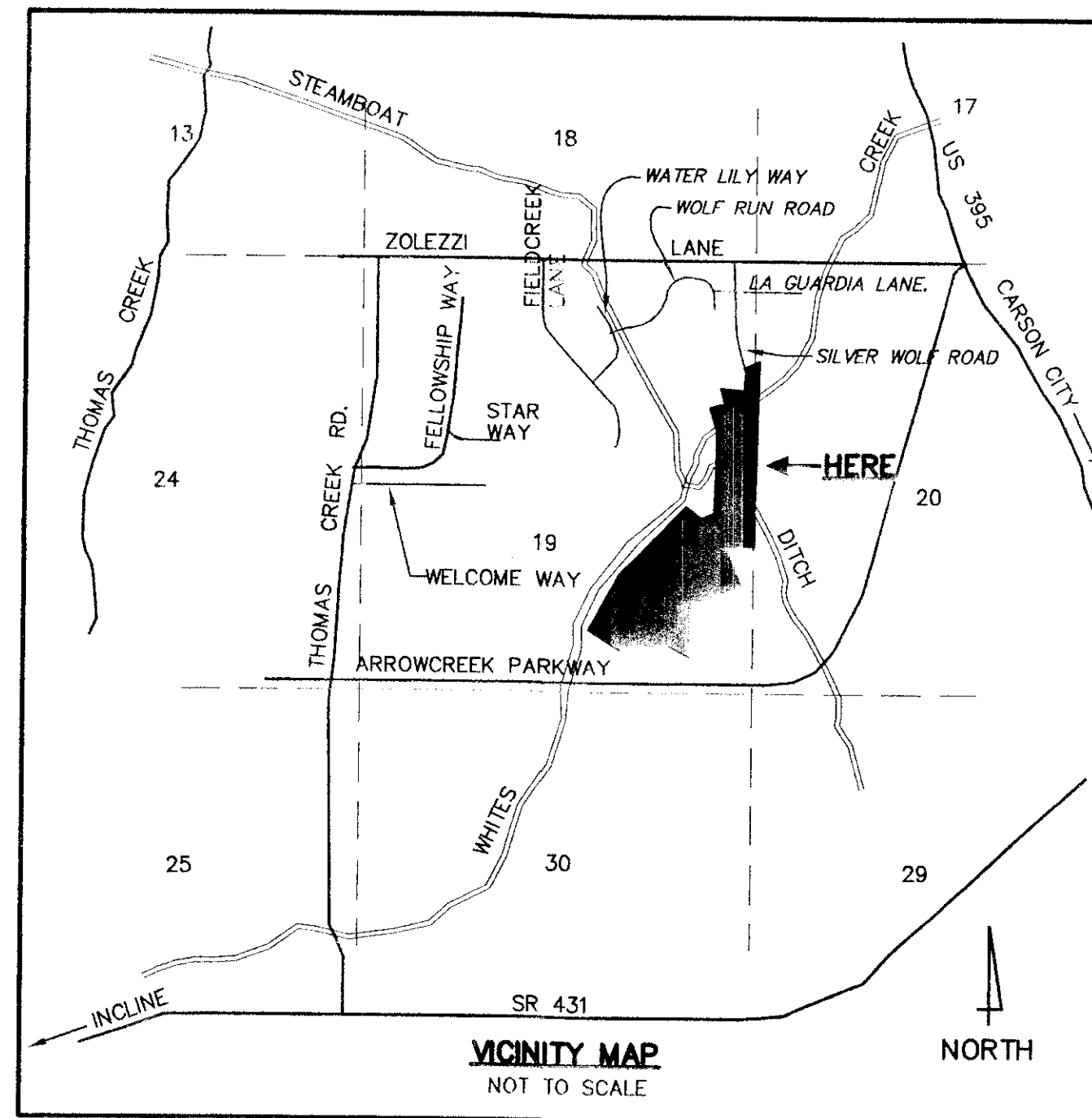


FLDLCREEK RANCH SUBDIVISION

UNIT NO. 12A



CONSTRUCTION NOTES:

WHEN THE SEWER MAIN CROSSES THE WATER MAIN, THE SEWER MAIN MUST BE LOCATED AT LEAST 18 INCHES LOWER THAN THE WATER MAIN.

WHEN THE SEWER MAIN CROSSES A WATER SERVICE LATERAL, THE SEWER MAIN MUST BE LOCATED AT LEAST 18 INCHES LOWER THAN THE WATER SERVICE LATERAL.

WHEN THE SEWER SERVICE LATERAL CROSSES A WATER MAIN OR WATER SERVICE LATERAL, THE SEWER SERVICE LATERAL MUST BE LOCATED AT LEAST 12 INCHES LOWER THAN THE WATER MAIN OR WATER SERVICE LATERAL.

WHEN A SEWER MAIN PARALLELS A WATER MAIN OR WATER SERVICE LATERAL, THE SEWER MAIN MUST BE IN A SEPARATE TRENCH AND MUST HAVE A 10 FOOT HORIZONTAL SEPARATION.

WHEN A SEWER SERVICE LATERAL PARALLELS A WATER MAIN OR WATER SERVICE LATERAL, THE SEWER SERVICE LATERAL MUST BE IN A SEPARATE TRENCH, BE LOCATED 12 INCHES LOWER, AND MUST HAVE A 48 INCH HORIZONTAL SEPARATION.

FLUSH VALVES SHALL BE INSTALLED AT LOW POINTS.

COMBINATION AIR RELEASE/VACUUM VALVES SHALL BE INSTALLED AT HIGH POINTS.

MINIMUM COVER FOR WATER LINES IS THREE FEET AND FOR SEWER IS FOUR FEET FOR ALL LINES DEDICATED TO WASHOE COUNTY.

CONSTRUCTION NOTES:

ALL CONSTRUCTION SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" (LATEST EDITION) AND "THE LATEST STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION", SPONSORED AND DISTRIBUTED BY RENO, SPARKS, AND WASHOE COUNTY.

LAND CLEARANCE SHALL BE DONE IN A MANNER AS TO MINIMIZE DUST PER WASHOE COUNTY AIR POLLUTION CONTROL REGULATION SECTION 040.030.

ALL SANITARY SEWER PIPES & STORM DRAIN PIPES SHALL BE SDR-35 (SOLID WALL) PVC UNLESS SPECIFIED OTHERWISE ON THE PLANS.
ALL SANITARY SEWER PIPE SHALL MEET THE REQUIREMENTS OF ASTM D-3034 PSM.
ALL CONCRETE PIPES SHALL BE CLASS III OR BETTER.
ALL WATER PIPES SHALL BE AWWA C-900 CLASS 150 PVC UNLESS OTHERWISE SPECIFIED.
ALL VALVES SHALL BE GATE VALVES.
ALL FITTINGS SHALL BE CAST IRON.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AT HIS EXPENSE ALL PERMITS AS REQUIRED BY WASHOE COUNTY.

ALL SEWER MAINS SHALL BE T.V. INSPECTED FROM MANHOLE TO MANHOLE BY THE CONTRACTOR, PRIOR TO ACCEPTANCE BY WASHOE COUNTY.

CONTRACTOR SHALL BALL AND FLUSH ALL SEWER, AND FLUSH ALL STORM DRAIN LINES.

CONTRACTOR SHALL MANDREL TEST ALL SEWER LINES.

CONTRACTOR SHALL PERFORM AN AIR PRESSURE, BALL AND FLUSH TEST ON ALL SEWER LINES IN ACCORDANCE WITH WASHOE COUNTY REQUIREMENTS AND IN THE PRESENCE OF A WASHOE COUNTY UTILITY DIVISION INSPECTOR.

SHOULD ANY PREHISTORIC OR HISTORICAL REMAINS/ARTIFACTS BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, DIVISION OF PRESERVATION AND ARCHEOLOGY SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO WORKING DAYS FROM THE DATE OF NOTIFICATION.

DRAINAGE FACILITIES AND EASEMENTS OUTSIDE THE DEDICATED RIGHT-OF-WAYS SHALL BE MAINTAINED BY THE HOMEOWNERS UNLESS THEY ARE A MINIMUM OF 15' WIDE AND PIPED WITH PVC PIPE.

A P.C.C. DRIVEWAY APRON OR TEMPORARY HEADER SHALL BE CONSTRUCTED IN ACCORDANCE WITH DRAWING W-5 AT ALL DEPRESSED CURBS. ALL UNUSED DEPRESSED CURBS SHALL BE REMOVED AND REPLACED WITH FULL HEIGHT CURBS.

A CONSTRUCTION HAUL ROUTE SHALL BE SIGNED TO THE SATISFACTION OF THE ENGINEERING DIVISION AND SHALL BE USED BY ALL CONTRACTORS.

NEW WATER AND SEWER LINES SHALL BE ISOLATED FROM EXISTING LINES UNTIL ALL TESTS ARE PASSED TO THE SATISFACTION OF THE UTILITY DIVISION AND "TIE-IN" IS APPROVED BY THE UTILITY DIVISION.

THE CONTRACTOR SHALL NOTIFY ALL WATER USERS 48 HOURS IN ADVANCE OF ANY WATER SERVICE SHUTOFF.

EXCESS OR UNSUITABLE MATERIAL SHALL BE DISPOSED OF IN CONFORMANCE WITH THE LATEST WASHOE COUNTY REGULATIONS OR IN APPROVED AREAS AS SHOWN ON THE GRADING PLANS.

HAUL ROUTE TO PROJECT SHALL BE VIA ZOLEZZI LANE & SILVER WOLF ROAD.

ALL WATER LINES SHALL BE DISINFECTED & FLUSHED PER AWWA STANDARDS TO THE SATISFACTION OF A U.S.D. INSPECTOR.

ALL NEW WATER LINES MUST PASS BACTERIOLOGICAL & PRESSURE TESTS TO THE SATISFACTION OF A U.S.D. INSPECTOR PRIOR TO APPROVAL FOR USE. BACTERIOLOGICAL SAMPLES WILL BE COLLECTED BY U.D. INSPECTOR.

CONTRACTOR SHALL ARRANGE PRE-CON. W/ W.C.U.S.D. & NOTIFY 48 HOURS IN ADVANCE THAT CONSTRUCTION IS BEGINNING.

STORM DRAIN MANHOLES 5 FEET OR DEEPER FROM RIM TO FLOWLINE SHALL HAVE STEPS OR SUSPENDED LADDERS WITH THE BOTTOM OF THE LADDER 2" ABOVE TOP OF MAINLINE STORM DRAIN.

CONSTRUCTION OF STREET IMPROVEMENTS MUST ALLOW FOR THE PERPETUATION OF ALL EXISTING LEGAL ACCESSES AND EXISTING DRIVEWAYS. THE LOCATION AND WIDTH OF ALL LEGAL ACCESSES AND DRIVEWAYS SHALL BE IN ACCORDANCE WITH DRAWING 1-9 OF THE STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION. AS REQUIRED, A DEPRESSED CURB AND CONCRETE APRON SHALL BE PROVIDED IN ACCORDANCE WITH DRAWING W-5. ADDITIONALLY, ALL IMPROVEMENTS NECESSARY TO PERPETUATE THE EXISTING ACCESS OR DRIVEWAY, INCLUDING ASPHALT PAVING, GRADING, PIPING, ETC., SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE COUNTY ENGINEER. ALL COSTS FOR IMPROVING THE LEGAL ACCESSES AND DRIVEWAYS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

LOCATE AND MARK S.S. LATERAL IN F.F.C. WHERE IT CROSSES UNDER CURB

HAND OPERATED EQUIPMENT SHALL BE USED WITHIN 1 FOOT OF LIP OF CUTTIR AND BACK FACE OF CURB.

PATCHING ON NEW CURB SHALL BE DONE AFTER A FINAL INSPECTION HAS BEEN PERFORMED BY WASHOE COUNTY.

THIS PROJECT WILL NOT BE ACCEPTED BY THE UTILITY SERVICES DIVISION UNTIL A SET OF REPRODUCIBLE AS-BUILTS HAS BEEN RECEIVED.

ALL SS LATERALS SHALL BE 4" SDR 35, & SHALL BE PLUGGED AND MARKED 12' BEYOND PL.

WHENEVER CLASS B, C OR D BACKFILL IS USED FOR BUILDING, WASHOE COUNTY PUBLIC WORKS WILL REQUIRE A MIN. SIX INCH 6" DIAMETER PIPE TO BE STUBBED THREE FEET (3') OUT OF EACH STORM DRAIN MANHOLE.

DEVELOPER

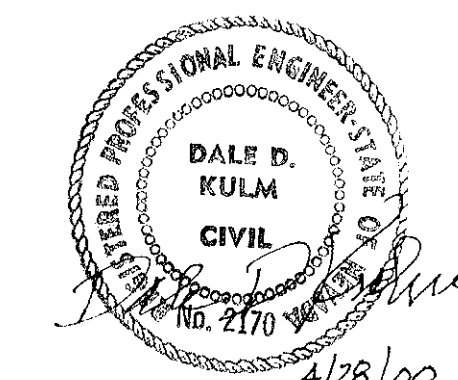
FLDLCREEK RANCH DEVELOPMENT
P.O. BOX 950
VERDI, NV 89439
(775) 345-0108

ENGINEER

DALE D. KULM & ASSOCIATES
140 SELLS ST.
SPARKS, NV 89431
(775) 359-5150

SHEET INDEX

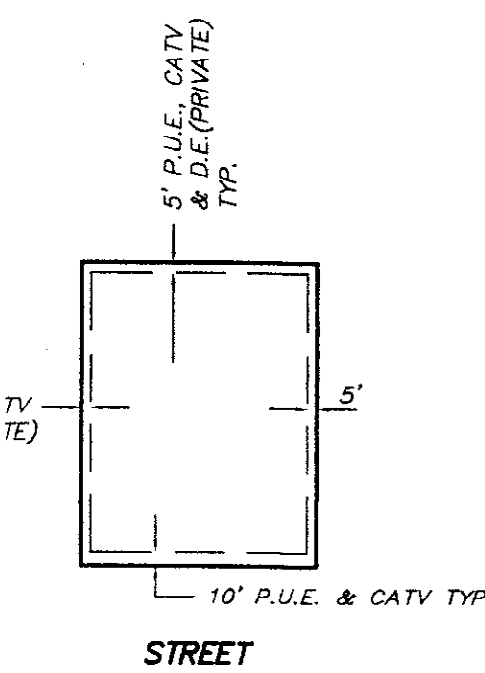
SHEET NO.	TITLE
1	TITLE SHEET
2	OFFICIAL PLAT SOUTH HALF
3	OFFICIAL PLAT NORTH HALF
4	GRADING & DRAINAGE PLAN SOUTH HALF
5	GRADING & DRAINAGE PLAN NORTH HALF
6	DOMESTIC WATER PLAN & SEWER SYSTEM SOUTH HALF
7	DOMESTIC WATER PLAN & SEWER SYSTEM NORTH HALF
8	SILVER WOLF ROAD PLAN & PROFILE
9	SILVER WOLF ROAD PLAN & PROFILE
10	SILVER WOLF ROAD PLAN & PROFILE
11	SILVER WOLF ROAD PLAN & PROFILE
12	SILVER WOLF ROAD PLAN AND PROFILE
13	SILVER WOLF ROAD PLAN AND PROFILE
14	SILVER WOLF ROAD PLAN AND PROFILE
15	SILVER WOLF COURT PLAN & PROFILE SPRINGER COURT
16	SILVER WOLF COURT PLAN & PROFILE SPRINGER COURT
17	TYPICAL SECTION
18	DETENTION POND DETAILS
19	EMERGENCY ACCESS ROAD PLAN & PROFILE
19A	DUCTILE IRON PIPE PLAN & PROFILE
20	DETAILS
21	DETAILS
22	DETAILS
23	DETAILS
24	DETAILS
25	PRV STATION DETAILS



Call before you Dig. 1-800-227-2600 UNDER GROUND SERVICE (USA)	REVISIONS:	TITLE SHEET FLDLCREEK RANCH SUBDIVISION UNIT NO. 12A	
		A PORTION OF THE EAST 1/2 OF SECTION 19, T.18 N., R.20 E., M.D.M COUNTY OF WASHOE STATE OF NEVADA	
		DALE D. KULM & ASSOCIATES 140 SELLS STREET SPARKS, NV 89431	SCALE 1"=100' APRIL 2000 SHEET 1 OF 25

FIELD CREEK RANCH TABULATION CHART

	UNIT NO. 1A	UNIT NO. 1B	UNIT NO. 2	UNIT NO. 3	UNIT NO. 4	UNIT NO. 5	UNIT NO. 6	UNIT NO. 7	UNIT NO. 8	UNIT NO. 9	UNIT NO. 10	UNIT NO. 11	UNIT NO. 12A	CUMULATIVE TOTAL
TOTAL AREA	17.966 AC	21.246 AC	23.473 AC	35.962 AC	10.751 AC	34.817 AC	27.511 AC	36.147 AC	27.354 AC	25.886 AC	2.751 AC	2.704 AC	34.639 AC	301.207 AC
STREET AREA	6.543 AC	0 AC	2.719 AC	5.363 AC	1.223 AC	4.294 AC	3.599 AC	4.701 AC	3.819 AC	4.001 AC	0.000 AC	0.000 AC	5.582 AC	41.824 AC
LOT AREA	11.423 AC	21.246 AC	20.754 AC	30.599 AC	9.528 AC	30.523 AC	23.912 AC	31.446 AC	23.535 AC	21.886 AC	2.751 AC	2.704 AC	29.057 AC	259.383 AC
NO OF LOTS	21	31	40	54	16	45	40	52	39	39	5	5	29	416



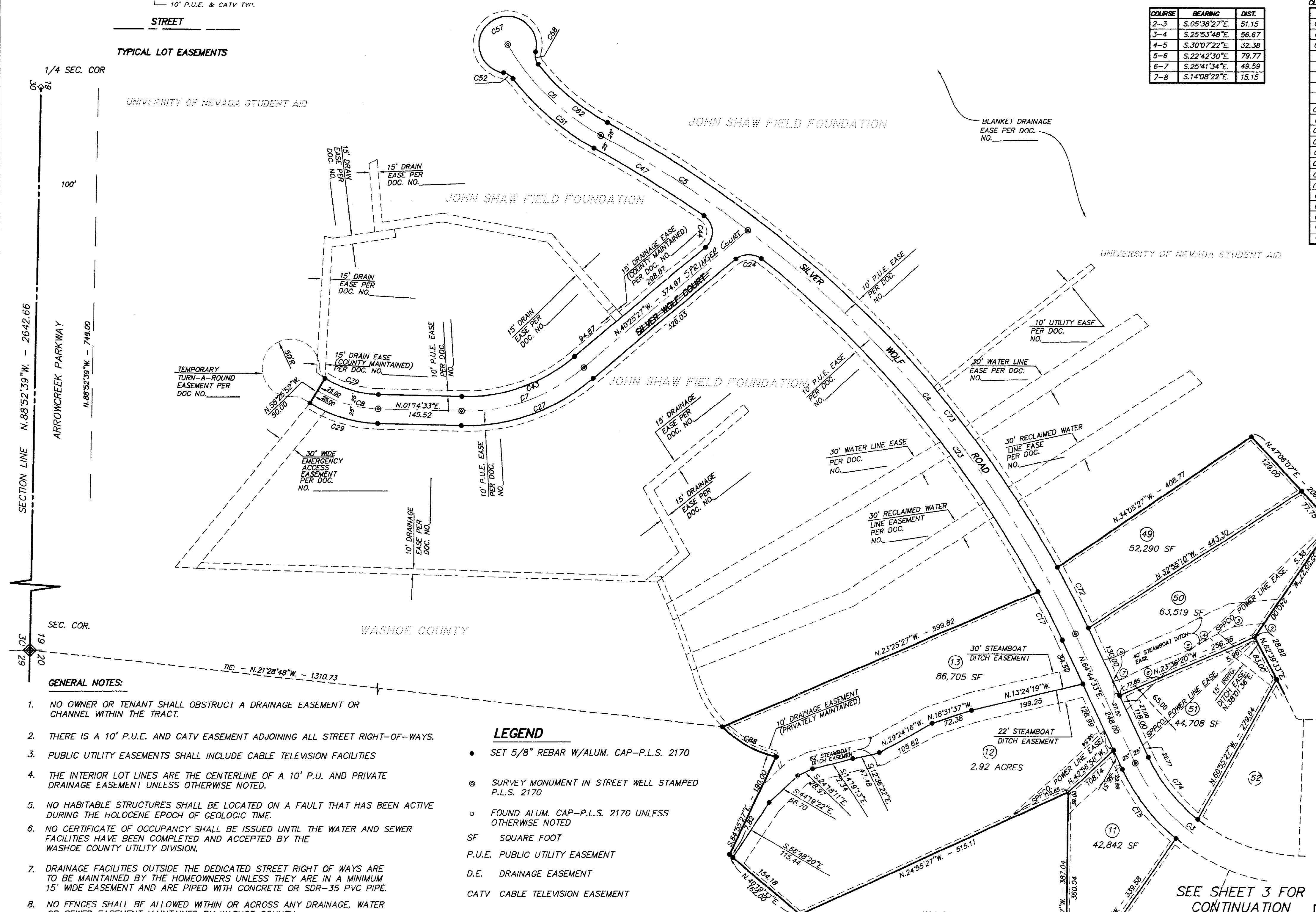
TYPICAL LOT EASEMENTS

STEAMBOAT DITCH EASEMENT

COURSE	BEARING	DIST.
2-3	S.05°38'27"E	51.15
3-4	S.25°53'48"E	56.67
4-5	S.30°07'22"E	32.38
5-6	S.22°42'30"E	79.77
6-7	S.25°41'34"E	49.59
7-8	S.14°08'22"E	15.15

CURVE TABLE

CURVE #	Δ	RADIUS	L	CURVE #	Δ	RADIUS	L
C1	14°37'10"	835.00	213.06	C43	41°40'00"	293.00	213.08
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C3	63°10'00"	325.00	358.30	C47	06°49'46"	1885.00	224.68
C4	27°30'17"	1910.00	916.89	C51	24°45'41"	435.00	187.99
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C13	20°06'49"	350.00	122.87	C76	63°10'00"	300.00	330.74
C14	17°43'13"	350.00	108.25	C77	00°53'30"	1475.00	22.95
C15	26°19'58"	350.00	154.75	C78	04°19'52"	1475.00	111.50
C16	63°10'00"	350.00	385.86	C79	02°26'38"	1475.00	62.91
C17	02°53'09"	1885.00	94.94	C80	07°40'00"	1475.00	197.37
C23	26°00'47"	1885.00	855.82	C81	12°38'31"	810.00	178.72
C24	79°09'13"	35.00	48.35	C88	32°24'53"	192.00	108.62
C27	41°40'00"	343.00	249.44				
C29	30°39'55"	235.00	125.77				
C39	30°45'25"	185.00	99.31				

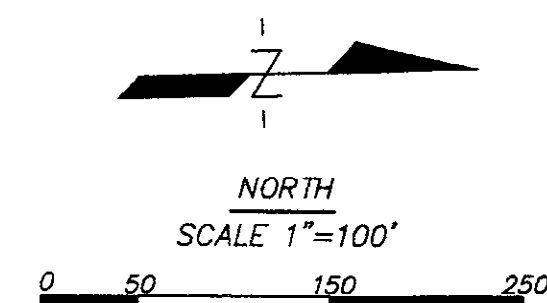


GENERAL NOTES:

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LEGEND

- SET 5/8" REBAR W/ALUM. CAP-P.L.S. 2170
- SURVEY MONUMENT IN STREET WELL STAMPED P.L.S. 2170
- FOUND ALUM. CAP-P.L.S. 2170 UNLESS OTHERWISE NOTED
- SF SQUARE FOOT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- CATV CABLE TELEVISION EASEMENT
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- ALL FENCING WITHIN THE 100 YEAR FLOOD PLAIN SHALL BE DESIGNED TO NOT OBSTRUCT FLOOD FLOWS AND WILL REQUIRE THE APPROVAL OF THE COUNTY ENGINEER.
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BASIS OF BEARING

NAD 83 (WEST ZONE)

TOTAL AREA = 34.64 ACRES

OFFICIAL PLAT FIELD CREEK RANCH SUBDIVISION UNIT NO. 12A

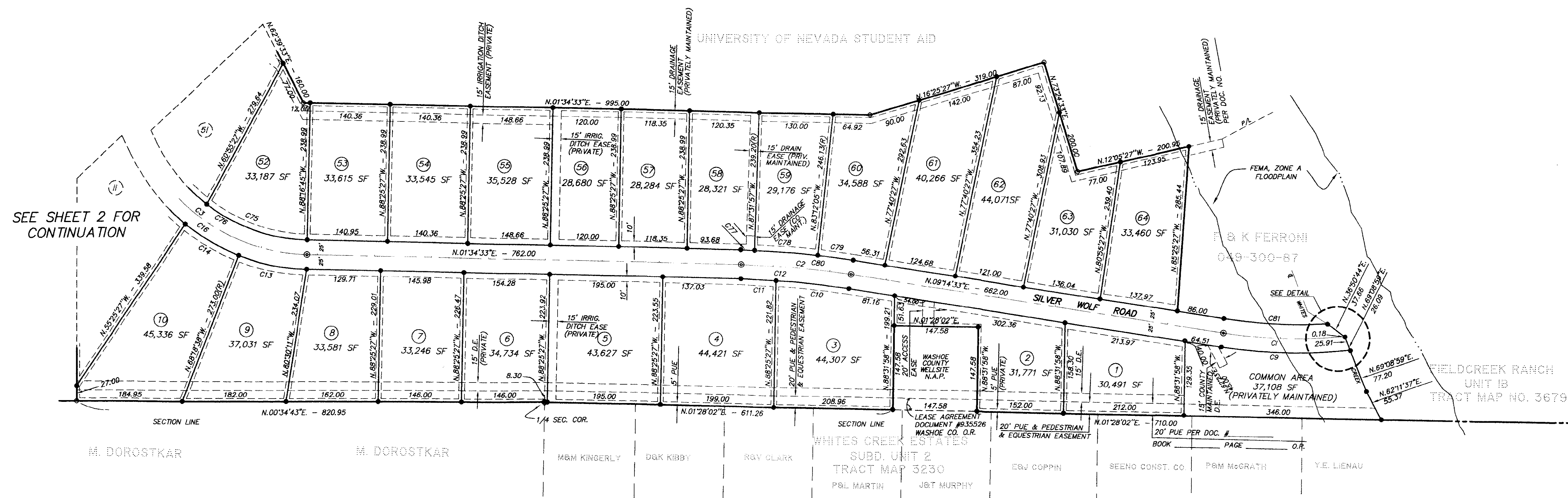
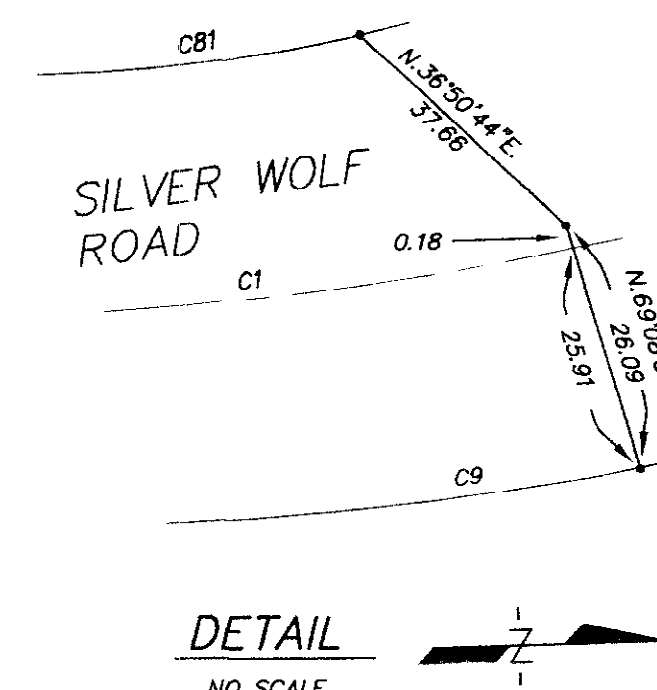
BEING A PORTION OF PARCEL 114 OF R/S# _____
AND ALSO BEING A PORTION
OF THE EAST 1/2 OF SECTION 19, T.18 N., R.20 E., M.D.M.

COUNTY OF WASHOE	STATE OF NEVADA
DALE D. KULM & ASSOCIATES	SCALE 1"=100'
140 SELLS STREET	APRIL 2000
SPARKS, NV 89431	SHEET 2 OF

AS BUILT.

CURVE TABLE

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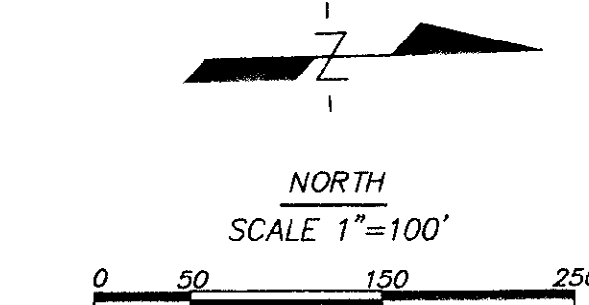
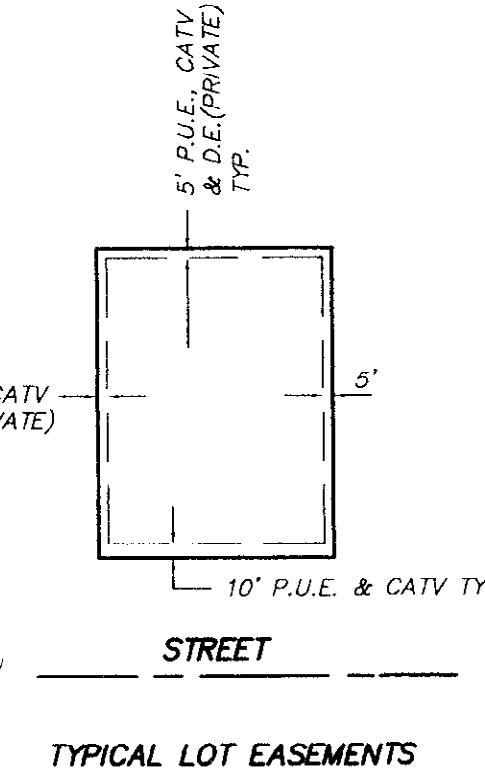
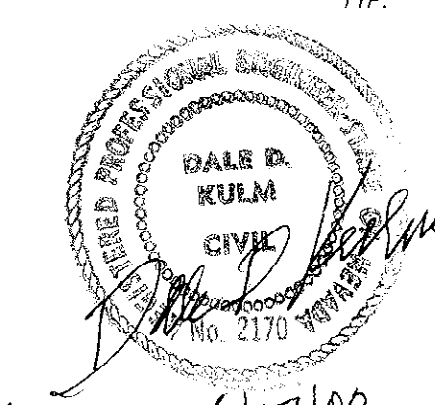
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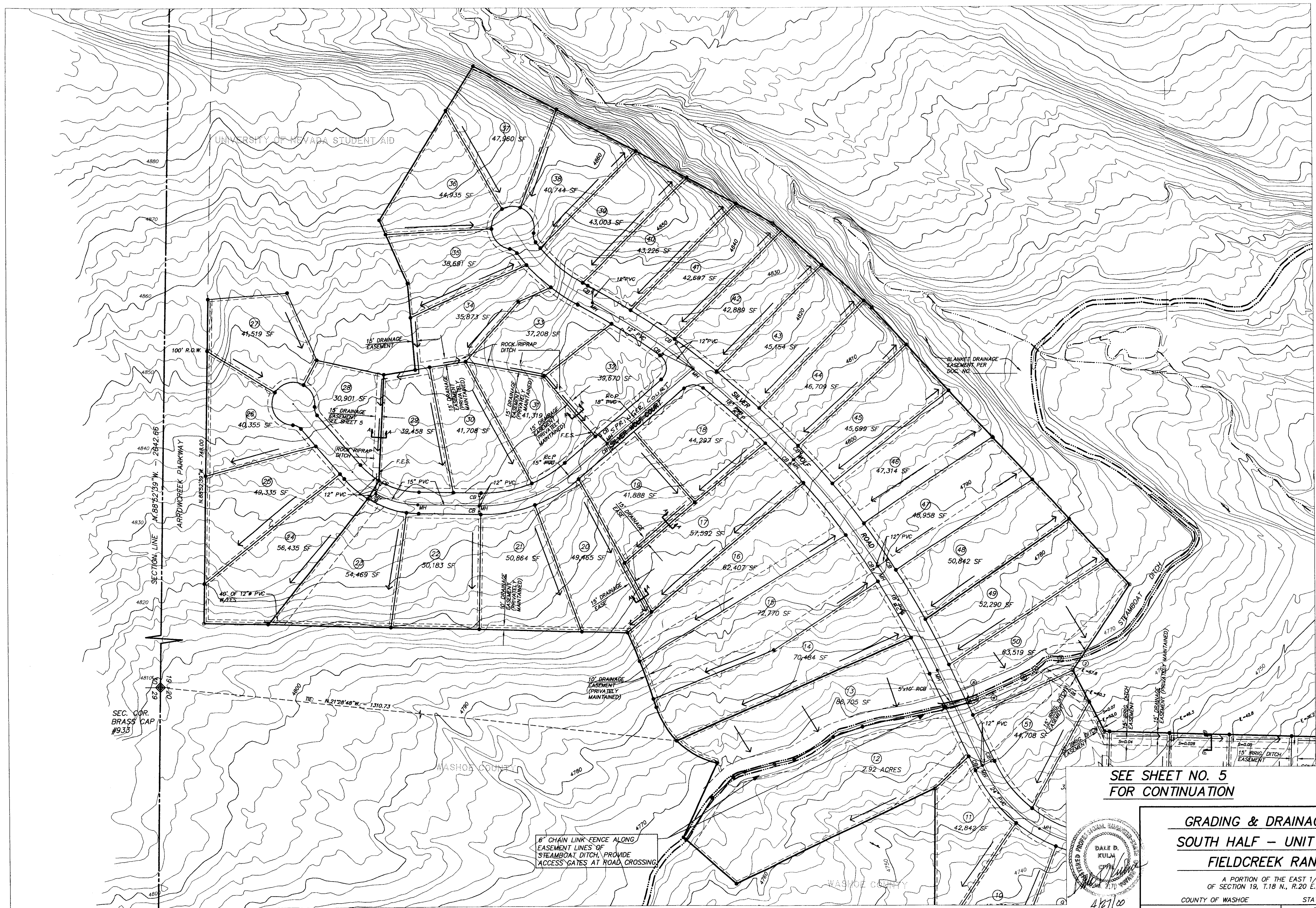
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AND ALSO BEING A PORTION
OF THE EAST 1/2 OF SECTION 19, T.18 N., R.20 E., M.D.M

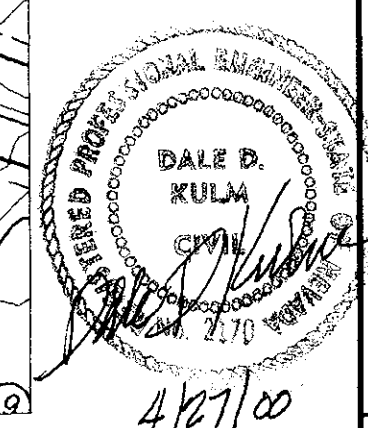
COUNTY OF WASHOE STATE OF NEVADA

DALE D. KULM & ASSOCIATES
140 SELLS STREET
SPARKS, NV 89431SCALE 1"=100'
APRIL 2000
SHEET 3 OF

AS BUILT



SEE SHEET NO. 5
FOR CONTINUATION



GRADING & DRAINAGE PLAN
SOUTH HALF - UNIT NO. 12
FIELDCREEK RANCH

A PORTION OF THE EAST 1/2
OF SECTION 19, T.18 N., R.20 E., M.D.M.

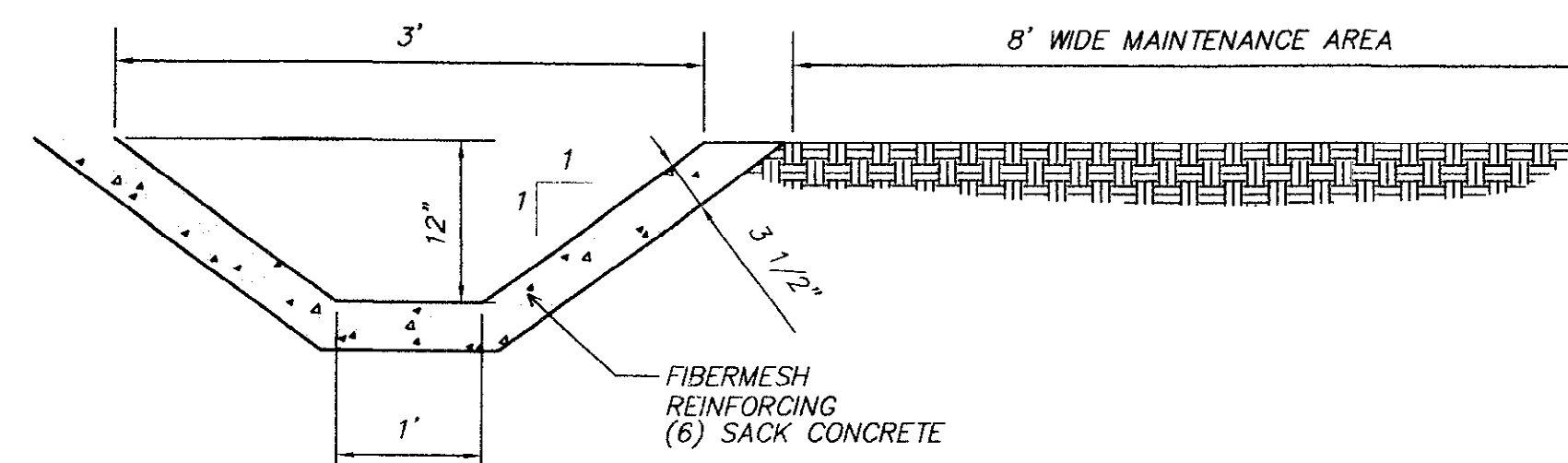
COUNTY OF WASHOE

STATE OF NEVADA

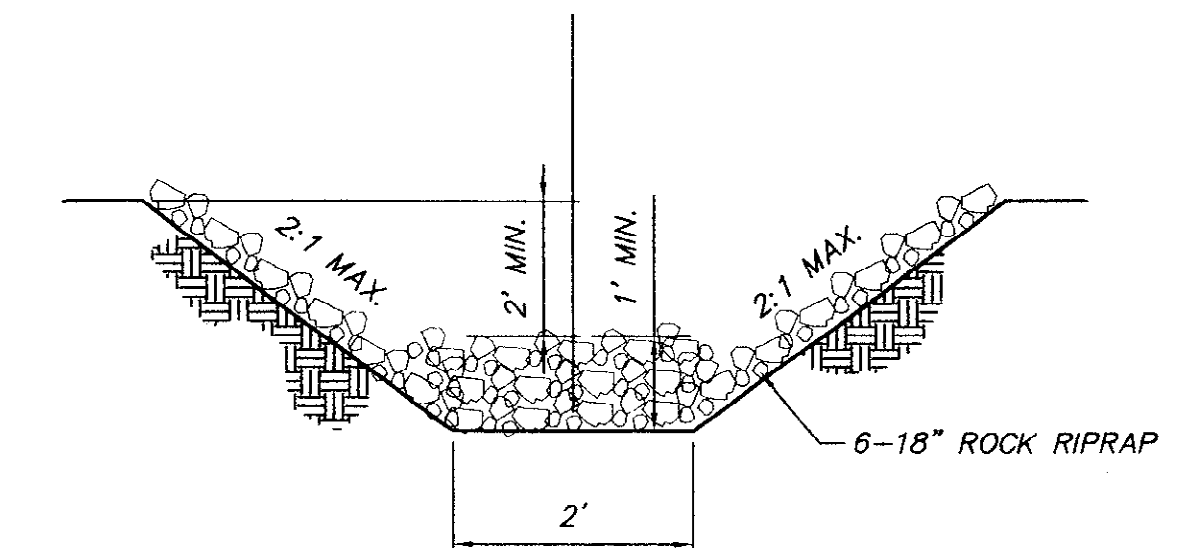
DALE D. KULM & ASSOCIATES
140 SELLS STREET
SPARKS, NV 89431

SCALE 1"=100'
APRIL 2000
SHEET 4 OF 25

AS BUILT.



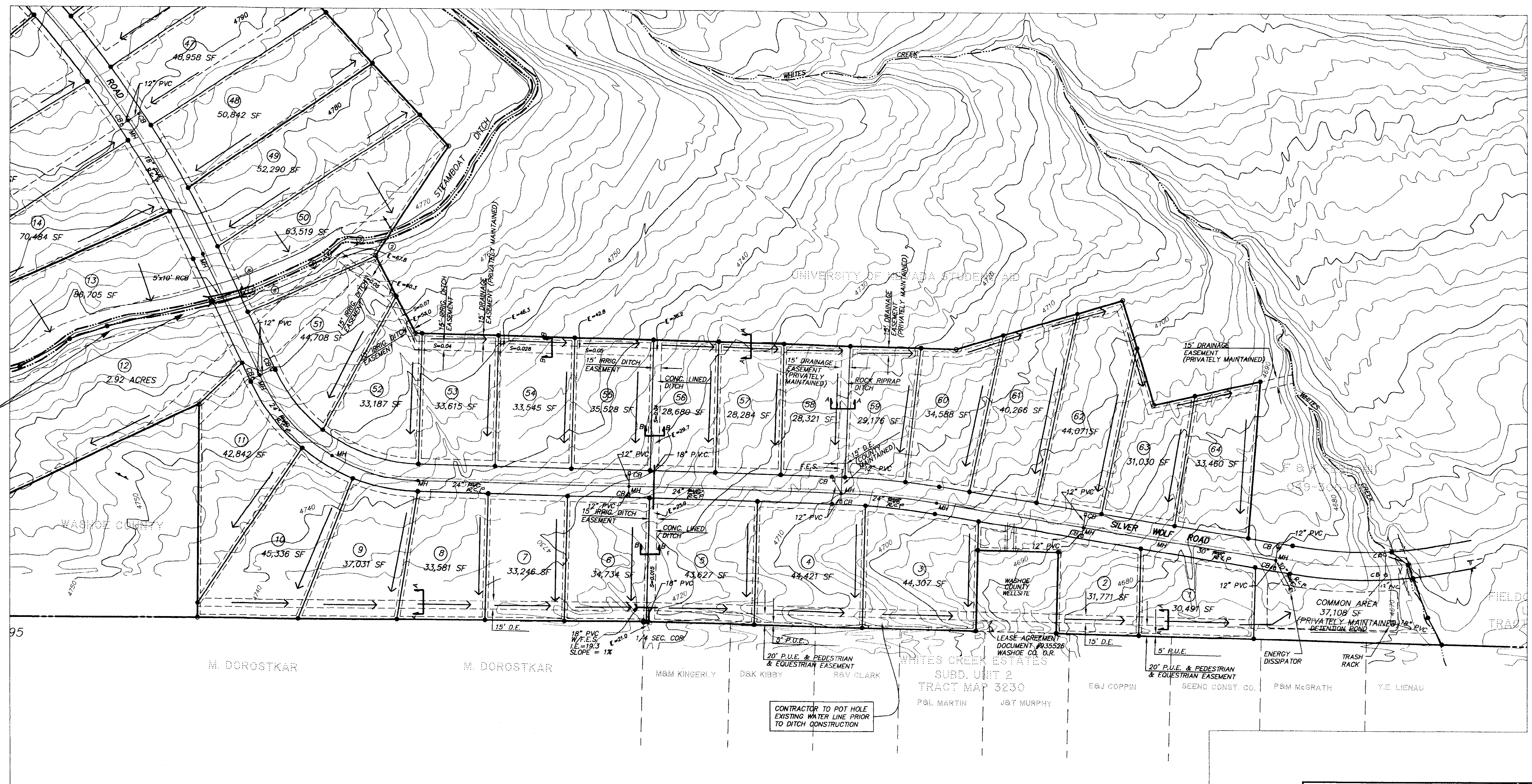
B-B CONCRETE LINED IRRIGATION DITCH
TYPICAL SECTION
NO SCALE



A-A TYPICAL SECTION
NO SCALE
ROCK LINED
DRAINAGE CHANNEL

SEE SHEET NO. 4
FOR CONTINUATION

6" CHAIN LINK FENCE ALONG
EASEMENT LINES OF
STEAMBOAT DITCH, PROVIDE
ACCESS GATES AT ROAD CROSSING



NORTH
SCALE 1"=100'

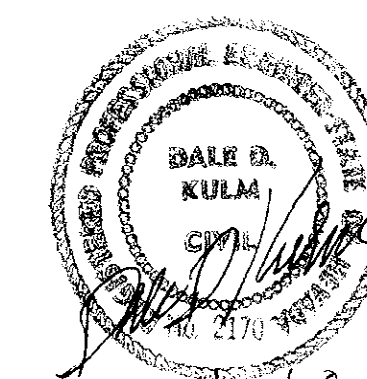
GRADING & DRAINAGE PLAN
NORTH HALF - UNIT NO. 12
FIELD CREEK RANCH

A PORTION OF THE EAST 1/2
OF SECTION 19, T.18 N., R.20 E., M.D.M.

COUNTY OF WASHOE STATE OF NEVADA

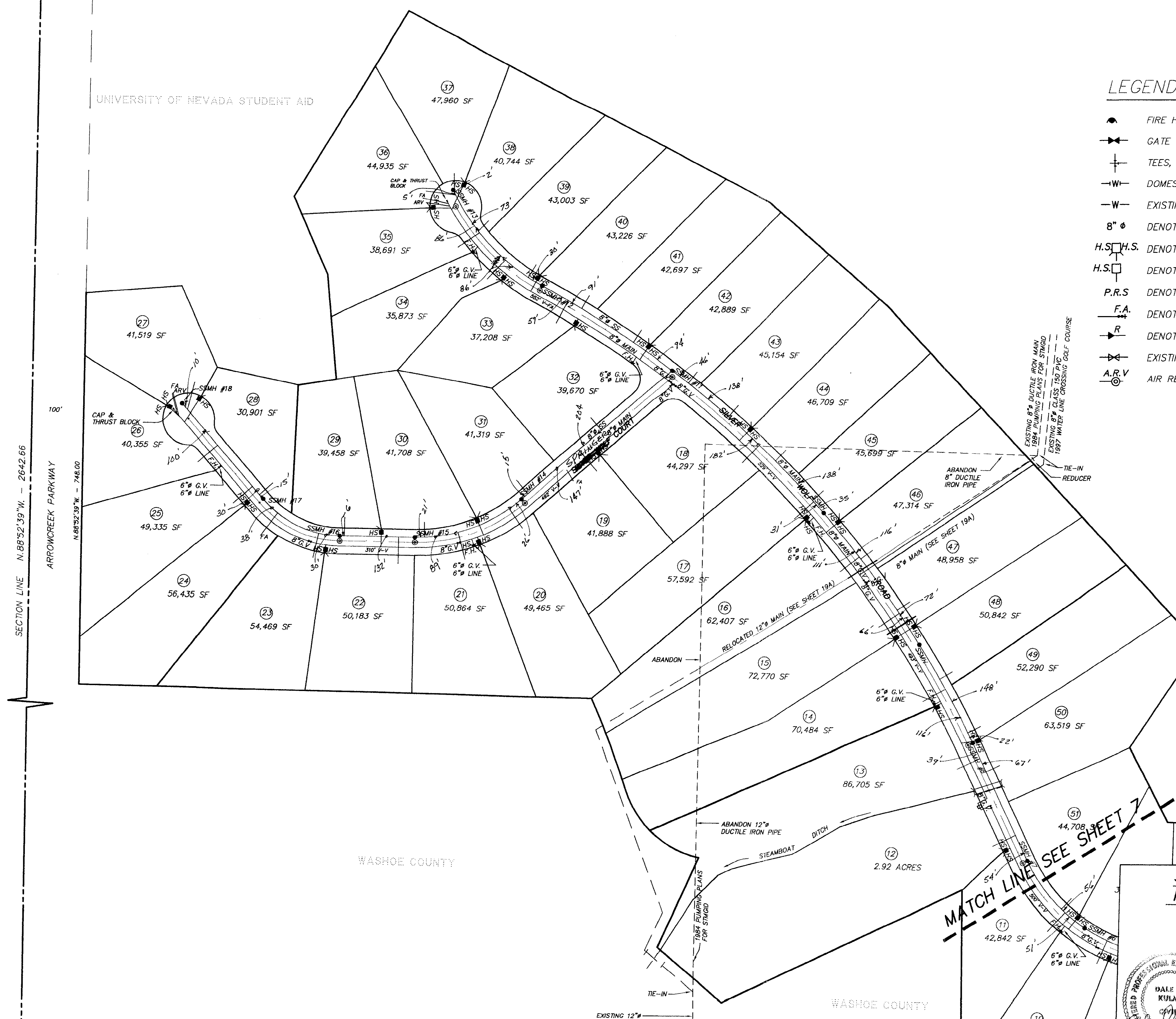
DALE D. KULM & ASSOCIATES
140 SELLS STREET
SPARKS, NV 89431

SCALE 1"=100'
APRIL 2000
SHEET 5 OF 25

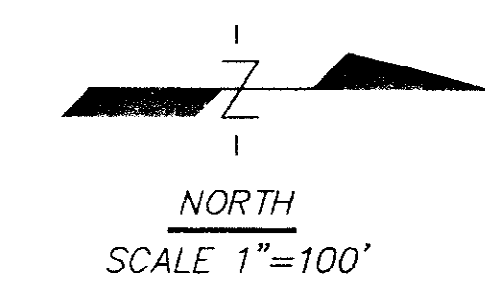


4/27/00

AS BUILT.



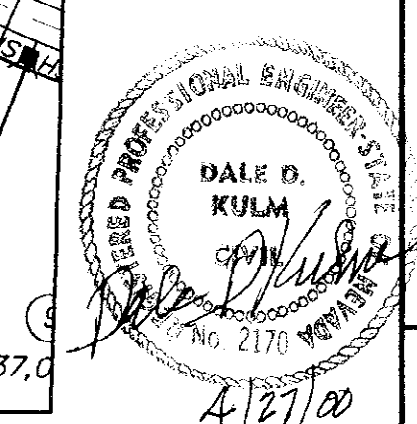
- LEGEND**
- FIRE HYDRANT
 - GATE VALVE
 - TEES, ETC.
 - DOMESTIC WATER LINE
 - EXISTING DOMESTIC WATER LINE
 - 8" ϕ DENOTES SIZE OF PIPE
 - H.S. $\square$ H.S. DENOTES DOUBLE HOUSE SERVICE-1" PIPE LINE
 - H.S. $\square$ DENOTES SINGLE HOUSE SERVICE-1" PIPE LINE
 - P.R.S. DENOTES PRESSURE REDUCTION STATION
 - F.A. DENOTES FLUSH VALVE ASSEMBLY
 - R DENOTES REDUCER
 - EXISTING GATE VALVE
 - A.R.V. DENOTES AIR RELEASE VALVE



SEE SHEET NO. 7
FOR CONTINUATION

WATER & WASTEWATER SYSTEM
SOUTH HALF - UNIT NO. 12
FIELDCREK RANCH

A PORTION OF THE EAST 1/2
OF SECTION 19, T.18 N., R.20 E., M.D.M.
COUNTY OF WASHOE STATE OF NEVADA
DALE D. KULM & ASSOCIATES
140 SELLS STREET
SPARKS, NV 89431
SCALE 1"=100'
APRIL 2000
SHEET 6 OF 25

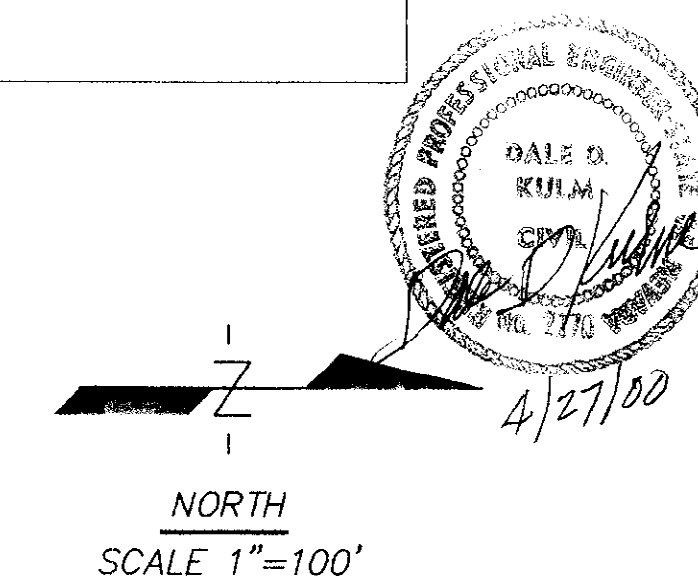
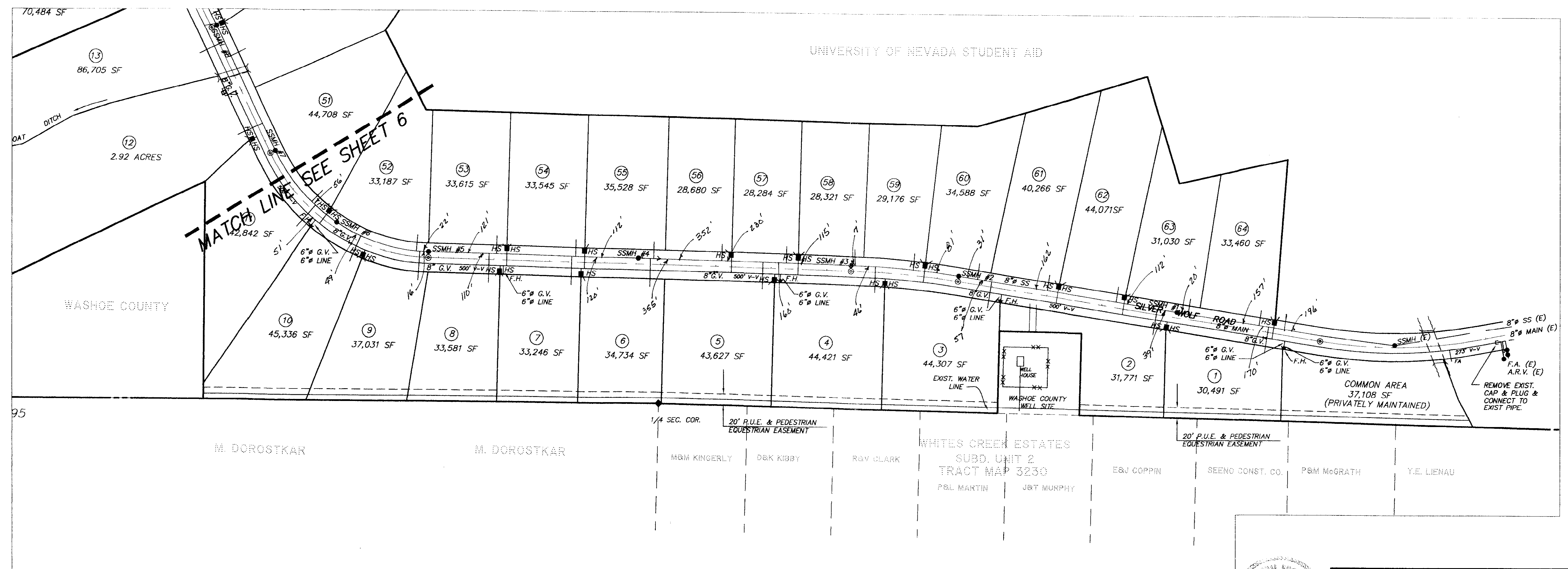


AS BUILT.

SEE SHEET NO. 6
FOR CONTINUATION

LEGEND

- FIRE HYDRANT
- GATE VALVE
- TEES, ETC.
- DOMESTIC WATER LINE
- EXISTING DOMESTIC WATER LINE
- 8" ϕ DENOTES SIZE OF PIPE
- H.S. H.S. DENOTES DOUBLE HOUSE SERVICE-1" PIPE LINE
- H.S. H.S. DENOTES SINGLE HOUSE SERVICE-1" PIPE LINE
- P.R.S. DENOTES PRESSURE REDUCTION STATION
- F.A. DENOTES FLUSH VALVE ASSEMBLY
- R DENOTES REDUCER
- EXISTING GATE VALVE
- A.R.V. DENOTES AIR RELEASE VALVE



WATER & WASTEWATER SYSTEM NORTH HALF - UNIT NO. 12 FIELDCREEK RANCH

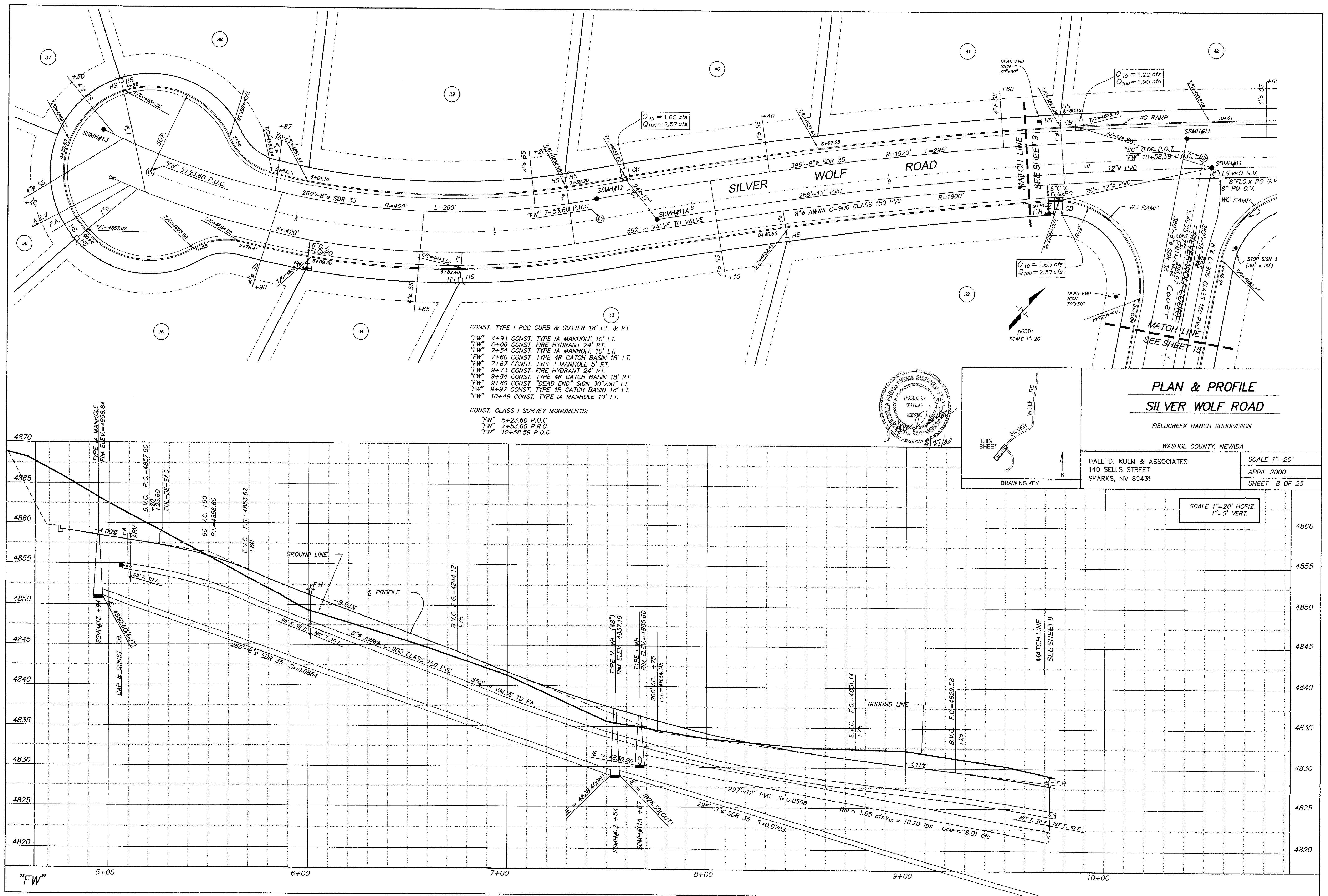
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OF SECTION 19, T.18 N., R.20 E., M.D.M.

COUNTY OF WASHOE STATE OF NEVADA

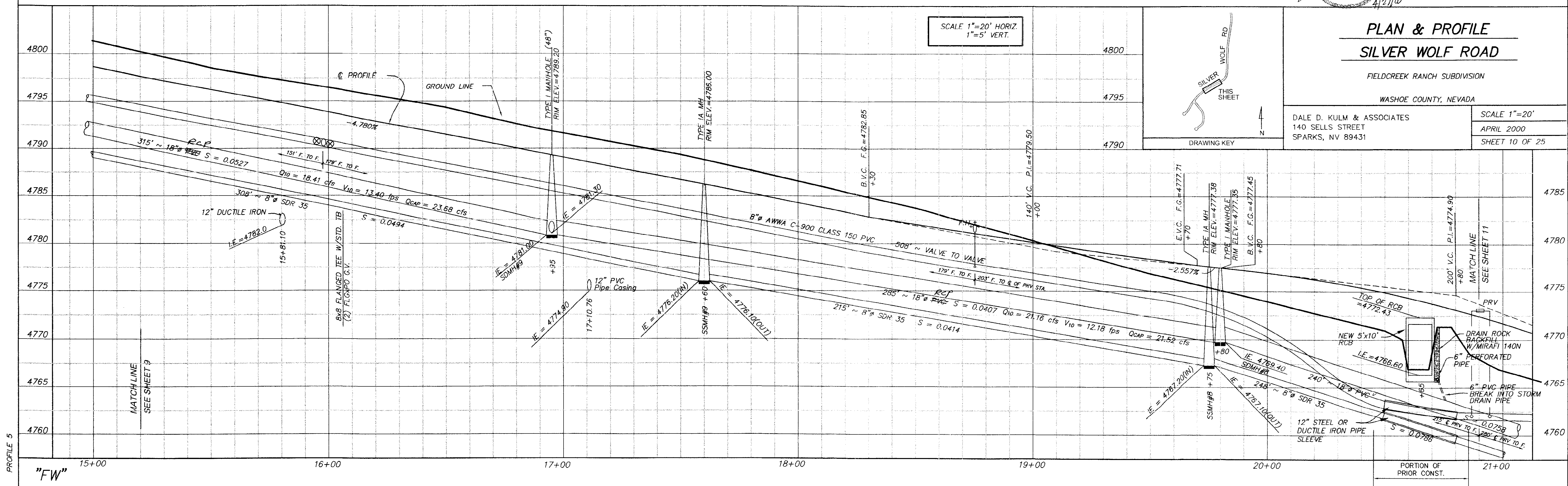
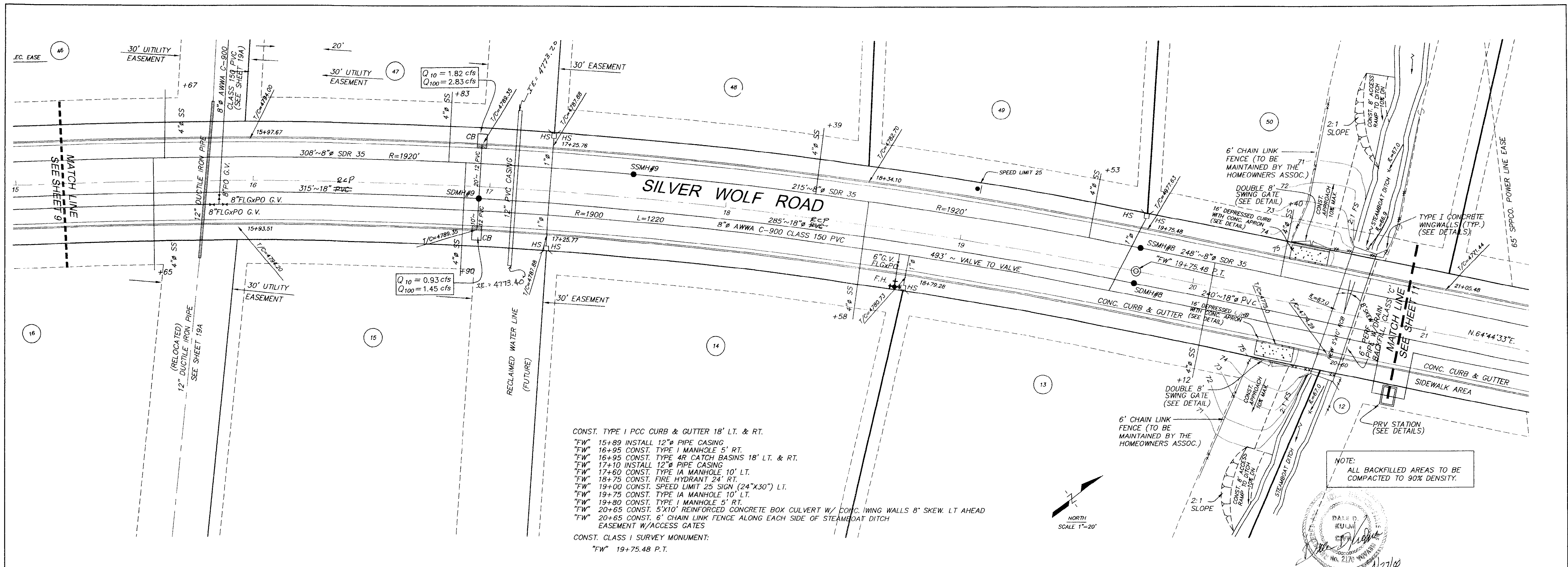
DALE D. KULM & ASSOCIATES
140 SELLS STREET
SPARKS, NV 89431

SCALE 1"=100'
APRIL 2000
SHEET 7 OF 25

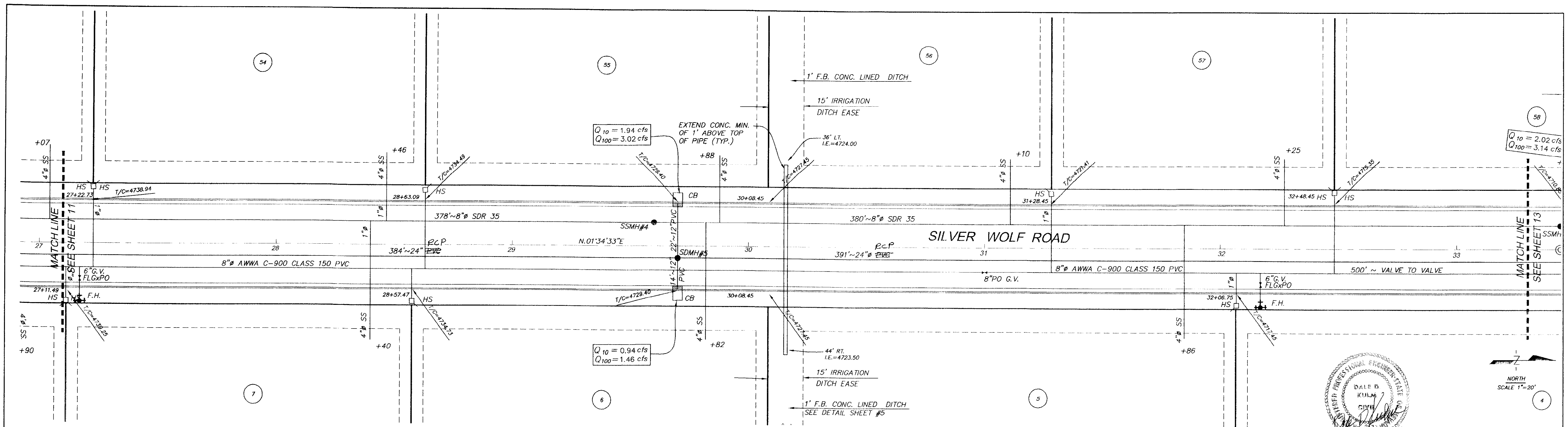
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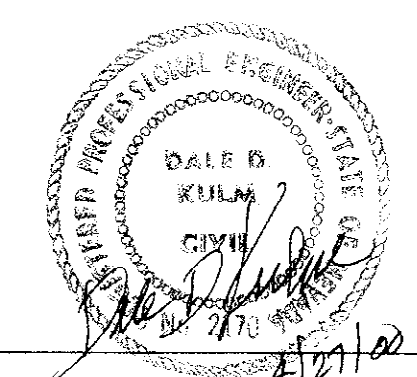
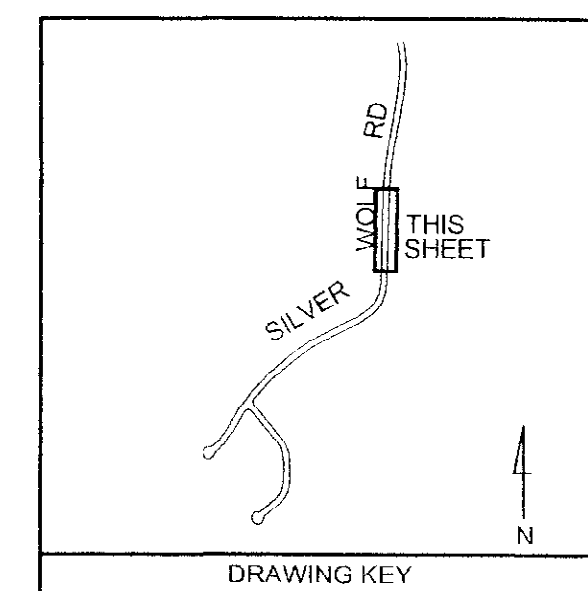
AS BUILT



AS BUILT



- CONST. TYPE I PCC CURB & GUTTER 18" LT. & RT.
- "FW" 27+17 CONST. FIRE HYDRANT 24" RT.
 - "FW" 29+60 CONST. TYPE IA MANHOLE 10' LT.
 - "FW" 29+70 CONST. TYPE I MANHOLE 5' RT.
 - "FW" 29+70 CONST. TYPE 4R CATCH BASIN 18' LT. & RT.
 - "FW" 30+16 INSTALL 15" PVC IRRIGATION PIPE W/TRASH RACK - 80' LONG
 - "FW" 32+17 CONST. FIRE HYDRANT 24" RT.
 - "FW" 33+43 CONST. TYPE IA MANHOLE 10' LT.
 - "FW" 33+46 CONST. TYPE I MANHOLE 5' RT.
 - "FW" 33+46 CONST. TYPE 4R CATCH BASIN 18' LT & RT.
- CONST. CLASS I SURVEY MONUMENT:
"FW" 33+43.78 P.O.C.



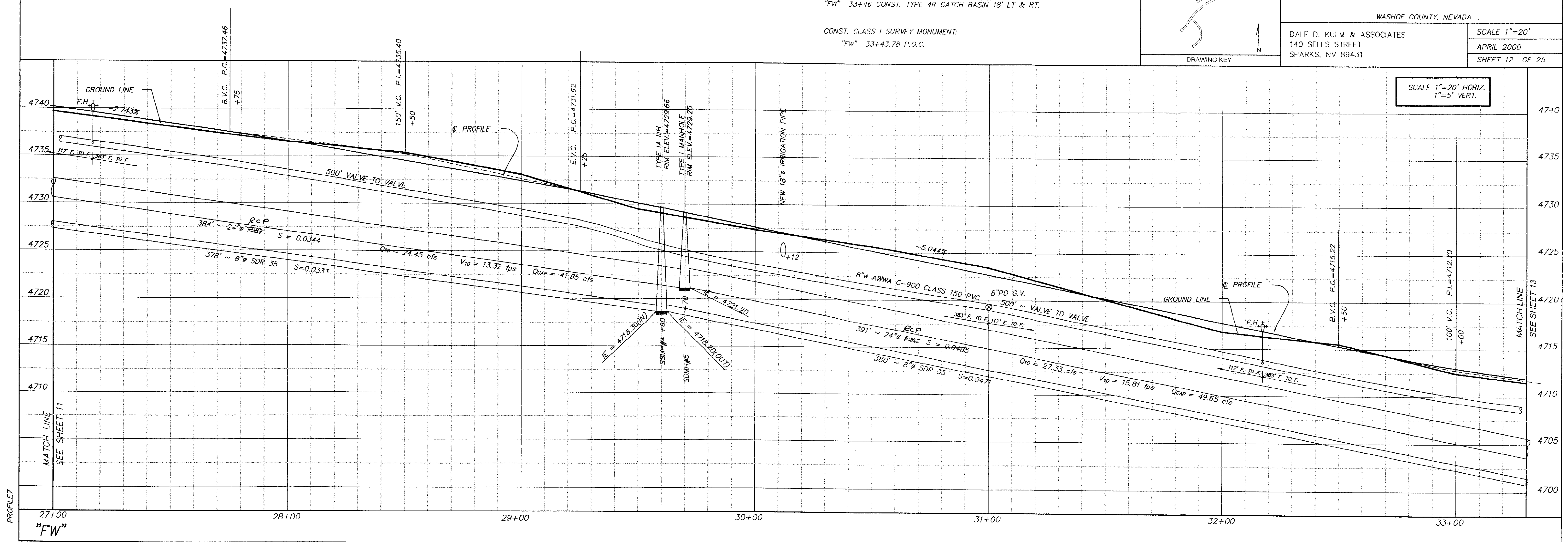
PLAN & PROFILE SILVER WOLF ROAD

FIELD CREEK RANCH SUBDIVISION

WASHOE COUNTY, NEVADA

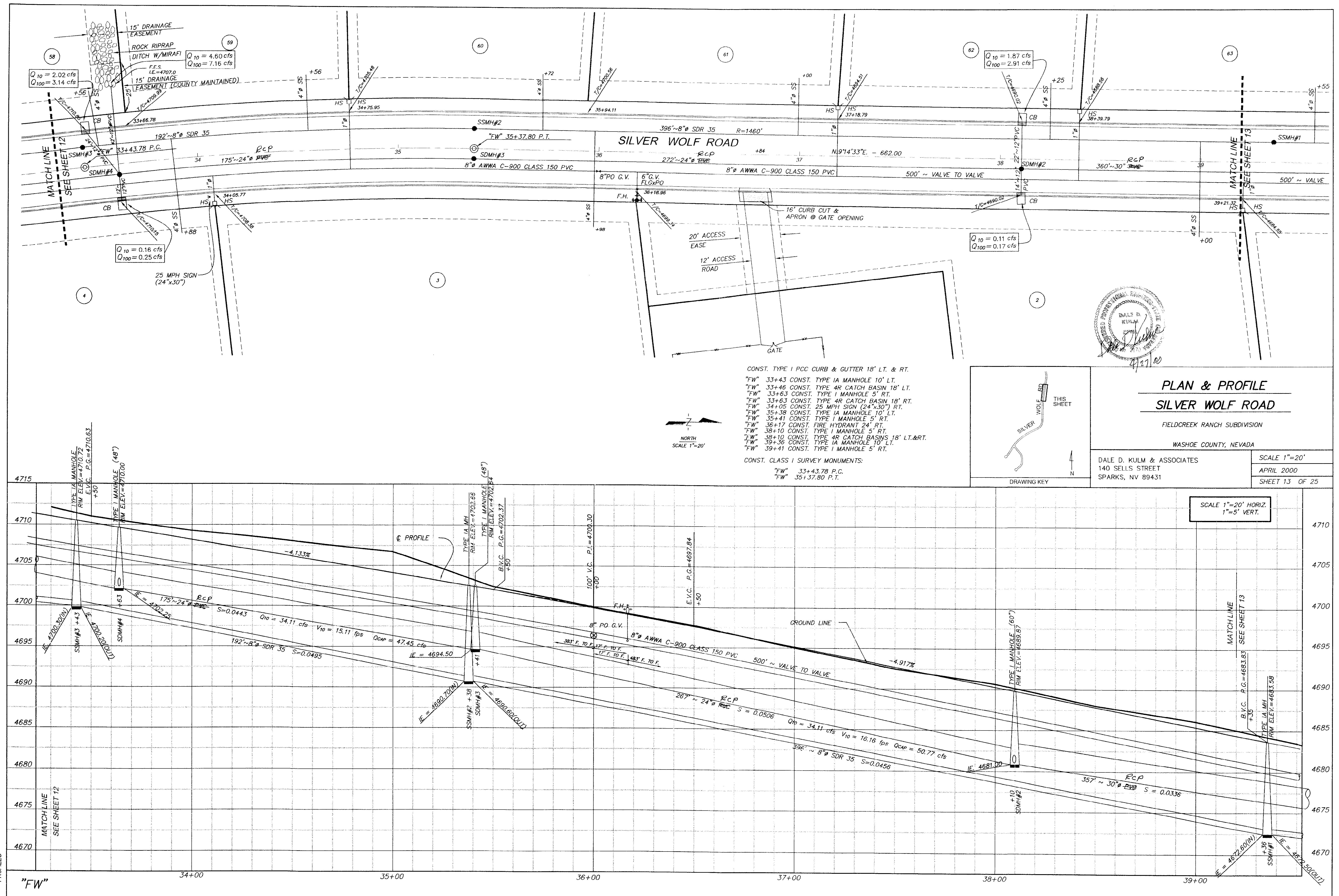
DALE D. KULM & ASSOCIATES
140 SELLS STREET
SPARKS, NV 89431

SCALE 1"=20'
APRIL 2000
SHEET 12 OF 25

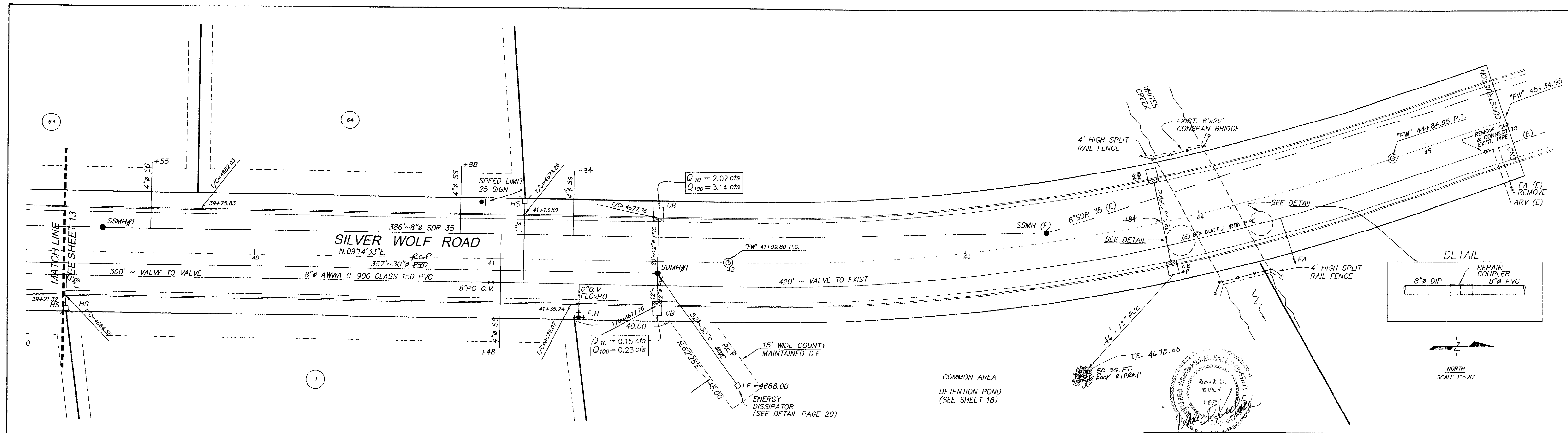


SCALE 1"=20' HORIZ.
1"=5' VERT.

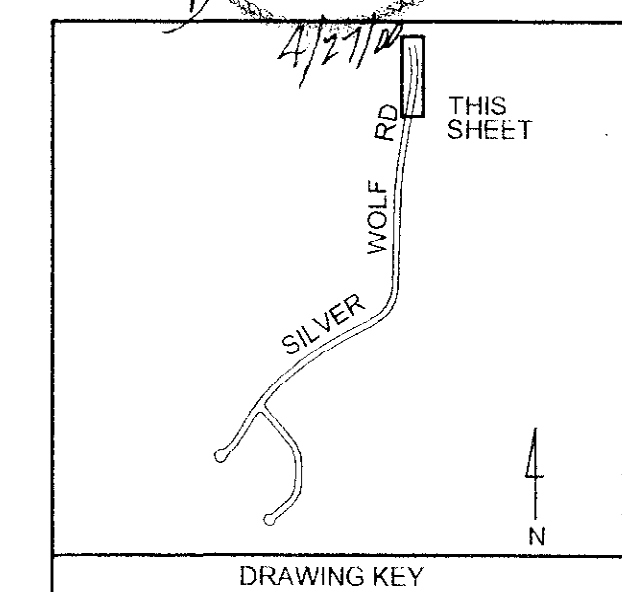
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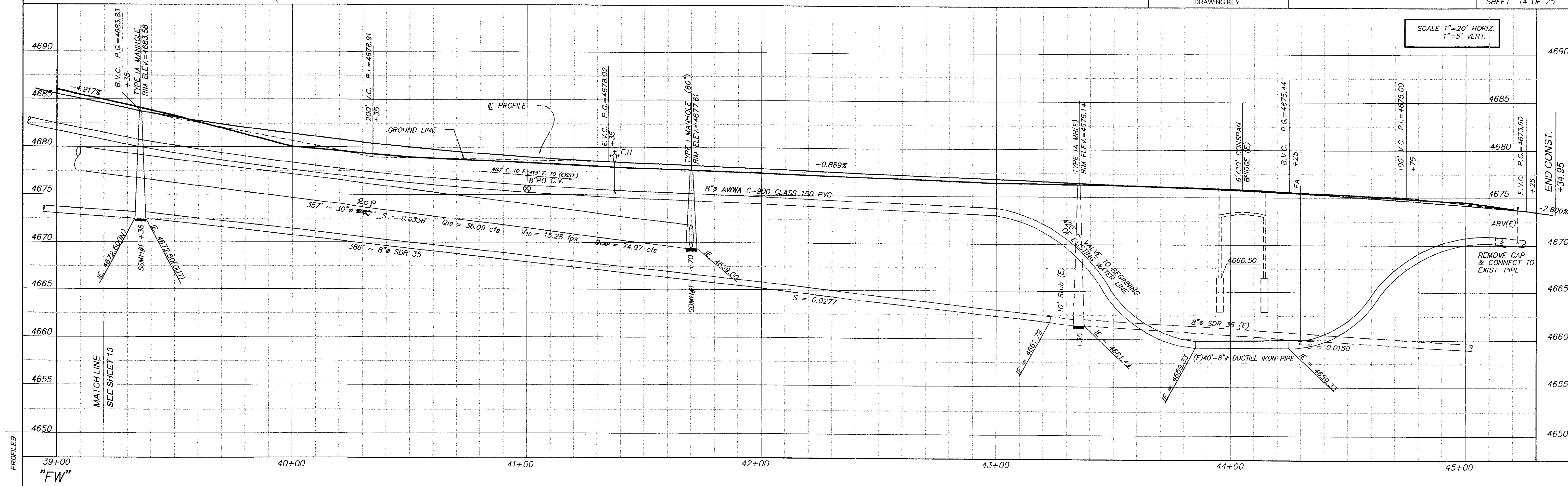
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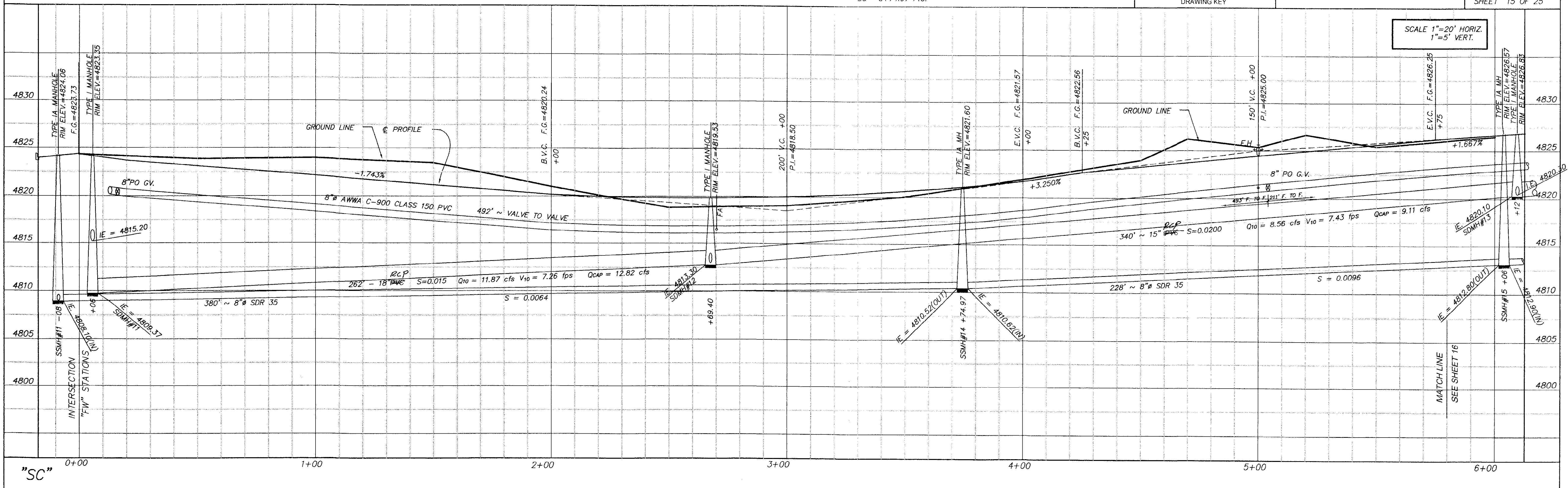
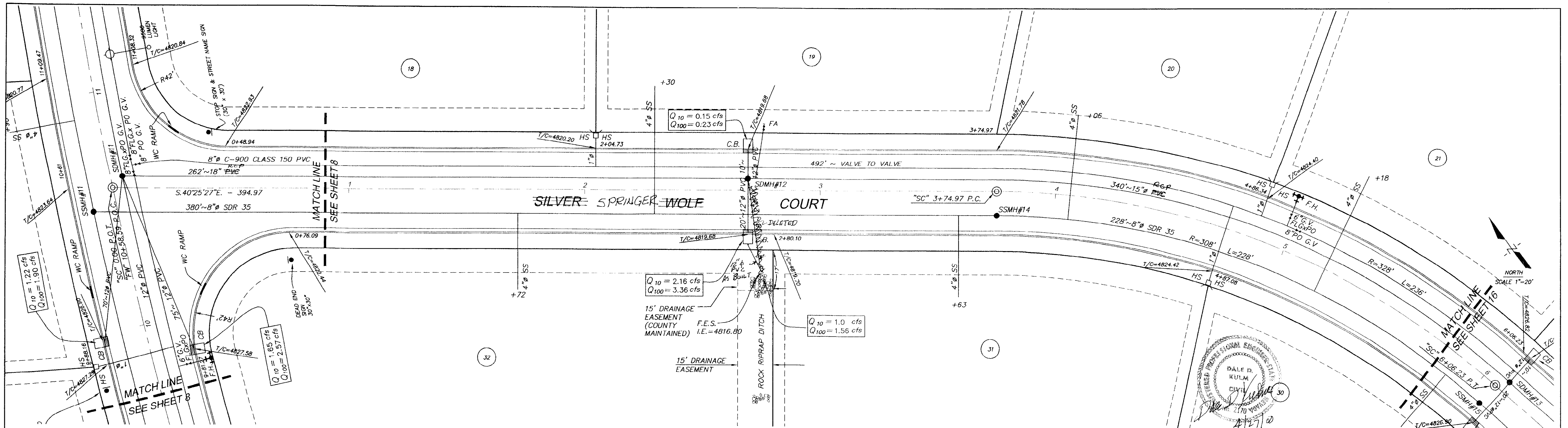
CONST. TYPE I PCC CURB & GUTTER 18' LT. & RT.
 "FW" 42+05 CONST. ENERGY DISSIPATOR 50' RT.
 "FW" 44+05 CONST. SPLIT RAIL FENCE LT.&RT. (AS SHOWN)
 "FW" 39+36 CONST. TYPE IA MANHOLE 10' LT.
 "FW" 39+41 CONST. TYPE I MANHOLE 5' RT.
 "FW" 41+70 CONST. TYPE I MANHOLE 5' RT.
 "FW" 41+70 CONST. TYPE 4R CATCH BASIN 18' LT. & RT.
 "FW" 41+37± CONST. FIRE HYDRANT 24" RT.
 "FW" 41+00 CONST. SPEED LIMIT 25 (24"x30") SIGN LT.
 CONST CLASS I SURVEY MONUMENTS:
 "FW" 41+99.80 P.C.
 "FW" 44+84.95 P.T.



PLAN & PROFILE
SILVER WOLF ROAD
 FIELD CREEK RANCH SUBDIVISION
 WASHOE COUNTY, NEVADA
 DALE D. KULM & ASSOCIATES
 140 SELLS STREET
 SPARKS, NV 89431
 SCALE 1"=20'
 APRIL 2000
 SHEET 14 OF 25

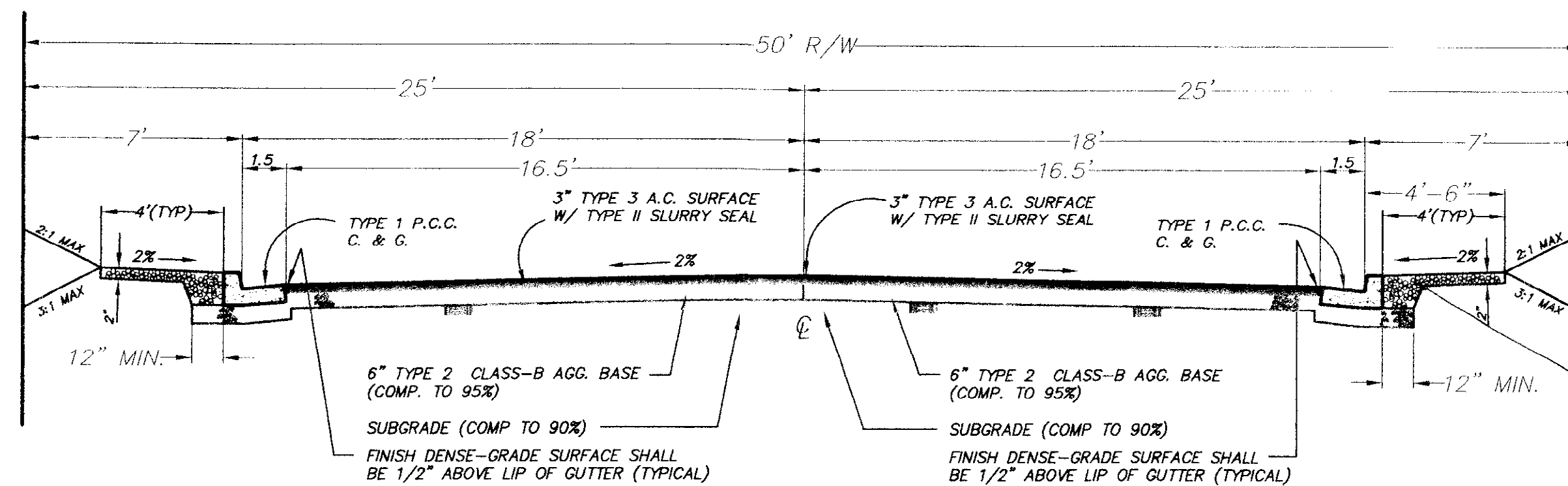


AS BUILT



AS BUILT

73' 6.75'



BACKFILL FOR 4' WALK WAY AREA
SHALL BE COMPACTED TO 90% ASTM D-1557
BEHIND CURB AND SHALL BE EITHER TYPE 2
CLASS B BASE OR CLASS A BACKFILL.

NOTE: ALL ASPHALT SHALL BE COMPACTED
TO 98% MAXIMUM MARSHALL DENSITY
MIN. LOOSE LIFT THICKNESS SHALL BE 3.75\"/>

COMPACT FLUSH WITH TOP OF
CURB (TYP.)

TYPE II SLURRY SEAL

SHALL BE DONE IN ACCORDANCE WITH THE LATEST GUIDELINES OF INTERNATIONAL
SLURRY SEAL ASSOCIATION AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS
FOR PUBLIC WORKS CONSTRUCTION.

SPECIAL PROVISIONS:

MINIMUM LATEX SOLIDS CONTENT SHALL BE 2.5% MIN. AIR AND PAVEMENT SHALL BE
55° F AND RISING. NO SLURRY SEAL SHALL BE APPLIED WHEN FREEZING WILL OCCUR
WITHIN 24 HOURS.

SOILS STABILIZATIONS

CUT SECTIONS GREATER THAN TWO FEET ABOVE TOP OF CURB
AND GUTTER AND FILL SECTIONS EXCEEDING TWO FEET BELOW
TOP OF CURB AND GUTTER. AREA SHALL BE REVEGETATED USING
THE FOLLOWING PROCEDURES.

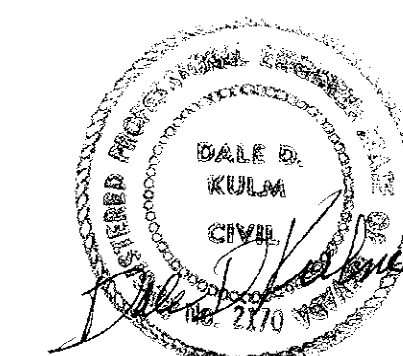
SEEDING MIXTURE	SEEDING RATE (LBS/AC)
FAIRWAY CRESTED WHEATGRASS	8
COVAR SHEEP FESCUE	2
LEWIS BLUE FLAX	2
	12

SEEDING PROCEDURE

BROADCAST THE SEED MIXTURE AND RAKE OR DRAG TO COVER.
HYDROMULCH SEEDED AREAS AT RATE OF 2500#/AC..
SEEDING SHOULD OCCUR DURING THE LATE FALL OR EARLY WINTER
UNLESS THE DEVELOPER PROVIDES SUPPLEMENTAL IRRIGATION TO
PROMOTE GERMINATION.

SECTION OF IMPROVEMENT

"FW" 5+23.60 TO "FW" 44+34.95
"SC" 0+18 TO "SC" 8+64.29



**Call
before you
Dig.**

1-800-227-2600
UNDER GROUND SERVICE (USA)

SECTIONS

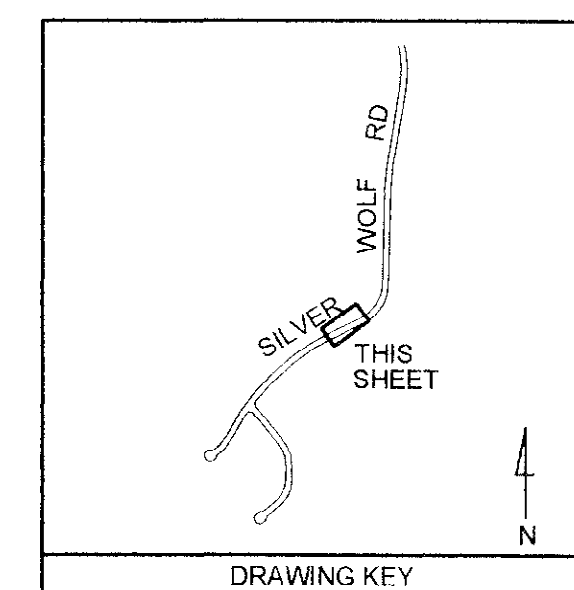
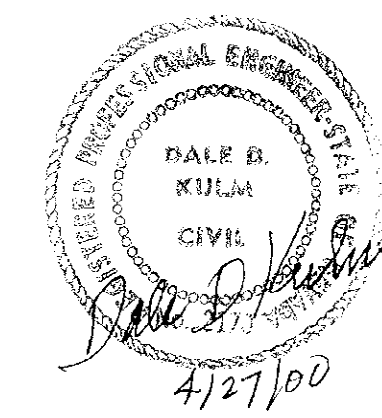
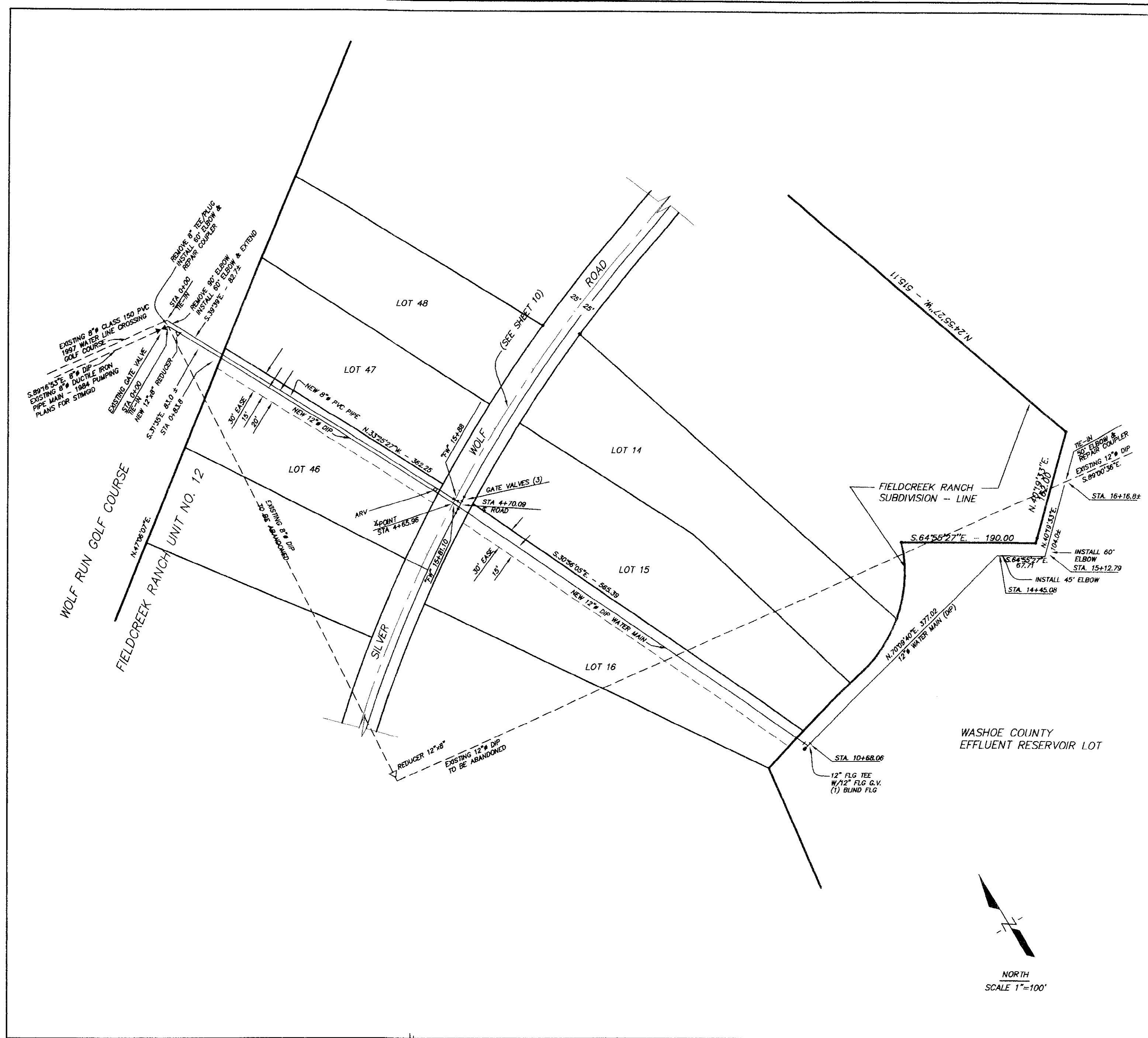
FLDRCREEK RANCH SUBDIVISION

WASHOE COUNTY, NEVADA

DALE D. KULM & ASSOCIATES
140 SELLS STREET
SPARKS, NV 89431

SCALE = 1"=4'
APRIL 2000
SHEET 17 OF 25

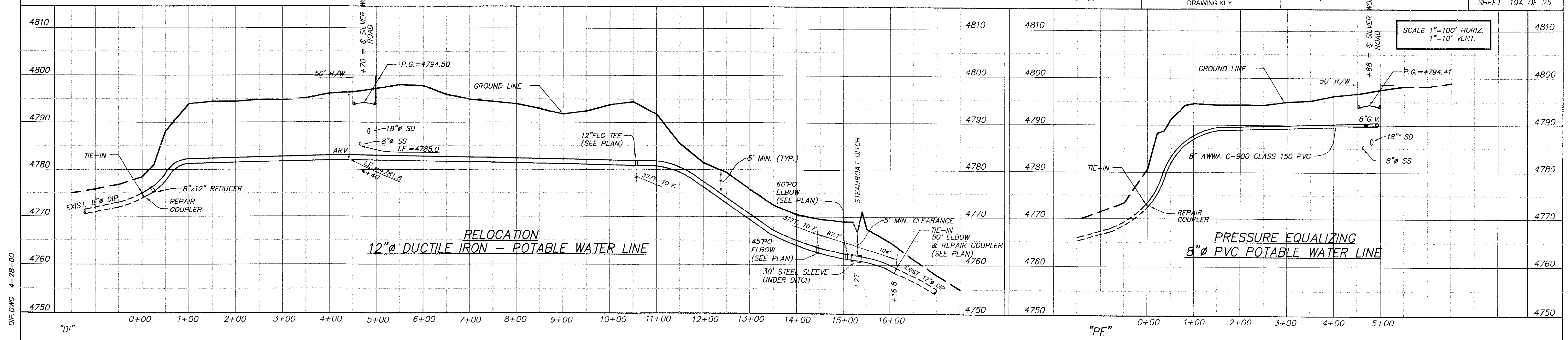
AS BUILT



PLAN & PROFILES
DUCTILE IRON PIPE &
PVC POTABLE WATER LINE
 FELDCREEK RANCH SUBDIVISION
 WASHOE COUNTY, NEVADA

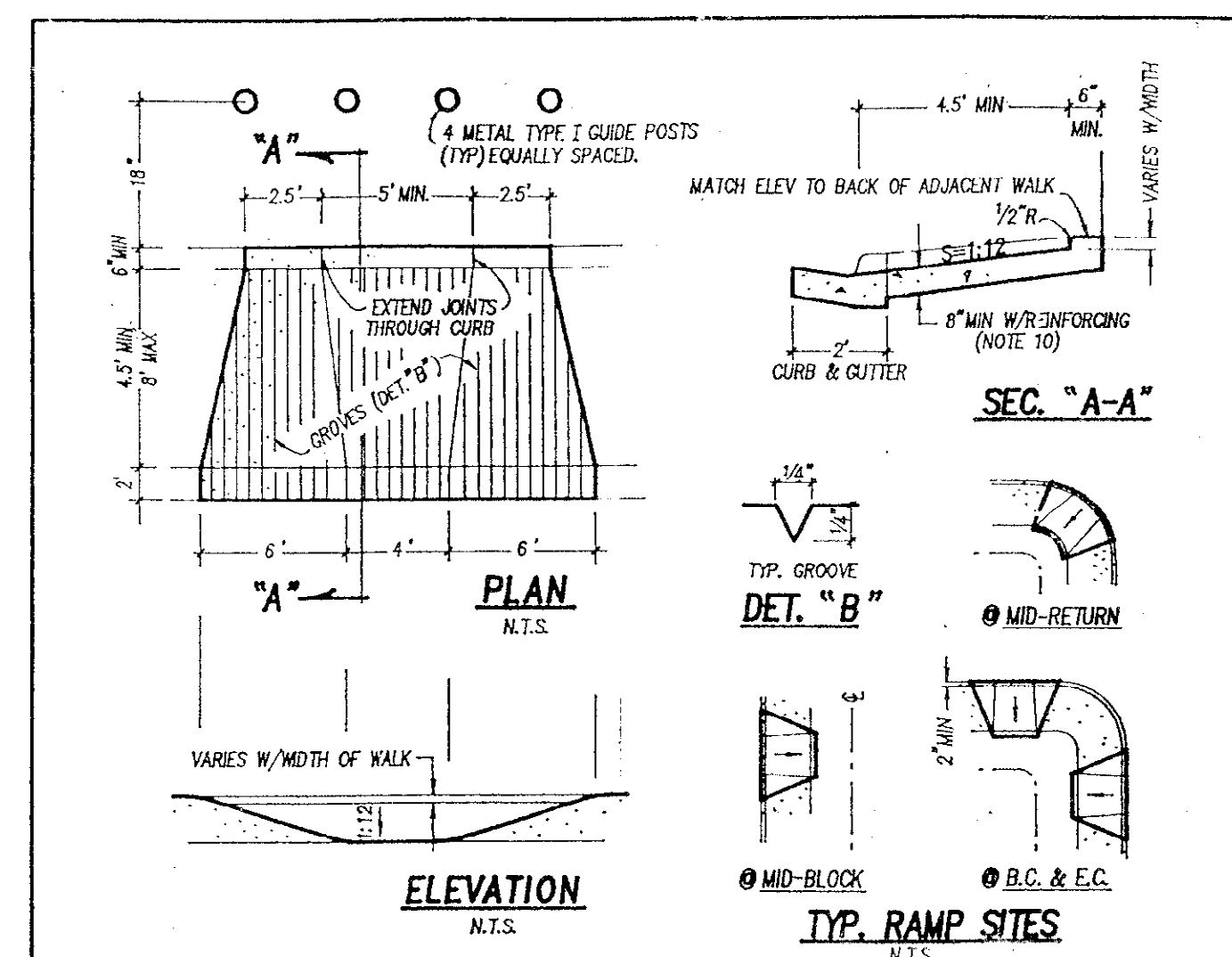
DALE D. KULM & ASSOCIATES
 140 SELLS STREET
 SPARKS, NV 89431

SCALE AS SHOWN
 APRIL 2000
 SHEET 19A OF 25



AS BUILT

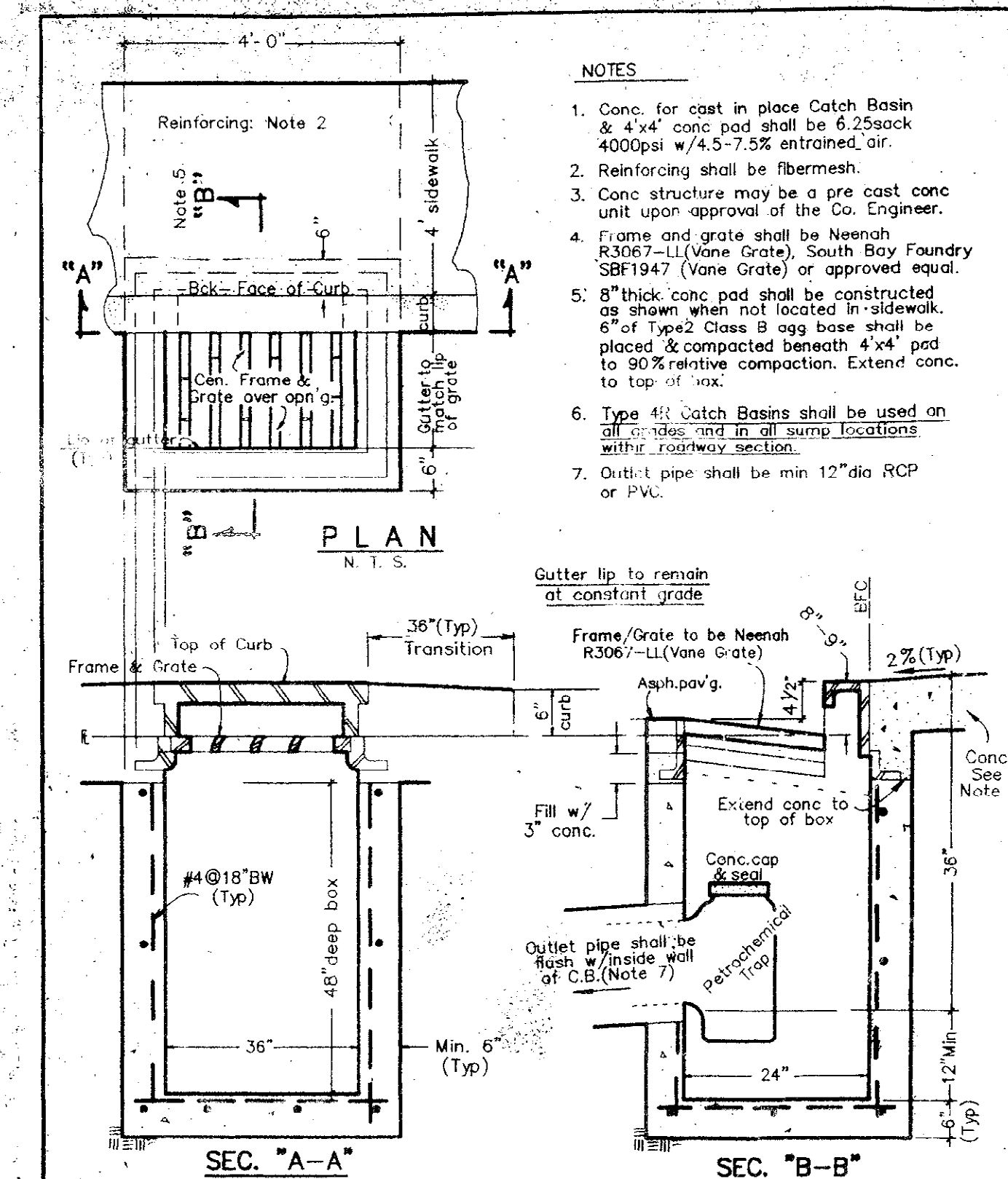
5/16/95



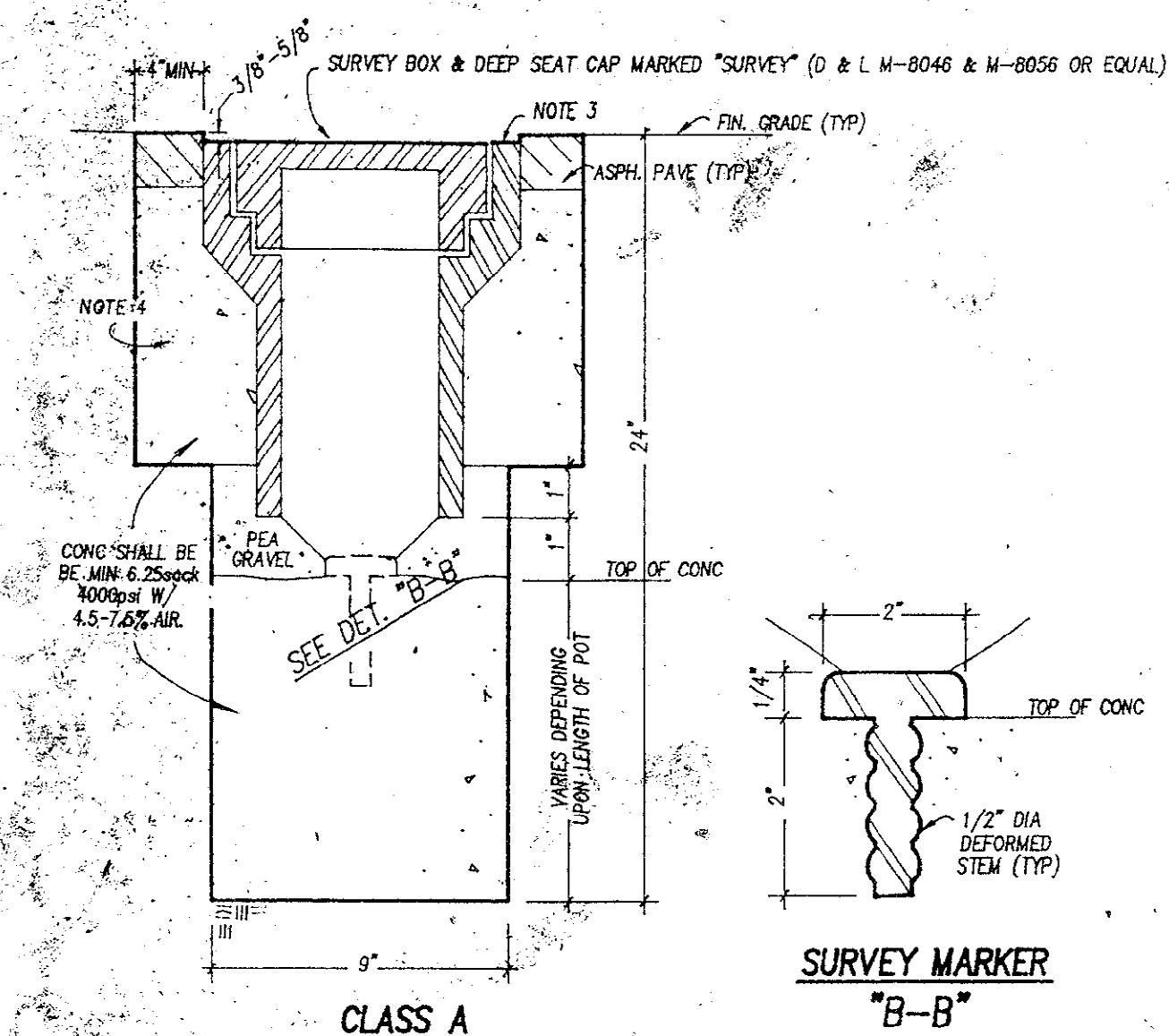
1. IF OBSTRUCTIONS SUCH AS BELTS, UTILITY POLES, FIRE HYDRANTS, ETC. ARE ENCOUNTERED, THE LOCATION & DIM'S MAY BE ADJUSTED UPON APPROVAL OF THE CO. ENGINEER.
2. TEXTURE TO BE HEAVY BROOD FINISH TRANSVERSE TO AXIS OF RAMP.
3. THE MID-WALK RAMP SHOWN IN DETAIL SHALL BE CENTERED IN THE CROSSWALK & HAVE A MIN CURB FINISH OF 6".
4. SLOPE TO MEET EXIST CONDITIONS.
5. ALL RAMPS SHALL BE LOCATED WITHIN CROSSWALKS AREAS.
6. ALL CONC SHALL BE REMOVED TO SAW-CUT OR EXPANSION JOINTS.
7. GUTTER PAN/SIDEWALK TRANSITION (SC "A") MAY BE SMOOTH W/O LP AT THE GUTTER FLOWLINE. TRANSITION SECTION MAY BE A MONOLITHIC PAIR.
8. SLOPE ON WINGS @ 1:12, SLOPE ON RAMP FROM FLOWLINE TO BACK OF WALK @ 1:12 W/CURB ON BACKSIDE IF NEEDED.
9. CURB DET-A", USED ONLY WHERE AN ELEV DIFFERENCE IS PRESENT BETWEEN BACK EDGE OF WALK & ADJACENT BACK SIDE OF CURB.
10. REINFORCING SHALL CONSIST OF COLLATED, FIBERGLASS POLYPROPYLENE FIBERS AS WFD BY FIBERMASS OR APPROVED EQUAL. 1/2" @ 12" OR 1/2" LBS PER CU.YD. OF CONCRETE.
11. REF: DWG. W-16A & W-16 FOR ADDITIONAL NOTES.

NO.	REVISION	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION'S	WASHOE
			PEDESTRIAN RAMP FOR THE DISABLED	DRAWING NO.	W-16B
				DATE 4/9/54	PAGE 16B

1. A 12 gage, stranded, coated copper tracer wire shall be placed on bedding material prior to pipe placement.
2. The tracer wire shall be extended to an empty valve box, up to the cover, located adjacent to every fire hydrant. If there are no fire hydrants, the valve boxes shall be spaced every 500 feet.
3. The tracer wire shall be placed under laterals and extended into meter set up to the meter cover.
4. The tracer wires shall be connected together in the empty valve box using an appropriately sized wire nut.
5. Prior to acceptance of the water line, the contractor shall perform a continuity test after backfilling the water pipe trench to the satisfaction of the Utility Services Division Inspector.

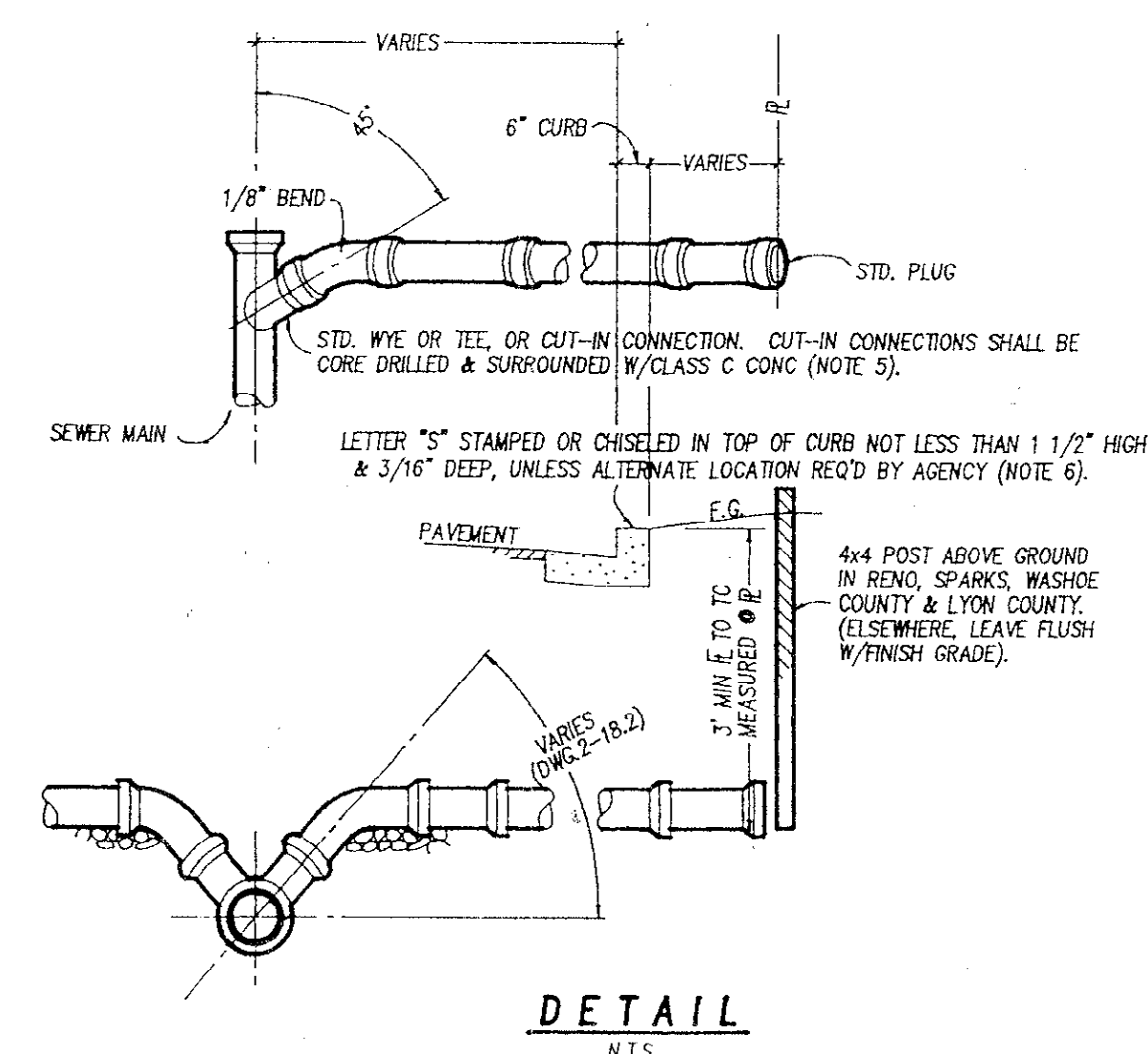
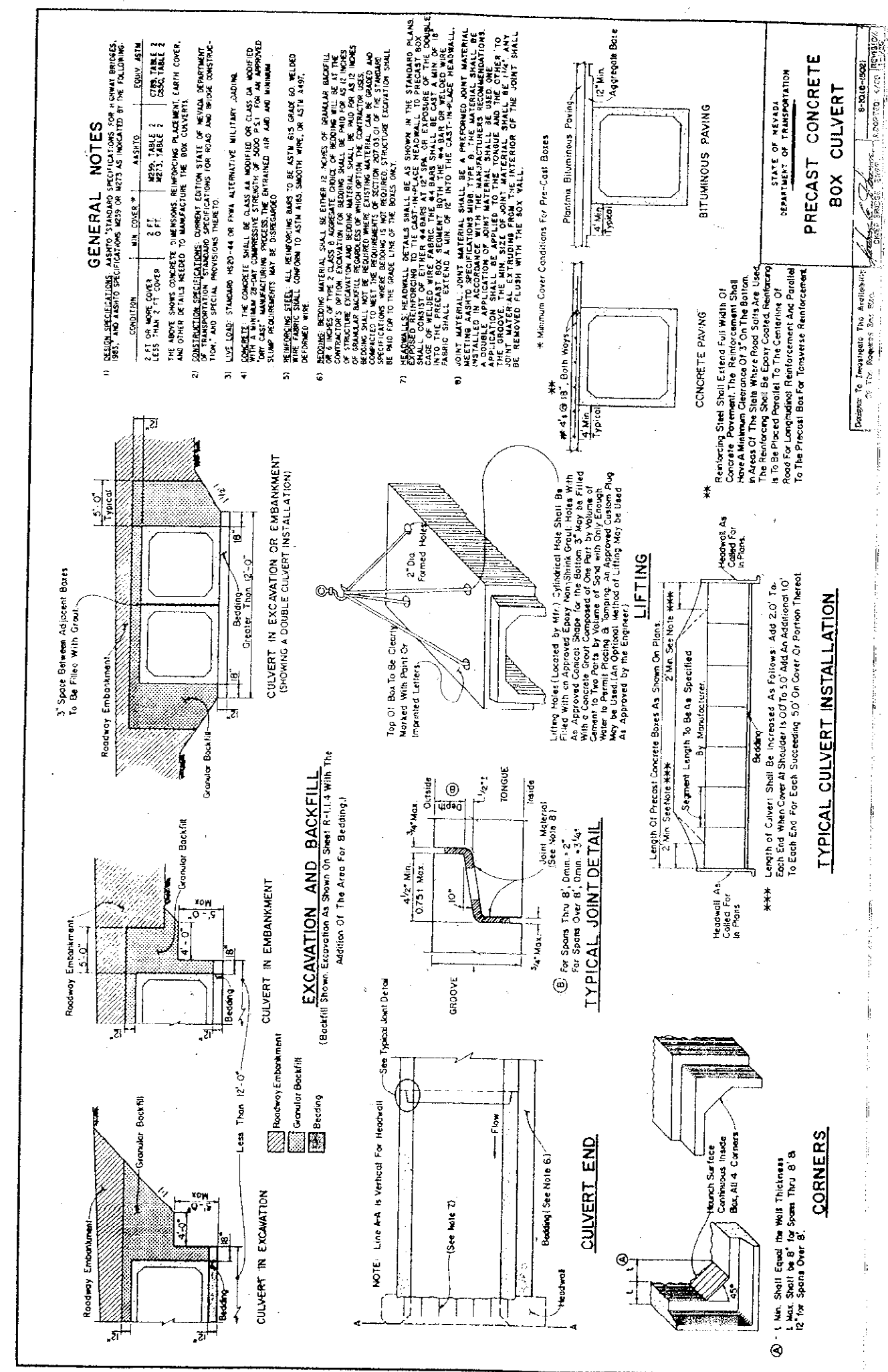


NO.	REVISION	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION
5	Fill w/ conc.	6-96	CATCH BASIN TYPE 4-R	WASHOE
6	Grate type	5-99		DRAWING NO.
7	Note 4	8-99		W-12
8	Note 6&7	10-99		DATE 2/9/20 PAGE 25



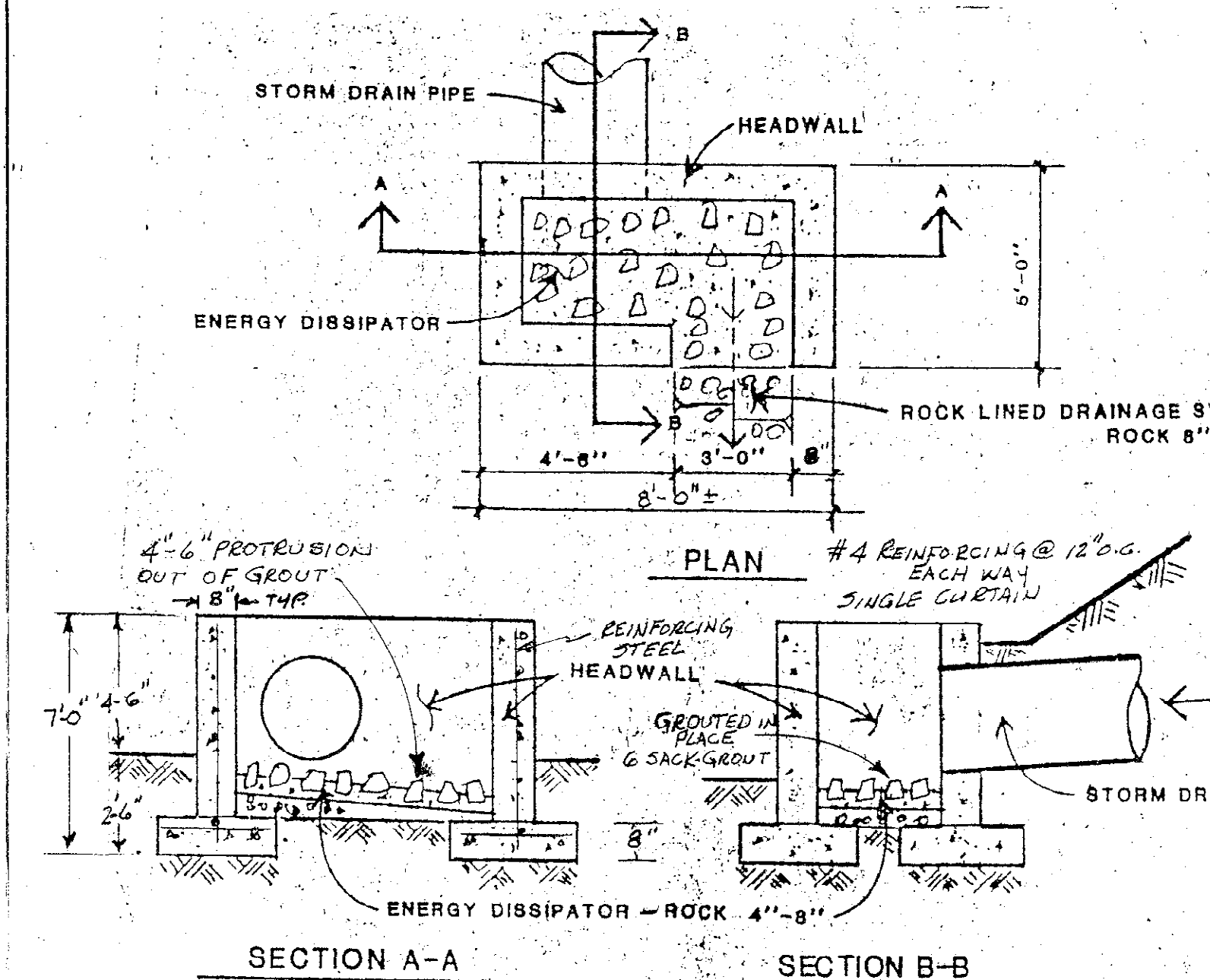
1. ALL SURVEY MARKERS SHALL BE CENTER PUNCHED AFTER PLACEMENT.
2. 2" DIA. ALUM. OR BRASS CAP W/PLS PERMANENTLY ATTACHED PRIOR TO PLACEMENT.
3. MONUMENT POST SHALL BE SET 3/8"-5/8" BELOW FINISHED ROADWAY SURFACE.
4. CONC COLLAR SHALL BE LEFT 2" BELOW FINISHED ASPH SURFACE. TOP OF CONC SHALL FINISH. PLACE 2" OF TYPE 3 ASPH AROUND MONUMENT POST. APPLY SS-1 TACK COAT PLACING ASPH PAVING, & SEAL ASPH SURFACE W/SS-1 TACK COAT & SAND. CHIP SEAL OR FOG SEAL PAVED SURFACE AS REQ'D BY PLANS OR SPECS.
5. CONC SHALL BE FLUSH W/TOP OF SURVEY POST WHEN NOT LOCATED IN ASPH PAVING.

NO. REVISION DATE			STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTIONS	
1	REDRAW	1/93 vp	MONUMENTS	WASHOE	
2	Notes, dim's	7/93 vp		DRAWING NO.	W-18
3	F.G./COLLAR	3/94 vp		DATE	1/93 m
4	NOTE 3.4	1/95m		PAGE	18



1. IN NO CASE SHALL A LATERAL CONNECT TO THE SEWER MAIN DIRECTLY ON TOP OF THE PIPE.
2. SEWER LATERALS SHALL HAVE A MIN SLOPE OF 2%.
3. ALL JOINTS ON SEWER LATERAL PIPE SHALL BE COMPRESSION TYPE OR APPROVED SOLVENT WELD.
4. LATERAL SHALL EXTEND TO PROPERTY LINE UNLESS OTHERWISE SHOWN ON PLANS.
5. CITY OF RENO: SEWER LATERAL "CUT-IN" CONNECTION WILL BE SHOWN ON DWS-2.20.
6. THE LETTER "S" SHALL BE RESTAUMPED INTO THE CURB WHEN CURB REMOVAL IS REQ'D.

NO.	REVISION	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTIONS
1	REDRAWN	1/95jp		DRAWING NO. 2-18.1 (306)
			SEWER LATERAL CONNECTION	DATE 1/96 PAGE 2



HEADWALL/ENERGY DISSIPATOR (5)

FIELD CREEK RANCH SUBDIVISION - UNIT NO. 12

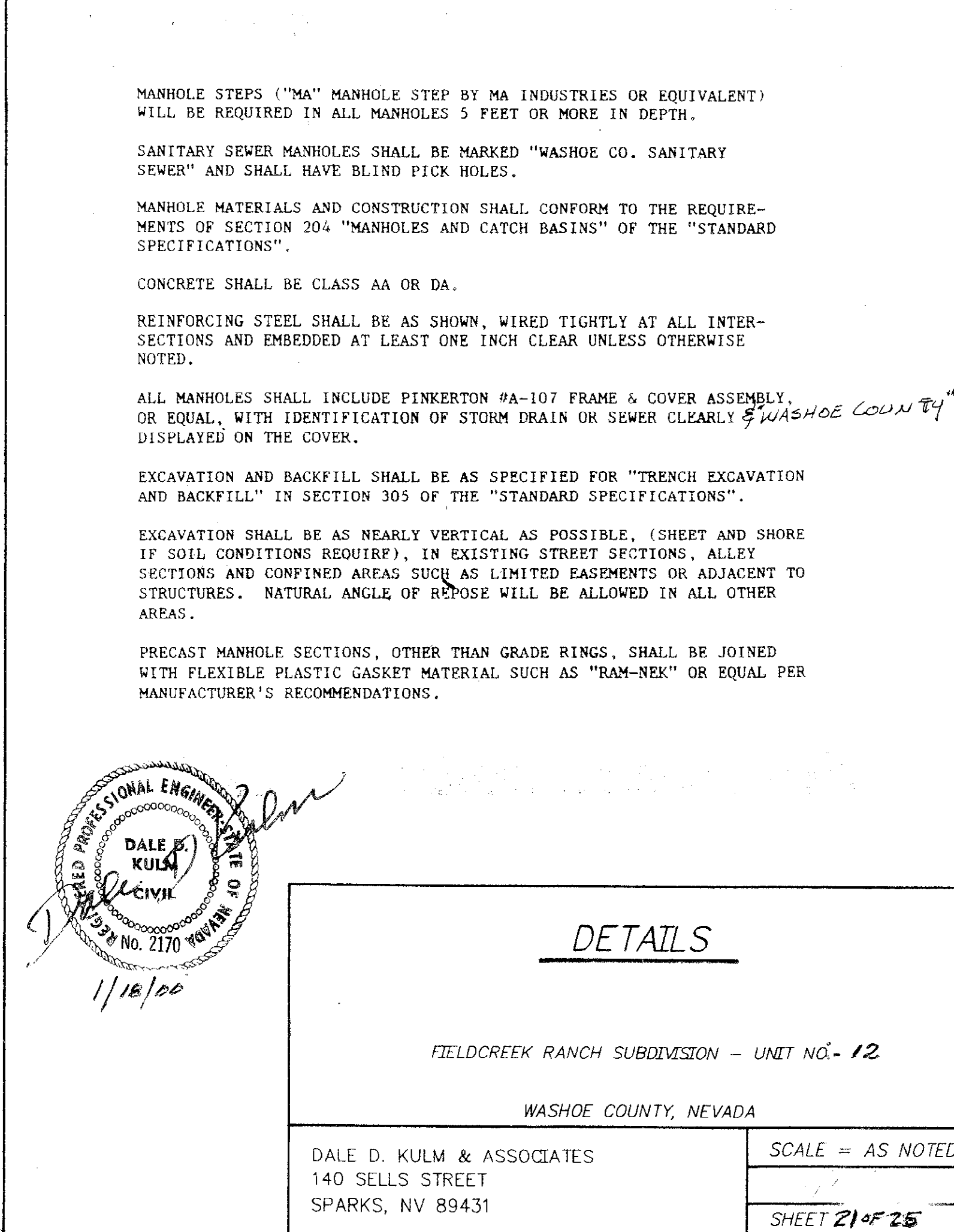
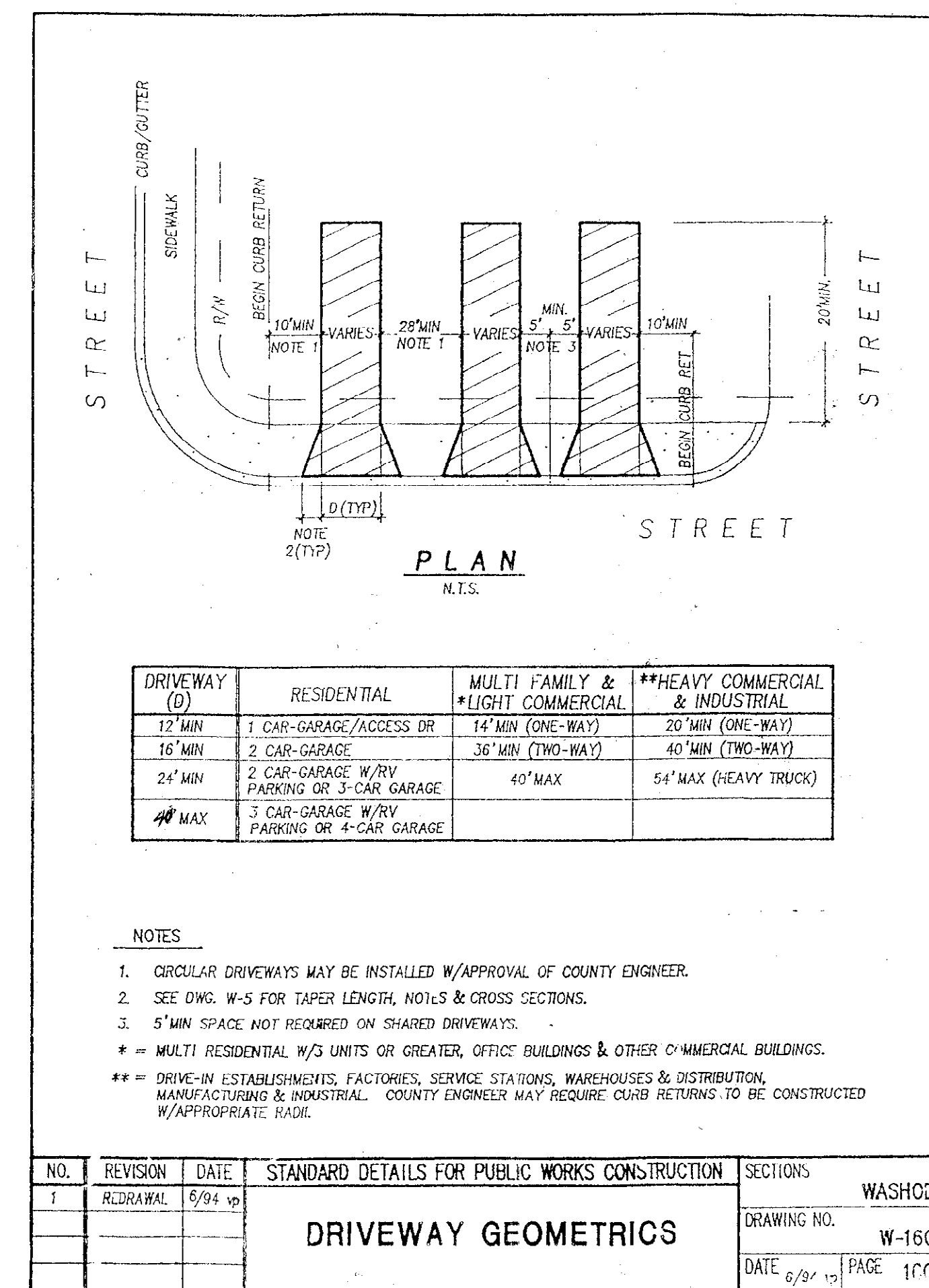
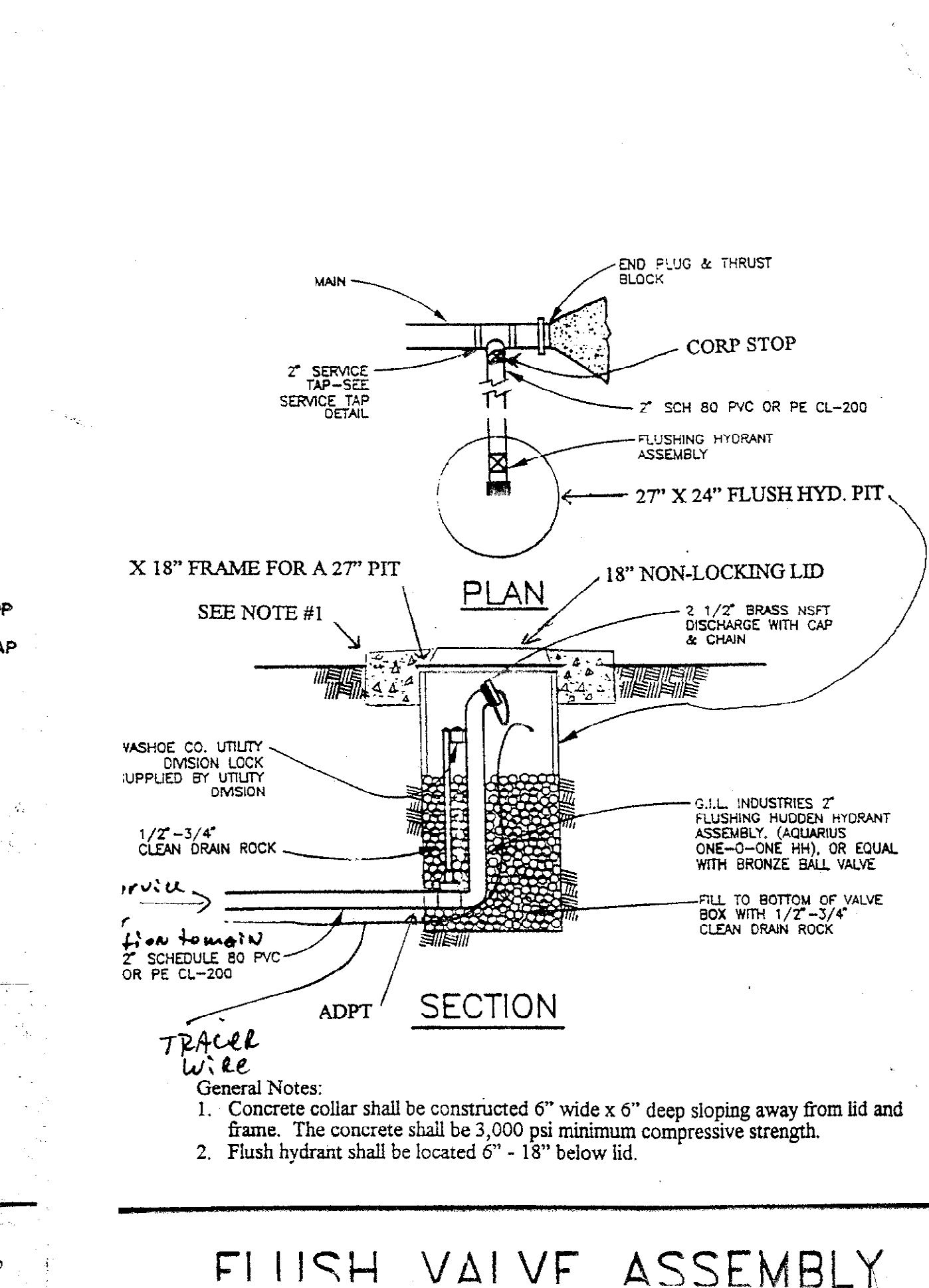
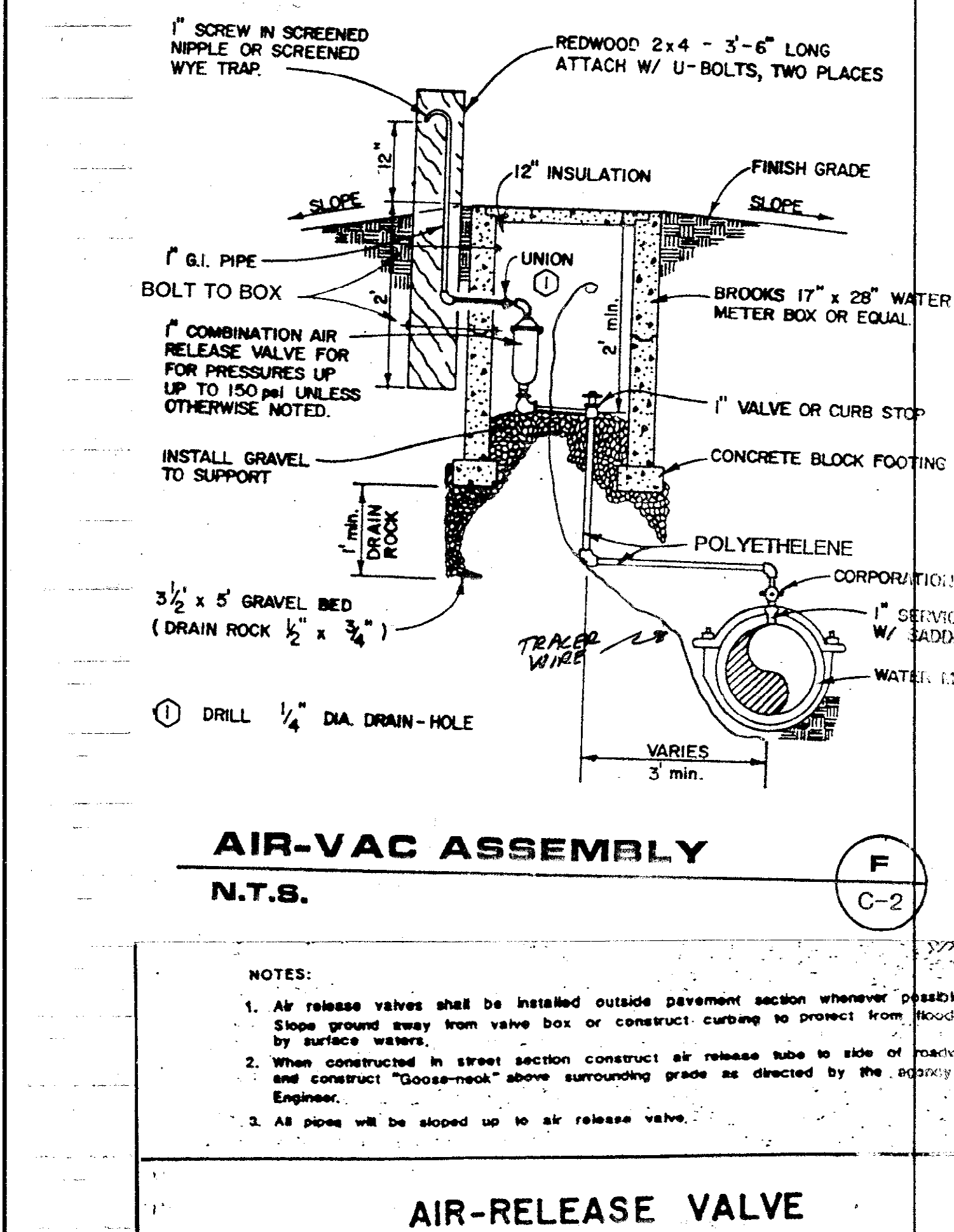
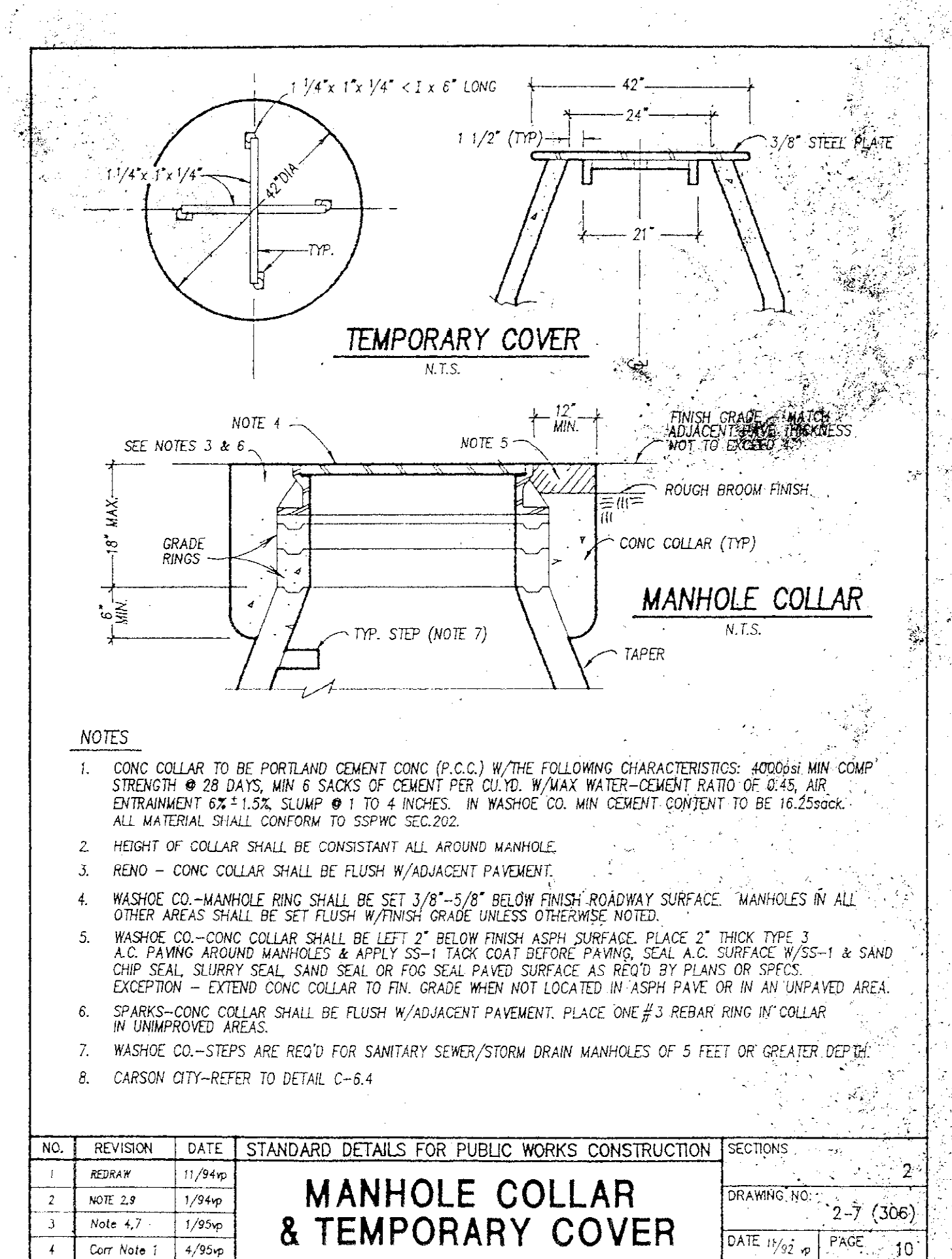
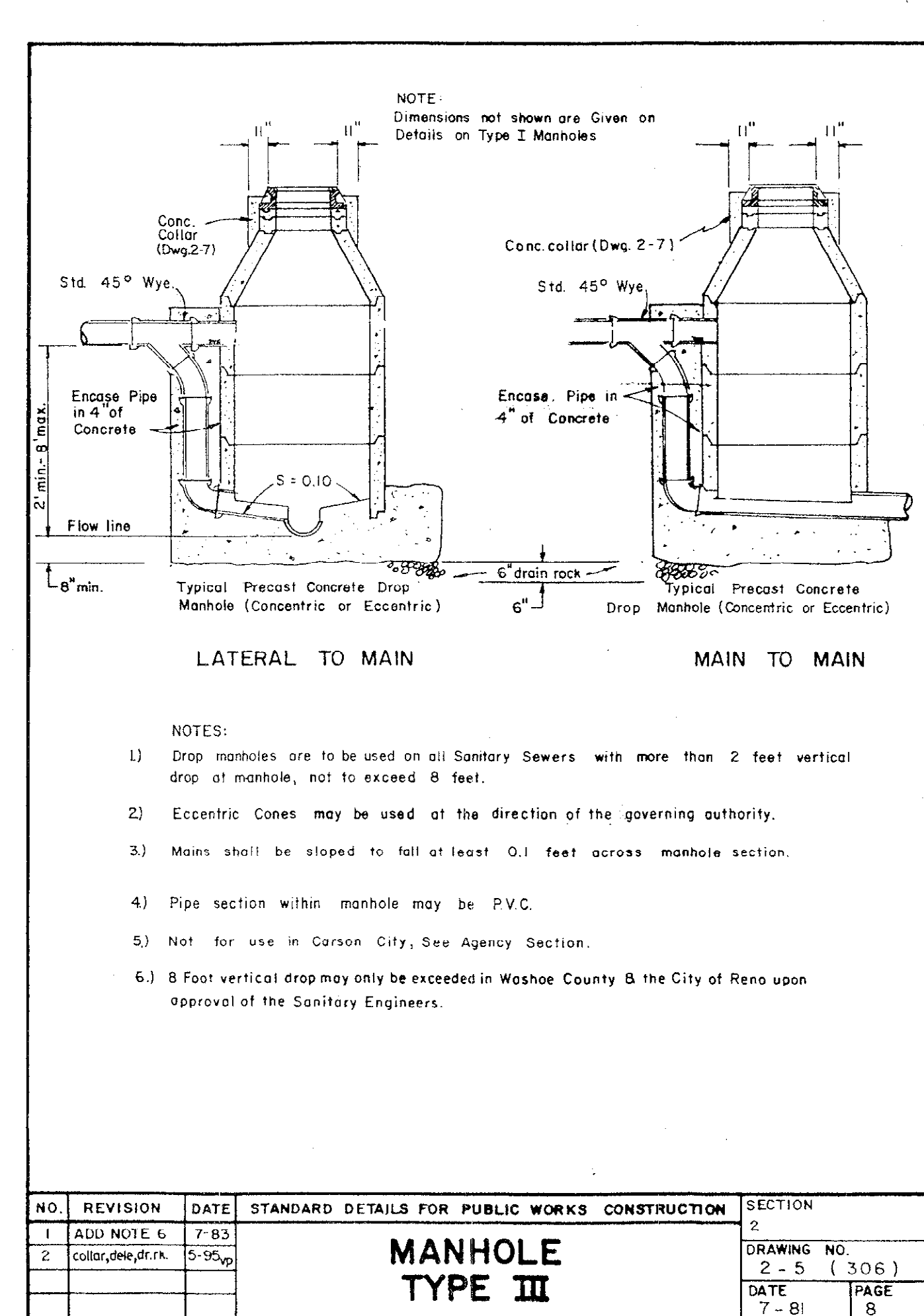
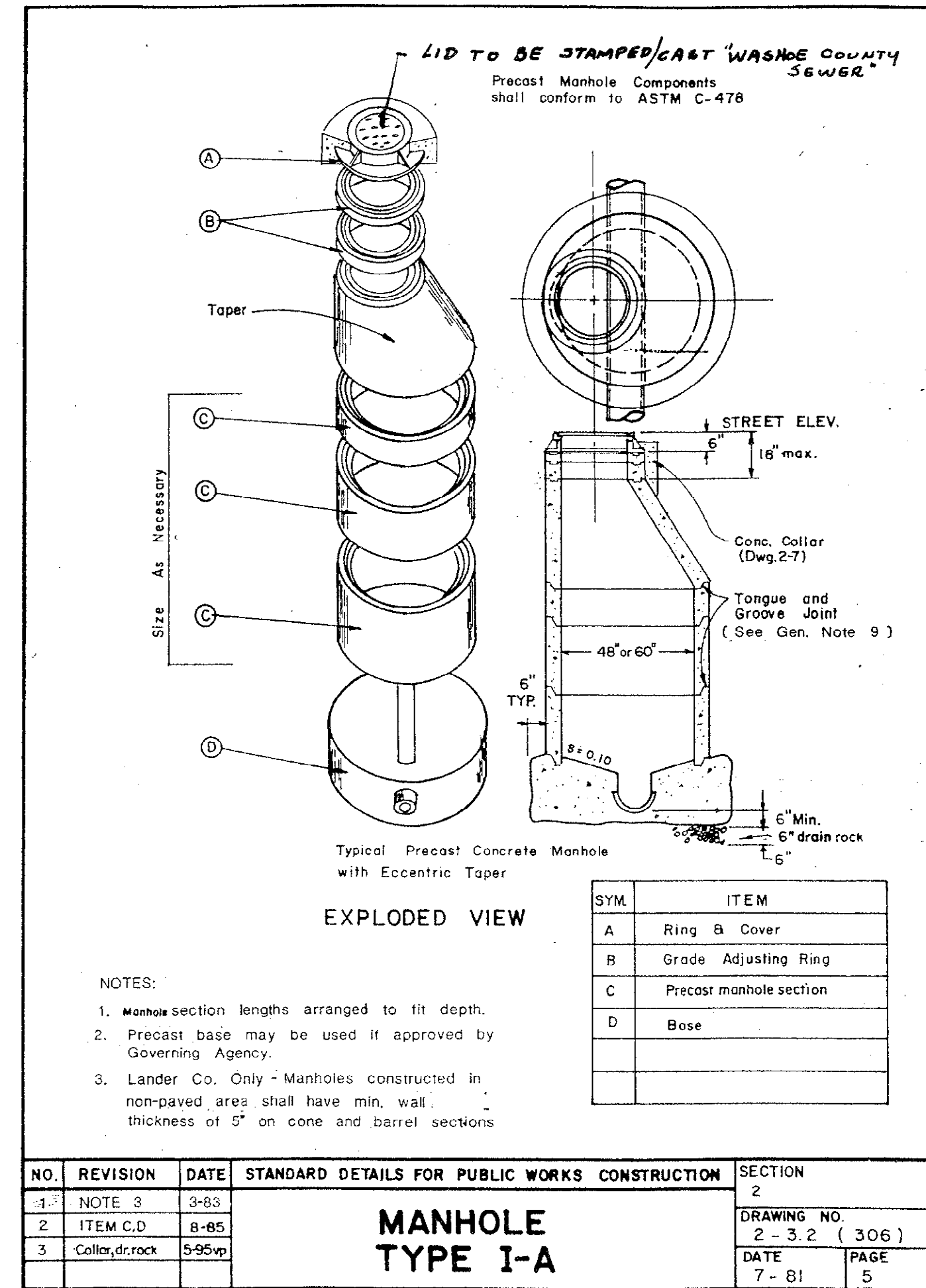
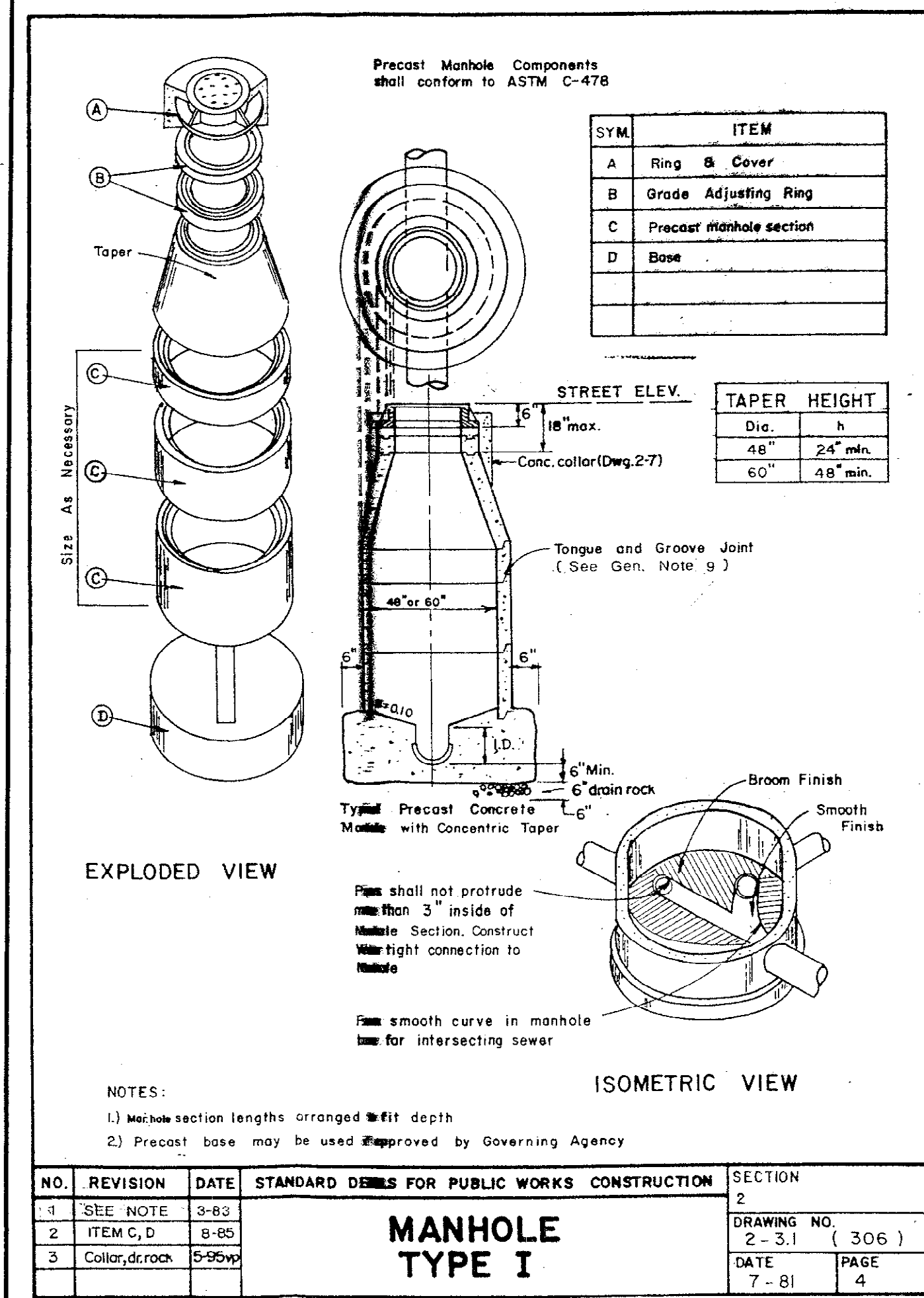
WASHOE COUNTY, NEVADA

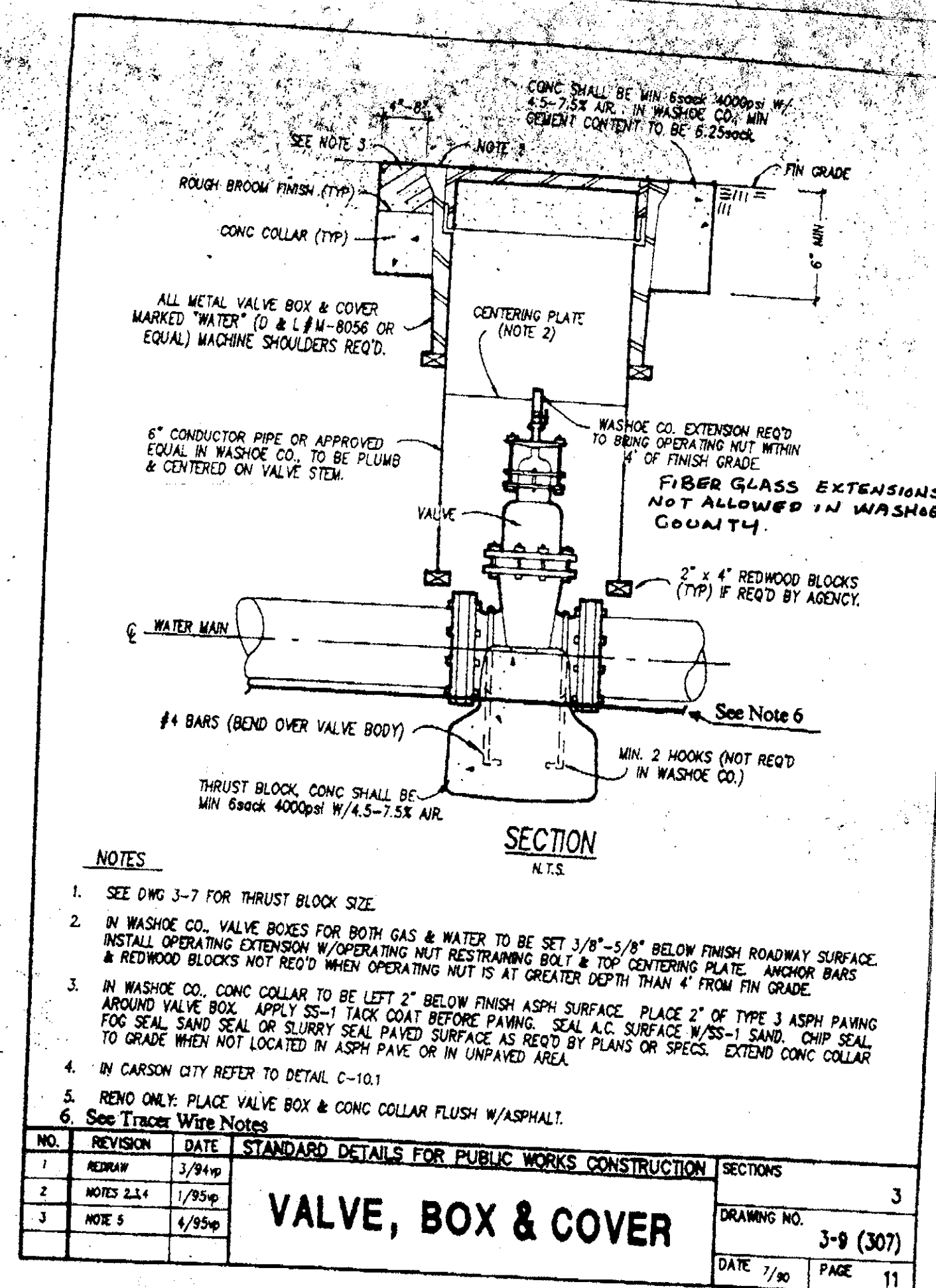
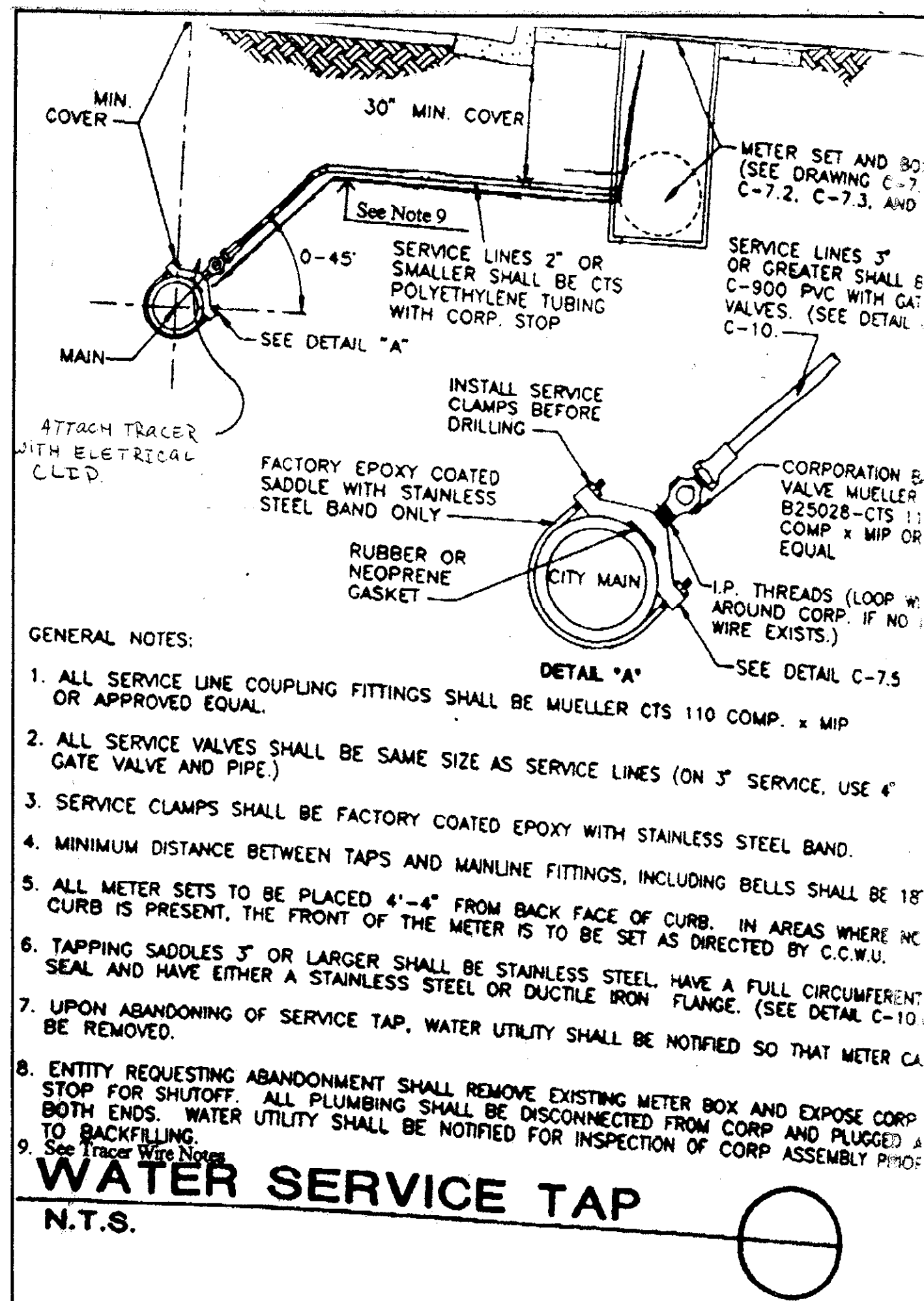
DALE D. KULM & ASSOCIATES
140 SELLS STREET
SPARKS, NV 89431

SCALE = AS NOTED

SHEET 20 of 25

AS BUILT





Type of Fitting	90° Bend	45° Bend	11/4" or 22/2" Bend	Tee or Dead End
Typical Installation				

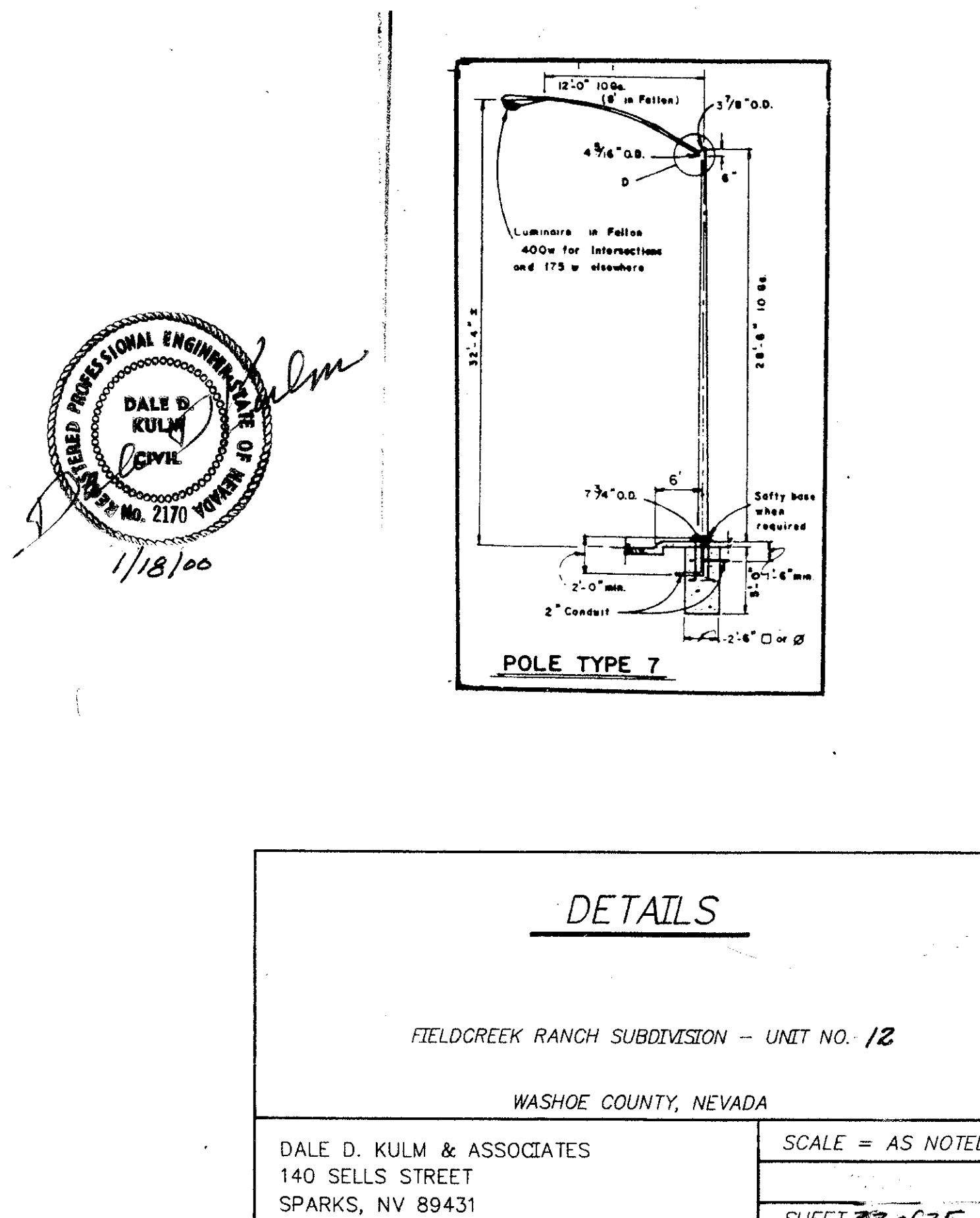
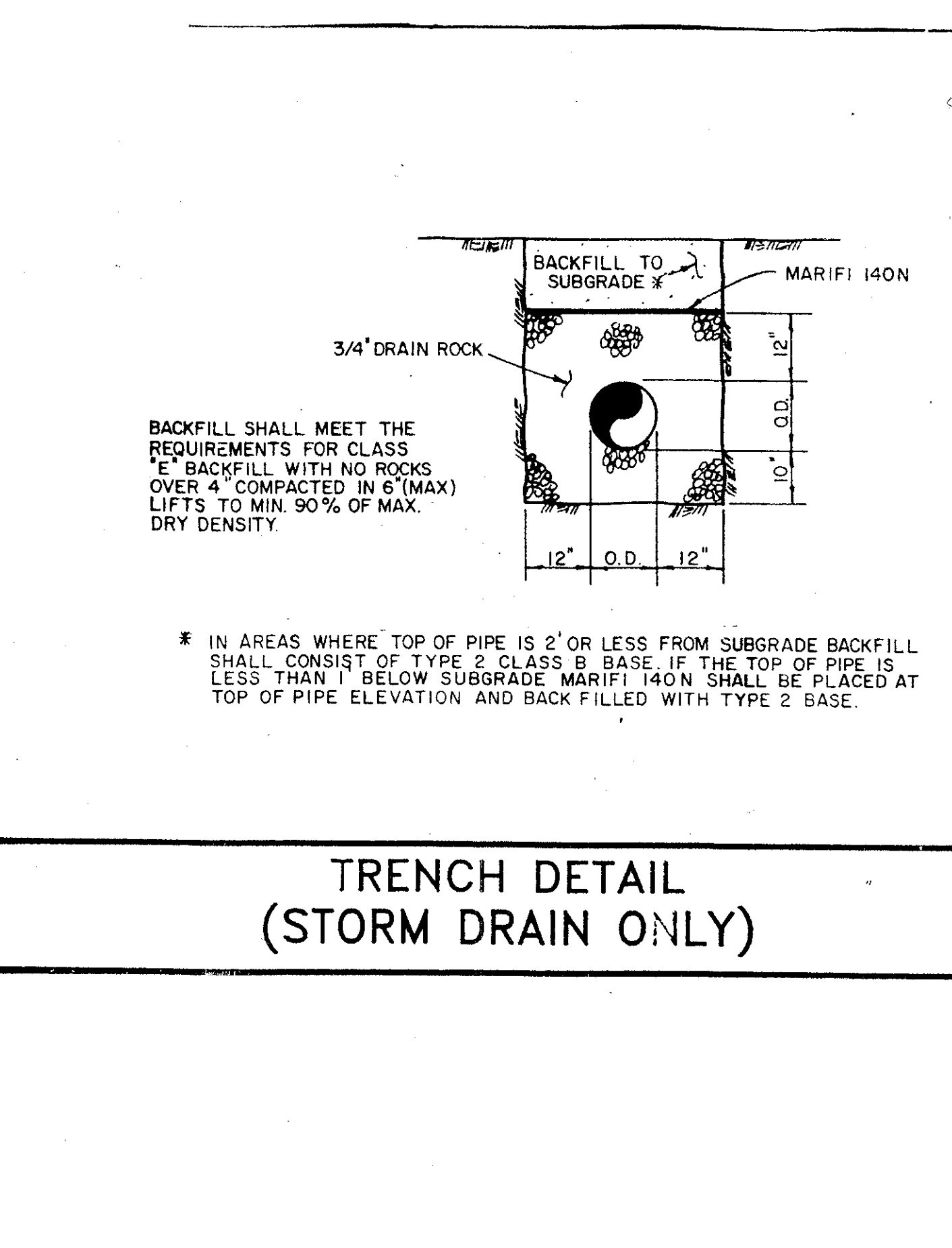
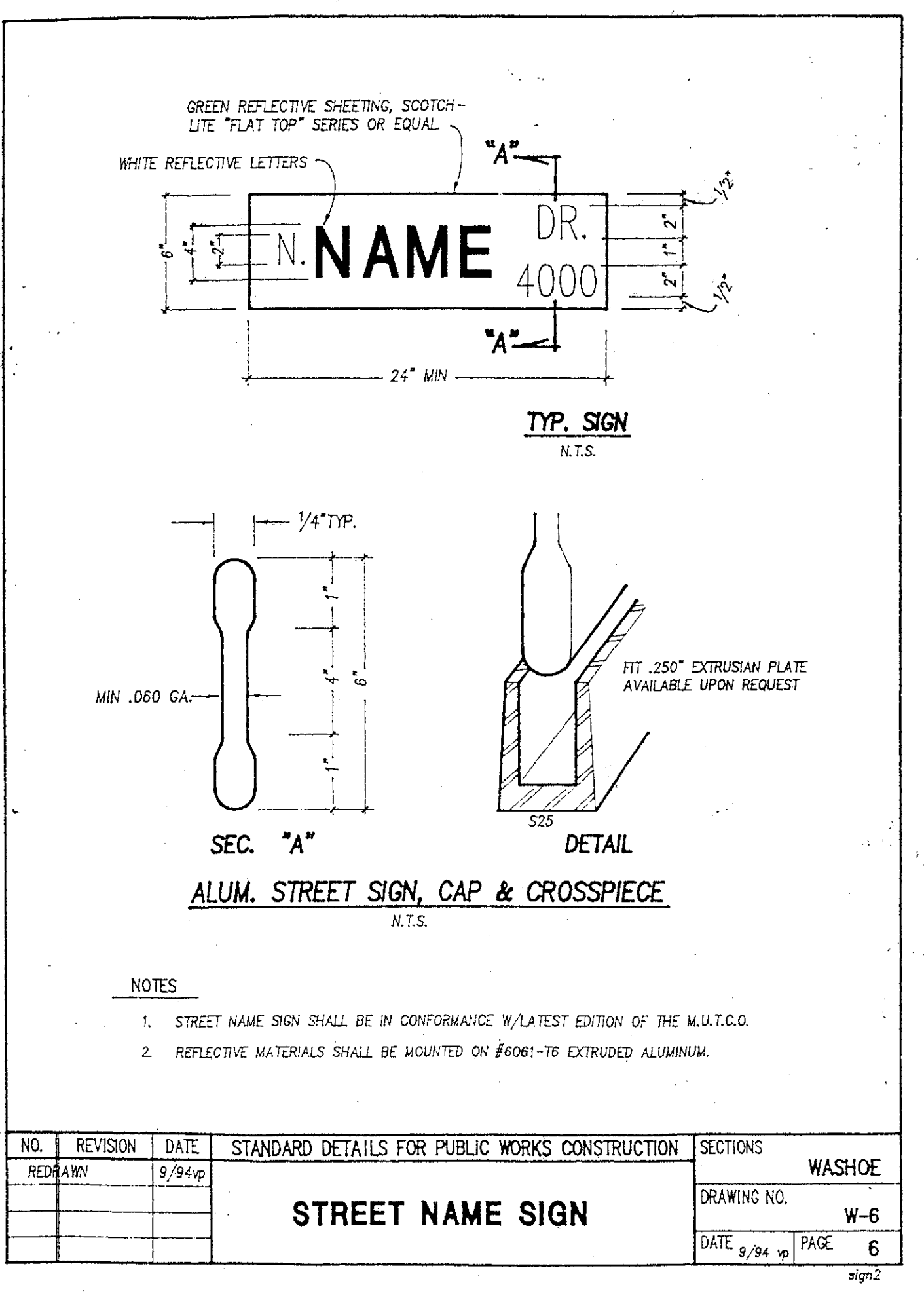
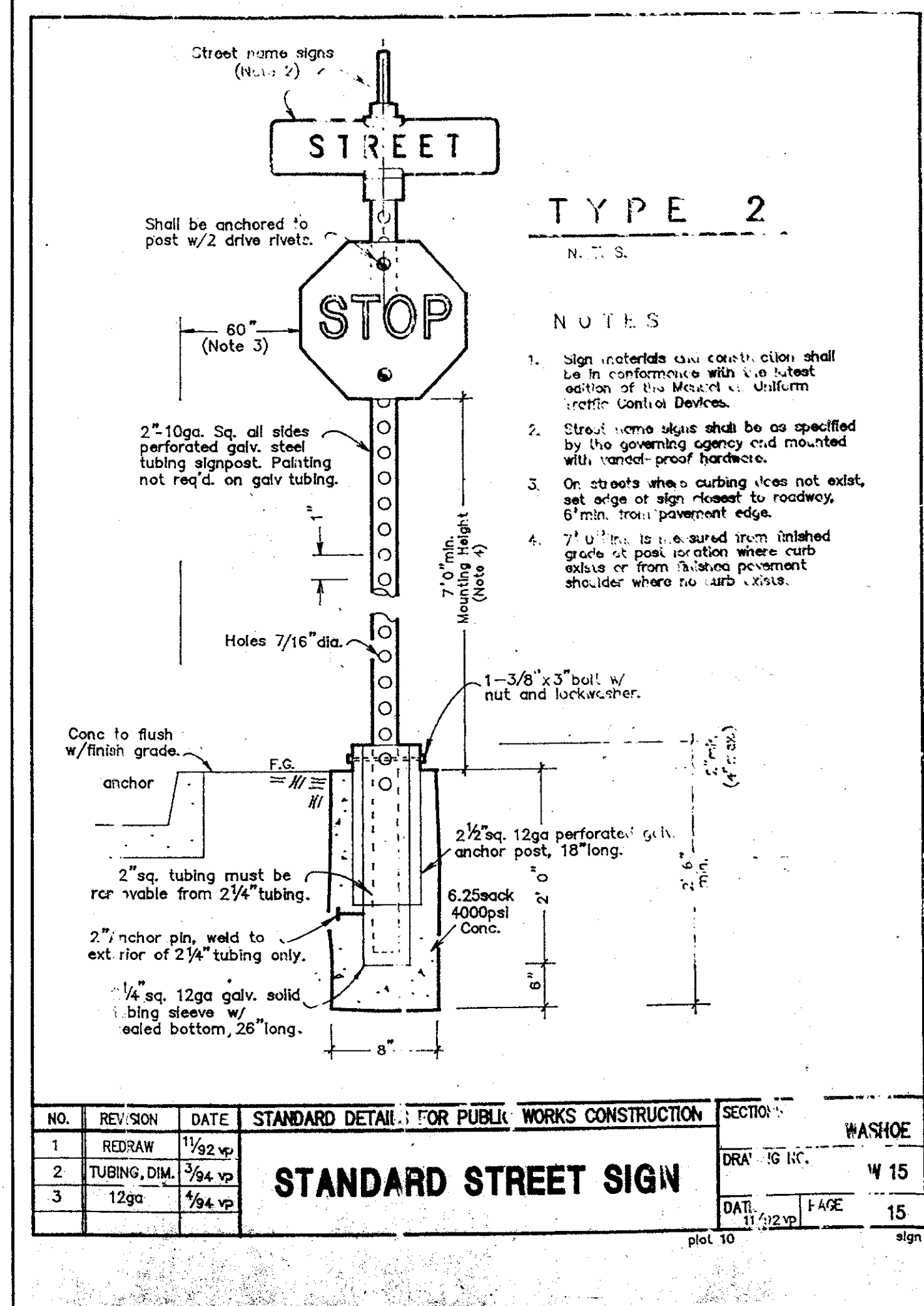
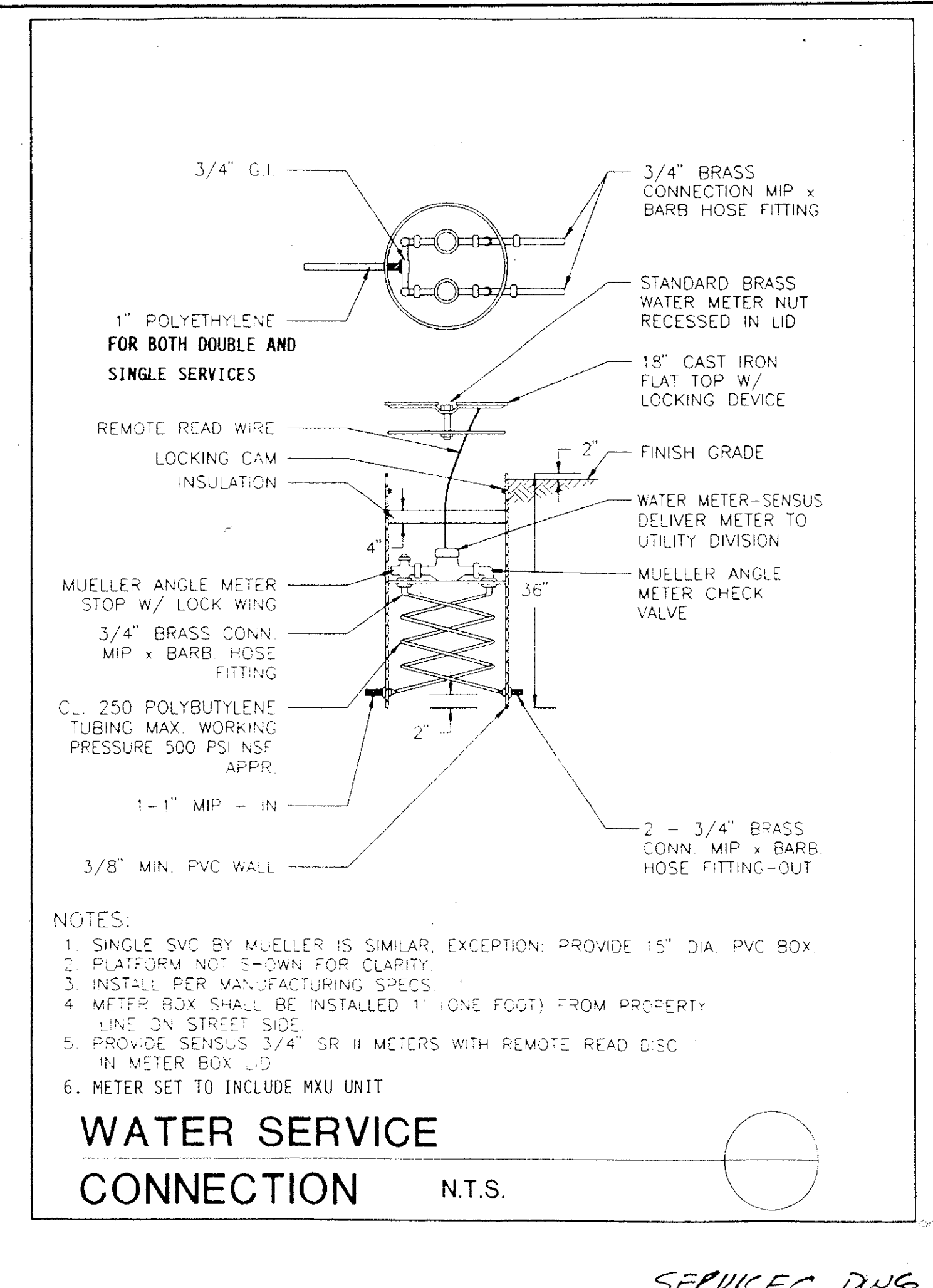
Type of Fitting	90° Bend	45° Bend	11/4" or 22/2" Bend	Tee or Dead End	Tee w/plug	Cross w/plug
Size of Pipe						
4"	2	1	1	2	2	2
6"	4	4	2	4	4	4
8"	7	4	2	5	7	7
10"	12	6	3	8	12	12
12"	16	10	5	12	16	16
14"	20	12	6	14	20	20
16"	27	15	8	18	27	27
18"	45	25	13	32	45	45
24"	65	35	18	46	65	65

Type of Fitting	Cross w/plug	Tee w/plug
Typical Installation		

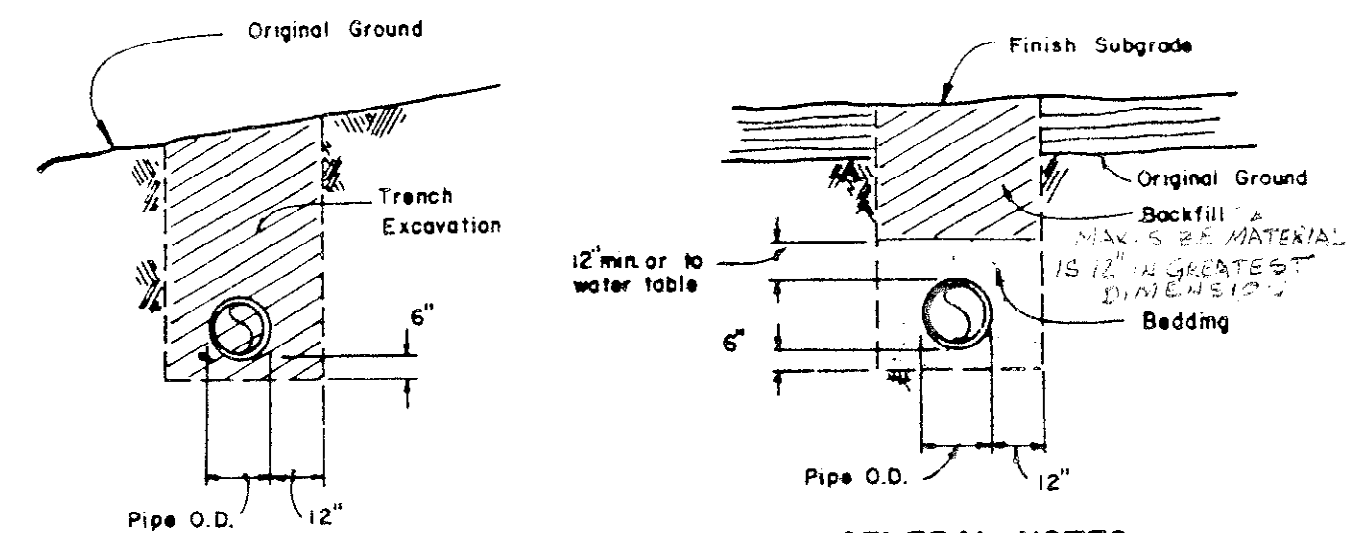
THRUST BLOCK BEARING AREAS

NOTES:

- Thrust blocks to be constructed of class "C" concrete.
- Areas given are for class 150 pipe of test pressure of 150 PSF, with 2000 PSF bearing capacity. Installations using different pipe, test pressures, and/or soil types should adjust areas accordingly, subject to approval of engineer.
- Blocks to be poured against undisturbed soil.
- Joints and face of plugs to be kept clear of concrete.

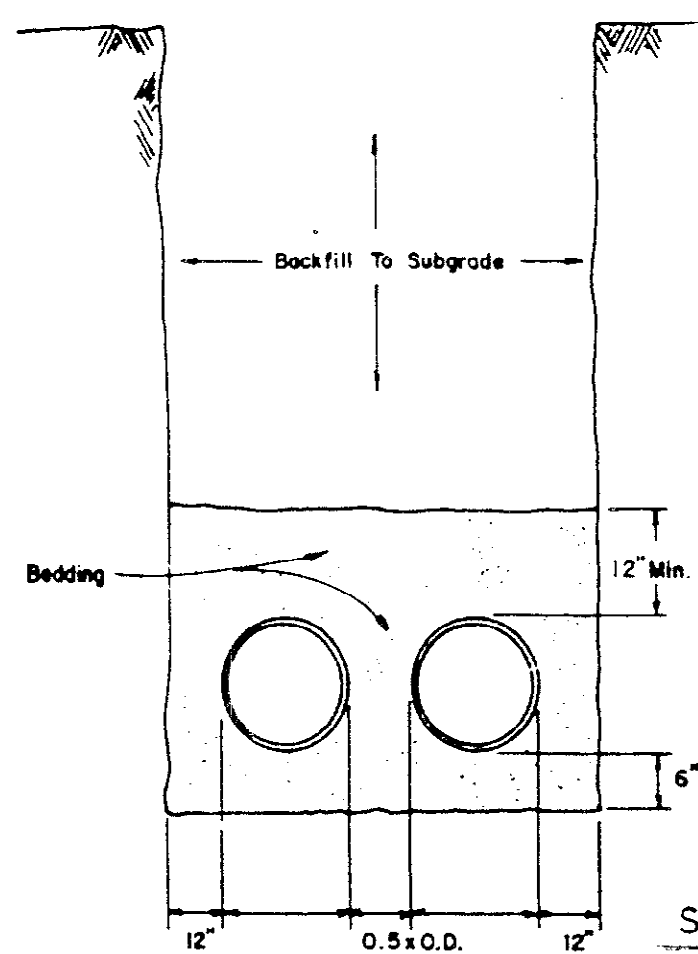


AS BUILT



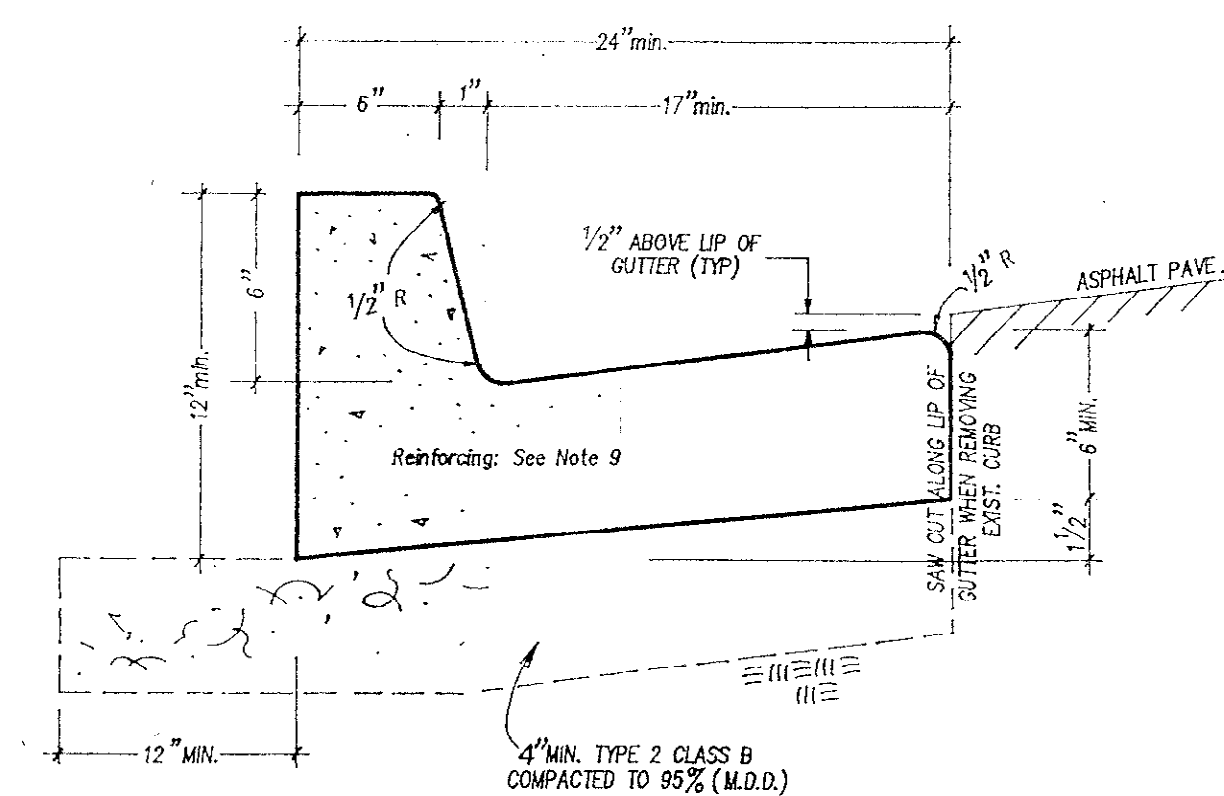
GENERAL NOTES:

- 1.) Water densified backfill and tunneling shall be by special provision only.
- 2.) Backfill shall meet the requirements for Class "E" backfill with no rocks over 4" compacted in 6" (max.) lifts to min 90% of max. dry density.
- 3.) Bedding Material shall meet requirements for Class "A" Backfill as shown in subsection 200.03.02 of Standard Specifications or as specified by the Agency and shall be compacted to at least 98% of max. dry density.
- 4.) For trenches in roadway section, see trench patch details (See Dwg. No. 1-16)
- 5.) For the purpose of payment, excavation and backfill quantities are based on these standard drawings, and no additional compensation will be made. Shoring or sloped cut slopes may be necessary, but there will be no additional payment. All excavations shall conform to the latest O.S.H.A. - requirements.



SANITARY SEWER ONLY

TRENCH EXCAVATION AND BACKFILL



NOTES:

1. PORTLAND CEMENT CONC. (P.C.C.) SHALL HAVE THE FOLLOWING CHARACTERISTICS: 4000psi MIN. COMPRESSIVE STRENGTH @ 28 DAYS W/MIN. OF 1.25 SACKS OF CEMENT PER CU. YD. OF CONC., AIR ENTRAINMENT SHALL BE 4.5 - 7.5% SLUMP SHALL RANGE FROM 1" MIN. TO 4" MAX. ALL MATERIALS SHALL CONFORM TO SSPWC SEC.202
2. CURB & GUTTER SHALL HAVE WEAKENED PLANE JOINTS ON 10' CENTERS (MAX).
3. AGGREGATE BASE SHALL BE TYPE 2 CLASS B AGGREGATE BASE COMPACTED TO A MIN. 95% MAXIMUM DRY DENSITY.
4. EVAPORATION REDUCERS (SUCH AS CONIFILM) SHALL BE APPLIED IMMEDIATELY AFTER INITIAL FINISHING.
5. CURING AGENTS SHALL BE APPLIED PER SECTION 202.11.02 IMMEDIATELY AFTER FINAL FINISHING.
6. CURB REMOVAL SHALL BE DONE TO NEAT SAW-CUT LINES.
7. ONE SET OF TEST CYLINDERS (SET OF 4 MIN.) SHALL BE TAKEN FOR EACH 50 YDS. OF CONC. PLACED INCLUDING SLUMP, AIR, AIR TEMPERATURE, AND CONC. TEMPERATURE OR A MIN. OF 1 SET OF 4 CYLINDERS FOR EACH DAY'S POUR.
8. NO EQUIPMENT SHALL BE PERMITTED ADJACENT TO OR ACROSS THE CURB UNTIL THE FOURTH DAY FOLLOWING PLACEMENT OF THE CONC. OR UNTIL THE CONCRETE HAS REACHED A MIN. COMPRESSIVE STRENGTH OF 3000psi.
9. REINFORCING SHALL CONSIST OF CULATED, FIBRILLATED, POLYPROPYLENE FIBERS AS MANUFACTURED BY FIBERMESH OR APPROVED EQUAL. USE 1 1/2 LBS. PER CU.YD. OF CONCRETE.

NO.	REVISION	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTIONS
1	REVISION	11/92	TYPE I P.C.C. CURB & GUTTER	WASHOE
2	Note 2.9	1/94		DRAWING NO. W-16
				DATE 11/92
				PAGE 16

12"	16"	10"	5"	12"	16"	16"
14"	20"	12"	6"	14"	20"	20"
16"	27"	15"	8"	18"	27"	27"
18"	45"	25"	13"	32"	45"	45"
24"	65"	35"	18"	46"	65"	65"

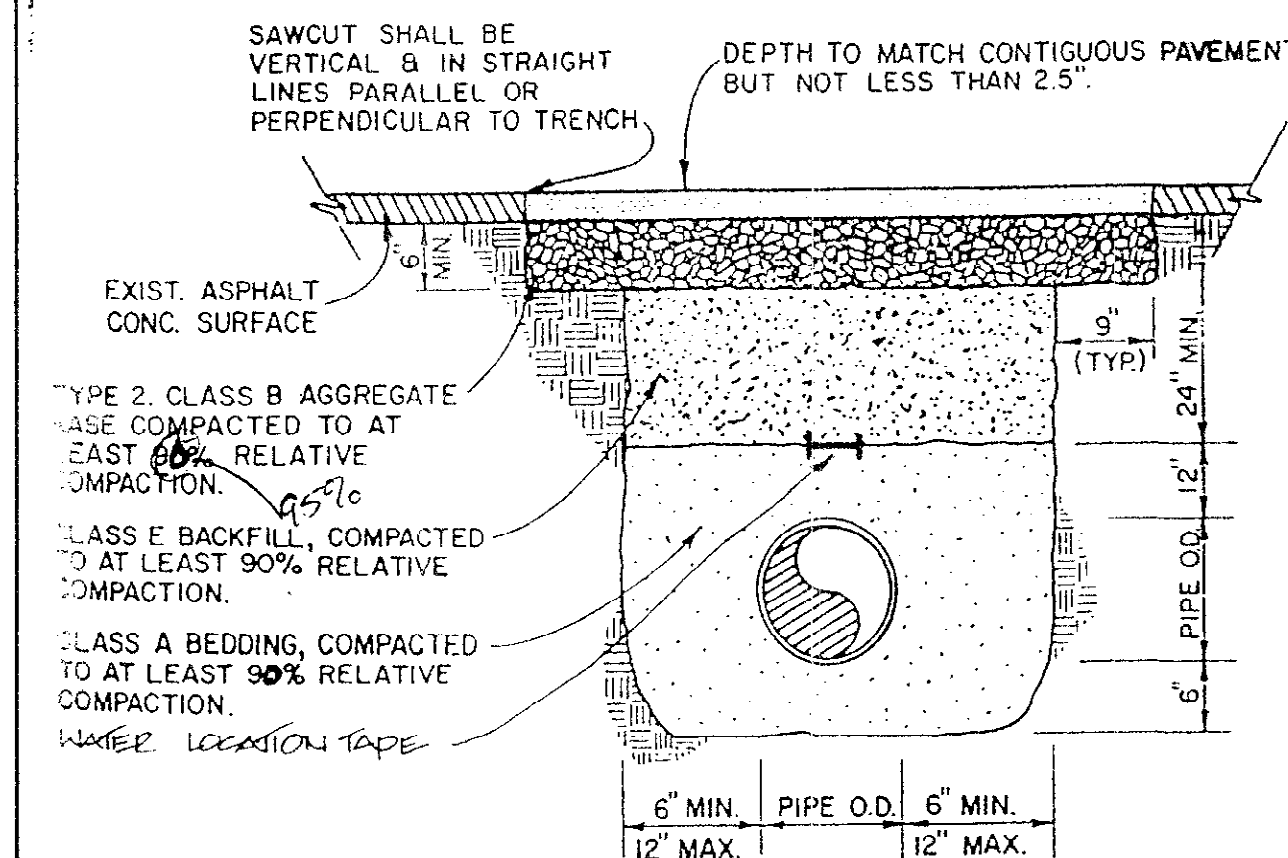
UNDISTURBED EARTH.
3 x 4 = 12 sq. ft. AREA (A)
EXAMPLE OF THRUST BLOCK OR 12" TEE

NOTES:

1. THRUST BLOCKS TO BE CONSTRUCTED OF 2000 PSI CONCRETE.
2. BLOCKS TO BE POURED AGAINST UNDISTURBED SOIL.
3. JOINTS, BOLTS, AND FAS PLUGS TO BE KEPT CLEAR OF CONCRETE BY USE OF PLASTIC WRAP. SIDES SHALL BE WOOD FORMED UNLESS APPROVED BY ENGINEER.
4. THE ABOVE THRUST BLOCK SIZES SHALL APPLY UNLESS LARGER THRUST BLOCKS ARE INDICATED ON PLANS.

THRUST BLOCK DETAILS

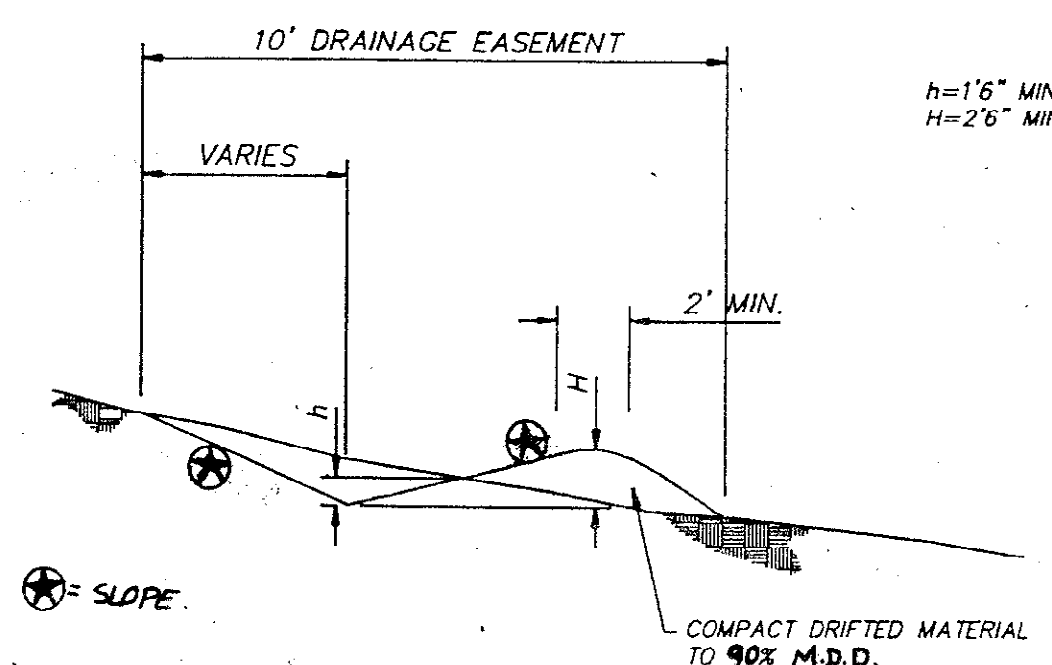
N.T.S.



TRENCH DETAIL W/ A. C. PAVEMENT REPAIR

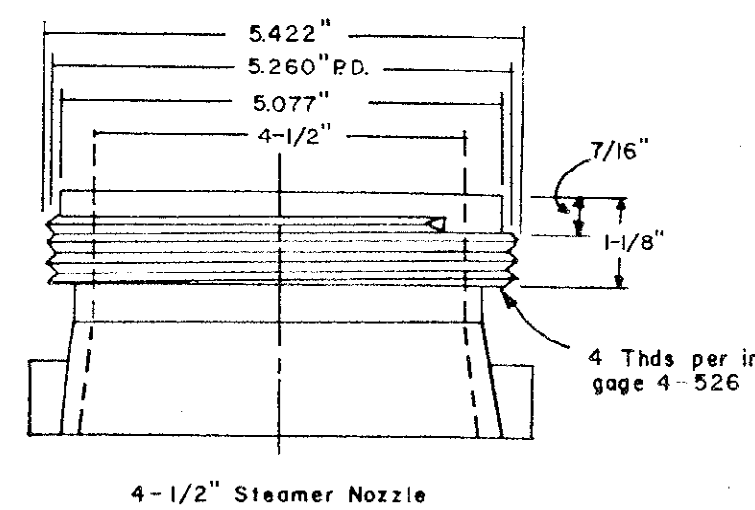
N.T.S.

- REQUIRED DITCH LINING
- 3:1 OR FLATTER - REVEG.
- 2:1-3:1 - RIP RAP
- STEEPER THAN 2:1 - CONCRETE



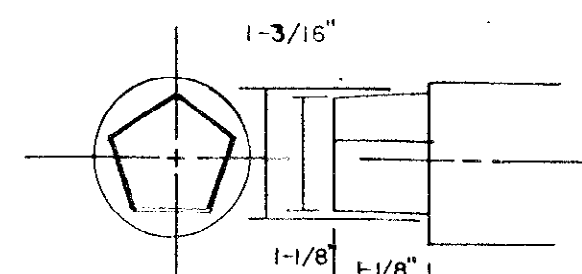
SWALE DITCH - V TYPE DITCH

NO SCALE



4-1/2" Steamer Nozzle

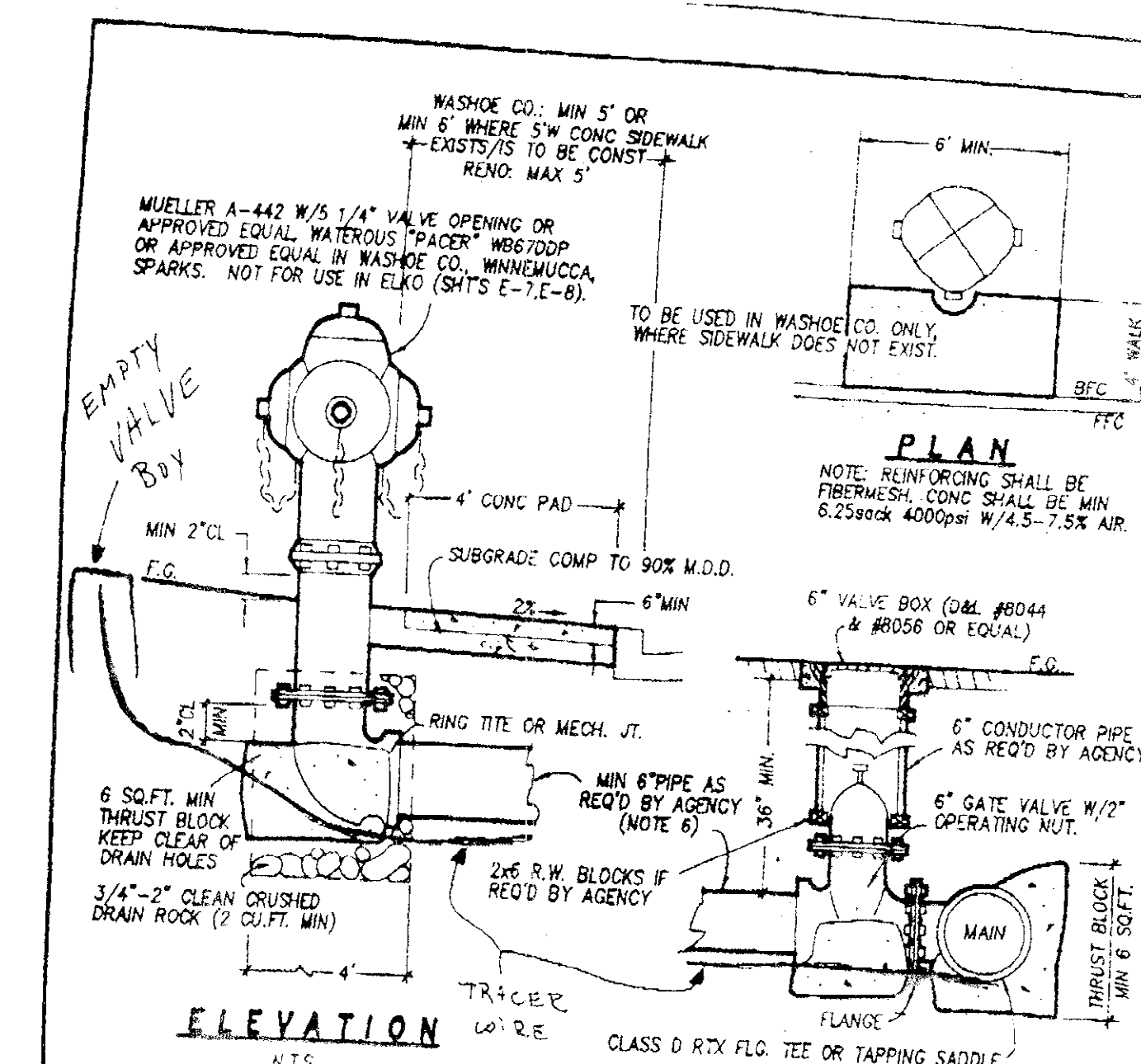
DETAIL "A"



Operating Nut - Pentagon

DETAIL "B"

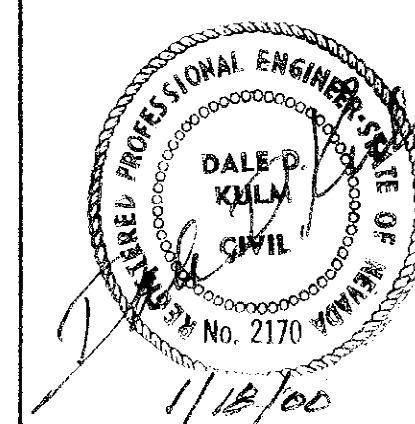
FIRE HYDRANT



NOTES:

1. HYDRANT SHALL BE ENAMELED RED EXCEPT IN SPARKS, WASHOE CO., WINDMILL CO., YERINGTON & DOUGLAS CO. WHERE IT SHALL BE YELLOW.
2. ALL HYDRANTS SHALL HAVE (2) 3/4" HOSE NOZZLES & (1) 4 1/2" STEAMER NOZZLE. ALL THREADS SHALL BE AS SPECIFIED FOR AMERICAN NATIONAL HOSE COUPLING EXCEPT RENO. SPARKS & WASHOE CO. (DET. A)
3. OPERATING NUT SHALL BE 1 1/2" PENTAGON EXCEPT RENO. SPARKS & WASHOE CO. (DET. B)
4. INSPECTION BY APPROPRIATE AGENCY SHALL BE REQUIRED PRIOR TO BACKFILLING.
5. YERINGTON MIN. DEPTH OF MAIN SHALL BE 42"
6. LANDER CO. - BUTTERFLY VALVE SHALL BE USED IN LIEU OF GATE VALVE IN STREET. WATER PIPE SHALL BE PVC CLASS 150. NO A.C. IN WASHOE CO.
7. NO FENCES SHALL BE ALLOWED WITHIN 3' OF ANY PORTION OF A FIRE HYDRANT.
8. IN CARSON CITY, SEE DET. "C-10.3"

NO.	REVISION	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTIONS
1	REVISION	11/94	FIRE HYDRANT	3
				DRAWING NO. 3-1.1 (307)
				DATE 11/94
				PAGE 1



DETAILS

FIELD CREEK RANCH SUBDIVISION - UNIT NO. 12

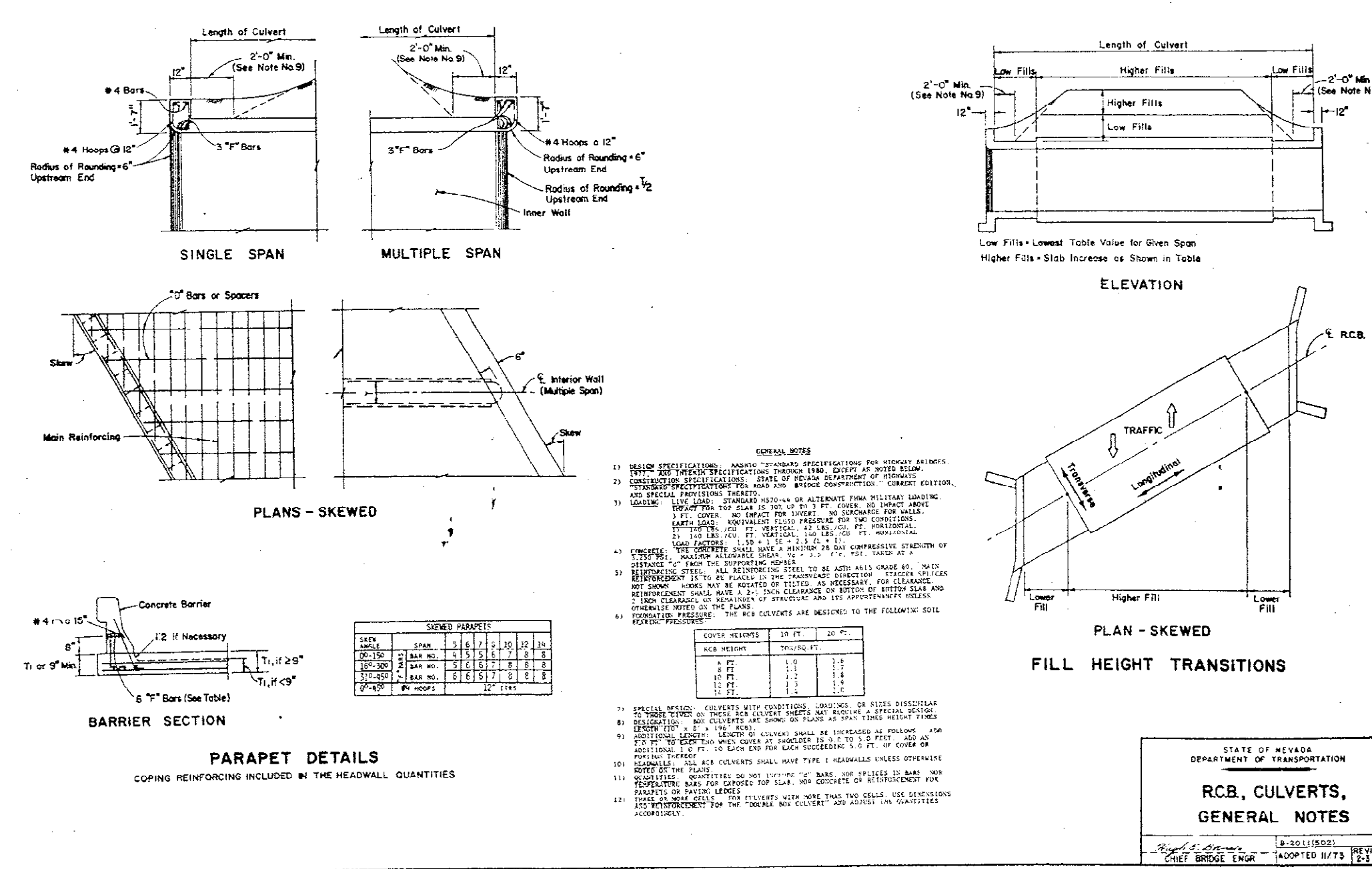
WASHOE COUNTY, NEVADA

DALE D. KULK & ASSOCIATES
140 SELLS STREET
SPARKS, NV 89431

SCALE = AS NOTED

SHEET 23 of 25

AS BUILT



TYPE I HEADWALL DIMENSIONS AND REINFORCING STEEL

SKEW	WINGS A & B				WING C				WING D				WING E				WING F				WING G				WING H			
	WING A	WING B	WING C	WING D	WING E	WING F	WING G	WING H	WING A	WING B	WING C	WING D	WING E	WING F	WING G	WING H	WING A	WING B	WING C	WING D	WING E	WING F	WING G	WING H				
0°	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12				
15°	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12				
30°	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12				
45°	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12				

SECTION WING A AND B

SECTION WING C

SECTION WING D

SECTION WING E

SECTION WING F

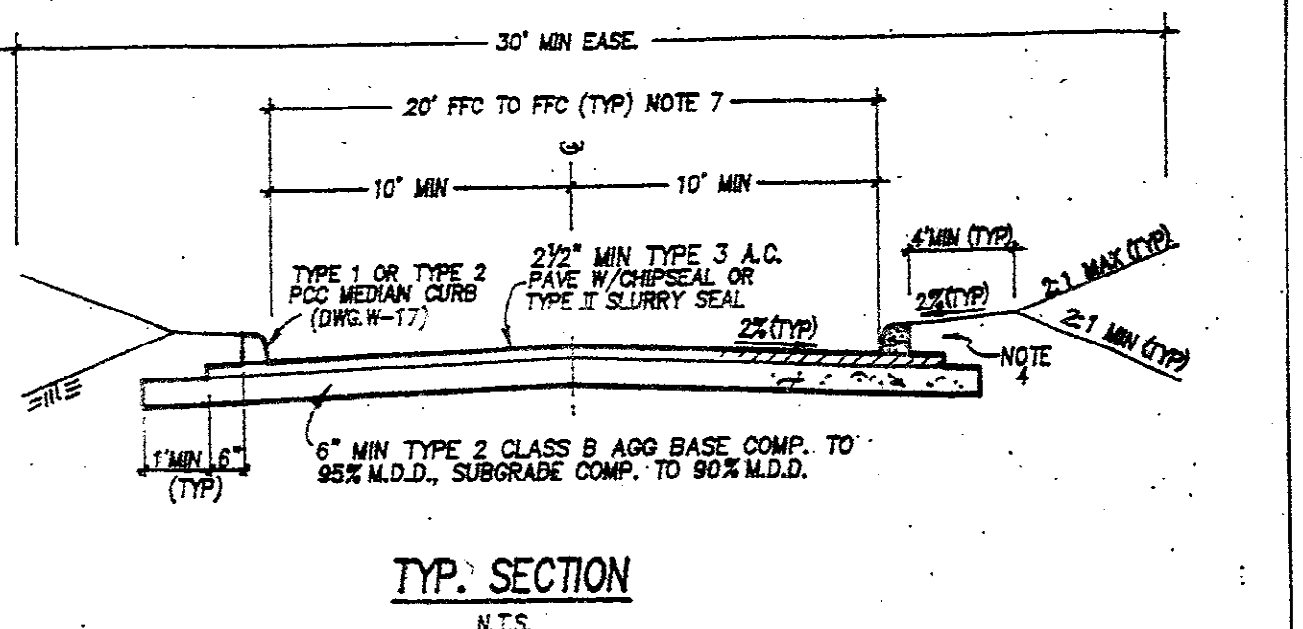
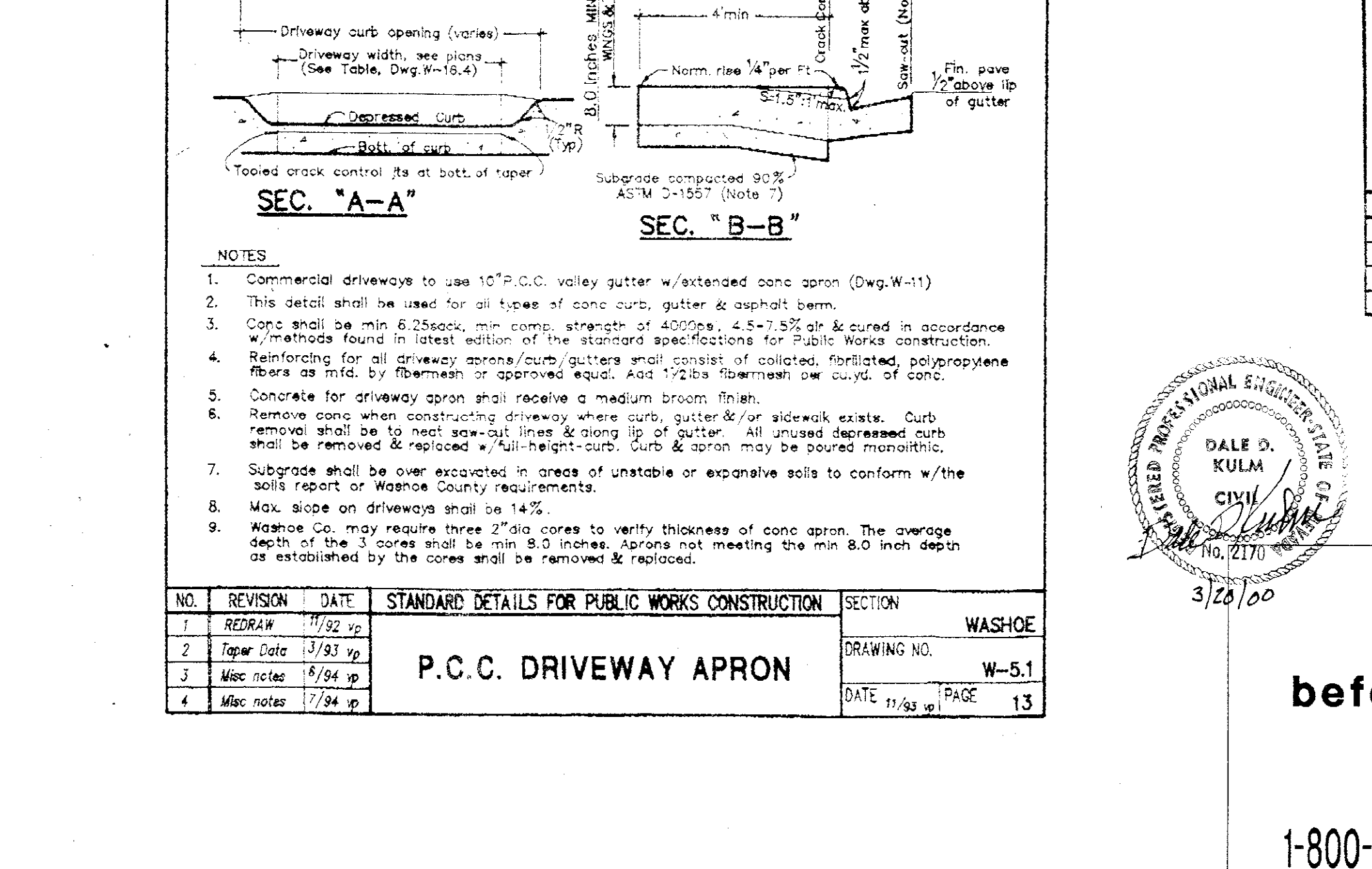
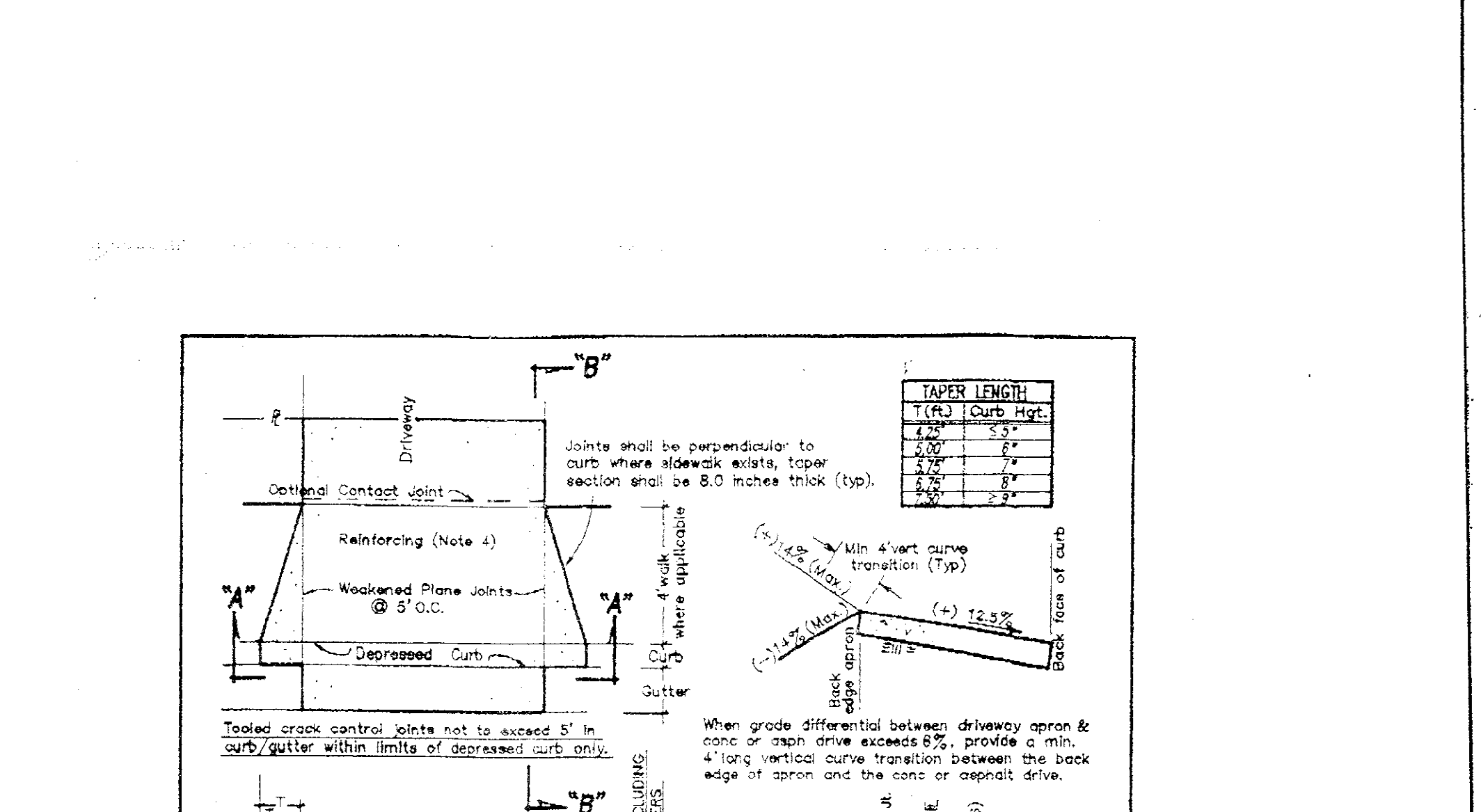
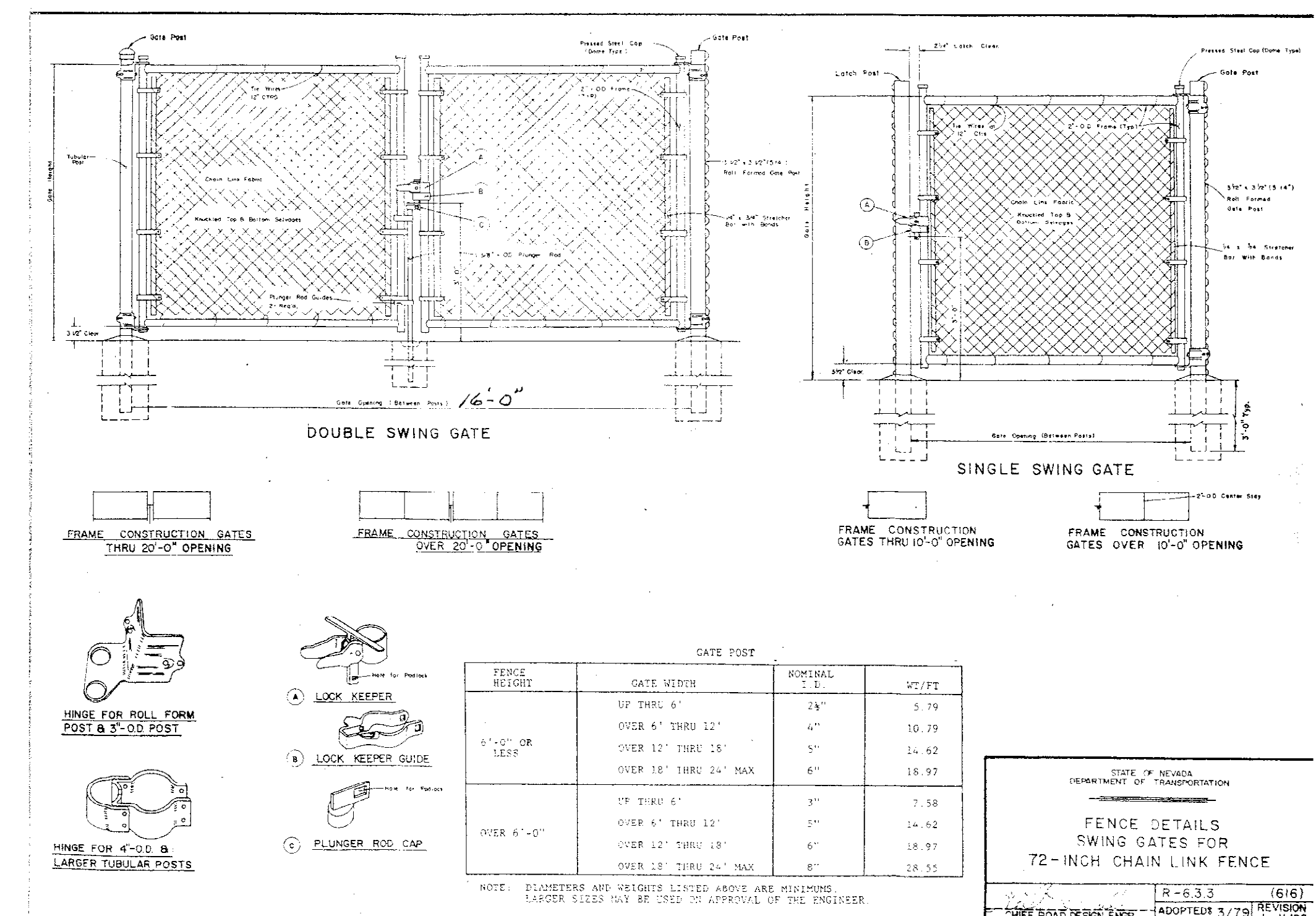
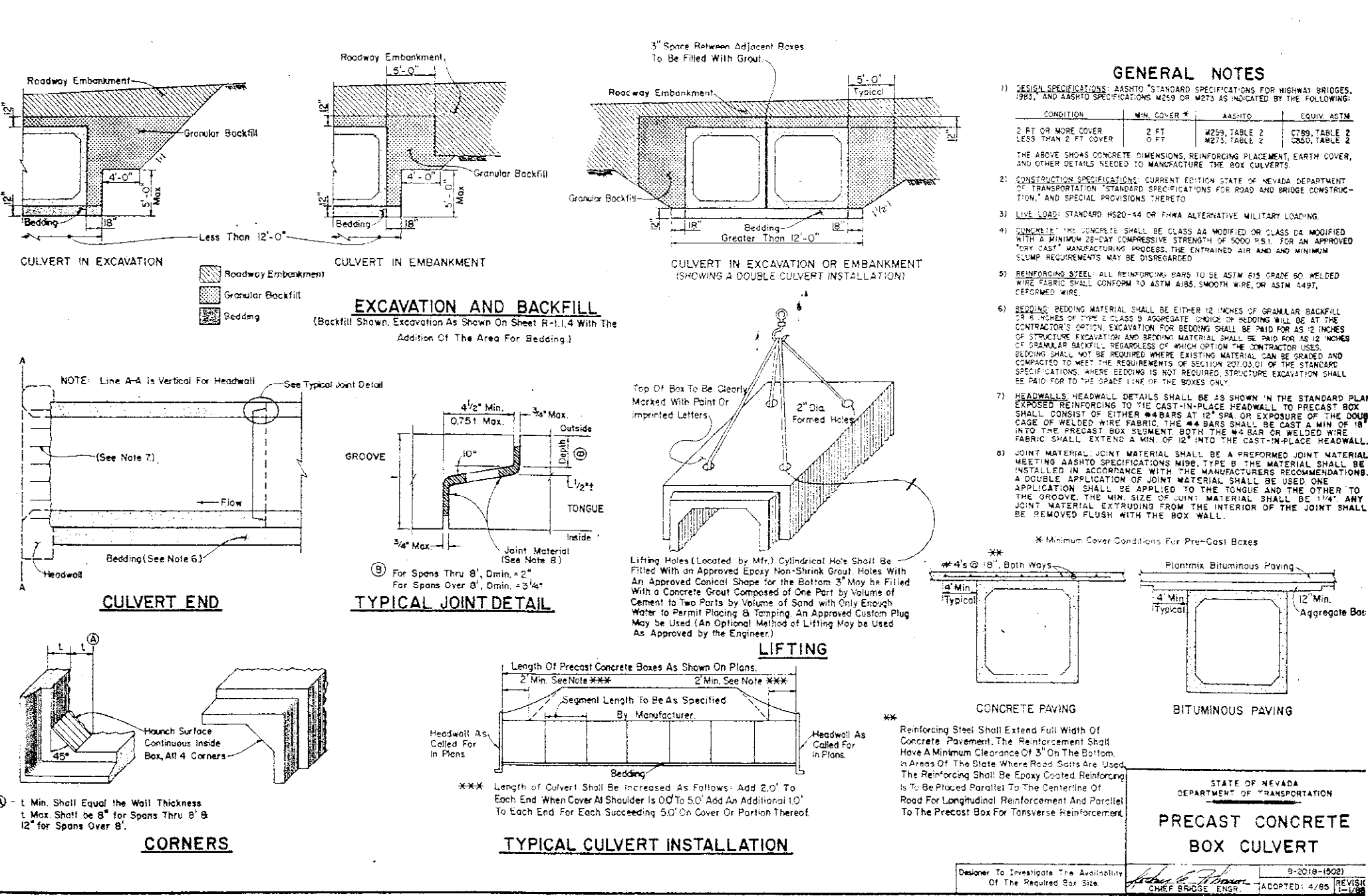
SECTION WING G

SECTION WING H

PLAN

GENERAL NOTES

RCB CULVERTS TYPE I HEADWALLS



NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO LATEST EDITION OF STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE LATEST STANDARD DETAILS & ALL OTHER APPLICABLE CODES.
2. ONE 30"x30" SIGN SHALL BE PLACED ON EACH END OF EMERGENCY ACCESS ROAD & SHALL READ "EMERGENCY VEHICLES ONLY" - NOT A PUBLIC STREET.
3. ADDITIONAL EASEMENT MAY BE REQUIRED AT INTERSECTIONS.
4. BACKFILL FOR A MIN DIST OF 4' BEHIND CURB SHALL BE COMPACTED TO 90% M.D.D. & SHALL BE EITHER TYPE 2 CLASS B BASE OR CLASS A BACKFILL.
5. COUNTY ENGINEER MAY REQUIRE TYPE I CURB & GUTTER IN LIEU OF MEDIAN CURB.
6. ADDITIONAL EASE & ROADWAY WIDTH MAY BE REQUIRED BY COUNTY ENGINEER.
7. ALL GATES & PAVEMENT WIDTHS SHALL BE TO THE SATISFACTION OF COUNTY ENGINEER & LOCAL FIRE DEPT.

STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION

PERMANENT EMERGENCY ACCESS ROAD

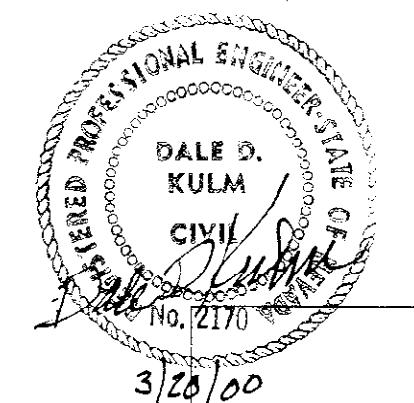
TO BE USED ONLY WITH THE APPROVAL OF THE COUNTY ENGINEER

NO.	REVISION	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTIONS	WASHOE
1	REVISION	7/94			

DRAWING NO. W-1.5

DATE 7/94

PAGE 5



Call before you Dig.

1-800-227-2600

UNDER GROUND SERVICE (USA)

DETAILS

FIELDCREEK RANCH SUBDIVISION

UNIT 12A

WASHOE COUNTY, NEVADA

DALE D. KULM & ASSOCIATES

140 SELLS STREET

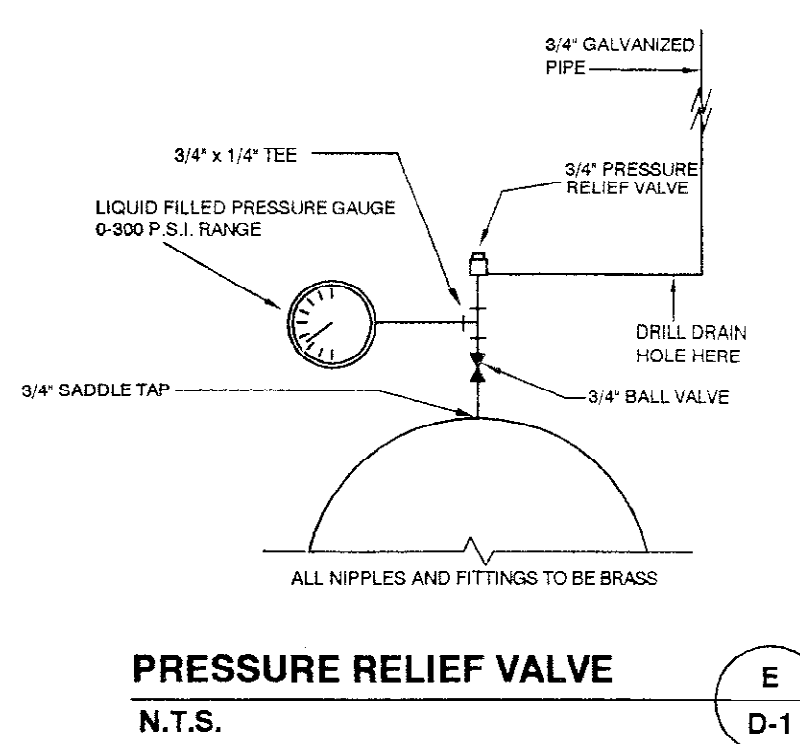
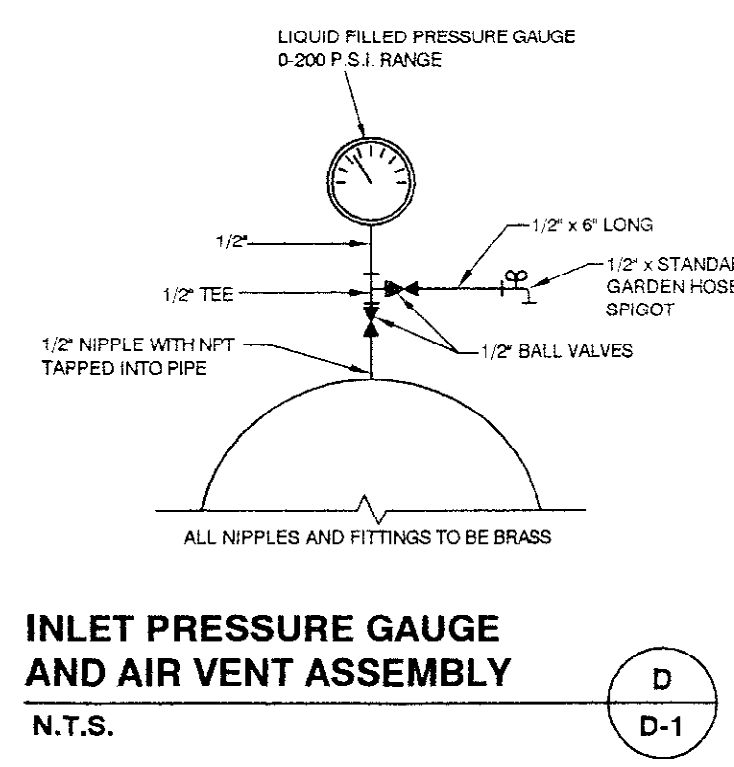
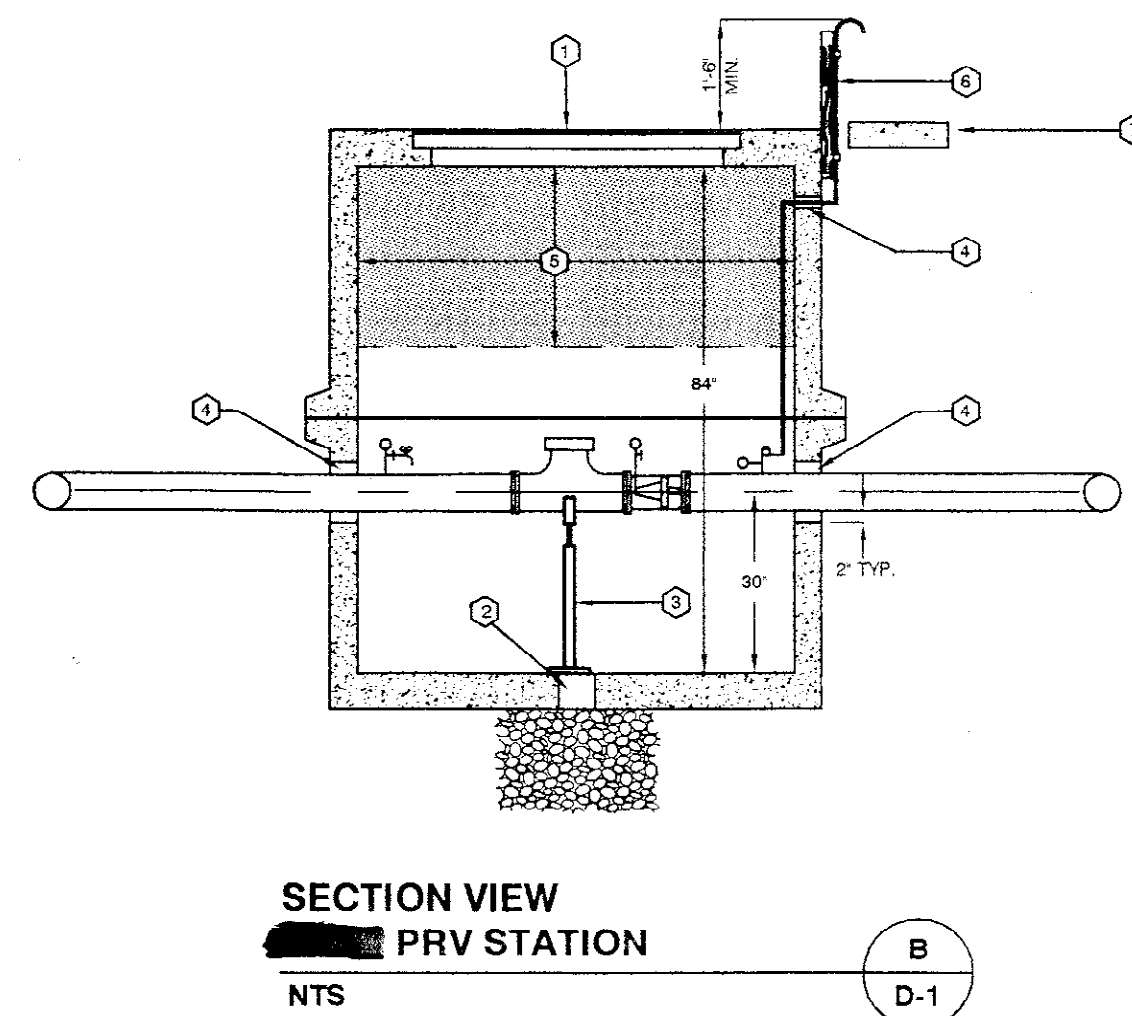
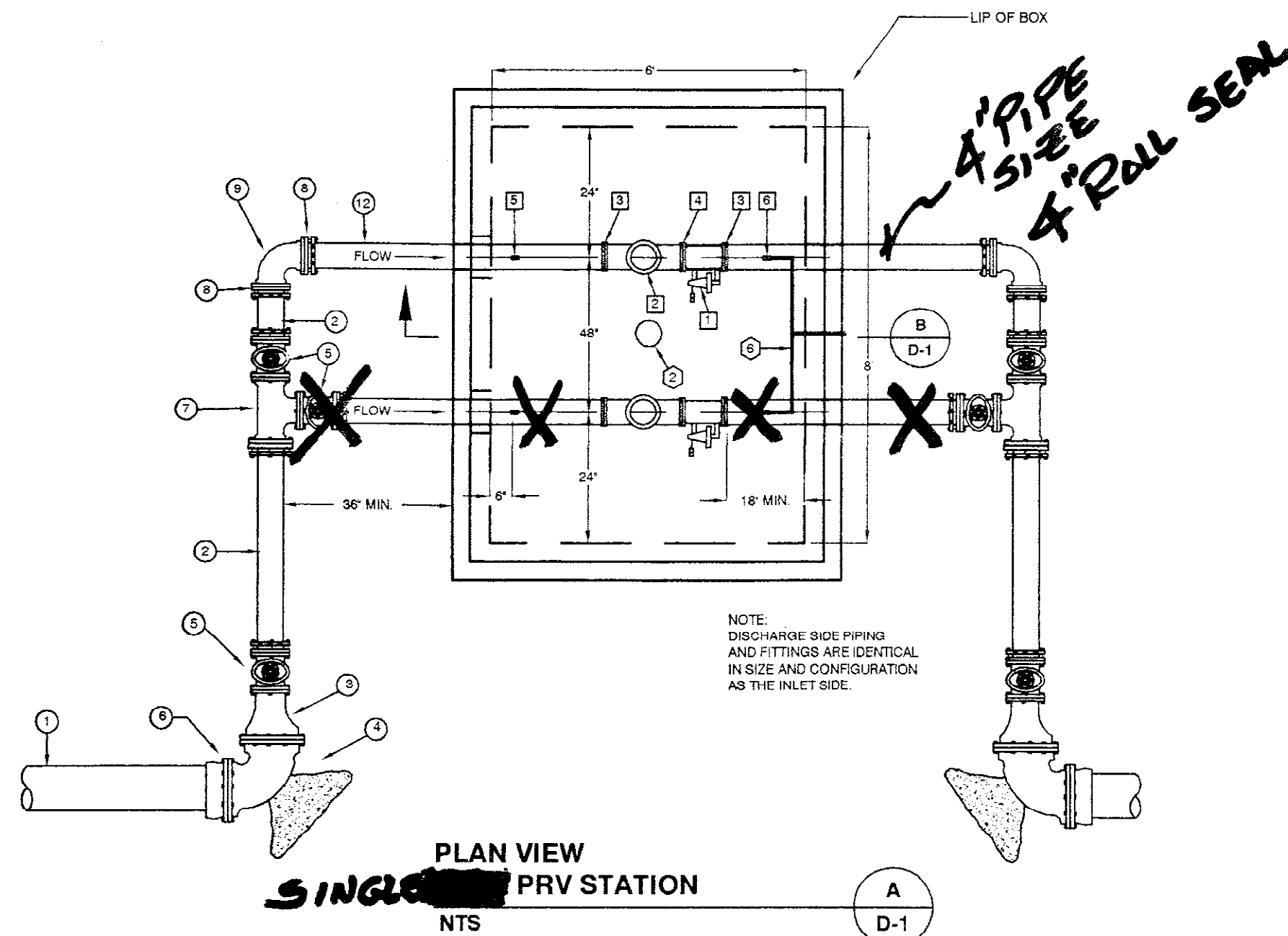
SPARKS, NV 89431

SCALE = 1"=4'

MARCH 2000

SHEET 24 OF 25

AS BUILT



MECHANICAL NOTES:

- 12\"/>

PIPE AND FITTING NOTES:

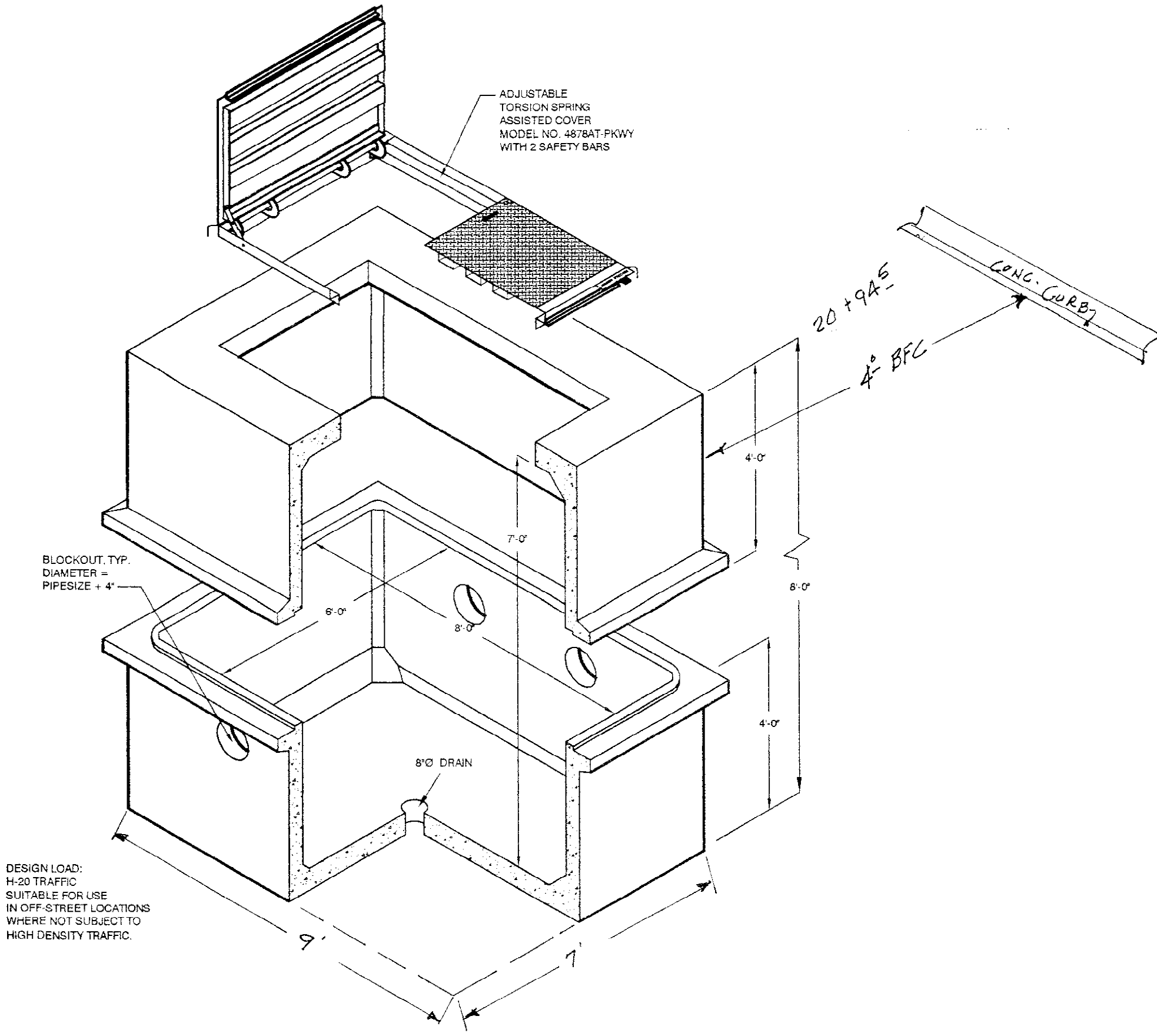
- 1 WATER MAIN
- 2 DUCTILE IRON PIPE - IF MORE THAN ONE PIPE LENGTH RESTRAIN THE JOINTS
- 3 FLGD REDUCER
- 4 FLGD 90 ELBOW WITH STANDARD THRUST BLOCK
- 5 FLGD VALVE WITH MEGAFLANGE SERIES 2100 OR APPROVED EQUAL
- 6 PD x FLGD ADAPTER OR FCA
- 7 FLGD TEE WITH MEGAFLANGE SERIES 2100 OR APPROVED EQUAL
- 8 SERIES 1100 MEGAFLG MECHANICAL JOINT RESTRAINT FOR DUCTILE IRON PIPE OR APPROVED EQUAL
- 9 MJ 90
- 10 NOT USED
- 11 NOT USED
- 12 DUCTILE IRON PIPE THICKNESS CLASS PE x CUT GROOVED END

Vault NOTES:

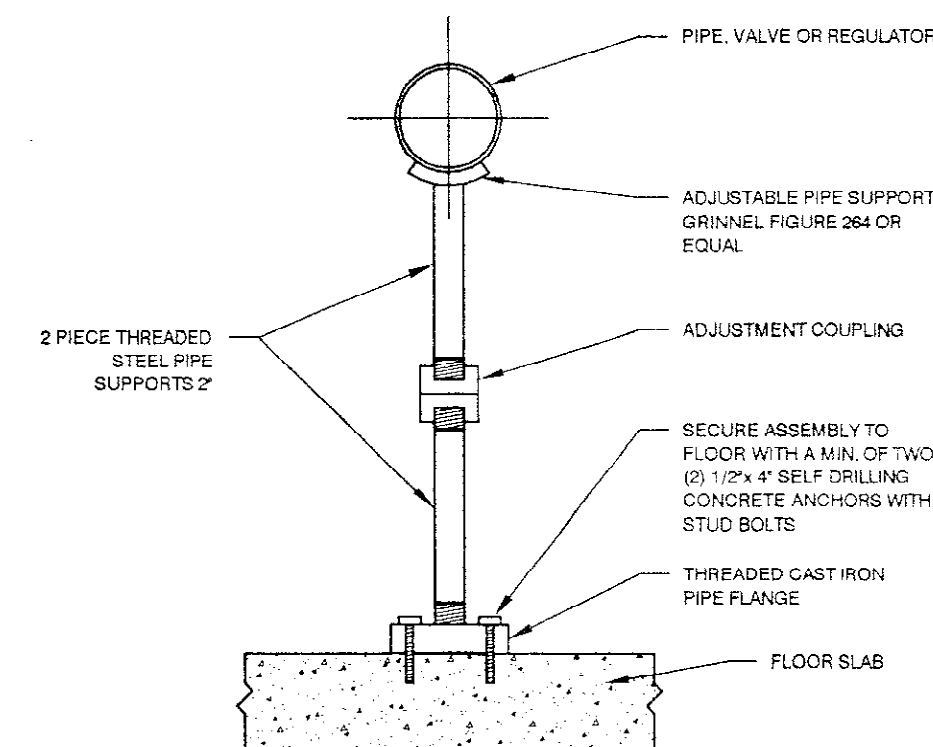
- 1 JENSEN PRECAST 687LA OR APPROVED EQUAL, 6'-0\"/>

GENERAL NOTES:

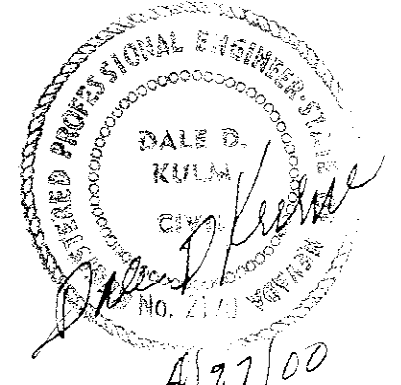
1. INSTALL AIR VAC ASSEMBLY AT ANY HIGH POINTS IN THE PIPING SYSTEM.
2. PAINT ALL PIPE AND FITTINGS WITHIN VAULT WITH THE EXCEPTION OF THE PRV. PREPARE ALL SURFACES TO BE PAINTED WITH HAND TOOL PER SSPC SP2. REMOVE ALL OIL AND GREASE PER SSPC SP1. PRIME SURFACES WITH 1 COAT KEM KROMIK UNIVERSAL PAINT PRIMER @ 3.4 MILS DFT. PAINT SURFACES WITH 2 COATS INDUSTRIAL ENAMEL @ 3.4 MILS DFT PER COAT. FINAL PAINT COLOR SHALL BE FULLER O'BRIEN SC5-S SEA VISTA OR EQUAL.
3. FINISHED GRADE SHALL BE 2% MINIMUM SLOPE AWAY FROM ALL VAULTS AND PULL BOXES.



JENSEN PRECAST 687LA OR APPROVED EQUAL
N.T.S. *Fw: 20 + 89.00 RT.*



ADJUSTABLE PIPESTAND
N.T.S.



PRV STATION DETAILS

FIELD CREEK RANCH SUBDIVISION

COUNTY OF WASHOE STATE OF NEVADA

DALE D. KULM & ASSOCIATES
140 SELLS STREET
SPARKS, NV 89431

NO SCALE
APRIL 2000
SHEET 25 OF 25

AS BUILT