YERINGTON CITY COUNCIL
MONDAY, SEPTEMBER 14TH 2026
10:00 A.M.
Yerington City Hall 14 E. Goldfield Ave. Yerington, NV 89447

The Yerington City Council will conduct a public meeting on the 14th day of September, 2026, beginning at 10:00 a.m. at 14 East Goldfield Ave. Yerington, NV 89447

Join Zoom Meeting
https://us06web.zoom.us/j/9040866690?pwd=Dc89jDEAUumicWChLj1oV5quXjYkqS.1&omn=84421433874
Meeting ID: 904 086 6690 / Passcode: 2026COY (case sensitive)
Mobile: 1 (669) 900-6833 / 1 (719) 359-4580

Please call Yerington City Hall at (775) 463-3511 if you have any questions accessing the meeting. Written public comments may be mailed to the City Clerk's office at 14 E. Goldfield Ave. Yerington, Nevada 89447 or emailed to stacys@yerington.net. Be sure to type PUBLIC COMMENT in the subject line. Comments must be received the business day prior to the date of the meeting by 4:00 p.m. for the comments to be included in the meeting.
City Council meetings are open to the public and may be attended in person or via virtual Zoom, if available. Virtual public comment may be given if you are attending the virtual Zoom meeting by "raising your hand" virtually at the appropriate times to notify staff of your desire to speak.

AGENDA:

Action may be taken only on those items denoted "For Possible Action."

1. **Call to order, roll call and Pledge of Allegiance.**

2. **Public Comment**: *Any matter pertinent to the City of Yerington should be shared under this item. Items appearing in the Consent Agenda (item 4) should be discussed at this time. Comments related to an item appearing on the agenda will be heard when that agenda item is called. No action may be taken on a matter raised under this item of the agenda until the matter itself has been included specifically on an agenda as an item upon which action will be taken.*

3. **For Possible Action**: Review and approval of the agenda.

a. *NOTICE RE: NRS 237: When the City Council approves this agenda, it also approves a motion ratifying staff action taken pursuant to NRS 237.030 et seq. with respect to items on this agenda and determines that each matter on this agenda for which a Business Impact Statement has been prepared does impose a direct and significant economic burden on a business or directly restrict the formation, operation or expansion of a business, and each matter which is on this agenda for which a Business Impact Statement has not been prepared does not impose a direct and significant economic impact on a business or directly restrict the formation, operation or expansion of a business.*

4. **Consent Agenda (Action Will be Taken on All Items):** *All matter listed under the consent agenda are considered routine, and may be acted upon by the City Council with one action, and without an extensive hearing. Any member of the Council or any citizen may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting.*

4.a For Possible Action: Discussion and approval of bills previously submitted for payment as follows:

Checks #42264 through #42382 totaling $397,289.77

4.b For Possible Action: Discussion and Possible Approval of minutes from the August 24th, 2026 regular meeting.

4.c For Possible Action: Approval of New, Renewal and Name Change Business License Applications

A. Marc & Sharee Parker dba American Motor Performance, Exhaust Fabrication & Classic Vehicle Restoration, 22 Panavista Circle Yerington, NV 89447-New
B. Frank Rieger & Stephen Hamile dba Gigawatt Operations Inc. dba Sol-Up, Solar Panel Installation, 4305 Dean Martin Dr. Ste. 150 Las Vegas, NV 89103-New
C. Kyle McClelland dba Have Lights Will Travel, Inc., Electrical Contractor, 1508 Gentry Way Reno, NV 89509-New
D. David Lytle dba CTR Roofing, LTD, Roofing Contractor, 1961 Pacific Ave Sparks, NV 89431-New
E. Ronald & Michelle Jacoboni dba Tahoe Pool & Spa Construction, Inc., Swimming Pool & Spa Construction, 3650 Research Way Ste. 21 Carson City, NV 89702-New

Regular Agenda – (Action will be taken on all items unless otherwise noted)

5. **Recognition of Accomplishments:** The City of Yerington recognizes employees Frank Ruiz and Tommy Gutierrez for 5 years of service to our community.

6. **For Possible Action:** Discussion and Possible Action to approve an Annual Preventative Maintenance agreement with Sierra Controls in the amount of $23,010.10 for water and waste water systems.

7. **For Possible Action:** Discussion and Possible Action to approve a quote from Thunder-Electric LLC for $20,002.14 to install new LED lights at the tennis and pickleball courts with timer switch. Approval is subject to availability of Lyon County park funds for funding.

8. **For Possible Action:** Discussion and Possible Action to approve the First Amendment to the Water Lease Agreement dated March 5, 2026 between the City of Yerington and Libra Solar, LLC, amending the agreement to include application 95486T.

9. **For Possible Action:** Discussion and Possible Action to Reaffirm Special Use Permits previously issued. Determination of compliance to include conditions of original permit and authorize continuation, modification, suspension or revocation of Special Use Permits.

   9.a Boys & Girls Club of Mason Valley APN 001-114-09 124 N. Main St. Yerington, NV
   9.b Boys & Girls Club of Mason Valley APN 001-114-01 140 N. Main St. Yerington, NV
   9.c Boys & Girls Club of Mason Valley APN 001-095-13 230 N. Main St. Yerington, NV

10. **For Possible Action:** Discussion and Possible Action to approve a Special Use Permit application submitted by Robert McMinn on behalf of Pony Express Village, LLC for APN 001-231-28 (300 Perumean Lane). This item was recommended for approval by the Yerington Planning Commission on September 2, 2026.

11. **For Possible Action:** Discussion and Possible Action to approve a Special Use Permit application for Bakersfield Parks LP on behalf of Pioneer Mobile Home Ranch for APN 001-231-01. This item was recommended for approval by the Yerington Planning Commission on September 2, 2026.

12. **For Possible Action:** Discussion and Possible action to approve Resolution 2026-12, a resolution amending the City of Yerington Fee Schedule as it pertains to various line items. (City Manager Jerry Bryant)

13. **For Possible Action:** Discussion and Possible action to approve the 2026 Procurement Procedures Policy (City Manager Jerry Bryant)

14. **For Discussion Only:** Review and Discussion of a proposed Compensation and Classification Policy for City Employees not covered by contract. (City Manager Jerry Bryant)

15. **Agenda Requests:** A Councilmember or appointed department head may request an item be considered on a future agenda either by making an oral request at a Council meeting or submitting the request in writing to the City Manager at least 30 days prior to the meeting for which the item is requested to be placed on the agenda.

16. **Public Comment:** *Any matter pertinent to the City of Yerington should be shared under this item. No action may be taken on a matter raised under this item of the agenda until the matter itself has been included specifically on an agenda as an item upon which action will be taken.*

17. **Department and Elected Official Reports -** No action will be taken, reports with possible comments and discussion only, as follows:

    A. City Attorney Report
    B. Chief of Police Report
    C. Public Works Director Report
    D. City Manager Report
    E. City Clerk Report

F. Council Comments
G. Mayor Comments

18. **Adjournment**.

NOTICE TO PERSONS WITH DISABILITIES: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify city staff at (775)463-3511 in advance so that reasonable arrangements may be made.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Mail your completed complaint form or letter to the U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410; or fax to (202) 690-7442 or email at program.intake@usda.gov.

NOTICE:

1. Agenda items listed above may be taken out of order.
2. Two or more agenda items may be combined.
3. Agenda items may be removed from agenda or delayed at any time.
4. Any restrictions on public comment must be set out herein.
5. Public comment is limited to three (3) minutes per person.
6. Public comment that pertains to an item appearing on the agenda will be heard at the time of the agenda item being called. Public comment at the time of an agenda item must pertain to the specific agenda item being discussed.
7. Public comment cannot be restricted based on viewpoint. Section 7.05 of the Nevada Open Meeting Law Manual indicates that a public body's restrictions on public comment must be neutral as to the viewpoint expressed, but the public body may prohibit content if the content of the comments is a topic that is not relevant to, or within the authority of, the public body, or if the content of the comments is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational, or amounting to personal attacks or interfering with the rights of other speakers. *See* AG File No. 00-047 (April 27, 2001).

Supporting documentation for the items on the agenda is available to members of the public at www.yerington.net, by request at the City Manager's Office (14 E. Goldfield Ave., Yerington, NV), by phone (775)463-3511, or by email requests to stacys@yerington.net.

I, Jerry Bryant, do hereby certify that the foregoing agenda was duly posted at Yerington City Hall located at 14 East Goldfield Avenue, online at the Nevada State Department of Administration web site at notice.nv.gov and the City of Yerington website at www.yerington.net by the 9th day of September 2026, in compliance with NRS 241.020.

Jerry Bryant, City Manager — Date 09/08/2026
City of Yerington

4a

September 14th Meeting

August 17 - September 6, 2026

AP

Date	Count	Number(s)	Status
8.27.2026	14	42332 - 42346	
9.1.2026	31	42351 - 42381	
9.2.2026	1	42382	
8.18.26	2	42273 - 42274	
8.19.26	36	42275 - 42310	
8.21.26	17	42311 - 42327	
8.24.2026	4	42328 - 42331	

PR

Date	Count	Number(s)	Status
8.31.2026	3	42347 - 42349	
8.31.2026	23	9032601 - 9032623	
8.17.2026	4	42264 - 42267	VOIDED
8.17.2026	4	42268 - 42271	
8.17.2026	26	8202601 - 8202626	

Trans

Date	Count	Number(s)	Status
8.31.2026	1	8312601	
8.31.2026	1	42350	
8.17.2026	2	8172601 - 8172602	
8.17.2026	1	42272	

Report Criteria:
Report type: Invoice detail
Check.Type = {<>} "Adjustment"

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
42273									
08/26	08/18/2026	42273	6846	HAAS, STEPHANIE	TRAINING AU	TRAINING AUGUST 2026	01-52-20-7040	387.00	387.00
Total 42273:									387.00
42274									
08/26	08/18/2026	42274	7165	DARK HORSE GUNS & AMMO LLC	0081726A	GUN RAFFLE	01-52-20-7037	1,370.00	1,370.00
Total 42274:									1,370.00
42275									
08/26	08/19/2026	42275	6976	ASCENT AVIATION GROUP, INC.	1223964	AIRPORT FUEL	01-55-27-7056	27,273.94	27,273.94
Total 42275:									27,273.94
42276									
08/26	08/19/2026	42276	1868	AT & T LONG DISTANCE	0283789788	LONG DISTANCE	03-54-25-7033	2.44	2.44
08/26	08/19/2026	42276	1868	AT & T LONG DISTANCE	1183292527	LONG DISTANCE	03-54-25-7033	5.92	5.92
08/26	08/19/2026	42276	1868	AT & T LONG DISTANCE	2181927028	LONG DISTANCE	03-54-25-7033	2.66	2.66
Total 42276:									11.02
42277									
08/26	08/19/2026	42277	1086	BODENSTEIN, ERIC	JULY 2026	Planning Commission	01-51-14-5113	25.00	25.00
Total 42277:									25.00
42278									
08/26	08/19/2026	42278	6409	CANON FINANCIAL SERVICES, INC.	43674639	LEASE	01-52-20-7041	601.13	601.13
Total 42278:									601.13
42279									
08/26	08/19/2026	42279	1185	CIVICPLUS	384241	WEB SERVICES	01-57-25-7018	6,300.00	6,300.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
Total 42279:									6,300.00
42280									
08/26	08/19/2026	42280	1273	DOUGLAS, STEVE	JULY 2026 PC	PLANNING COMMISSION	01-51-14-5113	25.00	25.00
Total 42280:									25.00
42281									
08/26	08/19/2026	42281	7111	ELEMECH INC.	22428	PO 19694	02-54-25-7011	18,933.00	18,933.00
Total 42281:									18,933.00
42282									
08/26	08/19/2026	42282	1062	FLYERS ENERGY, LLC	CFS-4698673	FUEL PD	01-52-20-7049	1,280.33	1,280.33
Total 42282:									1,280.33
42283									
08/26	08/19/2026	42283	6270	FREEDOM MAILING SERVICES, INC	53551	UTILITY POSTCARDS	03-54-25-7011	1,390.40	1,390.40
Total 42283:									1,390.40
42284									
08/26	08/19/2026	42284	2058	FRONTIER	72426FIRE	FIRE ALARM	03-54-25-7033	650.03	650.03
08/26	08/19/2026	42284	2058	FRONTIER	80726PW	TELEPHONE	03-54-25-7033	167.04	167.04
Total 42284:									817.07
42285									
08/26	08/19/2026	42285	6923	iPrint Technologies	1326240	INK	03-54-25-7011	415.00	415.00
Total 42285:									415.00
42286									
08/26	08/19/2026	42286	2034	JIM MENESINI PETROLEUM, LLC	512337	TROWBRIDGE	02-54-25-7049	824.29	824.29
Total 42286:									824.29

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
42287									
08/26	08/19/2026	42287	2212	LAHONTAN PARAMEDICAL	32	GUTIERREZ	03-54-25-7086	75.00	75.00
Total 42287:									75.00
42288									
08/26	08/19/2026	42288	7166	LARA, ARIEL	11630812	WATER DEPOSIT	02-00-00-2230	100.00	100.00
Total 42288:									100.00
42289									
08/26	08/19/2026	42289	1566	LYON COUNTY CLERK TREASURER	JULY 2026 IT	IT	01-59-35-7011	2,000.00	2,000.00
Total 42289:									2,000.00
42290									
08/26	08/19/2026	42290	1566	LYON COUNTY CLERK TREASURER	JULY 2026 W	INT SEWER	23-54-25-7002	10,697.44	10,697.44
Total 42290:									10,697.44
42291									
08/26	08/19/2026	42291	1566	LYON COUNTY CLERK TREASURER	JUNE 2026 W	METER FEE	22-54-25-7002	44.51	44.51
Total 42291:									44.51
42292									
08/26	08/19/2026	42292	1902	NV ENERGY	312895-0726	POWER	03-54-25-7033	1,538.05	1,538.05
08/26	08/19/2026	42292	1902	NV ENERGY	441484-0726	POWER	01-59-35-7033	52.83	52.83
Total 42292:									1,590.88
42293									
08/26	08/19/2026	42293	1761	PAPE MACHINERY	17112378	PARTS/SUPPLIES	01-56-35-7043	33.99	33.99
Total 42293:									33.99
42294									
08/26	08/19/2026	42294	7167	PATTERSON, KATHRYN	30012902	WATER DEPOSIT	00-00-00-1075	111.42	111.42

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
Total 42294:									111.42
42295									
08/26	08/19/2026	42295	7168	PIERCE, JACE	41006001	CRYSTAL CLEAR LOAN	00-00-00-1075	4.76	4.76
Total 42295:									4.76
42296									
08/26	08/19/2026	42296	1780	PITNEY BOWES GLOBAL FINANCIAL	3323029728	COPIER LEASE	03-54-25-7011	172.08	172.08
Total 42296:									172.08
42297									
08/26	08/19/2026	42297	1795	PUBLIC EMP. BENEFITS PROGRAM	AUGUST 2026	POLICE- RETIREE INS. P	01-52-20-6110	873.96	873.96
Total 42297:									873.96
42298									
08/26	08/19/2026	42298	7169	RODERICK, DOUGLAS & JOANN	11837003	WATER	00-00-00-1075	87.21	87.21
Total 42298:									87.21
42299									
08/26	08/19/2026	42299	6310	SHI INTERNATIONAL CORP.	27845267	STACY'S COMPUTER	01-51-14-7011	1,268.24	1,268.24
Total 42299:									1,268.24
42300									
08/26	08/19/2026	42300	1888	SIERRA CONTROLS, LLC	258194	WWTP PHASE MONITOR	03-54-25-7041	908.51	908.51
Total 42300:									908.51
42301									
08/26	08/19/2026	42301	7115	SOLARI, LEO	JULY 2026	PLANNING COMMISSION	01-51-14-5113	25.00	25.00
Total 42301:									25.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
42302									
08/26	08/19/2026	42302	6767	SOTO, JANETH	PARK DEPOSI	PARK DEPOSIT REFUND	01-20-00-3179	200.00	200.00
Total 42302:									200.00
42303									
08/26	08/19/2026	42303	1938	SOUTHWEST GAS CORP	81026PD	UTILITIES	01-52-20-7033	30.24	30.24
Total 42303:									30.24
42304									
08/26	08/19/2026	42304	1886	THATCHER COMPANY OF NEVADA, IN	202640010376	WATER TREATMENT PLA	02-54-25-7061	9,885.60	9,885.60
Total 42304:									9,885.60
42305									
08/26	08/19/2026	42305	7103	TROUT, KEITH	JULY 2026	PLANNING COMMISSION	01-51-14-5113	25.00	25.00
Total 42305:									25.00
42306									
08/26	08/19/2026	42306	2028	U.S. POSTAL SERVICE	BOX 1136	BOX 1136	01-53-15-7011	110.00	110.00
Total 42306:									110.00
42307									
08/26	08/19/2026	42307	1406	WELLS FARGO BANK-REMIT. CNTR	80726STEVE	STACY-CREDIT CARD	03-54-25-7011	297.54	297.54
Total 42307:									297.54
42308									
08/26	08/19/2026	42308	6317	WESTERN ENVIRONMENTAL TESTIN	26071072	SAMPLES	02-54-25-7050	1,306.00	1,306.00
08/26	08/19/2026	42308	6317	WESTERN ENVIRONMENTAL TESTIN	26080372	SAMPLES	02-54-25-7050	252.48	252.48
Total 42308:									1,558.48
42309									
08/26	08/19/2026	42309	2088	WESTERN NEVADA SUPPLY	12407101	SUPPLIES	02-54-25-7087	589.77	589.77

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
Total 42309:									589.77
42310									
08/26	08/19/2026	42310	2094	WILD WEST CHEVROLET	6040085	SERVICES	01-52-20-7044	927.57	927.57
Total 42310:									927.57
42311									
08/26	08/21/2026	42311	1566	LYON COUNTY CLERK TREASURER	APR 2026 FIN	AA FEE GENETIC MARKE	01-17-00-4008	364.00	364.00
Total 42311:									364.00
42312									
08/26	08/21/2026	42312	1566	LYON COUNTY CLERK TREASURER	APR-OCT 202	AA FEE GENETIC MARKE	01-17-00-4008	887.00	887.00
Total 42312:									887.00
42313									
08/26	08/21/2026	42313	1566	LYON COUNTY CLERK TREASURER	APR-OCT 202	CHEMICAL ANALYSIS LC	07-14-00-3148	100.00	100.00
Total 42313:									100.00
42314									
08/26	08/21/2026	42314	1566	LYON COUNTY CLERK TREASURER	JAN-FEB 2026	AA FEE GENETIC MARKE	01-17-00-4008	369.00	369.00
Total 42314:									369.00
42315									
08/26	08/21/2026	42315	1566	LYON COUNTY CLERK TREASURER	JUN 2026 FIN	AA FEE GENETIC MARKE	01-17-00-4008	40.00	40.00
Total 42315:									40.00
42316									
08/26	08/21/2026	42316	1566	LYON COUNTY CLERK TREASURER	JUNE 2026 A	AA FEE GENETIC MARKE	01-17-00-4008	172.00	172.00
Total 42316:									172.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
42317									
08/26	08/21/2026	42317	1566	LYON COUNTY CLERK TREASURER	MAR 2026 FIN	AA FEE GENETIC MARKE	01-17-00-4008	220.00	220.00
Total 42317:									220.00
42318									
08/26	08/21/2026	42318	1566	LYON COUNTY CLERK TREASURER	MAY 2026 FIN	AA FEE GENETIC MARKE	01-17-00-4008	82.00	82.00
Total 42318:									82.00
42319									
08/26	08/21/2026	42319	1566	LYON COUNTY CLERK TREASURER	NOV-DEC 202	AA FEE GENETIC MARKE	01-17-00-4008	5.00	5.00
Total 42319:									5.00
42320									
08/26	08/21/2026	42320	1968	STATE TREASURER'S OFFICE	APR 2026 FIN	STATE BAIL BOND FEE	07-00-00-2305	4,133.00	4,133.00
Total 42320:									4,133.00
42321									
08/26	08/21/2026	42321	1968	STATE TREASURER'S OFFICE	APR-OCT 202	STATE GENERAL FUND F	01-17-00-4004	9,477.00	9,477.00
Total 42321:									9,477.00
42322									
08/26	08/21/2026	42322	1968	STATE TREASURER'S OFFICE	JAN-FEB 2026	STATE GENERAL FUND F	01-17-00-4004	3,841.00	3,841.00
Total 42322:									3,841.00
42323									
08/26	08/21/2026	42323	1968	STATE TREASURER'S OFFICE	JUNE 2026 B	STATE GENERAL FUND F	01-17-00-4004	419.00	419.00
Total 42323:									419.00
42324									
08/26	08/21/2026	42324	1968	STATE TREASURER'S OFFICE	JUNE 2026 FI	STATE GENERAL FUND F	01-17-00-4004	1,928.00	1,928.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
Total 42324:									1,928.00
42325									
08/26	08/21/2026	42325	1968	STATE TREASURER'S OFFICE	MAR 2026 FIN	STATE GENERAL FUND F	01-17-00-4004	2,517.00	2,517.00
Total 42325:									2,517.00
42326									
08/26	08/21/2026	42326	1968	STATE TREASURER'S OFFICE	MAY 2026 FIN	STATE GENERAL FUND F	01-17-00-4004	824.00	824.00
Total 42326:									824.00
42327									
08/26	08/21/2026	42327	1968	STATE TREASURER'S OFFICE	NOV-DEC 202	STATE GENERAL FUND F	01-17-00-4004	118.00	118.00
Total 42327:									118.00
42328									
08/26	08/24/2026	42328	1566	LYON COUNTY CLERK TREASURER	26-27 TAXES	004-283-01	02-54-25-7018	69.53	69.53
Total 42328:									69.53
42329									
08/26	08/24/2026	42329	1566	LYON COUNTY CLERK TREASURER	26-27 TAXES I	004-161-02	02-54-25-7018	9.16	9.16
Total 42329:									9.16
42330									
08/26	08/24/2026	42330	1566	LYON COUNTY CLERK TREASURER	26-27 TAXES I	001-301-08	02-54-25-7018	806.15	806.15
Total 42330:									806.15
42331									
08/26	08/24/2026	42331	1566	LYON COUNTY CLERK TREASURER	26-27 TAXES I	001-041-04	02-54-25-7018	5,773.81	5,773.81
Total 42331:									5,773.81

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
42332									
08/26	08/27/2026	42332	1170	CHARTER COMMUNICATIONS	176104001081	PD- INTERNET	01-52-20-7033	220.00	220.00
Total 42332:									220.00
42333									
08/26	08/27/2026	42333	7156	EAGLE SHIP AND PRINT LLC	22676	SUPPLIES	01-51-14-7011	4.43	4.43
Total 42333:									4.43
42334									
08/26	08/27/2026	42334	7170	FLOCK GROUP INC	INV-101931	SERVICES	01-52-20-7024	11,700.00	11,700.00
Total 42334:									11,700.00
42335									
08/26	08/27/2026	42335	1566	LYON COUNTY CLERK TREASURER	JUNE 2026 R	JUNE 2026 ROOM TAX	08-56-35-8081	2,130.95	2,130.95
Total 42335:									2,130.95
42336									
08/26	08/27/2026	42336	7013	NEVADA SUPREME COURT	ARINV190	COURT SYSTEM USER F	01-53-15-7018	833.00	833.00
Total 42336:									833.00
42337									
08/26	08/27/2026	42337	1719	NORTHERN NEVADA DEVELOPMENT	NNDA-2014	EXECUTIVE PARTNER R	01-51-14-7018	2,000.00	2,000.00
Total 42337:									2,000.00
42338									
08/26	08/27/2026	42338	7172	SEDWAY, ROGER	11015009	ADMIN SERVICE FEE	00-00-00-1075	61.28	61.28
Total 42338:									61.28
42339									
08/26	08/27/2026	42339	1961	STATE OF NV-DEPT OF TAX	JUNE 2026 R	JUNE 2026 ROOM TAX	08-56-35-8080	1,278.57	1,278.57

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
Total 42339:									1,278.57
42340									
08/26	08/27/2026	42340	7171	VESCERA, ROBERT	41007103	WATER	00-00-00-1075	1.74	1.74
Total 42340:									1.74
42341									
08/26	08/27/2026	42341	1406	WELLS FARGO BANK-REMIT. CNTR	80726BECKE	DENNIS CREDIT CARD	03-54-25-7040	618.08	618.08
Total 42341:									618.08
42342									
08/26	08/27/2026	42342	1406	WELLS FARGO BANK-REMIT. CNTR	80726BRYAN	JERRY-CREDIT CARD	01-51-14-7018	807.33	807.33
Total 42342:									807.33
42343									
08/26	08/27/2026	42343	1406	WELLS FARGO BANK-REMIT. CNTR	80726CLANT	SHAWN-CREDIT CARD	01-52-20-7011	86.50	86.50
Total 42343:									86.50
42344									
08/26	08/27/2026	42344	1406	WELLS FARGO BANK-REMIT. CNTR	80726LARSO	MICHELE-CREDIT CARD	02-54-25-7033	159.91	159.91
Total 42344:									159.91
42345									
08/26	08/27/2026	42345	6048	YERINGTON THEATRE FOR THE ARTS	JAN-JUN 2026	JAN-JUN 2026 ROOM TAX	08-14-25-8080	2,234.21	2,234.21
Total 42345:									2,234.21
42346									
08/26	08/27/2026	42346	1406	WELLS FARGO BANK-REMIT. CNTR	80726SHAPIR	PAUL - CREDIT CARD	02-54-25-7011	322.79	322.79
Total 42346:									322.79

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
42351									
09/26	09/01/2026	42351	1014	ACE HARDWARE	AUGUST 2026	SUPPLIES	01-56-35-7011	1,132.77	1,132.77
Total 42351:									1,132.77
42352									
09/26	09/01/2026	42352	1020	AFLAC	939143	AFLAC INSURANCE	00-00-00-2015	383.96	383.96
Total 42352:									383.96
42353									
09/26	09/01/2026	42353	7053	BOB'S PRINTING & SIGNAGE	073126-3	SETTING NOTICES	01-53-15-7011	422.85	422.85
Total 42353:									422.85
42354									
09/26	09/01/2026	42354	7023	CALIFORNIA STATE DISBURSEMENT	JEREMY BRY	200000001054567	00-00-00-2027	1,889.00	1,889.00
Total 42354:									1,889.00
42355									
09/26	09/01/2026	42355	1146	CASELLE, LLC	INV-22390	CLEAN UP	01-59-35-7011	975.00	975.00
Total 42355:									975.00
42356									
09/26	09/01/2026	42356	6278	CIGNA	3783074	SEPTEMBER 2026 COVE	00-00-00-2023	21,937.18	21,937.18
Total 42356:									21,937.18
42357									
09/26	09/01/2026	42357	1261	DESERT ENGINEERING	52332	TYPE II BASE	01-54-26-7053	562.18	562.18
Total 42357:									562.18
42358									
09/26	09/01/2026	42358	1324	DOWL, LLC	7363.30437.01	WATER RIGHTS	02-54-25-7027	8,826.75	8,826.75

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
Total 42358:									8,826.75
42359									
09/26	09/01/2026	42359	1324	DOWL, LLC	7363.30437.01	WATER RIGHTS	02-54-25-7027	231.00	231.00
Total 42359:									231.00
42360									
09/26	09/01/2026	42360	2058	FRONTIER	82226CHI	TELEPHONE	03-54-25-7033	1,099.67	1,099.67
09/26	09/01/2026	42360	2058	FRONTIER	82226PD	TELEPHONE	01-52-20-7033	251.50	251.50
09/26	09/01/2026	42360	2058	FRONTIER	82226PW2	TELEPHONE	03-54-25-7033	208.88	208.88
Total 42360:									1,560.05
42361									
09/26	09/01/2026	42361	1383	GRAINGER	9056284012	PO 19719	01-54-26-7043	5,910.44	5,910.44
Total 42361:									5,910.44
42362									
09/26	09/01/2026	42362	1633	GUARDIAN	SEPTEMBER	DENTAL INSURANCE	00-00-00-2023	141.35	141.35
Total 42362:									141.35
42363									
09/26	09/01/2026	42363	6846	HAAS, STEPHANIE	FUEL REIMB	FUEL REIMBURSEMENT	01-52-20-7040	57.86	57.86
Total 42363:									57.86
42364									
09/26	09/01/2026	42364	7016	JENSEN, BRANDI	SEPTEMBER	JUDGE SERVICES	01-53-15-7131	2,500.00	2,500.00
Total 42364:									2,500.00
42365									
09/26	09/01/2026	42365	1504	JOSH FARLER FOUNDATION	WINE WALK 2	WINE WALK 2026	01-51-14-7011	25.00	25.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
Total 42365:									25.00
42366									
09/26	09/01/2026	42366	7173	LILLIG-GRUESSER, ELIZABETH	PARK DEPOSI	PARK DEPOSIT REFUND	01-20-00-3179	200.00	200.00
Total 42366:									200.00
42367									
09/26	09/01/2026	42367	1566	LYON COUNTY CLERK TREASURER	SEPTEMBER	PUBLIC DEFENDER CON	01-53-15-7031	2,500.00	2,500.00
Total 42367:									2,500.00
42368									
09/26	09/01/2026	42368	7174	NUZUM, RICKY & AMBER	10219006	WATER METER FEE	00-00-00-1075	691.72	691.72
Total 42368:									691.72
42369									
09/26	09/01/2026	42369	1902	NV ENERGY	312572-0826	POWER	03-54-25-7033	143.02	143.02
09/26	09/01/2026	42369	1902	NV ENERGY	475453-0826	POWER	03-54-25-7033	4,154.38	4,154.38
09/26	09/01/2026	42369	1902	NV ENERGY	475499-0826	POWER	01-54-26-7033	3,221.18	3,221.18
09/26	09/01/2026	42369	1902	NV ENERGY	512345-0826	POWER	03-54-25-7033	63.42	63.42
09/26	09/01/2026	42369	1902	NV ENERGY	513290-0826	POWER	03-54-25-7033	78.90	78.90
09/26	09/01/2026	42369	1902	NV ENERGY	533954-0826	POWER	01-55-27-7033	108.21	108.21
09/26	09/01/2026	42369	1902	NV ENERGY	546699-0826	POWER	03-54-25-7033	77.66	77.66
09/26	09/01/2026	42369	1902	NV ENERGY	706659-0826	POWER	02-54-25-7033	40.29	40.29
Total 42369:									7,887.06
42370									
09/26	09/01/2026	42370	7116	OBRIEN, STEVE	30009304	WATER	00-00-00-1075	2.34	2.34
Total 42370:									2.34
42371									
09/26	09/01/2026	42371	6212	RALEY'S	AUGUST 2026	SUPPLIES	01-56-35-7012	50.34	50.34

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
Total 42371:									50.34
42372									
09/26	09/01/2026	42372	6790	SCHUMANN, LEANN	JUDGE PRO	JUDGE PRO TEM SERVIC	01-53-15-7045	217.40	217.40
Total 42372:									217.40
42373									
09/26	09/01/2026	42373	1938	SOUTHWEST GAS CORP	82826CAL	UTILITIES	02-54-25-7033	33.46	33.46
09/26	09/01/2026	42373	1938	SOUTHWEST GAS CORP	82826GOLDP	UTILITIES	02-54-25-7033	35.09	35.09
09/26	09/01/2026	42373	1938	SOUTHWEST GAS CORP	82826GOLDP	UTILITIES	03-54-25-7033	30.24	30.24
09/26	09/01/2026	42373	1938	SOUTHWEST GAS CORP	82826TROW	UTILITIES	01-59-35-7033	68.17	68.17
09/26	09/01/2026	42373	1938	SOUTHWEST GAS CORP	82826TROW2	UTILITIES	02-54-25-7033	46.31	46.31
Total 42373:									213.27
42374									
09/26	09/01/2026	42374	1886	THATCHER COMPANY OF NEVADA, IN	202640010401	TROWBRIDGE	02-54-25-7061	4,946.28	4,946.28
Total 42374:									4,946.28
42375									
09/26	09/01/2026	42375	2017	TOP NOTCH CONSTRUCTION	SEPTEMBER	BUILDING INSPECTOR S	01-57-25-5110	2,000.00	2,000.00
Total 42375:									2,000.00
42376									
09/26	09/01/2026	42376	6443	VERDEK LLC	88551	LICENSE RENEWAL	03-54-25-7041	2,928.00	2,928.00
Total 42376:									2,928.00
42377									
09/26	09/01/2026	42377	2060	VERIZON WIRELESS	6151635854	WIRELESS SERVICE	01-59-35-7033	325.96	325.96
Total 42377:									325.96
42378									
09/26	09/01/2026	42378	2060	VERIZON WIRELESS	6151656701	WIRELESS SERVICE	01-59-35-7033	384.49	384.49

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Description	Invoice GL Account	Invoice Amount	Check Amount
Total 42378:									384.49
42379									
09/26	09/01/2026	42379	2063	VISION SERVICE PLAN (NV)	825777056	VISION SERVICES	00-00-00-2023	139.58	139.58
Total 42379:									139.58
42380									
09/26	09/01/2026	42380	7175	WAKE, SHANE	12516802	WATER	00-00-00-1075	99.98	99.98
Total 42380:									99.98
42381									
09/26	09/01/2026	42381	6123	YERINGTON PAIUTE TRIBAL HOUSIN	140130.05	WATER	00-00-00-1075	130.81	130.81
Total 42381:									130.81
42382									
09/26	09/02/2026	42382	1146	CASELLE, LLC	INV-22390 MA	CLEAN UP	01-59-35-7011	975.00	975.00
Total 42382:									975.00
Grand Totals:									216,131.44

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
00-00-00-1075	1,191.26	.00	1,191.26
00-00-00-2015	383.96	.00	383.96
00-00-00-2023	22,218.11	.00	22,218.11
00-00-00-2027	1,889.00	.00	1,889.00
00-00-00-2200	.00	25,682.33-	25,682.33-
01-00-00-2200	.00	102,582.22-	102,582.22-
01-00-00-2306	2,975.00	.00	2,975.00
01-17-00-3149	25.00	.00	25.00

GL Account	Debit	Credit	Proof
01-17-00-4002	864.00	.00	864.00
01-17-00-4004	20,232.00	.00	20,232.00
01-17-00-4008	1,275.00	.00	1,275.00
01-20-00-3179	400.00	.00	400.00
01-51-14-5113	100.00	.00	100.00
01-51-14-6110	44.75	.00	44.75
01-51-14-7011	2,054.12	.00	2,054.12
01-51-14-7012	59.02	.00	59.02
01-51-14-7018	3,136.45	.00	3,136.45
01-51-14-7033	1,166.93	.00	1,166.93
01-51-14-7041	1,307.40	.00	1,307.40
01-52-20-6110	441.27	.00	441.27
01-52-20-7011	249.00	.00	249.00
01-52-20-7018	1,000.00	.00	1,000.00
01-52-20-7024	11,700.00	.00	11,700.00
01-52-20-7033	560.69	.00	560.69
01-52-20-7037	1,455.98	.00	1,455.98
01-52-20-7040	444.86	.00	444.86
01-52-20-7041	273.61	.00	273.61
01-52-20-7044	927.57	.00	927.57
01-52-20-7049	1,280.33	.00	1,280.33
01-53-15-7011	754.30	.00	754.30
01-53-15-7018	1,833.00	.00	1,833.00
01-53-15-7031	2,500.00	.00	2,500.00
01-53-15-7041	166.67	.00	166.67
01-53-15-7045	217.40	.00	217.40
01-53-15-7131	2,500.00	.00	2,500.00
01-54-26-7011	211.27	.00	211.27
01-54-26-7033	3,280.13	.00	3,280.13
01-54-26-7041	166.67	.00	166.67
01-54-26-7043	5,942.96	.00	5,942.96
01-54-26-7053	562.18	.00	562.18
01-55-27-7011	162.50	.00	162.50
01-55-27-7033	167.16	.00	167.16
01-55-27-7041	166.66	.00	166.66
01-55-27-7056	27,273.94	.00	27,273.94
01-56-35-7011	24.64	.00	24.64
01-56-35-7012	39.22	.00	39.22
01-56-35-7043	33.99	.00	33.99
01-56-35-7067	699.13	.00	699.13

GL Account	Debit	Credit	Proof
01-57-25-5110	2,000.00	.00	2,000.00
01-57-25-7011	134.90	.00	134.90
01-57-25-7018	1,000.00	.00	1,000.00
01-59-35-7011	592.57	.00	592.57
01-59-35-7033	179.95	.00	179.95
02-00-00-2200	.00	59,657.35-	59,657.35-
02-00-00-2230	100.00	.00	100.00
02-54-25-6110	193.97	.00	193.97
02-54-25-7011	20,498.73	.00	20,498.73
02-54-25-7018	8,127.11	.00	8,127.11
02-54-25-7022	196.15	.00	196.15
02-54-25-7027	9,057.75	.00	9,057.75
02-54-25-7033	1,857.00	.00	1,857.00
02-54-25-7040	143.99	.00	143.99
02-54-25-7041	1,640.73	.00	1,640.73
02-54-25-7049	824.29	.00	824.29
02-54-25-7050	1,558.48	.00	1,558.48
02-54-25-7061	14,831.88	.00	14,831.88
02-54-25-7086	37.50	.00	37.50
02-54-25-7087	589.77	.00	589.77
03-00-00-2200	.00	11,698.86-	11,698.86-
03-54-25-6110	193.97	.00	193.97
03-54-25-7011	1,513.48	.00	1,513.48
03-54-25-7018	1,272.50	.00	1,272.50
03-54-25-7033	5,994.23	.00	5,994.23
03-54-25-7040	137.94	.00	137.94
03-54-25-7041	2,549.24	.00	2,549.24
03-54-25-7086	37.50	.00	37.50
07-00-00-2200	.00	125.00-	125.00-
07-00-00-2305	25.00	.00	25.00
07-14-00-3148	100.00	.00	100.00
08-00-00-2200	.00	5,643.73-	5,643.73-
08-14-25-8080	2,234.21	.00	2,234.21
08-56-35-8080	1,278.57	.00	1,278.57
08-56-35-8081	2,130.95	.00	2,130.95
22-00-00-2200	.00	7,016.35-	7,016.35-
22-54-25-7002	7,016.35	.00	7,016.35
23-00-00-2200	.00	3,725.60-	3,725.60-
23-54-25-7002	3,725.60	.00	3,725.60

GL Account	Debit	Credit	Proof
Grand Totals:	216,131.44	216,131.44-	.00

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Recorder: _____

Report Criteria:
Report type: Invoice detail
Check.Type = {<>} "Adjustment"

Report Criteria:

Includes the following check types:

Manual, Payroll, Supplemental, Termination, Void

Includes unprinted checks

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Description	GL Account	Amount	D
08/16/2026	PC	08/20/2026	42264	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	42265	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	42266	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	42267	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	42268	Smith, David W.	602		00-00-00-102	664.92-	
08/16/2026	PC	08/20/2026	42268	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	42269	Talamante, Thomas	605		00-00-00-102	638.30-	
08/16/2026	PC	08/20/2026	42269	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	42270	Galvin, Matt	660		00-00-00-102	345.76-	
08/16/2026	PC	08/20/2026	42270	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	42271	Draper, Gavin	680		00-00-00-102	899.88-	
08/16/2026	PC	08/20/2026	42271	Void			00-00-00-102		
08/30/2026	PC	09/03/2026	42347	Smith, David W.	602		00-00-00-102	664.92-	
08/30/2026	PC	09/03/2026	42348	Talamante, Thomas	605		00-00-00-102	638.30-	
08/30/2026	PC	09/03/2026	42349	McNeill, Sean	683		00-00-00-102	1,126.02-	
08/16/2026	PC	08/20/2026	8202601	Adams, Jarrod	582		00-00-00-102	4,917.74-	D
08/16/2026	PC	08/20/2026	8202601	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	8202602	Aiello, Angelo	701		00-00-00-102	562.06-	D
08/16/2026	PC	08/20/2026	8202602	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	8202603	Beaton, Nicholas	692		00-00-00-102	368.97-	D
08/16/2026	PC	08/20/2026	8202603	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	8202604	Becker, Dennis	20		00-00-00-102	2,474.59-	D
08/16/2026	PC	08/20/2026	8202604	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	8202605	Bryant, Jeremy	647		00-00-00-102	2,859.59-	D
08/16/2026	PC	08/20/2026	8202605	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	8202606	Clanton, Shawn J.	695		00-00-00-102	3,569.52-	D
08/16/2026	PC	08/20/2026	8202606	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	8202607	Coombs, Brandon	31		00-00-00-102	3,807.44-	D
08/16/2026	PC	08/20/2026	8202607	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	8202608	Durst Jr, Ronald	676		00-00-00-102	2,549.67-	D
08/16/2026	PC	08/20/2026	8202608	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	8202609	Garry, John Joseph	61		00-00-00-102	739.65-	D
08/16/2026	PC	08/20/2026	8202609	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	8202610	Gutierrez, Tommy	659		00-00-00-102	3,447.32-	D
08/16/2026	PC	08/20/2026	8202610	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	8202611	Haas, Stephanie	678		00-00-00-102	3,080.05-	D
08/16/2026	PC	08/20/2026	8202611	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	8202612	Hansen, Crystal	699		00-00-00-102	1,288.39-	D
08/16/2026	PC	08/20/2026	8202612	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	8202613	Jennerjohn, Richard	650		00-00-00-102	2,447.19-	D
08/16/2026	PC	08/20/2026	8202613	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	8202614	Larsen, Stacey	644		00-00-00-102	1,722.77-	D
08/16/2026	PC	08/20/2026	8202614	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	8202615	Larson, Michele	667		00-00-00-102	1,789.40-	D
08/16/2026	PC	08/20/2026	8202615	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	8202616	Lopez, Omar	686		00-00-00-102	368.97-	D
08/16/2026	PC	08/20/2026	8202616	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	8202617	Lopez, Savannah	698		00-00-00-102	1,386.03-	D
08/16/2026	PC	08/20/2026	8202617	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	8202618	Lucas, Peter	700		00-00-00-102	1,354.30-	D
08/16/2026	PC	08/20/2026	8202618	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	8202619	Martin, Shane	648		00-00-00-102	368.97-	D

D = Direct Deposit

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Description	GL Account	Amount	D
08/16/2026	PC	08/20/2026	8202619	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	8202620	McNeill, Sean	683		00-00-00-102	2,722.52-	D
08/16/2026	PC	08/20/2026	8202620	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	8202621	Ruiz, Francisco	658		00-00-00-102	1,234.56-	D
08/16/2026	PC	08/20/2026	8202621	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	8202622	Shapiro, Paul	687		00-00-00-102	3,119.52-	D
08/16/2026	PC	08/20/2026	8202622	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	8202623	Smith, Brian	681		00-00-00-102	2,932.64-	D
08/16/2026	PC	08/20/2026	8202623	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	8202624	Stevenson, Stacy	682		00-00-00-102	2,185.18-	D
08/16/2026	PC	08/20/2026	8202624	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	8202625	Sturtevant, Helen M.	163		00-00-00-102	1,740.24-	D
08/16/2026	PC	08/20/2026	8202625	Void			00-00-00-102		
08/16/2026	PC	08/20/2026	8202626	Wisner, Nicholas	177		00-00-00-102	2,837.13-	D
08/16/2026	PC	08/20/2026	8202626	Void			00-00-00-102		
08/30/2026	PC	09/03/2026	9032601	Aiello, Angelo	701		00-00-00-102	915.95-	D
08/30/2026	PC	09/03/2026	9032602	Becker, Dennis	20		00-00-00-102	3,276.88-	D
08/30/2026	PC	09/03/2026	9032603	Bryant, Jeremy	647		00-00-00-102	2,859.59-	D
08/30/2026	PC	09/03/2026	9032604	Clanton, Shawn J.	695		00-00-00-102	3,553.36-	D
08/30/2026	PC	09/03/2026	9032605	Coombs, Brandon	31		00-00-00-102	3,033.08-	D
08/30/2026	PC	09/03/2026	9032606	Devine, Connie	703		00-00-00-102	275.90-	D
08/30/2026	PC	09/03/2026	9032607	Durst Jr, Ronald	676		00-00-00-102	2,064.12-	D
08/30/2026	PC	09/03/2026	9032608	Gutierrez, Tommy	659		00-00-00-102	2,342.50-	D
08/30/2026	PC	09/03/2026	9032609	Haas, Stephanie	678		00-00-00-102	3,414.92-	D
08/30/2026	PC	09/03/2026	9032610	Hansen, Crystal	699		00-00-00-102	1,288.39-	D
08/30/2026	PC	09/03/2026	9032611	Jennerjohn, Richard	650		00-00-00-102	2,380.49-	D
08/30/2026	PC	09/03/2026	9032612	Larsen, Stacey	644		00-00-00-102	1,722.77-	D
08/30/2026	PC	09/03/2026	9032613	Larson, Michele	667		00-00-00-102	1,789.40-	D
08/30/2026	PC	09/03/2026	9032614	Lopez, Savannah	698		00-00-00-102	1,386.03-	D
08/30/2026	PC	09/03/2026	9032615	Lucas, Peter	700		00-00-00-102	1,324.02-	D
08/30/2026	PC	09/03/2026	9032616	McNeill, Sean	683		00-00-00-102	2,707.87-	D
08/30/2026	PC	09/03/2026	9032617	Ruiz, Francisco	658		00-00-00-102	1,276.81-	D
08/30/2026	PC	09/03/2026	9032618	Shapiro, Paul	687		00-00-00-102	3,201.33-	D
08/30/2026	PC	09/03/2026	9032619	Smith, Brian	681		00-00-00-102	2,782.03-	D
08/30/2026	PC	09/03/2026	9032620	Staugaard, Austin	702		00-00-00-102	207.79-	D
08/30/2026	PC	09/03/2026	9032621	Stevenson, Stacy	682		00-00-00-102	2,204.73-	D
08/30/2026	PC	09/03/2026	9032622	Sturtevant, Helen M.	163		00-00-00-102	1,740.24-	D
08/30/2026	PC	09/03/2026	9032623	Wisner, Nicholas	177		00-00-00-102	2,748.93-	D
Grand Totals:								109,349.64-	
			90						

D = Direct Deposit

Signature Lines

Dated: _____

Mayor: _____

City Council: _____

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_____

_____

_____

City Recorder: _____

Report Criteria:

Includes the following check types:

Manual, Payroll, Supplemental, Termination, Void

Includes unprinted checks

Report Criteria:

Includes the following check types:

Transmittal

Includes unprinted checks

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Description	GL Account	Amount	D
08/16/2026	CDPT	08/17/2026	42272	PUBLIC EMPLOYEES RETIREME	2	Retirement - Council Pay Period:	00-00-00-102	26,931.90-	
08/30/2026	CDPT	08/31/2026	42350	PUBLIC EMPLOYEES RETIREME	2	Retirement - Police Pay Period: 0	00-00-00-102	24,555.17-	
08/16/2026	CDPT	08/17/2026	8172601	IRS Tax Deposit Wells Fargo	1	Tax Deposit Federal Withholding T	00-00-00-102	10,447.95-	
08/16/2026	CDPT	08/17/2026	8172602	YERINGTON POLICE OFFICERS	6	Police Dues Pay Period: 08/16/20	00-00-00-102	434.00-	
08/30/2026	CDPT	08/31/2026	8312601	IRS Tax Deposit Wells Fargo	1	Tax Deposit Federal Withholding T	00-00-00-102	9,439.67-	
Grand Totals:								71,808.69-	
			5						

Signature Lines

Dated: _____

Mayor: _____

City Council: _____

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City Recorder: _____

Report Criteria:

Includes the following check types:

Transmittal

Includes unprinted checks

4b

Yerington City Council Meeting Minutes
August 24, 2026 at 5:30 p.m. – City Hall

The regular meeting of the Yerington City Council was held in the Council chambers at 5:30 p.m. with the following present:

Mayor John J. Garry
Council Members Nick Beaton, Omar Lopez, Shane Martin
City Attorney Charles Zumpft
City Manager Jerry Bryant
City Clerk Stacy Stevenson
Chief of Police Shawn Clanton
Public Works Director Paul Shapiro (Zoom)

Absent: Councilman Matt Galvin

Guests: Robin Biggs, James Rosachi, Janice Van Tilberg

AGENDA:

1. ***Call to order, roll call and Pledge of Allegiance.***
   Mayor Garry called the meeting to order and roll call taken, followed by the Pledge.

2. ***Public Comment:***
   Janice Vantilberg stated she is present on behalf of Josh Dini and wanted to inform the council that they take the notice of violation very seriously. She begs the council to give them another two week to finish what they've started with the property cleanup. Mayor Garry informed her that this item will be discussed in more detail under the appropriate agenda item and discussion will be had at that point.

   Robing Biggs stated she has been coming to these meetings since December of 2025. She does not understand the accounting and all the pages. She has mentioned in her opinion this is not accounting, this does not pass an 8th grade test. She sees no income and no income from water. They are putting solar panels in a mega farm and pelicans are going to crash into it. They don't have federal aviation clearance on that and it's going to affect planes. Like in Mineral County, we're just giving them

dust control. Get Quicken, get something. This is not appropriate. It's substandard and it is not the first time she has said it.

3. ***For Possible Action: Review and approval of the agenda.***
Mayor Garry approved the agenda, absent any objections. No objections were made.

4. ***Consent Agenda***
4.a For Possible Action: Discussion and approval of bills previously submitted for payment as follows:

Checks #42216 through #42263 totaling $288,286.77

4.b For Possible Action: Discussion and Possible Approval of minutes from the July 27th, 2026 regular meeting.

4.c For Possible Action: Discussion and Possible Approval of minutes from the August 10th, 2026 regular meeting.

4.d For Possible Action: Approval of New, Renewal and Name Change Business License Applications

A. Chad M. Kay dba High Voltage Electric, LLC, Electrical Contractor, 9 E. Freeport Blvd Sparks, NV 89431-Renewal
B. Austin Harris dba Summit Overhead Door, LLC, Overhead Doors Contractor, 96 Glen Carran Circle #103 Sparks, NV 89431-New
C. Lawrence LaFleur dba Lawrence LaFleur, Landscape Contractor, 319 Kay Way Yerington, NV 89447-New

Mayor Garry asked for discussion before approval of the consent agenda. Manager Bryant stated that updated minutes were amended slightly to correct spelling of names, grammatical errors and to show that the agenda at the previous meeting was approved without objection.
Councilman Beaton asked Manager Bryant for the record, the packet they are approving is for bills, not for income correct? Manager Bryant stated yes, the council is not approving income and that is why income is no shown here, as Ms. Biggs questioned.
Councilman Beaton made a motion to approved the Consent agenda. Second by Councilman Martin. Motion carried unanimously.

Regular Agenda –

5. ***For Possible Action: Public Hearing regarding the property located at 119 S. West St., Yerington, NV, (APN 001-185-04), regarding a complaint of nuisance on property, to determine whether or not a nuisance exists, and if one does exist, order the person responsible for such nuisance to abate the same, as prescribed in Title 4, Chapter 2, Section 6(b).***

Manager Bryant stated the item for consideration today is to first determine whether a nuisance exists at the property, and if it does exist, order by resolution authority of the city to abate the property. Manager Bryant stated this property has been a source of public concern for many years

and over the past year the persons responsible for the property were making good faith efforts to abate it until roughly four months ago. At that time, the responsible party stopped being responsive, was evasive to messages and notices and therefore there was no other recourse other than to progress with enforcement. Manager Bryant went on to detail the definition of a nuisance as defined by Yerington City Codes within Title 4, and the process in which the City may authorize by resolution abatement of a verified nuisance. Manager Bryant stated it is his opinion that yes, this property meets the definition of a nuisance as outlined in ordinance. Manager Bryant then stated that all notices have been properly delivered and verified receipt of them to the responsible party, Joshua Dini. The final cost of abatement, should the city incur it, would then be brought back before the council to ensure it is correct and proper, then it would be placed as a special assignment against the property.

Councilman Lopez asked has this property been through this before. Manager Bryant stated in his tenure it's been a point of discussion at a lower level many times, but to his recollection has never been an action item for ordered abatement. However, it has been a widely known nuisance concern of many in the community for years.

Janis Vantilberg was called to the podium to speak on behalf of Josh Dini. She stated she is aware it is in bad condition and she is working hard with Mr. Dini to resolve it. She was unaware of all of the notices but also stated she is aware the City Manager has prior worked with Mr. Dini to try and resolve this matter. She stated there will be a roll off dumpster delivered by the following Tuesday to allow more rapid progress. She also stated Mr. Dini has had a bad few years and there is a lot happening in his personal life right now that is making this harder to resolve.

She wants to be cooperative and is willing to be responsible with Mr. Dini to abate the property.

Discussion was had amongst the council about how to reword the resolution to address dates and timelines to allow the responsible parties to abate the property before city action. Councilman Beaton suggested a date of September 14. Councilman Lopez stated is has gone on for too long and needs to be addressed. Mayor Garry stated that it has been a troublesome property for many years and needs to be addressed. City Manager Bryant stated that should we continue and the city abates the property, it is possible we will need to contract out the work and will likely not be reimbursed for several years, so if possible, we hope to avoid that burden, but we also have a responsibility to our city to enforce our ordinances.

Councilman Beaton made a motion to approve the resolution, amended to allow until September 14, 2026, second by Counciulman Martin. Mayor Garry asked for public comment:

Dave DeGrendele stated that he has lived here 23 years and this property has always looked like this. He has heard it discussed several times over the years and it needs to be handled once and for all.

Robin Biggs stated she has a soft spot for Mr. Dini. Where would you even put the dumpster? This can't be done in two weeks.

Chauncey Pou stated he drives by this house all the time. It is a risk to citizens during abatement if were to ever beome a heated situation. Zillow shows it was a cleaned up yard several years ago.

Motion carried unanimously.

6. ***For Discussion Only: Review and Discussion of the City of Yerington 2025 Master Plan, Chapter 5, titled Economic Development. (Requested by Mayor John J. Garry)***

Manager Bryant went into detail of our Master Plan Chapter 5, Economic Development.

Economic development efforts in Yerington should be tailored to the City's capacity to influence the local economy. The City has a vital role in providing a business-friendly atmosphere. Specific actions the City can take include:

Tailor its zoning regulations to reduce barriers for business development

Provide streamlined development review

Identify infrastructure needs and investing in infrastructure and utilities to reduce development costs for businesses

Support development of a range of housing types, strong schools

Promote the city's historic and cultural resources

Revitalize downtown and supporting redevelopment efforts

Employment as measured by full-time employed individuals rose gradually in Yerington between 2012 and 2022, increasing by 10.8%. Total employed individuals, however, including both full-time and part-time decreased slightly by 4.5%. Following trends in Lyon County and Nevada (see Figure 9), the unemployment rate decreased significantly from 16.4% in 2012 coming out of the 2009-2011 recession to 5.1% in 2022. The notable increase in full-time employment combined with the steady decline of the unemployment rate suggests a positive shift in job stability within the town.

Yerington experienced a significant decrease in the labor force participation rate from approximately 54 percent to 42 percent, from 2012 to 2022 (Table 7), whereas Lyon County experienced a slight increase and Nevada as a whole experienced a small decrease during this period. Yerington's decreasing labor force participation rate began in 2020 with the COVID-19 pandemic. This decline in labor rate could be explained by a multitude of factors. The aging population of Yerington signals that a larger proportion of residents may be retiring, reducing the overall labor force participation rate.

The City of Yerington has collaborated with regional and local stakeholders to identify various economic development goals, and the strategies to achieve those goals. In an effort to get feedback from the community, local residents have been queried to voice their opinions on the current conditions of the local economy, and brainstorm ways to foster sustainable economic growth. Active public and private engagement were a major component in developing strategies and goals and serves as the backbone of this master plan. Based on the feedback received, multiple opportunity areas were identified as noted below:

Agriculture/food processing and producing – With a strong agricultural presence already established, efforts should be made to attract new food processing and producing businesses to the city. Furthermore, as one of the largest producers of white onions in the country, there are potential agri-tourism events such as an onion festival that could be held to attract both locals and tourists.

Fernley, NV inland port – As the inland port in Fernley, Nevada, continues to be developed, the whole region may benefit from expanded distribution and manufacturing opportunities. Due to its close proximity to Fernley, Yerington is strategically positioned to capitalize on this potential growth, and effectively and efficiently ship goods produced in the City elsewhere.

Railways – existing rail infrastructure could help attract developers who would benefit from being strategically positioned along rail transportation routes. The City should take inventory of sites adjacent to existing rail lines to identify rail-dependent economic development opportunities and support marketing efforts to promote the development of rail-dependent development opportunities.

The Fort Churchill NV energy corridor currently has available capacity for users requiring less than 15 megawatts of power in the region. The City should identify areas from which power can be reasonably provided and promote available electrical power capacity to users seeking to locate in the region.

As the TRIC continues to grow, there may be opportunities to attract satellite offices and/or supportive uses to help serve the established businesses. Due to its close proximity to the TRIC, Yerington is strategically positioned to capitalize on an influx of both people and business.

The existing Yerington Airport has the potential to expand and attract aviation training/classes to the region.

Downtown expansion/revitalization – build up the downtown area to be an attractive place to live, work, and play. Invest in open space and beautification efforts to create an enticing environment in which people want to spend time.

Redevelop golf course – either renovate and reopen the golf course, or redevelop the land to a needed use (housing, manufacturing, agriculture, etc.)

Proximity to public lands and regional attractions – the Walker River State Recreation Area falls within the City and provides a wide range of outdoor activities including hiking, fishing, and kayaking. There is also a wide range of off-roading areas found within and surrounding Yerington. To capitalize on these incredible natural resources, tourism related development such as motels/hotels, restaurants, and equipment rentals should be further explored.

Coinciding with those opportunities are the constraints found within Yerington. Those constraints were identified as follows:

Housing – there is a lack of available housing in the City. In order to attract employers, the City needs to have a variety of housing types available for potential workers.

Power – currently, demand exceeds the current supply of power. Increased investment in energy infrastructure will be needed to support new businesses and developments.

Workforce – in order to attract new employers, the available workforce must have the necessary skills to fill those job opportunities. Increased investment in workforce development will be instrumental in attracting employers, as well as helping to retain working age individuals. Furthermore, an increase in the number of working age individuals will be necessary to meet the future demand of potential new businesses. Yerington will need to be an attractive place to both live and work for new residents.

Capitalizing on these opportunities while finding solutions and workarounds for the identified constraints are crucial to the economic success of Yerington. Identifying and planning for future growth requires effective collaboration between the community, government, and developers. Guiding principles for Yerington's economic development will focus on:

Diversifying the economy;

Leveraging natural resources and agriculture;

Enhancing local infrastructure;

Promoting the City's historic and cultural resources to increase tourism;

Encouraging the development of open space, parks, and other recreational amenities;

Revitalizing the downtown area;

Promoting a collaborative approach to economic development;

Supporting redevelopment efforts;

Utilizing existing technology to identify growth areas and infrastructure needs;

Promoting environmental stewardship;

Investment in "human capital" (e.g., workforce development programs, education, recreation opportunities, local arts)

Incentivize and encourage a range of housing opportunities – affordable housing, multifamily housing, single family dwellings, single-occupancy rooms, etc.

One strategy that was consistently mentioned throughout all stakeholder engagements, is the need for investment in the "human capital" component of the City. Human capital reflects the economic value of a worker's experience and skills, encompassing the education, training, health, and abilities that individuals bring to the workforce. Investment in human capital plays a crucial role in the productivity and performance of the local economy. This investment should be at the forefront of all future development and growth within Yerington and should focus on increased access to education and training opportunities, health care (both physical and mental), and recreational activities. A healthy community is a prosperous community, and Yerington's success depends on the success of its residents. The City should focus on fostering connections with local colleges and employers to encourage the investment and development of workforce development programs. Furthermore, continued investment in public spaces and beautification of the

As a smaller, rural community, the City of Yerington has a unique economic profile which provides a range of economic development and employment opportunities. Historically, Yerington has derived its economic success from its ability to provide resource jobs in agriculture and mining, and recreation for both local residents and tourists based on rich natural resources. To maintain and bolster the economic vitality of Yerington, the City recognizes the importance of revitalizing and developing the downtown area, attracting new keystone employers, enhancing existing infrastructure, and expanding available housing for both residents and tourists. The low cost of living in Yerington and its proximity to employment hubs such as the TRIC can be an attractive feature for both businesses looking to reduce overhead costs and individuals seeking affordable living.

Yerington faces challenges in attracting large-scale businesses and developing the needed infrastructure to accommodate the influx of resident's keystone employers bring. The city's growth potential hinges on its ability to provide infrastructure to create attractive development opportunities for both businesses and housing. It is essential to establish community economic development objectives and then implement action strategies to attain its goals.

Mayor Garry asked for public comment.
Melanie Young-Pinkerton with the Chamber of Commerce stated she is grateful for all of the work Manager Bryant is doing and the partnership with the City. She is looking forward to more collaboration in the future.
Dave DeGrendele stated he appreciates everything Manager Bryant is doing.
Robin Biggs stated we need to bring people to Yerington; the Walker River State Park looks horrible and we have no veterinarian here. Mining is not all it's cracked up to be.

7. ***For Discussion Only: Review and Discussion of the Comprehensive Economic Development Strategy (CEDS) for 2025-2030 prepared in June 2026.***

Manager Bryant started by saying this CEDS report was developed in partnership with NNDA and the UNR extension offices to help lay future plans and identify gaps and valleys for the City of Yerington to

identify for improvement. It establishes a data-driven framework for sustainable regional economic growth through 2030. Developed in alignment with U.S. Economic Development Administration (EDA) requirements, this plan utilizes more current data than the master plan, specifically labor market intelligence, U.S. Census data, and regional stakeholder priorities to chart a clear strategic course for Yerington's economy.

The region faces meaningful challenges: a below-national-average job growth rate, an aging workforce with nearly half the population aged 55 or older, below-average median household income, and constrained water resources in the Walker Basin. However, it also sits at the intersection of significant opportunity—particularly the pending restart of the Pumpkin Hollow copper mine by Kinterra Capital/Southwest Critical Materials, growing government and accommodation sectors, and strong demand for construction and agriculture workers.

Our area had a total population of 9,456 in 2025, reflecting a modest 0.9% decline from 9,543 in 2020 (a loss of 86 residents). This contrasts with Nevada statewide population growth of 14.5% over the same period, and national growth of 6.5%.

The area has a significantly older population than national averages. The median age in Yerington is approximately 51–55 years, compared to the national median of approximately 38 years.

Despite recent declines, population projections are positive: the area is expected to gain 143 residents between 2025 and 2030, reaching 9,599—a 1.5% increase. The city of Yerington proper had a population of approximately 3,204–3,252 in 2025–2026, representing modest but consistent growth of approximately 0.2–0.8% annually. Total regional employment in ZIP 89447 reached 3,356 jobs in 2025, up 5.7% from 3,174 in 2020. While this represents positive growth, it fell short of the national employment growth rate of 10.6% by 4.9 percentage points, indicating the region has room to close a competitive gap. Jobs are projected to grow to 3,543 by 2030. Mining stands out as the highest-earning industry by far at $153,907 average annual earnings per worker, followed by Utilities ($173,626) and Information ($104,548). Agriculture, despite being the largest employer, pays $80,764—slightly above government ($80,332) and construction ($79,922). Accommodation and Food Services is the fastest-growing sector in percentage terms (+59.8%) but also the lowest-paying ($28,295 per worker). A striking 85.3% of businesses employ fewer than 20 people, underscoring the importance of small business support services, microenterprise financing, and business development technical assistance to the local economy. Only 5.2% businesses employ 50 or more workers, representing the largest employers in the area. Median household income in the city of Yerington was approximately $44,974–$60,109 in 2023–2024 (estimates vary by source), representing significant growth from $31,151 in 2000 but remaining below Nevada's statewide and national medians. Average earnings per job in the ZIP area were $79,000, roughly $9,500 below the national average of $88,500.

The poverty rate in Yerington was approximately 11.9–17.4% in 2024, with American Indian residents experiencing higher poverty rates (22.4%). Approximately 38% of households reported median income below $25,000, highlighting the importance of wage growth strategies alongside job creation. The cost of living index for Yerington was 91.1 (below the national average of 100), meaning that while incomes are lower, purchasing power is somewhat supported by lower living costs.

Capitalize on the Pumpkin Hollow copper mine restart under Kinterra Capital/Southwest Critical Materials to create high-wage employment, stimulate local supply chain development, and position Yerington as a center of domestic critical minerals production.

Objectives

- Support the Pumpkin Hollow mine restart timeline and maintain productive relationships between the city, Lyon County, and Kinterra Capital.
- Develop a local supplier and contractor database to maximize local hiring and procurement.
- Create mining-specific workforce training programs through Western Nevada College and regional trade programs.
- Pursue community benefit agreements that direct mine revenues toward local infrastructure and social services.
- Attract ancillary businesses (equipment suppliers, environmental services, logistics) to Yerington's industrial park.
- Build on Yerington's signature agricultural strength while diversifying into value-added processing, agritourism, and sustainable farming practices that address water constraints.
- Close the gap between Yerington's current workforce capacity and the skills required by growth industries—particularly mining, construction, healthcare, and technology—while creating pathways that retain young people and attract working-age adults.
- Address critical infrastructure gaps—broadband, transportation, water, and housing—that limit economic competitiveness and quality of life.
- Foster a vibrant local economy and community by supporting small business formation and retention, developing tourism assets, and enhancing the amenities and services that make Yerington an attractive place to live and work.

Mayor Garry asked for comment.
Robin Biggs stated the Anaconda mine was bad. A federal judge stopped it. Mining is bad.

8. ***For Discussion Only: Review and Discussion of Resolution 2026-12, a resolution amending the City of Yerington Fee Schedule as it pertains to various line items.***

Manager Bryant started off by saying this is an effort to again continue address areas that we do not collect enough, or any fees associated with expenses incurred by the city for certain requests or actions. Discussion was had regarding the fees for the animal shelter, Manager Bryant explained that fees associated with caring for the animals can sometimes be several hundred dollars. Currently the city only charges $20 to surrender an animal, whether it is fixed or not, and then may incur fees to fix the animal and feed it and treat it medically. Councilman Beaton stated we should probably charge more than the proposed $75 or $50. Public Works Director Shapiro stated it can be as much as $300 to $400 depending on male or female, alone.
Manager Bryant also discussed the fees associated with bodycam footage requests and the work required to view and redact information or the associated cases and their status, as well as reports from the P.D.

Manager Bryant then discussed a reinstatement fee associated with outdated business licenses. Councilman Martin asked when this would take effect, and the response was 12 months of inactivity. Mayor Garry asked for public comment on this item.
The discussion then turned to parks and ballfields. Currently the city charges a $200 deposit to reserve parks, but retains none of that, even though most reservations are for nights and weekends and result in overtime of public works staff going out to turn on water, electric, or turn off water and electric, or both. The proposal is to change that to a $50 per day fee for park reservations with the rest remaining as a cleaning deposit. Councilman Lopez asked isn't this part of what they are supposed to do anyway? Manager Bryant stated not the overtime. The processing in the offices yes, that is part of during business day work, but most reservations are nights and weekends.
For ballfields the proposal was to charge $500 to utilize the ballfields for a season, mainly due to the city absorbing the cost of ballfield lights, and on call services for bathrooms and trash that occur. Councilman Lopez asked if programs are supposed to have insurance to utilize the fields and Manager Bryant said yes, they are supposed to have insurance to run a league or season on the city fields. The proposal also has a per day recommendation $50 and cleaning deposits associate with both daily and season reservations.
For Street Closure fees, Manager Bryant stated that is to offset some of the overtime expenses that occur when we close streets down. Everything from the Chief of Police reviewing the applications, to the 2-3 public works employees and 1-2 police officers that close the streets, move parked traffic along main street then come along and reopen after the event. Councilman Beaton said this is the one item he wants to be more careful with as there are many community evets on Main Street and local groups have been working hard to draw more activity to our downtown area. Councilman Lopez said he always just calls people and makes it happen. Manager Bryant stated this is why we need a better-defined process to establish how these closures happen. As a city we need to be more consistent to protect ourselves.
Discussion then moved to escorts for parades and street closures. Councilman Martin and Beaton both expressed concerns over this item and local schools and sports having funds and time to comply with the request. Councilman Lopez stated he had heard that only sports and schools could even get this. Manager Bryant stated again, this is why we need to formalize the process and make it more consistent. The last item on fees were the utility street closures. These are treated seperately because rather than a one time event these are for consistent work and may require assistance from public works to help close or flag areas during work.
Mayor Garry asked for public comment.
James Rosachi stated he and his wife are vendors at many events, such as on Main Street and he is concerned that increasing the cost of street closures will increase costs for vendors, which they can't afford.
Melanie Young-Pinkerton requested that the council please consider events such as the Christmas parade and nonprofits when evaluating these fees.

9. ***For Discussion Only: Review and Discussion of a proposed Street Closure Policy (City Manager Jerry Bryant)***

Manager Bryant started by saying that this is obviously closely related to the fees we just discussed and, in an effort, to become more uniform and consistent we are attempting to outline the process to follow when a closure is requested. Step one is the application and it must be turned in to city hall with adequate time to

process the request. NDOT may require 60 days' notice and in those cases, we hope to have applications by then and it is the burden of the applicant to turn in all NDOT requests, not that of the city. The policy was then presented as follows:

Required Fees & Deposits:

1. **Fee Determination:** All Fees referenced herein shall be established by the Yerington City Council and stated in the City Fee Schedule.
2. **Application Fee:** A non-refundable processing fee must accompany the application upon submission.
3. **Event Closure Fee:** A street closure for the purpose of a private or public event applies to cover administrative overhead and basic city coordination.
4. **Cleaning Deposit Fee:** A refundable cleaning deposit for event closures is required prior to permit issuance. This deposit will be refunded in full within fourteen (14) days following the event, provided the right-of-way and public spaces are restored to their original, clean condition without damage or excessive litter.

REVIEW AND AUTHORITY

1. **Administrative Review:** All applications will be routed to the Chief of Police (or his/her designated representative) for review.
2. **Approval Authority:** The Chief of Police or designee possesses full authority to evaluate the public safety impact, traffic detours, police staffing needs, and overall community welfare, and to grant approval, approval with conditions, or denial of the application.
3. **Conditions of Approval:** The Chief of Police or designee may attach reasonable conditions to any approved permit, including, but not limited to, required traffic control measures, barricades, security personnel, or specific operating hours.
4. Some closures, such as those of State Highways (Main Street, Goldfield Ave., Bridge Street) may also require a permit from other agencies such as NDOT. It is the burden of the applicant to obtain any related permits associated with such closure prior to their event.

4. APPEALS PROCESS

1. **Right to Appeal:** If an application is denied by the Chief of Police or designee, or if the applicant objects to the conditions imposed, the applicant may submit a written notice of appeal to the City Manager within ten (10) business days of the notice. Any appeal that cannot be resolved by the City Manager may be submitted for review before the Council.
2. **City Council Review:** If not resolved by the City Manager, the appeal will be placed on the agenda of the next regularly scheduled City Council meeting, if requested by the applicant. The City Council retains final authority to uphold, modify, or reverse the decision of the Chief of Police or designee.

10. ***For Discussion Only: Review and Discussion of a proposed Salary and Classification Policy for City Employees not covered by contract. (City Manager Jerry Bryant)***

The purpose of this policy is to establish an equitable, transparent, and competitive Position Classification and Salary Plan for all non-represented and appointed employees of the City of Yerington. It is the policy of the City to maintain position descriptions that accurately reflect current job duties and to set compensation levels that ensure internal equity and external competitiveness within the relevant labor market, subject to municipal budget limitations and standard public fiscal controls.

Nothing in this policy is to supersede policies prescribed in the City of Yerington Personnel Policies. Should any discrepancy exist, the established Personnel Policies will prevail.

Administration of Classification

Position Classification: Every position within the City shall be classified based on duties, responsibilities, minimum qualifications, and complexity. Positions with similar levels of difficulty and responsibility shall be assigned to the same classification and pay range.

1. Job Descriptions: The City Clerk (or designated representative) shall maintain official, written job descriptions for each classification.
2. Reclassification Requests: Reclassification of an existing position may occur if permanent and substantial changes in duties or responsibilities alter the nature of the work. Reclassifications require review by the City Manager and final approval by the City Council

Salary Plan Structure & Placement

The City Council shall maintain and periodically update an official Salary Schedule establishing minimum and maximum pay range steps for each classification. It is recommended that this be reviewed and established and approved during the annual budget sessions.

Approval of budgeted funds and salary classifications shall satisfy requirements set for in Yerington City Ordinance Title 1, Chapter 6, Section 1(a) as it pertains to appointed officers.

1. New Hires: New employees shall normally be hired at Step 1 of the designated pay range. Hiring above Step 1 requires written justification based on exceptional qualifications or market scarcity, subject to approval by the City Manager within budgeted funds.
2. Promotions: An employee promoted to a higher classification shall receive a salary increase placing them at the step in the new salary range that represents a salary increase over their pre-promotion rate.

Merit Increases and Step Advancement

For a full description of Merit Increases and Advancement policy refer to the City of Yerington Personnel Policies.

Approved step increases will take effect at the beginning of the pay period in which the employee's anniversary date occurs.

Compliance with Collective Bargaining and Enforcement.

For positions subject to a collective bargaining agreement (CBA), the provisions of the ratified CBA shall prevail over conflicting provisions of this policy.

Should any policy or guideline established in this policy be in conflict with Nevada Revised Statues, provision of the Nevada Revised Statutes will prevail.

The City Manager is charged with establishing operational procedures to enforce this policy. Failure to follow established policies and guidelines may result in administrative disciplinary action up to and including termination, alongside potential criminal penalties under Nevada Law.

Being no further discussion on this item Mayor Garry asked for public comment. None was given.

11. ***For Discussion Only: Review and Discussion of a proposed Procurement Procedures Policy (City Manager Jerry Bryant)***

Manager Bryant stated that this policy is to standardize the way we determine our purchases and acquisitions, and is heavily guided by NRS. The need to declare the local policy is to better clarify and train city staff of the standards and keep it uniform in each department. No officer, employee or agent of the City shall participate in the selection, award or administration of contracts on behalf of the City of Yerington if such participation would create a conflict of interest. A conflict of interest may arise when an employee, officer or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any party indicated herein; an actual or foreseeable financial or other interest arising from the execution of the contract, or enjoys or receives a tangible personal benefit from the performance of the contract;

City officers, employees, and agents may neither solicit nor accept gratuities, favors, or anything of monetary value from contractors or parties to subcontracts.
Employees, officers or agents that are found to be in violation of the article(s) above will be subject to discipline. Disciplinary action may include any or all of the following: termination of employment, removing the appointed officer from the office.

5. PURCHASE ORDERS

A purchase order is a written document that obligates the City to make a purchase. The City of Yerington requires purchase orders for certain purchases to ensure compliance with budget, state procurement statutes, and federal grant agreements and regulations. Prior to signature, the approver

of the purchase order is required to review the purchase order request to ensure that the item has been budgeted and is within budget, is in accordance with local government purchasing requirements in NRS 332 and 338, and is in accordance with applicable federal grant agreements and regulations.

Purchases under $10,000.00

City Purchase Orders are not required for purchases under $10,000; however, a purchase order may be completed if elected by staff, or if required by a vendor.

Purchases for $10,000 or more

City Purchase Orders are required for all purchases of $10,000 or more. A purchase order must be issued prior to ordering the items or services being purchased. These purchase orders must be approved by City Manager (or his/her designee in his/her absence).

Contracts or task orders formally approved by the City Council do not require purchase orders, but may have one issued if requested.

6. CONTRACTS

The City of Yerington may utilize contracts and/or task orders for purchases of services and public works projects.

Prior to signature, contracts will be reviewed and approved by the City Attorney, City Manager and City Clerk to ensure legal and risk management provisions are adequate.

Contracts and task orders at or over $15,000 annually will go to the City Council for approval or signature, while contracts and task orders under $15,000 may go to the City Council or may be signed by the City Manager or designee.

8. PUBLIC WORKS

The City of Yerington may elect to perform its own work on a public works project under $100,000 subject to the requirements of NRS 338.1386.

Public works include any project for new construction, repair or reconstruction of a project financed in whole or in part from public money for: public buildings, jails and prisons, public roads, public highways, public streets and alley, public utilities, publicly owned water mains and sewers, public parks and playgrounds, public convention facilities, and all other publicly owned works and property.

Requirements for awarding a public works contract

1. ***$25,000 or less*** *- NRS 338.13862*
   The City may award a contract after soliciting a bid from at least one licensed contractor.
2. ***$25,000 to $100,000*** *- NRS 338.13862*
   The City may award a contract to the lowest responsive and responsible bidder after soliciting a bid from at least three properly licensed contractors. Preferences of 5% will be given for local businesses owned and operated by veterans with service-connected disabilities NRS 338.13844
3. ***$100,000 and above*** *- NRS 338.1385*
   The City must formally advertise and bid a project between $100,000, with the City Council formally awarding the contract to the lowest responsive and responsible bidder or the best bid (best bid defined under NRS 338.1389 for contracts over $250,000).
4. *Construction manager at risk - NRS 338.1685 to 338.16995*
   The City may utilize the construction manager at risk method by following the requirements in NRS 338.1685 to 338.16995.
5. *Design-Build - NRS 338.1711 to 338.173*
   The City may utilize the design-build construction method by following the requirements in NRS 338.1711 to 338.173.
6. Prevailing wage
   In accordance with NRS 338.080, state prevailing wage is applicable to public works projects in excess of the exemption, which is currently $250,000.
7. Alignment of Nevada Revised Statutes

   The dollar amounts set forth herein shall be deemed to adapt to dollar amounts set forth in the referred section of the Nevada Revised Statutes as they are amended from time to time.

9. SPECIAL PROVISIONS & EXCEPTIONS

- **Sole Source & Statutory Exceptions (NRS 332.115):** Solicitations may be waived for qualified sole-source items, specialized professional services, or hardware/software not adapted to competitive processes.
- **Emergency Procurements (NRS 332.112):** Emergency purchases resulting from natural disasters or sudden public health/safety threats may proceed under accelerated authorization procedures.
- **Federal Methods of Procurement**: The City of Yerington will use Federal Methods of Procurement when making purchases with federal funds, such as federally awarded grants. Should there ever be a conflict between local procurement methods established above and Federal Methods of Procurements, the Federal Methods of Procurements will be followed.

10. POLICY ADMINISTRATION & ENFORCEMENT

The City Manager and City Clerk are charged with establishing operational procedures to enforce this policy. Failure to follow established procurement guidelines may result in administrative disciplinary action up to and including termination, alongside potential civil or criminal penalties under Nevada law.

Being no further discussion on this item Mayor Garry asked for public comment. None was given.

12. ***Agenda Requests:***

No requests were made.

13. ***Public Comment:***

Thomas Foster stated people are speeding by his neighborhood too much. Mountain View Park pond needs to be stocked, fishing keeps kids out of trouble.
Robin Biggs stated wifi doesn't work, cameras aren't showing. The utility closet door at Mountain View Park isn't locked and kids are in there. Kids casting their poles onto roofs of buildings and climbing all over the roofs. There's a burnt home behind the eye doctor office, and colonies of bats in town. Before more building can be done we need to move the bats first. City dog tags and proof of vaccination need to happen. Retractable leashes aren't being used the right way.
Dave DeGrendele stated his concerns are electric bikes and scooters going up to 20 mph down sidewalks. Police need to better enforce this, and he thanks Manager Bryant for everything he has put into the packet and hopes that the council is reading all of it.

14. ***Department and Elected Official Reports***

A. City Attorney Report -None
B. Chief of Police Report -None
C. Public Works Director Report - None
D. City Manager Report -None
E. City Clerk Report -None
F. Council Comments - Councilman Beaton thanked city staff for all of their work. Councilman Lopez stated we moved the meeting time and we have at least a few different faces, but he wishes we had more.
G. Mayor Comments - None

15. ***Adjournment.***
Being no further business this meeting was adjourned at 8:26 p.m.

_____ _____
Stacy Stevenson, City Clerk Date
City of Yerington

4c

NEW BUSINESS LICENSE APPLICATIONS SUBMITTED TO THE CITY COUNCIL ON SEPTEMBER 14, 2026					
	APPLICANT(S)	**BUSINESS NAME**	**LOCATION**	**NATURE OF BUSINESS**	**COMMENTS**
A	Marc & Sharee Parker	American Motor Performance	22 Panavista Circle Yerington, NV 89447	Exhaust Fabrication & Classic Vehicle Restoration	New
B	Frank Rieger & Stephen Hamile	Gigawatt Operations Inc. dba Sol-Up	4305 Dean Martin Dr. Ste. 150 Las Vegas, NV 89103	Solar Panel Installation	New
C	Kyle McClelland	Have Lights Will Travel, Inc	1508 Gentry Way Reno, NV 89509	Electrical Contractor	New
D	David Lytel	CTR Roofing, LTD	1961 Pacific Ave Sparks, NV 89431	Roofing Contractor	New
E	Ronald & Michelle Jacoboni	Tahoe Pool & Spa Construction, Inc.	3650 Research Way Ste. 21 Carson City, NV 89706	Swimming Pool & Spa Construction	New

TYPE - NEEDS ACTION
P - Permanent **M - Mobile** **C - Contractor** H - Health Department F - Fire Department B - Building Department S - Special Use Permit

Business Status: _____
Business Licenses # 3573
Category # A
(official use only)

BUSINESS NAME: American Motor Performance

FEE CALCULATION INFORMATION: *(No fees are refundable)*

Application Fee: $ 20.00 .

Choose One:

- ☐ **Permanent Business** -- Billed Quarterly from Matrix. (refer to Instruction Page)
- ☐ **Short Term Project** -- To be completed within 30 days. ($50.00 Fee) $ _____ .
- ☐ **Single Project** -- Single job to be completed within one year. ($50.00 Fee) $ _____ .

TOTAL FEES PAID: $ _____ .

REQUIRED INSPECTIONS:

Signatures must be obtained before your application can be placed on the City Council agenda. If your business will occupy a building then you will be responsible to call for these inspections and signatures #1thru #3, signatures #4 and #5 are the responsibility of City Staff. *Department Official – Attach comment page if necessary.

1. **Public Works** Approved [X] Denied [ ]
   Phone: 775-463-3511

   ZONING: [ ] R-1 [ ] R-2 [ ] R-3 [ ] R-C [ ] C-1 [ ] C-2 [ ] M-1 [ ] N/A

   Does business comply with existing zoning and current codes? Compliance (yes) / (no)

   Building Inspector _____ (Signature) Date: 7/17/26

   Public Works Director _____ (Signature) Date: 08-04-2026

2. **Fire Department** Approved [✓] Denied [ ]
   Phone: 775-463-2261

   Fire Inspector _____ (Signature) Date: _____

   Fire Chief _____ (Signature) Date: 7-27-26

3. **Nevada Health Dept.** Approved [ ] Denied [ ]
   Phone: 775-684-4200

   Inspector _____ (Signature) Date: _____

4. **Police Department** Approved [X] Denied [ ]
   Phone: 775-463-2333

   Police Chief _____ (Signature) Date: 7-20-2026

5. **City Clerk** Approved [ ] Denied [ ]

   City Clerk: _____ (Signature) Date: _____

6. **City Council Approval** Approved [ ] Denied [ ]

   Mayor: _____ (Signature) Date: _____

Check List: (official use)

State Business License [ ] YES [ ] NO [ ] N/A
Employee Insurance [ ] YES [ ] NO [ ] N/A

Form City-55 (Rev.6/September, 2021)

Business Status: _____
Business License #: 35521
Category #: A

(OFFICAL USE ONLY)

BUSINESS NAME: Gigawatt Operations Inc. dba Set-Up

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee:

Choose One

- [X] **Permanent Business** -- Billed Quarterly from Matrix. (refer to Instruction Page) — $ 20.00
- [ ] **Short Term Project** -- To be completed within 30 days. ($50.00 Fee) — 80-
- [ ] **Single Project** -- Single job to be completed within one year. ($50.00 Fee)

TOTAL FEES PAID: $_____

REQUIRED INSPECTIONS:

Signatures must be obtained before your application can be placed on the City Council agenda. If your business will occupy a building then you will be responsible to call for these inspections and signatures #1 thru #3, signatures #4 and #5 are the responsibility of City Staff.

*Department Official - Attach comment page if necessary.

1. **Public Works** — Approved [✓] Denied [ ]
   Phone: (775) 463-3511

   ZONING: [ ] R-1 [ ] R-2 [ ] R-3 [ ] R-C [ ] C-1 [ ] C-2 [ ] M-1 [ ] N/A

   Does business comply with existing zoning and current codes? Compliance _____(yes) _____(no)

   Building Inspector: Steve Douglas Date: 8/19/26

   Public Works Director: R Shapiro Date: 8-19-2026

2. **Fire Department** — Approved [✓] Denied [ ]
   Phone: (775) 463-2261

   Fire Inspector: _____ Date: _____

   Fire Chief: _____ Date: 8-14-26

3. **Nevada Health Department** — Approved [ ] Denied [ ]
   Phone: (775) 684-5280

   Inspector: _____ Date: _____

4. **Police Department** — Approved [X] Denied [ ]
   Phone: (775) 463-2333

   Chief of Police: Sheron Clanton Date: 8-18-26

5. **City Clerk** — Approved [ ] Denied [ ]

   City Clerk: _____ Date: _____

6. **City Council Approval** — Approved [ ] Denied [ ]

   Mayor: _____ Date: _____

Official Use Only
Check List:

State Business License: *[ ] YES [ ] NO [ ] N/A*
Employee/Business Insurance: *[ ] YES [ ] NO [ ] N/A*

Business Status: _____
Business License #: 3582
Category #: A

(OFFICAL USE ONLY)

BUSINESS NAME: HAVE LIGHTS WILL TRAVEL

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee:

Choose One:

X **Permanent Business** -- Billed Quarterly from Matrix. (refer to Instruction Page) $ 20.00

[ ] **Short Term Project** -- To be completed within 30 days. ($50.00 Fee) ~~$50.00~~

[ ] **Single Project** -- Single job to be completed within one year. ($50.00 Fee)

TOTAL FEES PAID: $ ~~70.00~~ 80 — 100 —

REQUIRED INSPECTIONS:

Signatures must be obtained before your application can be placed on the City Council agenda. If your business will occupy a building then you will be responsible to call for these inspections and signatures #1 thru #3, signatures #4 and #5 are the responsibility of City Staff.

*Department Official - Attach comment page if necessary.

1. **Public Works** Approved [X] Denied [ ]
Phone: (775) 463-3511

ZONING: [ ] R-1 [ ] R-2 [ ] R-3 [ ] R-C [ ] C-1 [ ] C-2 [ ] M-1 [ ] N/A

Does business comply with existing zoning and current codes? Compliance ____(yes) ____(no)

Building Inspector: Steve Douglas Date: 8/19/26

Public Works Director: K Shapiro Date: 8-19-2026

2. **Fire Department** Approved [✓] Denied [ ]
Phone: (775) 463-2261

Fire Inspector: _____ Date: _____

Fire Chief: _____ Date: 8-14-26

3. **Nevada Health Department** Approved [ ] Denied [ ]
Phone: (775) 684-5280

Inspector: _____ Date: _____

4. **Police Department** Approved [X] Denied [ ]
Phone: (775) 463-2333

Chief of Police: Sheron Clanton Date: 8-18-26

5. **City Clerk** Approved [ ] Denied [ ]

City Clerk: _____ Date: _____

6. **City Council Approval** Approved [ ] Denied [ ]

Mayor: _____ Date: _____

Official Use Only
Check List:

State Business License: *[ ] YES [ ] NO [ ] N/A*
Employee/Business Insurance: *[ ] YES [ ] NO [ ] N/A*

Business Status: _____
Business License #: 3583
Category #: A

(OFFICAL USE ONLY)

BUSINESS NAME: CTR Roofing LTD

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee:

Choose One:

- [X] **Permanent Business** -- Billed Quarterly from Matrix. (refer to Instruction Page) — $ 20.00
- [ ] **Short Term Project** -- To be completed within 30 days. ($50.00 Fee) — 120.00
- [ ] **Single Project** -- Singlejob to be completed within one year. ($50.00 Fee)

TOTAL FEES PAID: $ 140.00

REQUIRED INSPECTIONS: N/A

Signatures must be obtained before your application can be placed on the City Council agenda. If your business will occupy a building then you will be responsible to call for these inspections and signatures #1 thru #3, signatures #4 and #5 are the responsibility of City Staff.

*Department Official - Attach comment page if necessary.

1. **Public Works** — Approved [X] Denied [ ]
   Phone: (775) 463-3511

   ZONING: [ ] R-1 [ ] R-2 [ ] R-3 [ ] R-C [ ] C-1 [ ] C-2 [ ] M-1 [ ] N/A

   Does business comply with existing zoning and current codes? Compliance ____(yes) ____(no)

   Building Inspector: [signature] Date: 8/19/26

   Public Works Director: [signature] Date: 8-19-2026

2. **Fire Department** — Approved [✓] Denied [ ]
   Phone: (775) 463-2261

   Fire Inspector: _____ Date: _____

   Fire Chief: [signature] Date: 8-14-26

3. **Nevada Health Department** — Approved [ ] Denied [ ]
   Phone: (775) 684-5280

   Inspector: _____ Date: _____

4. **Police Department** — Approved [X] Denied [ ]
   Phone: (775) 463-2333

   Chief of Police: Shawn Clanton Date: 8-18-26

5. **City Clerk** — Approved [ ] Denied [ ]

   City Clerk: _____ Date: _____

6. **City Council Approval** — Approved [ ] Denied [ ]

   Mayor: _____ Date: _____

Official Use Only
Check List:

State Business License: *[ ] YES [ ] NO [ ] N/A*
Employee/Business Insurance: *[ ] YES [ ] NO [ ] N/A*

Business Status:
Business License #: 3584
Category #: A
(OFFICAL USE ONLY)

BUSINESS NAME: Ronald L. Jacobson Plastering, Inc. DBA Lake Pool & Spa Construction, Inc.

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee:

Choose One:

Permanent Business – Billed Quarterly from Matrix. (refer to Instruction Page) $ 20.00

[ ] **Short Term Project** -- To be completed within 30 days. ($50.00 Fee) $50.00

[X] **Single Project** -- Single job to be completed within one year. ($50.00 Fee)

TOTAL FEES PAID: $70.00

REQUIRED INSPECTIONS: N/A

Signatures must be obtained before your application can be placed on the City Council agenda. If your business will occupy a building then you will be responsible to call for these inspections and signatures #1 thru #3, signatures #4 and #5 are the responsibility of City Staff.

*Department Official - Attach comment page if necessary.

1. **Public Works** Approved [✓] Denied [ ]
Phone: (775) 463-3511

ZONING: [ ] R-1 [ ] R-2 [ ] R-3 [ ] R-C [ ] C-1 [ ] C-2 [ ] M-1 [ ] N/A

Does business comply with existing zoning and current codes? Compliance ____(yes) ____(no)

Building Inspector: [signature] Date: 8/19/26

Public Works Director: Shapiro Date: 8-19-2026

2. **Fire Department** Approved [✓] Denied [ ]
Phone: (775) 463-2261

Fire Inspector: _____ Date: _____

Fire Chief: [signature] Date: 8-14-26

3. **Nevada Health Department** Approved [ ] Denied [ ]
Phone: (775) 684-5280

Inspector: _____ Date: _____

4. **Police Department** Approved [X] Denied [ ]
Phone: (775) 463-2333

Chief of Police: Sharon Planten Date: 8-18-26

5. **City Clerk** Approved [ ] Denied [ ]

City Clerk: _____ Date: _____

6. **City Council Approval** Approved [ ] Denied [ ]

Mayor: _____ Date: _____

Official Use Only
Check List:

State Business License: *[ ] YES [ ] NO [ ] N/A*
Employee/Business Insurance: *[ ] YES [ ] NO [ ] N/A*

6

PURCHASE ORDER NO. **19718**
PURCHASE ORDER

CITY OF YERINGTON
14 E. GOLDFIELD AVENUE
YERINGTON, NV 89447

DEPARTMENT:	DATE	DATE PAID	CHECK#
PUBLIC WORKS	08/20/2026		

TO: SIERRA CONTROLS

Ship To:

PLEASE ENTER THIS ORDER SUBJECT TO CONDITIONS SPECIFIED

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	NET AMOUNT
		ANNUAL PM SERVICES CONTRACT (7/1/26-6/30/27)		$23010.10
		TOTAL		

CONDITIONS

1. SHOW ABOVE P.O. NUMBER ON ALL INVOICES, PACK SLIPS, BILLS OF LADING AND ALL DOCUMENTS
2. RENDER PACKING SLIP WITH EACH SHIPMENT.
3. RENDER ALL INVOICES IN DUPLICATE.
4. PREPAY ALL SHIPMENTS

CITY OF YERINGTON

MAIL ALL INVOICES TO CITY TREASURER

WHITE –VENDOR'S COPY
YELLOW – NUMERCIAL FILE
PINK – CITY TREASURER FOR PAYMENT

DATE:_____

BY:_____

PROPOSAL

Sierra Controls, LLC
5470 Louie Lane Ste. 104
Reno, NV 89511
(775) 236-3350

Quote / Project #: 26-7717 / Rev00
Date: 8/18/2026
Client Manager: Mark Pipho
Est. Start Date: TBD

To: **City of Yerington**
Attention: **Paul Shapiro**
Project: **2026-2027 PMA**

Sierra Controls LLC (SC) is pleased to provide this proposal for City of Yerington in support of the 2026-2027 PMA.

July 1st, 2026 through June 30th 2027

Item #	Description	Quantity	Unit Price	Est. Tax	Line Total
Item 1	Annual Inspection of RTU Sites and Instruments	1	$ 14,172.30	$ -	$ 14,172.30
	Pricing Includes: SC will service each remote telemetry site during the contract year. Services include discrete testing of operations checked at office HMI for operation in Auto and Hand mode, Alarm notifications for power fail, door alarms, moisture alarms, Chlorine Alarms, etc. Verify correct AC and DC power including fused power, Battery load testing, Check control valves and pumps, Evaluate trends and historical data, and provide pdf version of updated site RTU drawings. **Pricing also Includes the following (13) RTU Sites:** Y Hill RTU, WWTP Outlet Pump Station, Willow Creek Lift Station, Willow Creek, WWTP, Yerington Tanks, Crystal Clear Tank, Sunset Hills Tank, California Well, Crystal Clear Booster, Luzier Booster, Juniper Booster, Waste Water Treatment Plant Sewer Ponds, Master Station Office RTU (i.e) Treatment Plant)				
Item 2	Annual Preventative Maintenance- HMI Computer(s)	1	$ 3,837.80	$ -	$ 3,837.80
	Pricing Includes: SC will service each HMI Computer during the contract year. SC will run computer diagnostics to clean up and optimize SCADA computer performance and update software versions. (If applicable), and updated network diagrams **Pricing Includes the following (2) computers systems:** HMI Server, ViewX Workstation				
Item 3	SCADA System Enhancements	1	$ 5,000.00	$ -	$ 5,000.00
	Pricing Includes: SC will provide a block of engineering time to provide System wide programming enhancements including HMI programming, system improvements and upgrades, and other related items. See Attached Service Rate Schedule. Will use when needed.				

	Price	Est. Tax	Total Price
Project Total:	$ 23,010.10	$ -	$ 23,010.10

SIERRA CONTROLS

Attachments

Attachments: Service Rate Schedule, Installation Services Summary

Notes & Disclaimers:

Taxable Items: The value(s) shown for Estimated Tax are based on items that are taxable. Depending on state requirements, not all labor is taxable and therefore labor related taxes are estimated based on taxable and non-taxable labor activities.

Power: Engineering Design of RTU based upon 120v power either existing or provided by others, U.N.O. All other power to be provided by others as required by project.

Conduit & Wire: All conduit, wire pulls and wire labeling to be provided and installed by others. Existing wiring to be in good working order or be replaced by others.

Existing Conditions: Proposal is based upon the presumption that all existing programs, hardware, and controls are complete and functional. Additional programming, hardware or adjustments required by SC to fix / modify existing programming or PCIS / SCADA SYSTEM outside of the scope of this agreement to be billed on a T&M basis.

Additional T&M Work: This proposal represents the complete scope of work to be performed by SC. Any additional requirements, specifications or construction details outside of this proposal are not included and will be billed on a T&M basis as mutually agreed upon by all parties.

Wage Rates: Pricing is based upon SC standard wage rates and does not include any provisions for any type of Prevailing Wage Requirements. Client to notify SC prior to the beginning of work if different or indemnify SC for any loss or penalties assessed if determined otherwise after the execution of this agreement.

Mobilization: Pricing based upon (1) mobilization for (1) Sr. Technician for (1) days (including travel).

Solar Power Systems: Sierra Controls designs its solar systems to typically last 3 to 4 days without recharging. SC shall not be responsible for conditions beyond our control that may lead to a reduction in the intended performance of the solar system or the length of time the batteries will last without charging. Please consult your project manager to ensure that the design fits your site specific needs or consider alternative options for

Warranty: All equipment manufactured by SC to be under a Limited (1) Year Warranty based upon SC Standard Warranty Terms & Conditions beginning at the time of installation or delivery to client. (Whichever comes first) unless noted otherwise. Warranty is void where no Remote Access is provide or available. Additional Terms & Conditions apply. SC will provide complete warranty terms and conditions upon request. Extended warranties available upon request.

Professional Liability Insurance: Sierra Controls does carry Professional Liability Insurance, details and additional insured can be provided upon request.

Delivery: Scheduled ARO
Terms: NET 30
FOB: RENO, NV

RESPECTFULLY SUBMITTED,
SIERRA CONTROLS, LLC

Isaac Perkins

Isaac Perkins - Asst. Business Manager

This quote is valid for 30 days.
To proceed with this order please sign below with an authorized signature and return.

Signed _____ **PO Number** _____ **Date** _____

SIERRA CONTROLS

Installation Services Summary

SC Project: 26-7717 - City of Yerington - 2026-2027 PMA

Installation Labor

Deliverables	Employee Type	Estimated Task Duration	Billing Rate	SubTotal
Onsite Installation				
Item 1. Travel Time	Field Engineer IV	18	$ 230.00	$ 4,140.00
Item 1. Onsite Installation	Field Engineer IV	40	$ 230.00	$ 9,200.00
Item 2. Remote Support	Sr. IT Systems Engineer	2	$ 200.00	$ 400.00
Item 2. Travel Time	Sr. IT Systems Engineer	6	$ 200.00	$ 1,200.00
Item 2. Onsite Install	Sr. IT Systems Engineer	10	$ 200.00	$ 2,000.00
Item 1. Mileage	N/A	1	$ 832.30	$ 832.30
Item 2. Mileage	N/A	1	$ 237.80	$ 237.80
			Sub Item Total:	$ 18,010.10

Installation Services Summary

Labor Type	Estimated Task Duration	Billing Rate	SubTotal
Field Engineer IV	58	$ 230.00	$ 13,340.00
Sr. IT Systems Engineer	18	$ 200.00	$ 3,600.00
Mileage	1	$ 1,070.10	$ 1,070.10
		Total:	$ 18,010.10

SIERRA CONTROLS

T&M Service Rate Schedule

	Hourly Rates**
Sr. Engineer IV	$250 per hour
Sr. Engineer III	$240 per hour
Sr. Engineer II	$230 per hour
Sr. Engineer I	$220 per hour
Project Engineer IV	$200 per hour
Project Engineer III	$190 per hour
Project Engineer II	$170 per hour
Project Engineer I	$150 per hour
SCADA Developer IV	$210 per hour
SCADA Developer III	$195 per hour
SCADA Developer II	$175 per hour
SCADA Developer I	$160 per hour
Field Engineer IV	$230 per hour
Field Engineer III	$220 per hour
Field Engineer II	$205 per hour
Field Engineer I	$195 per hour
CA Prevailing Wage***	Per Determination
NV Prevailing Wage***	Per Determination
Sr. Tech	$175 per hour
Technician	$165 per hour
Shop Fabrication	$ 145 per hour
Sr. IT Systems Engineer	$200 per hour
Sr. IT Technician	$190 per hour
IT Technician	$165 per hour
Project Manager	$160 per hour

Holiday, Overtime, and Emergency Rates:

Sierra Controls' standard hours of operation are 7:30 a.m. to 4:15 p.m., Monday through Friday. Services performed outside of normal business hours, including nights, weekends, or recognized holidays, are considered emergency services and will be invoiced at one and one-half (1.5×) times the standard hourly rate.

Sierra Controls provides 24/7 emergency service support and may be reached at any time by calling 775-236-3350.

Other Rates and Misc. Mobilization and Material Fees:

Admin Support	$ 95 per hour
Parts	Unit price
Mileage	Per IRS Standard + $0.25
Per Diem	$300 per day

See next page for additional terms and conditions.

Response times for corrective maintenance requests:

- All work completed by Sierra Controls, LLC via Remote Access or onsite will be billed at the same T&M rates listed above. Hours will be accumulated and billed out either as projects are completed or monthly, at the sole discretions of Sierra Controls, LLC. Additional Rates may apply for job site specific needs such as state prevailing wage requirements or other factors.
- A request for immediate on-site service after normal working hours will be charged at the emergency rate.
- *** Rates listed above are based on standard wage rates and do not take into consideration State Prevailing Wage or Davis Bacon Wage requirements unless noted otherwise.
- *** Basic State prevailing wage rates are listed but vary by project and county. Project specific rates may apply.
- Additional admin fees will be charged for projects requiring the payment of Prevailing Wages.
- Rate schedules are subject to periodic increases.
- Last updated 1-1-2026.

7

Thunder-Electric LLC

Richard Pittman

Bid limit $45,000 Nv. License# 0088835A (775)546-3363

P.O.Box 176

Yerington, NV

89447

(775)546-3363

pittmanric@yahoo.com

ESTIMATE

EST0205

DATE

07/25/2026

TOTAL

USD $20,002.14

TO

City Of Yerington- Tennis Court lighting upgrade

Paul Shapiro

(775) 463-3511

(775) 364-8895

(775) 463-2284

michelel@yerington.net

DESCRIPTION	RATE	QTY	AMOUNT
Labor: Install new underground conduit and wire (if needed) for existing light poles. Install new electrical 100amp meter panel. Install (8) new lights for tennis courts. Install new outdoor rated timer switch for light control. Note: If existing underground wire & conduit is not damaged it will be reused and new wire, conduits, applicable labor will not be billed to project. BID NOT TO INCLUDE- NVEnergy fees Permit fees Trenching/back fill Sod/sprinkler repair Equipment rental	$125.00	60	$7,500.00
Materials: underground conduit, wire, boxes/ meter panel, breakers, fittings, LED light fixtures, ect.	$12,502.14	1	$12,502.14

TOTAL **USD $20,002.14**

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FIRST AMENDMENT TO WATER LEASE AGREEMENT

This First Amendment to Water Lease Agreement (this "Amendment") is entered into as of _____, 2026 (the "Amendment Effective Date"), by and between the **CITY OF YERINGTON**, a political subdivision of the State of Nevada ("LESSOR"), and **LIBRA SOLAR LLC**, a Delaware limited liability company ("LESSEE"). LESSOR and LESSEE are referred to herein individually as a "Party" and collectively as the "Parties."

WHEREAS, the Parties are parties to that certain Water Lease Agreement effective as of March 5, 2026 (the "Agreement"); and

WHEREAS, the Parties desire to amend Section B(1) of the Agreement to include Change Application 95486T within the defined term "Change Applications."

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Amendment to Section B(1).** Section B(1) of the Agreement is hereby amended by deleting the phrase "Change Applications 94666T, 94749 and 94750" and replacing it with "Change Applications 94666T, 94749, 94750 and 95486T." All references in the Agreement to the "Change Applications" shall include Change Application 95486T.
2. **Defined Terms.** Capitalized terms used but not defined in this Amendment have the meanings given to them in the Agreement.
3. **Ratification; Conflict.** Except as expressly amended by this Amendment, the Agreement is ratified and confirmed and remains in full force and effect. If there is any conflict between this Amendment and the Agreement, this Amendment controls.
4. **Counterparts.** This Amendment may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one instrument.

IN WITNESS WHEREOF, the Parties have executed this Amendment as of the Amendment Effective Date.

CITY OF YERINGTON

By: _____

Name: _____

Title: _____

LIBRA SOLAR LLC

By: _____

Name: _____

Title: _____

APPROVED AS TO FORM ON BEHALF OF CITY OF YERINGTON

By: _____

Name: _____

Title: _____

WATER LEASE AGREEMENT

This WATER LEASE AGREEMENT ("Agreement") is entered into this 5th day of March, 2026 (the "**Effective Date**"), by and between the CITY OF YERINGTON, a political subdivision of the State of Nevada (hereinafter "**LESSOR**"), and LIBRA SOLAR LLC, a Delaware limited liability company (hereinafter "**LESSEE**"). LESSOR and LESSEE are referred to herein individually as a "Party" and collectively as "Parties."

RECITALS

1. LESSOR is the owner of certain groundwater rights designated by the Nevada Division of Water Resources and Nevada State Engineer (the "**State Engineer**") as Water Right Permit Nos. 85138 and 65299, (the "**Water Rights**") which are the subject of this Agreement.

2. LESSEE is a developer of energy facilities, including the Libra Solar Project (the "**Project**"), a solar energy generation and storage project located in Lyon and Mineral Counties.

3. The Project will require up to 500 acre-feet annually ("afa") of water rights during construction.

4. LESSOR wishes to lease the Water Rights to LESSEE to support construction and development of the Project, and LESSOR has taken all required legal actions to lease the Water Rights.

NOW, THEREFORE in consideration of the mutual promises contained herein, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties agree as follows:

AGREEMENT

A. <u>EFFECTIVE DATE</u>. This Agreement is effective as of the Effective Date regardless of its date of mutual execution.

B. <u>LEASE</u>.

1. LESSOR agrees, consistent with this Agreement, to lease to LESSEE 500 afa of the Water Rights (the "**Leased Water**") for the Project pursuant to Change Applications 94666T, 94749 and 94750 (the "**Change Applications**").

2. The Parties' obligations under this Agreement are conditioned upon approval by the State Engineer of the Change Applications in a manner satisfactory to LESSEE which it shall determine in its sole discretion, whichever approval occurs first. Libra shall put the water to beneficial use and undertake any other actions required to keep the water rights in good standing with all regulatory entities throughout the term of this Agreement.

3. LESSEE shall pay to LESSOR the sum of $1,250 per acre-foot annually for the reservation of Leased Water (the "**Reservation Fee**"). The Reservation Fee shall be paid in advance in quarterly installments of $156,250.00, with each installment due no less than 30 days from the end of the prior calendar quarter during the Term. Within ten (10) days of satisfaction of the requirements of Section B(2), LESSEE shall pay to LESSOR in advance the Reservation Fee installment for the then-current quarter, prorated in proportion to the portion of the calendar quarter remaining at that time.

4. In addition to the Reservation Fee, LESSEE shall pay LESSOR $750 per acre-foot of actual water used, as metered pursuant to Section C(3) (the "**Pumpage Fee**"). LESSEE shall pay to LESSOR the Pumpage Fee within 30 days of the end of each Calendar quarter during the Term. Nothing herein shall obligate LESSEE to use the entire 500 acre-feet per year under this Agreement.

C. ADDITIONAL LEASE TERMS.

1. Legal Fees and Costs. LESSEE agrees to reimburse LESSOR for all reasonably incurred legal fees and related legal costs for the drafting, review and execution of this Agreement, or in connection with any assignment by LESSEE or financing cooperation requested of LESSOR pursuant to Section K of this Agreement, except that the total amount LESSEE shall be obligated to pay pursuant to this section shall not exceed $20,000. Fees and related legal costs shall be substantiated by invoices from third party counsel describing actual time expended and costs incurred. LESSOR shall provide LESSEE such third party invoices, with appropriate redactions to preserve attorney-client information, in support of any request for reimbursement pursuant to this section. LESSEE shall reimburse LESSOR within thirty (30) days of receipt of any properly supported request. LESSEE acknowledges that this provision applies to fees charged LESSOR by the Yerington City Attorney related to this Agreement. The City Attorney is not LESSOR's employee. "Legal Costs" as referenced herein refer to legal costs charged to LESSOR by the City Attorney, as well as additional or outside legal, engineering, appraisal or other necessary fees incurred by the LESSOR, if any, and excludes "costs" related to processing water rights or otherwise administering the substantive provisions of this Agreement, all of which are LESSEE'S obligation.

2. Water Delivery. Water will be delivered to the Project site at LESSEE's sole expense, effort and responsibility. LESSOR shall make the Leased Water accessible to LESSEE through any of the following access points, at LESSEE's option: LESSOR's fire hydrant located south of E. Cremetti Lane between SR 208 and MacKenzie Lane (Lat: 38°57'14.19"N; Long: 119°9'3.60"W); LESSOR's fire hydrant located near 120 US Hwy 95a E at the entrance for the Night in the Country Music Festival (Lat: 38°59'49.86"N; Long: 119°06'54.09W); The foregoing sources are referred to herein as "LESSOR'S Sources." Alternatively, LESSEE may develop, drill, own and operate up to two on-site wells, at the Project site from which LESSEE may obtain its water, referred to herein as "LESSEE'S Sources." Should one of the two mentioned fire hydrants be rendered unavailable, a temporary option of LESSOR's J-Stand located northwest of the intersection of Alt 95 and Nevin Way (Lat: 38°59'44.20"N; Long: 119°9'46.50"W) will be made available for LESSEE's use.

3. Metering. LESSEE shall, at its sole expense, install a totalizing meter (or meters) on LESSEE'S Sources, if constructed, to measure the amount of Leased Water extracted by LESSEE for the Project. LESSOR shall be responsible for metering all water provided from LESSOR'S Sources to be imported to the Project site. LESSEE shall provide monthly reports to LESSOR specifying the amount of water pumped from LESSEE'S Sources under this Agreement, if any. LESSOR shall provide quarterly reports to LESSEE specifying the amount of water pumped from LESSOR'S Sources, if any.

4. Curtailment. Subject to the requirements of this section, LESSOR may curtail LESSEE's use of Leased Water when the recorded water level in LESSOR's water reserves (tanks) reaches 20 feet or less. The curtailment shall remain in effect until the LESSOR's water reserves reach their standard operating depth of thirty (30) feet. In the event of a potential curtailment, LESSOR shall provide notice to LESSEE as soon as LESSOR reasonably anticipates that it may become necessary to curtail LESSEEs use of Leased Water pursuant to this Section C(4), preferably not later than five (5) business days prior thereto. In the event of a notice of curtailment, LESSEE shall be provided an opportunity to deepen any well providing the Leased Water at its expense, and LESSEE may propose for LESSOR's consideration other means and methods to avoid or reduce the need for curtailment. LESSOR shall consider any such proposal in good faith. The Reservation Fee due under this Agreement shall be prorated for any time LESSEE is unable to use Leased Water in accordance with this Paragraph. The City shall provide monthly a report specifying the recorded water level in LESSOR's tanks. Emergency curtailments shall not be subject to any advance notice requirement. LESSOR's ability to provide residential service is prioritized over LESSEE's use of Leased Water, should exigent circumstances arise as determined by LESSOR. LESSOR may not be held responsible for curtailments or service suspension outside of LESSOR'S control, such as disasters, failure of aquifer to recharge, or other acts of God. Need for curtailment as determined by LESSOR shall be deemed a force majeure event excusing performance.

5. Water Rights Applications. At or before the termination of this Agreement, occurring for any reason, and if requested by LESSOR, LESSEE shall file and support new water rights change applications with the Nevada Division of Water Resources State Engineer and or other regulatory entities to cause the Water Rights to be moved back to their original points of diversion, places of use, and original beneficial uses. LESSEE shall pay all fees, costs and expenses related thereto and shall cooperate as required until completion thereof.

6. Term of Lease. The term of this lease shall be through June 30, 2028.

7. Termination. Either Party shall have the right to terminate this Agreement upon one year's written notice to the other Party. Additionally, LESSEE shall have the right to terminate this Agreement upon ninety (90) days' written notice to LESSOR after LESSEE has paid the Reservation Fee for the first four (4) calendar quarters of the term. In the event of termination neither Party shall have any further responsibility to perform hereunder, except LESSEE will remain obligated to reimburse LESSOR for its legal fees, expenses and costs in accordance with Section C(1), any Pumpage Fee or Reservation Fee in respect of periods prior to termination, and the costs and expenses contemplated under C(5) above.

8. Water Quality. LESSOR is unable to vouch for water quality once water has exited its system. LESSEE recognizes and acknowledges that the water to be provided by LESSOR may fall below drinking water standards and may not be fit for human consumption. In no event shall LESSOR be responsible to deliver water that meets any particular health or quality standard. LESSEE shall control the quality of the water derived from LESSEE'S Sources, if any, and shall hold LESSOR harmless from and against any claims related thereto.

9. LESSOR may terminate LESSEE'S taking of Leased Water from any source for nonpayment, following notice and opportunity to cure as provided herein. If LESSEE is taking water from LESSEE'S's Sources, LESSEE shall stop doing so if directed by LESSOR in the event of breach, if LESSEE has not cured the breach with thirty (30) days of LESSOR's notice of the breach. LESSOR may terminate this Agreement for any breach or default hereunder by LESSEE, if not fully cured within ninety (90) days after the LESSOR delivers to LESSEE notice of the asserted breach or default.

D. GOVERNING LAW. This Agreement shall be governed by, interpreted under, and construed and enforced in accordance with the laws of the State of Nevada.

E. VENUE. Any action or proceeding concerning the rights or responsibilities of the Parties shall be heard and entertained in the Third Judicial District Court in Lyon County, Nevada. The Parties hereby submit to the jurisdiction of the Third Judicial District Court and agree that venue is proper therein.

F. NOTICE. Any notice required pursuant to this Agreement shall be sent to the address listed below. Each Party shall promptly notify the other Party of any changes to the addresses or contacts listed below. All notices shall be served by email to the addresses provided below.

LESSOR	**LESSEE**
City of Yerington	Libra Solar LLC
c/o City Manager	Attn.: Head of Legal
14 E. Goldfield Ave.	3 Lagoon Drive, Suite 280
Yerington, NV 89447	Redwood City, CA 94065
Manager@yerington.net	legalus@sbenergy.com

G. ENTIRE AGREEMENT. This Agreement (including any exhibits attached hereto) constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto, without limitation. This Agreement may not be modified, changed or supplemented, nor may any obligations hereunder be waived, except by written instrument signed by the Party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted herein. The Parties do not intend to confer any benefit hereunder on any person, firm or corporation other than the Parties hereto, there are no intended third-party beneficiaries.

H. ATTORNEY'S FEES AND COSTS. In the event that any Party shall commence any lawsuit, action, or other administrative or judicial proceeding arising from, or concerning, this Agreement whether such lawsuit, action, or proceeding involves causes of action in contract or in tort, at law

or in equity, the prevailing Party shall be entitled to recover all costs and expenses associated with such lawsuit, action, or proceeding, including, without limitation, reasonable attorney's fees, expert or consultant fees, and costs. The prevailing Party shall be determined by the court based upon an assessment of which Party's major arguments made or positions taken in the lawsuit, action, or proceeding could fairly be said to have prevailed over the other Party's major arguments or positions.

I. ADDITIONAL ACTS. The Parties agree to do and perform such further acts and to execute and deliver such additional agreements and instruments as the other may reasonably require to ensure the performance of each of the Parties respective obligations under this Agreement.

J. NO WAIVER. No waiver of any breach of any provision contained in this Agreement shall be deemed a waiver of any preceding or succeeding breach thereof or of any other agreement or provision. No extension of time for performance of any obligation or act shall be deemed an extension of time for performance of any other obligation or act. No failure or delay of either Party in the exercise of any right given to such Party under this Agreement shall constitute a waiver thereof unless the time specified for the exercise of the right has expired.

K. ASSIGNMENT. This Agreement may not be assigned by either Party without the express written consent of the other Party which consent shall not be unreasonably withheld, except that LESSEE may assign this Agreement without written consent from LESSOR (i) to any affiliate entity of LESSEE, or (ii) as collateral to any third parties providing debt or tax equity financing for the construction of the Project. Any attempt to transfer, convey, or assign this Agreement other than as provided above shall be null and void. LESSOR need not and shall not approve any assignment which results, effectively or in fact, in LESSEE or an assignee reselling, leasing, or wheeling LESSOR's water to, for, or for the benefit of any third party.

L. REPRESENTATIONS, WARRANTIES AND COVENANTS

1. Validity of Water Rights. Except as may be related to the pending Change Applications, LESSOR represents and warrants that, as of the date of execution of this Agreement, (i) the Water Rights and Leased Water are and will remain valid and in good standing under applicable law, (ii) that LESSOR holds and will hold title to the Water Rights and Leased Water free and clear of all liens, claims, or other encumbrances, and (iii) that it has not contracted, optioned, or otherwise obligated the Water Rights or Leased Water to any third-party. LESSOR covenants that it will not, without prior written consent of LESSEE, (1) take any action which could cause the abandonment, cancellation, or forfeiture of the Water Rights or Leased Water, (2) apply for, seek, or implement any action which would change the status of the Water Rights or Leased Water other than those actions required of the LESSOR to facilitate LESSEE's use of the Water Rights and Leased Water, or (3) take any other action with respect to the Water Rights or Leased Water that could render the water unavailable to satisfy the terms of this Agreement. LESSOR makes no representations or warranties regarding the result of the pending Change Applications.

2. Statutory Compliance. LESSOR represents and warrants that, as of the date of the execution of this Agreement, (i) it is and will remain in compliance with Nevada law and has the authority to enter into the Agreement, (ii) it has satisfied all legal preconditions to entering into

the Agreement including, as necessary, appraising the Water Rights and Leased Water and adopting a resolution finding it is in the best interest of the public to lease the Water Rights pursuant to NRS 268.063, and (iii) it has and will maintain all required legal authority to satisfy its obligations under the Agreement.

M. CONSTRUCTION AND INTERPRETATION. Neither Party shall be deemed the drafter of this document as both Parties have had their respective counsel read, review, and revise the terms stated herein.

N. AUTHORIZATION. Each individual executing the document does thereby represent and warrant that he or she has been duly authorized to sign the Agreement in the capacity on behalf of the entities each represents.

O. EXECUTION. This Agreement may be executed in counterparts. If executed in counterparts, each shall be deemed an original and all of which together shall constitute the executed Agreement.

P. BINDING. This Agreement will inure to the benefit of and be binding upon the Parties hereto and their respective successors, permitted assigns, administrators, and legal representatives as provided herein.

Q. SEVERABILITY. Any provision of this Agreement that is prohibited or unenforceable in any jurisdiction will, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining portions hereof, and any such prohibition or unenforceability in any jurisdiction will not invalidate or render unenforceable such provision in any other jurisdiction.

R. DEFAULT AND CURE.

1. If either Party believes the other Party to be in default of any obligation herein, the allegedly wronged Party shall notify the allegedly defaulting Party in writing specifically articulating the nature of the alleged default. The allegedly defaulting Party shall then be entitled to either (i) cure such default within 30 days; or (ii) challenge the legitimacy of the alleged default.

2. If the allegedly defaulting Party challenges the legitimacy of the allegation and it is finally determined by a Court or fact-finder that a default occurred, the defaulting Party shall then have the right to cure such default within 30 days.

3. In the event a Party does not cure a default in accordance with the timelines provided in this section, the other Party shall have all rights and remedies provided under Nevada law.

S. AVAILABILITY OF INJUNCTIVE RELIEF. LESSEE shall be entitled to seek injunctive relief to prevent breaches or threatened breaches of this Agreement and/or compel specific performance of this Agreement because LESSEE would be irreparably harmed in the event of a breach by LESSOR and monetary damages would be inadequate.

IN WITNESS THEREOF and intending to be bound as of the date of execution the Parties have caused this Agreement to be signed and delivered by their duly authorized representatives.

CITY OF YERINGTON

By _____

Its MAYOR

LIBRA SOLAR LLC

By _____

Its Vice President

Approved as to Form on behalf of
City of Yerington

By _____

Its City Manager

TEMPORARY Application No. 95486 T

APPLICATION FOR PERMISSION TO CHANGE POINT OF DIVERSION, MANNER OF USE AND PLACE OF USE OF THE PUBLIC WATERS OF THE STATE OF NEVADA HERETOFORE APPROPRIATED

THIS SPACE FOR OFFICE USE ONLY

Date of filing in State Engineer's Office _____

Returned to applicant for correction _____

Corrected application filed _____ Map filed _____

The applicant City of Yerington

14 Joe Parr Way (Street Address or PO Box) of Yerington (City or Town)

Nevada, 89447 (State and ZIP Code) pauls@yerington.net (E-mail Address)

hereby make(s) application for permission to change the

☐ Point of diversion ☑ Place of use ☑ Manner of use ☑ of a portion

of water heretofore appropriated under (Identify existing rights by Permit, Certificate, Proof or Claim Nos. If Decreed, give title of Decree and identify right in Decree.)

Permit 65299

---

1. The source of water is Underground (Mason Well)
   Name of stream, lake, underground, spring or other sources.

2. The amount of water to be changed 0.6907 cfs, not to exceed 500.0 afa
   Give diversion rate in cubic feet per second (CFS) AND duty in acre-feet annually (AFA).

3. The water to be used for Construction
   Irrigation, power, mining, commercial, etc. If for stock, state number and kind of animals. Must limit to one major use

4. The water heretofore used for Municipal
   If for stock, state number and kind of animals.

5. The water is to be diverted at the following point (Describe as being within a 40-acre subdivision of public survey and by course and distance to a found section corner. If on unsurveyed land, it should be stated.)
   NW¼ NE¼, Section 33, T.13N., R.25E., M.D.M. or at a point from which the N¼ corner of said Section 33 bears N. 82° 22' 07" W., a distance of 834.35 feet.
   Please refer to the supporting map on file under Application 65295, dated July 21, 1999.

6. The existing point of diversion is located within (If point of diversion is not changed, do not answer.)
   No Change.

RECEIVED
2026 AUG 24 PM 3:55
STATE ENGINEERS OFFICE

95486 T

7. Proposed place of use (Describe by legal subdivisions. If for irrigation, state number of acres to be irrigated.)

Please See Attachment A
Please refer to the supporting map on file under 94666T, dated August 21, 2025.

8. Existing place of use (Describe by legal subdivisions. If changing place of use and/or manner of use of irrigation permit, describe acreage to be removed from irrigation.)

Please See Attachment B
Please refer to the supporting map on file under Application 65295, dated July 21, 1999.

9. Proposed use will be from January 1 (Month and Day) to December 31 (Month and Day) of each year.

10. Existing use permitted from January 1 (Month and Day) to December 31 (Month and Day) of each year.

11. Description of proposed works. (Under the provision of NRS 535.010 you may be required to submit plans and specifications of your diversion or storage works.) (State manner in which water is to be diverted, i.e., diversion structure, ditches, pipes and flumes or drilled well, pump and motor, etc.)

Existing 14-inch diameter well, cased to a depth of 220 feet, equipped with a pump, motor, and totalizing meter. Please see Well Log 10616

12. Estimated cost of works Existing

13. Estimated time required to construct works Existing (Please see Well Log 10616)
If well completed, describe well.

14. Estimated time required to complete the application of water to beneficial use Not Applicable.

15. Provide a detailed description of the proposed project and its water usage (use attachments if necessary): (Failure to provide a detailed description may cause a delay in processing.)

Water under this application will be utilized for construction needs for the Libra Solar Project. This includes, but is not limited to, soil compaction, dust suppression, and general construction needs within their project site, as well as within the City, should any road maintenance in relation to the project be needed. This application and source is intended to serve as a backup supply for the project in the event that the proposed wells under Applications 94749 and 94750 are not capable of producing the entire duty requested under said applications.

16. Miscellaneous remarks:

This temporary application does not request additional duty to what is already being requested under Applications 94749 and 94750. It is the intention of the applicant that this application and Applications 94749 and 94750 be tied together for a total combined duty of 500 acre-feet annually. This application will replace Permit 94668T, which expires on 12/3/2026.

paulse@yerington.net
E-mail Address

775-463-3511 x 115
Phone No. Ext.

APPLICATION MUST BE SIGNED BY THE APPLICANT OR AGENT

PAUL SHAPIRO
Type or print name clearly

P Shapiro
Signature, applicant or agent

City of Yerington
Company Name

14 E. Goldfield Ave
Street Address or PO Box

Yerington, NV 89447
City, State, ZIP Code

2026 AUG 24 PM 3:55
STATE ENGINEER'S OFFICE

$180 FILING FEE AND SUPPORTING MAP MUST ACCOMPANY APPLICATION

95486 T

Attachment "A"
Item #7 – Proposed Place of Use

T.15N., R.25E., M.D.M.

Sections 24 and 25

T.15N., R.26E., M.D.M.

Sections 19, 20, 27, 28, 29, 33, 34, and 35

T.14N., R.25E., M.D.M.

Sections 1 through 36

T.14N., R.26E., M.D.M.

Sections 1 through 36

T.14N., R.27E., M.D.M.

Section 31

T.13N., R.25E., M.D.M.

Sections 1 through 36

T.13N., R.26E., M.D.M.

Sections 1 through 36

T.13N., R.27E., M.D.M.

Sections 6, 7, 8, 17, 20, 28, 29, and 32

T.12N., R.25E., M.D.M.

Sections 1 through 18, and 25

T.12N., R.26E., M.D.M.

Sections 1 through 18, 29, 30, 32, and 33

T.12N., R.27E., M.D.M.

Sections 4, 5, 9, 15, 16, 17, 20, 21, 22, 23, 25, 26, 27, 28, 29, 31, 32, 33, 34, 35, and 36

T.11N., R.26E., M.D.M.

Sections 1 through 4

T.11N., R.27E., M.D.M.

Section 6

2026 AUG 24 PM 3:55
STATE ENGINEERS OFFICE

Attachment "B"
Item #8 – Existing Place of Use
To Accompany Application to Change Permit 65299

T,12N., R.25E., M.D.M.

W½, W½ E½, Section 4

T.13N., R.25E., M.D.M.

Portion of SW¼ SE¼, Section 2

E½ SE¼, Section 9

S½, Section 10

W½, W½ E½, Section 11

W½, Section 14

All of Section 15

E½ E½, Section 16

SE¼, E½ NE¼, Section 21

All of Section 22

W½, Section 23

W½, Section 26

All of Section 27

E½ W½, E½, Section 28

All of Section 33

All of Section 34

W½, Section 35

RECEIVED
2026 AUG 24 PM 3:55
STATE ENGINEERS OFFICE

9

Yerington City Council
City of Yerington, Nevada
14 E. Goldfield Ave.
Yerington, NV 89447
(775) 463-3511

September 8, 2026

RE: SPECIAL USE PERMIT REAFFIRMATION - Boys & Girls Club of Mason Valley

---

Mayor and City Council,

As prescribed in Title 10, Chapter 8 Section 10, unless otherwise specified by the Planning Commission or City Council, a Special Use Permit (SUP) shall be subject to a one year extension.

Therefore, I recommend approval of the annual reaffirmation of the SUP's for the Boys & Girls Club of Mason Valley for continued operation of Childcare facilities at their three locations, in compliance with 10-6a-4.

1. APN: 001-114-09 124 N. Main St. Yerington, NV 89447, originally issued 1999
2. APN: 001-114-01 140 N. Main St. Yerington, NV 89447, originally issued 2017
3. APN: 001-095-13 230 N. Main St. Yerington, NV 89447, originally issued 2021

If you have any questions or concerns, please feel free to contact the City Manager's office.

Sincerely,

Jerry Bryant
City Manager

Cc: Property Owner, Planning Commission President, Mayor John J. Gary, City Council Members

10

Yerington City Council
City of Yerington, Nevada
14 E. Goldfield Ave.
Yerington, NV 89447
(775) 463-3511

September 3, 2026

RE: SPECIAL USE PERMIT APPROVAL - APN 001-231-28
PONY EXPRESS VILLAGE, LLC

Mayor and City Council,

By a vote of 5 Aye, 0 Nay, 1 absent- the Yerington Planning Commission recommended for conditional approval of the Special Use Permit application submitted by Robert McMinn on behalf of Pony Express Village, LLC. The conditions recommended are as follows:

- This application permits the development of 23 units only (up to 3 spaces per unit)
- On-Site Management
- No on-street parking, curbs must be painted red by developer
- Space Numbers must be clearly marked and lit
- Occupancy to be restricted to 4 adults or a family of 6 per space
- Restrooms/Shower facility must be developed as part of Phase I development
- Regularly scheduled trash services must be organized
- City of Yerington staff to explore/identify water/waste-water impacts for developer to remedy
- 1 year review process for compliance

This pending approval is personal to the applicant, Pony Express Village, LLC (Robert McMinn) and cannot be transferred or carried to any other owner, as prescribed by Yerington City Code 10-8-1(b).

If you have any questions or concerns, please feel free to contact the City Manager's office.

Sincerely,

Jerry Bryant
City Manager

Cc: Property Owner, Planning Commission President, Mayor John J. Gary, City Council

SPECIAL USE PERMIT APPLICATON
CITY OF YERINGTON
14 E. GOLDFIELD AVENUE
YERINGTON, NV 89447
(775)463-3511

Applicant: PONY EXPRESS VILLAGE LLC Owner: PONY EXPRESS VILLAGE LLC

Address: 417 SILVER STAR CT Address: 417 SILVER STAR CT.

City/State/Zip: YERINGTON, NV 89447 City/State/Zip: YERINGTON NV 89447

Telephone: _____ Telephone: _____

LEGAL DESCRIPTION OF PROPERTY

Assessor's Parcel Number: 001-231-28

If within a Subdivision, Name: _____ Lot: _____ Block: _____

Street Address of Property: 300 PERUMEAN LANE, YERINGTON, NV

Area of Property (Sq. Ft.): 29 ACRES Deed Restrictions: Yes [ ] No [X]
(If yes, copy attached)

Existing Zoning District: R-C Ordinance Section Proposed: _____

Explanation of Request: TO ALLOW RECREATIONAL VEHICLES (RV) TO OCCUPY EACH MOBILE HOME SPACE, AT AN AVERAGE RATIO OF 3 RV'S PER MOBILE HOME SPACE

REQUIRED ITEMS FOR APPLICATIONS

1. Plot Plan: Drawn to scale showing property size, locations of existing buildings and proposed buildings, abutting streets and alleys, driveways and property ownerships within 300 feet of the exterior boundaries of the subject property.
2. One Plot set to be a minimum size of eleven inches by seventeen inches (11" x 17")
3. Application Fee: The fee shall be $1,500.00 payable at the time of filing the application.

Non-

JUSTIFICATION FOR SPECIAL USE PERMIT REQUIRED BY ORDINANCE

Any person seeking issuance of a Permit shall file a request and shall present evidence to the Planning Commission as defined by all the following:

1. That the use is necessary to the public health, convenience, safety and welfare and to the promotion of the general good of the community, and;
2. That the use of the property for such purposes will not result in material damage or prejudice to other property in the vicinity, and;
3. That all owners of real property within 300 feet of the exterior limits of the property involved, as shown on the latest Assessor's ownership maps, have been notified of the intended use of such property and proposed construction or alteration of any building.

Owner's Certificate

I ROBERT L. McMINN, Owner in fee of the described property, state that this

application for a Special Use Permit has been made with my full knowledge and consent and the facts stated above are true to the best of my knowledge.

Robert L. McM

Signature of Owner

State of Nevada)
County of Lyon)

Subscribed and sworn to before me this 7th day of August, 2024.

C Brewer

Notary Public

C. BREWER
Notary Public - State of Nevada
Appointment Recorded in Lyon County
No: 07-2945-12 - Expires April 26, 2027

Applicant's Certificate

All the facts as stated herein are correct to the best of my knowledge and belief.

Robert L. McM

Signature of Applicant

State of _____)
County of _____)

ATTACHED TO SPECIAL USE PERMIT APPLICATION

State of Nevada
County of Lyon

This instrument was acknowledged before me on this 7th day of August, 2026 by ~~[Enter Data]~~ Robert L. McMinn

C. Brewer

Notary Public Charmayne Brewer
My Commission Expires: 4-26-27

C. BREWER
Notary Public - State of Nevada
Appointment Recorded in Lyon County
No: 07-2945-12 - Expires April 26, 2027

AFFIDAVIT

PROPERTY TAX:

I, Sandy Shipley, hereby certify that all required property taxes are currently paid on Assessor's Parcel Number(s):

- 001-231-28
- ~~001-231-27~~
- ~~001-231-24~~
-
-
-

Dated this 8TH day of Aug., 20 26.

Sandy Shipley

Deputy Clerk

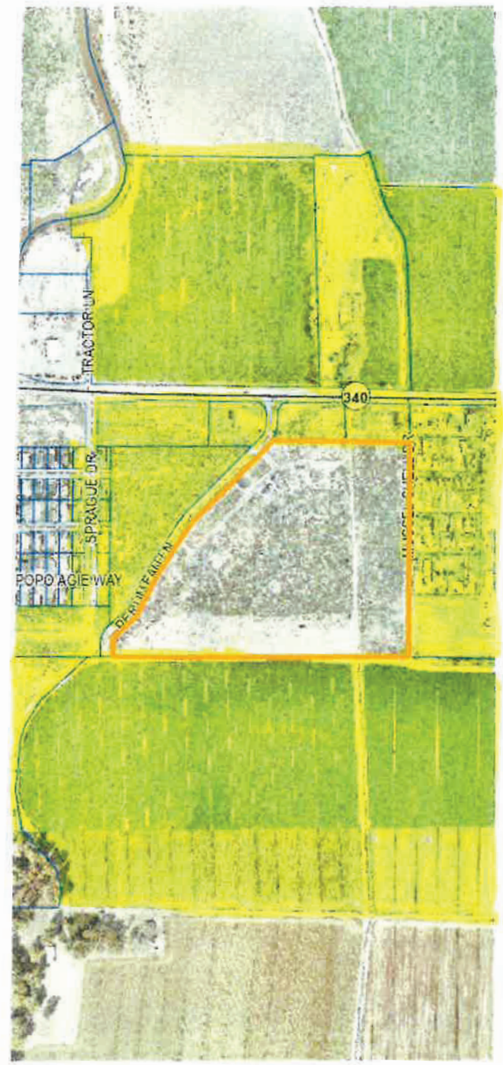
The City of Yerington is an Equal Opportunity Provider

Lyon County
Nevada

Parcel 001-231-28

Owners

PONY EXPRESS VILLAGE LLC
C/O JOANNE MC MINN
417 SILVER STAR CT
YERINGTON, NV 89447-0000



Parcel Summary

Location	300 PERUMEAN LN YERINGTON, NV
Use Code	350: Manufactured Home Park - Ten or More Manufactured Home Units
Tax District	1.0: City of Yerington
Map Parcel	PAR 2
Acreage	29.2400
Plat Maps	001-23.pdf (290kb)
Map Documents	BAM440757 BAM411566 CTO172217 PAR168438

Keyline Description

22-13-25 FR N2 NW4 ADJ PAR F
Created from split of Parcel # 001-231-08 TWN/BLK: 13 RANGE: 25 ACRES: 63.19
Primary new parcel is Parcel # 001-231-10 TWN/BLK: 13 RANGE: 25 ACRES: 27.18
FR N2 NW4 SEC/LOT: 22 TWN/BLK: 13 RANGE: 25 ACRES: 13.28
Changed from Parcel # 001-231-11
BA#411566 ADJ PAR F SEC/LOT: 22 TWN/BLK: 13 RANGE: 25 ACRES: 13.2
Changed from Parcel # 001-231-23
BA #440757 PAR 2 SEC/LOT: 22 TWN/BLK: 13 RANGE: 25 ACRES: 29.24

Value History

	2026	2025	2024	2023	2022	2021	2020
Total Building Value	$0	$0	$0	$0	$0	$0	$134,434
Total Extra Features Value	$225,870	$228,610	$235,893	$207,501	$180,093	$178,369	$0

mailed 8/17

Bakersfield Parks, LP
9152 Greenback Ln #6
Orangevale, CA 95662

Snyder Livestock Co., Inc
PO Box 550
Yerington, NV 89447

Lucy Rechel
PO Box 217
Yerington, NV 89447

Cornerstone Mini Storage, LLC
200 Densmore Ln
Yerington, NV 89447

Santa Ynez Valley Construction Co
PO Box 489
Minden, NV 89423

Peter & Theresa Spinuzzi
833 W Bridge St
Yerington, NV 89447

Whispering River Ranch, LLC
102 S. Center St
Yerington, NV 89447

Jesus & Mary Rey
1300 Kimbles Way
Gardnerville, NV 89410

Monte Remboldt
1228 S Sherman St
Fallon, NV 89406

Jaime Stockton
1145 Hwy 339
Yerington, NV 89447

Gregorio Perez & Patricia Garcia
417 Seminole Dr
Yerington, NV 89447

Steven & Laura Tomac
13 Nordyke Rd
Yerington, NV 89447

Heriberto & Judith Tovar
402 Sprague Dr
Yerington, NV 89447

Jean Cota & Selina Queior-Belt
396 Sprague Dr
Yerington, NV 89447

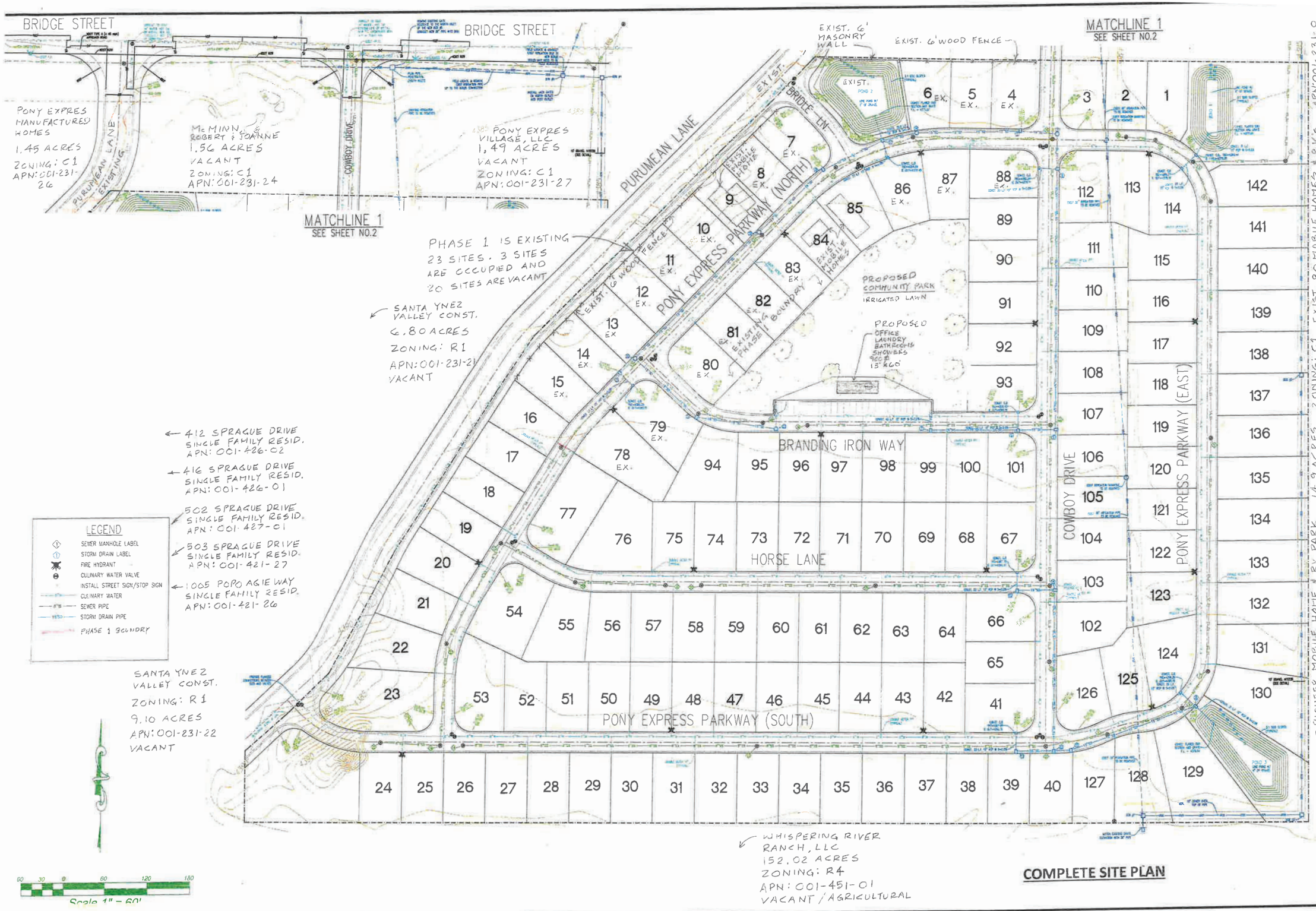
Louise Littlejohn
1000 Rosebud Way
Yerington, NV 89447

Omar Lopez
1001 Rosebud Way
Yerington, NV 89447

Jessica Moore
409 Sprague Dr
Yerington, NV 89447

Orlando Perez
415 Sprague Dr
Yerington, NV 89447

Colleen Castello
PO Box 1347
Yerington, NV 89447



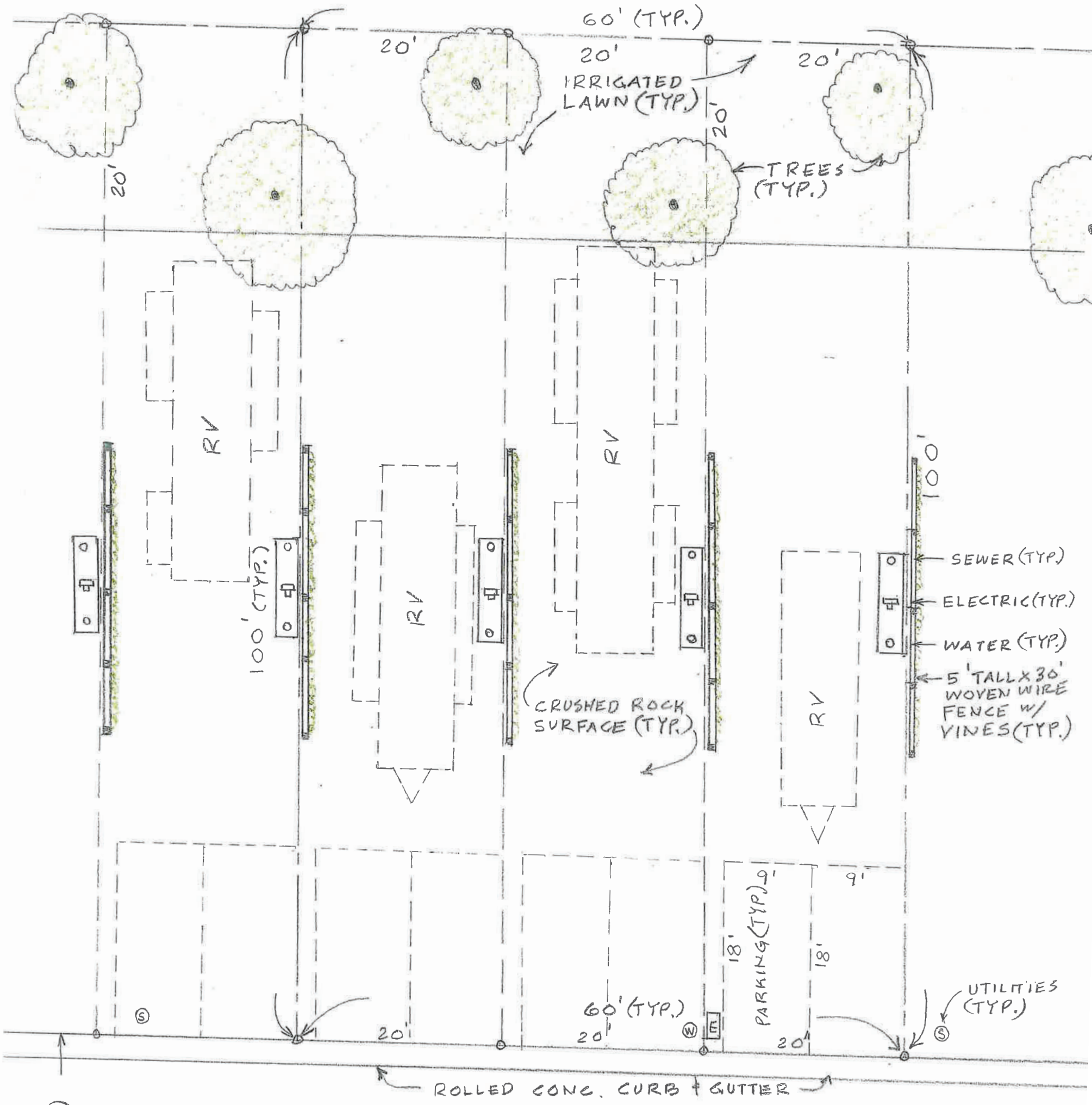
COMPLETE SITE PLAN

Date: August 8, 2026
This proposal is to allow 3 RV's to occupy each of the mobile home sites of the approved mobile home park. Each RV site would have a minimum of 2,000 square foot of area. A building would be added at the community park for the office, laundry room, bathrooms, and showers.

PROPOSED RV PARK FOR PONY EXPRESS VILLAGE

MOBILE HOME PARK

Located at: 300 Purumean Lane, Yerington, NV



TYPICAL RV SITE PLAN

PROPOSED RV PARK FOR PONY EXPRESS VILLAGE
MOBILE HOME PARK
Located at: 300 Purumean Lane, Yerington, NV
Owner & Applicant:
Pony Express Village LLC
c/o Robert & Joanne McMinn
417 Silver Star Ct
Yerington, NV 89447
Phone 209-329-3769

SCALE: 1" = 10'-0"

0 5' 10' 20' 30'

Date: August 8, 2026

This proposal is to allow 3 RV's to occupy each of the mobile home sites of the approved mobile home park. Each RV site would have a minimum of 2,000 square foot of area. A building would be added at the community park for the office, laundry room, bathrooms, and showers.

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Yerington City Council
City of Yerington, Nevada
14 E. Goldfield Ave.
Yerington, NV 89447
(775) 463-3511

September 8, 2026

RE: SPECIAL USE PERMIT APPROVAL - APN 001-231-01
PIONEER MOBILE HOME RANCH

Mayor and City Council,

By a vote of 5 Aye, 0 Nay, 1 absent- the Yerington Planning Commission recommended for conditional approval of the Special Use Permit application submitted by Bakersfield Parks, LP on behalf of Pioneer Mobile Home Ranch. The conditions recommended are as follows:

- This application permits the development of 28 dry camp spaces only (Phase I)
- Temporary Showers with 3 or 4 stalls minimum to be placed
- 2 vehicles per space maximum. No recreational vehicle, or additional parking permitted. No on-street parking
- Access to potable water must be within 500' of spaces.
- Space Numbers must be clearly marked and lit
- Park Management to provide local park rules to the City Manager
- Regularly scheduled trash services must be organized
- City of Yerington staff to explore/identify water/waste-water impacts for developer to remedy
- Noise must not interfere with reasonable comfort of residents or community members. See 4-2-1(H).
- 1 year review process for compliance. Phase II to begin by March 2028.

This pending approval is personal to the applicant, Pioneer Mobile Home Ranch (Bakersfield Parks, LP/Peter Deterding) and cannot be transferred or carried to any other owner, as prescribed by Yerington City Code 10-8-1(b).

If you have any questions or concerns, please feel free to contact the City Manager's office.

Sincerely,

Jerry Bryant
City Manager

Cc: Property Owner, Planning Commission President, Mayor John J. Gary, City Council

SPECIAL USE PERMIT APPLICATON
CITY OF YERINGTON
14 E. GOLDFIELD AVENUE
YERINGTON, NV 89447
(775)463-3511

Applicant: Pioneer Mobile Home Ranch Owner: Bakersfield Parks, LP

Address: 815 W Bridge St Address: 9152 Greenback Lane

City/State/Zip: Yerington, NV 89447 City/State/Zip: Orangevale, CA 95662

Telephone: (916) 989-5333 Telephone: (916) 989-5333

LEGAL DESCRIPTION OF PROPERTY

Assessor's Parcel Number: 001-231-01

If within a Subdivision, Name: _____ Lot: _____ Block: _____

Street Address of Property: 815 W Bridge St. Yerington, NV 89447

Area of Property (Sq. Ft.): 653,400 Deed Restrictions: Yes [ ] No [✓]
(If yes, copy attached)

Existing Zoning District: C-1 Ordinance Section Proposed: _____

Explanation of Request: Addition of Dry Camping

REQUIRED ITEMS FOR APPLICATIONS

1. Plot Plan: Drawn to scale showing property size, locations of existing buildings and proposed buildings, abutting streets and alleys, driveways and property ownerships within 300 feet of the exterior boundaries of the subject property.
2. One Plot set to be a minimum size of eleven inches by seventeen inches (11" x 17")
3. Application Fee: The fee shall be $1,500.00 payable at the time of filing the application. Non-refundable.
4. City staff will procure a list of names and addresses of property owners within 300 feet of the property listed above and mail notices to all names on the list.
5. Property Tax: Showing taxes are paid current on subject property.

The City of Yerington is an Equal Opportunity Provider

JUSTIFICATION FOR SPECIAL USE PERMIT REQUIRED BY ORDINANCE

Any person seeking issuance of a Permit shall file a request and shall present evidence to the Planning Commission as defined by all the following:

1. That the use is necessary to the public health, convenience, safety and welfare and to the promotion of the general good of the community, and;
2. That the use of the property for such purposes will not result in material damage or prejudice to other property in the vicinity, and;
3. That all owners of real property within 300 feet of the exterior limits of the property involved, as shown on the latest Assessor's ownership maps, have been notified of the intended use of such property and proposed construction or alteration of any building.

Owner's Certificate

I Pete Deterding, Owner in fee of the described property, state that this

application for a Special Use Permit has been made with my full knowledge and consent and the facts stated above are true to the best of my knowledge.

Pete Deterding CFO Heritage Funding III Grant Bakersfield PARKS LP

Signature of Owner

see attached acknowledgment

State of _____)
County of _____)

Subscribed and sworn to before me this _____ day of _____, 20____.

_____
Notary Public

Applicant's Certificate

All the facts as stated herein are correct to the best of my knowledge and belief.

_____
Signature of Applicant

State of _____)
County of _____)

Subscribed and sworn to before me this _____ day of _____, 20____.

_____
Notary Public

The City of Yerington is an Equal Opportunity Provider

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Sacramento)

On 8/3/2026 before me, Suzanne Peterson, notary,
(here insert name and title of the officer)

personally appeared Pete Deferding,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SUZANNE PETERSON
COMM. #2526511
Notary Public - California
Sacramento County
My Comm. Expires Aug. 4, 2029
NRO1

Signature Suzanne Peterson

(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Special use permit application,

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-Fact
- ☐ Corporate Officer(s) _____
  Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ _____

© Copyright 2007-2016 Notary Rotary, Inc. PO Box 41400, Des Moines, IA 50311-0507. All Rights Reserved. Item Number 101772. Please contact your Authorized Reseller to purchase copies of this form.

AFFIDAVIT

PROPERTY TAX:

I, Sandy Shipley, hereby certify that all required property taxes are currently paid on Assessor's Parcel Number(s):

- 001-231-01
-
-
-
-
-

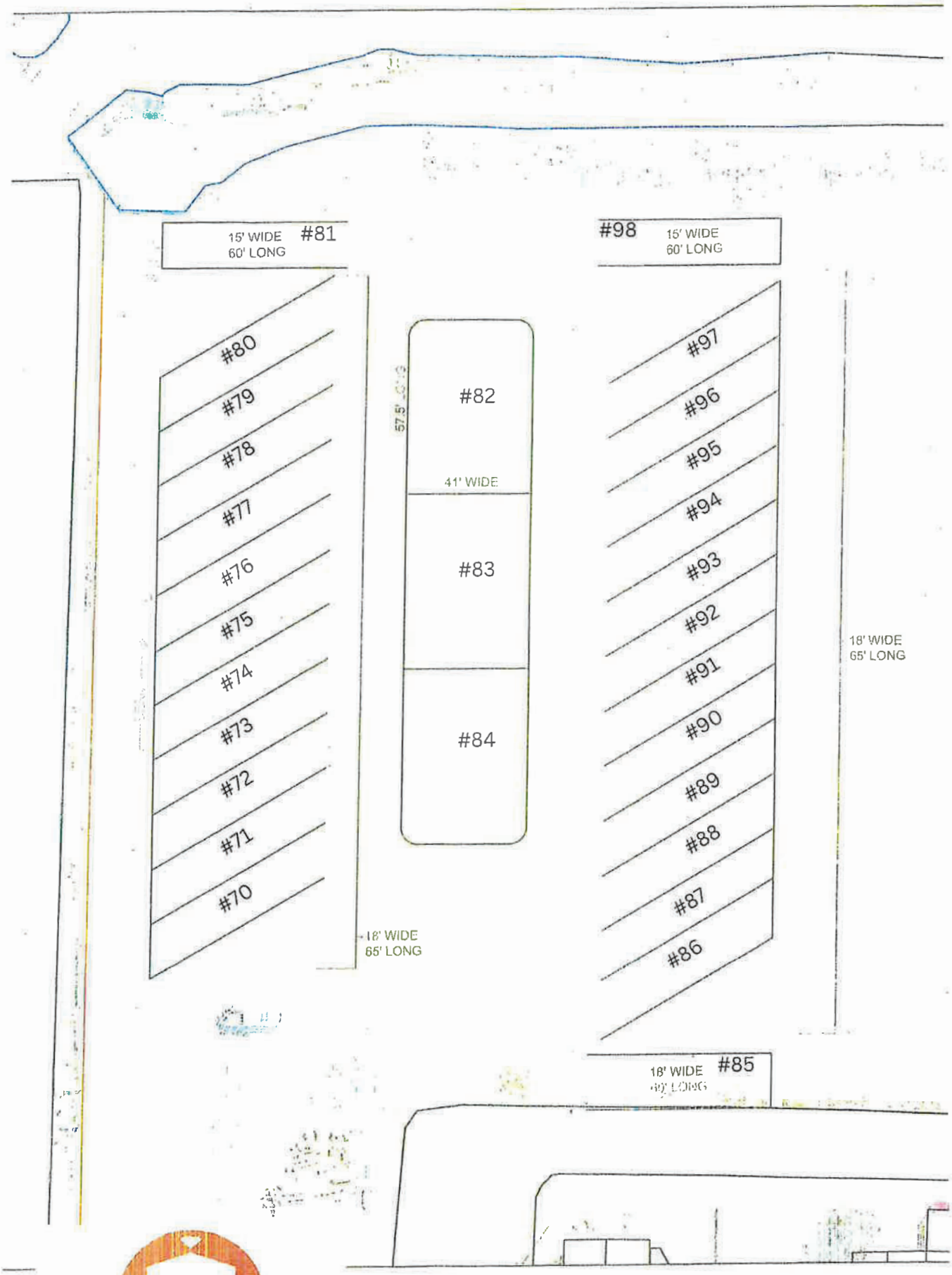
Dated this 10 day of August, 20 24.

Sandy Shipley

Deputy Clerk

The City of Yerington is an Equal Opportunity Provider

Revised 6/2/2026



PIONEER
MOBILE HOME RANCH & RV

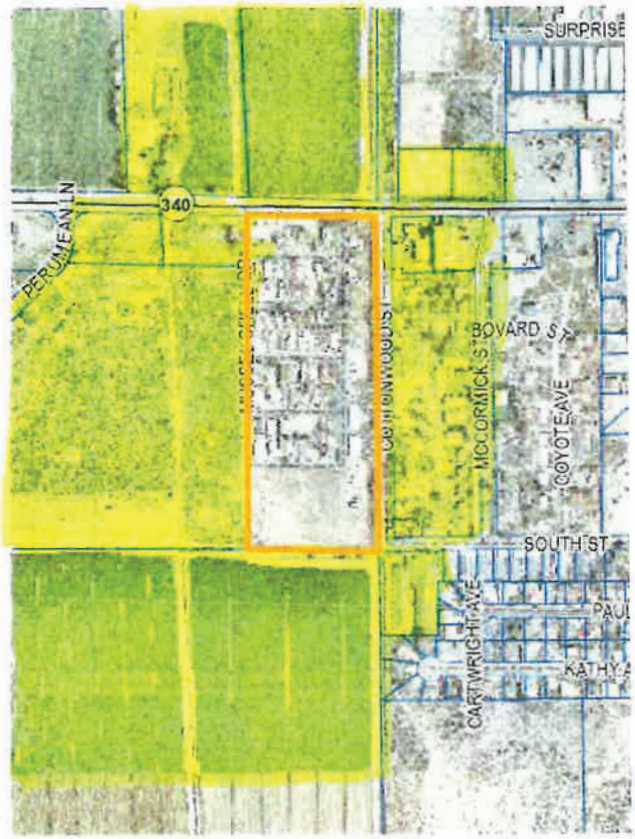
Dry Camping Site Plan

Lyon County
Nevada

Parcel 001-231-01

Owners

BAKERSFIELD PARKS LP
9152 GREENBACK LN #6
ORANGEVALE, CA 95662



Parcel Summary

Location	815 W BRIDGE ST YERINGTON, NV
Use Code	350: Manufactured Home Park - Ten or More Manufactured Home Units
Tax District	1.0: City of Yerington
Acreage	14.9200
Plat Maps	001-23.pdf (290kb)
Map Documents	ROS461644

Keyline Description

23-13-25-15.02 AC
ROS #461644 SEC/LOT: 22 TWN/BLK: 13 RANGE: 25 ACRES: 14.92

Value History

	2026	2025	2024	2023	2022	2021	2020
Total Building Value	$111,213	$113,999	$117,281	$106,395	$93,141	$91,606	$226,283
Total Extra Features Value	$155,997	$155,165	$156,725	$138,216	$123,334	$126,254	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$422,445	$422,445	$422,445	$422,445	$181,976	$181,976	$181,971
Taxable Value	$689,655	$691,609	$696,451	$667,056	$398,451	$399,836	$408,254
Tot Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Tot Assessed Value	$241,379	$242,063	$243,758	$233,470	$139,458	$139,943	$142,889
New Improvements	$0	$0	$5,655	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

mailed 8/17

Bridge Street Development, LLC
c/o William Hullinger
30930 Lisa Glenn Ct
Shingletown, CA 96088

Snyder Livestock Co., Inc
PO Box 550
Yerington, NV 89447

Lucy Rechel
PO Box 217
Yerington, NV 89447

Pony Express Village, LLC
417 Silver Star Ct
Yerington, NV 89447

Whispering River Ranch, LLC
102 S Center St
Yerington, NV 89447

HCBI Mason Valley, LLC
4505 S 400 E Ste. 200
Bountiful, UT 84010

Sierra Pacific Power Company
PO Box 10100
Reno, NV 89520

Louis & Bonnie Chelone
PO Box 243
Smith, NV 89430

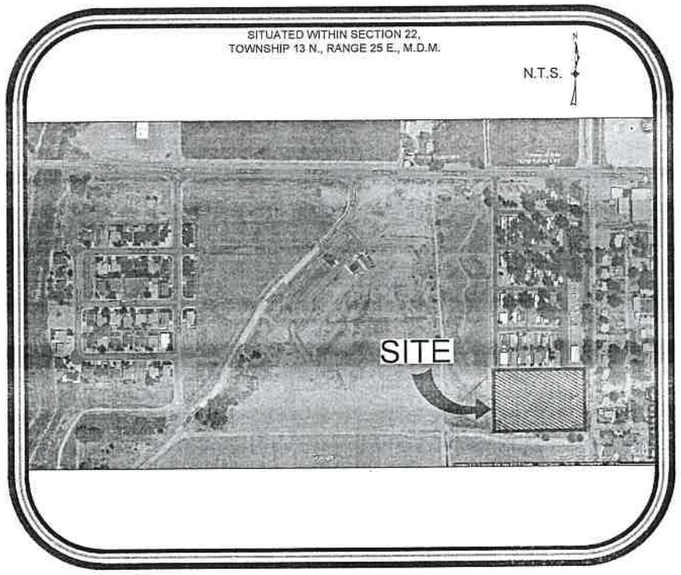
Bureau of Indian Affairs
Paiute Tribe of Yerington
311 E Washington St
Carson City, NV 89701

Yerington Paiute Tribe
31 W Loop Rd
Yerington, NV 89447

CIVIL IMPROVEMENT PLANS
FOR THE

PIONEER MOBILE HOME & RV PARK EXPANSION

CITY OF YERINGTON



VICINITY MAP

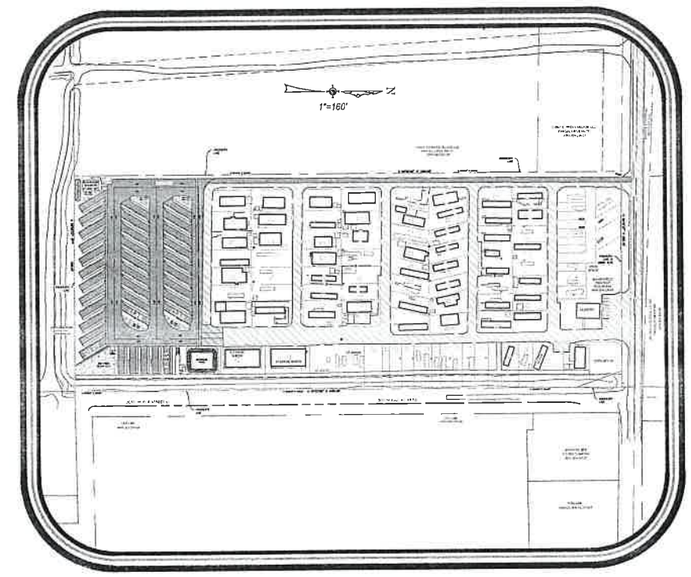
OWNER
BAKERSFIELD PARKS LP
815 WEST BRIDGE STREET
YERINGTON, NV 89447
MR. PETE DETERDING
916.662.5099

SURVEYOR
SUMMIT ENGINEERING
5405 MAE ANNE AVENUE
RENO, NV 89523
775.747.8550

BASIS OF BEARING
NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF 38°59'31.28758" NORTH AND 119° 09' 44.14588" WEST FOR REGIONAL GPS CORS "YER1" (WASHOE COUNTY IDENTIFIER LYNSM00010). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000279329 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.

BASIS OF ELEVATION
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND HOLDING THE WASHOE COUNTY PUBLISHED ELLIPSOID HEIGHT OF 1317.903 METERS (4323.820 FEET) FOR REGIONAL GPS CORS "YER1" AND USING GEOID 99 TO DERIVE THE ORTHOMETRIC ELEVATION ABOVE MEAN SEA LEVEL

NEVADA



SITE PLAN

SHEET INDEX

DRAWING	DESCRIPTION
C-1	TITLE SHEET
C-2	NOTES & SPECIFICATIONS SHEET
C-3	OVERALL HORIZONTAL CONTROL PLAN ~ EXISTING
C-4	OVERALL HORIZONTAL CONTROL PLAN ~ PROPOSED
C-5	SITE PLAN ~ SOUTH
C-6	SITE PLAN ~ NORTH
C-7	GRADING & DRAINAGE PLAN ~ SOUTH
C-8	GRADING & DRAINAGE PLAN ~ NORTH
C-9	WATER UTILITY PLAN ~ SOUTH
C-10	WATER UTILITY PLAN ~ NORTH
C-11	SANITARY SEWER PLAN ~ SOUTH
C-12	SANITARY SEWER PLAN ~ NORTH
C-13	GENERAL UTILITY PLAN ~ SOUTH
C-14	GENERAL UTILITY PLAN ~ NORTH
C-15	EROSION CONTROL PLAN
C-16 to C-20	DETAIL SHEETS
E001	GENERAL ELECTRICAL SPECIFICATIONS
E002	GENERAL ELECTRICAL SPECIFICATIONS
E010	SINGLE-LINE DIAGRAM
E011	SINGLE-LINE DIAGRAM
E101	SITE ELECTRICAL PLAN
E102	SITE ELECTRICAL PLAN - PHOTOMETRICS
E201	LIFT STATION ELECTRICAL PLAN
N-1	NDOT ~ TITLE SHEET
N-2	NDOT ~ NOTES & SPECIFICATIONS SHEET
N-3	8" WATER MAIN TAP ~ UTILITY PLAN
N-4 to N-5	NDOT ~ DETAIL SHEETS

UTILITIES

CABLE	–	CHARTER COMMUNICATIONS
ELECTRICAL	–	NV ENERGY
SEWER	–	PRIVATE & CITY OF YERINGTON
SOLID WASTE	–	D & S WASTE
TELEPHONE	–	AT&T
GAS	–	PROPANE
WATER	–	CITY OF YERINGTON

"THE DESIGN CONSULTANT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR ANY UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS."

SITE INFORMATION

APN:	001-231-01
OWNER:	BAKERSFIELD PARKS LP MR. PETE DETERDING
ADDRESS:	815 WEST BRIDGE STREET YERINGTON, NV 89447
AREA:	14.92 ACRES (RS 461644)
ZONING:	C-1 ~ COMMERCIAL
LAND USE:	MANUFACTURED HOME PARK (10 OR MORE UNITS)

SPECIAL USE PERMIT
THE UPDATED SPECIAL USE PERMIT WAS APPROVED ON 4/26/2023 BY THE YERINGTON PLANNING COMMISSION AND ON 5/8/2023 BY THE YERINGTON CITY COUNCIL

ENGINEER'S STATEMENT
I, ERIC P. ANDERSON, DO HEREBY CERTIFY THAT THESE CIVIL IMPROVEMENT PLANS HAVE BEEN COMPLETED BY ME, OR UNDER MY SUPERVISION AND ARE IN COMPLIANCE WITH ALL APPLICABLE PROVISIONS SET FORTH BY THE CITY OF YERINGTON MUNICIPAL CODE AND THE STATE OF NEVADA REVISED STATUTES.

PROFESSIONAL ENGINEER – STATE OF NEVADA
ERIC P. ANDERSON
Exp: 12-31-24
CIVIL
No. 17780

7/21/2023

ERIC P. ANDERSON — P.E. #17780

No.	Date:	Revision:

BIGHORN CONSULTING
P.O. BOX 18796 RENO, NV 89511
OFFICE: 775.827.1900 FAX: 775.828.1108

CIVIL IMPROVEMENT PLANS FOR THE
PIONEER MOBILE HOME & RV PARK EXPANSION
TITLE SHEET
CITY OF YERINGTON NEVADA

Date:	7.21.2023
Drawn By:	EPA
Designed By:	EPA
Checked By:	EPA

C-1
1 OF 20

7.21.2023 12:12:39 PM N:\BIGHORN_PROJECTS\Pioneer\Rhys-Yerington\C-DRVG\1-C2_Pioneer-Mobile-Home-Park-Title-Notes.dwg Thank You for Choosing Bighorn Consulting!

GENERAL CONSTRUCTION NOTES:

1. THESE NOTES CONTAIN INFORMATION NECESSARY FOR THE PROPER EXECUTION OF THE WORK CONTAINED ON THESE IMPROVEMENT PLANS. THESE NOTES APPLY TO ALL PLAN SHEETS. ADDITIONAL CONSTRUCTION NOTES MAY ALSO BE SHOWN ON INDIVIDUAL PLAN SHEETS. THE CONTRACTOR IS RESPONSIBLE TO READ AND COMPLY WITH ALL NOTES SHOWN ON THIS SET OF PLANS. THE TERM "CONTRACTOR", AS USED IN THESE NOTES AND ELSEWHERE IN THIS PLAN SET, MEANS THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS AND INDIVIDUALS AUTHORIZED TO PERFORM WORK SHOWN ON THESE IMPROVEMENT PLANS. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WILL ALL NOTES APPLICABLE TO HIS/HER WORK. ALL CONTRACTORS ARE DIRECTED TO CONTACT THIS ENGINEER FOR ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF ANY NOTE OR OTHER INFORMATION CONTAINED ON THESE IMPROVEMENT PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT HIS/HER CONTRACT FOR SERVICES INCLUDES THE RESPONSIBILITIES DEFINED BY THE APPLICABLE NOTES.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE ORANGE BOOK "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" (LATEST EDITION) AND INCLUDING ANY ADDITIONS AND MODIFICATIONS THAT ARE SET FORTH IN THE DRAWINGS AND SPECIFICATIONS AND OTHER ORDINANCES AND REGULATIONS THAT MAY APPLY.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND THE SAFETY OF ALL CONSTRUCTION PERSONNEL IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL NECESSARY TRAFFIC AND PEDESTRIAN CONTROL DURING CONSTRUCTION INCLUDING WARNING SIGNS AND CONSTRUCTION FENCING WHERE REQUIRED.
4. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
5. THE DESIGN CONSULTANT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION AND SHORING PROCEDURES AND CONFORM TO THE LATEST O.S.H.A. REQUIREMENTS.
7. 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 & GUTTER, SIDEWALK, LANDSCAPING, SIGNAGE, STORM & SANITARY SEWER, AND ALL UTILITIES. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE REPAIR OF ANY IMPROVEMENTS (EXISTING OR PROPOSED) DAMAGED THROUGHOUT THE COURSE OF CONSTRUCTION.
8. THE EXISTING UTILITY LOCATIONS, SIZES, AND DESCRIPTIONS AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM VARIOUS SOURCES INCLUDING SURFACE OBSERVATIONS, AVAILABLE RECORDS, REFERENCE MAPS, DRAWINGS AND VERBAL STATEMENTS SUPPLIED BY UTILITY COMPANIES AND MAY NOT BE WHOLLY ACCURATE OR RELIABLE. ALL UTILITIES SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY IF THE CONTRACTOR TO BE FIELD VERIFIED PRIOR TO MAKING ANY NECESSARY CONNECTIONS. THE LOCAL UTILITY COMPANY SHOULD BE CONTACTED PRIOR TO REMOVING, REPLACING, RELOCATING OR CONNECTING TO, ANY EXISTING UTILITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY UTILITY CONFLICTS DISCOVERED.
9. IT IS THE INTENT OF THESE SPECIFICATIONS AND IMPROVEMENT PLANS THAT THE WORK PERFORMED UNDER THE CONTRACT SHALL RESULT IN A COMPLETE OPERATING SYSTEM IN SATISFACTORY WORKING CONDITION WITH RESPECT TO THE FUNCTIONAL PURPOSES OF THE INSTALLATION. IF THERE ARE ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF THESE PLANS, THE CONTRACTOR IS DIRECTED TO CONTACT THE CONSULTING ENGINEER IMMEDIATELY.
10. NO MATERIALS OF ANY KIND SHALL BE STOCKPILED OR CONSTRUCTION EQUIPMENT PARKED ON CONCRETE OR ASPHALT SURFACES WITHIN PUBLIC RIGHTS-OF-WAY.
11. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL IMPROVEMENTS ARE CONSTRUCTED ACCORDING TO THESE PLANS AND DETAILS. ANY CHANGES TO THE LOCATION (HORIZONTAL OR VERTICAL), OR ANY OTHER PLAN DESIGNATION, SHALL BE APPROVED BY THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR IS REQUIRED TO KEEP THE NECESSARY RECORDS TO ENABLE THE ENGINEER TO PREPARE AS-BUILT DRAWINGS OF THE FINAL CONSTRUCTED IMPROVEMENTS. THESE RECORDS SHALL BE DELIVERED TO THE ENGINEER UPON COMPLETION OF WORK.
12. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CONFORMANCE WITH ALL PERMITS, INCLUDING GRADING PERMIT, BUILDING PERMITS, DUST CONTROL PERMIT, AND THE STORM WATER DISCHARGE PERMIT (ISSUED BY ANY AND ALL PUBLIC ENTITIES GOVERNING THE PROJECT SITE).
13. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES EMERGENCY ACCESS TO THE PROJECT SITE TO THE SATISFACTION OF THE LOCAL FIRE DEPARTMENT. THE CONTRACTOR SHALL PROVIDE A FIRE BREAK AROUND THE LIMITS OF THE CONSTRUCTION SITE CLEARED OF ALL COMBUSTIBLE MATERIAL INCLUDING WEEDS AND BRUSH PER THE REQUIREMENTS OF THE LOCAL FIRE PROTECTION DISTRICT. THE CONTRACTOR SHALL MAINTAIN THE REQUIRED FIRE BREAK DURING ALL CONSTRUCTION OF THE CONSTRUCTION PHASE.
14. NO GRADING OR CONSTRUCTION TRAFFIC SHALL OCCUR OUTSIDE THE LIMITS OF THE PHASE OTHER THAN THE DELIVERY OF MATERIALS OR THE REMOVAL OF TRASH BY MEANS OF AN APPROVED CONSTRUCTION HAUL ROUTE. TEMPORARY DIRT ROADS MAY BE UTILIZED FROM THE PROJECT BOUNDARY TO THE CONSTRUCTION SITE. GRAVEL APRONS SHALL BE PLACED AT ANY LOCATION WHERE CONSTRUCTION TRAFFIC EXITS TO A PAVED STREET OR OTHER PUBLIC ACCESS. GRAVEL APRONS SHALL BE OF SUFFICIENT AREA AND DEPTH TO PREVENT THE TRACKING OF SEDIMENT AND DEBRIS BEYOND THE CONSTRUCTION SITE.
15. THE OWNER IS RESPONSIBLE TO RETAIN THE SERVICES OF A TESTING AND INSPECTION FIRM TO PROVIDE ALL REQUIRED TESTING AND INSPECTION OF GRADING AND CONSTRUCTION NOT INSPECTED DIRECTLY BY THE LOCAL BUILDING DEPARTMENT, STATE OF NEVADA, OR THE PUBLIC UTILITY COMPANIES. THE CONTRACTOR SHALL PROVIDE ANY INSPECTING ENTITY 48 HOURS ADVANCE NOTICE OF ANY REQUIRED TESTING OR INSPECTION.
16. THE GEOTECHNICAL INVESTIGATION WAS PERFORMED FOR THE PROJECT BY BLACK EAGLE CONSULTING, INC. TITLED "GEOTECHNICAL INVESTIGATION – PIONEER MOBILE HOME & RV PARK EXPANSION, PHASE 1", DATED JUNE 2, 2023. THE CONTRACTOR SHALL ATTENTIVELY 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 BE OF PRIOR KNOWLEDGE TO THE CONTRACTOR THAT IS REVEALED THROUGH HIS INVESTIGATIONS SHALL BE MADE AVAILABLE TO THE OWNER. IT IS THE CONTRACTORS 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. ALL GRADING AND CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE THE GEOTECHNICAL REPORT INVESTIGATIONS AND RECOMMENDATIONS.
17. 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.
18. IN ORDER TO EXPEDITE THE INSPECTION AND TESTING OF MATERIALS, THE CONTRACTOR SHALL FURNISH COMPLETE STATEMENTS TO THE GEOTECHNICAL ENGINEER AS TO THE ORIGIN, COMPOSITION AND MANUFACTURER OF ALL MATERIALS TO BE USED IN THE WORK. SUCH STATEMENTS SHALL BE FURNISHED PROMPTLY AFTER EXECUTION OF THE CONTRACT, BUT IN ALL CASES PRIOR TO DELIVERY OF SUCH MATERIALS.
19. AREAS TO BE GRADED SHALL BE CLEARED OF ALL SURFACE VEGETATION AND DEBRIS TO BE DISPOSED OF IN CONFORMANCE WITH THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION AGENCY (BMP'S) REGULATIONS OR PLACED IN APPROVED NON-STRUCTURAL FILL AREAS IF SHOWN ON GRADING PLANS OR APPROVED BY THE PROJECT MANAGER. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL EXCAVATION DEBRIS FROM ANY AND ALL PAVED SURFACES ON A DAILY BASIS.
20. ALL GRADING WITHIN PROPOSED STREET RIGHT-OF-WAYS AND OTHER STRUCTURAL AREAS SHALL BE TO SUBGRADE ELEVATIONS. REFER TO THE DETAIL SHEETS FOR SPECIFIC INFORMATION ON SUBGRADE ELEVATIONS. SOIL WITHIN TWO FEET OF SUBGRADE ELEVATIONS MUST MEET THE REQUIREMENTS FOR STRUCTURAL FILL AS DEFINED IN THE GEOTECHNICAL INVESTIGATION AND AS VERIFIED IN THE FIELD BY THE GEOTECHNICAL FIELD INSPECTOR. SOIL WITHIN THREE FEET OF PAD GRADE MUST ALSO MEET THE REQUIREMENTS FOR STRUCTURAL FILL TO BE VERIFIED BY THE FIELD INSPECTOR. FINAL SURFACE ELEVATIONS WITHIN ANY RETENTION/DETENTION BASINS, DRAINAGE CHANNELS/DITCHES, GRAVEL ACCESS ROADS, AND OTHER REVEGETATED AREAS SHALL BE TO FINISH GRADES.
21. THE CONTRACTOR SHALL MAINTAIN A 24-HOUR DUST CONTROL PROGRAM IN CONFORMANCE WITH THE STATE OF NEVADA AIR QUALITY DIVISION, POLLUTION REGULATIONS AND THE APPROVED DUST CONTROL PERMIT FOR THE PROJECT. DUST SHALL BE CONTROLLED AT ALL TIMES BY DIRECT WATERING OF AREAS DISTURBED BY GRADING OPERATIONS. OPEN WATERING SHALL BE DONE BY WATER TRUCK OR PRESSURE IRRIGATION SYSTEM. AREAS DESIGNATED FOR REVEGETATION SHALL BE REVEGETATED WITHIN 15 DAYS OF COMPLETION OF GRADING. IF DUST BECOMES AN ISSUE OR IF ANY COMPLAINTS ARE FILED, AREAS NOT TO RECEIVE PERMANENT REVEGETATION SHALL BE TREATED WITH AN APPROVED DUST PALLIATIVE. A LIST OF ACCEPTABLE DUST PALLIATIVES CAN BE OBTAINED FORM THE STATE OF NEVADA DIVISION OF ENVIRONMENTAL PROTECTION. LAND GRADING SHALL BE DONE IN A METHOD TO PREVENT DUST FROM TRAVERSING THE PROPERTY LINES.
22. ALL QUANTITIES SHOWN HEREIN ARE APPROXIMATE AND USED FOR PERMIT AND BOND PURPOSES ONLY. THEY SHALL NOT BE USED IN ANY WAY FOR BIDDING OR CONSTRUCTION. IT SHALL BE THE THE CONTRACTORS RESPONSIBILITY TO CONDUCT QUANTITY TAKE-OFFS FOR BIDDING AND CONSTRUCTION PURPOSES.
23. THE CONTRACTOR SHALL ELIMINATE ALL MOSQUITO BREEDING PLACES WITHIN THE GRADED AREAS.
24. GRADING WITHIN ANY RETENTION/DETENTION BASINS, DRAINAGE SWALES/CHANNELS, AND OTHER REVEGETATED AREAS SHALL BE TO FINISH GRADES ACCOUNTING FOR DEPTH OF ROCK RIP RAP, AS SPECIFIED. CONTOUR AND FLAG GRADE (FL, TOP, BOTTOM) ELEVATIONS SHOWN WITHIN ANY RETENTION/DETENTION BASINS OR DRAINAGE SWALES/FLOWLINES ARE FINISH GRADE ELEVATIONS OF ROCK RIP RAP OR EARTHEN SURFACE.
25. DRAINAGE: THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL NEW DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING. NO FENCE OR OTHER OBSTRUCTION WHICH INTERFERES WITH DRAINAGE SHALL BE ALLOWED WITHIN A DRAINAGE OR STORM DRAIN EASEMENT. STORM RUNOFF FROM THE CONSTRUCTION AREA SHALL BE CONTROLLED AT ALL TIMES TO PREVENT THE TRANSPORT OF SEDIMENT.
26. THE APPROVED PLANS, PERMITS, AND INSPECTION RECORDS MUST BE IN THE JOB SITE AT ALL TIMES.
27. NO WORK SHALL BE STARTED WITHOUT FIRST NOTIFYING THE LOCAL BUILDING DEPARTMENT INSPECTOR AT LEASE ONE (1) WORKING DAY BEFORE WORK IS COMMENCED.
28. THE ENGINEER-OF-RECORD / GEOTECHNICAL INSPECTOR SHALL PROVIDE THE AGENCY HAVING JURISDICTION WITH COPIES OF ALL TEST RESULTS ON A WEEKLY BASIS AND A BOUND REPORT OF THE TEST RESULTS AND INSPECTION REPORTS ARRANGED IN CHRONOLOGICAL ORDER AT THE COMPLETION OF THE PROJECT.
29. ALL PUBLIC RIGHT-OF-WAYS, PUBLIC ACCESS EASEMENTS, AND STREETS SHALL BE MAINTAINED FREE OF DUST AND MUD CAUSED BY GRADING OPERATIONS.
30. THE SOILS ENGINEER/ GEOTECHNICAL INSPECTOR SHALL APPROVE ALL GRADING INCLUDING COMPACTION REQUIREMENTS AND THE STABILITY OF SLOPES CREATED; EXISTING OR REMAINING.
31. AT COMPLETION OF THE PROJECT, A COPY OF "AS-BUILT" DRAWINGS SHALL BE PROVIDED TO THE OWNER/OCCUPANT/BIGHORN CONSULTING ALONG WITH ALL WRITTEN OPERATING AND MAINTENANCE INSTRUCTIONS.

GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CONFORMANCE WITH ALL PERMITS, INCLUDING GRADING PERMIT, BUILDING PERMITS, DUST CONTROL PERMIT, AND THE STORM WATER DISCHARGE PERMIT (ISSUED BY ANY AND ALL PUBLIC ENTITIES GOVERNING THE PROJECT SITE).
2. ADD 4.300' FEET TO ALL SPOT ELEVATIONS.
3. FINISH GRADE (FG) REPRESENTS THE ELEVATION OF THE FINISHED SURFACE. THIS INCLUDES LANDSCAPE AREAS, PAVED OR CONCRETE SURFACES, ROCK RIP-RAP SURFACE AND ELEVATION AT EXTERIOR OF STRUCTURE FOUNDATION, UNLESS OTHERWISE DENOTED ON DETAIL OR SPECIAL LABEL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST SUBGRADE OR TOP SOIL TO ALLOW FOR FINISHED SURFACE MATERIAL DIMENSIONS. PROPOSED CONTOURS REFLECT FINISH GRADE/FINAL SURFACE ELEVATIONS. FINISH GRADE AT CENTERLINE OF A ROAD OR RADIUS POINT OF A CUL-DE-SAC WITH A RAISED LANDSCAPE ISLAND REFLECTS THE ELEVATION AT WHICH THE ASPHALT WOULD BE PROJECTED TO; IT IS NOT THE ELEVATION OF THE SOIL FOR THE LANDSCAPE ISLAND.
4. CONTRACTOR SHALL CONSTRUCT BUILDING PADS TO THE PAD ELEVATION SHOWN. THE FINISH GRADE (FG) ELEVATION ADJACENT TO THE BUILDING(S) PERIMETER IS THE PROPOSED FINISH/FINAL GRADE ADJACENT TO STRUCTURES (SEE NOTE ABOVE).
5. CONTRACTOR TO USE EXTREME CAUTION WHEN GRADING OR OPERATING OUTSIDE OF GRADING BOUNDARIES TO MINIMIZE DISTURBANCE OF EXISTING VEGETATION.
6. CONTRACTOR TO USE EXTREME CAUTION WHEN GRADING AROUND EXISTING UTILITIES AND EXISTING ROADS.
7. CONTRACTOR SHALL PROVIDE ALL NECESSARY DE-WATERING TO PROPERLY CONSTRUCT ALL IMPROVEMENTS. IT SHOULD BE NOTED THAT GROUNDWATER CAN FLUCTUATE THROUGHOUT CLIMATIC CHANGES AND SEASONS WHICH CAN CAUSE DE-WATERING WHEN IT IS NOT ANTICIPATED. IT IS THE CONTRACTORS RESPONSIBILITY TO READ AND UNDERSTAND THE GEOTECHNICAL REPORT FOR THE PROJECT TO ANTICIPATE DE-WATERING ISSUES.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL AFFECTED PUBLIC AGENCIES AND SOILS TESTING AGENCIES 48 HOURS PRIOR TO COMMENCEMENT OF GRADING WORK.

A.D.A. NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DESIGN ENGINEER AND THE ENGINEER OF RECORD OF ANY AND ALL A.D.A. COMPLIANT DISCREPANCY ISSUES RECOGNIZED WITHIN THESE CIVIL IMPROVEMENT PLANS PRIOR TO CONSTRUCTION.
2. IF OBSTRUCTIONS SUCH AS GRATINGS, INLETS, UTILITY POLES, PULL BOXES, FIRE HYDRANTS, ETC. ARE ENCOUNTERED WITHIN THE CURB RAMP OR LANDING AREAS, THE LOCATIONS BOTH VERTICALLY AND HORIZONTALLY MAY BE ADJUSTED UPON APPROVAL OF THE CITY ENGINEER BUT MUST CONFORM TO A.D.A. STANDARDS.
3. NO LIP SHALL BE PERMITTED AT THE CURB RAMP SLOPE TO GUTTER PAN.
4. ASPHALT SURFACE SHALL BE FLUSH WITH THE EDGE OF THE GUTTER PAN IN THE AREA OF THE CURB RAMP.
5. ROUGH BROOM TEXTURE ON CURB RAMPS AND WINGS. TRANSVERSE TO AXIS OF RAMP. TEXTURE SHALL PROVIDE A VISUAL CONTRAST TO THE SIDEWALK.
6. ALL RAMPS SHALL BE 2% OR FLATTER.
7. ALL SLOPES RATES ARE RELATIVE TO LEVEL.
8. ALL CONCRETE TO BE REMOVED TO SAWCUT OR EXPANSION JOINTS.
9. THE GUTTER PAN – SIDEWALK TRANSITION WILL BE SMOOTH WITH NO LIP AT THE GUTTER FLOWLINE. THIS TRANSITION SECTION MAY BE MONOLITHIC POUR.
10. SLOPE ON WINGS AT 1:12, SLOPE ON RAMP FROM FLOWLINE TO BACK OF WALK 1:12 WITH CURB ON BACKSIDE, IF NEEDED.
11. ADJUSTMENT OF THE GUTTER FLOW LINE 2" MAX. WHEN REQUIRED TO PREVENT PONDING AT THE RAMP AND MAINTAIN POSITIVE DRAINAGE.
12. INSTALL MASCO "CAST" IN "TACT" DETECTABLE WARNING PANELS PER THE MANUFACTURER'S RECOMMENDATIONS.
13. FIBER-REINFORCED PORTLAND CEMENT CONCRETE (P.C.C.) SHALL HAVE THE FOLLOWING CHARACTERISTICS: 4,000 PSI MIN. COMPRESSIVE STRENGTH AT 28 DAYS, MIN. 6 SACKS OF CEMENT PER CUBIC YARD WITH A MAX. WATER/CEMENT RATION OF 0.45, AIR ENTRAINMENT 6% ± 1.5%, SLUMP AT 1 TO 4 INCHES. ALL MATERIALS SHALL CONFORM TO S.S.P.W.C. SECTION 202. POLYPROYLENE FIBERS SHALL BE ADDED TO THE P.C.C. PER THE MANUFACTURER'S RECOMMENDATIONS.
14. ANY DEVIATION FROM A.D.A. STANDARDS MUST BE APPROVED BY THE CITY/COUNTY ENGINEER.
15. CONTRACTOR SHALL MAKE EVERY EFFORT TO CORRECT ANY CONFLICT WITH EXISTING UTILITY BOXES AND INSTALLATION OF NEW PEDESTRIAN RAMPS. THE CITY ENGINEER SHALL MAKE THE FINAL DETERMINATION REGARDING THE DEGREE OF MODIFICATIONS REQUIRED BY THE CONTRACTOR FOR CONFLICTS BETWEEN EXISTING UTILITY BOXES AND NEW PEDESTRIAN RAMPS.

SLOPE STABILIZATION NOTES:

ALL AREAS DISTURBED BY GRADING OPERATIONS ARE TO BE REVEGETATED AS REQUIRED BY THE AGENCY HAVING JURISDICTION, THE GEOTECHNICAL INVESTIGATION, AND/OR THE LANDSCAPING PLANS. CONTRACTOR IS RESPONSIBLE TO PROTECT THE AREAS OF REVEGETATION DURING THE ESTABLISHMENT PERIOD OF THE PLANT GROWTH.

PLANTING:

1. THE SEED MIXTURE AND APPLICATION RATE FOR THE SLOPE STABILIZATION SHALL BE TO THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEED MIXTURE SHALL BE APPLIED TO THE SOIL TO A DEPTH RECOMMENDED BY THE LANDSCAPE ARCHITECT AND THE SEED SUPPLIER.

3:1 TO 5:1 SLOPES

2. CUT AND FILL SLOPES BETWEEN 3:1 AND 5:1 SHALL BE STABILIZED BY HYDROSEEDING WITH MULCH AND TACTIFIER (OR AN APPROVED EQUAL AS RECOMMENDED BY THE LANDSCAPE ARCHITECT) AND TEMPORARILY IRRIGATED (IF REQUIRED) UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY/COUNTY ENGINEER EXCEPT IN AREAS LOCATED WITHIN SINGLE FAMILY LOTS OR ALONG COMMON LOT LINES BETWEEN SINGLE FAMILY RESIDENCES. SATISFACTION OF GROWTH MUST OCCUR WITHIN THE FIRST YEAR OF REVEGETATION.

SLOPES STEEPER THAN 3:1

3. THE TOP 3" OF SOIL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. STABILIZE WITH EROSION CONTROL BLANKETS OR APPROVED EQUAL AS RECOMMENDED BY THE LANDSCAPE ARCHITECT AND REVEGETATED PER THE SPECIFICATIONS ABOVE.

ROCK RIP RAP

4. IF ROCK RIP RAP IS USED FOR SLOPE STABILIZATION, IT SHALL CONTAIN A MINIMUM OF FOUR FRACTURED FACES, UNLESS OTHERWISE APPROVED BY THE CITY/COUNTY ENGINEER, SHALL BE PLACED TO A MINIMUM DEPTH OF 12 INCHES, AND A MINIMUM OF 75% OF THE ROCK RIP RAP SHALL BE 8-INCH DIAMETER ROCK OR GREATER.

FIRE DEPARTMENT NOTES:

1. FIRE HYDRANTS TO BE INSTALLED AND FIRE ACCESS SHALL MEET THE APPROVAL OF THE FIRE MARSHALL PRIOR TO COMBUSTIBLE MATERIALS ALLOWED ON SITE.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM PROPER FIRE HYDRANT INSTALLATION WITH THE FIRE MARSHALL. THIS INCLUDES FINAL COLOR OF HYDRANTS, SURROUNDING DELINEATING PAINT MARKINGS AND REFLECTORS AND VERTICAL AND HORIZONTAL CLEARANCES AROUND SAID HYDRANTS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE REQUIRED INSPECTIONS AND TESTS RELATED TO FIRE DISTRIBUTION SYSTEMS AS PART OF THESE CIVIL IMPROVEMENT PLANS WITH THE FIRE MARSHALL AND/OR LOCAL FIRE DISTRICT TO INCLUDE; BUT NOT LIMITED TO, THRUST BLOCK PRE-POUR, TRENCH, AND BACKFILL; UNDERGROUND HYDROSTATIC TEST; UNDERGROUND FLUSH; WELD INSPECTIONS; AND FINAL UNDERGROUND INSPECTIONS.
4. THE INSTALLATION OF THE FIRE DISTRIBUTION SYSTEM AS PART OF THESE CIVIL IMPROVEMENT PLANS SHALL COMPLY WITH THE FIRE DISTRICT'S CURRENT ADOPTED EDITIONS OF NFPA 13 AND INTERNATIONAL FIRE CODE.
5. ALL CONTROL VALVES AND WATER FLOW SWITCHES INCLUDED WITH THE FIRE DISTRIBUTION SYSTEM AS PART OF THESE CIVIL IMPROVEMENT PLANS SHALL BE ELECTRONICALLY MONITORED.
6. SPRINKLER SYSTEM WATER FLOW ALARM AND SUPERVISORY INITIATING DEVICES AND THEIR CIRCUITS LOCATED OUTSIDE OF PROPOSED BUILDINGS SHALL BE INSTALLED SO THAT THEY CANNOT BE READILY TAMPERED WITH, OPENED, OR REMOVED, WITHOUT INITIATING A SIGNAL. IN ADDITION, ALL CABLE USED IN WET/DAMP OR UNDERGROUND LOCATIONS SHALL BE INSTALLED FOR THIS USE.
7. AFTER INSTALLATION AND TESTING HAS BEEN COMPLETED AND WITNESSED BY A FIRE INSPECTOR FROM THE LOCAL FIRE DISTRICT, A COMPLETED NFPA CERTIFICATE OF COMPLIANCE SHALL BE ISSUED FROM THE INSTALLATION COMPANY AND PROVIDED TO THE LOCAL FIRE DISTRICT AND OWNER.
8. FIRE ACCESS LANES SHOWN ON THESE PLANS SHALL BE KEPT CLEAR AT ALL TIMES WITH NO OBSTRUCTIONS WITHIN LANE LIMITS.

CLAY MATERIAL NOTE:

SHOULD ANY EVIDENCE OF CLAY MATERIAL BE DISCOVERED AT ANY STAGE IN THE GRADING OPERATION, CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ENGINEER OF RECORD, AND PROJECT ENGINEER.

PREHISTORIC NOTE:

SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL BE TEMPORARILY 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.

FLOOD PLAIN NOTE:

ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP NUMBER 32019C0856E (JANUARY 16, 2009), THE SITE LIES WITHIN A ZONE "X – SHADED", WHICH IS AN AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SCALE NOTE:

DRAWING SCALES ON SHEETS WITHIN THESE PLANS MAY VARY AND SHOULD BE NOTED.

SURVEY NOTE:

BIGHORN CONSULTING IS NOT RESPONSIBLE FOR INACCURACIES AND/OR DISCREPANCIES IN THE TOPOGRAPHY OR BOUNDARY INFORMATION. THE BASIS OF BEARING AND THE BASIS OF ELEVATION WERE PROVIDED BY SUMMIT ENGINEERING.

IRRIGATION SLEEVES NOTE:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY IRRIGATION SLEEVES EITHER ON THE LANDSCAPE PLANS OR THE UTILITY PLANS PRIOR TO PAVING OR CONSTRUCTION OF CONCRETE FLATWORK.

STRUCTURAL NOTE:

BIGHORN CONSULTING IS NOT RESPONSIBLE FOR FOR ANY STRUCTURAL CALCULATIONS AND/OR DESIGN. THIS INCLUDES BUT IS NOT LIMITED TO SOUND OR RETAINING WALLS, BUILDING FOUNDATIONS, TRASH ENCLOSURES, FENCING, MONUMENT OR OTHER SIGNS, AND SPECIAL INSPECTION REQUIREMENTS OF SAID STRUCTURAL ELEMENTS.

DE-WATERING NOTE:

CONTRACTOR SHALL PROVIDE ALL NECESSARY DE-WATERING TO PROPERLY CONSTRUCT ALL IMPROVEMENTS. IT SHOULD BE NOTED THAT GROUNDWATER CAN FLUCTUATE THROUGHOUT CLIMATIC CHANGES AND SEASONS WHICH CAN CAUSE DE-WATERING WHEN IT IS NOT ANTICIPATED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE DE-WATERING ISSUES AND SITUATIONS LOCATED WITHIN THE PROJECT SITE.

DEMOLITION NOTE:

CONTRACTOR IS RESPONSIBLE TO REPAIR ANY DAMAGE TO EXISTING CONCRETE, SIDEWALKS, CURBS, GUTTERS, LANDSCAPING, COLLARS, RAMPS, POSTS, EQUIPMENT, AND MISCELLANEOUS ITEMS DURING DEMOLITION OR ANY OTHER CONSTRUCTION ACTIVITIES.

TEST PITS / POTHOLES NOTE:

ANY EXPLORATION TRENCHES WERE BACKFILLED WITHOUT MECHANICAL COMPACTION; THEREFORE, WHERE THESE TEST PITS AND POTHOLES ARE LOCATED IN PLANNED BUILDING OR FLATWORK AREAS, THE BACKFILL IN THE TRENCHES MUST BE REMOVED AND REPLACED TO PREVENT LOCALIZED SETTLEMENT. CONTRACTOR IS RESPONSIBLE TO REFERENCE GEOTECHNICAL INVESTIGATION REPORT FOR ALL TRENCHES AND TEST PIT LOCATIONS.

NOXIOUS WEED MANAGEMENT GENERAL NOTES:

1. OWNER, ALL CONTRACTORS, SUB-CONTRACTORS, VEHICLES, EQUIPMENT, AND PERSONNEL INVOLVED WITH ALL CONSTRUCTION ACTIVITIES IN SUPPORT OF THIS PROJECT ARE RESPONSIBLE FOR COMPLYING WITH THE NEVADA DEPARTMENT OF AGRICULTURE'S (NDA) REQUIREMENTS AS SET FORTH IN THE NEVADA REVISED STATUTE 555 WITH RESPECT TO CONTROL OF INSECTS, PESTS, AND NOXIOUS WEEDS.
2. OWNER, ALL CONTRACTORS, SUB-CONTRACTORS, VEHICLES, EQUIPMENT, AND PERSONNEL INVOLVED WITH ALL CONSTRUCTION ACTIVITIES IN SUPPORT OF THIS PROJECT ARE RESPONSIBLE TO BE AWARE AND FAMILIAR WITH DISTRIBUTION MAPS (EARLY DETECTION & DISTRIBUTION MAPPING SYSTEM) OF NOXIOUS WEEDS THAT HAVE BEEN REPORTED IN THE SUBJECT PROJECT VICINITY TOGETHER WITH THE "NEVADA NOXIOUS WEED GUIDE" PRODUCED BY THE UNIVERSITY OF NEVADA COOPERATIVE EXTENSION AND THE NEVADA WEED MANAGEMENT ASSOCIATION.
3. OWNER, ALL CONTRACTORS, SUB-CONTRACTORS, VEHICLES, EQUIPMENT, AND PERSONNEL INVOLVED WITH ALL CONSTRUCTION ACTIVITIES IN SUPPORT OF THIS PROJECT ARE REQUIRED TO REPORT NOXIOUS WEEDS THAT HAVE BEEN OBSERVED.
4. PRIOR TO ENTERING THE PUBLIC RIGHT-OF-WAY; OWNER, ALL CONTRACTORS, SUB-CONTRACTORS, VEHICLES, EQUIPMENT, AND PERSONNEL INVOLVED WITH AL

BASIS OF BEARING:

NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF 39°59'31.28758" NORTH AND 119° 09' 44.14588" WEST FOR REGIONAL GPS CORS "YER1" (WASHOE COUNTY IDENTIFIER LYNSM00010). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000279329 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.

BASIS OF ELEVATION:

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND HOLDING THE WASHOE COUNTY PUBLISHED ELLIPSOID HEIGHT OF 1317.903 METERS (4323.820 FEET) FOR REGIONAL GPS CORS "YER1" AND USING GEOID 99 TO DERIVE THE ORTHOMETRIC ELEVATION ABOVE MEAN SEA LEVEL.

SITE DEVELOPMENT CALCULATIONS

EXISTING PARK ANALYSIS

TOTAL SITE/PARCEL AREA = 14.92 ACRES

EXISTING PARK DEVELOPED AREA = 11.30 ACRES

EXISTING STALLS USES:

LOTS 1 – 36:	MANUFACTURED HOMES
LOTS 37 (A – L):	RV STALLS
LOT 38:	STORAGE
LOTS 39 – 40:	MINI STORAGE UNITS
LOTS 41 – 62:	MANUFACTURED HOMES
LOTS M – Y:	RV STALLS
OPEN SPACE / COMMON USE AREA:	0.40 ACRES
LAUNDRY BUILDING:	0.16 ACRES

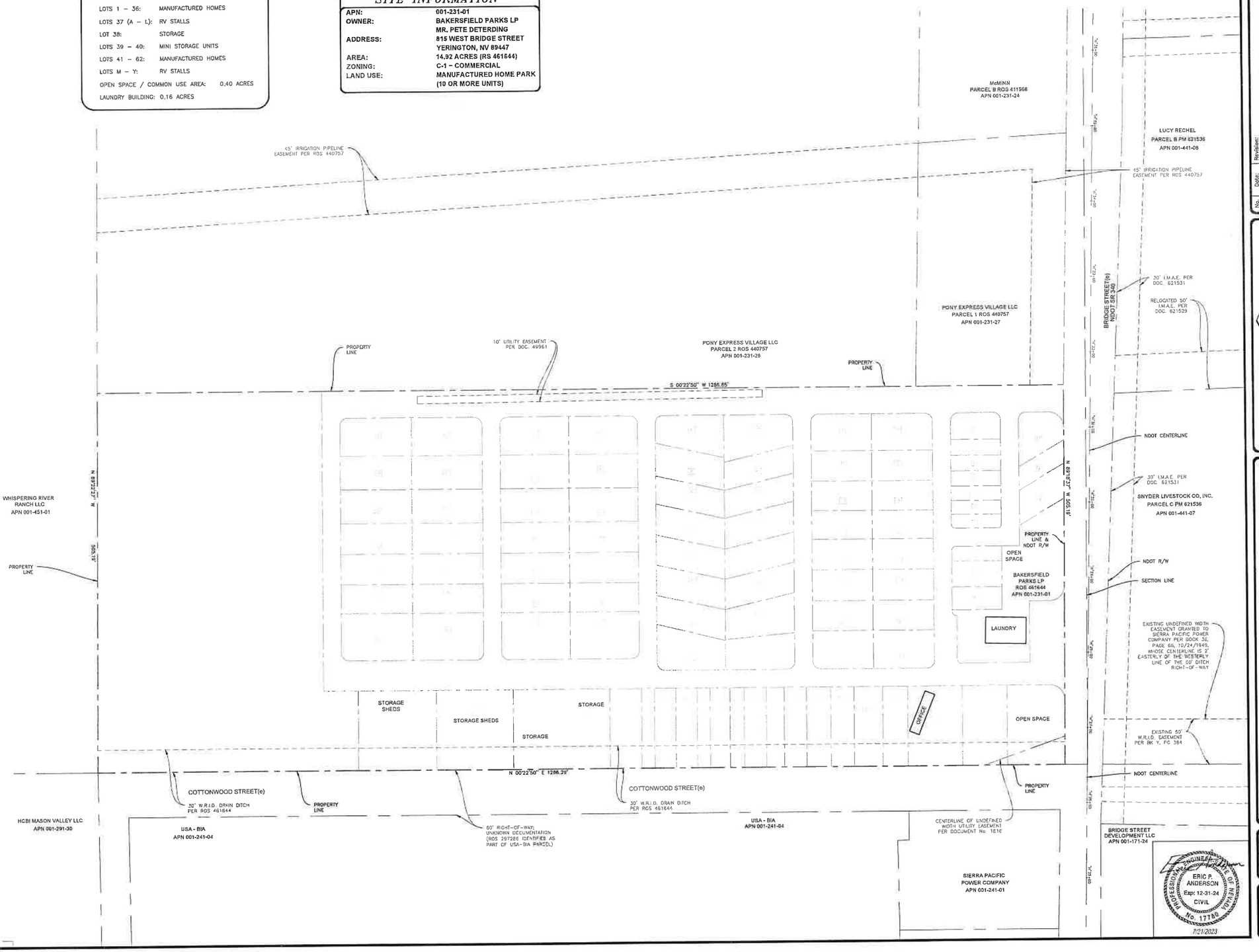
0 60 120 180 240 300

1"=60'

N

SITE INFORMATION

APN:	001-231-01
OWNER:	BAKERSFIELD PARKS LP MR. PETE DETERDING
ADDRESS:	815 WEST BRIDGE STREET YERINGTON, NV 89447
AREA:	14.92 ACRES (RS 461644)
ZONING:	C-1 – COMMERCIAL
LAND USE:	MANUFACTURED HOME PARK (10 OR MORE UNITS)



PROFESSIONAL ENGINEER STATE OF NEVADA
ERIC P. ANDERSON
Exp: 12-31-24
CIVIL
No. 17786
7/21/2023

No.	Date:	Revision:

BIGHORN CONSULTING
P.O. BOX 18790 RENO, NV 89511
OFFICE: 775.827.0900 FAX: 775.825.1166

CIVIL IMPROVEMENT PLANS FOR THE PIONEER MOBILE HOME & RV PARK EXPANSION OVERALL HORIZONTAL CONTROL PLAN ~ EXISTING

CITY OF YERINGTON NEVADA

Date: 7.21.2023
Drawn By: EPA
Designed By: EPA
Checked By: EPA

C-3
3 OF 20

7.21.2023 12:17:30 PM K:\BIGHORN_PROJECTS\Pioneer\Pioneer-Yerington\B-CPM\23-013_PioneerMobileHomeRV\Park-Civil Please Make Sure Thank You for Choosing Bighorn Consulting!

SITE INFORMATION

APN:	001-231-01
OWNER:	BAKERSFIELD PARKS LP MR. PETE DETERDING
ADDRESS:	815 WEST BRIDGE STREET YERINGTON, NV 89447
AREA:	14.92 ACRES (RS 461644)
ZONING:	C-1 ~ COMMERCIAL
LAND USE:	MANUFACTURED HOME PARK (10 OR MORE UNITS)

Avoid cutting underground utility lines. It's costly.
Call before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

SPECIAL USE PERMIT
THE UPDATED SPECIAL USE PERMIT WAS APPROVED ON 4/26/2023 BY THE YERINGTON PLANNING COMMISSION AND ON 5/8/2023 BY THE YERINGTON CITY COUNCIL.

0 60 120 180 240 300
1"=60'
N

SITE DEVELOPMENT CALCULATIONS

EXISTING PARK ANALYSIS

TOTAL SITE/PARCEL AREA = 14.92 ACRES

EXISTING PARK DEVELOPED AREA = 11.30 ACRES

EXISTING STALLS USES:

- LOTS 1 – 36: MANUFACTURED HOMES
- LOTS 37 (A – L): RV STALLS
- LOT 38: STORAGE
- LOTS 39 – 40: MINI STORAGE UNITS
- LOTS 41 – 62: MANUFACTURED HOMES
- LOTS M – Y: RV STALLS
- OPEN SPACE / COMMON USE AREA: 0.40 ACRES
- LAUNDRY BUILDING: 0.16 ACRES

PROPOSED EXPANSION ANALYSIS

PROPOSED EXPANSION AREA = 3.62 ACRES

DENSITY ALLOWED = 25 RV STALLS PER GROSS ACRE

3.62 ACRES X 25 STALLS = 90 STALLS ALLOWED

35 STALLS PROPOSED; THEREFORE OKAY (35 < 90)

MINIMUM ALLOWABLE NET SITE AREA PER RV SPACE = 1,000 S.F. REQUIRED ; 1,360 S.F. PROVIDED (MINIMUM); THEREFORE OKAY

MINIMUM SETBACK OF RV SPACE TO PUBLIC STREET LINE = 10' MINIMUM ; NO PUBLIC STREET LINES; PRIVATE STREETS; THEREFORE OKAY

MINIMUM SETBACK FROM THE EXTERIOR BOUNDARY LINE FOR ANY BUILDING OR RV = 10' MINIMUM
10' MINIMUM PROVIDED; THEREFORE OKAY

MINIMUM VEHICLE PARKING SPACE = 10' MINIMUM WIDTH
15' MINIMUM PROVIDED; THEREFORE OKAY

RECREATION AREA/OPEN SPACE REQUIRED = 5% OF GROSS PARK AREA (157,687 S.F. X 5% = 7,884 S.F. REQUIRED)
8,228 S.F. REC AREA/OPEN SPACE PROVIDED; THEREFORE OKAY (8,228 S.F. > 7,884 S.F.)

ACCESSORY BUILDING (RESTROOMS/SHOWERS) REQUIRED WITHIN 500' OF ALL RV STALLS
390' MAXIMUM PROVIDED; THEREFORE OKAY

50% OF RV SPACES SHALL BE PROVIDED WITH INDIVIDUAL SEWER CONNECTIONS
100% PROVIDED; THEREFORE OKAY

EACH RV PARK SHALL BE FENCED WITH A SCREENING FENCE NOT MORE THAN 6' NOR LESS THAN 4' IN HEIGHT AROUND THE ENTIRE PARK BOUNDARY
6' HIGH SCREENING FENCE PROPOSED

INTERNAL STREETS MINIMUM PAVED WIDTH = 20'
32' MINIMUM PAVED WIDTH PROVIDED, THEREFORE OKAY

ALL STREETS SHALL BE LIGHTED AT NIGHT WITH AT LEAST THE EQUIVALENT OF A 50 WATT LAMP FOR EACH 100 LINEAR FEET OF STREET
STREET LIGHTS PROVIDED EVERY 100 LINEAL FEET

OWNER, MANAGER, OR CARETAKER REQUIRED TO RESIDE WITHIN THE PARK
MANAGER RESIDES ON-SITE IN EXISTING PARK; THEREFORE OKAY

PROPOSED EXPANSION STALLS SUMMARY

 # FULL SIZE PULL THROUGH STALLS PROPOSED = 18

 # FULL SIZE BACK-UP STALLS PROPOSED = 17

TOTAL # STALLS PROPOSED = 35

SEE SHEET C-2 FOR NOTES AND SPECIFICATIONS

BASIS OF BEARING:

NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF 38°59'31.28758" NORTH AND 119° 09' 44.14588" WEST FOR REGIONAL GPS CORS "YERI" (WASHOE COUNTY IDENTIFIER LYNSM00010). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000279329 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.

BASIS OF ELEVATION:

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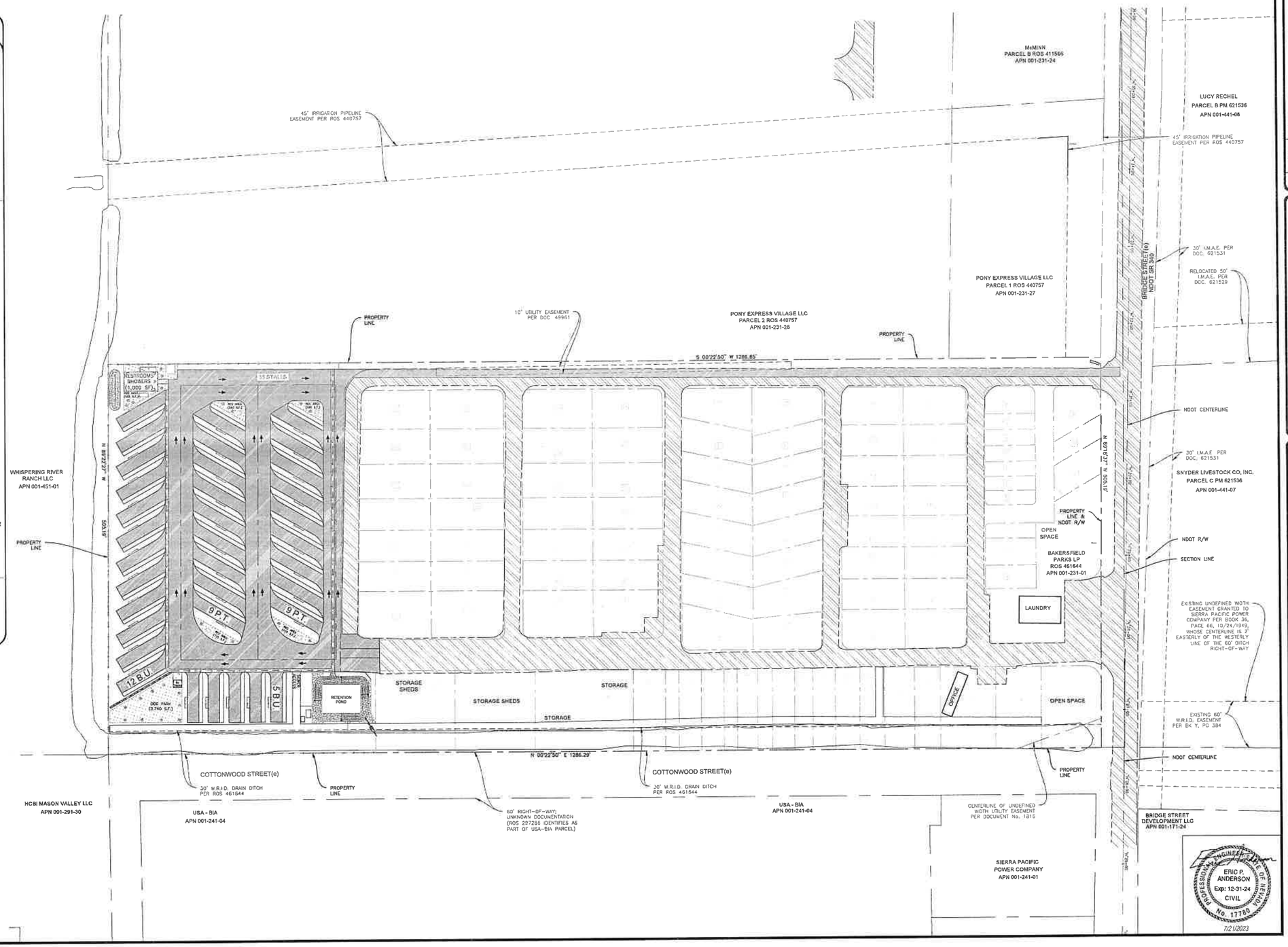


No.	Date:	Revision:

BIGHORN CONSULTING
P.O. BOX 18790 RENO, NV 89511
OFFICE: 775.827.9900 FAX: 775.827.9164

CIVIL IMPROVEMENT PLANS FOR THE
PIONEER MOBILE HOME & RV PARK EXPANSION
OVERALL HORIZONTAL CONTROL PLAN ~ PROPOSED
CITY OF YERINGTON NEVADA

Date: 7.21.2023
Drawn By: EPA
Designed By: EPA
Checked By: EPA

PROFESSIONAL ENGINEER STATE OF NEVADA
ERIC P. ANDERSON
Exp: 12-31-24
CIVIL
No. 17780
7/21/2023

C-4
4 OF 20

7.21.2023 12:19:54 PM N:\Bighorn_PROJECTS\Pioneer RV Park - Yerington\0-CTS\C1-C15_PioneerMobileHomeRVPark-Civil Plans.dwg Thank You for Choosing Bighorn Consulting!

SITE INFORMATION

APN:	001-231-01
OWNER:	BAKERSFIELD PARKS LP MR. PETE DETERDING
ADDRESS:	815 WEST BRIDGE STREET YERINGTON, NV 89447
AREA:	14.92 ACRES (RS 461644)
ZONING:	C-1 – COMMERCIAL
LAND USE:	MANUFACTURED HOME PARK (10 OR MORE UNITS)

SITE NOTES

- S1 EDGE OF PAVEMENT [TYPICAL]
- S2 EDGE OF GRAVEL [TYPICAL]
- S3 ROCK RIP RAP [TYPICAL]
- S4 CONSTRUCT 4' VALLEY GUTTER (REF. DETAIL SHEET)
- S5 CONSTRUCT SIDEWALK (REF. DETAIL SHEET)
- S6 CONSTRUCT TRASH ENCLOSURE (REF. DETAIL SHEET)
- S7 CONSTRUCT VALLEY GUTTER CUT-OFF WALL (REF DETAIL SHEET)
- S8 PAINT DIRECTIONAL ARROWS [TYPICAL]
- S9 LANDSCAPING [TYPICAL] (PER OWNER)

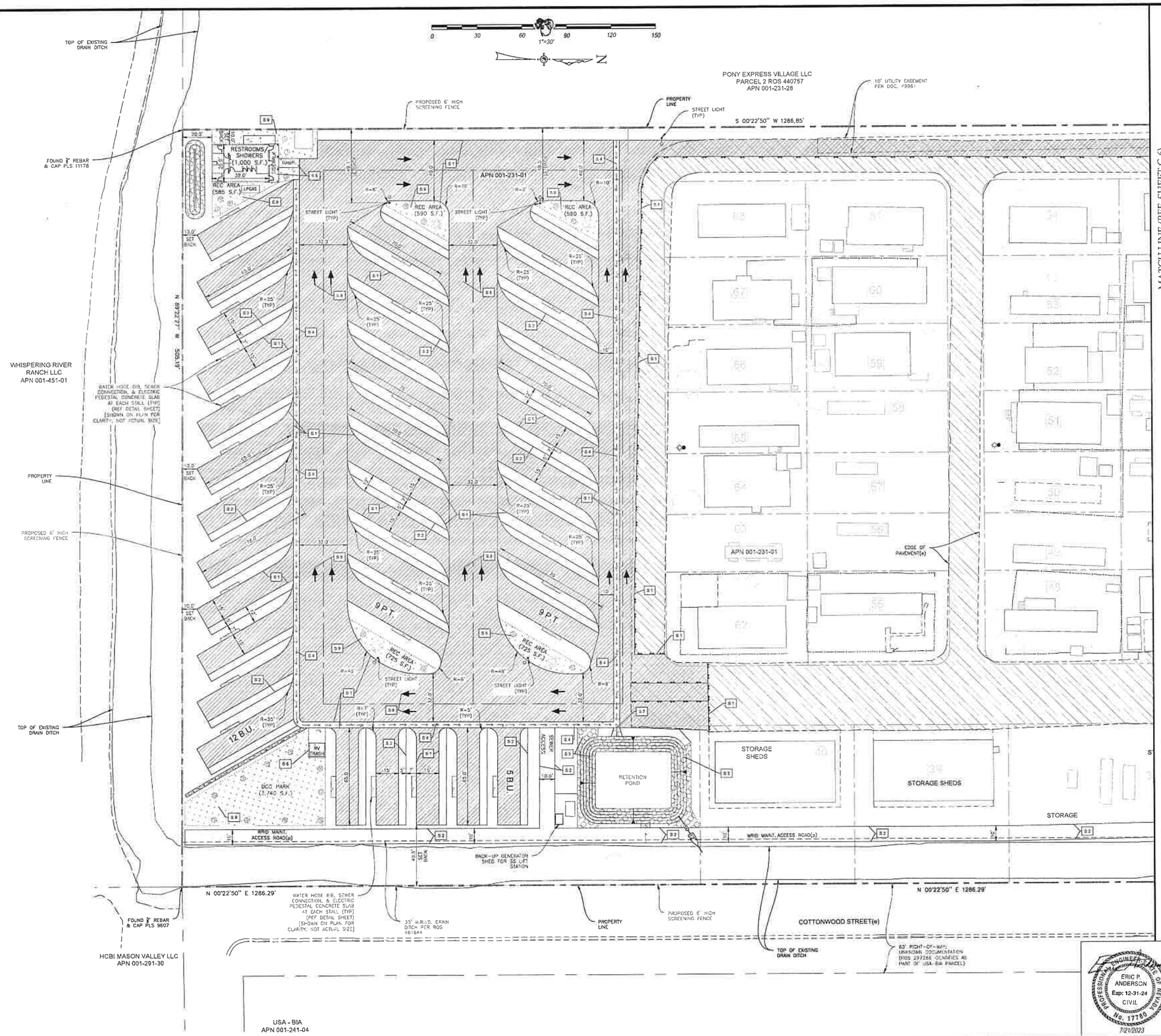
SITE LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED ROCK RIP RAP
- PROPOSED GRAVEL
- PROPOSED LANDSCAPE AREA
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- AC SAWCUT WITH CLEAN EDGE
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- FLOWLINE AND DIRECTION
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING GRAVEL EDGE OF ROAD
- DIRECTIONAL ARROWS
- STREET LIGHT

SEE SHEET C-2 FOR NOTES AND SPECIFICATIONS

Avoid cutting underground utility lines, it's costly.
Call before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

SPECIAL USE PERMIT:
THE UPDATED SPECIAL USE PERMIT WAS APPROVED ON 4/26/2023 BY THE YERINGTON PLANNING COMMISSION AND ON 5/8/2023 BY THE YERINGTON CITY COUNCIL



No.	Date:	Revision:

BIGHORN CONSULTING
P.O. BOX 18799 RENO, NV 89511
OFFICE: 775.827.5000 FAX: 775.827.5016

CIVIL IMPROVEMENT PLANS FOR THE PIONEER MOBILE HOME & RV PARK EXPANSION
SITE PLAN ~ SOUTH

NEVADA

CITY OF YERINGTON

Date:	7.21.2023
Drawn By:	EPA
Designed By:	EPA
Checked By:	EPA

ERIC P. ANDERSON
Exp: 12-31-24
CIVIL
No. 17780
7/21/2023

C-5
5 OF 20

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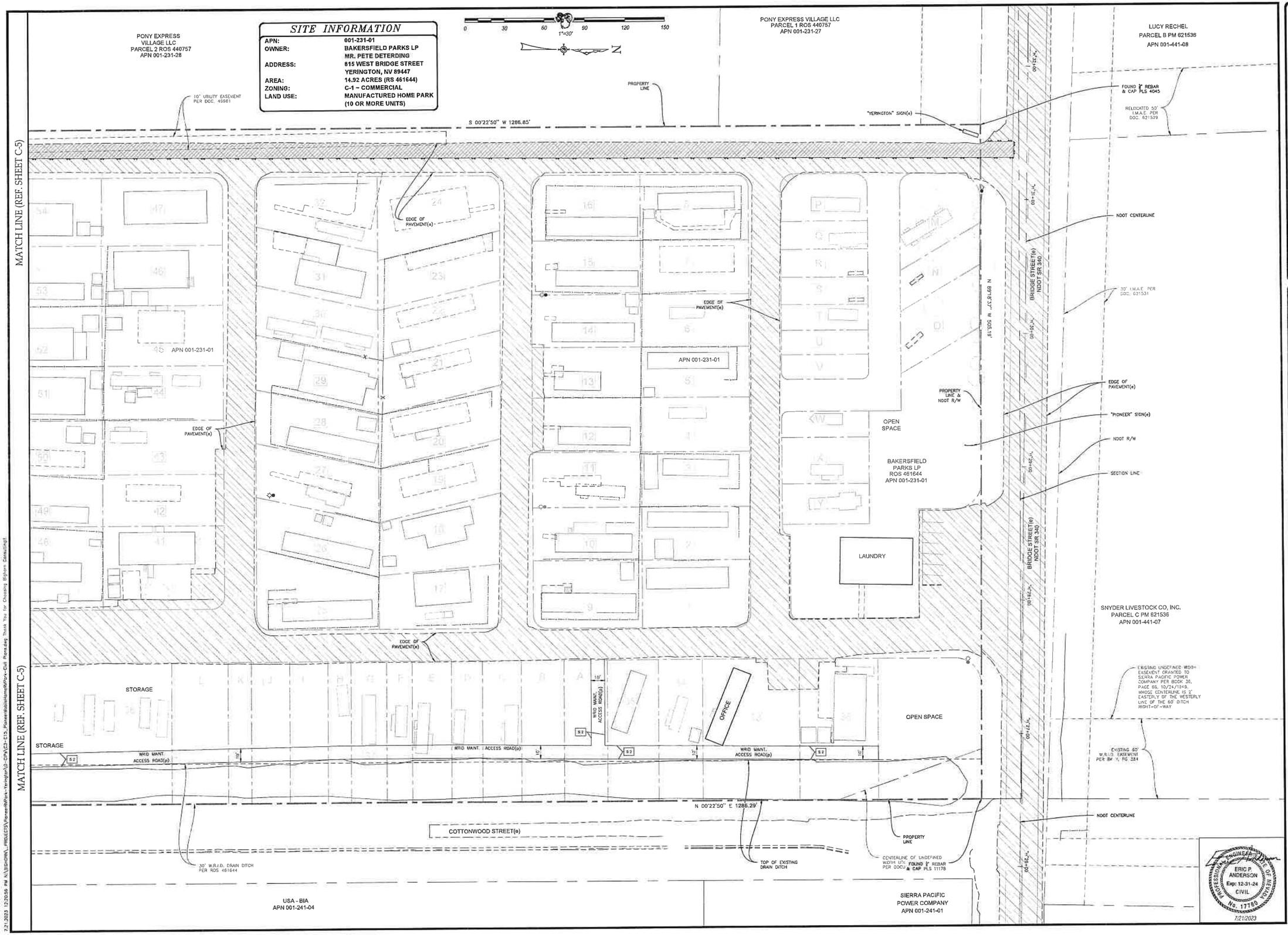
SITE INFORMATION

APN:	001-231-01
OWNER:	BAKERSFIELD PARKS LP MR. PETE DETERDING
ADDRESS:	815 WEST BRIDGE STREET YERINGTON, NV 89447
AREA:	14.92 ACRES (RS 461644)
ZONING:	C-1 ~ COMMERCIAL
LAND USE:	MANUFACTURED HOME PARK (10 OR MORE UNITS)



No.	Date:	Revision:

BIGHORN CONSULTING
P.O. BOX 18790 RENO, NV 89511
OFFICE: 775.825.9800 FAX: 775.825.9816

CIVIL IMPROVEMENT PLANS FOR THE PIONEER MOBILE HOME & RV PARK EXPANSION SITE PLAN ~ NORTH

CITY OF YERINGTON NEVADA

Date:	7.21.2023
Drawn By:	EPA
Designed By:	EPA
Checked By:	EPA

C-6
6 OF 20

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0 30 60 90 120 150
1"=30'

SITE INFORMATION

APN:	001-231-01
OWNER:	BAKERSFIELD PARKS LP MR. PETE DETERDING
ADDRESS:	815 WEST BRIDGE STREET YERINGTON, NV 89447
AREA:	14.92 ACRES (RS 461644)
ZONING:	C-1 ~ COMMERCIAL
LAND USE:	MANUFACTURED HOME PARK (10 OR MORE UNITS)

SEE SHEET C-2 FOR NOTES AND SPECIFICATIONS

GRADING NOTES

- G1 SAWCUT 2' EXISTING ASPHALT WITH CLEAN EDGE TO MATCH NEW AC PAVING
- G2 SAWCUT EXISTING ASPHALT WITH CLEAN EDGE FOR UTILITY TRENCH
- G3 SAWCUT EXISTING ASPHALT WITH CLEAN EDGE, REMOVE ±3,015 S.F. EXISTING ASPHALT, RECONDITION EXISTING BASE, RE-GRADE AREA TO SURFACE SHEET FLOW DRAIN TO NEW VALLEY GUTTER AND RETENTION POND, AND RE-PAVE ±7S.F. NEW ASPHALT (REF. DETAIL SHEET)
- G4 MATCH EXISTING ASPHALT EDGE OF PAVEMENT WITH CLEAN EDGE
- G5 EDGE OF PAVEMENT [TYPICAL]
- G6 CONSTRUCT 4' VALLEY GUTTER (REF. DETAIL SHEET)
- G7 RV HOOK-UPS UTILITY CONCRETE SLAB [TYPICAL]
- G8 CONSTRUCT TRASH ENCLOSURE (REF. DETAIL SHEET)
- G9 CONSTRUCT VALLEY GUTTER CUT-OFF WALL (REF DETAIL SHEET)
- G10 EDGE OF GRAVEL ROAD [TYPICAL]

GRADING LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED ROCK RIP RAP
- PROPOSED GRAVEL
- PROPOSED LANDSCAPE AREA
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- AC SAWCUT WITH CLEAN EDGE
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- FLOWLINE AND DIRECTION
- EXISTING FENCE
- PROPOSED FENCE
- 4389 EXISTING CONTOUR W/ ELEVATION
- EXISTING GRAVEL EDGE OF ROAD
- 0.6% PROPOSED SLOPE RATE AND DIRECTION
- 91.40 EP PROPOSED SPOT ELEVATION AND DESCRIPTION
- 1.4%(e) EXISTING SLOPE RATE AND DIRECTION
- 90.00 F(e) EXISTING SPOT ELEVATION AND DESCRIPTION
- GRADE BREAK
- SLOPE INDICATOR AND DIRECTION
- SD-12" PROPOSED STORM DRAIN SIZE & DIRECTION
- SD-12" EXISTING STORM DRAIN SIZE & DIRECTION
- EXISTING CATCH BASIN

TEST PITS / POTHOLES NOTE

ALL EXPLORATION TRENCHES WERE BACKFILLED WITHOUT MECHANICAL COMPACTION; THEREFORE, WHERE THESE TEST PITS AND POTHOLES ARE LOCATED IN PLANNED BUILDING OR FLATWORK AREAS, THE BACKFILL IN THE TRENCHES MUST BE REMOVED AND REPLACED TO PREVENT LOCALIZED SETTLEMENT. CONTRACTOR IS RESPONSIBLE TO REFERENCE GEOTECHNICAL INVESTIGATION REPORT FOR ALL TRENCHES AND TEST PIT LOCATIONS

FINISH GRADE ELEVATIONS NOTE:

GRADING WITHIN ANY RETENTION/DETENTION BASINS, DRAINAGE SWALES/CHANNELS, AND OTHER REVEGETATED AREAS SHALL BE TO FINISH GRADES ACCOUNTING FOR DEPTH OF ROCK RIP RAP, AS SPECIFIED. CONTOUR AND FLAG GRADE (FL, TOP, BOTTOM) ELEVATIONS SHOWN WITHIN ANY RETENTION/DETENTION BASINS OR DRAINAGE SWALES/FLOWLINES ARE FINISH GRADE ELEVATIONS OF ROCK RIP RAP OR EARTHEN SURFACE.

Avoid cutting underground utility lines. It's costly.
Call before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

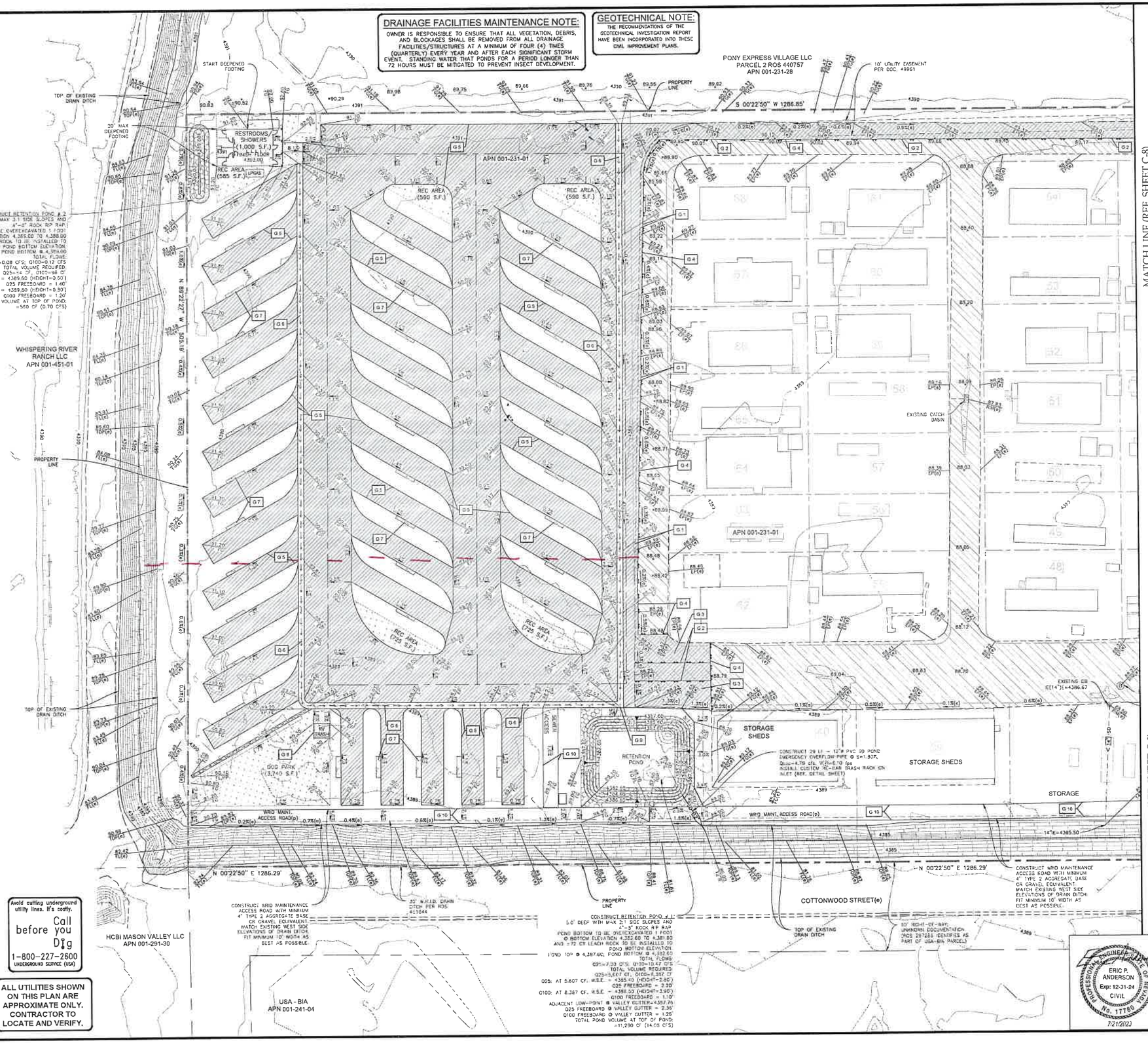
ALL UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. CONTRACTOR TO LOCATE AND VERIFY.

DRAINAGE FACILITIES MAINTENANCE NOTE:

OWNER IS RESPONSIBLE TO ENSURE THAT ALL VEGETATION, DEBRIS, AND BLOCKAGES SHALL BE REMOVED FROM ALL DRAINAGE FACILITIES/STRUCTURES AT A MINIMUM OF FOUR (4) TIMES (QUARTERLY) EVERY YEAR AND AFTER EACH SIGNIFICANT STORM EVENT. STANDING WATER THAT PONDS FOR A PERIOD LONGER THAN 72 HOURS MUST BE MITIGATED TO PREVENT INSECT DEVELOPMENT.

GEOTECHNICAL NOTE:

THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION REPORT HAVE BEEN INCORPORATED INTO THESE CIVIL IMPROVEMENT PLANS.



No.	Date:	Revisions:

BIGHORN CONSULTING
P.O. BOX 18790 RENO, NV 89511
OFFICE: 775.827.0990 FAX: 775.323.6416

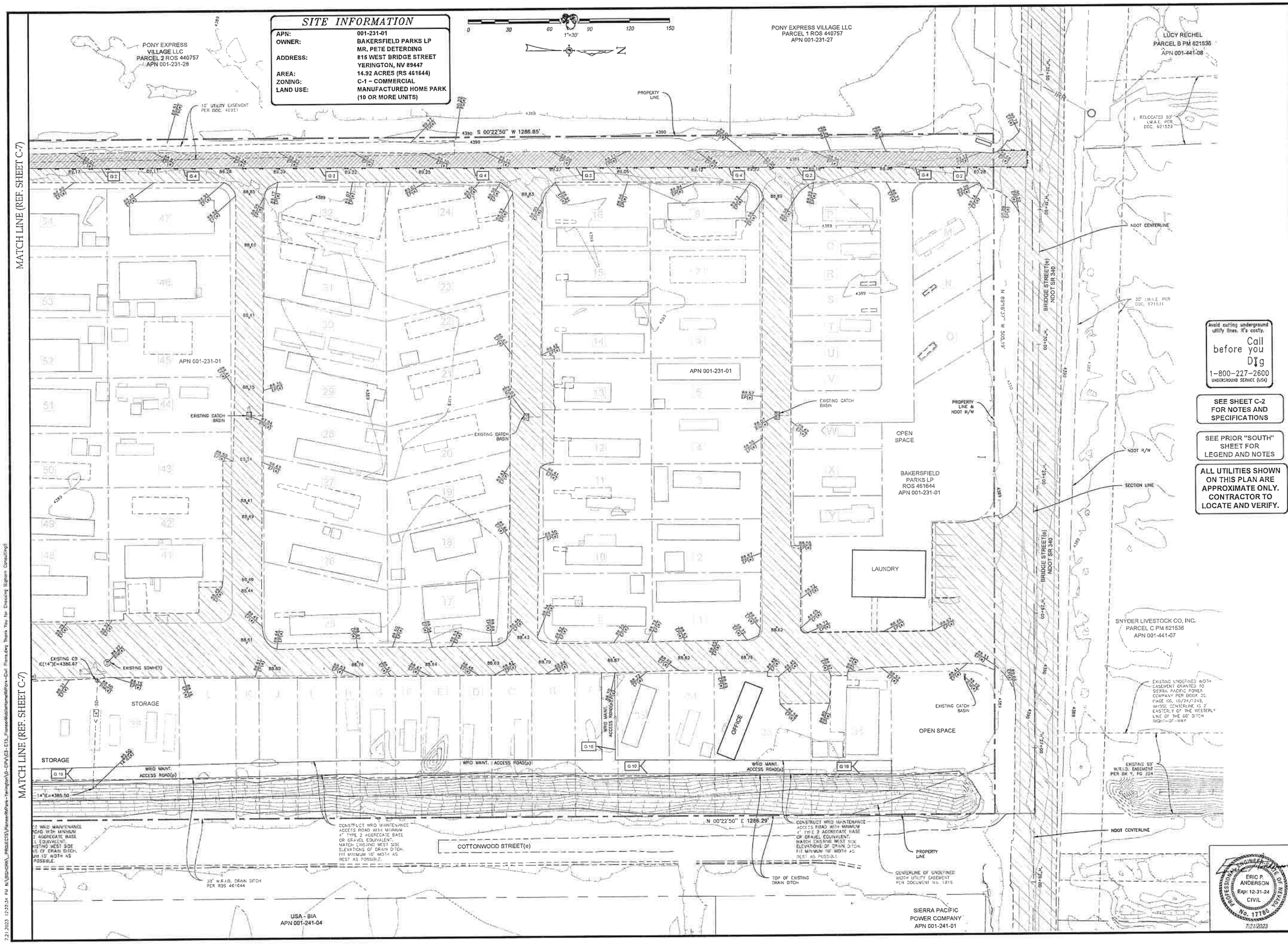
CIVIL IMPROVEMENT PLANS FOR THE
PIONEER MOBILE HOME & RV PARK EXPANSION
GRADING & DRAINAGE PLAN ~ SOUTH
CITY OF YERINGTON NEVADA

Date: 7.21.2023
Drawn By: EPA
Designed By: EPA
Checked By: EPA

ERIC P. ANDERSON
Exp: 12-31-24
CIVIL
No. 17760
PROFESSIONAL ENGINEER
STATE OF NEVADA
7/21/2023

C-7
7 OF 20

7.21.2023 12:21:47 PM N:\BIGHORN_PROJECTS\Pioneer&Park~Yerington\D-CIVIL\C3-C15_Pioneer&Park~Yerington\Plans~Civil Plans.dwg Thank You for Choosing Bighorn Consulting!



No.	Date:	Revisions:

BIGHORN
C·O·N·S·U·L·T·I·N·G
P.O. BOX 18703 RENO, NV 89511
OFFICE 775.827.1300 FAX: 775.827.0140

CIVIL IMPROVEMENT PLANS FOR THE PIONEER MOBILE HOME & RV PARK EXPANSION GRADING & DRAINAGE PLAN ~ NORTH

CITY OF YERINGTON NEVADA

Date:	7.21.2023
Drawn By:	EPA
Designed By:	EPA
Checked By:	EPA

C-8
8 OF 20

7-21-2023 12:23:34 PM N:\BIGHORN_PROJECTS\Pioneer\Work-Yerington\0-CIVIL\C3-DTL\PioneerMobileHomeWork-Civil Plans.dwg, Thank You for Choosing Bighorn Consulting!

0 30 60 90 120 150
1"=30'

WATER NOTES

- W1 CONSTRUCT ±125 LF ~ 4" PE POTABLE WATER MAIN @ 42" MIN. COVER
- W2 CONSTRUCT ±930 LF ~ 2" PE POTABLE WATER MAIN @ 42" MIN. COVER
- W3 INSTALL 4" x 2" WATER MAIN REDUCER
- W4 INSTALL 2" x 2" WATER MAIN TEE W/ SMALL CONCRETE THRUST BLOCK (REF. DETAIL SHEET)
- W5 INSTALL ¾" RV FROST FREE HOSE BIB RISER WITH VACUUM BREAKER [TYPICAL] (REF. DETAIL SHEET)
- W6 CONNECT ¾" RV STALL WATER SERVICE TO 2" PE WATER MAIN [TYPICAL]
- W7 CONSTRUCT ¾" RV STALL WATER SERVICE @ 42" MIN. COVER [TYPICAL]
- SC "SPECIAL CONSTRUCTION" ~ REFERENCE NDEP VERTICAL CROSSING CONFLICT SUMMARY FOR REQUIREMENTS FOR WATER MAINS CROSSING SANITARY SEWER MAINS/LATERALS.

ALL WATER MAINS SHALL BE DISINFECTED AND TESTED PER AWWA C651.

ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA C605.

MAINTAIN POTABLE WATER AND SS/SD/NON-POTABLE HORIZONTAL AND VERTICAL CLEARANCES AS SPECIFIED IN NAC SECTION 445A.
THE MINIMUM MITIGATED VERTICAL SEPARATION AT CROSSINGS SHALL NOT BE LESS THAN 6".

6"Ø UTILITY BOLLARDS REQUIRED AROUND PERIMETER OF ALL FIRE HYDRANTS, FDCs, PIVs, AND ELECTRICAL TRANSFORMERS/GEAR (REF. DETAIL SHEET)

UTILITY LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED ROCK RIP RAP
- PROPOSED GRAVEL
- PROPOSED LANDSCAPE AREA
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- AC SAWCUT WITH CLEAN EDGE
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- FLOWLINE AND DIRECTION
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING GRAVEL EDGE OF ROAD
- PROPOSED RV UTILITY HOOK-UPS
- PROPOSED WATER
- EXISTING WATER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED IRRIGATION BACKFLOW
- PROPOSED IRRIGATION SLEEVES
- EXISTING GATE VALVE
- PROPOSED TEE W/ THRUST BLOCK
- PROPOSED GATE VALVE
- PROPOSED REDUCER
- PROPOSED ELBOW W/ THRUST BLOCK
- PROPOSED SEWER SIZE & DIRECTION
- PROPOSED SEWER FORCE MAIN
- PROPOSED SEWER CHECK VALVE
- EXISTING SEWER SIZE & DIRECTION
- PROPOSED SEWER LATERAL
- PROPOSED SS LIFT STATION
- EXISTING SS MANHOLE
- PROPOSED SS CLEAN-OUT
- PROPOSED SS LATERAL ELBOW
- PROPOSED STORM DRAIN SIZE & DIRECTION
- EXISTING STORM DRAIN SIZE & DIRECTION
- EXISTING CATCH BASIN
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED STREET LIGHT
- EXISTING POWER POLE W/ ANCHOR
- EXISTING OVERHEAD POWER
- EXISTING GAS METER
- EXISTING ELECTRIC BOX/METER
- EXISTING PHONE/CATV
- EXISTING STREET LIGHT

ALL UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. CONTRACTOR TO LOCATE AND VERIFY.

Avoid cutting underground utility lines. It's costly.
Call before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

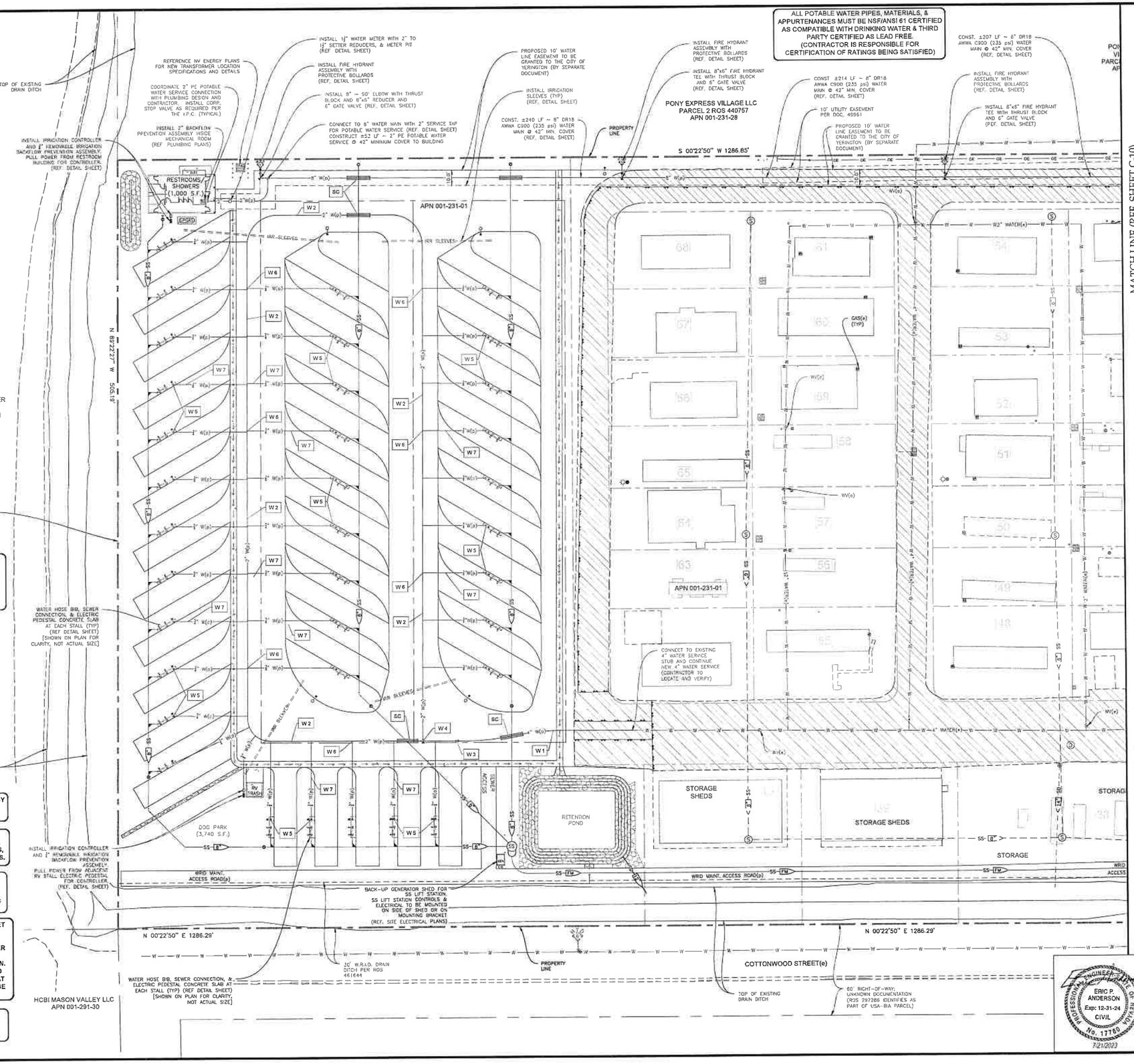
SEE ELECTRICAL PLANS BY OTHERS FOR SITE ELECTRICAL

REF. PLANS BY PUBLIC UTILITY PURVEYORS FOR ON-SITE ELECTRICAL, GAS, PHONE, & CABLE SERVICES.

NOTE:
BIGHORN CONSULTING IS NOT RESPONSIBLE FOR WATER ANALYSIS, INCLUDING PIPE SIZING AND WATER PRESSURES.

REFERENCE DETAIL SHEET FOR NDEP VERTICAL CROSSING CONFLICT SUMMARY FOR ALL WATER LINE CROSSINGS WITH SEWER AND STORM DRAIN. THE MINIMUM MITIGATED VERTICAL SEPARATION AT CROSSINGS SHALL NOT BE LESS THAN 6".

SEE SHEET C-2 FOR NOTES AND SPECIFICATIONS



No.	Date:	Revision:

BIGHORN CONSULTING
P.O. BOX 18790 RENO, NV 89511
OFFICE: 775.857.5800 FAX: 775.853.9188

CIVIL IMPROVEMENT PLANS FOR THE
PIONEER MOBILE HOME & RV PARK EXPANSION
WATER UTILITY PLAN ~ SOUTH
CITY OF YERINGTON NEVADA

Date: 7.21.2023
Drawn By: EPA
Designed By: EPA
Checked By: EPA

PROFESSIONAL ENGINEER STATE OF NEVADA
ERIC P. ANDERSON
Exp: 12-31-24
CIVIL
No. 17780
7/21/2023

C-9
9 OF 20

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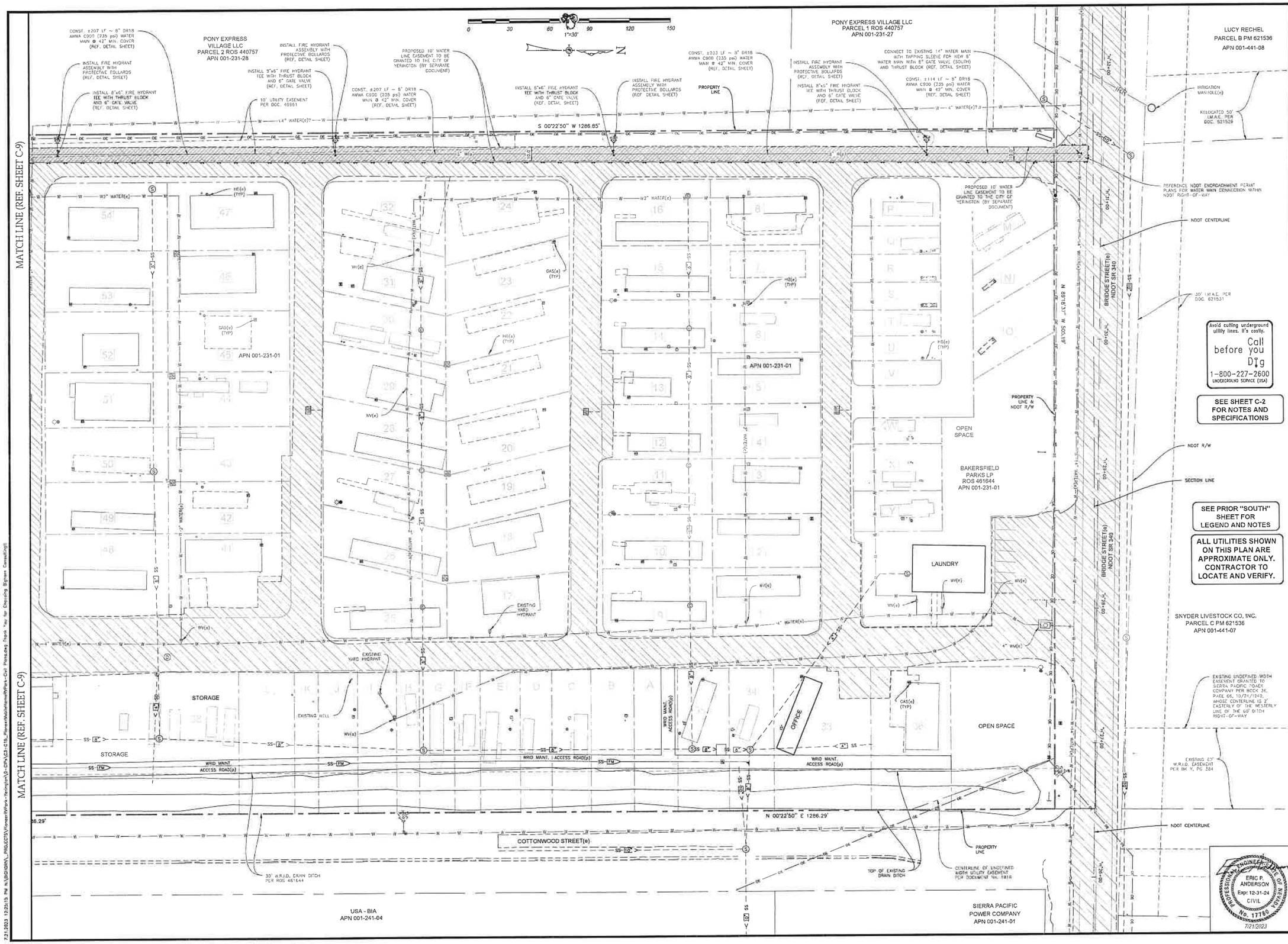

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CONSULTING
P.O. BOX 18750 RENO, NV 89511
OFFICE: 775.827.1300 FAX: 775.337.0162

CIVIL IMPROVEMENT PLANS FOR THE
PIONEER MOBILE HOME & RV PARK EXPANSION
WATER UTILITY PLAN ~ NORTH
CITY OF YERINGTON NEVADA

Date: 7.21.2023
Drawn By: EPA
Designed By: EPA
Checked By: EPA

C-10
10 OF 20

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Avoid cutting underground utility lines. It's costly.
Call before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

SEE SHEET C-2 FOR NOTES AND SPECIFICATIONS

ALL UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. CONTRACTOR TO LOCATE AND VERIFY.

ALL SEWER MAINS SHALL BE TV INSPECTED PRIOR TO ACCEPTANCE PER THE YERINGTON PUBLIC WORKS DESIGN STANDARDS.

ALL SEWER MAINS SHALL PASS THE BALL AND MANDREL TEST PER THE YERINGTON PUBLIC WORKS DESIGN STANDARDS.

ALL SEWER MAINS SHALL BE AIR TESTED PER THE YERINGTON PUBLIC WORKS DESIGN STANDARDS.

ALL SEWER MANHOLES SHALL BE VACUUM TESTED PER THE YERINGTON PUBLIC WORKS DESIGN STANDARDS.

UTILITY LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED ROCK RIP RAP
- PROPOSED GRAVEL
- PROPOSED LANDSCAPE AREA
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- AC SAWCUT WITH CLEAN EDGE
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- FLOWLINE AND DIRECTION
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING GRAVEL EDGE OF ROAD
- PROPOSED RV UTILITY HOOK-UPS
- PROPOSED WATER
- EXISTING WATER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED IRRIGATION BACKFLOW
- PROPOSED IRRIGATION SLEEVES
- EXISTING GATE VALVE
- PROPOSED TEE W/ THRUST BLOCK
- PROPOSED GATE VALVE
- PROPOSED REDUCER
- PROPOSED ELBOW W/ THRUST BLOCK
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- EXISTING SEWER SIZE & DIRECTION
- PROPOSED SEWER LATERAL
- PROPOSED SS LIFT STATION
- EXISTING SS MANHOLE
- PROPOSED SS CLEAN-OUT
- PROPOSED SS LATERAL ELBOW
- PROPOSED STORM DRAIN SIZE & DIRECTION
- EXISTING STORM DRAIN SIZE & DIRECTION
- EXISTING CATCH BASIN
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED STREET LIGHT
- EXISTING POWER POLE W/ ANCHOR
- EXISTING OVERHEAD POWER
- EXISTING GAS METER
- EXISTING ELECTRIC BOX/METER
- EXISTING PHONE/CATV
- EXISTING STREET LIGHT

REFERENCE DETAIL SHEET FOR NDEP VERTICAL CROSSING CONFLICT SUMMARY FOR ALL WATER LINE CROSSINGS WITH SEWER AND STORM DRAIN. THE MINIMUM MITIGATED VERTICAL SEPARATION AT CROSSINGS SHALL NOT BE LESS THAN 6".

MAINTAIN POTABLE WATER AND SS/SD/NON-POTABLE HORIZONTAL AND VERTICAL CLEARANCES AS SPECIFIED IN NAC SECTION 445A.
THE MINIMUM MITIGATED VERTICAL SEPARATION AT CROSSINGS SHALL NOT BE LESS THAN 6".

No.	Date:	Revision:

BIGHORN CONSULTING
P.O. BOX 18700 RENO, NV 89511
OFFICE: 775.827.1108 FAX: 775.827.1118

CIVIL IMPROVEMENT PLANS FOR THE PIONEER MOBILE HOME & RV PARK EXPANSION SANITARY SEWER PLAN ~ SOUTH

NEVADA

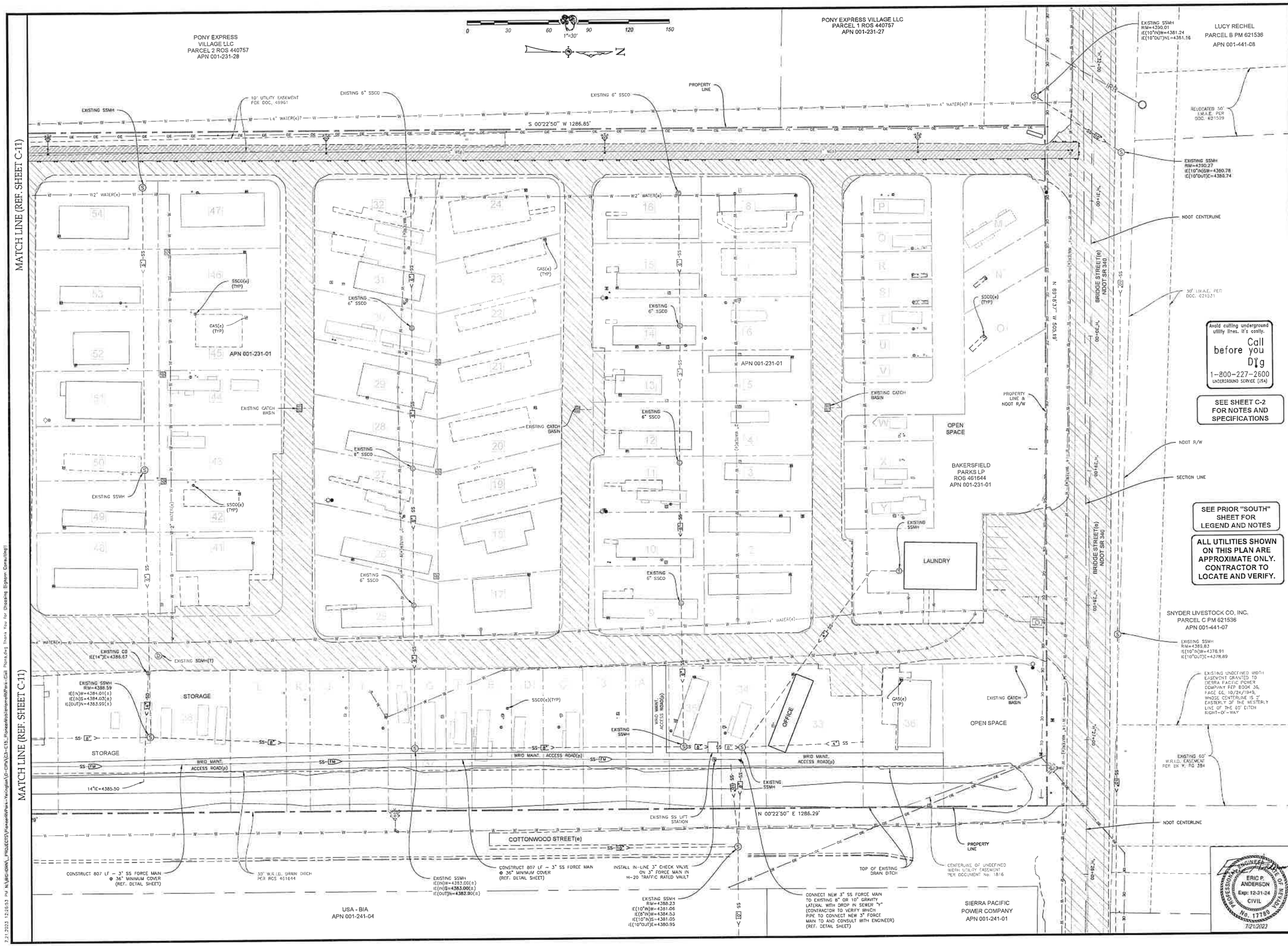
CITY OF YERINGTON

Date: 7.21.2023
Drawn By: EPA
Designed By: EPA
Checked By: EPA

ERIC P. ANDERSON
Exp: 12-31-24
CIVIL
No. 17150
7/21/2023

C-11
11 OF 20

7/21/2023 12:26:01 PM N:\BIGHORN_PROJECTS\Pioneer RV Park - Yerington\B-CIV\C3-C10_Plans\Mobile Home\Plan-Civil Plan.dwg Thank You for Choosing Bighorn Consulting!



No.	Date:	Revisions:

BIGHORN
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P.O. BOX 10310 · RENO, NV 89511
OFFICE: 775.827.1060 FAX: 775.825.9166

CIVIL IMPROVEMENT PLANS FOR THE
PIONEER MOBILE HOME & RV PARK EXPANSION
SANITARY SEWER PLAN ~ NORTH
CITY OF YERINGTON · NEVADA

Date:	7.21.2023
Drawn By:	EPA
Designed By:	EPA
Checked By:	EPA

C-12
12 OF 20

7.21.2023 12:26:53 PM N:\BIG-HORN_PROJECTS\Pioneer&RVPark-Yerington\01-EPA\C1-C15_Pioneer&RVPark-Civil Plans.dwg Thank You for Choosing Bighorn Consulting!

0 30 60 90 120 150
1"=30'

ALL WATER MAINS SHALL BE DISINFECTED AND TESTED PER AWWA C651.

ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA C605.

MAINTAIN POTABLE WATER AND SS/SD/NON-POTABLE HORIZONTAL AND VERTICAL CLEARANCES AS SPECIFIED IN NAC SECTION 445A.
THE MINIMUM MITIGATED VERTICAL SEPARATION AT CROSSINGS SHALL NOT BE LESS THAN 6".

REFERENCE DETAIL SHEET FOR NDEP VERTICAL CROSSING CONFLICT SUMMARY FOR ALL WATER LINE CROSSINGS WITH SEWER AND STORM DRAIN. THE MINIMUM MITIGATED VERTICAL SEPARATION AT CROSSINGS SHALL NOT BE LESS THAN 6".

SEE SHEET C-2 FOR NOTES AND SPECIFICATIONS

ALL POTABLE WATER PIPES, MATERIALS, & APPURTENANCES MUST BE NSF/ANSI 61 CERTIFIED AS COMPATIBLE WITH DRINKING WATER & THIRD PARTY CERTIFIED AS LEAD FREE. (CONTRACTOR IS RESPONSIBLE FOR CERTIFICATION OF RATINGS BEING SATISFIED)

SEE ELECTRICAL PLANS BY OTHERS FOR SITE ELECTRICAL

REF. PLANS BY PUBLIC UTILITY PURVEYORS FOR ON-SITE ELECTRICAL, GAS, PHONE, & CABLE SERVICES.

ALL UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. CONTRACTOR TO LOCATE AND VERIFY.

6"Ø UTILITY BOLLARDS REQUIRED AROUND PERIMETER OF ALL FIRE HYDRANTS, FDCs, PIVs, AND ELECTRICAL TRANSFORMERS/GEAR (REF. DETAIL SHEET)

UTILITY LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED ROCK RIP RAP
- PROPOSED GRAVEL
- PROPOSED LANDSCAPE AREA
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- AC SAWCUT WITH CLEAN EDGE
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- FLOWLINE AND DIRECTION
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING GRAVEL EDGE OF ROAD
- PROPOSED RV UTILITY HOOK-UPS
- PROPOSED WATER
- EXISTING WATER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED IRRIGATION BACKFLOW
- PROPOSED IRRIGATION SLEEVES
- EXISTING GATE VALVE
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- PROPOSED GATE VALVE
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- PROPOSED SEWER FORCE MAIN
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- EXISTING SEWER SIZE & DIRECTION
- PROPOSED SEWER LATERAL
- PROPOSED SS LIFT STATION
- EXISTING SS MANHOLE
- PROPOSED SS CLEAN-OUT
- PROPOSED SS LATERAL ELBOW
- PROPOSED STORM DRAIN SIZE & DIRECTION
- EXISTING STORM DRAIN SIZE & DIRECTION
- EXISTING CATCH BASIN
- PROPOSED ELECTRIC TRANSFORMER
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- EXISTING POWER POLE W/ ANCHOR
- EXISTING OVERHEAD POWER
- EXISTING GAS METER
- EXISTING ELECTRIC BOX/METER
- EXISTING PHONE/CATV
- EXISTING STREET LIGHT

Avoid cutting underground utility lines. It's costly.
Call before you Dig
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UNDERGROUND SERVICE (USA)

TOP OF EXISTING DRAIN DITCH
INSTALL IRRIGATION CONTROLLER AND 2" REMOVABLE IRRIGATION BACKFLOW PREVENTION ASSEMBLY. PULL POWER FROM RESTROOM BUILDING FOR CONTROLLER. (REF. DETAIL SHEET)
REFERENCE NV ENERGY PLANS FOR NEW TRANSFORMER LOCATION SPECIFICATIONS AND DETAILS
RESTROOMS/SHOWERS (1,000 S.F.)
LPG TANK FOR NEW RESTROOMS/SHOWER BUILDING (OWNER & CONTRACTOR TO COORDINATE WITH LOCAL LP GAS PROVIDER FOR SIZE AND LOCATION (500 GALLON TANK SHOWN) (CONSTRUCT MINIMUM 6" THICK CONCRETE SLAB FOR TANK PLACEMENT & MOUNTING)
WHISPERING RIVER RANCH LLC APN 001-451-01
N 69°22'27" W 505.19'
PROPERTY LINE
WATER HOSE BIB, SEWER CONNECTION, & ELECTRIC PEDESTAL CONCRETE SLAB AT EACH STALL (TYP) (REF DETAIL SHEET) [SHOWN ON PLAN FOR CLARITY, NOT ACTUAL SIZE]
TOP OF EXISTING DRAIN DITCH
INSTALL IRRIGATION CONTROLLER AND 2" REMOVABLE IRRIGATION BACKFLOW PREVENTION ASSEMBLY. PULL POWER FROM ADJACENT RV STALL ELECTRIC PEDESTAL FOR CONTROLLER. (REF. DETAIL SHEET)
HCBI MASON VALLEY LLC APN 001-291-30
USA - BIA APN 001-241-04
APN 001-231-01
STREET LIGHT (TYP)
DOG PARK (3,740 S.F.)
RV TRASH
WRID MAINT. ACCESS ROAD(p)
BACK-UP GENERATOR SHED FOR SS LIFT STATION. SS LIFT STATION CONTROLS & ELECTRICAL TO BE MOUNTED ON SIDE OF SHED OR ON MOUNTING BRACKET (REF. SITE ELECTRICAL PLANS)
RETENTION POND
N 00°22'50" E 1286.29'
WATER HOSE BIB, SEWER CONNECTION, & ELECTRIC PEDESTAL CONCRETE SLAB AT EACH STALL (TYP) (REF DETAIL SHEET) [SHOWN ON PLAN FOR CLARITY, NOT ACTUAL SIZE]
30' W.R.I.D. DRAIN DITCH PER ROS 461644
PROPERTY LINE
COTTONWOOD STREET(e)
TOP OF EXISTING DRAIN DITCH
60' RIGHT-OF-WAY: UNKNOWN DOCUMENTATION (ROS 297286 IDENTIFIES AS PART OF USA-BIA PARCEL)
MATCH LINE (REF. SHEET C-14)

PONY EXPRESS VILLAGE LLC PARCEL 2 ROS 440757 APN 001-231-26
S 00°22'50" W 1286.85'
ELEC METER, PANEL, BOX(e)
10' UTILITY EASEMENT PER DOC. 49961
POWER POLE(e) #191753
EXISTING SSMH
POWER POLE(e)
ELEC METER(e) (TYP)
ELEC(e) (TYP)
GAS(e) (TYP)
STREET LIGHT(e)
EXISTING CATCH BASIN
WV(e)
WATER(e)
EXISTING CB IE(14")=4386.67
EXISTING SDMH(?)
EXISTING SSMH RIM=4388.59 IE(N)W=4384.01(±) IE(N)S=4384.63(±) IE(OUT)W=4383.99(±)
STORAGE SHEDS
STORAGE
EXISTING SSMH (±UNDER BLDG)
14"IE=4385.50
WRID MAINT. ACCESS ROAD(p)
N 00°22'50" E 1286.29'
MATCH LINE (REF. SHEET C-14)

No.	Date:	Revisions:

BIGHORN
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P.O. BOX 18750 RENO, NV 89511
OFFICE: 775.801.1108 FAX: 775.825.8168

CIVIL IMPROVEMENT PLANS FOR THE
PIONEER MOBILE HOME & RV PARK EXPANSION
OVERALL UTILITY PLAN ~ SOUTH
CITY OF YERINGTON NEVADA

Date: 7.21.2023
Drawn By: EPA
Designed By: EPA
Checked By: EPA

PROFESSIONAL ENGINEER STATE OF NEVADA
ERIC P. ANDERSON
Exp: 12-31-24
CIVIL
No. 17780
7/21/2023

C-13
13 OF 20

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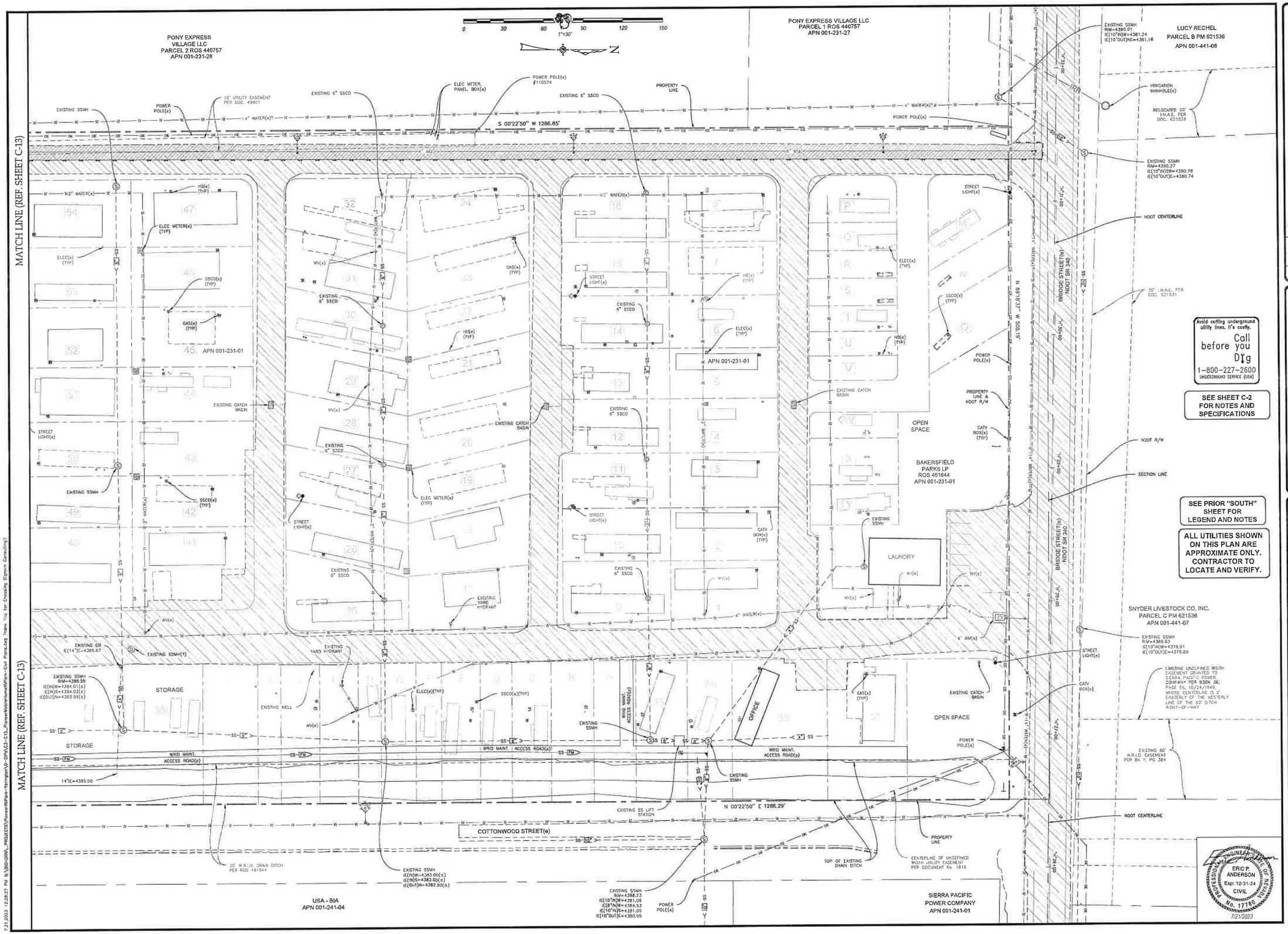

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BIGHORN
CONSULTING
P.O. BOX 18700 RENO, NV 89511
OFFICE: 775.827.5000 FAX: 775.825.6196

CIVIL IMPROVEMENT PLANS FOR THE
PIONEER MOBILE HOME & RV PARK EXPANSION
OVERALL UTILITY PLAN ~ NORTH
CITY OF VERNINGTON NEVADA

Date:	7.21.2023
Drawn By:	EPA
Designed By:	EPA
Checked By:	EPA

C-14
14 OF 20

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0 30 60 90 120 150
1"=30'

N

SITE INFORMATION

APN:	001-231-01
OWNER:	BAKERSFIELD PARKS LP MR. PETE DETERDING
ADDRESS:	815 WEST BRIDGE STREET YERINGTON, NV 89447
AREA:	14.92 ACRES (RS 461644)
ZONING:	C-1 ~ COMMERCIAL
LAND USE:	MANUFACTURED HOME PARK (10 OR MORE UNITS)

SEE SHEET C-2 FOR NOTES AND SPECIFICATIONS

ALTERNATIVE BMPs TO WHAT ARE SHOWN MUST BE INSTALLED AND SERVE THE IDENTICAL PURPOSE PER THE REQUIREMENTS OF THE NDEP ~ BUREAU OF WATER POLLUTION CONTROL

EROSION CONTROL LEGEND

- CONSTRUCTION SITE ENTRANCES AND EXITS [SC-8]
- FIBER ROLLS / STRAW WADDLES [SC-1]
- STORM DRAIN INLET PROTECTION [DP-3] WITH CATCH BASIN FILTER [DP-4]
- RIP RAP [EC-7]
- SILT FENCES [SC-5]
- COMPOST FILTER BERM/SOCK [SC-12]
- CONCRETE WASH OUT

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED ROCK RIP RAP
- PROPOSED GRAVEL
- PROPOSED LANDSCAPE AREA
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- AC SAWCUT WITH CLEAN EDGE
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- FLOWLINE AND DIRECTION
- EXISTING FENCE
- PROPOSED FENCE
- 4389 EXISTING CONTOUR W/ ELEVATION
- EXISTING GRAVEL EDGE OF ROAD
- 1.2% PROPOSED SLOPE RATE AND DIRECTION
- 91.40 / 90 PROPOSED SPOT ELEVATION AND DESCRIPTION
- 1.4%(e) EXISTING SLOPE RATE AND DIRECTION
- 90.00 / FG(4) EXISTING SPOT ELEVATION AND DESCRIPTION
- GRADE BREAK
- SLOPE INDICATOR AND DIRECTION
- -SD-(12") EXISTING STORM DRAIN SIZE & DIRECTION
- EXISTING CATCH BASIN

EROSION CONTROL NOTES

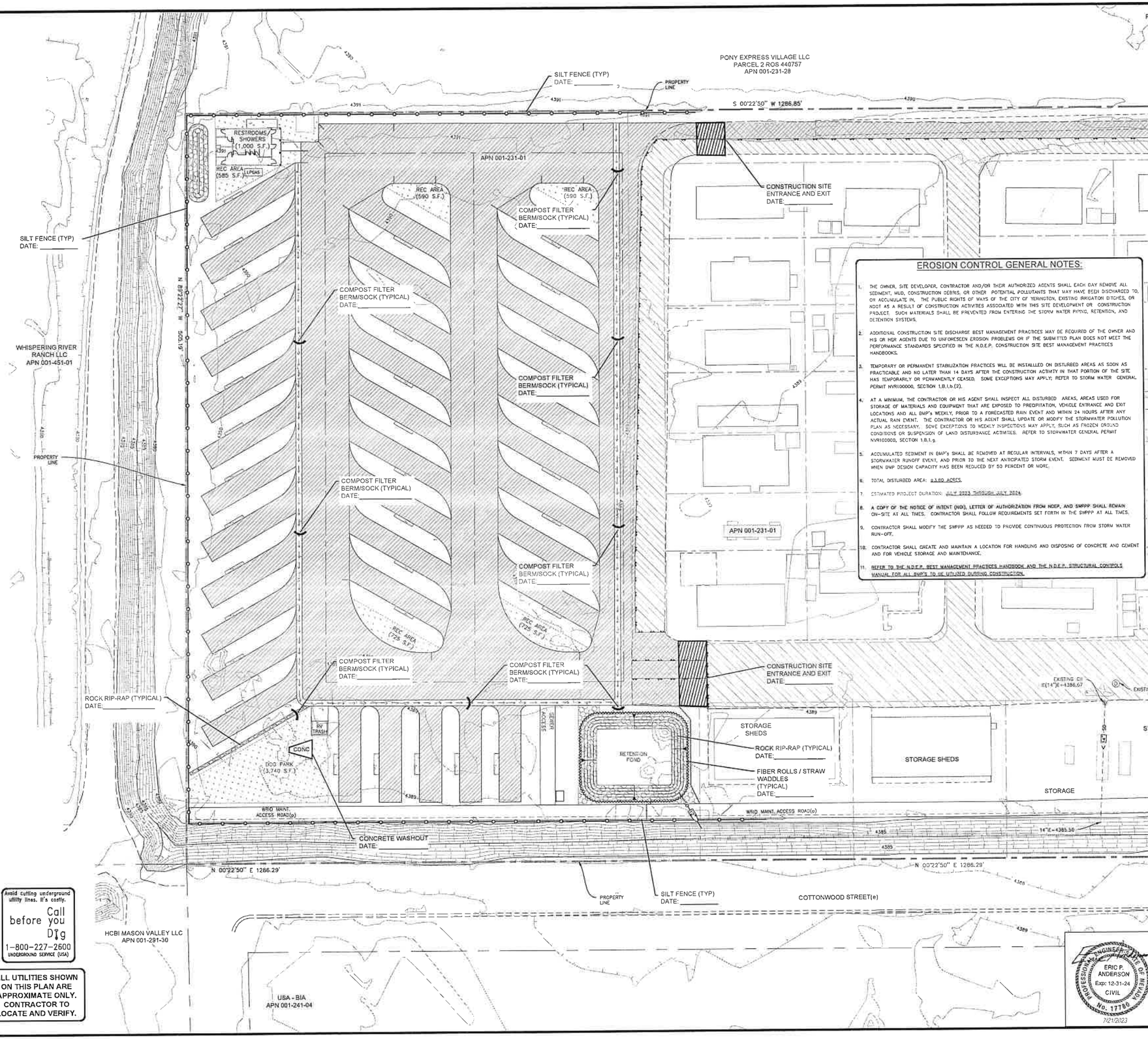
a. In case of emergency call 971-284-3825 (General Manager).
b. A standby crew for emergency work shall be available at all times. Necessary materials shall be available on-site and stockpiled at approved locations to facilitate rapid construction of temporary devices or to repair damaged erosion control 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 (6') high perimeter fence or a twenty-four (24) hour guard shall be posted on the site whenever the depth of water in a facility exceeds eighteen inches (18").

DRAINAGE FACILITIES MAINTENANCE NOTE:

OWNER IS RESPONSIBLE TO ENSURE THAT ALL VEGETATION, DEBRIS, AND BLOCKAGES SHALL BE REMOVED FROM ALL DRAINAGE FACILITIES/STRUCTURES AT A MINIMUM OF FOUR (4) TIMES (QUARTERLY) EVERY YEAR AND AFTER EACH SIGNIFICANT STORM EVENT. STANDING WATER THAT PONDS FOR A PERIOD LONGER THAN 72 HOURS MUST BE MITIGATED TO PREVENT INSECT DEVELOPMENT.

Avoid cutting underground utility lines. It's costly.
Call before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

ALL UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. CONTRACTOR TO LOCATE AND VERIFY.



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BIGHORN CONSULTING
P.O. BOX 1370 RENO, NV 89511
OFFICE: 775.277.1200 FAX: 775.355.9116

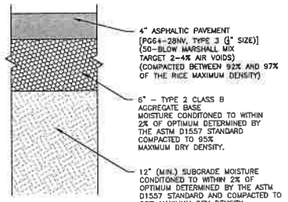
CIVIL IMPROVEMENT PLANS FOR THE
PIONEER MOBILE HOME & RV PARK EXPANSION
EROSION CONTROL & BMP PLAN
CITY OF YERINGTON NEVADA

Date:	7.21.2023
Drawn By:	EPA
Designed By:	EPA
Checked By:	EPA

PROFESSIONAL ENGINEER STATE OF NEVADA
ERIC P. ANDERSON
Exp: 12-31-24
CIVIL
No. 17780
7/21/2023

C-15
15 OF 20

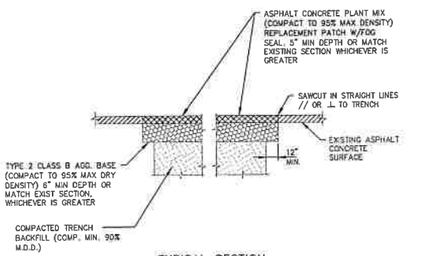
7.21.2023 12:29:23 PM K:\BIGHORN_PROJECTS\Pioneer\Pioneer Yerington\B-CP\A22-C15_PlanesAttachments\Work-Civil Pioneer.dwg Thank You for Choosing Bighorn Consulting!



AC PAVEMENT SECTIONS

AC SECTION NOTES

1. ALL ASPHALT AND BASE SHALL CONFORM TO SECTIONS 320.06.03, 320.07.03 AND 308.06 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH SECTION 302.
2. ASPHALT PAVING REQUIREMENTS:
   A. SHALL BE 1/2" ABOVE LIP OF GUTTER (TYP.)
   B. LONGITUDINAL JOINTS AT THE END OF EACH DAYS PAVING SHOULD NOT EXCEED 100' IN LENGTH ON ANY STREET OR PAVING LIFT.
   C. MINIMUM TEMPERATURE OF AIR AND PAVEMENT SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. SEE SPECIFICATIONS OF THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" FOR MINIMUM LOOSE LIFT THICKNESSES FOR COMPACTED AC SECTIONS.

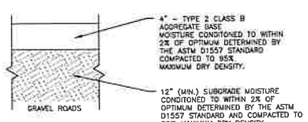


TYPICAL SECTION

NOTES:

1. IF SAWCUT IS WITHIN 24 INCHES OF EDGE OF A.C. PAVEMENT REMOVE EXISTING PAVEMENT TO THAT EDGE AND REPLACE ENTIRE SECTION.
2. BITUMINOUS MATERIAL SHALL MEET THE REQUIREMENTS OF SECTIONS 201 AND 320 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. MIXING, SPREADING, AND COMPACTING OF BITUMINOUS PAVEMENT SHALL BE DONE ONLY WHEN THE SURFACE ON WHICH THE MATERIALS ARE TO BE PLACED IS DRY AND WHEN THE ATMOSPHERIC TEMPERATURE IS ABOVE 50 DEGREES FAHRENHEIT AND HAS NOT BEEN BELOW 40 DEGREES FAHRENHEIT DURING THE PRECEDING 24 HOURS.
4. FINISHED SURFACE VARIATIONS SHALL BE 0 TO 0.25 INCHES ABOVE EXISTING SURFACE. ALL HUMPS EXCEEDING THIS TOLERANCE SHALL BE CORRECTED BY REMOVAL OF MATERIAL AND REPLACING IT WITH NEW MATERIAL. FINISHED SURFACE OF PATCH SHALL NOT BE BELOW EXISTING ADJACENT SURFACE.
5. PLANTMIX BITUMINOUS PAVEMENT PATCHES SHALL MATCH EXISTING SECTION OR HAVE A MINIMUM THICKNESS OF 5 INCHES, WHICHEVER IS GREATER.
7. PLANS SHALL SPECIFY PAVEMENT PATCH AND AGGREGATE BASE DEPTHS AS SPECIFIED BY THE DESIGN ENGINEER.

AC PAVEMENT PATCH



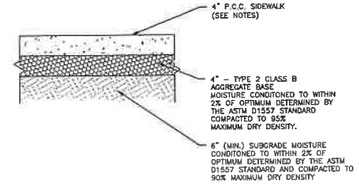
ROADWAY & GRAVEL DRIVE ISLE SECTIONS

1. ALL BASE SHALL CONFORM TO SECTIONS 320.06.03, 320.07.03 AND 308.06 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH SECTION 302.

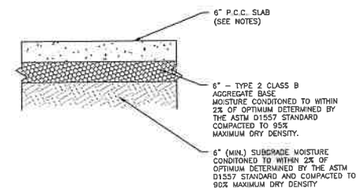
CONCRETE GENERAL NOTES:

1. FIBER-REINFORCED PORTLAND CEMENT CONCRETE (P.C.C.) SHALL HAVE THE FOLLOWING CHARACTERISTICS AND MUST BE PROVIDED TO THE READY MIXED CONCRETE SUPPLIER.
   1.1. TYPE I OR TYPE II (TYPE IA OR IIA) CEMENT WITH AIR ENTRAINMENT AT 4,000 PSI (4,500 PSI IDEAL) MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS, MIN. 6 SACKS OF CEMENT PER CUBIC YARD.
   1.2. WATER-CEMENT RATIO OF 0.40-0.45 FOR A STIFF (1.5"-3" SLUMP), RELATIVELY DRY MIX FOR MAXIMUM STRENGTH, FREEZE/THAW RESISTANCE AND WATERTIGHTNESS.
   1.3. 5%-7.5% AIR ENTRAINMENT ADDED.
   1.4. POLYPROYLENE FIBERS SHALL BE ADDED TO THE P.C.C. PER THE MANUFACTURER'S RECOMMENDATIONS.
   1.5. USE CONCRETE SUPER PLASTICIZER ADMIXTURE FOR EASIER WORKABILITY AT PLACEMENT AND IMPROVED WATERTICHTNESS AND STRENGTH OF LOW SLUMP CONCRETE.
2. ALL CONCRETE CURB, GUTTER AND SIDEWALK SHALL HAVE 1/2" EXPANSION JOINTS EVERY 30' (UNLESS APPROVED OTHERWISE BY THE ENGINEER) AND AT ALL CURB RETURNS AND SHALL HAVE WEAKENED PLANE JOINTS EVERY 10 FEET. ISOLATION JOINTS SHALL BE INSTALLED AROUND ALL STRUCTURES.
3. DO NOT PLACE CONCRETE DIRECTLY ON A VAPOR BARRIER. IF A VAPOR BARRIER IS USED, PLACE A 3"-4" LAYER OF COMPACTED, SELF-DRAINING GRANULAR FILL BETWEEN THE VAPOR BARRIER AND CONCRETE.
4. VIBRATION DURING PLACEMENT AT 5,000-15,000 RPM FREQUENCY RANGE FOR MINIMUM AGGREGATE SEGREGATION.
5. ALLOW NO MORE THAN 30 MINUTES BETWEEN CONCRETE TRUCK LOADS DURING PLACEMENT.
6. MIX 70-100 REVOLUTIONS AT MIXING SPEED, THEN AN ADDITIONAL 200-230 REVOLUTIONS (MAXIMUM OF 300 TOTAL REVOLUTIONS) AT AGITATING SPEED.
7. DISCHARGE LOAD WITHIN 1.5 HRS (SEE SPECIFICATIONS FOR READY-MIXED CONCRETE ASTM C94-86.)
8. MINIMIZE DISCHARCE DROP DISTANCE BY USING A DISCHARCE CHUTE.
9. USE CLEAN, DRINKABLE MIXING WATER AT A pH=5.0-7.0.
10. CONTINUOUS POUR IN ONE DAY – NO COLD JOINTS.
11. USE A FLOAT FINISH ON THE SURFACE WITH AN ALUMINUM OR MAGNESIUM FLOAT TO MINIMIZE COARSE SURFACE TEXTURE TO IMPROVE WASHING AND CLEANUP. CONCRETE SURFACES TO BE COATED WITH A SEALANT MAY NEED ADDED GRIT FOR A ROUGHER TEXTURE TO IMPROVE SEALANT ADHESION AND WORKER SAFETY.
12. IMMERSION OR MOIST CURE FOR AT LEAST 7 DAYS (28 DAY IMMERSION OR MOIST CURE REQUIRED FOR MAXIMUM STRENGTH).
13. ALLOW SEVERAL WEEKS FOR GREEN CONCRETE TO CURE BEFORE APPLYING SEALANTS TO MINIMIZE TRAPPED MOISTURE BUBBLES IN SEALANT COATING.
14. RANDOM CRACKING MUST BE AVOIDED IN CONCRETE CONTAINMENT AREAS/FACILITIES. REDUCE RANDOM SHRINKAGE CRACKING BY USING CONCRETE WITH A MINIMUM SHRINKAGE POTENTIAL THAT CONTAINS THE CORRECT GRADATION OF AGGREGATES, THE MAXIMUM SIZE OF COARSE AGGREGATE, AND THE MAXIMUM AMOUNT OF COARSE AGGREGATE CONSISTENT WITH PLACING AND FINISHING METHODS. USE THE MAXIMUM AGGREGATE SIZE IF IT SATISFIES THE REQUIREMENT THAT MAXIMUM AGGREGATE SIZE NOT EXCEED ⅓ THE CLEAR SPACE BETWEEN REINFORCING BARS OR ¼ THE DEPTH OF THE FLOOR SLAB.
15. FOR IDEAL CONCRETE CURING, FILL CONTAINMENT AND PAD VOLUMES WITH WATER AND MOIST CURE AT 60F-70F FOR AT LEAST SEVEN DAYS TO DEVELOP 95% OF 28-DAY STRENGTH. RECOMMENDED CONCRETE MOIST CURING PROCESSES INCLUDE: (1) PONDING OR IMMERSION, FOGGING OR SPRAYING, OR PERIODIC SPRAYING TO SATURATE A COVERING PROVIDES EVAPORATIVE COOLING FOR HOT TEMPERATURES. (2) SEALING EXPOSED CONCRETE SURFACES WITH POLYETHYLENE FILM, IMPERVIOUS PAPER OR MEMBRANE-FORMING CURING COMPOUNDS AS SOON AS CONCRETE SURFACES ARE FINISHED. (3) SUPPLYING ADDITIONAL MOISTURE AND HEAT WITH ACCELERATED STRENGTH-GAIN CURING METHODS, SUCH AS LIVE STEAM AND HEATING PADS FOR COLD WEATHER CURING.
16. AVOID CURING ACCELERATOR ADMIXTURES CONTAINING CALCIUM CHLORIDE; THEY INCREASE DRYING SHRINKAGE SIGNIFICANTLY.
17. JOINTS CAN BE FORMED BY TOOLING DURING THE PLACING OF THE CONCRETE OR SAWED INTO THE CONCRETE AFTER IT HAS CURED.
18. JOINT OR CUT ¼ OF THE WAY THROUGH THE SLAB.
19. LOCATE FLOOR CONTROL JOINTS IN LINE WITH EACH OTHER.
20. FILL THE CONTROL JOINTS WITH A SEALANT TO PREVENT LEAKAGE. ELASTOMERIC SEALERS ARE NECCESSARY TO ALLOW THE MATERIAL TO BRIDGE THE JOINT AND ADHERE TO THE CONCRETE PROVIDING A WATERTIGHT SEAL.
21. FLEXIBLE WATERSTOPS CAN BE USED IN CONTROL AND CONSTRUCTION JOINTS TO PREVENT WATER LEAKAGE. SHAPES ARE DUMB-BELL WITH CENTER BULB; RIBBED WITH CENTER BULB AND SPLIT RIBBED. THE CENTER BULB MUST BE POSITIONED AT THE JOINT.
22. THE FORMWORK AROUND WATERSTOPS MUST BE TIGHT FITTING SO A LEAKAGE PATH FOR THE CEMENT MORTAR DOES NOT EXIST.
23. LOCATE CONTROL JOINTS NO MORE THAN 30' APART FOR STEEL REINFORCED CONCRETE SLABS.
24. EXPANSION JOINT FILLER SHALL CONFORM TO THE REQUIREMENTS OF AASHTO DESIGNATION M-153, TYPE II.
25. USE FLEXIBLE SEALERS SUCH AS EPOXIES, URETHANES, OR PVCs ON SLAB SURFACES THAT MAY CRACK IN CRITICAL AREAS.
26. ALL CONCRETE CURB, GUTTER AND SIDEWALK SHALL HAVE 1/2" EXPANSION JOINTS EVERY 30' (UNLESS APPROVED OTHERWISE BY THE ENGINEER) AND AT ALL CURB RETURNS AND SHALL HAVE WEAKENED PLANE JOINTS EVERY 10 FEET. ISOLATION JOINTS SHALL BE INSTALLED AROUND ALL STRUCTURES.
27. ON SIDEWALKS WIDER THAN 5 FEET, JOINTING PATTERN SHALL BE 0.8 – 1.2 TIMES THE WIDTH OF THE SIDEWALK.
28. MINIMUM CEMENT AND AIR ENTRAINMENT REQUIREMENTS FOR WATERTICHT CONCRETE:

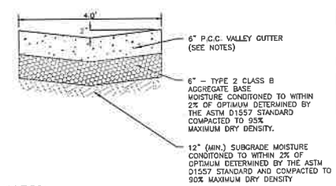
MAXIMUM SIZE OF AGGREGATE (IN)	CEMENT (LB/CY)	AVERAGE AIR ENTRAINMENT (%)
1.5	470	5
1	520	6
3/4	540	6
1/2	590	7
3/8	610	7.5



P.C.C. SIDEWALK



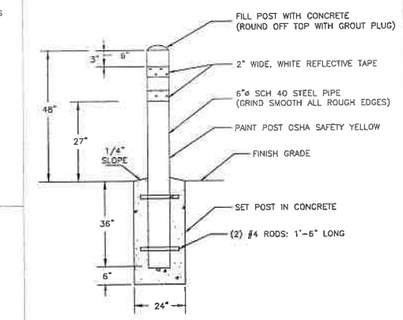
LP GAS TANK ~ P.C.C. SLAB



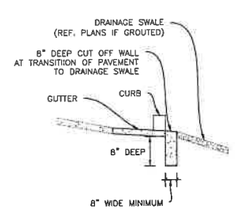
NOTES:

1. #4 REBAR TO BE INSTALLED 12" ON CENTER LONGITUDINALLY AND 18" ON CENTER TRANSVERSELY.

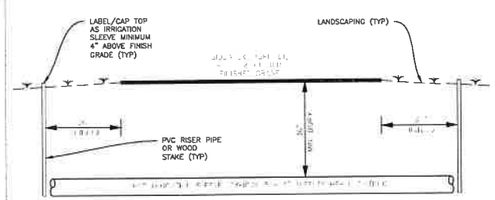
4' VALLEY GUTTER



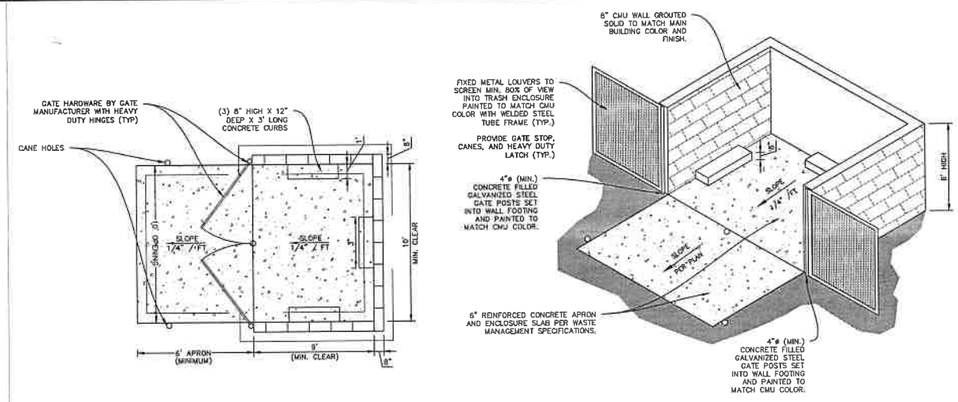
UTILITY BOLLARD DETAIL



CUT-OFF WALL DETAIL



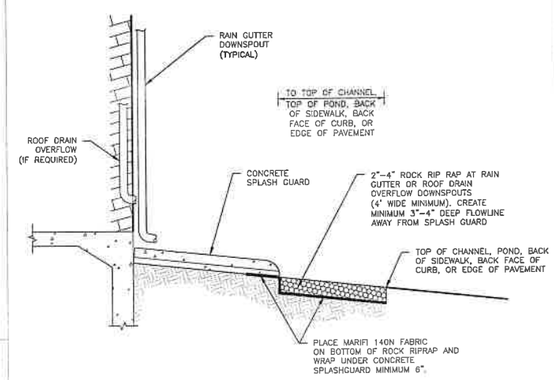
IRRIGATION SLEEVES



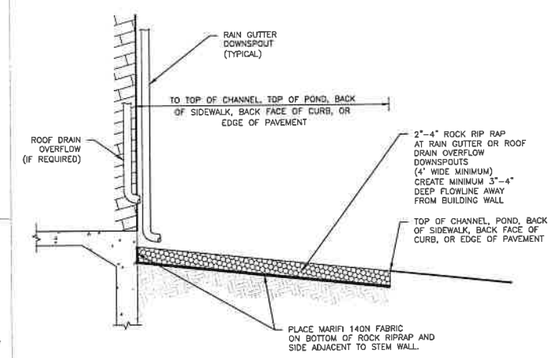
NOTES:

1. GATES TO FULLY OPEN TO 90° AND MUST NOT BE ATTACHED TO THE ENCLOSURE WALLS; THEY MUST BE ATTACHED TO SEPERATE GALVANIZED POLES ON EACH SIDE OF THE ENCLOSURE.
2. ALL WALLS TO MATCH MAIN BUILDING COLOR AND FINISH. FINISH EXTERIOR W/ GRAFFITTI COATING.

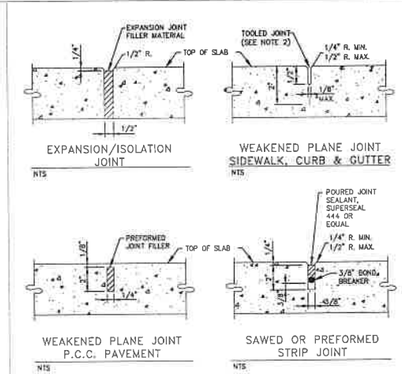
TRASH ENCLOSURE



RAIN GUTTER / ROOF DRAIN OVERFLOW DOWNSPOUT "SPLASHGUARD"



RAIN GUTTER / ROOF DRAIN OVERFLOW DOWNSPOUT "RIP RAP"



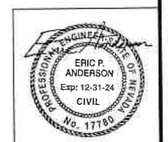
NOTES:

1. ALL CONCRETE EDGING AND JOINTING SHALL CONFORM TO SECTION 312 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC).
2. AFTER PRELIMINARY TROWELING, THE CONCRETE SHALL BE PARTED TO A DEPTH OF 2 INCHES WITH A STRAIGHTEDGE ON THE FINISH TOP AND BACK. THE CONCRETE SHALL THEN BE REFLOATED TO FILL THE PARTED JOINT WITH MORTAR. FINAL JOINT FINISHING SHALL BE ACCOMPLISHED WITH A JOINTER TOOL AS SHOWN.

P.C.C. JOINTING DETAILS

NOTE:
ALL DETAILS
NOT TO SCALE.

NOTE:
BIGHORN CONSULTING IS NOT RESPONSIBLE FOR FOR ANY STRUCTURAL CALCULATIONS AND/OR DESIGN. THIS INCLUDES, BUT IS NOT LIMITED TO, SOUND OR RETAINING WALLS, BUILDING FOUNDATIONS, FOOTINGS, FENCING, TRASH ENCLOSURES, MASONRY, MONUMENT OR OTHER SIGNS, AND SPECIAL INSPECTION REQUIREMENTS OF SAID STRUCTURAL ELEMENTS.



7/21/2023

No.	Date:	Revision:

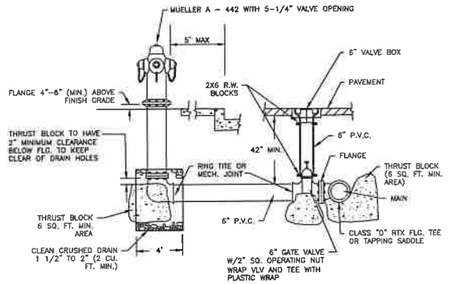
BIGHORN
C·O·N·S·U·L·T·I·N·G
P.O. BOX 19790 RENO, NV 89511
OFFICE: 775.337.5900 FAX: 775.325.6186

CIVIL IMPROVEMENT PLANS FOR THE
PIONEER MOBILE HOME & RV PARK EXPANSION
DETAILS SHEET
CITY OF YERINGTON *NEVADA*

Date: 7.21.2023
Drawn By: EPA
Designed By: EPA
Checked By: EPA

C-16
16 OF 20

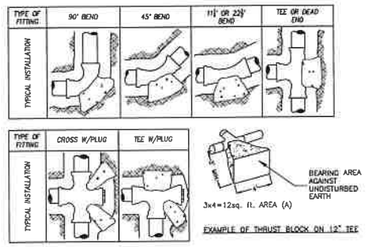
7.21.2023 12:31:04 PM N:\BIGHORN_PROJECTS\PioneerRVPark-Yerington\01-CIVIL\C16-C20_PlanSet-Details.dwg Thank You for Choosing Bighorn Consulting!



NOTES:

1. HYDRANTS SHALL BE ENAMELED RED PER M.V.F.P.D. REQUIREMENTS.
2. ALL HYDRANTS SHALL HAVE (2) 2 1/2" THREADED DISCHARGES AND (1) 5" STORZ STEAMER DISCHARGE. ALL THREADS SHALL BE AS SPECIFIED FOR AMERICAN NATIONAL HOSE COUPLING.
3. OPERATING NUT SHALL BE 1 1/2" PENTAGON.
4. INSPECTION BY APPROPRIATE AGENCY SHALL BE REQUIRED PRIOR TO BACKFILLING.
5. MINIMUM DEPTH OF MAIN SHALL BE 42"
6. LANDER CO. – BUTTERFLY VALVE SHALL BE USED IN LIEU OF GATE BALVE IN STREET. WATER PIPE SHALL BE PVC CLASS 150.
7. NO FENCES SHALL BE ALLOWED WITHIN 3' OF ANY PORTION OF A FIRE HYDRANT.
8. CURBS IN FRONT OF FIRE HYDRANTS SHALL BE PAINTED RED. THE TOTAL PAINTED SURFACE SHALL BE 15 FEET; 7 1/2 FEET IN EACH DIRECTION FROM THE CENTER OF THE FIRE HYDRANT.

FIRE HYDRANT



MINIMUM THRUST BLOCK BEARING AREA (SQ. FT.) – SEE NOTE 2

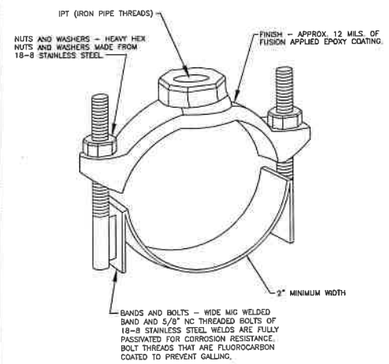
TYPE OF FITTING		90° BEND	45° BEND	11¼° OR 22½° BEND	TEE OR DEAD END	TEE W/PLUG	CROSS W/PLUG	INLINE VALVE
SIZE OF PIPE	4"	2	1	1	2	2	2	1
	6"	4	4	2	4	4	4	2
	8"	7	4	2	5	7	7	2
	10"	12	6	3	8	12	12	3
	12"	16	10	5	12	18	18	5
	14"	20	12	6	14	20	20	6
	16"	27	15	8	18	27	27	8
	18"	43	25	13	32	45	45	13
	24"	65	35	18	48	65	65	18

NOTES:

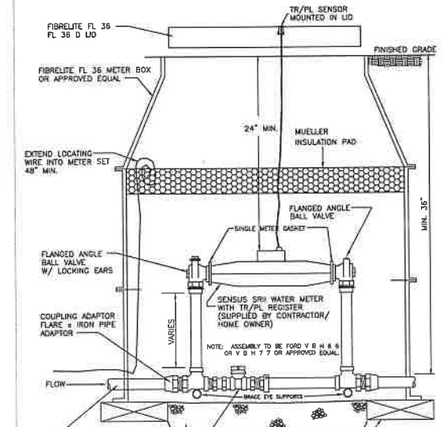
1. CONCRETE FOR THRUST BLOCKS SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI (PER THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION – ORANGE BOOK). BAG CONCRETE MIX IS NOT ACCEPTABLE.
2. MINIMUM AREAS GIVEN ARE FOR CLASS 150 PIPE AT TEST PRESSURE OF 150 P.S.I., WITH 2000 P.S.F. BEARING CAPACITY. INSTALLATIONS USING DIFFERENT PIPE, TEST PRESSURES, AND/OR SOIL TYPES SHOULD ADJUST AREAS ACCORDINGLY, SUBJECT TO APPROVAL OF ENGINEER.

   FOR OTHER TEST PRESSURES: REQUIRED BEARING AREA = $\frac{\text{TEST PRESSURE (P.S.I.)}}{150\ \text{P.S.I.}}$ X AREA IN TABLE ABOVE
3. THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED SOIL. IN CASES WHERE THIS IS NOT PRACTICAL, BACKFILL AREA BEHIND WHERE THRUST BLOCK WILL BE POURED WITH TYPE 2, CLASS B AGGREGATE BASE (PER SECTION 200.01.03 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION – ORANGE BOOK) COMPACTED TO 95% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY PROCEDURES SET FORTH IN ASTM D 1557, CUT-BACK COMPACTED AGGREGATE BASE TO EXPOSE A FIRM SURFACE, THEN POUR THRUST BLOCK.
4. JOINTS AND FACE OF PLUGS TO BE KEPT CLEAR OF CONCRETE.
5. WRAP ALL FITTINGS WITH POLY WRAP PRIOR TO CONCRETE PLACEMENT.

THRUST RESTRAINT



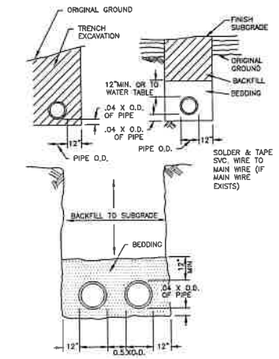
SERVICE SADDLE (3/4" TO 2")



GENERAL NOTES

1. USE A TRAFFIC RATED LID AND BOX WITH READING LID IN ALL TRAFFIC AREAS.
2. METER SHALL BE INSTALLED SO AS TO ACHIEVE A WATER TIGHT SEAL.
3. CUT TWO PIECES OF 1" METAL PIPE 18" LONG AND INSTALL THROUGH THE BRACE EYE SUPPORTS.
4. BYPASS NOT REQUIRED FOR SINGLE FAMILY RESIDENTIAL APPLICATION.

1 1/2" - 2" PIT SETTER



NOTES:

1. WATER DENSIFIED BACKFILL AND TUNNELING SHALL BE BY SPECIAL PROVISION ONLY.
2. BACKFILL SHALL MEET THE REQUIREMENTS FOR CLASS "E" BACKFILL WITH NO ROCKS OVER 4" COMPACTED IN 6" (MAX.) LIFTS TO MIN. 90% OF MAX. DRY DENSITY.
3. BEDDING MATERIAL SHALL MEET REQUIREMENTS FOR CLASS "A" BACKFILL AS SHOWN IN SUBSECTION 200.02.03 OF STANDARD SPECIFIED BY THE AGENCY AND SHALL BE COMPACTED TO AT LEAST 90% OF MAX. DRY DENSITY.
4. FOR THE PURPOSE OF PAYMENT, EXCAVATION AND BACKFILL QUANTIES ARE BASED ON THESESTANDARDDRAWINGS, AND NO ADDITIONAL COMPENSATION WILL BE MADE. SHORING OR SLOPED CUT SLOPES MAY BE NECESSARY, BUT THERE WILL BE NO ADDITIONAL PAYMENT. ALL EXCAVATIONS SHALL BE NO ADDITIONAL PAYMENT. ALL EXCAVATIONS SHALL CONFORM TO THE LATEST O.S.H.A. – REQUIREMENTS.
5. FOR TRENCHES IN ROADWAY SECTION, SEE TRENCH PATCH DETAILS.
6. NOT FOR USE IN CITY OF RENO, REFER TO DWG. R-24.
7. PLACE METALLIC LOCATION TAPE 1 FT. ABOVE WATER PIPE. CARSON CITY.

TRENCH EXCAVATION AND BACKFILL

MATERIAL SPECIFICATIONS

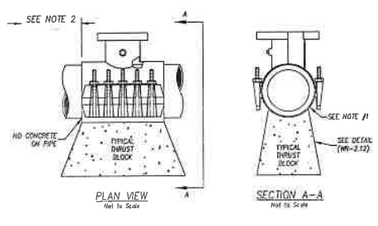
SHELL: 304 STAINLESS STEEL

LUGS: 304 STAINLESS STEEL

BOLTS, WASHERS, AND NUTS: NC ROLLED THREAD 304 STAINLESS STEEL, 5/8" DIAMETER

GASKETS: VIRGIN SBR COMPOUNDED FOR WATER SERVICE, ASTM D2000-BG4A 4A4B07 FULL GASKET, 360° PIPE COVERAGE 150 P.S.I. WORKING PRESSURE

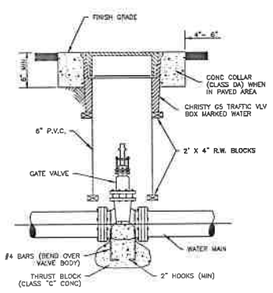
FLANGE: 304 STAINLESS STEEL OR HIGH TENSILE DUCTILE (NODULAR) IRON, ASTM A536-80, GRADE 65-45-12



NOTES:

1. MATERIAL USED FOR THRUST BLOCKING SHOULD NOT PREVENT ACCESS TO THE BOLT ASSEMBLY.
2. MINIMUM DISTANCE BETWEEN SADDLE, COLLARS, JOINTS, SERVICES, TAPS, ETC. WILL BE 18" CLEAR.
3. SADDLE TO BE HYDROSTATICALLY PRESSURE TESTED TO CLASS RATING OF THE PIPE PRIOR TO TAP.
4. ALL FITTINGS TO BE POLY WRAPPED PRIOR TO CONCRETE PLACEMENT.

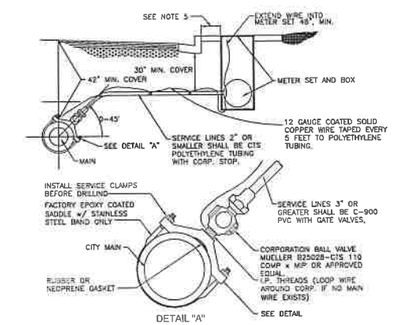
DISTRIBUTION TAP



NOTES:

1. GATE VALVE SHALL BE AWWA C500 GATE VALVE.
2. SEE DETAIL FOR THRUST BLOCK CONSTRUCTION.
3. CONCRETE FOR THRUST BLOCK SHALL BE CLASS C PORTLAND CEMENT CONCRETE.
4. CONCRETE FOR COLLAR SHALL BE CLASS AA OR DA PORTLAND CEMENT CONCRETE WITH FIBER MESH.
5. WHERE CENTER OF PIPE EXCEEDS 5 FOOT DEPTH. PROVIDE EXTENSION STEM WITH STEM GUIDE

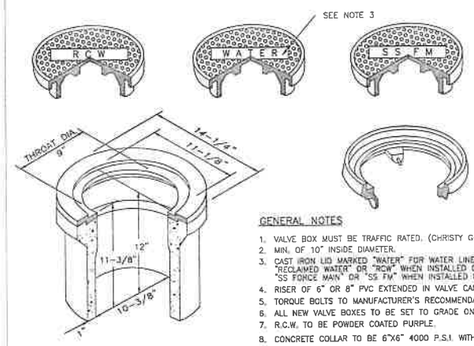
VALVE DETAIL



NOTES:

1. ALL SERVICE LINE COUPLING FITTINGS SHALL BE MUELLER CTS 110 COMP. x MIP OR APPROVED EQUAL.
2. ALL SERVICE VALVES SHALL BE SAME SIZE AS SERVICE LINES (ON 3" SERVICE, USE 4" GATE VALVE AND PIPE.)
3. SERVICE CLAMPS SHALL BE FACTORY COATED EPOXY WITH STAINLESS STEEL BAND.
4. MINIMUM DISTANCE BETWEEN TAPS AND MAINLINE FITTINGS, INCLUDING BELLS SHALL BE 18".
5. ALL METER SETS TO BE PLACED 4'-4" FROM BACK FACE OF CURB. IN AREAS WHERE NO CURB IS PRESENT. THE FRONT OF THE METER IS TO BE SET AS DIRECTED BY C.C.W.U.
6. TAPPING SADDLES 3" OR LARGER SHALL BE STAINLESS STEEL, HAVE A FULL CIRCUMFERENTIAL SEAL, AND HAVE EITHER A STAINLESS STEEL OR DUCTILE IRON FLANGE.
7. UPON ABANDONING OF SERVICE TAP, WATER UTILITY SHALL BE NOTIFIED SO THAT METER CAN BE REMOVED.
8. ENTITY REQUESTING ABANDONMENT SHALL REMOVE EXISTING METER BOX AND EXPOSE CORP STOP FOR SHUT-OFF. ALL PLUMBING SHALL BE DISCONNECTED FROM CORP AND PLUGGED AT BOTH ENDS. WATER UTILITY SHALL BE NOTIFIED FOR INSPECTION OF CORP ASSEMBLY PRIOR TO BACKFILLING.

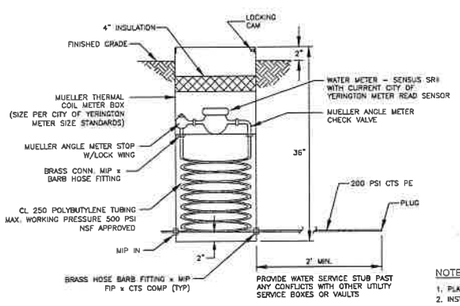
WATER SERVICE TAP

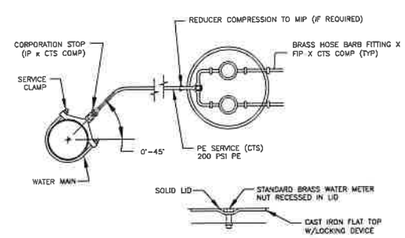


GENERAL NOTES

1. VALVE BOX MUST BE TRAFFIC RATED. (CHRISTY G-5 BOX OR EQUAL)
2. MIN. OF 10" INSIDE DIAMETER.
3. CAST IRON LID MARKED "WATER" FOR WATER LINE APPLICATIONS. CAST IRON LID MARKED "RECLAIMED WATER" OR "RCW" WHEN INSTALLED ON A RECLAIMED WATER MAIN. LID SHALL BE MARKED "SS FORCE MAIN" OR "SS FM" WHEN INSTALLED ON A SANITARY SEWER FORCE MAIN.
4. RISER OF 6" OR 8" PVC EXTENDED IN VALVE CAN MIN. OF 6". USE SAME MATERIAL AS NEW MAIN LINE.
5. TORQUE BOLTS TO MANUFACTURER'S RECOMMENDATIONS.
6. ALL NEW VALVE BOXES TO BE SET TO GRADE ONLY ONE GRADE RING PER VALVE BOX.
7. R.C.W. TO BE POWDER COATED PURPLE.
8. CONCRETE COLLAR TO BE 6"X6" 4000 P.S.I. WITH FIBER MESH.

VALVE BOX DETAIL

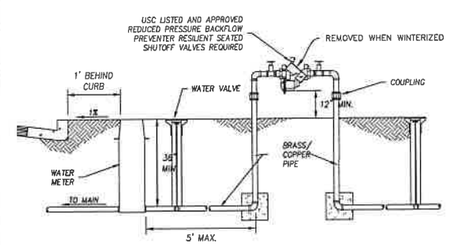




NOTES:

1. PLATFORM NOT SHOWN FOR CLARITY.
2. INSTALL PER MANUFACTURE'S SPECIFICATIONS.
3. METER BOX SHALL BE INSTALLED 1" (ONE FOOT) FROM PROPERTY LINE.
4. CORPORATION STOP, CURB STOP AND SERVICE LINE TO BE SAME SIZE.
5. SERVICE CLAMPS SHALL BE SPECIFICALLY DESIGNED FOR USE ON PVC PIPE WITH CAST IRON O.D.'S.
6. SEE WATER CONSTRUCTION PLANS FOR SERVICE LOCATION.

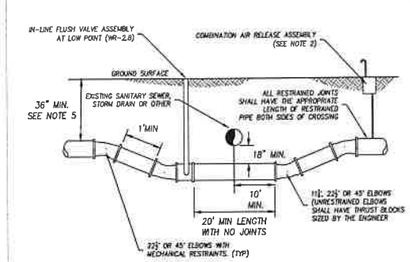
DUAL AND SINGLE WATER PIT DETAIL



NOTES:

1. RISER PIPE TO BE BRASS OR COPPER. ELBOWS AND FITTINGS TO BE BRASS. FLANGED DUCTILE IRON TO BE USED FOR PIPES 4" AND GREATER.
2. REDUCED PRESSURE BACKFLOW PREVENTER RESILIENT SEATED SHUTOFF VALVES REQUIRED.
3. BACKFLOW DEVICE TO BE REDUCED PRESSURE PRINCIPLE (SIZE AS INDICATED ON PLANS).

IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTER



NOTES:

1. WATERLINES GREATER THAN 12-INCHES SHALL REQUIRE DESIGN BY A NEVADA LICENSED ENGINEER.
2. COMBINATION AIR VALVES TO BE INSTALLED AT ALL HIGH POINTS TO BE SIZED BY THE ENGINEER.
3. ALL DIMENSIONS CLEARANCES AND PROTECTIONS SHALL CONFORM TO NAC 445A.
4. ALL FITTINGS SHALL CONFORM TO AWWA C110, C153 AND/OR C111
5. MINIMUM DEPTH TO TOP OF PIPE = 42" IF ELEVATION > 5000'.

WATERMAIN LOWERING DETAIL

ALL WATER MAINS SHALL BE DISINFECTED AND TESTED PER AWWA C651.

ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA C605.

ALL POTABLE WATER PIPES, MATERIALS, & APPURTENANCES MUST BE NSF/ANSI 61 CERTIFIED AS COMPATIBLE WITH DRINKING WATER & THIRD PARTY CERTIFIED AS LEAD FREE. (CONTRACTOR IS RESPONSIBLE FOR CERTIFICATION OF RATINGS BEING SATISFIED)

NOTE:
ALL DETAILS NOT TO SCALE.

NOTE:
BIGHORN CONSULTING IS NOT RESPONSIBLE FOR FOR ANY STRUCTURAL CALCULATIONS AND/OR DESIGN. THIS INCLUDES, BUT IS NOT LIMITED TO, SOUND OR RETAINING WALLS, BUILDING FOUNDATIONS, FOOTINGS, FENCING, TRASH ENCLOSURES, MASONRY, MONUMENT OR OTHER SIGNS, AND SPECIAL INSPECTION REQUIREMENTS OF SAID STRUCTURAL ELEMENTS.

PROFESSIONAL ENGINEER – STATE OF NEVADA
ERIC P. ANDERSON
Exp: 12-31-24
CIVIL
No. 17780
7/21/2023

No.	Date:	Revision:

BIGHORN
C·O·N·S·U·L·T·I·N·G
P.O. BOX 18700 RENO, NV 89511
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CIVIL IMPROVEMENT PLANS FOR THE
PIONEER MOBILE HOME & RV PARK EXPANSION
DETAILS SHEET
CITY OF YERINGTON NEVADA

Date: 7.21.2023
Drawn By: EPA
Designed By: EPA
Checked By: EPA

C-17
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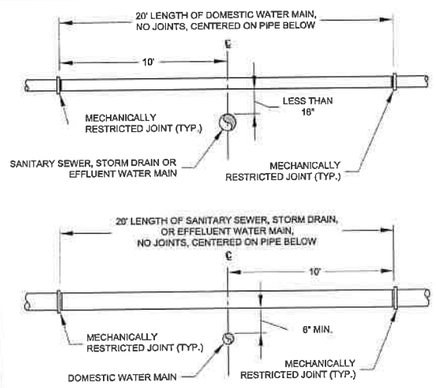
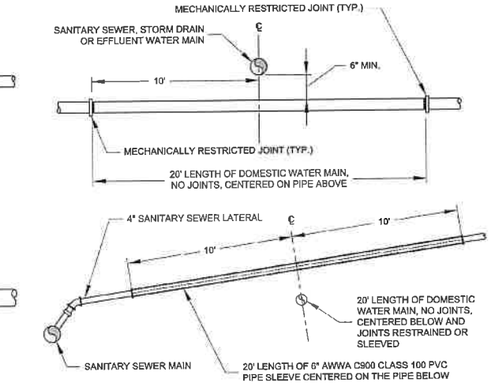




NOTES:

- "WATER" INCLUDES WATER MAINS AND LATERALS.
- "SEWER" INCLUDES SANITARY SEWER, STORM DRAIN AND RECLAIMED WASTEWATER MAINS AND LATERALS.
- "SLEEVE" MEANS ENCASING THE WATER OR SEWER WITH A 20' LENGTH OF AWWA C900 CLASS 100 OR GREATER WATER QUALITY PIPE, CENTERED AT THE POINT OF WATER/SEWER CROSSING. TO AVOID BEING GROUTED IN PLACE, THE WATER MAIN INSIDE THE SLEEVE MUST HAVE A DIAMETER EQUAL TO OR GREATER THAN 2/3 THE DIAMETER OF THE SLEEVE. USE OF A "SLEEVE" IS AN ACCEPTABLE ALTERNATIVE TO CENTERING THE WATER AND SEWER AT THE POINT OF CROSSING.
- "RESTRAIN" MEANS USING MECHANICAL COUPLINGS TO RESTRICT JOINT MOVEMENT OR SEPARATION OF PIPE JOINTS WITHIN 10' EACH SIDE OF THE POINT OF CROSSING.
- "SPECIAL CONSTRUCTION" ARE TO BE IDENTIFIED ON THE PLANS IN PLAN VIEW USING CROSS-HATCHING AND IN PROFILE VIEW BY REFERENCING A STANDARD DETAIL.
- "CONCRETE ENCASEMENT" OF THE WATER AS MITIGATION OR PROTECTION IS DISCOURAGED.

NOTES:
EVERY EFFORT IS TO BE MADE TO KEEP WATER MAIN OR WATER LATERAL 18" ABOVE SEWER MAIN AND WATER MAIN 12" ABOVE SEWER LATERAL. OTHERWISE, THE FOLLOWING SPECIAL CONSTRUCTION METHODS APPLY:

SEWER MAIN ABOVE MAIN, OR BELOW LESS THAN 18":
1. SLEEVE OR CENTER SEWER MAIN AND SLEEVE WATER MAIN OR CENTER AND RESTRAIN WATER MAIN.

SEWER MAIN ABOVE EXISTING WATER MAIN, OR SEWER MAIN BELOW EXISTING WATER MAIN BY LESS THAN 18":
1. USE AWWA C900 WATER QUALITY PIPE, GREEN STRIPED, FOR SEWER MAIN MANHOLE TO MANHOLE AND CENTER SEWER MAIN AT CROSSING AND RESTRAIN ANY EXPOSED WATER MAIN JOINTS.

EXISTING SEWER MAIN ABOVE WATER MAIN, OR BELOW LESS THAN 18":
1. POLYETHYLENE WRAP AND CONCRETE ENCASE SEWER MAIN JOINTS WITHIN 10' EACH SIDE OF THE POINT OF CROSSING AND SLEEVE WATER MAIN OR CENTER AND RESTRAIN WATER MAIN.

EXISTING SEWER FORCE MAIN ABOVE WATER MAIN, OR BELOW LESS THAN 18"
1. POLYETHYLENE WRAP AND CONCRETE ENCASE SEWER FORCE MAIN JOINTS WITHIN 10' EACH SIDE OF THE POINT OF CROSSING (UNLESS WELDED HDPE THEN NOT NECESSARY) AND SLEEVE WATER MAIN OR CENTER AND RESTRAIN WATER MAIN.

< 24" RCP STORM DRAIN ABOVE WATER MAIN, OR BELOW LESS THAN 18":
1. POLYETHYLENE WRAP AND CONCRETE ENCASE RCP STORM DRAIN JOINTS WITHIN 10' EACH SIDE OF THE POINT OF CROSSING AND SLEEVE WATER MAIN OR CENTER AND RESTRAIN WATER MAIN.
2. USE EXTERNAL JOINT SEALANTS FOR RCP STORM DRAIN DIAMETERS FROM 16"-21" AND SLEEVE WATER MAIN OR CENTER AND RESTRAIN WATER MAIN.

> OR =24" RCP STORM DRAIN ABOVE WATER MAIN, OR BELOW LESS THAN 18":
1. POLYETHYLENE WRAP AND CONCRETE ENCASE RCP STORM DRAIN JOINTS WITHIN 10' EACH SIDE OF THE POINT OF CROSSING AND SLEEVE WATER MAIN OR CENTER AND RESTRAIN WATER MAIN.
2. USE EXTERNAL JOINT SEALANTS OR JOINT GASKETS ON RCP STORM DRAIN AND SLEEVE WATER MAIN OR CENTER AND RESTRAIN WATER MAIN.
3. USE EXTERNAL JOINT SEALANTS FOR RCP STORM DRAIN DIAMETERS FROM 24"-168" AND SLEEVE WATER MAIN OR CENTER AND RESTRAIN WATER MAIN.

PVC STORM DRAIN ABOVE WATER MAIN,, OR BELOW LESS THAN 18":
1. SLEEVE OR CENTER STORM DRAIN AND SLEEVE WATER MAIN CENTER AND RESTRAIN WATER MAIN.

SEWER LATERAL ABOVE WATER, OR BELOW LESS THAN 12":
1. SLEEVE WATER MAIN OR CENTER AND RESTRAIN WATER MAIN AND SLEEVE SEWER LATERAL.

SEWER LATERAL ABOVE EXISTING WATER MAIN, OR SEWER LATERAL BELOW EXISTING WATER MAIN BY LESS THAN 12":
1. SLEEVE OR CENTER SEWER LATERAL AT CROSSING AND RESTRAINEXPOSED WATER MAIN JOINTS.

SEWER MAIN ABOVE WATER LATERAL, OR BELOW LESS THAN 18":
1. USE PE TUBING CONFORMING TO AWWA STANDARD C901-88 AND ASTM D2737 FOR WATER LATERAL AND SLEEVE OR CENTER SEWER MAIN.

NON-POTABLE MAIN ABOVE WATER LATERAL, OR NON-POTABLE MAIN BELOW LATERAL BY LESS THAN 12":
1. USE PE TUBING CONFORMAIN TO AWWA STANDART C901-02 AND ASTM D2737 FOR WATER LATERAL AND SLEEVE OR CENTER MAIN.

NON-POTABLE LATERAL ABOVE WATER MAIN, OR NON-POTABLE LATERAL BELOW WATER MAIN BY LESS THAN 12":
1. USE PE TUBING CONFORMAIN TO AWWA STANDART C901-02 AND ASTM D2737 FOR WATER LATERAL AND SLEEVE OR CENTER AND RESTRAIN WATER MAIN.

SEWER/STORM DRAIN CROSSING WATER MAIN

Detail No. **103** SEWER

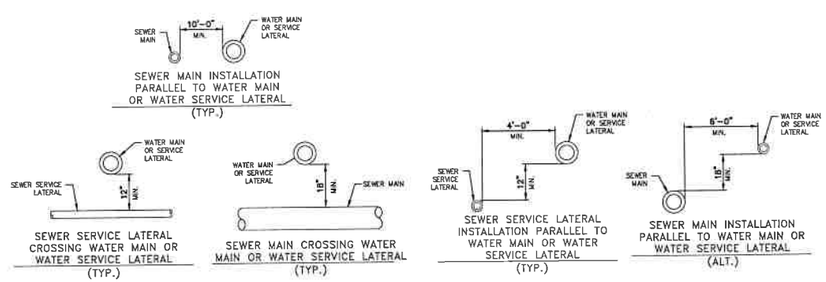
DATE	REVISIONS	BY
8/3/04	UPDATE ENCASEMENT REQUIREMENTS	MJ
10/07	GENERAL EDITS, MIN LAT SZ ADDED	EB
11/07	REVISE NOTES, CLEARANCE & CROSS	EB
11/07	REDUCE MIN SEPARATION TO 6"	EB
04/08	MAJOR REVISIONS	EB

1. "SPECIAL CONSTRUCTION" IS REQUIRED WHENEVER:
   a. SEWER MAINS RUN PARALLEL TO WATER MAINS WITH BETWEEN 6 FEET AND 10 FEET OF HORIZONTAL SEPARATION AND LESS THAN 18 INCHES VERTICAL SEPARATION BELOW WATER MAINS OR LATERALS
   b. SEWER SERVICE LATERALS RUN PARALLEL TO WATER MAINS OR WATER SERVICE LATERALS WITH LESS THAN 4 FEET OF HORIZONTAL SEPARATION AND LESS THAN 12 INCHES VERTICAL SEPARATION BELOW WATER MAINS OR LATERALS
   c. SEWER MAINS CROSSING WATER MAINS OR WATER SERVICE LATERALS WITH SEWER ABOVE THE WATER BY ANY DISTANCE OR SEWER BELOW WATER BY LESS THAN 18 INCHES
   d. SEWER SERVICE LATERALS CROSSING WATER MAINS OR WATER SERVICE LATERALS WITH SEWER ABOVE WATER BY ANY DISTANCE OR SEWER BELOW WATER BY LESS THAN 12 INCHES

   *THE TERM "SEWER" IS INCLUSIVE OF STORM SEWER AND SANITARY SEWER FOR THE CONDITIONS LISTED ABOVE

2. WHEN "SPECIAL CONSTRUCTION" IS REQUIRED, THE FOLLOWING MEASURES ARE TO BE FOLLOWED:
   a. WATER MAINS: ONE STICK OF WATER MAIN PIPE IS TO BE CENTERED OVER THE CROSSING WITH MECHANICAL RESTRAINTS INSTALLED ON ALL JOINTS WITHIN 10 FEET OF THE CROSSING.
   b. WATER LATERALS: WATER LATERAL PIPE SHALL NOT CONTAIN SPLICES OR JOINTS WITHIN 10 FEET OF THE CROSSING.
   c. SANITARY SEWER: SANITARY SEWER MAIN AND LATERAL PIPES ARE TO BE CENTERED OVER THE CROSSING WITH MITIGATION TO ALL JOINTS WITHIN 10 FEET OF THE CROSSING. PIPE JOINTS ARE TO BE MECHANICALLY RESTRAINED, FUSED OR WELDED, OR MEET ASTM D3212. WHERE THE SEWER MAIN IS TO REMAIN AS EXISTING, JOINTS MAY BE CONCRETE ENCASED IN LIEU OF THE OTHER MITIGATION METHODS LISTED.
   d. STORM SEWER: STORM SEWER PIPE IS TO BE CENTERED OVER THE CROSSING WITH MITIGATION TO ALL JOINTS WITHIN 10 FEET OF THE CROSSING. PIPE JOINTS ARE TO HAVE INTERNAL OR EXTERNAL JOINT SEALANT, BE WATER TIGHT, MEET ASTM D3212, OR BE MECHANICALLY RESTRAINED. WHERE THE STORM DRAIN PIPE IS TO REMAIN AS EXISTING, JOINTS MAY BE CONCRETE ENCASED IN LIEU OF OTHER MITIGATION METHODS LISTED.
   e. WHEN WATER QUALITY PIPE CONFORMING TO AWWA REQUIREMENTS IS USED FOR BOTH INTERSECTING PIPES, NO ADDITIONAL MITIGATION IS REQUIRED FOR EITHER PIPE.
3. 6 INCHES MINIMUM VERTICAL SEPARATION IS TO BE MAINTAINED IN ALL CASES.
4. 6 FEET HORIZONTAL SEPARATION IS TO BE MAINTAINED IN ALL CASES FOR SEWER MAINS IN PARALLEL WITH WATER MAINS. 4 FEET HORIZONTAL SEPARATION IS TO BE MAINTAINED IN ALL CASES FOR SEWER LATERALS IN PARALLEL WITH WATER MAINS.
5. REFERENCE NDEP GUIDANCE FOR AREAS REQUIRING MITIGATION FOR WATER AND SEWER SEPARATION EDITION 1.1, DATED NOVEMBER 2018 FOR ADDITIONAL GUIDANCE ON MITIGATION REQUIREMENTS.

WATER/SEWER SEPARATION NOTES



NOTES:

1. INSTALLATION OF WATER, SEWER AND STORM DRAIN MAINS AND LATERALS SHALL BE IN CONFORMANCE WITH NAC 445A.67155 TO NAC 445A.6718 FOR WATER AND SEWER SEPARATION AND CROSSING REQUIREMENTS.
2. WHENEVER POSSIBLE, SEWER LINES AND LATERALS SHALL BE INSTALLED IN SEPARATE TRENCHES IN THE TYPICAL CONFIGURATIONS SHOWN ABOVE. IF NOT THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM CITY ENGINEER FOR ANY OTHER CONFIGURATION.

WATER AND SEWER SEPARATION

NOTE:
BIGHORN CONSULTING IS NOT RESPONSIBLE FOR FOR ANY STRUCTURAL CALCULATIONS AND/OR DESIGN. THIS INCLUDES, BUT IS NOT LIMITED TO, SOUND OR RETAINING WALLS, BUILDING FOUNDATIONS, FOOTINGS, FENCING, TRASH ENCLOSURES, MASONRY, MONUMENT OR OTHER SIGNS, AND SPECIAL INSPECTION REQUIREMENTS OF SAID STRUCTURAL ELEMENTS.

1. ALL WORK MUST CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) AND THE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS PER NAC 445A.67145 (1)(A).
2. WATER MAIN SHUTDOWNS/INTERRUPTION OF WATER/FIRE SERVICE:
   A. THE CONTRACTOR MUST MAKE A WRITTEN REQUEST WITH A MINIMUM OF 5 BUSINESS DAYS IN ADVANCE OF ANY PLANNED WATER MAIN SHUTDOWN AND OBTAIN APPROVAL FROM THE CITY WATER UTILITY MANAGER OR THEIR DESIGNEE PRIOR TO PLANNED SHUTDOWN.
   B. THE CONTRACTOR MUST PROVIDE WATER UTILITY CUSTOMERS TWO (2) DAYS WRITTEN NOTICE PRIOR TO ANY PLANNED WATER SERVICE SHUTDOWN. THE CONTRACTOR MUST USE THE CITY'S ESTABLISHED NOTIFICATION PROCEDURES AND MUST COORDINATE ALL WATER UTILITY CUSTOMER CORRESPONDENCE WITH THE WATER UTILITY MANAGER OR THEIR DESIGNEE. THE CONTRACTOR MUST PROVIDE THE CITY A COMPLETE LISTING OF THE DATE, TIME AND ADDRESS OF ALL PERSONS NOTIFIED FOR CITY APPROVAL AND VERIFICATION. THE CONTRACTOR WILL BE SUBJECT TO DAMAGE CLAIMS SHOULD THEY FAIL TO PROPERLY NOTIFY CUSTOMERS OR MAINTAIN DOCUMENTATION OF CUSTOMER NOTIFICATIONS.
   C. NOTIFICATIONS FOR PRECAUTIONARY BOIL WATER SHUTDOWNS WILL BE DONE BY CITY STAFF. CITY STAFF IS RESPONSIBLE FOR SHUTTING OFF AFFECTED WATER METERS IMMEDIATELY BEFORE SHUTDOWN. CONTRACTOR TO COORDINATE SHUTDOWN WITH CITY STAFF TO LIMIT THE AMOUNT OF DISRUPTION TO CUSTOMERS.
   D. THE TOTAL TIME OF ANY WATER SERVICE INTERRUPTION IS LIMITED TO 5 HOURS MAXIMUM UNLESS APPROVED OTHERWISE IN ADVANCE BY THE WATER UTILITY MANAGER OR THEIR DESIGNEE. IF SERVICE INTERRUPTION GOES LONGER THAN APPROVED TIME, THE CONTRACTOR MUST SUPPLY EACH RESIDENCE WITH 2 GALLONS OF BOTTLED WATER PER EXTRA HOUR OF OUTAGE ON THE HOUR.
   E. PLANNED WATER MAIN SHUTDOWNS WILL ONLY BE SCHEDULED FOR MONDAYS THROUGH WEDNESDAYS, EXCLUDING THE WORKING DAYS BEFORE AND AFTER A HOLIDAY. IF A HOLIDAY IS ON A TUESDAY, WEDNESDAY OR THURSDAY, NO SHUTDOWN WILL BE ALLOWED THAT WEEK, UNLESS PERMISSION IS GIVEN BY THE WATER UTILITY MANAGER OR THEIR DESIGNEE.
   F. ONCE WORK IS COMPLETED, TWO CONSECUTIVE BACTERIOLOGICAL SAMPLES TAKEN BY CITY WATER OPERATORS ARE NEEDED TO CONFIRM THE ABSENCE OF TOTAL COLIFORM BACTERIA. AFTER THE SECOND SUCCESSFUL TEST, THE PRECAUTIONARY BOIL WATER NOTICE MAY BE RESCINDED BY CITY STAFF.
3. THE CONTRACTOR MUST NOT OPERATE ANY EXISTING CITY WATER VALVES, INCLUDING METER SHUT OFF VALVES. CONTRACTOR MUST NOTIFY THE FIRE DEPARTMENT OF ANY FIRE HYDRANTS AFFECTED BY THE CONSTRUCTION.
4. WATER MAINS MUST BE PVC C900, SDR 18 MINIMUM WALL THICKNESS UNLESS HIGHER PRESSURE IS SPECIFIED ON THE PLANS. ALL SEPARATIONS MUST BE IN ACCORDANCE WITH THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION RULES AND REGULATIONS. WATER SERVICES 2 INCHES OR LESS MUST BE C901 CTS PE TUBING, MINIMUM PRESSURE CLASS 200 PSI. WATER SERVICES 4 INCHES OR GREATER MUST BE PVC C900, DR 18 OR AS SPECIFIED ON THE PLANS.
5. MAINTAIN 18 INCHES VERTICAL AND 5 FEET HORIZONTAL SEPARATION BETWEEN ALL UNDERGROUND UTILITY LINES AND WATER LINES. IF WATER LINE IS BELOW POWER LINE OR IS WITHIN 18 INCH VERTICAL SEPARATION OF POWER LINE, POWER/TELEPHONE LINE MUST BE ENCASED WITH 4 INCHES MINIMUM OF CONCRETE EXTENDING 5 FEET EACH SIDE OF CROSSING. CONCRETE ENCASEMENT OF WATER LINES IS NOT ALLOWED. PIPELINE DEPTHS MUST BE INSTALLED PER PLAN TO AVOID ADDITIONAL HIGHPOINTS IN THE WATERLINE AND TO SUPPORT AIR RELIEF VALVE LOCATIONS SHOWN IN THE PLANS.
6. ALL HOT TAPS, 4 INCH DIAMETER TO 12 INCH DIAMETER, ARE TO BE PERFORMED BY EITHER THE CITY WATER UTILITY OR A CERTIFIED AND LICENSED HOT TAPPING CONTRACTOR. THE CONTRACTOR MUST CONTACT THE WATER OPERATIONS SUPERVISOR AT LEAST 2 WORKING DAYS PRIOR TO SCHEDULING HOT TAP DATE AND TIME. HOT TAPS ARE PERFORMED MONDAY THRU THURSDAY EXCLUDING THE WORKING DAYS BEFORE AND AFTER A HOLIDAY. PRIOR TO HOT TAPPING, THE SADDLE MUST BE HYDROSTATICALLY PRESSURE TESTED TO 150 PSI MINIMUM OR THE DESIGN OF PIPE SYSTEM FOR A MINIMUM OF 5 MINUTES BY THE WATER UTILITY PERSONNEL. FOR ALL TAPS PERFORMED BY THE CONTRACTOR, ALL TAPPING EQUIPMENT MUST BE INSPECTED BY AND DISINFECTED IN THE PRESENCE OF CITY FORCES PRIOR TO TAPPING A CITY MAIN.
7. WATER VALVE MARKERS MUST BE BLUE CARSONITE UTILITY MARKER (CRM-306608), 5 FEET-2 INCHES (5'-2") WITH WATER VALVE DECAL OR APPROVED EQUAL. PLACE MARKER NO MORE THAN 5 FEET FROM THE VALVE OR AS DIRECTED BY THE CITY INSPECTOR.
8. REDUCED PRESSURE PRINCIPLE AND DOUBLE CHECK VALVE BACKFLOW ASSEMBLIES MUST BE APPROVED BY THE CITY INSPECTOR, AND TESTED BY A CERTIFIED BACKFLOW ASSEMBLY TESTER. TEST RESULTS MUST BE APPROVED BY THE CITY WATER UTILITY. FOR NEW WATER METER SETS, THE REQUIRED BACKFLOW PREVENTION ASSEMBLY MUST BE INSTALLED, INSPECTED, APPROVED AND CERTIFIED TEST RESULTS PROVIDED TO THE CITY INSPECTOR WITHIN 3 DAYS OF METER SET, UNLESS THE CITY ENGINEER OR PUBLIC WORKS DIRECTOR APPROVES OTHERWISE. THE SERVICE WILL BE LOCKED OFF IF INSPECTIONS AND CERTIFICATIONS ARE NOT COMPLETED AS SPECIFIED ABOVE.
9. ALL WATER MAIN, WATER/FIRE SERVICE, AND BACKFLOW PREVENTION INSPECTIONS AND TESTING MUST BE APPROVED PRIOR TO APPROVAL OF ANY CERTIFICATE OF OCCUPANCY.
10. A WATER MAIN MUST NOT BE PLACED INTO SERVICE AFTER ITS INITIAL CONSTRUCTION UNTIL THE WATER MAIN HAS BEEN DISINFECTED AND TESTED IN ACCORDANCE WITH AWWA STANDARD C651, AS ADOPTED BY REFERENCE IN NAC 445A.6663. CITY STAFF WILL BE RESPONSIBLE FOR PERFORMING AND FUNDING UP TO (2) TWO BACTERIOLOGICAL TESTS PER RUN OF PIPE CONSTRUCTED. IF MORE THAN TWO TESTS ARE REQUIRED THE COST WILL BE PLACED ON THE CONTRACTOR. TWO (2) SETS OF CONSECUTIVE BACTERIOLOGICAL TESTS MUST BE CONDUCTED AT LEAST 24 HOURS APART, FROM EVERY 1200 FEET OFF MAIN, AT THE END OF THE LINE, AND FROM EACH BRANCH. BACTERIOLOGICAL TEST SAMPLES WILL NOT BE COLLECTED ON FRIDAYS, WEEKENDS, CITY OBSERVED HOLIDAYS OR THE DAY BEFORE A CITY OBSERVED HOLIDAY, UNLESS AUTHORIZED BY THE WATER UTILITY MANAGER OR THEIR DESIGNEE. THE RESULTS OF THE WATER MAIN ANALYSIS INDICATING THAT THE WATER MEETS PRIMARY DRINKING WATER STANDARDS FOR COLIFORM BACTERIA (ABSENT OF COLIFORM BACTERIA) MUST BE OBTAINED PER AWWA STANDARD C651.
11. DISINFECTION TABLETS MUST BE PLACED USING LOCTITE H3101 METHACRYLATE ADHESIVE OR APPROVED FOOD GRADE NSF CERTIFIED EQUAL. PROVIDE 30 MINUTE ADHESIVE CURING TIME PRIOR TO EXPOSURE TO WATER. THE DISPOSAL OF ANY SPENT CHLORINE SOLUTIONS MUST BE COORDINATED WITH THE CITY.
12. ALL ASBESTOS CEMENT (AC) PIPE CUTS SHALL BE MADE USING A CHAIN STYLE SNAPPING TOOL. NO SAWCUTTING OF AC PIPE WILL BE ALLOWED. COORDINATE WITH CITY WATER DIVISION PRIOR TO CUTTING OR CONNECTING TO EXISTING ASBESTOS CEMENT PIPE TO ALLOW THE CITY TO OBTAIN A WATER SAMPLE DOWNSTREAM FROM WORK LOCATION AFTER CONSTRUCTION HAS BEEN COMPLETED AND THE SYSTEM IS FLUSHED BUT PRIOR TO RECONNECTIONS THE WATER MAIN. THE CITY WILL HAVE THE SAMPLE ANALYZED FOR THE PRESENCE OF ASBESTOS
13. PRIOR TO ANY PRESSURE TESTING, A SAMPLE OF THE WATER IN THE MAIN MUST PASS AN INITIAL BACTERIOLOGICAL WATER QUALITY TEST.

    THE PIPING INSTALLED IN A DISTRIBUTION SYSTEM MUST, IF THE PIPING CONSISTS OF:
    A. DUCTILE IRON, BE PRESSURE TESTED IN ACCORDANCE WITH AMERICAN WATER WORKS ASSOCIATION STANDARD C600, AS ADOPTED BY REFERENCE IN NAC 445A.6663;
    B. PVC, BE PRESSURE TESTED IN ACCORDANCE WITH AMERICAN WATER WORKS ASSOCIATION STANDARD C605, AS ADOPTED BY REFERENCE IN NAC 445A.6663; OR
    C. ALL OTHER MATERIALS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND AWWA STANDARDS AS ADOPTED BY REFERENCE IN NAC 445A.6663.
14. ALL PARTS OF THE PIPELINE MUST BE BACKFILLED AND BRACED SUFFICIENTLY TO PREVENT MOVEMENT UNDER PRESSURE. DO NOT PRESSURE TEST AGAINST FRESHLY POURED CONCRETE THRUST BLOCKS. ALLOW A MINIMUM OF 24 HOURS FOR CONCRETE TO SET BEFORE SUBJECTING THEM TO TEST PRESSURE. IF THE 24 HOUR SET TIME IS NOT POSSIBLE, ALL FITTINGS MUST BE RESTRAINED. ALL TESTING MUST BE DONE UNDER THE DIRECT SUPERVISION OF CITY INSPECTOR OR THEIR DESIGNEE.
15. DURING CONSTRUCTION OF WATER MAINS, ANY OPENINGS IN UNFINISHED PIPING OR APPURTENANCES MUST BE SEALED AT THE END OF EACH WORKING DAY OR WHENEVER THE OPENINGS ARE LEFT UNATTENDED WITH WATERTIGHT PLUGS TO PREVENT THE ENTRY OF BIRDS AND OTHER ANIMALS, DIRT, TRENCH WATER AND OTHER SOURCES OF POLLUTION OR CONTAMINATION.
16. ALL PIPE, FITTINGS, AND ASSOCIATED APPURTENANCES MUST BE INSPECTED FOR DEFECTS PRIOR TO INSTALLATION. ANY DEFECTIVE, DAMAGED OR MATERIALS MUST BE REPAIRED OR REPLACED. ALL FOREIGN MATTER OR DIRT MUST BE REMOVED FROM THE INTERIOR OF THE PIPE, FITTINGS, AND APPURTENANCES BEFORE LOWERING INTO POSITION IN THE TRENCH AND MUST BE KEPT CLEAN DURING AND AFTER LAYING.
17. ALL WATERLINE MATERIALS MUST BE CERTIFIED TO NATIONAL SANITATION FOUNDATION/AMERICAN NATIONAL STANDARDS INSTITUTE (NSF/ANSI) 61 AND 372 STANDARDS (OR APPROVED EQUIVALENT).
18. SOIL RETENTION MUST BE PROVIDED AROUND WATER METER BOXES, FIRE HYDRANTS AND OTHER FACILITIES IF SLOPES EXCEED 15%.
19. RESTRAINED PUSH-ON JOINTS AND MECHANICAL JOINTS FOR PIPE AND FITTINGS MUST BE DESIGNED FOR 235 PSI WATER OPERATING PRESSURE UNLESS OTHERWISE NOTED. THE CONTRACTOR MUST COMPLY WITH THE MANUFACTURERS RECOMMENDATIONS REGARDING MECHANICALLY RESTRAINED JOINTS AND MUST ENSURE THAT SUFFICIENT PIPE LENGTH IS RESTRAINED TO RESTRICT MOVEMENT. CONTRACTOR MUST VERIFY THRUST RESTRAINTREQUIREMENTS FOR ALL PROPOSED JOINTS. CONCRETE THRUST BLOCKING MAY BE USED WHEN CONNECTING TO EXISTING PIPING THAT HAS INSUFFICIENT THRUST RESTRAINT.
20. ALL STANDARD SERVICE (NOT SUBMERGED) BOLTS, ANCHOR BOLTS AND NUTS MUST BE STAINLESS STEEL 304 COATED WITH TRIPAC 2000 BLUE, XYLAN 1424 OR APPROVED EQUAL, EXCEPT AS OTHERWISE SHOWN OR SPECIFIED. SUBMERGED SERVICE BOLTS, NUTS, WASHERS, TIE RODS, AND OTHER THREADED FASTENERS MUST BE TYPE 316 STAINLESS STEEL COATED WITH TRIPAC 2000 BLUE, XYLAN 1424 OR APPROVED EQUAL.
21. CONTRACTOR'S PERSONNEL PERFORMING WORK ON ASBESTOS OR TRANSITE PIPE, INCLUDING WITHOUT LIMITATION CUTTING, TAPPING, REPAIRING, OR REMOVING, MUST HAVE SUCCESSFULLY COMPLETED SPECIALIZED OSHA TRAINING IN THE HANDLING AND DISPOSAL OF ASBESTOS PRIOR TO THE PERFORMANCE OF ANY SUCH WORK, OR CONTRACTOR MUST HIRE A SUBCONTRACTOR THAT HAS SUCCESSFULLY COMPLETED SPECIALIZED OSHA TRAINING IN THE HANDLING AND DISPOSAL OF ASBESTOS TO PERFORM SUCH WORK.

WATER GENERAL NOTES

NOTE:
ALL DETAILS NOT TO SCALE.

PROFESSIONAL ENGINEER — STATE OF NEVADA
ERIC R. ANDERSON
Exp: 12-31-24
CIVIL
No. 17760
7/21/2023

No.	Date:	Revision:

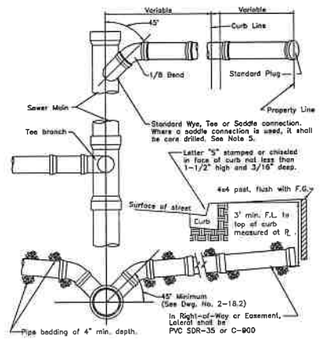
BIGHORN CONSULTING
P.O. BOX 19790 RENO, NV 89511
OFFICE: 775.831.0900 FAX: 775.831.0916

CIVIL IMPROVEMENT PLANS FOR THE
PIONEER MOBILE HOME & RV PARK EXPANSION
DETAILS SHEET
CITY OF YERINGTON NEVADA

Date: 7.21.2023
Drawn By: EPA
Designed By: EPA
Checked By: EPA

C-18
18 OF 20

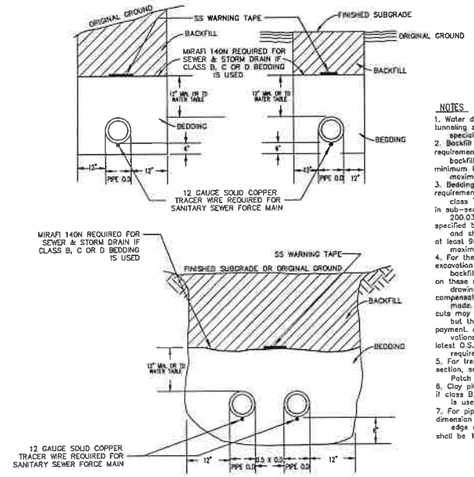
7.21.2023 12:33:43 PM N:\BIGHORN_PROJECTS\Pioneer\Yerington\D-CDPs\C18-C20_PioneerMobileHomeRVPark-Details.dwg Thank You for Choosing Bighorn Consulting!



NOTES:

1. IN NO CASE SHALL A LATERAL CONNECT TO THE SEWER MAIN DIRECTLY ON TOP OR MATCH THE FLOWLINE OF THE PIPE.
2. SEWER LATERALS SHALL HAVE A MINIMUM SLOPE OF 2%.
3. ALL JOINTS ON SEWER LATERAL PIPE WITHIN THE RIGHT-OF-WAY SHALL BE COMPRESSION TYPE.
4. LATERAL SHALL EXTEND TO PROPERTY LINE UNLESS OTHERWISE SHOWN ON PLANS.
5. SADDLE CONNECTION SHALL BE PVC SADDLE WITH STAINLESS STEEL STRAPS. SEE DETAIL

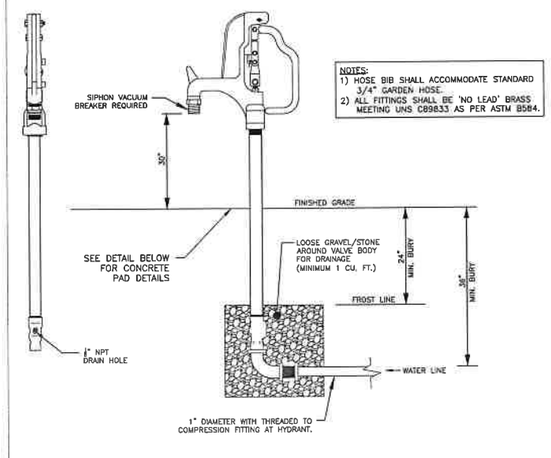
SEWER LATERAL CONNECTION



NOTES

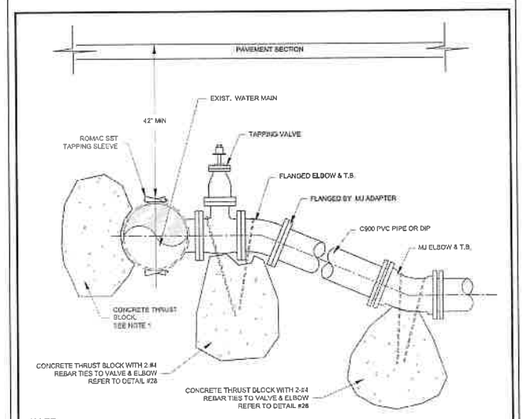
1. Water densified backfill and tunneling shall be by special provision only.
2. Backfill shall meet the requirements for class "E" backfill in 12"(max.) lifts to minimum 90% of maximum dry density.
3. Bedding material shall meet requirements for class "A" backfill as shown in sub-section 200.03.02 of standard specified by the agency and shall be compacted to at least 90% of maximum dry density.
4. For the purpose of payment, excavation and backfill quantities are based on these standard drawing, and no additional compensation will be made. Shoring or sloped cuts may be necessary, but there will be additional payment. All excavations shall conform to the latest O.S.H.A. requirements.
5. For trenches in roadway section, see Trench Patch Details (W2.2).
6. Clay plugs shall be installed if class B, C or D bedding is used for sanitary sewer.
7. For pipes 36" dia. or larger, dimension from outside edge of pipe to trench wall shall be 18".

TRENCH EXCAVATION AND BACKFILL
(STORM DRAIN & SANITARY SEWER)



NOTES:
1) HOSE BIB SHALL ACCOMMODATE STANDARD 3/4" GARDEN HOSE.
2) ALL FITTINGS SHALL BE 'NO LEAD' BRASS MEETING UNS C89833 AS PER ASTM B584.

STANDARD YARD HYDRANT
(NON-FREEZE)

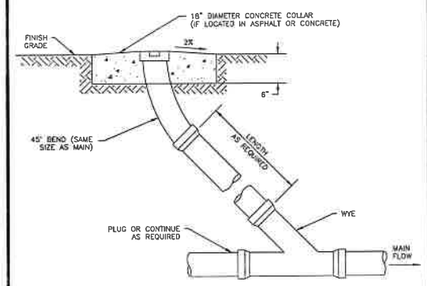


NOTE:
1 USE CONCRETE THRUST BLOCK IF LATERAL LINE IS 4" OR GREATER.

TAPPING DETAIL

Detail No. 22 WATER

DATE	REVISIONS	BY
10/04	ADD TAPPING DETAIL	MJ
01/07	ADD THRUST BLOCK REF 12/04/06	PB



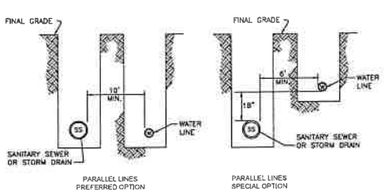
SANITARY SEWER CLEAN-OUT

ALL SEWER MAINS SHALL BE TV INSPECTED PRIOR TO ACCEPTANCE PER THE CITY OF YERINGTON DESIGN STANDARDS.

ALL SEWER MAINS SHALL PASS THE BALL AND MANDREL TEST PER THE CITY OF YERINGTON DESIGN STANDARDS.

ALL SEWER MAINS SHALL BE AIR TESTED PER THE CITY OF YERINGTON DESIGN STANDARDS.

ALL SEWER MANHOLES SHALL BE VACUUM TESTED PER THE CITY OF YERINGTON DESIGN STANDARDS

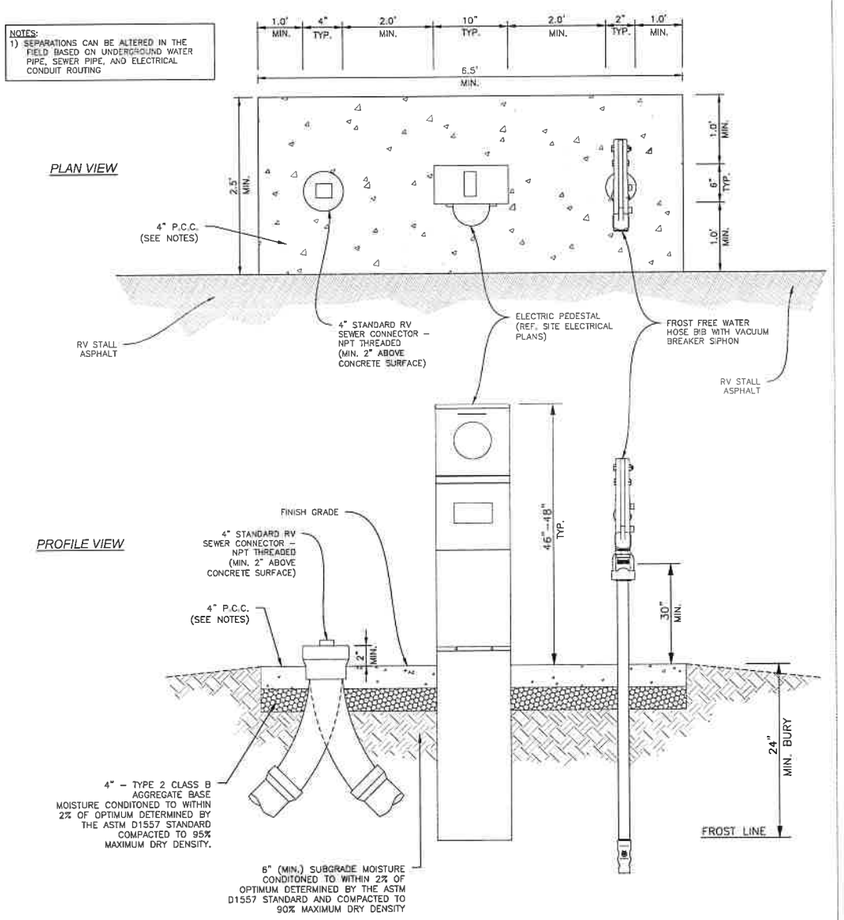


NOTES:

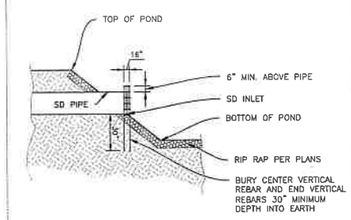
1. SEWER LINE IS DEFINED AS EITHER A SANITARY SEWER OR STORM DRAIN LINE.
2. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET (AS MEASURED FROM THE OUTSIDE OF THE PIPES) SHALL BE MAINTAINEDBETWEEN ALL WATER AND SEWER MAINS RUNNING PARALLEL TO EACH OTHER. IF THE SEWER MAIN IS AT LEAST 18 INCHES BELOW THE WATER MAIN, THE HORIZONTAL SEPARATION MAY BE REDUCED TO 5 FEET, BUT ONLY IF FIELD CONDITIONS PROHIBIT THE STANDARD 10 FEET SEPARATION.

TYPICAL SANITARY SEWER UTILITY TRENCH

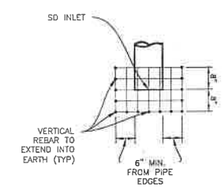
NOTES:
1) SEPARATIONS CAN BE ALTERED IN THE FIELD BASED ON UNDERGROUND WATER PIPE, SEWER PIPE, AND ELECTRICAL CONDUIT ROUTING



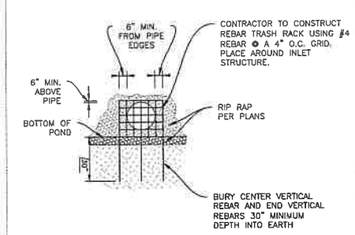
RV STALL UTILITY HOOK-UPS & CONCRETE SLAB



SD TRASH RACK DETAIL
PROFILE VIEW
N.T.S.

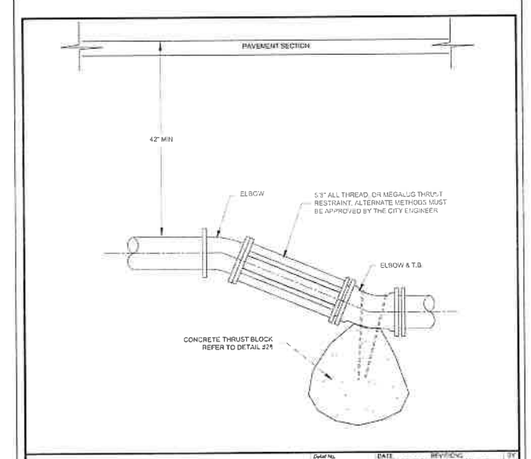


SD TRASH RACK DETAIL
TOP VIEW
N.T.S.



SD TRASH RACK DETAIL
FRONT VIEW
N.T.S.

STORM DRAIN TRASH RACK



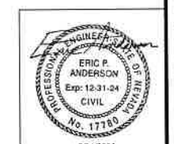
VERTICAL RESTRAINT

Detail No. 21 WATER

DATE	REVISIONS	BY
01/07	ADD THRUST BLOCK REF 12/04/06	PB

NOTE:
ALL DETAILS NOT TO SCALE.

NOTE:
BIGHORN CONSULTING IS NOT RESPONSIBLE FOR FOR ANY STRUCTURAL CALCULATIONS AND/OR DESIGN. THIS INCLUDES, BUT IS NOT LIMITED TO, SOUND OR RETAINING WALLS, BUILDING FOUNDATIONS, FOOTINGS, FENCING, TRASH ENCLOSURES, MASONRY, MONUMENT OR OTHER SIGNS, AND SPECIAL INSPECTION REQUIREMENTS OF SAID STRUCTURAL ELEMENTS.



7/21/2023

No.	Date:	Revision:

BIGHORN C·O·N·S·U·L·T·I·N·G
P.O. BOX 18700 RENO, NV 89511
OFFICE: 775.827.2008 FAX: 775.323.5108

CIVIL IMPROVEMENT PLANS FOR THE
PIONEER MOBILE HOME & RV PARK EXPANSION
DETAILS SHEET
NEVADA
CITY OF YERINGTON

Date:	7.21.2023
Drawn By:	EPA
Designed By:	EPA
Checked By:	EPA

C-19
19 OF 20

7.21.2023 12:36:43 PM \\LVBIGHORN_PROJECTS\Pioneer\Office-Yerington\0-CIVIL\C18-C20_PioneerMobileHome&RVPark-Details.dwg | Thank You for Choosing Bighorn Consulting!

MBA

Mersch Budco & Associates LLC
187 Constitution Drive
Menlo Park CA 94025
Phone: 650-566-9260
Fax: 650-566-9266
Web: www.mersch-budco.com
Email: bob@mersch-budco.com

Quotation

Pioneer RV Park - Yerington

Please check this list with plans and specifications to avoid any possibility of error. Quote is subject to terms of sale as specified on the manufacturers current price sheet.

Quote No: 16733-1
Quote Date: 7/13/2023
Print Date: 7/17/2023
Page: 1 of 1

Bid Due: 7/13/2023
Exp Date: 8/12/2023

Quote Information	Customer Information	Comments
Quote No: 16733-1 **Job:** Pioneer RV Park - Yerington **Footnotes:** * **Bid Due:** 7/13/2023 **Exp Date:** 8/12/2023	Bighorn Consulting Eric Anderson P.O. Box 18790 Reno NV 89511 **Phone:** 775-827-6900 **Fax:** 775-825-6166	

Line	Item Description	Quantity	Footnotes
1	**ZOELLER 6121-XXXX** Click for Spec Sheet E-6121 1.5bhp 230v/1ph 3" Vertical Discharge, 2-1/2"" Solids Handling Pump w/ SC/SC Lower Seals, & 50' Cord	2	
2	**ZOELLER 227E4-0001** Click for Specification Control,Pivot Pro+/Dup/1Ph/240V/6-10A/E611/621/6120/6121/Start Kits	1	
3	**ZOELLER 10-1683** Click for Spec Sheet Variable Level Mechanical Float Switch w/ 50' Cord & Adjustable Weight 125/250V/5A	3	
4	**ZOELLER 10-0253** Click for Spec Sheet Stainless Steel Float Switch Bracket for 3 or 4 Float System	1	
5	**ZOELLER 10-0438** Click for Spec Sheet Stainless Steel Cable/Float Cord Bracket	1	
6	**ZOELLER 33-XXXX** 48" x 144" Fiberglass Prepackaged Basin and Rail System w/ 3" Internal Sch80 PVC Piping, S.S. Rail Pipes, Attached Valve Vault, Aluminum Gas Tight Hatch Cover, Check Valves, Plug Valves, (2) 2" Electrical Couplings (loose), (2) 6" Cast Iron Inlet Hubs (loose), & Steel Anti-Floatation Flange (CAS-70752-M4S9W4)	1	

*Footnote **

Quote prices based on shipment to wholesaler only!

Items on this quote are based on current information provided to our company. Pricing and quote is valid for 30 days.

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Product information presented here reflects conditions at time of publication. Consult factory regarding discrepancies or inconsistencies.

ZOELLER® ENGINEERED PRODUCTS

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SHIP TO: 3649 Cane Run Road • Louisville, KY 40211-1961
Tel: (502) 778-2731 • 1 (800) 928-PUMP

SECTION: 22.10.100
ZM1750
0323
Supersedes
1022

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zoellerengineered.com

Minimum Efficiency Rate Available
SWPA Approved Cutter and Extra Pumper

61 HD SERIES
TECHNICAL DATA
1-7.5 BHP / 1750 RPM

MODEL NUMBER:	☐ 6120	☐ 6121	☐ 6122	☐ 6123	☐ 6124	☐ 6125
PUMP NAME PLATE HORSEPOWER: BHP	1.0	1.5	2.0	3.0	5.0	7.5
SERVICE FACTOR	1.2	1.2	1.2	1.2	1.2	1.0
NEC LOCKED ROTOR CODE:	M	J	K	F	C	C
MAXIMUM KW INPUT:	1.6	1.9	2.4	3.5	5.5	8.9
3 PHASE IMPELLER DIA.: in (mm) STANDARD	4-7/8" (124 mm)	5-5/8" (137 mm)	6-3/4" (146 mm)	6-3/8" (162 mm)	7" (178 mm)	7-1/2" (191 mm)
DISCHARGE SIZE:	☐ 2" NPT Vertical ☐ 3" Horizontal Flange ☐ 4" Horizontal Flange					

SOLID SIZE: in (mm)	2-1/2" (64 mm) STANDARD ☐ 3" (76 mm)	TANDEM SEALS:	Standard
IMPELLER TYPE:	DUCTILE IRON SEMI-OPEN OPTIONAL ☐ DUCTILE IRON VORTEX	MOTOR DESIGN LETTER:	NEMA B
FLANGE:	ANSI B16.1	POWER CORD LENGTH: FT (M)	25' (7.6 m) ☐
PUMP NET WEIGHT: lbs. (kg)	245 lbs. (111kg)	POWER CORD:	#12 4 SOOW*
MOTOR SHAFT	416 SS	STATOR & LEAD WIRES INSULATION:	Class F
RPM:	1750	MAXIMUM STATOR TEMPERATURE:	311 °F (155 °C)
MOTOR TYPE:	STANDARD SUBMERSIBLE ☐**** INVERTER DUTY SUBMERSIBLE (1-5 BHP, 230/460 VOLT, 3 PHASE ONLY)	***DRY PIT (1-3 BHP, INTERMITTENT DUTY) **HIGH TEMP (1-3 BHP ONLY)	☐ ☐ (175 °F Max.)

SHAFT SEAL CONFIGURATION:	STANDARD	CARBON/CERAMIC
	OPTIONAL UPPER	☐ SILICON CARBIDE/SILICON CARBIDE
	OPTIONAL LOWER	☐ SILICON CARBIDE/SILICON CARBIDE
O-RING ELASTOMERS	STANDARD	BUNA-N
	OPTIONAL	☐ VITON
STANDARD SENSING DEVICES*** w/ #18-5 300W Cord	MOTOR THERMAL SHUTOFF	THERMAL SENSORS WITH AUTOMATIC RESET
	MOISTURE DETECTION	MOISTURE SENSING PROBES
IMPELLER TRIM:	OPTIONAL	☐ DESIGN POINT: ____ GPM @ ____' TDH, IMPELLER DIA.: ____"
RECOMMENDED FLUID LEVEL FOR CONTINUOUS OPERATIONS: in (m)		24" (0.6m) (For Continuous Duty, Refer to Warranty)
MAXIMUM WATER TEMPERATURE FOR CONTINUOUS OPERATION:		104 °F (40 °C)

* Models with a FLA greater than 20 amps use #6-4 gauge power cord. ** 1-3 BHP Only. Contact factory. These configurations are not CSA listed.
*** Requires a circuit in control panel to function. **** 30-60Hz Max. NEMA MG-1, Part 30, CSAus certified with type VFM6M inverter. 230-460 Vac, 3 Ph models only

MODEL	BHP	SERVICE FACTOR	☐ 230V / 1 PHASE		☐ 200V / 3 PHASE		☐ 230V / 3 PHASE		☐ 460V / 3 PHASE		☐ 575V / 3 PHASE	
			FLA	LRA	FLA	LRA	FLA	LRA	FLA	LRA	FLA	LRA
6120	1	1.2	6.9	48.0	4.8	30.0	4.2	28.0	2.1	14.0	--	--
6121	1.5	1.2	9.9	48.0	6.9	32.0	5.1	28.0	2.6	14.0	--	--
6122	2	1.2	14.0	80.0	7.8	48.0	6.6	41.0	3.4	20.5	2.7	16.2
6123	3	1.2	17.0	88.0	11.0	48.0	9.0	41.0	4.8	20.5	3.9	16.2
6124	5	1.2	26.0	120.0	17.5	64.0	15.2	55.0	7.6	29.0	6.1	23.0
6125	7.5	1.0	--	--	25.3	83.0	22.0	72.0	11.0	36.0	9.0	28.0

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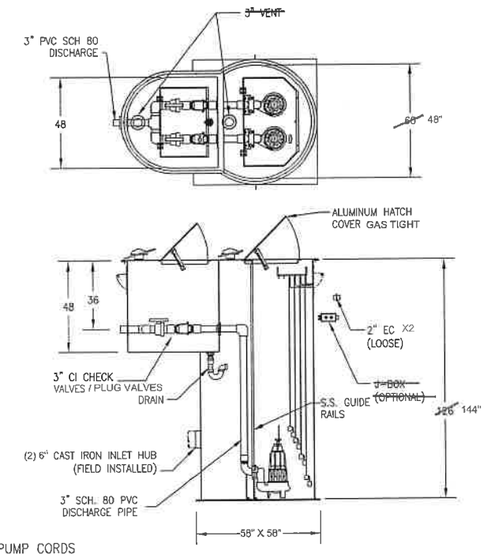
APPROVAL

DRAWING REVISIONS				
LTR	BY	DATE	ECO #	DESCRIPTION



NOTE: PUMP CORDS & LIFT CABLES NOT SHOWN FOR CLARITY.

DT

DO NOT SCALE PRINT	DRAFTER: 7/02/13	TITLE: BASIN & RAIL ASSEMBLY 60X126 W/48X48 VL BOX 3" SS EZ RAILS; PVC PIPING DISCHARGE @ 36";	ZOELLER PUMP CO. LOUISVILLE, KY.
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES.	CHECKED:		SHEET: 1 OF 1
TOLERANCES: DECIMALS .X ±~ .XX ±~ .XXX ±~ .XXXX ±~	APPROVED:	P/N: ~ REV.: ~	DWG. No. 33-XXXX
ANGLES ± 1° FRACTIONS ± 1/16			

– IMPORTANT –
NUMBERS ENCLOSED IN A CIRCLE; EXAMPLE (1), INDICATES A CRUCIAL SPECIFICATION THAT MUST BE ROUTINELY VERIFIED.

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Product information presented here reflects conditions at time of publication. Consult factory regarding discrepancies or inconsistencies.

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Section: Z7.00.055
ZM3376
0423
Supersedes
0521

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Pivot®, Pivot® Pro, Pivot® Pro+ Selection Guide

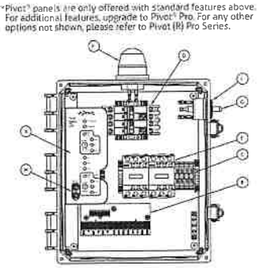
NEMA 4X Simplex & Duplex Pump Control Panels, 1-60 BHP
Commercial Duty, Heavy Duty Solids Handling, and Grinder Pumps

Pivot®, 1Ph only, Simplex and Duplex

Standard Features:

1. NEMA 4X 12"X10"X6" enclosure with lockable hasp
2. cCSAus labeled. Certified to UL508
3. Input power terminal block
4. Float switch terminal block
5. Ground lug
6. IEC rated motor contactors
7. Control circuit powered by 115vac, 60 hz
8. Alarm circuit can be powered separately from circuit breaker
9. Control and alarm fuses
10. External red globe for alarms. Selectable: solid, flash, alarm based
11. Selectable Audible 95 decibel (at 2' (0.6 m) horn can be set to either auto or latching (Manual Alarm Reset).
12. External alarm test and silence switch
13. User interface buttons and leds
14. Float status indicator LED indicators
15. Float smart logic for pump run priority
16. Pump Run LED indicators
17. Non-simultaneous pump start
18. Pump-run dry contact, normally open
19. Form C auxiliary output dry contact for alarm conditions
20. Smart HAND-OFF-AUTO (HOA).
    - Selection: Service Off (alarm active), Permanent Off (alarm inactive)
    - Simplex Mode, Duplex Mode (simultaneous pump run enabled, Alternating Mode (simultaneous pump run not enabled)
    - Selection: 3 or 4 float, SLLH or SLHL float order
21. Alarms:
    - High water
    - High voltage
    - Disabled alarm circuit
    - Float fault
    - Continuous pump run
    - Service off timeout
    - Failed contactor
22. USB access to:
    - Elapsed Time Meter
    - Event Counter
23. Configurable settings.
    - Simplex or duplex mode — USB only
    - 3 or 4 floats — USB only
    - Float order SLLH, SLHL — USB and PCB Pin 5
    - Smart or relay logic — USB and PCB Pin 1
    - Alarm based, solid, or blinking globe — USB and PCB Pin 4
    - Active or latching alarm — USB only
    - Continuous run timer — USB and PCB Pin 2
    - HOA hand timer — USB and PCB Pin 3
    - HOA service off alarm timer — USB and PCB Pin 3
24. Limited warranty: 5 years

*Pivot® panels are only offered with standard features above. For additional features, upgrade to Pivot® Pro. For any other options not shown, please refer to Pivot (R) Pro Series.



Pivot® 1Ph Duplex

A) User Interface
B) Terminal Board
C) Pump Power Terminals (TB1)
D) Pump Circuits Breaker(s)
E) Motor Contactors
F) Globe
G) Test/Silence/Reset Switch
H) Fuses
I) Buzzer

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Standard Solids Handling Pumps 61 HD Series, 1-10 BHP

Pump Specifications				Simplex Panels		Duplex Panels
Model	Voltage	Phase	Tag Amps	Amp Range	Pivot Pro	Pivot Pro
E6121	230	1	25	24-34	217H4-0003	227E4-0003
E6121	200	3	17.5	17-23	114H4-0001	124H4-0001
E6111	230	3	15.3	15-18	114G4-0001	124G4-0001
E6111	460	3	7.6	6-10	114E4-0001	124E4-0001
E6111	575	3	6.1	6-10	114E4-0001	124E4-0001
E6122	200	3	25.3	24-32	114H4-0001	124H4-0001
E6122	230	3	22	20-23	114G4-0001	124G4-0001
E6122	460	3	11	9-14	114E4-0001	124E4-0001
E6122	575	3	9	8-10	114E4-0001	124E4-0001
E6123	200	3	33.3	30-40	114G4-0001	124G4-0001
E6123	230	3	28	24-29	114F4-0001	124F4-0001
E6123	460	3	14	13-18	114E4-0001	124E4-0001
E6123	575	3	11	9-14	114E4-0001	124E4-0001
E6124	200	3	48	41-52	114H4-0001	124H4-0001
E6124	230	3	41	35-41	114G4-0001	124G4-0001
E6124	460	3	20.5	18-25	114E4-0001	124E4-0001
E6124	575	3	16.2	14-18	114E4-0001	124E4-0001
E6125	200	3	63	52-72	114H4-0001	124H4-0001
E6125	230	3	52	46-57	114G4-0001	124G4-0001
E6125	460	3	26	23-29	114E4-0001	124E4-0001
E6125	575	3	20.5	18-23	114E4-0001	124E4-0001
E6126	230	1	25	24-34	217H4-0003	227H4-0003
E6126	200	3	17.5	17-23	114H4-0001	124H4-0001
E6126	230	3	15.2	13-18	114G4-0001	124G4-0001
E6126	460	3	7.6	6-10	114E4-0001	124E4-0001
E6126	575	3	6.1	6-10	114E4-0001	124E4-0001
E6125	200	3	25.3	24-32	114H4-0001	124H4-0001
E6125	230	3	22	20-23	114G4-0001	124G4-0001
E6125	460	3	11	9-14	114E4-0001	124E4-0001
E6125	575	3	9	8-10	114E4-0001	124E4-0001

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SECTION: 2.50.110
FM1936
1120
Supersedes
0514

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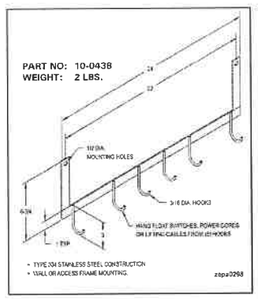
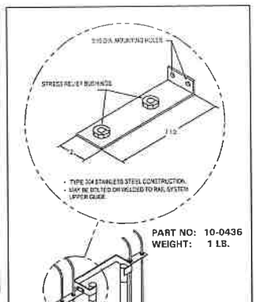
zoellerpumps.com

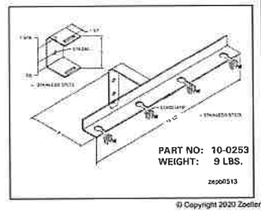
Lubrizolite Wastewater Pump Application
SWPA MEMBER

FLOAT SWITCH BRACKETS
(For Use with Weighted Floats)

Also see FM0526 for Float Tree Assemblies for floats that use clamp type hangers.







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PROFESSIONAL ENGINEER
ERIC P. ANDERSON
Exp: 12-31-24
CIVIL
No. 17780
7/21/2023

No.	Date:	Revision:

BIGHORN CONSULTING
P.O. BOX 18790 RENO, NV 89511
OFFICE: 775.827.6900 FAX: 775.825.6166

CIVIL IMPROVEMENT PLANS FOR THE
PIONEER MOBILE HOME & RV PARK EXPANSION
DETAILS SHEET
CITY OF YERINGTON NEVADA

Date: 7.21.2023
Drawn By: EPA
Designed By: EPA
Checked By: EPA

C-20
20 OF 20

7-21-2023 12:39:18 PM N:\BIGHORN_PROJECTS\Pioneer RV Park - Yerington\C-Civil\C16-C20_Details\Details\Pivot Pro - Zoeller.dwg Thank You for Choosing Bighorn Consulting!

GENERAL ELECTRICAL SPECIFICATIONS

PART 1.0 GENERAL PROVISIONS

1.1 ELECTRICAL DESIGN DOCUMENT SET
THE ELECTRICAL DESIGN DOCUMENT SET SHALL BE CONSIDERED AS A WHOLE AND THE SCOPE-OF-WORK SHALL BE CONSIDERED TO INCLUDE COMPLETE AND PROFESSIONAL PERFORMANCE OF ALL WORK, AND COMPLIANCE WITH ALL REQUIREMENTS PUT FORTH IN THE FOLLOWING:
1. THE GENERAL AND SPECIFIC TERMS OF THE ACCEPTED CONTRACT.
2. THE COMPLETE "FINAL" ELECTRICAL DRAWING SET.
3. ALL ELECTRICAL SPECIFICATIONS AND GENERAL REQUIREMENTS.
4. ALL FORMAL RESPONSES BY THIS ENGINEER TO REQUESTS-FOR-INFORMATION.
5. ALL FORMAL REVIEWS BY THIS ENGINEER OF EQUIPMENT SUBMITTALS.
6. ALL RELEVANT CODES AND ORDINANCES.

ANY RULINGS OR INTERPRETATIONS BY GOVERNING AUTHORITIES AND AGENCIES SHALL BE CONSIDERED A PART OF THIS DIVISION EXCEPT AS THOSE RULINGS AND INTERPRETATIONS ARE COMMONLY IMPOSED UPON THE TRADE.

THE ELECTRICAL DESIGN DOCUMENT SET SHALL BE CONSIDERED THE INTELLECTUAL PROPERTY OF JENSEN ENGINEERING, INC. (ALL RIGHTS RESERVED) AND SHALL NOT BE USED FOR ANY APPLICATION BEYOND THE PROJECT FOR WHICH THEY ARE PREPARED.

1.2 CODES AND STANDARDS FOR WORK
ALL ELECTRICAL WORK SHALL BE PERFORMED BY LICENSED ELECTRICIANS AND TECHNICIANS. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST ADOPTED EDITIONS OF THE FOLLOWING CODES AND STANDARDS:
- NATIONAL ELECTRICAL CODE (NEC)
- INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- NATIONAL FIRE PROTECTION AGENCY (NFPA)
- INTERNATIONAL BUILDING CODE (IBC)
- AMERICANS WITH DISABILITIES ACT (ADA)
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA)

LISTED CODES AND STANDARDS SHALL BE CONSIDERED THE MINIMUM STANDARD FOR ELECTRICAL WORK. ELECTRICAL CONTRACTOR SHALL NOT OMIT ANY ITEMS, EQUIPMENT, COMPONENTS, ETC. DETAILED WITHIN THE ELECTRICAL DESIGN DOCUMENT SET WHICH MAY EXCEED THE LISTED CODES AND STANDARDS.

NO PORTION OF THE ELECTRICAL DESIGN DOCUMENTS SHALL BE INTERPRETED TO DETAIL OR PERMIT WORK WHICH FAILS TO CONFORM WITH THE LISTED CODES AND STANDARDS. WHERE CONFLICTS OR DEFICIENCIES OCCUR, THE STRICTER AND HIGHER CODES AND STANDARDS SHALL GOVERN.

ADDITIONALLY, ALL ELECTRICAL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES INCLUDING THE LOCAL FIRE PREVENTION JURISDICTION AND THE LOCAL UTILITY COMPANIES.

1.3 WORK SPECIFIED ELSEWHERE
ALL ELECTRICAL WORK PERFORMED, INCLUDING ELECTRICAL WORK PERFORMED AS PART OF OTHER DIVISIONS, SHALL COMPLY WITH THE REQUIREMENTS OF THIS DIVISION.

1.4 PERFORMANCE OF ELECTRICAL EQUIPMENT AND MATERIALS
ALL ELECTRICAL EQUIPMENT AND MATERIALS USED FOR COMPLETION OF THE ELECTRICAL SCOPE OF WORK SHALL BE NEW AND IN NORMAL WORKING ORDER AT TIME OF INSTALLATION. ANY DEFECTIVE MATERIALS SHALL BE IDENTIFIED AND IMMEDIATELY REMOVED FROM THE PROJECT SITE.

ALL ELECTRICAL WORK, EQUIPMENT, AND MATERIALS SHALL BE OF THE HIGHEST AVAILABLE QUALITY. APPEARANCE AND FINISH OF WORK SHALL BE HELD TO THE HIGHEST COMMONLY IMPOSED STANDARD.

ELECTRICAL CONTRACTOR SHALL PROVIDE UNDERWRITERS LABORATORY (UL) LISTED EQUIPMENT AND MATERIALS WHEREVER STANDARDS FOR SAID ITEMS HAVE BEEN ESTABLISHED. USE AND INSTALLATION OF UNLISTED EQUIPMENT AND MATERIALS SHALL CONFORM TO LISTED STANDARDS TO THE MAXIMUM POSSIBLE EXTENT.

1.5 CLEAN WORK
ELECTRICAL CONTRACTOR SHALL REGULARLY REMOVE DEBRIS, PACKAGING MATERIALS, ETC. FROM THE PROJECT SITE DURING CONSTRUCTION ACTIVITIES AS REQUIRED TO ENSURE AN ORGANIZED AND SAFE CONSTRUCTION SITE. CLEAN ALL RACEWAYS, FIXTURES, AND OTHER EQUIPMENT PRIOR TO FINAL ACCEPTANCE BY THE OWNER.

1.6 SUPPORTS AND FASTENINGS
ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED SUPPORT AND HANGING HARDWARE, INCLUDING SEISMIC CONTROL, FOR ALL ELECTRICAL DISTRIBUTION EQUIPMENT, LIGHTING FIXTURES, FEEDERS AND BRANCH CIRCUITS, BOXES/BACK-BOXES, AND OTHER EQUIPMENT AS REQUIRED. SUPPORTS AND HANGERS SHALL BE SECURELY ATTACHED TO STRUCTURE USING UL LISTED ASSEMBLIES SUITABLE FOR THE STRUCTURAL ELEMENT. SUPPORTS AND HANGARS SHALL BE LISTED FOR FIVE TIMES THE STATIC LOAD.

UTILITY EQUIPMENT SHALL BE SUPPORTED PER UTILITY WORK ORDER DRAWINGS.

1.7 INSPECTION
ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE CONSTRUCTION TEAM AS REQUIRED TO ACCOMMODATE ON-SITE INSPECTORS AS REQUIRED. ELECTRICAL CONTRACTOR SHALL NOT CONCEAL, BURY, OR CLOSE-IN ANY WORK PERFORMED PRIOR TO INSPECTION AND APPROVAL.

PART 2.0 INCLUSIONS AND EXCLUSIONS

2.1 SITE INVESTIGATION
ELECTRICAL CONTRACTOR SHALL INCLUDE THOROUGH INVESTIGATION OF THE EXISTING PROJECT SITE AS REQUIRED TO DETERMINE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.

2.2 LABOR, TOOLS, MATERIALS, ETC.
ELECTRICAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, APPARATUS, ETC., INCLUDING THOSE REASONABLY INFERRED, AS REQUIRED TO COMPLETE THE ELECTRICAL SCOPE-OF-WORK. ELECTRICAL CONTRACTOR SHALL RETAIN SUB-CONTRACTORS WHERE REQUIRED.

ELECTRICAL CONTRACTOR SHALL INCLUDE ALL EXCAVATION, TRENCHING, SHORING, BACKFILL, ETC. AS REQUIRED FOR COMPLETION OF THE ELECTRICAL SCOPE-OF- WORK. UTILITY CONDUIT SYSTEMS SHALL COMPLY WITH THE SERVING UTILITY COMPANY STANDARDS AND WORK ORDER DRAWINGS.

2.3 FEES
ELECTRICAL CONTRACTOR SHALL INCLUDE ALL FEES AND ROYALTIES FOR PERMITS, TESTS, INSPECTIONS, ETC.

FEES AND CHARGES FOR PERMANENT ELECTRICAL UTILITY CONNECTIONS SHALL NOT BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.

PART 2.0 INCLUSIONS AND EXCLUSIONS (CONTINUED...)

2.4 TRADE COORDINATION
ELECTRICAL CONTRACTOR SHALL COORDINATE THE ELECTRICAL INSTALLATION WORK WITH THE OWNER AND ALL OTHER TRADE CONTRACTORS AS REQUIRED. REFER TO PLANS AND SPECIFICATIONS OF ALL OTHER TRADES. ELECTRICAL CONTRACTOR SHALL CONSULT WITH OTHER CONTRACTORS AND THE OWNER AS REQUIRED TO ENSURE TIMELY PERFORMANCE OF ELECTRICAL WORK FOR OTHER TRADES AS REQUIRED. ALL INTERCONNECTION WIRING, DEDICATED CIRCUITS, ETC. SHALL BE CONSIDERED PART OF THE SCOPE-OF-WORK.

2.5 STANDARD TESTING
ELECTRICAL CONTRACTOR SHALL PERFORM 1000 VOLT DC CONDUCTOR INSULATION TEST PER TEST EQUIPMENT MANUFACTURER'S RECOMMENDED TESTING PROCEDURES. TEST SHALL BE CARRIED OUT WITH CONDUCTORS INSTALLED IN-PLACE AND DISCONNECTED AT BOTH ENDS. MINIMUM INSULATION RESISTANCE SHALL BE 100 MEGOHMS AFTER 30 SECONDS. ELECTRICAL CONTRACTOR SHALL CORRECT ANY DEFICIENCIES PRIOR TO ENERGIZING.

ELECTRICAL CONTRACTOR SHALL PERFORM THREE-POINT FALL-OF-POTENTIAL GROUNDING ELECTRODE RESISTANCE TEST PER TEST EQUIPMENT MANUFACTURER'S RECOMMENDED TESTING PROCEDURES. MAXIMUM GROUND RESISTANCE VALUE(S) SHALL BE 5 OHMS. WHERE GROUND RESISTANCE EXCEEDS 5 OHMS, PROVIDE AND INSTALL AN ADDITIONAL COPPER-CLAD GROUND ROD.

ELECTRICAL CONTRACTOR SHALL PERFORM POLARITY TESTS FOR ALL UTILIZATION EQUIPMENT, OUTLETS/RECEPTACLES, ETC.

ELECTRICAL CONTRACTOR SHALL CHECK ALL BUS AND LUG CONNECTIONS FOR PROPER CONTACT PRESSURE USING CALIBRATED TORQUE WRENCH OR SCREW- DRIVER ACCORDING TO MANUFACTURER'S TIGHTENING RECOMMENDATIONS.

TESTED ELEMENTS WHICH FAIL TO MEET THE LISTED REQUIREMENTS SHALL BE CONSIDERED DEFECTIVE AND SHALL BE PROMPTLY CORRECTED OR REMOVED FROM THE SITE.

2.6 FIRE DETECTION AND ANNUNCIATION
ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL A COMPLETE, TESTED AND TAGGED, AUTOMATIC FIRE DETECTION AND ANNUNCIATION SYSTEM PER THE LOCAL FIRE JURISDICTION. ELECTRICAL CONTRACTOR SHALL VERIFY THE SPECIFIC PROJECT REQUIREMENTS AND SHALL PROVIDE DETAILED PLANS WHICH CLEARLY INDICATE ALL METHODS AND COMPONENTS TO BE USED FOR APPROVAL OF THE FIRE JURISDICTION. THIS WORK SHALL BE PERFORMED UNDER SEPARATE PERMIT SUBMITTAL. SUBMITTALS TO THIS ENGINEER ARE NOT REQUIRED.

2.7 FINALIZING
ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL PERMANENT PHENOLIC NAMEPLATES (BLACK FIELD, WHITE LETTERS) FOR ALL ELECTRICAL DISTRIBUTION EQUIPMENT INCLUDING SWITCHGEAR, PANELBOARDS, TRANSFORMERS, CONTROL PANELS, LOAD CENTERS, ETC. PROVIDE NEAT, CLEAR, PRINTED CIRCUIT DIRECTORIES FOR ALL PANELBOARDS AND LOAD CENTERS.

ELECTRICAL CONTRACTOR SHALL PROVIDE A NEAT AND COMPLETE SET OF "AS- BUILT" RECORD DRAWINGS TO THE OWNER WITHIN TEN DAYS OF FINAL ACCEPTANCE OF WORK. RECORD DRAWINGS SHALL INDICATE ANY DEVIATIONS FROM THE ELECTRICAL DESIGN DOCUMENTS, LOCATIONS OF CONDUIT STUBS AND CONCEALED ITEMS BASED ON FIELD DIMENSIONS. RECORD DRAWINGS SHALL BE OF QUALITY EQUAL TO OR HIGHER THAN THE ELECTRICAL DESIGN DOCUMENTS INCLUDING SIZE, CLARITY, MEDIUM TYPE, ETC.).

ELECTRICAL CONTRACTOR SHALL PROVIDE ALL OPERATING AND MAINTENANCE MANUALS FOR EQUIPMENT USED TO THE OWNER UPON PROJECT COMPLETION.

UPON OWNERS ACCEPTANCE OF OPERATING AND MAINTENANCE MANUALS, ELECTRICAL CONTRACTOR SHALL SCHEDULE A FINAL PROJECT WALK-THROUGH WITH THIS ENGINEER. ANY ITEMS NOTED AS DEFICIENT SHALL BE CORRECTED IMMEDIATELY.

PART 3.0 DRAWINGS, SPECIFICATIONS, PROCEDURES

3.1 CONTROL OF ACTIVITIES
ALL SERVICES RENDERED BY THIS ENGINEER ARE PROFESSIONAL OPINIONS AND RECOMMENDATIONS ONLY. UNDER NO CIRCUMSTANCES IS IT THE INTENT OF THIS ENGINEER TO DIRECTLY CONTROL THE PHYSICAL ACTIVITIES OF THE CONTRACTOR OR THE CONTRACTOR'S EMPLOYEES OR AGENTS.

3.2 SITE ASSESSMENT
ELECTRICAL CONTRACTOR SHALL INSPECT THE PROJECT SITE AND VERIFY THAT ALL PROPOSED ELECTRICAL EQUIPMENT IS SUITABLE FOR USE IN THE PROPOSED ENVIRONMENT AND THAT ADEQUATE SPACE FOR THE EQUIPMENT AND ANY ASSOCIATED CLEARANCE IS PRESENT. WHERE CONFLICT ARISES, ELECTRICAL CONTRACTOR SHALL NOTIFY THIS ENGINEER IMMEDIATELY AND SUBMIT A WRITTEN REQUEST-FOR-INFORMATION.

3.3 REQUEST-FOR-INFORMATION (RFI)
WHERE CONFLICT OR AMBIGUITY ARISES, ELECTRICAL CONTRACTOR SHALL SUBMIT WRITTEN REQUEST-FOR-INFORMATION (RFI) DOCUMENTS TO THIS ENGINEER IMMEDIATELY. ELECTRICAL CONTRACTOR SHALL OBTAIN APPROVED WRITTEN RESPONSE PRIOR TO PERFORMING ANY RELATED WORK. ELECTRICAL CONTRACTOR SHALL NOT PERFORM ANY FIELD MODIFICATIONS OR DEVIATIONS FROM THE DESIGN DOCUMENTS WITHOUT APPROVED WRITTEN RESPONSE TO AN APPROPRIATELY SUBMITTED RFI.

3.4 PRODUCTS SPECIFIED
ALL MANUFACTURERS AND PRODUCT CATALOG NUMBERS SPECIFIED IN THE ELECTRICAL DESIGN DOCUMENTS ARE EXAMPLES OF PRODUCTS WHICH MEET THE BASIC REQUIREMENTS OF THE PROJECT AND SHALL BE CONSIDERED THE MINIMUM PERFORMANCE AND QUALITY. ANY PROPOSED SUBSTITUTIONS SHALL BE OF EQUAL OR HIGHER QUALITY AND PERFORMANCE. ELECTRICAL CONTRACTOR SHALL VERIFY COLOR/FINISH CHARACTERISTICS WITH OWNER AND/OR ARCHITECT AND SHALL PROVIDE AND INSTALL ALL MOUNTING HARDWARE AND ACCESSORIES AS REQUIRED.

3.5 MANUFACTURER'S INSTRUCTIONS
ELECTRICAL CONTRACTOR SHALL INSTALL ALL ELECTRICAL COMPONENTS AND SHALL PERFORM ALL ELECTRICAL WORK PER MANUFACTURER'S INSTRUCTIONS. WHERE CONFLICT ARISES, ELECTRICAL CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST-FOR-INFORMATION.

PART 3.0 DRAWINGS, SPECIFICATIONS, PROCEDURES (CONTINUED...)

3.6 DATA-SHEET AND SHOP-DRAWING SUBMITTALS
ELECTRICAL CONTRACTOR SHALL PROVIDE MANUFACTURER'S DATA-SHEETS AND SHOP-DRAWING SUBMITTALS FOR ALL ELECTRICAL DISTRIBUTION EQUIPMENT (SWITCHBOARDS, TRANSFORMERS, PANELBOARDS/LOADCENTERS, DISCONNECT SWITCHES, AND SO FORTH), WIRING DEVICES, LIGHTING FIXTURES AND LIGHTING CONTROL ELEMENTS. SUBMITTALS FOR GENERAL ELECTRICAL MATERIALS (CONDUIT, CONNECTORS, FITTINGS, SPLICE KITS, WIRE-CONNECTORS, CONDUCTORS, ETC.) ARE NOT REQUIRED. SUBMITTALS FOR UTILITY METERING EQUIPMENT SHALL BE PROVIDED TO THE SERVING UTILITY FOR REVIEW AND APPROVAL.

SUBMITTALS SHALL BE PROVIDED TO THE OWNER AND THIS ENGINEER IN ELECTRONIC FORMAT AND HARD-COPY FORMAT UPON REQUEST. ELECTRICAL CONTRACTOR SHALL OBTAIN ENGINEER'S APPROVED WRITTEN REVIEW OF AND RESPONSE TO DATA-SHEET AND SHOP-DRAWING SUBMITTALS PRIOR TO PURCHASE OR USE OF SUBMITTED EQUIPMENT.

SUBSTITUTION SUBMITTALS MUST BE PROVIDED NO FEWER THAN TEN WORKING DAYS PRIOR TO BID ACCEPTANCE. ELECTRICAL CONTRACTOR SHALL PROVIDE UPDATED ESTIMATES TO THE OWNER REFLECTING ANY APPROVED SUBSTITUTIONS IMMEDIATELY.

ELECTRICAL CONTRACTOR SHALL PROCEED TO ORDER ELECTRICAL EQUIPMENT AND/OR RELEASE ELECTRICAL MATERIALS IMMEDIATELY UPON RECEIPT OF APPROVED SUBMITTAL REVIEW. NO SUBSTITUTIONS OR ALTERNATES WILL BE ACCEPTED AS A RESULT OF UNTIMELY WORK.

3.7 WARRANTY AND GUARANTEE
ELECTRICAL CONTRACTOR SHALL GUARANTEE THE ELECTRICAL WORK PERFORMED TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE-YEAR FROM DATE OF FINAL ACCEPTANCE. LAMPS FOR LIGHTING FIXTURES ARE EXEMPT FROM THIS REQUIREMENT, HOWEVER, LAMPS SHALL BE IN NEW AND PERFECT OPERATING CONDITION AT THE TIME OF FINAL ACCEPTANCE.

REPAIRS AND REPLACEMENTS FOR DEFECTIVE EQUIPMENT AND/OR MATERIALS AS COVERED BY CONTRACTOR GUARANTEE SHALL BE CONSIDERED WITHIN THE SCOPE-OF-WORK AND SHALL BE PERFORMED AT NO ADDITIONAL COST EXCEPT AS SPECIFIED ABOVE.

ELECTRICAL CONTRACTOR SHALL PROVIDE MANUFACTURER'S WARRANTY FOR ALL PRODUCTS AND MATERIALS FOR WHICH SAID WARRANTY IS AVAILABLE AND SHALL PROVIDE ALL RELEVANT DOCUMENTATION TO THE OWNER AT TIME OF FINAL ACCEPTANCE.

PART 4.0 ELECTRICAL COMPONENTS, METHODS, AND MATERIALS

4.1 VANDAL PROTECTION
ALL ELECTRICAL WORK THAT IS ACCESSIBLE TO THE PUBLIC SHALL BE TAMPERPROOF AND VANDAL RESISTANT PER PROJECT REQUIREMENTS. COORDINATE WITH OWNER AND GENERAL CONTRACTOR AS REQUIRED TO VERIFY EXTENTS OF PUBLIC AREA AND REQUIRED LEVEL OF PROTECTION. ALL EQUIPMENT WITH OPERABLE DOORS OR SWITCHES SHALL BE LOCKING TYPE, OR PAD-LOCKING.

4.2 TERMINATIONS AND SPLICES
TWIST-ON WIRE CONNECTORS SHALL BE SCOTCHLOK OR EQUIVALENT FOR WIRE SIZES #14 AWG THROUGH #8 AWG. SPLICES SHALL BE UL LISTED ASSEMBLIES SUITABLE FOR THE ENVIRONMENT.

CONDUCTORS SHALL TERMINATE AT UL-LISTED LUGS AND LANDINGS AT ALL UTILIZATION EQUIPMENT.

4.3 BACK-BOXES AND FACE-PLATES
ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL SINGLE OR MULTI-GANG OUTLET BOXES AS REQUIRED FOR EACH RECEPTACLE, SWITCH, OR OTHER WIRING DEVICE AS INDICATED IN THE ELECTRICAL DESIGN DOCUMENTS.

PROVIDE AND INSTALL ONE-PIECE THERMOPLASTIC FACEPLATE COVERS FOR ALL RECEPTACLES, SWITCHES, AND OTHER WIRING DEVICES. FACEPLATE COVERS SHALL BE SELECTED TO MATCH THE ASSOCIATED BACKBOX. VERIFY COLOR AND FINISH OF ALL FACEPLATE COVERS WITH OWNER, ARCHITECT, AND GENERAL CONTRACTOR PRIOR TO PURCHASE.

4.4 125-VOLT, 15-AMP AND 20-AMP RECEPTACLES
ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL 125-VOLT, 15-AMP AND 20-AMP RECEPTACLES PER THE ELECTRICAL DESIGN DOCUMENTS. RECEPTACLES SHALL INCLUDE GROUNDING TERMINALS AND SHALL FEATURE COMMON NEMA CONFIGURATIONS. RECEPTACLES IN DWELLING UNITS AND GUEST ROOMS SHALL BE RESIDENTIAL GRADE. RECEPTACLES IN ALL COMMERCIAL SPACES SHALL BE COMMERCIAL GRADE. RECEPTACLES IN PATIENT CARE AREAS SHALL BE HOSPITAL GRADE. VERIFY COLOR OF ALL RECEPTACLES PRIOR TO PURCHASE. PROVIDE AND INSTALL ACOUSTICAL PUTTY ON BACK-BOXES OF ELECTRICAL ELEMENTS IN CORRIDORS WHERE ADJACENT DWELLING UNITS.

4.5 LIGHTING SWITCHES
ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL LIGHTING SWITCHES COMPLETELY PER MANUFACTURER'S INSTRUCTIONS. REFER TO ELECTRICAL SYMBOLS LIST. SINGLE-POLE, SINGLE-THROW TOGGLE SWITCHES SHALL BE DECORA STYLE. DIMMING SWITCHES SHALL BE SELECTED FOR COMPATIBILITY WITH LIGHTING LOAD. REFER TO MANUFACTURER'S DATA-SHEETS. OCCUPANT SENSING SWITCHES SHALL INCLUDE DUAL-TECHNOLOGY SENSING EQUIPMENT.

4.6 SPECIAL USE RECEPTACLES
ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL SPECIAL USE RECEPTACLES PER ELECTRICAL DESIGN DOCUMENTS. SPECIAL USE RECEPTACLES SHALL FEATURE VOLTAGE CLASS AND NEMA CONFIGURATION AS LISTED.

4.7 OCCUPANT AND DAYLIGHT SENSORS
ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL OCCUPANT AND DAYLIGHT SENSING EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS. INCLUDE ALL INTERCONNECTION WIRING, POWER-PACKS, ETC. AS REQUIRED. OCCUPANT SENSORS SHALL FEATURE DUAL-TECHNOLOGY SENSING EQUIPMENT.

PART 4.0 ELECTRICAL COMPONENTS, METHODS, AND MATERIALS (CONTINUED...)

4.8 CONDUIT SYSTEMS
CONDUIT ROUTES DEPICTED ON THE ELECTRICAL DESIGN DOCUMENTS SHALL BE CONSIDERED AS DIAGRAMS. ACTUAL ROUTES SHALL BE DETERMINED BY THE ELECTRICAL CONTRACTOR AT THE TIME OF INSTALLATION. ELECTRICAL CONTRACTOR SHALL NOT USE DIAGRAMS DEPICTED FOR ESTIMATION OR PRICING.

ALL CONDUIT SYSTEMS SHALL BE SELECTED FOR USE PER NEC/CEC. NO CONDUIT TYPE SHALL BE APPLIED WHERE NOT PERMITTED FOR USE BY CODE, AND LOCAL ORDINANCE. PROVIDE AND INSTALL GREEN INSULATED EQUIPMENT GROUNDING CONDUCTOR IN ALL NON-METALLIC CONDUIT SYSTEMS.

RIGID METALLIC CONDUIT (RMC) AND INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE PERMITTED FOR ALL LOCATIONS AND SHALL BE USED WHERE CONDUIT IS SUBJECT TO PHYSICAL DAMAGE (EXPOSED ON ROOF TOPS, CORROSIVE ATMOSPHERES, RISERS FROM GRADE TO EQUIPMENT, DRIVE-AISLES, ETC.). CONDUITS SHALL BE CONCEALED WHEREVER POSSIBLE.

FOR UNDERGROUND CONDUIT SYSTEMS: RIGID NON-METALLIC (PVC SCHEDULE 40) CONDUIT, WITH RIGID STEEL ELBOWS. UNDERGROUND ELECTRICAL CONDUITS SHALL BE BURIED A MINIMUM OF 24" BELOW FINISHED GRADE, OR PER UTILITY WORK ORDER DRAWINGS.

ELECTRICAL METALLIC TUBING (EMT) SHALL BE PERMITTED FOR USE IN INTERIOR AND EXTERIOR LOCATIONS WHERE NOT SUBJECT TO PHYSICAL DAMAGE. CONDUIT SHALL BE CONCEALED WHEREVER POSSIBLE. EMT SHALL NOT BE USED WHERE SUBJECT TO PHYSICAL DAMAGE. ALL FITTINGS SHALL BE STEEL. CONNECTORS SHALL HAVE INSULATED THROATS.

FLEXIBLE METALLIC CONDUIT (FMC) SHALL BE USED ONLY IN DRY CONCEALED LOCATIONS INCLUDING MILLWORK/CASEWORK AND AS ALLOWED BY AUTHORITY HAVING JURISDICTION. FMC CABLES SHALL NOT OPERATE MORE THAN ONE CIRCUIT. FMC SHALL BE PERMITTED FOR USE FOR SHORT CONNECTIONS TO MOTORS AND VIBRATING EQUIPMENT IN DRY, INDOOR LOCATIONS.

LIQUIDTIGHT FLEXIBLE METALLIC CONDUIT (LFMC) SHALL BE USED FOR SHORT CONNECTIONS (3' MAX) TO MOTORS AND VIBRATING EQUIPMENT IN WET OR OUTDOOR LOCATIONS.

LIQUIDTIGHT FLEXIBLE NON-METALLIC CONDUIT (LFNC) AND ELECTRICAL NON-METALLIC TUBING (ENT) ARE NOT PERMITTED FOR USE.

NON-METALLIC JACKETED CABLING ("ROMEX") SHALL BE SUITABLE FOR USE IF ALLOWED BY AUTHORITY HAVING JURISDICTION FOR RESIDENTIAL INTERIOR CONCEALED LOCATIONS.

4.9 CONDUCTORS
ALL CONDUCTORS SHALL BE UL LISTED OR SHALL MEET UL LISTING STANDARDS. CONDUCTORS SHALL BE COPPER (UNLESS OTHERWISE NOTED), SOFT-DRAWING, AND CONCEALED IN CONDUIT. SIZES SHALL BE AMERICAN WIRE GAUGE. CONDUCTORS SIZED #10 AWG AND SMALLER SHALL BE SOLID. CONDUCTORS SIZED #8 AWG AND LARGER SHALL BE STRANDED. MINIMUM WIRE SIZE SHALL BE #12 AWG (UNLESS OTHERWISE NOTED). CONDUCTOR INSULATION SHALL BE 600 VOLT RATED. CONDUCTORS SHALL BE CONTINUOUS FROM ORIGIN TO TERMINATION WITHOUT SPLICES PER NEC/CEC. WHERE REQUIRED, SPLICES SHALL BE INSTALLED IN BOXES. WIRE/CABLE SHALL BE HANDLED TO AVOID DAMAGE TO CONDUCTOR AND INSULATION. WIRE/CABLE SHALL BE DELIVERED TO SITE IN STANDARD COILS OR REELS WITH SUITABLE PROTECTION FROM WEATHER AND DAMAGE DURING STORAGE, HANDLING, AND INSTALLATION. ELECTRICAL CONTRACTOR SHALL COLOR-CODE CONDUCTORS CONSISTENTLY THROUGHOUT THE PROJECT AS FOLLOWS:

VOLTAGE	PHASE A	PHASE B	PHASE C	NEUTRAL	GROUND
208Y/120V	BLACK	RED	BLUE	WHITE	GREEN
480Y/277V	BROWN	ORANGE	YELLOW	GRAY	GREEN

4.10 ELECTRICAL DISTRIBUTION EQUIPMENT
ALL ELECTRICAL EQUIPMENT (SWITCHGEAR, PANELBOARDS, CIRCUIT BREAKERS, ETC) SHALL BE OF THE SAME MANUFACTURE. ACCEPTABLE MANUFACTURES ARE: EATON, GE, SIEMENS, OR SQUARE-D (NO SUBSTITUTES). SERVICE EQUIPMENT SHALL BE FULLY ENCLOSED, FACTORY ASSEMBLED, AND SHALL OPERATE PER SERVING ELECTRICAL UTILITY STANDARDS.

4.11 GROUNDING AND BONDING
PROVIDE AND INSTALL GROUNDING FOR ALL EQUIPMENT AND SYSTEM NEUTRAL IN ACCORDANCE WITH NEC/CEC ARTICLE 250.

4.12 SHORT CIRCUIT PROTECTION
SHORT CIRCUIT INTERRUPTING VALUES, AS INDICATED ON THESE ELECTRICAL CONSTRUCTION DOCUMENTS, REFER TO BOTH SHORT-CIRCUIT WITHSTAND RATINGS FOR EQUIPMENT, AND SHORT-CIRCUIT INTERRUPTING CAPABILITY FOR CIRCUIT BREAKERS.

SERIES RATING OF SHORT CIRCUIT WITHSTAND LEVELS IS ALLOWED ONLY IF SUPPORTED BY MANUFACTURER'S PUBLISHED DATA AND IS ALLOWED BY LOCAL CODES. ANY PROPOSED SERIES RATING OF ELECTRICAL COMPONENTS SHALL BE CLEARLY IDENTIFIED. ELECTRICAL CONTRACTOR SHALL PROVIDE SUPPORTING DOCUMENTATION FOR SERIES RATED EQUIPMENT IN THE ELECTRICAL SUBMITTAL DATA SHEETS.

PART 5.0 PENETRATIONS

5.1 PENETRATIONS
ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL SEALING FOR ALL CONDUIT PENETRATIONS. PROVIDE AND INSTALL UL LISTED ASSEMBLIES AND EMPLOY ARCHITECTURALLY APPROVED METHODS FOR WATER-TIGHT SEAL AT EXTERIOR WALLS AND FIRE-RATED SEAL AT FIRE-RATED WALLS. VERIFY FIRE- RATING PRIOR TO INSTALLATION. COORDINATE PENETRATION LOCATIONS WITH ARCHITECT AND GENERAL CONTRACTOR AS REQUIRED.

ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE-RATED WALL ASSEMBLIES WHERE REQUIRED. ONE, TWO, THREE, AND FOUR HOUR FIRE-RATED WALL ASSEMBLIES SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U300 OR U400 SERIES WALL OR PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
A. STUD WALL FRAMING MAY CONSIST OF WOOD STUDS (FOR A MAXIMUM OF TWO HOUR FIRE-RATED ASSEMBLIES) OR STEEL CHANNEL STUDS. WOOD STUDS SHALL CONSIST OF NOMINAL 2"x4" LUMBER SPACED 16" ON-CENTER. END PLATES AND CROSS-BRACES SHALL BE NOMINAL 2"x4" LUMBER. STEEL STUDS TO BE MINIMUM 3-5/8"x1-3/8" CHANNELS SPACED 24" ON-CENTER MAX.
B. GYPSUM BOARD SHALL BE NOMINAL 1/2" OR 5/8" THICK, 4' WIDE WITH SQUARE OR TAPERED EDGES. WALLBOARD TYPE, THICKNESS, QUANTITY OF LAYERS, FASTENER TYPE, AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAX DIAMETER OF OPENING IS 26".

PENETRATIONS AT FIRE-RATED WALLS SHALL CONSIST OF ONE METALLIC PIPE, CONDUIT, OR TUBE INSTALLED CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRE STOP SYSTEM. THE ANNULAR SPACE BETWEEN PIPE, CONDUIT, OR TUBING AND PERIPHERY OF OPENING SHALL BE A MINIMUM OF 0" (POINT OF CONTACT) TO A MAXIMUM OF 2". PIPE, CONDUIT, OR TUBE SHALL BE RIGIDLY SUPPORTED ON BOTH SIDES OF THE WALL ASSEMBLY.

THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS, OR TUBES MAY BE USED.
A. STEEL PIPE: NOMINAL 24" DIAMETER (OR SMALLER) SCHEDULE 10 OR HEAVIER.
B. CAST IRON SOIL PIPE: NOMINAL 24" DIAMETER (OR SMALLER) SERVICE WEIGHT OR HEAVIER.
C. DUCTILE IRON PRESSURE PIPE: NOMINAL 12" DIAMETER (OR SMALLER) CLASS 50.
D. CONDUIT: NOMINAL 6" DIAMETER (OR SMALLER) STEEL CONDUIT OR NOMINAL 4" DIAMETER (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING.
E. COPPER TUBING: NOMINAL 6" DIAMETER (OR SMALLER) TYPE "L" OR HEAVIER.
F. COPPER PIPE: NOMINAL 6" DIAMETER (OR SMALLER) REGULAR OR HEAVIER.

PLASTIC COVERING ON STEEL FLEXIBLE METAL GAS PIPING (NOMINAL 2" DIAMETER OR SMALLER) MAY OR MAY NOT BE REMOVED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY.

PROVIDE CAVITY/VOID FILL MATERIAL (CAULK OR SEALANT) AS REQUIRED. CAULK OR SEALANT SHALL BE APPLIED WITHIN ANNULUS, FLUSH WITH BOTH SURFACES OF WALL. CAULK OR SEALANT THICKNESS SHALL BE APPLIED TO SUIT FIRE-RATING. MINIMUM 5/8" THICK FOR ONE-HOUR RATING, 1-1/4" THICK FOR TWO-HOUR RATING, 1-7/8" FOR THREE-HOUR RATING, AND 2-1/2" THICK FOR FOUR-HOUR RATING. MINIMUM OF 1/4" THICK DIAMETER BEAD OF CAULK APPLIED TO GYPSUM BOARD/ PENETRANT INTERFACE AT POINT OF CONTACT LOCATION ON BOTH SIDES OF PENETRATED ASSEMBLY. THE HOURLY F-RATING OF THE FIRESTOP SYSTEM IS DEPENDENT UPON THE HOURLY FIRE-RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED. THE HOURLY T-RATING OF THE FIRESTOP SYSTEM IS DEPENDENT UPON THE TYPE OR SIZE OF THE PIPE OR CONDUIT AND THE HOURLY FIRE-RATING OF TH

GENERAL ELECTRICAL SPECIFICATIONS FOR DWELLING UNITS

ELECTRICAL SYMBOLS LIST [1,2,3]

SYMBOL	DESCRIPTION
	DUPLEX RECEPTACLE - DECORA STYLE +15" AFF (BOTTOM OF BOX) UNLESS OTHERWISE NOTED
	DUPLEX RECEPTACLE WITH INTEGRAL GROUND FAULT PROTECTION +15" AFF (BOTTOM OF BOX) UNLESS OTHERWISE NOTED
	DUPLEX RECEPTACLE - DECORA STYLE WITH TWO INTEGRAL USB CHARTER PORTS +15" AFF (BOTTOM OF BOX) UNLESS OTHERWISE NOTED
	DUPLEX RECEPTACLE - DECORA STYLE WITH TAMPER RESISTANT PROTECTION +15" AFF (BOTTOM OF BOX) UNLESS OTHERWISE NOTED
	DUPLEX RECEPTACLE WITH INTEGRAL GFI PROTECTION AND EXTRA-DUTY WEATHERPROOF IN-USE HOOD +15" AFF (BOTTOM OF BOX) UNLESS OTHERWISE NOTED
	DUPLEX RECEPTACLE - DECORA STYLE +48" AFF (TOP OF BOX) UNLESS OTHERWISE NOTED
	DUPLEX RECEPTACLE WITH INTEGRAL GROUND FAULT PROTECTION +48' AFF (TOP OF BOX) UNLESS OTHERWISE NOTED
	DUPLEX RECEPTACLE - DECORA STYLE WITH TWO INTEGRAL USB CHARTER PORTS +48" AFF (TOP OF BOX) UNLESS OTHERWISE NOTED
	DUPLEX RECEPTACLE - DECORA STYLE WITH TAMPER RESISTANT PROTECTION +48" AFF (TOP OF BOX) UNLESS OTHERWISE NOTED
	DUPLEX RECEPTACLE WITH INTEGRAL GFI PROTECTION AND EXTRA-DUTY WEATHERPROOF IN-USE HOOD +48" AFF (TOP OF BOX) UNLESS OTHERWISE NOTED
	DOUBLE DUPLEX RECEPTACLE - DECORA STYLE +15" AFF (BOTTOM OF BOX) UNLESS OTHERWISE NOTED
	DOUBLE DUPLEX RECEPTACLE WITH INTEGRAL GROUND FAULT PROTECTION +15" AFF (BOTTOM OF BOX) UNLESS OTHERWISE NOTED
	DOUBLE DUPLEX RECEPTACLE - DECORA STYLE WITH FOUR INTEGRAL USB CHARTER PORTS +15" AFF (BOTTOM OF BOX) UNLESS OTHERWISE NOTED
	DOUBLE DUPLEX RECEPTACLE - DECORA STYLE WITH TAMPER RESISTANT PROTECTION +15" AFF (BOTTOM OF BOX) UNLESS OTHERWISE NOTED
	DOUBLE DUPLEX RECEPTACLE - DECORA STYLE +48" AFF (TOP OF BOX) UNLESS OTHERWISE NOTED
	DOUBLE DUPLEX RECEPTACLE WITH INTEGRAL GROUND FAULT PROTECTION +48" AFF (TOP OF BOX) UNLESS OTHERWISE NOTED
	DOUBLE DUPLEX RECEPTACLE - DECORA STYLE WITH FOUR INTEGRAL USB CHARTER PORTS +48" AFF (TOP OF BOX) UNLESS OTHERWISE NOTED
	DOUBLE DUPLEX RECEPTACLE - DECORA STYLE WITH TAMPER RESISTANT PROTECTION +48' AFF (TOP OF BOX) UNLESS OTHERWISE NOTED
	JUNCTION BOX - SIZED AS REQUIRED
	SPECIAL CONFIGURATION RECEPTACLE - NEMA CONFIGURATION AS NOTED
	DATA/TELECOM BACK-BOX AND CONDUIT SINGLE-GANG BOX WITH 3/4" CONDUIT STUBBED INTO ACCESSIBLE CEILING SPACE
	SAFETY DISCONNECT SWITCH FRAME AMPACITY/FUSE AMPACITY/POLE QUANTITY, VOLTAGE CLASS, ENCLOSURE RATING AS NOTED
	CEILING MOUNTED SMOKE AND CARBON-MONOXIDE DETECTOR 120 VOLT WITH BATTERY BACKING
FSD	FIRE-SMOKE DAMPER (PROVIDED BY OTHERS) 4" SQUARE BOX WITH 3/4" CONDUIT STUBBED INTO ACCESSIBLE CEILING SPACE
S	LIGHTING TOGGLE SWITCH - DECORA STYLE +44" AFF (CENTER OF BOX) UNLESS OTHERWISE NOTED
	LIGHTING DIMMING SWITCH +44" AFF (CENTER OF BOX) UNLESS OTHERWISE NOTED
	LIGHTING TOGGLE SWITCH WITH INTEGRAL OCCUPANT SENSOR - DECORA STYLE +44" AFF (CENTER OF BOX) UNLESS OTHERWISE NOTED
S3	LIGHTING SWITCH - THREE WAY CONFIGURATION +44" AFF (CENTER OF BOX) UNLESS OTHERWISE NOTED
OS	CEILING MOUNTED OCCUPANCY/VACANCY SENSOR
PC	CEILING MOUNTED DAYLIGHT SENSOR
AC 1	MECHANICAL EQUIPMENT IDENTIFIER TAG EXAMPLE: AIR CONDITIONER #1
X	SHEET NOTE BUBBLE
X	ELECTRICAL EQUIPMENT IDENTIFIER TAG
X	ELECTRICAL FEEDER IDENTIFIER TAG
	REFERENCE TAG EXAMPLE: DETAIL 'A', SHEET EXXX
	BRANCH CIRCUIT WIRING 3/4" CONDUIT WITH (2)-#12 Cu + (1)-#12 Cu GROUND UNLESS OTHERWISE NOTED
	UNDERGROUND/UNDERFLOOR BRANCH CIRCUIT WIRING 3/4" CONDUIT WITH (2)-#12 Cu + (1)-#12 Cu GROUND UNLESS OTHERWISE NOTED
	LOW VOLTAGE INTERCONNECTION WIRING VERIFY CABLING TYPE UNLESS OTHERWISE NOTED

NOTES:

1. GROUND-FAULT INTERRUPTING RECEPTACLES SHALL BE "STAND-ALONE" AND SHALL NOT BE CONFIGURED FOR SERIES PROTECTION.
2. PROVIDE AND INSTALL BACK-BOX AND3/4" CONDUIT STUBBED FROM BACK-BOX INTO ACCESSIBLE CEILING OR FLOOR SPACE FOR ALL TELEVISION, DATA/COMMUNIATION, INTERNET, ETC. BACK-BOXES FOR FUTURE CABLING AND TERMINATIONS.
3. PROVIDE AND INSTALL PLASTIC COVERS FOR ALL RECEPTACLES, SWITCHES, DATA AND COMMUNICATIONS BOXES, ETC. VERIFY COLORS WITH ARCHITECT AND OWNER. PROVIE FACEPLATES WITH TERMINATION JACKS FOR INTERNAL COMMUNICATION SYSTEMS (TELEVISION, TELEPHONE, INTERNET) PER BRAND STANDARDS.
4. VERIFY INTERCONNECTION AND CONTROL WIRING TYPE, QUANTITY, TERMINATION, ETC. WITH AUXILIARY SYSTEM CONTRACTOR AND MANUFACTURER'S WIRING DIAGRAMS.

PART 1.0 GENERAL PROVISIONS

1.1 ELECTRICAL COORDINATION
ELECTRICAL CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR AS REQUIRED FOR INSTALLATION OF ALL ELECTRICAL ELEMENTS WITHIN DWELLING UNITS INCLUDING WIRING DEVICES, BRANCH CIRCUIT WIRING, PANELBOARDS, PATHWAYS FOR LOW-VOLTAGE CABLING, SMOKE AND CARBON MONOXIDE DETECTION DEVICES, ETC. PER THE TYPICAL DWELLING UNIT ELECTRICAL PLANS. WHERE IN-FIELD CONDITIONS REQUIRE ADJUSTMENT TO THE LAYOUT OF ELECTRICAL ELEMENTS COMPARED TO THE TYPICAL DWELLING UNIT ELECTRICAL PLANS, ELECTRICAL CONTRACTOR SHALL ADJUST THE LAYOUT AS REQUIRED TO EXCEED THE MINIMUMS SET FORTH IN NEC/CEC ARTICLE 210.52(A) IN TERMS OF QUANTITY AND PLACEMENT OF ELECTRICAL ELEMENTS.

1.2 SEPARATION OF ADJACENT UNITS
TO REDUCE SOUND AND FIRE TRANSMISSION, WHERE POSSIBLE, WIRING DEVICES SERVING ADJACENT DWELLING UNITS SHALL BE SEPARATED BY AT LEAST ONE STUD-BAY. PROVIDE AND INSTALL ACOUSTICAL PUTTY AROUND BACK-BOXES FOR ELECTRICAL ELEMENTS IN ALL DWELLING UNITS.

1.3 DISCONNECTING MEANS
ALL PERMANENTLY CONNECTED APPLIANCES OVER 300 VA MUST FEATURE A DISCONNECTING MEANS LOCATED WITHIN SIGHT OF APPLIANCE SERVED OR THE SERVING OVERCURRENT PROTECTION DEVICE (OCPD) SHALL FEATURE A LOCKING MECHANISM IN ACCORDANCE WITH NEC/CEC 110.25 PER NEC/CEC 420.31.

PART 2.0 WIRING DEVICES

2.1 PLACEMENT OF DEVICES
ELECTRICAL CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR AS REQUIRED AND SHALL PROVIDE AND INSTALL RECEPTACLE OUTLETS IN DWELLING UNITS (EVEN IF NOT DEPICTED IN THESE DRAWINGS) AS FOLLOWS:

A. NEC/CEC 210.52(A)(1): RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN SIX FEET FROM A RECEPTACLE. WALL SPACE SHALL INCLUDE ANY SPACE TWO FEET OR MORE IN WIDTH, INCLUDING SPACE MEASURED AROUND CORNERS, AND UNBROKEN ALONG THE FLOOR LINE BY DOORS OR SIMILAR OPENINGS.
B. NEC/CEC 210.52(C)(1): RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE WALL LINE OF ANY COUNTERTOP WORK SURFACE IS MORE THAN TWO FEET FROM A RECEPTACLE. RECEPTACLE SHALL BE LOCATED ON OR ABOVE (BUT NOT MORE THAN 20" ABOVE) THE COUNTERTOP WORK SURFACE.
C. NEC/CEC 210.52(D): AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN THREE FEET OF THE OUTSIDE EDGE OF EACH BASIN AND SHALL BE LOCATED ON A WALL OR PARTITION ADJACENT TO THE BASIN OR BASIN COUNTERTOP.
D. NEC/CEC 210.52(E)(3): AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH BALCONY, DECK, OR PORCH. THIS RECEPTACLE SHALL BE LOCATED NO MORE THAN 78" AFF.
E. NEC/CEC 210.52(F): AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN THE AREAS DESIGNATED FOR INSTALLATION OF LAUNDRY EQUIPMENT.
G. NEC/CEC 210.50(C): APPLIANCE RECEPTACLE OUTLETS INSTALLED IN A DWELLING UNIT FOR SPECIFIC APPLIANCES (LAUNDRY EQUIPMENT, REFRIGERATOR, ETC.) SHALL BE INSTALLED WITHIN SIX-FEET OF THE INTENDED APPLIANCE LOCATION.

2.2 DEVICE TYPES
ALL 120-VOLT AND 240-VOLT NON-LOCKING TYPE RECEPTACLES LOCATED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER NEC/CEC 406.12(1).
EXCEPTION 1: RECEPTACLES OVER 66" AFF.
EXCEPTION 2: RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE.

ALL 120-VOLT 15-AMP AND 20-AMP RECEPTACLES LOCATED IN DWELLING UNIT BATHROOMS, BALCONY/PORCH/DECK SPACES, KITCHENS (SERVING COUNTERTOP WORK SURFACES), ADJACENT SINKS, AND IN LAUNDRY AREAS SHALL FEATURE GROUND-FAULT INTERRUPTING PROTECTION PER NEC/CEC 210.8(A). ALL GFI PROTECTION MUST BE READILY ACCESSIBLE.

2.3 DOORBELL
ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ELECTRICAL PATHWAY FOR DOORBELL SYSTEM. PROVIDE AND INSTALL JUNCTION BOX LOCATED ADJACENT DWELLING UNIT ENTRYWAY DOOR ON OUTSIDE OF DWELLING UNIT FOR PUSH-BUTTON STATION. PROVIDE AND INSTALL JUNCTION BOX AT LOCATION OF DOORBELL CHIME DEVICE. VERIFY LOCATION OF DOORBELL CHIME DEVICE. EXTEND 3/4" CONDUIT FROM PUSH-BUTTON STATION TO CHIME DEVICE FOR CONNECTION OF DWELLING UNIT DOOR BELL. INSTALL COMPLETE CONNECTION FOR DOOR BELL PER MANUFACTURER'S INSTRUCTIONS.

2.4 CEILING MOUNTED PADDLE FANS
ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL FLUSH-IN-CEILING JUNCTION BOX FOR CEILING MOUNT PADDLE FANS (WHERE APPLICABLE). COORDINATE WITH GENERAL CONTRACTOR AS REQUIRED FOR INSTALLATION OF ANCHORING AND SUPPORT AS REQUIRED TO ACCOMMODATE CEILING FAN.

PART 3.0 LIGHTING

3.1 PLACEMENT OF FIXTURES
ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL LIGHTING OUTLETS PER THE TYPICAL DWELLING UNIT ELECTRICAL PLANS AND NEC/CEC 210.70 AS FOLLOWS:

A. AT LEAST ONE WALL-SWITCH CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM AND BATHROOM (NEC/CEC 210.70(A)(1). A SWITCHED RECEPTACLE SHALL BE PERMITTED IN PLACE OF LIGHTING OUTLET IN SPACES OTHER THAN KITCHENS AND BATHROOMS.
B. AT LEAST ONE WALL-SWITCH CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN HALLWAYS.
C. AT LEAST ONE LIGHTING OUTLET CONTAINING A SWITCH, OR CONTROLLED BY A WALL-SWITCH, SHALL BE INSTALLED IN ATTICS, UNDERFLOOR SPACES, UTILITY ROOMS, AND BASEMENTS WHICH ARE USED FOR STORAGE OR CONTAIN EQUIPMENT REQUIRING SERVICE. POINT OF CONTROL SHALL BE AT THE POINT OF ENTRY TO THE SPACE. LIGHTING OUTLET SHALL BE PROVIDED AT OR NEAR THE EQUIPMENT REQUIRING SERVICING.

3.2 LIGHTING PERFORMANCE
ALL PERMANENTLY INSTALLED LIGHTING FIXTURES INSTALLED WITHIN DWELLING UNITS SHALL BE LED TYPE 'HIGH-EFFICACY' AS FOLLOWS:

A. FIXTURES 15 WATTS OR LESS - MINIMUM OF 40 LUMENS PER WATT.
B. FIXTURES OVER 15 WATTS BUT LESS THAN OR EQUAL TO 40 WATTS. - MINIMUM OF 50 LUMENS PER WATT.
C. FIXTURES OVER 40 WATTS - MINIMUM OF 60 LUMENS PER WATT.

PART 4.0 CONDUCTORS AND CABLES

4.1 CONSTRUCTION AND OCCUPANCY TYPE
ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND THE AUTHORITY HAVING JURISDICTION (AHJ) AS REQUIRED TO DETERMINE CONSTRUCTION AND OCCUPANCY TYPES PRIOR TO CREATING ELECTRICAL CONSTRUCTION ESTIMATES/BIDS.

4.2 SERVICE ENTRANCE AND UNDERGROUND SERVICE ENTRANCE RATED CABLES
SERVICE ENTRANCE (TYPE SE) AND UNDERGROUND SERVICE ENTRANCE (TYPE USE) CABLES SHALL ONLY BE PERMITTED FOR USE IN DRY, INDOOR, CONCEALED LOCATIONS AS DESCRIBED IN NEC/CEC ARTICLE 338 AND AS ALLOWED BY THE AHJ. AMPACITY OF SE/USE CABLES SERVING DWELLING UNITS SHALL BE DETERMINED IN ACCORDANCE WITH NEC/CEC ARTICLE 310.15(B)(7). CONDUCTORS SHALL BE SIZED FOR AMPACITY USING NEC/CEC TABLE 310.15(B)(16) USING THE 60 DEGREES C COLUMNS (FOR COPPER OR ALUMINUM CONDUCTORS).

4.3 BRANCH CIRCUIT WIRING WITHIN DWELLING UNITS
NON-METALLIC (TYPE NM) CABLES SHALL ONLY BE PERMITTED FOR USE IN DRY, INDOOR, CONCEALED LOCATIONS AS DESCRIBED IN NEC/CEC ARTICLE 334 AND WITHIN TYPE 'B' (RESIDENTIAL) OCCUPANCIES AS ALLOWED BY THE AHJ. TYPE NM CABLING SHALL BE COMPRISED OF COPPER CONDUCTORS AND SHALL OPERATE NO MORE THAN ONE CIRCUIT. TYPE NM CABLING SHALL BE SIZED FOR AMPACITY RATINGS USING NEC/CEC TABLE 310.15(B)(16) USING THE 60 DEGREES C COLUMN.

ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL LISTED AND LABELED CABLE MANAGEMENT COMPONENTS INCLUDING CONNECTORS, SPACES, STACKING ORGANIZERS, AND INSULATED THROATS FOR KNOCK-OUTS AS REQUIRED BY CODE.

PART 5.0 FIRE ALARM

5.1 SMOKE AND CARBON MONOXIDE DETECTION
ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL A COMPLETE TESTED AND TAGGED FIRE-DETECTION AND ALARM SYSTEM TO THE SATISFACTION OF THE LOCAL FIRE MARSHALL. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL 120V, BATTERY BACKED CEILING MOUNTED, LOCAL SMOKE/ CARBON MONOXIDE ALARM (TYPICAL) IN ACCORDANCE WITH 2012 IFC 907.2.9.2 AND 907.2.11. ALL DETECTORS WITHIN A DWELLING UNIT SHALL BE ON A COMMON CIRCUIT FOR SIMULTANEOUS ALARM SIGNAL.

PART 6.0 PANELBOARDS AND CIRCUIT BREAKERS

6.1 RESIDENTIAL PANELBOARDS/LOAD CENTERS
ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL FLUSH-IN-WALL MOUNTED RESIDENTIAL PANELS/LOAD-CENTERS WITH COVERS AS REQUIRED. RESIDENTIAL PANELBOARDS/LOAD-CENTERS TERMINALS AND BUSSES SHALL BE RATED FOR 75 DEGREES C.

6.2 CIRCUIT BREAKERS
ALL 120-VOLT, SINGLE-PHASE, 15-AMP AND 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, BATHROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY LISTED ARC-FAULT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT PER NEC/CEC 210.12.

6.3 IN-FIELD DEVIATIONS FROM ELECTRICAL PLANS
WHERE IN-FIELD CONDITIONS REQUIRE DEVIATIONS FROM THE TYPICAL DWELLING UNIT ELECTRICAL PLANS, ELECTRICAL CONTRACTOR SHALL SUBMIT DETAILED DRAWINGS (MAX SCALE OF 1" = 1'-0") DEPICTING ALL PROPOSED BRANCH CIRCUIT WIRING, PLACEMENT OF DEVICES, ETC. TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO ROUGH-IN.

WHERE IN-FIELD CONDITIONS REQUIRE DEVIATIONS FROM THE TYPICAL DWELLING UNIT ELECTRICAL PLANS, ELECTRICAL CONTRACTOR SHALL SUBMIT TYPED PANELBOARD/LOAD-CENTER DIRECTORY FOR EACH APARTMENT UNIT TYPE PRIOR TO TERMINATING ANY BRANCH CIRCUIT WIRING.

6.4 BRANCH CIRCUITS REQUIRED
ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL DEDICATED BRANCH CIRCUITS PER NEC/CEC 210.11(C) AS FOLLOWS:

A. SMALL APPLIANCE BRANCH CIRCUITS PER NEC/CEC 210.11(C)(1). SMALL APPLIANCE BRANCH CIRCUIT SHALL SERVE ALL RECEPTACLES IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM OR SIMILAR AREA INCLUDING COUNTER-TOP RECEPTACLES AND REFRIGERATOR. THE SMALL APPLIANCE BRANCH CIRCUITS SHALL SERVE NO OTHER LOADS PER NEC/CEC 210.11(C)(2).
B. LAUNDRY BRANCH CIRCUITS AS REQUIRED TO SERVE RECEPTACLES PROVIDED TO SUPPLY LAUNDRY EQUIPMENT.
C. AT LEAST ONE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE.

PART 7.0 COMMUNICATION AND ACCESSIBLE FEATURES

7.1 ACCESSIBLE UNITS
ELECTRICAL CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR AS REQUIRED AND SHALL PROVIDE AND INSTALL ACCESSIBLE DWELLING UNIT EQUIPMENT AS REQUIRED. PROVIDE AND INSTALL WHEELCHAIR ACCESSIBLE TOGGLE SWITCHES FOR OPERATION OF COOK TOP EXHAUST FAN AND COOK TOP LIGHTING IN ALL WHEELCHAIR ACCESSIBLE UNITS. VERIFY EXACT LOCATION OF TOGGLE SWITCHES IN EACH WHEELCHAIR ACCESSIBLE UNITS PRIOR TO ROUGH-IN.

7.2 COMMUNICATION FEATURES
ELECTRICAL CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR AS REQUIRED AND SHALL INSTALL HEARING IMPAIRED DWELLING UNIT EQUIPMENT AS REQUIRED. PROVIDE AND INSTALL COMPLETE VISUAL NOTIFICATION SYSTEMS FOR TELEPHONE, DOORBELL, FIRE-ALARM, ETC. AS REQUIRED. PROVIDE AND INSTALL ALL DEVICES, BRANCH CIRCUIT WIRING, INTER- CONNECTION WIRING, ETC. AS REQUIRED. CONNECT COMPLETELY PER DEVICE MANUFACTURER'S INSTRUCTIONS.

GERALD G. JENSEN
Exp. 6/30/2025
ELECTRICAL
No. 10443
STATE OF NEVADA
PROFESSIONAL ENGINEER
7-26-2023

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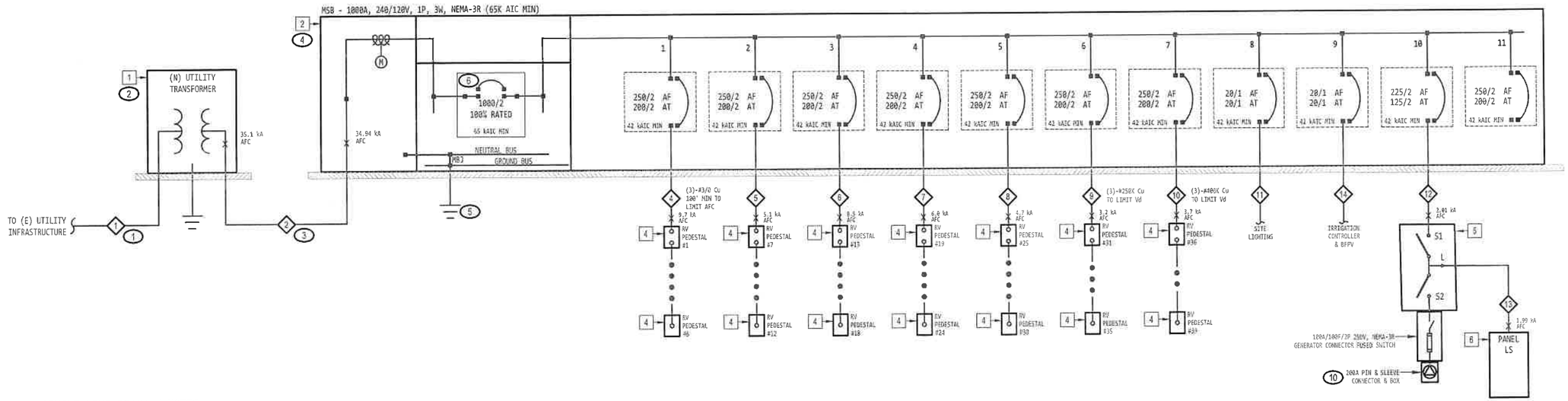
SPECIAL USE PERMIT PLANS FOR THE
PIONEER MOBILE HOME & RV PARK EXPANSION
OVERALL HORIZONTAL CONTROL PLAN ~ PROPOSED
CITY OF YERINGTON NEVADA

Date:	7/24/2023
Drawn By:	SJM
Designed By:	SJM
Checked By:	GGJ

GENERAL ELECTRICAL SPECIFICATIONS (RESIDENTIAL)
E002



A MAIN ELECTRICAL SERVICE SINGLE-LINE DIAGRAM

6 7 8

NOT TO SCALE

SINGLE-LINE DIAGRAM NOTES

1. COORDINATE WITH SERVING ELECTRICAL UTILITY COMPANY AS REQUIRED FOR INSTALLATION OF NEW UTILITY PRIMARY SERVICE ENTRANCE. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL 5/8"x10' COPPER CLAD GROUND ROD. VERIFY EXACT LOCATION OF EXISTING UTILITY INFRASTRUCTURE AND UTILITY TRANSFORMER. NEW CONDUITS SHALL BE INSTALLED PER UTILITY STANDARDS AND WORK ORDER DRAWINGS.
2. COORDINATE WITH SERVING ELECTRICAL UTILITY COMPANY AS REQUIRED FOR INSTALLATION OF NEW UTILITY TRANSFORMER. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL REINFORCED CONCRETE PAD PER UTILITY STANDARDS AND WORK ORDER DRAWINGS.
3. COORDINATE WITH SERVING ELECTRICAL UTILITY COMPANY AS REQUIRED FOR INSTALLATION OF NEW UTILITY SECONDARY.
4. COORDINATE WITH SERVING UTILITY COMPANY AND GENERAL CONTRACTOR AS REQUIRED FOR INSTALLATION OF NEW MAIN ELECTRICAL SERVICE EQUIPMENT. PROVIDE AND INSTALL NEW EQUIPMENT INCLUDING SEISMIC CONTROL PER MANUFACTURER'S INSTRUCTIONS.
5. ELECTRICAL CONTRACTOR SHALL GROUND MAIN ELECTRICAL SERVICE PER NEC ARTICLE 250. PROVIDE AND INSTALL MAIN BONDING JUMPER SIZED IN ACCORDANCE WITH NEC TABLE 250.102(C)(1) AND BOND SERVICE EQUIPMENT GROUND-BUS TO SERVICE EQUIPMENT NEUTRAL BUS PER NEC 250.28. PROVIDE AND INSTALL #3/0 Cu GROUNDING ELECTRODE CONDUCTOR AND BOND TO SERVICE EQUIPMENT GROUND-BUS AND ALL AVAILABLE APPROVED GROUNDING ELECTRODE SYSTEMS PER NEC 250.53 AS FOLLOWS:
   1. METAL UNDERGROUND WATER PIPING SYSTEMS (250.53(A)(1)).
   2. METAL FRAME OF THE BUILDING OR STRUCTURE (250.53(A)(2)).
   3. CONCRETE ENCASED ELECTRODE (250.53(A)(3)).
   4. GROUNDING RING SYSTEM (250.53(A)(4)).
   5. ROD AND PIPE ELECTRODE SYSTEMS (250.53(1)(5).
6. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL LABELING AT EACH SERVICE DISCONNECT SWITCH STATING "SERVICE DISCONNECT". PROVIDE AND INSTALL A 12" RED EQUILATERAL TRIANGLE ON SWITCHBOARD SECTION CONTAINING THE MAIN BREAKER IN ACCORDANCE WITH NORTHERN NEVADA ADOPTED STANDARDS.
7. ELECTRICAL CONTRACTOR SHALL PROVIDE ARC-FLASH HAZARD WARNING LABELS ON ALL APPLICABLE ELECTRICAL EQUIPMENT IN ACCORDANCE WITH NEC 110.16.
8. ELECTRICAL CONTRACTOR SHALL POST MAXIMUM AVAILABLE FAULT CURRENT ON SERVICE EQUIPMENT IN ACCORDANCE WITH NEC 110.24.
9. A PERFORMANCE TEST WILL BE REQUIRED FOR THE GROUND FAULT PROTECTION OF EQUIPMENT PER NED 230.95. RECORD OF THIS TEST IS TO BE GIVEN TO THE INSPECTOR AT THE ROUGH-IN STAGE OF WORK.
10. ELECTRICAL CONTRACTOR SHALL VERIFY WITH OWNER PRIOR TO INSTALLATION TO ENSURE THAT PIN & SLEEVE CONNECTOR MATCHES THE CONNECTOR TYPE OF THE OWNER'S PORTABLE GENERATOR SET FOR A COMPLETE AND WORKING SYSTEM.

FEEDER SCHEDULE

BY JENSEN ENGINEERING, INC.

FDR. No.	FROM	TO	QUANTITY PARALLEL	CONDUIT	CONDUCTORS	LOAD PHASES	LOAD VOLTAGE	LOAD P. FACTOR	LOAD CURRENT	APPROX. FEEDER LENGTH	VOLTAGE DROP	CONDUCTOR RESISTANCE	CONDUCTOR REACTANCE
1	UTILITY INFRASTRUCTURE	UTILITY TRANSFORMER	2	4"	PROVIDED & INSTALLED BY NV ENERGY	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2	UTILITY TRANSFORMER	MAIN SWITCHBOARD	3	4"	PROVIDED & INSTALLED BY NV ENERGY	1	240	0.85	996	30'	0.356%	0.029	0.038
4	MAIN SWITCHBOARD	RV PEDESTAL	1	2"	(3) - #3/0 Cu & (1) - #4 Cu GND	1	240	0.85	180	230'	0.906%	0.079	0.052
5	MAIN SWITCHBOARD	RV PEDESTAL	1	2"	(3) - #3/0 Cu & (1) - #4 Cu GND	1	240	0.85	180	400'	1.576%	0.079	0.052
6	MAIN SWITCHBOARD	RV PEDESTAL	1	2"	(3) - #3/0 Cu & (1) - #4 Cu GND	1	240	0.85	180	360'	1.418%	0.079	0.052
7	MAIN SWITCHBOARD	RV PEDESTAL	1	2"	(3) - #3/0 Cu & (1) - #4 Cu GND	1	240	0.85	180	360'	1.418%	0.079	0.052
8	MAIN SWITCHBOARD	RV PEDESTAL	1	2"	(3) - #3/0 Cu & (1) - #4 Cu GND	1	240	0.85	180	430'	1.694%	0.079	0.052
9	MAIN SWITCHBOARD	RV PEDESTAL	1	3"	(3) - #250kCMIL Cu & (1) - #4 Cu GND	1	240	0.85	163	550'	1.680%	0.079	0.052
10	MAIN SWITCHBOARD	RV PEDESTAL	1	3"	(3) - #350kCMIL Cu & (1) - #4 Cu GND	1	240	0.85	150	700'	4.670%	0.038	0.040
11	MAIN SWITCHBOARD	SITE LIGHTING	1	1"	(2) - #10 Cu & (1) - #10 Cu GND	1	120	0.85	1.5	100'	0.262%	1.200	0.063
12	MAIN SWITCHBOARD	LS MANUAL TRANSFER SWITCH	1	2"	(3) - #1/0 Cu & (1) - #6 Cu GND	1	240	0.85	33	520'	1.790%	0.150	0.046
13	LS MANUAL TRANSFER SWITCH	PANEL LS	1	2"	(3) - #1 Cu & (1) - #6 Cu GND	1	240	0.85	33	5'	0.021%	0.150	0.046
14	MAIN SWITCHBOARD	IRRIGATION CONTROLLER	1	1"	(2) - #8 Cu & (1) - #10 Cu GND	1	120	0.85	4	430'	1.979%	1.200	0.063

NOTES:
1. ALL PVC CONDUIT SHALL BE SCHEDULE 40 UNLESS OTHERWISE NOTED.
2. ALL PVC CONDUIT SHALL CARRY AN EQUIPMENT GROUNDING CONDUCTOR, SIZED ACCORDING TO NEC T. 250-122.
3. ALL CONDUCTORS SHALL BE COPPER WIRE TYPE THWN/THGN 90° RATED INSULATION.
4. ALL UTILITY CONDUITS SHALL BE INSTALLED ACCORDING TO UTILITY COMPANY STANDARDS.
5. FEEDER LENGTHS ARE FOR ENGINEER'S PURPOSES ONLY, AND ARE NOT TO BE USED FOR BIDDING.

RV PEDESTAL CIRCUITS CALCULATION

RV SPACE CIRCUITS 2, 3, 4, 5, & 6:

6 SPACES * 12.00 kVA/SPACE PER NEC 551.73 = 72.00 kVA

72.00 kVA AT 60% DEMAND FACTOR PER NEC TABLE 551.73(A) = 43.20 kVA

TOTAL LOAD PER 6 SPACE CIRCUIT = 43.20 kVA

(43.20 kVA @ 240V 1P = 180. AMPS)

RV SPACE CIRCUIT 7:

5 SPACES * 12.00 kVA/SPACE PER NEC 551.73 = 60.00 kVA

60.00 kVA AT 65% DEMAND FACTOR PER NEC TABLE 551.73(A) = 39.00 kVA

TOTAL LOAD PER 5 SPACE CIRCUIT = 39.00 kVA

(39.00 kVA @ 240V 1P = 163. AMPS)

RV SPACE CIRCUIT 8:

4 SPACES * 12.00 kVA/SPACE PER NEC 551.73 = 48.00 kVA

60.00 kVA AT 75% DEMAND FACTOR PER NEC TABLE 551.73(A) = 36.00 kVA

TOTAL LOAD PER 4 SPACE CIRCUIT = 36.00 kVA

(39.00 kVA @ 240V 1P = 150. AMPS)

MAIN ELECTRICAL SERVICE CALCULATION

RV SPACES

39 SPACES * 12.00 kVA/SPACE PER NEC 551.73 = 468.00 kVA

468.00 kVA AT 41% DEMAND FACTOR PER NEC TABLE 551.73(A) = 191.88 kVA

SITE LIGHTING (3.0 KVA *125%) = 3.75 kVA

IRRIGATION CONTROLLER (0.5 * 125%) = 0.63 kVA

SEWER LIFT STATION (16.58 * 125%) = 20.73 kVA

(F) PANEL 'SHWR' (13.96 * 125%) = 17.45 kVA

TOTAL = 234.43 kVA

(234.43 kVA @ 240V 1P = 979. AMPS)

EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	NOTES
1	UTILITY TRANSFORMER - PROVIDED & INSTALLED BY UTILITY COMPANY (EST. 167%VA)	PAD BY ELECTRICAL CONTRACTOR
2	MSB - 1000A, 240/120V, 1PH, 3W, NEMA-3R 100% RATED 1000/2 MCB SWITCHBOARD	65kA AIC RATED
4	METERED POWER OUTLET PEDESTAL - 125A, 240/120V, 1ϕ POWER HEAD - SINGLE MOUNTING - DIRECT BURIAL RECEPTACLES - (1)-14-50R, (1)-TT30R, (1)-5-20R GFCI BREAKERS - (1)-50A/2P, (1)-30A/2P, (1)-20A/1P LUGS - DOUBLE (LOOP-FEED) #1/0 TO #350kCMIL (Cu OR Al) METER - INCLUDED CUSTOMER OWNED SUB-METER MILBANK #CL200 (OAA)	10kA AIC RATED MILBANK #US300-O-75 (OAA)
5	MTS - 125A, 250V, 1PH, NEMA-4 ENCLOSED WITH TEMPORARY GENERATOR PLUG	EATON #DT223URK (OAA)
6	PANEL LS - 125A, 240/120V, 1PH, 3W, NEMA-4 MLO PANELBOARD	SEE PANEL SCHEDULE

GERALD G. JENSEN Exp. 6/30/2025 ELECTRICAL No. 10443 PROFESSIONAL ENGINEER STATE OF NEVADA

7-26-2023

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No.	Date:	Revision:

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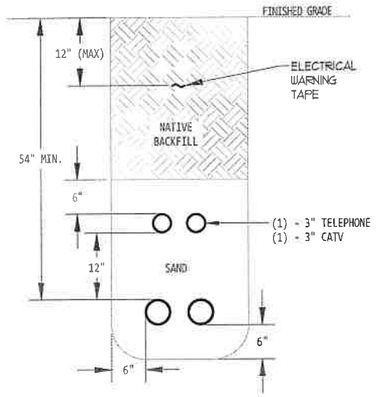
SPECIAL USE PERMIT PLANS FOR THE
PIONEER MOBILE HOME & RV PARK EXPANSION
OVERALL HORIZONTAL CONTROL PLAN ~ PROPOSED

CITY OF YERINGTON NEVADA

Date:	7/24/2023
Drawn By:	SJM
Designed By:	SJM
Checked By:	GGJ

SINGLE-LINE DIAGRAM

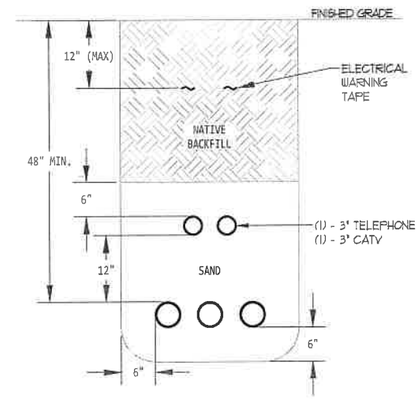
E010



A UTILITY PRIMARY TRENCH DETAIL

**TRENCHING MUST COMPLY WITH UTILITY COMPANY WORK ORDER DRAWINGS.

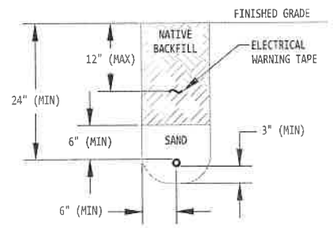
1" = 1'-0"



B UTILITY SECONDARY TRENCH DETAIL

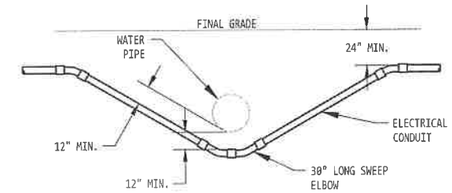
**TRENCHING MUST COMPLY WITH UTILITY COMPANY WORK ORDER DRAWINGS.

1" = 1'-0"



C BRANCH CIRCUIT TRENCH DETAIL

1" = 1'-0"

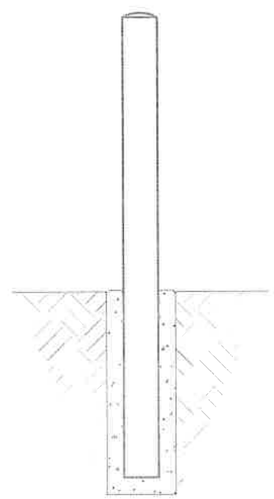


D WATER CROSSING DETAIL

1" = 1'-0"

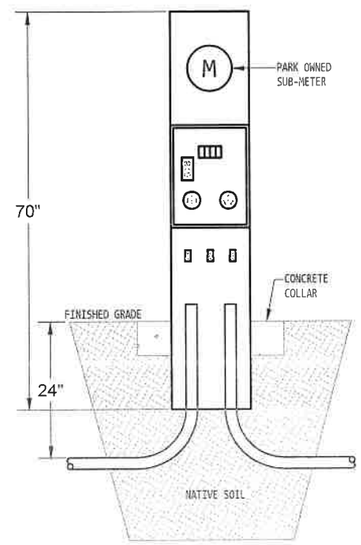
NOTES:

1. REINFORCED CONCRETE MOUNTING COLLAR FOR RV METER/MAIN PEDESTAL.
2. VERIFY PEDESTAL FINISH WITH OWNER PRIOR TO ORDERING.
3. ELECTRICAL CONTRACTOR SHALL LOOP CONDUITS IN AND OUT OF THE RV ELECTRICAL PEDESTAL.



E TYPICAL BOLLARD DETAIL

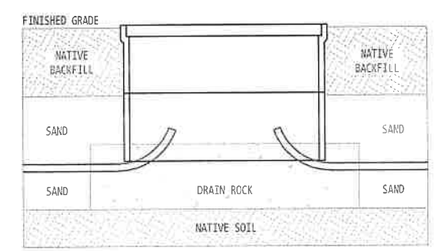
1" = 1'-0"



F TYPICAL RV PEDESTAL DETAIL

1 2 3

1" = 1'-0"



G HN1017 ELECTRICAL HANDHOLE DETAIL

1" = 1'-0"

GERALD G. JENSEN Exp. 6/30/2025 ELECTRICAL No. 10443 PROFESSIONAL ENGINEER STATE OF NEVADA

7-26-2023

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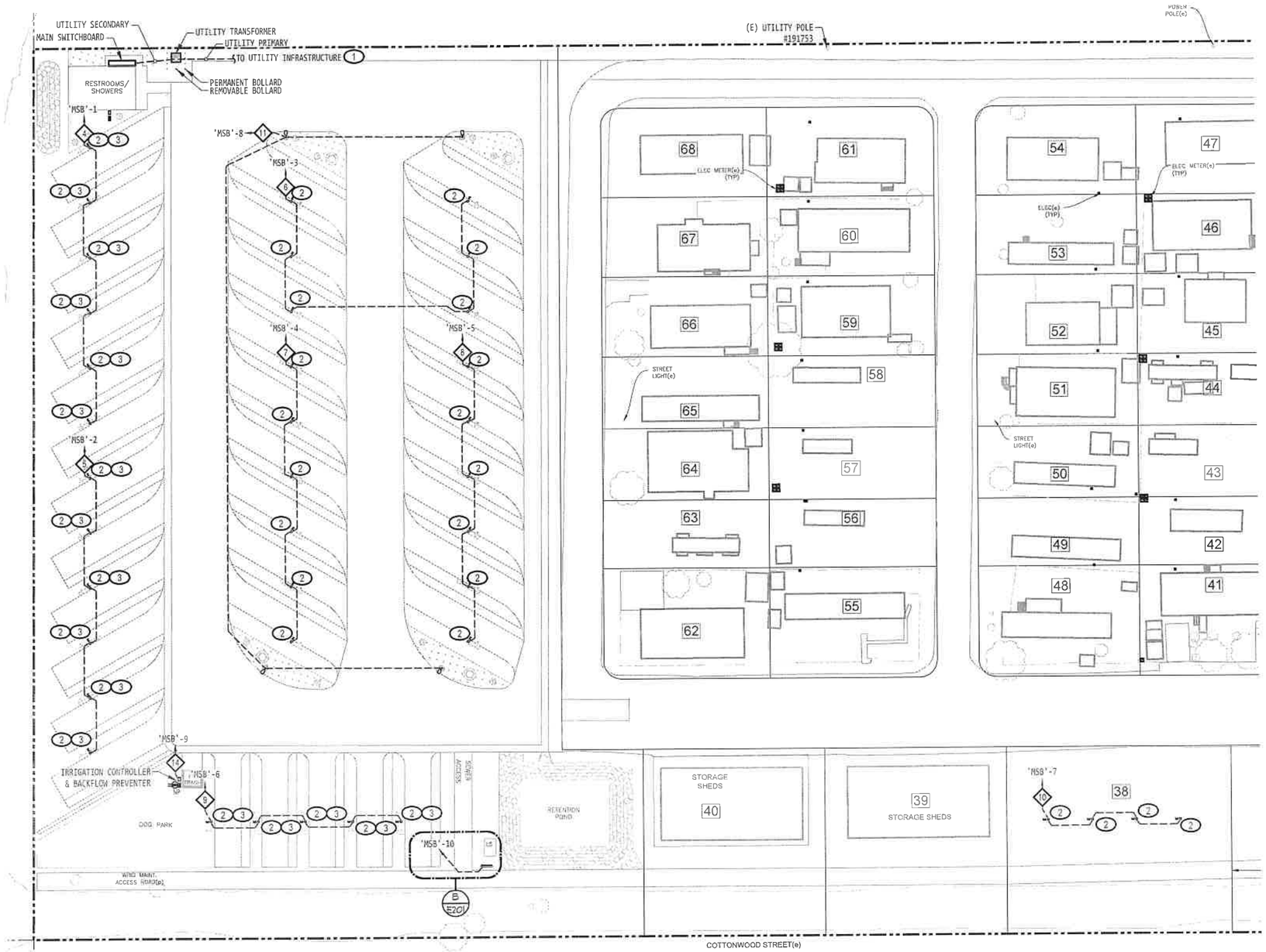
SPECIAL USE PERMIT PLANS FOR THE
PIONEER MOBILE HOME & RV PARK EXPANSION
OVERALL HORIZONTAL CONTROL PLAN ~ PROPOSED

CITY OF YERINGTON NEVADA

Date:	7/24/2023
Drawn By:	SJM
Designed By:	SJM
Checked By:	GGJ

SINGLE-LINE DIAGRAM

E011



NOTES:

1. COORDINATE WITH SERVING ELECTRICAL UTILITY COMPANY AS REQUIRED FOR EXTENSION OF OVERHEAD ELECTRICAL INFRASTRUCTURE TO FEED NEW ELECTRICAL SERVICE. INSTALL SERVICE LATERALS, POLE RISERS, AND WEATHERHEAD PER UTILITY COMPANY WORK ORDER DRAWINGS AND STANDARDS.
2. CONNECT RV PEDESTAL TO ELECTRICAL DISTRIBUTION. SEE SINGLE-LINE DIAGRAM FOR ADDITIONAL SPECIFICATIONS AND REQUIREMENTS.
3. PROVIDE AND INSTALL AN HN1017 TRAFFIC-RATED PULLBOX, LID, AND EXTENSION IN-LINE WITH INCOMING POWER FOR FUTURE MODIFICATIONS OF LOT SPACE.

A SITE ELECTRICAL PLAN

1" = 30'-0"

GERALD G. JENSEN Exp. 6/30/2025 ELECTRICAL No. 10443 STATE OF NEVADA PROFESSIONAL ENGINEER

7-26-2023

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No.	Date:	Revision:

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SPECIAL USE PERMIT PLANS FOR THE
PIONEER MOBILE HOME & RV PARK EXPANSION
OVERALL HORIZONTAL CONTROL PLAN ~ PROPOSED

CITY OF YERINGTON NEVADA

Date:	7/24/2023
Drawn By:	SJM
Designed By:	SJM
Checked By:	GGJ

SITE ELECTRICAL PLAN

E101

BASIS OF DESIGN

A. CODES — INTERNATIONAL BUILDING CODE - 2018 EDITION
INTERNATIONAL CODE COUNCIL

ASCE 7-16 - MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.

ACI 318-14 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.

B. SOILS — PRESUMPTIVE VALUES PER TABLE 1804.2 OF IBC, MATERIAL CLASSIFICATION 5

C. CLASSIFICATION — RISK CATEGORY I

D. WIND — 120 mph (3 SECOND GUST) Vult
IW= 1.00 — EXPOSURE CATEGORY C

E. MATERIALS
1. CONCRETE: 4500 PSI MIN COMPREHENSIVE STRENGTH @ 28 DAYS W/ 3/4" MAX AGGREGATE 4" MAX SLUMP 5-7% AIR ENTRAINMENT .45 MAX W/C RATIO (NOTE: 2500 PSI USED IN DESIGN OF FOUNDATION SPECIAL INSPECTION OF CONCRETE IS NOT REQ'D)

2. REINFORCING STEEL: ASTM A 615. GRADE 60.

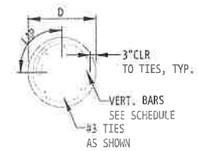
3. ANCHOR BOLTS: ASTM A 307. AS REQUIRED BY MANUFACTURER

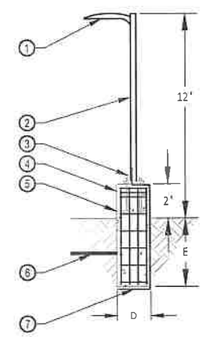
POLE & LUMINAIRE NOTES

1. ACUITY BRANDS #DSX0 LUMINAIRE. (LUMINAIRE EPA = 1.2 SQ.FT. EACH)
2. ACUITY BRANDS SSS-10-4C-DM19AS SQUARE STRAIGHT STEEL POLE (10' HIGH x 4" SQUARE) WITH ANCHOR BOLT MOUNTING, FLANGE AND POLE RATED FOR 100 MPH WINDS, WITH 1.3 GUST FACTOR, WITH LUMINAIRE(S) ATTACHED.
3. INSTALL DRY-PACK CONCRETE BETWEEN POLE MOUNTING FLANGE AND CONCRETE FOUNDATION TACK WELD ATTACHMENT NUTS. PROVIDE AND INSTALL MATCHING BASE BOLT COVER
4. STEEL REINFORCED CONCRETE POLE BASE. CONTRACTOR SHALL RETAIN STRUCTURAL ENGINEER TO DESIGN POLE BASE AND SPECIFICATIONS.
5. ALL POLE BASES SHALL BE LOCATED NOT LESS THAN TWO FEET BACK FROM THE EDGE OF ANY CURB OR SIDEWALK EDGE.
6. UNDERGROUND ELECTRICAL LIGHTING SYSTEM CONDUITS AND WIRING SHALL BE MINIMUM 24" BELOW FINISHED GRADE.
7. 15' - #4 BARE SOLID CU COILED IN BOTTOM OF FOUNDATION HOLE FOR LIGHTNING GROUND. EXTEND LIGHTNING GROUND CONDUCTOR UP ALONG INSIDE EDGE OF FOUNDATION AND SECURELY BOND LIGHTNING GROUND CONDUCTOR TO POLE SHAFT.

POLE BASE SCHEDULE

MAX. FIXTURE HEIGHT	OPTION 1 D IN.	OPTION 1 E IN.	OPTION 1 VERTICAL BARS	OPTION 2 D IN.	OPTION 2 E IN.	OPTION 2 VERTICAL BARS
12'-0"	18	54	5-5#	24	48	8-#5
16'-0"	18	60	5-5#	24	54	8-#5
20'-0"	18	66	5-5#	24	60	8-#5
25'-0"	24	66	8-5#	30	60	8-#6
30'-0"	24	72	8-5#	30	66	8-#6
35'-0"	24	78	8-5#	30	72	8-#6





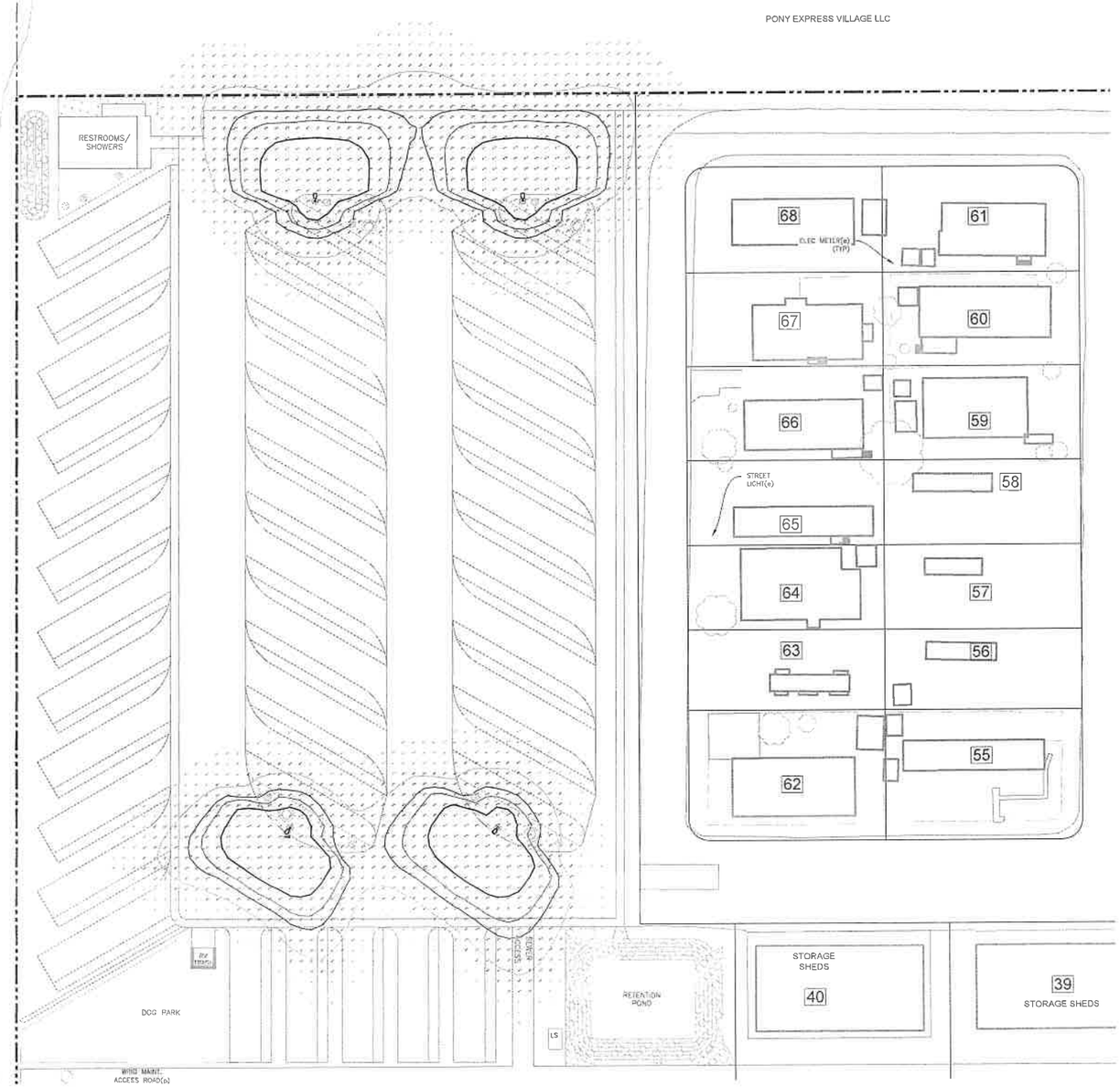
B POLE LIGHT ELEVATION
NOT TO SCALE

EXTERIOR LUMINAIRE SCHEDULE

FIXTURE SYMBOL	FIXTURE TYPE	MANUFACTURER NAME	MANUFACTURER CATALOG No.	INPUT VA	MOUNTING HEIGHT	MOUNTING STYLE	LAMP TYPE	REMARKS	VOLTAGE
	S1	ACUITY BRANDS	DSX0-P2-40K-80CRI-T4M-MVOLT-SPA POLE: SSS-10-4C-DM19AS	45	+12'-0"	POLE	4,000K LED	BUILDING MOUNTED EXTERIOR AREA LIGHT	120/277

NOTES:

1. PHOTOMETRIC VALUES SHOWN DO NOT ACCOUNT FOR AMBIENT LIGHTING, OR LIGHTING CONTRIBUTION FROM EXISTING ON SITE LIGHTING, OR LIGHTING SPILLOVER FROM ADJACENT PROPERTY SITE LIGHTING. ACTUAL PHOTOMETRIC VALUES MAY VARY.



A 1 SITE PHOTOMETRIC PLAN
1" = 30'-0"

GERALD Q. JENSEN Exp. 6/30/2025 ELECTRICAL No. 10449 PROFESSIONAL ENGINEER STATE OF NEVADA
7-26-2023

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No.	Date:	Revision:

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SPECIAL USE PERMIT PLANS FOR THE PIONEER MOBILE HOME & RV PARK EXPANSION
OVERALL HORIZONTAL CONTROL PLAN ~ PROPOSED
CITY OF YERINGTON NEVADA

Date:	7/24/2023
Drawn By:	SJM
Designed By:	SJM
Checked By:	GGJ

SITE ELECTRICAL PLAN
E102

SPECIAL NOTE:

PER NFPA 820, THE INTERIOR OF THE WETWELL & CABLE TRENCH IS A CLASS-1 DIVISION-1 AREA. AREAS WITHIN 18-INCHES ABOVE GRADE AND 3-FEET HORIZONTALLY AROUND THE WET-WELL AND CABLE TRENCH ARE CLASS-1 DIVISION-2 AREAS. THE INTERIOR OF THE VALVE VAULT AND METER VAULT IS A CLASS-1 DIVISION-2 AREA. PROVIDE AN EXPLOSION PROOF INSTALLATION (INCLUDING LISTED EQUIPMENT, SEALS, FITTINGS, JUNCTION BOXES, ETC) WITHIN THESE AREAS. SEAL-OFF CONDUITS WITHIN 10-FEET OF CLASSIFIED AREA BOUNDARIES. CONDUITS WITHIN AND PENETRATING BELOW GRADE VAULTS/WET-WELLS SHALL BE EITHER PVC-COATED RIGID STEEL OR STAINLESS STEEL.

LIFT STATION ELECTRICAL LOAD SUMMARY

DESCRIPTION	LOAD (kVA)
LIFT PUMP (1 HP)	6.72
LIFT PUMP (1 HP)	6.72
LINEAR LOADS	1.00
CONNECTED TOTAL	14.44
CONNECTED AMPS @240 VOLT, 1-PHASE	60. A
+25% LARGEST MOTOR	1.68
+25% CONTINUOUS LOAD	0.25
NEC OCPD LOAD:	16.37
NEC OCPD AMPS @240 VOLT, -PHASE	68. AMPS

SELECTED BUS: 125-AMP
SELECTED OCPD: 125-AMP

JENSEN ENGINEERING, INC.

PANEL 'LS' 240/120 VOLT 1 PHASE 3 WIRE — 125 AMPERE MAIN CB : 125 AMPERE BUS

LOCATION EQUIPMENT RACK AS SHOWN — MOUNTING RACK — INTERRUPTING 10,000 A.I.C.

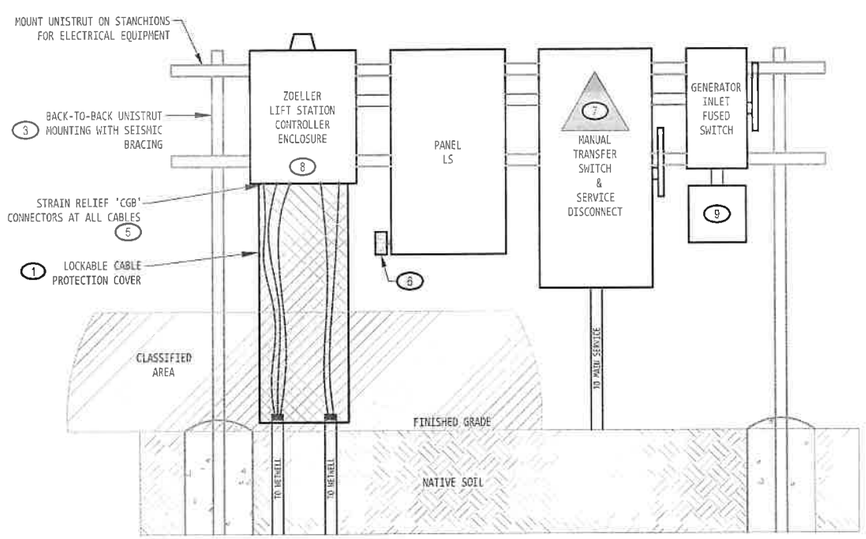
CKT NUMBER	LOAD LINE A	LOAD LINE B	LOAD DESCRIPTION	CIRCUIT BREAKER POLES	TRIP	BUS	BUS	CIRCUIT BREAKER TRIP	POLES	LOAD DESCRIPTION	LOAD LINE A	LOAD LINE B	CKT NUMBER
1	200		CONVENIENCE GFCI RECEPTACLE	1	20		80	2		LIFT STATION CONTROLLER PANEL	8930		2
3		--	SPARE	1	20							8930	4
5	--		SPARE	1	20		20	1		SPARE	--		6
7		--	SPARE	1	20		20	1		SPARE		--	8
9	--		SPARE	1	20		20	1		SPARE	--		10
11		--	SPARE	1	20		20	1		SPARE		--	12
13	--		SPARE	1	20		20	1		SPARE	--		14
15		--	SPARE	1	20		20	1		SPARE		--	16
17	--		SPARE	1	20		20	1		SPARE	--		18
19		--	SPARE	1	20		20	1		SPARE ((F) GENSET CIRCUIT)		--	20
21	--		SPARE	1	20		20	2		SPARE ((F) GENSET CIRCUIT)	--		22
23		--	SPARE	1	20							--	24
	200	--	SUB TOTALS								8930	8930	
										LINE TOTALS	8930	8930	
										LINE AMPS	70	68	
										TOTAL kVA LOAD	16.58		

BUS MATERIAL: Cu NEW: XX EXISTING:

NOTES:

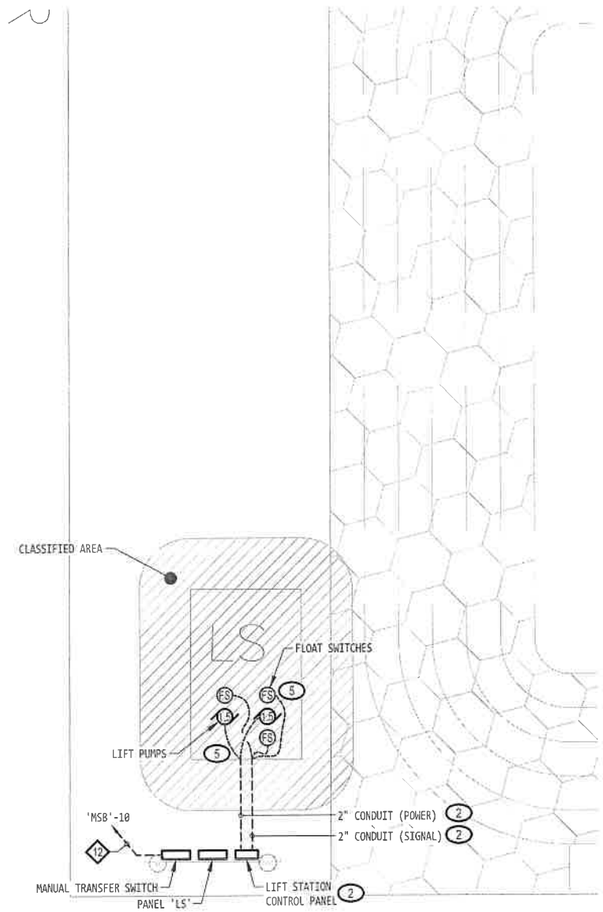
NOTES:

1. PROVIDE AND INSTALL A REMOVABLE EXPANDED STEEL PROTECTION COVER OVER WET WELL CABLES. EXPANDED STEEL COVER SHALL BE 1/2" X #16 GAUGE FLATTENED & GALVANIZED AND SHALL BE SECURELY BOLTED TO BUILDING USING FOUR 1/4" LAG SCREWS (MINIMUM).
2. PUMPS, FLOAT SWITCHES, AND CABLING TO BE PROVIDED WITH LIFT STATION CONTROLLER. ELECTRICAL CONTRACTOR SHALL VERIFY ELECTRICAL REQUIREMENTS OF LIFT STATION EQUIPMENT PRIOR TO ROUGH-IN.
3. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL BACK TO BACK UNISTRUT RACK MOUNTING FOR LIFT STATION EQUIPMENT. VERTICAL SUPPORTS SHALL BE INSTALLED IN CONCRETE PIERS. DOME CONCRETE PIER TOP TO AVOID WATER POOLING AGAINST VERTICAL SUPPORT. INSTALL SEISMIC BRACING PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. ALL LIFT STATION CONDUCTORS SHALL BE TYPE XHHW-2 (MINIMUM). ALL CONDUITS IN CLASSIFIED AREAS THAT ARE SUBJECT TO DAMAGE SHALL BE PVC-COATED RIGID METALLIC.
5. PROVIDE MESH-GRIP STRAIN-RELIEF DEVICES FOR EACH WETWELL CABLE AT LIFT STATION CONTROLLER AND MOUNTING LOCATION FOR THE INTERIOR OF THE WETWELL.
6. PROVIDE AND INSTALL A DEDICATED GROUND-FAULT INTERRUPTING RECEPTACLE WITH WEATHERPROOF IN-USE COVER FOR CONVENIENCE POWER. MOUNT RECEPTACLE ADJACENT TO PANEL 'LS'.
7. PROVIDE AND INSTALL A 12" RED EQUILATERAL TRIANGLE ON THE FRONT OF PANEL 'LS' IN ACCORDANCE WITH NORTHERN NEVADA ADOPTED STANDARDS.
8. ELECTRICAL CONTRACTOR SHALL ENSURE THAT THE ZOELLER STARTER IS ADEQUATE FOR THE LIFT STATION PUMPS. MINIMUM STARTER SIZE SHALL BE NEMA-2, UNLESS OTHERWISE DIRECTED.
9. PORTABLE GENERATOR INLET 100 AMP, 1 PHASE 240/120 VOLT, PIN AND SLEEVE RECEPTACLE MOUNTED IN A NEMA-3R ENCLOSURE. ELECTRICAL CONTRACTOR SHALL VERIFY THE EXACT RECEPTACLE REQUIREMENTS WITH OWNER'S PORTABLE GENERATOR PRIOR TO ROUGH-IN.



A 4 LIFT STATION EQUIPMENT ELEVATION

NOT TO SCALE



B 2 4 5 SITE ELECTRICAL PLAN

1/4" = 1'-0"

GERALD Q. JENSEN Exp. 6/30/2025 ELECTRICAL No. 10413 PROFESSIONAL ENGINEER STATE OF NEVADA

7-26-2023

JENSEN ENGINEERING INC. Electrical Engineers
9655 Gateway Drive Reno, Nevada 89521-2968
Ph. (775) 852-2288 Fax (775) 852-3388
web: www.jeneng.com George.Jensen@JenEng.com

No.	Date:	Revision:

BIGHORN CONSULTING
P.O. BOX 19790 RENO NV 89511
OFFICE: 775.857.8800 FAX: 775.853.5116

SPECIAL USE PERMIT PLANS FOR THE PIONEER MOBILE HOME & RV PARK EXPANSION
OVERALL HORIZONTAL CONTROL PLAN ~ PROPOSED
CITY OF YERINGTON NEVADA

Date:	7/24/2023
Drawn By:	SJM
Designed By:	SJM
Checked By:	GGJ

LIFT STATION ELECTRICAL PLAN

E201

NDOT ENCROACHMENT PERMIT PLANS
FOR THE

PIONEER RV PARK
FIRE HYDRANT WATER MAIN CONNECTION

IN THE EVENT OF CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND CURRENT APPLICABLE NDOT STANDARDS, NDOT STANDARDS SHALL PREVAIL.

CITY OF YERINGTON

VICINITY MAP

OWNER
BAKERSFIELD PARKS LP
815 WEST BRIDGE STREET
YERINGTON, NV 89447
MR. PETE DETERDING
916.662.5099

PERMITEE
CITY OF YERINGTON
14 EAST GOLDFIELD AVENUE
YERINGTON, NV 89447
MR. JAY FLAKUS; PUBLIC WORKS DIRECTOR
775.463.3511

SURVEYOR
SUMMIT ENGINEERING
5405 MAE ANNE AVENUE
RENO, NV 89523
775.747.8550

BASIS OF BEARING
NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF 38°59'31.28758" NORTH AND 119° 09' 44.14566" WEST FOR REGIONAL GPS CORS "YER1" (WASHOE COUNTY IDENTIFIER LYNSM00010). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000279329 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.

BASIS OF ELEVATION
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND HOLDING THE WASHOE COUNTY PUBLISHED ELLIPSOID HEIGHT OF 1317.693 METERS (4323.820 FEET) FOR REGIONAL GPS CORS "YER1" AND USING GEOID 99 TO DERIVE THE ORTHOMETRIC ELEVATION ABOVE MEAN SEA LEVEL.

PROPOSED NDOT
CATEGORY IA ~ UNDERGROUND UTILITY INSTALLATION (< 2.5 MILES) IN SUPPORT OF NEW 8" WATER MAIN TAP ON EXISTING 14" WATER MAIN FOR NEW FIRE HYDRANT WATER MAIN TO BE CONSTRUCTED WITHIN NDOT RIGHT-OF-WAY ON SR 340; YERINGTON, NV AT THE EXISTING PIONEER MOBILE HOME & RV PARK

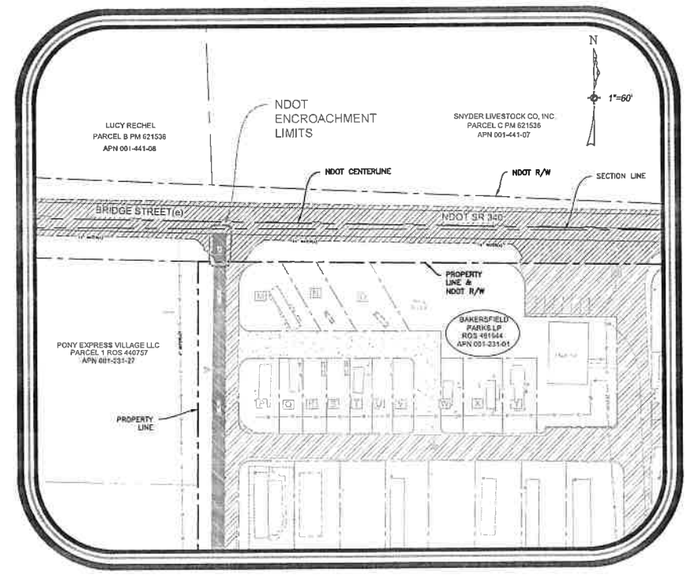
[NDOT STATIONING: SR 340 "H" 31+31.42 to 31+43.42]

[MILEPOST INDEX: "H" 0.593 to "H" 0.595]

OCCUPANCY PERMIT CATEGORY: IA

TOTAL DISTURBED AREA WITHIN NDOT R/W: 300 S.F.

NEVADA



SITE PLAN

UTILITIES

WATER	–	*CITY OF YERINGTON*
CABLE	–	*CHARTER COMMUNICATIONS*
ELECTRICAL	–	*NV ENERGY*
SEWER	–	*PRIVATE & CITY OF YERINGTON*
TELEPHONE	–	*AT&T*
GAS	–	*SOUTHWEST GAS & PROPANE*

"THE DESIGN CONSULTANT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, ANY UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS."

SITE INFORMATION

APN:	**001-231-01**
OWNER:	**BAKERSFIELD PARKS LP MR. PETE DETERDING**
ADDRESS:	**815 WEST BRIDGE STREET YERINGTON, NV 89447**
AREA:	**14.92 ACRES (RS 461644)**
ZONING:	**C-1 ~ COMMERCIAL**
LAND USE:	**MANUFACTURED HOME PARK (10 OR MORE UNITS)**

ALL CONSTRUCTION WITHIN NDOT RIGHT-OF-WAY MUST FOLLOW NDOT'S "2020 STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION" AND NDOT'S "2014 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND NDOT'S " 2017 ACCESS MANAGEMENT SYSTEM AND STANDARDS" AND ALL APPLICABLE WORKSHEETS

SHEET INDEX

DRAWING	*DESCRIPTION*
N-1	*NDOT ~ TITLE SHEET*
N-2	*NDOT ~ NOTES & SPECIFICATIONS SHEET*
N-3	*8" WATER MAIN TAP ~ UTILITY PLAN*
N-4 to N-5	*NDOT ~ DETAIL SHEETS*

ENGINEER'S STATEMENT
I, ERIC P. ANDERSON, DO HEREBY CERTIFY THAT THESE NDOT ENCROACHMENT PERMIT PLANS (SHEETS N-1 TO N-5) HAVE BEEN COMPLETED BY ME OR UNDER MY SUPERVISION AND ARE IN COMPLIANCE WITH ALL APPLICABLE PROVISIONS SET FORTH IN THE NDOT STANDARDS AND THE STATE OF NEVADA REVISED STATUTES.

PROFESSIONAL ENGINEER – STATE OF NEVADA
ERIC P. ANDERSON
Exp: 12-31-24
CIVIL
No. 17780

6/29/2023

ERIC P. ANDERSON — *P.E. #17780*

No.	Date:	Revision:

BIGHORN
C·O·N·S·U·L·T·I·N·G
P.O. BOX 18790 RENO, NV 89511
OFFICE: 775.972.0930 FAX: 775.825.6156

NDOT ENCROACHMENT PERMIT PLANS FOR THE
PIONEER RV PARK ~ FIRE HYDRANT WATER MAIN CONNECTION
TITLE SHEET
CITY OF YERINGTON *NEVADA*

Date:	*7.17.2023*
Drawn By:	*EPA*
Designed By:	*EPA*
Checked By:	*EPA*

N-1
1 OF 5

7.17.2023 3:33:33 PM N:\BIGHORN_PROJECTS\Pioneer\Work-Yerington\G-CPA\N1-N2_Pioneer\dwg\Plan-NDOT Title-Notes.dwg Trace You tar Chasing Sig=am Cossalingi

GENERAL CONSTRUCTION NOTES:

1. THESE NOTES CONTAIN INFORMATION NECESSARY FOR THE PROPER EXECUTION OF THE WORK CONTAINED ON THESE IMPROVEMENT PLANS. THESE NOTES APPLY TO ALL PLAN SHEETS. ADDITIONAL CONSTRUCTION NOTES MAY ALSO BE SHOWN ON INDIVIDUAL PLAN SHEETS. THE CONTRACTOR IS RESPONSIBLE TO READ AND COMPLY WITH ALL NOTES SHOWN ON THIS SET OF PLANS. THE TERM "CONTRACTOR", AS USED IN THESE NOTES AND ELSEWHERE IN THIS PLAN SET, MEANS THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS AND INDIVIDUALS AUTHORIZED TO PERFORM WORK SHOWN ON THESE IMPROVEMENT PLANS. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WILL ALL NOTES APPLICABLE TO HIS/HER WORK. ALL CONTRACTORS ARE DIRECTED TO CONTACT THIS ENGINEER FOR ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF ANY NOTE OR OTHER INFORMATION CONTAINED ON THESE IMPROVEMENT PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT HIS/HER CONTRACT FOR SERVICES INCLUDES THE RESPONSIBILITIES DEFINED BY THE APPLICABLE NOTES.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE ORANGE BOOK "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" (LATEST EDITION) AND INCLUDING ANY ADDITIONS AND MODIFICATIONS THAT ARE SET FORTH IN THE DRAWINGS AND SPECIFICATIONS AND OTHER ORDINANCES AND REGULATIONS THAT MAY APPLY.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND THE SAFETY OF ALL CONSTRUCTION PERSONNEL IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL NECESSARY TRAFFIC AND PEDESTRIAN CONTROL DURING CONSTRUCTION INCLUDING WARNING SIGNS AND CONSTRUCTION FENCING WHERE REQUIRED.
4. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FORM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
5. THE DESIGN CONSULTANT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION AND SHORING PROCEDURES AND CONFORM TO THE LATEST O.S.H.A. REQUIREMENTS.
7. 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 & GUTTER, SIDEWALK, LANDSCAPING, SIGNAGE, STORM & SANITARY SEWER, AND ALL UTILITIES. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE REPAIR OF ANY IMPROVEMENTS (EXISTING OR PROPOSED) DAMAGED THROUGHOUT THE COURSE OF CONSTRUCTION.
8. THE EXISTING UTILITY LOCATIONS, SIZES, AND DESCRIPTIONS AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM VARIOUS SOURCES INCLUDING SURFACE OBSERVATIONS, AVAILABLE RECORDS, REFERENCE MAPS, DRAWINGS AND VERBAL STATEMENTS SUPPLIED BY UTILITY COMPANIES AND MAY NOT BE WHOLLY ACCURATE OR RELIABLE. ALL UTILITIES SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY IF THE CONTRACTOR TO BE FIELD VERIFIED PRIOR TO MAKING ANY NECESSARY CONNECTIONS. THE LOCAL UTILITY COMPANY SHOULD BE CONTACTED PRIOR TO REMOVING, REPLACING, RELOCATING OR CONNECTING TO, ANY EXISTING UTILITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY UTILITY CONFLICTS DISCOVERED.
9. IT IS THE INTENT OF THESE SPECIFICATIONS AND IMPROVEMENT PLANS THAT THE WORK PERFORMED UNDER THE CONTRACT SHALL RESULT IN A COMPLETE OPERATING SYSTEM IN SATISFACTORY WORKING CONDITION WITH RESPECT TO THE FUNCTIONAL PURPOSES OF THE INSTALLATION. IF THERE ARE ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF THESE PLANS, THE CONTRACTOR IS DIRECTED TO CONTACT THE CONSULTING ENGINEER IMMEDIATELY.
10. NO MATERIALS OF ANY KIND SHALL BE STOCKPILED OR CONSTRUCTION EQUIPMENT PARKED ON CONCRETE OR ASPHALT SURFACES WITHIN PUBLIC RIGHTS-OF-WAY.
11. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL IMPROVEMENTS ARE CONSTRUCTED ACCORDING TO THESE PLANS AND DETAILS. ANY CHANGES TO THE LOCATION (HORIZONTAL OR VERTICAL), OR ANY OTHER PLAN DESIGNATION, SHALL BE APPROVED BY THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR IS REQUIRED TO KEEP THE NECESSARY RECORDS TO ENABLE THE ENGINEER TO PREPARE AS-BUILT DRAWINGS OF THE FINAL CONSTRUCTED IMPROVEMENTS. THESE RECORDS SHALL BE DELIVERED TO THE ENGINEER UPON COMPLETION OF WORK.
12. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CONFORMANCE WITH ALL PERMITS, INCLUDING GRADING PERMIT, BUILDING PERMITS, DUST CONTROL PERMIT, AND THE STORM WATER DISCHARGE PERMIT (ISSUED BY ANY AND ALL PUBLIC ENTITIES GOVERNING THE PROJECT SITE).
13. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES EMERGENCY ACCESS TO THE PROJECT SITE TO THE SATISFACTION OF THE LOCAL FIRE DEPARTMENT. THE CONTRACTOR SHALL PROVIDE A FIRE BREAK AROUND THE LIMITS OF THE CONSTRUCTION SITE CLEARED OF ALL COMBUSTIBLE MATERIAL INCLUDING WEEDS AND BRUSH PER THE REQUIREMENTS OF THE LOCAL FIRE PROTECTION DISTRICT. THE CONTRACTOR SHALL MAINTAIN THE REQUIRED FIRE BREAK DURING ALL CONSTRUCTION OF THE CONSTRUCTION PHASE.
14. NO GRADING OR CONSTRUCTION TRAFFIC SHALL OCCUR OUTSIDE THE LIMITS OF THE PHASE OTHER THAN THE DELIVERY OF MATERIALS OR THE REMOVAL OF TRASH BY MEANS OF AN APPROVED CONSTRUCTION HAUL ROUTE. TEMPORARY DIRT ROADS MAY BE UTILIZED FROM THE PROJECT BOUNDARY TO THE CONSTRUCTION SITE. GRAVEL APRONS SHALL BE PLACED AT ANY LOCATION WHERE CONSTRUCTION TRAFFIC EXITS TO A PAVED STREET OR OTHER PUBLIC ACCESS. GRAVEL APRONS SHALL BE OF SUFFICIENT AREA AND DEPTH TO PREVENT THE TRACKING OF SEDIMENT AND DEBRIS BEYOND THE CONSTRUCTION SITE.
15. THE OWNER IS RESPONSIBLE TO RETAIN THE SERVICES OF A TESTING AND INSPECTION FIRM TO PROVIDE ALL REQUIRED TESTING AND INSPECTION OF GRADING AND CONSTRUCTION NOT INSPECTED DIRECTLY BY THE LOCAL BUILDING DEPARTMENT, STATE OF NEVADA, OR THE PUBLIC UTILITY COMPANIES. THE CONTRACTOR SHALL PROVIDE ANY INSPECTING ENTITY 48 HOURS ADVANCE NOTICE OF ANY REQUIRED TESTING OR INSPECTION.
16. THE GEOTECHNICAL INVESTIGATION WAS PERFORMED FOR THE PROJECT BY BLACK EAGLE CONSULTING, INC., TITLED "GEOTECHNICAL INVESTIGATION – PIONEER MOBILE HOME & RV PARK EXPANSION, PHASE 1", DATED JUNE 2, 2023. THE CONTRACTOR SHALL ATTENTIVELY 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 BE OF PRIOR KNOWLEDGE TO THE CONTRACTOR THAT IS REVEALED THROUGH HIS INVESTIGATIONS SHALL BE MADE AVAILABLE TO THE OWNER. IT IS THE CONTRACTORS 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. ALL GRADING AND CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE THE GEOTECHNICAL REPORT INVESTIGATIONS AND RECOMMENDATIONS.
17. 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.
18. IN ORDER TO EXPEDITE THE INSPECTION AND TESTING OF MATERIALS, THE CONTRACTOR SHALL FURNISH COMPLETE STATEMENTS TO THE GEOTECHNICAL ENGINEER AS TO THE ORIGIN, COMPOSITION AND MANUFACTURER OF ALL MATERIALS TO BE USED IN THE WORK. SUCH STATEMENTS SHALL BE FURNISHED PROMPTLY AFTER EXECUTION OF THE CONTRACT, BUT IN ALL CASES PRIOR TO DELIVERY OF SUCH MATERIALS.
19. AREAS TO BE GRADED SHALL BE CLEARED OF ALL SURFACE VEGETATION AND DEBRIS TO BE DISPOSED OF IN CONFORMANCE WITH THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION AGENCY (BMP'S) REGULATIONS OR PLACED IN APPROVED NON-STRUCTURAL FILL AREAS IF SHOWN ON GRADING PLANS OR APPROVED BY THE PROJECT MANAGER. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL EXCAVATION DEBRIS FROM ANY AND ALL PAVED SURFACES ON A DAILY BASIS.
20. ALL GRADING WITHIN PROPOSED STREET RIGHT-OF-WAYS AND OTHER STRUCTURAL AREAS SHALL BE TO SUBGRADE ELEVATIONS. REFER TO THE DETAIL SHEETS FOR SPECIFIC INFORMATION ON SUBGRADE ELEVATIONS. SOIL WITHIN TWO FEET OF SUBGRADE ELEVATIONS MUST MEET THE REQUIREMENTS FOR STRUCTURAL FILL AS DEFINED IN THE GEOTECHNICAL INVESTIGATION AND AS VERIFIED IN THE FIELD BY THE GEOTECHNICAL FIELD INSPECTOR. SOIL WITHIN THREE FEET OF PAD GRADE MUST ALSO MEET THE REQUIREMENTS FOR STRUCTURAL FILL TO BE VERIFIED BY THE FIELD INSPECTOR. FINAL SURFACE ELEVATIONS WITHIN ANY RETENTION/DETENTION BASINS, DRAINAGE CHANNELS/DITCHES, GRAVEL ACCESS ROADS, AND OTHER REVEGETATED AREAS SHALL BE TO FINISH GRADES.
21. THE CONTRACTOR SHALL MAINTAIN A 24-HOUR DUST CONTROL PROGRAM IN CONFORMANCE WITH THE STATE OF NEVADA AIR QUALITY DIVISION, POLLUTION REGULATIONS AND THE APPROVED DUST CONTROL PERMIT FOR THE PROJECT. DUST SHALL BE CONTROLLED AT ALL TIMES BY DIRECT WATERING OF AREAS DISTURBED BY GRADING OPERATIONS. OPEN WATERING SHALL BE DONE BY WATER TRUCK OR PRESSURE IRRIGATION SYSTEM. AREAS DESIGNATED FOR REVEGETATION SHALL BE REVEGETATED WITHIN 15 DAYS OF COMPLETION OF GRADING. IF DUST BECOMES AN ISSUE OR IF ANY COMPLAINTS ARE FILED, AREAS NOT TO RECEIVE PERMANENT REVEGETATION SHALL BE TREATED WITH AN APPROVED DUST PALLIATIVE. A LIST OF ACCEPTABLE DUST PALLIATIVES CAN BE OBTAINED FORM THE STATE OF NEVADA DIVISION OF ENVIRONMENTAL PROTECTION. LAND GRADING SHALL BE DONE IN A METHOD TO PREVENT DUST FROM TRAVERSING THE PROPERTY LINES.
22. ALL QUANTITIES SHOWN HEREIN ARE APPROXIMATE AND USED FOR PERMIT AND BOND PURPOSES ONLY. THEY SHALL NOT BE USED IN ANY WAY FOR BIDDING OR CONSTRUCTION. IT SHALL BE THE THE CONTRACTORS RESPONSIBILITY TO CONDUCT QUANTITY TAKE-OFFS FOR BIDDING AND CONSTRUCTION PURPOSES.
23. THE CONTRACTOR SHALL ELIMINATE ALL MOSQUITO BREEDING PLACES WITHIN THE GRADED AREAS.
24. GRADING WITHIN ANY RETENTION/DETENTION BASINS, DRAINAGE SWALES/CHANNELS, AND OTHER REVEGETATED AREAS SHALL BE TO FINISH GRADES ACCOUNTING FOR DEPTH OF ROCK RIP RAP, AS SPECIFIED. CONTOUR AND FLAG GRADE (FL, TOP, BOTTOM) ELEVATIONS SHOWN WITHIN ANY RETENTION/DETENTION BASINS OR DRAINAGE SWALES/FLOWLINES ARE FINISH GRADE ELEVATIONS OF ROCK RIP RAP OR EARTHEN SURFACE.
25. DRAINAGE: THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL NEW DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING. NO FENCE OR OTHER OBSTRUCTION WHICH INTERFERES WITH DRAINAGE SHALL BE ALLOWED WITHIN A DRAINAGE OR STORM DRAIN EASEMENT. STORM RUNOFF FROM THE CONSTRUCTION AREA SHALL BE CONTROLLED AT ALL TIMES TO PREVENT THE TRANSPORT OF SEDIMENT.
26. THE APPROVED PLANS, PERMITS, AND INSPECTION RECORDS MUST BE IN THE JOB SITE AT ALL TIMES.
27. NO WORK SHALL BE STARTED WITHOUT FIRST NOTIFYING THE LOCAL BUILDING DEPARTMENT INSPECTOR AT LEASE ONE (1) WORKING DAY BEFORE WORK IS COMMENCED.
28. THE ENGINEER-OF-RECORD / GEOTECHNICAL INSPECTOR SHALL PROVIDE THE AGENCY HAVING JURISDICTION WITH COPIES OF ALL TEST RESULTS ON A WEEKLY BASIS AND A BOUND REPORT OF THE TEST RESULTS AND INSPECTION REPORTS ARRANGED IN CHRONOLOGICAL ORDER AT THE COMPLETION OF THE PROJECT.
29. ALL PUBLIC RIGHT-OF-WAYS, PUBLIC ACCESS EASEMENTS, AND STREETS SHALL BE MAINTAINED FREE OF DUST AND MUD CAUSED BY GRADING OPERATIONS.
30. THE SOILS ENGINEER/ GEOTECHNICAL INSPECTOR SHALL APPROVE ALL GRADING INCLUDING COMPACTION REQUIREMENTS AND THE STABILITY OF SLOPES CREATED, EXISTING OR REMAINING.
31. AT COMPLETION OF THE PROJECT, A COPY OF "AS-BUILT" DRAWINGS SHALL BE PROVIDED TO THE OWNER/OCCUPANT/BIGHORN CONSULTING ALONG WITH ALL WRITTEN OPERATING AND MAINTENANCE INSTRUCTIONS.

GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CONFORMANCE WITH ALL PERMITS, INCLUDING GRADING PERMIT, BUILDING PERMITS, DUST CONTROL PERMIT, AND THE STORM WATER DISCHARGE PERMIT (ISSUED BY ANY AND ALL PUBLIC ENTITIES GOVERNING THE PROJECT SITE).
2. ADD 4.300' FEET TO ALL SPOT ELEVATIONS.
3. FINISH GRADE (FG) REPRESENTS THE ELEVATION OF THE FINISHED SURFACE. THIS INCLUDES LANDSCAPE AREAS, PAVED OR CONCRETE SURFACES, ROCK RIP-RAP SURFACE AND ELEVATION AT EXTERIOR OF STRUCTURE FOUNDATION, UNLESS OTHERWISE DENOTED ON DETAIL OR SPECIAL LABEL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST SUBGRADE OR TOP SOIL TO ALLOW FOR FINISHED SURFACE MATERIAL DIMENSIONS. PROPOSED CONTOURS REFLECT FINISH GRADE/FINAL SURFACE ELEVATIONS. FINISH GRADE AT CENTERLINE OF A ROAD OR RADIUS POINT OF A CUL-DE-SAC WITH A RAISED LANDSCAPE ISLAND REFLECTS THE ELEVATION AT WHICH THE ASPHALT WOULD BE PROJECTED TO; IT IS NOT THE ELEVATION OF THE SOIL FOR THE LANDSCAPE ISLAND.
4. CONTRACTOR SHALL CONSTRUCT BUILDING PADS TO THE PAD ELEVATION SHOWN. THE FINISH GRADE (FG) ELEVATION ADJACENT TO THE BUILDING(S) PERIMETER IS THE PROPOSED FINISH/FINAL GRADE ADJACENT TO STRUCTURES (SEE NOTE ABOVE).
5. CONTRACTOR TO USE EXTREME CAUTION WHEN GRADING OR OPERATING OUTSIDE OF GRADING BOUNDARIES TO MINIMIZE DISTURBANCE OF EXISTING VEGETATION.
6. CONTRACTOR TO USE EXTREME CAUTION WHEN GRADING AROUND EXISTING UTILITIES AND EXISTING ROADS.
7. CONTRACTOR SHALL PROVIDE ALL NECESSARY DE-WATERING TO PROPERLY CONSTRUCT ALL IMPROVEMENTS. IT SHOULD BE NOTED THAT GROUNDWATER CAN FLUCTUATE THROUGHOUT CLIMATIC CHANGES AND SEASONS WHICH CAN CAUSE DE-WATERING WHEN IT IS NOT ANTICIPATED. IT IS THE CONTRACTORS RESPONSIBILITY TO READ AND UNDERSTAND THE GEOTECHNICAL REPORT FOR THE PROJECT TO ANTICIPATE DE-WATERING ISSUES.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL AFFECTED PUBLIC AGENCIES AND SOILS TESTING AGENCIES 48 HOURS PRIOR TO COMMENCEMENT OF GRADING WORK.

EROSION CONTROL GENERAL NOTES:

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS OF THE CITY OF YERINGTON, EXISTING IRRIGATION DITCHES, OR NDOT AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIALS SHALL BE PREVENTED FROM ENTERING THE STORM WATER PIPING, RETENTION, AND DETENTION SYSTEMS.
2. ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN THE N.D.E.P. CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOKS.
3. TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO STORM WATER GENERAL PERMIT NVR100000, SECTION 1.B.1.b.(2).
4. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMP'S WEEKLY, PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITIONS OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO STORMWATER GENERAL PERMIT NVR100000, SECTION 1.B.1.g.
5. ACCUMULATED SEDIMENT IN BMP'S SHALL BE REMOVED AT REGULAR INTERVALS, WITHIN 7 DAYS AFTER A STORMWATER RUNOFF EVENT, AND PRIOR TO THE NEXT ANTICIPATED STORM EVENT. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.
6. TOTAL DISTURBED AREA WITHIN NDOT RIGHT-OF-WAY: ±300 SQUARE FEET.
7. ESTIMATED PROJECT DURATION: JULY 2023 THROUGH JULY 2024.
8. A COPY OF THE NOTICE OF INTENT (NOI), LETTER OF AUTHORIZATION FROM NDEP, AND SWPPP SHALL REMAIN ON-SITE AT ALL TIMES. CONTRACTOR SHALL FOLLOW REQUIREMENTS SET FORTH IN THE SWPPP AT ALL TIMES.
9. CONTRACTOR SHALL MODIFY THE SWPPP AS NEEDED TO PROVIDE CONTINUOUS PROTECTION FROM STORM WATER RUN-OFF.
10. CONTRACTOR SHALL CREATE AND MAINTAIN A LOCATION FOR HANDLING AND DISPOSING OF CONCRETE AND CEMENT AND FOR VEHICLE STORAGE AND MAINTENANCE.
11. REFER TO THE N.D.E.P. BEST MANAGEMENT PRACTICES HANDBOOK AND THE N.D.E.P. STRUCTURAL CONTROLS MANUAL FOR ALL BMP'S TO BE UTILIZED DURING CONSTRUCTION.

SLOPE STABILIZATION NOTES:

ALL AREAS DISTURBED BY GRADING OPERATIONS ARE TO BE REVEGETATED AS REQUIRED BY THE AGENCY HAVING JURISDICTION, THE GEOTECHNICAL INVESTIGATION, AND/OR THE LANDSCAPING PLANS. CONTRACTOR IS RESPONSIBLE TO PROTECT THE AREAS OF REVEGETATION DURING THE ESTABLISHMENT PERIOD OF THE PLANT GROWTH.

PLANTING:

1. THE SEED MIXTURE AND APPLICATION RATE FOR THE SLOPE STABILIZATION SHALL BE TO THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEED SHALL BE APPLIED TO THE SOIL TO A DEPTH RECOMMENDED BY THE LANDSCAPE ARCHITECT AND THE SEED SUPPLIER.

3:1 TO 5:1 SLOPES

2. CUT AND FILL SLOPES BETWEEN 3:1 AND 5:1 SHALL BE STABILIZED BY HYDROSEEDING WITH MULCH AND TACTIFIER (OR AN APPROVED EQUAL AS RECOMMENDED BY THE LANDSCAPE ARCHITECT) AND TEMPORARILY IRRIGATED (IF REQUIRED) UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY/COUNTY ENGINEER EXCEPT IN AREAS LOCATED WITHIN SINGLE FAMILY LOTS OR ALONG COMMON LOT LINES BETWEEN SINGLE FAMILY RESIDENCES. SATISFACTION OF GROWTH MUST OCCUR WITHIN THE FIRST YEAR OF REVEGETATION.

SLOPES STEEPER THAN 3:1

3. THE TOP 3" OF SOIL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. STABILIZE WITH EROSION CONTROL BLANKETS OR APPROVED EQUAL AS RECOMMENDED BY THE LANDSCAPE ARCHITECT AND REVEGETATED PER THE SPECIFICATIONS ABOVE.

ROCK RIP RAP

4. IF ROCK RIP RAP IS USED FOR SLOPE STABILIZATION, IT SHALL CONTAIN A MINIMUM OF FOUR FRACTURED FACES, UNLESS OTHERWISE APPROVED BY THE CITY/COUNTY ENGINEER, SHALL BE PLACED TO A MINIMUM DEPTH OF 12 INCHES, AND A MINIMUM OF 75% OF THE ROCK RIP RAP SHALL BE 8-INCH DIAMETER ROCK OR GREATER.

FIRE DEPARTMENT NOTES:

1. FIRE HYDRANTS TO BE INSTALLED AND FIRE ACCESS SHALL MEET THE APPROVAL OF THE FIRE MARSHALL PRIOR TO COMBUSTIBLE MATERIALS ALLOWED ON SITE.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM PROPER FIRE HYDRANT INSTALLATION WITH THE FIRE MARSHALL. THIS INCLUDES FINAL COLOR OF HYDRANTS, SURROUNDING DELINEATING PAINT MARKINGS AND REFLECTORS AND VERTICAL AND HORIZONTAL CLEARANCES AROUND SAID HYDRANTS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE REQUIRED INSPECTIONS AND TESTS RELATED TO FIRE DISTRIBUTION SYSTEMS AS PART OF THESE CIVIL IMPROVEMENT PLANS WITH THE FIRE MARSHALL AND/OR LOCAL FIRE DISTRICT TO INCLUDE; BUT NOT LIMITED TO, THRUST BLOCK PRE-POUR, TRENCH, AND BACKFILL; UNDERGROUND HYDROSTATIC TEST; UNDERGROUND FLUSH; WELD INSPECTIONS; AND FINAL UNDERGROUND INSPECTIONS.
4. THE INSTALLATION OF THE FIRE DISTRIBUTION SYSTEM AS PART OF THESE CIVIL IMPROVEMENT PLANS SHALL COMPLY WITH THE FIRE DISTRICT'S CURRENT ADOPTED EDITIONS OF NFPA 13 AND INTERNATIONAL FIRE CODE.
5. ALL CONTROL VALVES AND WATER FLOW SWITCHES INCLUDED WITH THE FIRE DISTRIBUTION SYSTEM AS PART OF THESE CIVIL IMPROVEMENT PLANS SHALL BE ELECTRONICALLY MONITORED.
6. SPRINKLER SYSTEM WATER FLOW ALARM AND SUPERVISORY INITIATING DEVICES AND THEIR CIRCUITS LOCATED OUTSIDE OF PROPOSED BUILDINGS SHALL BE INSTALLED SO THAT THEY CANNOT BE READILY TAMPERED WITH, OPENED, OR REMOVED, WITHOUT INITIATING A SIGNAL. IN ADDITION, ALL CABLE USED IN WET/DAMP OR UNDERGROUND LOCATIONS SHALL BE INSTALLED FOR THIS USE.
7. AFTER INSTALLATION AND TESTING HAS BEEN COMPLETED AND WITNESSED BY A FIRE INSPECTOR FROM THE LOCAL FIRE DISTRICT, A COMPLETED NFPA CERTIFICATE OF COMPLIANCE SHALL BE ISSUED FROM THE INSTALLATION COMPANY AND PROVIDED TO THE LOCAL FIRE DISTRICT AND OWNER.
8. FIRE ACCESS LANES SHOWN ON THESE PLANS SHALL BE KEPT CLEAR AT ALL TIMES WITH NO OBSTRUCTIONS WITHIN LANE LIMITS.

CLAY MATERIAL NOTE:

SHOULD ANY EVIDENCE OF CLAY MATERIAL BE DISCOVERED AT ANY STAGE IN THE GRADING OPERATION, CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ENGINEER OF RECORD, AND PROJECT ENGINEER.

PREHISTORIC NOTE:

SHOULD ANY PREHISTORIC OR HISTORIC REMAINS/ARTIFACTS BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL BE TEMPORARILY 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.

FLOOD PLAIN NOTE:

ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP NUMBER 32019C0856E (JANUARY 16, 2009), THE SITE LIES WITHIN A ZONE "X – SHADED"; WHICH IS AN AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SCALE NOTE:

DRAWING SCALES ON SHEETS WITHIN THESE PLANS MAY VARY AND SHOULD BE NOTED.

SURVEY NOTE:

BIGHORN CONSULTING IS NOT RESPONSIBLE FOR INACCURACIES AND/OR DISCREPANCIES IN THE TOPOGRAPHY OR BOUNDARY INFORMATION. THE BASIS OF BEARING AND THE BASIS OF ELEVATION WERE PROVIDED BY SUMMIT ENGINEERING.

IRRIGATION SLEEVES NOTE:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY IRRIGATION SLEEVES EITHER ON THE LANDSCAPE PLANS OR THE UTILITY PLANS PRIOR TO PAVING OR CONSTRUCTION OF CONCRETE FLATWORK.

STRUCTURAL NOTE:

BIGHORN CONSULTING IS NOT RESPONSIBLE FOR FOR ANY STRUCTURAL CALCULATIONS AND/OR DESIGN. THIS INCLUDES BUT IS NOT LIMITED TO SOUND OR RETAINING WALLS, BUILDING FOUNDATIONS, TRASH ENCLOSURES, FENCING, MONUMENT OR OTHER SIGNS, AND SPECIAL INSPECTION REQUIREMENTS OF SAID STRUCTURAL ELEMENTS.

DE-WATERING NOTE:

CONTRACTOR SHALL PROVIDE ALL NECESSARY DE-WATERING TO PROPERLY CONSTRUCT ALL IMPROVEMENTS. IT SHOULD BE NOTED THAT GROUNDWATER CAN FLUCTUATE THROUGHOUT CLIMATIC CHANGES AND SEASONS WHICH CAN CAUSE DE-WATERING WHEN IT IS NOT ANTICIPATED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE DE-WATERING ISSUES AND SITUATIONS LOCATED WITHIN THE PROJECT SITE.

DEMOLITION NOTE:

CONTRACTOR IS RESPONSIBLE TO REPAIR ANY DAMAGE TO EXISTING CONCRETE, SIDEWALKS, CURBS, GUTTERS, LANDSCAPING, COLLARS, RAMPS, POSTS, EQUIPMENT, AND MISCELLANEOUS ITEMS DURING DEMOLITION OR ANY OTHER CONSTRUCTION ACTIVITIES.

TEST PITS / POTHOLES NOTE:

ANY EXPLORATION TRENCHES WERE BACKFILLED WITHOUT MECHANICAL COMPACTION; THEREFORE, WHERE THESE TEST PITS AND POTHOLES ARE LOCATED IN PLANNED BUILDING OR FLATWORK AREAS, THE BACKFILL IN THE TRENCHES MUST BE REMOVED AND REPLACED TO PREVENT LOCALIZED SETTLEMENT. CONTRACTOR IS RESPONSIBLE TO REFERENCE GEOTECHNICAL INVESTIGATION REPORT FOR ALL TRENCHES AND TEST PIT LOCATIONS.

NOXIOUS WEED MANAGEMENT GENERAL NOTES:

1. OWNER, ALL CONTRACTORS, SUB-CONTRACTORS, VEHICLES, EQUIPMENT, AND PERSONNEL INVOLVED WITH ALL CONSTRUCTION ACTIVITIES IN SUPPORT OF THIS PROJECT ARE RESPONSIBLE FOR COMPLYING WITH THE NEVADA DEPARTMENT OF AGRICULTURE'S (NDA) REQUIREMENTS AS SET FORTH IN THE NEVADA REVISED STATUTE 555 WITH RESPECT TO CONTROL OF INSECTS, PESTS, AND NOXIOUS WEEDS.
2. OWNER, ALL CONTRACTORS, SUB-CONTRACTORS, VEHICLES, EQUIPMENT, AND PERSONNEL INVOLVED WITH ALL CONSTRUCTION ACTIVITIES IN SUPPORT OF THIS PROJECT ARE RESPONSIBLE TO BE AWARE AND FAMILIAR WITH DISTRIBUTION MAPS (EARLY DETECTION & DISTRIBUTION MAPPING SYSTEM) OF NOXIOUS WEEDS THAT HAVE BEEN REPORTED IN THE SUBJECT PROJECT VICINITY TOGETHER WITH THE "NEVADA NOXIOUS WEED FIELD GUIDE" PRODUCED BY THE UNIVERSITY OF NEVADA COO

SITE INFORMATION

APN:	001-231-01
OWNER:	BAKERSFIELD PARKS LP MR. PETE DETERDING
ADDRESS:	815 WEST BRIDGE STREET YERINGTON, NV 89447
AREA:	14.92 ACRES (RS 461644)
ZONING:	C-1 ~ COMMERCIAL
LAND USE:	MANUFACTURED HOME PARK (10 OR MORE UNITS)

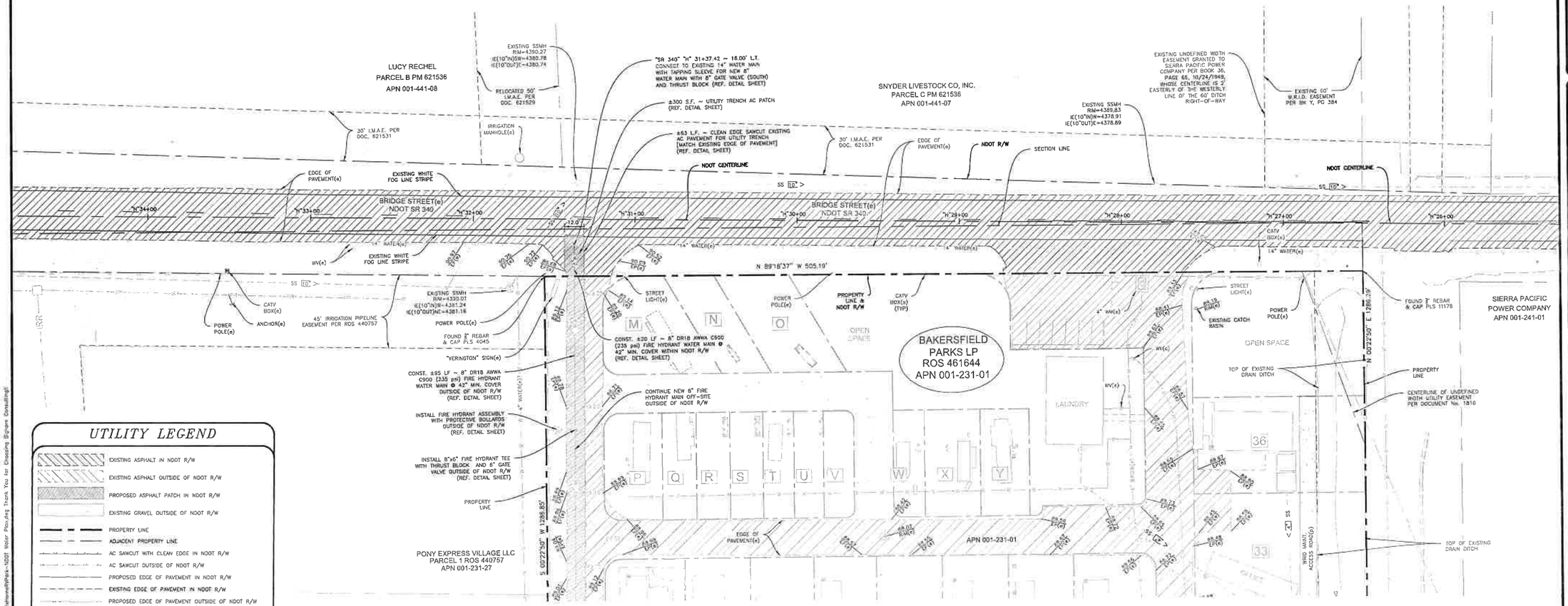
NDOT COLOR CODING LEGEND

- FACILITIES TO BE INSTALLED
- FACILITIES TO BE REMOVED/ABANDONED OR ADJUSTED
- EXISTING FACILITIES

0 30 60 90 120 150
1"=30'

N

PROPOSED NDOT
CATEGORY IA ~ UNDERGROUND UTILITY INSTALLATION (< 2.5 MILES)
IN SUPPORT OF NEW 8" WATER MAIN TAP ON EXISTING 14" WATER MAIN FOR NEW FIRE HYDRANT WATER MAIN TO BE CONSTRUCTED WITHIN NDOT RIGHT-OF-WAY ON SR 340; YERINGTON, NV AT THE EXISTING PIONEER MOBILE HOME & RV PARK



UTILITY LEGEND

- EXISTING ASPHALT IN NDOT R/W
- EXISTING ASPHALT OUTSIDE OF NDOT R/W
- PROPOSED ASPHALT PATCH IN NDOT R/W
- EXISTING GRAVEL OUTSIDE OF NDOT R/W
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- AC SAWCUT WITH CLEAN EDGE IN NDOT R/W
- AC SAWCUT OUTSIDE OF NDOT R/W
- PROPOSED EDGE OF PAVEMENT IN NDOT R/W
- EXISTING EDGE OF PAVEMENT IN NDOT R/W
- PROPOSED EDGE OF PAVEMENT OUTSIDE OF NDOT R/W
- EXISTING EDGE OF PAVEMENT OUTSIDE OF NDOT R/W
- 6" W — PROPOSED WATER IN NDOT R/W
- EXISTING WATER IN NDOT R/W
- 6" W — PROPOSED WATER OUTSIDE OF NDOT R/W
- EXISTING WATER OUTSIDE OF NDOT R/W
- PROPOSED FIRE HYDRANT OUTSIDE OF NDOT R/W
- EXISTING FIRE HYDRANT IN NDOT R/W
- EXISTING GATE VALVE IN NDOT R/W
- PROPOSED TEE W/ THRUST BLOCK OUTSIDE OF NDOT R/W
- PROPOSED WATER TAP W/ THRUST BLOCK IN NDOT R/W
- PROPOSED GATE VALVE IN NDOT R/W
- PROPOSED GATE VALVE OUTSIDE OF NDOT R/W
- 8" SS — EXISTING SEWER SIZE & DIRECTION IN NDOT R/W
- EXISTING SS MANHOLE IN NDOT R/W
- EXISTING POWER POLE
- EXISTING OVERHEAD POWER
- EXISTING GAS METER
- EXISTING ELECTRIC BOX/METER
- EXISTING PHONE/CATV
- EXISTING STREET LIGHT

MAINTAIN POTABLE WATER AND SS/SD/NON-POTABLE HORIZONTAL AND VERTICAL CLEARANCES AS SPECIFIED IN NAC SECTION 445A.
THE MINIMUM MITIGATED VERTICAL SEPARATION AT CROSSINGS SHALL NOT BE LESS THAN 6".

ALL WATER MAINS SHALL BE DISINFECTED AND TESTED PER AWWA C651.

ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA C605.

ALL POTABLE WATER PIPES, MATERIALS, & APPURTENANCES MUST BE NSF/ANSI 61 CERTIFIED AS COMPATIBLE WITH DRINKING WATER & THIRD PARTY CERTIFIED AS LEAD FREE. (CONTRACTOR IS RESPONSIBLE FOR CERTIFICATION OF RATINGS BEING SATISFIED)

Avoid cutting underground utility lines. It's costly.
Call before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

ALL UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. CONTRACTOR TO LOCATE AND VERIFY.

SEE SHEET N-2 FOR NOTES AND SPECIFICATIONS

REFERENCE SHEETS N-4 TO N-5 FOR DETAILS

REFERENCE SHEET N-5 FOR TRAFFIC CONTROL SPECIFICATIONS (IF REQUIRED)

REF. PLANS BY PUBLIC UTILITY PURVEYORS FOR ON-SITE ELECTRICAL, GAS, PHONE, & CABLE SERVICES.

ALL CONSTRUCTION WITHIN NDOT RIGHT-OF-WAY MUST FOLLOW NDOT'S "2020 STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION" AND NDOT'S "2014 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND NDOT'S " 2017 ACCESS MANAGEMENT SYSTEM AND STANDARDS" AND ALL APPLICABLE WORKSHEETS

PROFESSIONAL ENGINEER STATE OF NEVADA
ERIC P. ANDERSON
Exp: 12-31-24
CIVIL
No. 17785
6/29/2023

No.	Date:	Revision:

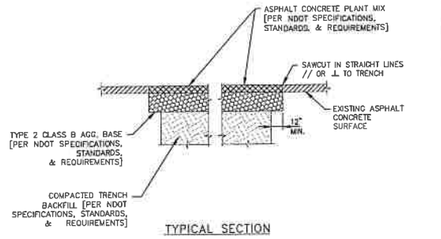
BIGHORN CONSULTING
415 EDGE ROAD RENO, NV 89511
OFFICE: 775.323.5400 FAX: 775.323.5166

NDOT ENCROACHMENT PERMIT PLANS FOR THE
PIONEER RV PARK ~ FIRE HYDRANT WATER MAIN CONNECTION
8" WATER MAIN TAP ~ UTILITY PLAN
CITY OF YERINGTON NEVADA

Date: 6.29.2023
Drawn By: EPA
Designed By: EPA
Checked By: EPA

N-3
3 OF 5

6.29.2023 9:09:50 AM K:\BIGHORN_PROJECTS\Pioneer RV Park~Yerington\0-CIVIL\N3_Pioneer Main Extension Plans~NDOT Water Plan.dwg Thank You for Choosing Bighorn Consulting!



TYPICAL SECTION

NOTES:

1. IF SAWCUT IS WITHIN 24 INCHES OF EDGE OF A.C. PAVEMENT REMOVE EXISTING PAVEMENT TO THAT EDGE AND REPLACE ENTIRE SECTION.
2. BITUMINOUS MATERIAL SHALL BE PER NDOT SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
3. MIXING, SPREADING, AND COMPACTING OF BITUMINOUS PAVEMENT SHALL BE DONE ONLY WHEN THE SURFACE ON WHICH THE MATERIALS ARE TO BE PLACED IS DRY AND WHEN THE ATMOSPHERIC TEMPERATURE IS ABOVE 50 DEGREES FAHRENHEIT AND HAS NOT BEEN BELOW 40 DEGREES FAHRENHEIT DURING THE PRECEDING 24 HOURS PER NDOT SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
4. FINISHED SURFACE VARIATIONS SHALL BE PER NDOT SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
5. PLANTMIX BITUMINOUS PAVEMENT PATCHES SHALL MATCH EXISTING SECTION OR BE PER NDOT SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
6. PLANS SHALL SPECIFY PAVEMENT PATCH AND AGGREGATE BASE DEPTHS AS SPECIFIED BY THE DESIGN ENGINEER.

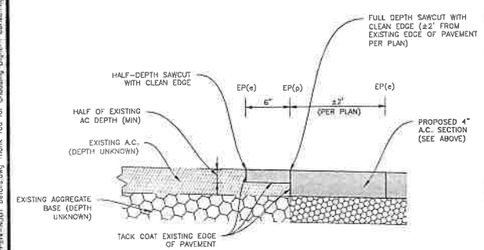
AC PAVEMENT PATCH

AC SECTION NOTES

1. ALL ASPHALT, BASE, & SUBGRADE SHALL CONFORM TO NDOT SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
2. MIXING, SPREADING, AND COMPACTING OF BITUMINOUS PAVEMENT SHALL BE DONE ONLY WHEN THE SURFACE ON WHICH THE MATERIALS ARE TO BE PLACED IS DRY AND WHEN THE ATMOSPHERIC TEMPERATURE IS ABOVE 50 DEGREES FAHRENHEIT AND HAS NOT BEEN BELOW 40 DEGREES FAHRENHEIT DURING THE PRECEDING 24 HOURS PER NDOT SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
3. FINISHED SURFACE VARIATIONS SHALL BE PER NDOT SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

STANDARD NDOT THEORETICAL APPLICATION RECOMMENDATIONS:

1. ASPHALT CEMENT: PG 64-28NV (TYPE 2) DENSE GRADED 6%
2. MINERAL FILLER: 1.5%
3. SPECIFIC GRAVITY: 2.5
4. AGGREGATE BASE UNIT WEIGHT (INCLUDES 6% MOISTURE): 138.5 LB/FT3
5. EMULSIFIED ASPHALT: TYPE SS-1H (DILUTED)
6. TACK PBS LIFTS: 0.06 GAL/YD2
7. TACK EXISTING PBS: 0.06 GAL/YD2
8. SEAL COAT (ISLANDS AND APPROACHES): 0.12 GAL/YD2
9. LIQUID ASPHALT: TYPE MC70-NV PRIME COAT (AGGREGATE BASE) @ 0.28 GAL/YD2
10. SAND BLOTTER: 10 LBS/YD2



AC KEY-IN DETAIL

NOTES:

1. KEY IN ASPHALT PER DETAIL ABOVE.
2. AGGREGATE BASE SHALL BE PRIMED WITH MATERIALS, BE APPLIED AT A RATE, AND CURING SHALL ALL BE PER NDOT SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
3. EMULSIFIED ASPHALT SHALL BE PER NDOT SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
4. STRUCTURAL FILL WITHIN NDOT R/W SHALL HAVE A MINIMUM R-VALUE PER NDOT SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

MATERIAL SPECIFICATIONS

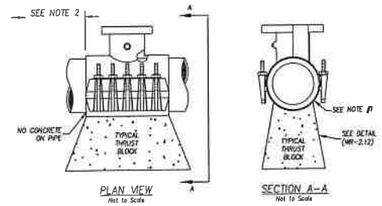
SHELL: 304 STAINLESS STEEL

LUGS: 304 STAINLESS STEEL

BOLTS, WASHERS, AND NUTS: NC ROLLED THREAD 304 STAINLESS STEEL, 5/8" DIAMETER

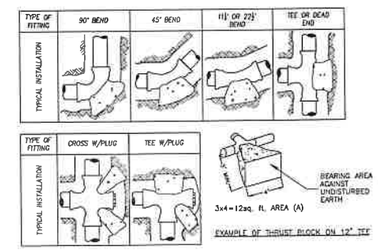
GASKETS: WRCW SDR COMPOUNDED FOR WATER SERVICE, ASTM D2000-BGNA 4AA607 FULL GASKET, 360° PIPE COVERAGE 150 P.S.I. WORKING PRESSURE

FLANGE: 304 STAINLESS STEEL OR HIGH TENSILE DUCTILE (NODULAR) IRON, ASTM A536-80, GRADE 65-45-12



NOTES:
1. MATERIAL USED FOR THRUST BLOCKING SHOULD NOT PREVENT ACCESS TO THE BOLT ASSEMBLY.
2. MINIMUM DISTANCE BETWEEN SADDLE, COLLARS, JOINTS, SERVICES, TAPS, ETC. WILL BE 18" CLEAR.
3. SADDLE TO BE HYDROSTATICALLY PRESSURE TESTED TO CLASS RATING OF THE PIPE PRIOR TO TAP.
4. ALL FITTINGS TO BE POLY WRAPPED PRIOR TO CONCRETE PLACEMENT.

DISTRIBUTION TAP



MINIMUM THRUST BLOCK BEARING AREA (SQ. FT.) – SEE NOTE 2

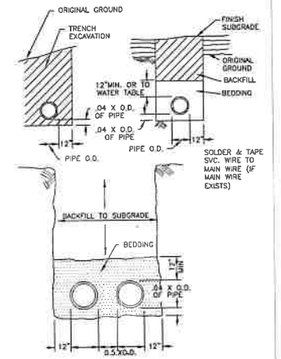
TYPE OF FITTING	90° BEND	45° BEND	11¼° OR 22½° BEND	TEE OR DEAD END	TEE W/PLUG	CROSS W/PLUG	INLINE VALVE
SIZE OF PIPE 4"	2	1	1	2	2	2	1
6"	4	2	2	4	4	4	2
8"	7	4	2	5	7	7	2
10"	12	6	3	8	12	12	3
12"	16	10	5	12	16	18	5
14"	20	12	6	14	20	20	6
16"	27	15	8	18	27	27	8
18"	45	25	13	32	45	45	13
24"	65	35	18	48	65	65	18

NOTES:

1. CONCRETE FOR THRUST BLOCKS SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI (PER THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION – ORANGE BOOK). BAG CONCRETE MIX IS NOT ACCEPTABLE.
2. MINIMUM AREAS GIVEN ARE FOR CLASS 150 PIPE AT TEST PRESSURE OF 150 P.S.I., WITH 2000 P.S.I. BEARING CAPACITY. INSTALLATIONS USING DIFFERENT PIPE, TEST PRESSURES, AND/OR SOIL TYPES SHOULD ADJUST AREAS ACCORDINGLY, SUBJECT TO APPROVAL OF ENGINEER.

   FOR OTHER TEST PRESSURES: REQUIRED BEARING AREA = $\frac{\text{TEST PRESSURE (P.S.I.)}}{150\ \text{P.S.I.}}$ X AREA IN TABLE ABOVE
3. THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED SOIL. IN CASES WHERE THIS IS NOT PRACTICAL, BACKFILL AREA BEHIND WHERE THRUST BLOCK WILL BE POURED WITH TYPE 2, CLASS B AGGREGATE BASE (PER SECTION 200.01.03 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION – ORANGE BOOK) COMPACTED TO 95% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY PROCEDURES SET FORTH IN ASTM D 1557. CUT-BACK COMPACTED AGGREGATE BASE TO EXPOSE A FIRM SURFACE, THEN POUR THRUST BLOCK.
4. JOINTS AND FACE OF PLUGS TO BE KEPT CLEAR OF CONCRETE.
5. WRAP ALL FITTINGS WITH POLY WRAP PRIOR TO CONCRETE PLACEMENT.

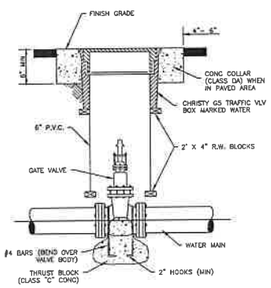
THRUST RESTRAINT



NOTES:

1. WATER DENSIFIED BACKFILL AND TUNNELING SHALL BE BY SPECIAL PROVISION ONLY.
2. BACKFILL SHALL MEET THE REQUIREMENTS FOR CLASS "E" BACKFILL WITH NO ROCKS OVER 4" COMPACTED IN 6" (MAX.) LIFTS TO MIN. 90% OF MAX. DRY DENSITY.
3. BEDDING MATERIAL SHALL MEET REQUIREMENTS FOR CLASS "A" BACKFILL AS SHOWN IN SUBSECTION 200.02.03 OF STANDARD SPECIFIED BY THE AGENCY AND SHALL BE COMPACTED TO AT LEAST 90% OF MAX. DRY DENSITY.
4. FOR THE PURPOSE OF PAYMENT, EXCAVATION AND BACKFILL QUANTITIES ARE BASED ON THESESTANDARDDRAWINGS, AND NO ADDITIONAL COMPENSATION WILL BE MADE. SHORING OR SLOPED CUT SLOPES MAY BE NECESSARY, BUT THERE WILL BE NO ADDITIONAL PAYMENT. ALL EXCAVATIONS SHALL CONFORM TO THE LATEST O.S.H.A. – REQUIREMENTS.
5. FOR TRENCHES IN ROADWAY SECTION, SEE TRENCH PATCH DETAILS.
6. NOT FOR USE IN CITY OF RENO, REFER TO DWG. R-24.
7. PLACE METALLIC LOCATION TAPE 1 FT. ABOVE WATER PIPE, CARSON CITY.

TRENCH EXCAVATION AND BACKFILL



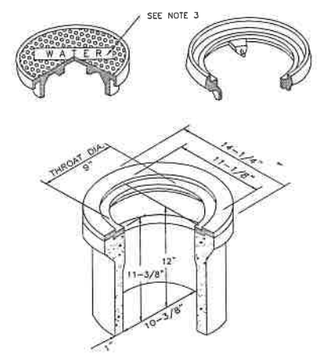
NOTES:
1. GATE VALVE SHALL BE AWWA C500 GATE VALVE.
2. SEE DETAIL FOR THRUST BLOCK CONSTRUCTION.
3. CONCRETE FOR THRUST BLOCK SHALL BE CLASS C PORTLAND CEMENT CONCRETE.
4. CONCRETE FOR COLLAR SHALL BE CLASS AA OR CA PORTLAND CEMENT CONCRETE WITH FIBER MESH.
5. WHERE CENTER OF PIPE EXCEEDS 5 FOOT DEPTH. PROVIDE EXTENSION STEM WITH STEM GUIDE.

VALVE DETAIL

ALL WATER MAINS SHALL BE DISINFECTED AND TESTED PER AWWA C651.

ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA C605.

ALL POTABLE WATER PIPES, MATERIALS, & APPURTENANCES MUST BE NSF/ANSI 61 CERTIFIED AS COMPATIBLE WITH DRINKING WATER & THIRD PARTY CERTIFIED AS LEAD FREE. (CONTRACTOR IS RESPONSIBLE FOR CERTIFICATION OF RATINGS BEING SATISFIED)



GENERAL NOTES

1. VALVE BOX MUST BE TRAFFIC RATED. (CHRISTY G-5 BOX OR EQUAL)
2. MIN. OF 10" INSIDE DIAMETER.
3. CAST IRON LID MARKED "WATER" FOR WATER LINE APPLICATIONS. CAST IRON LID MARKED "RECLAIMED WATER" OR "RCW" WHEN INSTALLED ON A RECLAMED WATER MAIN. LID SHALL BE MARKED "SS FORCE MAIN" OR "SS FM" WHEN INSTALLED ON A SANITARY SEWER FORCE MAIN.
4. RISER OF 6" OR 8" PVC EXTENDED IN VALVE CAN MIN. OF 6". USE SAME MATERIAL AS NEW MAIN LINE.
5. TORQUE BOLTS TO MANUFACTURER'S RECOMMENDATIONS.
6. ALL NEW VALVE BOXES TO BE SET TO GRADE ONLY ONE GRADE RING PER VALVE BOX.
7. R.C.W. TO BE POWDER COATED PURPLE.
8. CONCRETE COLLAR TO BE 6"X6" 4000 P.S.I. WITH FIBER MESH.

VALVE BOX DETAIL

1. ALL WORK MUST CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) AND THE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS PER NAC 445A.67145 (1)(A).
2. WATER MAIN SHUTDOWNS/INTERRUPTION OF WATER/FIRE SERVICE:
   A. THE CONTRACTOR MUST MAKE A WRITTEN REQUEST WITH A MINIMUM OF 5 BUSINESS DAYS IN ADVANCE OF ANY PLANNED WATER MAIN SHUTDOWN AND OBTAIN APPROVAL FROM THE CITY WATER UTILITY MANAGER OR THEIR DESIGNEE PRIOR TO PLANNED SHUTDOWN.
   B. THE CONTRACTOR MUST PROVIDE WATER UTILITY CUSTOMERS TWO (2) DAYS WRITTEN NOTICE PRIOR TO ANY PLANNED WATER SERVICE SHUTDOWN. THE CONTRACTOR MUST USE THE CITY'S ESTABLISHED NOTIFICATION PROCEDURES AND MUST COORDINATE ALL WATER UTILITY CUSTOMER CORRESPONDENCE WITH THE WATER UTILITY MANAGER OR THEIR DESIGNEE. THE CONTRACTOR MUST PROVIDE THE CITY A COMPLETE LISTING OF THE DATE, TIME AND ADDRESS OF ALL PERSONS NOTIFIED FOR CITY APPROVAL AND VERIFICATION. THE CONTRACTOR WILL BE SUBJECT TO DAMAGE CLAIMS SHOULD THEY FAIL TO PROPERLY NOTIFY CUSTOMERS OR MAINTAIN DOCUMENTATION OF CUSTOMER NOTIFICATIONS.
   C. NOTIFICATIONS FOR PRECAUTIONARY BOIL WATER SHUTDOWNS WILL BE DONE BY CITY STAFF. CITY STAFF IS RESPONSIBLE FOR SHUTTING OFF AFFECTED WATER METERS IMMEDIATELY BEFORE SHUTDOWN, CONTRACTOR TO COORDINATE SHUTDOWN WITH CITY STAFF TO LIMIT THE AMOUNT OF DISRUPTION TO CUSTOMERS
   D. THE TOTAL TIME OF ANY WATER SERVICE INTERRUPTION IS LIMITED TO 5 HOURS MAXIMUM UNLESS APPROVED OTHERWISE IN ADVANCE BY THE WATER UTILITY MANAGER OR THEIR DESIGNEE. IF SERVICE INTERRUPTION GOES LONGER THAN APPROVED TIME, THE CONTRACTOR MUST SUPPLY EACH RESIDENCE WITH 2 GALLONS OF BOTTLED WATER PER EXTRA HOUR OF OUTAGE ON THE HOUR.
   E. PLANNED WATER MAIN SHUTDOWNS WILL ONLY BE SCHEDULED FOR MONDAYS THROUGH WEDNESDAYS, EXCLUDING THE WORKING DAYS BEFORE AND AFTER A HOLIDAY. IF A HOLIDAY IS ON A TUESDAY, WEDNESDAY OR THURSDAY, NO SHUTDOWN WILL BE ALLOWED THAT WEEK, UNLESS PERMISSION IS GIVEN BY THE WATER UTILITY MANAGER OR THEIR DESIGNEE.
   F. ONCE WORK IS COMPLETED, TWO CONSECUTIVE BACTERIOLOGICAL SAMPLES TAKEN BY CITY WATER OPERATORS ARE NECESSARY TO CONFIRM THE ABSENCE OF TOTAL COLIFORM BACTERIA. AFTER THE SECOND SUCCESSFUL TEST, THE PRECAUTIONARY BOIL WATER NOTICE MAY BE RESCINDED BY CITY STAFF.
3. THE CONTRACTOR MUST NOT OPERATE ANY EXISTING CITY WATER VALVES, INCLUDING METER SHUT OFF VALVES CONTRACTOR MUST NOTIFY THE FIRE DEPARTMENT OF ANY FIRE HYDRANTS AFFECTED BY THE CONSTRUCTION.
4. WATER MAINS MUST BE PVC C900, SDR 18 MINIMUM WALL THICKNESS UNLESS HIGHER PRESSURE IS SPECIFIED ON THE PLANS. ALL SEPARATIONS MUST BE IN ACCORDANCE WITH THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION RULES AND REGULATIONS. WATER SERVICES 2 INCHES OR LESS MUST BE C901 CTS PE TUBING, MINIMUM PRESSURE CLASS 200 PSI. WATER SERVICES 4 INCHES OR GREATER MUST BE PVC C900, DR 18 OR AS SPECIFIED ON THE PLANS.
5. MAINTAIN 18 INCHES VERTICAL AND 3 FEET HORIZONTAL SEPARATION BETWEEN ALL UNDERGROUND UTILITY LINES AND WATER LINES. IF WATER LINE IS BELOW POWER LINE OR IS WITHIN 18 INCH VERTICAL SEPARATION OF POWER LINE, POWER/TELEPHONE LINE MUST BE ENCASED WITH 4 INCHES MINIMUM OF CONCRETE EXTENDING 5 FEET EACH SIDE OF CROSSING. CONCRETE ENCASEMENT OF WATER LINES IS NOT ALLOWED. PIPELINE DEPTHS MUST BE INSTALLED PER PLAN TO AVOID ADDITIONAL HIGHPOINTS IN THE WATERLINE AND TO SUPPORT AIR RELIEF VALVE LOCATIONS SHOWN IN THE PLANS.
6. ALL HOT TAPS, 4 INCH DIAMETER TO 12 INCH DIAMETER, ARE TO BE PERFORMED BY EITHER THE CITY WATER UTILITY OR A CERTIFIED AND LICENSED HOT TAPPING CONTRACTOR. THE CONTRACTOR MUST CONTACT THE WATER OPERATIONS SUPERVISOR AT LEAST 2 WORKING DAYS PRIOR TO SCHEDULING HOT TAP DATE AND TIME. HOT TAPS ARE PERFORMED MONDAY THRU THURSDAY EXCLUDING THE WORKING DAYS BEFORE AND AFTER A HOLIDAY. PRIOR TO HOT TAPPING, THE SADDLE MUST BE HYDROSTATICALLY PRESSURE TESTED TO 150 PSI MINIMUM OR THE DESIGN OF PIPE SYSTEM FOR A MINIMUM OF 5 MINUTES BY THE WATER UTILITY PERSONNEL. FOR ALL TAPS PERFORMED BY THE CONTRACTOR, ALL TAPPING EQUIPMENT MUST BE INSPECTED BY AND DISINFECTED IN THE PRESENCE OF CITY FORCES PRIOR TO TAPPING A CITY MAIN.
7. WATER VALVE MARKERS MUST BE BLUE CARSONITE UTILITY MARKER (CRM-306508), 5 FEET-2 INCHES (5'-2") WITH WATER VALVE DECAL OR APPROVED EQUAL. PLACE MARKER NO MORE THAN 5 FEET FROM THE VALVE OR AS DIRECTED BY THE CITY INSPECTOR.
8. REDUCED PRESSURE PRINCIPLE AND DOUBLE CHECK VALVE BACKFLOW ASSEMBLIES MUST BE APPROVED BY THE CITY INSPECTOR AND TESTED BY A CERTIFIED BACKFLOW ASSEMBLY TESTER. TEST RESULTS MUST BE APPROVED BY THE CITY WATER UTILITY. FOR NEW WATER METER SETS, THE REQUIRED BACKFLOW PREVENTION ASSEMBLY MUST BE INSTALLED, INSPECTED, APPROVED AND CERTIFIED TEST RESULTS PROVIDED TO THE CITY INSPECTOR WITHIN 5 DAYS OF METER SET, UNLESS THE CITY ENGINEER OR PUBLIC WORKS DIRECTOR APPROVES OTHERWISE. THE SERVICE WILL BE LOCKED OFF IF INSPECTIONS AND CERTIFICATIONS ARE NOT COMPLETED AS SPECIFIED ABOVE.
9. ALL WATER MAIN, WATER/FIRE SERVICE, AND BACKFLOW PREVENTION INSPECTIONS AND TESTING MUST BE APPROVED PRIOR TO APPROVAL OF ANY CERTIFICATE OF OCCUPANCY.
10. A WATER MAIN MUST NOT BE PLACED INTO SERVICE AFTER ITS INITIAL CONSTRUCTION UNTIL THE WATER MAIN HAS BEEN DISINFECTED AND TESTED IN ACCORDANCE WITH AWWA STANDARD C651. AS ADOPTED BY REFERENCE IN NAC 445A.6663. CITY STAFF WILL BE RESPONSIBLE FOR PERFORMING AND FUNDING UP TO (2) TWO BACTERIOLOGICAL TESTS PER RUN OF PIPE CONSTRUCTED. IF MORE THAN TWO TESTS ARE REQUIRED THE COST WILL BE PLACED ON THE CONTRACTOR. TWO (2) SETS OF CONSECUTIVE BACTERIOLOGICAL TESTS MUST BE CONDUCTED AT LEAST 24 HOURS APART, FROM EVERY 1200 FEET OF MAIN, AT THE END OF THE LINE, AND FROM EACH BRANCH. BACTERIOLOGICAL TEST SAMPLES WILL NOT BE COLLECTED ON FRIDAYS, WEEKENDS, CITY OBSERVED HOLIDAYS OR THE DAY BEFORE A CITY OBSERVED HOLIDAY, UNLESS AUTHORIZED BY THE WATER UTILITY MANAGER OR THEIR DESIGNEE. THE RESULTS OF THE WATER MAIN ANALYSIS INDICATING THAT THE WATER MEETS PRIMARY DRINKING WATER STANDARDS FOR COLIFORM BACTERIA (ABSENT OF COLIFORM BACTERIA) MUST BE OBTAINED PER AWWA STANDARD C651.
11. DISINFECTION TABLETS MUST BE PLACED USING LOCTITE H3101 METHACRYLATE ADHESIVE OR APPROVED FOOD GRADE NSF CERTIFIED EQUAL. PROVIDE 30 MINUTE ADHESIVE CURING TIME PRIOR TO EXPOSURE TO WATER. THE DISPOSAL OF ANY SPENT CHLORINE SOLUTIONS MUST BE COORDINATED WITH THE CITY.
12. ALL ASBESTOS CEMENT (AC) PIPE CUTS SHALL BE MADE USING A CHAIN STYLE SNAPPING TOOL. NO SAWCUTTING OF AC PIPE WILL BE ALLOWED. COORDINATE WITH CITY WATER DIVISION PRIOR TO CUTTING OR CONNECTING TO EXISTING ASBESTOS CEMENT PIPE TO ALLOW THE CITY TO OBTAIN A WATER SAMPLE DOWNSTREAM FROM WORK LOCATION AFTER CONSTRUCTION HAS BEEN COMPLETED AND THE SYSTEM IS FLUSHED BUT PRIOR TO RECOMMISSIONING THE WATER MAIN. THE CITY WILL HAVE THE SAMPLE ANALYZED FOR THE PRESENCE OF ASBESTOS.
13. PRIOR TO ANY PRESSURE TESTING, A SAMPLE OF THE WATER IN THE MAIN MUST PASS AN INITIAL BACTERIOLOGICAL WATER QUALITY TEST.

    THE PIPING INSTALLED IN A DISTRIBUTION SYSTEM MUST, IF THE PIPING CONSISTS OF:
    A. DUCTILE IRON, BE PRESSURE TESTED IN ACCORDANCE WITH AMERICAN WATER WORKS ASSOCIATION STANDARD C600, AS ADOPTED BY REFERENCE IN NAC 445A.6653;
    B. PVC, BE PRESSURE TESTED IN ACCORDANCE WITH AMERICAN WATER WORKS ASSOCIATION STANDARD C605, AS ADOPTED BY REFERENCE IN NAC 445A.6563; OR
    C. ALL OTHER MATERIALS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND AWWA STANDARDS AS ADOPTED BY REFERENCE IN NAC 445A.6663.
14. ALL PARTS OF THE PIPELINE MUST BE BACKFILLED AND BRACED SUFFICIENTLY TO PREVENT MOVEMENT UNDER PRESSURE. DO NOT PRESSURE TEST AGAINST FRESHLY POURED CONCRETE THRUST BLOCKS. ALLOW A MINIMUM OF 24 HOURS FOR CONCRETE TO SET BEFORE SUBJECTING THEM TO TEST PRESSURE. IF THE 24 HOUR SET TIME IS NOT POSSIBLE, ALL FITTINGS MUST BE RESTRAINED. ALL TESTING MUST BE DONE UNDER THE DIRECT SUPERVISION OF CITY INSPECTOR OR THEIR DESIGNEE.
15. DURING CONSTRUCTION OF WATER MAINS, ANY OPENINGS IN UNFINISHED PIPING OR APPURTENANCES MUST BE SEALED AT THE END OF EACH WORKING DAY OR WHENEVER THE OPENINGS ARE LEFT UNATTENDED WITH WATERTIGHT PLUGS TO PREVENT THE ENTRY OF BIRDS AND OTHER ANIMALS, DIRT, TRENCH WATER AND OTHER SOURCES OF POLLUTION OR CONTAMINATION.
16. ALL PIPE, FITTINGS, AND ASSOCIATED APPURTENANCES MUST BE INSPECTED FOR DEFECTS PRIOR TO INSTALLATION. ANY DEFECTIVE, DAMAGED OR MATERIALS MUST BE REPAIRED OR REPLACED. ALL FOREIGN MATTER OR DIRT MUST BE REMOVED FROM THE INTERIOR OF THE PIPE, FITTINGS, AND APPURTENANCES BEFORE LOWERING INTO POSITION IN THE TRENCH AND MUST BE KEPT CLEAN DURING AND AFTER LAYING.
17. ALL WATERLINE MATERIALS MUST BE CERTIFIED TO NATIONAL SANITATION FOUNDATION/AMERICAN NATIONAL STANDARDS INSTITUTE (NSF/ANSI) 61 AND 372 STANDARDS (OR APPROVED EQUIVALENT).
18. SOIL RETENTION MUST BE PROVIDED AROUND WATER METER BOXES, FIRE HYDRANTS AND OTHER FACILITIES IF SLOPES EXCEED 15%.
19. RESTRAINED PUSH-ON JOINTS AND MECHANICAL JOINTS FOR PIPE AND FITTINGS MUST BE DESIGNED FOR 235 PSI WATER OPERATING PRESSURE UNLESS OTHERWISE NOTED. THE CONTRACTOR MUST COMPLY WITH THE MANUFACTURERS RECOMMENDATIONS REGARDING MECHANICALLY RESTRAINED JOINTS AND MUST ENSURE THAT SUFFICIENT PIPE LENGTH IS RESTRAINED TO RESTRICT MOVEMENT. CONTRACTOR MUST VERIFY THRUST RESTRAINTREQUIREMENTS FOR ALL PROPOSED JOINTS. CONCRETE THRUST BLOCKING MAY BE USED WHEN CONNECTING TO EXISTING PIPING THAT HAS INSUFFICIENT THRUST RESTRAINT.
20. ALL STANDARD SERVICE (NOT SUBMERGED) BOLTS, ANCHOR BOLTS AND NUTS MUST BE STAINLESS STEEL 304 COATED WITH TRIPAC 2000 BLUE, XYLAN 1424 OR APPROVED EQUAL, EXCEPT AS OTHERWISE SHOWN OR SPECIFIED. SUBMERGED SERVICE BOLTS, NUTS, WASHERS, TIE RODS, AND OTHER THREADED FASTENERS MUST BE TYPE 316 STAINLESS STEEL COATED WITH TRIPAC 2000 BLUE, XYLAN 1424 OR APPROVED EQUAL.
21. CONTRACTOR'S PERSONNEL PERFORMING WORK ON ASBESTOS OR TRANSITE PIPE, INCLUDING WITHOUT LIMITATION CUTTING, TAPPING, REPAIRING, OR REMOVING, MUST HAVE SUCCESSFULLY COMPLETED SPECIALIZED OSHA TRAINING IN THE HANDLING AND DISPOSAL OF ASBESTOS PRIOR TO THE PERFORMANCE OF ANY SUCH WORK, OR CONTRACTOR MUST HIRE A SUBCONTRACTOR THAT HAS SUCCESSFULLY COMPLETED SPECIALIZED OSHA TRAINING IN THE HANDLING AND DISPOSAL OF ASBESTOS TO PERFORM SUCH WORK.

WATER GENERAL NOTES

NOTE: ALL DETAILS NOT TO SCALE.

ALL CONSTRUCTION WITHIN NDOT RIGHT-OF-WAY MUST FOLLOW NDOT'S "2020 STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION" AND NDOT'S "2014 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND NDOT'S " 2017 ACCESS MANAGEMENT SYSTEM AND STANDARDS" AND ALL APPLICABLE WORKSHEETS

IN THE EVENT OF CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND CURRENT APPLICABLE NDOT STANDARDS, NDOT STANDARDS SHALL PREVAIL.

PROFESSIONAL ENGINEER — STATE OF NEVADA
ERIC P. ANDERSON
Exp: 12-31-24
CIVIL
No. 17780
6/29/2023

No.	Date:	Revisions:

BIGHORN
C·O·N·S·U·L·T·I·N·G
P.O. BOX 19730 RENO, NV 89511
OFFICE: 775.827.6300 FAX: 775.826.5166

NDOT ENCROACHMENT PERMIT PLANS FOR THE
PIONEER RV PARK ~ FIRE HYDRANT WATER MAIN CONNECTION
DETAIL SHEET
CITY OF YERINGTON NEVADA

Date: 6.29.2023
Drawn By: EPA
Designed By: EPA
Checked By: EPA

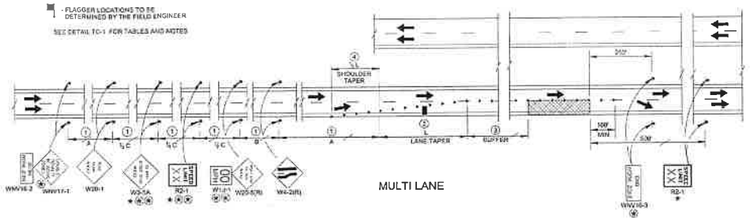
N-4
4 OF 5

6-29-2023 8:06:36 AM N:\BIGHORN_PROJECTS\Pioneer RV Park - Yerington\01-EPA\N4-N5_Pioneer Water Main Extension.dwg Thank You for Choosing Bighorn Consulting!

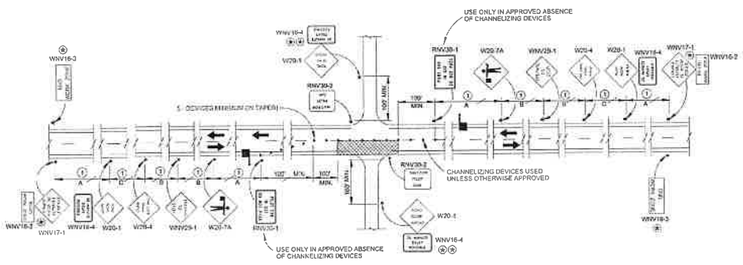
LEGEND:

- WORK AREA
- CHANNELIZING DEVICES
- ARROW BOARD
- ≥ 45 MPH
- OPTIONAL
- SEE NOTE 1 ON DETAIL TC-1
- FLAGGER LOCATIONS TO BE DETERMINED BY THE FIELD ENGINEER

SEE DETAIL TC-1 FOR TABLES AND NOTES



MULTI LANE



TWO LANE - TWO WAY

NEVADA DEPARTMENT OF TRANSPORTATION | CHIEF TRAFFIC OPS ENGR. SIGNED ORIGINAL ON FILE | ADOPTED 7/1/96 | REVISED 7/2/19

TYPICAL TRAFFIC CONTROL FOR ONE LANE CLOSURES

SPEC. # 625 | DETAIL NUMBER TC-2

(1) ADVANCE WARNING SIGN SPACING

SPEED MPH	DISTANCE BETWEEN SIGNS FT.		
	A	B	C
0 - 20	200	200	200
25 - 30	300	300	300
35 - 40	400	400	400
45 - 50	500	500	500
55 - 60	1000	1000	2640

(2) TAPER LENGTH AND CHANNELIZING DEVICE SPACING

SPEED MPH	LENGTH FOR MERGING TAPER (L)			TAPER AND CHANNELIZATION DEVICE SPACING FT.
	LANE WIDTH			
	10 FT	11 FT	12 FT	
20	80	90	80	20
25	125	125	125	25
30	150	180	180	30
35	210	245	245	35
40	280	320	320	40
45	450	495	540	45
50	500	550	600	50
55	550	605	660	55 ★
60	600	660	720	60 ★
65	650	715	780	65 ★
70	700	770	840	70 ★
75	750	825	900	75 ★
80	800	880	960	80 ★

★ ON RURAL INTERSTATE HIGHWAYS WHERE THE SPEED LIMIT IS 65 MPH OR GREATER, THE CHANNELIZATION DEVICE SPACING (EXCEPT FOR TAPERS) MAY BE INCREASED TO 80 FEET. WHEN INCREASED DEVICE SPACING IS USED, 3 DRUMS WILL BE PLACED DIAGONALLY AT 0.5-MILE INCREMENTS TO INDICATE THE LANE IS CLOSED

(3) BUFFER LENGTH

SPEED MPH	LENGTH FT
20	110
25	155
30	200
35	245
40	320
45	360
50	425
55	495
60	570
65	645
70	730
75	820
80	910

(4) SHIFTING TAPER = 1/2 L
SHOULDER TAPER = 1/3 L

< 40 MPH	$L = \frac{WS^2}{60}$
≥ 45 MPH	L = WS

S = SPEED (MPH)
L = TAPER LENGTH (FT.)
W = WIDTH OF LATERAL SHIFT (FT.)

NOTES:

1. Projects with an existing speed limit greater than 55 mph may be temporarily reduced by 10 mph or 55 mph, whichever is lower, with the concurrence from the Chief Traffic Operations Engineer. Any temporary reductions in a speed limit than 55 MPH may be reduced with concurrence from the Chief Traffic Operations Engineer and a recommendation forwarded by Traffic Operations to the Director for approval.
2. The W4-3 signs shall be used when the recommended speed on a curve is 30 mph or less, the W1-6 signs shall be used when the recommended speed is 35 mph or greater.
3. The W6-3 and R4-1 signs shall be installed alternately at 0.5-mile intervals when the lengths of crossovers exceed 0.5-mile.
4. All regulatory signs (R series) shall be black on retroreflective white.
5. All warning signs (W series) shall be black on retroreflective orange.
6. Warning signs shall be a minimum of 2' x 2' for speeds of 45 mph or less, R2-1 shall be 3' x 4'.
7. Warning signs shall be a minimum of 4' x 4' for speeds of 50 mph or greater, R2-1 shall be 4' x 5'.
8. All device spacing shall be designed based on work zone speed

TYPICAL APPLICATIONS:

NDOT STANDARD DETAILS TC-2 THRU TC-22 INCLUDE A VARIETY OF TRAFFIC CONTROL METHODS, BUT DO NOT INCLUDE A LAYOUT FOR EVERY CONCEIVABLE WORK SITUATION. TYPICAL APPLICATIONS SHOULD BE ALTERED WHEN NECESSARY TO FIT THE CONDITIONS OF A PARTICULAR TEMPORARY TRAFFIC CONTROL ZONE. FOR ADDITIONAL INFORMATION REFER TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND REVISIONS.

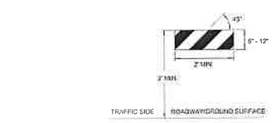
ADVANCE WARNING ARROW PANEL

TYPE	MINIMUM SIZE INCHES	POSTED SPEED
A	15 x 24	20 MPH OR LESS
B	30 x 60	35 MPH TO 50 MPH
C	48 x 96	55 MPH OR MORE

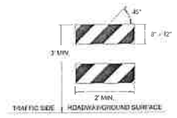
NEVADA DEPARTMENT OF TRANSPORTATION | CHIEF TRAFFIC OPS ENGR. SIGNED ORIGINAL ON FILE | ADOPTED 12/2000 | REVISED 7/2019

TYPICAL TABLE / NOTES FOR TRAFFIC CONTROL SHEETS TC-1 THRU TC-20

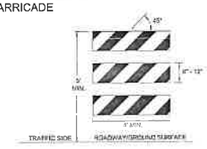
SPEC. # 625 | DETAIL NUMBER TC-1



TYPE I BARRICADE



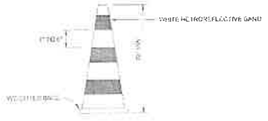
TYPE II BARRICADE



TYPE IIIB BARRICADE
SEE NOTE 2

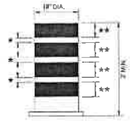
NOTES:

1. Approved barricades are listed on the NDOT QPL.
2. Type III B barricades used for temporary sign supports, signs shall be mounted 1-foot minimum from ground and comply with MUTCD current edition
3. Markings for barricade rails shall be retroreflective fluorescent orange and white stripes sloping downward at an angle of 45 degrees in the direction of traffic as shown.



ORANGE TRAFFIC CONES

	TYPE I BARRICADE	TYPE II BARRICADE	TYPE IIIB BARRICADE
WIDTH OF STRIPES	RAIL LENGTH < 3' = 4" RAIL LENGTH ≥ 3' = 6"		6"
NUMBER OF RETROREFLECTIVE RAIL FACES	2 (ONE EACH DIRECTION)	4 (TWO EACH DIRECTION)	2 (ONE DIRECTION ONLY)



SHALL HAVE A MINIMUM OF 2 - WHITE AND 2 - RETROREFLECTIVE FLUORESCENT ORANGE BANDS
* 2" MAX. NON - RETROREFLECTIVE MATERIAL
** 4" MIN - 6" MAX. RETROREFLECTIVE MATERIAL

TRAFFIC DRUMS

NEVADA DEPARTMENT OF TRANSPORTATION | CHIEF TRAFFIC OPS ENGR. SIGNED ORIGINAL ON FILE | ADOPTED 6/1/92 | REVISED 7/2/19

TRAFFIC CONTROL BARRICADES

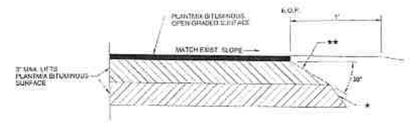
SPEC. # 625 | DETAIL NUMBER TC-21

LEGEND:

- LIMITS OF REMOVAL (COLD MILLING)
★ - ANGLE OF REPOSE
★★ - SAFETY EDGE

AS CONSTRUCTED

SECTION OF IMPROVEMENT



NEW CONSTRUCTION

NEVADA DEPARTMENT OF TRANSPORTATION | CHIEF ROAD DESIGN ENGR. SIGNED ORIGINAL ON FILE | ADOPTED 1/02/15 | REVISED

SAFETY EDGE DETAIL

SPEC. # 625 | DETAIL NUMBER SE-1

IN THE EVENT OF CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND CURRENT APPLICABLE NDOT STANDARDS, NDOT STANDARDS SHALL PREVAIL.

ALL CONSTRUCTION WITHIN NDOT RIGHT-OF-WAY MUST FOLLOW NDOT'S "2020 STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION" AND NDOT'S "2014 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND NDOT'S " 2017 ACCESS MANAGEMENT SYSTEM AND STANDARDS" AND ALL APPLICABLE WORKSHEETS

NOTE:
ALL DETAILS
NOT TO SCALE.

PROFESSIONAL ENGINEER — STATE OF NEVADA
ERIC P. ANDERSON
Exp: 12-31-24
CIVIL
No. 17780
6/29/2023

No.	Date:	Revision:

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NDOT ENCROACHMENT PERMIT PLANS FOR THE
PIONEER RV PARK ~ FIRE HYDRANT WATER MAIN CONNECTION
DETAIL SHEET
CITY OF YERINGTON NEVADA

Date: 6.29.2023
Drawn By: EPA
Designed By: EPA
Checked By: EPA

N-5
5 OF 5

6.29.2023 9:07:15 AM N:\BIGHORN_PROJECTS\Pioneer RV Park~Yerington\6-EPA\N4-15_Pioneer Hot Water Main\Pioneer RV Park~NDOT Detailing Thank You for Choosing Bighorn Consulting!

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RESOLUTION NO. 2026-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YERINGTON, NEVADA, AMENDING THE CITY OF YERINGTON FEE SCHEDULE FOR VARIOUS MUNICIPAL SERVICES, PERMITS, AND FEES.

WHEREAS, the City Council of the City of Yerington has the authority to establish and amend fees for municipal services, administrative requests, licensing, and permits to ensure reasonable cost recovery for city operations; and

WHEREAS, the City staff has reviewed the current fee schedule and determined that adjustments to certain administrative, licensing, utility, and departmental fees are necessary to reflect current operational costs; and

WHEREAS, the City Council desires to update and amend the City Fee Schedule as set forth herein.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Yerington, Nevada, as follows:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF YERINGTON, NEVADA:

1. **Adoption of Amended Fee Schedule:** The City Fee Schedule for the City of Yerington is hereby amended as detailed below:

- **Administrative & Licensing Fees:**
  - *CD/DVD/USB/Video/Audio Reproduction: $15.00*
- **Animal Control Fees:**
  - *Surrender of an Adult Dog(previously spayed/neutered): $50.00*
  - *Surrender of an Adult Dog(not spayed/neutered): ~~$75.00~~ $150.00*
  - *Surrender of Litter (up to 6) Under 12 weeks of Age: ~~$100.00~~ $150.00*
  - *Impounding of any stray: $50.00*
  - *Adoption: $30.00*
- **Building Department Fees:**
  - *Building Permit Reinstatement (after 12 mos.) Fee: $150.00*
- **Park Fees:**
  - *Park Reservation (per day) Fee: $50.00*
  - *Park Reservation cleaning deposit: $150.00*
  - *Ballfield Season Reservation Fee ~~(12 week)~~ Fee: $500.00*
  - *Ballfield Daily Reservation Fee: $50.00*
  - *Ballfield Season Cleaning Deposit Fee ~~(12 week)~~: $500.00*
  - *Ballfield ~~Daily~~ Cleaning Deposit Fee (3 Days or Less): $150.00*
- **Police Fees:**
  - *Accident/Incident Report Fee: $12.00*
  - *BodyCam and/or Video/Photo Fee: $45.00/staff hour (min. 1 hour)*
- **Street Closure Fees:**
  - *Event Street Closure Application Fee: $50.00*
  - *Event Street Closure Fee(NDOT Right-of-way): $300.00*
  - *Event Street Closure Fee Interior Streets: $100.00*
  - *Event Street Closure Hourly Fee(NDOT Right-of-way Only): $35.00*
  - *Event Street Closure Cleaning Deposit(NDOT Right-of-way): $300.00*
  - ~~*Police/Traffic Escort Fee: $75.00*~~

- *Utility Street Closure Application Fee: $50.00*
- *Utility Street Closure Fee (1st day): $250.00*
- *Utility Street Closure Fee (additional days): $50.00*
- *Utility Street Closure Traffic Control Detail Fee: $50.00/hour (min. 1 hour)*

2. **Severability:** If any section, subsection, sentence, clause, or phrase of this Resolution is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions.
3. **Effective Date:** This Resolution shall take effect immediately upon its passage and adoption on this _____ day of _____**, 2026**.

PASSED, ADOPTED, AND APPROVED this ____ day of _____, 2026.

CITY OF YERINGTON, NEVADA

By: _____

John J. Garry, Mayor

ATTEST:

By: _____

Stacy Stevenson, City Clerk

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CITY OF YERINGTON
PROCUREMENT PROCEDURES POLICY

1. PURPOSE & OBJECTIVE

The City of Yerington establishes this policy to govern the procurement of goods, services, and public works. The primary objectives are to ensure fair and open competition, maximize the value of taxpayer dollars, preserve public trust, and maintain compliance with local, state, and federal laws.

2. APPLICABILITY & STATUTORY AUTHORITY

This policy applies to all departments, officers, and employees of the City involved in purchasing or contracting. All procurement activities shall strictly adhere to the Nevada Revised Statutes (NRS), specifically NRS Chapter 332, NRS Chapter 338, and other City of Yerington Policies. In the event of a conflict between this policy and state law, Nevada Revised Statutes shall control.

3. CORE GUIDING PRINCIPLES

1. Ethical Conduct & Anti-Collusion: All procurement activities must be free from self-interest, conflicts of interest, or improper influence. In accordance with NRS 332.800 and NRS 332.820, collusive bidding, advance disclosure of confidential evaluation data, and elected official or evaluator financial interests in contracts are strictly prohibited.
2. Equal Opportunity: The City provides fair, open, and non-discriminatory access to all qualified vendors and contractors responding to solicitations.
3. Fiscal Responsibility: Staff must ensure purchases are backed by adequate, budgeted funds prior to committing public resources.

4. STANDARDS OF CONDUCT

No officer, employee or agent of the City shall participate in the selection, award or administration of contracts on behalf of the City of Yerington if such participation would create a conflict of interest. A conflict of interest may arise when an employee, officer or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any party indicated herein; an actual or foreseeable financial or other interest arising from the execution of the contract, or enjoys or receives a tangible personal benefit from the performance of the contract;

City officers, employees, and agents may neither solicit nor accept gratuities, favors, or anything of monetary value from contractors or parties to subcontracts.

Employees, officers or agents that are found to be in violation of the article(s) above may be subject to discipline, up to and including termination of employment or removal from office.

5. PURCHASE ORDERS

A purchase order is a written document that obligates the City to make a purchase. The City of Yerington requires purchase orders for certain purchases to ensure compliance with budget, state procurement statutes, and federal grant agreements and regulations. Prior to signature, the approver of the purchase order is required to review the purchase order request to ensure that the item has been budgeted and is within budget, is in accordance with local government purchasing requirements in NRS 332 and 338, and is in accordance with applicable federal grant agreements and regulations.

Purchases under $10,000.00

City Purchase Orders are not required for purchases under $10,000; however, a purchase order may be completed if elected by staff, or if required by a vendor.

Purchases for $10,000 or more

City Purchase Orders are required for all purchases of $10,000 or more. A purchase order must be issued prior to ordering the items or services being purchased. These purchase orders must be approved by City Manager (or his/her designee in his/her absence).

Contracts or task orders formally approved by the City Council do not require purchase orders, but may have one issued if requested.

6. CONTRACTS

The City of Yerington may utilize contracts and/or task orders for purchases of services and public works projects.

Prior to signature, contracts will be reviewed and approved by the City Attorney, City Manager and City Clerk to ensure legal and risk management provisions are adequate.

Contracts and task orders at or over $15,000 annually will go to the City Council for approval or signature, while contracts and task orders under $15,000 may go to the City Council or may be signed by the City Manager or designee.

Notice: A short form and long form contract to protect the interest of the City of Yerington is under review for future consideration and adoption to this section.

7. PROCUREMENT THRESHOLDS & METHODS

Pursuant to NRS Chapter 332, purchasing methods are governed by estimated annual contract values:

Estimated Threshold	Required Procurement Method	Authority / Requirement
Up to $49,999 annually	Micro/Informal Purchases	City Manager approval; competitive quotes encouraged. These purchases require departments to perform due diligence to purchase for the best price. Documentation of due diligence is not required.
$50,000 to $100,000 annually	Informal Solicitation NRS 332.063	These purchases require quotes from two or more vendors. The department should choose the lowest responsive and responsible vendor. The department should document the quotes received and selection of the most responsive quote and attach them to the voucher when being paid.
Over $100,000 annually	Formal Competitive Bidding NRS 332.065	These purchases require formal advertising and contracts are awarded by the City Council to the lowest responsive and responsible bidder. The City Council may also reject all bids received. The Clerk's Office is normally the department that publishes the advertisement and conducts the bid opening.

The City of Yerington may make purchases by using pricing from other competitively bid governmental contracts, such as Nevada State Purchasing, GSA, NASPRO, etc. City of Yerington may also piggyback off of pricing used in a contract for another government, so long as these types of purchases meet the state requirements for either informal or formal bidding.

8. PUBLIC WORKS

The City of Yerington may elect to perform its own work on a public works project under $100,000 subject to the requirements of NRS 338.1386.

Public works include any project for new construction, repair or reconstruction of a project financed in whole or in part from public money for: public buildings, jails and prisons, public roads, public highways, public streets and alley, public utilities, publicly owned water mains and sewers, public parks and playgrounds, public convention facilities, and all other publicly owned works and property.

<u>Requirements for awarding a public works contract</u>

1. ***$25,000 or less*** *- NRS 338.13862*
   The City may award a contract after soliciting a bid from at least one licensed contractor.
2. ***$25,000 to $100,000*** *- NRS 338.13862*
   The City may award a contract to the lowest responsive and responsible bidder after soliciting a bid from at least three properly licensed contractors. Preferences of 5% will be given for local businesses owned and operated by veterans with service-connected disabilities NRS 338.13844
3. ***$100,000 and above*** *- NRS 338.1385*
   The City must formally advertise and bid a project between $100,000, with the City Council formally awarding the contract to the lowest responsive and responsible bidder or the best bid (best bid defined under NRS 338.1389 for contracts over $250,000).
4. *Construction manager at risk - NRS 338.1685 to 338.16995*
   The City may utilize the construction manager at risk method by following the requirements in NRS 338.1685 to 338.16995.
5. *Design-Build - NRS 338.1711 to 338.173*
   The City may utilize the design-build construction method by following the requirements in NRS 338.1711 to 338.173.
6. Prevailing wage
   In accordance with NRS 338.080, state prevailing wage is applicable to public works projects in excess of the exemption, which is currently $250,000.
7. Alignment of Nevada Revised Statutes
   The dollar amounts set forth herein shall be deemed to adapt to dollar amounts set forth in the referred section of the Nevada Revised Statutes as they are amended from time to time.

9. SPECIAL PROVISIONS & EXCEPTIONS

- **Sole Source & Statutory Exceptions (NRS 332.115):** Solicitations may be waived for qualified sole-source items, specialized professional services, or hardware/software not adapted to competitive processes.
- **Emergency Procurements (NRS 332.112):** Emergency purchases resulting from natural disasters or sudden public health/safety threats may proceed under accelerated authorization procedures.
- **Federal Methods of Procurement**: The City of Yerington will use Federal Methods of Procurement when making purchases with federal funds, such as federally awarded grants. Should there ever be a conflict between local procurement methods established above and Federal Methods of Procurements, the Federal Methods of Procurements will be followed.

10. POLICY ADMINISTRATION & ENFORCEMENT

The City Manager and City Clerk are charged with establishing operational procedures to enforce this policy. Failure to follow established procurement guidelines may result in administrative disciplinary action up to and including termination, alongside potential civil or criminal penalties under Nevada law.

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CITY OF YERINGTON

COMPENSATION & CLASSIFICATION POLICY

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Policy Statement

The purpose of this policy is to establish an equitable, transparent, and competitive Position Classification and Salary Plan for all non-represented and appointed employees of the City of Yerington. It is the policy of the City to maintain position descriptions that accurately reflect current job duties and to set compensation levels that ensure internal equity and external competitiveness within the relevant labor market, subject to municipal budget limitations and standard public fiscal controls.

Nothing in this policy is to supersede policies prescribed in the City of Yerington Personnel Policies. Should any discrepancy exist, the established Personnel Policies will prevail.

Administration of Classification

Position Classification: Every position within the City shall be classified based on duties, responsibilities, minimum qualifications, and complexity. Positions with similar levels of difficulty and responsibility shall be assigned to the same classification and pay range.

1. Job Descriptions: The City Clerk (or designated representative) shall maintain official, written job descriptions for each classification.
2. Reclassification Requests: Reclassification of an existing position may occur if permanent and substantial changes in duties or responsibilities alter the nature of the work. Reclassifications require review by the City Manager and final approval by the City Council

Salary Plan Structure & Placement

The City Council shall maintain and periodically update an official Salary Schedule establishing minimum and maximum pay range steps for each classification. It is recommended that this be reviewed and established and approved during the annual budget sessions.

Approval of budgeted funds and salary classifications shall satisfy requirements set for in Yerington City Ordinance Title 1, Chapter 6, Section 1(a) as it pertains to appointed officers.

1. New Hires: New employees shall normally be hired at Step 1 of the designated pay range. Hiring above Step 1 requires written justification based on exceptional qualifications or market scarcity, subject to approval by the City Manager within budgeted funds.
2. Promotions: An employee promoted to a higher classification shall receive a salary increase placing them at the step in the new salary range that represents a salary increase over their pre-promotion rate.

Merit Increases and Step Advancement

For a full description of Merit Increases and Advancement policy refer to the City of Yerington Personnel Policies.

Approved step increases will take effect at the beginning of the pay period in which the employee's anniversary date occurs.

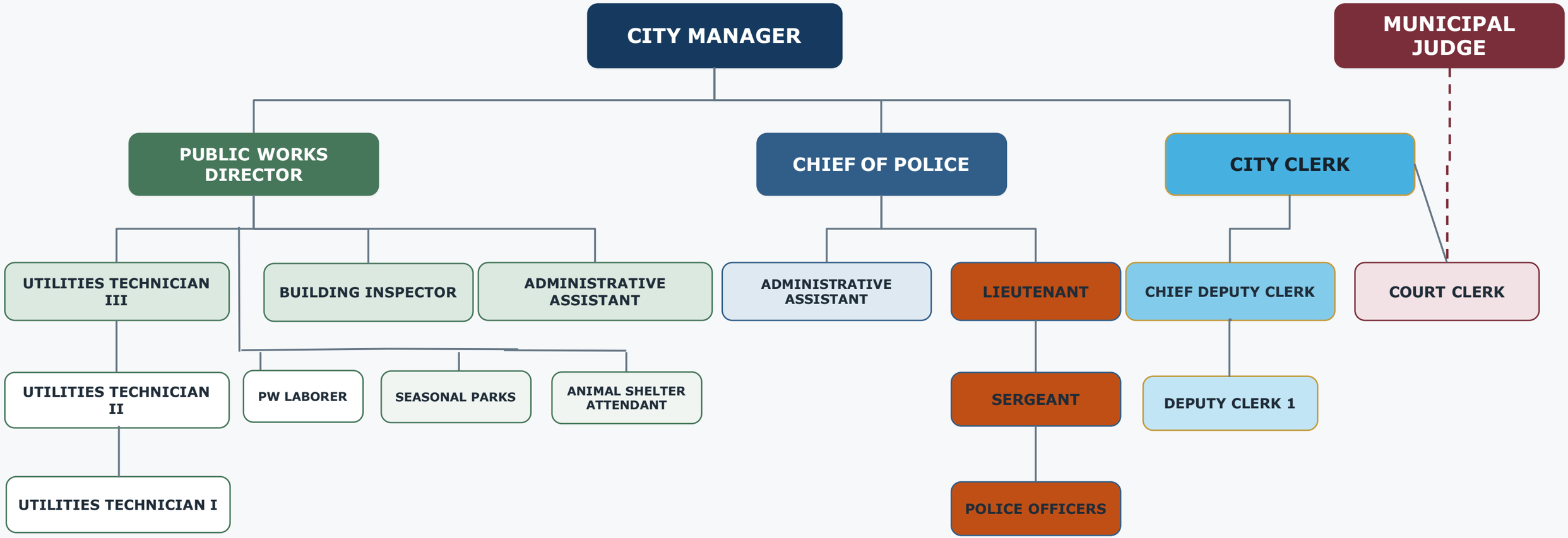
Compliance with Collective Bargaining and Enforcement.

For positions subject to a collective bargaining agreement (CBA), the provisions of the ratified CBA shall prevail over conflicting provisions of this policy.

Should any policy or guideline established in this policy be in conflict with Nevada Revised Statues, provision of the Nevada Revised Statutes will prevail.

The City Manager is charged with establishing operational procedures to enforce this policy. Failure to follow established policies and guidelines may result in administrative disciplinary action up to and including termination, alongside potential criminal penalties under Nevada Law.

CITY OF YERINGTON ORGANIZATIONAL CHART



Solid lines indicate direct reporting relationships. The Court Clerk reports to both the Municipal Judge and the City Clerk.

CITY OF YERINGTON

JOB CLASSIFICATION AND COMPENSATION SCHEDULE

Effective Date: _____ **Adopted by Resolution No.: _____** **Last Revised: _____**

Exhibit A Job Classification List

The following classifications and authorized-position counts reflect the City organizational chart. Grades and FLSA designations are proposed for Council review and should be confirmed through a formal classification analysis.

Department	Job Title	Authorized Positions	FLSA Status	Classification	Minimum Salary	Maximum Salary
Administration	City Manager	1	Exempt*	18	$_____	$_____
Administration	City Clerk	1	Exempt*	12	$_____	$_____
Administration	Chief Deputy Clerk	1	Non-Exempt	9	$_____	$_____
Administration	Deputy Clerk	2	Non-Exempt	5	$_____	$_____
Municipal Court	Municipal Judge	0	Not Applicable*	CONTRACT	CONTRACT	CONTRACT
Municipal Court	Court Clerk	1	Non-Exempt	8	$_____	$_____
Police	Chief of Police	1	Exempt*	17	$_____	$_____
Police	Lieutenant	0	Non-Exempt	SEE CBA	SEE CBA	SEE CBA
Police	Sergeant	1	Non-Exempt	SEE CBA	SEE CBA	SEE CBA
Police	Police Officer	7	Non-Exempt	SEE CBA	SEE CBA	SEE CBA
Police	Administrative Assistant	1	Non-Exempt	7	$_____	$_____
Public Works	Public Works Director	1	Exempt*	15	$_____	$_____
Public Works	Utilities Technician III	1	Non-Exempt	10	$_____	$_____
Public Works	Building Inspector	0	Not Applicable*	10	CONTRACT	CONTRACT
Public Works	Administrative Assistant	1	Non-Exempt	6	$_____	$_____
Public Works	Utilities Technician II	1	Non-Exempt	9	$_____	$_____
Public Works	Utilities Technician	3	Non-Exempt	5	$_____	$_____
Public Works	Seasonal Parks	2	Non-Exempt	2	$_____	$_____
Public Works	Animal Shelter Attendant	1	Non-Exempt	2	$_____	$_____

Exhibit B Compensation Schedule by Grade

Each classified position is assigned to a grade. The ten steps establish progression within that grade. Enter hourly rates for non-exempt positions and annual salaries for exempt positions, or adopt separate hourly and annual schedules.

Grade	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10
1	$	$	$	$	$	$	$	$	$	$
2	$	$	$	$	$	$	$	$	$	$
3	$	$	$	$	$	$	$	$	$	$
4	$_____	$_____	$_____	$_____	$_____	$_____	$_____	$_____	$_____	$_____
5	$_____	$_____	$_____	$_____	$_____	$_____	$_____	$_____	$_____	$_____
6	$_____	$_____	$_____	$_____	$_____	$_____	$_____	$_____	$_____	$_____
7	$	$	$	$	$	$	$	$	$	$
8	$	$	$	$	$	$	$	$	$	$
9	$_____	$_____	$_____	$_____	$_____	$_____	$_____	$_____	$_____	$_____
10	$_____	$_____	$_____	$_____	$_____	$_____	$_____	$_____	$_____	$_____
11	$_____	$_____	$_____	$_____	$_____	$_____	$_____	$_____	$_____	$_____
12	$	$	$	$	$	$	$	$	$	$
13	$	$	$	$	$	$	$	$	$	$
14	$_____	$_____	$_____	$_____	$_____	$_____	$_____	$_____	$_____	$_____
15	$_____	$_____	$_____	$_____	$_____	$_____	$_____	$_____	$_____	$_____
16	$_____	$_____	$_____	$_____	$_____	$_____	$_____	$_____	$_____	$_____
17	$_____	$_____	$_____	$_____	$_____	$_____	$_____	$_____	$_____	$_____
18	$	$	$	$	$	$	$	$	$	$

Schedule Administration Notes

1. Initial placement within a range should reflect qualifications, experience, internal equity, budget availability, and approval by the appropriate appointing authority.
2. Step advancement is not automatic. Any increase remains subject to satisfactory performance, required service, available funding, and City personnel policies.
3. No employee may receive compensation above the maximum of the assigned range unless the City Council specifically authorizes it.
4. Authorized-position counts reflect the organizational chart and do not independently create budget authority or require every position to be filled.