IMPROVEMENT PLANS FOR

MERIDIAN 120 SOUTH
VILLAGES 1 & 2

RENO NEVADA

OWNER/DEVELOPER
TAYLOR DERRICK CAPITAL
1301 SEVEN HILLS ROAD #230
HENDERSON, NV.
801-996-7470

SCOPE OF WORK:

CONSTRUCTION OF INFRASTRUCTURE TO SERVE 75 LOTS INCLUDING UTILITIES, PAVING, SIDEWALK, CURB AND GUTTER, SIGNAGE, AND LANDSCAPING.

BASIS OF ELEVATION:

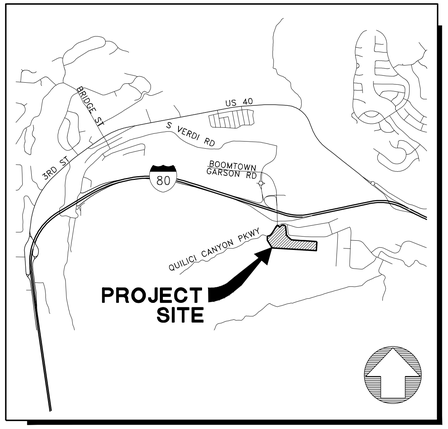
BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) CONTROL POINT NUMBER 109, BEING A ⅜" REBAR WITH PLASTIC CAP WITH AN ELEVATION OF 4947.48 AS DERIVED FROM NGS BENCHMARK "U 147", WITH A PUBLISHED ELEVATION OF 4994.81 FT. BENCHMARK "U 147" IS DESCRIBED AS BEING A BENCHMARK DISK SET IN ROCK OUTCROP NEAR VERDI, NV. NOTE: BENCHMARK "U 147" AS OF 2021 HAS BEEN DESTROYED BY CONSTRUCTION ACTIVITY. CONTROL POINT 109 (NAD 83/94 HARN), GROUND COORDDINATES N=14862780.36 E=2233695.18 WITH COMBINED GRID TO-GROUND FACTOR=1.000197939. LOCATION OF CONTROL POINT NUMBER 109 IS WEST 1800' ALONG THE SOUTHERLY RIGHT OF WAY OF INTERSTATE 80 FROM THE BOOMTOWN GARSON ROAD OVERPASS. SOUTH 245' FROM THE SOTHERLY EDGE OF PAVEMENT OF INTERSTATE 80.

GENERAL 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 THE CITY OF RENO 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 THE CITY OF RENO 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.
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENTS 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 5.3.
5. ACCUMULATED SEDIMENT IN THE 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 30 PERCENT OR MORE.

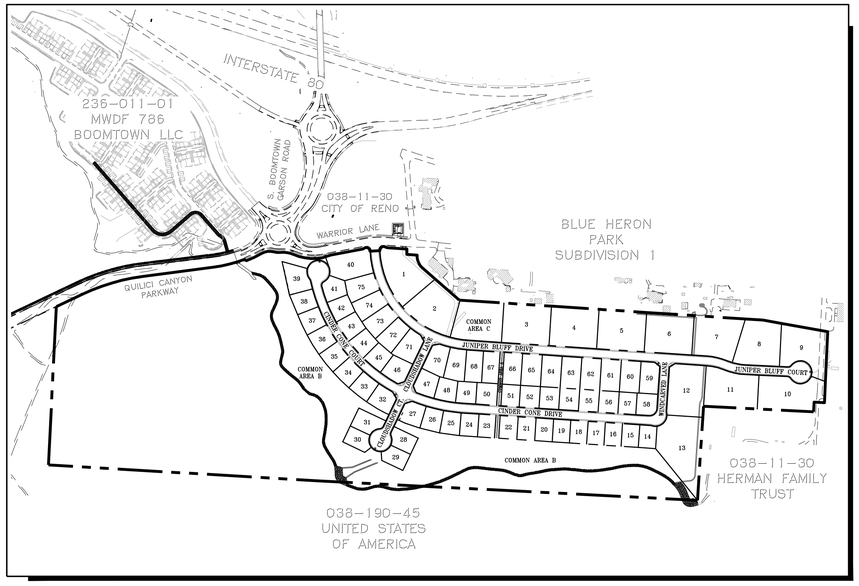
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD TAYLOR DERRICK CAPITAL AND THE DESIGN CONSULTANT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF TAYLOR DERRICK CAPITAL OR THE DESIGN CONSULTANT.

UNAUTHORIZED CHANGES & USES: THE DESIGN CONSULTANT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.



VICINITY MAP

NOT TO SCALE



SITE PLAN

NOT TO SCALE

DESIGN ENGINEER:

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

ENGINEERS STATEMENT:

THESE PLANS, SHEETS T-1 THROUGH B-1, HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, CITY ORDINANCES, STANDARDS, TENTATIVE MAP CONDITIONS, AND CITY COUNCIL CONDITIONS. IN THE EVENT OF A CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND CITY OF RENO STANDARDS, THE STANDARDS SHALL APPLY.

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NEVADA GPS NETWORK (NGN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "RNO1"-N74SM01028 AND "STEA"- N22SM01037 IS TAKEN AS NORTH 1°54'46" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR=1.000197939.

SHEET INDEX

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4	FM-1	FINAL MAP
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6	FM-3	FINAL MAP
7	FM-4	FINAL MAP
8	DE-1	DEMOLITION PLAN
9	U-1	UTILITY PLAN
10	U-2	UTILITY PLAN
11	U-3	UTILITY PLAN
12	U-4	UTILITY PLAN
13	U-5	UTILITY PLAN
14	U-6	UTILITY PLAN
15	G-1	GRADING PLAN
16	G-2	GRADING PLAN
17	G-3	GRADING PLAN
18	G-4	GRADING PLAN
19	G-5	GRADING PLAN
20	G-6	GRADING PLAN
21	P-1	PLAN AND PROFILE
22	P-2	PLAN AND PROFILE
23	P-3	PLAN AND PROFILE
24	P-4	PLAN AND PROFILE
25	P-5	PLAN AND PRFILE
26	P-6	PLAN AND PROFILE
27	P-7	PLAN AND PROFILE
28	P-8	PLAN AND PROFILE
29	P-9	PLAN AND PROFILE
30	P-10	PLAN AND PROFILE
31	P-11	PLAN AND PROFILE
32	P-12	PLAN AND PROFILE
33	P-13	PLAN AND PROFILE
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52	L-5	TYPICAL FRONT YARD LANDSCAPING
53	L-6	TYPICAL FRONT YARD IRRIGATION
54	L-7	DETENTION AREA LANDSCAPING
55	L-8	DETAILS
56	L-9	DETAILS
57	L-10	DETAILS

NO.	DESCRIPTION	ENGR INIT	DATE
PROJECT ADDRESS: 220 OLD TOWN ROAD		APN: 038-132-37	

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

KYLE MATTHEW CASTLE
EXP: 12/31/26
CIVIL
No. 030045
STATE OF NEVADA
PROFESSIONAL ENGINEER
07/14/2026

DATE: JULY 2026
SCALE: AS SHOWN
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH
VILLAGES 1 & 2
CITY OF RENO NEVADA

TITLE SHEET

PROJECT NO.
3173094

DRAWING
T-1

SHT 1 OF 59

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GENERAL NOTES

1. THESE PLANS, SHEETS T-1 THROUGH B-1, HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, CITY ORDINANCES OR STANDARDS. IN THE EVENT OF CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND CITY OF RENO STANDARDS, THE STANDARDS SHALL APPLY AND THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.

2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO:

   1) THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (ORANGE BOOK) 2012 EDITION INCLUDING LATEST REVISION. ADOPTED AND DISTRIBUTED BY WASHOE COUNTY AND THE CITY OF RENO.
   2) THE CITY OF RENO PUBLIC WORKS DESIGN MANUAL LATEST EDITION.
   3) APPROVED PROJECT PLANS AND SPECIFICATIONS.
   4) GEOTECHNICAL INVESTIGATION
      BY: WOOD RODGERS, INC.
      DATED: JULY, 2026
   5) OTHER APPLICABLE CITY, COUNTY STATE, AND FEDERAL ORDINANCES AND REGULATIONS.

3. A GEOTECHNICAL INVESTIGATION WAS PERFORMED FOR THE PROJECT BY WOOD RODGERS, INC. TITLED GEOTECHNICAL DESIGN REPORT, MERIDIAN 120 S, VILLAGES 1-6. DATED JULY, 2026. THE CONTRACTOR SHALL ATTENTIVELY EXAMINE THE SITE IN SUCH A MANNER THAT HE CAN CONFIRM EXISTING SURFACE CONDITIONS WITH THOSE PRESENTED IN THE GEOTECHNICAL REPORT. HE SHALL SATISFY HIMSELF THAT THE QUALITY AND QUANTITY OF EXPOSED MATERIALS AND SUBSURFACE SOIL OR ROCK DEPOSITS HAVE BEEN SATISFACTORILY REPRESENTED BY THE GEOTECHNICAL ENGINEER'S REPORT AND CIVIL ENGINEER'S DRAWINGS. ANY DISCREPANCY THAT MAY BE OF PRIOR KNOWLEDGE TO THE CONTRACTOR THAT IS REVEALED THROUGH HIS INVESTIGATIONS SHALL BE MADE AVAILABLE TO THE OWNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION. RESULTS OF THE GEOTECHNICAL INVESTIGATION ALONG WITH THEIR RECOMMENDATIONS SHALL BECOME PART OF THE SPECIFICATIONS BUT DO NOT CONSTITUTE A GUARANTEE OF THE SUBSURFACE CONDITIONS IN ANY WAY.

4. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION AND SHORING PROCEDURES AND CONFORM TO THE LATEST O.S.H.A. REQUIREMENTS.

6. THE CONTRACTOR SHALL MAINTAIN AN ON-GOING DUST CONTROL PROGRAM, INCLUDING WATERING OF OPEN AREAS, IN ORDER TO CONFORM WITH THE LATEST STATE AND COUNTY AIR POLLUTION REGULATIONS. THE CONTRACTOR SHALL HAVE A DUST CONTROL PLAN APPROVED BY THE WASHOE COUNTY DISTRICT HEALTH DEPARTMENT AIR POLLUTION CONTROL DIVISION PRIOR TO COMMENCEMENT OF ANY WORK.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAILY REMOVAL OF ALL CONSTRUCTION MATERIALS SPILLED ON PAVED STREETS, ONSITE AND OFFSITE.

8. THE CONTRACTOR SHALL PURSUE THE WORK IN A CONTINUOUS AND DILIGENT MANNER, CONFORMING TO ALL THE PERTINENT SAFETY REGULATIONS, TO INSURE A TIMELY COMPLETION OF THE PROJECT.

9. THE CONTRACTOR SHALL NOTIFY ALL ENTITIES INVOLVED (PUBLIC AND PRIVATE) 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OF ITEMS OUTLINED IN SECTION 2d OF CHAPTER 6 OF THE PUBLIC WORKS DESIGN MANUAL, AND PROVIDE 48 HOURS PRIOR NOTICE FOR ALL SURVEYING AND INSPECTIONS DURING CONSTRUCTION.

10. THE ENGINEER OF RECORD SHALL NOTIFY THE CITY OF RENO QA INSPECTOR 24 HOURS IN ADVANCE OF INITIATING CONSTRUCTION AND ANY MILESTONE ITEMS AS OUTLINED IN CHAPTER 6 OF THE PUBLIC WORKS DESIGN MANUAL.

11. ALL AREAS DISTURBED AND LEFT UNDEVELOPED FOR A PERIOD OF MORE THAN 14 DAYS SHALL BE STABILIZED BY THE APPLICATION OF AN APPROVED DUST PALLATIVE AT THE COST OF THE CONTRACTOR.

12. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND/OR COORDINATE WITH THE OWNER AND PAY FOR ALL NECESSARY PERMITS AND FEES REQUIRED FOR CONSTRUCTION. CONTRACTOR TO PROVIDE ALL NECESSARY TRAFFIC CONTROL, MAINTAIN ACCESS TO ALL PARCELS, PROVIDE ALL TEMPORARY AND/OR PERMANENT PATCHING AS REQUIRED BY THE CITY OF RENO ORDINANCES AND POLICY STANDARDS.

13. ALL EXISTING UTILITY LOCATIONS, SIZES, AND DESCRIPTIONS AS SHOWN ON THESE DRAWINGS ARE FROM SURFACE OBSERVATIONS USED IN CONJUNCTION WITH AVAILABLE RECORDS, REFERENCE MAPS, DRAWINGS, AND VERBAL STATEMENTS SUPPLIED BY UTILITY COMPANIES, AND MAY NOT BE WHOLLY ACCURATE OR RELIABLE. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES WHICH MAY BE AFFECTED BY THE WORK TO OBTAIN ASSISTANCE IN THE LOCATION OF EXISTING MAINS AND SERVICE CONNECTIONS. THE CONTRACTOR SHALL ALSO CALL U.S.A. (1-800-642-2444) PRIOR TO BEGINNING WORK.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SIGNING, BARRICADES AND TRAFFIC DELINEATION TO CONFORM TO THE STATE OF NEVADA, DEPARTMENT OF TRANSPORTATION, "NEVADA WORK ZONE TRAFFIC CONTROL MANUAL".

15. THE WORK IN THIS CONTRACT INCLUDES ALL ONSITE AND OFFSITE WORK SHOWN ON THESE DRAWINGS, DESCRIBED IN THE SPECIFICATIONS, OR REASONABLY IMPLIED.

16. SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, DIVISION OF HISTORIC PRESERVATION AND ARCHEOLOGY, SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO WORKING DAYS FROM THE DATE OF NOTIFICATION.

17. ALL DIMENSIONS AND DISTANCES ARE TO BACK OF CURB, CURB RETURN, FACE OF BUILDING, FACE OF WALL, FLOW LINE, PROPERTY LINE, CENTER OF STRIPING, CENTER LINE OF PIPE, OR END OF IMPROVEMENTS UNLESS OTHERWISE NOTED.

18. THE CONTRACTOR SHALL, AT ALL TIMES DURING CONSTRUCTION, PROTECT FROM DAMAGE EXISTING IMPROVEMENTS ON AND AROUND THE SITE, INCLUDING, BUT NOT LIMITED TO, PAVEMENT, CURB & GUTTER, SIDEWALK, LANDSCAPING, SIGNAGE, STORM & SANITARY SEWERS, AND ALL UTILITIES. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE REPAIR OF ANY IMPROVEMENTS (EXISTING OR PROPOSED) DAMAGED THROUGHOUT THE COURSE OF CONSTRUCTION.

19. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES EMERGENCY ACCESS TO THE PROJECT SITE TO THE SATISFACTION OF THE CITY OF RENO FIRE DEPARTMENT.

20. THE CONTRACTOR SHALL, UPON COMPLETION OF THE PROJECT, PREPARE AND SUBMIT TO THE OWNER RECORD DRAWINGS INDICATING BY DIMENSION AND DESCRIPTION ANY FACILITY CONSTRUCTED CONTRARY TO THAT SHOWN ON THESE PLANS.

21. THE CONTRACTOR SHALL SUPPLY SUBMITTALS FOR ALL MATERIALS TO BE USED ON THE PROJECT TO THE DESIGN ENGINEER AND THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO THEIR MANUFACTURER USE. SUBMITTALS MAY INCLUDE SHOP DRAWINGS, MATERIAL CERTIFICATIONS, SAMPLES, MIX DESIGNS OR OTHER INFORMATION THE ENGINEER REQUIRES TO DETERMINE CONFORMANCE WITH PROJECT PLANS AND SPECIFICATIONS.

22. ALL QUANTITIES SHOWN HEREIN ARE APPROXIMATE AND USED FOR PERMIT AND BOND PURPOSES ONLY. THEY SHALL NOT BE USED IN ANY WAY FOR BIDDING OR CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONDUCT QUANTITY TAKE-OFFS FOR BIDDING AND CONSTRUCTION PURPOSES.

GENERAL NOTES (CONTINUED)

23. INSPECTION REQUIREMENTS SHALL BE IN ACCORDANCE WITH CITY OF RENO STANDARDS OR THE STANDARD SPECIFICATIONS, WHICH EVER IS THE MORE STRINGENT.

24. CONTRACTOR SHALL REVIEW THE STORM WATER POLLUTION PREVENTION PLANS (SWPPP) AND CONSTRUCT ALL REQUIRED ITEMS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY. CONTRACTOR TO COORDINATE WITH OWNER/DEVELOPER FOR THE MAINTENANCE AND UPDATING OF REQUIREMENTS PER THE SWPPP.

25. THE CONTRACTOR SHALL ELIMINATE ALL MOSQUITO BREEDING PLACES WITHIN THE GRADED AREAS.

26. UNTIL A REGIONAL TESTING AND CERTIFICATION PROGRAM IS DEVELOPED AND IN-PLACE, A BITUMINOUS MIXING PLANT INSPECTION SHALL BE REQUIRED FOR EACH DAY OF ASPHALT PAVEMENT PLACEMENT OR PORTION THEREOF. THIS INSPECTION SHALL INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:

   A. COLLECTION OF SAMPLES-AGGREGATE AND ASPHALT CEMENT;
   B. VERIFICATION OF LIME ADDITION TO THE MIX;
   C. VERIFICATION OF TEMPERATURE OF MIX LEAVING PLANT;
   D. VERIFICATION OF ASPHALT CEMENT TYPE AND OBTAINANCE OF REFINERY CERTIFICATION.

27. SHOULD AN OBVIOUS PROBLEM BE OBSERVED, THE ENGINEER OF RECORD SHALL BE INFORMED IMMEDIATELY, AND THE ENGINEER OF RECORD SHALL REQUIRE CORRECTIVE ACTION.

28. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED OR MATERIAL STORED ON CONCRETE OR ASPHALT SURFACES TO BE MAINTAINED BY THE CITY OF RENO.

29. ALL PAVEMENT MARKINGS SHALL BE 60 MIL. REFLECTIVE TAPE (3M OR EQUAL). INSTALLATION SHALL BE PER MANUFACTURES RECOMMENDATIONS.

UTILITY NOTES

1. ALL SANITARY SEWER LATERALS SHALL BE 4" PVC (SDR-35) AND SHALL HAVE A MINIMUM GRADE OF 2.00%. ALL LATERALS SHALL EXTEND 10' BEYOND THE STREET RIGHT-OF-WAY.

2. ALL STREETS AND COURTS SHOWN HEREON ARE PUBLIC (UNLESS OTHERWISE NOTED) AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF RENO.

3. ALL MANHOLES ARE TYPE 1-48" OR AS SHOWN ON THE PLANS. ALL CATCH BASINS ARE TYPE 4-R OR AS SHOWN ON THE PLAN AND PROFILE SHEETS.

4. PVC SEWER PIPE SHALL BE CLASS SDR-35 UNLESS OTHERWISE NOTED AND CONFORM TO ASTM D3034. INSTALLATION SHALL BE IN ACCORDANCE WITH UNIBELL PLASTIC PIPE ASSOCIATION STANDARDS AND RECOMMENDED PRACTICES.

5. ALL REINFORCED CONCRETE PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.

6. ALL EXISTING UTILITIES BEING TIED INTO SHALL BE EXPOSED TO CHECK FOR ELEVATION CONFORMANCE TO THOSE SHOWN ON THE PLANS. IF A DISCREPANCY OCCURS, CONTACT THE ENGINEER IMMEDIATELY BEFORE PROCEEDING.

7. THE CONTRACTOR SHALL HAVE EXISTING UTILITIES LOCATED BY CALLING "USA" TOLL FREE AT 1-800-642-2444.

8. THE CONTRACTOR SHALL INSTALL A BLUE REFLECTOR IN THE STREET CENTERLINE ADJACENT TO ALL FIRE HYDRANTS AND PAINT THE CURB RED PER THE REQUIREMENTS OF THE FIRE DEPARTMENT.

9. THE GAS AND WATER SYSTEMS SHALL BE OWNED AND MAINTAINED BY NV ENERGY AND TMWA. CONSTRUCTION OF THE WATER SYSTEM SHALL BE COORDINATED WITH TMWA.

10. ALL PUBLIC SANITARY SEWER MAINS ARE TO BE DEDICATED TO AND MAINTAINED BY THE CITY OF RENO.

11. THE CONTRACTOR SHALL PERFORM AN AIR PRESSURE TEST FOR THE SANITARY SEWER MAINS PER THE CITY OF RENO REQUIREMENTS. THE TEST SHALL BE PERFORMED IN THE PRESENCE OF THE EOR.

12. ALL SANITARY SEWER AND STORM DRAIN SHALL BE FLUSHED AND BALL AND MANDREL TESTED FOR DEFLECTION AFTER BACKFILL TO SUBGRADE AND PRIOR TO VIDEO INSPECTION. THE TESTING SHALL BE IN THE PRESENCE OF AND TO THE SATISFACTION OF THE ENGINEER OF RECORD. FINAL ACCEPTANCE WILL BE DETERMINED BY THE CITY OF RENO QA INSPECTOR.

13. ALL SANITARY SEWER AND STORM DRAIN TESTING SHALL BE PERFORMED IN THE PRESENCE OF AND TO THE SATISFACTION OF THE ENGINEER OF RECORD IN ACCORDANCE WITH CHAPTER 6 OF THE PUBLIC WORKS DESIGN MANUAL.

14. ALL PUBLIC STORM DRAINAGE FACILITIES ARE TO BE DEDICATED TO AND MAINTAINED BY THE CITY OF RENO.

15. ELECTRICAL, TELEPHONE, CABLE TELEVISION AND COMMUNICATION FACILITIES ARE NOT SHOWN ON THESE PLANS. THE DEVELOPER SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR MAKING APPLICATION FOR THE DESIGN OF EACH UTILITY COMPANY'S FACILITIES.

16. SANITARY SEWER MANHOLES INSTALLED BELOW THE WATER TABLE SHALL HAVE THE EXTERIOR OF THE MANHOLE JOINTS WRAPPED WITH "INFI-SHEILD GATOR WRAP" OR APPROVED EQUAL.

17. GAS AND WATER SHOWN HEREON ARE SCHEMATIC ONLY. DESIGN SHALL BE BY NV ENERGY AND TMWA.

18. SANITARY SEWER AND STORM DRAIN IS TO BE VIDEO TAPED WITH THE ENGINEER OF RECORD VOICE OVER PER CITY OF RENO PUBLIC WORKS DESIGN MANUAL. STORM DRAIN AND SANITARY SEWER LINES TO BE FLUSHED IMMEDIATELY PRIOR TO VIDEO SURVEY PER CHAPTER VI.

19. PROVIDE GPS COORDINATES PER CHAPTER VI AND PER RENO ADMINISTRATIVE CODE SEC 12.18.030.

20. SANITARY SEWER AND STORM DRAIN LASER ALIGNMENT TEST TO BE COMPLETED AFTER BACKFILLED TO SUBGRADE.

21. NV ENERGY HOLDS OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR ALL STREETLIGHTS. CITY OF RENO IS RESPONSIBLE FOR PAYMENT OF THE STREETLIGHT POWER COST ON ALL PUBLIC STREETS.

GRADING NOTES:

1. ADD 4800' TO ALL FINISHED GRADE ELEVATIONS.

2. ALL GRADING SHALL BE PER THE GEOTECHNICAL REPORTS BY WOOD RODGERS, INC. RECOMMENDATIONS. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH SAID REPORT PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY IN ORDER FOR A DETERMINATION TO BE MADE.

3. ELEVATIONS SHOWN ARE TOP OF CURB WHEN LOCATED AT THE CURB LINE, OR FINISH GRADE WHEN LOCATED AT STREET CENTERLINE OR WITHIN A LOT.

4. FINISH GRADE REPRESENTS THE ELEVATION OF THE FINISHED SURFACE. IF LOCATED IN A LOT OR COMMON AREA, THE GRADE REPRESENTS THE FINAL SURFACE. IF TOP SOIL IS TO BE PLACED, THE CONTRACTOR SHALL ADJUST THE GRADE SHOWN. IF SHOWN AT CENTERLINE, THE GRADE REPRESENTS THE FINISHED SURFACE GRADE OF THE AC. IF SHOWN AT A HOUSE PAD, THE GRADE REPRESENTS THE FINISHED GRADE AROUND THE EXTERIOR OF THE HOUSE, INCLUDING LANDSCAPING TREATMENTS. FINISH GRADE AT THE RADIUS POINT OF A CUL-DE-SAC OR A STREET WITH AN ISLAND WITH A PLANTER ISLAND IS THE ELEVATION AT WHICH THE ASPHALT WOULD BE PROJECTED TO; IT IS NOT THE ELEVATION OF THE SOIL FOR THE LANDSCAPE ISLAND.

5. ALL LOT IMPROVEMENTS (IE WALLS, HOUSES, DRIVEWAYS, LANDSCAPE WALLS, ETC.) SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO HELP IN THE DETERMINATION OF EARTHWORK QUANTITIES. ALL SAID LOT IMPROVEMENTS MAY NOT BE A PART OF THE EXHIBIT "A".

7. CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING AROUND EXISTING UTILITIES AND EXISTING ROADS.

8. CONTRACTOR SHALL HAVE APPROVED DUST CONTROL, GRADING PERMITS AND STORM WATER POLLUTION PREVENTION PLAN PRIOR TO STARTING CONSTRUCTION.

9. CONTRACTOR SHALL USE EXTREME CARE IN WORKING IN AREAS OUTSIDE THE SUBDIVISION BOUNDARY SO AS TO MINIMIZE DISTURBANCE OF EXISTING VEGETATION.

10. CONTRACTOR SHALL COMPLY WITH THE APPROVED STORM WATER DISCHARGE PERMIT BY NEVADA STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND COMPLY WITH THE SWPPP.

11. CONTRACTOR SHALL PROVIDE THE NECESSARY CONSTRUCTION DE-WATERING TO PROPERLY CONSTRUCT THE IMPROVEMENTS.

12. CONTRACTOR SHALL CONSTRUCT BUILDING PADS TO THE PAD ELEVATION SHOWN. THE FINISH GRADE (FG) ELEVATION IS THE PROPOSED GRADE AT HOUSE CONSTRUCTION TIME.

13. INDIVIDUAL LOT OWNERS MUST SUBMIT A SITE AND GRADING PLAN, PREPARED BY A REGISTERED CIVIL ENGINEER WHEN APPLYING FOR A BUILDING PERMIT.

14. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD TWO WORKING DAYS IN ADVANCE OF INITIATING CONSTRUCTION OF ITEMS OUTLINED IN SECTION 2D OF CHAPTER 6 OF THE PUBLIC WORKS DESIGN MANUAL.

15. THE INSPECTION AND TESTING OF SOILS AND ALL OTHER MATERIALS SHALL BE IN CONFORMANCE WITH THE CITY OF RENO QUALITY STANDARDS.

16. BEDDING MATERIAL: CLASS "A" BACKFILL SHALL BE USED FOR PIPE BEDDING MATERIAL EXCEPT BELOW THE WATER TABLE WHERE CLASS "C" BACKFILL SHALL BE PROVIDED.

17. CONCRETE: CONCRETE SHALL DEVELOP A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI. MIN. SLUMP SHALL BE 1" MAX. SHALL BE 4". AIR ENTRAINMENT SHALL BE 6 +/- 1.5% AND A WATER-CEMENT RATIO MAXIMUM OF 0.45%

FIRE NOTES:

1. DURING ALL PHASES OF CONSTRUCTION, REPAIR, ALTERATION OR DEMOLITIONS WORK A WRITTEN PLAN ESTABLISHING A FIRE PREVENTION PROGRAM AT THE PROJECT SITE SHALL BE AVAILABLE ON SITE. THE PLAN SHALL ADDRESS THE REQUIREMENTS OF CHAPTER 22 IN IFC. THE PLAN SHALL BE MADE AVAILABLE FOR REVIEW BY THE FIRE CODE OFFICIAL UPON REQUEST.

2. ALL FIRE HYDRANTS SHALL BE PROTECTED FROM IMPACTS OF MOTOR VEHICLES THAT COMPLY WITH SECTION 312 OF IFC.

RESEEDING NOTES:

ALL AREAS TO BE RESEEDED SHALL USE THE MIX BELOW OR AN APPROVED EQUAL.

SPECIES	CULTIVAR	PLS #/ACRE
STREAMBANK WHEATGRASS	SODAR	8.00
SHEEP FESCUE	COVAR	4.00
CREEPING WILDRYE	NATIVE/SHOSHONIC	2.00
INDIAN BLANKETFLOWER	G. ARISTATA	0.25
SULFUR BUCKWHEAT		0.25
PENSTEMON BLEND		0.25
*WILDFLOWER BLEND	80/20	4.00
*CALIFORNIA POPPY	ANNUAL/PERENNIAL	
*BACHELOR BUTTONS		
*SWEET ALYSSUM		
*WALLFLOWER		
TOTAL PLS lbs/acre		18.75

FERTILIZER:

APPLY A NUTRITIOUS BONDED FIBER MATRIX HYDRAULIC SLURRY PER THE MANUFACTURERS RECOMMENDATIONS AND RATES AS FOLLOWS

KIWI POWDER	5 GALS/ACRE
FERTIL-FIBERS	2,000 LBS/ACRE
BIND I ATLAS SUPERDUTY	65 GALS/ACRE
TACKIFIBERS	40 LBS/ACRE

MAINTENANCE

A. EXCLUDE FOOT TRAFFIC AS MUCH AS POSSIBLE DURING PLANT ESTABLISHMENT.

B. AREAS THAT FAIL TO RESPOND OR BECOME DAMAGED SHOULD BE TREATED AGAIN USING THE SAME TREATMENT ORIGINALLY APPLIED.

NO.	DESCRIPTION	ENGR INIT	DATE
	PROJECT ADDRESS: 200 OLD TOWN ROAD	APN: 038-132-37	

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

KYLE MATTHEW CASTLE
EXP: 12/31/26
CIVIL
No. 030045
STATE OF NEVADA
PROFESSIONAL ENGINEER
07/14/2026

DATE: JULY 2026
SCALE: AS SHOWN
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
GENERAL NOTES
CITY OF RENO NEVADA

PROJECT NO.
3173094

DRAWING
N-1

SHT 2 OF 59

J:\Jobs\3173_Meridian_120_South\Meridian_S_V_1-2\Civil\Dwg\C_02-03_MP26_V1-2_N01-02.dwg 7/14/2026 1:19 PM Kyle Castle

CONSTRUCTION NOTES:

1. CONSTRUCTION HOURS. CONSTRUCTION ACTIVITIES AT THE DEVELOPMENT MAY COMMENCE NO EARLIER THAN 7 A.M. AND MUST CEASE NO LATER THAN 6 P.M. MONDAY THROUGH FRIDAY AND 8 A.M. TO 6 P.M. ON SATURDAY. NO CONSTRUCTION ALLOWED ON SUNDAYS OR HOLIDAYS. CONSTRUCTION ACTIVITIES INCLUDE ANY START-UP OF MACHINERY WHICH INVOLVES MATERIAL NOISE TO ANY ADJOINING RESIDENCE OR BUSINESS. THE FOREGOING LIMITATIONS SHALL NOT BE APPLICABLE TO ANY ACTIVITIES INVOLVING DUST CONTROL PROCEDURES PURSUANT TO THE DUST CONTROL PLAN, AS HEREINAFTER DEFINED, VEHICLE OR EQUIPMENT MAINTENANCE, DELIVERY OR MATERIAL (EXCLUDING, HOWEVER, HAULING OF FILL OR DIRT), OR IN THE EVENT OF AN ACTIVITY IN RESPONSE TO AN EMERGENCY SITUATION AT THE DEVELOPMENT. NOTWITHSTANDING THE FOREGOING, THE PARTIES ACKNOWLEDGE THAT THE CONTRACTOR MAY SUBMIT A PLAN TO THE CITY PUBLIC WORKS DIRECTOR FOR APPROVAL FOR TEMPORARY PERIODS OF CONSTRUCTION ACTIVITIES ON A TWENTY-FOUR (24) HOUR, SEVEN (7) DAY A WEEK BASIS IN THE EVENT IT BECOMES NECESSARY IN ORDER TO COMPLETE PAVING ACTIVITIES PRIOR TO THE ONSET OF ADVERSE WEATHER CONDITIONS. SUCH PLAN MAY INCLUDE TEMPORARY CONSTRUCTION LIGHTING, BUT SHALL PROVIDE FOR REASONABLE MITIGATION FROM SUCH LIGHTING AND NOISE FOR SURROUNDING RESIDENCES AND/OR BUSINESSES.

2. TRAFFIC CONTROL PLAN. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AT THE DEVELOPMENT, THE CONTRACTOR SHALL SUBMIT A PLAN FOR THE ORDERLY CONTROL AND REGULATION OF CONSTRUCTION RELATED TRAFFIC AT THE DEVELOPMENT, INCLUDING, WITHOUT LIMITATION, THE PROCEDURES RELATING TO SAFETY OF PUBLIC TRAFFIC. TO THE EXTENT THEREOF, AND EMERGENCY ACCESS THROUGH THE DEVELOPMENT, DURING THE COURSE OF CONSTRUCTION TO THE CITY PUBLIC WORKS DIRECTOR FOR APPROVAL. CONTRACTOR SHALL USE REASONABLE EFFORTS TO MAINTAIN TWO-WAY TRAFFIC THROUGHOUT THE CONSTRUCTION PROCESS WITH A MAXIMUM DELAY OF FIFTEEN (15) MINUTES, EXCEPT TO THE EXTENT THE CITY PUBLIC WORKS DIRECTOR APPROVES THE TEMPORARY CLOSURE OF PORTIONS OF THE ROADWAY DUE TO PUBLIC SAFETY CONSIDERATIONS. THE TRAFFIC CONTROL PLAN SHALL ALSO SET FORTH THE INTENDED HAUL ROUTES FROM TIME TO TIME FOR DIRT MOVING DURING THE COURSE OF CONSTRUCTION IN ORDER TO AVOID EXCESSIVE LOAD ON SEWER AND WATER LINES IN THE DEVELOPMENT AND THE AREAS ADJOINING THE DEVELOPMENT. NO CONSTRUCTION MAY OCCUR PRIOR TO THE APPROVAL OF THE TRAFFIC CONTROL PLAN. AS CONSTRUCTION PROGRESSES THROUGH THE VARIOUS PHASES OF THE DEVELOPMENT, IT IS ANTICIPATED THAT THE TRAFFIC CONTROL PLAN, INCLUDING HAUL ROUTES, WILL REQUIRE CERTAIN CHANGES FROM TIME TO TIME. PRIOR TO DEVIATION FROM THE APPROVED TRAFFIC PLAN OR HAUL ROUTES, CONTRACTOR SHALL SUBMIT A REVISED TRAFFIC PLAN TO THE CITY PUBLIC WORKS DIRECTOR FOR ITS APPROVAL, WHICH SHALL, UPON SUCH APPROVAL BECOME THE GOVERNING TRAFFIC PLAN FOR THE DEVELOPMENT. THE CONTRACTOR SHALL MAINTAIN THE ROADWAY SURFACE IN A CONDITION SATISFACTORY TO THE CITY PUBLIC WORKS DIRECTOR THROUGHOUT THE COURSE OF THE CONSTRUCTION.

3. DUST CONTROL. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AT THE DEVELOPMENT, CONTRACTOR SHALL SUBMIT TO THE WASHOE COUNTY DISTRICT HEALTH DEPARTMENT (THE HEALTH DEPARTMENT) A PLAN FOR DUST CONTROL AT THE DEVELOPMENT. THE PLAN SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF NEVADA LAW, INCLUDING, WITHOUT LIMITATION, THE POLLUTION CONTROL AND NPDES REGULATIONS OF THE NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION. SUCH STORM WATER POLLUTION PREVENTION PLAN, WHEN APPROVED BY THE HEALTH DEPARTMENT, SHALL BE REFERRED TO HEREIN AS THE DUST CONTROL PLAN AND SHALL BE DEEMED A PART OF THIS AGREEMENT. CONTRACTOR SHALL, AND SHALL CAUSE ITS SUBCONTRACTORS TO AGREE TO, COMPLY IN ALL MATERIAL RESPECTS WITH THE DUST CONTROL PLAN AND ANY MODIFICATIONS, THERETO REQUIRED DURING THE COURSE OF CONSTRUCTION OF THE DEVELOPMENT SHALL BE SUBMITTED TO THE HEALTH DEPARTMENT FOR APPROVAL.

4. CONSTRUCTION YARD. CONTRACTOR SHALL BE ENTITLED TO MAINTAIN A CONSTRUCTION STORAGE YARD OR YARDS (THE CONSTRUCTION YARD) AT THE LOCATION FOR THE DEVELOPMENT APPROVED FROM TIME TO TIME IN ACCORDANCE WITH THE PROVISIONS OF THIS AGREEMENT. PRIOR TO THE ESTABLISHMENT OF ANY CONSTRUCTION YARD AT THE DEVELOPMENT, CONTRACTOR SHALL SUBMIT TO THE CITY PUBLIC WORKS DIRECTOR AND THE COMMUNITY DEVELOPMENT DIRECTOR A PLAN FOR EACH CONSTRUCTION YARD AT THE DEVELOPMENT, WHICH PLAN SHALL DESCRIBE THE LOCATION OF THE CONSTRUCTION YARD(S), THE FENCING AND SCREENING TO BE INSTALLED, AND THE ASPHALT APRON TO BE CONSTRUCTED AT THE JUNCTION OF THE PAVED ROAD ADJOINING THE CONSTRUCTION YARD. THE HOURS OF OPERATION OF THE CONSTRUCTION YARD SHALL BE NO EARLIER THAN A.M. AND NO LATER THAN P.M., MONDAY THROUGH SATURDAY. NO CONSTRUCTION ALLOWED ON SUNDAYS OR HOLIDAYS. THE FOREGOING LIMITATIONS ON HOURS AND DAYS OF OPERATION SHALL NOT APPLY TO OPERATIONS RELATED TO DUST CONTROL, VEHICLE MAINTENANCE OR MATERIAL DELIVERIES TO THE CONSTRUCTION YARD.

SLOPE STABILIZATION NOTES:

ALL AREAS DISTURBED BY GRADING OPERATIONS ARE TO BE REVEGETATED PER THE SPECIFICATIONS BELOW. CONTRACTOR IS RESPONSIBLE TO PROTECT THE AREAS OF REVEGETATION DURING THE ESTABLISHMENT PERIOD OF THE PLANT GROWTH.

SLOPES 3:1 TO 5:1 SLOPE PREPARATION:

1. EXCEPT IN AREAS LOCATED WITHIN SINGLE FAMILY LOTS OR ALONG COMMON LOT LINES BETWEEN SINGLE FAMILY RESIDENCES, CUT AND FILL SLOPES BETWEEN 3:1 AND 5:1 SHALL BE STABILIZED BY HYDROSEEDING WITH MULCH AND TACKIFIER AND TEMPORARILY IRRIGATED (IF REQUIRED) UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY ENGINEER. SATISFACTION OF GROWTH MUST OCCUR WITHIN THE FIRST YEAR OF REVEGETATION. IF NOT ACHIEVED, CONTRACTOR SHALL REHYDROSEED UNACCEPTABLE AREAS AND PROVIDE IRRIGATION UNTIL SATISFACTION OF CITY ENGINEER IS MET.

SLOPES STEEPER THAN 3:1 SLOPE PREPARATION:

1. AFTER THE SLOPE HAS BEEN COMPACTED, THE TOP 3" OF SOIL SHALL BE DISCED AND THEN INSPECTED BY THE CITY ENGINEER. STABILIZE WITH EROSION CONTROL BLANKETS (BON TERRA C52 OR APPROVED EQUAL) AND REVEGETATED PER SPECIFICATIONS BELOW.

PLANTING:

1. SEE RESEEDING NOTES

ROCK RIP-RAP:

1. WHEN ROCK RIP-RAP IS USED FOR SLOPE STABILIZATION, IT SHALL CONTAIN A MINIMUM OF FOUR FRACTURED FACES UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER AND SHALL BE PLACED TO A MINIMUM DEPTH OF 12 INCHES. A MINIMUM OF 75% OF THE RIP-RAP SHALL BE 8-INCH DIAMETER ROCK OR GREATER.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		DRAIN MANHOLE
		SEWER MANHOLE
12" SD	12" SD	DRAIN LINE AND SIZE
		CATCH BASIN
8" SS	8" SS	SEWER LINE AND SIZE
		CLEAN OUT
0+00 EX.SS	0+00 SS	SEWER SERVICE
8" W	8" W	WATER LINE AND SIZE
8" W	8" W	DUCTILE IRON WATER LINE AND SIZE
8" RW	8" RW	RECLAIMED WATER LINE AND SIZE
		WATER LINE REDUCER
		WATER SERVICE
		RECLAIMED WATER IRRIGATION SERVICE
V	V	WATER GATE VALVE
V	V	FIRE HYDRANT
		AIR RELEASE VALVE
		FLUSH VALVE ASSEMBLY
G T E	G T E	GAS, TELEPHONE OR ELECTRIC
		STREET LIGHT
		30" R1 SIGN (STOP)
		TRAFFIC SIGN AS NOTED
X	X	CHAIN LINK FENCE
X X	X X	CHAIN LINK GATE
		DRIVEWAY
		SIDEWALK RAMP
		PROPERTY LINE
		MONUMENT
		TREE TO BE REMOVED/RELOCATED
25 x 31	31.25	SPOT ELEVATION
2.0 TW 44.6 BW 42.6	2.0 TW 44.6 BW 42.6	WALL HEIGHTS TG=FG ON RETAINED SIDE OF WALL BG=FG ON EXPOSED FACE SIDE OF WALL
	HEIGHT OF WALL	

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE PAVEMENT
AVRV	AIR VACUUM RELIEF VALVE
BC	BEGIN CURVE
BM	BENCH MARK
BVC	BEGIN VERTICAL CURVE
BOW	BACK OF WALK
BG	BOTTOM GRADE
CB	CATCH BASIN
℄	CENTER LINE
CONST	CONSTRUCT
CR	CURB RETURN
CT	COURT
DIP	DUCTILE IRON PIPE
SDMH	STORM DRAIN MANHOLE
DR	DRIVE
E	EAST
EC	END CURVE
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EX	EXISTING
EXIST	EXISTING
EVC	END OF VERTICAL CURVE
FES	FLARED END SECTION
FG	FINISH GRADE ELEVATION
FH	FIRE HYDRANT
FL	FLOW LINE
FLG	FLANGE
FM	FORCE MAIN
FVA	FLUSH VALVE ASSEMBLY
GR	GRATE
GB	GRADE BREAK
GV	GATE VALVE
HP	HIGH POINT
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
JP	JOINT POLE
L	LEFT
LF	LINEAR FEET
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MON	MONUMENT
N	NORTH
PC	POINT OF COMPOUND CURVE
PCC	PORTLAND CEMENT CONCRETE
PI	POINT OF INTERSECTION
PIVC	POINT OF INTERSECTION VERTICAL CURVE
PL	PROPERTY LINE
PP	POWER POLE
R, R=	RADIUS
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
PRC	POINT OF REVERSE CURVATURE
PVC	POINT OF VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENT
RCW	RECLAIMED WATER
R	RIGHT
RW	RIGHT OF WAY
S	SOUTH
SDMH	STORM DRAIN MANHOLE
SE	SANITARY SEWER EASEMENT
SHT	SHEET
STA	STATION
SS	SANITARY SEWER SERVICE
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
T	TANGENT
TBC,TC	TOP BACK OF CURB
TYP	TYPICAL
TP	TELEPHONE POLE
TG	TOP GRADE
W	WEST
WM	WATER MAIN

NO.	DESCRIPTION	ENGR INIT	DATE
PROJECT ADDRESS: 200 OLD TOWN ROAD		APN: 038-132-37	

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
9670 Gateway Drive, Suite 100
Reno, NV 89521
Tel 775.823.4068
Fax 775.823.4066

KYLE MATTHEW CASTLE
EXP: 12/31/26
CIVIL
No. 030045
STATE OF NEVADA
PROFESSIONAL ENGINEER
07/14/2026

DATE: JULY 2026
SCALE: AS SHOWN
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
LEGEND, ABBREVIATIONS AND GENERAL NOTES
CITY OF RENO NEVADA

PROJECT NO.
3173094

DRAWING
N-2

SHT 3 OF 59

J:\Jobs\3173_Meridian_120_South\Meridian_S_V_1-2\Civil\Dwg\VC_02-03_MP205_V1-2_N01-02.dwg 7/14/2026 1:19 PM kyle Castle

MERIDIAN 120 SOUTH VILLAGE 1–2

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, MWDF 786 BOOMTOWN LLC. IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTERS 278 AND 278A, AND THAT THE STREETS, AVENUES, AND HIGHWAYS AND ALL APPURTENANCES THERETO AS SHOWN ARE HEREBY DEDICATED AND SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND HEREBY GRANTS TO ALL PUBLIC UTILITIES, TRUCKEE MEADOWS WATER AUTHORITY, AND THE CITY OF RENO, THOSE PERMANENT EASEMENTS SHOWN ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND UTILITY SYSTEMS, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS. ANY WATER RIGHTS PERTINENT TO THE LANDS OFFERED FOR DEDICATION BY THIS MAP ARE HEREBY RESERVED AND SHALL REMAIN THE PROPERTY OF THE PRESENT OWNER.

MWDF 786 BOOMTOWN LLC.

BY: _____ _____
DATE

_____
NAME/TITLE (PRINT)

ACKNOWLEDGMENT:

STATE OF NEVADA
COUNTY OF _____ } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 202_, BY _____ AS _____ OF MWDF 786 BOOMTOWN LLC.

_____
NOTARY PUBLIC

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT MWDF 786 BOOMTOWN, LLC OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE PLAT; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

TICOR TITLE OF NEVADA, INC.

BY: _____ _____
DATE

_____
NAME/TITLE (PRINT)

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

APN: 038-132-37

WASHOE COUNTY TREASURER

BY: _____ _____
DATE

_____
NAME/TITLE (PRINT)

RENO CITY PLANNING CERTIFICATE:

A TENTATIVE MAP OF THIS SUBDIVISION, CASE NO. LDC17-00061, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF RENO, WASHOE COUNTY, NEVADA THE 18TH DAY OF JUNE, 2020. THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL.

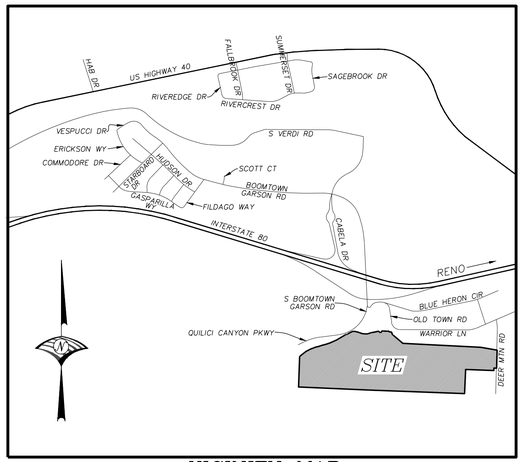
_____ _____
PLANNING MANAGER DATE

_____
NAME/TITLE (PRINT)

COUNTY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND PERFORMED A TECHNICAL MAP CHECK OF THE GEOMETRIC DATA SHOWN HEREON, PURSUANT TO THAT INTERLOCAL AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS DOCUMENT NO. 2233806, AND I AM SATISFIED SAID GEOMETRIC DATA IS TECHNICALLY CORRECT.

_____
WAYNE HANDROCK, P.L.S. 20464
WASHOE COUNTY SURVEYOR



VICINITY MAP

NOT TO SCALE

DEVELOPMENT SERVICES DEPARTMENT:

APPROVED AND ACCEPTED BY THE DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF RENO, WASHOE COUNTY, NEVADA, THIS _____ DAY OF _____, 202_. A TENTATIVE MAP OF THIS SUBDIVISION, CASE NO. LDC17-00061, WAS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF RENO, WASHOE COUNTY, NEVADA ON THE 18TH DAY OF JUNE, 2020. THE OFFER OF DEDICATION OF THE STREETS SHOWN HEREON BEING REJECTED AT THIS TIME BY THE CITY WITH THE OFFER TO REMAIN OPEN IN ACCORDANCE WITH THE PROVISIONS OF NRS CHAPTER 278.390. A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THE SETTING OF SURVEY MONUMENTS BY _____.

_____ _____
DIRECTOR – DEVELOPMENT SERVICES DATE

_____
NAME/TITLE (PRINT)

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

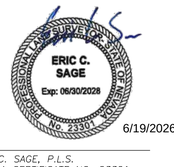
_____ _____
FOR THE DISTRICT BOARD OF HEALTH DATE

_____
NAME/TITLE (PRINT)

SURVEYOR'S CERTIFICATE:

I, ERIC C. SAGE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF MWDF 786 BOOMTOWN, LLC.
2. THE LANDS SURVEYED LIE WITHIN THE SOUTH ONE-HALF OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 18 EAST, M.D.M., CITY OF RENO, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON _____, 202_.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY _____, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.



6/19/2026

_____
ERIC C. SAGE, P.L.S.
NEVADA CERTIFICATE NO. 23301

UTILITY COMPANIES' CERTIFICATE:

THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITY COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY, AND DO HEREBY RELINQUISH THOSE EXISTING EASEMENTS, EXCEPT AS NOTED, LOCATED WITHIN THE EXTERIOR BOUNDARY OF THIS PLAT, SAID EASEMENTS ARE RELINQUISHED IN FAVOR OF THOSE EASEMENTS, GRANTED, DELINEATED AND APPROVED HEREON.

_____ _____
SPECTRUM PACIFIC WEST DATE

_____
NAME / TITLE (PRINT)

STATE OF NEVADA
COUNTY OF WASHOE } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 202_, BY _____, AS _____ FOR SPECTRUM PACIFIC WEST.

_____
NOTARY PUBLIC

_____ _____
NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA DATE

_____
NAME / TITLE (PRINT)

STATE OF NEVADA
COUNTY OF WASHOE } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 202_, BY _____, AS _____ FOR NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA.

_____
NOTARY PUBLIC

_____ _____
SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY DATE

_____
NAME / TITLE (PRINT)

STATE OF NEVADA
COUNTY OF WASHOE } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 202_, BY _____, AS _____ FOR SIERRA PACIFIC POWER COMPANY, A NEVADA CORPORATION D/B/A NV ENERGY.

_____
NOTARY PUBLIC

_____ _____
TRUCKEE MEADOWS WATER AUTHORITY DATE

_____
NAME / TITLE (PRINT)

STATE OF NEVADA
COUNTY OF WASHOE } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 202_, BY _____, AS _____ FOR TRUCKEE MEADOWS WATER AUTHORITY.

_____
NOTARY PUBLIC

DIVISION OF WATER RESOURCES CERTIFICATE:

THIS FINAL MAP IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

_____ _____
DIVISION OF WATER RESOURCES DATE

_____
NAME/TITLE (PRINT)

OFFICIAL PLAT
OF
MERIDIAN 120 SOUTH VILLAGE 1–2
A DIVISION OF PARCEL A1 OF
DEDICATION TRACT MAP 5559
SITUATE WITHIN THE SOUTH 1/2 OF SECTION 16,
TOWNSHIP 19 NORTH, RANGE 18 EAST, M.D.M.
RENO WASHOE COUNTY NEVADA

JOB NO. 3173094

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

SHEET 1
OF 4

J:\Jobs\3173_Meridian_120_South\Meridian_S_V_1-2\Geomatics\mapping\VR_GEOMATICS_M120S_V_1-2.dwg 6/19/2026 12:49 PM Eric Sage

LEGEND:

PLSS SECTION CORNER, AS NOTED	
NGN GPS REFERENCE STATION, AS NOTED	
FOUND 5/8" REBAR – NO I.D. – UNLESS OTHERWISE NOTED	
FOUND 5/8" REBAR & CAP – PLS 23301	
FOUND 5/8" REBAR & CAP – PLS 19716	
FOUND 5/8" REBAR & CAP – PLS 4787	
SET 5/8" REBAR & CAP OR NAIL & TAG – PLS 23301	
FOUND CENTERLINE MONUMENT IN WELL "PLS 23301" (T.M. 5559)	
STANDARD CENTERLINE WELL MONUMENT TO BE SET	
SET 5/8" REBAR & CAP – "PLS 23301" OR SCRIBED CURB ON PROPERTY LINE EXTENSION	
DIMENSION POINT, NOTHING FOUND OR SET	
P.U.E.	PUBLIC UTILITY EASEMENT
T.M.	TRACT MAP
P.M.	PARCEL MAP
O.F.D.	OFFERED FOR DEDICATON
C.O.R.	CITY OF RENO
P.S.N.C.	POINT OF STREET NAME CHANGE
A.E.	ACCESS EASEMENT
PVT.	PRIVATE
D.E.	DRAINAGE EASEMENT
C.A.	COMMON AREA
S.F.	SQUARE FEET
(R)	RADIAL BEARING
	PROJECT BOUNDARY
	GRAPHIC BORDER
	PARCEL/LOT LINE
	RIGHT-OF-WAY
	CENTERLINE
	ADJACENT PARCEL
	EASEMENT AS NOTED
	TIE
	POINT OF STREET NAME CHANGE
	CENTERLINE OF DITCH

100' 50' 0 100'

SCALE: 1" = 100'

AREA SUMMARY:

COMMON AREA(4)	=	38.69 ACRES±
RIGHT-OF-WAY	=	5.90 ACRES±
LOT AREA (75)	=	30.01 ACRES±
TOTAL AREA	=	74.60 ACRES±

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NEVADA GPS NETWORK (NGN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "RN01" – N74SM01028 AND "STEA" – N22SM01037 IS TAKEN AS NORTH 1°54'46" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000197939.

S BOOMTOWN GARSON ROAD (PER T.M. 5559)

MATCHLINE SHEET 3

WARRIOR LANE (PER T.M. 5559)

WARRIOR LANE (PER T.M. 749)

SEE DETAIL A THIS SHEET

SEE DETAIL B SHEET 3

LOT 1, T.M. 749 APN:038-132-04 DINNING TONYA M.

LOT 2, T.M. 749 APN:038-132-05 MEAD FAMILY TRUST

LOT 3, T.M. 749 APN:038-132-06 MEAD FAMILY TRUST

QUILICI CANYON PARKWAY (PER T.M. 5559)

N82°49'18"E 336.01'

N82°34'07"E 343.08'

R=600.00' Δ=3°28'57" L=36.63'

R=634.50' Δ=7°29'47" L=83.01'

R=600.00' Δ=10°32'13" L=114.85'

R=624.50' Δ=3°06'43" L=33.92'

N66°16'35"W 14.08'

R=1000.00' Δ=18°13'54" L=318.20'

R=974.00' Δ=17°58'43" L=305.63'

124.57' N64°35'24"E 138.54'

QUILICI CANYON PARKWAY (PER P.M. 5708)

APPROXIMATE CENTERLINE OF THE STEAMBOAT DITCH

CINDER CONE COURT (O.F.D. TO C.O.R.)

CLOUDSHADOW LANE (O.F.D. TO C.O.R.)

CLOUDSHADOW COURT (O.F.D. TO C.O.R.)

C.A. A

C.A. C

C.A. D

COMMON AREA B 37.55 ACRES±

APN:038-132-01 TOLL NORTH RENO LLC. PARCEL D, P.M. 5706

N25°01'17"E 761.59'

NGN GPS "STEA" N22SM01037 N=14903994.71 E=2258859.56 (GROUND)

N1°54'46"E 31935.88' (BASIS OF BEARINGS)

NGN GPS "RN01" N74SM01028 N=14872076.62 E=2257793.63 (GROUND)

FOUND 1" REBAR N=14860532.22 E=2234172.41 (GROUND)

N63°57'14"E 26291.35'(TIE)

WARRIOR LANE (PER T.M. 5559)

R=49.50' Δ=8°24'55" L=7.27'

153.52' N79°17'16"E

N79°17'16"E 2.36'

L=140.34' Δ=34°13'04" R=235.00'

N70°52'21"E 30.52'

12.63'

17.89'

COMMON AREA B 37.55 ACRES± Δ=145°13'35" R=55.00' Δ=282°07'02" L=270.72'

LOT 40 25,842 S.F.±

N19°07'39"W 56.54'

CINDER CONE COURT (O.F.D. TO C.O.R.)

S70°52'21"W(R)

DETAIL A 1"=20' (EASEMENTS ARE NOT SHOWN IN THIS DETAIL FOR CLARITY)

N86°37'35"W 1311.54'

APN:038-190-45 UNITED STATES OF AMERICA

16

21

STEAMBOAT IRRIGATION DITCH EASEMENT PER P.M. 2502

N87°04'09"W 1811.52'

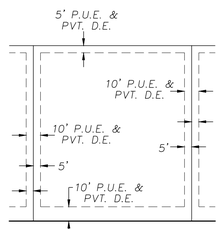
FOUND 3.5" B.L.M. BRASS CAP – 1999

ERIC C. SAGE Exp: 06/30/2028 NEVADA LICENSED LAND SURVEYOR No. 23301

6/19/2026

NOTES:

1. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT LOT AND THE EXCLUSIVE RIGHT TO EXIT THAT LOT WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME OF INSTALLATION AND THE UTILITY COMPANY.
2. ALL PUBLIC UTILITY EASEMENTS INCLUDE CABLE TELEVISION AND TRUCKEE MEADOWS WATER AUTHORITY.
3. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 10' IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY OFFERED FOR DEDICATION HEREON, 5' IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES, AND 10' IN WIDTH CENTERED ON ALL INTERIOR PROPERTY LINES.
4. A PRIVATE DRAINAGE EASEMENT, 10' IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY OFFERED FOR DEDICATION HEREON, 5' IN WIDTH COINCIDENT WITH ALL REAR LOT LINES AND 10' IN WIDTH CENTERED ON ALL INTERIOR LOT LINES IS ALSO HEREBY GRANTED FOR THE EXCLUSIVE PURPOSE OF PROVIDING DRAINAGE FOR THE MUTUAL BENEFIT OF ADJOINING LOT OWNERS. SAID EASEMENT TO BE RELOCATABLE WITH THE ADJUSTMENT OF BOUNDARY LINES AS AGREED UPON BY THE ADJOINING LOT OWNERS.
5. TRUCKEE MEADOWS WATER AUTHORITY IS HEREBY GRANTED A BLANKET WATER FACILITY EASEMENT WITHIN ALL STREET RIGHTS-OF-WAY OFFERED FOR DEDICATION HEREON AND WILL REMAIN UNTIL SUCH TIME AS THE STREET RIGHTS-OF-WAY ARE ACCEPTED FOR DEDICATION.
6. COMMON AREAS A, B, C, & D AS SHOWN HEREON IS TO BE OWNED AND MAINTAINED BY THE _____ HOMEOWNERS ASSOCIATION OR EQUIVALENT ENTITY.
7. A BLANKET PUBLIC UTILITY EASEMENT IS HEREBY GRANTED OVER ALL COMMON AREAS SHOWN HEREON.
8. BLANKET EMERGENCY ACCESS EASEMENT IS HEREBY GRANTED OVER ALL COMMON AREAS SHOWN HEREON.
9. BLANKET PUBLIC PEDESTRIAN USE EASEMENT IS HEREBY GRANTED OVER ALL COMMON AREAS SHOWN HEREON.
10. SUBJECT PARCEL LIES WITHIN FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, BASED ON FEMA FLOOD INSURANCE RATE MAP NO. 32031C3014G, EFFECTIVE DATE OF MARCH 16, 2009.
11. REQUIRED IMPROVEMENTS SHALL BE INSTALLED BY THE OWNER IN ACCORDANCE WITH RMC CHAPTER 18 AS PARCELS ARE DEVELOPED.
12. EACH LOT CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
13. WASHOE COUNTY WILL ASSIGN ADDRESSES ONCE THE ASSESSORS PARCEL NUMBER HAS BEEN ESTABLISHED. IF THE PLANNED STRUCTURE WILL NOT FACE THE STREET, THE DEVELOPER MUST REQUEST A NEW ADDRESS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
14. A BLANKET STORM DRAIN, SURFACE DRAINAGE AND MAINTENANCE ACCESS EASEMENT IS HEREBY GRANTED TO THE CITY OF RENO OVER ALL COMMON AREAS SHOWN HEREON.



TYPICAL LOT EASEMENT DETAIL
NOT TO SCALE

REFERENCES:

1. DEDICATION TRACT MAP 5559, FILE NO. 5451373, APRIL 25, 2024
2. PARCEL MAP 5708, FILE NO. 5430646, JANUARY 19, 2024
3. PARCEL MAP 5666, FILE NO. 5376869, MAY 2, 2023
4. RECORD OF SURVEY 6033, FILE NO. 4894684, MARCH 15, 2019
5. RECORD OF SURVEY 3177, FILE NO. 2068645, JANUARY 30, 1997
6. RECORD OF SURVEY 4276, FILE NO. 2887390, JULY 15, 2003
7. PARCEL MAP 2502, FILE NO. 1461027, FEBRUARY 14, 1991
8. SUBDIVISION TRACT MAP 749, FILE NO. 351524, JANUARY 16, 1962

ALL THE ABOVE IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

OFFICIAL PLAT OF

MERIDIAN SOUTH VILLAGE 1-2

A DIVISION OF PARCEL A1 OF DEDICATION TRACT MAP 5559

SITUATE WITHIN THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 18 EAST, M.D.M.

RENO WASHOE COUNTY NEVADA

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

JOB NO. 3173094

SHEET 2 OF 4

J:\Jobs\3173_Meridian_120_South\Meridian_S_V_1-2\Cosmetics\Imaging\VR_COSMETICS_M1205_V_1-2.dwg 6/19/2026 12:50 PM Eric Sage

J:\Jobs\3173_Meridian_120_South\Meridian_S_V_1-2\Geomatics\mapping\VR_GEOMATICS_M1205_V_1-2.dwg 6/19/2026 12:50 PM Eric Sage

WARRIOR LANE (PER T.M. 5559)

WARRIOR LANE (PER T.M. 749)

MATCHLINE SHEET 4

MATCHLINE SHEET 2

CINDER CONE COURT (O.F.D. TO C.O.R.)

JUNIPER BLUFF DRIVE (O.F.D. TO C.O.R.)

CLOUDSHADOW LANE (O.F.D. TO C.O.R.)

CLOUDSHADOW COURT (O.F.D. TO C.O.R.)

CINDER CONE DRIVE (O.F.D. TO C.O.R.)

LOT 40 25,842 S.F.±
LOT 39 14,705 S.F.±
LOT 38 10,510 S.F.±
LOT 37 10,821 S.F.±
LOT 36 10,821 S.F.±
LOT 35 10,821 S.F.±
LOT 34 10,821 S.F.±
LOT 33 10,821 S.F.±
LOT 32 11,982 S.F.±
LOT 41 10,701 S.F.±
LOT 42 10,240 S.F.±
LOT 43 10,867 S.F.±
LOT 44 10,514 S.F.±
LOT 45 10,530 S.F.±
LOT 46 12,581 S.F.±
LOT 75 14,885 S.F.±
LOT 74 13,962 S.F.±
LOT 73 13,972 S.F.±
LOT 72 13,810 S.F.±
LOT 71 14,676 S.F.±
LOT 70 13,923 S.F.±
LOT 69 13,772 S.F.±
LOT 68 12,602 S.F.±
LOT 67 12,240 S.F.±
LOT 1 43,671 S.F.±
LOT 2 43,602 S.F.±
LOT 3 43,571 S.F.±
LOT 4 43,571 S.F.±
COMMON AREA B 37.55 ACRES±
COMMON AREA C 43,567 S.F.±
C.A. A 5,160 S.F.±
C.A. D 2,300 S.F.±
LOT 31 12,165 S.F.±
LOT 30 10,116 S.F.±
LOT 29 9,963 S.F.±
LOT 28 10,465 S.F.±
LOT 27 11,444 S.F.±
LOT 26 9,980 S.F.±
LOT 25 9,894 S.F.±
LOT 24 9,517 S.F.±
LOT 23 9,020 S.F.±
LOT 22 9,570 S.F.±
LOT 21 9,515 S.F.±
LOT 20 9,240 S.F.±
LOT 19 9,130 S.F.±
LOT 18 9,130 S.F.±
LOT 17 9,130 S.F.±
LOT 66 13,540 S.F.±
LOT 65 14,535 S.F.±
LOT 64 14,535 S.F.±
LOT 63 14,535 S.F.±
LOT 62 14,535 S.F.±
LOT 47 11,763 S.F.±
LOT 48 10,467 S.F.±
LOT 49 9,900 S.F.±
LOT 50 10,658 S.F.±
LOT 51 9,293 S.F.±
LOT 52 9,975 S.F.±
LOT 53 9,975 S.F.±
LOT 54 9,975 S.F.±
LOT 55 9,975 S.F.±

LOT 1, T.M. 749 APN:038-132-04 DINNING TONYA M.
LOT 2, T.M. 749 APN:038-132-05 MEAD FAMILY TRUST
LOT 3, T.M. 749 APN:038-132-06 MEAD FAMILY TRUST
LOT 4, T.M. 749 APN:038-132-07 ANDERSON, KYLE D.

SEE DETAIL A SHEET 2
SEE DETAIL B THIS SHEET

30' WIDE ACCESS & UTILITY EASEMENT GRANTED HEREON
10' WIDE DRAINAGE, IRRIGATION EASEMENT PER DOC. NO. _____

APPROXIMATE CENTERLINE OF THE STEAMBOAT DITCH

STEAMBOAT IRRIGATION DITCH EASEMENT PER P.M. 2502

APN:038-190-45 UNITED STATES OF AMERICA

FOUND 3.5" B.L.M. BRASS CAP - 1999

DETAIL B
1"=20'
(EASEMENTS ARE NOT SHOWN IN THIS DETAIL FOR CLARITY)

SCALE: 1" = 60'

ERIC C. SAGE
Exp: 06/30/2028
No. 23010
SURVEYOR
STATE OF NEVADA

6/19/2026

OFFICIAL PLAT
OF
MERIDIAN SOUTH VILLAGE 1-2
A DIVISION OF PARCEL A1 OF DEDICATION TRACT MAP 5559
SITUATE WITHIN THE SOUTH 1/2 OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 18 EAST, M.D.M.
RENO WASHOE COUNTY NEVADA

JOB NO. 3173094

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

LOT 2, T.M. 749
APN:038-132-05
MEAD FAMILY
TRUST

LOT 3, T.M. 749
APN:038-132-06
MEAD FAMILY
TRUST

LOT 4, T.M. 749
APN:038-132-07
ANDERSON, KYLE D.

LOT 5, T.M. 749
APN:038-132-08
BERNARD, HEATH W.

LOT 6, T.M. 749
APN:038-132-09
BOCKS LIVING
TRUST, SPENCER W.

LOT 7, T.M. 749
APN:038-132-10
RADCLIFFE FAMILY
TRUST

LOT 8, T.M. 749
APN:038-132-11
LYNCH,
CHRISTOPHER

LOT 9, T.M. 749
APN:038-132-12
GREENWELL ET AL,
KENNETH D.

LOT 11, T.M. 749
APN:038-132-14
WARREN, THOMAS W.

DEER MOUNTAIN ROAD
(T.M. 749)

APN:038-132-16
WARREN, SHEILA P.

APN:038-132-92
NORTHERN SUN
DEVELOPMENT LLC.

N86°13'22"W 1463.03'

211.61'

10.00'

229.20'

N3°46'38"E 190.10'

LOT 3
43,571 S.F.±

LOT 4
43,571 S.F.±

LOT 5
43,571 S.F.±

LOT 6
43,571 S.F.±

LOT 7
43,638 S.F.±

LOT 8
43,600 S.F.±

LOT 9
44,322 S.F.±

10' WIDE DRAINAGE, IRRIGATION EASEMENT PER DOC. NO.

10' WIDE IRRIGATION EASEMENT GRANTED PER DOC. NO.

PUBILC DRAINAGE FACILITIES EASEMENT GRANTED PER DOC. NO.

50' WIDE ACCESS & UTILITY EASEMENT PER DOC. 159102

245.70'

85.06'

90.10'

N79°50'22"W 316.01'

225.91'

240.06'

N3°56'23"E 341.04'

158.26'

1146.11'
N86°13'22"W 1146.11'

JUNIPER BLUFF DRIVE
(O.F.D. TO C.O.R.)

948.90'
899.70'

23'

LOT 67
12,240 S.F.±

LOT 66
13,540 S.F.±

LOT 65
14,535 S.F.±

LOT 64
14,535 S.F.±

LOT 63
14,535 S.F.±

LOT 62
14,535 S.F.±

LOT 61
14,535 S.F.±

LOT 60
14,535 S.F.±

LOT 59
13,775 S.F.±

C.A. A
5,160 S.F.±

80.00'

88.50'

95.00'

258.00'

153.00'

65.46'

133.97'

L18

L19

WINDCARVED LANE
(O.F.D. TO C.O.R.)

197.21'

148.01'

Δ=0°21'03"
L=1.70'

71.05'

Δ=5°16'25"
R=323.00'
L=25.50'

Δ=18°13'54"
R=300.00'
L=95.46'

Δ=18°13'54"
R=323.00'
L=102.78'

Δ=18°13'54"
R=277.00'
L=88.14'

Δ=17°52'25"
R=277.00'
L=86.45'

N16°44'08"E(R) 218.74'

Δ=14°03'24"
R=277.00'
L=67.96'

Δ=19°19'49"
R=277.00'
L=93.45'

Δ=19°19'49"
R=300.00'
L=101.21'

Δ=19°19'49"
R=323.00'
L=108.97'

S4°07'41"W(R)

160.22'

64.00'

40.17'

C12

200.39'
N87°19'16"W 261.84'

JUNIPER BLUFF COURT
200.39' (O.F.D. TO C.O.R.)

136.39'

Δ=162°49'33"
R=55.00'
L=156.30'

Δ=28°07'00"
R=55.00'
L=27.00'

Δ=127°12'30"
R=55.00'
L=122.11'

N69°30'45"W(R)

73.69'

N2°40'44"E 207.12'

N2°35'05"E 162.80'

LOT 80
10,658 S.F.±

LOT 51
9,293 S.F.±

LOT 52
9,975 S.F.±

LOT 53
9,975 S.F.±

LOT 54
9,975 S.F.±

LOT 55
9,975 S.F.±

LOT 56
9,975 S.F.±

LOT 57
9,083 S.F.±

LOT 58
10,223 S.F.±

LOT 12
43,559 S.F.±

LOT 11
44,808 S.F.±

LOT 10
47,433 S.F.±

N86°13'22"W 101.50'

N86°13'22"W

750.16'

91.66'

100.16'

86.50'

68.00'

N3°46'38"E 244.00'

201.97'

211.46'

N3°44'15"E

195.49'

53.61'

100.98'

101.50'

888.90'
N86°13'22"W 888.90'

CINDER CONE DRIVE
(O.F.D. TO C.O.R.)

899.44'

P.S.N.C.

63.16'

C11
Δ=13°40'10"
L=13.12'

C10
Δ=90°00'00"
R=37.00'
L=58.12'

Δ=90°00'00"
R=60.00'
L=94.25'

Δ=127°29'16"
R=55.00'
L=117.58'

Δ=90°00'00"
R=55.00'
L=77.87'

N86°13'22"W 173.03'

N89°07'04"W(R)

N8°00'04"W(R)

51.20'
Δ=27°42'06"
L=26.59'

258.54'

N87°04'55"W 529.69'

271.15'

N87°21'37"W
50.00'

N2°38'23"E
46.56'

APN:038-132-34
KALT FAMILY
TRUST

APN:038-132-30
HERMAN FAMILY
TRUST

LOT 23
9,020 S.F.±

LOT 22
9,570 S.F.±

LOT 21
9,515 S.F.±

LOT 20
9,240 S.F.±

LOT 19
9,130 S.F.±

LOT 18
9,130 S.F.±

LOT 17
9,130 S.F.±

LOT 16
9,130 S.F.±

LOT 15
9,130 S.F.±

LOT 14
9,068 S.F.±

C.A. D
2,200 S.F.±

82.00'

87.00'

86.50'

84.00'

83.00'

N3°46'38"E 110.00'

899.44'

N86°13'22"W 944.83'

LOT 13
59,294 S.F.±

COMMON AREA B
37.55 ACRES±

SHEET 3
MATCHLINE

N3°44'15"E 453.04'

399.43'

N26°18'16"E 486.72'±

N39°00'01"W 319.53'

STEAMBOAT IRRIGATION DITCH EASEMENT PER P.M. 2502

N87°04'09"W 1811.52'

NGN GPS
"STEA"
N22SM010.37
N=14903994.71
E=2258859.56
(GROUND)

N: 14860362.42
E: 2237290.82
(GROUND)

APPROXIMATE
CENTERLINE OF
THE STEAMBOAT
DITCH

APN:038-190-45
UNITED STATES
OF AMERICA

LINE TABLE		
NO.	BEARING	LENGTH
L1	N79°17'16"E	2.36'
L2	N70°52'21"E	12.63'
L3	N70°52'21"E	17.89'
L4	N59°48'59"E	5.81'
L5	N3°18'34"W	1.55'
L6	N66°26'08"W	5.81'
L7	N2°25'38"E	25.96'
L8	N86°21'54"W	50.00'
L9	N28°33'58"W	33.72'
L10	N79°25'59"E	33.71'
L11	N71°38'54"E	34.29'
L12	N21°29'39"W	34.41'

LINE TABLE		
NO.	BEARING	LENGTH
L13	N29°42'05"W	38.19'
L14	N72°42'06"E	37.11'
L15	N19°07'39"W	56.54'
L16(R)	N80°28'32"E	22.36'
L17(R)	N64°34'01"W	7.47'
L18	N50°13'21"W	32.38'
L19	N57°46'36"E	32.38'
L20(R)	N3°57'20"W	42.54'
L21(R)	N52°06'29"E	40.12'
L22	N64°34'01"W	24.35'
L23	N61°37'48"W	37.98'
L24	N57°15'13"W	62.39'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	30.50'	19°28'16"	10.37'
C2	14.50'	46°28'43"	11.76'
C3	19.00'	70°23'44"	23.34'
C4	14.50'	46°28'43"	11.76'
C5	30.50'	19°28'16"	10.37'
C6	20.00'	61°43'17"	21.54'
C7	20.00'	47°42'30"	16.65'
C8	20.00'	28°03'54"	9.80'
C9	20.00'	76°47'54"	26.81'
C10	20.00'	15°55'24"	5.56'
C11	20.00'	16°33'52"	5.78'
C12	20.00'	55°01'01"	19.20'
C13	457.00'	3°45'50"	30.02'

ERIC C. SAGE
Exp: 06/30/2028
6/19/2026

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

OFFICIAL PLAT
OF
MERIDIAN SOUTH VILLAGE 1–2
A DIVISION OF PARCEL A1 OF
DEDICATION TRACT MAP 5559
SITUATE WITHIN THE SOUTH 1/2 OF SECTION 16,
TOWNSHIP 19 NORTH, RANGE 18 EAST, M.D.M.
RENO WASHOE COUNTY NEVADA

JOB NO. 3173094

SHEET 4
OF 4

WOOD RODGERS
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Reno, NV 89502 Fax 775.823.4066

J:\Jobs\3173_Meridian_120_South\Meridian_S_V_1-2\Geomatics\mapping\VR_GEOMATICS_M120S_V_1-2.dwg 6/19/2026 12:51 PM Eric Sage

LEGEND:

REMOVE A.C. PAVEMENT

2" GRIND REMOVAL

NOTES:

1. THE EXISTING UTILITY LOCATIONS REPRESENTED ON THIS SHEET ARE A COMBINATION OF OBSERVED VISIBLE EVIDENCE AND RECORD INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. THEY ARE TO BE CONSIDERED SCHEMATIC AND MUST BE FIELD VERIFIED BY THE CONTRACTOR BY POTHOLING PRIOR TO DEMOLITION.
2. THE CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS PROVIDED IN THE ENVIRONMENTAL SITE ASSESSMENT FOR ALL MITIGATION REQUIREMENTS FOR UNDERGROUND AND ABOVE GROUND STORAGE TANKS, ASBESTOS REMOVAL, AND ALL OTHER ENVIRONMENTAL CONCERNS, IF ENCOUNTERED.
3. ENCROACHMENT AND EXCAVATION PERMIT REQUIRED PRIOR TO ANY WORK IN THE CITY OF RENO RIGHT OF WAY.
4. SAWCUT AND PATCH LIMITS WITHIN CITY OF RENO RIGHT OF WAY ARE APPROXIMATE. FINAL DIMENSIONS TO BE DETERMINED WITH ENCROACHMENT AND EXCAVATION PERMIT SUBMITTED BY CONTRACTOR.
5. ALL EXISTING STRUCTURES NOT BEING REMOVED ARE TO BE PROTECTED IN PLACE.

100' 50' 0 100'

SCALE: 1" = 100'

INTERSTATE 80 EAST EXIT

INTERSTATE 80 EAST ENTRANCE

038-132-40
MWDF 786 BOOMTOWN LLC

WEST QUILICI CREST LANE

S BOOMTOWN GARSON ROAD

OLD TOWN ROAD

038-132-38
CITY OF RENO

038-134-01
FISHER FAMILY TRUST

4.5' (TYP.)

QUILICI CANYON PARKWAY

WARRIOR LANE

038-132-04
DINNING, TONYA M

038-132-05 MEAD
FAMILY TRUST

038-132-06
MEAD FAMILY TRUST

038-132-07
KAUFFMANTROUT
FAMILY TRUST

038-132-08
BERNARD, HEATH W

038-132-09
BOCKS LIVING
TRUST, SPENCER W

038-132-10
RADCLIFFE FAMILY
TRUST

038-132-11
LYNCH,
CHRISTOPHER

038-132-12
GREENWLL ET AL,
KENNETH D

038-132-14
WARREN, THOMAS W

PROJECT BOUNDARY (TYP.)

EXISTING DITCH NO
LONGER IN USE

EXISTING STEAMBOAT
DITCH ACCESS ROAD TO
BE REMOVED

038-132-37
MWDF 786 BOOMTOWN LLC

±1570 LF OF FENCE TO
BE REMOVED (CONTRACTOR
TO VERIFY)

038-132-32
NORTHERN SUN
DEVELOPMENT LLC

EXISTING SHED TO BE
REMOVED (CONTRACTOR TO
VERIFY)

EXISTING UTILITY POLE TO
BE REMOVED

038-132-34
KALT FAMILY TRUST

EXISTING DITCH NO
LONGER IN USE

038-132-30
HERMAN FAMILY TRUST

EXISTING STEAMBOAT
DITCH ACCESS ROAD TO
BE REMOVED

EXISTING DITCH NO
LONGER IN USE

EXISTING STEAMBOAT
DITCH ACCESS ROAD TO
BE REMOVED

PROJECT BOUNDARY (TYP.)

038-190-45
UNITED STATES OF AMERICA

NO.	DESCRIPTION	ENGR INIT	DATE
	PROJECT ADDRESS: 220 OLD TOWN ROAD	APN: 038-132-37	

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

KYLE MATTHEW CASTLE
EXP: 12/31/26
CIVIL
No. 030045
STATE OF NEVADA
PROFESSIONAL ENGINEER
07/14/2026

DATE: JULY 2026
SCALE: 1"=100'
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
DEMOLITION PLAN
CITY OF RENO NEVADA

PROJECT NO.
3173094

DRAWING
DE-1

SHT 8 OF 59

J:\Jobs\3173_Meridian_120_South\Meridian_S_V_1-2\Civil\Dwg\C_03_MP205_V1-2_DE01.dwg 7/14/2026 1:19 PM Kyle Castle

SEE SHEET U-5

SEE SHEET U-6

EXISTING QUILICI CANYON PARKWAY

EXISTING BOOMTOWN CARSON ROAD

EXISTING WARRIOR LANE

EXISTING OLD TOM ROAD

PROPOSED SEWER LIFT STATION (UNDER SEPERATE PERMIT)

FIRE HYDRANT WITH BOLLARDS (TYP.)

EXISTING STREETLIGHT (TYP.)

EXISTING IRRIGATION LINE (PROTECT IN PLACE)

REMOVE AND REPLACE 4.5' SECTION OF CURB, GUTTER AND SEPERATED SIDEWALK CENTERED OVER WATER LINE

ACCESS EASEMENT PER DOC. NO. 1651439

EXISTING IRRIGATION MAIN AND MANHOLE TO REMAIN

CONNECT TO EXISTING SANITARY SEWER

SSMH A-001

PROJECT BOUNDARY (TYP.)

SSMH B-003

SSMH B-002

SSMH B-001

SSMH A-002

SSMH A-003

SSMH A-004

SSMH D-004

SSMH D-003

SSMH D-002

FIRE HYDRANT WITH BOLLARDS (TYP.)

SINGLE WATER METER (TYP.)

DUAL WATER METER (TYP.)

4" SS LATERAL (TYP.)

JUNIPER BLUFF DRIVE

CINDER CONE COURT

CLOUDSHADOW LANE

30' WIDE ACCESS AND UTILITY EASEMENT

EXISTING OVERHEAD POWER LINE W/GUY WIRES (PROTECT IN PLACE)

SDMH 003-A

SDMH 004-A

SD INLET B-1

SD INLET B-2

SD INLET B-6

STREETLIGHT (TYP.)

038-132-04
DINNING, TONYA M

038-132-37
MWDF 786
BOOMTOWN LLC

EX. 50' DITCH EASE.

12' ACCESS ROAD

EXISTING STEAMBOAT DITCH

COMMON AREA B

SEE SHEET U-2

SEE SHEET U-3

SCALE: 1" = 40'

LEGEND:

- CONSTRUCT A.C. PAVEMENT
- 2" GRIND AND OVERLAY (SEE DETAIL R-120)
- 5' CLEARANCE AROUND SS MANHOLE (OD OF MANHOLE TO OD OF SS LAT)

NOTES:

1. REFER TO PLAN & PROFILES FOR ADDITIONAL UTILITY CONSTRUCTION INFORMATION.
2. SANITARY SEWER LATERAL LOCATIONS ARE APPROXIMATE. PER R-224A AND R-224B, SEWER LATERALS SHALL HAVE A CLEANOUT INSTALLED IMMEDIATELY UPSTREAM OF THE POINT WHERE THE SERVICE LATERAL EXITS THE PUBLIC RIGHT-OF-WAY OR EASEMENT. A VALVE BOX CLEARLY MARKED "SEWER" SHALL BE INSTALLED OVER THE TOP OF THE CLEANOUT RISER CAP PIPE. REFERENCE PLAN & PROFILES FOR PRECISE LOCATIONS.
3. DRIVEWAY LOCATIONS ARE SCHEMATIC ONLY. ACTUAL DRIVEWAY LOCATIONS AND WIDTHS TO BE COORDINATED IN FIELD WITH CONCRETE CONTRACTOR PRIOR TO POURING OF CURB & GUTTER.
4. ALL STREETS ARE PUBLIC UNLESS NOTED OTHERWISE.
5. ALL STORM DRAIN IS PUBLIC (CITY OF RENO) UNLESS NOTED OTHERWISE.
6. ALL SANITARY SEWER IS PUBLIC (CITY OF RENO). SEWER PIPE TO BE PVC SDR35 UNLESS NOTED OTHERWISE.
7. ALL WATER IS PUBLIC (TMWA). WATER PIPE TO BE PVC C900, CL235 OR DIP AS NOTED ON TMWA PLANS.
8. WARRIOR LANE, QUILICI CANYON PARKWAY AND BOOMTOWN GARSON ROAD UNDER SEPERATE PERMIT. REFERENCE QUILICI RANCH ACCESS PLANS UNDER PERMIT #SIT22-00013.

NO.	DESCRIPTION	ENGR INIT	DATE

PROJECT ADDRESS: 200 OLD TOWN ROAD
APN: 038-132-37

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

KYLE MATTHEW CASTLE
EXP: 12/31/26
CIVIL
No. 030045
STATE OF NEVADA
PROFESSIONAL ENGINEER
07/14/2026

DATE: JULY 2026
SCALE: 1" = 40'
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

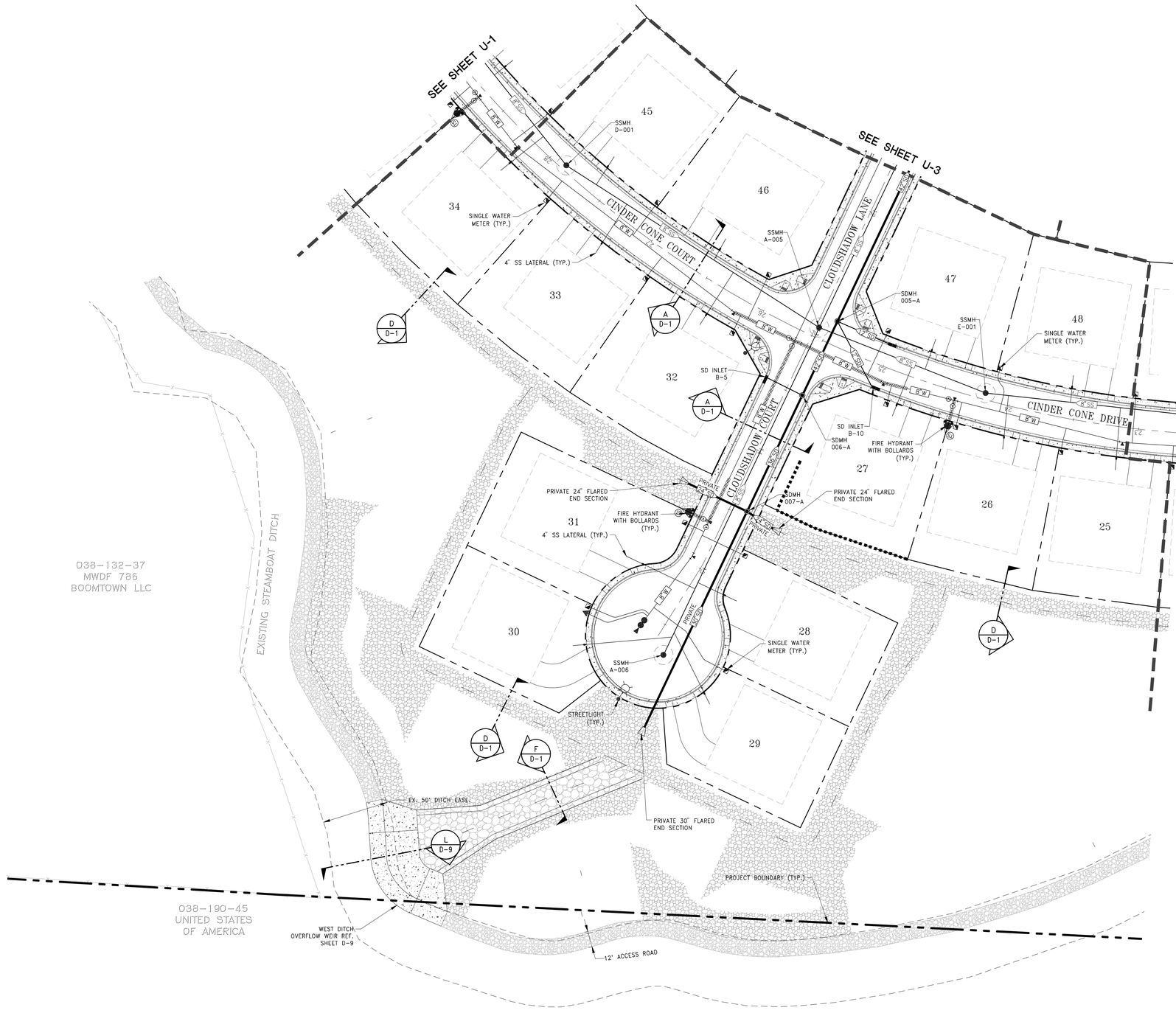
IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
UTILITY PLAN
CITY OF RENO NEVADA

PROJECT NO. 3173094

DRAWING U-1

SHT 9 OF 59

J:\Jobs\3173_Meridian_120_South\Meridian_S_V_1-2\Civil\Dwg\C_08-13_M120S_V1-2_U01-06.dwg 7/14/2026 1:20 PM Kyle Castle



40' 20' 0 40'

SCALE: 1" = 40'

LEGEND:

- CONSTRUCT A.C. PAVEMENT
- 2" GRIND AND OVERLAY (SEE DETAIL R-120)
- 5' CLEARANCE AROUND SS MANHOLE (OD OF MANHOLE TO OD OF SS LAT)

NOTES:

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8. WARRIOR LANE, QUILICI CANYON PARKWAY AND BOOMTOWN GARSON ROAD UNDER SEPERATE PERMIT. REFERENCE QUILICI RANCH ACCESS PLANS UNDER PERMIT #SIT22-00013.

NO.	DESCRIPTION	ENGR INIT	DATE
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PROFESSIONAL ENGINEER
07/14/2026

DATE: JULY 2026
SCALE: 1" = 40'
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

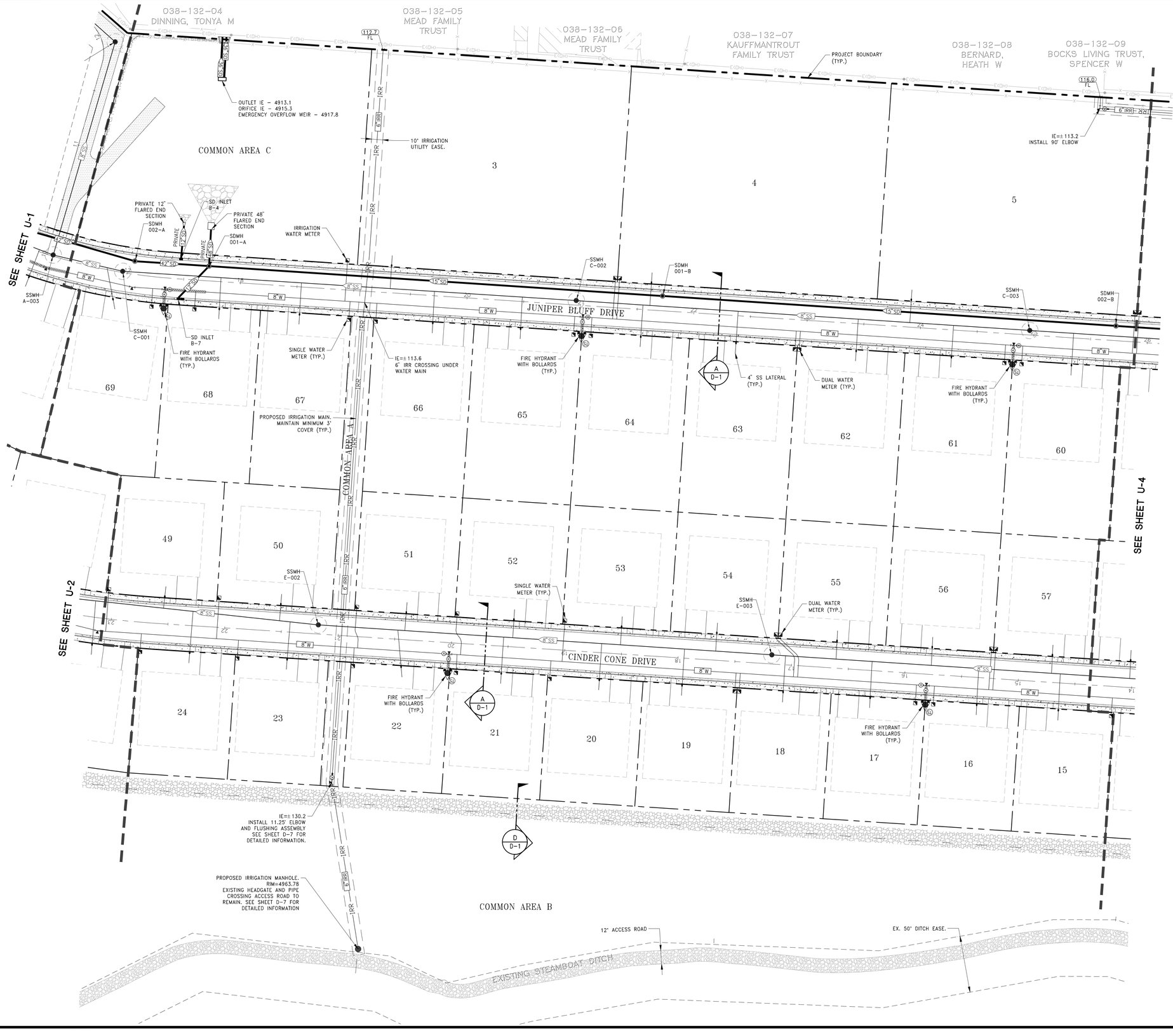
IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
UTILITY PLAN
CITY OF RENO NEVADA

PROJECT NO. 3173094

DRAWING U-2

SHT 10 OF 59

J:\Jobs\3173_Meridian_120_South\Meridian_S_V_1-2\Civil\Dwg\C_08-13_MP205_V1-2_U01-06.dwg 7/14/2026 1:20 PM Kyle Castle



40' 20' 0 40'

SCALE: 1" = 40'

LEGEND:

- CONSTRUCT A.C. PAVEMENT
- 2" GRIND AND OVERLAY (SEE DETAIL R-120)
- 5' CLEARANCE AROUND SS MANHOLE (OD OF MANHOLE TO OD OF SS LAT)

NOTES:

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8. WARRIOR LANE, QUILICI CANYON PARKWAY AND BOOMTOWN GARSON ROAD UNDER SEPERATE PERMIT. REFERENCE QUILICI RANCH ACCESS PLANS UNDER PERMIT #SIT22-00013.

NO.	DESCRIPTION	ENGR INIT	DATE
PROJECT ADDRESS: 220 OLD TOWN ROAD		APN: 038-132-37	

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Reno, NV 89502 Fax 775.823.4066

KYLE MATTHEW CASTLE
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ENGINEER
07/14/2026

DATE: JULY 2026
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NEVADA

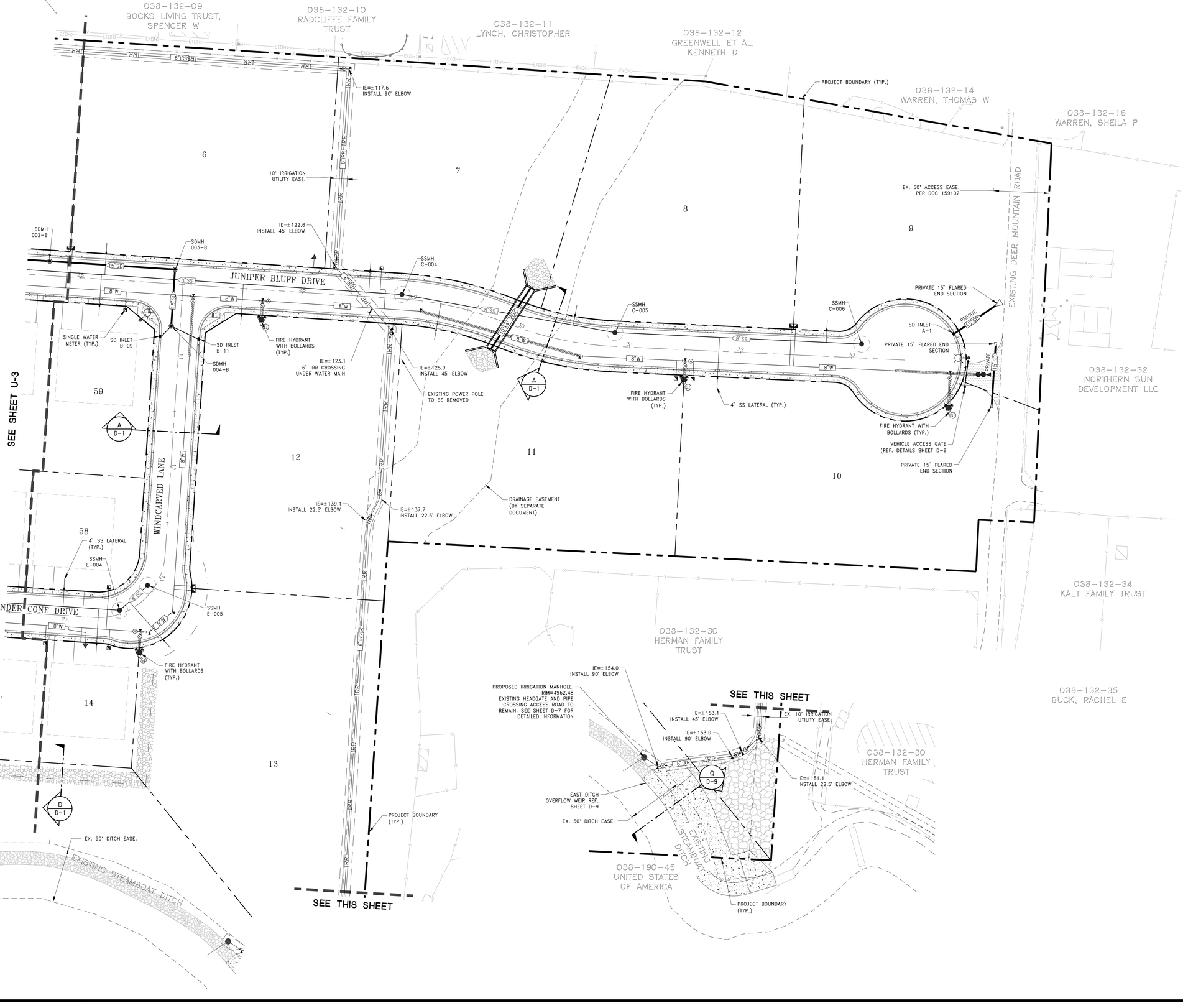
IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
UTILITY PLAN
CITY OF RENO

PROJECT NO. 3173094

DRAWING U-3

SHT 11 OF 59

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LEGEND:

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- 2" GRIND AND OVERLAY (SEE DETAIL R-120)
- 5' CLEARANCE AROUND SS MANHOLE (OD OF MANHOLE TO OD OF SS LAT)

NOTES:

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NO.	DESCRIPTION	ENGR INIT	DATE
PROJECT ADDRESS: 200 OLD TOWN ROAD		APN: 038-132-37	

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KYLE MATTHEW CASTLE
EXP. 12/31/26
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No. 030045
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PROFESSIONAL ENGINEER
07/14/2026

DATE: JULY 2026
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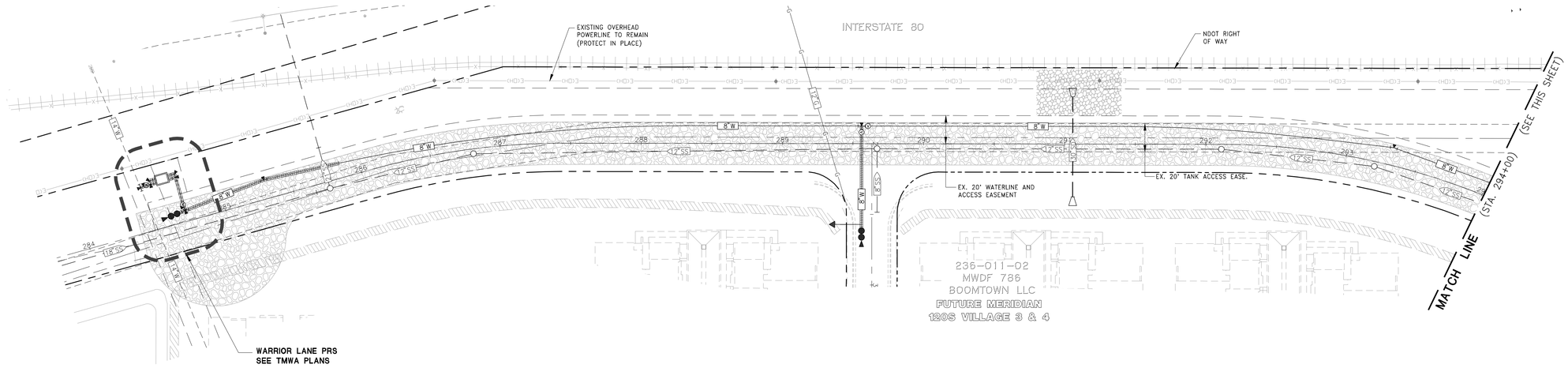
IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
UTILITY PLAN
CITY OF RENO NEVADA

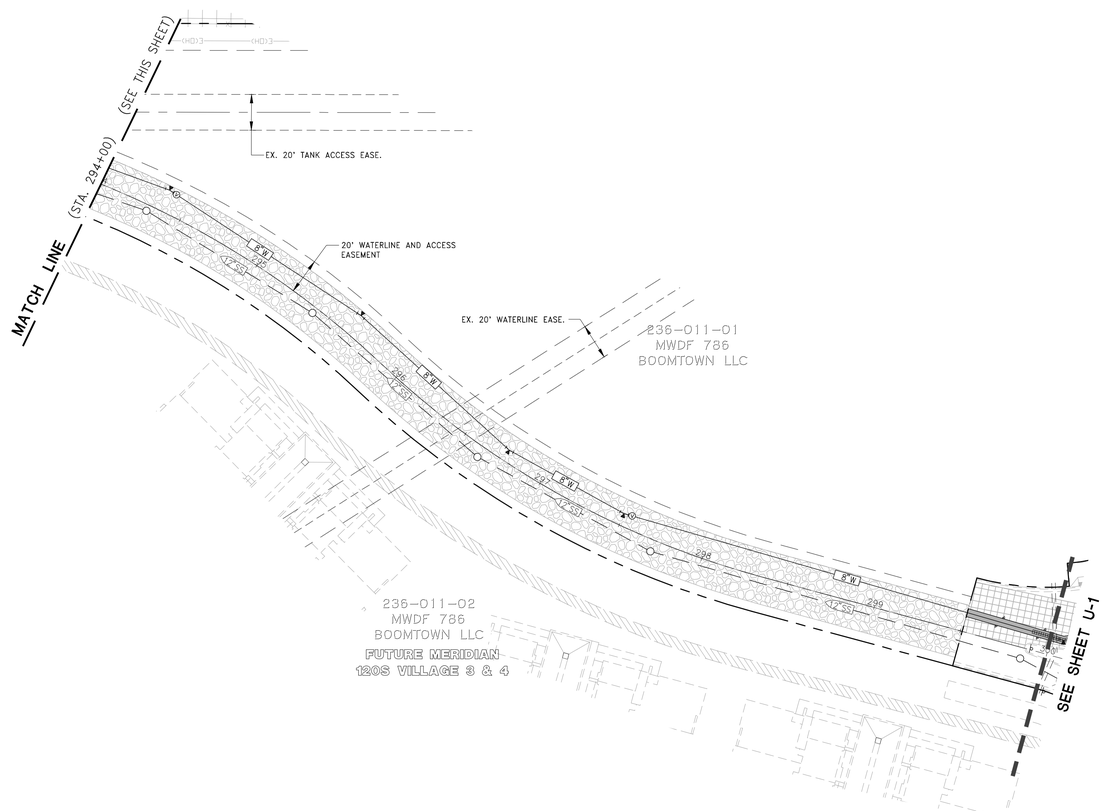
PROJECT NO. 3173094

DRAWING U-4

SHT 12 OF 59

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LEGEND:

- CONSTRUCT A.C. PAVEMENT
- 2" GRIND AND OVERLAY (SEE DETAIL R-120)
- 5' CLEARANCE AROUND SS MANHOLE (OD OF MANHOLE TO OD OF SS LAT)

NOTES:

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PROJECT ADDRESS: 200 OLD TOWN ROAD		APN: 038-132-37	

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Reno, NV 89502
Tel 775.823.4068 Fax 775.823.4066

KYLE MATTHEW CASTLE
EXP: 12/31/26
CIVIL
No. 030045
STATE OF NEVADA
PROFESSIONAL ENGINEER
07/14/2026

DATE: JULY 2026
SCALE: 1" = 40'
DRAWN BY: LCS
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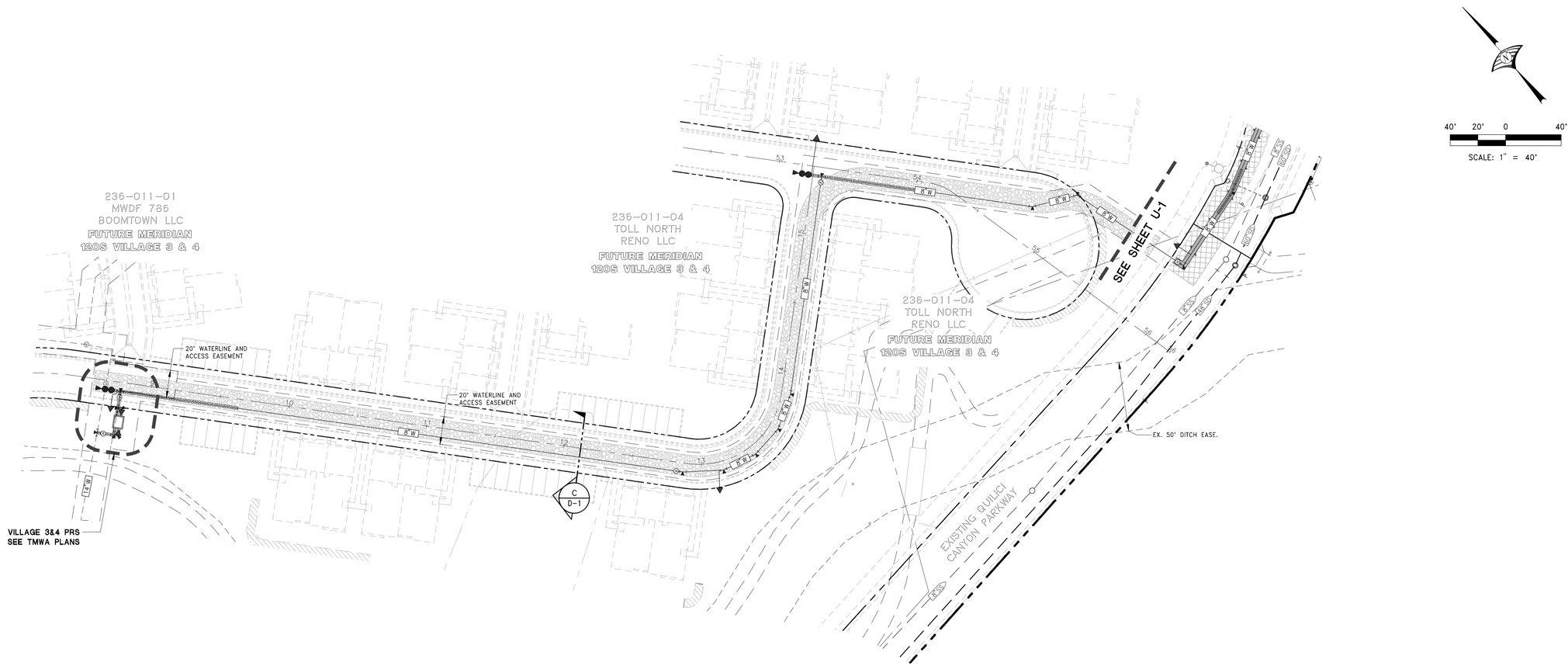
IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
UTILITY PLAN
CITY OF RENO NEVADA

PROJECT NO. 3173094

DRAWING U-5

SHT 13 OF 59

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LEGEND:

- CONSTRUCT A.C. PAVEMENT
- 2" GRIND AND OVERLAY (SEE DETAIL R-120)
- 5' CLEARANCE AROUND SS MANHOLE (OD OF MANHOLE TO OD OF SS LAT)

NOTES:

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NO.	DESCRIPTION	ENGR INIT	DATE
PROJECT ADDRESS: 200 OLD TOWN ROAD		APN: 038-132-37	

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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KYLE MATTHEW CASTLE
EXP: 12/31/26
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07/14/2026

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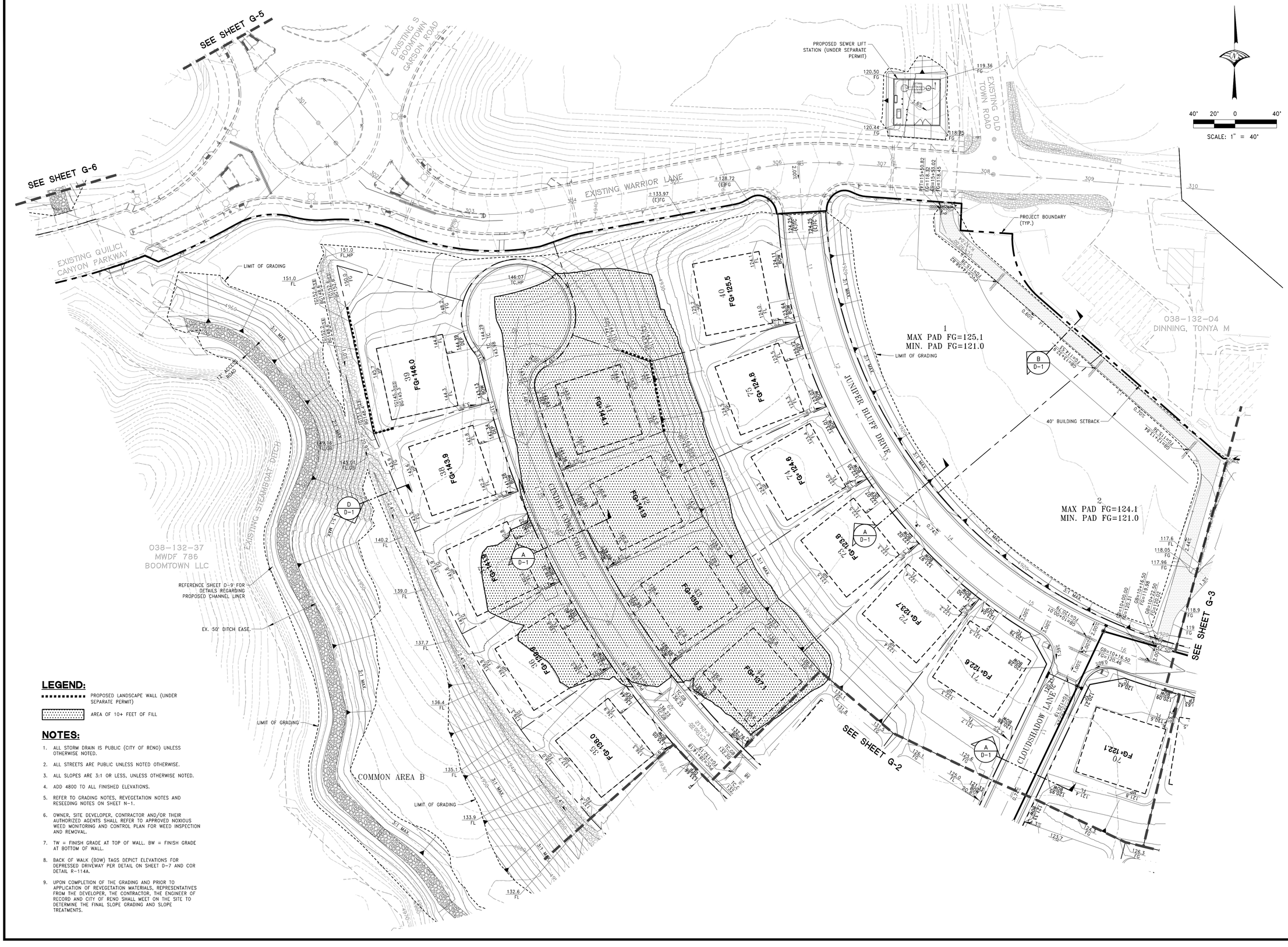
IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
UTILITY PLAN
CITY OF RENO NEVADA

PROJECT NO.
3173094

DRAWING
U-6

SHT 14 OF 59

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LEGEND:

- PROPOSED LANDSCAPE WALL (UNDER SEPARATE PERMIT)
- AREA OF 10+ FEET OF FILL

NOTES:

1. ALL STORM DRAIN IS PUBLIC (CITY OF RENO) UNLESS OTHERWISE NOTED.
2. ALL STREETS ARE PUBLIC UNLESS NOTED OTHERWISE.
3. ALL SLOPES ARE 3:1 OR LESS, UNLESS OTHERWISE NOTED.
4. ADD 4800 TO ALL FINISHED ELEVATIONS.
5. REFER TO GRADING NOTES, REVEGETATION NOTES AND RESEEDING NOTES ON SHEET N-1.
6. OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL REFER TO APPROVED NOXIOUS WEED MONITORING AND CONTROL PLAN FOR WEED INSPECTION AND REMOVAL.
7. TW = FINISH GRADE AT TOP OF WALL. BW = FINISH GRADE AT BOTTOM OF WALL.
8. BACK OF WALK (BOW) TAGS DEPICT ELEVATIONS FOR DEPRESSED DRIVEWAY PER DETAIL ON SHEET D-7 AND COR DETAIL R-114A.
9. 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.

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SCALE: 1" = 40'
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
GRADING PLAN
CITY OF RENO NEVADA

PROJECT NO. 3173094

DRAWING
G-1

SHT 15 OF 59

J:\Jobs\3173_Meridian_120_South\Meridian_S_V_1-2\Civil\10eg\C_14-19_M120S_V1-2_G01-06.dwg 7/14/2026 11:16 PM Kyle Castle



40' 20' 0 40'

SCALE: 1" = 40'

LEGEND:

PROPOSED LANDSCAPE WALL (UNDER SEPARATE PERMIT)

AREA OF 10+ FEET OF FILL

NOTES:

1. ALL STORM DRAIN IS PUBLIC (CITY OF RENO) UNLESS OTHERWISE NOTED.
2. ALL STREETS ARE PUBLIC UNLESS NOTED OTHERWISE.
3. ALL SLOPES ARE 3:1 OR LESS, UNLESS OTHERWISE NOTED.
4. ADD 4800 TO ALL FINISHED ELEVATIONS.
5. REFER TO GRADING NOTES, REVEGETATION NOTES AND RESEEDING NOTES ON SHEET N-1.
6. OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL REFER TO APPROVED NOXIOUS WEED MONITORING AND CONTROL PLAN FOR WEED INSPECTION AND REMOVAL.
7. TW = FINISH GRADE AT TOP OF WALL. BW = FINISH GRADE AT BOTTOM OF WALL.
8. BACK OF WALK (BOW) TAGS DEPICT ELEVATIONS FOR DEPRESSED DRIVEWAY PER DETAIL ON SHEET D-7 AND COR DETAIL R-114A.
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NO.	DESCRIPTION	ENGR INIT	DATE
PROJECT ADDRESS: 200 OLD TOWN ROAD		APN: 038-132-37	

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

KYLE MATTHEW CASTLE
EXP: 12/31/26
CIVIL
No. 030045
STATE OF NEVADA
PROFESSIONAL ENGINEER
07/14/2026

DATE: JULY 2026
SCALE: 1" = 40'
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
GRADING PLAN
CITY OF RENO NEVADA

PROJECT NO.
3173094

DRAWING
G-2

SHT 16 OF 59

J:\Jobs\3173_Meridian_120_South\Meridian_S_V_1-2\Civil\Dwg\C_14-19_MV205_V1-2_G01-06.dwg 7/14/2026 11:16 PM Kyle Castle

038-132-04
DINNING, TONYA M

038-132-05
MEAD FAMILY TRUST

038-132-06
MEAD FAMILY TRUST

038-132-07
KAUFFMANTROUT FAMILY TRUST

038-132-08
BERNARD, HEATH W

038-132-09
BOCKS LIVING TRUST, SPENCER W

PROJECT BOUNDARY (TYP.)

40' BUILDING SETBACK

LIMIT OF GRADING

COMMON AREA C

COMMON AREA B

3
MAX PAD FG=122.3
MIN. PAD FG=121.0

4
MAX PAD FG=120.5

5
MAX PAD FG=124.9

JUNIPER BLUFF DRIVE

CINDER CONE DRIVE

SEE SHEET G-1

SEE SHEET G-2

SEE SHEET G-4

PROPOSED IRRIGATION MANHOLE. RIM=4963.78 EXISTING HEADGATE AND PIPE CROSSING ACCESS ROAD TO REMAIN. SEE SHEET D-7 FOR DETAILED INFORMATION

12' ACCESS ROAD

EX. 50' DITCH EASE.

40' 20' 0 40'

SCALE: 1" = 40'

LEGEND:

PROPOSED LANDSCAPE WALL (UNDER SEPARATE PERMIT)

AREA OF 10+ FEET OF FILL

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NO.	DESCRIPTION	ENGR INIT	DATE
PROJECT ADDRESS: 200 OLD TOWN ROAD		APN: 038-132-37	

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KYLE MATTHEW CASTLE
EXP: 12/31/26
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PROFESSIONAL ENGINEER
07/14/2026

DATE: JULY 2026
SCALE: 1" = 40'
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

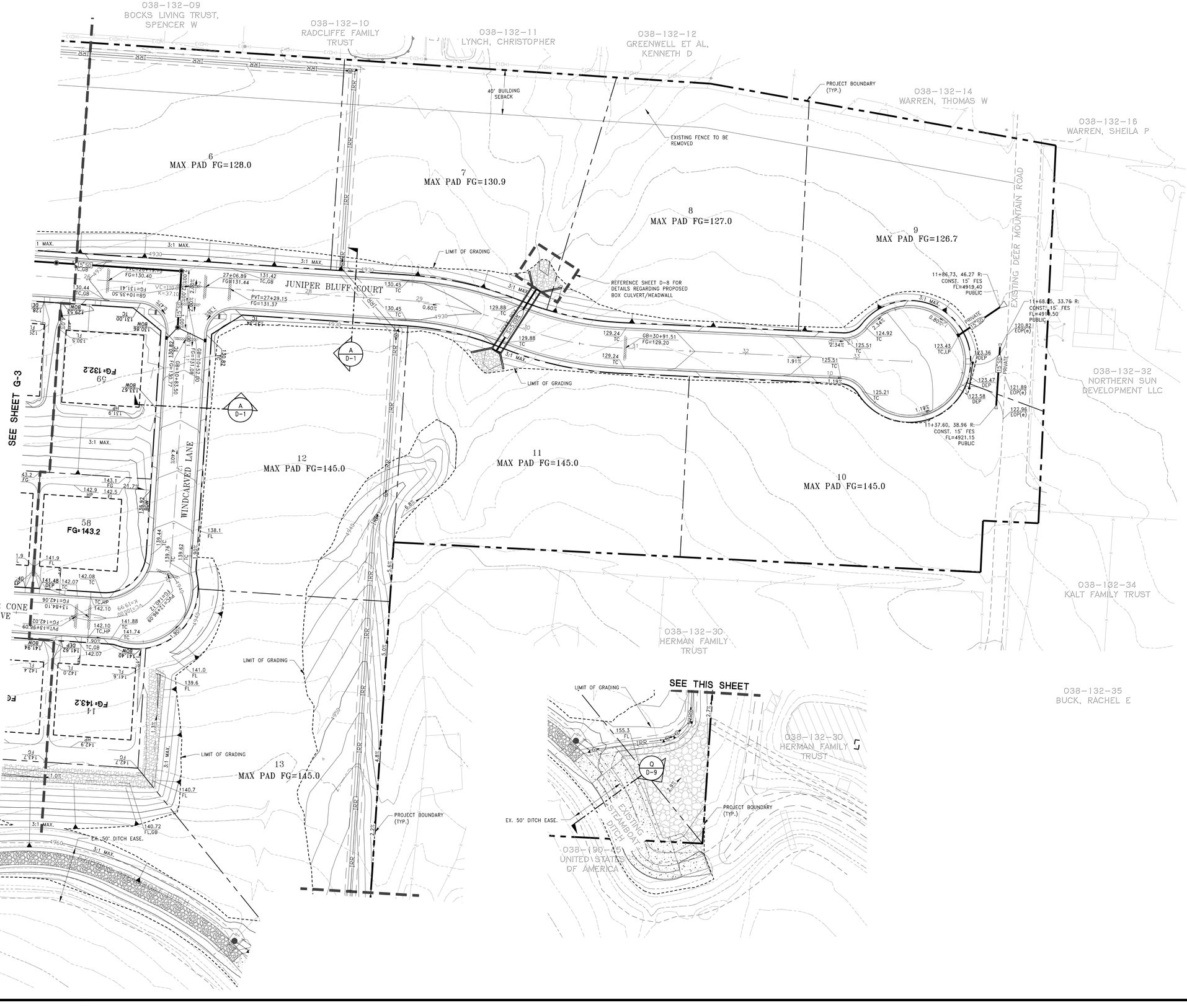
IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
GRADING PLAN
CITY OF RENO NEVADA

PROJECT NO. 3173094

DRAWING G-3

SHT 17 OF 59

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LEGEND:

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AREA OF 10+ FEET OF FILL

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PROFESSIONAL ENGINEER
07/14/2026

DATE: JULY 2026
SCALE: 1" = 40'
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

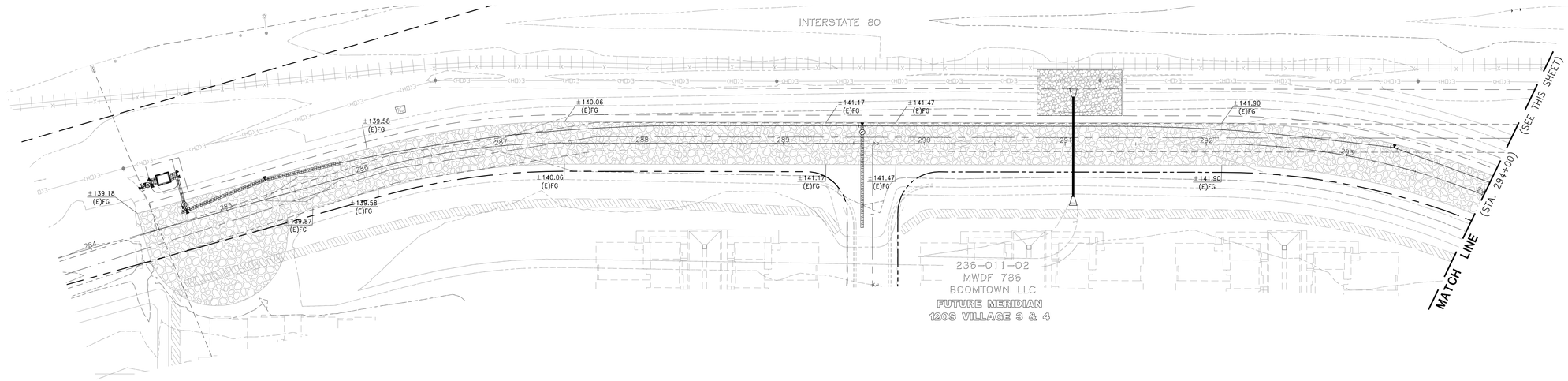
IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
GRADING PLAN
CITY OF RENO NEVADA

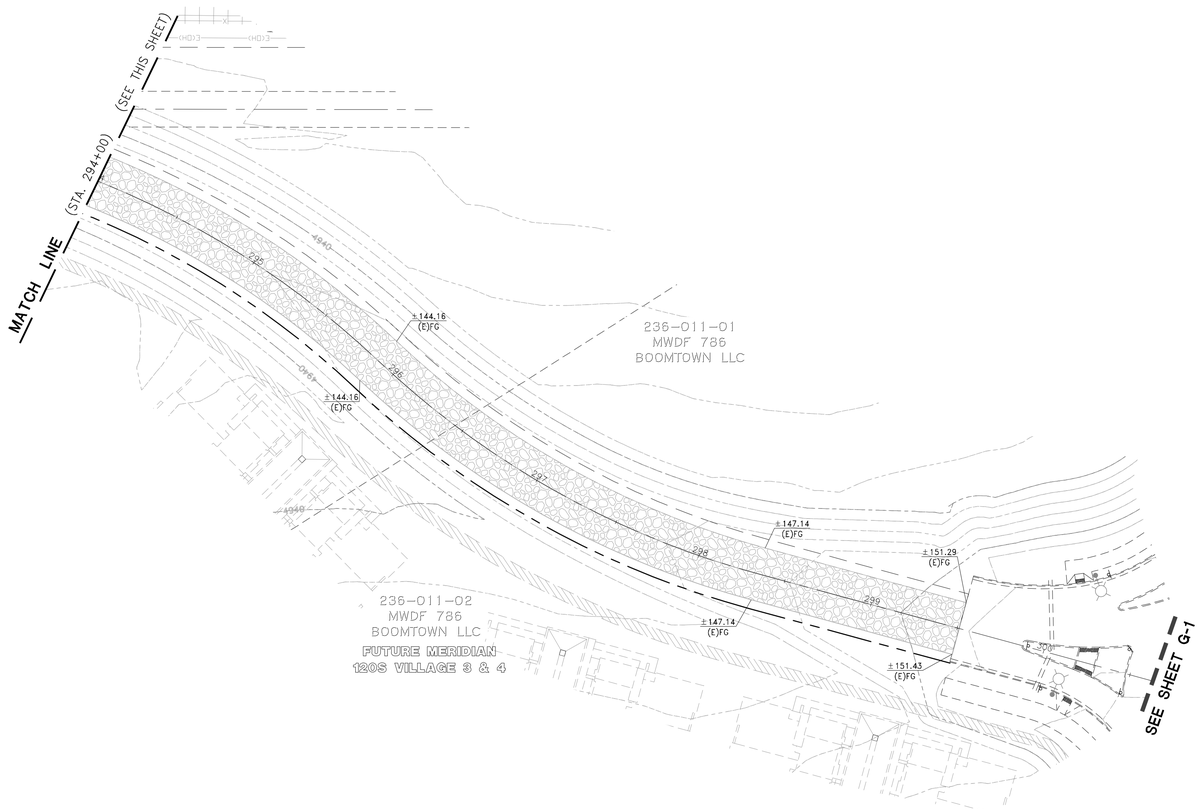
PROJECT NO. 3173094

DRAWING G-4

SHT 18 OF 59

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LEGEND:

- PROPOSED LANDSCAPE WALL (UNDER SEPARATE PERMIT)
- AREA OF 10+ FEET OF FILL

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NO.	DESCRIPTION	ENGR INIT	DATE
PROJECT ADDRESS: 200 OLD TOWN ROAD		APN: 038-132-37	

WOOD RODGERS
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Reno, NV 89502 Fax 775.823.4066

KYLE MATTHEW CASTLE
EXP: 12/31/26
CIVIL
No. 030045
STATE OF NEVADA
PROFESSIONAL ENGINEER
07/14/2026

DATE: JULY 2026
SCALE: 1" = 40'
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

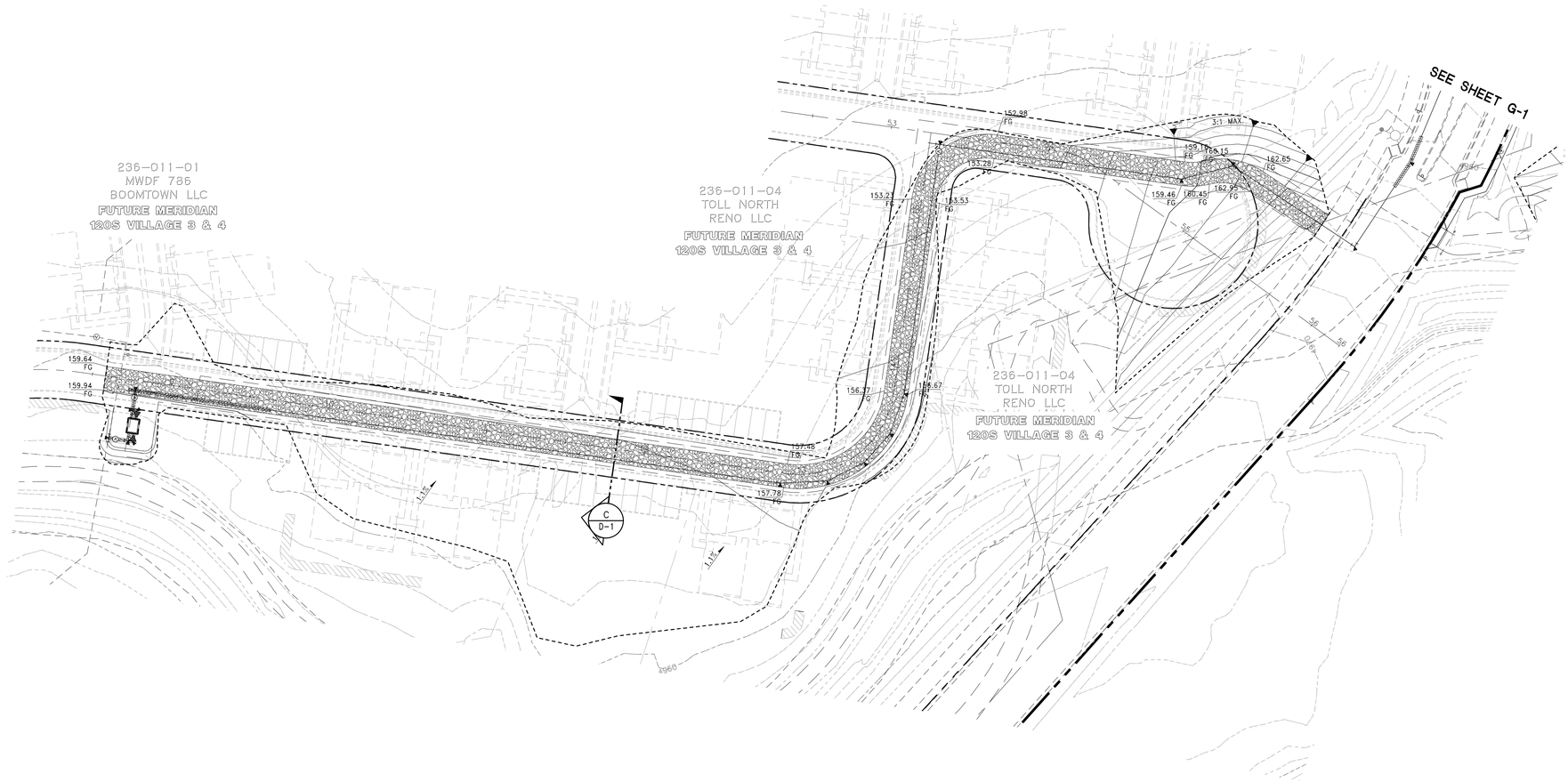
IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
GRADING PLAN
CITY OF RENO NEVADA

PROJECT NO.
3173094

DRAWING
G-5

SHT 19 OF 59

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40' 20' 0 40'

SCALE: 1" = 40'

LEGEND:

PROPOSED LANDSCAPE WALL (UNDER SEPARATE PERMIT)

AREA OF 10+ FEET OF FILL

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NO.	DESCRIPTION	ENGR INIT	DATE
PROJECT ADDRESS: 220 OLD TOWN ROAD		APN: 038-132-37	

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Reno, NV 89502
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07/14/2026

DATE: JULY 2026
SCALE: 1" = 40'
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
GRADING PLAN
CITY OF RENO NEVADA

PROJECT NO.
3173094

DRAWING
G-6

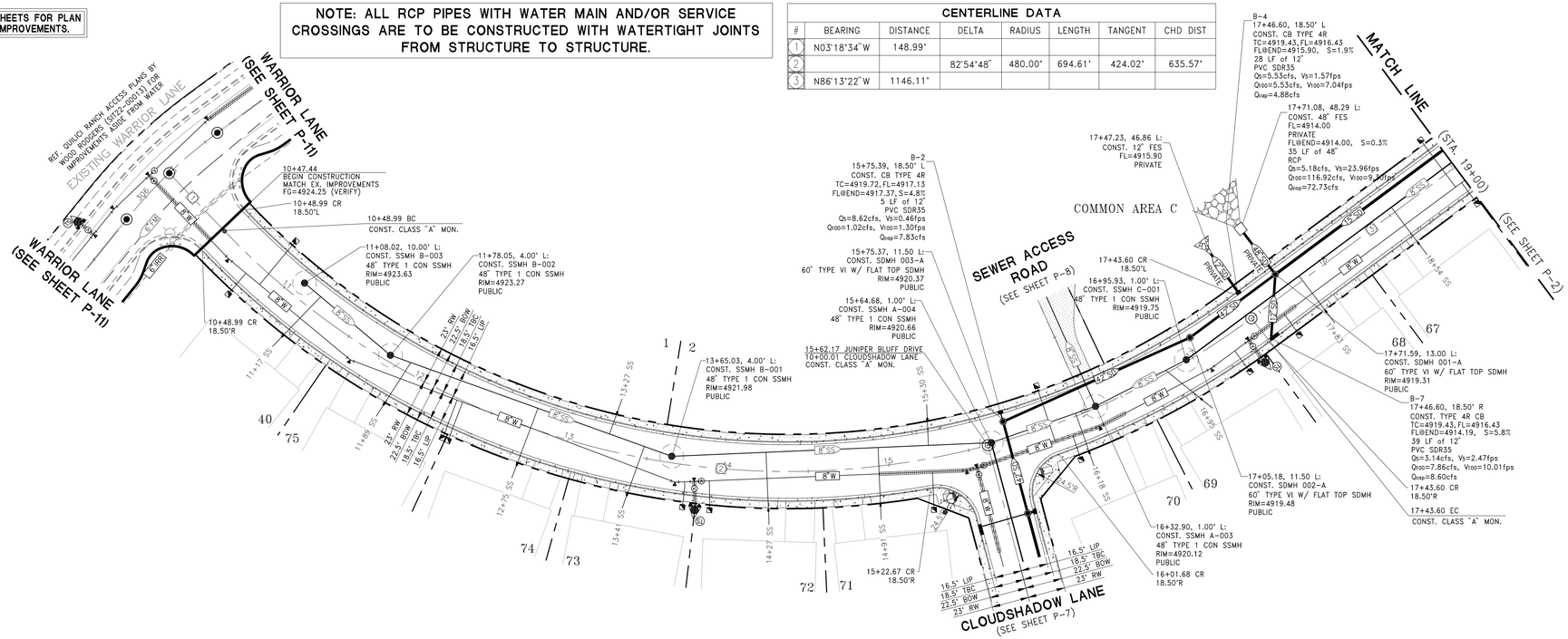
SHT 20 OF 59

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REFERENCE TMWA W SHEETS FOR PLAN VIEW WATER SYSTEM IMPROVEMENTS.

NOTE: ALL RCP PIPES WITH WATER MAIN AND/OR SERVICE CROSSINGS ARE TO BE CONSTRUCTED WITH WATERTIGHT JOINTS FROM STRUCTURE TO STRUCTURE.

CENTERLINE DATA							
#	BEARING	DISTANCE	DELTA	RADIUS	LENGTH	TANGENT	CHD DIST
1	N03°18'34"W	148.99'					
2			82°54'48"	480.00'	694.61'	424.02'	635.57'
3	N86°13'22"W	1146.11'					



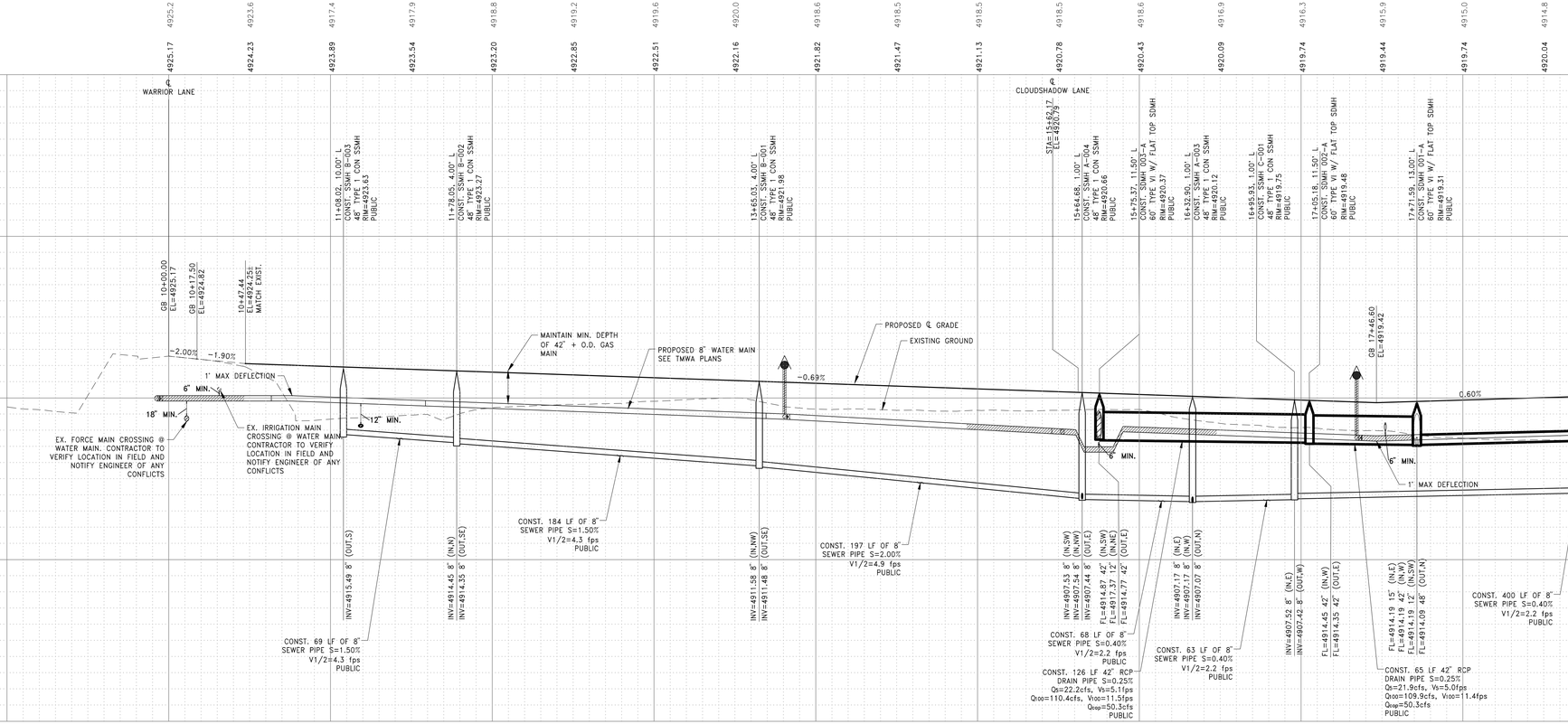
40' 20' 0 40'

SCALE: 1" = 40'

NOTES:

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2. SEWER LATERALS SHALL BE EXTENDED 10' PAST PROPERTY LINE, PLUGGED, MARKED WITH A REDWOOD 4"x4" POST AND "S" STAMPED IN TOP OF CURB AT LATERAL CROSSING. PER R-224A AND R-224B, SEWER LATERALS SHALL HAVE A CLEANOUT INSTALLED IMMEDIATELY UPSTREAM OF THE POINT WHERE THE SERVICE LATERAL EXITS THE PUBLIC RIGHT-OF-WAY OR EASEMENT. A VALVE BOX CLEARLY MARKED "SEWER" SHALL BE INSTALLED OVER THE TOP OF THE CLEANOUT RISER CAP PIPE.
3. GAS AND WATER MAINS SHALL BE CONSTRUCTED IN A COMMON TRENCH UNLESS OTHERWISE NOTED. GAS DESIGN BY NV ENERGY.
4. THERE SHALL BE 42"+OD GAS MINIMUM COVER OVER THE WATER MAIN.
5. ALL SEWER AND STORM DRAIN ARE PUBLIC UNLESS NOTED OTHERWISE.
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11. STREET LIGHTS TO BE DESIGNED BY NV ENERGY.
12. SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE GRADING, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, DIVISION OF HISTORIC PRESERVATION AND ARCHAEOLOGY, SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO (2) WORKING DAYS FROM THE DATE OF NOTIFICATION.
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JUNIPER BLUFF DRIVE (STA. 10+00 TO 19+00)



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Reno, NV 89502
Tel 775.823.4068 Fax 775.823.4066

KYLE MATTHEW CASTLE EXP: 12/31/26 CIVIL No. 030045 STATE OF NEVADA PROFESSIONAL ENGINEER
07/14/2026

NO.	DESCRIPTION	ENGR INIT	DATE
PROJECT ADDRESS: 200 OLD TOWN ROAD		APN: 038-132-37	

DATE: JULY 2026
SCALE: H: 1" = 40' V: 1" = 8'
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH
VILLAGES 1 & 2
PLAN AND PROFILE
JUNIPER BLUFF DRIVE (STA. 10+00 TO 19+00)
CITY OF RENO NEVADA

PROJECT NO. 3173094

DRAWING P-1

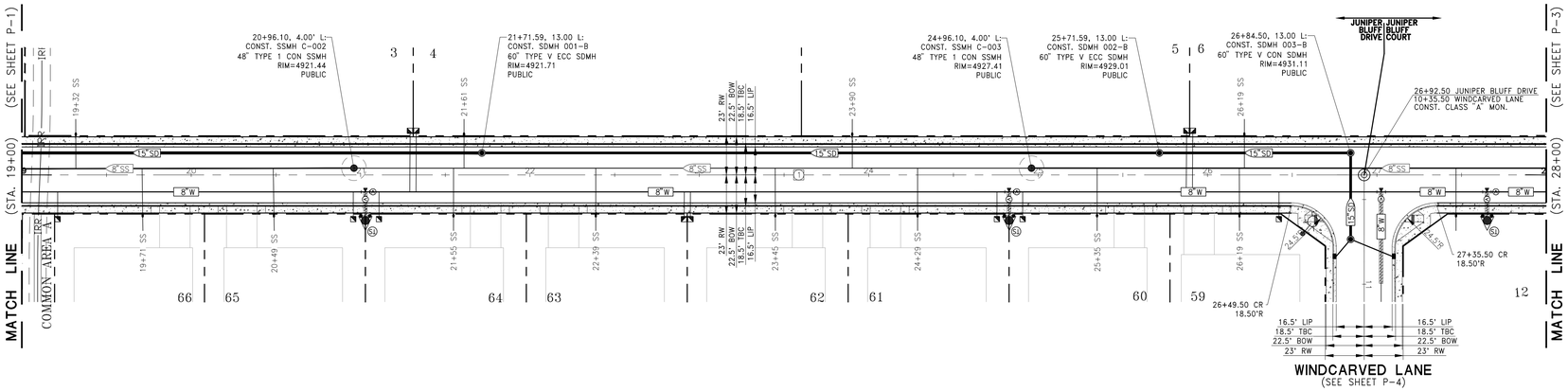
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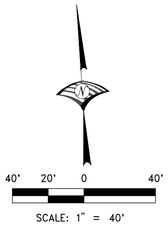
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NOTE: ALL RCP PIPES WITH WATER MAIN AND/OR SERVICE CROSSINGS ARE TO BE CONSTRUCTED WITH WATERTIGHT JOINTS FROM STRUCTURE TO STRUCTURE.

REFERENCE TMWA W SHEETS FOR PLAN VIEW WATER SYSTEM IMPROVEMENTS.

CENTERLINE DATA		
#	BEARING	DISTANCE
1	N86°13'22"W	1146.11'

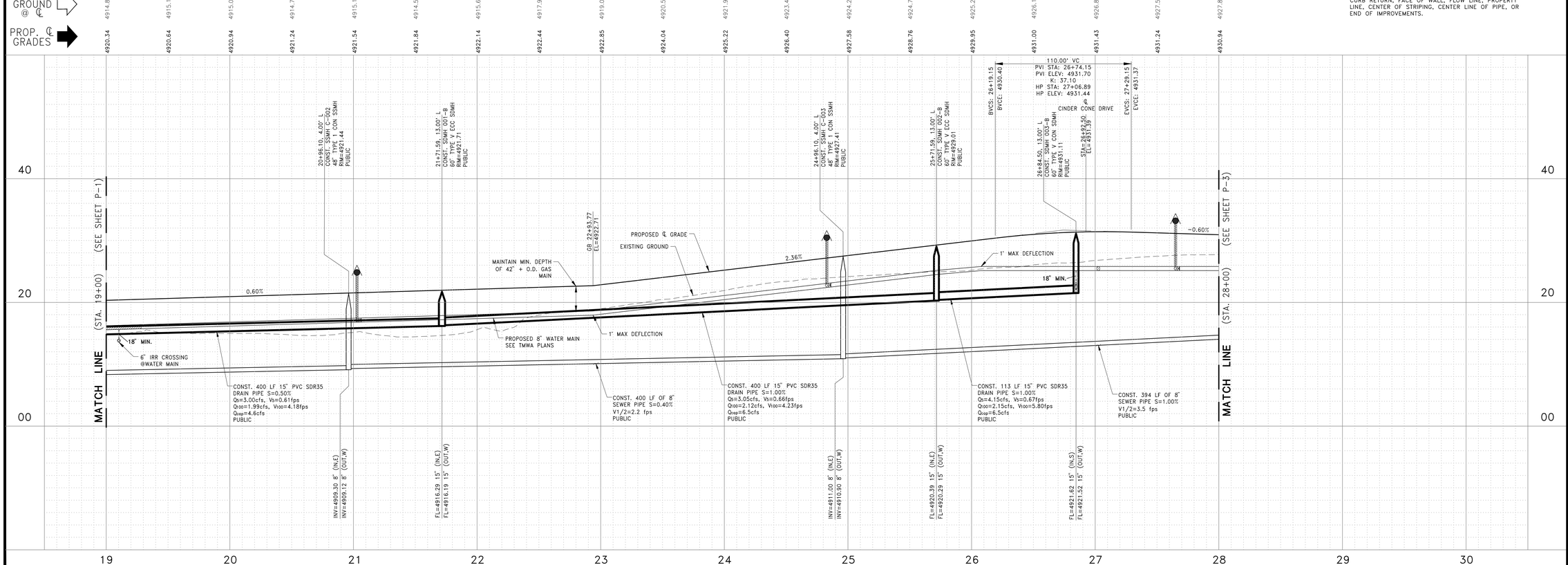




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JUNIPER BLUFF DR/CT (STA. 19+00 TO 28+00)



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Reno, NV 89502 Fax 775.823.4066

KYLE MATTHEW CASTLE
EXP: 12/31/26
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07/14/2026

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DATE: JULY 2026
SCALE: H: 1" = 40' V: 1" = 8'
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
PLAN AND PROFILE
JUNIPER BLUFF DR/CT (STA. 19+00 TO 28+00)
CITY OF RENO NEVADA

PROJECT NO. 3173094

DRAWING P-2

SHT 22 OF 59

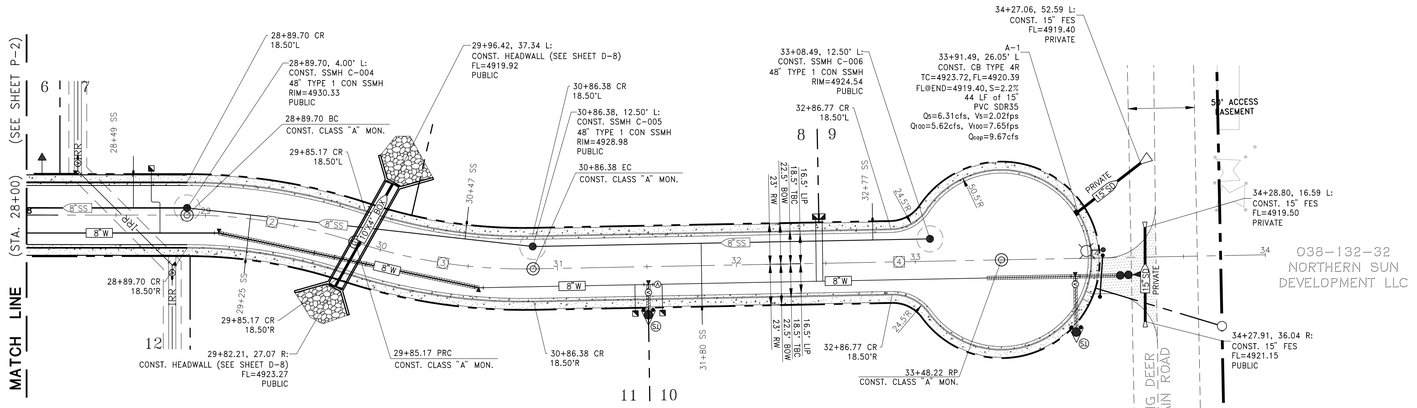
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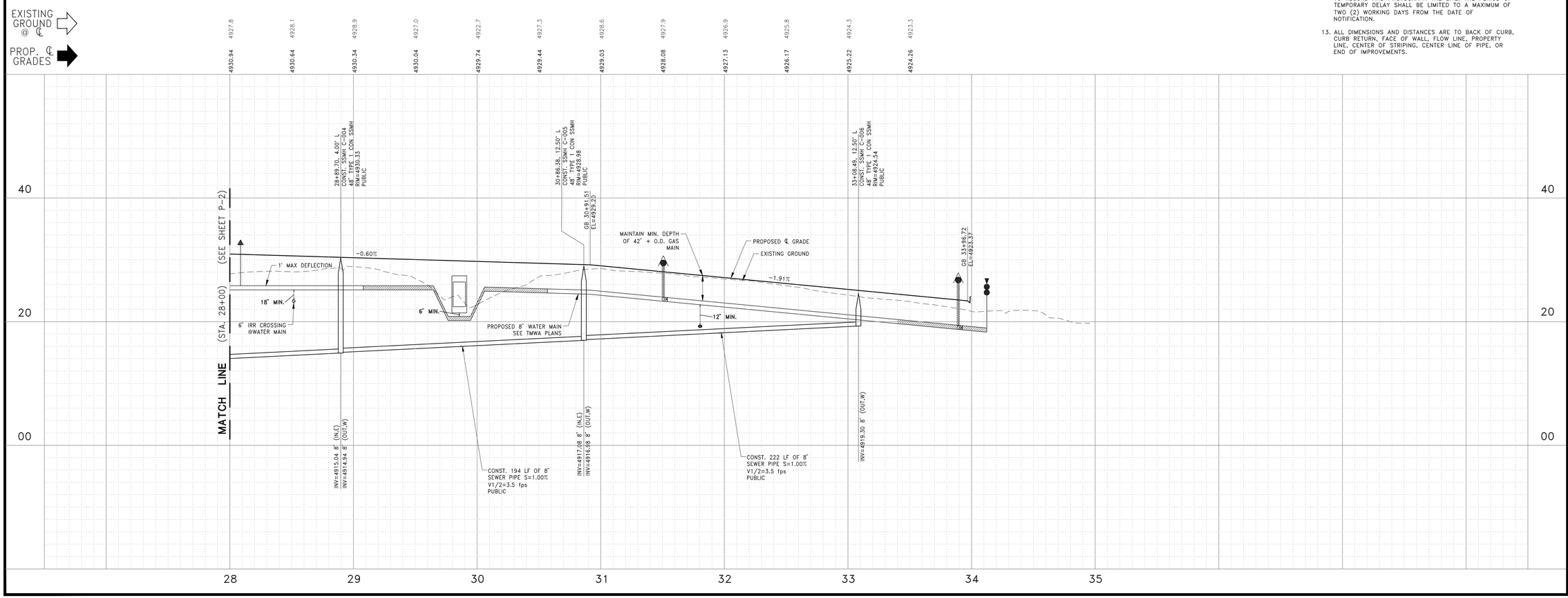
REFERENCE TMWA W SHEETS FOR PLAN VIEW WATER SYSTEM IMPROVEMENTS.

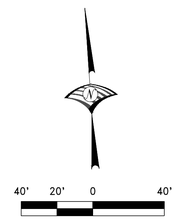
CENTERLINE DATA

#	BEARING	DISTANCE	DELTA	RADIUS	LENGTH	TANGENT	CHD DIST
1	N86°13'22"W	1146.11'					
2			18°13'54"	300.00'	95.46'	48.14'	95.06'
3			19°19'49"	300.00'	101.21'	51.09'	100.73'
4	N87°19'16"W	409.33'					



JUNIPER BLUFF COURT (STA. 28+00 TO 34+50)





NOTES:

1. ALL MANHOLE RIM ELEVATIONS ARE APPROXIMATE. RIMS TO BE SET AT FINISH GRADE.
2. SEWER LATERALS SHALL BE EXTENDED 10' PAST PROPERTY LINE, PLUGGED, MARKED WITH A REDWOOD 4"x4" POST AND "S" STAMPED IN TOP OF CURB AT LATERAL CROSSING. PER R-224A AND R-224B, SEWER LATERALS SHALL HAVE A CLEANOUT INSTALLED IMMEDIATELY UPSTREAM OF THE POINT WHERE THE SERVICE LATERAL EXITS THE PUBLIC RIGHT-OF-WAY OR EASEMENT. A VALVE BOX CLEARLY MARKED "SEWER" SHALL BE INSTALLED OVER THE TOP OF THE CLEANOUT RISER CAP PIPE.
3. GAS AND WATER MAINS SHALL BE CONSTRUCTED IN A COMMON TRENCH UNLESS OTHERWISE NOTED. GAS DESIGN BY NV ENERGY.
4. THERE SHALL BE 42"+OD GAS MINIMUM COVER OVER THE WATER MAIN.
5. ALL SEWER AND STORM DRAIN ARE PUBLIC UNLESS NOTED OTHERWISE.
6. ALL TOP OF CURB STATION, OFFSET, AND ELEVATION INFORMATION IS RELATIVE TO BACK FACE OF CURB UNLESS NOTED OTHERWISE.
7. CONSTRUCT CLASS "A" MONUMENTS AT BC'S, EC'S, PCC'S AND INTERSECTIONS PER FINAL MAP.
8. ALL STREETS ARE PUBLIC.
9. ALL SLOPES ARE 3:1 OR LESS UNLESS NOTED OTHERWISE.
10. COMMON ELEMENTS TO BE MAINTAINED BY MERIDIAN 120S HOMEOWNERS ASSOCIATION.
11. STREET LIGHTS TO BE DESIGNED BY NV ENERGY.
12. SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE GRADING, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, DIVISION OF HISTORIC PRESERVATION AND ARCHAEOLOGY, SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO (2) WORKING DAYS FROM THE DATE OF NOTIFICATION.
13. ALL DIMENSIONS AND DISTANCES ARE TO BACK OF CURB, CURB RETURN, FACE OF WALL, FLOW LINE, PROPERTY LINE, CENTER OF STRIPING, CENTER LINE OF PIPE, OR END OF IMPROVEMENTS.

NO.	DESCRIPTION	ENGR INIT	DATE
PROJECT ADDRESS: 200 OLD TOWN ROAD		APN: 038-132-37	

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
9670 Gateway Drive, Suite 100
Reno, NV 89521
Tel 775.823.4068
Fax 775.823.4066

KYLE MATTHEW CASTLE
EXP: 12/31/26
CIVIL
No. 030045
STATE OF NEVADA
PROFESSIONAL ENGINEER
07/14/2026

DATE: JULY 2026
SCALE: H: 1"=40' V: 1"=8'
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
PLAN AND PROFILE
JUNIPER BLUFF COURT (STA. 28+00 TO 34+50)
CITY OF RENO NEVADA

PROJECT NO. 3173094

DRAWING P-3

SHT 23 OF 59

J:\Jobs\3173_Meridian_120_South\Meridian_S_V_1-2\Civil\Dwg\C_22_MI120S_V1-2_P03.dwg 7/14/2026 12:24 PM Paige Bowers

NOTE: ALL RCP PIPES WITH WATER MAIN AND/OR SERVICE CROSSINGS ARE TO BE CONSTRUCTED WITH WATERTIGHT JOINTS FROM STRUCTURE TO STRUCTURE.

REFERENCE TMWA W SHEETS FOR PLAN VIEW WATER SYSTEM IMPROVEMENTS.

CENTERLINE DATA							
#	BEARING	DISTANCE	DELTA	RADIUS	LENGTH	TANGENT	CHD DIST
1	N03°46'38"E	379.50'					
2			90°00'00"	60.00'	94.25'	60.00'	84.85'
3	N86°13'22"W	888.90'					

40' 20' 0 40'

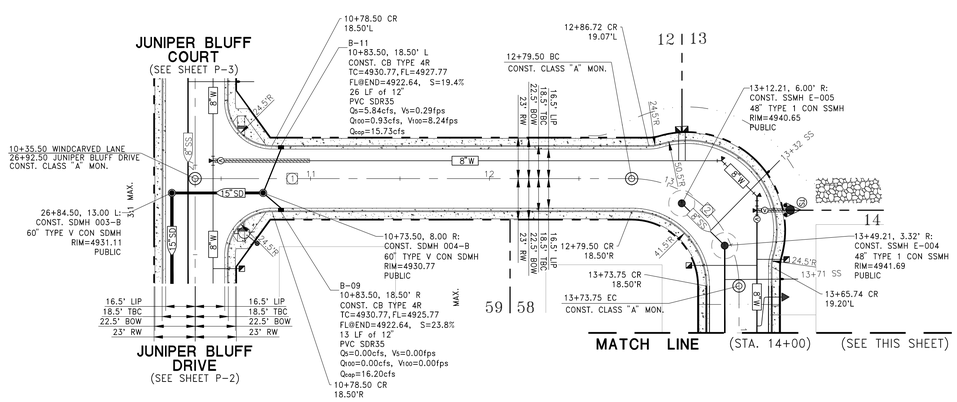
SCALE: 1" = 40'

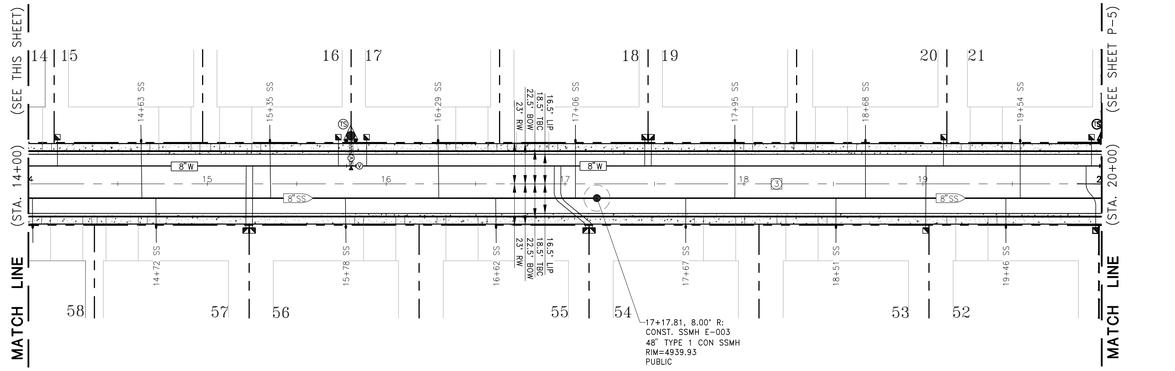
NOTES:

1. ALL MANHOLE RIM ELEVATIONS ARE APPROXIMATE. RIMS TO BE SET AT FINISH GRADE.
2. SEWER LATERALS SHALL BE EXTENDED 10' PAST PROPERTY LINE, PLUGGED, MARKED WITH A REDWOOD 4"x4" POST AND "S" STAMPED IN TOP OF CURB AT LATERAL CROSSING. PER R-224A AND R-224B. SEWER LATERALS SHALL HAVE A CLEANOUT INSTALLED IMMEDIATELY UPSTREAM OF THE POINT WHERE THE SERVICE LATERAL EXITS THE PUBLIC RIGHT-OF-WAY OR EASEMENT. A VALVE BOX CLEARLY MARKED "SEWER" SHALL BE INSTALLED OVER THE TOP OF THE CLEANOUT RISER CAP PIPE.
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4. THERE SHALL BE 42"+OD GAS MINIMUM COVER OVER THE WATER MAIN.
5. ALL SEWER AND STORM DRAIN ARE PUBLIC UNLESS NOTED OTHERWISE.
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7. CONSTRUCT CLASS "A" MONUMENTS AT BC'S, EC'S, PCC'S AND INTERSECTIONS PER FINAL MAP.
8. ALL STREETS ARE PUBLIC.
9. ALL SLOPES ARE 3:1 OR LESS UNLESS NOTED OTHERWISE.
10. COMMON ELEMENTS TO BE MAINTAINED BY MERIDIAN 120S HOMEOWNERS ASSOCIATION.
11. STREET LIGHTS TO BE DESIGNED BY NV ENERGY.
12. SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE GRADING, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, DIVISION OF HISTORIC PRESERVATION AND ARCHAEOLOGY, SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO (2) WORKING DAYS FROM THE DATE OF NOTIFICATION.
13. ALL DIMENSIONS AND DISTANCES ARE TO BACK OF CURB, CURB RETURN, FACE OF WALL, FLOW LINE, PROPERTY LINE, CENTER OF STRIPING, CENTER LINE OF PIPE, OR END OF IMPROVEMENTS.

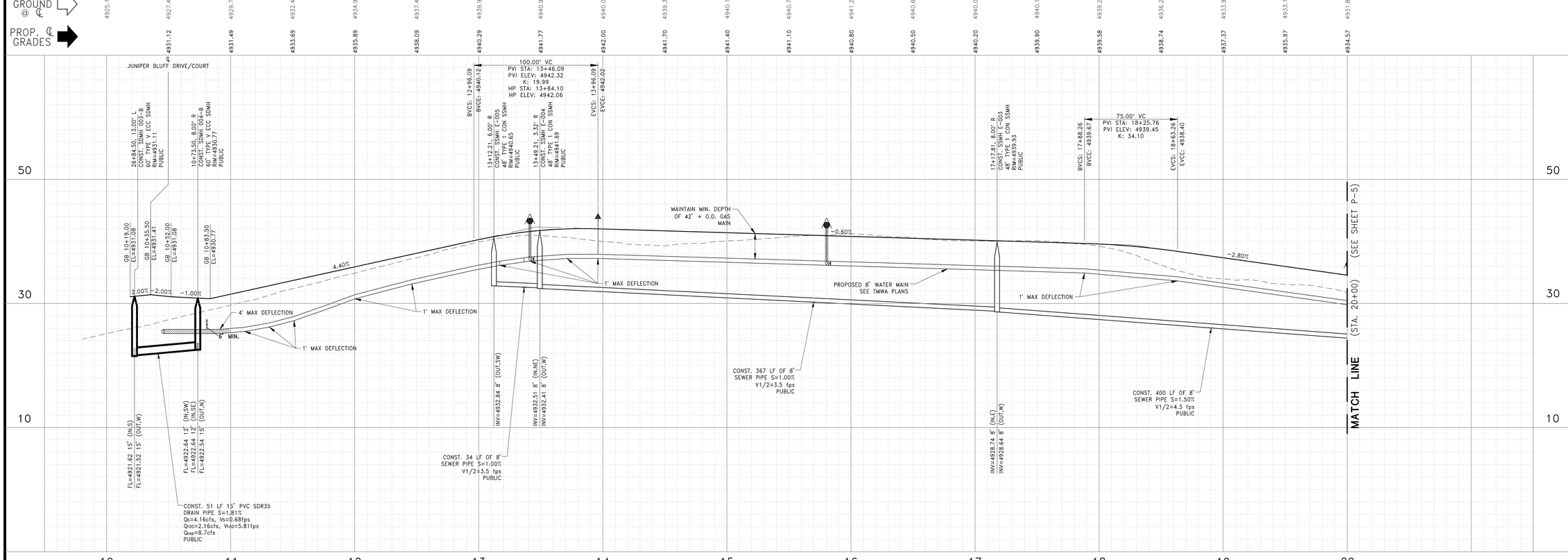
40' 20' 0 40'

SCALE: 1" = 40'





WINDCARVED LN/CINDER CONE DR (STA. 10+00 TO 20+00)



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
9361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

KYLE MATTHEW CASTLE
EXP: 12/31/26
CIVIL
No. 030045
STATE OF NEVADA
PROFESSIONAL ENGINEER
07/14/2026

NO.	DESCRIPTION	ENGR INIT	DATE
PROJECT ADDRESS: 200 OLD TOWN ROAD		APN: 038-132-37	

DATE: JULY 2026
SCALE: H: 1" = 40' V: 1" = 8'
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH
VILLAGES 1 & 2
PLAN AND PROFILE
WINDCARVED LN/CINDER CONE DR (STA. 10+00 TO 20+00)
CITY OF RENO NEVADA

PROJECT NO. 3173094

DRAWING
P-4

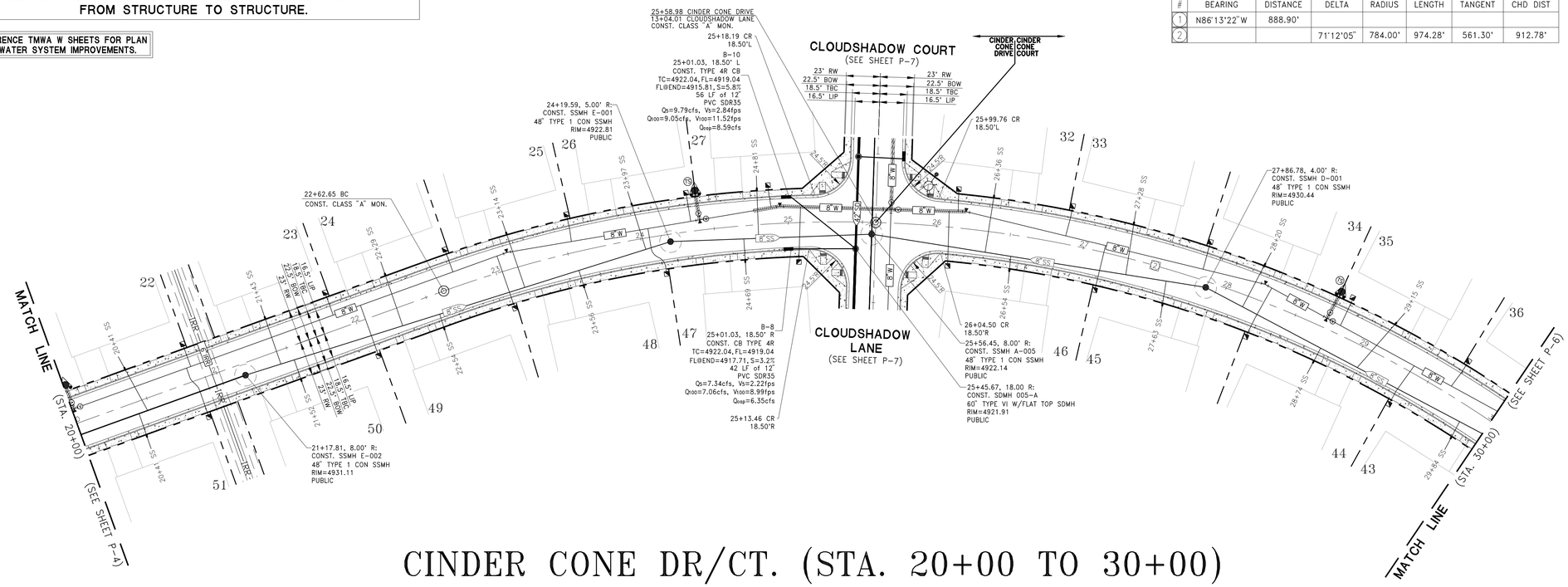
SHT **24** OF **59**

J:\Jobs\3173_Meridian_120_South\Meridian_S_V_1-2\Civil\Dwg\C-23_MP205_V1-2_P04.dwg 7/14/2026 12:25 PM Paige Bowers

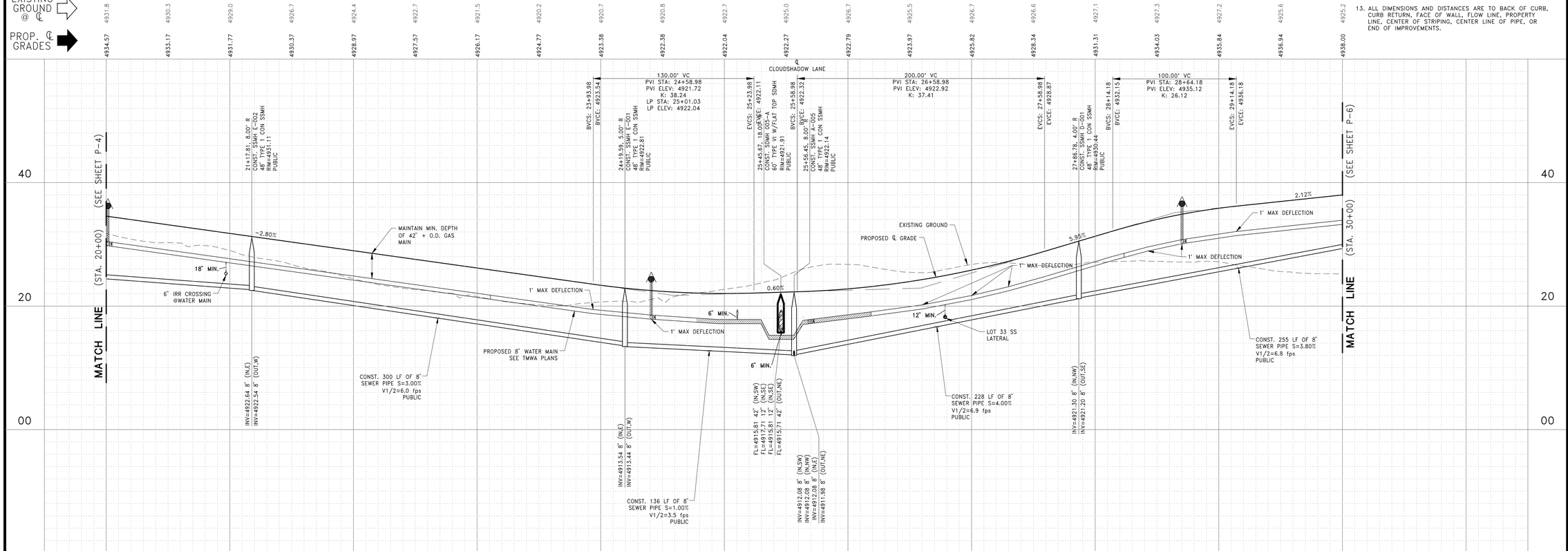
NOTE: ALL RCP PIPES WITH WATER MAIN AND/OR SERVICE CROSSINGS ARE TO BE CONSTRUCTED WITH WATERTIGHT JOINTS FROM STRUCTURE TO STRUCTURE.

REFERENCE TMWA W SHEETS FOR PLAN VIEW WATER SYSTEM IMPROVEMENTS.

CENTERLINE DATA							
#	BEARING	DISTANCE	DELTA	RADIUS	LENGTH	TANGENT	CHD DIST
1	N86°13'22"W	888.90'					
2			71°12'05"	784.00'	974.28'	561.30'	912.78'



CINDER CONE DR/CT. (STA. 20+00 TO 30+00)



NOTES:

1. ALL MANHOLE RIM ELEVATIONS ARE APPROXIMATE. RIMS TO BE SET AT FINISH GRADE.
2. SEWER LATERALS SHALL BE EXTENDED 10' PAST PROPERTY LINE, PLUGGED, MARKED WITH A REDWOOD 4"x4" POST AND "S" STAMPED IN TOP OF CURB AT LATERAL CROSSING. PER R-224A AND R-224B, SEWER LATERALS SHALL HAVE A CLEANOUT INSTALLED IMMEDIATELY UPSTREAM OF THE POINT WHERE THE SERVICE LATERAL EXITS THE PUBLIC RIGHT-OF-WAY OR EASEMENT. A VALVE BOX CLEARLY MARKED "SEWER" SHALL BE INSTALLED OVER THE TOP OF THE CLEANOUT RISER CAP PIPE.
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5. ALL SEWER AND STORM DRAIN ARE PUBLIC UNLESS NOTED OTHERWISE.
6. ALL TOP OF CURB STATION, OFFSET, AND ELEVATION INFORMATION IS RELATIVE TO BACK FACE OF CURB UNLESS NOTED OTHERWISE.
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8. ALL STREETS ARE PUBLIC.
9. ALL SLOPES ARE 3:1 OR LESS UNLESS NOTED OTHERWISE.
10. COMMON ELEMENTS TO BE MAINTAINED BY MERIDIAN 120S HOMEOWNERS ASSOCIATION.
11. STREET LIGHTS TO BE DESIGNED BY NV ENERGY.
12. SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE GRADING, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, DIVISION OF HISTORIC PRESERVATION AND ARCHAEOLOGY, SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO (2) WORKING DAYS FROM THE DATE OF NOTIFICATION.
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NO.	DESCRIPTION	ENGR INIT	DATE
PROJECT ADDRESS: 200 OLD TOWN ROAD		APN: 038-132-37	

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

KYLE MATTHEW CASTLE
EXP: 12/31/26
CIVIL
No. 030045
STATE OF NEVADA
PROFESSIONAL ENGINEER
07/14/2026

DATE: JULY 2026
SCALE: H: 1" = 40' V: 1" = 8'
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
PLAN AND PRFILE
CINDER CONE DR/CT. (STA. 20+00 TO 30+00)
CITY OF RENO NEVADA

PROJECT NO. 3173094

DRAWING P-5

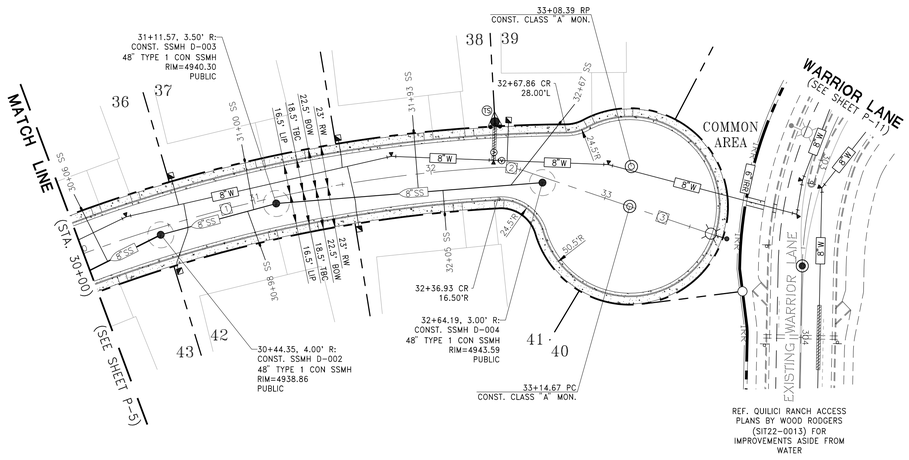
SHT 25 OF 59

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NOTE: ALL RCP PIPES WITH WATER MAIN AND/OR SERVICE CROSSINGS ARE TO BE CONSTRUCTED WITH WATERTIGHT JOINTS FROM STRUCTURE TO STRUCTURE.

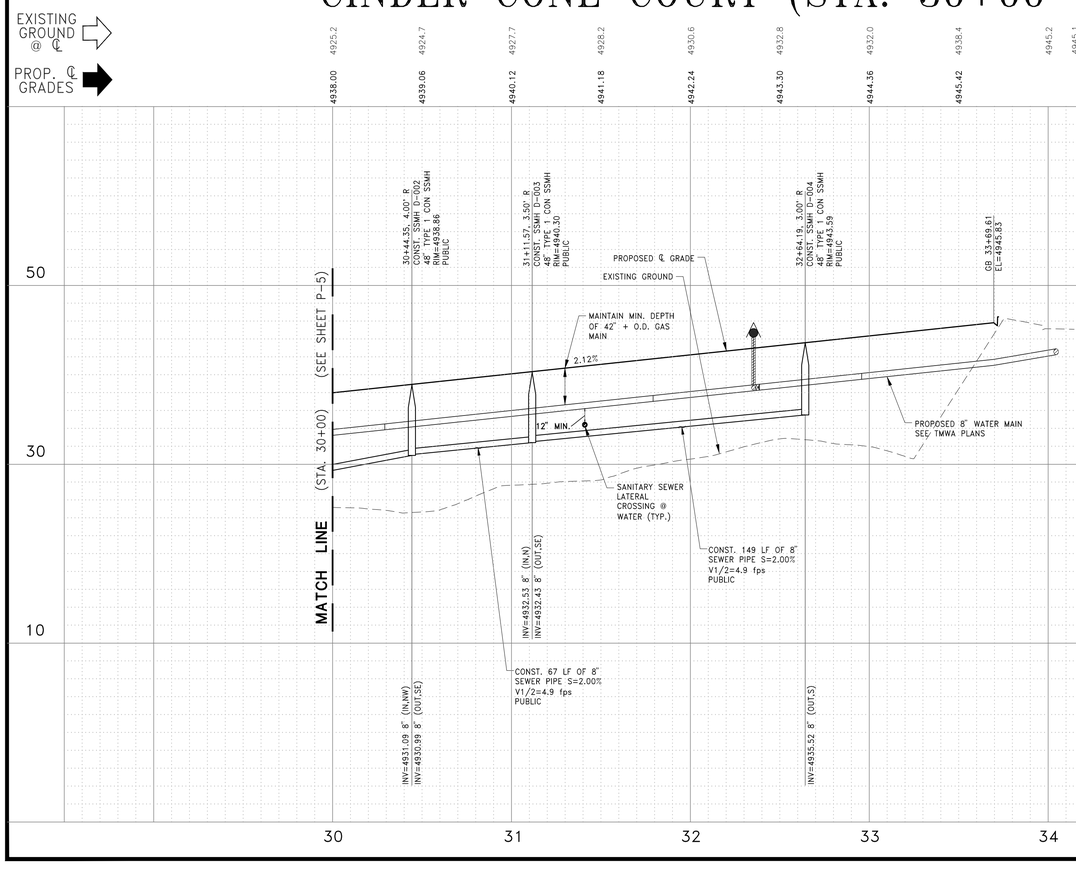
REFERENCE TMWA W SHEETS FOR PLAN VIEW WATER SYSTEM IMPROVEMENTS.

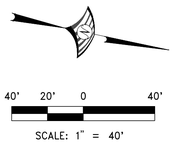
CENTERLINE DATA							
#	BEARING	DISTANCE	DELTA	RADIUS	LENGTH	TANGENT	CHD DIST
1			71°12'05"	784.00'	974.28'	561.30'	912.78'
2			21°47'47"	43.00'	16.36'	8.28'	16.26'
3	N06°46'30"E	161.38'					



REF. QUILICI RANCH ACCESS PLANS BY WOOD RODGERS (SI122-0013) FOR IMPROVEMENTS ASIDE FROM WATER

CINDER CONE COURT (STA. 30+00 TO 34+00)





NOTES:

1. ALL MANHOLE RIM ELEVATIONS ARE APPROXIMATE. RIMS TO BE SET AT FINISH GRADE.
2. SEWER LATERALS SHALL BE EXTENDED 10' PAST PROPERTY LINE, PLUGGED, MARKED WITH A REDWOOD 4"x4" POST AND "S" STAMPED IN TOP OF CURB AT LATERAL CROSSING, PER R-224A AND R-224B. SEWER LATERALS SHALL HAVE A CLEANOUT INSTALLED IMMEDIATELY UPSTREAM OF THE POINT WHERE THE SERVICE LATERAL EXITS THE PUBLIC RIGHT-OF-WAY OR EASEMENT. A VALVE BOX CLEARLY MARKED "SEWER" SHALL BE INSTALLED OVER THE TOP OF THE CLEANOUT RISER CAP PIPE.
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12. SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE GRADING, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, DIVISION OF HISTORIC PRESERVATION AND ARCHAEOLOGY, SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO (2) WORKING DAYS FROM THE DATE OF NOTIFICATION.
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NO.	DESCRIPTION	ENGR INIT	DATE
	PROJECT ADDRESS: 200 OLD TOWN ROAD	APN: 038-132-37	

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

KYLE MATTHEW CASTLE
EXP: 12/31/26
CIVIL
No. 030045
STATE OF NEVADA
PROFESSIONAL ENGINEER
07/14/2026

DATE: JULY 2026
SCALE: H: 1" = 40' V: 1" = 8'
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
PLAN AND PROFILE CINDER CONE COURT (STA. 30+00 TO 34+00)
CITY OF RENO NEVADA

PROJECT NO. 3173094

DRAWING P-6

SHT 26 OF 59

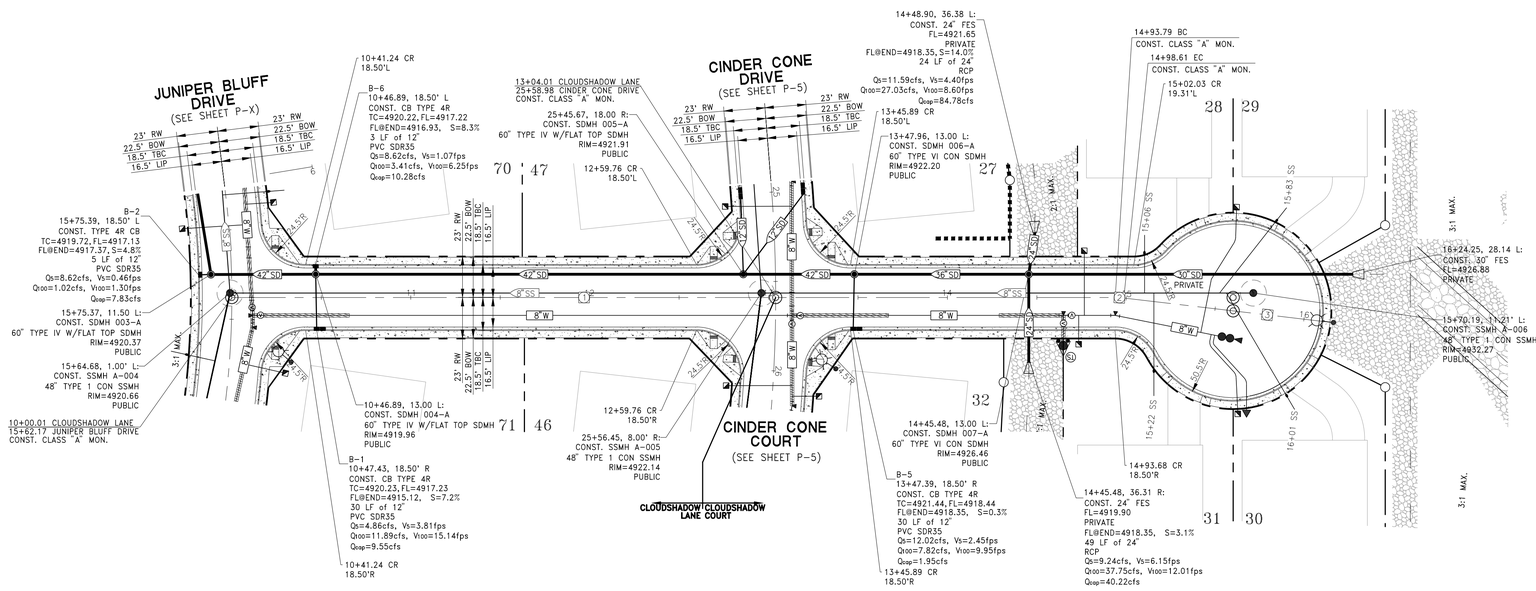
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NOTE: ALL RCP PIPES WITH WATER MAIN AND/OR SERVICE CROSSINGS ARE TO BE CONSTRUCTED WITH WATERTIGHT JOINTS FROM STRUCTURE TO STRUCTURE.

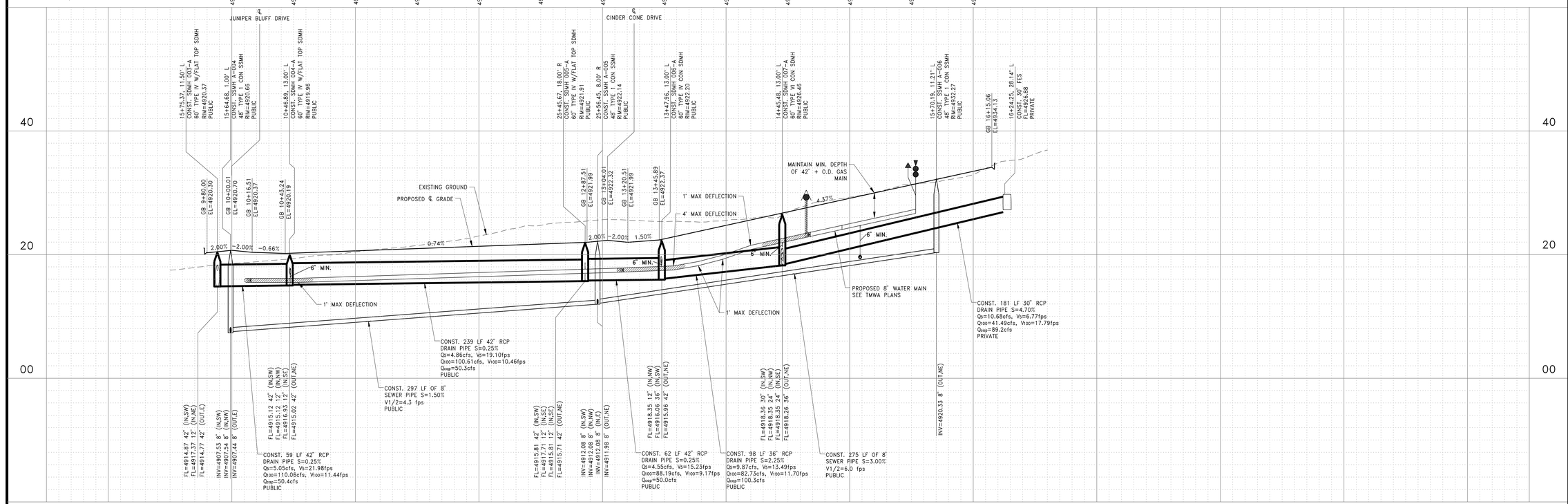
REFERENCE TMWA W SHEETS FOR PLAN VIEW WATER SYSTEM IMPROVEMENTS.

CENTERLINE DATA

#	BEARING	DISTANCE	DELTA	RADIUS	LENGTH	TANGENT	CHD DIST
1	N25°25'59"E	593.79'					
2			6°42'07"	41.16'	4.82'	2.41'	4.81'
3	N32°08'06"E	161.55'					



CLOUDSHADOW LANE/COURT



NOTES:

1. ALL MANHOLE RIM ELEVATIONS ARE APPROXIMATE. RIMS TO BE SET AT FINISH GRADE.
2. SEWER LATERALS SHALL BE EXTENDED 10' PAST PROPERTY LINE, PLUGGED, MARKED WITH A REDWOOD 4"x4" POST AND "S" STAMPED IN TOP OF CURB AT LATERAL CROSSING. PER R-224A AND R-224B, SEWER LATERALS SHALL HAVE A CLEANOUT INSTALLED IMMEDIATELY UPSTREAM OF THE POINT WHERE THE SERVICE LATERAL EXITS THE PUBLIC RIGHT-OF-WAY OR EASEMENT. A VALVE BOX CLEARLY MARKED "SEWER" SHALL BE INSTALLED OVER THE TOP OF THE CLEANOUT RISER CAP PIPE.
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40' 20' 0 40'
SCALE: 1" = 40'

NO.	DESCRIPTION	ENGR INIT	DATE
PROJECT ADDRESS: 200 OLD TOWN ROAD		APN: 038-132-37	

WOOD RODGERS
GRADING RELATIONSHIP ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

KYLE MATTHEW CASTLE EXP: 12/31/26 CIVIL No. 030045 STATE OF NEVADA REGISTERED ENGINEER
07/14/2026

DATE: JULY 2026
SCALE: H: 1" = 40' V: 1" = 8'
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
PLAN AND PROFILE CLOUDSHADOW LANE/COURT
CITY OF RENO NEVADA

PROJECT NO. 3173094

DRAWING P-7

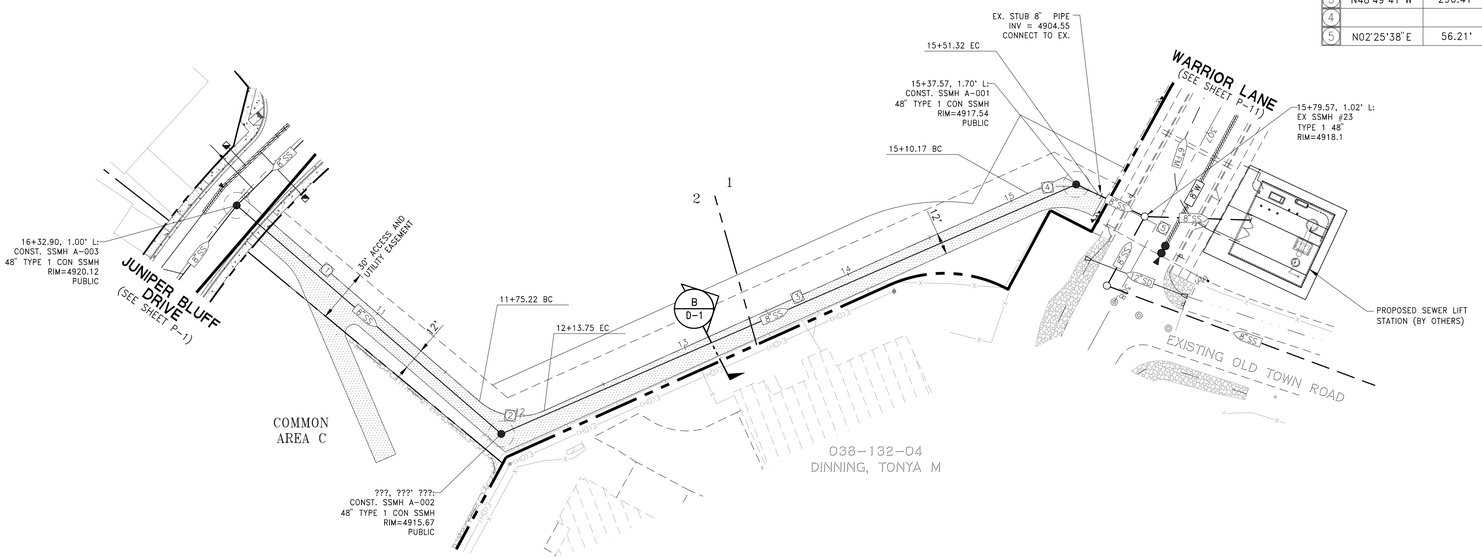
SHT 27 OF 59

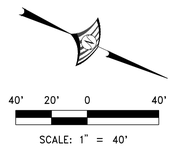
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NOTE: ALL RCP PIPES WITH WATER MAIN AND/OR SERVICE CROSSINGS ARE TO BE CONSTRUCTED WITH WATERTIGHT JOINTS FROM STRUCTURE TO STRUCTURE.

REFERENCE TMWA W SHEETS FOR PLAN VIEW WATER SYSTEM IMPROVEMENTS.

CENTERLINE DATA							
#	BEARING	DISTANCE	DELTA	RADIUS	LENGTH	TANGENT	CHD DIST
1	N16°06'37"E	225.22'					
2			64°56'19"	34.00'	38.54'	21.63'	36.51'
3	N48°49'41"W	296.41'					
4			51°15'19"	46.00'	41.15'	22.07'	39.79'
5	N02°25'38"E	56.21'					

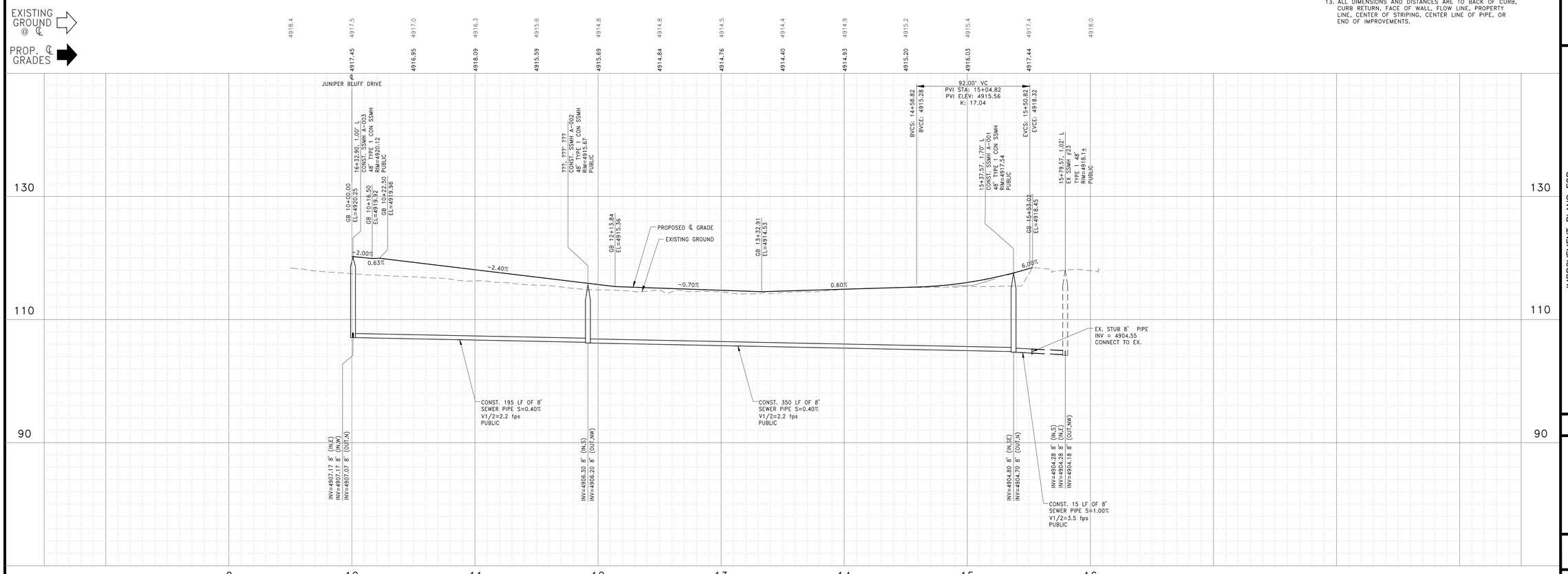




NOTES:

1. ALL MANHOLE RIM ELEVATIONS ARE APPROXIMATE. RIMS TO BE SET AT FINISH GRADE.
2. SEWER LATERALS SHALL BE EXTENDED 10' PAST PROPERTY LINE, PLUGGED, MARKED WITH A REDWOOD 4"x4" POST AND "S" STAMPED IN TOP OF CURB AT LATERAL CROSSING. PER R-224A AND R-224B, SEWER LATERALS SHALL HAVE A CLEANOUT INSTALLED IMMEDIATELY UPSTREAM OF THE POINT WHERE THE SERVICE LATERAL EXITS THE PUBLIC RIGHT-OF-WAY OR EASEMENT. A VALVE BOX CLEARLY MARKED "SEWER" SHALL BE INSTALLED OVER THE TOP OF THE CLEANOUT RISER CAP PIPE.
3. GAS AND WATER MAINS SHALL BE CONSTRUCTED IN A COMMON TRENCH UNLESS OTHERWISE NOTED. GAS DESIGN BY NV ENERGY.
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7. CONSTRUCT CLASS "A" MONUMENTS AT BC'S, EC'S, PCC'S AND INTERSECTIONS PER FINAL MAP.
8. ALL STREETS ARE PUBLIC.
9. ALL SLOPES ARE 3:1 OR LESS UNLESS NOTED OTHERWISE.
10. COMMON ELEMENTS TO BE MAINTAINED BY MERIDIAN 120S HOMEOWNERS ASSOCIATION.
11. STREET LIGHTS TO BE DESIGNED BY NV ENERGY.
12. SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE GRADING, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, DIVISION OF HISTORIC PRESERVATION AND ARCHAEOLOGY, SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO (2) WORKING DAYS FROM THE DATE OF NOTIFICATION.
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SEWER ACCESS ROAD



NO.	DESCRIPTION	ENGR INIT	DATE
PROJECT ADDRESS: 200 OLD TOWN ROAD		APN: 038-132-37	

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

PROFESSIONAL ENGINEER STATE OF NEVADA
KYLE MATTHEW CASTLE
EXP: 12/31/26
CIVIL
No. 030045
07/14/2026

DATE: JULY 2026
SCALE: H: 1" = 40' V: 1" = 8'
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
PLAN AND PROFILE SEWER ACCESS ROAD
CITY OF RENO NEVADA

PROJECT NO. 3173094

DRAWING P-8

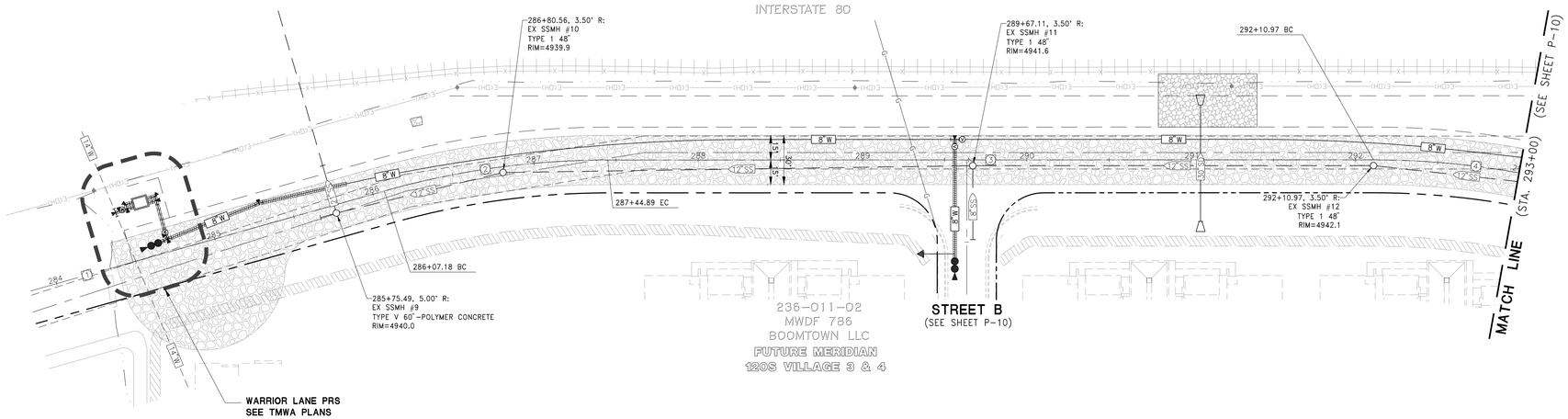
SHT 28 OF 59

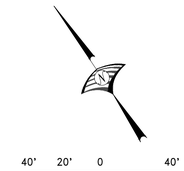
J:\Jobs\3173_Meridian_120_South\Meridian_S_V_1-2\Civil\Dwg\C-27_MP205_V1-2_P08.dwg 7/14/2026 12:28 PM Paige Bowers

NOTE: ALL RCP PIPES WITH WATER MAIN AND/OR SERVICE CROSSINGS ARE TO BE CONSTRUCTED WITH WATERTIGHT JOINTS FROM STRUCTURE TO STRUCTURE.

REFERENCE TMWA W SHEETS FOR PLAN VIEW WATER SYSTEM IMPROVEMENTS.

CENTERLINE DATA							
#	BEARING	DISTANCE	DELTA	RADIUS	LENGTH	TANGENT	CHD DIST
1	N71°58'57"W	984.30'					
2			15°46'49"	500.00'	137.71'	69.29'	137.27'
3	N56°12'08"W	466.07'					
4			43°17'04"	500.00'	377.73'	198.39'	368.81'

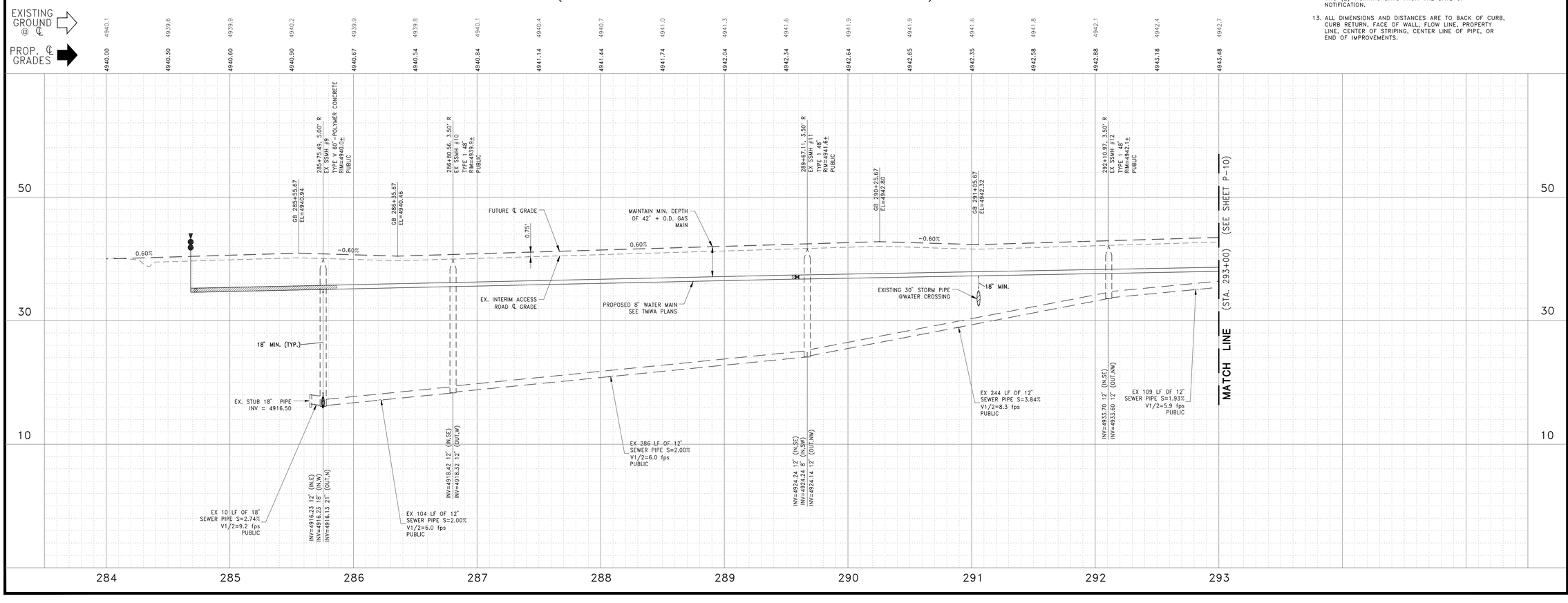




NOTES:

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2. SEWER LATERALS SHALL BE EXTENDED 10' PAST PROPERTY LINE, PLUGGED, MARKED WITH A REDWOOD 4"x4" POST AND "S" STAMPED IN TOP OF CURB AT LATERAL CROSSING. PER R-224A AND R-224B, SEWER LATERALS SHALL HAVE A CLEANOUT INSTALLED IMMEDIATELY UPSTREAM OF THE POINT WHERE THE SERVICE LATERAL EXITS THE PUBLIC RIGHT-OF-WAY OR EASEMENT. A VALVE BOX CLEARLY MARKED "SEWER" SHALL BE INSTALLED OVER THE TOP OF THE CLEANOUT RISER CAP PIPE.
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7. CONSTRUCT CLASS "A" MONUMENTS AT BC'S, EC'S, PCC'S AND INTERSECTIONS PER FINAL MAP.
8. ALL STREETS ARE PUBLIC.
9. ALL SLOPES ARE 3:1 OR LESS UNLESS NOTED OTHERWISE.
10. COMMON ELEMENTS TO BE MAINTAINED BY MERIDIAN 120S HOMEOWNERS ASSOCIATION.
11. STREET LIGHTS TO BE DESIGNED BY NV ENERGY.
12. SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE GRADING, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, DIVISION OF HISTORIC PRESERVATION AND ARCHAEOLOGY, SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO (2) WORKING DAYS FROM THE DATE OF NOTIFICATION.
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WARRIOR LANE (STA. 284+00 TO 293+00)



NO.	DESCRIPTION	ENGR INIT	DATE
PROJECT ADDRESS: 200 OLD TOWN ROAD		APN: 038-132-37	

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

KYLE MATTHEW CASTLE
EXP: 12/31/26
CIVIL
No. 030045
STATE OF NEVADA
PROFESSIONAL ENGINEER
07/14/2026

DATE: JULY 2026
SCALE: H: 1" = 40' V: 1" = 8'
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
PLAN AND PROFILE WARRIOR LANE (STA. 284+00 TO 293+00)
CITY OF RENO NEVADA

PROJECT NO. 3173094

DRAWING P-9

SHT 29 OF 59

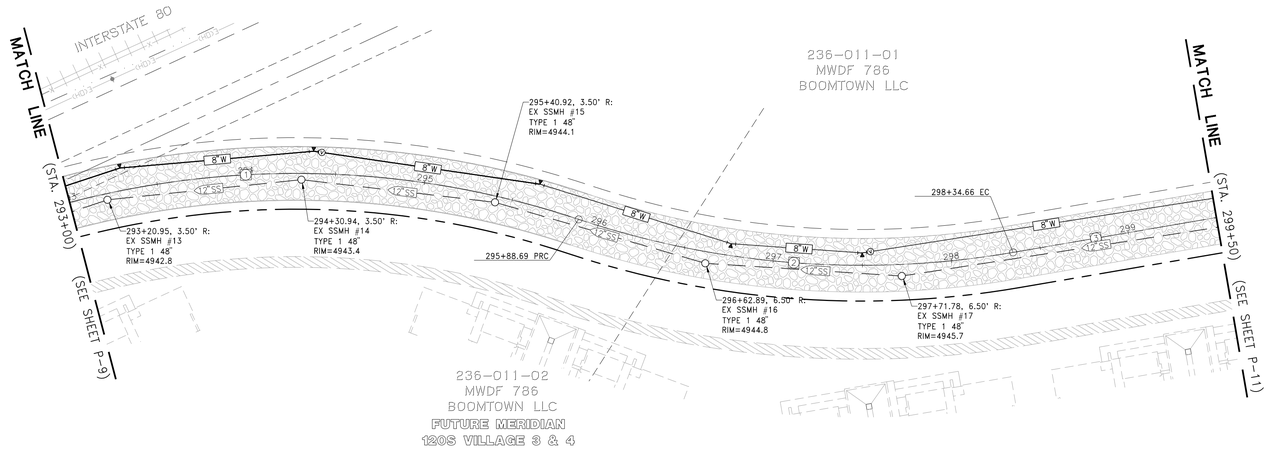
J:\Jobs\3173_Meridian_120_South\Meridian_S_V_1-2\Civil\Dwg\C-28_MP205_V1-2_P09.dwg 7/14/2026 12:29 PM Paige Bowers

NOTE: ALL RCP PIPES WITH WATER MAIN AND/OR SERVICE CROSSINGS ARE TO BE CONSTRUCTED WITH WATERTIGHT JOINTS FROM STRUCTURE TO STRUCTURE.

REFERENCE TMWA W SHEETS FOR PLAN VIEW WATER SYSTEM IMPROVEMENTS.

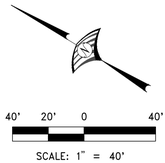
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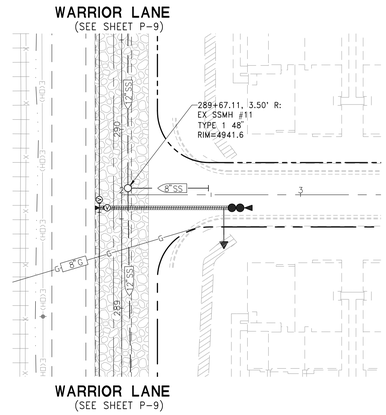
#	BEARING	DISTANCE	DELTA	RADIUS	LENGTH	TANGENT	CHD DIST
1			43°17'04"	500.00'	377.73'	198.39'	368.81'
2			28°11'10"	500.00'	245.97'	125.53'	243.50'
3	N41°06'14"W	317.35'					



NOTES:

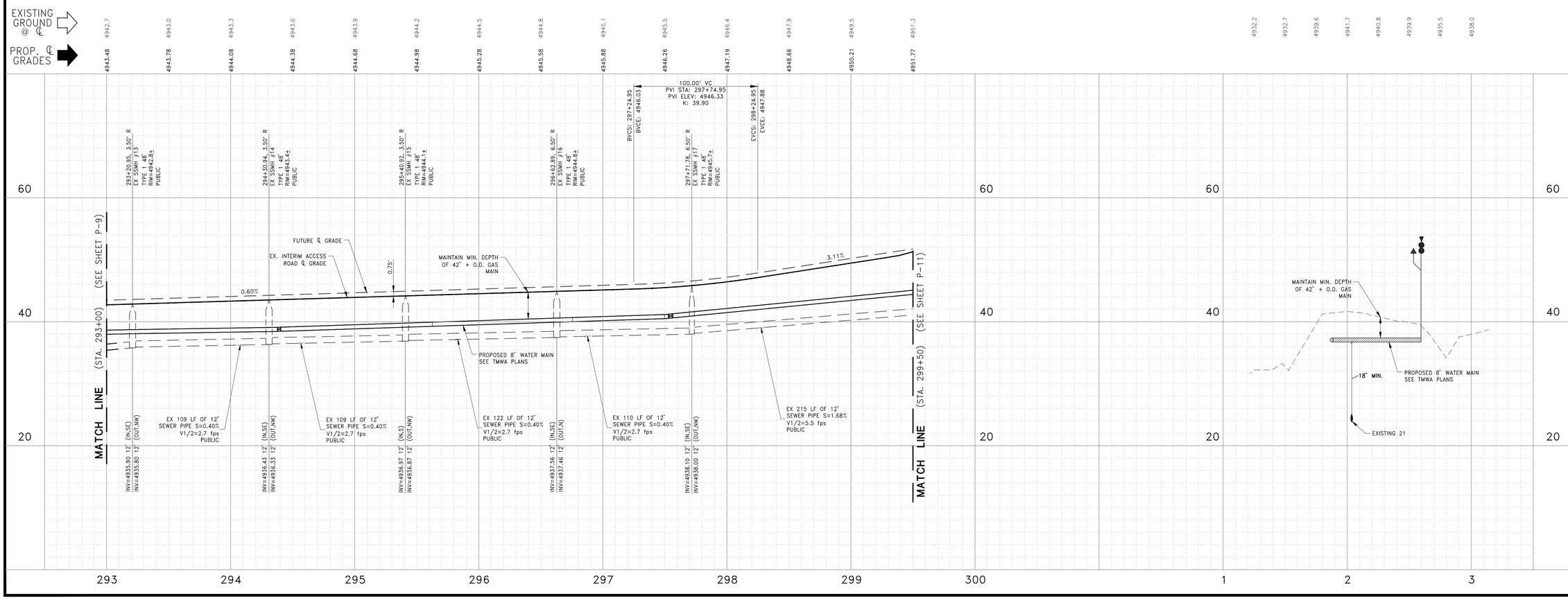
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WARRIOR LANE (STA. 293+00 TO 299+50)

FUTURE STREET B



NO.	DESCRIPTION	ENGR INIT	DATE

PROJECT ADDRESS:
200 OLD TOWN ROAD
APN: 038-132-37

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

KYLE MATTHEW CASTLE
EXP: 12/31/26
CIVIL
No. 030045
STATE OF NEVADA
PROFESSIONAL ENGINEER
07/14/2026

DATE: JULY 2026
SCALE: H: 1" = 40' V: 1" = 8'
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
PLAN AND PROFILE
WARRIOR LANE (STA. 293+00 TO 299+50)
CITY OF RENO NEVADA

PROJECT NO.
3173094

DRAWING
P-10

SHT 30 OF 59

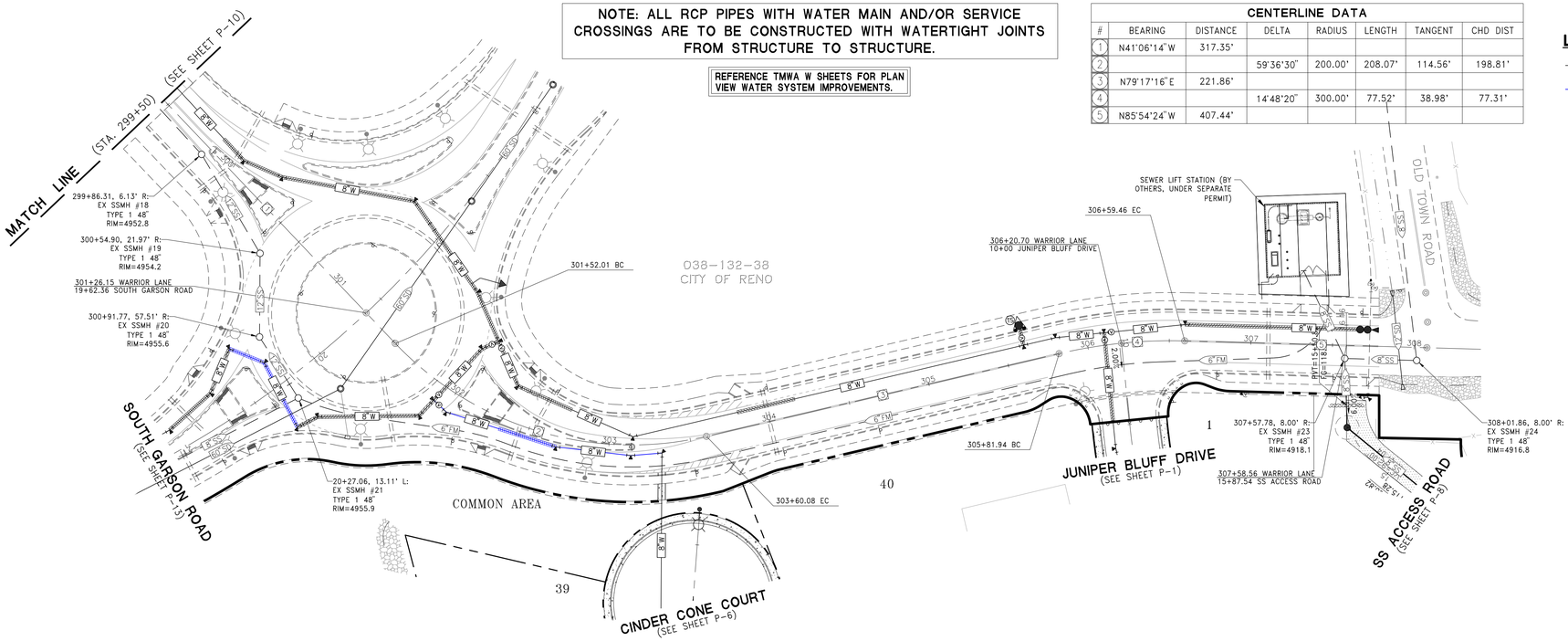
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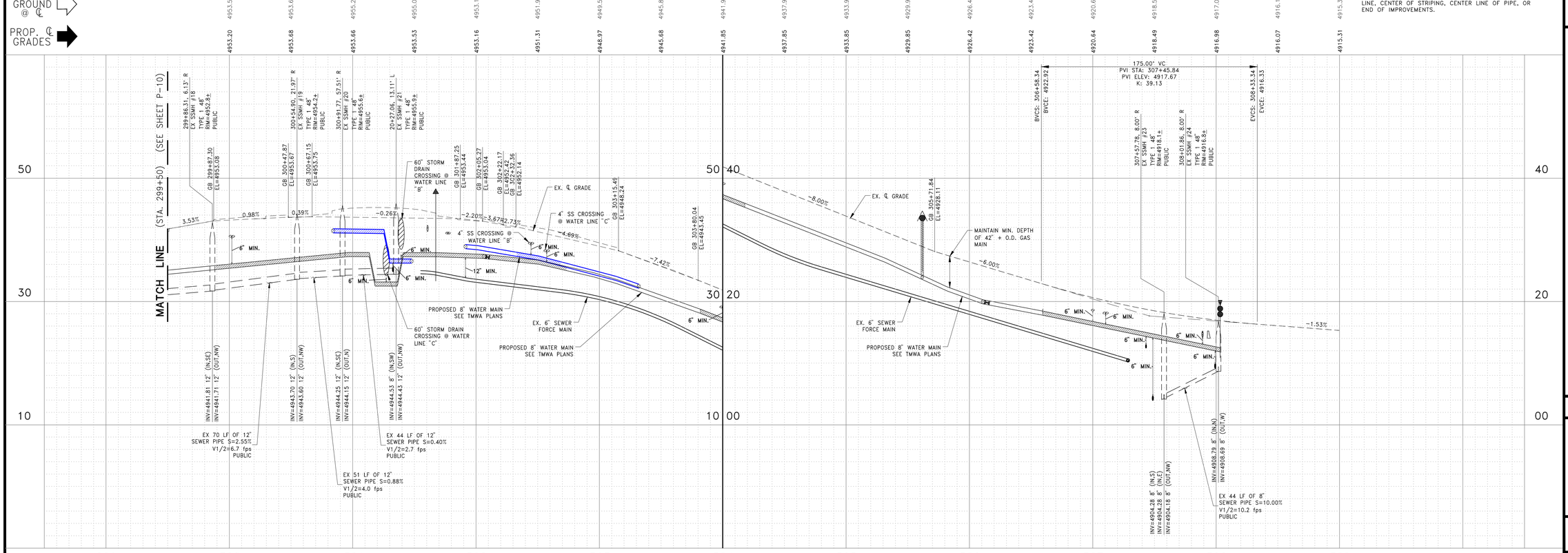
REFERENCE TMWA W SHEETS FOR PLAN VIEW WATER SYSTEM IMPROVEMENTS.

CENTERLINE DATA

#	BEARING	DISTANCE	DELTA	RADIUS	LENGTH	TANGENT	CHD DIST
1	N41°06'14"W	317.35'					
2			59°36'30"	200.00'	208.07'	114.56'	198.81'
3	N79°17'16"E	221.86'					
4			14°48'20"	300.00'	77.52'	38.98'	77.31'
5	N85°54'24"W	407.44'					



WARRIOR LANE (STA. 299+50 TO 308+00)



LEGEND:

WATER LINE "A"

WATER LINE "B"

40' 20' 0 40'

SCALE: 1" = 40'

NOTES:

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NO.	DESCRIPTION	ENGR INIT	DATE
PROJECT ADDRESS: 200 OLD TOWN ROAD		APN: 038-132-37	

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
9670 Gateway Drive, Suite 100
Reno, NV 89521
Tel: 775.823.4068
Fax: 775.823.4066

KYLE MATTHEW CASTLE
EXP: 12/31/26
CIVIL
No. 030045
STATE OF NEVADA
PROFESSIONAL ENGINEER
07/14/2026

DATE: JULY 2026
SCALE: H: 1" = 40' V: 1" = 8'
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
PLAN AND PROFILE WARRIOR LANE (STA. 299+50 TO 308+00)
CITY OF RENO NEVADA

PROJECT NO. 3173094

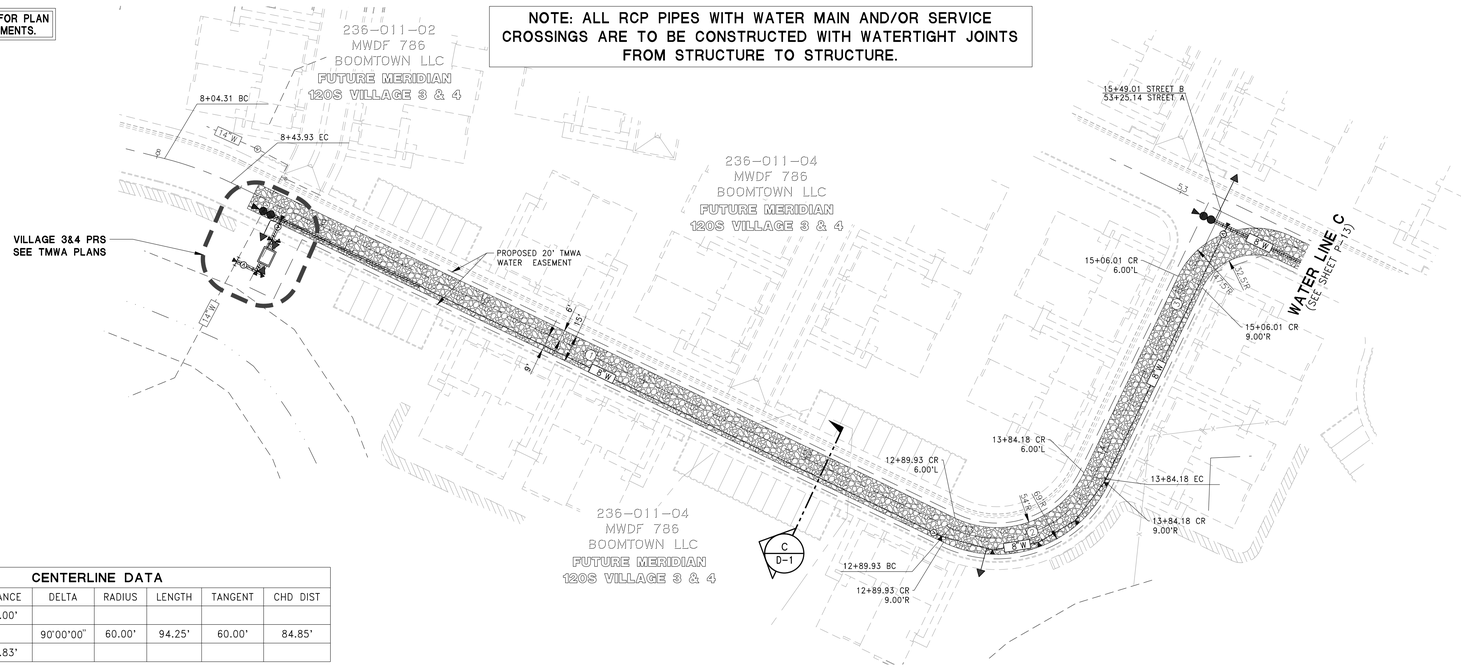
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SHT 31 OF 59

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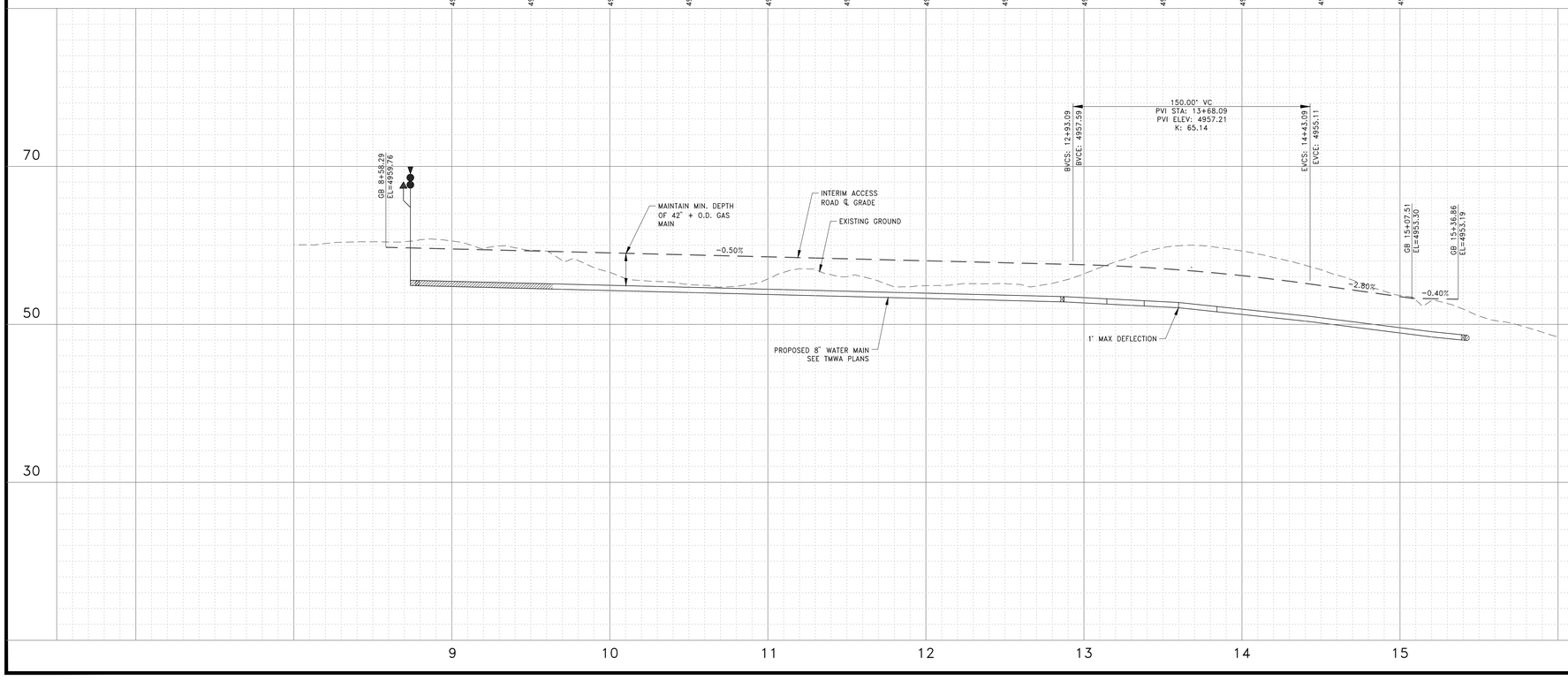
REFERENCE TMWA W SHEETS FOR PLAN VIEW WATER SYSTEM IMPROVEMENTS.

NOTE: ALL RCP PIPES WITH WATER MAIN AND/OR SERVICE CROSSINGS ARE TO BE CONSTRUCTED WITH WATERTIGHT JOINTS FROM STRUCTURE TO STRUCTURE.



CENTERLINE DATA							
#	BEARING	DISTANCE	DELTA	RADIUS	LENGTH	TANGENT	CHD DIST
1	N41°06'14"W	446.00'					
2			90°00'00"	60.00'	94.25'	60.00'	84.85'
3	N48°53'46"E	214.83'					

WATER LINE C





NOTES:

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NO.	DESCRIPTION	ENGR INIT	DATE
PROJECT ADDRESS: 200 OLD TOWN ROAD		APN: 038-132-37	

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Reno, NV 89502
Tel 775.823.4068 Fax 775.823.4066

PROFESSIONAL ENGINEER STATE OF NEVADA
KYLE MATTHEW CASTLE
EXP: 12/31/26
CIVIL
No. 030045
07/14/2026

DATE: JULY 2026
SCALE: H: 1" = 40' V: 1" = 8'
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
PLAN AND PROFILE WATER LINE C
CITY OF RENO NEVADA

PROJECT NO. 3173094

DRAWING P-12

SHT 32 OF 59

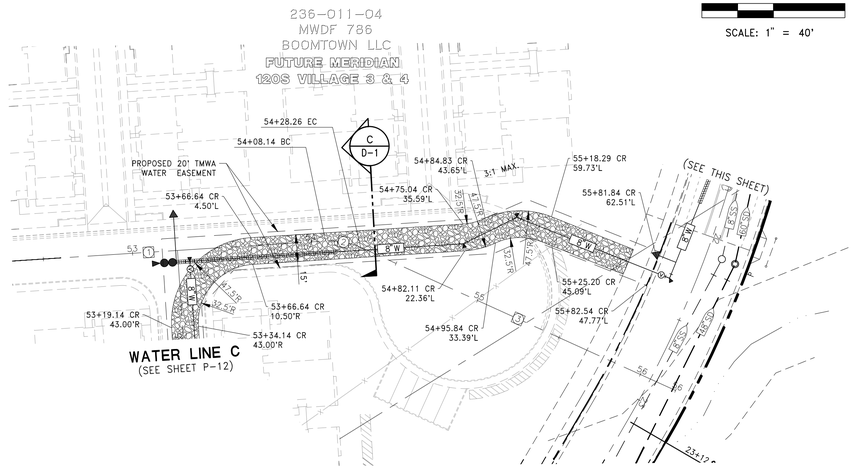
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NOTE: ALL RCP PIPES WITH WATER MAIN AND/OR SERVICE CROSSINGS ARE TO BE CONSTRUCTED WITH WATERTIGHT JOINTS FROM STRUCTURE TO STRUCTURE.

REFERENCE TMWA W SHEETS FOR PLAN VIEW WATER SYSTEM IMPROVEMENTS.

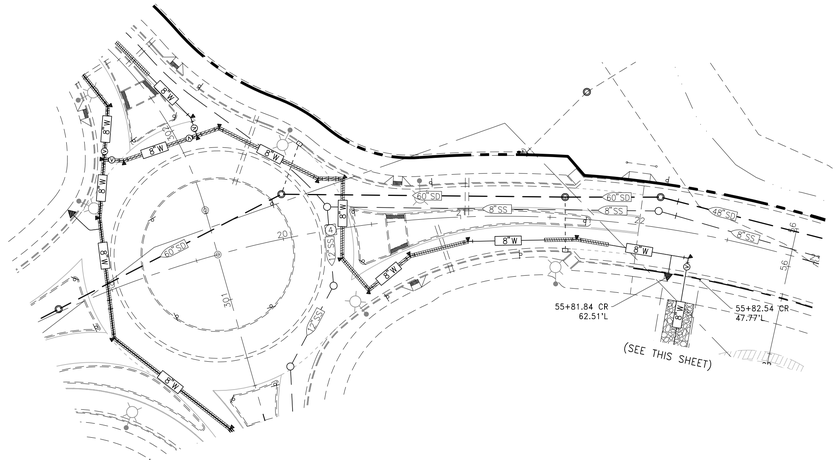
40' 20' 0 40'

SCALE: 1" = 40'



WATER LINE C

CENTERLINE DATA							
#	BEARING	DISTANCE	DELTA	RADIUS	LENGTH	TANGENT	CHD DIST
1	N41°06'14"W	189.74'					
2			28°07'11"	41.00'	20.12'	10.27'	19.92'
3	N12°59'03"W	193.38'					
4			83°16'40"	600.00'	872.08'	533.43'	797.32'



40' 20' 0 40'

SCALE: 1" = 40'

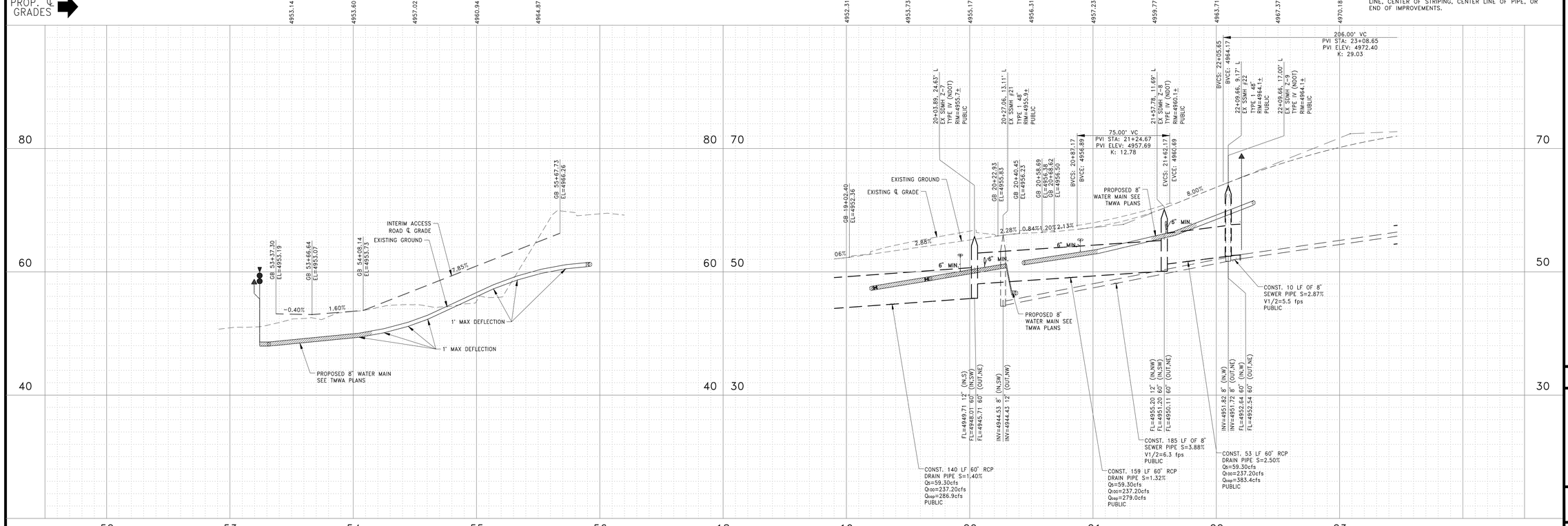
WATER LINE C
SOUTH GARSON ROAD

NOTES:

1. ALL MANHOLE RIM ELEVATIONS ARE APPROXIMATE. RIMS TO BE SET AT FINISH GRADE.
2. SEWER LATERALS SHALL BE EXTENDED 10' PAST PROPERTY LINE, PLUGGED, MARKED WITH A REDWOOD 4"x4" POST AND "S" STAMPED IN TOP OF CURB AT LATERAL CROSSING. PER R-224A AND R-224B. SEWER LATERALS SHALL HAVE A CLEANOUT INSTALLED IMMEDIATELY UPSTREAM OF THE POINT WHERE THE SERVICE LATERAL EXITS THE PUBLIC RIGHT-OF-WAY OR EASEMENT. A VALVE BOX CLEARLY MARKED "SEWER" SHALL BE INSTALLED OVER THE TOP OF THE CLEANOUT RISER CAP PIPE.
3. GAS AND WATER MAINS SHALL BE CONSTRUCTED IN A COMMON TRENCH UNLESS OTHERWISE NOTED. GAS DESIGN BY NV ENERGY.
4. THERE SHALL BE 42"+OD GAS MINIMUM COVER OVER THE WATER MAIN.
5. ALL SEWER AND STORM DRAIN ARE PUBLIC UNLESS NOTED OTHERWISE.
6. ALL TOP OF CURB STATION, OFFSET, AND ELEVATION INFORMATION IS RELATIVE TO BACK FACE OF CURB UNLESS NOTED OTHERWISE.
7. CONSTRUCT CLASS "A" MONUMENTS AT BC'S, EC'S, PCC'S AND INTERSECTIONS PER FINAL MAP.
8. ALL STREETS ARE PUBLIC.
9. ALL SLOPES ARE 3:1 OR LESS UNLESS NOTED OTHERWISE.
10. COMMON ELEMENTS TO BE MAINTAINED BY MERIDIAN 120S HOMEOWNERS ASSOCIATION.
11. STREET LIGHTS TO BE DESIGNED BY NV ENERGY.
12. SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE GRADING, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, DIVISION OF HISTORIC PRESERVATION AND ARCHAEOLOGY, SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO (2) WORKING DAYS FROM THE DATE OF NOTIFICATION.
13. ALL DIMENSIONS AND DISTANCES ARE TO BACK OF CURB, CURB RETURN, FACE OF WALL, FLOW LINE, PROPERTY LINE, CENTER OF STRIPING, CENTER LINE OF PIPE, OR END OF IMPROVEMENTS.

EXISTING GROUND @ ℄

PROP. ℄ GRADES



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Reno, NV 89502
Tel 775.823.4068 Fax 775.823.4066

KYLE MATTHEW CASTLE
EXP: 12/31/26
CIVIL
No. 030045
STATE OF NEVADA
PROFESSIONAL ENGINEER
07/14/2026

NO.	DESCRIPTION	ENGR INIT	DATE
PROJECT ADDRESS: 200 OLD TOWN ROAD		APN: 038-132-37	

DATE: JULY 2026
SCALE: H: 1" = 40' V: 1" = 8'
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

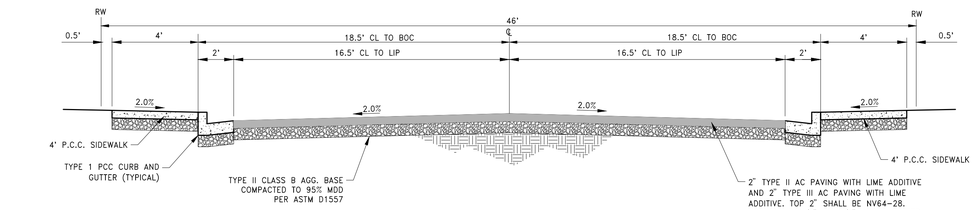
IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
PLAN AND PROFILE WATER LINE C, SOUTH GARSON ROAD
CITY OF RENO NEVADA

PROJECT NO. 3173094

DRAWING P-13

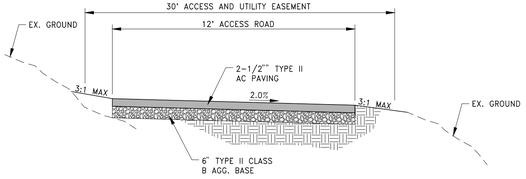
SHT 33 OF 59

A:\Jobs\3173_Meridian_120_South\Meridian_S_V_1-2\Civil\Dwg\C_32_MT205_V1-2_P13.dwg 7/14/2026 12:34 PM Paige Bowers

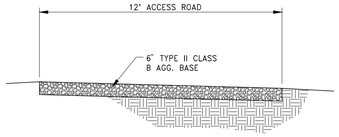


TYPICAL STREET SECTION NOTES:
1. EXPAND OUT TO ASPHALT CONCRETE PAVEMENT (ACP). TYPE III ACP SHALL BE USED FOR THE TOP LIFT OF ALL LOCAL STREETS. ASPHALT CEMENT GRADE PG64-22 SHALL BE USED FOR THE TOP 2" MINIMUM OF ALL FINISHED PAVEMENTS. ALL PUBLIC STREETS SHALL BE SLURRY SEALED.

A / D-1 TYPICAL STREET SECTION
NOT TO SCALE



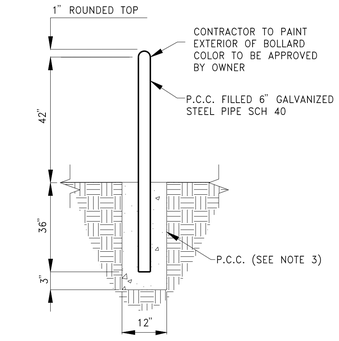
B / D-1 ACCESS ROAD SECTION
NOT TO SCALE



C / D-1 ACCESS ROAD SECTION
NOT TO SCALE

D / D-1 ACCESS ROAD SECTION
NOT TO SCALE

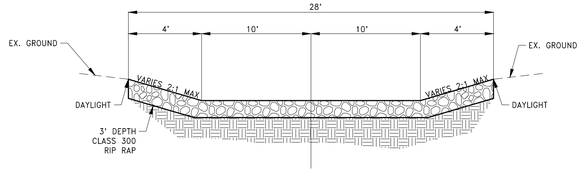
E / D-1 COMMON AREA A SECTION
NOT TO SCALE



NOTES:

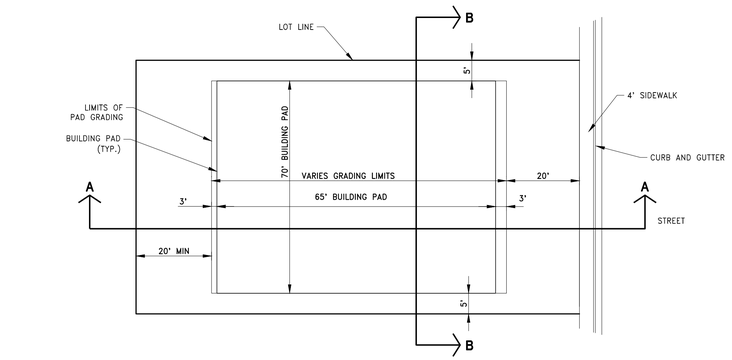
1. LOCATED NOT MORE THAN 2' FROM THE PROTECTED OBJECT.
2. SPACED NOT MORE THAN 4' BETWEEN POSTS ON CENTER.
3. PORTLAND CEMENT CONCRETE (P.C.C.) SHALL BE 4000 PSI MIN. COMPRESSIVE STRENGTH AT 28 DAYS. ALL CEMENT CONCRETE SHALL HAVE A COARSE AGGREGATE GRADATION CONFORMING TO SIZE No. 67. POLYPROPYLENE OR CELLULOSE FIBERS SHALL BE ADDED TO THE P.C.C. AT 1.5 LBS PER CUBIC YARD. MIX DESIGN SHALL CONFORM TO THE REQUIREMENTS OF SECTION 337.10 OF SSPWC. ALL MATERIALS SHALL CONFORM TO SSPWC.

FIRE HYDRANT BOLLARDS

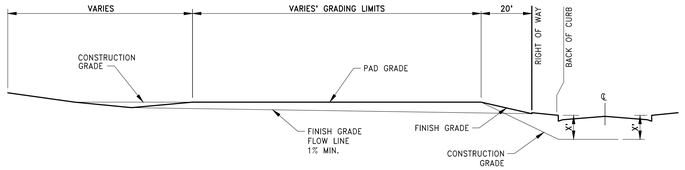


F / D-1 WESTERN STEAMBOAT DITCH OVERFLOW CHANNEL
NOT TO SCALE

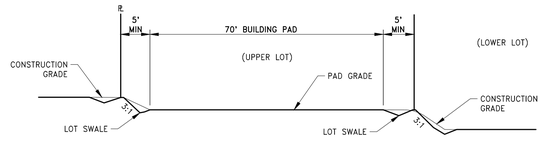
DRIVEWAY APRON DETAIL
N.T.S.



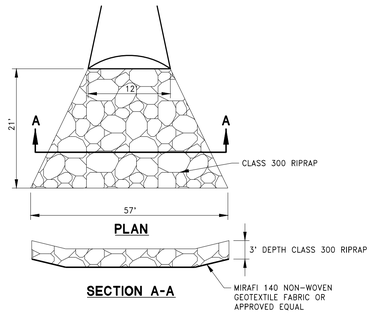
TYPICAL LOT PLAN VIEW
N.T.S.



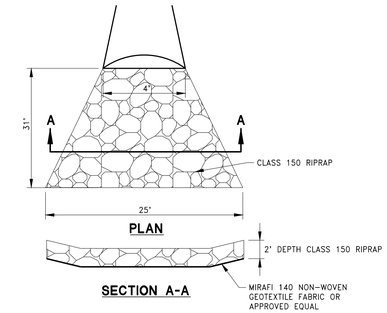
FRONT DRAIN LOT SECTION A-A
N.T.S.



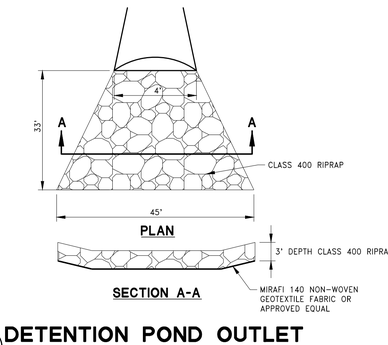
LOT SECTION B-B PAD GRADING DETAILS
N.T.S.



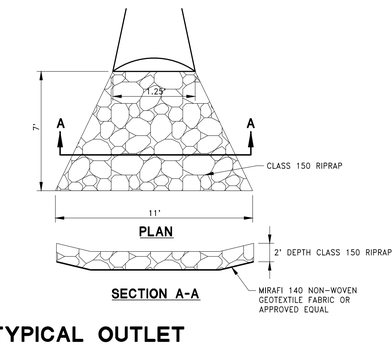
G / D-1 10X4' BOX CULVERT OUTLET PROTECTION DETAIL (CLASS 300)
N.T.S.



H / D-1 DETENTION POND INLET PROTECTION DETAIL (CLASS 150)
N.T.S.



I / D-1 DETENTION POND OUTLET PROTECTION DETAIL (CLASS 400)
N.T.S.



J / D-1 TYPICAL OUTLET PROTECTION DETAIL (CLASS 150)
N.T.S.

NO.	DESCRIPTION	ENGR INIT	DATE
	PROJECT ADDRESS: 200 OLD TOWN ROAD	APN: 038-132-37	

WOOD RODGERS
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Reno, NV 89521
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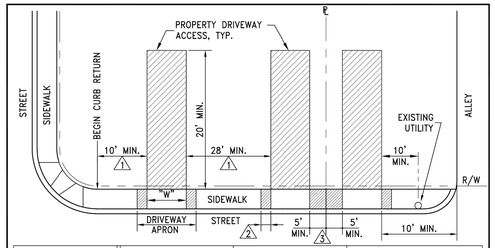
IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
DETAILS
CITY OF RENO NEVADA

PROJECT NO. 3173094

DRAWING D-1

SHT 34 OF 59

G:\Jobs\3173_Meridian_120_South\Meridian_S_V_1-2\Civil\Dwg\C_33-39_M120S_V1-2_D01-07.dwg 7/14/2026 12:35 PM Paige Bowers



	RESIDENTIAL	MULTI-FAMILY LIGHT COMMERCIAL ⚠4	HEAVY COMMERCIAL AND INDUSTRIAL ⚠5
"W" DRIVEWAY OPENING (WIDTH)	12' MIN. 30' MAX. ⚠7	14' MIN. (ONE-WAY) 24' MIN. (TWO-WAY) 36' MAX.	16' MIN. (ONE-WAY) 30' MIN. (TWO-WAY) 54' MAX. (HEAVY TRUCK)

NOTES:

⚠1 COMMERCIAL COLLECTOR – 50' ; MINOR ARTERIAL – 150' ; MAJOR ARTERIAL – 235' } REQUIRED DIMENSIONS OUTSIDE THE DOWNTOWN PARKING DISTRICT. VARIANCE REQUIRED WHEN THIS STANDARD CANNOT BE MET.
DOWNTOWN PARKING DISTRICT TO BE APPROVED BY THE CITY ENGINEER.

⚠2 DRIVEWAY WING TAPER LENGTH VARIES. SEE P.C.C. DRIVEWAY APRON DETAIL.

⚠3 5' MINIMUM SPACE NOT REQUIRED ON SHARED DRIVEWAYS. WHEN THIS DIMENSION BETWEEN ADJACENT DRIVEWAYS IS LESS THAN 10', SUCH AS WITH CUL-DE-SAC CONFIGURATIONS, THE CURB SHALL BE DEPRESSED BETWEEN THE DRIVEWAYS. PROPERTIES WITH COMMON INTERNAL ACCESS MAY SHARE A SINGLE DRIVEWAY WITH THE APPROPRIATE EASEMENT.

⚠4 INCLUDES MULTI-RESIDENTIAL WITH 2 UNITS OR GREATER, OFFICE BUILDINGS, AND OTHER COMMERCIAL BUILDINGS.

⚠5 INCLUDES DRIVE-IN ESTABLISHMENTS, FACTORIES, SERVICE STATIONS, WAREHOUSES AND DISTRIBUTION, MANUFACTURING AND INDUSTRIAL.

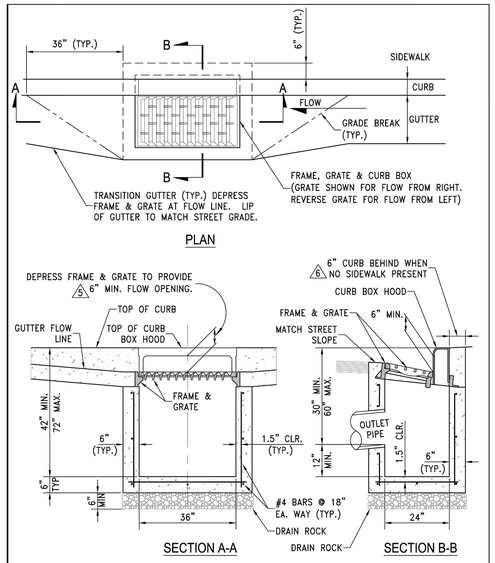
6. ANY DEVIATION FROM THESE DIMENSIONS MUST BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.

⚠7 THE WIDTH OF THE DEPRESSED CURB SECTION OF THE DRIVEWAY IS TO MATCH THE WIDTH OF THE LARGEST GARAGE OPENING OR THE OPENING THAT FACES THE STREET.

8. DRIVEWAYS ARE TO CONNECT PERPENDICULAR TO THE STREET CENTERLINE. ON CUL-DE-SACS, CURVED STREETS, ETC., WHERE THIS REQUIREMENT MAY NOT BE POSSIBLE, ANY DIFFERENT DRIVEWAY SHALL BE TREATED AS AN INTERSECTION AND ACCESS MANAGEMENT STANDARDS SHALL APPLY.

9. ADDITIONAL DRIVEWAY WIDTH MAY BE ALLOWED TO THE PROPERTY LINE SIDE OF THE NORMAL DRIVEWAY LOCATION TO ACCOMMODATE LARGE VEHICLE ACCESS, ACCESS TO THE REAR OR SIDE YARD, ETC., BUT ONLY AS APPROVED BY THE CITY ENGINEER.

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
DRIVEWAY GEOMETRICS	R-115A
	APPROVED BY: JF | DATE: 11/2016



STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
CATCH BASIN TYPE 4-R	R-206A
	APPROVED BY: KK | DATE: 1/2023

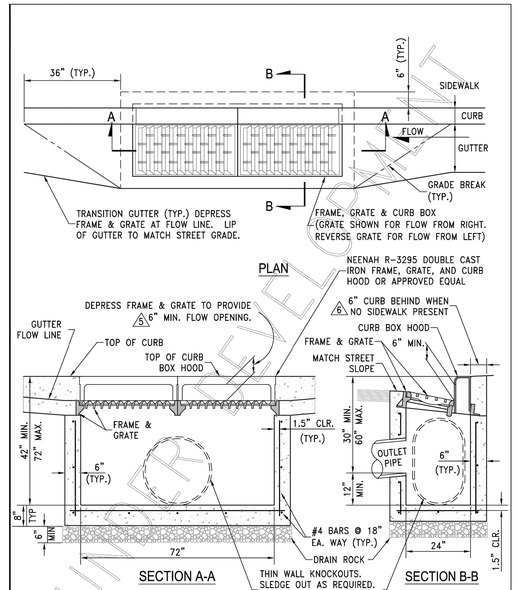
NOTES:

1. PORTLAND CEMENT CONCRETE (P.C.C.) SHALL BE 4000 PSI MIN. COMPRESSIVE STRENGTH AT 28 DAYS. ALL CEMENT CONCRETE SHALL HAVE A COARSE AGGREGATE GRADATION CONFORMING TO SIZE No. 67. POLYPROPYLENE OR CELLULOSE FIBERS SHALL BE ADDED TO THE P.C.C. AT 1.5 LBS PER CUBIC YARD. MIX DESIGN SHALL CONFORM TO THE REQUIREMENTS OF SECTION 337.10 OF SSPWC. ALL MATERIALS SHALL CONFORM TO SSPWC.
2. REINFORCING STEEL SHALL BE GRADE 40 AND HAVE 1.5" MINIMUM CLEAR COVER.
3. CONCRETE STRUCTURE MAY BE A PRE-CAST CONCRETE UNIT UPON APPROVAL OF THE CITY ENGINEER. BASE OF PRE-CAST CONCRETE UNIT SHALL BE PLACED ON 6" COMPACTED DRAIN ROCK.
4. FRAME, GRATE AND CURB BOX HOOD ASSEMBLY SHALL BE D&L I-3519 WITH TYPE L "VANE GRATE" OR APPROVED EQUAL. GRATE SHALL BE INSTALLED WITH PROPER FLOW DIRECTION. EACH CATCH BASIN SHALL BE CAST WITH A FISH IMAGE AND THE WORDS "NO DUMPING! DRAINS TO WATERWAYS" IN THE TOP OF EACH CURB HOOD.
5. TILT FRAME & GRATE AS REQUIRED TO ATTAIN 6" MIN. FLOW OPENING & INSTALL DURABLE SHIMS BETWEEN THE CURB BOX & FRAME AS REQUIRED TO MATCH CURB BOX TO TOP OF CURB AND FACE OF CURB (SEE SECTION B-B).

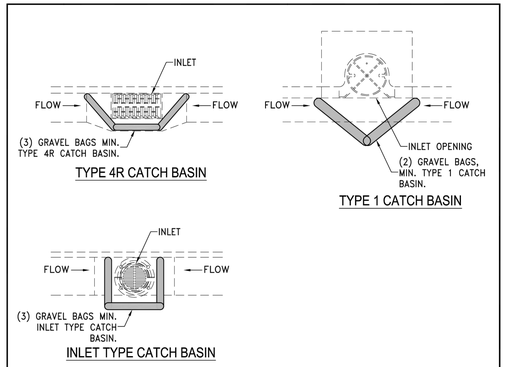
⚠6 WHEN SIDEWALK IS PRESENT CONCRETE BEHIND CURB BOX SHALL BE THICKENED TO THE FULL DEPTH OF THE CURB BOX. IF NO SIDEWALK IS PRESENT, POUR 6" CONCRETE CURB STRUCTURE BEHIND GRATE AND TIE BEAM INTO BOX.

7. ALL CATCH BASINS, PUBLIC OR PRIVATE, SHALL BE PROVIDED WITH A "SUR-TRAP" OIL/WATER SEPARATOR OR APPROVED EQUAL.
8. FRAMES AND GRATES SHALL BE MATCHED TO ACHIEVE A CLOSE TOLERANCE FIT WITH MINIMAL GAPS.
9. CATCH BASIN SHALL NOT BE PLACED WITHIN THE RADIUS OF THE CURB.

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
NOTES CATCH BASIN TYPE 4-R	R-206B
	APPROVED BY: KK | DATE: 1/2023



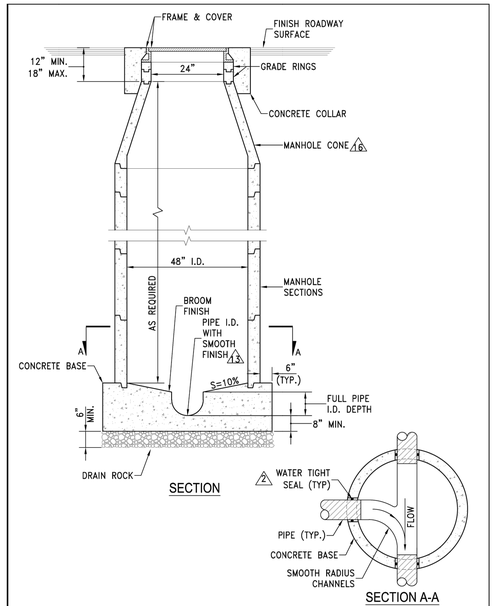
STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
CATCH BASIN DUAL TYPE 4-R	R-207B
	APPROVED BY: JC | DATE: 12/2019



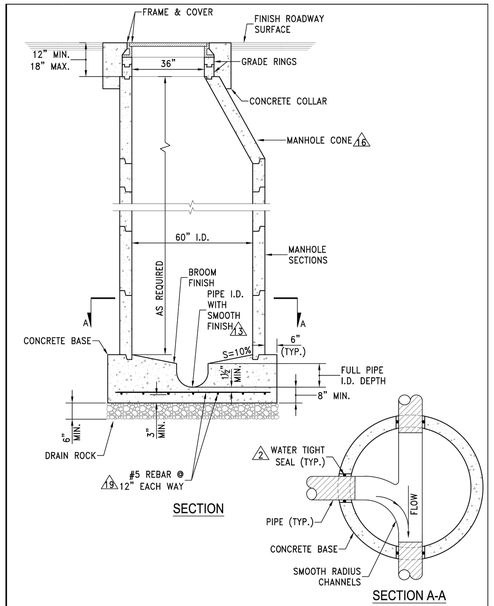
NOTES:

1. ALL STORM DRAIN INLET PROTECTION SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION. ALL SITE BMP PLACEMENT AND MAINTENANCE SHALL CONFORM TO THE REQUIREMENTS OF THE CONTRACTOR'S STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
2. THE CONTRACTOR SHALL INSPECT THE SITE DAILY, PRIOR TO FORECASTED WEATHER EVENTS AND WITHIN 24 HOURS OF ANY EVENT THAT CREATES RUNOFF AT THE SITE. DISTURBED OR BROKEN BAGS SHALL BE REPLACED. SEDIMENT AND DEBRIS SHALL BE REMOVED AND DISPOSED.
3. GRAVEL BAGS:
   - 3.1. BAGS SHALL BE WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMITE FABRIC, MIN. WEIGHT 4oz/SY, MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRA VIOLET STABILITY EXCEEDING 70%.
   - 3.2. EACH GRAVEL-FILLED BAG SHALL HAVE A MIN. LENGTH OF 30", MIN. WIDTH OF 8" AND MIN. THICKNESS OF 4".
   - 3.3. GRAVEL SHALL BE BETWEEN ½" TO 1" IN DIAMETER AND CLEAN AND FREE FROM CLAY BALLS, ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS.
4. AFTER CONSTRUCTION WHEN GRAVEL BAGS ARE REMOVED, ALL CONSTRUCTION MATERIAL, DEBRIS, SEDIMENT, ETC. SHALL BE REMOVED FROM INLET OR CATCH BASIN BY VACUUM TRUCK.

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
STORM DRAIN INLET PROTECTION	R-113
	APPROVED BY: JF | DATE: 1/2013



STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
MANHOLE TYPE I	R-208A
	APPROVED BY: KK | DATE: 1/2023



STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
MANHOLE TYPE V	R-208B
	APPROVED BY: KK | DATE: 1/2023

GENERAL MANHOLE NOTES

1. ALL PRECAST MANHOLE COMPONENTS SHALL CONFORM TO ASTM C-478.
2. ⚠2 PIPES SHALL NOT PROTRUDE MORE THAN 3" INSIDE MANHOLE SECTION AS MEASURED AT THE OUTSIDE EDGES OF THE PIPE, VERTICALLY ALIGNED WITH THE SPRINGLINE. PIPE CONNECTION TO MANHOLE SHALL BE WATERTIGHT PER STANDARD DETAILS R-223A, R-223B AND R-223C.
3. MANHOLE BASE SHALL BE PORTLAND CEMENT CONCRETE (P.C.C.) AND SHALL HAVE THE FOLLOWING CHARACTERISTICS: 4000 PSI MIN. COMPRESSIVE STRENGTH AT 28 DAYS. ALL CEMENT CONCRETE SHALL HAVE A COARSE AGGREGATE GRADATION CONFORMING TO SIZE No. 67. POLYPROPYLENE OR CELLULOSE FIBERS SHALL BE ADDED TO THE P.C.C. AT 1.5 LBS PER CUBIC YARD. MIX DESIGN SHALL CONFORM TO THE REQUIREMENTS OF SECTION 337.10 OF SSPWC. ALL MATERIALS SHALL CONFORM TO SSPWC.
4. TYPE I MANHOLE TO BE UTILIZED FOR PIPE DIAMETERS OF 12" OR SMALLER AND DEPTHS NOT EXCEEDING 18 FEET.
5. TYPE V MANHOLE TO BE UTILIZED FOR PIPE DIAMETERS OF 15" THROUGH 27" OR DEPTHS EXCEEDING 18 FEET.
6. MANHOLE MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF SECTION 204 "MANHOLES AND CATCH BASINS" OF THE STANDARD SPECIFICATIONS.
7. PRECAST MANHOLE SECTIONS, OTHER THAN GRADE RINGS, SHALL BE JOINED WITH FLEXIBLE GASKET MATERIAL SUCH AS "RAM-NEK" OR EQUAL AS PER MANUFACTURER'S RECOMMENDATIONS.
8. EXCAVATION AND BACKFILL SHALL BE AS SPECIFIED FOR "TRENCH EXCAVATION AND BACKFILL" IN SECTION 305 OF THE STANDARD SPECIFICATIONS.
9. EXCAVATION SHALL BE AS NEARLY VERTICAL AS POSSIBLE (SHEET AND SHORE IF SOIL CONDITIONS REQUIRE) IN EXISTING STREET SECTIONS, ALLEY SECTIONS, AND CONFINED AREAS, SUCH AS LIMITED EASEMENTS OR ADJACENT STRUCTURES.
10. MANHOLE PRECAST SECTION LENGTH SHALL BE ARRANGED TO FIT THE REQUIRED DEPTH.
11. NO LATERALS OR PIPES LESS THAN 8" IN DIAMETER SHALL BE CONNECTED TO THE MANHOLE.
12. PRECAST CONCRETE BASE MAY BE USED IN LIEU OF CAST-IN-PLACE BASE.
13. ⚠13 MATCH PIPE INVERTS TO MANHOLE INVERTS WHERE PIPES CONNECT TO MANHOLE BASE.
14. ALL MANHOLES SHALL BE WATERTIGHT.
15. SEE DETAIL FOR OUTSIDE DROP MANHOLE FOR SANITARY SEWERS WITH MORE THAN 2 FEET VERTICAL DROP AT THE MANHOLE. THE USE OF "INSIDE DROP" MANHOLES IS NOT PERMITTED.
16. ⚠16 THE USE OF FLAT TOP MANHOLE CONES REQUIRES PRIOR APPROVAL FROM THE CITY ENGINEER.
17. PRIOR TO BACKFILLING, ALL MANHOLES SHALL BE VACUUM TESTED PER ASTM C-1244.
18. NO STEPS, LADDERS, OR OTHER CLIMBING DEVICES SHALL BE INSTALLED IN THE MANHOLE.
19. ⚠19 REINFORCING STEEL SHALL BE AS SHOWN, WIRED TIGHTLY AT ALL INTERSECTIONS AND EMBEDDED AT LEAST 1½" CLEAR, UNLESS OTHERWISE NOTED.
20. WHEN PIPE CONNECTIONS TO EXISTING MANHOLES ARE ALLOWED, THEY SHALL BE MADE BY CORE DRILLING THE MANHOLE AND CONNECTING THE PIPE PENETRATION PER DETAIL R-223A & R-223B.

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
NOTES - MANHOLE TYPE I & TYPE V	R-208C
	APPROVED BY: KK | DATE: 1/2023

UNDER REVIEW COPY

NO.	DESCRIPTION	ENGR INIT	DATE
	PROJECT ADDRESS: 200 OLD TOWN ROAD	APN: 038-132-37	

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
9301 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

KYLE MATTHEW CASTLE
EXP: 12/31/26
CIVIL
No. 030045
STATE OF NEVADA
07/14/2026

DATE: JULY 2026
SCALE: AS SHOWN
DRAWN BY: LCS
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CHECKED BY: KMC

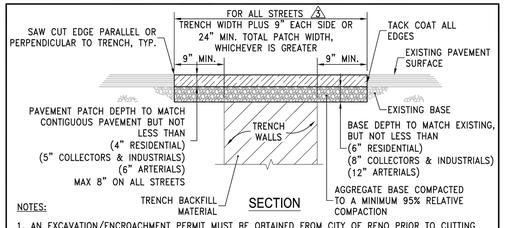
IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH
VILLAGES 1 & 2
DETAILS
NEVADA
CITY OF RENO

PROJECT NO. 3173094

DRAWING D-3

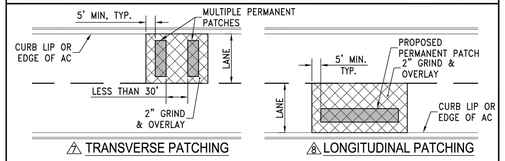
SHT 36 OF 59

J:\Jobs\3173_Meridian_120_South\Meridian_S_V_1-2\Civil\Dwg\C_33-39_MI120S_V1-2_001-07.dwg 7/14/2026 12:35 PM Paige Bowers



NOTES:

1. AN EXCAVATION/ENCROACHMENT PERMIT MUST BE OBTAINED FROM CITY OF RENO PRIOR TO CUTTING ANY PUBLIC RIGHT-OF-WAY.
2. IF SAW CUT IS WITHIN 2 FEET OF AN EXISTING PAVEMENT EDGE OR EXISTING PAVEMENT PATCH, REMOVE EXISTING PAVEMENT TO THAT EDGE AND REPLACE ENTIRE SECTION.
3. ALL PERMANENT PATCH REPLACEMENT REQUIREMENTS ARE MINIMUM WIDTHS ONLY AND INCLUDES ALL AREAS WHERE THE ASPHALT PAVEMENT HAS BEEN UNDERMINED. THE CITY ENGINEER MAY REQUIRE WIDER PATCH SECTIONS OR OTHERWISE ALTER THESE REQUIREMENTS.
4. AGGREGATE BASE MATERIAL UNDER BITUMINOUS PAVEMENT PATCH SHALL BE TYPE 2, CLASS B CRUSHED AGGREGATE BASE. MATERIALS SHALL CONFORM TO SSPWC SECTION 200.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF LOOP DETECTORS, ADJUSTMENT OF UTILITIES AND SURVEY MONUMENTS TO GRADE AND INSTALLATION OF PERMANENT PAVEMENT MARKINGS.
6. FOR P.C.C. CURB REPLACEMENT, SAW CUT EXISTING PAVEMENT 18 INCHES MIN. FROM GUTTER LIP LINE, REMOVE AND REPLACE PAVEMENT TO SAW CUT EDGES. CONCRETE MAY BE POURED NEAT AGAINST EXISTING EDGE OF ASPHALT IF APPROVED BY CITY ENGINEER.



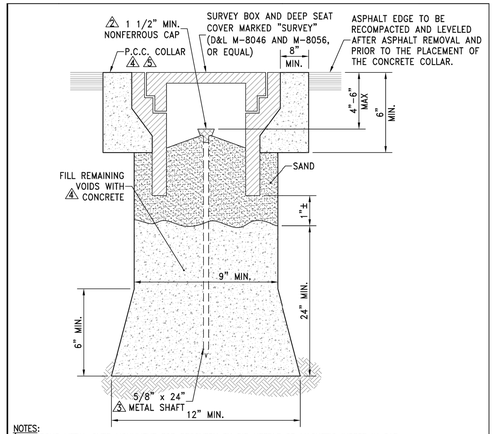
7 TRANSVERSE PATCHING

8 LONGITUDINAL PATCHING

ALL STREETS WITH PAVEMENT CONDITION INDEX (PCI) GREATER THAN 65:

7. TRANSVERSE PATCHES SHALL INCLUDE A 2" GRIND AND OVERLAY WHEREVER THERE ARE MULTIPLE PATCHES WITHIN 30 FEET OF EACH OTHER.
8. LONGITUDINAL PATCHES SHALL INCLUDE 2" GRIND AND OVERLAY TO THE LANE LINES (BIKE, PARKING, OR TRAVEL).

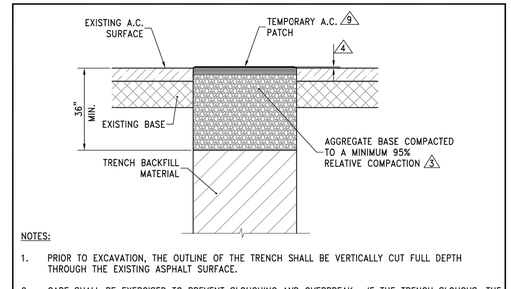
STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
PERMANENT BITUMINOUS PAVEMENT PATCH	R-120
	APPROVED BY: JF | DATE: 1/2013



NOTES:

1. FERROUS METAL OVER MONUMENT FOR RECOVERY BY DIP NEEDLE OR MAGNETIC INSERT IN CAP.
2. 1 1/2" MIN. NONFERROUS CAP WITH PROFESSIONAL LAND SURVEYOR NO. PERMANENTLY ATTACHED PRIOR TO PLACEMENT. PRE-PUNCHED CAPS SHALL NOT BE PERMITTED
3. 5/8" METALLIC SHAFT (SMOOTH SHAFTS TO BE DEFORMED).
4. PORTLAND CEMENT CONCRETE (P.C.C.) SHALL BE 4000 PSI MIN. COMPRESSIVE STRENGTH AT 28 DAYS. ALL CEMENT CONCRETE SHALL HAVE A COARSE AGGREGATE GRADATION CONFORMING TO SIZE No. 67. POLYPROPYLENE OR CELLULOSE FIBERS SHALL BE ADDED TO THE P.C.C. AT 1.5 LBS PER CUBIC YARD. MIX DESIGN SHALL CONFORM TO THE REQUIREMENTS OF SECTION 337.10 OF SSPWC. ALL MATERIALS SHALL CONFORM TO SSPWC.
5. P.C.C. COLLARS IN ALL ROADWAYS SHALL BE PROTECTED FROM TRAFFIC LOADS UNTIL MINIMUM 3000 PSI IS ATTAINED.

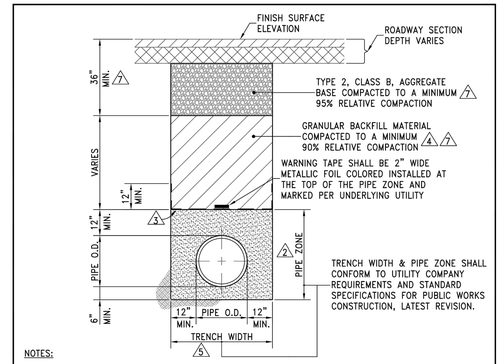
STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
MONUMENTS	R-124
	APPROVED BY: KK | DATE: 1/2023



NOTES:

1. PRIOR TO EXCAVATION, THE OUTLINE OF THE TRENCH SHALL BE VERTICALLY CUT FULL DEPTH THROUGH THE EXISTING ASPHALT SURFACE.
2. CARE SHALL BE EXERCISED TO PREVENT SLOUGHING AND OVERBREAK. IF THE TRENCH SLOUGHS, THE SURFACE SHALL BE WIDENED TO ELIMINATE THE UNDERMINED SECTION OF ASPHALT.
3. AGGREGATE BASE UNDER TEMPORARY PATCH SHALL BE A MINIMUM THICKNESS OF 36 INCHES BELOW THE EXISTING AC SURFACE. AGGREGATE BASE MATERIAL UNDER TEMPORARY PATCH SHALL BE TYPE 2, CLASS B CRUSHED AGGREGATE BASE. MATERIALS SHALL CONFORM TO SSPWC SECTION 200.
4. TEMPORARY PATCHES SHALL BE PLACED AND COMPACTED. THE COMPACTED PATCH SHALL BE APPROXIMATELY 1/8" TO 1/4" ABOVE THE LEVEL OF THE ADJACENT PAVEMENT. IF NOT PATCHED WITHIN 24 HOURS AFTER BACKFILLING, THE CITY MAY PATCH AND BACK-CHARGE THE PERMITTEE FOR ALL COSTS.
5. COMPACTION OF BACKFILL, BASE AND A.C. TEMPORARY PATCH SHALL BE PERFORMED WITH APPROVED MECHANICAL TAMPERS. EQUIPMENT WHEEL ROLLING IS NOT PERMITTED.
6. ENTIRE AREA SHALL BE CLEANED OF ALL DIRT, DUST, DEBRIS, ETC. BEFORE LEAVING SITE. ANY SITE LEFT UNCLEANED WILL BE CLEANED BY THE CITY AND ALL COSTS BACK-CHARGED TO THE CONTRACTOR.
7. ALL EXCAVATIONS SHALL BE COMPLETE OR BACKFILLED AT THE END OF THE DAY.
8. TEMPORARY PATCH WORK AND PATCH MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL TEMPORARY PATCHES ON ALL STREETS SHALL BE HOT-MIX ASPHALT A MINIMUM OF 3" THICK.

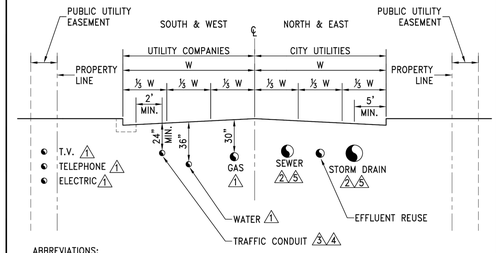
STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
TEMPORARY A.C. TRENCH PATCH	R-121
	APPROVED BY: JF | DATE: 1/2013



NOTES:

1. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC), LATEST REVISION.
2. BEDDING MATERIAL SHALL CONFORM TO OWNING-UTILITY COMPANY REQUIREMENTS AS APPROVED BY THE CITY OF RENO. FOR CITY-OWNED UTILITIES, BEDDING MATERIAL SHALL BE CLASS A OR C, COMPACTED TO MINIMUM 90% RELATIVE COMPACTION. MATERIALS SHALL CONFORM TO SSPWC SECTION 200.
3. CLASS C BEDDING REQUIRES INSTALLATION OF GEOTEXTILE FABRIC BETWEEN PIPE ZONE AND BACKFILL MATERIAL. GEOTEXTILE FABRIC SHALL BE MIRAFI 180N OR APPROVED EQUAL.
4. BACKFILL MATERIAL SHALL BE TYPE 2, CLASS B OR CLASS E AND COMPACTED TO MINIMUM 90% RELATIVE COMPACTION. MATERIALS SHALL CONFORM TO SSPWC SECTION 200.
5. ALL EXCAVATIONS SHALL CONFORM TO THE LATEST O.S.H.A. REQUIREMENTS.
6. EXISTING PIPE TO BE ABANDONED SHALL BE GROUT FILLED OR COMPLETELY REMOVED.
7. MINIMUM BACKFILL DEPTH REQUIREMENT IS FOR TRENCHING IN EXISTING PAVED STREETS. TRENCHING FOR NEW DEVELOPMENT WHERE STREETS HAVE NOT YET BEEN CONSTRUCTED, BACKFILL MATERIAL SHALL BE TYPE 2, CLASS B OR CLASS E AND COMPACTED TO MINIMUM 90% RELATIVE COMPACTION. MATERIALS SHALL CONFORM TO SSPWC SECTION 200.

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
TRENCH EXCAVATION/BACKFILL	R-122
	APPROVED BY: JF | DATE: 3/2014



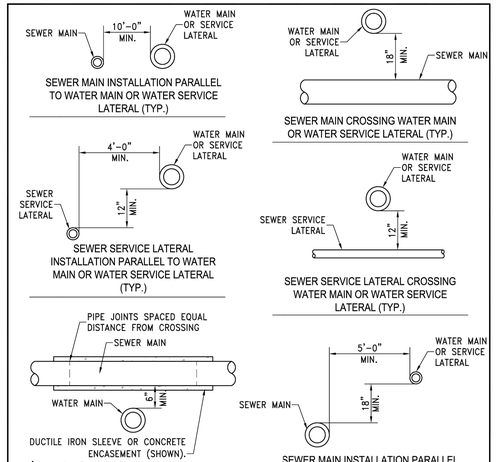
ABBREVIATIONS:

W = WIDTH FROM CENTERLINE (℄) OF ROADWAY TO FRONT FACE OF CURB.

NOTES:

1. SEE OWNING UTILITY COMPANY FOR STANDARD TRENCH SECTIONS.
2. SEE STANDARD DETAIL R-122 FOR TYPICAL SANITARY SEWER AND STORM DRAIN TRENCH SECTON.
3. SEE STANDARD DETAIL R-404 AND R-405 FOR TYPICAL TRAFFIC CONDUIT TRENCH SECTION.
4. TRAFFIC CONDUITS ARE ALLOWED TO BE PLACED ON EITHER SIDE OF THE ROADWAY PER THE DIMENSION LIMITATIONS SHOWN.
5. MINIMUM DISTANCE FROM CENTERLINES OF EITHER STORM DRAIN OR SEWER LINES TO THE FACE OF CURB IS 5 FEET.

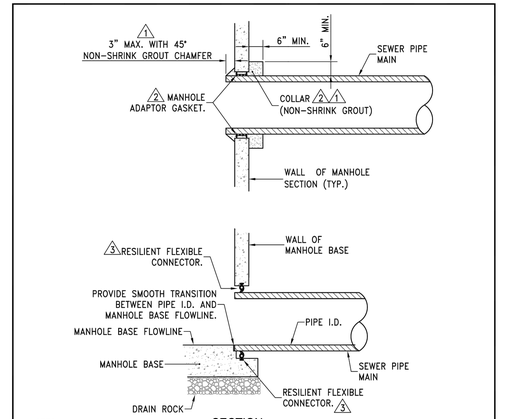
STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
TYPICAL UTILITY MAIN LOCATIONS	R-103
	APPROVED BY: JF | DATE: 1/2013



NOTES:

1. INSTALLATION OF SEWER LINES AND LATERALS SHALL BE IN CONFORMANCE WITH ALL STATE OF NEVADA WATER/SEWER SYSTEM SEPARATION REGULATIONS.
2. WHENEVER POSSIBLE, SEWER LINES AND LATERALS SHALL BE INSTALLED IN SEPARATE TRENCHES IN THE TYPICAL CONFIGURATIONS SHOWN ABOVE.
3. IF THE PIPE CANNOT BE INSTALLED IN THE TYPICAL OR ALTERNATIVE CONFIGURATIONS, THE CONTRACTOR SHALL HAVE WRITTEN APPROVAL FROM THE DIVISION OF HEALTH FOR ANY OTHER INSTALLATION CONFIGURATION.

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
WATER / SEWER SEPARATION	R-204
	APPROVED BY: JF | DATE: 8/2014

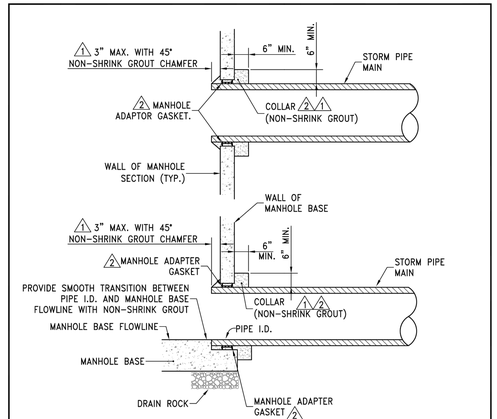


SECTION

NOTES:

1. NON-SHRINK GROUT SHALL HAVE THE FOLLOWING CHARACTERISTICS: 3000 PSI MIN. COMPRESSIVE STRENGTH AT 28 DAYS, MIN. 6 SACKS OF CEMENT PER CUBIC YARD AND SLUMP AT 1 TO 4 INCHES. ALL MATERIAL SHALL CONFORM TO STANDARD SPECIFICATIONS OF PUBLIC WORKS CONSTRUCTION (SSPWC) SECTION 202.
2. SANITARY SEWER PIPE CONNECTION TO MANHOLE SECTIONS (DROP MANHOLES) REQUIRE AN AGENCY-APPROVED FORM OF SEAL OR WATER STOP TO PROVIDE A WATERTIGHT CONNECTION. UTILIZE A ROMAC STYLE "LCT" MANHOLE ADAPTOR GASKET OR APPROVED EQUAL IN CONJUNCTION WITH NON-SHRINK GROUT.
3. SANITARY SEWER PIPE CONNECTION TO MANHOLE BASE SHALL REQUIRE A RESILIENT FLEXIBLE CONNECTOR INSTALLED IN ACCORDANCE WITH STANDARD DETAIL R-223C.
4. ALL PIPE OPENINGS TO NEW MANHOLES MUST BE EITHER CAST-IN-PLACE OR PRE-FORMED AND PIPE OPENINGS TO EXISTING MANHOLES MUST BE CORE DRILLED.

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
SANITARY SEWER PIPE TO MANHOLE CONNECTION	R-223A
	APPROVED BY: JF | DATE: 4/2014



NOTE:

1. NON-SHRINK GROUT SHALL HAVE THE FOLLOWING CHARACTERISTICS: 3000 PSI MIN. COMPRESSIVE STRENGTH AT 28 DAYS, MIN. 6 SACKS OF CEMENT PER CUBIC YARD AND SLUMP AT 1 TO 4 INCHES. ALL MATERIAL SHALL CONFORM TO SSPWC SECTION 202.
2. STORM DRAIN PIPE CONNECTIONS TO MANHOLE BASES AND SECTIONS REQUIRE AN AGENCY-APPROVED FORM OF SEAL OR WATER STOP AND IS REQUIRED ON ALL STORM DRAIN INSTALLATIONS TO PROVIDE A WATERTIGHT CONNECTION. UTILIZE A ROMAC STYLE "LCT" MANHOLE ADAPTER GASKET OR APPROVED EQUAL IN CONJUNCTION WITH THE NON-SHRINK GROUT.
3. A RESILIENT FLEXIBLE CONNECTOR INSTALLED IN ACCORDANCE WITH STANDARD DETAIL R-223C MAY BE USED TO SATISFY THE REQUIREMENTS OF NOTE 2 ABOVE.
4. ALL PIPE OPENINGS TO NEW MANHOLES MUST BE EITHER CAST-IN-PLACE OR PRE-FORMED AND PIPE OPENINGS TO EXISTING MANHOLES MUST BE CORE DRILLED.

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
STORM DRAIN PIPE TO MANHOLE CONNECTION	R-223B
	APPROVED BY: JF | DATE: 4/2014

NO.	DESCRIPTION	ENGR INIT	DATE
	PROJECT ADDRESS: 200 OLD TOWN ROAD	APN: 038-132-37	

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

KYLE MATTHEW CASTLE
EXP: 12/31/26
CIVIL
No. 030045
STATE OF NEVADA
ENGINEER
07/14/2026

DATE: JULY 2026
SCALE: AS SHOWN
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

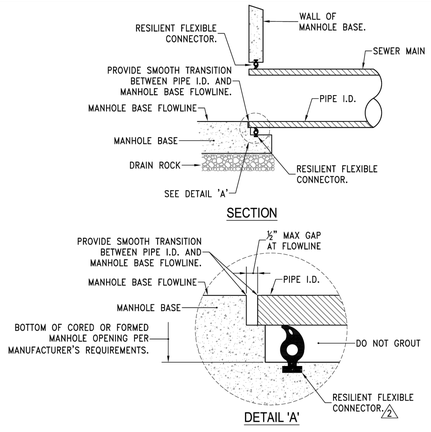
IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH
VILLAGES 1 & 2
DETAILS
CITY OF RENO NEVADA

PROJECT NO.
3173094

DRAWING
D-4

SHT 37 OF 59

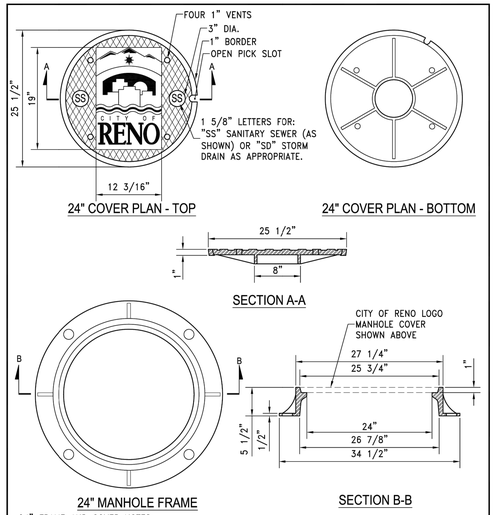
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NOTES:

1. A SEAL OR WATER STOP IS REQUIRED ON ALL SANITARY SEWER INSTALLATIONS AND IN OTHER APPLICATIONS AS REQUIRED BY THE CITY TO PROVIDE A WATERTIGHT CONNECTION.
2. A RESILIENT FLEXIBLE CONNECTOR PER ASTM C 923-89 SHALL BE USED AT THE MANHOLE/PIPE CONNECTION TO SATISFY THE REQUIREMENTS OF NOTE 1. FOR PRE-CAST CONCRETE STRUCTURES, THE RESILIENT FLEXIBLE CONNECTOR SHALL BE AN "A-LOK" TYPE PIPE-TO-MANHOLE CONNECTOR OR APPROVED EQUAL. FOR CAST-IN-PLACE STRUCTURES, THE RESILIENT FLEXIBLE CONNECTOR SHALL BE A "KOR-N-SEAL I – TOGGLE KORBAND" TYPE PIPE-TO-MANHOLE CONNECTOR OR APPROVED EQUAL.
3. THE INTERIOR MANHOLE CONNECTION SHALL HAVE A SMOOTH TRANSITION BETWEEN PIPE I.D. AND MANHOLE BASE FLOWLINE. NO GROUT OR CONCRETE SHALL BE PLACED AROUND THE RESILIENT FLEXIBLE CONNECTOR.

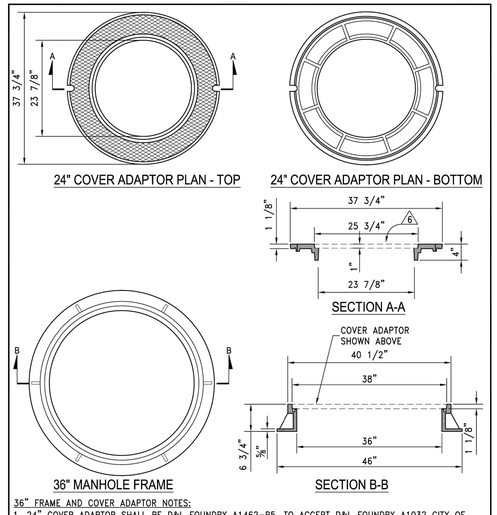
STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
RESILIENT FLEXIBLE CONNECTOR	R-223C
	APPROVED BY: JF | DATE: 4/2014



24" FRAME AND COVER NOTES:

1. CITY OF RENO LOGO FRAME AND COVERS SHALL BE D&L FOUNDRY A1032 CITY OF RENO FRAME AND COVER OR APPROVED EQUAL. RENO LOGO FRAMES AND COVERS ARE TO BE PLACED ONLY ON CITY OF RENO MAINTAINED FACILITIES. PRIVATE FACILITIES SHALL NOT HAVE THE RENO LOGO ON THE LIDS. THEY SHALL ONLY HAVE THE LETTERS INDICATING "SS" OR "SD".
2. FURNISHED WITH MACHINED HORIZONTAL BEARING SURFACE.
3. CASTINGS SHALL BE CAST GRAY IRON AND MEET THE REQUIREMENTS OF ASTM A-48, CLASS 35B, NO PAINT.

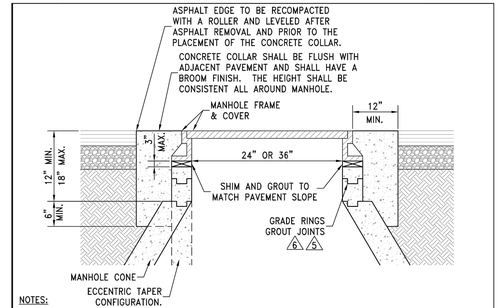
STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
24" MANHOLE FRAME & COVER	R-214A
	APPROVED BY: JF | DATE: 4/2015



36" FRAME AND COVER ADAPTOR NOTES:

1. 24" COVER ADAPTOR SHALL BE D&L FOUNDRY A1462-R5, TO ACCEPT D&L FOUNDRY A1032 CITY OF RENO MANHOLE COVERS AND TO SET IN D&L FOUNDRY A1462 CITY OF RENO FRAME OR APPROVED EQUAL.
2. 36" MANHOLE FRAME SHALL BE D&L FOUNDRY A1462 CITY OF RENO FRAME OR APPROVED EQUAL.
3. CASTINGS SHALL BE CAST GRAY IRON, AND MEET THE REQUIREMENTS OF ASTM A-48, CLASS 35B, NO PAINT.
4. FURNISHED WITH MACHINED HORIZONTAL BEARING SURFACE.
5. MANHOLE COVER ADAPTOR SHALL BE FREE OF HOOKS OR PROTRUSIONS THAT MAY HINDER REMOVAL.
6. FOR A1032 CITY OF RENO LOGO COVER, SEE 24" MANHOLE FRAME AND COVER DETAIL (COVER ONLY).

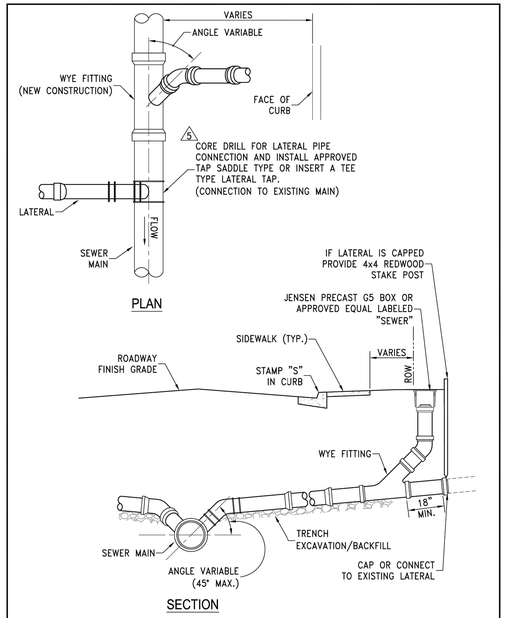
STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
36" MANHOLE FRAME WITH 24" COVER ADAPTOR	R-214B
	APPROVED BY: JF | DATE: 3/2014



NOTES:

1. PORTLAND CEMENT CONCRETE (P.C.C.) SHALL BE 4000 PSI MIN. COMPRESSIVE STRENGTH AT 28 DAYS. ALL CEMENT CONCRETE SHALL HAVE A COARSE AGGREGATE GRADATION CONFORMING TO SIZE No. 67. POLYPROPYLENE OR CELLULOSE FIBERS SHALL BE ADDED TO THE P.C.C. AT 1.5 LBS PER CUBIC YARD. MIX DESIGN SHALL CONFORM TO THE REQUIREMENTS OF SECTION 337.10 OF SSPWC. ALL MATERIALS SHALL CONFORM TO SSPWC.
2. CIRCUMSTANCES MAY REQUIRE THE NEED FOR SPECIAL TYPES OF TOP OF MANHOLE CONFIGURATIONS SUCH AS FLAT TOP, ABOVE GROUND, ETC. AS DIRECTED BY THE CITY OF RENO. DETAILED PLANS OF ANY SPECIAL TOP OF MANHOLE CONFIGURATIONS AND ASSOCIATED COLLARS MUST BE APPROVED BY THE ENGINEER.
3. IN UNPAVED AREAS, IT SHALL BE NECESSARY TO SET THE MANHOLE RIM APPROXIMATELY 6 INCHES ABOVE THE SURROUNDING AREA. INSTALL A 6 INCH THICK RING OF CONCRETE, TAPERED AT A 3:1 SLOPE, FROM THE TOP, OUTSIDE EDGE OF THE COLLAR TO THE EXISTING GROUND SURFACE.
4. EXISTING SANITARY SEWER MANHOLE LIDS LOCATED IN GUTTER PANS, SHALL HAVE NEW WATER TIGHT FRAMES AND COVERS.
5. ALL GRADE RING JOINTS ARE TO BE GROUTED WITH NON-SHRINK GROUT HAVING THE FOLLOWING CHARACTERISTICS: 3000 PSI MIN. COMPRESSIVE STRENGTH AT 28 DAYS, MIN. 6 SACKS OF CEMENT PER CUBIC YARD AND SLUMP AT 1 TO 4 INCHES. ALL MATERIAL SHALL CONFORM TO SSPWC.
6. ALL GRADE RINGS SHALL BE PORTLAND CEMENT CONCRETE. PVC GRADE RINGS ARE NOT ALLOWED.

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
MANHOLE COLLAR	R-218A
	APPROVED BY: KK | DATE: 1/2023

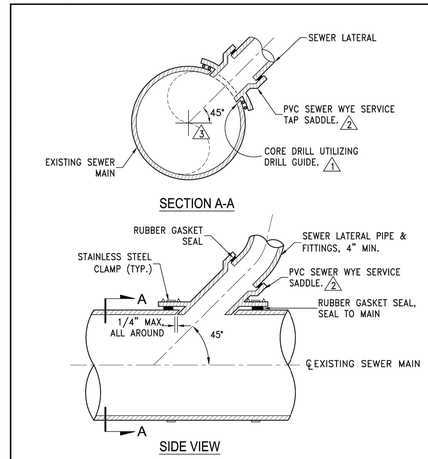


STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
SANITARY SEWER LATERAL	R-224A
	APPROVED BY: JF | DATE: 1/2013

NOTES:

1. SEWER LATERALS SHALL HAVE A MINIMUM PIPE DIAMETER OF 4-INCHES.
2. ALL PLASTIC PIPE USED FOR SEWER SERVICE LATERAL CONSTRUCTION SHALL BE SOLID WALL AND SHALL MEET THE REQUIREMENTS OF D-2412, HAVE A MINIMUM STIFFNESS OF 46 PSI AS DEFINED BY THE REQUIREMENTS OF ASTM D-3034.
3. SERVICE LATERALS SHALL HAVE A MINIMUM SLOPE OF 1/4-INCH PER FOOT UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
4. SEWER LATERALS SHALL HAVE A MINIMUM COVER OF 36-INCHES IN THE PUBLIC RIGHT-OF-WAY AND IN EASEMENTS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. THE DEFINITION OF "COVER" IS THE DISTANCE FROM THE TOP OF PIPE TO FINISHED GRADE.
5. USE OF SEWER SERVICE TAP SADDLE CONNECTIONS SHALL NOT BE ALLOWED FOR NEW SEWER MAIN CONSTRUCTION. WHEN A TAP SADDLE CONNECTION IS TO BE USED ON AN EXISTING SEWER MAIN, IT SHALL BE A WYE SADDLE AND BE INSTALLED PER DETAIL R-224C.
6. SEWER LATERALS SHALL HAVE A CLEANOUT INSTALLED IMMEDIATELY UPSTREAM OF THE POINT WHERE THE SERVICE LATERAL EXITS THE PUBLIC RIGHT-OF-WAY OR EASEMENT. A G5 BOX CLEARLY MARKED "SEWER" SHALL BE INSTALLED OVER THE TOP OF THE CLEANOUT RISER CAP PIPE.
7. SEWER LATERALS SHALL NOT BE CONNECTED DIRECTLY TO OR WITHIN 5-FEET OF A MANHOLE STRUCTURE.
8. EXISTING SEWER LATERALS SHALL BE CUT BACK TO SOUND MATERIAL FOR COUPLING. PLACE 6-INCH THICK CONCRETE PAD UNDER CONNECTION.
9. SEWER LATERAL CONNECTION SHALL BE STABILIZED WITH APPROVED MATERIAL FOLLOWING INSTALLATION. CONNECTION TO CITY SEWER MAIN MUST BE INSPECTED BY THE CITY PRIOR TO BACKFILL.
10. NO LATERAL CONNECTIONS SHALL BE MADE DIRECTLY TO A SANITARY SEWER "INTERCEPTOR" UNLESS APPROVED BY THE UTILITY SERVICES DIRECTOR.
11. SEWER LATERALS SHALL NOT BE CONNECTED TO A SEWER MAIN UNLESS THE CONNECTION POINT IS BETWEEN TWO MANHOLE STRUCTURES.
12. EACH INDIVIDUAL PARCEL SHALL HAVE A MINIMUM OF ONE SEWER LATERAL. TWO OR MORE PARCELS SHALL NOT SHARE ONE SEWER LATERAL.
13. SANITARY SEWER LATERAL IDENTIFICATION AND LOCATING REQUIREMENTS SHALL BE PER RENO MUNICIPAL CODE 12.18 (RMC 12.18).
14. DISCONTINUANCE OF USE OF AN EXISTING SEWER LATERAL REQUIRES ABANDONMENT OF THE LATERAL. CUT, REMOVE 1-FOOT OF EXISTING LATERAL AND CAP BOTH ENDS OF THE EXISTING SEWER LATERAL TO BE ABANDONED WITHIN 6-INCHES OF THE SEWER MAIN. ABANDONMENT MUST BE INSPECTED BY CITY PRIOR TO BACKFILL.
15. PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION, MAINTENANCE AND REPAIR OF THE SEWER LATERAL WITHIN THE PUBLIC RIGHT-OF-WAY PER RENO MUNICIPAL CODE.

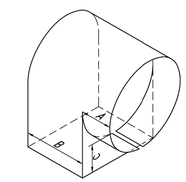
STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
NOTES - SANITARY SEWER LATERAL	R-224B
	APPROVED BY: KK | DATE: 9/2022



NOTES:

1. EXISTING SEWER MAINS SHALL BE CORE DRILLED UTILIZING A DRILL GUIDE FOR A WYE SADDLE AND A CORE DRILL WITH A LENGTH EXCEEDING THE LATERAL DIAMETER, INSERT-A-DRILL ID175 & EXTRA LONG HOLE SAW OR APPROVED EQUAL. DIAMOND CORE BITS SHALL BE USED ON NON-PVC MAINS.
2. SERVICE TAP SADDLES SHALL BE PVC SEWER WYE SADDLES. A ROMAC STYLE "CB" SEWER SADDLE OR APPROVED EQUAL MAY BE USED ON EXISTING SEWER MAINS ONLY WHEN MAIN IS NOT PVC.
3. SADDLES SHALL BE INSTALLED AT 45 DEGREES TO MAIN AS SHOWN IN SECTION A-A. IN NO CASE SHALL A LATERAL CONNECTING TO THE EXISTING SEWER MAIN BE LOCATED DIRECTLY ON TOP OF THE PIPE, NOR SHALL IT MATCH THE FLOWLINE OF THE PIPE.

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
SANITARY SEWER TAP SADDLE	R-224C
	APPROVED BY: JF | DATE: 1/2013



DIMENSIONS			
SIZE	A	B	C
4"	3"	3"	3"
6"	4"	5"	4"
8"	4"	6.5"	4"
10"	4"	8"	4"
12"	5"	10"	4"
15"	6"	10.5"	6.5"

NOTES:

1. ALL CATCH BASINS, PUBLIC OR PRIVATE, SHALL BE PROVIDED WITH A "SUR-TRAP" OIL/WATER SEPARATOR OR APPROVED EQUAL.
2. INSTALL OIL/WATER SEPARATOR WITH THE BOTTOM EDGE PARALLEL TO THE WATER SURFACE AND THE RECTANGULAR OPENING FACING DOWNWARD AND THE CIRCULAR END PLACED INSIDE THE OUTLET PIPE.

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
CATCH BASIN OIL / WATER SEPARATOR	R-213
	APPROVED BY: JF | DATE: 1/2013

NO.	DESCRIPTION	ENGR INIT	DATE
	PROJECT ADDRESS: 200 OLD TOWN ROAD	APN: 038-132-37	

WOOD RODGERS
GOLDEN RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

KYLE MATTHEW CASTLE
EXP: 12/31/26
CIVIL
No. 030045
STATE OF NEVADA
07/14/2026

DATE: JULY 2026
SCALE: AS SHOWN
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH
VILLAGES 1 & 2
DETAILS
CITY OF RENO NEVADA

PROJECT NO.
3173094

DRAWING
D-5

SHT 38 OF 59

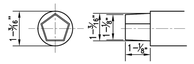
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FIRE HYDRANT COLOR SCHEDULE

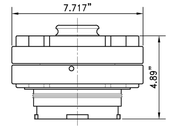
RENO
ALL HYDRANTS TO BE FACTORY ENAMELED SAFETY RED.

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

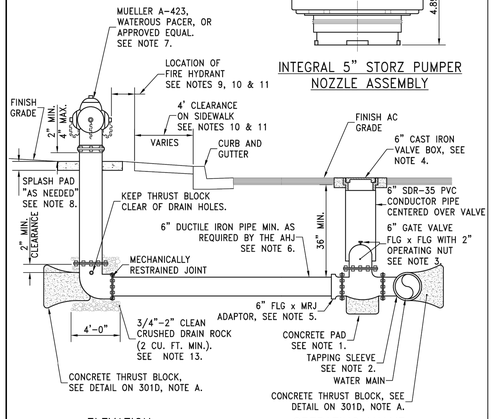
WASHOE COUNTY
PUBLIC HYDRANTS TO BE FACTORY ENAMELED SAFETY RED.
PRIVATE HYDRANTS TO BE FACTORY ENAMELED SAFETY RED WITH HIGH REFLECTIVE WHITE TOP.



OPERATING NUT – PENTAGON



INTEGRAL 5" STORZ PUMPER NOZZLE ASSEMBLY



ELEVATION — OPERATING VALVE

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

NOTES:

1. PORTLAND CEMENT CONCRETE (P.C.C.) SHALL HAVE THE FOLLOWING CHARACTERISTICS: 4000 PSI MIN. COMPRESSIVE STRENGTH AT 28 DAYS, MIN. 6 SACKS OF CEMENT PER CUBIC YARD WITH MAX. WATER-CEMENT RATIO OF 0.45, AIR ENTRAINMENT 6% ±1.5%, SLUMP AT 1 TO 4 INCHES. MIX DESIGN SHALL CONFORM TO THE REQUIREMENTS OF SECTION 337 OF STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC), AS ADOPTED BY AUTHORITY HAVING JURISDICTION (AHJ). CEMENT SHALL BE TYPE II. ALL CEMENT CONCRETE SHALL HAVE A COARSE AGGREGATE GRADATION CONFORMING TO SIZE No. 67. POLYPROPYLENE OR CELLULOSE FIBERS SHALL BE ADDED TO THE P.C.C. AT 1.5 LBS. PER CUBIC YARD. ALL MATERIALS SHALL CONFORM TO SSPWC, AS ADOPTED BY AHJ.

2. TAPPING SLEEVE
HOT-TAP TAPPING SLEEVES SHALL BE FULL-CIRCLE ASTM A 240, TYPE 304 STAINLESS STEEL WITH FULL CIRCUMFERENCE GASKETS THROUGHOUT SLEEVE LENGTH WITH AWWA C207 CLASS D ANSI 150 LB. DRILLING ASTM A 240, TYPE 304 STAINLESS STEEL FLANGE. TYPE 304 STAINLESS STEEL STUD BOLTS, HEAVY HEX NUTS, AND WASHERS SHALL BE INCLUDED. HEAVY HEX NUTS AND STUD BOLTS SHALL BE COATED TO PREVENT GALLING. TYPE 304 STAINLESS STEEL TEST PLUG SHALL BE INCLUDED WITH THREADS COATED TO PREVENT GALLING. TAPPING SLEEVE SHALL BE RATED FOR A TEST PRESSURE OF 300 PSI AND WORKING PRESSURE OF 200 PSI. TAPPING SLEEVE SHALL BE ROMAC STYLE "SST" STAINLESS STEEL TAPPING SLEEVE AS MANUFACTURED BY ROMAC INDUSTRIES, INC.; SMITH-BLAIR 663 STAINLESS STEEL FLANGE TAPPING SLEEVE AS MANUFACTURED BY SMITH-BLAIR, INC.; OR EQUAL.

   ALL WATER MAIN SHUT DOWNS AND/OR INSTALLATION OF TAPPING SLEEVES SHALL BE COORDINATED WITH THE WATER PURVEYOR IN THE AREA AND CONFORM TO THEIR REQUIREMENTS. TAPPING SLEEVES ARE TO BE USED ONLY FOR EXISTING INSTALLATIONS.

3. GATE VALVE
GATE VALVE SHALL BE 6-INCH, FLG X FLG AND SHALL MEET AWWA C515, DUCTILE IRON BODY, NON-RISING STEM, RESILIENT-SEATED VALVE. GATE VALVE SHALL BE EQUIPPED WITH A 2-INCH OPERATING NUT FOR BURIED SERVICE. GATE VALVE SHALL BE FUSION EPOXY LINED AND COATED. ALL VALVES FOR BURIED SERVICE SHALL BE POLYETHYLENE ENCASED PER AWWA C105. GATE VALVE SHALL BE A MUELLER A-2361 RESILIENT WEDGE GATE VALVE; AMERICAN AVK COMPANY SERIES 65 AWWA C515 DUCTILE IRON GATE VALVE; OR APPROVED EQUAL.

4. 6" VALVE BOX SHALL BE D&L #8044 & #8056 OR APPROVED EQUAL. CASTINGS SHALL BE CAST IRON GRAY AND MEET THE REQUIREMENTS OF ASTM A48-74, CLASS 30B, NO PAINT.

5. 6-INCH FLG X MRJ ADAPTOR
6-INCH FLG X MRJ ADAPTOR SHALL BE DUCTILE IRON AND MEET THE REQUIREMENTS OF AWWA STANDARDS C110/C153 AND C104. ALL FITTINGS SHALL BE POLYETHYLENE ENCASED PER AWWA C105. ADAPTOR SHALL BE ASPHALTIC COATED WITH CEMENT-MORTAR LINING PER AWWA C110/C153 AND C104.

6. 6-INCH MINIMUM DUCTILE IRON LATERAL PIPE
ALL DUCTILE IRON PIPE SHALL MEET THE REQUIREMENTS OF AWWA STANDARDS C151, C104, AND C111 WITH PRESSURE CLASS 350, STANDARD CEMENT LINING, BITUMINOUS COATING, AND SHALL BE NSF-61 CERTIFIED. ALL DUCTILE IRON PIPE SHALL BE POLYETHYLENE ENCASED WITH THICKNESS OF 4 MIL AND BE BLACK IN COLOR. MATERIAL SHALL BE HIGH-DENSITY, CROSS-LAMINATED FILM CONFORMING TO SECTION 4.1.3 OF AWWA STANDARD C105. TUBE SIZE SHALL BE AS LISTED IN TABLE 1 OF SAME STANDARD. DUCTILE IRON PIPE SHALL BE EQUIPPED WITH TYTON TYPE BELL AND SPIGOT JOINTS. DUCTILE IRON PIPE SHALL BE TYTON DUCTILE IRON PIPE AS MANUFACTURED BY U.S. PIPE, GRIFFIN TYTON JOINT DUCTILE IRON PIPE AS MANUFACTURED BY GRIFFIN PIPE PRODUCTS CO., INC., OR APPROVED EQUAL. EXCEPTIONS FOR PRIVATE INSTALLATION UPON APPROVAL FROM AHJ.

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

NOTES CONT:

7. MUELLER A-423 OR AMERICAN WATEROUS PACER WB67-250 WITH 5-1/4" VALVE OPENING OR FIRE DEPARTMENT APPROVED EQUAL. RISER SHALL BE 4 FT OR 5 FT AND RISER TYPE SHALL BE SAME AS THE FIRE HYDRANT MANUFACTURER. HYDRANTS MUST BE FACTORY PAINTED TO BE ACCEPTED. ALL HYDRANTS SHALL HAVE TWO 2-½" HOSE NOZZLES AND ONE FACTORY INSTALLED INTEGRAL 5" STORZ PUMPER NOZZLE ASSEMBLY.

8. IF PROPOSED HYDRANT LOCATION IS WITHIN PARKWAY OR LANDSCAPE WHERE NO CONCRETE EXISTS, PLACE 36" DIAMETER ROUND OR 36" x 36" SQUARE, 4" THICK REINFORCED CONCRETE SPLASH PAD AS REQUIRED BY THE AHJ. NO FENCES, LANDSCAPE FEATURES, OR OTHER OBSTRUCTIONS SHALL BE ALLOWED WITHIN 3-FEET OF ANY PORTION OF A FIRE HYDRANT. CLEARANCE IS MEASURED FROM ALL OBSTRUCTIONS TO THE NEAREST POINT ON THE FIRE HYDRANT. ANTICIPATED PLANT GROWTH TO BE CONSIDERED IN DESIGN AND INSTALLATION.

9. FIRE HYDRANTS SHALL BE INSPECTED BY AHJ INSPECTOR. INSPECTIONS SHALL BE SCHEDULED A MINIMUM OF TWO BUSINESS DAYS PRIOR AND INSPECTIONS SHALL BE PERFORMED DURING REGULAR BUSINESS HOURS. CONTACT AHJ FIRE PREVENTION BUREAU TO SCHEDULE INSPECTIONS.

10. FIRE HYDRANTS SHALL BE PLACED WITHIN THE RIGHT-OF-WAY OR EASEMENT GRANTED OUTSIDE THE RIGHT-OF-WAY. FIRE HYDRANT PLACED WITHIN PEDESTRIAN WALKWAY AND/OR SIDEWALKS SHALL PROVIDE FOR A MINIMUM OF 4 FT CLEARANCE IN ACCORDANCE WITH PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG).

11. AHJ APPROVAL IS REQUIRED FOR HYDRANT LOCATION WHERE NO SIDEWALK EXISTS BEHIND CURB OR WHERE A LANDSCAPE STRIP IS BETWEEN THE CURB AND THE SIDEWALK.

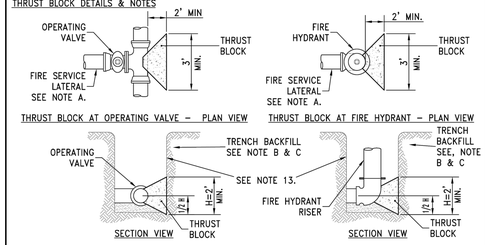
12. FIRE HYDRANTS SHALL BE TESTED BY THE AHJ PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.

13. FOR TRENCH EXCAVATION/BACKFILL SPECIFICATIONS SEE DETAIL BELOW. ALL DRAIN ROCK SHALL BE PLACED PRIOR TO INSPECTION AND BACKFILL.

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

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

THRUST BLOCK DETAILS & NOTES



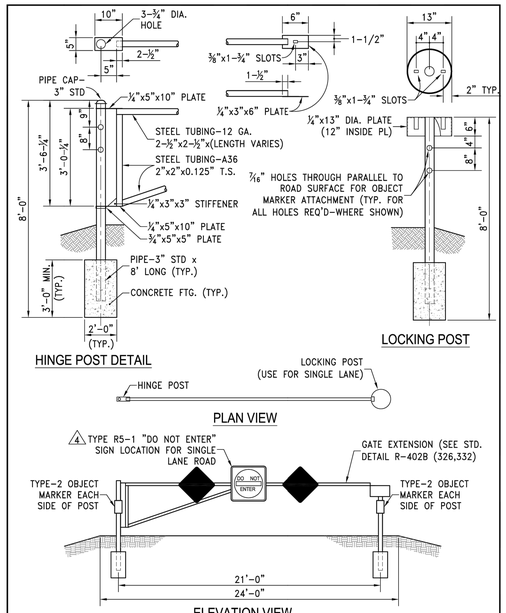
THRUST BLOCK NOTES

A. THRUST BLOCK SIZE ASSUMES MAXIMUM 6" DIAMETER FIRE HYDRANT SERVICE. THRUST BLOCKS FOR LARGER SERVICES REQUIRE APPROVAL OF AHJ.

B. THE THRUST BLOCK DESIGN SHALL BE BASED ON THE FORCE RESISTING CAPACITY OF THE NATIVE SOILS AS STATED IN THE SOILS EVALUATION REPORT SPECIFIC TO THE PROJECT SITE. THE CALCULATIONS SHOWN WITH THE TRUST BLOCK DESIGN AND SIZING TABLE SHALL BE BASED ON THE REQUIREMENTS OF THE MOST CURRENT NFPA 24, ARTICLE 10.8.2 REQUIREMENTS. THE SOIL EVALUATION REPORT OR A SINGLE PAGE, STAMPED SUMMARY SHALL BE SUBMITTED WITH THE PROJECT PLANS.

C. THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED SOIL. IN CASES WHERE THIS IS NOT PRACTICAL, BACKFILL AREA BEHIND WHERE THRUST BLOCK WILL BE PLACED WITH AGGREGATE BASE COMPACTED TO 95% RELATIVE COMPACTION, CUT-BACK COMPACTED AGGREGATE BASE TO EXPOSE A FIRM SURFACE, THEN PLACE THRUST BLOCK.

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

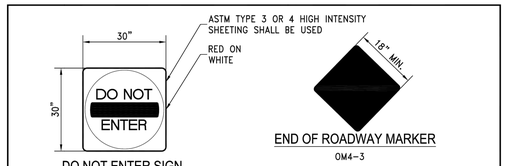


HINGE POST DETAIL

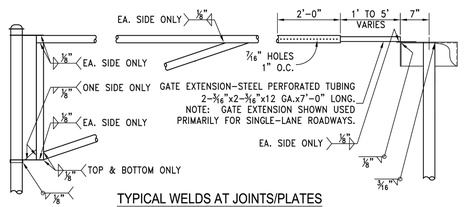
PLAN VIEW

ELEVATION VIEW

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
EMERGENCY ACCESS CONTROL GATE	R-402A
APPROVED BY: JF	DATE: 1/2013

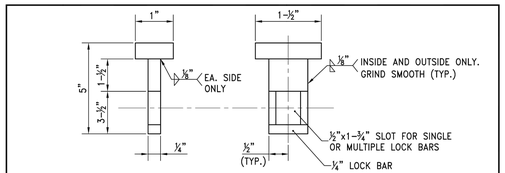


** UTILIZE THIS SIGN IN LIEU OF THE "DO NOT ENTER" SIGN WHEN ACCESS BY THE FIRE DEPARTMENT IS REQUIRED.



TYPICAL WELDS AT JOINTS/PLATES AND TYPICAL GATE EXTENSION

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
EMERGENCY ACCESS CONTROL GATE	R-402B
APPROVED BY: JF	DATE: 1/2013



NOTES: (APPLY TO STD. DETAIL DWG. NOS. R-402A, R-402B AND R-402C)

1. ALL HOLES DRILLED THROUGH TO BE 7/16" DIAMETER. HOLES TYPICALLY DRILLED VERTICAL OR HORIZONTAL TO TRAVELED WAY SURFACE.

2. ALL THREADS OF ALL BOLTS USED ARE TO BE PEENED AFTER INSTALLATION/USAGE TO PREVENT BOLT REMOVAL.

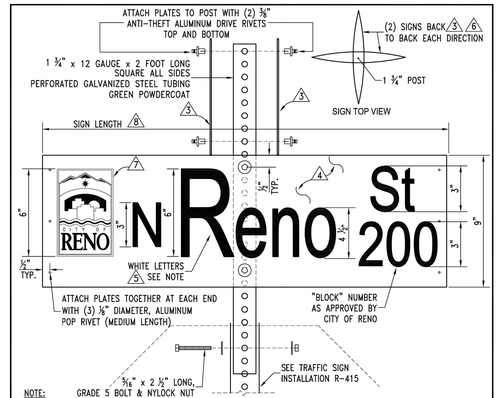
3. ALL MEMBERS OF THE GATE ASSEMBLY SHALL BE FABRICATED FROM THE STANDARD STEEL SECTIONS. FABRICATED MEMBERS SHALL RECEIVE ONE SHOP COAT OF ALUMINUM PAINT AFTER FABRICATION. ALUMINUM PAINT SHALL CONFORM TO A.A.S.H.T.O. SPECIFICATION M69-70. HARDWARE SHALL BE CADMIUM PLATED.

4 SUBSTITUTE ITEM NO. 11 SIGN FOR ITEM NO. 6 SIGN WHEN ACCESS BY THE FIRE DEPARTMENT IS REQUIRED.

MATERIALS LIST

ITEM NO.	NO. REQ'D	DESCRIPTION
1	1	GATES AND GATE EXTENSIONS
2	1	HINGE POST, WITH PIPE CAPS
3	1	MASTER LOCKING PINS
4	1	LOCKING POST
5	2	OM4-3 END OF ROADWAY MARKER
6	1	18"X30" ROAD CLOSED SIGN 4
7	4	6"X12" TYPE-2 OBJECT MARKERS
8	2	3/8"X3" MACHINE BOLT FOR GATE EXTENSIONS
9	6	3/8"X4" CARRIAGE BOLT WITH 1 CUT AND 1 LOCK WASHER FOR SIGNS ON GATES
10	6	3/8"X6" CARRIAGE BOLT WITH 1 CUT AND 1 LOCK WASHER FOR OBJECT MARKERS
11	1	18"X48" ROAD CLOSED EMERGENCY ACCESS ONLY SIGN 4

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
EMERGENCY ACCESS CONTROL GATE	R-402C
APPROVED BY: JF	DATE: 1/2013



NOTE:

1. STREET NAME SIGN SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE M.U.T.C.D.
2. ALL SIGN LETTERING SHALL BE IN UPPERCASE AND LOWERCASE LETTERS AND LETTERING FONT SERIES B 2000 AS PROVIDED IN THE STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS.
3. EACH STREET NAME SIGN INSTALLATION SHALL HAVE (4) FLAT PLATE ALUMINUM NO. 6061-T6, .080 GAUGE.
4. GREEN SHEETING TRANSPARENCY ElectroCUT FILM 1177C "3M" OR APPROVED EQUAL. GREEN SHEETING TRANSPARENCY FILM SHALL BE FROM THE SAME MANUFACTURER AS WHITE SHEETING
5. WHITE SHEETING LETTERING SHALL BE RETROREFLECTIVE ASTM IX DIAMOND GRADE VIP "3M" OR APPROVED EQUAL. WHITE SHEETING SHALL BE FROM THE SAME MANUFACTURER AS GREEN TRANSPARENCY FILM.
6. EACH STREET NAME SIGN INSTALLATION SHALL INCLUDE (2) SIGNS BACK TO BACK EACH DIRECTION FOR A TOTAL OF (4) STREET NAME SIGNS. SEE DETAIL R-415 FOR TRAFFIC SIGN INSTALLATION.
7. CONTACT THE CITY OF RENO'S CORPORATION YARD AT 334-2246 FOR INFORMATION ON THE CITY OF RENO LOGO. LOGO EXTENTS SHALL NOT EXCEED 6 INCHES.
8. SIGN LENGTH VARIES 30" MINIMUM TO 42" MAXIMUM. LONGER STREET NAMES AND/OR THE USE OF DROP LETTERS (EXAMPLE LOWERCASE "g" AND "y") REQUIRE APPROVAL FROM CITY TRAFFIC ENGINEER.

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
STREET NAME SIGN	R-401
APPROVED BY: JF	DATE: 7/2013

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

KYLE MATTHEW CASTLE
EXP: 12/31/26
CIVIL
No. 030045
STATE OF NEVADA
07/14/2026

NO.	DESCRIPTION	ENGR INIT	DATE
PROJECT ADDRESS: 200 OLD TOWN ROAD		APN: 038-132-37	

DATE: JULY 2026
SCALE: AS SHOWN
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

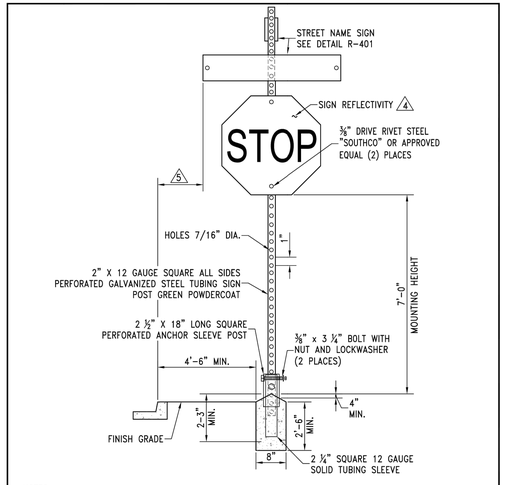
IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH
VILLAGES 1 & 2
DETAILS
NEVADA
CITY OF RENO

PROJECT NO.
3173094

DRAWING
D-6

SHT 39 OF 59

J:\Jobs\3173_Meridian_120_South\Meridian_S_V_1-2\Civil\Dwg\C_33-39_MI120s_V1-2_001-07.dwg 7/14/2026 12:36 PM Paige Bowers

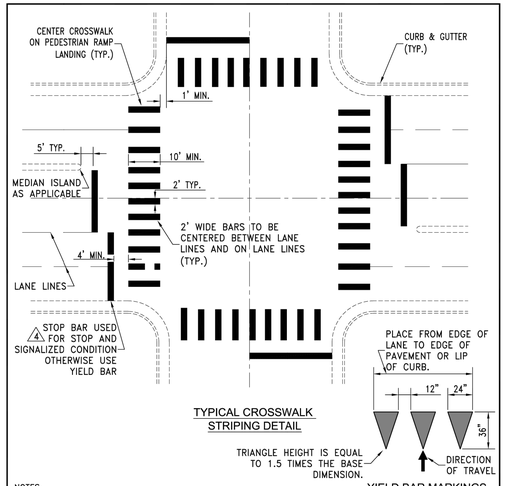


NOTES:
1. SIGN MATERIALS, CONSTRUCTION AND PLACEMENT SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. ON STREETS WHERE CURBING DOES NOT EXIST, SET SIGN 5' MINIMUM FROM PAVEMENT EDGE.
3. CONCRETE BASE SHALL BE LOCATED AT BACK OF SIDEWALK, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

4 ALL REGULATORY SIGNS SHALL BE 3M DIAMOND GRADE (DG3) WITH A 3M CLEAR TRANSPARENT OVERLAY #1170 OR APPROVED EQUAL.

5 2 FOOT MINIMUM FROM EDGE OF SIGN TO FACE OF CURB IN RESIDENTIAL, COMMERCIAL OR BUSINESS AREAS.

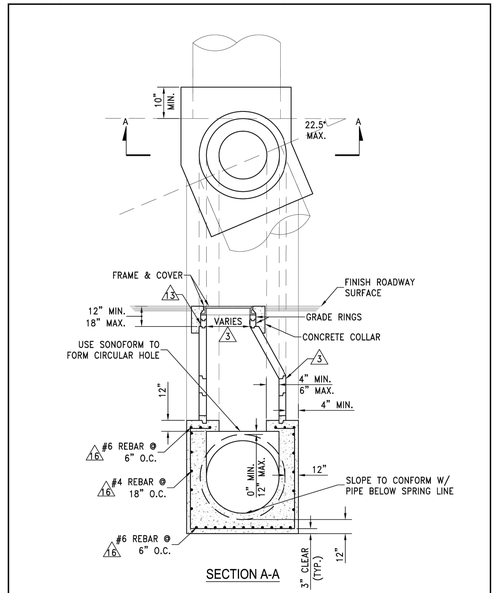
STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
TRAFFIC SIGN INSTALLATION	R-415
	APPROVED BY: JF | DATE: 1/2013



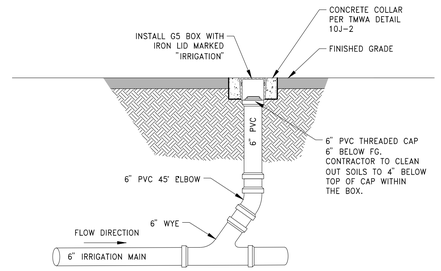
NOTES:
1. ALL STRIPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS, LATEST EDITION.
2. PREFORMED THERMOPLASTIC PAVEMENT MARKINGS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND IN ACCORDANCE WITH SECTION 634 OF THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" PUBLISHED BY THE STATE OF NEVADA, DEPARTMENT OF TRANSPORTATION (NDOT), EXCEPT ALL THERMOPLASTIC MARKINGS WILL BE 0.090 INCHES THICK, EXCEPT MARKING FOR BIKE LANES WHICH WILL BE 0.075 INCHES. HOT-APPLIED EXTRUDED THERMOPLASTIC SHALL NOT BE USED.
3. CROSSWALK MARKINGS SHALL BE INSTALLED AT ALL TRAFFIC SIGNAL LOCATIONS AND AT OTHER LOCATIONS AS DIRECTED BY ENGINEER.

4 PLACE 24" WIDE STOP BAR FOR SIGNALIZED CONTROL INTERSECTIONS. USE 12" WIDE STOP BAR FOR STOP CONTROL INTERSECTIONS. FOR YIELD CONDITION SEE YIELD MARKINGS ABOVE.

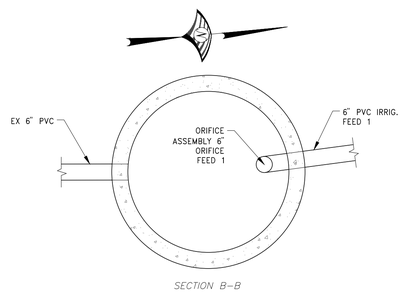
STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
CROSSWALK LEGEND	R-420
	APPROVED BY: JF | DATE: 1/2013

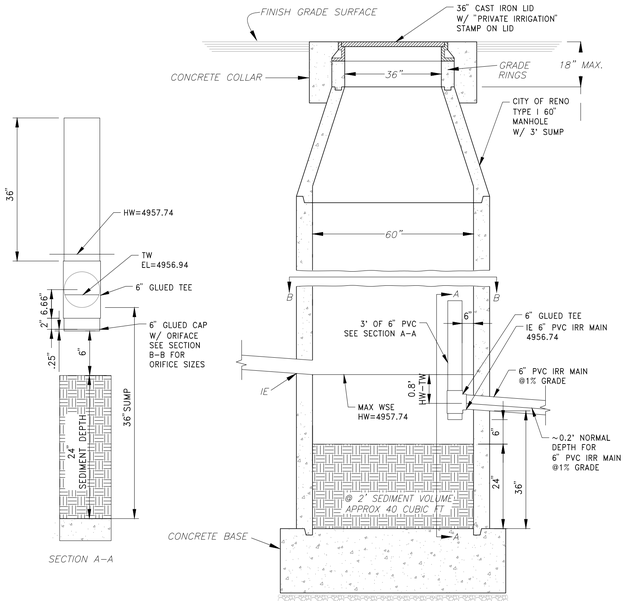


STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
MANHOLE TYPE VI - LARGE DIAMETER PIPE	R-210A
	APPROVED BY: KK | DATE: 2/2026

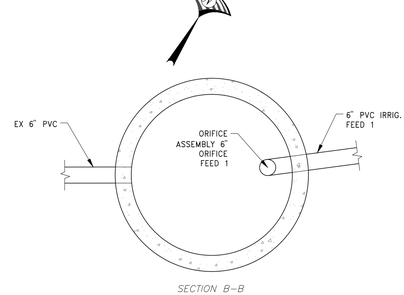


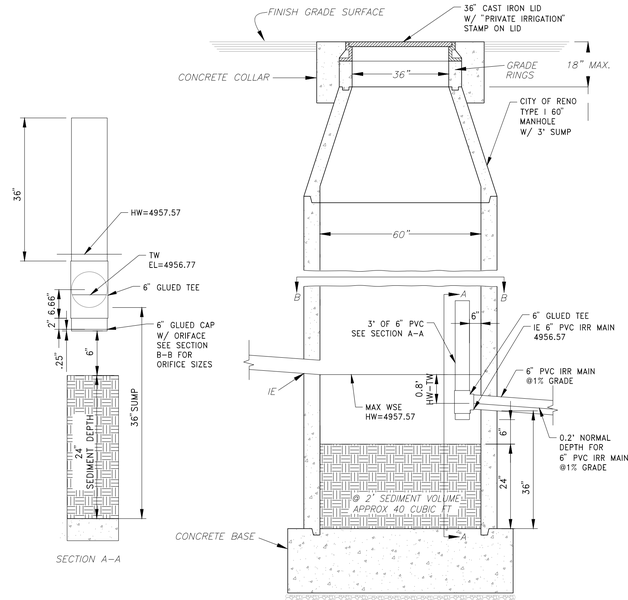
6" FLUSHING CONNECTION
NOT TO SCALE





WESTERN IRR MANHOLE AND PIPE DETAIL
NOT TO SCALE





EASTERN IRR MANHOLE AND PIPE DETAIL
NOT TO SCALE

NO.	DESCRIPTION	ENGR INIT	DATE
	PROJECT ADDRESS: 200 OLD TOWN ROAD	APN: 038-132-37	

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

KYLE MATTHEW CASTLE
EXP: 12/31/26
CIVIL
No. 030045
STATE OF NEVADA
ENGINEER
07/14/2026

DATE: JULY 2026
SCALE: AS SHOWN
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

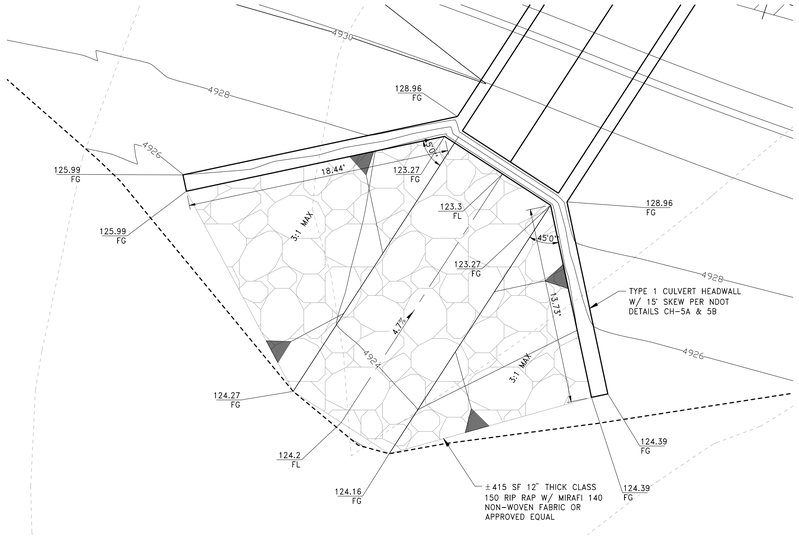
IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH
VILLAGES 1 & 2
DETAILS
CITY OF RENO NEVADA

PROJECT NO.
3173094

DRAWING
D-7

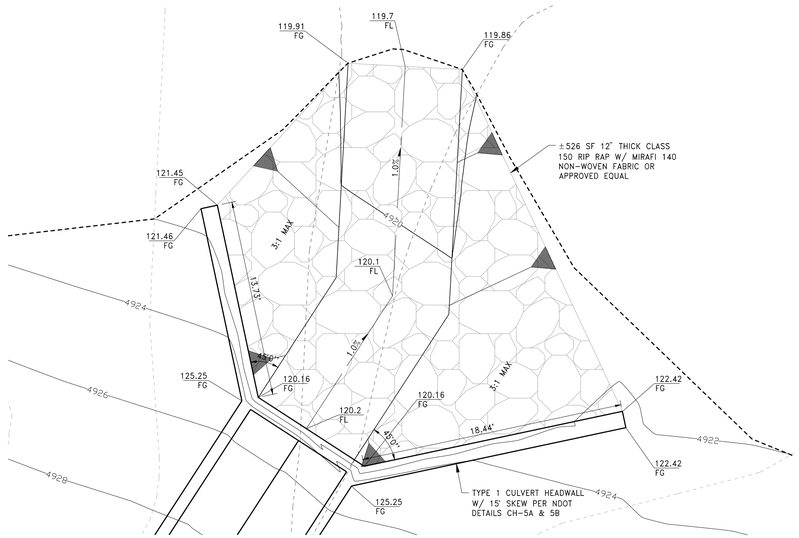
SHT 40 OF 59

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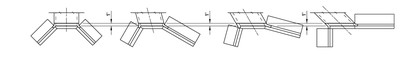
CULVERT 1 SOUTHERN HEADWALL

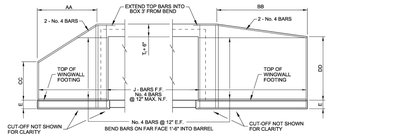
SCALE: 1"=5'

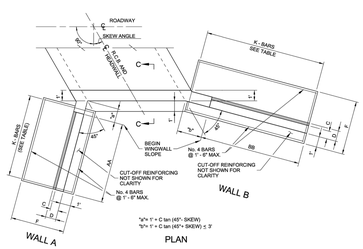


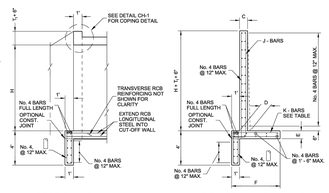
CULVERT 1 NORTHERN HEADWALL

SCALE: 1"=5'









NOTES:

1. DESIGN SPECIFICATIONS "AASHTO LRFD Bridge Design Specifications 2012".
2. For dimensions and reinforcing not shown see detail CH-5B.
3. CONSTRUCTION SPECIFICATIONS: State of Nevada Department of Transportation "Standard Specifications for Road and Bridge Construction, 2014".
4. WALL LOADS:

Case I	Case 2 (Wall B - 45 Degree Skew Only)
Surcharge Depth = 2 ft	Surcharge Depth = 0 ft
Lateral Earth Pressure = 36 pcf	Lateral Earth Pressure = 60 pcf
Soil Dead Load = 120 pcf	Soil Dead Load = 120 pcf
Concrete Dead Load = 150 pcf	Concrete Dead Load = 150 pcf
Earthquake Load = N/A	Earthquake Load = N/A

5. CONCRETE: Class DA Modified (Major) F'c = 4,500 psi @ 28 Days, Class D Modified in Clark County.

   Where traffic loads will be placed directly on the top surface of the culvert, and/or up to 2-feet of fill (at edge of pavement), provide epoxy coated reinforcement, except in Clark County. Use EA Modified (Major) concrete, Class E Modified in Clark County, in lieu of Class DA, F'c = 4,500 PSI @ 28 Days.

   Approved waterproofing membrane may be used in lieu of EA/E Concrete and epoxy coated reinforcing at the discretion of the NDOT Structures Division.
6. REINFORCING STEEL: All reinforcing steel to be ASTM A 615 grade 60 or A706 grade 60. Dimensions relating to bar spacing are center to center. Reinforcing steel shall be embedded 3-inches clear of bottom of footing, and 2-inches clear of all other concrete surfaces.
7. FOUNDATION PRESSURE: Headwalls are designed to the following soil bearing pressures:

RCB HEIGHT, H	Tons/ft.²
≤ 6 ft	1.6
≤ 8 ft	1.7
≤ 10 ft	1.8
≤ 12 ft	1.9
≤ 14 ft	2.0

8. SLIDING RESISTANCE:
   Coefficient of Friction between Concrete Footing and Soil = 0.450
   Cohesion = 0.200 ksf
   Passive Earth Pressure = 360 pcf
   Passive Resistance = Per design specifications ignoring top 2-feet of soil
9. For quantities see detail CH-5C.

TYPE I HEADWALL DIMENSIONS AND REINFORCING STEEL

H (FT.)	0 DEGREE SKEW AA (FT. - IN.)	BB (FT. - IN.)	CC (FT. - IN.)	DD (FT. - IN.)	15 DEGREE SKEW AA (FT. - IN.)	BB (FT. - IN.)	CC (FT. - IN.)	DD (FT. - IN.)	30 DEGREE SKEW AA (FT. - IN.)	BB (FT. - IN.)	CC (FT. - IN.)	DD (FT. - IN.)	45 DEGREE SKEW AA (FT. - IN.)	BB (FT. - IN.)	CC (FT. - IN.)	DD (FT. - IN.)
3	6 - 3	6 - 3	2 - 2	2 - 2	5 - 9	7 - 3	2	2 - 7	5 - 3	9	1 - 10	3 - 3	5 - 3	11 - 3	1 - 10	H + T1 + 6"
4	7 - 9	7 - 9	2 - 8	2 - 8	7	9	2 - 5	3 - 2	6 - 6	11 - 3	2 - 4	3 - 11	6 - 3	14	2 - 3	H + T1 + 6"
5	9 - 3	9 - 3	3 - 3	3 - 3	8 - 3	10 - 9	2 - 11	3 - 10	7 - 9	13 - 6	2 - 9	4 - 9	7 - 3	16 - 9	2 - 8	H + T1 + 6"
6	10 - 9	10 - 9	3 - 10	3 - 10	9 - 9	12 - 9	3 - 5	4 - 8	9 - 3	15 - 9	3 - 3	5 - 7	9	20	3 - 2	H + T1 + 6"
7	12 - 3	12 - 3	4 - 4	4 - 4	11	14 - 3	3 - 11	5 - 1	10 - 6	18	3 - 8	6 - 4	10 - 3	22 - 9	3 - 7	H + T1 + 6"
8	13 - 9	13 - 9	4 - 10	4 - 10	12 - 3	16	4 - 4	5 - 8	11 - 6	20	4 - 1	7 - 1	11 - 3	25 - 9	4	H + T1 + 6"
9	15	15	5 - 4	5 - 4	13 - 6	17 - 9	4 - 10	6 - 3	12 - 9	22	4 - 6	7 - 9	12 - 6	28 - 6	4 - 5	H + T1 + 6"
10	16 - 6	16 - 6	5 - 10	5 - 10	14 - 9	19 - 3	5 - 3	6 - 10	14	24	4 - 11	8 - 6	13 - 9	31 - 3	4 - 10	H + T1 + 6"
11	18	18	6 - 4	6 - 4	16	21	5 - 8	7 - 5	15 - 3	26 - 3	5 - 4	9 - 3	14 - 9	34 - 3	5 - 3	H + T1 + 6"
12	19 - 3	19 - 3	6 - 10	6 - 10	17 - 9	22 - 9	6 - 2	8	16 - 3	28 - 3	5 - 9	10 - 0	16	37 - 6	5 - 8	H + T1 + 6"
13	20 - 9	20 - 9	7 - 4	7 - 4	19 - 3	24 - 3	6 - 7	8 - 7	17 - 6	30 - 3	6 - 2	10 - 9	17 - 3	39 - 0	6 - 1	H + T1 + 6"
14	22 - 3	22 - 3	7 - 10	7 - 10	20	26	7 - 1	9 - 2	18 - 9	32 - 6	6 - 8	11 - 5	18 - 6	42 - 6	6 - 8	H + T1 + 6"

H (FT.)	0 DEGREE SKEW C (IN.)	D (IN.)	J (SIZE)	J SPACING (IN.)	K (SIZE)	K SPACING (IN.)	15 DEGREE SKEW E (FT. - IN.)	F (FT. - IN.)	30 DEGREE SKEW E (FT. - IN.)	F (FT. - IN.)	45 DEGREE SKEW E (FT. - IN.)	F (FT. - IN.)
							WALL A AND B		WALL A	WALL B	WALL A	WALL B
3	8	10	5	12	5	12	1	3 - 3	1	3 - 3	1	3 - 3
4	8	10	5	12	5	12	1	3 - 6	1	3 - 6	1	4
5	8	12	5	12	5	12	1	4 - 3	1	4 - 6	1	4 - 9
6	8	12	5	6	5	6	1	5	1	5 - 3	1	5 - 6
7	10	14	5	6	5	6	1	5 - 9	1	5 - 9	1	6 - 3
8	10	14	5	6	5	6	1 - 4	6	1 - 4	6 - 6	1 - 4	7
9	10	16	6	6	5	6	1 - 4	7	1 - 4	7 - 3	1 - 4	7 - 9
10	10	16	6	6	6	6	1 - 4	7 - 6	1 - 4	7 - 9	1 - 4	8 - 6
11	12	18	6	6	6	6	1 - 4	8	1 - 4	8 - 6	1 - 4	9
12	12	18	7	6	6	6	1 - 4	8 - 6	1 - 4	9	1 - 4	9 - 6
13	12	20	7	6	7	6	1 - 6	9 - 3	1 - 6	9 - 9	1 - 6	10 - 6
14	12	20	7	6	7	6	1 - 6	9 - 9	1 - 6	10 - 3	1 - 6	11

H (FT.)	45 DEGREE SKEW WALL B C (IN.)	D (IN.)	J (SIZE)	J SPACING (IN.)	K (SIZE)	K SPACING (IN.)	E (FT. - IN.)	F (FT. - IN.)
3	12	12	5	12	5	12	1	5
4	12	12	5	12	5	12	1	6-3
5	12	12	6	12	5	12	1	7-6
6	12	12	5	6	5	6	1	9
7	12	14	5	6	5	6	1	10-3
8	12	14	5	6	6	1-3	1	11-6
9	12	16	6	6	5	6	1-3	12-9
10	12	16	6	6	6	6	1-3	13-9
11	12	18	6	6	6	6	1-3	15
12	12	18	7	6	8	6	1-3	16
13	12	20	8	6	7	6	1-6	17-6
14	12	20	8	5	8	5	1-6	18-6

NEVADA DEPARTMENT OF TRANSPORTATION

CHIEF BRIDGE ENGR.

APPROVED

REVISED

RCB CULVERTS

STD. # 502

STD. NUMBER CH-5A

NEVADA DEPARTMENT OF TRANSPORTATION

CHIEF BRIDGE ENGR. SIGNED ORIGINAL ON FILE

APPROVED 11/1/17

REVISED 9/2022

RCB CULVERTS TYPE I HEADWALLS

SPEC. # 502

DETAIL NUMBER CH-5B

NO.	DESCRIPTION	ENGR INIT	DATE
	PROJECT ADDRESS: 200 OLD TOWN ROAD	APN: 038-132-37	

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
9991 Old Phillips Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

PROFESSIONAL ENGINEER
KYLE MATTHEW CASTLE
EXP: 12/31/26
CIVIL
No. 030045
STATE OF NEVADA
07/14/2026

DATE: JULY 2026
SCALE: AS SHOWN
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

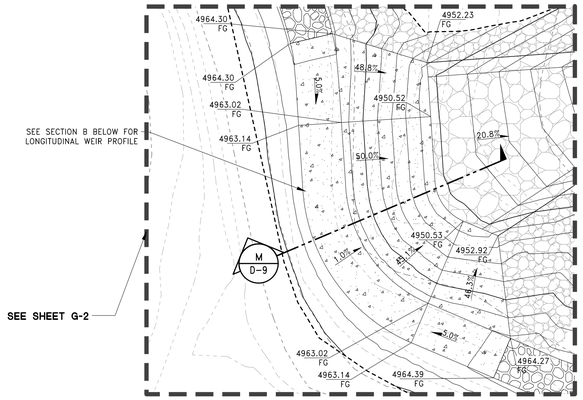
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MERIDIAN 120 SOUTH VILLAGES 1 & 2
DETAILS
CITY OF RENO NEVADA

PROJECT NO. 3173094

DRAWING D-8

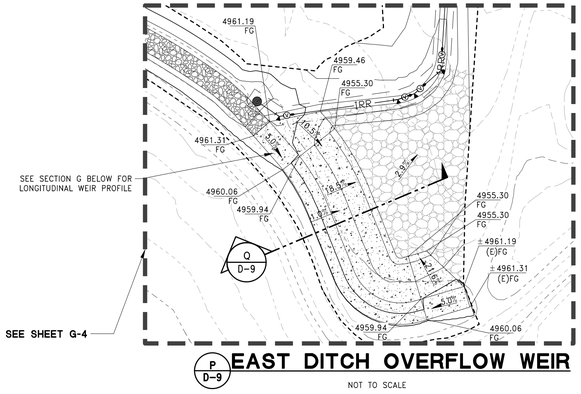
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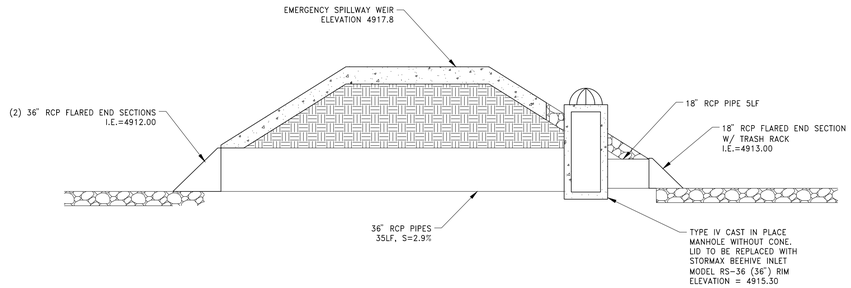
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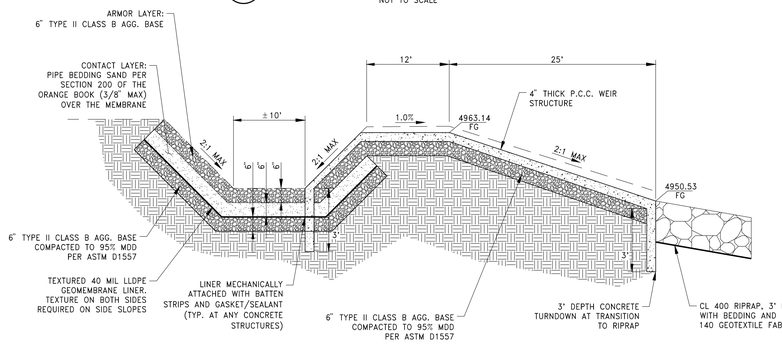
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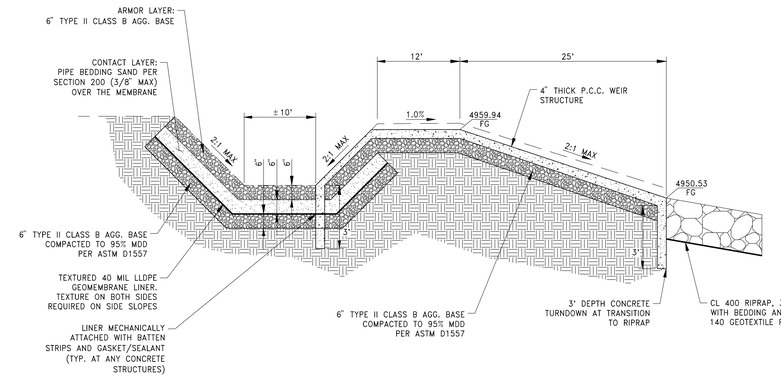
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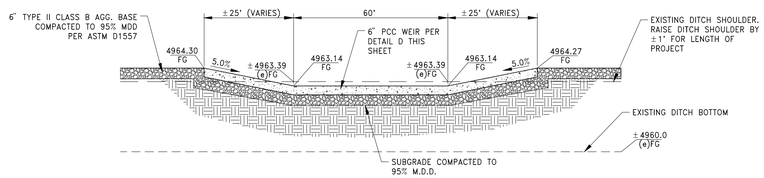
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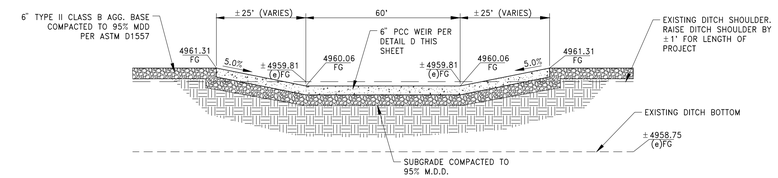
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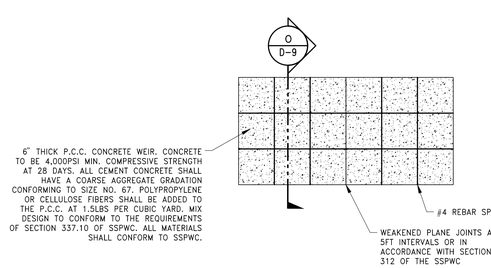
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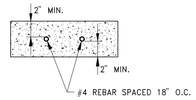
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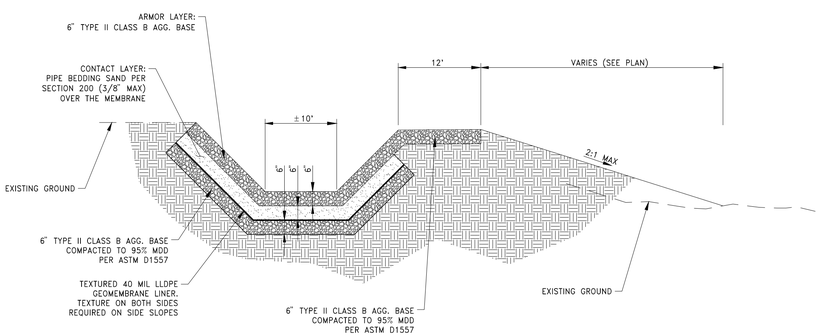
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NOT TO SCALE



O D-9 CONCRETE SECTION

NOT TO SCALE



S D-9 DITCH LINER SECTION

NOT TO SCALE

NO.	DESCRIPTION	DATE	ENGR INIT

PROJECT ADDRESS: 200 OLD TOWN ROAD

APN: 038-132-37

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KYLE MATTHEW CASTLE
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No. 030045
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REGISTERED PROFESSIONAL ENGINEER
07/14/2026

DATE: JULY 2026
SCALE: AS SHOWN
DRAWN BY: JRS
DESIGNED BY: JRS
CHECKED BY: KMC

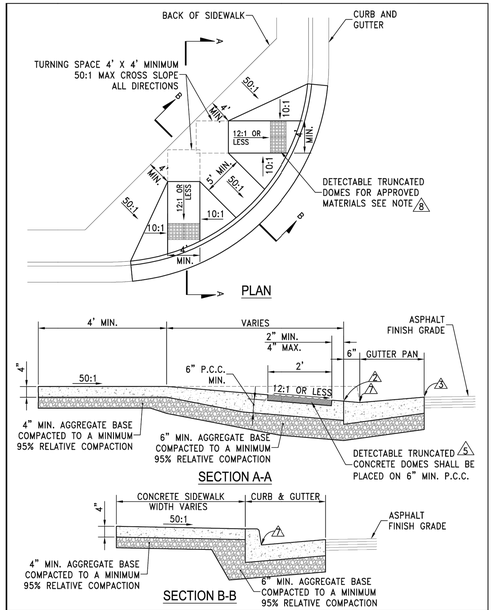
IMPROVEMENT PLANS FOR
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DETAILS
CITY OF RENO NEVADA

PROJECT NO. 3173094

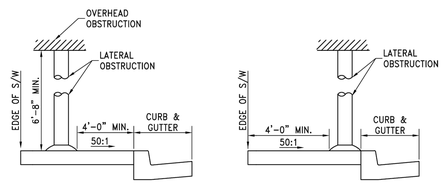
DRAWING D-9

SHT 42 OF 59

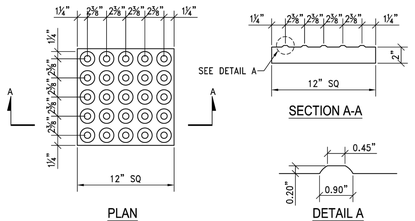
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STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
PEDESTRIAN RAMP - NARROW SIDEWALKS	R-106B
	APPROVED BY: KK | DATE: 1/2023



TYPICAL SIDEWALK vs OBSTRUCTION CLEARANCE DETAIL



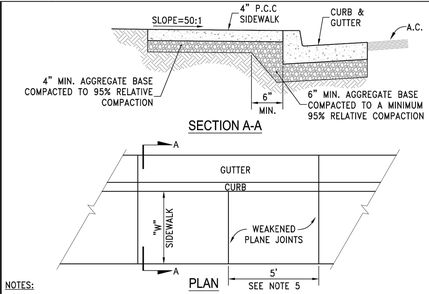
NOTE: FOR DETECTABLE TRUNCATED DOMES APPROVED MATERIALS SEE NOTE 8

TRUNCATED DOMES DETAIL

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
PEDESTRIAN RAMP - DETAILS	R-106F
	APPROVED BY: KK | DATE: 1/2023

1. STORM DRAIN INLETS OR SIMILAR ACCESSES SHALL NOT BE LOCATED IN THE AREA AT THE BASE OF THE CURB RAMP OR LANDING AREA. IF OBSTRUCTIONS SUCH AS INLETS, UTILITY POLES, PULL BOXES, FIRE HYDRANTS, ETC. ARE ENCOUNTERED, THE LOCATION AND DIMENSIONS MAY BE ADJUSTED UPON APPROVAL OF THE ENGINEER.
2. NO LIP SHALL BE PERMITTED AT THE CURB RAMP SLOPE TO GUTTER PAN.
3. PLANTMIX BITUMINOUS SURFACE SHALL BE FLUSH WITH THE EDGE OF THE GUTTER PAN IN THE AREA OF THE CURB RAMP.
4. ROUGH BROOM TEXTURE ON CURB RAMPS AND WINGS.
5. DETECTABLE WARNING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL BE PLACED ON MIN. SIX (6") INCHES OF P.C.C.
6. ALL SLOPE RATES ARE RELATIVE TO LEVEL AND SHALL COMPLY WITH THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) STANDARDS, CURRENT VERSION.
7. GUTTER SHALL MAINTAIN POSITIVE DRAINAGE TO PREVENT PONDING.
8. DETECTABLE WARNING SHALL CONSIST OF PRECAST WETSET TILES WITH MIN. SIZE OF 2' X 2', COLOR DARK RED. APPROVED PRODUCTS INCLUDE: "ACCESS TILE", "TEKWAY DOME-TILES", "ADA SOLUTIONS", AND "TUFTILE". DETECTABLE WARNING SHALL BE CONSTRUCTED PER MANUFACTURER'S INSTALLATION GUIDELINES AND CONFORM TO PROWAG.
9. CONCRETE REMOVAL SHALL BE TO NEAT SAW CUT LINES
10. AGGREGATE BASE MATERIAL UNDER PEDESTRIAN RAMPS SHALL BE TYPE 2, CLASS B CRUSHED AGGREGATE BASE. MATERIALS SHALL CONFORM TO SSPWC SECTION 200.
11. PORTLAND CEMENT CONCRETE (P.C.C.) SHALL BE 4000 PSI MIN. COMPRESSIVE STRENGTH AT 28 DAYS. ALL CEMENT CONCRETE SHALL HAVE A COARSE AGGREGATE GRADATION CONFORMING TO SIZE No. 67. POLYPROPYLENE OR CELLULOSE FIBERS SHALL BE ADDED TO THE P.C.C. AT 1.5 LBS PER CUBIC YARD. MIX DESIGN SHALL CONFORM TO SSPWC. ALL MATERIALS SHALL CONFORM TO SSPWC.
12. CONTRACTORS SHALL CORRECT ANY GRADE CONFLICT WITH EXISTING BOXES. THE ENGINEER SHALL MAKE THE FINAL DETERMINATION REGARDING THE DEGREE OF MODIFICATIONS REQUIRED BY THE CONTRACTOR FOR GRADE CONFLICTS BETWEEN EXISTING BOXES AND NEW PEDESTRIAN RAMPS.
13. SIDEWALK AT BOTH SIDES OF RAMP MAY BE RECONSTRUCTED TO MINIMIZE THE GRADE AT A HORIZONTAL DISTANCE TO BE DETERMINED IN THE FIELD, UPON APPROVAL OF THE ENGINEER, SUBJECT TO PROWAG REQUIREMENTS. CURB AT THE BACK OF WALK MAY BE NEEDED. A TRANSITION SECTION OF SIDEWALK MAY BE NECESSARY TO MATCH CROSS SLOPE OF EXISTING SIDEWALK TO PEDESTRIAN RAMP IMPROVEMENTS. TRANSITION SECTIONS SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
14. CONTRACTOR SHALL CONSTRUCT ROUNDED CURBS WHERE THEY INTERSECT. RADIUS SHALL BE 1 FT MINIMUM MEASURED FROM FACE OF CURB. CURBS THAT INTERSECT AT A POINT SHALL NOT BE ALLOWED.

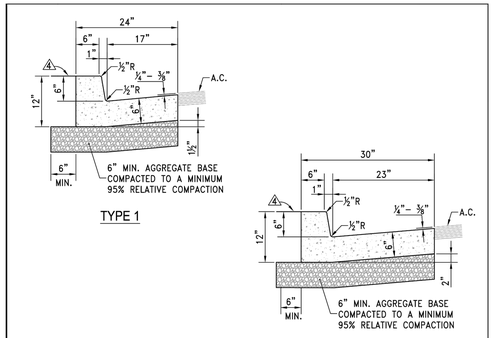
STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
NOTES - PEDESTRIAN RAMP	R-106G
	APPROVED BY: KK | DATE: 1/2023



NOTES:

1. PORTLAND CEMENT CONCRETE (P.C.C.) SHALL BE 4000 PSI MIN. COMPRESSIVE STRENGTH AT 28 DAYS. ALL CEMENT CONCRETE SHALL HAVE A COARSE AGGREGATE GRADATION CONFORMING TO SIZE No. 67. POLYPROPYLENE OR CELLULOSE FIBERS SHALL BE ADDED TO THE P.C.C. AT 1.5 LBS PER CUBIC YARD. MIX DESIGN SHALL CONFORM TO THE REQUIREMENTS OF SECTION 337.10 OF SSPWC. ALL MATERIALS SHALL CONFORM TO SSPWC.
2. AGGREGATE BASE MATERIAL UNDER SIDEWALKS SHALL BE TYPE 2, CLASS B CRUSHED AGGREGATE BASE. MATERIALS SHALL CONFORM TO SSPWC SECTION 200.
3. SIDEWALK WIDTH "W" SHALL BE 4 FT MIN. ON RESIDENTIAL STREETS AND 6 FT MIN. ON COLLECTOR AND ARTERIAL STREETS.
4. WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED AT 5 FT INTERVALS AND ACCORDANCE WITH SECTION 312 OF THE SSPWC.
5. ALL ADJACENT CONCRETE REMOVAL SHALL BE TO NEAT SAW CUT LINES AT RIGHT ANGLES TO NEW SIDEWALK. DOWEL INTO EXISTING ADJACENT CONCRETE SIDEWALK WITH A MINIMUM OF TWO (2) No. 4 REINFORCEMENT BARS EQUALLY SPACED ACROSS WIDTH "W". DOWELS SHALL PENETRATE A MINIMUM OF 4" INTO EXISTING CONCRETE.
6. SIDEWALKS SHALL NOT BE POURED MONOLITHICALLY WITH CURBS.
7. COLORED CONCRETE AND PAVERS ARE NOT ALLOWED.
8. TUNNELING AND/OR BORING IS NOT ALLOWED.

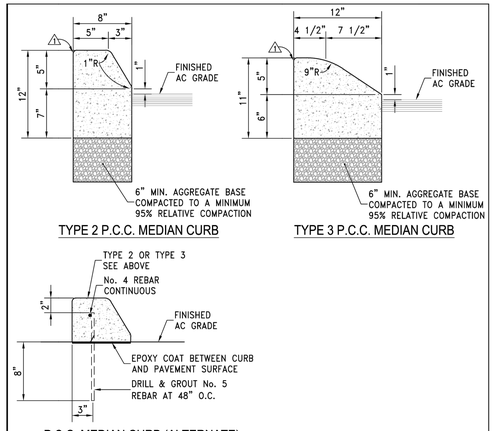
STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
SIDEWALK DETAIL	R-104A
	APPROVED BY: KK | DATE: 12/2022



NOTES:

1. PORTLAND CEMENT CONCRETE (P.C.C.) SHALL BE 4000 PSI MIN. COMPRESSIVE STRENGTH AT 28 DAYS. ALL CEMENT CONCRETE SHALL HAVE A COARSE AGGREGATE GRADATION CONFORMING TO SIZE No. 67. POLYPROPYLENE OR CELLULOSE FIBERS SHALL BE ADDED TO THE P.C.C. AT 1.5 LBS PER CUBIC YARD. MIX DESIGN SHALL CONFORM TO THE REQUIREMENTS OF SECTION 337.10 OF SSPWC. ALL MATERIALS SHALL CONFORM TO SSPWC.
2. AGGREGATE BASE MATERIAL UNDER AND BEHIND CURB AND GUTTER SHALL BE TYPE 2, CLASS B CRUSHED AGGREGATE BASE. MATERIALS SHALL CONFORM TO SSPWC SECTION 200.
3. WEAKENED PLANE JOINTS SHALL BE EVERY 10 FEET AND LOCATED ON THE BACK, TOP AND FACE OF THE CURB AND THE TOP OF THE GUTTER PAN.
4. CURB & GUTTER SECTIONS SHALL BE PLACED SEPARATELY FROM SIDEWALK SECTIONS. WHEN SIDEWALK IS NOT REQUIRED DIRECTLY BEHIND THE CURB, BACKFILL TO TOP OF CURB FOR A HORIZONTAL DISTANCE OF 12" FROM BACK FACE OF CURB AND COMPACT TO 90% RELATIVE COMPACTION.
5. FOR REPLACEMENT OF EXISTING CURB AND GUTTER, MATCH EXISTING TYPE.

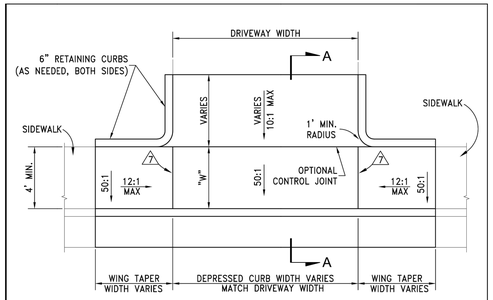
STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
P.C.C. CURB & GUTTER	R-109
	APPROVED BY: KK | DATE: 1/2023



NOTES:

1. RADIUS TO BE 1/2 INCH, OMIT ROUNDING IF CURBS ARE BACK TO BACK.
2. PORTLAND CEMENT CONCRETE (P.C.C.) SHALL BE 4000 PSI MIN. COMPRESSIVE STRENGTH AT 28 DAYS. ALL CEMENT CONCRETE SHALL HAVE A COARSE AGGREGATE GRADATION CONFORMING TO SIZE No. 67. POLYPROPYLENE OR CELLULOSE FIBERS SHALL BE ADDED TO THE P.C.C. AT 1.5 LBS PER CUBIC YARD. MIX DESIGN SHALL CONFORM TO THE REQUIREMENTS OF SECTION 337.10 OF SSPWC. ALL MATERIALS SHALL CONFORM TO SSPWC.
3. AGGREGATE BASE MATERIAL UNDER MEDIAN CURBS SHALL BE TYPE 2, CLASS B CRUSHED AGGREGATE BASE. MATERIALS SHALL CONFORM TO SSPWC SECTION 200.

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
P.C.C. MEDIAN CURBS	R-110
	APPROVED BY: KK | DATE: 1/2023



NOTES:

1. PORTLAND CEMENT CONCRETE (P.C.C.) SHALL BE 4000 PSI MIN. COMPRESSIVE STRENGTH AT 28 DAYS. ALL CEMENT CONCRETE SHALL HAVE A COARSE AGGREGATE GRADATION CONFORMING TO SIZE No. 67. POLYPROPYLENE OR CELLULOSE FIBERS SHALL BE ADDED TO THE P.C.C. AT 1.5 LBS PER CUBIC YARD. MIX DESIGN SHALL CONFORM TO THE REQUIREMENTS OF SECTION 337.10 OF SSPWC. ALL MATERIALS SHALL CONFORM TO SSPWC.
2. AGGREGATE BASE MATERIAL UNDER DRIVEWAYS AND SIDEWALKS SHALL BE TYPE 2, CLASS B CRUSHED AGGREGATE BASE. ALL MATERIALS SHALL CONFORM TO SSPWC SECTION 200.
3. RESIDENTIAL DRIVEWAYS SHALL BE POURED SEPARATE FROM CURB AND GUTTER.
4. COMMERCIAL DRIVEWAYS MAY BE POURED MONOLITHIC WITH CURB AND GUTTER. COMMERCIAL DRIVEWAYS TO HAVE #4 BARS AT 18" ON CENTER LONGITUDINAL & TRANSVERSE EXTENDING INTO GUTTER PAN AND DRIVEWAY WINGS. MINIMUM 2" CONCRETE COVER FOR ALL REINFORCING BARS. WHEN COMMERCIAL DRIVEWAY APPROACH AND CURB & GUTTER IS POURED SEPARATELY, IT SHALL BE REQUIRED FOR EACH REINFORCING BAR TO BE DOWELED INTO ADJACENT CURB & GUTTER. DOWELS SHALL #4 REBAR, PENETRATE INTO CURB & GUTTER MINIMUM OF 6", SPACED AT 18" ON CENTER AND BE SECURELY TIED TO THE DRIVEWAY APPROACH REINFORCING.
5. IF JOINT EXISTS WITHIN 4 FEET OF DRIVEWAY, REMOVE SIDEWALK AND CURB AND GUTTER TO THAT JOINT.
6. ALL ADJACENT CONCRETE REMOVAL SHALL BE TO NEAT SAW CUT LINES AT RIGHT ANGLES. DOWEL INTO EXISTING ADJACENT CONCRETE DRIVEWAY APPROACH OR SIDEWALK WITH (2) No. 4 REINFORCEMENT BARS EQUALLY SPACED ACROSS WIDTH "W". DOWELS SHALL PENETRATE A MINIMUM OF 4" INTO EXISTING CONCRETE.

7 WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED AT 5 FT INTERVALS AND IN ACCORDANCE WITH SECTION 312 OF THE SSPWC.

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
P.C.C. DRIVEWAY APRON	R-114A
	APPROVED BY: KK | DATE: 1/2023

NOTES:

1. PORTLAND CEMENT CONCRETE (P.C.C.) SHALL BE 4000 PSI MIN. COMPRESSIVE STRENGTH AT 28 DAYS. ALL CEMENT CONCRETE SHALL HAVE A COARSE AGGREGATE GRADATION CONFORMING TO SIZE No. 67. POLYPROPYLENE OR CELLULOSE FIBERS SHALL BE ADDED TO THE P.C.C. AT 1.5 LBS PER CUBIC YARD. MIX DESIGN SHALL CONFORM TO THE REQUIREMENTS OF SECTION 337.10 OF SSPWC. ALL MATERIALS SHALL CONFORM TO SSPWC.
2. AGGREGATE BASE MATERIAL UNDER DRIVEWAYS AND SIDEWALKS SHALL BE TYPE 2, CLASS B CRUSHED AGGREGATE BASE. ALL MATERIALS SHALL CONFORM TO SSPWC SECTION 200.
3. RESIDENTIAL DRIVEWAYS SHALL BE POURED SEPARATE FROM CURB AND GUTTER.
4. COMMERCIAL DRIVEWAYS MAY BE POURED MONOLITHIC WITH CURB AND GUTTER. COMMERCIAL DRIVEWAYS TO HAVE #4 BARS AT 18" ON CENTER LONGITUDINAL & TRANSVERSE EXTENDING INTO GUTTER PAN AND DRIVEWAY WINGS. MINIMUM 2" CONCRETE COVER FOR ALL REINFORCING BARS. WHEN COMMERCIAL DRIVEWAY APPROACH AND CURB & GUTTER IS POURED SEPARATELY, IT SHALL BE REQUIRED FOR EACH REINFORCING BAR TO BE DOWELED INTO ADJACENT CURB & GUTTER. DOWELS SHALL #4 REBAR, PENETRATE INTO CURB & GUTTER MINIMUM OF 6", SPACED AT 18" ON CENTER AND BE SECURELY TIED TO THE DRIVEWAY APPROACH REINFORCING.
5. IF JOINT EXISTS WITHIN 4 FEET OF DRIVEWAY, REMOVE SIDEWALK AND CURB AND GUTTER TO THAT JOINT.
6. ALL ADJACENT CONCRETE REMOVAL SHALL BE TO NEAT SAW CUT LINES AT RIGHT ANGLES. DOWEL INTO EXISTING ADJACENT CONCRETE DRIVEWAY APPROACH OR SIDEWALK WITH (2) No. 4 REINFORCEMENT BARS EQUALLY SPACED ACROSS WIDTH "W". DOWELS SHALL PENETRATE A MINIMUM OF 4" INTO EXISTING CONCRETE.

7 WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED AT 5 FT INTERVALS AND IN ACCORDANCE WITH SECTION 312 OF THE SSPWC.

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	DRAWING No.
NOTES - P.C.C. DRIVEWAY APRON	R-114B
	APPROVED BY: KK | DATE: 1/2023

NO.	DESCRIPTION	ENGR INIT	DATE

PROJECT ADDRESS: 200 OLD TOWN ROAD — APN: 038-132-37

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

KYLE MATTHEW CASTLE
EXP: 12/31/26
CIVIL
No. 030045
STATE OF NEVADA
PROFESSIONAL ENGINEER
07/14/2026

DATE: JULY 2026
SCALE: AS SHOWN
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
DETAILS
CITY OF RENO NEVADA

PROJECT NO. 3173094

DRAWING D-2

SHT 35 OF 59

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LEGEND

- GOOD NEIGHBOR FENCE
- OPEN VIEW FENCE
- SEMI-OPEN VIEW FENCE

SIGNAGE KEY NOTES

1. STOP — INSTALL STOP AND STREET SIGNS PER DETAIL ON SHEET D-6
2. NO OUTLET — INSTALL "NO OUTLET" SIGN (W14-2)

NOTES:

1. ALL SIGHT TRIANGLES ARE DESIGN SPEED 25 MPH UNLESS OTHERWISE NOTED.
2. ALL STOP BARS SHALL BE PREFORMED THERMOPLASTIC FILM.
3. ALL CORNER LOTS TO HAVE SIDE YARD FENCES SETBACK 5.5' FROM THE BACK OF SIDEWALK. ALL SIDE YARDS TO BE LANDSCAPED WITH THE HOUSE PERMIT.
4. WARRIOR LANE, QUILICI CANYON PARKWAY, AND BOOMTOWN GARSON ROAD UNDER SEPARATE PERMIT. REFERENCE QUILICI RANCH ACCESS PLANS UNDER PERMIT #SIT22-00013

60' 30' 0 60'

SCALE: 1" = 60'

EXISTING STRIPING TO BE REMOVED AND REPLACED

EXISTING S. BOOMTOWN GARSON ROAD

EXISTING WARRIOR LANE

EXISTING QUILICI CANYON PARKWAY

4" DOUBLE SOLID YELLOW (L=50')

038-132-04
DINNING, TONYA M

038-132-05
MEAD FAMILY TRUST

038-132-06
MEAD FAMILY TRUST

30' WIDE ACCESS AND UTILITY EASEMENT

SIGHT DISTANCE TRIANGLE (L=335')
DESIGN SPEED = 30 MPH
POSTED SPEED = 25 MPH

JUNIPER HILLS DRIVE

12" SOLID WHITE STOP BARS (TYP.)

SIGHT DISTANCE TRIANGLE (L=290')
DESIGN SPEED = 30 MPH
POSTED SPEED = 25 MPH

EXISTING FENCE TO BE REMOVED AND REPLACED WITH PROPOSED FENCE DURING CONSTRUCTION OF INDIVIDUAL BUILDING PERMITS FOR ALL ACRE LOTS ABUTTING EXISTING PROPERTY OWNERS

COMMON AREA C

EX. 50' DITCH EASE.

038-132-37
MWDF 786
BOOMTOWN LLC

CINDER CONE COURT

CLOUDSHADOW LANE

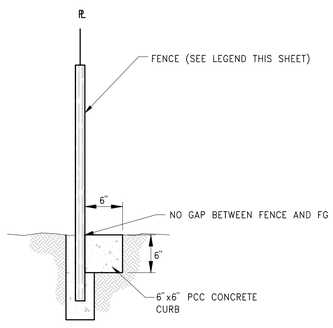
COMMON AREA A

COMMON AREA B

EXISTING STEAMBOAT DITCH

SEE SHEET ST-2

038-190-45
UNITED STATES OF AMERICA



6"x6" CURB DETAIL

N.T.S.

NO.	DESCRIPTION	ENGR INIT	DATE
PROJECT ADDRESS: 200 OLD TOWN ROAD		APN: 038-132-37	

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

PROFESSIONAL ENGINEER — KYLE MATTHEW CASTLE — EXP: 12/31/26 — CIVIL — No. 030045 — STATE OF NEVADA

07/14/2026

DATE: JULY 2026
SCALE: 1" = 40'
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
STRIPING AND FENCING
CITY OF RENO — NEVADA

PROJECT NO. 3173094

DRAWING ST-1

SHT 43 OF 59

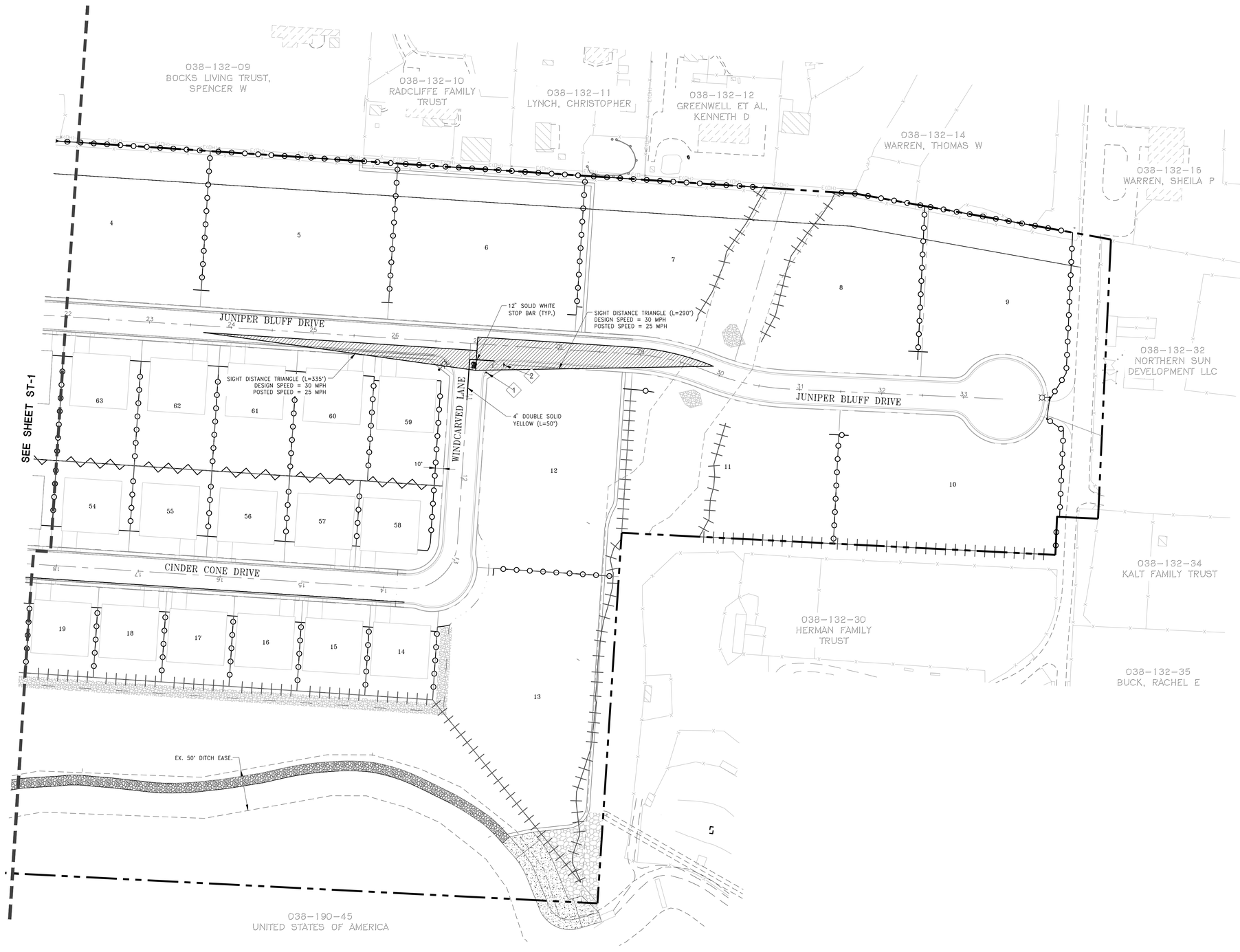
J:\Jobs\3173_Meridian_120_South\Meridian_S_V_1-2\Civil\Dwg\C_40-41_M1205_VI-2_ST01-02.dwg 7/14/2026 12:37 PM Paige Bowers

LEGEND

- GOOD NEIGHBOR FENCE
- OPEN VIEW FENCE
- SEMI-OPEN VIEW FENCE

60' 30' 0 60'

SCALE: 1" = 60'



SIGNAGE KEY NOTES

1. STOP — INSTALL STOP AND STREET SIGNS PER DETAIL ON SHEET D-6
2. NO OUTLET — INSTALL "NO OUTLET" SIGN (W14-2)

NOTES:

1. ALL SIGHT TRIANGLES ARE DESIGN SPEED 25 MPH UNLESS OTHERWISE NOTED.
2. ALL STOP BARS SHALL BE PREFORMED THERMOPLASTIC FILM.
3. ALL CORNER LOTS TO HAVE SIDE YARD FENCES SETBACK 5.5' FROM THE BACK OF SIDEWALK. ALL SIDE YARDS TO BE LANDSCAPED WITH THE HOUSE PERMIT.
4. WARRIOR LANE, QUILICI CANYON PARKWAY, AND BOOMTOWN GARSON ROAD UNDER SEPARATE PERMIT. REFERENCE QUILICI RANCH ACCESS PLANS UNDER PERMIT #SIT22-00013

NO.	DESCRIPTION	ENGR INIT	DATE
	PROJECT ADDRESS: 200 OLD TOWN ROAD	APN: 038-132-37	

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

KYLE MATTHEW CASTLE
EXP: 12/31/26
CIVIL
No. 030045
STATE OF NEVADA
PROFESSIONAL ENGINEER
07/14/2026

DATE: JULY 2026
SCALE: 1"=AS SHOWN"
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
STRIPING AND FENCING
CITY OF RENO NEVADA

PROJECT NO.
3173094

DRAWING
ST-2

SHT 44 OF 59

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VICINITY MAP

NOT TO SCALE

FIRE FLOW CALCULATIONS

FIRE FLOW REQUIREMENT IS 1,000 GALLONS PER MINUTE @ 20 PSI RESIDUAL PRESSURE FOR 1 HOUR.

BASED ON:

SQUARE FOOTAGE:	4,800 SQUARE FEET
LARGEST AREA BETWEEN 4 HOUR AREA SEPARATION WALLS:	N/A SQUARE FEET
BUILDING HEIGHT:	27 FEET
NUMBER OF STORIES:	2 FLOORS
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY:	R-3

FULL AUTOMATIC FIRE SPRINKLER SYSTEM: ☒YES ☐NO

REVIEWED BY:_____ DATE:_____

RENO FIRE DEPARTMENT

LEGEND:

- PROPOSED FIRE HYDRANT LOCATION (250' RADIUS)
- OVERALL FIRE ACCESS POINT
- VILLAGE FIRE ACCESS POINT

NOTES:

1. 250' RADIUS CIRCLES SHOW MAX DISTANCE FROM HYDRANT TO ROAD FRONTAGE.
2. FIRE HYDRANTS TO BE PLACED BEHIND SIDEWALK WHEN PRESENT
3. FIRE HYDRANTS TO BE PLACED PER REQUIREMENTS OF DETAILS R-3-1A, R-3-1B, R-3-1C, AND R-3-1D.
4. 10' P.U.E. LOCATED BEHIND RIGHT-OF-WAY.
5. ALL HYDRANTS SHALL BE PLACED ON SPLASH PAD AND WITH VEHICLE PROTECTION MEETING THE STANDARDS OF 507.5.6 SECTION 312. A 3FT CLEAR ZONE AROUND THE FIRE HYDRANT SHALL BE MAINTAINED.

100' 50' 0 100'

SCALE: 1" = 100'

NO.	DESCRIPTION	ENGR INIT	DATE

PROJECT ADDRESS:
200 OLD TOWN ROAD
APN: 038-132-37

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

KYLE MATTHEW CASTLE
EXP: 12/31/26
CIVIL
No. 030045
STATE OF NEVADA
REGISTERED PROFESSIONAL ENGINEER
07/14/2026

DATE: JULY 2026
SCALE: 1"=100'
DRAWN BY: BMR
DESIGNED BY: KMC
CHECKED BY: ANV

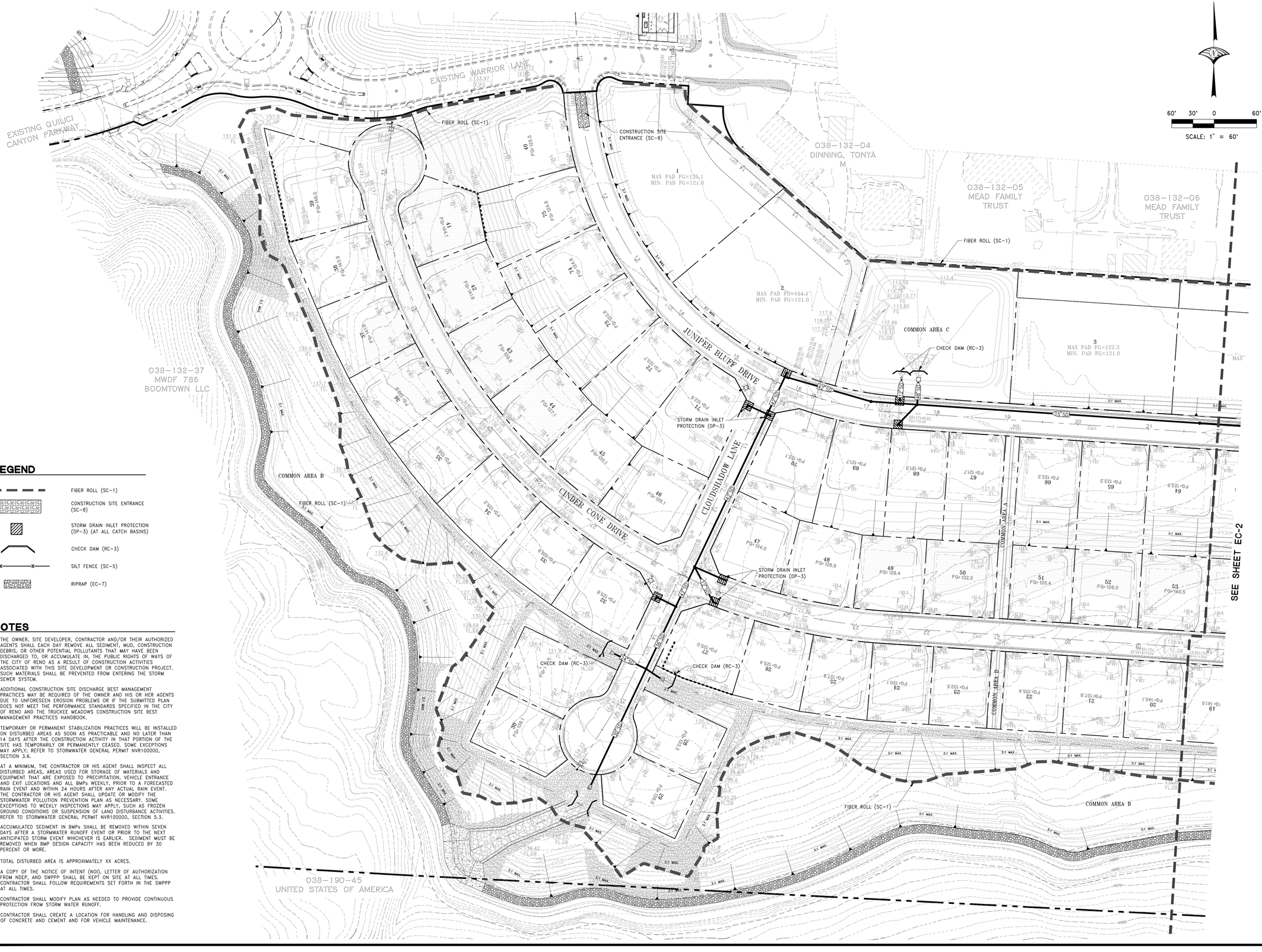
IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
FIRE HYDRANT PLAN
CITY OF RENO NEVADA

PROJECT NO.
3173094

DRAWING
FH-1

SHT 45 OF 59

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LEGEND

- FIBER ROLL (SC-1)
- CONSTRUCTION SITE ENTRANCE (SC-8)
- STORM DRAIN INLET PROTECTION (DP-3) (AT ALL CATCH BASINS)
- CHECK DAM (RC-3)
- SILT FENCE (SC-5)
- RIPRAP (EC-7)

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 THE CITY OF RENO 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 THE CITY OF RENO 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.
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 5.3.
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 30 PERCENT OR MORE.
6. TOTAL DISTURBED AREA IS APPROXIMATELY XX ACRES.
7. A COPY OF THE NOTICE OF INTENT (NOI), LETTER OF AUTHORIZATION FROM NDEP, AND SWPPP SHALL BE KEPT ON SITE AT ALL TIMES. CONTRACTOR SHALL FOLLOW REQUIREMENTS SET FORTH IN THE SWPPP AT ALL TIMES.
8. CONTRACTOR SHALL MODIFY PLAN AS NEEDED TO PROVIDE CONTINUOUS PROTECTION FROM STORM WATER RUNOFF.
9. CONTRACTOR SHALL CREATE A LOCATION FOR HANDLING AND DISPOSING OF CONCRETE AND CEMENT AND FOR VEHICLE MAINTENANCE.

NO.	DESCRIPTION	ENGR INIT	DATE
PROJECT ADDRESS: 200 OLD TOWN ROAD		APN: 038-132-37	

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

KYLE MATTHEW CASTLE
EXP: 12/31/26
CIVIL
No. 030045
STATE OF NEVADA
07/14/2026

DATE: JULY 2026
SCALE: 1" = 60'
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
EROSION CONTROL PLAN
CITY OF RENO NEVADA

PROJECT NO. 3173094

DRAWING
EC-1

SHT 46 OF 59

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BORING LOGS TO BE
PROVIDED WITH GEOTECH
REPORT UPON SUBSEQUEN
SUBMITTAL

NO.	DESCRIPTION	ENGR INIT	DATE

PROJECT ADDRESS:
220 OLD TOWN ROAD

APN:
038-132-37

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
9670 Gateway Drive, Suite 100
Reno, NV 89521
Tel 775.823.4068
Fax 775.823.4066

KYLE MATTHEW CASTLE
EXP: 12/31/26
CIVIL
No. 030045
PROFESSIONAL ENGINEER
STATE OF NEVADA

07/14/2026

DATE: JULY 2026
SCALE: AS SHOWN
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

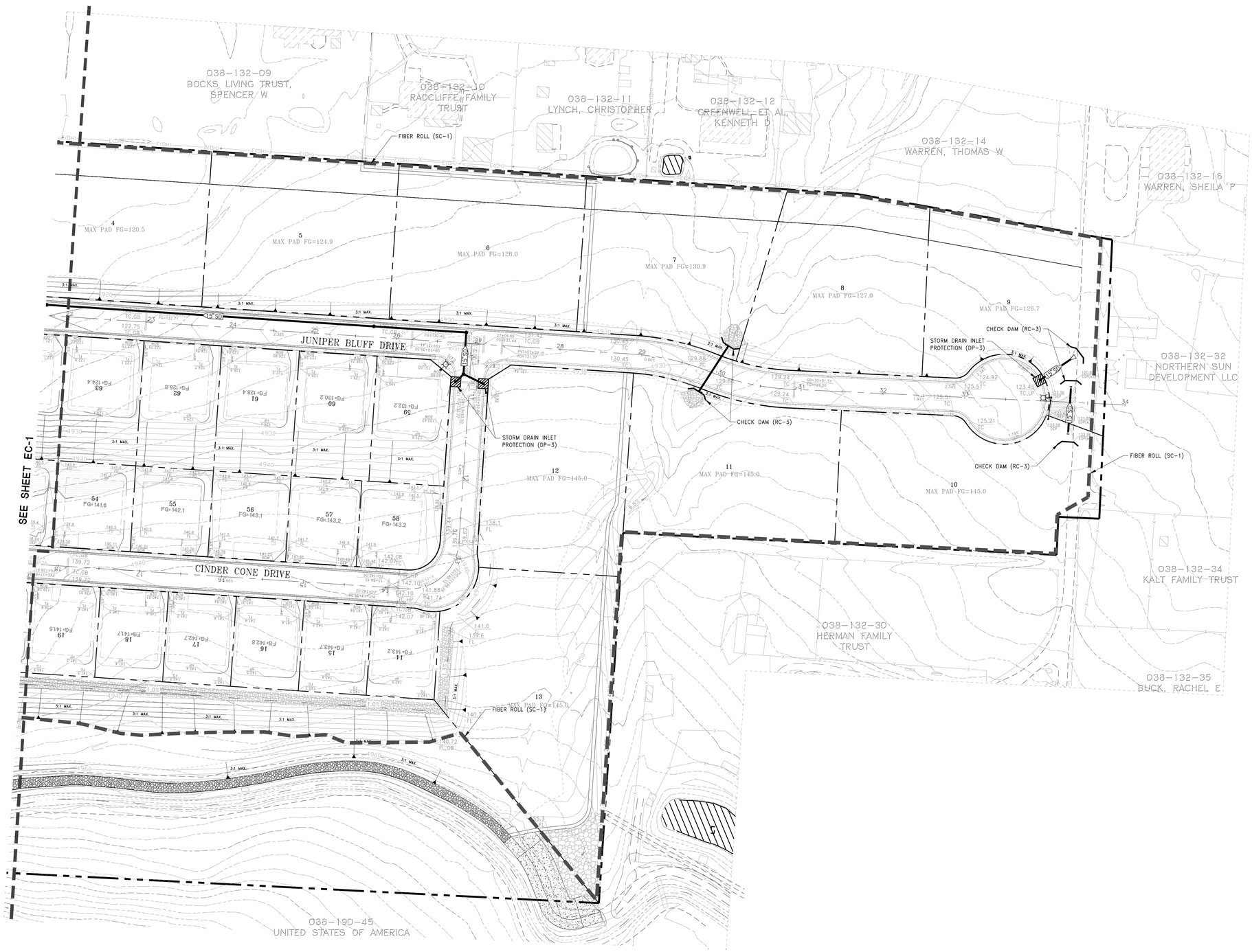
IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
BORING LOGS
CITY OF RENO NEVADA

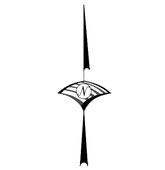
PROJECT NO.
3173094

DRAWING
B-1

SHT 49 OF 59

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LEGEND

- FIBER ROLL (SC-1)
- CONSTRUCTION SITE ENTRANCE (SC-8)
- STORM DRAIN INLET PROTECTION (DP-3) (AT ALL CATCH BASINS)
- CHECK DAM (RC-3)
- SILT FENCE (SC-5)
- RIPRAP (EC-7)

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 THE CITY OF RENO 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 THE CITY OF RENO 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.
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 5.3.
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 30 PERCENT OR MORE.
6. TOTAL DISTURBED AREA IS APPROXIMATELY XX ACRES.
7. A COPY OF THE NOTICE OF INTENT (NOI), LETTER OF AUTHORIZATION FROM NDEP, AND SWPPP SHALL BE KEPT ON SITE AT ALL TIMES. CONTRACTOR SHALL FOLLOW REQUIREMENTS SET FORTH IN THE SWPPP AT ALL TIMES.
8. CONTRACTOR SHALL MODIFY PLAN AS NEEDED TO PROVIDE CONTINUOUS PROTECTION FROM STORM WATER RUNOFF.
9. CONTRACTOR SHALL CREATE A LOCATION FOR HANDLING AND DISPOSING OF CONCRETE AND CEMENT AND FOR VEHICLE MAINTENANCE.

NO.	DESCRIPTION	ENGR INIT	DATE

PROJECT ADDRESS: 200 OLD TOWN ROAD
APN: 038-132-37

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

KYLE MATTHEW CASTLE
EXP: 12/31/26
CIVIL
No. 030045
STATE OF NEVADA
PROFESSIONAL ENGINEER
07/14/2026

DATE: JULY 2026
SCALE: 1" = 60'
DRAWN BY: LCS
DESIGNED BY: KMC
CHECKED BY: KMC

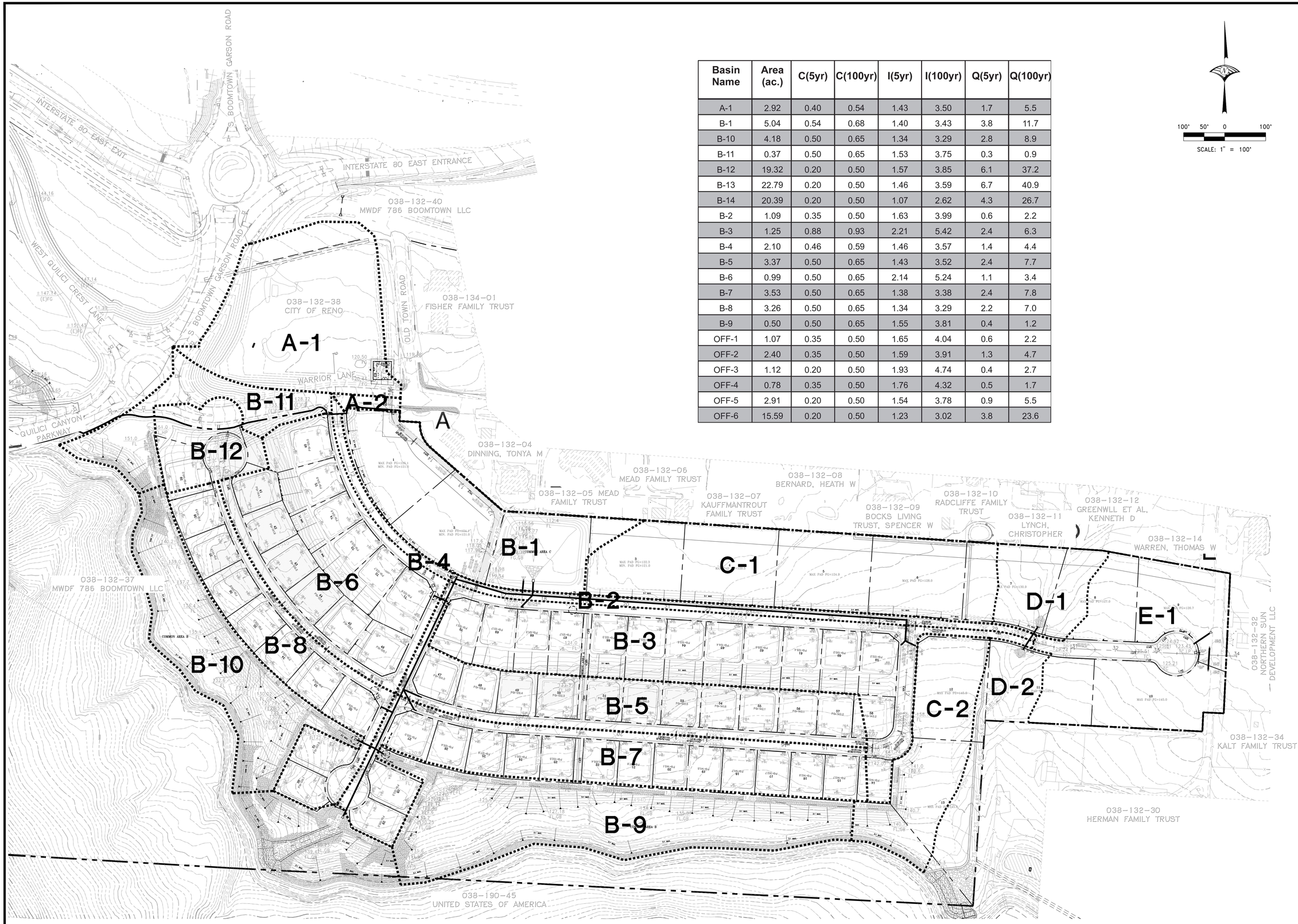
IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
EROSION CONTROL PLAN
CITY OF RENO NEVADA

PROJECT NO. 3173094

DRAWING
EC-2

SHT 47 OF 59

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Basin Name	Area (ac.)	C(5yr)	C(100yr)	I(5yr)	I(100yr)	Q(5yr)	Q(100yr)
A-1	2.92	0.40	0.54	1.43	3.50	1.7	5.5
B-1	5.04	0.54	0.68	1.40	3.43	3.8	11.7
B-10	4.18	0.50	0.65	1.34	3.29	2.8	8.9
B-11	0.37	0.50	0.65	1.53	3.75	0.3	0.9
B-12	19.32	0.20	0.50	1.57	3.85	6.1	37.2
B-13	22.79	0.20	0.50	1.46	3.59	6.7	40.9
B-14	20.39	0.20	0.50	1.07	2.62	4.3	26.7
B-2	1.09	0.35	0.50	1.63	3.99	0.6	2.2
B-3	1.25	0.88	0.93	2.21	5.42	2.4	6.3
B-4	2.10	0.46	0.59	1.46	3.57	1.4	4.4
B-5	3.37	0.50	0.65	1.43	3.52	2.4	7.7
B-6	0.99	0.50	0.65	2.14	5.24	1.1	3.4
B-7	3.53	0.50	0.65	1.38	3.38	2.4	7.8
B-8	3.26	0.50	0.65	1.34	3.29	2.2	7.0
B-9	0.50	0.50	0.65	1.55	3.81	0.4	1.2
OFF-1	1.07	0.35	0.50	1.65	4.04	0.6	2.2
OFF-2	2.40	0.35	0.50	1.59	3.91	1.3	4.7
OFF-3	1.12	0.20	0.50	1.93	4.74	0.4	2.7
OFF-4	0.78	0.35	0.50	1.76	4.32	0.5	1.7
OFF-5	2.91	0.20	0.50	1.54	3.78	0.9	5.5
OFF-6	15.59	0.20	0.50	1.23	3.02	3.8	23.6

100' 50' 0 100'

SCALE: 1" = 100'

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IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
HYDROLOGIC MAP
CITY OF RENO NEVADA

PROJECT NO. 3173094

DRAWING H-1

SHT 48 OF 59

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GENERAL NOTES

1. WORK SHALL CONFORM TO THESE PLANS AND THE CURRENT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. ALL WORK SHALL BE PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR.
3. ALL ROADS USED BY CONSTRUCTION TRAFFIC SHALL BE KEPT CLEAN AND FREE OF DEBRIS. ANY ROADS THAT DO NOT MEET THESE REQUIREMENTS ARE SUBJECT TO FINES AS PER LOCAL CODES.
4. ANY EXISTING FACILITIES SHOWN ON THESE PLANS ARE INFORMATIONAL ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND STAKING ALL SEWER, UTILITY AND WATER MAIN LINES PRIOR TO THE START OF WORK. CONTACT USA ALERT AT 1.800.642.2444 TO AND ALL NECESSARY UTILITY AGENCIES TO IDENTIFY AND LOCATE UNDERGROUND UTILITIES. ALL AREAS TO BE EXCAVATED SHALL BE MARKED WITH WHITE PAINT PRIOR TO CONTACTING USA.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING, SITE LAYOUT AND DIMENSIONS TO CONSTRUCT THE WORK AS DESCRIBED IN THESE PLANS.
6. THE CONTRACTOR MUST FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, FENCES, HARDSCAPE AND OTHER EXISTING STRUCTURES. ANY EXISTING ITEMS NOT SPECIFICALLY NOTED ON THE PLANS FOR REMOVAL SHALL BE PROTECTED IN PLACE. ALL EXISTING ITEMS TO REMAIN THAT ARE DAMAGED BY THE WORK SHALL BE REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
7. THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY EROSION CONTROL AT ALL TIMES. THE CONTRACTOR MUST TAKE NECESSARY PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY DAMAGE, WATER AND/OR SEDIMENT RUN-OFF. CONTRACTOR SHALL ASSURE THAT ANY DEBRIS GENERATED FROM THE WORK DESCRIBED IN THIS PLAN SET IS COLLECTED AND LEGALLY DISPOSED OF OFF THE SITE.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL FINE GRADING AND POSITIVE SURFACE GRADING IN ALL LANDSCAPE AREAS. THE CONTRACTOR SHALL VERIFY ALL ROUGH GRADES IN THE FIELD AND BRING ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE PLANS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
9. THE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE LANDSCAPE ARCHITECT AND THE CITY INSPECTOR A MINIMUM OF ONE WEEK PRIOR TO THE START OF WORK. CONTRACTOR MUST COORDINATE THE PRE-CONSTRUCTION MEETING DATE WITH THE LANDSCAPE ARCHITECT AND CITY INSPECTOR A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO THE MEETING DATE.
10. ANY EXISTING HARDSCAPE (CONCRETE, ASPHALT, ETC.) SHALL BE SAW CUT AND REMOVED IN A NEAT AND STRAIGHT LINE.
11. ALL CONCRETE SHALL BE A 6 SACK MIX.
12. COMPACTION OF BACKFILL BY METHOD OF "JETTING" SHALL NOT BE PERMITTED.
13. ALL ENGINES USED FOR CONSTRUCTION SHALL USE NOISE SUPPRESSION DEVICES TO MINIMIZE NOISE TO THE SURROUNDING AREAS.
14. DUST SHALL BE CONTROLLED AT ALL TIMES DURING CONSTRUCTION PERIOD BY APPLICATION OF WATER TO THE SITE, INCLUDING DAYS WHEN CONSTRUCTION ACTIVITY DOES NOT OCCUR.
15. ALL USA MARKINGS SHALL BE COMPLETELY REMOVED PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
16. ALL AS-BUILT PLANS SHALL BE SUBMITTED TO THE CITY PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
17. HOURS OF CONSTRUCTION ACTIVITIES SHALL ADHERE TO LOCAL JURISDICTIONAL REQUIREMENTS. NO WORK IS ALLOWED ON SUNDAY.

GRADING AND DRAINAGE NOTES

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE DRAINAGE TO DRAIN INLETS OR CURBS IN ALL LANDSCAPED AREAS.
2. THE LOCATION OF ALL CATCH BASINS, AREAS DRAINS, PIPE, ETC. SHALL BE LOCATED TO AVOID ANY SITE FEATURES NOT SPECIFICALLY SHOWN ON THE PLANS. CONTRACTOR IS RESPONSIBLE FOR MINOR FIELD ADJUSTMENTS TO ENSURE PROPER DRAINAGE.
3. DRAIN ALL PAVEMENT AREAS A MINIMUM OF 1%, AND ALL LANDSCAPE AREAS A MINIMUM OF 2%.
4. ALL DRAINAGE MATERIALS SHALL BE FREE OF DEBRIS TO ENSURE PROPER FLOW. THE MINIMUM SLOPE OF DRAINAGE PIPE SHALL BE .5%.
5. GRADES ARE TO BE CONSTANT AND UNIFORM WITHIN SWALES AND BETWEEN SPOT ELEVATIONS.
6. TOP OF DRAINAGE SWALES SHALL BE LOCATED A MINIMUM OF 3' AWAY FROM WALKS.
7. VERIFY ALL WALL, STEP AND FINISH FLOOR ELEVATIONS WITH CIVIL ENGINEERING DRAWINGS. IN CASE OF DISCREPANCY, CALL BOTH CIVIL ENGINEER AND LANDSCAPE ARCHITECT.
8. FILL AREAS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION.
9. THE GRADING CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT VERIFYING THAT THE GRADING WORK WAS PERFORMED UNDER HIS DIRECTION AND IN CONFORMANCE WITH THESE PLANS AND IN CONFORMANCE WITH ALL LOCAL CODES.
10. EROSION CONTROL MEASURES SHALL BE IN PLACE IN ACCORDANCE WITH LOCAL CODES DURING ALL PHASES OF GRADING. SUCH EROSION CONTROL MEASURES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL BY THE CITY INSPECTOR.
11. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, GUTTERS, SIDEWALKS AND CATCH BASINS. STANDING WATER SHALL BE REMOVED FROM DRAINAGE OPEN TRENCHES. THIS REQUIREMENTS SHALL REMAIN IN EFFECT UNTIL FINAL ACCEPTANCE OF THE PROJECT.

LAYOUT NOTES

1. WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
2. CONTRACTOR TO VERIFY ALL DISTANCES IN THE FIELD AND REPORT DISCREPANCIES TO THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK. DIMENSIONS NOT SHOWN SHALL BE SCALED FROM PLAN.
3. CONTRACTOR SHALL COORDINATE LANDSCAPE CONSTRUCTION WITH OTHER WORK ON SITE.
4. ALL WRITTEN DIMENSIONS ARE FROM THE OUTSIDE OF BUILDING OR FENCE, BACK OF CURB OR WALK, UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING NECESSARY EXTENSION OF WORK INCLUDING STUBOUTS, ETC., DURING PHASE UNDER CONSTRUCTION TO FACILITATE WORK ON SUBSEQUENT PHASES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND UNSUITABLE MATERIAL FROM THE SITE WHICH HAS BEEN GENERATED BY HIS WORK.
7. PRECISE BUILDING, PARKING, AND ROADWAY LAYOUT IS BASED ON DRAWINGS PREPARED BY ENGINEERS.
8. CONTRACTOR SHALL EXERCISE NECESSARY CAUTION TO PROTECT EXISTING LANDSCAPE AND OTHER ITEMS (I.E. LIGHTS, BENCHES, AND SHELTERS) FROM DAMAGE.

LANDSCAPE NOTES

1. ALTERNATE SPECIES OF TREES AND SHRUBS MAY BE SELECTED BY CONTRACTOR PROVIDED NEW SELECTIONS ARE APPROPRIATE TO SPECIFIC SITE CONDITIONS. CONTRACTOR SHALL RECEIVE OWNER OR OWNER REPRESENTATIVE'S APPROVAL PRIOR TO SECURING ALTERNATE PLANT MATERIAL.
2. ALL DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 2.5" PER AMERICAN NURSERY STANDARDS AT THE TIME OF PLANTING.
3. ALL EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF SEVEN (7) FEET IN HEIGHT, AS MEASURED FROM FINISH GRATE, AT THE TIME OF PLANTING.

PLANTING NOTES

1. UPON AWARD OF CONTRACT, CONTRACTOR SHALL IMMEDIATELY CONTACT LANDSCAPE ARCHITECT IF ANY PLANT MATERIAL IS NOT AVAILABLE AND NOTIFY LANDSCAPE ARCHITECT OF PROPOSED PLANT SUBSTITUTES. FINAL PLANT SUBSTITUTES SHALL BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT PRIOR TO ORDERING. ANY PLANT SUBSTITUTES SHALL NOT ALTER THE CONTRACTORS BID UNLESS A CREDIT IS DUE TO THE OWNER.
2. PLANT SYMBOL LOCATIONS ARE INFORMATIONAL AND SUBJECT TO MINOR FIELD REVISIONS BASED ON ACTUAL CONDITIONS. CONTRACTOR MUST REVIEW FIELD CONDITIONS AND NOTIFY LANDSCAPE ARCHITECT IF ANY MAJOR REVISIONS ARE REQUIRED.
3. THE CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS IN ADVANCE OF PLANT DELIVERY TO THE PROJECT SITE TO SCHEDULE A PLANT INSPECTION FOR WRITTEN APPROVAL OF PLANT MATERIAL. ANY PLANT MATERIAL INSTALLED PRIOR TO WRITTEN APPROVAL BY LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NOT COST TO THE OWNER.
4. EXCAVATED PLANT PITS SHALL PROVIDE ADEQUATE DRAINAGE FOR PLANT SURVIVAL. CONTRACTOR SHALL FILL EXCAVATED PLANT PITS WITH WATER AND ENSURE THAT ALL PLANT PITS DRAIN WITHIN ONE HOUR.
5. AFTER PLANTING IS COMPLETE, A PRE-EMERGENT WEED KILLER SHALL BE USED TO CONTROL WEEDS ON ALL NON-TURF AREAS.
6. PLANTER AREAS SHALL HAVE A MINIMUM SLOPE OF 1.5-2% AND A MAXIMUM SLOPE OF 2:1.
7. TURF AREAS SHALL HAVE A MINIMUM SLOPE OF 2% AND A MAXIMUM SLOPE OF 4:1.
8. A 4" LAYER OF ROCK MULCH IS REQUIRED IN ALL PLANTER AREAS.
9. CONTRACTOR TO LOCATE ALL TREES NO CLOSER THAN FIVE FEET FROM BUILDING AND THREE FEET FROM CURBS OR WALKS.
10. CONTRACTOR SHALL INSTALL LINEAR ROOT BARRIERS ADJACENT TO ANY HARDSCAPE LOCATED WITHIN FIVE FEET OF A TREE PLANTING. SEE SPECIFICATIONS FOR FURTHER INFORMATION.
11. ALL NURSERY STAKES SHALL BE REMOVED PRIOR TO THE START OF THE MAINTENANCE PERIOD.
12. SOIL TESTING:
    - A. COORDINATE SOIL TESTING IN AN EXPEDITIOUS AND TIMELY MANNER AS REQUIRED FOR ON-SITE MATERIALS. RESPONSIBILITY OF CONTRACTING WITH A SOIL LABORATORY SHALL BE BORNE BY CONTRACTOR. COST OF SAMPLING AND TESTING SHALL BE INCLUDED IN CONTRACT PRICE. CONTRACTOR SHALL COLLECT SAMPLES IN THE PRESENCE OF OWNER'S REPRESENTATIVE. SAMPLE LOCATION TO BE IDENTIFIED ON THE PLAN BY THE CONTRACTOR.
    - B. A SOIL FERTILITY ANALYSES FOR EVERY 1 IN 7 LOTS SHALL BE PERFORMED FOR THIS PROJECT.
    - C. EACH SAMPLE SHALL BE SUBMITTED TO A LABORATORY. THE LABORATORY MUST BE APPROVED BY THE OWNER. SUBMIT SAMPLE SIZES AS REQUIRED BY LABORATORY.
    - D. AS A MINIMUM, SOIL SAMPLES SHALL BE ANALYZED FOR: PH, SALINITY, AMMONIA, PHOSPHATE, POTASSIUM, CALCIUM, MAGNESIUM, BORON, AND SODIUM LEVELS. LABORATORY TO PROVIDE APPRAISAL OF CHEMICAL PROPERTIES, INCLUDING PARTICLE SIZE AND RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENTS AND FERTILIZERS.
    - E. RESULTS OF SOIL TESTING SHALL BE PROVIDED TO LANDSCAPE ARCHITECT, WITH AMENDMENT RECOMMENDATIONS APPROVED BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE.
    - F. SOIL TESTING FOR PRODUCTION LANDSCAPES SHALL COMPLY WITH MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

IRRIGATION NOTES

1. THE DESIGN OF THE IRRIGATION SYSTEM IS DIAGRAMMATIC. CONTRACTOR MUST MAKE NECESSARY FIELD ADJUSTMENTS TO GUARANTEE HEAD-TO-HEAD COVERAGE FOR ALL PLANTER AND TURF AREAS. CONTRACTOR MUST ALSO MAKE MINOR ADJUSTMENTS TO ACCOMMODATE FIELD CONDITIONS NOT SPECIFICALLY NOTED ON THE PLANS AND TO MINIMIZE OVERSPRAY ONTO AREAS ADJACENT TO THE IRRIGATION SYSTEM.
2. THE IRRIGATION SYSTEM IS DESIGNED WITH A MINIMUM OPERATING PRESSURE STATED ON THE DRAWINGS. CONTRACTOR SHALL TEST THE AVAILABLE STATIC WATER PRESSURE AND NOTIFY THE LANDSCAPE ARCHITECT OF A ANY CONFLICTS BETWEEN STATED PRESSURE AND ACTUAL PRESSURE. CONTRACTOR IS RESPONSIBLE FOR MODIFICATIONS TO THE SYSTEM DESIGN IN THE EVENT OF INADEQUATE PRESSURE.
3. IRRIGATION TAP SHALL BE INSTALLED PER CIVIL PLANS.
4. LOCATION OF THE IRRIGATION CONTROLLER SHALL BE INCONSPICUOUS AND PLACED IN PLANTER AREAS AND SCREENED WITH PLANT MATERIAL WHERE POSSIBLE.
5. ALL IRRIGATION MAINLINES LATERAL LINES SHALL BE FLUSHED PRIOR TO INSTALLATION OF SPRINKLERS.
6. CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT TO SCHEDULE AN IRRIGATION COVERAGE TEST A MINIMUM OF 48 HOURS PRIOR TO THE MEETING DATE. LANDSCAPE ARCHITECT WILL PROVIDE CONTRACTOR WRITTEN APPROVAL OF THE IRRIGATION COVERAGE PRIOR TO INSTALLATION OF PLANT MATERIAL. ANY PLANT MATERIAL INSTALLED PRIOR TO IRRIGATION COVERAGE APPROVAL BY LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL PENDING MODIFICATIONS TO THE IRRIGATION SYSTEM.
7. THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTION OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE, OTHERWISE THE IRRIGATION CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
8. IRRIGATION MAINLINE, LATERAL LINES, AND VALVES ARE SHOWN DIAGRAMMATICALLY FOR CLARITY ONLY. INSTALL THESE COMPONENTS IN PLANTING AREA ADJCAENT TO EDGE OF HARDSCAPE. COORDINATE SLEEVE LOCATIONS UNDERPAVING.
9. IRRIGATION EQUIPMENT IS SPECIFIED TO FUNCTION WITHIN OPERATIONAL PARAMETERS. ALL EQUIPMENT IS NOTED AS "OR APPROVED EQUAL" PROVIDED THE CONTRACTOR OBTAINS CLIENT OR CLIENT REPRESENTATIVE AUTHORIZATION PRIOR TO INSTALLATION.
10. FRONT LOT TYPICAL LANDSCAPE IRRIGATION WILL TAP INTO INDIVIDUAL LOT WATER METER, (SEE CIVIL PLANS). CONTRACTOR SHALL VERIFY AVAILABLE WATER PRESSURE AT POC PRIOR TO SYSTEM INSTALLATION.

SITE ABBREVIATIONS

ARCH	ARCHITECT	NIC	NOT IN CONTRACT
BC	BOTTOM OF CURB	NTS	NOT TO SCALE
BW	BOTTOM OF WALL	OAE	OR APPROVED EQUAL
CL	CENTER LINE	OC	ON CENTER
CIP	CAST IN PLACE	OS	OFF-SITE
CONC	CONCRETE	PL	PROPERTY LINE
DIA	DIAMETER	PUE	PUBLIC UTILITY EASEMENT
DG / D.G.	DECOMPOSED GRANITE	QTY	QUANTITY
DWG	DRAWING	R	RADIUS
EA	EACH	R/W	RIGHT OF WAY
FFE	FINISH FLOOR ELEVATION	SF	SQUARE FEET
FG	FINISH GRADE	SPE	SIDEWALK AND
GAL	GALLON	STD	STANDARD
HC	HANDICAP	SVT	SITE VISIBILITY TRIANGLE
HP	HIGH POINT	TC	TOP OF CURB
IRRIG	IRRIGATION	TW	TOP OF WALL
LARCH	LANDSCAPE ARCHITECT	TYP	TYPICAL
LF	LINEAR FOOT	W/	WITH
LP	LOW POINT	W/O	WITHOUT
LS	LANDSCAPE	'	FOOT (FEET)
MAX	MAXIMUM	"	INCH (INCHES)
MIN	MINIMUM		

TYPICAL FRONT YARD LANDSCAPING

PLANT SCHEDULE

FRONT YARD TREE EVERGREEN
BOTANICAL NAME / COMMON NAME
CUPRESSOCYPARIS LEYLANDII 'MONCAL' / EMERALD ISLE LEYLAND CYPRESS
PICEA ABIES 'COLUMNARIS' / COLUMNAR NORWAY SPRUCE
PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE

FRONT YARD TREE DECIDUOUS
BOTANICAL NAME / COMMON NAME
ACER PLATANOIDES 'ROYAL RED' / ROYAL RED NORWAY MAPLE
ACER X FREEMANII 'CELEBRATION' / CELEBRATION FREEMAN MAPLE
PRUNUS CERASIFERA 'KRAUTER VESUVIUS' / KRAUTER VESUVIUS PURPLE-LEAF PLUM
QUERCUS RUBRA / NORTHERN RED OAK

STREET TREE LARGE
BOTANICAL NAME / COMMON NAME
ACER SACCHARUM / SUGAR MAPLE
GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST
PLATANUS X ACERIFOLIA / LONDON PLANE TREE
TILIA CORDATA / LITTLELEAF LINDEN

STREET TREE SMALL
BOTANICAL NAME / COMMON NAME
ACER GINNALA 'FLAME' / AMUR MAPLE
CARPINUS BETULUS / EUROPEAN HORNBEAM
CERCIS CANADENSIS / EASTERN REDBUD
MALUS SPP. / CRABAPPLE

SIDE YARD TREE
BOTANICAL NAME / COMMON NAME
ACER X FREEMANII 'ARMSTRONG' / ARMSTRONG FREEMAN MAPLE
JUNIPERUS CHINENSIS 'SPARTAN' / SPARTAN JUNIPER
LIRIODENDRON TULIPIFERA 'FASTIGIATA' / COLUMNAR TULIP POPLAR
QUERCUS ROBUR 'FASTIGIATA' / SKYROCKET® ENGLISH OAK

LARGE SHRUB
BOTANICAL NAME / COMMON NAME
AMELANCHIER ALNIFOLIA 'REGENT' / REGENT SERVICEBERRY
BUDDLEJA DAVIDII / BUTTERFLY BUSH
CORNUS STOLONIFERA / RED TWIG DOGWOOD
PINUS MUGO / MUGO PINE
PRUNUS X CISTENA / PURPLE LEAF SAND CHERRY

MEDIUM - SMALL SHRUB / PERENNIAL
BOTANICAL NAME / COMMON NAME
ACHILLEA MILLEFOLIUM / COMMON YARROW
BERBERIS THUNBERGII 'ATROPURPUREA' / RED LEAF JAPANESE BARBERRY
CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST BLUEBEARD
EUONYMUS JAPONICUS 'SILVER KING' / SILVER KING EUONYMUS
LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' / MUNSTEAD ENGLISH LAVENDER
POTENTILLA FRUTICOSA 'ABBOTSWOOD' / ABBOTSWOOD BUSH CINQUEFOIL
ROSA 'KNOCK OUT' / KNOCK OUT ROSE

ORNAMENTAL GRASS
BOTANICAL NAME / COMMON NAME
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS
MISCANTHUS SINENSIS 'GRACILLIMUS' / EULALIA GRASS
PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
Q T H F	*RAIN BIRD 1806 10 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.*	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD LFV-075 3/4IN. LOW FLOW DV VALVE
	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD DVF STANDARD CONFIGURATION, ELECTRIC REMOTE CONTROL VALVE. PLASTIC RESIDENTIAL IN 1IN. WITH FLOW CONTROL.
	NIBCO T-113 GATE VALVE THREADED GATE VALVE (LINE SIZE 3" AND SMALLER). PROVIDE IN PURPLE VALVE BOX.
D	*DRAIN VALVE WINTERIZING DRAIN VALVE PLACED AT LOWEST END OF IN MAINLINE.*
PVB	*WILKINS BY ZURN ELKAY WATER SOLUTIONS 720A 1" PRESSURE VACUUM BREAKER*
C	*RAIN BIRD ESP-LXME*
POC	*IRRIGATION POINT OF CONNECTION*
M	*WATER METER PER CIVIL PLANS*
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40 SLEEVE DIAMETER SHALL BE 2X THE IRRIGATION PIPE. SLEEVES UNDER STREET SHALL BE SCH. SDR-35 MIN. PROVIDE ONE SLEEVE PER MAINLINE PIPE AND ONE 3" DIAMETER SLEEVE FOR WIRING.

DETENTION AREA LANDSCAPING

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		
	ACER X FREEMANII FREEMAN MAPLE	*2-1/2" CALIPER*
	CUPRESSOCYPARIS LEYLANDII LEYLAND CYPRESS	*7' HT.*
	PINUS NIGRA AUSTRIAN PINE	*7' HT.*
	PLATANUS X ACERIFOLIA LONDON PLANE TREE	*2-1/2" CALIPER*
	PRUNUS CERASIFERA PURPLE-LEAF PLUM	*2-1/2" CALIPER*
SHRUBS		
A	*ACHILLEA MILLEFOLIUM COMMON YARROW*	*5 GAL*
B	*BERBERIS THUNBERGII 'ATROPURPUREA' RED LEAF JAPANESE BARBERRY*	*5 GAL*
C	*CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS*	*5 GAL*
F	*FORSYTHIA X INTERMEDIA BORDER FORSYTHIA*	*5 GAL*
J	*JUNIPERUS HORIZONTALIS CREEPING JUNIPER*	*5 GAL*
P	*PINUS MUGO MUGO PINE*	*5 GAL*
S	*SPIRAEA JAPONICA JAPANESE SPIREA*	*5 GAL*

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD LFV-100 1IN. LOW FLOW DV VALVE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	NIBCO T-113 GATE VALVE THREADED GATE VALVE (LINE SIZE 3" AND SMALLER). PROVIDE IN PURPLE VALVE BOX.
D	*DRAIN VALVE WINTERIZING DRAIN VALVE PLACED AT LOWEST END OF IN MAINLINE.*
BF	*WILKINS 975XL REDUCED PRESSURE BACKFLOW PREVENTER (OAE)*
C	*RAIN BIRD ESP-LXME/F CONTROLLER. PEDESTAL MOUNTED (LXMMPED) IN METAL LOCKING CABINET (LXMM).*
	QUICK COUPLER VALVE
M	*WATER METER PER CIVIL PLANS*
P.O.C. "1"	*POINT OF CONNECTION 8" WATER METER PER CIVIL PLANS*
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40

		ENGR INIT	DATE
NO.	DESCRIPTION	APN: XXX-XX-XXX	
PROJECT ADDRESS: XXXXXXXXXXXXX			

WOOD RODGERS
LANDSCAPE ARCHITECTURE
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

REGISTERED LANDSCAPE ARCHITECT DEVIN PERRY 1170 Expires: 6-30-27 STATE OF NEVADA
7-13-26

DATE: JUNE, 2026
SCALE: AS SHOWN
DRAWN BY: DP
DESIGNED BY: DP
CHECKED BY: DH

IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
LANDSCAPE NOTES & LEGENDS
CITY OF RENO NEVADA

PROJECT NO. 3173094

DRAWING
L-1

SHT 49 OF 58

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LANDSCAPE SPECIFICATIONS

1.01 WORK INCLUDED

1. LANDSCAPE FINE GRADING
2. SOIL PREPARATION
3. TREE SUPPORTS AND HEADERS
4. PLANTING
5. WATERING
6. MAINTENANCE

1.02 DEFINITIONS

PLANTS - ALL SHRUBS AND GROUNDCOVER OTHER THAN TREES, AND TURF.

PLANT MATERIAL - ALL TREES, SHRUBS, SUCCULENTS, CACTI, GROUNDCOVER, AND OTHER PLANTS.

1.03 RELATED WORK

CONTRACTOR: MINIMUM 5 YEARS EXPERIENCE IN SUPPLY AND INSTALLATION OF LANDSCAPE MATERIALS.

1.04 SOURCE QUALITY CONTROL

PROVIDE CERTIFICATES OF INSPECTION FOR ALL MATERIALS AS REQUIRED BY THIS SPECIFICATION AND/OR PREVAILING LAW OR REGULATION, OWNER'S REPRESENTATIVE SHALL REVIEW PLANT MATERIAL PRIOR TO PLANTING. ANY MATERIAL DEEMED UNACCEPTABLE SHALL BE REMOVED FROM THE SITE AND NOT PLANTED.

PROVIDE TREES AND SHRUBS GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. PROVIDE HEALTHY, UNDAMAGED, VIGOROUS STOCK GROWN UNDER CLIMACTIC CONDITIONS SIMILAR TO CONDITIONS AT PROJECT SITE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS SUN-SCALD, KNOTS, INJURIES, ABRASIONS OR DISFIGUREMENTS. PROVIDE TREES AND SHRUBS OF THE SIZES INDICATED. TREES AND SHRUBS OF SIZES LARGER THAN THOSE INDICATED MAY BE USED PROVIDED ROOTS, ROOT BALL, STAKING AND PLANTING PITS ARE INCREASED PROPORTIONATELY.

1.05 REFERENCE STANDARDS

- ANSI 60.1 - AMERICAN STANDARDS FOR NURSERY STOCK, INTERNATIONAL SOCIETY OF ARBORICULTURE
- AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE

1.06 SAMPLES

SUBMIT SAMPLES TO OWNER'S REPRESENTATIVE A MINIMUM OF 2 WEEKS PRIOR TO START OF WORK FOR THE FOLLOWING MATERIAL:

1. TOPSOIL FOR BACKFILL MIX
2. MULCHES
3. TREE SUPPORTS
4. INERT SURFACE MATERIALS (1 GALLON MIN. UNLESS NOTED)
5. BOULDERS

THE DEVELOPER'S REPRESENTATIVE RESERVES THE RIGHT TO TAKE AND ANALYZE SAMPLES OF MATERIALS FOR CONFORMITY TO SPECIFICATION AT ANY TIME. FURNISH SAMPLES UPON REQUEST BY DEVELOPER'S REPRESENTATIVE.

1.07 PRODUCTS

SUBMIT TO DEVELOPER'S REPRESENTATIVE A MINIMUM OF 2 WEEKS PRIOR TO START OF WORK MANUFACTURER'S COMPREHENSIVE PRODUCT DESCRIPTION, INCLUDING SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.

1.08 CERTIFICATES AND TEST REPORTS

PROVIDE AND PAY FOR ALL MATERIALS TESTING. TESTING AGENCY SHALL BE ACCEPTABLE TO THE DEVELOPER'S REPRESENTATIVE.

SUBMIT TO DEVELOPER'S REPRESENTATIVE A MINIMUM OF 2 WEEKS PRIOR TO START OF WORK 2 COPIES OF CERTIFICATES OF INSPECTION AS REQUIRED BY THESE SPECIFICATIONS, JURISDICTIONAL AUTHORITIES, AND VENDOR'S CERTIFIED ANALYSIS FOR SOIL AMENDMENTS, FERTILIZER MATERIALS, AND CHEMICALS. SUBMIT OTHER DATA SUBSTANTIATION THAT MATERIALS COMPLY WITH SPECIFIED REQUIREMENTS. CERTIFICATES ARE REQUIRED TO DETERMINE THE QUALITY AND QUANTITY OF ALL SPECIFIED SOIL AMENDMENTS. MATERIALS CERTIFICATION TO BE SUBMITTED INCLUDE, BUT ARE NOT LIMITED TO:

- TOPSOIL SOURCE AND NUTRIENT ANALYSIS
- MULCH
- FERTILIZERS/SOIL AMENDMENTS/CHEMICALS

TEST REPRESENTATIVE MATERIAL SAMPLES PROPOSED FOR USE. PROVIDE THE FOLLOWING DATA:

- TOPSOIL AND PLANTING BACKFILL
- SOIL PH
- PARTICLE SIZE, PERCENTAGE SOIL TEXTURE
- PERCENTAGE ORGANIC MATERIAL
- NUTRIENT LEVEL ANALYSIS
- ALL MACRO, SECONDARY AND MICRONUTRIENTS
- SALINITY
- PERCOLATION RATE

RECOMMENDATIONS ON TYPE AND QUANTITY OF AMENDMENTS REQUIRED TO BRING LEVELS INTO ACCEPTABLE RANGES AS DETAILED IN PART 2 - PRODUCTS OF MATERIALS OF THESE SPECIFICATIONS. SEPARATE RECOMMENDATIONS TO BE SUBMITTED FOR EACH CROP. CROP TO BE IDENTIFIED AS:

- IRRIGATED TREES, SHRUBS, AND GROUNDCOVERS

1.09 MAINTENANCE DATA

SUBMIT TO DEVELOPER'S REPRESENTATIVE 2 COPIES OF WRITTEN INSTRUCTIONS, PRIOR TO EXPIRATION OF THE INITIAL MAINTENANCE PERIOD, RECOMMENDING PROCEDURES TO BE FOLLOWED BY THE DEVELOPER FOR THE MAINTENANCE OF LANDSCAPE WORK FOR ONE FULL YEAR.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND IDENTIFICATION OF MANUFACTURER. PROTECT MATERIALS FROM ENVIRONMENTAL CONDITIONS AND DETERIORATION AT ALL TIMES.

PROVIDE PROTECTIVE COVERS TO PLANT LIFE AND TREES DURING DELIVERY. DO NOT PRUNE TREES PRIOR TO DELIVERY. DO NOT BEND TREES OR SHRUBS IN SUCH A MANNER AS TO CAUSE DAMAGE OR DESTROY SHAPE.

DELIVER MATERIALS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED. IF PLANTING IS DELAYED FOR MORE THAN 8 HOURS AFTER DELIVERY, SET PLANT MATERIAL IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST.

DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME.

1.11 SITE CONDITIONS

DETERMINE LOCATION OF UNDERGROUND UTILITIES. USE PROFESSIONAL SERVICES TO DETERMINE LOCATIONS. EXECUTE WORK AS REQUIRED TO PREVENT DAMAGE. MAINTAIN GRADE STAKES SET BY OTHERS UNTIL DIRECTED OTHERWISE.

PROTECT OF ALL EXISTING PLANTS TO REMAIN:

1. DO NOT STORE MATERIALS OR EQUIPMENT, PERMITTED BURNING, OR OPERATE OR PARK EQUIPMENT UNDER THE BRANCH OF ANY EXISTING PLANT OR PLANT MATERIAL TO REMAIN EXCEPT AS ACTUALLY REQUIRED FOR CONSTRUCTION IN THOSE AREAS
2. PROVIDE BARRICADES, FENCES OR OTHER BARRIERS AS NECESSARY AT THE DRIP LINE TO PROTECT EXISTING PLANTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION
3. NOTIFY DEVELOPER'S REPRESENTATIVE IN ANY CASE WHERE CONTRACTOR FEELS GRADING OR OTHER CONSTRUCTION CALLED FOR BY CONTRACT DOCUMENTS MAY DAMAGE EXISTING PLANTS TO REMAIN
4. IF EXISTING PLANTS TO REMAIN ARE DAMAGED DURING CONSTRUCTION, CONTRACTOR SHALL REPLACE SUCH PLANTS OF THE SAME SPECIES AND SIZE AS THOSE DAMAGED AT NO COST TO DEVELOPER. DETERMINATION OF EXTENT OF DAMAGE AND VALUE OF DAMAGED PLANT SHALL REST SOLELY WITH DEVELOPER'S REPRESENTATIVE

1.12 WARRANTY

SUBMIT WARRANTY TO DEVELOPER'S REPRESENTATIVE.

TREES WARRANT THAT TREES WILL BE ALIVE AND IN GOOD HEALTH FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY DEVELOPER OR ABUSE BY OTHERS.

REMOVE AND REPLACE DEAD, UNHEALTHY OR GIRDLED TREES, THAT LOSE ORIGINAL FORM AND SIZE DURING WARRANTY PERIOD WITH MATERIAL EQUAL TO THAT SPECIFIED. REPLACE ANY MATERIAL WHICH DOES NOT MEET REQUIREMENTS WITHIN THIRTY DAYS OF NOTIFICATION. ALL REPLACEMENT MATERIAL SHALL BE SUBJECT TO AN ADDITIONAL ONE YEAR MAINTENANCE PERIOD.

SHRUBS AND OTHER PLANTINGS

GUARANTEE ALL OTHER PLANTING WILL BE ALIVE AND IN SATISFACTORY CONDITION FOR A PERIOD OF 90 DAYS FROM DATE OF ACCEPTANCE OR WILL BE REPLACED AT NO ADDITIONAL COST TO THE DEVELOPER. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, STURDY CONDITION DURING THE WARRANTY PERIOD BY THE CONTRACTOR. TURF SHALL BE MOWED AND TRIMMED WEEKLY AFTER ROOT ESTABLISHMENT.

ALL REPLACEMENT PLANTS, INCLUDING SHRUBS, CACTI, GROUND COVERS, VINES AND PERENNIALS SHALL BE SUBJECT TO AN ADDITIONAL 90 DAY MAINTENANCE PERIOD.

PART 2 - PRODUCTS

2.01 FILL MATERIALS

PROVIDE DRY, LOOSE MATERIAL FOR FILL, BACKFILL, PLANTING BACKFILL AND TOPSOIL FOR PLANTER FROZEN OR MUDDY SOILS ARE NOT ACCEPTABLE. SALTS ARE NOT TO EXCEED 1500 PPM, AND SOILS SHALL BE FREE OF DEBRIS, NOXIOUS WEEDS, INGREDIENTS OR OBJECTS DETRIMENTAL TO HEALTHY PLANT GROWTH.

TOPSOIL - SCREENED, FERTILE, FRIABLE, FROM WELL DRAINED ARABLE LAND, FREE OF NOXIOUS

WEEDS, REFUSE, ROOTS, HEAVY CLAY OR ANY MATERIAL TOXIC TO PLANT GROWTH; CONTENTS

SHALL BE AS FOLLOWS:

- SILT: 20-45%
- SLAY: 15-20%
- SAND: 30-60%
- PH: 7.0-8.3
- SOLUBLE SALTS: LESS THAN 1,500 PPM
- ORGANIC MATERIAL (NATURAL OR OTHERWISE): 2% MINIMUM
- NUTRIENTS: ENOUGH TO BRING LEVELS OF ACCEPTABLE PLANT GROWTH.

PERCOLATION RATE SHALL BE BETWEEN 3 TO 4 INCHES PER HOUR. EXISTING TOPSOIL MAY BE USED PROVIDED IT MEETS THESE REQUIREMENTS. IMPORTED TOPSOIL MUST BE PROVEN TO MEET THESE REQUIREMENTS.

2.02 COMMERCIAL GRADE FERTILIZERS

AGRI-SUL DISPERSAL - USE ONLY FOR SULFUR AGRICULTURE GRADE GYPSUM, OSMACOTE, 'SIERRA-BLEN', APPLY AT MFG. RECOMMENDED RATE FOR EACH PLANTING TYPE.

2.03 SOIL AMENDMENTS

WOOD SHAVINGS: NITROGEN STABILIZED FIR OR PINE SHAVINGS CONTAINING 0.75% TOTAL NITROGEN AND 0.1 TO 0.15% TOTAL IRON, AND UNDER 60 PPM TOTAL MANGANESE; COMPOSTED, LEACHED AND AGED FOR A MINIMUM OF 10 TO 12 MONTHS; PH FACTOR, 4.0

TO 4.5. NO SOIL AMENDMENTS ARE REQUIRED FOR SALVAGED PLANT MATERIAL AND CACTI UNLESS OTHERWISE SPECIFIED.

2.04 TREE SUPPORTS

TREE STAKES: COPPER NAPTHENATE IMPREGNATED LODGE POLE 12 FEET IN LENGTH FOR TREES 15 GALLON TO 36" BOX, 2 LODGE POLES PER TREE, 3 POLES FOR MULTI-TRUNK TREES. TREE STAKES ARE NOT REQUIRED FOR SALVAGED PLANT MATERIAL OR 48" BOX TREES OR LARGER, UNLESS DETERMINED OTHERWISE BY LANDSCAPE ARCHITECT DUE TO HIGH WIND CONDITIONS. WIRE WILL NOT MAKE CONTACT WITH TREE.

2.05 PESTICIDES AND HERBICIDES

PRE-EMERGENT HERBICIDE SHALL BE SURFLAN AS MANUFACTURED BY DOW/ELANCO CHEMICAL COMPANY OR EQUAL.

PESTICIDES SHALL BE ORTHO "LINDANE BORER AND LEAF MINER SPRAY" BY ORTHO,

CONSUMER PRODUCTS DIVISION, CHEVRON CHEMICAL COMPANY, SAN FRANCISCO, CA

94119, OR "BORER KILLER", BY GREENLIGHT COMPANY, SAN ANTONIO, TX 78217.

CONTACT HERBICIDE SHALL BE SUBMITTED BY CONTRACTOR TO DEVELOPER'S

REPRESENTATIVE.

TYPES OF HERBICIDES TO BE USED AND THE METHODS OF APPLICATION WILL CONFORM TO ENVIRONMENTAL PROTECTION AGENCY, STATE AND LOCATION REQUIREMENTS AND LABELING

INSTRUCTIONS.

2.06 PLANT MATERIAL

PLANT MATERIAL SHALL BE HEALTHY, SHAPELY AND WELL-ROOTED. ROOTS SHALL SHOW NO EVIDENCE OF HAVING BEEN RESTRICTED OR DEFORMED AT ANY TIME. ALL PLANTS SHALL HAVE NORMALLY DEVELOPED BRANCHING. PLANTS SHALL BE FREE FROM DISFIGURING KNOTS, SUN SCALD INJURIES AND ABRASIONS OF BARK. PLANTS NOT MEETING THESE REQUIREMENTS SHALL BE CONSIDERED DEFECTIVE AND SHALL BE REPLACED IMMEDIATELY. ALL PLANTS SHALL BE TRUE TO NAME AND SHALL BE TAGGED, ONE OF EACH VARIETY. ALL PLANT MATERIAL SHALL BE GROWN IN NURSERIES INSPECTED BY THE STATE DEPARTMENT OF AGRICULTURE.

SPECIMEN PLANT MATERIAL SHALL BE SELECTED AND TAGGED AT THE GROWERS NURSERY PRIOR TO SHIPMENT.

PLANTS SHALL BE MEASURED WHEN BRANCHES ARE IN THEIR NORMAL POSITION. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH TIP TO TIP. CALIPER MEASUREMENT SHALL BE TAKEN AT A POINT ON THE TRUNK 6" ABOVE NATURAL GROUND LINE FOR TREES UP TO 4" IN CALIPER AND AT A POINT 12" ABOVE THE NATURAL GROUND LINE FOR TREES OVER 4" IN CALIPER. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND NOT LESS THAN 40% OF THE PLANTS SHALL BE LARGE AS THE MAXIMUM SIZE SPECIFIED. THE MEASUREMENTS SPECIFIED ARE THE MINIMUM SIZE ACCEPTABLE AND ARE THE MEASUREMENTS AFTER PRUNING, WHERE PRUNING IS REQUIRED. PLANTS THAT MEET THE MEASUREMENTS SPECIFIED, BUT DO NOT POSSESS A NORMAL BALANCE BETWEEN HEIGHT AND SPREAD SHALL BE REJECTED.

CONTAINER STOCK, WHEN SPECIFIED, SHALL HAVE GROWN IN THE CONTAINERS IN WHICH DELIVERED FOR AT LEAST 6 MONTHS, BUT NOT OVER 2 YEARS. SAMPLES MUST PROVE NO ROOTBOUND CONDITIONS EXIST. NO CONTAINER PLANTS THAT HAVE CRACKED OR BROKEN BALLS OF EARTH WHEN TAKEN FROM CONTAINER SHALL BE PLANTED EXCEPT UPON SPECIAL APPROVAL BY DEVELOPER'S REPRESENTATIVE.

CONTAINER STOCK SHALL NOT BE PRUNED BEFORE DELIVERY. FIELD GROWN PLANTS RECENTLY TRANSPLANTED INTO CONTAINERS WILL NOT BE ACCEPTED.

2.07 SURFACE MATERIALS

SURFACE MATERIALS (AKA: INERT GROUNDCOVERS), INCLUDING BUT NOT LIMITED TO, DECOMPOSED GRANITE (DG), CRUSHED ROCK, AND RIVER ROCK SHALL HAVE A MINIMUM 2" COVERAGE DEPTH, UNLESS NOTED OTHERWISE ON PLANS. INERTS SHALL BE THE SIZE AND COLOR AS PER PLAN, AND SHALL BE TAKEN FROM A SINGLE QUARRY. DG SHALL BE FROM A SINGLE SOURCE APPROVED BY THE DEVELOPER'S REPRESENTATIVE. SCREENED DG SHALL BE UNIFORM, FREE OF CLAY LUMPS, CALCEREOUS COATINGS, CALICHE, ORGANIC MATTER OR DELETERIOUS SUBSTANCES.
BOULDERS WILL BE FROM A SINGLE SOURCE APPROVED BY THE DEVELOPER'S REPRESENTATIVE. SURFACE SELECT BOULDERS TO BE FREE OF BROKEN AREAS, SCARS AND SCRAPES. BOULDERS FOR SEATING SHALL HAVE A FLATTENED TOP.

2.08 EDGING

EDGING, INCLUDING BUT NOT LIMITED TO, POLY OR STEEL PRODUCT, SHALL BE OF THE SIZE (GAUGE AND DEPTH) SPECIFIED ON PLANS AND DRAWINGS. SAMPLES SHALL BE SUBMITTED BY CONTRACTOR FOR APPROVAL.

PART 3 - EXECUTION

3.01 GENERAL

INSTALL ALL MATERIAL IN ACCORDANCE WITH THE METHODS, TECHNIQUES AND SPECIFICATIONS OF EACH MANUFACTURER AND THESE SPECIFICATIONS. DO NOT BEGIN PLANTING UNTIL COMPLETION OF THE SITE GRADING AND INSTALLATION OF A FULLY FUNCTIONAL UNDERGROUND IRRIGATION SYSTEM IS IN PLACE.

THE CONTRACTOR WILL, PRIOR TO THE START OF CONSTRUCTION ACTIVITIES ON THE SITE, DEFINE THE LIMIT BOUNDARIES OF ALL AREAS DESIGNATED AS OFF-LIMITS TO THE CONTRACTOR.

PROVIDE PROTECTIVE FENCING FOR EXISTING LANDSCAPED PLANTS FROM CONSTRUCTION ACTIVITIES AS NOTED PER DRAWINGS.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

INSPECT THE INTEGRITY OF ALL DAMP-PROOFING AND WATER PROOFING MEMBRANES WHICH OCCUR OVER, ON OR AGAINST ANY CONSTRUCTION TO BE FULLY OR PARTIALLY CONCEALED BY EARTHWORK PRIOR TO THE PLACEMENT OF ANY IMPORTED SOIL, BACKFILL, GRAVEL FILL OR SUB-BASE.

3.03 TOPSOIL

IMPORT ADDITIONAL TOPSOIL ONLY AS REQUIRED TO BRING PLANTING AREAS UP TO FINISH GRADE OR PER TURF OR PLANTING BED REQUIREMENTS. SPREAD AND CULTIVATE SOIL SO THAT NO SETTLING TAKES PLACE AT ANY TIME.

3.04 LANDSCAPE FINE GRADING

ALLOW FOR THE ADDITION OF SOIL AMENDMENTS, CONDITIONERS AND ANY SPECIFIED TOP

DRESSING WHEN DETERMINING AND EXECUTING FINISH GRADE. SET FINISH GRADE 2-1/2 INCHES BELOW ADJACENT PAVING, CURB AND HEADERS TO ALLOW FOR DECOMPOSED GRANITE, GROUNDCOVER MULCH OR TURF SOD.

COMPLETE ALL FINISH GRADING PRIOR TO COMMENCING LANDSCAPE OPERATIONS. SURFACE DRAINAGE WILL BE AWAY FROM THE BUILDING FOUNDATION AND WALLS, AND WILL ENSURE PROPER DRAINAGE OF THE SITE AS INDICATED ON THE DRAWINGS. GRADE ALL PLANTING AREAS TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGES TO SURFACE, AND THE AREA DRAINS AS DESIGNED. GRADE AND MAINTAIN ALL FLOW LINES, DESIGNATED OR NOT, TO ALLOW FREE FLOW OF SURFACE WATER. CULTIVATE ENTIRE AREA TO A DEPTH OF 6 INCHES MINIMUM AND REMOVE ALL ROCK IN EXCESS IF 1-1/2 INCHES, ALL BUILDING RUBBLE, BUILDING CONSTRUCTION MATERIAL, WASTE AND ANY OTHER MATERIAL THAT MAY IMPAIR SATISFACTORY GROWTH.

DISPOSE OF ANY UNACCEPTABLE OR EXCESS SOIL OR OTHER MATERIALS AT A LOEGAL OFFSITE DISPOSAL AREA AND PAY ALL DUMPING FEES AND CHARGES.

3.05 SURFACE MATERIALS

APPLY SURFACE MATERIALS TO A 2 INCH MINIMUM DEPTH WITHIN 1/2 INCH OF THE TOP OF ADJACENT CURB OR SIDEWALK. EXERCISE CARE WHEN PLACING INERT GROUNDCOVER AROUND PLANT MATERIALS SO AS NOT TO CHOKE, COVER OR DAMAGE PLANT. INERT GROUNDCOVERS WILL BE KEPT OUT OF THE CROWNS OF THE PLANTS.

AREAS OF INSTALLATION WILL BE COMPLETELY WEED-FREE BEFORE THE PLACEMENT OF INERT GROUNDCOVER. APPLY PRE-EMERGENT ACCORDING TO MANUFACTURER'S RECOMMENDATIONS BEFORE AND AFTER GROUNDCOVER INSTALLATION. FEATHER GRANITE TO PROVIDE A SMOOTH TRANSITION TO AREAS NOT RECEIVING DG. AFTER PLACING AND GRADING DG, THE CONTRACTOR WILL LIGHTLY WATER THE GRANITE TO REMOVE FINE MATERIAL FROM THE SURFACE.

3.06 HERBICIDE APPLICATION

ALL AREAS SHALL BE MAINTAINED WEED-FREE AT ALL TIMES DURING CONSTRUCTION. DO NOT APPLY PRE-EMERGENT HERBICIDES AT LOCATIONS OF REVEGETATION SEEDING. THE CONTRACTOR SHALL MANUALLY REMOVE INVASIVE WEEDS WITHIN THESE AREAS.

3.07 TREE SUPPORT

ONLY STAKE TREES WHICH ARE DELIVERED WITH NURSERY STAKES. REMOVE NURSERY STAKES AND INSTALL LODGEPOLE PER SPECIFICATIONS. INSTALL TREE SUPPORTS AS SHOWN ON THE DRAWINGS WITHIN 48 HOURS OF PLANTING. BRACING STAKES WILL BE DRIVEN VERTICALLY INTO FIRM GROUND AND OUTSIDE THE ROOTBALL. TREE SUPPORTS SHALL BE INSTALLED TO PREVENT RUBBING AND GIRDLING, YET ALLOW FOR TRUNK MOVEMENT. TREE TIES THAT ENCIRCLE TRUNKS SHALL BE LARGE ENOUGH TO ALLOW FOR NORMAL GROWTH OF THE TRUNK DURING THE FIRST YEAR WITHOUT GIRDLING.

3.08 PLANT PLACEMENT

LAYOUT PLANT LOCATIONS WITH STAKES OR FLAGS PRIOR TO PLANTING. COORDINATE WITH DEVELOPER'S REPRESENTATIVE TO ASSURE APPROPRIATE LOCATION. PLACE SHRUBS NO CLOSER THAN 20 INCHES FROM FOUNDATIONS, FENCES, WALLS AND WALKS OR AS FAR AS CHARACTER OF GROWTH DEMANDS, WHICHEVER IS GREATER UNLESS DIRECTED OTHERWISE BY THE DEVELOPER'S REPRESENTATIVE.

PLACE TREES NO CLOSER THAN 6 FEET TO FOUNDATIONS, FENCES, WALLS AND WALKS UNLESS DIRECTED OTHERWISE BY THE DEVELOPER'S REPRESENTATIVE.

ALL PLANTS WHICH SETTLE DEEPER THAN THE SURROUNDING GRADE WILL BE REJECTED AND MUST BE RAISED TO CORRECT LEVEL. WHERE ROCK, UNDERGROUND CONSTRUCTION OR OTHER DETRIMENTAL CONDITIONS ARE ENCOUNTERED AT PLANT PITS, DEVELOPER'S REPRESENTATIVE MAY SELECTIVE ALTERNATE LOCATION.

3.09 CONTAINER STOCK

TEST DRAINAGE OF PLANT BEDS AND PITS BY FILLING WITH WATER. NOTIFY DEVELOPER'S REPRESENTATIVE OF AREAS WHERE WATER IS RETAINED MORE THAN 24 HOURS AND REQUEST A HARDPAN PLANTING DETAIL. ANY DRAINAGE PROBLEM MUST BE RECTIFIED PRIOR TO PLANTING.

DO NOT EXPOSE ROOTS TO AIR EXCEPT DURING TRANSPLANTING. DIG PITS WITH PERPENDICULAR SIDES TO A MINIMUM OF 2 TO 3 TIMES THE WIDTH (SEE DETAILS) OF THE ROOT BALL FOR CONTAINERIZED TREES AND SHRUBS. DIG PITS ONLY AS DEEP AS THE ROOT BALL TO PREVENT SETTLING OF THE TREE OR SHRUB.

UNLESS OTHERWISE SPECIFIED, PLACE ALL PLANTS IN THE CENTER OF PLANTING PITS, PLANT UPRIGHT AND FACE TO GIVE THE BEST APPEARANCE AND RELATIONSHIP TO THE ADJACENT PLANTS FOR STRUCTURES.

PLANTS WILL BE SET IN RELATION TO SURROUNDING GRADE SO THEY ARE EVEN WITH DEPTH AT WHICH THEY WERE GROWN IN NURSERY OR CONTAINER. AFTER REMOVING PLANT FROM CONTAINER, SCARIFY SIDES OF ROOTBALL TO ELIMIATE ROOT BOUND CONDITION. DO NOT PLANT STOCK IF ROOTBALL IS CRACKED OR BROKEN.

3.10 BOXED TREES

BRANCHES AND ROOTBALLS MUST NOT BE DAMAGED. TOP OF ROOTBALL WILL BE ONE INCH (1") ABOVE ADJACENT FINISHED GRADE. ADD SOIL BACKFILL UNDER THE TREE IF NEEDED TO BRING ROOTBALL TO PROPER HEIGHT.

PLANTING PIT WILL BE BACKFILLED WITH CLEAN TOPSOIL AS BOX SIDES ARE PROGRESSIVELY REMOVED TO MINIMIZE DAMAGE TO THE ROOTBALL AND TO PREVENT IT FROM COLLAPSING.

BACKFILL IN BOTTOM OF PLANTING PIT WILL BE TO PREVENT UNDUE SETTLING. WATER THE TREES AT PLANTING AS NEEDED UNTIL THE PERMANENT AUTOMATIC IRRIGATION SYSTEM IS INSTALLED AND OPERATING.

3.11 BACKFILLING

BACKFILL PLANT PITS AND FORM A TEMPORARY SHALLOW BASIN AROUND THE PLANT TO HOLD ENOUGH WATER TO SATURATE THE ROOT BALL AND BACKFILL. WATER PLANTS IMMEDIATELY AFTER PLANTING AND ALLOW BACKFILL TO SETTLE IN PLANT PIT. DO NOT WATER OCOTILLOS AFTER PLANTING. REMOVE BASIN PRIOR TO INSTALLATION OF INERT GROUNDCOVERS OR TURF. TREAT ALL PLANTING AREAS WITH A PRE-EMERGENT, WITH THE EXCEPTION OF THE REVEGETATED SEED AREAS.

3.12 WATERING

WATER ALL PLANTS IMMEDIATELY AFTER PLANTING TO AVOID DRYING OUT, TO THE FULL DEPTH, SATURATING THE ROOT BALL OF EACH PLANT HOLE REPEAT WATERING AS OFTEN AS NECESSARY TO KEEP THE GROUND MOIST BUT NOT SOAKED, WELL BELOW THE ROOT SYSTEM OF THE PLANTS.

3.13 CLEAN UP

KEEP ALL AREAS CLEAN AND ORDERLY DURING AND AFTER EXECUTION OF WORK.

3.14 PRUNING

PRUNE SHRUBS AND TREES UPON COMPLETION OF THE WORK, ACCORDING TO STANDARD HORTICULTURAL PRACTICES TO PRESERVE THE NATURAL CHARACTER OF THE SPECIES AND TO REPAIR OR REPLACE INJURED PLANTS AT DIRECTED. LIMIT PRUNING ONLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR LOSS OF ROOTS AS A RESULT OF PLANTING OPERATIONS

3.15 MAINTENANCE PERIOD

UPON SUBSTANTIAL COMPLETION, AS DETERMINED BY THE DEVELOPER'S REPRESENTATIVE, IN ACCORDANCE WITH THE CONDITIONS OF THE CONTRACT, THE CONTRACTOR SHALL BE NOTIFIED IN WRITING THAT THE MAINTENANCE PERIOD IS TO BEGIN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPED AREAS FOR A PERIOD OF 90 DAYS. MAINTENANCE INCLUDES WATERING TREES AND GRASSES, MONITORING AND ADJUSTING THE IRRIGATION SYSTEM AS NECESSARY, MOWING AND TRIMMING LAWN AREAS, PRUNING AND TRIMMING PLANT MATERIAL, WEED REMOVAL, AND CULTIVATING PLANT BEDS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SPRINKLER IRRIGATION SYSTEM, INCLUDING MONITORING AND ADJUSTING THE DURATION AND FREQUENCY OF THE WATERING SCHEDULE, ADJUSTMENT OF HEADS FOR COVERAGE AND ELEVATION, REPAIR OF LEAKS IN BOTH MAIN AND LATERAL LINES, AND ALL OTHER WORK REQUIRED TO ESTABLISH A COMPLETE WORKING SPRINKLER IRRIGATION SYSTEM.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF NEW PLANTING, INCLUDING WATERING, CULTIVATING, WEEDING, MULCHING, RE-STAKING, TIGHTENING AND REPAIRING GUYS, RESETTING PLANTS TO PROPER GRADES AND POSITION, MAINTENANCE OF TEMPORARY TREE WELLS, AND FURNISHING AND SUPPLYING ALL FERTILIZERS, HERBICIDES, AND PESTICIDES TO MAINTAIN A THRIVING LANDSCAPE.

LANDSCAPE CONTRACTOR, IN ORDER TO PROTECT HIS GUARANTEE, SHALL GIVE TYPEWRITTEN TO DEVELOPER, A COMPLETE MAINTENANCE MANUAL IN THE CARE, MAINTENANCE AND FERTILIZATION OF THE LANDSCAPE. MAINTENANCE MANUAL MAY INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING: IRRIGATION, FERTILIZATION, WEEDING, PESTICIDE AND HERBICIDE APPLICATION, PRUNING, RESETTING UNSTABLE PLANTS, MOWING, REPAIRING, ADJUSTING OR REPLACING STAKE AND GUYING, REPAIR DAMAGE CAUSED BY WEATHER, WILDLIFE AND VANDALISM OR OTHER HAZARDS, PERFORM MAINTENANCE OPERATIONS NECESSARY TO ASSURE HEALTHY PLANT GROWTH.

LANDSCAPE CONTRACTOR SHALL REQUEST, IN WRITING, A FINAL INSPECTION AT THE COMPLETION OF THE MAINTENANCE PERIOD. IF THE DEVELOPER'S REPRESENTATIVE DETERMINES THE WORK IS SATISFACTORY, THE MAINTENANCE PERIOD WILL END ON THE DATE OF THE FINAL INSPECTION. IF THE MAINTENANCE IS UNSATISFACTORY, THE MAINTENANCE PERIOD WILL BE EXTENDED, AT THE CONTRACTOR'S EXPENSE, UNTIL SUCH TIME AS ALL CORRECTIONS ARE MADE AND THE WORK IS INSPECTED AND APPROVED BY THE DEVELOPER'S REPRESENTATIVE. RETENTION WILL NOT BE RELEASED UNTIL FINAL INSPECTION IS MADE AND APPROVAL ISSUED BY THE DEVELOPER'S REPRESENTATIVE.

3.16 FIELD QUALITY CONTROL

NOTIFY DEVELOPER'S REPRESENTATIVE OF THE REQUIREMENT FOR INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. INSPECTIONS ARE REQUIRED, BUT NOT LIMITED TO, THE FOLLOWING:

- INSPECTION AND ACCEPTANCE OF PLANT MATERIAL PRIOR TO SHIPPING.
- AT COMPLETION OF LANDSCAPE FINISH GRADING AND SOIL PREPARATION, PRIOR TO PLANTING.
- AT LAYOUT OF IRRIGATION SYSTEM, PRIOR TO INSTALLATION OF IRRIGATION SYSTEM.
- A INSTALLATION OF IRRIGATION SYSTEM, PRIOR TO BACKFILLING TRENCHES AND PLANTING
- AFTER STAKING LOCATIONS FOR PLANT HOLES, BUT PRIOR TO PLANTING.
- DURING THE PLANTING PROCESS.
- DURING THE PLACEMENT AND AIMING OF ALL LIGHT FIXTURES
- AT SUBSTANTIAL COMPLETION OF THE WORK.
- DURING WARRANTY PERIOD TO OBSERVE MAINTENANCE PROCEDURES.
- AT FINAL COMPLETION OF THE WORK.

NO.	DESCRIPTION	ENGR INIT	DATE
	PROJECT ADDRESS: XXXXXXXXXXXXX	APN: XXX-XX-XXX	

WOOD RODGERS
WILDING RELATIONSHIP ONE PROJECT AT A TIME
9670 Gateway Drive, Suite 100
Reno, NV 89521
Tel 775.823.4068
Fax 775.823.4066

REGISTERED LICENSED LANDSCAPE ARCHITECT
DAVID IN PERRY
1170
Expires: 6-30-27
STATE OF NEVADA
7-13-26

DATE: JUNE, 2026
SCALE: AS SHOWN
DRAWN BY: DP
DESIGNED BY: DP
CHECKED BY: DH

NEVADA

IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
CITY OF RENO

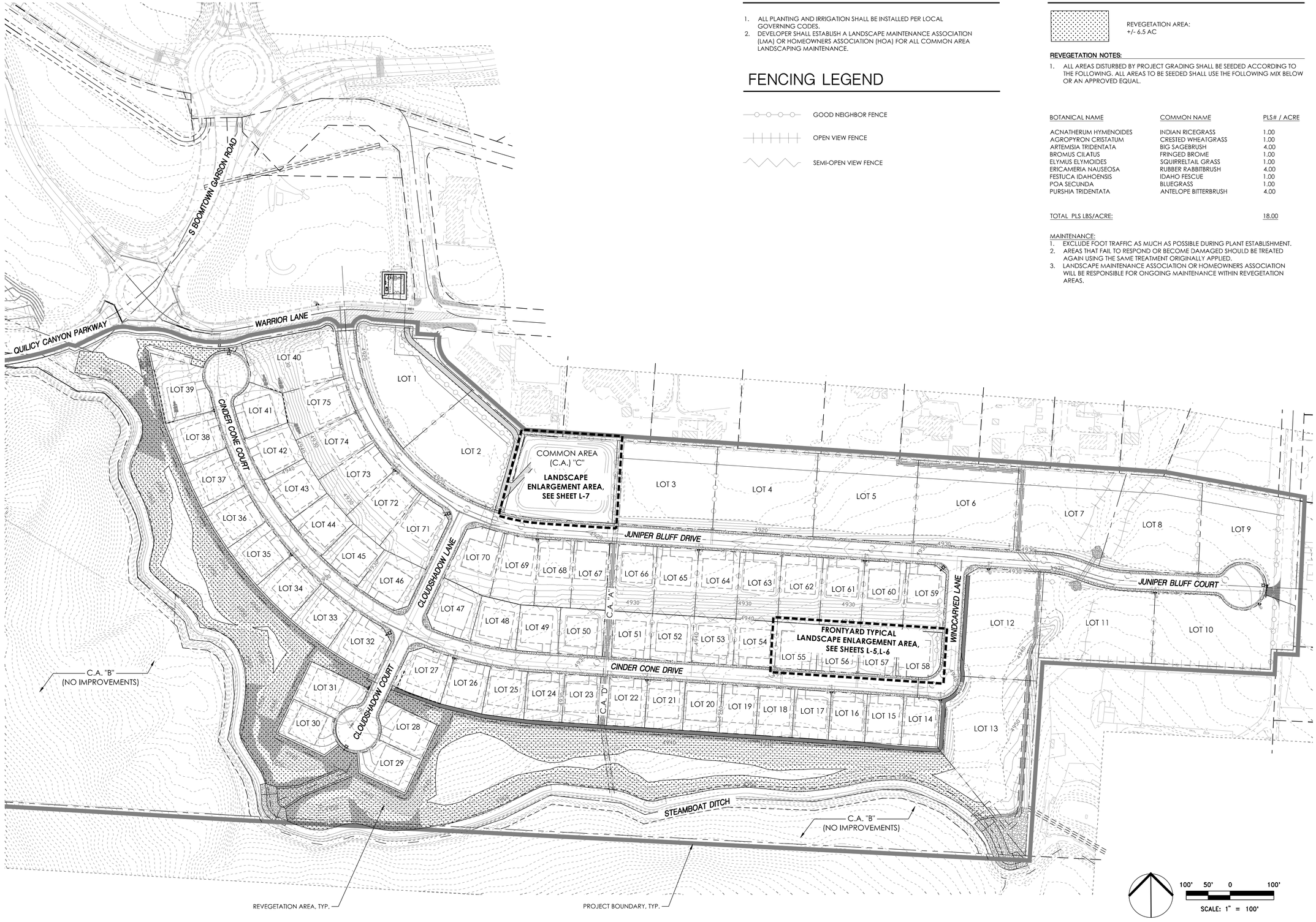
LANDSCAPE SPECIFICATIONS

PROJECT NO. 3173094

DRAWING L-2

SHT 50 OF 58

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GENERAL NOTES

1. ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
2. DEVELOPER SHALL ESTABLISH A LANDSCAPE MAINTENANCE ASSOCIATION (LMA) OR HOMEOWNERS ASSOCIATION (HOA) FOR ALL COMMON AREA LANDSCAPING MAINTENANCE.

FENCING LEGEND

GOOD NEIGHBOR FENCE

OPEN VIEW FENCE

SEMI-OPEN VIEW FENCE

REVEGETATION SCHEDULE

REVEGETATION AREA:
+/- 6.5 AC

REVEGETATION NOTES:

1. ALL AREAS DISTURBED BY PROJECT GRADING SHALL BE SEEDED ACCORDING TO THE FOLLOWING. ALL AREAS TO BE SEEDED SHALL USE THE FOLLOWING MIX BELOW OR AN APPROVED EQUAL.

BOTANICAL NAME	COMMON NAME	PLS# / ACRE
ACNATHERUM HYMENOIDES	INDIAN RICEGRASS	1.00
AGROPYRON CRISTATUM	CRESTED WHEATGRASS	1.00
ARTEMISIA TRIDENTATA	BIG SAGEBRUSH	4.00
BROMUS CILATUS	FRINGED BROME	1.00
ELYMUS ELYMOIDES	SQUIRRELTAIL GRASS	1.00
ERICAMERIA NAUSEOSA	RUBBER RABBITBRUSH	4.00
FESTUCA IDAHOENSIS	IDAHO FESCUE	1.00
POA SECUNDA	BLUEGRASS	1.00
PURSHIA TRIDENTATA	ANTELOPE BITTERBRUSH	4.00
TOTAL PLS LBS/ACRE:		18.00

MAINTENANCE:
1. EXCLUDE FOOT TRAFFIC AS MUCH AS POSSIBLE DURING PLANT ESTABLISHMENT.
2. AREAS THAT FAIL TO RESPOND OR BECOME DAMAGED SHOULD BE TREATED AGAIN USING THE SAME TREATMENT ORIGINALLY APPLIED.
3. LANDSCAPE MAINTENANCE ASSOCIATION OR HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR ONGOING MAINTENANCE WITHIN REVEGETATION AREAS.

NO.	DESCRIPTION	ENGR INIT	DATE
	PROJECT ADDRESS: XXXXXXXXXXXXXX	APN: XXX-XX-XXX	

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

REGISTERED LANDSCAPE ARCHITECT
DEVIN PERRY
1170
Expires: 6-30-27
STATE OF NEVADA
7-13-26

DATE: JUNE, 2026
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CHECKED BY: DH

IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
LANDSCAPE MASTER PLAN
CITY OF RENO NEVADA

PROJECT NO. 3173094

DRAWING
L-3

SHT 51 OF 58

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VEGETATION MANAGEMENT LEGEND

NOTES:

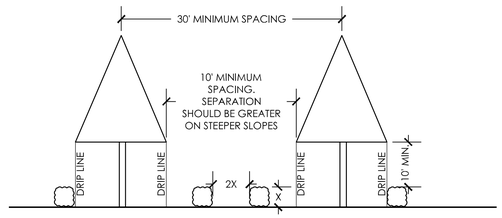
1. RECOMMENDED DEFENSIBLE SPACE IS BASED ON VEGETATION COVER & SLOPES, AND SHALL BE MAINTAINED AS FOLLOWS UNLESS APPROVED OTHERWISE BY LOCAL FIRE AGENCY.:

50 FT. MINIMUM DEFENSIBLE SPACE ZONE (INTERIOR COMMON AREAS)

100 FT. MINIMUM DEFENSIBLE SPACE ZONE

MAINTENANCE:

1. DEFENSIBLE SPACE ZONES SHALL BE MAINTAINED BY THE ESTABLISHED LANDSCAPE MAINTENANCE ASSOCIATION (LMA), OR HOMEOWNERS ASSOCIATION (HOA).



DEFENSIBLE SPACE MAINTENANCE NOTES

1. PROVIDE SPACING BETWEEN STANDS OF TREES AND SHRUBS BY SELECTIVE PRUNING AND THINNING.
2. TRIM TREE BRANCHES WITHIN 10 FEET OF THE HOME, CHIMNEY, DECK OR ROOF AND WITHIN 10 FEET OF OTHER TREES.
3. REMOVE LOW TREE BRANCHES TO A MINIMUM HEIGHT OF 10 FEET ABOVE THE UNDER-STORY VEGETATION. IF NO UNDER-STORY VEGETATION IS PRESENT, REMOVE LOWER BRANCHES TO A MINIMUM HEIGHT OF 5 FEET ABOVE THE GROUND (MATURE TREES ONLY). DO NOT REMOVE MORE THAN ONE-THIRD OF THE TOTAL TREE HEIGHT.
4. INDIVIDUAL SHRUBS, OR CLUMPS OF SHRUBS, WITHIN DEFENSIBLE SPACE SHOULD BE SEPARATED FROM ONE ANOTHER BY A MINIMUM OF TWICE THE HEIGHT OF THE AVERAGE SHRUB. SHRUB SEPARATION DISTANCE SHOULD BE INCREASED ON STEEPER SLOPES. REMOVE SHRUBS, OR PRUNE, TO REDUCE HEIGHT AND/OR DIAMETER.
5. SHRUBS AND TREES GROWING UNDER THE DRIP LINE SHOULD BE REMOVED.
6. REMOVE DEAD VEGETATION, INCLUDING SHRUBS, TREES, FALLEN LEAVES AND NEEDLES, DEAD BRANCHES, DRIED GRASS, AND DRY FLOWERS, PRIOR TO AND THROUGHOUT THE FIRE SEASON (MAY TO OCTOBER).
7. REMOVE WEAKENED, DAMAGED OR DEAD TREES FIRST, BEFORE REMOVING HEALTHY TREES.

A DEFENSIBLE SPACE VEGETATION MAINTENANCE

N.T.S. P-MS-02

DEFENSIBLE SPACE NOTES

1. DEFENSIBLE SPACE IS THE BUFFER AREA AROUND A HOME WHERE THE VEGETATION HAS BEEN MANAGED TO REDUCE THE WILDFIRE HAZARD. ADEQUATE DEFENSIBLE SPACE DOES NOT REQUIRE COMPLETE REMOVAL OF THE HOME'S SURROUNDING VEGETATION. REMOVAL OF ALL VEGETATION IS NOT GOOD FOR ECOSYSTEM HEALTH AND CAN OFTEN LEAD TO AN INCREASE IN INVASIVE WEEDS AND GRASSES.
2. THE RECOMMENDED DEFENSIBLE SPACE TABLE BELOW DOES NOT NECESSARILY APPLY IF THE HOME IS LOCATED AT THE BOTTOM OF A SLOPE. REMOVING TOO MUCH VEGETATION FROM THE BOTTOM OF THE SLOPE DOES LITTLE TO REDUCE THE WILDFIRE THREAT, AND IT CAN CAUSE EROSION OR INFESTATION OF INVASIVE PLANTS. EXCEPTIONS TO THE RECOMMENDED DEFENSIBLE SPACE DISTANCES EXIST IF THE HOME IS LOCATED AT THE BOTTOM OF A SLOPE AND THE REGION EXPERIENCES PREVAILING WINDS THAT FLOW FROM THE TOP OF THE SLOPE TOWARDS THE HOME.

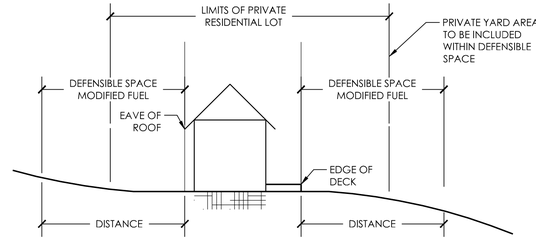
RECOMMENDED DEFENSIBLE SPACE DISTANCE

	VEGETATION TYPE	FLAT TO GENTLY SLOPING (0-20%)	MODERATELY STEEP (21-40%)	VERY STEEP (+40%)
	GRASS, DRY GRASS (CHEATGRASS & WEEDS)	100 FEET	100 FEET	100 FEET
X	SHRUBS AND WOODLAND (SAGEBRUSH, PINYON, JUNIPER)	100 FEET	200 FEET	200 FEET
	TREES (ORNAMENTAL OR FOREST TREES) IF THERE'S SUBSTANTIAL SHRUB UNDERSTORY, USE THOSE VALUES STATED ABOVE	100 FEET	100 FEET	200 FEET

SOURCE: "LIVING WITH FIRE DEFENSIBLE SPACE GUIDE" (SP-23-07)

B DEFENSIBLE SPACE GUIDELINES

N.T.S. P-MS-03



REQUIRED DEFENSIBLE SPACE DISTANCE

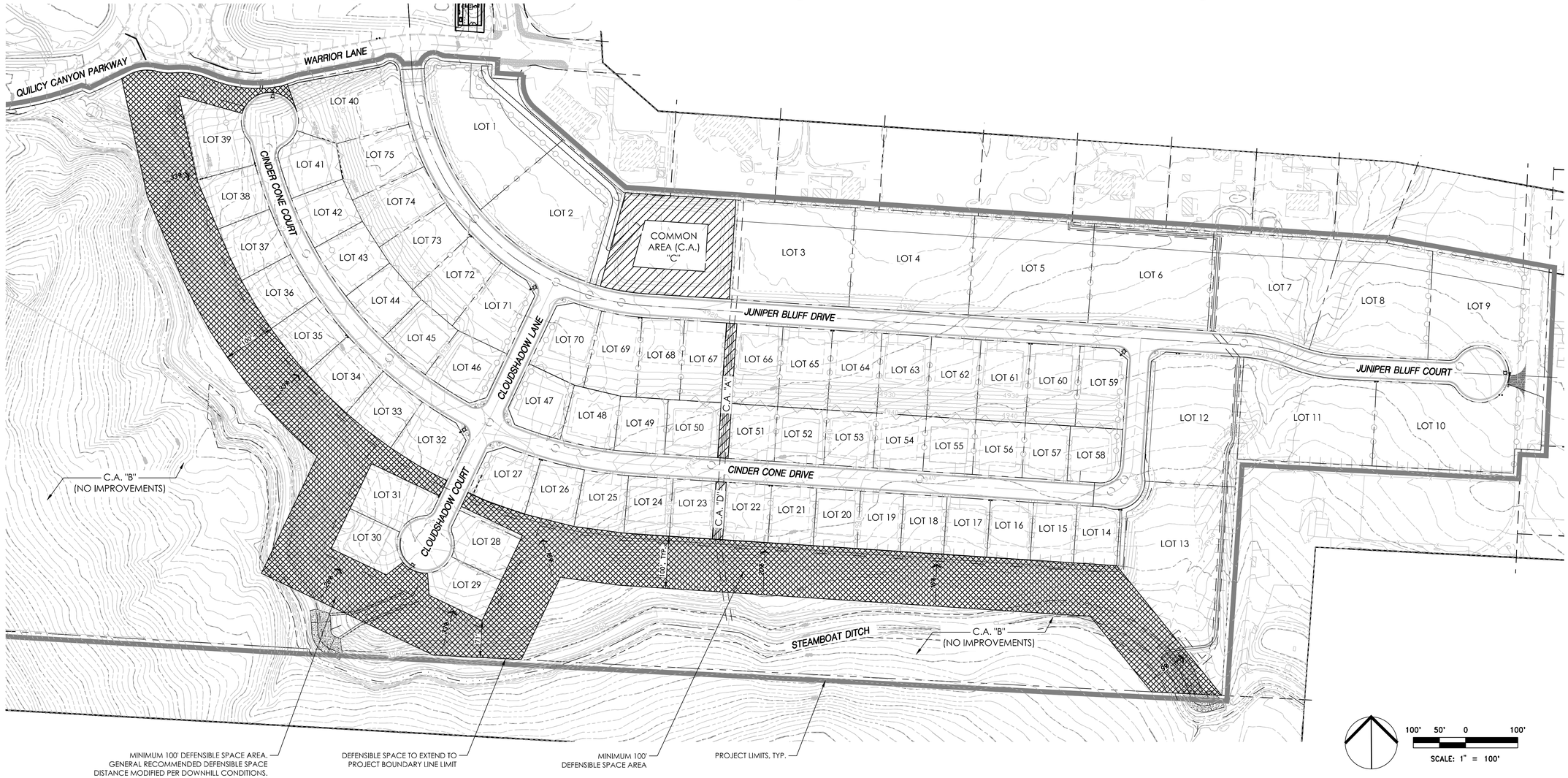
	WILDLAND URBAN INTERFACE AREA	FUEL MODIFICATION DISTANCE (FEET)
	MODERATE HAZARD	30'
X	HIGH HAZARD	50'
	EXTREME HAZARD	100'

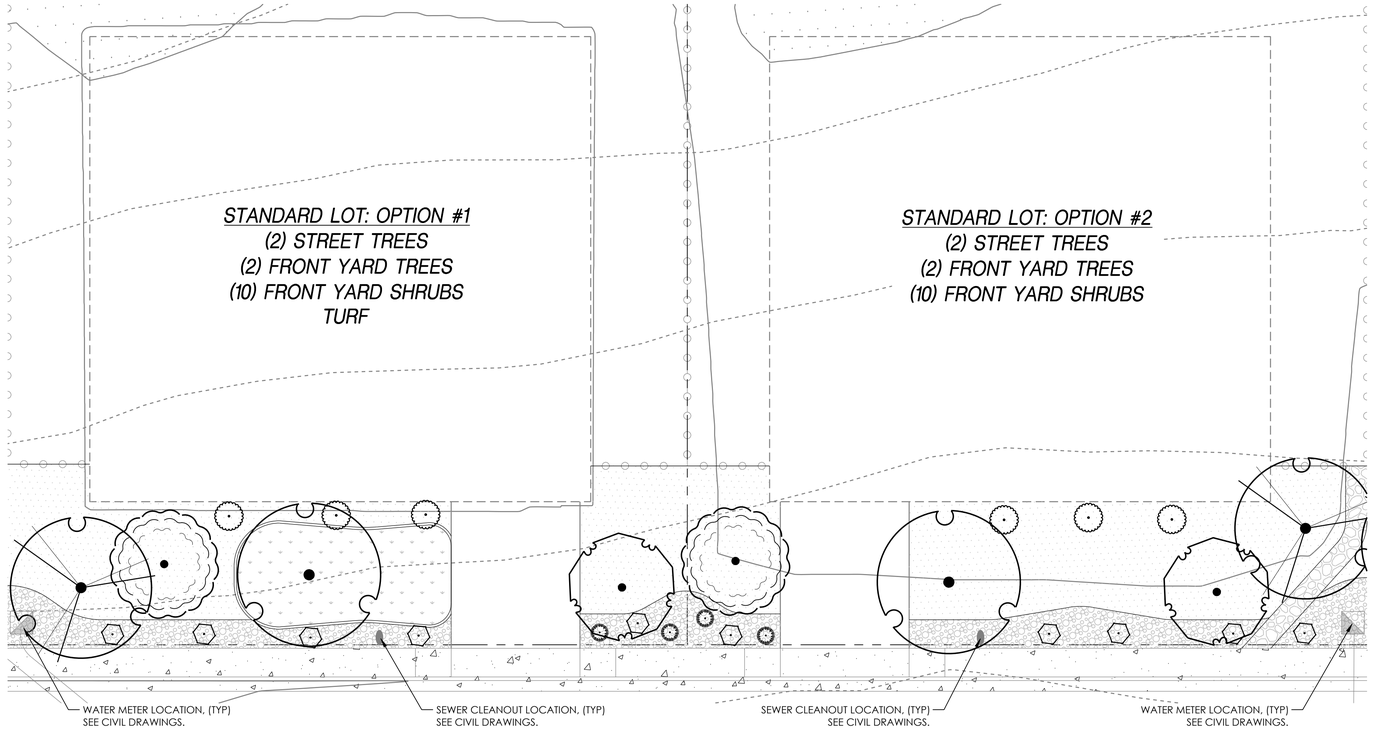
DEFENSIBLE SPACE NOTES

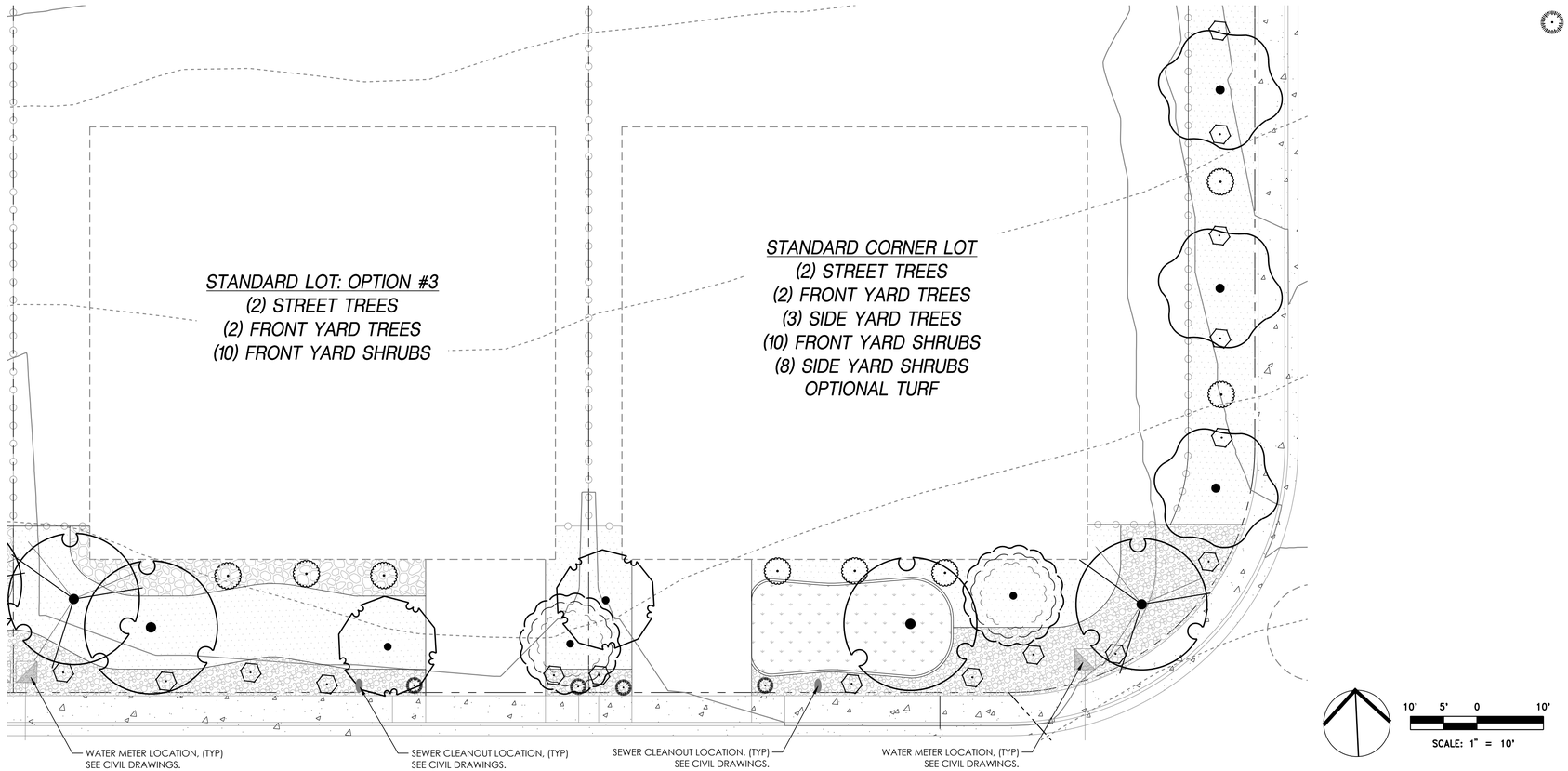
1. DISTANCE TO BE INCREASED ON STEEP SLOPES AND DUE TO SITE SPECIFIC CONDITIONS.

C REQUIRED DEFENSIBLE SPACE

N.T.S. P-MS-04


QUILICY CANYON PARKWAY
WARRIOR LANE
CINDER CONE COURT
CLOUDSHADOW LANE
CLOUDSHADOW COURT
JUNIPER BLUFF DRIVE
JUNIPER BLUFF COURT
CINDER CONE DRIVE
STEAMBOAT DITCH
COMMON AREA (C.A.) "C"
C.A. "A"
C.A. "D"
C.A. "B" (NO IMPROVEMENTS)
C.A. "B" (NO IMPROVEMENTS)
LOT 1
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LOT 3
LOT 4
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LOT 72
LOT 73
LOT 74
LOT 75
100' TYP.
100' TYP.
100' TYP.





10' 5' 0 10'

SCALE: 1" = 10'

PLANT SCHEDULE

FRONT YARD TREE EVERGREEN
BOTANICAL NAME / COMMON NAME
CUPRESSOCYPARIS LEYLANDII 'MONCAL' / EMERALD ISLE LEYLAND CYPRESS
PICEA ABIES 'COLUMNARIS' / COLUMNAR NORWAY SPRUCE
PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID LIMBER PINE

FRONT YARD TREE DECIDUOUS
BOTANICAL NAME / COMMON NAME
ACER PLATANOIDES 'ROYAL RED' / ROYAL RED NORWAY MAPLE
ACER X FREEMANII 'CELEBRATION' / CELEBRATION FREEMAN MAPLE
PRUNUS CERASIFERA 'KRAUTER VESUVIUS' / KRAUTER VESUVIUS PURPLE-LEAF PLUM
QUERCUS RUBRA / NORTHERN RED OAK

STREET TREE LARGE
BOTANICAL NAME / COMMON NAME
ACER SACCHARUM / SUGAR MAPLE
GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST
PLATANUS X ACERIFOLIA / LONDON PLANE TREE
TILIA CORDATA / LITTLELEAF LINDEN

STREET TREE SMALL
BOTANICAL NAME / COMMON NAME
ACER GINNALA 'FLAME' / AMUR MAPLE
CARPINUS BETULUS / EUROPEAN HORNBEAM
CERCIS CANADENSIS / EASTERN REDBUD
MALUS SPP. / CRABAPPLE

SIDE YARD TREE
BOTANICAL NAME / COMMON NAME
ACER X FREEMANII 'ARMSTRONG' / ARMSTRONG FREEMAN MAPLE
JUNIPERUS CHINENSIS 'SPARTAN' / SPARTAN JUNIPER
LIRIODENDRON TULIPIFERA 'FASTIGIATA' / COLUMNAR TULIP POPLAR
QUERCUS ROBUR 'FASTIGIATA' / SKYROCKET® ENGLISH OAK

LARGE SHRUB
BOTANICAL NAME / COMMON NAME
AMELANCHIER ALNIFOLIA 'REGENT' / REGENT SERVICEBERRY
BUDDLEJA DAVIDII / BUTTERFLY BUSH
CORNUS STOLONIFERA / RED TWIG DOGWOOD
PINUS MUGO / MUGO PINE
PRUNUS X CISTENA / PURPLE LEAF SAND CHERRY

MEDIUM - SMALL SHRUB / PERENNIAL
BOTANICAL NAME / COMMON NAME
ACHILLEA MILLEFOLIUM / COMMON YARROW
BERBERIS THUNBERGII 'ATROPURPUREA' / RED LEAF JAPANESE BARBERRY
CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST BLUEBEARD
EUONYMUS JAPONICUS 'SILVER KING' / SILVER KING EUONYMUS
LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' / MUNSTEAD ENGLISH LAVENDER
POTENTILLA FRUTICOSA 'ABBOTSWOOD' / ABBOTSWOOD BUSH CINQUEFOIL
ROSA 'KNOCK OUT' / KNOCK OUT ROSE

ORNAMENTAL GRASS
BOTANICAL NAME / COMMON NAME
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS
MISCANTHUS SINENSIS 'GRACILLIMUS' / EULALIA GRASS
PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS

LANDSCAPE NOTES:

1. *ALTERNATE PLANT MATERIAL MAY BE SELECTED BY CONTRACTOR PROVIDED NEW SELECTIONS ARE APPROPRIATE TO SPECIFIC SITE CONDITIONS. CONTRACTOR SHALL RECEIVE OWNER OR OWNER REPRESENTATIVE'S APPROVAL PRIOR TO SECURING ALTERNATE PLANT MATERIAL.*
2. *ALL DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 2.5" AT TIME OF PLANTING.*
3. *ALL EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF 7' AT TIME OF PLANTING.*
4. *ALL SHRUBS / PERENNIALS / GRASSES SHALL HAVE A MINIMUM CONTAINER SIZE OF 5G AT TIME OF PLANTING.*

SURFACE MATERIALS

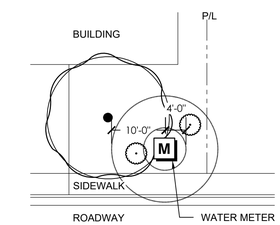
1 ½" MINUS RIVER ROCK OR ¾"-1½" MOCHA LAVA

DECOMPOSED GRANITE

4" MINUS RIVER ROCK

SURFACE MATERIAL NOTES:

1. *ALL FRONT YARD LANDSCAPING AREA SHALL BE TOP-DRESSED WITH 4 INCHES MIN. OF SURFACE MATERIAL.*
2. *DECOMPOSED GRANITE SHALL NOT BE INSTALLED ABOVE LANDSCAPE FABRIC.*
3. *OPTIONAL: ROCK SURFACE MATERIAL TO BE INSTALLED OVER LANDSCAPE FABRIC.*
4. *ROCK SURFACE MATERIAL SHALL BE INSTALLED AT EDGE OF SIDEWALK INTERFACE TO CAPTURE SEDIMENT FROM FLOWING OVER PUBLIC SIDEWALKS.*
5. *ALL RIVER ROCK SURFACE MATERIAL TO BE OF SIMILAR QUARRY SOURCING / COLOR.*
6. *ALTERNATE SURFACE MATERIAL MAY BE SELECTED BY CONTRACTOR PROVIDED NEW SELECTIONS ARE APPROPRIATE TO SPECIFIC SITE CONDITIONS. CONTRACTOR SHALL RECEIVE OWNER OR OWNER REPRESENTATIVE'S APPROVAL PRIOR TO SECURING ALTERNATE SURFACE MATERIAL.*



WATER METER NOTES:

WATER METERS REQUIRE ADEQUATE SPACING FROM LANDSCAPE PLANTS TO AVOID FUTURE MAINTENANCE CONCERNS:

ALL SHRUBS SHALL MAINTAIN A 4'-0" DISTANCE FROM THE CENTER OF THE SHRUB PLANTING PIT TO THE WATER METER.

ALL TREES SHALL MAINTAIN A 10'-0" DISTANCE FROM THE CENTER OF THE INSTALLED TREE TO THE WATER METER.

A *WATER METER - PLANT SPACING*
N.T.S. *WR-IR-15*

NO.	DESCRIPTION	ENGR INIT	DATE
	PROJECT ADDRESS: XXXXXXXXXXXXXX	APN: XXX-XX-XXX	

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
9980 Prototype Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

REGISTERED LANDSCAPE ARCHITECT DEVIN PERRY 1170 Expires: 6-30-27 STATE OF NEVADA
7-13-26

DATE: JUNE, 2026
SCALE: AS SHOWN
DRAWN BY: DP
DESIGNED BY:
CHECKED BY: DH

IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
TYPICAL FRONT YARD LANDSCAPING
CITY OF RENO NEVADA

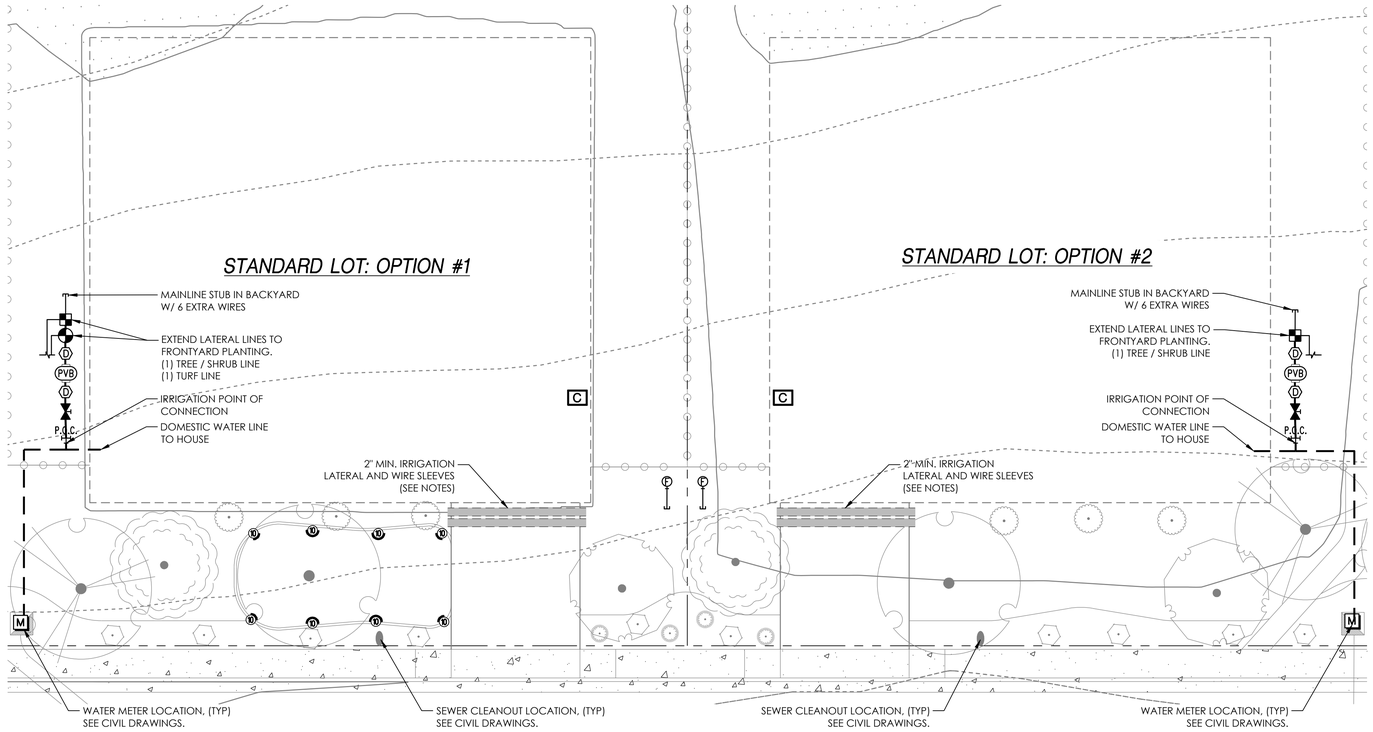
PROJECT NO. 3173094

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SHT 52 OF 58

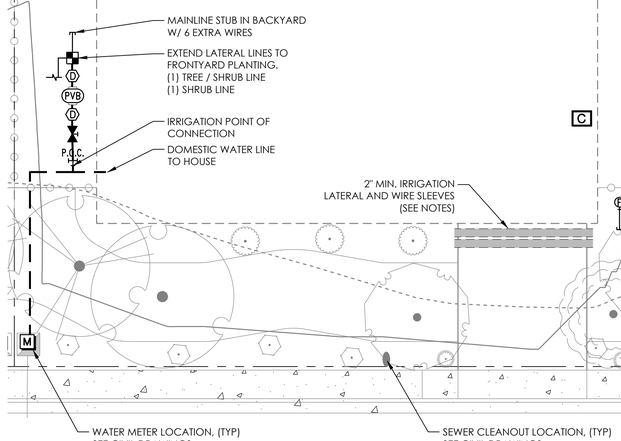
J:\Jobs\3173_Meridian_120_South\Meridian_S_V_1-2\Landscape\Dwg\Sheets\L-05_TYPICAL FRONT YARD LANDSCAPING.dwg 7/13/2026 3:35 PM Devin Perry

STANDARD LOT: OPTION #1

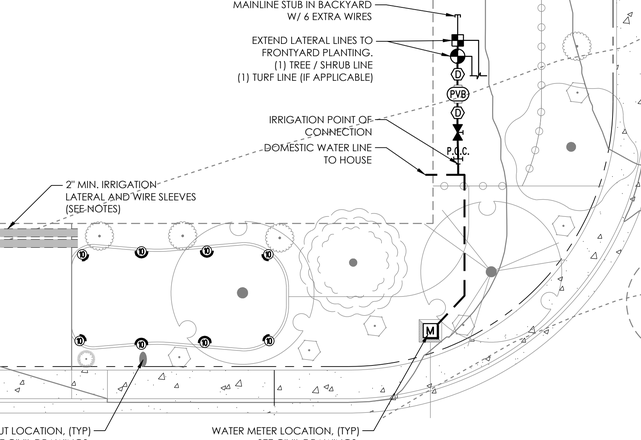


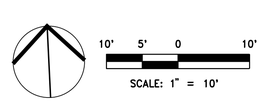
STANDARD LOT: OPTION #2

STANDARD LOT: OPTION #3



STANDARD CORNER LOT





IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
Q T H F	RAIN BIRD 1806 10 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD LFV-075 3/4IN. LOW FLOW DV VALVE
F	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD DVF STANDARD CONFIGURATION, ELECTRIC REMOTE CONTROL VALVE. PLASTIC RESIDENTIAL IN 1IN. WITH FLOW CONTROL.
	NIBCO T-113 GATE VALVE THREADED GATE VALVE (LINE SIZE 3" AND SMALLER). PROVIDE IN PURPLE VALVE BOX.
D	DRAIN VALVE WINTERIZING DRAIN VALVE PLACED AT LOWEST END OF IN MAINLINE.
PVB	WILKINS BY ZURN ELKAY WATER SOLUTIONS 720A 1" PRESSURE VACUUM BREAKER
C	RAIN BIRD ESP-LXME
P.O.C.	IRRIGATION POINT OF CONNECTION
M	WATER METER PER CIVIL PLANS
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40 SLEEVE DIAMETER SHALL BE 2X THE IRRIGATION PIPE. SLEEVES UNDER STREET SHALL BE SCH. SDR-35 MIN. PROVIDE ONE SLEEVE PER MAINLINE PIPE AND ONE 3" DIAMETER SLEEVE FOR WIRING.

IRRIGATION NOTES:

1. ALTERNATIVE IRRIGATION EQUIPMENT MAY BE SELECTED BY CONTRACTOR PROVIDED NEW SELECTIONS ARE APPROPRIATE TO SPECIFIC SITE CONDITIONS. CONTRACTOR SHALL RECEIVE OWNER OR OWNER REPRESENTATIVES APPROVAL PRIOR TO SECURING ALTERNATE IRRIGATION EQUIPMENT.
2. IRRIGATION MAINLINE, LATERAL LINE, AND VALVES ARE SHOWN DIAGRAMMATICALLY FOR CLARITY ONLY. INSTALL THESE COMPONENTS IN PLANTING AREA.
3. COORDINATE SLEEVE LOCATIONS UNDER PAVING
4. EACH IRRIGATION POINT OF CONNECTION SHALL BE MADE OFF OF THE DOMESTIC WATER LINE GOING INTO THE HOUSE. THIS SYSTEM IS DESIGNED FOR A MAXIMUM OF 9 GPM WITH A MINIMUM OPERATING PRESSURE OF 30 PSI. CONTACT LANDSCAPE ARCHITECT IMMEDIATELY IF PRESSURE DIFFERS GREATER THAN 10%.
5. IRRIGATION CONTROLLER SHALL BE MOUNTED ON THE INSIDE OF GARAGE IF PRACTICAL. INSTALL PER MFG'S SPECIFICATIONS. PROVIDE (4) EXTRA WIRES.
6. CONTRACTOR TO INSTALL MANUAL DRAIN VALVE (NOT SHOWN ON PLAN) AT ALL LOW POINTS ALONG MAINLINE.

NO.	DESCRIPTION	ENGR INIT	DATE
	PROJECT ADDRESS: XXXXXXXXXXXXXX	APN: XXX-XX-XXX	

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Reno, NV 89502 Fax 775.823.4066

REGISTERED LANDSCAPE ARCHITECT DEVIN PERRY 1170 Expires: 6-30-27 STATE OF NEVADA
7-13-26

DATE: JUNE, 2026
SCALE: AS SHOWN
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CHECKED BY: DH

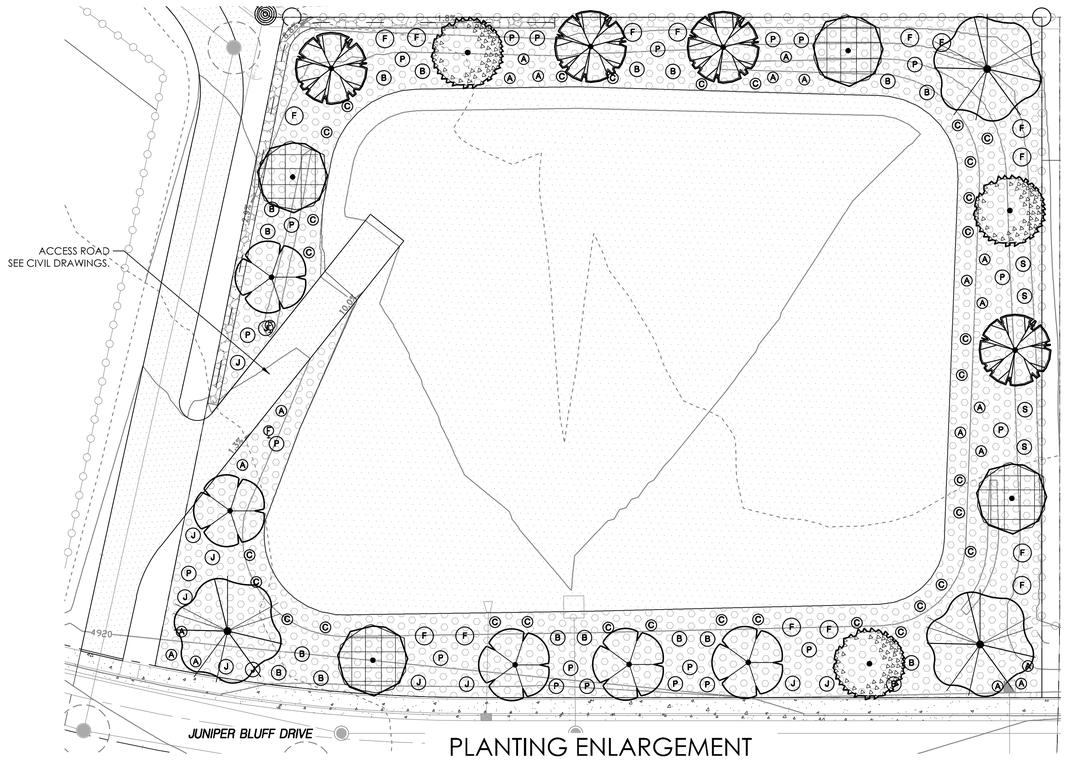
IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
TYPICAL FRONT YARD IRRIGATION
CITY OF RENO NEVADA

PROJECT NO. 3173094

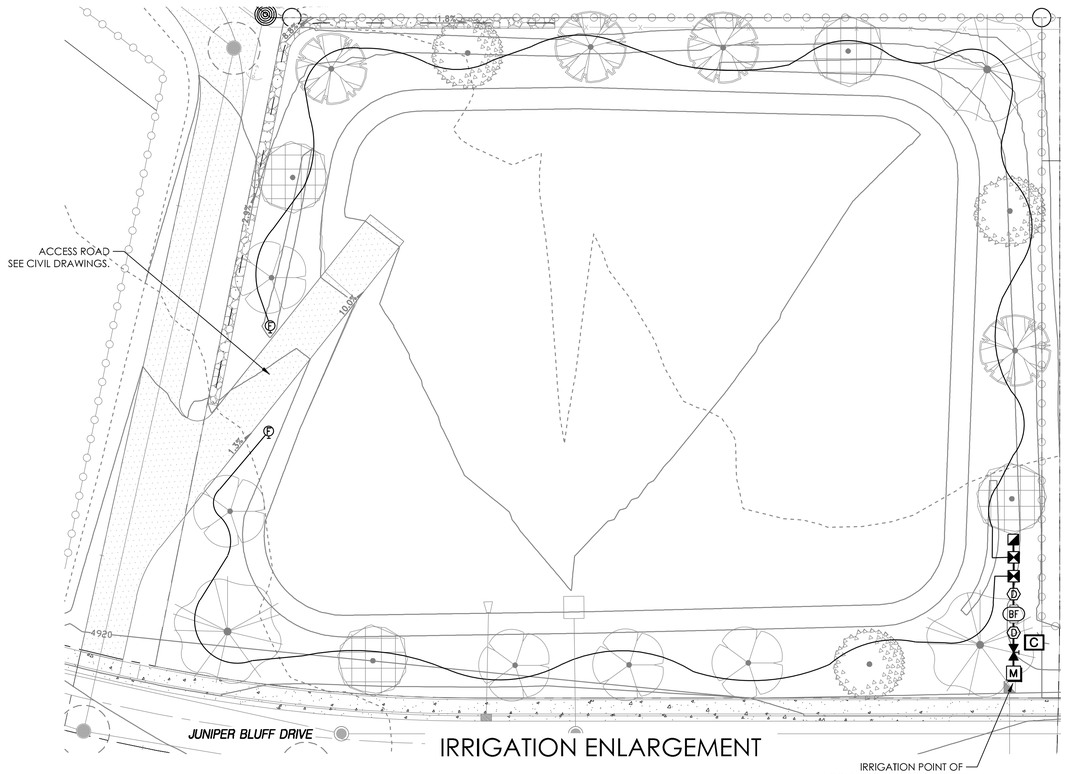
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SHT 53 OF 58

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PLANTING ENLARGEMENT



IRRIGATION ENLARGEMENT

20' 10' 0 20'

SCALE: 1" = 20'

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		
	ACER X FREEMANII *FREEMAN MAPLE*	*2-1/2" CALIPER*
	CUPRESSOCYPARIS LEYLANDII *LEYLAND CYPRESS*	*7' HT.*
	PINUS NIGRA *AUSTRIAN PINE*	*7' HT.*
	PLATANUS X ACERIFOLIA *LONDON PLANE TREE*	*2-1/2" CALIPER*
	PRUNUS CERASIFERA *PURPLE-LEAF PLUM*	*2-1/2" CALIPER*
SHRUBS		
A	*ACHILLEA MILLEFOLIUM* *COMMON YARROW*	*5 GAL*
B	*BERBERIS THUNBERGII 'ATROPURPUREA'* *RED LEAF JAPANESE BARBERRY*	*5 GAL*
C	*CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'* *KARL FOERSTER FEATHER REED GRASS*	*5 GAL*
F	*FORSYTHIA X INTERMEDIA* *BORDER FORSYTHIA*	*5 GAL*
J	*JUNIPERUS HORIZONTALIS* *CREEPING JUNIPER*	*5 GAL*
P	*PINUS MUGO* *MUGO PINE*	*5 GAL*
S	*SPIRAEA JAPONICA* *JAPANESE SPIREA*	*5 GAL*

LANDSCAPE NOTES:

1. *ALTERNATE PLANT MATERIAL MAY BE SELECTED BY CONTRACTOR PROVIDED NEW SELECTIONS ARE APPROPRIATE TO SPECIFIC SITE CONDITIONS. CONTRACTOR SHALL RECEIVE OWNER OR OWNER REPRESENTATIVE'S APPROVAL PRIOR TO SECURING ALTERNATE PLANT MATERIAL.*
2. *ALL DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 2.5" AT TIME OF PLANTING.*
3. *ALL EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF 7' AT TIME OF PLANTING.*
4. *ALL SHRUBS / PERENNIALS / GRASSES SHALL HAVE A MINIMUM CONTAINER SIZE OF 5G AT TIME OF PLANTING.*

SURFACE MATERIALS

DECOMPOSED GRANITE

6" MINUS FRACTURED ROCK

SURFACE MATERIAL NOTES:

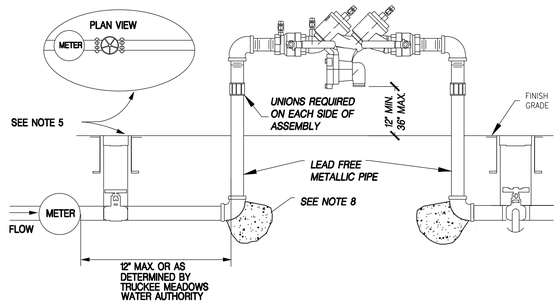
1. *ALL DETENTION AREA LANDSCAPING AREA SHALL BE TOP-DRESSED WITH 4 INCHES MIN. OF SURFACE MATERIAL.*
2. *DECOMPOSED GRANITE SHALL NOT BE INSTALLED ABOVE LANDSCAPE FABRIC.*
3. *OPTIONAL: ROCK SURFACE MATERIAL TO BE INSTALLED OVER LANDSCAPE FABRIC.*
4. *ALTERNATE SURFACE MATERIAL MAY BE SELECTED BY CONTRACTOR PROVIDED NEW SELECTIONS ARE APPROPRIATE TO SPECIFIC SITE CONDITIONS. CONTRACTOR SHALL RECEIVE OWNER OR OWNER REPRESENTATIVE'S APPROVAL PRIOR TO SECURING ALTERNATE SURFACE MATERIAL.*

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD LFV-100 *1IN. LOW FLOW DV VALVE*
SYMBOL	**MANUFACTURER/MODEL/DESCRIPTION**
	NIBCO T-113 GATE VALVE *THREADED GATE VALVE (LINE SIZE 3" AND SMALLER). PROVIDE IN PURPLE VALVE BOX.*
D	*DRAIN VALVE* *WINTERIZING DRAIN VALVE PLACED AT LOWEST END OF IN MAINLINE.*
BF	*WILKINS 975XL REDUCED PRESSURE BACKFLOW PREVENTER (OAE)*
C	*RAIN BIRD ESP-LXME/F CONTROLLER. PEDESTAL MOUNTED (LXMMPED) IN METAL LOCKING CABINET (LXMM).*
	QUICK COUPLER VALVE
M	*WATER METER PER CIVIL PLANS*
P.O.C.	*POINT OF CONNECTION 8"* *WATER METER PER CIVIL PLANS*
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
— — — —	*IRRIGATION MAINLINE: PVC SCHEDULE 40*

IRRIGATION NOTES:

1. ALTERNATIVE IRRIGATION EQUIPMENT MAY BE SELECTED BY CONTRACTOR PROVIDED NEW SELECTIONS ARE APPROPRIATE TO SPECIFIC SITE CONDITIONS. CONTRACTOR SHALL RECEIVE OWNER OR OWNER REPRESENTATIVES APPROVAL PRIOR TO SECURING ALTERNATE IRRIGATION EQUIPMENT.
2. IRRIGATION MAINLINE, LATERAL LINE, AND VALVES ARE SHOWN DIAGRAMMATICALLY FOR CLARITY ONLY. INSTALL THESE COMPONENTS IN PLANTING AREA.
3. COORDINATE SLEEVE LOCATIONS UNDER PAVING
4. THIS SYSTEM IS DESIGNED FOR A MAXIMUM OF 9 GPM WITH A MINIMUM OPERATING PRESSURE OF 30 PSI. CONTACT LANDSCAPE ARCHITECT IMMEDIATELY IF PRESSURE DIFFERS GREATER THAN 10%.
5. CONTRACTOR TO INSTALL MANUAL DRAIN VALVE (NOT SHOWN ON PLAN) AT ALL LOW POINTS ALONG MAINLINE.



NOTES:

1. *ASSEMBLY SHALL BE A USC APPROVED AND NSF-61 CERTIFIED LEAD FREE DEVICE.*
2. *THE RP SHALL BE INSTALLED ABOVE GRADE.*
3. *EITHER VALVE BOXES OR PIPE RISERS MAY BE USED FOR THE 2 BELOW GRADE SHUT OFF VALVES.*
4. *MANUAL SHUT OFF VALVE: INLINE BRASS GLOBE OR CURB VALVE SIZED SAME AS MAINLINE.*
5. *NO TYPE OF OUTLET, TEE, TAP, TAKE-OFF OR CONNECTION BETWEEN THE SERVICE CONNECTION AND THE BACKFLOW PREVENTION DEVICE.*
6. *INSPECTION BY TMWA BACKFLOW PREVENTION GROUP PERSONNEL REQUIRED BEFORE METER IS SET OR SERVICE IS ACTIVATED.*
7. *IF INITIAL TEST DONE BY TMWA FIELD PERSONNEL FAILS, RETESTING OF BACKFLOW ASSEMBLY IS REQUIRED WITHIN 7 DAYS AFTER METER IS SET OR SERVICE ACTIVATION. COPY OF TEST RESULTS TO BE FORWARDED TO TMWA BACKFLOW PREVENTION GROUP BY A CERTIFIED ASSEMBLY TESTER WITHIN THAT SAME TIMEFRAME.*
8. *MINIMUM DIMENSIONS FOR THE THRUST BLOCK BEARING AREA FOR PIPE 2" AND SMALLER SHALL BE 8" X 8" AND 12" IN DEPTH. ALL OTHER SIZES TO BE DETERMINED BY ENGINEER. OPTIONAL: PLACE CONCRETE COMPLETELY BETWEEN THE TWO ELBOWS WITH A MINIMUM OF 8" HIGH X 8" WIDE. REFER TO 10L-2 FOR CONCRETE REQUIREMENTS.*
9. *FOR YEAR-ROUND USE REFER TO 10A-2.*

TRUCKEE MEADOWS WATER AUTHORITY	DATE	APPENDIX 10A BACKFLOW PREVENTION ASSEMBLIES	DRAWING NUMBER
	7/2001		10A-3
	REV	REDUCED PRESSURE PRINCIPLE ASSEMBLY FOR IRRIGATION AND CONSTRUCTION WATER USE - HORIZONTAL	
	5/2024		

1 *BACKFLOW PREVENTER*

N.T.S. *P-MS-08*

NO.	DESCRIPTION	ENGR INIT	DATE
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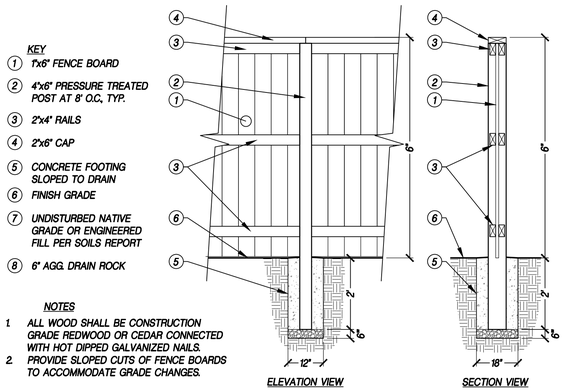
IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
DETENTION AREA LANDSCAPING
CITY OF RENO NEVADA

PROJECT NO. 3173094

DRAWING L-7

SHT 54 OF 58

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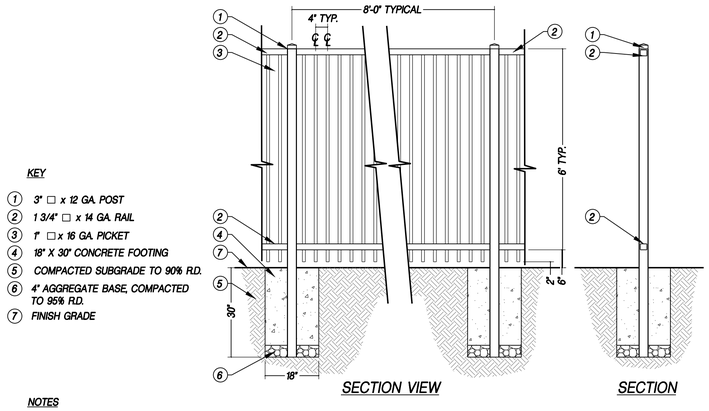


NOTES

1. ALL WOOD SHALL BE CONSTRUCTION GRADE REDWOOD OR CEDAR CONNECTED WITH HOT DIPPED GALVANIZED NAILS.
2. PROVIDE SLOPED CUTS OF FENCE BOARDS TO ACCOMMODATE GRADE CHANGES.

A GOOD NEIGHBOR FENCE

NTS — P-MS-07

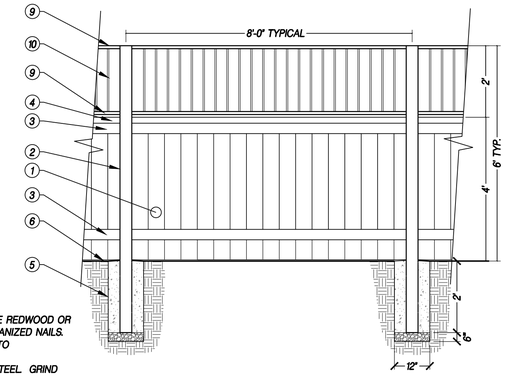


NOTES

1. ALL FENCE PARTS TO BE TUBULAR STEEL. GRIND SMOOTH ALL WELDS.
2. ALL METAL TO BE POWDERCOATED, COLOR: BLACK. CONTRACTOR TO SUBMIT SAMPLE TO LANDSCAPE ARCHITECT.
3. FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

B OPEN VIEW FENCE

N.T.S. — P-MS-06

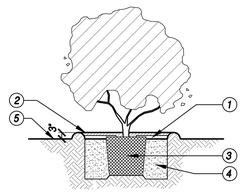


NOTES

1. ALL WOOD SHALL BE CONSTRUCTION GRADE REDWOOD OR CEDAR CONNECTED WITH HOT DIPPED GALVANIZED NAILS.
2. PROVIDE SLOPED CUTS OF FENCE BOARDS TO ACCOMMODATE GRADE CHANGES.
3. ALL METAL FENCE PARTS TO BE TUBULAR STEEL. GRIND SMOOTH ALL WELDS.
4. ALL METAL TO BE POWDERCOATED, COLOR: BLACK. CONTRACTOR TO SUBMIT SAMPLE TO LANDSCAPE ARCHITECT.
5. FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

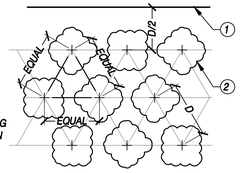
C SEMI-OPEN VIEW FENCE

P-MS-05



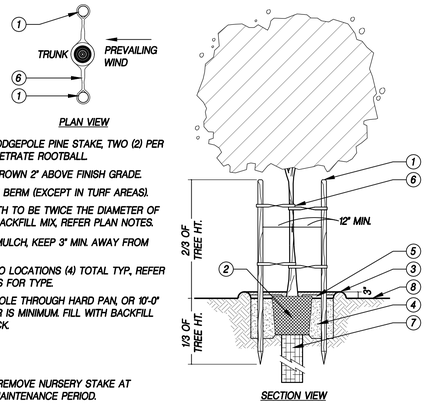
D SHRUB PLANTING

N.T.S. — WR-PL-03



E GROUNDCOVER SPACING/LAYOUT

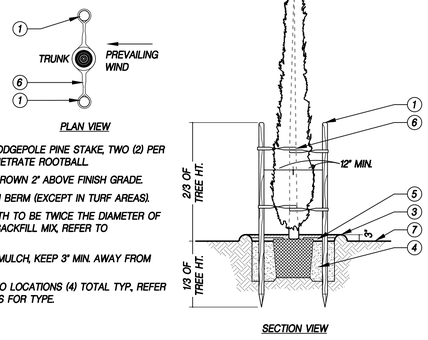
N.T.S. — WR-PL-01



NOTE:
CONTRACTOR TO REMOVE NURSERY STAKE AT COMPLETION OF MAINTENANCE PERIOD.

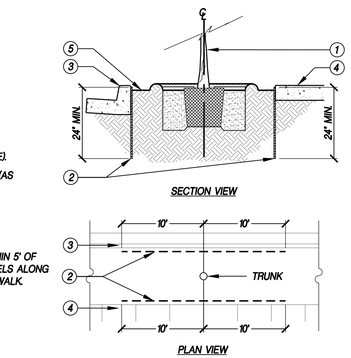
F DECIDUOUS TREE PLANTING

N.T.S. — WR-PL-05



G EVERGREEN TREE PLANTING

N.T.S. — WR-PL-08

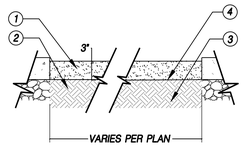


NOTES

1. WHERE STREET TREES ARE WITHIN 5' OF CURB AND/OR WALK, INSTALL PANELS ALONG BACK OF CURB AND/OR FACE OF WALK.

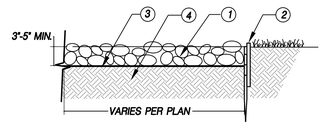
H ROOT CONTROL BARRIER

N.T.S. — WR-PL-02



H DECOMPOSED GRANITE

N.T.S. — WR-LA-PAV-DG-08



I 3/4"-4" SURFACE ROCK

N.T.S. — P-TA2-01

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NO.	DESCRIPTION	ENGR INIT	DATE
	PROJECT ADDRESS: XXXXXXXXXXXXXX	APN: XXX-XX-XXX	

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DESIGNED BY: DP
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IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH VILLAGES 1 & 2
DETAILS
CITY OF RENO — NEVADA

PROJECT NO. 3173094

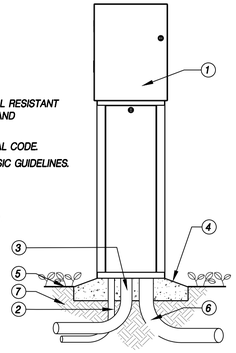
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SHT 55 OF 58

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KEY

1. IRRIGATION CONTROLLER MOUNTED WITHIN VANDAL RESISTANT PEDESTAL ENCLOSURE. SEE IRRIGATION LEGEND AND SPECIFICATIONS FOR FURTHER INFORMATION.
2. 3/4" POWER CONDUIT: SIZE, TYPE, DEPTH PER LOCAL CODE.
3. GROUND WIRE CONDUIT MIN 1 1/2", GROUND PER ASIC GUIDELINES.
4. CONCRETE PEDESTAL BASE.
5. FINISH GRADE.
6. CONDUIT FOR CONTROL WIRES SIZE AS REQUIRED.
7. COMPACTED SUBGRADE TO 90% R.D.

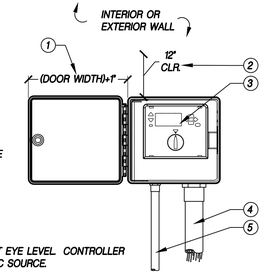


A PEDESTAL CONTROLLER

N.T.S. WR-IR-CONT-01

KEY

1. MINIMUM CLEARANCE FOR DOOR OPENING.
2. MINIMUM VERTICAL CLEARANCE NEEDED FOR HINGE PIN REMOVAL.
3. IRRIGATION CONTROLLER MOUNTED IN WALL MOUNTED ENCLOSURE. SEE IRRIGATION LEGEND AND SPECIFICATIONS FOR FURTHER INFORMATION.
4. CONTROL WIRE IN ELECTRICAL CONDUIT. SIZE AND TYPE PER LOCAL CODE.
5. 3/4" POWER SUPPLY CONDUIT J-BOX INSIDE CONTROLLER. CONNECT PER LOCAL CODE.

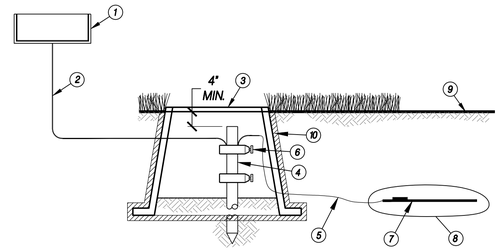


NOTE

1. MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC SOURCE.

B WALL MOUNTED CONTROLLER

N.T.S. WR-IR-CONT-03



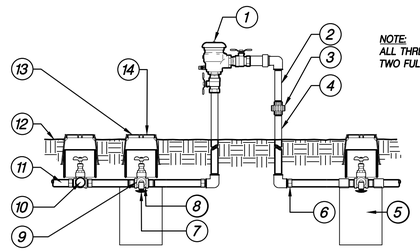
KEY

1. IRRIGATION CONTROLLER, SEE IRRIGATION SCHEDULE
2. SOLID BARE COPPER WIRE (#10 AWG) FROM GROUNDING ROD TO CONTROLLER. MAKE WIRE AS SHORT AND STRAIGHT AS POSSIBLE
3. COVER GROUNDING ROD WITH #10 ROUND VALVE BOX AS SHOWN
4. 5/8-INCH X 10 FT COPPER CLAD GROUNDING ROD OR GROUNDING PLATE. INSTALL RODS IN SOIL IN A TRIANGULAR PATTERN SPACED A MINIMUM OF 16 FT APART FROM EACH OTHER. GROUNDING GRID TO HAVE A RESISTANCE OF TEN (10) OHMS OR LESS
5. BARE COPPER WIRE (#6 AWG MIN) BETWEEN GROUNDING ROD AND GROUNDING PLATE
6. GROUND ROD CLAMP OR WELDS
7. COPPER GROUNDING PLATE
8. GROUND ENHANCEMENT MATERIAL (IF REQUIRED)
9. FINISH GRADE
10. GEOTEXTILE FABRIC

NOTE:
INSTALL CONTROLLER PER MANUFACTURER'S SPECIFICATIONS.

C GROUNDING PLATE

N.T.S. WR-IR-11

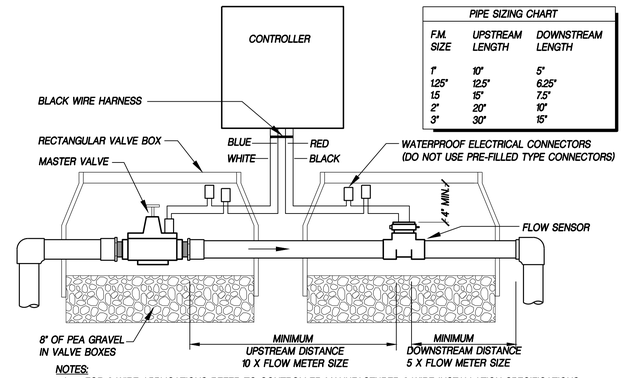


NOTE:
ALL THREADED CONNECTIONS TO HAVE TWO FULL TURNS OF TEFLON TAPE.

1. PRESSURE VACUUM BREAKER WILKINS 720A SERIES OR OTHER USC. APPROVED EQUIV. SIZE SAME AS MAINLINE.
   NOTE: INSTALL 12 INCHES ABOVE HIGHEST HEAD ELEV. PER U.P.C. AND MFG.
2. SCH. 80 PIPE, NIPPLES, AND ELBOWS, SIZED TO BACKFLOW PREVENTER (TYP. BOTH SIDES)
3. UNION
4. UV RESISTANT PVC TAPE ALL EXPOSED PIPE
5. 1 CU.FT. MINIMUM DRAIN ROCK (TYP.)
6. SCH. 80 PVC MALE ADAPTER (TYP. BOTH SIDES)
7. 1/2" RED KING DRAIN
8. 1/2" SCH. 80 PVC MIP ST 90
9. 1/2" MANUAL DRAIN VALVE INLINE GLOVE VALVE WITH CROSS HANDLE
10. BRASS INLINE GLOBE VALVE SAME SIZE AS LINE
11. SERVICE LINE
12. FINISH GRADE
13. ROUND VALVE BOX FLUSH W/ GRADE - CARSON 910 OR EQUIV.
14. 4" SOLID POLY SEWER AND DRAIN PIPE SLEEVE 1" - 3" CLEAR TO VALVE BOX COVER

D PRESSURE VACUUM BREAKER

N.T.S. P-PA2-01



PIPE SIZING CHART		
F.M. SIZE	UPSTREAM LENGTH	DOWNSTREAM LENGTH
1"	10"	5"
1.25"	12.5"	6.25"
1.5	15"	7.5"
2"	20"	10"
3"	30"	15"

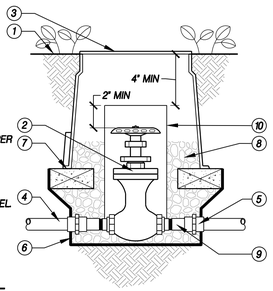
NOTES:
1. FOR 2-WIRE APPLICATIONS REFER TO CONTROLLER MANUFACTURER 2-WIRE INSTALLATION SPECIFICATIONS

E FLOW METER AND MASTER VALVE ASSEMBLY

N.T.S. WR-IR-FLOW-03

KEY

1. FINISH GRADE.
2. GATE VALVE, SEE IRRIGATION LEGEND FOR FURTHER INFORMATION.
3. ROUND VALVE BOX.
4. PRESSURE SUPPLY LINE.
5. SCH 40 COUPLING. SIZE PER MAINLINE.
6. LANDSCAPE FABRIC.
7. BRICK SUPPORT (3).
8. 3/4" MINUS WASHED GRAVEL.
9. SCH 80 T.O.E. NIPPLE.
10. 6" PVC.

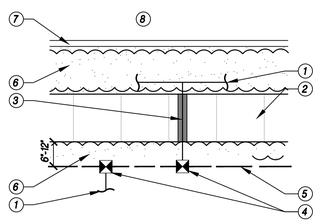


F GATE VALVE

N.T.S. WR-IR-VAL-06

KEY

1. LATERAL TO SPRAY HEADS.
2. SIDEWALK.
3. IRRIGATION SLEEVING.
4. IRRIGATION VALVE BOX.
5. PRESSURIZED MAINLINE.
6. PLANTED AREA.
7. CURB.
8. STREET.



NOTE

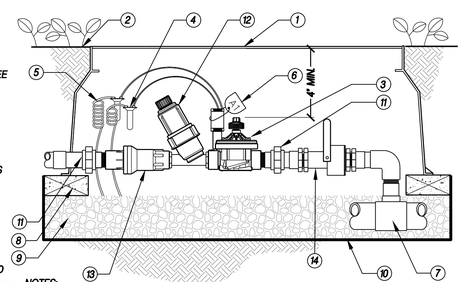
1. ALL PIPING, VALVES, ETC, SHOWN ON PLANS WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY. INSTALL PIPING AND VALVES IN SHRUB/GROUNDCOVER AREAS WHERE POSSIBLE, AND LOCATE ELECTRIC CONTROL AND QUICK COUPLING VALVES IN GROUND COVER/SHRUB AREAS, 6" TO 12" AWAY FROM BACK OF SIDEWALK FOR EASY ACCESS.

G MAINLINE PLACEMENT

N.T.S. WR-IR-04

KEY

1. JUMBO VALVE BOX
2. FINISH GRADE
3. REMOTE CONTROL VALVE. SEE IRRIGATION LEGEND FOR FURTHER INFORMATION.
4. WATERPROOF CONNECTIONS
5. 18-24" COILED WIRE
6. VALVE ID TAG
7. MAIN LINE PIPE AND FITTINGS
8. BRICK SUPPORTS (4)
9. 3/4" MINUS WASHED GRAVEL
10. LANDSCAPE FABRIC
11. PVC SLIP UNION ON BOTH SIDES OF VALVE.
12. DRIP FILTER, SEE IRR. LEGEND
13. PRESSURE REGULATOR, SEE IRR. LEGEND
14. BRASS BALL VALVE



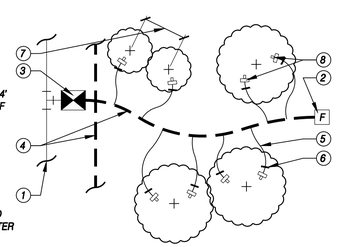
NOTES:
1. ALL VALVE BOX LIDS TO BE HEAT STAMPED WITH VALVE NUMBER 2" TALL MIN, TYP.
2. VALVES AND VALVE MANIFOLDS SHALL TEE FROM MAINLINE HORIZONTALLY NOT VERTICALLY.
3. FOR 2-WIRE APPLICATIONS REFER TO 2-WIRE DECODER DETAIL FOR MORE INFORMATION.

H ELECTRIC CONTROL VALVE W/ DRIP FILTER AND PSI REG.

N.T.S. WR-IR-VAL-04

KEY

1. PVC MAINLINE.
2. AUTOMATIC FLUSH VALVE IN ROUND VALVE BOX.
3. DRIP VALVE AND FILTER.
4. 1/2" SUPPLY TUBING WITH TIE DOWN STAKE. IF NECESSARY, 4' MAXIMUM LATERAL SPACING OF SUPPLY TUBING.
5. 1/4" DISTRIBUTION TUBING. MAXIMUM LENGTH 2'.
6. 1/4" TUBING STAKE, TYP.
7. GROUND COVER SPACING PER PLANTING PLAN.
8. DRIP EMITTERS TYP. REFER TO IRRIGATION LEGEND AND EMITTER SCHEDULE FOR MORE INFORMATION.



I SCHEMATIC DRIP LINE LAYOUT

N.T.S. WR-IR-DRI-04

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Reno, NV 89502
Tel 775.823.4068 Fax 775.823.4066

NO.	DESCRIPTION	ENGR INIT	DATE
	PROJECT ADDRESS: XXXXXXXXXXXXXX	APN: XXX-XX-XXX	

REGISTERED LANDSCAPE ARCHITECT DEVIN PERRY 1170 Expires: 6-30-27 STATE OF NEVADA
7-13-26

DATE: JUNE, 2026
SCALE: AS SHOWN
DRAWN BY: DP
DESIGNED BY: DP
CHECKED BY: DH

IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH
VILLAGES 1 & 2
DETAILS
CITY OF RENO NEVADA

PROJECT NO. 3173094

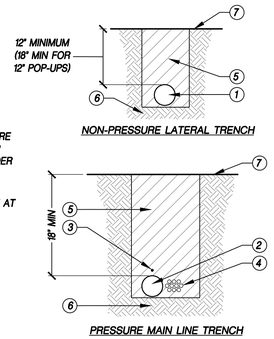
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SHT 56 OF 58

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KEY

1. NON-PRESSURE LATERAL PIPE.
2. PRESSURE MAIN LINE PIPE.
3. INSTALL #10 BARE COPPER TRACE WIRE IN MAINLINE TRENCH. LEAVE 8" LOOP EXPOSED IN EACH VALVE BOX. SOLDER ANY SPLICES IN EACH TRACE WIRE.
4. CONTROL WIRE ADJACENT TO PRESSURE MAINLINE. BUNDLE & TAPE AT 4'-6" INTERVAL TO PIPE.
5. CLEAN BACKFILL - SEE SPECS, 92% COMPACTION IN NON-PAVED AREAS.
6. NATIVE OR AMENDED SOIL.
7. FINISH GRADE.



J PIPE TRENCHING

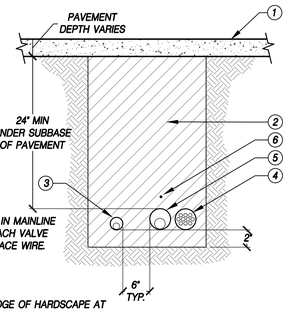
N.T.S. WR-IR-07

KEY

1. FINISH GRADE OF ASPHALT PAVING, CONCRETE OR OTHER IMPERVIOUS MATERIALS.
2. CLEAN BACKFILL - SEE SPECS, 95% COMPACTION IN PAVED AREAS
3. NON-PRESSURE LATERAL LINE SLEEVE REQ. UNDER PAVING (TWICE DIA. OF NON-PRESSURE LATERAL LINE)
4. CONTROL WIRE SLEEVE UNDER PAVING. SIZE AS REQ'D. INSTALL ADJACENT TO PRESSURE MAIN LINE.
5. MAIN LINE SLEEVE REQ. UNDER PAVING (TWICE DIA. OF PRESSURE MAIN LINE).
6. INSTALL #10 BARE COPPER TRACE WIRE IN MAINLINE TRENCH. LEAVE 8" LOOP EXPOSED IN EACH VALVE BOX. SOLDER ANY SPLICES IN EACH TRACE WIRE.

NOTES:

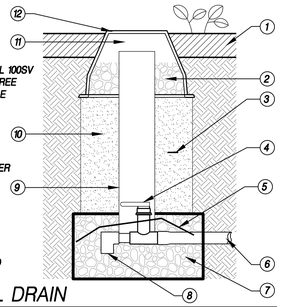
1. ALL SLEEVES TO BE SCH 40 PVC.
2. EXTEND ALL SLEEVES 18" BEYOND EDGE OF HARDSCAPE AT BOTH ENDS, CAP ENDS AND FLAG LOCATIONS.



K PIPE TRENCHING UNDER PAVEMENT

N.T.S. WR-IR-08

1. MULCH, 4" THICK
2. GRAVEL BACKFILL AROUND PIPE SLEEVE
3. CONTINUOUS DETECTABLE WARNING TAPE 12" ABOVE MAINLINE
4. MANUAL DRAIN VALVE - CHAMPION ¾" MDL 100SV BRASS INLINE W/ RISING STEM & 90 DEGREE MARLEX STREET ELBOW & SCH. 80 NIPPLE
5. FILTER FABRIC
6. MAINLINE - PVC SCH 40 PIPE W/ SCH 80 FITTINGS - MIN 24" DEPTH
7. ¾" DRAIN ROCK, MINIMUM 8 CUFT (2'X2'X2')
8. MAINLINE KING DRAIN @ 45 DEG ANGLE PER MANUFACTURER'S SPECIFICATIONS
9. 6" ADS SLEEVE (NON-PERFORATED)
10. SPPCo SAND BACKFILL
11. 3" CLEARANCE BETWEEN LID & SLEEVE
12. 10" DIA. ROUND VALVE BOX - CARSON 910 (OR EQUAL) W/ BOLT DOWN LID LABELED "IRRIGATION", FLUSH W/ GRADE

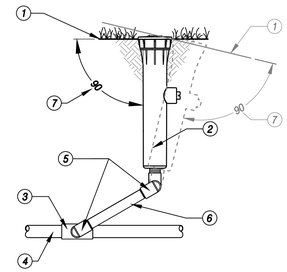


L MAINLINE MANUAL DRAIN

N.T.S. P-DB-01

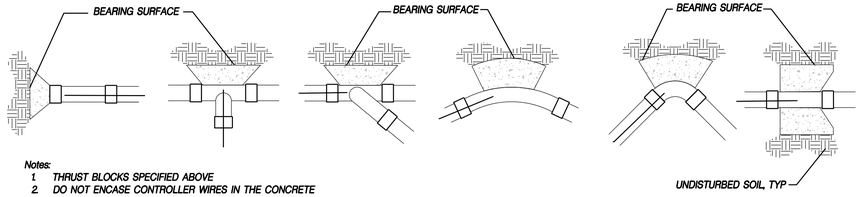
KEY

1. FINISH GRADE.
2. 6" POP SPRAY HEAD.
3. LATERAL TEE OR ELL.
4. LATERAL PIPE.
5. 1/2" MARLEX STREET ELLS (3).
6. SCH 80 NIPPLE.
7. INSTALL SPRINKLER BODY PERPENDICULAR TO SLOPE OF IRRIGATED AREA.



M 6" POP UP SPRAY HEAD

N.T.S. P-MS-01



Notes:

1. THRUST BLOCKS SPECIFIED ABOVE
2. DO NOT ENCASE CONTROLLER WIRES IN THE CONCRETE
3. ALL FITTINGS MUST BE WRAPPED WITH POLYURETHANE TO PREVENT CONCRETE FROM ADHERING TO BOLTS OR PIPES
4. JOINTS AND BOLTS SHALL BE ACCESSIBLE FOR REPAIRS.

N THRUST BLOCK

N.T.S. WR-MISC-IRR-16

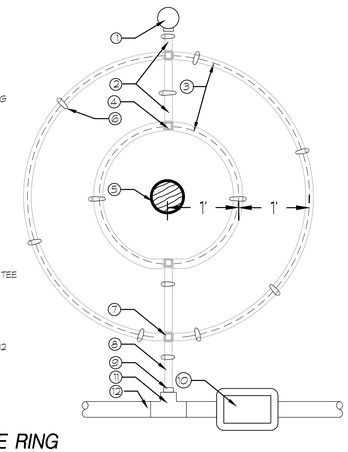
MINIMUM BEARING SURFACE AREA

PIPE SIZE	TEE AND PLUG	90 DEGREE BEND	45 DEGREE BEND
1- 1/2"	.45 SQ FT	.63 SQ FT	.34 SQ FT
2"	.69 SQ FT	.97 SQ FT	.53 SQ FT
2- 1/2"	1 SQ FT	1.41 SQ FT	.77 SQ FT
3"	1.48 SQ FT	2.1 SQ FT	1.14 SQ FT
4"	2.43 SQ FT	3.45 SQFT	1.87 SQ FT
6"	5.25 SQ FT	7.41 SQ FT	4.02 SQ FT
8"	9.08 SQ FT	12.83 SQ FT	6.96 SQ FT
10"	14.93 SQ FT	21.07 SQ FT	11.44 SQ FT

1. FLUSH VALVE
2. DRIPLINE EXHAUST HEADER
3. DRIPLINE WITH 18" EMMITER SPACING
4. INSERT TEE
5. TREE TRUNK
6. 6' STAKE
7. INSERT CROSS
8. BLANK DRIPLINE: SUPPLY HEADER
9. ¾" MALE ADAPTER
10. REMOTE CONTROL VALVE
11. SCH 80 PVC ¾" FEMALE THREADED TEE
12. LATERAL LINE

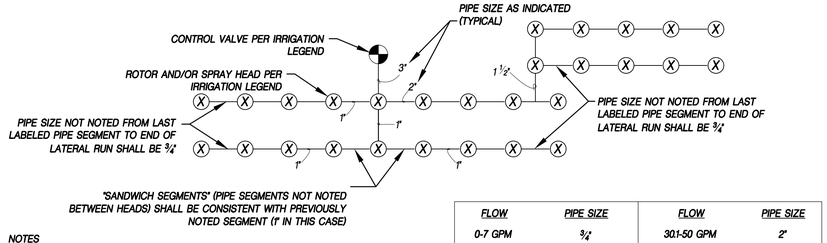
NOTE:

EACH TREE RING TO HAVE A TOTAL OF 12 EMITTERS.



O TREE DRIPLINE RING

NTS P-TA2-02



NOTES

1. PIPE SIZING SHALL CONFORM TO THE DIMENSIONS SHOWN ON THE PLANS.
2. IF FIELD ADJUSTMENTS ARE NECESSARY AND LATERAL LINE PIPING LAYOUT CHANGES OCCUR, THE CONTRACTOR MUST CONFORM TO THE FOLLOWING SIZING REQUIREMENTS:
3. MINIMUM PIPE SIZE SHALL BE ¾"

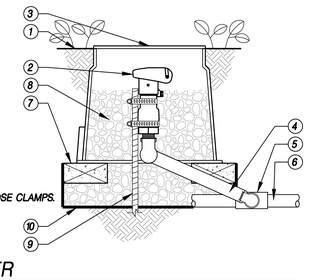
FLOW	PIPE SIZE	FLOW	PIPE SIZE
0-7 GPM	¾"	30.1-50 GPM	2"
7.1-12 GPM	1"	50.1-70 GPM	2 ½"
12.1-22 GPM	1 ¼"	70.1-110 GPM	3"
22.1-30 GPM	1 ½"		

P NON-PRESSURE (SCH 40 LATERAL LINE) PIPE SIZING SCHEMATIC

N.T.S. WR-IR-12

KEY

1. FINISH GRADE.
2. QUICK COUPLER VALVE.
3. ROUND VALVE BOX.
4. PREFABRICATED SWING JOINT.
5. MAIN LINE TEE OR ELL.
6. MAIN LINE PIPE.
7. BRICK SUPPORT (3).
8. 3/4" MINUS WASHED GRAVEL.
9. #4 REBAR 24" LONG MIN. / SS HOSE CLAMPS.
10. LANDSCAPE FABRIC.

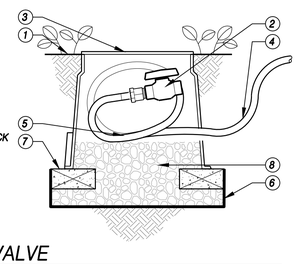


Q QUICK COUPLER

N.T.S. WR-IR-QC-01

KEY

1. FINISH GRADE.
2. MANUAL FLUSH VALVE, SEE IRRIGATION LEGEND FOR FURTHER INFORMATION.
3. ROUND VALVE BOX.
4. DRIP TUBING, SWEEP DOWN TO ENTER VALVE BOX.
5. COIL 18 INCHES OF DRIP TUBING SLACK
6. LANDSCAPE FABRIC.
7. BRICK SUPPORT (3).
8. 3/4" MINUS WASHED GRAVEL.



R MANUAL FLUSH VALVE

N.T.S. WR-IR-DRI-10

NO.	DESCRIPTION	ENGR INIT	DATE
	PROJECT ADDRESS: XXXXXXXXXXXXX	APN: XXX-XX-XXX	

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

REGISTERED LANDSCAPE ARCHITECT
DEVIN PERRY
1170
Expires: 6-30-27
STATE OF NEVADA
7-13-26

DATE: JUNE, 2026
SCALE: AS SHOWN
DRAWN BY: DP
DESIGNED BY: DP
CHECKED BY: DH

IMPROVEMENT PLANS FOR
MERIDIAN 120 SOUTH
VILLAGES 1 & 2
DETAILS
CITY OF RENO NEVADA

PROJECT NO.
3173094

DRAWING
L-10

SHT 57 OF 58

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