OWNER/ DEVELOPER:

Toll Brothers
America's Luxury Home Builder

10345 PROFESSIONAL CIRCLE, SUITE 200
RENO, NEVADA 89521
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jwong1@tollbrothers.com

DESIGN ENGINEER:

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SOILS ENGINEER:

ENGEO INCORPORATED
2213 PLAZA DRIVE
ROCKLIN, CA 95765
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MASS GRADING PLANS FOR QUILICI RANCH PHASE 2 VILLAGES 9, 10A, 10B AND 10C

A SINGLE FAMILY RESIDENTIAL SUBDIVISION BY Toll Brothers

A PORTION OF APN 236-021-01
RENO, WASHOE COUNTY, NEVADA

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25	G-22	GRADING PLAN (SHEET 22 OF 47)
26	G-23	GRADING PLAN (SHEET 23 OF 47)
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37	G-34	GRADING PLAN (SHEET 34 OF 47)
38	G-35	GRADING PLAN (SHEET 35 OF 47)
39	G-36	GRADING PLAN (SHEET 36 OF 47)
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44	G-41	GRADING PLAN (SHEET 41 OF 47)
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BENCHMARK

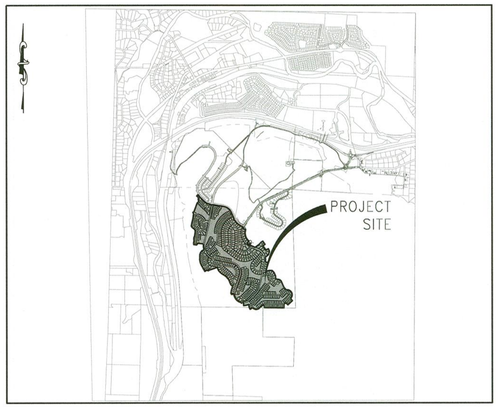
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS TAKEN FROM NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) CONTROL MONUMENT 1332104, HAVING A PUBLISHED ELEVATION OF 5091.40 FEET. 1332104 IS DESCRIBED AS A 3 INCH NDOT BRASS CAP ON PIPE, STAMPED "T19N R18E S17/S16/S20/S21 1998 ?, 0.1 FOOT ABOVE GROUND LEVEL IN A MOUND OF STONES. A 'U' CHANNEL POST AND SURVEY MARKER PADDLE ARE 10 FEET EAST AS A WITNESS. A 4 STRAND BARBED WIRE FENCE IS 2 FEET EAST. MONUMENT IS OFF OF I-80 WEST BOUND AT THE BOOMTOWN EXIT. TRAVEL SOUTH ON GARSON ROAD TO FIRE STATION (SIERRA FIRE PROTECTION DIST) AT SOUTH END OF GARSON ROAD. HEAD WEST ON GATED DIRT ROAD ON WEST SIDE OF FIRE STATION ALONG NORTH SIDE OF STEAMBOAT DITCH FOR 0.5 MILE. MONUMENT IS 100' SOUTH.

BASIS OF BEARINGS

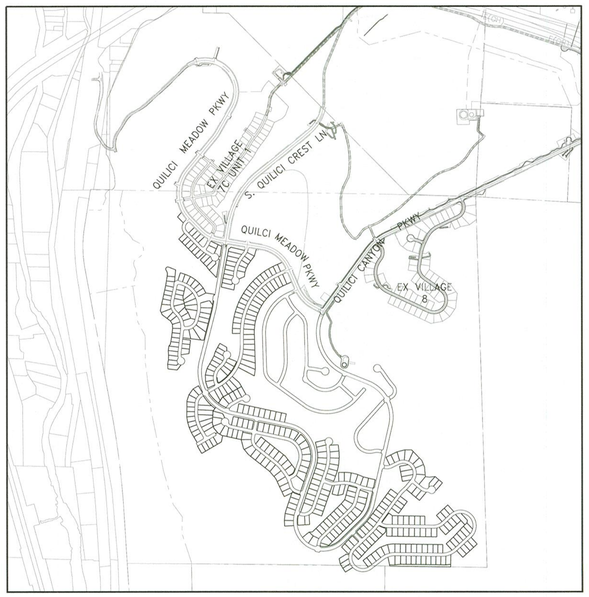
GRID NORTH, MODIFIED NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1984 (NAD 83/84) DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS OF NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) CONTROL MONUMENTS 1332104 AND 1332107. COMBINED GRID TO GROUND FACTOR = 1.000197939. ALL DISTANCES SHOWN HERE ARE GROUND VALUES.

FLOOD ZONE

THIS PROJECT LIES ENTIRELY WITHIN A FEMA UNSHADED ZONE X PER FIRM MAP PANEL 32031C3013G AND 32031C3225G. EFFECTIVE MARCH 16, 2009



VICINITY MAP
NOT TO SCALE



SITE PLAN
NOT TO SCALE

NOTES

THESE PLANS ARE FOR MASS GRADING PURPOSES ONLY. THE SITE SHALL BE FINE GRADED UNDER SEPARATE PERMIT

APPROVAL OF THIS PERMIT IS AT THE DEVELOPERS RISK. ANY CHANGES/REVISIONS AS REQUIRED AT THE FINAL MAP PHASE MUST BE COMPLETED AT THE SOLE RESPONSIBILITY OF THE DEVELOPER.

UPON COMPLETION OF THE GRADING AND PRIOR TO APPLICATION OF REVEGETATION MATERIALS, REPRESENTATIVES FROM THE DEVELOPER, THE CONTRACTOR, THE ENGINEER OF RECORD AND CITY OF RENO SHALL MEET ON THE SITE TO DETERMINE THE FINAL SLOPE GRADING AND SLOPE TREATMENTS

CONSTRUCTION HOURS

HOURS OF CONSTRUCTION, INCLUDING GRADING, SHALL BE LIMITED TO BETWEEN THE HOURS OF 7:00 A.M. AND 6:00 P.M., MONDAY THROUGH FRIDAY AND BETWEEN THE HOURS OF 8:00 A.M. AND 6:00 P.M. ON SATURDAY. THERE SHALL BE NO CONSTRUCTION ON SUNDAYS, EXCLUDING DUST CONTROL AND STORM WATER POLLUTION PREVENTION PLAN MEASURES. THIS RESTRICTION INCLUDES GRADING AND ROAD CONSTRUCTION ACTIVITIES. THE IDLING OF THE VEHICLE SHALL BE PROHIBITED OUTSIDE OF THE CONSTRUCTION HOURS.

ABBREVIATIONS

AGG	AGGREGATE
ACP	ASBESTOS CEMENT PIPE
AC	ASPHALTIC CONCRETE
AP	ANGLE POINT
BC	BACK OF CURB
BVC	BEGINNING OF VERTICAL CURVE
BM	BENCH MARK
BDRY	BOUNDARY
BOC	BEGINNING OF CONSTRUCTION
CATV	CABLE TELEVISION
CL	CENTERLINE
CMH	CENTER OF MANHOLE
CO	CLEAN OUT, SEWER/SD
COMM	COMMERCIAL
CONC, PCC	CONCRETE
CONST	CONSTRUCTION OR CONSTRUCT
CU YD, CY	CUBIC YARD
CU FT, CF	CUBIC FEET
CF	CURB FACE
DCSWCS	DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS
DIA	DIAMETER
DWY	DRIVEWAY
DI	DROP INLET
ESMT	EASEMENT
EOC	END OF CONSTRUCTION
EP	EDGE OF PAVEMENT
E	ELECTRIC
EL	EASEMENT LINE
ELEV	ELEVATION
ECR	END OF CURB RETURN
EVC	END OF VERTICAL CURVE
EX, EXIST	EXISTING
FT	FEET OR FOOT
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FUT	FUTURE
GALV	GALVANIZED
PL-G	PLASTIC GAS
S-G	STEEL GAS
GB	GRADE BREAK
HP	HIGH POINT
HDP	HIGH DENSITY POLYETHYLENE
INT	INTERSECTION
INV	INVERT
L	LEFT
LF	LINEAR FEET
MH	MANHOLE
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
OC	ON CENTER
PVMT	PAVEMENT
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVE
PC	POINT OF CURVE
PT	POINT OF TANGENCY
PCC	PORTLAND CEMENT CONCRETE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PP	POWER POLE
P	POWER
PL	PROPERTY LINE
POC	POINT OF CONNECTION
PROP	PROPOSED
PB	PULL BOX
RP	RADIUS POINT
RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
REINF	REINFORCED
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
R	RIGHT OR RADIUS
R/W	RIGHT-OF-WAY
S, SS, SWR	SANITARY SEWER
SHT	SHEET
SW	SIDEWALK
SQ FT, SF	SQUARE FOOT
SQ YD, SY	SQUARE YARD
STA	STATION
SD	STORM DRAIN
STD	STANDARD
SL	SEWER LATERAL OR STREET LIGHT
STL	STREET LIGHT
T	TELEPHONE
TEMP	TEMPORARY
TC	TOP OF CURB
TMWA	TRUCKEE MEADOWS WATER AUTHORITY
TRC	TOP OF ROLL CURB
TS	TRAFFIC SIGNAL
TSI	TRAFFIC SIGNAL INTERCONNECT
TRANS	TRANSITION
TYP	TYPICAL
UG	UNDERGROUND
VAR	VARIABLE
VERT	VERTICAL
VC	VERTICAL CURVE
VG	VALLEY GUTTER
VCP	VITRIFIED CLAY PIPE
WTR	WATER

SPECIFICATIONS

ALL CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS, AND THE LATEST STANDARD DETAILS, FOR PUBLIC WORKS CONSTRUCTION (2012 EDITION AND ANY APPURTENANT SUPPLEMENTS) SPONSORED AND DISTRIBUTED BY RENO, SPARKS, AND WASHOE COUNTY, THE CITY OF RENO PUBLIC WORKS DESIGN MANUAL & SUPPLEMENTAL STANDARD DRAWING DETAILS, REVISED JANUARY, 2009, AND THE GEOTECHNICAL INVESTIGATION ENTITLED "SANTERRA-QUILICI PROPERTIES – RENO, NEVADA – GEOTECHNICAL EXPLORATION", PREPARED BY ENGEO INCORPORATED, DATED NOVEMBER 16, 2020.

ENGINEER'S CERTIFICATE

THESE PLANS (SHEETS C-1 OF 56 THROUGH B-4 OF 56) HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING STANDARDS AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, CITY ORDINANCES, STANDARDS, AND CITY CODE. IN THE EVENT OF CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND CITY CODE, CITY STANDARDS SHALL PREVAIL.

Chr Coombs 07/29/2024

CHRISTOPHER J. COOMBS P.E. #14872

Christoph
er Coombs
Digitally signed by
Christopher Coombs
Date: 2024.07.29
16:37:41 -07'00'

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DATE: July 29, 2024
HORZ. SCALE: — X —
VERT. SCALE: — X —
DRAWN BY: — SN —
DESIGNED BY: — MJD —
CHECKED BY: — CC —
APPROVED BY: — CC —
PROJECT #: — 3110.0053

TOLL BROTHERS
10345 PROFESSIONAL CIRCLE, SUITE 200
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PH#775.850.2417

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10765 DOUBLE R BLVD, SUITE 205, RENO, NEVADA 89521
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MASS GRADING PLANS FOR
QUILICI RANCH PHASE 2
VILLAGES 9, 10A, 10B AND 10C
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
TITLE SHEET

CITY OF RENO NEVADA

PROFESSIONAL ENGINEER — STATE OF NEVADA
CHRISTOPHER J. COOMBS
Exp. 12/31/2024
CIVIL
No. 14872
DATE: 07/29/2024

DRAWING
C-1
SHT 1 OF 56

G:\3110_Toll\0053_Quilici Ranch_Phase 2_CIVIL_LPS\MASS GRADING\5001_C01_05_Pl2 MG.dwg mpalete 7/29/24 9:59am

GENERAL NOTES

1. ALL CONSTRUCTION, EXCEPT FOR TMWA FACILITIES, SHALL CONFORM TO THE STANDARD SPECIFICATIONS, AND THE LATEST STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION (2012 EDITION AND ANY APPURTENANT SUPPLEMENTS) SPONSORED AND DISTRIBUTED BY RENO, SPARKS, AND WASHOE COUNTY, THE CITY OF RENO PUBLIC WORKS DESIGN MANUAL & SUPPLEMENTAL STANDARD DRAWING DETAILS, REVISED JANUARY, 2009, AND THE GEOTECHNICAL INVESTIGATION ENTITLED "SANTERRA–QUILLICI PROPERTIES RENO, NEVADA – GEOTECHNICAL EXPLORATION", PREPARED BY ENGEO INCORPORATED, DATED NOVEMBER 16, 2020.
2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND FEES REQUIRED FOR CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY IN FIELD, ALL ELEVATIONS, DIMENSIONS FLOW LINES, EXISTING CONDITIONS, AND POINTS OF CONNECTION WITH ADJOINING PROPERTY (PUBLIC OR PRIVATE). ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL MAINTAIN A DUST CONTROL PROGRAM, INCLUDING WATERING OF OPEN AREAS. THE CONTRACTOR SHALL ALSO MAINTAIN CONFORMITY WITH SECTION 040.030 OF THE WASHOE COUNTY AIR POLLUTION REGULATIONS.
5. THE CONTRACTOR SHALL MAINTAIN AN ON–GOING PROCESS OF REMOVAL OF ALL SPILLAGE OF EXCAVATION MATERIAL ON ALL PAVED STREETS.
6. LAND GRADING SHALL BE DONE IN A METHOD TO PREVENT DUST FROM TRAVERSING THE PROPERTY LINE.
7. THE ENGINEER OF RECORDS SHALL NOTIFY THE CITY OF RENO QA INSPECTOR 24 HOURS IN ADVANCE TO INITIATING CONSTRUCTION AND ANY MILESTONE ITEMS AS OUTLINED IN CHAPTER 6 OF THE PUBLIC WORKS DESIGN MANUAL.
8. THE CONTRACTOR SHALL NOTIFY THE CITY OF RENO DEVELOPMENT SERVICES DEPARTMENT QUALITY ASSURANCE INSPECTOR AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK AND ONLY AFTER A PRE–CONSTRUCTION MEETING BETWEEN THE CITY OF RENO, ENGINEER OF RECORD, MATERIALS TESTING LABORATORY AND GENERAL CONTRACTOR HAS OCCURRED
9. THE CONTRACTOR SHALL NOTIFY THE THE ENGINEER OF RECORD TWO WORKING DAYS IN ADVANCE OF THE INITIATING CONSTRUCTION OF ITEMS OUTLINED IN SECTION 2d OF CHAPTER 6 OF THE PUBLIC WORKS DESIGN MANUAL.
10. THE NATURAL VEGETATION SHALL BE PRESERVED AS MUCH AS PRACTICAL DURING ROADWAY AND DRAINAGE IMPROVEMENTS CONSTRUCTION AND ASSOCIATED LANDSCAPING.
11. ADD 4900 FEET TO ALL SPOT ELEVATIONS.
12. SLOPES STEEPER THAN 3:1 SHALL BE MECHANICALLY STABILIZED WITH ROCK RIP–RAP.
13. NO MATERIALS OF ANY KIND SHALL BE STOCKPILED, OR CONSTRUCTION EQUIPMENT PARKED ON CONCRETE OR ASPHALT SURFACES TO BE MAINTAINED BY THE CITY OF RENO.
14. SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF MUSEUMS, LIBRARY AND ARTS, SHALL TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO WORKING DAYS FROM THE DATE OF NOTIFICATION.
15. ALL EXCESS OR UNSUITABLE MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH THE LATEST CITY OF RENO REGULATIONS OR IN APPROVED AREAS.
16. PERPETUATION OF EXISTING LEGAL ACCESSES AND DRIVEWAYS: CONSTRUCTION OF STREET IMPROVEMENTS MUST ALLOW FOR THE PERPETUATION OF ALL EXISTING LEGAL ACCESSES AND EXISTING DRIVEWAYS. THE LOCATION OF ACCESS AND DRIVEWAYS SHALL BE IN ACCORDANCE WITH DRAWINGS R–115A, B, AND C OF THE CITY OF RENO PUBLIC WORKS SUPPLEMENTAL STANDARD DETAILS, AS REQUIRED, A DEPRESSED CURB AND CONCRETE APRON SHALL BE PROVIDED IN ACCORDANCE WITH DRAWINGS R–114A THROUGH D. ADDITIONALLY, ALL IMPROVEMENTS NECESSARY TO PERPETUATE THE EXISTING ACCESS OR DRIVEWAY, INCLUDING ASPHALT PAVING, GRADING, PIPING, ETC., SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE CITY ENGINEER. ALL COSTS FOR IMPROVING THE LEGAL ACCESSES AND DRIVEWAYS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
17. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A POTENTIALLY ACTIVE (HOLOCENE) FAULT LINE.
18. ALL TOPOGRAPHICAL INFORMATION PROVIDED BY NORTH AMERICAN MAPPING AND ODYSSEY ENGINEERING, INC.
19. PROPOSED CONSTRUCTION HAUL ROUTE: PER SHEET N–2 THIS PLAN SET. THE HAUL ROUTE SHALL BE SIGNED, AND SHALL BE USED BY ALL CONTRACTORS.
20. A PRE–CONSTRUCTION CONFERENCE SHALL BE HELD WITH CITY OF RENO QUALITY ASSURANCE REPRESENTATIVES, TMWA AND NV ENERGY PRIOR TO COMMENCEMENT OF ANY WORK.
21. STABILIZE CONSTRUCTION ENTRANCES AND EQUIPMENT PARKING AREAS WITH GRAVEL PRIOR TO GRADING.
22. INSTALL TEMPORARY OR FINAL REVEGETATION WITHIN 14 DAYS OF COMPLETION OF ANY PHASE.
23. AS PART OF THIS WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PAVEMENT PATCHING. THE PATCHING SHALL BE COMPLETED IN CONFORMANCE WITH CITY OF RENO REQUIREMENTS FOR PERMANENT FLEXIBLE PAVEMENT PATCHES. (DETAIL R–120 OF THE CITY OF RENO PUBLIC WORKS SUPPLEMENTAL STANDARD DETAILS)
24. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL BARRICADES AND FLAGGING PERSONNEL AS REQUIRED TO ALLOW SAFE MOVEMENT OF PUBLIC TRAFFIC AROUND THE CONSTRUCTION AREAS. TRAFFIC CONTROL PROVISIONS SHALL BE IN PLACE 24 HOURS A DAY DURING THE PROJECT CONSTRUCTION. ALL TRAFFIC CONTROL DEVICES AND PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
25. THE CONTRACTOR SHALL BE IN COMPLIANCE WITH THE QUALITY ASSURANCE PROGRAM AS SET FORTH IN THE PUBLIC WORKS DESIGN MANUAL, CHAPTER VI (INSPECTION, TESTING, VERIFICATION, AND QUALITY ASSURANCE PROGRAM).
26. ALL STREET LIGHTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY QUILICI RANCH COMMUNITY ASSOCIATION.
27. HOURS OF CONSTRUCTION, INCLUDING GRADING, SHALL BE LIMITED TO BETWEEN THE HOURS OF 7:00 A.M. AND 6:00 P.M., MONDAY THROUGH FRIDAY AND BETWEEN THE HOURS OF 8:00 A.M. AND 6:00 P.M. ON SATURDAY. THERE SHALL BE NO CONSTRUCTION ON SUNDAYS, EXCLUDING DUST CONTROL AND STORM WATER POLLUTION PREVENTION PLAN MEASURES. THIS RESTRICTION INCLUDES GRADING AND ROAD CONSTRUCTION ACTIVITIES. THE IDLING OF THE VEHICLE SHALL BE PROHIBITED OUTSIDE OF THE CONSTRUCTION HOURS.
28. ANY STREETS THAT ARE TO BE ACCEPTED BY THE CITY OF RENO ARE TO BE SLURRY SEALED PRIOR TO QA FINAL WALK.
29. MAXIMUM DRIVEWAY SLOPE IS 14%.
30. ALL VEGETATION WITHIN PARKWAY STRIPS SHALL BE OWNED AND MAINTAINED BY THE H.O.A.

TRUCKEE MEADOWS REGIONAL STORMWATER QUALITY NOTES

1: THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS OF WASHOE COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.

2: ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN WASHOE COUNTY DEVELOPMENT CODE ARTICLE 421 AND THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.

3: TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO STORMWATER GENERAL PERMIT NVR100000, SECTION 3.6 SITE STABILIZATION REQUIREMENTS, SCHEDULES, AND DEADLINES.

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 5.0 INSPECTIONS.

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.

PROJECT DURATION: 06–01–2024 TO 06–01–2025
TOTAL PROJECT AREA: 229.2± AC

THE OWNER IS RESPONSIBLE FOR COMPLIANCE WITH THE CONDITIONS OF THEIR STORM WATER DISCHARGE PERMIT. THIS INCLUDES THE PLANNING, IMPLEMENTATION AND MAINTENANCE OF ANY AND ALL SEDIMENTATION AND EROSION CONTROL MEASURES AND BEST MANAGEMENT PRACTICES (BMP's) IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY OTHERS AT THE DIRECTION OF THE OWNER. THESE IMPROVEMENT PLANS MAY OR MAY NOT REFLECT THESE EROSION CONTROL MEASURES AND BMP's. THE OWNER SHALL BE CONTACTED REGARDING THE STORM WATER DISCHARGE PERMIT AND ASSOCIATED SWPPP.

REVEGETATION NOTES

PART 1 GENERAL

THE CONTRACTOR SHALL REQUEST THAT TREATMENT BOUNDARIES ARE LOCATED BY THE OWNER PRIOR TO PROGRESSING WITH THE WORK. ALL REVEGETATION WORK SHALL BE PERFORMED BY A QUALIFIED LANDSCAPE CONTRACTOR LICENSED IN THE STATE OF NEVADA (C–10). THE REVEGETATION WORK SHALL CONSIST OF SEEDBED PREPARATION, SEEDING, HYDROSEEDING, WEED CONTROL, MAINTENANCE, AND A THREE–YEAR WARRANTY. IT EXCLUDES THE USE OF ANY TYPE OF FERTILIZER OR SOIL AMENDMENT, INCLUDING COMPOST.

1.1 SITE PREPARATION AND GRADING

SOIL DISTURBANCE SHALL BE MINIMIZED AND LIMITED TO THOSE AREAS THAT REQUIRE TREATMENT. ALL EXISTING VEGETATION WITHIN THE PROJECT LIMITS NOT DESIGNATED FOR REMOVAL SHALL BE PROTECTED. THE CONTRACTOR SHALL REPLACE ANY VEGETATION SERIOUSLY DAMAGED AT THEIR EXPENSE. ALL COMPACTED SOILS IN THE PROJECT AREA SHALL BE LOOSENED AS NEEDED TO A DEPTH OF 6 INCHES TO ACHIEVE 85% COMPACTION AND LESS, UNLESS OTHERWISE SPECIFIED OR DIRECTED BY THE OWNER. DO NOT TILL. LOOSEN WITH RIPPERS, DISCS, OR OTHER SUITABLE EQUIPMENT. FINAL SURFACES SHALL BE NON–UNIFORM, ROUGH, AND NATURAL IN APPEARANCE. TREAT ALL NOXIOUS AND INVASIVE WEEDS PRIOR TO SOIL DISTURBANCE AND PRIOR TO ALL REVEGETATION WORK. COORDINATE WITH THE OWNER TO EVALUATE THE CONSTRUCTION SCHEDULE AND LIKELY EFFICACY OF TREATMENT. http://agri.nv.gov/Plant/Noxious_Weeds/Noxious_Weed_List/

1.2 REVEGETATION TREATMENT SUMMARY

REVEGETATION SHALL PROGRESS IN AN ORDER SUBMITTED BY CONTRACTOR AND AS APPROVED BY THE OWNER OR THEIR REPRESENTATIVE

TYPE 1 GREENBELT (FIRE SUPPRESSION) HAND BROADCAST SEED MIX 1 AND INCORPORATE. HYDROMULCH WITH THE 2,000 LBS./ACRE RECYCLED PAPER MULCH AND 200 LBS./ACRE TACKIFIER.

TYPE 2. TEMPORARY EROSION CONTROL FOR ALL STOCKPILES AND EXPOSED SOILS AT FINISH GRADE MOR THAN 14 DAYS APPLY RECYCLED PAPER MULCH AT 1,000 LBS./ACRE AND TACKIFIER AT 100 LBS./ACRE WITH 10 LBS./ACRE OF ANNUAL RYEGRASS. USE A HYDROSEEDER WITH A PADDLE WHEEL AGITATOR AND ADEQUATE WATER TO ACHIEVE HOMOGENEOUS SLURRY. EVENLY APPLY UNDER NON–WINDY CONDITIONS (LESS THAN 5 MPH).

1.3 SUBMITTALS

THE CONTRACTOR WILL BE REQUIRED TO SUBMIT TO THE OWNER OR THEIR REPRESENTATIVE MATERIAL SAMPLES OR LABELS FOR THE FOLLOWING MATERIALS. PROPOSED SUBSTITUTIONS MUST BE SUBMITTED IN WRITING FOR APPROVAL.

1. REVEGETATION SEED MIX
2. RECYCLED PAPER MULCH
3. TACKIFIER

PART 2 MATERIALS

2.1 SEED
ALL SEED SHALL CONFORM TO ALL LAWS AND REGULATIONS PERTAINING TO THE SALE AND SHIPMENT OF SEED REQUIRED BY THE NEVADA DEPARTMENT OF AGRICULTURE AND THE FEDERAL SEED ACT. TEST SEED OF WYOMING SAGEBRUSH AND RABBITBRUSH SIX MONTHS PRIOR TO APPLICATION. ALL OTHER SEED MUST BE TESTED WITHIN 12 MONTHS OF THE APPLICATION DATE. SUBMIT ORIGINAL SEED TESTS BY LOT NUMBER TO THE OWNER OR THEIR REPRESENTATIVE FOR APPROVAL PRIOR TO MIXING AND SUBSEQUENT PLACEMENT. SEED TAGS MUST REFLECT THE MOST RECENT TEST DATE. DELIVER ALL SEED TO THE PROJECT SITE IN SEALED BAGS A MINIMUM OF THIRTY (30) DAYS PRIOR TO APPLICATION TO ALLOW FOR TESTING. WEED SEED SHALL NOT EXCEED 0.15% OF THE PURE LIVE SEED SPECIFIED AND SHALL NOT INCLUDE ANY SEED OF CHEATGRASS, (BROMUS TECTORUM), RUSSIAN THISTLE (SALSOLA TRAGUS) OR SWEET CLOVERS (MELILOTUS OFFICINALIS, M. ALBA). CROP SEED SHALL NOT EXCEED .25% OF THE PURE LIVE SEED SPECIFIED.

SEED TAGS SHALL SHOW THE FOLLOWING INFORMATION:

- SCIENTIFIC NAME
- COMMON NAME
- LOT NUMBER
- PERCENT PURITY
- PERCENT GERMINATION, INCLUDING HARD AND DORMANT SEED
- PERCENT WEED SEED
- ORIGIN

REQUESTS FOR SUBSTITUTE SPECIES, AND/OR VARIETIES MUST BE SUBMITTED IN WRITING.

TABLE 1. REVEGETATION SEED MIX

BOTANICAL NAME	COMMON NAME/VARIETY	PLS LBS./ACRE
ACHILLEA MILLEFOLIUM	YARROW	0.10
AGROPYRON CRISTATUM	CRESTED WHEATGRASS	4.00
ASCLEPIAS SPECIOIUS	SHOWY MIKWEED	0.25
ELYMUS CINEREUS	GREAT BASIN WILDRYE	2.00
ELYMUS ELYMOIDES	SQUIRRELTAIL	3.00
ELYMUS TRACHYCAULUS	SLENDER WHEATGRASS, 'PRYOR'	2.00
ERIOGONUM UMBELLATUM	SULFUR BUCKWHEAT	1.00
HELIANTHUS ANNUUS	ANNUAL SUNFLOWER	1.00
KOCHIA PROSTRATA	FORAGE KOCHIA	0.5
LINUM LEWISII	LEWIS FLAX, 'APAR'	0.25
LOLIUM MULTIFLORUM	ANNUAL RYEGRASS	5.00
LUPINUS ARGENTEUS	SILVERY LUPINE	2.00
PENSTEMON PALMERI	PALMER PENSTEMON	0.25
POA SECUNDA	SANDBERG BLUEGRASS 'SHERMAN'	1.00
PSEUDOROEGNERIA SPICATA	BLUEBUNCH WHEATGRASS, 'SECAR'	2.00
	TOTAL	24.35

2.2 RECYCLED PAPER MULCH

MULCH SHALL CONSIST OF CONSIST OF 100%–RECYCLED NEWSPRINT, CHIPBOARD, CORRUGATED CARDBOARD, OR A COMBINATION OF THESE MATERIALS, AND SHALL BE FREE FROM WEEDS OR OTHER FOREIGN MATTER TOXIC TO SEED GERMINATION. MULCH APPLICATION SHALL INCLUDE 17–7–12 FERTILIZER AT AN APPLICATION RATE OF 240 LBS PER ACRE.

2.3 TACKIFIER

MATERIAL SHALL BE OF AN ORGANIC, PLANT–DERIVED SUBSTANCE CONTAINING PSYLLIUM, GUAR GUM, OR CORN STARCH. MATERIAL SHALL FORM A TRANSPARENT 3–DIMENSIONAL FILM–LIKE CRUST PERMEABLE TO WATER AND AIR AND CONTAINING NO AGENTS TOXIC TO SEED GERMINATION. AS A TEMPORARY MEASURE, TACKIFIER SHALL BE APPLIED TO ALL DISTURBED AREAS.

PART 3 INSTALLATION OF TREATMENTS

CONTRACTOR SHALL NOTIFY THE OWNER OR THEIR REPRESENTATIVE NO LESS THAN 72 HOURS IN ADVANCE OF REVEGETATION WORK AND SHALL NOT BEGIN THE WORK UNTIL PREPARED TREATMENT AREAS HAVE BEEN APPROVED.

3.1 PREPARATION OF SEED BEDS.

ALL COMPACTED SOILS (GREATER THAN 85%) SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF UP TO SIX INCHES WITH RIPPERS, OR OTHER EQUIPMENT APPROVED BY OWNER OR THEIR REPRESENTATIVE. DO NOT TILL. APPLY ON–SITE SCREENED TOPSOIL AT A DEPTH OF 3 INCHES AND THOROUGHLY MIX INTO THE TOP 6 INCHES OF SOIL.

FOLLOWING DE–COMPACTION AND REGRADING SCARIFY ALL SEED BEDS IN PREPARATION FOR SEEDING.

3.2 SEEDING

ALL SEEDING SHALL BE IN THE FALL AND/OR PRIOR TO PERMANENT SNOW COVER AND BEFORE MARCH 15 OR AS SPECIFIED BY OWNER OR THEIR REPRESENTATIVE IF IRRIGATED. EVENLY HAND BROADCAST SEED AND RAKE TO COVER TO A DEPTH OF ¼ – ½ ". SEED SHALL NOT BE LEFT UNCOVERED MORE THAN 24 HOURS UNLESS OTHERWISE APPROVED BY THE OWNER OR THEIR REPRESENTATIVE. SEEDING SHALL NOT OCCUR UNDER CONDITIONS THAT WOULD ALLOW THE SEED TO BECOME WINDBORNE.

3.3 HYDROMULCHING

A HYDRO SEEDER WITH A PADDLE WHEEL AGITATOR SHALL BE USED TO EVENLY APPLY THE MIXTURE AT THE FOLLOWING RATES UNDER SUSPENSION UNLESS OTHERWISE APPROVED. MIX IN ACCORDANCE WITH THE FOLLOWING:

RECYCLED PAPER MULCH: 2,000 LBS./ACRE
TACKIFIER: 200 LBS./ACRE
WATER: AS NEEDED

PART 4 PERFORMANCE STANDARD AND ACCEPTANCE

REVEGETATED AREAS WILL BE INSPECTED BY THE OWNER OR THEIR REPRESENTATIVE AT COMPLETION OF INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS. THE OWNER IS RESPONSIBLE FOR ACHIEVING 70% OF BASELINE (REFERENCE) NATIVE AND ADAPTED SPECIES VEGETATIVE COVER THREE YEARS FOLLOWING FINAL TREATMENTS.

FINAL STABILIZATION SHALL FOLLOW SECTION 3.6.3 OF THE 2015 NEVADA CONSTRUCTION STORMWATER GENERAL PERMIT.:

ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, ALL CONSTRUCTION MATERIALS, WASTE AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (INCLUDING ANY SEDIMENT THAT WAS BEING RETAINED BY TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES) HAVE BEEN REMOVED AND PROPERLY DISPOSED OF: AND

(A) A UNIFORM (I.E., EVENLY DISTRIBUTED, WITHOUT LARGE BARE AREAS) ANNUAL/OR PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OF THE NATIVE BACKGROUND VEGETATIVE COVER FOR THE AREA IS IN PLACE ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURE, OR

(B) EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS THE USE OF RIPRAP, GABIONS, GRAVEL, GEOTEXTILES, OR OTHER NDEP APPROVED METHODS) HAVE BEEN EMPLOYED

NOTE:
WHEN PRECONSTRUCTION NATIVE BACKGROUND VEGETATION COVERS LESS THAN 100% OF THE GROUND (I.E., ARID AREAS, BEACHES), THE 70% COVERAGE CRITERIA IS ADJUSTED AS FOLLOWS: IF THE NATIVE VEGETATION COVERED 50% OF THE GROUND, 70% OF 50% (.70 X.50 = .35) OR 35% COVER DENSITY WOULD BE REQUIRED.

VEGETATIVE COVER CAN BE DETERMINED USING ONE OR A COMBINATION OF THE FOLLOWING THREE METHODS:

1. POINT INTERCEPT
2. LINE INTERCEPT
3. COVER CLASS ESTIMATES (FRAMES), LOCATED ALONG TRANSECT(S)

IT IS ANTICIPATED THAT UP TO FOUR TRANSECTS, WITH A MINIMUM OF TWO, WILL BE SAMPLED TO OBTAIN VALID COVER DATA. TRANSECTS SHALL BE PERMANENTLY LOCATED WITH PHOTO POINTS AND GPS COORDINATES. PROVIDE A SUMMARY REPORT INCLUDING DATA ANALYSIS AND A FIGURE(S) SHOWING TRANSECT LOCATIONS.

RIPRAP NOTES

1) ROCK RIPRAP SHALL BE USED FOR SLOPE STABILIZATION FOR SLOPES BETWEEN 3:1 AND 2:1. IT SHALL CONTAIN A MINIMUM OF FOUR FRACTURED FACES AND AND BE PLACED TO A MINIMUM DEPTH OF 12 INCHES. A MINIMUM 75% OF THE RIPRAP SHALL BE 8 INCH DIAMETER ROCK OR GREATER.

2) ALL RIPRAP USED WITHIN THE PROJECT MUST MATCH THE COLOR OF THE SURROUNDING NATURAL LANDSCAPE OR BE COLOR MATCHED BY TREATMENT WITH PERMEON OR SIMILAR PRODUCT.

3) ANY RIPRAP OUTSIDE OF DRAINAGEWAYS SHALL BE BACKFILLED WITH SOIL AND REVEGETATED.

STOCKPILING NOTES

1. STOCKPILING SHALL NOT IMPAIR NATURAL DRAINAGE PATTERNS AND SHALL BE PROTECTED AGAINST EROSION PER STOCKPILE MANAGEMENT AS SET FORTH IN THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.
2. STOCKPILE SITES SHALL BE FENCED WITH SECURITY FENCING, NO VISUAL SCREENING IS REQUIRED.
3. ALL STOCKPILING WILL MEET REQUIRED SETBACKS OF THE ZONING DISTRICT WHERE THE STOCKPILING IS OCCURRING.
4. ALL STOCKPILE SITES SHALL BE POSTED WITH AN ON–SITE SIGN IDENTIFYING THE APPROVED DURATION OF THE STOCKPILE SITE, HOURS OF OPERATION, REFERENCE TO THIS SECTION OF THIS TITLE, AND CONTACT INFORMATION FOR THE COMPANY CONDUCTING THE STOCKPILING. THE ON–SITE SIGN SHALL BE PLACED AT THE ENTRANCE TO THE SITE AND EASILY VISIBLE FROM A PUBLIC ACCESS EASEMENT OR PUBLIC RIGHT–OF–WAY AND DELIVERED IN WRITING TO THE OWNERS OF PROPERTY LOCATED WITHIN 750 FEET OF THE SITE AREA.
5. THE TRUCK ROUTE ASSOCIATED WITH THE STOCKPILING ACTIVITY SHALL BE APPROVED BY THE ADMINISTRATOR.
6. SECURITY TO RESTORE THE SITE TO PRE–STOCKPILING CONDITIONS SHALL BE COVERED UNDER ONE OF THE FOLLOWING TYPES OF SECURITY: (1) SUBDIVISION BOND; (2) RESTORATION, LANDSCAPING, AND REVEGETATION BOND; (3) ENCROACHMENT/EXCAVATION PERMIT BOND; OR (4) LABOR AND MATERIAL BOND.
7. ALL STOCKPILING SHALL OBTAIN A GRADING PERMIT PER SECTION 18.08.606(B).

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		ROW OR PROPERTY LINE
		EASEMENT LINE
		CENTERLINE
		CURB
		VALLEY GUTTER
		EDGE OF PAVEMENT
		SIDEWALK
		SIDEWALK RAMP
		DRIVEWAY
		SAWCUT LINE
		RETAINING WALL
		FLOOD WALL
		WROUGHT IRON VEHICULAR GATES
		WROUGHT IRON PEDESTRIAN GATES
(XXXX)	XXXX	INDEX CONTOURS
(XXXX)	XXXX	INTERMEDIATE CONTOURS
(XXXX)	XXXX	ROUGH GRADE INDEX CONTOURS
(XXXX)	XXXX	ROUGH GRADE INTERMEDIATE CONTOURS
3:1	3:1	CUT OR FILL SLOPE
	CUT / FILL	CUT AND FILL LINE
1	1	LOT NUMBER
FF=(XX.XX) PAD=(XX.X)	FF=XX.XX PAD=XX.X	FF AND PAD ELEVATION
X.XX%	X.XX%	GRADE SLOPE
(XX.XX)	XX.XX	SPOT ELEVATION
		SWALE LINE
XXX.XX'	XXX.XX'	LOT DIMENSION
		SIGHT VISIBILITY ZONE
EX X" W/G	X" W/G	WATERLINE MAIN AND SIZE
		FIRE HYDRANT
		WATER METER AND SERVICE LATERAL
		WATER VALVE
		WATER FITTINGS
		WATER LINE REDUCER
		TYP. FLUSH VALVE ASSEMBLY (F.V.A.)
		IRRIGATION SLEEVE
		THRUST BLOCK (T.B.)
PRV	PRV	PRESSURE REDUCING VALVE
		REDUCED PRESSURE PRINCIPLE ASSEMBLY
DCA	DCA	DOUBLE CHECK ASSEMBLY
EX X" SWR	X" SWR	SEWERLINE MAIN AND SIZE
		SEWERLINE MANHOLE
		SEWERLINE CAP
		SEWER LATERAL
BWV	BWV	BACK WATER VALVE
		100W HPS STREET LIGHT
		250W HPS STREET LIGHT
		400W HPS STREET LIGHT
EX X" GAS	X" GAS	GAS LINE
		STREET LIGHT CONDUIT AND CAP
		4" FIBER OPTIC CONDUIT AND CAP
		PULLBOX
		REFLECTIVE FIRE HYDRANT MARKER
EX X" SD	X" SD	STORM DRAIN MAIN AND SIZE
		ROCK RIP RAP
		STORM DRAIN MANHOLE
		STORM DRAIN DROP INLET

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DESCRIPTION	BY	DATE

DATE: July 29, 2024
HORIZ. SCALE: —
VERT. SCALE: —
DRAWN BY: SN
DESIGNED BY: MJD
CHECKED BY: CC
APPROVED BY: CC
PROJECT #: 3110.0053

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RENO, NEVADA 89521
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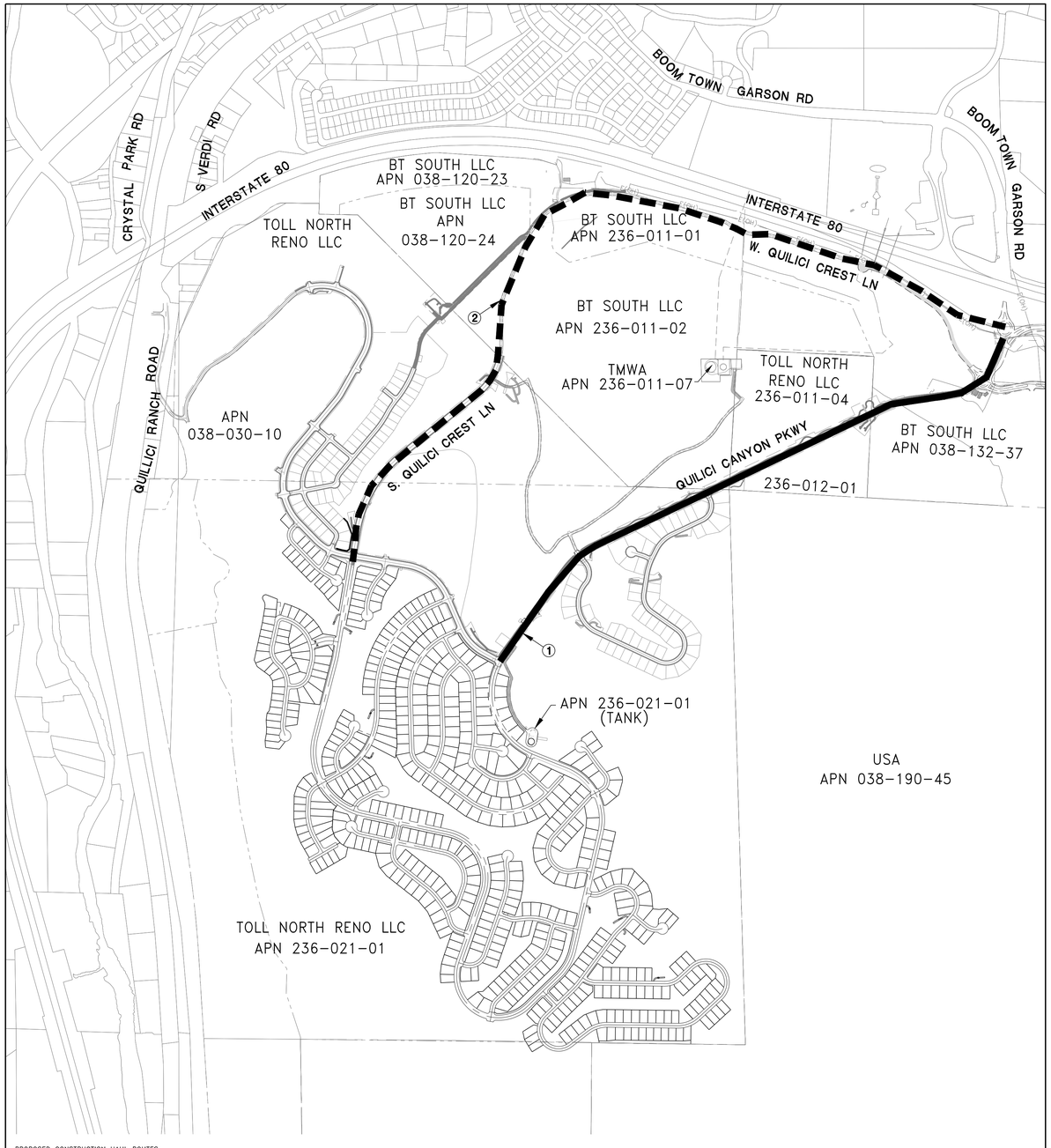
MASS GRADING PLANS FOR
QUILLICI RANCH PHASE 2
VILLAGES 9, 10A, 10B AND 10C
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GENERAL CONSTRUCTION & NOTES
CITY OF RENO NEVADA

PROFESSIONAL ENGINEER — STATE OF NEVADA
CHRISTOPHER J. COOMBS
Exp. 12/31/2024
CIVIL
No. 14872
DATE: 07/29/2024

DRAWING
N-1
SHT 2 OF 56

0:\3110_Toll\0053_Quilici Ranch_Phase 2_CIVIL_PS\MASS GRADING\S002_NO1_GR_PH2-MG.dwg mpollete 7/29/24 9:59am



PROPOSED CONSTRUCTION HAUL ROUTES:

1. INTERSTATE 80 TO BOOMTOWN GARSON ROAD (EXIT 4. SOUTH BOOMTOWN GARSON ROAD TO QUILICI CANYON PKWY. SOUTH ON QUILICI CANYON PKWY TO NORTH ENTRANCE OF MASS GRADING ENTRANCE.
2. INTERSTATE 80 TO BOOMTOWN GARSON ROAD (EXIT 4). WEST ON WEST QUILICI CREST LN. SOUTH ON SOUTH QUILICI CREST LN TO NORTH ENTRANCE OF MASS GRADING CONSTRUCTION ENTRANCE.

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

HAUL ROUTE LEGEND

ROUTE 1

ROUTE 2

CONSTRUCTION MANAGEMENT AND ACCESS PLAN
QUILICI RANCH - PHASE 2

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REV	DESCRIPTION	BY	DATE

DATE: July 29, 2024
HORIZ. SCALE: ___ X ___
VERT. SCALE: ___ X ___
DRAWN BY: ___ SN ___
DESIGNED BY: ___ MJD ___
CHECKED BY: ___ CC ___
APPROVED BY: ___ CC ___
PROJECT #: 3110.0053.

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MASS GRADING PLANS FOR
QUILLICI RANCH PHASE 2
VILLAGES 9, 10A, 10B AND 10C
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
PROPOSED HAUL ROUTE AND SECTIONS
CITY OF RENO NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA
CHRISTOPHER J. COOMBS
Exp. 12/31/2024
CIVIL
No. 14872
DATE: 07/29/2024

DRAWING
N-2
SHT 3 OF 56

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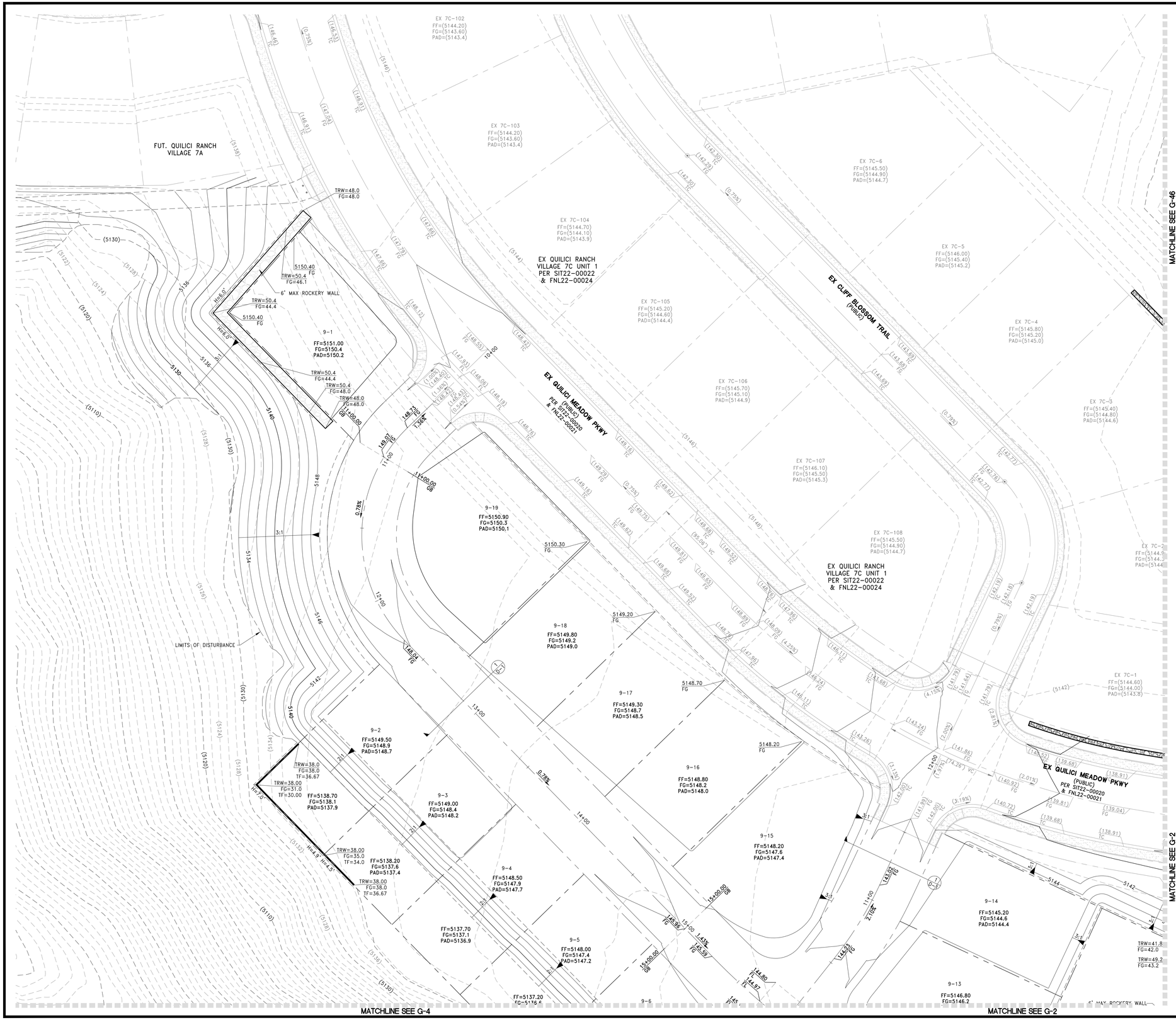

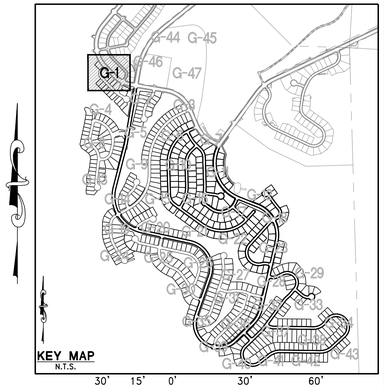

NOTES

THESE PLANS ARE FOR MASS GRADING PURPOSES ONLY. THE SITE SHALL BE FINE GRADED UNDER SEPARATE PERMIT

APPROVAL OF THIS PERMIT IS AT THE DEVELOPERS RISK. ANY CHANGES/REVISIONS AS REQUIRED AT THE FINAL MAP PHASE MUST BE COMPLETED AT THE SOLE RESPONSIBILITY OF THE DEVELOPER.

UPON COMPLETION OF THE GRADING AND PRIOR TO APPLICATION OF REVEGETATION MATERIALS, REPRESENTATIVES FROM THE DEVELOPER, THE CONTRACTOR, THE ENGINEER OF RECORD AND CITY OF RENO SHALL MEET ON THE SITE TO DETERMINE THE FINAL SLOPE GRADING AND SLOPE TREATMENTS

SLOPE STABILIZATION NOTES

AREAS OF SLOPE GREATER THAN 3:1

ALL SLOPES WITH A GRADIENT OF GREATER THAN 3: 1 SHALL BE STABILIZED WITH ONE OF THE FOLLOWING METHODS:

OPTION A:
RE-VEGETATION PER THIS SPECIFICATION:

STEP 1: PROGANICS® BIOTIC SOIL MEDIA WILL BE HYDRAULICALLY APPLIED AT 4,000 POUNDS PER ACRE WITH AN APPROVED DRYLAND NATIVE SEED MIX AT 60 PLS LBS./ACRE.

STEP 2: FLEXTERRA® FLEXIBLE GROWTH MEDIUM WILL BE HYDRAULICALLY APPLIED AT 3,500 POUNDS PER ACRE.

NOTE: TREATED SLOPES WILL BE TEMPORARILY IRRIGATED AS NEEDED BASED ON FIELD OBSERVATION OF EXPECTED GERMINATION.

OPTION B:
PLACEMENT OF LOOSE ROCK RIP RAP WITH d50 OF 6" AND 12"BLANKET THICKNESS OVER THE ENTIRE SLOPE AREA.

FLOOD ZONE NOTE:

THIS PROJECT LIES ENTIRELY WITHIN A FEMA UNSHADED ZONE X PER FIRM MAP PANEL 32031C3013G AND 32031C3225G. EFFECTIVE MARCH 16, 2009

REFERENCE SHEET N-1 FOR NOTES

NOTE:
RETAINING WALLS TO BE PERMITTED SEPARATELY

BENCHMARK

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS TAKEN FROM NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) CONTROL MONUMENT 1332104, HAVING A PUBLISHED ELEVATION OF 5091.40 FEET. 1332104 IS DESCRIBED AS A 3 INCH NDOT BRASS CAP ON PIPE, STAMPED "T19N R18E S17/S16/S20/S21 1998 ?, 0.1 FOOT ABOVE GROUND LEVEL IN A MOUND OF STONES. A 'U' CHANNEL POST AND SURVEY MARKER PADDLE ARE 10 FEET EAST AS A WITNESS. A 4 STRAND BARBED WIRE FENCE IS 2 FEET EAST. MONUMENT IS OFF OF I-80 WEST BOUND AT THE BOOMTOWN EXIT. TRAVEL SOUTH ON GARSON ROAD TO FIRE STATION (SIERRA FIRE PROTECTION DIST) AT SOUTH END OF GARSON ROAD. HEAD WEST ON GATED DIRT ROAD ON WEST SIDE OF FIRE STATION ALONG NORTH SIDE OF STEAMBOAT DITCH FOR 0.5 MILE. MONUMENT IS 100' SOUTH.

BASIS OF BEARINGS

GRID NORTH, MODIFIED NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1984 (NAD 83/84) DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS OF NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) CONTROL MONUMENTS 1332104 AND 1332107. COMBINED GRID TO GROUND FACTOR = 1.000197939. ALL DISTANCES SHOWN HERE ARE GROUND VALUES.

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REV	DESCRIPTION	BY	DATE

DATE: July 29, 2024
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MASS GRADING PLANS FOR
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VILLAGES 9, 10A, 10B AND 10C
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 1 OF 47)
CITY OF RENO NEVADA

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CHRISTOPHER J. COOMBS
No. 14872
Exp. 12/31/2024
CIVIL
DATE: 07/29/2024

DRAWING
G-1
SHT 4 OF 56

O:\3110_Toll\0053_Quilici Ranch_Phase 2_CIVIL_PS\MASS GRADING\5003_001_OR_PH2-MG.dwg mpoleta 7/29/24 10:03am

MATCHLINE SEE G-46

MATCHLINE SEE G-1

MATCHLINE SEE G-4

MATCHLINE SEE G-5

MATCHLINE SEE G-6

MATCHLINE SEE G-3

EX QUILICI MEADOW PKWY (PUBLIC) PER SIT22-00020 & FNL22-00021

EX S. QUILICI CREST LN (PUBLIC) PER SIT22-00020 & FNL22-00021

FUTURE MF/AMENITY SITE

FUTURE MF/AMENITY SITE

EX 7C-1
FF=(5144.60)
FG=(5144.00)
PAD=(5143.8)

9-14
FF=5145.20
FG=5144.6
PAD=5144.4

9-13
FF=5146.80
FG=5146.2
PAD=5146.0

9-12
FF=5149.80
FG=5149.2
PAD=5149.0

9-9
FF=5149.50
FG=5148.9
PAD=5148.7

9-10
FF=5150.10
FG=5149.5
PAD=5149.3

9-11
FF=5151.40
FG=5150.8
PAD=5150.6

9-71
FF=5157.40
FG=5156.8
PAD=5156.6

9-72
FF=5159.60
FG=5159.0
PAD=5158.8

9-73
FF=5161.80
FG=5161.2
PAD=5161.0

9-74
FF=5164.00
FG=5163.4
PAD=5163.2

9-75
FF=5166.30
FG=5165.7
PAD=5165.5

9-76
FF=5168.60
FG=5168.0
PAD=5167.8

FF=5146.60
FG=5146.0
PAD=5145.8

FF=5148.80
FG=5148.2
PAD=5148.0

FF=5151.00
FG=5150.4
PAD=5150.2

FF=5153.20
FG=5152.6
PAD=5152.4

FF=5155.50
FG=5154.9
PAD=5154.7

FF=5157.80
FG=5157.2
PAD=5157.0

9-85
FF=5155.00
FG=5154.4
PAD=5154.2

9-84
FF=5157.10
FG=5156.5
PAD=5156.3

9-83
FF=5159.60
FG=5159.0
PAD=5158.8

9-82
FF=5162.60
FG=5162.0
PAD=5161.8

9-81
FF=5165.70
FG=5165.1
PAD=5164.9

9-80
FF=5168.90
FG=5168.3
PAD=5168.1

6' MAX ROCKERY WALL

TRW=41.8
FG=42.0

TRW=49.2
FG=43.2

TRW=49.2
FG=43.8

TRW=48.5
FG=47.0

TRW=55.10
FG=54.6
TF=53.77

TRW=62.43
FG=54.6
TF=53.79

TRW=63.10
FG=56.7
TF=55.10

TRW=63.10
FG=56.7
TF=55.10

TRW=63.10
FG=59.2
TF=57.77

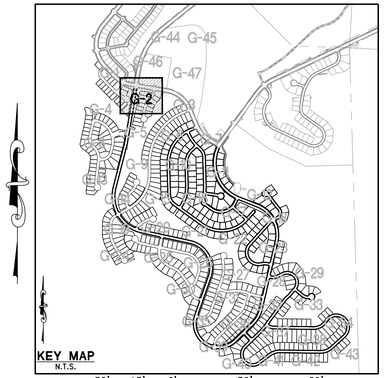
TRW=64.43
FG=62.2
TF=60.43

TRW=65.77
FG=65.3
TF=63.77

LIMITS OF DISTURBANCE

LIMITS OF DISTURBANCE

AREAS OF SLOPE GREATER THAN 3:1



NOTES

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STEP 2: FLEXTERRA® FLEXIBLE GROWTH MEDIUM WILL BE HYDRAULICALLY APPLIED AT 3,500 POUNDS PER ACRE.

NOTE: TREATED SLOPES WILL BE TEMPORARILY IRRIGATED AS NEEDED BASED ON FIELD OBSERVATION OF EXPECTED GERMINATION.

OPTION B:
PLACEMENT OF LOOSE ROCK RIP RAP WITH d50 OF 6" AND 12"BLANKET THICKNESS OVER THE ENTIRE SLOPE AREA.

FLOOD ZONE NOTE:

THIS PROJECT LIES ENTIRELY WITHIN A FEMA UNSHADED ZONE X PER FIRM MAP PANEL 32031C3013G AND 32031C3225G. EFFECTIVE MARCH 16, 2009

REFERENCE SHEET N-1 FOR NOTES

NOTE:
RETAINING WALLS TO BE PERMITTED SEPARATELY

BENCHMARK

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS TAKEN FROM NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) CONTROL MONUMENT 1332104, HAVING A PUBLISHED ELEVATION OF 5091.40 FEET. 1332104 IS DESCRIBED AS A 3 INCH NDOT BRASS CAP ON PIPE, STAMPED "T19N R18E S17/S16/S20/S21 1998 ?, 0.1 FOOT ABOVE GROUND LEVEL IN A MOUND OF STONES. A 'U' CHANNEL POST AND SURVEY MARKER PADDLE ARE 10 FEET EAST AS A WITNESS. A 4 STRAND BARBED WIRE FENCE IS 2 FEET EAST. MONUMENT IS OFF OF I-80 WEST BOUND AT THE BOOMTOWN EXIT. TRAVEL SOUTH ON GARSON ROAD TO FIRE STATION (SIERRA FIRE PROTECTION DIST) AT SOUTH END OF GARSON ROAD. HEAD WEST ON GATED DIRT ROAD ON WEST SIDE OF FIRE STATION ALONG NORTH SIDE OF STEAMBOAT DITCH FOR 0.5 MILE. MONUMENT IS 100' SOUTH.

BASIS OF BEARINGS

GRID NORTH, MODIFIED NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1984 (NAD 83/84) DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS OF NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) CONTROL MONUMENTS 1332104 AND 1332107. COMBINED GRID TO GROUND FACTOR = 1.000197939. ALL DISTANCES SHOWN HERE ARE GROUND VALUES.

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DATE: July 29, 2024
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: SN
DESIGNED BY: MJD
CHECKED BY: CC
APPROVED BY: CC
PROJECT #: 3110.0053

TOLL BROTHERS
10345 PROFESSIONAL CIRCLE, SUITE 200
RENO, NEVADA 89521
PH: 775-850-7300

RCI ENGINEERING
10765 DOUBLE R BLVD, SUITE 205, RENO, NEVADA 89521
PH: 775-800-1660 FAX: 702-453-0851
www.rcinevada.com

MASS GRADING PLANS FOR
QUILICI RANCH PHASE 2,
VILLAGES 9, 10A, 10B AND 10C
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 2 OF 43)
CITY OF RENO NEVADA

PROFESSIONAL ENGINEER
CHRISTOPHER J. COOMBS
Exp. 12/31/2024
CIVIL
No. 14872
STATE OF NEVADA
DATE: 07/29/2024

DRAWING
G-2
SHT 5 OF 56

O:\3110_Toll\0053_Quilici Ranch_Phase 2_CIVIL_PS\MASS GRADING\5003_001_QR_PH2-MG.dwg mpatella 7/29/24 10:03am

MATCHLINE SEE G-47

MATCHLINE SEE G-2

MATCHLINE SEE G-6

MATCHLINE SEE G-6

MATCHLINE SEE G-7

FUTURE MF/AMENITY SITE

QUILICI MEADOW PKWY (PUBLIC) PER SIT22-00020 & FNL22-00021

EX QUILICI MEADOW PKWY (PUBLIC) PER SIT22-00020 & FNL22-00021

LIMITS OF DISTURBANCE

LIMITS OF DISTURBANCE

RBANCE

TRW=62.43
FG=54.6
TF=53.77
H=6.5'

5154.4 FG

5153.48 FL

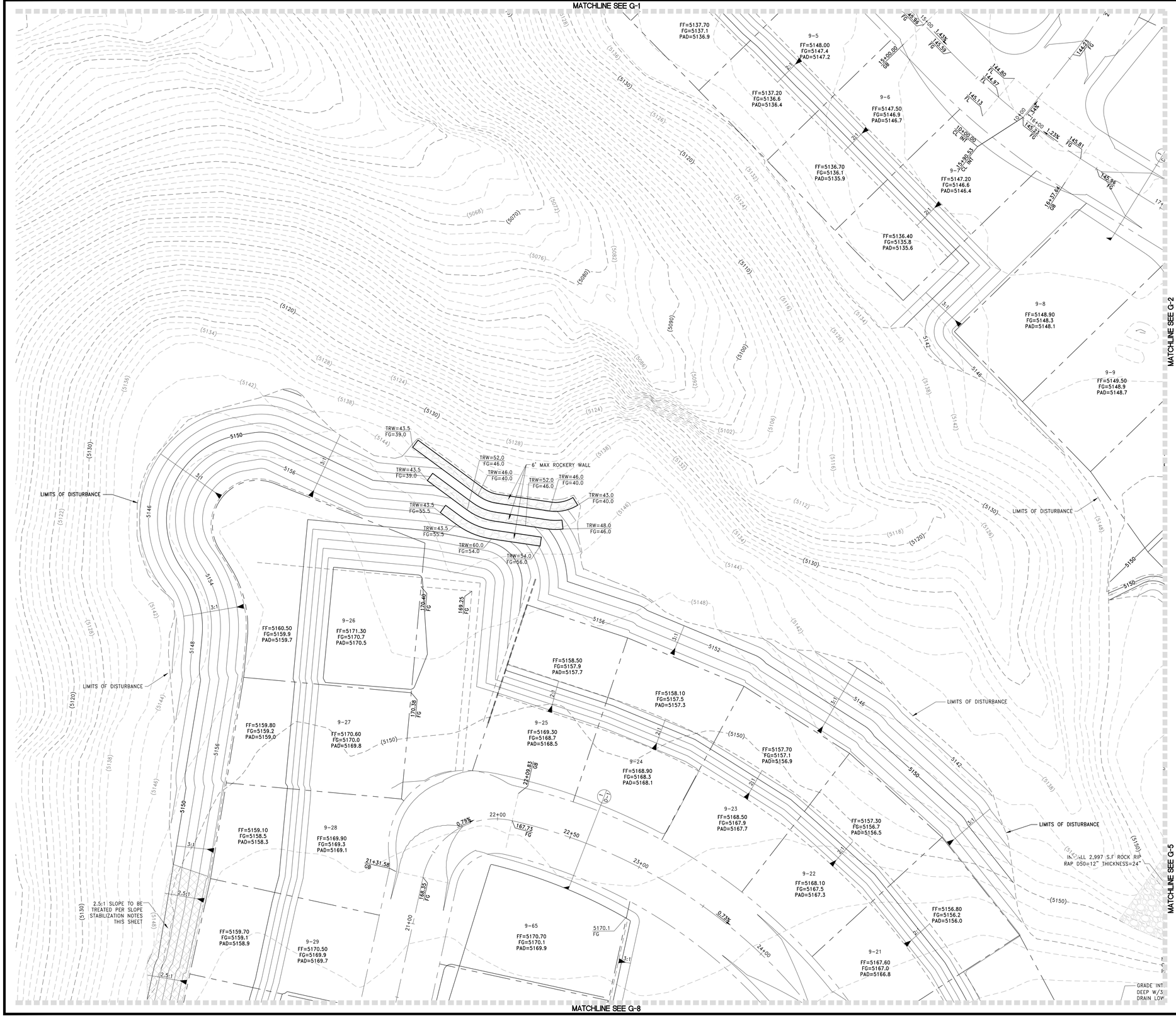
50.45

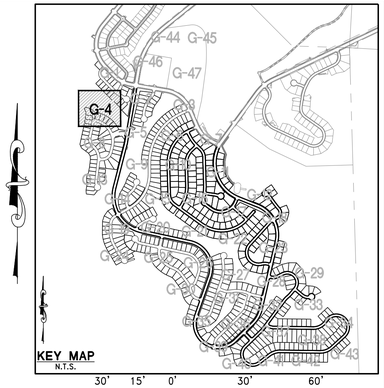
5:1

5:1

5:1

MATCHLINE SEE G-1





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MASS GRADING PLANS FOR
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CITY OF RENO NEVADA

PROFESSIONAL ENGINEER
STATE OF NEVADA
CHRISTOPHER J. COOMBS
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AVOID DAMAGE TO UNDERGROUND UTILITY LINES AND PIPES. DIG SAFELY.
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OR OR
1-800-642-2444

DRAWING
G-4
SHT 7 OF 56

O:\3110_Toll\0053_Quilici Ranch_Phase 2_CIVIL_PS\MASS GRADING\0053_G01_QR_PH2-MG.dwg mpatella 7/29/24 10:03am

MATCHLINE SEE G-2

MATCHLINE SEE G-4

MATCHLINE SEE G-6

MATCHLINE SEE G-8

MATCHLINE SEE G-9

LIMITS OF DISTURBANCE

12' WIDE COBBLE STONE ACCESS ROAD PER DWG R-227

INSTALL 2,997 S.F ROCK RIP RAP D50=12" THICKNESS=24"

(2) 136 LF 36" CL III RCP @ 2.2%
Q100=132.76 CFS, V100=14.16 FPS
Qs=35.6 CFS, Vs=3.8 FPS

NDOT DOUBLE RCP CULVERT HEADWALL PER DETAIL SHEET

GRADE INTERIM SWALE 6' WIDE 1' DEEP W/3:1 SIDE SLOPES TO DRAIN LOW POINT AND INSTALL 300 S.F ROCK RIP RAP D50=12" THICKNESS=24"

POND 1 (RESERVOIR US)
TOP OF POND=5160.0
100 YEAR WSE=5158.8

INSTALL 8487 S.F ROCK RIP RAP D50=12" THICKNESS=24"

INSTALL WALL DETAIL 3 SH

9-55 FF=5170.40 FG=5169.8 PAD=5169.6

9-56 FF=5168.60 FG=5169.0 PAD=5168.8

9-57 FF=5168.70 FG=5168.1 PAD=5167.9

9-75 FF=5157.80 FG=5157.2 PAD=5157.0

9-76 FF=5168.60 FG=5168.0 PAD=5167.8

9-77 FF=5169.50 FG=5168.9 PAD=5168.7

9-78 FF=5170.30 FG=5169.7 PAD=5169.5

9-79 FF=5171.60 FG=5171.0 PAD=5170.8

9-80 FF=5168.90 FG=5168.3 PAD=5168.1

9-95 FF=5211.40 FG=5210.8 PAD=5210.6

9-96 FF=5211.80 FG=5211.2 PAD=5211.0

9-97 FF=5212.30 FG=5211.7 PAD=5211.5

9-98 FF=5212.70 FG=5212.1 PAD=5211.9

9-99 FF=5213.20 FG=5212.6 PAD=5212.4

9-100 FF=5213.60 FG=5213.0 PAD=5212.8

9-157 FF=5213.60 FG=5213.0 PAD=5212.8

FF=5156.80 FG=5156.2 PAD=5156.0

FF=5156.40 FG=5155.8 PAD=5155.6

FF=5160.80 FG=5160.2 PAD=5160.0

FF=5201.00 FG=5200.4 PAD=5200.2

FF=5200.10 FG=5199.5 PAD=5199.3

FF=5200.60 FG=5200.0 PAD=5199.8

FF=5201.50 FG=5200.9 PAD=5200.7

FF=5201.90 FG=5201.3 PAD=5201.1

FF=5202.40 FG=5201.8 PAD=5201.6

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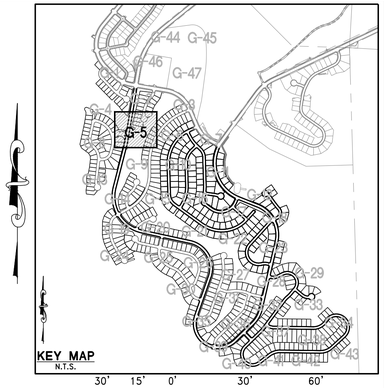

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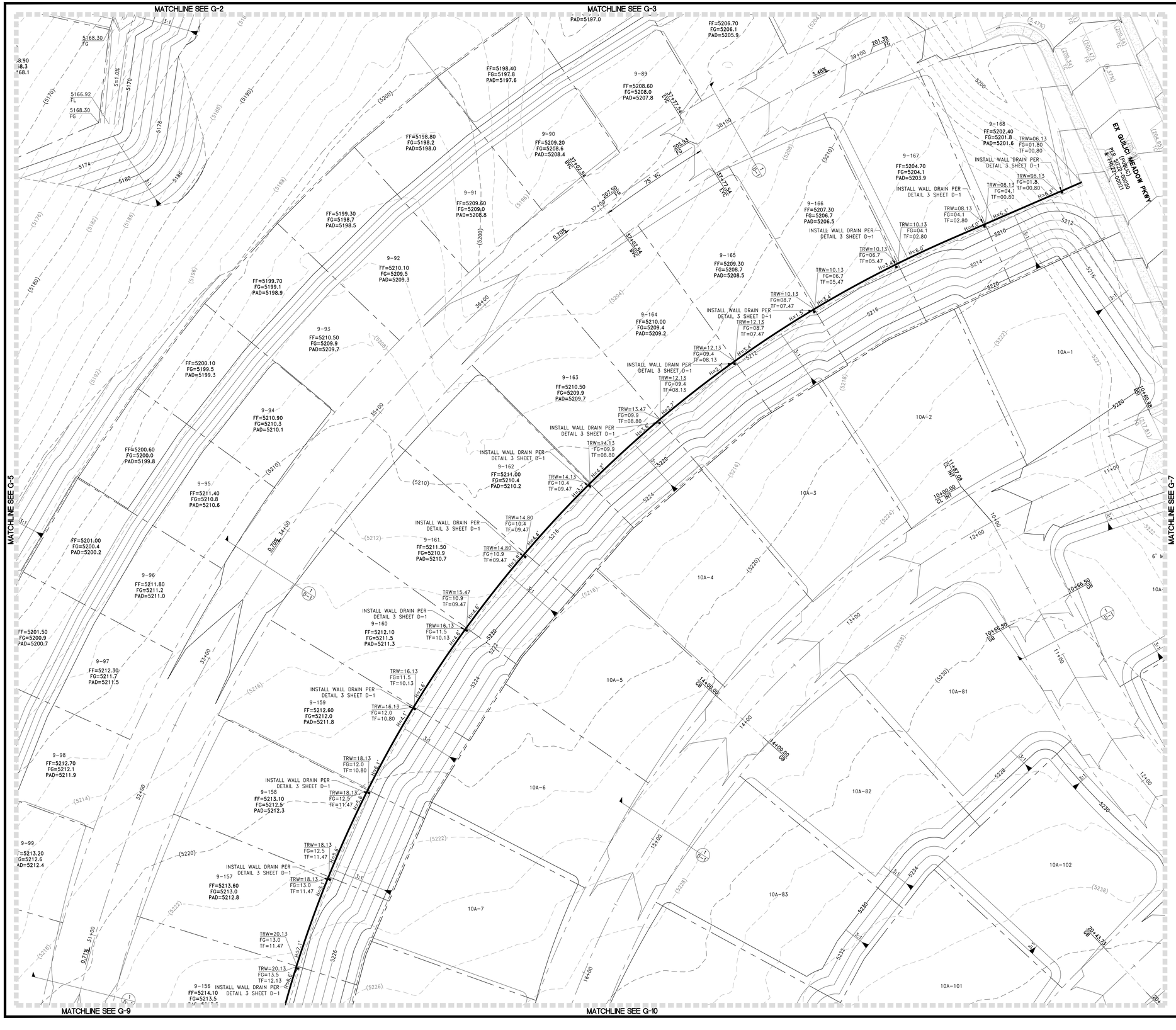
MASS GRADING PLANS FOR
QUILLICI RANCH PHASE 2
VILLAGES 9, 10A, 10B AND 10C
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 5 OF 47)
CITY OF RENO NEVADA

PROFESSIONAL ENGINEER — STATE OF NEVADA — CHRISTOPHER J. COOMBS — Exp. 12/31/2024 — CIVIL — No. 14872 — PROOF
DATE: 07/29/2024

DRAWING
G-5
SHT 8 OF 56

O:\3110_Toll\0053_Quillici Ranch_Phase 2_CIVIL_PFS\MASS GRADING\S003_G01_QR_PH2-MG.dwg mpateta 7/29/24 10:03am


MATCHLINE SEE G-2
MATCHLINE SEE G-3
MATCHLINE SEE G-5
MATCHLINE SEE G-7
MATCHLINE SEE G-9
MATCHLINE SEE G-10
EX QUILICI MEADOW PKWY (PUBLIC) PER SURVEY 5122-0002 & 5122-0001
9-89 FF=5208.60 FG=5208.0 PAD=5207.8
9-90 FF=5209.20 FG=5208.6 PAD=5208.4
9-91 FF=5209.80 FG=5209.0 PAD=5208.8
9-92 FF=5210.10 FG=5209.5 PAD=5209.3
9-93 FF=5210.50 FG=5209.9 PAD=5209.7
9-94 FF=5210.90 FG=5210.3 PAD=5210.1
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9-162 FF=5211.00 FG=5210.4 PAD=5210.2
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9-168 FF=5202.40 FG=5201.8 PAD=5201.6
10A-1
10A-2
10A-3
10A-4
10A-5
10A-6
10A-7
10A-81
10A-82
10A-83
10A-101
10A-102
INSTALL WALL DRAIN PER DETAIL 3 SHEET D-1
TRW=10.13 FG=06.7 TF=05.47
TRW=10.13 FG=08.7 TF=07.47
TRW=12.13 FG=09.4 TF=08.13
TRW=12.13 FG=09.4 TF=08.13
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TRW=18.13 FG=12.5 TF=11.47
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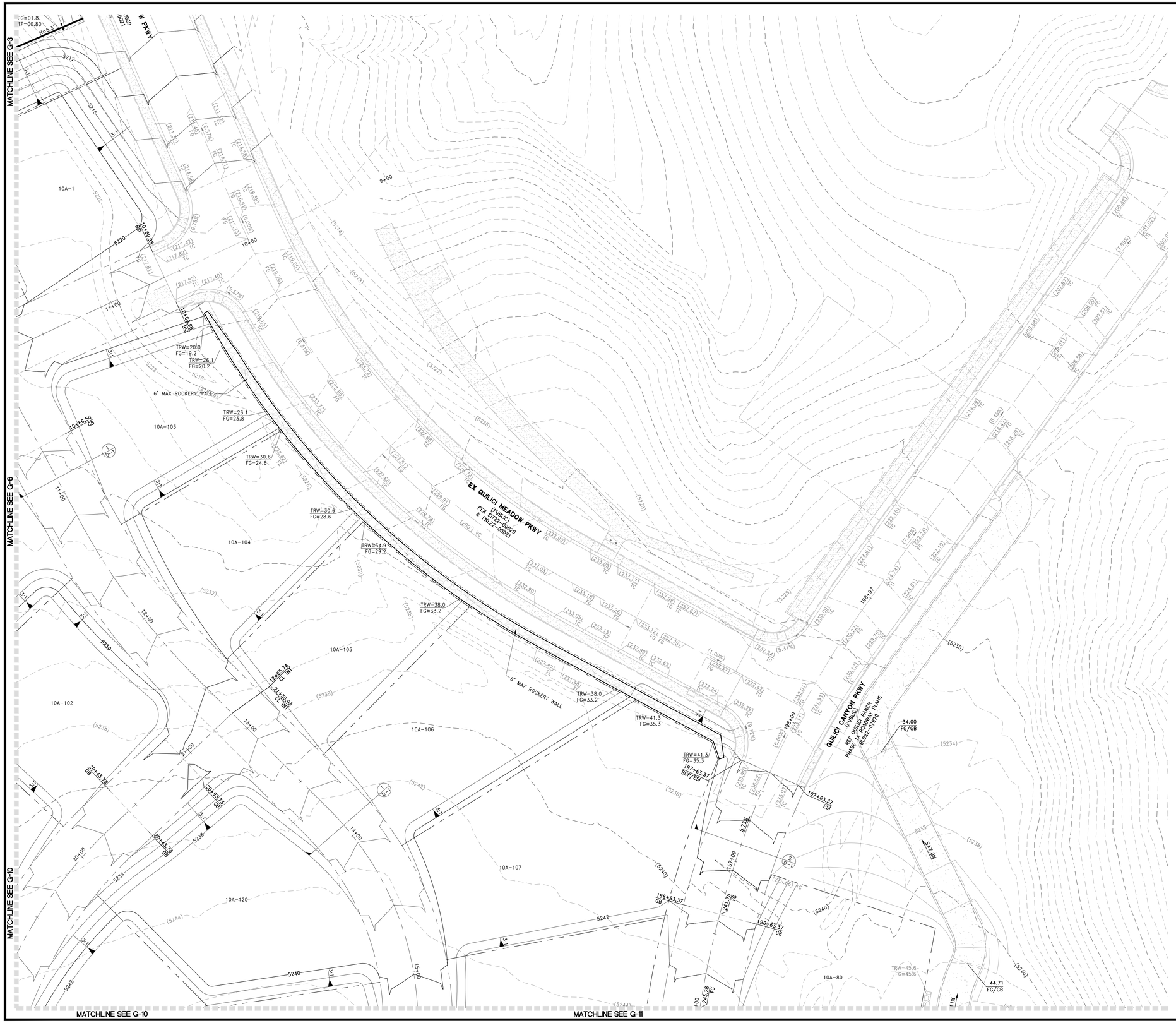
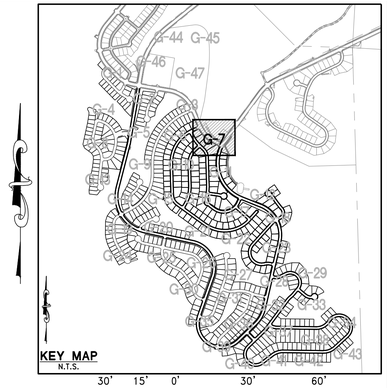
INSTALL WALL DRAIN PER DETAIL 3 SHEET D-1





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NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS TAKEN FROM NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) CONTROL MONUMENT 1332104, HAVING A PUBLISHED ELEVATION OF 5091.40 FEET. 1332104 IS DESCRIBED AS A 3 INCH NDOT BRASS CAP ON PIPE, STAMPED "T19N R18E S17/S16/S20/S21 1998 ?, 0.1 FOOT ABOVE GROUND LEVEL IN A MOUND OF STONES. A 'U' CHANNEL POST AND SURVEY MARKER PADDLE ARE 10 FEET EAST AS A WITNESS. A 4 STRAND BARBED WIRE FENCE IS 2 FEET EAST. MONUMENT IS OFF OF I-80 WEST BOUND AT THE BOOMTOWN EXIT. TRAVEL SOUTH ON GARSON ROAD TO FIRE STATION (SIERRA FIRE PROTECTION DIST) AT SOUTH END OF GARSON ROAD. HEAD WEST ON GATED DIRT ROAD ON WEST SIDE OF FIRE STATION ALONG NORTH SIDE OF STEAMBOAT DITCH FOR 0.5 MILE. MONUMENT IS 100' SOUTH.

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REV	DESCRIPTION	BY	DATE

DATE: July 29, 2024
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: SN
DESIGNED BY: MJD
CHECKED BY: CC
APPROVED BY: CC
PROJECT #: 3110.0053

TOLL BROTHERS
10345 PROFESSIONAL CIRCLE, SUITE 200
RENO, NV 89521
PH: 775.850.2417

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10765 DOUBLE R BLVD, SUITE 205, RENO, NEVADA 89521
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MASS GRADING PLANS FOR
QUILLICI RANCH PHASE 2
VILLAGES 9, 10A, 10B AND 10C
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 7 OF 47)
NEVADA
CITY OF RENO

PROFESSIONAL ENGINEER — STATE OF NEVADA
CHRISTOPHER J. COOMBS
No. 14872
Exp. 12/31/2024
CIVIL
DATE: 07/29/2024

DRAWING
G-7
SHT 10 OF 56

O:\3110_Toll\0053_Quillici Ranch_Phase 2_CIVIL_PFS\MASS GRADING\S003_G01_QR_PH2-MG.dwg mpateta 7/29/24 10:04am

MATCHLINE SEE G-4
MATCHLINE SEE G-5
MATCHLINE SEE G-9
MATCHLINE SEE G-13
LIMITS OF DISTURBANCE
LIMITS OF DISTURBANCE
LIMITS OF DISTURBANCE
6" MAX ROCKER
9-29 FF=5170.50 FG=5169.9 PAD=5169.7
9-30 FF=5171.00 FG=5170.4 PAD=5170.2
9-31 FF=5171.50 FG=5170.9 PAD=5170.7
9-32 FF=5172.00 FG=5171.4 PAD=5171.2
9-33 FF=5172.50 FG=5171.9 PAD=5171.7
9-34 FF=5172.60 FG=5172.0 PAD=5171.8
9-35 FF=5173.00 FG=5172.4 PAD=5172.2
9-36 FF=5173.80 FG=5173.2 PAD=5173.0
9-37 FF=5174.70 FG=5174.1 PAD=5173.9
9-38 FF=5175.30 FG=5174.7 PAD=5174.5
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9-53 FF=5172.20 FG=5171.6 PAD=5171.4
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9-58 FF=5175.00 FG=5174.4 PAD=5174.2
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5174.4 FG
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171.37 FG
171.51 FG
173.20 FG
172.87 FG
172.43 FG
173.30 FG
168.43 FG
164.58 FG
165.79 FG
165.90 FL
170.04 FG
168.32 FG
162.92 FG
TRW=78.0 FG=72.0
TRW=73.0 FG=72.0
TRW=7 FG=72.
0.13%
0.24%
0.74%
1.34%
1.45%
1.45%
2.5:1
3:1
14+76.23 CL INT
3+35.53 CL INT
25+91.88 CL INT
25+00.00 OB
31+19.03 OB
25+00.00 OB
25+00.00 OB
25+00.00

MATCHLINE SEE G-5

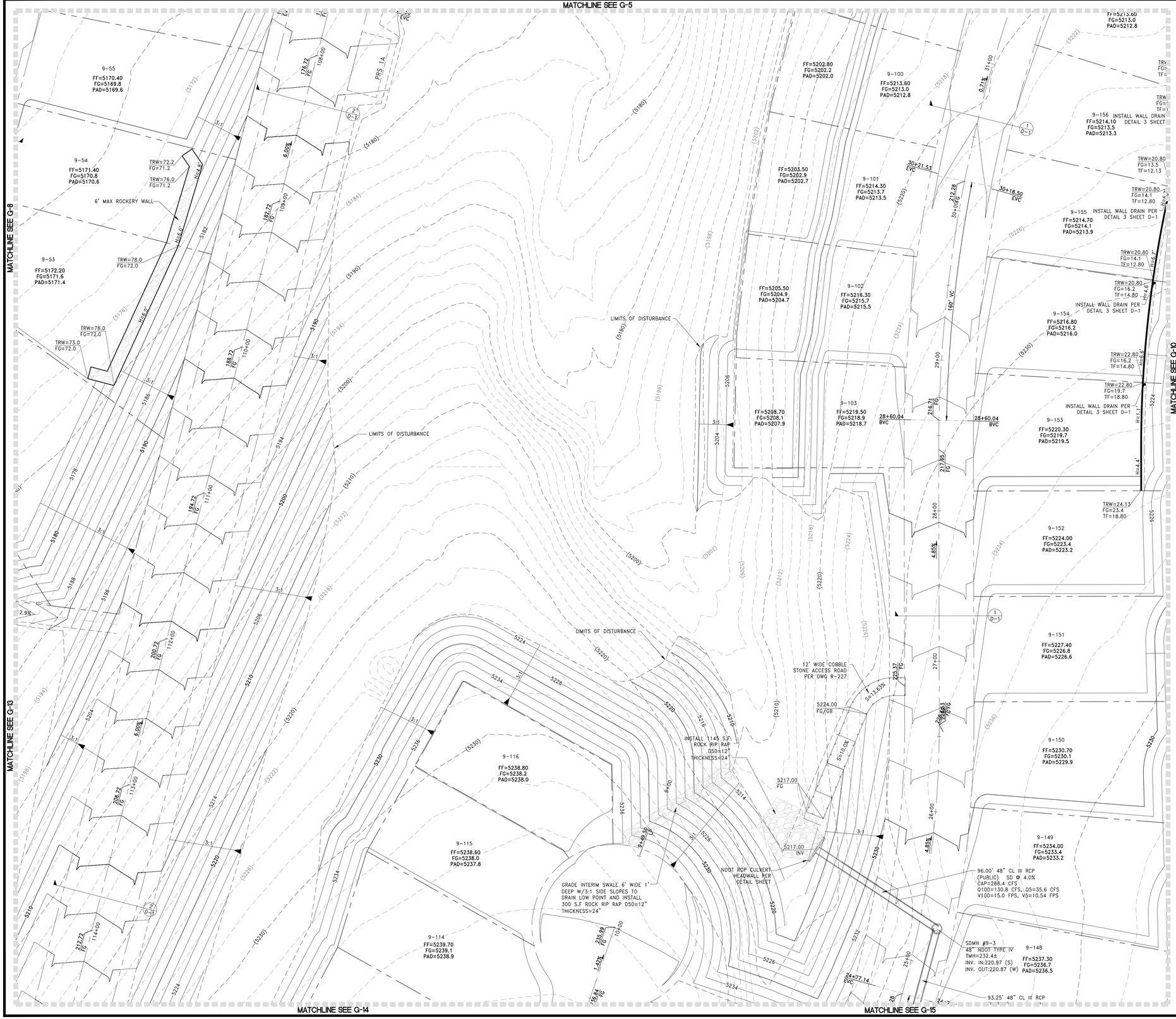
MATCHLINE SEE G-8

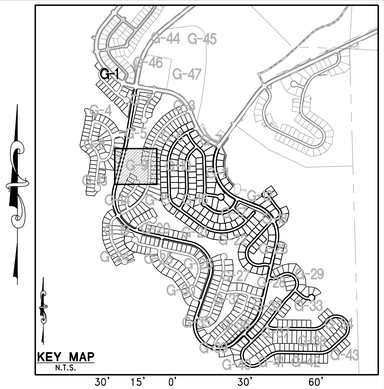
MATCHLINE SEE G-10

MATCHLINE SEE G-13

MATCHLINE SEE G-14

MATCHLINE SEE G-15





NOTES

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STEP 2: FLEXTERRA® FLEXIBLE GROWTH MEDIUM WILL BE HYDRAULICALLY APPLIED AT 3,500 POUNDS PER ACRE.

NOTE: TREATED SLOPES WILL BE TEMPORARILY IRRIGATED AS NEEDED BASED ON FIELD OBSERVATION OF EXPECTED GERMINATION.

OPTION B:
PLACEMENT OF LOOSE ROCK RIP RAP WITH d50 OF 6" AND 12"BLANKET THICKNESS OVER THE ENTIRE SLOPE AREA.

FLOOD ZONE NOTE:

THIS PROJECT LIES ENTIRELY WITHIN A FEMA UNSHADED ZONE X PER FIRM MAP PANEL 32031C3013G AND 32031C3225G. EFFECTIVE MARCH 16, 2009

REFERENCE SHEET N-1 FOR NOTES

NOTE:
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VERT. SCALE: N/A
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DESIGNED BY: MJD
CHECKED BY: CC
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PROJECT #: 3110.0053

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MASS GRADING PLANS FOR
QUILLICI RANCH PHASE 2
VILLAGES 9, 10A, 10B AND 10C
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 9 OF 43)

CITY OF RENO NEVADA

PROFESSIONAL ENGINEER — STATE OF NEVADA
CHRISTOPHER J. COOMBS
Exp. 12/31/2024
CIVIL
No. 14872
DATE: 07/29/2024

DRAWING
G-9
SHT 12 OF 56

O:\3110_Toll\0053_Quillici Ranch_Phase 2_CIVIL_PS\MASS GRADING\S003_G01_GR_Ph2-MG.dwg mpatata 7/29/24 10:04am

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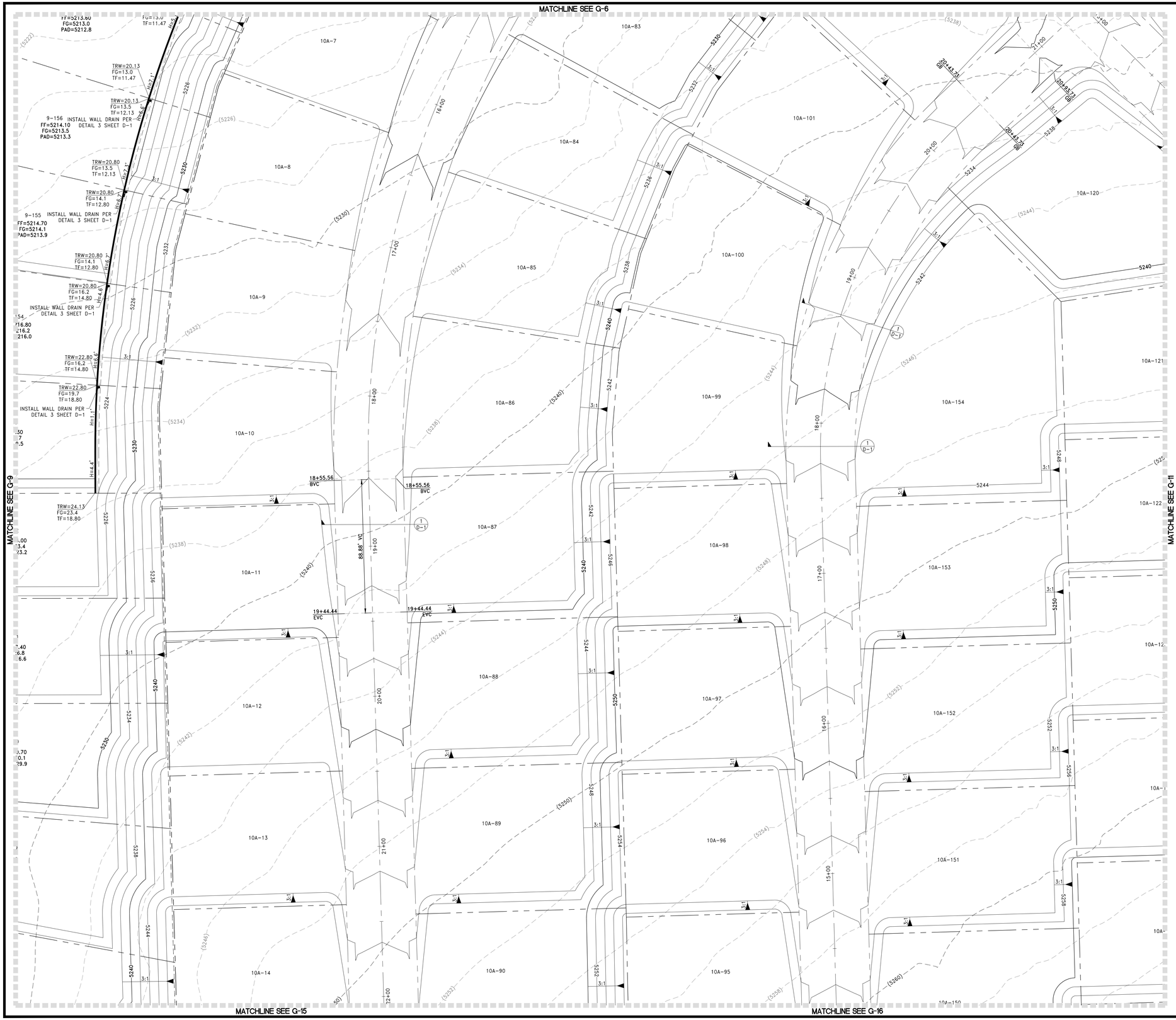
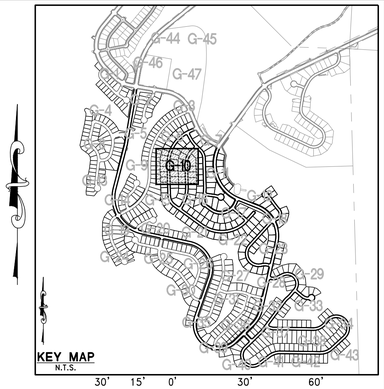
MATCHLINE SEE G-9

MATCHLINE SEE G-11

MATCHLINE SEE G-15

MATCHLINE SEE G-16





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FLOOD ZONE NOTE:
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REFERENCE SHEET N-1 FOR NOTES

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MASS GRADING PLANS FOR
QUILLICI RANCH PHASE 2
VILLAGES 9, 10A, 10B AND 10C
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 10 OF 47)

CITY OF RENO NEVADA

PROFESSIONAL ENGINEER
CHRISTOPHER J. COOMBS
Exp. 12/31/2024
CIVIL
No. 14872
STATE OF NEVADA
DATE: 07/29/2024

DRAWING
G-10
SHT 13 OF 56

O:\3110_Toll\0053_Quillici Ranch_Phase 2_CIVIL_IPS\MASS GRADING\S003_001_QR_PH2-MG.dwg mpatels 7/29/24 10:04am

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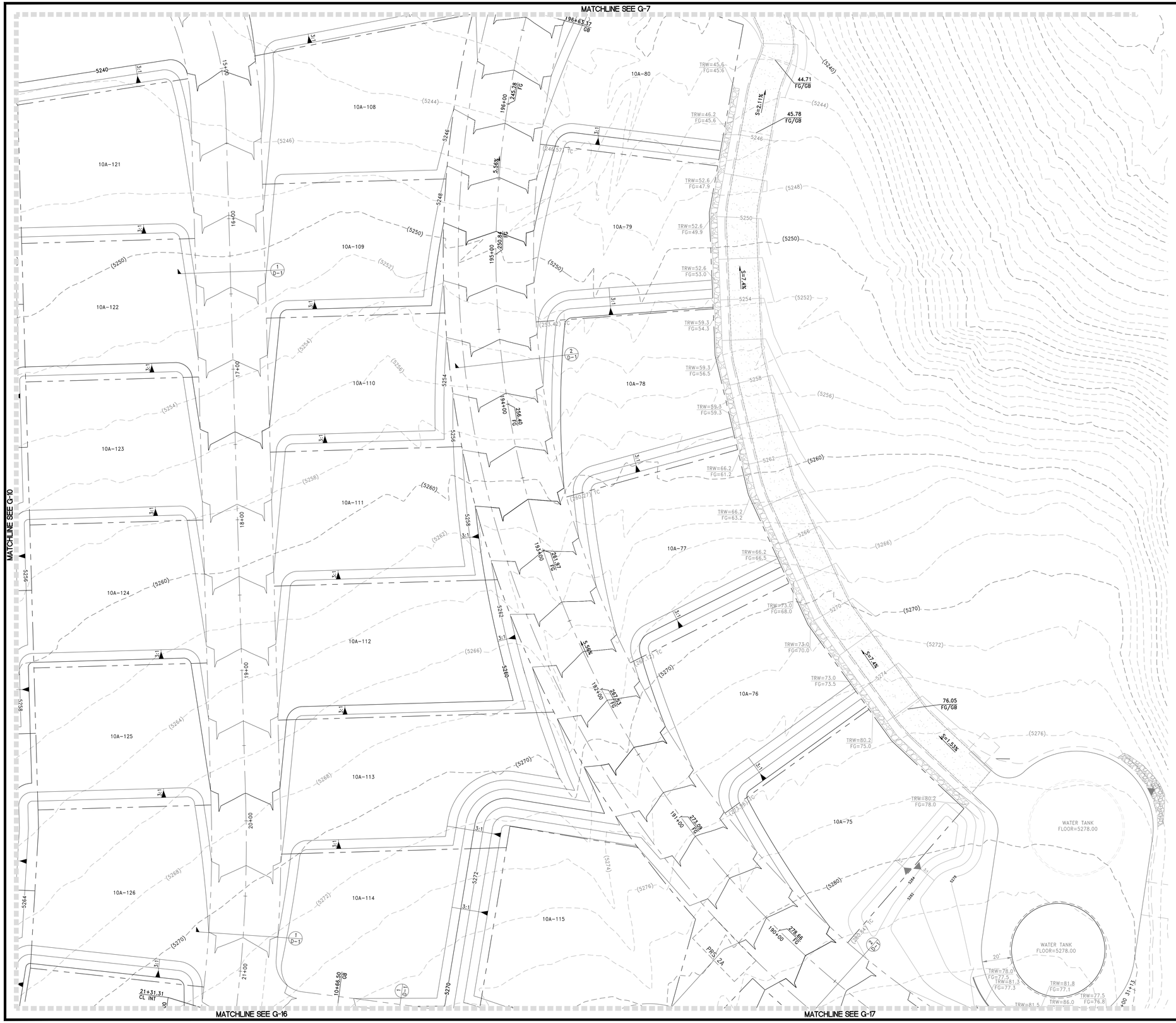
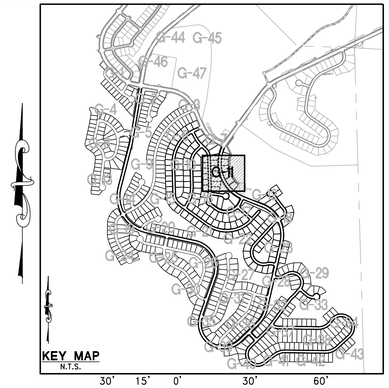
MATCHLINE SEE G-16

MATCHLINE SEE G-17





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CITY OF RENO NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA
CHRISTOPHER J. COOMBS
No. 14872
Exp. 12/31/2024
CIVIL
DATE: 07/29/2024

DRAWING
G-11
SHT 14 OF 56

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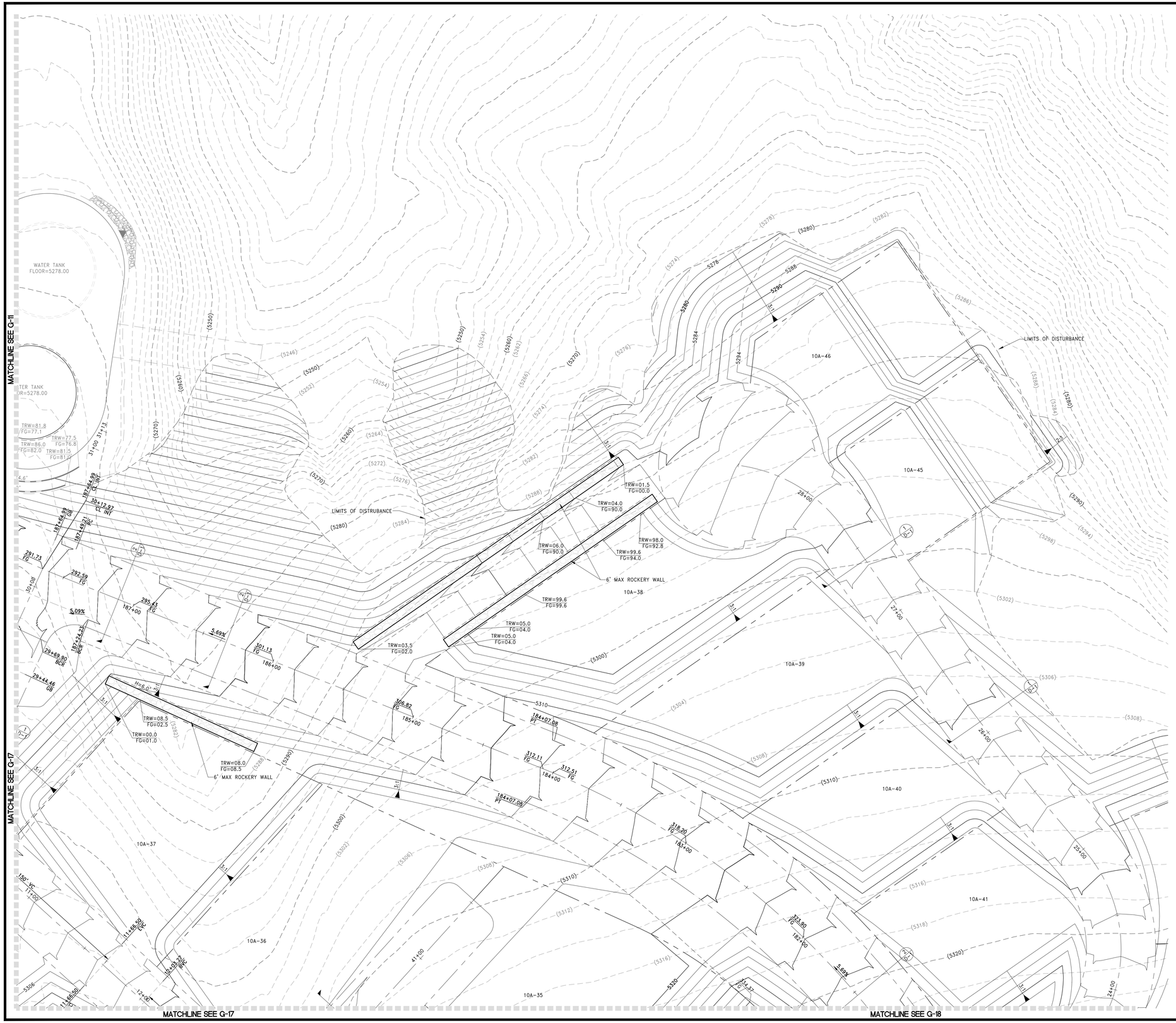

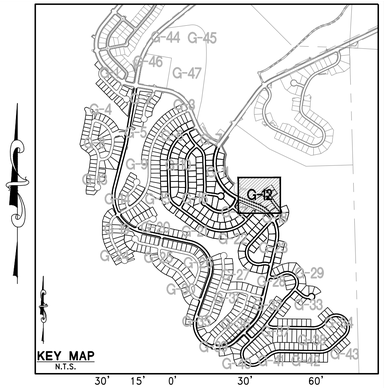

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DESIGNED BY: MJD
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APPROVED BY: CC
PROJECT #: 3110.0053

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RENO, NEVADA 89521
PH: 775.850.2417

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10765 DOUBLE R BLVD, SUITE 205, RENO, NEVADA 89521
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MASS GRADING PLANS FOR
QUILLICI RANCH PHASE 2
VILLAGES 9, 10A, 10B AND 10C
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 12 OF 47)
NEVADA
CITY OF RENO

PROFESSIONAL ENGINEER — STATE OF NEVADA
CHRISTOPHER J. COOMBS
No. 14872
Exp. 12/31/2024
CIVIL
DATE: 07/29/2024

DRAWING
G-12
SHT 15 OF 56

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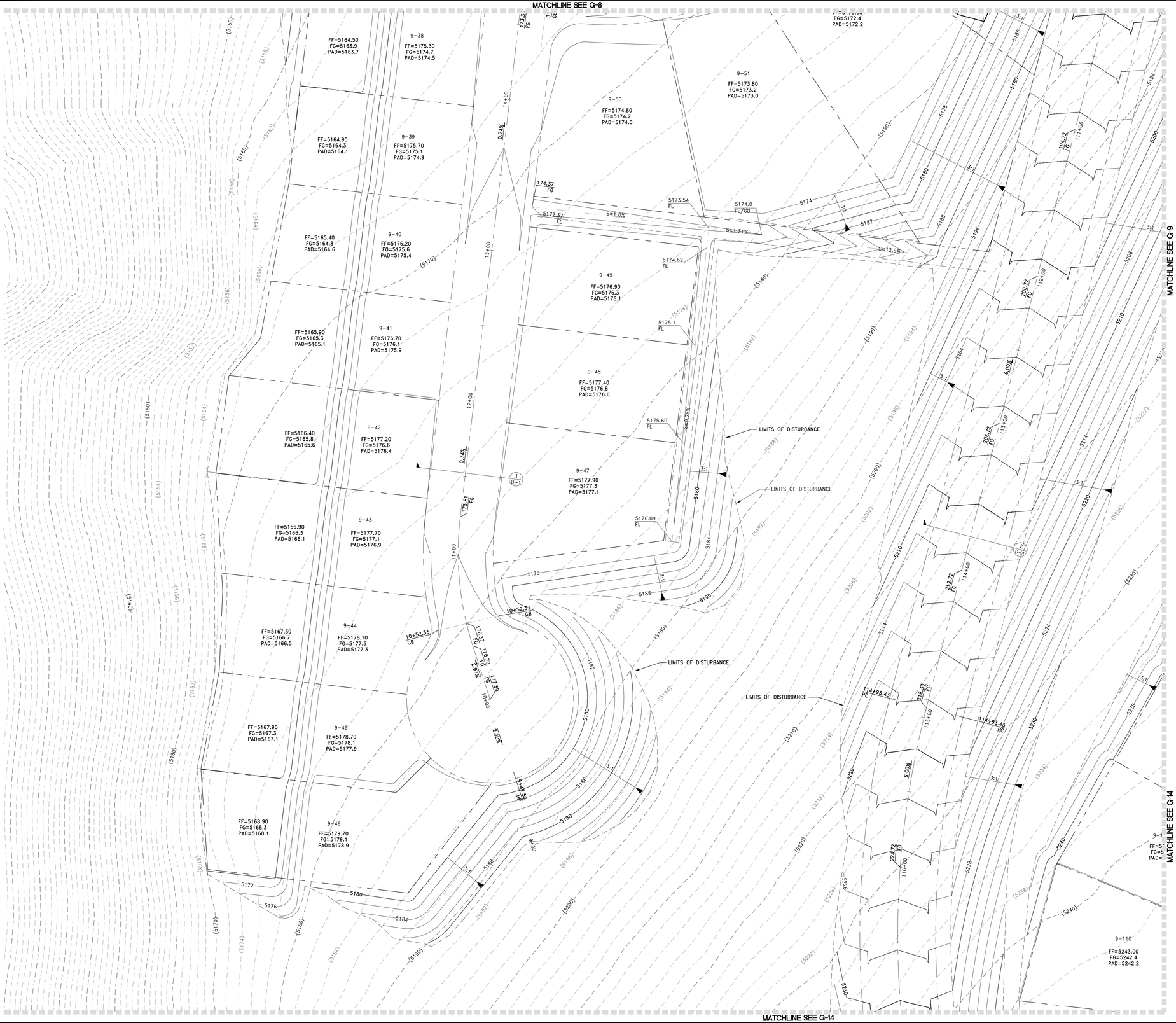
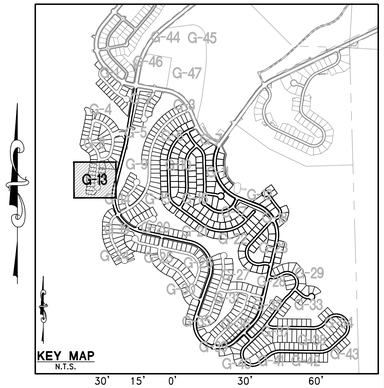
MATCHLINE SEE G-9

MATCHLINE SEE G-14





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GRADING PLAN (SHEET 13 OF 47)

CITY OF RENO NEVADA

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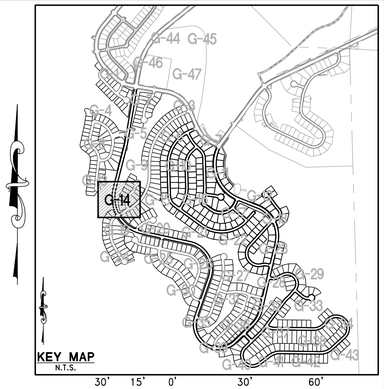
DATE: 07/29/2024

DRAWING
G-13
SHT 16 OF 56

O:\3110_Toll\0053_Quillici Ranch_Phase 2_CIVIL_IPS\MASS GRADING\5003_001_GR_PH2-NG.dwg mpoleta 7/29/24 10:05am



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CITY OF RENO

PROFESSIONAL ENGINEER — STATE OF NEVADA
CHRISTOPHER J. COOMBS
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Exp. 12/31/2024
CIVIL
DATE: 07/29/2024

DRAWING
G-14
SHT 17 OF 56

O:\3110_Toll\0053_Quillici Ranch_Phase 2_CIVIL_PFS\MASS GRADING\S003_G01_QR_PH2-MG.dwg mpateta 7/29/24 10:05am

MATCHLINE SEE G-9

MATCHLINE SEE G-10

MATCHLINE SEE G-14

MATCHLINE SEE G-16

MATCHLINE SEE G-20

RADE INTERIM SWALE 6' WIDE 1' EP W/3:1 SIDE SLOPES TO AIN LOW POINT AND INSTALL 70 S.F ROCK RIP RAP D50=12" HICKNESS=24"

NDOT RCP CULVERT HEADWALL PER DETAIL SHEET

96.00' 48" CL III RCP (PUBLIC) SD @ 4.0% CAP=288.4 CFS Q100=130.8 CFS, Q5=35.6 CFS V100=15.0 FPS, V5=10.54 FPS

SDMH #9-3 48" NDOT TYPE IV TMH=232.4± INV. IN:220.97 (S) INV. OUT:220.87 (W)

9-148 FF=5237.30 FG=5236.7 PAD=5236.5

93.25' 48" CL III RCP (PUBLIC) SD @ 5.90% CAP=347.7 CFS Q100=103.8 CFS, Q5=35.6 CFS V100=10.9 FPS, V5=5.9 FPS

SDMH #9-2 48" NDOT TYPE IV TMH=236.7± INV. IN:226.31 (S) INV. OUT:226.21 (N)

9-147 FF=5239.70 FG=5239.1 PAD=5238.9

53.5' 48" CL III RCP (PUBLIC) SD @ 2.70% CAP=237.0 CFS Q100=130.8 CFS, Q5=35.6 CFS V100=14.2 FPS, V5=9.8 FPS

9-104 FF=5239.40 FG=5238.8 PAD=5238.6

9-105 FF=5240.10 FG=5239.5 PAD=5239.3

9-146 FF=5240.60 FG=5240.0 PAD=5239.8

SDMH #9-1 48" NDOT TYPE IV TMH=238.6± INV. IN:229.50 (E) INV. OUT:229.40 (N)

52.9' 48" CL III RCP (PUBLIC) SD @ 2.80% CAP=241.9 CFS Q100=130.8 CFS, Q5=35.6 CFS V100=10.9 FPS, V5=6.0 FPS

9-106 =5241.00 =5240.4 AD=5240.2

5231.00 INV

12' WIDE COBBLE STONE ACCESS ROAD PER DWG R-237

POND 2 (RESERVOIR G4) TOP OF POND=5240.00 100 YEAR WSE=5238.50

5232.00 FL

LIMITS OF DISTURBANCE

9-117 FF=5243.10 FG=5242.5 PAD=5242.3

INSTALL 12452 S.F ROCK RIP-RAP D50=12" THICKNESS=24"

9-118 FF=5243.80 FG=5243.2 PAD=5243.0

9-119 FF=5244.50 FG=5243.9 PAD=5243.7

10C-5 FF=5262.50 FG=5261.9 PAD=5261.7

10C-4 FF=5263.00 FG=5262.4 PAD=5262.2

10C-3 FF=5263.30 FG=5262.7 PAD=5262.5

10A-14 10A-15 10A-16 10A-17 10A-18 10A-19 10A-20 10A-90 10A-91 10A-92

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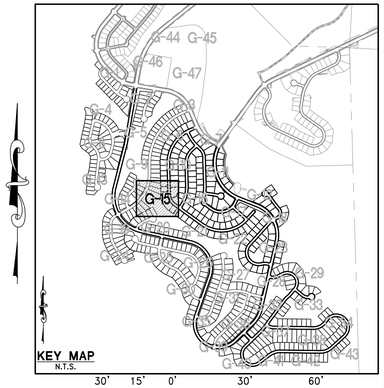

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SHT 18 OF 56

O:\3110_Toll\0053_Quillici Ranch_Phase 2_CIVIL_PFS\MASS GRADING\S003_G01_QR_PH2-MG.dwg mpateta 7/29/24 10:05am

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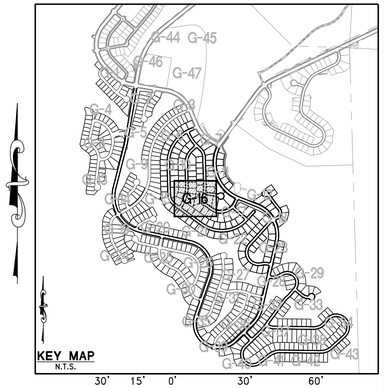
MATCHLINE SEE G-17

MATCHLINE SEE G-21



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TOLL BROTHERS
10345 PROFESSIONAL CIRCLE, SUITE 200
RENO, NEVADA 89521
PH: 775.850.2217

RCI ENGINEERING
10785 DOUBLE R BLVD, SUITE 205, RENO, NEVADA 89521
PH: 775-800-1660 FAX: 702-453-0851
www.rcinevada.com

MASS GRADING PLANS FOR
QUILLICI RANCH PHASE 2
VILLAGES 9, 10A, 10B AND 10C
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 16 OF 47)
CITY OF RENO NEVADA

PROFESSIONAL ENGINEER — STATE OF NEVADA — CHRISTOPHER J. COOMBS — No. 14872 — Exp. 12/31/2024 — CIVIL
DATE: 07/29/2024

DRAWING
G-16
SHT 19 OF 56

O:\3110_Toll\0053_Quillici Ranch_Phase 2_CIVIL_PFS\MASS GRADING\S003_001_QR_PH2-MG.dwg mpateta 7/29/24 10:05am

MATCHLINE SEE G-11

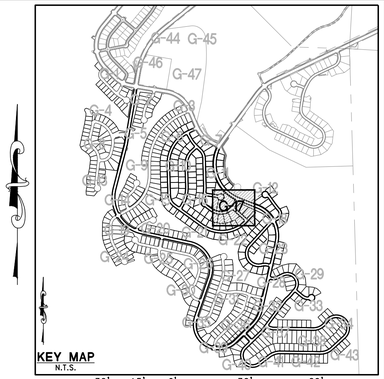
MATCHLINE SEE G-12

MATCHLINE SEE G-16

MATCHLINE SEE G-18

MATCHLINE SEE G-21

MATCHLINE SEE G-22



NOTES

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OPTION B:
PLACEMENT OF LOOSE ROCK RIP RAP WITH d50 OF 6" AND 12"BLANKET THICKNESS OVER THE ENTIRE SLOPE AREA.

FLOOD ZONE NOTE:

THIS PROJECT LIES ENTIRELY WITHIN A FEMA UNSHADED ZONE X PER FIRM MAP PANEL 32031C3013G AND 32031C3225G. EFFECTIVE MARCH 16, 2009

REFERENCE SHEET N-1 FOR NOTES

NOTE:
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NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS TAKEN FROM NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) CONTROL MONUMENT 1332104, HAVING A PUBLISHED ELEVATION OF 5091.40 FEET. 1332104 IS DESCRIBED AS A 3 INCH NDOT BRASS CAP ON PIPE, STAMPED "T19N R18E S17/S16/S20/S21 1998 ?, 0.1 FOOT ABOVE GROUND LEVEL IN A MOUND OF STONES. A 'U' CHANNEL POST AND SURVEY MARKER PADDLE ARE 10 FEET EAST AS A WITNESS. A 4 STRAND BARBED WIRE FENCE IS 2 FEET EAST. MONUMENT IS OFF OF I-80 WEST BOUND AT THE BOOMTOWN EXIT. TRAVEL SOUTH ON GARSON ROAD TO FIRE STATION (SIERRA FIRE PROTECTION DIST) AT SOUTH END OF GARSON ROAD. HEAD WEST ON GATED DIRT ROAD ON WEST SIDE OF FIRE STATION ALONG NORTH SIDE OF STEAMBOAT DITCH FOR 0.5 MILE. MONUMENT IS 100' SOUTH.

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VERT. SCALE: N/A
DRAWN BY: SN
DESIGNED BY: MJD
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APPROVED BY: CC
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GRADING PLAN (SHEET 17 OF 43)
CITY OF RENO NEVADA

PROFESSIONAL ENGINEER — STATE OF NEVADA
CHRISTOPHER J. COOMBS
Exp. 12/31/2024
CIVIL
No. 14872
DATE: 07/29/2024

DRAWING
G-17
SHT 20 OF 56

O:\3110_Toll\0053_Quilici Ranch_Phase 2_CIVIL_\PS\MASS GRADING\S003_G01_GR_PH2-MG.dwg mpatelo 7/29/24 10:05am

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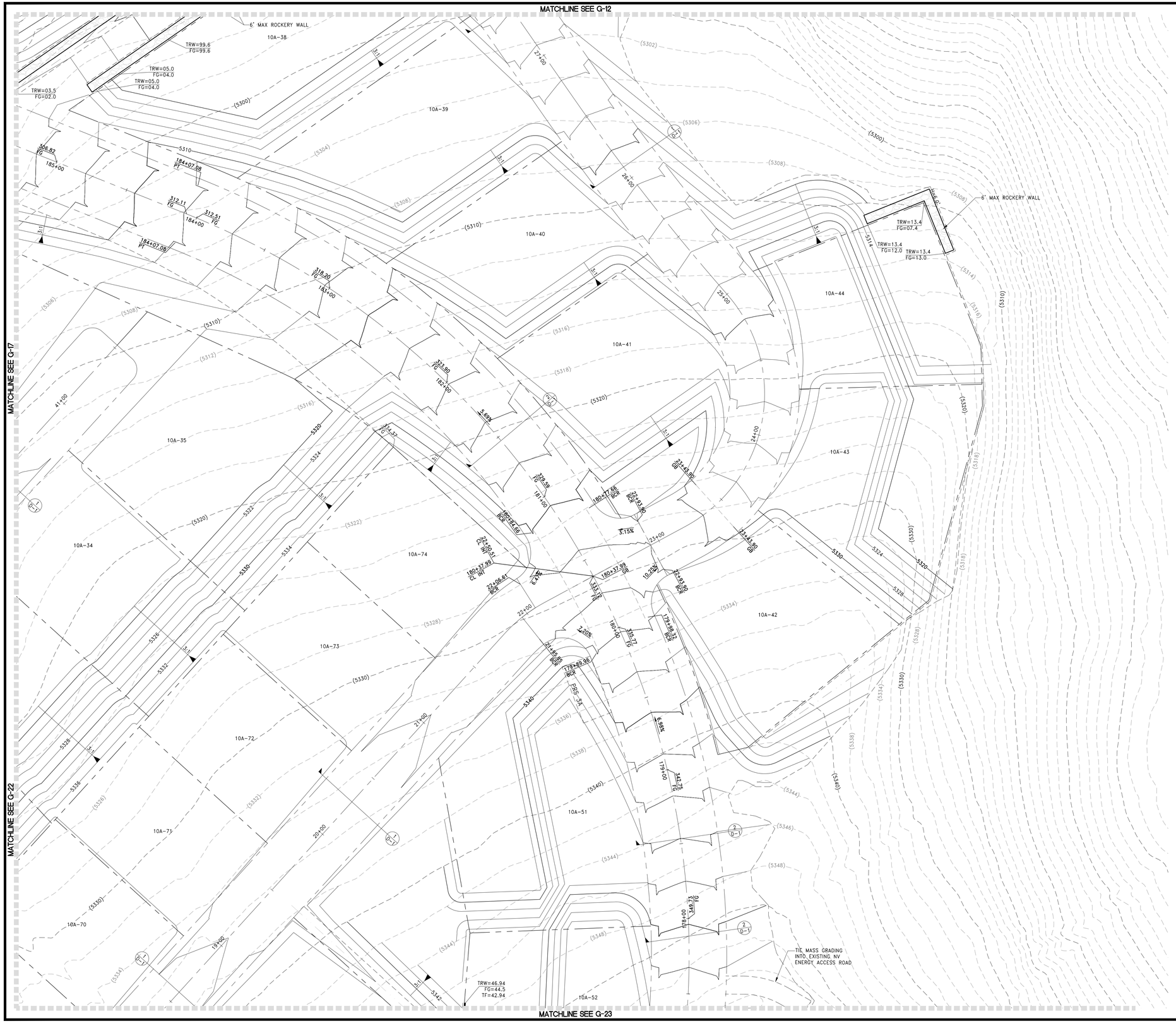

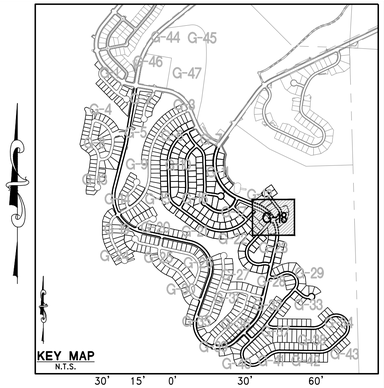

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GRADING PLAN (SHEET 18 OF 47)
CITY OF RENO NEVADA

PROFESSIONAL ENGINEER
STATE OF NEVADA
CHRISTOPHER J. COOMBS
No. 14572
Exp. 12/31/2024
CIVIL
DATE: 07/29/2024

DRAWING
G-18
SHT 21 OF 56

O:\3110_Toll\0053_Quillici Ranch_Phase 2_CIVIL_IPS\MASS GRADING\S003_G01_QR_PH2-MG.dwg mpatella 7/29/24 10:06am

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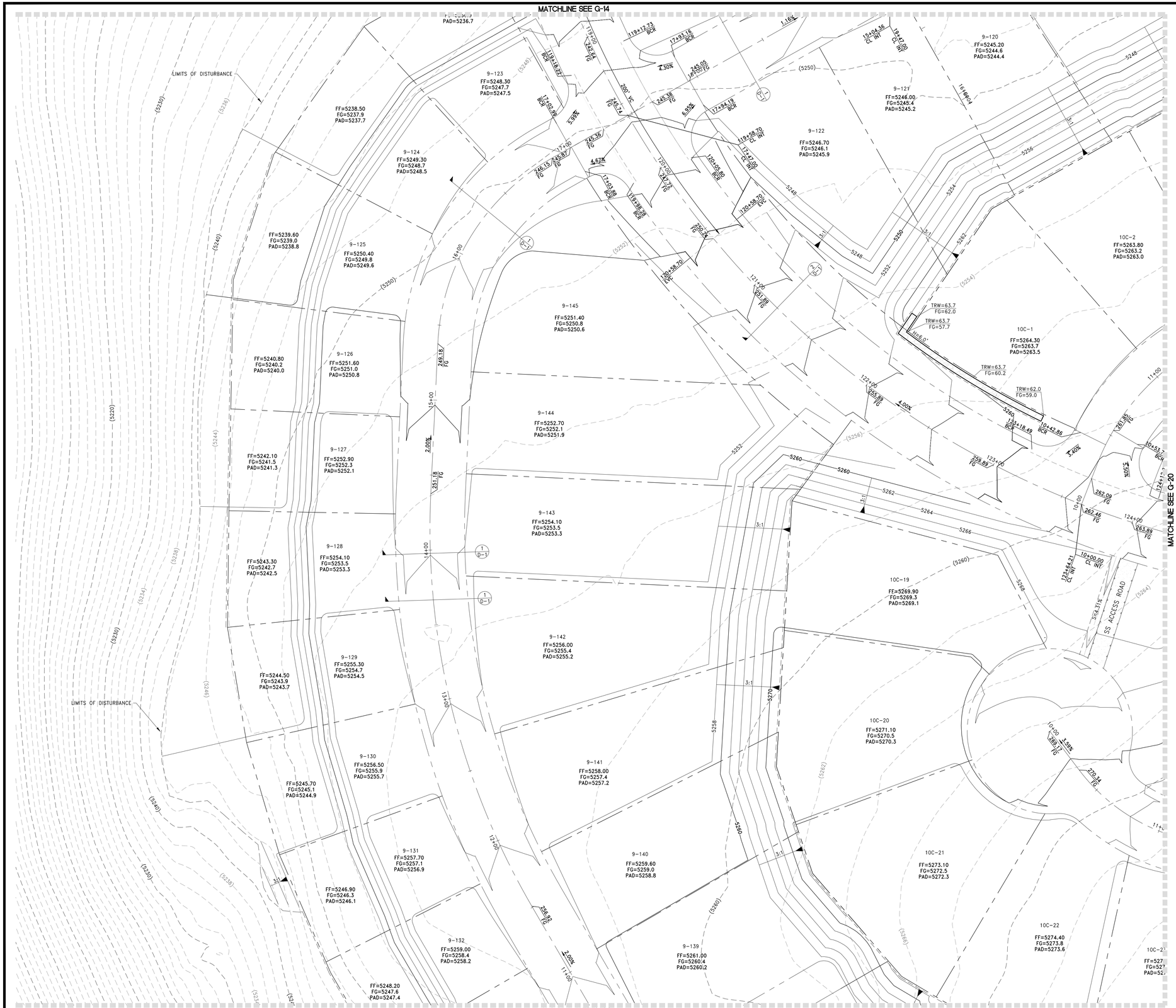
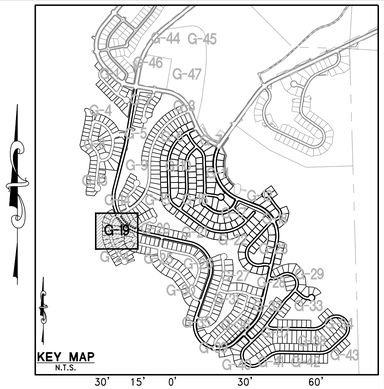


MATCHLINE SEE G-20

MATCHLINE SEE G-24



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DATE: July 29, 2024
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APPROVED BY: CC
PROJECT #: 3110.0053

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PROFESSIONAL ENGINEER STATE OF NEVADA
CHRISTOPHER J. COOMBS
Exp. 12/31/2024
CIVIL
No. 14872
DATE: 07/29/2024

DRAWING
G-19
SHT 22 OF 56

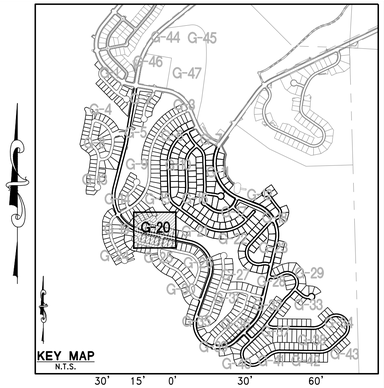
O:\3110_Toll\0053_Quillici Ranch_Phase 2_CIVIL_PS\MASS GRADING\0053_G01_OR_Ph2-MG.dwg mpatata 7/29/24 10:06am

MATCHLINE SEE G-15

MATCHLINE SEE G-19

MATCHLINE SEE G-21

MATCHLINE SEE G-25



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G-20
SHT 23 OF 56

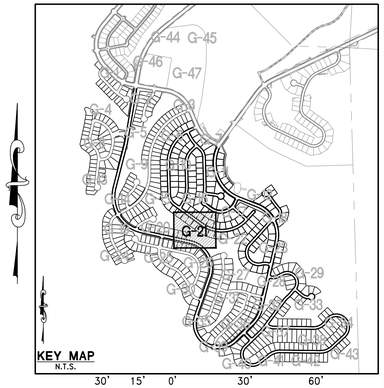
O:\3110_Toll\0053_Quillici Ranch_Phase 2_CIVIL_PS\MASS GRADING\S003_G01_QR_PH2-MG.dwg mpatella 7/29/24 10:06am

MATCHLINE SEE G-16

MATCHLINE SEE G-20

MATCHLINE SEE G-22

MATCHLINE SEE G-26



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CHECKED BY: CC
APPROVED BY: CC
PROJECT #: 3110.0053

TOLL BROTHERS
10345 PROFESSIONAL CIRCLE, SUITE 200
RENO, NEVADA 89521
PH: 775.850.2417

RCI ENGINEERING
10785 DOUBLE R BLVD, SUITE 205, RENO, NEVADA 89521
PH: 775-800-1660 FAX: 702-453-0851
www.rcinevada.com

MASS GRADING PLANS FOR
QUILLICI RANCH PHASE 2
VILLAGES 9, 10A, 10B AND 10C
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 21 OF 47)
NEVADA
CITY OF RENO

PROFESSIONAL ENGINEER STATE OF NEVADA
CHRISTOPHER J. COOMBS
Exp. 12/31/2024
CIVIL
No. 14872
DATE: 07/29/2024

DRAWING
G-21
SHT 24 OF 56

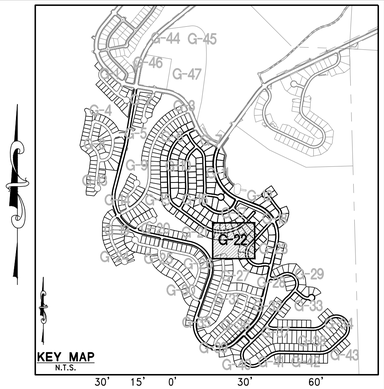
O:\3110_Toll\0053_Quillici Ranch_Phase 2_CIVIL_PS\MASS GRADING\S003_G01_QR_PH2-MG.dwg mpatala 7/29/24 10:06am

MATCHLINE SEE G-17

MATCHLINE SEE G-21

MATCHLINE SEE G-23

MATCHLINE SEE G-27



NOTES

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FLOOD ZONE NOTE:
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REFERENCE SHEET N-1 FOR NOTES

NOTE:
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BENCHMARK

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS TAKEN FROM NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) CONTROL MONUMENT 1332104, HAVING A PUBLISHED ELEVATION OF 5091.40 FEET. 1332104 IS DESCRIBED AS A 3 INCH NDOT BRASS CAP ON PIPE, STAMPED "T19N R18E S17/S16/S20/S21 1998 ?, 0.1 FOOT ABOVE GROUND LEVEL IN A MOUND OF STONES. A 'U' CHANNEL POST AND SURVEY MARKER PADDLE ARE 10 FEET EAST AS A WITNESS. A 4 STRAND BARBED WIRE FENCE IS 2 FEET EAST. MONUMENT IS OFF OF I-80 WEST BOUND AT THE BOOMTOWN EXIT. TRAVEL SOUTH ON GARSON ROAD TO FIRE STATION (SIERRA FIRE PROTECTION DIST) AT SOUTH END OF GARSON ROAD. HEAD WEST ON GATED DIRT ROAD ON WEST SIDE OF FIRE STATION ALONG NORTH SIDE OF STEAMBOAT DITCH FOR 0.5 MILE. MONUMENT IS 100' SOUTH.

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VERT. SCALE: N/A
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QUILLICI RANCH PHASE 2
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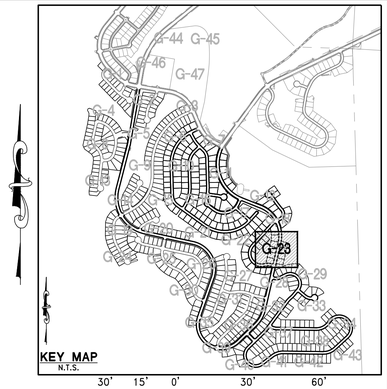
GRADING PLAN (SHEET 22 OF 47)

CITY OF RENO NEVADA

PROFESSIONAL ENGINEER — STATE OF NEVADA
CHRISTOPHER J. COOMBS
Exp. 12/31/2024
CIVIL
No. 14872
DATE: 07/29/2024

DRAWING
G-22
SHT 25 OF 56

O:\3110_Fall\0053_Quillici Ranch_Phase 2_CIVIL_IPS\MASS GRADING_S003_001_QR_PH2-MG.dwg mpatete 7/29/24 10:06am



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MASS GRADING PLANS FOR
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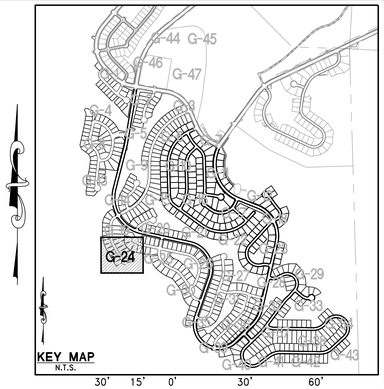
GRADING PLAN (SHEET 23 OF 47)

CITY OF RENO NEVADA

PROFESSIONAL ENGINEER — STATE OF NEVADA
CHRISTOPHER J. COOMBS
Exp. 12/31/2024
CIVIL
No. 14872
DATE: 07/29/2024

DRAWING
G-23
SHT 26 OF 56

O:\3110_Toll\0053_Quilici Ranch_Phase 2_CIVIL_PS\MASS GRADING\S003_G01_QR_PH2-MG.dwg mpolsto 7/29/24 10:06am



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DATE: July 29, 2024
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DRAWN BY: SN
DESIGNED BY: MJD
CHECKED BY: CC
APPROVED BY: CC
PROJECT #: 3110.0053

TOLL BROTHERS
10345 PROFESSIONAL CIRCLE, SUITE 200
RENO, NEVADA 89521
PH: 775.850.2417

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10765 DOUBLE R BLVD, SUITE 205, RENO, NEVADA 89521
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MASS GRADING PLANS FOR
QUILLICI RANCH PHASE 2, VILLAGES 9, 10A, 10B AND 10C
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 24 OF 47)
NEVADA

CITY OF RENO

PROFESSIONAL ENGINEER
STATE OF NEVADA
CHRISTOPHER J. COOMBS
Exp. 12/31/2024
CIVIL
No. 14872
DATE: 07/29/2024

DRAWING
G-24
SHT 27 OF 56

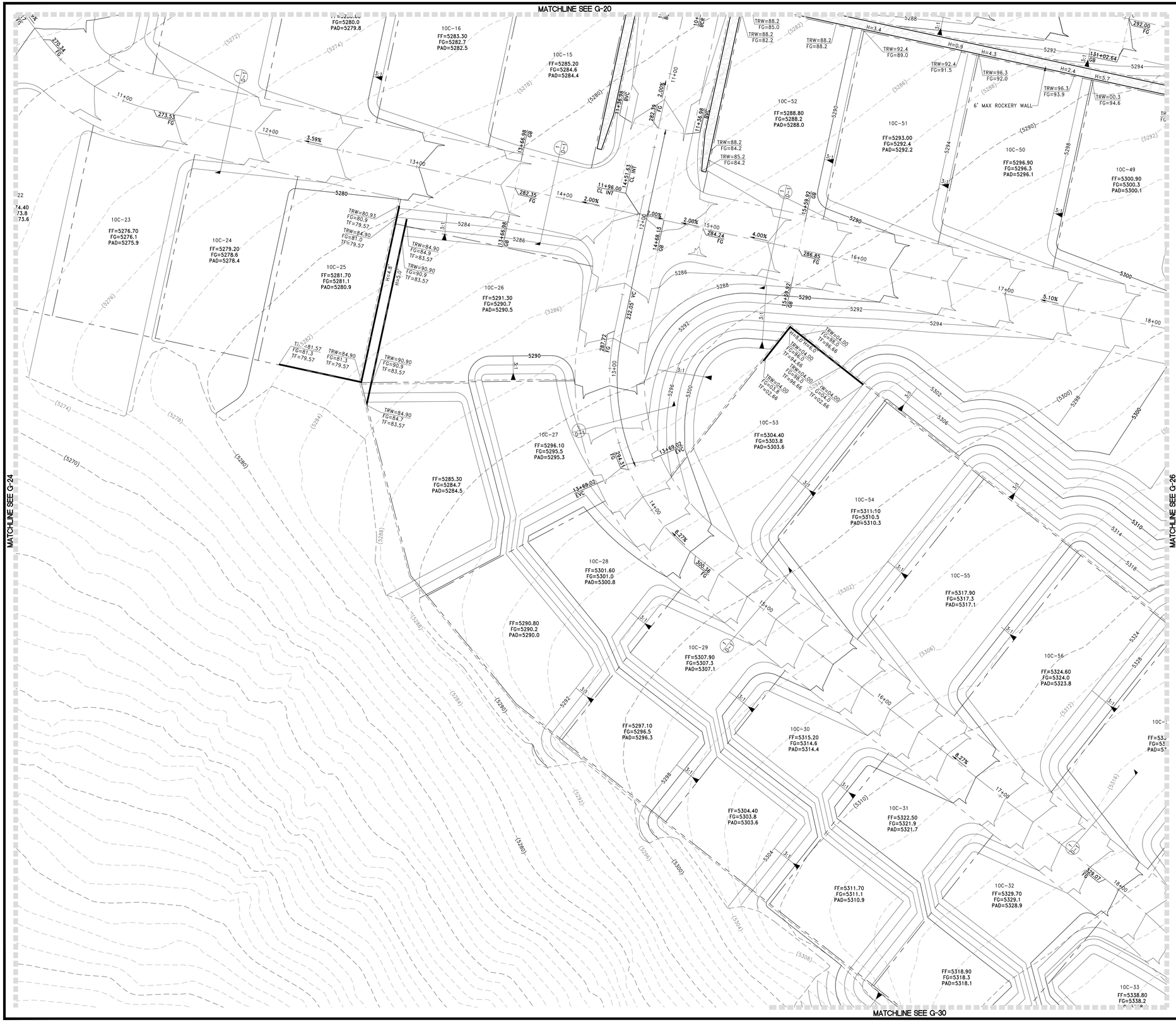
G:\3110_Toll\0053_Quilici Ranch_Phase 2_CIVIL_PFS\MASS GRADING\S003_G01_GR_PH2-MG.dwg mpatela 7/29/24 10:07am

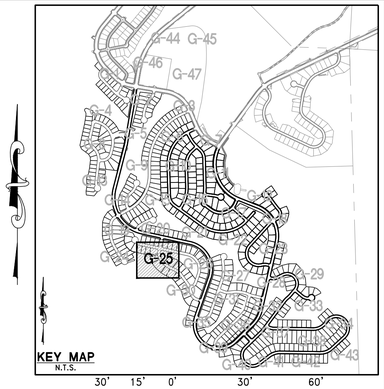
MATCHLINE SEE G-20

MATCHLINE SEE G-24

MATCHLINE SEE G-26

MATCHLINE SEE G-30





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CIVIL
DATE: 07/29/2024

DRAWING
G-25
SHT 28 OF 56

O:\3110_Toll\0053_Quillici Ranch_Phase 2_CIVIL_PS\MASS GRADING\S003_G01_QR_PH2-MG.dwg mpatella 7/29/24 10:07am

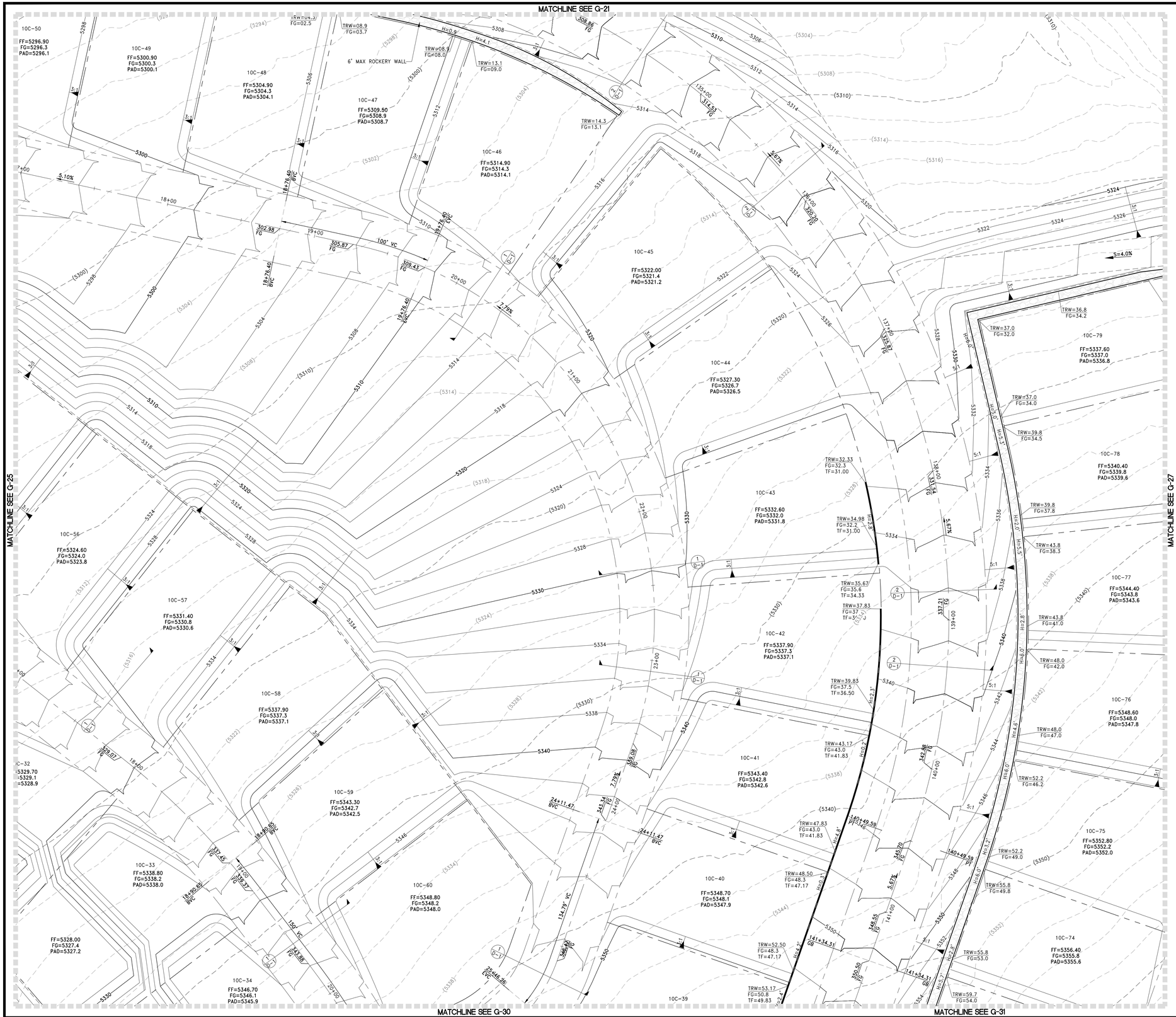
MATCHLINE SEE G-21

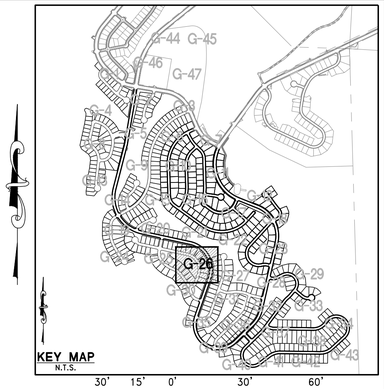
MATCHLINE SEE G-25

MATCHLINE SEE G-27

MATCHLINE SEE G-30

MATCHLINE SEE G-31





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PROJECT #: 3110.0053

TOLL BROTHERS
10345 PROFESSIONAL CIRCLE, SUITE 200
RENO, NV 89521
PH: 775.850.2617

RCI ENGINEERING
10765 DOUBLE R BLVD, SUITE 205, RENO, NEVADA 89521
PH: 775-800-1660 FAX: 702-453-0501
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MASS GRADING PLANS FOR
QUILLICI RANCH PHASE 2
VILLAGES 9, 10A, 10B AND 10C
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 26 OF 47)
CITY OF RENO NEVADA

PROFESSIONAL ENGINEER — STATE OF NEVADA
CHRISTOPHER J. COOMBS
No. 14872
Exp. 12/31/2024
CIVIL
DATE: 07/29/2024

DRAWING
G-26
SHT 29 OF 56

O:\3110_Toll\0053_Quillici Ranch_Phase 2_CIVIL_PFS\MASS GRADING\S003_G01_QR_PH2-MG.dwg mpateta 7/29/24 10:07am

MATCHLINE SEE G-22

MATCHLINE SEE G-23

MATCHLINE SEE G-26

MATCHLINE SEE G-28

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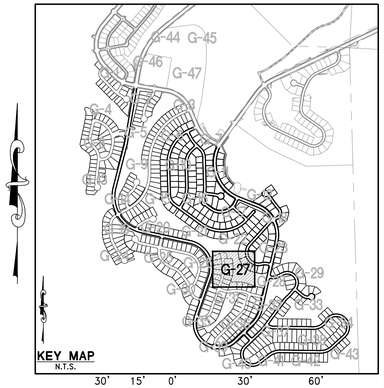
MATCHLINE SEE G-32



NOTES

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NOTE: TREATED SLOPES WILL BE TEMPORARILY IRRIGATED AS NEEDED BASED ON FIELD OBSERVATION OF EXPECTED GERMINATION.

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FLOOD ZONE NOTE:

THIS PROJECT LIES ENTIRELY WITHIN A FEMA UNSHADED ZONE X PER FIRM MAP PANEL 32031C3013G AND 32031C3225G. EFFECTIVE MARCH 16, 2009

REFERENCE SHEET N-1 FOR NOTES

NOTE:
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GRADING PLAN (SHEET 27 OF 47)
CITY OF RENO NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA
CHRISTOPHER J. COOMBS
Exp. 12/31/2024
CIVIL
No. 14872
DATE: 07/29/2024

DRAWING
G-27
SHT 30 OF 56

O:\3110_Tail\0053_Quilici Ranch_Phase 2_CIVIL_PS\MASS GRADING\5053_G01_GR_PH2-MG.dwg mpolsta 7/29/24 10:07am

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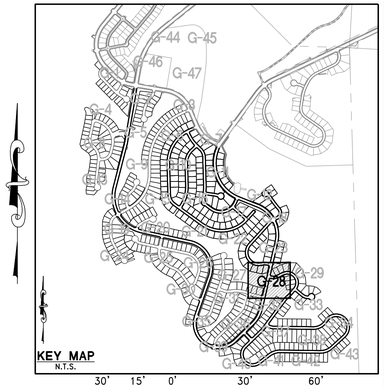
MATCHLINE SEE G-27

MATCHLINE SEE G-29

MATCHLINE SEE G-33

MATCHLINE SEE G-32



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A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 28 OF 47)
NEVADA

PROFESSIONAL ENGINEER
STATE OF NEVADA
CHRISTOPHER J. COOMBS
Exp. 12/31/2024
CIVIL
No. 14872
DATE: 07/29/2024

DRAWING
G-28
SHT 31 OF 56

CITY OF RENO 7/29/24 10:07am
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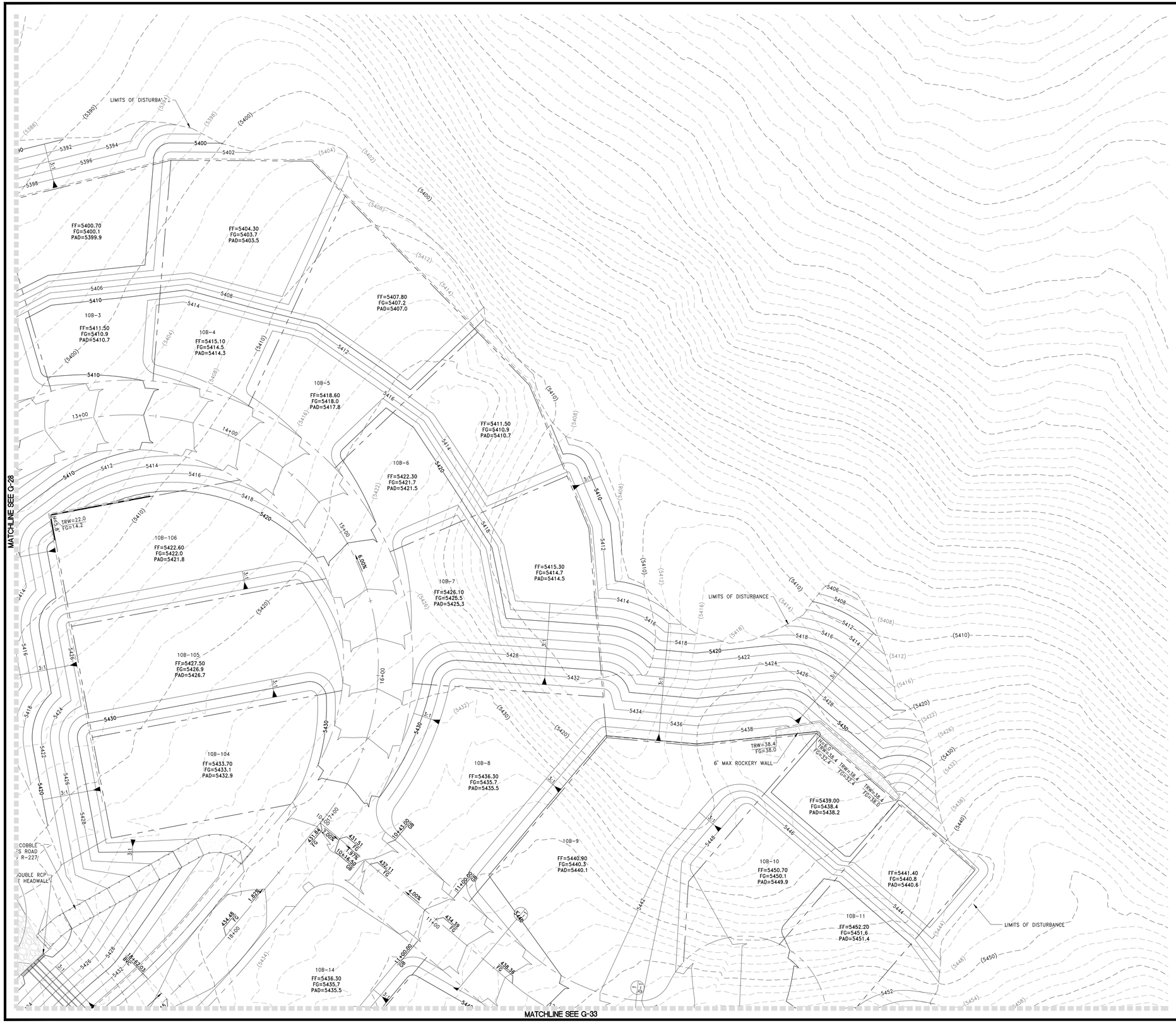

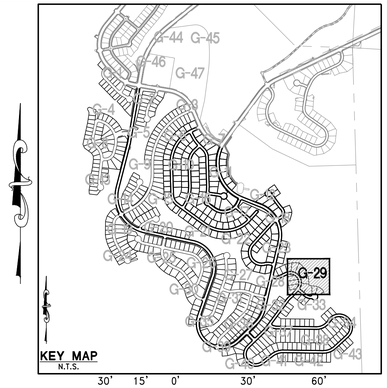

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REV	DESCRIPTION	BY	DATE

DATE: July 29, 2024
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: SN
DESIGNED BY: MJD
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PROJECT #: 3110.0053

TOLL BROTHERS
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RENO, NEVADA 89521
PH (775) 857-2417

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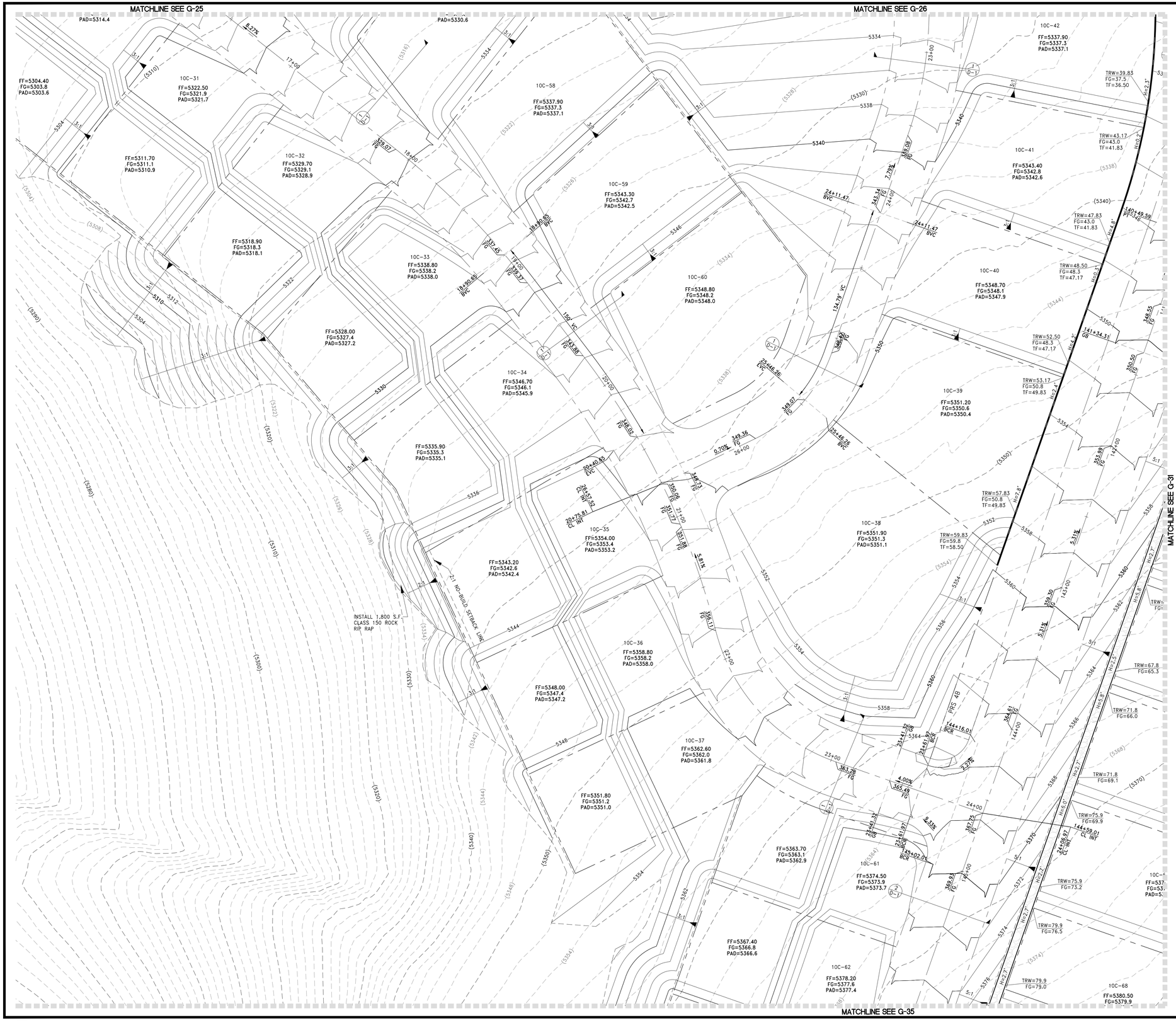
MASS GRADING PLANS FOR
QUILLICI RANCH PHASE 2, VILLAGES 9, 10A, 10B AND 10C
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 29 OF 47)

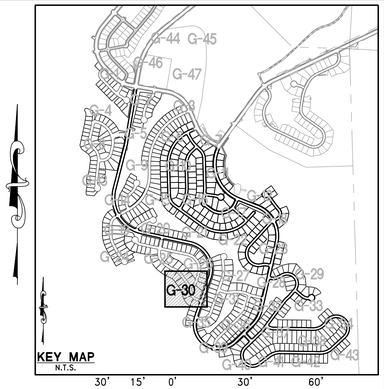
CITY OF RENO NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA
CHRISTOPHER J. COOMBS
Exp. 12/31/2024
CIVIL
No. 14872
DATE: 07/29/2024

DRAWING
G-29
SHT 32 OF 56

O:\3110_Toll\0053_Quillici Ranch_Phase 2_CIVIL_PS\MASS GRADING\S003_G01_QR_PH2-MG.dwg mpatella 7/29/24 10:07am





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O:\3110_Toll\0053_Quillici Ranch_Phase 2_CIVIL_PS\MASS GRADING\0053_001_QR_PH2-MG.dwg mpoletto 7/29/24 10:08am

MATCHLINE SEE G-26

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MATCHLINE SEE G-28

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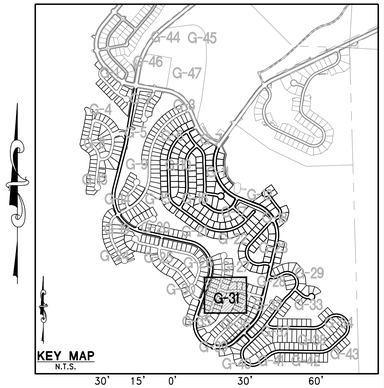

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DESIGNED BY: MJD
CHECKED BY: CC
APPROVED BY: CC
PROJECT #: 3110.0053

TOLL BROTHERS
10345 PROFESSIONAL CIRCLE, SUITE 200
RENO, NEVADA 89521
PH: (775) 850-2417

RCI ENGINEERING
10765 DOUBLE R BLVD, SUITE 205, RENO, NEVADA 89521
PH:775-800-1660 FAX:702-453-0851
www.rcinevada.com

MASS GRADING PLANS FOR
QUILLICI RANCH PHASE 2
VILLAGES 9, 10A, 10B AND 10C
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 31 OF 47)
NEVADA
CITY OF RENO

PROFESSIONAL ENGINEER — STATE OF NEVADA
CHRISTOPHER J. COOMBS
Exp. 12/31/2024
CIVIL
No. 14872
DATE: 07/29/2024

DRAWING
G-31
SHT 34 OF 56

O:\3110_Toll\0053_Quillici Ranch_Phase 2_CIVIL_PS\MASS GRADING\S003_G01_QR_PH2-MG.dwg mpatela 7/29/24 10:08am

MATCHLINE SEE G-27

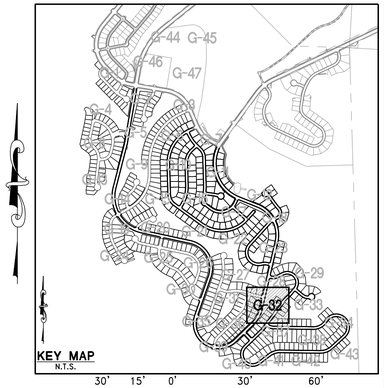
MATCHLINE SEE G-28

MATCHLINE SEE G-31

MATCHLINE SEE G-33

MATCHLINE SEE G-36

MATCHLINE SEE G-37



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CIVIL
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G-32
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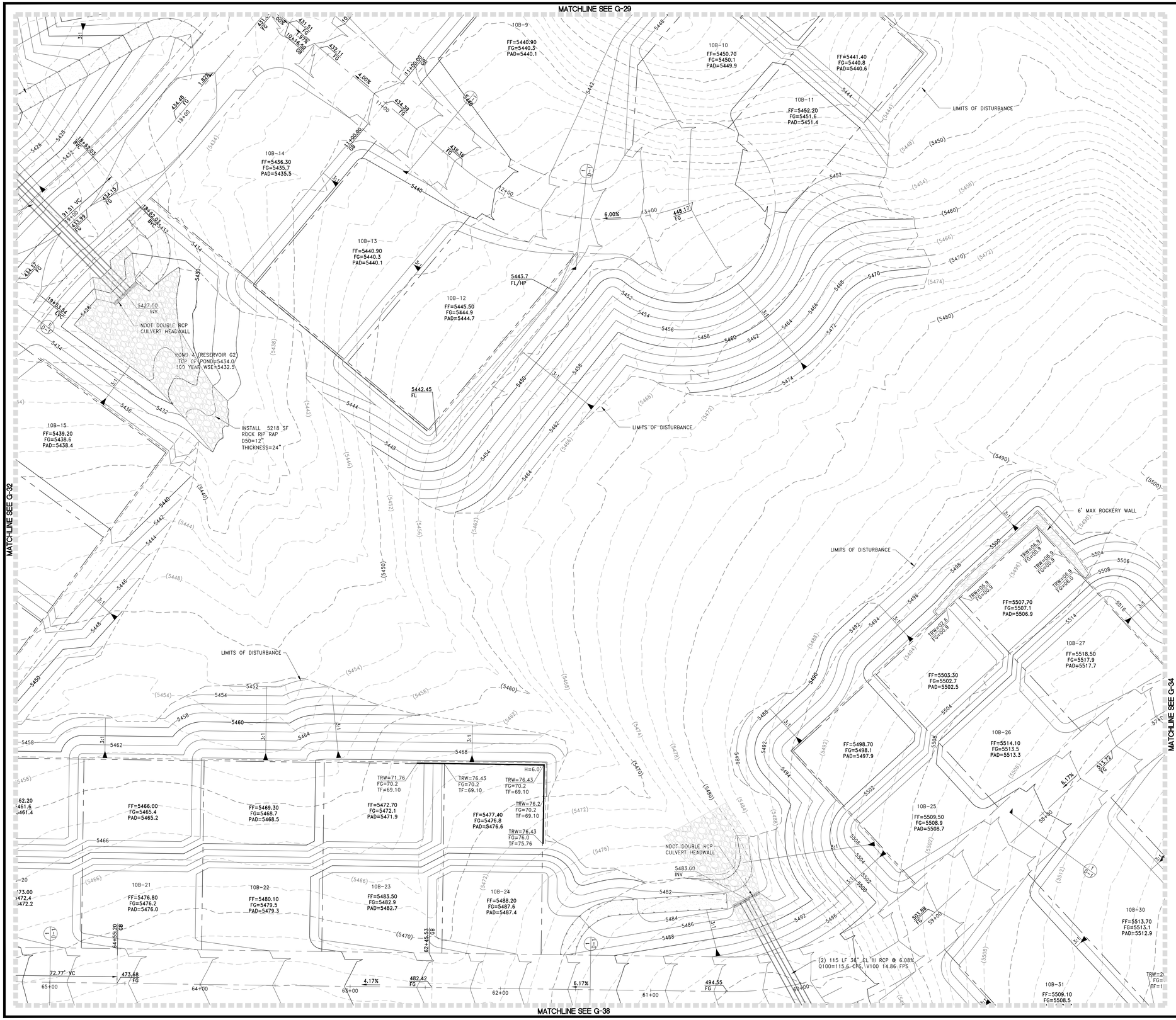
O:\3110_Toll\0053_Quillici Ranch_Phase 2_CIVIL_PS\MASS GRADING\5003_001_QR_PH2-MG.dwg mpatella 7/29/24 10:08am

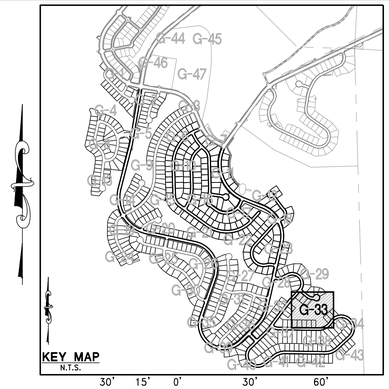
MATCHLINE SEE G-29

MATCHLINE SEE G-32

MATCHLINE SEE G-34

MATCHLINE SEE G-38





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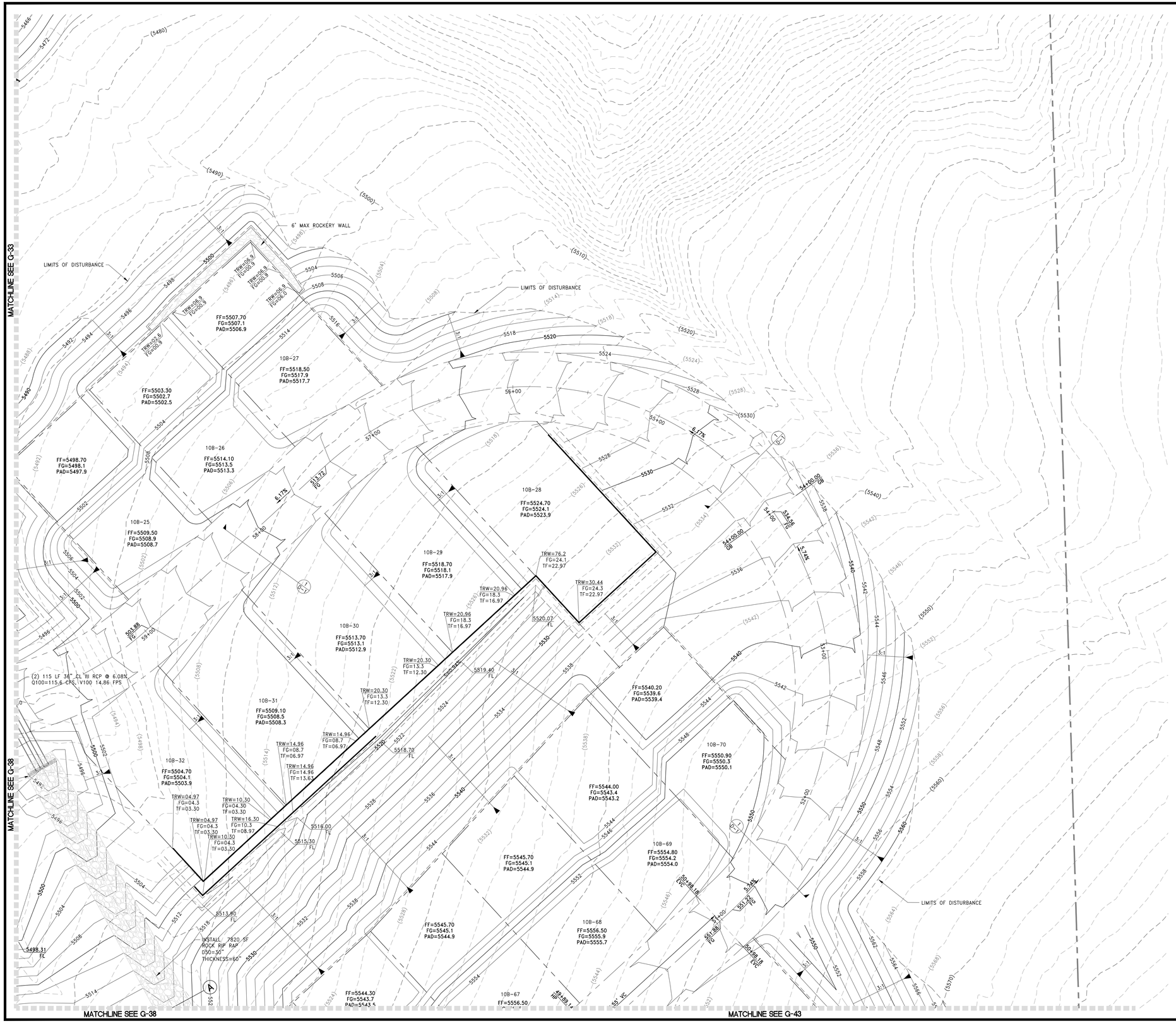
MATCHLINE SEE G-38
MATCHLINE SEE G-43
LIMITS OF DISTURBANCE
6' MAX ROCKERY WALL
10B-27
FF=5518.50
FG=5517.9
PAD=5517.7
10B-26
FF=5514.10
FG=5513.5
PAD=5513.3
10B-25
FF=5509.50
FG=5508.9
PAD=5508.7
10B-28
FF=5524.70
FG=5524.1
PAD=5523.9
10B-29
FF=5518.70
FG=5518.1
PAD=5517.9
10B-30
FF=5513.70
FG=5513.1
PAD=5512.9
10B-31
FF=5509.10
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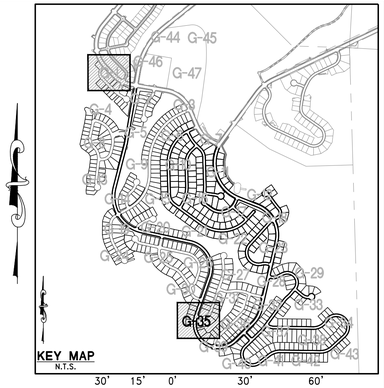
10B-70
FF=5550.90
FG=5550.3
PAD=5550.1
10B-69
FF=5554.80
FG=5554.2
PAD=5554.0
10B-66
FF=5556.50
FG=5555.9
PAD=5555.7
10B-67
FF=5556.50
(2) 115 LF 36" CL III RCP @ 6.08%
Q100=115.6 CFS, V100 14.86 FPS
INSTALL 7820 SF
ROCK RIP RAP
D50=30"
THICKNESS=60"
6.17%
3.74%
5.74%
5.74%
5

MATCHLINE SEE G-30

MATCHLINE SEE G-31

MATCHLINE SEE G-36

MATCHLINE SEE G-39



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Exp. 12/31/2024
CIVIL
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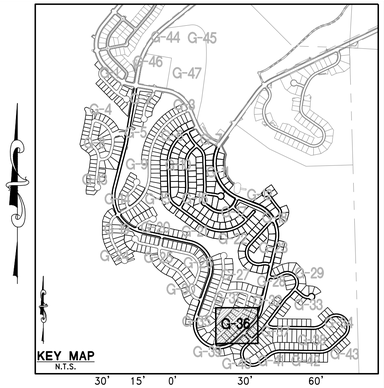

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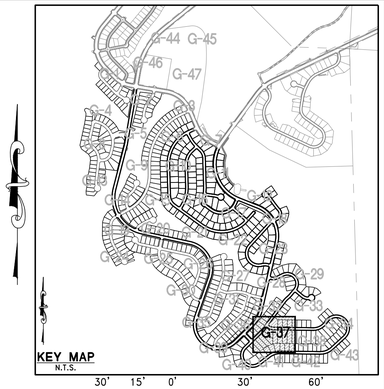
MATCHLINE SEE G-41



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THIS PROJECT LIES ENTIRELY WITHIN A FEMA UNSHADED ZONE X PER FIRM MAP PANEL 32031C3013G AND 32031C3225G. EFFECTIVE MARCH 16, 2009

REFERENCE SHEET N-1 FOR NOTES

NOTE:
RETAINING WALLS TO BE PERMITTED SEPARATELY

BENCHMARK

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS TAKEN FROM NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) CONTROL MONUMENT 1332104, HAVING A PUBLISHED ELEVATION OF 5091.40 FEET. 1332104 IS DESCRIBED AS A 3 INCH NDOT BRASS CAP ON PIPE, STAMPED "T19N R18E S17/S16/S20/S21 1998 ?, 0.1 FOOT ABOVE GROUND LEVEL IN A MOUND OF STONES, A 'U' CHANNEL POST AND SURVEY MARKER PADDLE ARE 10 FEET EAST AS A WITNESS, A 4 STRAND BARBED WIRE FENCE IS 2 FEET EAST, MONUMENT IS OFF OF I-80 WEST BOUND AT THE BOOMTOWN EXIT, TRAVEL SOUTH ON GARSON ROAD TO FIRE STATION (SIERRA FIRE PROTECTION DIST) AT SOUTH END OF GARSON ROAD, HEAD WEST ON GATED DIRT ROAD ON WEST SIDE OF FIRE STATION ALONG NORTH SIDE OF STEAMBOAT DITCH FOR 0.5 MILE. MONUMENT IS 100' SOUTH.

BASIS OF BEARINGS

GRID NORTH, MODIFIED NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1984 (NAD 83/84) DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS OF NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) CONTROL MONUMENTS 1332104 AND 1332107. COMBINED GRID TO GROUND FACTOR = 1.000197939. ALL DISTANCES SHOWN HERE ARE GROUND VALUES.

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REV	DESCRIPTION	BY	DATE

DATE: July 29, 2024
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: SN
DESIGNED BY: MJD
CHECKED BY: CC
APPROVED BY: CC
PROJECT #: 3110.0053

TOLL BROTHERS
10345 PROFESSIONAL CIRCLE, SUITE 200
RENO, NEVADA 89521
PH: 775.850.2417

RCI ENGINEERING
10765 DOUBLE R BLVD, SUITE 205, RENO, NEVADA 89521
PH:(775)-850-1680 FAX:(702)-453-0851
www.rcinevada.com

MASS GRADING PLANS FOR
QUILLICI RANCH PHASE 2
VILLAGES 9, 10A, 10B AND 10C
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
GRADING PLAN (SHEET 37 OF 47)
NEVADA
CITY OF RENO

PROFESSIONAL ENGINEER — STATE OF NEVADA
CHRISTOPHER J. COOMBS
No. 14812
Exp. 12/31/2024
CIVIL
DATE: 07/29/2024

DRAWING
G-37
SHT 40 OF 56

O:\3110_Toll\0053_Quillici Ranch_Phase 2_CIVIL_PFS\MASS GRADING\S003_001_QR_PH2-MG.dwg mpateta 7/29/24 10:09am

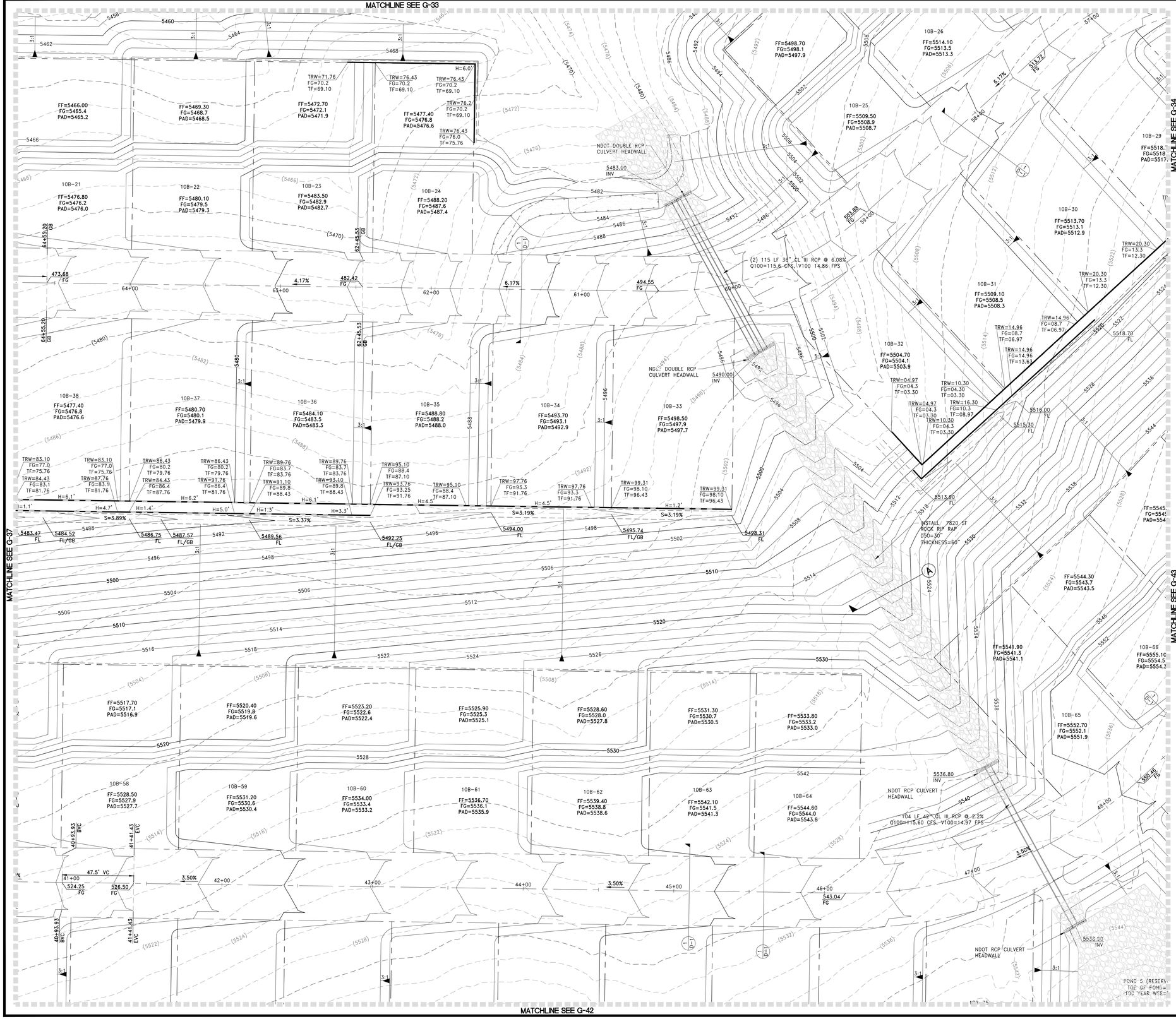
MATCHLINE SEE G-33

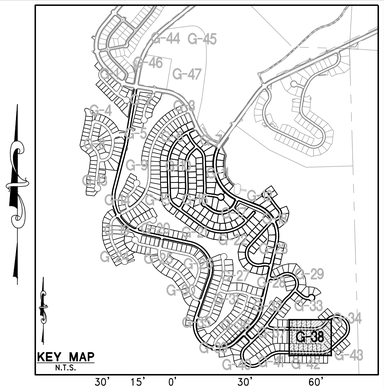
MATCHLINE SEE G-37

MATCHLINE SEE G-34

MATCHLINE SEE G-43

MATCHLINE SEE G-42





NOTES

THESE PLANS ARE FOR MASS GRADING PURPOSES ONLY. THE SITE SHALL BE FINE GRADED UNDER SEPARATE PERMIT

APPROVAL OF THIS PERMIT IS AT THE DEVELOPERS RISK. ANY CHANGES/REVISIONS AS REQUIRED AT THE FINAL MAP PHASE MUST BE COMPLETED AT THE SOLE RESPONSIBILITY OF THE DEVELOPER.

UPON COMPLETION OF THE GRADING AND PRIOR TO APPLICATION OF REVEGETATION MATERIALS, REPRESENTATIVES FROM THE DEVELOPER, THE CONTRACTOR, THE ENGINEER OF RECORD AND CITY OF RENO SHALL MEET ON THE SITE TO DETERMINE THE FINAL SLOPE GRADING AND SLOPE TREATMENTS

SLOPE STABILIZATION NOTES

AREAS OF SLOPE GREATER THAN 3:1

ALL SLOPES WITH A GRADIENT OF GREATER THAN 3: 1 SHALL BE STABILIZED WITH ONE OF THE FOLLOWING METHODS:

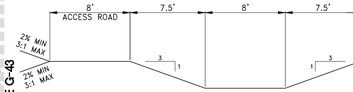
OPTION A:
RE-VEGETATION PER THIS SPECIFICATION:

STEP 1: PROGANICS® BIOTIC SOIL MEDIA WILL BE HYDRAULICALLY APPLIED AT 4,000 POUNDS PER ACRE WITH AN APPROVED DRYLAND NATIVE SEED MIX AT 60 PLS LBS./ACRE.

STEP 2: FLEXTERRA® FLEXIBLE GROWTH MEDIUM WILL BE HYDRAULICALLY APPLIED AT 3,500 POUNDS PER ACRE.

NOTE: TREATED SLOPES WILL BE TEMPORARILY IRRIGATED AS NEEDED BASED ON FIELD OBSERVATION OF EXPECTED GERMINATION.

OPTION B:
PLACEMENT OF LOOSE ROCK RIP RAP WITH d50 OF 6" AND 12"BLANKET THICKNESS OVER THE ENTIRE SLOPE AREA.



DRAINAGE CHANNEL
SCALE: NTS

FLOOD ZONE NOTE:

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Exp. 12/31/2024
CIVIL
DATE: 07/29/2024

DRAWING
G-38
SHT 41 OF 56

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