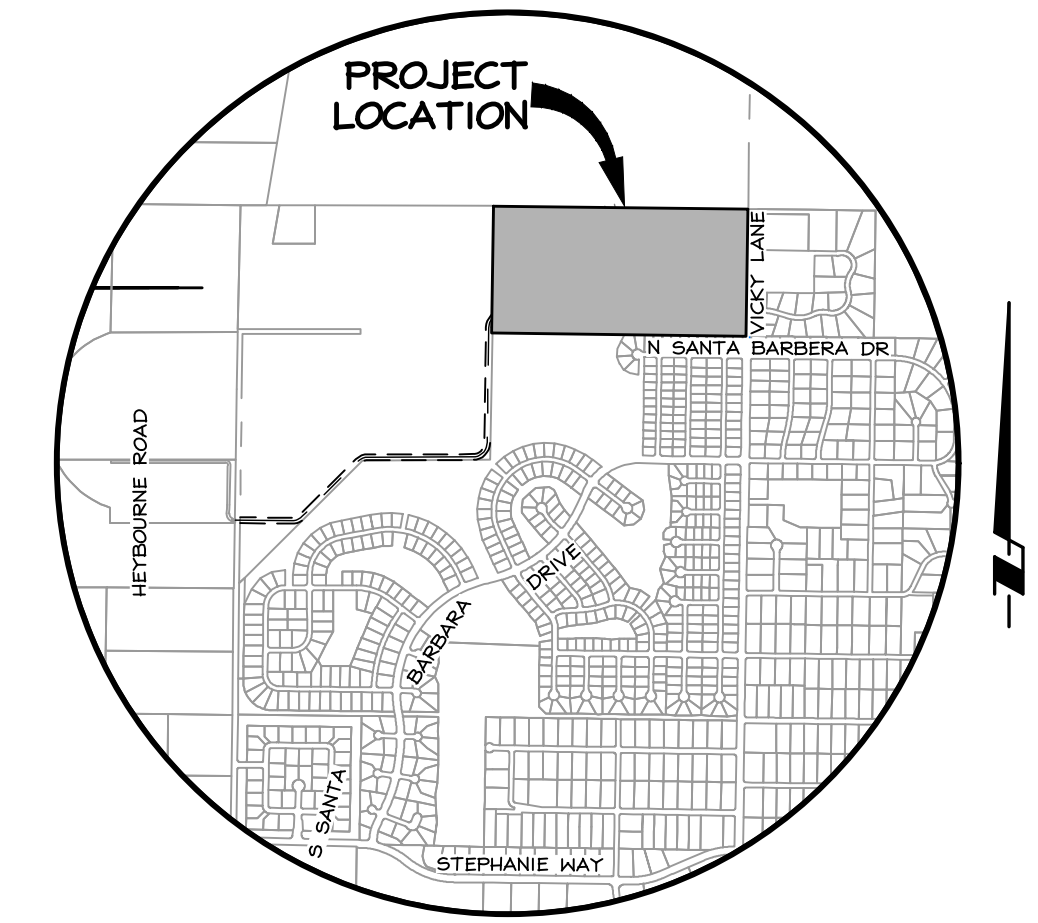


IMPROVEMENT PLANS FOR WARM SPRINGS ESTATES DOUGLAS COUNTY, NEVADA



VICINITY MAP
NOT TO SCALE

PROJECT SUMMARY

OWNER: WARM SPRINGS ESTATES, LLC
ATTN: JEFFREY JARBOE CFO
1547 ESHERALDA AVENUE
MINDEN, NEVADA 89423
(775) 783-4612

APPLICANT: (SAME AS OWNER)

ENGINEER: WILSON ENGINEERING
1603 ESHERALDA AVENUE
MINDEN, NV 89423

A.P.N.: 1420-00-002-014

PROJECT ADDRESS: VICKY LANE, MINDEN, NEVADA 89423

PROJECT LOCATION: SECTION 21 T14N, R20E

LOT SUMMARY: TOTAL RESIDENTIAL=80 LOTS
PHASE I=19 LOTS, PHASE II=25 LOTS
PHASE III=17 LOTS, PHASE IV=19 LOTS
OPEN SPACE=5

EXISTING ZONING: SFR-1
PROPOSED ZONING: SFR-1 PD

EXISTING MASTER PLAN: SFE
PROPOSED MASTER PLAN: UNCHANGED

LAND USE: RESIDENTIAL

FLOOD ZONE: UNSHADED 1/4" PER FIRM MAP 32005C0090H;
0070H REVISED JUNE 15, 2016

DRINKING WATER SYSTEM: PUBLIC COMMUNITY WATER SYSTEM

WASTE WATER SYSTEM: PRIVATE LOW PRESSURE FORCE MAIN

RESIDENTIAL LOT SIZE: 0.50 AC MIN.

BUILDING SETBACK: 30' FRONT, 30' REAR, 10' SIDE,
20' STREET SIDE

SHEET INDEX

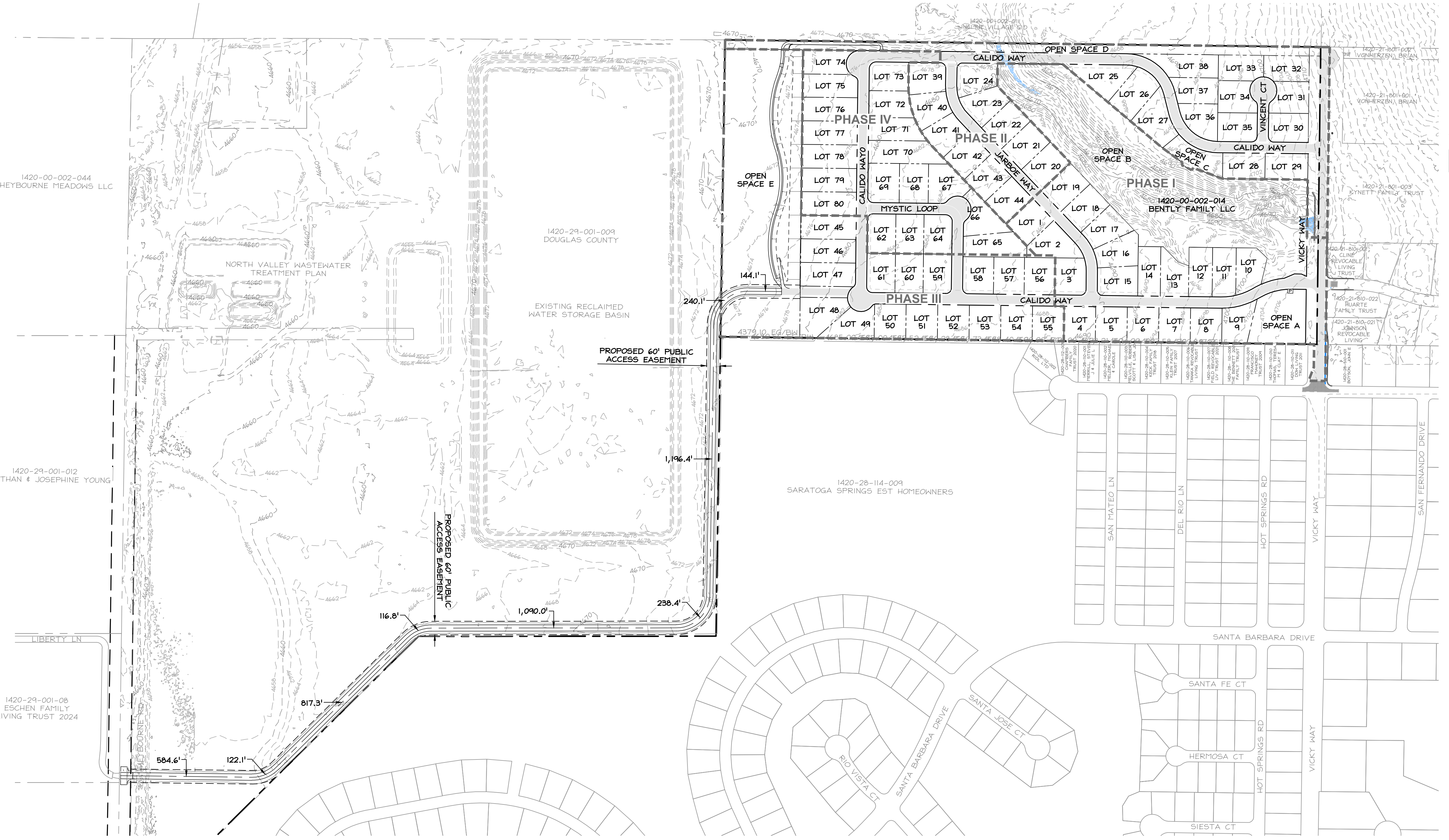
- C1 COVER SHEET
- C1A PHASING PLAN
- C2 LEGEND, ABBREVIATIONS AND NOTES
- C3 EXISTING CONDITIONS, DEMOLITION & EROSION CONTROL PLAN
- C3A EXISTING CONDITIONS, DEMOLITION & EROSION CONTROL PLAN DETAILS
- C4 SITE PLAN
- C4A HORIZONTAL CONTROL, SIGNAGE, STRIPING, LIGHTING AND EASEMENT PLAN
- C5 GRADING PLAN
- C6 UTILITY PLAN
- C6A DRY UTILITY AND LIGHTING PLAN
- C7 PLAN # PROFILE CALIDO WAY (WEST) 1+00 TO 9+50
- C8 PLAN # PROFILE CALIDO WAY (NORTH) 9+50 TO 18+25
- C9 PLAN # PROFILE CALIDO WAY (NORTH) 18+25 TO 24+50
- C10 PLAN # PROFILE CALIDO WAY (NORTH) 24+50 TO 34+25
- C11 PLAN # PROFILE CALIDO WAY (SOUTH) 1+00 TO 10+50
- C12 PLAN # PROFILE CALIDO WAY (SOUTH) 10+50 TO 20+00
- C13 PLAN # PROFILE CALIDO WAY (SOUTH) 20+00 TO 25+50
- C14 PLAN # PROFILE JARBOE WAY 0+75 TO 10+50
- C15 PLAN # PROFILE MYSTIC LOOP 10+50 TO 15+00 MYSTIC LOOP 0+75 TO 5+40
- C16 PLAN # PROFILE VICKY LN 0+60 TO 9+50
- C17 PLAN # PROFILE VICKY LN 9+50 TO 16+00
- C18 PLAN # PROFILE OFFSITE ROAD 0+50 TO 10+00
- C19 PLAN # PROFILE OFFSITE ROAD 10+00 TO 20+00
- C20 PLAN # PROFILE OFFSITE ROAD 20+00 TO 30+00
- C21 PLAN # PROFILE OFFSITE ROAD 30+00 TO 40+00
- C22 PLAN # PROFILE OFFSITE ROAD 40+00 TO 47+50
- C23 PLAN # PROFILE OFFSITE ROAD 40+00 TO 47+50
- C24 DETAILS
- C25 DETAILS
- C26 DETAILS
- C27 DETAILS
- C28 DETAILS
- C29 DETAILS
- C30 DETAILS
- C31 DETAILS
- C32 DETAILS
- C33 DETAILS
- C34 DETAILS
- L1 LANDSCAPE NOTES AND DETAILS
- L2 LANDSCAPE PLAN AND SCHEDULE

APPROVALS

DOUGLAS COUNTY _____

EAST FORK FIRE PROTECTION DISTRICT _____

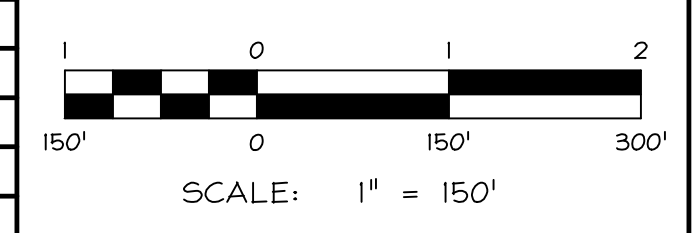
NEVADA DIVISION OF ENVIRONMENTAL PROTECTION _____



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NO.	DATE	REVISION BLOCK	BY



WILSON ENGINEERS
WILSON ENGINEERS, CORP.
 1603 ESHERALDA AVE. MINDEN, NV 89423
 P.O. BOX 2229 MINDEN, NV 89423
 P. 775.782.2322 F. 775.782.7084

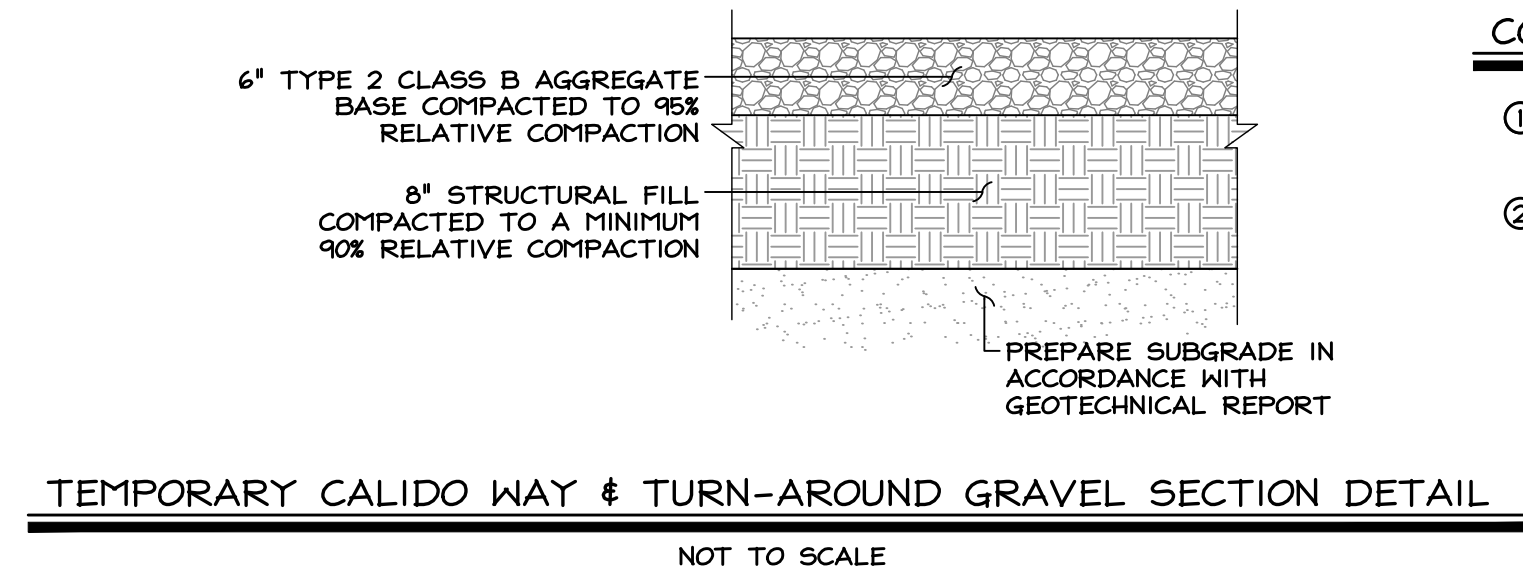
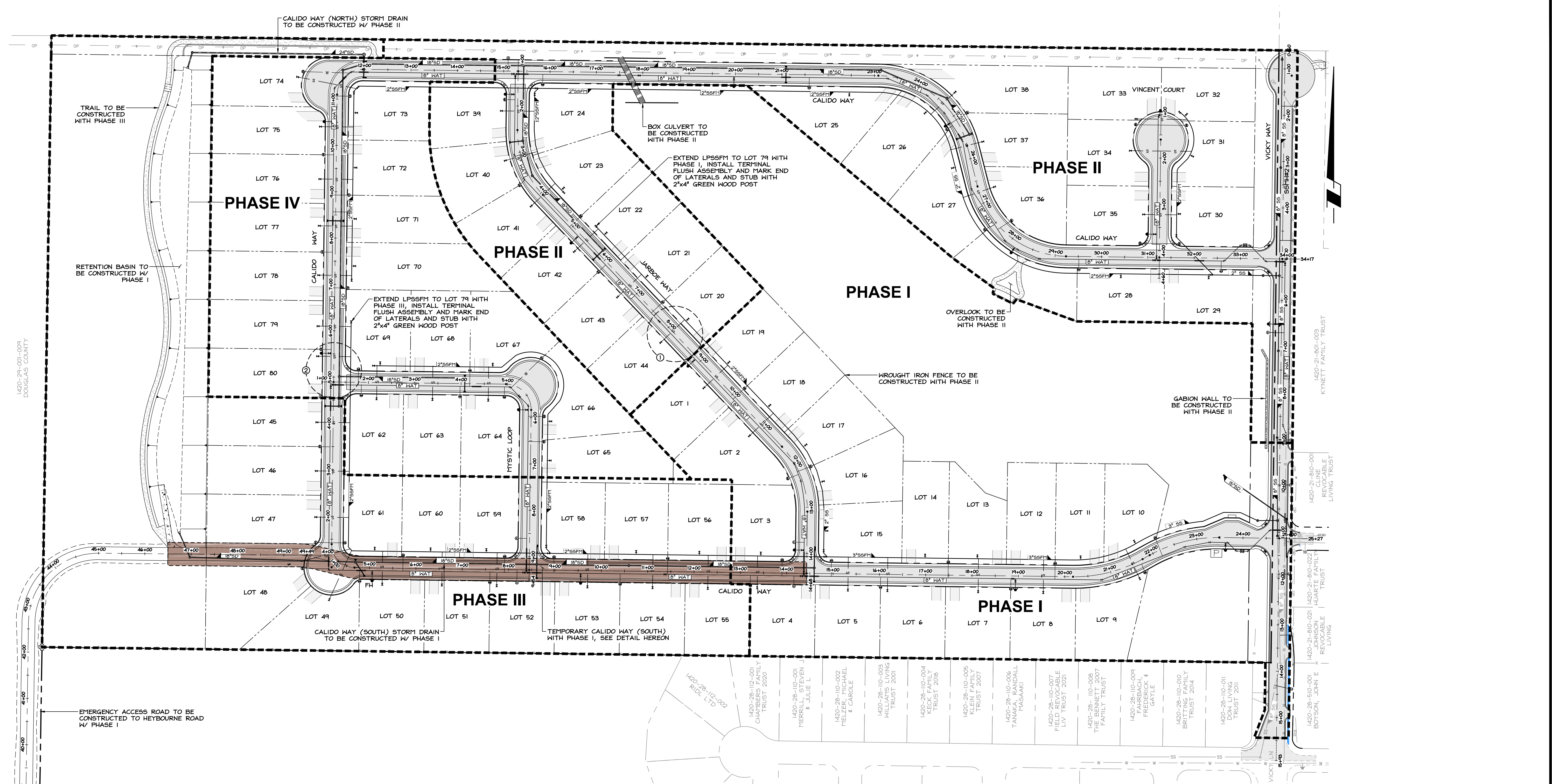
WARM SPRINGS
WARM SPRINGS ESTATES, LLC

COVER SHEET

DRAWN: JT	JOB: 1640-041
ENGINEER: RTS	DRAWING: SEE PLOT STAMP
SCALE: 1"=150'	SHEET: C1
DATE: 04.02.2026	OF: 40 SHEETS

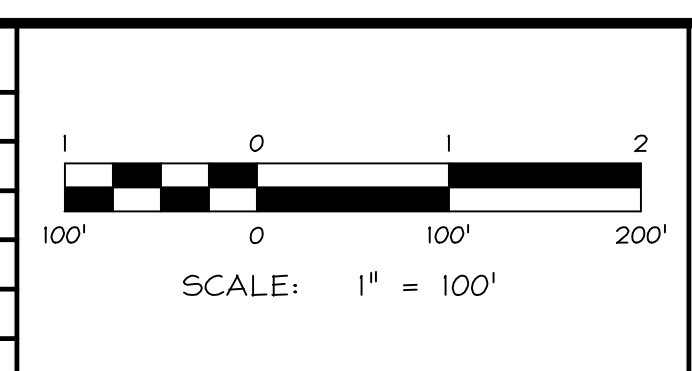
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- CONSTRUCTION NOTES:**
- ① TEMPORARY TURN-AROUND TO BE CONSTRUCTED ON JARBOE PHASE I, R=60' SEE DETAIL HEREON.
 - ② TEMPORARY TURN-AROUND TO BE CONSTRUCTED ON CALIDO WAY (WEST) PHASE IV, R=60' SEE DETAIL HEREON.
- EXTEND WATER MAIN AT TERMINUS OF EACH PHASE TO THE NEAREST FIRE HYDRANT FOR FUTURE CONNECTION. MARK FOR FUTURE LOCATION.

NO.	DATE	REVISION	BLOCK	BY



WILSON ENGINEERS
 HARRISON WILSON ENGINEERS, CORP.
 1603 Emerald Ave. Bldg. 200
 P.O. Box 2224
 Hidesville, NY 13423
 P: 775-782-2322
 F: 775-782-7084

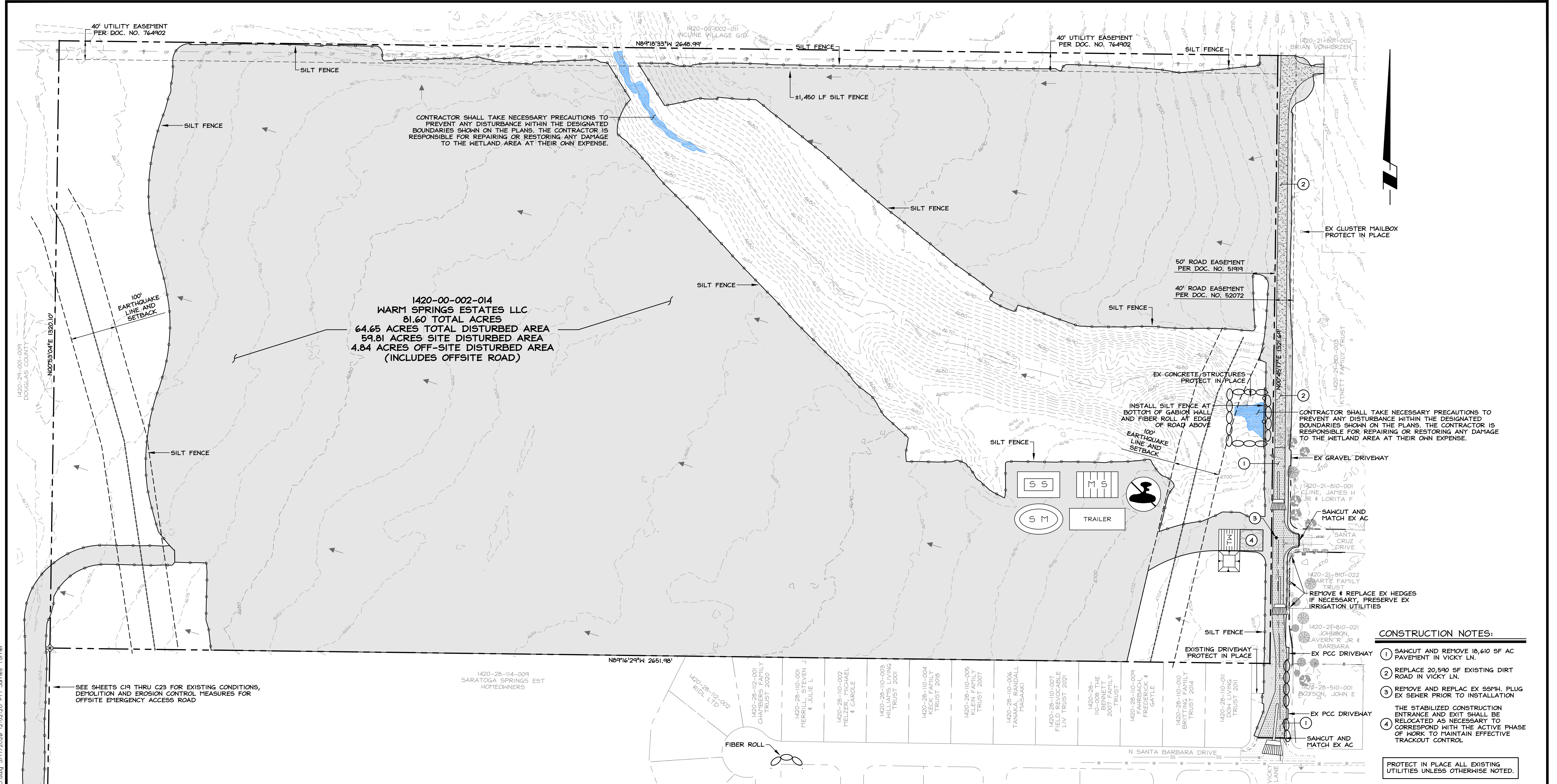
WARM SPRINGS
 WARM SPRINGS ESTATES, LLC

PHASING PLAN

DRAWN: JT	JOB: 1640-041
ENGINEER: RTS	DRAWING: SEE PLOT STAMP
SCALE: 1"=100'	SHEET: CIA
DATE: 04.02.2026	OF: 40 SHEETS



PERMIT SET - 04.02.2026



CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT ANY DISTURBANCE WITHIN THE DESIGNATED BOUNDARIES SHOWN ON THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR RESTORING ANY DAMAGE TO THE WETLAND AREA AT THEIR OWN EXPENSE.

CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT ANY DISTURBANCE WITHIN THE DESIGNATED BOUNDARIES SHOWN ON THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR RESTORING ANY DAMAGE TO THE WETLAND AREA AT THEIR OWN EXPENSE.

1420-00-002-014
 WARM SPRINGS ESTATES LLC
 81.60 TOTAL ACRES
 64.65 ACRES TOTAL DISTURBED AREA
 59.81 ACRES SITE DISTURBED AREA
 4.84 ACRES OFF-SITE DISTURBED AREA
 (INCLUDES OFFSITE ROAD)

CONSTRUCTION NOTES:

- 1 SAWCUT AND REMOVE 18,610 SF AC PAVEMENT IN VICKY LN.
- 2 REPLACE 20,590 SF EXISTING DIRT ROAD IN VICKY LN.
- 3 REMOVE AND REPLACE EX 55MH. PLUG EX SEWER PRIOR TO INSTALLATION
- 4 THE STABILIZED CONSTRUCTION ENTRANCE AND EXIT SHALL BE RELOCATED AS NECESSARY TO CORRESPOND WITH THE ACTIVE PHASE OF WORK TO MAINTAIN EFFECTIVE TRACKOUT CONTROL

PROTECT IN PLACE ALL EXISTING UTILITIES UNLESS OTHERWISE NOTED.

REFER TO PLAN & PROFILE SHEETS C19 THRU C23 FOR CONTINUATION OF OFFSITE ROAD EROSION CONTROL

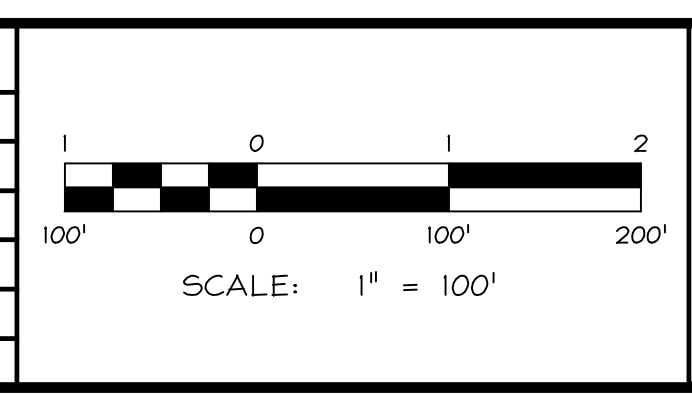
LEGEND

- | | | | | | |
|--|--|--|--|--|--|
| | EXISTING PAVEMENT | | MATERIAL DELIVERY, HANDLING, STORAGE | | FIBER ROLL FOR SEDIMENT CONTROL PER DETAIL ON SHEET 3A |
| | CLEAR AND GRUB 77.0 ACRES | | PORTABLE TOILET | | WATER RETENTION POND |
| | FILTER FABRIC FENCE PER DETAIL ON SHEET 3A | | CONSTRUCTION EXIT TIRE WASH PER DETAIL ON SHEET 3A | | CONTRACTOR TEMPORARY OFFICE |
| | STREET SWEEPING | | STOCKPILE MANAGEMENT | | |
| | GENERAL FLOW DIRECTION | | SPILL PREVENTION AND CONTROL | | |
| | CONSTRUCTION SITE ENTRANCE AND EXIT PER DETAIL ON SHEET 3A | | | | |

EROSION CONTROL NOTES

- IN CASE OF EROSION CONTROL EMERGENCY CALL WILSON ENGINEERS AT 775-782-2322.
- PRIOR TO ANY EARTHWORK, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF AND COMPLY WITH THE REQUIREMENTS OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND THE SURFACE AREA DISTURBANCE (SAD) PERMIT AND THE CONSTRUCTION STORMWATER PERMIT ISSUED BY NDEP.
- THE CONTRACTOR SHALL MAINTAIN A CLEAN PROJECT SITE, REMOVING CONSTRUCTION DEBRIS AT THE END OF EACH ACTIVITY DAY. TRASH SHALL BE DISPOSED IN AN ON-SITE DUMPSTER OR DEBRIS BOX OR HAULED TO THE DOUGLAS COUNTY TRANSFER STATION OR OTHER LICENSED DISPOSAL FACILITY. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE.
- AT LEAST ONCE PER WEEK AND FOLLOWING A STORM EVENT OF 0.5 INCHES OR GREATER, ALL BMP'S AND GRADED SLOPE SURFACE PROTECTION MEASURES SHALL BE INSPECTED TO VERIFY CONTINUED SATISFACTORY OPERATION AND REPAIRED OR REPLACED IF NECESSARY.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER THROUGHOUT ENTIRE COURSE OF CONSTRUCTION. IF A REPAIR IS NECESSARY IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.
- BUILT-UP SEDIMENT SHALL BE REMOVED AS NECESSARY TO MAINTAIN PROPER FUNCTIONING OF THE BMP'S.
- A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. THE REPORT WILL CONTAIN THE NAME OF THE INSPECTOR, MEASURES, AREAS INSPECTED, OBSERVED CONDITIONS, AND NOTE CHANGES NECESSARY TO THE SWPPP. REPORTS SHALL BE KEPT WITH THE SWPPP ON SITE.
- REPORT RELEASES OF REPORTABLE QUANTITIES OF OIL OR HAZARDOUS MATERIALS (IF THEY OCCUR) TO LOCATION AND THE OWNER WITHIN 24 HOURS.
- NDEP OF FIBER ROLL AND OTHER BMP'S MAY BE FIELD ADJUSTED WITH APPROVAL OF ENGINEER.
- PROTECT EXISTING UTILITIES, SIDEWALKS, PAVEMENT, AND OTHER INFRASTRUCTURE IN PLACE, EXCEPT WHERE SPECIFICALLY IDENTIFIED FOR DEMOLITION HEREON.
- PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES AND ALL IRRIGATION FACILITIES DURING CONSTRUCTION OF IMPROVEMENTS.
- PURSUANT TO NRS 445A 485, TEMPORARY PERMITS ISSUED BY NDEP BUREAU OF WATER POLLUTION CONTROL, MAY BE REQUIRED FOR TEMPORARY WASTEWATER DISCHARGES OR CONSTRUCTION RELATED ACTIVITIES. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO INITIATING SUCH ACTIVITIES.

NO.	DATE	REVISION BLOCK	BY



WILSON ENGINEERS
 WILSON ENGINEERS, LLC
 1629 Emerald Ave P.O. Box 2224 Minden, NV 89423
 775-782-2322 f. 775-782-7084

WARM SPRINGS
 WARM SPRINGS ESTATES, LLC

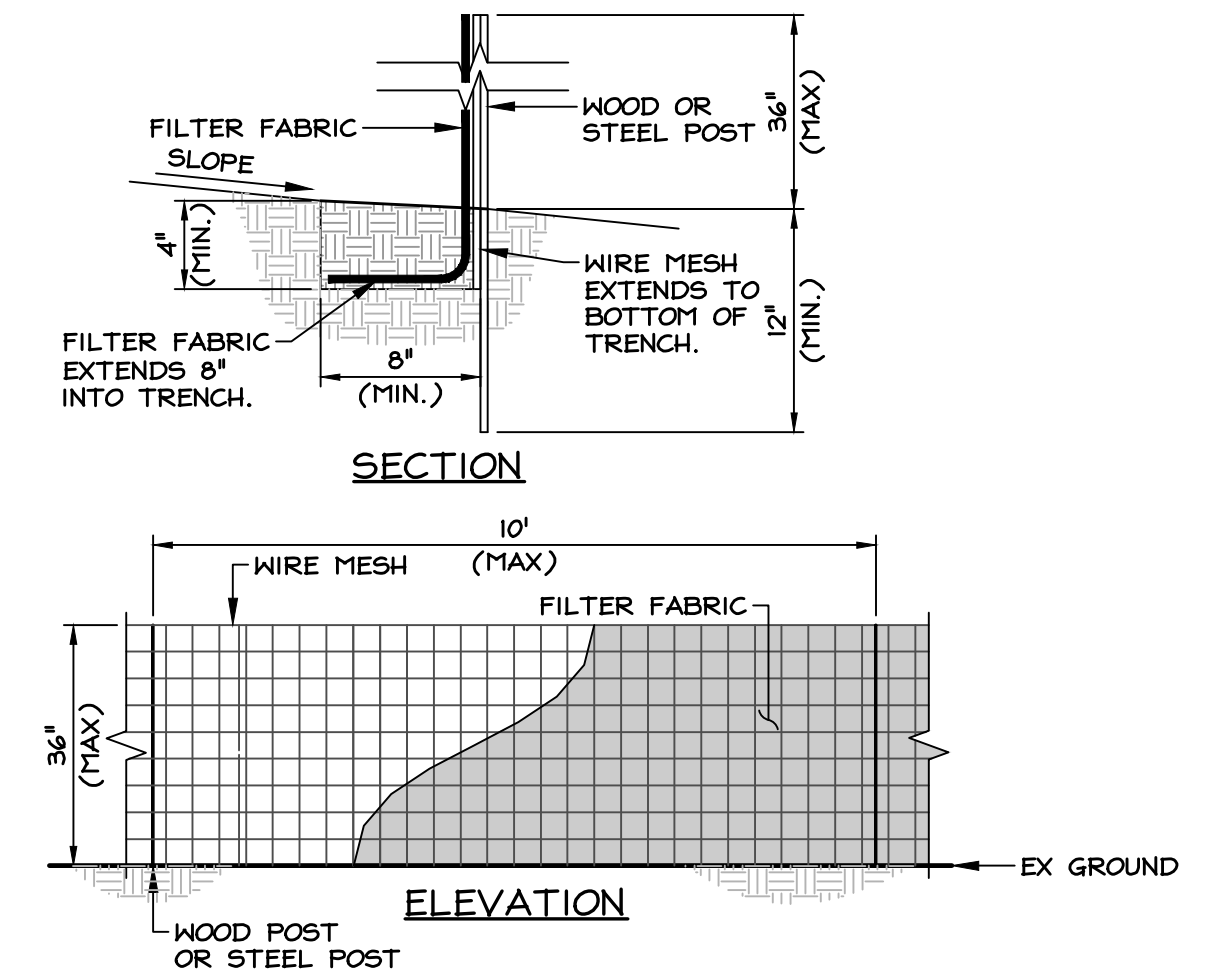
EXISTING CONDITIONS, DEMOLITION AND EROSION CONTROL

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ENGINEER: RTS	DRAWING: SEE PLOT STAMP
SCALE: 1"=100'	SHEET: C3
DATE: 04.02.2026	OF: 40 SHEETS



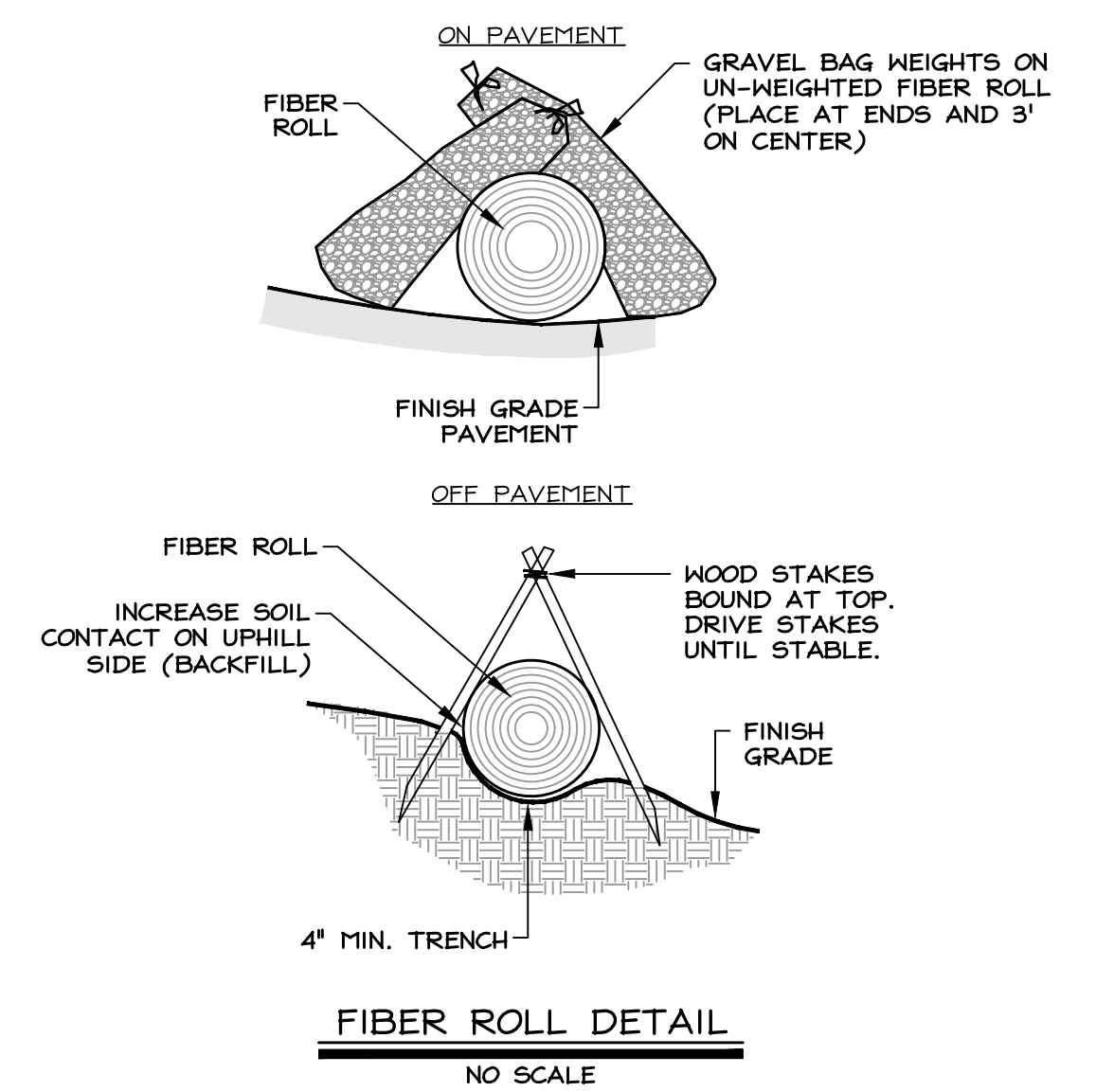
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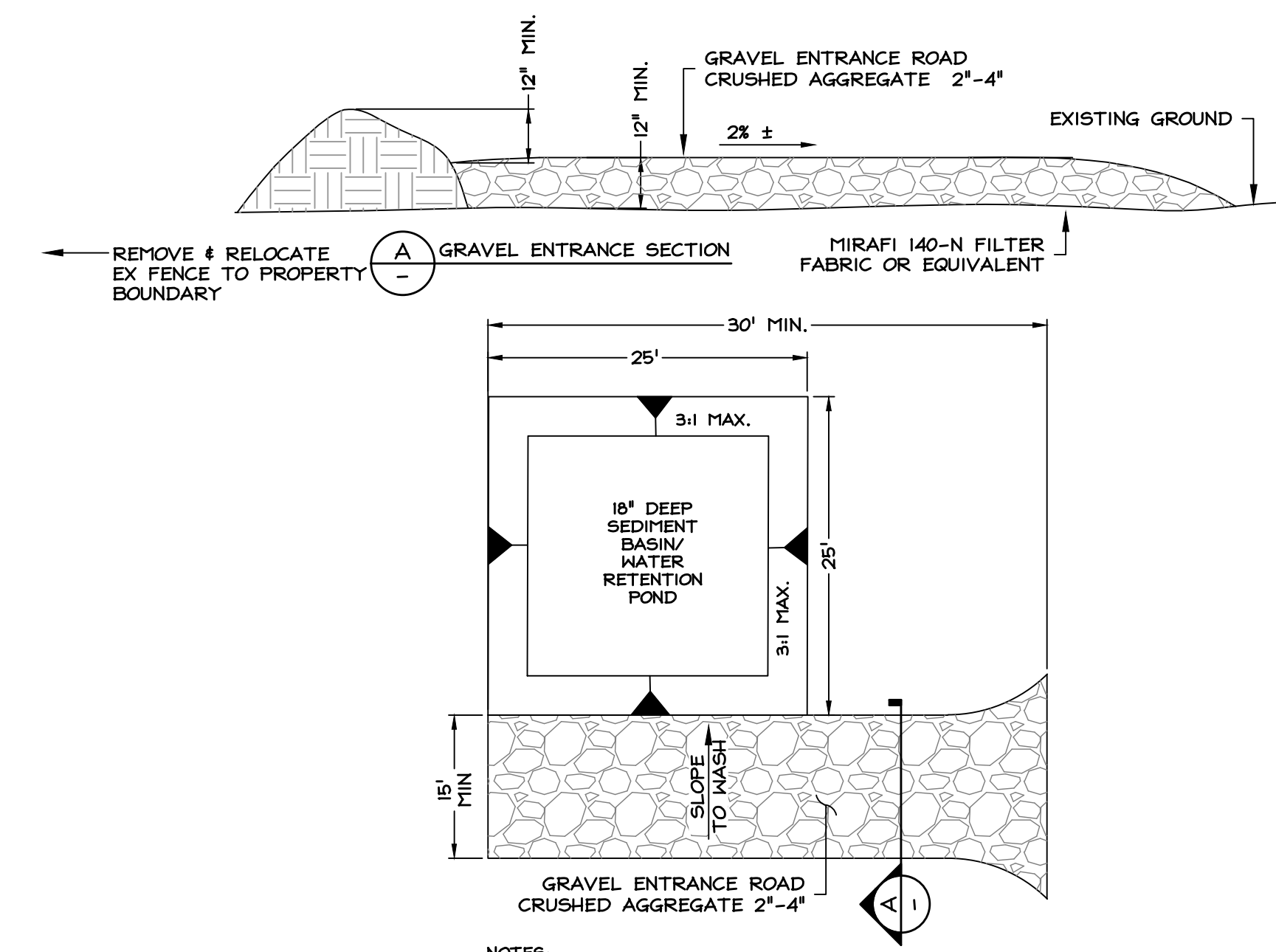


- NOTES:**
1. SPACE POSTS NO MORE THAN 10' APART AND DRIVE THEM AT LEAST 12" INTO THE GROUND. ALIGN THE FENCE ALONG THE SLOPE CONTOUR, CURVING IT SLIGHTLY UPHILL TO AVOID END RUNS.
 2. DIG A 4"x8" TRENCH ALONG THE UPHILL SIDE OF THE POSTS.
 3. FASTEN WIRE MESH TO UPHILL SIDE OF POST WITH STAPLES (ON WOOD POSTS) OR WIRE (ON STEEL POSTS). EXTEND MESH TO BOTTOM OF TRENCH. (DO NOT ATTACH MESH OR FABRIC TO TREES.)
 4. FASTEN FILTER FABRIC TO UPHILL SIDE OF POSTS WITH STAPLES OR WIRE. EXTEND FABRIC 6" INTO TRENCH.
 5. BACKFILL TRENCH AND COMPACT THE SOIL.
 6. SOME TYPES OF FILTER FABRIC FENCE HAVE STAKES INCLUDED AND DO NOT REQUIRE THE MATERIALS LISTED:
 - i. FILTER FABRIC 36" WIDE; TENSILE STRENGTH 120 LBS.; EQUIVALENT OPENING SIZE 70
 - ii. POSTS 5' LONG (MIN.); 4"x4" WOOD OR 1.3 LBS/FT. STEEL; EQUIVALENT OPENING SIZE 70
 - iii. WIRE MESH 36" WIDE; 6" MESH MAX.; 14 GAUGE WIRE (MIN.)
 - iv. STAPLES HEAVY DUTY (FOR WOOD POSTS); 1" LONG (MIN.); 14 GAUGE WIRE (MIN.)
 - v. WIRE (FOR STEEL POSTS)
 7. THE FABRIC SHOULD NOT EXCEED MORE THAN 36" ABOVE THE GROUND. CUT FILTER FABRIC FROM A CONTINUOUS ROLL TO AVOID HAVING JOINTS. WHERE JOINTS ARE NECESSARY, SPLICE THE FABRIC ONLY AT A POST, WITH AT LEAST 6" OF OVERLAP, AND FASTEN BOTH ENDS SECURELY TO THE POST.

SILT FENCE
NO SCALE

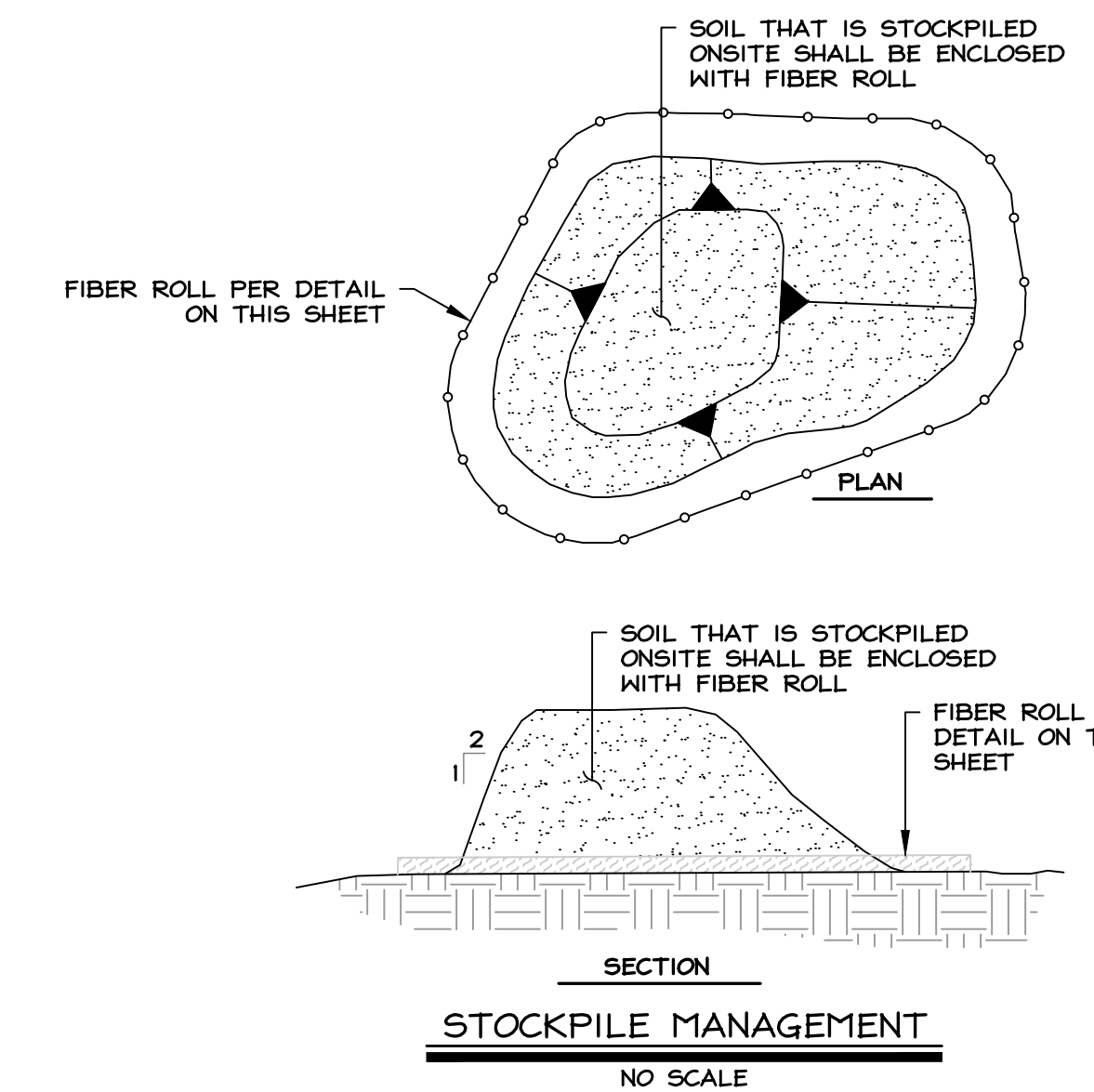


FIBER ROLL DETAIL
NO SCALE



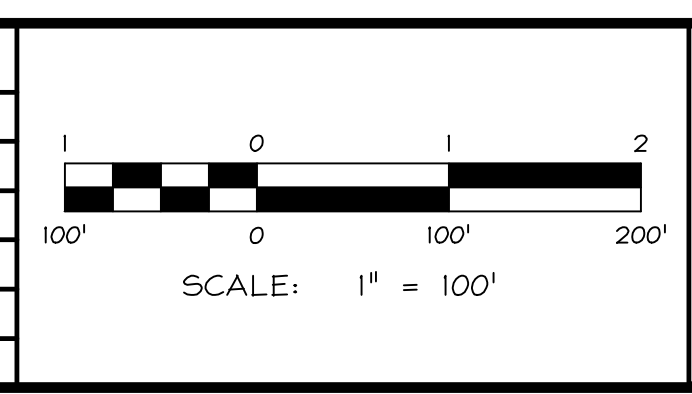
- NOTES:**
1. ALL EMPLOYEES, SUBCONTRACTORS, AND OTHERS THAT LEAVE THE SITE WITH MUD-COATED TIRES AND UNDERCARRIAGES SHALL USE THE WASH FACILITY.
 2. REMOVE ACCUMULATED SEDIMENT IN WASH RACK AND OR SEDIMENT TRAP TO MAINTAIN SYSTEM PERFORMANCE.

CONSTRUCTION ENTRANCE & TIRE WASH
NO SCALE



STOCKPILE MANAGEMENT
NO SCALE

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HARRISON WILSON-ENGINEERS.COM

MINDEN 1603 Emerald Ave P.O. Box 2229 Minden, NV 89423 P: 775.782.2322 F: 775.782.7084

RENO 4060 Double Diamond Pkwy, Unit 1B Reno, NV 89521 P: 775.782.2322 F: 775.782.7084

WARM SPRINGS
WARM SPRINGS ESTATES, LLC

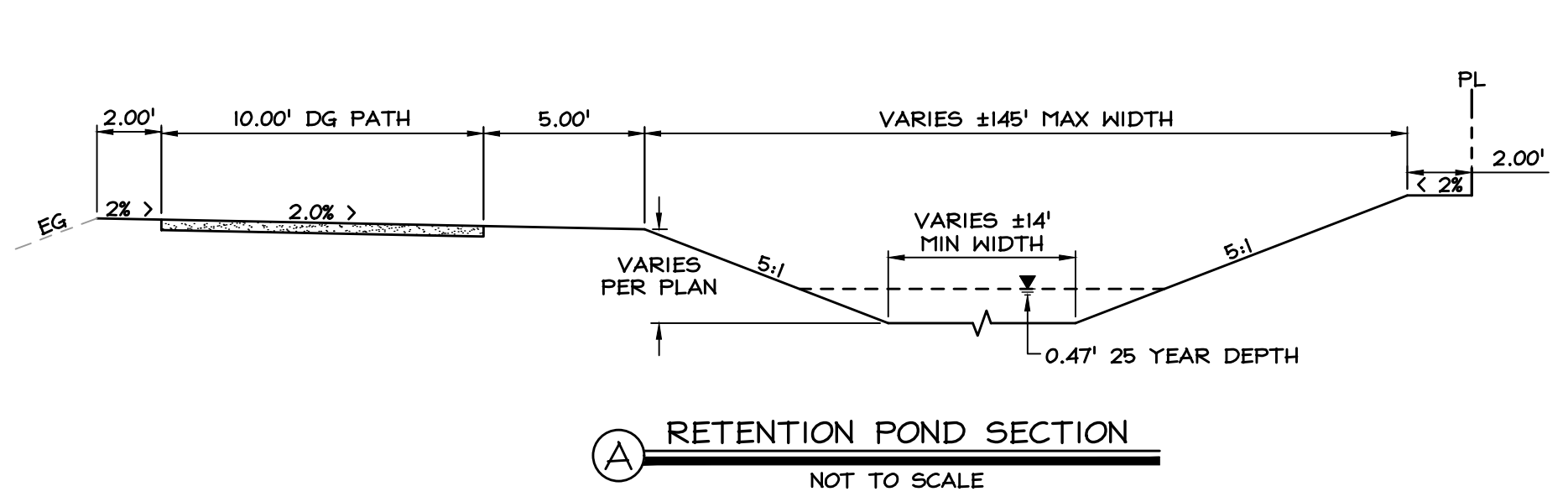
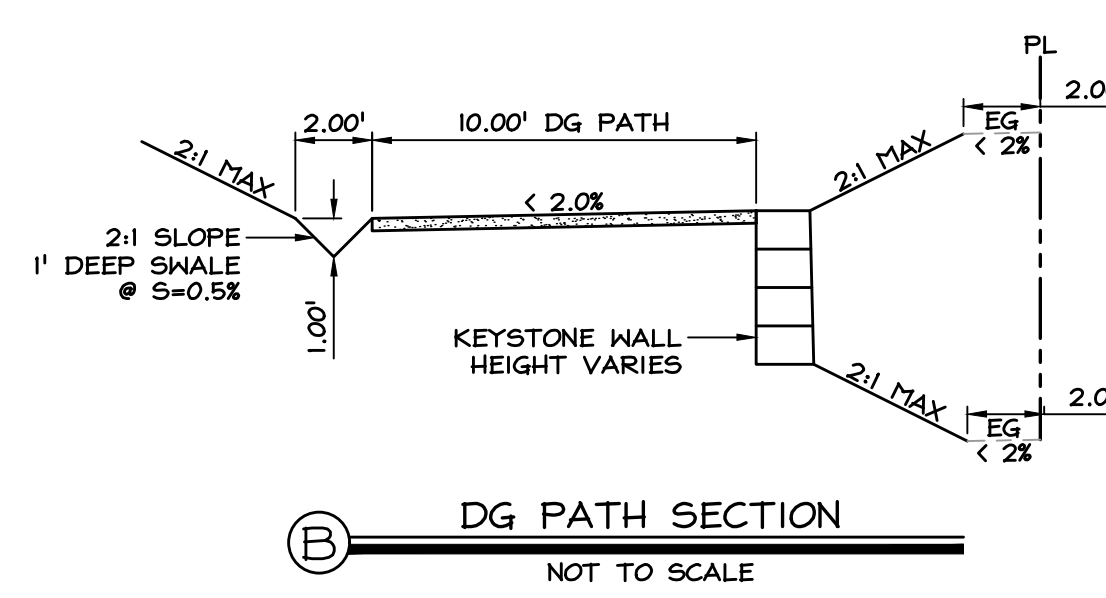
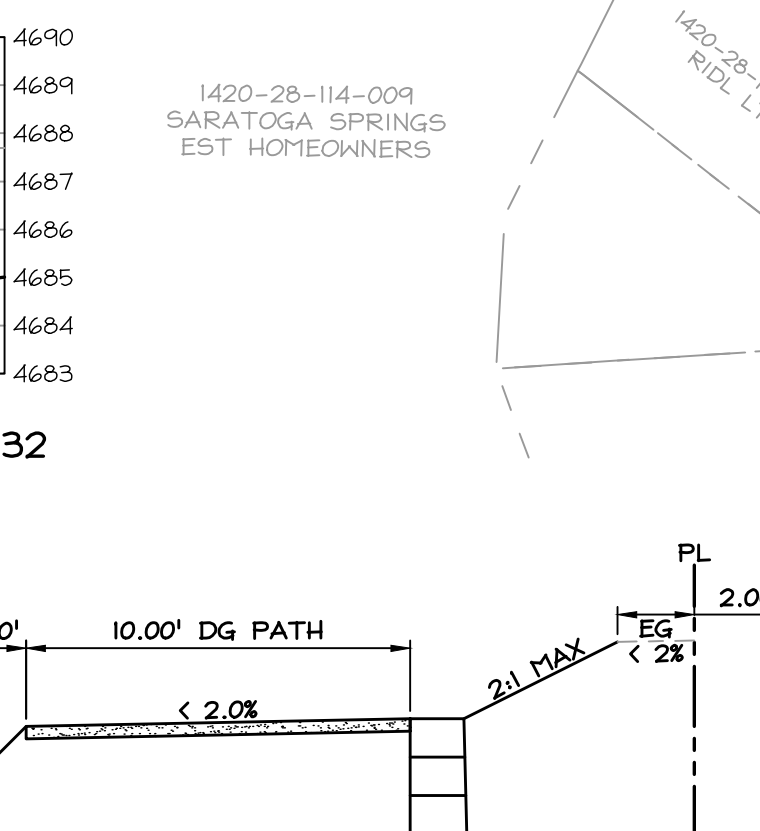
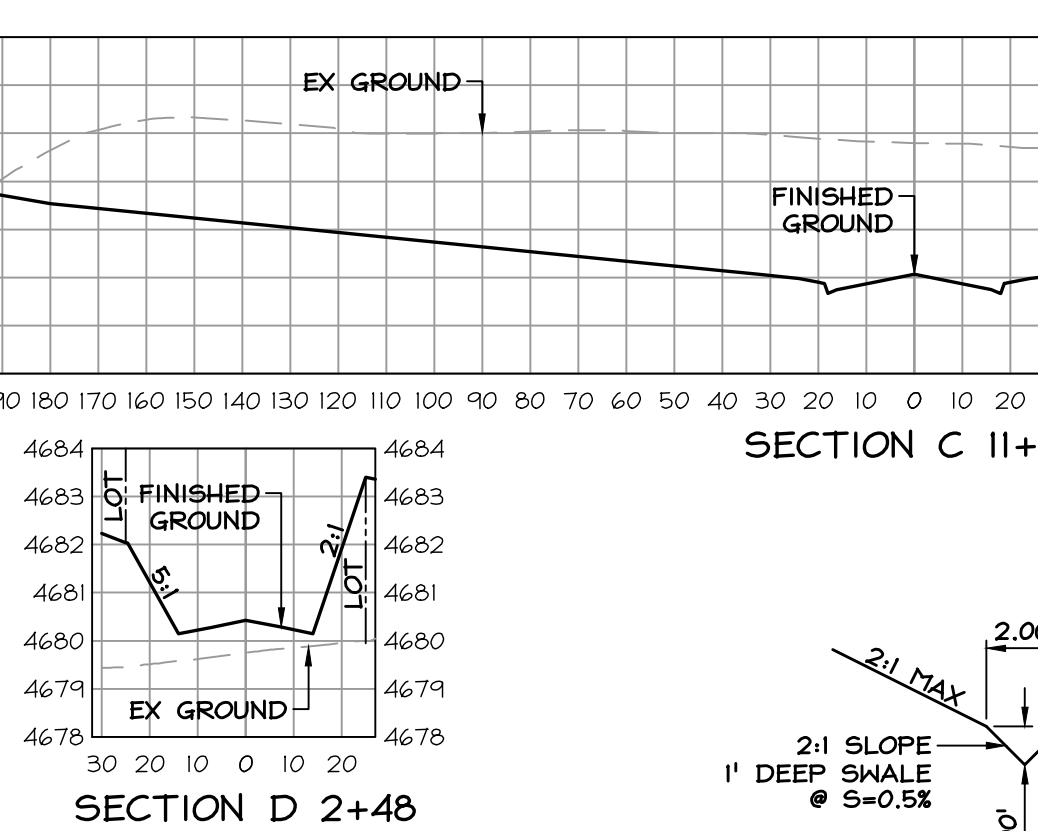
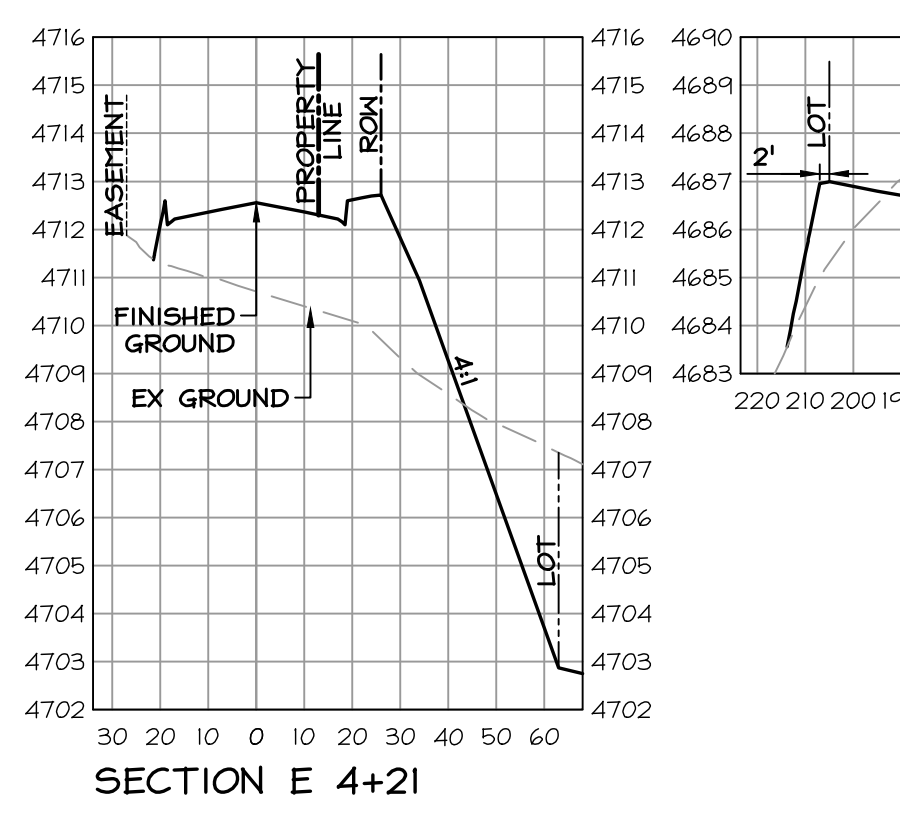
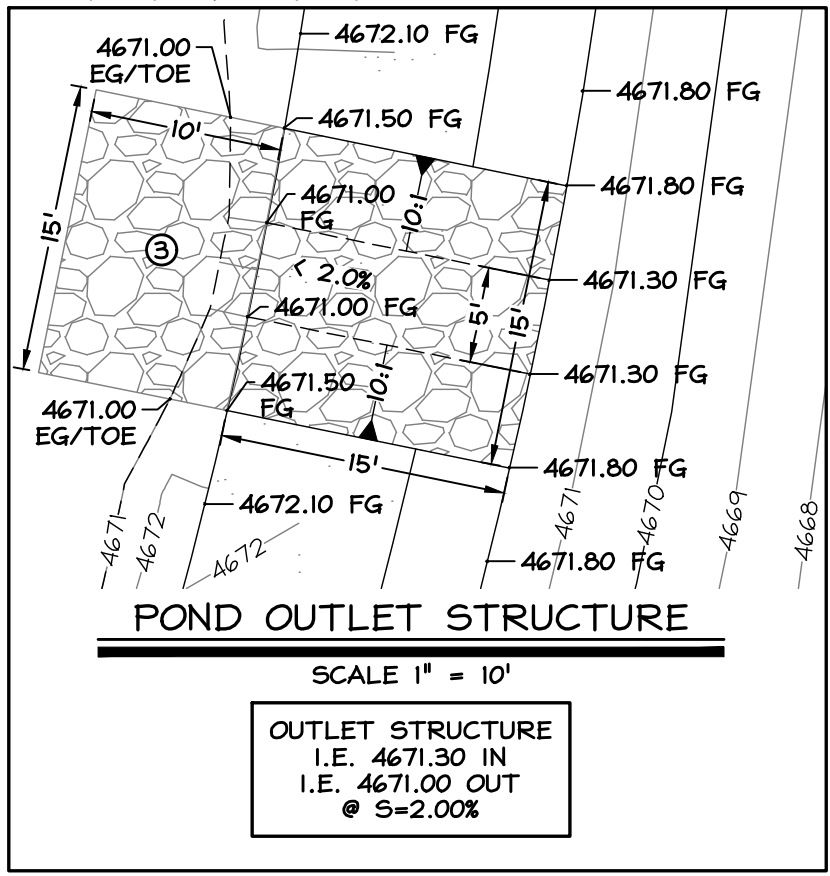
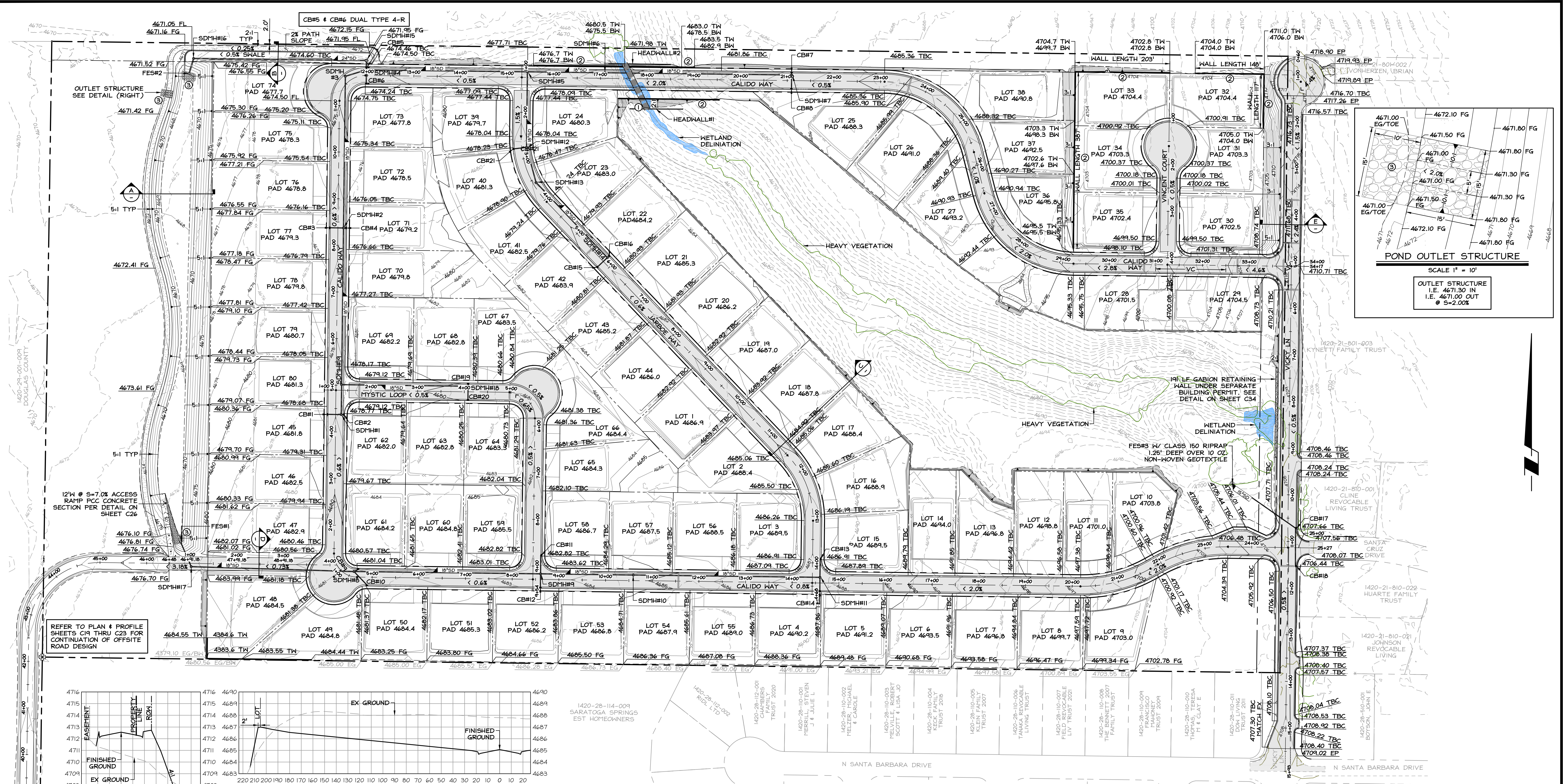
**EXISTING CONDITIONS,
DEMOLITION AND
EROSION CONTROL
DETAILS**

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ENGINEER: RTS	DRAWING: SEE PLOT STAMP
SCALE: 1"=100'	SHEET: C3A
DATE: 04.02.2026	OF: 40 SHEETS



PERMIT SET - 04.02.2026

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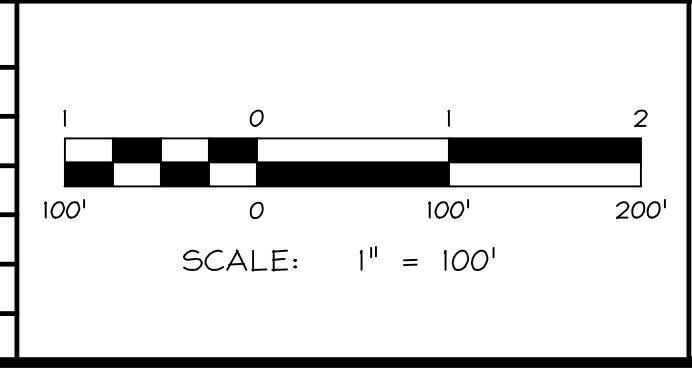
- CONSTRUCTION NOTES:**
- 109 LF OF 12" W x 54" BOX CULVERT. STRIP FOUNDATION AND CIP HEADWALLS UNDER SEPARATE BUILDING PERMIT. SEE DETAILS ON SHEET C31.
 - KEYSTONE RETAINING WALL PER DETAIL ON SHEET C32.
 - CLASS 150 RIPRAP 1.25' DEEP OVER 10 OZ. NON-WOVEN GEOTEXTILE

TOTAL EARTHWORK QUANTITIES

88,078 CYS (CUT)
90,155 CYS (FILL)
2,077 CYS (NET FILL)

- VOLUME CALCULATION IS TO ROADWAY SUBGRADE SURFACE
- 1:1 COMPACTION RATIO

NO.	DATE	REVISION	BLOCK	BY



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www.wilson-engineers.com

MINDEN: 1603 Stoneridge Ave, P.O. Box 2229, Minden, NV 89423, P: 775.782.2322, F: 775.782.7084

RENO: 4060 Double Diamond Pkwy, Unit 1B, Reno, NV 89501, P: 775.782.2322, F: 775.782.7084

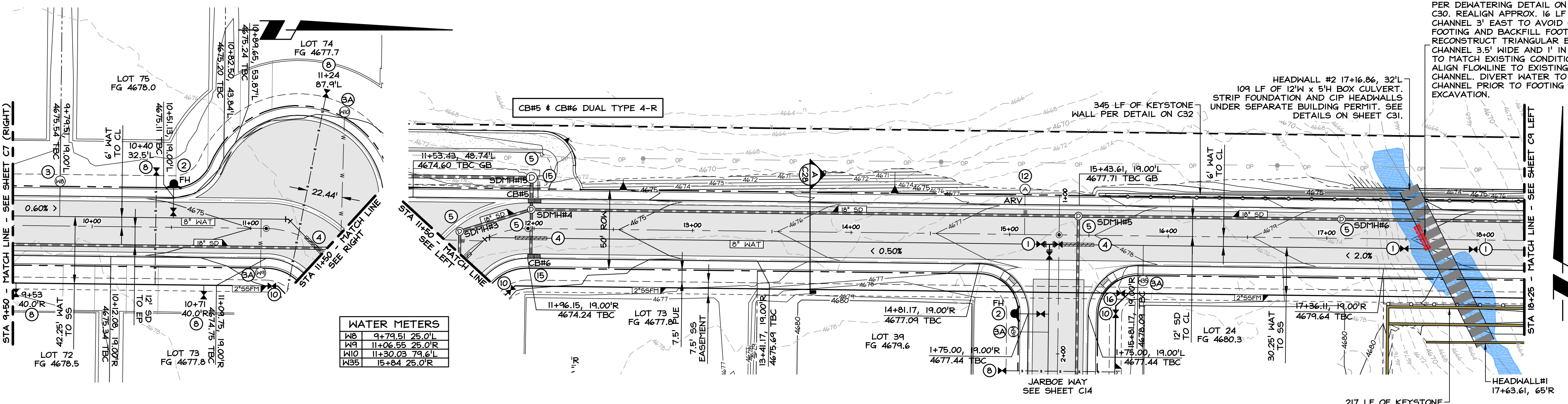
WARM SPRINGS
WARM SPRINGS ESTATES, LLC

GRADING PLAN

DRAWN: ###	JOB: 1640-041
ENGINEER: ###	DRAWING: SEE PLOT STAMP
SCALE: 1"=100'	SHEET: C5
DATE: 04.02.2026	OF: 40 SHEETS



PERMIT SET - 04.02.2026



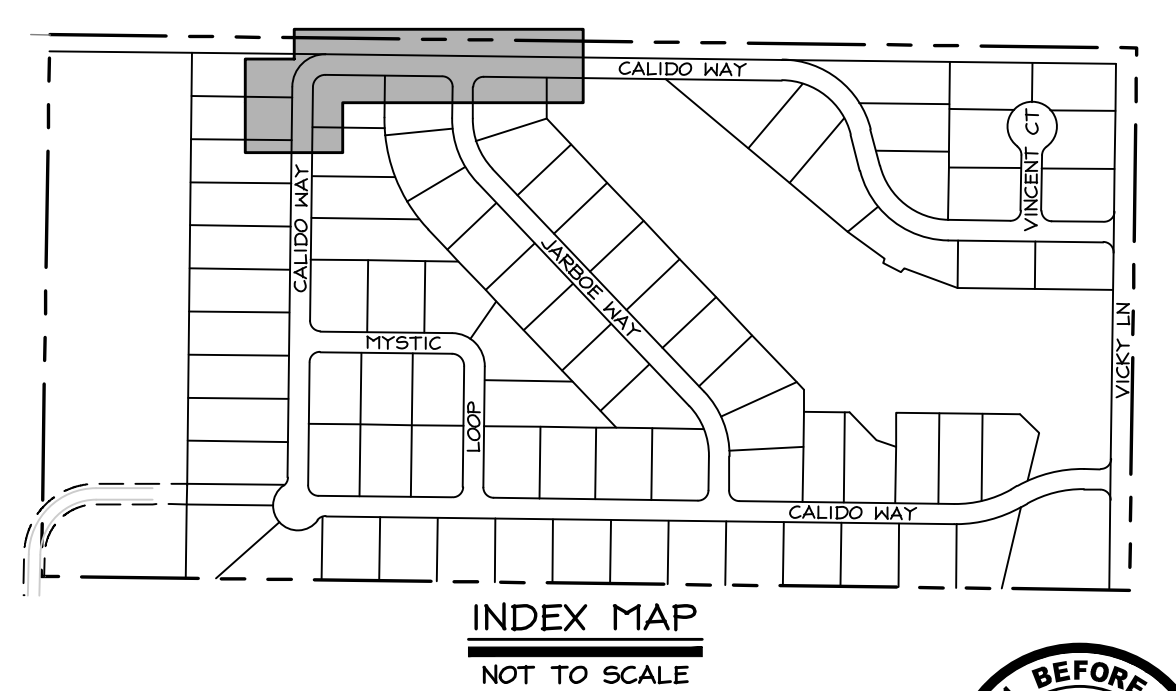
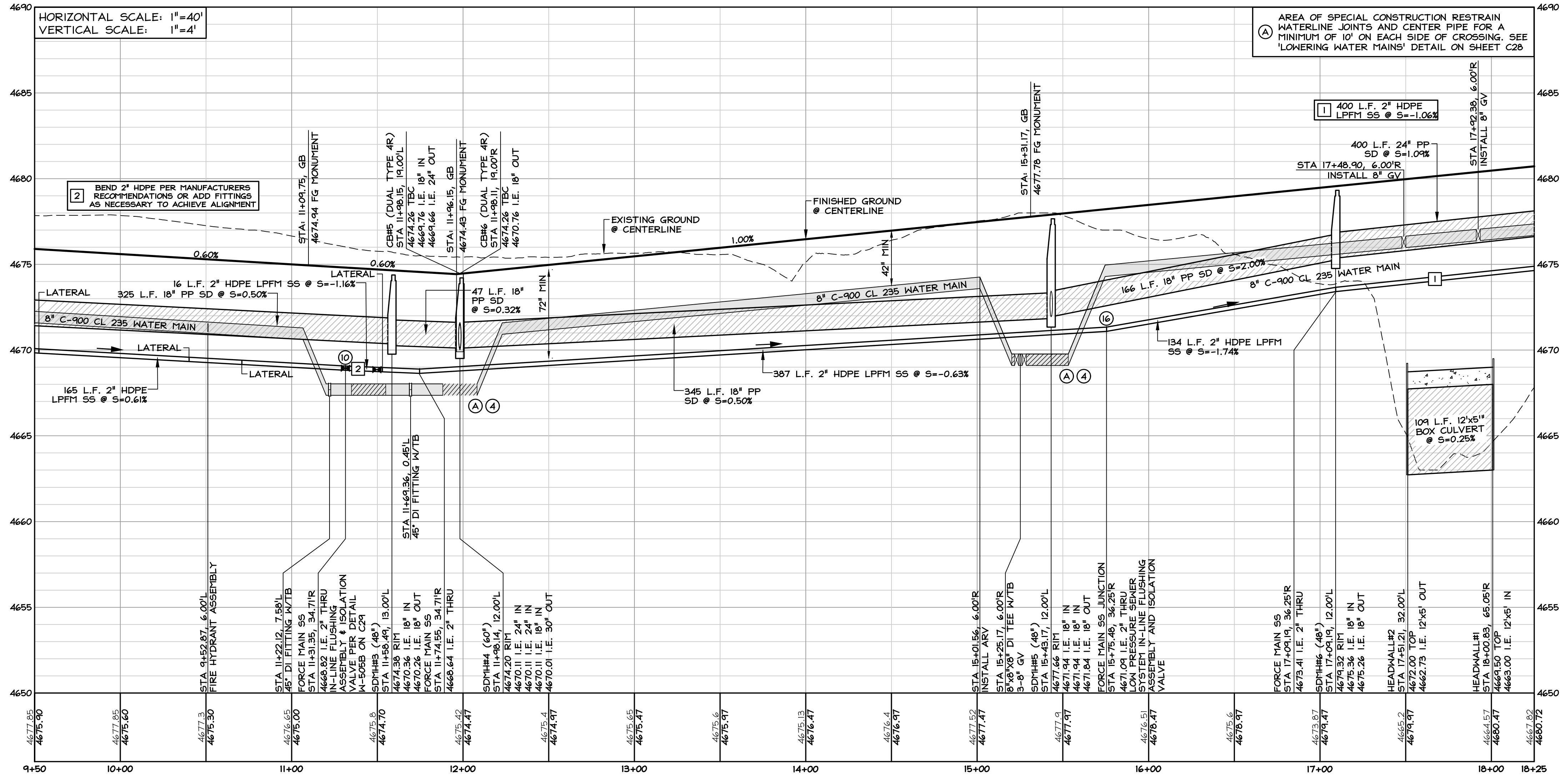
INSTALL TEMPORARY DEMATERING PER DEMATERING DETAIL ON SHEET C30. REALIGN APPROX. 16' LF OF CHANNEL 3' EAST TO AVOID CULVERT FOOTING AND BACKFILL FOOTPRINT. RECONSTRUCT TRIANGULAR EARTHEN CHANNEL 3.5' WIDE AND 1' IN DEPTH TO MATCH EXISTING CONDITIONS. ALIGN FLOWLINE TO EXISTING CHANNEL. DIVERT WATER TO NEW CHANNEL PRIOR TO FOOTING EXCAVATION.

- GENERAL NOTES:**
- STORM DRAIN AND SEWER PIPE LENGTHS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
 - WATER MAINS AND TRENCH SHALL BE CONSTRUCTED PER DETAIL B01 ON C25.
 - STORM DRAIN MAINS AND TRENCH SHALL BE CONSTRUCTED PER DETAIL D01 ON C26.
 - SEWER MAINS AND TRENCH SHALL BE CONSTRUCTED PER DETAIL C01 ON C27.
 - ALL STORM DRAIN MANHOLES SHALL BE PER DETAIL D03 & D04 ON C26. HDPE CONNECTION TO STORM DRAIN MANHOLE SHALL BE JENSEN PRECAST Z-LOCK PIPE CONNECTOR OR APPROVED EQUAL.
 - ALL STORM DRAIN PIPE SHALL BE ADS SANITITE PIPE OR AN APPROVED EQUIVALENT WITH JOINTS THAT COMPLY WITH ASTM D3212.
 - ALL WATER VALVES SHALL BE INSTALLED PER DETAIL B10 ON C25.
 - THRUST BLOCKS SHALL BE INSTALLED ON ALL TEES, HORIZONTAL AND VERTICAL BENDS PER DETAIL B12 ON C25.
 - EXISTING UTILITIES ARE CALCULATED FROM ASBUILT DATA. PRIOR TO EXCAVATION THE CONTRACTOR SHALL POTHOLE TO VERIFY EXACT LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY CONFLICTS BEFORE PROCEEDING.
 - ALL SANITARY SEWER, WATER, STORM DRAIN MAINS AND SERVICE LATERALS SHALL MEET NDEP-BSOW'S GUIDANCE FOR AREAS REQUIRING MITIGATION FOR WATER AND SEWER SEPARATION. NDEP REQUIREMENTS MUST BE SATISFIED FOR ALL CROSSINGS OR THE CROSSINGS MUST BE MODIFIED UNTIL IT MEETS NDEP GUIDANCE. SEE PROTECTION FOR WATER LINES AT VERTICAL CROSSING DETAIL ON SHEET C27.

- CONSTRUCTION NOTES:**
- VALVE PER DETAIL B10 AND VALVE BOX PER DETAIL B11 ON C25.
 - FIRE HYDRANT ASSEMBLY PER DETAIL B14 ON C25.
 - 3/4" DOUBLE WATER METER PIT PER DETAIL B04 ON C30 WITH SERVICE SADDLE PER DETAIL B06 ON C30 & BACKFLOW PREVENTION ASSEMBLY PER DETAIL B17 ON C30.
 - 3/4" SINGLE WATER METER PIT PER DETAIL B04 ON C30 WITH SERVICE SADDLE PER DETAIL B06 ON C30 & BACKFLOW PREVENTION ASSEMBLY PER DETAIL B17 ON C30.
 - WATER MAIN PROTECTION AT VERTICAL CROSSING PER DETAIL ON C27. A MINIMUM SEPARATION OF 6-INCHES MUST BE MAINTAINED AT ALL SEWER AND SD CROSSINGS AND REASONABLE EFFORT MUST BE MADE TO CENTER BOTH PIPES AT THE POINT OF CROSSING. RESTRAIN WATER LINE JOINTS WITHIN THE LIMITS OF SPECIAL CONSTRUCTION WITH BELL RESTRAIN HARNESSES AND RETAINER GLANDS AT FITTINGS.
 - SDPH - TYPE I (48") PER DETAIL D03 & D04 ON C26.
 - CATCH BASIN - TYPE 4R SINGLE PER DETAIL D06 ON C26.
 - SSPH MANHOLE PER DETAIL C03 ON SHEET C27 (ARMOROCK POLYMER CONCRETE OR APPROVED EQUAL WHERE INDICATED).
 - TERMINATE 1.5" STUB WITH LOW PRESSURE SEWER SYSTEM PRIVATE LATERAL DETAIL W-501, W-502 & W-503 ON C29.
 - LOW PRESSURE SEWER SYSTEM TERMINAL FLUSHING ASSEMBLY PER DETAIL W-505A ON C29.
 - LOW PRESSURE SEWER SYSTEM IN-LINE FLUSHING ASSEMBLY & ISOLATION VALVE PER DETAIL W-505B ON C29.
 - SEWER LATERAL PER DETAILS C06, C07 & C08 ON C33.
 - INSTALL 3/4" POTABLE WATER ARV PER DETAIL B15 ON C26.
 - FLARED END SECTION PER DETAIL ON C27. INSTALL CLASS 150 RIPRAP 1.25' DEEP OVER 10 OZ. NON-WOVEN GEOTEXTILE.
 - INSTALL PRV PER DETAIL ON C33.
 - CATCH BASIN - TYPE 4R DUAL PER DETAIL ON C33. INSTALL ULTRA-URBAN FILTER DI BY AB TECH INDUSTRIES (OR APPROVED EQUAL) WATER TREATMENT FILTER. INSTALL PER MANUFACTURERS RECOMMENDATION. INSTALL CLASS 150 RIPRAP 1.25' DEEP OVER 10 OZ. NON-WOVEN GEOTEXTILE.
 - LOW PRESSURE SEWER SYSTEM IN-LINE FLUSHING ASSEMBLY & ISOLATION VALVE PER DETAIL W-505B ON C29 & AT JUNCTIONS PER DETAIL W-506 ON C33.

CALIDO WAY (NORTH)
STA 9+50 TO 11+50

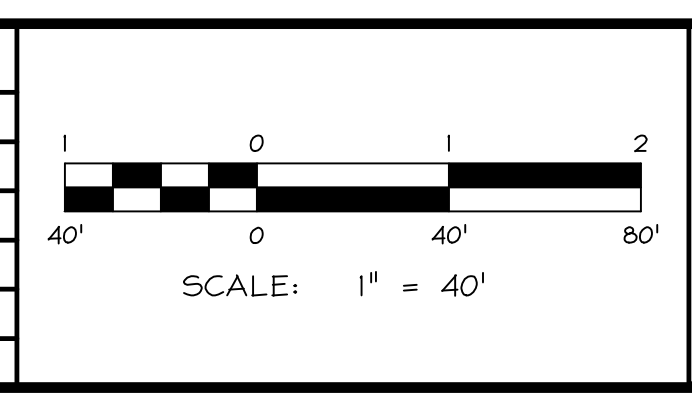
CALIDO WAY (NORTH)
STA 11+50 TO 18+25



- ALL LOW PRESSURE SANITARY SEWER FORCE MAIN UTILITIES ARE PRIVATE.
- ALL WATER DRAIN AND 8" GRAVITY SANITARY SEWER (IN VICKY LN) ARE PUBLIC AND WILL BE MAINTAINED BY DOUGLAS COUNTY.
- RETENTION BASIN & STORM DRAIN WILL BE PRIVATELY MAINTAINED.

T:\client_files\640-041-PROFILE.dwg 5/11/2026 2:01:50 PM James Turner

NO.	DATE	REVISION	BLOCK	BY



WILSON ENGINEERS
 HARRISON ENGINEERS, CO.
 MINDEN, MISSOURI
 1633 Emerald Ave
 P.O. Box 2224
 Minden, MO 64243
 P: 775-782-2322
 F: 775-782-7084

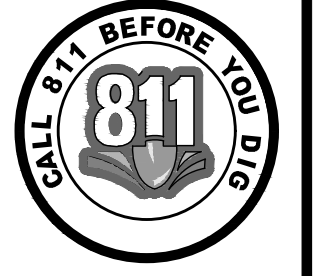
WARM SPRINGS
 WARM SPRINGS ESTATES, LLC

CALIDO WAY (NORTH)
 PLAN & PROFILE
 STA 9+50 TO 18+25

PROFESSIONAL ENGINEER - SURVEYING
 RYAN SPREEMAN
 No. 023470
 CIVIL
 6/30/26

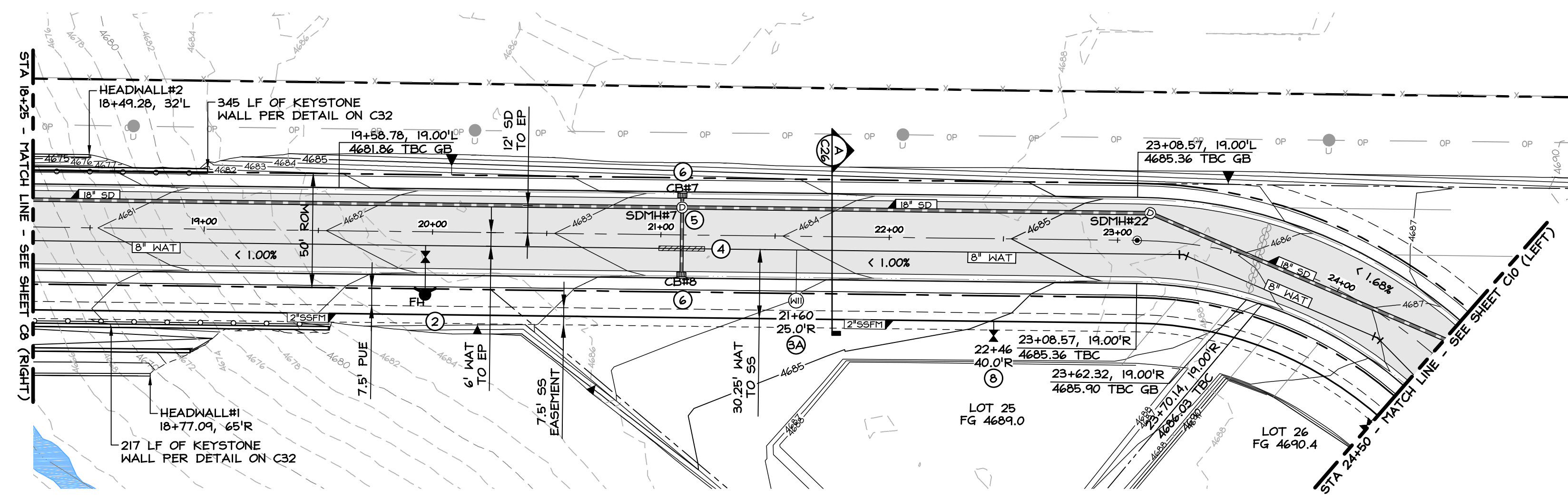
DRAWN: JT
 ENGINEER: RTS
 SCALE: 1"=40'
 DATE: 04.08.2026

JOB: 1640-041
 DRAWING: SEE PLOT STAMP
 SHEET: C8
 OF: 39 SHEETS

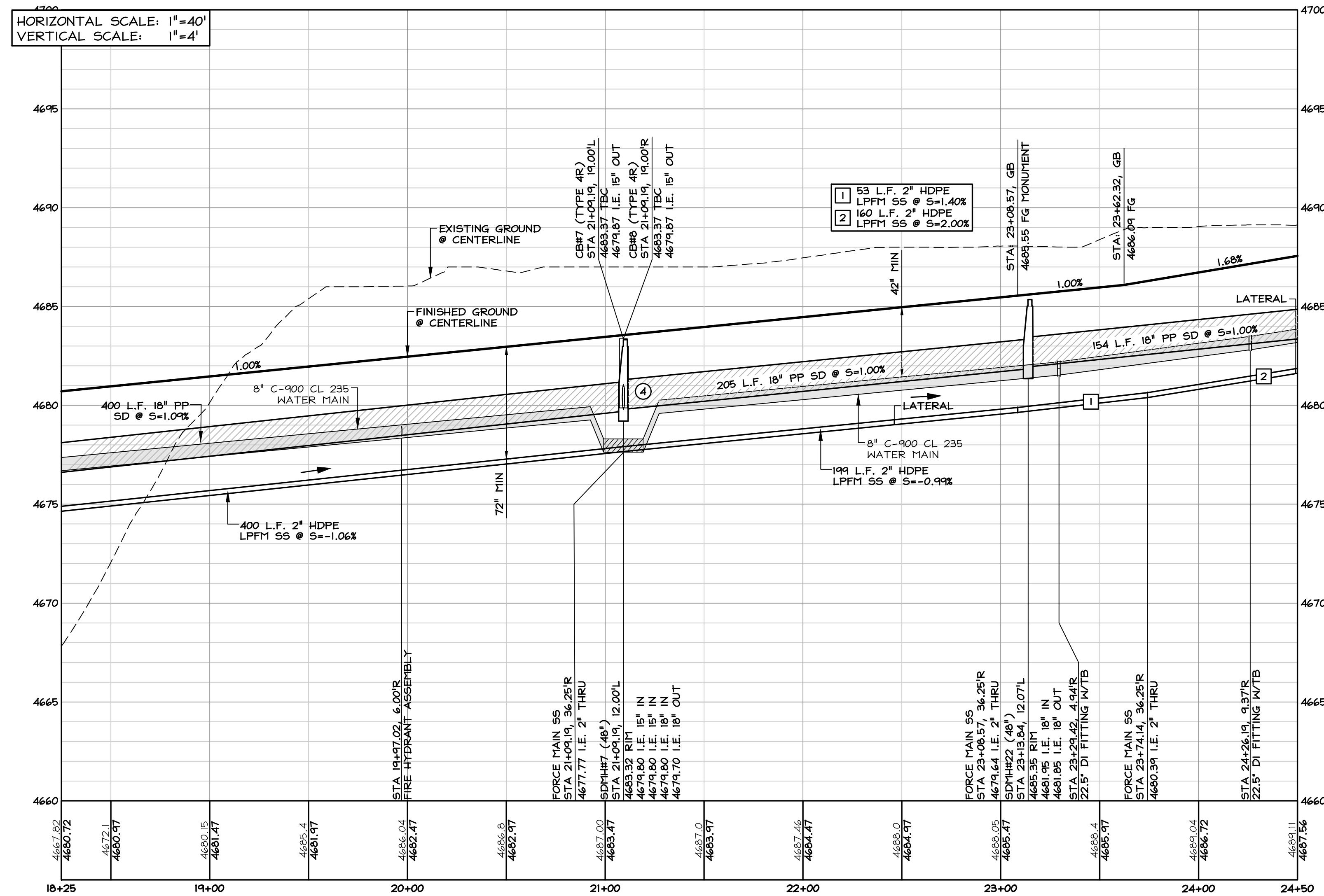


PERMIT SET - 04.08.2026

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**CALIDO WAY (NORTH)
STA 18+25 TO 24+50**



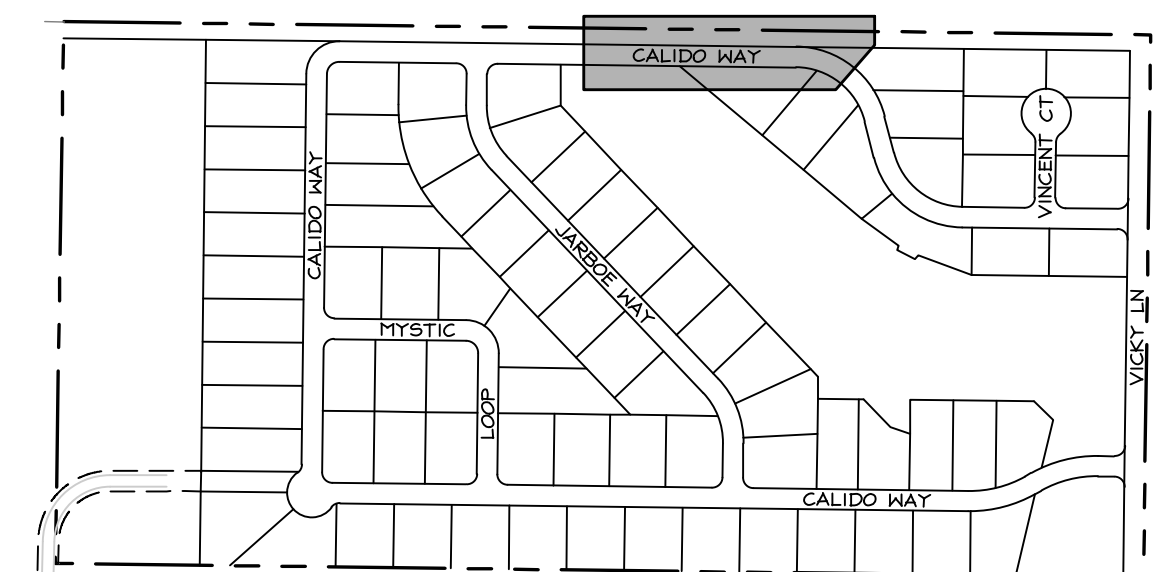
GENERAL NOTES:

1. STORM DRAIN AND SEWER PIPE LENGTHS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
2. WATER MAINS AND TRENCH SHALL BE CONSTRUCTED PER DETAIL B01 ON C25.
3. STORM DRAIN MAINS AND TRENCH SHALL BE CONSTRUCTED PER DETAIL D01 ON C26.
4. SEWER MAINS AND TRENCH SHALL BE CONSTRUCTED PER DETAIL C01 ON C27.
5. ALL STORM DRAIN MANHOLES SHALL BE PER DETAIL D03 & D04 ON C26. HDPE CONNECTION TO STORM DRAIN MANHOLE SHALL BE JENSEN PRECAST Z-LOCK PIPE CONNECTOR OR APPROVED EQUAL.
6. ALL STORM DRAIN PIPE SHALL BE ADS SANITITE PIPE OR AN APPROVED EQUIVALENT WITH JOINTS THAT COMPLY WITH ASTM D3212.
7. ALL WATER VALVES SHALL BE INSTALLED PER DETAIL B10 ON C25.
8. THRUST BLOCKS SHALL BE INSTALLED ON ALL TEES, HORIZONTAL AND VERTICAL BENDS PER DETAIL B12 ON C25.
9. EXISTING UTILITIES ARE CALCULATED FROM ASBUILT DATA. PRIOR TO EXCAVATION THE CONTRACTOR SHALL POHOLE TO VERIFY EXACT LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY CONFLICTS BEFORE PROCEEDING.
10. ALL SANITARY SEWER, WATER, STORM DRAIN MAINS AND SERVICE LATERALS SHALL MEET NDEP-BSDW'S "GUIDANCE FOR AREAS REQUIRING MITIGATION FOR WATER AND SEWER SEPARATION". NDEP REQUIREMENTS MUST BE SATISFIED FOR ALL CROSSINGS OR THE CROSSINGS MUST BE MODIFIED UNTIL IT MEETS NDEP GUIDANCE. SEE PROTECTION FOR WATER LINES AT VERTICAL CROSSING DETAIL ON SHEET C27.

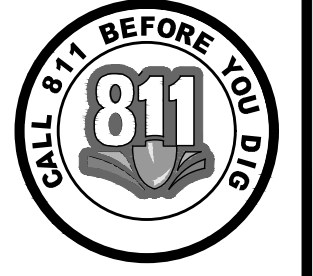
CONSTRUCTION NOTES:

- 1 VALVE PER DETAIL B10 AND VALVE BOX PER DETAIL B11 ON C25.
 - 2 FIRE HYDRANT ASSEMBLY PER DETAIL B14 ON C25.
 - 3 3/4" DOUBLE WATER METER PIT PER DETAIL B04 ON C30 WITH SERVICE SADDLE PER DETAIL B06 ON C30 & BACKFLOW PREVENTION ASSEMBLY PER DETAIL B17 ON C30.
 - 3A 3/4" SINGLE WATER METER PIT PER DETAIL B04 ON C30 WITH SERVICE SADDLE PER DETAIL B06 ON C30 & BACKFLOW PREVENTION ASSEMBLY PER DETAIL B17 ON C30.
 - 4 WATER MAIN PROTECTION AT VERTICAL CROSSING PER DETAIL ON C27. A MINIMUM SEPARATION OF 6-INCHES MUST BE MAINTAINED AT ALL SEWER AND SD CROSSINGS AND REASONABLE EFFORT MUST BE MADE TO CENTER BOTH PIPES AT THE POINT OF CROSSING. RESTRAIN WATER LINE JOINTS WITHIN THE LIMITS OF SPECIAL CONSTRUCTION WITH BELL RESTRAIN HARNESSES AND RETAINER GLANDS AT FITTINGS.
 - 5 SDPH - TYPE 1 (48") PER DETAIL D03 & D04 ON C26.
 - 6 CATCH BASIN - TYPE 4R SINGLE PER DETAIL D06 ON C26.
 - 7 SSMH MANHOLE PER DETAIL C03 ON SHEET C27 (ARMOROCK POLYMER CONCRETE OR APPROVED EQUAL WHERE INDICATED).
 - 8 TERMINATE 1.5" STUB WITH LOW PRESSURE SEWER SYSTEM PRIVATE LATERAL DETAIL W-501, W-502 & W-503 ON C29.
 - 9 LOW PRESSURE SEWER SYSTEM TERMINAL FLUSHING ASSEMBLY PER DETAIL W-505A ON C29.
 - 10 LOW PRESSURE SEWER SYSTEM IN-LINE FLUSHING ASSEMBLY & ISOLATION VALVE PER DETAIL W-505B ON C29.
 - 11 SEWER LATERAL PER DETAILS C06, C07 & C08 ON C33.
 - 12 INSTALL 3/4" POTABLE WATER ARV PER DETAIL B15 ON C26.
 - 13 FLARED END SECTION PER DETAIL ON C27. INSTALL CLASS 150 RIPRAP 1.25' DEEP OVER 10 OZ. NON-WOVEN GEOTEXTILE.
 - 14 INSTALL PRV PER DETAIL ON C33.
 - 15 CATCH BASIN - TYPE 4R DUAL PER DETAIL ON C33. INSTALL ULTRA-URBAN FILTER DI BY AB TECH INDUSTRIES (OR APPROVED EQUAL) WATER TREATMENT FILTER. INSTALL PER MANUFACTURERS RECOMMENDATION. INSTALL CLASS 150 RIPRAP 1.25' DEEP OVER 10 OZ. NON-WOVEN GEOTEXTILE.
- NOTE:
NOT ALL CONSTRUCTION NOTES LISTED MAY BE APPLICABLE TO THIS SHEET.

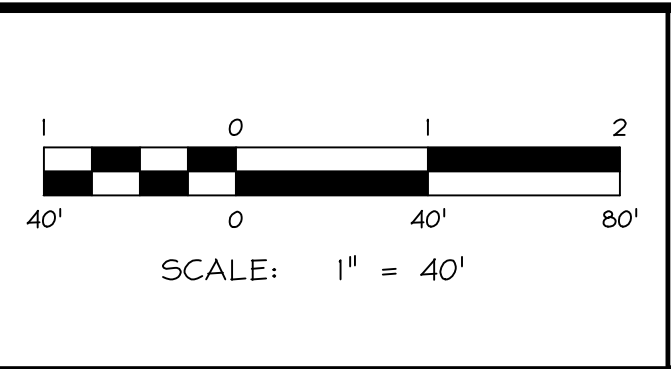
- ALL LOW PRESSURE SANITARY SEWER FORCE MAIN UTILITIES ARE PRIVATE.
- ALL WATER DRAIN AND 8" GRAVITY SANITARY SEWER (IN VICKY LN) ARE PUBLIC AND WILL BE MAINTAINED BY DOUGLAS COUNTY.
- RETENTION BASIN & STORM DRAIN WILL BE PRIVATELY MAINTAINED.



INDEX MAP
NOT TO SCALE



NO.	DATE	REVISION BLOCK	BY



WILSON ENGINEERS
WILSON ENGINEERS, CORP.
 1603 Emerald Ave
 P.O. Box 2229
 Minden, NV 89423
 P 775.782.2322
 F 775.782.7084

WARM SPRINGS
WARM SPRINGS ESTATES, LLC

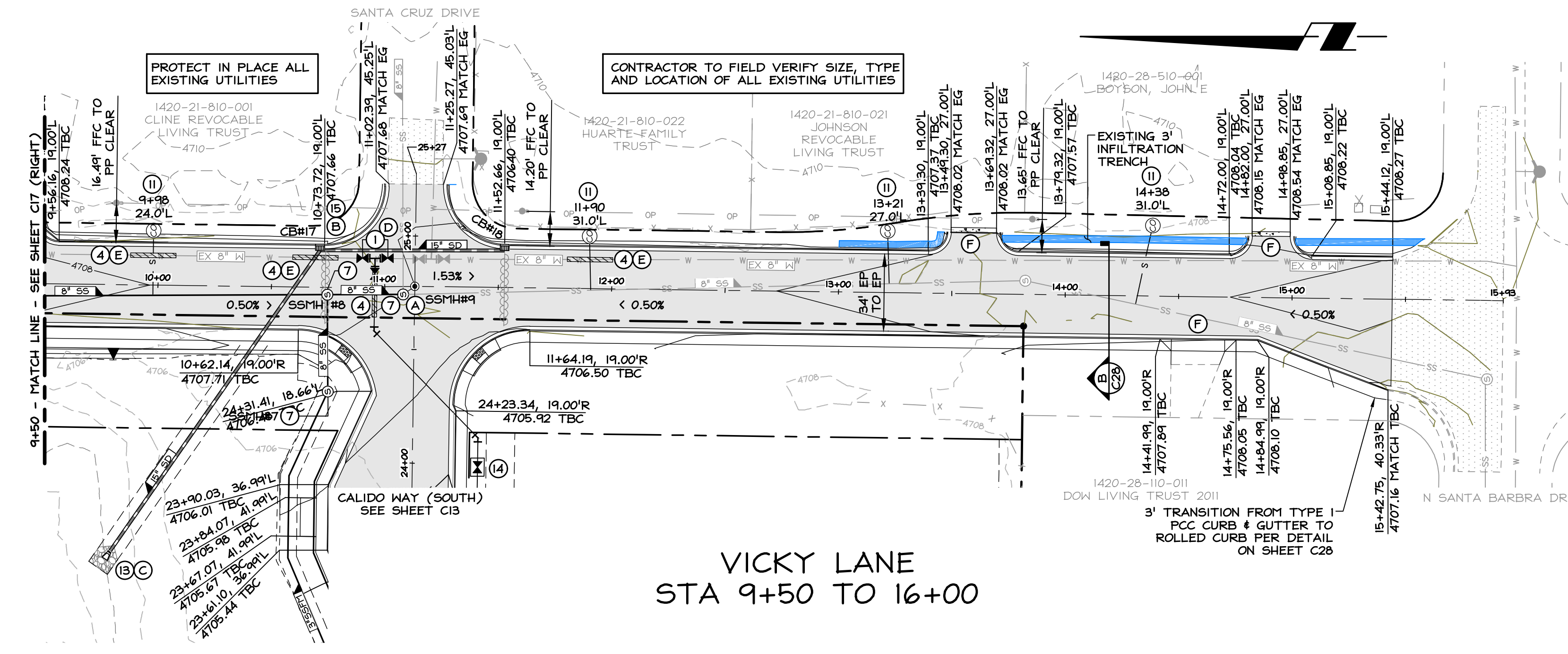
CALIDO WAY (NORTH)
PLAN & PROFILE
STA 18+25 TO 24+50

DRAWN: JT	JOB: 1640-041
ENGINEER: RTS	DRAWING: SEE PLOT STAMP
SCALE: 1"=40'	SHEET: C9
DATE: 04.02.2026	OF: 40 SHEETS

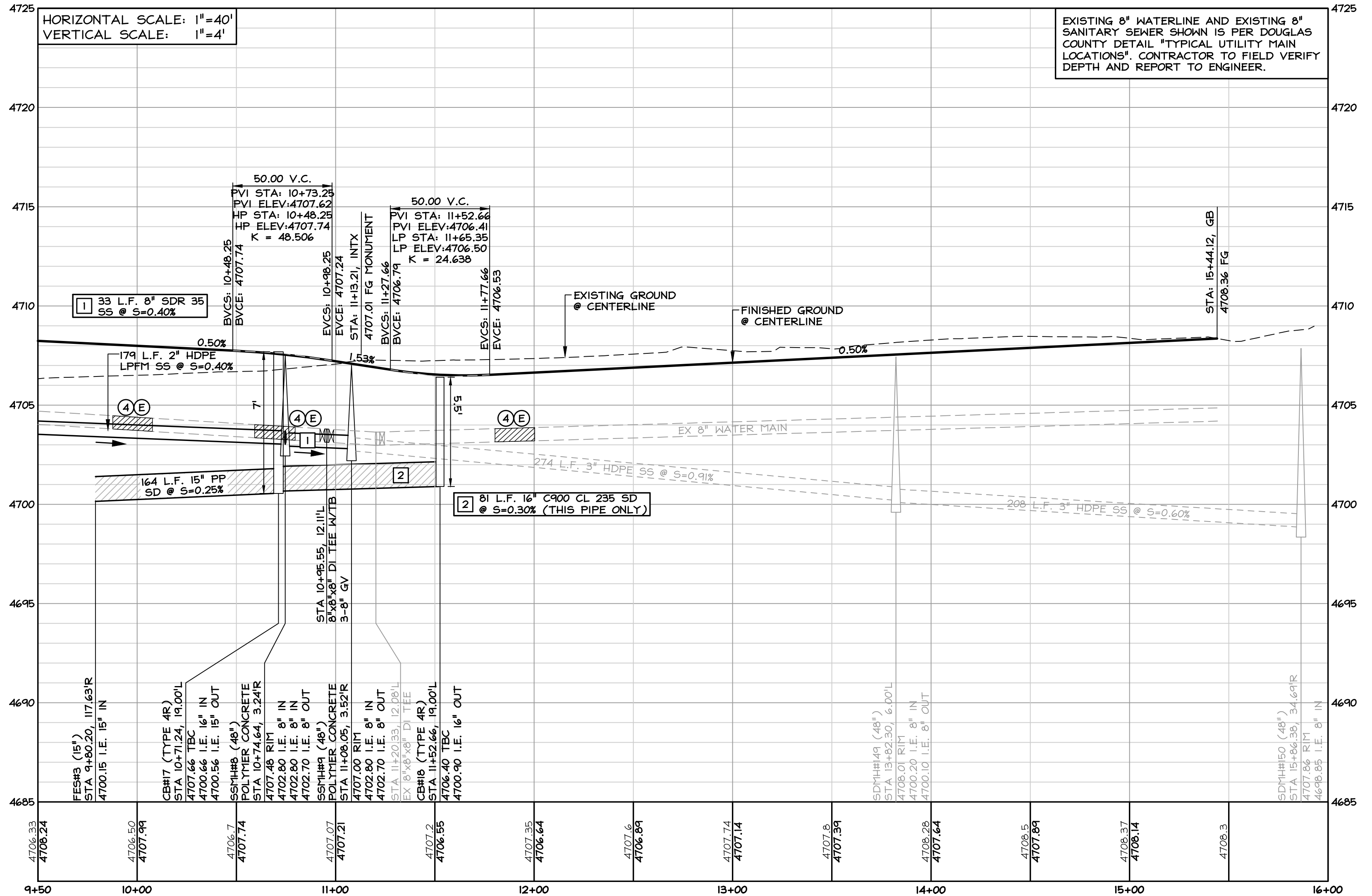
PERMIT SET - 04.02.2026

T:\client_files\640-041-PROFILES.dwg 3/31/2026 10:51:22 PM James Turner

- (A) REMOVE AND REPLAC EX SSMH. CONTRACTOR TO MAINTAIN CONTINUOUS SERVICE DURING MANHOLE REPLACEMENT WITH FORMAL BYPASS PLAN SUBMITTED TO AND APPROVED BY DOUGLAS COUNTY.
- (B) CBH17 4707.70, I.E. 4704.20 15" OUT 123 LF 15" HDPE @ S=0.25%
- (C) FES#3 I.E. 4700.15 15" OUT W/ CLASS 150 RIPRAP 1.25" DEEP OVER 10 OZ. NON-WOVEN GEOTEXTILE CLASS 150 RIP RAP
- (D) CONNECT TO EX 8" C900 WATER LINE WITH 8"x8"x8" DI TEE, 3-8" FLG x 11J GV. PER DETAIL B10 ON C26. COORDINATE WATER SHUTOFF WITH DOUGLAS COUNTY. WATER LINE MUST BE COMPLETELY INSTALLED, FLUSHED AND DISINFECTED PRIOR TO PERMANENT CONNECTION BEING MADE TO ACTIVE DISTRIBUTION SYSTEM.
- (E) AREA OF SPECIAL CONSTRUCTION, STORM DRAIN PIPE CROSSING WATER MAIN MUST BE AN HDPE PIPE PER ASTM D3212 SUCH AS ADS SANITITE HDPE PIPE OR APPROVED EQUIVALENT. EXPOSED WATER LINE JOINTS AT THESE LOCATIONS SHALL BE RESTRAINED.
- (F) DRIVEWAY PER DETAIL A08-A ON SHEET C27.



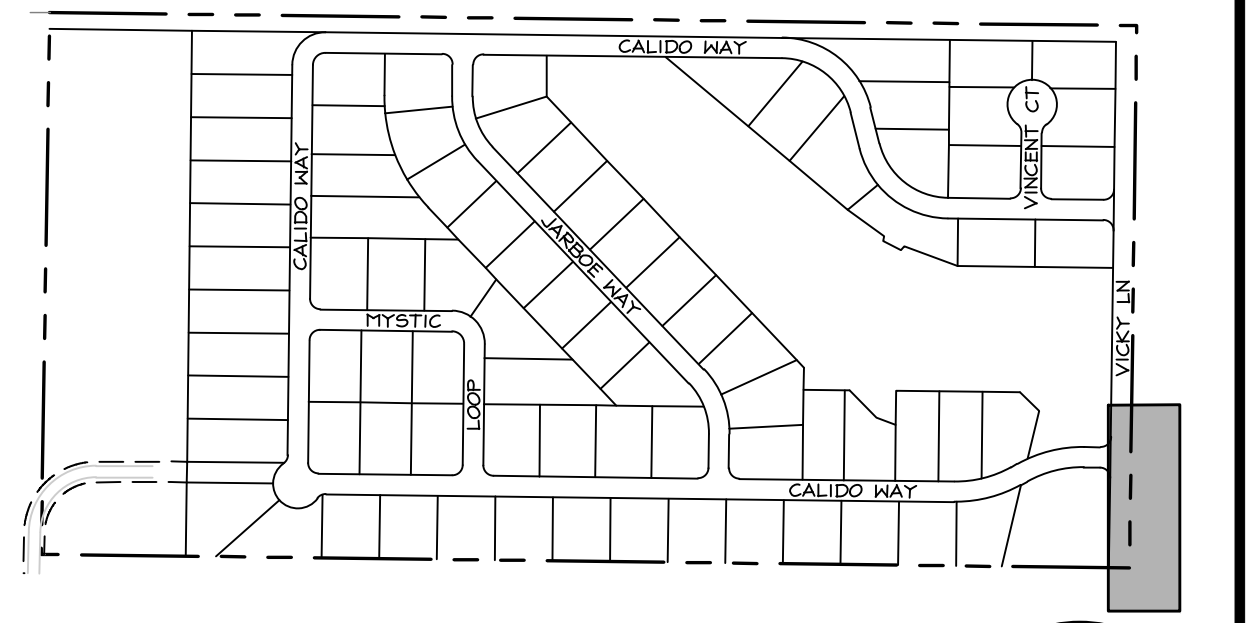
VICKY LANE
STA 9+50 TO 16+00



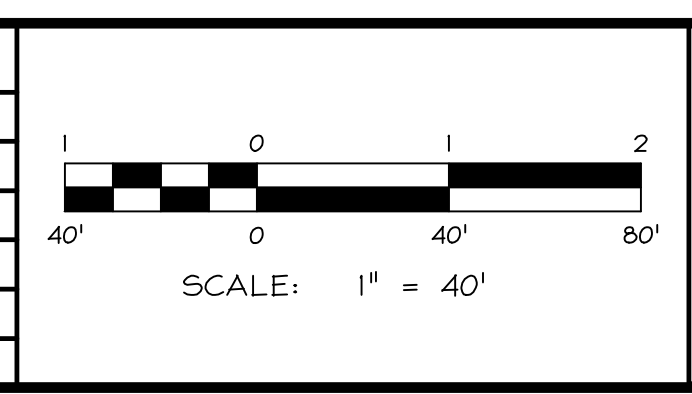
- GENERAL NOTES:**
- STORM DRAIN AND SEWER PIPE LENGTHS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
 - WATER MAINS AND TRENCH SHALL BE CONSTRUCTED PER DETAIL B01 ON C25.
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 - SEWER MAINS AND TRENCH SHALL BE CONSTRUCTED PER DETAIL C01 ON C27.
 - ALL STORM DRAIN MANHOLES SHALL BE PER DETAIL D03 & D04 ON C26. HDPE CONNECTION TO STORM DRAIN MANHOLE SHALL BE JENSEN PRECAST Z-LOCK PIPE CONNECTOR OR APPROVED EQUAL.
 - ALL STORM DRAIN PIPE SHALL BE ADS SANITITE PIPE OR AN APPROVED EQUIVALENT WITH JOINTS THAT COMPLY WITH ASTM D3212.
 - ALL WATER VALVES SHALL BE INSTALLED PER DETAIL B10 ON C25.
 - THRUST BLOCKS SHALL BE INSTALLED ON ALL TEES, HORIZONTAL AND VERTICAL BENDS PER DETAIL B12 ON C25.
 - EXISTING UTILITIES ARE CALCULATED FROM ASBUILT DATA. PRIOR TO EXCAVATION THE CONTRACTOR SHALL POTHOLE TO VERIFY EXACT LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY CONFLICTS BEFORE PROCEEDING.
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- CONSTRUCTION NOTES:**
- VALVE PER DETAIL B10 AND VALVE BOX PER DETAIL B11 ON C25.
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 - 3/4" SINGLE WATER METER PIT PER DETAIL B04 ON C30 WITH SERVICE SADDLE PER DETAIL B06 ON C30 & BACKFLOW PREVENTION ASSEMBLY PER DETAIL B17 ON C30.
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 - SSMH MANHOLE PER DETAIL C03 ON SHEET C27 (ARMOROCK POLYMER CONCRETE OR APPROVED EQUAL WHERE INDICATED).
 - TERMINATE 1.5" STUB WITH LOW PRESSURE SEWER SYSTEM PRIVATE LATERAL DETAIL W-501, W-502 & W-503 ON C24.
 - LOW PRESSURE SEWER SYSTEM TERMINAL FLUSHING ASSEMBLY PER DETAIL W-505A ON C24.
 - LOW PRESSURE SEWER SYSTEM IN-LINE FLUSHING ASSEMBLY & ISOLATION VALVE PER DETAIL W-505B ON C24.
 - SEWER LATERAL PER DETAILS C06, C07 & C08 ON C33.
 - INSTALL 3/4" POTABLE WATER ARV PER DETAIL B15 ON C26.
 - FLARED END SECTION PER DETAIL ON C27. INSTALL CLASS 150 RIPRAP 1.25" DEEP OVER 10 OZ. NON-WOVEN GEOTEXTILE
 - INSTALL PRV PER DETAIL ON C33.
 - CATCH BASIN - TYPE 4R DUAL PER DETAIL ON C33. INSTALL ULTRA-URBAN FILTER DI BY AB TECH INDUSTRIES (OR APPROVED EQUAL) WATER TREATMENT FILTER. INSTALL PER MANUFACTURERS RECOMMENDATION. INSTALL CLASS 150 RIPRAP 1.25" DEEP OVER 10 OZ. NON-WOVEN GEOTEXTILE
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NOT ALL CONSTRUCTION NOTES LISTED MAY BE APPLICABLE TO THIS SHEET.

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NO.	DATE	REVISION BLOCK	BY

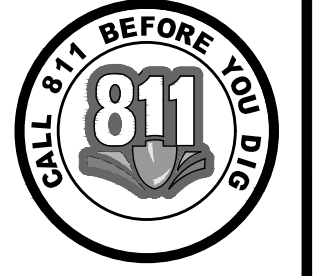


WILSON ENGINEERS
HARRIS WILSON ENGINEERS, CO., INC.
MINDEN 1633 Eisenhower Ave. P.O. Box 2229 Minden, NV 89423
RENO 4960 DOWRIE Diamond Pkwy, Unit 1B Reno, NV 89501
TEL: 775-782-2322 FAX: 775-782-7084

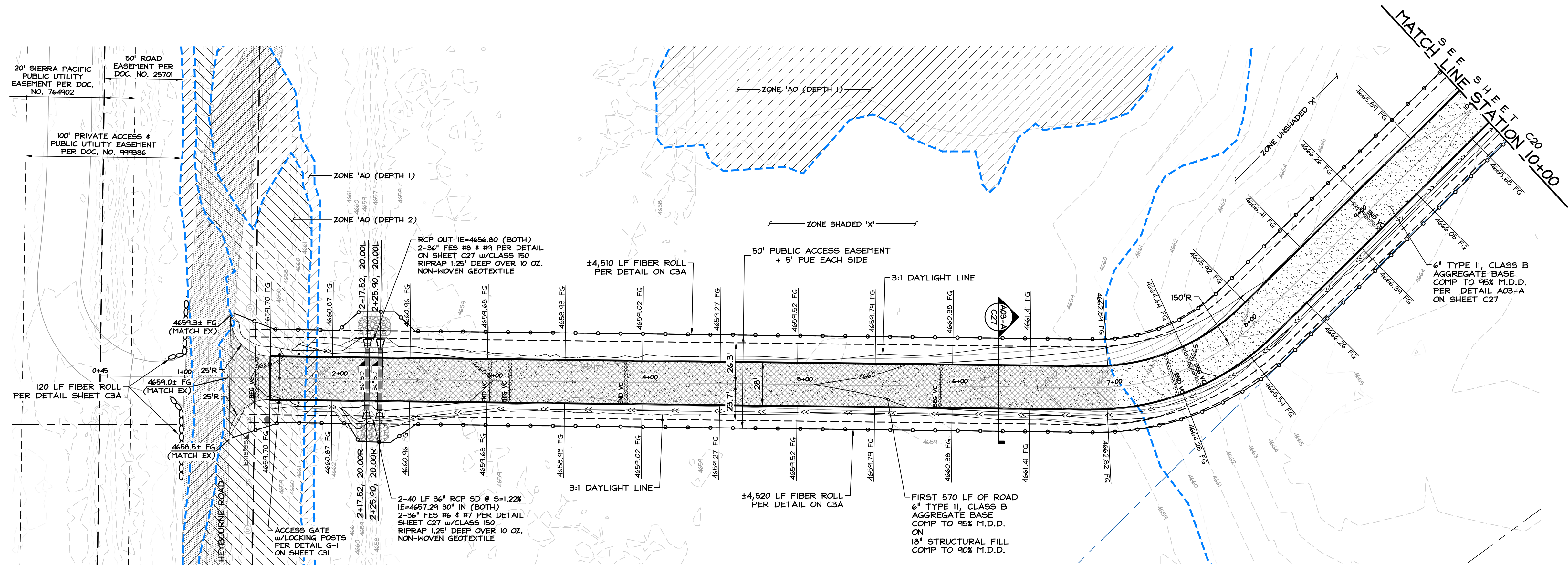
WARM SPRINGS
WARM SPRINGS ESTATES, LLC

VICKY LN
PLAN & PROFILE
STA 9+50 TO 16+00

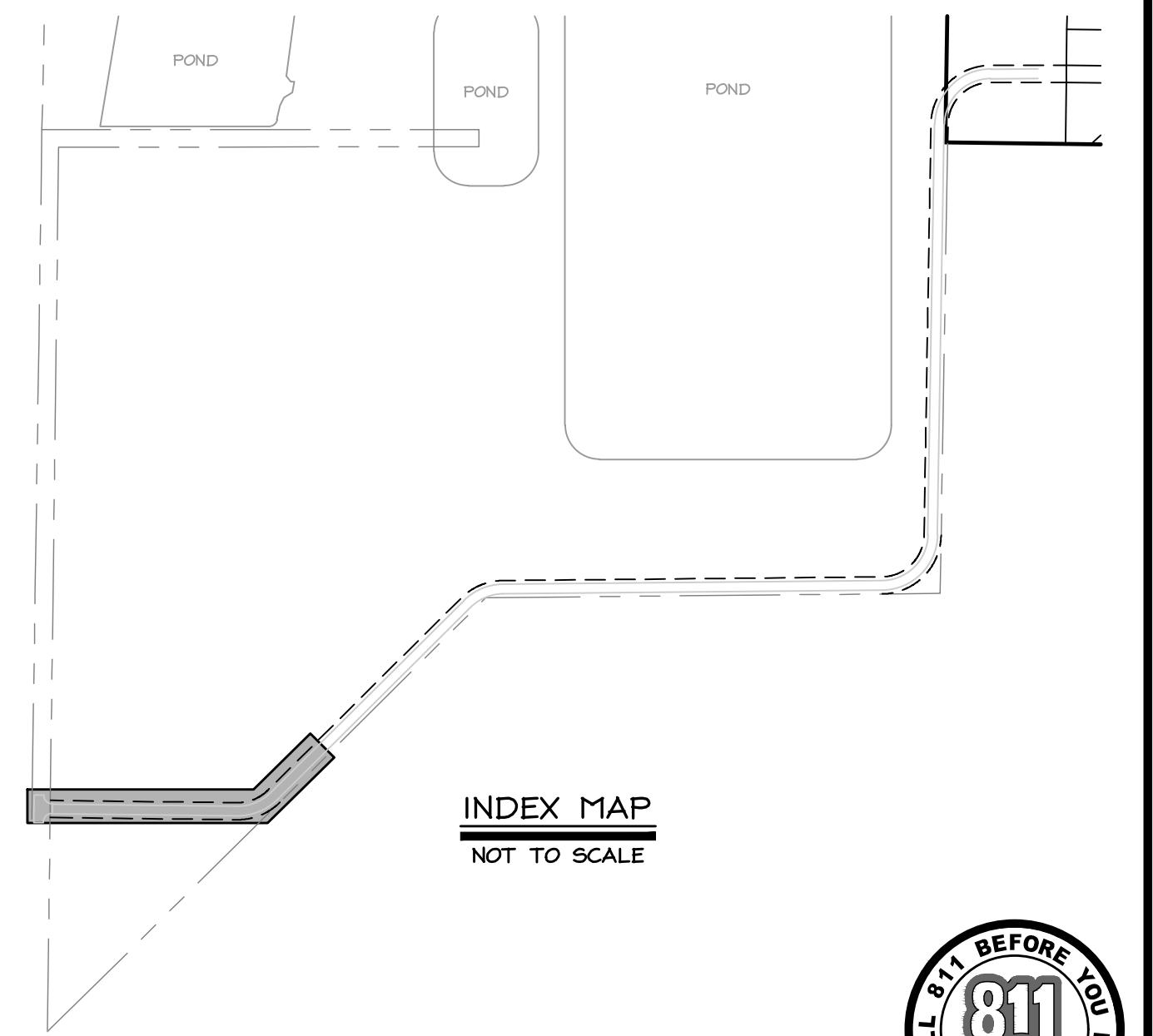
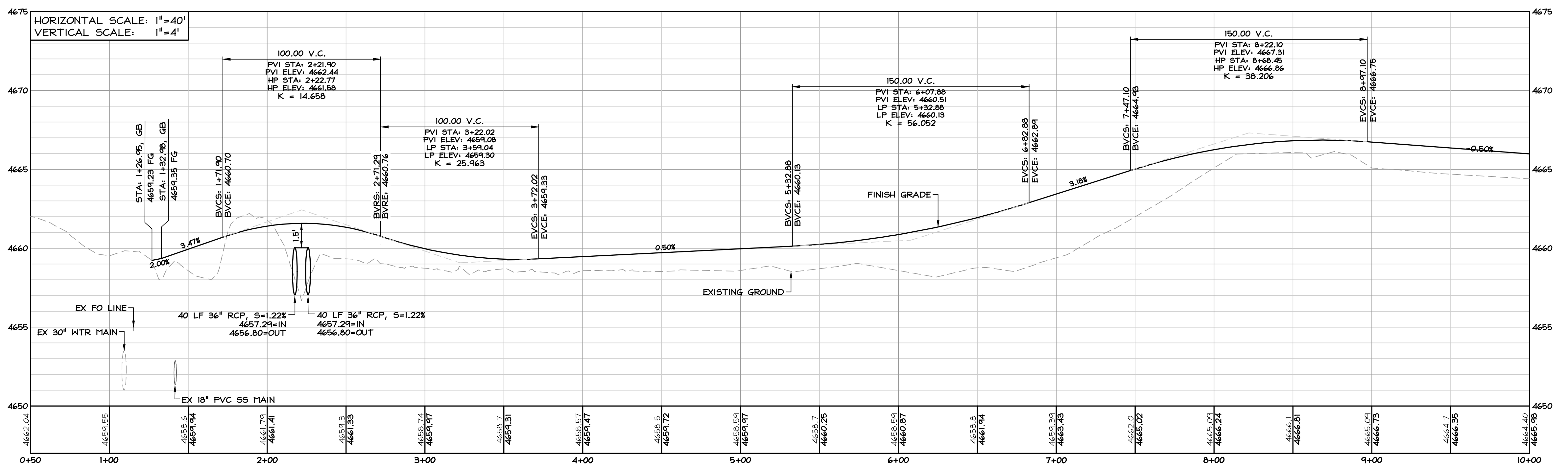
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DATE: 04.02.2026	OF: 40 SHEETS



PERMIT SET - 04.02.2026

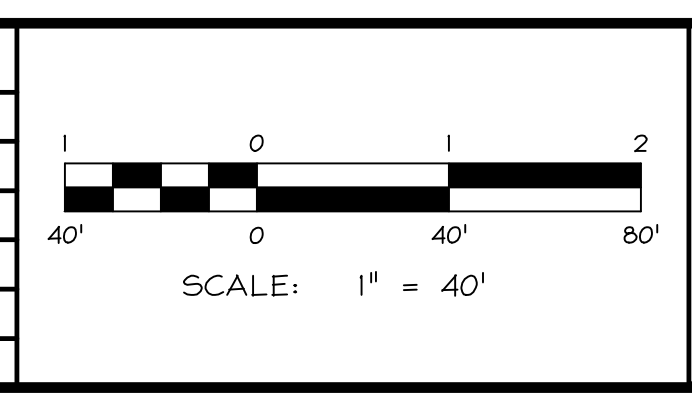


OFFSITE ROAD
STA 0+50 TO 10+00



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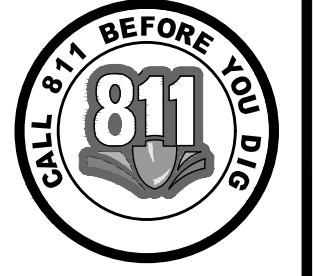


WILSON ENGINEERS
HANK WILSON-ENGINEERS.COM
 MINDEN 1633 Emerald Ave. 9060 DORRIS
 P.O. Box 2224 8070 DORRIS
 Minden, NV 89423 Reno, NV 89501
 P 775.782.2322 P 775.782.2322
 F 775.782.7084 F 775.782.7084

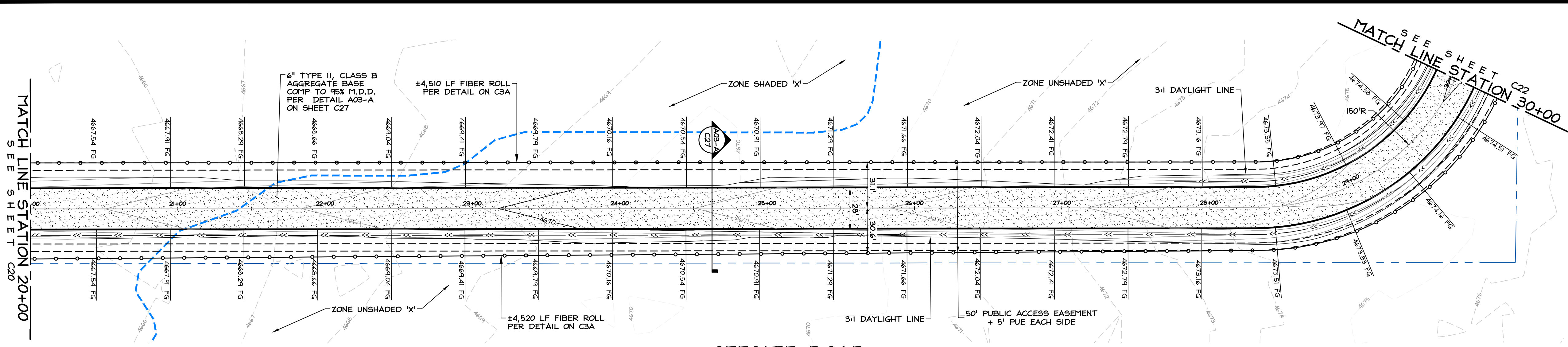
WARM SPRINGS
 WARM SPRINGS ESTATES, LLC

OFFSITE ROAD
PLAN & PROFILE
 STA 0+50 TO 10+00

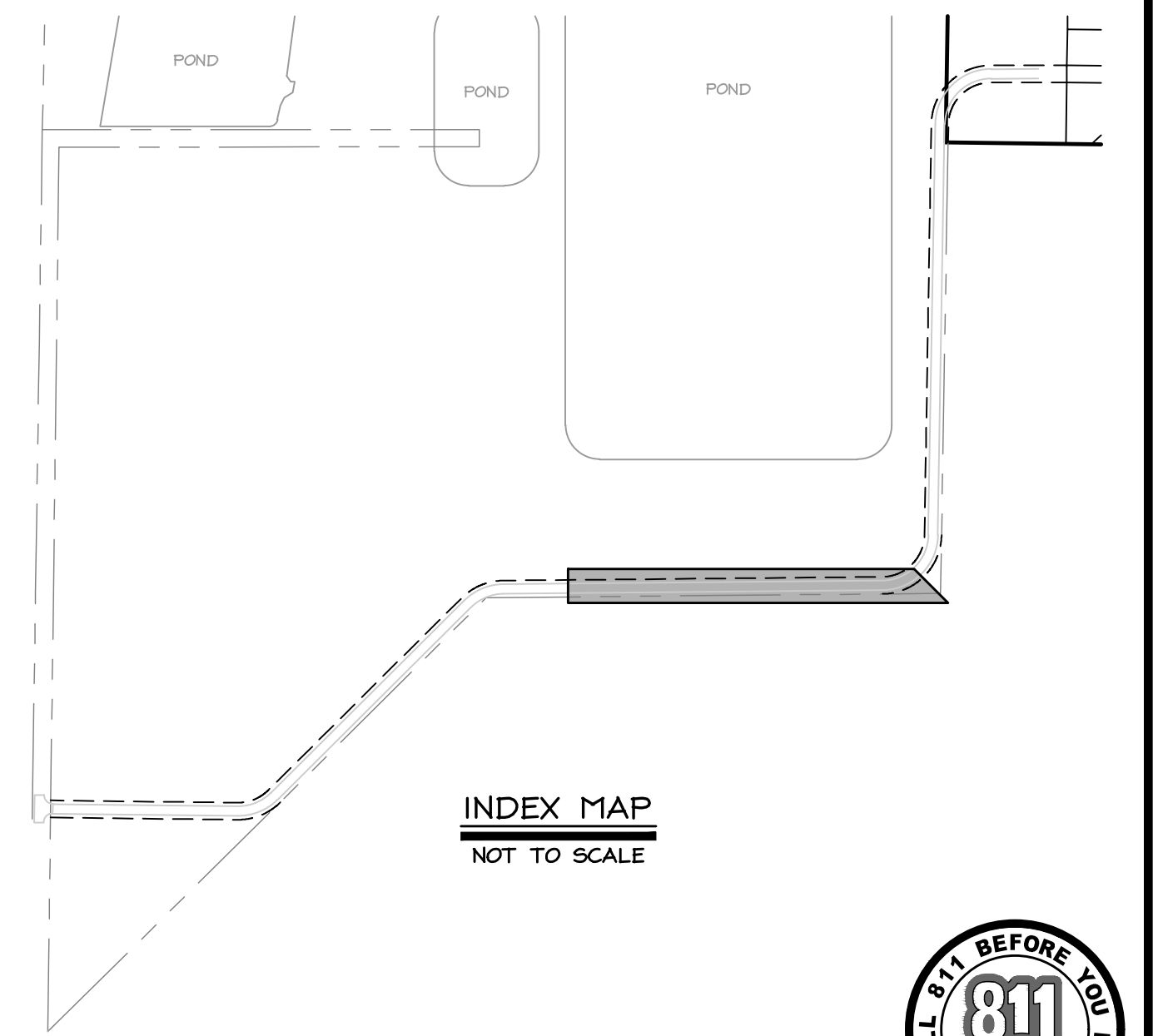
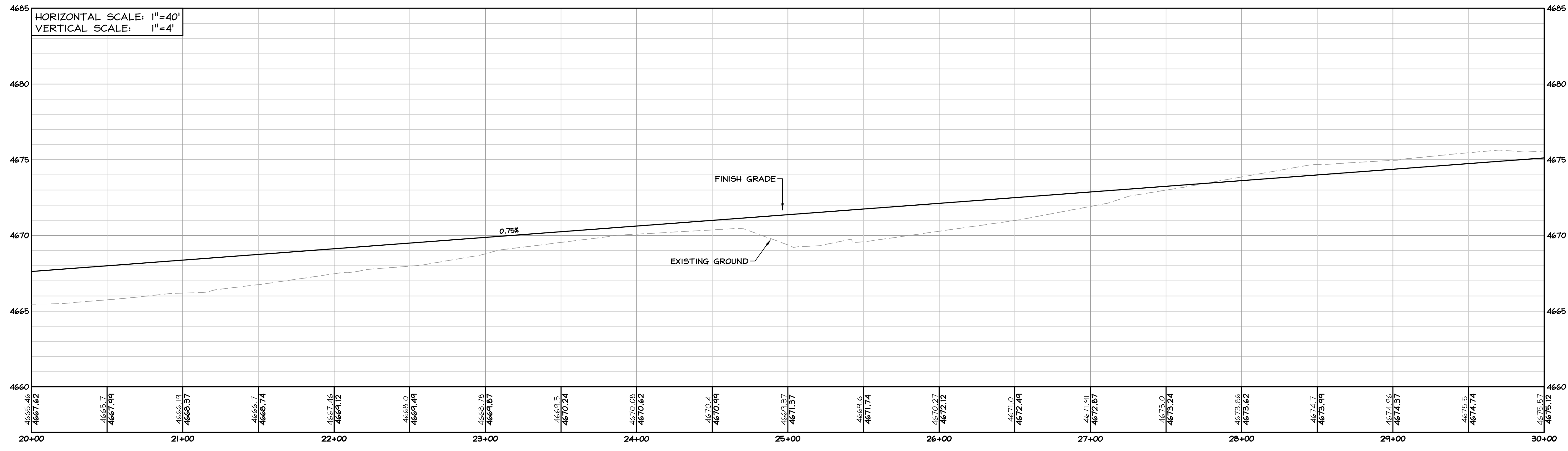
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DATE: 04.02.2026	OF: 40 SHEETS



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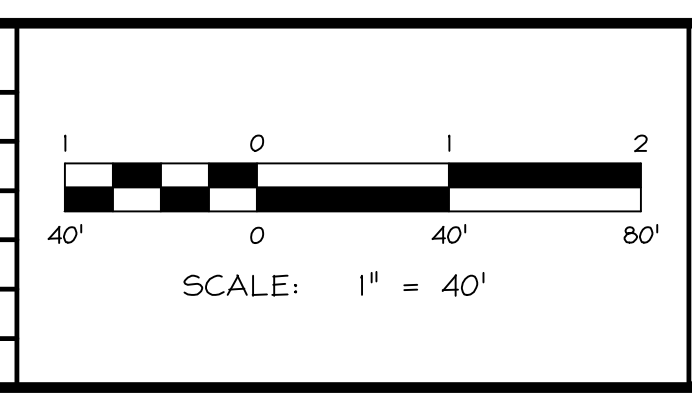


OFFSITE ROAD
STA 20+00 TO 30+00



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NO.	DATE	REVISION BLOCK	BY



WILSON ENGINEERS
MINDEN HARRISON ENGINEERS, CORP.
1603 Emerald Ave. P.O. Box 2224 Minden, NV 89423
9060 Dornier Diamond Pkwy, Unit 1B Reno, NV 89501
p 775.782.2322 f 775.782.7084

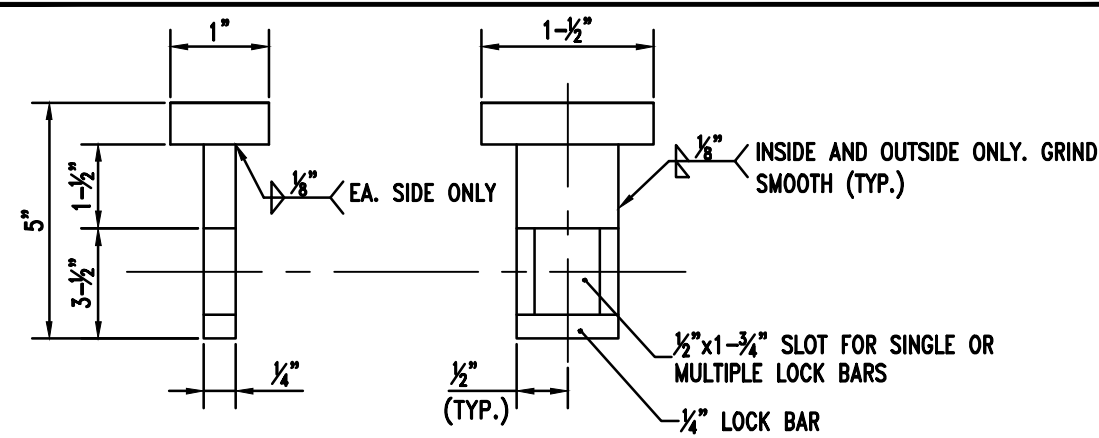
WARM SPRINGS
WARM SPRINGS ESTATES, LLC

OFFSITE ROAD
PLAN & PROFILE
STA 20+00 TO 30+00

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ENGINEER: RTS	DRAWING: SEE PLOT STAMP
SCALE: 1"=40'	SHEET: C21
DATE: 04.02.2026	OF: 40 SHEETS



PERMIT SET - 04.02.2026



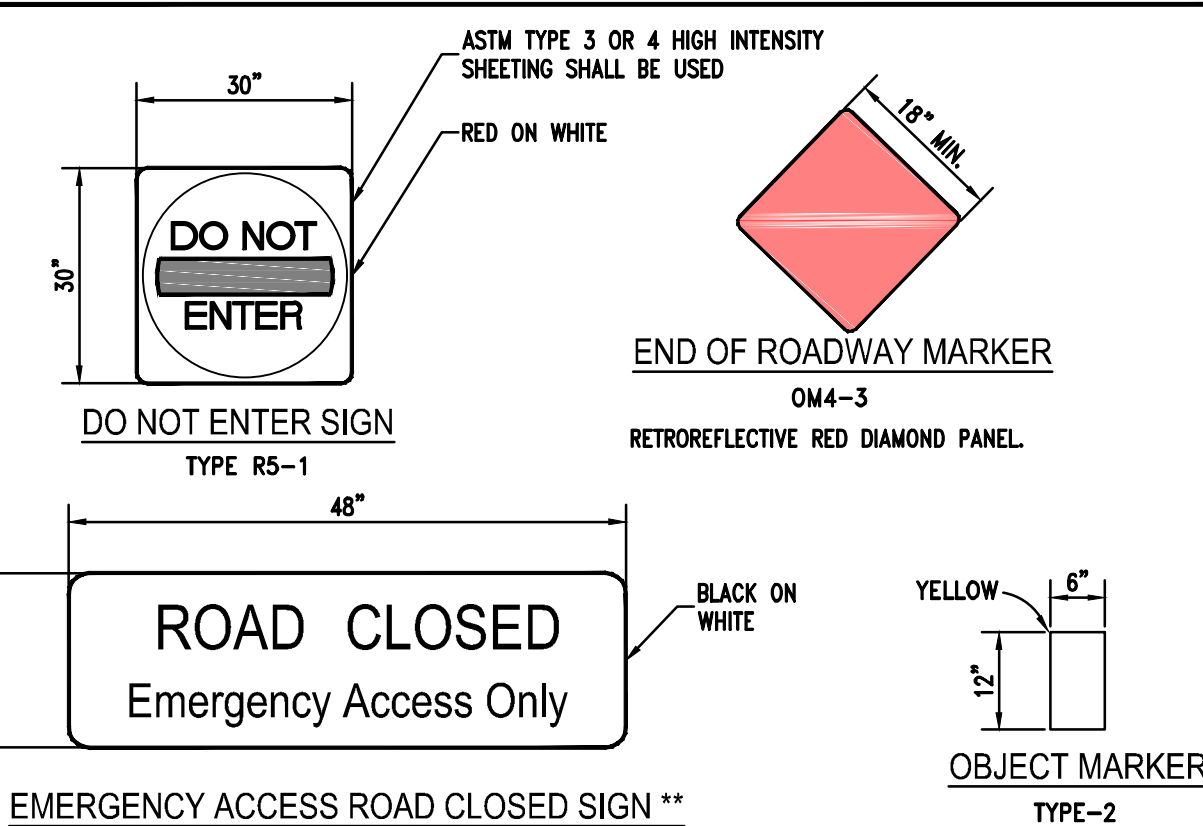
NOTES: (APPLY TO STD. DETAIL DWG. NOS. G-1, G-2 AND G-3)

- ALL HOLES DRILLED THROUGH TO BE 7/16" DIAMETER. HOLES TYPICALLY DRILLED VERTICAL OR HORIZONTAL TO TRAVELED WAY SURFACE.
 - ALL THREADS OF ALL BOLTS USED ARE TO BE PEENED AFTER INSTALLATION/USAGE TO PREVENT BOLT REMOVAL.
 - ALL MEMBERS OF THE GATE ASSEMBLY SHALL BE FABRICATED FROM THE STANDARD STEEL SECTIONS. FABRICATED MEMBERS SHALL RECEIVE ONE SHOP COAT OF ALUMINUM PAINT AFTER FABRICATION. ALUMINUM PAINT SHALL CONFORM TO A.A.S.H.T.O. SPECIFICATION M69-70. HARDWARE SHALL BE CADMIUM PLATED.
- ⚠️ SUBSTITUTE ITEM NO. 11 SIGN FOR ITEM NO. 6 SIGN WHEN ACCESS BY THE FIRE DEPARTMENT IS REQUIRED.

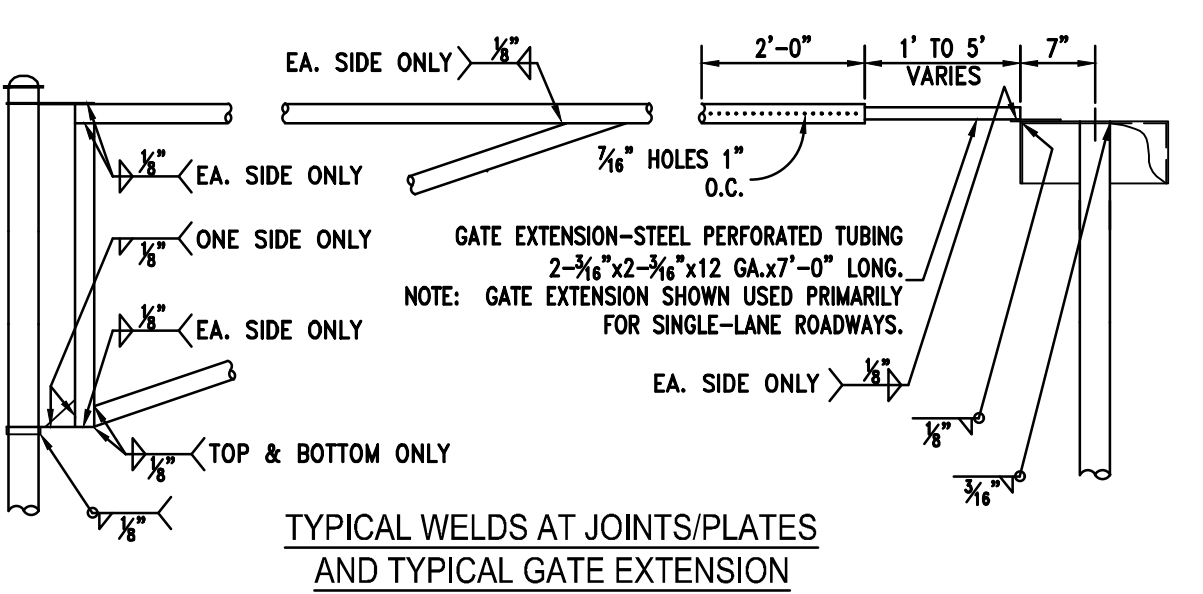
MATERIALS LIST

ITEM NO.	NO. REQ'D	DESCRIPTION
1	1	GATES AND GATE EXTENSIONS
2	1	HINGE POST, WITH PIPE CAPS
3	1	MASTER LOCKING PINS
4	1	LOCKING POST
5	2	OM4-3 END OF ROADWAY MARKER
6	1	18"x30" ROAD CLOSED SIGN ⚠️
7	4	6"x12" TYPE-2 OBJECT MARKERS
8	2	3/8"x3" MACHINE BOLT FOR GATE EXTENSIONS
9	6	3/8"x4" CARRIAGE BOLT WITH 1 CUT AND 1 LOCK WASHER FOR SIGNS ON GATES
10	6	3/8"x6" CARRIAGE BOLT WITH 1 CUT AND 1 LOCK WASHER FOR OBJECT MARKERS
11	1	18"x48" ROAD CLOSED EMERGENCY ACCESS ONLY SIGN ⚠️

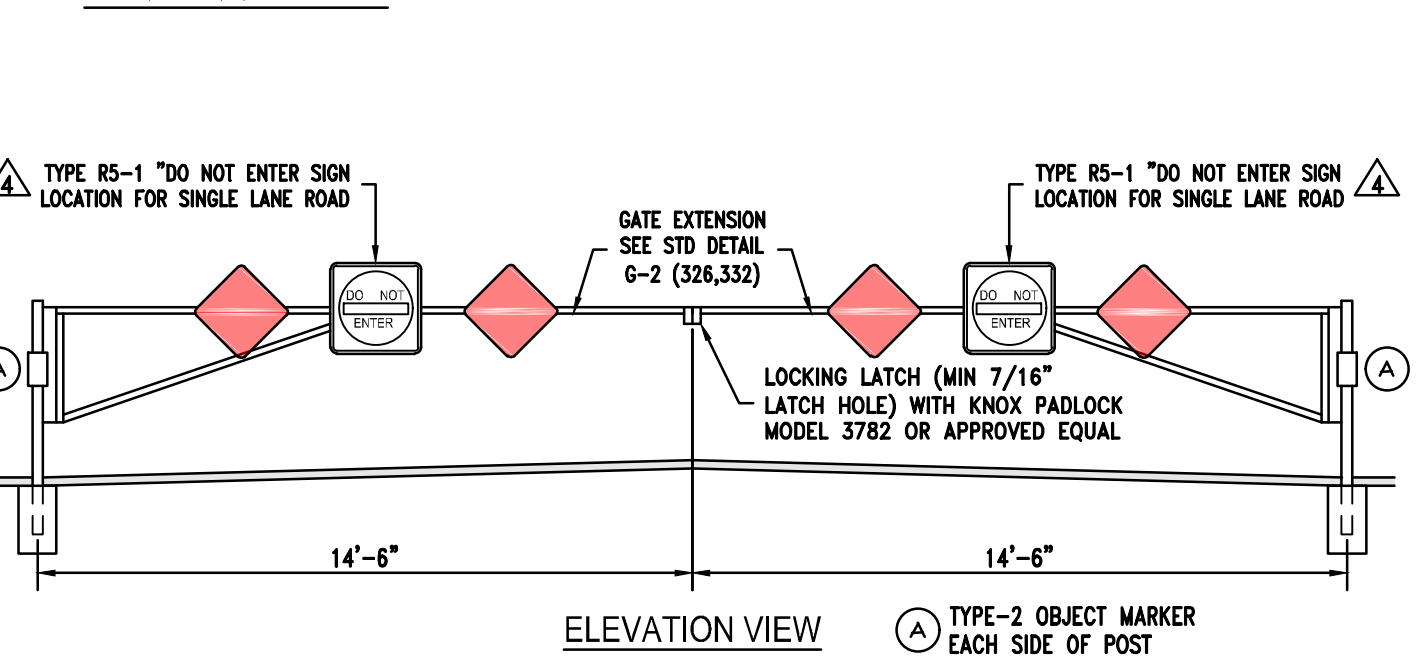
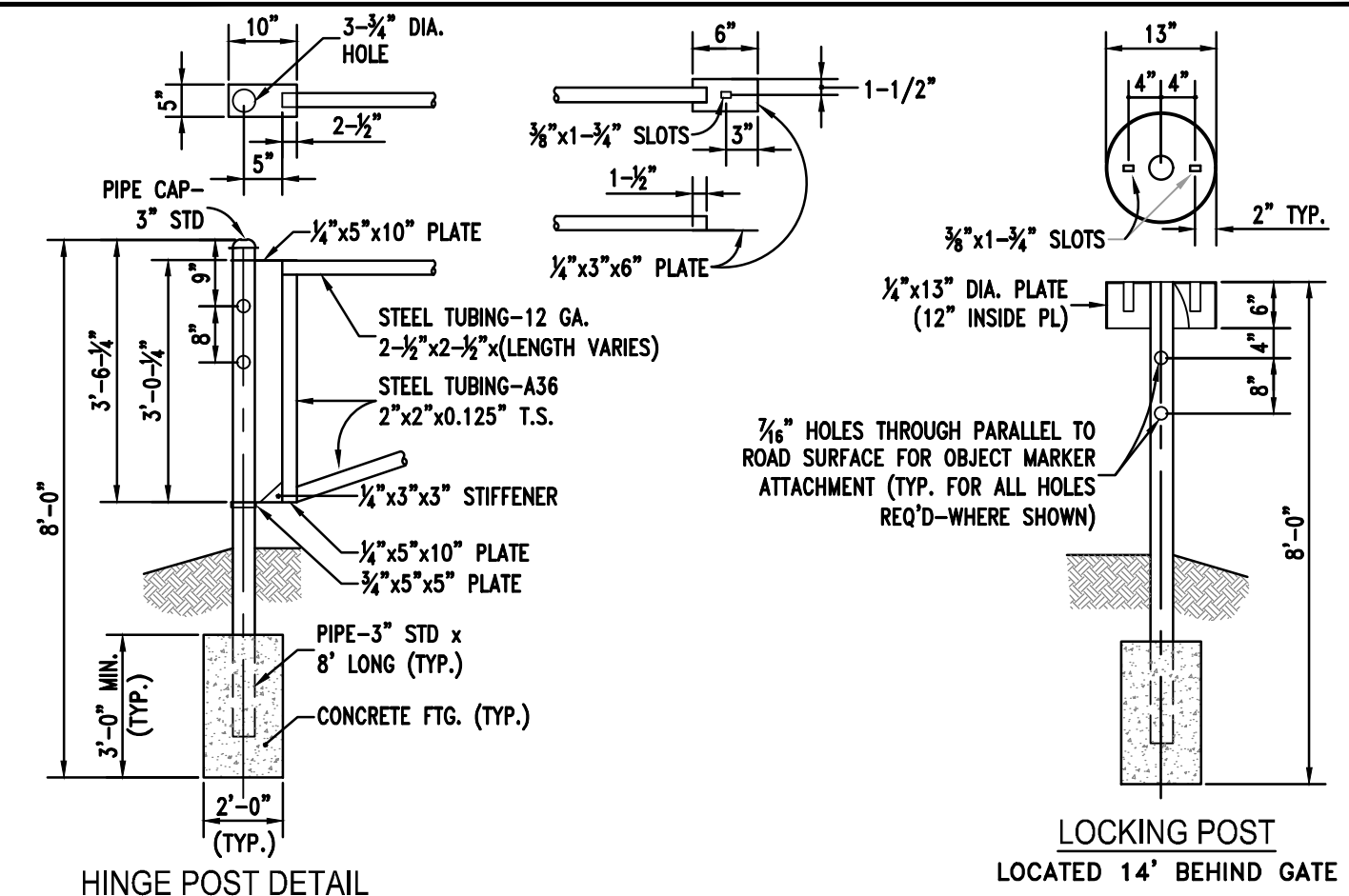
STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION
EMERGENCY ACCESS CONTROL GATE
 DRAWING No. G-3
 APPROVED BY: _____ DATE: _____



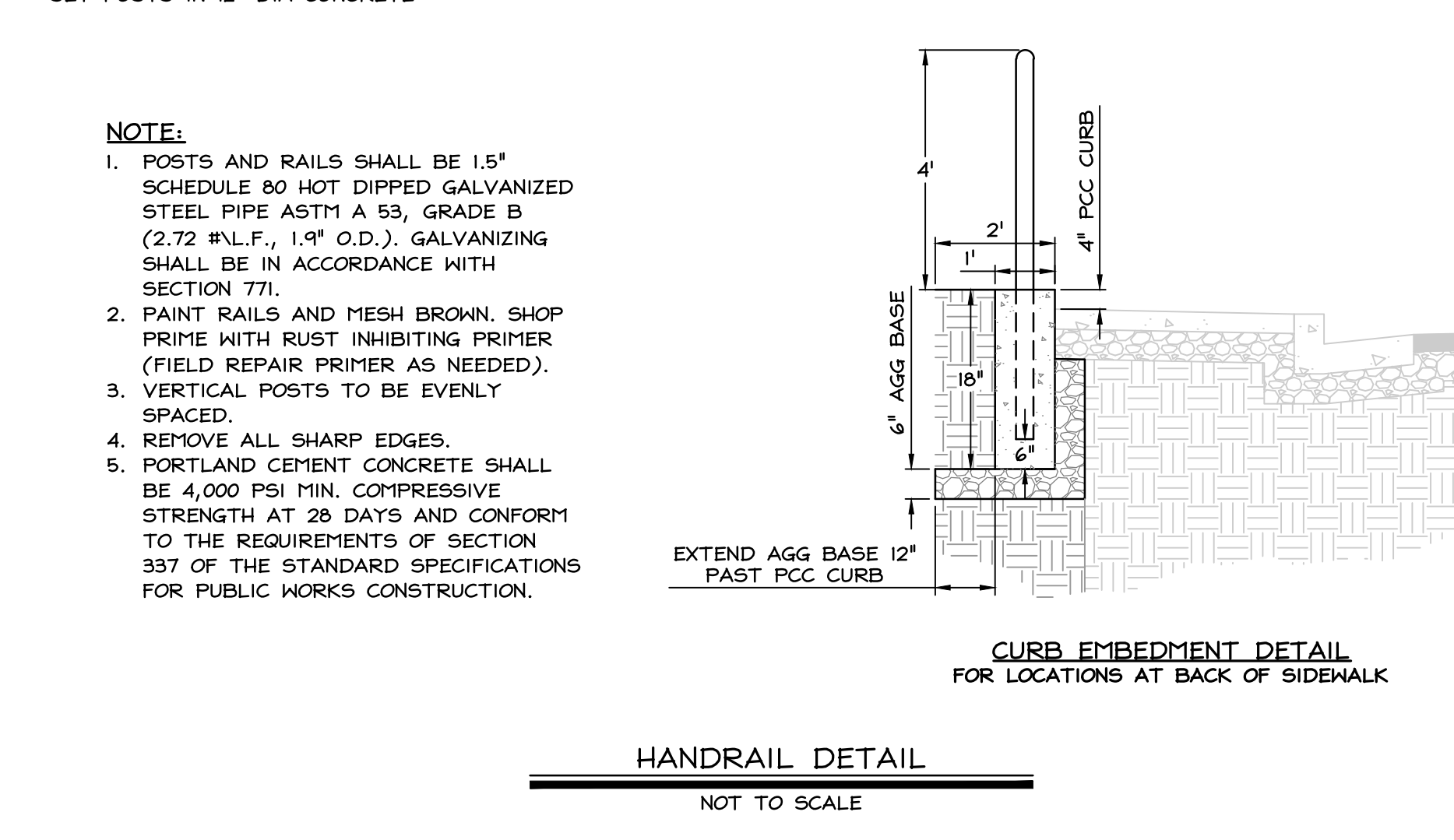
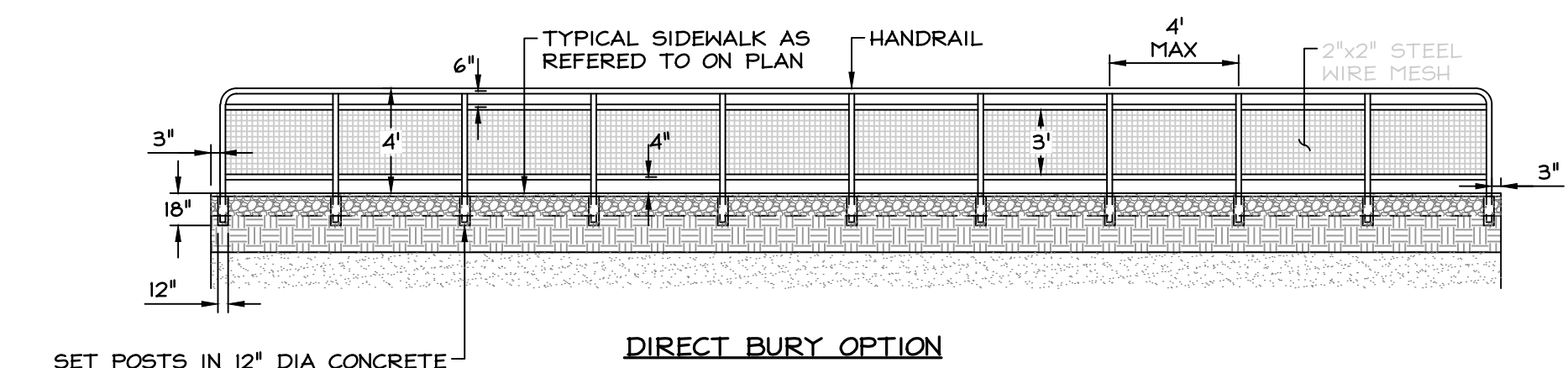
EMERGENCY ACCESS ROAD CLOSED SIGN **
 ** UTILIZE THIS SIGN IN LIEU OF THE "DO NOT ENTER" SIGN WHEN ACCESS BY THE FIRE DEPARTMENT IS REQUIRED.



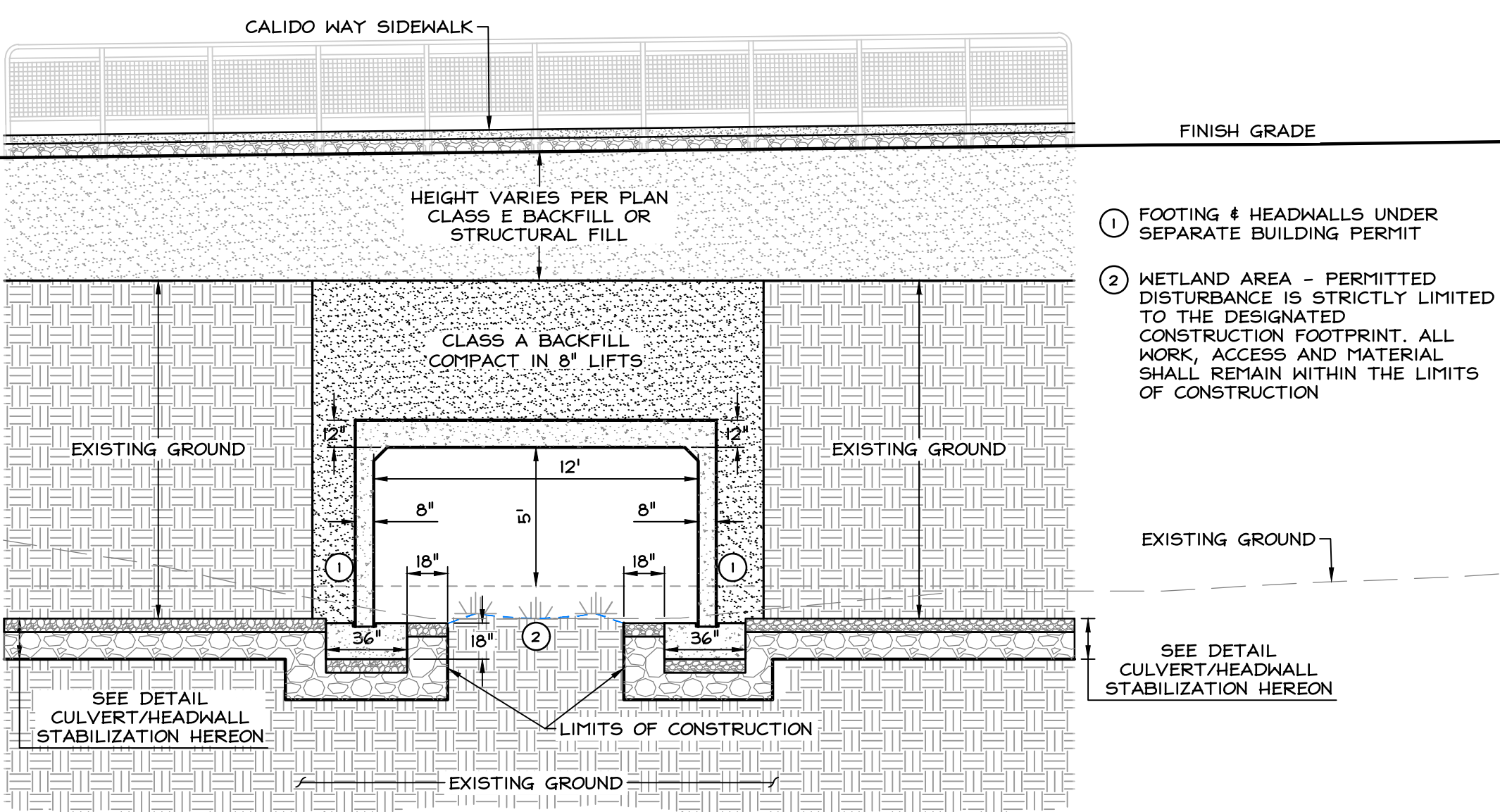
STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION
EMERGENCY ACCESS CONTROL GATE
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 APPROVED BY: _____ DATE: _____



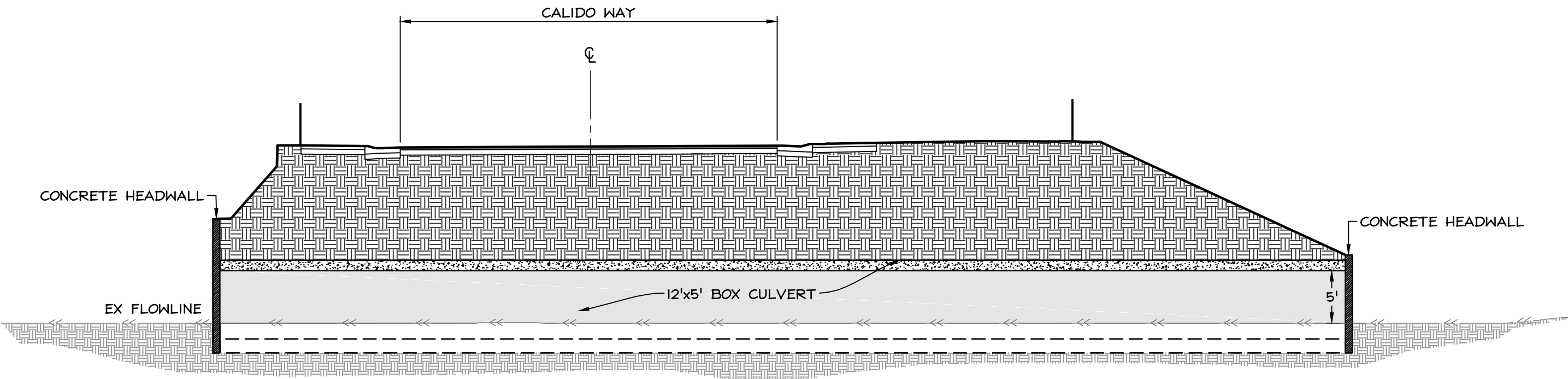
STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION
EMERGENCY ACCESS CONTROL GATE
 DRAWING No. G-1
 APPROVED BY: _____ DATE: _____



STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION
HANDRAIL DETAIL
 NOT TO SCALE



NOTE: FOOTINGS & HEADWALLS UNDER SEPARATE BUILDING PERMIT
12'W x 5'H BOX CULVERT
 NOT TO SCALE



BOX CULVERT LONGITUDINAL SECTION
 NOT TO SCALE

NOTE:
 PLACE GEOTEXTILE IN ACCORDANCE WITH RECOMMENDATIONS BY MANUFACTURER AND SOILS REPORT.
CULVERT FOOTING/HEADWALL STABILIZATION
 NOT TO SCALE

T:\client_files\640-041\CAD\engineering\improvement_plans\640-041-DETAILS.dwg 3/31/2026 3:46:48 PM Mark Johnson

NO.	DATE	REVISION BLOCK	BY

WILSON ENGINEERS
 MINDEN 1603 Emerald Ave. RENO 96204
 P.O. Box 2224 Diamond Pkwy, Unit 1B Reno, NV 89511
 p. 775.782.2322 f. 775.782.7084

WARM SPRINGS
 WARM SPRINGS ESTATES, LLC

DETAILS

DRAWN: JT	JOB: 1640-041
ENGINEER: RTS	DRAWING: SEE PLOT STAMP
SCALE:	SHEET: C31
DATE: 04.02.2026	OF: 40 SHEETS

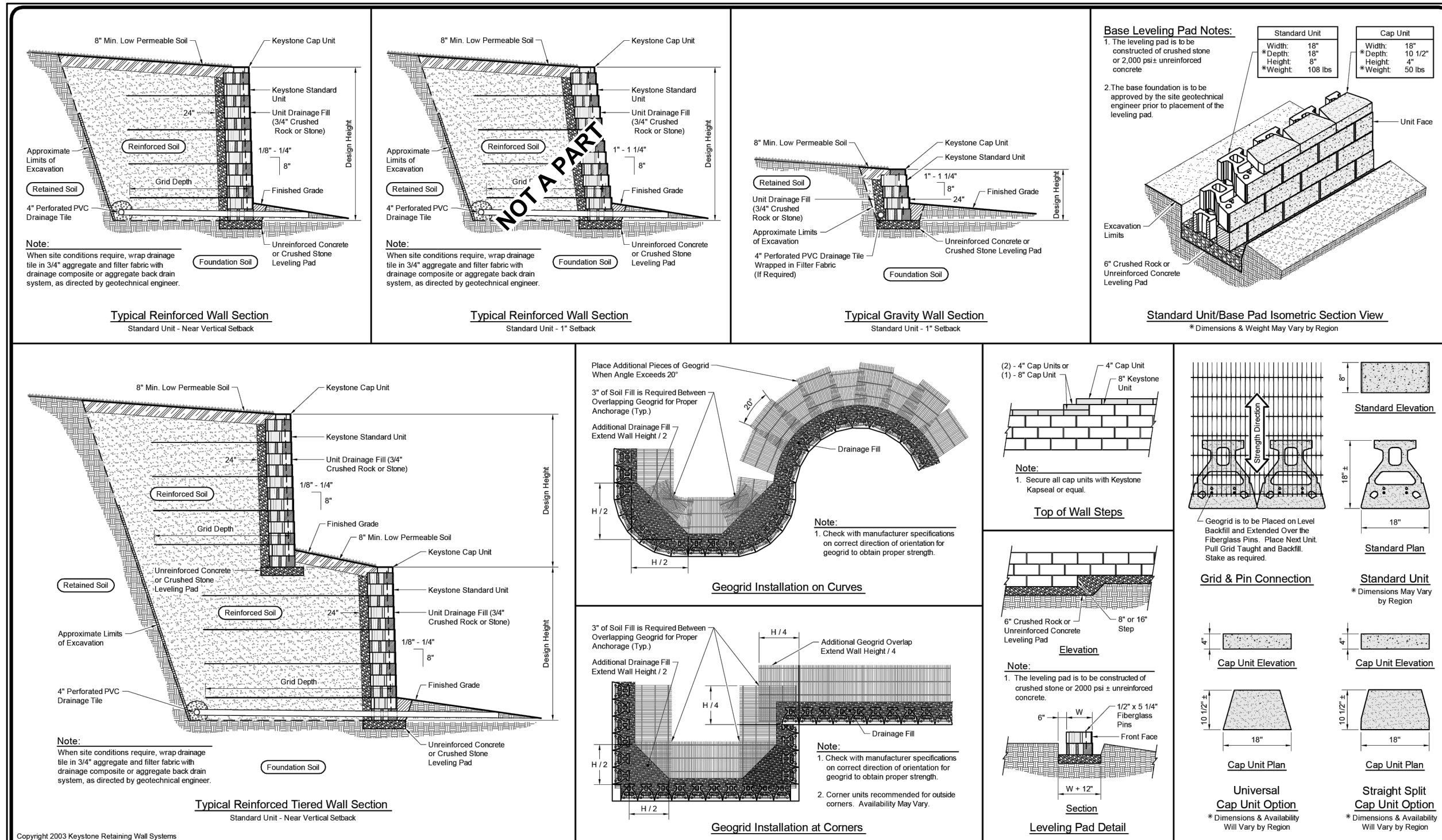
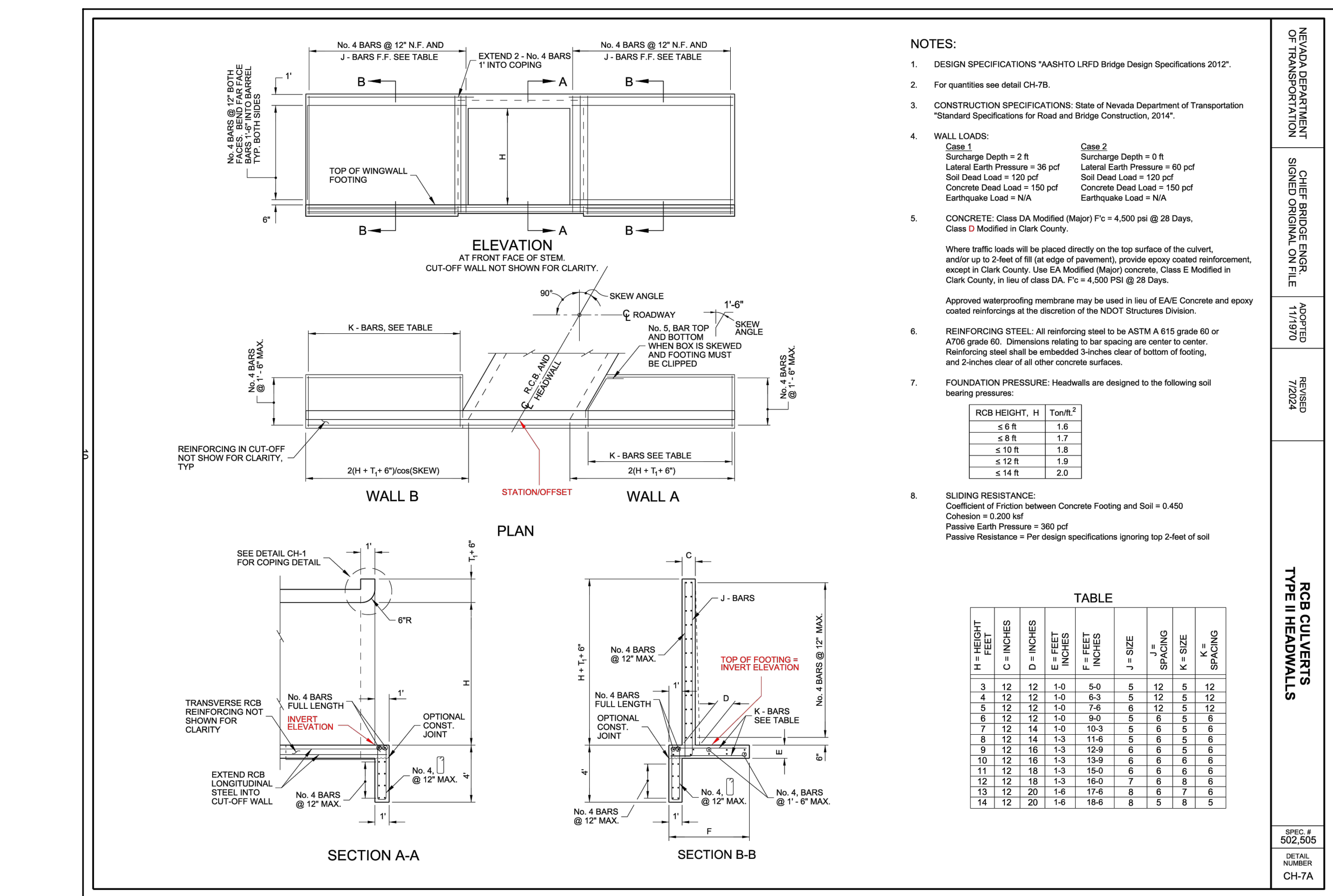
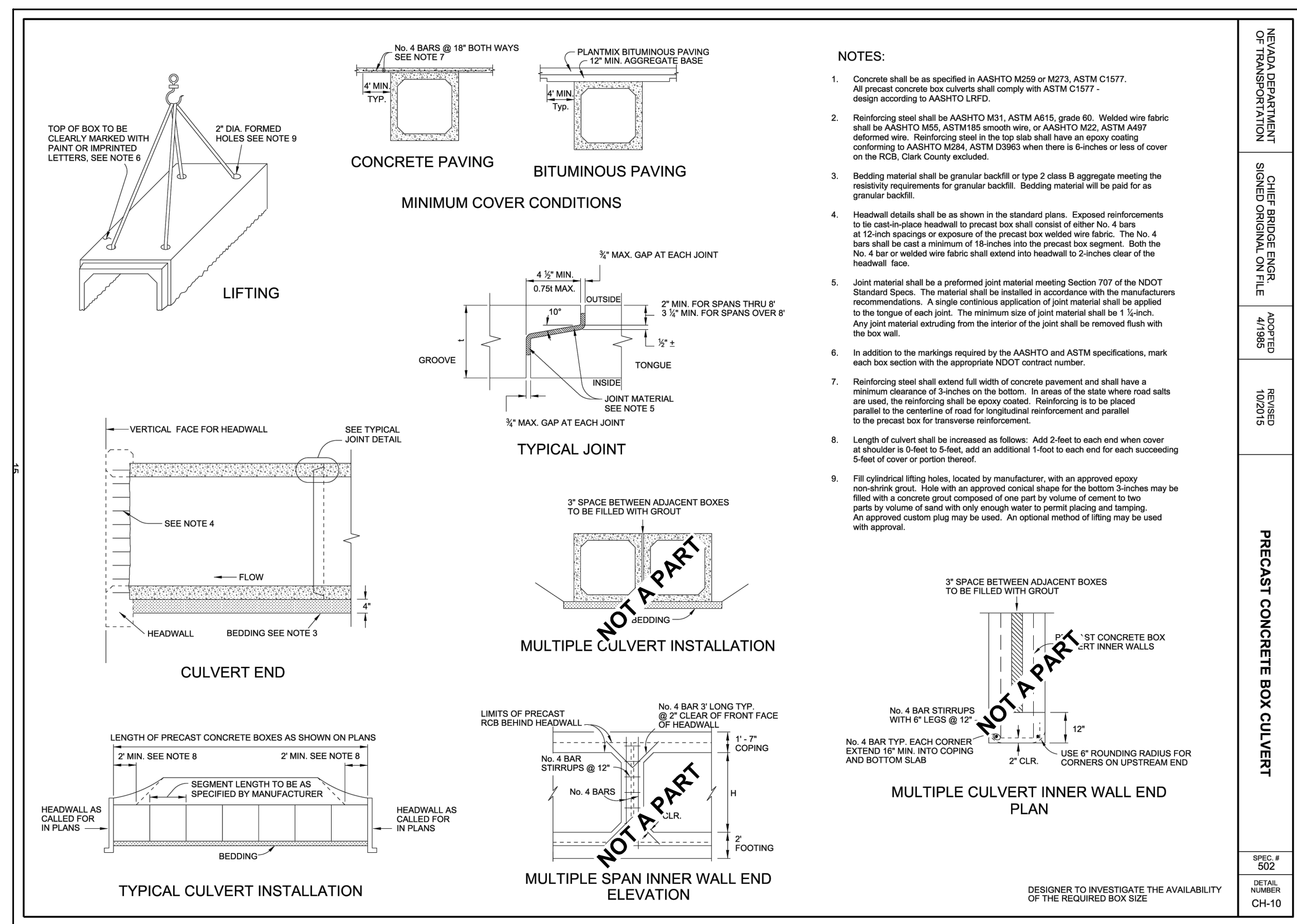


PERMIT SET - 04.02.2026

LINE	BEARING	LENGTH
L1	S00°41'27"W	843.39'
L2	N8°18'33"W	1185.13'
L3	N14°10'48"W	90.87'
L4	N8°18'33"W	151.26'
L5	S00°41'27"W	135.74'
L6	N00°41'27"E	135.74'
L7	N8°18'33"W	164.52'
L8	S00°45'17"W	206.98'
L9	S27°36'51"E	56.82'
L10	S00°45'17"W	137.19'
L11	N00°45'17"E	343.78'
L12	N24°38'14"E	38.29'
L13	N00°45'17"E	31.47'
L14	N23°07'39"W	38.29'
L15	N00°45'17"E	55.67'
L16	S8°10'48"E	77.05'
L17	N6°04'12"E	17.67'
L18	S8°16'29"E	524.92'
L19	S00°43'31"W	83.38'
L20	S43°31'01"E	748.98'
L21	S00°41'27"W	76.87'
L22	N8°18'33"W	727.40'
L23	N14°10'48"W	90.87'
L24	N8°18'33"W	415.77'
L25	N8°18'33"W	285.03'

LINE	BEARING	LENGTH
L26	N00°41'27"E	76.89'
L27	N43°31'01"W	748.98'
L28	N00°43'31"E	83.38'
L29	S8°16'29"E	498.71'
L30	S00°43'31"W	281.46'
L31	N00°41'27"E	307.47'
L32	S00°41'27"W	570.44'
L33	N8°18'33"W	321.96'
L34	N00°43'31"E	295.25'
L35	S8°16'29"E	326.78'
L36	S00°41'27"W	300.06'
L37	S8°16'29"E	1531.24'
L38	N6°04'12"E	17.67'
L39	S8°10'48"E	77.14'
L40	S00°45'17"W	319.54'
L41	S21°10'38"W	58.96'
L42	S23°10'52"E	16.75'
L43	S00°45'17"W	35.27'
L44	S00°45'17"W	92.67'
L45	S00°45'17"W	186.03'
L46	S00°45'17"W	117.10'
L47	S00°45'17"W	789.28'
L48	N8°14'43"W	22.00'
L49	S8°14'43"E	22.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	Δ=157°40'12"	60.00'	165.11'	S115°12'W	117.73'
C2	Δ=075°07'45"	225.00'	295.03'	N51°44'41"W	274.35'
C3	Δ=075°00'00"	175.00'	229.07'	S51°40'48"E	213.07'
C4	Δ=090°00'00"	25.00'	39.27'	N45°41'27"E	35.36'
C5	Δ=053°58'05"	25.00'	23.55'	N26°17'36"W	22.69'
C6	Δ=287°56'10"	60.00'	301.53'	N8°18'33"W	70.59'
C7	Δ=053°58'05"	25.00'	23.55'	S27°40'30"W	22.69'
C8	Δ=090°00'00"	25.00'	39.27'	S44°18'33"E	35.36'
C9	Δ=089°56'04"	26.00'	40.81'	S45°43'22"W	36.75'
C10	Δ=090°03'51"	26.00'	40.87'	N44°16'38"W	36.79'
C11	Δ=090°03'54"	26.00'	40.87'	N45°47'15"E	36.79'
C12	Δ=029°54'53"	325.00'	169.69'	S75°46'38"W	167.76'
C13	Δ=029°54'19"	275.00'	143.54'	N75°46'21"E	141.91'
C14	Δ=090°00'00"	25.00'	39.27'	S44°16'29"E	35.36'
C15	Δ=044°11'08"	225.00'	173.74'	N21°23'45"W	169.45'
C16	Δ=044°11'08"	175.00'	134.96'	S21°25'27"E	131.64'
C17	Δ=090°00'00"	25.00'	39.27'	S45°41'27"W	35.36'
C18	Δ=075°07'45"	175.00'	229.47'	N51°44'41"W	213.38'
C19	Δ=049°39'51"	225.00'	195.03'	S64°20'53"E	186.98'
C20	Δ=090°00'00"	25.00'	39.27'	N44°18'33"W	35.36'
C21	Δ=044°11'08"	225.00'	173.52'	S21°25'27"E	169.25'
C22	Δ=044°14'32"	175.00'	135.13'	N21°23'45"W	131.80'
C23	Δ=090°00'00"	25.00'	39.27'	N45°43'31"E	35.36'
C24	Δ=090°00'00"	25.00'	39.27'	S44°16'29"E	35.36'
C25	Δ=195°07'15"	60.00'	204.33'	N44°27'37"W	116.96'
C26	Δ=090°00'00"	25.00'	39.27'	S44°18'33"E	35.36'
C27	Δ=090°00'00"	30.00'	47.12'	S45°41'27"W	42.43'
C28	Δ=090°00'00"	25.00'	39.27'	S45°41'27"W	35.36'
C29	Δ=090°02'04"	30.00'	47.14'	N44°17'31"W	42.44'
C30	Δ=090°00'00"	25.00'	39.27'	N45°43'31"E	35.36'
C31	Δ=089°57'56"	25.00'	39.25'	S44°17'31"E	35.34'
C32	Δ=053°58'13"	25.00'	23.40'	N27°30'34"E	22.56'
C33	Δ=042°39'25"	60.00'	44.67'	S20°26'23"E	43.65'
C34	Δ=053°58'05"	25.00'	23.55'	S63°44'28"W	22.69'
C35	Δ=028°46'03"	325.00'	163.18'	N75°12'13"E	161.47'
C36	Δ=029°54'26"	275.00'	143.54'	S75°46'25"W	141.92'
C37	Δ=089°54'25"	26.00'	40.80'	N44°11'55"W	36.74'
C38	Δ=090°00'00"	10.00'	15.71'	S45°45'17"W	14.14'
C39	Δ=090°00'00"	10.00'	15.71'	S44°14'43"E	14.14'
C40	Δ=090°00'00"	10.00'	15.71'	S45°45'17"W	14.14'
C41	Δ=090°00'00"	10.00'	15.71'	S44°14'43"E	14.14'
C42	Δ=090°03'54"	28.00'	44.01'	S45°47'15"W	39.62'
C43	Δ=089°56'06"	28.00'	43.95'	S44°12'45"E	39.58'
C44	Δ=090°00'00"	10.00'	15.71'	S45°45'17"W	14.14'
C45	Δ=090°00'00"	10.00'	15.71'	S44°14'43"E	14.14'
C46	Δ=090°00'00"	28.00'	43.98'	S45°45'17"W	39.60'
C47	Δ=068°49'52"	28.00'	33.59'	S54°52'46"E	31.61'
C48	Δ=067°40'12"	25.00'	29.53'	N33°08'39"W	27.84'
C49	Δ=052°42'41"	25.00'	23.00'	N64°20'06"E	22.20'
C50	Δ=052°22'29"	25.00'	22.85'	S26°54'46"W	22.07'



SINGLE BOX
DOUBLE BOX
TRIPLE BOX

SPAN (ft)	0 SKEW			15 SKEW			30 SKEW			45 SKEW		
	CONC.	REINF.	QTY.	CONC.	REINF.	QTY.	CONC.	REINF.	QTY.	CONC.	REINF.	QTY.
3	9.35	1015.1	9.50	1919.8	10.10	1077.3	11.44	1211.3	10.78	1192.0	11.75	1271.9
4	12.99	1372.9	13.15	1377.3	13.92	1427.9	15.87	1619.4	14.44	1529.4	14.66	1564.7
5	17.29	1901.8	17.47	1897.4	18.41	2016.7	20.64	2254.8	18.78	2073.4	18.99	2097.7
6	22.94	2488.2	23.14	2498.1	24.34	2595.5	27.19	2970.2	24.49	2598.3	24.74	2614.0
7	29.86	3196.3	30.12	3205.5	31.39	3282.2	33.27	3451.7	31.23	3247.8	31.46	3267.2
8	37.93	4015.1	38.19	4024.3	39.53	4101.3	41.94	4368.2	39.54	4124.5	39.77	4140.0
9	47.14	4946.9	47.40	4956.1	48.81	5033.1	52.24	5380.2	49.54	5036.5	49.77	5052.0
10	57.50	5992.8	57.76	5999.9	59.24	6076.9	63.61	6504.2	60.14	6060.5	60.37	6076.0
11	69.01	7154.9	69.27	7164.1	70.81	7250.1	75.61	7760.2	71.84	7216.5	72.07	7232.0
12	81.68	8434.2	81.94	8443.4	83.51	8538.4	89.34	9140.2	84.97	8596.5	85.20	8612.0
13	95.51	9834.7	95.77	9843.9	97.38	9938.9	104.34	10550.2	99.54	9906.5	99.77	9922.0
14	110.50	11358.4	110.76	11367.6	112.41	11462.6	118.54	12084.2	113.34	11540.5	113.57	11556.0

NOTES:
 1. Quantities shown are cubic yards of concrete and pounds of steel for one type I Header.
 2. For quantities with more than three walls, quantities may be determined by adding the quantities shown for the triple box and double box concrete retaining walls for each additional wall.

WILSON ENGINEERS
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 F: 775.782.7084

KEYSTONE
 A BUSINESS COMPANY
 1635 Silverado Ave., Reno, NV 89501
 P.O. Box 2224, Reno, NV 89501
 P: 775.782.2322
 F: 775.782.7084

Standard Unit 18 - Straight Face Details
 Keyston Retaining Wall Systems
 Typical Wall Details

NO.	DATE	REVISION	BLOCK	BY

WARM SPRINGS WARM SPRINGS ESTATES, LLC

WILSON ENGINEERS
 A BUSINESS COMPANY
 1635 Silverado Ave., Reno, NV 89501
 P.O. Box 2224, Reno, NV 89501
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 P: 775.782.2322
 F: 775.782.7084

WARM SPRINGS WARM SPRINGS ESTATES, LLC

DRAWN:	JOB:

PERMIT SET - 04.02.2026

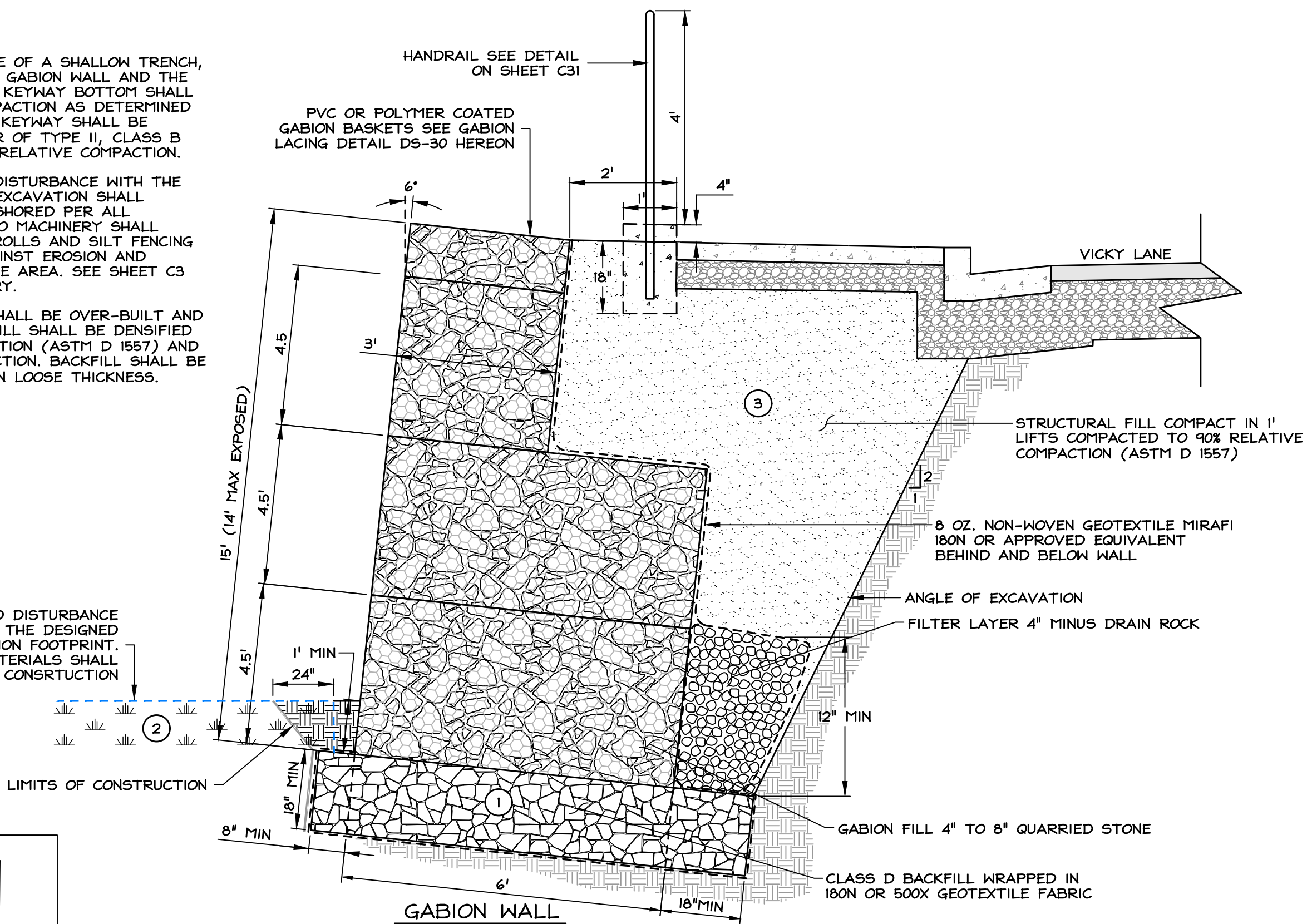
CONSTRUCTION NOTES:

KEYWAY EXCAVATION SHALL COMPRISE OF A SHALLOW TRENCH, EXTENDING THE FULL LENGTH OF THE GABION WALL AND THE FULL WIDTH OF THE GABION BASKET. KEYWAY BOTTOM SHALL BE DENSIFIED TO 90% RELATIVE COMPACTION AS DETERMINED BY ASTM TEST METHOD D 1557. THE KEYWAY SHALL BE BACKFILLED WITH A MINIMUM 1" LAYER OF TYPE II, CLASS B AGGREGATE BASE DENSIFIED TO 95% RELATIVE COMPACTION.

CARE MUST BE TAKEN TO PREVENT DISTURBANCE WITH THE WETLANDS BOUNDARY. THE KEYWAY EXCAVATION SHALL CONSIST OF A VERTICAL FACE, AND SHORED PER ALL APPLICABLE SAFETY REGULATIONS. NO MACHINERY SHALL ENTER THE WETLANDS AREA. FIBER ROLLS AND SILT FENCING SHALL BE UTILIZED TO PROTECT AGAINST EROSION AND POLLUTED WATER FROM ENTERING THE AREA. SEE SHEET C3 FOR DELINEATED WETLANDS BOUNDARY.

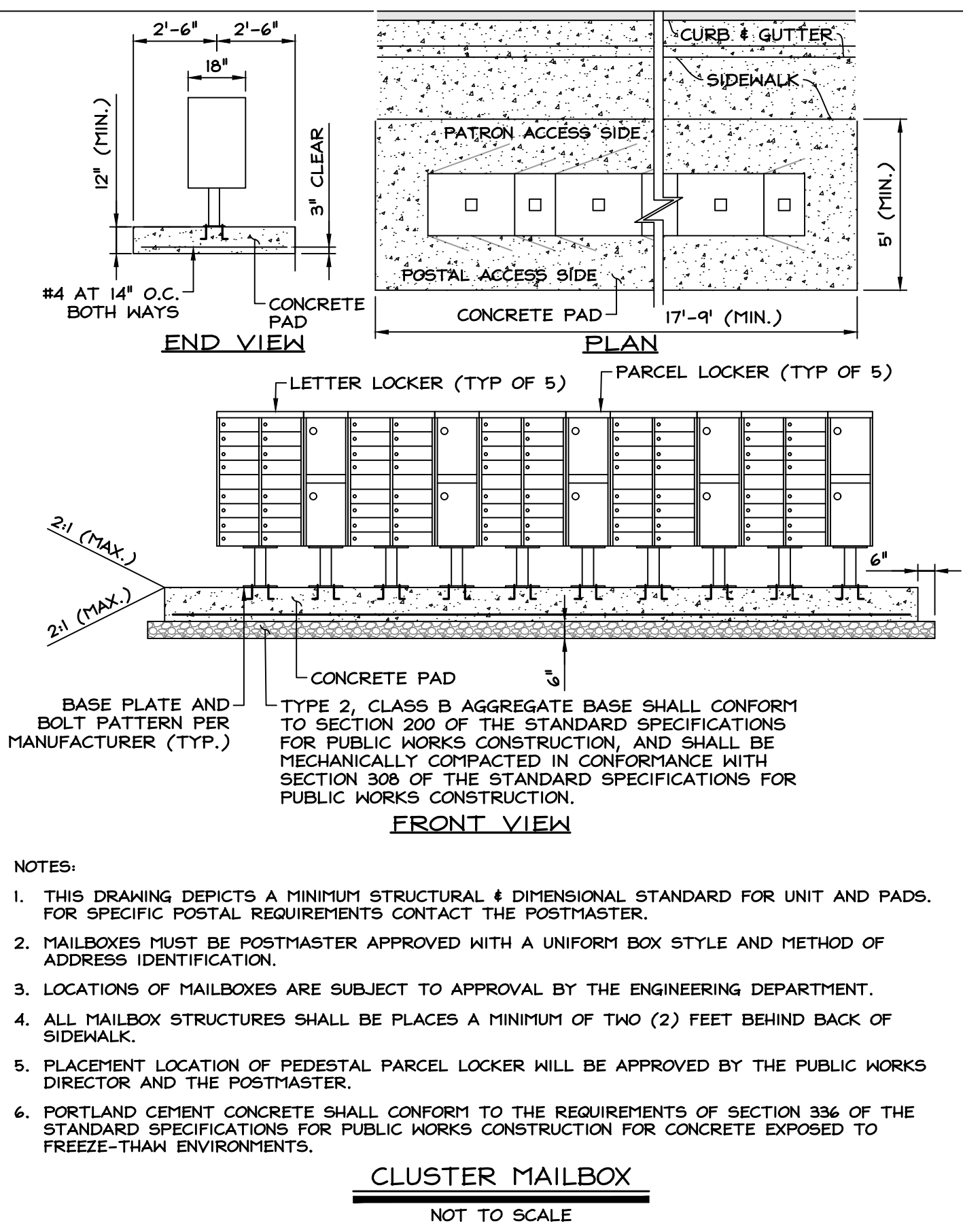
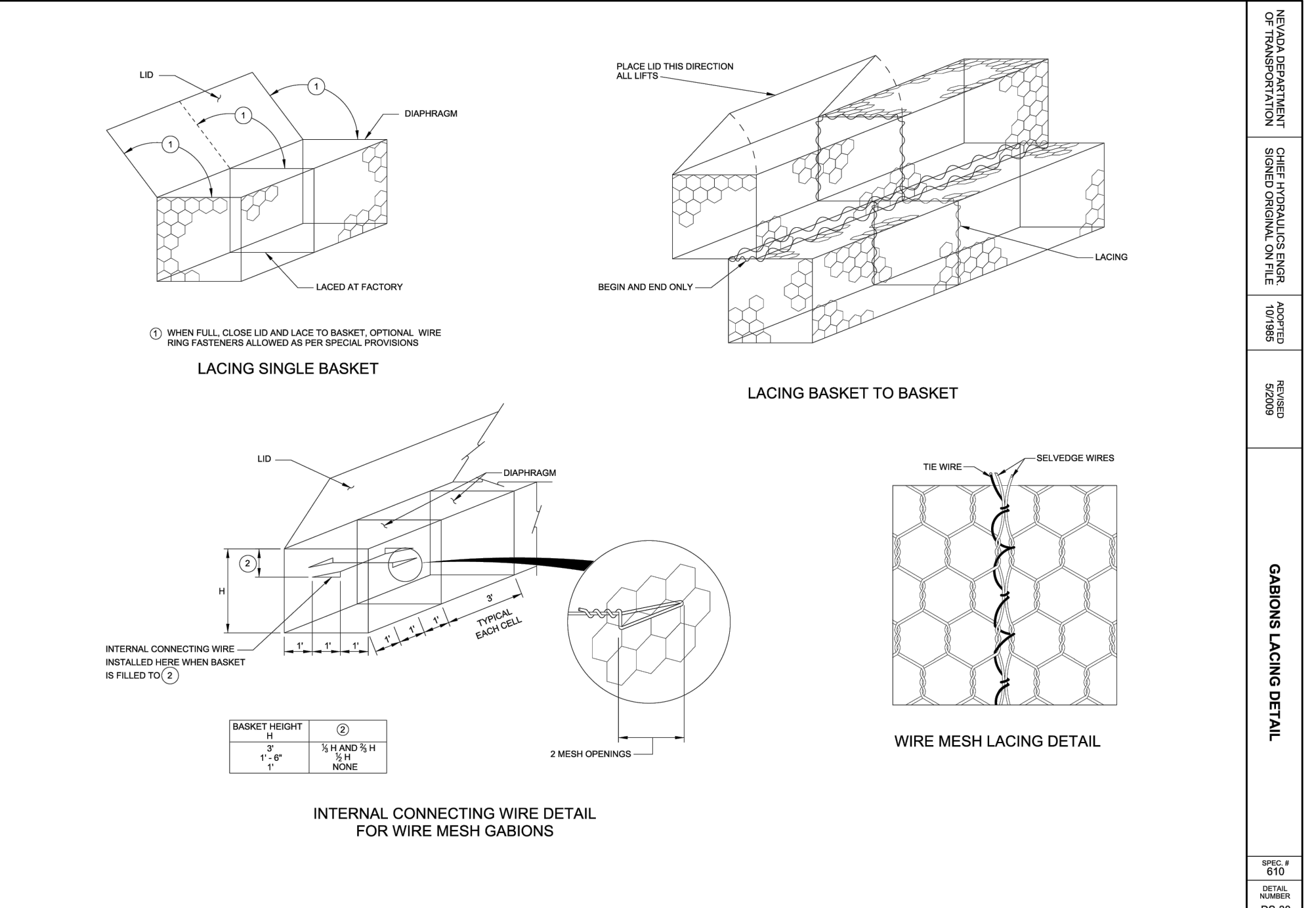
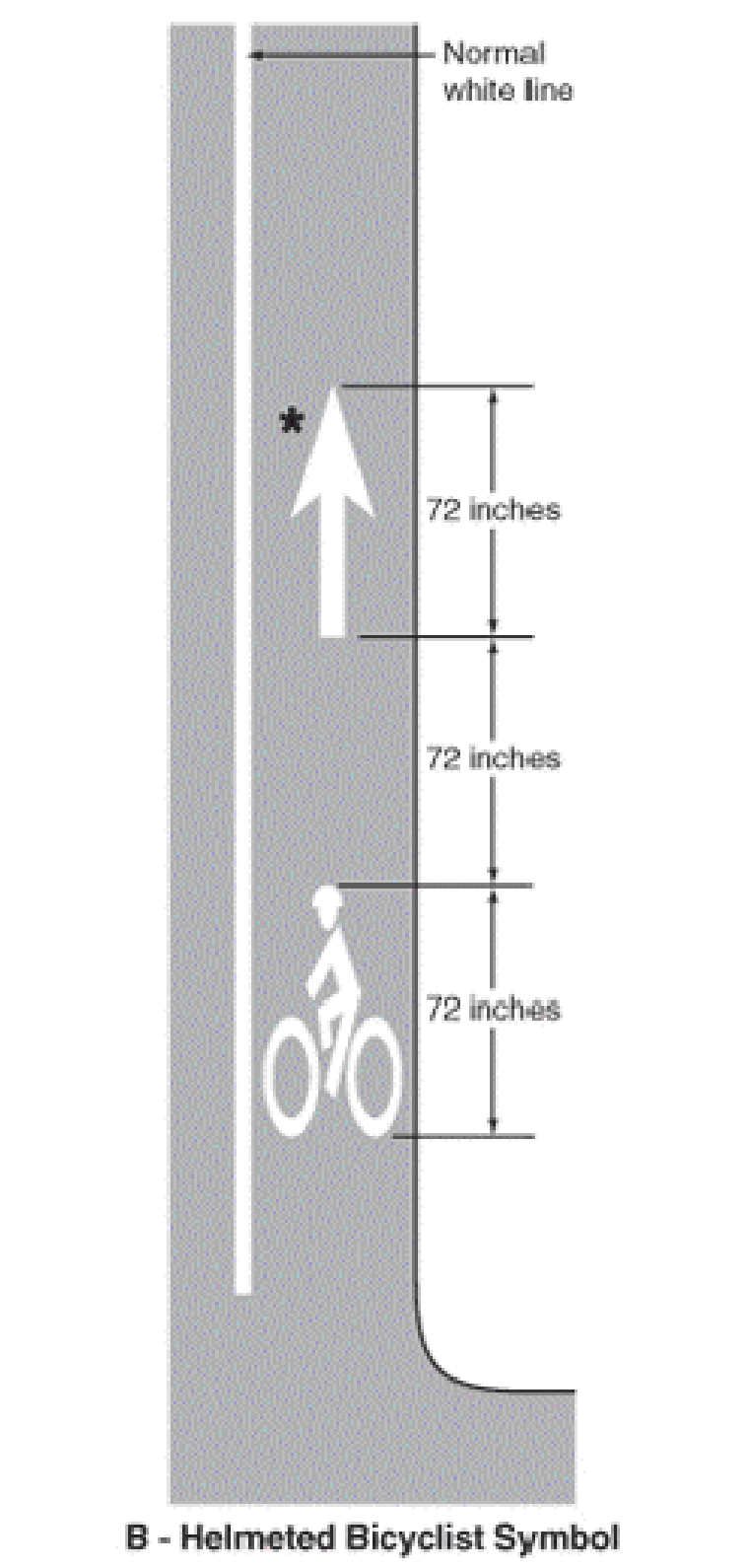
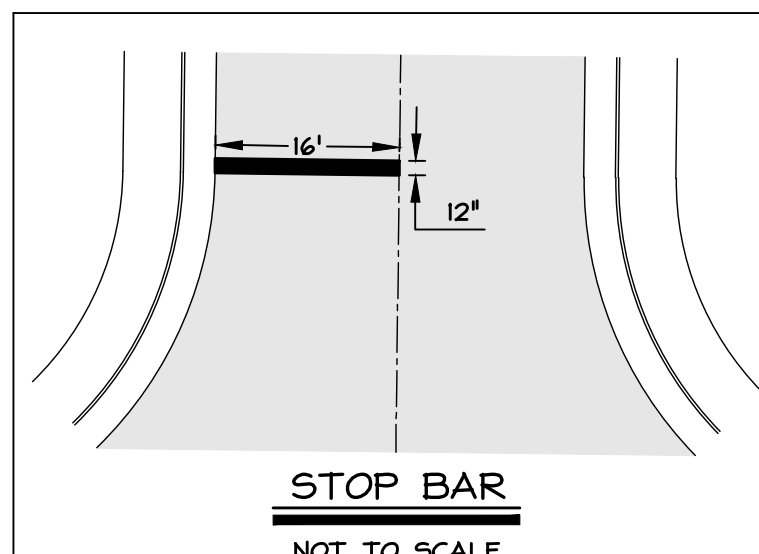
FOR WALLS TO RETAIN FILLS, FILL SHALL BE OVER-BUILT AND CUT BACK TO INSTALL WALLS. THE FILL SHALL BE DENSIFIED TO A MINIMUM 90% RELATIVE COMPACTION (ASTM D 1557) AND A MAXIMUM OF 92% RELATIVE COMPACTION. BACKFILL SHALL BE CONSTRUCTED IN THIN LIFTS OF 12" IN LOOSE THICKNESS.

WETLAND AREA - PERMITTED DISTURBANCE IS STRICTLY LIMITED TO THE DESIGNED CONSTRUCTION FOOTPRINT. ALL WORK ACCESS AND MATERIALS SHALL REMAIN IN THE LIMITS OF CONSTRUCTION



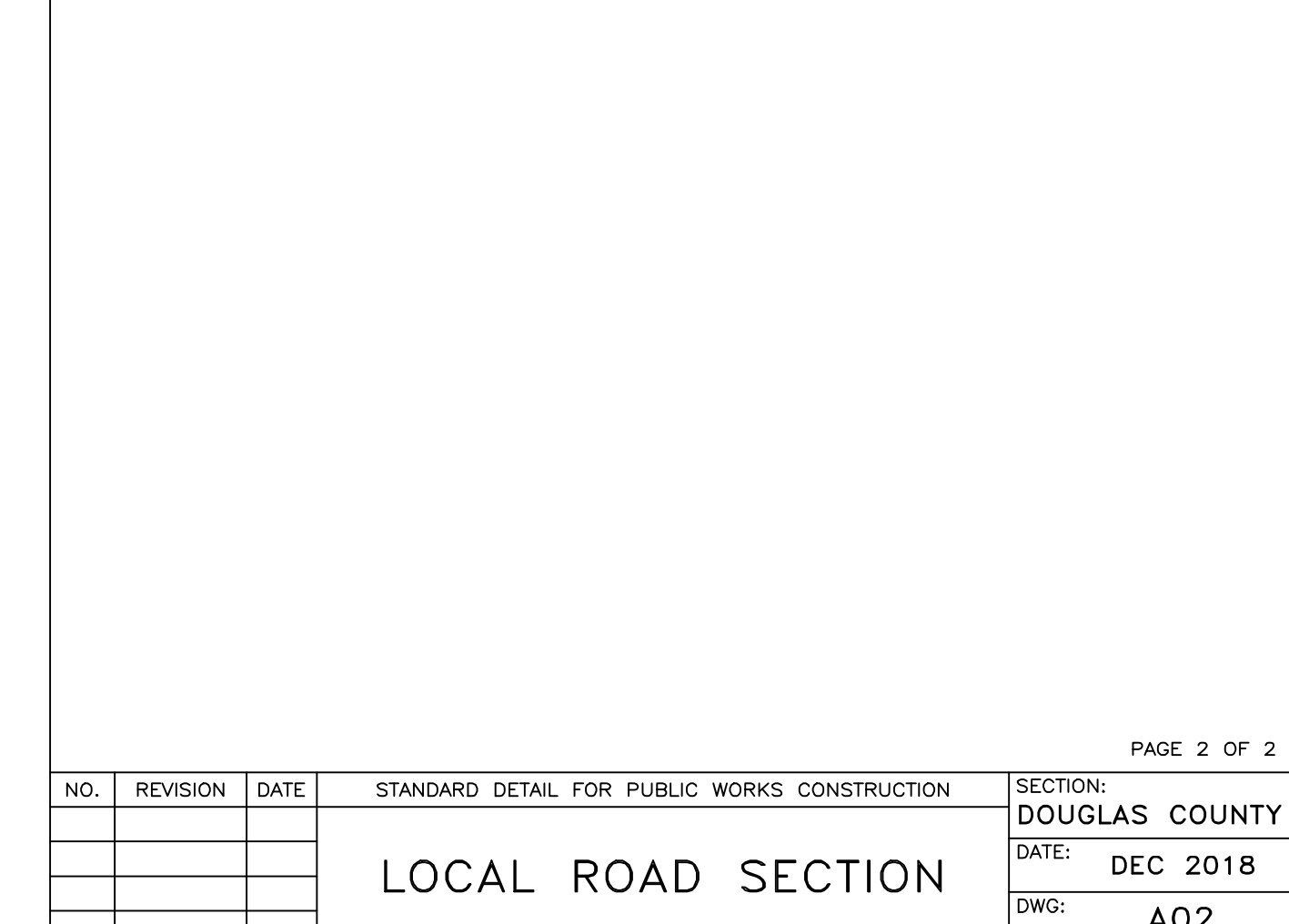
WETLAND SOD SALVAGE
PRIOR TO GRADING FOR THE INSTALLATION OF THE GABION WALL AND ANY TEMPORARY IMPACTS TO WETLANDS, THE TOP 6-12 INCHES OF THE WETLAND SOD WILL BE HARVESTED AS FOLLOWS:
1. PRIOR TO HARVESTING SOD MATS, PLANTS SHOULD BE MOWED TO A HEIGHT OF 4 INCHES. THE SOD SHOULD BE MOIST THROUGHOUT THE TOP 6 INCHES PRIOR TO HARVEST.
2. HARVEST WETLAND SOD MATS WITH SHOVELS, BACKHOE, OR A FRONT-END LOADER. CUT SOD VERTICALLY TO A DEPTH OF AT LEAST 6-12 INCHES.
a. IF SOD IS TO BE LIFTED BY HAND, SOD SECTIONS MAY BE LIMITED TO 1 FOOT BY 1-FOOT SECTIONS.
b. IF SOD IS TO BE LIFTED BY BACKHOE OR FRONT-END LOADER, THE WIDTH SHOULD MATCH THE WIDTH OF THE BUCKET OR NO GREATER THAN 3 FEET, SUCH THAT THE MATS REMAIN SMALL ENOUGH TO MANIPULATE BY HAND FOR FINAL PLACEMENT.
3. LIFT OR SCALP THE SOD FROM THE SUBGRADE WITH A HORIZONTAL CUTTING MOTION AND IMMEDIATELY TRANSFER TO PREPARED STORAGE AREAS. STORAGE AREAS SHOULD BE LOCATED IN SHADED AREAS AND PROTECTED FROM WIND.
4. STORE SOD MATS ON AN IMPENETRABLE SURFACE OR TARP TO PREVENT ROOT GROWTH AND ATTACHMENT TO THE GROUND BELOW. STORED SOD SHOULD BE PLACED ROOTS DOWN AND WITH EDGES SNUGLY ADJOINING ADJACENT SECTIONS. COVER WITH WETTED BURLAP TO MAINTAIN SOIL MOISTURE. PERIODICALLY WET SOD MATS TO KEEP MOIST AND DO NOT ALLOW THEM TO DRY OUT.

SOD REPLACEMENT
1. PRIOR TO FINAL PLACEMENT OF SOD, THE SUBGRADE SHOULD BE SATURATED TO A DEPTH OF 4 INCHES.
2. START REPLACEMENT OF SOD MATS AT THE UPSTREAM EDGE OF DISTURBANCE AND WORK DOWN SLOPE.
3. SOD MATS SHOULD FIT TIGHTLY TOGETHER, SIMILAR TO LAYING SOD FOR A YARD. DO NOT LEAVE LARGE GAPS BETWEEN SECTIONS. IF THERE ARE VOIDS BETWEEN SOD SECTIONS, THEY SHOULD BE FILLED WITH NATIVE SOIL AND FIRMLY TAMPED OR ROLLED TO ELIMINATE AIR POCKETS. IMMEDIATELY WATER THE SODDED AREAS POST PLACEMENT.

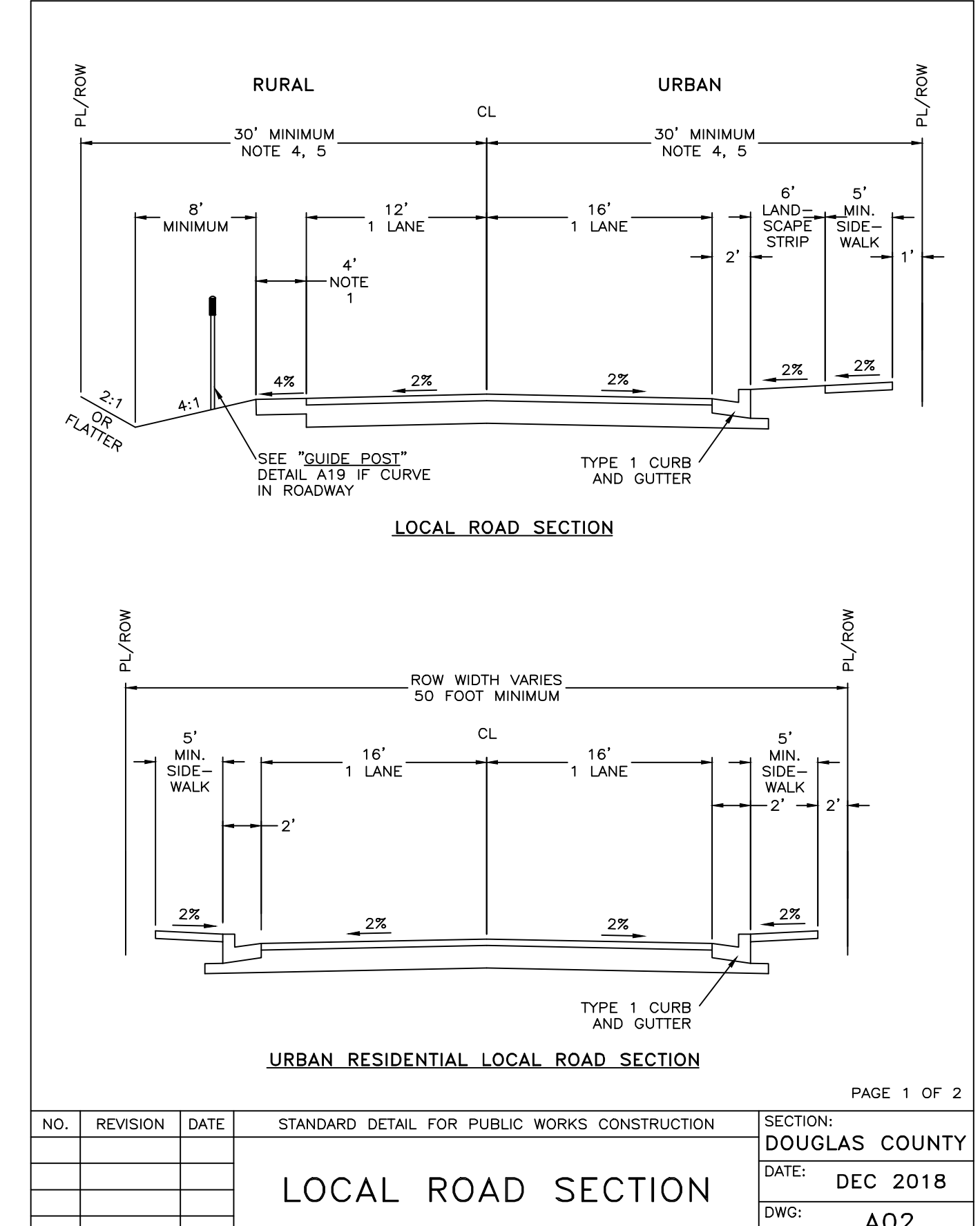
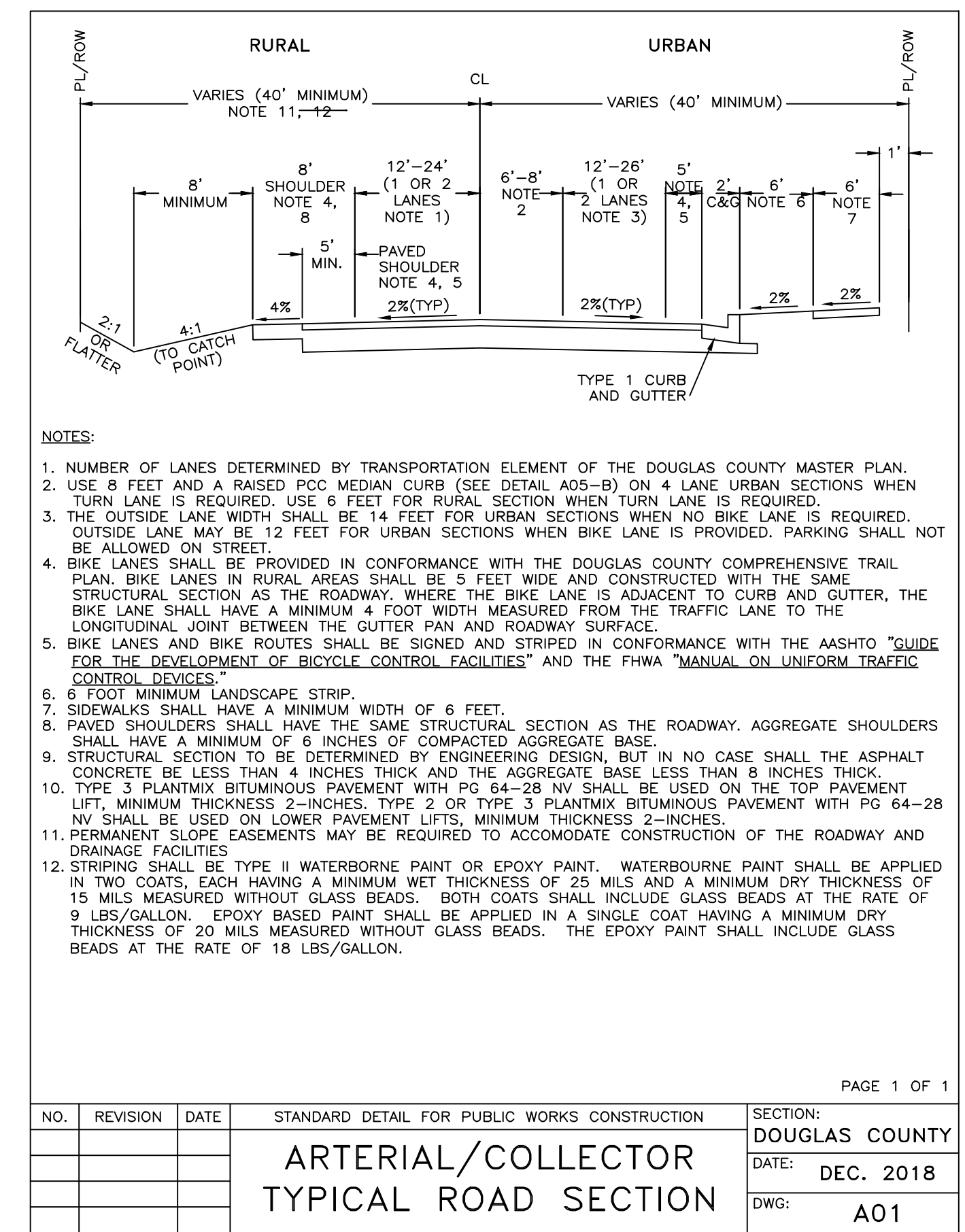


NOTES:

1. THIS DRAWING DEPICTS A MINIMUM STRUCTURAL & DIMENSIONAL STANDARD FOR UNIT AND PADS. FOR SPECIFIC POSTAL REQUIREMENTS CONTACT THE POSTMASTER.
2. MAILBOXES MUST BE POSTMASTER APPROVED WITH A UNIFORM BOX STYLE AND METHOD OF ADDRESS IDENTIFICATION.
3. LOCATIONS OF MAILBOXES ARE SUBJECT TO APPROVAL BY THE ENGINEERING DEPARTMENT.
4. ALL MAILBOX STRUCTURES SHALL BE PLACED A MINIMUM OF TWO (2) FEET BEHIND BACK OF SIDEWALK.
5. PLACEMENT LOCATION OF PEDESTAL PARCEL LOCKER WILL BE APPROVED BY THE PUBLIC WORKS DIRECTOR AND THE POSTMASTER.
6. PORTLAND CEMENT CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 336 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR CONCRETE EXPOSED TO FREEZE-THAW ENVIRONMENTS.



NO.	REVISION	DATE	STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	SECTION: DOUGLAS COUNTY
			LOCAL ROAD SECTION	DATE: DEC 2018 DWG: A02



NO.	REVISION	DATE	STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	SECTION: DOUGLAS COUNTY
			LOCAL ROAD SECTION	DATE: DEC 2018 DWG: A02

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NO.	DATE	REVISION BLOCK	BY

WILSON ENGINEERS
MINNENAPOLIS, MN | RENO, NV

WARM SPRINGS
WARM SPRINGS ESTATES, LLC

DETAILS

DRAWN: JT
ENGINEER: RTS
SCALE: SEE PLOT STAMP
DATE: 04.08.2026
JOB: 1640-041
DRAWING: SEE LOT STAMP
SHEET: C34
OF: 39 SHEETS

PERMIT SET - 04.08.2026