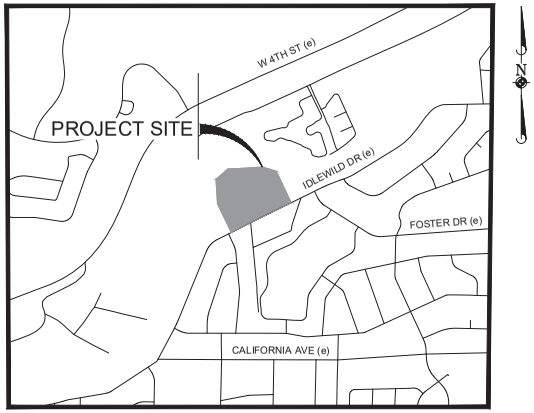
STANDARD SYMBOLS

EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	WATER MAIN	
	GAS	
	ELECTRIC	
	TELEPHONE	
	SANITARY MANHOLE	
	SANITARY CLEANOUT	
	STORM MANHOLE	
	CATCH BASIN	
	SWPPP FEATURES	
	RIP RAP	
	FLARED END SECTION HEADWALL	
	STREET LIGHT	
	DITCH OR SWALE	
	DIRECTION OF FLOW	
	2 FOOT CONTOURS	
	ROADWAY GRADE BREAK	
	CURB AND GUTTER	
	CONCRETE WALK	
	ACCESSIBLE CURB RAMP	
	PROPERTY LINE	
	SIGN	
	POWER POLE	
	GUY WIRE	
	GAS VALVE	
	ELECTRICAL BOX	
	TELEPHONE PEDISTAL	
	CHAIN-LINK FENCE	
XX.XX TC(e)	TOP OF CURB ELEVATION	XX.XX TC
XX.XX EP(e)	EDGE OF PAVEMENT ELEVATION	XX.XX EP
XX.XX TW(e)	TOP OF WALL ELEVATION	XX.XX TW
XX.XX FG(e)	FINISH GRADE ELEVATION	XX.XX FG
XX.XX GB(e)	GRADE BREAK ELEVATION	XX.XX GB
XX.XX FL(e)	FLOWLINE ELEVATION	XX.XX FL
	ROCKERY WALL	
	RETAINING WALL	
	LANDSCAPE WALL	
	CLASS "A" MONUMENT	

TENTATIVE MAP FOR
RIVERPOINT AT IDLEWILD

APN: 010-421-11
RENO, NEVADA



VICINITY MAP
NTS

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	SITE PLAN
3	UTILITY PLAN
4	GRADING PLAN
5	CROSS SECTIONS

UTILITIES

CABLE	–	CHARTER COMMUNICATIONS
PHONE	–	AT&T
ELECTRICAL	–	NV ENERGY
GAS	–	NV ENERGY
SEWER	–	CITY OF RENO
STORM DRAIN	–	CITY OF RENO
SOLID WASTE	–	WASTE MANAGEMENT
WATER	–	TRUCKEE MEADOWS WATER AUTHORITY

PROJECT DATA

ASSESSOR PARCEL NUMBERS	–	010-421-11
TOTAL UNITS	–	57 UNITS
DENSITY	–	10.2 DU/AC
GROSS AREA	–	5.59 AC
COMMON AREA	–	2.2± AC
LIMITED COMMON ELEMENT AREA	–	0.6± AC
PRIVATE ROAD AREA	–	0.9± AC
LOT AREA	–	1.9± AC
EXISTING ZONING	–	MF 30

ABBREVIATIONS

AGG.	AGGREGATE GRAVEL	FES	FLARED END SECTION	PROP.	PROPOSED
ARV	AIR RELEASE VALVE	F-F	FACE TO FACE	PT	POINT OF TANGENCY
B.A.M.A.	BIT. AGG. MIXTURE	FF	FINISHED FLOOR	PVC	POLYVINYL CHLORIDE PIPE
B-B	BACK TO BACK	FL	FLOW LINE	PVC	POINT OF VERTICAL CURVE
BC	BEGINNING OF CURVE	FM	FORCE MAIN	PVI	POINT OF VERTICAL INTERSECTION
BFC	BACK FACE OF CURB	FG	FINISH GRADE	PVT	POINT OF VERTICAL TANGENCY
BIT.	BITUMINOUS CONCRETE	FVA	FLUSH VALVE ASSEMBLY	R	RADIUS
BM	BENCHMARK	GAS	GAS	RCP	REINFORCED CONCRETE PIPE
B.O.	BY OTHERS	GW	GUY WIRE	ROW	RIGHT-OF-WAY
B/P	BOTTOM OF PIPE	GV	GATE VALVE	RR	RAILROAD
BVC	BEGINNING OF VERTICAL CURVE	HDWL	HEADWALL	SD	STORM DRAIN
BW	BOTTOM OF WALL	HH	HANDHOLE	SDMH	STORM DRAIN MANHOLE
CB	CATCH BASIN	HP	HIGH POINT	SF	SQUARE FOOT
CL	CENTERLINE	HWL	HIGH WATER LEVEL	SHLD.	SHOULDER
CMP	CORRUGATED METAL PIPE	AGG.	HYDRANT	SL	STREET LIGHT
CNTRL	CONTROL	I.E.	INVERT ELEVATION	SS	SANITARY SEWER
CONC.	CONCRETE	INL	INLET	SSMH	SANITARY SEWER MANHOLE
CONST.	CONST.	INV.	INVERT	STA.	STATION
CY	CUBIC YARD	IP	IRON PIPE	SY	SQUARE YARDS
D	DITCH	LFF	LOWER FINISHED FLOOR	T	TELEPHONE
DIA.	DIAMETER	LGAR	LIP OF GARAGE	TBR	TO BE REMOVED
DIP	DUCTILE IRON PIPE	LXFG	LOWER EXTERIOR FINISHED GRADE	TC	TOP OF CURB
DI	DUCTILE IRON	LP	LOW POINT	TEMP	TEMPORARY
DT	DRAIN TILE	MAX.	MAXIMUM	TOS	TO OF SLAB
(e)	EXISTING	MB	MAILBOX	T/P	TOP OF PIPE
E	ELECTRIC	MIN.	MINIMUM	TRANS	TRANSFORMER
EC	END OF CURVE	NWL	NORMAL WATER LEVEL	TW	TOP OF WALL
E-E	EDGE TO EDGE	P	PAVEMENT	UFF	UPPER FINISHED FLOOR
EG	EXISTING GRADE	PC	POINT OF CURVE	UXFG	UPPER EXTERIOR FINISHED GRADE
ELEV.	ELEVATION	PCC	POINT OF COMPOUND CURVE	VB	VALVE BOX
EP	EDGE OF PAVEMENT	PI	POINT OF INTERSECTION	VV	VALVE VAULT
EVC	END OF VERTICAL CURVE	PL	PROPERTY LINE	WL	WATER LEVEL
EX.	EXISTINGFLOOR	PP	POWER POLE	WM	WATER MAIN

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Construction Managers - Environmental Scientists - Landscape Architects - Planners

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SPARKS, NV 89431
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BASIS OF BEARINGS
MODIFIED NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994 (NAD 83/94) DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS OF WASHOE COUNTY CONTROL MONUMENTS S61SM01191 AND S61SM01212, THE BEARING TAKEN AS SOUTH 44°24'30" WEST. THE COMBINED GRID TO GROUND FACTOR = 1.000197939. ALL DISTANCES SHOWN HEREIN ARE GROUND VALUES.

BASIS OF ELEVATION
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS TAKEN FROM THE CITY OF RENO BENCHMARK NETWORK, BENCHMARK # 3010, HAVING A PUBLISHED ELEVATION OF 4555.60 FEET. DESCRIBED AS A 1 1/2 INCH DIA STL CAP IN THE TC AT THE SE COR OF IDLEWILD DR AND SHAMROCK LN, 2' W'LY OF BCR ALONG IDLEWILD DRIVE.

ENGINEER'S STATEMENT
THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE CITY OF RENO SITE PLAN REVIEW REQUIREMENTS WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, CITY ORDINANCES, AND CODES. IN THE EVENT OF A CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND THE CITY CODES, PUD HANDBOOK SHALL PREVAIL.

PROFESSIONAL ENGINEER STATE OF NEVADA
TRAVIS J. SULEZICH
Exp 6-30-24
CIVIL
No. 24960
5/15/24

TRAVIS J. SULEZICH P.E.#24960

Call 811 Call before you Dig
Avoid cutting, underground utility lines. It's easy.

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241 Ridge Street, Suite 400, Reno, NV 89501 ph:775.746.3500 fx:775.746.3520 www.manhard.com

RIVERPOINT AT IDLEWILD - TENTATIVE MAP
RENO, NEVADA

PROJ. MGR.:	TJS
PROJ. ASS OC.:	TF
DRAWN BY:	TF
DATE:	5/15/24
SCALE:	AS SHOWN

SHEET 1 OF

PWCRENV07
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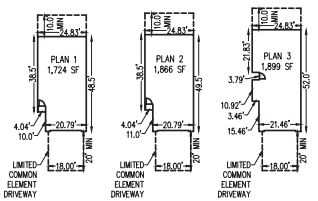
Exhibit B. Preliminary Civil Plans

May 15, 2024 - 10:35 Dwg Name: P:\Projects\PWCRENV07\Civil\Drawings\Tentative Map\1 TITLE SHEET.dwg Updated By: tsulezich

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

TYPICAL LOT/BUILDING FOOTPRINT



NOTE: LOT SQUARE FOOTAGE IS APPROXIMATE AND SUBJECT TO CHANGE AT FINAL MAP

SITE DATA

TOTAL UNITS: 57
GROSS AREA: 5.59 AC
NET DENSITY: 10.2 DU/AC

PARKING REQUIRED: 2 SPACES PER UNIT

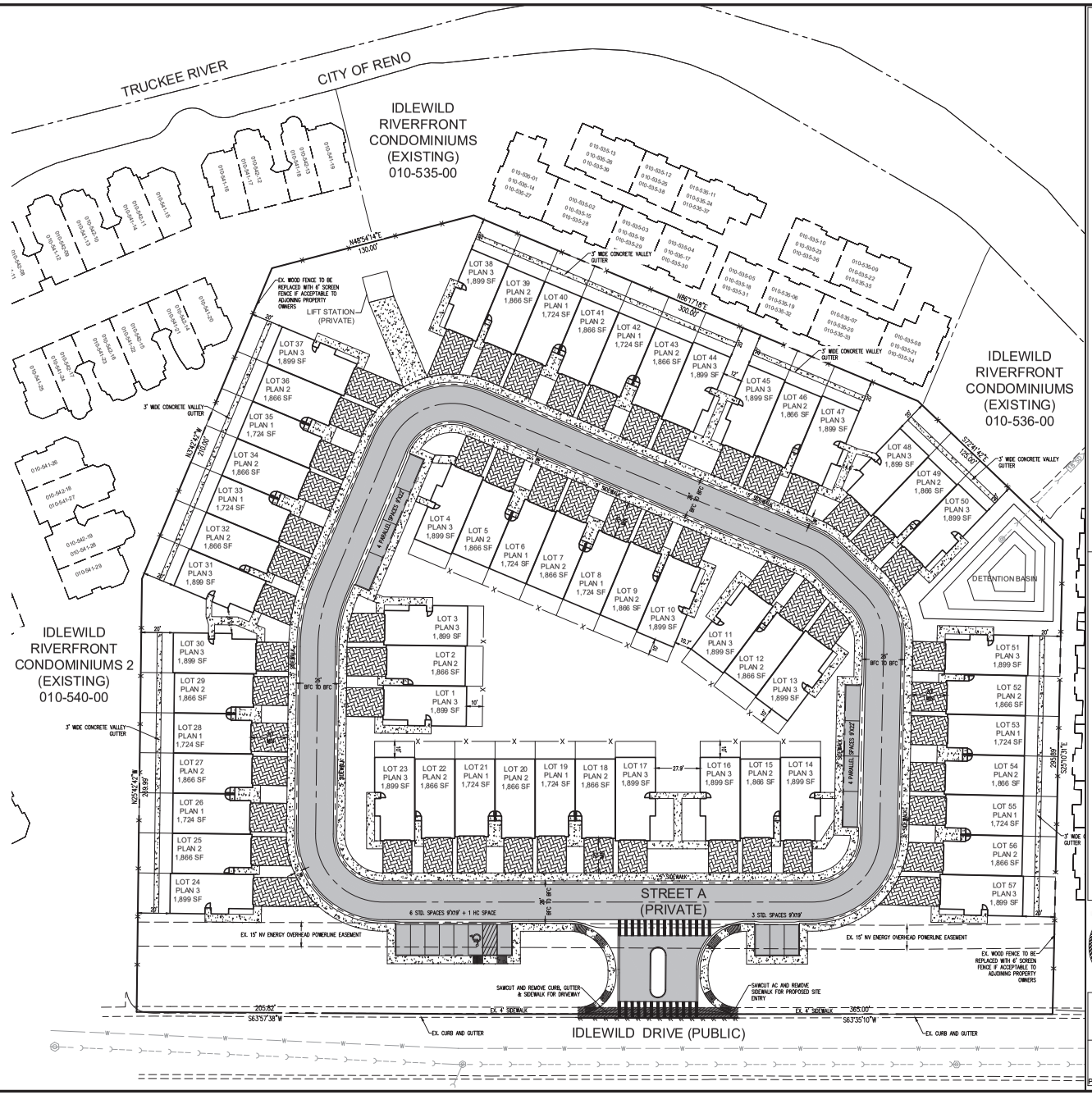
PARKING PROVIDED: 4 PER UNIT (2 GARAGE SPACES, 2 DRIVEWAY SPACES) PLUS 18 OFF-STREET PARKING SPACES

HATCH LEGEND

PROPOSED CONCRETE

PROPOSED ASPHALT

PROPOSED PAVER DRIVEWAY



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April 22, 2024 - 14:44 Dwg Name: P:\Pwcren07\dwg\Eng\Final Drawings\Tentative Map\2 SITE PLAN.dwg Updated By: tsulezich

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RIVERPOINT AT IDLEWILD

RENO, NEVADA

SITE PLAN

PROFESSIONAL ENGINEER - STATE OF NEVADA
TRAVIS J. SULEZICH
Exp. 6-30-24
CIVIL
No. 24980
5/15/24

PROJ. MGR.:	TJS
PROJ. ASS'OC.:	TF
DRAWN BY:	TF
DATE:	5/15/24
SCALE:	AS SHOWN

SHEET 2 OF 5

PWCRENV07

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PENDING AGENCY APPROVAL