



Town of Gardnerville General Improvement Standards

The purpose of this document is to provide basic information on improvements and amenities that are required of all projects within or proposed for annexation to the Town of Gardnerville. While not all inclusive, persons may readily obtain detailed information by contacting the Town offices. The Town has adopted Douglas County Design and Improvements Criteria, "Orange Book" standards, and the Town Policies and Procedures manual. Improvements within or impacting State rights-of-way shall comply with Nevada Department of Transportation (NDOT) standards. The Town will require additional improvements when deemed appropriate and necessary. All development shall comply with the Gardnerville "Plan for Prosperity and Design Guidelines" which are available at the Town offices.

Lighting

- Town Streets require "acorn" style lights on black steel fluted poles (SPPC standard). Lights shall be installed at turning points, cul-de-sacs, and intersections ONLY. Coordinate design with SPPC, Town will approve final plan.
- Street lighting on private streets will be not be accepted by the Town for maintenance, and the Town will not be responsible for the monthly utility bill. Poles and fixtures shall be the same as on Town streets.
- Street lighting on regional roads shall be the same standard as Town streets. The Town shall approve final design.
- The Town will require additional lighting near parks, pedestrian malls, and other areas of public interest. The Town shall approve final design.
- Parking lots and other privately maintained space available to the public shall use decorative lights and poles similar to the "acorn" SPPC fixture and fluted black steel pole.

Traffic Signal and Crosswalk Poles

- Poles and arms shall be black. Control equipment cabinets shall be white.

Traffic Control Sign Posts and Signage

- Regulatory stop signs, street name signs, posts, and ancillary equipment meeting Town standards shall be installed prior to acceptance of all off-site improvements for maintenance. For reference, typical installations shall consist of (1) FIN-B4 finial, (1) SP4X14 fluted sign pole, (2) TSS0936 sign trim, (1) TSS0909 logo trim, (4) 0936SS GB street sign blade, (1) TSTOP30 stop sign trim, and (1) SB-64 slip base. Contact Town offices for further supplier information.

Landscape

- The Town will not maintain landscape areas between curb and sidewalks. Perpetual maintenance of these areas is the responsibility of the adjacent property owner or homeowners association (HOA).
 - Automatic irrigation must be included. Irrigation system connected to adjacent property in residential areas. Standalone systems acceptable for commercial or in cases of an HOA. The Town will not maintain landscape areas.
 - Trees from the "Town Recommended Tree List" shall be used.
 - Cobble Rock Mulch with weed block is highly encouraged in landscape strips.

- Landscaping in the public-right-of way in commercial areas shall utilize Town standard tree grate and stamped concrete design. Contact Town for supplier and further information.
- The Town shall approve all landscape plans.
- The Town will not accept dedication of and maintenance of neighborhood monument signs and fences.

Litter Receptacles

- All litter receptacles shall be Town standard Victor Stanley “Ironsites S-42 VS Green” used in all publicly accessible areas (parks, shopping centers, etc), or equal.

Benches

- All benches shall be Town standard “Victor Stanley C-10 VS Black” used in all publicly accessible areas (parks, shopping centers, etc), or equal.

Tree Grates

- All improvement plans shall use Town standard tree grate (East Jordan Iron Works custom Gardnerville grate) or equal for trees located within the public right of way adjacent to parks and commercial areas. Contact Town offices for more information.

Parks

- Picnic Tables-Town standard Wausau Tile (model TF 3215 ground sand color), or equal. Minimum 6 tables per acre.
- Benches-Town standard, minimum 4 per acre.
- Litter Receptacles-Town standard, 1 litter receptacle per bench and table minimum.
- Drinking fountain-Town standard MDF model 440 DB (green) or equal, minimum 1 per acre with drain connection to sanitary sewer.
- Restroom Buildings will be Town standard Romtec, or equal, buildings. Coordinate design requirements through Town.
- Irrigation Systems will use Rainbird or equal equipment only. Contact Town for detailed criteria.
- Park Play Equipment-Coordinate design with Town.
- Park Monument Signs-one Wausau Tile model TF 8002 (Sand color) or equal, patterned after the Heritage Park sign is required for every park dedicated to the Town.
- Tree Grates-use Town standard.
- Walkways-All walkways and paths shall be concrete.

Town Maintained Storm Drain Facilities

- Detention basins need to be constructed for dual use as park space. Automatic irrigation and sod shall be installed.
- Storm water treatment devices shall be required when deemed necessary by the Town’s engineer.
- Irrigation flows shall be incorporated into storm drain system designs.
- All storm drain and irrigation piping shall be reinforced concrete pipe with watertight joints, and placed within the public right of way.

Private Storm Drain Facilities

- Storm drain facilities proposed or required to be maintained privately, including but not limited to storm water treatment devices, piping, catch basins, and retention/detention ponds, that will convey runoff into Town maintained storm drain systems must have a maintenance and operations plan reviewed and approved by the Town. Applicant is required to submit such plan before improvement plans will be approved. Adequate funding for perpetual maintenance of such facilities must be demonstrated.

Plans, drawings, and specifications

- Two copies of all plans, hydrology reports, traffic studies, geotechnical reports, specifications, and any other design information must be submitted to the Town for review and approval.
- Two copies of as built drawings in both paper and electronic format are required before final acceptance of improvements.

Solid Waste

- Commercial projects will be reviewed for required dumpster quantities and enclosure locations.
- Multi-family unit solid waste collection is five (five) dwelling units per dumpster maximum.
- Town trash service is required for all developments within the Town.

Standard Town Conditions of Approval

The following general Town conditions of approval are applied to every project in conjunction with any other requirements as set forth above.

- All administrative, engineering, or legal fees incurred by the Town in connection with reviewing the project shall be reimbursed and paid to the Town prior to the issuance of final approval.
- Improvement plans shall be reviewed and approved by the Town's engineer.
- Estimate of value for all offsite improvements dedicated to the Town is required before final acceptance of those improvements.
- Trash enclosures shall be constructed to Town standards and access for service vehicles shall be approved by Town staff.
- All drainage and agriculture irrigation facilities shall be piped and placed in the public right-of way.
- Construction runoff and dewatering practices shall be in accordance with appropriate permits obtained from the Nevada Division of Environmental Protection. Discharge into existing Town storm drain systems will only be allowed upon written approval from the Town, and will be subject to discharge quality and storm drain cleaning requirements set forth by the Town engineer per the Town Policies and Procedures manual.
- Maintenance plans and level of service for landscaped areas proposed for care by a HOA are required to be submitted for review and approval by the Town Board, who will either recommend approval or denial to the Board of County Commissioners of the maintenance plan
- Any damage to the Town's existing infrastructure, including, but not limited to, streets, curb and gutter, sidewalks, or drainage systems caused by the development of a project shall be repaired or replaced by the developer.
- Annexation to the Town is required if development is located outside the current town boundary.
- Two copies of record drawings in both paper and electronic AutoCAD format are required before final acceptance of improvements.
- Projects shall comply with adopted County Master Plan as revised and approved by the Douglas County Board of Commissioners.