

STONERIDGE VILLAS
APN: 1220-11-001-066

DOUGLAS COUNTY NEVADA

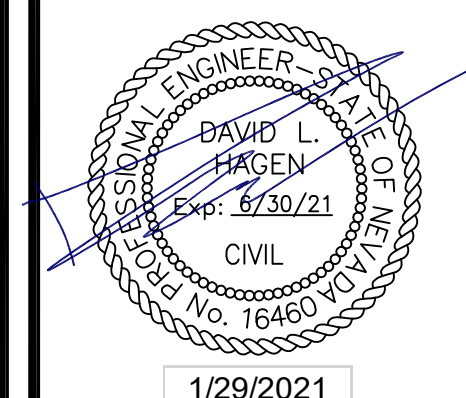
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Revisions:

NOTES

STAMP:



Sheet Title:

CONCEPTUAL
SITE
PLAN
EAST

Project: STONEVILLAS

Drawn By: BAMF

Checked By: DLH

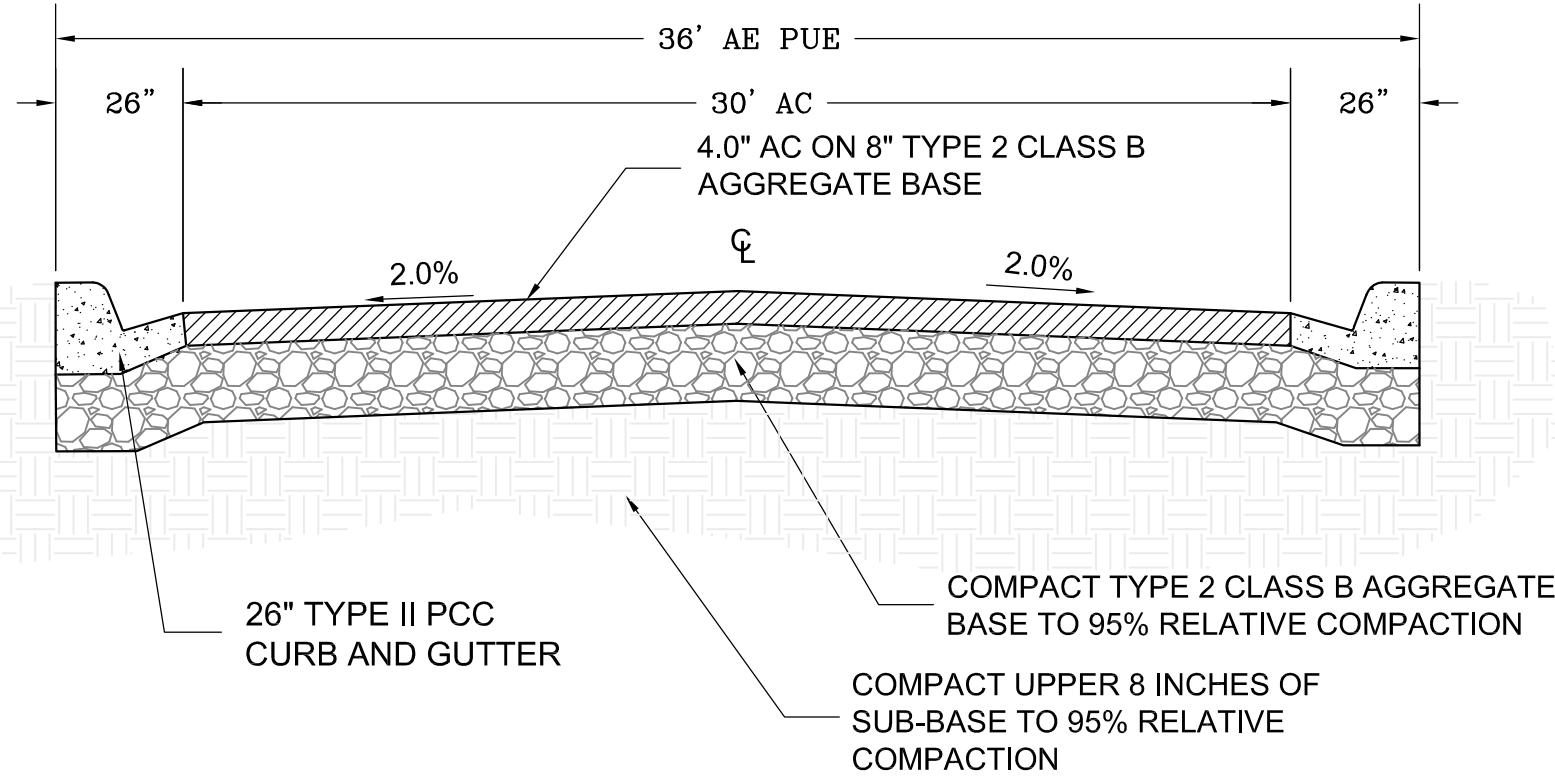
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Scale: AS NOTED

Date: DEC. 2020

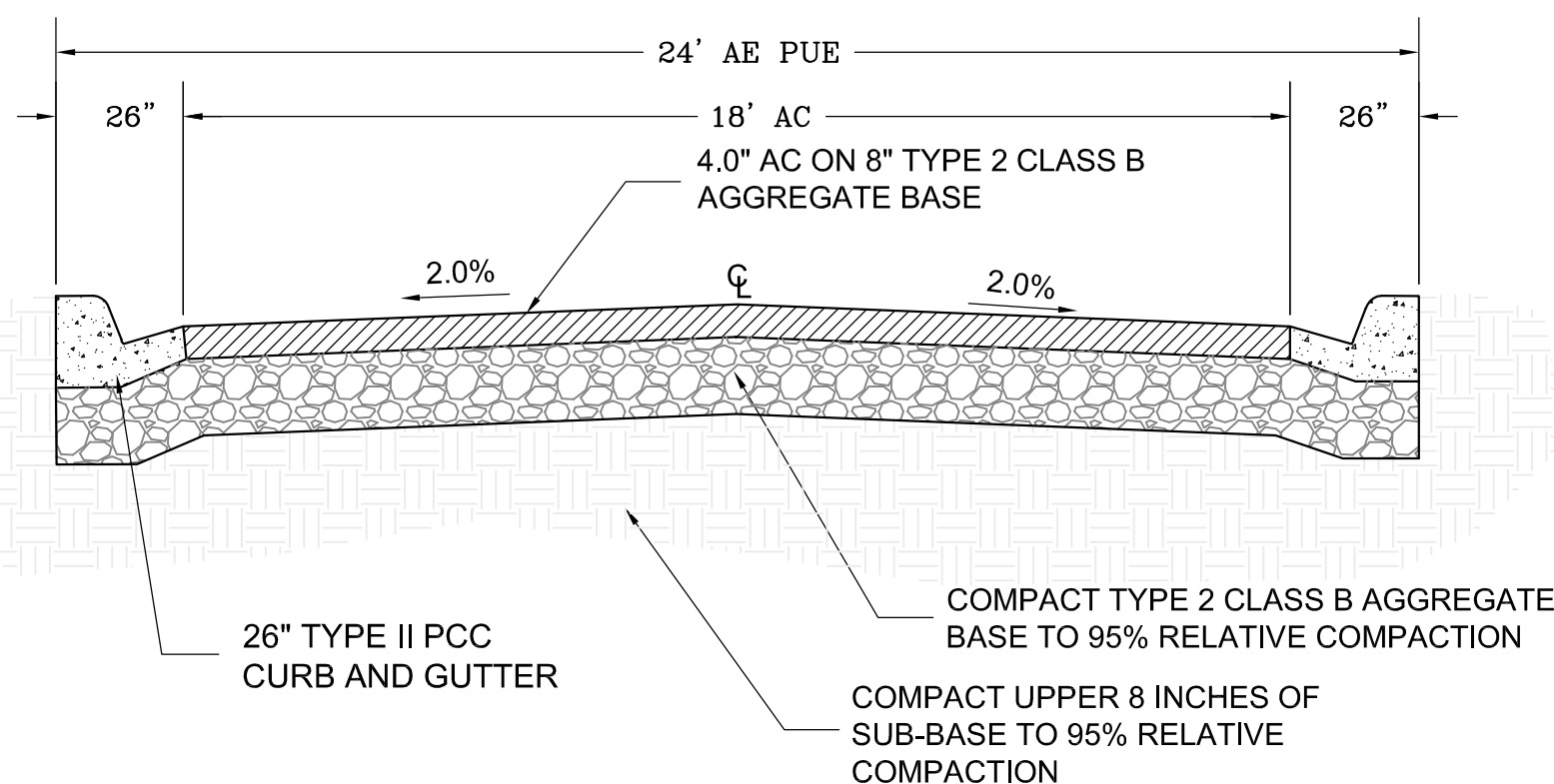
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TYPICAL 36' AE PUE ON-SITE ROAD SECTION WITH CURB

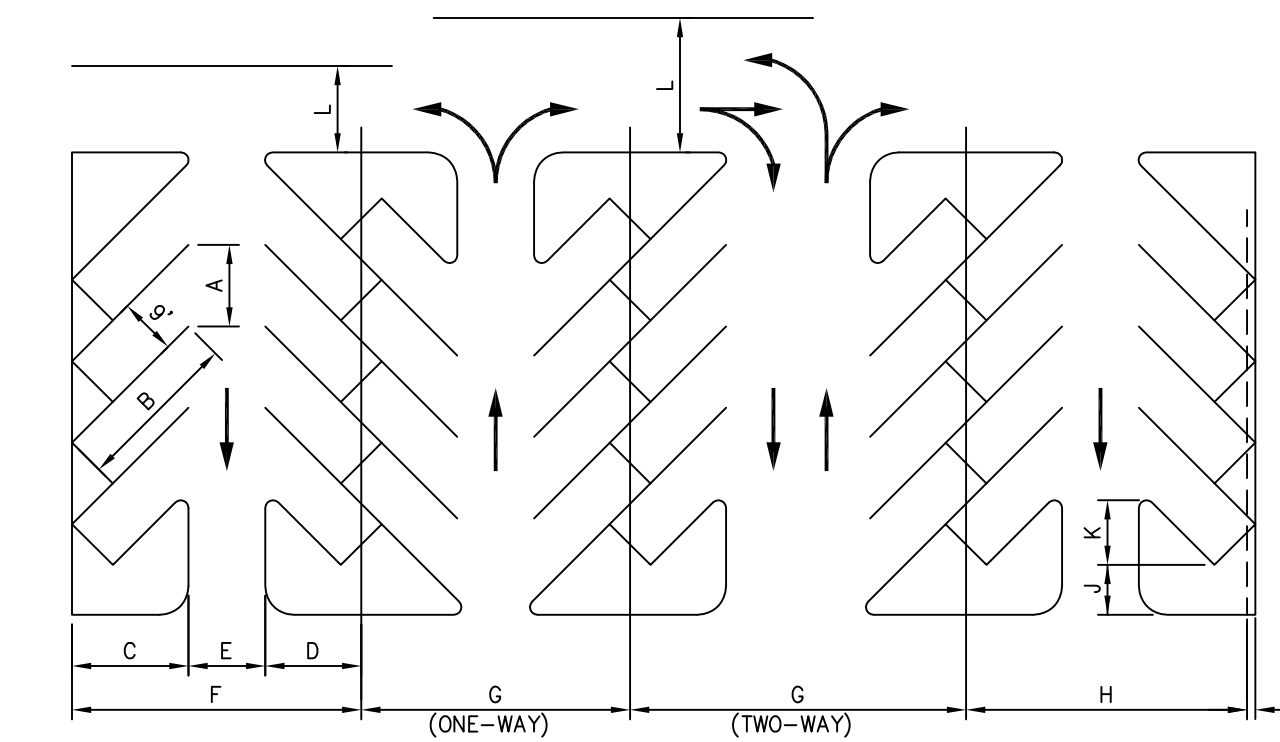
N.T.S.



TYPICAL 24' AE PUE ON-SITE ROAD SECTION WITH CURB

N.T.S.

AE = PRIVATE ACCESS EASEMENT
PUE = PUBLIC UTILITY EASEMENT

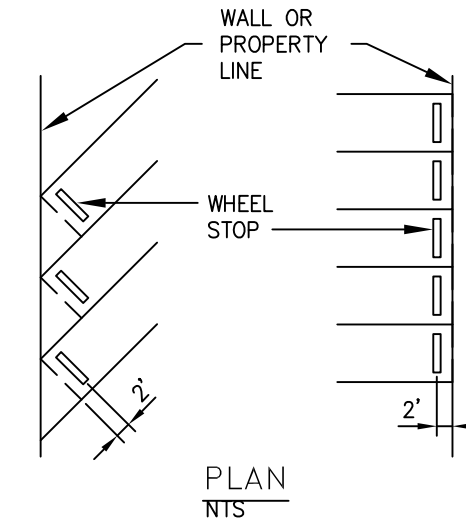


DIMENSION	ITEM	SYMBOL	PARKING ANGLE			
			45°	60°	75°	90°
ONE-WAY TRAFFIC	STALL WIDTH, PARALLEL	A	12.7	10.4	9.3	9.0
	STALL LENGTH, OF LINE	B	25.0	22.0	20.0	18.5
	STALL DEPTH TO WALL	C	17.5	19.0	19.5	18.5
	STALL DEPTH TO INTERLOCK	D	15.3	17.5	18.8	18.5
TWO-WAY TRAFFIC	aisle width between stalls	E	12.0	16.0	23.0	26.0
	module, wall to interlock	F	44.8	52.5	61.3	63.0
	module, interlocking	G	42.6	51.0	61.0	63.0
	module, curb to interlock	H	42.8	50.2	58.8	60.5
TWO-WAY TRAFFIC	aisle width between stalls	E	20.0	20.0	23.0	26.0
	module, wall to interlock	F	52.8	56.5	61.3	63.0
	module, interlocking	G	50.6	55.0	61.0	63.0
	module, curb to interlock	H	50.8	54.2	58.8	60.5
TWO-WAY TRAFFIC	bumper overhang (typical)	I	2.0	2.3	2.5	2.5
	offset	J	6.3*	2.7	0.5	0.0
	setback	K	11.0	8.3	5.0	0.0
	cross-aisle, one way	L	14.0*	14.0	14.0	14.0
TWO-WAY TRAFFIC	cross-aisle, two way	L	24.0*	24.0	24.0	24.0

NOTES

- PARKING LOTS OF MORE THAN 20 SPACES MAY DESIGNATE UP TO 15% OF THE TOTAL REQUIRED OFF-STREET PARKING AS COMPACT CAR SPACES, EACH HAVING A MINIMUM LENGTH OF 16 FEET AND MINIMUM WIDTH OF 8 FEET AND CLEARLY MARKED "COMPACT PARKING ONLY".
- PARALLEL PARKING STALLS SHALL BE 9 FEET WIDE x 22 FEET LONG (MINIMUM).

* MINIMUM - ANY PARKING CONFIGURATION (0-45 DEGREES).



TYPICAL PAVEMENT SECTION

- PARKING LOTS WILL BE CONSTRUCTED WITH A MINIMUM OF 2.5 INCHES OF A.C. SURFACE ON 6 INCHES OF TYPE 2 CLASS B AGGREGATE BASE (BOTH COMPACTED TO 95% MIN.)

WHEEL STOPS

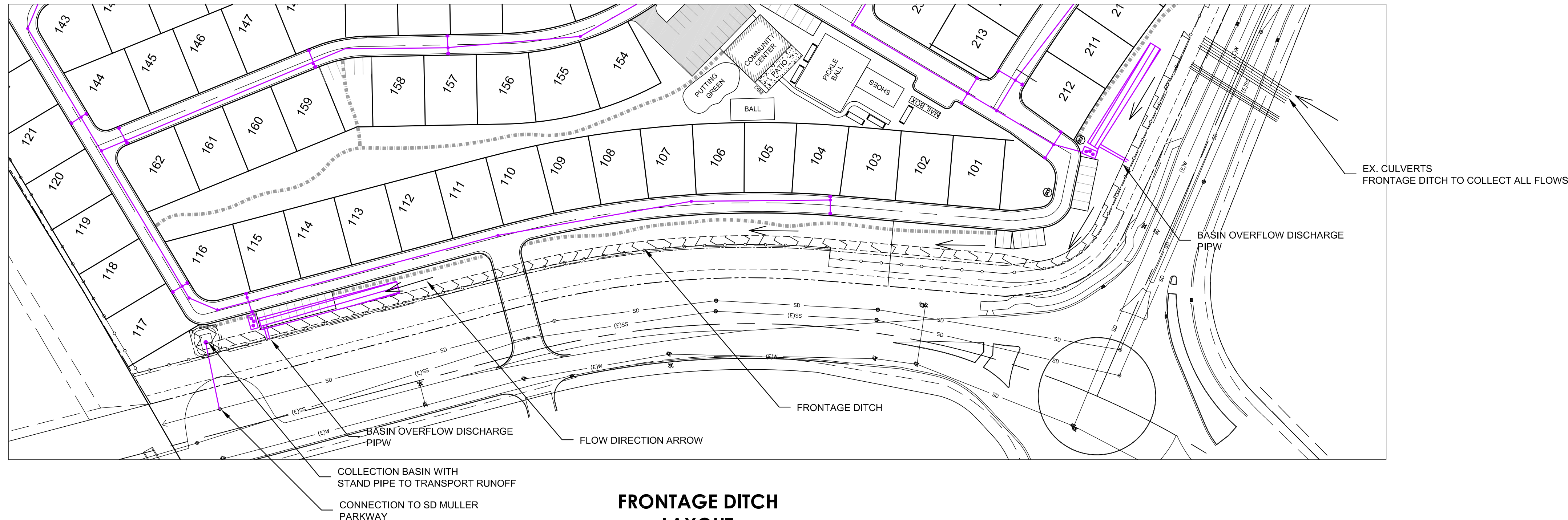
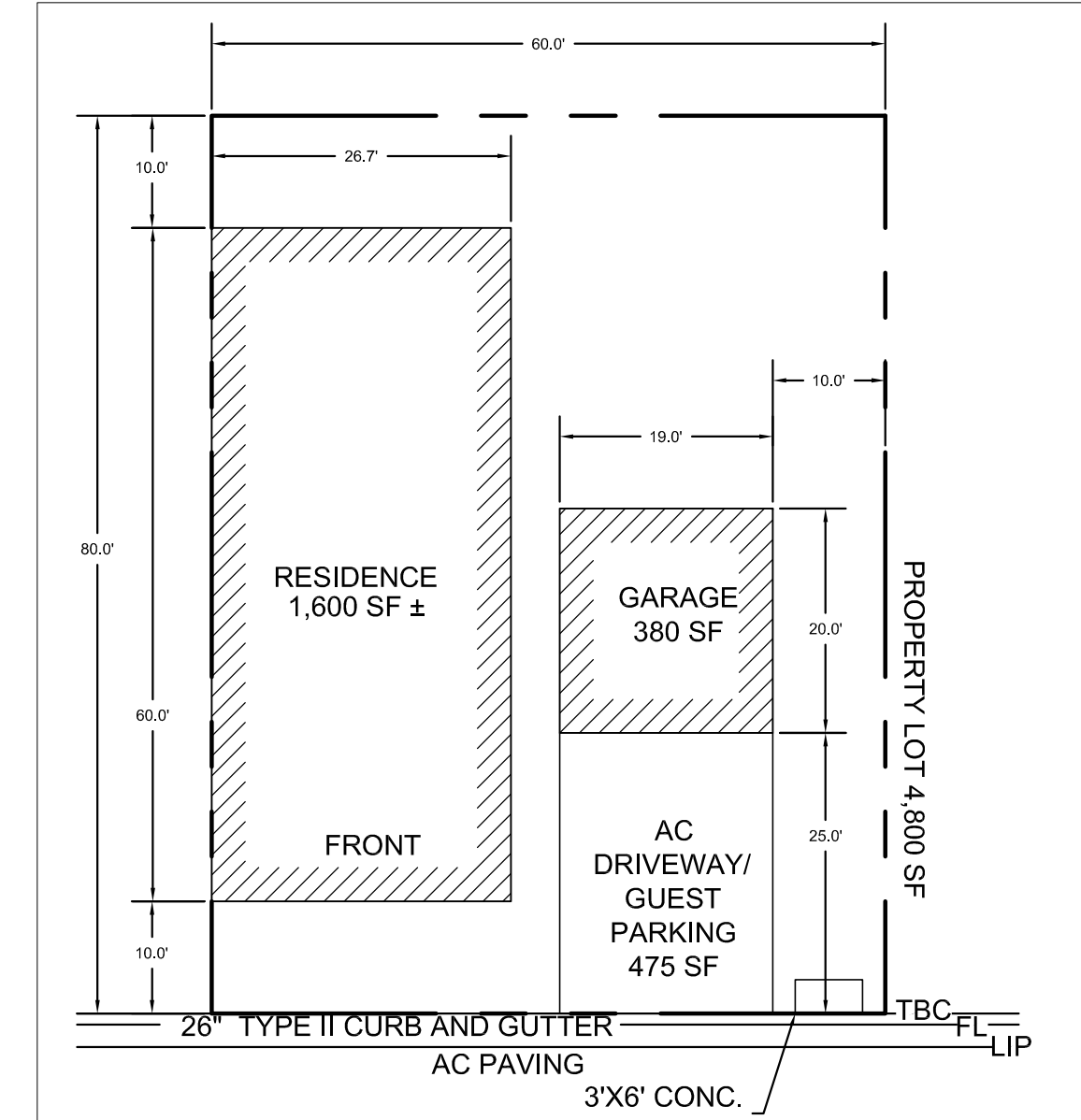
- WHEEL STOPS WILL BE 2 FEET (MIN.) FROM PROPERTY LINE OR APPURTENANCES.
- WHEEL STOP WILL BE SECURED WITH 0.5 INCH REBAR DRIVEN 12 INCHES (MIN.) INTO SURFACE OR WITH AN APPROVED EPOXY HAVING A SETTING TIME OF 4-HOUR (MAX.) AT 77 DEGREES FAHRENHEIT.
- WHEEL STOPS WILL BE WHITE OR SAFETY YELLOW WITH 0.25 CANDLE POWER REFLECTIVITY.
- WHEEL STOP DIMENSIONS WILL BE 4 INCHES TO 7 INCHES HIGH X 4 FEET (MIN.) LONG X 6 INCHES (MIN.) WIDE. WHEEL STOP LOCATION SHALL SECURE VEHICLE TIRES.
- MINIMUM WALL THICKNESS FOR METAL STOPS WILL BE 0.25 INCHES, FOR POLYETHYLENE OR FIBERGLASS WHEEL STOPS - 0.75 INCHES.
- WOOD WHEEL STOPS WILL BE REDWOOD #2 OR BETTER.
- CONCRETE WHEEL STOPS WILL HAVE A MINIMUM TENSILE STRENGTH OF 2000 P.S.I. (ASTM D-746).
- IMPACT BRITTLE TEMPERATURE SHALL BE -75 DEGREES CELSIUS. (ASTM D-746).
- ELONGATION SHALL BE LIMITED TO 35 PERCENT AT 73 DEGREES FAHRENHEIT (ASTM D638).

STRIPING

- PARKING LOT STRIPING SHALL BE WHITE WITH A MINIMUM WIDTH OF 4 INCHES. PAINT SHALL BE SPECIFIED "TRAFFIC STRIPING PAINT" OR HAVE MANUFACTURER'S CERTIFICATION OF SUITABLE APPLICATION ON ASPHALTIC OR CONCRETE SURFACES.

LIGHTING

APPLICATION LEVEL WILL BE 1.0 FOOT CANDLES (MIN.) WITH A UNIFORMITY RATIO (AVERAGE ILLUMINATION) NOT EXCEEDING 6:1 AND AS APPROVED BY THE PUBLIC WORKS DEPARTMENT DEPENDING ON PEDESTRIAN VOLUMES. LIGHT FIXTURES SHALL BE FULL CUT-OFF FIXTURES AS DEFINED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) UNLESS OTHERWISE APPROVED BY THE CARSON CITY ENGINEER OR PUBLIC WORKS DIRECTOR. LIGHT POLES SHALL BE LOCATED TO ELIMINATE INTERFERENCE WITH VEHICULAR OR PEDESTRIAN TRAFFIC (AT THE END OF PARKING AE PUES WHEN PRACTICAL) AND AS APPROVED BY THE PUBLIC WORKS DEPARTMENT. POLES SHALL NOT BE LOCATED NEXT TO TREES. MOUNTING POLES WILL COMPLY WITH THE SAME SPECIFICATIONS PRESCRIBED FOR URBAN COLLECTOR STREET USE.



FRONTAGE DITCH LAYOUT
1"=80'

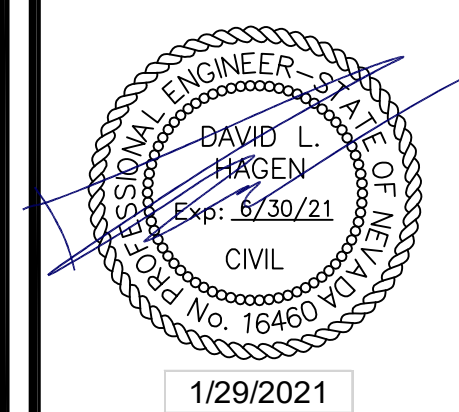
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