

CIVIL IMPROVEMENT PLANS

VICTORIAN SQUARE INFRASTRUCTURE IMPROVEMENT PROJECT – PHASE 2B

SPARKS, NEVADA

TRUCKEE MEADOWS REGIONAL STORMWATER QUALITY NOTES:

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS OF THE CITY OF SPARKS AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE CITY OF SPARKS AND THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO STORMWATER GENERAL PERMIT NVR100000, SECTION 1.B.a.b. (2).
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIST LOCATIONS AND ALL BMPs WEEKLY, PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITIONS OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO STORMWATER GENERAL PERMIT NVR100000, SECTION 1.B.a.g.
5. ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.

SITE NOTES:

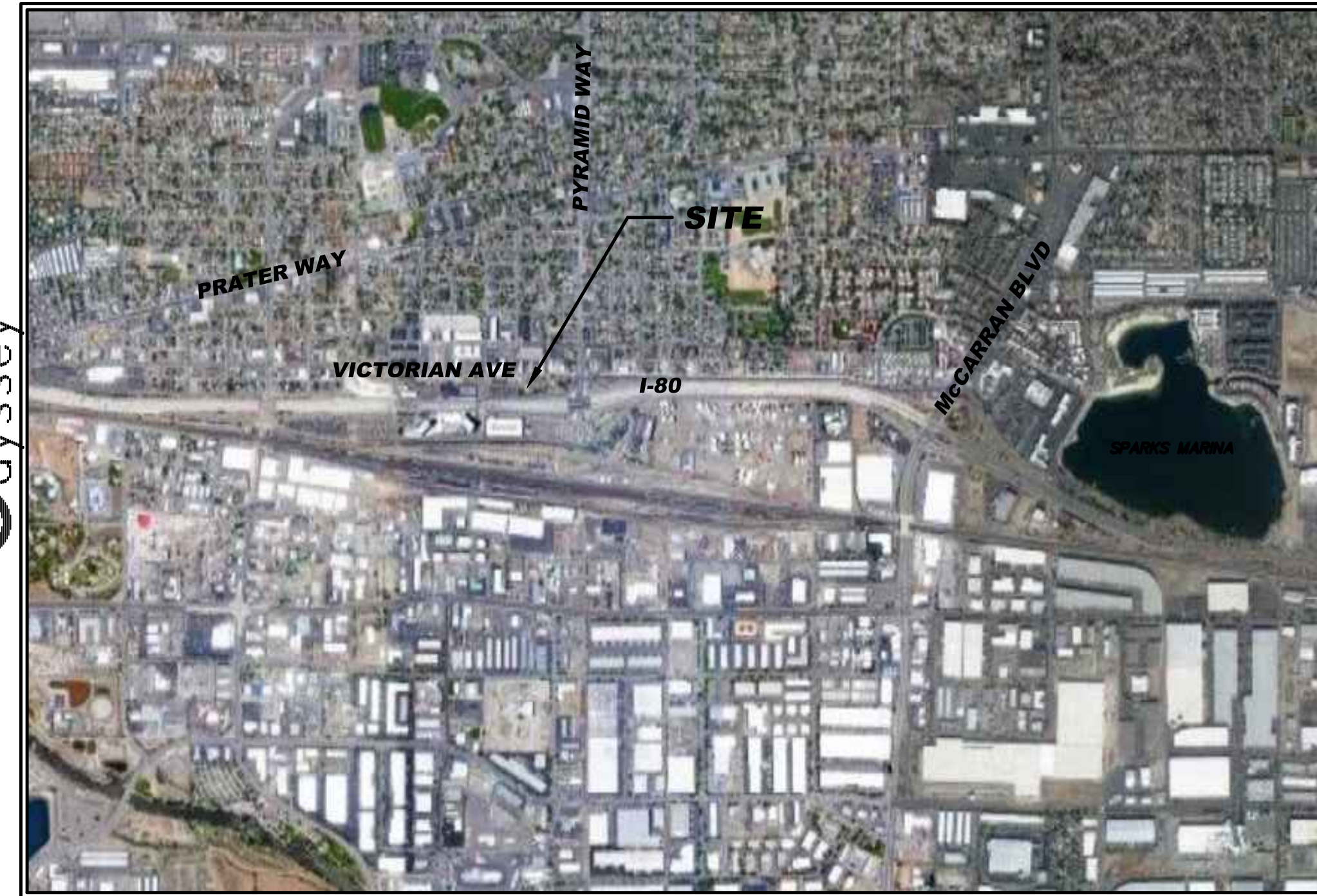
1. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS, AND THE LATEST STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION 2016 EDITION (AND ANY APPURTENANT SUPPLEMENTS) SPONSORED AND DISTRIBUTED BY RENO, SPARKS, AND WASHOE COUNTY.
2. THE CONTRACTOR SHALL VERIFY IN FIELD, ALL ELEVATIONS, DIMENSIONS, FLOW LINES, EXISTING CONDITIONS, AND POINT OF CONNECTION WITH ADJOINING PROPERTY (PUBLIC OR PRIVATE). ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES FOR LOCATIONS OR POT-HOLING PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES FOR LOCATIONS OR POT-HOLING PRIOR TO CONSTRUCTION.
4. ALL REQUIRED UTILITY SHUT-DOWNS SHALL BE COORDINATED WITH APPROPRIATE UTILITY COMPANY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE, PERMIT AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN IN CONFORMANCE WITH FEDERAL, STATE AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN EXISTING B.M.P. IMPROVEMENTS THAT ARE IN PLACE, AND SHALL PROVIDE AND MAINTAIN ADDITIONAL B.M.P.'S AS REQUIRED TO IMPLEMENT THEIR S.W.P.P.P.
6. THE CONTRACTOR SHALL OBTAIN AND THE OWNER SHALL PAY FOR ALL NECESSARY PERMITS AND FEES REQUIRED FOR CONSTRUCTION.
7. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER, NV ENERGY, CITY OF SPARKS, AND THE TRUCKEE MEADOWS WATER AUTHORITY 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
8. ALL DIMENSIONS ARE TO BACK FACE OF CURB UNLESS NOTED OTHERWISE.
9. ALL STRIPING AND SIGNAGE SHALL CONFORM TO THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.

GRADING NOTES:

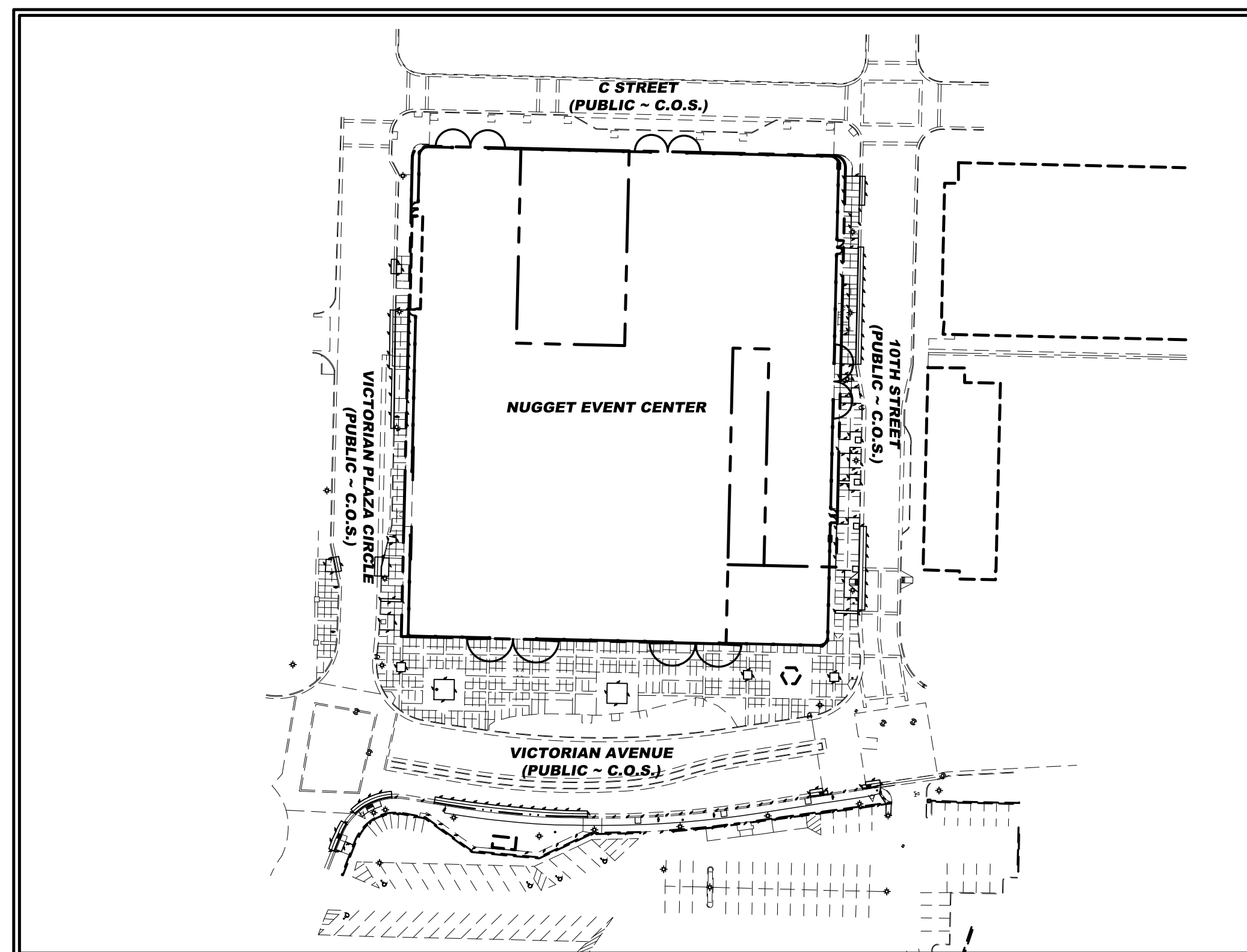
1. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS, AND THE LATEST STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION 2016 EDITION (AND ANY APPURTENANT SUPPLEMENTS) SPONSORED AND DISTRIBUTED BY RENO, SPARKS, AND WASHOE COUNTY.
2. THE CONTRACTOR SHALL MAINTAIN A DUST CONTROL PROGRAM, INCLUDING WATERING OF OPEN AREAS. THE CONTRACTOR SHALL ALSO MAINTAIN CONFORMITY WITH SECTION 040.030 OF THE WASHOE COUNTY AIR POLLUTION REGULATIONS.
3. THE CONTRACTOR SHALL VERIFY IN FIELD, ALL ELEVATIONS, DIMENSIONS, FLOW LINES, EXISTING CONDITIONS, AND POINT OF CONNECTION WITH ADJOINING PROPERTY (PUBLIC OR PRIVATE). ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES FOR LOCATIONS OR POT-HOLING PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL DISPOSE OF ALL DEMOLITION DEBRIS PER FEDERAL, STATE AND LOCAL REGULATIONS AND ORDINANCES.
5. ALL UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM SURFACE EVIDENCE AND AVAILABLE UTILITY COMPANY RECORDS. ALL UTILITIES SHOULD BE VERIFIED IN THE FIELD. ODYSSEY ENGINEERING INC. ASSUMES NO RESPONSIBILITY FOR ACCURACY OR COMPLETENESS OF SUCH RECORDS.
6. THE CONTRACTOR SHALL MAINTAIN AN ON-GOING PROCESS OF REMOVAL OF ALL SPILLAGE OF EXCAVATION MATERIAL ON ALL PAVED STREETS.
7. ALL REQUIRED UTILITY SHUT-DOWNS SHALL BE COORDINATED WITH APPROPRIATE UTILITY COMPANY AND OWNERS PERSONNEL.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE, PERMIT AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN IN CONFORMANCE WITH FEDERAL, STATE AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN EXISTING B.M.P. IMPROVEMENTS THAT ARE IN PLACE, AND SHALL PROVIDE AND MAINTAIN ADDITIONAL B.M.P.'S AS REQUIRED TO IMPLEMENT HIS S.W.P.P.P.
9. THE CONTRACTOR SHALL OBTAIN AND THE OWNER SHALL PAY FOR ALL NECESSARY PERMITS AND FEES REQUIRED FOR CONSTRUCTION.
10. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER, NV ENERGY, CITY OF SPARKS, AND THE TRUCKEE MEADOWS WATER AUTHORITY 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
11. ADD 4400 FEET TO ALL TRUNCATED ELEVATIONS.
12. EXISTING LANDSCAPING SHALL BE PRESERVED AS MUCH AS PRACTICAL DURING SITE IMPROVEMENTS CONSTRUCTION.

LIST OF ABBREVIATIONS

A.C.	ASPHALTIC CONCRETE	L.F.	LINEAL FEET
B.C.	BEGIN CURVE	M.H.	MANHOLE
B.V.C.	BEGIN VERTICAL CURVE	P.	PAD ELEVATION
B.S.	BACK OF SIDEWALK	P.I.	POINT OF INTERSECTION
C.B.	CATCH BASIN	P.R.C.	POINT OF REVERSE CURVATURE
CH	CENTERLINE	P.O.T.	POINT OF TANGENT
C	CHORD	P.V.C.	POLYVINYL CHLORIDE PIPE
C.M.P.	CORRUGATED METAL PIPE	R	PROPERTY LINE
CONC.	CONCRETE	R	RADIAL
CONST.	CONSTRUCT	R	RADIUS
C.P.	CONCRETE PIPE	REF.	REFERENCE
D.I.	DROP INLET	RET.	RETURN
DET.	DETAILS	R.C.P.	REINFORCED CONCRETE PIPE
ELEV.	ELEVATION	R	RIGHT
E.C.	END OF CURVE	R/W	RIGHT OF WAY
E.V.C.	END VERTICAL CURVE	S.S.	SANITARY SEWER
EXIST.	EXISTING	S.W.	SIDEWALK
E.G.	EXISTING GRADE	SHT.	SHEET
F.F.	FINISH FLOOR	STA.	STATION
F.F.C.	FRONT FACE CURB	S.D.	STORM DRAIN
F.G.	FINISH GRADE	T	TANGENT
F.H.	FIRE HYDRANT	T.C.	TOP OF CURB
FL	FLOW LINE	T.P.	TOP OF PAVEMENT
G	GAS	TYP.	TYPICAL
G.B.	GRADE BREAK	VERT.	VERTICAL
HORIZ.	HORIZONTAL	V.C.	VERTICAL CURVE
INT.	INTERSECTION	V.P.I.	VERTICAL POINT OF INTERSECTION
I.E.	INVERT ELEVATION	W	WATER
L.T.	LEFT		
L	LENGTH		



VICINITY MAP



SITE LAYOUT

OWNER/DEVELOPER

CITY OF SPARKS
SPARKS, NV 89436

CIVIL ENGINEER

ODYSSEY ENGINEERING, INC.
895 ROBERTA LANE, SUITE #104
SPARKS, NV 89431
(775) 359-3303

CIVIL SHEET INDEX

- 1 TITLE SHEET
- 2 DEMO PLAN
- 3 SITE PLAN
- 4 GRADING PLAN
- 5 DETAILS

SPECIFICATIONS

ALL CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS, AND THE LATEST STANDARD DETAILS, FOR PUBLIC WORKS CONSTRUCTION (2016 EDITION AND ANY APPURTENANT SUPPLEMENTS) SPONSORED AND DISTRIBUTED BY THE CITY OF SPARKS AND WASHOE COUNTY.

CITY OF SPARKS APPROVAL:

JON R. ERICSON, P.E., P.T.O.E. DATE: _____
CITY ENGINEER

ENGINEER'S CERTIFICATE

THESE PLANS, SHEETS 1 OF 5, HAVE BEEN PREPARED IN ACCORDANCE WITH THE CITY OF SPARKS CODE.

FRANK A. BIDART P.E. #10504

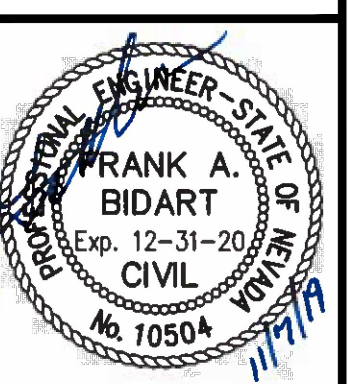
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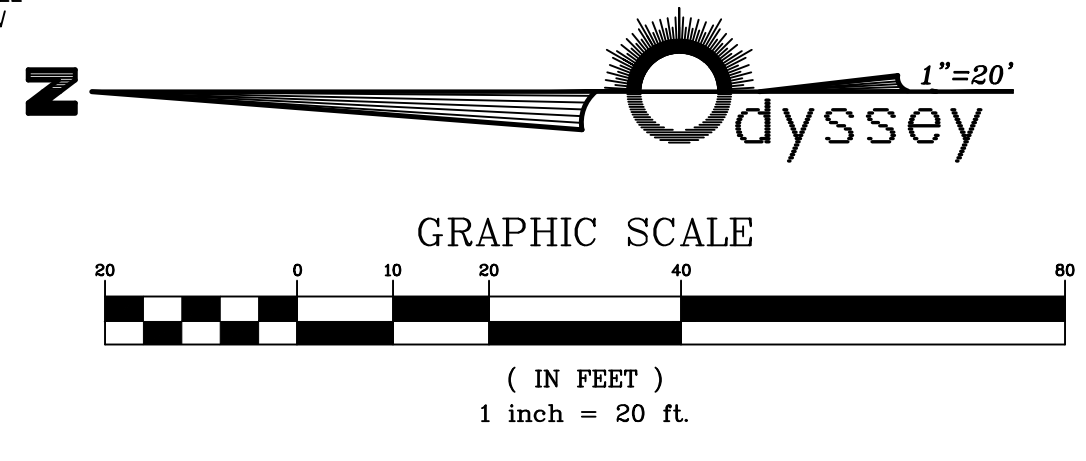
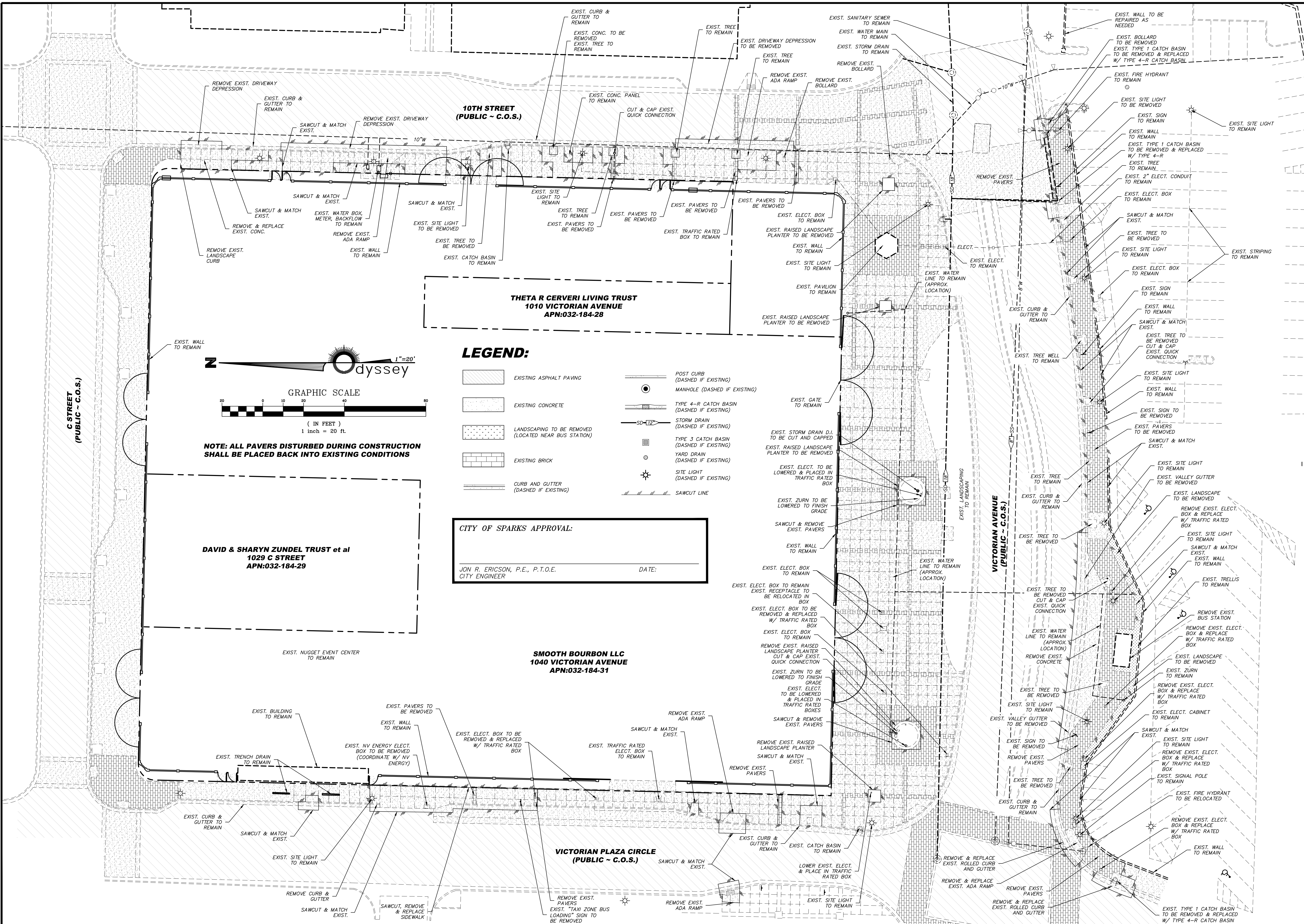
VICTORIAN SQUARE INFRASTRUCTURE
 IMPROVEMENT PROJECT – PHASE 2B
 TITLE SHEET
 SPARKS NEVADA
 WASHOE

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
(775) 359-3303 FAX (775) 359-3393
ODYSSEY@RENO.COM

odyssey ENGINEERING INCORPORATED



SCALE	—
HORIZ.	—
VERT.	—
JOB NO.	XXXX
SHEET	1 OF 5



NOTE: ALL PAVERS DISTURBED DURING CONSTRUCTION SHALL BE PLACED BACK INTO EXISTING CONDITIONS

LEGEND:

- EXISTING ASPHALT PAVING
- EXISTING CONCRETE
- LANDSCAPING TO BE REMOVED (LOCATED NEAR BUS STATION)
- EXISTING BRICK
- CURB AND GUTTER (DASHED IF EXISTING)
- POST CURB (DASHED IF EXISTING)
- MANHOLE (DASHED IF EXISTING)
- TYPE 4-R CATCH BASIN (DASHED IF EXISTING)
- STORM DRAIN (DASHED IF EXISTING)
- TYPE 3 CATCH BASIN (DASHED IF EXISTING)
- YARD DRAIN (DASHED IF EXISTING)
- SITE LIGHT (DASHED IF EXISTING)
- SAWCUT LINE

CITY OF SPARKS APPROVAL:

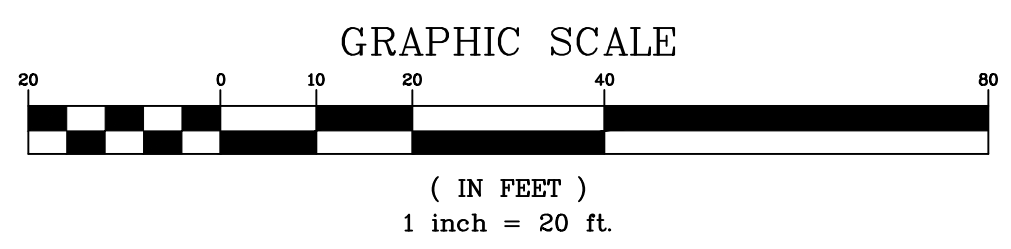
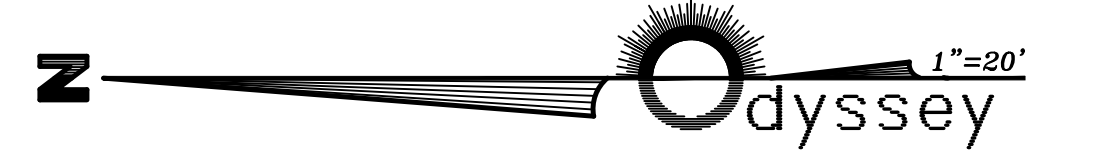
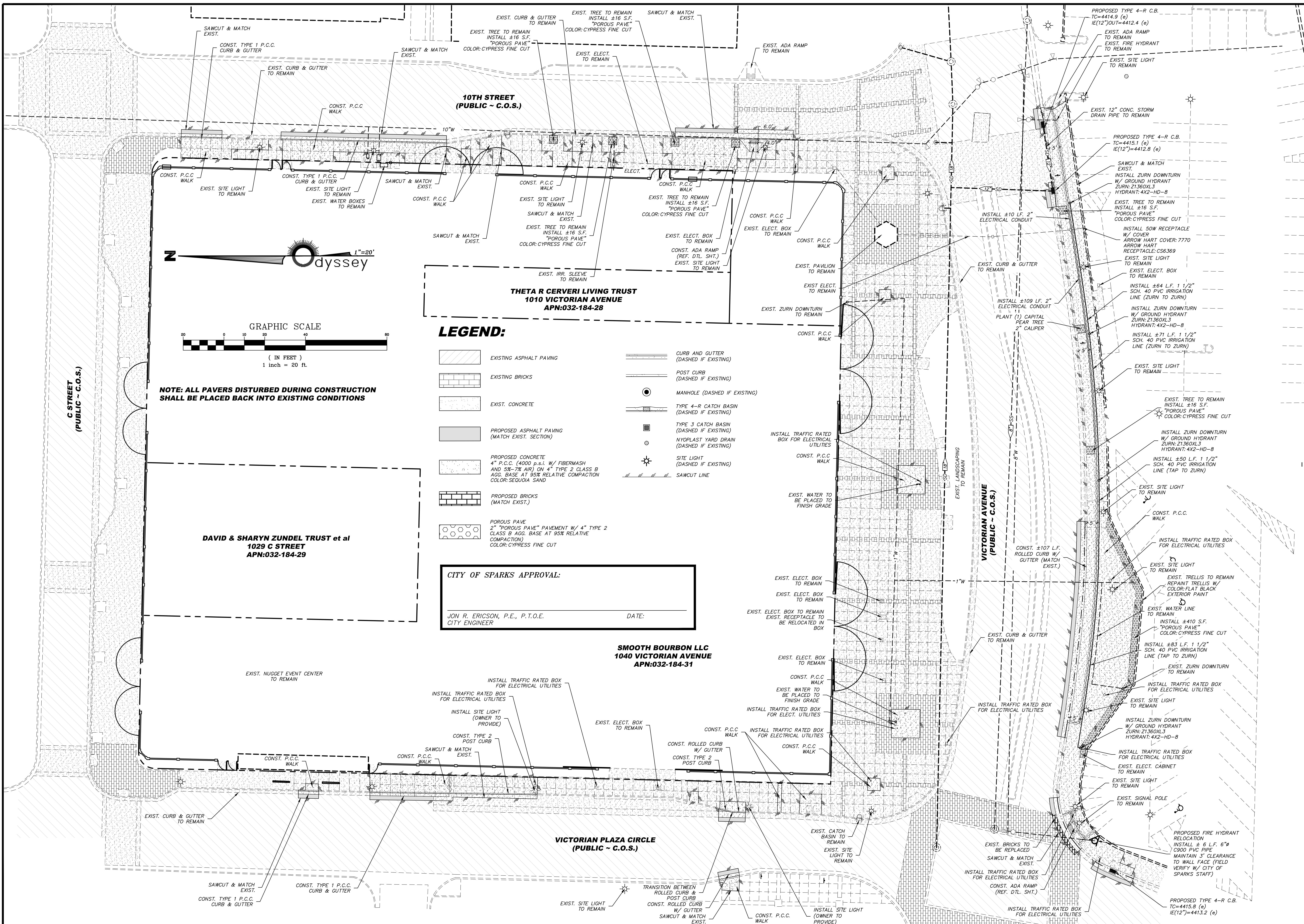
JON R. ERICSON, P.E., P.T.O.E. CITY ENGINEER

DATE: _____

DAVID & SHARYN ZUNDEL TRUST et al
 1029 C STREET
 APN:032-184-29

SMOOTH BOURBON LLC
 1040 VICTORIAN AVENUE
 APN:032-184-31

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VICTORIAN SQUARE INFRASTRUCTURE IMPROVEMENT PROJECT - PHASE 2B DEMO PLAN			
SPARKS		NEVADA	
895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 359-3303 FAX (775) 359-3329 ODYSSEYRENO.COM			
SCALE HORIZ. 1"=20' VERT. - JOB NO. XXXX SHEET 2 OF 5			
November 7, 2019 - 07:06 Dwg Name: H:\Marnell Bourbon Square\COS REHAB\DEMO PLAN.dwg Updated By: TRAVIS			



NOTE: ALL PAVERS DISTURBED DURING CONSTRUCTION SHALL BE PLACED BACK INTO EXISTING CONDITIONS

DAVID & SHARYN ZUNDEL TRUST et al
1029 C STREET
APN:032-184-29

LEGEND:

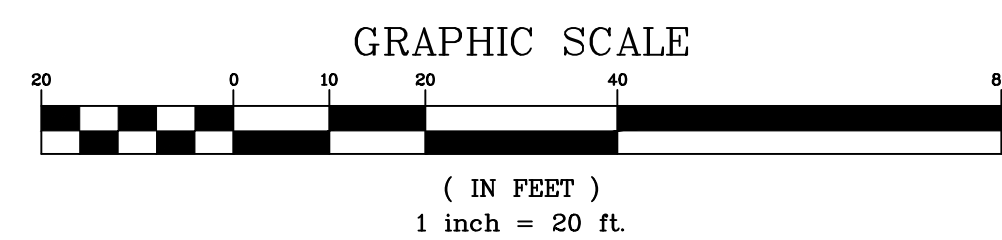
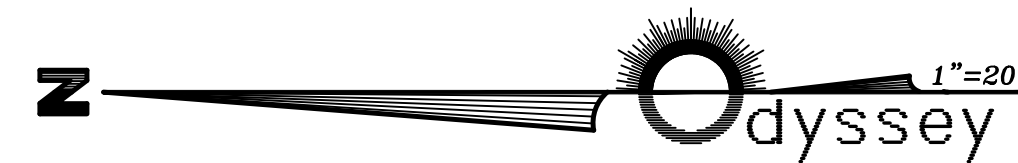
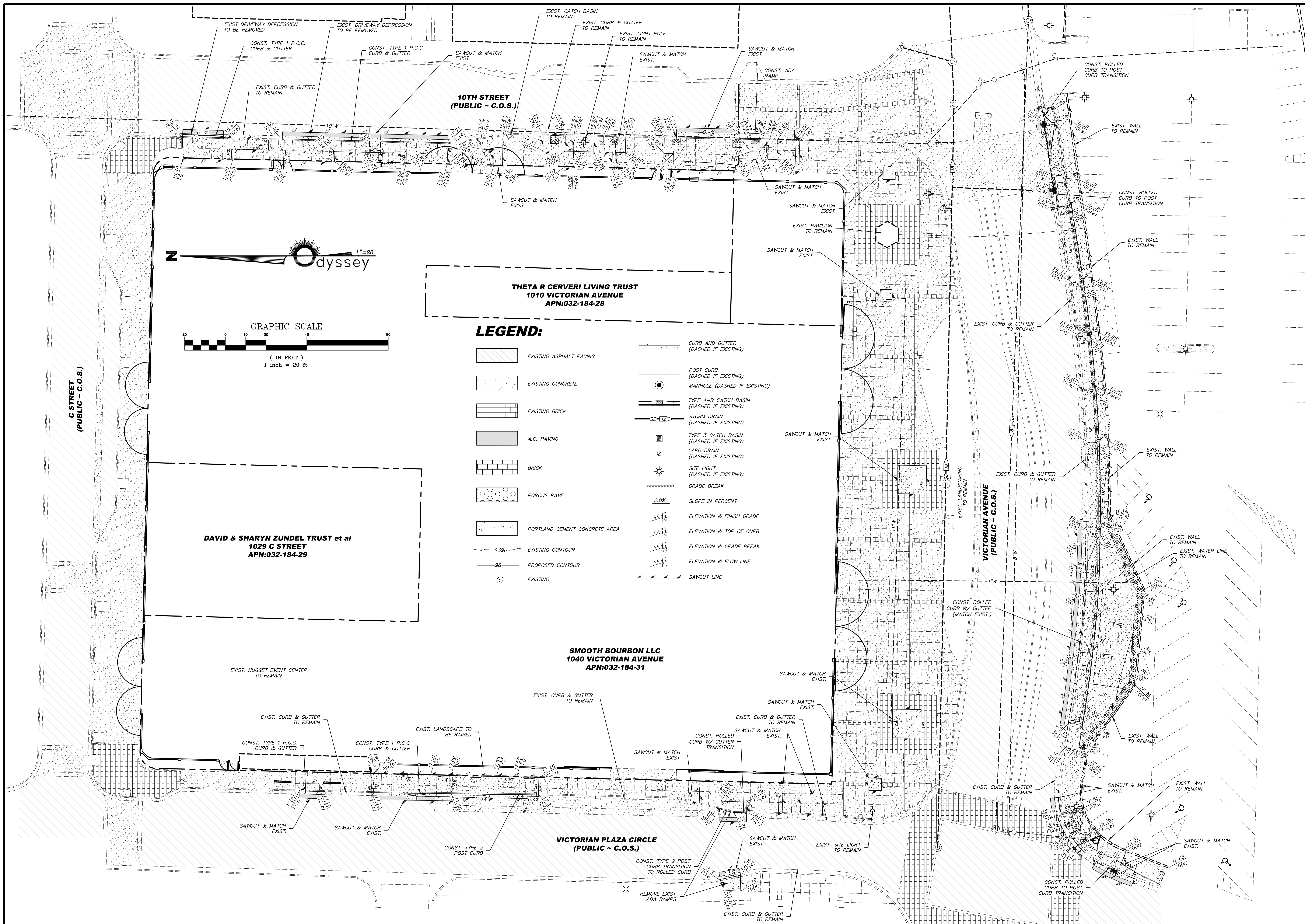
- | | | | |
|--|--|--|---|
| | EXISTING ASPHALT PAVING | | CURB AND GUTTER (DASHED IF EXISTING) |
| | EXISTING BRICKS | | POST CURB (DASHED IF EXISTING) |
| | EXIST. CONCRETE | | MANHOLE (DASHED IF EXISTING) |
| | PROPOSED ASPHALT PAVING (MATCH EXIST. SECTION) | | TYPE 4-R CATCH BASIN (DASHED IF EXISTING) |
| | PROPOSED CONCRETE 4" P.C.C. (4000 p.s.i. W/ FIBERMESH AND 5%-7% AIR) ON 4" TYPE 2 CLASS B AGG. BASE AT 95% RELATIVE COMPACTION COLOR: SEQUOIA SAND | | TYPE 3 CATCH BASIN (DASHED IF EXISTING) |
| | PROPOSED BRICKS (MATCH EXIST.) | | NYOPLAST YARD DRAIN (DASHED IF EXISTING) |
| | POROUS PAVE 2" "POROUS PAVE" PAVEMENT W/ 4" TYPE 2 CLASS B AGG. BASE AT 95% RELATIVE COMPACTION COLOR: CYPRESS FINE CUT | | SITE LIGHT (DASHED IF EXISTING) |
| | | | SAWCUT LINE |

CITY OF SPARKS APPROVAL:

JON R. ERICSON, P.E., P.T.O.E. DATE: _____
CITY ENGINEER

SMOOTH BOURBON LLC
1040 VICTORIAN AVENUE
APN:032-184-31

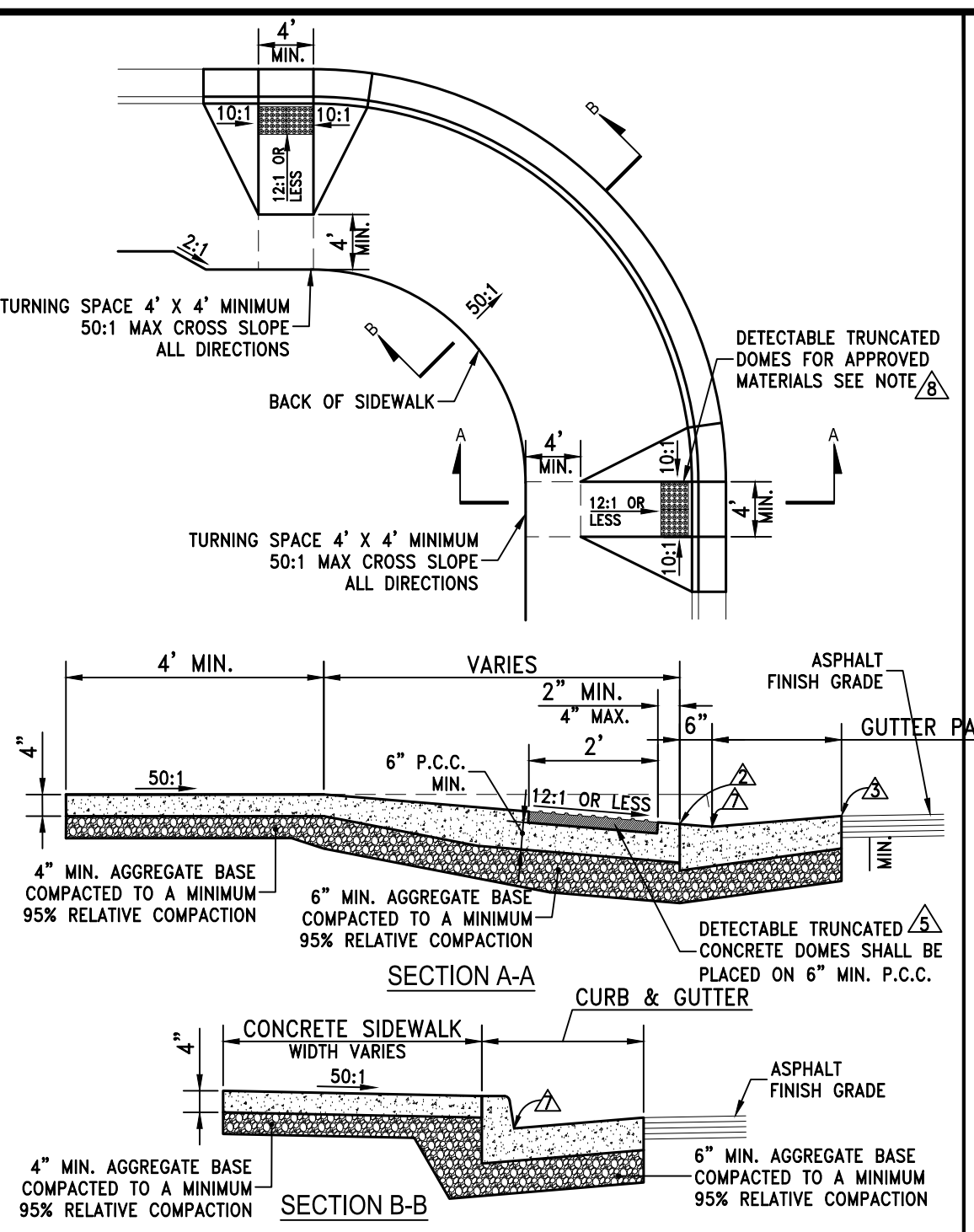
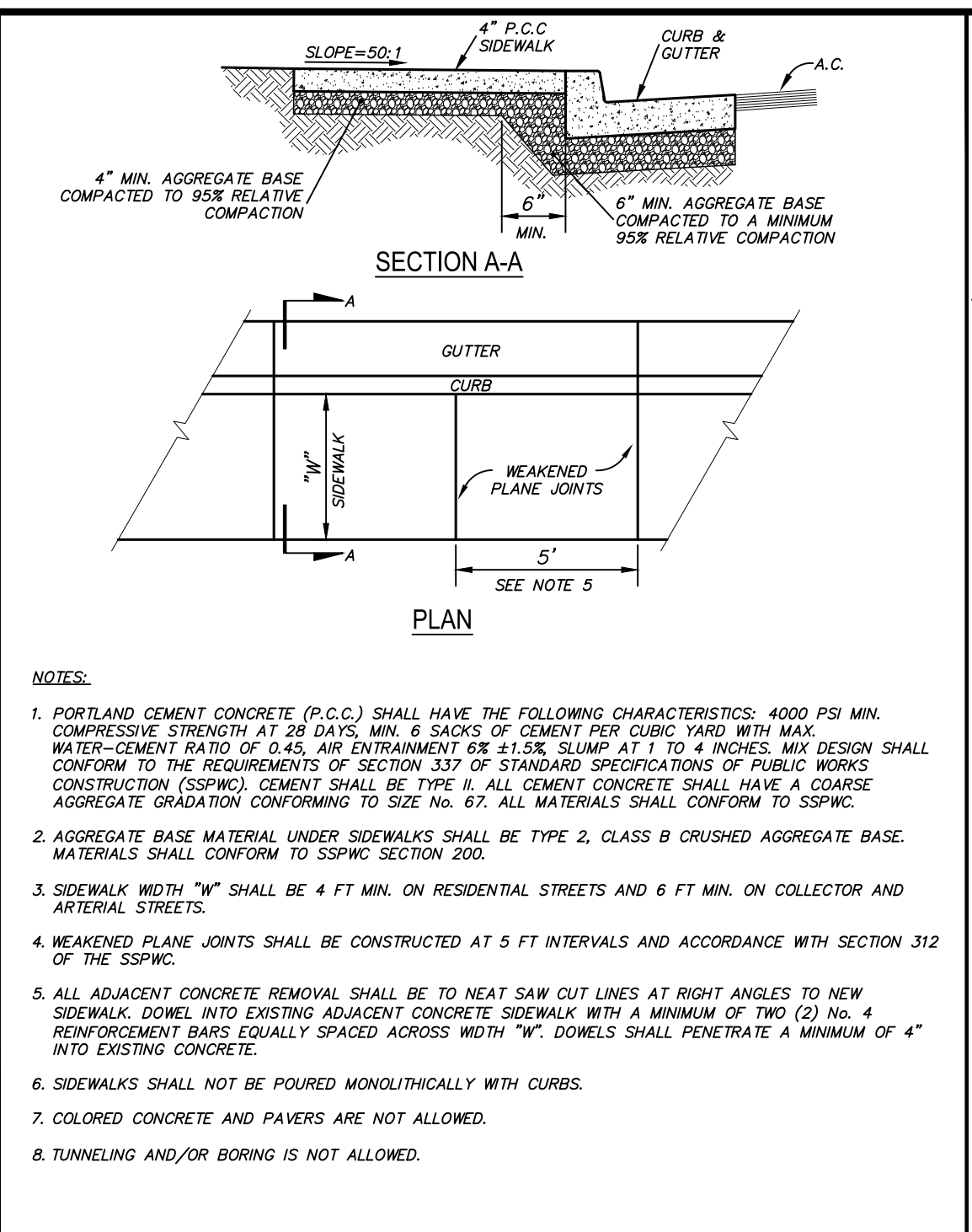
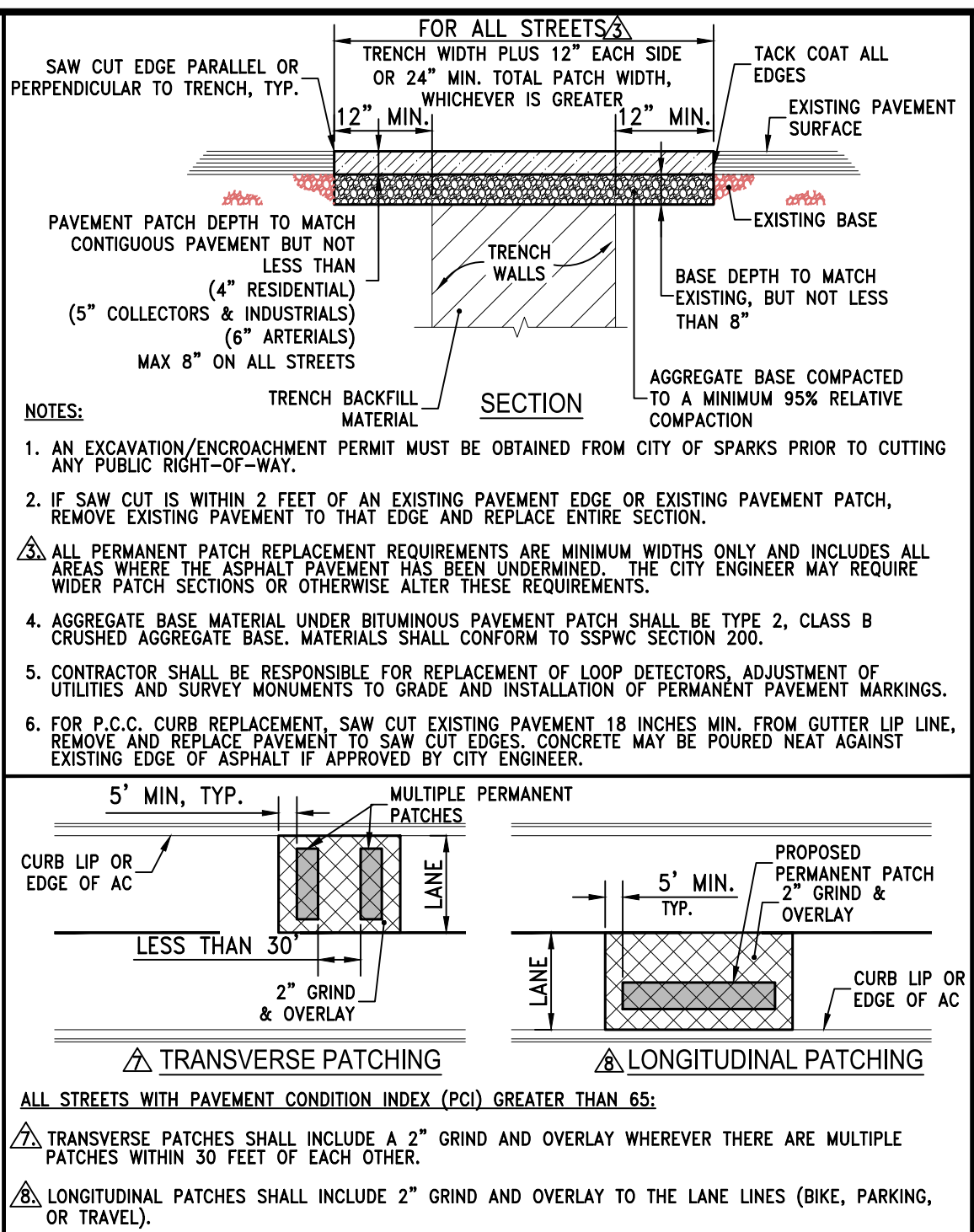
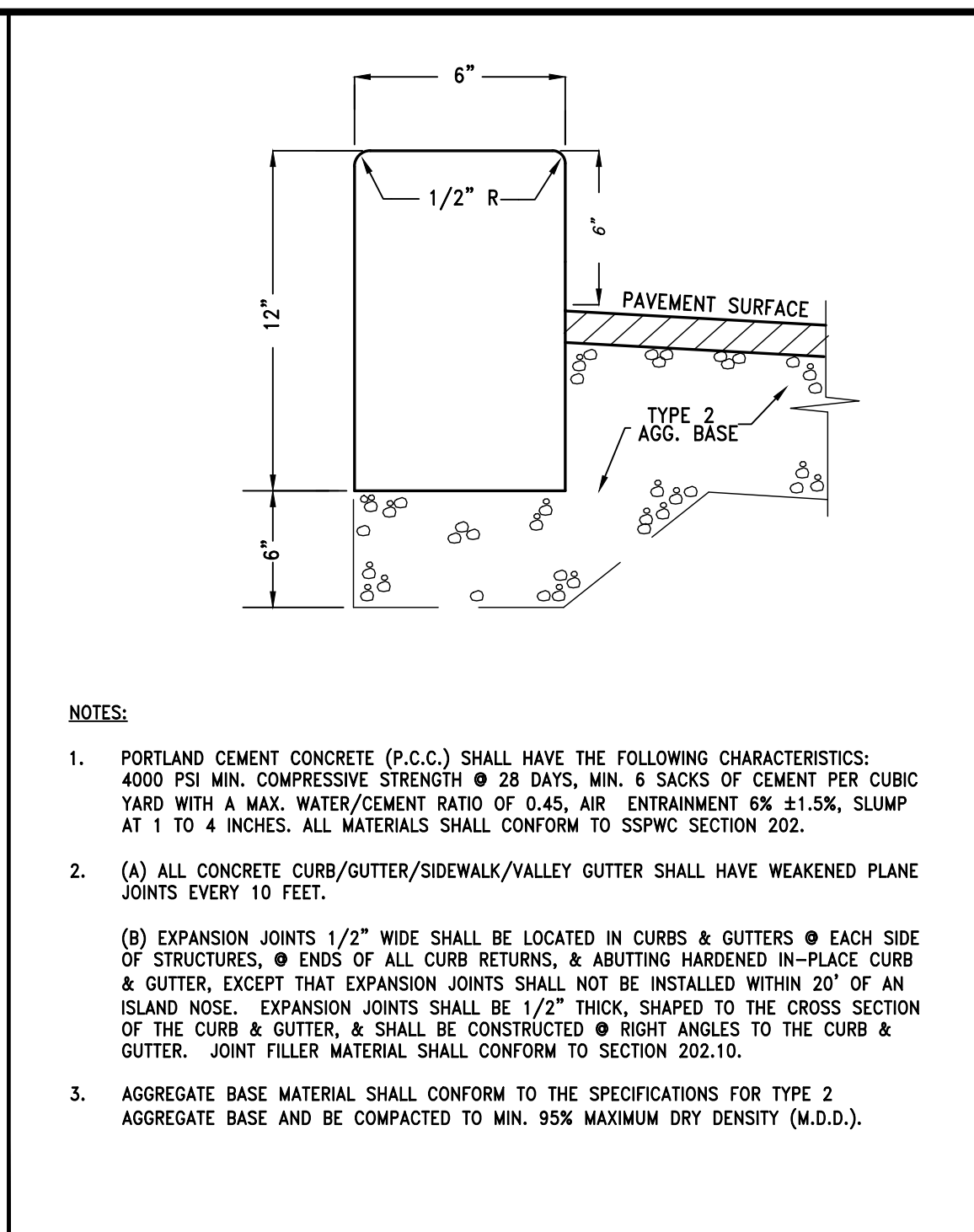
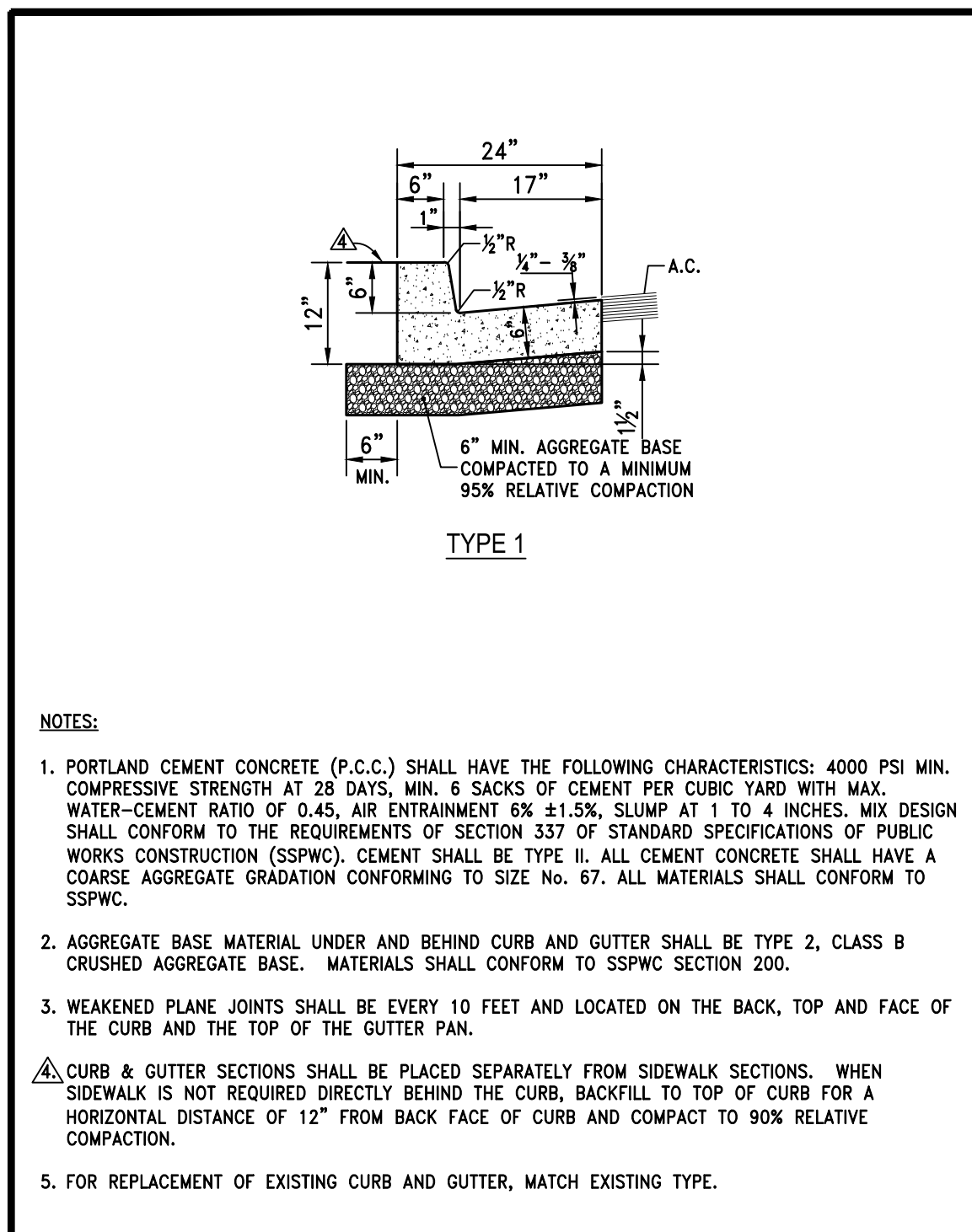
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VICTORIAN SQUARE INFRASTRUCTURE IMPROVEMENT PROJECT - PHASE 2B SITE PLAN			
		SPARKS	NEVADA
		WASHOE	
		 895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 359-3303 FAX (775) 359-3393 ODYSSEYRENO.COM	
SCALE		HORIZ. 1"=20'	
VERT.		JOB NO. XXXX	
SHEET		3 OF 5	



LEGEND:

- EXISTING ASPHALT PAVING
- EXISTING CONCRETE
- EXISTING BRICK
- A.C. PAVING
- BRICK
- POROUS PAVE
- PORTLAND CEMENT CONCRETE AREA
- 4396 EXISTING CONTOUR
- 96 PROPOSED CONTOUR
- (e) EXISTING
- CURB AND GUTTER (DASHED IF EXISTING)
- POST CURB (DASHED IF EXISTING)
- MANHOLE (DASHED IF EXISTING)
- TYPE 4-R CATCH BASIN (DASHED IF EXISTING)
- STORM DRAIN (DASHED IF EXISTING)
- TYPE 3 CATCH BASIN (DASHED IF EXISTING)
- YARD DRAIN (DASHED IF EXISTING)
- SITE LIGHT (DASHED IF EXISTING)
- GRADE BREAK
- 2.0% SLOPE IN PERCENT
- ELEVATION @ FINISH GRADE
- ELEVATION @ TOP OF CURB
- ELEVATION @ GRADE BREAK
- ELEVATION @ FLOW LINE
- SAWCUT LINE

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VICTORIAN SQUARE INFRASTRUCTURE IMPROVEMENT PROJECT - PHASE 2B GRADING PLAN	
SPARKS	NEVADA
895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 350-3303 FAX (775) 350-3393 ODYSSEYRENO.COM	
SCALE	HORIZ. 1"=20'
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JOB NO.	XXXX
SHEET	4 OF 5



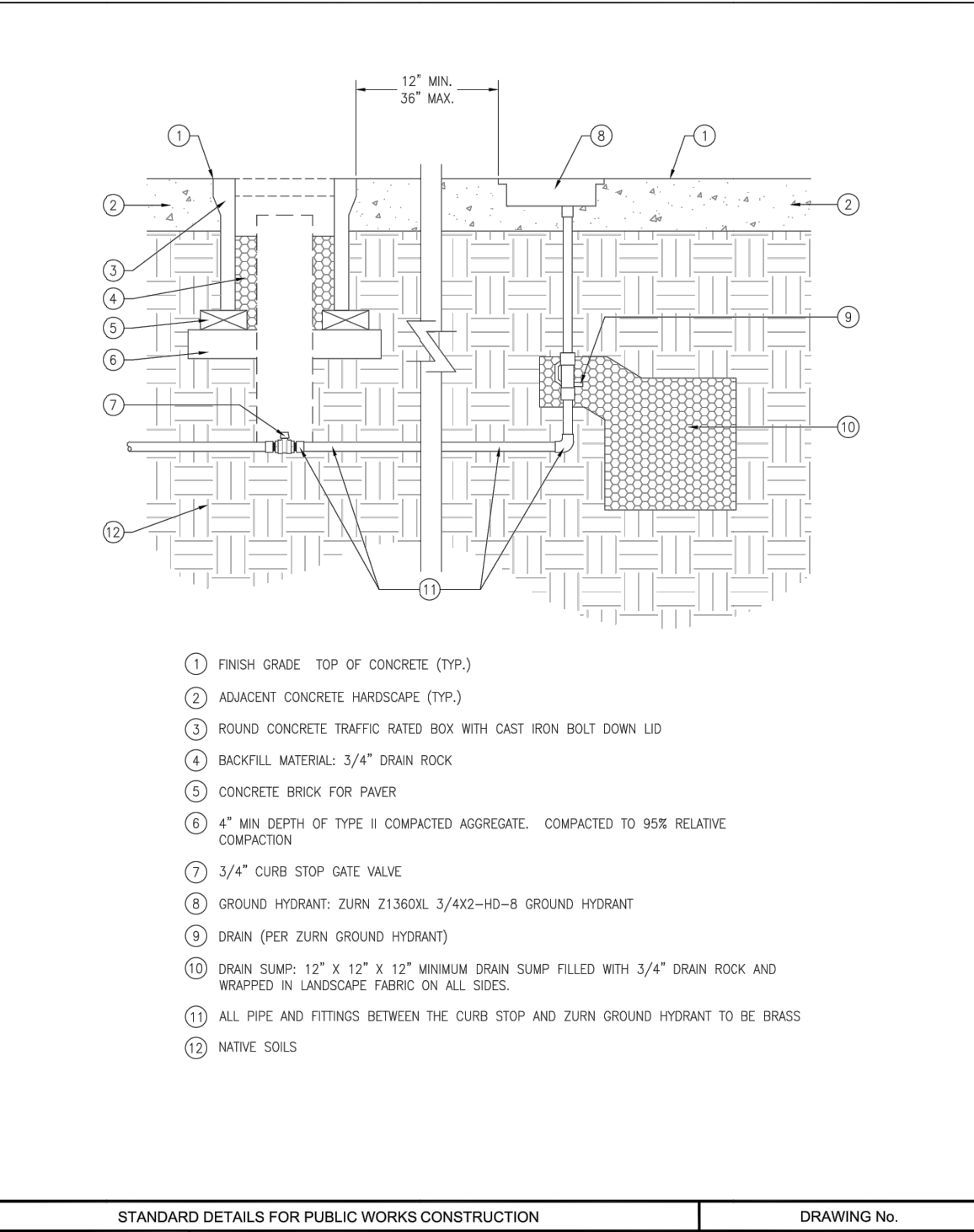
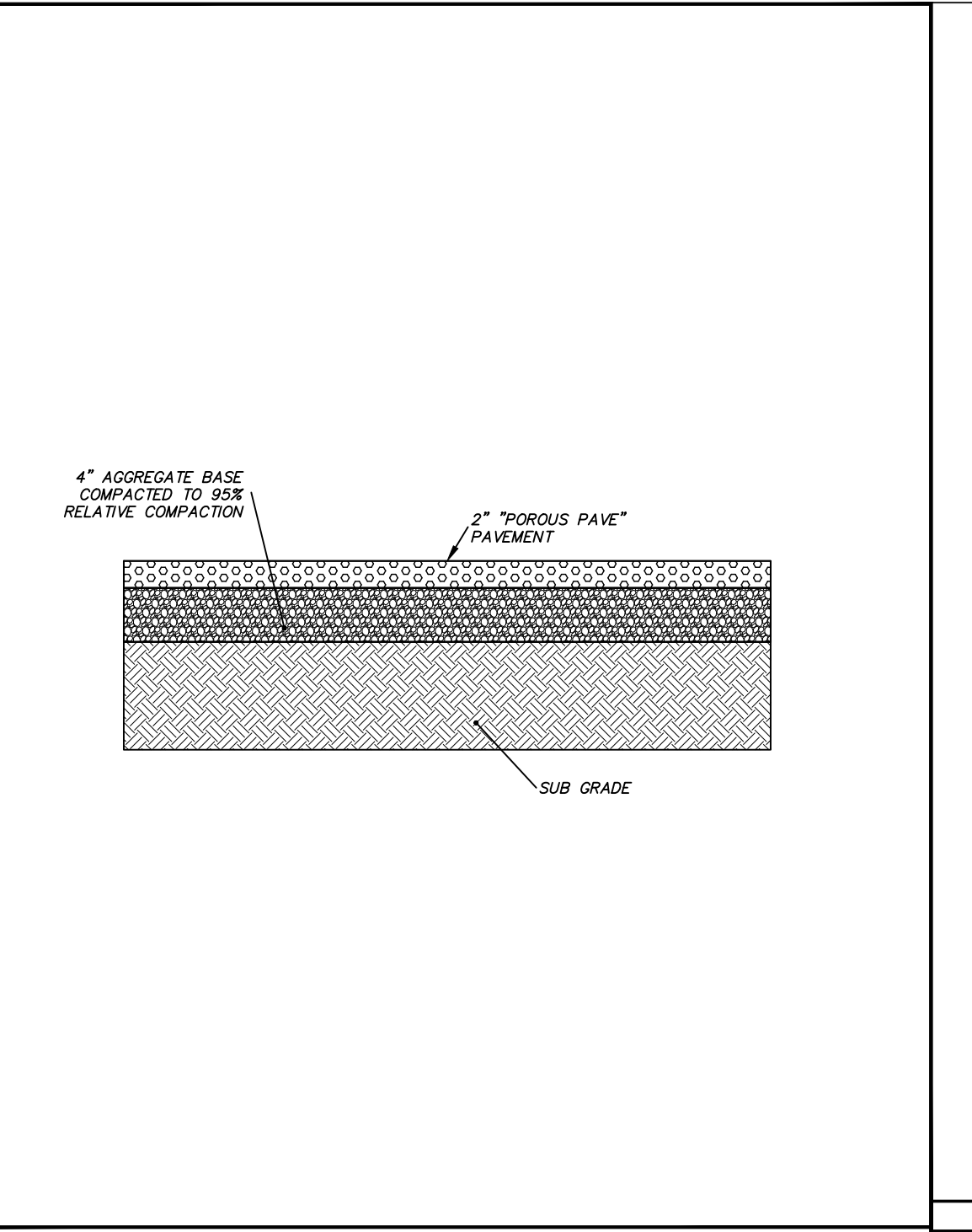
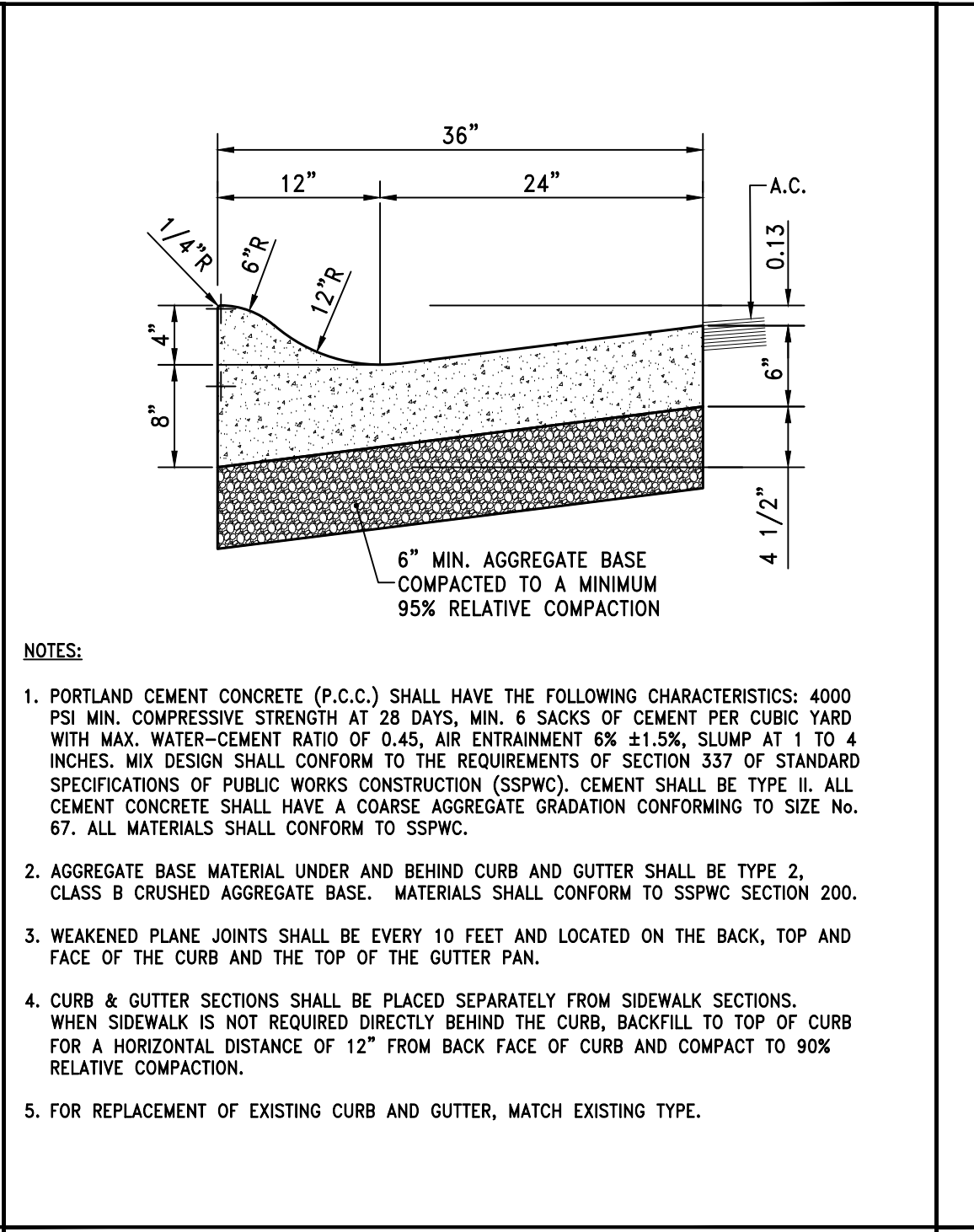
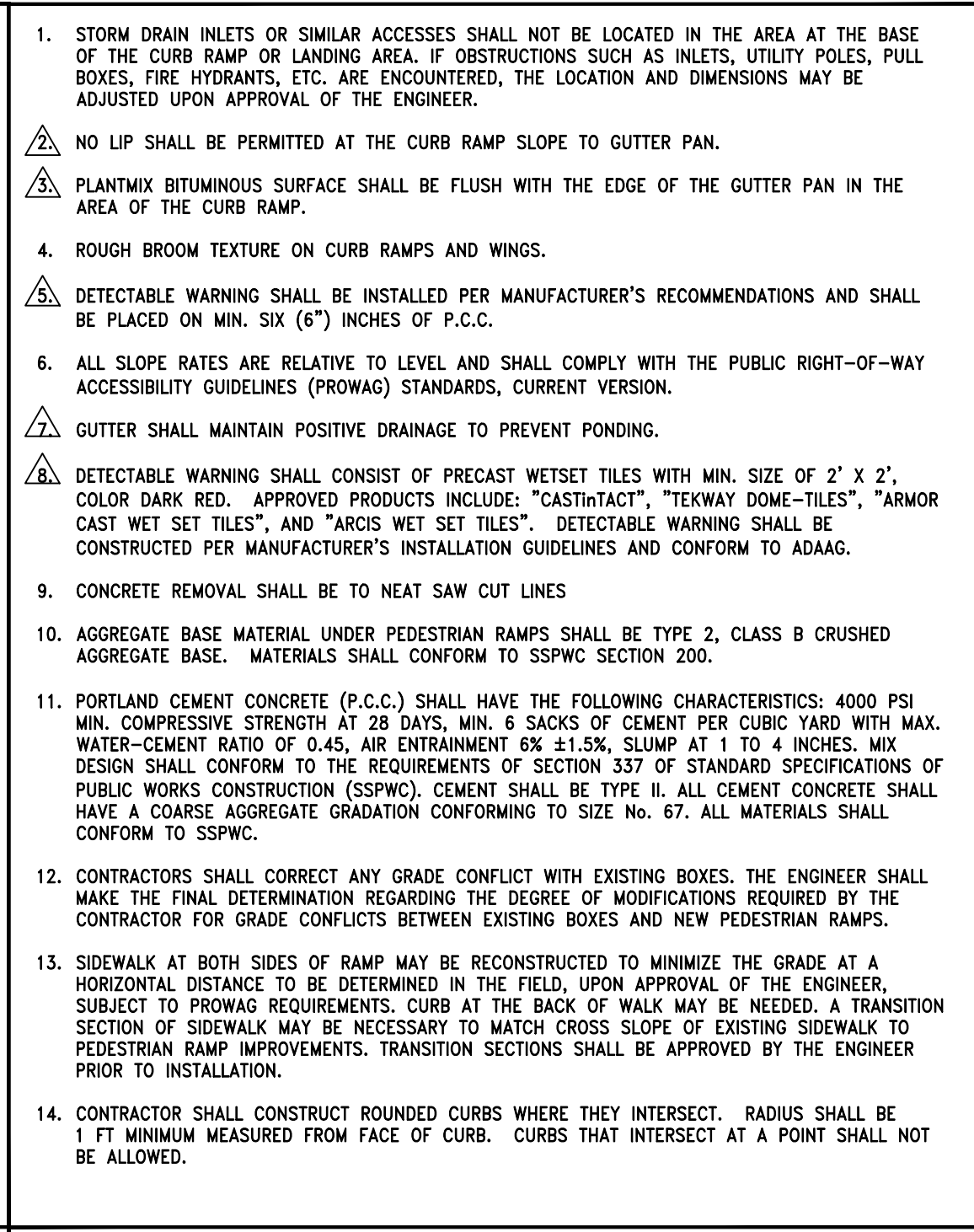
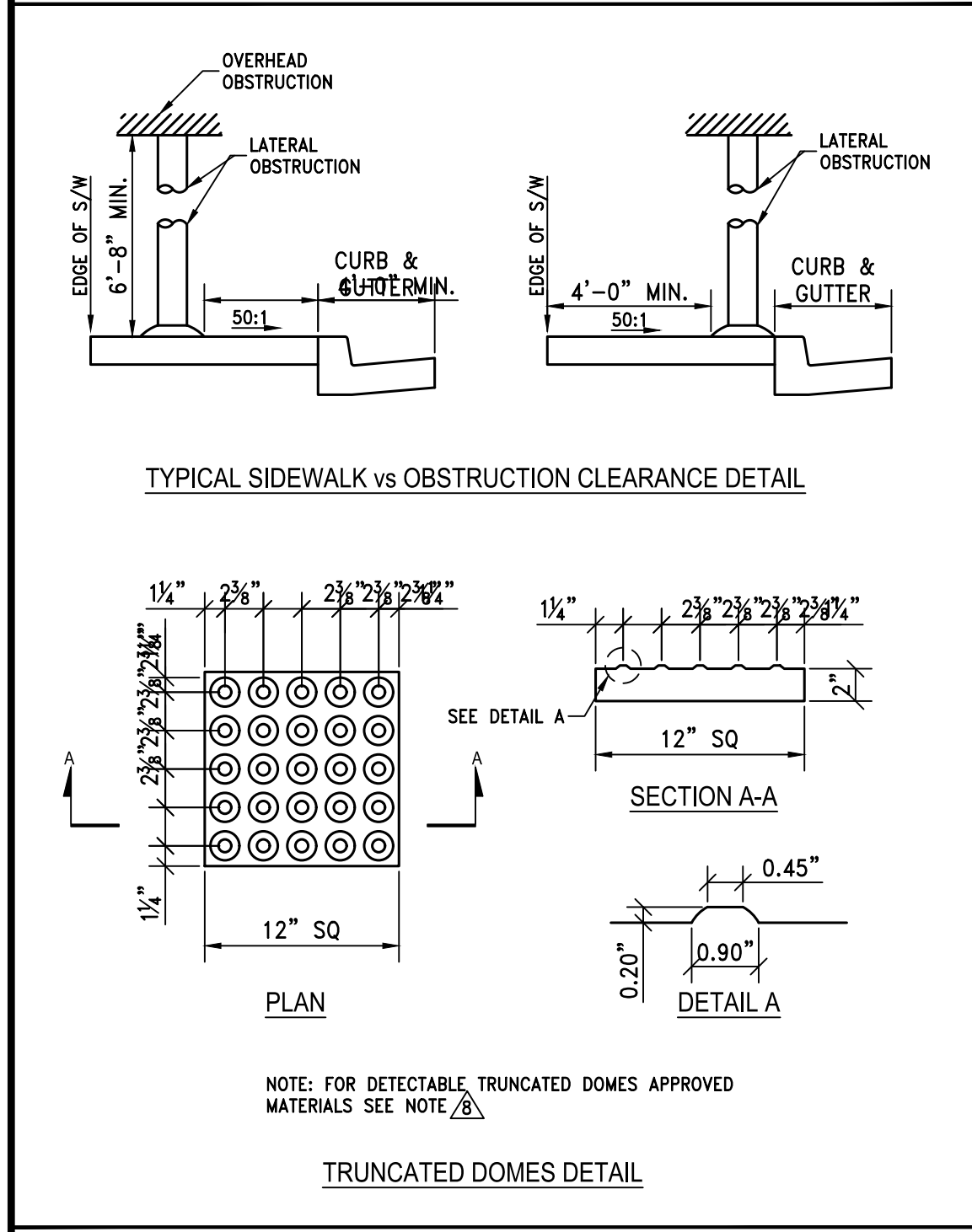
TYPE 1 P.C.C. CURB AND GUTTER

TYPE 2 P.C.C. POST CURB

PERMANENT BITUMINOUS PAVEMENT PATCH

SIDEWALK DETAIL

PEDESTRIAN RAMP WIDE SIDEWALKS



PEDESTRIAN RAMP - DETAILS

NOTES - PEDESTRIAN RAMP

TYPE 3 ROLL CURB & GUTTER

POROUS PAVE SECTION

GROUND HYDRANT

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CITY OF SPARKS APPROVAL:

JON R. ERICSON, P.E., P.T.O.E. CITY ENGINEER

SCALE

HORIZ. -

VERT. -

JOB NO. XXXX

SHEET 5 OF 5

DATE: _____

DATE: _____

DATE: _____

VICTORIAN SQUARE INFRASTRUCTURE IMPROVEMENT PROJECT - PHASE 2B

DETAILS

WASHOE

SPARKS

NEVADA

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
(775) 350-3303 FAX (775) 359-3329
ODYSSEYRENO.COM

dysey ENGINEERING INCORPORATED

FRANK A. BIDART
Exp. 12-31-20
CIVIL
No. 0504

SCALE

HORIZ. -

VERT. -

JOB NO. XXXX

SHEET 5 OF 5

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