

**MINUTES OF MEETING
CAVE ROCK ESTATES GENERAL IMPROVEMENT
DISTRICT**

**Monday, February 16, 2026
1:30pm**

This meeting of the Cave Rock Estates General Improvement District Board of Trustees was held Monday, February 16, 2026 at 1:30 pm at 1317 Winding Way, Glenbrook NV 89413. The on line Teams login was

:

https://teams.microsoft.com/l/meetup-join19%3ameeting_YTEwYjM2NzgtYzg0Ni00MGE5LTg4ZDctOWE3YmZjYTlzMjYjI4%40thre%20ad.v2/0?context=%7b%22Tid%22%3a%22f7e124e1-3cbb-4714-b90e-d08652874b65%22%2c%22Oid%22%3a%224fe9cf07-e903-465a-9024-0d13b2e6f3e2%22%7d

Meeting ID ; Passcode: N/A

Phone in: N/A

ID: #

Copies of the agenda were posted at the following locations at least 3 business days prior to the meeting day: Cave Rock Drive street sign below the Cave Rock Villas, Cave Rock/Winding Way street sign, and the street sign at the corner of Wren/Pheasant Lane and Winding Way. Electronic copies of the agenda can be found at <https://NoticeNV.gov> and <https://www.CaveRockGID.org>

1. **CALL TO ORDER:** Meeting called to order by Mark Holmlund at 1:29pm. There were no objections to recording the meeting.

2. ROLL CALL - Establish Quorum:

Present: Mike Smart, Norman Hauge, Dick Dernbach, Perry Muhr and Mark Holmlund

GUESTS: Marge Hauge and Jim McCanna and Linda Rooney (remote); Rob Bell joined the meeting at 1:40pm

3. **PUBLIC COMMENT** - Marge provided an update related to the GID Post Office Box at the Zephyr Cove Post Office. The Hagues have donated this box for many years and will continue to do so.

DISCUSSION AND ACTION MAY TAKE PLACE ON ANY OF THE FOLLOWING ITEMS:

4. Approval of Agenda

Dick made the motion to approve the agenda with a second by Perry . All Ayes

5. Approval of minutes of regular meeting on October 31, 2025

Dick made the motion to approve the minutes of the regular meeting on October 31, 2025 with a second by Mike. All ayes.

6. Website update

Discussion: Mark provided an update. Rob Bell has volunteered to update the website as the CREGID transitions to our new webmaster. It was confirmed that the cost of the web posting is current. Rob Bell shared his experiences with transitioning the website working with Network Solutions. There will be some cost-savings in the future with regards to the website. The old website needed to be overhauled and refreshed. The Minutes, Financials and Agenda links should be operational today. Future features could be added as needed.

Summary and Action Steps: Rob will continue to work with the Trustees to ensure that all content is uploaded and appropriate, timely postings are made. Dick will work with Rob. Mark and Rob will work together to utilize the website for owners to receive and post additional information. Mark and Dick may be given a simple training which will allow them to post to the website. It was agreed that attachments will be included with the agenda in the future for prior posting. Dick will work together with Rob to ensure that the agenda is posted to the state website no later than 9:00am four days prior to the meeting.

7. Discussion and approval of road maintenance

Entrance gate update

Discussion: Dick provided a PDF of the preliminary gate design to the Trustees. The gate location is designed in a lower area, including “islands” for the locations of the keypads. Buckeye (snow removal) will need to be consulted to be sure that this will be allowable. There is a plan to install a “loop” in the roadway to alert the gate to open at the exit. There was a discussion related to the ways in which the gate will be accessed by the residents along with a possible database. The Trustees will decide in the future related to the operation of the gate. Dick noted that the manufacturer’s plans were used. This project will need to go out to bid, as it will exceed \$99,000. The proposed location for the gate is located between the first tree and the next tree going downhill toward Hwy 50. There will be bollards and roadway installations to support the arms of the gates. Mark spoke with the owners of the commercial property related to the preliminary plans for the gates. It is possible that legal actions may be taken by the owners should this project move forward.

Summary and Action Steps:

Dick will provide all preliminary information, plans and survey information and has assured the Trustees that mail and phone correspondence regarding the project to the professional building owners has been documented. The Trustees will continue to discuss the details of the location of the gate. Dick will pursue a large print design for further understanding. A small print was reviewed by the Trustees. Dick and Mike will work together to incorporate discussion comments, work with TRPA, Douglas County Planning approval, in the future. Dick and Mike will bring further clarifications to the Board for the next meeting of the Trustees. A special meeting will be scheduled for this review and approval prior to working toward contracting.

Up to \$16,000 was approved for the preliminary project. To date, \$6000 has been spent with an anticipated bill for this new print. Additional billings will be forthcoming, but \$10,000 remains available to cover anticipated costs.

Crack sealing

Discussion:

Mark reported that an additional \$2000 was billed for the completion of this project which was beyond the authorized amount.

Summary and Action Steps:

Dick made the motion to approve an additional \$2000 to Buckeye Excavation with a second by Perry. All ayes.

Drain cleaning

Discussion:

This project was completed in early December.

Summary and Action Steps:

It is recommended that the CREGID gets on the calendar to ensure service annually.

Road Erosion Mitigation

Discussion: There continues to be an interest in working with Matt Hurst to address this erosion which may be compromising the roadbed.

Summary and Action Steps:

Mark will contact Matt to provide him with Dick's contact information. Dick will meet with Matt as soon as possible.

Retaining Walls

Discussion:

Mark suggested that two areas - Robin and side of the road at the top of Winding Way - should be addressed immediately. There could be another area at the corner of Winding Way and Gull.

Summary and Action Steps:

None at this time

8. Update NDSL Snow Storage Permit and Grant Application from NDSL

Discussion:

Mark received a letter indicating the displeasure of non-participation in the snow storage permit. It was clear that there will be surveillance by NDSL to ensure compliance. No permits have been in place since 2007. BMP expenses may become the CREGID responsibility in the future.

Mark provided an update regarding the grant application. There may be some new sources of funds that may become available.

Summary and Action Steps:

There will be a meeting convened to further review the options. Mark will coordinate those who may attend this meeting.

Road Sweeping

Discussion:

No discussion

Summary and Action Steps:

None at this time

9. Legal Counsel Search Update

Discussion:

Mark was authorized to spend up to \$1000 to work on this project. No funds have been spent to date. He has confirmed that the County is not able to provide legal counsel. Devon Reese and associates, prior counsel for IVGID, is interested in representing the CREGID. A \$10,000 retainer with a discounted rate of \$350 per hour was offered.

Summary and Action Steps:

Mark suggests that it has been many years since the CREGID has had legal representation. There are several attorneys in the neighborhood who could support the work. Mark will invite Devon Reese to the next meeting.

10. Discuss CREGID bank account(s) changes for increased returns and changes to signatories

Investment policy discussion

Discussion: Mark has presented a brief Investment Policy statement for the Trustees to consider.

Summary and Action Steps:

Mark will bring the document back for approval at the next meeting. Dick suggested that the Trustees consider the investment of any future grant funds to be received by the CREGID. The goal will be to achieve the highest possible interest rates.

Electronic fund transfers

Discussion:

Mark has set up EFT with the County and Marge has ensured that all accounts are set up and appropriately invested. The balances in the CREGID accounts are: Wells Fargo Checking Account: \$101,961.89, Schwab account: \$202,479.08, Bank of America CD: \$205,887.01 Bank of American savings account: \$2,533.61

Summary and Action Steps:

None at this time.

Discussion of bill payment procedures

Discussion:

Mark discussed the current costs of \$85 per hour for bill paying. Mark suggested that a discussion with Steve McVicar may be appropriate to consider a flat fee rather than a per hour charge. As an alternative, the Treasurer would handle all of the bill pay responsibilities.

Summary and Action Steps:

A discussion with Steve McVicar will be discussed in a future meeting.

11. Insurance Policy Update

Discussion: Mark reported that there is ongoing discussion and gathering of information related to the coverages that are currently in place. Dick and Mark will continue to work to ensure appropriate coverage for the CREGID.

Summary and Action Steps:

Mark will have another meeting and will provide another update to the Trustees.

12. Entrance tree and monument lighting**Discussion:**

Perry provided an update on the completed re-lighting which is looking very nice. The tree was re-lit \$4,500 plus \$500 for the supplies for the lighting experiments. The work was completed by Illuminate Tahoe and is guaranteed for five years.

Summary and Action Steps:

There may be a need to replace the electrical box in conjunction with the gate project.

13. Street parking on Lark Circle by construction vehicles**Discussion:**

Dick and Mark provided an update related the inappropriate parking by contractors' vehicles. Dick verified that there is a Title 9 code for "camping" — but this is not a problem. There is a provision for up to a \$250 fine and another for allowing towing vehicles at the owners' request. There could be 10-12 vehicles parked regularly obstructing the roadway.

Summary and Action Steps:

Dick has spoken with the Assistant Fire Chief who will speak with the contractor especially during plowing conditions. Douglas County Code Enforcement only deals with VRBO and Douglas County Planning Building Inspector was contacted. Dick submitted a Code Enforcement document with no response. Dick reviewed our CREGID policy and suggested that there is a review of models from other GIDs to consider including this into the CREGID policy in the future. This would be a resolution that would be included in the County Code in the future for enforcement. Dick will call Doug Richie to determine his recommendations for solving this issue.

14. Revised bylaws presentation and approval**Discussion:**

Mark will re-send the documents as PDF's following the meeting for the review of the Trustees.

Summary and Action Steps:

Mark will propose a fund for Trustees to utilize without formal action at a meeting for necessary expenditures.

15. General discussion not to be acted on**Chairman's Remarks:**

Perry discussed the issue of Open Meeting Laws which limit appropriate actions and discussions. Mark noted that if a majority of Trustees are together, there shall be no decisions made as a result of these discussions.

Mark hopes to approve the Investment Policy Statement and the Bylaws approved at the next meeting. Parking Laws and Enforcement, update on the gate, presentation by Devon Reese related to legal counsel, and an update on the NDSL situation will also be addressed at the next meeting.

The next meeting has been scheduled on April 6, 2026 at 1:30pm. Steve McVicar will attend this meeting to present the preliminary budget information.

16. ADJOURNMENT

The motion was made by Mike to adjourn the meeting with a second by Dick. All ayes. The meeting was adjourned at 3:26pm.

Respectfully submitted,

Dick Dernbach, Secretary
Cave Rock Estates General Improvement District

VEHICULAR ACCESS GATE PROJECT

CAVE ROCK ESTATES GENERAL IMPROVEMENT DISTRICT

CAVE ROCK, NEVADA

PWP-2026-XXX

SHEET INDEX

- G0 TITLE SHEET
- G1 NOTES, LEGEND, & ABBREVIATIONS
- C1 GATE PLAN
- D1 DETAILS 1
- D2 DETAILS 2

OWNER:

CAVE ROCK ESTATES GENERAL IMPROVEMENT DISTRICT
P.O. BOX 10426
ZEPHER COVE, NV 89448

OWNER

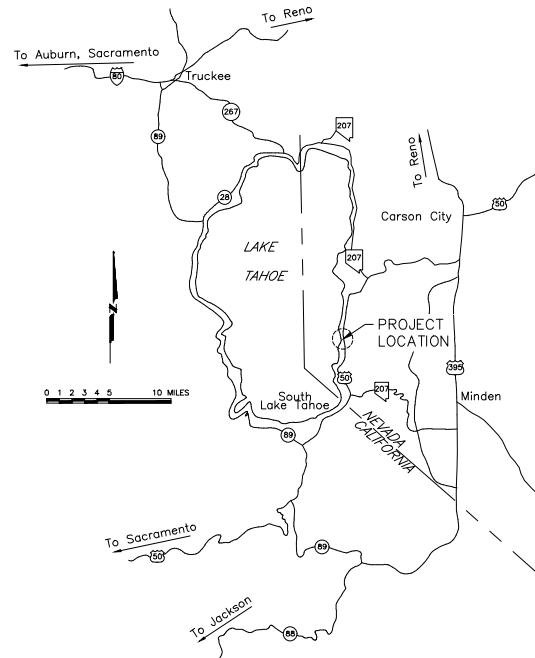
RICHARD DERNBACH, BOARD PRESIDENT DATE
CAVE ROCK ESTATES GENERAL IMPROVEMENT DISTRICT

DESIGN ENGINEER

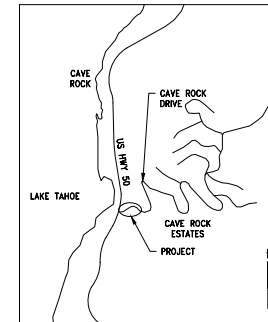
JENNIFER G. ROMAN, P.E. DATE
EASTERN SIERRA ENGINEERING

APPROVAL

JEREMY HUTCHINGS P.E. DATE
DOUGLAS COUNTY ENGINEER



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



100 PERCENT
SUBMITTAL
DATE: 2-4-2026

EASTERN SIERRA ENGINEERING		TITLE SHEET		REVISEMENTS		BY	
 EASTERN SIERRA ENGINEERING 1231 S. 12TH ST. SUITE 201 ZENITH CORP., NV 89448 TEL: (775) 888-1726 FAX: (775) 888-1726		PROJECT		VEHICULAR ACCESS GATE PROJECT		DATE	
		DRAWN BY		C.A. RICHARDS		1	
		CHECKED BY		J. RICHARDS		2	
		APPROVED BY		J. RICHARDS		3	
		DATE		12/31/2026		4	
SHEET NO.		G0 OF 5		GENERAL IMPROVEMENT DISTRICT		NEW	

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL ACQUAINT HIMSELF WITH AND ABIDE BY THE REQUIREMENTS AS OUTLINED IN THE STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2012, SPECIALLY PREPARED FOR THE YEAR 2012, SPONSORED AND DISTRIBUTED BY REGIONAL TRANSPORTATION COMMISSION OF WASHOE COUNTY, WASHOE COUNTY, CITY OF SPARKS AND CITY OF CARSON CITY, AND CITY OF YERINGTON (A.K.A. ORANGE BOOK).
2. THE CONTRACTOR ACKNOWLEDGES THAT HE HAS SATISFIED HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK, THE GENERAL AND LOCAL CONDITIONS, PARTICULARLY THOSE BEARING UPON THE AVAILABILITY OF THE MATERIALS, THE CHARACTER OF THE STORAGE OF MATERIALS, AVAILABILITY OF LABOR, WATER, ELECTRIC POWER, ROADS, AND UNCERTAINTIES OF WEATHER, CREEK STAGES, AND OTHER PHYSICAL CONDITIONS AT THE SITE, THE INFORMATION AND CONDITIONS OF THE GROUND, THE CHARACTER OF THE SOILS, AND THE REMEDIES NEEDED TO PROCEED DURING THE PROSECUTION OF THE WORK, OR THE COST THEREOF AS SHOWN ON THESE DRAWINGS.
3. THE CONTRACTOR FURTHER ACKNOWLEDGES THAT HE HAS SATISFIED HIMSELF AS TO THE CHARACTER, QUALITY AND QUANTITY OF THE MATERIALS AND SUBSTANCES TO BE USED, AND THAT HE HAS INSPECTED THE SITE AND FROM INFORMATION PRESENTED BY THE DRAWINGS. ANY FAILURE BY THE CONTRACTOR TO ACQUAINT HIMSELF WITH THE CONDITIONS OF THE SITE, WILL NOT RELIEVE HIM FROM RESPONSIBILITY FOR PROPERLY ESTIMATING THE DIFFICULTY AND COST OF SUCCESSFULLY PERFORMING THE WORK.
4. AT NO TIME SHALL THE CONTRACTOR UNDERTAKE TO CLOSE OFF ANY UTILITY OR OPEN VALVES OR TAKE ANY OTHER ACTION WHICH WOULD AFFECT THE OPERATION OF THE EXISTING SYSTEM EXCEPT AS SPECIFICALLY REQUIRED BY THE PLANS, AND AFTER ADOPTION OF THE PLANS BY THE CITY ENGINEER, AND AFTER THE ADVANCE APPROVAL BY THE UTILITY IS REQUIRED PRIOR TO INTERUPTION OF THE EXISTING SYSTEM.
5. EXISTING UTILITIES ARE INDICATED ON THE PLANS WHERE SUCH UTILITIES ARE KNOWN TO EXIST, AND THE EXTENT, DEPTH, AND SUCH UTILITIES ARE APPROXIMATE ONLY. NO GUARANTEE IS MADE AS TO THE ACCURACY OF SUCH INFORMATION, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE, LOCATE, AND MAINTAIN ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THE PLANS. CONTRACTOR SHALL CONTACT THE UTILITY COMPANY TO VERIFY THE LOCATION, DEPTH, AND CHARACTER OF THE EXISTING UTILITIES AND ARRANGE FOR THE LINE LOCATIONS AND APPROPRIATE SAFETY PROCEDURES. CONTRACTOR SHALL ALSO NOTIFY ALL INVOLVED UNDERGROUND UTILITY SERVICE: UNDERGROUND SERVICES ASSOCIATION 811.
6. AT ALL TIMES DURING CONSTRUCTION ADEQUATE TEMPORARY EROSION CONTROLS SHALL BE IN PLACE AS SHOWN ON THE PLANS. THE EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES, AND LIVING WITH FIRE, SECOND EDITION, LAKE TAHOE BASIN.
7. THE CONTRACTOR SHALL UTILIZE CONSTRUCTION TECHNIQUES WHICH WILL MINIMIZE THE NECESSITY OF EROSION REMOVAL AND TEMPORARY AND PERMANENT DISTURBANCE.
8. ELEVATIONS NOTED ON PLANS FOR PIPE INVERTS, TOP OF GRATES OR RIMS, CUTS, ETC., ARE BASED UPON THE TOPOGRAPHIC INFORMATION SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE ELEVATIONS BY FIELD MEASUREMENT, AND NOTIFY THE OWNER OR ENGINEER BEFORE BREAKING GROUND, AND PRIOR TO INSTALLATION OF ANY FACILITIES. THE ENGINEER SHALL BE CONTACTED IN THE EVENT THE ELEVATIONS ARE INCORRECT SO THAT PROPER ADJUSTMENTS CAN BE MADE PRIOR TO INSTALLATION OF THE FACILITIES.
9. ALL EXCAVATED MATERIAL SHALL BE STOCKPILED ON AN APPROVED SITE, AND APPROVED MATERIAL MAY BE RETURNED FOR USE AS BACKFILL.
10. CONTRACTOR SHALL DESIGNATE SPECIFIC SITES FOR STORAGE OF EQUIPMENT AND MATERIALS AND OBTAIN APPROVAL FOR USE OF THE SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY OF ALL EQUIPMENT AND MATERIALS.
11. THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AS OUTLINED IN THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES DURING ALL CONSTRUCTION PERIODS, AND AT NO TIME WILL OBSTRUCTIONS BE LEFT IN THE ROADWAY DURING THE NIGHT HOURS.
12. THE CONTRACTOR STAGING AREAS SHALL BE RESTRICTED TO PREVENT THE EROSION OF THE EXISTING SURFACE, AND WITH TEMPORARY BEST MANAGEMENT PRACTICES, INCLUDING CONSTRUCTION LIMIT FENCING, VEGETATION PROTECTION FENCING AND TEMPORARY EROSION CONTROL. WHEN APPROPRIATE.
13. CONTRACTOR SHALL POTHOLE OR USE OTHER INVESTIGATION METHODS TO VERIFY THAT IMPROVEMENTS CAN BE CONSTRUCTED AS SHOWN.

DOUGLAS COUNTY GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CURRENT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ("STANDARD BOOK"), THE BACK AND WATERWAYS NOT IN CONFORMANCE WITH THESE ADOPTED SPECIFICATIONS AND DETAILS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
2. ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, CONSTRUCTION OR INSTALLATIONS ASSOCIATED WITH THIS PERMIT, THE PERMITTEE SHALL NOTIFY THE PUBLIC WORKS INSPECTOR BY TELEPHONE AND IN WRITING TO BEGIN AND REQUEST/SCHEDULE PRECONSTRUCTION MEETING AT THE PROJECT SITE WITH DOUGLAS COUNTY CONSTRUCTION INSPECTOR. FAILURE TO PROVIDE PROPER INSPECTION NOTIFICATION AS DESCRIBED ABOVE SHALL RESULT IN THIS PERMIT BECOMING INVALID AND WORK BEING STOPPED.
3. CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS TO OBTAIN THE NECESSARY SITE IMPROVEMENT PERMITS AND SHALL COMPLY WITH THE SITE IMPROVEMENT PERMIT CONDITIONS AS FOUND ON THE BACK OF THE PERMIT FORM.
4. THE APPROVED PLAN, PERMIT AND INSPECTION RECORD MUST BE ON THE JOB SITE AT ALL TIMES.
5. DOUGLAS COUNTY PARKS AND RECREATION, COMMUNICATIONS, AND OTHER UTILITIES, STORM DRAINAGE, CONCRETE, PAVING, STREET LIGHTS, ETC.) HAVE BEEN INSTALLED AT THE LOCATIONS AND ELEVATIONS SHOWN ON THE APPROVED PLANS. ALL EXISTING AND/OR PROPOSED UTILITY LINES AND OTHER RELATED INFORMATION HAVE BEEN TRANSFERRED ON THESE PLANS. TO THE BEST OF ENGINEER'S KNOWLEDGE, THERE IS NO KNOWN DEVIATION FROM THE UTILITY COMPANY. THE ENGINEER ALSO HEREBY CERTIFIES THAT ALL EXISTING AND/OR PROPOSED PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE BEEN CORRECTLY PLOTTED AND SHOWN.
6. THE CONTRACTOR SHALL OBTAIN A STORMWATER GENERAL, OR A SURFACE AREA INSURANCE PERMIT FROM THE NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CONTRACTOR SHALL COMPLY WITH ITS REQUIREMENTS FOR DUST CONTROL ON ALL APPLICABLE PROJECTS.
7. THE ENGINEER HEREBY CERTIFIES AS EVIDENCED BY A PROFESSIONAL SEAL & SIGNATURE, THAT ALL AFFECTED UTILITY COMPANIES BOTH PUBLIC AND PRIVATE HAVE BEEN CONTACTED AND ALL EXISTING AND/OR PROPOSED UTILITY LINES AND OTHER RELATED INFORMATION HAVE BEEN TRANSFERRED ON THESE PLANS. TO THE BEST OF ENGINEER'S KNOWLEDGE, THERE IS NO KNOWN DEVIATION FROM THE UTILITY COMPANY. THE ENGINEER ALSO HEREBY CERTIFIES THAT ALL EXISTING AND/OR PROPOSED PUBLIC RIGHT-OF-WAY AND EASEMENTS HAVE BEEN CORRECTLY PLOTTED AND SHOWN.
8. THE ENGINEER, OR LAND SURVEYOR OF RECORD SHALL CERTIFY UPON COMPLETION OF CONSTRUCTION THAT ALL PUBLIC IMPROVEMENTS (WATER AND SEWER UTILITIES, STORM DRAINAGE, CONCRETE, PAVING, STREET LIGHTS, ETC.) HAVE BEEN INSTALLED AT THE LOCATIONS AND ELEVATIONS SHOWN ON THE APPROVED PLANS. ANY CHANGES SHALL BE REFLECTED ON THE AS-BUILT/RECORD DRAWINGS PROVIDED BY THE CONTRACTOR TO THE COUNTY.
9. THE REGISTERED ENGINEER OR LAND SURVEYOR SHALL CERTIFY THAT THE MINIMUM HORIZONTAL AND VERTICAL SEPARATIONS BETWEEN UTILITIES WITHIN THE RIGHT-OF-WAY AND EASEMENTS HAVE BEEN MAINTAINED AS REQUIRED BY LAW OR POLICY.
10. THE DEVELOPER SHALL PROVIDE ALL CONSTRUCTION STAKING FOR THE PROJECT.
11. THE DEVELOPER OR THE ENGINEER IS RESPONSIBLE FOR ARRANGING THE PROTECTION OF REMAINING UTILITIES OR FACILITIES THAT ARE IN CONFLICT WITH THE PROPOSED PUBLIC IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ALL UTILITIES, EGRESS POLES, IRRIGATION DRI-UPS, RESETS REMOVALS BY OTHERS, ETC.
12. THE CONTRACTORS SHALL LOCATE ALL UTILITIES PRIOR TO EXCAVATION AND PROVIDE DAMAGE TO THE PUBLIC UTILITIES DIVISION FOR WORKING DAYS PRIOR TO DIGGING CONSTRUCTION NECESSARY FOR COUNTY FACILITIES FOR TRAFFIC CONTROL AND BARRICADING PER THE APPROVED TRAFFIC CONTROL PLANS.
13. IF A FIRE HYDRANT IS NEEDED TO OBTAIN CONSTRUCTION WATER, THE CONTRACTOR SHALL OBTAIN A FIRE HYDRANT METER FROM DOUGLAS COUNTY PUBLIC WORKS OR APPLICABLE WATER PURVEYOR AND PAY ALL APPLICABLE FEES AND CHARGES.
14. IF DURING THE CONSTRUCTION OF A PUBLIC FACILITY, THE CONTRACTOR FAILS TO OR IS UNABLE TO COMPLY WITH A REQUEST TO THE PUBLIC WORKS INSPECTOR TO STOP WORK, THE COUNTY MAY BE FORCED TO DO WORK THAT IS NORMALLY THE CONTRACTOR'S RESPONSIBILITY. THE COUNTY SHALL BE JUSTIFIED IN BILLING THE CONTRACTOR. EACH DAY OF STOP WORK, THE COUNTY SHALL BE CHARGED WITH THE COSTS COVERED BY A SEPARATE BILLING AT THE CURRENT APPLICABLE RATES.
15. THE CONTRACTOR IS ADVISED THAT DAMAGE TO PUBLIC SERVICES OR SYSTEMS DURING OR RESULTING FROM THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AND INSPECTED BY THE ENGINEERING INSPECTOR, UNLESS OTHERWISE APPROVED BY THE COUNTY, ALL REPAIRS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACEMENT OF DAMAGED PUBLIC SERVICES AND RELATEDS AS A RESULT OF CONTRACTOR'S ACTIVITIES SHALL BE

16. **EROSION CONTROL:**
 - A. IN CASE OF EMERGENCY CALL (775) 742-1124.
 - B. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES TO REPAIR NECESSARY DAMAGE TO HIGHWAYS, DRAINAGE, ON-SITE AND STOCKPILED AT APPROVED LOCATIONS TO FACILITATE RAPID RECONSTRUCTION OF TEMPORARY DEVICES OR TO REPAIR DAMAGE EROSION CONTROL MEASURES.
 - C. AFTER A RAINFALL, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND DESILTING FACILITIES. GRADED SLOPE SURFACE PROTECTION MEASURES DAMAGED DURING THE RAINFALL SHALL ALSO BE REPAIR.
 - D. FILL SLOPES AT THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE TOP OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
 - E. SLOPE PROTECTION MEASURES SHALL BE MAINTAINED AND SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN A FACILITY EXCEEDS 18 INCHES.
17. **STORMWATER SHALL BE CONTROLLED BY THE CONTRACTOR TO THE SATISFACTION OF THE COUNTY AND IN ACCORDANCE WITH THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION STORMWATER PERMIT.**

SURVEY NOTES

1. FIELD SURVEY OF EXISTING CONDITIONS CONDUCTED IN AUGUST OF 2025

TURNER AND ASSOCIATES LAND SURVEYING
308 DORIA COURT, SUITE 203
ZEPHYR COVE, NEVADA 89448
(775)-588-9296
2. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE FROM MARKINGS AND FEATURES. UTILITY LOCATIONS ARE SHOWN ONLY FOR CONTRACTOR. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR UTILITY LOCATIONS AND USE GEOMATICS BEARS NO RESPONSIBILITY FOR UTILITY HEREON OR NOT IN THE LOCATION SHOWN HEREON. THIS INCLUDES ALL OF ANY KIND.
3. HORIZONTAL DATUM:
NAD83

SYMBOLS & ABBREVIATIONS

	IMPROVEMENTS (BOLD LINETYPE, ALL SYSTEMS)	ABN	ABANDON	FG	FINISHED GRADE
	ADIT	ABUT	ABUTMENT	FI	FILE, IRRIGATE
	AP	AC	ASPHALT CONCRETE, ACRES	FM	FEMALE IRON PIPE
	EXISTING UTILITIES (SCREENED LINETYPE ALL SYSTEMS)	ACP	ASBESTOS CEMENT PIPE	FLR	FLOOR LINE OR FLANGE
		AG	AGGREGATE	FL	FLOOR
	DEMOLITION HATCHING	AHD	AHEAD	FMSS	FORCE MAIN
	ABANDONMENT HATCHING	ADJ	ADJUST	FMSS	FORCE MAIN SANITARY SEWER
		APN	ASSESSOR'S PARCEL NUMBER	FMW	FORCE MAIN WATER
		APPROX	APPROXIMATE, APPROXIMATELY	FT	FOOT OR FEET
		ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	FTG	FOOTING
		AVE	AVENUE	FWY	FREEWAY
	CENTER LINE	B		G	GAS
	PARCEL BOUNDARY	BB	BEGINNING OF BRIDGE	GA	GAGE
		BC	BEGIN HORIZONTAL CURVE	GAL	GALLON
	COIR LOG	BCR	BEGIN CURB RETURN	GALV	GALVANIZED
		BEG	BEGIN	GBR	GRADE BREAK
		BKF	BACKFILL	GR	GUARD RAILING, GRADE
		BLD	BUILDING	GS	GROUND STOP
	CONSTRUCTION LIMITS, TREE PROTECTION FENCING	BLVD	BOULEVARD	CSP	GALVANIZED STEEL PIPE
	FENCE	BM	BENCH MARK	GV	GRADE VALVE
	WOOD FENCE	BMC	BACK OF CURB	H	HEIGHT
		BR	BRIDGE	H	HORIZONTAL DRAIN
		BVC	BEGIN VERTICAL CURVE	H	HORIZ
		BW	BARBED WIRE, BOTTOM OF WALL	HP	HIGH PRESSURE
	EDGE OF BUILDING, ABOVE GRADE	C		HS	HIGH STRENGTH
	WOOD RETAINING WALL	C&G	CURB AND GUTTER	HWY	HIGHWAY
		CA	CALIFORNIA	I	
		CAP	CORRUGATED ALUMINUM PIPE	ICV	IRRIGATION CONTROL VALVE
	FLOW LINE	CAPA	CORRUGATED ALUMINUM PIPE	ID	INSIDE DIAMETER
		ARCH		IE	INVERT ELEVATION
		CF	CUBIC FOOT	INV	INVERT
	CONTOUR LINE	CL	CAST IRON PIPE	IPS	IRON PIPE SIZE
		CLR	CHAIN LINK, CLASS	IRR	IRRIGATION
		CMP	CLEAR, CLEARANCE	J	JOINT
		CMP	CORRUGATED METAL PIPE	JT	JOINT
		CMAA	CORRUGATED METAL PIPE ARCH	L	LENGTH
		CO	COUNTY, CLEAN OUT	LF	LINE FOOT
		COL	COLUMN	LK	LINE LOCATION
		CONC	CONCRETE	LP	LIGHT POLE, LODGE POLE, LINE TREE
	RIP RAP/BOULDER RETAINING WALL	CONC	CONCRETE	LS	LUMP SUM
		CONST	CONSTRUCTION	LT	LANDSCAPE
		COORD	COORDINATE		LEFT
		CORP	CORPORATION	M	
		CP	CONTROL POINT	MAX	MAXIMUM
		CP	CREEK, CABLE RISER	MB	MAILBOX
		CSP	CORRUGATED STEEL PIPE	MH	MANHOLE
		CSPA	CORRUGATED STEEL PIPE ARCH	MILE	MILES
		CTS	COPPER TYING CABLE	MIP	MALE IRON PIPE
		CTV	CUBIC	MJ	MECHANICAL JOINT
		CU	CUBIC	MKR	MARKER
		CW	COTTONWOOD	MIN	MINIMUM
			CUBIC YARD	MISC	MISCELLANEOUS
				MOD	MODIFIED OR MODIFY
				MCON	MONUMENT
				MTL	MATERIAL
		D		N	
		D	DEPTH	N	NORTH
		DD	DOWNDRAIN	NB	NORTH
		DEL	DELINEATOR	NDOT	NEVADA DEPT. OF TRANSPORTATION
		DI	DRAINAGE INLET	NIC	NOT IN CONTRACT
		DIA	DIAMETER	NO	NUMBER
		DIM	DIMENSION	NTS	NOT TO SCALE
		DIP	DUCTILE IRON PIPE		
		DIST	DISTANCE		
		DR	DRIVE		
		DW	DRIVEWAY		
		E	EAST, ELECTRIC		
		EA	EACH		
		EB	END OF BRIDGE		
		EC	END HORIZONTAL CURVE		
		EL	ELEVATION		
		EMB	EMBANKMENT		
		EP	EDGE OF PAVEMENT		
		ES	EDGE OF SHOULDER		
		ETW	EDGE OF TRAVELED WAY		
		EW	ELECTRIC		
		EVC	END VERTICAL CURVE		
		EW	ENDWALL, EACH WAY		
		EXP	EXPANSION		
		EXP JT	EXPANSION JOINT		
		F			
		F	FBI TRIP		
		FCA	FLANGE COUPLING ADAPTOR		
		FDN	FOUNDATION		
		FE	FLANGED END		
		G			
		G	GAS		
		GAL	GALLON		
		GALV	GALVANIZED		
		GBR	GRADE BREAK		
		GR	GUARD RAILING, GRADE		
		GS	GROUND STOP		
		CSP	GALVANIZED STEEL PIPE		
		GV	GRADE VALVE		
		H	HEIGHT		
		HB	HORIZONTAL DRAIN		
		H	HORIZ		
		HP	HIGH PRESSURE		
		HS	HIGH STRENGTH		
		HWY	HIGHWAY		
		I			
		ICV	IRRIGATION CONTROL VALVE		
		ID	INSIDE DIAMETER		
		IE	INVERT ELEVATION		
		INV	INVERT		
		IPS	IRON PIPE SIZE		
		IRR	IRRIGATION		
		J	JOINT		
		JT	JOINT		
		L	LENGTH		
		LF	LINE FOOT		
		LK	LINE LOCATION		
		LP	LIGHT POLE, LODGE POLE, LINE TREE		
		LS	LUMP SUM		
		LT	LANDSCAPE		
			LEFT		
		M			
		MAX	MAXIMUM		
		MB	MAILBOX		
		MH	MANHOLE		
		MILE	MILES		
		MIP	MALE IRON PIPE		
		MJ	MECHANICAL JOINT		
		MKR	MARKER		
		MIN	MINIMUM		
		MISC	MISCELLANEOUS		
		MOD	MODIFIED OR MODIFY		
		MCON	MONUMENT		
		MTL	MATERIAL		
		N			
		N	NORTH		
		NB	NORTH		
		NDOT	NEVADA DEPT. OF TRANSPORTATION		
		NIC	NOT IN CONTRACT		
		NO	NUMBER		
		NTS	NOT TO SCALE		
		O			
		OC	ON CENTER		
		OD	OUTSIDE DIAMETER		
		OG	ORIGINAL GROUND		
		OVERHEAD	OVERHEAD		
		OT	OTHER TREE		
		P			
		PB	PULL BOX		
		PC	POINT OF COMPOUND CURVE OR POINT OF CURVATURE		
		PCC	PORTLAND CEMENT CONCRETE		
		PCVC	POINT OF COMPOUND VERTICAL CURVE		
		PE	PROFESSIONAL ENGINEER, PLAIN CURVE		

PED PEDESTRIAN
 PET POLYETHYLENE PIPE
 PG PROFILE GRADE
 PIH POINT OF INTERSECTION
 PL PROPERTY LINE
 PM POST MILE
 POC POINT ON HORIZONTAL CURVE
 POP POINT OF PAVEMENT
 POT POINT ON TANGENT
 POWC POINT ON VERTICAL CURVE
 PR POWER LOSS
 PRV POINT OF REVERSE CURVE
 PRF PAVEMENT REINFORCING FABRIC
 PRV PRESSURE REDUCING VALVE
 PRC PAVEMENT REINFORCEMENT CURVE
 PVC POLYVINYL CHLORIDE
 PYMT PAVEMENT

 R RADIUS
 RC RELATIVE COMPACTION
 RCA REINFORCED CONCRETE ARCH
 RCD REINFORCED CONCRETE PIPE
 R & D REMOVE AND DISPOSE
 RD ROAD
 RE REINFORCED OR REINFORCING
 REL RELOCATE
 RET RETAINING
 R & R REMOVE AND REPLACE
 R & S REMOVE AND SALVAGE
 RE REQUIRED
 REVEG REVEGETATION
 RFCA RESTRAINED FLANGED COUPLING ADAPTOR
 RFCA RESTRAINED FLANGED COUPLING ADAPTOR
 RJ REINFORCED MECHANICAL JOINT
 RSP ROCK SLOPE PROTECTION
 RT ROUTE
 RTE ROUTE
 RW RETAINING WALL, REDWOOD
 W/W RIGHT-OF-WAY

 S SOUTH, SLOPE, SPRUCE
 S SBSS STRAIN BALL, SEDIMENT BARRIER
 SD STORM DRAIN
 SMH STORM DRAIN MANHOLE
 SEC SECTION
 SF SQUARE FOOT
 SG SUBGRADE
 SHLD SHOULDER
 SHT SHEET
 SPEC SPECIFICATIONS
 SPFCO SIERRA PACIFIC POWER COMPANY
 SQ SQUARE
 SS SLOPE STAKE OR SANITARY SEWER
 SSL SANITARY SEWER LATERAL
 SMH STORM DRAIN MANHOLE
 ST STREET
 STA STATION
 STD STANDARD
 STEEL STEEL
 STPD SOUTH TAHOE PUBLIC UTILITY
 SY SQUARE YARD

 T T
 T SEMI-TANGENT, TELEPHONE
 TAN TANGENT
 TB TRAFFIC
 TBR TIMBER
 TC TOP OF CURB
 TCB TRAFFIC CONTROL BOX
 TEMP TEMPORARY
 TPC TRAVELER PROTECTION PAD
 TG TOP OF GRADE
 TKPOA TAHOE KEYS PROPERTY
 OWNERS ASSOCIATION
 TP TELEPHONE POLE
 TP TOP OF RM, TELEPHONE RISER
 TRPA TRAILER PLANNING AGENCY
 TS TOP OF SLOPE
 TV TELEPHONE TALL
 TW TRAVELED WAY, TOP OF WALL
 TYP TYPICAL
 U U
 UG UNDERGROUND
 UTILITY UTILITY

 V V
 VC VERTICAL CURVE
 VERT VERTICAL
 VPI POINT OF INTERSECTION OF VERTICAL CURVE

 W W
 W WITH
 WL WATER SERVICE LATERAL
 WM WATER METER
 WY WATER YARD
 WYF WATER YARD
 WYF WELDED WIRE FABRIC
 Z Z
 ZING CROSSING
 X SEC CROSS SECTION

 Y Y
 YD YARD

USA NORTH 811
Call 811 Before You Dig

100 PERCENT
SUBMITTAL
DATE: 2-4-2026

2-4-2026
SHEET No.
G1 OF 5

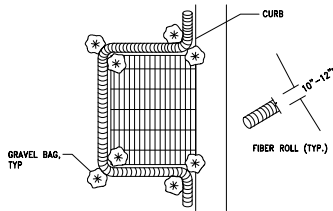
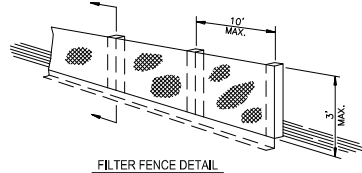
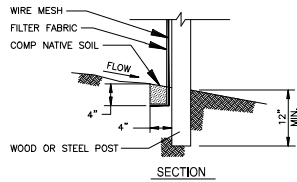
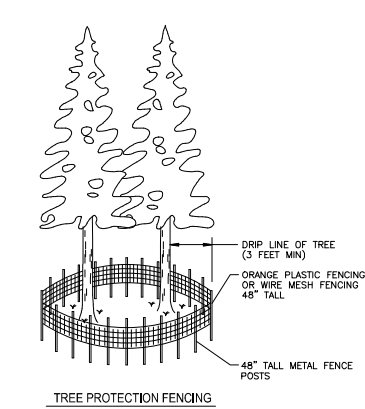
REPORTS	DATE	BY
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NOTES LEGEND & ABBREVIATIONS

PROJEN

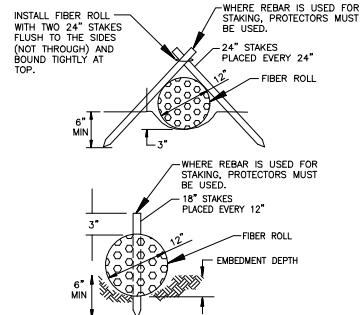
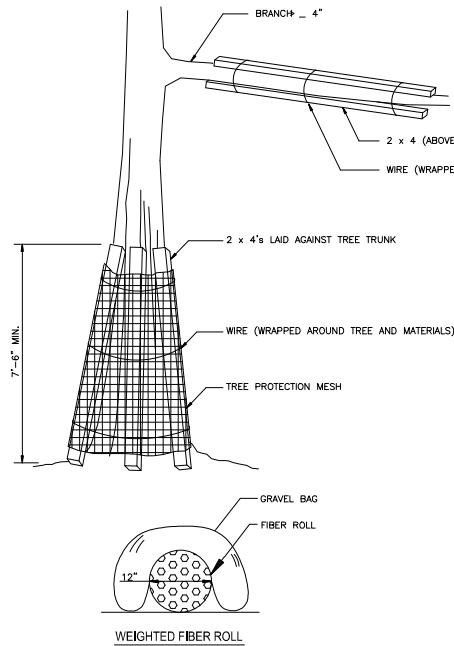
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SIERRA
ENGINEERING**

Designed:	JGR
Drawn By:	BDF
Approved By:	JGR
Doc No:	25-104
Scale:	AS SHOWN
Date:	2-4-2026



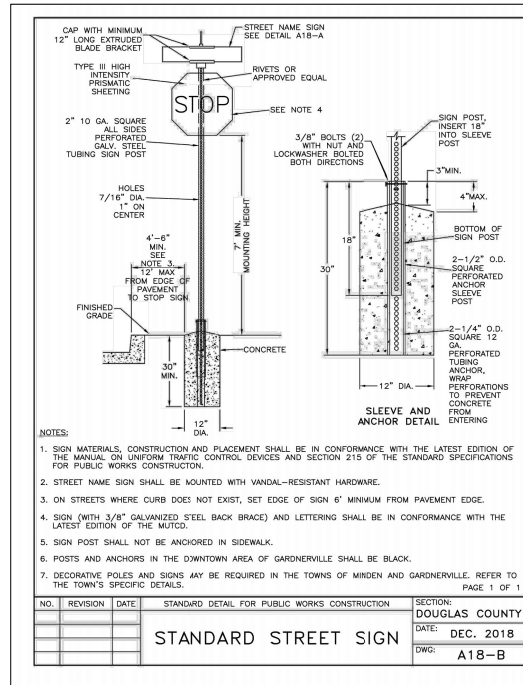
- NOTES:
1. PROTECT FLOWLINE AROUND DI OR ANCHOR ACROSS TRENCH AS IN FIBER ROLL DETAIL.
 2. STAKE OR ANCHOR W/ GRAVEL BAGS IN PLACE.
 3. INSTALL FILTER FABRIC UNDER CATCH BASIN GRATE DURING CONSTRUCTION. REPLACE FILTER FABRIC WEEKLY.

FIBER ROLL DI PROTECTION



STAKED FIBER ROLL

- NOTES:
1. FOR STAKED FIBER ROLL, EMBEDMENT DEPTH TO BE D/3 OR PER MFG RECOMMENDATIONS.
 2. WEIGHTED FIBER ROLL TO BE USED IN LOCATIONS WHERE EMBEDMENT IS NOT POSSIBLE.
 3. GRAVEL BAG FOR WEIGHTED FIBER ROLL TO BE FILLED WITH CLEAN WASHED 3/4\"/>



- NOTES:
1. SIGN MATERIALS, CONSTRUCTION AND PLACEMENT SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SECTION 215 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 2. STREET NAME SIGN SHALL BE MOUNTED WITH VANDAL-RESISTANT HARDWARE.
 3. ON STREETS WHERE CURB DOES NOT EXIST, SET EDGE OF SIGN 6\"/>

NO.	REVISION	DATE	STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	SECTION: DOUGLAS COUNTY	DATE: DEC. 2018	DWG: A18-B

STANDARD STREET SIGN



- NOTES:
1. SIGN SHALL HAVE YELLOW BACKGROUND WITH BLACK TEXT AND BORDER

1
D2 TEMPORARY CONTROLS
SCALE: NTS

2
D2 GATE WARNING SIGN
SCALE: NTS

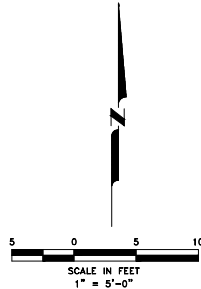
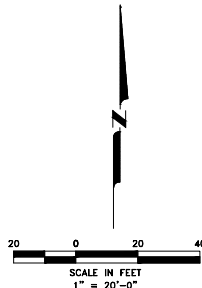
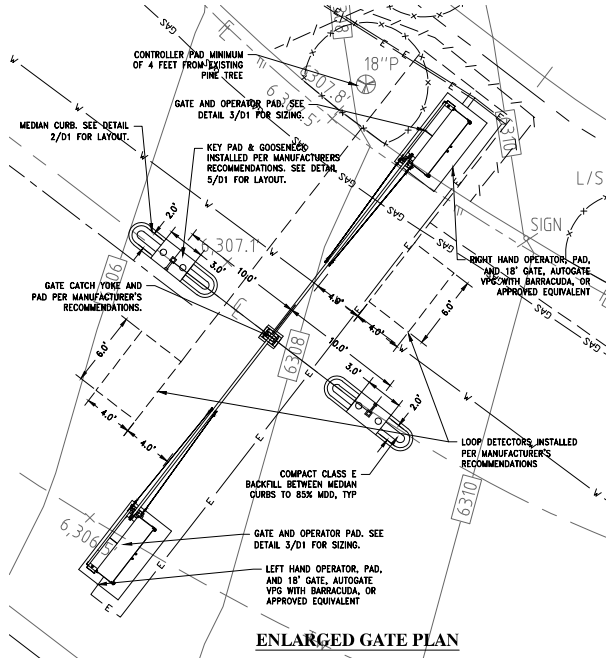
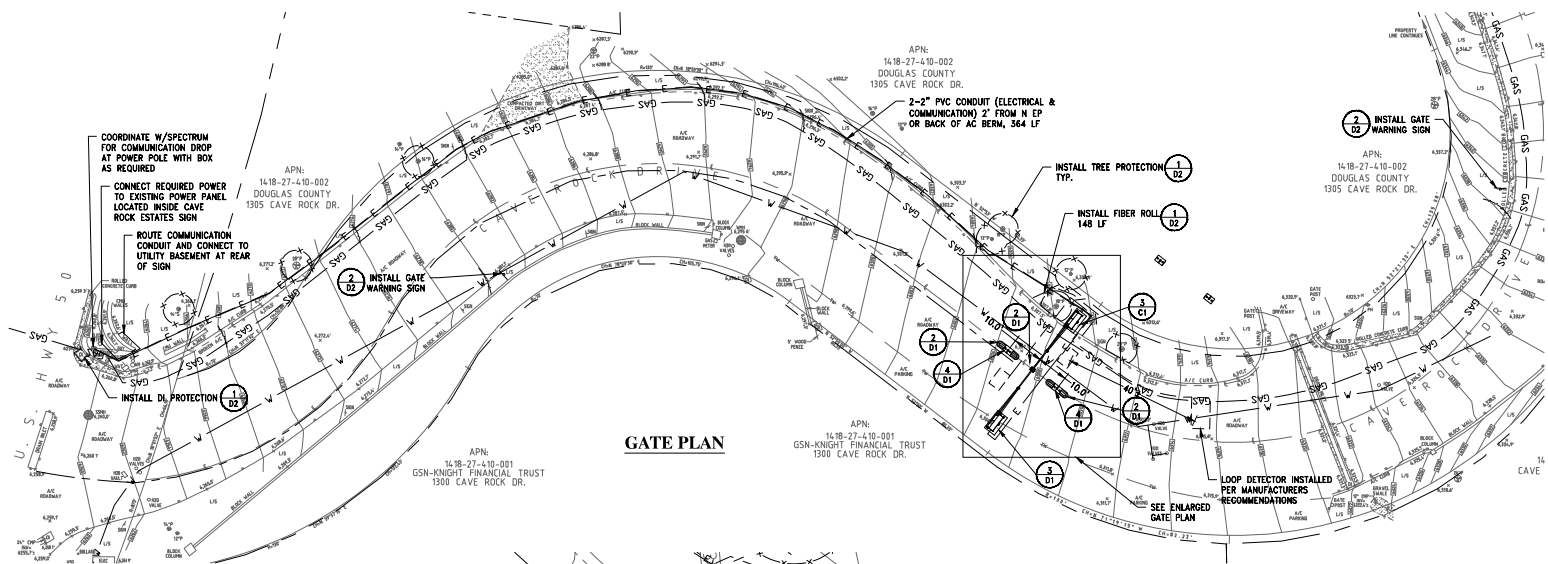
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SUBMITTAL
DATE: 2-4-2026

REVISIONS		DETAILS 2	
No.	Date	By	Appr.
1			
2			
3			
4			
5			

EASTERN SIERRA ENGINEERING
DIVISION OF ENGINEERING & CONSTRUCTION SERVICES
1000 S. 10TH STREET, SUITE 100
ZENEPH, COV. NV 89448
TEL: (775) 588-1726
FAX: (775) 588-1726

2-4-2026
DESIGNED BY: JGR
DRAWN BY: BDP
APPROVED BY: JGR
CHECKED BY: JGR
SCALE: AS SHOWN
DATE: 2-4-2026

SHEET No.
D2 OF 5



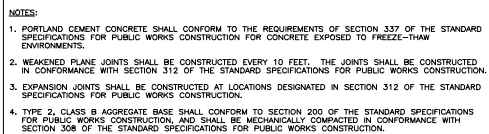
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SUBMITTAL
DATE: 2-4-2026

REVISIONS		No.		Date		By		App'd	
		1	1						
		2	2						
		3	3						
		4	4						
		5	5						

TITLE		PROJECT		SHEET NO.	
GATE PLAN		VEHICULAR ACCESS GATE PROJECT CAVE ROCK ESTATES GENERAL IMPROVEMENT DISTRICT		C1 OF 5	

EASTERN SIERRA ENGINEERING		DESIGNED BY: J. R. ROMAN		DATE: 2-4-2026	
		DRAWN BY: BDP			
		APPROVED BY: JGR			
		JOB NO: 24-029			
		SCALE: AS SHOWN			
		DATE: 2-4-2026			

EASTERN SIERRA ENGINEERING		DESIGNED BY: J. R. ROMAN		DATE: 2-4-2026	
		DRAWN BY: BDP			
		APPROVED BY: JGR			
		JOB NO: 24-029			
		SCALE: AS SHOWN			
		DATE: 2-4-2026			



PAGE 1 OF 1

NO.	REVISION	DATE	STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	SECTION: DOUGLAS COUNTY
			PCC MEDIAN CURB	DATE: JULY 2017
				DWG: A05-B



100 PERCENT
SUBMITTAL
DATE: 2-4-2026

TITLE	No.	Date	REVISIONS	BY	APPD
DETAILS 1 VEHICULAR ACCESS GATE PROJECT CAVE ROCK ESTATES GENERAL IMPROVEMENT DISTRICT	1				
	2				
	3				
	4				
PROJECT	5				

**EASTERN
SIERRA
ENGINEERING**



Designed:	JGR
Drawn By:	BDF
Approved By:	JGR
Job No:	25-029
Scale:	AS SHOWN
Date:	

SHEET No.

D1 OF 5