

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: Incline Creek Estates Phase 2			
Project Description:			
Project Address: 800 College Drive, Incline Village, NV 89451			
Project Area (acres or square feet): 110,821 sq. ft. (2.54 acres)			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
129-280-21	73,181 sq. ft.		
Section(s)/Township/Range: Section 10/Township 16 North Range 18 East			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: NCP/ICP, LLC		Name: Welsh Hagen Associates	
Address: 264 Village Blvd. Suite 104 Incline Village, NV Zip: 89451		Address: 250 South Rock Blvd. Suite 118 Reno, NV Zip: 89502	
Phone: Fax:		Phone: 775-853-7776 Fax: 775-853-9191	
Email:		Email: dhagen@welshhagen.com	
Cell: Other:		Cell: 775-848-1360 Other:	
Contact Person: Brian Helm		Contact Person: David Hagen	
Applicant/Developer:		Other Persons to be Contacted:	
Name: NCP/ICP, LLC		Name:	
Address: 264 Village Blvd. Suite 104 Incline Village, NV Zip: 89451		Address: Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person: Brian Helm		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Subdivision Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative subdivision maps may be found in Article 608, Tentative Subdivision Maps.

1. What is the location (address or distance and direction from nearest intersection)?

800 College Drive, Incline Village, NV 89451 Cross Street Lucille Drive
--

2. What is the subdivision name (proposed name must not duplicate the name of any existing subdivision)?

Incline Creek Estates Phase 2

3. Density and lot design:

a. Acreage of project site	110,821 sq. ft.
b. Total number of lots	11 - 10 Single Family Lots and 1 Common Area
c. Dwelling units per acre	5 Single Family Residences
d. Minimum and maximum area of proposed lots	Minimum size - 2,700 sq. ft. Maximum size - 3,000
e. Minimum width of proposed lots	32'
f. Average lot size	2,800 sq. ft.

4. Utilities:

a. Sewer Service	Incline Village General Improvement District (IVGID)
b. Electrical Service	Sierra Pacific Power d/b/a NV Energy
c. Telephone Service	SBC (Nevada Bell) Telephone
d. LPG or Natural Gas Service	Southwest Gas Co.
e. Solid Waste Disposal Service	Incline Village General Improvement District (IVGID)
f. Cable Television Service	Charter Communications (CATV)
g. Water Service	Incline Village General Improvement District (IVGID)

5. For common open space subdivisions (Article 408), please answer the following:

a. Acreage of common open space:

84,651 sq. ft. (1.94 acres)

b. Development constraints within common open space (slope, wetlands, faults, springs, ridgelines):

None.

c. Range of lot sizes (include minimum and maximum lot size):

Minimum size - 2,707 sq. ft. Maximum size - 3000

d. Average lot size:

Average size - 2,800

e. Proposed yard setbacks if different from standard:

The Applicant is developing a common open space community to help minimize impacts to the environment by maximizing open space. In this type of community, the parcel lines and building footprints are identical or very close to identical so there are no traditional setbacks. The issue instead is minimum building separation, which the Applicant is providing.

f. Justification for setback reduction or increase, if requested:

The Applicant will maintain a minimum building separation of 10 feet between units. The minimum building separation maintains the intent of the setbacks, since the County's five foot side setback requirement equals ten feet between buildings.

g. Identify all proposed non-residential uses:

None.

- h. Improvements proposed for the common open space:

Protect and preserve existing natural vegetation and trees with the addition of trees, plants and vegetation to the back of lots abutting the common open space. The Applicant's landscape plan utilizes the least amount of water possible, compliments the natural environment and utilizes plants from TRPA's approved plant list.

- i. Describe or show on the tentative map any public or private trail systems within common open space of the development:

N/A

- j. Describe the connectivity of the proposed trail system with existing trails or open space adjacent to or near the property:

N/A

- k. If there are ridgelines on the property, how are they protected from development?

N/A

- l. Will fencing be allowed on lot lines or restricted? If so, how?

N/A - No fencing.

m. Identify the party responsible for maintenance of the common open space:

Incline Creek Estates Homeowners Association

6. Is the project adjacent to public lands or impacted by "Presumed Public Roads" as shown on the adopted April 27, 1999 Presumed Public Roads (see Washoe County Engineering website at <http://www.washoecounty.us/pubworks/engineering.htm>). If so, how is access to those features provided?

The project is not adjacent to public lands or impacted by Presumed Public Roads.

7. Is the parcel within the Truckee Meadows Service Area?

Yes No

8. Is the parcel within the Cooperative Planning Area as defined by the Regional Plan?

Yes No If yes, within what city?

9. Will a special use permit be required for utility improvement? If so, what special use permits are required and are they submitted with the application package?

The Applicant will not need a special use permit for utility improvements.

10. Has an archeological survey been reviewed and approved by SHPO on the property? If yes, what were the findings?

N/A

11. Indicate the type and quantity of water rights the application has or proposes to have available:

a. Permit #	See Will Serve Letter	acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

e. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

See Will Serve Letter

12. Describe the aspects of the tentative subdivision that contribute to energy conservation:

LEED Building Design

13. Is the subject property in an area identified by Planning and Development as potentially containing rare or endangered plants and/or animals, critical breeding habitat, migration routes or winter range? If so, please list the species and describe what mitigation measures will be taken to prevent adverse impacts to the species:

N/A

14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

The roads within the subdivision will be private and gated. No public trails are required or needed because the adjacent properties are residential lots. These sites do not have trails through them, and the Tahoe Area Plan does not show proposed trails through the Applicant's property. Public access through this area appears to be provided along a portion of Village Blvd. via a bike path/sidewalk and a future planned bike/pedestrian trail along College Drive and additional segments of Village Blvd.

15. Is the subject property located adjacent to an existing residential subdivision? If so, describe how the tentative map complies with each additional adopted policy and code requirement of Article 434, Regional Development Standards within Cooperative Planning Areas and all of Washoe County, in particular, grading within 50 and 200 feet of the adjacent developed properties under 5 acres and parcel matching criteria:

The subject property is located within a developed area. The property to the north and west is low density urban, and the property to the northeast is high density suburban. The property to the south is across College Drive and is medium density suburban. Article 434 standards, therefore, do not apply to this project regarding parcel size matching and buffering. The additional parcel abuts a subdivision designated low density urban, so height limitations do not apply. The already approved Phase 1 subdivision abuts high-density suburban, which has a maximum height of 35 feet. The Applicant will abide by all conditions of approval for Phase 1 final map.

16. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply?

The Applicant is complying with the applicable policies of the Tahoe Area Plan.

17. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

There are no plan modifiers in the Development Code that the Applicant must comply with except for TRPA standards on maximum height and removal of abandoned structures. Phase I and II comply with the TRPA height standards. The mobile homes and four wooden structures on Phase I and II have already been removed.

18. Will the project be completed in one phase or is phasing planned? If so, please provide that phasing plan:

The overall project consists of two phases. Phase 1 Final Map was recorded on 8/1/2005 as Document #3254166, Subdivision Tract Map 4526.

19. Is the project subject to Article 424, Hillside Development? If yes, please address all requirements of the Hillside Ordinance in a separate set of attachments and maps.

Yes No If yes, include a separate set of attachments and maps.

20. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

Yes No If yes, include separate attachments.

Grading

Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high:

21. How many cubic yards of material are you proposing to excavate on site?

Cut = 1,306

22. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

Fill=800 cu. yds, A net of 500 cu. yds will be hauled off site and out of the Tahoe Basin. A BMP plan has been incorporated into the plans to accommodate for material storage during construction.

23. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

Tree coverage is dense surrounding the area. College Drive will be the most exposed. Construction activities will be limited on the frontage road.

24. What is the slope (Horizontal:Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

BMPs such as construction entrance, silt fencing and fiber rolls will be used to mitigate sediment transport.

25. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

Berms are not proposed for Phase 2. Infiltration basins will be constructed by excavation only. In Phase 1, several berms were constructed up to 3' in height which have all been landscaped and revegetated.

26. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

Retaining walls are not proposed in Phase 2.

27. Will the grading proposed require removal of any trees? If so, what species, how many, and of what size?

Construction of Phase 2 will require the removal of 36 trees, primarily Jeffrey Pines, ranging in size from 6" dbh to 33" dbh.

28. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

TRPA approved seed mix.

29. How are you providing temporary irrigation to the disturbed area?

A water tender for fugitive dust abatement will be onsite for the duration of the Project.

30. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

N/A

Tahoe Basin

Please complete the following additional questions if the project is within the Tahoe Basin:

31. Who is the Tahoe Regional Planning Agency (TRPA) project planner and what is his/her TRPA extension?

Paul Nielsen - 775/589-5269. TRPA #990121

32. Is the project within a Community Plan (CP) area?

Yes No If yes, which CP?

33. State how you are addressing the goals and policies of the Community Plan for each of the following sections:

- a. Land Use:

See Sheet Attached

- b. Transportation:

See Sheet Attached

- c. Conservation:

See Sheet Attached

d. Recreation:

N/A

e. Public Services:

See Sheet Attached

34. Identify where the development rights for the proposed project will come from:

They are banked from APN 129-280-20 (10 units) - TRPA #2006-0214.

35. Will this project remove or replace existing housing?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, how many units?
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36. How many residential allocations will the developer request from Washoe County?

None.

37. Describe how the landscape plans conform to the Incline Village General Improvement District landscaping requirements:

See Landscape Plan (included).
Final plan will conform to the Incline Village General Improvement District landscaping requirements.

ITEM 16

Conservation:

- a) The proposed design scheme, building materials, colors, finishes and total site area blends in with the surrounding environmental backdrop of Lake Tahoe. The architectural style is mountain craftsman. The structures are not massive structures that might overwhelm existing developments or block views. The wood exterior provides mountain feel one would expect in Lake Tahoe region and maintain the resort area feel.
- b) Open spaces will be landscaped and any area disturbed during construction will be replanted (see Landscape Plan). The applicant is endeavoring to reduce wildfire hazards by implementing defensible spaces around each structure. The Fire Department has already reviewed and approved the defensible space plan.
- c) There are old growth trees on site, and the Applicant is working with TRPA to preserve and protect these trees. The Applicant's layout ensures the maximum number of trees are saved. Trees have already been removed in Phase 1 and the reconfiguration will not increase the number of trees that needed to be removed.
- d) The Applicant's landscape plan utilizes the least amount of water possible, complements the natural environment and utilizes plants from TRPA's approved plant list.

Land Use and Transportation:

- a) The existing transportation network can accommodate the planned traffic volumes for the project. College Drive and Village Blvd. are established roads, and this type of density is expected in this area.

Public Services and Facilities:

- a) The policies for this section are directed toward Washoe County.

Property Owner Affidavit

Applicant Name: NCP/ICP, LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Heather Bacon, as manager of Incline Creek, LLC, which is
(please print name) manager of NCP/ICP, LLC

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 129-28021

Printed Name Heather Bacon, manager

Signed [Handwritten Signature]

Address _____

Subscribed and sworn to before me this 13th day of April.

[Handwritten Signature]
Notary Public in and for said county and state

My commission expires: Mar 1, 2019



- *Owner refers to the following: (Please mark appropriate box.)
- Owner
 - Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
 - Power of Attorney (Provide copy of Power of Attorney.)
 - Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
 - Property Agent (Provide copy of record document indicating authority to sign.)
 - Letter from Government Agency with Stewardship

Washoe County Treasurer
 Tammi Davis

Account Detail

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[Change of Address](#)

[Print this Page](#)

Pay Online

No payment due for this account.

\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845

Washoe County Parcel Information


Parcel ID	Status	Last Update
12928021	Active	4/15/2016 2:10:21 AM
Current Owner: NCP/ICP LLC PO BOX 6622 INCLINE VILLAGE, NV 89450		SITUS: 800 COLLEGE DR INCL NV
Taxing District 5200	Geo CD:	
Legal Description		
SubdivisionName _UNSPECIFIED Section 10 Township 16 Range 18		


Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2015	\$2,582.07	\$2,582.07	\$0.00	\$0.00	\$0.00
2014	\$2,576.40	\$2,576.40	\$0.00	\$0.00	\$0.00
2013	\$2,573.76	\$2,969.33	\$0.00	\$0.00	\$0.00
2012	\$2,582.42	\$3,349.88	\$0.00	\$0.00	\$0.00
2011	\$2,536.14	\$3,193.13	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

 **Payment Information**

 **Special Assessment District**

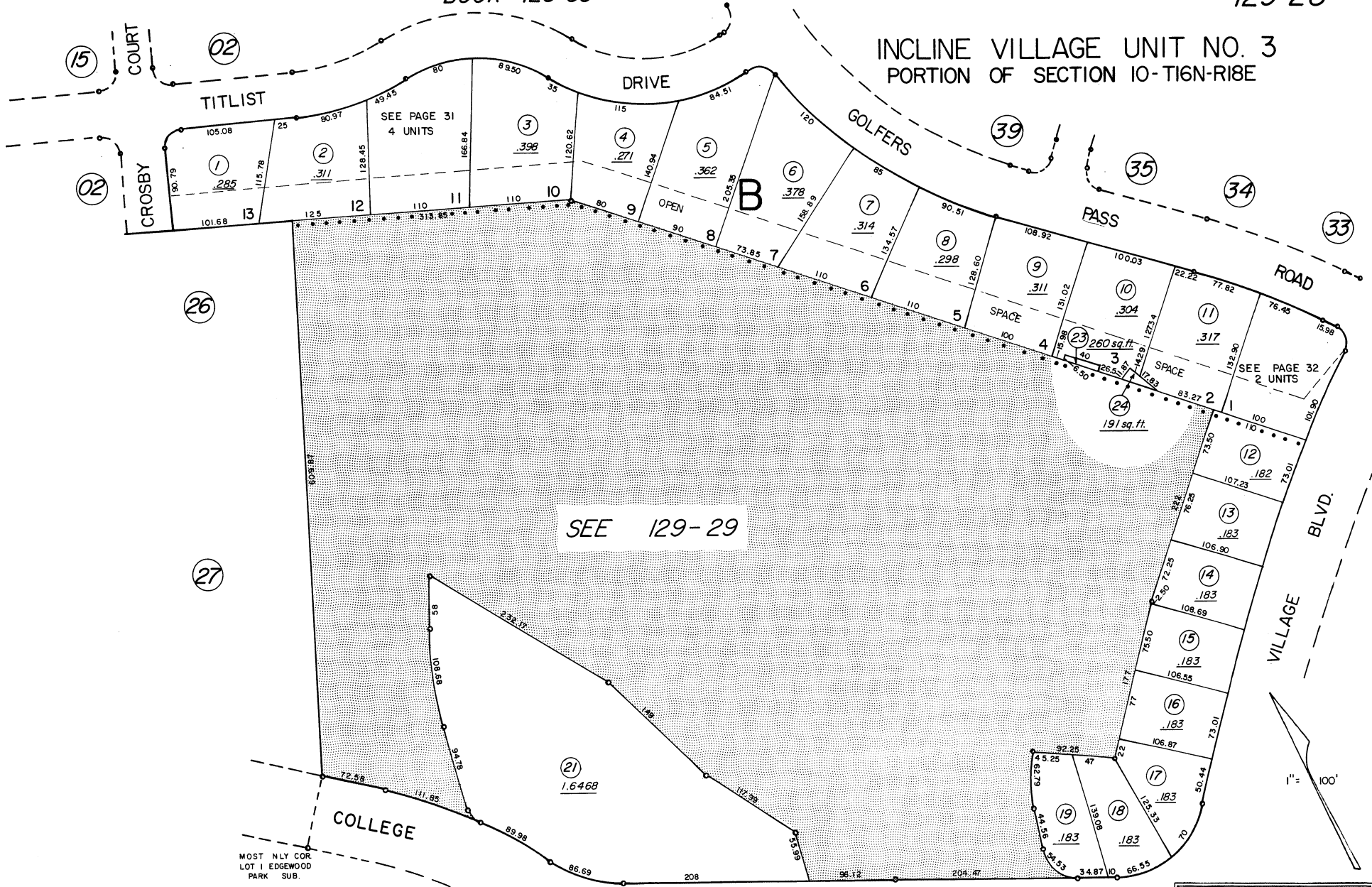
 **Installment Date Information**

 **Assessment Information**

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

INCLINE VILLAGE UNIT NO. 3
PORTION OF SECTION 10-T16N-R18E



NOTE: This Map is prepared for the use of the Washoe County Assessor for Assessment and illustrative purposes only, it does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

Assessor's Map County of Washoe, Nevada

NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

drawn by B.T. 5/81
revised 10/83 7/92 CFB 9/20/05
superseded



**CONDITIONAL WILL SERVE LETTER
Dedication to IVGID Required**

April 15, 2016

NCP/ICP, LLC.
264 Village Blvd. #104
Incline Village, NV 89451

RE: Incline Creek Estates Phase II, 800 College Drive, APN 129-280-21

Dear NCP/ICP LLC:

This letter serves to notify you that the subject development is within the jurisdictional boundaries of the Incline Village General Improvement District (*IVGID, or District*), and that the District will serve the proposed project with water and sewer service and solid waste removal subject to the project's final utility plans meeting design, material, and installation requirements of the District, and subject to the assignment of water rights to IVGID in accordance with IVGID's Water Rights Dedication Procedures. In addition:

- (1) Water rights associated with this property, if any, shall be assigned to the District.
- (2) All requirements shall be met regarding STANDARD SPECIFICATIONS FOR IVGID's WATER, SEWER, AND PRIVATE COMMUNAL UTILITY SYSTEMS.
- (3) Meters and control manholes shall be placed off the property as approved by IVGID.
- (4) Cost for additional water storage or delivery capacity shall be borne by Applicant.
- (5) Separately owned parcels shall not be served by the same service connection.
- (6) All taxes and assessments on the parcel are current and shall remain current.

The subject parcel previously had multiple buildings used by Sierra Nevada College and had an average water use of 2.5 acre-feet (AF) for 2002, 2003, and 2004 calendar years. The applicant for the subject project is proposing to construct 10 new free standing condominiums with an annual water requirement of 0.56 acre-feet (AF) per year per unit or a total of 5.6 AF for all 10 units. This would also include typical landscaping in accordance with the IVGID landscaping ordinance for a single family residence. Landscaping that is substantially different from that specified in the requirements will require additional water rights to be provided to meet the landscaping irrigation demand. The Applicant for the subject project described is required to assign additional water rights to the District in the amount of 3.1 AF as a condition of issuance of a Final Will Serve Letter and project approval. This is in accordance with IVGID's Water Management Plan and Policies and is contingent upon existing permitted water rights and sewer capacities, including any action brought against the District contesting such permitted rights or capacities.

In the event additional water service demand is required by future change in service requests, additional water rights issues shall be addressed at that time.

The Applicant agrees to hold IVGID harmless from any costs, damages, or expenses incurred by the Applicant in the event IVGID fails to be able to supply water or sewer connections, or for any delays to the Applicant's project schedule caused by IVGID's review and approval procedures.

Very truly yours,

A handwritten signature in black ink, appearing to read "Joseph J. Pomroy", is written over a horizontal line.

Joseph J Pomroy, P.E.
Director of Public Works

Attachments

cc: Will Serve file
Reading file

DEMO PLAN FOR INCLINE CREEK ESTATES PHASE 2

NCP/ICP, LLC

BY

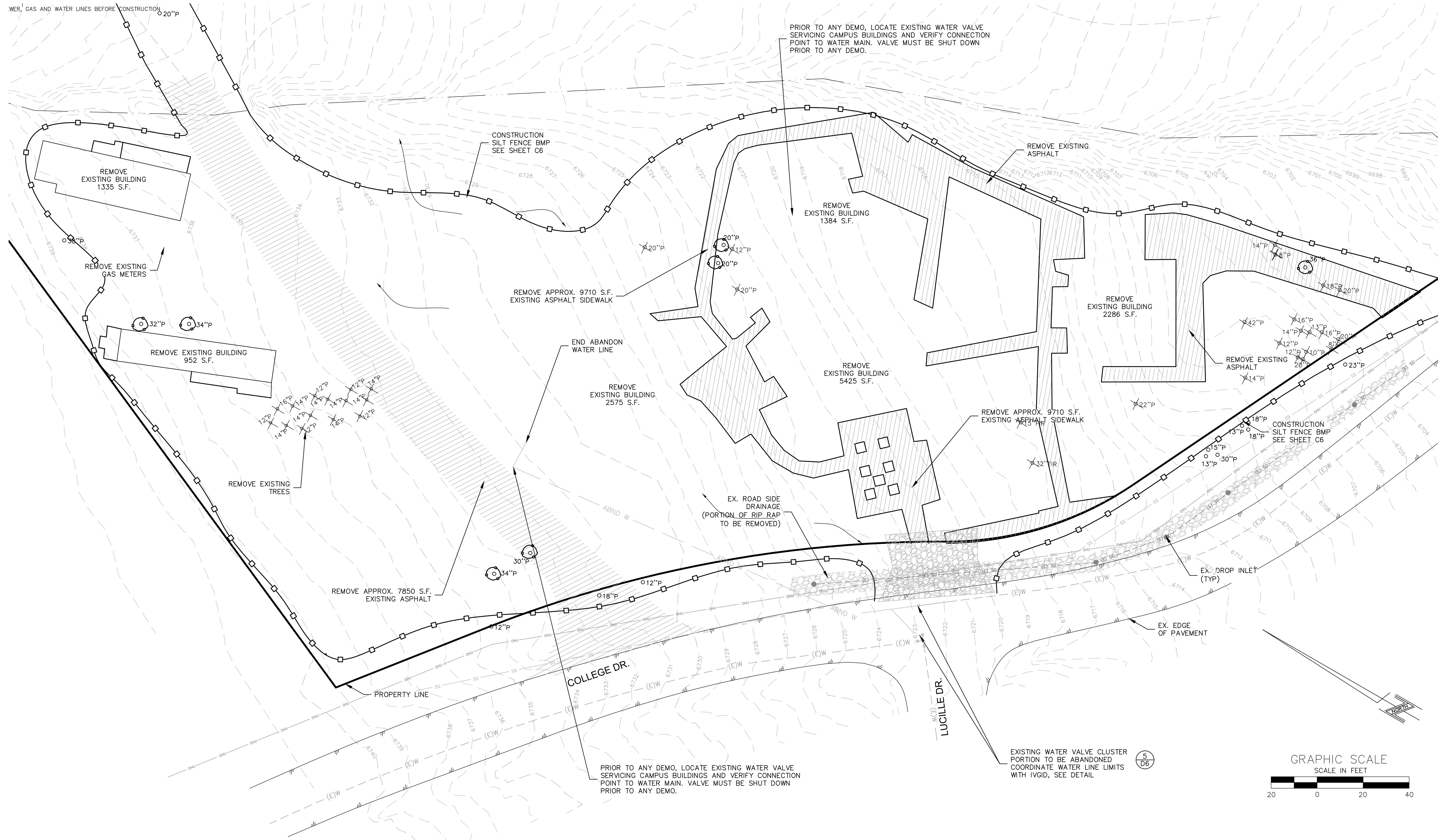
DESCRIPTION

REV

DATE

C3

DATE: APRIL 2016
 DRAWN BY: BAMF
 DESIGNED BY: BAMF
 CHECKED BY: DLH
 JOB NO.: ICE-PH2



GENERAL NOTES:

- ALL MATERIAL GENERATED BY THE DEMOLITION ACTIVITIES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE SPECIFICATIONS OF THE LOCAL, STATE, AND FEDERAL REGULATIONS.
- ALL EXISTING LIVE TREES ON SITE GREATER THAN 14" DBH SHALL BE PROTECTED FROM DAMAGE FROM CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH THE TAHOE REGIONAL PLANNING AGENCY (TRPA) REGULATIONS.
- TEMPORARY BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE INSTALLED AND MAINTAINED FOR THE FULL DURATION OF THE CONSTRUCTION ACTIVITIES. BMP'S SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND THE TRPA REGULATIONS.

- ALL DEMOLITION ACTIVITIES SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION ACTIVITIES.
- SITE TO BE RESTORED PER RESTORATION PLANS AND SPECIFICATIONS.
- ALL EXISTING IMPROVEMENTS NOT MARKED FOR REMOVAL AND NOT WITHIN REMOVAL BOUNDARIES SHALL BE PROTECTED IN PLACE.
- ALL STAGING AND STORAGE AREAS WILL BE LOCATED ONSITE AND BE PROTECTED BY CONSTRUCTION FENCING. THE STAGING AND STORAGE AREA WILL BE POSITIONED WHERE IT WILL HAVE THE LEAST AMOUNT OF IMPACT ON THE SOIL.

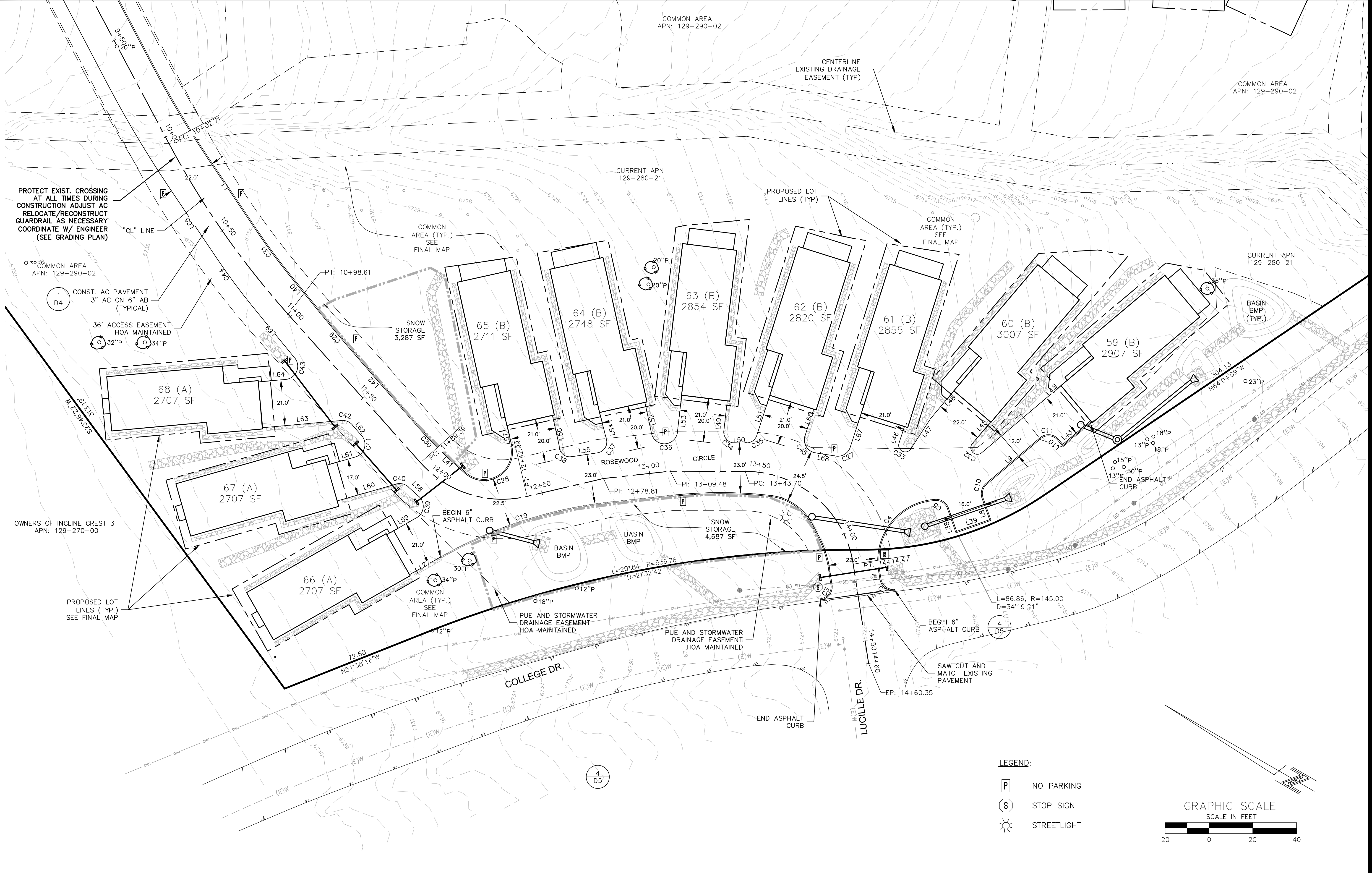
DEMOLITION NOTES:

- DEMO AND REMOVE ALL EXISTING ASPHALT PAVEMENT AND BASE MATERIAL WHERE SHOWN.
- REMOVE AND RELOCATE TRAFFIC SIGNS WHERE SHOWN.
- PRIOR TO DEMO, VERIFY LOCATION OF SEWER LATERALS FROM BUILDING CONNECTION TO SEWER MAIN CONNECTION.
- PRIOR TO DEMO, IVGD TO PERFORM SITE INSPECTION.
- EXISTING CONDITIONS SHOWN HEREON ARE REPRESENTED BY A SURVEY CONDUCTED IN 2008. CURRENT CONDITIONS MAY HAVE CHANGED, BUILDINGS AND HARDSCAPE FEATURES MAY HAVE BEEN REMOVED. LIMITS OF REMOVAL ARE SUBJECT TO CHANGE.



TENTATIVE MAP SUBMITTAL

PRELIMINARY NOT FOR CONSTRUCTION



PROTECT EXIST. CROSSING AT ALL TIMES DURING CONSTRUCTION ADJUST AC RELOCATE/RECONSTRUCT GUARDRAIL AS NECESSARY COORDINATE W/ ENGINEER (SEE GRADING PLAN)

CONST. AC PAVEMENT 3" AC ON 6" AB (TYPICAL)

36' ACCESS EASEMENT HOA MAINTAINED

OWNERS OF INCLINE CREST 3 APN: 129-270-00

- NOTES:**
1. LINE AND CURVE TABLE SHOWN ON SHEET C5
 2. PARKING PROVIDED IS 4 SPOTS PER LOT, TOTAL: 40



TENTATIVE MAP SUBMITTAL

PRELIMINARY NOT FOR CONSTRUCTION

NCP/ICP, LLC
 SITE PLAN FOR
 INCLINE CREEK ESTATES PHASE 2

REV	DATE	DESCRIPTION

C4

DATE: APRIL 2016
 DRAWN BY: BAMF
 DESIGNED BY: BAMF
 CHECKED BY: DLH
 JOB NO.: ICE-PH2

INCLINE VILLAGE WASHOE COUNTY NEVADA

EXISTING COVERAGE - PARCEL 1				
LAND CAPABILITY	CLASS 1b	CLASS 4	CLASS 6	TOTAL
BUILDINGS	0	0	12,047	12,047
PATIOS, PORCHES & WALKS	0	0	2,128	2,128
AC PAVING	14	1,325	6,849	8,188
TOTAL EXISTING COVERAGE	14	1,325	21,022	22,361

EXISTING COVERAGE - PARCEL 2 (W/ ADJUSTMENTS AS OF 9/27/06)				
LAND CAPABILITY	CLASS 1b	CLASS 4	CLASS 6	TOTAL
BUILDINGS	16,821	20,212	53,799	90,832
PATIOS, PORCHES & WALKS	1,850	2,319	6,068	10,237
AC PAVING	15,794	24,874	51,274	91,942
TOTAL EXISTING COVERAGE	34,465	47,405	111,141	193,011

EXISTING COVERAGE - TOTAL PROJECT AREA (PARCELS 1 & 2)				
LAND CAPABILITY	CLASS 1b	CLASS 4	CLASS 6	TOTAL
PARCEL 1	14	1,325	21,022	22,361
PARCEL 2	34,465	47,405	111,141	193,011
TOTAL EXISTING COVERAGE	34,479	48,730	132,163	215,372

BANKED COVERAGE - TOTAL PROJECT AREA (PARCELS 1 & 2) (PER DEED RESTRICTION #3399612 ON FILE AT WASHOE COUNTY RECORDS OFFICE)				
LAND CAPABILITY	CLASS 1b	CLASS 4	CLASS 6	TOTAL
PARCEL 1	0	0	0	0
PARCEL 2	35,744	12,033	42,210	89,987
TOTAL EXISTING COVERAGE	35,744	12,033	42,210	89,987

TOTAL AVAILABLE COVERAGE (EXISTING AND BANKED) - PROJECT AREA				
LAND CAPABILITY	CLASS 1b	CLASS 4	CLASS 6	TOTAL
PARCEL 1	14	1,325	21,022	22,361
PARCEL 2	70,229	59,438	153,351	282,998
TOTAL AVAILABLE COVERAGE	70,223	60,763	174,373	305,359

PROPOSED COVERAGE - PARCEL 1				
LAND CAPABILITY	CLASS 1b	CLASS 4	CLASS 6	TOTAL
BUILDINGS	0	0	11,998	11,998
PATIOS, PORCHES & WALKS	0	0	1,148	1,148
AC PAVING	0	0	9,709	9,709
TOTAL PROPOSED COVERAGE	0	0	22,855	22,855

PROPOSED COVERAGE - PARCEL 2 (WITHIN PHASE 2)				
LAND CAPABILITY	CLASS 1b	CLASS 4	CLASS 6	TOTAL
BUILDINGS	0	0	5,053	5,053
PATIOS, PORCHES & WALKS	0	0	492	492
AC PAVING	1,781	0	5,914	7,695
TOTAL PROPOSED COVERAGE	1,781	0	11,459	13,240

PROPOSED COVERAGE - PARCEL 2 (WITHIN PHASE 2)				
LAND CAPABILITY	CLASS 1b	CLASS 4	CLASS 6	TOTAL
BUILDINGS	0	0	5,053	5,053
PATIOS, PORCHES & WALKS	0	0	492	492
AC PAVING	1,781	0	5,914	7,695
TOTAL PROPOSED COVERAGE	1,781	0	11,459	13,240

PROPOSED COVERAGE - ALL OF PARCEL 2				
LAND CAPABILITY	CLASS 1b	CLASS 4	CLASS 6	TOTAL
TOTAL PROPOSED COVERAGE	34,506	47,405	118,277	200,188

TOTAL PROPOSED COVERAGE - TOTAL PROJECT AREA (PARCELS 1 & 2)				
LAND CAPABILITY	CLASS 1b	CLASS 4	CLASS 6	TOTAL
PARCEL 1	0	0	22,855	22,855
PARCEL 2	34,506	47,405	118,277	200,188
TOTAL PROPOSED COVERAGE	34,506	47,405	141,132	223,043

COVERAGE CALCULATIONS FOR ENTIRE PROJECT AREA (PARCELS 1 & 2)
(SEE SHEETS A-1.2 AND A-1.3 OF INCLINE CREEK ESTATES DRAWING SET DATED DECEMBER 2004 FOR COVERAGE CALCULATIONS OF LOTS 1 - 58)

LOT	LAND CAPABILITY	CLASS 1b	CLASS 4	CLASS 6	TOTAL
LOT 1	AREA	2,681	0	0	2,681
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	27	0	0	27
	TOTAL COVERAGE	1,960	0	0	1,960
LOT 2	AREA	2,498	183	0	2,681
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	25	37	0	62
	TOTAL COVERAGE	1,910	50	0	1,960
LOT 3	AREA	37	2,299	0	2,336
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	0	460	0	460
	TOTAL COVERAGE	1	1,787	0	1,788
LOT 4	AREA	0	0	2,681	2,681
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	0	0	804	804
	TOTAL COVERAGE	0	0	1,960	1,960
LOT 5	AREA	0	0	2,635	2,635
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	0	0	791	791
	TOTAL COVERAGE	0	0	1,856	1,856
LOT 6	AREA	0	0	2,568	2,568
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	0	0	770	770
	TOTAL COVERAGE	0	0	1,851	1,851
LOT 7	AREA	0	0	2,635	2,635
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	0	0	791	791
	TOTAL COVERAGE	0	0	1,856	1,856
LOT 8	AREA	0	0	2,681	2,681
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	0	0	804	804
	TOTAL COVERAGE	0	0	1,960	1,960
LOT 9	AREA	0	0	2,568	2,568
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	0	0	770	770
	TOTAL COVERAGE	0	0	1,851	1,851
LOT 10	AREA	0	0	2,568	2,568
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	0	0	770	770
	TOTAL COVERAGE	0	0	1,850	1,850
LOT 11	AREA	0	0	2,568	2,568
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	0	0	770	770
	TOTAL COVERAGE	0	0	1,851	1,851
LOT 12	AREA	0	0	2,568	2,568
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	0	0	770	770
	TOTAL COVERAGE	0	0	1,851	1,851

LOT	LAND CAPABILITY	CLASS 1b	CLASS 4	CLASS 6	TOTAL
LOT 13	AREA	0	0	2,719	2,719
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	0	0	816	816
	TOTAL COVERAGE	0	0	2,000	2,000
LOT 14	AREA	0	0	2,568	2,568
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	0	0	770	770
	TOTAL COVERAGE	0	0	1,844	1,844
LOT 15	AREA	0	0	2,681	2,681
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	0	0	804	804
	TOTAL COVERAGE	0	0	1,960	1,960
LOT 16	AREA	0	0	2,322	2,322
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	0	0	697	697
	TOTAL COVERAGE	0	0	1,625	1,625
LOT 17	AREA	0	0	2,681	2,681
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	0	0	536	536
	TOTAL COVERAGE	0	0	1,923	1,923
LOT 18	AREA	0	0	2,681	2,681
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	0	0	536	536
	TOTAL COVERAGE	0	0	1,893	1,893
LOT 19	AREA	0	0	2,635	2,635
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	0	0	527	527
	TOTAL COVERAGE	0	0	1,782	1,782
LOT 20	AREA	0	0	2,681	2,681
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	0	0	536	536
	TOTAL COVERAGE	0	0	1,913	1,913
LOT 21	AREA	0	0	2,681	2,681
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	0	0	536	536
	TOTAL COVERAGE	0	0	1,897	1,897
LOT 22	AREA	0	0	2,635	2,635
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	0	0	527	527
	TOTAL COVERAGE	0	0	1,783	1,783
LOT 23	AREA	0	0	2,681	2,681
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	0	0	536	536
	TOTAL COVERAGE	0	0	1,979	1,979
LOT 24	AREA	0	0	2,635	2,635
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	0	0	527	527
	TOTAL COVERAGE	0	0	1,781	1,781

LOT	LAND CAPABILITY	CLASS 1b	CLASS 4	CLASS 6	TOTAL
LOT 25	AREA	0	0	2,681	2,681
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	0	0	536	536
	TOTAL COVERAGE	0	0	1,911	1,911
LOT 26	AREA	2,681	0	0	2,681
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	27	0	0	27
	TOTAL COVERAGE	1,961	0	0	1,961
LOT 27	AREA	0	0	1,516	1,516
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	0	0	350	350
	TOTAL COVERAGE	0	0	1,033	1,033
LOT 28	AREA	0	0	2,568	2,568
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	0	0	514	514
	TOTAL COVERAGE	0	0	1,851	1,851
LOT 29	AREA	0	0	2,568	2,568
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	0	0	514	514
	TOTAL COVERAGE	0	0	1,833	1,833
LOT 30	AREA	2,031	537	0	2,568
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	20	107	0	128
	TOTAL COVERAGE	1,435	398	0	1,833
LOT 32	AREA	2,458	110	0	2,568
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	25	22	0	47
	TOTAL COVERAGE	1,785	66	0	1,851
LOT 33	AREA	2,335	0	0	2,335
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	26	0	0	26
	TOTAL COVERAGE	1,797	0	0	1,797
LOT 34	AREA	2,635	0	0	2,635
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	26	0	0	26
	TOTAL COVERAGE	1,783	0	0	1,783
LOT 35	AREA	0	0	2,681	2,681
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	0	0	804	804
	TOTAL COVERAGE	0	0	1,948	1,948
LOT 36	AREA	0	0	2,635	2,635
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	0	0	791	791
	TOTAL COVERAGE	0	0	1,856	1,856
LOT 37	AREA	0	0	2,617	2,617
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	0	0	785	785
	TOTAL COVERAGE	0	0	1,920	1,920

LOT	LAND CAPABILITY	CLASS 1b	CLASS 4	CLASS 6	TOTAL
LOT 38	AREA	0	0	2,639	2,639
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	0	8	792	800
	TOTAL COVERAGE	0	30	1,930	1,960
LOT 39	AREA	0	2	2,678	2,680
	% ALLOWED PER BAILEY	1%	20%	30%	
	ALLOWABLE COVERAGE PER BAILEY	0	0	803	804
	TOTAL COVERAGE	0	0	1,960	1,960
LOT 40	AREA	0	0	2,681	2,681
	% ALLOW				

REV	DATE	DESCRIPTION

C6

DATE: APRIL 2016
 DRAWN BY: BAMF
 DESIGNED BY: BAMF
 CHECKED BY: DLH
 JOB NO.: ICE-PH2

DEFENSIBLE SPACE NOTES:

ZONE 1 - 0'-5" NONCOMBUSTIBLE AREA
 CREATE A NONCOMBUSTIBLE AREA AT LEAST 5' WIDE AROUND THE BASE OF THE STRUCTURE (INCLUDING ALL DECKS). THIS AREA NEEDS TO HAVE A VERY LOW POTENTIAL FOR IGNITION FROM FLYING EMBERS. USE IRRIGATED HERBACEOUS PLANTS: SUCH AS LAWN, GROUND COVER AND FLOWERS THAT ARE RECOMMENDED FOR THE LAKE TAHOE BASIN. ROCK MULCHES, OR HARD SURFACES, SUCH AS BRICK AND PAVERS, IN THIS AREA. KEEP IT FREE OF WOODPILES, WOOD MULCHES, DEAD PLANTS, DRIED LEAVES AND NEEDLES, FLAMMABLE SHRUBS (SUCH AS JUNIPER), AND DEBRIS.

1. THE AREA WITHIN 0'-5" OF THE FOUNDATION OR SUPPORT POSTS SHOULD CONTAIN NO COMBUSTIBLE MATERIALS, INCLUDING COMBUSTIBLE PLANT MATERIAL. A 3" GRAVEL MOAT IS THE PREFERRED MATERIAL OF USE. DRIP LINES MAY BE INCORPORATED IN THIS AREA.
2. REMOVE ALL PINE NEEDLES AND FOREST DUFF WITHIN THIS AREA.

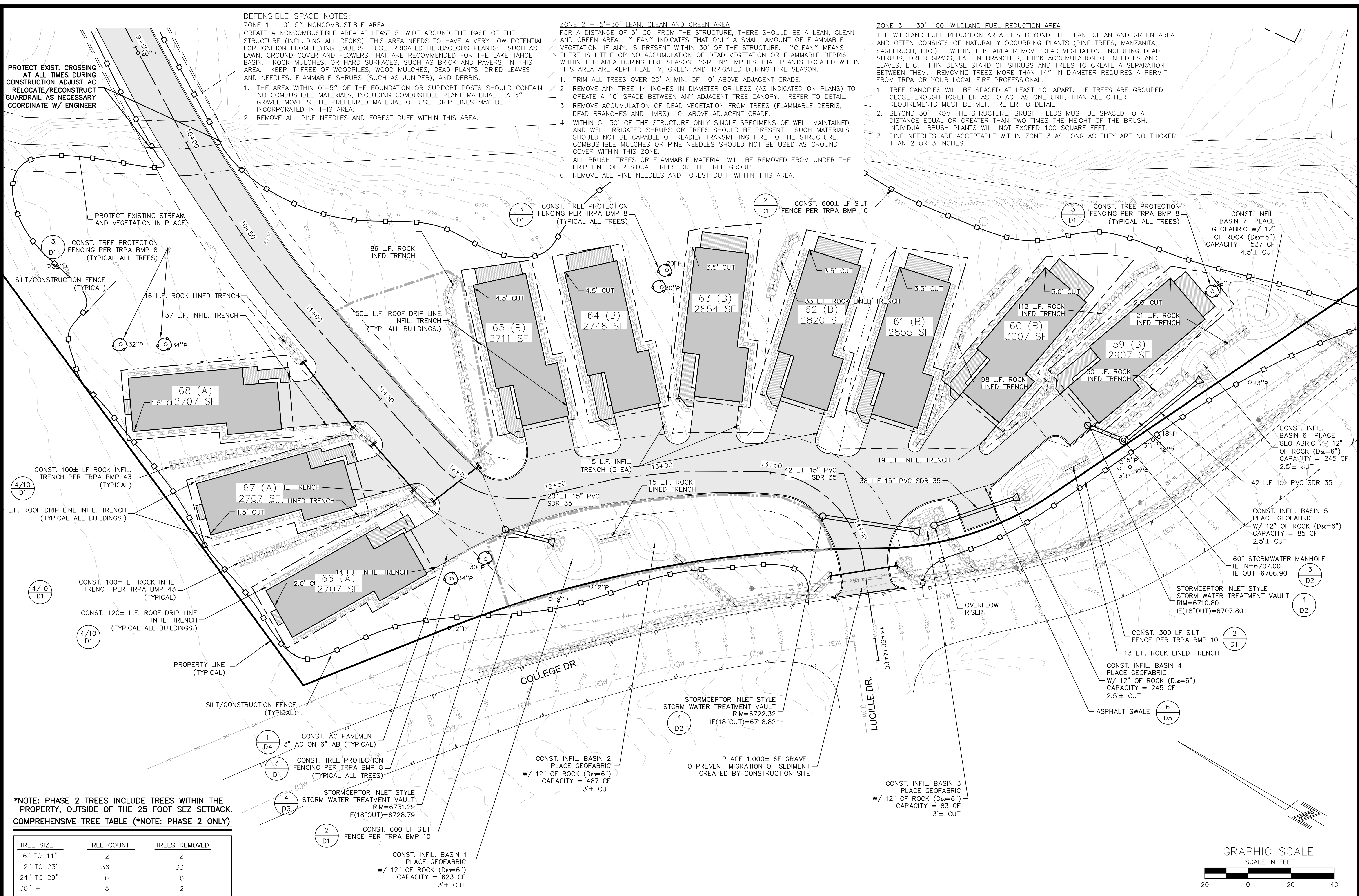
ZONE 2 - 5'-30' LEAN, CLEAN AND GREEN AREA
 FOR A DISTANCE OF 5'-30' FROM THE STRUCTURE, THERE SHOULD BE A LEAN, CLEAN AND GREEN AREA. "LEAN" INDICATES THAT ONLY A SMALL AMOUNT OF FLAMMABLE VEGETATION, IF ANY, IS PRESENT WITHIN 30' OF THE STRUCTURE. "CLEAN" MEANS THERE IS LITTLE OR NO ACCUMULATION OF DEAD VEGETATION OR FLAMMABLE DEBRIS WITHIN THE AREA DURING FIRE SEASON. "GREEN" IMPLIES THAT PLANTS LOCATED WITHIN THIS AREA ARE KEPT HEALTHY, GREEN AND IRRIGATED DURING FIRE SEASON.

1. TRIM ALL TREES OVER 20' A MIN. OF 10' ABOVE ADJACENT GRADE.
2. REMOVE ANY TREE 14 INCHES IN DIAMETER OR LESS (AS INDICATED ON PLANS) TO CREATE A 10' SPACE BETWEEN ANY ADJACENT TREE CANOPY. REFER TO DETAIL.
3. REMOVE ACCUMULATION OF DEAD VEGETATION FROM TREES (FLAMMABLE DEBRIS, DEAD BRANCHES AND LIMBS) 10' ABOVE ADJACENT GRADE.
4. WITHIN 5'-30' OF THE STRUCTURE ONLY SINGLE SPECIMENS OF WELL MAINTAINED AND WELL IRRIGATED SHRUBS OR TREES SHOULD BE PRESENT. SUCH MATERIALS SHOULD NOT BE CAPABLE OF READILY TRANSMITTING FIRE TO THE STRUCTURE. COMBUSTIBLE MULCHES OR PINE NEEDLES SHOULD NOT BE USED AS GROUND COVER WITHIN THIS ZONE.
5. ALL BRUSH, TREES OR FLAMMABLE MATERIAL WILL BE REMOVED FROM UNDER THE DRIP LINE OF RESIDUAL TREES OR THE TREE GROUP.
6. REMOVE ALL PINE NEEDLES AND FOREST DUFF WITHIN THIS AREA.

ZONE 3 - 30'-100' WILDLAND FUEL REDUCTION AREA
 THE WILDLAND FUEL REDUCTION AREA LIES BEYOND THE LEAN, CLEAN AND GREEN AREA AND OFTEN CONSISTS OF NATURALLY OCCURRING PLANTS (PINE TREES, MANZANITA, SAGEBRUSH, ETC.) WITHIN THIS AREA REMOVE DEAD VEGETATION, INCLUDING DEAD SHRUBS, DRIED GRASS, FALLEN BRANCHES, THICK ACCUMULATION OF NEEDLES AND LEAVES, ETC. THIN DENSE STAND OF SHRUBS AND TREES TO CREATE A SEPARATION BETWEEN THEM. REMOVING TREES MORE THAN 14" IN DIAMETER REQUIRES A PERMIT FROM TRPA OR YOUR LOCAL FIRE PROFESSIONAL.

1. TREE CANOPIES WILL BE SPACED AT LEAST 10' APART. IF TREES ARE GROUPED CLOSE ENOUGH TOGETHER AS TO ACT AS ONE UNIT, THAN ALL OTHER REQUIREMENTS MUST BE MET. REFER TO DETAIL.
2. BEYOND 30' FROM THE STRUCTURE, BRUSH FIELDS MUST BE SPACED TO A DISTANCE EQUAL OR GREATER THAN TWO TIMES THE HEIGHT OF THE BRUSH. INDIVIDUAL BRUSH PLANTS WILL NOT EXCEED 100 SQUARE FEET.
3. PINE NEEDLES ARE ACCEPTABLE WITHIN ZONE 3 AS LONG AS THEY ARE NO THICKER THAN 2 OR 3 INCHES.

PROTECT EXIST. CROSSING AT ALL TIMES DURING CONSTRUCTION. ADJUST OR RELOCATE/RECONSTRUCT GUARDRAIL AS NECESSARY COORDINATE W/ ENGINEER



*NOTE: PHASE 2 TREES INCLUDE TREES WITHIN THE PROPERTY, OUTSIDE OF THE 25 FOOT SEZ SETBACK. COMPREHENSIVE TREE TABLE (*NOTE: PHASE 2 ONLY)

TREE SIZE	TREE COUNT	TREES REMOVED
6" TO 11"	2	2
12" TO 23"	36	33
24" TO 29"	0	0
30" +	8	2
TOTAL	46	37

TREE TABLE (*NOTE: PHASE 2 ONLY)

	LEGEND	TREE COUNT	% OF TREES
TREE PROTECTION	○	9	20%
TREE REMOVAL	⊗	37	80%
TOTAL		46	100%

GRADING NOTES:

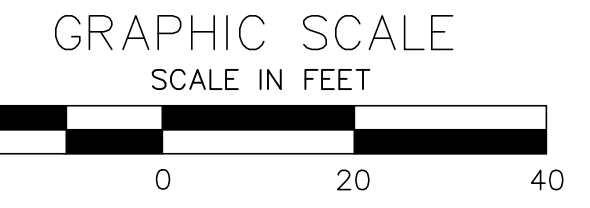
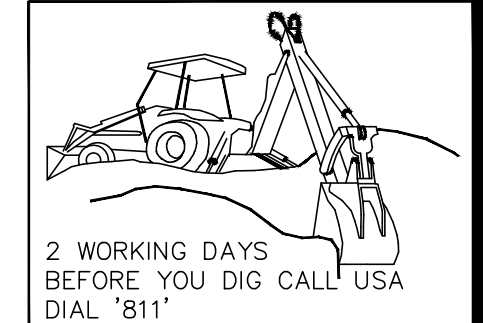
TOTAL CUT: 1,306 CUBIC YARDS
 TOTAL FILL: 799 CUBIC YARDS
 NET CUT: 507 CUBIC YARDS

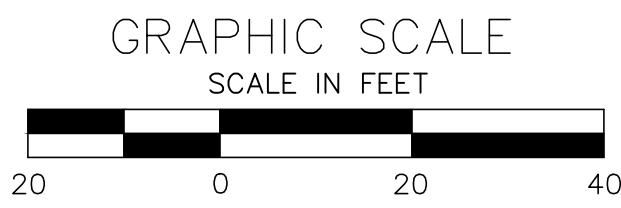
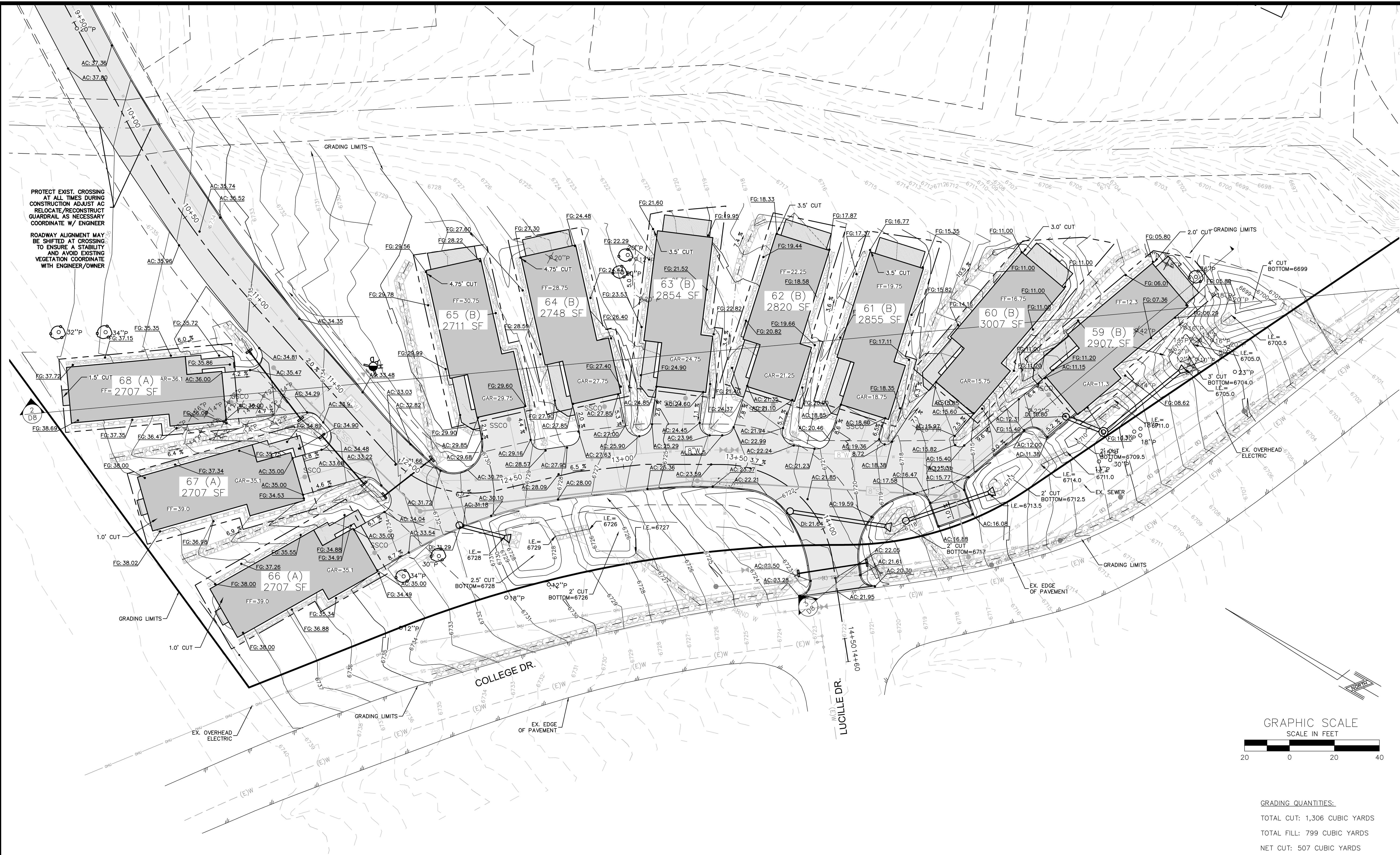
DRIP LINE INFIL. TRENCH NOTES:

1. ALL "A" UNITS HAVE 120 L.F. OF DRIP LINE TRENCHES
2. ALL "B" UNITS HAVE 150 L.F. OF DRIP LINE TRENCH PER DETAIL 4/D1.

TENTATIVE MAP
 SUBMITTAL

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**





GRADING QUANTITIES: TOTAL CUT: 1,306 CUBIC YARDS TOTAL FILL: 799 CUBIC YARDS NET CUT: 507 CUBIC YARDS

- NOTES: 1. CROSS SECTIONS EXTEND 200' BEYOND PROPERTY BOUNDARY (SEE SHEET D8). 2. DESIGN DRAWINGS, SPECIFICATIONS AND IMPROVEMENTS INDICATED HEREIN SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE. 3. ALL BARREN AREAS AND AREAS DISTURBED BY CONSTRUCTION SHALL BE RE-VEGETATED IN ACCORDANCE WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES. APPLICATION OF A MULCH MAY ENHANCE VEGETATION ESTABLISHMENT. 4. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE MULCHED WITH A 2 TO 3 INCH LAYER OF PINE NEEDLES OR WOOD CHIPS AS A DUST CONTROL MEASURE. THIS MULCH SHALL BE MAINTAINED FROM COMPLETION OF THE INITIAL GRADING THROUGH COMPLETION OF THE PROJECT. 5. CONSTRUCTION STAGING AREAS ARE TO BE LOCATED WITHIN THE EXISTING DISTURBED AREAS INCLUDING BUT NOT LIMITED TO EXISTING VACANT LOTS AND AREAS THAT HAVE BEEN CLEARED AND GRUBBED. THE STAGING AREAS MAY MOVE TO ANOTHER AREA OF THE SITE DURING CONSTRUCTION. 6. A THREE INCH LAYER OF GRAVEL (1"-2" DRAIN ROCK) SHALL BE PLACED BENEATH ALL RAISED DECKS. 7. EXCAVATION EQUIPMENT SHALL BE LIMITED TO AREAS APPROVED FOR GRADING ON THE APPROVED PLANS TO MINIMIZE SITE DISTURBANCE. NO GRADING OR EXCAVATION SHALL BE PERMITTED OUTSIDE OF THE APPROVED AREA.

- GRADING NOTES: 1. THE MAXIMUM DRIVEWAY SLOPE SHALL BE NO GREATER THAN 15% PER TRPA CODE OF ORDINANCES CHAPTER 24, SECTION 24.2.C(5). 2. FILL SLOPE AREA SHALL BE PLANTED WITH A MIX OF NATIVE SPECIES (TABLE 1), GRASSES, GROUND COVERS, SHRUBS AND TREES THAT ENSURE THE SLOPE STABILIZATION PER THE TRPA BEST MANAGEMENT PRACTICES HANDBOOK AND THE HOME LANDSCAPING GUIDE FOR LAKE TAHOE AND VICINITY. 3. TOTAL CUT FOR THE MAIN RESIDENCE BUILDING IS 1,500 CUBIC YARDS (275 CUBIC YARDS GARAGE AND 1250 CUBIC YARDS FOR THE RESIDENCE). 4. TOTAL CUT FOR THE DRIVEWAY FOR PHASE 2 IS 390 CUBIC YARDS. 5. TOTAL EXCAVATION AND BACKFILL FOR UTILITY SERVICES (WATER ELECTRIC AND GAS) TO THE BUILDINGS IS 330 CUBIC YARDS. 6. TOTAL EXCAVATION AND BACKFILL FOR THE SANITARY SEWER RELOCATION AND SERVICE 210 CUBIC YARDS. 7. ALL IMPORTED FILL SHALL CONFORM TO ORANGE BOOK CLASS E BACKFILL SECTION 200.03.06. 8. EXCAVATION EQUIPMENT SHALL BE LIMITED TO THE PROPOSED MAIN RESIDENCE/GARAGE FOUNDATION AND DRIVEWAY FOOTPRINT TO MINIMIZE SITE DISTURBANCE. NO GRADING SHALL BE PERMITTED OUTSIDE OF THE PROPOSED BUILDINGS, DRIVEWAY AND UTILITY ACCESS AREAS. NO UNAUTHORIZED EXCAVATION SHALL TAKE PLACE ELSEWHERE ON THE PARCEL INCLUDING THE UPLAND SEZ/SEZ SETBACK AND BACKSHORE.

TENTATIVE MAP SUBMITTAL

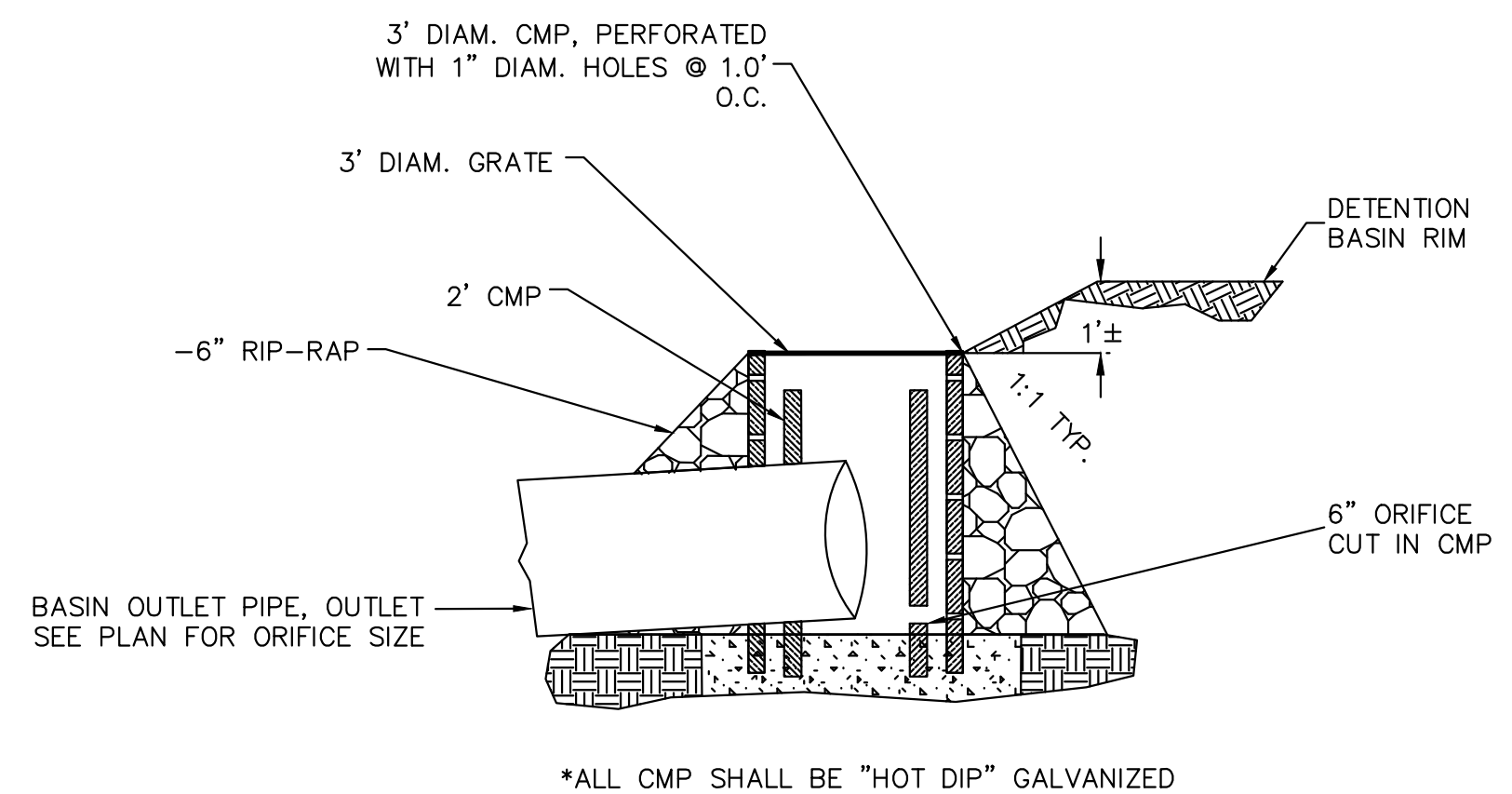
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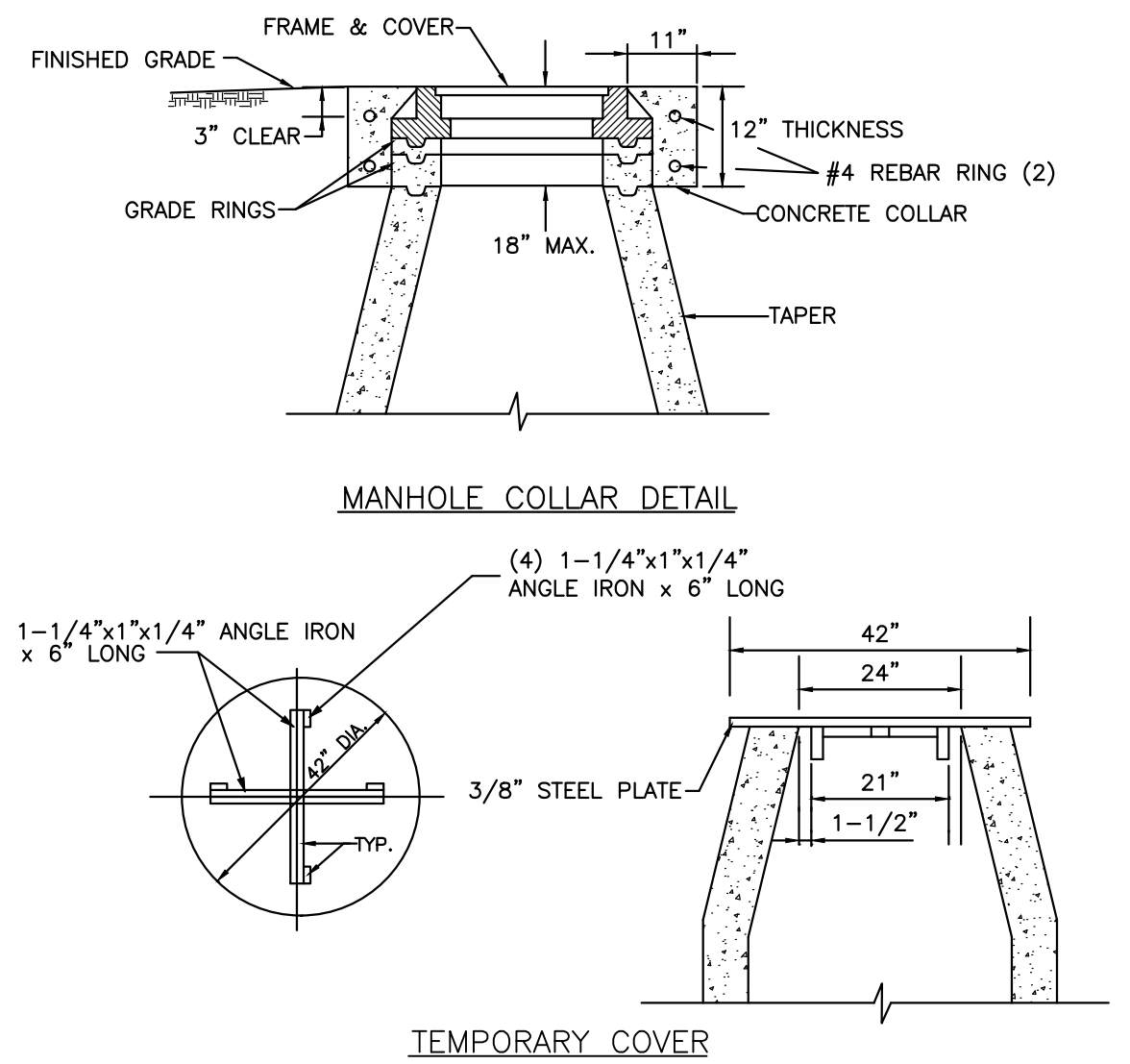
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DATE: APRIL 2016 DRAWN BY: BAMF DESIGNED BY: BAMF CHECKED BY: DLH JOB NO.: ICE-PH2



BASIN OUTLET DETAIL
 NO SCALE

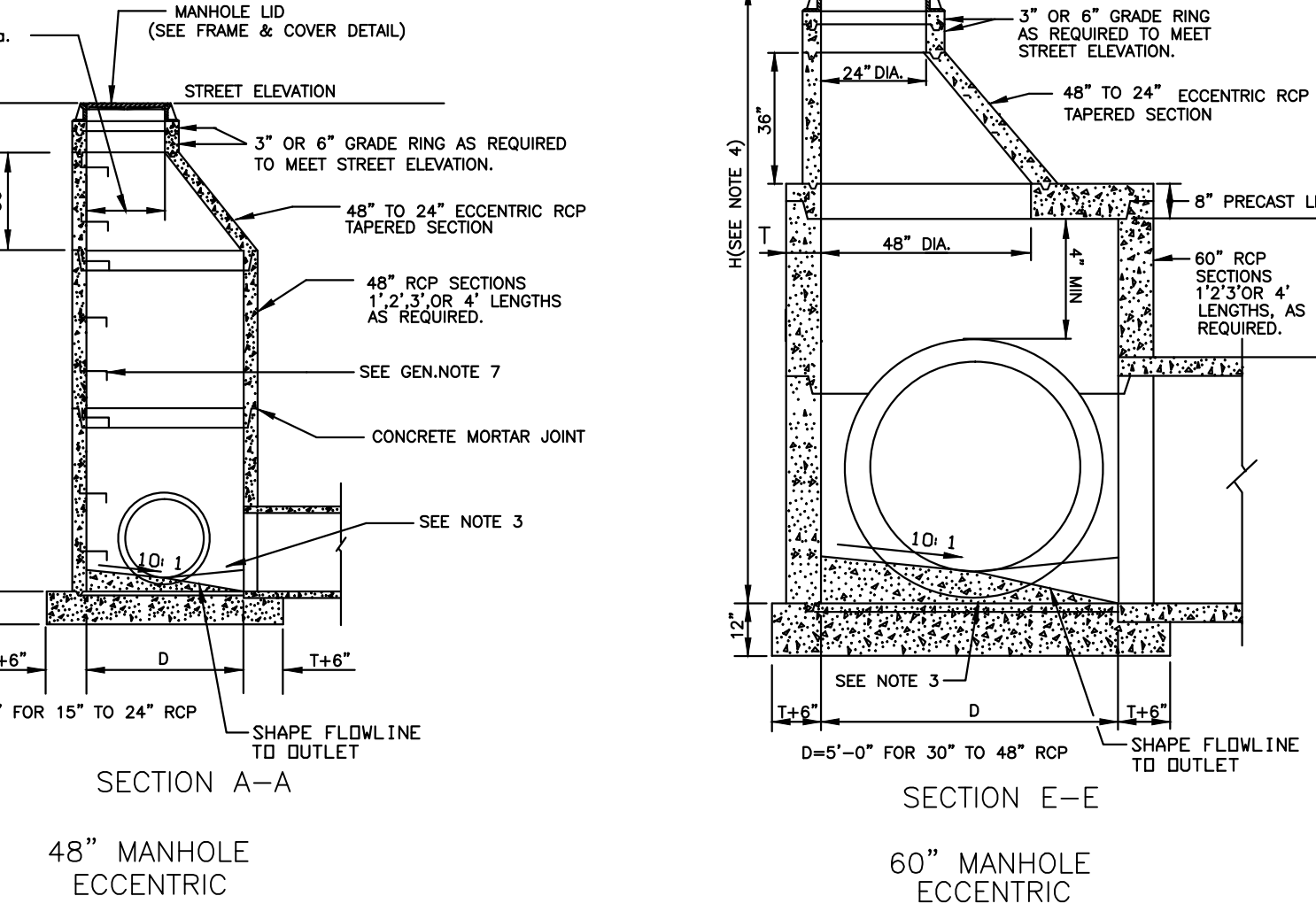
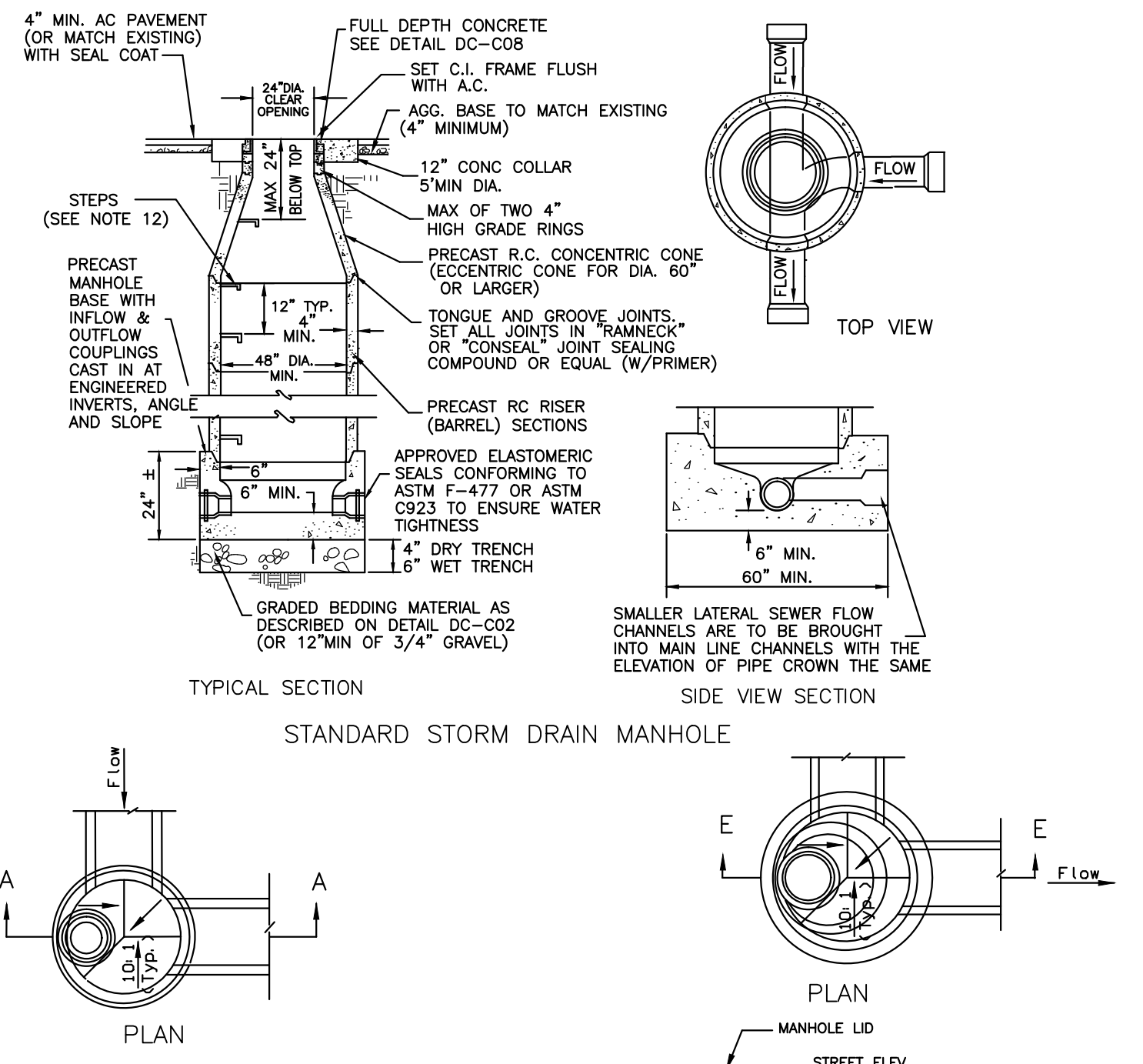
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D2



- GENERAL NOTES**
- EXISTING PAVEMENT TO BE MATCHED SHALL BE NEATLY CUT.
 - CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 202.12 OF THE STANDARD SPECIFICATIONS.
 - IN ALL AREAS, COVERS SHALL BE SET FLUSH WITH FINISHED GRADE UNLESS OTHERWISE NOTED.
 - APPLY BLACK COLORANT TO SURFACE OF P.C.C. COLLAR.

MANHOLE COLLAR & TEMPORARY COVER
 NO SCALE

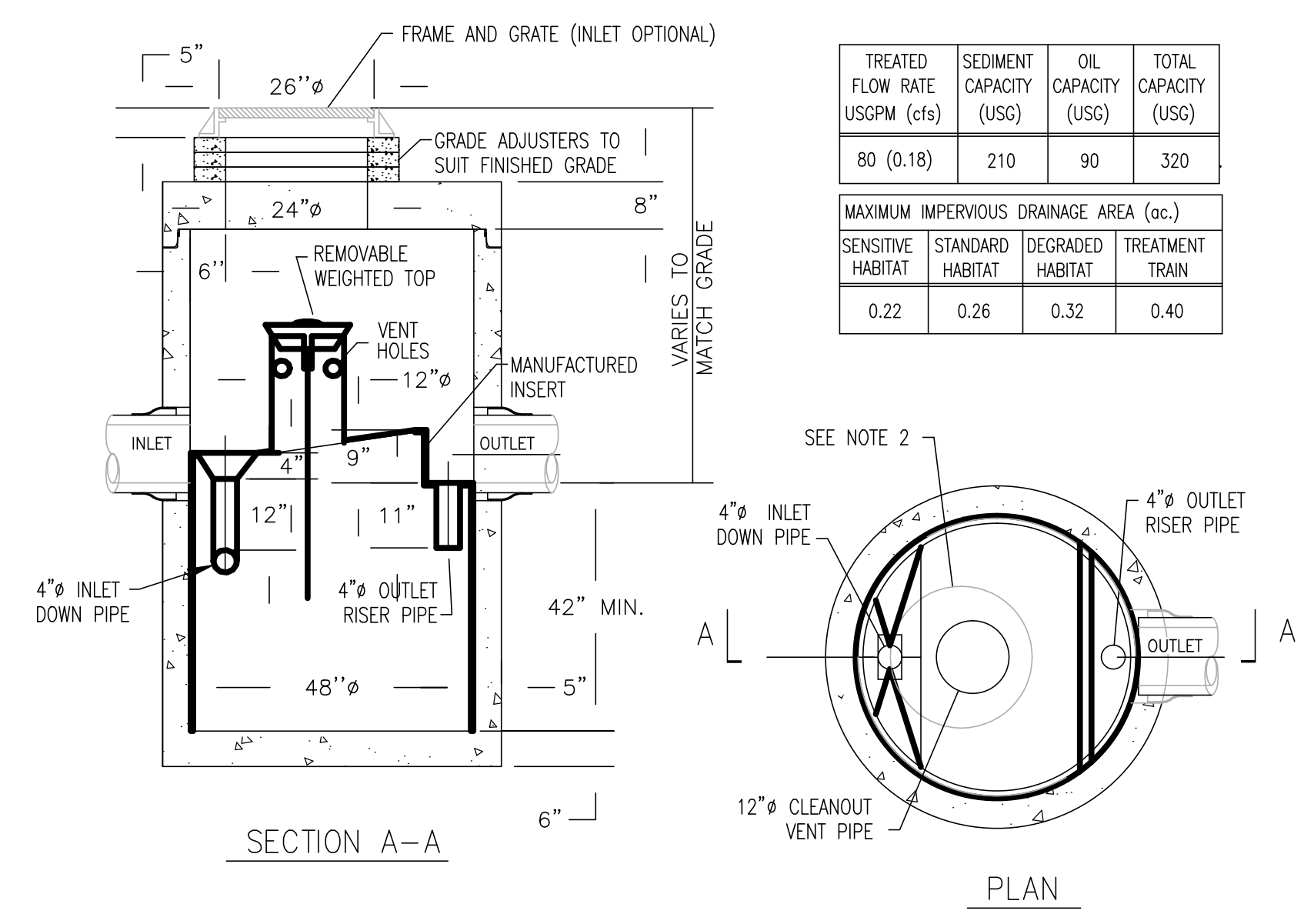
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D2



- NOTES:**
- CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL UTILITIES 48 HOURS PRIOR TO CONSTRUCTION.
 - ALL CONSTRUCTION SHALL CONFORM TO WASHOE COUNTY STANDARDS AND NO BACKFILLING WILL BE ALLOWED UNTIL INSPECTED AND APPROVED BY THE SEWER UTILITY.
 - MANHOLE SHALL BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE SECTIONS CONFORMING TO ASTM DESIGNATION C478.
 - EXCAVATION FOR MANHOLE MUST BE MADE TO A MINIMUM OF ONE FOOT OUTSIDE OF THE MANHOLE WALL TO PROVIDE FOR ADEQUATE WORKSPACE. SPACE OUTSIDE OF THE MANHOLE SHALL BE BACKFILLED WITH ACCEPTABLE MATERIAL IN UNIFORM LAYERS NOT EXCEEDING 8" IN DEPTH, EACH LAYER SHALL BE THOROUGHLY COMPACTED TO THE DENSITY OF THE EARTH IN THE ADJACENT TRENCH SECTIONS. (MIN. 90% IN EXISTING OR PROPOSED STREET OR ALLEY RIGHTS-OF-WAY).
 - CAST IRON FRAME AND COVER SHALL BE 24" DIAMETER (CLEAR OPENING) AND SHALL BE MANUFACTURED FROM GRAY CAST IRON CONFORMING TO ASTM DESIGNATION: A 48, CLASS 30 AND DESIGNED FOR A MINIMUM HS-20 TRAFFIC LOADING. COVERS AND FRAMES SHALL BE MATCH-MARKED IN PAIRS AND SEATING SURFACES MACHINED SO THAT COVER IS NON-ROCKING. COVERS SHALL HAVE ONE PICK HOLE, AND ONE CENTRALLY LOCATED 1" DIA HOLE. COVERS SHALL HAVE NO "THRU" HOLES.
 - ALL BASES MUST BE PRECAST UNLESS OTHERWISE APPROVED BY THE SEWER UTILITY.
 - ALL JOINTS AND CONNECTIONS TO NEW OR EXISTING MANHOLES SHALL BE WATERTIGHT.
 - CONCRETE FOR CAST-IN-PLACE MANHOLE BASE, IF APPROVED BY WASHOE COUNTY FOR USE, SHALL CONFORM TO SECTION 202 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - INVERTS SHALL BE FORMED DIRECTLY IN CONCRETE OF MANHOLE BASE AND SHALL BE SMOOTH AND ACCURATELY SHAPED TO A SEMI-CIRCULAR BOTTOM CONFORMING TO THE INSIDE OF THE ADJACENT STORM DRAIN SECTION.
 - STEPS ARE REQUIRED WHERE MANHOLE DEPTH IS 54" (4'- 6") OR GREATER. STEPS SHALL BE ALIGNED VERTICALLY (1" MAX. TOLERANCE) AND HORIZONTALLY (0.5" TOLERANCE) SO AS TO FORM A CONTINUOUS LADDER, AND SHALL CONFORM WITH THE STANDARDS, SECTION 1910.27 (DEPTH IS RIM ELEV. TO TOP OF PIPE).
 - WHERE MANHOLES ARE NOT LOCATED IN STREETS, PLACE TOP OF MANHOLE 8" ABOVE EXISTING GROUND UNLESS OTHERWISE REQUIRED BY WASHOE COUNTY. INSTALL THE CONCRETE COLLAR FROM A POINT 6" OUTSIDE THE TOP OF THE COVER FRAME AND EXTEND A MINIMUM OF 6 INCHES BELOW THE SURROUNDING GROUND SURFACE. TAPER THE CONCRETE COLLAR FROM TOP TO BOTTOM AT A 1:1 SLOPE OR FLATTER.
 - FOR VACUUM TESTING ALL MANHOLES SHALL BE SEALED THROUGH THE RING AND COLLAR.

STORM DRAIN MANHOLE
 NO SCALE

3
D2



STORM WATER TREATMENT VAULT
 NO SCALE

4
D2

TENTATIVE MAP
 SUBMITTAL

PRELIMINARY
 NOT FOR
 CONSTRUCTION

NCP/ICP, LLC

DETAILS
 FOR

INCLINE CREEK ESTATES PHASE 2

INCLINE VILLAGE WASHOE COUNTY NEVADA

REV	DATE	DESCRIPTION

D2

DATE: APRIL 2016
 DRAWN BY: BAMF
 DESIGNED BY: BAMF
 CHECKED BY: DLH
 JOB NO.: ICE-PH2

NOTE:
 ALL WORKMANSHIP SHALL CONFORM TO LOCAL, STATE, AND NATIONAL CODES AS APPLICABLE.

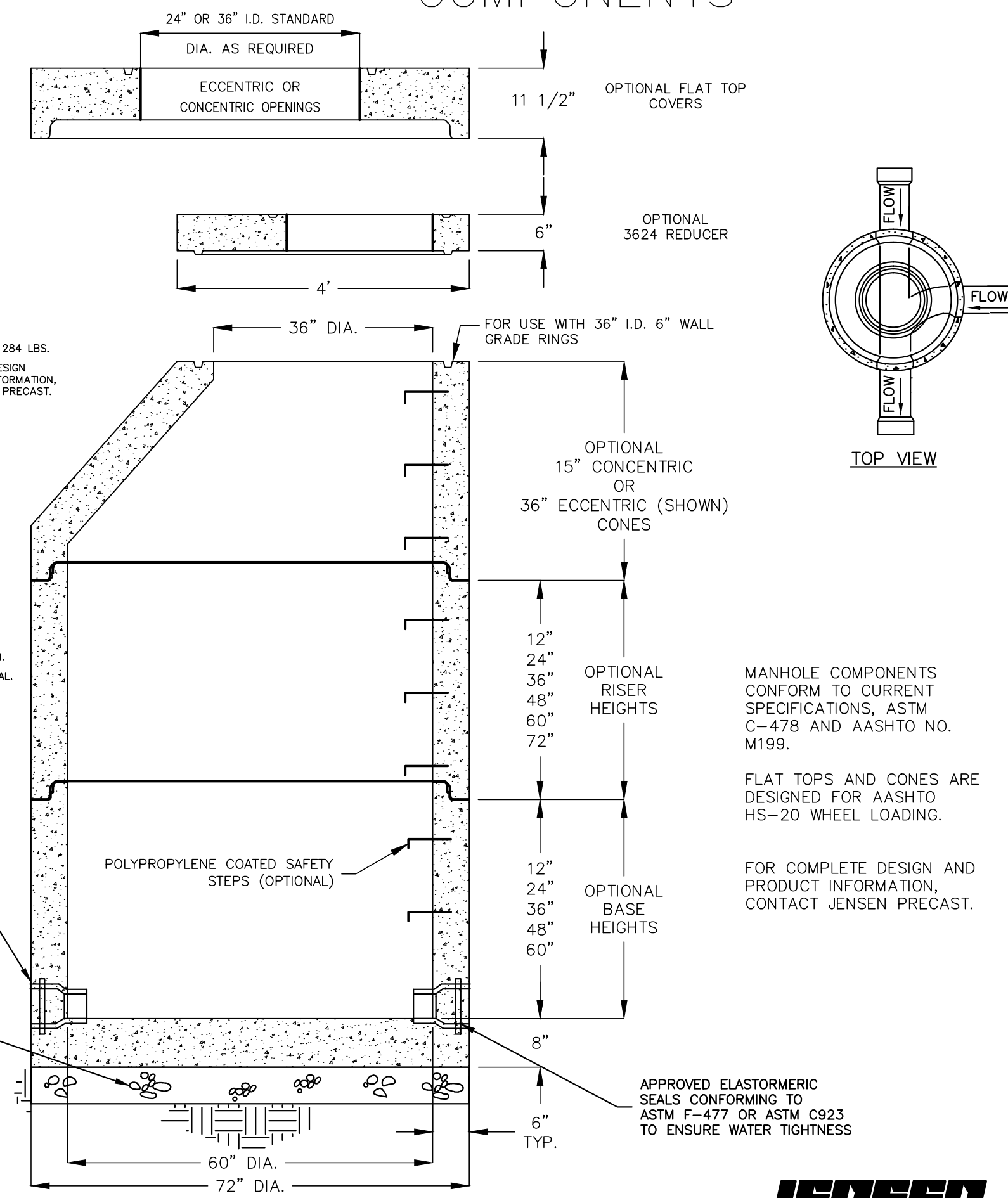
REV	DATE	DESCRIPTION

D3

DATE: APRIL 2016
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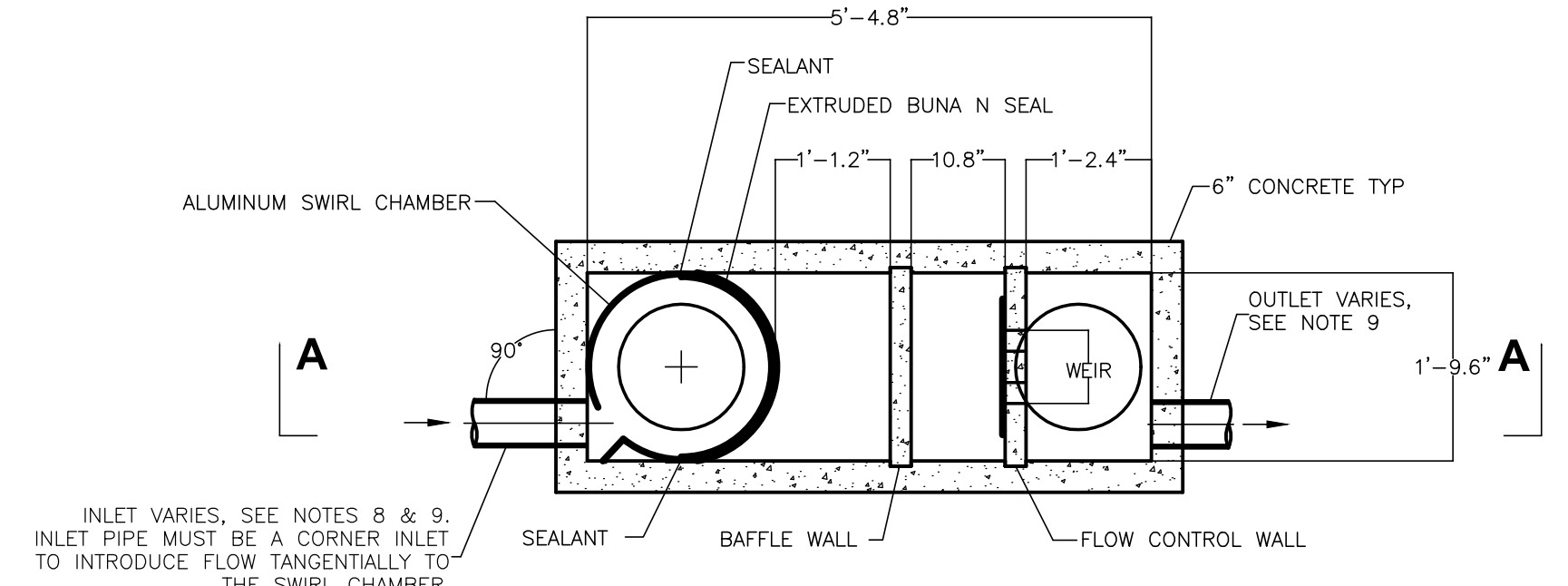
60" I.D. x 6" WALL COMPONENTS

24" CLEAR OPENING FRAME AND COVER WITH OR WITHOUT GASKET MODEL A-1024

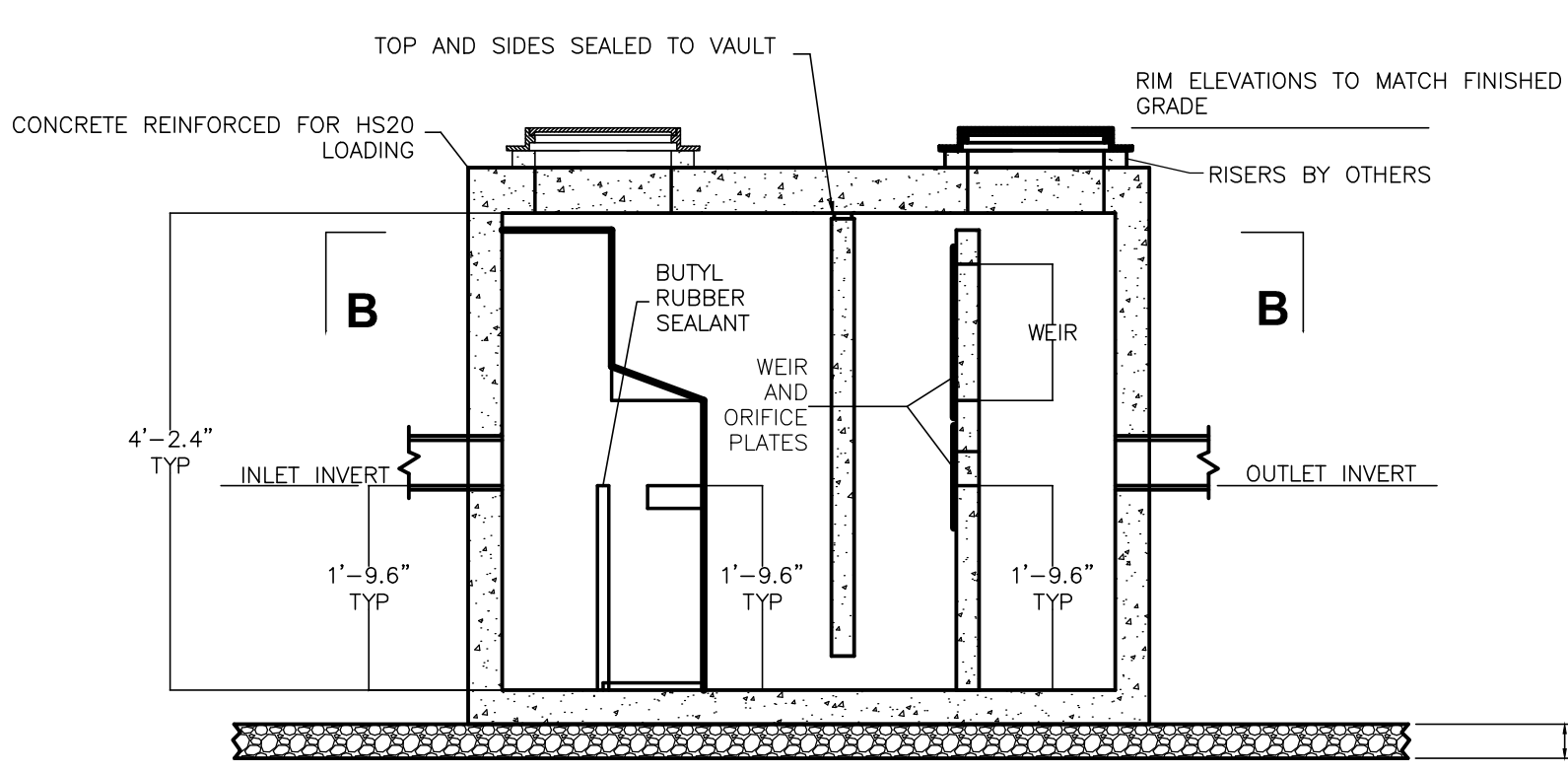


- NOTES:
- MANHOLE SHALL BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE SECTIONS CONFORMING TO ASTM DESIGNATION C478.
 - EXCAVATION FOR MANHOLE MUST BE MADE TO A MINIMUM OF ONE FOOT OUTSIDE OF THE MANHOLE WALL TO PROVIDE FOR ADEQUATE WORKSPACE. SPACE OUTSIDE OF THE MANHOLE SHALL BE BACKFILLED WITH ACCEPTABLE MATERIAL IN UNIFORM LAYERS NOT EXCEEDING 8" IN DEPTH. EACH LAYER SHALL BE THOROUGHLY COMPACTED TO THE DENSITY OF THE EARTH IN THE ADJACENT TRENCH SECTIONS. (MIN. 90% IN EXISTING OR PROPOSED STREET OR ALLEY RIGHTS-OF-WAY).
 - CAST IRON FRAME AND COVER SHALL BE 24-INCH DIAMETER (CLEAR OPENING) AND SHALL BE MANUFACTURED FROM GRAY CAST IRON CONFORMING TO ASTM DESIGNATION: A 48, CLASS 30 AND DESIGNED FOR A MINIMUM HS-20 TRAFFIC LOADING. COVERS AND FRAMES SHALL BE MATCH-MARKED IN PAIRS AND SEATING SURFACES MACHINED SO THAT COVER IS NON-ROCKING. COVERS SHALL HAVE ONE PICK HOLE, AND ONE CENTRALLY LOCATED 1" DIG HOLE. COVERS SHALL HAVE NO "THRU" HOLES.
 - ALL BASES MUST BE PRECAST UNLESS OTHERWISE APPROVED BY ENGINEER.
 - CONCRETE FOR CAST-IN-PLACE MANHOLE BASE, IF APPROVED BY ENGINEER FOR USE, SHALL BE A MINIMUM 3000 PSI 28 DAY STRENGTH CLASS AA OR DA CONCRETE.
 - SEWER STUBS FOR FUTURE EXTENSION SHALL BE NO MORE THAN 5 FEET IN LENGTH.
 - THE TOP OF INCOMING LATERAL SEWERS SHALL ENTER THE MANHOLE AT AN ELEVATION EQUAL TO THE TOP OF THE MAIN LINE. EXCEPTIONS ONLY BY PRIOR ENGINEER'S APPROVAL.
 - INVERTS SHALL BE FORMED DIRECTLY IN CONCRETE OF MANHOLE BASE AND SHALL BE SMOOTH AND ACCURATELY SHAPED TO A SEMI-CIRCULAR BOTTOM CONFORMING TO THE INSIDE OF THE ADJACENT SEWER SECTION.
 - STEPS ARE REQUIRED WHERE MANHOLE DEPTH IS 54" (4' - 6") OR GREATER. STEPS SHALL BE ALIGNED VERTICALLY (1" MAX. TOLERANCE) AND HORIZONTALLY (0.5" TOLERANCE) SO AS TO FORM A CONTINUOUS LADDER, AND SHALL CONFORM WITH THE DESIGN REQUIREMENTS OF THE STATE OF NEVADA, OSHA STANDARDS, SECTION 1910.27 (DEPTH IS RM. ELEV. TO TOP OF PIPE).
 - WHERE MANHOLES ARE NOT LOCATED IN STREETS, PLACE TOP OF MANHOLE 8" ABOVE EXISTING GROUND UNLESS OTHERWISE REQUIRED BY ENGINEER. INSTALL THE CONCRETE COLLAR FROM A POINT 6" OUTSIDE THE TOP OF THE COVER FRAME AND EXTEND A MINIMUM OF 6 INCHES BELOW THE SURROUNDING GROUND SURFACE. TAPER THE CONCRETE COLLAR FROM TOP TO BOTTOM AT A 1:1 SLOPE OR FLATTER.
 - MANHOLES SHALL BE VACUUM TESTED AT 10 PSI PER IVDG REQUIREMENTS. FOR VACUUM TESTING ALL MANHOLES SHALL BE SEALED THROUGH THE RING AND COLLAR.
- NOTE:
 ALL WORKMANSHIP SHALL CONFORM TO LOCAL, STATE, AND NATIONAL CODES AS APPLICABLE.

NOTE:
 VORTECHS SYSTEMS INSTALLED IN A BYPASS CONFIGURATION REQUIRE AN UPSTREAM DIVERSION STRUCTURE THAT SHALL BE DETAILED BY THE CONSULTING ENGINEER WITH ELEVATION AND WEIR WIDTH DATA PROVIDED BY CONTECH STORMWATER SOLUTIONS.



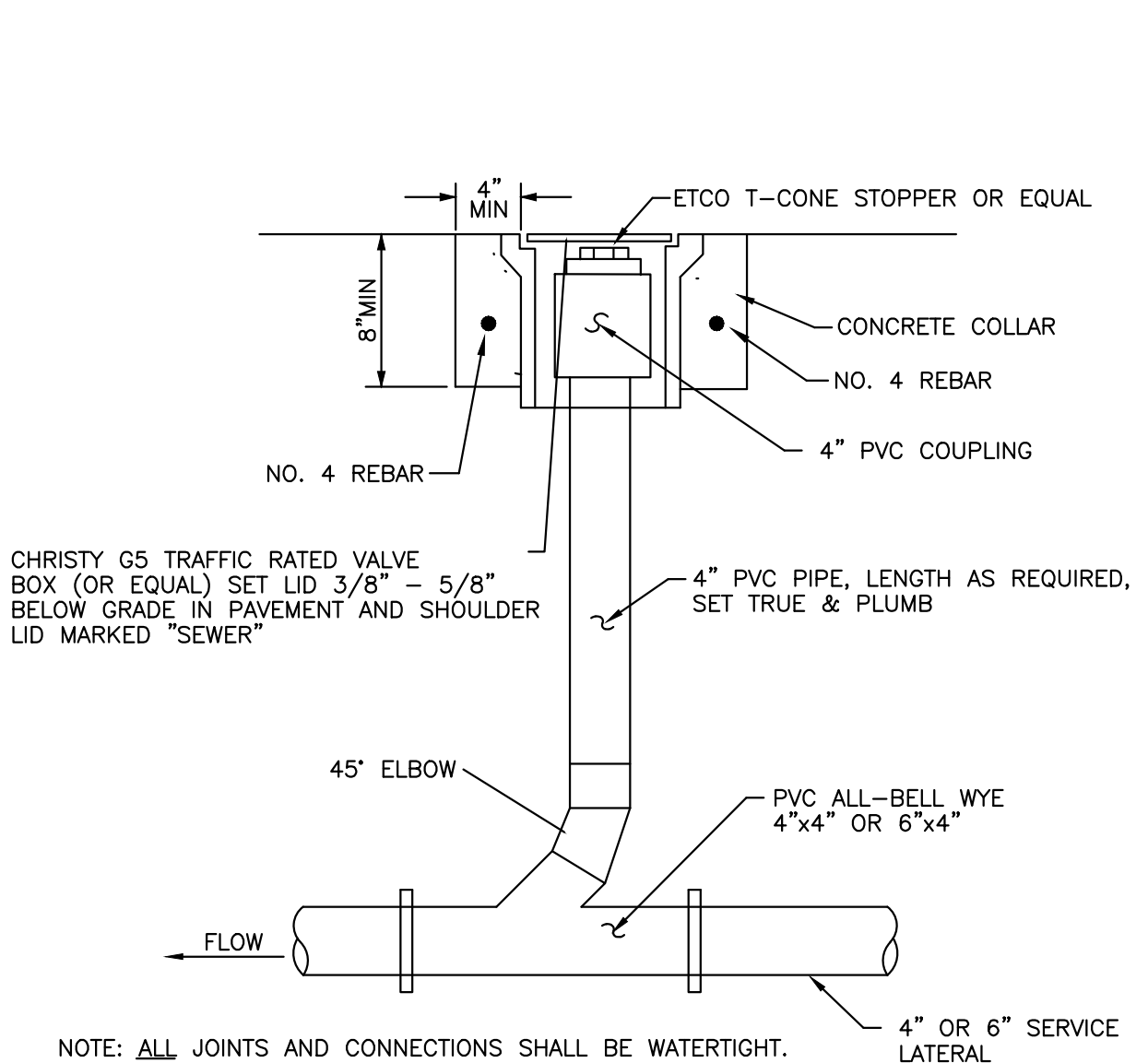
PLAN VIEW B - B



SECTION A - A

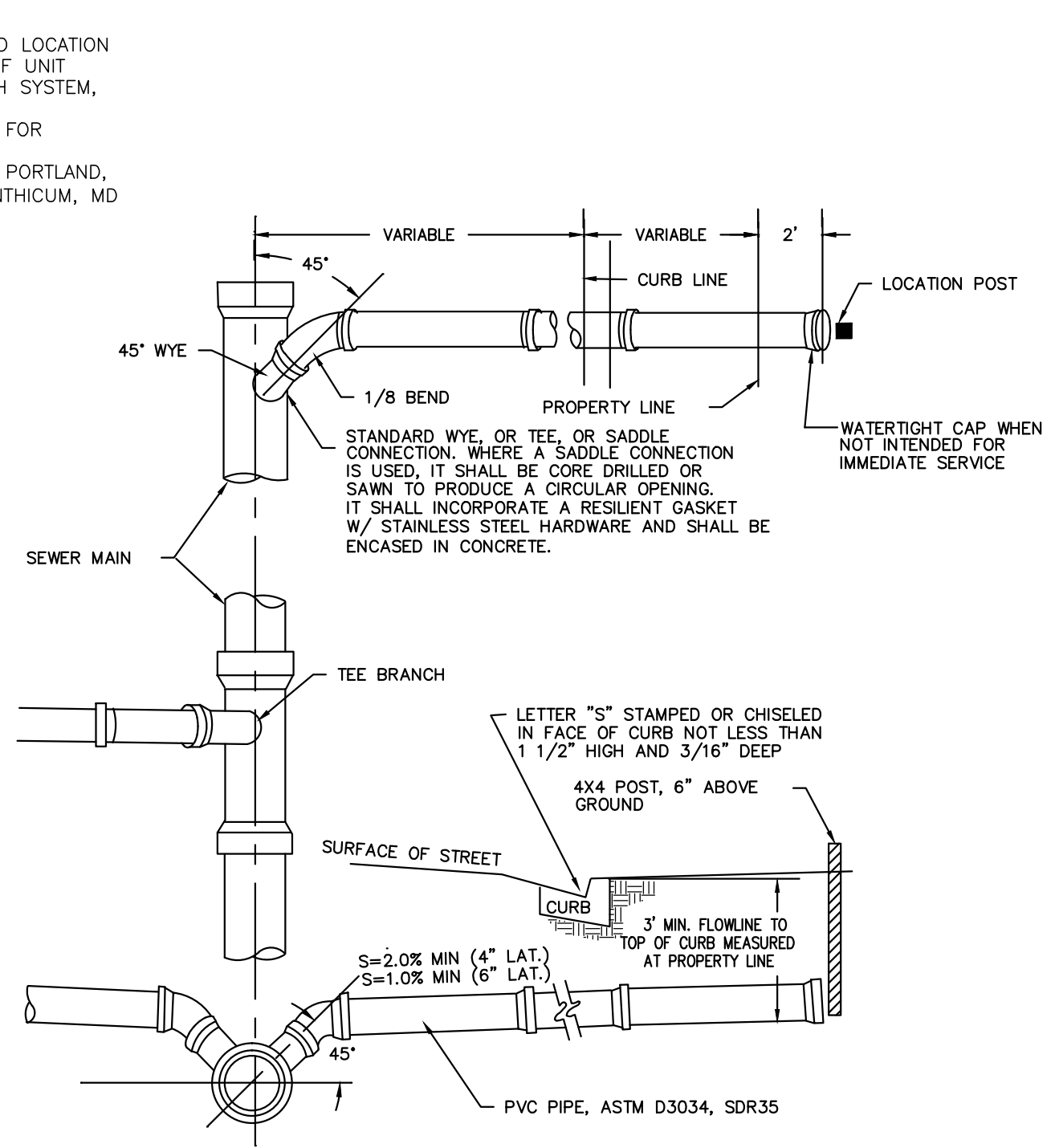
- NOTES:
- STORMWATER TREATMENT SYSTEM (SWTS) SHALL HAVE:
 PEAK TREATMENT CAPACITY: 1.6 CFS
 SEDIMENT STORAGE: 0.75 CU YD
 SEDIMENT CHAMBER DIA: 3' MIN
 - SWTS SHALL BE CONTAINED IN ONE RECTANGULAR STRUCTURE
 - SWTS REMOVAL EFFICIENCY SHALL BE DOCUMENTED BASED ON PARTICLE SIZE
 - SWTS SHALL RETAIN FLOATABLES AND TRAPPED SEDIMENT UP TO AND INCLUDING PEAK TREATMENT CAPACITY
 - SWTS INVERTS IN AND OUT ARE TYPICALLY AT THE SAME ELEVATION
 - SWTS SHALL NOT BE COMPROMISED BY EFFECTS OF DOWNSTREAM TAILWATER
 - SWTS SHALL HAVE NO INTERNAL COMPONENTS THAT OBSTRUCT MAINTENANCE ACCESS
 - INLET PIPE MUST BE PERPENDICULAR TO THE STRUCTURE
 - PIPE ORIENTATION MAY VARY; SEE SITE PLAN FOR SIZE AND LOCATION
 - PURCHASER SHALL NOT BE RESPONSIBLE FOR ASSEMBLY OF UNIT
 - MANHOLE FRAMES AND PERFORATED COVERS SUPPLIED WITH SYSTEM, NOT INSTALLED
 - PURCHASER TO PREPARE EXCAVATION AND PROVIDE CRANE FOR OFF-LOADING AND SETTING AT TIME OF DELIVERY
 - VORTECHS SYSTEMS BY CONTECH STORMWATER SOLUTIONS; PORTLAND, OR (800) 548-4667; SCARBOROUGH, ME (877) 907-8676; LINTICUM, MD (866) 740-3318.

VORTECHNICS STORM WATER TREATMENT VAULT 1
 NO SCALE (D3)

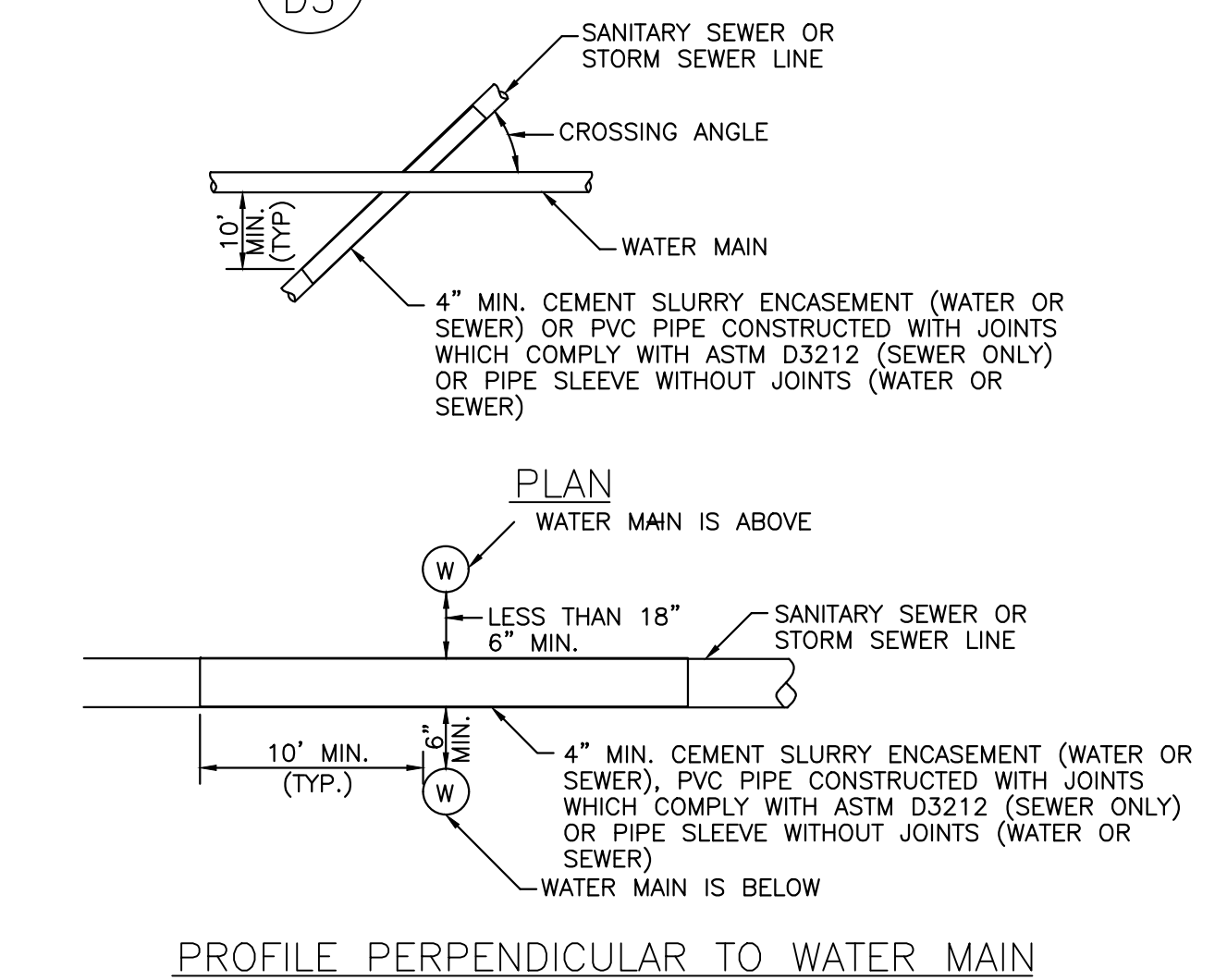


SEWER CLEANOUT 3
 N.T.S. (D3)

SANITARY SEWER MANHOLE 2
 N.T.S. (D3)



SEWER LATERAL 4
 N.T.S. (D3)



- NOTES:
- WHERE THE WATER MAIN IS BELOW THE SEWER LINE, WHERE THE WATER MAIN IS LESS THAN 18 INCHES CLEAR ABOVE THE SEWER LINE OR WHERE THE HORIZONTAL SEPARATION CANNOT BE MAINTAINED, THE AREA OF CROSSING MUST BE CONSTRUCTED IN SUCH A MANNER THAT:
 - THE SEWER MAIN IS COMPOSED OF MATERIALS THAT COMPLY WITH AMERICAN WATER WORKS ASSOCIATION STANDARDS.
 - THE SEWER MAIN CONSISTS OF PVC WHICH IS CONSTRUCTED WITH JOINTS THAT COMPLY WITH STANDARD D3212 OF THE AMERICAN SOCIETY FOR TESTING AND MATERIALS.
 - THE SEWER MAIN OR WATER MAIN IS TOTALLY ENCASED IN AT LEAST 4 INCHES OF CEMENT SLURRY FOR A DISTANCE OF AT LEAST 10 FEET ON EACH SIDE OF THE POINT OF CROSSING; OR
 - THE SEWER MAIN OR WATER MAIN IS INSTALLED IN A PIPE SLEEVE THAT EXTENDS, WITHOUT JOINTS, AT LEAST 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.

WATERLINE PROTECTION AT SEWER CROSSING 5
 N.T.S. (D3)

TENTATIVE MAP
 SUBMITTAL

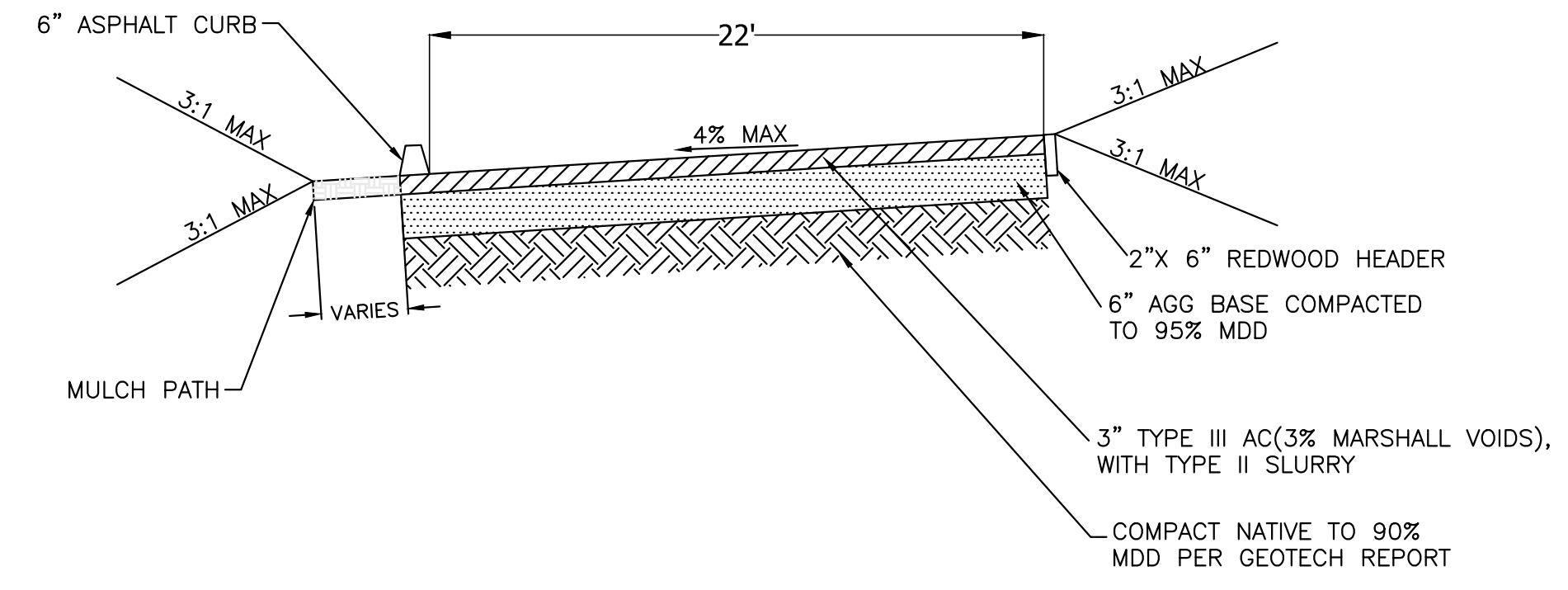
PRELIMINARY
 NOT FOR
 CONSTRUCTION



REV	DATE	DESCRIPTION

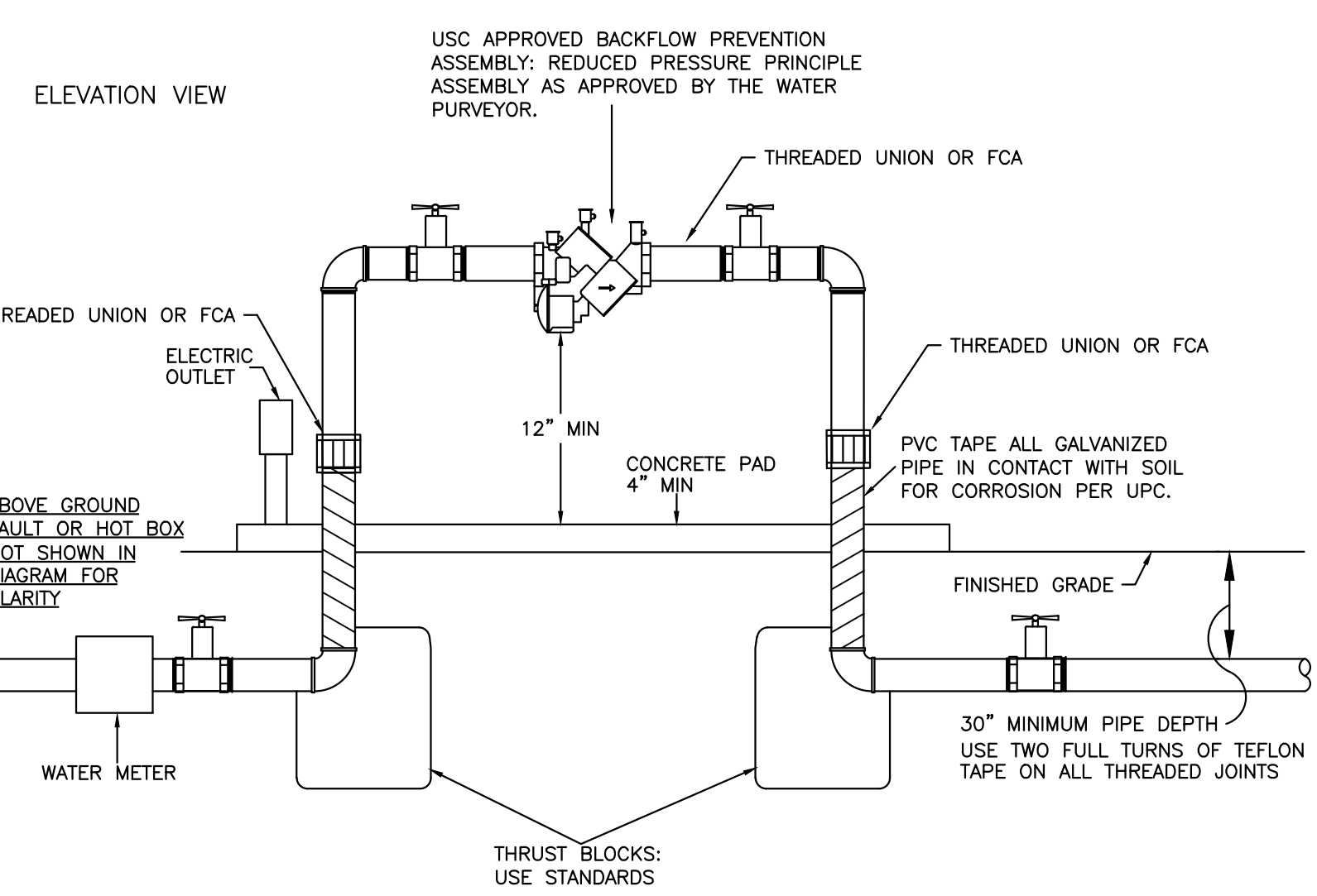
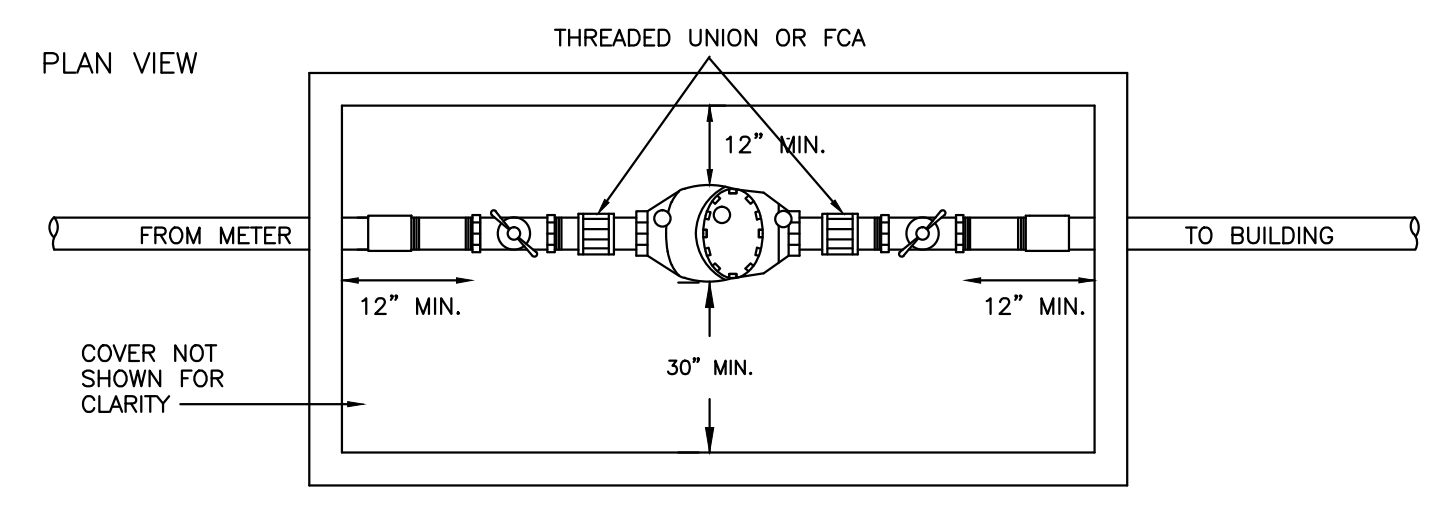
D4

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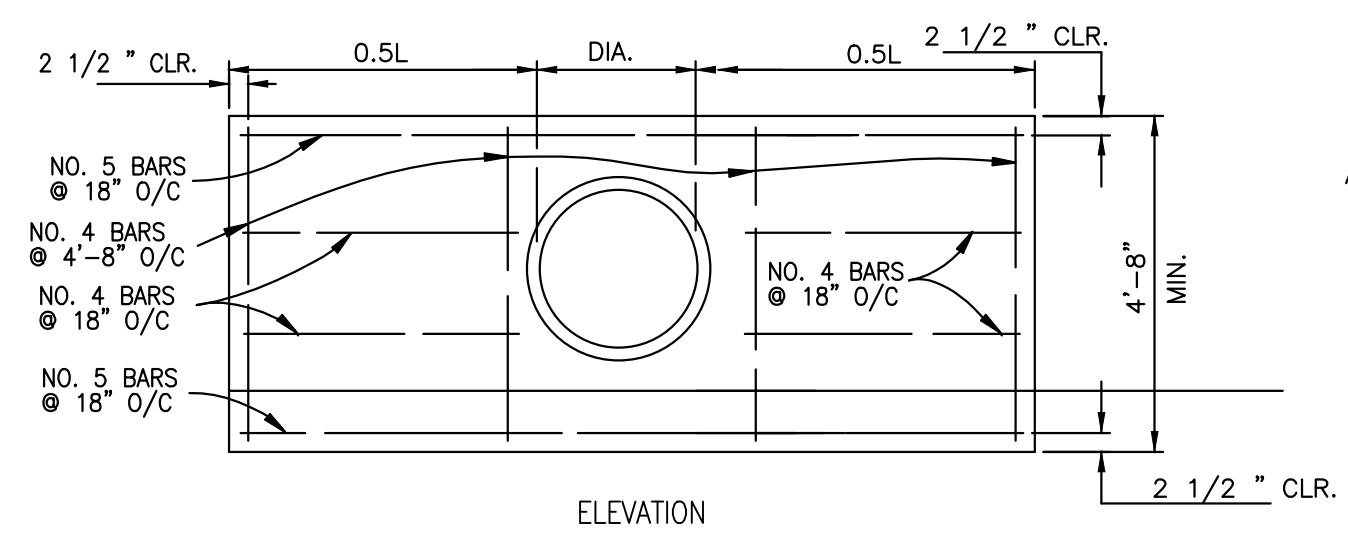
ROAD CROSS SECTION (TYP) 1
 NO SCALE D4

NOTE:
 ALL IMPROVEMENTS AND DETAILS WILL BE DESIGNED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE.



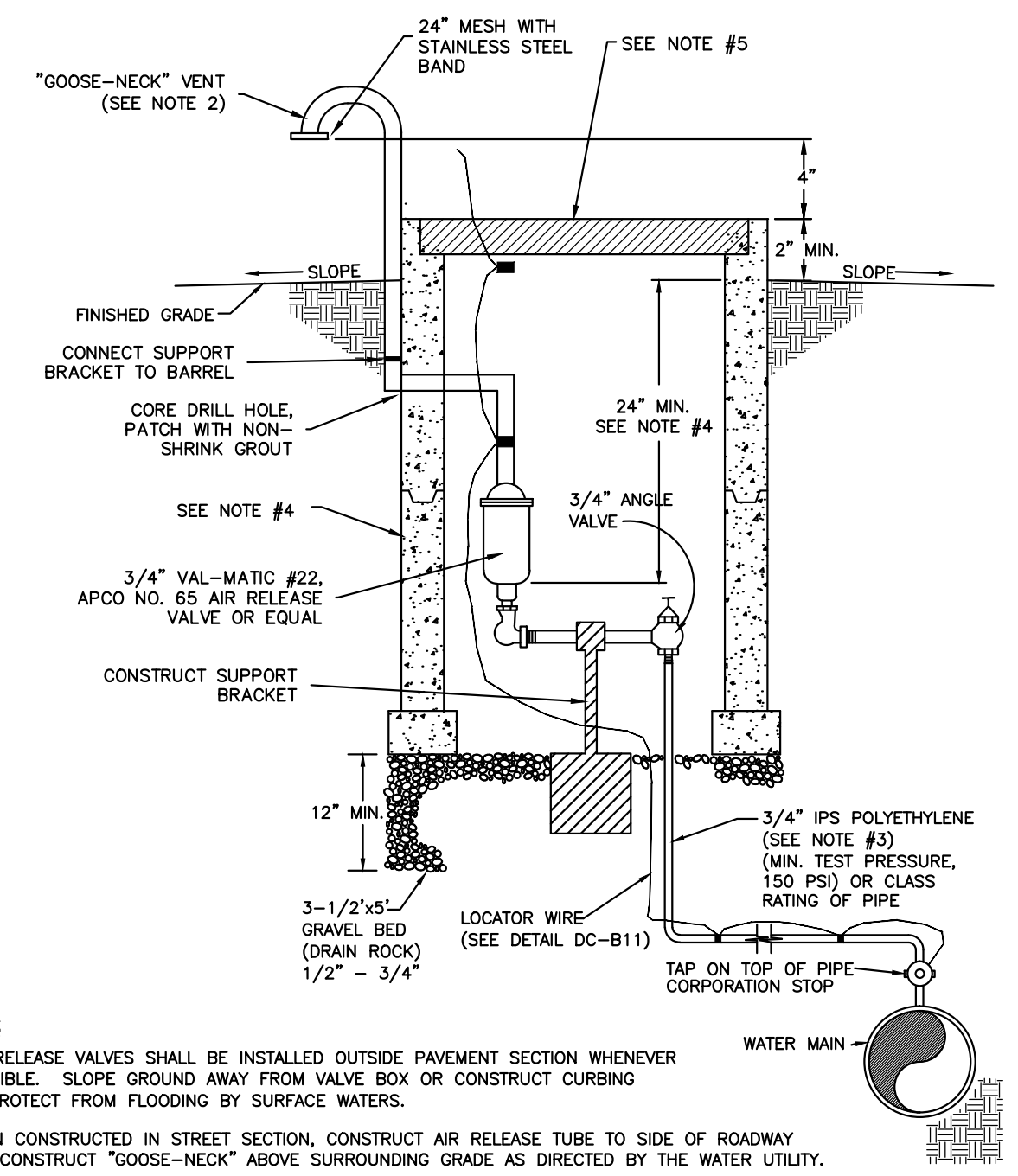
- NOTES:
1. RP MUST BE ABOVE GRADE.
 2. FREEZE PROTECTION (INSULATED ABOVE GROUND VAULT OR HOT BOX AND REDUNDANT HEAT TAPE) IS REQUIRED.
 3. AN ABOVE GROUND VAULT (SUCH AS A PRECAST CONCRETE VAULT) MUST BE SIZED TO PROVIDE CLEARANCES SHOWN IN PLAN VIEW. A SPRING LOADED LID IS REQUIRED.
 4. A HOT BOX LID MUST SWING CLEAR OF BACKFLOW ASSEMBLY TO PROVIDE CLEARANCES IN PLAN VIEW.
 5. STOP AND WASTE VALVES ARE NOT TO BE USED BETWEEN THE METER AND THE BACKFLOW PREVENTION ASSEMBLY.
 6. ABOVE GROUND VAULTS AND HOT BOX MUST PROVIDE ADEQUATELY SIZED DAYLIGHT DRAINS AT PAD LEVEL FOR DRAINAGE.
 7. ELECTRICAL SUPPLY SOCKETS MUST BE AWAY FROM WATER RELIEF PORT AND TESTCOCKS.

RP BACKFLOW PREVENTER 2
 NO SCALE D4



- HEADWALL NOTES:
 REFER TO NDOT STANDARD PLANS FOR CONSTRUCTION 2001
1. CONCRETE SHALL BE CLASS A OR AA.
 2. REINFORCING STEEL SHALL BE DEFORMED BARS WITH MAXIMUM SPACING OF 18" SET 2 1/2" CLEAR OF SURFACE OF CONCRETE EXCEPT AS NOTED. BAR ENDS SHALL BE KEPT 1 1/2" CLEAR OF SURFACE OF CONCRETE. REINFORCING BARS MAY BE CUT AND BENT IN FIELD.
 3. FOOTINGS SHOWN ARE OF MINIMUM DEPTH AND SHALL BE EXTENDED IF SOIL IS UNSUITABLE OR LIABLE TO SCOUR.
 4. CULVERT PIPES TO BE SET ON A SKEW SHALL BE MITERED WHEN HEADWALLS ARE CONSTRUCTED. WHEN HEADWALLS ARE NOT CONSTRUCTED THE PIPES SHALL NOT BE MITERED EXCEPT IN OVERFLOW SECTION.

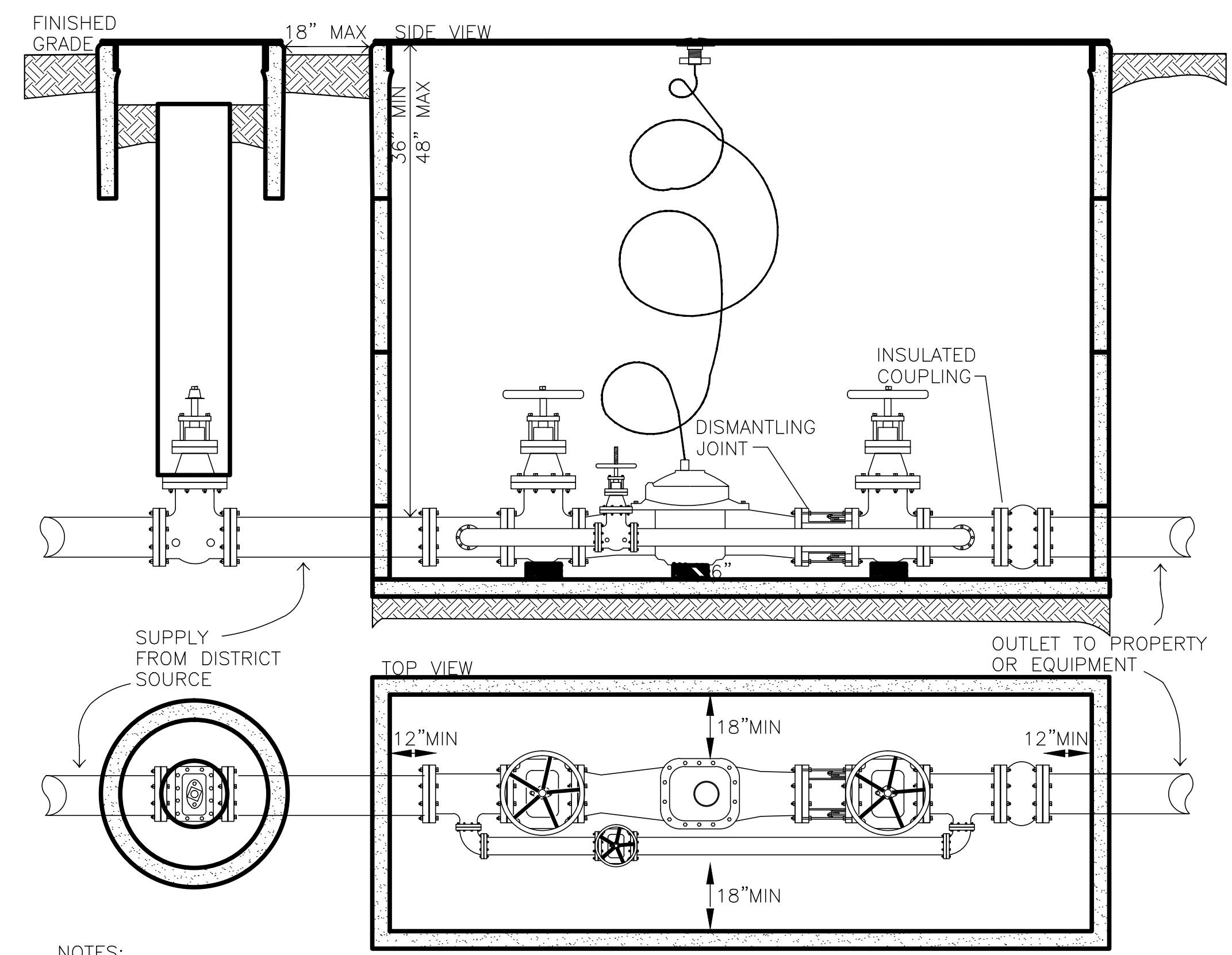
CONCRETE HEADWALL DETAIL (NDOT) 5
 NO SCALE D4



- NOTES:
1. AIR RELEASE VALVES SHALL BE INSTALLED OUTSIDE PAVEMENT SECTION WHENEVER POSSIBLE. SLOPE GROUND AWAY FROM VALVE BOX OR CONSTRUCT CURBING TO PROTECT FROM FLOODING BY SURFACE WATERS.
 2. WHEN CONSTRUCTED IN STREET SECTION, CONSTRUCT AIR RELEASE TUBE TO SIDE OF ROADWAY AND CONSTRUCT "GOOSE-NECK" ABOVE SURROUNDING GRADE AS DIRECTED BY THE WATER UTILITY.
 3. ALL PIPES SHALL BE SLOPED UP TO AIR RELEASE VALVE.
 4. 24" USE : JENSEN N36 PRECAST BOX OR EQUIVALENT.
 >24" USE : JENSEN PRECAST 48" I.D. MANHOLE BARREL OR EQUIVALENT.
 5. USE N36-610 STEEL CHECKED PLATE COVER MARKED "WATER" W/ HOLD DOWN BOLTS OR JENSEN PRECAST 48" I.D. FLAT TOP W/ 36" OPENING AND LID AS REQUIRED.

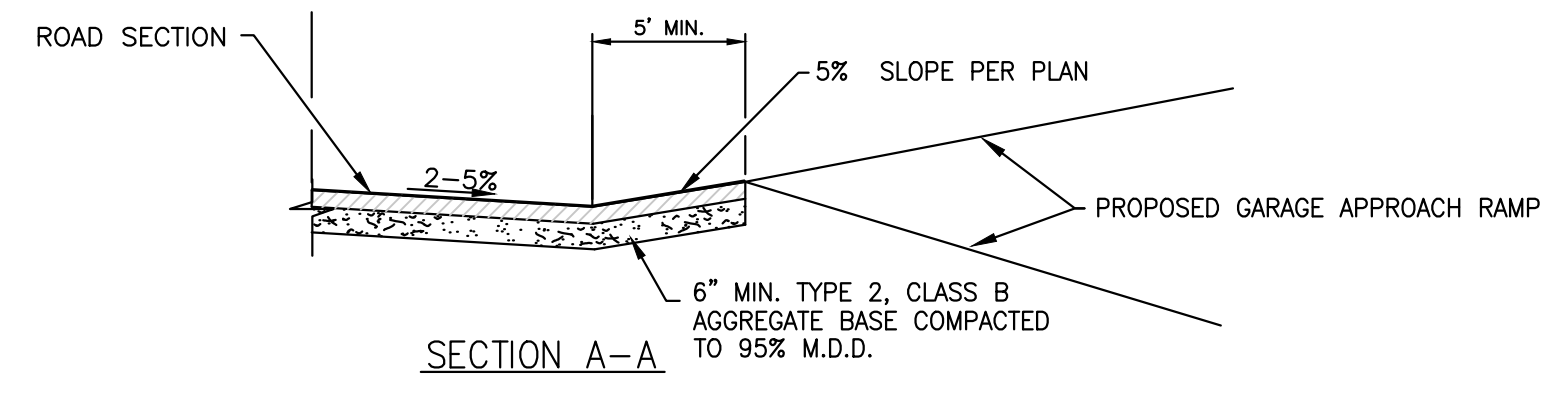
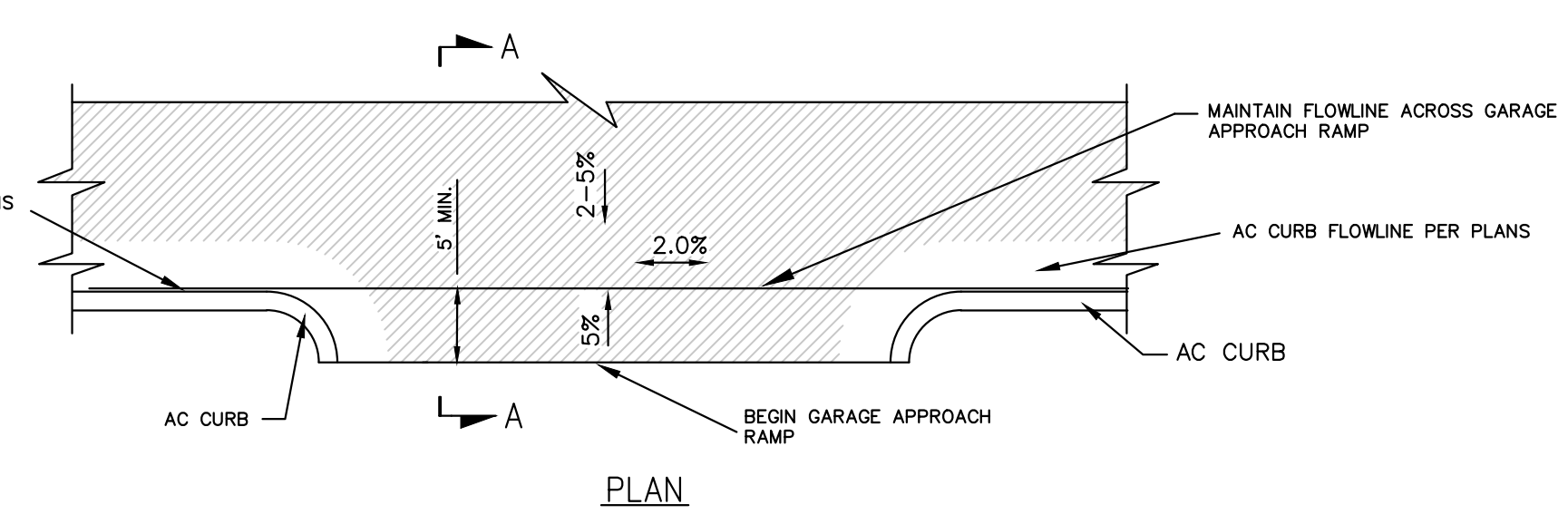
AIR RELEASE VALVE ASSEMBLY 3
 NO SCALE D4

NOTE:
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- NOTES:
1. METER SHALL BE BADGER FIRE SERIES REGISTERING IN GALLONS. 2 RTR'S SUMMATOR SPLITTER TRACE.
 2. METER SHALL BE INSTALLED AT A DEPTH OF NOT LESS THAN 36" AND NOT MORE THAN 48" MEASURED FROM THE TOP OF THE METER BOX TO THE TOP OF THE SUPPLY PIPE(SEE DETAIL).
 3. REQUIRED DISMANTLING JOINT SHALL BE INSTALLED ON THE DOWNSTREAM OF METER AND UPSTREAM OF BYPASS ISOLATION VALVE(SEE DETAIL). ISOLATION VALVES SHALL BE LOCATED IN VAULT.
 4. METER BYPASS SHALL BE 2" SIDE DISPLACEMENT TYP METER.
 5. ASSEMBLY SHALL BE EQUIPPED WITH A SUMMATOR OR TOTALIZER.
 6. METER BOX SHALL BE JENSEN PRE CAST #466TA-1 WITH STEEL H-20 TRAFFIC LOAD #4878AT-TRF LID OR APPROVED EQUIVALENT INSTALLED AT 1-1/2" TO 2" ABOVE FINISHED GRADE IN NON TRAFFIC AREAS OR 1/2" BELOW FINISHED GRADE IN TRAFFIC AREAS (SEE DETAIL). CONTRACTOR SHALL ENSURE THAT METER IS INSTALLED WITHIN THE VAULT WITH ONE FOOT OF CLEAR SPACE ON ALL SIDES OF METER TO THE VAULT WALL.
 7. ASSEMBLY SHALL HAVE LUG RESTRAINT ON VAULT WALL.
 8. VAULT SHALL BE SUPPLIED WITH EASY-OPEN LID, SPRING LOADED.
 9. PIT TRANSPONDER SHALL BE SUPPLIED. ASSEMBLY SHALL OPERATE BY "RADIO READ" TRACE SYSTEM.
 10. METER VAULT SHALL BE SEALED WATER TIGHT.
 11. CONTRACTOR SHALL PROVIDE LOCK AND KEYS FOR LID AND FURNISH TO IVGID.
 12. A 2" UNMETERED BYPASS SHALL BE PROVIDE.
 13. DISK BYPASS.
 14. A SEPARATE CUSTOMERS SHUT OFF VALVE SHALL BE INSTALLED UPSTREAM OF THE VAULT FOR EMERGENCY PURPOSES.

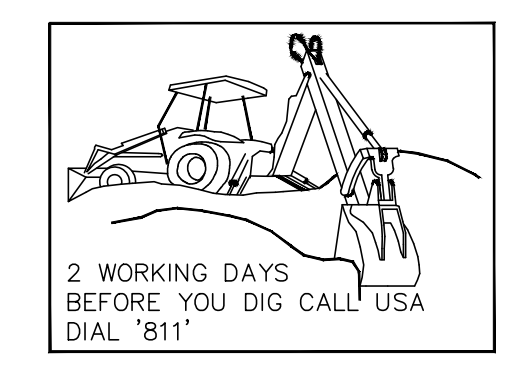
WATER METER INSTALLATION 4
 SIZES 3" - 8"
 NO SCALE D4

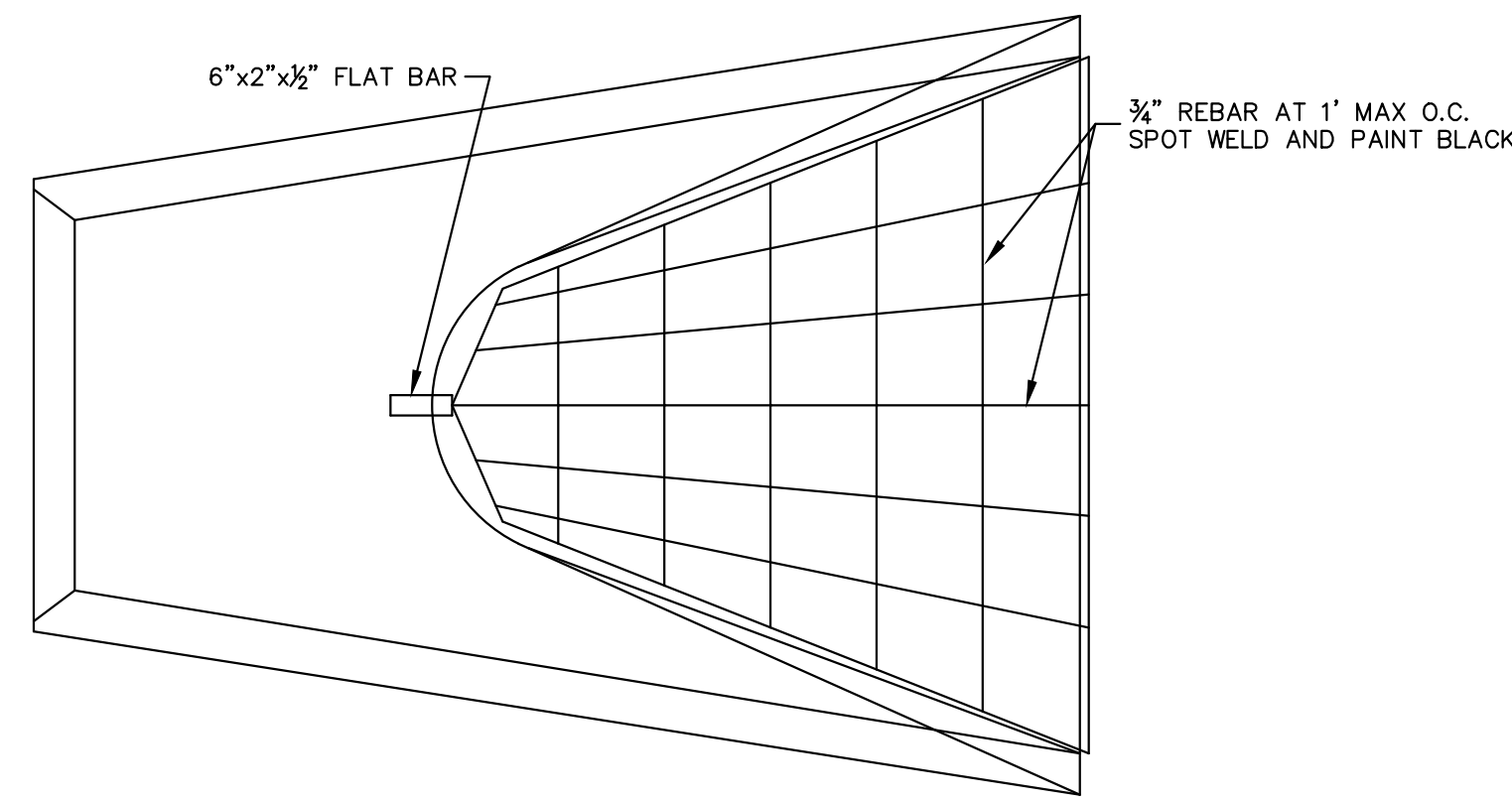


DRIVEWAY APPROACH 6
 NO SCALE D4

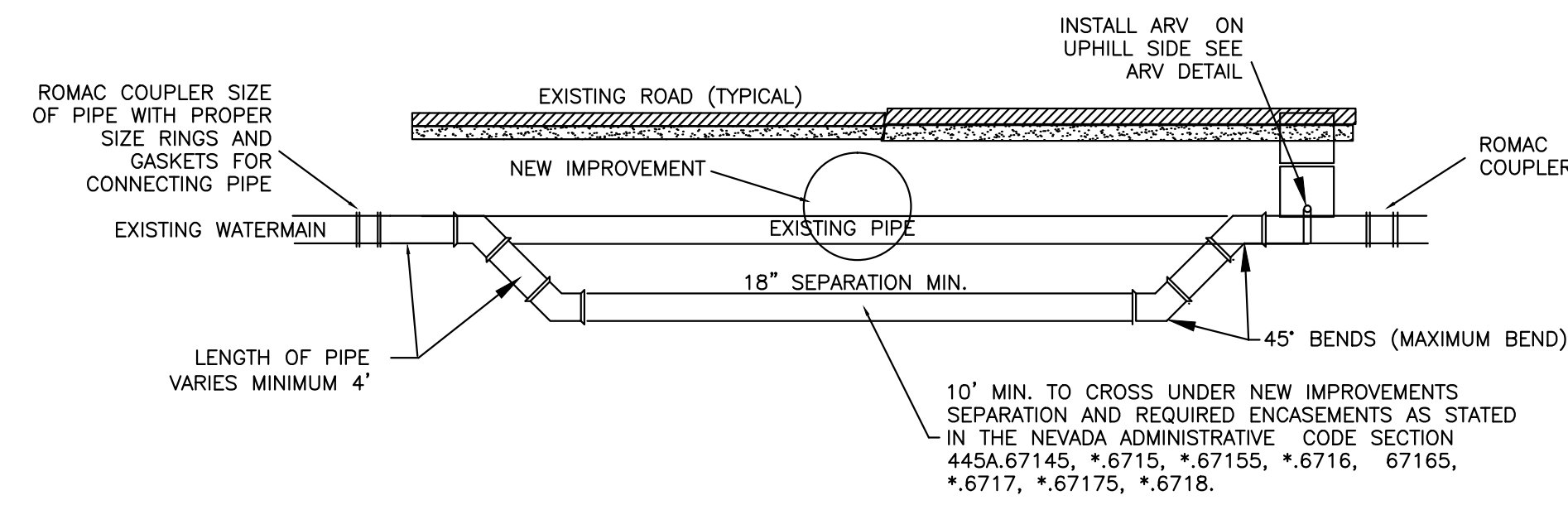
TENTATIVE MAP
 SUBMITTAL

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 CONSTRUCTION





1 FLARED END SECTION
 D5 SCALE: NTS

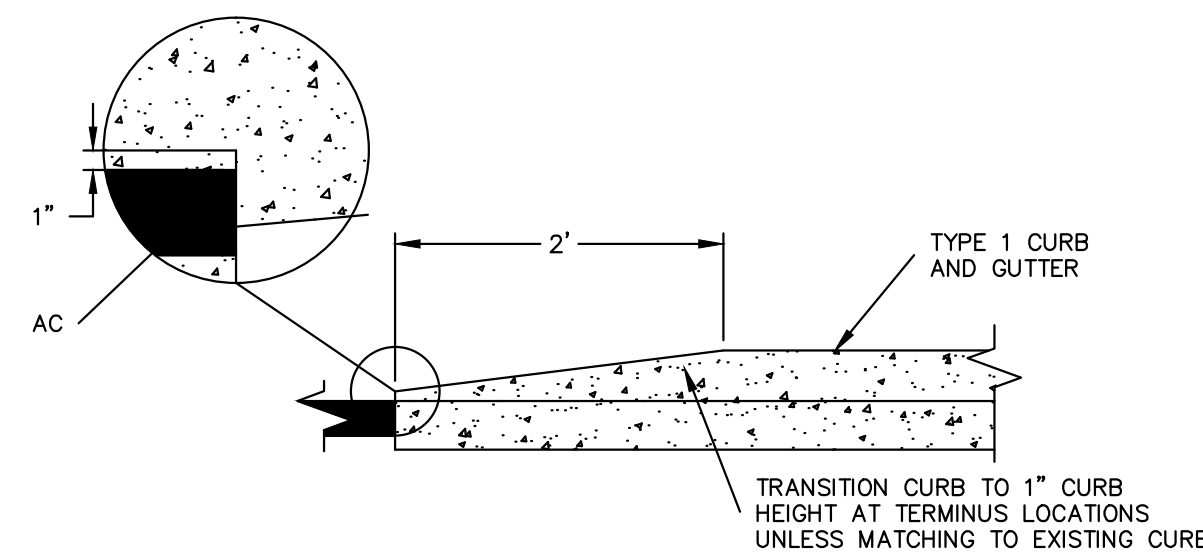


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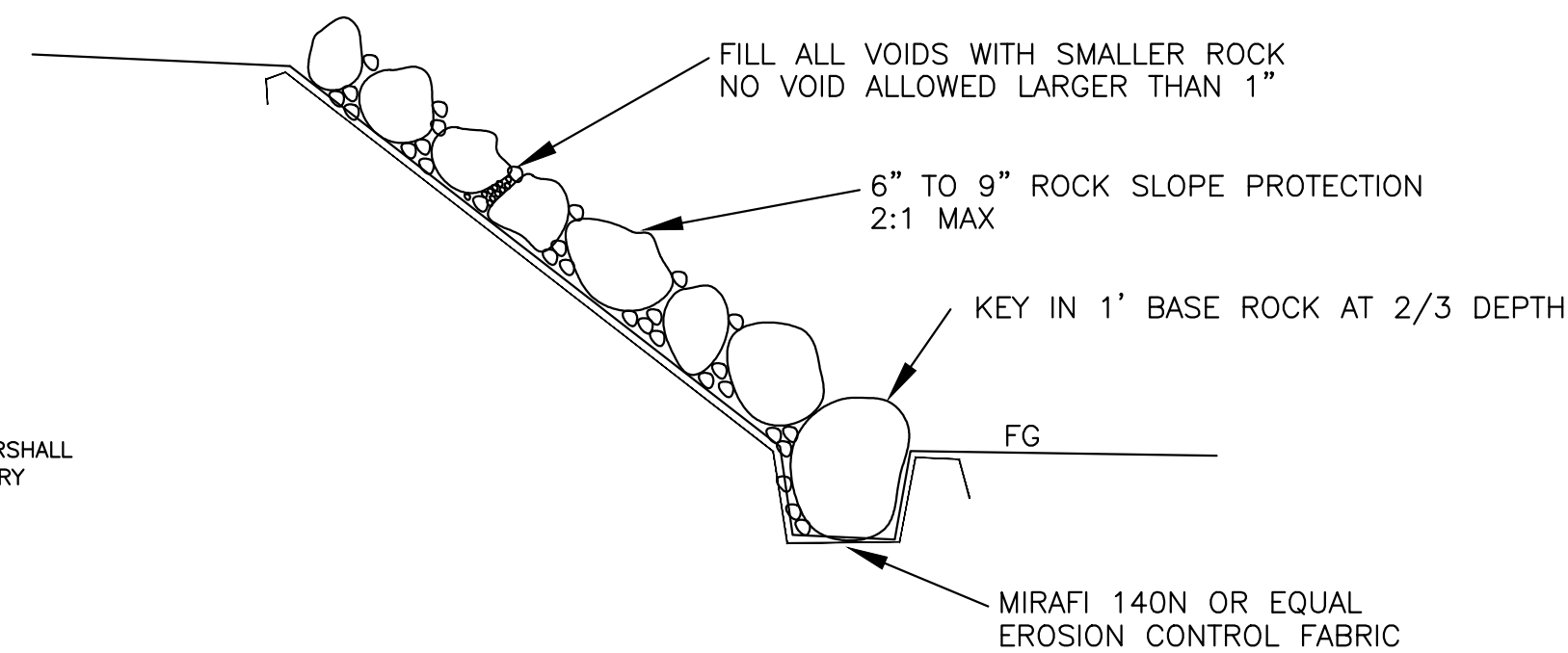
1. ALL NEW PIPE TO BE SAME SIZE AS EXISTING WATERMAIN. TYPICALLY 6", 8" OR 12".
2. ALL NEW PIPE TO BE DUCTILE IRON WITH FIELD-LOK GASKETS, MEGA-LUG, OR ONE-BOLT RESTRAINING GLANDS TO RESTRAIN ALL JOINTS.
3. ALL FITTINGS TO BE CAST IRON.
4. CONTRACTOR TO GIVE 48 HOUR NOTICE PRIOR TO WATER SHUT OFF TO ALL EFFECTED RESIDENTS AND BUSINESSES.
5. CONTRACTOR TO NOTIFY IVGID PRIOR TO WORKING ON WATERMANS.
6. BACKFILL AS SHOWN ON TRENCH DETAIL.

2 LOWERING WATER MAIN SECTION
 D5 SCALE: NTS

3 IRON PIPE GATE DETAIL
 D5 SCALE: NTS



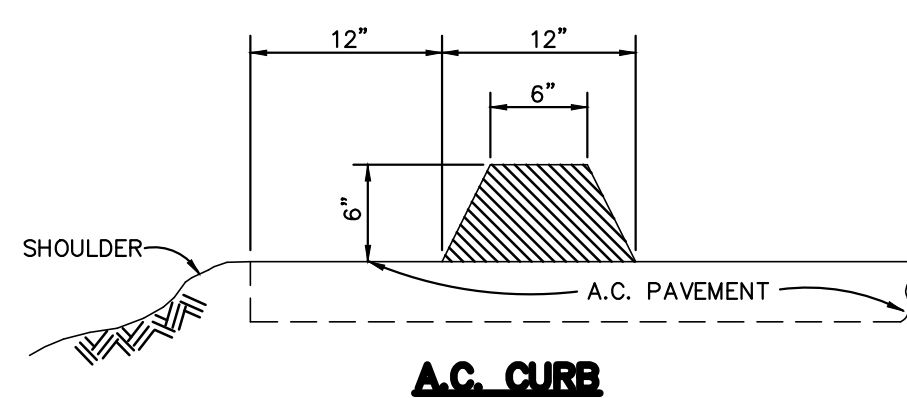
5 CURB TERMINUS DETAIL
 D5 SCALE: NTS



NOTES

1. ALL VOIDS IN ROCK SLOPE PROTECTION SHALL BE FILLED WITH SMALLER ROCK TO PREVENT RODENT HABITATION. NO VOID SHALL BE ALLOWED GREATER THAN 1" DIAMETER

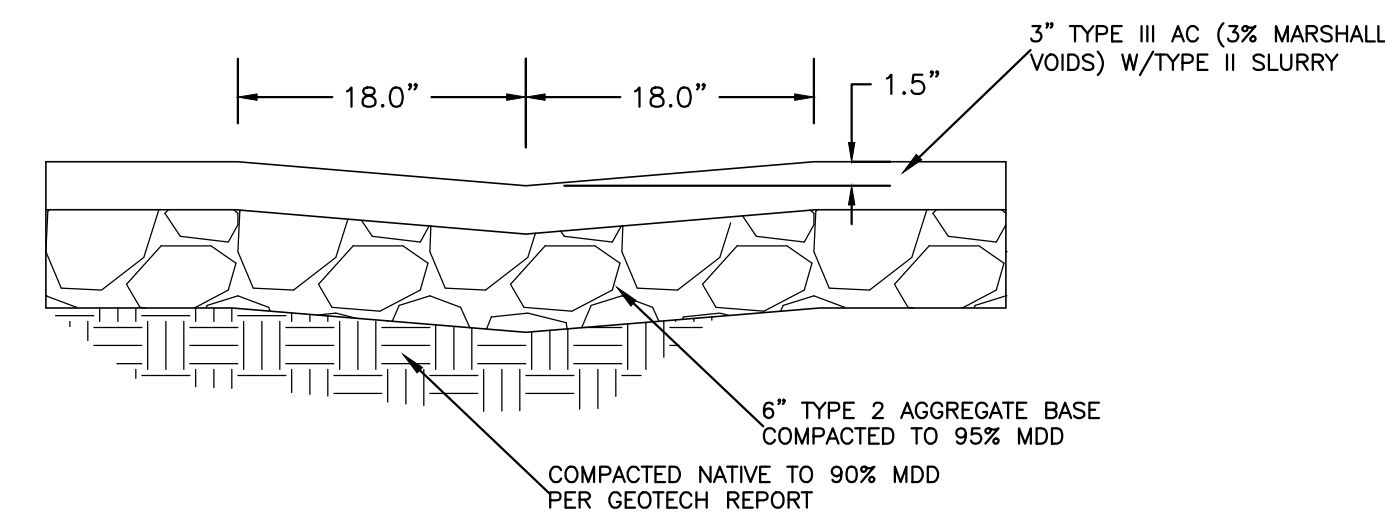
7 ROCK SLOPE PROTECTION
 D5 SCALE: NTS



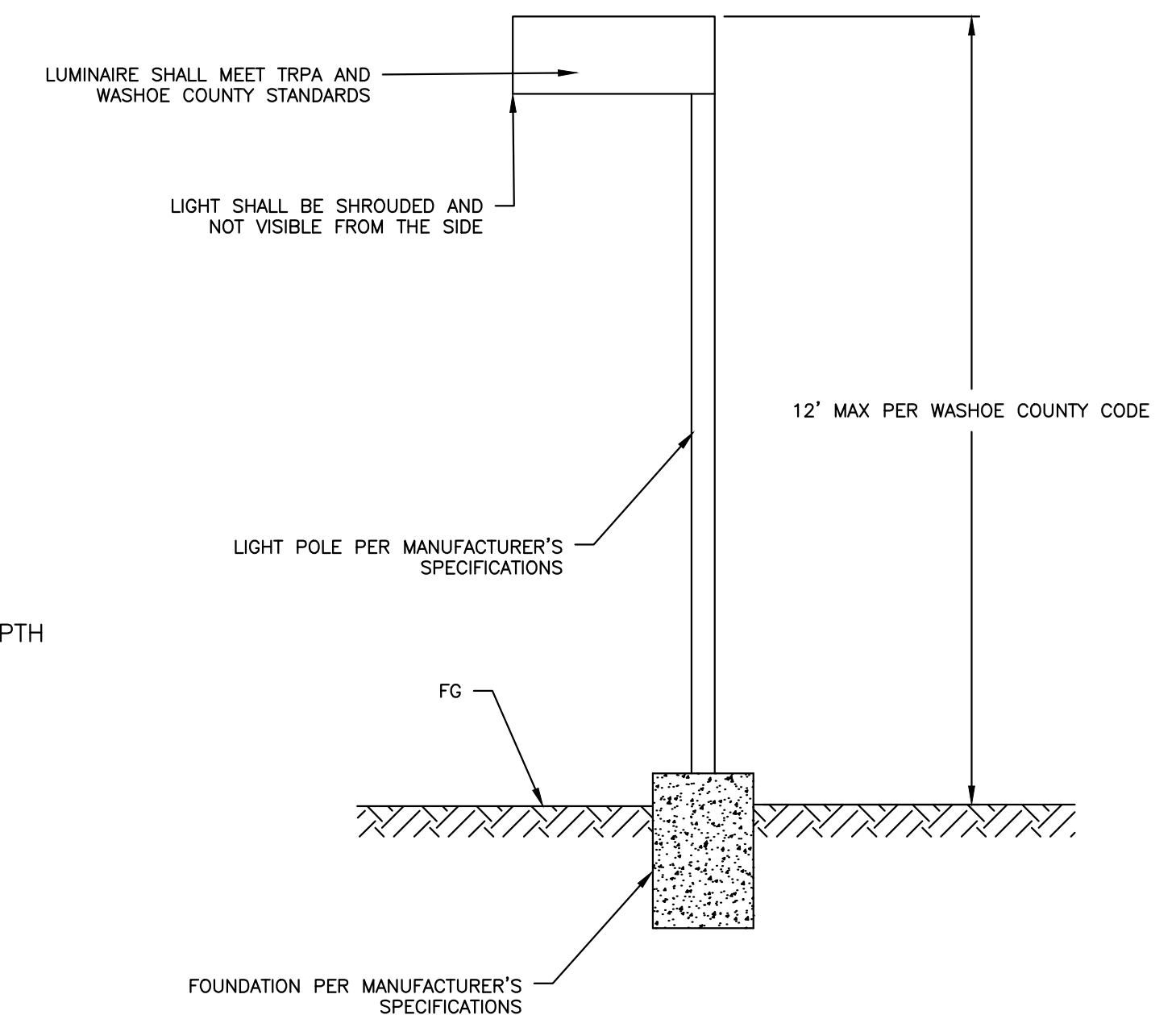
NOTES:

1. ALL P.C.C. CURB, GUTTER AND SIDEWALK SHALL BE MIN 6sack OF CEMENT PER CU.YD. OF CONC UNLESS OTHERWISE SPECIFIED (4000psi) W/4.5-7.5% AIR. MAX SLUMP SHALL BE 4." MAX WATER/CEMENT RATIO SHALL BE .45.
2. (a) ALL CONC CURB, GUTTER, AND SIDEWALK SHALL HAVE WEAKENED PLANE JOINTS EVERY 10 FEET. (b) EXPANSION JOINTS 1/2" WIDE SHALL BE LOCATED IN CURBS & GUTTERS @ EA. SIDE OF STRUCTURES @ ENDS OF ALL CURB RETURNS, & ABUTTING HARDENED IN-PLACE CURB & GUTTER, EXCEPT THAT EXPANSION JTS. SHALL NOT BE INSTALLED WITHIN 20' OF AN ISLAND NOSE. EXPANSION JOINTS SHALL BE 1/2" THICK, SHAPED TO THE CROSS-SECTION OF THE CURB & GUTTER, & SHALL BE CONSTRUCTED @ RIGHT ANGLES TO THE CURB & GUTTER. JOINT FILLER MATERIAL SHALL CONFORM TO SECTION 202.10.
3. AGGREGATE BASE MATERIAL SHALL CONFORM TO THE SPECIFICATIONS FOR TYPE 2 CLASS B AGG. BASE AND BE COMP. TO A MIN. 95% MAX. DRY DENSITY.
4. WHEN A.C. CURB CONSTRUCTED IN CARSON CITY OR LANDER COUNTY, MODIFY EDGE AS SHOWN IN CARSON CITY OR LANDER COUNTY SPECIAL SECTION.
5. CITY OF RENO ONLY - WHEN DIRECTED BY THE CITY ENGINEER USE 23" GUTTER PAN (STD. DET. R-7A).
6. ALL A.C. CURB INSTALLED IN WASHOE CO. TO BE MFD w/ ASPHALTIC CEMENT, GRADE AC-20.
7. CARSON CITY ONLY - NO FELT PAPER TO BE USED FOR EXPANSION JOINTS FOR CURB, GUTTER, OR SIDEWALK.

4 A.C. CURB
 D5 SCALE: NTS



6 ASPHALT SWALE
 D5 SCALE: NTS



8 STREET LIGHT
 D5 SCALE: NTS

TENTATIVE MAP
 SUBMITTAL

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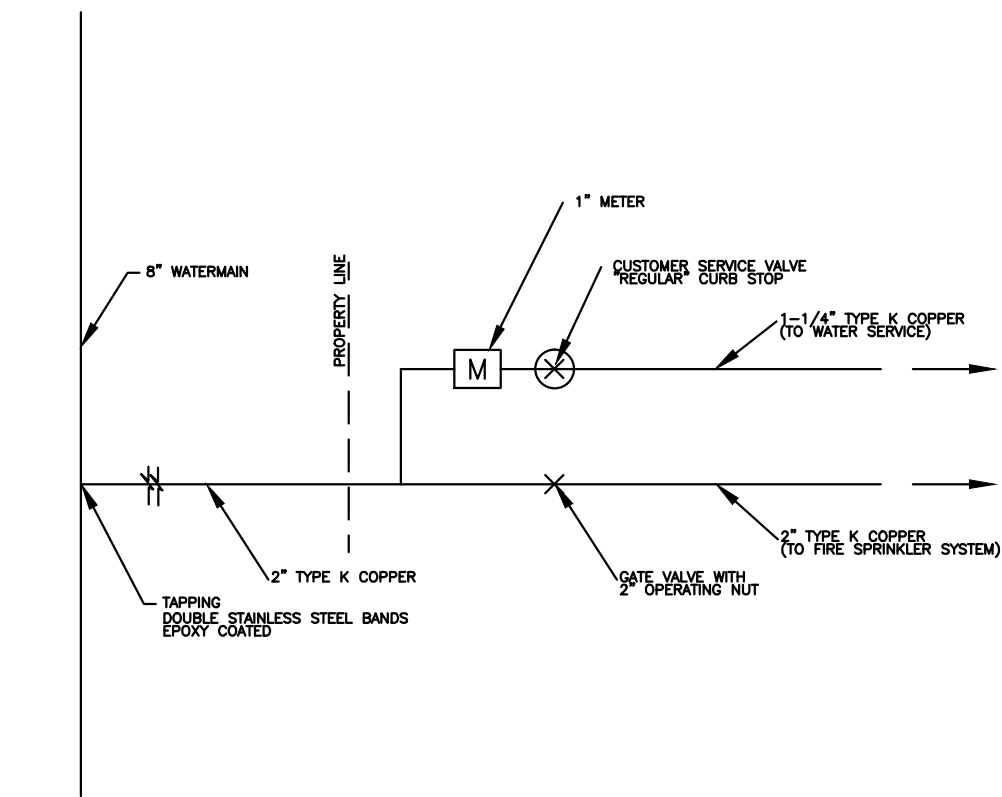
2 WORKING DAYS
 BEFORE YOU DIG CALL USA
 DIAL '811'

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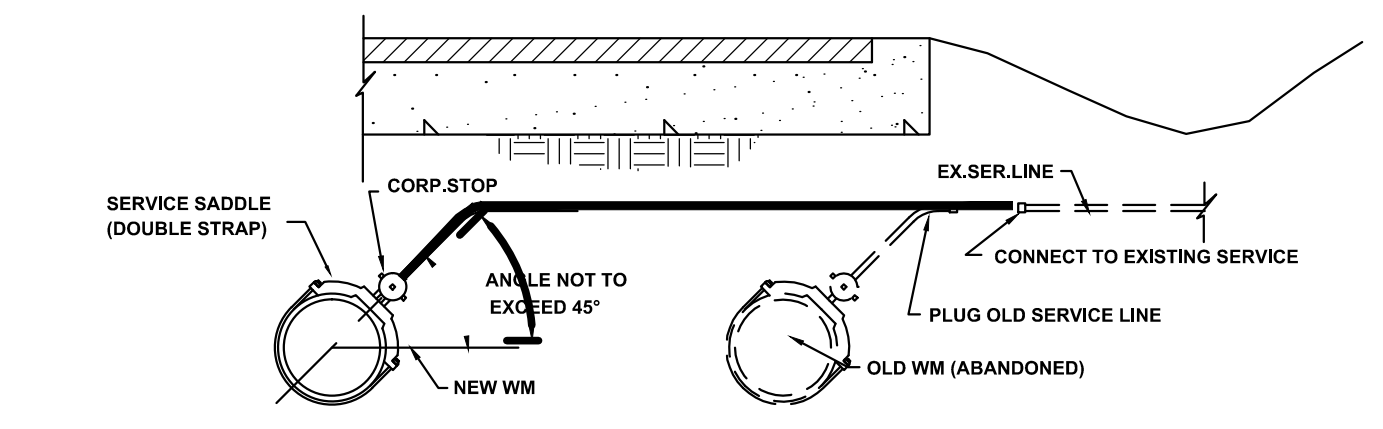
REV.	DATE	DESCRIPTION	BY

D5

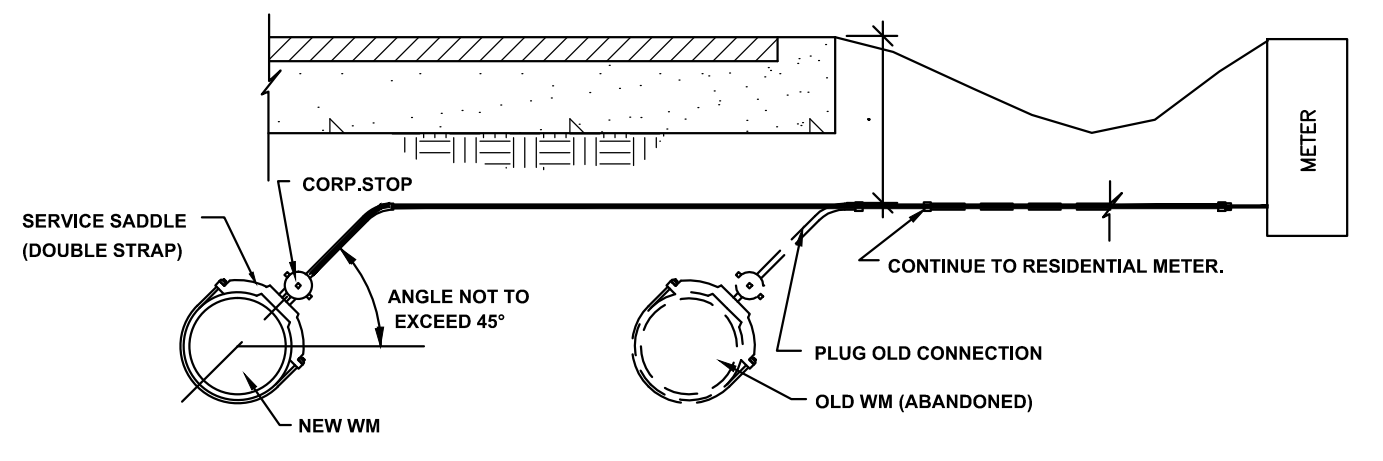
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1
D7
WATER SERVICE CONNECTION
 NO SCALE

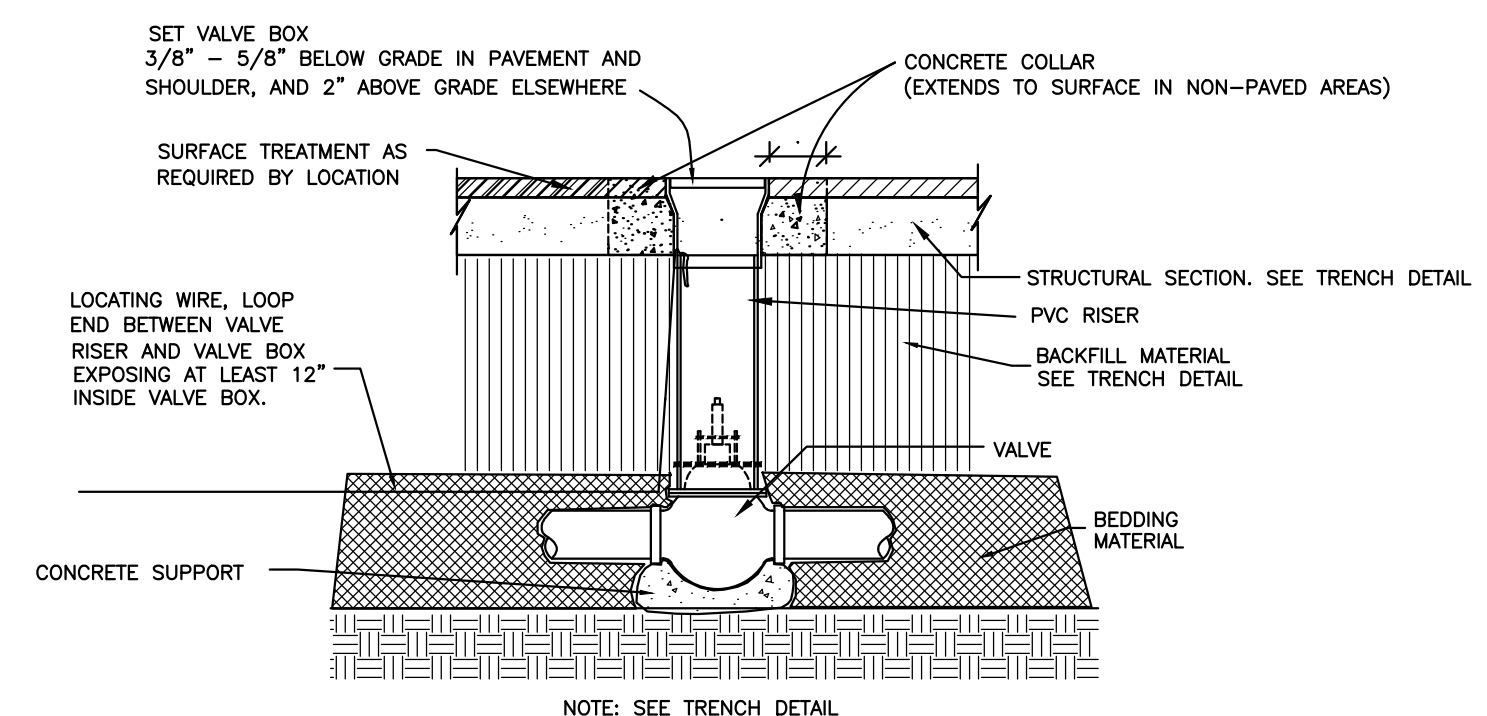


NOTES
 1. FLARED OR COMPRESSION TYPE COUPLINGS TO BE USED AT ALL CONNECTIONS.
 2. ALL SERVICE TO BE TYPE K COPPER, SIZE TO MATCH EXISTING SERVICE. MINIMUM SIZE TO BE 1\"/>



2" GALV. RISER FOR TESTING & DISINFECTION OF NEW MAIN TO BE REMOVED AFTER TESTING & FLUSHING.
 INSTALL 2" BRASS PLUG AFTER TESTING
 2" FIP X FIP CORP STOP
 2"X12" BRASS NIPPLE
 2" MIP X FIP BRASS 90°
 2" TAPPED CAP
 THRUST BLOCK
 NEW WATERMAIN PIPE RESTRAINED 30' FROM END CAP

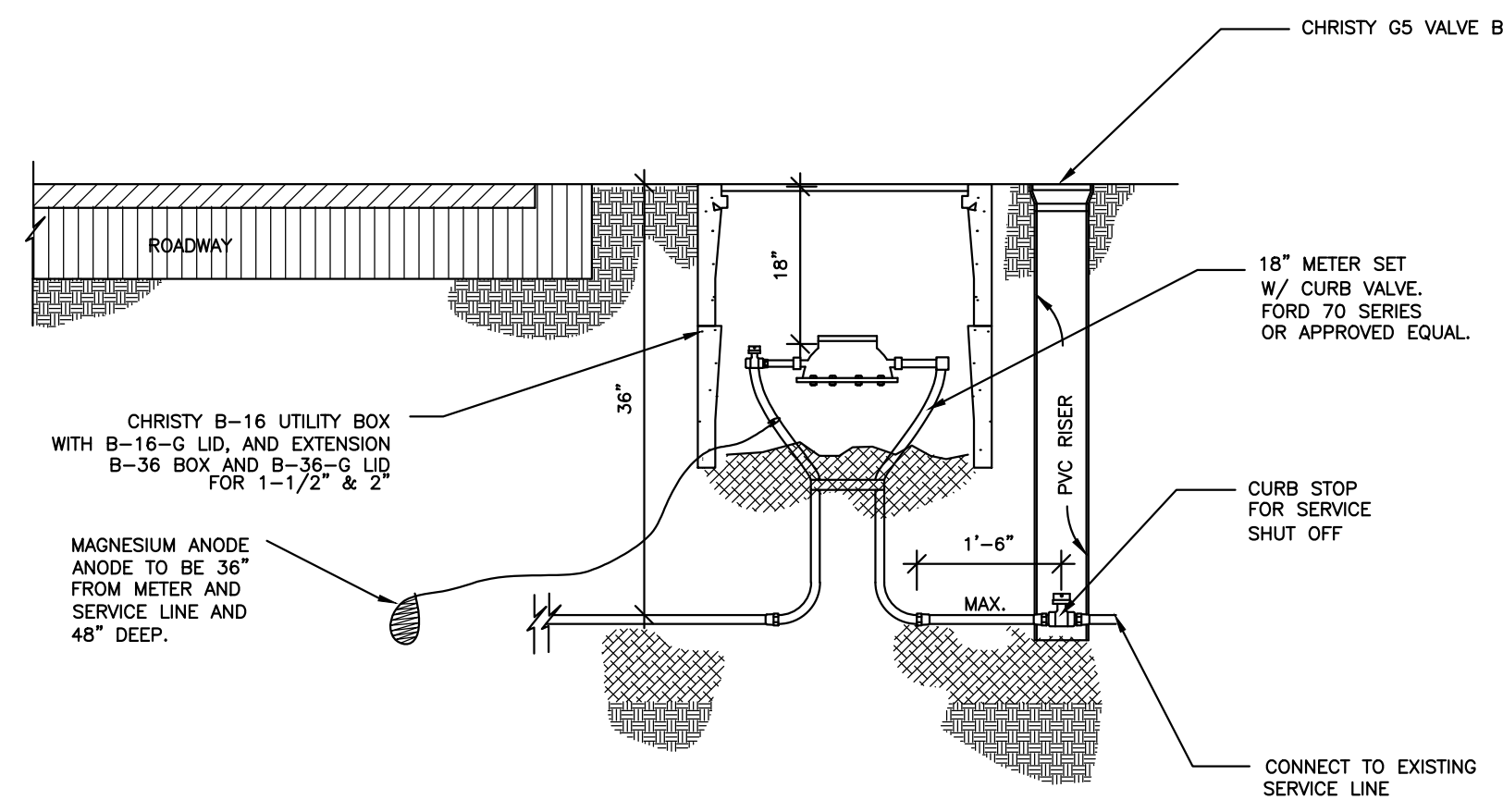
3
D7
RESTRAINED END CAP
 NO SCALE



NOTE:
 1. CONCRETE COLLAR TO BE 2" BELOW FINISHED ASPHALT SURFACE. PLACE 2" OF TYPE 3 ASPHALT PAVING AROUND VALVE BOX. APPLY SS-1 TACK COAT BEFORE PAVING. SEAL AC SURFACE W/ FOG SEAL OR AS REQ'D BY PLANS OR SPECS.

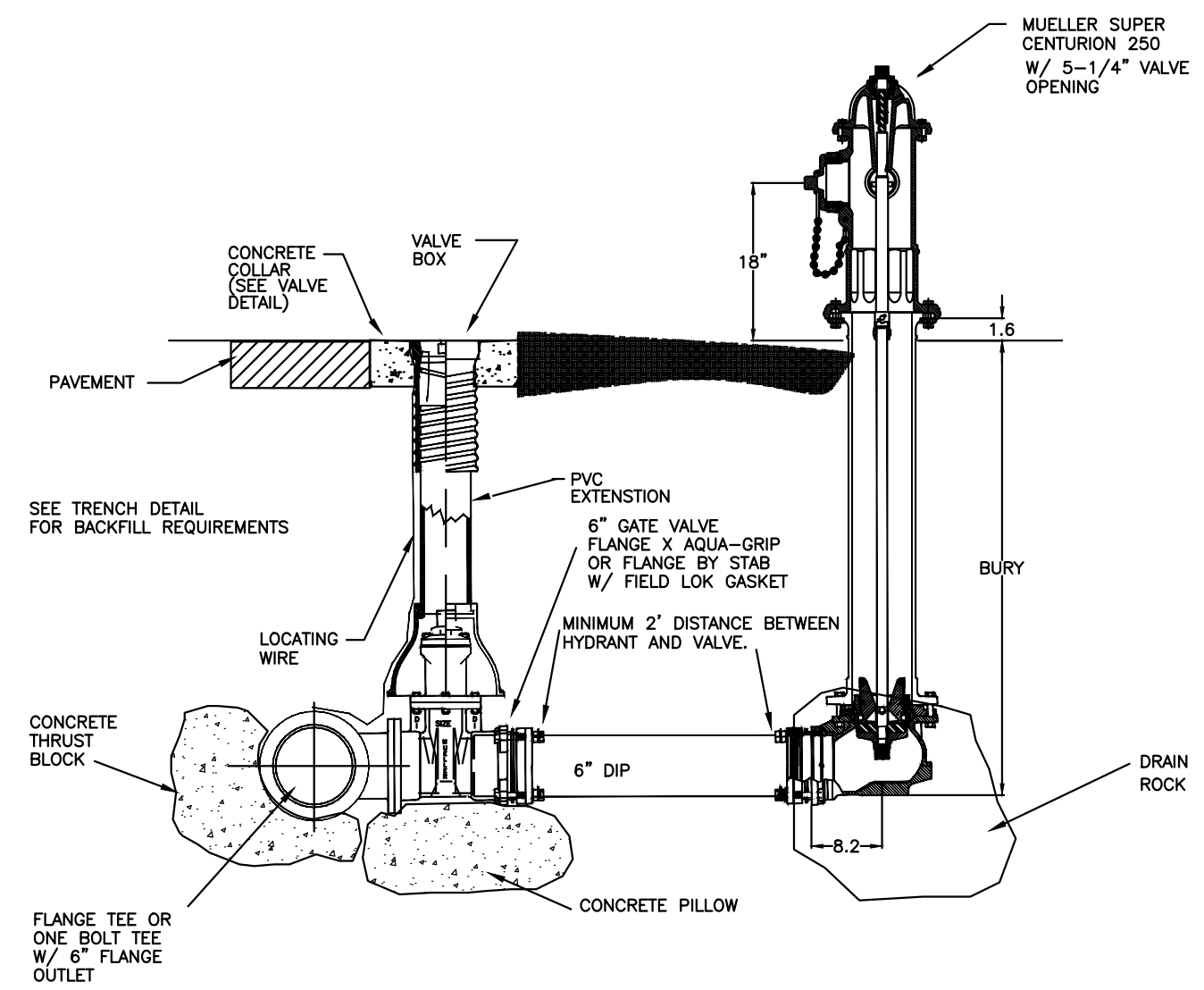
4
D7
GATE VALVE DETAIL
 NO SCALE

2
D7
SERVICE CONNECTION - 2" AND SMALLER
 NO SCALE



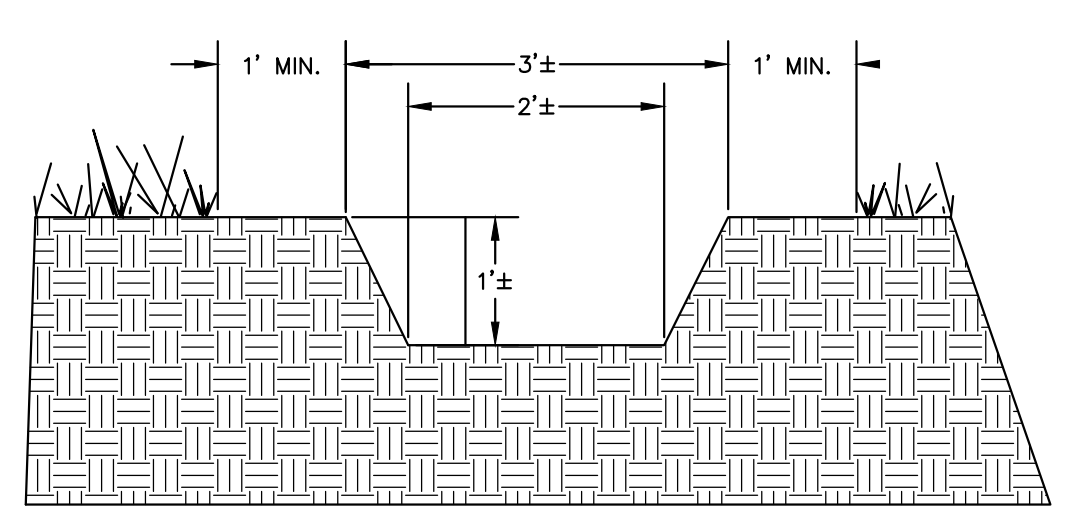
NOTES
 1. FLARED OR COMPRESSION-TYPE COUPLINGS TO BE USED AT ALL CONNECTIONS.
 2. METER YOKE SHALL BE CENTERED IN METER BOX. CURB STOP IN RISER SHALL BE CENTERED FOR EASY OPERATION.
 3. METER SUPPLIED BY OWNER.

5
D7
METER SET INSTALLATION
 NO SCALE



GENERAL NOTES:
 1. HYDRANTS SHALL BE ENAMELED RED.
 2. ALL HYDRANTS SHALL HAVE (2) 2-1/2" HOSE NOZZLES AND (1) 4-1/2" STEAMER NOZZLE. ALL THREADS SHALL BE NATIONAL STANDARD.
 3. OPERATING NUT SHALL BE 1-1/2" PENTAGON.
 4. HYDRANT W/ AQUA-GRIP SHOE OR STAB W/ FIELD LOK GASKET

6
D7
FIRE HYDRANT ASSEMBLY
 NO SCALE

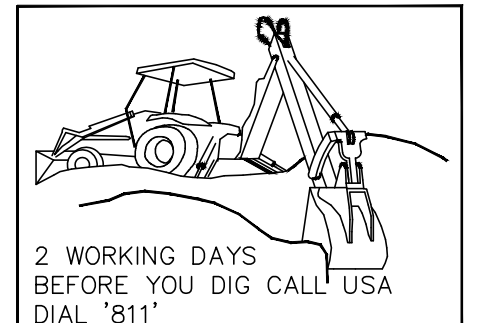


SCALE: N.T.S.
NOTES:
 1.

7
D7
LOW-FLOW CHANNEL DETAIL
 NO SCALE

GENERAL WATER SERVICE NOTES:

1. WATER SERVICE LINES SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN "IVGID REQUIREMENTS TO CONSTRUCT WATER AND SEWER SERVICE LINES".
2. **SERVICE LINE REQUIREMENTS:** FOR each service line upgrade required per the UniFORM Plumbing Code, each lot shall be serviced by a separate service connection of required size from the IVGID main water line to the water meter. Fire service and domestic water service shall use the same main line water tap with separation downstream of the tap by a Tee to a water meter and service line to serve the domestic side. The other line shall continue through an iron body gate valve with a (2") Two inch operating nut through a District approved backflow prevention device at which point this water line becomes the fire service.
3. **MATERIALS:** Water service lines shall be type K copper tubing or ductile iron pipe, all of which shall conform to the UniFORM Plumbing Code and applicable AWWA standards. Polyethylene (PE) polybutyl (PB), or type L or M copper pipe shall not be permitted. PVC C-900 is allowable FOR services 4-inch and larger provided no glued joint are used. If copper is used, service lines two inches in diameter and smaller shall be Type K copper conforming to ASTM B-88. A one-inch service shall be suitable FOR 32 gpm; 1½-inch service suitable FOR 70 gpm; and 2-inch services suitable FOR 140 gpm. Customer service valve boxes must be Christy G-5 or equivalent concrete box with steel lid marked water. Line sizes are to be commensurate with health standards to ensure that no stagnant water will accumulate. Only silver type solder will be allowed. All soldered or brazed joints must be in accordance with UPC installation standards FOR copper plumbing. Solder spools shall be available FOR inspection. All service line fittings shall be flared mechanical compression type or soldered with non-lead UPC approved solder. FROM MAIN LINE TO METER, ONLY FLARED OR MECHANICAL JOINTS WILL BE ALLOWED.
4. **CURB STOPS:** Curb stops FOR copper service lines shall have AWWA thread inlets and compression connection outlets, and shall be FORd ball valve or Mueller Orisetal 2 or equivalent. Curb stops shall be installed to the downstream side of meter setters, with an appropriate valve key and capped enclosure; waste ports shall not be allowed. Fire service valves shall be iron bodied gate valves with a two (2) inch operating nut and shall be immediately adjacent to the water meter box and in its own riser pipe with approved boxed enclosure with a steel lid marked water the interior shall be marked with a warning tape designating fire line, (available from the District).
5. **INSTALLATION:** Where new connections are made to an IVGID water main, the property owner tapping the main will be responsible FOR obtaining Washoe County use permits and FOR cutting pavement and excavating the trench to proper depth and grade. All Water taps are the responsibility of the property owner. IVGID will provide instructions on the specifics of location and methods FOR the tap. Property owner is to lay the pipe to the property line, install curb stop upstream of the meter box, set the meter yoke, box (es), lay service line on private property and install curb stop one to three feet downstream of the meter box with appropriate valve key and capped enclosure. FOR existing services, the District will set the meter within one week of customer request if owner has obtained building permit, paid fees, and installed the proper curb stop with accessories. The District will inspect and approve the construction beFORe backfilling. All trenching must meet OSHA standards.
6. **CATHODIC PROTECTION:** Installation of Cathodic protection is required FOR all water services. A 5-pound "high potential" magnesium anode packaged in chemical backfill with 10 feet of #12 lead wire shall be used. The anode shall be buried at a minimum depth of 48 inches. A bronze or brass clamp shall be used to attach the lead wire to the meter yoke. The anode must be a minimum of 36 inches from the meter yoke, service line or water main. If a locating wire is installed on the water service line, Cathodic protection shall be installed a minimum of once every 500 feet and at each intersection in that line.
7. **TESTING:** The Contractor shall provide all labor, tools, and equipment necessary to perform the required tests. Any faulty equipment shall be replaced beFORe any test is accepted. Water main line shall be tested as the following: (Joints x Pipesize x Square Root of pressure Divided by 7400).
 7.1. Chlorine flush shall be perFORMed after pressure test. First flush at 50 ppm. After 24 hours, second flush at 10 ppm. Following Chlorine flush, Chlorine residual test to be perFORMed.
 7.2. BacT test shall be perFORMed following the Chlorine Flush.
 7.3. All testing to be perFORMed per IVGID specifications.



NOTE:
 ALL WORKMANSHIP SHALL CONFORM TO LOCAL, STATE, AND NATIONAL CODES AS APPLICABLE.

TENTATIVE MAP
 SUBMITTAL
 PRELIMINARY
 NOT FOR
 CONSTRUCTION

NCPI/CP, LLC

DETAILS
 FOR

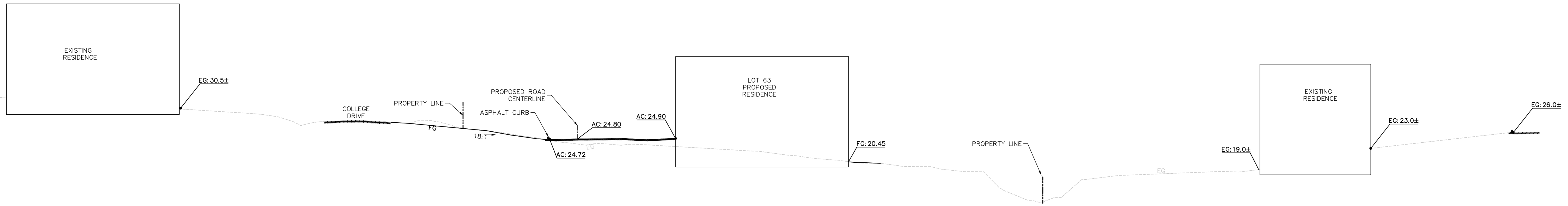
INCLINE CREEK ESTATES PHASE 2

INCLINE VILLAGE WASHOE COUNTY NEVADA

REV	DATE	DESCRIPTION

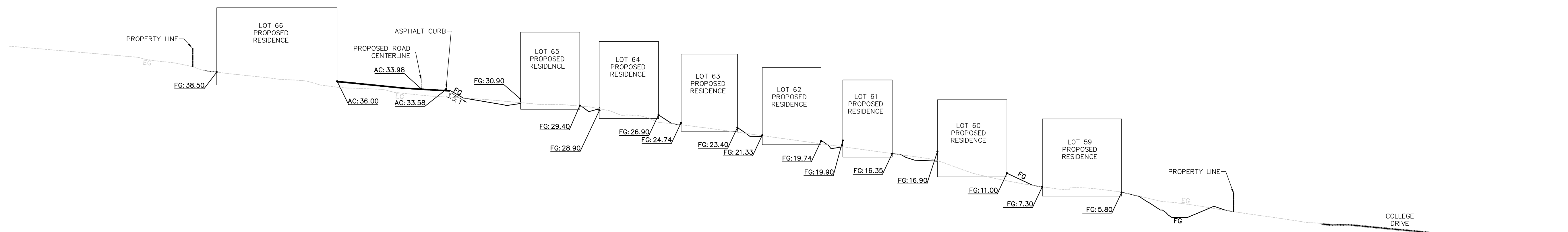
D7

DATE: APRIL 2016
 DRAWN BY: BAMF
 DESIGNED BY: BAMF
 CHECKED BY: DLH
 JOB NO.: ICE-PH2



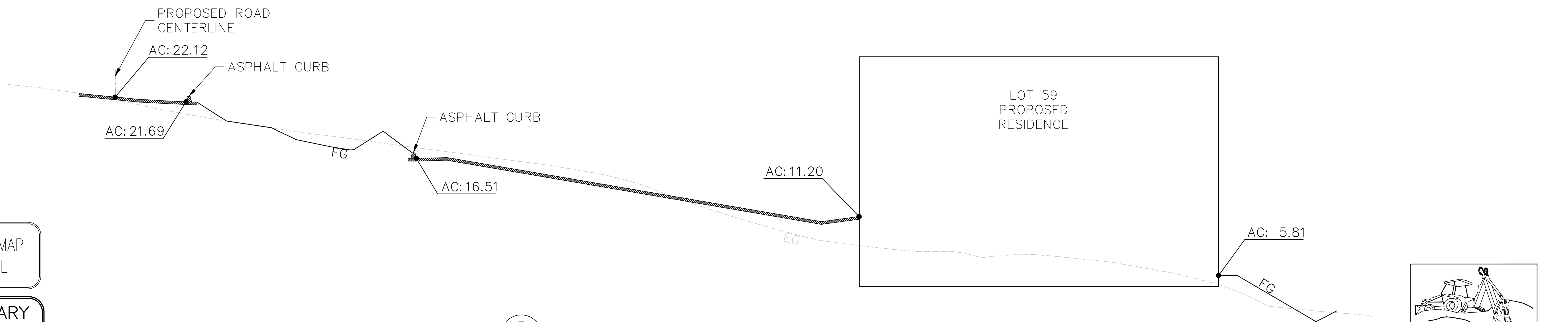
GRADING SECTION 1
 NO SCALE

1
 D8



GRADING SECTION 2
 NO SCALE

2
 D8

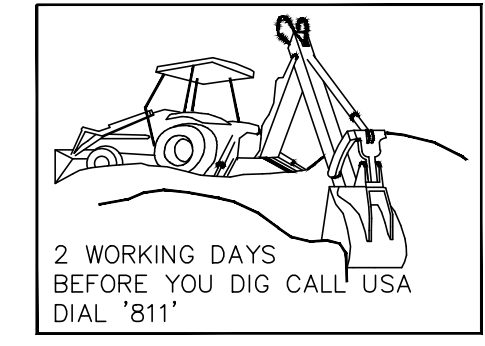


GRADING SECTION 3
 NO SCALE

3
 D8

TENTATIVE MAP
 SUBMITTAL

PRELIMINARY
 NOT FOR
 CONSTRUCTION



NOTE:
 ALL WORKMANSHIP SHALL CONFORM TO LOCAL, STATE, AND NATIONAL CODES AS APPLICABLE.

NCP/ICP, LLC
 DETAILS FOR
 INCLINE CREEK ESTATES PHASE 2
 INCLINE VILLAGE
 WASHOE COUNTY
 NEVADA

REV	DATE	DESCRIPTION	BY

D8

DATE: APRIL 2016
 DRAWN BY: BAMF
 DESIGNED BY: BAMF
 CHECKED BY: DLH
 JOB NO.: ICE-PH2

GEO TECHNICAL INFORMATION



LETTER OF TRANSMITTAL

TO: Scott Properties
International Supply Consortium
17341-A Pickwick Drive
Purcellville, VA 20132
Attn: David Scordy

DATE: October 19, 2015 JOB # 6178.002
 FROM: Mitch Burns
 RE: Incline Creek Estates Phase II

WE ARE SENDING: Via hand delivery Pick-up Via MAIL Other: _____
 Shop Drawings Prints Plans Samples Specifications
 Copy of letter Change Order Field Reports & Test Results

QTY	DATE	DESCRIPTION
1	10/14/2015	Daily Field Report
1	10/14/2015	Soil Field Density Report
2	10/14/2015	Moisture Density Curve

THESE ARE TRANSMITTED as checked below:

For approval Approved as submitted Resubmit for approval
 For your use Approved as noted Returned for corrections
 For review and comment _____

REMARKS: Prior to start of earthwork in the spring, the existing surface shall be scarified, moisture conditioned, and recompact.

COPY TO: _____

RECEIVED / DATE: _____

9222 Prototype Drive
 Reno, NV 89521
 Tel 775.827.6111
 Fax 775.827.6402

800 East College Parkway
 Carson City, NV 89706
 Tel 775.883.7077
 Fax 775.883.7114

178 South Maine Street
 Fallon, NV 89406
 Tel 775.423.2188
 Fax 775.423.5657

225 Kingsbury Grade, Suite A
 Stateline, NV 89449
 Tel 775.588.6490
 Fax 775.588.6479



DATE: 10-14-16 JOB #: 6178.002
 PROJECT: Incline Creek Estates LOCATION: Incline Village
 WORKING DAY: 1.5 hrs OWNER:
 CONTRACTOR: SUPERINTENDENT:
 WEATHER: Clear TEMPERATURE: 45°F
 REPORT NUMBER: PAGE:

Prepared For: Incline Creek LLC Field Report Nonconformance Report
 Clearance of Nonconformance Report

OBSERVED CONDITIONS: I arrived on-site at 1:30 PM and compaction tested the Middle level and the bottom level of the site. The elevation of the tests were at Finish grade of import for this year. I gathered a sample of the import material from the Bottom level of the site to compare the densities taken today to.

Test	Reading	Required	Result	% MDD
1	118.2 @ 4.9%	90	93%	
2	113.9 @ 7.9%	90	89%	

DEFECTIVE WORK TO BE CORRECTED:

INSTRUCTIONS GIVEN OR RECEIVED:

VISITORS TO PROJECT:

SIGNATURE: [Signature]

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 Fallon, NV 89406
 Tel 775.423.2188
 Fax 775.423.5657

225 Kingsbury Grade, Ste. A
 Stateline, NV 89449
 Tel 775.588.6490
 Fax 775.588.6479

WHITE - FILE COPY

YELLOW - INSPECTOR'S COPY

PINK - CONTRACTOR'S COPY

[Handwritten initials]

SOIL FIELD DENSITY REPORT



CLIENT: Scott Properties
International Supply Consortium
17341-A Pickwick Drive
Purcellville, VA 20132
Incline Creek Estates
6178.002

ATTN: David Scordy

PROJECT NAME: Incline Creek Estates
PROJECT NO.: 6178.002

TEST NO.	DATE TESTED	LOCATION	ELEVATION	IN PLACE DRY DENSITY lbs/cu.ft.	IN PLACE MOISTURE CONTENT (%)	OPTIMUM MOISTURE CONTENT (%)	MAXIMUM DRY DENSITY lbs/cu.ft.	RELATIVE COMPACTION (%)	SPECIFIED RELATIVE COMPACTION (MIN %)
1	09/02/15	49' Northwest of LCP, 60' West of Silt Fence	OG	122.9	7.7	11.0	122.0	101	90
2	09/02/15	71' North of LCP, 34' West of Silt Fence	OG	112.6	7.4	11.0	122.0	92	90
3	09/02/15	87' North of LCP, 54' West of Silt Fence	OG	121.8	5.9	11.0	122.0	100	90
4	09/02/15	12' Northwest of LCP, 53' West of Silt Fence	OG	114.3	13.1	11.0	122.0	94	90
5	09/02/15	30' West of Tree Island Fence, 75' West of Silt Fence	OG	126.4	6.4	11.0	122.0	104	90
6	09/03/15	First Lift Fill, Northwest Corner of Low Fill Area	4' BFG	114.3	6.8	12.5	122.0	94	90
7	09/03/15	First Lift Fill, South Area	1' BFG	109.5	11.2	12.5	122.0	90	90
8	09/03/15	First Lift Fill, Northeast Corner of Lower Area	4' BFG	119.7	9.6	12.5	122.0	98	90
9	09/03/15	First Lift Fill, Middle of Upper Area	1' BFG	114.3	8.3	12.5	122.0	94	90
10	09/04/15	Second Lift Fill 49' West of Silt Fence, 88' North of LCP 507	3' BFG	117.0	9.7	10.0	125.0	94	90
11	09/04/15	Second Lift Fill 22' West of Silt Fence, 51' North of LCP 507	3' BFG	120.4	8.8	10.0	125.0	96	90
12	09/04/15	Second Lift Fill, 78' Northwest of LCP 507, 96' West of Silt Fence	3' BFG	115.7	8.4	10.0	125.0	93	90
13	09/04/15	Second Lift Fill, 25' Northwest of LCP 507, 45' West of Silt Fence	3' BFG	116.5	8.3	10.0	125.0	93	90
14	09/04/15	Second Lift Fill, 68' West of Silt Fence, 34' West of Tree Island	3' BFG	121.1	7.0	10.0	125.0	97	90
15	10/14/15	Middle Level of Site	FG	118.2	4.9	7.5	127.5	93	90
16	10/14/15	Bottom Level of Site	FG	113.9	7.8	7.5	127.5	89*	90

Testing shown hereon was performed at random intervals and continuous observation was not conducted. Test results are valid for locations expressly set forth in this report. No opinion of the material consistency is guaranteed or implied.

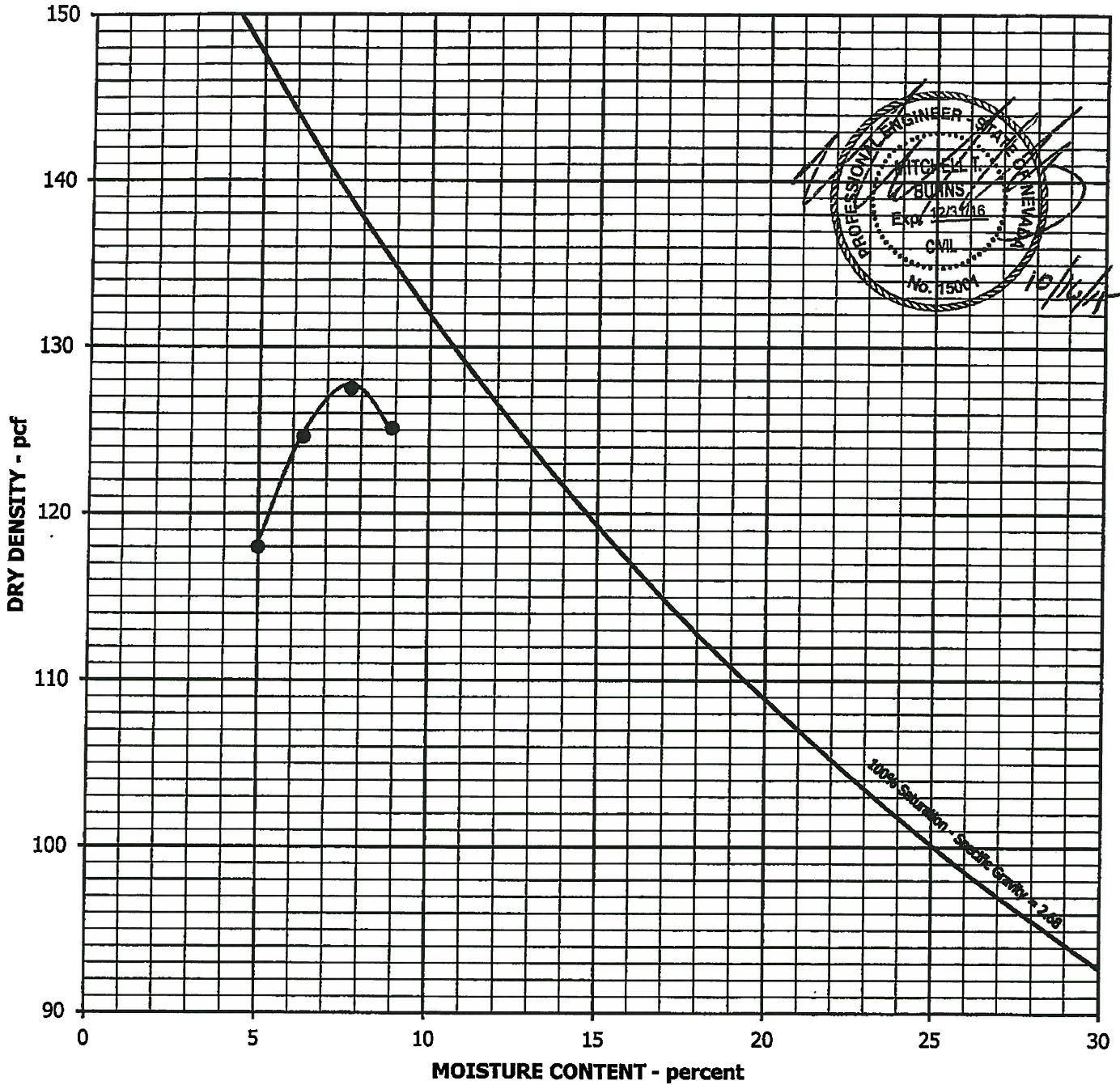
NOTE:
 RG = ROUGH GRADE
 BC = BASE COURSE
 SG = SUBGRADE
 FG = FINISH GRADE
 OG = ORIGINAL GRADE
 FTG = FOOTING GRADE
 PG = PAD GRADE
 FF = FINISH FLOOR
 PREFIX "B" = DEPTH BELOW REFERENCE LEVEL
 PREFIX "A" = DEPTH ABOVE REFERENCE LEVEL
 * = FAILED TEST

[Signature]
 LUMOS & ASSOCIATES, INC.

REMARKS: FG → Temporary Finish Grade prior to winter shut-down.

- 9222 Prototype Drive
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Fax 775.883.7114
- 178 South Maine Street
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Fax 775.423.5657
- 225 Kingsbury Grade, Suite A
Stateline, NV 89449
Tel 775.588.6490
Fax 775.588.6479

MOISTURE DENSITY CURVE



Client: Incline Creek, LLC.
 Job Number: 6178.002
 Lab Number: R-494-15
 Sample Location: In Place Bottom Level of Site
 Material Description: Silty Sand with Gravel

Project Name: Incline Creek Estates Phase II
 Project Location: Incline Village, Nevada
 Date Sampled: 10/14/2015
 Test Method: ASTM D1557C
 Color: Reddish Brown

Optimum Moisture Content 7.5 %

Maximum Dry Density 127.5 pcf

Comment: Proctor Corrected Due to 14% Retained on the 3/4" Sieve.



9222 Prototype Drive
 Reno, NV 89521
 Tel 775.827.6111
 Fax 775.827.6402

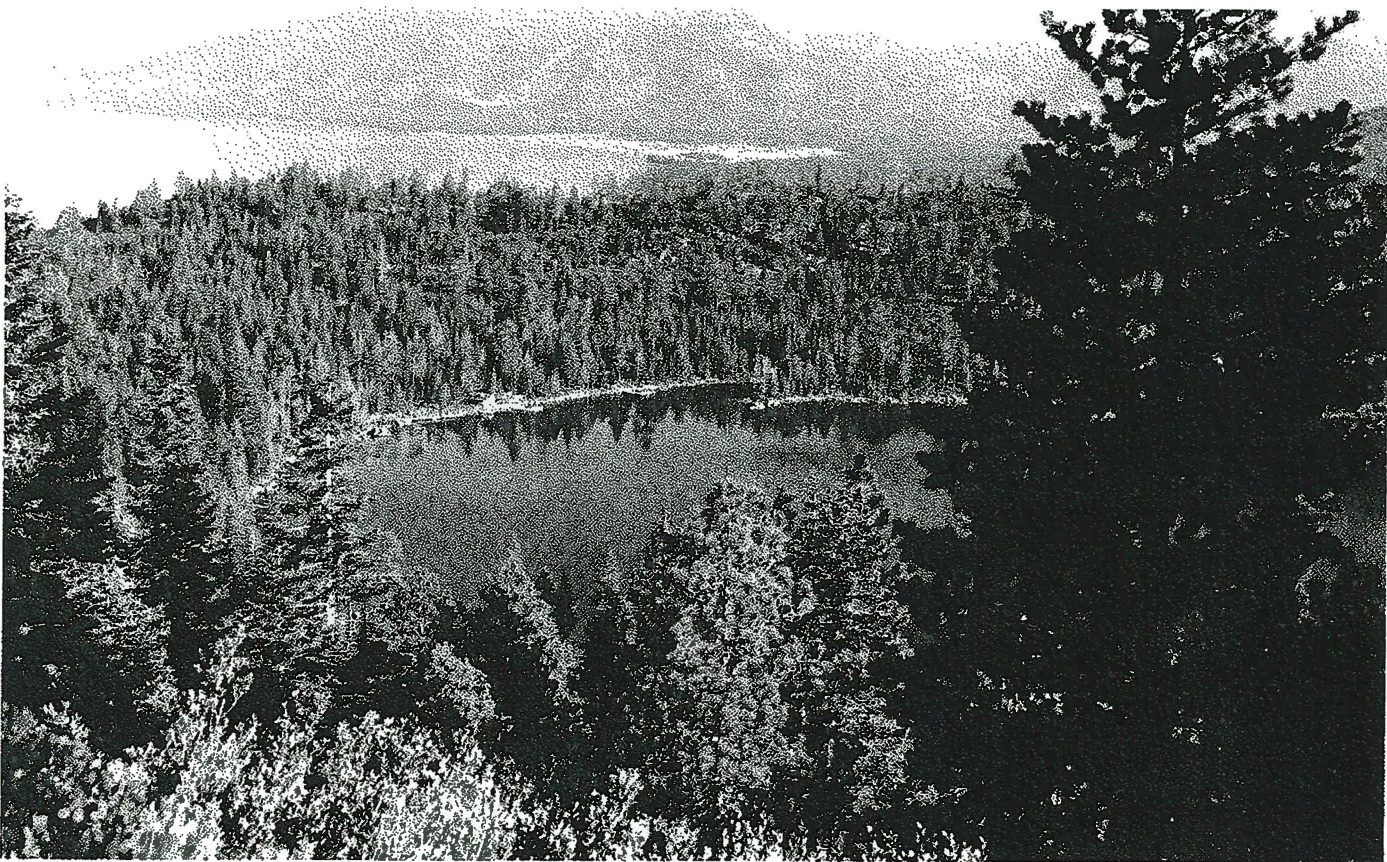
800 East College Parkway
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SOIL SURVEY

Tahoe Basin Area California and Nevada



United States Department of Agriculture
Soil Conservation Service and Forest Service
In cooperation with
University of California
Agricultural Experiment Station
and the
Nevada Agricultural Experiment Station

Issued March 1974

C2--48 inches, variegated, very dark grayish-brown (10YR 3/2), grayish brown (10YR 5/2), and white (10YR 8/2) decomposed granitic rock, or grus.

The depth to grus ranges from 36 to more than 60 inches. The 0 horizon of conifer needles is 0 to 2 inches thick. The volume of gravel, cobblestones, stones, and boulders ranges from 35 to 65 percent. From 15 to 50 percent of the surface area is covered with stones and boulders. Reaction ranges from medium acid to slightly acid.

The A horizon is grayish brown or brown. The A and C horizons are predominantly gravelly loamy coarse sand, but in some profiles range to gravelly loamy sand. The C horizon is light brownish gray or pale brown.

Graylock soils are similar to Cagwin and Toem soils, but are deeper over grus and have a larger volume of coarse fragments in the underlying layers.

Graylock extremely stony loamy coarse sand, 30 to 50 percent slopes (GsF).--This soil is on uplands. It has the profile described as representative of the series.

About 10 to 15 percent of the total acreage of this soil is inclusions of Cagwin loamy coarse sand, Toem loamy coarse sand, and Rock land.

If this Graylock soil is bare of vegetation, surface runoff is rapid and the erosion hazard is high.

This soil is used mainly for timber and wildlife. Capability subclass VII_s.

Inville Series

The Inville series consists of gently sloping to moderately steep, well-drained soils on alluvial fans, terraces, and flood plains. These soils formed in alluvium and outwash derived from mixed volcanic and granitic parent rocks, of which the dominant rock type is andesite. Slopes are 0 to 30 percent. Elevations are 6,200 to 7,000 feet. The average annual precipitation is 20 to 30 inches, most of which is snow. The average annual air temperature is about 41° F., and the frost-free growing season is 50 to 80 days. The vegetation is coniferous forest and an understory of brush.

In a representative profile the surface layer is brown, medium acid stony coarse sandy loam and gravelly coarse sandy loam 4 inches thick. The subsoil is reddish-brown and brown, medium acid gravelly and cobbly sandy loam 31 inches thick. The substratum is brown, medium acid very gravelly and cobbly loamy coarse sand.

Roots can penetrate to a depth of more than 60 inches. Available water capacity is 3 to 5 inches.

Inville soils are used chiefly for urban development.

Representative profile: Area of urban development in Incline Village approximately 2,200 feet east and 2,200 feet south of the northwest corner of sec. 15, T. 16 N., R. 18 E.

01--2 inches to 0, litter of conifer needles.

A11--0 to 1 inch, brown (10YR 4/3) stony coarse sandy loam, very dark brown (10YR 2/2) moist; moderate, fine and medium, granular structure; soft, very friable, nonsticky and nonplastic; few very fine roots; many very fine interstitial pores; 20 percent gravel; medium acid; abrupt, smooth boundary. 1 to 4 inches thick.

A12--1 to 4 inches, brown (10YR 5/3) gravelly coarse sandy loam, dark brown (10YR 3/3) moist; weak, medium, subangular blocky and moderate, fine, granular structure; soft, very friable, nonsticky and nonplastic; common very fine, fine, and medium roots; many very fine interstitial pores and few very fine tubular pores; 20 percent gravel; medium acid; clear, smooth boundary. 3 to 5 inches thick.

B1--4 to 10 inches, brown (10YR 5/3) gravelly coarse sandy loam, variegated with about equal amounts of dark brown (10YR 3/3) and dark yellowish brown (10YR 3/4) moist; weak, medium, subangular blocky structure; soft, very friable, nonsticky and nonplastic; many very fine, fine, medium, and coarse roots; many fine interstitial pores and common very fine tubular pores; few thin clay films in pores; 20 percent gravel; medium acid; clear, wavy boundary. 4 to 8 inches thick.

B21t--10 to 26 inches, reddish-brown (5YR 5/3) cobbly and gravelly sandy loam, reddish brown (5YR 4/3) moist; weak, medium, subangular blocky structure; hard, very friable, slightly sticky and slightly plastic; many very fine, fine, medium, and coarse roots; many very fine interstitial pores and common very fine tubular pores; common thin clay films in pores and few thin clay films on ped faces; 25 percent cobblestones and 35 percent gravel; medium acid; clear, wavy boundary. 10 to 20 inches thick.

B22t--26 to 35 inches, brown (10YR 5/3) cobbly and gravelly sandy loam, brown (10YR 4/3) moist; dark yellowish brown (10YR 4/4) moist clay films; weak, medium and coarse, subangular blocky structure; slightly hard, very friable, nonsticky and nonplastic; few very fine and fine and common medium roots; many very fine interstitial pores and few very fine tubular pores; few thin clay films coating and bridging sand grains; 35 percent gravel and 35 percent cobblestones; medium acid; clear, wavy boundary. 9 to 18 inches thick.

C--35 to 60 inches, brown (10YR 5/3) dry and moist, cobbly and very gravelly loamy coarse sand; massive; soft, very friable, nonsticky and nonplastic; few very fine, fine, and medium roots; many fine and medium interstitial pores; 50 percent gravel and 35 percent cobblestones; medium acid; 15 to 30 inches thick.

The thickness of the solum ranges from 27 to 45 inches. The 0 horizon of conifer needles is 0 to 2 inches thick. The volume of gravel, cobblestones, stones, and boulders ranges from 15 to 50 percent in

the A horizon and from 35 to 75 percent in the B and C horizons. From 1 to 5 percent of the surface is covered with cobblestones, stones, and boulders.

The A horizon ranges from medium acid to slightly acid, is brown or dark grayish brown, and is dominantly gravelly coarse sandy loam but ranges to gravelly sandy loam or gravelly loamy coarse sand.

The B horizon is predominantly reddish brown but ranges to light reddish brown or brown in hues of 5YR, 7.5YR, and 10YR. It is dominantly gravelly and cobbly sandy loam but ranges to coarse sandy loam or loam.

The C horizon is very gravelly or cobbly loamy coarse sand or coarse sandy loam and ranges widely in color. In some places there is a weakly silica cemented hardpan at a depth of 40 to 68 inches.

Inville soils are similar to Jabu, Elmira, and Meeks soils. They have a larger volume of coarse fragments in the subsoil than Jabu soils. They also have a larger volume of coarse fragments than Elmira soils and are finer textured. They are warmer and finer textured than Meeks soils.

Inville gravelly coarse sandy loam, 0 to 5 percent slopes (IgB).--This soil is on glacial outwash terraces. It has a profile similar to the one described as representative of the series, but its surface layer is 15 to 20 percent gravel and less than 1 percent of the surface area is covered with cobblestones and stones. The subsoil extends to a depth of 40 to 68 inches. It ranges from gravelly, cobbly, very gravelly, or very cobbly coarse sandy loam to light sandy clay loam, and by volume is more than 35 percent coarse fragments. It is underlain by a hardpan, weakly cemented with silica, that is very hard to extremely hard in place, but disintegrates under pressure (pl. II, right).

About 5 percent of the acreage of this soil is Jabu coarse sandy loam, and 5 percent is Jabu coarse sandy loam, shallow variant.

Even if this Inville soil is bare of vegetation, it has slow runoff and only a slight hazard of erosion. Roots form a mat on top of the hardpan. Permeability is very slow in the pan.

This soil is used chiefly for urban development. Some areas are used for timber. Capability subclass IVe.

Inville stony coarse sandy loam, 2 to 9 percent slopes (IsC).--This soil is on alluvial fans, terraces, and flood plains. It has the profile described as representative of the series.

Included with this soil in mapping are areas of Cagwin, Jabu, and Umpa soils; and near Incline Village on the shores of Lake Tahoe, areas of Jabu coarse sandy loam, shallow variant.

Runoff is slow to medium on this Inville soil, and the erosion hazard is slight to moderate. Permeability is moderately rapid.

This soil is used chiefly for urban development. Capability subclass IVe.

Inville stony coarse sandy loam, 9 to 15 percent slopes (IsD).--This soil is on alluvial fans and

terraces. About 5 percent of the acreage is Jabu coarse sandy loam and Jabu coarse sandy loam, shallow variant.

Unless this Inville soil has a protective cover of vegetation, surface runoff is rapid and the erosion hazard is moderate. Limitations are moderate in reestablishing vegetation. Permeability is moderately rapid.

This soil is used chiefly for urban development. Capability subclass IVe.

Inville stony coarse sandy loam, 15 to 30 percent slopes (IsE).--This moderately steep or hilly soil is on alluvial fans and terraces.

Included with this soil in mapping are areas of Jabu coarse sandy loam, Elmira gravelly loamy coarse sand, and Meeks very stony loamy coarse sand.

Unless this Inville soil has a protective cover of vegetation, surface runoff is rapid and the erosion hazard is high. Limitations are moderate in reestablishing vegetation. Permeability is moderately rapid.

The principal use of this soil is urban development. Capability subclass IVe.

Jabu Series

The Jabu series consists of nearly level to moderately steep, well drained to moderately well drained soils that are about 40 inches deep over dense fragipan. These soils are on glacial outwash terraces. The parent material is mixed, but is predominantly granitic alluvium. Slopes are 0 to 2 percent. Elevations are 6,200 to 6,900 feet. The average annual precipitation is 25 to 35 inches, average annual air temperature is about 42° F., and the frost-free season is 50 to 80 days. The vegetation is a coniferous forest and an understory of shrubs.

In a representative profile the surface layer is brown, medium acid coarse sandy loam about 6 inches thick. To a depth of about 45 inches, the subsoil is brown and strong-brown, medium acid and strong acid coarse sandy loam and gravelly coarse sandy loam. Below this is a brittle, dense fragipan over highly weathered, compacted till.

Permeability is moderate in the subsoil and slow in the pan. In spring and early in summer, water moves laterally along the contact between the fragipan and the compacted till.

Jabu soils are used for homesites, range, and timber.

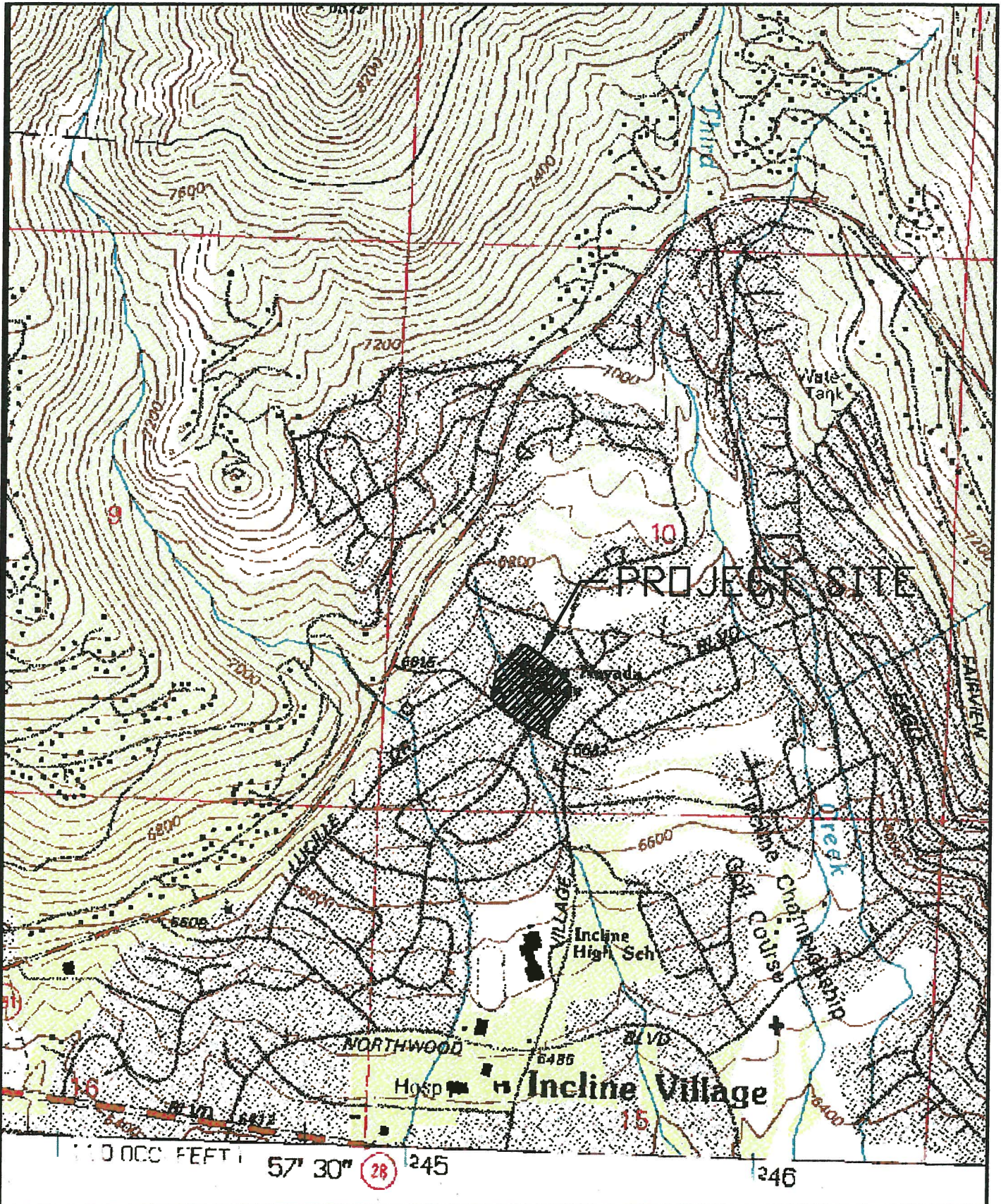
Representative profile: Wooded area about 5.5 miles south of Bijou, 15 feet north of Fountain Place road, 0.2 mile east of the southwest corner sec. 23, T. 12 N., R. 18 E.

01--1 inch to 0, fir needles.

A1--0 to 2 inches, brown (7.5YR 5/4) coarse sandy loam, dark brown (7.5YR 3/2) moist; weak, thick, platy structure; soft, very friable, nonsticky and nonplastic; many very fine and few fine roots; common very fine interstia

TABLE 6.--SOIL RESOURCE INTERPRETATIONS

Map symbol	Soil name	Land capability	Vegetative group	Hydrologic group	Timber management group	Erosion hazard	Frost-heave potential	Degree of limitation for--		
								Road location	Excavation	Dwellings
Be	Beaches-----	VIIIIs	J	A	(1/)	Slight---	Slight---	Severe---	Severe---	Severe.
CaD	Cagwin-Rock outcrop complex, 5 to 15 percent slopes.	VIIs	B	C	3o3	Moderate-	Moderate-	Severe---	Severe---	Severe.
CaE	Cagwin-Rock outcrop complex, 15 to 30 percent slopes.	VIIs	B	C	3o3	High-----	Moderate-	Severe---	Severe---	Severe.
CaF	Cagwin-Rock outcrop complex, 30 to 50 percent slopes.	VIIIs	J	C	3r4	High-----	Moderate-	Severe---	Severe---	Severe.
Co	Celio gravelly loamy coarse sand.	IVw	E	D	3w7	Slight---	Moderate-	Severe---	Severe---	Severe.
EbC	Elmira gravelly loamy coarse sand, 0 to 9 percent slopes.	IVs	B	A	3o3	Slight---	Moderate-	Moderate-	Slight---	Slight.
EbE	Elmira gravelly loamy coarse sand, 9 to 30 percent slopes.	IVs	B	A	3o3	Moderate-	Moderate-	Severe---	Slight---	Severe.
EcE	Elmira stony loamy coarse sand, 9 to 30 percent slopes.	IVs	B	A	3o3	Moderate-	Moderate-	Severe---	Slight---	Severe.
EfB	Elmira-Gefo loamy coarse sands, 0 to 5 percent slopes.	IVs	B	A	3o3	Slight---	Moderate-	Moderate-	Slight---	Slight.
Ev	Elmira loamy coarse sand, wet variant.	IVw	E	D	3w7	Slight---	Moderate-	Severe---	Moderate-	Severe.
Fd	Fill land-----	VIIs	B	A	(1/)	Slight---	Moderate-	Severe---	Slight---	Slight.
FuD	Fugawee very stony sandy loam, 2 to 15 percent slopes.	VIIs	G	C	2o1	Slight---	Severe---	Moderate-	Moderate-	Moderate.
FuE	Fugawee very stony sandy loam, 15 to 30 percent slopes.	VIIs	G	C	2o1	Moderate-	Severe---	Severe---	Moderate-	Severe.
GeC	Gefo gravelly loamy coarse sand, 2 to 9 percent slopes.	IVs	B	A	3o3	Slight---	Moderate-	Moderate-	Slight---	Slight.
GeD	Gefo gravelly loamy coarse sand, 9 to 20 percent slopes.	IVs	B	A	3o3	Moderate-	Moderate-	Moderate-	Slight---	Moderate.
Gr	Gravelly alluvial land-	IVw	E	D	3w7	Slight---	Variable-	Severe---	Severe---	Severe.
GsF	Graylock extremely stony loamy coarse sand, 30 to 50 percent slopes.	VIIIs	J	A	5x10	High-----	Moderate-	Severe---	Severe---	Severe.
IgB	Inville gravelly coarse sandy loam, 0 to 5 percent slopes.	IVe	B	C	3o2	Slight---	Moderate-	Moderate-	Slight---	Slight.
IsC	Inville stony coarse sandy loam, 2 to 9 percent slopes.	IVe	B	B	3o2	Slight---	Moderate-	Moderate-	Severe---	Severe.
IsD	Inville stony coarse sandy loam, 9 to 15 percent slopes.	IVe	B	B	3o2	Moderate-	Moderate-	Moderate-	Severe---	Severe.
IsE	Inville stony coarse sandy loam, 15 to 30 percent slopes.	IVe	B	B	3o2	Moderate-	Moderate-	Severe---	Severe---	Severe.



1:10,000 FEET

57° 30' (28) 245

246

LUMOS
 & ASSOCIATES
 800 E. COLLEGE PARKWAY
 CARSON CITY, NEVADA 89706
 PH. (775) 883-7077 FAX (775) 883-7114

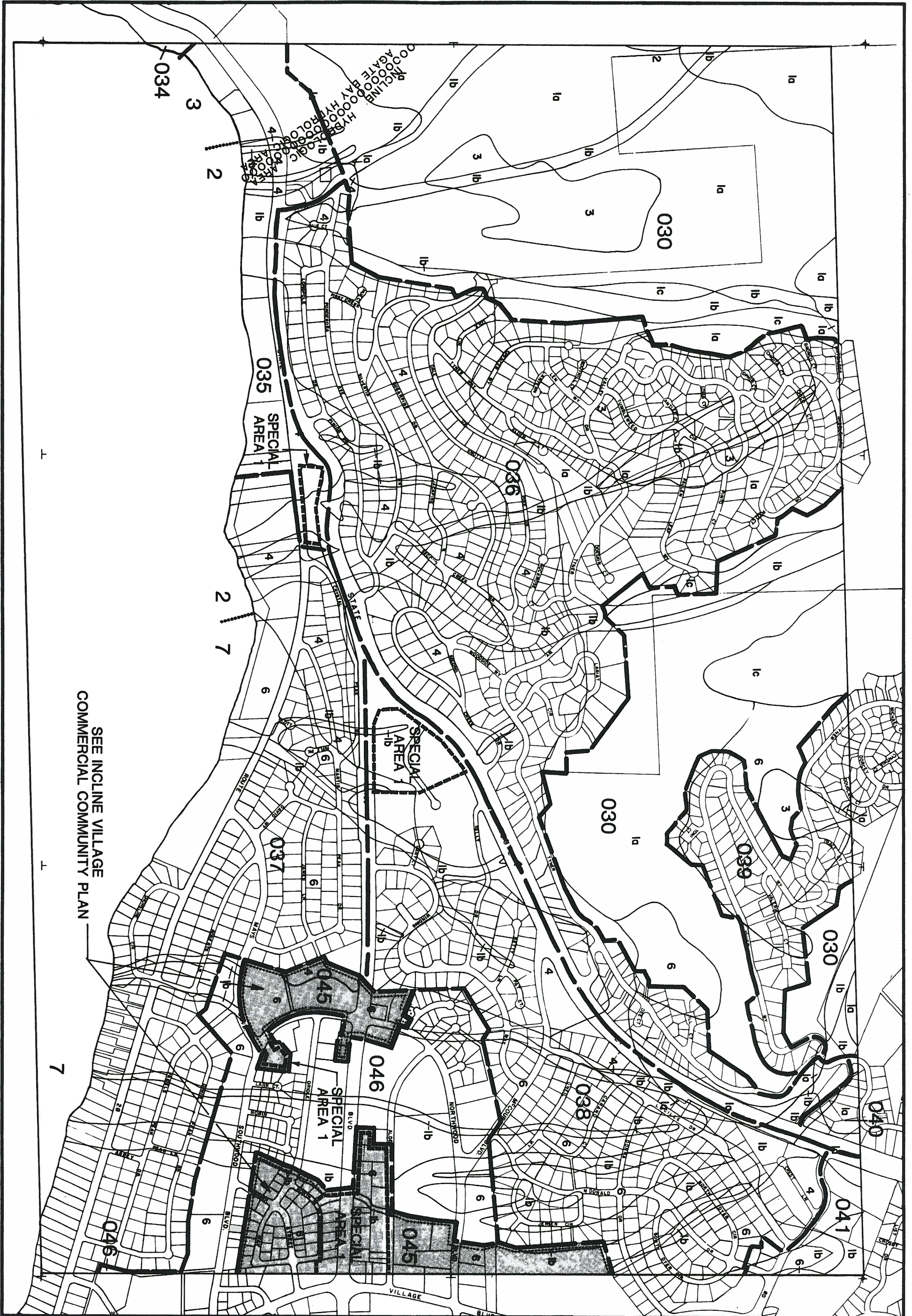
**INCLINE CREEK ESTATES
 VICINITY MAP**

WASHOE COUNTY

NEVADA

Date: NOV. 2006
 Scale: NTS
 Job No: 6178.001
 FIGURE 1





SEE INCLINE VILLAGE
COMMERCIAL COMMUNITY PLAN

<p>LAKE TAHOE REGION</p> <p>G-3</p>	PLAN AREAS		LAND CAPABILITY	
	Ordinance 91-18	Revised 10/23/91	Ordinance 96-7	Revised 4-24-96
	93-9	6/23/93		
	96-7	4/24/96		
00-9	5/24/00			
<p>Cheryl A. Sipp - Governing Board Chairman</p>		<p>Cheryl A. Sipp - Governing Board Chairman</p>		
7-1-87		7-1-87		
Date		Date		

**Conceptual Drainage Report
for
INCLINE CREEK ESTATES – PHASE 2**

Prepared for:

NCP/ICP, LLC
264 Village Blvd. Suite 104
Incline Village, NV 89451

Prepared By:

WELSH  HAGEN
ASSOCIATES

250 South Rock Blvd., Suite 118
Reno, NV 89502
(775) 853-7776

April 2016

Submitted to:
Washoe County Community Development

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1. Introduction

This report provides hydrologic and hydraulic analyses for the proposed development, Incline Creek Estates, located in Incline Village, Nevada. The project will be a residential housing development proposed by NCP/ICP, LLC out of Incline Village NV. Existing and proposed drainage conditions will be thoroughly addressed and recommendations will be incorporated into future design of the development. The criteria set forth in the Washoe County Development Code and the Tahoe Regional Planning Agency (TRPA), "Regional Plan for the Lake Tahoe Basin – Code and Ordinances, Rules and Procedures" provide the basis of the content of this report.

1.1. Project Location

The proposed development is located at 800 College Drive in Incline Village, Nevada. The closest major arterial street is Village Blvd, approximately 400 feet to the East and Mt Rose Highway (SR 431) approximately 1,400 feet to the west, see figure 1. *Vicinity Map*. The proposed Development lies within the SW¼ of Section 10, Township 16N, Range 18E, M.D.M., Washoe County, Nevada.

1.2. Existing Site Conditions

The site consists of two parcels totaling 13.77 acres of moderately sloping land within a residential area in the north central portion of Incline Village. Slopes range between 2% and 15% throughout the site. The area is forested with some ground cover vegetation. The site was previously developed as a mobile home park and community college campus. Most of these mobile homes have been removed, but the community college buildings and most of the paved areas remain. Most of the existing utilities have been abandoned in place. Existing drainage conditions north of Rosewood Creek consist of sheet and overland flow in a southerly direction towards the Rosewood Creek drainage which travels from the northwest to the southeast through the site. Existing drainage conditions south of Rosewood Creek consist of sheet and overland flow in a northerly direction towards the Rosewood Creek drainage. No storm drainage infrastructure exists on site. FEMA Flood Insurance rate maps show no flood hazard areas within the site and there are no sump areas that are prone to flooding.

1.3 Proposed Project Description

The development consists of two parcels, APN 129-280-20 and APN 129-280-21, which will be subdivided in two phases. Phase 1, which is the development of APN 129-280-20 and is currently in construction, subdivided the parcel into 58 smaller parcels for single-family residences with one remaining parcel, which contains roadway, utility and drainage infrastructure as well as open area and a stream environment zone (SEZ) corridor. Phase 2, which is the development of APN 129-280-21, will subdivide the parcel into 10 smaller parcels for single-family residences with one remaining parcel, which will contain roadway, utility and drainage infrastructure and a SEZ corridor. Each of the 68 smaller parcels will contain one single-family home with garage. Improvements to the overall development will consist of an SEZ restoration, grading, paved roads and parking, common areas, landscaping, utilities, drainage facilities and installation of best management practices (BMP's).

2. Pre-Development Drainage System

2.1. Major Drainage Basins and Drainage area Characteristics:

The project site is located within the upper Rosewood Creek drainage. Rosewood Creek enters the site in the northwest portion of the site and continues to the southeast until it exits the site and crosses under College Drive in a 36" culvert. The topography of the drainage basin, overall, is moderate to steep with slopes exceeding 50% in the upper reaches. Some areas of Rosewood Creek exceed 20%. Through the proposed site stream slopes range between 2% and 5% and the surrounding slopes are as steep as 15%.

A HEC I analysis was completed by Harding ESE for Rosewood Creek. The study was completed on December 18, 2002 for Incline Village GID for use stream restoration efforts that occurred in the lower reaches of the stream in 2003.

2.2. Sub-basin and Site Drainage Characteristics

Existing storm runoff generated on site for each phase are tabulated below:

	Phase 1		Phase 2
2yr Storm	7.81cfs	2yr Storm	1.20 cfs
5yr Storm	17.01cfs	5yr Storm	1.82 cfs
100yr Storm	41.0cfs	100yr Storm	5.54 cfs

In general, the Phase 1 site (APN 129-280-20 east of Rosewood Creek) receives some runoff via sheet flow and shallow concentrated flow from the property to the north of the site. This area is referred to as Incline Unit I subdivision. Golfer's Pass Road bounds the sub-basin drainage to the north and Rosewood Creek bounds it to the South. Sub-basin runoff travels primarily via sheet and overland shallow concentrated flow from the north, onto and across the site until it joins Rosewood Creek.

In general, the Phase 2 site (APN 129-280-21 and the portion of Apn 129-280-20 west of Rosewood Creek) receives some runoff via sheet flow and shallow concentrated flow from the property to the west of the site. College Drive bounds the sub-basin drainage to the south and Rosewood Creek bounds it to the north. Sub-basin runoff travels primarily via sheet and overland shallow concentrated flow from the south, across the site until it joins Rosewood Creek. On-site, Rosewood Creek is conveyed through a 24" culvert.

The existing conditions for this site consists primarily of impervious coverage. Please refer to the existing coverage map in the appendices prepared for TRPA. It is expected that with the development of the site, peak flows will be reduced.

Previously, the Phase 1 project site was mostly vacant with the remnants of an abandoned mobile home park. Most mobile homes had been removed, however, other improvements such as driveway paving still remained. These improvements have a minor effect on the re-routing of sheet flow and shallow concentrated flow on site.

Currently, the Phase 2 project site is mostly vacant with community college campus buildings and other improvements such as driveway paving and sidewalks still remaining. These improvements have a minor effect on the re-routing of sheet flow and shallow concentrated flow on site.

Historically, site observation suggests that runoff characteristics were similar to their current state. Some modifications have occurred due to the development of the previous mobile home park but this development did little to modify runoff paths beyond redirection of sheet and overland flow around the mobile homes.

3. Proposed Drainage System

3.1. Precipitation, Basin Properties and Hydrologic Method

The Phase 1 project area is part of a slightly larger drainage basin totaling 15.4 acres in area. This basin is tributary to the Rosewood Creek drainage area and is described in the previous section. Phase 1 divided the basin encompassing APN 129-280-20 east of Rosewood Creek into 12 onsite area sub-basins, which are shown in the drainage map provided in the appendices. These sub-basins consist of the upper and lower areas of the on-site roadway and open areas.

The Phase 2 project area is part of a slightly larger drainage basin totaling 2.83 acres in area. This basin is tributary to the Rosewood Creek drainage area and is described in the previous section. Phase 2 divided the basin encompassing APN 129-280-21 and the portion of APN 129-280-20 west of Rosewood Creek into 7 onsite area sub-basins, which are shown in the drainage map provided in the appendices. These sub-basins consist of the upper and lower areas of the on-site roadway and open areas.

Infiltration requirements are set forth in the TRPA Code. The TRPA requires that infiltration facilities be located on site and that the facilities have the capacity to collect and infiltrate the volume of runoff generated by a 20yr, 1hr storm event on all impervious area located on site. This quantity is equivalent to 1" of water over the entire impervious area. Washoe County Code requires that the increase in the 100yr onsite runoff be detained onsite if it cannot be proven that the downstream capacity of stormdrain infrastructure can accommodate the increase. Normally, this requirement would govern when determining detention storage requirements. However, since the quantity of impervious area on site for both Phases 1 and 2 will decrease as a result of development the Washoe County requirement does not apply. It is understood that Washoe County requirements for detention basins are waived in favor of the more strict TRPA guidelines described above. All sub-basins containing impervious drainage areas convey runoff to a TRPA approved infiltration facility.

Areas "A5," "A6," "A7," and "A11" consist of the road areas of the proposed Phase 1 development, and areas "A15," "A16," and "A17" consist of the road areas of the proposed Phase 2 development. Runoff from these areas is collected in catch basins and conveyed via storm drain pipe to proposed infiltration basins and an underground gallery. Area "A9" collects runoff in the immediate vicinity of the upper detention basin where runoff sheetflows to the basin. Area "A8" sheet flows to the SEZ tributary to Rosewood Creek. The remainder of the Sub-basins convey runoff of rooftops to infiltration ditches and any overflow and open area runoff sheetflows to Rosewood Creek. The infiltration basins and the infiltration gallery are equipped with overflow "spillways" which will allow excess runoff generated by larger storms to safely overflow the basins and be conveyed to the Rosewood drainage and off-site.

Roof runoff is collected and stored in dripline infiltration trenches which are located at each building. Each dripline trench is individually sized to collect, store and infiltrate runoff generated by the rooftop of each building.

Design storm intensities were obtained from the NOAA Atlas 14 available at <http://hdsc.nws.noaa.gov>. The design rainfall intensities are taken as follows based on the time of concentration shown.

3.2. Runoff Analysis

The Rational Method, TR55 (SCS Technical Release 55) and HEC 1 were used to calculate runoff for each of the above sub-basins for Phase 1. TR55 and HEC-HMS were used to calculate runoff for each of the sub-basins for Phase 2. The NOAA precipitation amounts were used for all onsite basins within the project. Design rainfall intensities, as determined above were used to analyze runoff. Storm runoff rates and volumes for each of the areas in Phase 1 are as follows:

Basin	5-yr Storm	100-yr Storm
A1	0.0162 cfs	0.036 cfs
A2	0.48 cfs	1.32 cfs
A3	1.02 cfs	2.58 cfs
A4	1.9 cfs	2.39 cfs
A5	0.49cfs	1.2 cfs
A6	0.72cfs	1.82 cfs
A7	0.8cfs	2.01 cfs
A8	0.18	0.475 cfs
A9	0.59cfs	1.5cfs
A10	0.54cfs	1.37cfs
A11	0.351cfs	0.88cfs
A12	1.5cfs	3.8cfs
Offsite 1	7.56 cfs	21.5 cfs
Rosewood	19 cfs	175 cfs

Storm runoff rates and volumes for each of the areas in Phase 2 are as follows:

Basin	5-yr Storm	100-yr Storm
A13	0.16 cfs	0.40 cfs
A14	0.02 cfs	0.06 cfs
A15	0.40 cfs	0.98 cfs
A16	0.30 cfs	0.75 cfs
A17	0.34 cfs	0.83 cfs
A18	0.54 cfs	1.32 cfs
A19	0.03 cfs	0.07 cfs

The above flows and volumes are used to size and design storm drainage conveyance facilities. Flows for the 5yr storm were not calculated for basins A5 through A8 because runoff of the 5yr storm from the rooftops is infiltrated in dripline trenches and the remainder of the runoff is conveyed via sheet and overland flow with no infrastructure. Due to the reduction of impervious coverage, peak runoff flows actually are reduced by the proposed development.

3.3. Drainage System Capacity

These flows are used to design and size the various storm drainage improvements required. The Sub-basin flows will be used to size curb and gutter as well as stormdrain and the “offsite” and Rosewood flows will be used to size 100yr culvert crossings for the these two SEZ areas. The Rosewood Creek flows were obtained from the Harding ESE Hydrology Analysis for Rosewood

Creek developed in December of 2002. The following lists the capacities of the various conveyance improvements proposed on site.

Curb and Gutter Capacity	24.73 cfs
Valley Gutter Capacity	7.98 cfs
18" Stormdrain	15.98 cfs
24" Stormdrain	48.61 cfs
36" RCP Culvert	143.04 cfs
Rip Rap overflow channel	35.0 cfs

The above flow capacities were calculated using Flowmaster by Haested Methods, an open channel hydrology calculator. These capacities assume an open channel condition. Since the capacities shown above are sufficient for conveying the generated runoff, hydraulic gradelines were not calculated. The above calculations show that the proposed improvements have the capacity to convey and store the design storm runoff flow and volume for the proposed site.

In general, runoff in Area A1 and A3 will be split between three curb & gutter flow paths and 3 stormdrain routings. The 24" stormdrain will provide the overflow for the Infiltration basin. This is sized to handle the peak 100yr overflow. And the 36" RCP culverts are sized to handle 100yr flows for the two SEZ areas. Based on these designs, all improvements on site and downstream should convey the 100yr storm.

4. Infiltration Facilities

Comparison of the peak flows generated by the design storms for both existing and developed conditions show that the peak runoff actually declines as a result of the proposed development. Washoe County Development Code requires that the difference in runoff volume between the developed and existing conditions for a 100yr storm be detained on site. Since the quantity of runoff actually goes down as a result of development, detention is not required by Washoe County.

The TRPA, however, requires that the volume of runoff generated by all impervious areas from a 20yr 1hr storm be detained and infiltrated on site regardless of the existing conditions. For this reason, infiltration basins are required as part of the design. In Phase 1, the total impervious asphalt area for the developed site is 91,138 SF. The quantity of rainfall generated in the 20yr 1hr storm is one inch. The corresponding required detention volume is therefore 7,595 cubic feet. The total available storage in the infiltration basin and the infiltration gallery is 7,150 cubic feet. Subtracting out the infiltration that occurs during the storm, the two basins provide sufficient storage for containing the 20y 1hr storm.

In Phase 2, the total impervious asphalt area for the developed site is 18,680 SF. The quantity of rainfall generated in the 20yr 1hr storm is one inch. The corresponding required detention volume is therefore 1,557 cubic feet. The total available storage in the infiltration basins is 1,708 cubic feet. Subtracting out the infiltration that occurs during the storm, the seven basins provide sufficient storage for containing the 20y 1hr storm.

Both the infiltration Basins and the Infiltration Gallery are designed to infiltrate their detained water within a 24hr period. The underlying soils in the project area are found to be mainly IsC and IsD, both are Inville stony coarse sandy loam. Both soils are hydrologic group “B” which have a permeability that is moderately rapid. Runoff is slow to medium and the erosion hazard is slight to moderate. These soils have a permeability rate of 0.63 to 2.0 inches per hour. See SCS soils information in the appendices.

Based on the above infiltration rates, we used an infiltration rate of one inch per hr to set infiltration basin depths at 2feet. This gives an infiltration time of 24 hrs using the bottom surface only. This time is conservative because the infiltration that occurs on the sideslopes and walls was not taken into account in the calculation.

For Phase 1, the method of release for the detained water in the detention basin is infiltration and a low flow orifice in the overflow riser. The method of release for the infiltration gallery is infiltration.

The infiltration basin is designed for a 20 yr 1 hour storm. Any storm event which exceeds this detention capacity will be conveyed to Rosewood Creek via an emergency overflow. This overflow will consist of an RCP stormdrain pipe sized to convey the 100yr runoff. An additional rip-rapped spillway will be provided to protect surrounding property. HEC 1 analysis shows that during a 100yr event, the detention basin overflow channel will overflow at a depth of approximately 3in, well within the capacity of the channel.

For Phase 2, the method of release for the detained water in the infiltration basins is infiltration and a low flow orifice in the overflow riser.

The infiltration basins are designed for a 20 yr 1 hour storm. Any storm event which exceeds this detention capacity will be conveyed to Rosewood Creek via an emergency overflow. This overflow will consist of a rip-rapped spillway to the roadside swale along College Drive. HEC 1 analysis shows that during a 100yr event, the detention basin overflow channel will overflow at a depth of approximately 3in, well within the capacity of the channel.

Downstream conveyance of runoff is handled by Rosewood Creek. Because the proposed development does not increase either the 5yr or the 100yr stormflows, downstream capacity is not analyzed. Additionally, the Nevada Tahoe Conservation District, in conjunction with Washoe County, is doing a complete watershed assessment of the Rosewood Creek Drainage. This assessment will address the entire reach of Rosewood Creek for all hydrologic and erosional issues.

5. Areas within Flood Hazard Zone

The FEMA Flood Insurance Rate Map dated September 30, 1994, maps special flood hazard areas for Washoe County. This site is determined to be located in community panel No. 32031 C3225E. The entire site is shown to be in Zone X, “areas outside of the 100-year floodplain.” This zone is further defined as containing areas of sheet flooding where depths average less than one foot and where the contributing drainage area is less than one square mile. No BFE’s or depths are shown in this area.

The Rosewood Creek drainage is shown in this area as being flood Zone A. It is also further defined as completely contained within its streambanks.

No impacts to onsite or downstream properties are expected.

No special protection is required

The design of this project should comply with FEMA requirements and article 416, Flood Hazards, of the Washoe County Development Code.

6. Conclusions

The offsite runoff can be conveyed through the site safely without any adverse impacts to the property or downstream. On site runoff generated from impervious areas will be detained and infiltrated on site. The volume of this runoff will correspond to that generated by a 20 yr 1 hr storm as required by the TRPA.

The design of this development is intended to comply with the requirements of the Washoe County Development Code and the TRPA. All drainage and water quality facilities are designed to comply with Section 25.5 of the TRPA Code of Ordinances for Best Management Practices.

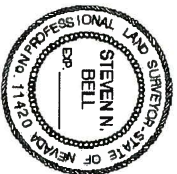
Development of this project will serve as an overall benefit to water quality and flood safety. Any negative impacts will be mitigated.

APPENDICES

SURVEYOR CERTIFICATE

I, STEVEN N. BELL, A PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF NEVADA CERTIFY:
 1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF INCLINE CREEK, LLC.
 2) THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF SECTION 10, TOWNSHIP 18 NORTH, RANGE 18 EAST, M.O.B. & M., WASHOE COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON _____
 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THE GOVERNING BODY GAVE ITS FINAL APPROVAL...
 4) THE MONUMENTS SHOWN ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY _____ AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

STEVEN N. BELL, P.L.S. 11420 _____



OWNER CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, INCLINE CREEK, LLC, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278 AND 116, AND THAT THE PRIVATE ROADWAY EASEMENT AND ALL APPURTENANCES THEREON AS SHOWN ARE HEREBY GRANTED AND SET APART TO BE USED AS PRIVATE THOROUGHFARES FOREVER, AND HEREBY GRANTS A BLANKET EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL REQUIRED PUBLIC UTILITIES TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER OVER THE COMMON AREA SHOWN ON THIS MAP. THE OWNERS AND ASSIGNEES AGREE TO THE USE OF RESIDENTIAL WATER METERS, THE WATER AND SEWER FACILITIES AND ASSOCIATED APPURTENANCES ARE HEREBY DEDICATED TO INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT.

INCLINE VILLAGE, LLC _____ DATE
 BY: ROGER WHITTENBERG, MANAGING PARTNER

STATE OF NEVADA } S.S.
 COUNTY OF WASHOE }

ON _____ PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, ROGER WHITTENBERG WHO IS MANAGING PARTNER OF INCLINE VILLAGE, LLC, PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES: _____

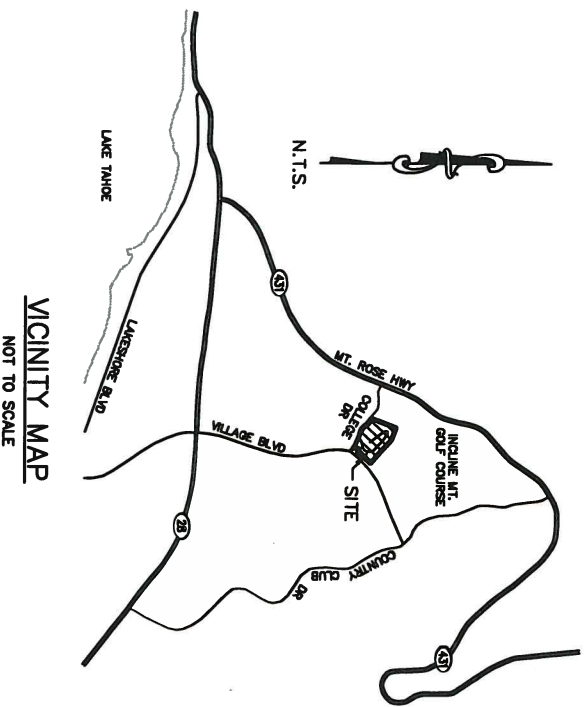
STATE DIVISION OF WATER RESOURCES CERTIFICATE
 THIS PLAT IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

BY: _____ DATE
 DIVISION OF WATER RESOURCES

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

THIS FINAL MAP IS APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PRECEDENT UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER POLLUTION CONTROL _____ DATE



INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT CERTIFICATE

THE DISTRICT HEREBY CERTIFIES THAT IT HAS REVIEWED THE MAP SHOWN HEREON, AND WATER AND/OR SEWER SYSTEMS ARE PRESENTLY AVAILABLE AND CONNECTION THERETO WOULD BE ALLOWED UPON PROPER APPLICATION, APPROVAL, AND PAYMENT OF APPLICABLE FEES. THIS CERTIFICATION IS SUBJECT TO: 1) THE AVAILABILITY OF WATER RIGHTS AND ACTIONS BROUGHT IN OPPOSITION TO THOSE WATER RIGHTS; 2) THE AVAILABILITY OF RELATIONS AND DISPOSAL CAPACITY OF THE DISTRICT'S WATER RECLAMATION FACILITIES, OPERATION AND MAINTENANCE OF THE WATER AND SEWER SYSTEM ON THE PROPERTY OF OPERATION AND MAINTENANCE OF THE WATER AND SEWER SYSTEM ON THE PROPERTY OF OPERATION AND MAINTENANCE OF THE WATER AND SEWER SYSTEM ON THE PROPERTY OF ASSOCIATION.

JOSEPH J. POMROY, P.E., ENGINEERING MANAGER _____ DATE

TAHOE REGIONAL PLANNING AGENCY CERTIFICATE

THIS FINAL MAP CONFORMS TO TAHOE REGIONAL PLANNING AGENCY REQUIREMENTS.

SIGNATURE _____ DATE

PRINT NAME _____

UTILITY COMPANIES' CERTIFICATE
 WE, THE UNDERSIGNED PUBLIC UTILITIES, ACCEPT AND APPROVE THE PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE.

NV ENERGY _____

NEVADA BELL TELEPHONE COMPANY
 D.B.A., AT&T NEVADA _____

CHARTER COMMUNICATIONS _____

SOUTHWEST GAS CORPORATION _____

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT INCLINE VILLAGE, LLC, A NEVADA LIMITED LIABILITY COMPANY, OWNS OF RECORD INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND. THAT THE OWNERS OF RECORD OF SAID LAND HAVE SIGNED THE FINAL MAP. THAT WHOSE OF RECORD OF SAID LAND HAVE SIGNED THE FINAL MAPS TO BE REVERSED AND THAT THERE ARE NO LIENS OR ENCUMBRANCES ON THE LANDS DELINEATED HEREON FOR DELINQUENT STATE COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED: _____ FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO THE ABOVE.

SIGNED _____ DATE

PRINT NAME _____ TITLE

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.285.

WASHOE COUNTY TREASURER _____

BY: DEPUTY _____ DATE

COMMUNITY DEVELOPMENT CERTIFICATE

THE TENTATIVE MAP OF THE AMENDED MAP FOR THE PURPOSE OF MERGER AND RESUBDIVISION OF INCLINE VILLAGE ESTATES WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON _____

THIS FINAL MAP MEETS ALL APPLICABLE STATUTES, ORDINANCES, AND CODE PROVISIONS IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS HAVE BEEN MET.

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS DAY OF _____ 2016, BY THE WASHOE COUNTY COMMUNITY DEVELOPMENT DIRECTOR.

ADRIAN P. FREUND, AICP
 COMMUNITY DEVELOPMENT DIRECTOR _____ DATE

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT CONSISTING OF SIX SHEETS, AND THAT I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT AND THAT THE MONUMENTS AS SHOWN WILL BE SET BY _____

BY: _____ DATE
 WASHOE COUNTY SURVEYOR

FILE NO. _____
 FILED FOR RECORD AT THE REQUEST OF _____
 INCLINE CREEK, LLC
 ON THIS _____ DAY OF _____, 2016
 AT _____ MINUTES PAST _____ O'CLOCK, M.
 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

SHEET 1 OF 6

AMENDED SUBDIVISION MAP FOR THE PURPOSE OF MERGER AND RESUBDIVISION OF INCLINE CREEK ESTATES, TRACT MAP 4528 AND GRANT DEED DOC. #3848840 FOR INCLINE CREEK, LLC

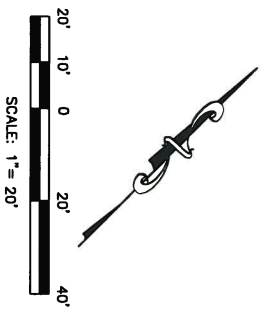
WASHOE COUNTY A PORTION OF THE SW 1/4 OF SECTION 10 T.18 N., R.18 E., M.28 & M.

WELSHHAGEN ASSOCIATES
 205 S. Boyd Blvd., Suite 118
 Reno, Nevada 89502
 (775) 784-1111

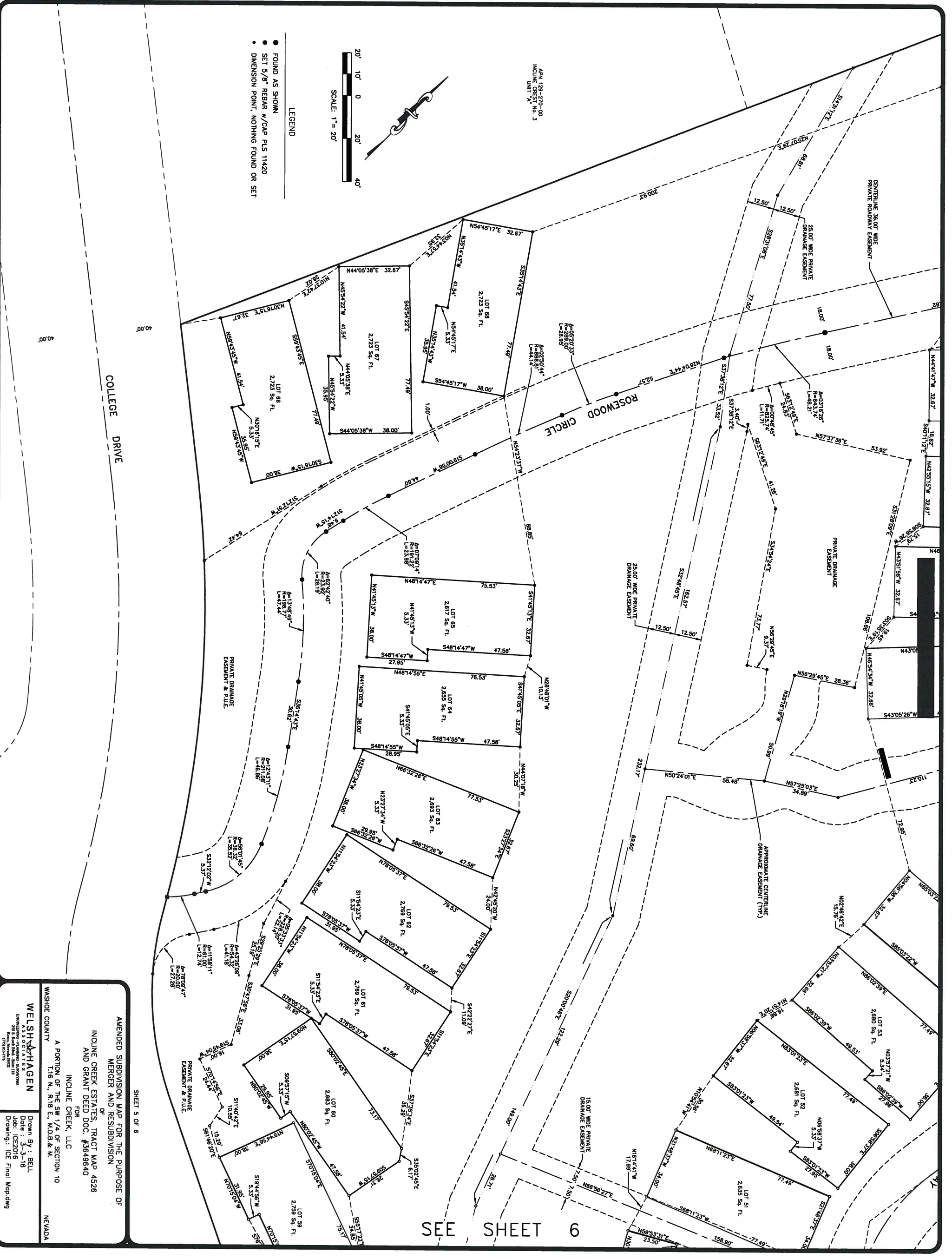
Drawn By: BBL
 Date: 3-3-16
 Job: ICE2016
 Drawing: ICE Final Map.dwg

NEVADA

APN 129-270-00
INCLINE CREST No. 3
UNIT A



- LEGEND
- FOUND AS SHOWN
 - SET 5/8" REBAR w/CAP PLS 11420
 - DIMENSION POINT, NOTHING FOUND OR SET



COLLEGE DRIVE

ROSEWOOD CIRCLE

SEE SHEET 6

SHEET 5 OF 6

AMENDED SUBDIVISION MAP FOR THE PURPOSE OF
MERGER AND RESUBDIVISION
OF
INCLINE CREEK ESTATES, TRACT MAP 4528
AND GRANT DEED DOC. #5649640
FOR
INCLINE CREEK, LLC
A PORTION OF THE SW 1/4 OF SECTION 10
T.16 N., R.18 E., M.D.B. & M.
WASHOE COUNTY NEVADA

Drawn By: BELL
Date: 3-3-18
Job: ICE2018
Drawing: ICE Final Map.dwg

WELSH-HAHAGEN
SURVEYING & ENGINEERING
200 S. Rock Blvd., Suite 111
Reno, NV 89502
(775) 833-7777



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, AICP, Community Development Director



ACTION ORDER

January 16, 2008

Incline Creek Estates, LLC
Attn: Sloan Gordon
P.O. Box 6039
Incline Village, NV 89450

Dear Applicant:

As filed with the Department of Community Development, the Washoe County Planning Commission, at its regular meeting of January 02, 2008, approved the following with seventy-five (75) conditions.

TENTATIVE SUBDIVISION MAP CASE NO. TM07-006 (MERGER OF TWO PARCELS: INCLINE CREEK ESTATES PHASE 2) – To merge a 1.64-acre parcel (former Mountain Campus, Sierra Nevada College) (APN: 129-280-21) with the 8.61-acre existing common open space parcel (APN: 129-290-01) of Incline Creek Estates and subdivide the merged area into 10 new single-family dwelling units and common open space. The 58 existing lots within Incline Creek Estates will not be affected by this action. The project is located at 800 College Drive between State Route 431 and Village Boulevard in Incline Village. In addition, to realign a portion of the existing access for Incline Creek Estates. Rosewood Circle will be realigned to intersect with College Drive and Lucille Drive. The proposed merged ±10.25-acre project area is designated Low Density Urban in the Tahoe Area Plan, and is situated in a portion of Section 10, T16N, R18E, MDM, Washoe County, Nevada. The property is located in the Incline Village/Crystal Bay Citizen Advisory Board boundary and Washoe County Commission District No. 1. (APN 129-280-21 and APN 129-290-01)

The approval of the tentative subdivision map was based on the following findings:

1. Plan Consistency. That the proposed map is consistent with the Comprehensive Plan and the Tahoe Area Plan;
2. Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Comprehensive Plan, and the Tahoe Area Plan;
3. Type of Development. That the site is physically suited for an additional 10 lot subdivision within a Common Open Space Development;
4. Availability of Services. That, as conditioned, the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
5. Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements, is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;

Post Office Box 11130, Reno, NV 89520-0067 – 1001 E. Ninth St., Reno, NV 89512

Telephone: 775.328.3600 – Fax: 775.328.6133

www.washoecounty.us/comdev/

"Your Community Development Department"

Letter to: Incline Creek Estates, LLC
Subject: Tentative Subdivision Map Case No. TM07-006
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6. Public Health. That the condominium concept/design is not likely to cause significant public health problems;
7. Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
8. Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
9. Dedications. That any land or improvements to be dedicated to the County is consistent with the Comprehensive Plan;
10. Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision; and
11. That the Planning Commissioners gave reasoned consideration to the information contained within the staff report and information received during the meeting.

Unless appeals are filed in the time period stipulated in the Washoe County Development Code, the decision by the Planning Commission is final.

Yours truly,



Adrian P. Freund, AICP
Director and Secretary to the Planning Commission

APF/DM/cm (TM07-006F1)

xc: Blaine Cartlidge, Esq., District Attorney's Office; Marge Clausen, Assessor's Office (CAAS); Theresa Wilkins, Assessor's Office; David Lindsey, Water Resources; Engineering Division; Incline Village/Crystal Bay Advisory Board, ChairNorth Lake Tahoe Fire Protection District; 866 Oriole Way, Incline Village, NV 89451; Engineering Division; Nevada Division of Environmental Protection, 333 West Nye Lane, Suite 138, Carson City, NV 89706; Incline Village General Improvement District, 893 Southwood Boulevard, Incline Village, NV 89451

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STANDARD CONSIDERATIONS FOR SUBDIVISIONS
Nevada Revised Statutes 278.349

Pursuant to NRS 278.349, when contemplating action on a tentative subdivision map, the governing body, or the planning commission if it is authorized to take final action on a tentative map, shall consider:

- (a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
- (b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
- (c) The availability and accessibility of utilities;
- (d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
- (e) Conformity with the zoning ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- (f) General conformity with the governing body's master plan of streets and highways;
- (g) The effect of the proposed subdivision on existing public streets and the need for new streets and highways to serve the subdivision;
- (h) Physical characteristics of the land such as floodplain, slope and soil; and
- (i) The recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 and 278.335.
- (j) The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands.

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**CONDITIONS FOR
TENTATIVE SUBDIVISION MAP CASE NO. TM07-006 FOR
INCLINE CREEK ESTATES PHASE 2
(As Approved by the Washoe County Planning Commission on January 2, 2008)**

*****IMPORTANT — PLEASE READ*****

INSTRUCTIONS

THE TENTATIVE MAP APPROVAL ALLOWS THE SUBDIVIDER TO PROCEED WITH FULFILLING THE CONDITIONS OF APPROVAL AND RECORD A FINAL MAP FOR ALL, OR PORTIONS OF, THE DEVELOPMENT WITHIN TWO (2) YEARS FROM THE DATE OF THE PLANNING COMMISSION ACTION. FAILURE TO RECORD THE FIRST FINAL MAP WITHIN TWO (2) YEARS OF THE PLANNING COMMISSION ACTION, OR FAILURE TO RECORD THE LATEST MAP IN A SERIES WITHIN ONE (1) YEAR AFTER THE DATE OF THE MOST RECENTLY RECORDED MAP, SHALL TERMINATE ALL PROCEEDINGS CONCERNING THE SUBDIVISION.

UNLESS OTHERWISE STATED, PRIOR TO FINALIZATION OF ANY PORTION OF THE TENTATIVE SUBDIVISION MAP, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES TO ENSURE COMPLETION OF THE CONDITIONS MUST BE PROVIDED. THE AGENCY RESPONSIBLE FOR DETERMINING COMPLIANCE WITH A SPECIFIC CONDITION SHALL DETERMINE WHETHER THE CONDITION MUST BE FULLY COMPLETED OR WHETHER THE APPLICANT SHALL BE OFFERED THE OPTION OF PROVIDING FINANCIAL ASSURANCES.

A COPY OF ALL AGREEMENTS, EASEMENTS OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL BE FILED WITH THE DEPARTMENT OF PUBLIC WORKS AND/OR THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

THE DEVELOPER SHALL MEET WITH THE ENGINEERING DIVISION, DEPARTMENT OF WATER RESOURCES AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT STAFF AT LEAST SIXTY (60) DAYS BEFORE THE ANTICIPATED DATE OF THE FINAL MAP RECORDATION TO REVIEW SCHEDULING, REQUIREMENTS, FINAL CONSTRUCTION DRAWINGS, AND DOCUMENTATION NECESSARY TO ADEQUATELY COMPLY WITH THE CONDITIONS OF APPROVAL AND THE APPLICABLE STATUTES, ORDINANCES, RULES, REGULATIONS AND POLICIES.

REQUESTS FOR EXTENSION OF TIME FOR SUBSEQUENT FINAL MAPS MUST BE SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT LEAST SIXTY (60) DAYS PRIOR TO THE EXPIRATION DATE OF THE TENTATIVE SUBDIVISION MAP.

COMPLIANCE WITH THE APPLICABLE STATUTES, ORDINANCES, RULES, REGULATIONS AND POLICIES AND WITH THE CONDITIONS OF APPROVAL OF THIS TENTATIVE MAP IS THE RESPONSIBILITY OF THE DEVELOPER, ITS SUCCESSOR IN INTEREST, AND ALL OWNERS, ASSIGNEES AND OCCUPANTS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

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A COPY OF THE FINAL ORDER FOR THE APPROVAL OF THE TENTATIVE MAP SHALL BE ATTACHED TO ALL PHASES/UNITS SUBMITTALS FOR FINAL MAP REVIEW SIXTY (60) DAYS PRIOR TO RECORDATION.

GENERAL CONDITIONS

COMMUNITY DEVELOPMENT

1. The applicant/developer shall comply with all requirements of the Incline Village Commercial Community Plan of the Tahoe Area Plan in addition to all applicable code requirements of the Washoe County Development Code. The Department of Community Development shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____

Where/How Condition is Satisfied: _____

2. The subdivider shall present to Washoe County, a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, within two years after the date of approval of the tentative map or within one year of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by one year if the extension request is received prior to the expiration date.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____

Where/How Condition is Satisfied: _____

3. Final maps shall be in compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority. Compliance shall be determined by the applicable agency and the Department of Community Development.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____

Where/How Condition is Satisfied: _____

4. A note shall be placed on all grading plans and construction drawings stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts, shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

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The Department of Community Development shall be responsible for determining compliance with this condition.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____

Where/How Condition is Satisfied: _____

5. The final map shall designate faults that have been active during the Holocene epoch of geological time and the final map shall contain the following note:

NOTE

No habitable structures shall be located on a fault that has been active during the Holocene epoch of geological time.

The Department of Community Development shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____

Where/How Condition is Satisfied: _____

6. The developer and all successors shall direct any potential purchaser of the site to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Department of Community Development of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____

Where/How Condition is Satisfied: _____

7. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground. The County Engineer shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____

Where/How Condition is Satisfied: _____

8. The tentative map approval is based on all units being single-family residences. Any changes to the number of units in the development shall require a new tentative map.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____

Where/How Condition is Satisfied: _____

Letter to: Incline Creek Estates, LLC
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CONDITIONS, COVENANTS AND RESTRICTIONS

9. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to the Community Development staff with all CC&R articles in which the County has interest duly marked, for review and subsequent forwarding to the District Attorney for review and approval. The CC&Rs shall be marked to indicate the page and paragraph of each of the items below or any conditions referencing CC&Rs. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to the Community Development Department with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:
- a. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:
 - b. Vegetation management;
 - c. Watershed management;
 - d. Debris and litter removal;
 - e. Fire access and suppression;
 - f. Maintenance of public access and/or maintenance of limitations to public access.
 - g. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the property owners association.
 - h. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the property owners association. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
 - i. The project, if adjacent to undeveloped land, shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
 - j. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
 - k. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.

Letter to: Incline Creek Estates, LLC
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- l. Washoe County will not assume responsibility for maintenance of the private driveway/aisle system of the development nor will Washoe County accept the driveway/aisle for dedication to Washoe County.
- m. Mandatory solid waste collection.
- n. Fence material, height, and location limitations, and re-fencing standards. Replacement fence must be compatible in materials, finish and location of existing fence. (if applicable)
- o. The common open space owned by the property owner's association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed shall be presented with the CC&Rs for review by the Community Development staff and the District Attorney, prior to the recordation of the first final map.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____

Where/How Condition is Satisfied: _____

LANDSCAPING AND COMMON OPEN SPACE

- 10. Prior to any ground disturbing activity or finalization of a final map, the developer shall submit a landscaping/architectural design plan to the Department of Community Development for review and approval by the Design Review Committee. Said plan shall address, but not be limited to: fencing, landscaping material, type and color of building material, general architectural design, (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, and financial assurances that landscaping will be planted and maintained. All landscaping must conform to Washoe County Development Code requirements. The following shall also apply:
 - a. If a new architectural design is brought forward that is different from Phase 1, this too shall be reviewed by the Design Review Committee.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____

Where/How Condition is Satisfied: _____

- 11. A certification letter or series of letters by a landscape architect registered in the State of Nevada shall be submitted to the Department of Community Development. The letter(s) shall certify that all applicable landscaping provisions of Articles 408, 410 and 412 of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped.

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12. The letter shall indicate any provisions of the code that the Director of Community Development has waived. The Department of Community Development shall be responsible for determining compliance with this condition.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____

Where/How Condition is Satisfied: _____

13. All open space on the final map shall be identified as common. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the property owners association. The County Engineer shall be responsible for determining compliance with this condition. The maintenance of the common areas shall be addressed in the CC&Rs. The District Attorney's Office and Community Development staff shall be responsible for determining compliance with this condition.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____

Where/How Condition is Satisfied: _____

GENERAL ENGINEERING DIVISION CONDITIONS

Compliance with the following conditions shall be determined by the County Engineer.

General Conditions:

14. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
15. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the water and sewer provider(s) and Engineering Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
16. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall be responsible for determining compliance with this condition.
17. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements. The County Engineer shall determine compliance with this condition.
18. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually

Letter to: Incline Creek Estates, LLC
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funded by the Homeowners Association. The County Engineer shall determine compliance with this condition. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

19. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.
20. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project. The County Engineer shall determine compliance with this condition.
21. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading and drainage for lots, project roadways, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. A conceptual grading and drainage scheme shall be indicated for each lot on the grading plan. If drainage from one lot to another is proposed, then appropriate drainage easements shall be provided. Disposal of any excavated material onsite shall be indicated on the grading plans. The County Engineer shall determine compliance with this condition.
22. If the Engineering Division does not inspect the subdivision improvements, prior to release of any financial assurances for the private improvements, the development shall provide the Engineering Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plan. The County Engineer shall determine compliance with this condition.
23. The following note shall be added to the final construction drawings: Any revisions made by TRPA, IVGID and/or the North Lake Tahoe Fire Protection District to the Washoe County approved set of construction drawings must be approved by the design engineer and Washoe County. The County Engineer shall determine compliance with this condition.
24. A design level geotechnical report shall be submitted prior to the finalization of the final map. The County Engineer shall determine compliance with this condition.

DRAINAGE/GRADING (COUNTY CODE 110.420)

25. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.
26. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval.

Letter to: Incline Creek Estates, LLC
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27. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.
28. Any increase in stormwater runoff resulting from the development and based on the 100 year storm shall be detained. The County Engineer shall determine compliance with this condition.
29. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering Division.
30. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering Division.
31. The owner shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.
32. (The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map. The County Engineer shall determine compliance with this condition. }
33. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a homeowners association. As an alternative to a homeowners association, the developer may request the establishment of a County Utility Service Area under which fees would be paid for maintenance of the proposed storm drainage detention facility. The fee amount will be based on the additional service above that normally provided by the County to maintain new stormwater facilities dedicated by the developer (i.e., curb and gutter, drop inlets and piping). The County Engineer shall determine compliance with this condition. The maintenance and funding of these drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
34. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity. The County Engineer shall determine compliance with this condition.
35. Prior to issuance of a grading permit or approval of the affected final map, the developer shall obtain a permit from the COE for any work within the wetlands/waters of the U.S.,

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or a letter from the COE indicating that a permit is not required. A copy of the permit/letter shall be submitted to the County Engineer.

36. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable. The County Engineer shall determine compliance with this condition.
37. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. The County Engineer shall determine compliance with this condition.
38. Drainage easements shall be provided for all storm runoff that crosses more than one lot. The County Engineer shall determine compliance with this condition.
39. The infiltration basin shall be designed to safely function during a 100 year, 24 hour storm event with 1 foot minimum of freeboard capacity. The infiltration basin shall be designed with an emergency escape way and the subdivision designed to safely pass emergency overflow drainage. The County Engineer shall determine compliance with this condition.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

40. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.
41. Street name and numbers shall be reviewed and approved by the Washoe County Address Coordinator.
42. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street. The County Engineer shall determine compliance with this condition.
43. For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement of non-woven pavement reinforcing fabric with a 2" asphalt overlay for half the street width. Type II slurry seal is required for the entire street width with either option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street.
44. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage. The County Engineer shall determine compliance with this condition.

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45. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication. The County Engineer shall determine compliance with this condition.
46. Adequate snow storage easements shall be identified on the final plat. The County Engineer shall determine compliance with this condition.
47. All retaining walls that are adjacent to, provide support for or retain soil from the County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada. The County Engineer shall determine compliance with this condition.
48. No retaining walls that retain soil from the County right-of-way or private right-of-way shall be located within a plowed snow storage easement. The County Engineer shall determine compliance with this condition.
49. A minimum onsite stacking length of 50 feet and an adequately sized turnaround outside the gate is required prior to any security gate. Vehicle stacking at a gate shall not back up into the adjacent street right-of-way. The County Engineer shall determine compliance with this condition.
50. Project roadways shall meet minimum County Code requirements including, but not limited to, a minimum right-of-way width of 36 feet, a minimum of 22 feet of AC paving, and sidewalk installed on one side of the street. Also, with the effective project density being less than 1.5 acres per parcel, concrete curb and gutter for the private streets is required. Rolled curb and gutter on one side given the proposed super-elevated road section would be acceptable. An acceptable AC paving edge treatment (e.g. redwood header, concrete header curb, etc.) shall be installed at the non curb and gutter side. The County Engineer shall determine compliance with this condition.
51. The diameter of the "roundabout" island and anything located within the island, such as landscaping, parking, etc., shall be designed to provide safe sight distances and an adequate turning radius for garbage trucks, moving vans, and fire trucks shall be provided. Prior to final map approval, the engineer shall demonstrate adequate turning movement through the "roundabout" is available for the referenced vehicles. The County Engineer shall determine compliance with this condition.
52. Letters from the fire agency and the garbage company approving the proposed street width and configuration shall be submitted to the County Engineer prior to approval of the first final map. The County Engineer shall determine compliance with this condition.
53. The paving width of the access road shall be 36 feet measured at the right-of-way and shall be smoothly transitioned into the standard street section within the property. The roadway easement within the property shall be adjusted accordingly. The County Engineer shall determine compliance with this condition.

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54. "No Parking" signs shall be posted on both sides of the private road. The County Engineer shall determine compliance with this condition.
55. Project roadways shall be designed to meet minimum horizontal curve radii using a minimum design speed of 15mph (54' radius). The County Engineer shall determine compliance with this condition.
56. The secondary access (western road) road shall meet, the following requirements:
 - a) If the access road will serve as an emergency access facility only, emergency access control gates shall be provided adjacent to College Drive.
 - b) If the access road will serve as a secondary ingress/egress roadway, the intersection with College Drive shall be aligned with Lucille Drive.

The County Engineer shall determine compliance with this condition.

HEALTH

Compliance with the following conditions shall be determined by the District Health Department.

57. Construction plans for the development must be submitted to the Health Division for approval. The construction drawings must conform to the State of Nevada Regulations concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of the District Health Department.
58. Prior to approval of each final map, the applicant shall submit a final map fee.
59. A completed dust control plan must be submitted to the Health Department for review and approval prior to the issuance of a building permit. This plan must be in conformance with Washoe County District Board of Health Regulations Governing Air Quality Management, Section 040.030.
60. All land disturbing activities during construction phases, such as, but not limited to, grading, excavation, cut and fill, etc., must be done with effective dust control measures consistent with Washoe County District Board of Health Regulations Governing Air Quality Management, Section 040.030. Disturbances greater than 1 acre in size must obtain an approved dust control plan prior to beginning work.
61. A Water System Facility Plan must be submitted to the District Health Department prior to approval of the first final map. The Water System Facility Plan must be prepared by the water purveyor and include the network hydraulic analysis, service area and pressure zone boundaries, facilities necessary to serve developments within these boundaries, and the location and timing of the necessary facility improvements. The Water System Facility Plan must be in compliance with NAC 445A.65505 through 445A.6731 and approved by the District Health Department prior to review of any final map or the proposed subdivision. The appropriate plan review fee will also be required.

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62. Before final approval will be considered, a "Commitment for Water Service" letter from the water purveyor committing adequate water service to this proposal must be submitted to the Washoe County District Health Department. A letter of approval must be submitted from IVGID for this proposal.
63. A letter from IVGID committing sewer service to this proposal must be submitted. This letter shall indicate that the treatment facility will not be brought beyond its permitted capacity by this service.
64. The Nevada Division of Environmental Protection must submit a letter to the Health Department certifying their approval of the final map.
65. Prior to approval of a final map for the referenced proposal, the design engineer shall submit to the satisfaction of the District Health Department a plan for periodic inspection of the construction of the systems for water supply and community sewerage. The design engineer shall, pursuant to the approved inspection plan, periodically certify in writing to the District Health Department that the improvements are being installed in accordance with the approved plans and recognized practices of the trade.

IVGID CONDITIONS

Compliance with the following conditions shall be determined by IVGID.

66. This plan must clearly identify all locations of water and sewer utilities systems.
67. This plan must show all water and sewer utilities lines, easements, encroachments etc.
68. This plan must identify all APN numbers for each unit as well as common ground areas.
69. This plan must show all or any main line extensions for IVGID board approval.
70. This plan must be in compliance with all local and state regulations and IVGID ordinance.
71. This plan must be stamped by a Nevada licensed engineer.
72. All water rights issues must be approved by the Incline Village General Improvement District
73. No certificate of occupancy shall be submitted to owner until project has IVGID approval.
74. Copy of CC&Rs and Final Map Jurat submitted to the Incline Village General Improvement District before request of any final.
75. No work shall begin until all plans have been approved by the Incline Village General Improvement District and all permits have been obtained.

*****END OF CONDITIONS*****