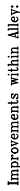


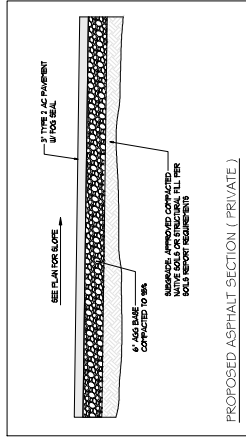
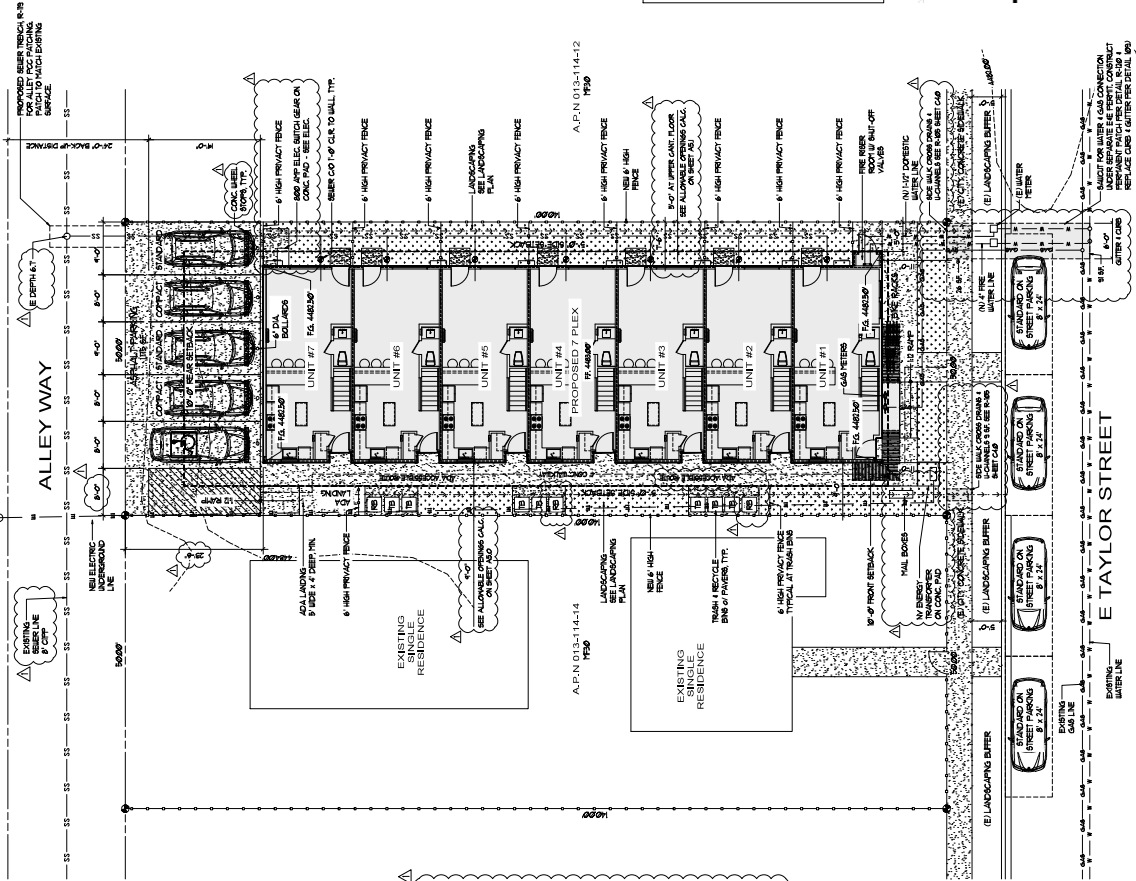
[illegible]

ALL CONSTRUCTION SHALL CONFORM TO:
THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 300 REV. 8 EDITION,
CITY OF SEBASTIAPOLIS
CITY OF SEBASTIAPOLIS DESIGN MANUAL, LATEST EDITION
CITY OF SEBASTIAPOLIS STANDARD DETAILS

IN THE EVENT OF ANY CONFLICT BETWEEN THESE PLANS AND THE ABOVE LISTED
STANDARDS, THE ABOVE STANDARDS SHALL PREVAIL.



AN ENROACHMENT / EXCAVATION PERMIT WILL BE REQUIRED & OBTAINED FROM CITY OF RENO PUBLIC WORKS PRIOR TO CONSTRUCTION WITH ANY PUBLIC EASEMENT OR RIGHT OF WAY (ALLEY). ALL EXISTING OR DAMAGED CURB, GUTTER AND SIDEWALK SHALL BE REMOVED AND REPLACED PER CITY OF RENO DETAILS ALONG PARCEL FRONTAGE.



IMPROVEMENTS WITHIN PUBLIC RIGHT-OF-WAY:
AN ENCROACHMENT/EXCAVATION PERMIT WILL BE REQUIRED AND OBTAINED FROM CITY OF HENO PUBLIC WORKS PRIOR TO CONSTRUCTION WITHIN ANY PUBLIC EASEMENT OR RIGHT OF WAY.
ALL EXISTING DETERIORATED OR DAMAGED CURB, GUTTER, AND SIDEWALK SHALL BE REMOVED AND REPLACED PER COR DETAILS (ALONG PARCEL FRONTAGE)

EXHIBIT	DATE	JOB #	DRAWN BY:
12-11-24	24-1842	WA	

Site Plan & Utilities

SCALE: 1"=10'-0"

B

SITE PLAN

Exhibit B

SITE PLAN REQUIREMENTS

[illegible]

PARKING:
BUT-660 - NEIGHBORHOOD PLANNING AREA OVERLAY DISTRICTS
(B) (1) BELL AVENUE NEIGHBORHOOD PLANNING AREA (UNAP)
OVERLAY DISTRICT - TABLE 7-42
2-BEDROOM UNIT = 125 / PER INT. 3 PARKING SPACES REQ'D.
PROJECT WILL REQUIRE A MINOR DEVIATION TO ALLOW FOR THE USE
OF LEVEL PARKING STANDARDS WITHIN THE BELL AVENUE
NEIGHBORHOOD PLAN.
THIS WOULD ALLOW THE PARKING REQUIREMENT TO BE CHANGED TO
ONE SPACE PER INT.
THIS IS PERMITTED FOR PROPERTIES WITHIN 600' OF THE LEVEL 1
DISTRICT BOUNDARY.

BIOB04 LANDSCAPING TABLE 4-B

LANDSLIPPING REQUIRED 20%: $7,093 \text{ SF.} \times 20\% = 1,403 \text{ SF.}$

10.04.05 BICYCLE PARKING TABLE 4-B

ENCLOSURE INFORMATION PROVIDED BY THE MAILING SERVICE

UTILITIES
FIELD VERIFY ALL LOCATIONS OF ELECTRICAL WATER GAS ETC.
PRIOR TO CONSTRUCTION

NOTE:
The numbers in parentheses after the names of authors represent the number of papers published by the author.

ENRACHMENT AND EXCAVATION PERMIT REQUIRED FROM THE CITY OF RENO