

# TCA SINGLE FAMILY HOMES CUP AND TENTATIVE MAP

## PROJECT INFORMATION

[illegible]

10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531
----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

T-1	TITLE SHEET
OW-1	OVERALL SITE PLAN
S-1	PRELIMINARY SITE PLAN
G-1	PRELIMINARY GRADING PLAN
G-2	PRELIMINARY GRADING PLAN
G-3	PRELIMINARY GRADING PLAN
G-4	PRELIMINARY GRADING PLAN
G-5	PRELIMINARY GRADING PLAN
DR-1	SCOPE CELL MAP
DR-2	CUT FILL MAP
U-1	PRELIMINARY UTILITY PLAN
U-2	PRELIMINARY UTILITY PLAN
U-3	PRELIMINARY UTILITY PLAN
U-4	PRELIMINARY UTILITY PLAN
U-5	PRELIMINARY UTILITY PLAN
X-1	CROSS SECTIONS

TCA PROPERTIES LLC ET AL  
C/O AMB RENO, LLC  
1779 CALLE MAGDALENA #210  
ENCINITAS, CA 92024  
ATTN: WADE HALL

**LUMOS & ASSOCIATES, INC.**  
ATTN: WILLIAM R. ANDERSON, PE  
9222 PROTOTYPE DRIVE  
RENO, NV 89521  
(775) 827-6111

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE 12N (264) BASED UPON REAL TIME KINEMATIC GPS OBSERVATIONS OBSERVED JUNE 21, 2022 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER FROM THE NORTHERN NEVADA GPS NETWORK MODIFIED BY A COMBINED FACTOR OF 1.000137338 SCALING FROM 0.20N, 0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE OBTAINED DISTANCES.

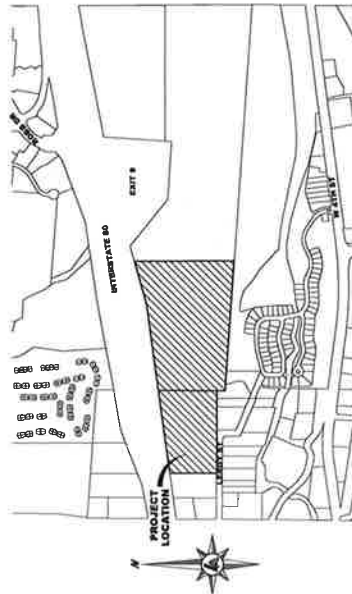
DATUM      NAVD 88  
PROJECT BENCHMARK: CITY OF RENO BENCHMARK #1010 HAVING AN ELEVATION OF 4877.41'

THESE PLANS, SHEETS 1-1 THRU X-1, HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES AND ARE IN SUBSTANTIAL CONFORMANCE WITH APPLICABLE STATUTES, CITY ORDINANCES AND CODES.



### VICINITY MAP

Know what's below.  
Call before you dig.



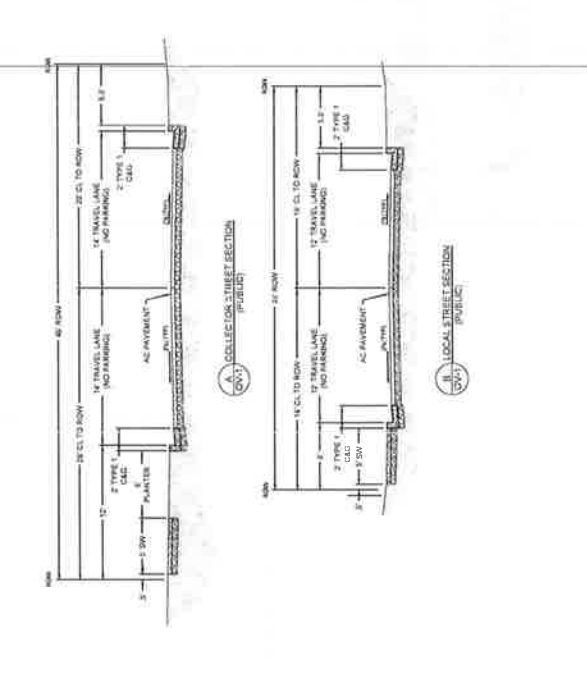
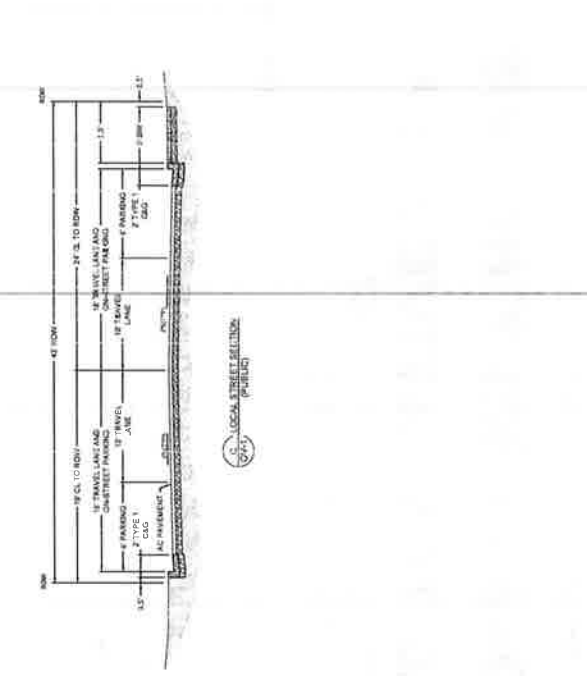
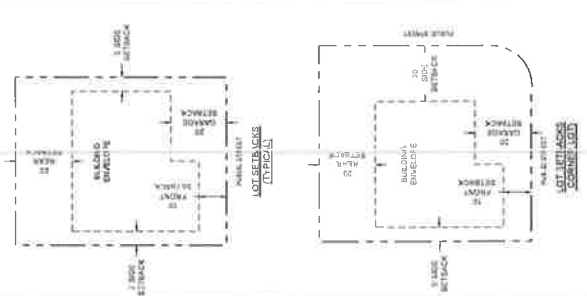
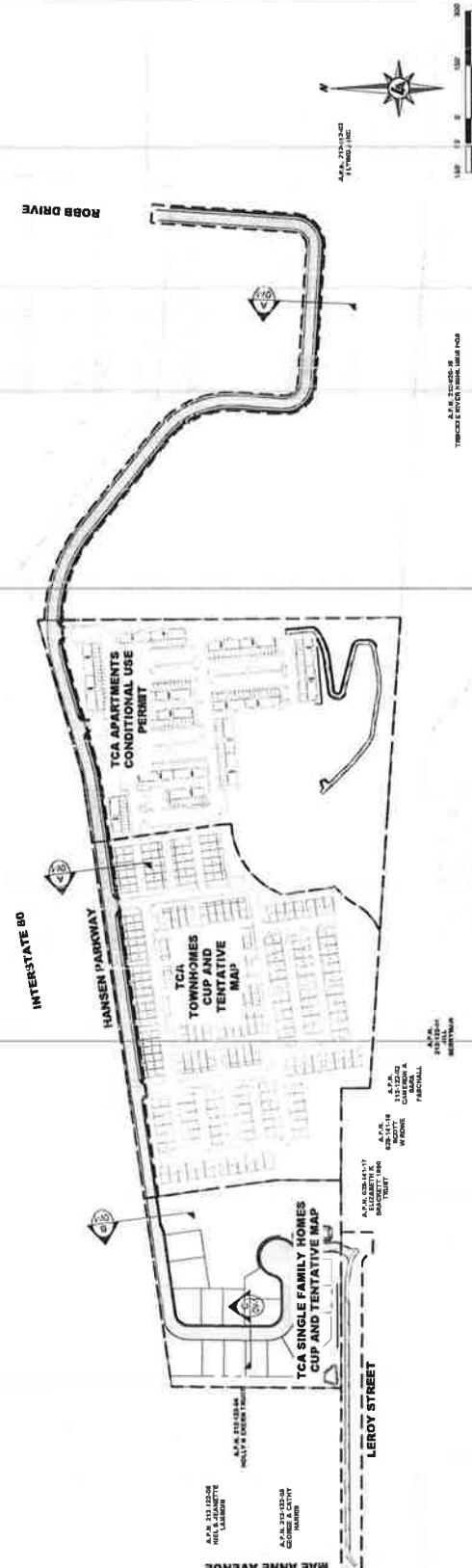
Know what's below.  
Call before you dig.



REV	DATE	DESCRIPTION
1	SEPTEMBER 2022	PRELIMINARY

IF NOT ON THIS SHEET, SEE SHEET  
 ADJACENT SHEET FOR MORE INFORMATION

**OV-1**  
 DRAWN BY: JKL  
 DESIGNED BY: JKL  
 CHECKED BY: WSA  
 JOB NO.: 10118







**LUMOS & ASSOCIATES**  
 8000 MIDTOWN DRIVE  
 SUITE 100  
 DALLAS, TX 75241  
 TEL: 774.887.1111  
 WWW.LUMOSINC.COM

LUMOS & ASSOCIATES, INC. IS THE ENGINEER OF RECORD FOR THE PROJECT. THE PROJECT IS THE PROPERTY OF TCA SINGLE FAMILY HOMES, LLC. THE PROJECT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM LUMOS & ASSOCIATES, INC. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF LUMOS & ASSOCIATES, INC.



TCA PROPERTIES LLC

TCA SINGLE FAMILY HOMES  
CUP AND TENTATIVE MAP  
PRELIMINARY GRADING PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	SEPTEMBER 2022	PRELIMINARY

DATE: 09/01/2022  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
JOB NO.: 10510.002

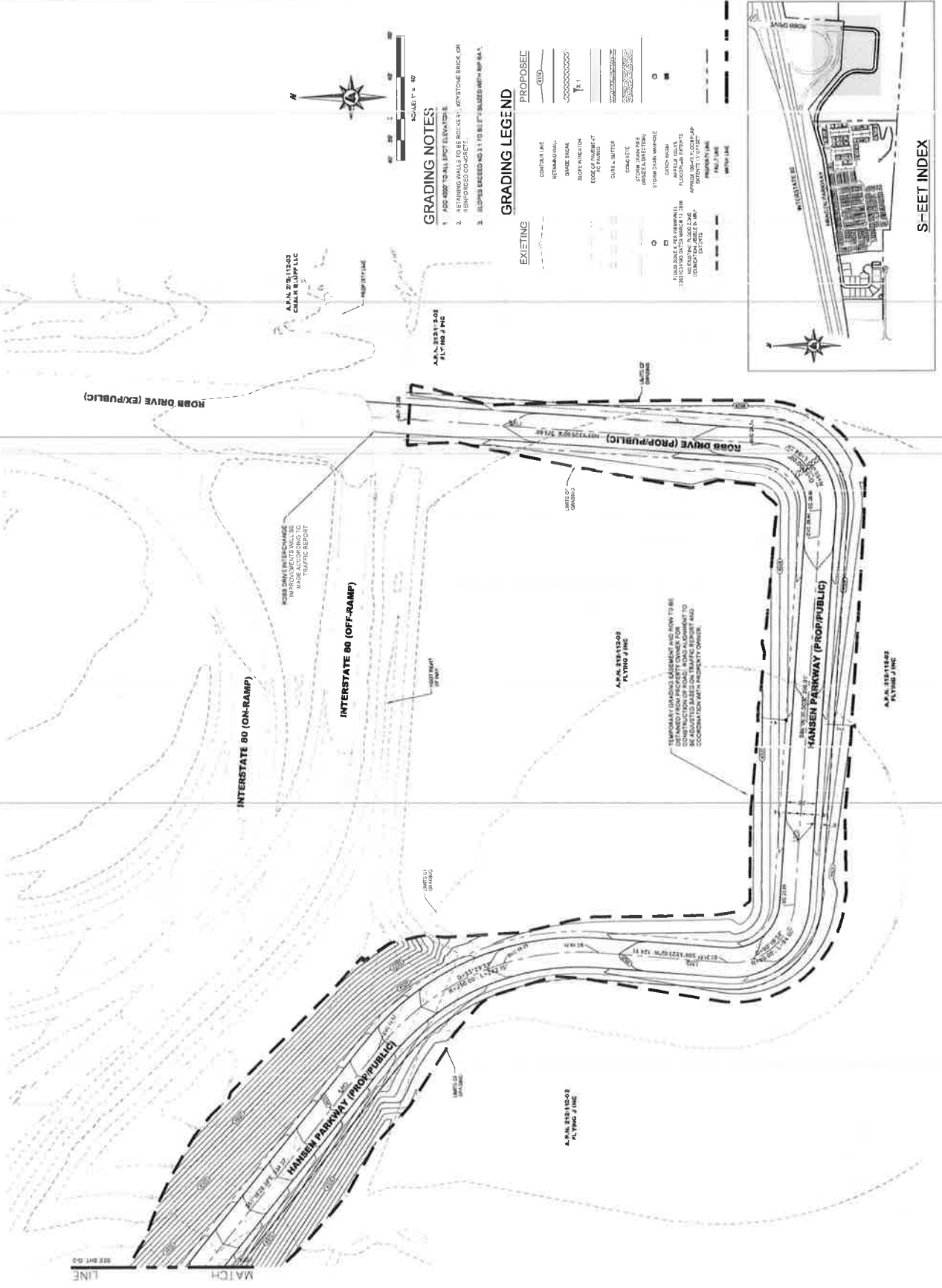
G-1

SCALE: 1"=40'

ADJUST SCALE ACCORDINGLY

IF NOT SPECIFIED OTHERWISE

DATE: 09/01/2022



### GRADING NOTES

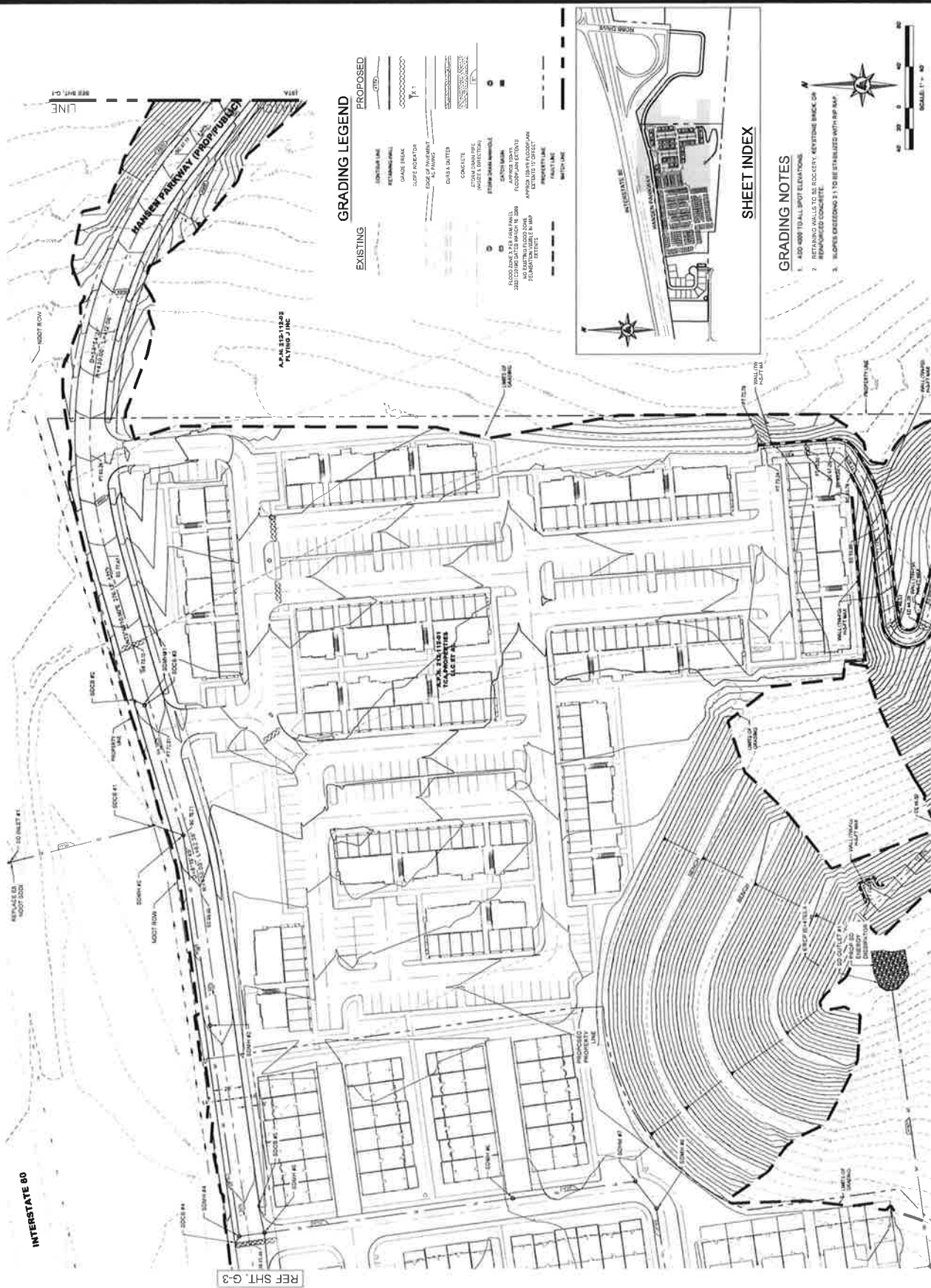
1. ADD 4000 TO ALL ELEVATIONS.
2. RETAINING WALLS TO BE ROCKS V. KRYPTONE BRICK OR REINFORCED CONCRETE.
3. SLOPES EXCEEDING 3:1 TO BE 12" SIZED WITH RPP 1A.

### GRADING LEGEND

EXISTING	PROPOSED
CENTERLINE	CENTERLINE
RETAINING WALL	RETAINING WALL
GRADE BREAK	GRADE BREAK
SLOPE INDICATION	SLOPE INDICATION
EDGE OF PAVED	EDGE OF PAVED
AS PAVED	AS PAVED
CURB & GUTTER	CURB & GUTTER
CONCRETE	CONCRETE
STORM DRAIN PIPE	STORM DRAIN PIPE
PROPOSED DRAINAGE	PROPOSED DRAINAGE
STORM DRAIN WHOLE	STORM DRAIN WHOLE
STORM DRAIN	STORM DRAIN
FLOOD ZONE 1 (FLOODPLAIN)	FLOOD ZONE 1 (FLOODPLAIN)
FLOOD ZONE 2 (FLOODPLAIN)	FLOOD ZONE 2 (FLOODPLAIN)
FLOOD ZONE 3 (FLOODPLAIN)	FLOOD ZONE 3 (FLOODPLAIN)
FLOOD ZONE 4 (FLOODPLAIN)	FLOOD ZONE 4 (FLOODPLAIN)
FLOOD ZONE 5 (FLOODPLAIN)	FLOOD ZONE 5 (FLOODPLAIN)
FLOOD ZONE 6 (FLOODPLAIN)	FLOOD ZONE 6 (FLOODPLAIN)
FLOOD ZONE 7 (FLOODPLAIN)	FLOOD ZONE 7 (FLOODPLAIN)
FLOOD ZONE 8 (FLOODPLAIN)	FLOOD ZONE 8 (FLOODPLAIN)
FLOOD ZONE 9 (FLOODPLAIN)	FLOOD ZONE 9 (FLOODPLAIN)
FLOOD ZONE 10 (FLOODPLAIN)	FLOOD ZONE 10 (FLOODPLAIN)
FLOOD ZONE 11 (FLOODPLAIN)	FLOOD ZONE 11 (FLOODPLAIN)
FLOOD ZONE 12 (FLOODPLAIN)	FLOOD ZONE 12 (FLOODPLAIN)
FLOOD ZONE 13 (FLOODPLAIN)	FLOOD ZONE 13 (FLOODPLAIN)
FLOOD ZONE 14 (FLOODPLAIN)	FLOOD ZONE 14 (FLOODPLAIN)
FLOOD ZONE 15 (FLOODPLAIN)	FLOOD ZONE 15 (FLOODPLAIN)
FLOOD ZONE 16 (FLOODPLAIN)	FLOOD ZONE 16 (FLOODPLAIN)
FLOOD ZONE 17 (FLOODPLAIN)	FLOOD ZONE 17 (FLOODPLAIN)
FLOOD ZONE 18 (FLOODPLAIN)	FLOOD ZONE 18 (FLOODPLAIN)
FLOOD ZONE 19 (FLOODPLAIN)	FLOOD ZONE 19 (FLOODPLAIN)
FLOOD ZONE 20 (FLOODPLAIN)	FLOOD ZONE 20 (FLOODPLAIN)
FLOOD ZONE 21 (FLOODPLAIN)	FLOOD ZONE 21 (FLOODPLAIN)
FLOOD ZONE 22 (FLOODPLAIN)	FLOOD ZONE 22 (FLOODPLAIN)
FLOOD ZONE 23 (FLOODPLAIN)	FLOOD ZONE 23 (FLOODPLAIN)
FLOOD ZONE 24 (FLOODPLAIN)	FLOOD ZONE 24 (FLOODPLAIN)
FLOOD ZONE 25 (FLOODPLAIN)	FLOOD ZONE 25 (FLOODPLAIN)
FLOOD ZONE 26 (FLOODPLAIN)	FLOOD ZONE 26 (FLOODPLAIN)
FLOOD ZONE 27 (FLOODPLAIN)	FLOOD ZONE 27 (FLOODPLAIN)
FLOOD ZONE 28 (FLOODPLAIN)	FLOOD ZONE 28 (FLOODPLAIN)
FLOOD ZONE 29 (FLOODPLAIN)	FLOOD ZONE 29 (FLOODPLAIN)
FLOOD ZONE 30 (FLOODPLAIN)	FLOOD ZONE 30 (FLOODPLAIN)
FLOOD ZONE 31 (FLOODPLAIN)	FLOOD ZONE 31 (FLOODPLAIN)
FLOOD ZONE 32 (FLOODPLAIN)	FLOOD ZONE 32 (FLOODPLAIN)
FLOOD ZONE 33 (FLOODPLAIN)	FLOOD ZONE 33 (FLOODPLAIN)
FLOOD ZONE 34 (FLOODPLAIN)	FLOOD ZONE 34 (FLOODPLAIN)
FLOOD ZONE 35 (FLOODPLAIN)	FLOOD ZONE 35 (FLOODPLAIN)
FLOOD ZONE 36 (FLOODPLAIN)	FLOOD ZONE 36 (FLOODPLAIN)
FLOOD ZONE 37 (FLOODPLAIN)	FLOOD ZONE 37 (FLOODPLAIN)
FLOOD ZONE 38 (FLOODPLAIN)	FLOOD ZONE 38 (FLOODPLAIN)
FLOOD ZONE 39 (FLOODPLAIN)	FLOOD ZONE 39 (FLOODPLAIN)
FLOOD ZONE 40 (FLOODPLAIN)	FLOOD ZONE 40 (FLOODPLAIN)
FLOOD ZONE 41 (FLOODPLAIN)	FLOOD ZONE 41 (FLOODPLAIN)
FLOOD ZONE 42 (FLOODPLAIN)	FLOOD ZONE 42 (FLOODPLAIN)
FLOOD ZONE 43 (FLOODPLAIN)	FLOOD ZONE 43 (FLOODPLAIN)
FLOOD ZONE 44 (FLOODPLAIN)	FLOOD ZONE 44 (FLOODPLAIN)
FLOOD ZONE 45 (FLOODPLAIN)	FLOOD ZONE 45 (FLOODPLAIN)
FLOOD ZONE 46 (FLOODPLAIN)	FLOOD ZONE 46 (FLOODPLAIN)
FLOOD ZONE 47 (FLOODPLAIN)	FLOOD ZONE 47 (FLOODPLAIN)
FLOOD ZONE 48 (FLOODPLAIN)	FLOOD ZONE 48 (FLOODPLAIN)
FLOOD ZONE 49 (FLOODPLAIN)	FLOOD ZONE 49 (FLOODPLAIN)
FLOOD ZONE 50 (FLOODPLAIN)	FLOOD ZONE 50 (FLOODPLAIN)
FLOOD ZONE 51 (FLOODPLAIN)	FLOOD ZONE 51 (FLOODPLAIN)
FLOOD ZONE 52 (FLOODPLAIN)	FLOOD ZONE 52 (FLOODPLAIN)
FLOOD ZONE 53 (FLOODPLAIN)	FLOOD ZONE 53 (FLOODPLAIN)
FLOOD ZONE 54 (FLOODPLAIN)	FLOOD ZONE 54 (FLOODPLAIN)
FLOOD ZONE 55 (FLOODPLAIN)	FLOOD ZONE 55 (FLOODPLAIN)
FLOOD ZONE 56 (FLOODPLAIN)	FLOOD ZONE 56 (FLOODPLAIN)
FLOOD ZONE 57 (FLOODPLAIN)	FLOOD ZONE 57 (FLOODPLAIN)
FLOOD ZONE 58 (FLOODPLAIN)	FLOOD ZONE 58 (FLOODPLAIN)
FLOOD ZONE 59 (FLOODPLAIN)	FLOOD ZONE 59 (FLOODPLAIN)
FLOOD ZONE 60 (FLOODPLAIN)	FLOOD ZONE 60 (FLOODPLAIN)
FLOOD ZONE 61 (FLOODPLAIN)	FLOOD ZONE 61 (FLOODPLAIN)
FLOOD ZONE 62 (FLOODPLAIN)	FLOOD ZONE 62 (FLOODPLAIN)
FLOOD ZONE 63 (FLOODPLAIN)	FLOOD ZONE 63 (FLOODPLAIN)
FLOOD ZONE 64 (FLOODPLAIN)	FLOOD ZONE 64 (FLOODPLAIN)
FLOOD ZONE 65 (FLOODPLAIN)	FLOOD ZONE 65 (FLOODPLAIN)
FLOOD ZONE 66 (FLOODPLAIN)	FLOOD ZONE 66 (FLOODPLAIN)
FLOOD ZONE 67 (FLOODPLAIN)	FLOOD ZONE 67 (FLOODPLAIN)
FLOOD ZONE 68 (FLOODPLAIN)	FLOOD ZONE 68 (FLOODPLAIN)
FLOOD ZONE 69 (FLOODPLAIN)	FLOOD ZONE 69 (FLOODPLAIN)
FLOOD ZONE 70 (FLOODPLAIN)	FLOOD ZONE 70 (FLOODPLAIN)
FLOOD ZONE 71 (FLOODPLAIN)	FLOOD ZONE 71 (FLOODPLAIN)
FLOOD ZONE 72 (FLOODPLAIN)	FLOOD ZONE 72 (FLOODPLAIN)
FLOOD ZONE 73 (FLOODPLAIN)	FLOOD ZONE 73 (FLOODPLAIN)
FLOOD ZONE 74 (FLOODPLAIN)	FLOOD ZONE 74 (FLOODPLAIN)
FLOOD ZONE 75 (FLOODPLAIN)	FLOOD ZONE 75 (FLOODPLAIN)
FLOOD ZONE 76 (FLOODPLAIN)	FLOOD ZONE 76 (FLOODPLAIN)
FLOOD ZONE 77 (FLOODPLAIN)	FLOOD ZONE 77 (FLOODPLAIN)
FLOOD ZONE 78 (FLOODPLAIN)	FLOOD ZONE 78 (FLOODPLAIN)
FLOOD ZONE 79 (FLOODPLAIN)	FLOOD ZONE 79 (FLOODPLAIN)
FLOOD ZONE 80 (FLOODPLAIN)	FLOOD ZONE 80 (FLOODPLAIN)
FLOOD ZONE 81 (FLOODPLAIN)	FLOOD ZONE 81 (FLOODPLAIN)
FLOOD ZONE 82 (FLOODPLAIN)	FLOOD ZONE 82 (FLOODPLAIN)
FLOOD ZONE 83 (FLOODPLAIN)	FLOOD ZONE 83 (FLOODPLAIN)
FLOOD ZONE 84 (FLOODPLAIN)	FLOOD ZONE 84 (FLOODPLAIN)
FLOOD ZONE 85 (FLOODPLAIN)	FLOOD ZONE 85 (FLOODPLAIN)
FLOOD ZONE 86 (FLOODPLAIN)	FLOOD ZONE 86 (FLOODPLAIN)
FLOOD ZONE 87 (FLOODPLAIN)	FLOOD ZONE 87 (FLOODPLAIN)
FLOOD ZONE 88 (FLOODPLAIN)	FLOOD ZONE 88 (FLOODPLAIN)
FLOOD ZONE 89 (FLOODPLAIN)	FLOOD ZONE 89 (FLOODPLAIN)
FLOOD ZONE 90 (FLOODPLAIN)	FLOOD ZONE 90 (FLOODPLAIN)
FLOOD ZONE 91 (FLOODPLAIN)	FLOOD ZONE 91 (FLOODPLAIN)
FLOOD ZONE 92 (FLOODPLAIN)	FLOOD ZONE 92 (FLOODPLAIN)
FLOOD ZONE 93 (FLOODPLAIN)	FLOOD ZONE 93 (FLOODPLAIN)
FLOOD ZONE 94 (FLOODPLAIN)	FLOOD ZONE 94 (FLOODPLAIN)
FLOOD ZONE 95 (FLOODPLAIN)	FLOOD ZONE 95 (FLOODPLAIN)
FLOOD ZONE 96 (FLOODPLAIN)	FLOOD ZONE 96 (FLOODPLAIN)
FLOOD ZONE 97 (FLOODPLAIN)	FLOOD ZONE 97 (FLOODPLAIN)
FLOOD ZONE 98 (FLOODPLAIN)	FLOOD ZONE 98 (FLOODPLAIN)
FLOOD ZONE 99 (FLOODPLAIN)	FLOOD ZONE 99 (FLOODPLAIN)
FLOOD ZONE 100 (FLOODPLAIN)	FLOOD ZONE 100 (FLOODPLAIN)

### SHEET INDEX













CNEM

## PRELIMINARY

[illegible]

BAR IS 1/8 INCH ON  
ORIGINAL DRAWING

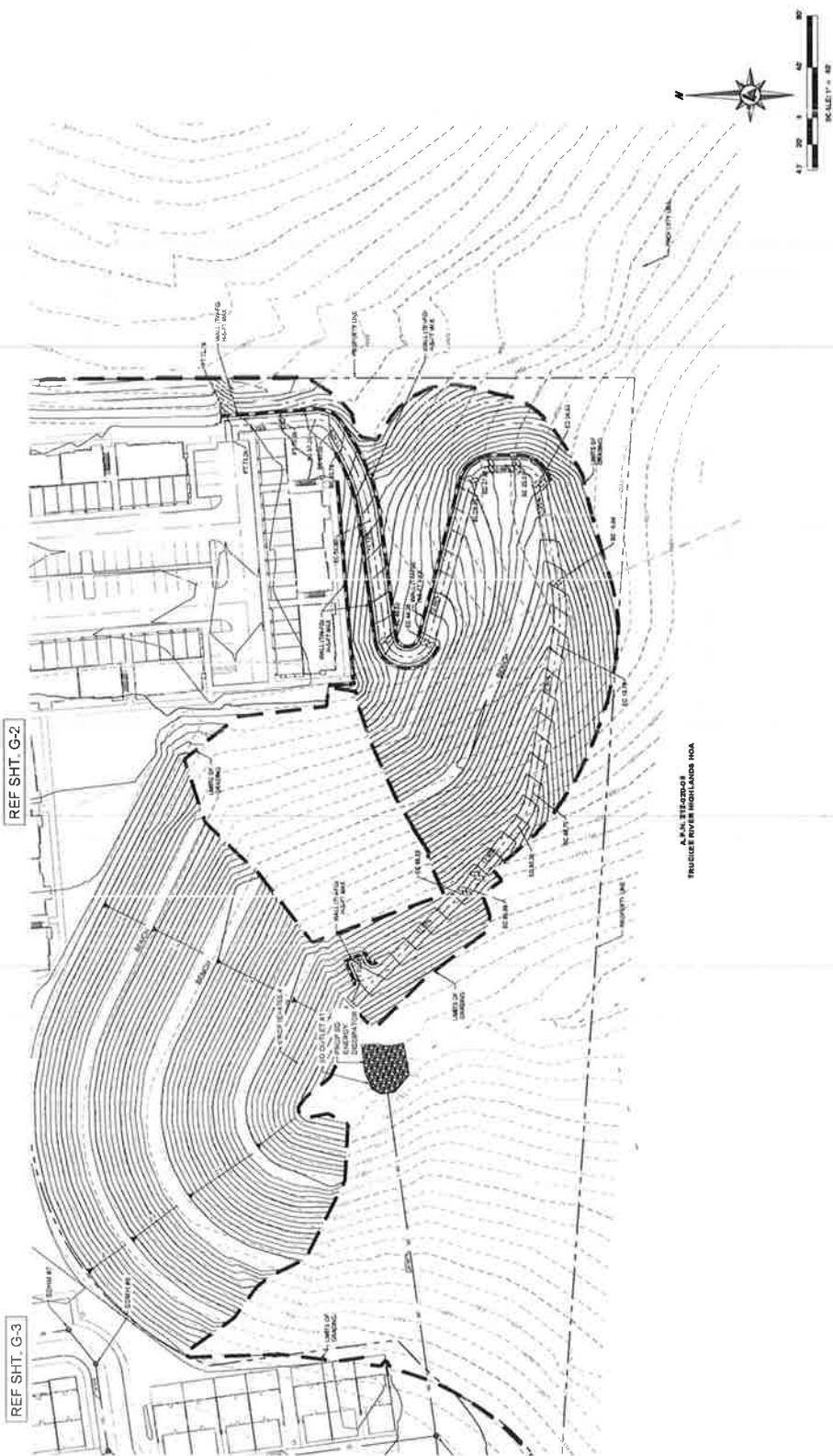
DRAWN BY  
 DESIGNED BY  
 CHECKED BY  
 JOB NO.

EXISTING



### GRADING NOTES

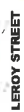
1. ADD ADD TO ALL SIX ELEVATING IS.
2. RETURNING BALLS TO BE SPOONED, KEYS TO BE BRICK OR REINFORCED CONCRETE.
3. SLOPES EXISTING; 2:1 TO BE STABILIZED WITH HURMAK.



A.P.N. 212-020-01  
TRUCEE RIVER HIGHLANDS HOA











## TCA PROPERTIES LLC

RENO

SEPTEMBER 2022

[illegible]

BAR IS 1 INCH ON  
ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET  
ADJUST SCALES ACCORDINGLY

DRAWN BY  
DESIGNED BY  
CHECKED BY  
JOB NO.



REF SHT. U-5





**TCA SINGLE FAMILY HOMES  
 CUP AND TENTATIVE MAP  
 PRELIMINARY UTILITY PLAN**

TCA PROPERTIES LLC

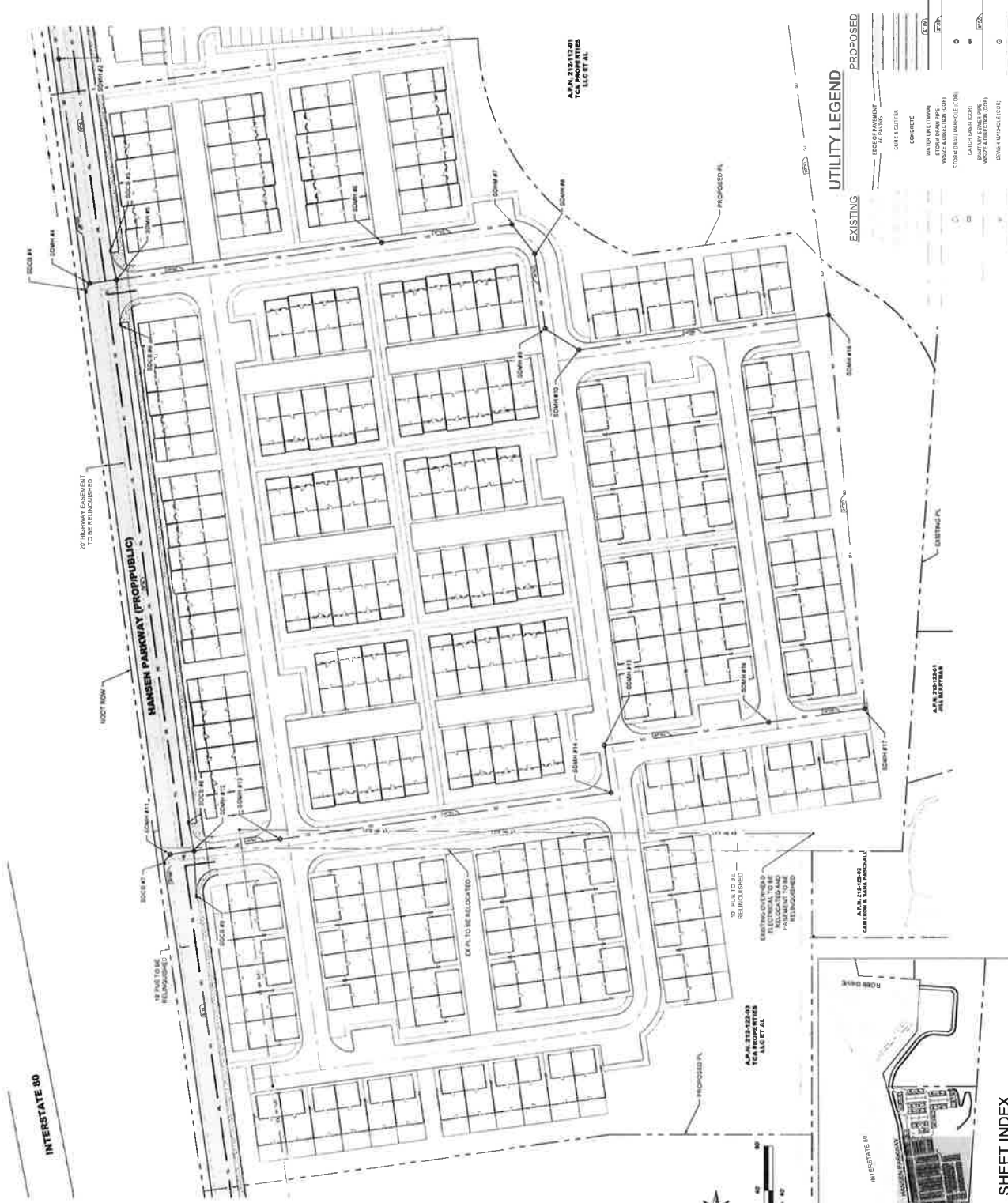
PRELIMINARY

SEPTEMBER 2022

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SCALE: 1" = 40' FOR OVERALL DIMENSIONS  
 1" = 20' FOR LOT DIMENSIONS  
 1" = 10' FOR STREET DIMENSIONS  
 1" = 5' FOR UTILITY DIMENSIONS

**U-3**  
 DRAWN BY: MCR  
 DESIGNED BY: MCR  
 CHECKED BY: MCR  
 JOB NO.: 10570-002



**UTILITY LEGEND**

EXISTING	PROPOSED
12" WATER MAIN (100% CUP)	12" WATER MAIN (100% CUP)
12" SANITARY SEWER (100% CUP)	12" SANITARY SEWER (100% CUP)
12" GAS MAIN (100% CUP)	12" GAS MAIN (100% CUP)
12" ELECTRIC (100% CUP)	12" ELECTRIC (100% CUP)
12" TELEPHONE (100% CUP)	12" TELEPHONE (100% CUP)
12" CABLE TV (100% CUP)	12" CABLE TV (100% CUP)
12" FIBER OPTIC (100% CUP)	12" FIBER OPTIC (100% CUP)
12" RAINWATER (100% CUP)	12" RAINWATER (100% CUP)
12" STORM SEWER (100% CUP)	12" STORM SEWER (100% CUP)
12" SANITARY SEWER (100% CUP)	12" SANITARY SEWER (100% CUP)
12" GAS MAIN (100% CUP)	12" GAS MAIN (100% CUP)
12" ELECTRIC (100% CUP)	12" ELECTRIC (100% CUP)
12" TELEPHONE (100% CUP)	12" TELEPHONE (100% CUP)
12" CABLE TV (100% CUP)	12" CABLE TV (100% CUP)
12" FIBER OPTIC (100% CUP)	12" FIBER OPTIC (100% CUP)
12" RAINWATER (100% CUP)	12" RAINWATER (100% CUP)
12" STORM SEWER (100% CUP)	12" STORM SEWER (100% CUP)



**SHEET INDEX**

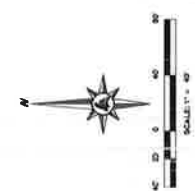
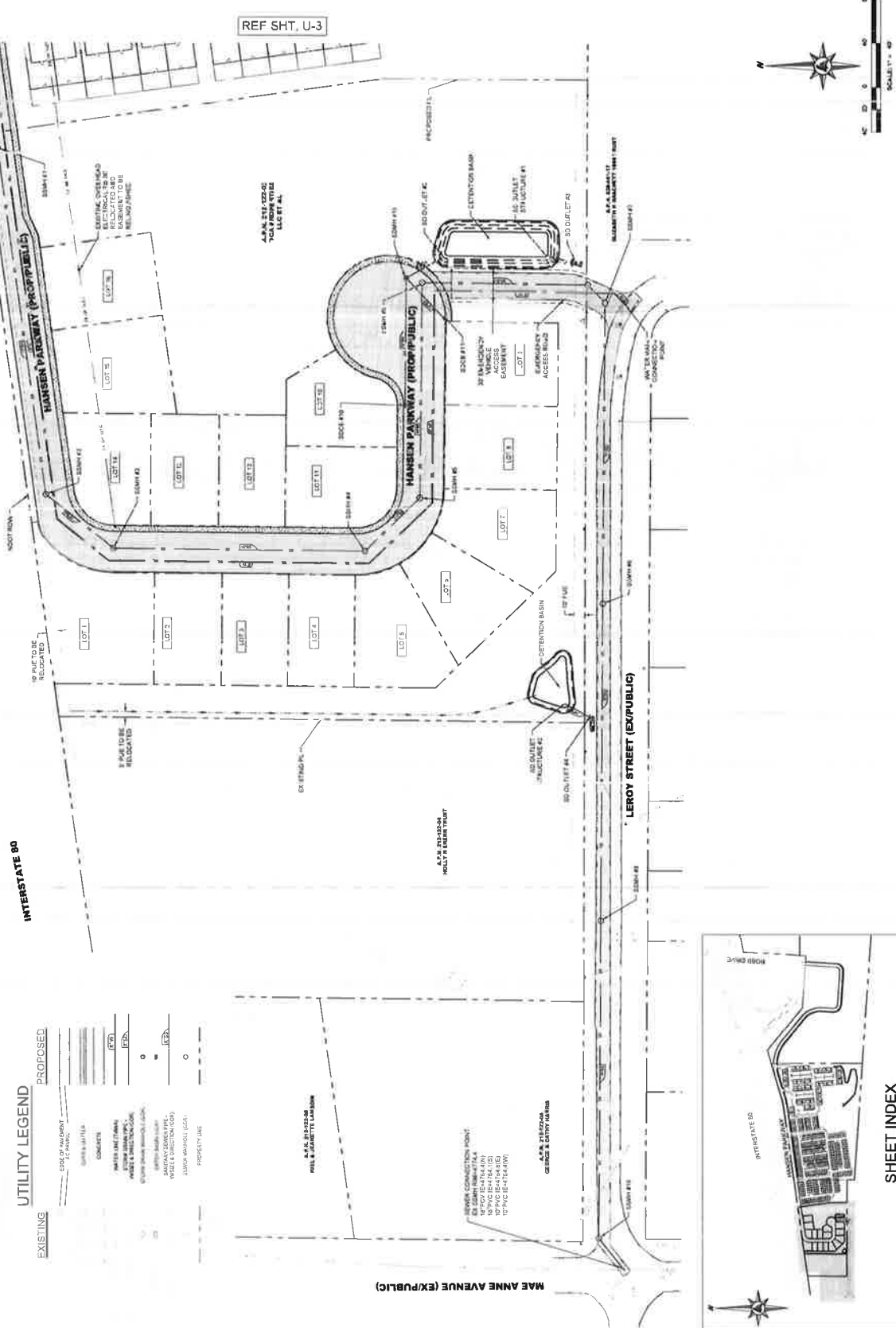




**TCA SINGLE FAMILY HOMES  
 CUP AND TENTATIVE MAP  
 PRELIMINARY UTILITY PLAN**

PRELIMINARY  
 SEPTEMBER 2022

**U-4**  
 DRAWN BY: MCR  
 CHECKED BY: MCR  
 DATE: 10/10/22



**UTILITY LEGEND**

EXISTING	PROPOSED
1" WATER MAIN	1" WATER MAIN
1" SEWER MAIN	1" SEWER MAIN
1" GAS MAIN	1" GAS MAIN
1" ELECTRIC MAIN	1" ELECTRIC MAIN
1" FIBER OPTIC MAIN	1" FIBER OPTIC MAIN
1" RAINWATER MAIN	1" RAINWATER MAIN
1" SANITARY MAIN	1" SANITARY MAIN
1" STORMWATER MAIN	1" STORMWATER MAIN
1" CULVERT	1" CULVERT
1" MANHOLE	1" MANHOLE
1" VALVE	1" VALVE
1" UTILITY POLE	1" UTILITY POLE





**TCA APARTMENTS**  
**CONDITIONAL USE PERMIT**  
**PRELIMINARY UTILITY PLAN**

TCA PROPERTIES LLC

SEPTEMBER 2022  
**PRELIMINARY**

REV	DATE	DESCRIPTION

BASED 1"=20' ON  
 ORIGINAL DRAWING  
 PREPARED BY: MICHAEL J. LUMOS  
 CHECKED BY: JAMES J. LUMOS  
 APPROVED BY: JAMES J. LUMOS

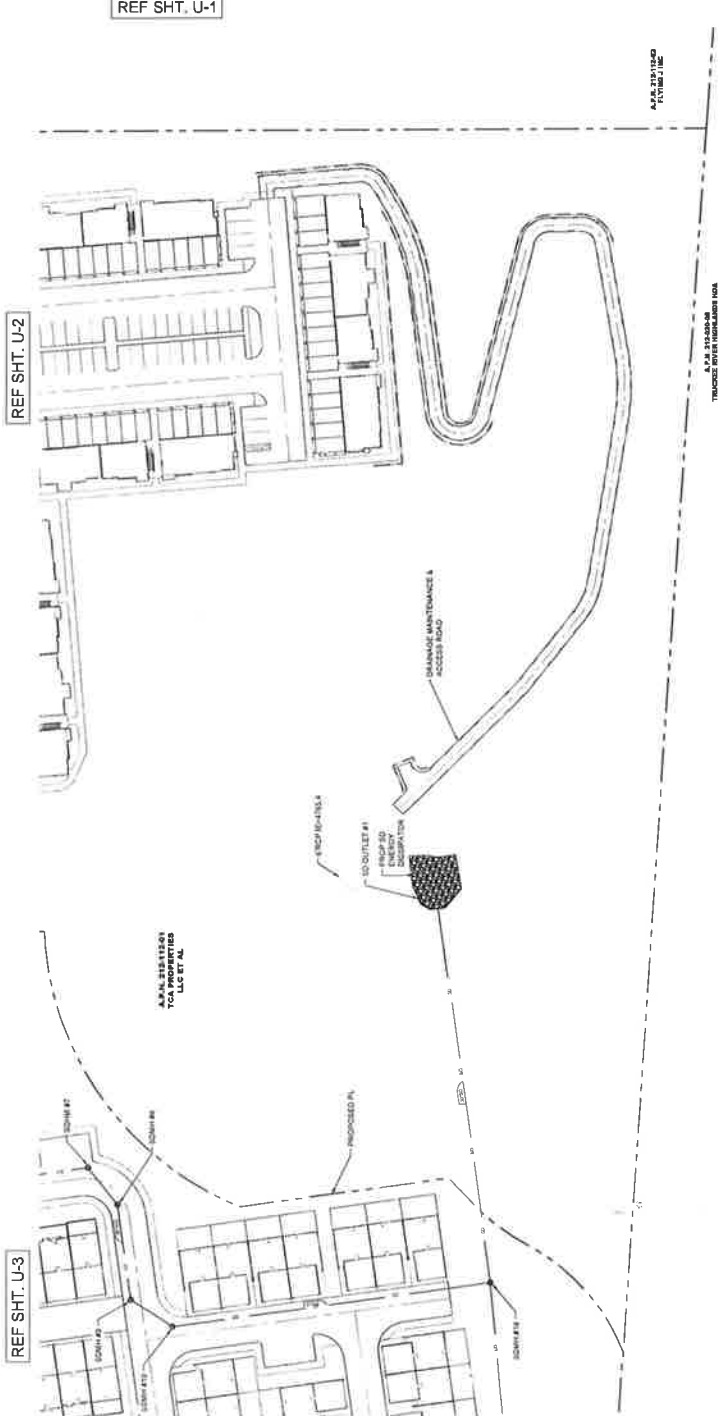
**U-5**  
 DRAWN BY: MCL  
 DESIGNED BY: JLL  
 CHECKED BY: JLL  
 JOB NO.: 100723002

**UTILITY LEGEND**

EXISTING	PROPOSED



**SHEET INDEX**





NEVADA

**TCA SINGLE FAMILY HOMES  
 CUP AND TENTATIVE MAP  
 CROSS SECTIONS**

TCA PROPERTIES LLC

RENO

REV	DATE	DESCRIPTION
01	09/27/2022	PRELIMINARY

SCALE: 1" = 40'  
 NORTH  
 PROJECT: TCA SINGLE FAMILY HOMES  
 ADJUST: TCA SINGLE FAMILY HOMES

**X-1**  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: 09/27/2022

