

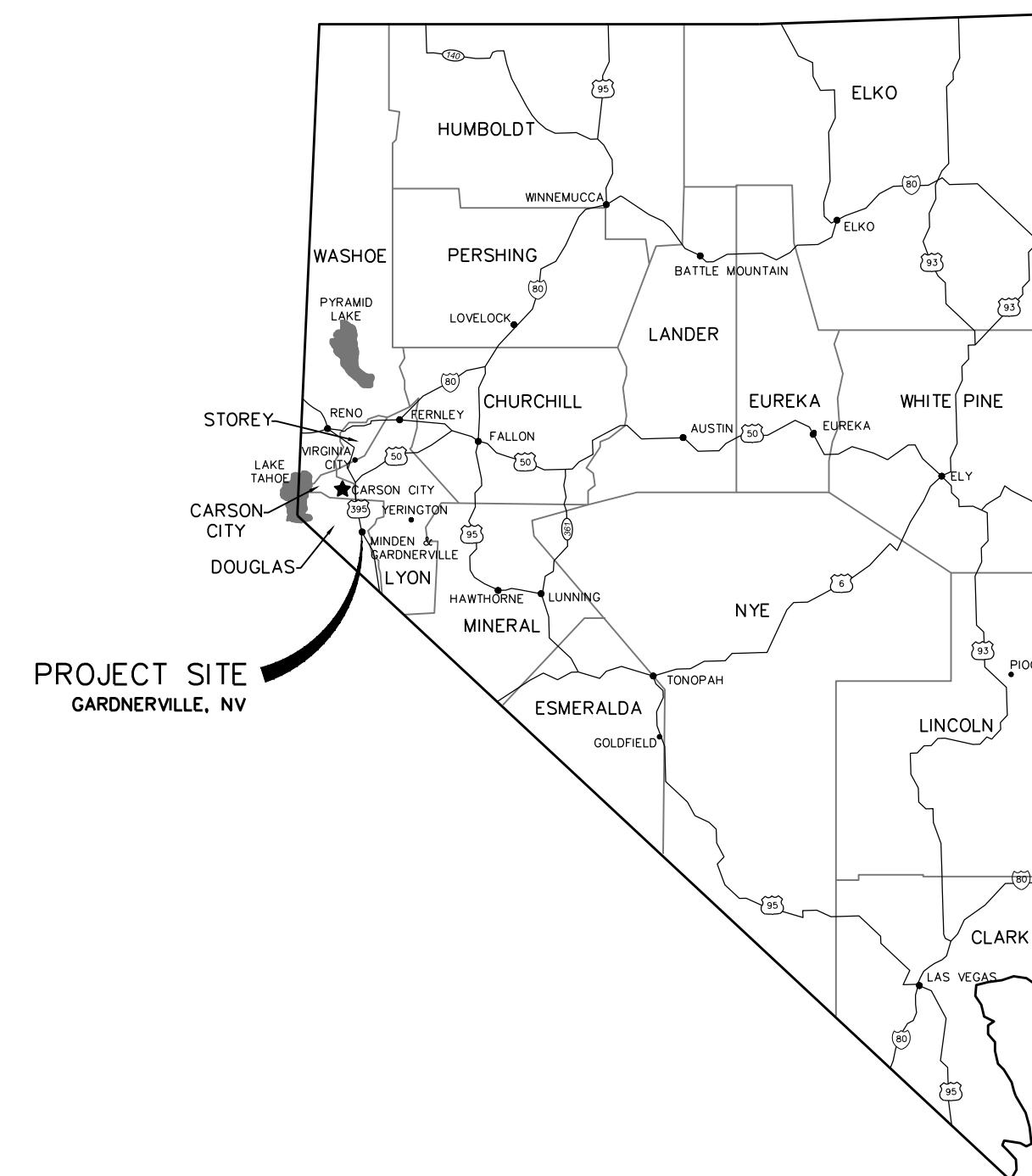
TOWN OF GARDNERVILLE INDUSTRIAL WAY RECONSTRUCTION PROJECT

PWP#: DO-2026-180

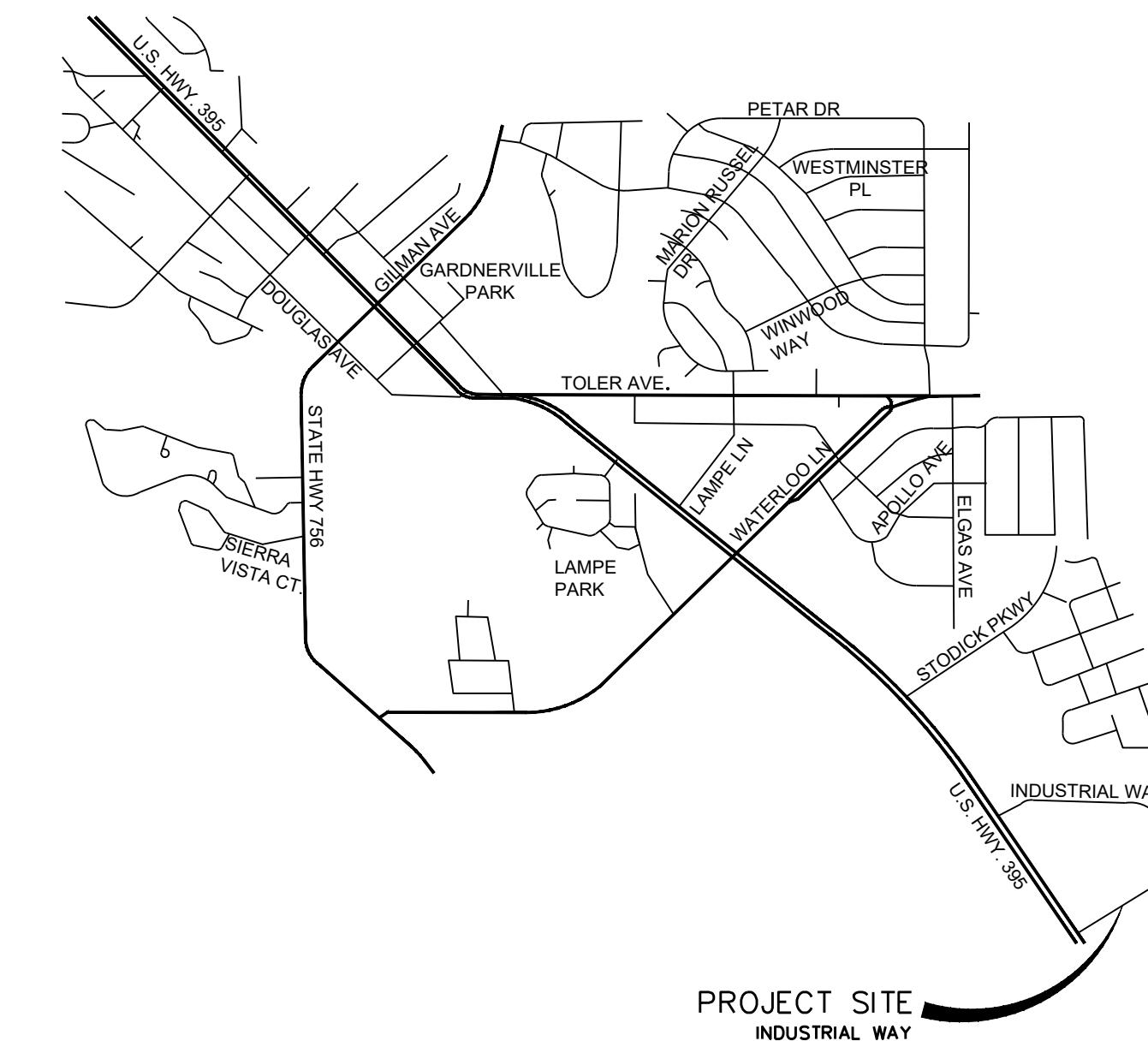
TOWN OF GARDNERVILLE PROJECT #2502

OWNER

TOWN OF GARDNERVILLE
ATTN: ERIK NILSEN, P.E.
1407 HIGHWAY 395 N.
GARDNERVILLE, NV 89410



LOCATION MAP

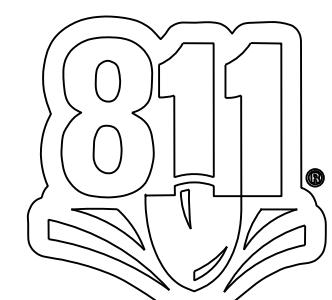


VICINITY MAP



ENGINEER

950 SANDHILL ROAD, SUITE 100
RENO, NEVADA 89521
TEL: 775.827.6111
INFO@LUMOSINC.COM



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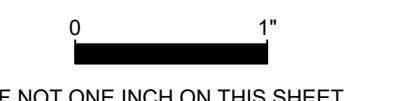
TOWN OF GARDNERVILLE
TITLE & INDEX
TITLE SHEET

NEVADA
WASHOE COUNTY
RENO

REV.	DATE	DESCRIPTION	BY

BID SET
ISSUED FOR CONSTRUCTION
FEBRUARY, 2026

BAR IS 1 INCH ON ORIGINAL DRAWING

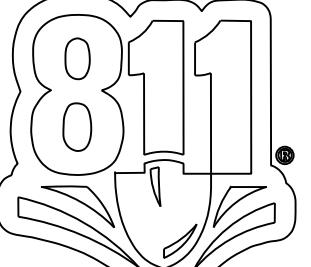


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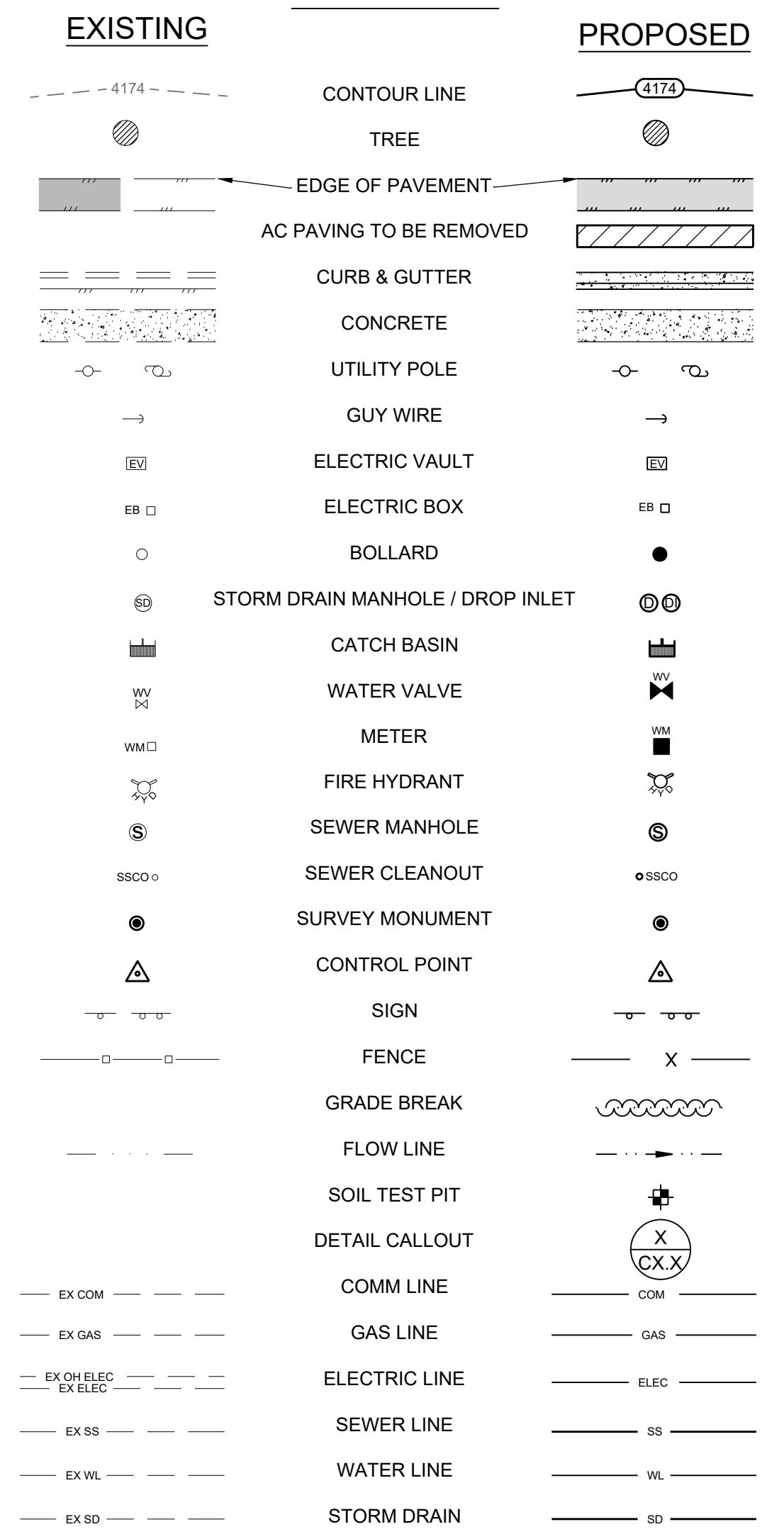
DRAWN BY: AAH
DESIGNED BY: HLM
CHECKED BY: AJG
JOB NO.: 11448.000

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LEGEND



ABBREVIATIONS

AC	ASPHALT CONCRETE	MUTCD	MANUAL FOR TRAFFIC CONTROL
AGG	AGGREGATE	DEVICES	NOT TO SCALE
BW	BACK OF WALK	NTS	OUTSIDE DIAMETER
CB	CATCH BASIN	OD	OVERHEAD
CF	CUBIC FEET	OH	PROPOSED
C&G	CURB AND GUTTER	(P)	PORTLAND CEMENT CONCRETE.
COMP	COMPACTATION	PCC	POINT OF COMPOUND CURVATURE
CONC	CONCRETE	PL	PROPERTY LINE
CONTR	CONTRACTOR	PP	POWER POLE
DI	DROP INLET	PVMT	PAVEMENT
DIA, Ø	DIAMETER	R	RADIUS
EA	EACH	RCP	REINFORCED CONCRETE PIPE
ELEC	ELECTRICAL	REF	REFERENCE
ELEV	ELEVATION	R/W, ROW	RIGHT-OF-WAY
EX, (E)	EXISTING	S=	SLOPE
FFC	FRONT FACE OF CURB	SD	STORM DRAIN
FG	FINISH GRADE	SDMH	STORM DRAIN MANHOLE
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	SSCO	SANITARY SEWER CLEAN OUT
GB	GRADE BREAK	SSMH	SANITARY SEWER MANHOLE
GD	GROUND	SSPWC	STANDARD SPEC. FOR PUBLIC
GV	GATE VALVE	WORKS	CONSTRUCTION
HP	HIGH POINT	STA	STATION
ID	INSIDE DIAMETER	TC	TOP OF CURB, TOP OF CONC
IE	INVERT ELEVATION	TYP	TYPICAL
IW	INDUSTRIAL WAY	UG/P	UNDER GROUND POWER
LF	LINEAR FEET	UNO	UNLESS NOTED OTHERWISE
MAX	MAXIMUM	VG	VALLEY GUTTER
MDD	MAXIMUM DRY DENSITY	WL	WATER LINE
MH	MANHOLE	WM	WATER METER
MIN	MINIMUM	WV	WATER VALVE
MMD	MAXIMUM MARSHALL DENSITY		

GENERAL

- ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AS ADOPTED BY THE GOVERNING AGENCY.
- THE CONTRACTOR SHALL REFER TO THE STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION, AS ADOPTED BY THE PERMITTING ENTITY, FOR ALL DETAILING NOT SHOWN ON THESE PLANS.
- CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE TOWN OF GARDNERVILLE SHALL BE RESPONSIBLE FOR ARRANGING A PRE-CONSTRUCTION CONFERENCE WITH THE CONTRACTOR AND APPLICABLE GOVERNING AGENCIES, ALL UTILITY COMPANIES AND THE PROJECT ENGINEER PRIOR TO COMMENCING WORK. THIS MEETING SHALL BE HELD AT LEAST FORTY-EIGHT (48) HOURS, OR TWO (2) BUSINESS DAYS, PRIOR TO THE START OF CONSTRUCTION AND SHALL COMMUNICATE SCHEDULES, CONTRACTORS MEAN AND METHODS, MATERIALS TO BE USED, AND OTHER RELEVANT MATTERS ASSOCIATED WITH THE CONSTRUCTION OF THE PROJECT.
- ALL WORK EITHER DIRECTLY OR INDIRECTLY RELATED TO THE PROJECT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY SYSTEM MANAGER.
- THE CONTRACTOR SHALL MAINTAIN AN ON SITE RECORD COPY OF ALL DRAWINGS, SPECIFICATIONS, ADDENDA, CHANGE ORDERS, WORK CHANGE DIRECTIVES, FIELD ORDERS, FIELD CHANGES, AND WRITTEN INTERPRETATIONS AND CLARIFICATIONS. RECORDS SHALL BE IN GOOD ORDER AND ANNOTATED TO SHOW CHANGES MADE DURING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE MATERIALS AND EQUIPMENT SUBMITTALS AND/OR SHOP DRAWINGS TO THE PROJECT ENGINEER FOR REVIEW PRIOR TO ORDERING OR INSTALLATION. A SIGNED SET OF REVIEWED SUBMITTALS MUST ALWAYS BE AVAILABLE ON SITE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL CALL AN UNDERGROUND SERVICE ALERT AT 1-800-642-2444 TO PROVIDE FIELD LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROSECURE ALL NECESSARY PERMITS, LICENSES, INSURANCE POLICIES, ETC. AS MAY BE NECESSARY TO COMPLY WITH LOCAL COUNTY, STATE, AND FEDERAL LAWS ASSOCIATED WITH THE PERFORMANCE OF THE WORK; UNLESS OTHERWISE OBTAINED BY THE OWNER.
- THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN AND PROVIDE, PLACE, AND MAINTAIN ALL LIGHTS, SIGNS, BARRICADES, FLAG PERSONS, PILOT CAR, OR OTHER DEVICES NECESSARY TO CONTROL TRAFFIC THROUGH THE CONSTRUCTION AREA AND FOR PUBLIC SAFETY. ALL TRAFFIC CONTROL OPERATIONS SHALL COMPLY WITH THE LATEST MUTCD. AT NO TIME WILL OBSTRUCTIONS BE LEFT IN THE ROADWAY DURING NIGHT HOURS. ALL TRAFFIC CONTROL PLANS SHALL BE PREPARED BY A REGISTERED CIVIL ENGINEER OR ATSSA CERTIFIED PERSONNEL.
- THE CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND FURTHER AGREES THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS IN ACCORDANCE WITH THE PROVISIONS OUTLINED BY THE PROJECT CONTROL AND THE STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF OSHA AND NRS CHAPTER 618.
- THE CONTRACTOR SHALL PURSUE THE WORK IN A CONTINUOUS AND DILIGENT MANNER, CONFORMING TO ALL THE PERTINENT SAFETY REGULATIONS TO ENSURE A TIMELY COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL MAINTAIN A CLEAN PROJECT SITE, REMOVING CONSTRUCTION DEBRIS AT THE END OF EACH ACTIVITY DAY. THE CONTRACTOR SHALL MAINTAIN DEBRIS FREE CONSTRUCTION ROUTES, ADJACENT STREETS AND STORM DRAIN SYSTEMS.
- THE CONTRACTOR SHALL USE ONLY AUTHORIZED SITES FOR STORAGE OF EQUIPMENT AND MATERIALS AND OBTAIN PROPER APPROVALS FROM THE LAND OWNER AND LOCAL GOVERNING AUTHORITY TO DO SO. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY OF ALL EQUIPMENT AND MATERIALS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION. IN THE EVENT A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL HAVE THE MONUMENT REPLACED, AT HIS OWN EXPENSE, BY A LICENSED SURVEYOR IN THE STATE OF THE PROJECT SITE.
- CONSTRUCTION HOURS SHALL BE WEEKDAYS BETWEEN 7:00 AM AND 6:00 PM UNLESS OTHERWISE DICTATED BY LOCAL ORDINANCE. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE PROJECT ENGINEER TO MODIFY WORK HOURS.
- ALL FIELD CHANGES MUST BE PRE-APPROVED BY THE TOWN OF GARDNERVILLE.
- SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
- ALL SALVAGED MATERIALS ARE THE PROPERTY OF THE OWNER AND SHALL BE PALLETIZED ON SITE UNLESS OTHERWISE ARRANGED WITH THE OWNER AND/OR PROJECT ENGINEER.
- THE OWNER IS RESPONSIBLE FOR FURNISHING QUALIFIED SITE INSPECTIONS AS REQUIRED TO COMPLY WITH LOCAL ORDINANCES.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED ON THIS PROJECT. ALL RECOMMENDATIONS INCLUDED IN THE REPORT ARE HEREBY MADE A PART OF THE CONSTRUCTION DOCUMENTS UNLESS MODIFIED WITHIN THESE PLANS. INSPECTION AND TESTING DURING CONSTRUCTION SHALL BE REQUIRED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED WITHIN THE REPORT.

TITLE: GEOTECHNICAL INVESTIGATION REPORT
for INDUSTRIAL WAY RECONSTRUCTION
DATE: NOVEMBER, 2024

UNDERGROUND UTILITIES

- THE CONTRACTOR SHALL VERIFY UTILITY LOCATIONS NEAR OR WITHIN THE CONSTRUCTION LIMITS WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR THE NECESSARY RELOCATION OF ANY UTILITY. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INVOLVED AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING WORK.
- ALL VALVE BOXES, MANHOLE STRUCTURES, AND CLEAN OUTS SHALL BE MARKED AND ACCESSIBLE AT ALL TIMES.
- CONTRACTOR SHALL SUPPORT TRENCH SIDEWALLS IN ACCORDANCE WITH ALL APPLICABLE LAWS AND GOVERNING SAFETY REGULATIONS. SHEETING OR SHORING SHALL CONFORM TO LOCAL REGULATIONS AND OSHA STANDARDS.
- ALL WATER PROJECT MATERIAL (PIPES, VALVES, LATERALS AND APPURTENANCES) SHALL BE LEAD FREE AND MEET THE MINIMUM REQUIREMENTS OF THE NEVADA ADMINISTRATIVE CODE AND NSF/ANSI 61.

GRADING, EXCAVATION & SURFACE IMPROVEMENTS

- THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING THEIR OWN QUANTITY TAKE-OFF AND SHALL BUDGET THE PROJECT ACCORDINGLY. ALL EXCESS GRADING MATERIALS SHALL BE DISPOSED OF OFF SITE.
- ALL EARTHWORK ACTIVITIES SHALL BE IN ACCORDANCE WITH THE PROJECT'S GEOTECHNICAL REPORT.
- THE SOILS ENGINEER SHALL APPROVE ALL EARTHWORK AND GRADING TO CONFIRM COMPACTION REQUIREMENTS ARE MET.
- CONTRACTOR SHALL PROTECT EXISTING PAVING, CONCRETE, LANDSCAPING, FENCING, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS NOT SPECIFICALLY

NOTES:

CALLED OUT FOR REPLACEMENT. CONTRACTOR SHALL REPAIR/REPLACE ANYTHING DAMAGED BY FORCES UNDER THEIR EMPLOY OR CONTRACT.

- ALL ASPHALT CONCRETE SURFACES SHALL BE SAWCUT THREE FEET MINIMUM INSIDE THE EDGE OF PAVEMENT TO A NEAT, STRAIGHT LINE AND REMOVED. THE EXPOSED PAVEMENT TIE-IN EDGES SHALL BE METICULOUSLY CLEANED OF ALL LOOSE MATERIAL AND THEN TREATED WITH BITUMINOUS EMULSION PRIOR TO PAVING. THE EXPOSED BASE MATERIALS SHALL BE GRADED AND RECOMPACTED PRIOR TO PAVING.
- ALL CONSTRUCTION SHALL BE PERFORMED IN COMPLIANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES). CONTRACTOR IS RESPONSIBLE FOR ACQUIRING AND MAINTAINING A SWPPP.
- INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION OF EROSION AND SILTATION FROM ENTERING THE STORM DRAIN SYSTEM, NATURAL DRAINAGE COURSES, AND/OR INTRUDING UPON ADJACENT ROADWAYS AND PROPERTIES. EROSION CONTROL MEASURES SHOWN ON THESE PLANS ARE INTENDED AS A GUIDE. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED IN THE FIELD. THIS RESPONSIBILITY SHALL APPLY THROUGHOUT THE COURSE OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS HAVE BECOME STABILIZED AND SHALL NOT BE LIMITED TO WET WEATHER PERIODS. THE CONTRACTOR IS RESPONSIBLE FOR SWPPP UPDATES.
- THE CONTRACTOR SHALL MAINTAIN AN ON-GOING DUST CONTROL PROGRAM INCLUDING WATERING OF OPEN AREAS, TO CONFORM WITH THE LATEST FEDERAL, STATE, AND COUNTY AIR POLLUTION REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND UPDATING DUST CONTROL PERMITS FOR THE PROJECT.
- ALL AREAS DISTURBED AND LEFT UNDEVELOPED FOR A PERIOD OF MORE THAN 30 DAYS SHALL BE STABILIZED BY THE APPLICATION OF AN APPROVED DUST PALLIATIVE OR HYDROMULCH.
- THE CONTRACTOR SHALL IDENTIFY A STANDBY CREW FOR EMERGENCY WORK AND THEY SHALL BE AVAILABLE AT ALL TIMES. MATERIAL NECESSARY TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES OR TO REPAIR DAMAGED EROSION CONTROL MEASURES SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT APPROVED LOCATIONS.
- PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING CONSTRUCTION OF IMPROVEMENTS.
- 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 REPAVED.
- FILL SLOPES AT THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE TOP OF THE SLOPE AT THE END OF EACH WORKING DAY.
- ALL DISTURBED AREAS ARE REQUIRED TO HAVE A PALLIATIVE APPLIED FOR DUST CONTROL. ALL GRADING SHALL COMPLY WITH STATE AND COUNTY REGULATIONS.
- A SIX-FOOT HIGH PERIMETER FENCE OR A 24-HOUR GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN A FACILITY EXCEEDS 18".
- ALL AREAS DISTURBED DUE TO THE WORK SHALL BE REVEGETATED IN ACCORDANCE WITH INDUSTRY BEST MANAGEMENT PRACTICES.
- NO CONSTRUCTION MATERIALS SHALL BE STORED IN A STREAM ENVIRONMENT ZONES (SEZ) AT ANY TIME.
- IF GROUNDWATER IS ENCOUNTERED, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY, PREPARE A Dewatering PLAN, AND OBTAIN APPROVAL FROM THE PROJECT ENGINEER BEFORE PROCEEDING WITH WORK. Dewatering ACTIVITIES MAY REQUIRE THE CONTRACTOR TO OBTAIN A DISCHARGE/PUMPING PERMIT FROM THE STATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SUCH PERMITS.
- ALL STREETS SHALL BE MAINTAINED FREE OF DUST AND MUD CAUSED BY GRADING OPERATIONS.

TOWN OF GARDNERVILLE STORM DRAIN NOTES

THESE NOTES ARE IN ADDITION TO THE GENERAL REQUIREMENT NOTES.

- MANHOLE MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF SECTION 204 'MANHOLES AND CATCH BASINS' OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. TOWN OF GARDNERVILLE DESIGN CRITERIA AND IMPROVEMENT STANDARDS JUNE15, 2017 IMPROVEMENT PLANS PART II PAGE 2-19
- PORTLAND CEMENT CONCRETE (P.C.C.) SHALL HAVE THE FOLLOWING CHARACTERISTICS: 4000 PSI MINIMUM COMPRESSIVE STRENGTH @ 28 DAYS, (CURB AND GUTTER TRANSITION ONLY, ALL UNEXPOSED CONCRETE MAY BE 3000 PSI), MIN. 6 SACKS OF CEMENT PER CUBIC YARD WITH A MAX. WATER/CEMENT RATIO OF 0.45, AIR ENTRAINMENT 6% ±1.5%, SLUMP AT 1 TO 4 INCHES. ALL MATERIALS SHALL CONFORM TO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION SECTION 202.
- REINFORCING STEEL SHALL BE GRADE 40 AND 1.5 INCHES MINIMUM CLEAR COVER.
- ALL STORM DRAIN PIPE AND STRUCTURES SHALL BE CLEANED OF SEDIMENT AND DEBRIS PRIOR TO ISSUANCE OF A NOTICE OF COMPLETION OR CERTIFICATE OF OCCUPANCY.
- FRAMES AND GRATES SHALL BE MATCHED TO ACHIEVE A CLOSE TOLERANCE FIT, WITH MINIMA GAPS, AS APPROVED BY THE STORM DRAIN UTILITY.
- PRECAST MANHOLES SECTIONS, OTHER THAN GRADE RINGS, SHALL BE JOINED WITH FLEXIBLE PLASTIC GASKET MATERIAL SUCH AS RAM-NEK OR APPROVED EQUAL PER MANUFACTURER'S RECOMMENDATIONS.
- MANHOLES LOCATED OUTSIDE PAVED AREAS SHALL REQUIRE ALL WEATHER ACCESS ROADWAY CONSISTING OF 6 INCHES TYPE 2, CLASS A AGGREGATE BASE (CONFORMING TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION SECTION 200.01.02) AND STORM DRAIN MANHOLE MARKERS BE INSTALLED. STORM DRAIN MANHOLE MARKERS SHALL BE GREEN CARBONITE UTILITY MARKER (CUM 375), 5-2" WITH DECAL READING "STORM DRAIN MANHOLE". PLACE MARKERS ON EASEMENT LINE NEAREST TO MANHOLE OR AS DIRECTED BY THE STORM DRAIN UTILITY.
- GRATES SHALL BE PLACED OUTSIDE OF THE PEDESTRIAN TRAVELED WAY. GRATE OPENINGS SHALL NOT EXCEED 0.5 INCHES IN WIDTH OR 4 INCHES IN LENGTH. GRATES SHALL BE TRAFFIC RATED AND ADA COMPLIANT.

TOWN OF GARDNERVILLE GRADING GENERAL NOTES

THESE NOTES ARE IN ADDITION TO THE GENERAL REQUIREMENT NOTES.

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, OSHA REQUIREMENTS FOR EXCAVATION, AND SPECIAL REQUIREMENTS OF THE PERMIT. VIOLATIONS WILL RESULT IN THE STOPPAGE OF ALL WORK UNTIL THE VIOLATION IS CORRECTED.
- SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL, OR AS DETERMINED BY THE GEOTECHNICAL ENGINEER AND APPROVED BY THE COUNTY.
- ALL GRADING SHALL BE IN CONFORMANCE WITH THE APPROVED GEOTECHNICAL REPORT PREPARED BY LUMOS AND ASSOCIATES DATED NOVEMBER, 2024.
- FILLS SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION."
- THE ENGINEER OF RECORD SHALL PROVIDE THE COUNTY AND ALL OTHER APPROPRIATE ENTITIES WITH COPIES OF ALL TEST RESULTS ON A WEEKLY BASIS AND A BOUND REPORT OF THE TEST RESULTS AND INSPECTION REPORTS. TOWN OF GARDNERVILLE DESIGN CRITERIA AND IMPROVEMENT STANDARDS JUNE15, 2017 IMPROVEMENT PLANS PART II PAGE 2-20 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:

ENGINEER'S OPINION

I HEREBY CERTIFY THAT I AM A LICENSED ENGINEER IN THE STATE OF NEVADA, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE PROJECT WAS CONSTRUCTED IN GENERAL CONFORMANCE WITH THE PLANS AND SPECIFICATIONS, AND IN MY PROFESSIONAL OPINION, IS IN COMPLIANCE WITH APPLICABLE LAWS, CODES AND ORDINANCES.

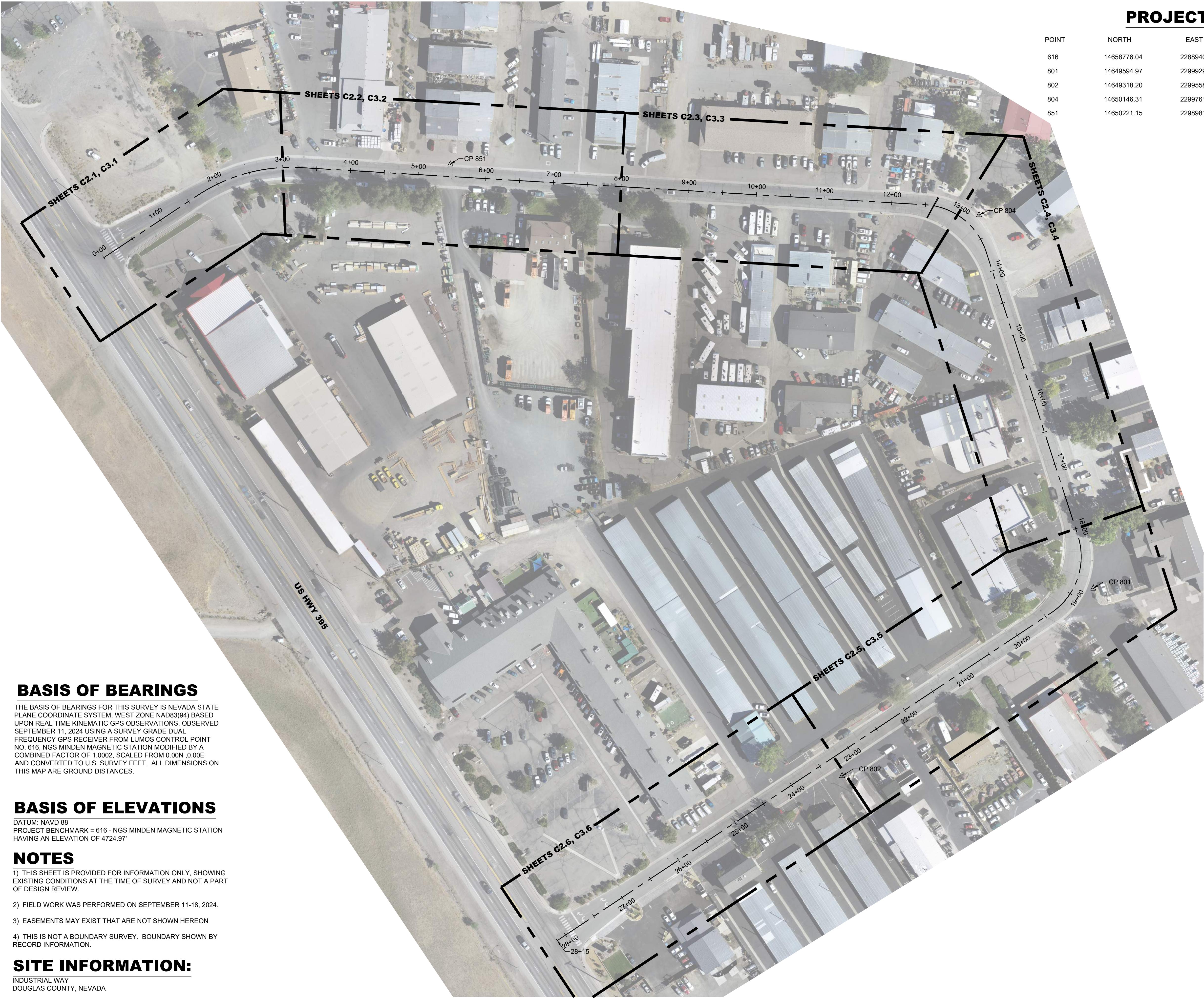
- FILL AREAS SHALL BE CLEARED OF ALL VEGETATION AND DEBRIS, SCRAPED, AND BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO THE PLACING OF FILL.
- PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING CONSTRUCTION OF IMPROVEMENTS.
- DUST SHALL BE CONTROLLED BY THE CONTRACTOR TO THE SATISFACTION OF THE COUNTY, AND IN ACCORDANCE WITH THE AIR QUALITY PERMIT FROM THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION WHEN REQUIRED.
- ALL STREETS SHALL BE MAINTAINED FREE OF DUST AND MUD CAUSED BY GRADING OPERATIONS. ALL OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE STORMWATER DISCHARGE PERMIT FROM THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION.
- NO ROCK OR SIMILAR MATERIAL GREATER THAN 4" IN DIAMETER SHALL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE GEOTECHNICAL ENGINEER IN ADVANCE AND APPROVED BY THE COUNTY.
- THE GEOTECHNICAL ENGINEER SHALL VERIFY ALL GRADING INCLUDING COMPACTION REQUIREMENTS AND THE STABILITY OF SLOPES CREATED, EXISTING OR REMAINING.
- IN THE EVENT OF CHANGES ARISING DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR REVIEW AND APPROVAL BY THE TOWN. NO CHANGES IN THE DESIGN WILL BE PERMITTED UNLESS WRITTEN APPROVAL IS GIVEN BY THE COUNTY.
- EROSION CONTROL:
 - IN CASE OF EMERGENCY CALL ERIK NILSEN (775-790-7975).
 - A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT APPROVED LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES OR TO REPAIR DAMAGED EROSION CONTROL MEASURES.
 - 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 REPAVED.
 - FILL SLOPES AT THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE TOP OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
 - SIX-FOOT HIGH PERIMETER FENCE OR A 24-HOUR GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN A FACILITY EXCEEDS 18 INCHES.
 - STORMWATER SHALL BE CONTROLLED BY THE CONTRACTOR TO THE SATISFACTION OF THE TOWN AND IN ACCORDANCE WITH THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION STORMWATER PERMIT.

DRAWN BY: AAH
DESIGNED BY: HLM
CHECKED BY: AJG
JOB NO.: 11448.000

01/09/2026 01:03 pm

01/09/2026 01:03 pm

01/09/2026 01:03 pm



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED UPON REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED SEPTEMBER 11, 2024 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER FROM LUMOS CONTROL POINT NO. 616, NGS MINDEN MAGNETIC STATION MODIFIED BY A COMBINED FACTOR OF 1.0002, SCALED FROM 0.00N, 0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

BASIS OF ELEVATIONS

DATUM: NAVD 88
PROJECT BENCHMARK = 616 - NGS MINDEN MAGNETIC STATION HAVING AN ELEVATION OF 4724.97'

NOTES

- 1) THIS SHEET IS PROVIDED FOR INFORMATION ONLY, SHOWING EXISTING CONDITIONS AT THE TIME OF SURVEY AND NOT A PART OF DESIGN REVIEW.
- 2) FIELD WORK WAS PERFORMED ON SEPTEMBER 11-18, 2024.
- 3) EASEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON
- 4) THIS IS NOT A BOUNDARY SURVEY. BOUNDARY SHOWN BY RECORD INFORMATION.

SITE INFORMATION:

INDUSTRIAL WAY
DOUGLAS COUNTY, NEVADA

PROJECT CONTROL

POINT	NORTH	EAST	ELEVATION	DESCRIPTION
616	1465876.04	2288940.53	4724.97	MINDEN MAGNETIC STATION
801	14649594.97	2299929.53	4795.66	MAG NAIL
802	14649318.20	2299558.97	4791.56	MAG NAIL
804	14650146.31	2299761.16	4794.55	MAG NAIL
851	14650221.15	2298981.01	4788.32	MAG NAIL

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TOWN OF GARDNERVILLE
INDUSTRIAL WAY RECONSTRUCTION
TITLE & INDEX
HORIZONTAL CONTROL PLAN

NEVADA

WASHOE COUNTY

RENO

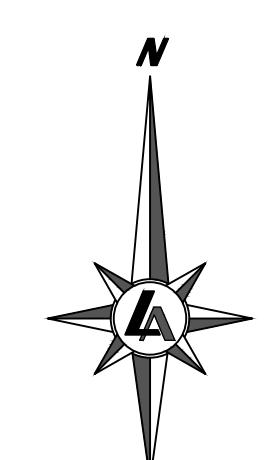
REV.	DATE	DESCRIPTION	BY

BAR IS 1 INCH ON ORIGINAL DRAWING
0 1"

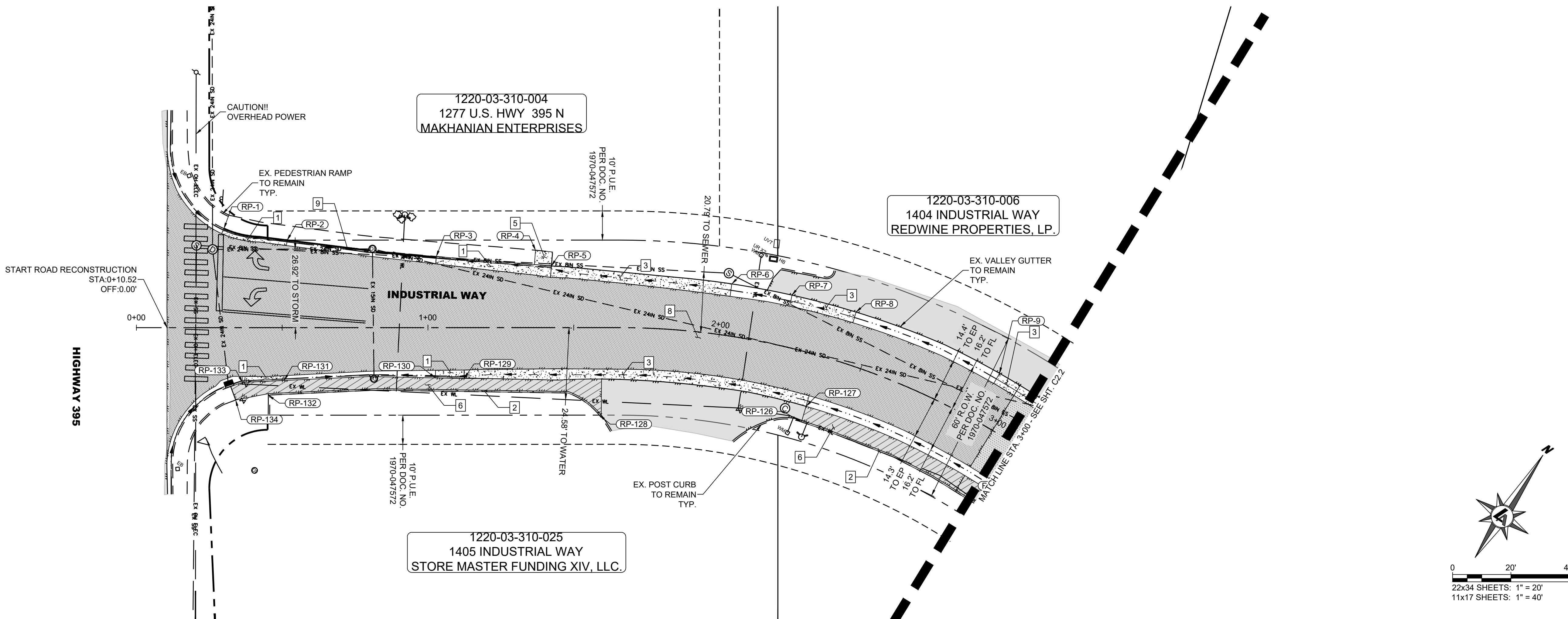
IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY

C1.2

DRAWN BY: AAH
DESIGNED BY: HLM
CHECKED BY: AJG
JOB NO.: 11448.000



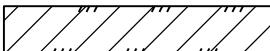
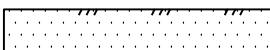
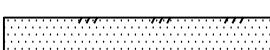
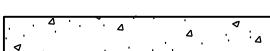
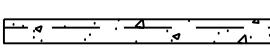
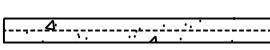
0 70 140
22x34 SHEETS: 1" = 70
11x17 SHEETS: 1" = 140



SHEET C1.1 DEMOLITION QUANTITIES					
NO.	IMPROVEMENT TYPE	UNIT	QTY.	DETAIL	HEET
1	SAWCUT, REMOVE AND DISPOSE OF TYPE 1 PCC CURB AND GUTTER TO NEAREST JOINT	LF	86	-	-
2	SAWCUT, REMOVE AND DISPOSE OF PCC POST CURB TO NEAREST JOINT	LF	174	-	-
3	SAWCUT, REMOVE AND DISPOSE OF PCC VALLEY GUTTER REMOVAL TO NEAREST JOINT	LF	212	-	-
4	SAWCUT, REMOVE AND DISPOSE OF PCC VALLEY GUTTER AND SPANDREL REMOVAL TO NEAREST JOINT	SF	-	-	-
5	SAWCUT, REMOVE AND DISPOSE OF PCC SIDEWALK REMOVAL TO NEAREST JOINT	SF	29	-	-
6	AC REMOVAL	SF	896	-	-
7	PULVERIZE EX. AC (TO A DEPTH OF 13")	SF	-	-	-
8	PULVERIZE EX. AC (TO A DEPTH OF 16")	SF	10,215	-	-
9	SAND BLAST PAINTED CURB	LF	71	-	-
10	REMOVE AND DISPOSE EXISTING TELESPAR POLE. SALVAGE STREET NAME SIGN FOR INSTALLATION ON NEW DECORATIVE BASE	EA	-	-	-
11	TREE AND ROOT REMOVAL (3' DEPTH IN AC AND PCC REMOVAL AREA)	EA	-	-	-

GENERAL NOTES

1. CONTRACTOR TO PROTECT EXISTING CONCRETE FLATWORK AND CURB AND GUTTER UNLESS DESIGNATED FOR REMOVAL.
2. ALL IMPROVEMENT SHALL REMAIN WITHIN THE 60' RIGHT-OF-WAY.
3. SAND BLASTING RED PAINTED CURB SHALL BE DONE PER NACE NO. 9/SSPC-SP 13.
4. SAND BLASTING SHALL BE CONDUCTED AT THE BEGINNING OF THE PROJECT.
5. TOTAL OF 8 EXISTING SURVEY MONUMENTS IN THE EXISTING INDUSTRIAL WAY PAVEMENT SECTION ARE TO REMOVED AND INSTALLED NEW

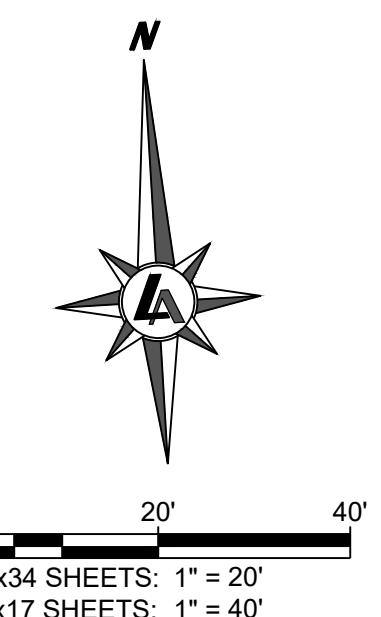
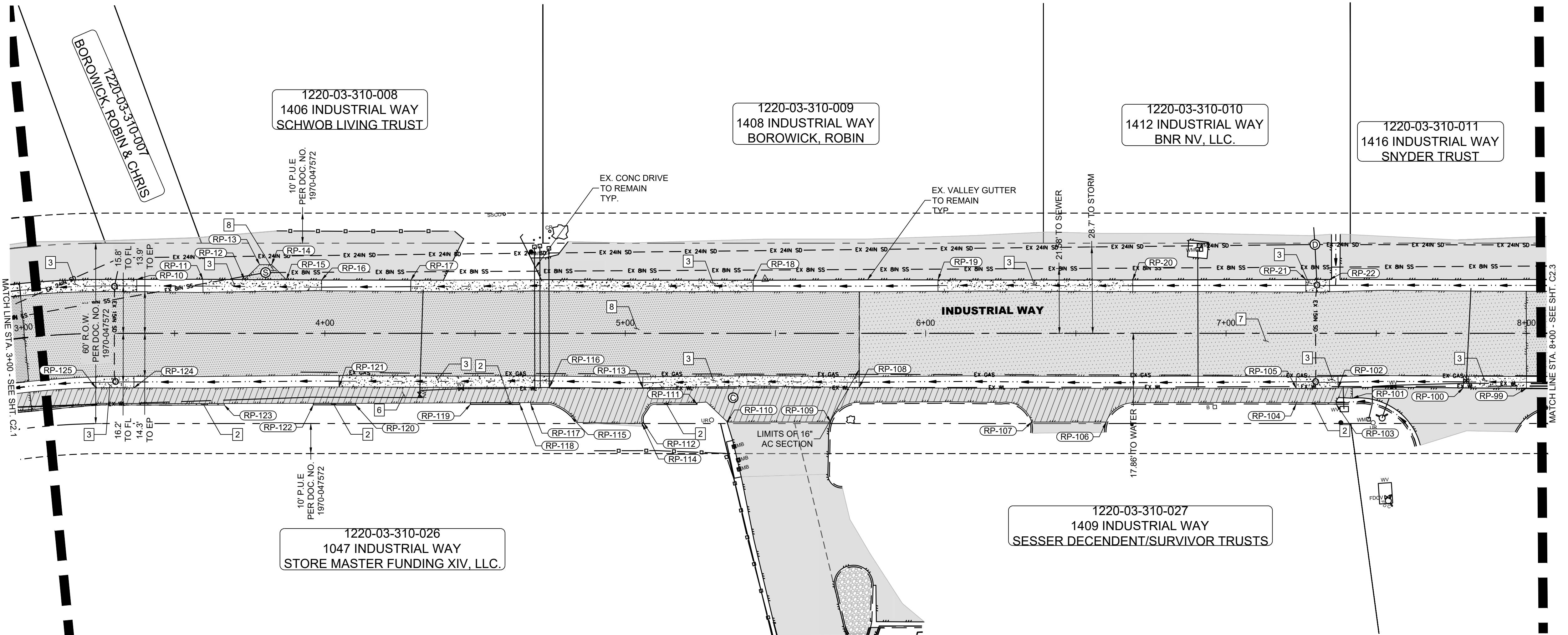
<u>DEMOLITION LEGEND</u>	
	AC PATHWAY & TRANSITION REMOVAL
	13" PULVERIZED ROADWAY
	16" PULVERIZED ROADWAY
	PCC SIDEWALK OR FLATWORK
	PCC TYPE 1 CURB AND GUTTER
	PCC VALLEY GUTTER
	EXISTING AC TO REMAIN

REFERENCE POINT (RP) TABLE		
POINT #	STATION/OFFSET	DESCRIPTION
RP-1	"IW" 0+30.0, 34.0' LT	START C&G DEMO
RP-2	"IW" 0+51.7, 29.9' LT	END C&G DEMO
RP-3	"IW" 1+02.9, 24.4' LT	START C&G DEMO
RP-4	"IW" 1+36.9, 26.5' LT	START SW DEMO
RP-5	"IW" 1+42.3, 21.1' LT	END C&G AND SW DEMO START VG DEMO
RP-6	"IW" 2+01.8, 17.8' LT	END VG DEMO
RP-7	"IW" 2+21.4, 17.8' LT	START VG DEMO
RP-8	"IW" 2+42.6, 17.9' LT	END VG DEMO
RP-9	"IW" 2+92.6, 18.2' LT	START VG DEMO
RP-126	"IW" 2+35.5, 23.5' RT	END AC PATH AND POST CURB DEMO
RP-127	"IW" 2+35.5, 18.0' RT	START VG DEMO
RP-128	"IW" 1+58.8, 30.0' RT	START AC PATH AND POST CURB DEMO
RP-129	"IW" 1+12.4, 17.3' RT	END VG DEMO START C&G DEMO
RP-130	"IW" 1+02.5, 17.2' RT	END C&G DEMO
RP-131	"IW" 0+50.7, 18.1' RT	START C&G DEMO
RP-132	"IW" 0+45.2, 23.1' RT	END POST CURB DEMO
RP-133	"IW" 0+36.4, 18.7' RT	END C&G DEMO
RP-134	"IW" 0+34.0, 24.8' RT	END AC PATH DEMO

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DRAWN BY: AAH
DESIGNED BY: HLM
CHECKED BY: AJG
DB NO.: 11448.000

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TOWN OF GARDNERVILLE

RIAL WAY RECONSTRUCTION

DEMO PLANS

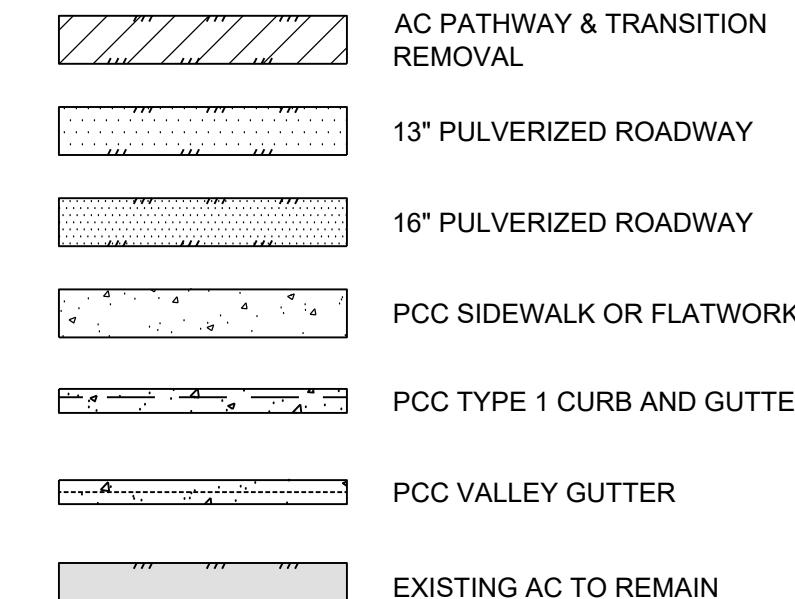
STA 3+00 TO 8+00

WASHOE COUNTY
RENO NEVADA

SHEET C1.2 DEMOLITION QUANTITIES					
NO.	IMPROVEMENT TYPE	UNIT	QTY.	DETAIL	HEET
1	SAWCUT, REMOVE AND DISPOSE OF TYPE 1 PCC CURB AND GUTTER TO NEAREST JOINT	LF	-	-	-
2	SAWCUT, REMOVE AND DISPOSE OF PCC POST CURB TO NEAREST JOINT	LF	134	-	-
3	SAWCUT, REMOVE AND DISPOSE OF PCC VALLEY GUTTER REMOVAL TO NEAREST JOINT	LF	455	-	-
4	SAWCUT, REMOVE AND DISPOSE OF PCC VALLEY GUTTER AND SPANDREL REMOVAL TO NEAREST JOINT	SF	-	-	-
5	SAWCUT, REMOVE AND DISPOSE OF PCC SIDEWALK REMOVAL TO NEAREST JOINT	SF	-	-	-
6	AC REMOVAL	SF	2,842	-	-
7	PULVERIZE EX. AC (TO A DEPTH OF 13")	SF	6,274	-	-
8	PULVERIZE EX. AC (TO A DEPTH OF 16")	SF	7,849	-	-
9	SAND BLAST PAINTED CURB	LF	-	-	-
10	REMOVE AND DISPOSE EXISTING TELESPAR POLE. SALVAGE STREET NAME SIGN FOR INSTALLATION ON NEW DECORATIVE BASE	EA	-	-	-
11	TREE AND ROOT REMOVAL (3' DEPTH IN AC AND PCC REMOVAL AREA)	EA	-	-	-

GENERAL NOTES:

1. CONTRACTOR TO PROTECT EXISTING CONCRETE FLATWORK AND CURB AND GUTTER UNLESS DESIGNATED FOR REMOVAL.
2. ALL IMPROVEMENT SHALL REMAIN WITHIN THE 60' RIGHT-OF-WAY.
3. SAND BLASTING RED PAINTED CURB SHALL BE DONE PER NACE NO. 9/SSPC-SP 13.
4. SAND BLASTING SHALL BE CONDUCTED AT THE BEGINNING OF THE PROJECT.
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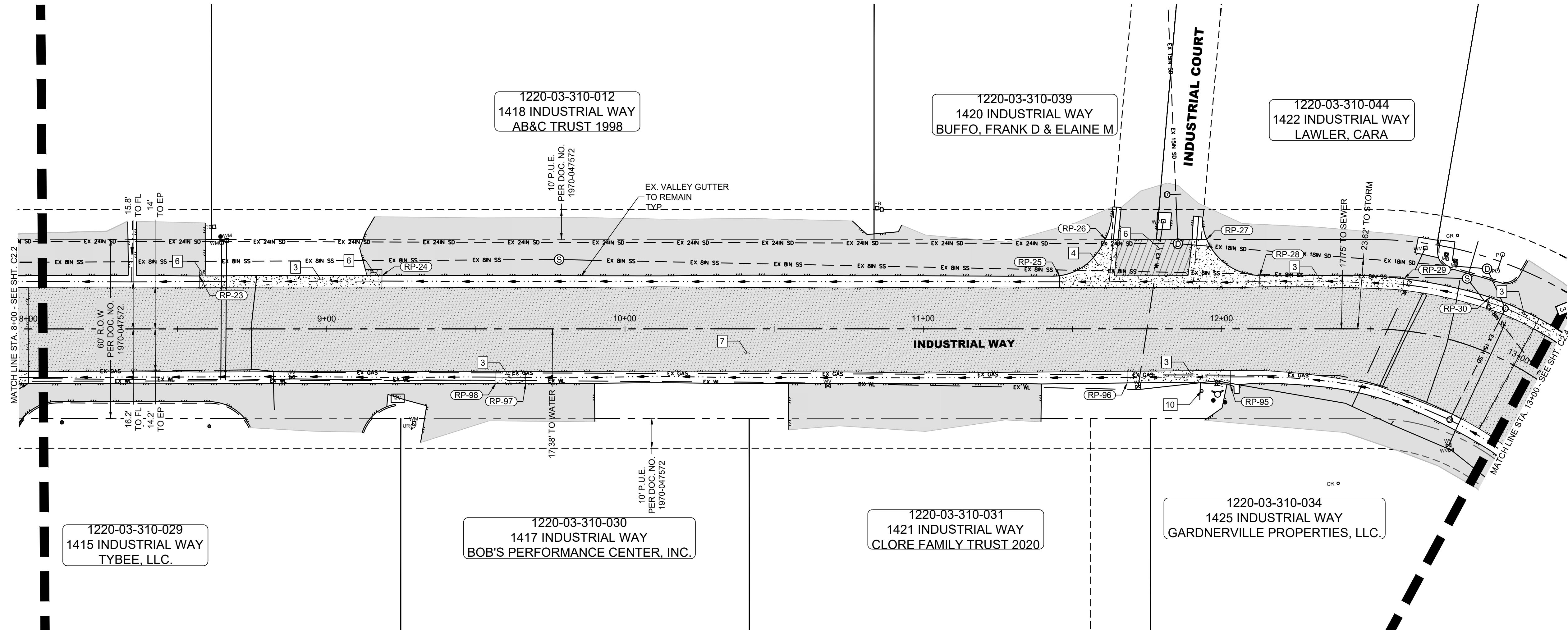
REFERENCE POINT (RP) TABLE		
POINT #	STATION/OFFSET	DESCRIPTION
RP-10	"IW" 3+37.4, 17.9' LT	END VG DEMO
RP-11	"IW" 3+59.4, 18.0' LT	START VG DEMO
RP-12	"IW" 3+73.2, 17.9' LT	AC DEMO
RP-13	"IW" 3+78.3, 22.9' LT	AC DEMO
RP-14	"IW" 3+82.3, 22.8' LT	AC DEMO
RP-15	"IW" 3+87.2, 17.8' LT	AC DEMO
RP-16	"IW" 3+98.9, 17.8' LT	END VG DEMO
RP-17	"IW" 4+28.6, 17.7' LT	START VG DEMO
RP-18	"IW" 5+42.6, 17.7' LT	END VG DEMO
RP-19	"IW" 6+04.1, 17.8' LT	START VG DEMO
RP-20	"IW" 6+68.9, 17.8' LT	END VG DEMO
RP-21	"IW" 7+26.6, 17.9' LT	START VG DEMO
RP-22	"IW" 7+34.4, 17.9' LT	END VG DEMO
RP-99	"IW" 8+00.0, 18.3' RT	START VG DEMO
RP-100	"IW" 7+79.0, 18.2' RT	END VG DEMO
RP-101	"IW" 7+42.1, 21.5' RT	START AC REMOVAL
RP-102	"IW" 7+37.3, 18.2' RT	START VG DEMO
RP-103	"IW" 7+36.7, 23.6' RT	START POST CURB DEMO
RP-104	"IW" 7+23.3, 23.5' RT	END POST CURB DEMO
RP-105	"IW" 7+23.3, 18.3' RT	END VG DEMO

REFERENCE POINT (RP) TABLE		
POINT #	STATION/OFFSET	DESCRIPTION
RP-106	"IW" 6+60.1, 29.5' RT	AC DEMO
RP-107	"IW" 6+35.2, 29.5' RT	AC DEMO
RP-108	"IW" 5+77.8, 18.0' RT	START VG DEMO AND LIMITS OF 16" AC
RP-109	"IW" 5+68.3, 29.5' RT	AC DEMO
RP-110	"IW" 5+33.9, 29.5' RT	AC DEMO
RP-111	"IW" 5+23.9, 23.6' RT	START POST CURB DEMO
RP-112	"IW" 5+06.1, 29.8' RT	END POST CURB DEMO
RP-113	"IW" 5+05.8, 18.1' RT	END VG DEMO
RP-114	"IW" 5+05.6, 30.0' RT	AC DEMO
RP-115	"IW" 4+82.0, 27.8' RT	START POST CURB DEMO
RP-116	"IW" 4+74.7, 18.0' RT	START VG DEMO
RP-117	"IW" 4+68.5, 23.5' RT	END POST CURB DEMO
RP-118	"IW" 4+64.9, 23.6' RT	START POST CURB DEMO
RP-119	"IW" 4+48.5, 23.6' RT	END POST CURB DEMO
RP-120	"IW" 4+10.2, 23.8' RT	START POST CURB DEMO
RP-121	"IW" 4+04.7, 17.8' RT	END VG DEMO
RP-122	"IW" 3+96.2, 23.8' RT	END POST CURB DEMO
RP-123	"IW" 3+66.5, 23.9' RT	START POST CURB DEMO
RP-124	"IW" 3+36.4, 18.1' RT	START VG DEMO
RP-125	"IW" 3+23.5, 18.1' RT	END VG DEMO

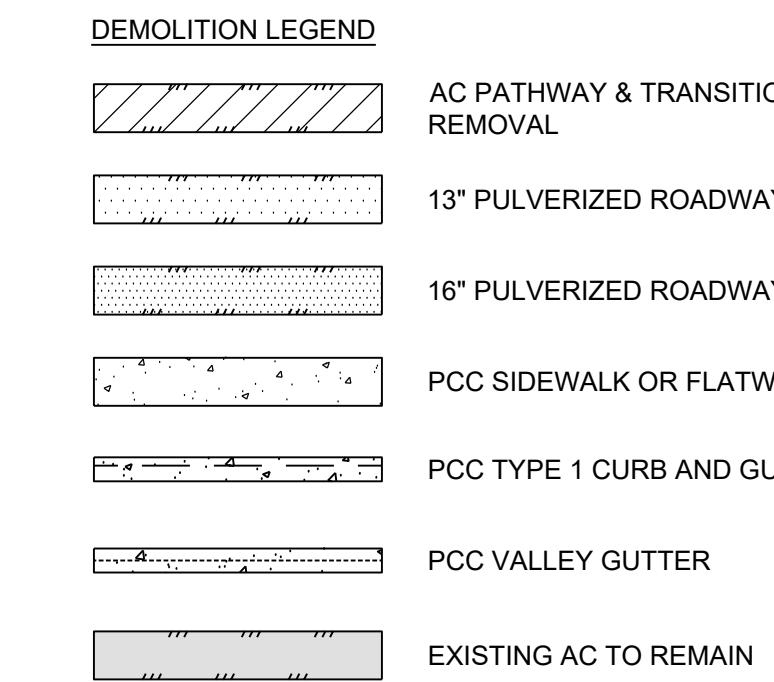
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SHEET C1.3 DEMOLITION QUANTITIES					
NO.	IMPROVEMENT TYPE	UNIT	QTY.	DETAIL	HEET
1	SAWCUT, REMOVE AND DISPOSE OF TYPE 1 PCC CURB AND GUTTER TO NEAREST JOINT	LF	-	-	-
2	SAWCUT, REMOVE AND DISPOSE OF PCC POST CURB TO NEAREST JOINT	LF	-	-	-
3	SAWCUT, REMOVE AND DISPOSE OF PCC VALLEY GUTTER REMOVAL TO NEAREST JOINT	LF	172	-	-
4	SAWCUT, REMOVE AND DISPOSE OF PCC VALLEY GUTTER AND SPANDREL REMOVAL TO NEAREST JOINT	SF	498	-	-
5	SAWCUT, REMOVE AND DISPOSE OF PCC SIDEWALK REMOVAL TO NEAREST JOINT	SF	-	-	-
6	AC REMOVAL	SF	15	-	-
7	PULVERIZE EX. AC (TO A DEPTH OF 13")	SF	14,507	-	-
8	PULVERIZE EX. AC (TO A DEPTH OF 16")	SF	-	-	-
9	SAND BLAST PAINTED CURB	LF	-	-	-
10	REMOVE AND DISPOSE EXISTING TELESPAR POLE. SALVAGE STREET NAME SIGN FOR INSTALLATION ON NEW DECORATIVE BASE	EA	1	-	-
11	TREE AND ROOT REMOVAL (3' DEPTH IN AC AND PCC REMOVAL AREA)	EA	-	-	-



GENERAL NOTES:

- CONTRACTOR TO PROTECT EXISTING CONCRETE FLATWORK AND CURB AND GUTTER UNLESS DESIGNATED FOR REMOVAL.
- ALL IMPROVEMENT SHALL REMAIN WITHIN THE 60' RIGHT-OF-WAY.
- SAND BLASTING RED PAINTED CURB SHALL BE DONE PER NACE NO. 9/SSPC-SP 13.
- SAND BLASTING SHALL BE CONDUCTED AT THE BEGINNING OF THE PROJECT.
- TOTAL OF 8 EXISTING SURVEY MONUMENTS IN THE EXISTING INDUSTRIAL WAY PAVEMENT SECTION ARE TO REMOVED AND INSTALLED NEW.

REFERENCE POINT (RP) TABLE		
POINT #	STATION/OFFSET	DESCRIPTION
RP-23	"IW" 8+57.3, 17.8' LT	START VG AND AC DEMO
RP-24	"IW" 9+18.5, 17.9' LT	END VG AND AC DEMO
RP-25	"IW" 11+45.7, 17.8' LT	START VG & SPANDREL DEMO
RP-26	"IW" 11+61.0, 30.0' LT	VG & SPANDREL DEMO
RP-27	"IW" 11+95.0, 30.0' LT	VG & SPANDREL DEMO
RP-28	"IW" 12+12.8, 17.8' LT	END VG & SPANDREL DEMO START VG DEMO
RP-29	"IW" 12+59.5, 17.3' LT	END VG DEMO
RP-30	"IW" 12+84.6, 17.5' LT	START VG DEMO
RP-95	"IW" 12+02.9, 18.9' RT	START VG DEMO
RP-96	"IW" 11+68.3, 18.1' RT	END VG DEMO
RP-97	"IW" 9+66.7, 18.2' RT	START VG DEMO
RP-98	"IW" 9+56.7, 18.2' RT	END VG DEMO

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REV. DATE	DESCRIPTION

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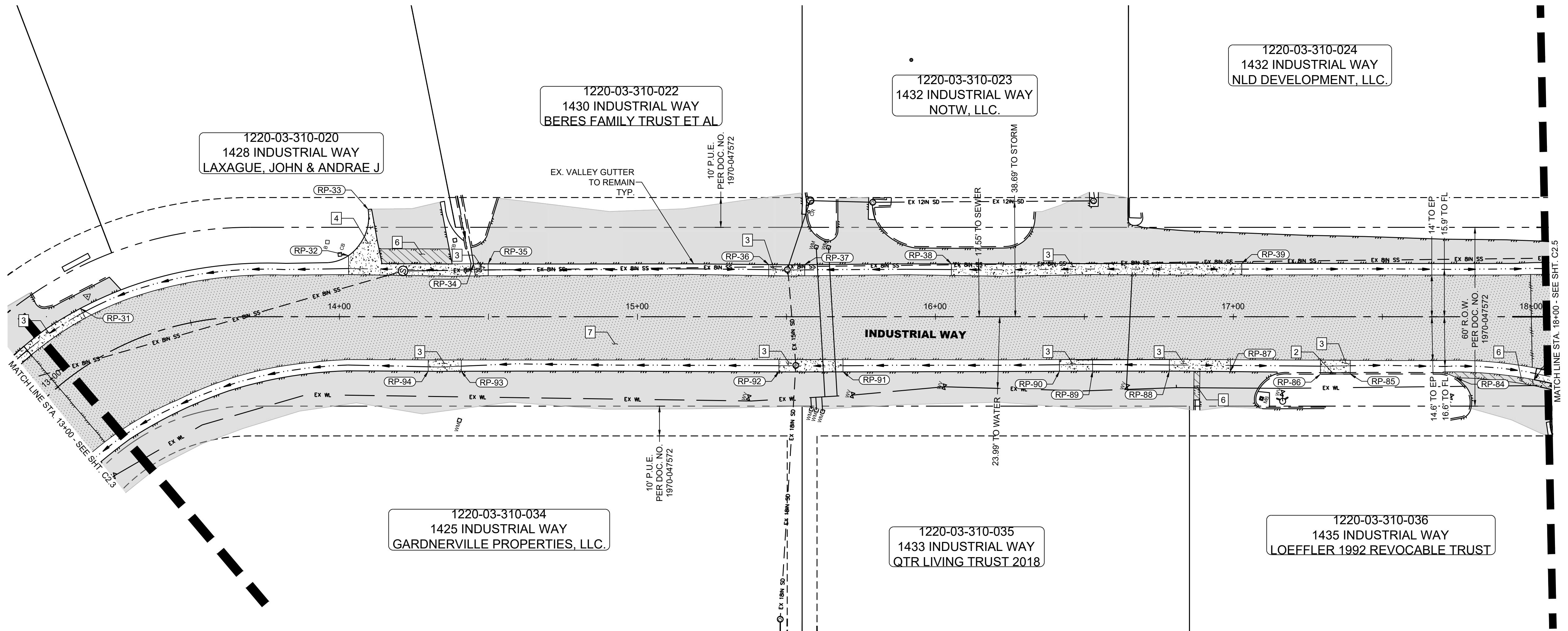
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DRAWN BY: AAH
DESIGNED BY: HLM
CHECKED BY: AJG
JOB NO.: 11448.000

INDUSTRIAL WAY RECONSTRUCTION
DEMO PLANS
STA 8+00 TO 13+00
TOWN OF GARDNERVILLE
NEVADA
RENO
WASHOE COUNTY

LUMOS
& ASSOCIATES
950 SANDHILL ROAD, SUITE 100
RENO, NV 89521
TEL: 775.827.6111
WWW.LUMOSINC.COM
INFO@LUMOSINC.COM

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LUMOS
& ASSOCIATES

950 SANDHILL ROAD, SUITE 100
RENO, NV 89521
TEL: 775.827.6111

WWW.LIMOSINC.COM

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TRAIL WAY RECONSTRUCTION
DEMOLITION PLANS
STA 13+00 TO 18+00

WASHOE COUNTY
NEV

BID SET

ISSUED FOR CONSTRUCTION

FEBRUARY, 2026

INCH ON ORIGINAL DRAWING

ONE INCH ON THIS SHEET,
ST SCALES ACCORDINGLY

C2.4

BY: AAH
ED BY: HLM
ED BY: AJG
..: 11448.000

SHEET C1.4 DEMOLITION QUANTITIES					
NO.	IMPROVEMENT TYPE	UNIT	QTY.	DETAIL	HEET
1	SAWCUT, REMOVE AND DISPOSE OF TYPE 1 PCC CURB AND GUTTER TO NEAREST JOINT	LF	-	-	-
2	SAWCUT, REMOVE AND DISPOSE OF PCC POST CURB TO NEAREST JOINT	LF	10	-	-
3	SAWCUT, REMOVE AND DISPOSE OF PCC VALLEY GUTTER REMOVAL TO NEAREST JOINT	LF	211	-	-
4	SAWCUT, REMOVE AND DISPOSE OF PCC VALLEY GUTTER AND SPANDREL REMOVAL TO NEAREST JOINT	SF	259	-	-
5	SAWCUT, REMOVE AND DISPOSE OF PCC SIDEWALK REMOVAL TO NEAREST JOINT	SF	-	-	-
6	AC REMOVAL	SF	194	-	-
7	PULVERIZE EX. AC (TO A DEPTH OF 13")	SF	14,746	-	-
8	PULVERIZE EX. AC (TO A DEPTH OF 16")	SF	-	-	-
9	SAND BLAST PAINTED CURB	LF	-	-	-
10	REMOVE AND DISPOSE EXISTING TELESPAR POLE. SALVAGE STREET NAME SIGN FOR INSTALLATION ON NEW DECORATIVE BASE	EA	-	-	-
11	TREE AND ROOT REMOVAL (3' DEPTH IN AC AND PCC REMOVAL AREA)	EA	-	-	-

GENERAL NOTES

1. CONTRACTOR TO PROTECT EXISTING CONCRETE FLATWORK AND CURB AND GUTTER UNLESS DESIGNATED FOR REMOVAL.
2. ALL IMPROVEMENT SHALL REMAIN WITHIN THE 60' RIGHT-OF-WAY.
3. SAND BLASTING RED PAINTED CURB SHALL BE DONE PER NACE NO. 9/SSPC-SP 13.
4. SAND BLASTING SHALL BE CONDUCTED AT THE BEGINNING OF THE PROJECT.
5. TOTAL OF 8 EXISTING SURVEY MONUMENTS IN THE EXISTING INDUSTRIAL WAY PAVEMENT SECTION ARE TO REMOVED AND INSTALLED NEW.

DEMO

AC PATHWAY & TRANSIT

REMOVAL

16" PULVERIZED ROADW.

— 4 — 4 — 4 —

PCC SIDEWALK OR FLAT

PCC TYPE 1 CURB AND G

4 BCC VALLEY GUTTER

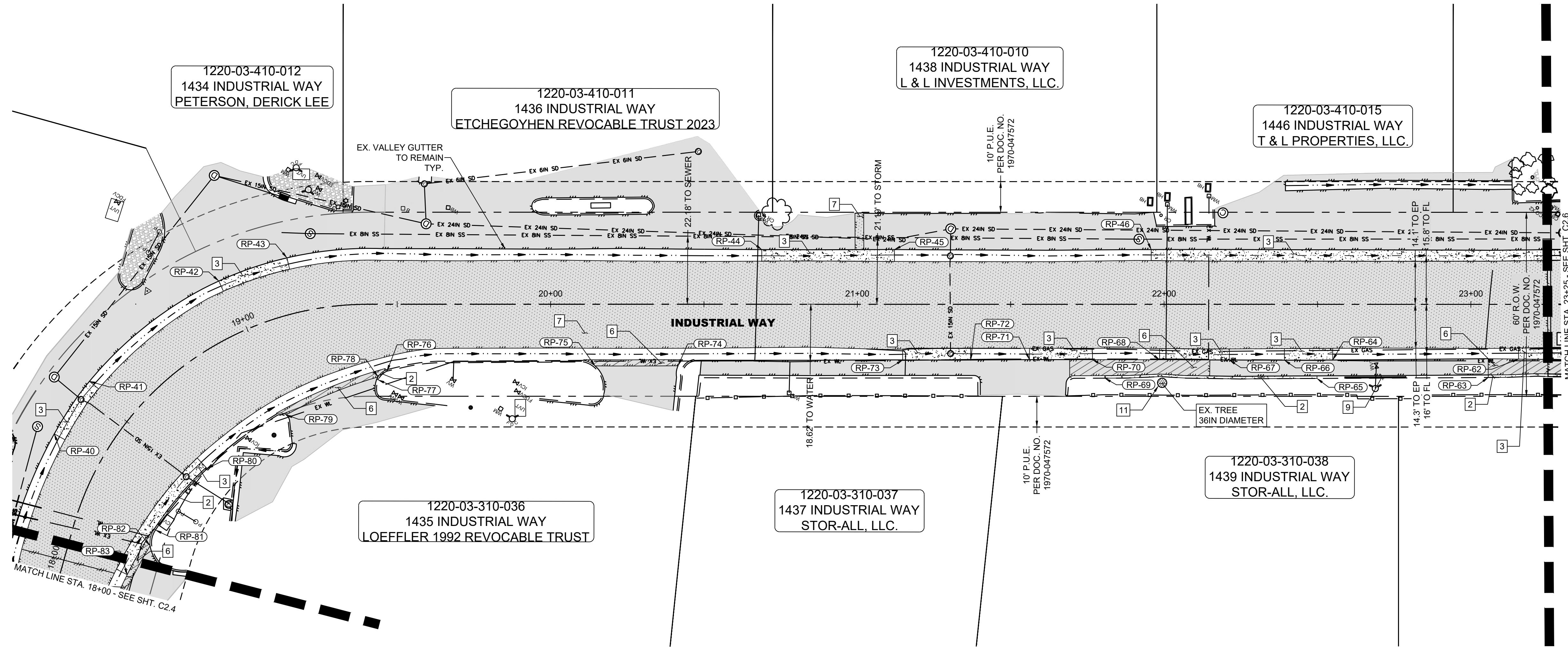
REFERENCES

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REFERENCE POINT (RP) TABLE		
POINT #	STATION/OFFSET	DESCRIPTION
RP-31	"IW" 13+19.4, 17.5' LT	END VG DEMO
RP-32	"IW" 14+03.0, 20.5' LT	START VG & SPANDREL DEMO
RP-33	"IW" 14+09.6, 36.0' LT	VG & SPANDREL DEMO
RP-34	"IW" 14+45.0, 17.8' LT	END VG & SPANDREL DEMO START VG DEMO
RP-35	"IW" 14+49.9, 17.7' LT	END VG DEMO
RP-36	"IW" 15+44.1, 17.5' LT	START VG DEMO
RP-37	"IW" 15+56.1, 17.5' LT	END VG DEMO
RP-38	"IW" 16+05.4, 17.7' LT	START VG DEMO
RP-39	"IW" 17+02.8, 17.9' LT	END VG DEMO
RP-84	"IW" 17+74.7, 20.5' RT	END AC DEMO
RP-85	"IW" 17+39.2, 19.2' RT	START VG AND POST CURB DEMO
RP-86	"IW" 17+29.2, 19.3' RT	END VG AND POST CURB DEMO
RP-87	"IW" 16+99.0, 18.4' RT	START VG DEMO
RP-88	"IW" 16+78.5, 18.2' RT	END VG DEMO
RP-89	"IW" 16+52.8, 18.3' RT	START VG DEMO
RP-90	"IW" 16+41.6, 18.3' RT	END VG DEMO
RP-91	"IW" 15+69.0, 18.5' RT	START VG DEMO
RP-92	"IW" 15+47.5, 18.5' RT	END VG DEMO
RP-93	"IW" 14+40.9, 18.3' RT	START VG DEMO
RP-94	"IW" 14+29.8, 18.3' RT	END VG DEMO

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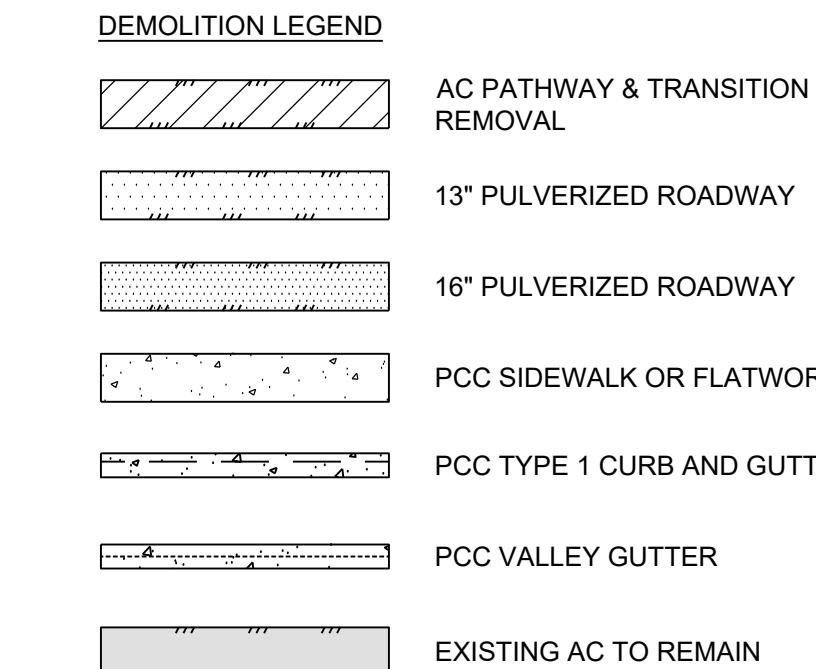
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SHEET C1.5 DEMOLITION QUANTITIES					
NO.	IMPROVEMENT TYPE	UNIT	QTY.	DETAIL	HEET
1	SAWCUT, REMOVE AND DISPOSE OF TYPE 1 PCC CURB AND GUTTER TO NEAREST JOINT	LF	-	-	-
2	SAWCUT, REMOVE AND DISPOSE OF PCC POST CURB TO NEAREST JOINT	LF	119	-	-
3	SAWCUT, REMOVE AND DISPOSE OF PCC VALLEY GUTTER REMOVAL TO NEAREST JOINT	LF	351	-	-
4	SAWCUT, REMOVE AND DISPOSE OF PCC VALLEY GUTTER AND SPANDREL REMOVAL TO NEAREST JOINT	SF	-	-	-
5	SAWCUT, REMOVE AND DISPOSE OF PCC SIDEWALK REMOVAL TO NEAREST JOINT	SF	-	-	-
6	AC REMOVAL	SF	487	-	-
7	PULVERIZE EX. AC (TO A DEPTH OF 13")	SF	15,960	-	-
8	PULVERIZE EX. AC (TO A DEPTH OF 16")	SF	-	-	-
9	SAND BLAST PAINTED CURB	LF	20	-	-
10	REMOVE AND DISPOSE EXISTING TELESPAR POLE. SALVAGE STREET NAME SIGN FOR INSTALLATION ON NEW DECORATIVE BASE	EA	-	-	-
11	TREE AND ROOT REMOVAL (3' DEPTH IN AC AND PCC REMOVAL AREA)	EA	1	-	-

GENERAL NOTES:

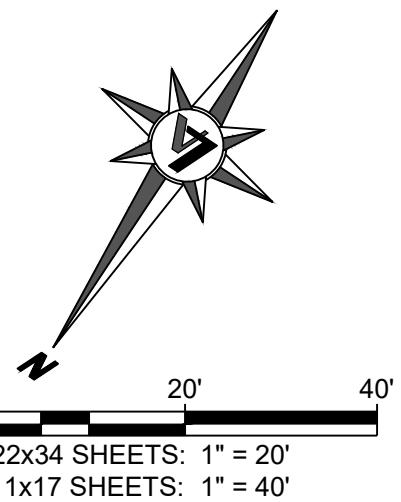
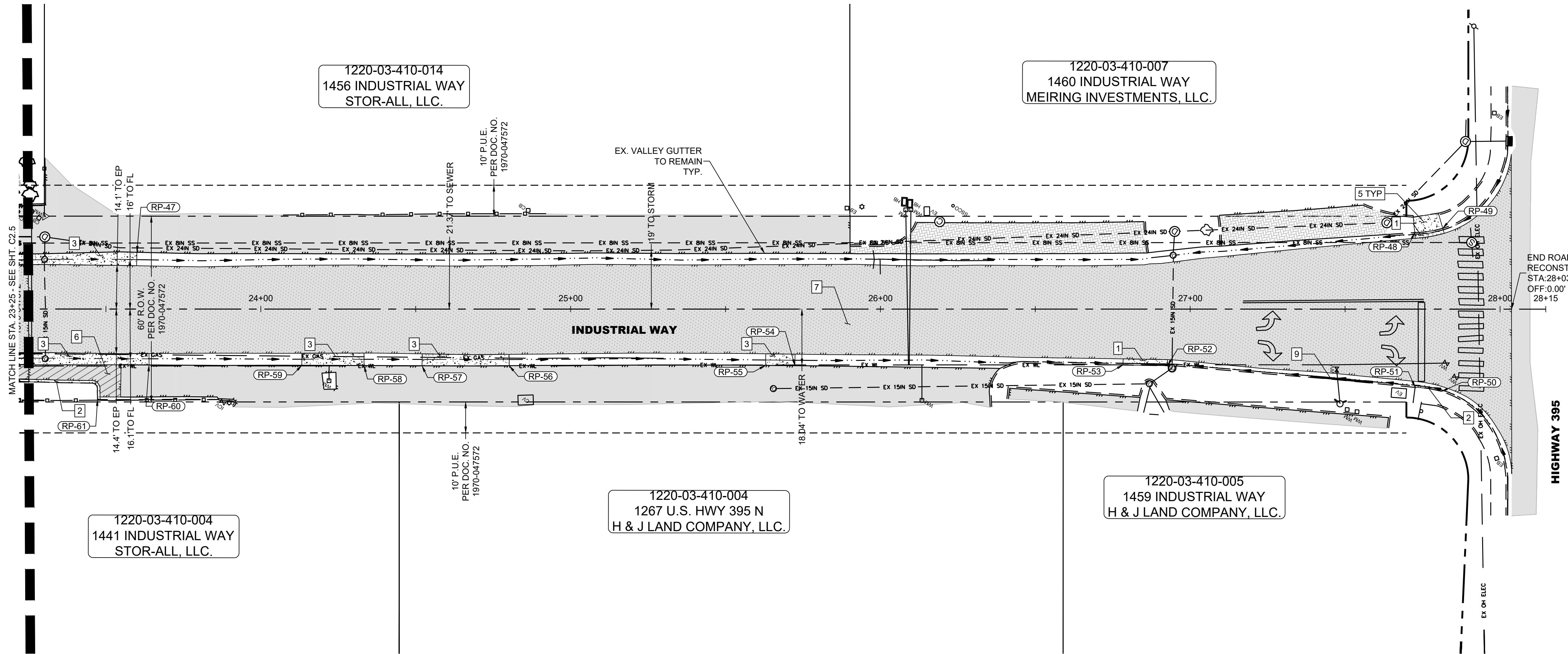
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- TOTAL OF 8 EXISTING SURVEY MONUMENTS IN THE EXISTING INDUSTRIAL WAY PAVEMENT SECTION ARE TO REMOVED AND INSTALLED NEW.



REFERENCE POINT (RP) TABLE		
POINT #	STATION/OFFSET	DESCRIPTION
RP-40	"IW" 18+34.9, 17.5' LT	START VG DEMO
RP-41	"IW" 18+52.4, 17.8' LT	END VG DEMO
RP-42	"IW" 18+98.0, 18.1' LT	START VG DEMO
RP-43	"IW" 19+17.9, 18.1' LT	END VG DEMO
RP-44	"IW" 20+68.8, 17.8' LT	START VG DEMO
RP-45	"IW" 21+12.1, 17.8' LT	END VG DEMO
RP-46	"IW" 21+95.8, 17.8' LT	START VG DEMO
RP-62	"IW" 23+15.6, 17.8' RT	END VG DEMO
RP-63	"IW" 23+05.7, 23.9' RT	END POST CURB AND AC DEMO
RP-64	"IW" 22+55.0, 18.2' RT	START VG DEMO
RP-65	"IW" 22+49.8, 24.2' RT	START POST CURB DEMO
RP-66	"IW" 22+39.2, 18.2' RT	END VG DEMO
RP-67	"IW" 22+21.3, 18.2' RT	START VG DEMO
RP-68	"IW" 21+98.5, 18.1' RT	END VG DEMO
RP-69	"IW" 21+80.7, 24.1' RT	END POST CURB DEMO
RP-70	"IW" 21+76.6, 18.0' RT	START VG DEMO
RP-71	"IW" 21+56.1, 18.0' RT	END VG DEMO
RP-72	"IW" 21+36.9, 18.2' RT	START VG DEMO
RP-73	"IW" 21+14.8, 18.1' RT	END VG DEMO
RP-74	"IW" 20+41.6, 20.1' RT	START AC DEMO

REFERENCE POINT (RP) TABLE		
POINT #	STATION/OFFSET	DESCRIPTION
RP-75	"IW" 20+14.5, 20.1' RT	END AC DEMO
RP-76	"IW" 19+46.7, 21.8' RT	START POST CURB DEMO
RP-77	"IW" 19+43.8, 24.6' RT	END POST CURB DEMO
RP-78	"IW" 19+43.7, 23.7' RT	START AC DEMO
RP-79	"IW" 19+00.9, 30.7' RT	END AC DEMO
RP-80	"IW" 18+55.9, 29.9' RT	START VG AND POST CURB DEMO
RP-81	"IW" 18+19.9, 25.8' RT	END POST CURB DEMO
RP-82	"IW" 18+12.6, 25.8' RT	START AC DEMO
RP-83	"IW" 18+01.0, 21.1' RT	END VG DEMO

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INDUSTRIAL WAY RECONSTRUCTION
DEMO PLANS
STA 23+25 TO 28+15

TOWN OF GARDNERVILLE

NEVADA

WASHOE COUNTY

RENO

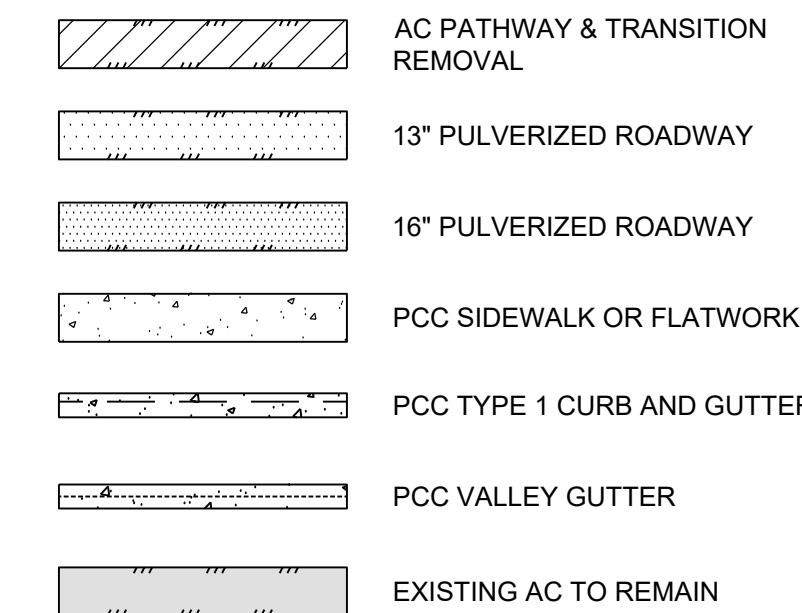
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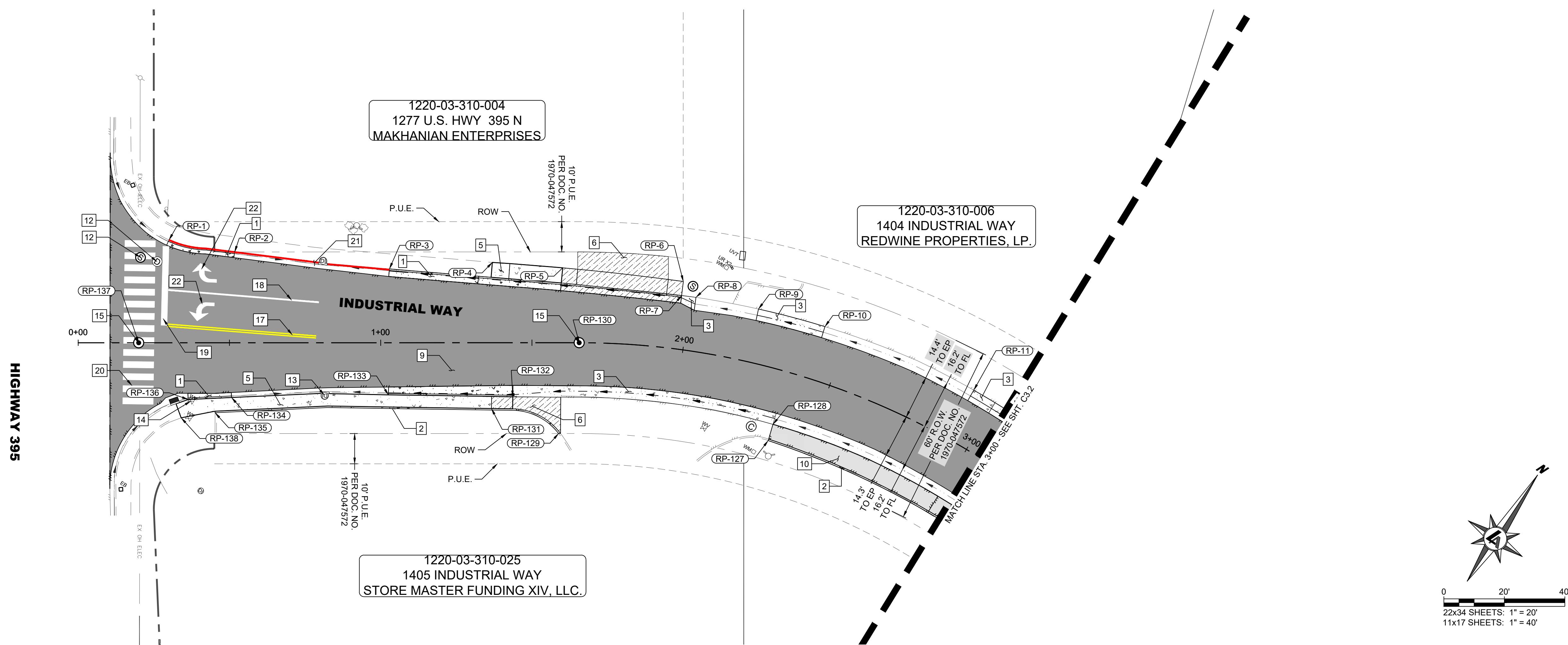
DRAWN BY: AAH
 DESIGNED BY: HLM
 CHECKED BY: AJG
 JOB NO.: 11448.000

SHEET C1.6 DEMOLITION QUANTITIES					
NO.	IMPROVEMENT TYPE	UNIT	QTY.	DETAIL	HEET
1	SAWCUT, REMOVE AND DISPOSE OF TYPE 1 PCC CURB AND GUTTER TO NEAREST JOINT	LF	24	-	-
2	SAWCUT, REMOVE AND DISPOSE OF PCC POST CURB TO NEAREST JOINT	LF	37	-	-
3	SAWCUT, REMOVE AND DISPOSE OF PCC VALLEY GUTTER REMOVAL TO NEAREST JOINT	LF	130	-	-
4	SAWCUT, REMOVE AND DISPOSE OF PCC VALLEY GUTTER AND SPANDREL REMOVAL TO NEAREST JOINT	SF	-	-	-
5	SAWCUT, REMOVE AND DISPOSE OF PCC SIDEWALK REMOVAL TO NEAREST JOINT	SF	46	-	-
6	AC REMOVAL	SF	184	-	-
7	PULVERIZE EX. AC (TO A DEPTH OF 13")	SF	15,562	-	-
8	PULVERIZE EX. AC (TO A DEPTH OF 16")	SF	-	-	-
9	SAND BLAST PAINTED CURB	LF	20	-	-
10	REMOVE AND DISPOSE EXISTING TELESPAR POLE. SALVAGE STREET NAME SIGN FOR INSTALLATION ON NEW DECORATIVE BASE	EA	-	-	-
11	TREE AND ROOT REMOVAL (3' DEPTH IN AC AND PCC REMOVAL AREA)	EA	-	-	-

DEMOLITION LEGEND

REFERENCE POINT (RP) TABLE

POINT #	STATION/OFFSET	DESCRIPTION
RP-47	"IW" 23+60.0, 18.3' LT	END VG DEMO
RP-48	"IW" 27+72.5, 24.7' LT	BEGIN C&G AND SW DEMO
RP-49	"IW" 27+81.5, 26.1' LT	END C&G AND SW DEMO
RP-50	"IW" 27+81.1, 26.6' RT	BEGIN CURB DEMO
RP-51	"IW" 27+72.6, 25.3' RT	BEGIN CURB DEMO
RP-52	"IW" 26+92.7, 18.3' RT	BEGIN C&G DEMO
RP-53	"IW" 26+78.3, 18.0' RT	BEGIN C&G DEMO
RP-54	"IW" 25+72.4, 18.3' RT	BEGIN VG DEMO
RP-55	"IW" 25+62.9, 18.2' RT	END VG DEMO
RP-56	"IW" 24+80.2, 18.3' RT	BEGIN VG DEMO
RP-57	"IW" 24+52.0, 18.3' RT	END VG DEMO
RP-58	"IW" 24+33.3, 18.2' RT	BEGIN VG DEMO
RP-59	"IW" 24+13.2, 18.1' RT	END VG DEMO
RP-60	"IW" 23+63.9, 18.1' RT	BEGIN VG DEMO
RP-61	"IW" 23+47.3, 29.2' RT	BEGIN C&G AND AC DEMO

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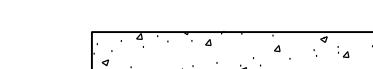
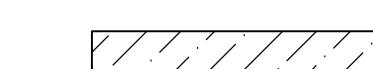
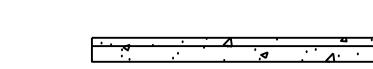
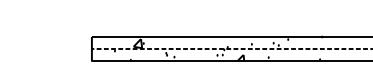


SHEET C2.1 SURFACE IMPROVEMENT QUANTITIES					
NO.	IMPROVEMENT TYPE	UNIT	QTY.	DETAIL	HEET
1	FURNISH AND INSTALL TYPE 1 PCC CURB AND GUTTER	LF	118	A05-A	D1.2
2	FURNISH AND INSTALL PCC MEDIAN CURB	LF	175	A05-B	D1.2
3	FURNISH AND INSTALL PCC VALLEY GUTTER	LF	118	A09	D1.2
4	FURNISH AND INSTALL PCC VALLEY GUTTER AND SPANDREL	SF	-	A08-C	D1.2
5	REPLACE PCC SIDEWALK OR FURNISH AND INSTALL NEW (INCLUDING PCC FLATWORK)	SF	584	A06	D1.2
6	FURNISH AND INSTALL PCC COMMERCIAL DRIVEWAY APRON	SF	620	1	D1.1
7	FURNISH AND INSTALL AC DRIVEWAY TRANSITION	SF	-	4	D1.3
8	RECONSTRUCT COMPOSITE ROADWAY SECTION (5" AC ON 8" CTB)	SF	-	1	D1.3
9	RECONSTRUCT COMPOSITE ROADWAY SECTION (8" AC ON 8" CTB)	SF	10,328	2	D1.3
10	RECONSTRUCT AC PATHWAY	SF	335	3	D1.3
11	FURNISH AND INSTALL NEW DRAINAGE GUTTER PAN	SF	-	A09.1	D1.3
12	PROTECT AND ADJUST, MANHOLE FRAME, GRATE, AND COLLAR TO NEW FINISH GRADE	EA	2	C05	D1.3
13	PROTECT AND ADJUST EXISTING TYPE 1 OR 3 CATCH BASIN TO FINISH GRADE	EA	1		
14	PROTECT AND ADJUST EXISTING UTILITY VALVE BOX TO FINISH GRADE	EA	1	G-8	D1.1
15	FURNISH AND INSTALL SURVEY MONUMENT (SEE NOTE 4, THIS SHEET)	EA	2	A12	D1.1
16	FURNISH AND INSTALL DECORATIVE TRAFFIC/STREET SIGN BASE AND INSTALL SALVAGED STREET NAME SIGN	EA	-	TOG-02	D1.3
17	FURNISH AND INSTALL 4" DOUBLE SOLID YELLOW PAVEMENT STRIPING	LF	50	5	D1.4
18	FURNISH AND INSTALL 8" SOLID WHITE STRIPING	LF	50	6	D1.4
19	FURNISH AND INSTALL 24" WHITE STOP BAR	LF	27	5	D1.4
20	FURNISH AND INSTALL 2x10 WHITE CROSSWALK KEYS	LF	140	5	D1.4
21	FURNISH AND INSTALL RED CURB PAINT	LF	71	M.U.T.C.D. 3G.01	-
22	FURNISH AND INSTALL WHITE DIRECTIONAL ARROW	EA	2	6	D1.4
23	REMOVE AND REPLACE EXISTING FENCING (WROUGHT IRON) (CONTINGENT ITEM)	EA	-		-

GENERAL NOTES:

1. CONTRACTOR TO PROTECT EXISTING CONCRETE FLATWORK AND CURB AND GUTTER UNLESS DESIGNATED FOR REMOVAL AND REPLACEMENT.
2. PCC MANHOLE COLLAR NOT REQUIRED IF ENTIRETY OF MANHOLE IS WITHIN PCC IMPROVEMENTS.
3. RAISE WATER VALVES PER DETAIL G-8/D1.1
4. ALL NEW SURVEY MONUMENT LOCATIONS WILL BE MARKED BY LUMOS & ASSOCIATES, INC. SURVEYOR'S FOR INSTALLATION BY THE CONTRACTOR.

IMPROVEMENT LEGEND

-  RECONSTRUCT ROADWAY, AC PATHWAY & TRANSITION
-  PCC SIDEWALK OR FLATWORK
-  PCC COMMERCIAL DRIVEWAY APRON & TRANSITION
-  PCC TYPE 1 CURB AND GUTTER
-  PCC VALLEY GUTTER

REFERENCE POINT (RP) TABLE

POINT #	STATION/OFFSET	DESCRIPTION
RP-1	"IW" 0+30.0, 34.0' LT	START C&G
RP-2	"IW" 0+51.7, 29.9' LT	END C&G
RP-3	"IW" 1+02.9, 24.4' LT	START C&G
RP-4	"IW" 1+36.9, 26.5' LT	START SW
RP-5	"IW" 1+60.2, 24.7' LT	END SW AND START DW
RP-6	"IW" 1+97.3, 22.4' LT	END DW
RP-7	"IW" 1+97.3, 17.7' LT	END VG
RP-8	"IW" 2+01.8, 17.8' LT	START VG
RP-9	"IW" 2+21.4, 17.8' LT	START VG
RP-10	"IW" 2+42.6, 17.9' LT	END VG
RP-11	"IW" 2+92.6, 18.2' LT	START VG
RP-127	"IW" 2+35.5, 23.5' RT	START AC PATH AND POST CURB
RP-128	"IW" 2+35.5, 18.0' RT	END VG
RP-129	"IW" 1+58.8, 30.0' RT	END DW AND POST CURB
RP-130	"IW" 1+65.6, 0.0' RT	SURVEY MONUMENT
RP-131	"IW" 1+36.6, 21.7' RT	END SW AND START DW
RP-132	"IW" 1+43.7, 17.9' RT	END C&G AND START VG
RP-133	"IW" 1+02.5, 17.2' RT	START C&G
RP-134	"IW" 0+50.7, 18.1' RT	END C&G
RP-135	"IW" 0+45.2, 23.1' RT	START POST CURB

REFERENCE POINT (RP) TABLE

POINT #	STATION/OFFSET	DESCRIPTION
RP-136	"IW" 0+36.4, 18.7' RT	START C&G
RP-137	"IW" 0+20.0, 0.0'	SURVEY MONUMENT
RP-138	"IW" 0+34.0, 24.8' RT	START SW

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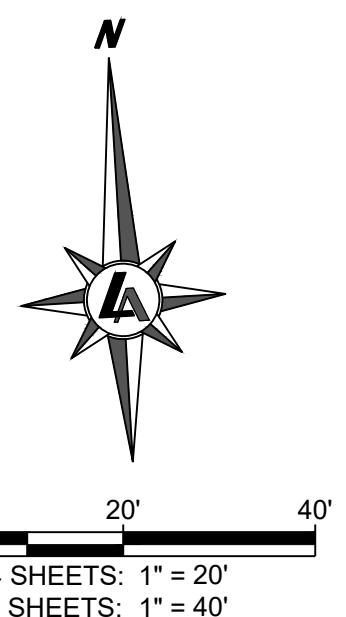
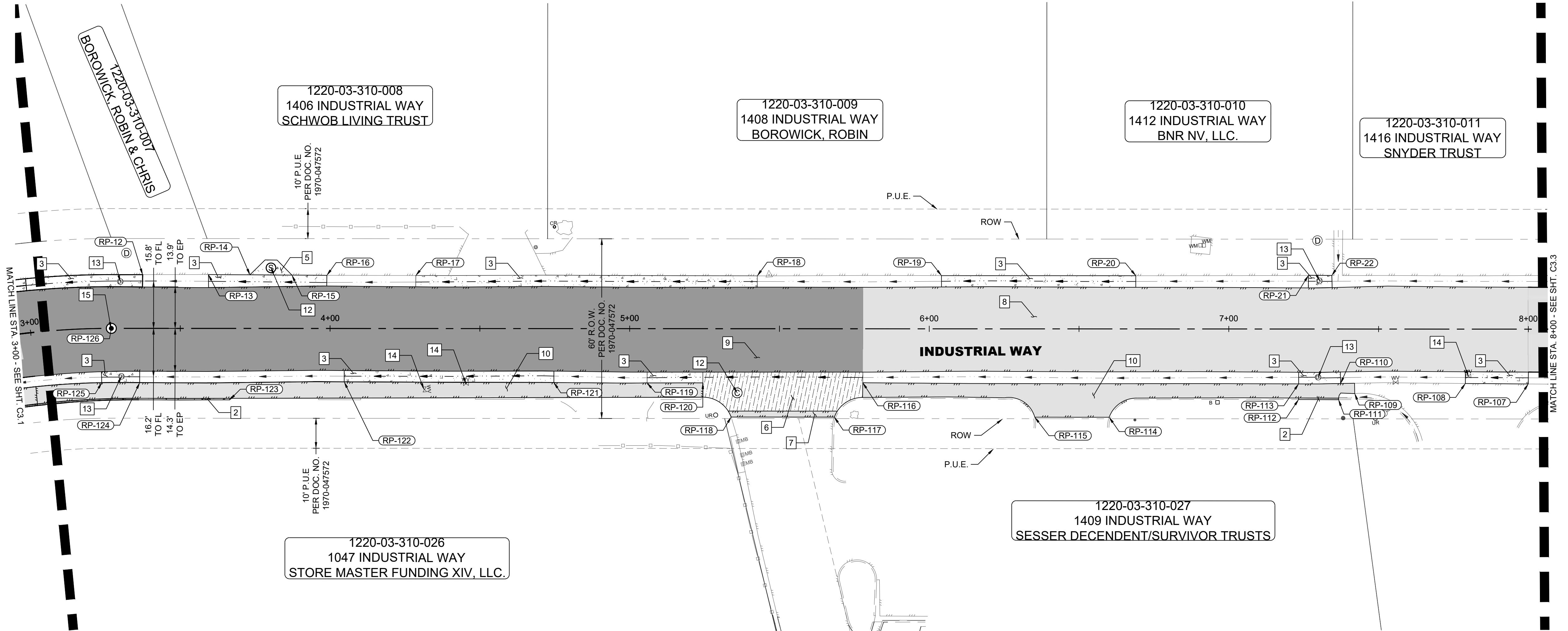
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 BAR IS 1 INCH ON ORIGINAL DRAWING
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C3.1

 DRAWN BY: AAH
 DESIGNED BY: HLM
 CHECKED BY: AJG
 JOB NO.: 1148.000

 TOWN OF GARDNERVILLE
 INDUSTRIAL WAY RECONSTRUCTION
 SURFACE IMPROVEMENT PLANS
 STA 0+00 TO 3+00
 BID SET
 ISSUED FOR CONSTRUCTION
 FEBRUARY, 2026
 RENO
 WASHOE COUNTY



TOWN OF GARDNERVILLE

INDUSTRIAL WAY RECONSTRUCTION

SURFACE IMPROVEMENT PLANS

STA 3+00 TO 8+00

SHEET C2.2 SURFACE IMPROVEMENT QUANTITIES					
NO.	IMPROVEMENT TYPE	UNIT	QTY.	DETAIL	SHEET
1	FURNISH AND INSTALL TYPE 1 PCC CURB AND GUTTER	LF	-	A05-A	D1.2
2	FURNISH AND INSTALL PCC MEDIAN CURB	LF	79	A05-B	D1.2
3	FURNISH AND INSTALL PCC VALLEY GUTTER	LF	401	A09	D1.2
4	FURNISH AND INSTALL PCC VALLEY GUTTER AND SPANDREL	SF	-	A08-C	D1.2
5	REPLACE PCC SIDEWALK OR FURNISH AND INSTALL NEW (INCLUDING PCC FLATWORK)	SF	46	A06	D1.2
6	FURNISH AND INSTALL PCC COMMERCIAL DRIVEWAY APRON	SF	640	1	D1.1
7	FURNISH AND INSTALL AC DRIVEWAY TRANSITION	SF	71	4	D1.3
8	RECONSTRUCT COMPOSITE ROADWAY SECTION (5" AC ON 8" CTB)	SF	6,275	1	D1.3
9	RECONSTRUCT COMPOSITE ROADWAY SECTION (8" AC ON 8" CTB)	SF	7,849	2	D1.3
10	RECONSTRUCT AC PATHWAY	SF	2,114	3	D1.3
11	FURNISH AND INSTALL NEW DRAINAGE GUTTER PAN	SF	-	A09.1	D1.3
12	PROTECT AND ADJUST, MANHOLE FRAME, GRATE, AND COLLAR TO NEW FINISH GRADE	EA	2	C05	D1.3
13	PROTECT AND ADJUST EXISTING TYPE 1 OR 3 CATCH BASIN TO FINISH GRADE	EA	4	0	-
14	PROTECT AND ADJUST EXISTING UTILITY VALVE BOX TO FINISH GRADE	EA	3	G-8	D1.1
15	FURNISH AND INSTALL SURVEY MONUMENT (SEE NOTE 4, THIS SHEET)	EA	1	A12	D1.1
16	FURNISH AND INSTALL DECORATIVE TRAFFIC/STREET SIGN BASE AND INSTALL SALVAGED STREET NAME SIGN	EA	-	TOG-02	D1.3
17	FURNISH AND INSTALL 4" DOUBLE SOLID YELLOW PAVEMENT STRIPING	LF		5	D1.4
18	FURNISH AND INSTALL 8" SOLID WHITE STRIPING	LF	-	6	D1.4
19	FURNISH AND INSTALL 24" WHITE STOP BAR	LF	-	5	D1.4
20	FURNISH AND INSTALL 2'x10' WHITE CROSSWALK KEYS	LF	-	5	D1.4
21	FURNISH AND INSTALL RED CURB PAINT	LF	-	M.U.T.C.D. 3G.01	-
22	FURNISH AND INSTALL WHITE DIRECTIONAL ARROW	EA	-	6	D1.4
23	REMOVE AND REPLACE EXSITNG FENCING (WROUGHT IRON) (CONTINGENT ITEM)	EA	-	0	-

REFERENCE POINT (RP) TABLE

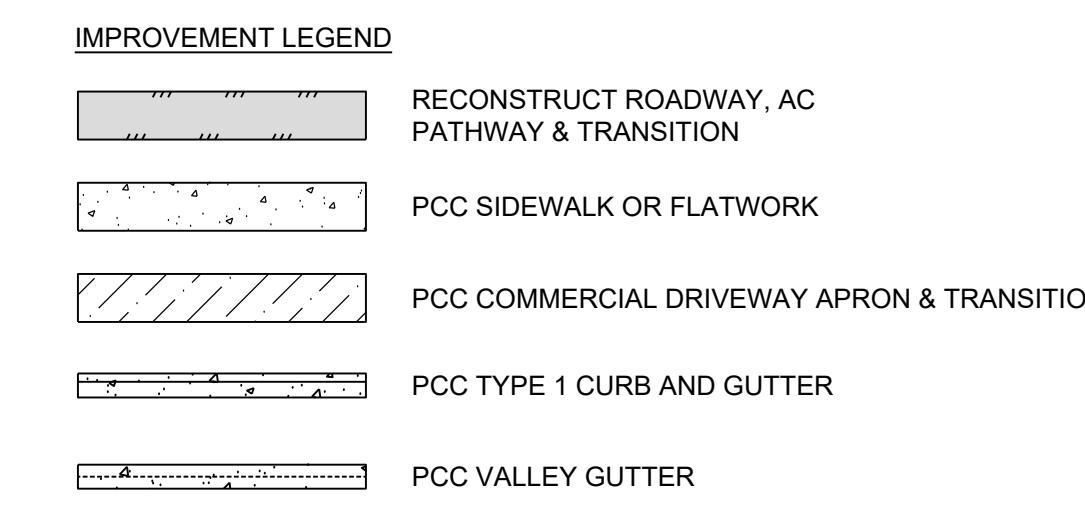
POINT #	STATION/OFFSET	DESCRIPTION
RP-12	"IW" 3+37.4, 17.9' LT	END VG
RP-13	"IW" 3+59.4, 18.0' LT	START VG
RP-14	"IW" 3+73.2, 17.9' LT	START SW
RP-15	"IW" 3+87.2, 17.8' LT	END SW
RP-16	"IW" 3+98.9, 17.8' LT	END VG
RP-17	"IW" 4+28.6, 17.7' LT	START VG
RP-18	"IW" 5+42.6, 17.7' LT	END VG
RP-19	"IW" 6+04.1, 17.8' LT	START VG
RP-20	"IW" 6+68.9, 17.8' LT	END VG
RP-21	"IW" 7+26.6, 17.9' LT	START VG
RP-22	"IW" 7+34.4, 17.9' LT	END VG
RP-107	"IW" 8+00.0, 18.3' RT	END VG
RP-108	"IW" 7+79.0, 18.2' RT	START VG
RP-109	"IW" 7+42.1, 21.5' RT	END AC PATH
RP-110	"IW" 7+37.3, 18.2' RT	END VG
RP-111	"IW" 7+36.7, 23.6' RT	END POST CURB
RP-112	"IW" 7+23.3, 23.5' RT	START POST CURB
RP-113	"IW" 7+23.3, 18.3' RT	START VG
RP-114	"IW" 6+60.1, 29.5' RT	END DW
RP-115	"IW" 6+35.2, 29.5' RT	START DW

REFERENCE POINT (RP) TABLE		
POINT #	STATION/OFFSET	DESCRIPTION
RP-116	"IW" 5+77.8, 18.0' RT	END VG, PCC DW, AND 8" AC SECTION
RP-117	"IW" 5+68.3, 29.5' RT	END AC DW
RP-118	"IW" 5+33.9, 29.5' RT	START AC DW
RP-119	"IW" 5+05.8, 18.1' RT	START VG
RP-120	"IW" 5+24.4, 18.1' RT	START PCC DW AND END AC PATH
RP-121	"IW" 4+74.7, 18.0' RT	END VG
RP-122	"IW" 4+04.7, 17.8' RT	START VG
RP-123	"IW" 3+66.5, 23.9' RT	END POST CURB
RP-124	"IW" 3+36.4, 18.1' RT	END VG
RP-125	"IW" 3+23.5, 18.1' RT	START VG
RP-126	"IW" 3+27.0, 0.0' RT	SURVEY MONUMENT

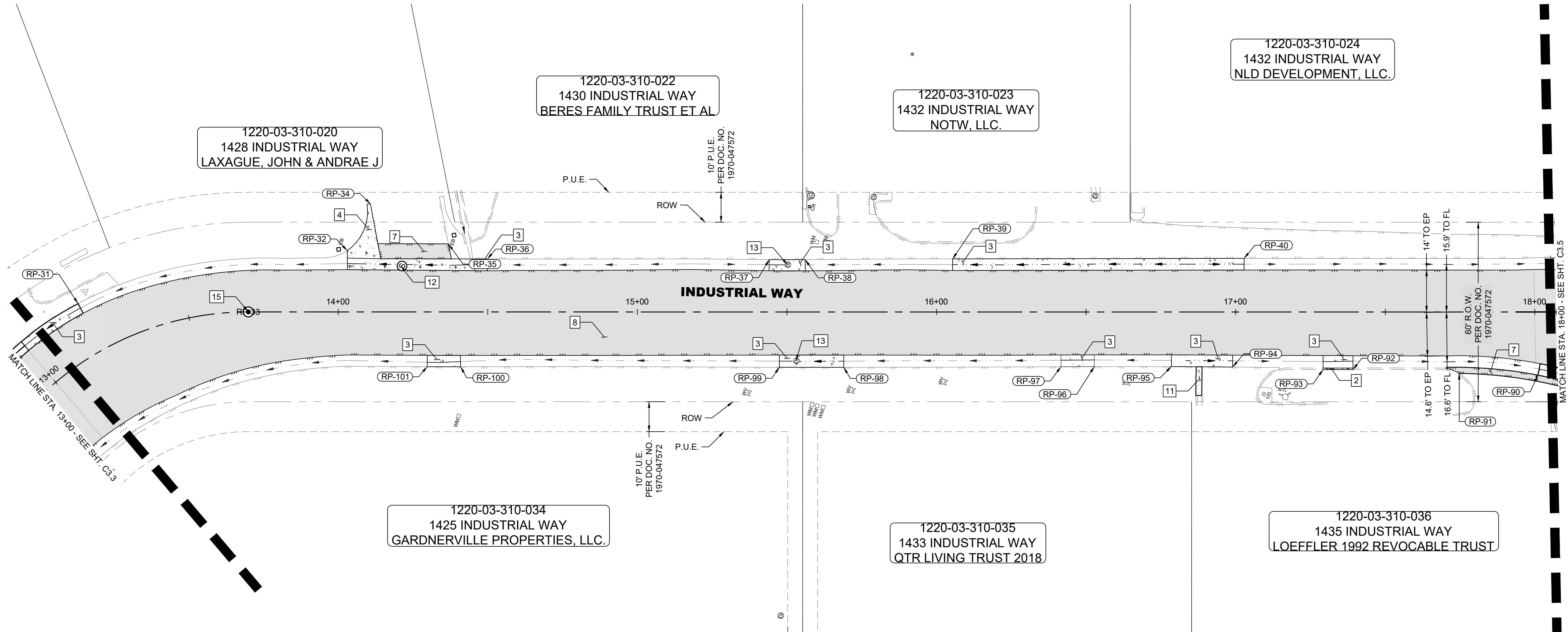
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GENERAL NOTES

1. CONTRACTOR TO PROTECT EXISTING CONCRETE FLATWORK AND CURB AND GUTTER UNLESS DESIGNATED FOR REMOVAL AND REPLACEMENT.
2. PCC MANHOLE COLLAR NOT REQUIRED IF ENTIRETY OF MANHOLE IS WITHIN PCC IMPROVEMENTS.
3. RAISE WATER VALVES PER DETAIL G-8/D1.1
4. ALL NEW SURVEY MONUMENT LOCATIONS WILL BE MARKED BY LUMOS & ASSOCIATES, INC. SURVEYOR'S FOR INSTALLATION BY THE CONTRACTOR.



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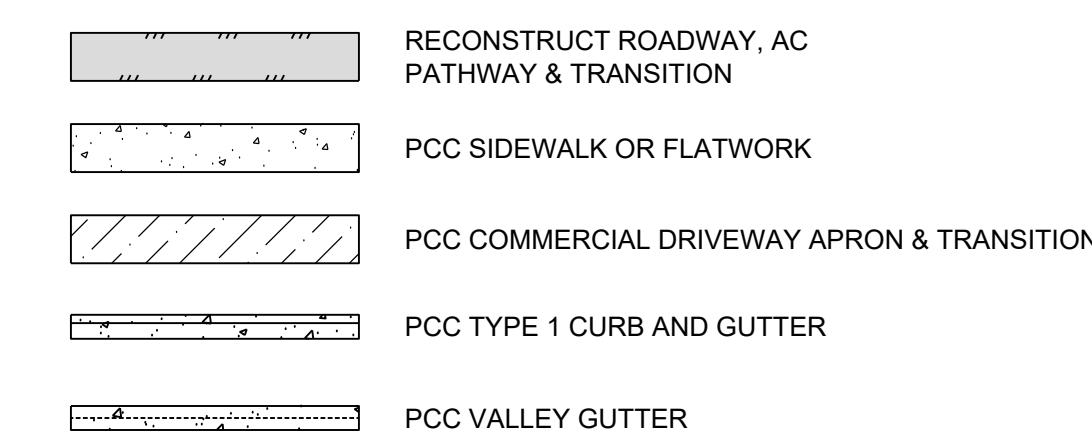


SHEET C.4 SURFACE IMPROVEMENT QUANTITIES					
NO.	IMPROVEMENT TYPE	UNIT	QTY.	DETAIL	HEET
1	FURNISH AND INSTALL TYPE 1 PCC CURB AND GUTTER	LF	-	A05-A	D1.2
2	FURNISH AND INSTALL PCC MEDIAN CURB	LF	10	A05-B	D1.2
3	FURNISH AND INSTALL PCC VALLEY GUTTER	LF	211	A09	D1.2
4	FURNISH AND INSTALL PCC VALLEY GUTTER AND SPANDEL	SF	256	A08-C	D1.2
5	REPLACE PCC SIDEWALK OR FURNISH AND INSTALL NEW (INCLUDING PCC FLATWORK)	SF	-	A06	D1.2
6	FURNISH AND INSTALL PCC COMMERCIAL DRIVEWAY APRON	SF	-	1	D1.1
7	FURNISH AND INSTALL AC DRIVEWAY TRANSITION	SF	175	4	D1.3
8	RECONSTRUCT COMPOSITE ROADWAY SECTION (5" AC ON 8" CTB)	SF	14,753	1	D1.3
9	RECONSTRUCT COMPOSITE ROADWAY SECTION (8" AC ON 8" CTB)	SF	-	2	D1.3
10	RECONSTRUCT AC PATHWAY	SF	-	3	D1.3
11	FURNISH AND INSTALL NEW DRAINAGE GUTTER PAN	SF	20	A09.1	D1.3
12	PROTECT AND ADJUST, MANHOLE FRAME, GRATE, AND COLLAR TO NEW FINISH GRADE	EA	1	C05	D1.3
13	PROTECT AND ADJUST EXISTING TYPE 1 OR 3 CATCH BASIN TO FINISH GRADE	EA	2	0	-
14	PROTECT AND ADJUST EXISTING UTILITY VALVE BOX TO FINISH GRADE	EA	-	G-8	D1.1
15	FURNISH AND INSTALL SURVEY MONUMENT (SEE NOTE 4, THIS SHEET)	EA	1	A12	D1.1
16	FURNISH AND INSTALL DECORATIVE TRAFFIC/STREET SIGN BASE AND INSTALL SALVAGED STREET NAME SIGN	EA		TOG-02	D1.3
17	FURNISH AND INSTALL 4" DOUBLE SOLID YELLOW PAVEMENT STRIPING	LF	5		D1.4
18	FURNISH AND INSTALL 8" SOLID WHITE STRIPING	LF	-	6	D1.4
19	FURNISH AND INSTALL 24" WHITE STOP BAR	LF	-	5	D1.4
20	FURNISH AND INSTALL 2x10 WHITE CROSSWALK KEYS	LF	-	5	D1.4
21	FURNISH AND INSTALL RED CURB PAINT	LF	-	M.U.T.C.D. 3G.01	-
22	FURNISH AND INSTALL WHITE DIRECTIONAL ARROW	EA	-	6	D1.4
23	REMOVE AND REPLACE EXISTING FENCING (WROUGHT IRON) (CONTINGENT ITEM)	EA	-	0	-

GENERAL NOTES:

1. CONTRACTOR TO PROTECT EXISTING CONCRETE FLATWORK AND CURB AND GUTTER UNLESS DESIGNATED FOR REMOVAL AND REPLACEMENT.
2. PCC MANHOLE COLLAR NOT REQUIRED IF ENTIRETY OF MANHOLE IS WITHIN PCC IMPROVEMENTS.
3. RAISE WATER VALVES PER DETAIL G-8/D1.1
4. ALL NEW SURVEY MONUMENT LOCATIONS WILL BE MARKED BY LUMOS & ASSOCIATES, INC. SURVEYOR'S FOR INSTALLATION BY THE CONTRACTOR.

IMPROVEMENT LEGEND



REFERENCE POINT (RP) TABLE

POINT #	STATION/OFFSET	DESCRIPTION
RP-31	"IW" 13+19.4, 17.5' LT	END VG
RP-32	"IW" 14+03.0, 20.5' LT	START VG & SPANDEL
RP-33	"IW" 13+70.0, 0.0'	SURVEY MONUMENT
RP-34	"IW" 14+10.8, 36.1' LT	END VG & SPANDEL
RP-35	"IW" 14+36.8, 22.8' LT	END AC
RP-36	"IW" 14+49.9, 17.7' LT	END VG
RP-37	"IW" 15+44.1, 17.5' LT	START VG
RP-38	"IW" 15+56.1, 17.5' LT	END VG
RP-39	"IW" 16+05.4, 17.7' LT	START VG
RP-40	"IW" 17+02.8, 17.9' LT	END VG
RP-90	"IW" 18+01.0, 21.1' RT	START VG
RP-91	"IW" 17+74.7, 20.5' RT	START AC DW
RP-92	"IW" 17+39.2, 19.2' RT	END VG AND POST CURB
RP-93	"IW" 17+29.2, 19.3' RT	START VG AND POST CURB
RP-94	"IW" 16+99.0, 18.4' RT	END VG
RP-95	"IW" 16+78.5, 18.2' RT	START VG
RP-96	"IW" 16+52.8, 18.3' RT	END VG
RP-97	"IW" 16+41.6, 18.3' RT	START VG
RP-98	"IW" 15+69.0, 18.5' RT	END VG
RP-99	"IW" 15+47.5, 18.5' RT	START VG

REFERENCE POINT (RP) TABLE

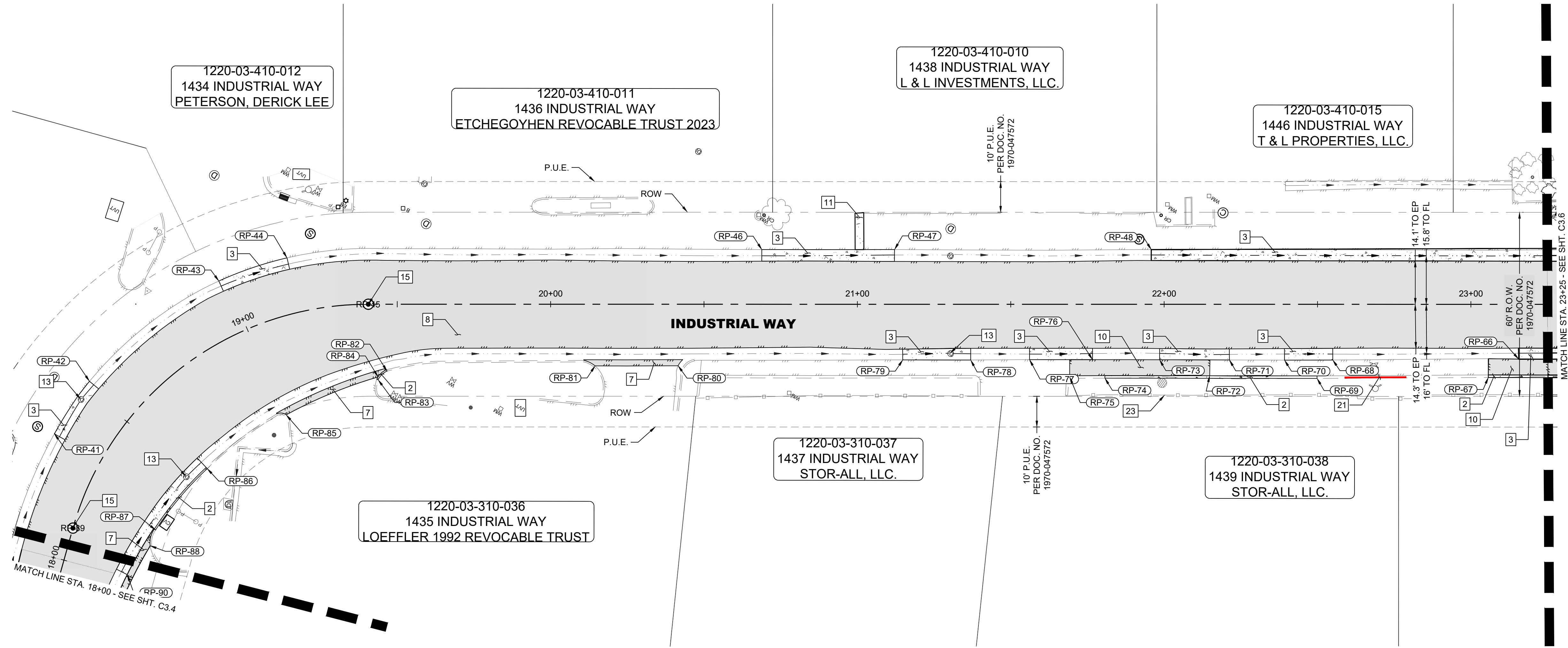
POINT #	STATION/OFFSET	DESCRIPTION
RP-100	"IW" 14+40.9, 18.3' RT	END VG
RP-101	"IW" 14+29.8, 18.3' RT	START VG

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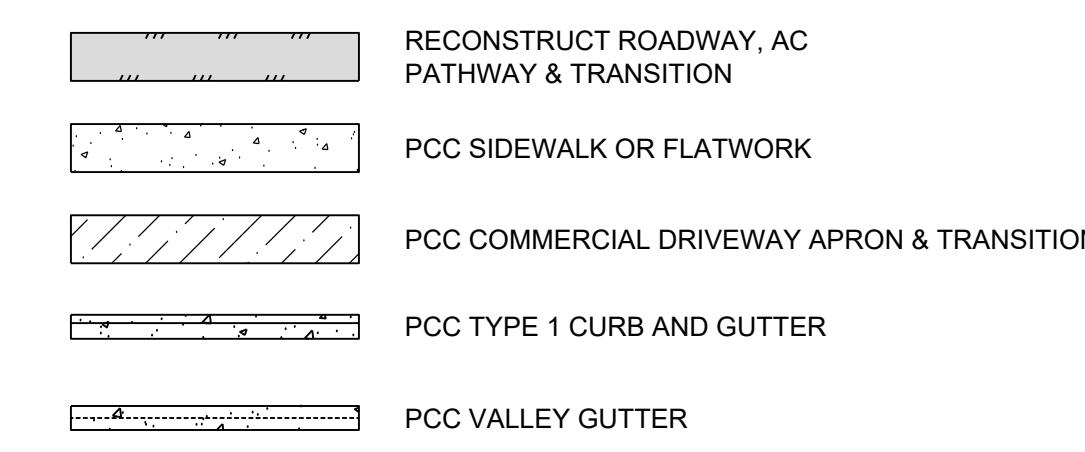


SHEET C2.5 SURFACE IMPROVEMENT QUANTITIES					
NO.	IMPROVEMENT TYPE	UNIT	QTY.	DETAIL	HEET
1	FURNISH AND INSTALL TYPE 1 PCC CURB AND GUTTER	LF	-	A05-A	D1.2
2	FURNISH AND INSTALL PCC MEDIAN CURB	LF	120	A05-B	D1.2
3	FURNISH AND INSTALL PCC VALLEY GUTTER	LF	351	A09	D1.2
4	FURNISH AND INSTALL PCC VALLEY GUTTER AND SPANDREL	SF	-	A08-C	D1.2
5	REPLACE PCC SIDEWALK OR FURNISH AND INSTALL NEW (INCLUDING PCC FLATWORK)	SF	-	A06	D1.2
6	FURNISH AND INSTALL PCC COMMERCIAL DRIVEWAY APRON	SF	-	1	D1.1
7	FURNISH AND INSTALL AC DRIVEWAY TRANSITION	SF	158	4	D1.3
8	RECONSTRUCT COMPOSITE ROADWAY SECTION (5" AC ON 8" CTB)	SF	15,968	1	D1.3
9	RECONSTRUCT COMPOSITE ROADWAY SECTION (8" AC ON 8" CTB)	SF	-	2	D1.3
10	RECONSTRUCT AC PATHWAY	SF	338	3	D1.3
11	FURNISH AND INSTALL NEW DRAINAGE GUTTER PAN	SF	35	A09.1	D1.3
12	PROTECT AND ADJUST, MANHOLE FRAME, GRATE, AND COLLAR TO NEW FINISH GRADE	EA	-	C05	D1.3
13	PROTECT AND ADJUST EXISTING TYPE 1 OR 3 CATCH BASIN TO FINISH GRADE	EA	3	0	-
14	PROTECT AND ADJUST EXISTING UTILITY VALVE BOX TO FINISH GRADE	EA	-	G-8	D1.1
15	FURNISH AND INSTALL SURVEY MONUMENT (SEE NOTE 4, THIS SHEET)	EA	2	A12	D1.1
16	FURNISH AND INSTALL DECORATIVE TRAFFIC/STREET SIGN BASE AND INSTALL SALVAGED STREET NAME SIGN	EA		TOG-02	D1.3
17	FURNISH AND INSTALL 4" DOUBLE SOLID YELLOW PAVEMENT STRIPING	LF	5	D1.4	
18	FURNISH AND INSTALL 8" SOLID WHITE STRIPING	LF	-	6	D1.4
19	FURNISH AND INSTALL 24" WHITE STOP BAR	LF	-	5	D1.4
20	FURNISH AND INSTALL 2x10 WHITE CROSSWALK KEYS	LF	-	5	D1.4
21	FURNISH AND INSTALL RED CURB PAINT	LF	20	M.U.T.C.D. 3G.01	-
22	FURNISH AND INSTALL WHITE DIRECTIONAL ARROW	EA	-	6	D1.4
23	REMOVE AND REPLACE EXISTING FENCING (WROUGHT IRON) (CONTINGENT ITEM)	EA	TBD	0	-

GENERAL NOTES:

1. CONTRACTOR TO PROTECT EXISTING CONCRETE FLATWORK AND CURB AND GUTTER UNLESS DESIGNATED FOR REMOVAL AND REPLACEMENT.
2. PCC MANHOLE COLLAR NOT REQUIRED IF ENTIRETY OF MANHOLE IS WITHIN PCC IMPROVEMENTS.
3. RAISE WATER VALVES PER DETAIL G-8/D1.1
4. ALL NEW SURVEY MONUMENT LOCATIONS WILL BE MARKED BY LUMOS & ASSOCIATES, INC. SURVEYOR'S FOR INSTALLATION BY THE CONTRACTOR.

IMPROVEMENT LEGEND



REFERENCE POINT (RP) TABLE

POINT #	STATION/OFFSET	DESCRIPTION
RP-78	"IW" 21+36.9, 18.2' RT	START VG
RP-42	"IW" 18+52.4, 17.8' LT	END VG
RP-43	"IW" 18+98.0, 18.1' LT	START VG
RP-44	"IW" 19+17.9, 18.1' LT	END VG
RP-45	"IW" 19+40.6, 0.0' RT	SURVEY MONUMENT
RP-46	"IW" 20+68.8, 17.8' LT	START VG
RP-47	"IW" 21+12.1, 17.8' LT	END VG
RP-48	"IW" 21+95.8, 17.8' LT	START VG
RP-66	"IW" 23+15.6, 17.8' RT	START VG
RP-67	"IW" 23+05.7, 23.9' RT	START POST CURB
RP-68	"IW" 22+55.0, 18.2' RT	END VG
RP-69	"IW" 22+49.8, 24.2' RT	END POST CURB
RP-70	"IW" 22+39.2, 18.2' RT	START VG
RP-71	"IW" 22+21.3, 18.2' RT	END VG
RP-72	"IW" 22+14.9, 23.3' RT	END AC PATH
RP-73	"IW" 21+98.5, 18.1' RT	START VG
RP-74	"IW" 21+80.7, 24.1' RT	START POST CURB
RP-75	"IW" 21+69.2, 23.7' RT	START AC PATH
RP-76	"IW" 21+76.6, 18.0' RT	END VG
RP-77	"IW" 21+56.1, 18.0' RT	START VG

REFERENCE POINT (RP) TABLE

POINT #	STATION/OFFSET	DESCRIPTION
RP-78	"IW" 21+36.9, 18.2' RT	END VG
RP-79	"IW" 21+14.8, 18.1' RT	START VG
RP-80	"IW" 20+41.6, 20.1' RT	END AC DW
RP-81	"IW" 20+14.5, 20.1' RT	START AC DW
RP-82	"IW" 19+46.7, 21.8' RT	END POST CURB
RP-83	"IW" 19+43.8, 24.6' RT	START POST CURB
RP-84	"IW" 19+43.7, 23.7' RT	END AC DW
RP-85	"IW" 19+00.9, 30.7' RT	START AC DW
RP-86	"IW" 18+55.9, 29.9' RT	END VG AND POST CURB
RP-87	"IW" 18+19.9, 25.8' RT	START POST CURB
RP-88	"IW" 18+12.6, 25.8' RT	END AC DW
RP-89	"IW" 18+10.8, 0.0'	SURVEY MONUMENT

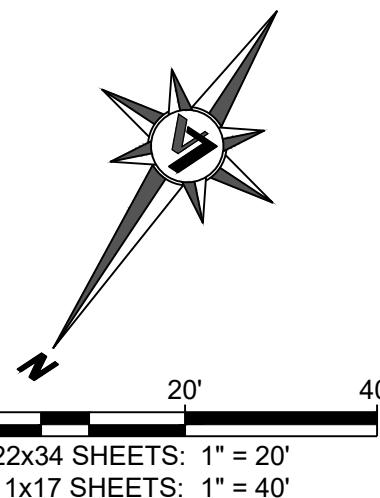
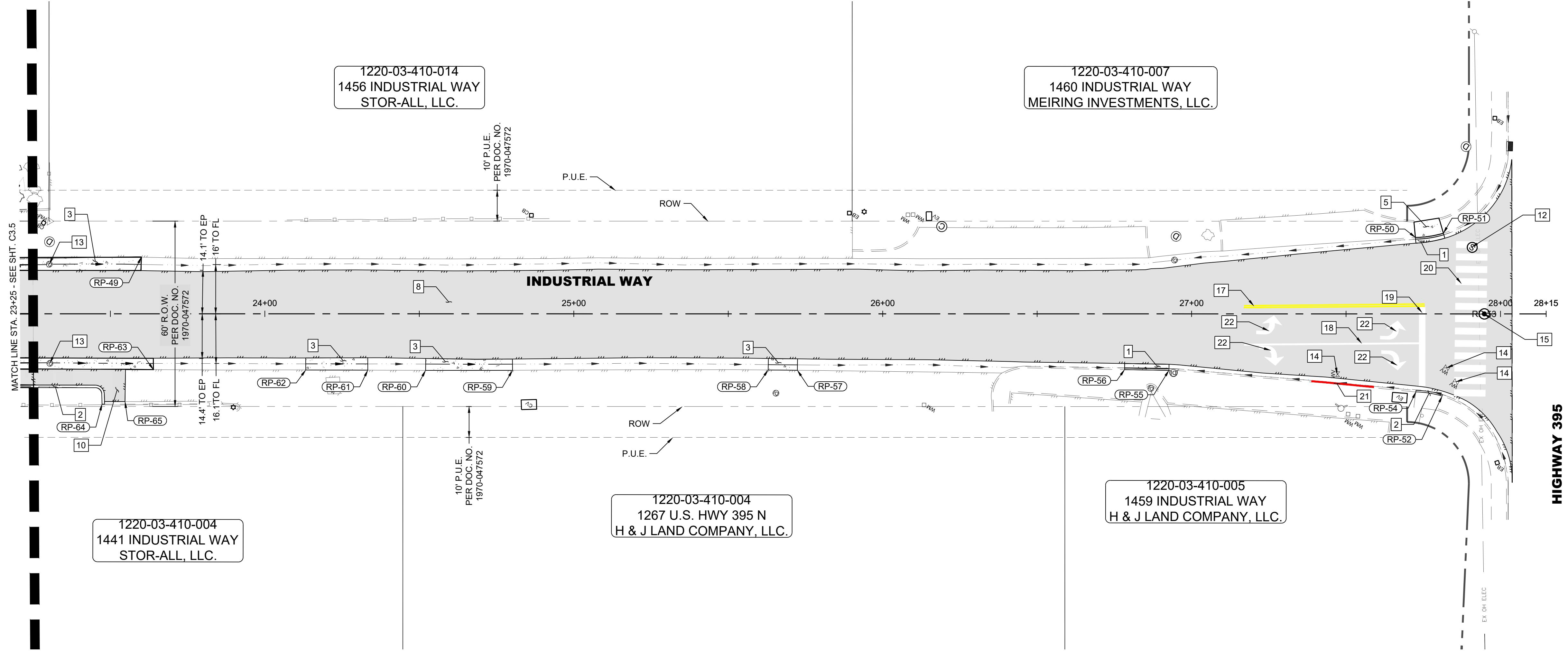
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**INDUSTRIAL WAY RECONSTRUCTION
SURFACE IMPROVEMENT PLANS
STA 23+25 TO 28+15**

BID SET
ISSUED FOR CONSTRUCTION
FEBRUARY, 2026

TOWN OF GARDNERVILLE
NEVADA

WASHOE COUNTY

RENO

SHEET C2.6 SURFACE IMPROVEMENT QUANTITIES					
NO.	IMPROVEMENT TYPE	UNIT	QTY.	DETAIL	HEET
1	FURNISH AND INSTALL TYPE 1 PCC CURB AND GUTTER	LF	32	A05-A	D1.2
2	FURNISH AND INSTALL PCC MEDIAN CURB	LF	23	A05-B	D1.2
3	FURNISH AND INSTALL PCC VALLEY GUTTER	LF	132	A09	D1.2
4	FURNISH AND INSTALL PCC VALLEY GUTTER AND SPANDREL	SF	-	A08-C	D1.2
5	REPLACE PCC SIDEWALK OR FURNISH AND INSTALL NEW (INCLUDING PCC FLATWORK)	SF	46	A06	D1.2
6	FURNISH AND INSTALL PCC COMMERCIAL DRIVEWAY APRON	SF	-	1	D1.1
7	FURNISH AND INSTALL AC DRIVEWAY TRANSITION	SF		4	D1.3
8	RECONSTRUCT COMPOSITE ROADWAY SECTION (5" AC ON 8" CTB)	SF	15,565	1	D1.3
9	RECONSTRUCT COMPOSITE ROADWAY SECTION (8" AC ON 8" CTB)	SF	-	2	D1.3
10	RECONSTRUCT AC PATHWAY	SF	191	3	D1.3
11	FURNISH AND INSTALL NEW DRAINAGE GUTTER PAN	SF	-	A09.1	D1.3
12	PROTECT AND ADJUST, MANHOLE FRAME, GRATE, AND COLLAR TO NEW FINISH GRADE	EA	1	C05	D1.3
13	PROTECT AND ADJUST EXISTING TYPE 1 OR 3 CATCH BASIN TO FINISH GRADE	EA	2	0	-
14	PROTECT AND ADJUST EXISTING UTILITY VALVE BOX TO FINISH GRADE	EA	3	G-8	D1.1
15	FURNISH AND INSTALL SURVEY MONUMENT (SEE NOTE 4, THIS SHEET)	EA	1	A12	D1.1
16	FURNISH AND INSTALL DECORATIVE TRAFFIC/STREET SIGN BASE AND INSTALL SALVAGED STREET NAME SIGN	EA		TOG-02	D1.3
17	FURNISH AND INSTALL 4" DOUBLE SOLID YELLOW PAVEMENT STRIPING	LF	58	5	D1.4
18	FURNISH AND INSTALL 8" SOLID WHITE STRIPING	LF	58	6	D1.4
19	FURNISH AND INSTALL 24" WHITE STOP BAR	LF	26	5	D1.4
20	FURNISH AND INSTALL 2x10 WHITE CROSSWALK KEYS	LF	130	5	D1.4
21	FURNISH AND INSTALL RED CURB PAINT	LF	21	M.U.T.C.D. 3G.01	-
22	FURNISH AND INSTALL WHITE DIRECTIONAL ARROW	EA	4	6	D1.4
23	REMOVE AND REPLACE EXISTING FENCING (WROUGHT IRON) (CONTINGENT ITEM)	EA	-	0	-

GENERAL NOTES:

- CONTRACTOR TO PROTECT EXISTING CONCRETE FLATWORK AND CURB AND GUTTER UNLESS DESIGNATED FOR REMOVAL AND REPLACEMENT.
- PCC MANHOLE COLLAR NOT REQUIRED IF ENTIRETY OF MANHOLE IS WITHIN PCC IMPROVEMENTS.
- RAISE WATER VALVES PER DETAIL G-8/D1.1
- ALL NEW SURVEY MONUMENT LOCATIONS WILL BE MARKED BY LUMOS & ASSOCIATES, INC. SURVEYOR'S FOR INSTALLATION BY THE CONTRACTOR.

IMPROVEMENT LEGEND

- RECONSTRUCT ROADWAY, AC PATHWAY & TRANSITION
- PCC SIDEWALK OR FLATWORK
- PCC COMMERCIAL DRIVEWAY APRON & TRANSITION
- PCC TYPE 1 CURB AND GUTTER
- PCC VALLEY GUTTER

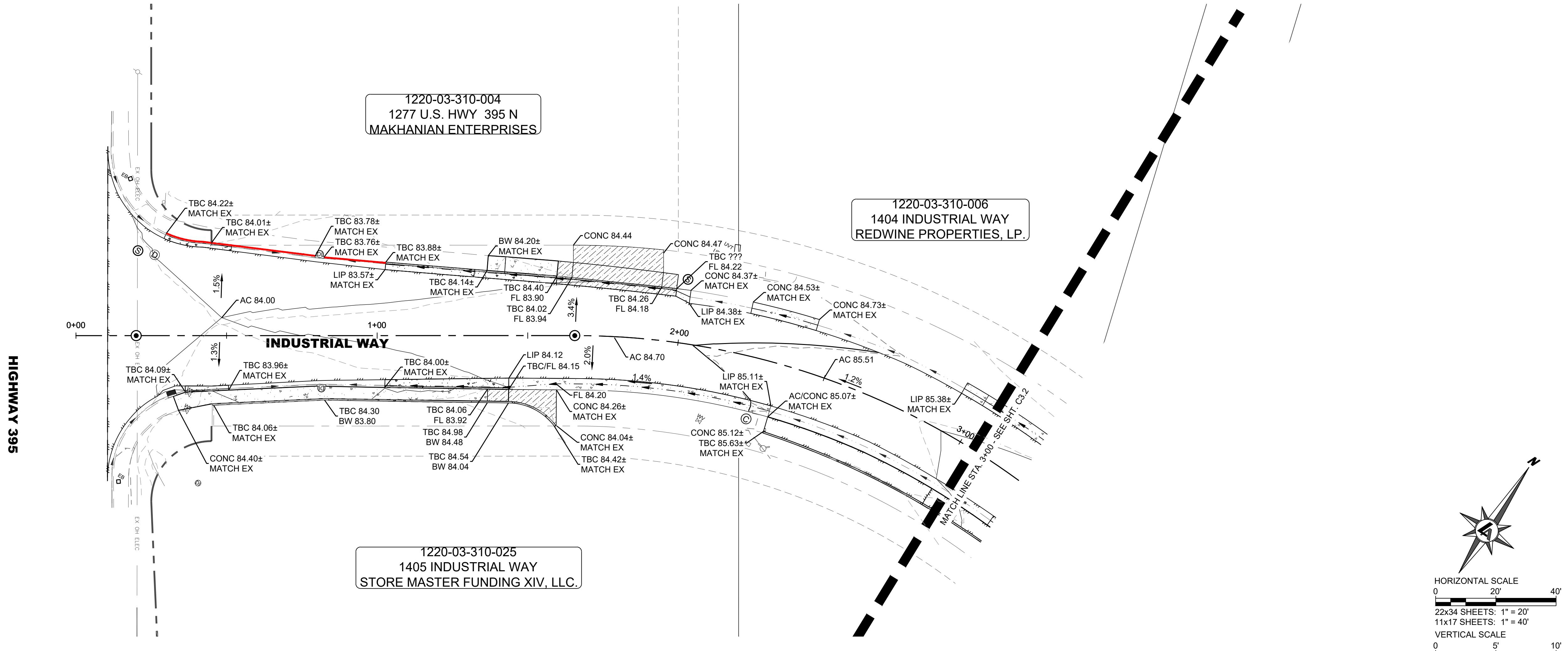
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TOWN OF GARDNERVILLE

INDUSTRIAL WAY RECONSTRUCTION

GRADING PLANS

STA 0+00 TO 3+00

950 SANDHILL ROAD, SUITE 100
RENO, NV 89521
TEL: 775.827.6111

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TOWN OF GARDNERVILLE
ALL WAY RECONSTRUCTION
GRADING PLANS
;TA 0+00 TO 3+00
WASHOE COUNTY

INDUSTRIA C S

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CHECKED BY: AJG
JOB NO.: 11448.000

INDUSTRIAL WAY - STA:0+00 TO STA:3+00

STA = 0+10.52
ELEV = 4784.544

STA = 1+12.90
ELEV = 4784.241

STA = 2+13.59
ELEV = 4785.090

EXISTING SURFACE

FINISH GRADE

1.6%

0.7%

1.2%

(4784.19)
4784.19

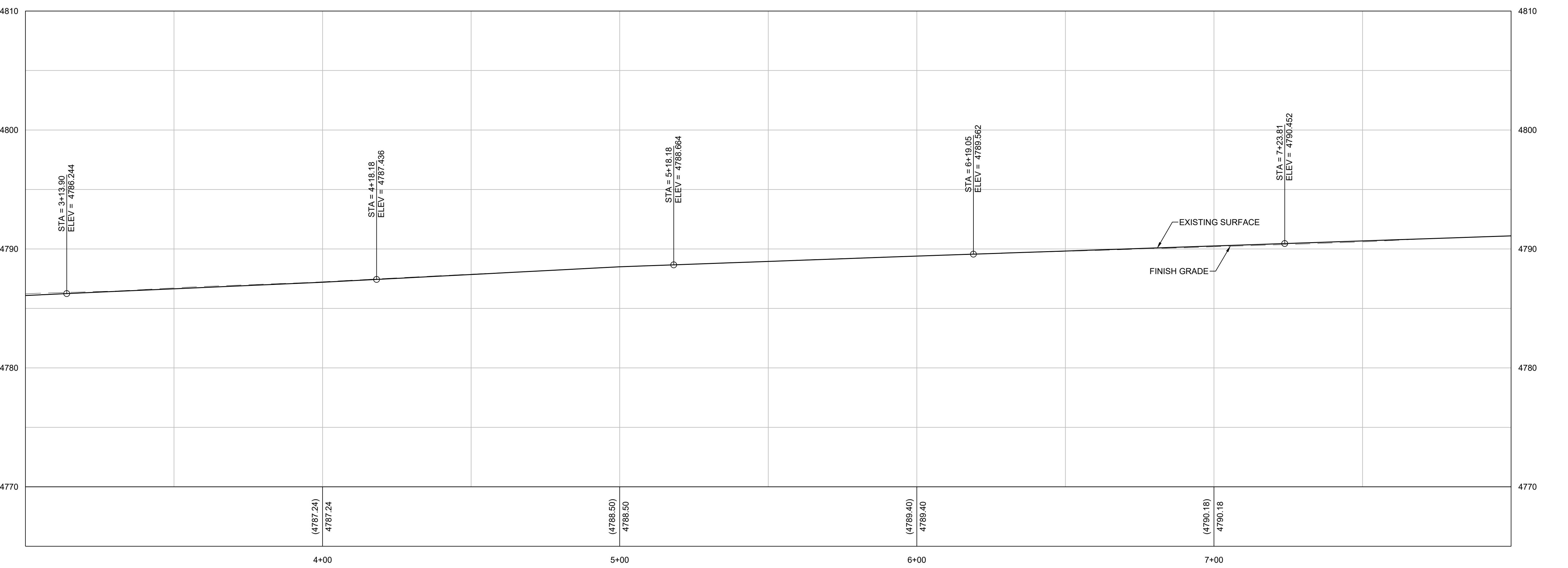
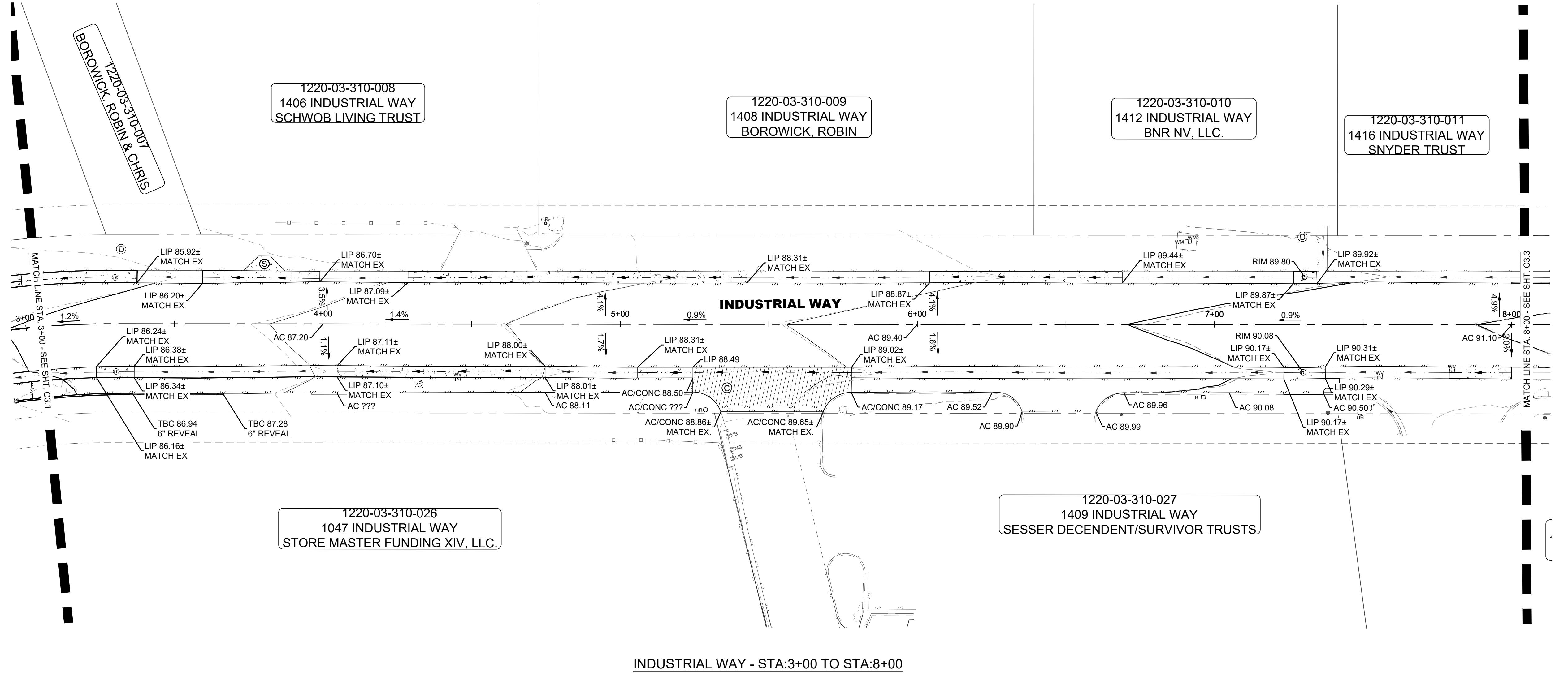
(4784.85)
4784.85

1+00

2+00

4770 4780 4790 4800

4770 4780 4790 4800



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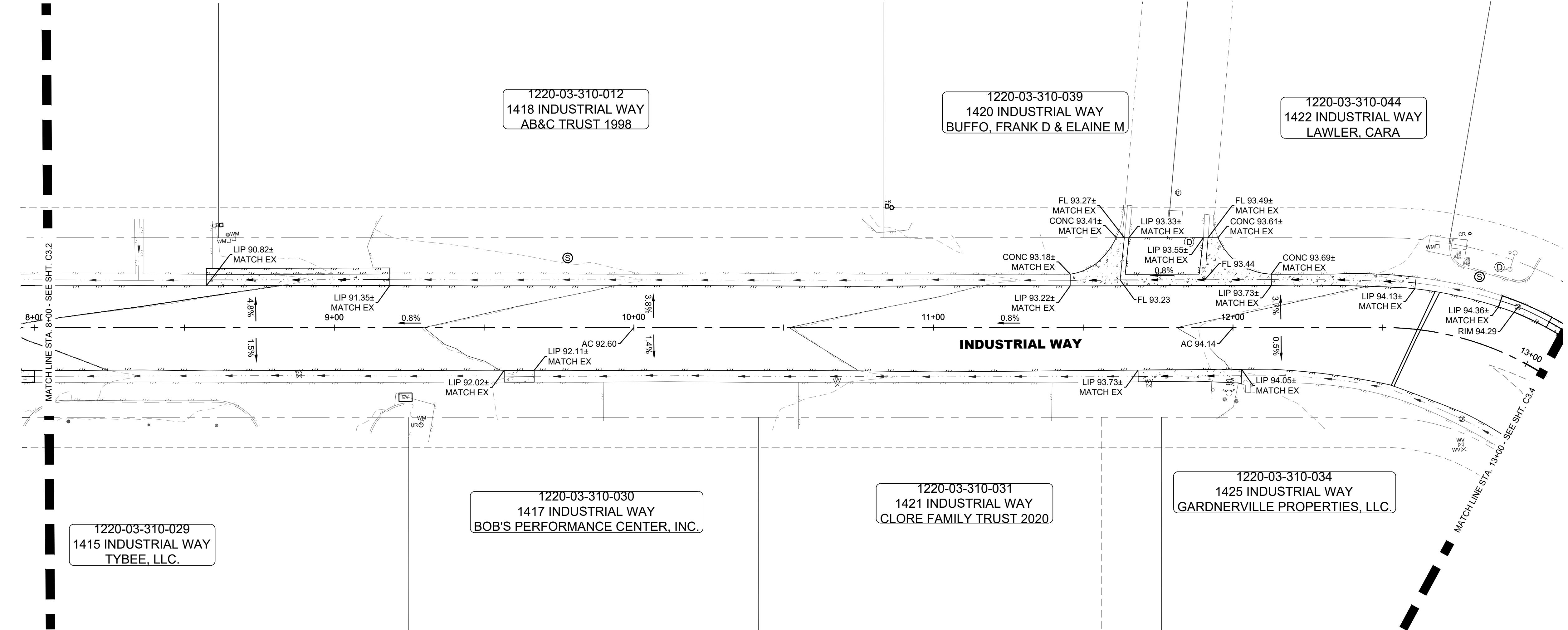
**INDUSTRIAL WAY RECONSTRUCTION
GRADING PLANS
STA 3+00 TO 8+00**

TOWN OF GARDNERVILLE
WASHOE COUNTY
RENO

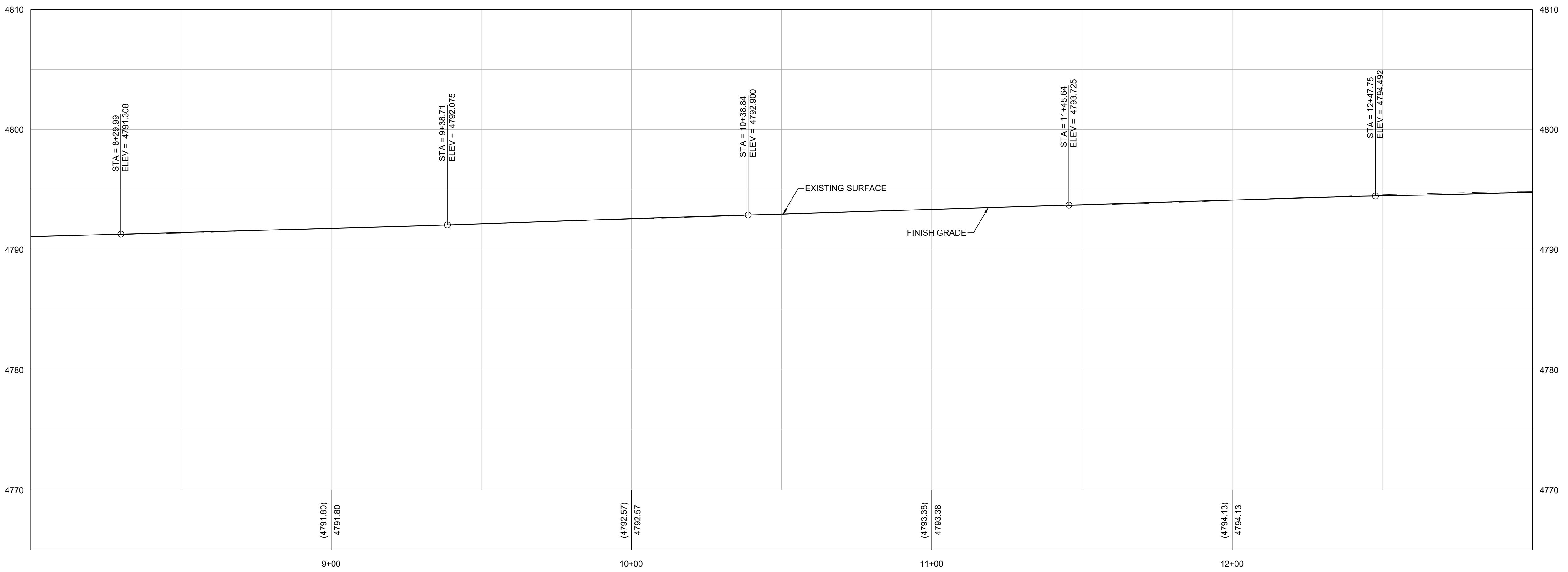
**INDUSTRIAL WAY RECONSTRUCTION
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STA 3+00 TO 8+00**

**LUMOS
& ASSOCIATES**
950 SANDHILL ROAD, SUITE 100
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TEL: 775.827.6111
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INDUSTRIAL WAY - STA:8+00 TO STA:13+00



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**INDUSTRIAL WAY RECONSTRUCTION
GRADING PLANS
STA 8+00 TO 13+00**

TOWN OF GARDNERVILLE

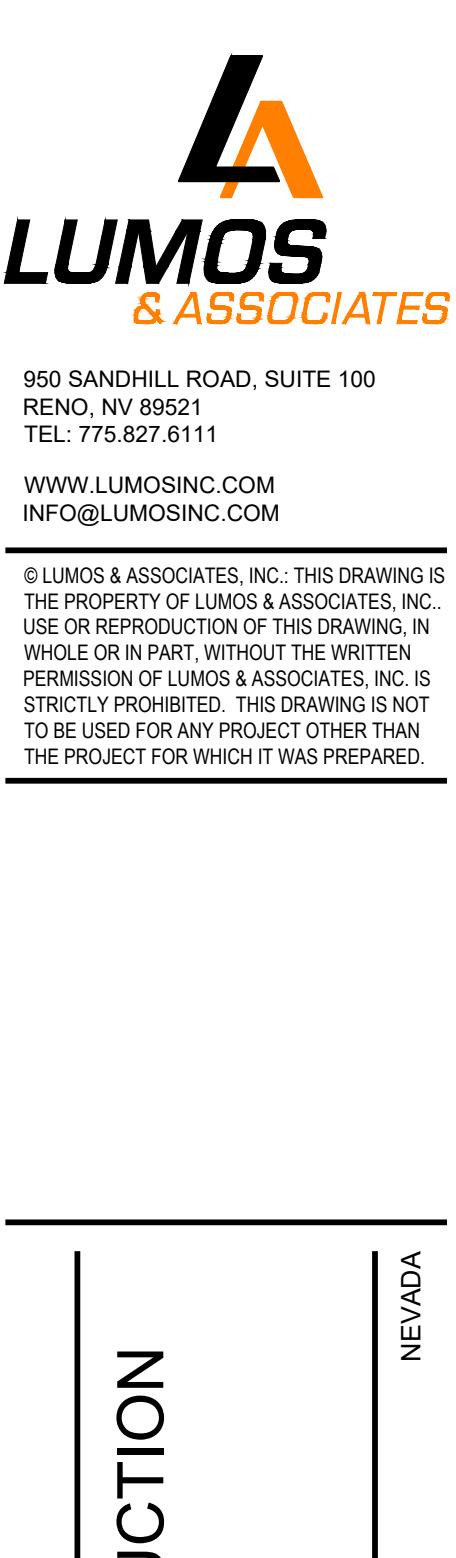
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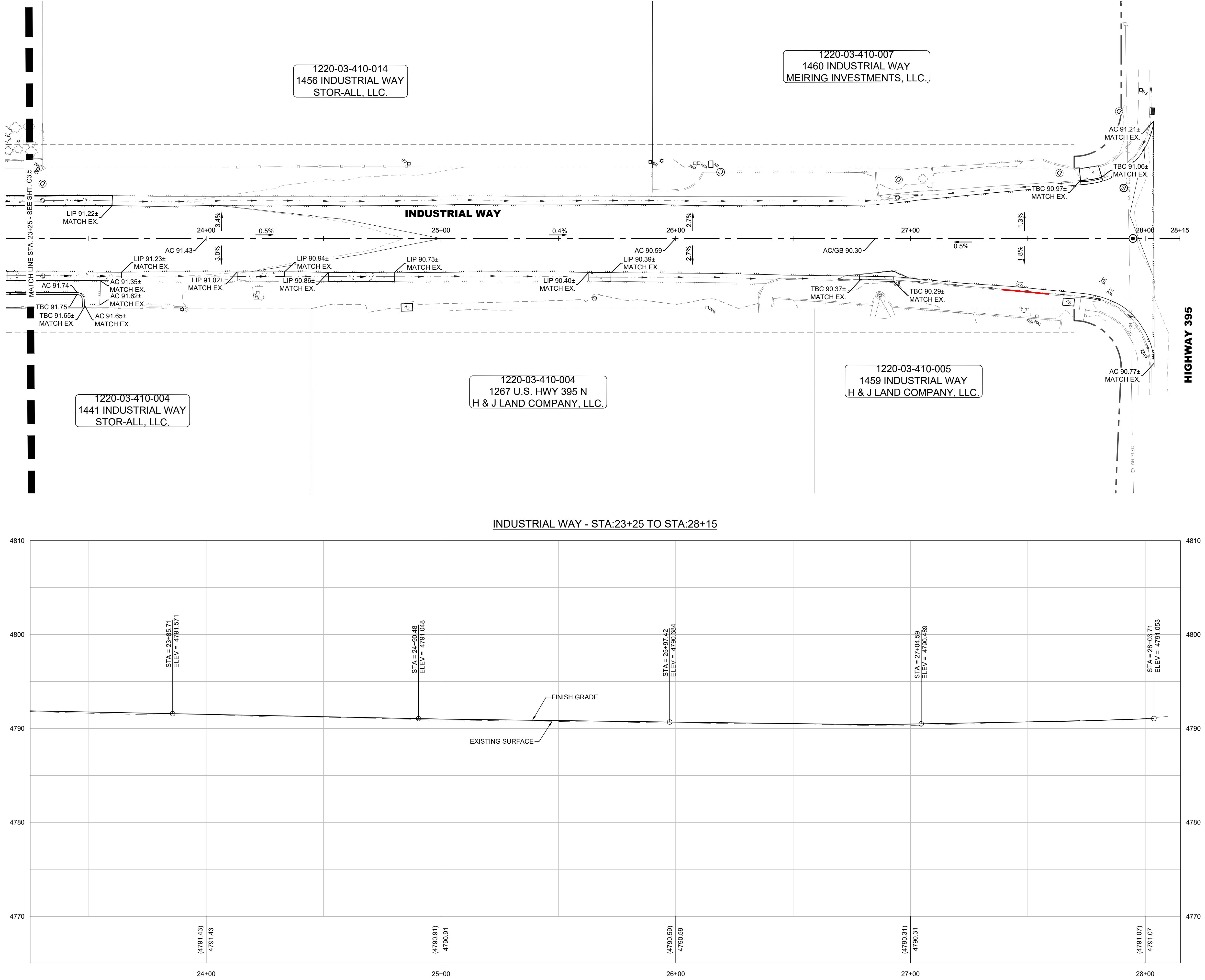
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TOWN OF GARDNERVILLE

IAL WAY RECONSTRUCTION

GRADING PLANS

STA 23+25 TO 28+15



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10. *Journal of the American Statistical Association*, 1980, 75, 338-342.

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INDUS

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 INDUSTRIAL WAY RECONSTRUCTION
 DETAIL SHEETS
 DETAILS

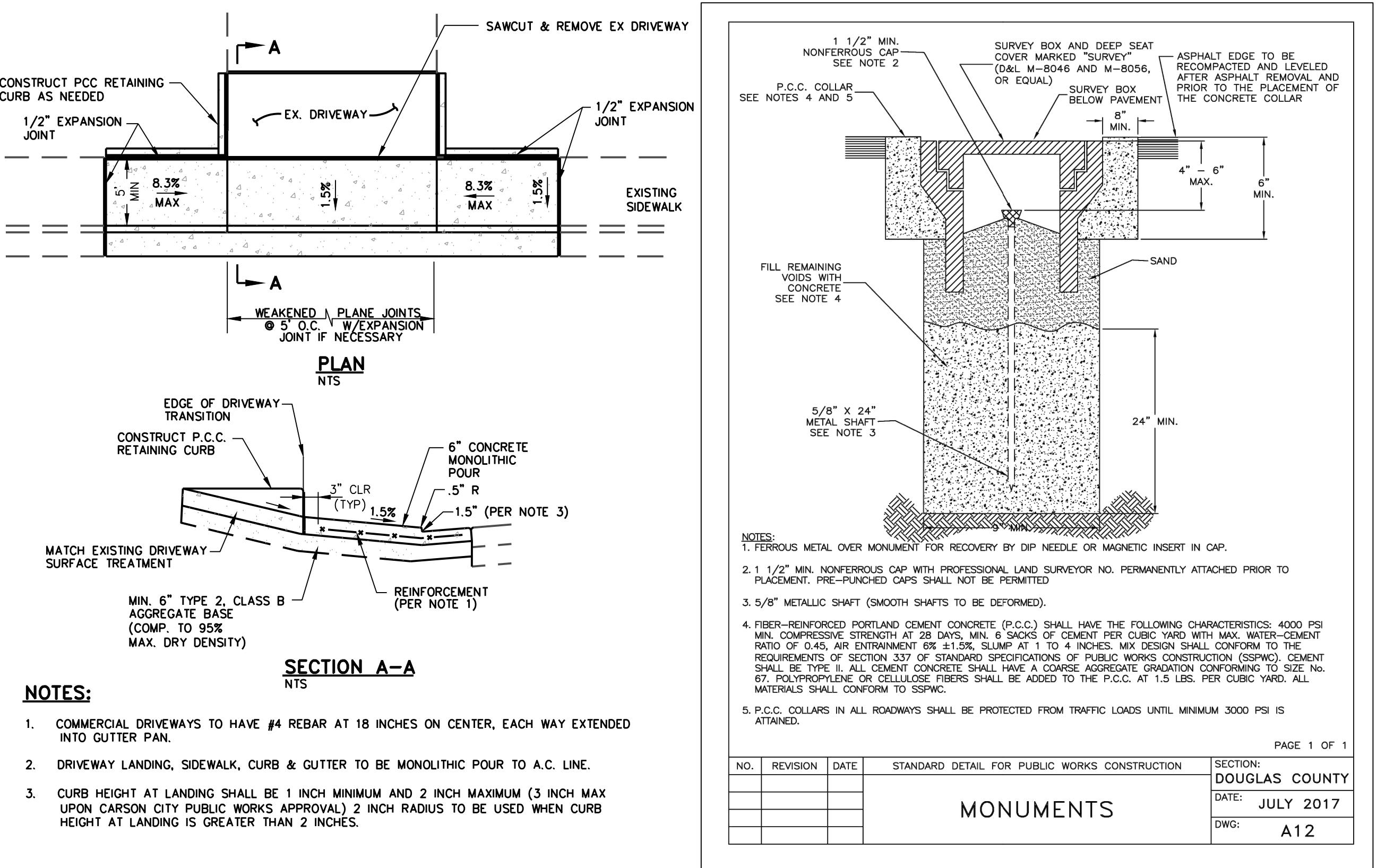
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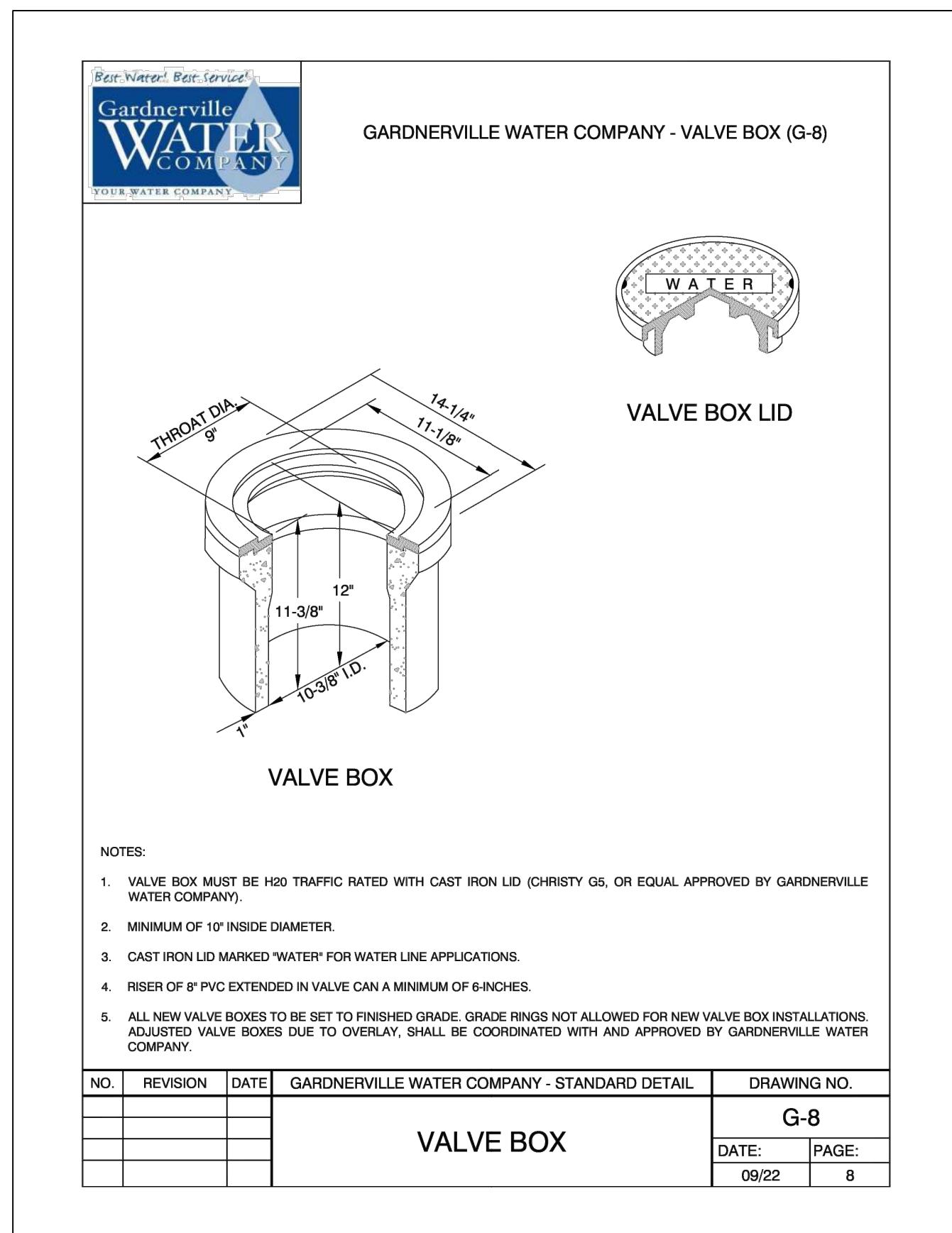
D1.1

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P.C.C. DRIVEWAY APRON

1

N.T.S.



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INDUSTRIAL WAY RECONSTRUCTION DETAIL SHEETS DETAILS

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WASHOE COUNTY
RENO

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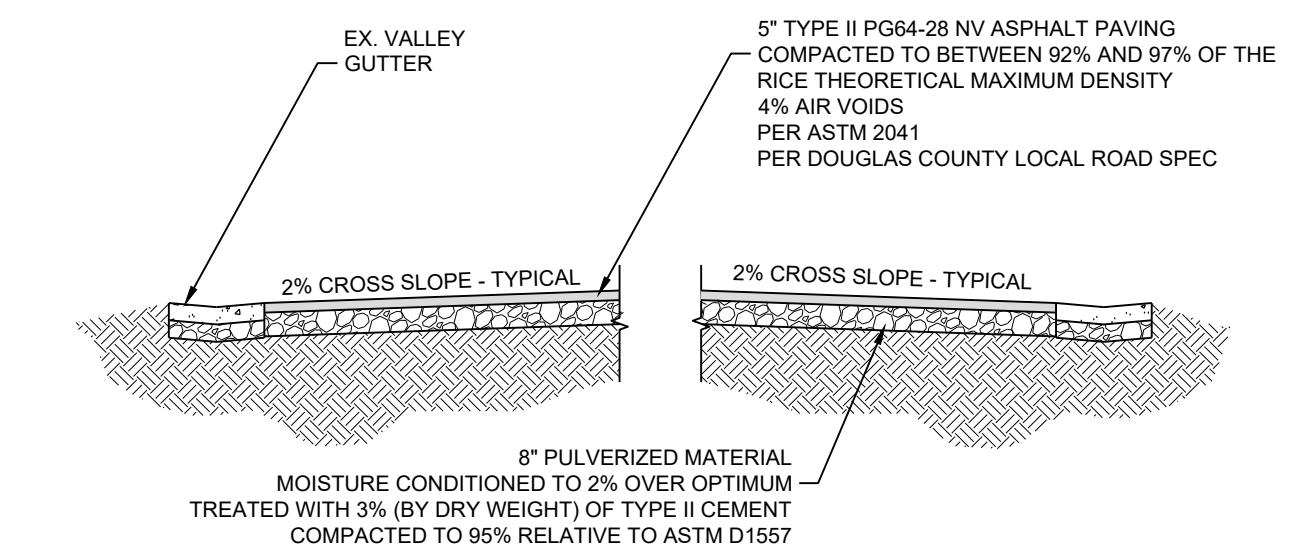
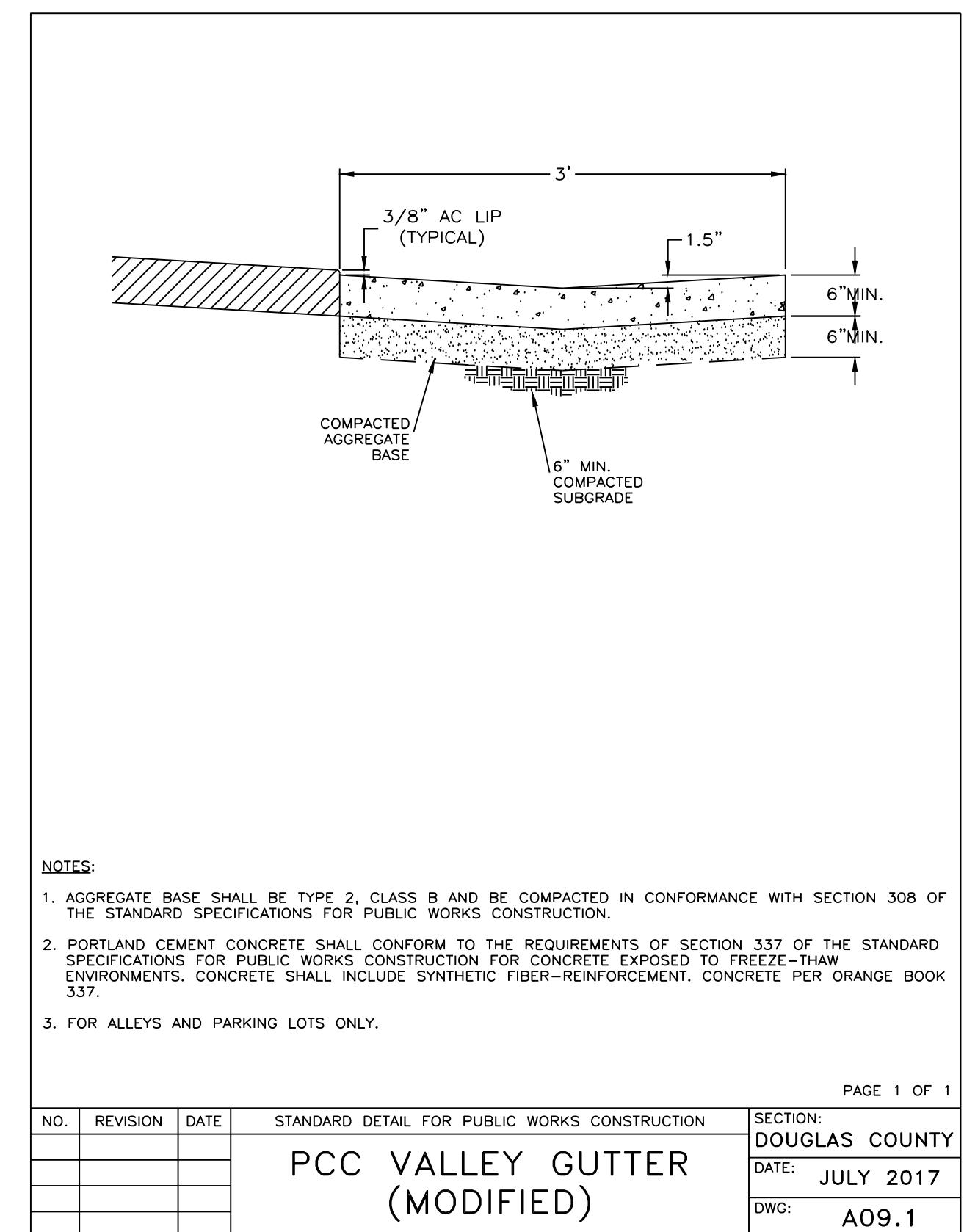
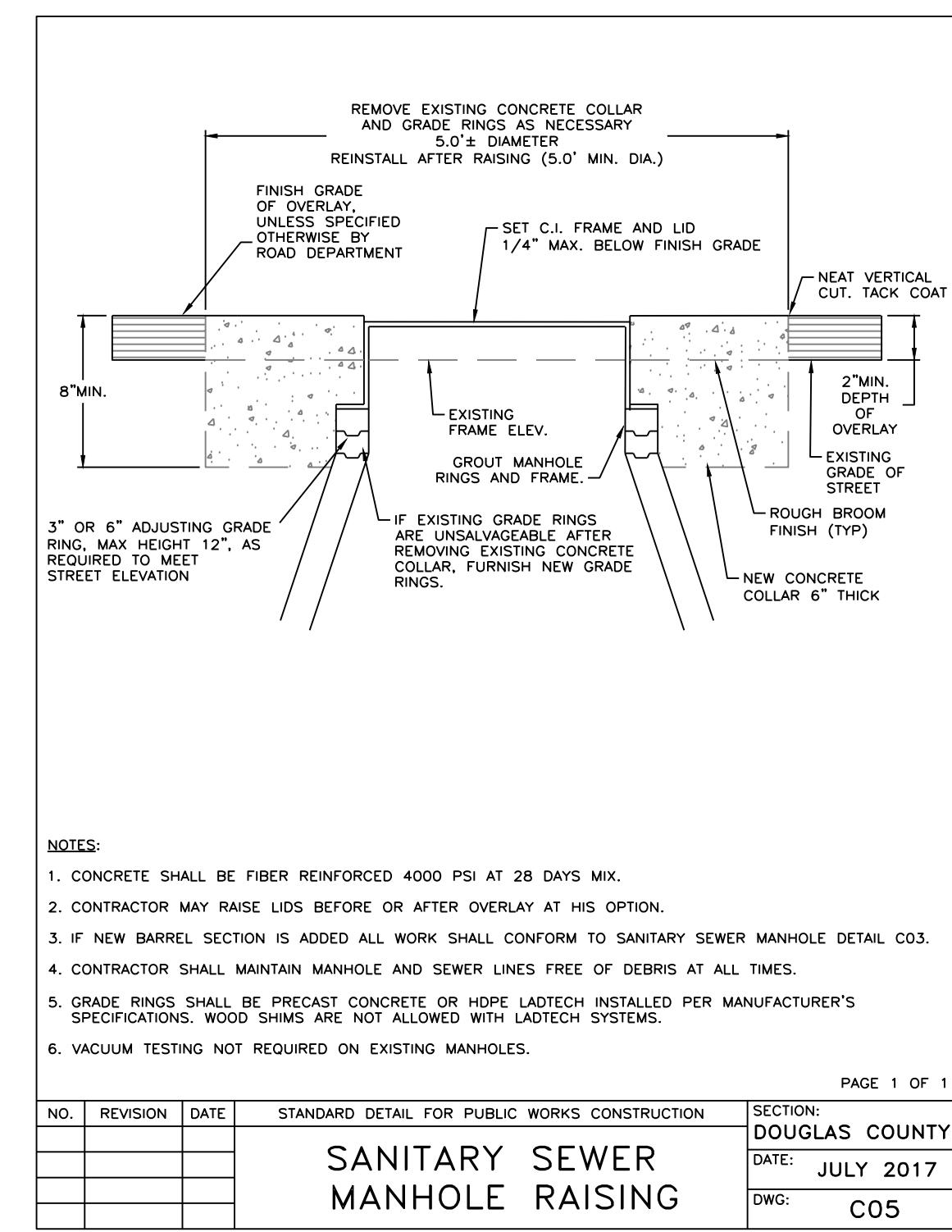
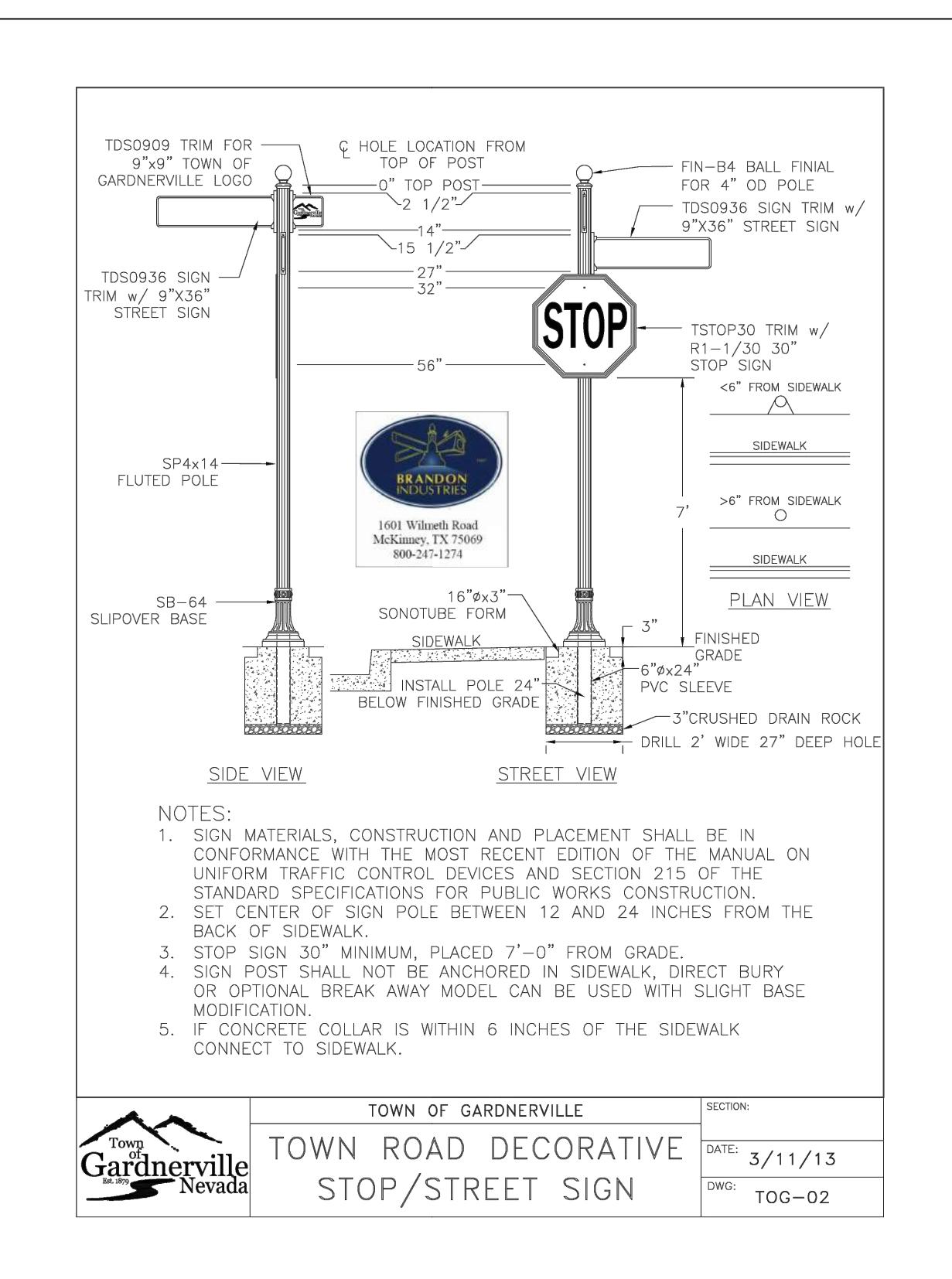
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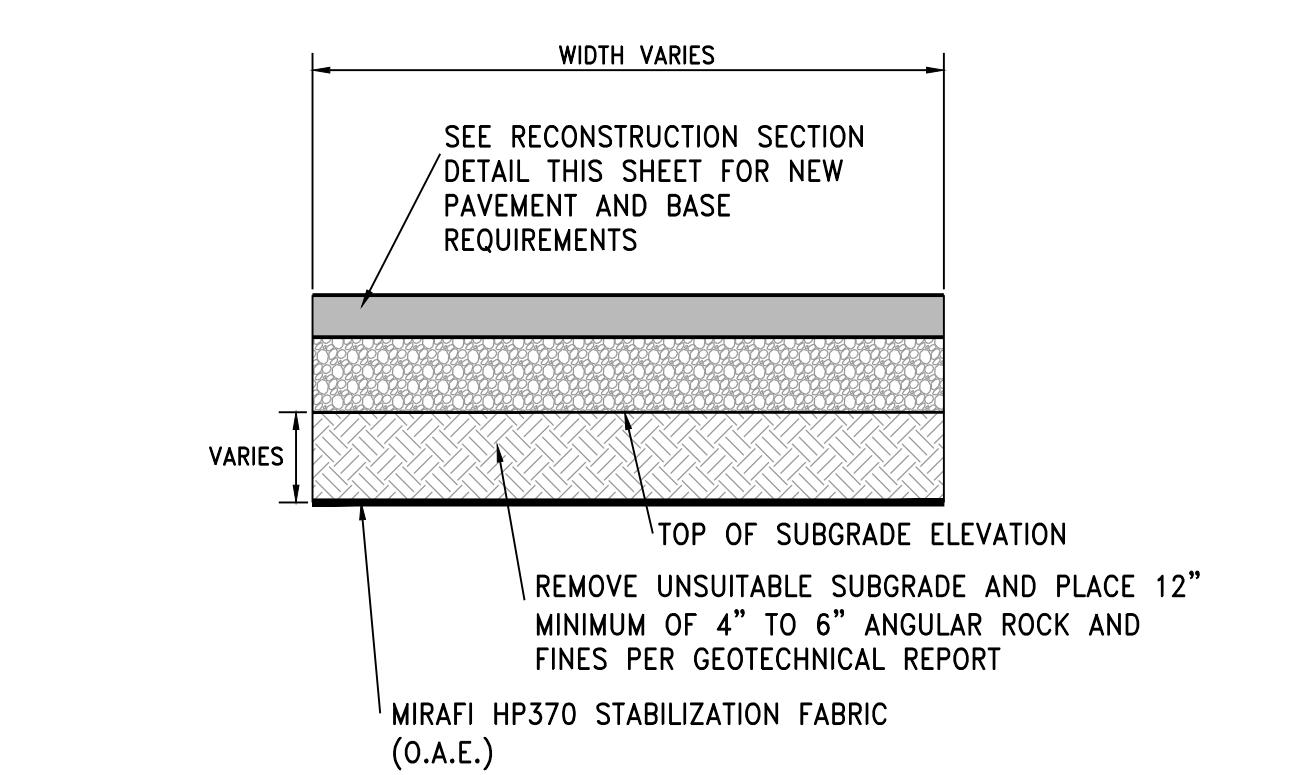
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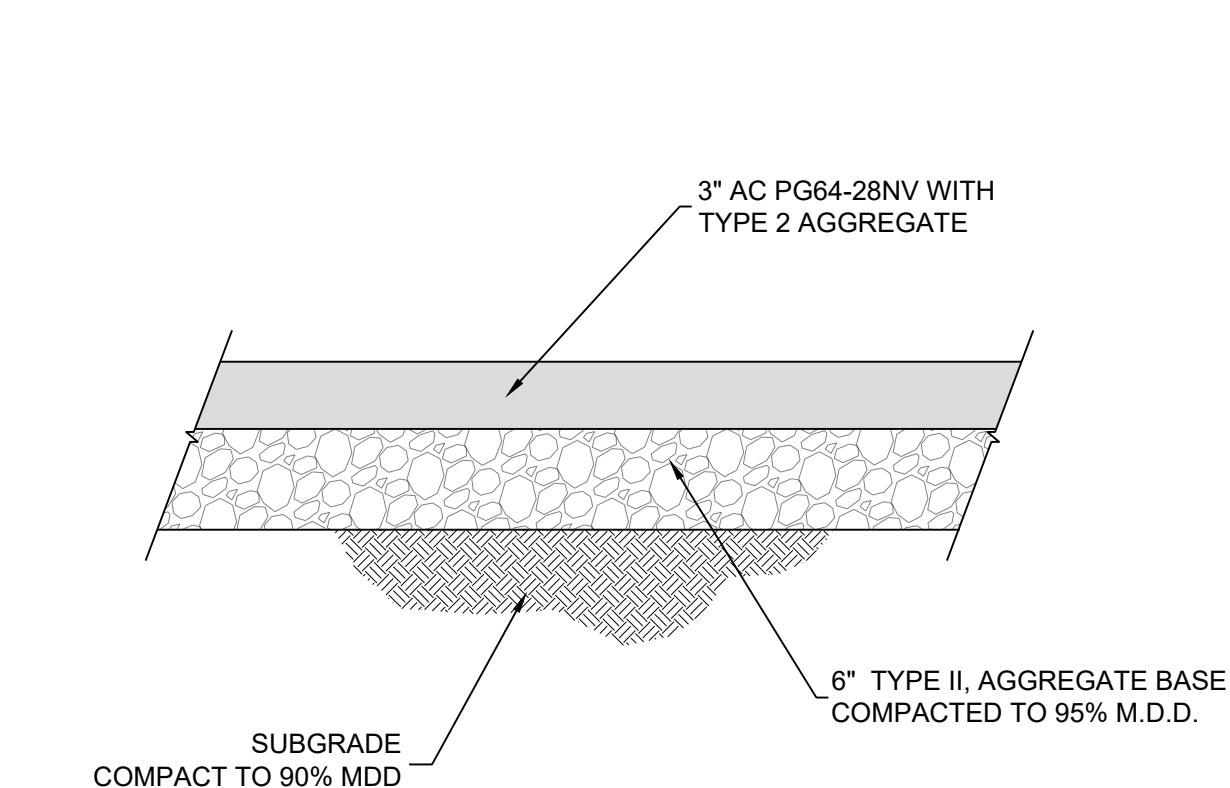
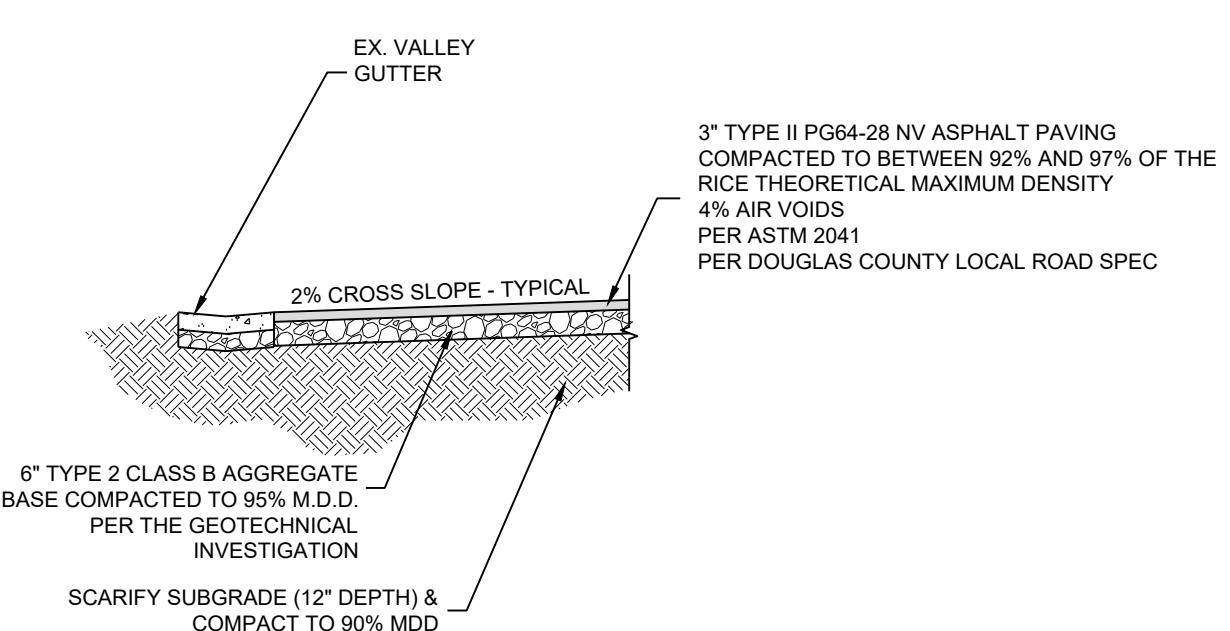
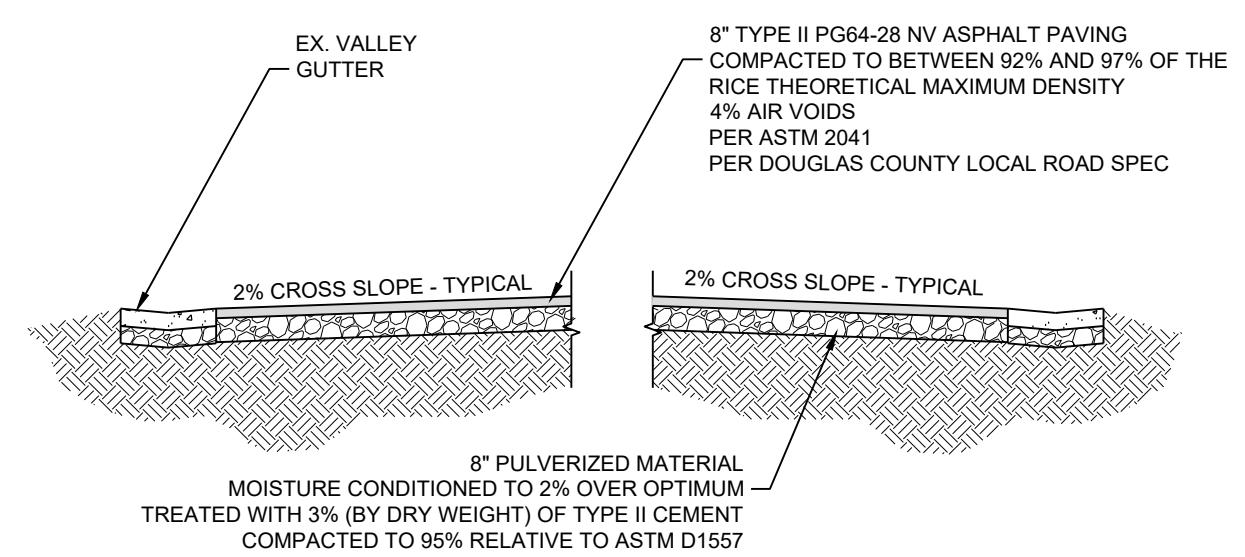
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TYP. PAVEMENT SECTION (OPTION 1) 1
N.T.S.



TYP. PAVEMENT SECTION (OPTION 2) 2
N.T.S.



AC PATHWAY 3
N.T.S.
AC DRIVEWAY TRANSITION 4
N.T.S.
TYP. OVER-EXCAVATION SECTION (CONTINGENT) 5
N.T.S.

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SEE NOTE 2 BELOW

PEDESTRIAN RAMP AT INTERSECTION

12" OR 24" STOP BAR, SEE PLAN SHEETS AND NOTE 1 BELOW

CROSSWALK BARS SEE NOTE 1 BELOW

10' MIN.

2' CROSSWALK GAP, TYP.

2' MIN.

VARIES SEE NOTE 2 BELOW

"STOP" WHITE LETTERING SEE NOTE 1 BELOW AND DETAIL

4" DOUBLE SOLID YELLOW PAINT, SEE NOTE 1 BELOW

VARIES SEE STRIPING PLAN SHEETS

10' TYP.

4' MIN.

CURB & GUTTER

STRIPING AT INTERSECTION NOTES

1. NOT ALL INTERSECTIONS INCLUDE STOP BARS, STOP LEGENDS AND/OR CROSSWALKS SEE STRIPING PLAN SHEETS FOR SPECIFIC INTERSECTION CONTROL
2. FINAL LOCATION AND LENGTH OF STOP BAR SHALL BE DETERMINED BY FIELD INSPECTOR PRIOR TO PLACEMENT. FINAL LOCATION OF STOP LEGEND SHALL BE DETERMINED BY FIELD INSPECTOR PRIOR TO PLACEMENT.
3. THE CONTRACTOR TO PROVIDE AND INSTALL FIRE HYDRANT MARKERS FOR ALL FIRE HYDRANTS WITHIN PROJECT BOUNDARY, NDP. SEE PLAN FOR HYDRANT LOCATIONS

The diagram illustrates various traffic control markings and their dimensions:

- COMBO ARROW:** A large arrow pointing up and to the left. Dimensions: Total height 12'-9", total width 8'-0", vertical segment height 6'-0", and a 1'-0" gap at the bottom.
- LEFT ARROW:** A large arrow pointing left. Dimensions: Total height 8'-0" and total width 8'-0".
- RIGHT ARROW:** A large arrow pointing right. Dimensions: Total height 8'-0" and total width 8'-0".
- WRONG-WAY ARROW:** A large arrow pointing right, labeled as a "REDUCED SIZE". Dimensions: Total width 15'-8".
- Curbside:** A cross-section showing a 24" solid white stop bar, 8.0' from the curb, and a 4" double yellow line 8.0' from the curb. The total width is 4' + 8.0' + 8.0' = 20'.
- Intersection:** A cross-section showing a 24" solid white stop bar, 8.0' from the curb, and a 4" double yellow line 8.0' from the curb. The total width is 4' + 8.0' + 8.0' = 20'.
- Signage:** A cross-section showing a 24" solid white stop bar, 8.0' from the curb, and a 4" double yellow line 8.0' from the curb. The total width is 4' + 8.0' + 8.0' = 20'.
- Widths:** The diagram shows a 40' minimum width and an 80' maximum width for the intersection area.
- Line Types:** White line or curb and gutter dimensions are specified as "SEE SIGNING & STRIPING PLANS".
- Restoration:** White line dimensions are specified as "SEE RESTORATION PLANS".

INTERSECTION STRIPING

5 TYPICAL PAVEMENT MARKINGS

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