

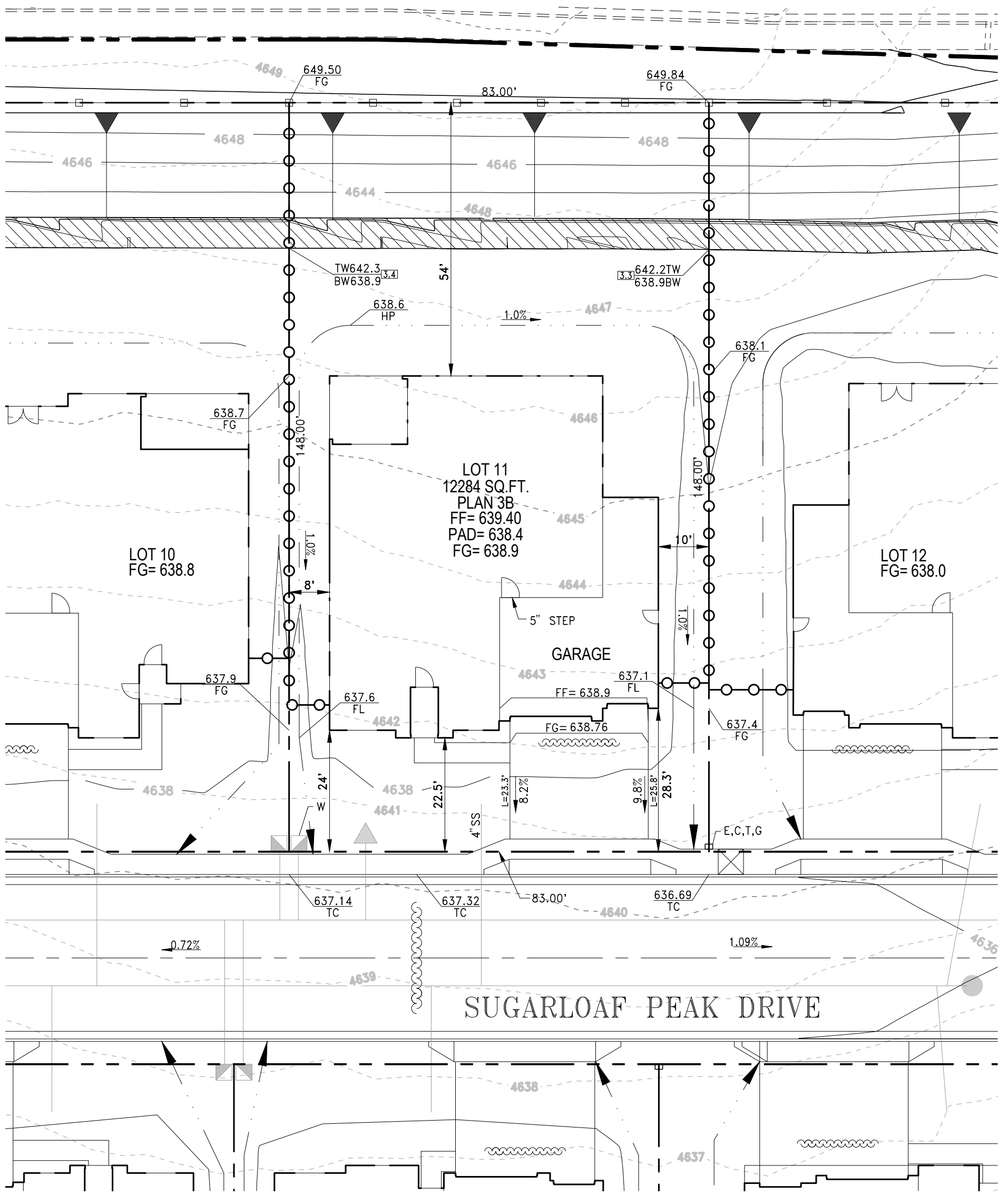
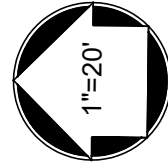
NOTES:

1. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AROUND ALL DOOR STOOPS. REFERENCE ARCHITECTURAL PLANS FOR STOOP LOCATIONS AND SIZES PRIOR TO CONSTRUCTION.
2. A 5' PUE AND CATV EASEMENT IS LOCATED ALONG EACH SIDE AND REAR PROPERTY LINE AND 10' ALONG THE FRONT PROPERTY LINE. SETBACKS PER THE HARRIS RANCH SPECIFIC PLAN AREA: FRONT 20', GARAGE 20', SIDES 8', AND REAR 20'.
3. THIS LOT IS LOCATED IN A FEMA FLOOD ZONE X OUTSIDE OF THE 100 YEAR FLOOD PLAIN. (FIRM MAP 32031C2865G)
4. LOT GRADING IS PER THE IMPROVEMENT PLANS PREPARED BY WOOD RODGERS INC. ASBUILT CONDITIONS HAVE NOT BEEN VERIFIED.
5. DRIVEWAY SHALL BE CONSTRUCTED WITH A MINIMUM 2% GRADE FROM THE FRONT OF THE GARAGE TO EDGE OF WALK. REFERENCE PLOT FOR FINISH GRADE. THERE MUST BE A MINIMUM OF 5% SLOPE AWAY FROM THE FOUNDATION FOR THE FIRST 10'.
6. ALL STORM WATER MUST BE ABLE TO FREELY DRAIN TO THE COUNTY STORM DRAIN SYSTEM.
7. A SITE GRADING AND DRAINAGE CERTIFICATE FROM A LICENSED ENGINEER OR SURVEYOR WILL BE REQUIRED AT COMPLETION OF THE PROJECT.
8. BFP=BACK FLOW PREVENTOR
9. ADD 4000 FT TO ALL ELEVATIONS.
10. LOTS SHOWN ARE A PART OF FINAL TRACT MAP #5441

LEGEND

- OPEN VIEW FENCE
- GOOD NEIGHBOR FENCE
- DRAINAGE SWALE
- GRADE BREAK
- BLOCK WALL
- WOOD PERIMETER FENCE
- LANDSCAPE WALL

Shawnee A. Dunagan
 PROFESSIONAL ENGINEER - STATE OF NEVADA
SHAWNEE A. DUNAGAN
 EXP: 12/31/22
 CIVIL
 No. 24774
04/25/2022



SUGARLOAF PEAK DRIVE

Ryder Homes 985 Damonte Ranch Parkway #140 Reno, Nevada 89521 (775) 335-0502 (775) 823-3799 NV Lic. #0060301	SHADOW HILLS AT HARRIS RANCH VILLAGE 1 APN # 538-311-03 11654 SUGARLOAF PEAK DR LOT 11, RSH3019A18 1"=20'	WOOD RODGERS BUILDING RELATIONSHIPS ONE PROJECT AT A TIME 1361 Corporate Boulevard Tel 775.823.4068 Reno, NV 89502 Fax 775.823.4066
4/17/2022	Washoe County	Nevada