBURBAN AREAS
LOT SIZE: GREATER THAN 1.5 ACRES

SECTION NUMBER: 100
DRAWING NUMBER: W–104A
DATE: 2/21/2022

DATE	REVISIONS

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION
ROADWAY SECTIONS
GENERAL APPLICATIONS
RURAL AREAS/SUBURBAN AREAS
LOT SIZE: GREATER THAN 1.5 ACRES

SECTION NUMBER: 100
DRAWING NUMBER: W–104B
DATE: 2/21/2022

DATE	REVISIONS

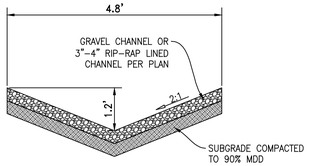
STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION
ASPHALT AND GRAVEL DRIVEWAY APRONS
FOR USE WHERE NO CURB & GUTTER EXISTS

SECTION NUMBER: 100
DRAWING NUMBER: W–143A
DATE: 2/21/2022

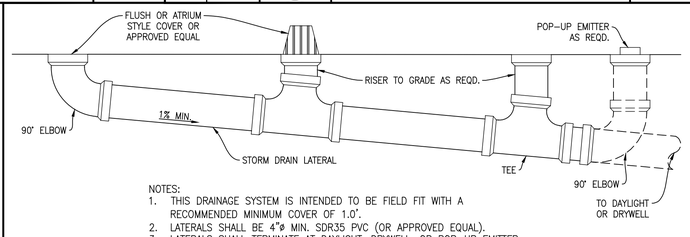
DATE	REVISIONS

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION
ASPHALT AND GRAVEL DRIVEWAY APRONS NOTES
FOR USE WHERE NO CURB & GUTTER EXISTS

SECTION NUMBER: 100
DRAWING NUMBER: W–143B
DATE: 2/21/2022

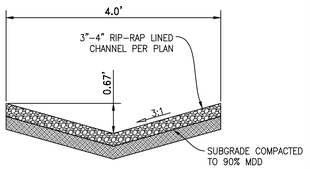


⚠2 DRAINAGE CHANNEL SECTION

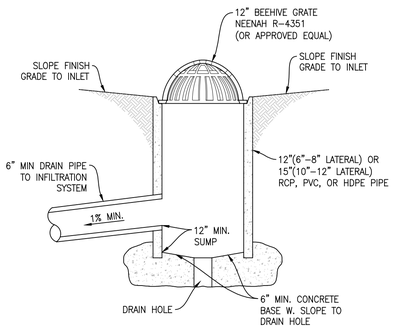


NOTES:
1. THIS DRAINAGE SYSTEM IS INTENDED TO BE FIELD FIT WITH A RECOMMENDED MINIMUM COVER OF 1.0'.
2. LATERALS SHALL BE 4"ø MIN. SDR35 PVC (OR APPROVED EQUAL).
3. LATERALS SHALL TERMINATE AT DAYLIGHT, DRYWELL, OR POP–UP EMITTER AS SPECIFIED ON PLANS.
4. REFERENCE PLAN FOR ALL LENGTHS AND SIZES.
5. NOT INTENDED FOR TRAFFIC RATED APPLICATIONS.

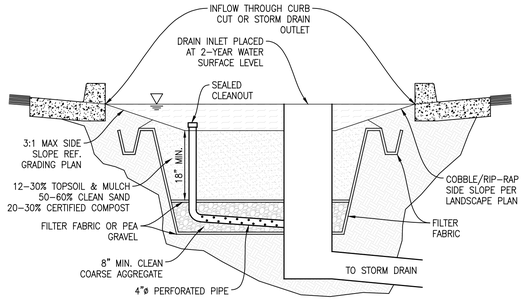
FLOWLINE DRAINAGE SYSTEM



⚠2 OVERFLOW CHANNEL SECTION



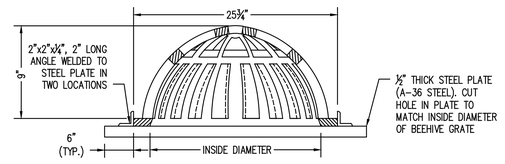
YARD DRAIN



BIORETENTION BASIN NOTES:

1. BASINS ARE PRIVATELY OWNED & MAINTAINED UNLESS SPECIFICALLY NOTED OTHERWISE.
2. REFERENCE PLAN FOR SPECIFICATIONS OF DRAIN INLET AND ADDITIONAL DESIGN.
3. PROVIDE A 3' WIDE LOW FLOW SWALE IN THE BOTTOM OF THE BASIN LINED WITH 1.5"–3" ROCK AS SPECIFIED BY THE LANDSCAPE ARCHITECT.
4. MAX SIDE SLOPE SHALL BE 3:1 AND DISTURBED SLOPES SHALL BE STABILIZED WITHIN 1 WEEK OF CONSTRUCTION.
5. THE BASINS SHALL BE INSPECTED ANNUALLY, AND FOLLOWING ANY MAJOR STORM EVENT.
6. DEBRIS SHALL BE PERIODICALLY REMOVED AND ANY VEGETATION MAINTAINED.
7. IF THE BASIN DOES NOT FULLY INFILTRATE WITHIN 7, DAYS, THE FILTER MEDIA SHALL BE REPLACED.
8. EVERY 5–10 YEARS THE AREA SHOULD BE TILLED, FINE MATERIALS REMOVED AND THE BASE REGARDED TO MAINTAIN LONG TERM VIABILITY OF THE BASIN.
9. IF A HAZARDOUS MATERIALS SPILL OCCURS AND THE SOILS BECOME CONTAMINATED, THE AFFECTED AREAS SHOULD BE REMOVED IMMEDIATELY AND APPROPRIATE SOILS AND MATERIALS REPLACES AS SOON AS POSSIBLE.

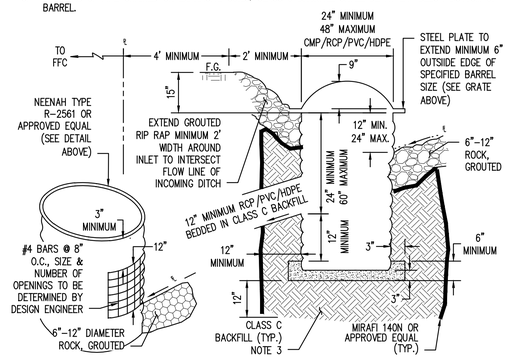
LANDSCAPE DETENTION BASIN WITH BACKUP UNDERDRAIN & STORM DRAIN OVERFLOW



R2561 HIGH NEENAH BEEHIVE GRATE, OR APPROVED EQUAL
N.T.S.

NOTES:

1. OUTLET PIPE AND BARREL SIZES TO BE DETERMINED BY ENGINEER. NOT FOR USE WITHIN ROADWAY SECTION.
2. OUTLET PIPE SHALL BE BEDDED IN CLASS C BACKFILL.
3. IN AREAS OF FINE GRAINED OR EXPANSIVE SOILS, CLASS C BACKFILL SHALL BE AT 24" BELOW BOTTOM OF BARREL.



DATE	REVISIONS

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION
DROP INLET TYPE 1A

SECTION NUMBER: 200
DRAWING NUMBER: W–211
DATE: 2/21/2022

⚠2 REVISIONS
1. UPDATED DETAIL.
2. ADDED DETAIL.

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Rabe Residence

Civil Details

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APN: 076–381–53
Washoe County, Nevada

Project #	22.016
Drawn	HBA
Checked	MWV
Date	1.11.2023
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PROFESSIONAL ENGINEER–STATE OF NEVADA
MICHAEL W. VICKS
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March 8, 2023

WASHOE COUNTY
Approved
03/02/2023
COMMUNITY SERVICES
Planning & Building

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6 of 6