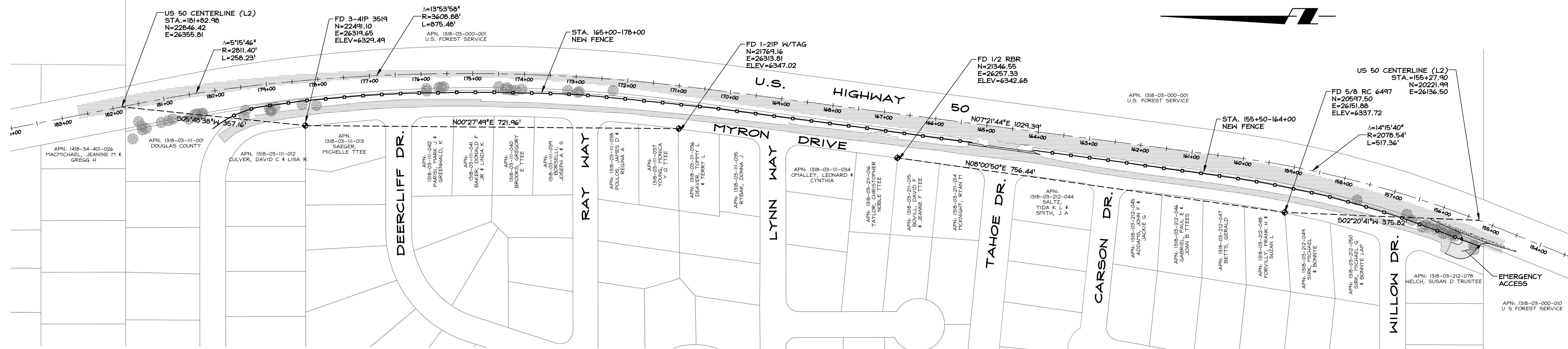
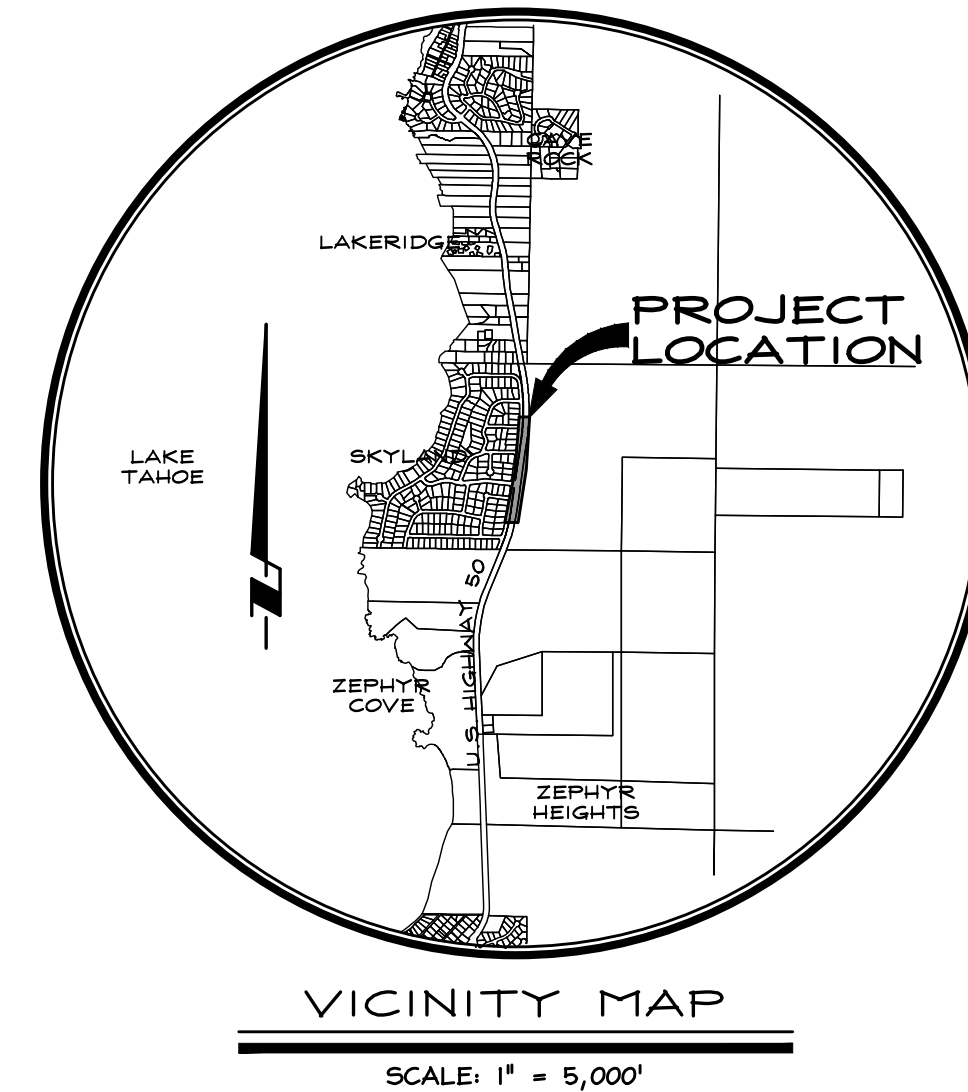


# IMPROVEMENT PLANS FOR U.S. HWY. 50 FENCING & REVITALIZATION SKYLAND G.I.D.



SITE CONTROL PLAN - STA. 182+00 - 154+00

## PROJECT SUMMARY

OWNER: DOUGLAS COUNTY  
PO BOX 218  
MINDEN, NEVADA 89423  
(775) 782-6201

APPLICANT: SKYLAND GENERAL IMPROVEMENT DISTRICT  
C/O JON HERWIG  
PO BOX 11357  
ZEPHYR COVE, NEVADA 89448  
(530) 416-1590

ENGINEER: R.O. ANDERSON ENGINEERING, INC.  
SHAKER GORLA, P.E.  
P.O. BOX 2229  
MINDEN, NEVADA 89423  
(775) 782-2322

A.P.N.: NONE (MYRON DRIVE, ZEPHYR COVE NV)

EXISTING ZONING: NONE (ROW)

MASTER PLAN: NONE (ROW)

FLOOD ZONE: UNSHADED 'X' PER FIRM MAP 32005C0040G DATED 01/20/2010

TOTAL PROJECT AREA: 0.5 AC.

## SHEET INDEX

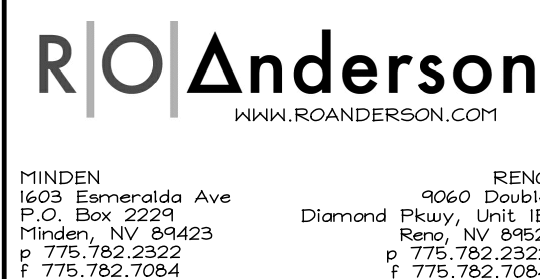
C1 COVER SHEET  
C2 NOTES, LEGEND & ABBREVIATIONS  
C3 EXISTING CONDITIONS, DEMOLITION & TEMPORARY SITE IMPROVEMENTS  
C4 SITE PLAN STA 154+00 TO 164+50  
C5 SITE PLAN STA 164+50 TO 174+50  
C6 PLAN & PROFILE STA 174+50 TO 180+50  
C7 DETAILS  
C8 STREET LIGHT & GATE DETAILS  
C9 TRPA COVERAGE MAP  
L1 LANDSCAPE NOTES & DETAILS  
L2 LANDSCAPE SHRUB PLAN & SCHEDULE  
L3 LANDSCAPE TREE & TOPDRESSING PLAN AND SCHEDULE  
L4 IRRIGATION NOTES & DETAILS  
L5 IRRIGATION PLAN & SCHEDULE

## APPROVALS

DOUGLAS COUNTY COMMUNITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

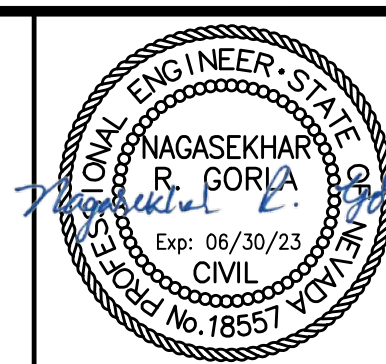
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NO.	DATE	REVISION BLOCK	BY



U.S. HWY. 50 FENCING & REVITALIZATION  
SKYLAND G.I.D.

COVER SHEET



DRAWN: JAG  
ENGINEER: NRG  
SCALE: 1" = 100'  
DATE: 05/02/2022

JOB: 2509-001  
DRAWING: SEE PLOT STAMP  
SHEET: C1  
OF: 9 SHEETS



SITE IMPROVEMENT PLANS - 05/02/2022

EXISTING	PROPOSED	
		SURVEY CONTROL POINT
		FIRE HYDRANT
		CAP/CONNECTION TO BUILDING
		SANITARY SEWER MANHOLE
		SANITARY SEWER / STORM DRAIN CLEANOUT
		STORM DRAIN MANHOLE
		STORM DRAIN DROP INLET
		STORM DRAIN CATCH BASIN
N/A		LANDSCAPE CATCH BASIN
		STORM DRAIN FLARED END SECTION
		WATER METER, SINGLE
		WATER METER, DOUBLE
		WATER GATE VALVE
		ACCESSIBLE PARKING SPACE
		SIGN
		STREET LIGHT (DECORATIVE)
		COMMUNICATION MANHOLE
		COMMUNICATION VAULT
		ELECTRICAL/POWER MANHOLE
		ELECTRICAL/POWER VAULT
		SLOPE
		TREE STUMP
		DIRECTION OF NORTH
		REVISION NUMBER
		GRADE BREAK
		IDENTIFICATION OF SECTION POINTING IN THE DIRECTION IN WHICH THE SECTION IS VIEWED
		SHEET NUMBER THAT THE SECTION APPEARS ON
		GRADE ELEVATION
		GRADE DESCRIPTION

AASHTO.....	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	MAX.....	MAXIMUM DRY DENSITY (PER ASTM D1557)
AB.....	AGGREGATE BASE	M6SD.....	MINDEN-GARDNERVILLE SANITATION DISTRICT
AC.....	ASPHALT CONCRETE, ACRE	MH.....	MANHOLE
ADA.....	AMERICANS WITH DISABILITIES ACT OF 1990	MIN.....	MINIMUM
ADAAAG.....	ADA ACCESSIBILITY GUIDELINES	MISC.....	MISCELLANEOUS
AGG.....	AGGREGATE	MOD.....	MODULE OF CURVE
ANSI.....	AMERICAN NATIONAL STANDARDS INSTITUTE	MUTCD.....	MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
APN.....	ASSESSOR'S PARCEL NUMBER	N, (N).....	NORTH
APPROX.....	APPROXIMATELY	NAC.....	NEVADA ADMINISTRATIVE CODE
APWA.....	AMERICAN PUBLIC WORKS ASSOCIATION	NDEF.....	NEVADA DIVISION OF ENVIRONMENTAL PROTECTION
ASTM.....	AMERICAN SOCIETY OF TESTING AND MATERIALS	NDOT.....	NEVADA DEPARTMENT OF TRANSPORTATION
@.....	AT	NE, (NE).....	NORTHEAST
AWWA.....	AMERICAN WATER WORKS ASSOCIATION	NO, (#).....	NUMBER
BACP.....	BUREAU OF AIR POLLUTION CONTROL	NOT.....	NOMINAL
BCR.....	BEGIN CURVE	NOT TO SCALE	
BCR.....	BEGINNING OF CURB RETURN	NN, (NN).....	NORTHWEST
BEG.....	BEGIN	OC.....	ON CENTER
BFE.....	BASE FLOOD ELEVATION	OD.....	OUTER DIAMETER
BLD.....	BUILDING	OSHA.....	OCCUPATIONAL SAFETY AND HEALTH ACT
BDD.....	BEDDING OF SAFE DRINKING WATER	O/H.....	ON HEAD
BN.....	BACK OF WALK, BOTTOM OF WALL	±.....	PLUS OR MINUS
BNPC.....	BUREAU OF WATER POLLUTION CONTROL	P.....	POWER
BVC.....	BEGIN VERTICAL CURVE	PC.....	POINT OF CURVATURE
C&G.....	CURB AND GUTTER	PCC AND GCEMENT CONCRETE	
CAB.....	CATCH BASIN	PE.....	PEDESTRIAN
CB.....	CUBIC FOOT, CURB FACE	PIP.....	PROTECT IN PLACE
CL.....	CENTER LINE, CLASS	PL.....	PROPERTY LINE
CM.....	CORRUGATED METAL PIPE	PP.....	POINT OF REVERSE CURVE
CO.....	CLEAN OUT	PSI.....	POUNDS PER SQUARE INCH
°.....	DEGREES	PT.....	POINT OF TANGENCY, POINT
DI.....	DROP INLET	PU.....	PUBLIC UTILITY EASEMENT
DIA, (Φ).....	DIAMETER	PVC.....	POLYVINYL CHLORIDE
DOC.....	DOCUMENT	R.....	RADIUS
(E).....	EAST	RC.....	REINFORCED CONCRETE PIPE
E.....	EACH	REL.....	RELATIVE
EC.....	END OF CURVE	RET.....	RETAINED
ECR.....	END OF CURB RETURN	ROA.....	RIGHT OF WAY
EG.....	EXISTING GRADE	S.....	SLOPE
ELEC.....	ELECTRICAL	S+ (S).....	SOUTH
ELEV., EL.....	ELEVATION	SD.....	SURFACE AREA DISTURBANCE
EP.....	EDGE OF PAVEMENT	SDR.....	STORM DRAIN
EPA.....	U.S. ENVIRONMENTAL PROTECTION AGENCY	SDMH.....	STANDARD MANHOLE
EVC.....	END VERTICAL CURVE	STD.....	STANDARD DIMENSION RATIO
EW.....	EXISTING WATER	SE, (SE).....	SOUTHEAST
EX.....	EXISTING	SS.....	SQUARE FOOT/FEET
F.....	FLARED END SECTION	SSS.....	SANITARY SEWER LATERAL
FF.....	FINISHED FLOOR	SF.....	SANITARY SEWER
FG.....	FINISHED GRADE	SSMH.....	SANITARY SEWER MANHOLE
FI.....	FIRE HYDRANT	ST.....	STREET
FL.....	FLOWLINE	STATION	
FNC.....	FENCE	STD.....	STANDARD
FND.....	FOUND MONUMENT, CORNER, OR CONTROL PT	S, (SW).....	SOUTHWEST
FT (').....	FOOT (FEET)	SKIPP.....	STORMWATER POLLUTION PREVENTION PLAN
G.....	GAUGE	TBC.....	TOP BACK OF CURB
GB.....	GRADE BREAK	TC.....	TOP OF CURB
GFF.....	GARAGE FINISHED FLOOR	TEL.....	TELEPHONE
HDPE.....	HIGH DENSITY POLYETHYLENE	TOE.....	TOE OF SLOPE
HORIZ.....	HORIZONTAL	TOP.....	TOP OF SLOPE
HP.....	HIGH POINT	TV.....	TELEVISION
ID.....	INSIDE DIAMETER	TH.....	TOP OF WALL
IE.....	INVERT ELEVATION	TYP.....	TYPICAL
IN, (").....	INCH	U.....	UTILITY
INT.....	INTERSECTION	UBC.....	UNIFORM BUILDING CODE
IRRIG.....	IRRIGATION	UG.....	UNDERGROUND
L.....	LEFT, LENGTH	VG.....	VERTICAL CURVE
LAT.....	LATERAL	VERT.....	VERTICAL
LB.....	LOAD, POUND	W, (W).....	WEST
LBS.....	POUNDS	W.....	WITH
LF.....	LINEAL FEET	WV.....	WATER GATE VALVE
YR.....	YEAR		

## GENERAL:

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ("ORANGE BOOK"). ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THESE APPENDED SPECIFICATIONS AND DETAILS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
2. ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, CONSTRUCTION OR INSTALLATIONS ASSOCIATED WITH THIS PERMIT, THE PERMITTEE SHALL NOTIFY THE DOUGLAS COUNTY INSPECTOR AT (775) 690-6468 OF INTENT TO BEGIN AND REQUEST/SCHEDULE PRECONSTRUCTION MEETING AT THE PROJECT SITE WITH DOUGLAS COUNTY CONSTRUCTION INSPECTORS. FAILURE TO PROVIDE PROPER INSPECTION NOTIFICATION AS PRESCRIBED ABOVE SHALL RESULT IN THIS PERMIT BECOMING INVALID AND WORK BEING STOPPED.
3. CONTRACTOR'S SHALL COMPLY WITH THE REQUIREMENTS TO OBTAIN THE NECESSARY SITE IMPROVEMENT PERMITS AND SHALL COMPLY WITH THE SITE IMPROVEMENT PERMIT CONDITIONS AS FOUND ON THE BACK OF THE PERMIT FORM.
4. THE APPROVED PLAN, PERMIT AND INSPECTION RECORD MUST BE ON THE JOB SITE AT ALL TIMES.
5. DOUGLAS COUNTY PARKS AND RECREATION, COMMUNICATIONS, AND SHERIFF'S OFFICE IS NOT REPRESENTED BY USA DIGS. WHEN THE CONTRACTOR EXCAVATES OR ADJACENT TO ANY OF THESE FACILITIES/PROPERTIES, THE CONTRACTOR SHALL CONTACT THE ADMINISTRATOR OF APPLICABLE DEPARTMENT AT PHONE NUMBER SHOWN ON COUNTY WEBSITE TO REQUEST ASSISTANCE IN LOCATING ALL THEIR UNDERGROUND FACILITIES. THIS REQUIREMENT MAY ALSO APPLY TO ANY OTHER COUNTY FACILITY/PROPERTY.
6. THE CONTRACTOR SHALL OBTAIN A STORMWATER GENERAL OR A SURFACE AREA DISTURBANCE PERMIT FROM THE NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION AS REQUIRED, AND SHALL COMPLY WITH ITS REQUIREMENTS FOR DUST CONTROL ON ALL APPLICABLE PROJECTS.
7. THE ENGINEER HEREBY CERTIFIES AS EVIDENCED BY A PROFESSIONAL SEAL & SIGNATURE, THAT ALL APPLICABLE AFFECTED UTILITY COMPANIES BOTH PUBLIC AND PRIVATE HAVE BEEN CONTACTED. ALL EXISTING AND/OR PROPOSED UTILITY LINES AND OTHER RELATED INFORMATION HAVE BEEN SHOWN ON THE APPROVED PLANS. IT IS THE DUTY OF ENGINEER'S KNOWLEDGE AND BASED ON INFORMATION FROM THE UTILITY COMPANY, THE ENGINEER ALSO HEREBY CERTIFIES THAT ALL EXISTING AND/OR PROPOSED PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE BEEN CORRECTLY PLOTTED AND SHOWN.
8. THE ENGINEER, OR LAND SURVEYOR OF RECORD SHALL CERTIFY UPON COMPLETION OF CONSTRUCTION THAT ALL PUBLIC IMPROVEMENTS (WATER AND SEWER UTILITIES, STORM DRAINAGE, CONCRETE, PAVING, STREET LIGHTS, ETC.) HAVE BEEN INSTALLED AT THE LOCATIONS AND ELEVATIONS SHOWN ON THE APPROVED PLANS. ANY CHANGES SHALL BE REFLECTED ON "AS-BUILT/RECORD" DRAWINGS PROVIDED BY THE ENGINEER TO THE COUNTY'S ENGINEERING DIVISION.
9. THE REGISTERED ENGINEER OR LAND SURVEYOR SHALL CERTIFY THAT THE MINIMUM HORIZONTAL AND VERTICAL SEPARATIONS BETWEEN UTILITIES WITHIN PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE BEEN MAINTAINED AS REQUIRED BY LAW OR POLICY.
10. THE DEVELOPER'S ENGINEER/SURVEYOR SHALL PROVIDE ALL CONSTRUCTION STAKING FOR THE PROJECT.
11. THE DEVELOPER OR THE ENGINEER IS RESPONSIBLE FOR ARRANGING THE RELOCATION OR REMOVAL OF ALL UTILITIES OR FACILITIES THAT ARE IN CONFLICT WITH THE PROPOSED PUBLIC IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ALL UTILITIES, POWER POLES, IRRIGATION DRY-UPS, RESETS REMOVALS BY OTHERS, ETC.
12. THE CONTRACTORS SHALL LOCATE ALL UTILITIES PRIOR TO EXCAVATION AND AVOID DAMAGE TO SAME. CALL 811 FOR USA DIGS TWO WORKING DAYS PRIOR TO DIGGING.
13. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN FOR APPROVAL PRIOR TO CONSTRUCTION AND COMPLY WITH THE PROVISIONS FOR TRAFFIC CONTROL AND BARRICADING PER THE APPROVED TRAFFIC CONTROL PLANS.
14. IF A FIRE HYDRANT IS NEEDED TO OBTAIN CONSTRUCTION WATER, THE CONTRACTOR SHALL OBTAIN A FIRE HYDRANT METER FROM DOUGLAS COUNTY PUBLIC WORKS OR APPLICABLE WATER PURVEYOR AND PAY ALL APPLICABLE FEES AND CHARGES.
15. IF DURING THE CONSTRUCTION OF A PUBLIC FACILITY, THE CONTRACTOR FAILS TO OR IS UNABLE TO COMPLY WITH A REQUEST TO THE ENGINEERING INSPECTOR, AND IT IS NECESSARY FOR COUNTY FORCES TO DO WORK THAT IS NORMALLY THE CONTRACTOR'S RESPONSIBILITY, THE COUNTY SHALL BE JUSTIFIED IN BILLING THE CONTRACTOR. EACH INCIDENT REQUIRING WORK BY COUNTY FORCES SHALL BE COVERED BY A SEPARATE BILLING AT THE CURRENT APPLICABLE RATES.
16. THE CONTRACTOR IS ADVISED THAT DAMAGE TO PUBLIC SERVICES OR SYSTEMS AS A RESULT OF THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AND INSPECTED BY THE ENGINEERING INSPECTOR. UNLESS OTHERWISE APPROVED BY THE COUNTY, ALL REPAIRS SHALL BE DONE WITHIN 24 HOURS. THE CONTRACTOR IS ADVISED THAT ANY COSTS RELATED TO REPAIR OR REPLACEMENT OF DAMAGED PUBLIC SERVICES AND SYSTEMS AS A RESULT OF CONTRACTOR'S ACTIVITIES SHALL BE BORNE BY THE CONTRACTOR.
17. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ITS METHODS, MEANS, TECHNIQUES, SEQUENCES, AND SCHEDULE THROUGHOUT THE COURSE OF CONSTRUCTION.
18. 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. CURRENT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (ORANGE BOOK);
  - f. SPECIAL REQUIREMENTS OF THE PERMIT AS MAY BE APPLICABLE; AND
  - g. MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES ("MUTCD," PUBLISHED BY AASHTO).
19. COPIES OF THE APPROVED PLANS, PERMIT, SHPPP, AND INSPECTION RECORDS (IF ANY) MUST BE KEPT ON THE JOB SITE AT ALL TIMES.
20. ALL WORK IS SUBJECT TO THE APPROVAL OF DOUGLAS COUNTY, SKYLAND G.I.D (BOARD MEMBER ONLY), R.O. ANDERSON ENGINEERING, INC., AND THE GEOTECHNICAL ENGINEER.
21. 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.

## PUBLIC STREET/RIGHT-OF-WAY IMPROVEMENT:

1. ALL FRAMES, COVERS, VALVE BOXES, MANHOLES, ETC., SHALL BE INSTALLED TO FINISH GRADE OR SHALL BE ADJUSTED TO FINISH GRADE AFTER PLACING OF ASPHALTIC SURFACE COURSE BY THE CONTRACTOR PER APPLICABLE DOUGLAS COUNTY STANDARD DETAILS.
2. THE CONTRACTOR SHALL ADJUST ALL FRAMES, COVERS, VALVE BOXES, MANHOLES, ETC. THAT ARE LOCATED WITHIN THE PARKWAY AREA AFTER FINAL GRADING AND INSTALLATION OF LANDSCAPING.




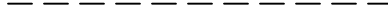





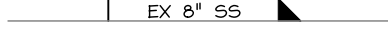
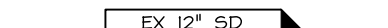




1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, OSHA REQUIREMENTS FOR EXCAVATION, AND SPECIAL REQUIREMENTS OF THE PERMIT. VIOLATIONS WILL RESULT IN THE STOPPAGE OF ALL WORK UNTIL THE VIOLATION IS CORRECTED.
2. NO WORK SHALL BE STARTED WITHOUT FIRST NOTIFYING THE COUNTY ENGINEERING INSPECTOR AT (775) 690-6468 AT LEAST 2 WORKING DAYS BEFORE WORK IS COMMENCED.
3. SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL, OR AS DETERMINED BY THE GEOTECHNICAL ENGINEER AND APPROVED BY THE COUNTY.
4. ALL GRADING SHALL BE IN CONFORMANCE WITH THE APPROVED GEOTECHNICAL REPORT PREPARED BY BLACK EAGLE CONSULTING, INC., TITLED "U.S. HIGHWAY 50 FENCING & REVITALIZATION PROJECT AT SKYLAND GID", DATED AUGUST 21, 2020.
5. FILLS SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION."
6. 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, ARRANGED BY ITEM, THEN 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

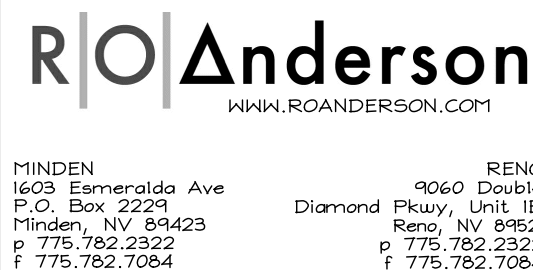
I HEREBY CERTIFY THAT I AM A LICENSED ENGINEER IN THE STATE OF NEVADA. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE PROJECT HAS BEEN CONSTRUCTED IN GENERAL CONFORMANCE WITH THE PLANS AND SPECIFICATIONS, AND IN MY PROFESSIONAL OPINION, IS IN COMPLIANCE WITH APPLICABLE LAWS, CODES AND ORDINANCES.
7. FILL AREAS SHALL BE CLEARED OF ALL VEGETATION AND DEBRIS, SCARIFIED, AND BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO THE PLACING OF FILL.
8. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING CONSTRUCTION OF IMPROVEMENTS.
9. 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.
10. 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.
11. THE DEVELOPER'S ENGINEER OR SURVEYOR SHALL SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND THE CONTRACTOR SHALL OBTAIN INSPECTION BEFORE PLACING CONCRETE.
12. FINISHED GRADING WILL BE COMPLETED AND APPROVED, AND SLOPE PLANTING AND IRRIGATION SYSTEMS INSTALLED BEFORE ISSUANCE OF A NOTICE OF COMPLETION.
13. 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.
14. THE GEOTECHNICAL ENGINEER SHALL VERIFY ALL GRADING INCLUDING COMPACTION REQUIREMENTS AND THE STABILITY OF SLOPES CREATED, EXISTING OR REMAINING.
15. ENSURE NO ORGANIC MATTER IS INCORPORATED INTO ALL FILL MATERIAL.
16. IN THE EVENT OF CHANGES ARISING DURING CONSTRUCTION, THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISIONS THE PLANS FOR REVIEW AND APPROVAL BY THE COUNTY. NO CHANGES IN THE DESIGN WILL BE PERMITTED UNLESS WRITTEN APPROVAL IS GIVEN BY THE COUNTY.
17. EROSION CONTROL:
  - a. IN CASE OF EROSION CONTROL EMERGENCY CALL CONTRACTOR OF RECORD.
  - b. 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.
  - c. 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.
  - d. FILL SLOPES AT THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE TOP OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
  - e. 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 INCHES.
  - f. STORMWATER SHALL BE CONTROLLED BY THE CONTRACTOR TO THE SATISFACTION OF THE COUNTY AND IN ACCORDANCE WITH THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION STORMWATER PERMIT.
  - g. CONTRACTOR SHALL PLACE HYDROSEEDING WITH TEMPORARY IRRIGATION ON ALL CUT AND FILL SLOPES AND ALL OTHER DISTURBED AREAS UNLESS OTHERWISE DIRECTED BY DOUGLAS COUNTY.

 EXISTING PAVEMENT
  PROPOSED PAVEMENT

## LINE TYPES

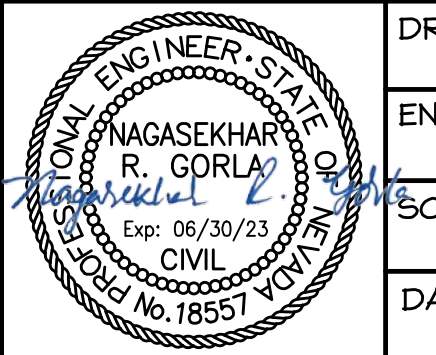
EXISTING	NEW	
	N/A	BUILDING ENVELOPE
	N/A	CENTERLINE OF RIGHT-OF-WAY
	N/A	MAJOR CONTOUR, FIVE-FOOT INTERVAL
	N/A	MINOR CONTOUR, ONE-FOOT INTERVAL
	N/A	EASEMENT
	N/A	EDGE OF PAVEMENT AND/OR CURB
	N/A	FLOW LINE
	N/A	GAS LINE
	N/A	OVERHEAD POWER
	N/A	UNDERGROUND POWER
	N/A	SANITARY SEWER MAIN
	N/A	STORM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

NO.	DATE	REVISION BLOCK	BY



U.S. HWY. 50 FENCING & REVITALIZATION  
SKYLAND G.I.D.

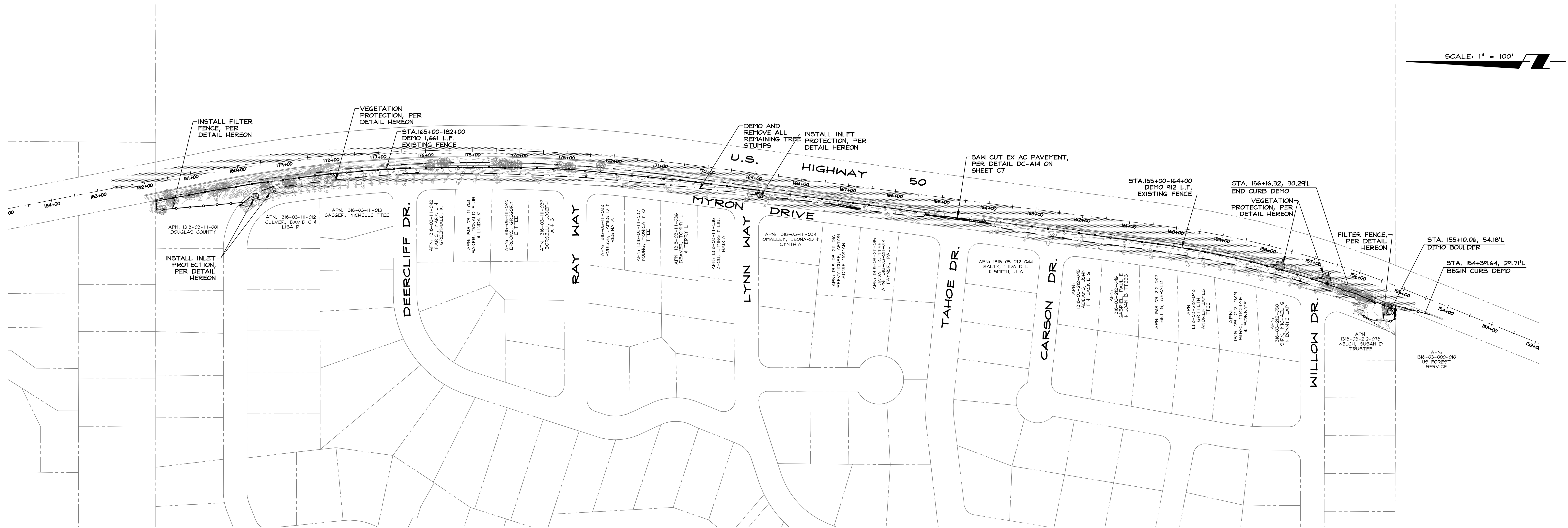
## NOTES, LEGEND & ABBREVIATIONS



DRAWN:	JAG	JOB:	2509-001
ENGINEER:	NRG	DRAWING:	SEE PLOT STAMP
SCALE:	NTS	SHEET:	C2
DATE:	05/02/2022	OF:	9 SHEETS

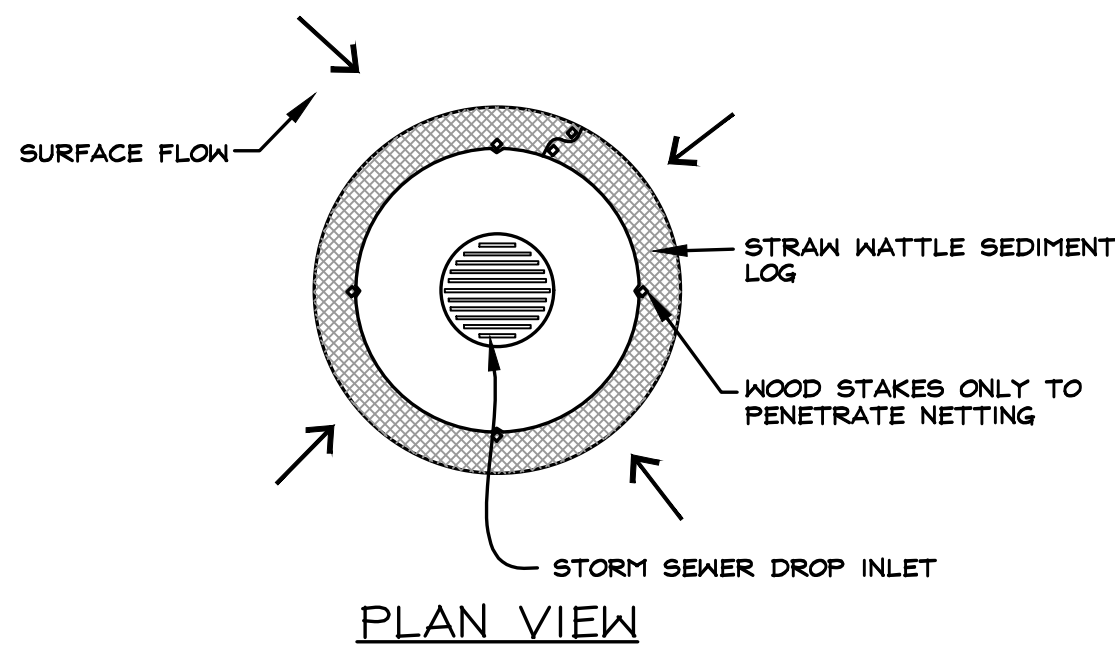
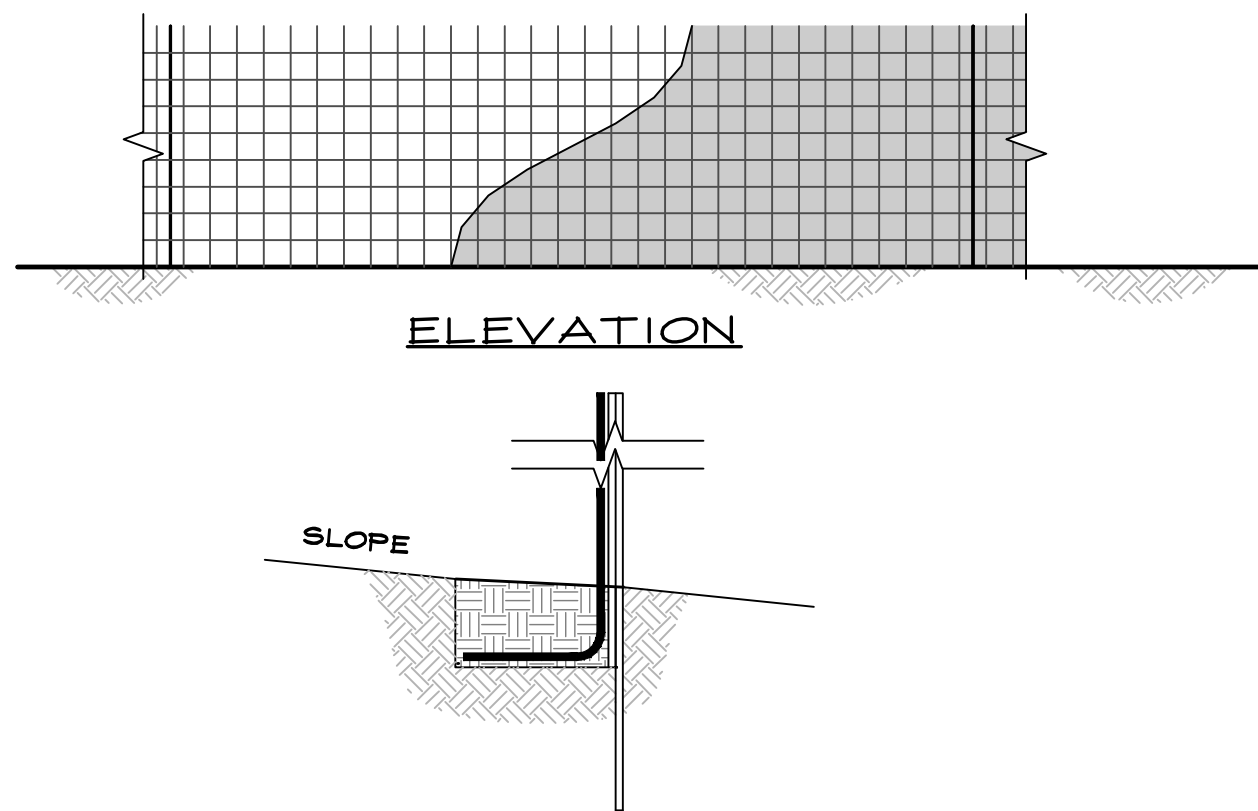


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GENERAL NOTES:

A. CLEAR AND GRUB ALL AREAS OF FILL.



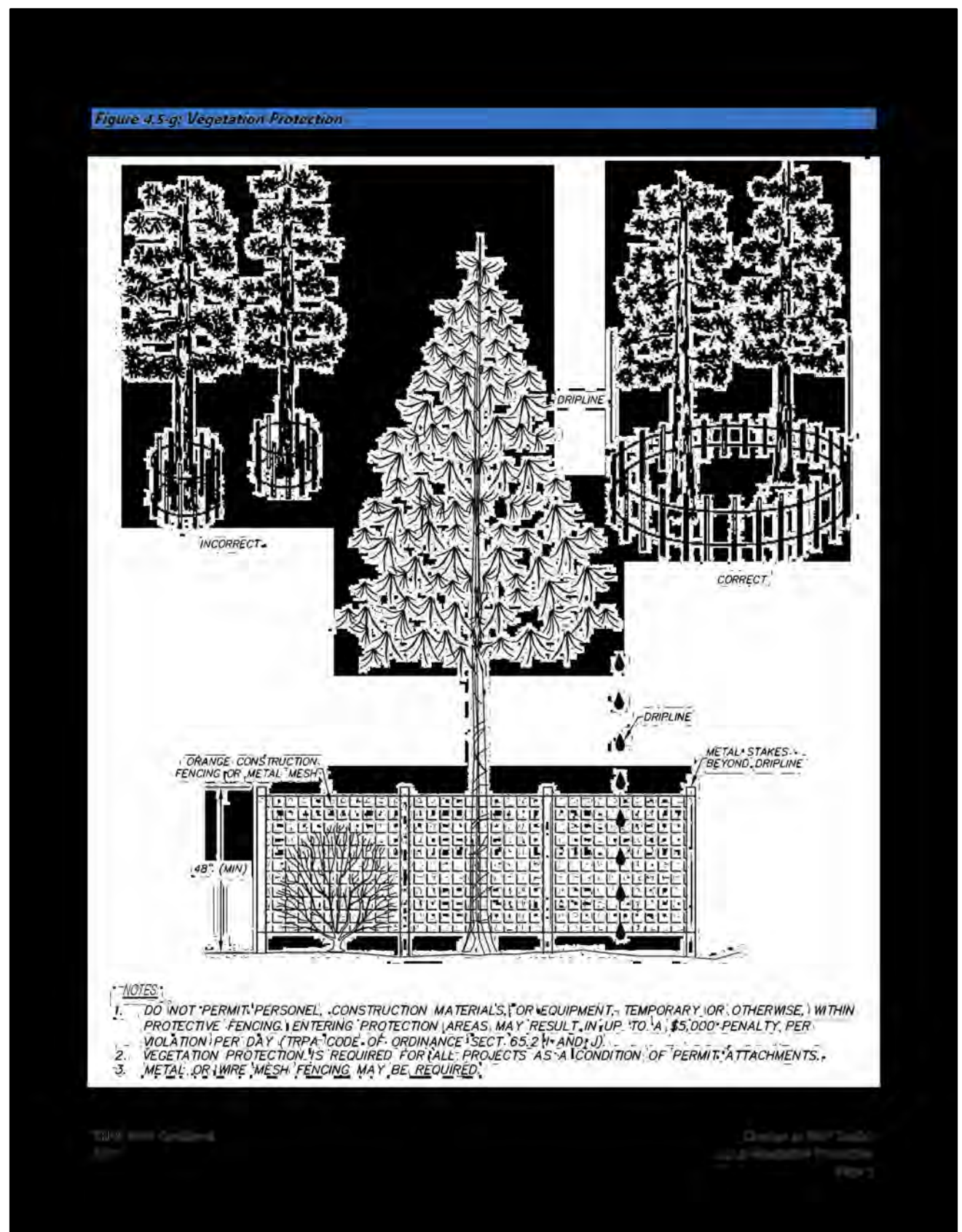
INLET PROTECTION DETAIL

NTS

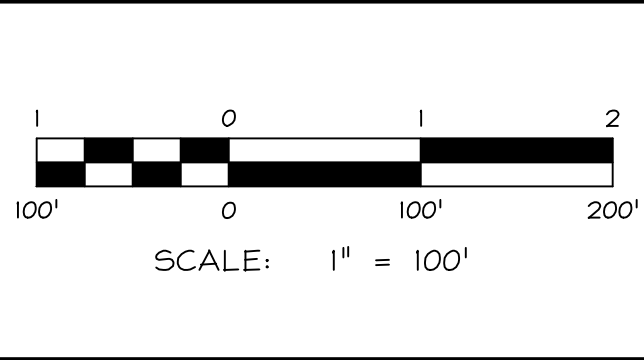
- NOTES:
1. SPACE POSTS NO MORE THAN 10' APART AND DRIVE THEM AT LEAST 12" INTO THE GROUND. ALIGN THE FENCE ALONG THE SLOPE CONTOUR, CURVING IT SLIGHTLY UPHILL TO AVOID END RUNS.
  2. DIG A 4"x8" TRENCH ALONG THE UPHILL SIDE OF THE POSTS.
  3. FASTEN WIRE MESH TO UPHILL SIDE OF POST WITH STAPLES (ON WOOD POSTS) OR WIRE (ON STEEL POSTS). EXTEND MESH TO BOTTOM OF TRENCH. (DO NOT ATTACH MESH OR FABRIC TO TREES.)
  4. FASTEN FILTER FABRIC TO UPHILL SIDE OF POSTS WITH STAPLES OR WIRE. EXTEND FABRIC 8" INTO TRENCH.
  5. BACKFILL TRENCH AND COMPACT THE SOIL.
  6. SOME TYPES OF FILTER FABRIC FENCE HAVE STAKES INCLUDED AND DO NOT REQUIRE THE MATERIALS LISTED:
    - i. FILTER FABRIC 36" WIDE; TENSILE STRENGTH 120 LBS.; EQUIVALENT OPENING SIZE 70
    - ii. POSTS 5' LONG (MIN.); 4"x4" WOOD OR 1.3 LBS/FT. STEEL; EQUIVALENT OPENING SIZE 70
    - iii. WIRE MESH 36" WIDE; 6" MESH MAX.; 14 GAUGE WIRE (MIN.)
    - iv. STAPLES HEAVY DUTY (FOR WOOD POSTS); 1" LONG (MIN.); 14 GAUGE WIRE (MIN.)
    - v. WIRE (FOR STEEL POSTS)
  7. THE FABRIC SHOULD NOT EXCEED MORE THAN 36" ABOVE THE GROUND. CUT FILTER FABRIC FROM A CONTINUOUS ROLL TO AVOID HAVING JOINTS. WHERE JOINTS ARE NECESSARY, SPLICE THE FABRIC ONLY AT A POST, WITH AT LEAST 6' OF OVERLAP, AND FASTEN BOTH ENDS SECURELY TO THE POST.

FILTER FABRIC FENCE

NTS



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WWW.ROANDERSON.COM

MINDEN 9060 Double  
P.O. Box 2223 Diamond Pkwy, Unit 103  
Rinden, NV 89423 Reno, NV 89501  
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F 775.782.7084

U.S. HWY. 50 FENCING & REVITALIZATION  
SKYLAND G.I.D.

EXISTING CONDITIONS,  
DEMOLITION &  
TEMPORARY SITE  
IMPROVEMENTS



DRAWN:	JAG	JOB:	2509-001
ENGINEER:	NRG	DRAWING:	SEE PLOT STAMP
SCALE:	1" = 100'	SHEET:	C3
DATE:	05/02/2022	OF:	9 SHEETS

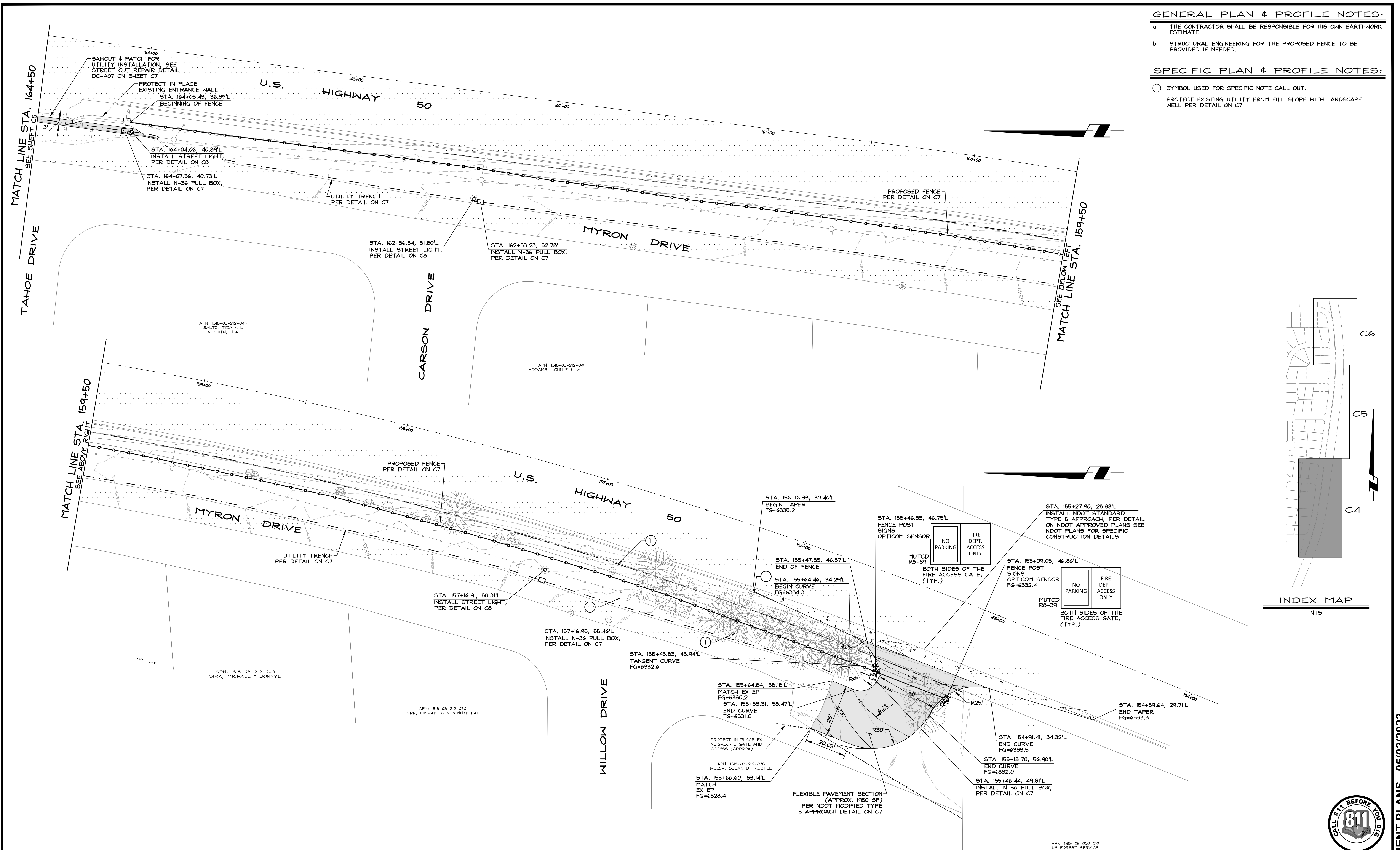


# GENERAL PLAN & PROFILE NOTES:

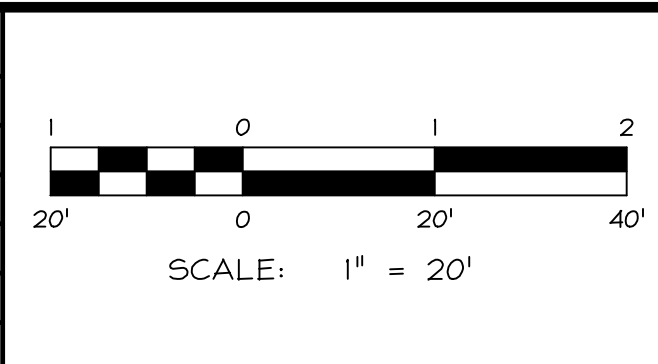
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN EARTHWORK ESTIMATE.
- STRUCTURAL ENGINEERING FOR THE PROPOSED FENCE TO BE PROVIDED IF NEEDED.

# SPECIFIC PLAN & PROFILE NOTES:

- SYMBOL USED FOR SPECIFIC NOTE CALL OUT.
- PROTECT EXISTING UTILITY FROM FILL SLOPE WITH LANDSCAPE WELL PER DETAIL ON C7



NO.	DATE	REVISION BLOCK	BY



**R/O Anderson**  
HARRISON ANDERSON CORP

MINDEN  
1000 Emerald Ave  
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Diamond Pkwy, Unit 103  
Reno, NV 89521  
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## U.S. HWY. 50 FENCING & REVITALIZATION SKYLAND G.I.D.

## SITE PLAN STA. 154+00 TO 164+50

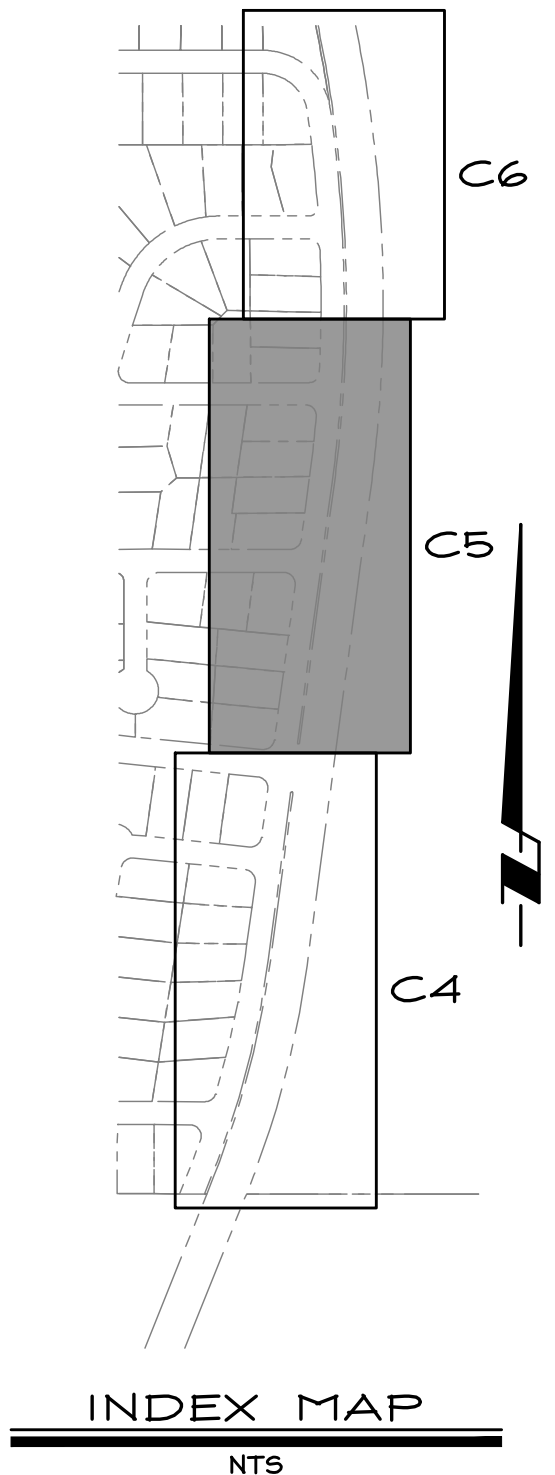
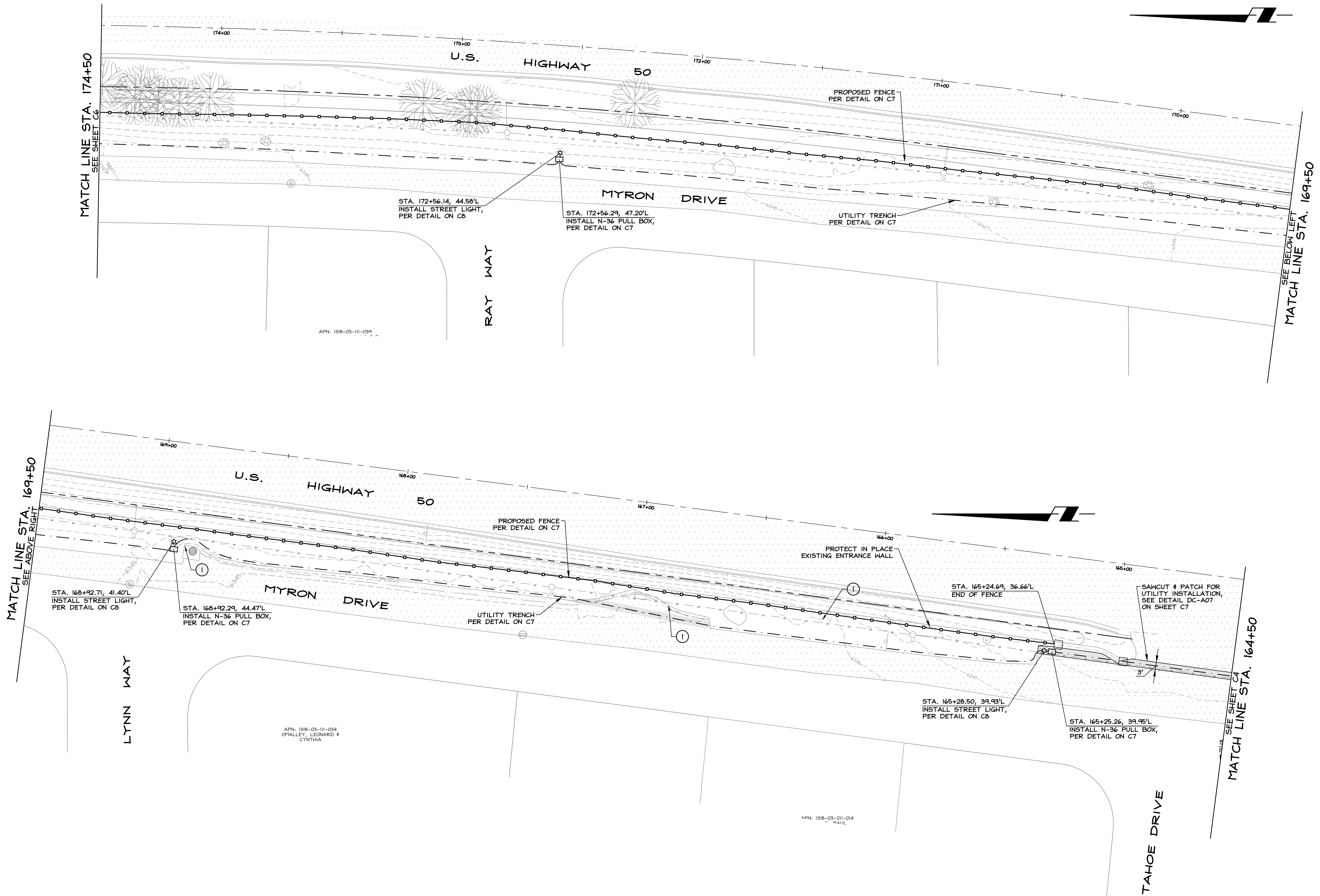
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ENGINEER: NRG	DRAWING: SEE PLOT STAMP
SCALE: 1" = 20'	SHEET: C4
DATE: 05/02/2022	OF: 9 SHEETS

GENERAL PLAN & PROFILE NOTES:

- a. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN EARTHWORK ESTIMATE.
- b. STRUCTURAL ENGINEERING FOR THE PROPOSED FENCE TO BE PROVIDED IF NEEDED.

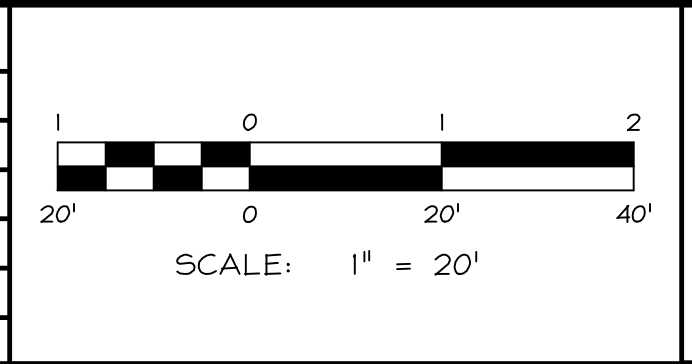
SPECIFIC PLAN & PROFILE NOTES:

- SYMBOL USED FOR SPECIFIC NOTE CALL OUT.
1. PROTECT EXISTING UTILITY FROM FILL SLOPE WITH LANDSCAPE WELL PER DETAIL ON C7



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NO.	DATE	REVISION BLOCK	BY



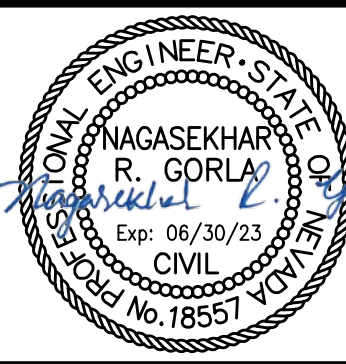
**R/O Anderson**  
KIM R. ANDERSON, CORP.

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RENO 9060 Double Diamond Pkwy, Unit 103 Reno, NV 89521 P 775.782.2592 F 775.782.7084

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SITE PLAN  
STA. 164+50 TO 174+50



DRAWN: JAG	JOB: 2509-001
ENGINEER: NRG	DRAWING: SEE PLOT STAMP
SCALE: 1" = 20'	SHEET: C5
DATE: 05/02/2022	OF: 9 SHEETS



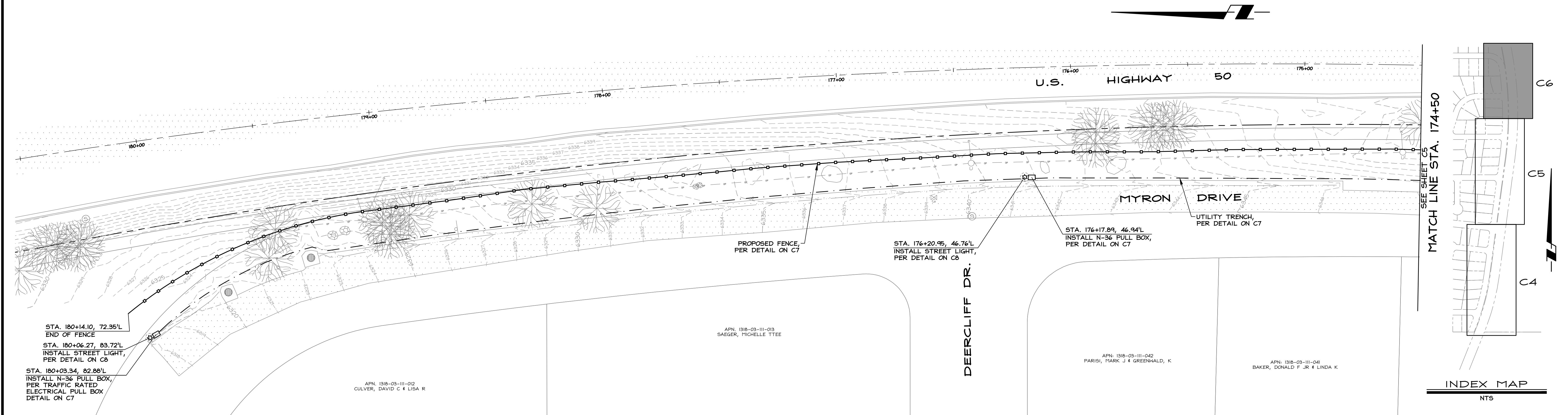
SITE IMPROVEMENT PLANS - 05/02/2022

GENERAL PLAN & PROFILE NOTES:

- a. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN EARTHWORK ESTIMATE.
- b. STRUCTURAL ENGINEERING FOR THE PROPOSED FENCE TO BE PROVIDED IF NEEDED.

SPECIFIC PLAN & PROFILE NOTES:

- SYMBOL USED FOR SPECIFIC NOTE CALL OUT.
1. PROTECT EXISTING UTILITY FROM FILL SLOPE WITH LANDSCAPE WELL PER DETAIL ON C7



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NO.	DATE	REVISION BLOCK	BY



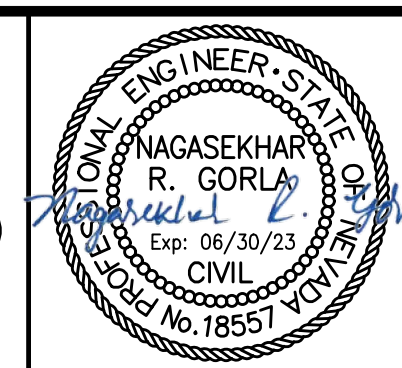
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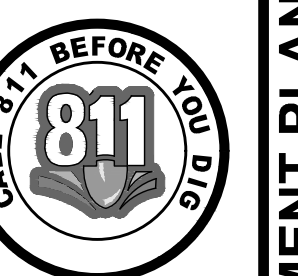
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Diamond Pkwy, Unit 103  
Reno, NV 89521  
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SITE PLAN  
STA. 174+50 TO 180+50

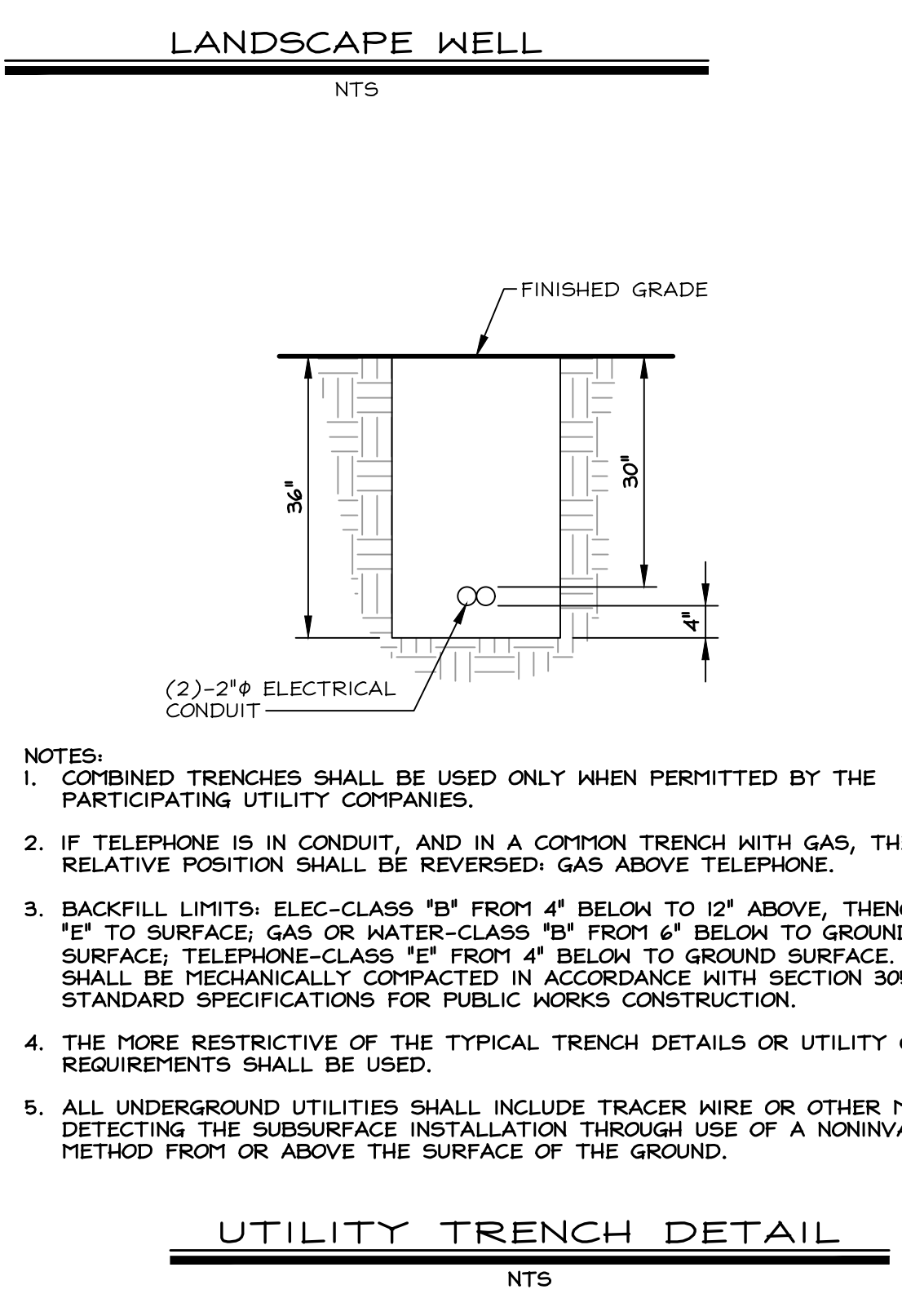
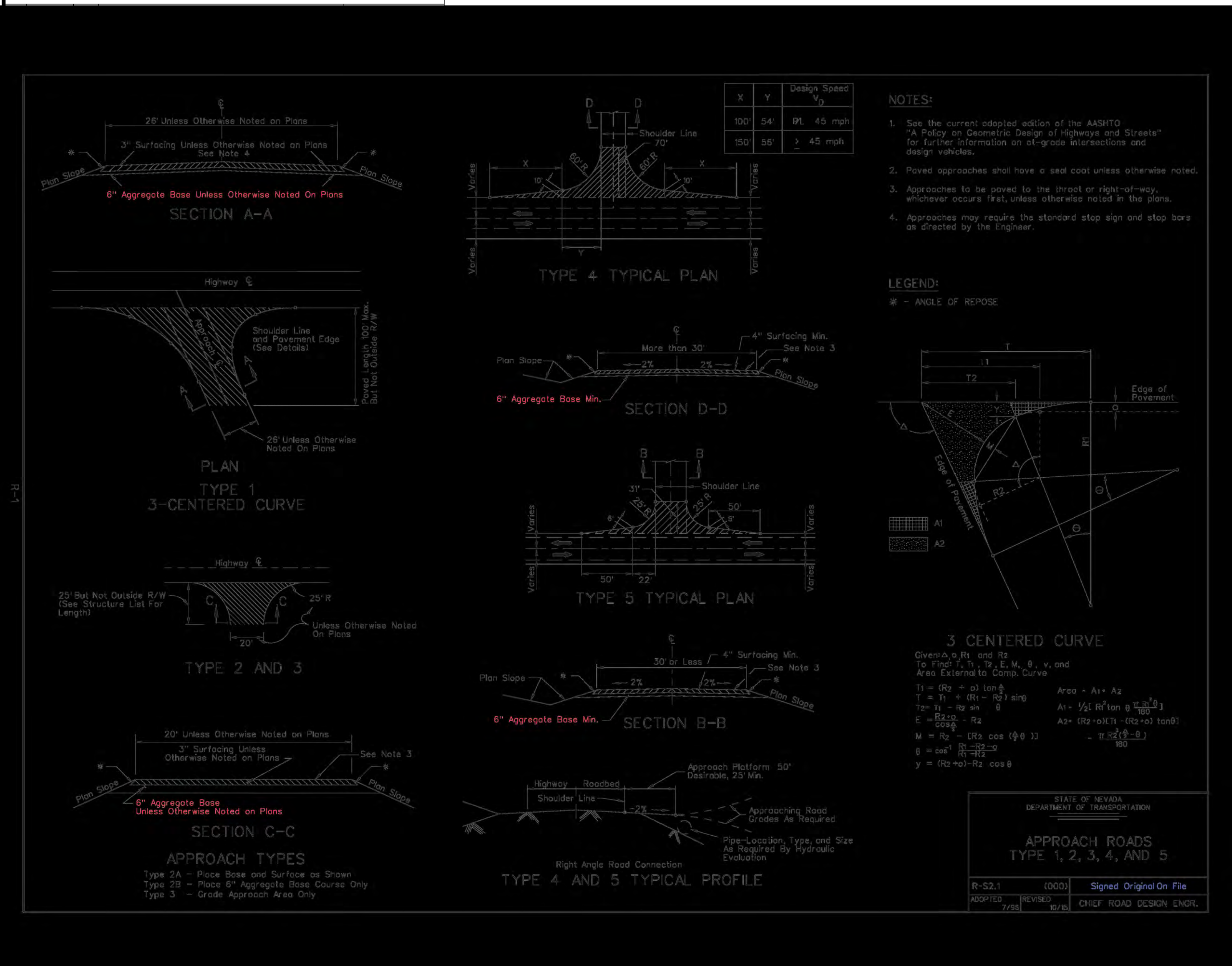
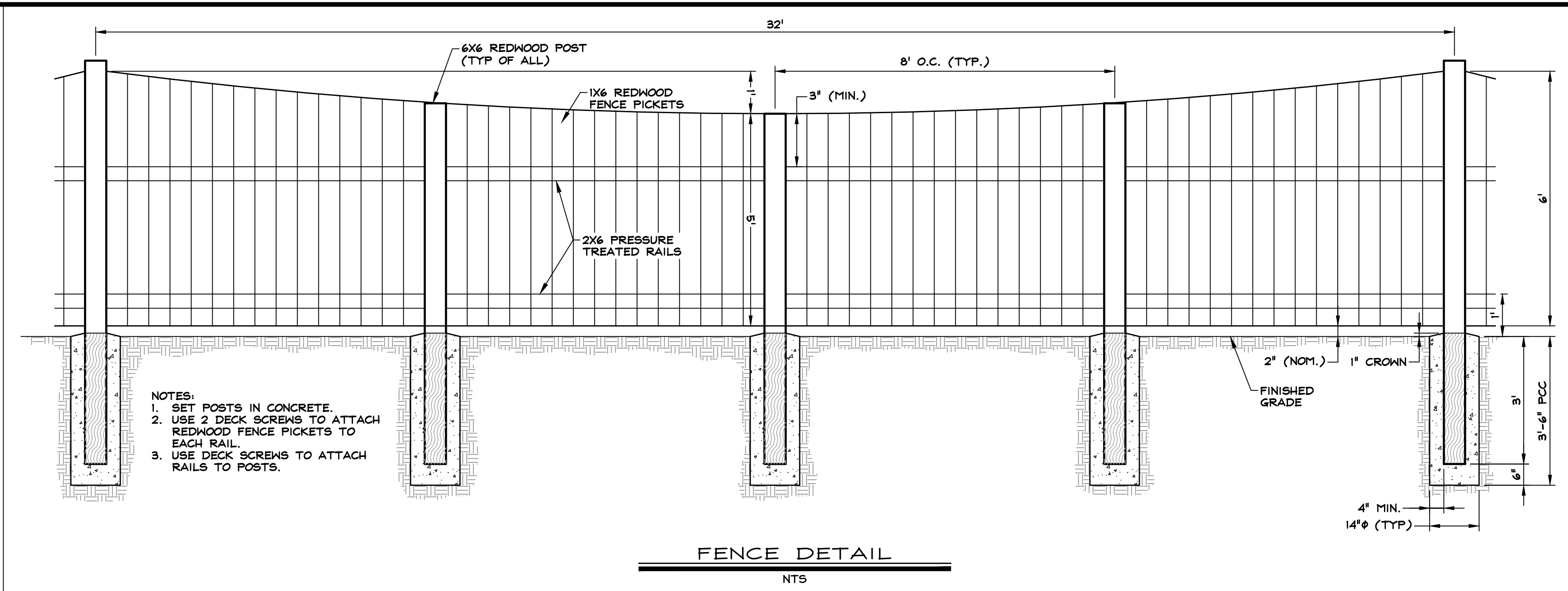


DRAWN: JAG	JOB: 2509-001
ENGINEER: NRG	DRAWING: SEE PLOT STAMP
SCALE: 1" = 20'	SHEET: C6
DATE: 05/02/2022	OF: 9 SHEETS




05/02/22

SITE IMPROVEMENT PLANS - 05/02/2022



NOTES:

1. COMBINED TRENCHES SHALL BE USED ONLY WHEN PERMITTED BY THE PARTICIPATING UTILITY COMPANIES.
2. IF TELEPHONE IS IN CONDUIT, AND IN A COMMON TRENCH WITH GAS, THEIR RELATIVE POSITION SHALL BE REVERSED; GAS ABOVE TELEPHONE.
3. BACKFILL LIMITS: ELEC-CLASS "B" FROM 4" BELOW TO 12" ABOVE, THENCE CLASS "E" TO SURFACE; GAS OR WATER-CLASS "B" FROM 6" BELOW TO GROUND SURFACE; TELEPHONE-CLASS "E" FROM 4" BELOW TO GROUND SURFACE. BACKFILL SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH SECTION 305 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
4. THE MORE RESTRICTIVE OF THE TYPICAL TRENCH DETAILS OR UTILITY COMPANY REQUIREMENTS SHALL BE USED.
5. ALL UNDERGROUND UTILITIES SHALL INCLUDE TRACER WIRE OR OTHER MEANS OF DETECTING THE SUBSURFACE INSTALLATION THROUGH USE OF A NONINVASIVE METHOD FROM OR ABOVE THE SURFACE OF THE GROUND.

	DRAWN:	JAG	JOB:	2509-001
	ENGINEER:	NRG	DRAWING:	SEE PLOT STAMP
	SCALE:	NTS	SHEET:	C7
	DATE:	05/02/2022	OF: 9 SHEETS	

							MINDEN	RENO
							1603 Emerald Ave	9060 Double
							P.O. Box 2224	Diamond Play, Unit B
							Minden, NV 89423	Reno, NV 89521
							p 775.782.2322	p 775.782.2322
							f 775.782.7084	f 775.782.7084

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## DETAILS

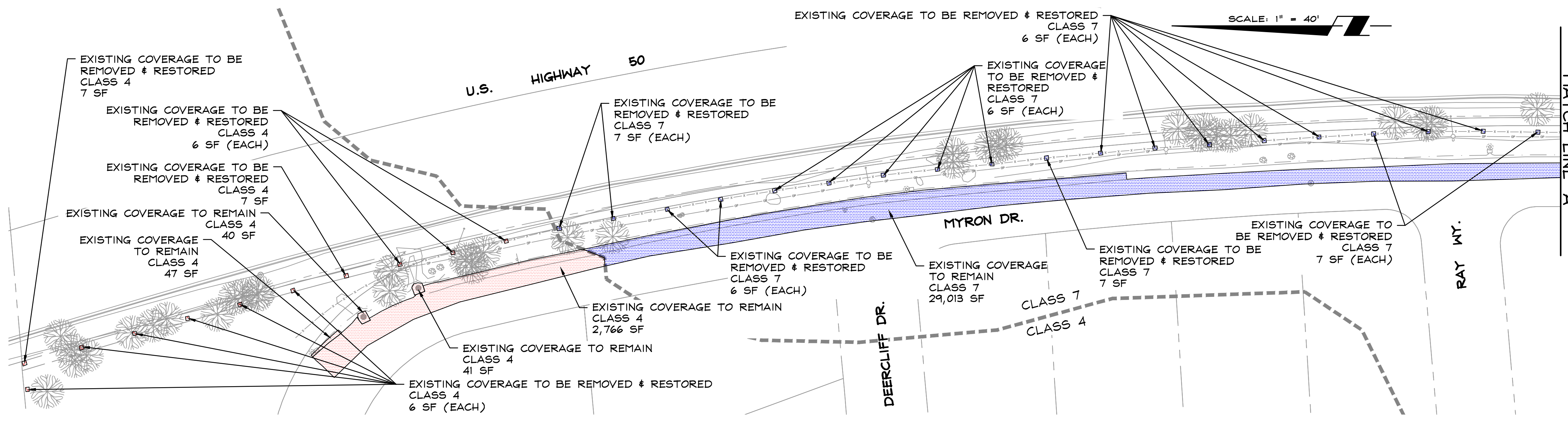
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ENGINEER: NRG	DRAWING: SEE PLOT STAMP
SCALE: NTS	SHEET: C7
DATE: 05/02/2022	OF: 9 SHEETS

# SITE IMPROVEMENT PLANS - 05/02/2022

05/02/22



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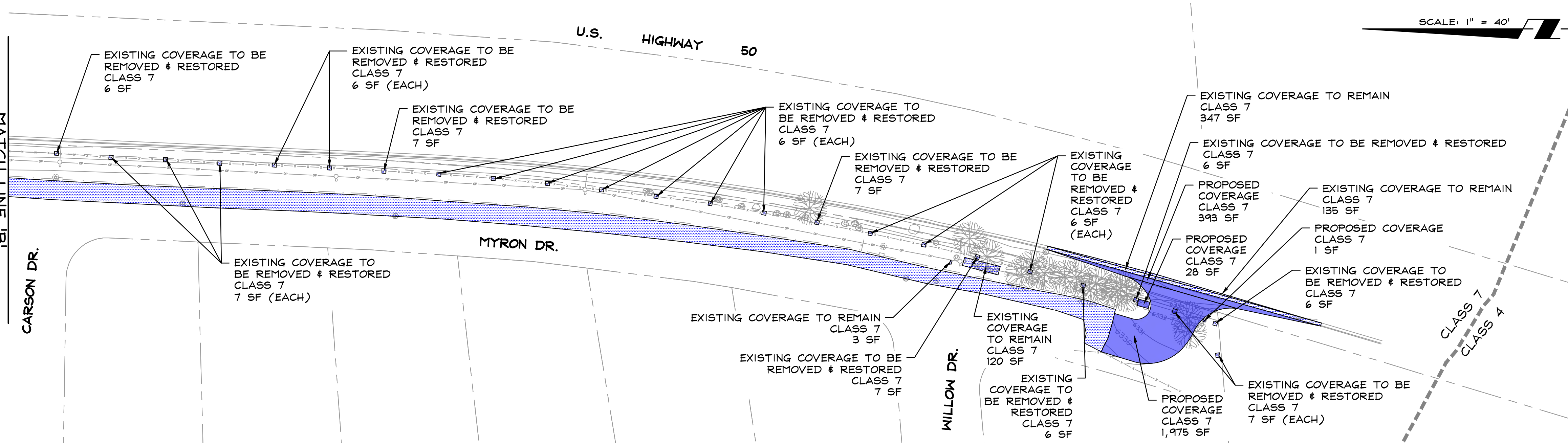
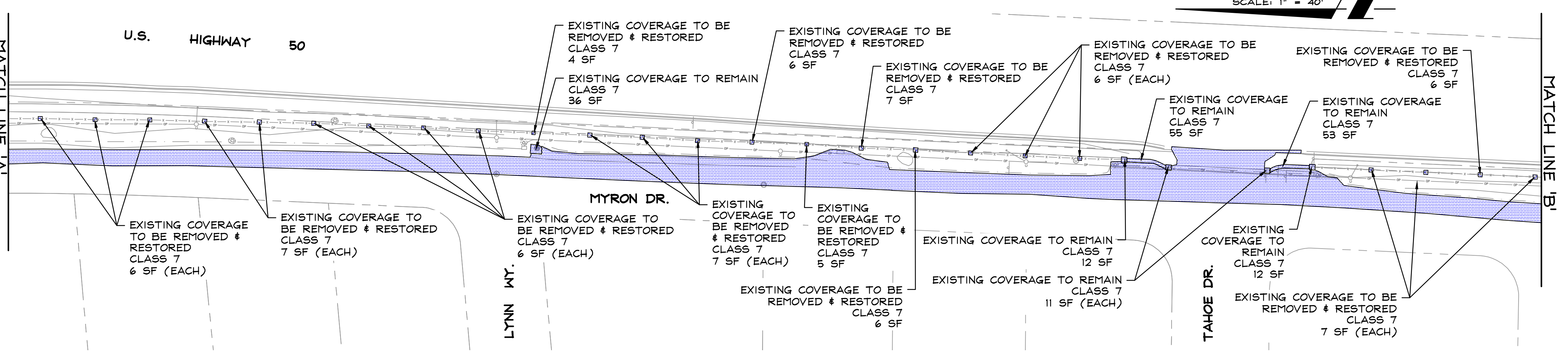
LAND CAPABILITY SUMMARY				
CLASS	EXISTING (SF)	PROPOSED (SF)	REMOVED (SF)	
4	2,894		60	
7	29,808	2,397	421	
TOTAL LOT	32,702	2,397	481	

CATEGORY	Class 4		Class 7		TOTAL
	Existing	Demo	New	Remove and Replace	
Paved Road	2,766		2,368	135	34,282
Walls	47		108		155
Fence Pillars with Exposed Footings		68	46		535
Utility Pads	81		29	159	269
Curb and Gutter				347	347
Total	2,894	68	2,397	482	421

PAVED ROAD			PROPOSED*	EXISTING
WALLS			2,368	31,914
FENCE PILLARS W/ FOOTINGS				155
UTILITY PADS			29	46
CURB AND GUTTER				240
TOTALS			2,397	32,702

\* PROPOSED COVERAGE TO BE MITIGATED WITH PURCHASED COVERAGE CREDITS

LEGEND	
COVERAGE CALCULATIONS	
EXISTING COVERAGE (LOCATION UNCHANGED) CLASS 4	= 2,894 SF
EXISTING COVERAGE (LOCATION UNCHANGED) CLASS 7	= 29,808 SF
EXISTING COVERAGE TO BE REMOVED & RESTORED CLASS 4	= 60 SF
EXISTING COVERAGE TO BE REMOVED & RESTORED CLASS 7	= 421 SF
PROPOSED NEW COVERAGE CLASS 4	= N/A
PROPOSED NEW COVERAGE CLASS 7	= 2,397 SF
---	LAND CAPABILITY CLASS BOUNDARY



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SCALE: 1" = 40'

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TRPA

COVERAGE MAP

DRAWN: JAG

ENGINEER: NRG

SCALE: NTS

DATE: 05/02/2022

JOB: 2509-001

DRAWING: SEE PLOT STAMP

SHEET: C9

OF: 9 SHEETS