

MOOSE RIDGE TENTATIVE MAP

100' 50' 0 100' 200'



OWNER

DOODLE PROPERTIES #11, LLC
1055 W MOANA STE 104
RENO, NV 89509

ENGINEER

TEC CIVIL ENGINEERING CONSULTANTS
9429 DOUBLE DIAMOND PARKWAY, SUITE A
RENO, NEVADA 89521

SHEET INDEX

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2		PRELIMINARY SITE & UTILITY PLAN
3		PRELIMINARY GRADING PLAN
4		PRELIMINARY CROSS SECTIONS
L.1		PRELIMINARY LANDSCAPE PLAN

LEGEND

	PROJECT BOUNDARY
	EXISTING LOT LINE
	PROPOSED ROW/ LOT LINES
	PROPOSED ASPHALT AREA
	PROPOSED SIDEWALK, CURB & GUTTER AREA

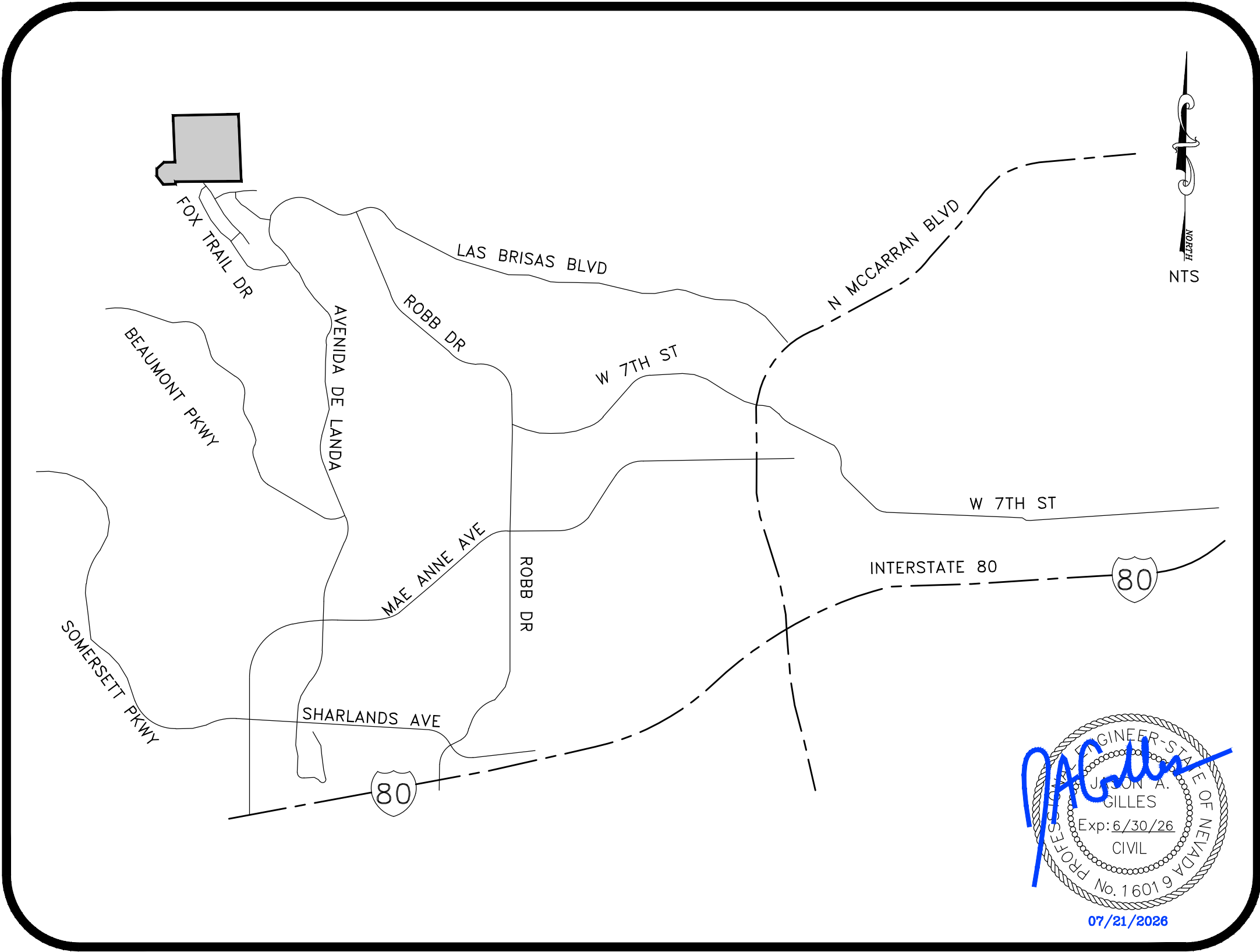
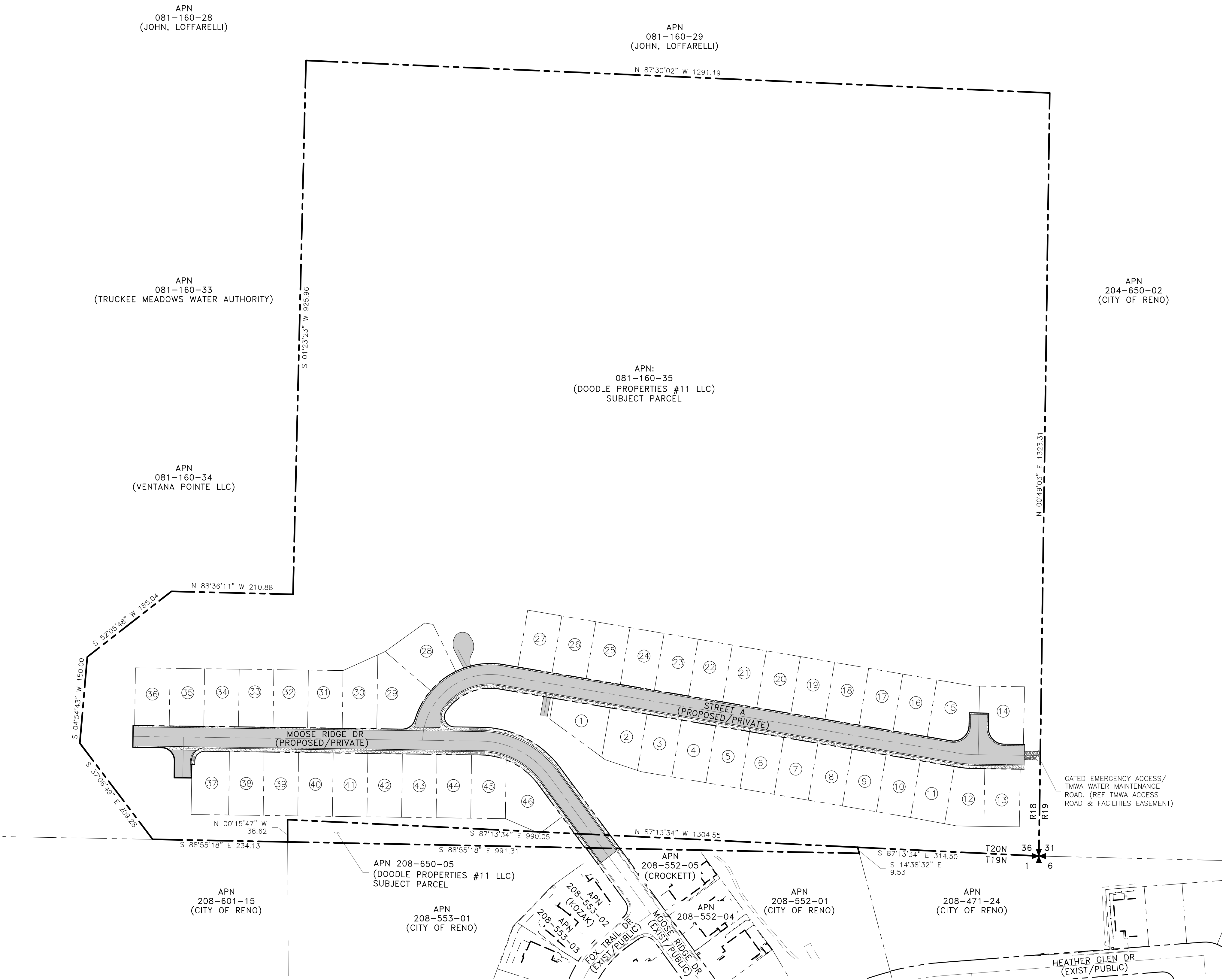
PROJECT DATA

TOTAL NUMBER OF LOTS		46
LOT AREA		6.67 ACRES
RIGHT-OF-WAY AREA		2.09 ACRES
OPEN SPACE		34.21 ACRES
TOTAL PROJECT AREA		42.97 ACRES

APN 081-160-35		42.43 ACRES
APN 208-650-05		0.54 ACRES

SMALLEST LOT SIZE		6,000 S.F.
LARGEST LOT SIZE		7,295 S.F.
AVERAGE LOT SIZE		6,312 S.F.

CURRENT ZONING (APN 081-160-35)		SF3
CURRENT ZONING (APN 208-650-05)		PGOS
PROPOSED ZONING		SF8 & PGOS





BASIS OF BEARINGS ARE NEVADA STATE PLANE COORDINATE SYSTEM (NAD 83/94, AS ESTABLISHED BY THE GPS TIES TO GPS POINTS "RCWM804" AND "RCWM801". DIVIDE THESE GROUND COORDINATES BY 1.000197939 TO OBTAIN GRID.

- 1) SIGNAGE AND STRIPING PER THE LATEST EDITION OF THE MUTCD.
- 2) MOOSE RIDGE DR AND STREET A TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 3) SANITARY SEWER SYSTEM TO BE PRIVATELY OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 4) STORM DRAIN SYSTEM AND THE DETENTION POND TO BE PRIVATELY OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 5) WATER SYSTEM TO BE OWNED & MAINTAINED BY THE TRUCKEE MEADOWS WATER AUTHORITY (TMWA).

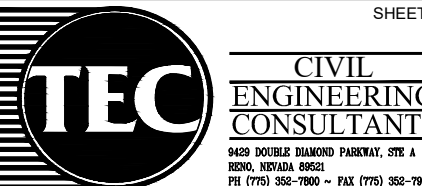
FRONT (HOUSE) 10'
SIDE 5'
REAR 20'

FRONT PUE 10'
SIDE PUE 5'
REAR PUE 10'
RIGHT OF WAY/ COMMON AREA 4'

	PROPOSED LOT LINE		PROJECT BOUNDARY
	STORM DRAIN w/ DIRECTION (DASHED IF EXISTING)		PROPOSED ROW/ LOT LINES
	SANITARY SEWER MAIN w/ DIAMETER & DIRECTION (DASHED IF EXISTING)		EXISTING LOT LINE
	PROPOSED WATER MAIN w/ DIAMETER (SEE DESCRIPTION) (DASHED IF EXISTING)		PROPOSED A.C. PAVEMENT AREA
	PROPOSED WATER TEE w/ GATE VALVES (DASHED IF EXISTING)		PROPOSED CONCRETE AREA
			REINFORCED CONCRETE BOX CULVERT
			STREET LIGHT (HOLLOW IF EXISTING)

CABLE CHARTER COMMUNICATIONS
ELECTRIC NV ENERGY
GAS NV ENERGY
SANITARY SEWER RENO SPARKS JOINT
SOLID WASTE WASTEWATER PLANT
TELEPHONE WASTE MANAGEMENT
..... AT&T
TRUCKEE MEADOWS WATER AUTHORITY

DATE: 03/27/26
SCALE: 1"=50'
JOB #: MOOSERIDGE.03



MOOSE RIDGE TENTATIVE MAP

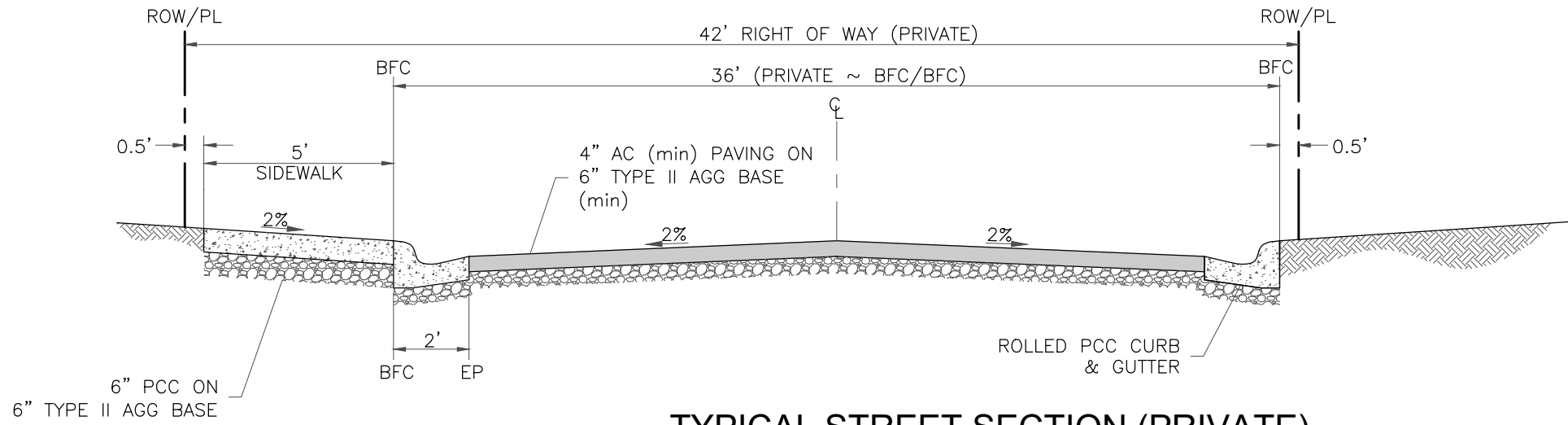


BASIS OF ELEVATION

BASIS OF ELEVATION IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) BASED ON CITY OF RENO BENCHMARK NO. 2144. 2144 IS A 1 1/2" STEEL CAP LOCATED IN THE TOP OF CURB ON THE NORTHWEST CORNER OF MONTEGO DRIVE AND W 7TH STREET WITH A PUBLISHED ELEVATION OF 4951.42'.

NOTES:

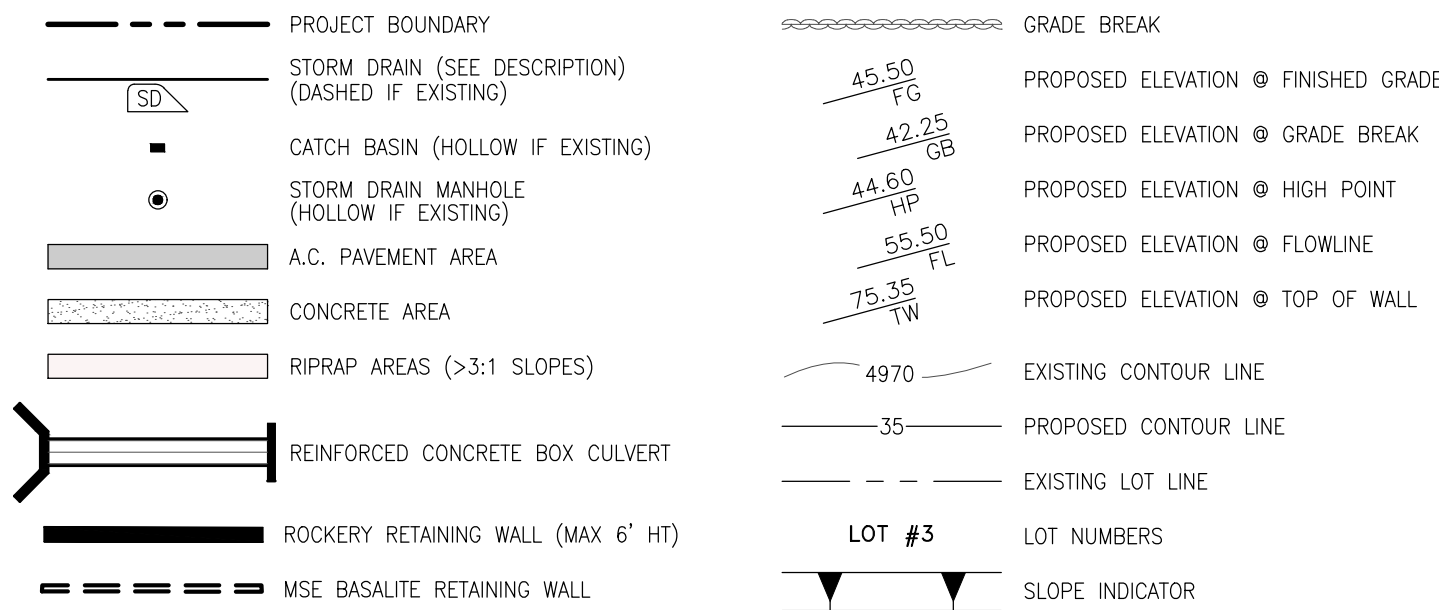
- 1) ADD 5300 TO ALL SPOT ELEVATIONS.
- 2) REFERENCE SHEET 4 FOR CROSS SECTIONS.
- 3) ENTIRE PROJECT LOCATED WITH FEMA UNSHADED ZONE X
- 4) APPROXIMATE LIMITS OF CUT AREAS $\geq 20'$.
- 5) APPROXIMATE LIMITS OF FILL AREAS $\geq 10'$.



TYPICAL STREET SECTION (PRIVATE)

DETENTION POND TABLE			
POND	TOP ELEV	BOTTOM ELEV	VOLUME
A	56'	50'	13566 cf
B	30'	26'	1848 cf

LEGEND



EARTHWORK SUMMARY

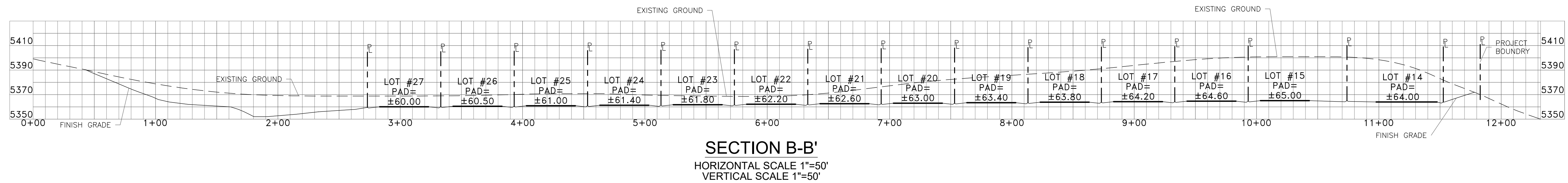
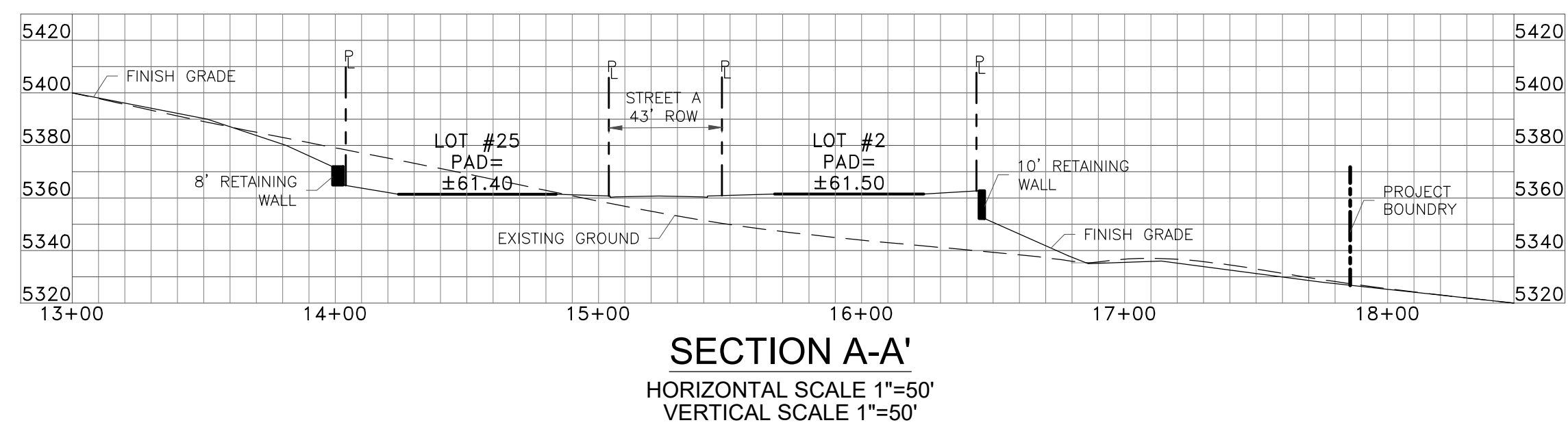
CUT	138,840	CYDS
FILL	98,117	CYDS
NET	40,723	CYDS
UNADJUSTED VALUES		

TENTATIVE MAP PRELIMINARY GRADING PLAN SHEET 3 of 5

DATE: 03/27/2026
SCALE: 1"=50'
JOB #: MOOSERIDGE.03



MOOSE RIDGE TENTATIVE MAP



LEGEND

- PROJECT BOUNDARY/PROPERTY LINE
- PROPOSED ROW/ LOT LINES
- PROPOSED A.C. PAVEMENT AREA
- RIPRAP AREAS (>3:1 SLOPES)
- BASALITE BLOCK WALL
- ROCKERY RETAINING WALL
- PROPOSED CONCRETE AREA

