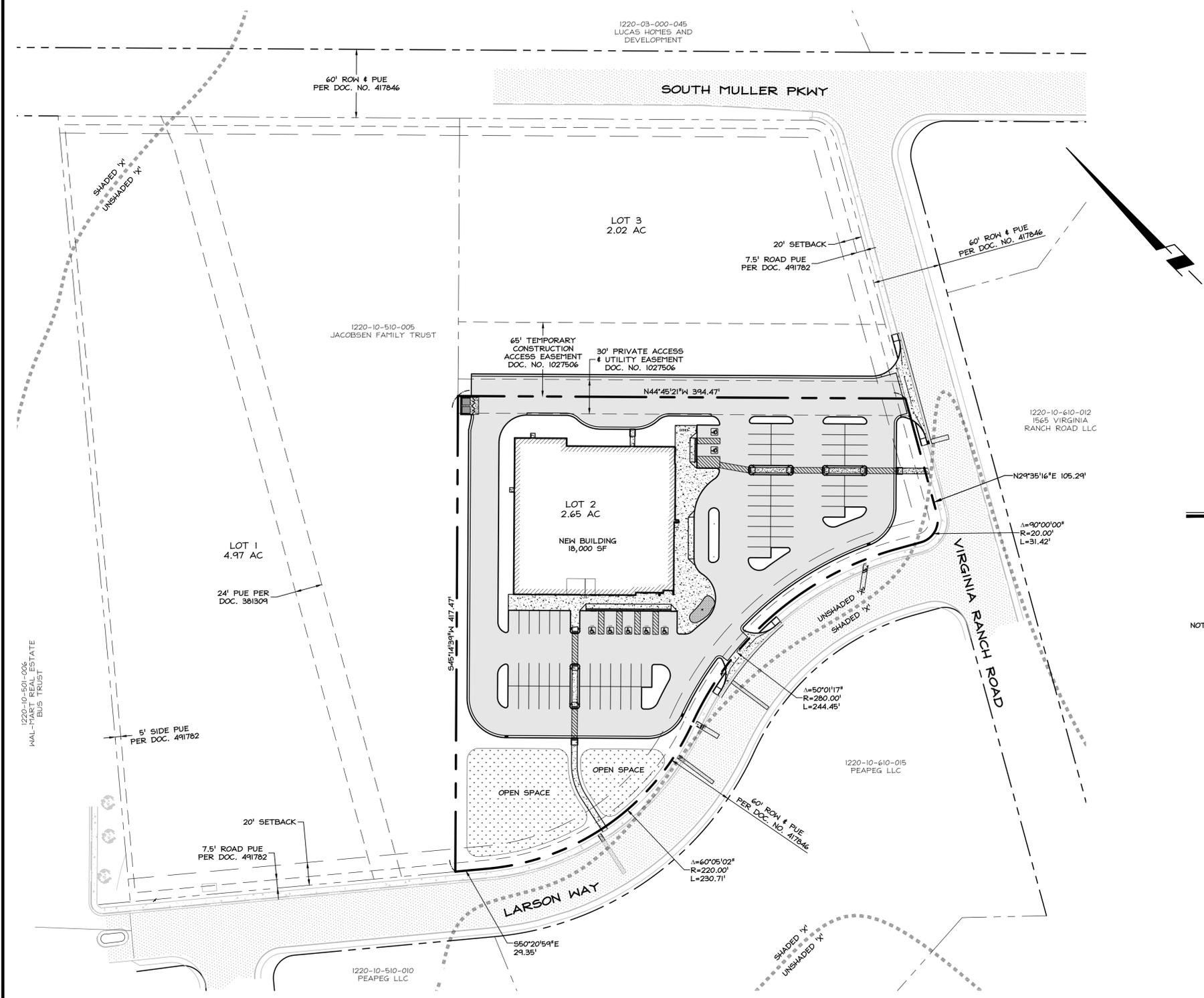
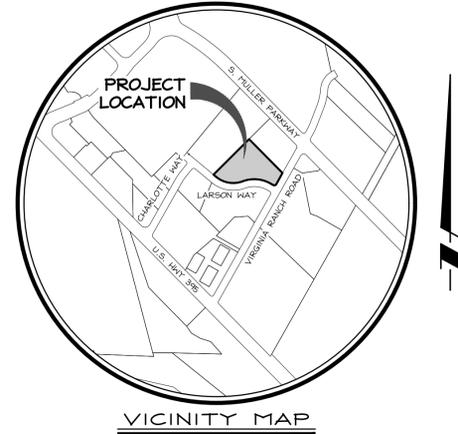


DESIGN REVIEW FOR GARDNERVILLE VA CLINIC GARDNERVILLE, NEVADA



SHEET INDEX

1	- COVER SHEET
2	- SITE, GRADING & UTILITY PLAN

PROJECT SUMMARY

APN	1220-10-510-005	
ADDRESS	1162 LARSON WAY GARDNERVILLE, NV 89410	
OWNER	PURPLE HEART HEROES, LLC 6900 DALLAS PARKWAY, 3RD FLOOR PLANO, TX 75024	
ENGINEER	WILSON ENGINEERS, LLC 1603 ESPIERALDA AVE. MINDEN, NEVADA 89423 (775) 782-2322	
EXISTING ZONING	GENERAL COMMERCIAL	
MASTER PLAN	COMMERCIAL	
LOT AREA	2.65 ACRES	
SETBACKS	20' FRONT, 0' SIDE, 15' SIDE STREET, 0' REAR	
FLOOD ZONE	UNSHADED 'X' PER FEMA MAP 32005C0265G eff. 1/20/2010	
BUILDING		
CONSTRUCTION TYPE	III-B	
HEIGHT	27'-0"	
OCCUPANCY	B	
PARKING	REQUIRED	PROVIDED
STANDARD	55	76
ADA	4	7

HATCHING

	EXISTING PAVEMENT		PROPOSED PAVEMENT
	EXISTING CONCRETE		PROPOSED CONCRETE
	PEDESTRIAN ACCESS ROUTE		PROPOSED LANDSCAPING
	LANDSCAPE FEATURE PAVEMENT AREA		

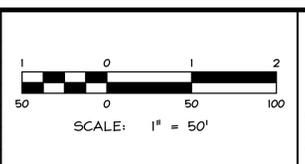
LINE TYPES

EXISTING	NEW	DESCRIPTION
		BUILDING ENVELOPE
		PROPERTY LINE MAIN
		PROPERTY LINE ADJACENT
		RIGHT-OF-WAY
		CENTERLINE OF RIGHT-OF-WAY
		MAJOR CONTOUR, (FIVE-FOOT INTERVAL)
		MINOR CONTOUR, (ONE-FOOT INTERVAL)
		EASEMENT
		EDGE OF PAVEMENT AND/OR CURB
		FLOW LINE
		GAS LINE
		OVERHEAD POWER
		COMMON UTILITY TRENCH (POWER, TELEPHONE, GAS, TV)
		8" SS SANITARY SEWER MAIN
		12" SD STORM DRAIN
		12" W WATER MAIN
		FENCE (SPECIFIED ON PLANS)

NOTE: NOT ALL SYMBOLS, LINE TYPES, HATCHING, AND ABBREVIATIONS SHOWN HEREON ARE USED IN THIS PLAN SET.

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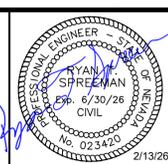
NO.	DATE	REVISION BLOCK	BY



WILSON ENGINEERS
MINDEN, NEVADA
1603 ESPIERALDA AVE.
P.O. BOX 2223
MINDEN, NV 89423
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F: 775.782.7084

GARDNERVILLE VA CLINIC
PURPLE HEART HEROES, LLC

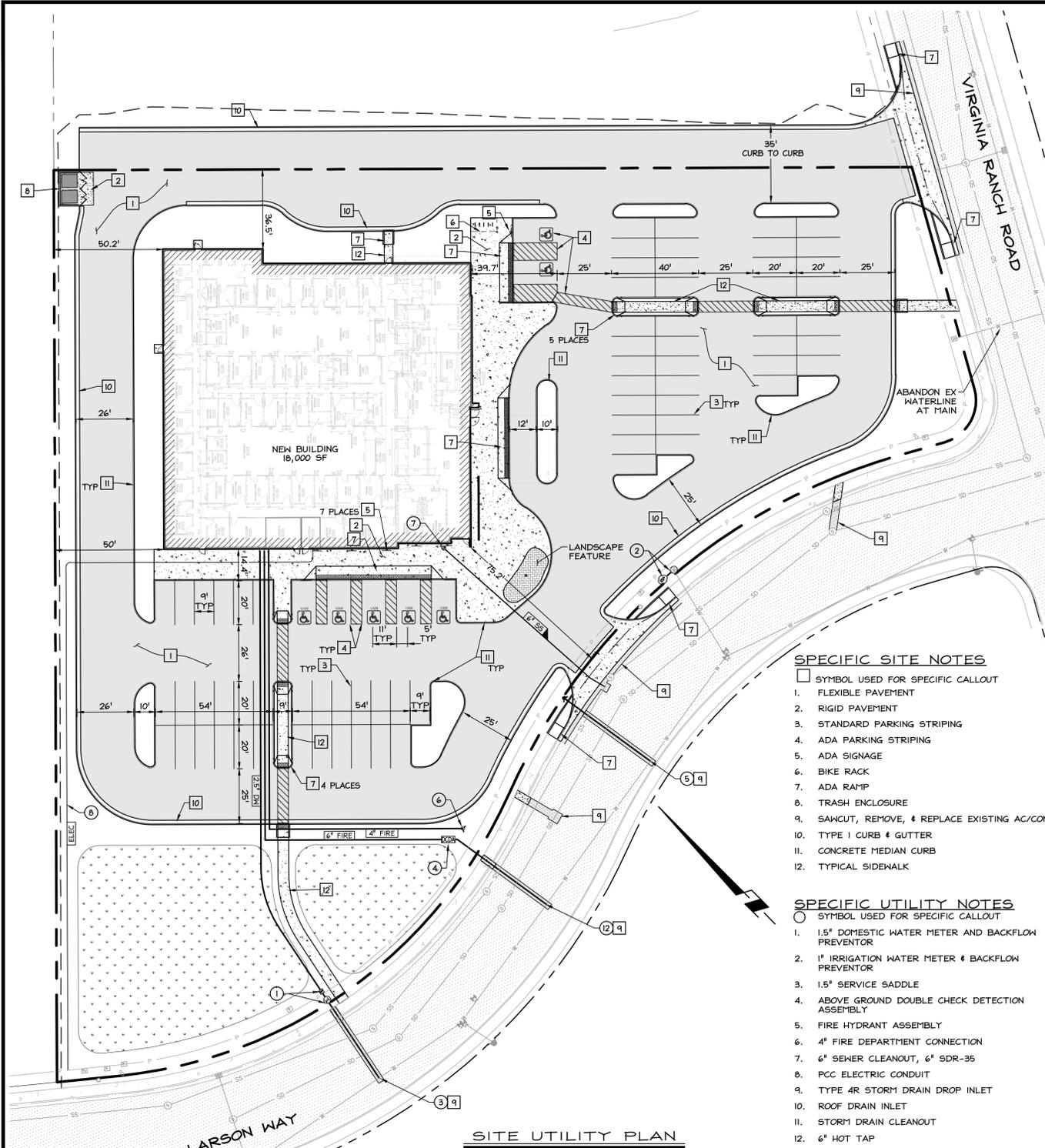
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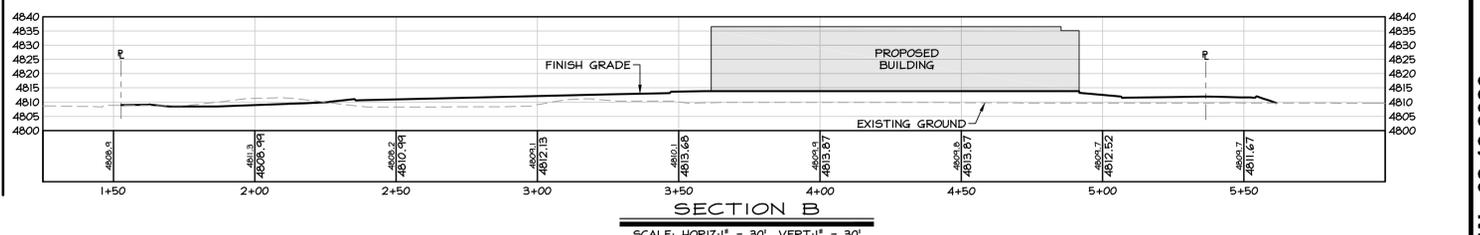
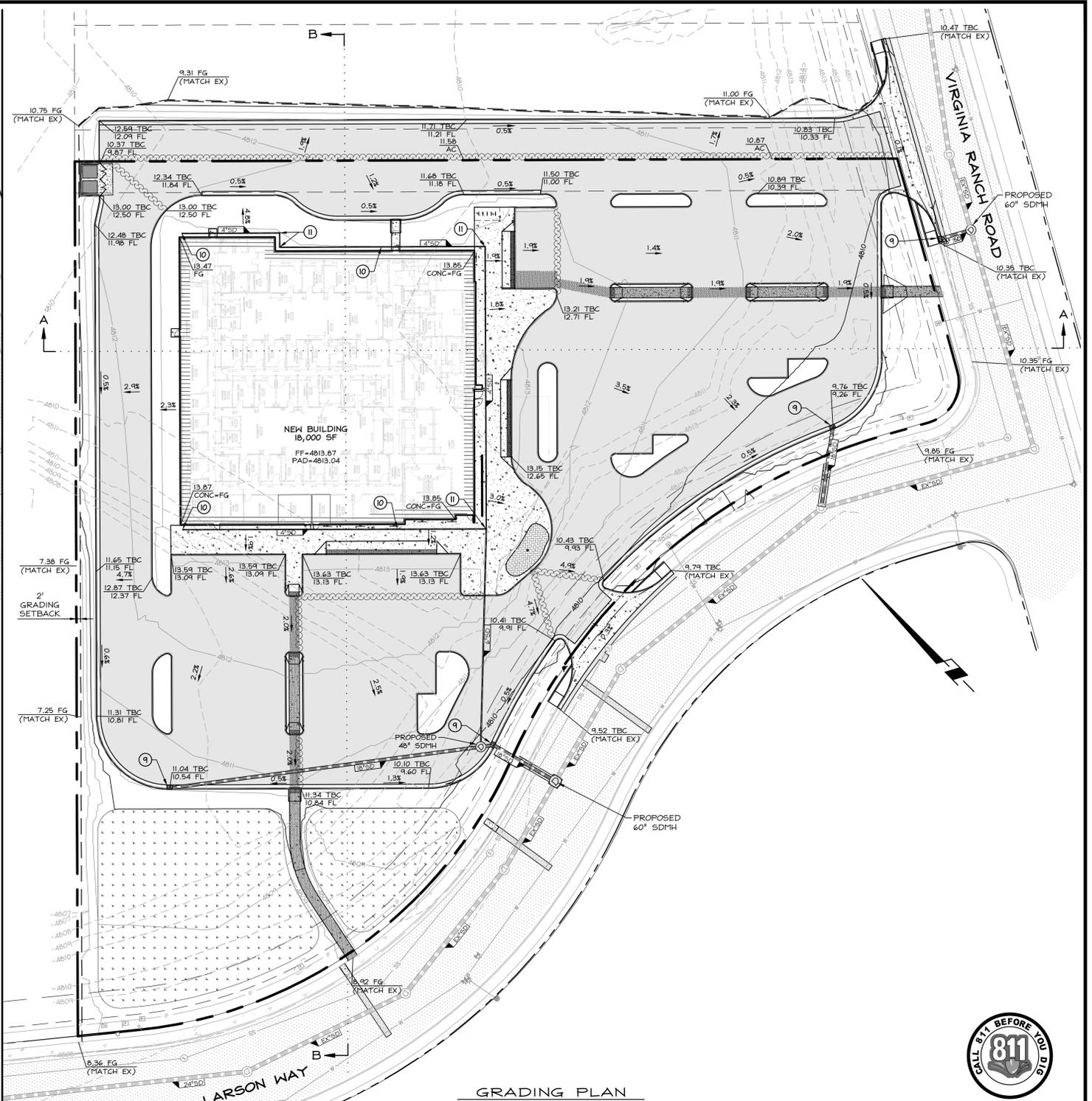
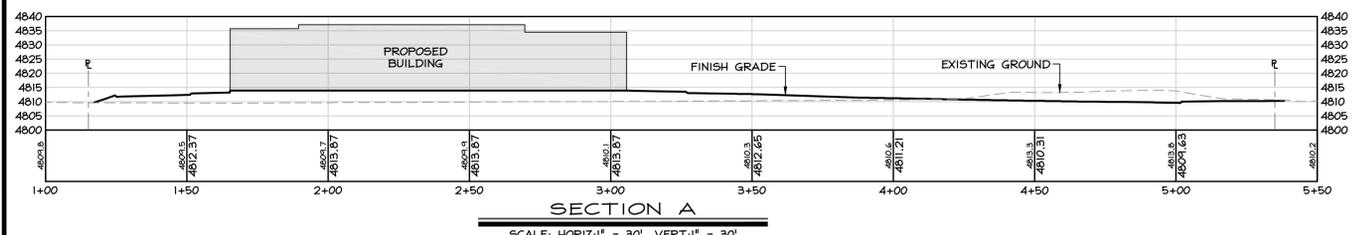
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DATE:	01.09.2026	OF:	2 SHEETS



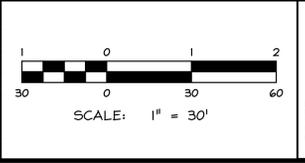
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- SPECIFIC SITE NOTES**
- SYMBOL USED FOR SPECIFIC CALLOUT
 - 1. FLEXIBLE PAVEMENT
 - 2. RIGID PAVEMENT
 - 3. STANDARD PARKING STRIPING
 - 4. ADA SIGNAGE
 - 5. ADA SIGNAGE
 - 6. BIKE RACK
 - 7. ADA RAMP
 - 8. TRASH ENCLOSURE
 - 9. SAUCUT, REMOVE, & REPLACE EXISTING AC/CONC
 - 10. TYPE I CURB & GUTTER
 - 11. CONCRETE MEDIAN CURB
 - 12. TYPICAL SIDEWALK
- SPECIFIC UTILITY NOTES**
- SYMBOL USED FOR SPECIFIC CALLOUT
 - 1. 1.5" DOMESTIC WATER METER AND BACKFLOW PREVENTOR
 - 2. 1" IRRIGATION WATER METER & BACKFLOW PREVENTOR
 - 3. 1.5" SERVICE SADDLE
 - 4. ABOVE GROUND DOUBLE CHECK DETECTION ASSEMBLY
 - 5. FIRE HYDRANT ASSEMBLY
 - 6. 4" FIRE DEPARTMENT CONNECTION
 - 7. 6" SEWER CLEANOUT, 6" SDR-35
 - 8. PCC ELECTRIC CONDUIT
 - 9. TYPE 4R STORM DRAIN DROP INLET
 - 10. ROOF DRAIN INLET
 - 11. STORM DRAIN CLEANOUT
 - 12. 6" HOT TAP



NO.	DATE	REVISION BLOCK	BY



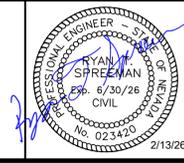
WILSON ENGINEERS
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GARDNERVILLE VA CLINIC
PURPLE HEART HEROES, LLC

SITE, GRADING &
UTILITY PLAN



DRAWN: MCJ	JOB: 116.2500025
ENGINEER: RTS	DRAWING: PER PLOT STAMP
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DATE: 02.13.2026	OF: 2 SHEETS

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