

2400 W. 7TH STREET TENTATIVE MAP TITLE SHEET

OWNER
EPISCOPAL DIOCESE OF NEVADA
PO BOX 2857
RENO, NV 89505

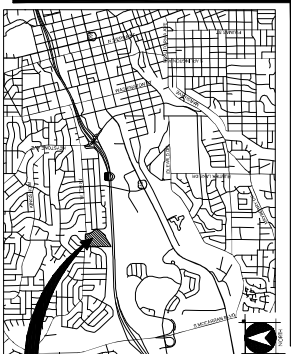
DEVELOPER:
A/N/H
9585 PROTOTYPE COURT, SUITE B
RENO, NV 89521
775-681-1060

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), HIGH ACCURACY REFERENCE NETWORK (HARN) OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NEVADA GPS NETWORK TO THE USER. THE NEVADA GPS NETWORK IS A JOINT PROJECT OF THE NEVADA GEOLOGICAL SURVEY AND THE U.S. GEOLOGICAL SURVEY. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GROUND-GROUND FACTOR = 1:500,000

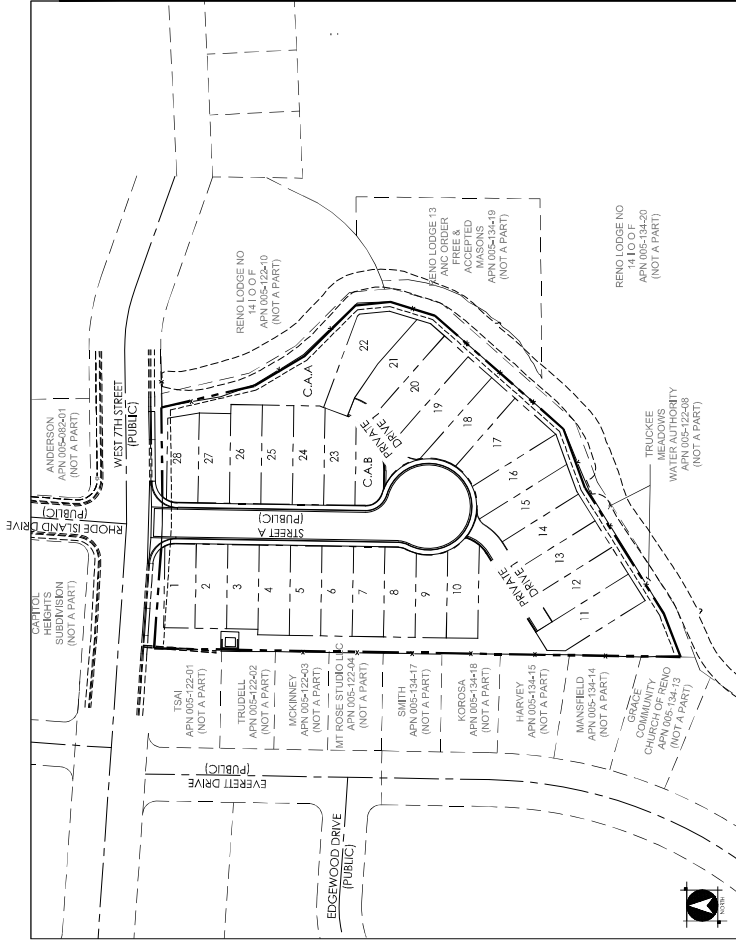
BASIS OF ELEVATION

U.S. GEOLOGICAL SURVEY, NATIONAL MEAN SEA LEVEL DATUM, 1988 IN REINO, CALIFORNIA, 2017 U.S. GEOLOGICAL SURVEY



PROJECT SITE

VICINITY MAP
NOT TO SCALE



SITE PLAN
NOT TO SCALE

ENGINEER'S STATEMENT:

I, ASHLEY VERLING, OF THE FIRM OF ASHLEY VERLING & ASSOCIATES, P.C., A PROFESSIONAL ENGINEERING FIRM, HAVE PREPARED THIS TENTATIVE MAP FOR THE PROJECT AT 2400 W. 7TH STREET, REINO, NV 89505, AND HAVE COMPLETED ON THE 22nd DAY OF JULY, 2024.

Ashley Verling
ASHLEY VERLING, P.E. #122,779

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7	L1			PRELIMINARY LANDSCAPE PLAN

2400 W. 7TH STREET
TITLE SHEET



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1881 Corporate Boulevard
Reno, NV 89502
Tel 775.823.4088
Fax 775.823.4088

4402.001
JULY, 2024

SHEET T-1 OF 7



RENO LODGE 13 ANC
ORDER FREE &
ACCEPTED MASONS
APN 005-134-19
(NOT A PART)

RENO LODGE
NO 14100F
APN 005-122-10
(NOT A PART)

- TRUCKEE MEADOWS
WATER AUTHORITY
APN 005-122-08
(NOT A PART)

2400 W. 7TH STREET
DEMOLITION PLAN

WOOD ROODERS
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Reno, NV 89502 Fax 776.823.4066

JULY, 2024

SHEET DM-1 OF 7

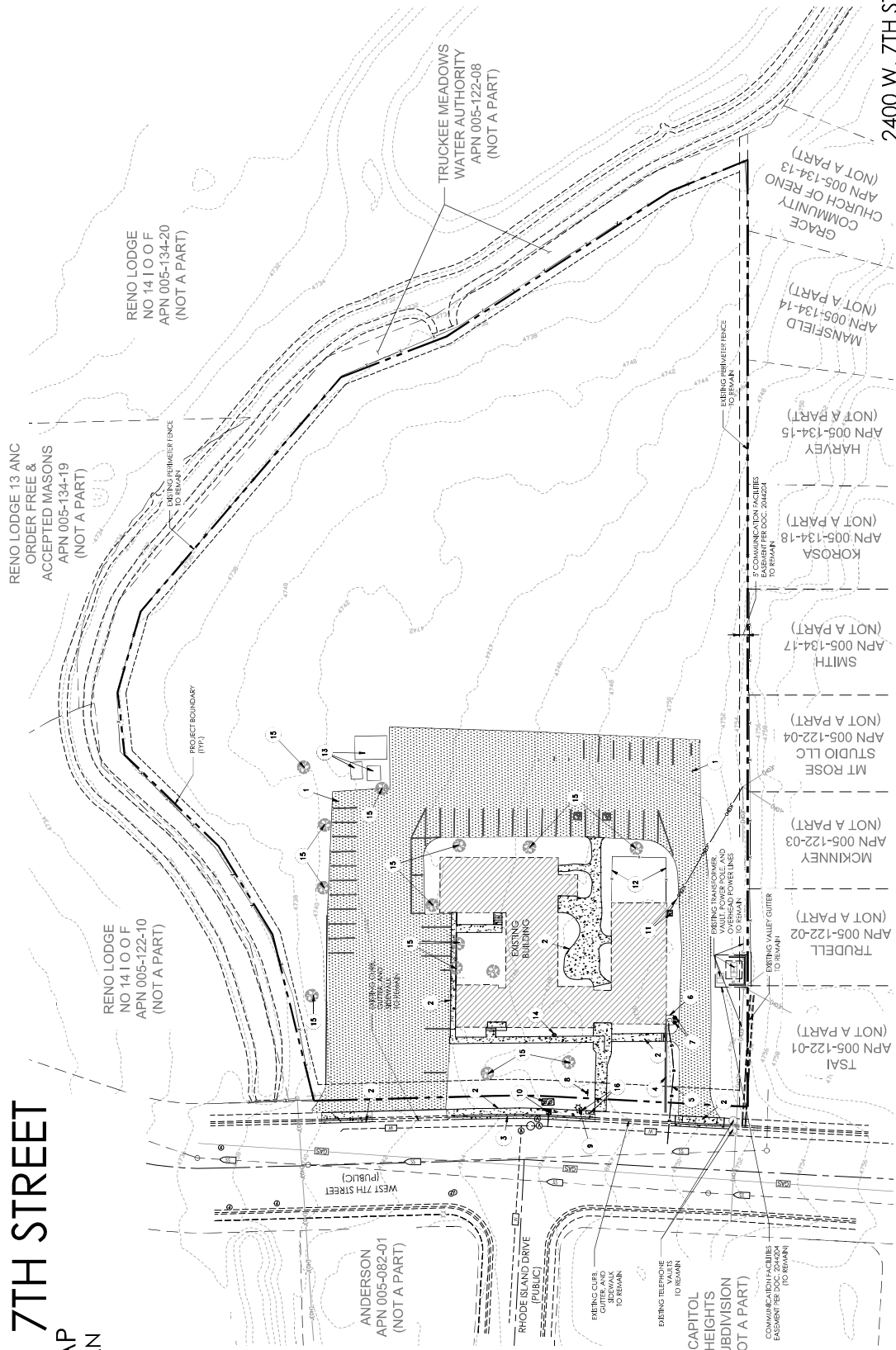
Figure 1 shows a vertical scale bar with a circular inset at the bottom. The scale bar has markings at 0, 30, 60, and 120. The circular inset contains a stylized 'V' shape and the word 'NORTH'.

- KEY NOTES:**

- 1 EXISTING 3" C/P PAVING
- 2 TO BE REMOVED
- 3 EXISTING 4" C/P CONCRETE
- 4 TO BE REMOVED
- 5 #211 OF POLLED CLIMB AND CUTTER
- 6 TO BE REMOVED
- 7 EXISTING 4" LANDSCAPE WALL
- 8 TO BE REMOVED
- 9 1/2" OF EXISTING GAS LINE
- 10 EXISTING GAS WATER
- 11 TO BE REMOVED
- 12 EXISTING BOLLARDS
- 13 TO BE REMOVED
- 14 EXISTING SIGN
- 15 TO BE REMOVED
- 16 EXISTING STREET LIGHT AND SIGN
- 17 TO BE REMOVED
- 18 EXISTING WATER MAIN
- 19 EXISTING WATER MAIN
- 20 EXISTING WATER MAIN
- 21 EXISTING ELECTRIC METER AND POWER LINE
- 22 TO BE REMOVED
- 23 EXISTING FENCE
- 24 TO BE REMOVED
- 25 EXISTING SHEDS
- 26 TO BE REMOVED
- 27 EXISTING DRIVE
- 28 TO BE REMOVED
- 29 EXISTING TREE
- 30 TO BE REMOVED
- 31 EXISTING DRIVE
- 32 TO BE REMOVED
- 33 EXISTING DRIVE
- 34 TO BE REMOVED
- 35 EXISTING DRIVE
- 36 TO BE REMOVED
- 37 EXISTING DRIVE
- 38 TO BE REMOVED
- 39 EXISTING DRIVE
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- 91 EXISTING DRIVE
- 92 TO BE REMOVED
- 93 EXISTING DRIVE
- 94 TO BE REMOVED
- 95 EXISTING DRIVE
- 96 TO BE REMOVED
- 97 EXISTING DRIVE
- 98 TO BE REMOVED
- 99 EXISTING DRIVE
- 100 TO BE REMOVED

LEGEND:

- | | |
|---|--|
|  | A.C. PAVING
TO BE DEMOLISHED |
|  | P.C.C. CONCRETE
TO BE DEMOLISHED |
|  | EXISTING BUILDING
TO BE DEMOLISHED
(49.046 S.F.) |



2400 W. 7TH STREET

TENTATIVE MAP
PRELIMINARY LOT AND BLOCK PLAN

RENO LODGE 13 ANC
ORDER FREE &
ACCEPTED MASONS
APN 005-134-19
(NOT A PART)

RENO LODGE
NO 14 I O F
APN 005-122-10
(NOT A PART)

RENO LODGE
NO 14 I O F
APN 005-134-20
(NOT A PART)

ANDERSON
APN 005-082-01
(NOT A PART)

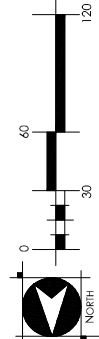
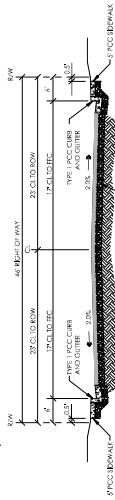
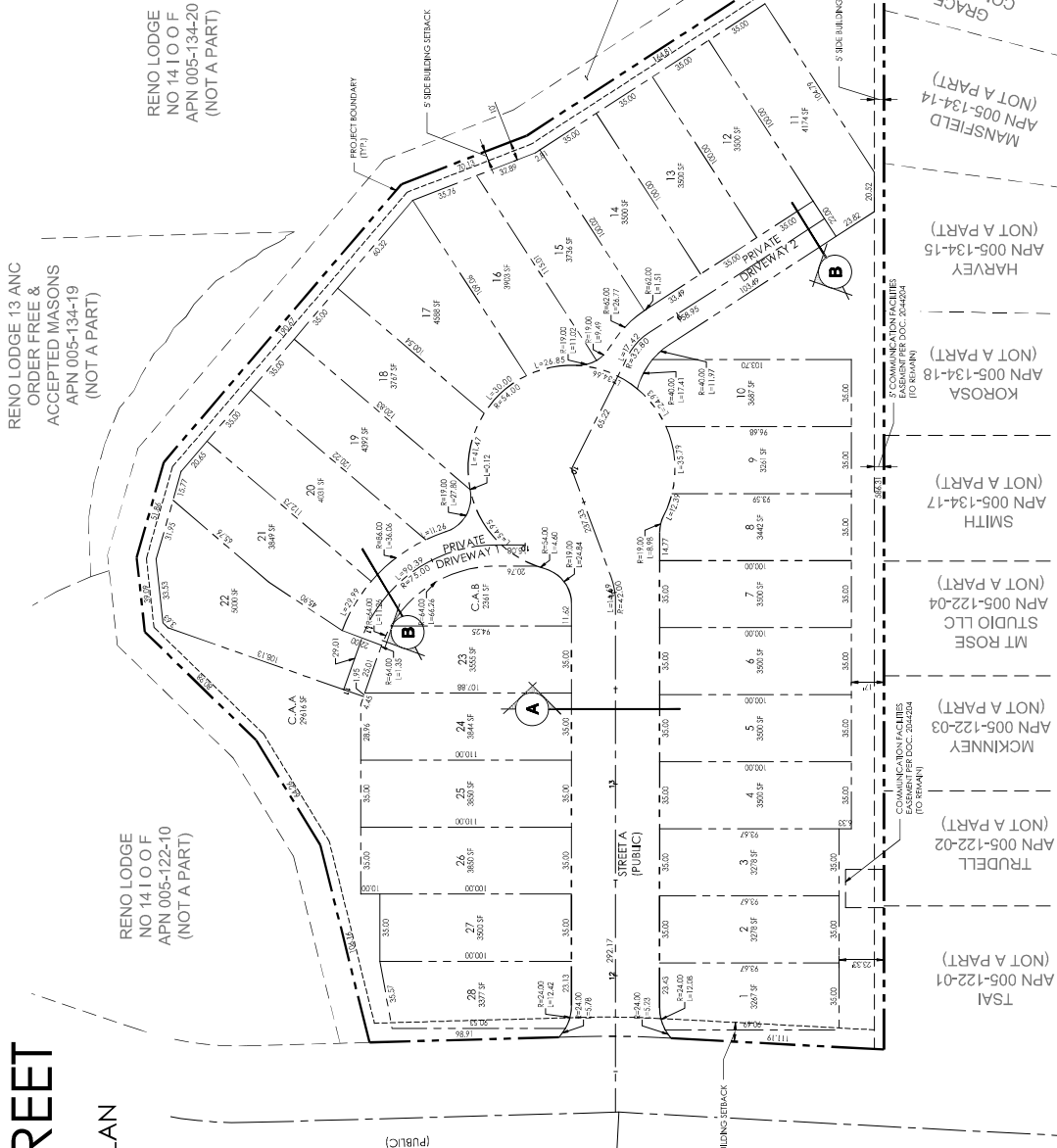
CAPITOL
HEIGHTS
SUBDIVISION
(NOT A PART)

TRUCKEE MEADOWS
WATER AUTHORITY
APN 005-122-08
(NOT A PART)

2400 W. 7TH STREET
PRELIMINARY LOT AND BLOCK PLAN

LOT SETBACKS:
FRONT YARD = 10'
GARAGE = 20'
REAR YARD = 15'
REAR YARD = 20'

PROJECT NOTES:
SITE INFORMATION:
TOTAL NUMBER OF LOTS = 28
TOTAL SITE AREA = 5.72 A.C.
RIGHT OF WAY AREA = 0.47 A.C.
LOT AREA = 2.38 A.C.
COMMON AREA = 0.85 A.C.
PROJECT DENSITY:
GROSS DENSITY = 11.7 DU/A.C.
NET DENSITY = 7.5 DU/A.C.
LOT SUMMARY:
MINIMUM LOT SIZE = 3261 SQFT
MAXIMUM LOT SIZE = 5000 SQFT
AVERAGE LOT SIZE = 3719 SQFT.
APN
005-122-09



A PUBLIC STREET SECTION
NOT TO SCALE

B PRIVATE DRIVEWAY SECTION
NOT TO SCALE



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2400 W. 7TH STREET

TENTATIVE MAP

PRELIMINARY UTILITY PLAN

RENO LODGE 13 ANC
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APN 005-134-19
(NOT A PART)

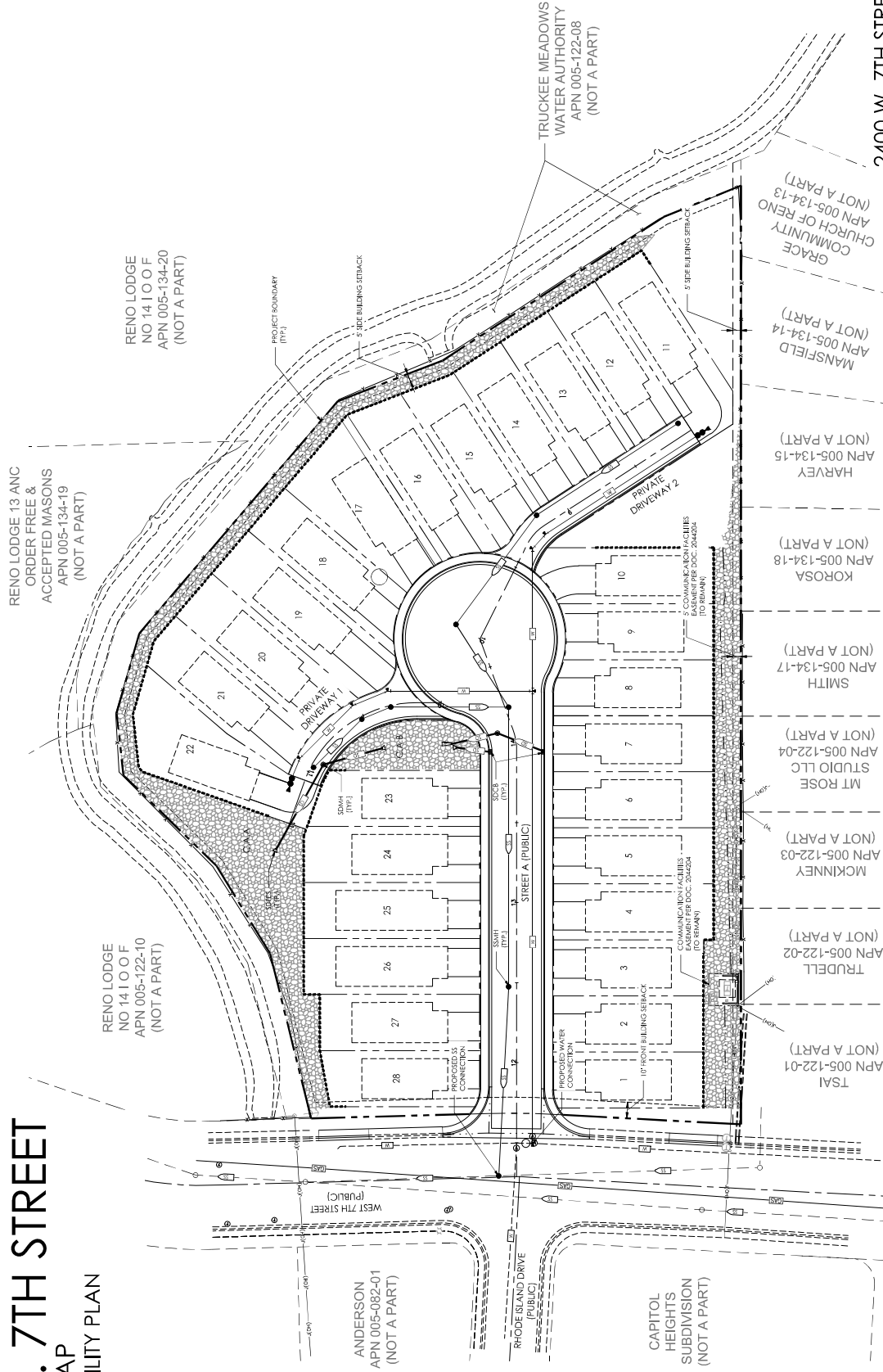
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(NOT A PART)

RENO LODGE
NO 14 I O F
APN 005-134-20
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ANDERSON
APN 005-082-01
(NOT A PART)

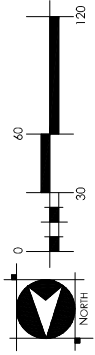
CAPITOL
HEIGHTS
SUBDIVISION
(NOT A PART)

TRUCKEE MEADOWS
WATER AUTHORITY
APN 005-122-08
(NOT A PART)



2400 W. 7TH STREET
PRELIMINARY UTILITY PLAN

NOTE:
ALL STREETS ARE PUBLIC UNLESS OTHERWISE NOTED.
ALL SANITARY SEWER IS PUBLIC (CITY OF RENO).
ALL WATER AND GAS ARE PRIVATE (H.O.A.).
ALL WATER IS PUBLIC (TOWNSHIP).



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2400 W. 7TH STREET

TENTATIVE MAP

PRELIMINARY GRADING PLAN

NOTE: ADD 4'00" TO ALL ELEVATIONS

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RENO LODGE
NO 14 I O F
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(NOT A PART)

ANDERSON
APN 005-082-01
(NOT A PART)

CAPITOL
HEIGHTS
SUBDIVISION
(NOT A PART)

TRUCKEE MEADOWS
WATER AUTHORITY
APN 005-122-08
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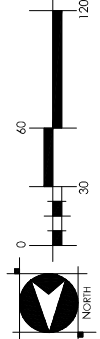
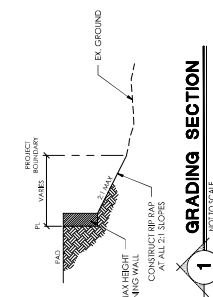
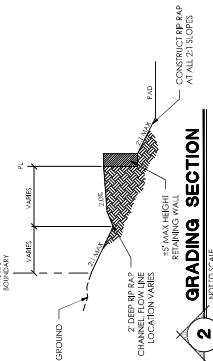
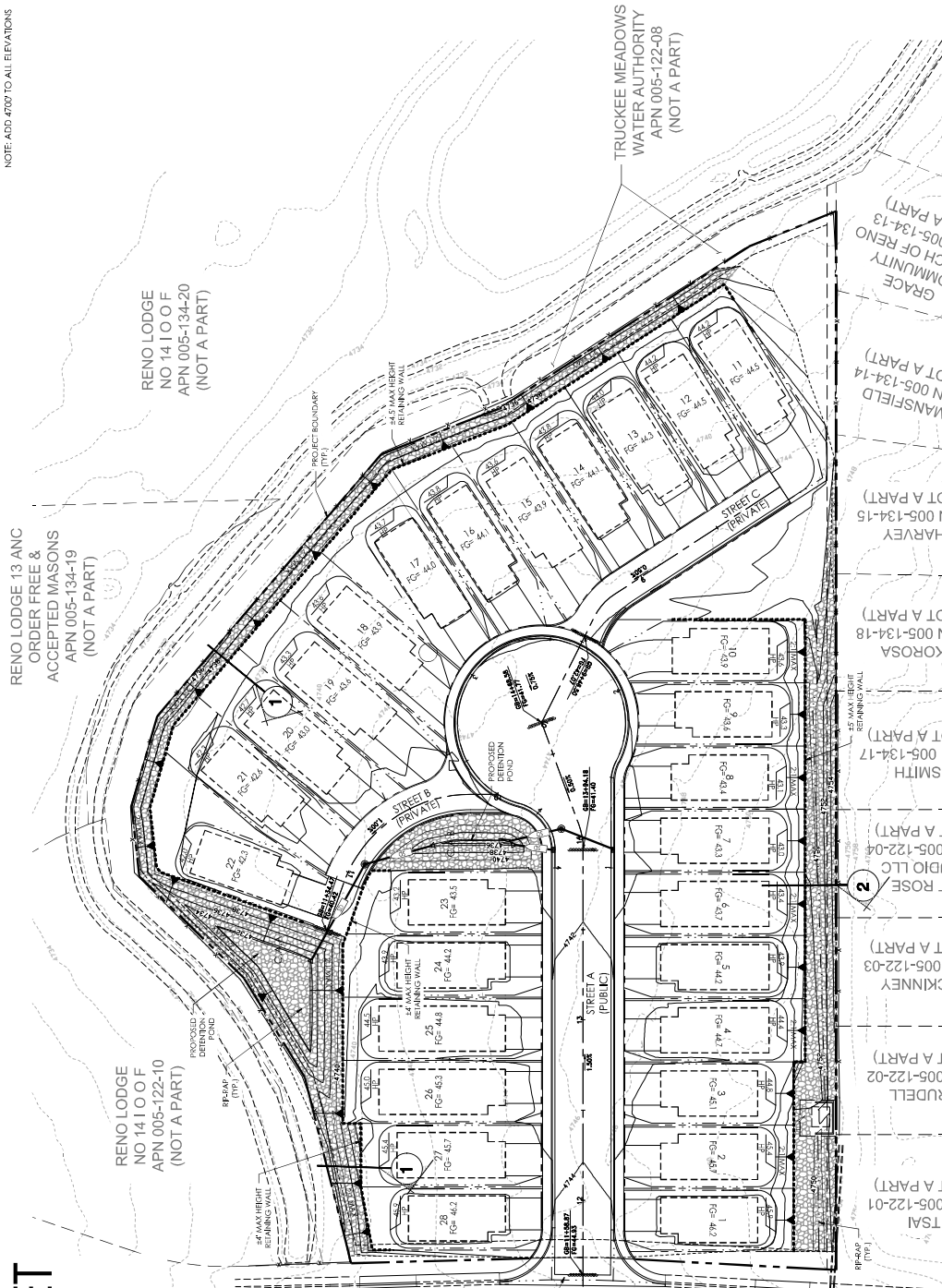
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PRELIMINARY GRADING PLAN



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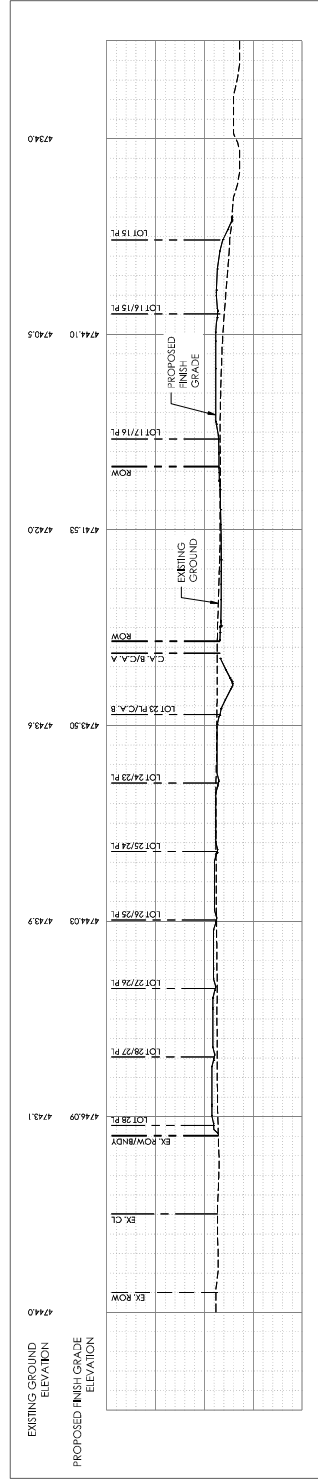
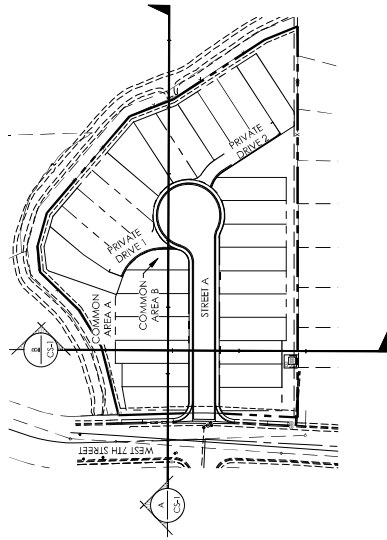
Shelley Verling



2400 W. 7TH STREET

TENTATIVE MAP

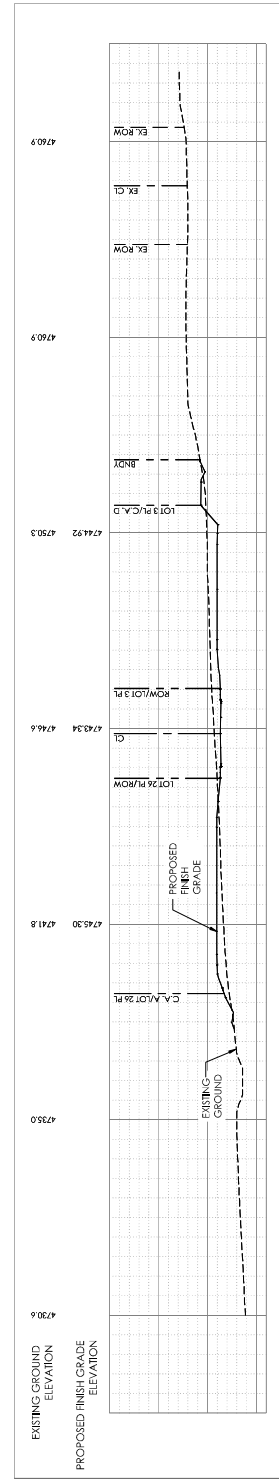
PRELIMINARY CROSS SECTIONS



CROSS SECTION A

SCALE: HORIZ. 1"=30'

VERT. 1"=30'



CROSS SECTION B

SCALE: HORIZ. 1"=30'

VERT. 1"=30'

2400 W. 7TH STREET

PRELIMINARY CROSS SECTIONS



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