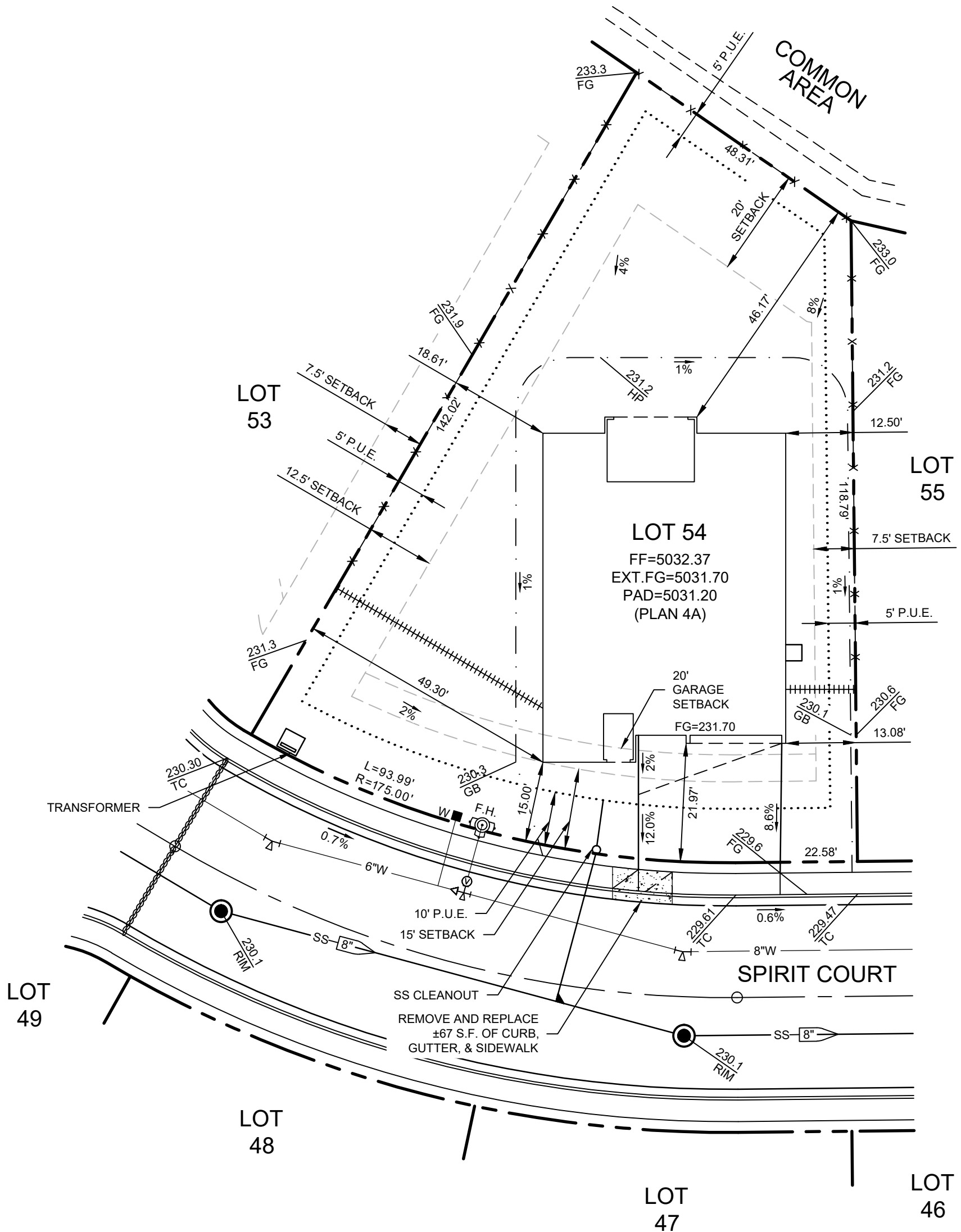


SCALE: 1" = 20'

FENCE LEGEND:

- x — x — 6' GOOD NEIGHBOR FENCE
- +++++ 6' PERIMETER FENCE
- o — o — 4' OPEN VIEW FENCE



GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND EXISTING GRADES PRIOR TO START OF CONSTRUCTION.
2. ALL DIMENSIONS SHOWN FROM PROPERTY LINE TO HOUSE ARE TO OUTSIDE FACE OF STEM WALL.
3. DRAINAGE SWALES SHALL SLOPE A MINIMUM OF 1%.
4. MAXIMUM ALLOWED DRIVEWAY SLOPE IS 12.5%.
5. LEAD WALKS PER LANDSCAPE DESIGNER.
6. CONTRACTOR TO COORDINATE WALL DESIGN WITH PUBLIC UTILITY COMPANIES FOR ANY POSSIBLE CONFLICTS.
7. THIS PLAN IS INTENDED FOR GRADING ONLY.
8. NO WALL CONSTRUCTION ALLOWED UNDER THIS PERMIT.
9. DEEPEND FOOTINGS AND/OR LOWER GARAGE FINISH FLOORS MAY BE REQUIRED. REF. THIS PLAN FOR GRADING INFORMATION.
10. ADD 4800 TO ALL SPOT ELEVATIONS.
11. BACKWATER VALVE IS NOT REQUIRED ON THIS LOT.
12. THIS HOME IS REQUIRED TO BE EQUIPPED WITH A FIRE SPRINKLER SYSTEM.
13. LOT SQUARE FOOTAGE = 10,747± S.F.



6/01/2022

RYDER HOMES
 985 DAMONTE RANCH PKWY, STE 140
 RENO, NV 89521
 775-823-3788

DRAWN BY: KA
 DATE: 06-01-2022
 PROJECT NO: 20-225

MIRAMONTE PHASE 5-B
 LOT 54 - PLOT PLAN
 APN: 512-251-16
 5450 SPIRIT COURT

SPARKS, NV

JK ARCHITECTURE
 ENGINEERING
 www.jkaedesign.com