

TOWN OF GARDNERVILLE
MAINTENANCE YARD & SIDEWALK EXTENSION
DOUGLAS COUNTY, NV



VICINITY MAP
SCALE: 1" = 1000'

PROJECT SUMMARY

TITLE:	MAINTENANCE YARD IMPROVEMENTS
APN:	1220-04-101-024, 1220-04-101-026, 1220-04-501-001, 1220-04-501-020
APPLICATION:	SITE IMPROVEMENT PERMIT
APPLICANT/OWNER:	TOWN OF GARDNERVILLE 1407 N HWY 395 GARDNERVILLE, NV 89410
SECTION:	4
TOWNSHIP:	12 NORTH
RANGE:	20 EAST
PARCEL AREA:	0.81 AC, 0.17 AC
ZONING:	PUBLIC FACILITIES (PF)
MASTER PLAN:	COMMUNITY FACILITIES
FLOOD ZONE:	ZONE 'AO' & ZONE 'X' PER FIRM MAP 32005C0253H REVISED JUNE 15, 2016
BUILDING SETBACKS:	FRONT: 20' REAR: 10' SIDE: 10' STREET SIDE: 20'

SHEET INDEX

- C1.0 - COVER SHEET
- C2.0 - LEGEND, ABBREVIATIONS, AND NOTES
- C3.0 - EXISTING CONDITIONS, DEMOLITION, AND TEMPORARY CONTROL MEASURES
- C4.0 - SITE PLAN - MAINTENANCE YARD
- C4.1 - SITE AND UTILITY PLAN - SIDEWALK EXTENSION
- C5.0 - GRADING PLAN - MAINTENANCE YARD
- C5.1 - GRADING PLAN - SIDEWALK EXTENSION
- C6.0 - UTILITY PLAN - MAINTENANCE YARD
- C7 - DETAILS
- C8 - DETAILS
- C9 - DETAILS
- C10 - DETAILS
- L1 - LANDSCAPE NOTES & DETAILS
- L2 - LANDSCAPE PLAN & SCHEDULE
- L3 - IRRIGATION NOTES & DETAILS
- L4 - IRRIGATION PLAN & SCHEDULE
- L5 - IRRIGATION PLAN & SCHEDULE

PHASING

- PHASE I
 - SIDEWALK
 - FENCE REMOVAL
 - UTILITY SERVICE TO NEW LIGHT POLES, FOOTINGS & PULL-BOXES
 - EX. UTILITY POLE REMOVAL
 - UTILITY SERVICE FROM EX. POLE TO BUILDING
 - CONCRETE DRIVEWAY TO LEONIS RESIDENCE
 - CONCRETE SLAB & MASONRY WALL
- PHASE II
 - LIGHT POLES INSTALLED AND CONNECTED TO METER
 - LANDSCAPING OF AREA
 - CONSTRUCT FENCE

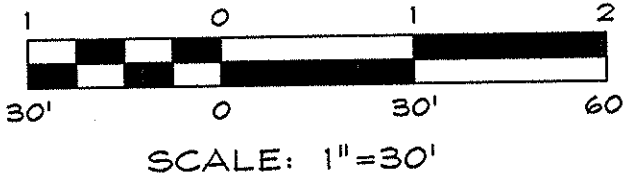
APPROVALS

DOUGLAS COUNTY COMMUNITY DEVELOPMENT	DATE
TOWN OF GARDNERVILLE	DATE
GARDNERVILLE WATER COMPANY	DATE
R.O. ANDERSON ENGINEERING, INC.	DATE

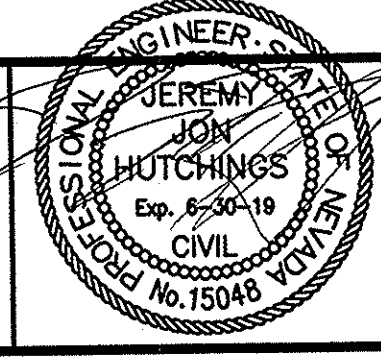
MAINTENANCE YARD &
SIDEWALK EXTENSION
TOWN OF GARDNERVILLE

COVER SHEET

NO.	DATE	REVISION	BLOCK	BY



R/O Anderson
NORTH ANDERSON CORP.
NEVADA
1603 Emerald Ave
P.O. Box 2294
Reno, NV 89423
775.782.2923
775.782.7084
CALIFORNIA
545 Tahoe Keys Blvd
Suite A-2
South Lake Tahoe, CA 96150
916.860.1660
775.782.7084



DRAWN:	MCR	JOB:	1393-019
ENGINEER:	JJH	DRAWING:	SEE PLOT STAMP
SCALE:	1" = 30'	SHEET:	C1.0
DATE:	09.11.17	OF:	17 SHEETS

09.12.17

SITE IMPROVEMENT PERMIT - 09.11.2017

	<u>EXISTING</u>	<u>PROPOSED</u>
1. <u>EXISTING</u>		
2. <u>PROPOSED</u>		
3. <u>EXISTING</u>		
4. <u>PROPOSED</u>		
5. <u>EXISTING</u>		
6. <u>PROPOSED</u>		
7. <u>EXISTING</u>		
8. <u>PROPOSED</u>		
9. <u>EXISTING</u>		
10. <u>PROPOSED</u>		
11. <u>EXISTING</u>		
12. <u>PROPOSED</u>		
13. <u>EXISTING</u>		
14. <u>PROPOSED</u>		
15. <u>EXISTING</u>		
16. <u>PROPOSED</u>		
17. <u>EXISTING</u>		
18. <u>PROPOSED</u>		
19. <u>EXISTING</u>		
20. <u>PROPOSED</u>		
21. <u>EXISTING</u>		
22. <u>PROPOSED</u>		
23. <u>EXISTING</u>		
24. <u>PROPOSED</u>		
25. <u>EXISTING</u>		
26. <u>PROPOSED</u>		
27. <u>EXISTING</u>		
28. <u>PROPOSED</u>		
29. <u>EXISTING</u>		
30. <u>PROPOSED</u>		
31. <u>EXISTING</u>		
32. <u>PROPOSED</u>		
33. <u>EXISTING</u>		
34. <u>PROPOSED</u>		
35. <u>EXISTING</u>		
36. <u>PROPOSED</u>		
37. <u>EXISTING</u>		
38. <u>PROPOSED</u>		
39. <u>EXISTING</u>		
40. <u>PROPOSED</u>		
41. <u>EXISTING</u>		
42. <u>PROPOSED</u>		
43. <u>EXISTING</u>		
44. <u>PROPOSED</u>		
45. <u>EXISTING</u>		
46. <u>PROPOSED</u>		
47. <u>EXISTING</u>		
48. <u>PROPOSED</u>		
49. <u>EXISTING</u>		
50. <u>PROPOSED</u>		
51. <u>EXISTING</u>		
52. <u>PROPOSED</u>		
53. <u>EXISTING</u>		
54. <u>PROPOSED</u>		
55. <u>EXISTING</u>		
56. <u>PROPOSED</u>		
57. <u>EXISTING</u>		
58. <u>PROPOSED</u>		
59. <u>EXISTING</u>		
60. <u>PROPOSED</u>		
61. <u>EXISTING</u>		
62. <u>PROPOSED</u>		
63. <u>EXISTING</u>		
64. <u>PROPOSED</u>		
65. <u>EXISTING</u>		
66. <u>PROPOSED</u>		
67. <u>EXISTING</u>		
68. <u>PROPOSED</u>		
69. <u>EXISTING</u>		
70. <u>PROPOSED</u>		
71. <u>EXISTING</u>		
72. <u>PROPOSED</u>		
73. <u>EXISTING</u>		
74. <u>PROPOSED</u>		
75. <u>EXISTING</u>		
76. <u>PROPOSED</u>		
77. <u>EXISTING</u>		
78. <u>PROPOSED</u>		
79. <u>EXISTING</u>		
80. <u>PROPOSED</u>		
81. <u>EXISTING</u>		
82. <u>PROPOSED</u>		
83. <u>EXISTING</u>		
84. <u>PROPOSED</u>		
85. <u>EXISTING</u>		
86. <u>PROPOSED</u>		
87. <u>EXISTING</u>		
88. <u>PROPOSED</u>		
89. <u>EXISTING</u>		
90. <u>PROPOSED</u>		
91. <u>EXISTING</u>		
92. <u>PROPOSED</u>		
93. <u>EXISTING</u>		
94. <u>PROPOSED</u>		
95. <u>EXISTING</u>		
96. <u>PROPOSED</u>		
97. <u>EXISTING</u>		
98. <u>PROPOSED</u>		
99. <u>EXISTING</u>		
100. <u>PROPOSED</u>		

HATCHING

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

<u>EXISTING</u>	<u>NEW</u>	
		BUILDING ENVELOPE
		CENTERLINE OF RIGHT-OF-WAY
		MAJOR CONTOUR, FIVE-FOOT INTERVAL
		MINOR CONTOUR, ONE-FOOT INTERVAL
		EASEMENT
		EDGE OF PAVEMENT AND/OR CURB
		FLOW LINE
		COMMUNICATIONS LINE
		GAS LINE
		OVERHEAD POWER
		UNDERGROUND POWER
		SANITARY SEWER MAIN
		STORM DRAIN
		MATER MAIN
		FENCE (MATERIAL SPECIFIED ON PLANS)
		RIGHT-OF-WAY / PROPERTY LINE

AASHTO.....AMERICAN ASSOCIATION OF STATE
HIGHWAY AND TRANSPORTATION

OFFICIALS	(PER ASTM D1587)
AB.....	AGGREGATE BASE
AC.....	ASPHALT CONCRETE, ACRE
ADA.....	AMERICANS WITH DISABILITIES ACT OF 1990
ADAAG.....	ACCESSIBILITY GUIDELINES
AFF.....	ABOVE FINISHED FLOOR
AGG.....	AGGREGATE
ANSI.....	AMERICAN NATIONAL STANDARDS INSTITUTE
APN.....	ASSESSOR'S PARCEL NUMBER
APPROX.....	APPROXIMATELY
APWA.....	AMERICAN PUBLIC WORKS ASSOCIATION
ASTM.....	AMERICAN SOCIETY OF TESTING AND MATERIALS
@.....	AT
AWWA.....	AMERICAN WATER WORKS ASSOCIATION
BAFPC.....	BUREAU OF AIR POLLUTION
BC.....	BEGIN CURVE
BCR.....	BEGINNING OF CURB RETURN
BFE.....	BASE FLOOD ELEVATION
BLD.....	BUILDING
BSDM.....	BUREAU OF SAFE DRINKING WATER
BSW.....	BW OF WALK, BOTTOM OF WALL
BWPC.....	BUREAU OF WATER POLLUTION CONTROL
BVC.....	BEGIN VERTICAL CURVE
CA&G.....	CURB AND GUTTER
C&B.....	CATCH BASIN
CF.....	CUBIC FOOT, CURB FACE
CL.....	CENTER LINE, CLASS
CM.....	CORRODED METAL PIPE
CO.....	CLEAN OUT
*.....	DEGREES
DI.....	DROP INLET
DI ₁ (ϕ).....	DIAMETER
DOC.....	DOCUMENT
(E).....	EAST
EA.....	EACH
EC.....	END OF CURVE
ECR.....	END OF CURB RETURN
EG.....	EDGE GRADE
ELEC.....	ELECTRIC
ELEV., EL.....	ELEVATION
EP.....	EDGE OF PAVEMENT
EPA.....	U.S. ENVIRONMENTAL PROTECTION AGENCY
EVC.....	END VERTICAL CURVE
EW.....	EDGE OF WATER
EX.....	EXISTING
FES.....	FLARED END SECTION
FF.....	FINISHED FLOOR
FG.....	FINISHED GRADE
FL.....	FIRE EXIT
FL.....	FLOWLINE
FNC.....	FENCE
FND.....	FOUNDATION, MONUMENT, CORNER, OR CONTROL PT
FT (ϕ).....	FOOT (FEET)
GA.....	GAUGE
GB.....	GRADE BREAK
GFF.....	GARAGE FINISHED FLOOR
HDPE.....	HIGH DENSITY POLYETHYLENE
HORIZ.....	HORIZONTAL
HP.....	HIGH POINT
ICV.....	IRRIGATION CONTROL VALVE
ID.....	INSIDE DIAMETER
IE.....	INVERT ELEVATION
IN ₁ (ϕ).....	INCH
INT.....	INTERSECTION
IRRIG.....	IRRIGATION
L.....	LEFT
L.....	LATERAL
LB, LBS.....	POUND, POUNDS
LF.....	LINEAL FEET
MGSD.....	MANHOLE GARDENVILLE
MS.....	MANHOLE
MIN.....	MINIMUM
MOC.....	MISCELLANEOUS
MUTCD.....	MIDDLE OF CURVE
	MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
N(N).....	NORTH
NAC.....	NEVADA ADMINISTRATIVE CODE
NDEF.....	NEVADA DIVISION OF ENVIRONMENTAL PROTECTION
NDOT.....	NEVADA DEPARTMENT OF TRANSPORTATION
NE, (NE).....	NORTHEAST
NO, (#).....	NUMBER
NO.....	NOMINAL
NTS.....	NOT TO SCALE
NN, (NW).....	NORTHWEST
OC.....	ON CENTER
OD.....	OUTER DIAMETER
OSHA.....	OSHA OCCUPATIONAL SAFETY AND HEALTH ACT
OV.....	OVERHEAD
+.....	PLUS OR MINUS
PC.....	POINT OF CURVATURE
PCC.....	PORTLAND CEMENT CONCRETE
PED.....	PEDESTRIAN
PRC.....	POINT OF REVERSE CURVE
PSI.....	POUNDS PER SQUARE INCH
POT.....	POINT OF TANGENCY POINT
PUE.....	PUBLIC UTILITY EASEMENT
PVC.....	POLYVINYL CHLORIDE
R.....	RADIUS
RCP.....	REINFORCED CONCRETE PIPE
REL.....	RELATIVE
RET.....	RETAINED
ROM.....	RIGHT OF WAY
S=.....	SLOPE
S(S).....	SOUTH
SAD.....	SURFACE AREA DISTURBANCE
SD.....	STORM DRAIN
SDPH.....	STORM DRAIN MANHOLE
SDR.....	STANDARD DIMENSION RATIO
SE (SE).....	SOUTHEAST
SF.....	SQUARE FOOT/FEET
SL.....	SANITARY SEWER LATERAL
SS.....	SANITARY SEWER MANHOLE
SPH.....	STREET
STA.....	STATION
STD.....	STANDARD
S(SW).....	SOUTHWEST
SWPPP.....	STORMWATER POLLUTION PREVENTION PLAN
T&C.....	TOP BACK OF CURB
TEL.....	TOP OF CURB
TEL.....	TELEPHONE
TOE.....	TOE OF SLOPE
TOP.....	TOP OF SLOPE
TV.....	TELEVISION
TW.....	TOP OF WALL
Typ.....	TYPICAL
UT.....	UTILITY
UBC.....	UNIFORM BUILDING CODE
UG.....	UNDERGROUND
UNO.....	UNLESS NOTED OTHERWISE
VC.....	VERTICAL CURVE
VG.....	VALLEY GUTTER
VERT.....	VERTICAL
W ₁ (W).....	WEST
W.....	WITH
WV.....	WATER GATE VALVE
YR.....	YEAR

SURVEY CONTROL

BASIS OF BEARING

THE FINAL SUBDIVISION MAP FOR CHICHESTER ESTATES - PHASE 13 FILED FOR RECORD
OCTOBER 4, 2004 AS DOCUMENT NO. 625784

DATUM

THE VERTICAL DATUM FOR THIS TOPO IS NAVD 88 BASED UPON NGS BENCHMARK "J 119",
ELEVATION = 4749.3'

NOTES

THIS MAP WAS COMPILED FROM A PREVIOUS TOPO (1393-004), IMPROVEMENT PLANS (1393-005) AND ADDITIONAL TOPO REQUESTED BY THE TOWN OF GARDNERVILLE. THE IMPROVEMENTS FROM 1393-005 WERE NOT RE-SURVEYED AND THEIR LOCATIONS HAVE NOT BEEN VERIFIED.

UTILITY COMPANY CONTACTS

POWER
NV ENERGY
ADDRESS: 875 E. LONG STREET, CARSON CITY, NV 89706
PHONE: (775) 834-2930
FAX: (775) 834-2939

TELEPHONE
FRONTIER COMMUNICATIONS
ADDRESS: 1520 CHURCH STREET, GARDNERVILLE, NV 89410
PHONE: (775) 782-0669
FAX: (775) 782-6846

WATER
GARDNERVILLE WATER COMPANY
ADDRESS: 1579 VIRGINIA RANCH RD, GARDNERVILLE, NV 89410
PHONE: (775) 782-2394

SEWER
MINDEN-GARDNERVILLE SANITATION DISTRICT
ADDRESS: P.O. BOX 568, MINDEN, NV 89423
PHONE: (775) 782-3546
FAX: (775) 782-4915

GAS
SOUTHWEST GAS CORPORATION
ADDRESS: P.O. BOX 1190, CARSON CITY, NV 89701
PHONE: (775) 887-2723
FAX: (775) 884-3012

NOTES

GENERAL

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ITS METHODS, MEANS, TECHNIQUES, SEQUENCES, AND SCHEDULE THROUGHOUT THE COURSE OF CONSTRUCTION.
2. ALL WORK SHALL CONFORM (AT A MINIMUM) TO THE LATEST EDITION OF THE FOLLOWING CODES AS ADOPTED BY THE COUNTY:
 - a. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ("THE ORANGE BOOK");
 - b. INTERNATIONAL BUILDING CODE;
 - c. OSHA REQUIREMENTS FOR EXCAVATION AND SHORING;
 - d. DOUGLAS COUNTY DESIGN CRITERIA & IMPROVEMENT STANDARDS AND DOUGLAS COUNTY CODE;
 - e. STANDARDS ADOPTED BY THE TOWN OF GARDNERVILLE;
 - f. SPECIAL REQUIREMENTS OF THE PERMIT AS MAY BE APPLICABLE; AND
 - g. MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES ("MUTCD," PUBLISHED BY AASHTO).
3. COPIES OF THE APPROVED PLANS, PERMIT, INSPECTION RECORDS, AND SWPPP, AS APPLICABLE, MUST BE KEPT ON THE JOB SITE AT ALL TIMES.
4. ALL WORK IS SUBJECT TO THE APPROVAL OF DOUGLAS COUNTY, TOWN OF GARDNERVILLE, R.O. ANDERSON ENGINEERING, INC., AND APPLICABLE UTILITIES.
5. UNLESS OTHERWISE AGREED WITH THE OWNER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AT HIS EXPENSE ALL PERMITS AS REQUIRED BY DOUGLAS COUNTY AND OTHER GOVERNING AGENCIES.
6. THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION MEETING WITH THE FOLLOWING AGENCIES AND ORGANIZATIONS: DOUGLAS COUNTY COMMUNITY DEVELOPMENT ENGINEERING DIVISION, TOWN OF GARDNERVILLE, NDOT, R.O. ANDERSON ENGINEERING, INC., AND APPLICABLE UTILITIES.
7. NO WORK SHALL BE STARTED WITHOUT FIRST NOTIFYING THE COUNTY INSPECTOR (778-782-6237), THE TOWN OF GARDNERVILLE, AND APPLICABLE UTILITIES AT LEAST 2 WORKING DAYS BEFORE WORK IS COMMENCED.
8. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT "CALL BEFORE YOU DIG" (1-800-227-2600) 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
9. THE CONTRACTOR SHALL CALL THE APPROPRIATE AGENCY, UTILITY, AND/OR ENGINEER 24 HOURS PRIOR TO ANY REQUIRED INSPECTIONS AND TESTING.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING, LOCATING, AND PROTECTING IN PLACE ALL EXISTING AND FENCED UTILITIES, ADJACENT STREETS, SIDEWALKS, CURBS AND GUTTER, PRIVATE PROPERTY, AND OTHER IMPROVEMENTS AND INFRASTRUCTURE DURING THE PERIOD OF CONSTRUCTION.
11. DAMAGED INFRASTRUCTURE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPLICABLE AGENCY AND AT THE SOLE COST AND EXPENSE OF THE CONTRACTOR PRIOR TO COMPLETION OF CONSTRUCTION. ANY DEBRIS, DIRT, OR OTHER FOREIGN MATERIALS INTRODUCED TO THE WATER, SEWER, OR STORM DRAIN SYSTEMS SHALL BE REMOVED AND CLEANED BY THE CONTRACTOR AT HIS SOLE EXPENSE TO THE SATISFACTION OF THE GOVERNING AGENCY.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GENERAL SITE SAFETY DURING CONSTRUCTION AND ALL WORK SHALL CONFORM WITH PERTINENT SAFETY REGULATIONS AND CODES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION AND SHORING PROCEDURES.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEER OF ANY DISCREPANCIES IN THE IMPROVEMENT PLANS.
15. IN THE EVENT OF CHANGES ARISING DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, WHO WILL DETERMINE AN ACCEPTABLE SOLUTION AND REVISE THE PLANS FOR REVIEW AND APPROVAL BY THE APPLICABLE GOVERNING AGENCY. NO CHANGES IN THE DESIGN WILL BE PERMITTED UNLESS WRITTEN APPROVAL IS GIVEN BY THE APPLICABLE GOVERNING AGENCY.
16. ALL TRAFFIC CONTROL AND BARRICADING WITHIN PUBLIC RIGHTS-OF-WAY SHALL CONFORM TO PART VI OF THE MUTCD, LATEST EDITION. NO LANE CLOSURES WILL BE ALLOWED ON U.S. HIGHWAY 395 WITHOUT PRIOR WRITTEN APPROVAL OF A TRAFFIC CONTROL PLAN BY NDOT, THE TOWN OF GARDNERVILLE, AND THE DOUGLAS COUNTY COMMUNITY DEVELOPMENT ENGINEERING DIVISION.
17. THE ENGINEER SHALL SUPPLY DOUGLAS COUNTY AND THE TOWN OF GARDNERVILLE WITH A SET OF REPRODUCIBLE AS-BUILT DRAININGS AT THE COMPLETION OF CONSTRUCTION.
18. THE ENGINEER OF RECORD SHALL PROVIDE THE COUNTY WITH COPIES OF ALL TEST RESULTS ON A WEEKLY BASIS AND A BOUND REPORT OF THE TEST RESULTS AND INSPECTION REPORTS, ARRANGED IN CHRONOLOGICAL ORDER, AT THE COMPLETION OF THE PROJECT. THE ENGINEER OF RECORD SHALL PROVIDE THE COUNTY WITH AN OPINION REGARDING THE CONSTRUCTION SIMILAR TO THE FOLLOWING:

EROSION CONTROL / SITE MAINTENANCE

1. THE CONTRACTOR SHALL MAINTAIN A CLEAN PROJECT SITE, REMOVING CONSTRUCTION DEBRIS AT THE END OF EACH ACTIVITY. THE CONTRACTOR SHALL MAINTAIN DEBRIS-FREE CONSTRUCTION ROUTES, ADJACENT STREETS, AND STORM DRAIN SYSTEMS.
2. ALL STREETS SHALL BE MAINTAINED FREE OF DUST AND MUD CAUSED BY CONSTRUCTION OPERATIONS. ALL OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE PROJECT AND THE CONSTRUCTION STORMWATER DISCHARGE PERMIT FROM THE REGIONAL BOARD OF WATER RESOURCES.
3. STORMWATER SHALL BE CONTROLLED BY THE CONTRACTOR TO THE SATISFACTION OF THE COUNTY AND THE TOWN OF GARDNERVILLE AND IN ACCORDANCE WITH THESE PLANS AND, IF APPLICABLE, THE PROJECT SWPPP AND THE NDEP STORMWATER PERMIT.
4. DUST SHALL BE CONTROLLED BY THE CONTRACTOR TO THE SATISFACTION OF THE COUNTY, THE TOWN OF GARDNERVILLE, AND, IF APPLICABLE, IN ACCORDANCE WITH THE SURFACE AREA DISTURBANCE (SAD) PERMIT ISSUED BY NDEP-BAFC, WHEN REQUIRED.
5. EROSION CONTROL MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PREVENT EXCESSIVE PONDING AND EROSION AND TO PROTECT ADJOINING PROPERTIES DURING CONSTRUCTION OF IMPROVEMENTS.
6. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND DESILTING FACILITIES. GRADED SLOPE SURFACE PROTECTION MEASURES DAMAGED DURING THE RAINSTORM SHALL ALSO BE REPAIRED.
7. REFER TO SHEET C3 FOR ADDITIONAL EROSION CONTROL NOTES.

GRADING AND MATERIALS

1. OBSERVATION BY THE GEOTECHNICAL ENGINEER SHALL BE CONTINUOUS DURING ALL FILL AND COMPACTION OPERATIONS. THE GRADING CONTRACTOR SHALL GIVE AT LEAST 24 HOURS NOTICE PRIOR TO SUCH OPERATIONS TO ALLOW SCHEDULING OF THE WORK. THE GEOTECHNICAL ENGINEER SHALL APPROVE ALL GRADING, INCLUDING THE STABILITY OF SLOPES CREATED, EROSION, OR OTHER DAMAGE TO EXISTING OR ADJACENT PROPERTIES.
2. FILLS SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE "ORANGE BOOK" AND THE PROJECT GEOTECHNICAL REPORT, IF ANY. FILL AREAS SHALL BE CLEARED OF VEGETATION, TOPSOIL, DEBRIS, AND OTHER DELETERIOUS MATERIAL, SCARIFIED, AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING FILL.
3. NO ROCK OR SIMILAR MATERIAL GREATER THAN 4" IN DIAMETER SHALL BE PLACED IN ANY FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE ENGINEER IN ADVANCE AND APPROVED BY THE COUNTY.
4. SLOPES SHALL BE NO STEEPER THAN 3:1, HORIZONTAL TO VERTICAL, OR AS DETERMINED BY THE ENGINEER AND APPROVED BY THE COUNTY.
5. FINISHED GRADING SHALL BE COMPLETED AND APPROVED, AND SLOPE PLANTING AND IRRIGATION SYSTEMS INSTALLED, BEFORE THE COUNTY WILL ISSUE A CERTIFICATE OF COMPLETION.
6. ALL CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 202 OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" FOR CONCRETE EXPOSED TO FREEZE-THAW ENVIRONMENTS. ALL UNSPECIFIED CONCRETE SHALL BE 4000 PSI WITH 6% 1/2" AIR ENTRAINMENT AND A 4-INCH SLUMP.
7. ASPHALTIC CONCRETE PAVEMENT SHALL BE PLANT-HYD P664-28N-V ASPHALT CEMENT IN CONFORMANCE WITH THE REQUIREMENTS OF THE B.C. B.C. ASPHALT CONCRETE PAVING SHALL UTILIZE TYPE 3 MIXTURE. OTHER TYPE 2 PLANT-HYD AGGREGATE IN ACCORDANCE WITH DOUGLAS COUNTY STANDARD-1. THE CONTRACTOR MUST SUBMIT THE MIX DESIGN IN ADVANCE FOR APPROVAL BY THE ENGINEER.
8. ALL AC PAVEMENT PLACEMENT SHALL CONFORM WITH THE "ORANGE BOOK," INCLUDING SECTION 320.06, SURFACE TOLERANCES. THE FINISHED PAVEMENT SURFACE SHALL BE SMOOTH, DENSE, UNIFORMLY GRADED, WELL-BONDED, FREE OF ALL ROCK, PATCHES, AND FINE AGGREGATE, AND OF UNIFORM TEXTURE AND APPEARANCE. ALL AREAS SHALL DRAIN AND BE FREE OF STANDING WATER.

UTILITIES (ALL)

1. ALL UTILITY WORK IS SUBJECT TO THE APPROVAL OF DOUGLAS COUNTY, THE TOWN OF GARDNERVILLE, OR UTILITY COMPANY, AS APPLICABLE.
2. NO UTILITY BACKFILLING WILL BE ALLOWED UNTIL INSPECTED AND APPROVED BY THE GOVERNING AGENCY OR UTILITY. VIOLATIONS MAY RESULT IN THE STOPPAGE OF ALL WORK UNTIL THE VIOLATION IS CORRECTED.
3. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL APPLICABLE UTILITY PURVEYORS 48 HOURS PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY AND UTILITY USERS 24 HOURS IN ADVANCE OF MAKING ANY NEW CONNECTIONS TO EXISTING UTILITIES OR DISRUPTION IN SERVICE.
5. EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL POSITION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
6. DISCREPANCIES AND/OR POSSIBLE CONFLICTS SHALL BE REPORTED TO THE ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION.
7. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN AND THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS.
8. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT "CALL BEFORE YOU DIG" (1-800-227-2600) 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
9. THE CONTRACTOR SHALL CALL APPLICABLE UTILITY PURVEYORS 24 HOURS PRIOR TO ANY REQUIRED INSPECTIONS AND/OR TESTING.
10. ENSURE ALL RIMS, COVERS, FRAMES, ETC., OF ALL UTILITIES IN VEHICLE AREAS ARE TRAFFIC-RATED AND ARE ADJUSTED TO FINAL FINISHED GRADE.
11. FOR ALL FACILITIES LOCATED WITHIN THE ROADWAY REQUIRING CONCRETE COLLARS, THE COLLARS SHALL BE COMPLETED IN ACCORDANCE WITH DOUGLAS COUNTY STANDARDS.
12. WHERE CONDITIONS ARE SUCH THAT RUNNING OR STANDING WATER OCCURS IN THE TRENCH BOTTOM, THE CONTRACTOR SHALL FURNISH, INSTALL, AND OPERATE PUMPS, PIPES, APPLIANCES, AND EQUIPMENT OF SUFFICIENT CAPACITY TO KEEP THE TRENCH FREE OF WATER UNTIL BACKFILLED. WATER, SEDIMENT, AND SOLIDS ARE TO BE DISCHARGED INTO AN EXISTING STORM DRAIN OR CHANNEL. WHEN REQUIRED BY THE ENGINEER OR DOUGLAS COUNTY, A MEANS SHALL BE PROVIDED FOR DESILTING THE WATER BEFORE DISCHARGING IT.

STORM SEWER

1. STORM DRAIN PIPE, MANHOLES, DROP INLETS, CATCH BASINS, AND APPURTENANCES SHALL CONFORM TO DOUGLAS COUNTY DESIGN CRITERIA AND IMPROVEMENT STANDARDS.
2. ALL STORM SEWER PIPE AND FITTINGS SHALL BE SDR35 PVC OR RCP, AS INDICATED ON PLANS, WITH WATER-TIGHT JOINTS.
3. THE OWNER'S ENGINEER OR SURVEYOR SHALL SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND THE CONTRACTOR SHALL OBTAIN INSPECTION BEFORE PLACING CONCRETE.

DRY UTILITIES

1. DRY UTILITY CONDUITS (POWER, PHONE, CATV, FIBER) SHALL INCLUDE 1/4" NYLON PULL STRING UNLESS NOTED OTHERWISE WITHIN PLAN SET. MAINTAIN A MIN. 6-INCH VERTICAL SEPARATION WHERE UTILITIES CROSS.
2. INSTALL POWER CONDUIT, VAULTS, PADS, AND STREET LIGHTS PER NV ENERGY PLANS.
3. INSTALL TELEPHONE CONDUIT AND VAULTS PER FRONTIER COMMUNICATIONS TELEPHONE PLANS, IF ANY.
4. INSTALL NATURAL GAS IMPROVEMENTS PER SOUTHWEST GAS COMPANY PLANS, IF ANY.
5. INSTALL CABLE TELEVISION IMPROVEMENTS PER CHARTER COMMUNICATIONS PLANS, IF ANY.

MASONRY WALL NOTES/SPECS:

1. ALL MASONRY UNITS SHALL CONFORM TO ASTM C90 GRADE N.
2. INSTALLATION OF MASONRY UNITS, STUCCO, AND VENEERS SHALL CONFORM TO MANUFACTURER'S SPECIFICATIONS AND GUIDELINES.
3. AGGREGATE BASE ON PREPARED SUBGRADE SHALL BE TYPE 2, CLASS B CONFORMING TO SECTION 200 OF THE STANDARD SPECIFICATIONS ("ORANGE BOOK") AND SHALL BE PLACED AND COMPACTED IN CONFORMANCE WITH SECTION 308.00 OF THE STANDARD SPECIFICATIONS.
4. ALL MASONRY CELLS ARE TO BE SOLID GROUTED WITH MORTAR CONFORMING TO ASTM C279 TYPE S, WITH A 28-DAY COMPRESSIVE STRENGTH OF 2,000 PSI (MIN.).
5. AN EXPANSION JOINT SHALL BE INSTALLED IN THE MASONRY WALL AT LEAST EVERY 40 FEET (MAXIMUM) OF WALL LENGTH.
6. REINFORCED CONCRETE SHALL CONFORM TO APPLICABLE REQUIREMENTS OF IBC AND ACI STANDARD 318.
7. USE NORMAL WEIGHT CONCRETE (145 PCF) FOR ALL CONCRETE, UNO. USE TYPE II CEMENT, UNO. USE TYPE V CEMENT IF SOIL CONTAINS SULFATE CONCENTRATIONS OF 0.2% OR MORE.
8. CONCRETE AGGREGATE SHALL CONFORM TO ASTM C33.
9. CONCRETE FOOTINGS SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2,500 PSI, UNO, AND 3,500 PSI FOR ALL SLABS ON GRADE, UNO.
10. CONCRETE SHALL BE AIR ENTRAINED PER ACI 318, SECTION 4.2.1.
11. REINFORCEMENT SHALL BE GRADE 60 AS PER ASTM A615 UNO.
12. ALL REINFORCING STEEL AND ANCHOR BOLTS SHALL BE ACCURATELY LOCATED AND ADEQUATELY SECURED IN POSITION BEFORE AND DURING PLACEMENT OF CONCRETE.
13. ALL DETAILS OF FABRICATION AND INSTALLATION OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE.
14. WEATHER PROTECTION:
 - A. IN HOT WEATHER, FOLLOW "HOT WEATHER REQUIREMENTS" PER ACI 318, SECTION 5.13.
 - B. IN COLD WEATHER, FOLLOW "COLD WEATHER REQUIREMENTS" PER ACI 318, SECTION 5.12.
15. CONTRACTOR SHALL LEVEL COMPLETED FOUNDATION BEFORE COMMENCING FRAMING AND RECORD ANY VARIATIONS IN THE FOUNDATION OF 1/2" OR GREATER.

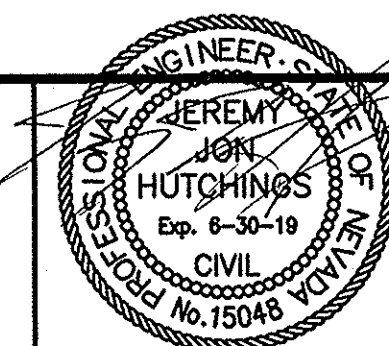
[illegible]

R/O Anderson
WWW.ROANDERSON.COM

NEVADA 1609 Emeraldale Ave P.O. Box 2229 Minden, NV 89423 p 775.782.2322 f 775.782.7084	CALIFORNIA 595 Tahoe Keys Blvd Suite A-2 South Lake Tahoe, CA 96150 p 530.600.1660 f 775.782.7084
---	---

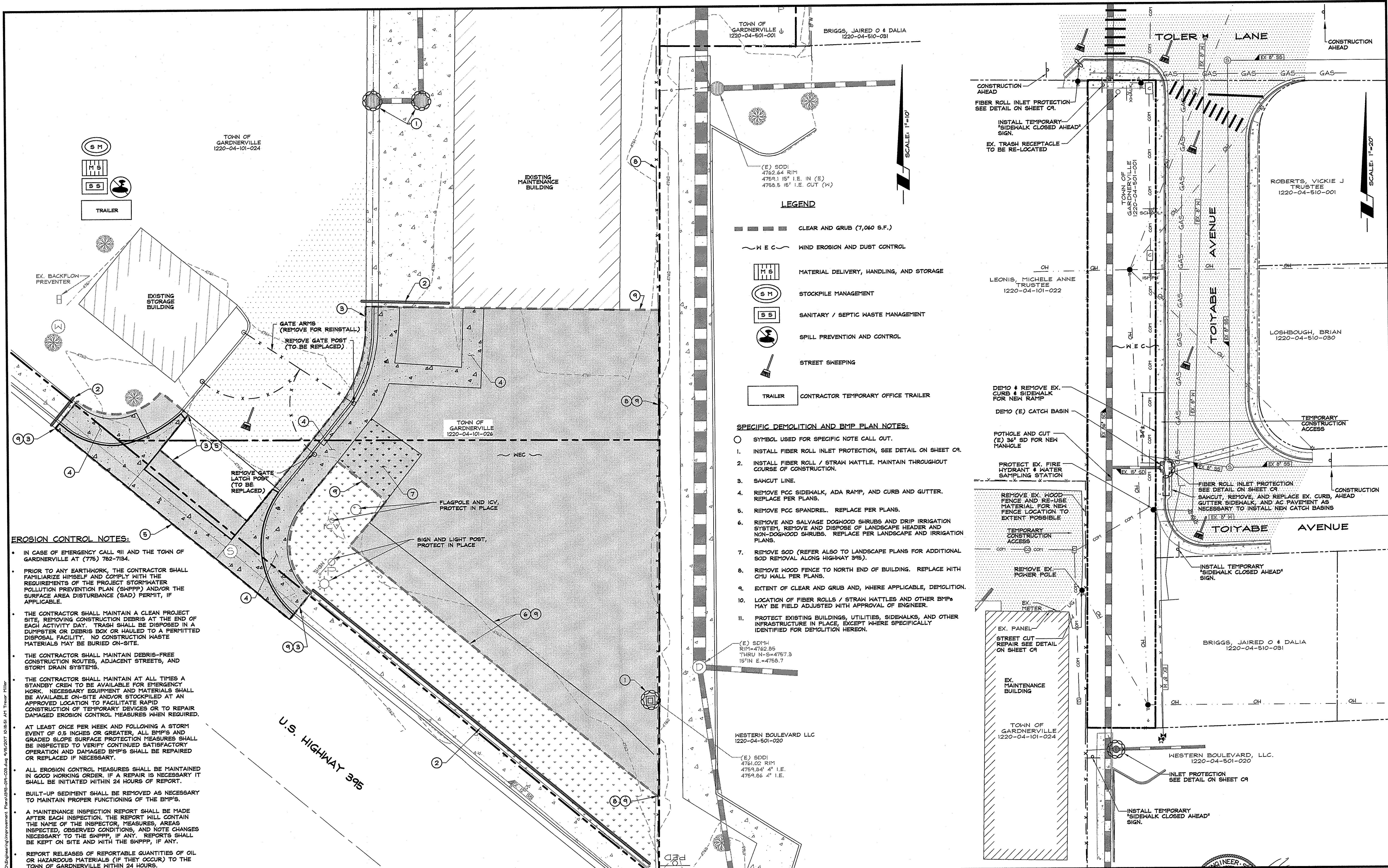
MAINTENANCE YARD \$
SIDEWALK EXTENSION
TOWN OF GARDNERVILLE

LEGEND, ABBREVIATIONS, AND NOTES



DRAWN: MCR	JOB: 1393-019
ENGINEER: JJH	DRAWING: SEE PLOT STAMP
SCALE: 1" = 10'	SHEET: C2.0
DATE: 09 11 17	QF: 17 SHEETS

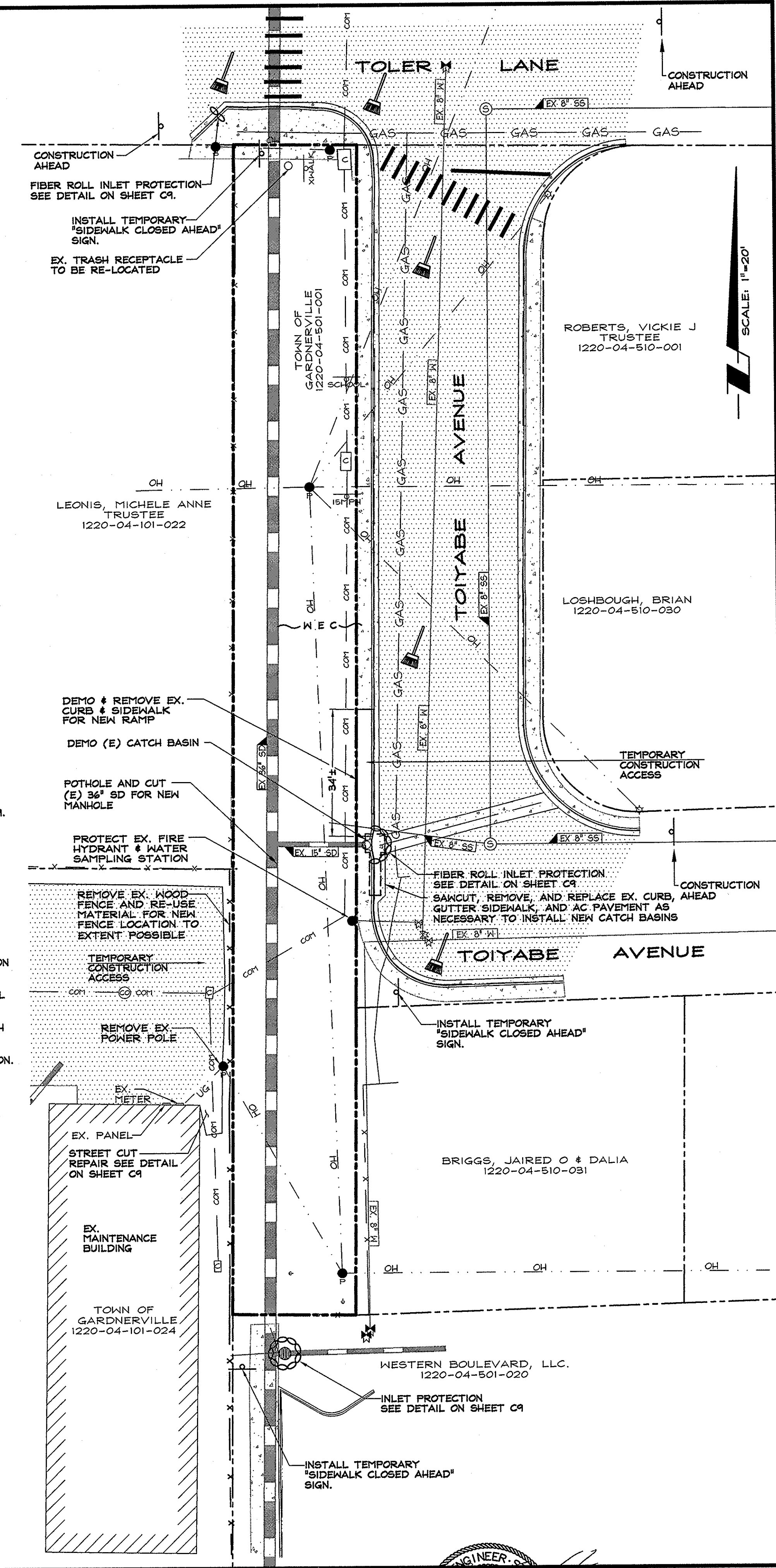
09.12.17



- EROSION CONTROL NOTES:**
- 1. IN CASE OF EMERGENCY CALL 911 AND THE TOWN OF GARDNERVILLE AT (775) 782-7184.
 - 2. PRIOR TO ANY EARTHWORK, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF AND COMPLY WITH THE REQUIREMENTS OF THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR THE SURFACE AREA DISTURBANCE (SAD) PERMIT, IF APPLICABLE.
 - 3. THE CONTRACTOR SHALL MAINTAIN A CLEAN PROJECT SITE, REMOVING CONSTRUCTION DEBRIS AT THE END OF EACH ACTIVITY DAY. TRASH SHALL BE DISPOSED IN A DUMPSTER OR DEBRIS BOX OR HAULED TO A PERMITTED DISPOSAL FACILITY. NO CONSTRUCTION WASTE MATERIALS MAY BE BURIED ON-SITE.
 - 4. THE CONTRACTOR SHALL MAINTAIN DEBRIS-FREE CONSTRUCTION ROUTES, ADJACENT STREETS, AND STORM DRAIN SYSTEMS.
 - 5. THE CONTRACTOR SHALL MAINTAIN AT ALL TIMES A STANDBY CREW TO BE AVAILABLE FOR EMERGENCY WORK. NECESSARY EQUIPMENT AND MATERIALS SHALL BE AVAILABLE ON-SITE AND/OR STOCKPILED AT AN APPROVED LOCATION TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES OR TO REPAIR DAMAGED EROSION CONTROL MEASURES WHEN REQUIRED.
 - 6. AT LEAST ONCE PER WEEK AND FOLLOWING A STORM EVENT OF 0.5 INCHES OR GREATER, ALL BMP'S AND GRADED SLOPE SURFACE PROTECTION MEASURES SHALL BE INSPECTED TO VERIFY CONTINUED SATISFACTORY OPERATION AND DAMAGED BMP'S SHALL BE REPAIRED OR REPLACED IF NECESSARY.
 - 7. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.
 - 8. BUILT-UP SEDIMENT SHALL BE REMOVED AS NECESSARY TO MAINTAIN PROPER FUNCTIONING OF THE BMP'S.
 - 9. A MAINTENANCE INSPECTION REPORT SHALL BE MADE AFTER EACH INSPECTION. THE REPORT WILL CONTAIN THE NAME OF THE INSPECTOR, MEASURES, AREAS INSPECTED, OBSERVED CONDITIONS, AND NOTE CHANGES NECESSARY TO THE SWPPP, IF ANY. REPORTS SHALL BE KEPT ON SITE AND WITH THE SWPPP, IF ANY.
 - 10. REPORT RELEASES OF REPORTABLE QUANTITIES OF OIL OR HAZARDOUS MATERIALS (IF THEY OCCUR) TO THE TOWN OF GARDNERVILLE WITHIN 24 HOURS.

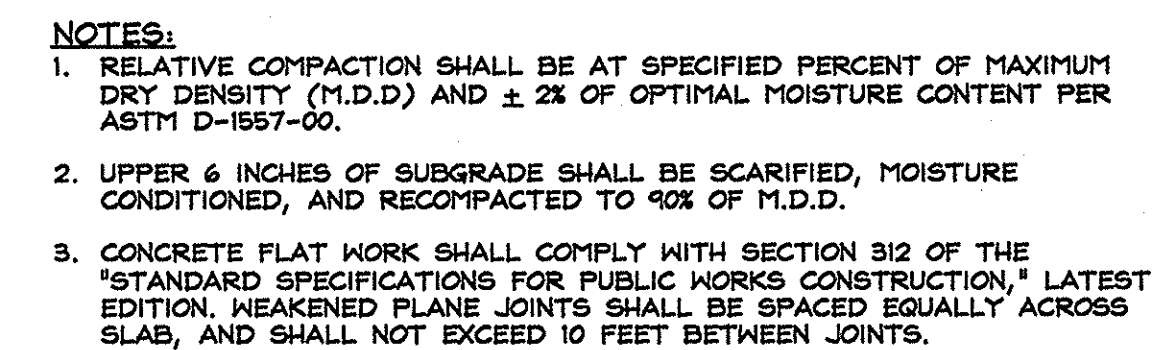
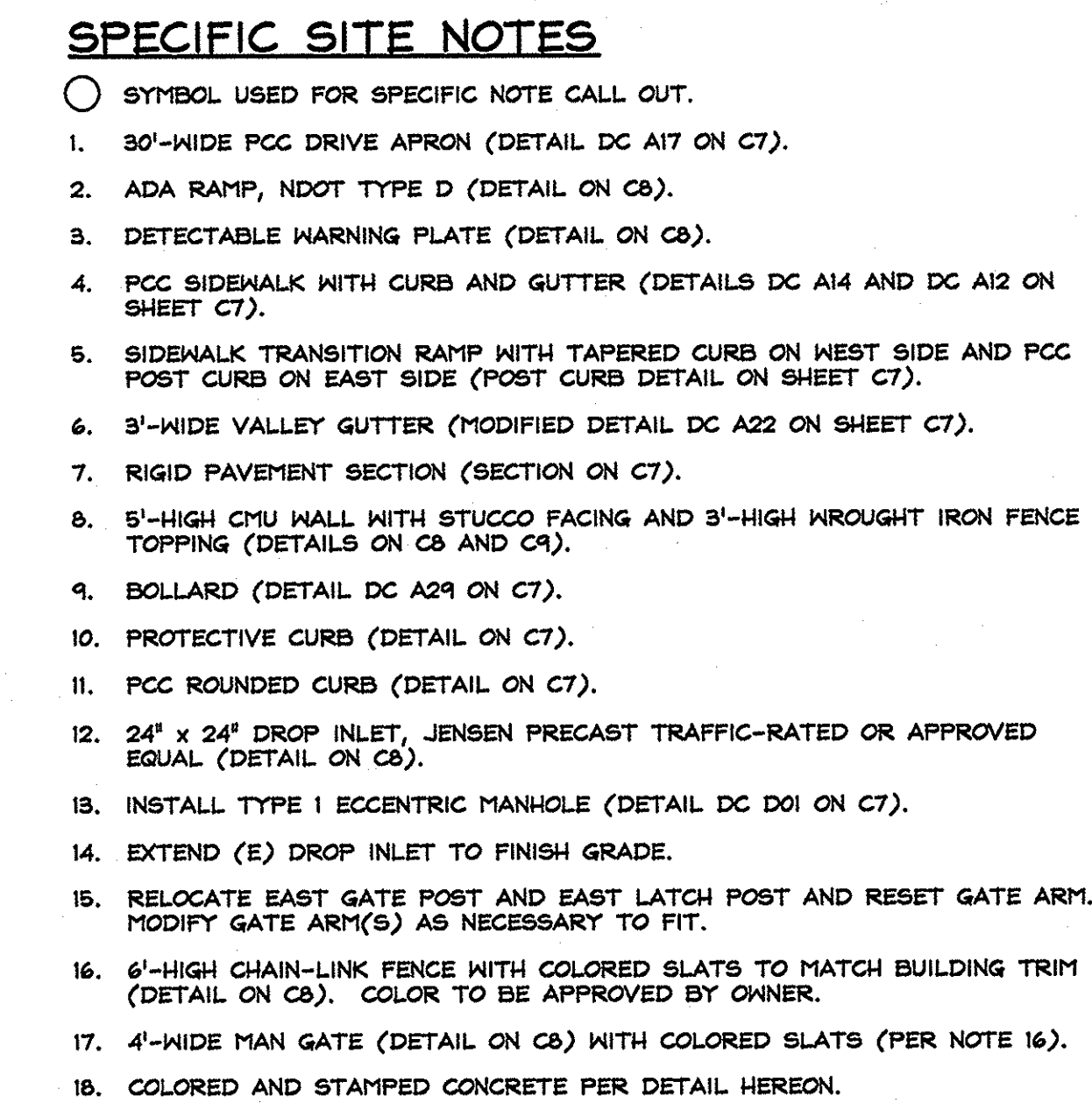
- LEGEND**
- CLEAR AND GRUB (7,060 S.F.)
 - WIND EROSION AND DUST CONTROL
 - MATERIAL DELIVERY, HANDLING, AND STORAGE
 - STOCKPILE MANAGEMENT
 - SANITARY / SEPTIC WASTE MANAGEMENT
 - SPILL PREVENTION AND CONTROL
 - STREET SWEEPING
 - TRAILER CONTRACTOR TEMPORARY OFFICE TRAILER

- SPECIFIC DEMOLITION AND BMP PLAN NOTES:**
1. SYMBOL USED FOR SPECIFIC NOTE CALL OUT.
 2. INSTALL FIBER ROLL INLET PROTECTION, SEE DETAIL ON SHEET C9.
 3. SAWCUT LINE.
 4. REMOVE PCC SIDEWALK, ADA RAMP, AND CURB AND GUTTER. REPLACE PER PLANS.
 5. REMOVE PCC SPANDREL. REPLACE PER PLANS.
 6. REMOVE AND SALVAGE DOGWOOD SHRUBS AND DRIP IRRIGATION SYSTEM. REMOVE AND DISPOSE OF LANDSCAPE HEADER AND NON-DOGWOOD SHRUBS. REPLACE PER LANDSCAPE AND IRRIGATION PLANS.
 7. REMOVE SOD (REFER ALSO TO LANDSCAPE PLANS FOR ADDITIONAL SOD REMOVAL ALONG HIGHWAY 395).
 8. REMOVE WOOD FENCE TO NORTH END OF BUILDING. REPLACE WITH CMU WALL PER PLANS.
 9. EXTENT OF CLEAR AND GRUB AND, WHERE APPLICABLE, DEMOLITION.
 10. LOCATION OF FIBER ROLLS / STRAW WATTLES AND OTHER BMP'S MAY BE FIELD ADJUSTED WITH APPROVAL OF ENGINEER.
 11. PROTECT EXISTING BUILDINGS, UTILITIES, SIDEWALKS, AND OTHER INFRASTRUCTURE IN PLACE, EXCEPT WHERE SPECIFICALLY IDENTIFIED FOR DEMOLITION HEREON.



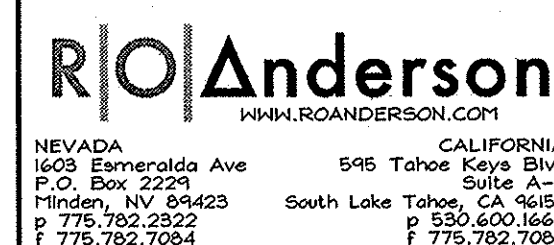
<p>NO. DATE REVISION BLOCK BY</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>																										<p>R/O Anderson Nevada: 1000 S. Nevada Ave., Suite A-2, Henderson, NV 89123 California: 515 Toller Lane, Suite A-2, South Lake Tahoe, CA 96150 Phone: 775.782.7064</p>	<p>MAINTENANCE YARD & SIDEWALK EXTENSION TOWN OF GARDNERVILLE</p>	<p>EXISTING CONDITIONS, DEMOLITION, AND TEMPORARY CONTROL MEASURES</p>	<p>ENGINEER: JEREMY HUTCHINGS DRAWN: MCR ENGINEER: JHH SCALE: AS NOTED DATE: 09.11.17</p> <p>JOB: 1393-019 DRAWING: SEE PLOT STAMP SHEET: C3.0 OF: 17 SHEETS</p>

SITE IMPROVEMENT PERMIT - 09.11.2017

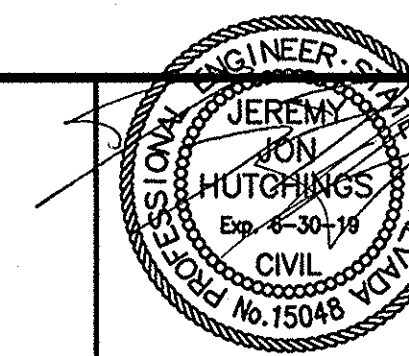


NOT TO SCALE

\\Client_Files\\1393\\1393-019\\CAD\\Engineering\\Improvement Plans\\1393-019-C04.dwg 9/11/2017 11:54:07 AM Trevor Miller

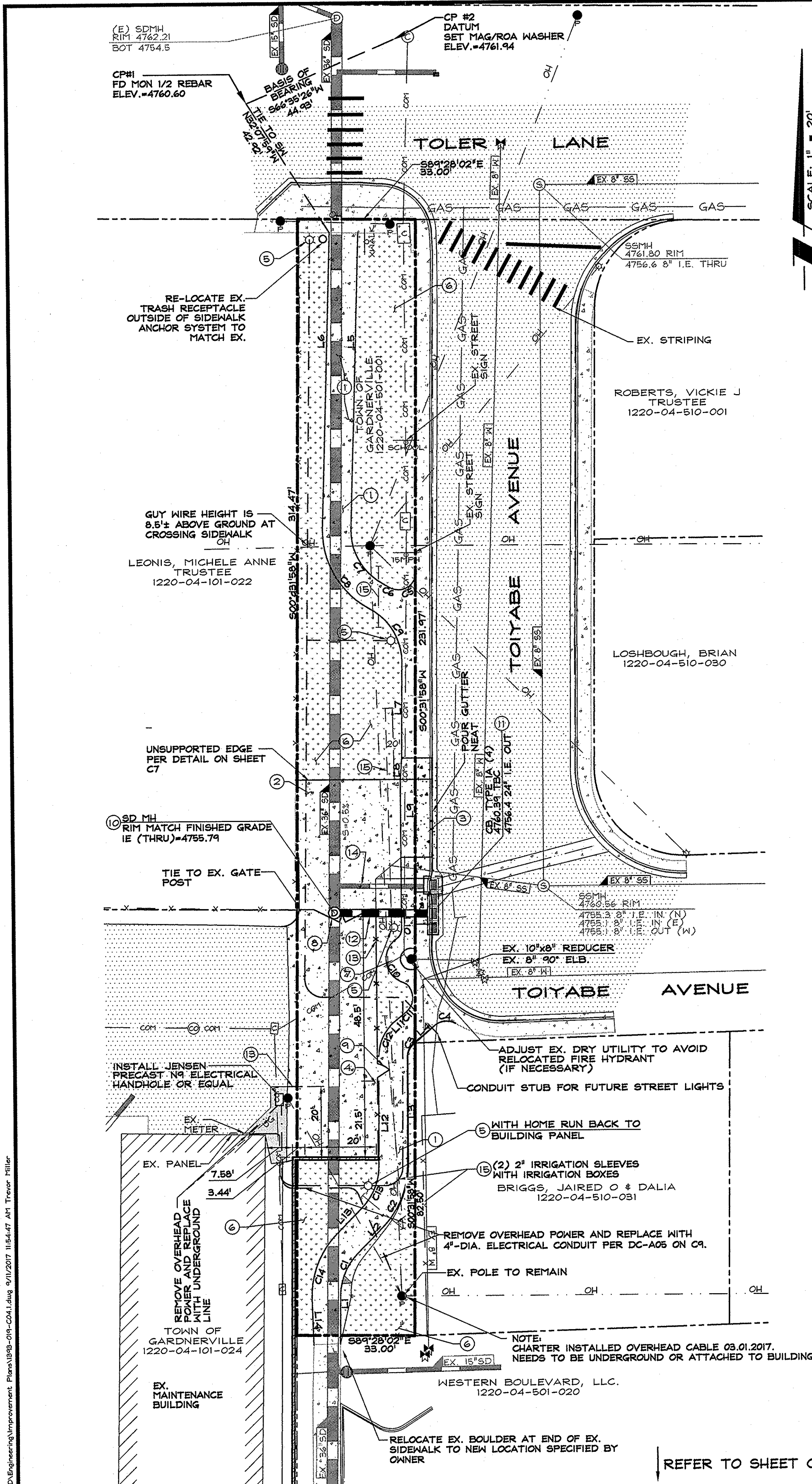


SITE PLAN - MAINTENANCE YARD



DRAWN:	MCR	JOB:	1393-010
ENGINEER:	JJH	DRAWING:	SEE PLOT STAMP
SCALE:	1"=10'	SHEET:	C4.0
DATE:	09.11.17	OF:	17 SHEETS

09.12.17



- SPECIFIC SITE PLAN NOTES**
1. PROPOSED PCC SIDEWALK, TYPICAL (SEE DETAIL ON SHEET C7).
 2. PROPOSED PCC PAVEMENT SECTION, (SEE DETAIL FOR CINDER BIN SLAB ON SHEET C10).
 3. REMOVE AND REPLACE EX. PCC DRIVEWAY APRON (SEE DRIVEWAY AND SIDEWALK A.D.A. RAMP PER DETAIL ON SHEET C5.1).
 4. PROPOSED CINDER BIN, (SEE DETAIL ON SHEET C10).
 5. PROPOSED DECORATIVE STREET LIGHT, (SEE DETAIL ON SHEET C9).
 6. INSTALL LANDSCAPING ALONG SIDEWALK TO MATCH EXISTING LANDSCAPING ON 'RALEY'S' PARCEL.
 7. RELOCATE EX. FIRE HYDRANT BEHIND NEW SIDEWALK (PROTECT EX. SIDEWALK IN PLACE).
 8. 16' WIDE CHAIN-LINK GATE (2) 8' PANELS WITH SLATES BY TOWN. (COLOR TO MATCH) (SEE DETAIL ON SHEET C8).
 9. 4' WROUGHT IRON HAN GATE (SEE DETAIL ON SHEET C10).
 10. INSTALL TYPE 2 ECCENTRIC MANHOLE (SEE DETAIL DCC01 ON SHEET C7).
 11. INSTALL TYPE 1A CB (SEE MULTIPLE CATCH BASIN DETAIL ON SHEET C10).
 12. 24" DIA CLASS III RCP 5-2.5% (SEE DETAIL ON SHEET C10).
 13. 5'-HIGH CMU WALL WITH STUCCO FACING AND 3'-HIGH WROUGHT IRON TOPPING (SEE DETAIL ON SHEET C8).
 14. EX. 15" Ø STORM DRAIN.
 15. (2) 2" Ø SCHEDULE 40 PVC IRRIGATION SLEEVES WITH IRRIGATION BOXES SET AT ENDS.

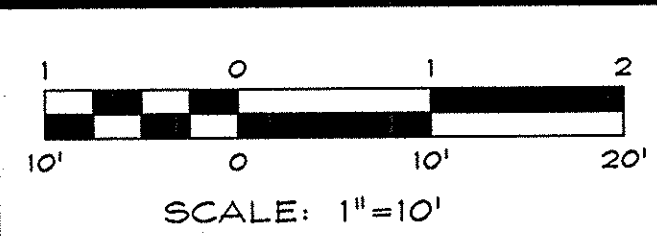
- GENERAL SITE PLAN NOTES**
1. ALL DISTURBED AREAS TO BE REVEGETATED PER LANDSCAPE PLANS.
 2. CONTRACTOR SHALL INCLUDE SPARE CONDUIT WITH PULL STRING IN ALL UTILITY TRENCHES.

- LEGEND**
- EX. AC PAVEMENT
 - EX. P.C.C.
 - NEW P.C.C.
 - LANDSCAPE

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.61	S00°37'16"W
L2	10.32	S44°06'11"W
L3	30.99	N00°21'19"E
L4	7.85	S50°35'12"W
L5	83.54	S01°47'56"W
L6	83.42	N01°47'56"E
L7	28.27	N00°39'24"E
L8	6.02	S04°32'45"W
L9	22.00	N00°02'22"W
L10	20.34	N00°02'22"W
L11	3.98	N50°35'12"E
L12	23.94	N00°21'19"E
L13	10.32	N44°06'11"E
L14	12.84	S01°47'42"E

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	12.90	17.00
C2	19.09	25.00
C3	4.38	5.00
C4	6.06	5.00
C5	10.67	5.00
C6	1.83	25.00
C7	18.70	16.99
C8	27.53	24.99
C9	18.40	17.00
C10	15.63	7.00
C11	6.51	5.00
C12	11.40	13.00
C13	12.98	17.00
C14	20.03	25.00

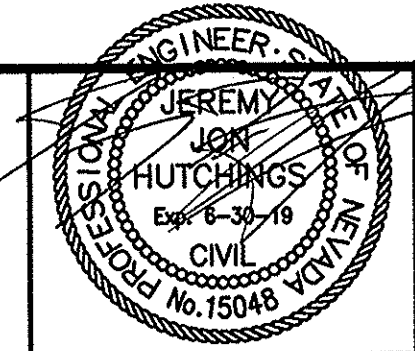
NO.	DATE	REVISION BLOCK	BY



R/O Anderson
1609 ESHERALDA AVENUE / POST OFFICE BOX 2239
MINDEN, NEVADA 89423
PHONE: (775) 782-2322 / FAX: (775) 782-7084
WEB SITE: WWW.ROANDERSON.COM

**MAINTENANCE YARD &
SIDEWALK EXTENSION
TOWN OF GARDNERVILLE**

**SITE AND
UTILITY PLAN -
SIDEWALK
EXTENSION**

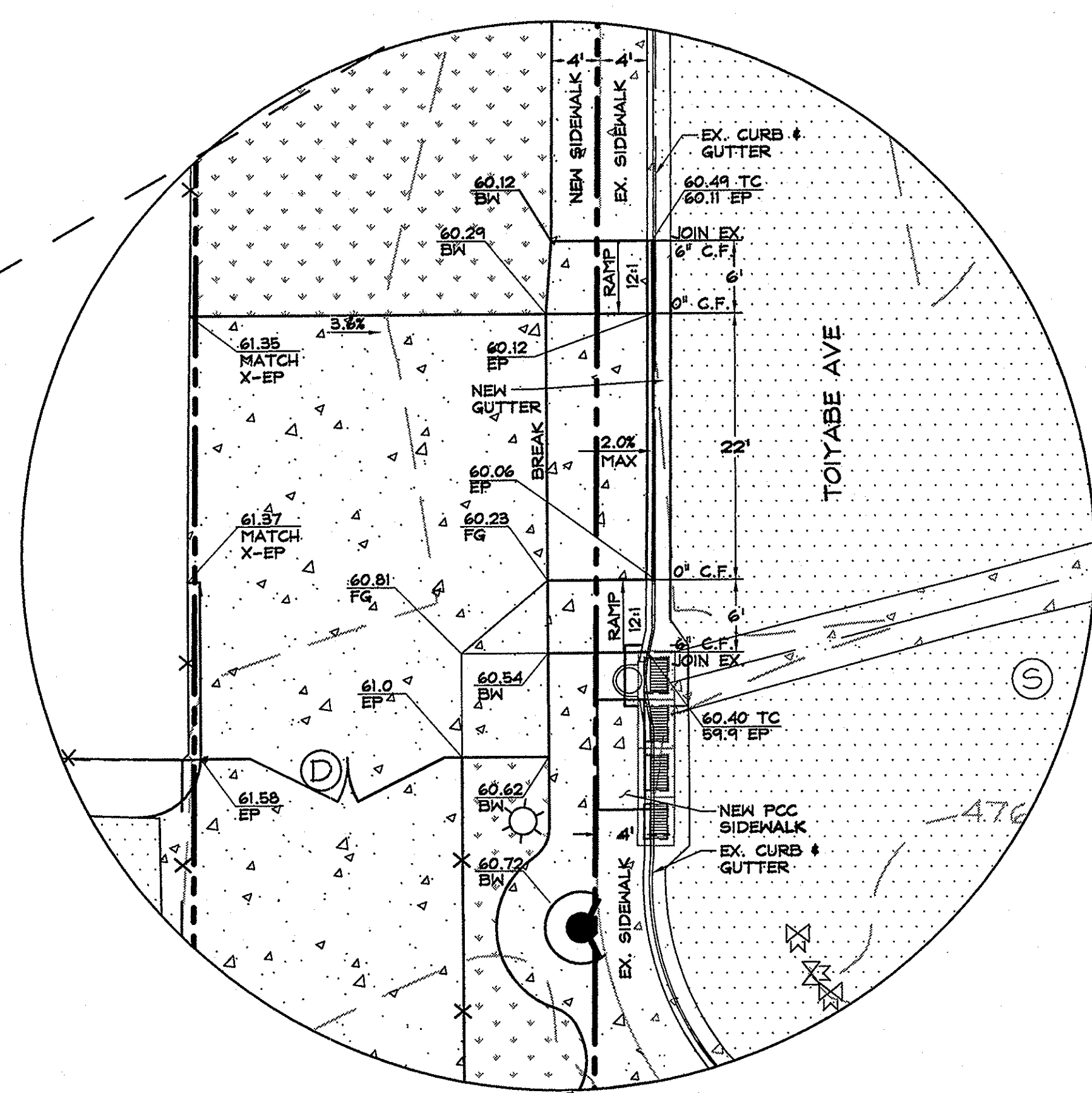
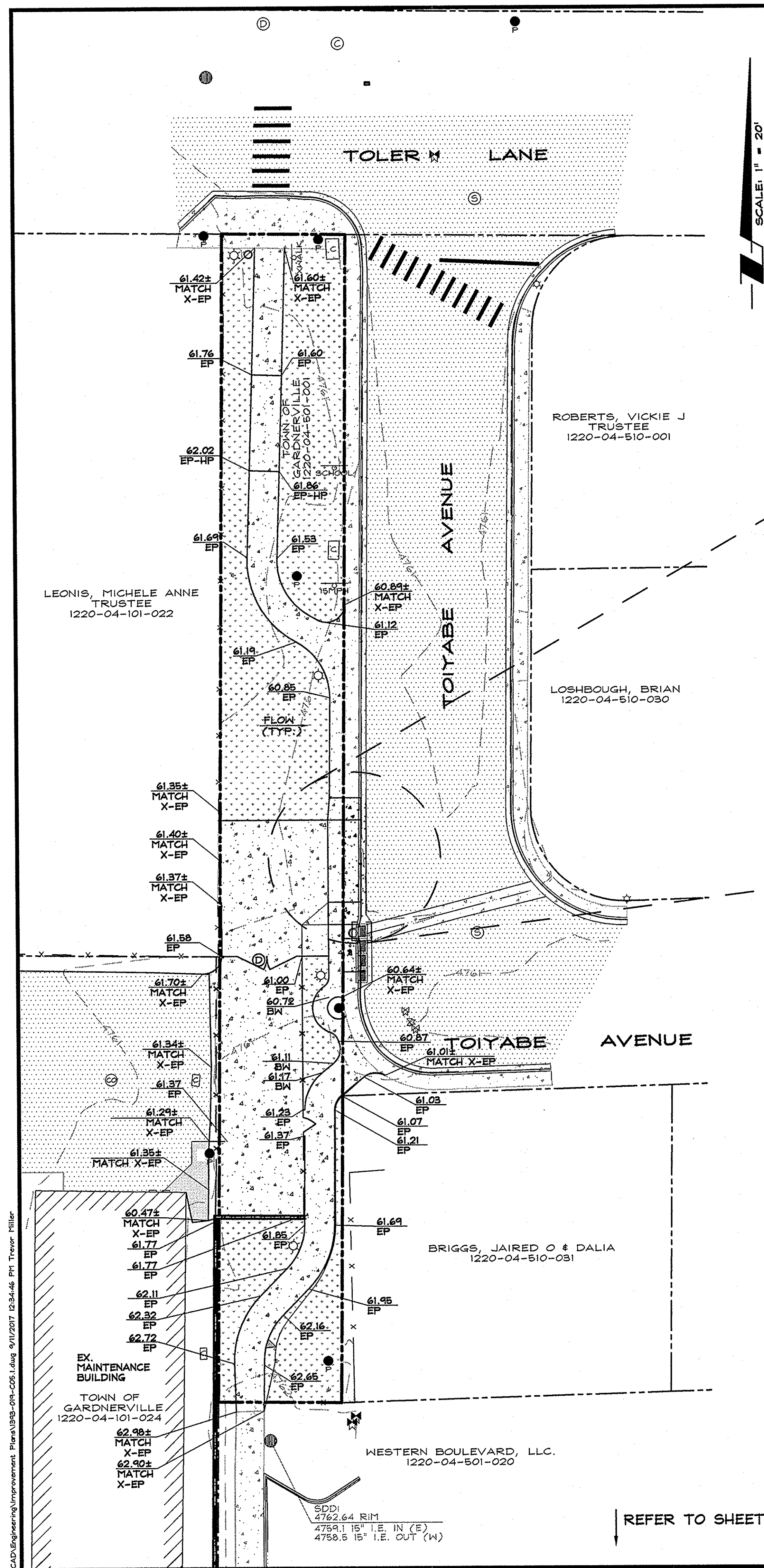


DRAWN: MCR	JOB: 1393-019
ENGINEER: JJH	DRAWING: SEE PLOT STAMP
SCALE: 1"=10'	SHEET: C4.1
DATE: 09.11.17	OF: 17 SHEETS

09.12.17

Y:\Client_Files\1393-019-CAD\Engineering\Improvement_Plan\1393-019-CAD.dwg 9/11/2017 11:54:47 AM Trevor Miller

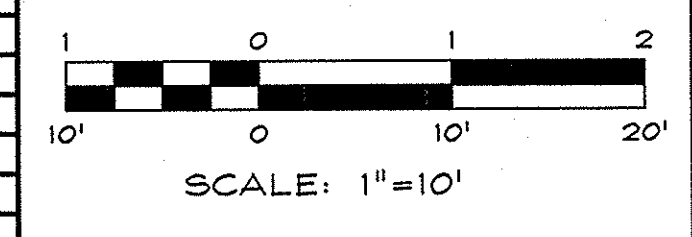
SITE IMPROVEMENT PERMIT - 09.11.2017



DRIVEWAY AND SIDEWALK A.D.A. RAMP DETAIL
SCALE: 1" = 10'

Y:\Client Files\1393-019-000\1393-019-000.dwg 9/11/2017 13:44:46 PM Trevor Miller

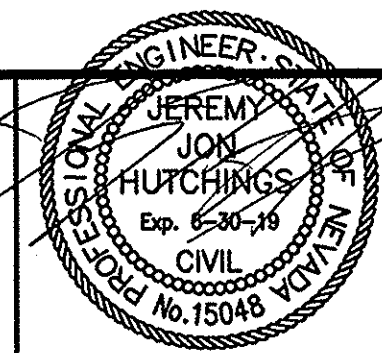
NO.	DATE	REVISION BLOCK	BY



ROAnderson
1603 ESHERALDA AVENUE / POST OFFICE BOX 2229
HINDEN, NEVADA 89423
PHONE: (775) 782-2522 / FAX: (775) 782-7084
WEB SITE: WWW.ROANDERSON.COM

**MAINTENANCE YARD &
SIDEWALK EXTENSION
TOWN OF GARDNERVILLE**

**GRADING PLAN -
SIDEWALK EXTENSION**



DRAWN: MCR	JOB: 1393-019
ENGINEER: JJH	DRAWING: SEE PLOT STAMP
SCALE: 1"=10'	SHEET: C5.1
DATE: 09.11.17	OF: 17 SHEETS

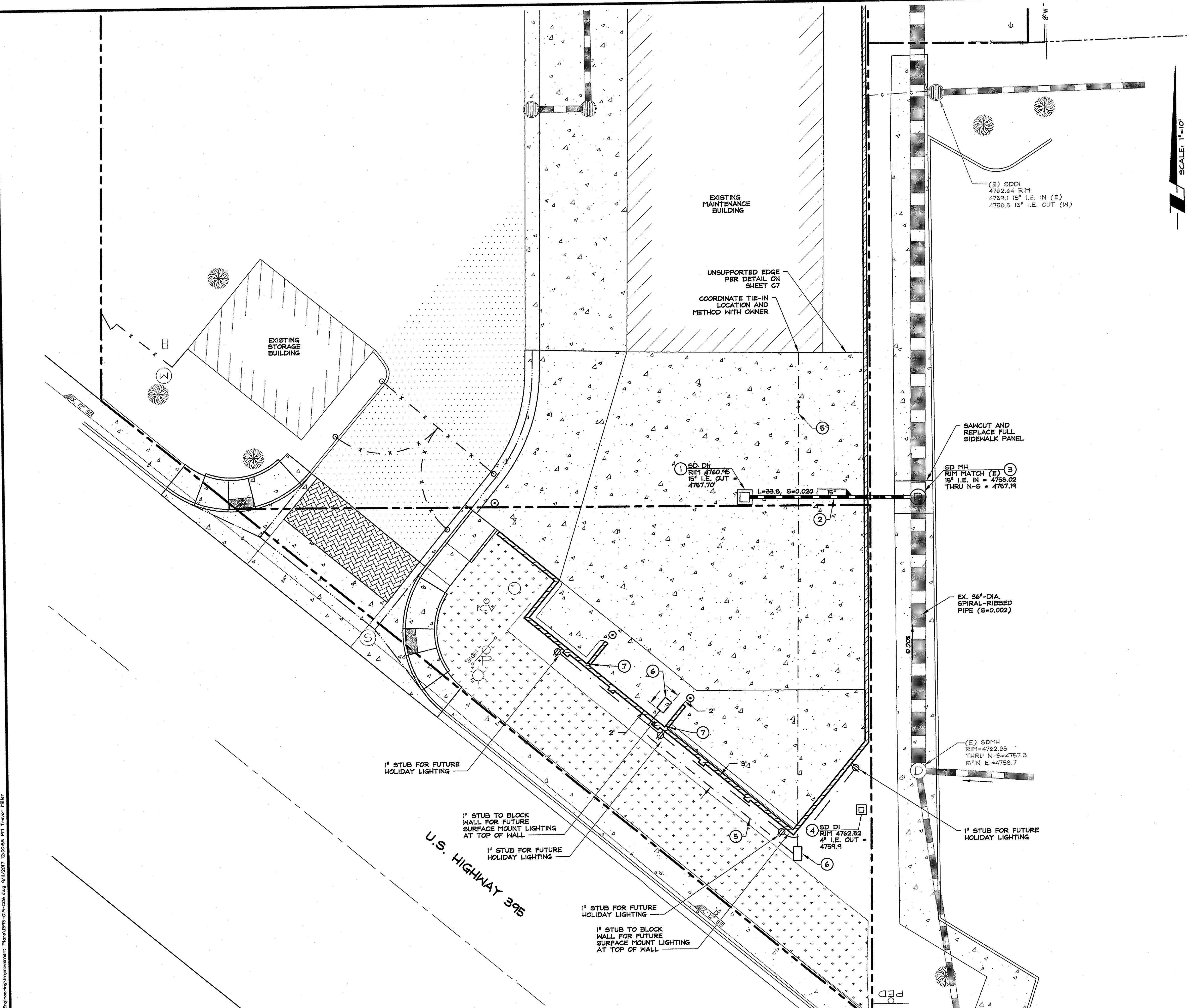
09.12.17

SITE IMPROVEMENT PERMIT - 09.11.2017

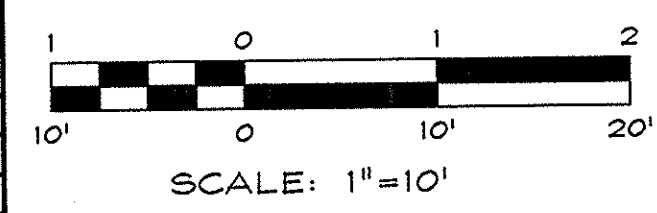
SPECIFIC UTILITY NOTES

- SYMBOL USED FOR SPECIFIC NOTE CALL OUT.
- 24"x24" DROP INLET, JENSEN PRECAST TRAFFIC-RATED OR APPROVED EQUAL (DETAIL ON C8). INSTALL "SMART SPONGE" FILTER INSERT, OR APPROVED EQUAL.
 - 8"-DIA. SDR35 PVC PIPE IN TRENCH (DETAIL ON C9).
 - INSTALL TYPE 1 ECCENTRIC MANHOLE (DETAIL ON C7).
 - EXTEND AND RESET DROP INLET TO FINISH GRADE.
 - 2"-DIA. ELECTRICAL CONDUIT IN TRENCH PER DETAIL DC A05 (DETAIL ON C9).
 - TRAFFIC RATED CONCRETE N36 PULL BOX.
 - PROVIDE 2"-DIA. CONDUIT SLEEVE THROUGH WALL AT 4.0' AFF.

SCALE: 1"=10'



NO.	DATE	REVISION BLOCK	BY



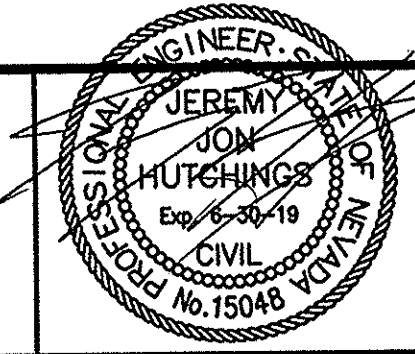
R/O Anderson
www.roanderson.com

NEVADA
1403 Emeralds Ave
P.O. Box 2223
Primm, NV 89423
P 775.762.2322
F 775.762.7064

CALIFORNIA
595 Tahoe Keys Blvd
Suite A-2
South Lake Tahoe, CA 96150
P 530.600.1660
F 775.762.7064

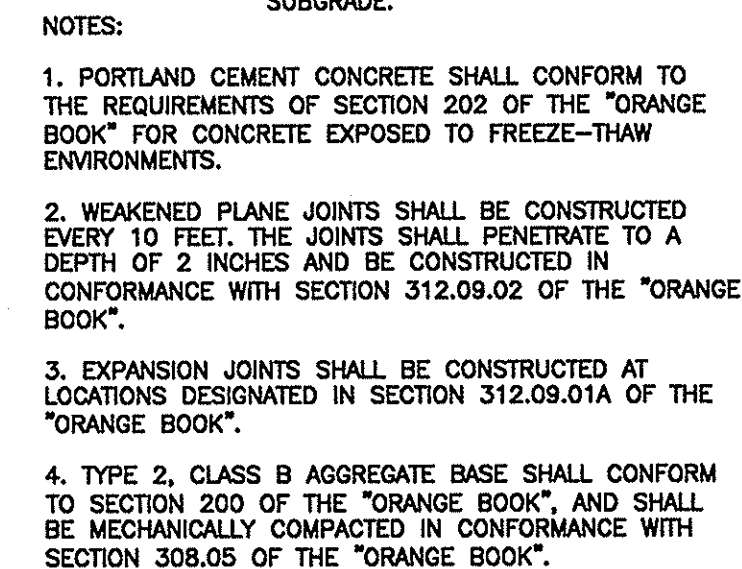
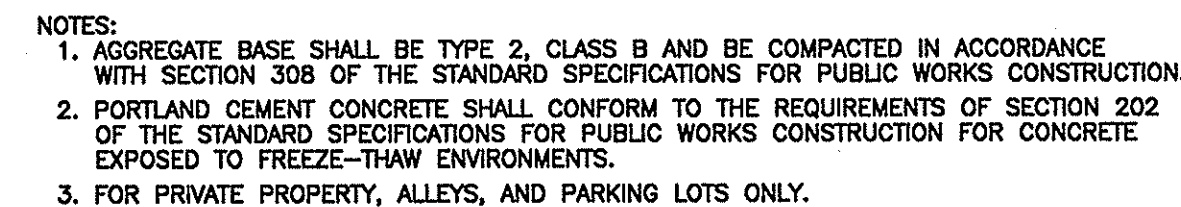
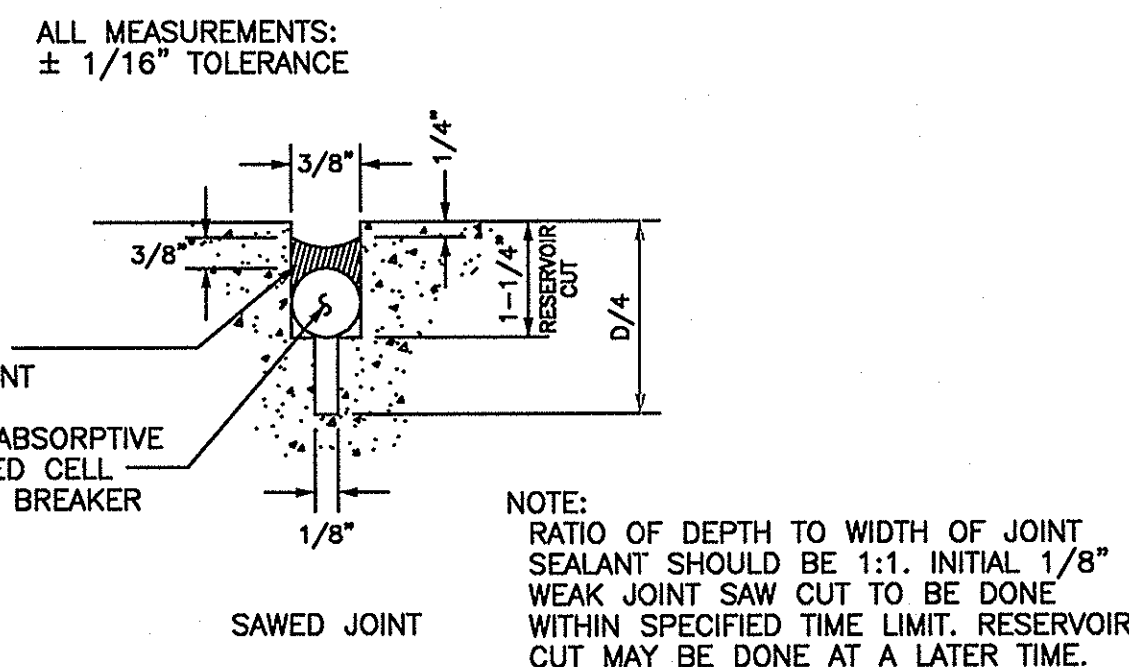
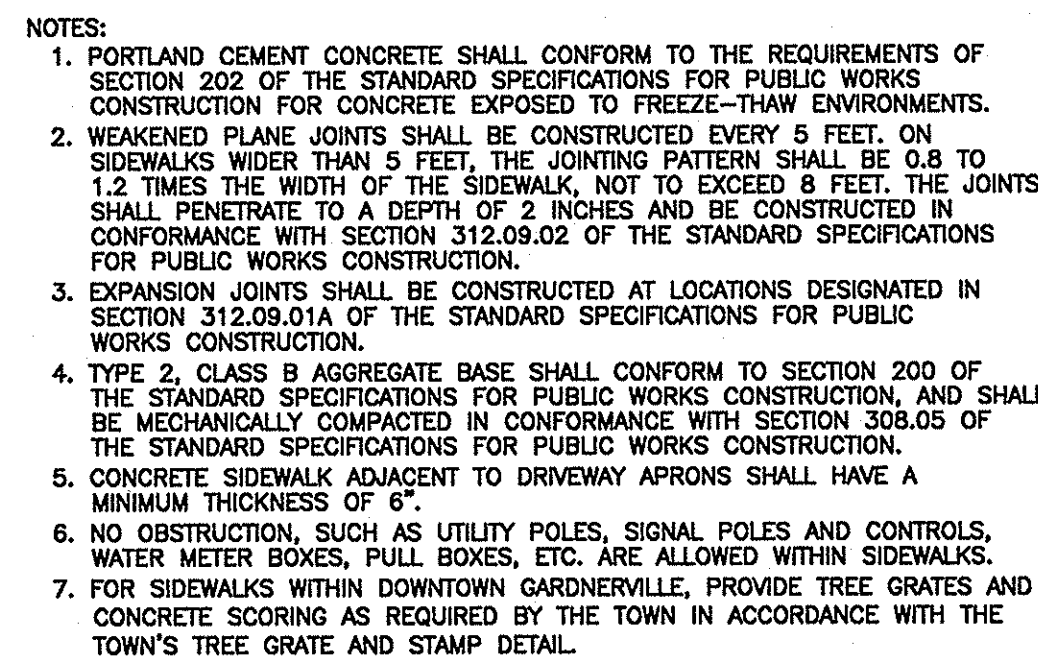
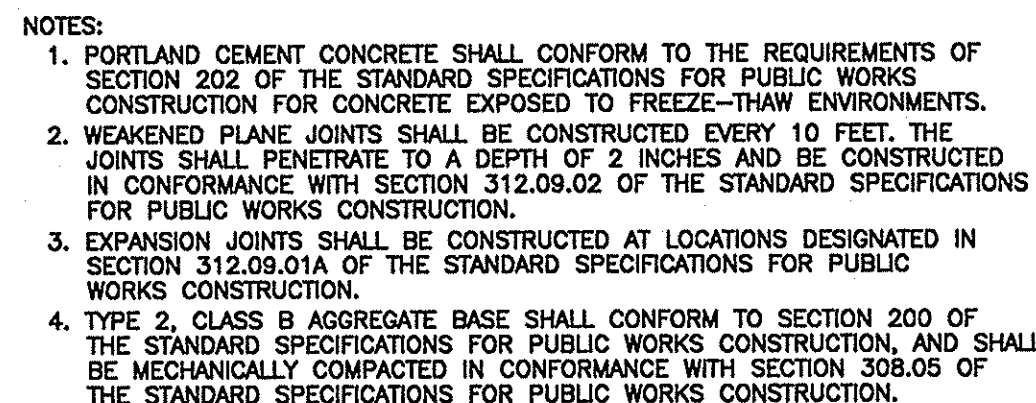
**MAINTENANCE YARD &
SIDEWALK EXTENSION
TOWN OF GARDNERVILLE**

**UTILITY PLAN -
MAINTENANCE YARD**

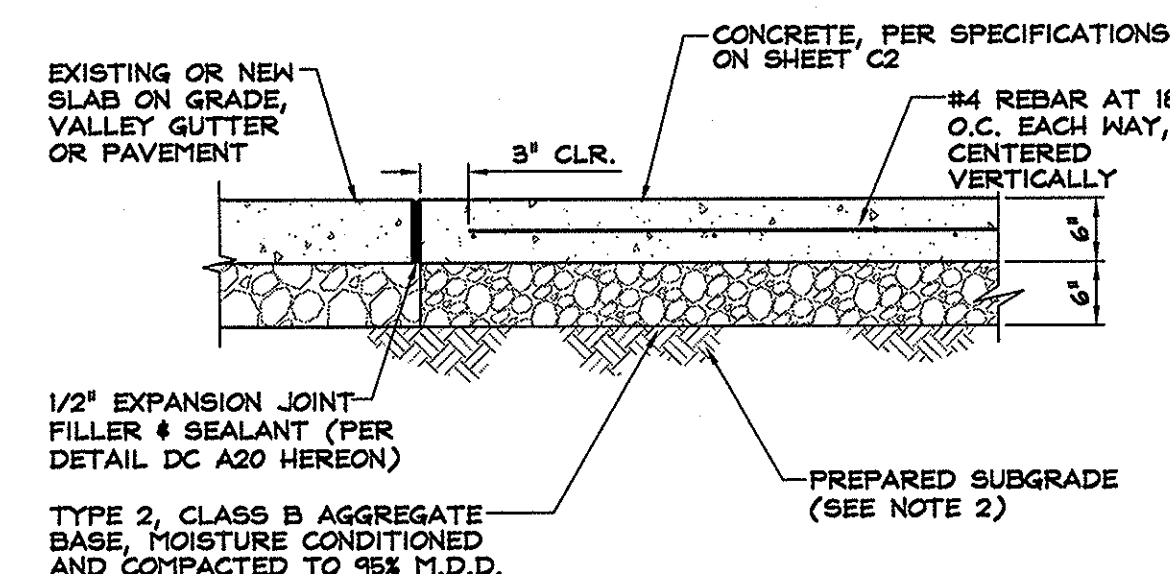
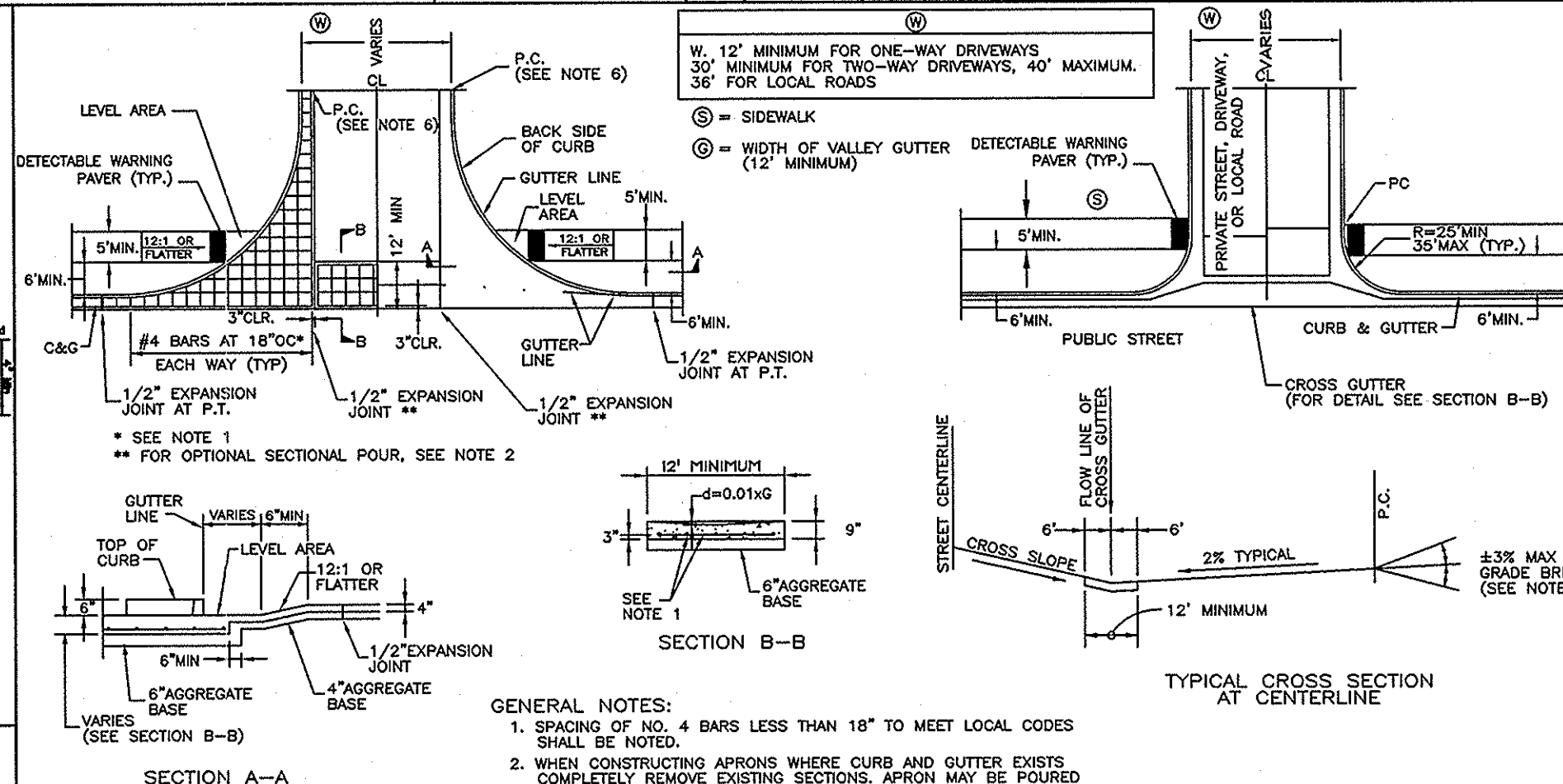
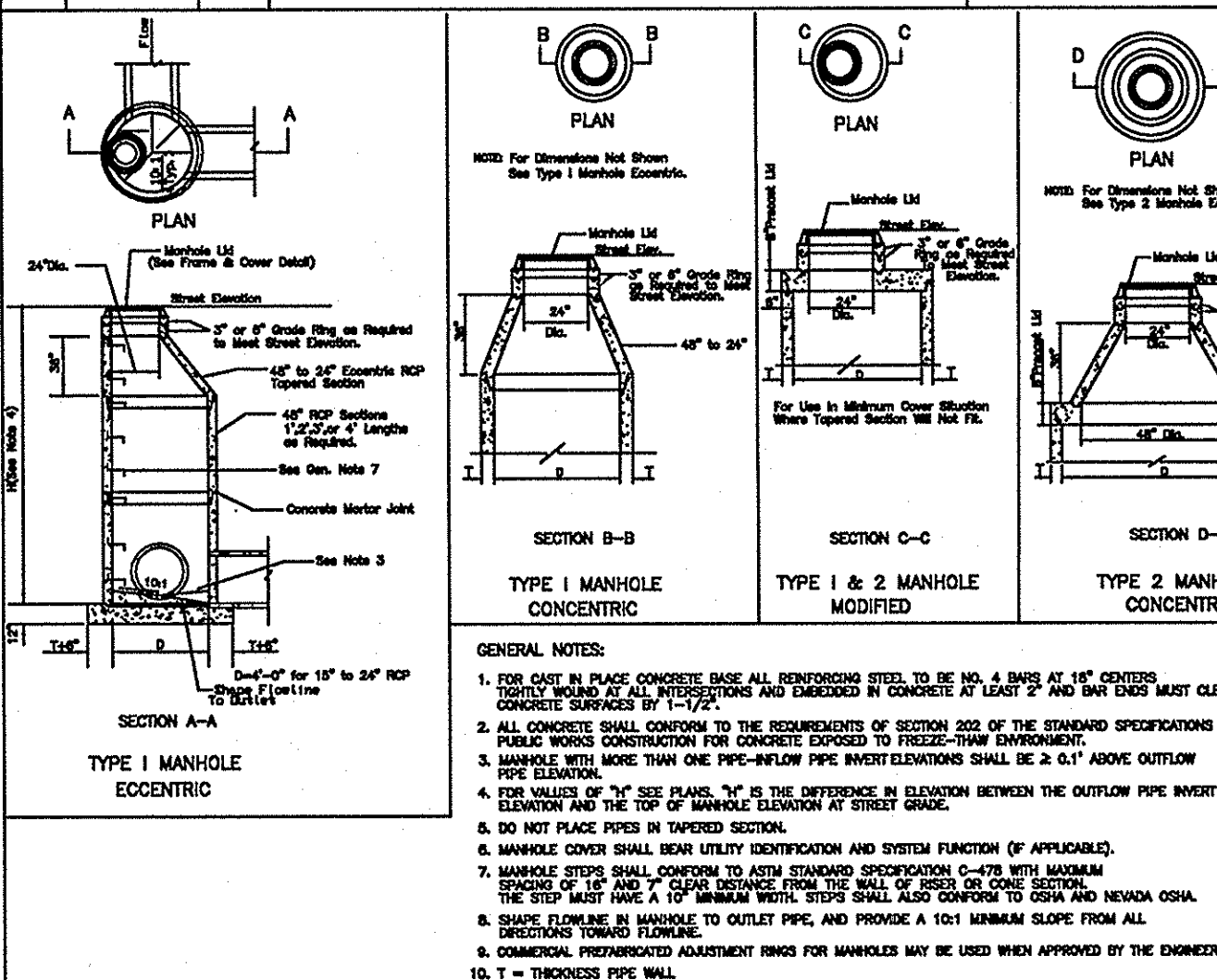


DRAWN: MCR	JOB: 1393-019
ENGINEER: JJH	DRAWING: SEE PLOT STAMP
SCALE: 1"=10'	SHEET: C6.0
DATE: 09.11.17	OF: 17 SHEETS

09.12.17



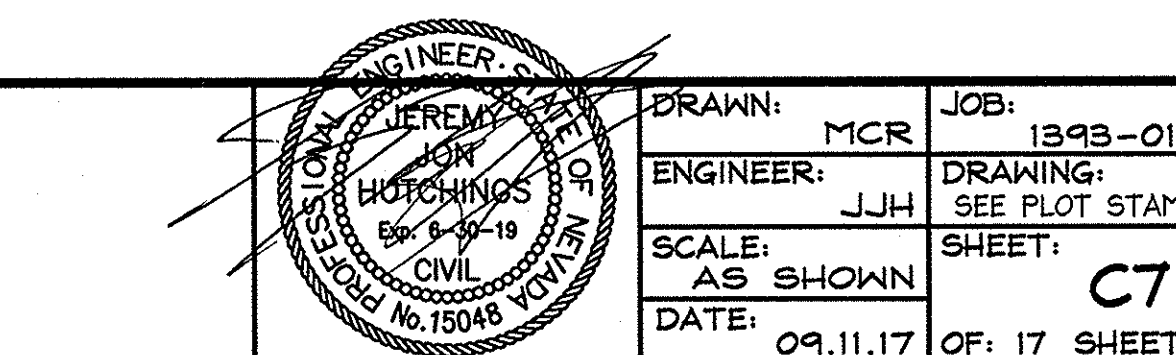
NO.	REVISION	DATE	STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	SECTION
			PCC VALLEY GUTTER (PRIVATE & ALLEYS)	DOUGLAS COUNTY
				DATE: 6/07/2007
				DWG: DC A22
△	ROA	5/16		

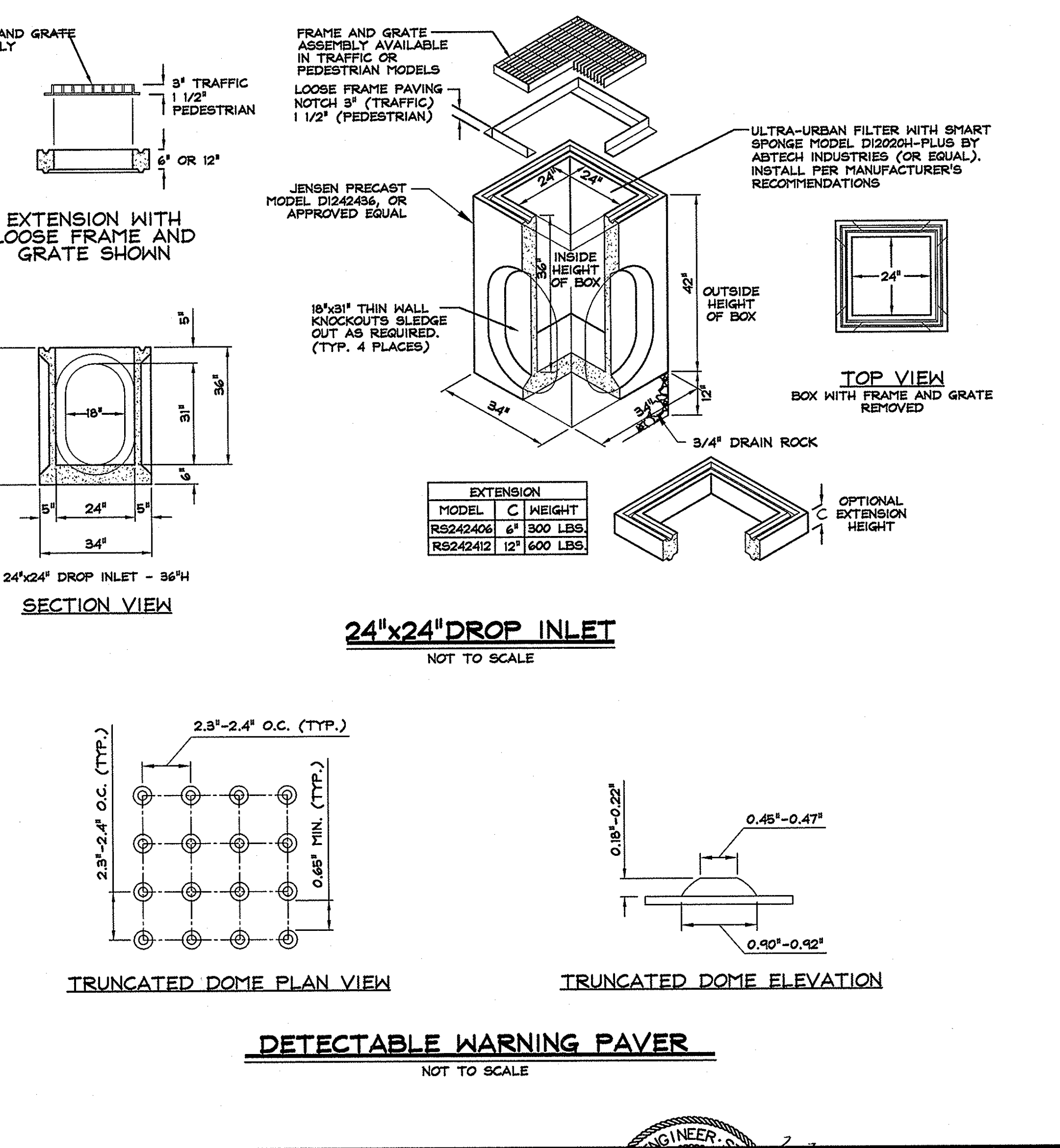
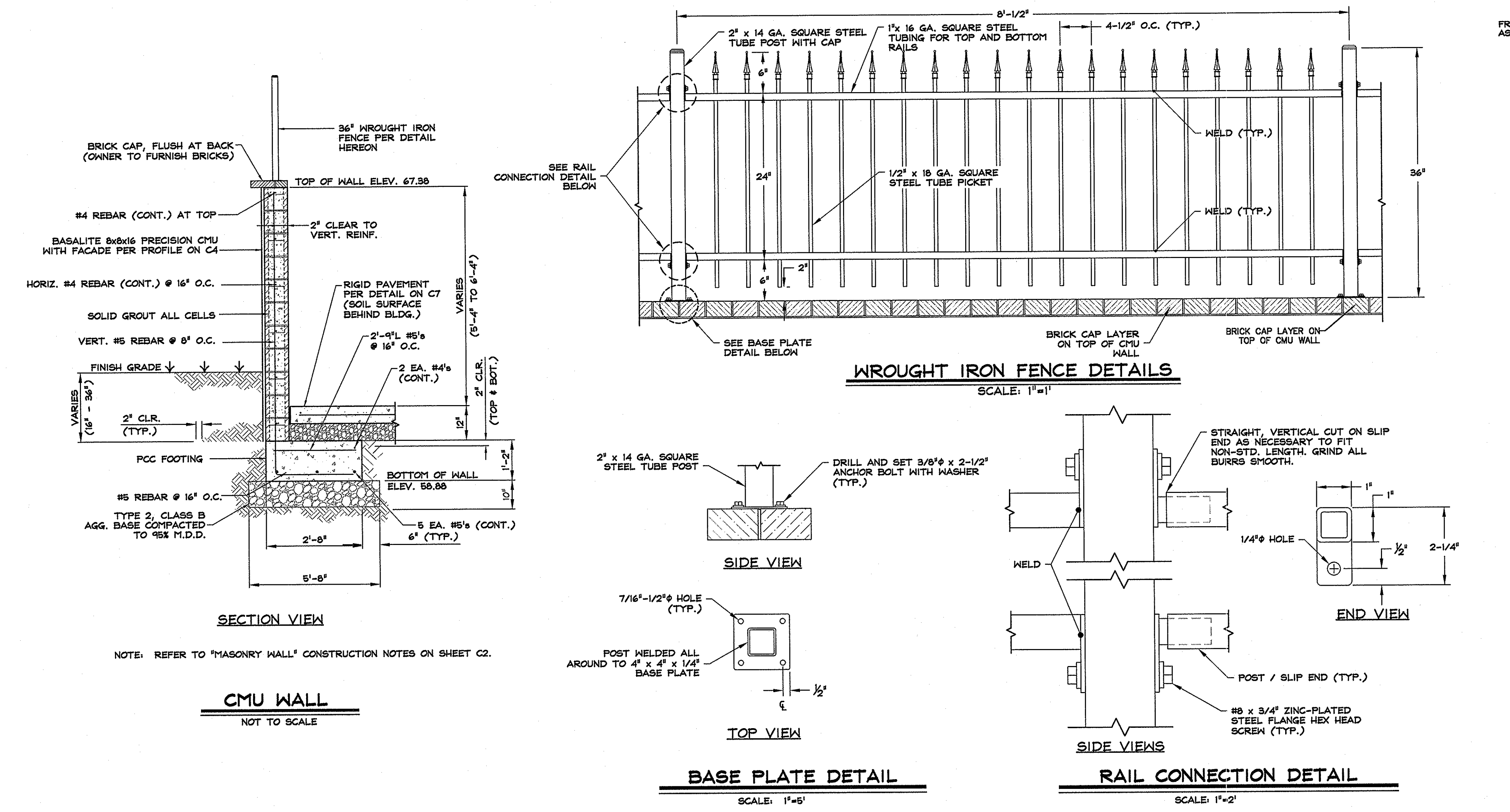
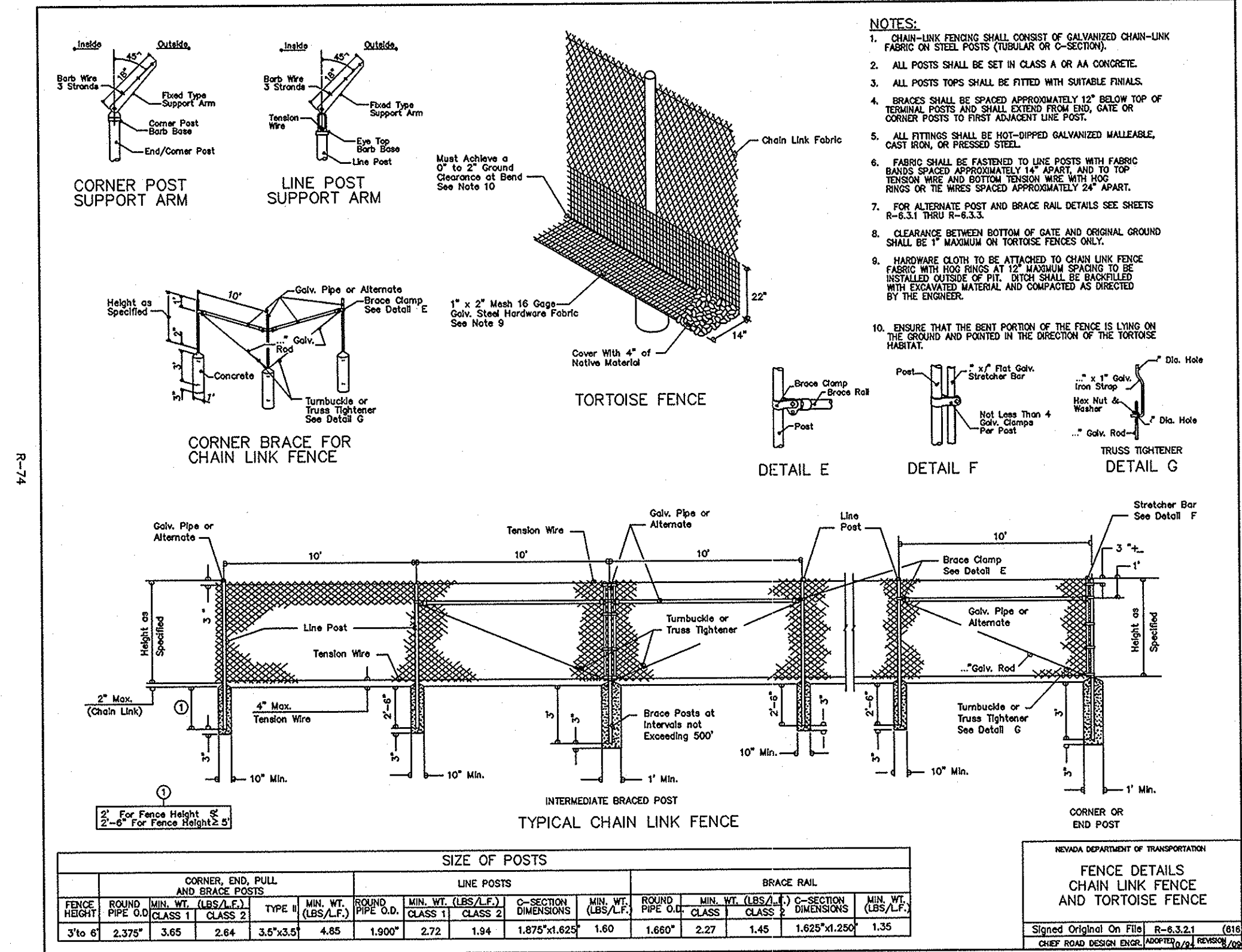




NO.	REVISION	DATE	STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	SECTION DOUGLAS COUNTY
			PCC DRIVEWAY	DATE: 6/07/20
			APRON (NON-RESIDENTIAL)	DWG: DC A17
			& LOCAL ROAD VALLEY GUTTER	

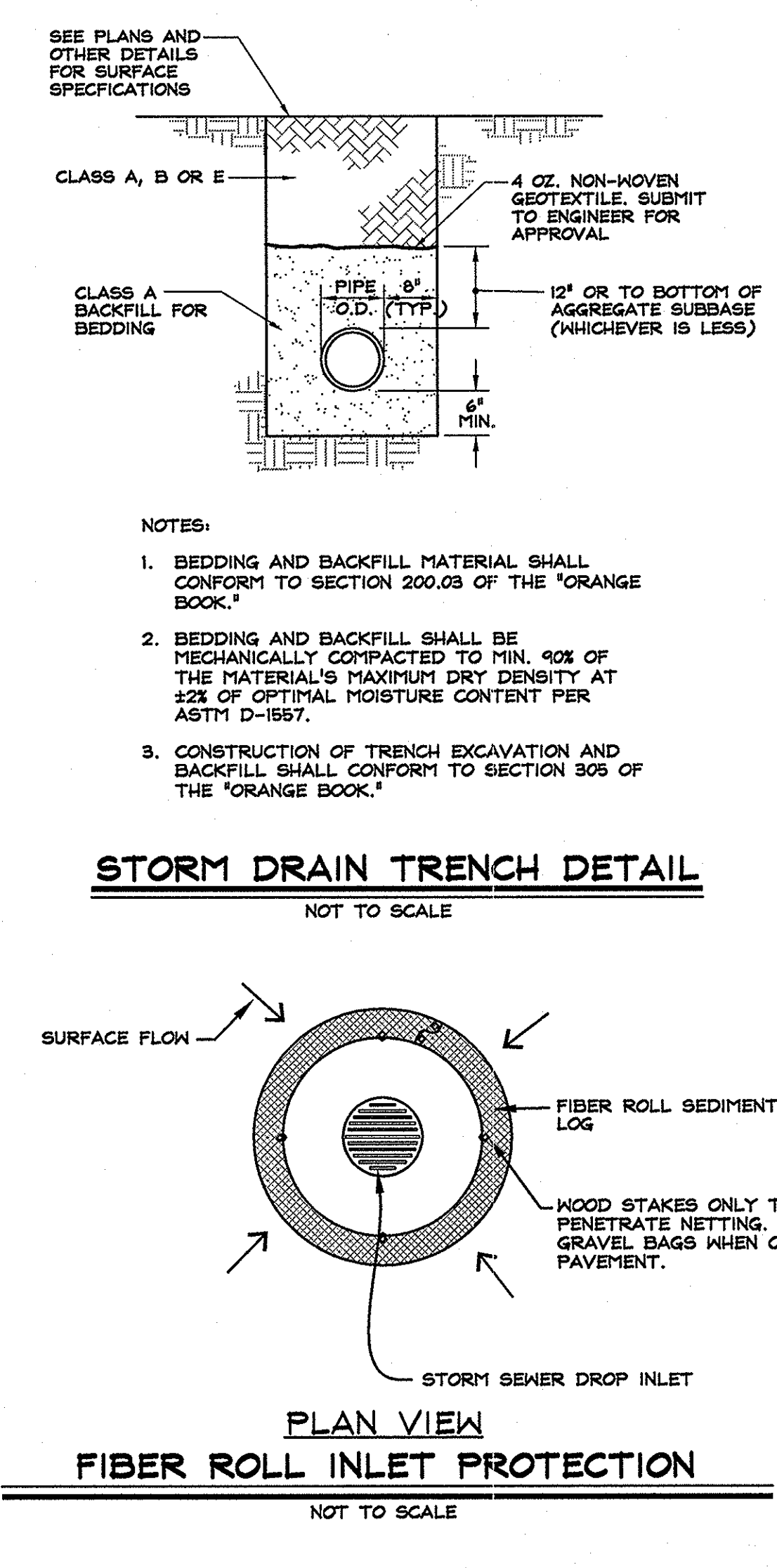
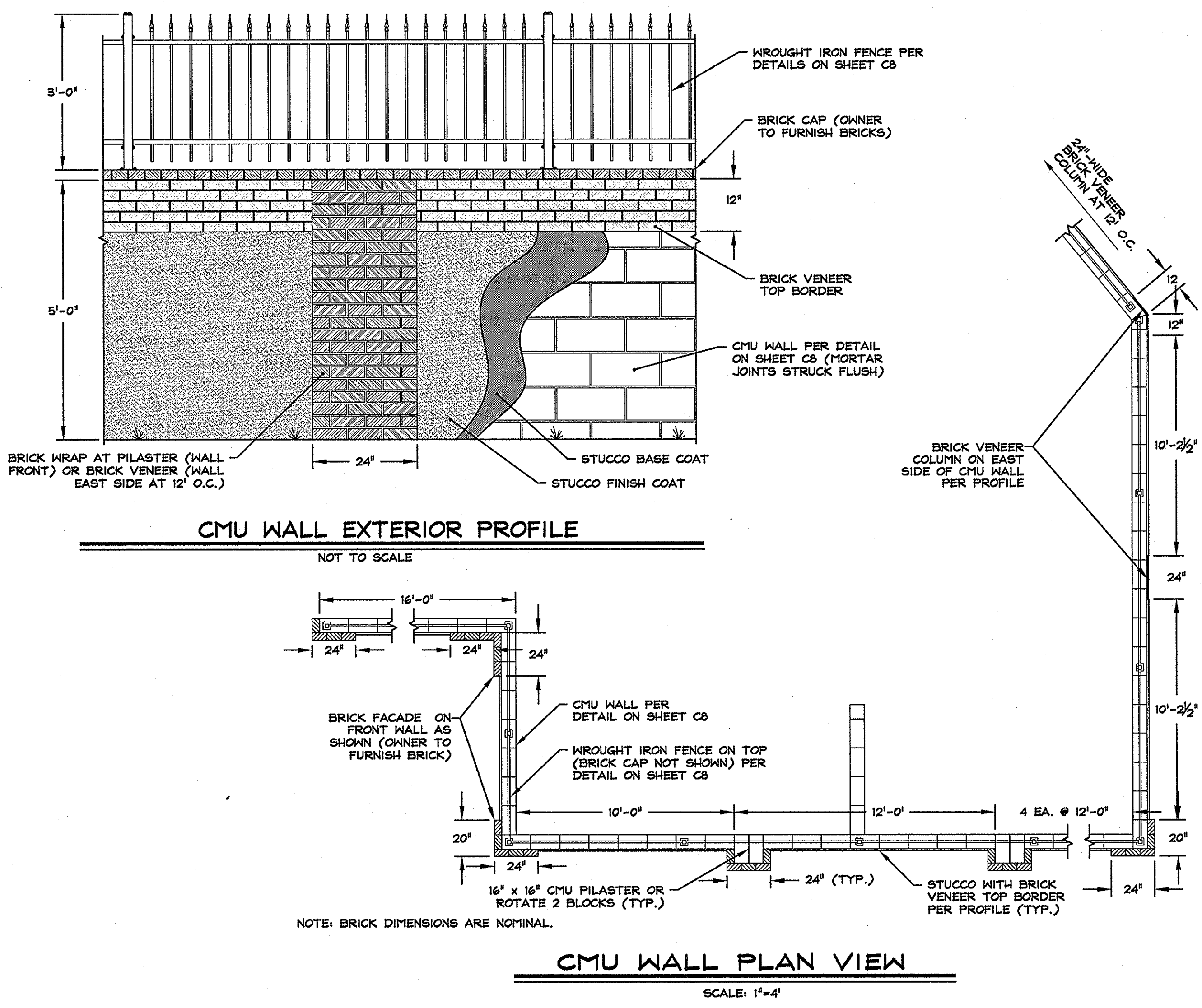
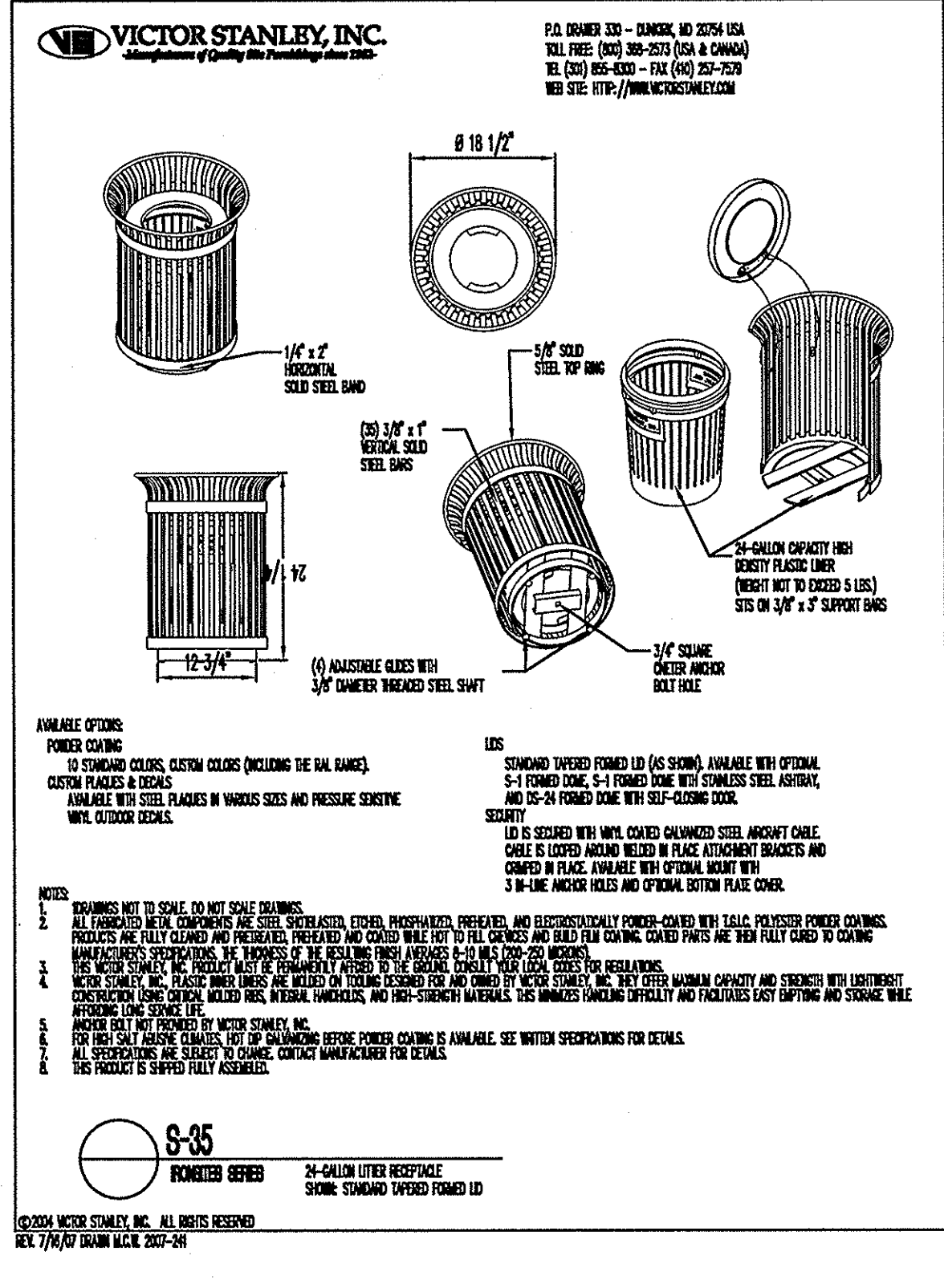
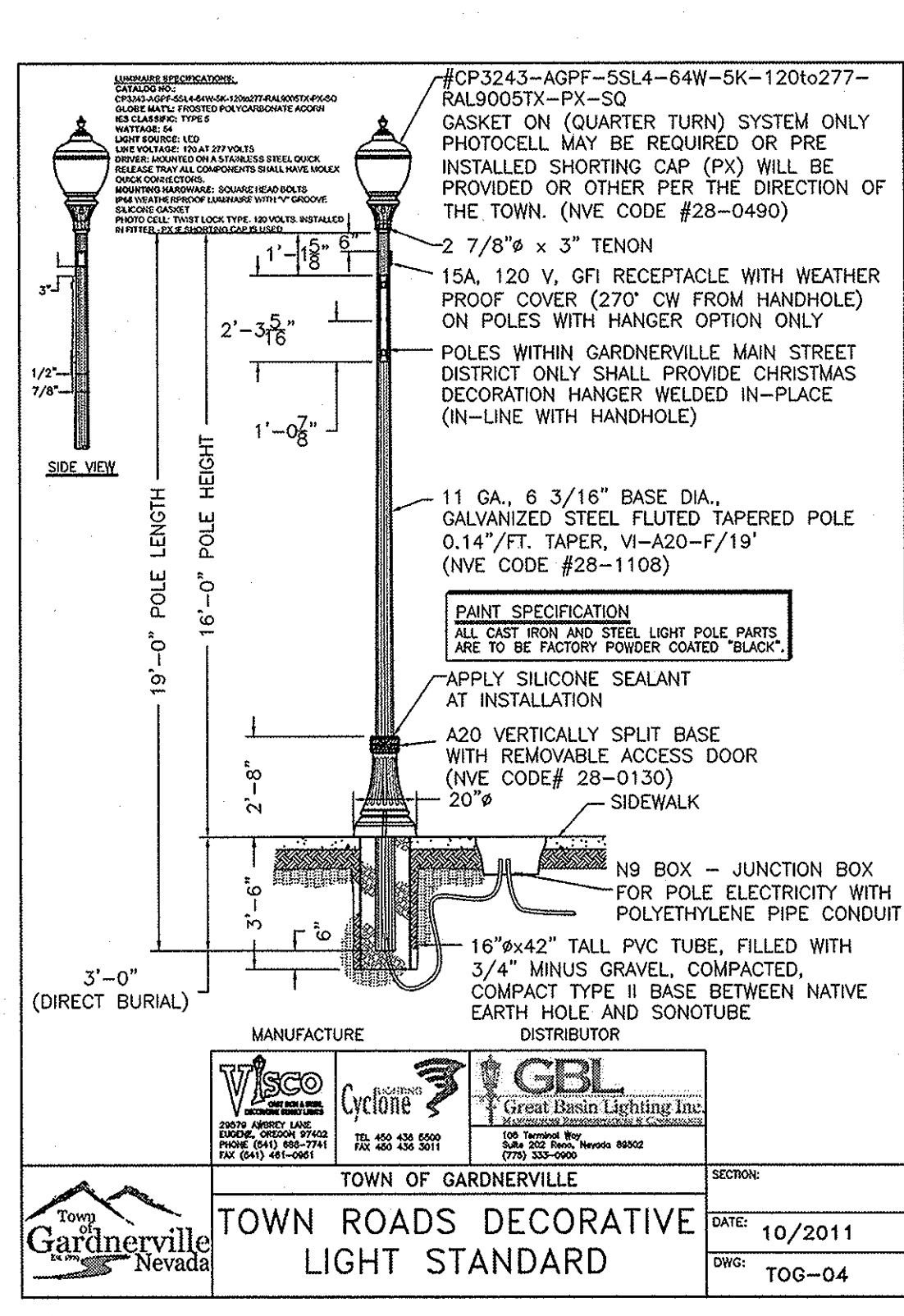
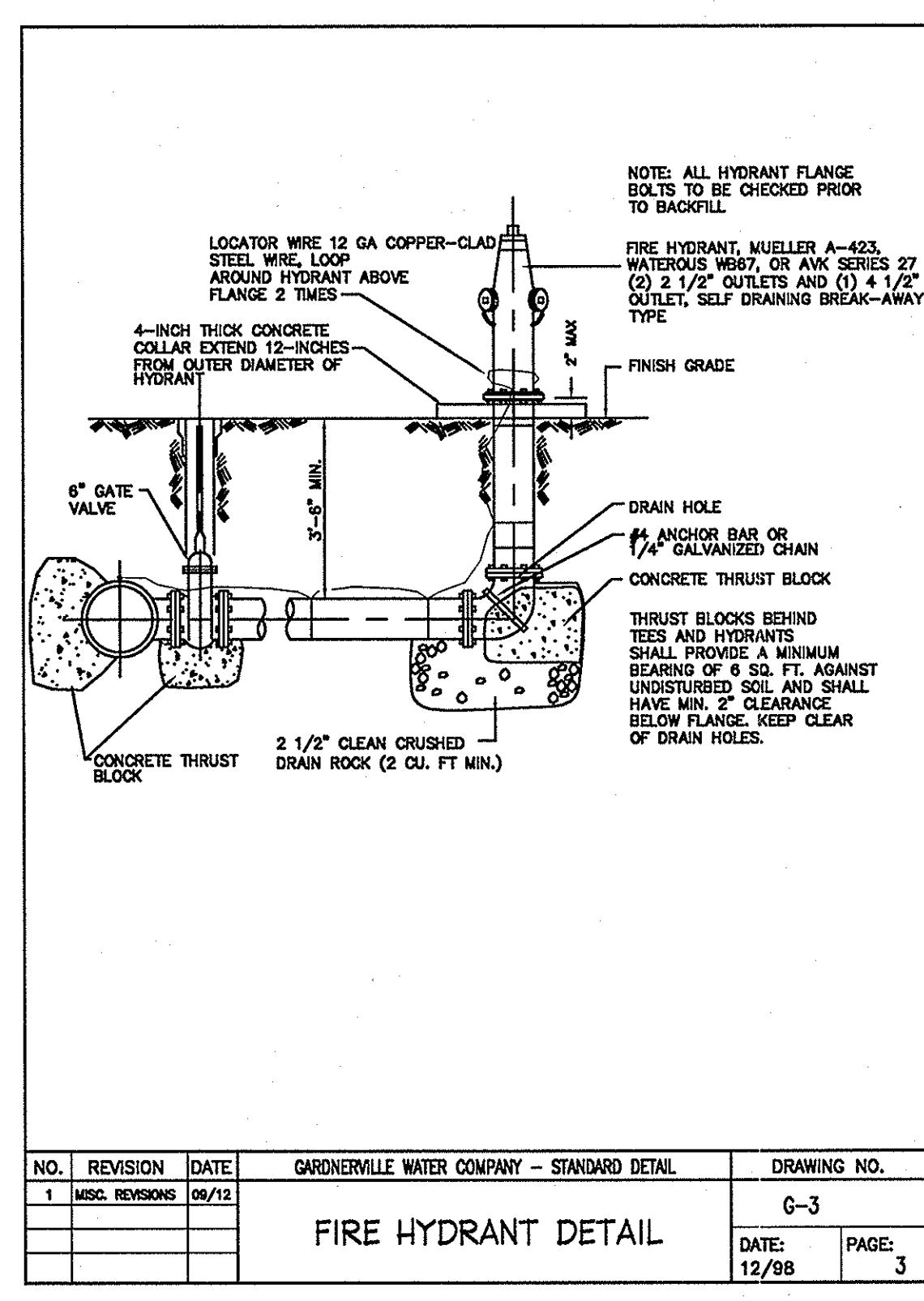
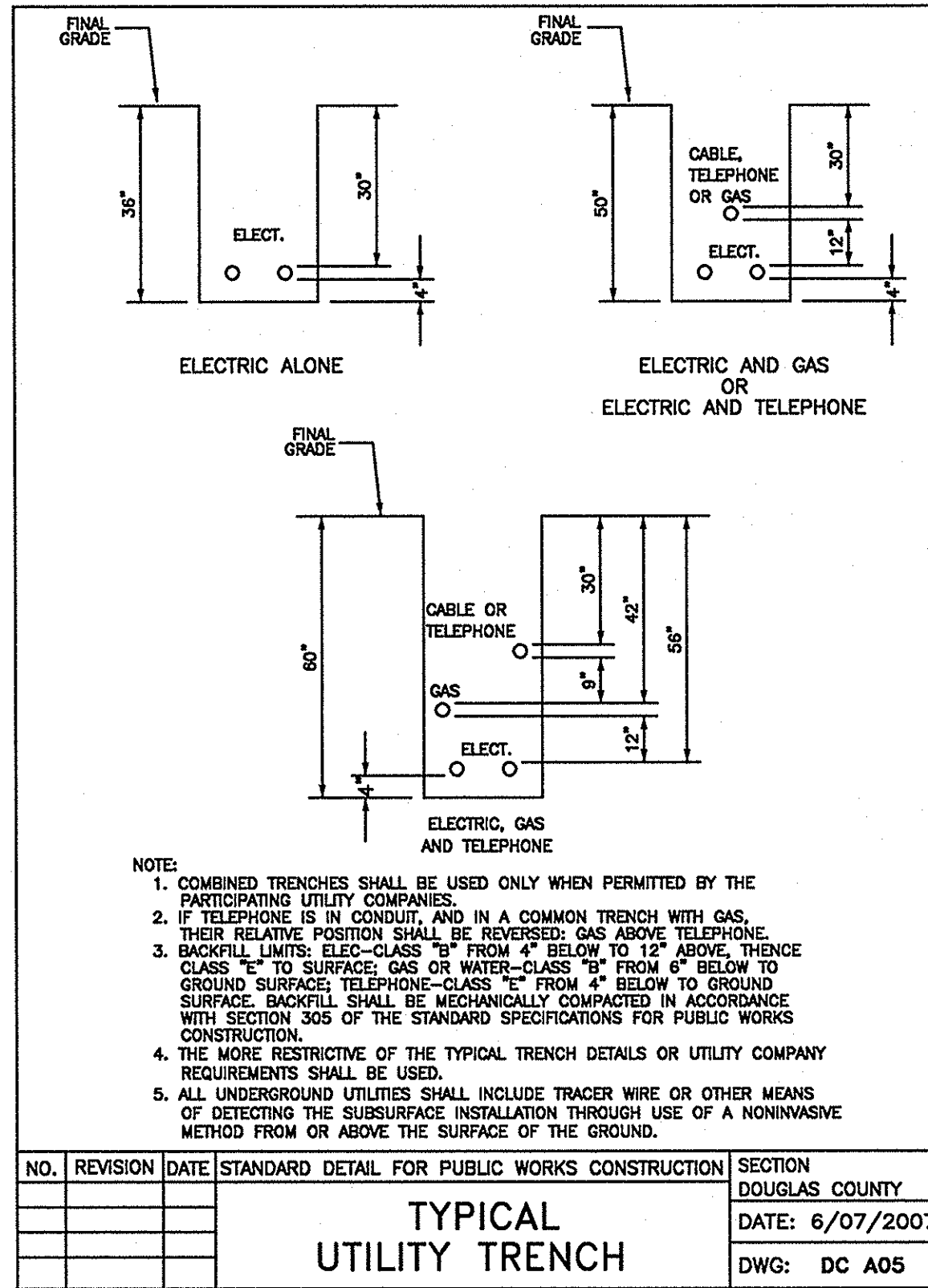
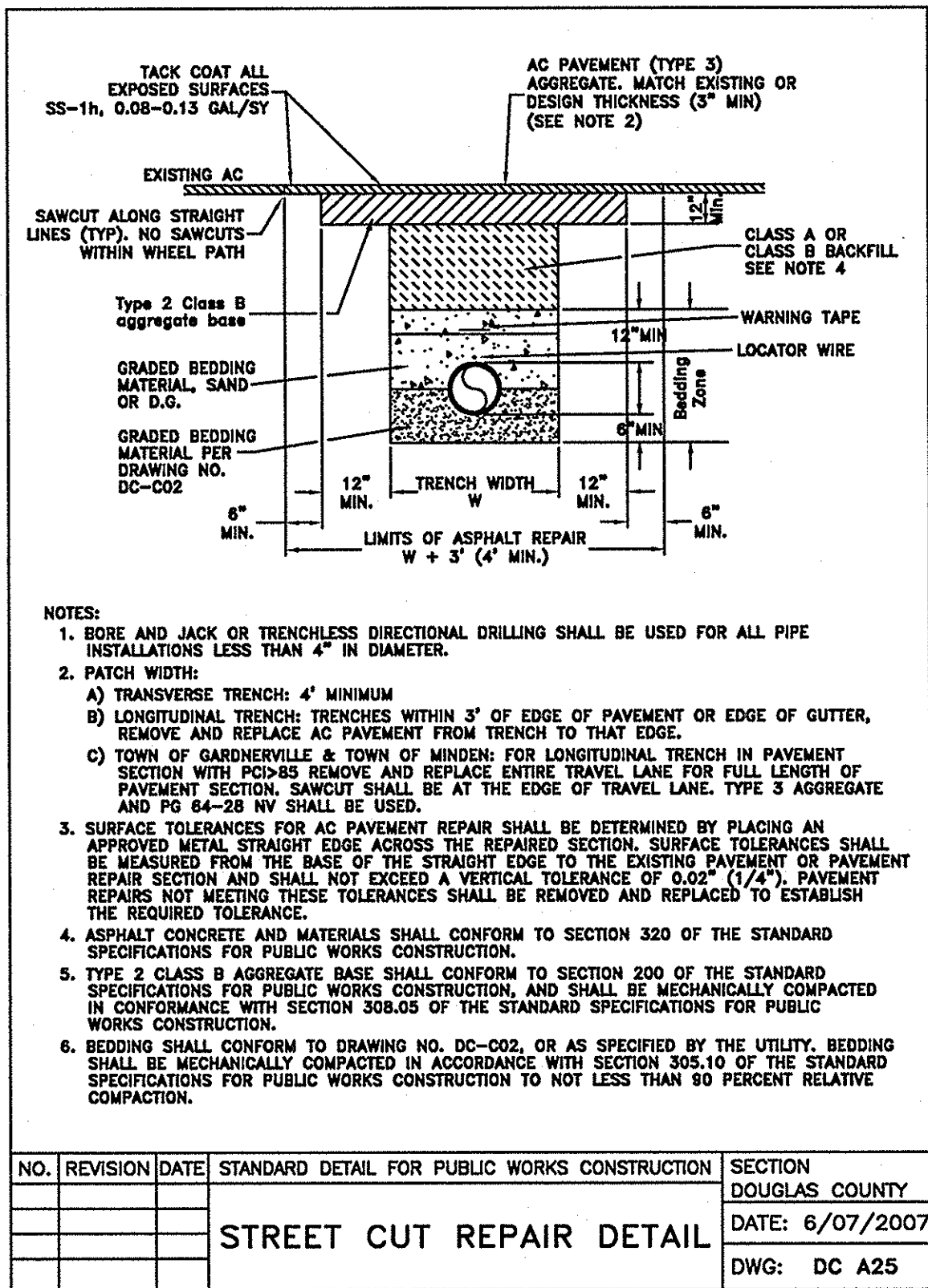


3. **CONCLUSIONS**
The results of the present study indicate that the use of the ST-EDI-SLA system is effective in the treatment of the malocclusion of the maxillary anterior teeth. The use of the ST-EDI-SLA system in the treatment of the malocclusion of the maxillary anterior teeth is a safe and effective method. The use of the ST-EDI-SLA system in the treatment of the malocclusion of the maxillary anterior teeth is a safe and effective method.





NO. DATE		REVISION BLOCK		BY		 WWW.ROANDERSON.COM		MAINTENANCE YARD & SIDEWALK EXTENSION TOWN OF GARDNERVILLE		DETAILS		 DRAWN: MCR JOB: 1398-0 ENGINEER: JJH DRAWING: SEE PLOT STA SCALE: AS SHOWN SHEET: C8 DATE: 09.11.2017 OF: 17 SHEET	
----------	--	----------------	--	----	--	---	--	--	--	---------	--	--	--



NO.	DATE	REVISION BLOCK	BY

SCALE: 1"=10'

R.O. Anderson
INCORPORATED
140 W. Huffer Lane
Suite 607
Reno, NV 89501
P 775.782.2522
F 775.782.1064

MAINTENANCE YARD & SIDEWALK EXTENSION
TOWN OF GARDNERVILLE

DETAILS

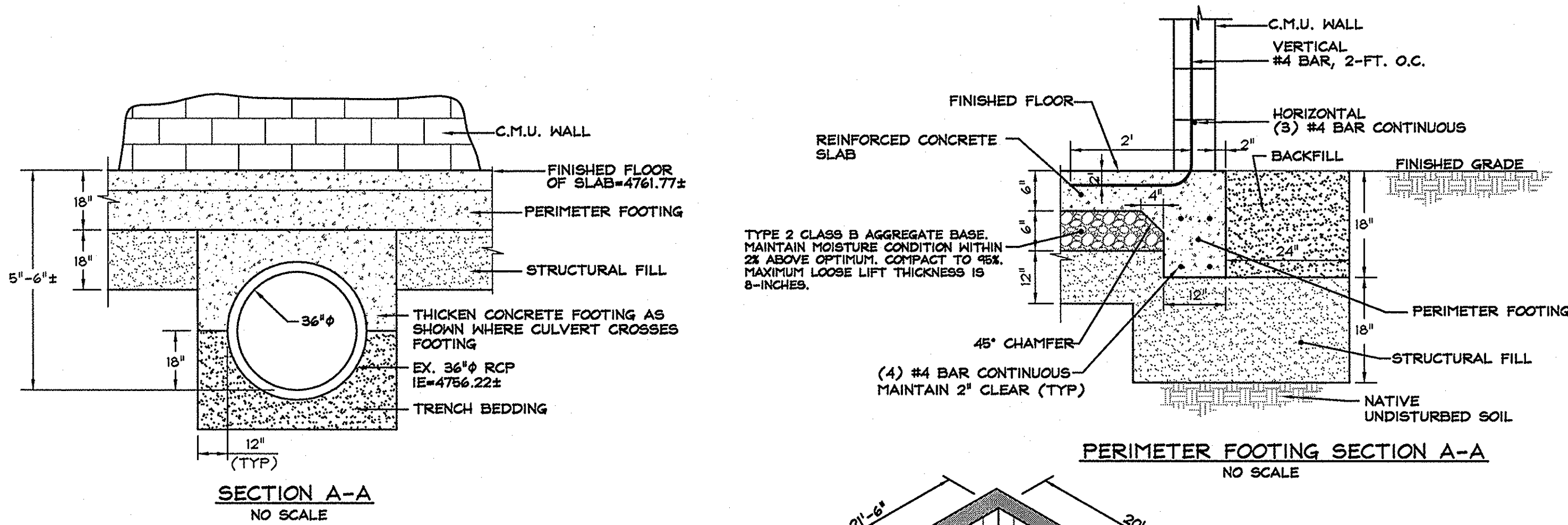
ENGINEER: JEREMY HUTCHINGS
DATE: 09.11.17

DRAWN: MCR
ENGINEER: JJJH
SCALE: 1"=10'
DATE: 09.11.17

JOB: 1393-019
DRAWING: SEE PLOT STAMP
SHEET: C9
OF: 17 SHEETS

Y:\Client Files\1393-019\1393-019-C9.dwg 9/11/2017 12:03:54 PM Trevor Miller

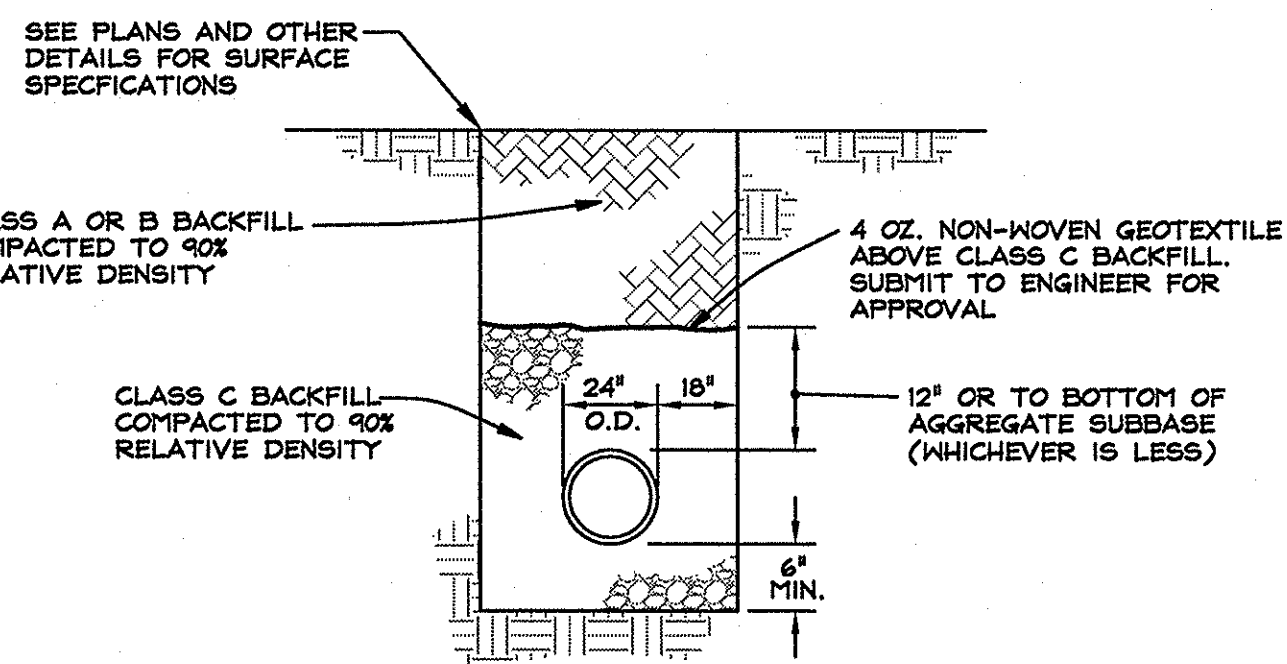
SITE IMPROVEMENT PERMIT - 09.11.2017



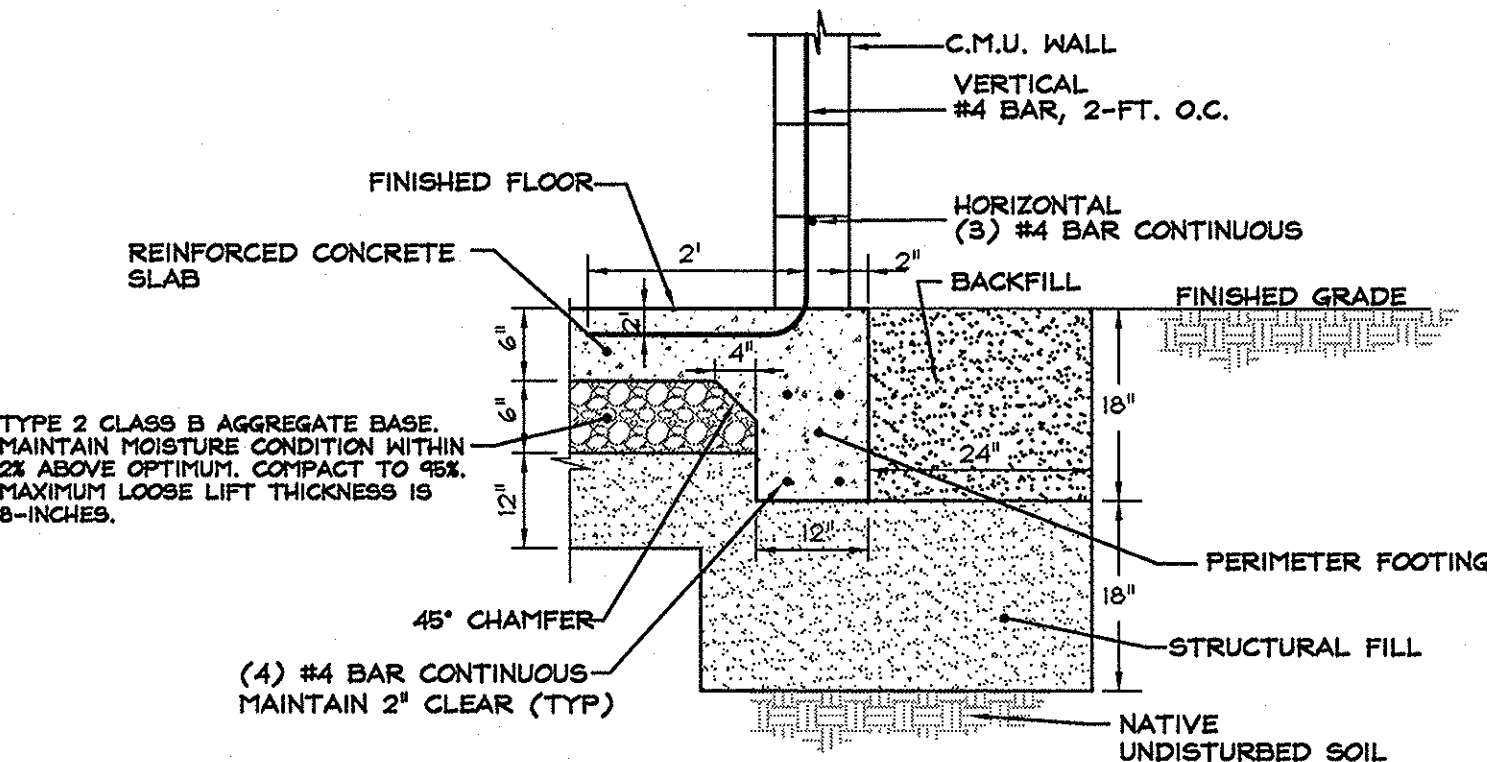
NOTES:

- EXPANSIVE CLAYS TO BE OVER EXCAVATED FOR THEIR ENTIRE DEPTH BENEATH THE WALL FOUNDATIONS AND FOR AT LEAST 18-INCHES OF STRUCTURAL FILL SEPARATION BE PROVIDED BETWEEN THE EXPANSIVE CLAYS AND THE PORTLAND CEMENT CONCRETE PLATEWORK COMPONENTS. THE OVER EXCAVATION SHOULD ALSO EXTEND 2-FT OUTSIDE OF PERIMETER FOOTING LINES.
- PORTLAND CEMENT CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 202 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR CONCRETE EXPOSED TO FREEZE-THAW ENVIRONMENTS.
- STRUCTURAL FILL SUBBASE SHALL MEET THE SPECIFICATIONS OF AND BE PLACED IN ACCORDANCE WITH SECTION THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (ORANGE BOOK) 2007 EDITION, OR AS SPECIFIED IN THE SOILS REPORT.

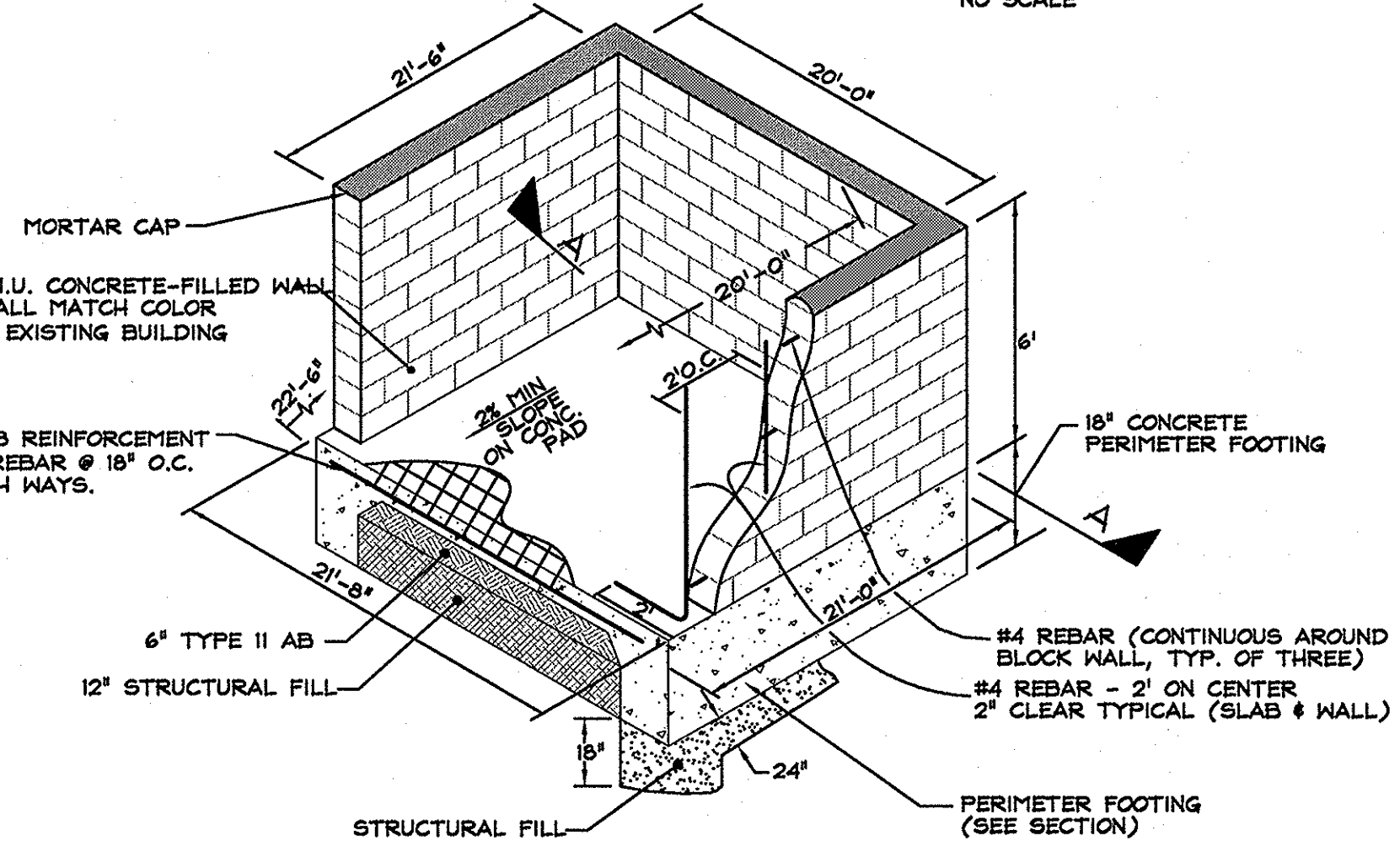
CINDER BIN DETAIL
NOT TO SCALE



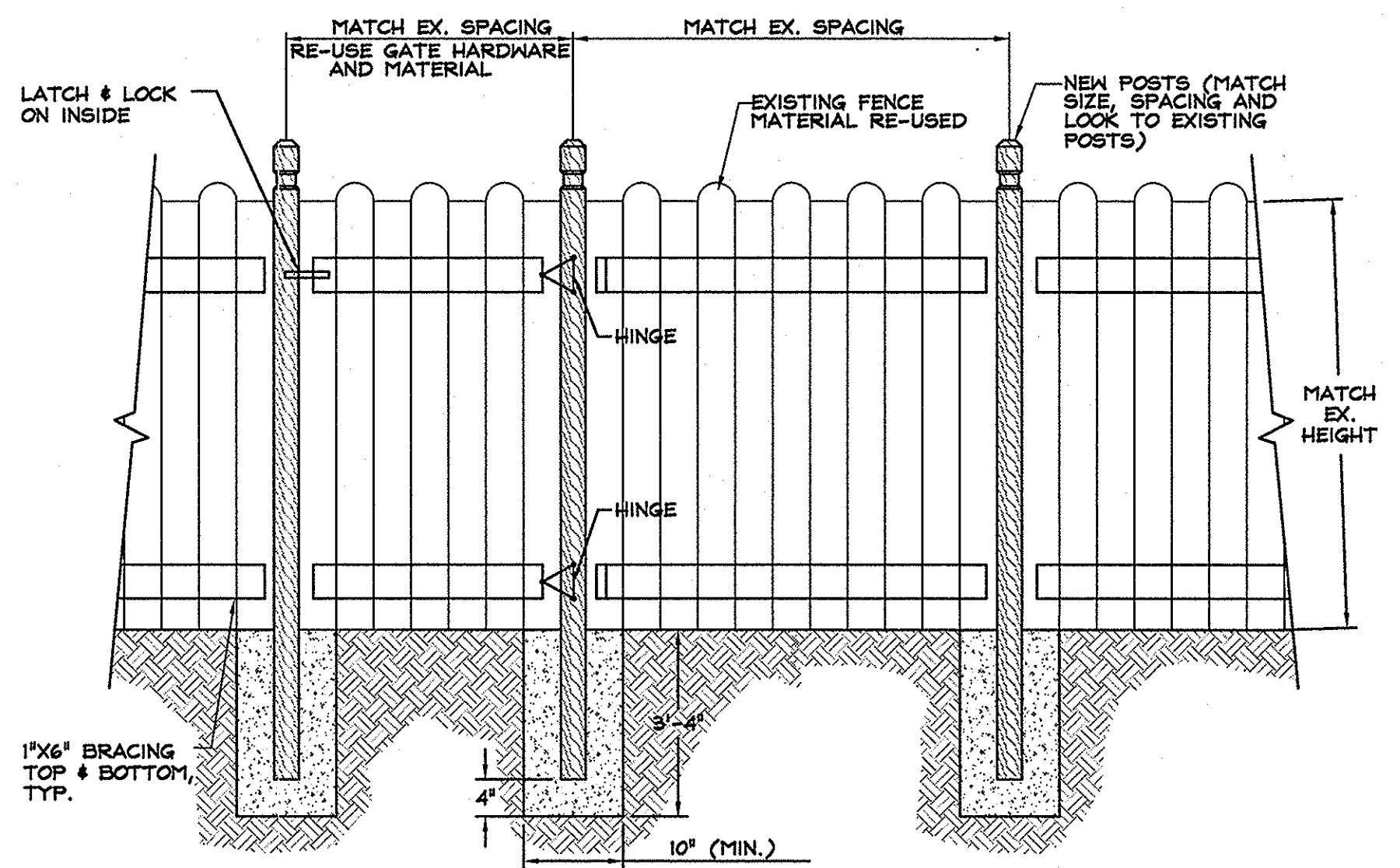
STORM DRAIN TRENCH
24"Ø PIPE
NOT TO SCALE



PERIMETER FOOTING SECTION A-A
NO SCALE

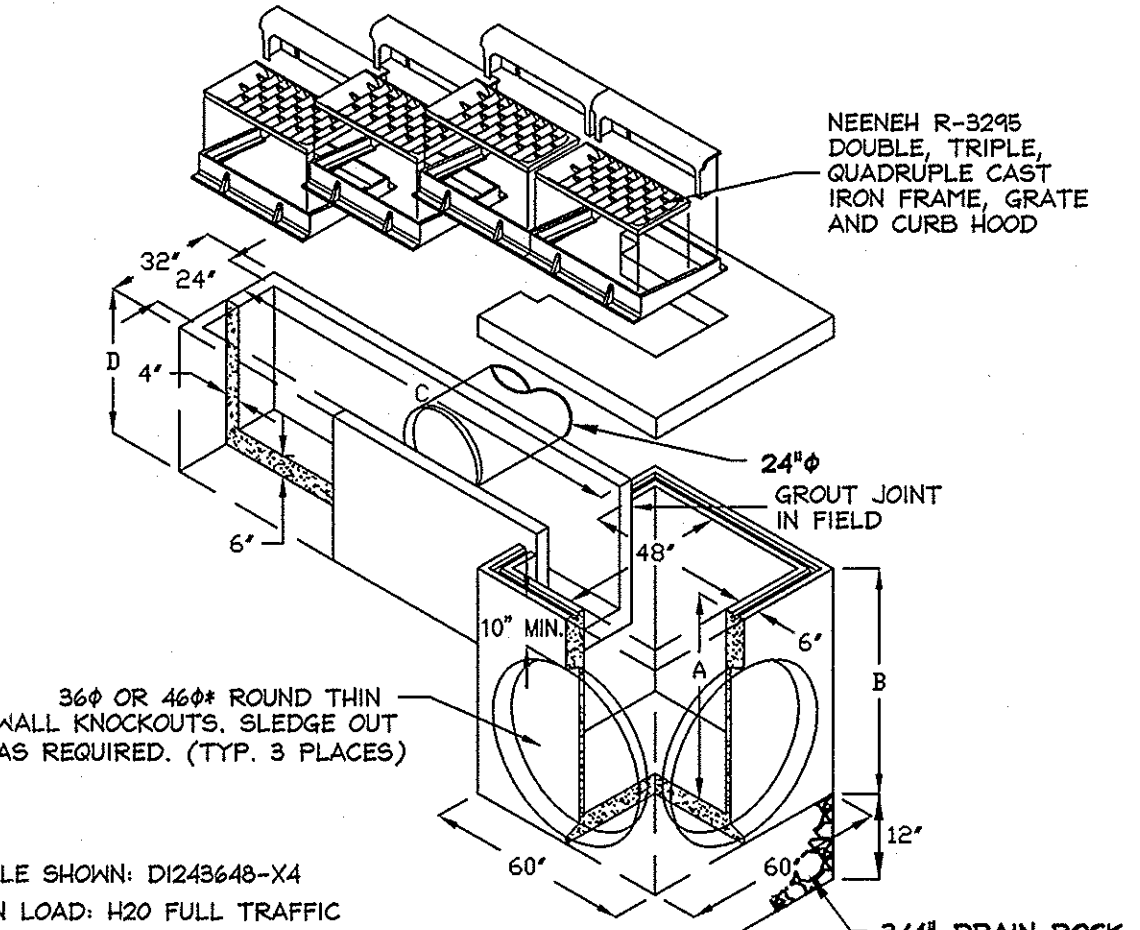


ISOMETRIC VIEW
NO SCALE



WOODEN FENCE & GATE
NOT TO SCALE

HIGH CAPACITY CURB INLET
4848-X4



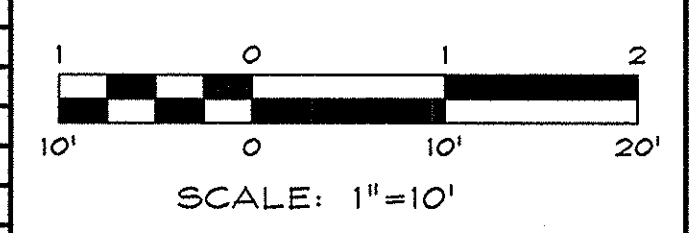
EXAMPLE SHOWN: D1248640-X4
DESIGN LOAD: H20 FULL TRAFFIC
CUSTOM SIZES ALSO AVAILABLE.
DIMENSION 'C' = VARIABLE AS REQUIRED.
DIMENSION 'D' = VARIABLE UP TO 78\"/>

Model No.	Dimensions
D1 Model	Model Suffix A B
D1484836-	36\"/>

MULTIPLE CATCH BASIN DETAIL
NTS

V:\Client Files\1938\1938-001\CAD\Engineering\Improvement Plans\1938-001-00.dwg 9/11/2017 10:44:48 PM Trevor Miller

NO.	DATE	REVISION BLOCK	BY



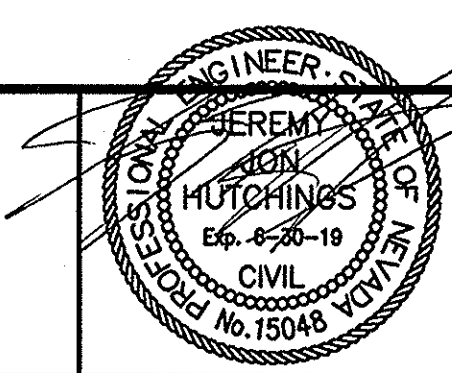
R/O Anderson
www.roanderson.com

MINDEN 1609 Emerald Ave P.O. Box 2224 Minden, NV 89423 P 775.782.2322 F 775.782.7064

RENO 140 W. Huffaker Lane Suite 507 Reno, NV 89501 P 775.782.2322 F 775.782.7064

MAINTENANCE YARD & SIDEWALK EXTENSION
TOWN OF GARDNERVILLE

DETAILS



DRAWN: MCR	JOB: 1393-019
ENGINEER: JJH	DRAWING: SEE PLOT STAMP
SCALE: 1"=10'	SHEET: C10
DATE: 09.11.17	OF: 17 SHEETS

09.12.17

SITE IMPROVEMENT PERMIT - 09.11.2017

GENERAL NOTES:

1. ALL LANDSCAPE WORK SHALL BE PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR.

- PLANT MATERIALS:

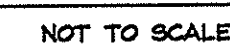
- STAKING:

- PLANTED AREAS:

* (TREES LOCATED OUTSIDE 10' SETBACK FROM OVERHEAD UTILITY LINES)



NOT TO SCALE



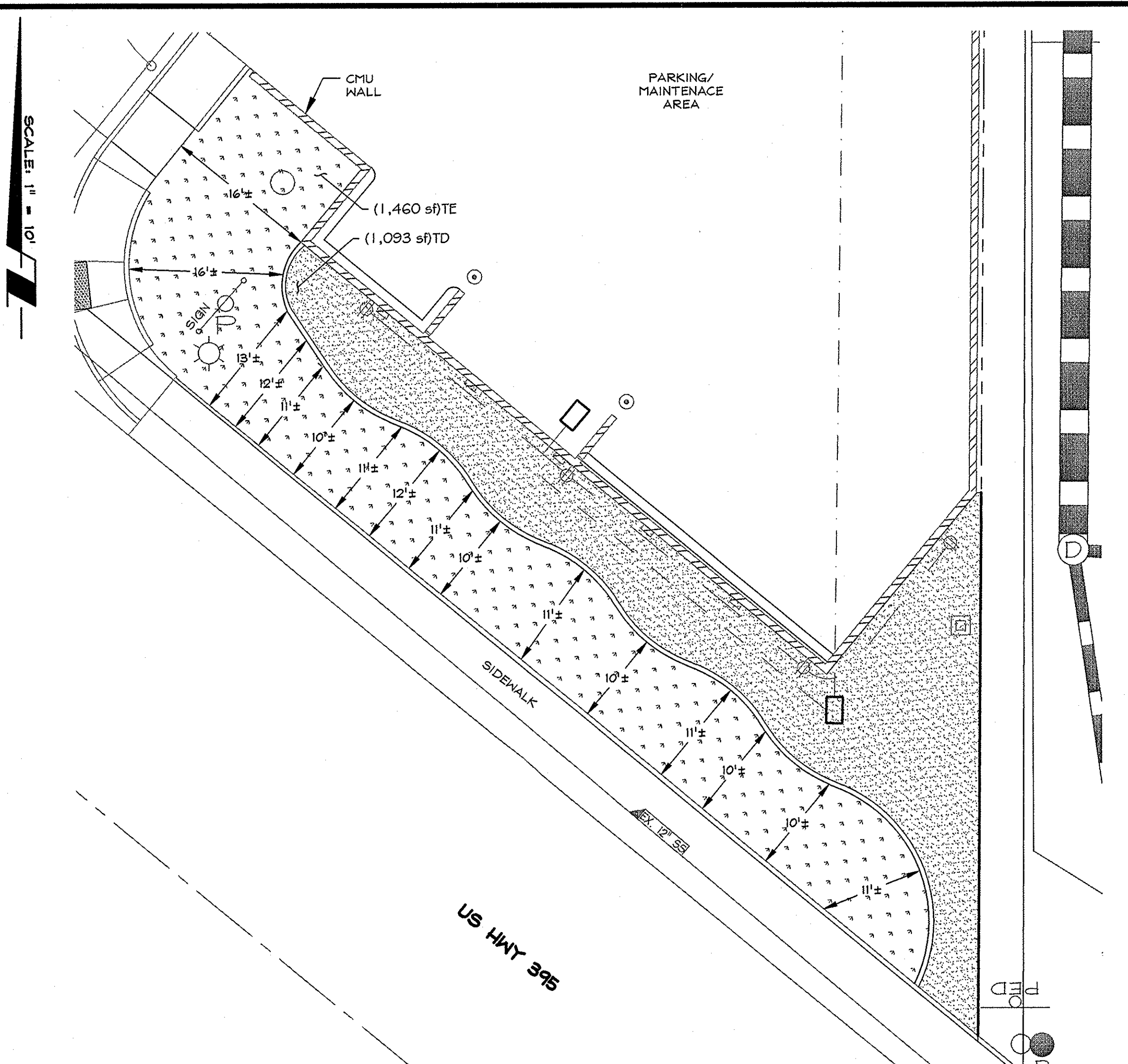
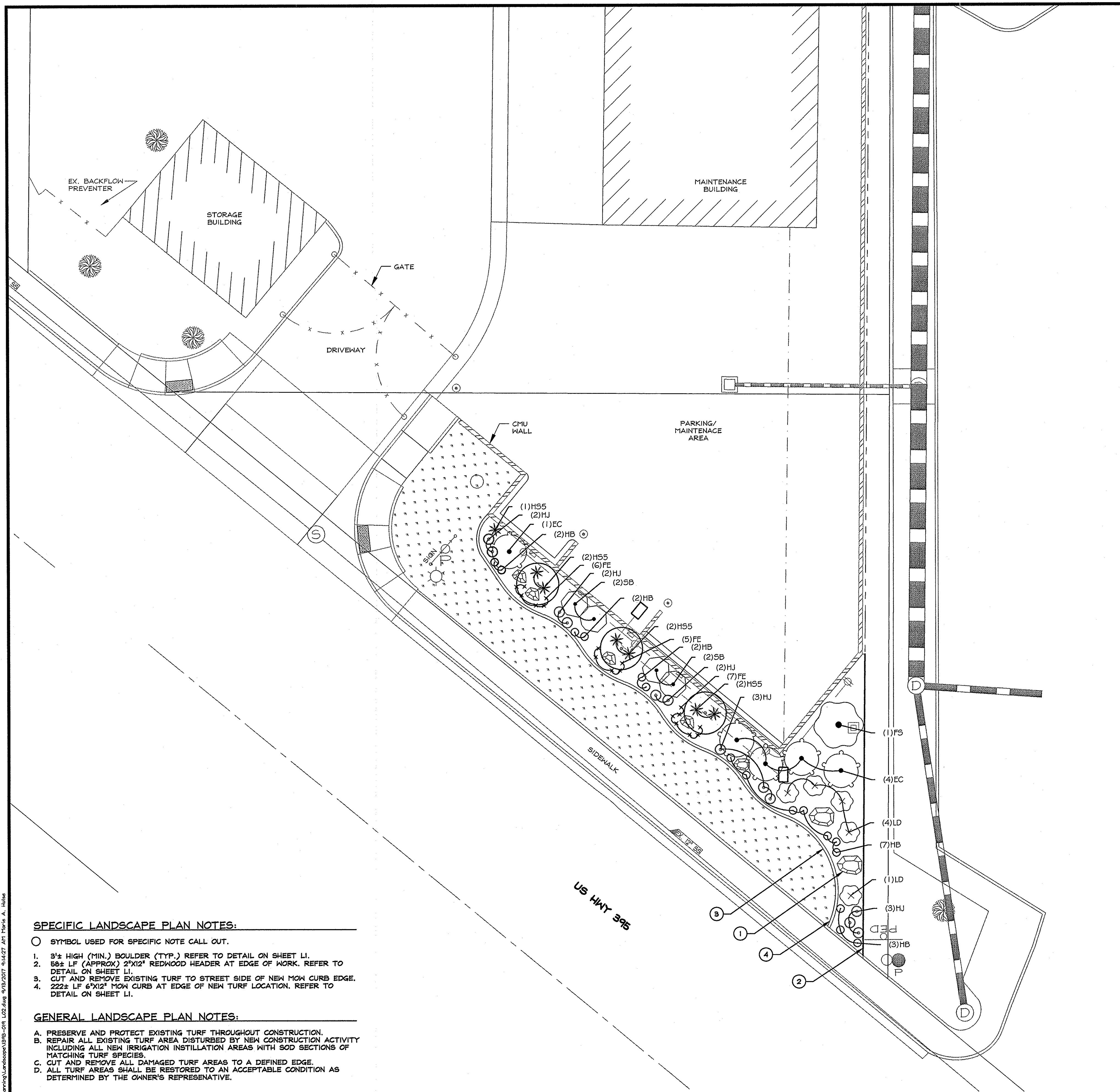
NOT TO SCALE



NOT TO SCALE



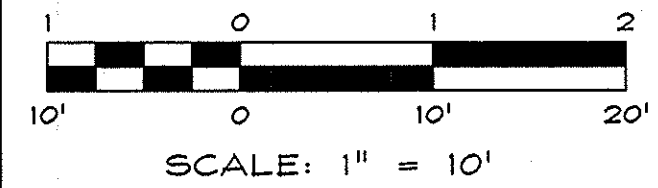
09.13.17



- SPECIFIC LANDSCAPE PLAN NOTES:**
- SYMBOL USED FOR SPECIFIC NOTE CALL OUT.
 - 1. 3'± HIGH (MIN.) BOULDER (TYP.) REFER TO DETAIL ON SHEET L1.
 - 2. 55± LF (APPROX) 2'X12" REDWOOD HEADER AT EDGE OF WORK. REFER TO DETAIL ON SHEET L1.
 - 3. CUT AND REMOVE EXISTING TURF TO STREET SIDE OF NEW MOW CURB EDGE.
 - 4. 222± LF 6'X12" MOW CURB AT EDGE OF NEW TURF LOCATION. REFER TO DETAIL ON SHEET L1.
- GENERAL LANDSCAPE PLAN NOTES:**
- A. PRESERVE AND PROTECT EXISTING TURF THROUGHOUT CONSTRUCTION.
 - B. REPAIR ALL EXISTING TURF AREA DISTURBED BY NEW CONSTRUCTION ACTIVITY INCLUDING ALL NEW IRRIGATION INSTALLATION AREAS WITH SOD SECTIONS OF MATCHING TURF SPECIES.
 - C. CUT AND REMOVE ALL DAMAGED TURF AREAS TO A DEFINED EDGE.
 - D. ALL TURF AREAS SHALL BE RESTORED TO AN ACCEPTABLE CONDITION AS DETERMINED BY THE OWNER'S REPRESENTATIVE.

PLANT SCHEDULE				
TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT
	PC	3	FLOWERING PLUM / PRUNUS CERASIFERA 'CRUIZAM'	2" CAL MIN.
SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT
	EC	5	COMPACT BURNING BUSH / EUONYMUS ALATUS 'COMPACTUS'	5 GAL MIN.
	FS	1	FORSYTHIA / FORSYTHIA X INTERMEDIA 'SPECTABILIS'	5 GAL MIN.
	LD	5	FRENCH LAVENDER / LAVANDULA DENTATA	5 GAL MIN.
	SB	4	LILAC / SYRINGA X 'BLOOMERANG'	5 GAL MIN.
ANNUALS/PERENNIALS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT
	HB	16	BABY RED EYES DAYLILY / HEMEROCALLIS X 'BABY RED EYES'	2 GAL MIN.
	HJ	12	DAYLILY / HEMEROCALLIS X 'JOAN SENIOR'	2 GAL MIN.
GRASSES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT
	FE	18	BLUE FESCUE / FESTUCA GLAUCA 'ELIJAH BLUE'	2 GAL MIN.
	H55	7	BLUE OAT GRASS / HELICTOTRICHON SEMPERVIRENS	2 GAL MIN.
SOD/SEED	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT
	TE	1,460 SF	TURF / TURF EXISTING EXISTING TURF	EXISTING
TOP DRESSING	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT
	TD	1,093 SF	DG / TOP DRESSING DECOMPOSED GRANITE	3" DEEP MIN

NO.	DATE	REVISION BLOCK	BY



R/O Anderson
www.roanderson.com

NEVADA
1608 E. Flamingo Ave.
P.O. Box 2729
Henderson, NV 89123
P 775.782.2582
F 775.782.7084

CALIFORNIA
645 Tahoe Keys Blvd.
Suite A-2
South Lake Tahoe, CA 96150
P 530.460.1660
F 775.782.7084

**MAINTENANCE YARD &
SIDEWALK EXTENSION
TOWN OF GARDNERVILLE**

**LANDSCAPE
PLAN &
SCHEDULE**

REGISTERED LANDSCAPE ARCHITECT
836
Exp. 12/31/18
STATE OF NEVADA

DRAWN: MAH
ARCHITECT: MAH
SCALE: 1" = 10'
DATE: 09/11/17

JOB: 1393-019
DRAWING: L02
SHEET: L2
OF: 5 SHEETS

Y:\Client Files\1393-019\1393-019 Landscaping\1393-019 Landscaping.dwg 9/10/2017 9:44:07 AM Tracy A. Hulse

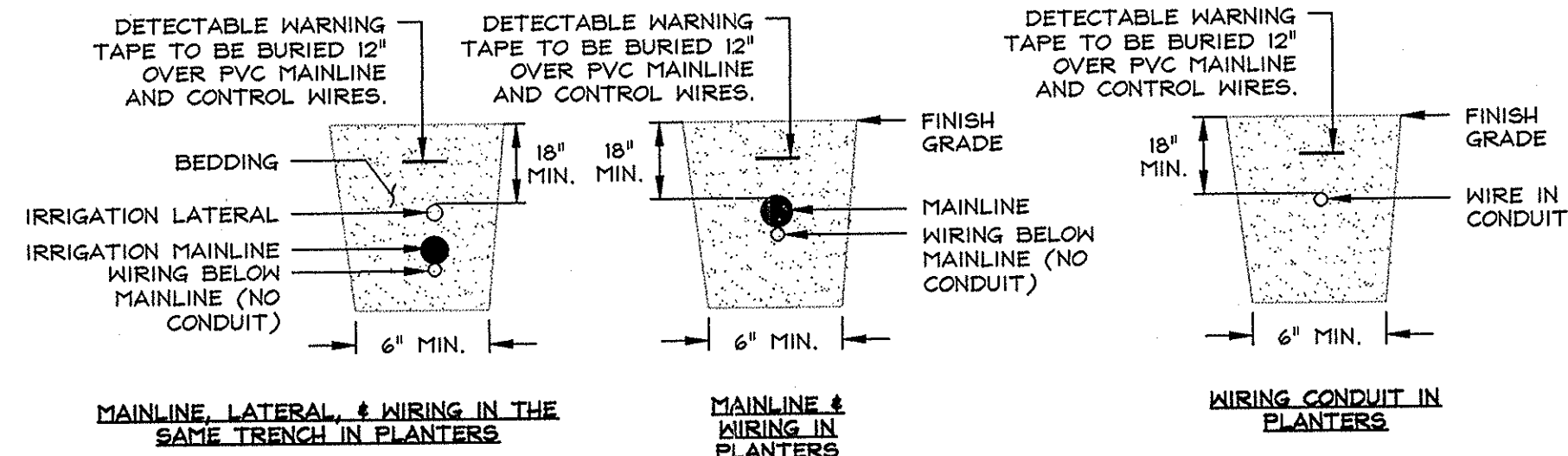
IRRIGATION NOTES

GENERAL:

1. REFER TO THE IMPROVEMENT PLANS FOR UTILITY LOCATIONS & FINAL GRADING. IF THE ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTIONS AS TO HOW TO PROCEED.
2. VERIFY THE LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PARTS OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
3. PRIOR TO COMMENCING CONSTRUCTION, CONTACT THE UNDERGROUND UTILITY LOCATING SERVICES FOR UTILITY LOCATION & IDENTIFICATION.
4. PERFORM ALL EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE, & IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK & DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY & AT NO EXPENSE TO THE OWNER.
5. THE SCOPE OF THE WORK INCLUDES, BUT IS NOT LIMITED TO, ALL INSTALLATION & MATERIALS REQUIRED TO COMPLETE A WORKING IRRIGATION SYSTEM.
6. ALL SUBSTITUTION SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL PERMITS.
8. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR AFTER THE FINAL INSPECTION HAS BEEN COMPLETED.
9. CHANGES TO SPECIFICATIONS OR DETAILS MAY BE NECESSARY TO PROVIDE A PROPERLY WORKING IRRIGATION SYSTEM. IF CHANGES ARE REQUIRED TO MEET THE NEEDS OF A SPECIFIC PROBLEM, THE CHANGES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.

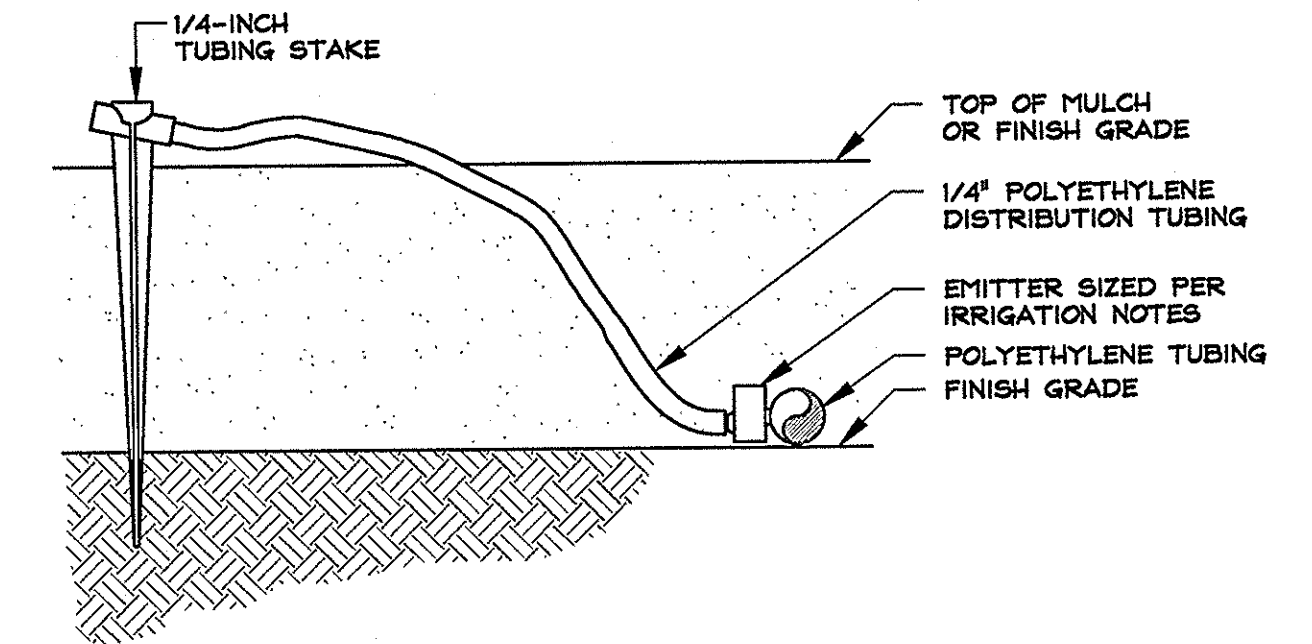
GENERAL CONSTRUCTION INFORMATION:

10. ALL IRRIGATION COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S & LOCAL GOVERNMENT REQUIREMENTS.
11. FIELD LOCATE ALL PROPOSED IRRIGATION COMPONENTS TO AVOID CONTACT WITH EXISTING & PROPOSED SITE ELEMENTS.
12. ALL PROPOSED IRRIGATION COMPONENTS SHALL BE KEPT TO THE SIDE OF ALL PLANTING MATERIALS.
13. ALL PROPOSED IRRIGATION COMPONENTS SHALL BE NEW & HAVE NO DEFECTS.
14. INSTALL PROPOSED IRRIGATION COMPONENTS AS SPECIFIED BY THE MANUFACTURER, UNLESS SPECIFIED ON PLAN.
15. COORDINATE ALL SLEEVE INSTALLATION WITH THE PAVING CONTRACTOR.
16. ALL PROPOSED VALVES TO BE HOUSED IN GREEN VALVE BOXES BELOW GRADE IN PLANTING BEDS.
17. SIZE PROPOSED VALVE BOXES TO ALLOW 6" MIN. CLEARANCE AROUND ALL EQUIPMENT SUPPLY 3" MIN. OF DRAINAGE ROCK (2" MIN. BELOW ALL VALVES.) PROVIDE VALVE BOX EXTENSIONS IF NECESSARY TO MEET FINISH GRADES.
18. ALL PROPOSED CONTROL & PRESSURE REGULATING VALVES ARE TO BE LOCATED IN THE PLANTER AREAS. ALL WATER METERS & BACKFLOW PREVENTERS ARE TO BE LOCATED IN THE PLANTER AREAS. CONTROLLERS ARE TO BE FIELD LOCATED AS SHOWN ON THE PLANS.
19. ALL PROPOSED DRAIN VALVES SHALL BE LOCATED AT LOW POINTS ON ALL LATERAL & MAIN LINES & SHALL BE DRAINED PRIOR TO THE ONSET OF FREEZING TEMPERATURES.
20. DESIGN PRESSURE IS A MINIMUM OF 40 P.S.I. AT THE POINT OF CONNECTION. CHECK PRESSURE PRIOR TO COMMENCEMENT OF WORK, & IF THERE IS A SIGNIFICANT PRESSURE DIFFERENCE, CONTACT THE LANDSCAPE ARCHITECT.
21. ALL PROPOSED IRRIGATION LINES SHALL BE SLOPED TO DRAIN. INSTALL MANUAL DRAINS BEFORE BACKFLOW DEVICE & WHERE EVER ELSE IS NEEDED FOR PROPER WINTERIZATION. CONSTRUCT GRAVEL SUMPS (6 CU. FT.) UNDER MAINLINE DRAINS.
22. PIPE INSTALLATION SHALL ACCOMMODATE ALL SHRINKAGE & EXPANSION.
23. ALL PIPE INSTALLATION SHALL BE CONDUCTED AT TEMPERATURES ABOVE 40 DEGREES F.
24. ALL JOINTS SHALL BE SEALED AS PER MANUFACTURER'S INSTRUCTION, & HAVE 4-5 FULL TURNS OF TEFLON TAPE AT ALL CONNECTIONS.
25. ALL DRIP TUBING SHALL BE BURIED 6" BELOW SOIL SURFACE & SECURED WITH TUBING STAKES EVERY 25' OR AS NEEDED.
26. ALL PLANT MATERIAL SHALL HAVE THE LISTED BUBBLERS INSTALLED EVENLY AROUND THE BASE OF EACH PLANT.
 - (2) 2 GAL (8 LTR) EMITTER FOR EACH 2 GAL PLANT
 - (5) 2 GAL (8 LTR) EMITTER FOR EACH 5 GAL PLANT
 - (7) 2 GAL (8 LTR) EMITTER FOR EACH TREE
28. FIELD LOCATE EXISTING BACKFLOW DEVICE. ENSURE PROPER FUNCTIONING OF EXISTING DEVICE AND ITS RELATED COMPONENTS PRIOR TO INSTALLATION OF NEW SYSTEM SECTION. IF DEVICE CONDITION IS NOT FOUND TO BE OF PROPER WORKING CONDITION CONTACT OWNERS REPRESENTATIVE FOR DIRECTION TO PROCEED.
29. CONTROL WIRING AND COMMON WIRING TO MATCH EXISTING WIRING CONFIGURATION AND COLORS.
30. ALL WIRES SHALL BE BURIED DIRECTLY UNDER PIPE WHEN POSSIBLE.
31. ALL SPARE PARTS, REQUIRED SYSTEM TOOLS, & SPECIFICATION & INSTRUCTIONAL MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT BEFORE THE FINAL INSPECTION. SPARE PARTS SHALL INCLUDE BUT ARE NOT LIMITED TO:
 - 1 OF EACH TYPE OF IRRIGATION HEAD
 - 10 OF EACH TYPE OF IRRIGATION EMITTER
 - 1 MANUAL VALVE KEY OR HANDLE
 - ANY & ALL TOOLS REQUIRED FOR THE MAINTENANCE OF THE INSTALLED SYSTEM
33. ALL SOIL COMPACTION FOR BACKFILL SHALL MATCH ADJACENT SOIL COMPACTION DENSITY.
34. A COMPLETE SYSTEM FLUSHING, AT 1.5 TIMES THE STATIC PRESSURE FOR 2 CONTINUOUS HOURS, & INITIAL SYSTEM TESTING SHALL BE CONDUCTED BEFORE BACKFILLING. ALL LEAKS & SYSTEM MALFUNCTIONS SHALL BE REPAIRED & THE SYSTEM SHALL BE RETESTED UNTIL A SATISFACTORY RESULT IS PRODUCED.



PIPE AND WIRE TRENCHES (SECTION VIEW)

NOT TO SCALE



EMITTER ON 1/4" TUBING

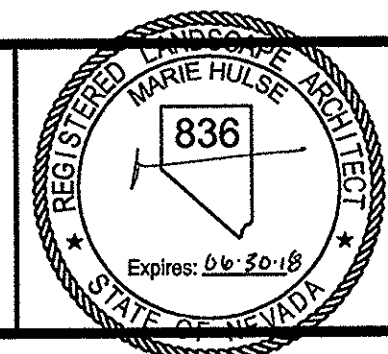
NOT TO SCALE

NO.	DATE	REVISION BLOCK	BY

R/O Anderson
www.roanderson.com
NEVADA
1603 Esmeralda Ave
P.O. Box 2223
Henderson, NV 89023
P 775.782.2322
F 775.782.7054
CALIFORNIA
545 Tahoe Keys Blvd
Suite A-2
South Lake Tahoe, CA 96150
P 530.600.1660
F 775.782.7054

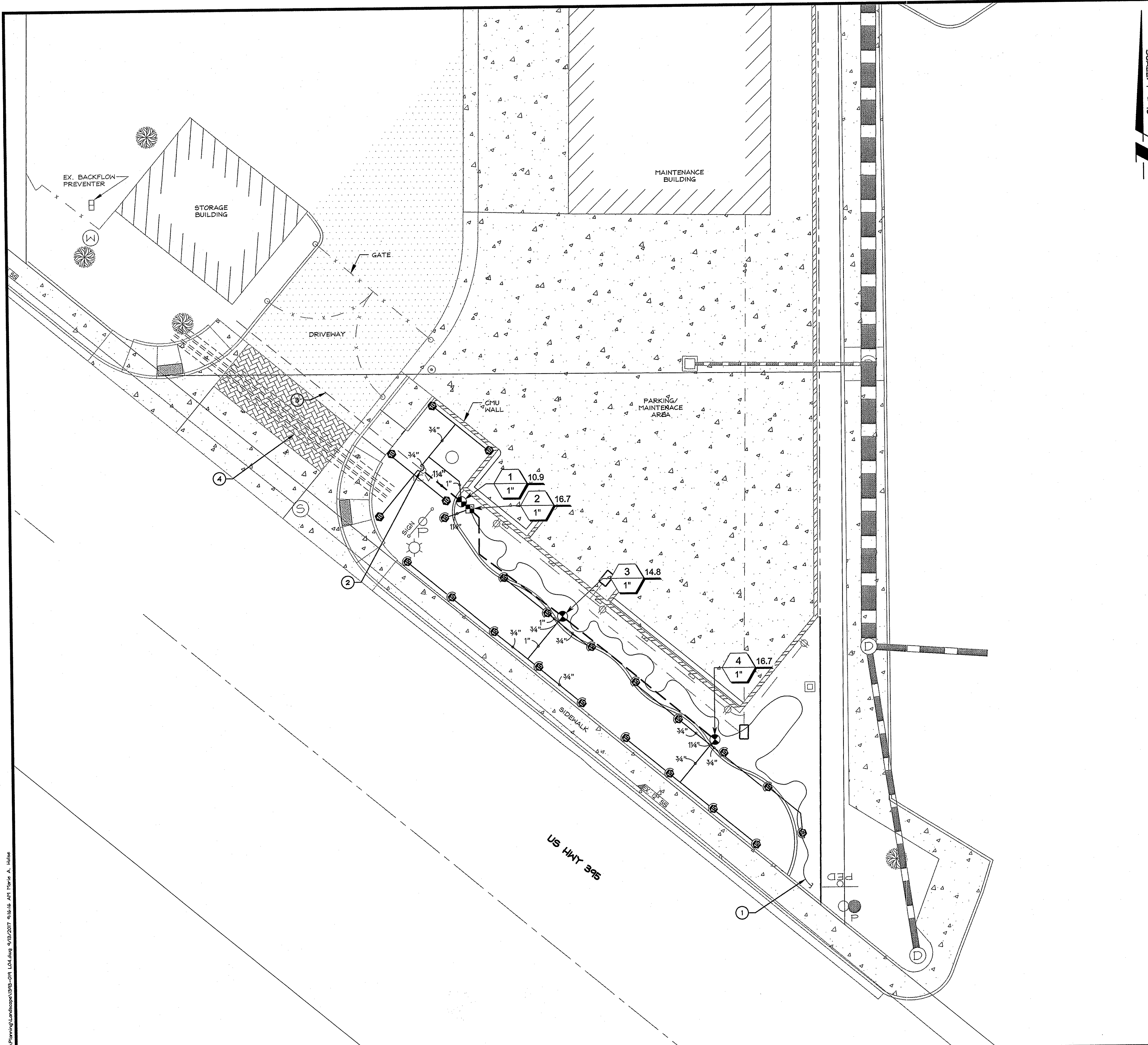
MAINTENANCE YARD &
SIDEWALK EXTENSION
TOWN OF GARDNERVILLE

IRRIGATION
NOTES &
DETAILS



DRAWN: MAH	JOB: 1393-019
LANDSCAPE ARCHITECT: MAH	DRAWING: LOS
SCALE: NONE	SHEET: L3
DATE: 09/11/17	OF: 5 SHEETS

09.13.17

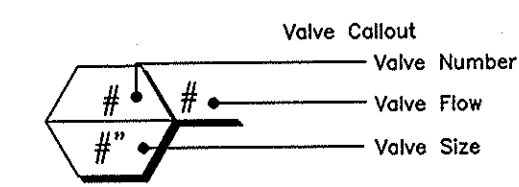


SCALE: 1" = 10'

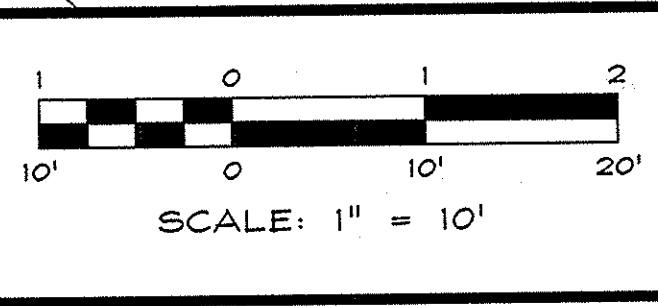
- SPECIFIC IRRIGATION PLAN NOTES:**
- SYMBOL USED FOR SPECIFIC NOTE CALL OUT.
 - 1. 3/4" IRRIGATION DRIPLINE WITH CAP
 - 2. FIELD LOCATION AND REMOVE EX. VALVE
 - 3. EX. MAINLINE (APPROX.) FIELD VERIFY LOCATION, CONDITION AND SIZE OF MAINLINE. CONTACT LANDSCAPE ARCHITECT IF FIELD CONDITIONS VARY GREATLY FROM PLAN FOR DIRECTION ON HOW TO PROCEED.
 - 4. (3) 2" PVC SLEEVING (TYP)

- GENERAL IRRIGATION PLAN NOTES:**
- BECAUSE THE PROJECT IS A PART OF AN EXISTING ACTIVE LANDSCAPE THE FOLLOWING ITEMS SHALL BE REVIEWED AND FOLLOWED. THE ITEMS LISTED BELOW IS INTENDED TO BE AT A MINIMUM. OTHER, UNKNOWN COMPONENTS AND FIELD SITUATIONS MAY BE PRESENT AND SHALL BE ADDRESSED AS NECESSARY TO ASSURE A WORKING SYSTEM ADDITION WITH MINIMAL DISRUPTION TO THE EXISTING LANDSCAPE OR IRRIGATION SYSTEM.
- CONTRACTOR TO FIELD LOCATE AND NEW COMPONENTS SHALL BE CONNECTED TO THE FOLLOWING:
- 1. EXISTING CONTROLLER
 - 2. EXISTING MAINLINE
 - 3. EXISTING IRRIGATION WIRING
- CONTRACTOR TO ABANDON IN PLACE THE FOLLOWING:
- 1. EXISTING LATERALS IN UNDISTURBED TURF AREA
- CONTRACTOR SHALL REMOVE AND SUBMIT TO OWNERS REPRESENTATIVE THE FOLLOWING:
- 1. ALL EXISTING IRRIGATION SPRINKLER HEADS
 - 2. ALL EXISTING IRRIGATION VALVES
 - 3. ALL EXISTING IRRIGATION DRIP LINE, EMITTERS, AND ITS RELATED COMPONENTS
- CONTRACTOR SHALL REMOVE AND DISPOSE OF THE FOLLOWING:
- 1. EXISTING IRRIGATION MATERIALS REMOVED TO ACCOMMODATE NEW LANDSCAPE AND IRRIGATION MATERIALS THAT ARE REJECTED BY THE OWNERS REPRESENTATIVE.
 - 2. ALL DAMAGED AND/OR UNUSABLE MATERIALS
- CONTRACTOR SHALL ASSURE THE EXISTING LANDSCAPES IRRIGATION SUPPLY IS UNAFFECTED BY THE CONSTRUCTION ACTIVITIES. TEMPORARY IRRIGATION MEANS SHALL BE APPLIED IF A PROLONGED PERIOD OF TIME OCCURS WITHOUT ABILITY TO IRRIGATE THE EXISTING LANDSCAPE AREAS ON THE PROPERTIES. TEMPORARY IRRIGATION MEANS SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO APPLICATION AND SHALL BE PAID FOR AND MAINTAINED BY THE CONTRACTOR.

IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD 1806 15 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED VIPER SEAL, SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	16	30
	RAIN BIRD 1806 ADJ TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED VIPER SEAL, SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	5	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD XC2-100-PRF MEDIUM FLOW DRIP CONTROL KIT, 1" DV VALVE, 1" PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3GPM - 15GPM.	1	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD P25B-PR3-D 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION WITH PRESSURE REGULATING MODULE, AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	3	
	RAIN BIRD JUMBO VALVE BOX	5	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.	239 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	129 L.F.	
	2" PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. EXTEND SLEEVES 12 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	482 L.F.	
	3/4" IRRIGATION DRIPLINE WITH END CAPS	162 L.F.	



NO.	DATE	REVISION BLOCK	BY



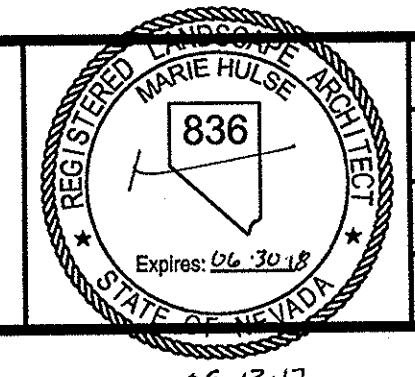
R/O Anderson
www.roanderson.com

NEVADA
1609 Emerald Ave
P.O. Box 2229
Reno, NV 89423
P 775.782.2522
F 775.782.7084

CALIFORNIA
545 Tahoe Keys Blvd
Suite A-2
South Lake Tahoe, CA 96150
P 530.600.1660
F 775.782.7084

**MAINTENANCE YARD &
SIDEWALK EXTENSION
TOWN OF GARDNERVILLE**

**IRRIGATION
PLAN &
SCHEDULE**



DRAWN: MAH	JOB: 1393-019
LANDSCAPE ARCHITECT: MAH	DRAWING: L04
SCALE: 1" = 10'	SHEET: L4
DATE: 09/11/17	OF: 5 SHEETS

Y:\Client Files\1393-019\CA\Drawings\Landscapes\1393-019 L04.dwg 9/12/2017 4:16:16 PM Therese A. Hulse

SPECIFIC IRRIGATION PLAN NOTES:

- SYMBOL USED FOR SPECIFIC NOTE CALL OUT.
1. VALVE BOX (TYP)
 2. (2) 2" PVC SLEEVING (TYP)

GENERAL IRRIGATION PLAN NOTES:

BECAUSE THE PROJECT IS A PART OF AN EXISTING ACTIVE LANDSCAPE THE FOLLOWING ITEMS SHALL BE REVIEWED AND FOLLOWED. THE ITEMS LISTED BELOW IS INTENDED TO BE AT A MINIMUM. OTHER, UNKNOWN COMPONENTS AND FIELD SITUATIONS MAY BE PRESENT AND SHALL BE ADDRESSED AS NECESSARY TO ASSURE A WORKING SYSTEM ADDITION WITH MINIMAL DISRUPTION TO THE EXISTING LANDSCAPE OR IRRIGATION SYSTEM.

CONTRACTOR TO FIELD LOCATE AND NEW COMPONENTS SHALL BE CONNECTED TO THE FOLLOWING:

1. EXISTING CONTROLLER
2. EXISTING MAINLINE
3. EXISTING IRRIGATION WIRING

CONTRACTOR TO ABANDON IN PLACE THE FOLLOWING:

1. EXISTING LATERALS IN UNDISTURBED TURF AREA

CONTRACTOR SHALL REMOVE AND SUBMIT TO OWNERS REPRESENTATIVE THE FOLLOWING:

1. ALL EXISTING IRRIGATION SPRINKLER HEADS
2. ALL EXISTING IRRIGATION VALVES
3. ALL EXISTING IRRIGATION DRIP LINE, EMITTERS, AND ITS RELATED COMPONENTS

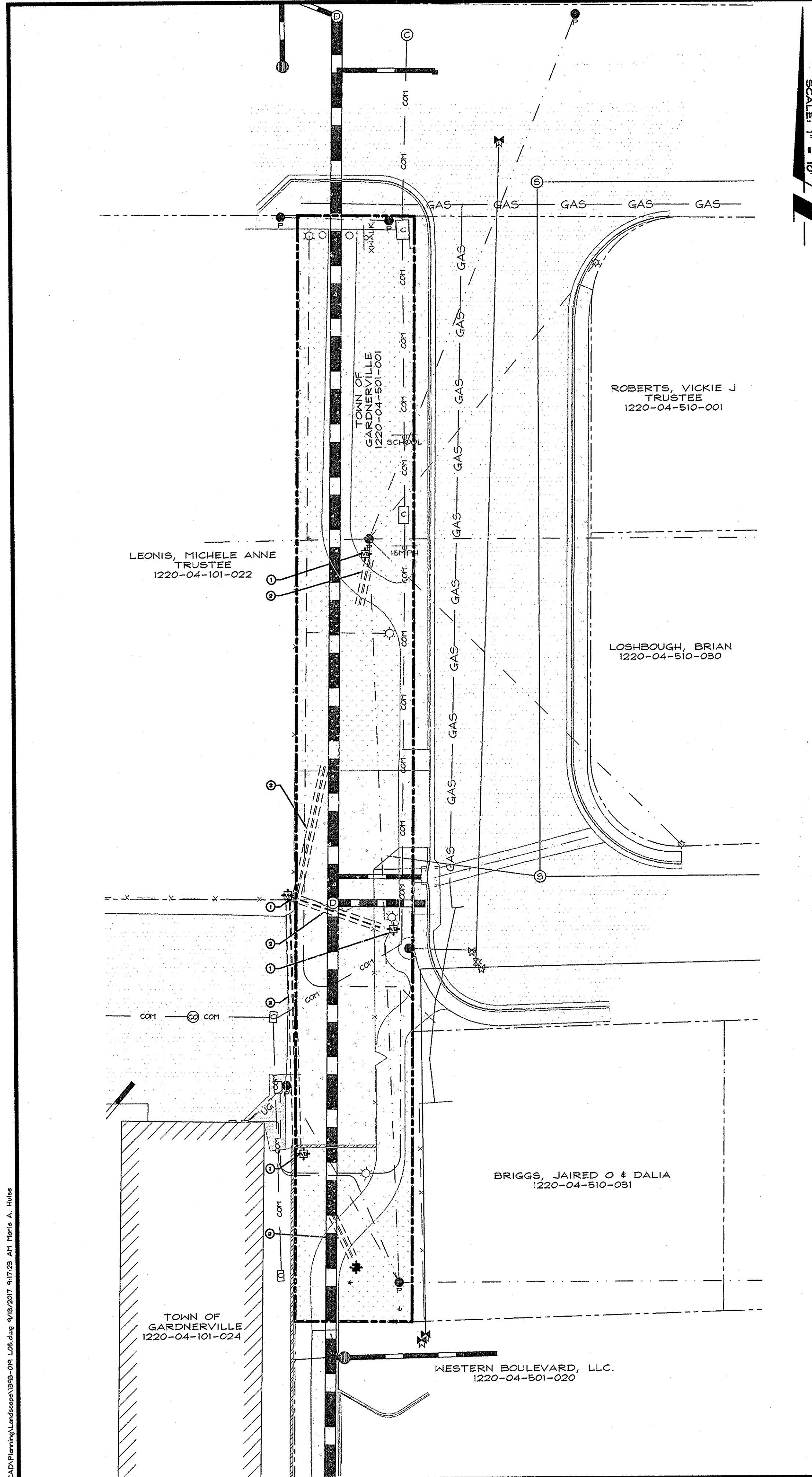
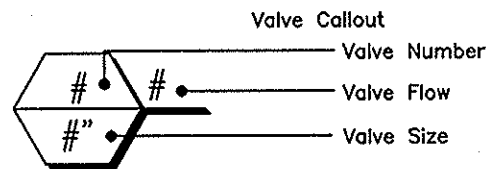
CONTRACTOR SHALL REMOVE AND DISPOSE OF THE FOLLOWING:

1. EXISTING IRRIGATION MATERIALS REMOVED TO ACCOMMODATE NEW LANDSCAPE AND IRRIGATION MATERIALS THAT ARE REJECTED BY THE OWNERS REPRESENTATIVE.
2. ALL DAMAGED AND/OR UNUSABLE MATERIALS

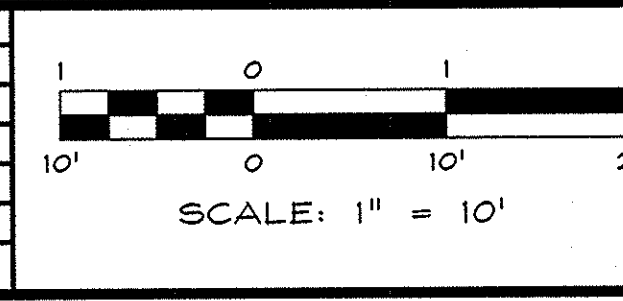
CONTRACTOR SHALL ASSURE THE EXISTING LANDSCAPES IRRIGATION SUPPLY IS UNAFFECTED BY THE CONSTRUCTION ACTIVITIES. TEMPORARY IRRIGATION MEANS SHALL BE APPLIED IF A PROLONGED PERIOD OF TIME OCCURS WITHOUT ABILITY TO IRRIGATE THE EXISTING LANDSCAPE AREAS ON THE PROPERTIES. TEMPORARY IRRIGATION MEANS SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO APPLICATION AND SHALL BE PAID FOR AND MAINTAINED BY THE CONTRACTOR.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD 1806 1.5 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	18	30
	RAIN BIRD 1806 ADJ TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	5	30
	RAIN BIRD KC2-100-PRF MEDIUM FLOW DRIP CONTROL KIT, 1" DV VALVE, 1" PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3GPM - 15GPM.	1	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD P25B-PR5-0 1" 1-1/2" 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH PRESSURE REGULATING MODULE, AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	3	
	RAIN BIRD JUMBO VALVE BOX	5	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.	239 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	129 L.F.	
	2" PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. EXTEND SLEEVES 12 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	482 L.F.	
	3/4" IRRIGATION DRIFLINE WITH END CAPS	162 L.F.	



NO.	DATE	REVISION BLOCK	BY



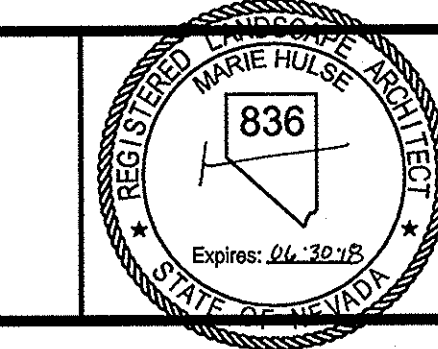
R/O Anderson
www.roanderson.com

NEVADA
1603 Emerald Ave
P.O. Box 2225
Hendee, NV 89423
P 775.782.2322
F 775.782.7094

CALIFORNIA
545 Tahoe Keys Blvd
Suite A-2
South Lake Tahoe, CA 96150
P 530.420.1640
F 775.782.7094

MAINTENANCE YARD &
SIDEWALK EXTENSION
TOWN OF GARDNERVILLE

IRRIGATION
PLAN &
SCHEDULE



DRAWN: MAH	JOB: 1393-019
LANDSCAPE ARCHITECT: MAH	DRAWING: L05
SCALE: 1" = 10'	SHEET: L5
DATE: 09/11/17	OF: 5 SHEETS