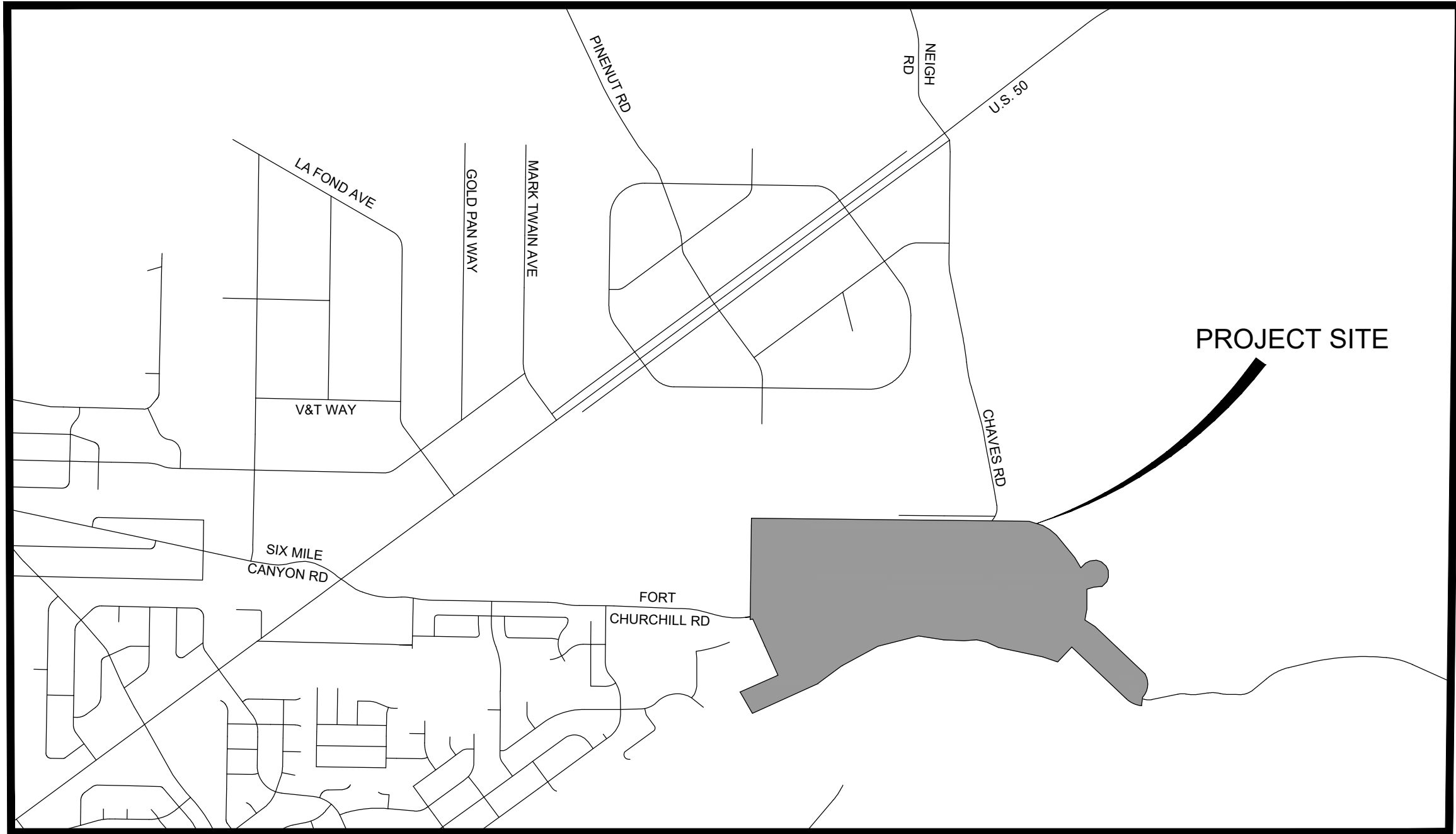


June 12, 2023 - 1:02:38 Draw Name: P:\Cartoon\05\Map\Tentative Map\1 Title Sheet.dwg Updated By: tsulegich

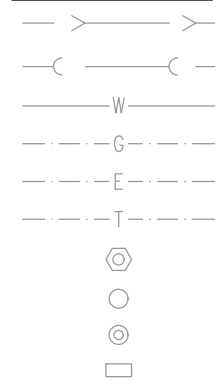
TENTATIVE MAP FOR
ASPEN CREEK
APN:016-023-02
DAYTON, NEVADA



VICINITY MAP
NTS

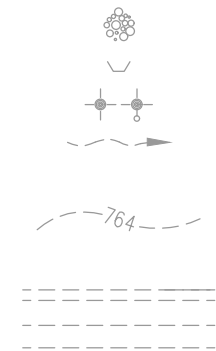
STANDARD SYMBOLS

EXISTING



STORM SEWER
SANITARY SEWER
WATER MAIN
GAS
ELECTRIC
TELEPHONE
SANITARY MANHOLE
SANITARY CLEANOUT
STORM MANHOLE
CATCH BASIN

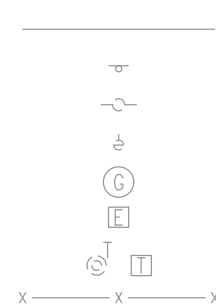
SWPPP FEATURES



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
TOP OF CURB ELEVATION
EDGE OF PAVEMENT ELEVATION
TOP OF WALL ELEVATION
FINISH GRADE ELEVATION
GRADE BREAK ELEVATION
FLOWLINE ELEVATION

(E2.80)TC(a)
(E2.80)EP(a)
(E2.80)TW(a)
(E2.80)FG(a)
(E2.80)GB(a)
(E2.80)FL(a)



ROCKERY WALL



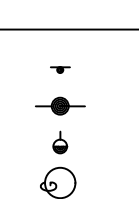
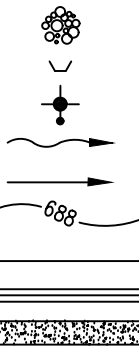
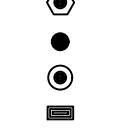
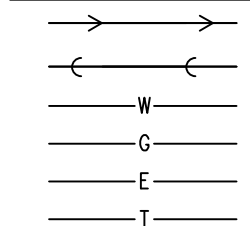
RETAINING WALL



LANDSCAPE WALL

CLASS "A" MONUMENT

PROPOSED



(E2.80)TC
(E2.80)EP
(E2.80)TW
(E2.80)FG
(E2.80)GB
(E2.80)FL

ABBREVIATIONS

AGG.	AGGREGATE GRAVEL	FL	FLOW LINE
B.A.M.A.	BIT. AGG. MIXTURE	FM	FORCE MAIN
B-B	BACK TO BACK	FG	FINISH GRADE
BC	BEGINNING OF CURVE	GAS	GAS
BFC	BACK FACE OF CURB	GW	GUY WIRE
BIT.	BITUMINOUS CONCRETE	HDWL	HEADWALL
BM	BENCHMARK	HH	HANDHOLE
B.O.	BY OTHERS	HP	HIGH POINT
B/P	BOTTOM OF PIPE	HWL	HIGH WATER LEVEL
BVC	BEGINNING OF VERTICAL CURVE	HYD.	HYDRANT
BW	BOTTOM OF WALL	I.E.	INVERT ELEVATION
CB	CATCH BASIN	INL	INLET
CL	CENTERLINE	INV.	INVERT
CMP	CORRUGATED METAL PIPE	IP	IRON PIPE
CNTRL	CONTROL	LFF	LOWER FINISHED FLOOR
CONC.	CONCRETE	LGAR	LIP OF GARAGE
CY	CUBIC YARD	LXFG	LOWER EXTERIOR FINISHED GRADE
D	DITCH	LP	LOW POINT
DIA.	DIAMETER	MAX.	MAXIMUM
DIP	DUCTILE IRON PIPE	MB	MAILBOX
DI	DUCTILE IRON	MIN.	MINIMUM
DT	DRAIN TILE	NWL	NORMAL WATER LEVEL
(e)	EXISTING	P	PAVEMENT
E	ELECTRIC	PC	POINT OF CURVE
EC	END OF CURVE	PCC	POINT OF COMPOUND CURVE
E-E	EDGE TO EDGE	PI	POINT OF INTERSECTION
ELEV.	ELEVATION	PL	PROPERTY LINE
EP	EDGE OF PAVEMENT	PP	POWER POLE
EVC	END OF VERTICAL CURVE	PROP.	PROPOSED
EX.	EXISTING	PT	POINT OF TANGENCY
FES	FLARED END SECTION	PVC	POLYVINYL CHLORIDE PIPE
F-F	FACE TO FACE	PVC	POINT OF VERTICAL CURVE
FF	FINISHED FLOOR	PVI	POINT OF VERTICAL INTERSECTION

PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY
RR	RAILROAD
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FOOT
SHLD.	SHOULDER
SL	STREET LIGHT
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA.	STATION
SY	SQUARE YARDS
T	TELEPHONE
TBR	TO BE REMOVED
TC	TOP OF CURB
TOS	TO OF SLAB
T/P	TOP OF PIPE
TRANS	TRANSFORMER
TW	TOP OF WALL
UFF	UPPER FINISHED FLOOR
UXFG	UPPER EXTERIOR FINISHED GRADE
VB	VALVE BOX
VV	VALVE VAULT
WL	WATER LEVEL
WM	WATER MAIN



241 Ridge Street, Suite 400, Reno, NV 89501 ph:775-748-3500 fx:775-748-9500 manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

<u>OWNER</u> ASPEN CREEK LLC 5525 KIETZKE LANE SUITE 102 RENO, NEVADA 89511	<u>DEVELOPER</u> ASPEN CREEK 2022, LLC 2808 N. SULLIVAN ROAD, N15, SUITE 202 SPOKANE VALLEY, WASHINGTON 99216 (520) 888-3962
<u>CIVIL</u> MANHARD CONSULTING, LTD 241 RIDGE STREET, SUITE 400 RENO, NEVADA 89501 (775) 746-3500	<u>PLANNER</u> MANHARD CONSULTING, LTD 241 RIDGE STREET, SUITE 400 RENO, NEVADA 89501 (775) 746-3500
<u>GEOTECH ENGINEER</u> RIX ENGINEERING & CONSULTING, INC 9475 DOUBLE R BLVD SUITE 7 RENO, NEVADA 89521 (775) 828-1866	<u>LANDSCAPE ARCHITECT</u> MANHARD CONSULTING, LTD 241 RIDGE STREET, SUITE 400 RENO, NEVADA 89501 (775) 746-3500

SHEET INDEX

SHEET NUMBER	SHEET TITLE
01	TITLE SHEET
02	OVERALL SITE PLAN
03	SITE PLAN
04	SITE PLAN
05	SITE PLAN
06	SITE PLAN
07	UTILITY PLAN
08	UTILITY PLAN
09	UTILITY PLAN
10	UTILITY PLAN
11	GRADING PLAN
12	GRADING PLAN
13	GRADING PLAN
14	GRADING PLAN

PROJECT DATA

ASSESSOR'S PARCEL #:	016-023-02
TOTAL PARCEL AREA:	612.85 AC
LOT AREA:	154.39 AC
RIGHT-OF-WAY AREA:	46.99 AC
COMMON AREA:	133.81 AC
NOT A PART AREA:	277.66± AC
TOTAL LOTS:	499
MIN. LOT SIZE:	12,000 SF
MAX. LOT SIZE:	37,241 SF
AVERAGE LOT SIZE:	13,477 SF
PROPOSED DENSITY:	2.21 LOTS/AC
EXISTING ZONING:	E-1/SR-12000 / RR-5/RR-20
PROPOSED ZONING:	E-1/SR-12000 / RR-5/RR-20
MASTER PLAN:	SUBURBAN RESIDENTIAL

UTILITIES

CABLE	-	CHARTER COMMUNICATIONS
PHONE	-	AT&T
ELECTRICAL	-	NV ENERGY
GAS	-	SW GAS
SEWER	-	LYON COUNTY UTILITIES
STORM DRAIN	-	LYON COUNTY UTILITIES
WATER	-	LYON COUNTY UTILITIES
SOLID WASTE	-	WASTE MANAGEMENT

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1984, DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS ON NEVADA DEPARTMENT OF TRANSPORTATION MONUMENTATION. COMBINED GRID TO GROUND FACTOR = 1.00022199927.

BASIS OF ELEVATION

ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS TAKEN FROM THE NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) SURVEY MONUMENT NO. 801060, WITH A PUBLISHED ELEVATION OF 4341.16 FEET. NDOT MONUMENT #801060 IS DESCRIBED AS BEING A 1-1/2" REBAR, NO TAG, AT THE INTERSECTION OF THE S US50 FRONTAGE ROAD. SOUTH EDGE OF THE WESTERLY LINE OF THE 1.927 ACRE PARCEL #50 AS SHOWN ON SUBDIVISION MAP #09708 OF THE PINENUT VIEW ESTATES UNIT NO. 1.



6/12/23

TRAVIS J. SULEZICH

P.E.#24960

ASPEN CREEK
DAYTON, NEVADA
TITLE SHEET

PROJ. MGR:	TJS
PROJ. ASSOC:	AFG
DRAWN BY:	AFG
DATE:	JUNE 2023
SCALE:	AS SHOWN

SHEET
01 OF **14**
CVRLCNV05
© 2023 ALL RIGHTS RESERVED



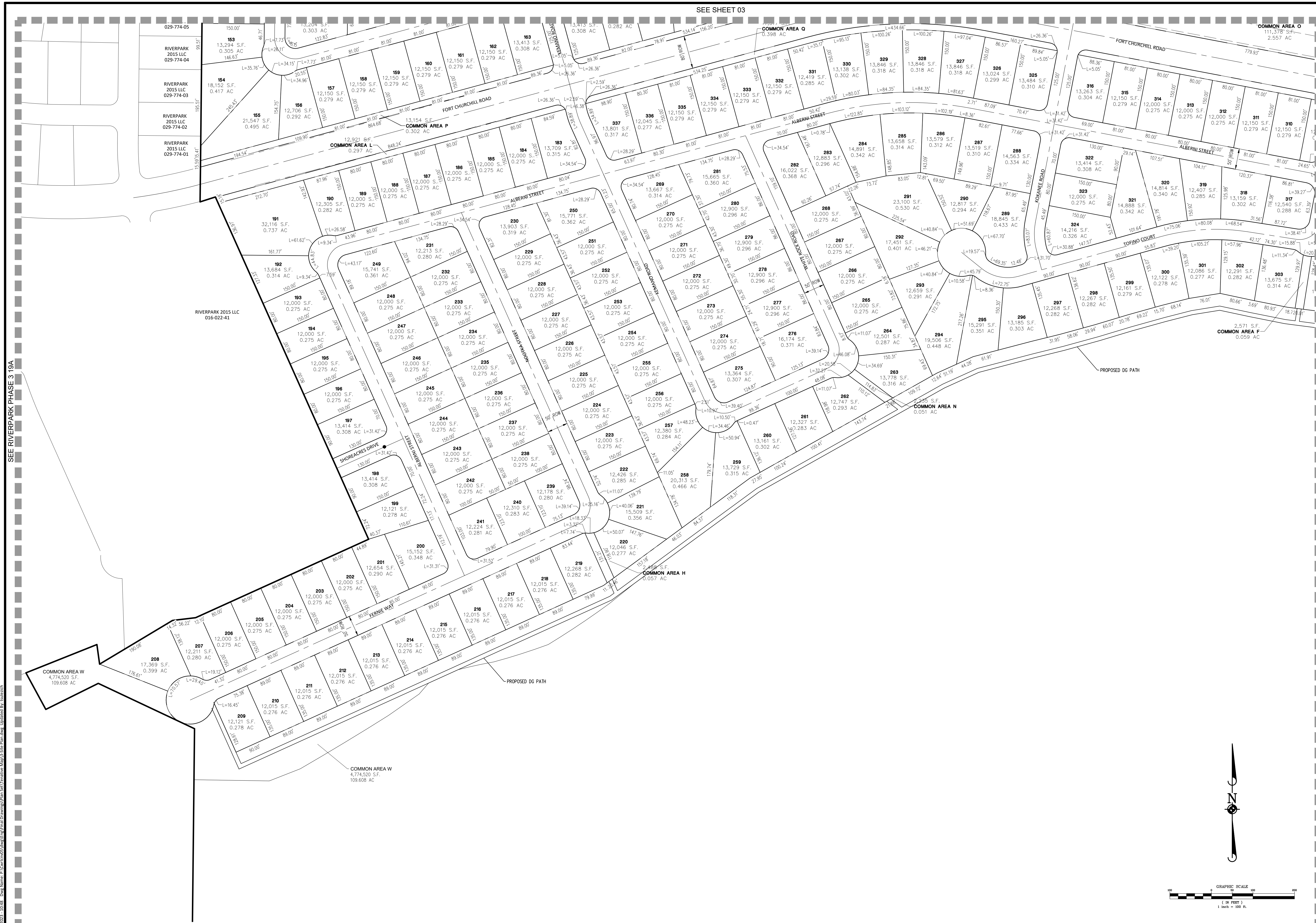
TENTATIVE MAP



SITE PLAN

TENTATIVE MAP

441 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-748-3500 fx: 775-748-3520 marhand.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

[illegible]

ASPEN CREEK
DAYTON, NEVADA
SITE PLAN



PROJ. MGR.:	TJS
PROJ. ASSOC.:	AFG
DRAWN BY:	AFG
DATE:	JUNE 2023
SCALE:	AS SHOWN

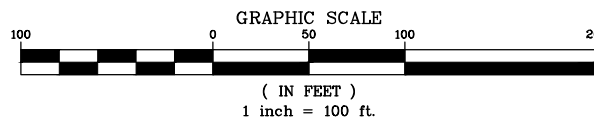
SHEET
05 OF **14**
CWRLCNV05
© 2023 ALL RIGHTS RESERVED

TENTATIVE MAP

June 12, 2023 - 10:48 Dwg Name: P:\Cortez\05\Shag\Eng\Final Drawings\Plan Set\Tentative Map\3-Site Plan.dwg, Updated By: tsuleich

SEE SHEET 05

SEE SHEET 04



DRAWN BY		CHECK BY
REVISIONS		
DATE		

Manhard

CONSULTING LTD.

241 Ridge Street, Suite 400, Reno, NV 89501 ph:775-748-8800 fax:775-748-8860 manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

ASPEN CREEK

DAYTON, NEVADA

SITE PLAN

Professional Engineer - State of Nevada

TRAVIS J. SULEZICH

Exp: 6-30-24

Civil

No. 24960

6/12/23

PROJ. MGR.: TJS

PROJ. ASSOC.: AFG

DRAWN BY: AFG

DATE: JUNE 2023

SCALE: AS SHOWN

SHEET

06 OF 14

CVRLCNV05

TENTATIVE MAP

June 9, 2023 - 10:01 Draw Name: P:\Cortland\02\Utility\Drawings\Plan Set\Utility Map\Utility Plan.dwg, Updated by: tsulezch

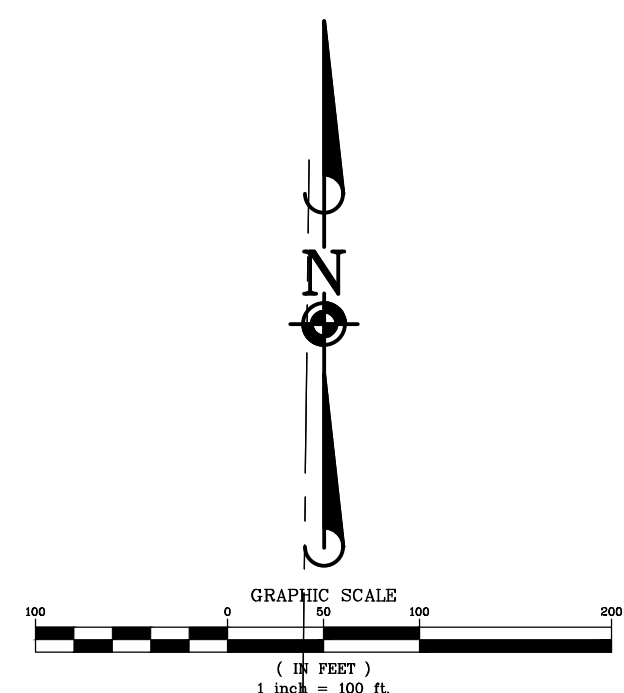
SEE RIVERPARK PHASE 3 19B

SEE SHEET 09

SEE SHEET 08



- LEGEND**
- SD PROPOSED STORM DRAIN W/ DIRECTION
 - SS PROPOSED SANITARY SEWER W/ DIRECTION
 - W PROPOSED WATER MAIN (DASHED IF EXISTING)
 - FM PROPOSED FORCE MAIN (DASHED IF EXISTING)
 - MANHOLE - STORM DRAIN (HOLLOW IF EXISTING)
 - MANHOLE - SANITARY DRAIN (HOLLOW IF EXISTING)
 - CATCH BASIN (HOLLOW IF EXISTING)
 - 72 LOT NUMBER
 - A PROPOSED FIRE HYDRANT



RIVERPARK 2015 LLC
016-022-44

JENSEN, PAUL R & MARJORIE A TRUST
016-025-02

VALENTINE, ADAM ET AL
016-025-21

HOEM, SOPHIA KIM TRUST
016-025-18

USA-BUREAU OF LAND
00000-00

RIVERPARK 2015 LLC
029-774-09

RIVERPARK 2015 LLC
029-774-08

RIVERPARK 2015 LLC
029-774-07

RIVERPARK 2015 LLC
029-774-06

RIVERPARK 2015 LLC
029-774-05

RIVERPARK 2015 LLC
029-774-04

RIVERPARK 2015 LLC
029-774-03

RIVERPARK 2015 LLC
029-774-02

RIVERPARK 2015 LLC
029-774-01

CONNECT FORCE MAIN
INTO EX. SSMH

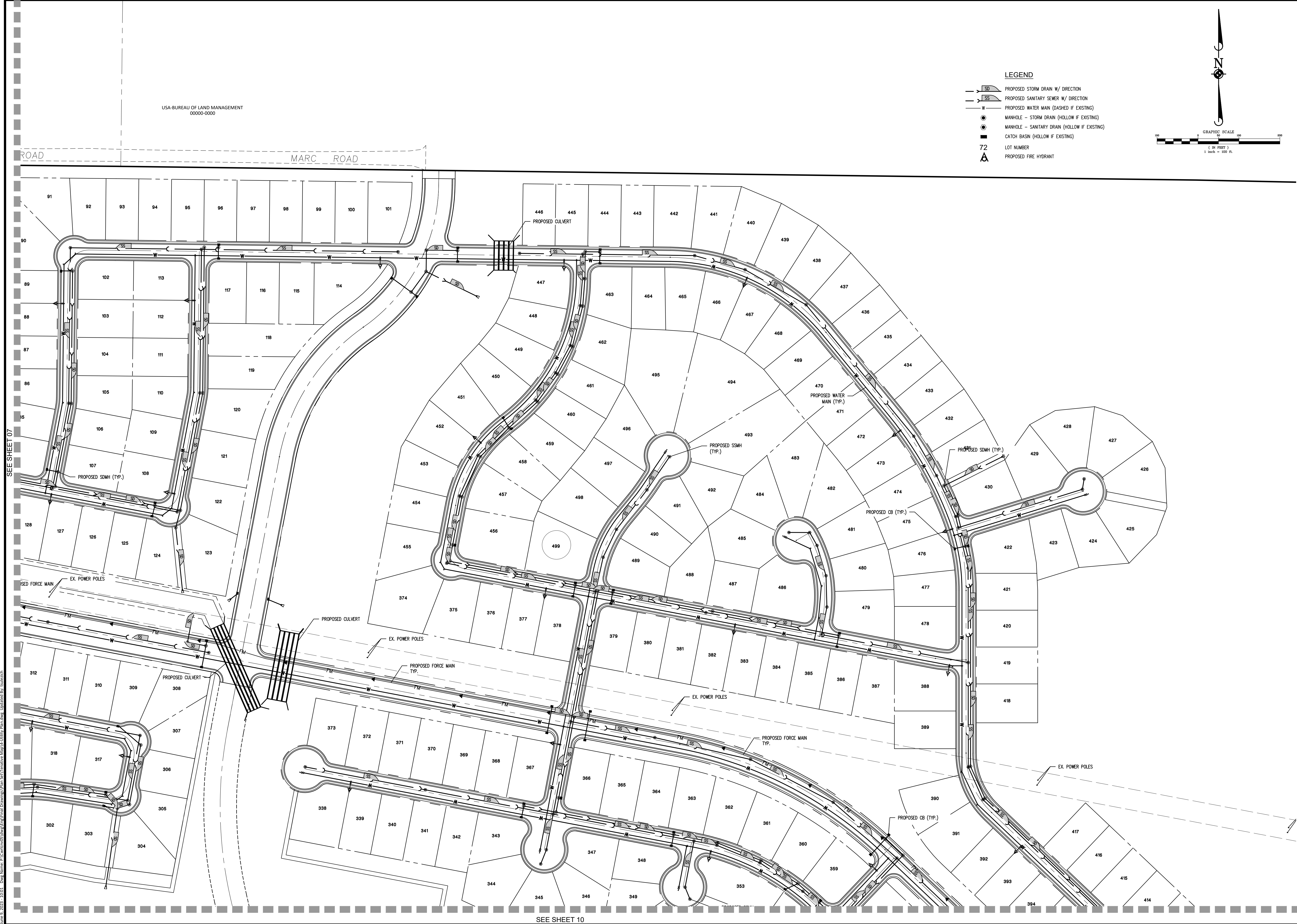
ASPEN CREEK
DAYTON, NEVADA
UTILITY PLAN



PROJ. MGR.: TJS
PROJ. ASSOC.: AFG
DRAWN BY: AFG
DATE: JUNE 2023
SCALE: AS SHOWN
SHEET
07 OF **14**
CVR\CNV05
© 2023 AFG. RIGHTS RESERVED

Manhard
CONSULTING LTD.
241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-748-8800 fax: 775-748-8800 manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

June 9, 2023 - 10:01 Draw Name: P:\Projects\2023\Utility\Drawings\Plan Set\Utility Map\Utility Plan.dwg, Updated By: tsulezich



USA-BUREAU OF LAND MANAGEMENT
00000-0000

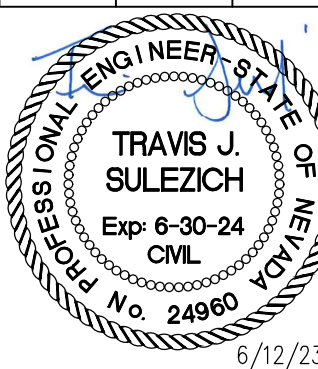
LEGEND

- SD PROPOSED STORM DRAIN W/ DIRECTION
- SS PROPOSED SANITARY SEWER W/ DIRECTION
- W PROPOSED WATER MAIN (DASHED IF EXISTING)
- MANHOLE - STORM DRAIN (HOLLOW IF EXISTING)
- MANHOLE - SANITARY DRAIN (HOLLOW IF EXISTING)
- CATCH BASIN (HOLLOW IF EXISTING)
- 72 LOT NUMBER
- Δ PROPOSED FIRE HYDRANT

GRAPHIC SCALE
1 inch = 100 ft.

SEE SHEET 10

ASPEN CREEK
DAYTON, NEVADA
UTILITY PLAN



PROJ. MGR.: TJS
PROJ. ASSOC.: AFG
DRAWN BY: AFG
DATE: JUNE 2023
SCALE: AS SHOWN
SHEET
08 OF 14
CVR\CNV05
© 2023 ALL RIGHTS RESERVED

Manhard
CONSULTING LTD.
241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-748-8800 fax: 775-748-8850 manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

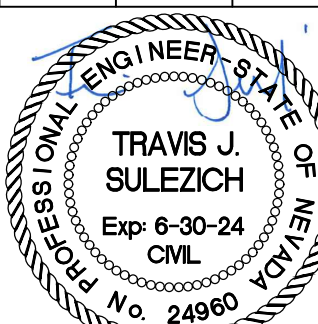


SEE SHEET 10

ASPEN CREEK

DAYTON, NEVADA

UTILITY PLAN



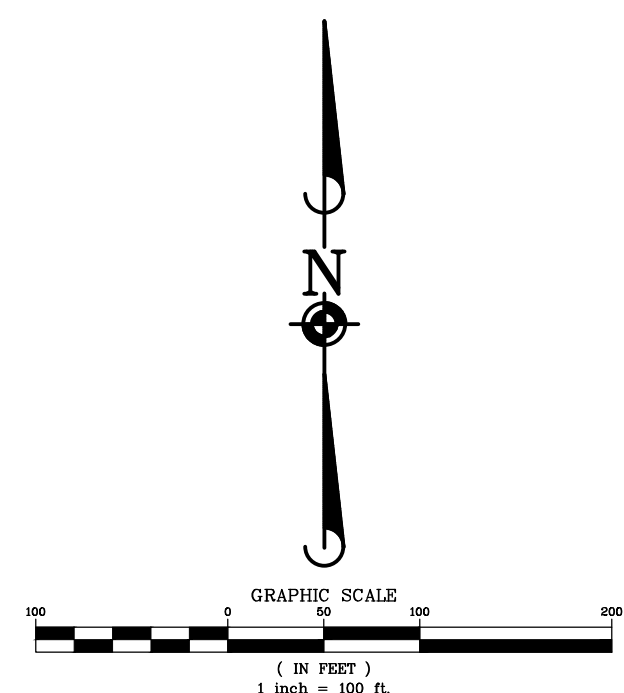
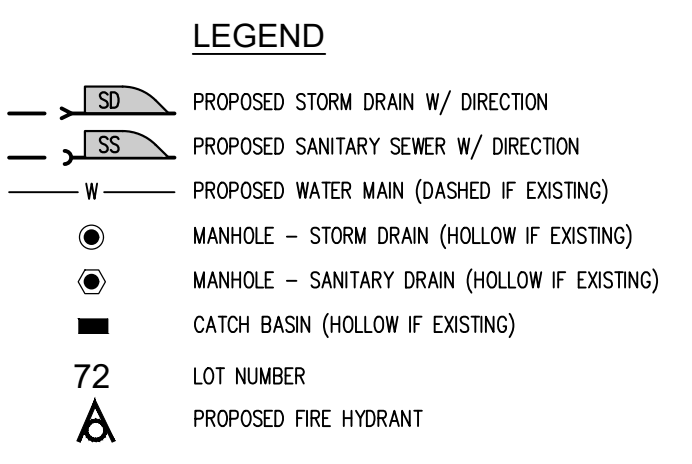
PROJ. MGR.:	TJS
PROJ. ASSOC.:	AFG
DRAWN BY:	AFG
DATE:	JUNE 2023
SCALE:	AS SHOWN

SHEET
09 OF 14
CWRLCNV05
© 2023 ALL RIGHTS RESERVED

Manhard
CONSULTING LTD.TM

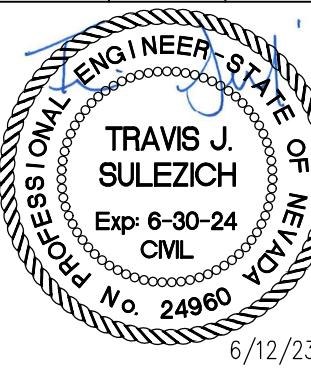
41 Ridge Street, Suite 400, Reno, NV 89501 ph-775-748-3500 fx-775-748-3580 manhard.com
E-mail: info@manhard.com
Employers • Environmental Remediation • Engineering • Construction Management •
Construction Management • Environmental Solutions • Analytical Laboratories

TENTATIVE MAP

[illegible]

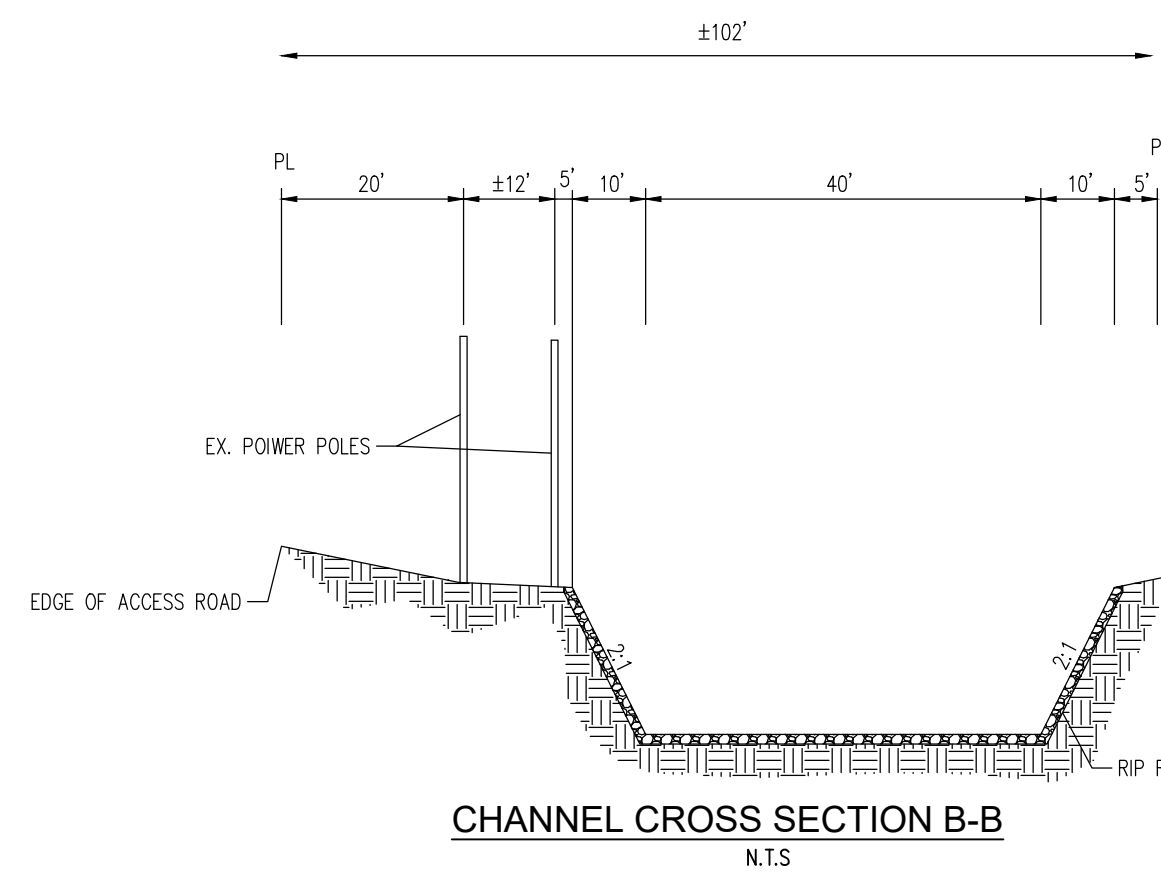
Manhard
CONSULTING LTD.
241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-748-3800, 1-877-748-3880 manhard.com
Fax: 775-748-3801
Services: Surveying, Engineering, Construction Management, Environmental Remediation, Landscaping, Archeology, Geotechnical Engineering, Construction Management, Environmental Remediation, Landscaping, Archeology, Geotechnical Engineering

ASPEN CREEK	DAYTON, NEVADA	UTILITY PLAN
---------------------------	------------------------------	----------------------------

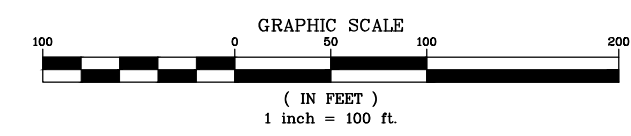


PROJ. MGR.: TJS
PROJ. ASSOC.: AFG
DRAWN BY: AFG
DATE: JUNE 2023
SCALE: AS SHOWN

SHEET
10 OF 14
CWRLCNV05
© 2023 ALL RIGHTS RESERV



- LEGEND**
- STORM DRAIN W/ DIRECTION INDICATOR (DASHED IF EXISTING)
 - MANHOLE (HOLLOW IF EXISTING)
 - CATCH BASIN (HOLLOW IF EXISTING)
 - GRADE BREAK
 - PROPOSED LOT EXTERNAL FINISHED GRADE ELEVATION
 - CUT OR FILL SLOPE
 - A.C. PAVEMENT AREA
 - EXISTING CONTOUR LINE
 - PROPOSED ELEV. @ GRADE BREAK
 - PROPOSED ELEV. @ FLOW LINE
 - PROPOSED ELEV. @ FINISHED GRADE



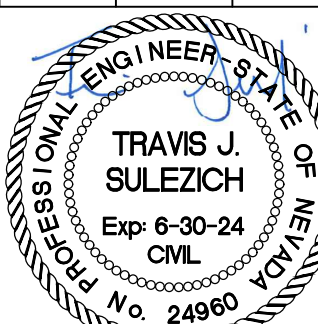
NOTE:
1. ADD 4,200 FEET TO ALL ELEVATIONS.



SEE SHEET 13

SEE SHEET 12

ASPEN CREEK
DAYTON, NEVADA
GRADING PLAN

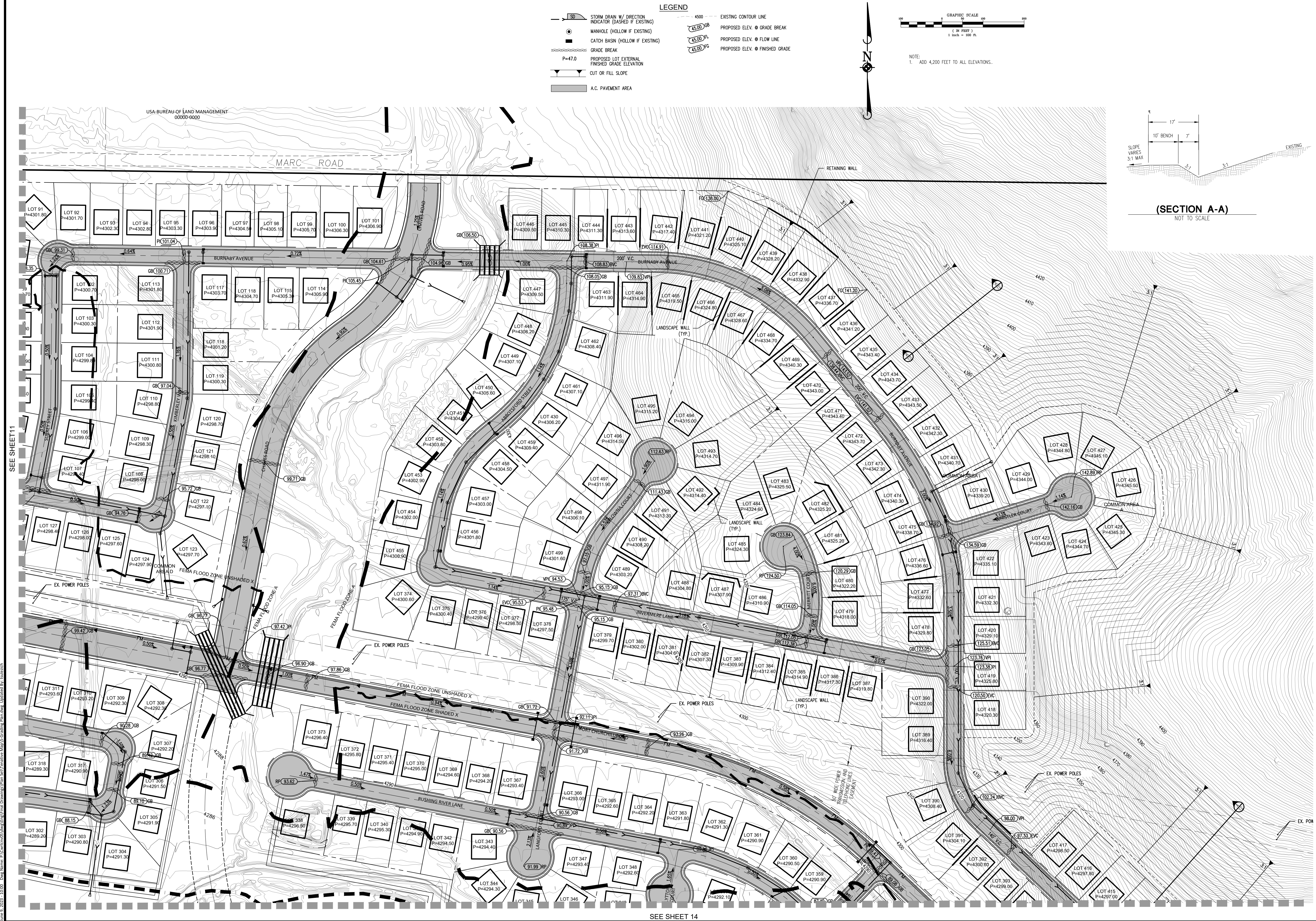


PROJ. MGR.: TJS
PROJ. ASSOC.: AFG
DRAWN BY: AFG
DATE: JUNE 2023
SCALE: AS SHOWN
SHEET 11 OF 14
CWLNCV05
© 2023 AFG. ALL RIGHTS RESERVED.



June 9, 2023 - 10:00 Draw Name: P:\Projects\03\0300\Drawings\Plan Set\Tentative Map\Grading Plan.dwg Updated By: tsuleicz

SEE SHEET 11



SEE SHEET 14

(SECTION A-A)
NOT TO SCALE

ASPEN CREEK
DAYTON, NEVADA
GRADING PLAN

PROJ. MGR.: TJS
PROJ. ASSOC.: AFG
DRAWN BY: AFG
DATE: JUNE 2023
SCALE: AS SHOWN

SHEET
12 OF 14
CWLCLN05

Manhard
CONSULTING LTD.
241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-748-8801 fx: 775-748-8850 manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Wetland & Wetwater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

SEE SHEET 11

SEE RIVERPARK PHASE 3 19A

June 9, 2023 - 10:00 Day Name: P:\Projects\2023\06\09\Grading\Plan Set\Tentative Map\Grading Plan.dwg Updated By: tsulezch



