

Exhibit D - Preliminary Grading Plan

SITE INFORMATION:

SITE PLAN STATISTICS

SITE AREA: ±134.02 AC

RIGHT-OF-WAY AREA: ±7.1 AC

ASSESSOR PARCEL NUMBER

009-161-10 & 212-112-02

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK, IND 83/94. AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NEVADA GPS NETWORK. THE BEARING BETWEEN GPS REFERENCE STATION "N 01" AND "STEAK" IS TAKEN AS NORTH 1° 54' 45" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COORDINATE GRID-TO-GROUND FACTOR = 1.0019796.

THE BASIS OF ELEVATION IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS TAKEN FROM CITY OF RENO BENCHMARK 2126, WITH A PUBLISHED ELEVATION OF 4840.67 FT. BENCHMARK 2126 IS DESCRIBED AS BEING A 1 1/2" DIAMETER STEEL CAP IN THE TOP OF CURB AT THE NORTHEAST CORNER OF BIG SPRINGS ROAD & MAINUIT CREEK ROAD.



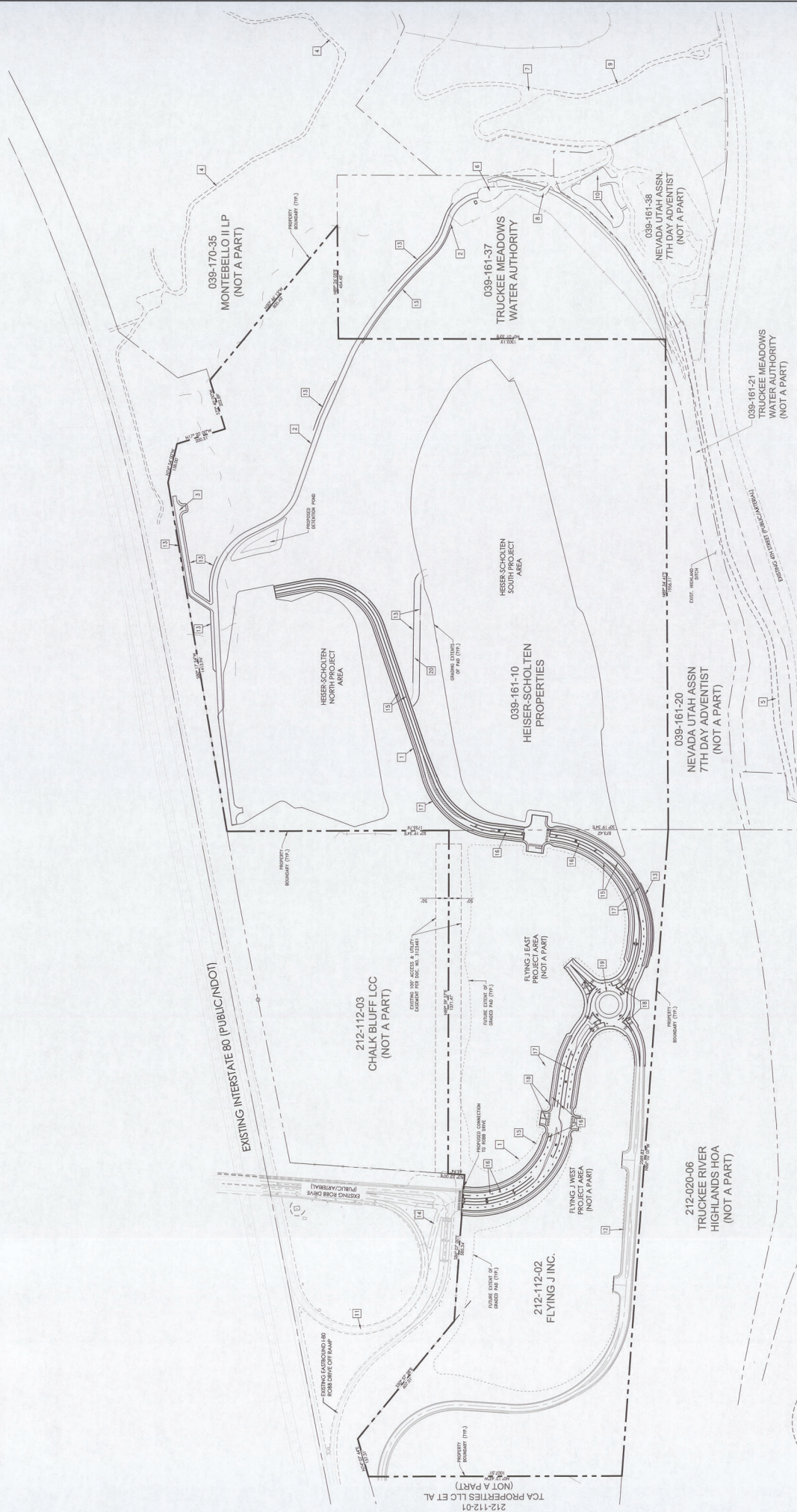
ENGINEERS STATEMENT:

SHEET NO.	DWG. ID	DRAWING DESCRIPTION
1	P-1	TITLE SHEET
2	S-1	PRELIMINARY SITE PLAN
3	G-1	PRELIMINARY GRADING PLAN
4	G-2	PRELIMINARY GRADING PLAN
5	G-3	PRELIMINARY GRADING PLAN
6	U-1	PRELIMINARY UTILITY PLAN
7	U-2	PRELIMINARY UTILITY PLAN



2039005 OCTOBER 2023

S3-ROBB DRIVE SPECIFIC PLAN DISTRICT PRELIMINARY SITE PLAN



LEGEND

- 1 PROPOSED PUBLIC RIGHT OF WAY
- 2 PROPOSED PRIVATE SECONDARY EASEMENT
- 3 PROPOSED EASEMENT
- 4 PROPOSED EASEMENT
- 5 PROPOSED EASEMENT
- 6 PROPOSED EASEMENT
- 7 CHALK BLUFF

LEGEND

- 8 EXISTING HIGHLAND DITCH CROSSING
- 9 EXISTING PRIVATE DRIVE ROAD FROM
- 10 EXISTING CHURCH PARKING AREA
- 11 EXISTING CHURCH PARKING AREA
- 12 EXISTING CHURCH PARKING AREA
- 13 EXISTING CHURCH PARKING AREA
- 14 EXISTING CHURCH PARKING AREA
- 15 EXISTING CHURCH PARKING AREA
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- 20 EXISTING CHURCH PARKING AREA

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LEGEND

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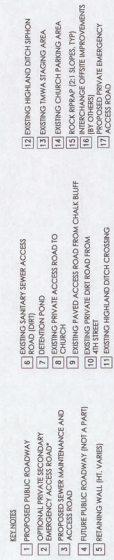
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LEGEND

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FILL AREAS OVER 10'
CUT AREAS OVER 20'



*NOTE: THE OPTIONAL PRIVATE SECONDARY EMERGENCY ACCESS TO 4TH STREET, DENOTED WITH KEYNOTE #2, IS SHOWN FOR REFERENCE ONLY AND IS ONLY REQUIRED SHOULD THE DEVELOPER CHOOSE TO DEVELOP GREATER THAN 200 RESIDENTIAL UNITS OR GREATER THAN 124,000 SF OF COMMERCIAL/INDUSTRIAL BUILDING SPACE AND/OR BUILDINGS GREATER THAN 30' IN HEIGHT ON THE HESLER-SCHOLTEN NORTH PROJECT AREA AS STIPULATED IN THE ACCESS REQUIREMENT FROM THE 2018 INTERNATIONAL FIRE CODE.

S3-ROBB DRIVE
PRELIMINARY GRADING PLAN



WOOD ROGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1361 Corporate Boulevard
Reno, NV 89502
Tel 775.823.4068
Fax 775.823.4066

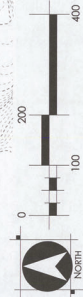
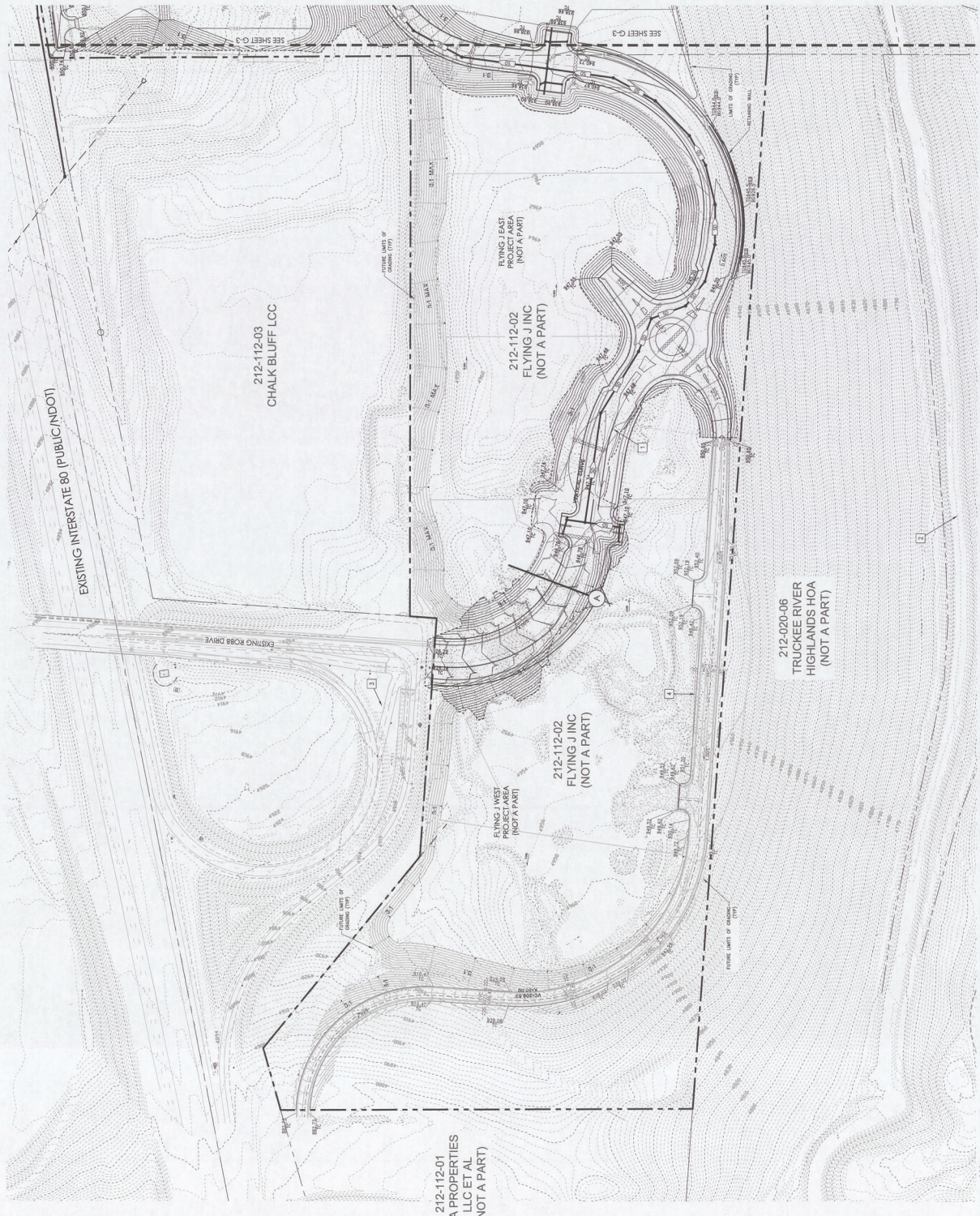
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SHEET G-1 OF 8



S3-ROBB DRIVE SPECIFIC PLAN DISTRICT PRELIMINARY GRADING PLAN

- KEY NOTES
- 1 PROPOSED PUBLIC ROADWAY
 - 2 EXISTING HIGHWAY DITCH
 - 3 EXISTING HIGHWAY OFFER IMPROVEMENTS
 - 4 FUTURE PUBLIC ROADWAY
 - (NOT A PART)



S3-ROBB DRIVE
PRELIMINARY GRADING PLAN

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S3-ROBB DRIVE SPECIFIC PLAN DISTRICT PRELIMINARY GRADING PLAN

EXISTING INTERSTATE 80 (PUBLIC/NDOT)

- KEY ACCESS**
- 1 EXISTING DRAIN CULVERT
 - 2 PROPOSED PUBLIC CULVERT
 - 3 EXISTING EXISTING DRIVE ACCESS ROAD (DIR)
 - 4 EXISTING OVERHEAD POWER LINES
 - 5 7' MAX HEIGHT RETAINING WALL
 - 6 8' MAX HEIGHT RETAINING WALL
 - 7 EXISTING PRIVATE ACCESS ROAD
 - 8 PROPOSED PRIVATE ACCESS ROAD
 - 9 PROPOSED DRIVE MAINTENANCE AND ACCESS ROAD
 - 10 PROPOSED DRIVE MAINTENANCE AND ACCESS ROAD
 - 11 EXISTING HIGH AND DITCH CROSSLING
 - 12 EXISTING HIGH AND DITCH CROSSLING
 - 13 EXISTING HIGH AND DITCH CROSSLING
 - 14 EXISTING PRIVATE DRIVE ACCESS ROAD FROM CHALK BLUFF
 - 15 EXISTING PRIVATE DRIVE ACCESS ROAD FROM 4TH STREET
 - 16 PROPOSED ROCK RETAIN (21 SLOPE, 10%)
 - 17 13' MAX HEIGHT RETAINING WALL
 - 18 PROPOSED PRIVATE EMERGENCY ACCESS ROAD

NOTE: THE OFFICIAL PRIVATE SECONDARY EMERGENCY ACCESS TO 4TH STREET (DOT CDD) WITH INTERSECTION 47. IS SHOWN FOR REFERENCE TO DEVELOP GREATER THAN 200 RESIDENTIAL UNITS OR GREATER THAN 100,000 SQ. FT. OF COMMERCIAL OR INDUSTRIAL BUILDINGS GREATER THAN 20' IN HEIGHT ON THE HEISER-SCHOLTEN NORTH PROJECT AREA. ACCESS REQUIREMENTS FROM IIS 2018 INTERNATIONAL FIRE CODE.



S3-ROBB DRIVE
PRELIMINARY GRADING PLAN

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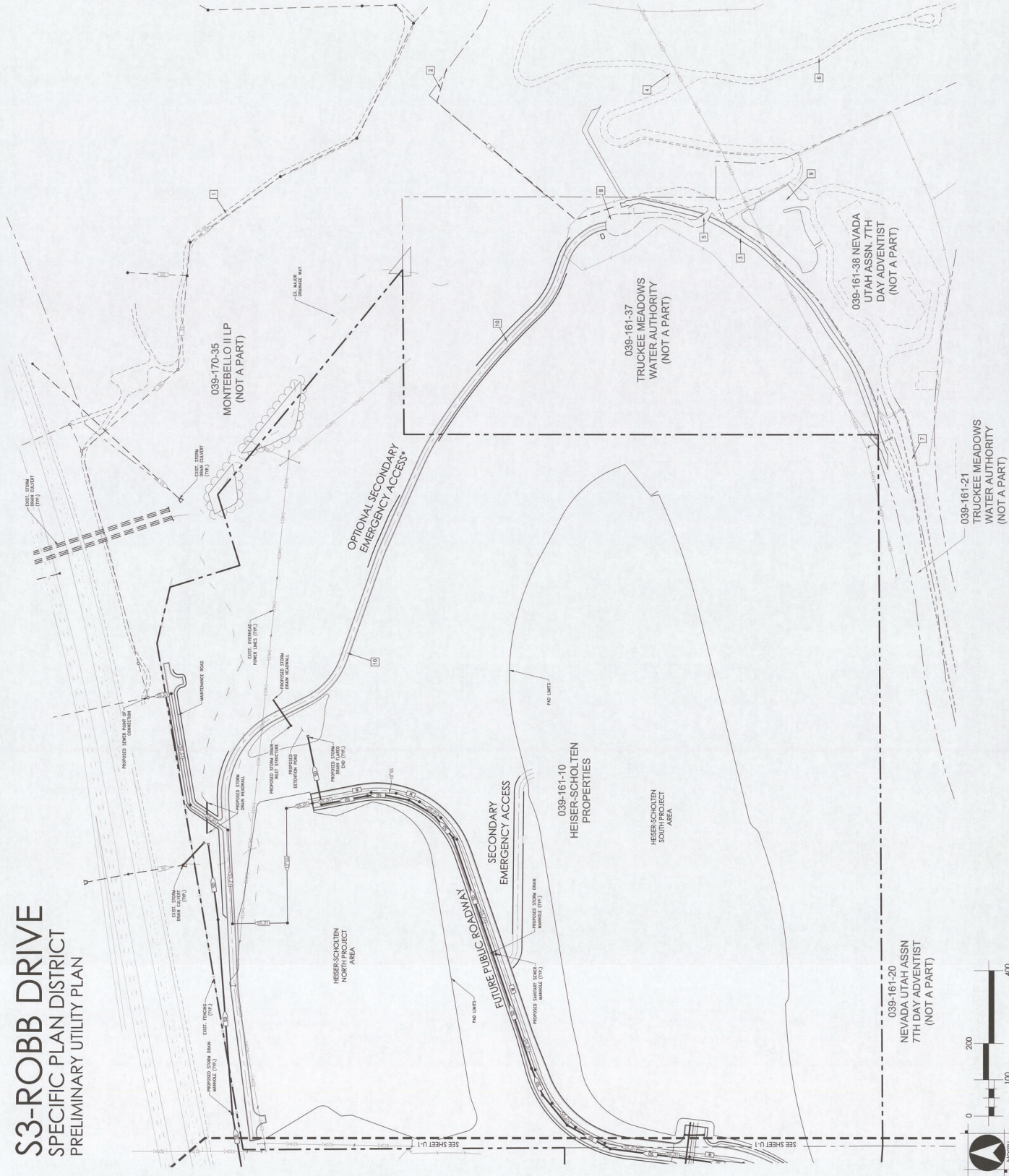
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SHEET U-1 OF 8

S3-ROBB DRIVE SPECIFIC PLAN DISTRICT PRELIMINARY UTILITY PLAN

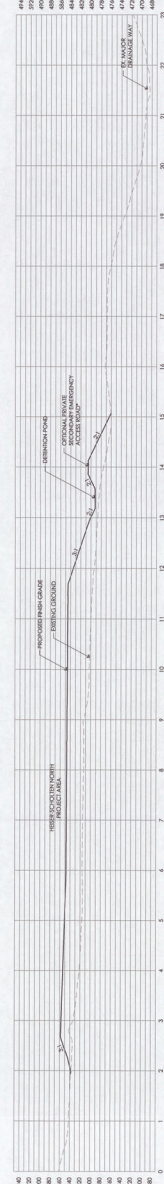
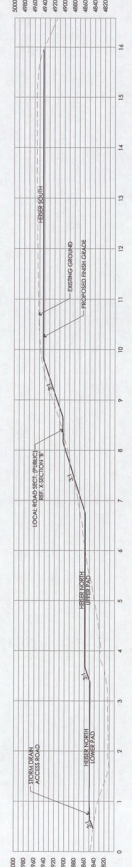
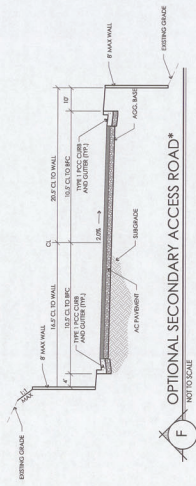
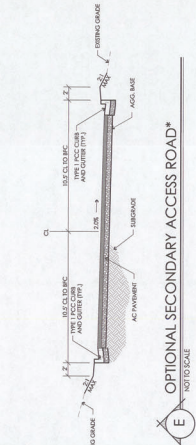
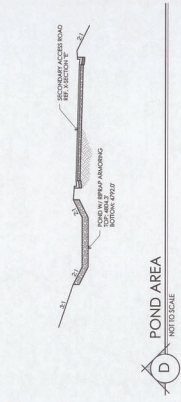
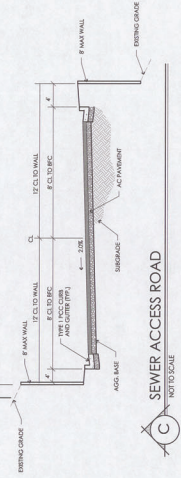
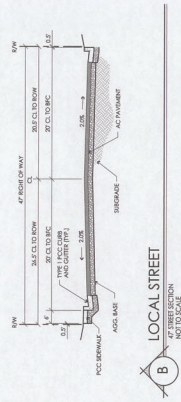
- KEY ACCESS**
- 1 EXISTING SANITARY SEWER ACCESS ROAD (DIRT)
 - 2 EXISTING HIGHLAND DITCH SPUR
 - 3 EXISTING HIGHLAND DITCH
 - 4 EXISTING PRIVATE ACCESS ROAD FROM CHALK BLUFF
 - 5 EXISTING HIGHLAND DITCH CROSSING
 - 6 EXISTING PRIVATE ACCESS ROAD TO
 - 7 EXISTING PRIVATE ACCESS ROAD TO
 - 8 EXISTING CHURCH PARKING AREA
 - 9 EXISTING CHURCH PARKING AREA
 - 10 OPTIONAL PRIVATE SECONDARY EMERGENCY ACCESS*

*NOTE: THE OPTIONAL PRIVATE SECONDARY EMERGENCY ACCESS TO 4TH STREET, DIVIDED WITH A DITCH IF IT IS SHOWN FOR REFERENCE. THIS ACCESS IS NOT TO BE USED FOR TRUCKS OR VEHICLES WITH A GROSS WEIGHT OF GREATER THAN 100,000 LBS. OR A HEIGHT OF GREATER THAN 12 FEET. ACCESS TO BE MAINTAINED AT ALL TIMES. ACCESS TO BE MAINTAINED AT ALL TIMES. ACCESS TO BE MAINTAINED AT ALL TIMES.



S3-ROBB DRIVE
PRELIMINARY UTILITY PLAN

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SHEET U-2 OF 8

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*NOTE: THE OPTIONAL PRIVATE SECONDARY EMERGENCY ACCESS TO THE STREET IS SHOWN FOR REFERENCE ONLY AND IS ONLY REQUIRED SHOULD THE DEVELOPER CHOOSE TO DEVELOP GREATER THAN 200 RESIDENTIAL UNITS OR GREATER THAN 124,000 SF OF COMMERCIAL/INDUSTRIAL BUILDING SPACE AND/OR BUILDINGS GREATER THAN 30' IN HEIGHT ON THE HESLER-SCHULTEN NORTH PROJECT AREA AS SET FORTH IN THE ACCESS REQUIREMENTS FROM THE 2018 INTERNATIONAL FIRE CODE.

S3-ROBB DRIVE
RELIMINARY CROSS SECTIONS



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