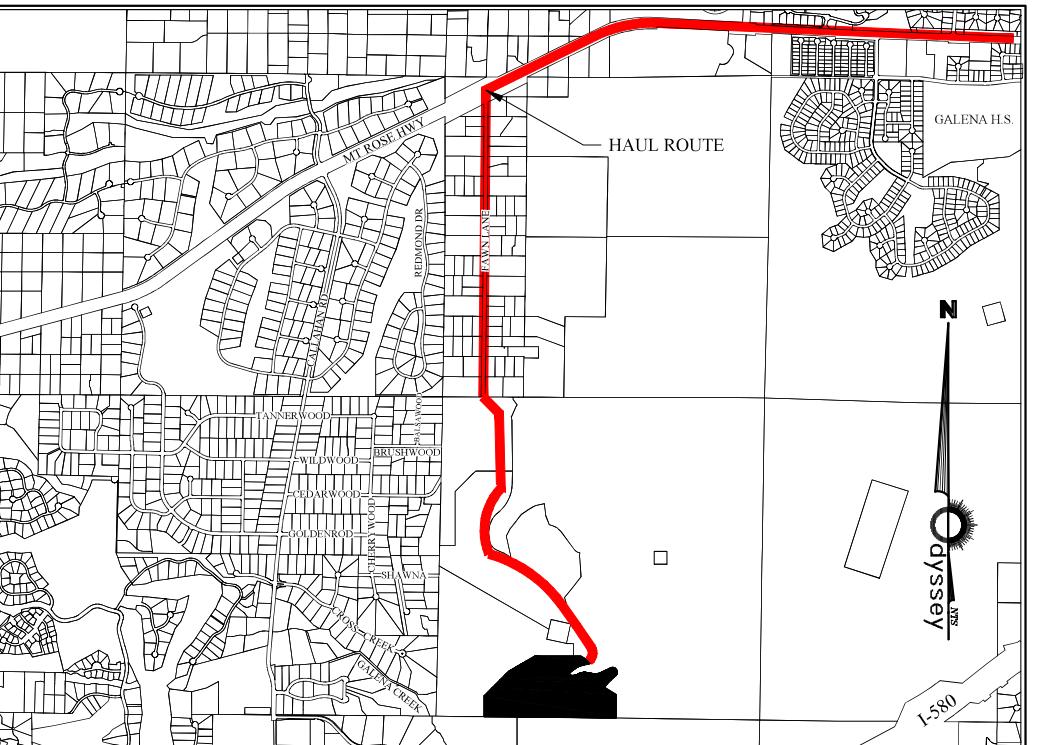


GENERAL NOTES:

- THESE PLANS, SHEETS 32 THROUGH B-1 OF 32 HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPROPRIATE STANDARDS. IN THE EVENT OF CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND WASHOE COUNTY STANDARDS, THE STANDARDS SHALL APPLY AND THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" (2012) ADOPTED AND DISTRIBUTED BY WASHOE COUNTY, AND INCLUDING ANY ADDITIONS AND MODIFICATIONS THAT ARE SET FORTH IN THE DRAWINGS AND SPECIFICATIONS AND OTHER ORDINANCES AND REGULATIONS THAT MAY APPLY.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED FOR THE PROJECT BY ENGO INCORPORATED TITLED "XXXX GEOTECHNICAL REPORT" DATED XX.XX.2021. THE CONTRACTOR SHALL ATTENTIALLY EXAMINE THE SITE IN SUCH A MANNER THAT HE CAN CONFIRM EXISTING SURFACE CONDITIONS WITH THOSE PRESENTED IN THE GEOTECHNICAL REPORT. HE SHALL SATISFY HIMSELF THAT THE QUALITY AND QUANTITY OF EXPOSED MATERIALS AND SUBSURFACE SOIL OR ROCK DEPOSITS HAVE BEEN SATISFACTORILY REPRESENTED BY THE GEOTECHNICAL ENGINEER'S REPORT AND CIVIL ENGINEER'S DRAWINGS. ANY DISCREPANCY THAT MAY EXIST IN THE REPORTS SHALL BE MADE AVAILABLE TO THE OWNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION. RESULTS OF THE GEOTECHNICAL INVESTIGATION ALONG WITH THEIR RECOMMENDATIONS SHALL BECOME PART OF THE SPECIFICATIONS BUT DO NOT CONSTITUTE A GUARANTEE OF THE SUBSURFACE CONDITIONS IN ANY WAY.
- THE CONTRACTOR SHALL MAINTAIN AN ONGOING DUST CONTROL PROGRAM, INCLUDING WATERING OF OPEN AREAS, IN ORDER TO CONFORM WITH THE LATEST STATE AND COUNTY AIR POLLUTION REGULATIONS. THE CONTRACTOR SHALL HAVE AN ONGOING DUST CONTROL PROGRAM APPROVED BY THE WASHOE COUNTY DISTRICT HEALTH DEPARTMENT AIR POLLUTION CONTROL DIVISION PRIOR TO COMMENCEMENT OF ANY WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAILY REMOVAL OF ALL CONSTRUCTION MATERIALS SPILLED ON PAVED STREETS, ON-SITE AND OFF-SITE.
- THE CONTRACTOR SHALL PURSUE THE WORK IN A CONTINUOUS AND DILIGENT MANNER, CONFORMING TO ALL THE PERTINENT SAFETY REGULATIONS, TO INSURE A TIMELY COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL NOTIFY ALL ENTITIES INVOLVED (PUBLIC AND PRIVATE) 48 HOURS PRIOR TO BEGINNING CONSTRUCTION, AND PROVIDE 48 HOURS PRIOR NOTICE FOR ALL SURVEYING AND INSPECTIONS DURING CONSTRUCTION.
- 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 AT THE COST OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND/OR COORDINATE WITH THE OWNER AND PAY FOR ALL NECESSARY PERMITS AND FEES REQUIRED FOR CONSTRUCTION. CONTRACTOR TO PROVIDE ALL NECESSARY TRAFFIC CONTROL, MAINTAIN ACCESS TO ALL PARCELS, PROVIDE ALL TEMPORARY AND/OR PERMANENT PATCHING AS REQUIRED BY THE WASHOE COUNTY ORDINANCES AND POLICY STANDARDS.
- ALL EXISTING UTILITY LOCATIONS, SIZES, AND DESCRIPTIONS AS SHOWN ON THESE DRAWINGS ARE FROM SURFACE OBSERVATIONS USED IN CONJUNCTION WITH AVAILABLE RECORDS, REFERENCE MAPS, DRAWINGS, AND VERBAL STATEMENTS SUPPLIED BY UTILITY COMPANIES, AND MAY BE WHOLLY ACCURATE OR RELIABLE. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES WHICH MAY BE Affected BY THE WORK TO OBTAIN ASSISTANCE IN LOCATING EXISTING MAINS AND SERVICE CONNECTIONS. THE CONTRACTOR SHALL ALSO CALL U.S.A. (1-800-227-2600) PRIOR TO BEGINNING WORK.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING GRADES PRIOR TO CONSTRUCTION. IF ANY DISCREPANCY OCCURS, CONTACT THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SIGNING, BARRICADES AND TRAFFIC DELINEATION CONFORM TO THE STATE OF NEVADA, DEPARTMENT OF TRANSPORTATION, "NEVADA WORK ZONE TRAFFIC CONTROL MANUAL".
- THE WORK IN THIS CONTRACT INCLUDES ALL ON-SITE AND OFF-SITE WORK SHOWN ON THESE DRAWINGS, DESCRIBED IN THE SPECIFICATION, OR REASONABLY IMPLIED.
- SHOULD ANY PREHISTORIC OR HISTORIC REMAINS BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE DEPARTMENT OF CONSERVATION AND NATURAL Resources, AND THE DEPARTMENT OF ARCHAEOLOGY, SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. PERIOD OF TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO WORKING DAYS FROM THE DATE OF NOTIFICATION.
- ALL DIMENSIONS AND DISTANCES ARE TO BACK FACE OF CURB, CURB RETURN, FACE OF BUILDING, FACE OF WALL, PROPERTY LINE, CENTER OF STRIPPING, CENTER LINE OF PIPE, OR END OF IMPROVEMENTS.
- THE CONTRACTOR SHALL, AT ALL TIMES DURING CONSTRUCTION, PROTECT FROM DAMAGE EXISTING IMPROVEMENTS ON AND AROUND THE SITE, INCLUDING, BUT NOT LIMITED TO, PAVEMENT, CURB AND GUTTER, SIDEWALKS, LANDSCAPING, SIGNAGE, STORM AND SANITARY SEWER, AND ALL UTILITIES. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE REPAIR OF ANY IMPROVEMENTS (EXISTING OR PROPOSED) DAMAGE THROUGHOUT THE COURSE OF CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES EMERGENCY ACCESS TO THE PROJECT SITE TO THE SATISFACTION OF THE TRUCKEE MEADOWS FIRE DISTRICT.
- THE CONTRACTOR SHALL UPON COMPLETION OF THE PROJECT, PREPARE AND SUBMIT TO THE OWNER RECORD DRAWINGS INDICATING BY DIMENSION AND DESCRIPTION ANY FACILITY CONSTRUCTED CONTRARY TO THAT SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL MATERIALS TO BE USED ON THE SITE TO INCLUDE, BUT NOT BE LIMITED TO, A.C. AND P.C.C. MIX DESIGN, AGGREGATE BASE QUALIFICATIONS, PRECAST CONCRETE, CAST IRON GRATE AND COVERS, PIPING, FENCING, AND SIGNS TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO THE MANUFACTURE OR USE OF SUCH ITEMS.
- ALL QUANTITIES SHOWN HEREIN ARE APPROXIMATE AND ARE USED FOR PERMIT AND BOND PURPOSES ONLY. THEY SHALL NOT BE USED IN ANY WAY FOR BIDDING OR CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT QUANTITY TAKEOFFS FOR BIDDING AND CONSTRUCTION PURPOSES.
- INSPECTION REQUIREMENTS SHALL BE IN ACCORDANCE WITH WASHOE COUNTY STANDARDS OR THE STANDARD SPECIFICATIONS, WHICHEVER IS THE MORE STRINGENT.
- CONTRACTOR SHALL REVIEW THE STORM WATER POLLUTION PREVENTION PLANS (SWPPP) AND CONSTRUCT ALL REQUIRED ITEMS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY. CONTRACTOR TO COORDINATE WITH OWNER/DEVELOPER FOR THE MAINTENANCE AND UPDATING OF REQUIREMENTS FOR THE SWPPP.
- THE CONTRACTOR SHALL ELIMINATE ALL MOSQUITO BREEDING PLACES WITHIN THE GRADED AREA.
- UNTIL A REGIONAL TESTING AND CERTIFICATION PROGRAM IS DEVELOPED AND IN PLACE, A BITUMINOUS MIXING PLANT INSPECTION SHALL BE REQUIRED FOR EACH DAY OF ASPHALT PAVEMENT PLACEMENT OR PORTION THEREOF. THIS INSPECTION SHALL INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:
 - COLLECTION OF SAMPLES-AGGREGATE AND ASPHALTIC CEMENT;
 - VERIFICATION OF LIME ADDITION TO THE MIX;
 - VERIFICATION OF TEMPERATURE OF MILK LEAVING PLANT;
 - VERIFICATION OF ASPHALT CEMENT TYPE AND OBTAINANCE OF REFINERY CERTIFICATION.
- SHOULD AN OBVIOUS PROBLEM BE OBSERVED, WASHOE COUNTY CSD SHALL BE INFORMED IMMEDIATELY, AND WASHOE COUNTY SHALL REQUIRE CORRECTIVE ACTION.
- NO CONSTRUCTION EQUIPMENT SHALL BE PARKED OR MATERIAL STORED ON CONCRETE OR ASPHALT SURFACE TO BE MAINTAINED BY WASHOE COUNTY.
- ALL PAVEMENT MARKINGS AND LEGENDS SHALL BE TRAFFIC PAINT. INSTALLATION SHALL BE PER THE MANUFACTURER'S RECOMMENDATIONS.



CONSTRUCTION MANAGEMENT AND ACCESS PLAN

PROPOSED CONSTRUCTION HAUL ROUTE:
PROPOSED CONSTRUCTION HAUL ROUTE: MT ROSE HWY TO FAWN LANE, FAWN LANE SOUTH TO CONSTRUCTION ENTRANCE. THE HAUL ROUTE SHALL BE SIGNED, AND SHALL BE USED BY ALL CONTRACTORS. THERE SHALL BE NO CONSTRUCTION ACCESS TO THE WEST.

WASHOE COUNTY INSPECTORS AND OWNER TO INSPECT FAWN LANE ROADWAY PRIOR TO BOND RELEASE TO DETERMINE REMEDIATION AREAS

PRELIMINARY ONLY, SUBJECT TO FINAL COUNTY & TMWA APPROVAL

GRADING NOTES:

- ALL SITE PREPARATION, TILING AND GRADING SHALL BE PER THE GEOTECHNICAL REPORT BY ENGO RECOMMENDATIONS. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH SAME REPORT PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY IN ORDER FOR A DETERMINATION TO BE MADE.
- ELEVATIONS SHOWN ARE TOP BACK OF CURB WHEN LOCATED AT THE CURB LINE, OR FINISH GRADE WHEN LOCATED AT STREET CENTERLINE OR WITHIN 10'.
- FINISH GRADE REPRESENTS THE ELEVATION OF THE FINISHED SURFACE IF LOCATED IN A LOT OF CONSTRUCTION. IF THE FINISHED SURFACE IS TOP OF SOIL, OR IS TO BE PAVED, THE CONTRACTOR SHALL ADJUST THE GRADE SHOWN AT CENTERLINE, THE GRADE REPRESENTS THE FINISHED SURFACE GRADE OF THE AC, IF SHOWN AT A HOUSE PAD, THE GRADE REPRESENTS THE GRADE AT THE RADUS POINT OF A GUL-DE-SAY OR A STREET IS THE ELEVATION AT WHICH THE APPROXIMATELY GRADED SURFACE GRADE OF AN ISLAND WITH A PLANTER ISLAND IS THE FINISHED GRADE ELEVATION OF THE LANDSCAPE.
- ALL LOT IMPROVEMENTS (IE WALLS, HOUSES, DRIVEWAYS, LANDSCAPE WALLS, ETC) SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO HELP IN THE DETERMINATION OF EARTHWORK QUANTITIES. ALL SAID LOT IMPROVEMENTS MAY NOT BE A PART OF THE EXHIBIT "A".
- FLOWS AT CATCH BASINS ARE IN CUBIC FEET PER SECOND (CFS).
- CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING AROUND EXISTING UTILITIES AND EXISTING ROADS.
- CONTRACTOR SHALL HAVE APPROVED DUST CONTROL PLAN, GRADING PERMIT, AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL USE EXTREME CARE IN WORKING AREAS OUTSIDE THE SUBDIVISION BOUNDARY SO AS TO MINIMIZE DISTURBANCE OF EXISTING VEGETATION.
- CONTRACTOR SHALL COMPLY WITH THE APPROVED STORM WATER DISCHARGE PERMIT BY NEVADA STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND COMPLY WITH TMWA.
- SURFACE SOILS CONTAINING ROOTS AND ORGANIC MATTER SHALL BE STRIPPED FROM THE AREA TO BE GRADED AND STOCKPILED OR DISCARDED AS DIRECTED BY THE GEOTECHNICAL REPORT.
- CONTRACTOR SHALL PROVIDE THE NECESSARY CONSTRUCTION DE-WATERING TO PROPERLY CONSTRUCT THE GRADED AREA.
- CONTRACTOR SHALL CONSTRUCT BUILDING PADS TO THE ELEVATION SHOWN. THE FINISH GRADE (FG) ELEVATION IS THE PROPOSED GRADE AT HOUSE CONSTRUCTION TIME.
- INDIVIDUAL LOT OWNERS MUST SUBMIT A SITE AND GRADING PLAN, PREPARED BY A REGISTERED CIVIL ENGINEER WHEN APPLYING FOR A BUILDING PERMIT.
- BUILDING ENVELOPES MAY BE ADJUSTED WITH ADMINISTRATIVE APPROVAL BY THE DESIGN REVIEW COMMITTEE AND WASHOE COUNTY BUILDING DEPARTMENT.
- THE CONTRACTOR SHALL NOTIFY WASHOE COUNTY ENGINEERING DIVISION AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ONE DAY AFTER A PRE-CONSTRUCTION MEETING WITH THE WASHOE COUNTY MATERIALS TESTING LABORATORY, AND GENERAL CONTRACTOR HAS RECEIVED THE INSPECTION AND TESTING OF SOILS AND ALL OTHER MATERIALS SHALL BE IN CONFORMANCE WITH WASHOE COUNTY QUALITY STANDARDS.
- BEDDING MATERIAL CLASS "A" BACK FILL SHALL BE USED FOR PIPE BEDDING MATERIAL EXCEPT BELOW THE WATER TABLE WHERE CLASS "C" BACK FILL SHALL BE PROVIDED.
- CONCRETE: CONCRETE SHALL HAVE THE FOLLOWING CHARACTERISTICS:
 - WORKING MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
 - SLUMP SHALL BE 1" MIN. AND 4" MAX.
 - AIR ENTRAINMENT SHALL BE 6.5% +/- 1.5%
 - WATER-CEMENT RATIO MAXIMUM OF 0.45.
 - SHALL HAVE 558 POUNDS OF TYPE II CEMENT PER CUBIC YARD.
- THE GRADING PERMIT HOLDER SHALL BE RESPONSIBLE FOR THE DEVELOPMENT OF A FIRE PREVENTION PLAN AT THE JOB SITE THROUGHOUT ALL PHASES OF CONSTRUCTION WORK.
- AS PART OF THE GRADE PERMIT, THE GRADE PERMIT HOLDER SHALL PROVIDE A WATER TRUCK IN THE GENERAL VICINITY OF ALL GRADED WORK WHERE THE POSSIBILITY OF AN IGNITION SOURCE IS PRESENT. WATER TRUCK OPERATORS SHALL BE TRAINED IN THE PROPER PROCEDURES FOR PRE & POST-WETTING OF GRADED WORK IF A WATER TRUCK IS UNAVAILABLE FOR ANY REASON, GRADE WORK SHALL CEASE.
- ALL HEAVY EQUIPMENT SHALL HAVE A SPARK ARRESTER ON THE EXHAUST.
- ROCK CRUSHING ACTIVITIES WILL NOT BE ALLOWED ON SITE PER ACTION ORDER ITEM L.

NOXIOUS WEED NOTES:

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL:

- ALL FILL DIRT IMPORTED AS PART OF THE PROJECT IS REQUIRED TO BE "CERTIFIED WEED FREE".
- BEST MANAGEMENT PRACTICES WILL BE USED TO PREVENT THE SPREAD OF NOXIOUS AND INVASIVE WEEDS DURING CONSTRUCTION ACTIVITIES.
- IDENTIFY AND MAP ALL NOXIOUS AND INVASIVE WEED POPULATIONS PRESENT IN THE PROJECT AREA.
- TREAT OR CONTAIN ANY WEED POPULATIONS THAT MAY BE IMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY.
- FLAG ALL WEED POPULATIONS TO BE AVOIDED.
- PROVIDE TRAINING TO CONSTRUCTION WORKERS AND EQUIPMENT ON THE IDENTIFICATION OF WEEDS TO BE AVOIDED.
- CERTIFY THAT ALL CONSTRUCTION MATERIAL SOURCES USED FOR SUPPLIES OF SAND, GRAVEL, ROCK, AND MULCH ARE WEED-FREE PRIOR TO OBTAINING OR TRANSPORTING ANY MATERIAL FROM THEM.
- OBTAIN AND USE ONLY CERTIFIED WEED-FREE STRAW OR USE FIBER ROLL LOGS FOR SEEDLESS CONTAINMENT.
- WASH AND INSPECT ALL VEHICLES FOR WEED SEEDS AND PLANT PARTS PRIOR TO BRINGING THEM INTO THE JOB SITE.
- INSTALL STORMWATER BEST MANAGEMENT PRACTICES TO PREVENT TRANSPORT OFF WEED MATERIAL ONTO OR OFF OF THE JOB SITE.

DURING CONSTRUCTION THE CONTRACTOR SHALL:

- MINIMIZE GROUND DISTURBANCE AND VEGETATION REMOVAL AS MUCH AS POSSIBLE AND PRACTICAL.
- WASH OR USING AN AIR COMPRESSOR, BLOW CLEAN ALL VEHICLES THAT MAY HAVE ENTERED WEED INFESTED AREAS PRIOR TO ENTERING UNINFESTED AREAS OF THE JOB SITE.
- RESTRICT VEHICLES OR OTHER TRAFFIC THAT MAY TRANSPORT WEED SEEDS OR PLANT MATERIAL FROM ENTERING THE JOB SITE UNLESS THEY ARE FIRST WASHED AND INSPECTED.

ENCROACHMENT/EXCAVATION PERMIT NOTE:

- CONTRACTOR SHALL OBTAIN AN ENCROACHMENT/EXCAVATION PERMIT FROM WASHOE COUNTY COMMUNITY SERVICE DEPARTMENT PRIOR TO COMMENCING ANY WORK WITHIN PUBLIC RIGHT OF WAY.

SIGNAGE NOTES:

- SIGNAGE MATERIALS SHALL MEET THE FOLLOWING SPECIFICATIONS FOR ALL SIGNS PLACED WITHIN THE PUBLIC RIGHT OF WAY:
 - ALL SIGNS SHALL MEET MUTCD STANDARDS.
 - ALL SIGNS SHALL BE SAE-C SERIES FOR LETTERS AND SAE-D SERIES FOR ALL NUMBERS.
 - ALUMINUM SHALL BE 2.08 GAUGE.
 - ALL REGULATORY AND WARNING SIGNS SHALL HAVE HIGH INTENSITY BACKING.
 - ALL SIGNS SHALL HAVE 3M PREMASH 1500 CRAFT FILM OR APPROVED EQUAL.
- ALL TRAFFIC ISLANDS, INCLUDING PORT CHOPS, ETC., SHALL HAVE YELLOW TRAFFIC PAINT APPLIED TO THE CURB FROM THE TIP TO 10' FROM THE TIP.
- ALL MEDIAN ISLANDS SHALL HAVE ISLAND MARKERS PLACED 5' BACK FROM ISLAND TIP.

SLOPE STABILIZATION PROCEDURES:

- ALL SLOPES 3:1 OR LESS SHALL BE REVEGETATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE REVEGETATION PLAN (REF. LANDSCAPING SHEETS).
- STOCKPILE NATIVE TOP SOIL AND VEGETATIVE STRIPING, TO BE REAPPLIED TO ALL SLOPE AREAS DISTURBED BY GRADING (6" MIN. DEPTH).

FIRE DEPARTMENT NOTES:

- FIRE HYDRANTS TO BE PLACED BEFORE COMBUSTIBLES ON SITE.
- ALL ACCESS ROADS TO HAVE 6" BASE COMPACTED TO 95% RELATIVE COMPACTION.
- FIRE ACCESS SHALL MEET THE APPROVAL OF THE FIRE MARSHAL PRIOR TO COMBUSTIBLES ALLOWED ON SITE.

NOTE:

SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF MUSEUMS, LIBRARY, AND ARTS SHALL BE NOTIFIED TO RECORD AND PHOTOGRAPH THE SITE. THE PERIOD OF TEMPORARY DELAY SHALL BE LIMITED TO A MAXIMUM OF TWO (2) WORKING DAYS FROM THE DATE OF NOTIFICATION.

UTILITY NOTES:

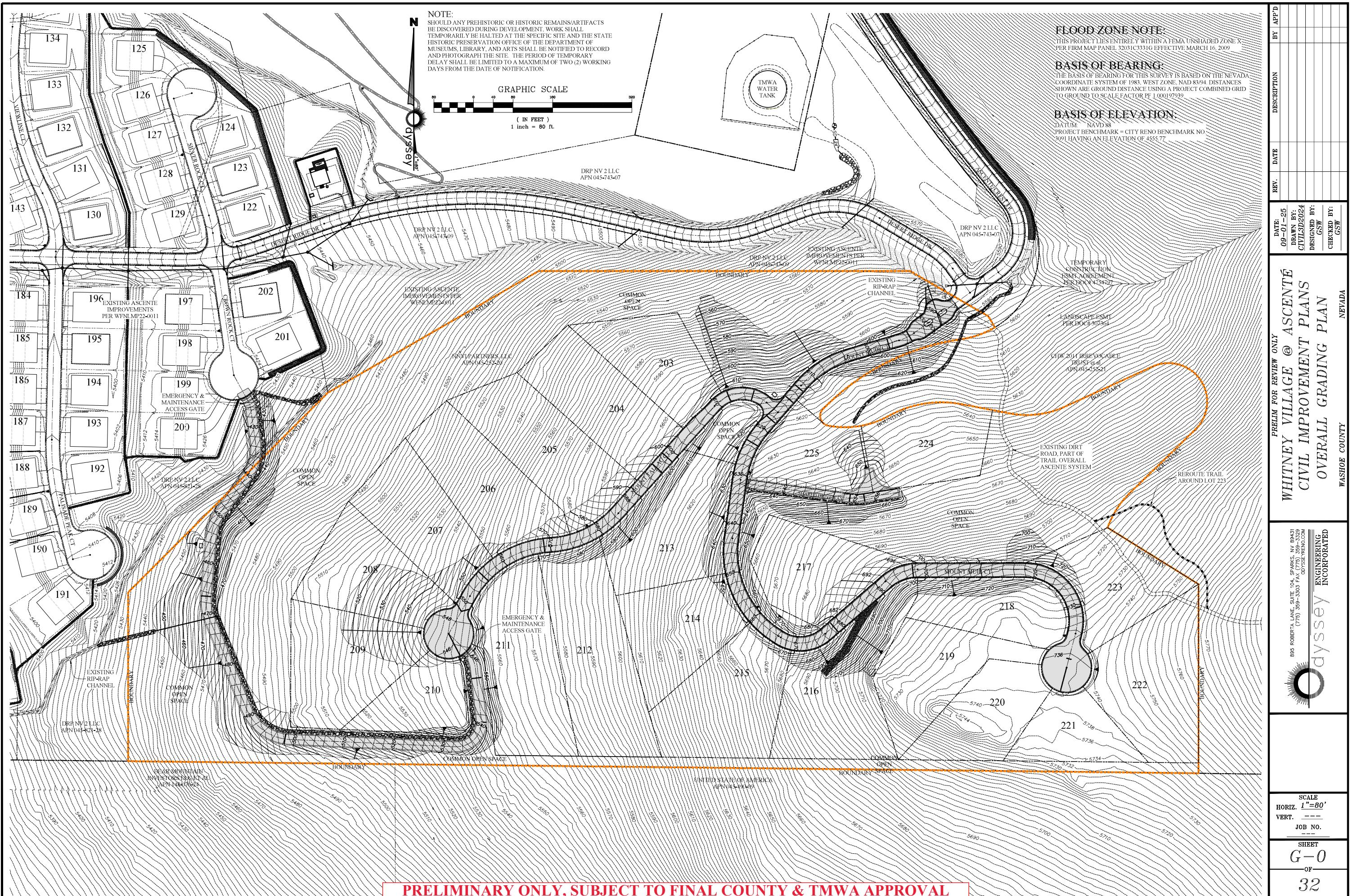
- ALL SIDE LOT LINES OF EACH LOT SHALL BE THE CENTERLINE OF A 10' PUBLIC UTILITY EASMENT.
- ALL SANITARY SEWER LATERALS SHALL BE 1.25" SDW 11 IN PPE. ALL LATERALS SHALL EXTEND 10' BEYOND THE STREET LINE.
- ALL WATER AND SEWER LINES SHALL HAVE A MINIMUM OF 10' SEPARATION OR AN 18" VERTICAL SEPARATION AT CROSSINGS. IN THE EVENT THAT THE WATER MAIN IS TO CROSS BELOW OR WITHIN 18" OF THE SANITARY SEWER MAIN, THE CONTRACTOR SHALL FOLLOW THE STANDARDS SET FORTH BY TRUCKEE MEADOWS WATER AUTHORITY (TMWA).
- ALL MANHOLES ARE TYPE 4-A, TYPE 1-A, 44-60", OR 54-60" AS SHOWN ON THE PLANS. ALL CATCH BASINS ARE TYPE 24" AS SHOWN ON THE PLANS.
- ALL MANHOLES ARE TYPE 4-A, TYPE 1-A, 44-60", OR 54-60" AS SHOWN ON THE PLANS.
- PVC SEWER PIPE SHALL BE CLASS SDR-35 UNLESS OTHERWISE NOTED AND CONFORM TO ASTM D3034. INSTALLATION SHALL BE IN ACCORDANCE WITH UNIBELL PLASTIC PIPE ASSOCIATION STANDARD AND RECOMMENDED PRACTICES.
- ALL REINFORCED CONCRETE PIPE SHALL BE CLASS G3 UNLESS OTHERWISE NOTED.
- ALL EXISTING UTILITIES BEING TIED INTO SHALL BE EXPOSED TO CHECK FOR GRADE CONFORMANCE TO THOSE SHOWN ON THE PLANS. IF A DISCREPANCY OCCURS, CONTACT THE ENGINEER IMMEDIATELY BEFORE PROCEEDING.
- THE CONTRACTOR SHALL HAVE EXISTING UTILITIES LOCATED BY CALLING "USA" TOLL FREE AT (1-800-227-2600).
- THE CONTRACTOR SHALL PAINT THE CURB RED PER THE REQUIREMENTS OF THE FIRE DEPARTMENT.
- CASE AND ELECTRIC SHOWN HEREON ARE SCHEMATIC ONLY. DESIGN SHALL BE BY NV ENERGY.
- THE GAS AND WATER SHOWN ARE OWNED AND MAINTAINED BY NV ENERGY AND TRUCKEE MEADOWS WATER AUTHORITY (TMWA). CONSTRUCTION OF THE WATER SYSTEM SHALL BE COORDINATED WITH TMWA.
- THE CONTRACTOR SHALL PERFORM AN AIR PRESSURE TEST FOR THE SANITARY SEWER MAINS FOR WASHOE COUNTY REQUIREMENTS. THE TEST SHALL BE PERFORMED IN THE PRESENCE OF THE WASHOE COUNTY ENGINEER.
- ALL PVC SANITARY SEWER PIPE SHALL BE BALLED AND TIED PER WASHOE COUNTY REQUIREMENTS.
- ALL STORM DRAINAGE FACILITIES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE DEDICATED TO AND MAINTAINED BY WASHOE COUNTY.
- ALL STORM DRAINAGE FACILITIES LOCATED WITHIN COMMON AREA ARE TO BE DEDICATED TO AND MAINTAINED BY THE HOA.
- REFERS TO THE APPROPRIATE STREET IMPROVEMENT SHEET FOR INVERT ELEVATIONS OF ALL SEWER AND STORM DRAIN FACILITIES.
- SEE GRADING PLANS FOR VERTICAL AND HORIZONTAL DATA.
- A PUBLIC UTILITY EASMENT IS LOCATED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT AT LOCATIONS EXCLUSIVELY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- ELECTRICAL, TELEPHONE, CABLE, TELEVISION AND COMMUNICATION FACILITIES ARE NOT SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR LOCATING THESE FACILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY FOR MAKING ADJUSTMENTS.
- ALL WATER PIPE SHALL BE INSTALLED, INSPECTED AND PRESSURE TESTED IN ACCORDANCE WITH TMWA STANDARD DETAILS AND WATER FACILITIES TECHNICAL SPECIFICATIONS.
- ALL STORM DRAIN LATERALS SHALL CONNECT TO THE MAIN LINE BY A MANHOLE, CUTTING PIPE, INSERTING LATERAL, AND SEALING WITH CONCRETE SHALL NOT BE ALLOWED.
- ALL STORM DRAIN MANHOLES SHALL HAVE A 24 INCH RING AND COVER.
- CONTRACTOR TO GPS ALL WATER AND SEWER UTILITIES, AND PROVIDE TO WASHOE COUNTY UNMODIFIED COORDINATES. CONTRACTOR IS RESPONSIBLE FOR MODIFYING USED, WATER AND SEWER SERVICES THAT ARE NOT PERPENDICULAR TO MAINS NEED TO BE GPS'D AT EACH CHANGE IN DIRECTION AND MUST HAVE TRACER WIRE INSTALLED ON WATER LINES.
- WATER UTILITIES TO BE INSPECTED BY TMWA PERSONNEL, AND SEWER UTILITIES TO BE INSPECTED BY WASHOE COUNTY PERSONNEL OR A WASHOE COUNTY APPROVED 3RD PARTY INSPECTOR WITH DAILY FIELD REPORTS PROVIDED. 24 HOURS MINIMUM NOTICE IS REQUIRED FOR ALL INSPECTIONS. UTILITIES MUST BE INSPECTED PRIOR TO BACKFILL.

SANITARY SEWER FORCE MAIN NOTES:

- LOW PRESSURE SANITARY SEWER FORCE MAIN (LPSFM) SHALL BE HYDROSTATIC PRESSURE TESTED PER ASTM F2164. MAXIMUM WORKING PRESSURE IS 80 PSI. UTILIZE PPI-TN-46 FOR TESTING.
- LPSFM SHALL BE FLUSHED PRIOR TO ACCEPTANCE BY WASHOE COUNTY AFTER ALL HOUSES HAVE BEEN CONSTRUCTED.

CONSTRUCTION YARD:

- THE DEVELOPER SHALL LIMIT ALL CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES TO THE HOURS BETWEEN 7:00 A.M. THROUGH 7:00 P.M. MONDAY THROUGH SATURDAY. SIGNS INDICATING THESE HOURS SHALL BE POSTED CONSPICUOUSLY AT ALL ENTRANCES PRIOR TO THE START OF CONSTRUCTION AND REMAIN IN PLACE IN GOOD REPAIR UNTIL CONSTRUCTION IS COMPLETED TO THE APPROVAL OF THE ADMINISTRATOR. UPON COMPLETION OF THE PROJECT, THE DEVELOPER SHALL REMOVE THE SIGNS FROM THE ENTRANCES TO THE PROJECT. THE DEVELOPER SHALL RESTRICT ACCESS TO THE PROJECT SITE TO ENSURE COMPLIANCE WITH THE CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES HOURS LIMITATIONS.
- TRAFFIC CONTROL PLAN: PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AT THE DEVELOPMENT, THE CONTRACTOR SHALL SUBMIT A PLAN FOR THE ORDERLY CONTROL AND REGULATION OF CONSTRUCTION TRAFFIC AT THE DEVELOPMENT, INCLUDING, WITHOUT LIMITATION, THE PROCEDURES RELATING TO SAFETY OF PERSONNEL, TRAFFIC CONTROL, AND TRAFFIC CONTROL PLAN. AS PART OF THE CONSTRUCTION PROCESS, THROUGH THE VARIOUS PHASES OF THE DEVELOPMENT, IT IS ANTICIPATED THAT THE TRAFFIC CONTROL PLAN, INCLUDING HAUL ROUTES, WILL REQUIRE CERTAIN CHANGES FROM TIME TO TIME. PRIOR TO DEVIATION FROM THE APPROVED TRAFFIC PLAN OR HAUL ROUTES, CONTRACTOR SHALL SUBMIT A REVISED TRAFFIC PLAN TO THE COUNTY TRAFFIC CONTROL ENGINEER FOR ITS APPROVAL, WHICH SHALL UPON APPROVAL BECOME THE GOVERNING TRAFFIC PLAN FOR THE DEVELOPMENT. THE CONTRACTOR SHALL MAINTAIN THE ROADWAY SURFACE IN A CONDITION SATISFACTORY TO THE COUNTY TRAFFIC CONTROL ENGINEER THROUGHOUT THE COURSE OF CONSTRUCTION.
- DUST CONTROL: PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AT THE DEVELOPMENT, CONTRACTOR SHALL SUBMIT A PLAN FOR DUST CONTROL AT THE DEVELOPMENT. THE PLAN SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF NEVADA LAW, INCLUDING, WITHOUT LIMITATION, THE POLLUTION CONTROL AND INPES REGULATIONS OF THE NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION. SUCH STORM WATER POLLUTION PREVENTION PLAN, WHEN APPROVED BY THE HEALTH DEPARTMENT, SHALL BE REFERRED TO HEREIN AS THE DUST CONTROL PLAN. THE DUST CONTROL PLAN SHALL BE DEEMED A PART OF THIS AGREEMENT. THE CONTRACTOR SHALL, AND SHALL CAUSE ITS SUBCONTRACTORS TO AGREE TO COMPLY IN ALL MATERIAL RESPECTS WITH THE DUST CONTROL PLAN. ANY MODIFICATIONS, THEREAFTER REQUIRED DURING THE COURSE OF CONSTRUCTION OF THE DEVELOPMENT SHALL BE SUBMITTED TO THE HEALTH DEPARTMENT FOR APPROVAL.
- CONSTRUCTION YARD: CONTRACTOR SHALL BE ENTITLED TO MAINTAIN A CONSTRUCTION STAGING YARD (THE "CONSTRUCTION YARD") AT THE LOCATION AT THE DEVELOPMENT APPROVED FROM TIME TO TIME IN ACCORDANCE WITH THE PROVISIONS OF THIS AGREEMENT. PRIOR TO THE ESTABLISHMENT OF ANY CONSTRUCTION YARD AT THE DEVELOPMENT, CONTRACTOR SHALL SUBMIT TO THE COUNTY PUBLIC WORKS DIRECTOR AND THE COMMUNITY DEVELOPMENT DIRECTOR A PLAN FOR EACH CONSTRUCTION YARD AT THE DEVELOPMENT



PRELIMINARY ONLY, SUBJECT TO FINAL COUNTY & TMWA APPROVAL