

MAJOR SITE PLAN REVIEW
PEAVINE EMPLOYMENT CENTER
CIVIL IMPROVEMENT PLANS
RENO, WASHOE COUNTY, NEVADA

PROJECT INFORMATION:

TOTAL EXISTING SITE AREA = 209.77 ACRES
ASSESSOR'S PARCEL NUMBERS: 081-031-27,28,29,30,31,32,33,34,35,39,48,49

DEVELOPER:

PANATTONI DEVELOPMENT COMPANY, INC
980 SANDHILL ROAD, SUITE 100
RENO, NEVADA 89521

PUBLIC SERVICES:

WATER SERVICE: TRUCKEE MEADOWS WATER AUTHORITY
SEWER SERVICE: CITY OF RENO – STEAD PLANT
TELEPHONE: AT&T
CABLE T.V.: CHARTER COMMUNICATIONS
ELECTRICAL SERVICE: NV ENERGY
GAS SERVICE: NV ENERGY
FIRE PROTECTION: RENO FIRE DEPARTMENT
POLICE PROTECTION: RENO POLICE DEPARTMENT

FLOOD ZONE NOTE:

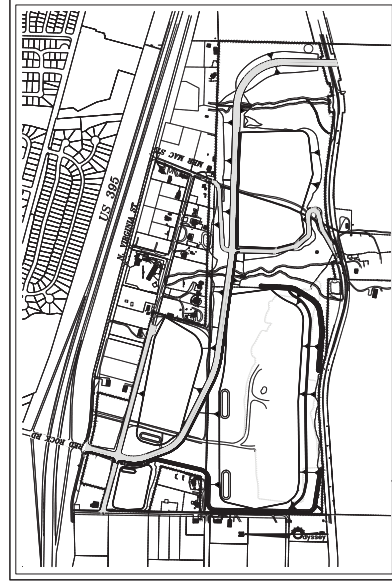
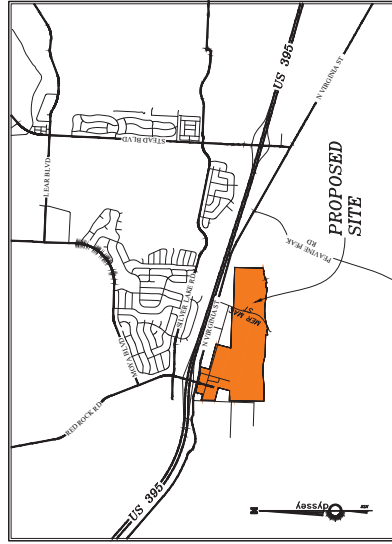
FEMA FIRM MAP NO. 32031C3010G, DATED MARCH 16, 2009 DESIGNATES THIS SITE AS BEING ENTIRELY IN AN UNSHADED FLOOD ZONE X.

BASIS OF BEARING:

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. THE BEARING BETWEEN GPS REFERENCE STATION "RSTEAD" - N225M01037 AND "5582" - 5525M10000 IS TAKEN AS SOUTH 86.594°E EAST. ALL DIMENSIONS SHOWN ARE GROUND DIMENSIONS. COMBINED GRID-TO-GROUND FACTOR = 1.000197939.

BASIS OF ELEVATION:

THE BASIS OF ELEVATION IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS TAKEN FROM CITY OF RENO BENCHMARK 2998, WITH A PUBLISHED ELEVATION OF 3576 FEET. BENCHMARK 2996 IS DESCRIBED AS BEING 10 FEET NORTH OF BENCHMARK 2998, 10 FEET WEST OF DUFFNEY LANE, TO THE END OF DUFFNEY LANE AND PARK. DUFFNEY LANE TURN RIGHT, GO TO THE 400FT SOUTH ALONG FENCELINE TO HUEY 300FT WEST ALONG FENCELINE THEN 400FT WEST ALONG FENCELINE TO ANOTHER FENCELINE AT RR TRACKS. GO 120FT WESTERLY TO BM ALONG FENCELINE.



CIVIL SHEET INDEX:

T-1	TITLE SHEET
S-1	OVERALL SITE PLAN
G-0	OVERALL GRADING PLAN
G-1	GRADING PLAN
G-2	GRADING PLAN
G-3	GRADING PLAN
G-4	GRADING PLAN
G-5	GRADING PLAN
G-6	GRADING PLAN
G-7	GRADING PLAN
G-8	GRADING PLAN
U-1	UTILITY PLAN
U-2	UTILITY PLAN
X-1	CROSS SECTIONS
C-1	CUT & FILL DISPLAY

ENGINEER:



ENGINEER'S STATEMENT:

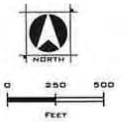
I, GABRIEL S. WITTLER, DO HEREBY CERTIFY THAT THIS MAP HAS BEEN PREPARED BY ME, OR UNDER MY SUPERVISION AND WAS COMPLETED ON THIS 9TH DAY OF MAY, 2022.

GABRIEL S. WITTLER

P.E. #16858



SLOPE MAP
PEAVINE EMPLOYMENT CENTER
MPA & ZC
RENO, NV
NOVEMBER 2021



Slope (%)	Area (ac.)	% of Total
0-15	177.1	84.2%
10.1-20.0	11.7	5.6%
20.1-25.0	8.6	4.1%
25.1-30.0	5.6	2.7%
30.1+	7.3	3.5%
TOTAL	210.3	100%




Service Layer Credits: Hybrid Reference
Layer: Esri Community Maps
Contributors: © OpenStreetMap,
Microsoft, Esri, HERE, Garmin,
SafeGraph, INCREMENT P, METI/

PRELIMINARY

WOOD RODGERS



SCALE
HORIZ. 1"=60'



Ooyasse Engineering Incorporated
 888 ROBERTSON RD. SUITE 200
 (775) 358-3303 FAX (775) 358-3339
 OOOYASSE@RENO.COM

PEAVINE EMPLOYMENT CENTER
PRELIMINARY CIVIL IMPR PLANS
GRADING PLAN
WASHINGTON COUNTY
NEW

DATE: 05-08-22
DRAWN BY: CIVIL3D2020
DESIGNED BY: GSM
CHECKED BY: GSM

[illegible]

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
(775) 359-3303 FAX (775) 359-8328
DOWS@HMCDO.COM

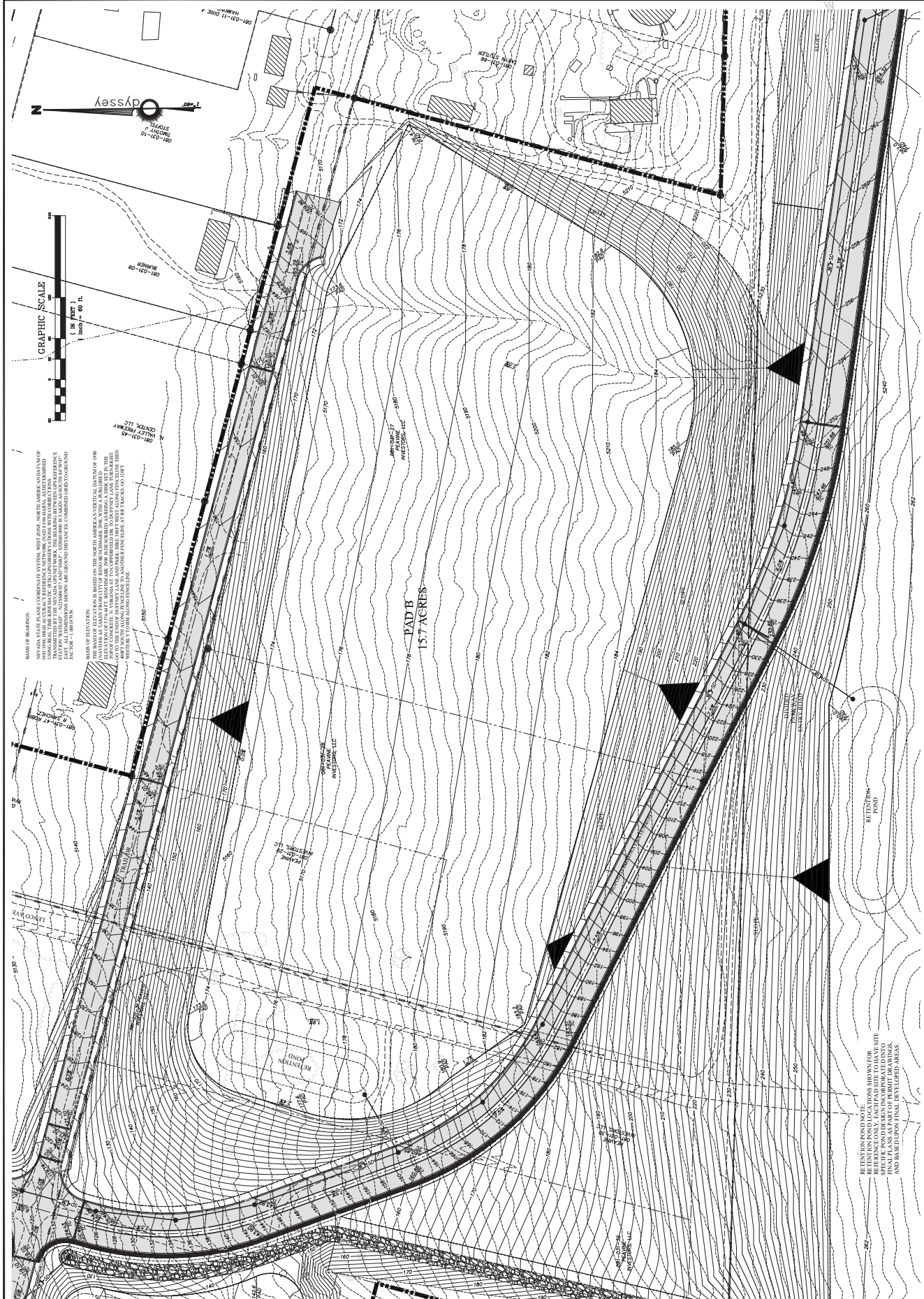
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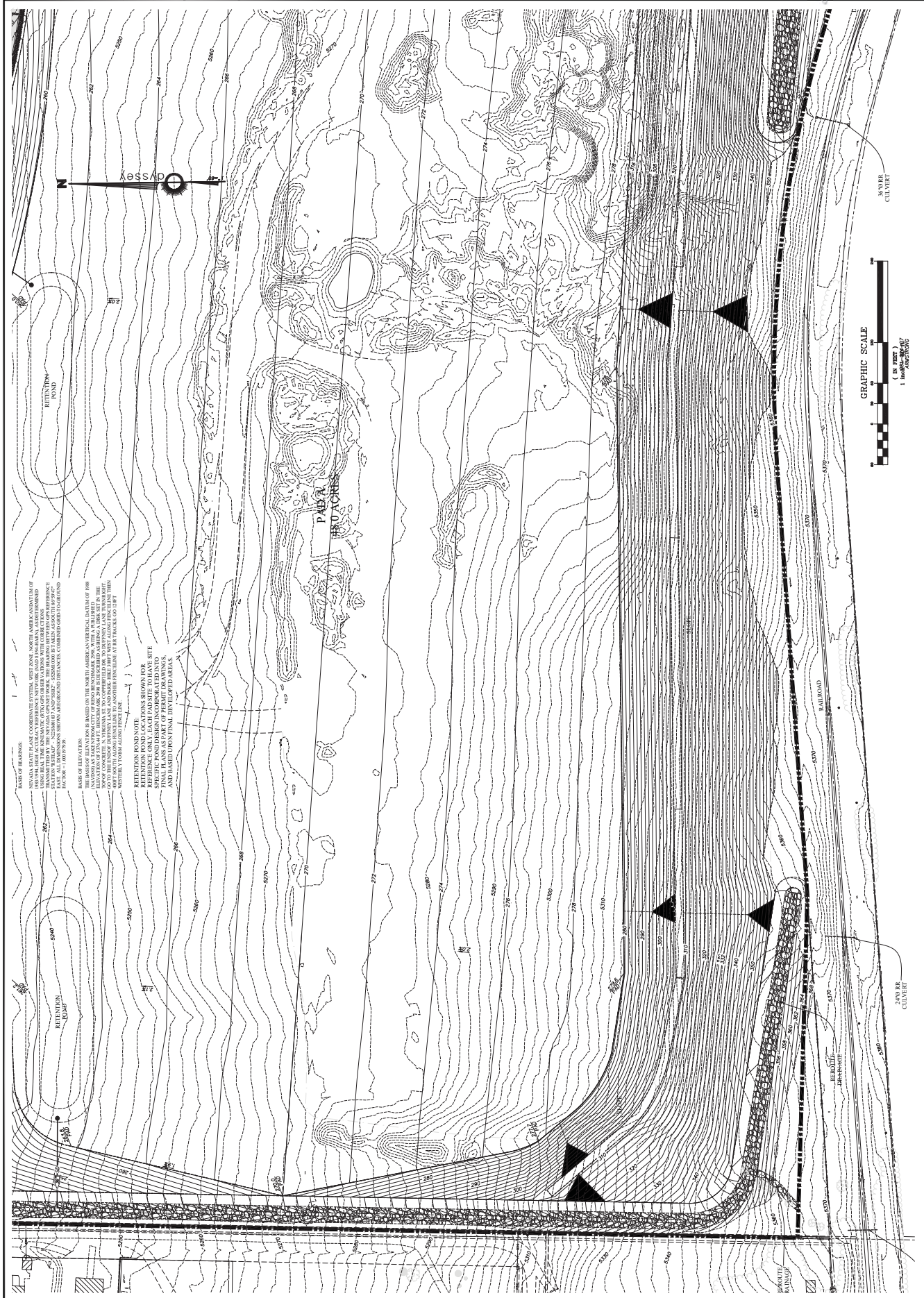
WASHINGTON COUNTY

NEVADA

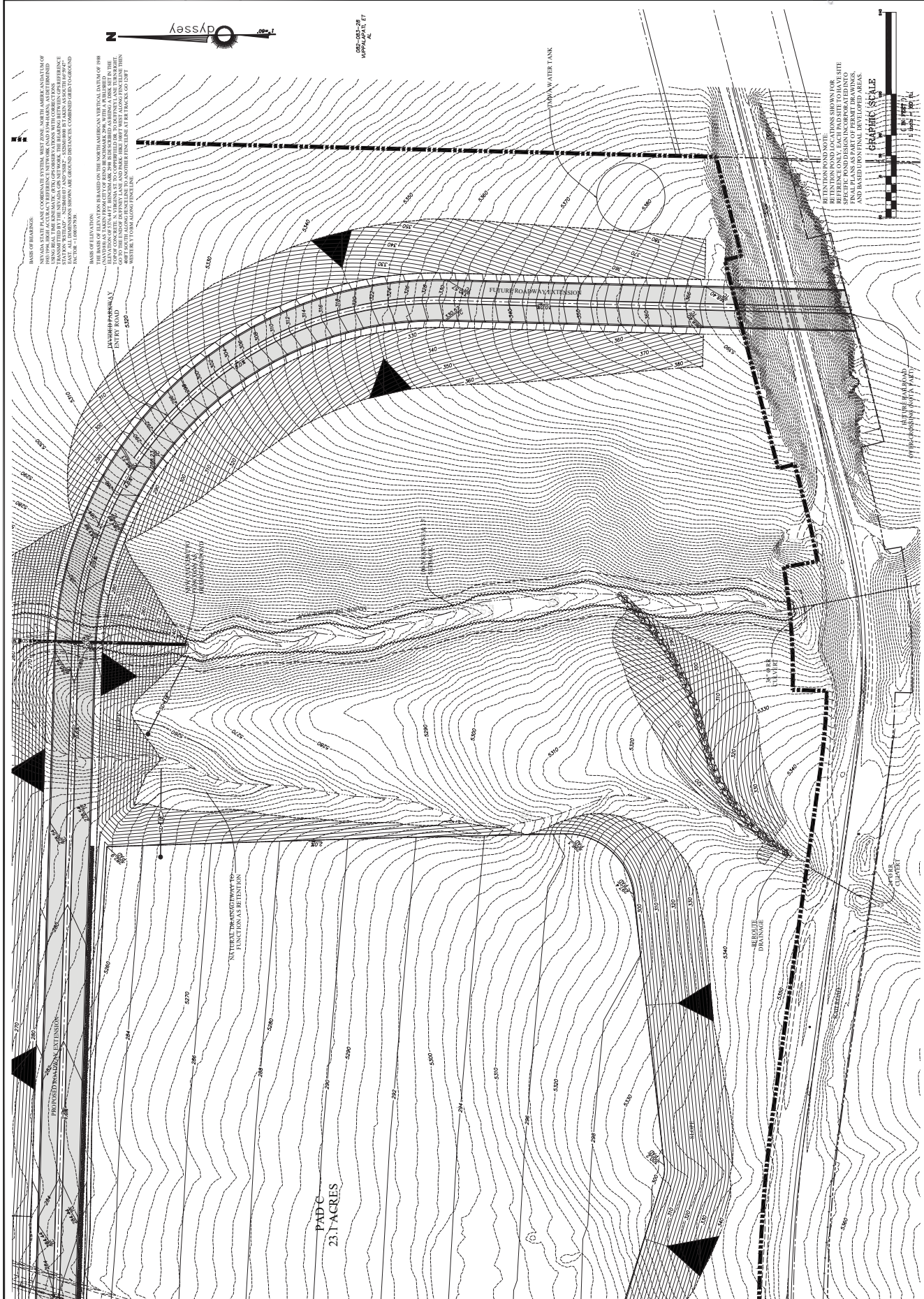
PEAVINE EMPLOYMENT CENTER
PRELIMINARY CIVIL IMPR PLANS
GRADING PLAN

DATE: 05-09-22
DRAWN BY: CIVIL3D2020
DESIGNED BY: GSM
CHECKED BY: GSM

[illegible]










SCALE
HORIZ. 1"=200'


LYSSEY
 ENGINEERING
 INCORPORATED
 895 ROBERTA LANE, SUITE 104, SPRING, NY 09431
 (775) 369-3303 FAX (775) 369-3304
 CDP@LYSSEYENGINE.COM

PEAVINE EMPLOYMENT CENTER
PRELIMINARY CIVIL IMPR PLANS
CUT & FILL DISPLAY
WASHINGTON COUNTY
MEN

DATE: 05-09-22
DRAWN BY: CIVIL3D2020
DESIGNED BY: GSM
CHECKED BY: GSM

* A STAY

[illegible]

DESCENDING

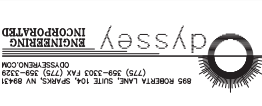
[illegible][illegible]

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

024-09
JSA



SCALE
HORIZ. 1"=400'
VERT. 1"=40'



805 ROBERTA LANE, SUITE 104, SPRINGS, NV 89431
(775) 369-3303 FAX (775) 369-3329
info@dysssey.com

PEAVINE EMPLOYMENT CENTER
PRELIMINARY CIVIL IMPR PLANS
CROSS SECTION

DATE: 06-09-22
DESIGNED BY: JLM
CHECKED BY: GSW

REV.	DATE	DESCRIPTION	BY

