



# Design Review Committee Staff Report

Meeting Date: September 14, 2017

Subject: Tentative Map Case Number TM16-001  
Applicant: DR Horton  
**Agenda Item Number: 5B**  
Project Summary: 93 Lot Single Family Subdivision  
Prepared by: Trevor Lloyd, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division  
Phone: 775.328.3620  
E-Mail: tlloyd@washoecounty.us

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## **Description**

**Tentative Subdivision Map Case Number TM16-001 (Colina Rosa)** – Hearing, discussion and possible action to approve the proposed landscaping plan and exterior design features of the homes for a subdivision map that includes the development of a 93 lot common open space subdivision on two parcels totaling 20.1 acres, as authorized in Article 608, Tentative Subdivision Maps, of the Washoe County Development Code.

- Applicant: DR Horton  
Attn: Tom Warley  
190 W. Huffaker Lane  
Reno, NV 89511
- Property Owner: HBT Properties of Nevada, LLC.  
Attn: Mike Richter  
710 N. Plankinton Ave., 1100  
Milwaukee, WI 53203
- Location: 3800 Mount Rose Highway and 5185 Edmonton Dr.
- Assessor's Parcel Number: 049-402-02; 049-402-07
- Parcel Size: ± 20.1 acres
- Master Plan Category: Commercial
- Regulatory Zone: Neighborhood Commercial (NC)
- Area Plan: Forest Area Plan
- Citizen Advisory Board: South Truckee Meadows / Washoe Valley
- Development Code: Authorized in Article 608, Tentative Map
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 30, T18N, R20E, MDM,  
Washoe County, NV

**DESIGN REVIEW COMMITTEE / LANDSCAPING REVIEW**

- 1(o) Prior to any ground disturbing activity, the applicant shall submit a landscaping/architectural design plan to the Planning and Development Division for review and approval by the Design Review Committee. Said plan shall address, but not be limited to: signage, exterior lighting, fencing, landscaping design to include walking trails, landscaping material that emphasizes the use of native and low water requirement vegetation (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, and financial assurances that landscaping will be planted and maintained.
- 1(p) A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A shall be submitted to and approved by the Planning and Development Division / Design Review Committee. The letter(s) shall certify that all applicable landscaping provisions of Articles 408, 410 and 412 of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of the Planning and Development Division has waived.
- 1(q) All landscaping shall be maintained in accordance with the provisions found in Washoe County Code Section 110.412.75, *Maintenance*. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Planning and Development Division prior to a Certificate of Occupancy. The plan shall be wet-stamped.

Applicant: DR Horton, Attn.: Tom Warley, 190 W. Huffaker Lane, Reno, NV 89511

Property Owner: HBT Properties of Nevada, LLC., Attn: Mike Richter, 710 N. Plankinton Ave., 1100, Milwaukee, WI 53203

Professional Consultant: LA Studio Nevada, LLC., 1552 C Street, Sparks, NV 89431

Professional Consultant: Summit Engineering, Attn.: Colin Hayes, 5405 Mae Anne Avenue, Reno, NV 89523

**Design Review Submittal For:**

**Colina Rosa Subdivision**

**Washoe County, Nevada**

Submitted by:

DR Horton

190 W. Huffaker Lane, Suite 408

Reno, Nevada 89511

August 21, 2017

**Original Copy**

Community Services Department  
Planning and Development  
**DESIGN REVIEW COMMITTEE  
APPLICATION**



Community Services Department  
Planning and Development  
1001 E. Ninth St., Bldg. A  
Reno, NV 89520

Telephone: 775.328.3600

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Colina Rosa Subdivision</b>			
Project Description: 93 lot single family subdivision on 20.13 acres			
Project Address: Edmonton Drive/Butch Cassidy Drive			
Project Area (acres or square feet): 20.13 acres			
Project Location (with point of reference to major cross streets AND area locator): <b>Southwest corner of the Mt. Rose Highway and Edmonton Drive</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
049-402-02	10.95	049-402-07	9.18
Section(s)/Township/Range: Southwest 1/4 Section 30, Township 18 North, Range 20 East, MDM			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). TM16-001			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: HBT Properties of Nevada, LLC		Name: LA Studio Nevada, LLC	
Address: 710 N. Plankinton Ave., 1100 Milwaukee, WI		Address: 1552 C Street, Sparks NV	
Zip: 53203		Zip: 89431	
Phone: 916-782-2424	Fax:	Phone: 775-323-2223	Fax:
Email: mrichter@hbtsac.com		Email: dale@lastudionevada.com	
Cell:	Other:	Cell:	Other:
Contact Person: Mike Richter		Contact Person: Dale Doerr	
<b>Applicant/Developer: Same as above</b>		<b>Other Persons to be Contacted:</b>	
Name: DR Horton		Name: Summit Engineering	
Address: 190 W. Huffaker Ln. #408		Address: 5405 Mae Anne Ave., Reno NV	
Zip: 89511		Zip: 89523	
Phone: 775-225-9283	Fax: 566-3365	Phone: 775-747-8550	Fax:
Email: thwarley@drhorton.com		Email: chayes@summitnv.com	
Cell:	Other:	Cell:	Other:
Contact Person: Tom Warley		Contact Person: Colin Hayes	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: HBT PROPERTIES OF NEVADA, LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )  
COUNTY OF WASHOE )

I, Jeffrey M. Pensten  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 049-402-02 AND 07

Printed Name Jeffrey M. Pensten

Signed [Signature]

Address 11060 White Rock Rd  
Bardonia, CA 95670

Subscribed and sworn to before me this  
20<sup>th</sup> day of February, 2017.

Sarah Fontenot, Sacramento CA  
Notary Public in and for said county and state

My commission expires: May 17, 2019

(Notary Stamp)



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

**CERTIFIED RESOLUTION  
OF  
TOWNE REALTY, INC.**

The undersigned, Mark S. Madigan, hereby certifies that he is the elected, authorized and acting Assistant Secretary of Towne Realty, Inc., a Wisconsin corporation ("Towne"), and that the following resolution has been adopted by Towne, is in full force and effect, and has not been amended, altered or supplemented since its adoption:

**WHEREAS**, Towne is the sole member of HBT Properties of Nevada LLC, a Nevada limited liability company ("LLC"); and

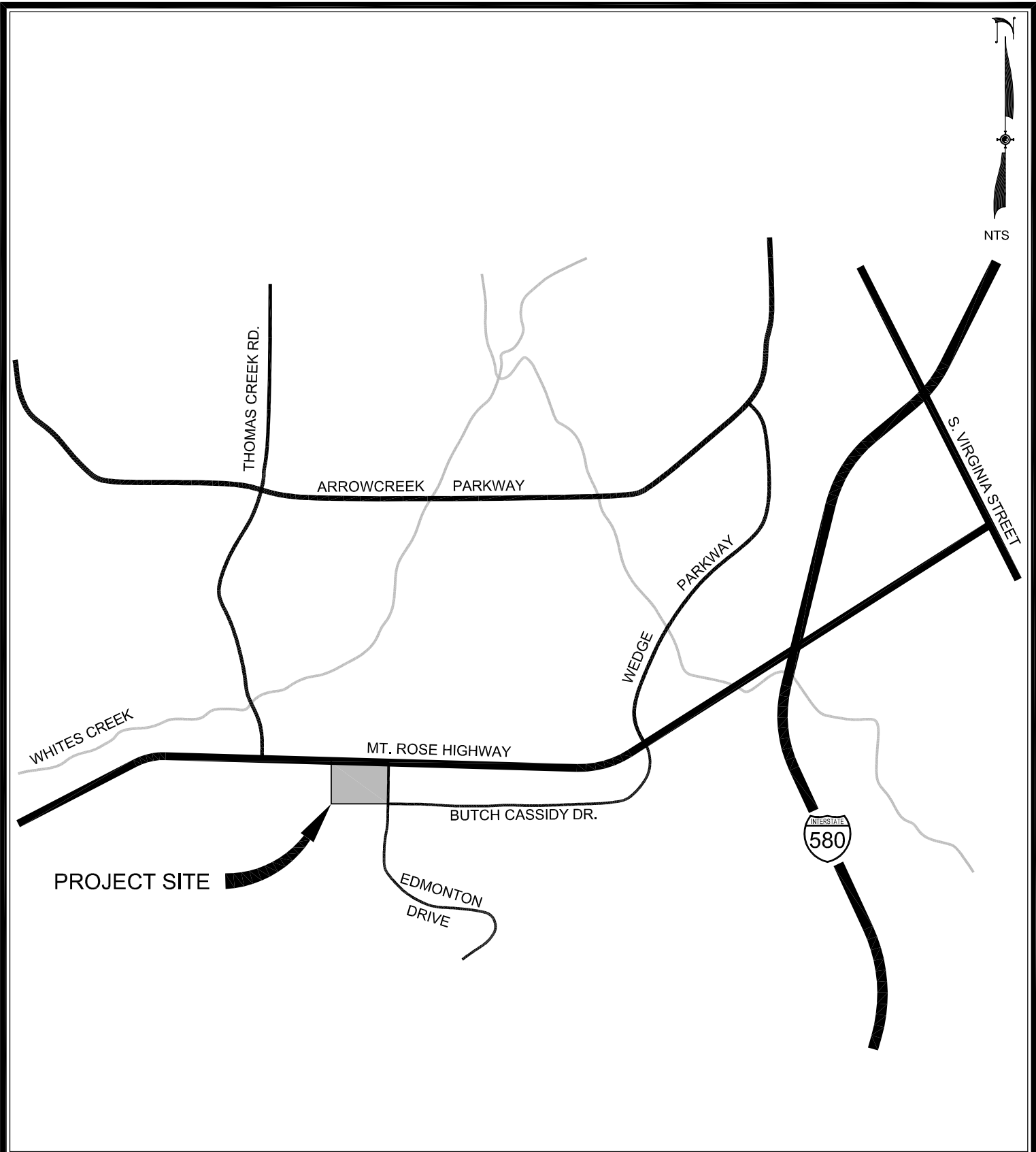
**WHEREAS**, Towne has determined that it is in its best interests to appoint officers of the LLC for the purpose of conducting the business of the LLC;

**NOW, THEREFORE, BE IT RESOLVED**, that the following individuals are hereby elected to the following officerships of the LLC, to serve as such officers from the date hereof or until their successors shall have been duly elected and qualified:

James D. Borris	President/CEO
Robert E. Braun	Executive Vice President/CFO
James F. Janz	Vice President
Stephan J. Chevalier	Vice President/Treasurer
Daniel Garrett	Vice President
Jeffrey M. Pemstein	Vice President
William A. Wigchers	Vice President
James B. Young	Vice President and Secretary
Mark S. Madigan	Assistant Secretary
Sandra J. DeLisie	Assistant Secretary

Dated effective the 27th day of January, 2012.

  
\_\_\_\_\_  
Mark S. Madigan, Assistant Secretary



COLINA ROSA  
VICINITY MAP

02/21/17

Copyright SUMMIT ENG 2017

**SUMMIT** ENGINEERING CORPORATION  
5405 MAE ANNE AVENUE, RENO, NV, 89523  
PHONE:(775) 747-8550 FAX:(775) 747-8559

SHEET  
1  
OF  
1



# SITE PLAN

GALENA TERRACE SUBDIVISION

BUTCH CASSIDY DRIVE

EDMONTON DRIVE

MT. ROSE HIGHWAY

VACANT

TUSCAN SUN COURT

GLOWING AMBER COURT

AMERICAN PILLAR COURT

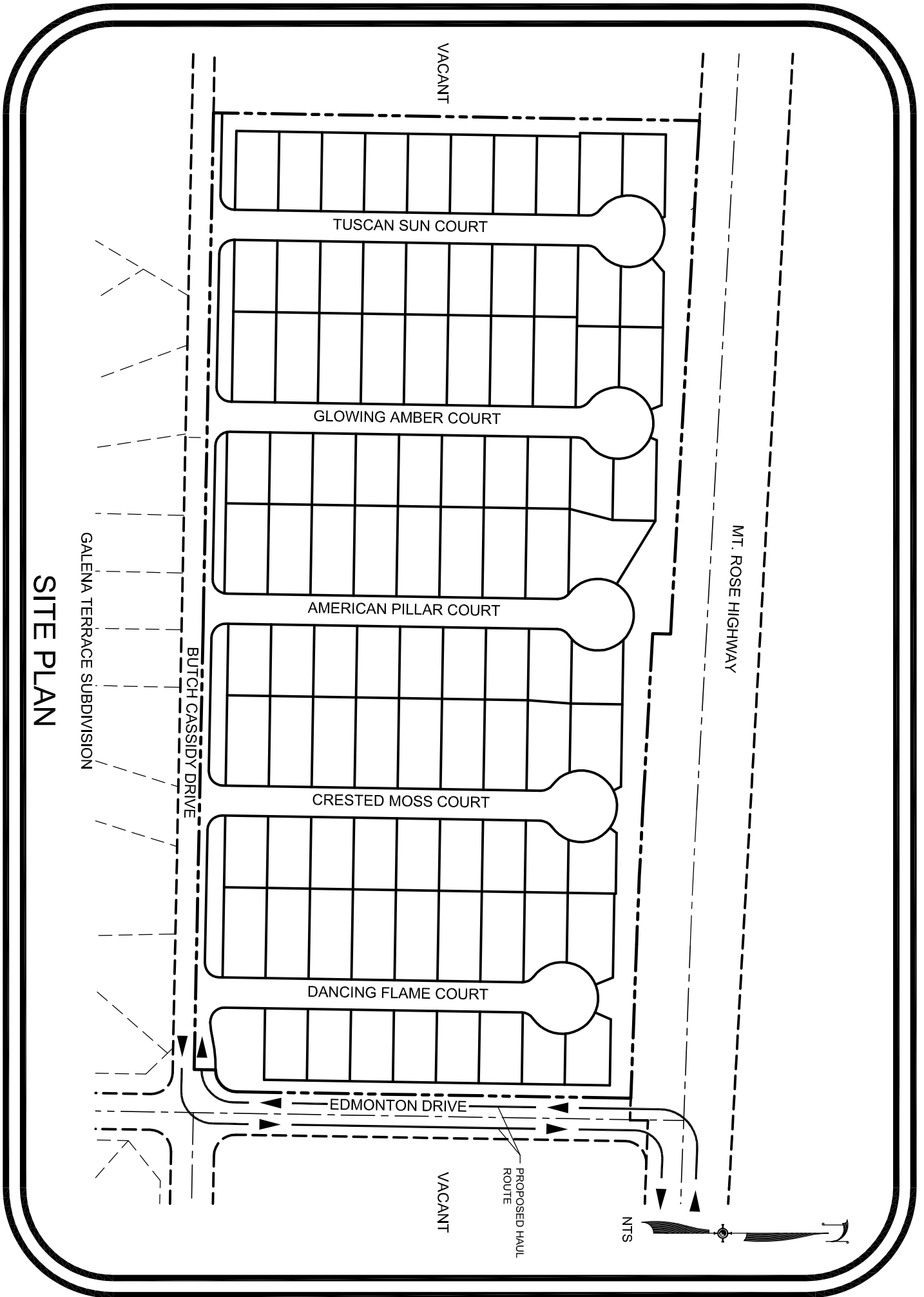
CRESTED MOSS COURT

DANCING FLAME COURT

VACANT

PROPOSED HAUL ROUTE

NTS





*Figure 1 – View to the east from west property line*



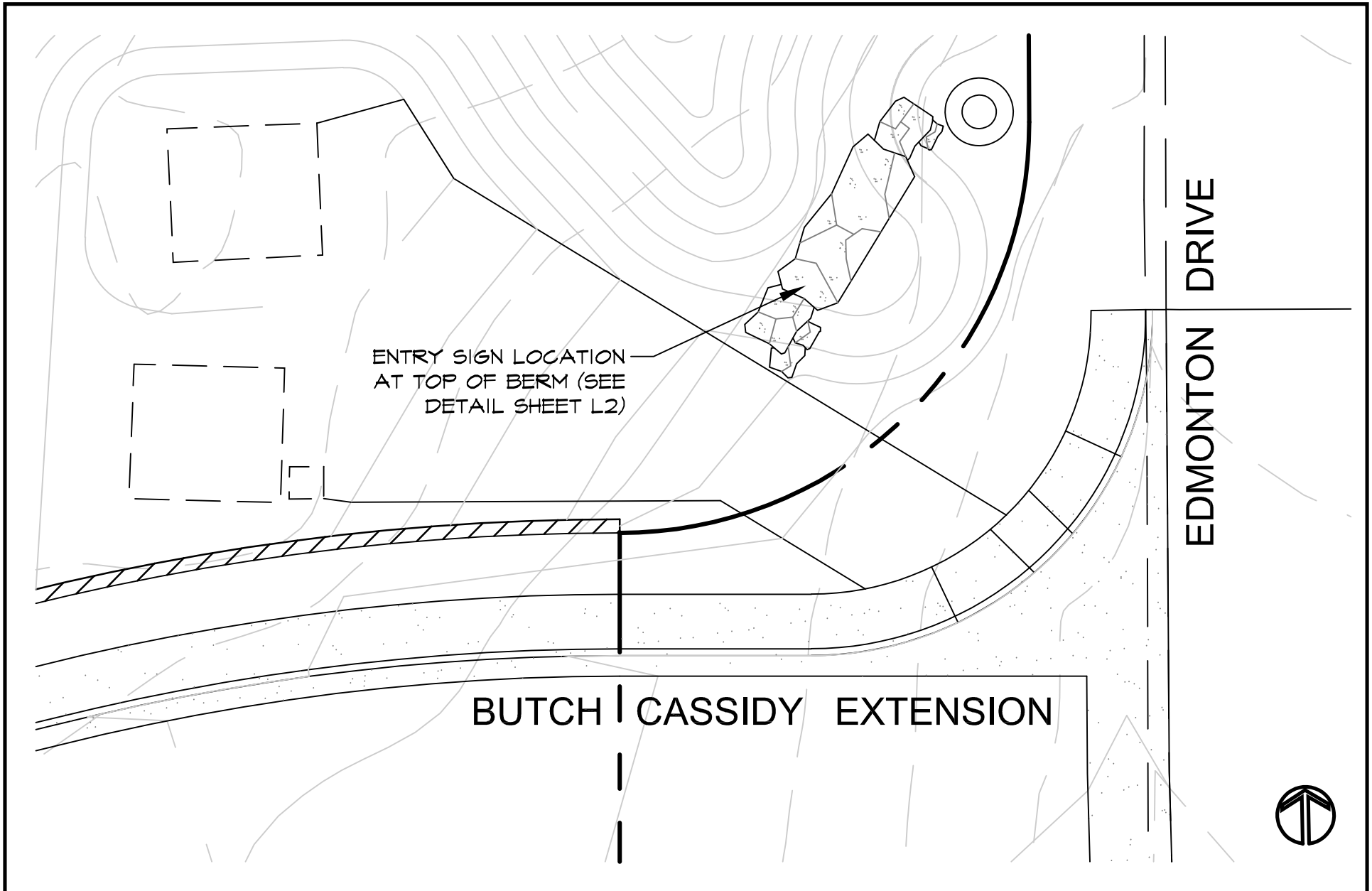
*Figure 2 - View to the north from the south property line*



*Figure 3 - View to the south from the Mt. Rose Hwy.*



*Figure 4 - view to the west from Edmonton Drive*




EDMONTON DRIVE

BUTCH | CASSIDY | EXTENSION

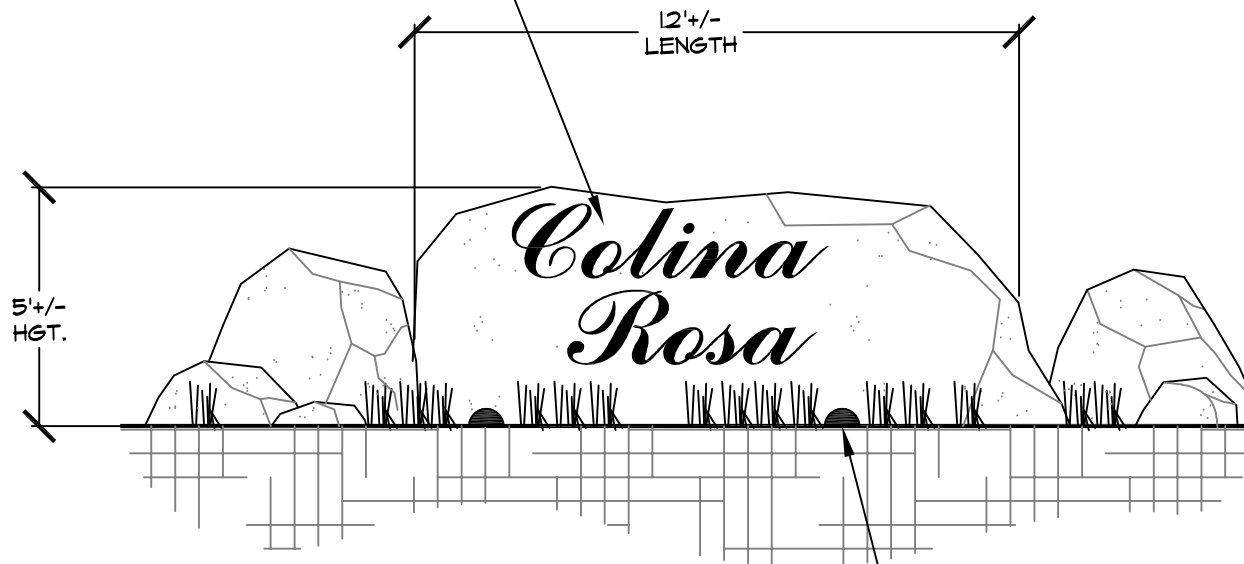
ENTRY SIGN LOCATION  
AT TOP OF BERM (SEE  
DETAIL SHEET L2)




<p>Entry Sign Location <b>COLINA ROSA</b> 5185 Edmonton DR , Washoe County 89511</p>	<p>Scale: 1" = 20'</p>	 <p><b>L.A. Studio Nevada</b> the landscape architecture studio</p>	<p>Sheet 1</p>
	<p>Prepared By: KMK</p>		<p>of 5</p>
	<p>Date: 8/9/17</p>		
	<p>JN #: 010-521-07-16</p>		

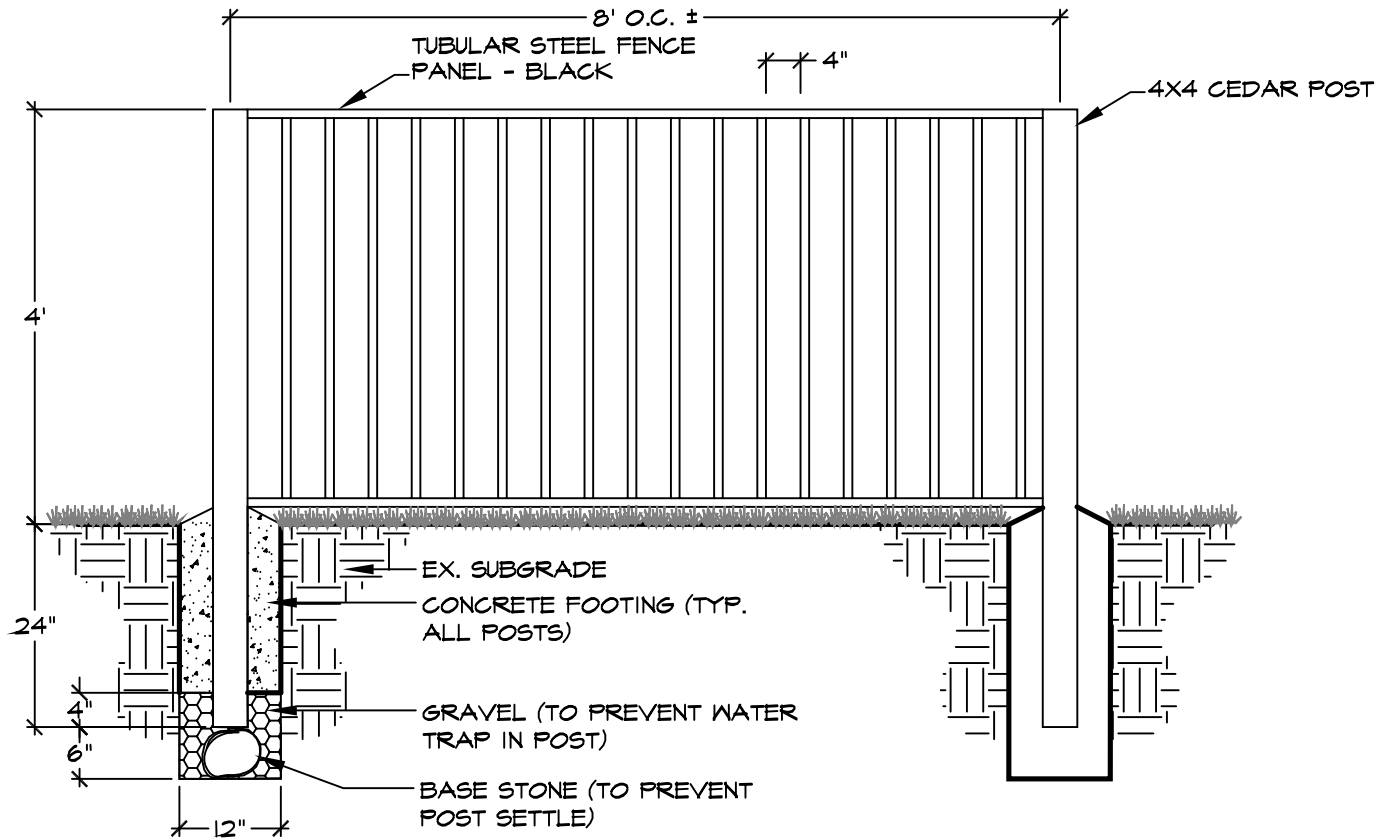
NATIVE BOULDER ROCKS WITH ATTACHED METAL SIGN LETTERING/LOGO BY SIGN CONTRACTOR. CONTRACTOR TO PROVIDE LETTERING MOCK-UP FOR HEIGHT AND TYPE FOR FINAL APPROVAL.

PROJECT SIGNAGE SHALL NOT EXCEED MORE THAN 60 SQ. FT. OF SURFACE AREA.



LOW VOLTAGE LIGHTING (2) INGROUND MOUNT (SEE CUT SHEETS ATTACHED)

<p>Entry Sign Detail  <b>COLINA ROSA</b>          5185 Edmonton DR , Washoe County 89511</p>	Scale: NOT TO SCALE	 <p><b>L.A. Studio Nevada</b>          the landscape architecture studio</p>	Sheet
	Prepared By: KMK		2
	Date: 8/9/17		of
	JN #: 010-521-07-16		5



Open View Fence Detail  
**COLINA ROSA**

5185 Edmonton DR , Washoe County 89511

Scale: NOT TO SCALE

Prepared By: KMK

Date: 8/9/17

JN #: 010-521-07-16

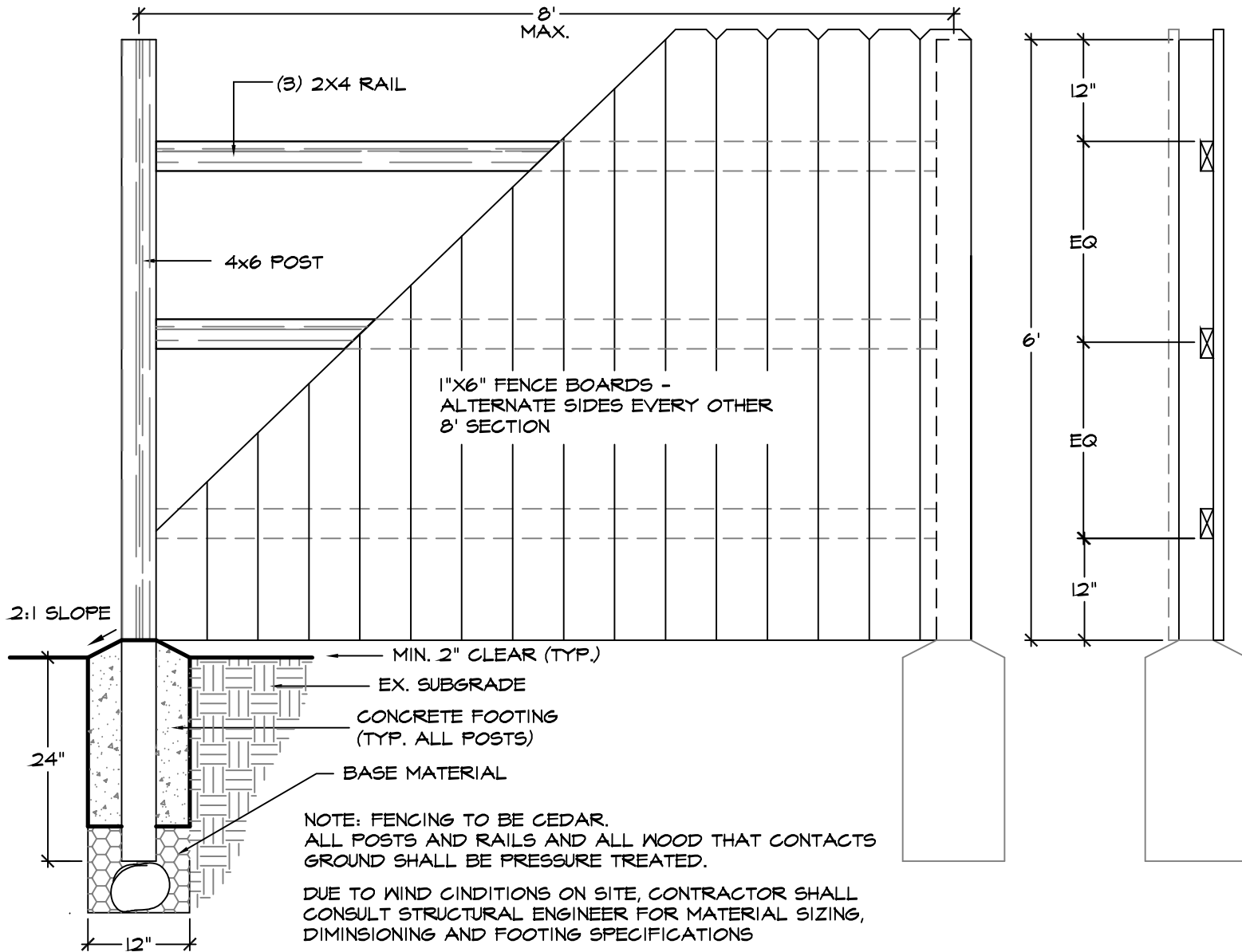
**L.A. Studio Nevada**  
the landscape architecture studio

Sheet

3

of

5



Privacy (Good Neighbor) Fence Detail

**COLINA ROSA**

5185 Edmonton DR , Washoe County 89511

Scale: NOT TO SCALE

Prepared By: KMK

Date: 8/9/17

JN #: 010-521-07-16

**L.A. Studio Nevada**

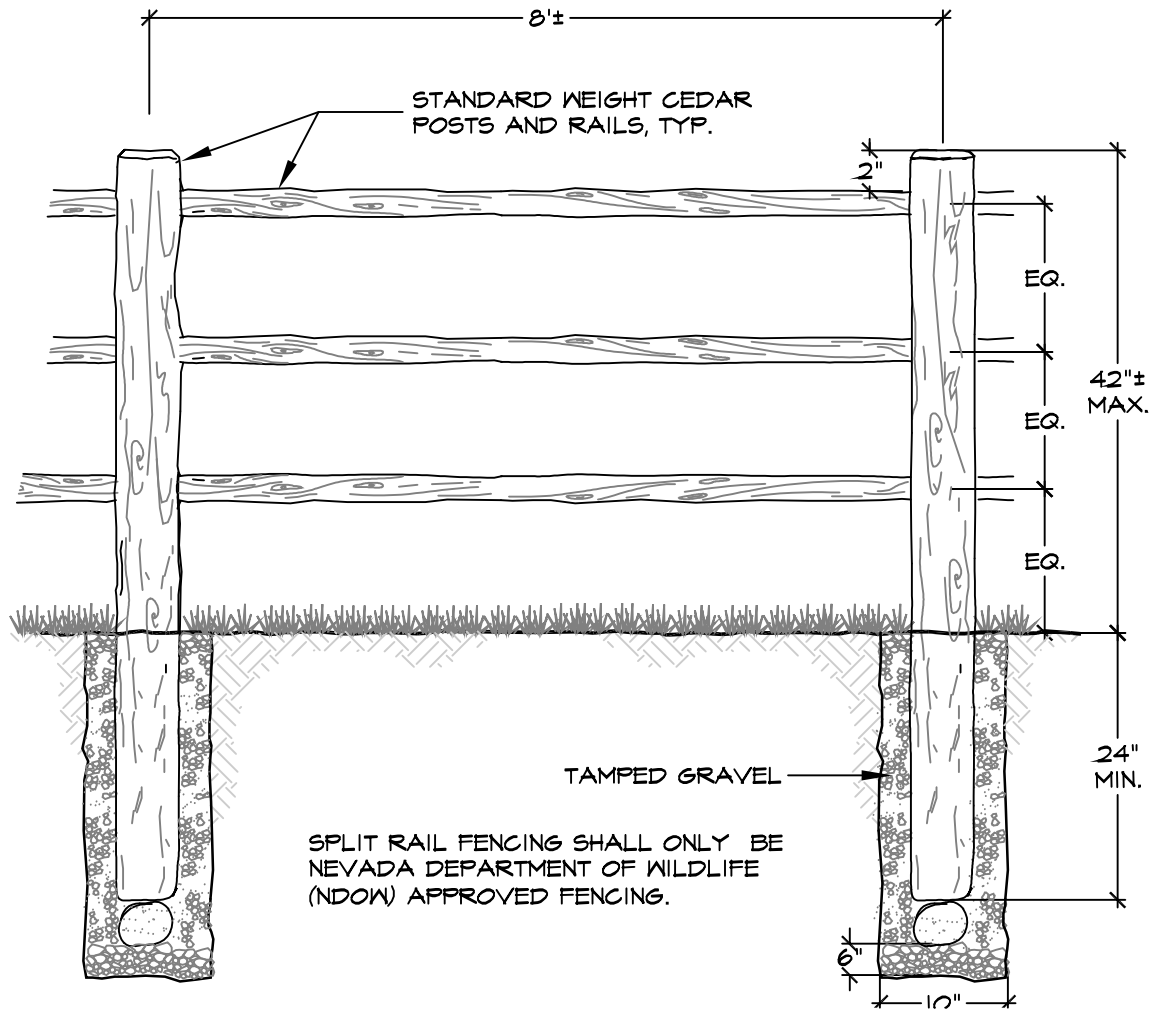
the landscape architecture studio

Sheet

4

of

5



Split Rail Fence Detail  
**COLINA ROSA**  
 5185 Edmonton DR , Washoe County 89511

Scale: NOT TO SCALE  
 Prepared By: KMK  
 Date: 8/9/17  
 JN #: 010-521-07-16

**L.A. Studio Nevada**  
 the landscape architecture studio

Sheet  
 5  
 of  
 5



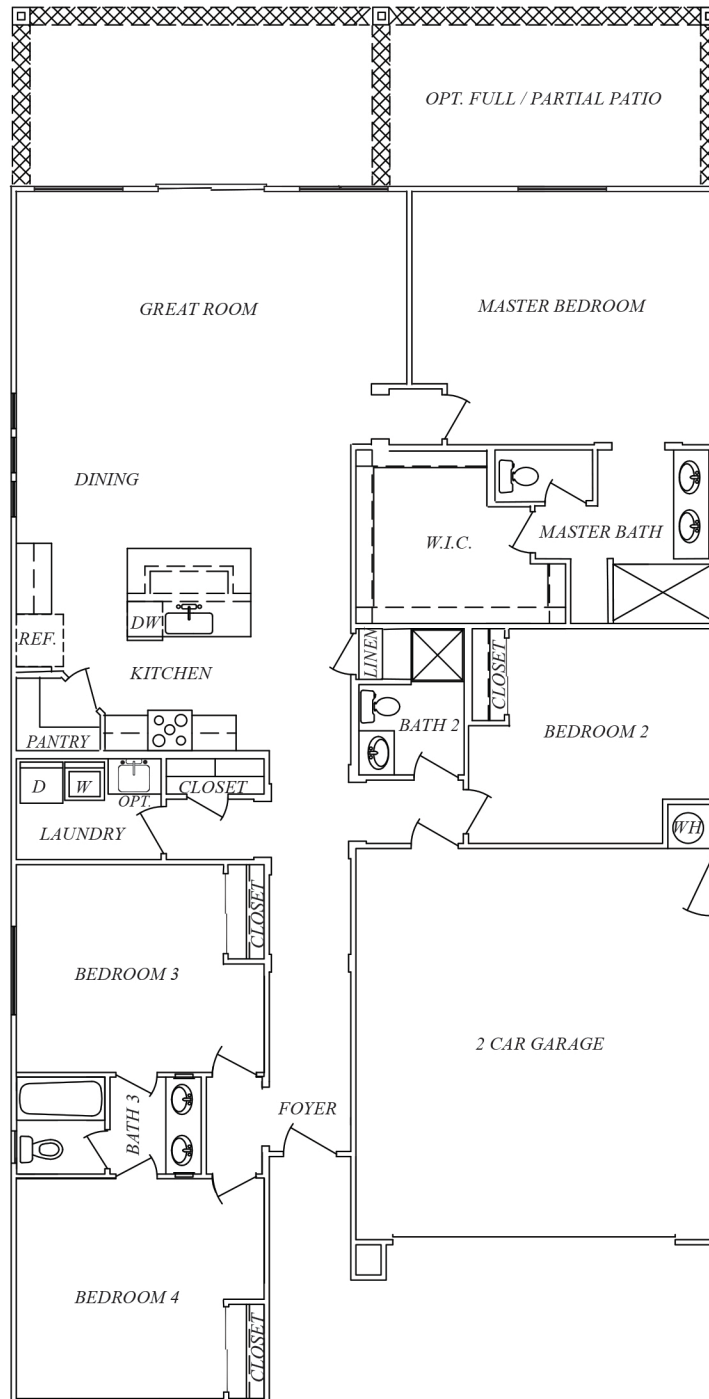


**2040 Plan**



**elevation B**

**elevation A**

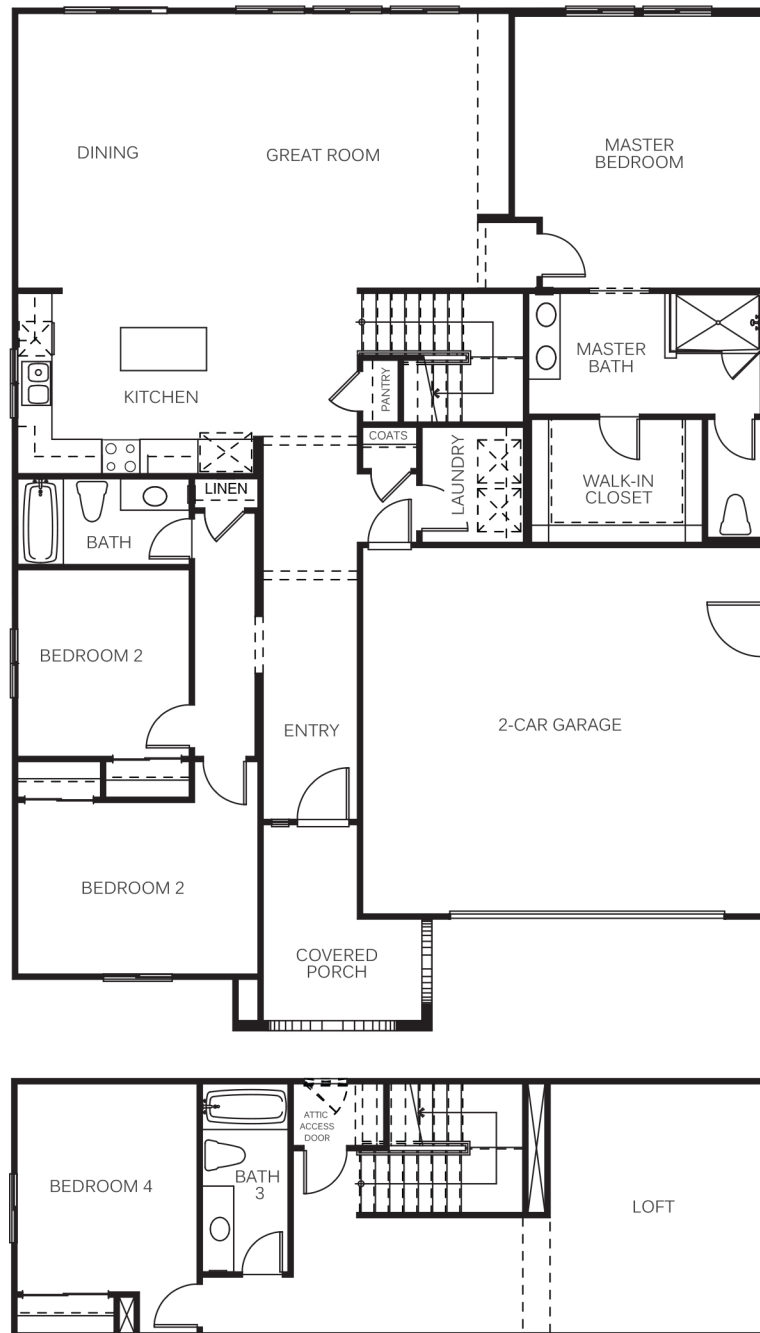


2,040 Sq. Ft. • 4 Bedrooms • 3 Bathrooms • 2-Car Garage



Elevation A

Elevation B



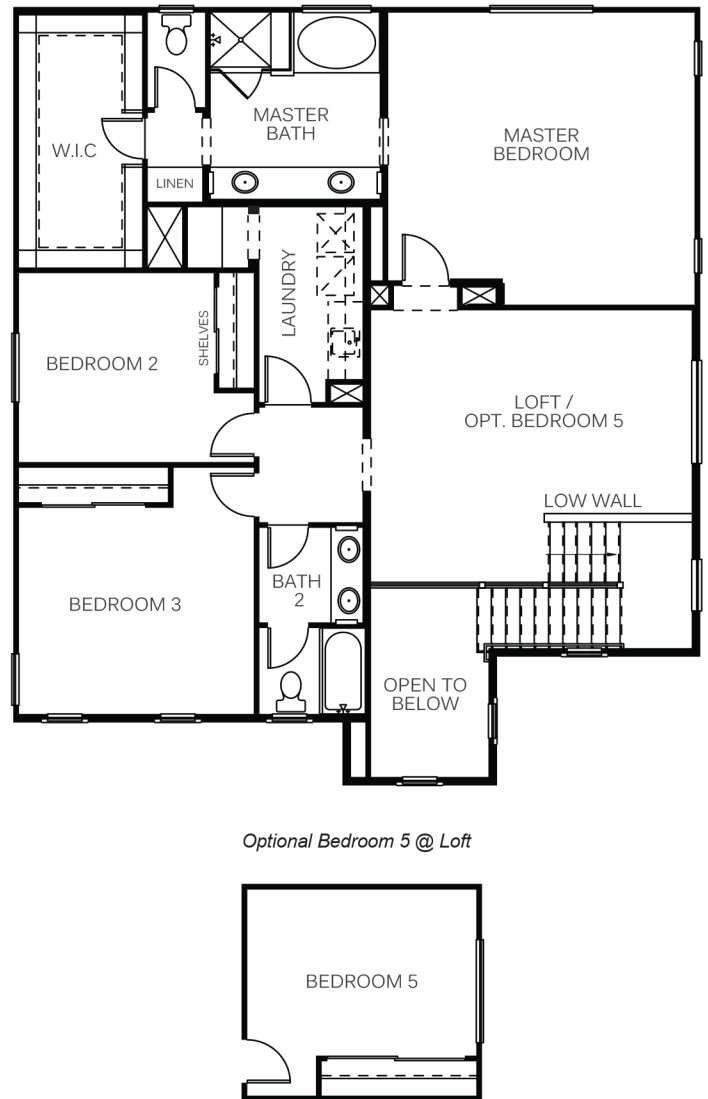
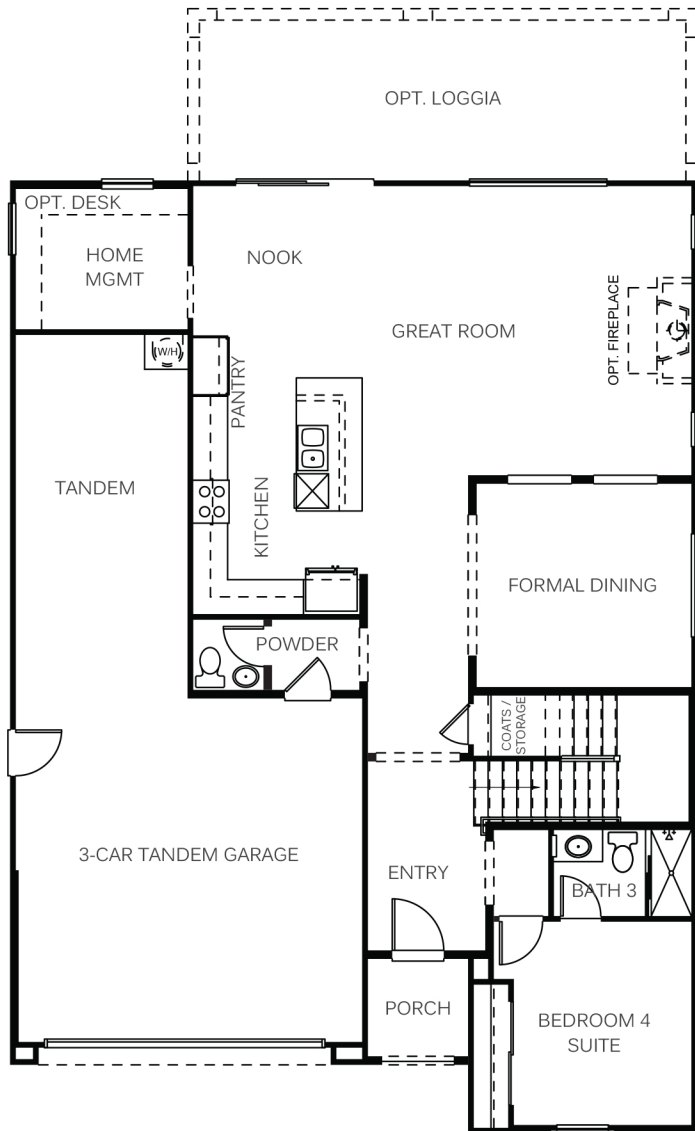
2,437 Sq. Ft. • 4 Bedrooms • 3 Bathrooms • 2-Car Garage • Loft



Elevation B



Elevation C



2,902 Sq. Ft. • 4 Bedrooms • 3.5 Bathrooms • 3-Car Tandem Garage • Loft w/ Optional 5th BR



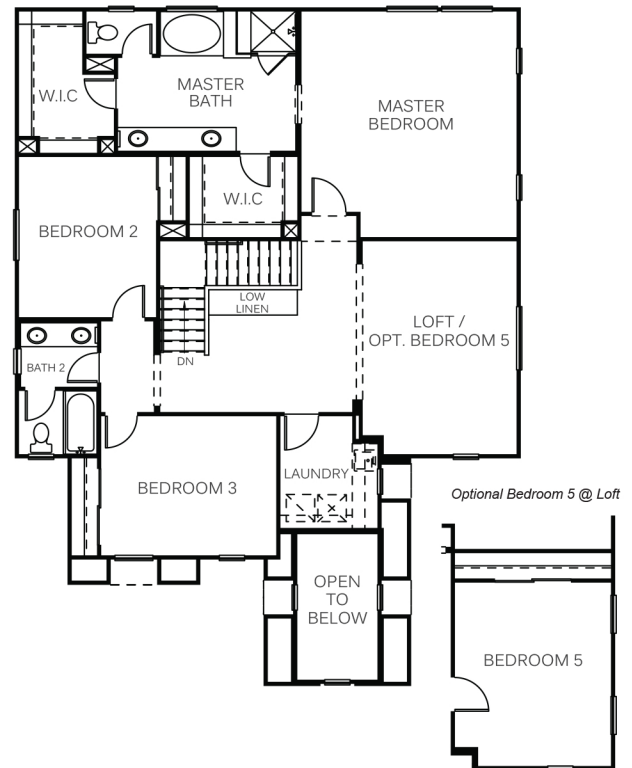
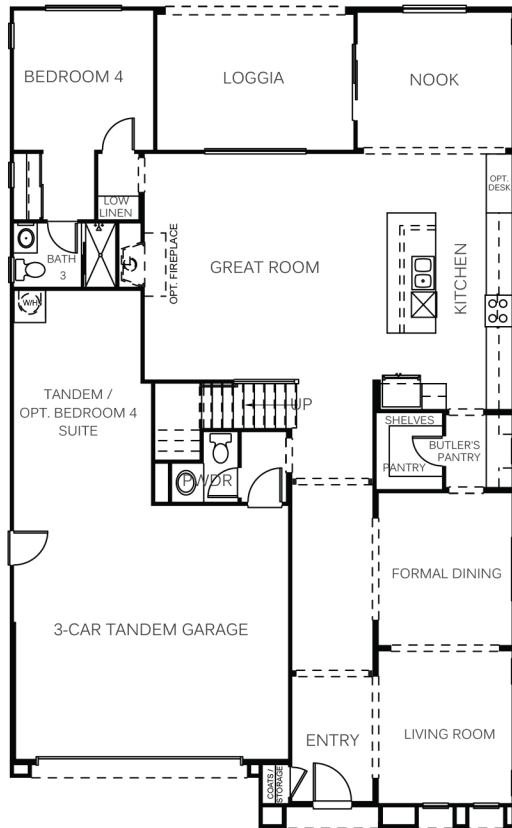
Elevation B



Plan 3176

Elevation C

Optional Bedroom 4 Suite @ Tandem



3,176 Sq. Ft. • 4 Bedrooms • 3.5 Bathrooms • 3-Car Tandem Garage • Opt. BR 4 Suite

1 Story House Plans



2 Story House Plans



2 Story House Plans



2 Story House Plans





2 Story House Plans



# SCHEME 1

BODY/FIELD



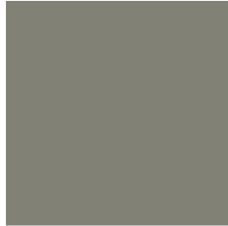
SW 2834 BIRDSEYE MAPLE

BANDING/TRIM



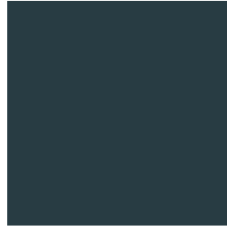
SW 7680 LANYARD

FRONT DOOR/ACCENT



SW 6200 LINK GRAY

GARAGE DOOR



SW 6237 DARK NIGHT

FASCIA



SW 7595 SOMMELIER

STONE



RUSTIC LEDGE SEQUOIA

ROOF TILE



TESORO BLEND  
1HBCS3270

ROOF TILE



DESERT SAGE  
1FACS0024

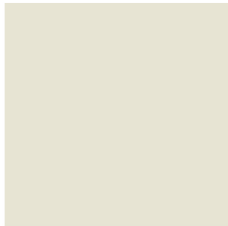
# SCHEME 2

BODY/FIELD



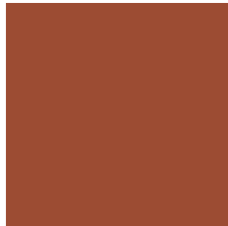
SW 6158 SAWDUST

BANDING/TRIM



SW 6154 NACRE

FRONT DOOR/ACCENT



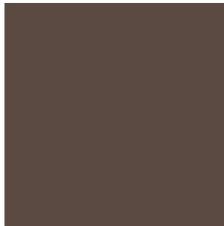
SW 6342 SPICY HUE

GARAGE DOOR



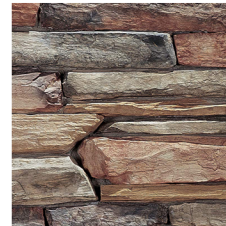
SW 6208 PEWTER GREEN

FASCIA



SW 6041 OTTER

STONE



RUSTIC LEDGE SAWTOOTH

ROOF TILE



TESORO BLEND  
1HBCS3270

ROOF TILE



DESERT SAGE  
1FACS0024

## SCHEME 3

BODY/FIELD



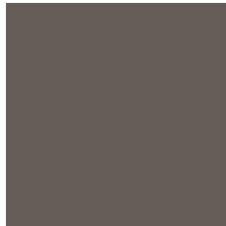
SW 7542 NATUREL

BANDING/TRIM



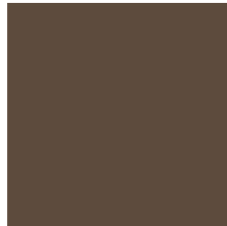
SW 7737 MEADOW TRAIL

FRONT DOOR/ACCENT



SW 7505 MANOR HOUSE

GARAGE DOOR



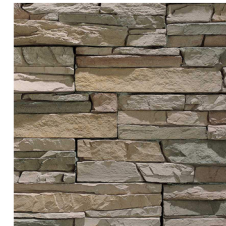
SW 6083 SABLE

FASCIA



SW 6236 GRAYS HARBOR

STONE



STACKED STONE  
CASTAWAY

ROOF TILE



SMOKEY TOPAZ BLEND  
1HBC3181

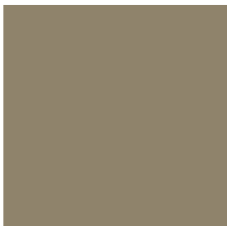
ROOF TILE



TESORO BLEND  
1FACS3270

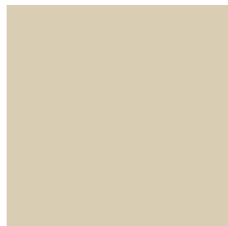
## SCHEME 4

BODY/FIELD



SW 6151 QUIVER TAN

BANDING/TRIM



SW 6141 SOFTER TAN

FRONT DOOR/ACCENT



SW 7680 LANYARD

GARAGE DOOR



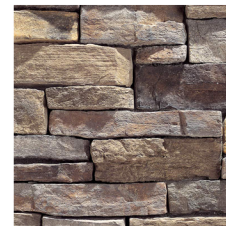
SW 7674 PEPPERCORN

FASCIA



SW 6068 BREVITY BROWN

STONE



MOUNTAIN LEDGE SIERRA

ROOF TILE





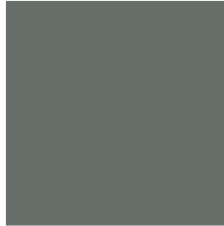


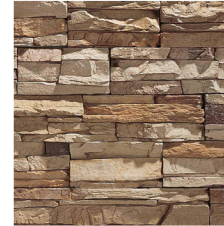


SMOKEY TOPAZ BLEND  
1HBC3181

ROOF TILE


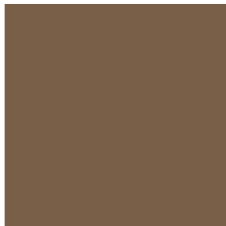



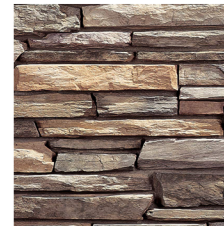




MONTE SERENO BLEND  
1FACS3280

## SCHEME 5

BODY/FIELD	BANDING/TRIM	FRONT DOOR/ACCENT	GARAGE DOOR	FASCIA	STONE	ROOF TILE	ROOF TILE
							
SW 6109 HOPSACK	SW6133 MUSLIN	SW 7622 HOMBURG GRAY	SW 7580 CARNELIAN	SW 7605 GALE FORCE	STACKED STONE MOUNTAIN BLEND	APPLE BARK 1BCCS0431	DESERT SAGE 1FACS0024

## SCHEME 6

BODY/FIELD	BANDING/TRIM	FRONT DOOR/ACCENT	GARAGE DOOR	FASCIA	STONE	ROOF TILE	ROOF TILE
							
SW 7695 MESA TAN	SW 6089 GROUNDED	SW 7585 SUNDRIED TOMATO	SW 7615 SEA SERPENT	SW 6106 KILIM BEIGE	RUSTIC LEDGE CASCADE	SALERNO CLAY 1HBCS6330	CHARLESTON 1FACS6070


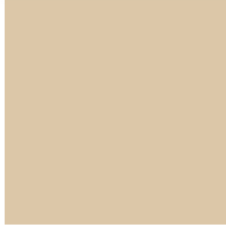
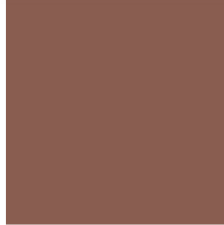


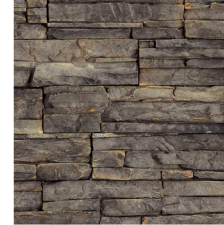

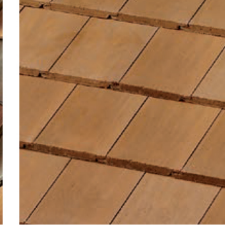
## SCHEME 7

BODY/FIELD	BANDING/TRIM	FRONT DOOR/ACCENT	GARAGE DOOR	FASCIA	STONE	ROOF TILE	ROOF TILE	ROOF TILE
								
SW 7684 CONCORD BUFF	SW 7731 SAN ANTONIO SAGE	SW 6069 FRENCH ROAST	SW 6272 PLUM BROWN	SW 6992 INKWELL	MOUNTAIN LEDGE DURANGO	MONTE SERENO BLEND 1HBCS3280	RUSTIC BROWN BLEND 1FACS3184	APPALACHIAN BLEND 1FACS0330

## SCHEME 8

BODY/FIELD	BANDING/TRIM	FRONT DOOR/ACCENT	GARAGE DOOR	FASCIA	STONE	ROOF TILE	ROOF TILE	ROOF TILE
								
SW 6108 LATTE	SW 6153 PROTEGE BRONZE	SW 7729 EDAMAME	SW 6034 ARRESTING AUBURN	SW 6013 BITTER CHOCOLATE	CLIFFSTONE MANZANITA	SMOKEY TOPAZ BLEND 1FECY3181	RUSTIC BROWN BLEND 1FACS3184	VERONA CLAY 1HBCS7330

## SCHEME 9

BODY/FIELD	BANDING/TRIM	FRONT DOOR/ACCENT	GARAGE DOOR	FASCIA	STONE	ROOF TILE	ROOF TILE
							
SW 7693 STONEBRIAR	SW 7696 TOASTED PINE NUT	SW 6054 CANYON CLAY	SW 6166 ECLIPSE	SW 6104 KAFFEE	STACKED STONE CHAPEL HILL	SALERNO CLAY 1HBCS6330	CHARLESTON 1FACS6070

## SCHEME 10

BODY/FIELD	BANDING/TRIM	FRONT DOOR/ACCENT	GARAGE DOOR	FASCIA	STONE	ROOF TILE	ROOF TILE	ROOF TILE
								
SW 6123 BAGUETTE	SW 6120 BELIEVABLE BLUFF	SW 2838 POLISHED MAHOGANY	SW 6994 GREENBLACK	SW 6990 CAVIAR	MOUNTAIN LEDGE MESA VERDE	APPALACHIAN BLEND 1FACS0330	MONTE SERENO BLEND 1HBCS3280	SMOKEY TOPAZ BLEND 1FECY3181

# LANDSCAPE SPECIFICATIONS

## GENERAL

1. PLAN IS DIAGRAMMATIC ONLY. ALL LOCAL GOVERNING CODES SHALL BE MET. EXACT LOCATION OF TREES AND SHRUBS SHALL BE DETERMINED IN THE FIELD (INSTALL AS PER DETAILS) AND APPROVED BY THE OWNER'S REPRESENTATIVE.
2. A MINIMUM OF TWO WORKING DAYS BEFORE PERFORMING ANY DIGGING, CALL UNDERGROUND SERVICE ALERT FOR INFORMATION ON THE LOCATION OF NATURAL GAS LINES, ELECTRIC CABLES, TELEPHONE CABLES, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND PROTECTION OF ALL UTILITIES, AND REPAIR OF ANY DAMAGE RESULTING FROM HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
3. DAMAGES: CONTRACTOR SHALL PROMPTLY REPAIR ALL DAMAGES TO EXISTING SITE AT NO COST TO OWNER.
4. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES (I.E., PAVING, PLUMBING, ELECTRICAL, ETC.)
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION AND TO NOTIFY THE OWNER'S REPRESENTATIVE SHOULD CONDITIONS EXIST WHICH PREVENT CONSTRUCTION AS PER THESE PLANS. COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF CONDITIONS AND RESPONSIBILITY FOR CORRECTIONS.
6. CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT.

## PLANTING

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADING THROUGHOUT ALL LANDSCAPE AREAS SUCH THAT THERE ARE NO HUMPS OR DEPRESSIONS AND POSITIVE DRAINAGE OCCURS THROUGHOUT. THE TOP 18" OF ALL PLANTING BEDS SHALL BE CLEAN NATIVE SOIL, FREE OF ALL CONSTRUCTION DEBRIS AND NATIVE ROCKS OVER 1" IN DIAMETER. THE CONTRACTOR SHALL AMEND THE PLANTING BED OR PLANTING HOLES PER PLANS AND SPECIFICATIONS. FINAL GRADE OF ALL PLANTERS (I.E. MULCH SURFACE) SHALL BE FLUSH WITH ADJACENT HARDSCAPE SURFACES.
8. SOIL TEST: CONTRACTOR SHALL PROVIDE SOIL TEST RESULTS FOR EXISTING SITE SOIL AS FOLLOWS:
  - ANALYSIS PACKAGE LTP4 BY SUNLAND ANALYTICAL (161052-8891 (OAE))
  - TEST RESULTS SHALL INCLUDE: SOIL SATURATION PERCENT, SOIL TEXTURE, INFILTRATION RATE, PH, CONDUCTIVITY, TOTAL DISSOLVED SALTS, CATION EXCHANGE CAPACITY, POTASSIUM, SODIUM, CALCIUM, MAGNESIUM, NITRATE & PHOSPHORUS, SULFUR, CHLORIDE, BORON, COPPER, IRON, MANGANESE, ZINC & LIME REQUIREMENT OR GYPSUM REQUIREMENT, SODIUM ADSORPTION RATIO, EXCHANGEABLE SODIUM PERCENT & ORGANIC MATTER, ALONG WITH RECOMMENDATIONS FOR SOIL AMENDMENT BASED ON ANALYSIS RESULTS.
  - CONTRACTOR SHALL FOLLOW RECOMMENDATIONS OF SOIL TEST.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TOTAL AND CONFIRM ALL MATERIAL QUANTITIES. ITEMS QUANTIFIED BY AN AREA (I.E., SQUARE FEET - SF, SQUARE YARD - SY) OR VOLUME (CUBIC FEET - CU FT, CUBIC YARD - CU YD) SHALL BE CALCULATED AND CONFIRMED BY THE CONTRACTOR. THE QUANTITIES LISTED ON THE PLANT LIST ARE ESTIMATED. IN THE EVENT OF A DISCREPANCY BETWEEN THE TOTALS LISTED ON THE PLANT LIST AND THE QUANTITY OF GRAPHIC PLANT SYMBOLS DEPICTED ON THE DRAWINGS, THE GRAPHIC SYMBOLS ON THE PLANS SHALL GOVERN. THE ACTUAL TOTAL QUANTITIES SHALL BE DETERMINED BY THE CONTRACTOR.
10. SOIL AMENDMENT, UNLESS OTHERWISE INDICATED BY THE SOIL TEST, SOIL AMENDMENT SHALL BE HUMUS COMPOSED OF TOPSOIL, BARK HUMUS, AND COMPOST. SUBMIT TO OWNER'S REPRESENTATIVE FOR APPROVAL.
11. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT MATERIAL PER SYMBOLS AND SPACINGS INDICATED ON PLAN. SYMBOLS PREVAIL OVER NUMBERS ON PLANT LIST. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT EXPRESSED WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE. SEE SUBMITTALS.
12. ALL PLANTS NOT MEETING OR EXCEEDING REQUIREMENTS AND RECOMMENDATIONS OF THE LATEST EDITION OF THE ANSI Z601 "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN SHALL BE REJECTED. CONTRACTOR SHALL RECEIVE ON-SITE APPROVAL OF PLANT MATERIAL BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING. FAILURE TO RECEIVE APPROVAL MAY RESULT IN REJECTION OF PLANT MATERIAL FOLLOWING INSTALLATION. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND EVALUATE PLANT MATERIAL THROUGHOUT THE CONSTRUCTION AND MAINTENANCE PERIOD.
13. ALL PLANTING BEDS SHALL RECEIVE TOP-DRESSING OF MULCH AS FOLLOWS:
  - 4" MINUS RIVER ROCK - INSTALL 4" MIN. DEPTH OF 4" MINUS RIVER ROCK OVER LANDSCAPE FABRIC.
  - BARK MULCH - INSTALL WALK-ON BARK MULCH (OAE) IN TREE AND SHRUB MATINGS WELLS LOCATED WITHIN ROCK MULCH AREAS. - DO NOT INSTALL LANDSCAPE FABRIC UNDER BARK.
  - LANDSCAPE FABRIC - DEWITT PRO-5 NEED BARRIER (OAE), INSTALL IN ACCORDANCE WITH MFG'S SPECIFICATIONS.
  - GRANULAR PRE-EMERGENT HERBICIDE - APPLY RONSTAR TURF & ORNAMENTAL HERBICIDE (OAE) TO ALL PLANTING BEDS PER MFG'S SPECIFICATIONS.

NOTE: ALL MULCH SAMPLES TO BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL MIN. 48 HOURS PRIOR TO START OF ANY LANDSCAPE OR IRRIGATION SCOPE OF WORK. IF UNACCEPTABLE MULCH IS INSTALLED WITHOUT APPROVAL IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT THE ISSUES AT HIS EXPENSE.

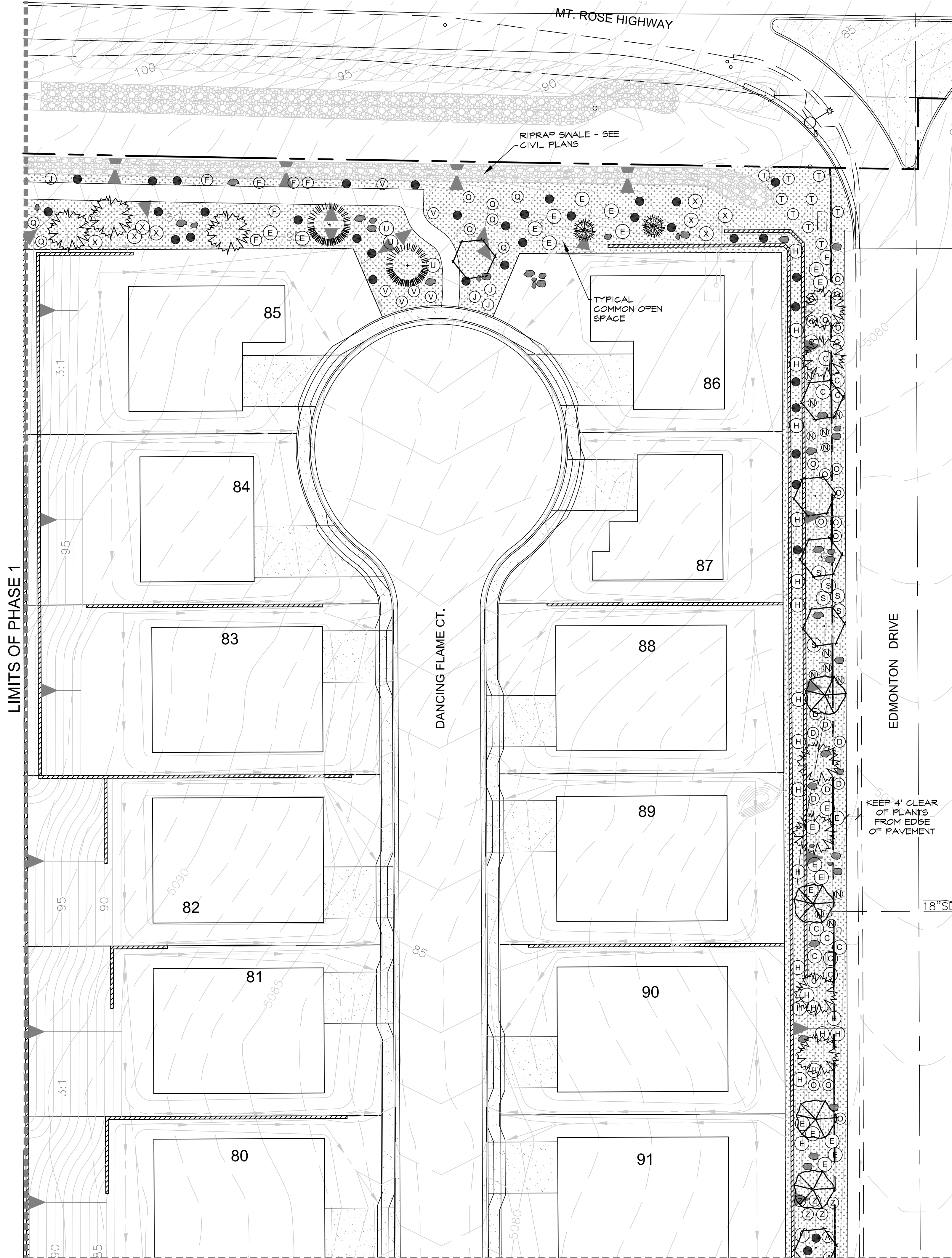
## OBSERVATIONS/APPROVALS/SUBMITTALS

14. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING OWNER'S REPRESENTATIVE, A MINIMUM OF 48 HOURS IN ADVANCE, FOR THE FOLLOWING SITE OBSERVATIONS AND/OR MEETINGS:
  - A. PRECONSTRUCTION MEETING WITH ALL PARTIES
  - B. PLANT MATERIAL ON SITE, PRIOR TO INSTALLATION
  - C. FINAL PROJECT WALK-THROUGH
  - D. ADDITIONAL SITE OBSERVATIONS AS DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE AND/OR CONTRACTOR.
15. SUBMIT AMENDMENT AND MULCH SAMPLES TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION. FAILURE TO COMPLY MAY RESULT IN REJECTION OF MULCH OR AMENDMENT PRIOR TO OR FOLLOWING INSTALLATION.
16. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROVIDE PLANT MATERIAL AS SPECIFIED ON THIS PLAN. THE CONTRACTOR MAY SUBMIT A REQUEST TO PROVIDE SUBSTITUTIONS FOR THE SPECIFIED PLANT MATERIAL UNDER THE FOLLOWING CONDITIONS:
  - A. ANY SUBSTITUTIONS PROPOSED SHALL BE SUBMITTED TO THE PROJECT OWNER'S REPRESENTATIVE WITHIN TWO WEEKS OF THE AWARD OF CONTRACT. SUBSTITUTIONS MUST MEET EQUIVALENT DESIGN AND FUNCTIONAL GOALS OF THE ORIGINAL MATERIALS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. ANY CHANGES MUST HAVE THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
  - B. THE REQUEST WILL BE ACCOMPANIED BY AT LEAST THREE NOTICES FROM PLANT MATERIAL SUPPLIERS THAT THE PLANT MATERIAL SPECIFIED IS NOT AVAILABLE AND WILL NOT BE AVAILABLE PRIOR TO CONSTRUCTION.
17. SUBMIT REQUIRED SOIL REPORT, AND SAMPLE OF PROPOSED SOIL AMENDMENTS TO OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

18. RECORD (AS-BUILT) DRAWINGS: FOLLOWING COMPLETION OF PROJECT INSTALLATION, AND PRIOR TO FINAL APPROVAL, CONTRACTOR SHALL PREPARE AND SUBMIT RECORD DRAWINGS DEPICTING A COMPLETE LANDSCAPE AND IRRIGATION INSTALLATION. PROCURE FROM OWNER DIGITAL COPIES OF CONTRACT DRAWINGS. CONSTRUCTION DRAWINGS SHALL BE ON THE PROJECT SITE AT ALL TIMES DURING INSTALLATION. CONTRACTOR SHALL MAKE A DAILY RECORD OF ALL WORK INSTALLED DURING EACH DAY. ACTUAL LOCATION OF TREES AND SHRUB BEDS, IRRIGATION VALVES, AND ALL IRRIGATION AND DRAINAGE PIPING SHALL BE SHOWN ON THE PRINTS BY DIMENSIONS FROM EASILY IDENTIFIED PERMANENT FEATURES, SUCH AS BUILDING, CURBS, FENCES, WALKS, OR PROPERTY LINES. DRAWINGS SHALL SHOW MANUFACTURER'S MAKE AND CATALOG NUMBER. THE DRAWINGS SHALL BE TO SCALE. ALL INFORMATION NOTED ON THE PRINT SHALL BE TRANSFERRED TO THE COPIES BY CONTRACTOR AND ALL INDICATIONS SHALL BE RECORDED IN A NEAT, ORDERLY WAY. THE RECORD COPIES SHALL BE TURNED OVER TO THE OWNER'S REPRESENTATIVE.

## GUARANTEES/WARRANTY

20. ALL PLANTED AREAS SHALL BE MAINTAINED FOR A PERIOD OF SIXTY DAYS FOLLOWING WRITTEN ACCEPTANCE BY OWNER'S REPRESENTATIVE. LANDSCAPE CONTRACTOR WILL GUARANTEE ALL PLANT MATERIAL (INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, GROUNDCOVER, AND GRASSES) FOR A PERIOD OF ONE FULL YEAR FOLLOWING FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. IN BIDDING AND INSTALLING THE PLANT MATERIAL SPECIFIED ON THESE PLANS, THE LANDSCAPE CONTRACTOR AGREES THAT THE PLANT MATERIAL SPECIFIED IS SUITABLE TO THE PROJECT SITE. FURTHERMORE, THE LANDSCAPE CONTRACTOR AGREES TO HONOR THE WARRANTY AND, IF NECESSARY, REPLACE SPECIES WITH A MORE HARDY PLANT TYPE IF DEEMED NECESSARY DUE TO EXCESSIVE DIE OUT. IF THE LANDSCAPE CONTRACTOR DOES NOT BELIEVE CERTAIN PLANT MATERIAL IS SUITABLE FOR THE SITE AND/OR ITS MICRO-CLIMATES, THE LANDSCAPE CONTRACTOR SHALL REQUEST TO MAKE PLANT MATERIAL SUBSTITUTIONS IN WRITING TO THE LANDSCAPE ARCHITECT PRIOR TO THE START OF INSTALLATION. PROPOSED SUBSTITUTIONS WILL RESULT IN NO ADDED COST.



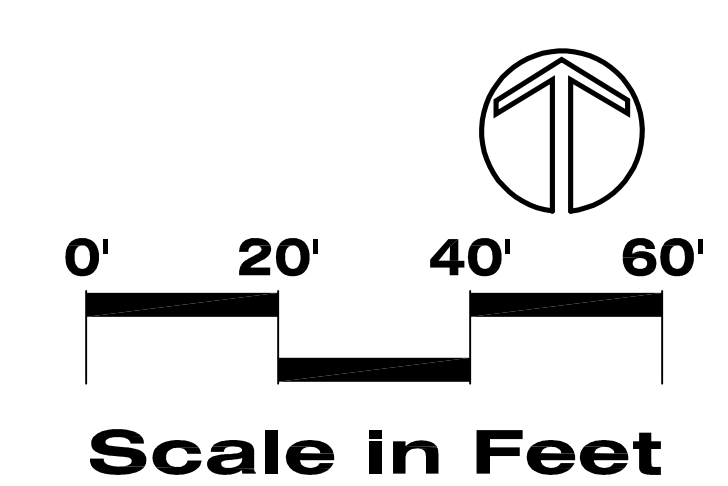
## REVEGETATION SPECIFICATIONS

1. WHERE POSSIBLE, STRIP & STOCKPILE EXISTING 6" OF NATIVE SITE TOPSOIL. CONTRACTOR SHALL PROVIDE DUST CONTROL FOR STOCKPILED TOPSOIL AS REQUIRED BY REGULATORY AGENCIES.
2. FOLLOWING COMPLETION OF ROUGH GRADING RE-APPLY A MINIMUM OF 6" OF STOCKPILED TOPSOIL (IF AVAILABLE) TO REVEGETATION AREAS. TOPSOIL SHALL CONSIST OF NATURAL SURFACE SOIL, FRIABLE AND LOAMY IN CHARACTER. TOPSOIL SHALL BE FREE OF LARGE BRUSH OR STUMPS, OBJECTIONABLE WEEDS, LARGE STONES OR ROCKS (EXCEPT AS DEPICTED ON PLANS) AND SUBSTANCES TOXIC TO PLANTS.
3. SCARIFY PLACED TOPSOIL TO CREATE FRIABLE CONDITIONS, EVENLY BLENDING PLACED TOPSOIL WITH TOP 6" OF SUBGRADE SOIL MATERIAL.
4. REVEGETATION SEEDING IS RECOMMENDED TO TAKE PLACE IN THE FALL TO ALLOW WINTER MOISTURE TO GERMINATE SEEDS. REVEGETATION SEED BLENDS MAY BE APPLIED IN HYDROSEED SLURRY. THE APPLICATION RATE (LBS PER ACRE) IN THE FALL SHALL BE APPLIED AT A MINIMUM RATE OF 32 PLS LBS/ACRE.
5. REVEGETATION SEEDING IN THE SUMMER SHALL BE APPLIED AT 125% OF THE FALL APPLICATION RATE, IMMEDIATELY FOLLOWED BY A TACKIFIER APPLICATION USING 50% OF THE MANUFACTURER'S RECOMMENDED RATE.
6. FOLLOWING SEEDING, APPLY HYDRO-SLURRY MIX OVER SEEDED SLOPE PER MFG'S SPECIFICATIONS. SLURRY SHALL CONSIST OF THE FOLLOWING:
  - FERTILIZER: 0-10-10 @ 200 LBS/ACRE
  - TACKIFIER: M-BINDER @ 60 LBS/ACRE
  - MULCH: FIBER MULCH @ 1650 LBS/ACRE
  - SEED: REVEGETATION SEED BLEND
7. CONTRACTOR SHALL MAINTAIN SEEDING UNTIL ESTABLISHED. REPAIR ANY SURFACE EROSION/RILLING UPON DISCOVERY.
8. COVERAGE REQUIREMENT: NON-IRRIGATED REVEGETATION RELIES ON NATURAL PRECIPITATION. ADDITIONAL ANNUAL SEEDING APPLICATIONS (INCLUDING APPROPRIATE TACKIFIER TREATMENTS) MAY BE REQUIRED TO INSURE SUCCESSFUL GERMINATION AND ESTABLISHMENT. FURTHER APPLICATIONS WILL BE REQUIRED UNTIL COVERAGE REQUIREMENTS (CONSISTENT WITH NON-DISTURBED NATURAL CONDITIONS) ARE ACHIEVED AND ACCEPTED BY THE REVIEW AGENCY.

**DRYLAND (NON-IRRIGATED) SEED BLEND**

SPECIES	PLS #/ACRE
Grasses	
Wheatgrass streambank	4.00
Bluegrass sandberg	3.00
Wildrye Great Basin	2.00
Fescue sheep	3.00
Indian ricegrass	5.00
Shrubs	
Sagebrush Wyoming	50
Rabbitbrush rubber	50
Saltbush fourwing	2.00
Mormon tea green	50
Bitterbrush	1.00
Spiny hopsage	50
Desert Peach	1.00
Flowers	
Dryland aggressive blend	2.00
Nurse crop	
Rye grass annual	6.00
<b>Total PLS #/acre:</b>	<b>31.00</b>

SEED AVAILABLE FROM COMSTOCK SEED, MINDEN NV

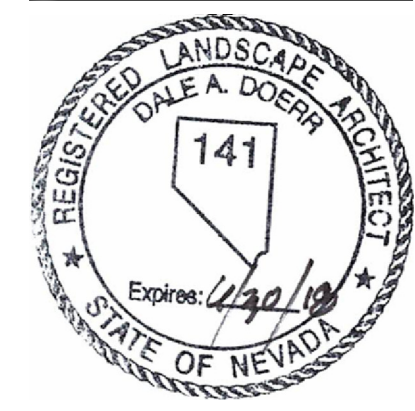


MATCHLINE - SEE SHT L2

SEE SHEET L2 FOR PLANT LEGEND

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Landscape Plan  
**COLINA ROSA - PHASE 1**  
 Summit Engineering

Washoe Co. Nevada

No.	Revision Date

**PLANT LEGEND - PHASE 1**

SYM.	QNT.	BOTANICAL NAME/COMMON NAME	MIN. SIZE	PLANT COVERAGE (IN 3 YEARS)	TOTAL COVERAGE
<b>DECIDUOUS TREES</b>					
5	5	ACER RUBRUM 'BOHALL'/BOHALL RED MAPLE	2" CAL.		
4	4	GLEDITSIA TRIACANTHOS SHADEMASTER/SHADEMASTER HONEYLOCUST	2" CAL.		
3	3	MALUS 'CANDIED APPLE'/CANDIED APPLE CRABAPPLE	2" CAL.		
11	11	PRUNUS VIRGINIANA SHUBERT/CHOKECHERRY	1" CAL.		
4	4	PYRUS CALLERYANA 'CAPITAL'/CAPITAL FLOWERING PEAR	2" CAL.		
1	1	QUERCUS ROBUR FASTIGIATA/ENGLISH OAK	2" CAL.		
<b>EVERGREEN TREES</b>					
13	13	CEDRUS DECURRENS/INCENSE CEDAR	7' MIN. HT.	64 SF.	= 1,024 SF.
4	4	CUPRESSUS ARIZONICA/ARIZONA CYPRESS	7' MIN. HT.	64 SF.	= 576 SF.
3	3	PINUS JEFFREYI/JEFFREY PINE	7' MIN. HT.	64 SF.	= 320 SF.
PLANT (EVERGREEN TREES) COVERAGE: 1,600 SF. TOTAL					
<b>SHRUBS &amp; ORNAMENTAL GRASSES</b>					
A	31	ARTEMESIA PONIS CASTLE/POWIS CASTLE ARTEMESIA	1 GAL.	16 SF.	= 496 SF.
B	4	BERBERIS THUNBERGII 'ROSE GLOW'-JAPANESE BARBERRY	5 GAL.	4 SF.	= 36 SF.
C	14	BUDDLEIA DAVIDII 'BLACK KNIGHT'/BUTTERFLY BUSH	5 GAL.	25 SF.	= 475 SF.
D	20	CARYOPTERIS CLANDONENSIS/BLUE MIST SHRUB	16 SF.	16 SF.	= 320 SF.
E	26	CERCOCARPUS LEDIFOLIUS/LITTLELEAF MOUNTAIN MAHOGANY	5 GAL.	25 SF.	= 650 SF.
F	6	CHAMAEBATIARIA MILLIFOLIUM/FERNBUSH	1 GAL.	16 SF.	= 96 SF.
G	5	CORNUS STOLONIFERA 'ISANTI'/ISANTI REDTWIG DOGWOOD	5 GAL.	16 SF.	= 80 SF.
H	37	COTINUS COSSYTRIA 'ROYAL PURPLE'/PURPLE SMOKE BUSH	5 GAL.	25 SF.	= 925 SF.
I	7	COTONEASTER ACUTIFOLIUS/PEKING COTONEASTER	5 GAL.	16 SF.	= 112 SF.
J	4	FALLUGIA PARADOXA/AFACHE PLUME	1 GAL.	16 SF.	= 64 SF.
L	10	LAVENDULA ANGUSTIFOLIA/ENGLISH LAVENDAR	1 GAL.	16 SF.	= 160 SF.
M	12	MISCANTHUS SINENSIS 'GRACILLIMUS'/MAIDEN GRASS	5 GAL.	16 SF.	= 192 SF.
N	26	PANICUM VIRGATUM 'SHENANDOAH'/SWITCH GRASS	1 GAL.	4 SF.	= 234 SF.
O	54	PERSHIA TRIDENTATA/BITTERBRUSH	4" POTS	4 SF.	= 531 SF.
	42	PHYSCARPUS OPULIFOLIUS 'DIABLO'/DWARF NINEBARK	5 GAL.	16 SF.	= 672 SF.
P	13	PICEA PUNGENS 'GLAUGA GLOBOSA'/DWARF COLORADO SPRUCE	5 GAL.	4 SF.	= 117 SF.
Q	8	PRUNUS ANDERSONI/DESERT PEACH	1 GAL.	16 SF.	= 128 SF.
R	17	PRUNUS BESSEYI/PURPLE SAND CHERRY	5 GAL.	25 SF.	= 425 SF.
S	22	PRUNUS TOMENTOSA/NANKING CHERRY	5 GAL.	25 SF.	= 550 SF.
T	4	RHUS AROMATIC 'LOW GROW'/LOW GROW SUMAC	1 GAL.	16 SF.	= 144 SF.
U	3	RHUS AROMATIC/FRAGRANT SUMAC	5 GAL.	25 SF.	= 75 SF.
V	6	RIESES AUREUM/GOLDEN CURRENT	5 GAL.	16 SF.	= 96 SF.
W	2	ROSA 'KNOCKOUT'/KNOCKOUT DOUBLE PINK AND RED VARIETIES	2 GAL.	16 SF.	= 32 SF.
X	8	SHEPHERDIA ARGENTEA/SILVER BUFFALOBERRY	1 GAL.	25 SF.	= 200 SF.
Y	15	SPIRAEA BIMALDA 'GOLDFLAME'/GOLDFLAME SPIRAEA	5 GAL.	4 SF.	= 135 SF.
Z	5	VIERNUM 'BURKWOODII'/BURKWOOD VIERNUM	5 GAL.	16 SF.	= 80 SF.
PLANT (SHRUBS) COVERAGE: 7,025 SF. TOTAL					
PROVIDED PLANT COVERAGE (EVERGREEN TREES AND SHRUBS): 8,625 SF. TOTAL					

**PHASE 1 NOTES**

- 50% OF ALL EVERGREENS TO BE 7 FT, 50% TO BE 5 FT.  
50% OF ALL DECIDUOUS TREES TO BE 1" CAL., 50% TO BE 2" CAL.
- 1 TREE PER 50 FT OF PUBLIC ROADWAY SHOWN  
BUTCH CASSIDY DRIVE EXTENSION:  
246 LF DIVIDED BY 50 = 6 TREES REQUIRED, 12 TREES SHOWN (BOTH SIDE OF ROAD)  
EDMONTON DRIVE  
610 LF DIVIDED BY 50 = 13 TREES REQUIRED, 21 TREES SHOWN  
MT. ROSE HWY.  
285 LF DIVIDED BY 50 = 6 TREES REQUIRED, 8 TREES SHOWN

ALL AREAS OUTSIDE OF RIP-RAP TO BE TREATED WITH EROSION CONTROL DRYLAND MIX (SEE SEEDING NOTE BELOW)

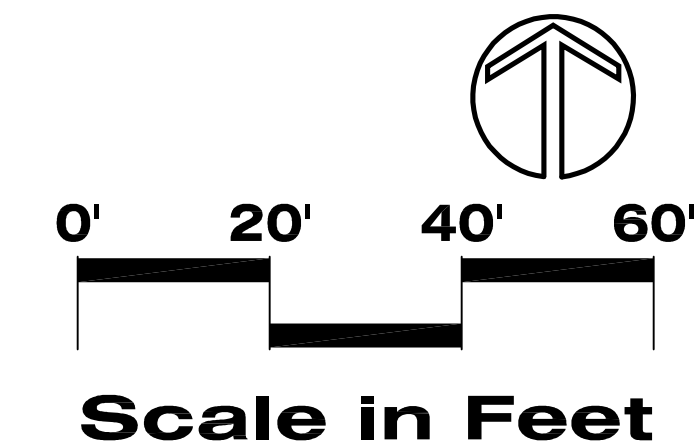
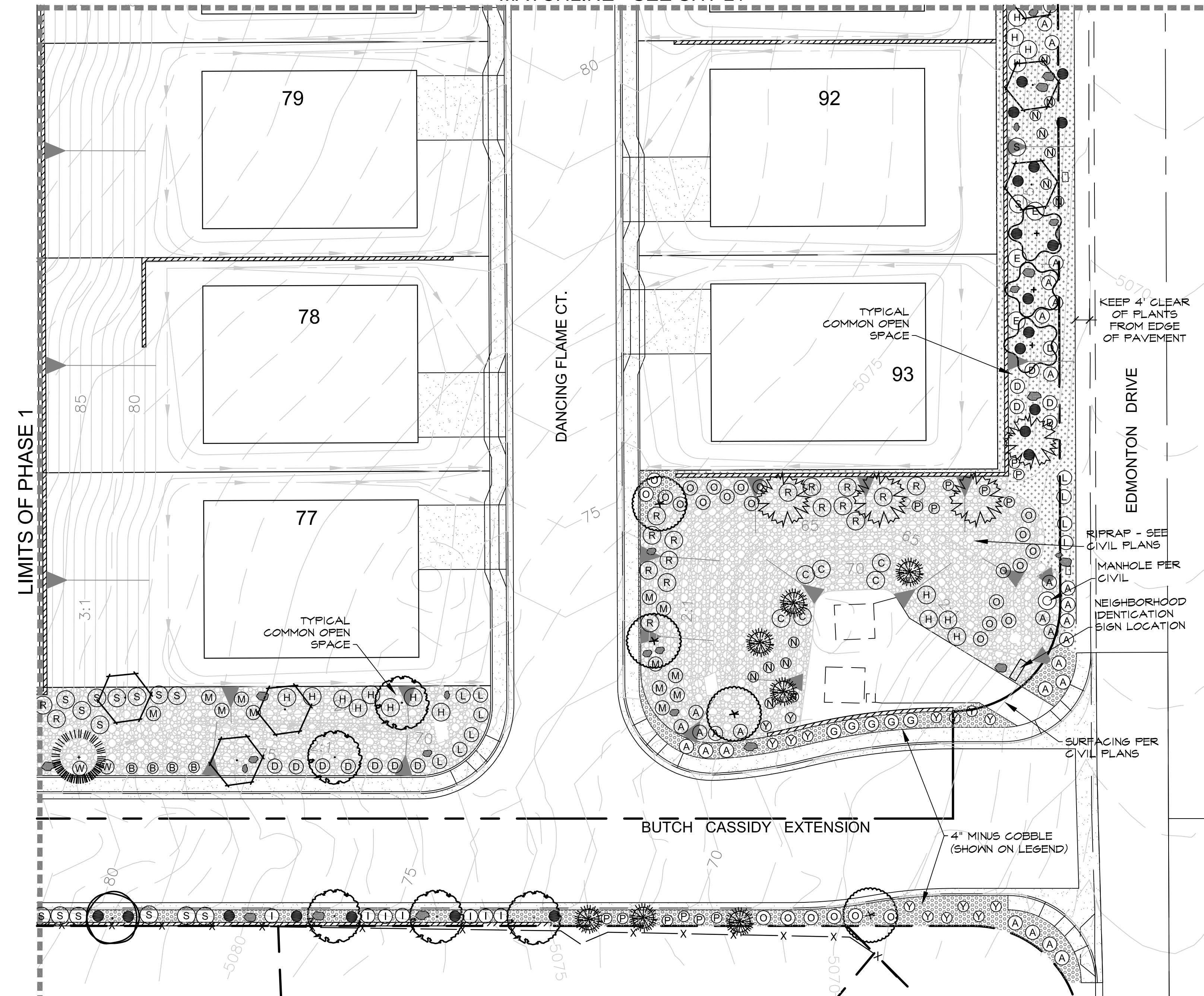
PLANT COVERAGE CALCULATION FOR WASHOE COUNTY  
PER ARTICLE 412 SEC. 110.412.60 - "WOOD CHIPS, BARK, DECORATIVE ROCK OR OTHER INERT MATERIALS (NON-LIVING) MAY ALSO BE USED PROVIDED IT DOES NOT EXCEED 50% OF THE TOTAL PLANTING AREA."

- DISTURBED/DEVELOPED AREA (NOT INCLUDING DETENTION BASIN): 22,863 SF.
- TOTAL LIVE PLANT COVER REQUIRED: (50% OF DISTURBED/DEVELOPED LANDSCAPE AREA) 11,432 SF.
- TOTAL LIVE PLANT COVER PROVIDED (EXCLUDES DEC. TREES): (EVERGREEN TREES + SHRUBS + LAWN AREAS) 8,625 SF. (38%)

**REVEGETATION / MULCH LEGEND**

- STANDARD REVEGETATION - SEE SPECIFICATIONS BELOW - ADD BOULDERS FROM ON SITE IN LOCATIONS SHOWN
- 4" MINUS RIVER COBBLE
- RIP-RAP - SEE CIVIL PLANS
- LANDSCAPE BOULDERS - SALVAGED ON-SITE TO BE RANDOMLY PLACED THROUGHOUT THE LANDSCAPE AS INDICATED PER PLAN. BURY TO 1/2 DEPTH.

MATCHLINE - SEE SHT L1



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Landscape Plan  
**COLINA ROSA - PHASE 1**  
Summit Engineering

No.	Revision Date

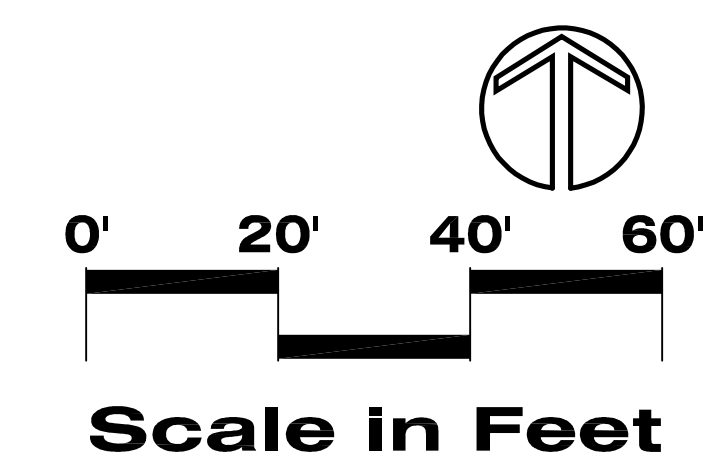
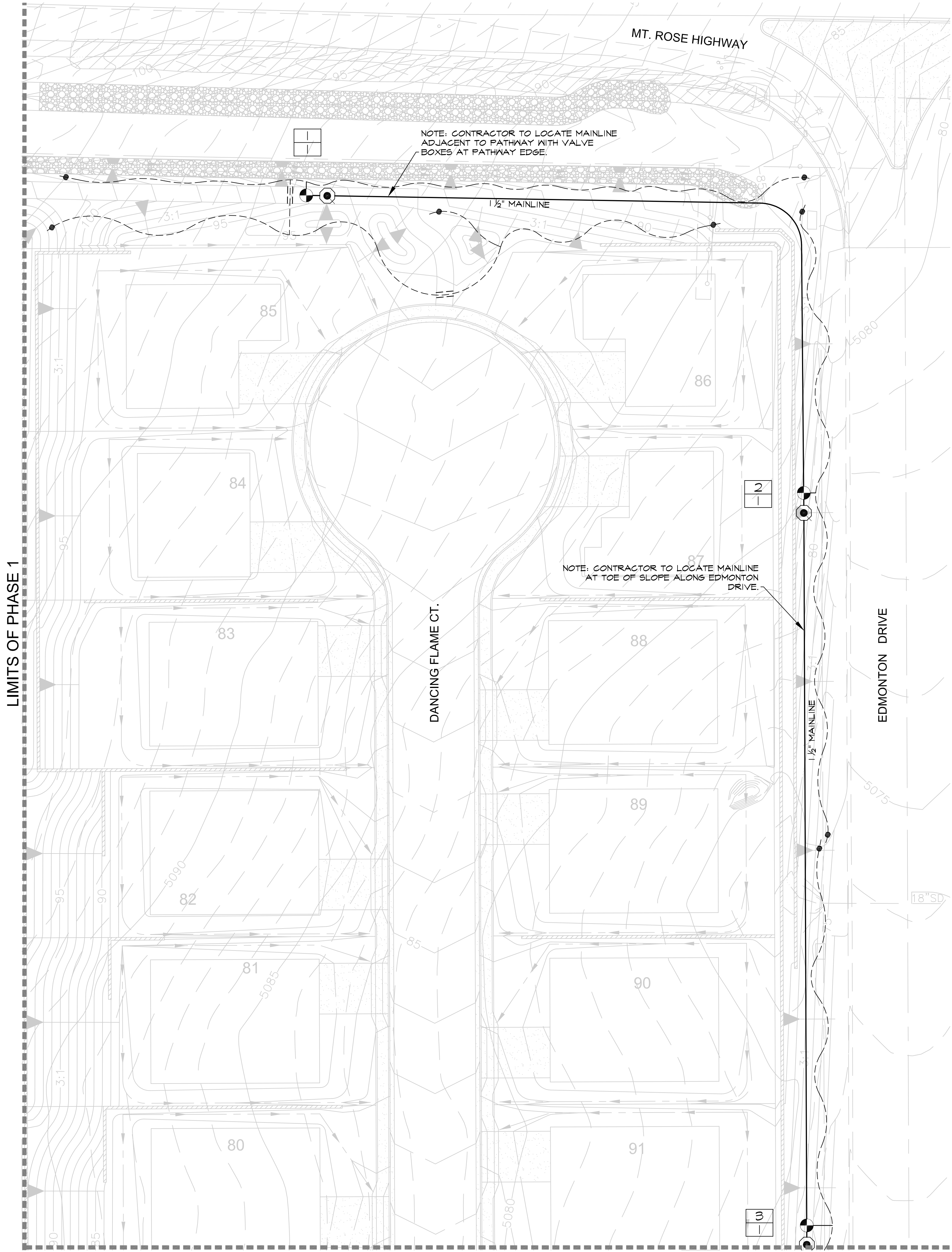
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# IRRIGATION SPECIFICATIONS

## GENERAL

1. PLAN IS DIAGRAMMATIC ONLY. FINAL LOCATION OF LINES AND HEADS SHALL BE DETERMINED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE. LINES SHALL BE IN A COMMON TRENCH WHEREVER POSSIBLE. THE POINT-OF-CONNECTION SHALL BE AS INDICATED ON THE PLAN.
  2. THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND ENSURE THAT ALL LOCAL CODES ARE MET.
  3. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL PERMITS REQUIRED FOR INSTALLATION OF THE IRRIGATION SYSTEM AS DEPICTED ON THESE PLANS.
  4. CONTRACTOR SHALL VERIFY AVAILABLE FLOW AND PRESSURE DOWNSTREAM FROM THE POINT-OF-CONNECTION PRIOR TO SYSTEM INSTALLATION. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY IF AVAILABLE FLOW IS LESS THAN REQUIRED TO RUN THE LARGEST ZONE. CONTRACTOR SHALL NOT PROCEED ANY FURTHER WITH INSTALLATION OF THE SYSTEM UNTIL NECESSARY DESIGN REVISIONS HAVE BEEN DETERMINED BY OWNER'S REPRESENTATIVE.
  5. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR DIFFERENCES IN DIMENSIONS EXIST THAT MIGHT HAVE BEEN UNKNOWN DURING ENGINEERING. SUCH OBSTRUCTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY AT NO ADDITIONAL COST TO OWNER.
  6. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
  7. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL IRRIGATION MATERIAL, INCLUDING PIPE, WITH THE LANDSCAPE DRAWINGS TO AVOID INTERFERING WITH THE PLANTING OF TREES, SHRUBS, OR OTHER PLANTINGS.
  8. ALL VALVES ARE TO BE LOCATED IN PLANTING AREAS WHEREVER POSSIBLE.
  9. ALL ELECTRICAL WIRE FROM CONTROLLER TO VALVES SHALL BE 12 GAUGE UL DIRECT BURIAL OR LARGER AS REQUIRED BY LENGTH PER MANUFACTURER'S SPECIFICATIONS.
  10. BACKFILL FOR TRENCHING SHALL BE COMPACTED TO A DRY DENSITY EQUAL TO THE UNDISTURBED ADJACENT SOIL AND SHALL CONFORM TO ADJACENT GRADES WITHOUT DIPS, HUMPS, OR OTHER IRREGULARITIES.
  11. A MINIMUM OF TWO WORKING DAYS PRIOR TO PERFORMING ANY DIGGINGS, CALL UNDERGROUND SERVICE ALERT AT 1-800-227-2600 FOR INFORMATION ON THE LOCATION OF NATURAL GAS LINES, ELECTRICAL CABLES, TELEPHONE CABLES, ETC.
  12. CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
  13. INSTALL ALL PIPE AND CONTROL WIRES IN LANDSCAPE BEDS AND IN COMMON TRENCHES WHEREVER POSSIBLE.
  14. INSTALL ALL PIPE AND CONTROL WIRE WHICH RUNS UNDER PAVING, WITHIN SCH. 40 PVC SLEEVES 4" DIA. MINIMUM SIZE AS REQUIRED TO ALLOW INSTALLATION WITHOUT BINDING. PROVIDE (1) SLEEVE PER PIPE. PROVIDE SEPARATE SLEEVES FOR CONTROL WIRE.
  15. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE FOR COMPLETE DRAINAGE OF THE MAINLINES BY INSTALLING MANUAL DRAINS AS INDICATED ON PLAN AND AT ALL SYSTEM LOW POINTS.
- FLUSHING AND TESTING**
16. PIPING SHALL BE COMPLETELY FLUSHED OF FOREIGN PARTICLES BEFORE ATTACHING IRRIGATION COMPONENTS AND DRAIN VALVES.
  17. AFTER FLUSHING, AND WHEN ALL VALVES AND QUICK COUPLERS ARE IN PLACE, ALL MAIN SUPPLY LINES SHALL BE TESTED AT 100 POUNDS PER SQUARE INCH (100 PSI) WITH VALVES CLOSED. MAINTAIN PRESSURE FOR A PERIOD OF NOT LESS THAN (4) CONSECUTIVE HOURS. ALL JOINTS SHOWING LEAKS SHALL BE CLEANED, REMADE, AND TESTED.
  18. OPERATIONAL TESTING: PERFORM OPERATIONAL TESTING AFTER HYDROSTATIC TESTING IS COMPLETED. DEMONSTRATE TO THE OWNER'S REPRESENTATIVE THAT THE SYSTEM MEETS COVERAGE REQUIREMENTS (100%) AND THAT AUTOMATIC CONTROLS FUNCTION PROPERLY.
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- GUARANTEE/FINAL ACCEPTANCE**
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- MAINTENANCE**
25. AFTER SYSTEM IS INSTALLED AND APPROVED, INSTRUCT OWNER'S DESIGNATED PERSONNEL IN COMPLETE OPERATION AND MAINTENANCE PROCEDURES. DRAIN ENTIRE SYSTEM AT END OF FIRST WATERING SEASON FOLLOWING INSTALLATION. TRAIN OWNER'S DESIGNATED PERSONNEL BY HAVING THEM ASSIST IN WINTERIZING PROCEDURE.



SEE SHEET L4 FOR IRRIGATION LEGEND

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Irrigation Plan  
**COLINA ROSA - PHASE 1**  
 Summit Engineering

No.	Revision Date

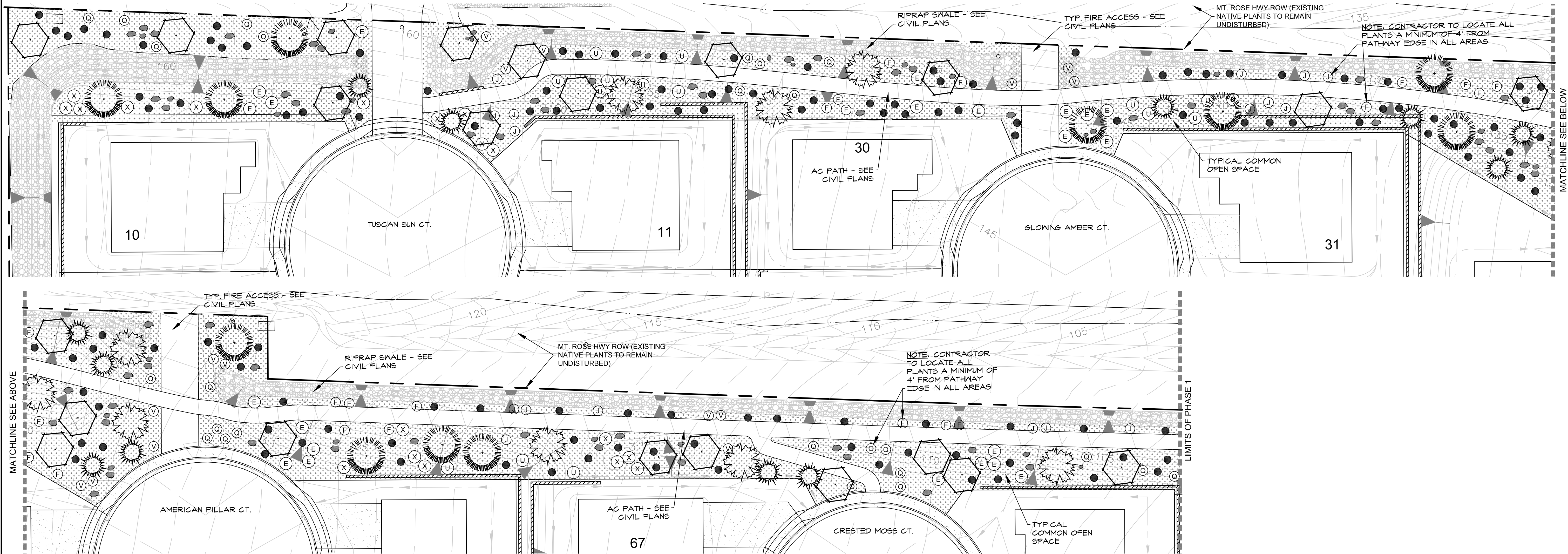
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**PLANT LEGEND - PHASE 2**

SYM.	QNT.	BOTANICAL NAME/COMMON NAME	MIN. SIZE	PLANT COVERAGE (IN 3 YEARS)	TOTAL COVERAGE
<b>DECIDUOUS TREES</b>					
11	11	ACER RUBRUM 'BOHALL'/BOHALL RED MAPLE	2" CAL.		
26	26	PRUNUS VIRGINIANA 'SHUBERT'/CHOKECHERRY	1" CAL.		
10	10	PYRUS CALLERYANA 'CAPITAL'/CAPITAL FLOWERING PEAR	2" CAL.		
10	10	QUERCUS ROBUR 'FASTIGIATA'/ENGLISH OAK	2" CAL.		
<b>EVERGREEN TREES</b>					
23	23	CEDRUS DECURRENS/INCENSE CEDAR	7' MIN. HT.	64 SF.	= 1,024 SF.
24	24	CUPRESSUS LEYLANDII/LEYLAND CYPRESS	5' MIN. HT.	64 SF.	= 846 SF.
15	15	PINUS JEFFREYI/JEFFREY PINE	7' MIN. HT.	64 SF.	= 320 SF.
PLANT (EVERGREEN TREES) COVERAGE: 4,288 SF. TOTAL					
<b>SHRUBS &amp; ORNAMENTAL GRASSES</b>					
B	24	BERBERIS THUNBERGII 'ROSE GLOW'- JAPANESE BARBERRY	5 GAL.	25 SF.	=600 SF.
D	36	CARYOPTERIS CLANDONENSIS/BLUE MIST SHRUB	1 GAL.	16 SF.	=576 SF.
E	22	CEROCARPUS LEDIFOLIUS/LITTLELEAF MOUNTAIN MAHOGANY	5 GAL.	36 SF.	=142 SF.
F	22	CHAMAEBATIARIA MILLIFOLIUM/FERNBUSH	1 GAL.	16 SF.	=352 SF.
G	6	CORNUS STOLONIFERA 'ISANTI'/ISANTI REDTWIG DOGWOOD	5 GAL.	25 SF.	=150 SF.
H	37	COTINUS COGGYGRIA 'ROYAL PURPLE'/PURPLE SMOKE BUSH	5 GAL.	36 SF.	=1,332 SF.
I	24	COTONEASTER ACUTIFOLIUS/PEKING COTONEASTER	5 GAL.	25 SF.	=600 SF.
J	17	FALLUGIA PARADOXA/APACHE PLUME	1 GAL.	25 SF.	=425 SF.
L	44	LAVENDULA ANGUSTIFOLIA/ENGLISH LAVENDER	1 GAL.	16 SF.	=704 SF.
M	33	MISCANTHUS SINENSIS 'GRACILLIMUS'/MAIDEN GRASS	5 GAL.	16 SF.	=528 SF.
O	153	PERSHIA TRIDENTATA/BITTERBRUSH	1 GAL.	25 SF.	=3,825 SF.
P	23	PHYSCOCARPUS OVIFOLIUS 'DIABLO'/DWARF NINEBARK	5 GAL.	16 SF.	=368 SF.
Q	17	PICEA FENSIGENS 'GLAUGA GLOBOSA'/DWARF COLORADO SPRUCE	5 GAL.	16 SF.	=272 SF.
R	25	PRUNUS ANDERSONI/DESERT PEACH	1 GAL.	36 SF.	=900 SF.
Q	64	PRUNUS BESSEYI/PURPLE SAND CHERRY	5 GAL.	25 SF.	=1,600 SF.
S	34	PRUNUS TOMENTOSA/NANKING CHERRY	5 GAL.	25 SF.	=850 SF.
U	15	RHUS AROMATICA/FRAGRANT SUMAC	5 GAL.	36 SF.	=540 SF.
V	15	RIBES AUREUM/GOLDEN CURRENT	5 GAL.	25 SF.	=375 SF.
W	32	ROSA 'KNOCKOUT'/KNOCKOUT DOUBLE PINK AND RED VARIETIES	2 GAL.	16 SF.	=512 SF.
X	18	SHEPHERDIA ARGENTEA/SILVER BUFFALO BERRY	1 GAL.	36 SF.	=648 SF.
Z	7	VIBURNUM 'BURKWOODII'/BURKWOOD VIBURNUM	5 GAL.	25 SF.	=175 SF.
PLANT (SHRUBS) COVERAGE: 16,204 SF. TOTAL					
PROVIDED PLANT COVERAGE (EVERGREEN TREES AND SHRUBS): 20,492 SF. TOTAL					

**REVEGETATION SPECIFICATIONS**

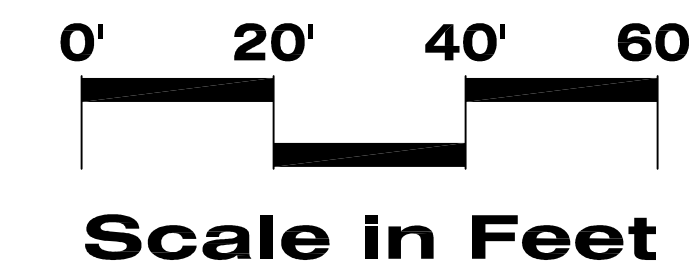
- WHERE POSSIBLE STRIP & STOCKPILE EXISTING 6" OF NATIVE SITE TOPSOIL. CONTRACTOR SHALL PROVIDE DUST CONTROL FOR STOCKPILED TOPSOIL AS REQUIRED BY REGULATORY AGENCIES.
  - FOLLOWING COMPLETION OF ROUGH GRADING RE-APPLY A MINIMUM OF 6" OF STOCKPILED TOPSOIL (IF AVAILABLE) TO REVEGETATION AREAS. TOPSOIL SHALL CONSIST OF NATURAL SURFACE SOIL, FRIABLE AND LOAMY IN CHARACTER. TOPSOIL SHALL BE FREE OF LARGE BRUSH OR STUMPS, OBJECTIONABLE WEEDS, LARGE STONES OR ROCKS (EXCEPT AS DEPICTED ON PLANS) AND SUBSTANCES TOXIC TO PLANTS.
  - SCARIFY PLACED TOPSOIL TO CREATE FRIABLE CONDITIONS. EVENLY BLENDING PLACED TOPSOIL WITH TOP 6" OF SUBGRADE SOIL MATERIAL.
  - REVEGETATION SEEDING IS RECOMMENDED TO TAKE PLACE IN THE FALL TO ALLOW WINTER MOISTURE TO GERMINATE SEEDS. REVEGETATION SEED BLENDS MAY BE APPLIED IN HYDROSEED SLURRY. THE APPLICATION RATE (LBS PER ACRE) IN THE FALL SHALL BE APPLIED AT A MINIMUM RATE OF 32 PLS LBS/ACRE.
  - REVEGETATION SEEDINGS IN THE SUMMER SHALL BE APPLIED AT 125% OF THE FALL APPLICATION RATE, IMMEDIATELY FOLLOWED BY A TACKIFIER APPLICATION USING 150% OF THE MANUFACTURERS RECOMMENDED RATE.
  - FOLLOWING SEEDINGS APPLY HYDRO-SLURRY MIX OVER SEEDED SLOPE PER MFG'S SPECIFICATIONS. SLURRY SHALL CONSIST OF THE FOLLOWING:  
 FERTILIZER: 0-10-10 @ 200 LBS/ACRE  
 TACKIFIER: M-BINDER @ 60 LBS/ACRE  
 MULCH: FIBER MULCH @ 1650 LBS/ACRE  
 SEED: REVEGETATION SEED BLEND
  - CONTRACTOR SHALL MAINTAIN SEEDING UNTIL ESTABLISHED. REPAIR ANY SURFACE EROSION/RILLING UPON DISCOVERY.
  - COVERAGE REQUIREMENT: NON-IRRIGATED REVEG SEEDING RELIES ON NATURAL PRECIPITATION. ADDITIONAL ANNUAL SEEDING APPLICATIONS (INCLUDING APPROPRIATE TACKIFIER TREATMENTS) MAY BE REQUIRED TO INSURE SUCCESSFUL GERMINATION AND ESTABLISHMENT. FURTHER APPLICATIONS WILL BE REQUIRED UNTIL COVERAGE REQUIREMENTS (CONSISTENT WITH NON-DISTURBED NATURAL CONDITIONS) ARE ACHIEVED AND ACCEPTED BY THE REVIEW AGENCY.
- DRYLAND (NON-IRRIGATED) SEED BLEND**
- | SPECIES                  | PLS #/ACRE   |
|--------------------------|--------------|
| <b>Grasses</b>           |              |
| Wheatgrass streambank    | 4.00         |
| Bluegrass sandberg       | 3.00         |
| Killdrie Great Basin     | 2.00         |
| Fescue sheep             | 3.00         |
| Indian ricegrass         | 5.00         |
| <b>Shrubs</b>            |              |
| Sagebrush Nyoming        | 50           |
| Rabbitbrush rubber       | 50           |
| Saltbush fourwing        | 2.00         |
| Mormon tea green         | 50           |
| Bitterbrush              | 1.00         |
| Spiry hopsage            | 50           |
| Desert Peach             | 1.00         |
| <b>Flowers</b>           |              |
| Dryland aggressive blend | 2.00         |
| Nurse crop               | 6.00         |
| Ryegrass annual          | 6.00         |
| <b>Total PLS #/acre:</b> | <b>31.00</b> |
- SEED AVAILABLE FROM COMSTOCK SEED, MINDEN NV

**PHASE 2 NOTES**

- 50% OF ALL EVERGREENS TO BE 7 FT, 50% TO BE 5 FT. 50% OF ALL DECIDUOUS TREES TO BE 1" CAL., 50% TO BE 2" CAL.
- 1 TREE PER 50 FT OF PUBLIC ROADWAY SHOWN BUTCH CASSIDY DRIVE EXTENSION:  
 1,081 LF DIVIDED BY 50 = 22 TREES REQUIRED, 70 TREES SHOWN (BOTH SIDE OF ROAD)  
 MT. ROSE HWY  
 1,084 LF DIVIDED BY 50 = 22 TREES REQUIRED, 54 TREES SHOWN
- ALL AREAS OUTSIDE OF RIP-RAP TO BE TREATED WITH EROSION CONTROL DRYLAND MIX (SEE SEEDING NOTE BELOW)
- PLANT COVERAGE CALCULATION FOR WASHOE COUNTY PER ARTICLE 412 SEC. 110.412.60 - "WOOD CHIPS, BARK, DECORATIVE ROCK OR OTHER INERT MATERIALS (NON-LIVING) MAY ALSO BE USED PROVIDED IT DOES NOT EXCEED 50% OF THE TOTAL PLANTING AREA."
- DISTURBED/DEVELOPED AREA (NOT INCLUDING DETENTION BASIN): 40,758 SF.
- TOTAL LIVE PLANT COVER REQUIRED: 20,374 SF. (50% OF DISTURBED/DEVELOPED LANDSCAPE AREA)
- TOTAL LIVE PLANT COVER PROVIDED (EXCLUDES DEC. TREES): 20,492 SF. (50%) (EVERGREEN TREES + SHRUBS + LAWN AREAS)

**REVEGETATION / MULCH LEGEND**

- STANDARD REVEGETATION - SEE SPECIFICATIONS BELOW - ADD BOULDERS FROM ON SITE IN LOCATIONS SHOWN
- 4" MINUS RIVER COBBLE
- RIP-RAP - SEE CIVIL PLANS
- LANDSCAPE BOULDERS - SALVAGED ON-SITE TO BE RANDOMLY PLACED THROUGHOUT THE LANDSCAPE AS INDICATED PER PLAN. BURY TO 1/2 DEPTH.



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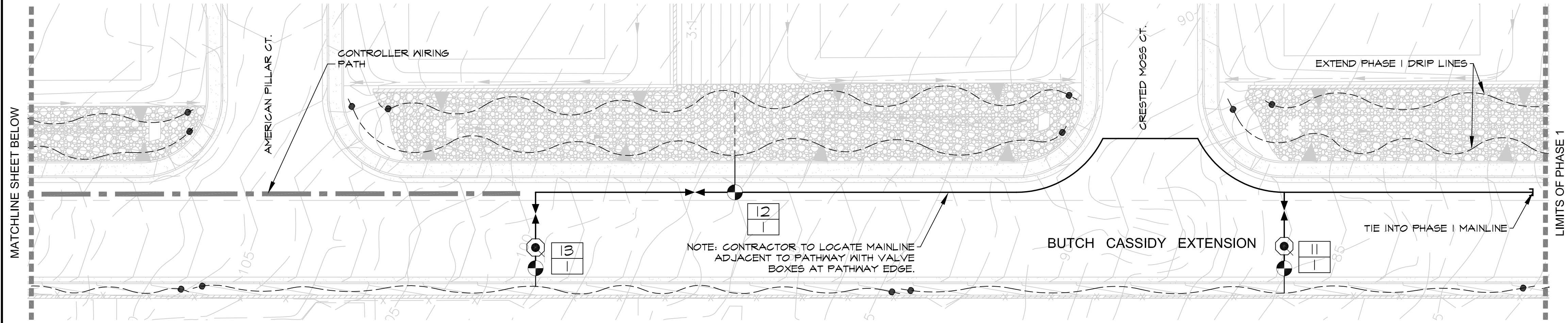
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**Landscape Plan**  
**COLINA ROSA - PHASE 2**  
 Summit Engineering

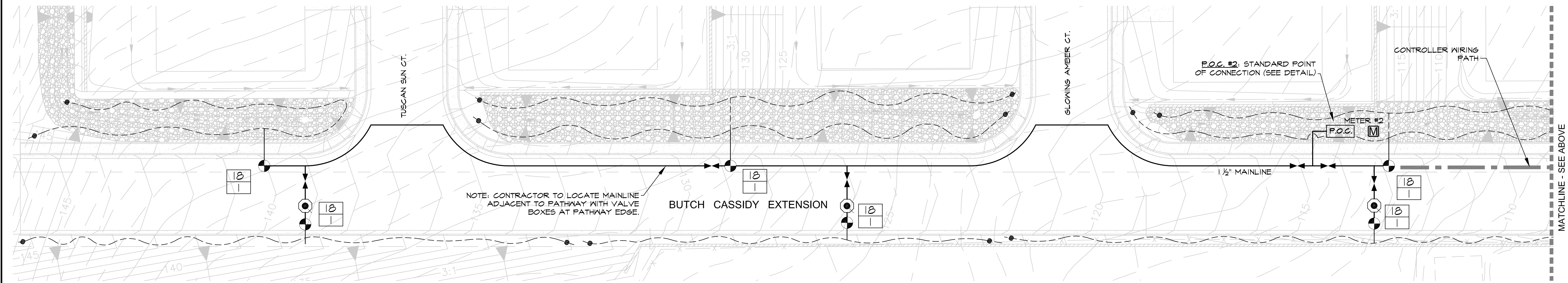
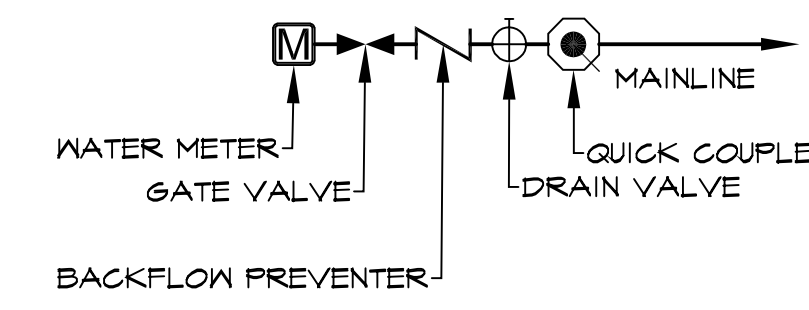
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TYPICAL POINT OF CONNECTION



## IRRIGATION SPECIFICATIONS

### GENERAL

- PLAN IS DIAGRAMMATIC ONLY. FINAL LOCATION OF LINES AND HEADS SHALL BE DETERMINED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE. LINES SHALL BE IN A COMMON TRENCH WHEREVER POSSIBLE. THE POINT-OF-CONNECTION SHALL BE AS INDICATED ON THE PLAN.
- THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND ENSURE THAT ALL LOCAL CODES ARE MET.
- THE CONTRACTOR SHALL APPLY AND PAY FOR ALL PERMITS REQUIRED FOR INSTALLATION OF THE IRRIGATION SYSTEM AS DEPICTED ON THESE PLANS.
- CONTRACTOR SHALL VERIFY AVAILABLE FLOW AND PRESSURE DOWNSTREAM FROM THE POINT-OF-CONNECTION PRIOR TO SYSTEM INSTALLATION. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY IF AVAILABLE FLOW IS LESS THAN REQUIRED TO RUN THE LARGEST ZONE. CONTRACTOR SHALL NOT PROCEED ANY FURTHER WITH INSTALLATION OF THE SYSTEM UNTIL NECESSARY DESIGN REVISIONS HAVE BEEN DETERMINED BY OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR DIFFERENCES IN DIMENSIONS EXIST THAT MIGHT HAVE BEEN UNKNOWN DURING ENGINEERING. SUCH OBSTRUCTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY AT NO ADDITIONAL COST TO OWNER.
- ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL IRRIGATION MATERIAL, INCLUDING PIPE, WITH THE LANDSCAPE DRAWINGS TO AVOID INTERFERING WITH THE PLANTING OF TREES, SHRUBS, OR OTHER PLANTINGS.
- ALL VALVES ARE TO BE LOCATED IN PLANTING AREAS WHEREVER POSSIBLE.
- ALL ELECTRICAL WIRE FROM CONTROLLER TO VALVES SHALL BE 12 GAUGE UL DIRECT BURIAL OR LARGER AS REQUIRED BY LENGTH PER MANUFACTURER'S SPECIFICATIONS.
- BACKFILL FOR TRENCHING SHALL BE COMPACTED TO A DRY DENSITY EQUAL TO THE UNDISTURBED ADJACENT SOIL AND SHALL CONFORM TO ADJACENT GRADES WITHOUT DIPS, HUMPS, OR OTHER IRREGULARITIES.
- A MINIMUM OF TWO WORKING DAYS PRIOR TO PERFORMING ANY DIGGING, CALL UNDERGROUND SERVICE ALERT AT 1-800-221-2600 FOR INFORMATION ON THE LOCATION OF NATURAL GAS LINES, ELECTRICAL CABLES, TELEPHONE CABLES, ETC.
- CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
- INSTALL ALL PIPE AND CONTROL WIRES IN LANDSCAPE BEDS AND IN COMMON TRENCHES WHEREVER POSSIBLE.
- INSTALL ALL PIPE AND CONTROL WIRE, WHICH RUNS UNDER PAVING, WITHIN SCH. 40 PVC SLEEVES 4" DIA. MINIMUM SIZE AS REQUIRED TO ALLOW INSTALLATION WITHOUT BINDING. PROVIDE (1) SLEEVE PER PIPE. PROVIDE SEPARATE SLEEVES FOR CONTROL WIRE.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE FOR COMPLETE DRAINAGE OF THE MAINLINES BY INSTALLING MANUAL DRAINS AS INDICATED ON PLAN AND AT ALL SYSTEM LOW POINTS.

### FLUSHING AND TESTING

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### SUBMITTALS

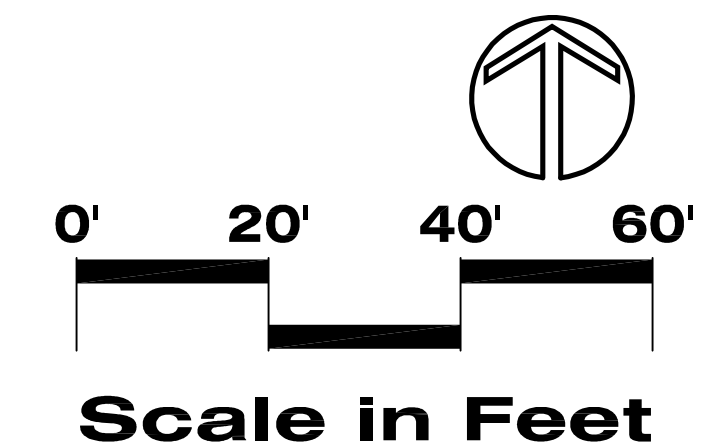
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### MAINTENANCE

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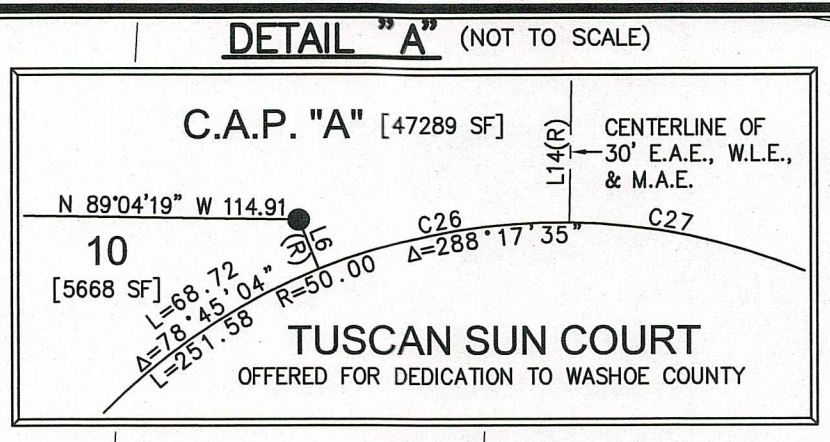
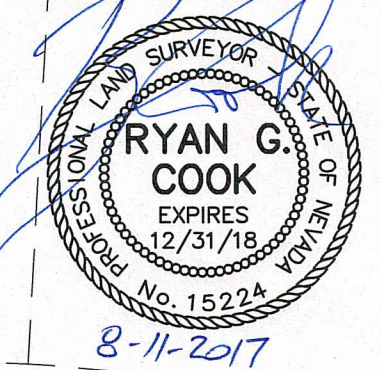
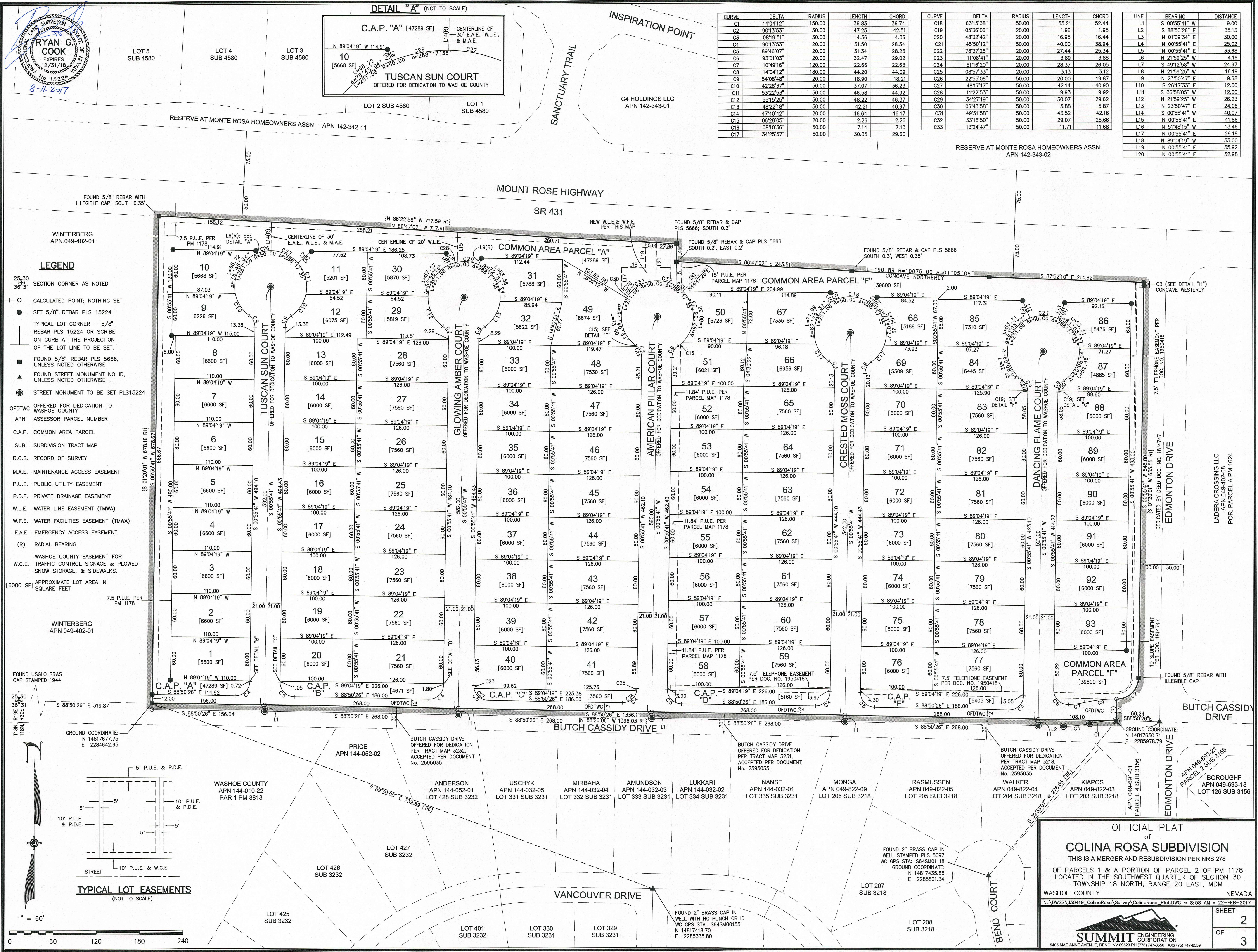
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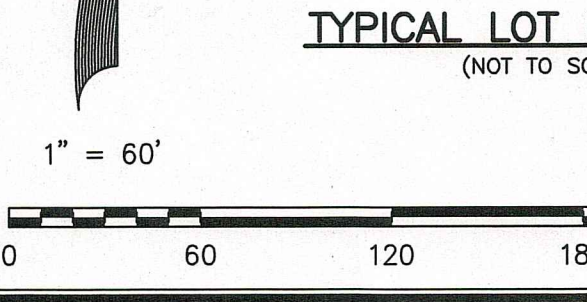
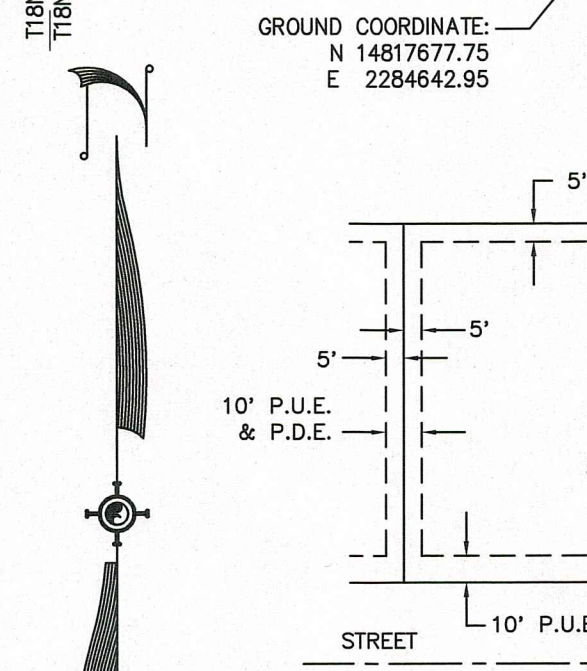
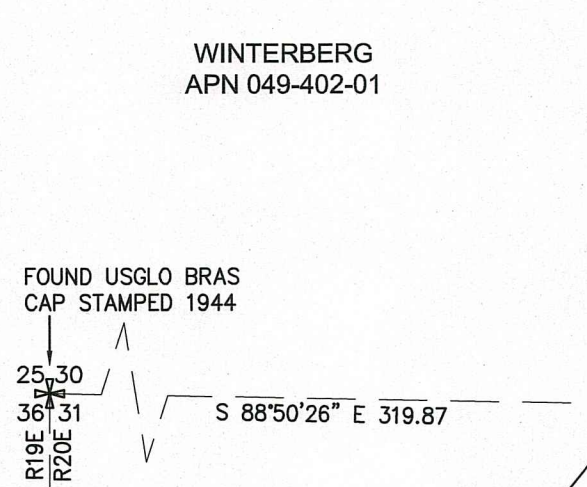


CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	14°04'12"	150.00	36.83	36.74
C2	9°01'53"	30.00	47.25	42.51
C3	08°19'51"	30.00	4.36	4.36
C4	9°01'53"	20.00	31.50	28.34
C5	89°45'07"	20.00	31.34	28.31
C6	93°01'03"	20.00	32.47	29.02
C7	10°49'16"	120.00	22.66	22.63
C8	14°04'12"	180.00	44.20	44.09
C9	54°08'48"	20.00	18.90	18.21
C10	42°28'37"	50.00	37.07	36.23
C11	53°22'53"	50.00	46.58	44.92
C12	55°19'21"	50.00	48.22	46.37
C13	48°22'18"	50.00	42.21	40.97
C14	47°40'42"	20.00	16.64	16.17
C15	06°28'05"	20.00	2.26	2.26
C16	08°10'36"	50.00	7.14	7.13
C17	34°25'57"	50.00	30.05	29.60

CURVE	DELTA	RADIUS	LENGTH	CHORD
C18	6°15'38"	50.00	55.21	52.44
C19	05°36'06"	20.00	1.96	1.95
C20	48°32'42"	20.00	16.95	16.44
C21	43°50'12"	50.00	40.90	39.94
C22	78°37'26"	20.00	27.44	25.34
C23	11°08'41"	20.00	3.89	3.88
C24	81°16'20"	20.00	28.37	26.05
C25	08°57'33"	20.00	3.13	3.12
C26	22°55'06"	50.00	20.00	19.87
C27	48°17'17"	50.00	42.14	40.90
C28	11°22'53"	50.00	9.93	9.92
C29	34°27'19"	50.00	30.07	29.62
C30	06°43'58"	50.00	5.88	5.87
C31	49°51'58"	50.00	43.52	42.16
C32	33°18'50"	50.00	29.07	28.66
C33	13°24'47"	50.00	11.71	11.68

LINE	BEARING	DISTANCE
L1	S 00°55'41" W	9.00
L2	S 88°50'26" E	35.13
L3	N 01°09'34" E	30.00
L4	N 00°55'41" E	25.02
L5	N 00°55'41" E	33.68
L6	N 21°59'25" W	4.16
L7	S 49°12'58" W	24.97
L8	N 21°59'25" E	16.19
L9	N 23°50'47" E	9.68
L10	S 26°17'33" E	12.00
L11	N 00°55'41" E	12.00
L12	N 21°59'25" W	28.23
L13	N 23°50'47" E	24.06
L14	S 00°55'41" E	40.07
L15	N 00°55'41" E	41.86
L16	N 51°48'15" W	13.46
L17	N 00°55'41" E	29.18
L18	N 89°04'19" W	33.00
L19	N 00°55'41" E	35.92
L20	N 00°55'41" E	52.98

- LEGEND**
- 25.30 SECTION CORNER AS NOTED
  - CALCULATED POINT; NOTHING SET
  - SET 5/8" REBAR PLS 15224
  - TYPICAL LOT CORNER - 5/8" REBAR PLS 15224 OR SCRIBE ON CURB AT THE PROJECTION OF THE LOT LINE TO BE SET.
  - FOUND 5/8" REBAR PLS 5666, UNLESS NOTED OTHERWISE
  - ▲ FOUND STREET MONUMENT NO. ID, UNLESS NOTED OTHERWISE
  - STREET MONUMENT TO BE SET PLS15224
  - OFDTC OFFERED FOR DEDICATION TO WASHOE COUNTY
  - APN ASSESSOR PARCEL NUMBER
  - C.A.P. COMMON AREA PARCEL
  - SUB. SUBDIVISION TRACT MAP
  - R.O.S. RECORD OF SURVEY
  - M.A.E. MAINTENANCE ACCESS EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - P.D.E. PRIVATE DRAINAGE EASEMENT
  - W.L.E. WATER LINE EASEMENT (T.M.W.A)
  - W.F.E. WATER FACILITIES EASEMENT (T.M.W.A)
  - E.A.E. EMERGENCY ACCESS EASEMENT
  - (R) RADIAL BEARING
  - WASHOE COUNTY EASEMENT FOR W.C.E. TRAFFIC CONTROL SIGNAGE & PLOWED SNOW STORAGE, & SIDEWALKS.
  - [6000 SF] APPROXIMATE LOT AREA IN SQUARE FEET



OFFICIAL PLAT  
of  
**COLINA ROSA SUBDIVISION**  
THIS IS A MERGER AND RESUBDIVISION PER NRS 278  
OF PARCELS 1 & A PORTION OF PARCEL 2 OF PM 1178  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30  
TOWNSHIP 18 NORTH, RANGE 20 EAST, MDN  
WASHOE COUNTY NEVADA  
N:\DWG\J30419\_ColinaRosa\Survey\ColinaRosa\_Plat.DWG -- 8:58 AM -- 22-FEB-2017

SUMMIT ENGINEERING CORPORATION  
5406 MAE ANNE AVENUE, RENO, NV 89523 PH(775) 747-8550 FAX(775) 747-8509

SHEET 2 OF 3

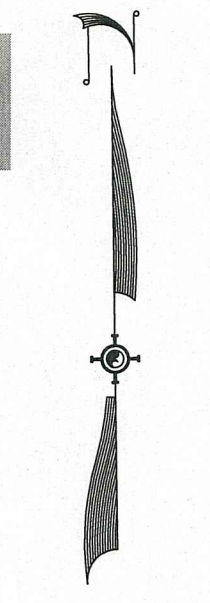
NOTE:  
THE ENTIRE PROJECT SITE IS LOCATED WITHIN AN UNSHADED ZONE X FLOOD DESIGNATION ACCORDING TO FIRM MAP #32031C3245G. THESE ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. MAP REVISED MARCH 16, 2009.

NOTE:  
SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF MUSEUMS, LIBRARY AND ARTS SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO (2) WORKING DAYS FROM THE DATE OF NOTIFICATION.

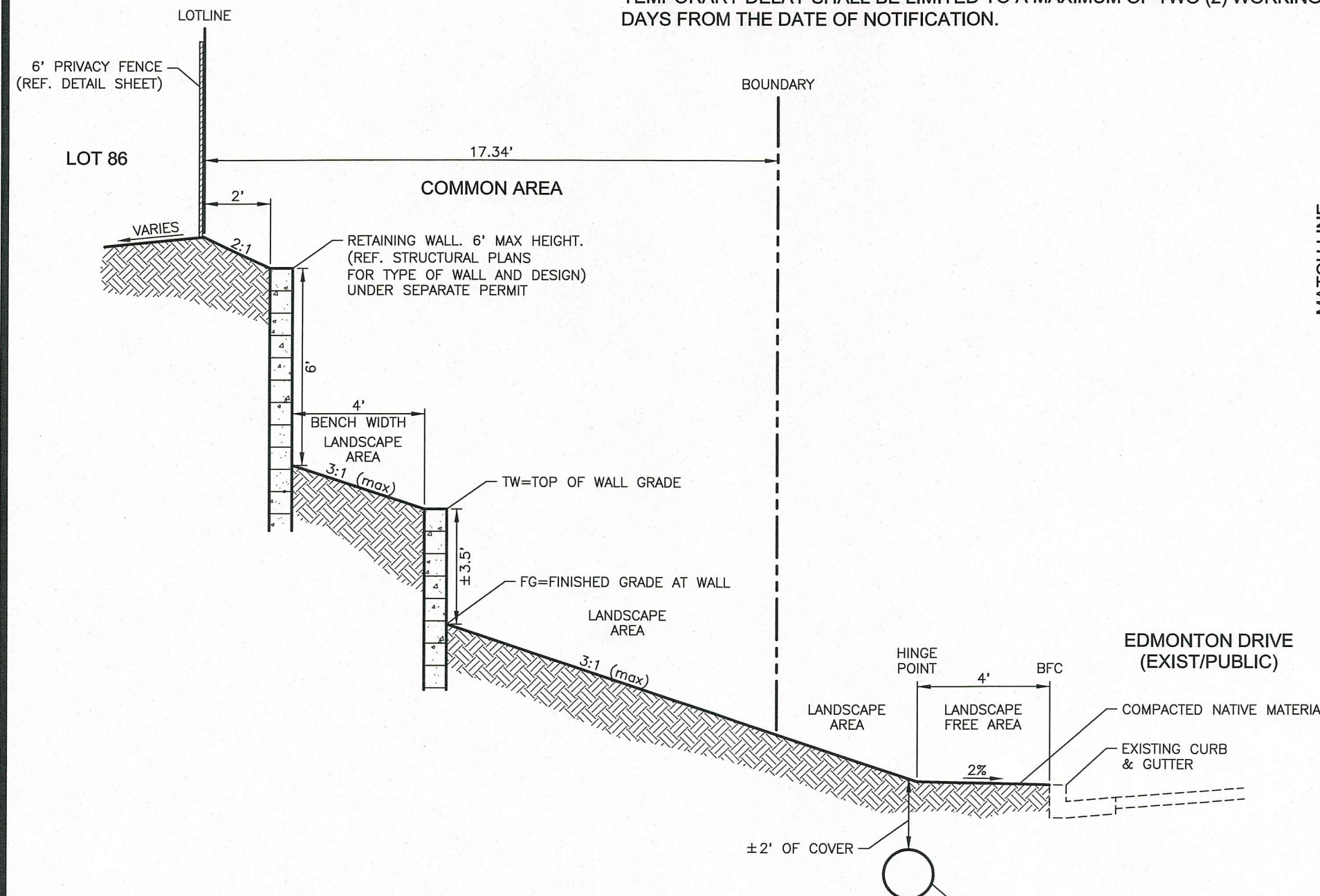
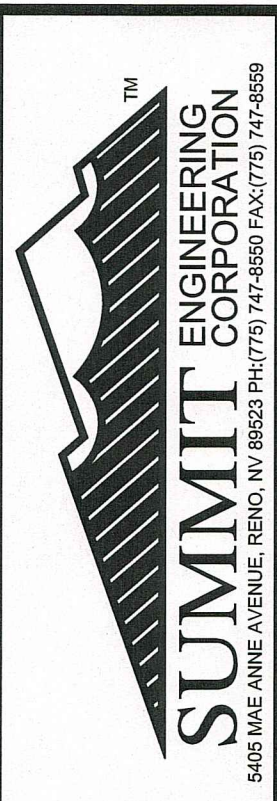
NOTE:  
THE FIRST 6' AROUND ALL FLARED END SECTIONS (In or out) TO HAVE THE RIPRAP GROUDED.

NOTE:  
INTERIOR SIDEYARD RETAINING WALLS TO BE FINAL DESIGNED AT PLOT PLAN TIME AND BUILT DURING HOUSE MODEL CONSTRUCTION.

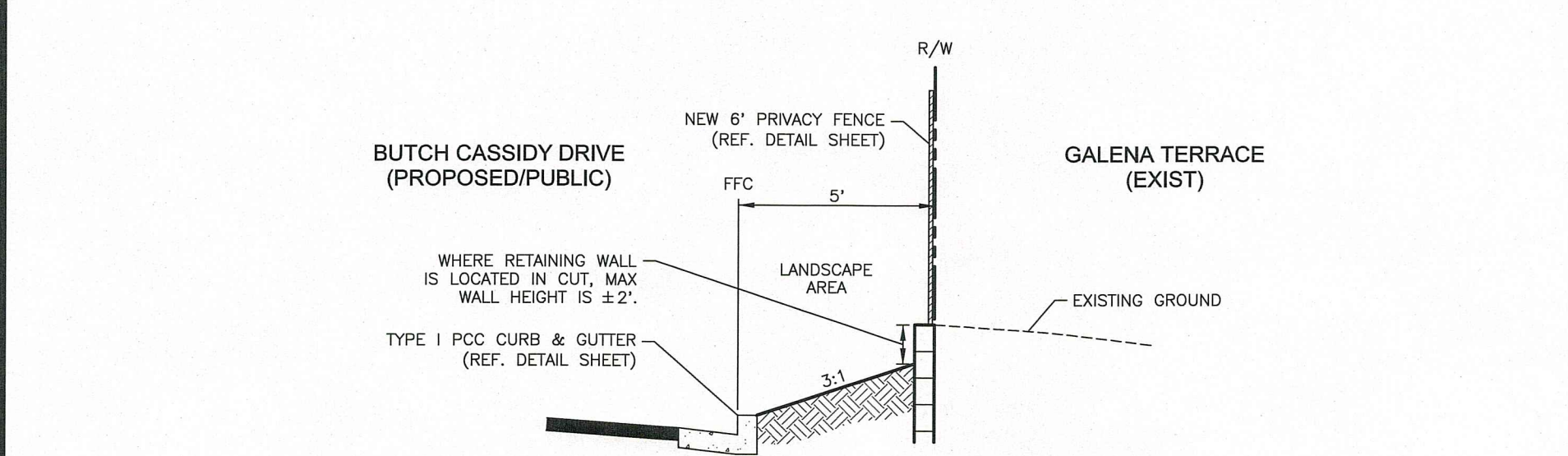
NOTE:  
NO WORK SHALL BE DONE WITHIN THE NDOT RIGHT-OF-WAY WITHOUT THE APPROPRIATE ENCROACHMENT PERMIT. WORK SHOWN WITHIN THE NDOT RIGHT-OF-WAY ON THESE PLANS ARE FOR INFORMATION PURPOSES ONLY. REFERENCE SEPARATE PLANS SUBMITTED TO NDOT.



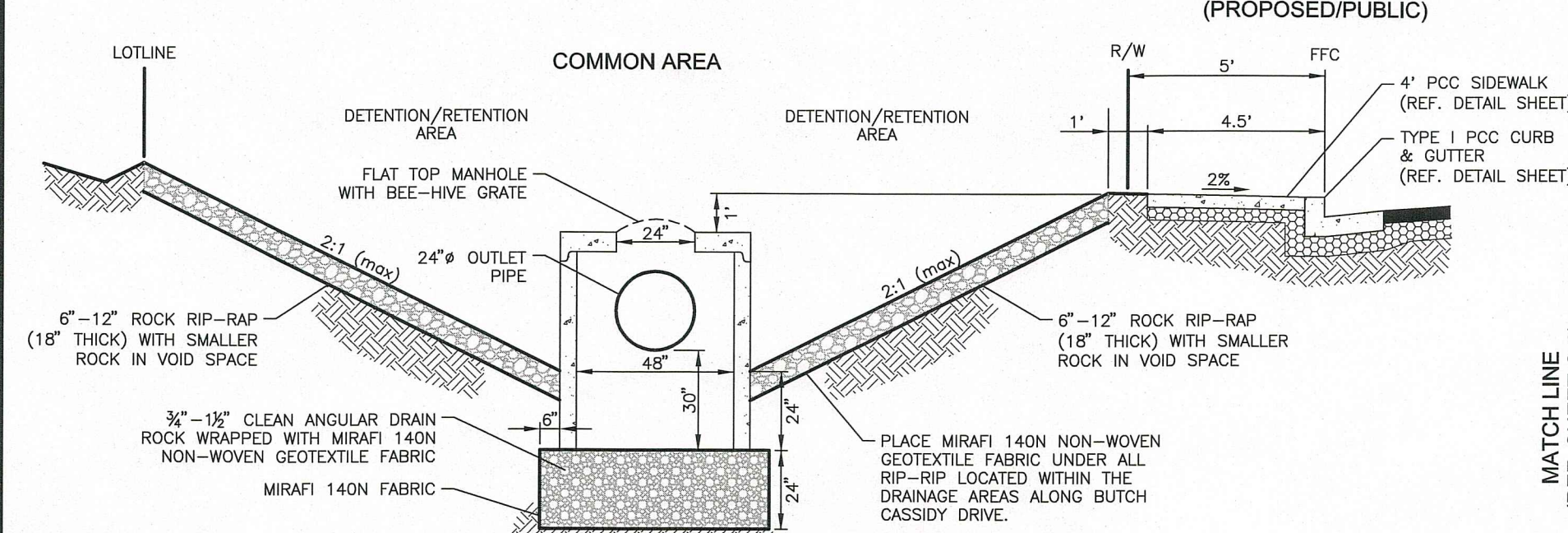
1"=40'



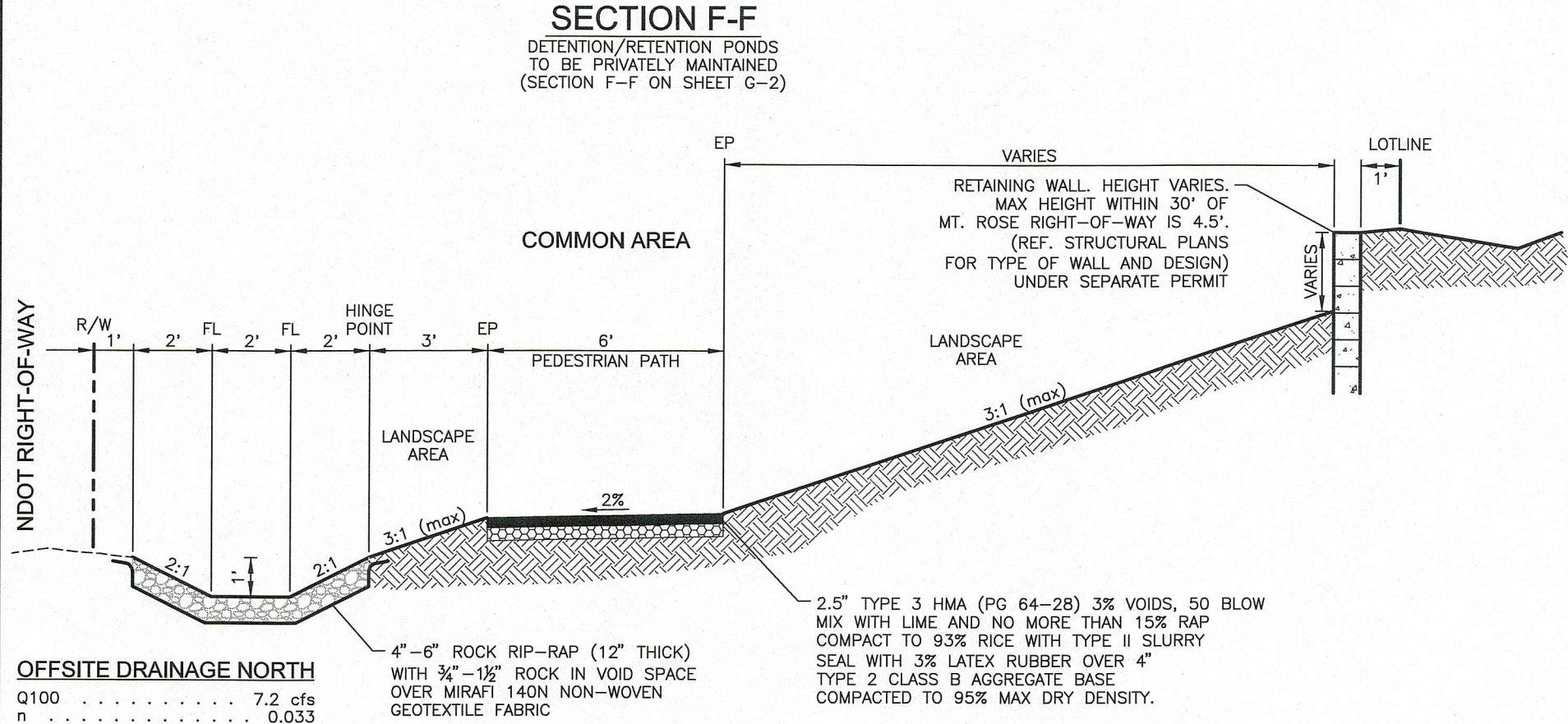
SECTION D-D



SECTION E-E  
STA. 5+53.83 TO 13+23.78



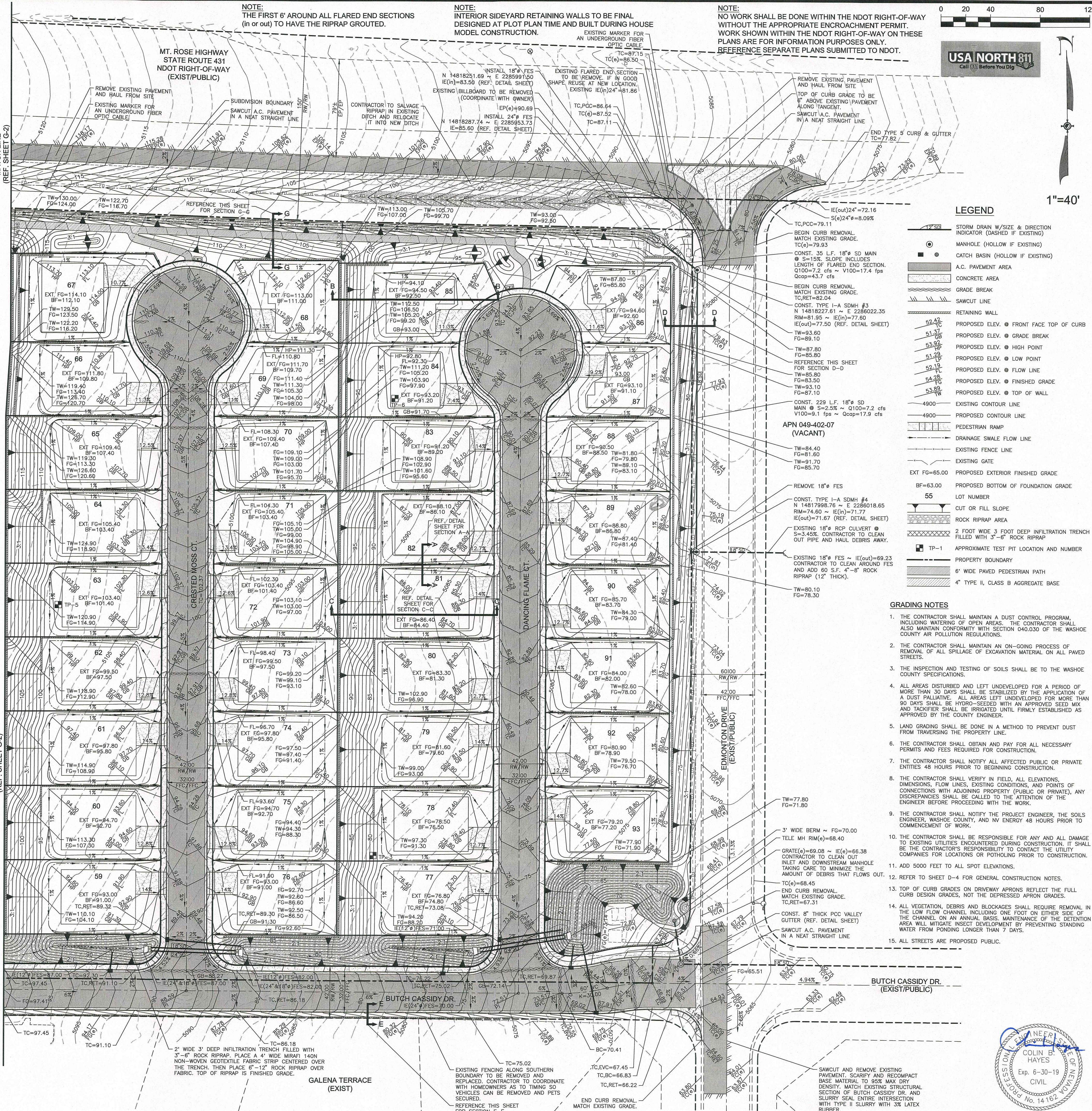
SECTION F-F  
DETECTION/RETENTION PONDS TO BE PRIVATELY MAINTAINED (SECTION F-F ON SHEET G-2)



SECTION G-G  
DITCH, PATH & COMMON AREA TO BE PRIVATELY MAINTAINED

OFFSITE DRAINAGE NORTH

Q100	7.2 cfs
SLOPE (min)	±.3%
VELOCITY	4.1 fpm
DEPTH	0.56 ft
Qcap	22.6 cfs
SLOPE (max)	±.8%
VELOCITY	5.9 fpm
DEPTH	0.43 ft
Qcap	36.9 cfs



LEGEND

	STORM DRAIN W/SIZE & DIRECTION INDICATOR (DASHED IF EXISTING)
	MANHOLE (HOLLOW IF EXISTING)
	CATCH BASIN (HOLLOW IF EXISTING)
	CONCRETE AREA
	GRADE BREAK
	SAWCUT LINE
	RETAINING WALL
	PROPOSED ELEV. ● FRONT FACE TOP OF CURB
	PROPOSED ELEV. ● GRADE BREAK
	PROPOSED ELEV. ● HIGH POINT
	PROPOSED ELEV. ● LOW POINT
	PROPOSED ELEV. ● FLOW LINE
	PROPOSED ELEV. ● FINISHED GRADE
	PROPOSED ELEV. ● TOP OF WALL
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	PEDESTRIAN RAMP
	DRAINAGE SWALE FLOW LINE
	EXISTING FENCE LINE
	EXISTING GATE
	PROPOSED EXTERIOR FINISHED GRADE
	PROPOSED BOTTOM OF FOUNDATION GRADE
	LOT NUMBER
	CUT OR FILL SLOPE
	ROCK RIPRAP AREA
	2 FOOT WIDE 3 FOOT DEEP INFILTRATION TRENCH FILLED WITH 3" ROCK RIPRAP
	APPROXIMATE TEST PIT LOCATION AND NUMBER
	PROPERTY BOUNDARY
	6" WIDE PAVED PEDESTRIAN PATH
	4" TYPE II, CLASS B AGGREGATE BASE

- GRADING NOTES
- THE CONTRACTOR SHALL MAINTAIN A DUST CONTROL PROGRAM, INCLUDING WATERING OF OPEN AREAS. THE CONTRACTOR SHALL ALSO MAINTAIN CONFORMITY WITH SECTION 040.030 OF THE WASHOE COUNTY AIR POLLUTION REGULATIONS.
  - THE CONTRACTOR SHALL MAINTAIN AN ON-GOING PROCESS OF REMOVAL OF ALL SPILLAGE OF EXCAVATION MATERIAL ON ALL PAVED STREETS.
  - THE INSPECTION AND TESTING OF SOILS SHALL BE TO THE WASHOE COUNTY SPECIFICATIONS.
  - ALL AREAS DISTURBED AND LEFT UNDEVELOPED FOR A PERIOD OF MORE THAN 30 DAYS SHALL BE STABILIZED BY THE APPLICATION OF A DUST PALLIATIVE. ALL AREAS LEFT UNDEVELOPED FOR MORE THAN 90 DAYS SHALL BE HYDRO-SEEDED WITH AN APPROVED SEED MIX AND MULCHER SHALL BE IRRIGATED UNTIL FIRMLY ESTABLISHED AS APPROVED BY THE COUNTY ENGINEER.
  - LAND GRADING SHALL BE DONE IN A METHOD TO PREVENT DUST FROM TRAVERSING THE PROPERTY LINE.
  - THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND FEES REQUIRED FOR CONSTRUCTION.
  - THE CONTRACTOR SHALL NOTIFY ALL AFFECTED PUBLIC OR PRIVATE ENTITIES 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
  - THE CONTRACTOR SHALL VERIFY IN FIELD, ALL ELEVATIONS, DIMENSIONS, FLOW LINES, EXISTING CONDITIONS, AND POINTS OF CONNECTIONS WITH ADJOINING PROPERTY (PUBLIC OR PRIVATE), ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
  - THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER, THE SOILS ENGINEER, WASHOE COUNTY, AND NV ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES FOR LOCATIONS OR POTHOLES PRIOR TO CONSTRUCTION.
  - ADD 5000 FEET TO ALL SPOT ELEVATIONS.
  - REFER TO SHEET D-4 FOR GENERAL CONSTRUCTION NOTES.
  - TOP OF CURB GRADES ON DRIVEWAY APRONS REFLECT THE FULL CURB DESIGN GRADES, NOT THE DEPRESSION APRON GRADES.
  - ALL VEGETATION, DEBRIS AND BLOCKAGES SHALL REQUIRE REMOVAL IN THE LOW FLOW CHANNEL INCLUDING ONE FOOT ON EITHER SIDE OF THE CHANNEL ON AN ANNUAL BASIS. MAINTENANCE OF THE DETENTION AREA WILL MITIGATE INSECT DEVELOPMENT BY PREVENTING STANDING WATER FROM PONDING LONGER THAN 7 DAYS.
  - ALL STREETS ARE PROPOSED PUBLIC.

DESIGNED BY: KCK  
DRAWN BY: chaves  
CHECKED BY:  
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CIVIL IMPROVEMENT PLANS FOR  
COLINA ROSA SUBDIVISION  
GRADING PLAN

BY	APPD
DESCRIPTION	
REV.	DATE
SCALE	1"=40'
HORIZ.	
VERT.	
JOB NO.	30419
DATE	04-AUG-2017
SHEET	G-1
OF	34

