

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 5)

SPECIAL USE PERMIT FOR GRADING

(see page 11)

SPECIAL USE PERMIT FOR STABLES

(see page 16)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.6100

Property Owner Affidavit

Applicant Name: Brad Johnson, P. E.

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, Brad Johnson (please print name)

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 Building.

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

Assessor Parcel Number(s): 127-030-31

Printed Name Brad Johnson

Signed [Signature]

Address 1220 Sweetwater Road

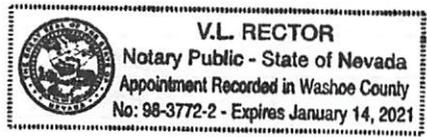
Subscribed and sworn to before me this 11th day of August, 2017.

[Signature]

Notary Public in and for said county and state

My commission expires: Jan. 14, 2021

(Notary Stamp)



*Owner refers to the following: (Please mark appropriate box.)

- Owner
Corporate Officer/Partner (Provide copy of record 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.)
[X] Letter from Government Agency with Stewardship

Special Use Permit 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 special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

Grading.

2. What currently developed portions of the property or existing structures are going to be used with this permit?

None.

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

Proposed improvements include construction of earthen and pre-fabricated wooden bike park features including jumps, landings, berms, rollers and wall-rides. Additional improvements include a temporary and permanent irrigation system, a drinking fountain and water bottle filling station, bike racks and trash receptacles. Construction of a domestic and irrigation water service will be required for irrigation and water service. An existing sewer service exists on site and will be capped with concrete where depth of cover is less than 36 inches.

4. What is the intended phasing schedule for the construction and completion of the project?

The project is scheduled to begin on September 5, 2017 and be completed by October 15, 2017.

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The project location is centrally located in Incline Village adjacent to other recreational facilities owned and operated by IVGID. The topography consists of gentle sloped terrain that is well-suited for a bike park.

6. What are the anticipated beneficial aspects or effects your project will have on adjacent properties and the community?

The Incline Bike Park will provide a host of community benefits by providing a community-oriented public recreational facility designed to be accessible to all ages and skill levels.

7. What will you do to minimize the anticipated negative impacts or effect your project will have on adjacent properties?

Anticipated potential negative impacts include visual impacts to Incline Way for which vegetative screening and planting will mitigate such impacts to the public right of way.

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

Construction hours will be during daylight hours as required by IVGID, Washoe County and TRPA.

Temporary BMPs will be installed prior to beginning construction to ensure there is no impact to water quality during construction.

All disturbed areas, excluding riding areas and features shown on the plans, will be landscaped and re-vegetated to protect water quality and provide a natural aesthetic.

The facility will be open to all ages and skill levels to benefit the greater Incline Village community.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

Parking for the proposed bike park is provided by existing parking previously developed on-site for recreational activities on the property.

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

Landscaping includes planting of trees and shrubs as shown on the plans. Disturbed areas, excluding bike park riding areas will be re-vegetated in accordance with TRPA and Washoe County requirements.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

There is no sight lighting or signage proposed as part of this project.

12. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

Yes

No

13. Utilities:

a. Sewer Service	None.
b. Electrical Service	None.
c. Telephone Service	None.
d. LPG or Natural Gas Service	None.
e. Solid Waste Disposal Service	None.
f. Cable Television Service	None.
g. Water Service	Extension of existing service on-site. See utility plan.

For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

h. Permit #	N/A	acre-feet per year	N/A
i. Certificate #	N/A	acre-feet per year	N/A
j. Surface Claim #	N/A	acre-feet per year	N/A
k. Other #	N/A	acre-feet per year	N/A

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

N/A

14. Community Services (provided and nearest facility):

a. Fire Station	North Lake Tahoe Fire Protection District / 866 Oriole Way, Incline Village, NV
b. Health Care Facility	Tahoe Forest Hospital / 880 Alter Ave. Incline Village, NV
c. Elementary School	Incline Elementary School / 915 Northwood Blvd., Incline Village, NV
d. Middle School	Incline Middle School / 931 Southwood Blvd., Incline Village, NV
e. High School	Incline High School / 499 Village Blvd., Incline Village, NV
f. Parks	Incline Village Recreation Center / 980 Incline Way, Incline Village, NV
g. Library	Incline Village Library / 845 Alder Ave., Incline Village, NV
h. Citifare Bus Stop	Southwood Blvd after Incline Way / Incline Village, NV

Special Use Permit Application for Grading 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 special use permits may be found in Article 810, Special Use Permits. Article 438, Grading, and Article 418, Significant Hydrologic Resources, are the ordinances specifically involved in this request.

1. What is the purpose of the grading?

The purpose of the grading is for the construction of the Incline Bike Park. Grading activities include clearing and grubbing, site preparation and construction of earthen bike park features including jumps, landings, berms and trails.

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

370

3. How many square feet of surface of the property are you disturbing?

80,000

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

Export: 0
Import: 1,800

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

Yes. However, the project owner is seeking to construct a bike park with beginner, intermediate and advanced terrain to be used by all ages and skill levels. In order to construct safe and suitable features the project is required to be of the scale and dimensions shown on the plans.

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

No.

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain fully your answer.)

Yes.

8. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways?

Yes. The project will be visible from the west off of Incline Way.

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

The proposed project will serve the general public by creating a public recreational facility open to all ages and skill levels.

10. 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?

Finish grade slopes will generally be 2%-3% with areas containing greater slopes at trail start hills and within the features themselves.

Temporary BMPs will be installed prior to beginning excavation and maintained by the contractor throughout construction. Following construction, all disturbed areas (excluding riding areas shown on the plans) will be re-vegetated in accordance with Washoe County and TRPA requirements.

11. Are you planning any berms?

Yes No If yes, how tall is the berm at its highest? 7.5 FT

12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

Yes. The maximum height of retaining walls is 6 feet.

13. What are you proposing for visual mitigation of the work?

Vegetative screening is proposed between Incline Way and the proposed project to mitigate the visual impacts of the proposed project.

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

Yes. Ten pine trees will be removed as part of the project ranging in size from 12" to 34" dbh.

15. 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?

Seed Mix A: Wet Seed Mix for Pump Track Basins.
13.6 lbs/acre

Seed Mix B: Dry Seed Mix for All Other Disturbed Areas.
17.5 lbs/acre

Wood chip or pine needle mulch will be applied to all re-vegetated areas.

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

Temporary irrigation is included in the project irrigation plan that includes permanent irrigation and dust control system for the bike park. Water at the site is provided by IVGID.

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

No. However, the landscape and re-vegetation plan has been reviewed and approved by TRPA.

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes No If yes, please attach a copy.

Special Use Permit Application for Stables 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 administrative permits may be found in Article 810, Special Use Permits.

1. What is the maximum number of horses to be boarded, both within stables and pastured?

2. What is the maximum number of horses owned maintained by the owner/operator of the project, both within stables and pastured?

3. List any ancillary or additional uses proposed (e.g., tack and saddle sales, feed sales, veterinary services, etc.). Only those items that are requested may be permitted.

4. If additional activities are proposed, including training, events, competition, trail rides, fox hunts, breaking, roping, etc, only those items that are requested may be permitted. Clearly describe the number of each of the above activities which may occur, how many times per year and the number of expected participants for each activity.

5. What currently developed portions of the property or existing structures are going to be used with this permit?

6. To what uses (e.g., restrooms, offices, managers living quarters, stable area, feed storage, etc.) will the barn be put and will the entire structure be allocated to those uses? (Provide floor plans with dimensions).

7. Where are the living quarters for the operators of the stables and where will employees reside?

8. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.) Have you provided for horse trailer turnarounds?

9. What are the planned hours of operation?

10. What improvements (e.g. new structures including the square footage, roadway/driveway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

11. What is the intended phasing schedule for the construction and completion of the project?

12. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

13. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

14. What are the adverse impacts upon the surrounding community (including traffic, noise, odors, dust, groundwater contamination, flies, rats, mice, etc.) and what will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

15. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

16. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

--

17. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

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18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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19. Community Sewer

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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20. Community Water

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
12703031	Active	8/11/2017 2:10:38 AM

Current Owner:
 INCLINE VILLAGE GENERAL IMPROVEMENT DIST

 893 SOUTHWOOD BLVD
 INCLINE VILLAGE, NV 89451

SITUS:
 969 TAHOE BLVD
 INCLINE VILLAGE NV

Taxing District

Geo CD:

Legal Description

Township 16 SubdivisionName COMMERCIAL SUBDIVISION 1 Section Lot 4 Block Range 18

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

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2017	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00



Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2014	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$0.00	\$0.00	\$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.



**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.

August 14, 2017

Trevor Lloyd
Senior Planner
Washoe County Community Services Department

PROJECT: Incline Bike Park
Permit #WBLD17-101819
APN: 127-030-31
Address: 969 Tahoe Blvd., Incline Village, NV 89451

Dear Mr. Lloyd,

Thank you for your assistance with the Incline Village General Improvement District (IVGID) – Incline Village Bike Park (Bike Park) project. Included with this cover letter is a transmittal that notes all items as required for the Grading Application Special Use Permit.

Background

The project has an active permit WBLD17-101819 for the construction of the Incline Village Bike Park. As is required per Washoe County ordinances, the permitted plans only allow earthen structures to a height of six feet above existing grade. IVGID is seeking a Special Use Permit (SUP) that would allow the construction of earthen features to a maximum of 7.5 feet above existing grade.

Project Description

The Bike Park includes a variety of features for Bike Park recreation. These features include: flow lines, pump tracks, jumps, step ups, berms, rolls, starting areas, and circulation track. The flow lines and pump tracks are designed for beginner, intermediate and expert riders. For the purposes of the SUP, all earthen features greater than six feet are located within the flow lines:

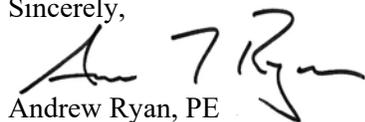
(4) Features ID#s 04B, 06B, 08B, 11B at the Advanced Flow Line

(3) Features ID#s 19B, 20B, 23B at the Intermediate Flow Line

Seven features are proposed to exceed the 6-foot limit in varying heights from 6.5 feet to 7.5 feet maximum. The square foot area of each jump above the 6-foot level is on average 20 square feet or a total of 140 square feet for all seven features. The project area is approximately 87,120 square feet (2 acres). This SUP would affect less than 1% of the project area.

Thank you again for your review. Please let me know if you have any further questions.

Sincerely,


Andrew Ryan, PE

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

2017 INCLINE BIKE PARK

IVGID PROJECT #4378LI1604
PWP WA-2017-236

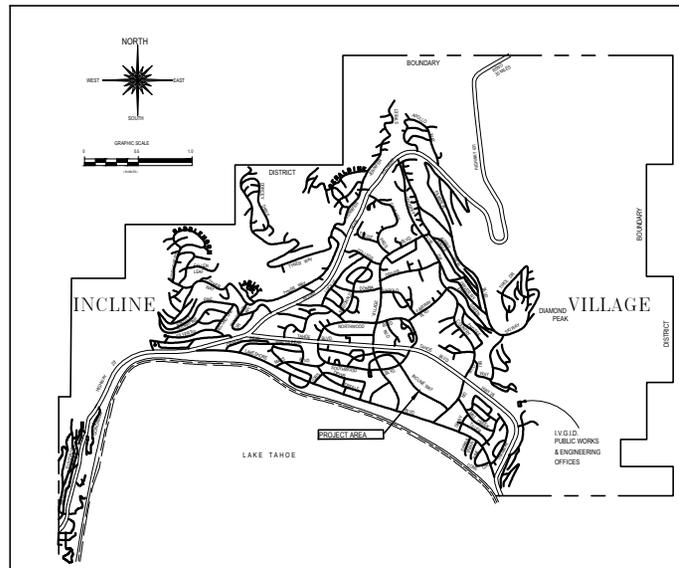
INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

BOARD OF TRUSTEES

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PHILIP HORAN	VICE-CHAIRMAN
TIM CALLICRATE	SECRETARY
MATTHEW DENT	TREASURER
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DISTRICT STAFF

STEVEN PINKERTON	GENERAL MANAGER
JOE POMROY, P.E.	DIRECTOR OF PUBLIC WORKS
BRAD JOHNSON, P.E.	DIRECTOR OF ASSET MANAGEMENT
MIKE LEFRANCOIS, P.E.	SENIOR ENGINEER
CHARLES MILLER, P.E.	PRINCIPAL ENGINEER



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4.	C1.1 GRADING PLAN & PROFILES
5.	C1.2 GRADING PLAN & PROFILES
6.	C1.3 GRADING PLAN & CROSS SECTIONS
7.	C2.1 FEATURE SCHEDULE
8.	C3.1 UTILITY PLAN
9.	L1.1 LANDSCAPE & BMP PLAN
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11.	C4.1 DETAILS
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13.	C4.3 DETAILS
14.	C4.4 DETAILS



INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
 Phone 775-832-1267
 1220 Sweetwater Rd., Incline Village, Nevada 89451
PR PR DESIGN & ENGINEERING, INC.
 10000 S. RAYBURN BLVD., SUITE 200, LAS VEGAS, NV 89148
 (702) 735-1100

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
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 (702) 735-1100

NOTES, LEGEND & ABBREVIATIONS

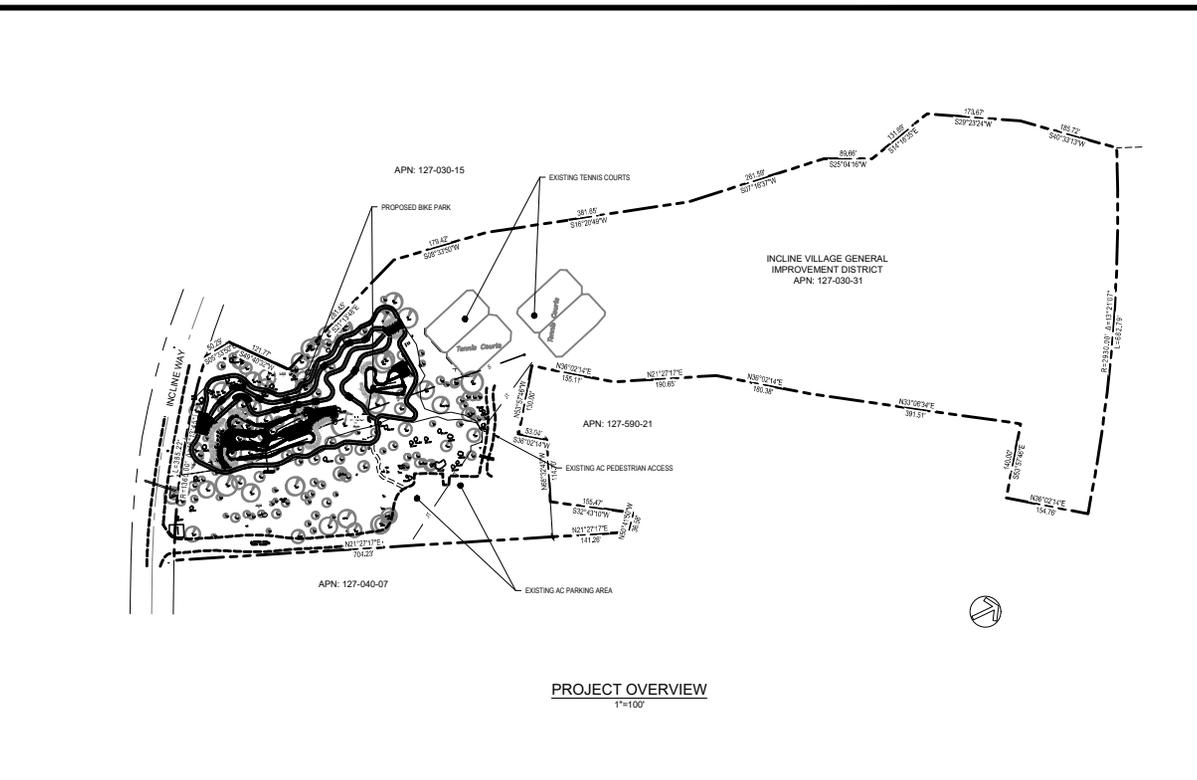
INCLINE BIKE PARK

DATE: 8/11/17
 REV: DATE | DESCRIPTION | USER

Project No. 437RL1604
 DATE: 07/27/2017
 SCALE: AS NOTED
 DRAWN: JRL, CREWSON, JGID
 APPROVED: CM DATE: 7/27/17

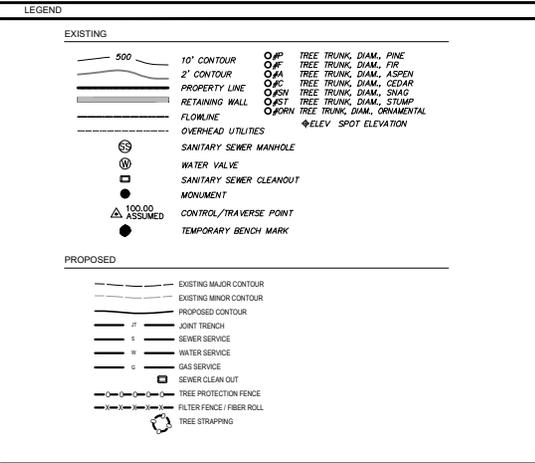
T 1.1
 SHEET 2 OF 14

- CONSTRUCTION NOTES**
- THE TYPES, LOCATIONS, SIZES, MATERIALS AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, LOCATIONS, SIZES, MATERIALS AND/OR DEPTHS OF UNDERGROUND UTILITIES. THE OWNER AND/OR ENGINEER ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF OTHER BURIED UTILITIES OR OBJECTS NOT SHOWN ON THESE PLANS.
 - THE CONTRACTOR SHALL EXPOSE AND CHECK ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AT ALL PROPOSED POINTS OF CONNECTION TO VERIFY LOCATION AND DEPTH OF UNDERGROUND FACILITIES PRIOR TO EXCAVATION OF PROPOSED UTILITY.
 - THE CONTRACTOR SHALL REPORT ALL CONFLICTS, ERRORS AND OMISSIONS TO THE ENGINEER IMMEDIATELY UPON DISCOVERY. IF DIRECTED BY THE OWNER, ENGINEER OR AGENCY HAVING JURISDICTION, THE CONTRACTOR SHALL STOP WORK UNTIL MITIGATION MEASURES ARE ENACTED.
 - ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT AT 800-281-4873 FORTY-EIGHT HOURS PRIOR TO COMMENCING EARTHWORK OR EXCAVATION ACTIVITIES.
 - AT THE CONCLUSION OF WORK, CONTRACTOR SHALL REPAIR OR REPLACE IN KIND ALL DAMAGED PROPERTY, PUBLIC AND/OR PRIVATE FOR WHICH HE IS RESPONSIBLE. THE JOB SITE AND ADJACENT AREAS SHALL BE CLEANED UP AND SUBJECT TO INSPECTION AND APPROVAL OF THE OWNER, ENGINEER AND/OR AGENCY HAVING JURISDICTION.
 - CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
 - PR DESIGN & ENGINEERING, INC. HAS EXERCISED A REASONABLE AND ACCEPTABLE STANDARD OF CARE IN THE PREPARATION OF THESE PLANS. HOWEVER, THE DESIGN AND CONSTRUCTION PROCESS MAY INCLUDE ACTIVITIES OCCURRING AFTER PLAN SIGNATURE. THESE ACTIVITIES MAY INCLUDE CALCULATIONS, PLAN CHECK AND VERIFICATION DURING CONSTRUCTION. SHOULD PERSONS OTHER THAN PR DESIGN & ENGINEERING, INC. PERFORM CONSTRUCTION STAKING, PR DESIGN & ENGINEERING, INC. SHALL BE INDEMNIFIED FROM ANY DAMAGES RESULTING FROM FAILURE TO PERFORM THESE TASKS OR ANY EXPENSE OR DAMAGE RESULTING FROM OMISSION OR ERROR CONTAINED IN THE PLANS WHICH WOULD BE REASONABLY EXPECTED TO BE DISCOVERED AND CORRECTED BY PR DESIGN & ENGINEERING, INC.
 - PR DESIGN & ENGINEERING, INC. ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF THE DESIGN CONTAINED HEREIN.
 - SHOULD IT APPEAR THAT THE WORK TO BE COMPLETED, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT PR DESIGN & ENGINEERING, INC. FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY. PHONE (303) 541-4500.
 - PR DESIGN & ENGINEERING, INC. SHALL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS SHALL BE PREPARED IN WRITING AND APPROVED BY THE OWNER AND PR DESIGN & ENGINEERING, INC.
 - THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL RESPECTIVE UTILITY COMPANIES FOR THE LOCATION AND PLACEMENT OF PROPOSED UTILITIES PRIOR TO CONSTRUCTION.
 - IN ALL AREAS OF WORK, CONTRACTOR IS REQUIRED TO RAISE EXISTING VAULTS, BOXES, MANHOLES, ETC. TO P BELOW THE FINISH GRADE ELEVATIONS SHOWN ON THE PLANS. IN SLOPED AREAS THE RAISED FACILITIES MUST MATCH SLOPE.
 - ALL EXCAVATED MATERIAL, NOT REUSED ON SITE AND ALL ASPHALT, BASE ROCK AND PIPE DEBRIS REMOVED DURING CONSTRUCTION SHALL BE DISPOSED OF OFF-SITE AT AN APPROVED LOCATION AT NO ADDITIONAL COST.
 - THE COST OF PROTECTION AND/OR REPAIR OF THE CONTRACTOR'S WORK AS AFFECTED BY STORM WATERS DURING INCIDENT WEATHER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ADJACENT PROPERTIES OR IMPROVEMENTS AS A RESULT OF IMPROPER PROTECTION OF SUCH AREAS FROM STORM WATER DISCHARGED FROM THE WORK AREA.
 - THE COST OF CORRECTIVE WORK REQUIRED FOR COMPLETION AND/OR ACCEPTANCE OF THE WORK NECESSITATED BECAUSE OF UNSATISFACTORY WORKMANSHIP OR MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - THE CONTRACTOR SHALL KEEP DETAILED RECORDS AND AS-BUILTS SHOWING ALL MODIFICATIONS MADE TO THESE PLANS. THESE RECORDS AND AS-BUILTS SHALL BE PROVIDED TO THE ENGINEER UPON PROJECT COMPLETION, OR AS REQUESTED FOR USE IN PREPARING RECORD DRAWINGS.
 - ALL GRADING AND PAVING WORK SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN WASHOE COUNTY'S GRADING STANDARDS AND THE PROJECT PLANS AND SPECIFICATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH SMOOTH TRANSITIONS AND AVOIDING ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
 - CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE NV OSMA STATE CONSTRUCTION SAFETY ORDERS.



- TRPA NOTES**
- ALL TREES NOT DESIGNATED FOR REMOVAL ON THE PLANS ARE TO BE PRESERVED.
 - ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES AND LIVING WITH FIRE: LAKE TAHOE BASIN, SECOND EDITION.
 - DUST CONTROL MEASURES SHALL BE IN PLACE DURING CONSTRUCTION. BROADCAST MULCH SHALL NOT BE PERMITTED AS A DUST CONTROL MEASURE WITHIN 35 FEET OF STRUCTURES.
- ENVIRONMENTAL HEALTH NOTE**
- IF AT ANY TIME DURING THE COURSE OF CONSTRUCTING THE PROPOSED PROJECT, EVIDENCE OF SOIL AND/OR GROUNDWATER CONTAMINATION WITH HAZARDOUS MATERIAL IS ENCOUNTERED, THE APPLICANT SHALL IMMEDIATELY STOP CONSTRUCTION ACTIVITIES AND CONTACT WASHOE COUNTY ENVIRONMENTAL HEALTH SERVICES HAZARDOUS MATERIALS SECTION. THE PROJECT SHALL REMAIN STOPPED UNTIL THERE IS A RESOLUTION OF THE CONTAMINATION PROBLEM TO THE SATISFACTION OF ENVIRONMENTAL HEALTH SERVICES.
- UTILITY NOTIFICATION**
- NOTICE:**
 48 HOURS PRIOR TO ANY EXCAVATION CONTRACTOR
 810 TO CALL UTILITY SERVICE ALERT
 PHONE 1-800-257-3660
 ALL EXCAVATION AREAS TO BE CLEARLY MARKED IN WHITE PAINT.
-

- SURVEY NOTES**
- SURVEY PREPARED BY HESS LAND SURVEYING IN NOVEMBER 2015.
 - THE BOUNDARY SHOWN HEREON IS FROM A FIELD SURVEY COMPLIED FROM RECORDS OF SURVEY 436, FILE NO. 288874 D.B.M.C. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE & CURRENT TITLE SEARCH MAY DISCLOSE.
 - NO INVESTIGATION CONCERNING ENVIRONMENTAL & SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
 - NO INVESTIGATION CONCERNING THE LOCATION OR EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
 - ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
 - DATE OF FIELD WORK NOVEMBER 20 & 21, 2015.
 - THE TOPOGRAPHY SHOWN HEREON MEETS THE STANDARDS OF THE AMERICAN CONGRESS OF SURVEYING & MAPPING WITH 90% OF THE CONTOURS TO BE WITHIN PLUS OR MINUS ONE-HALF OF A CONTOUR INTERVAL.
 - VERTICAL DATUM IS FROM INCLINE VILLAGE GD.
 - T.B.M.-(SEWER MANHOLE IN TAHOE BLVD.), ELEV=6283.2'
 - BUILDING SETBACKS SHOULD BE VERIFIED PRIOR TO ANY DESIGN.



PROJECT INFORMATION

PROJECT LOCATION:
 807 TAHOE BLVD
 INCLINE VILLAGE, NV 89451

OWNER:
 INCLINE VILLAGE GD
 1220 SWEETWATER RD
 INCLINE VILLAGE, NV 89451

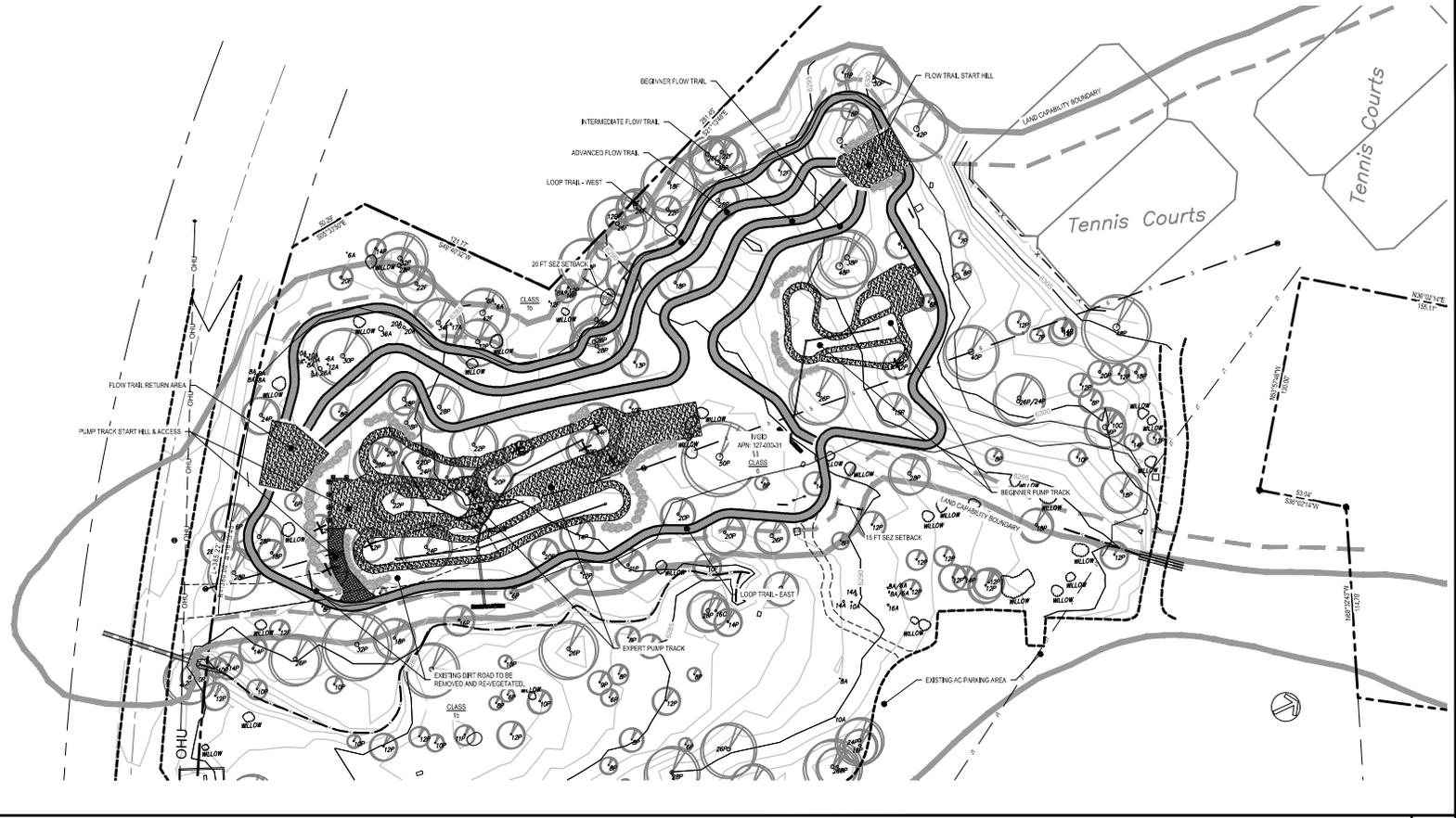
ENGINEER:
 ANDREW RYAN, PE
 PR DESIGN & ENGINEERING, INC.
 PO BOX 1847
 KINGS BEACH, CA 94143
 (530) 546-4200

SURVEYOR:
 HESS LAND SURVEYING
 PO BOX 1222
 CAROLINE CITY, VA 28613

SEWER & WATER:
 WSD
 1220 SWEETWATER RD
 INCLINE VILLAGE, NV 89451

GAS:
 216 INCLINE CT
 INCLINE VILLAGE, NV 89451

POWER:
 LIBERTY UTILITIES
 70 NATIONAL AVENUE
 TAHOE VISTA, CA 96148



COVERAGE MAP

1" = 30'

COVERAGE CALCULATIONS
UPPER INCLINE PARK
APN: 127-020-15, 16, 31, 127-040-07

LAND CAPABILITY	TOTAL AREA	ALLOWABLE COVERAGE (%)	ALLOWABLE COVERAGE	EXISTING COVERAGE*	PROJECT PROPOSED COVERAGE	TOTAL PROPOSED COVERAGE	COVERAGE TRANSFERRED	REMAINING ALLOWABLE COVERAGE
CLASS 1b	746,740	1	7,467	7,859	0	7,859	0	-392
CLASS 4	14,970	20	2,994	1,670	0	1,670	0	1,324
CLASS 6	1,906,740	30	572,022	517,330	25,557	542,887	13,485	43,820
RETIRED COVERAGE				43,072	0	43,072		-43,072
TOTAL	2,668,000		582,493	570,331	25,557	595,888	13,485	0

*EXISTING COVERAGE PER TRPA FILE NO. ERS2007-1078



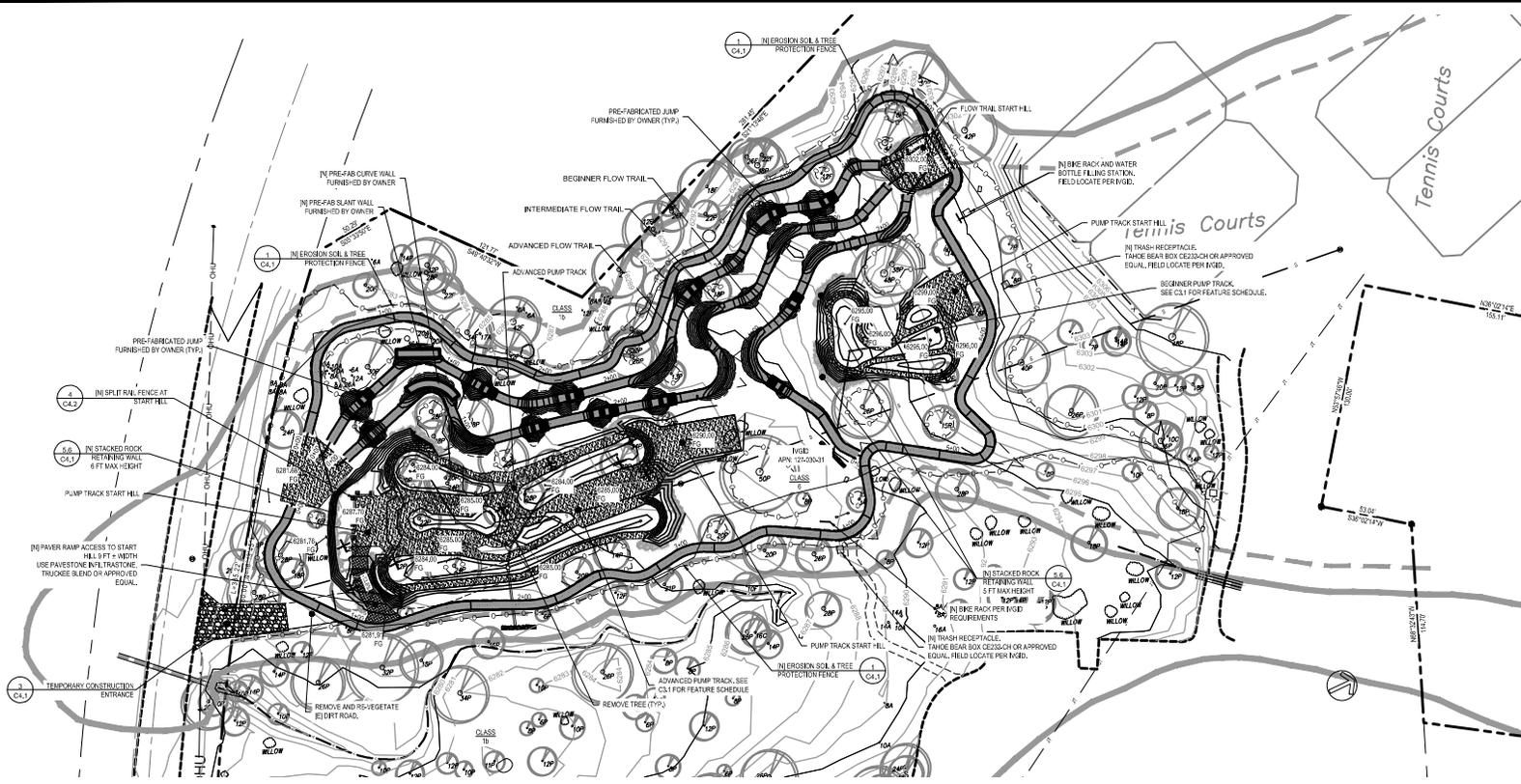
JRD DESIGN & ENGINEERING, INC.
1000 N. GARDNER BLVD. SUITE 200
RENO, NEVADA 89505
775-832-1267

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
1220 Sweetwater Rd., Incline Village, Nevada 89451
2017
INCLINE BIKE PARK
COVERAGE MAP



DATE SIGNED: 8/11/17
 PROJECT NO.: 4378U1604
 DATE: 07/27/2017
 SCALE: AS NOTED
 DRAWN: JRL, DESIGN: JMD
 APPROVED: CM DATE: 7/27/17

C1.0
SHEET 3 OF 14



INCLINE VILLAGE DISTRICT
GENERAL IMPROVEMENT
2017 INCLINE BIKE PARK
 1220 Sweetwater Rd., Incline Village, Nevada 89451
 Phone 775-832-1267

GRADING PLAN & PROFILES

EARTHWORK & TREE REMOVAL

EARTHWORK ESTIMATE

CUT	370 CY
FILL	1,780 CY
TOTAL	2,150 CY

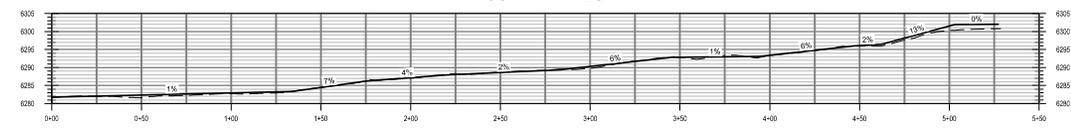
TREE REMOVAL

TREES TO BE REMOVED 10

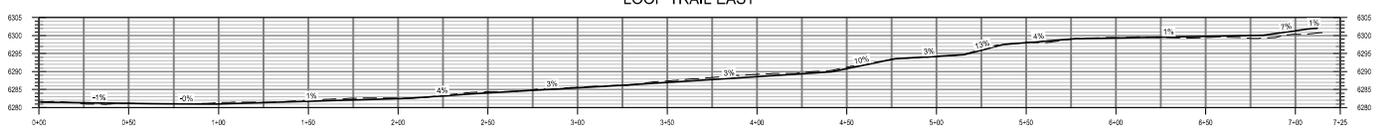
GRADING PLAN

1" = 30'

LOOP TRAIL WEST



LOOP TRAIL EAST



GRADING PROFILES

H:1" = 30' / V:1" = 15'

DATE SIGNED: 8/11/17
 PROJECT NO. 4378L1604
 DATE: 02/27/2017
 SCALE: AS NOTED
 DRAWN: JRL, DESIGN: JMD
 APPROVED: CM DATE: 7/27/17

C1.1

SHEET 4 OF 14



INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
 1220 Sweetwater Rd., Incline Village, Nevada 89451 Phone 775-832-1267
2017
INCLINE BIKE PARK

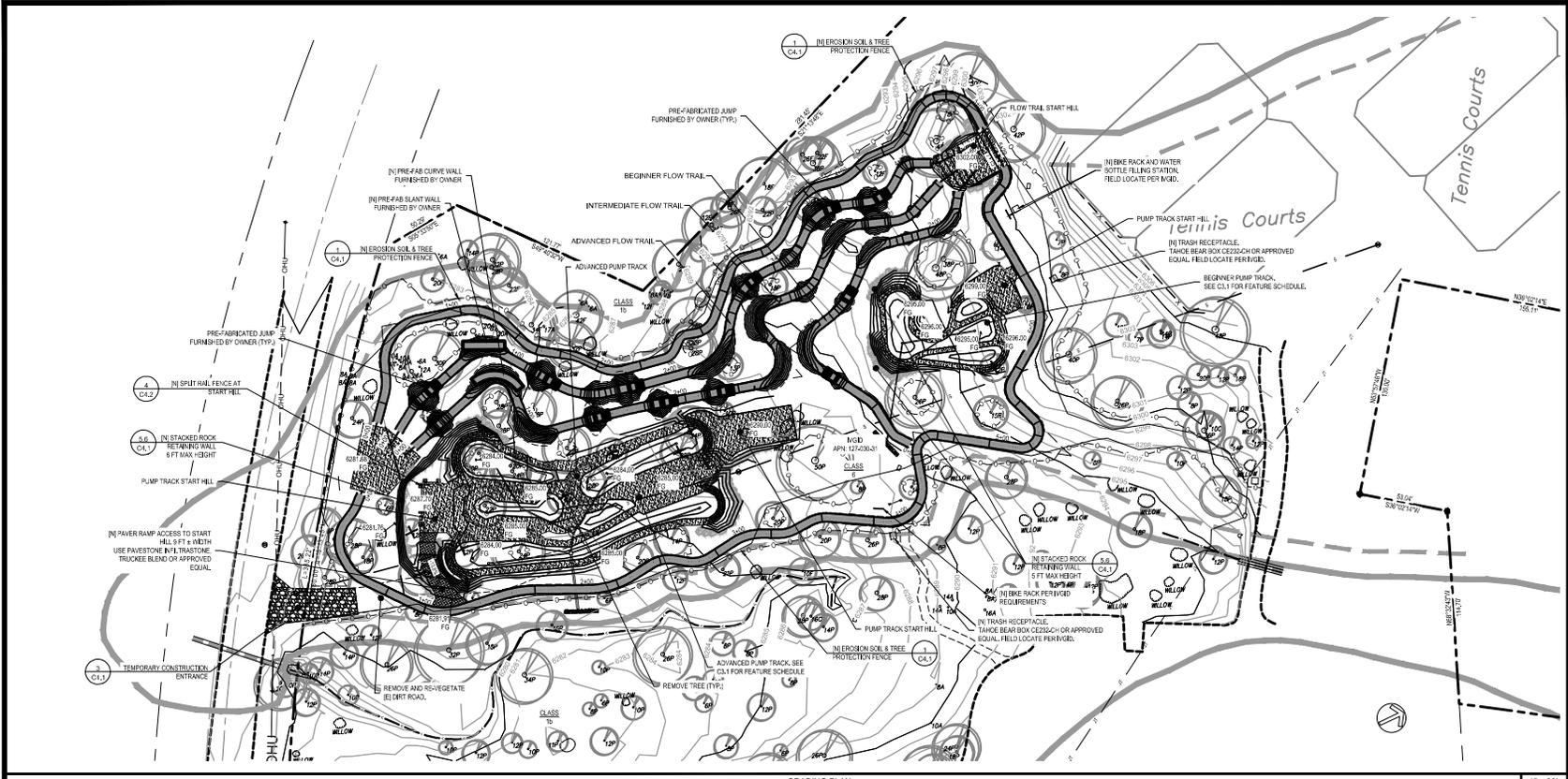


J.R. DESIGN & ENGINEERING, INC.
 1000 S. RAYBURN AVENUE SUITE 100
 LAS VEGAS, NEVADA 89150
GRADING PLAN & PROFILES



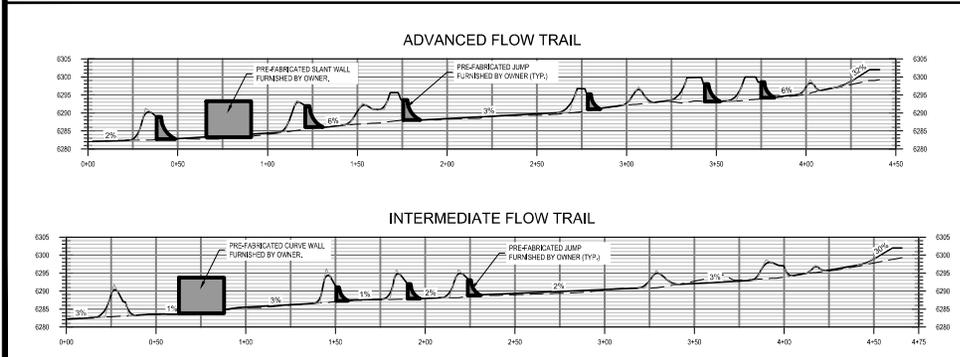
DATE SIGNED: 8/11/17
 DATE: 07/27/2017
 Project No. 43781604
 SCALE: AS NOTED
 DRAWN: JRL, DESIGN: JRGD
 APPROVED: CM DATE: 7/27/17

C1.2
 SHEET 5 OF 14



GRADING PLAN

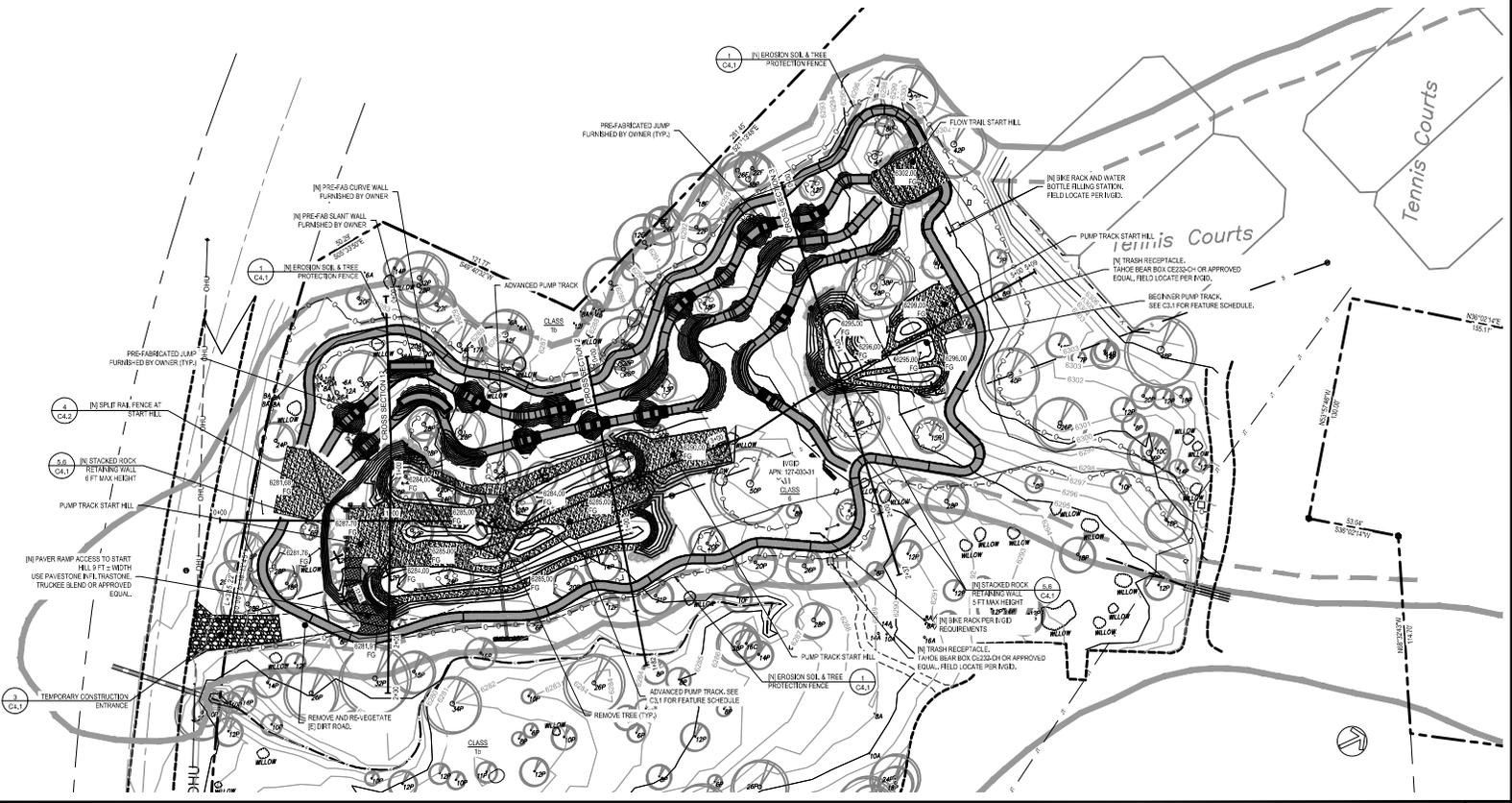
1" = 30'



GRADING PROFILES

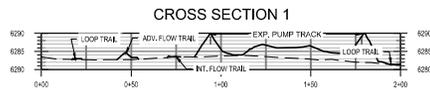
1/4" = 30' / V:1"=15'

NOTE:
 SEE SHEET C2.1 FOR FEATURE SCHEDULE.

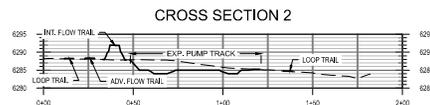


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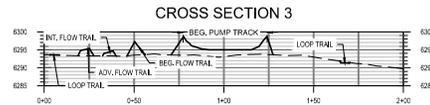
1" = 30'



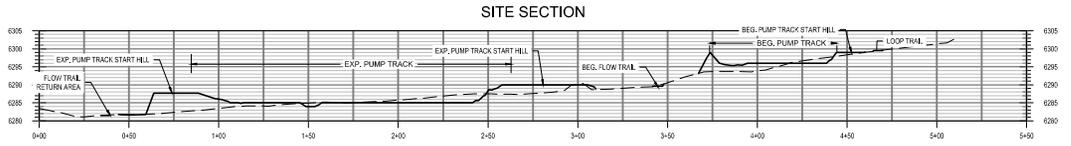
CROSS SECTION 1



CROSS SECTION 2



CROSS SECTION 3



SITE SECTION

GRADING SECTIONS

1" = 30' / V:1" = 15'

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
 1220 Sweetwater Rd., Incline Village, Nevada 89451 Phone 775-832-1267
 2017

INCLINE BIKE PARK

GRADING PLAN & SECTIONS

INCLINE BIKE PARK

Project No. 43781604
 DATE: 07/27/2017
 SCALE: AS NOTED
 DRAWN: JHL, DESIGN: JGD
 APPROVED: CM, DATE: 7/27/17

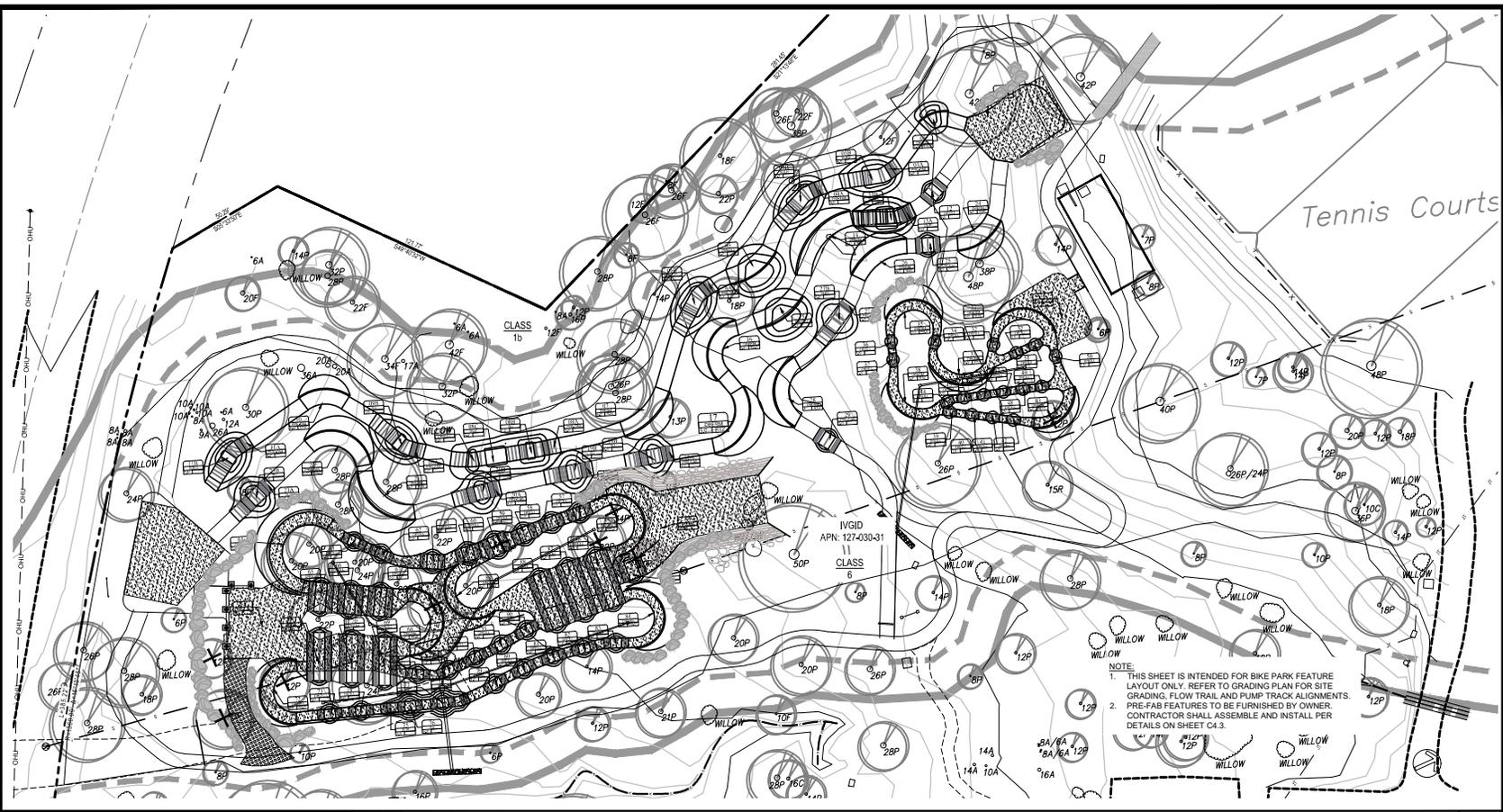
C1.3
 SHEET 6 OF 14



INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
 1220 Sweetwater Rd., Incline Village, Nevada 89451 Phone 775-832-1267



INCLINE BIKE PARK
 FEATURE SCHEDULE



FEATURE PLAN

1" = 20'

ID	ABBREVIATION	HEIGHT	RADIUS
01	ROLLIN	4.0'	
02	DROLL	3.0'	R14.0'
02A	PRE-FAB	4.0'	
03B	SULM	8.0'	
03A	PRE-FAB	5.0'	
04B	SULM	7.0'	
05	DROLL	5.0'	
05B	PRE-FAB	7.0'	
07	DBERM	8.0'	R54
08A	PRE-FAB	7.0'	
08B	SU	7.0'	
08C	DWF	4.0'	
09D	DROLL	4.0'	
09A	PRE-FAB	8.0'	
09B	SU	7.0'	R10
10	DROLL	5.0'	
10A	PRE-FAB	4.0'	R22
10B	SU	7.0'	
10C	DROLL	4.0'	R8.0
11	DROLL	4.0'	
11A	PRE-FAB	4.0'	R10
11B	SULM	7.0'	
12	DROLL	2.0'	
13A	DIP	3.0'	
13B	SULM	5.0'	
14	DBERM	4.0'	R22
15	DROLL	4.0'	
16	DROLL	5.0'	R8.0
17	DBERM	5.0'	R12
18A	PRE-FAB	4.0'	
18B	SU	8.0'	
18C	PRE-FAB	4.0'	
18D	SU	7.0'	

ID	ABBREVIATION	HEIGHT	RADIUS
20A	PRE-FAB	4.0'	
20B	SU	7.0'	
21	DBERM	6.0'	R10
22	PRE-FAB	6.0'	R10.0
23A	SULM	4.0'	
23B	SU	7.0'	
24	DBERM	3.0'	R10
25	DROLL	1.0'	
26	DBERM	4.0'	R50
27A	PRE-FAB	3.0'	
27B	FAT	3.0'	
28	DBERM	4'	R10
29	DROLL	3.0'	
30	ROLLIN	4'	
31	DBERM	3.0'	R10
32	DROLL	1.0'	
33	DBERM	3.0'	R10
34	DROLL	1.0'	
35	DBERM	3.0'	R8.0
36	DROLL	1.0'	
37	DROLL	1.0'	
38	DBERM	3.0'	R10
39	DROLL	1.0'	
40	DROLL	2.0'	
41	DROLL	1.0'	
42	DROLL	1.0'	
43	DBERM	3.0'	R10
44	DROLL	1.0'	
45	DROLL	1.0'	

ID	ABBREVIATION	HEIGHT	RADIUS
46	DROLL	1.0'	
47	DROLL	1.0'	
48	DROLL	1.0'	
49	DROLL	1.0'	
50	DROLL	1.0'	
51	DROLL	1.0'	
52	DROLL	1.0'	
53	ROLLIN	6.0'	
54	ROLLIN	6.0'	
55	DBERM	5.0'	R8.0
56	DROLL	2.0'	
57	DROLL	2.0'	
58	DROLL	2.0'	
59	DROLL	2.0'	
60	DROLL	2.0'	
61	DROLL	2.0'	
62	DROLL	2.0'	
63	DROLL	2.0'	
64	DBERM	6.0'	R14.0
65	DROLL	2.0'	
66	DROLL	2.0'	
67	DROLL	2.0'	
68	DROLL	2.0'	
69	DROLL	2.0'	
70	DROLL	2.0'	
71	DROLL	2.0'	
72	DROLL	2.0'	
73	DROLL	2.0'	

ID	ABBREVIATION	HEIGHT	RADIUS
74	DROLL	2.0'	
75	DIP	3.0'	
76	SU	5.0'	
77	SU	5.0'	
78	DROLL	1.0'	
79	DROLL	1.0'	
80	DROLL	2.0'	
81	DROLL	2.0'	
82	DROLL	2.0'	
83	DROLL	2.0'	
84	DBERM	5.0'	R8.0
85	DROLL	2.0'	
86	DROLL	2.0'	
87	DROLL	2.0'	
88	DROLL	2.0'	
89	DROLL	2.0'	
90	DROLL	2.0'	
91	DROLL	2.0'	
92	DROLL	2.0'	
93	DROLL	2.0'	
94	DROLL	2.0'	
95	DROLL	2.0'	
96	DROLL	2.0'	
97	DROLL	2.0'	
98	DROLL	2.0'	
99	DROLL	2.0'	
100	DROLL	2.0'	

FEATURE SCHEDULE

ABBREVIATIONS
 DROLL - DIRT BANKED ROLLER
 DROLL - DIRT ROLLER
 DBERM - DIRT BERM
 DIP - DIRT LIP/KICKER
 DWF - DIRT WATERFALL LANDING
 ROLLIN - ELEVATED START/ROLL-IN AREA
 SU - STEP-UP
 SULM - STEP-UP RIGHT HIP
 FATI - TABLE TOP
 PRE-FAB - PRE-FAB FEATURE FURNISHED BY OWNER

ID# - RADIUS POINT OF BERM
R.P. - FOR BIKE FEATURE ID#

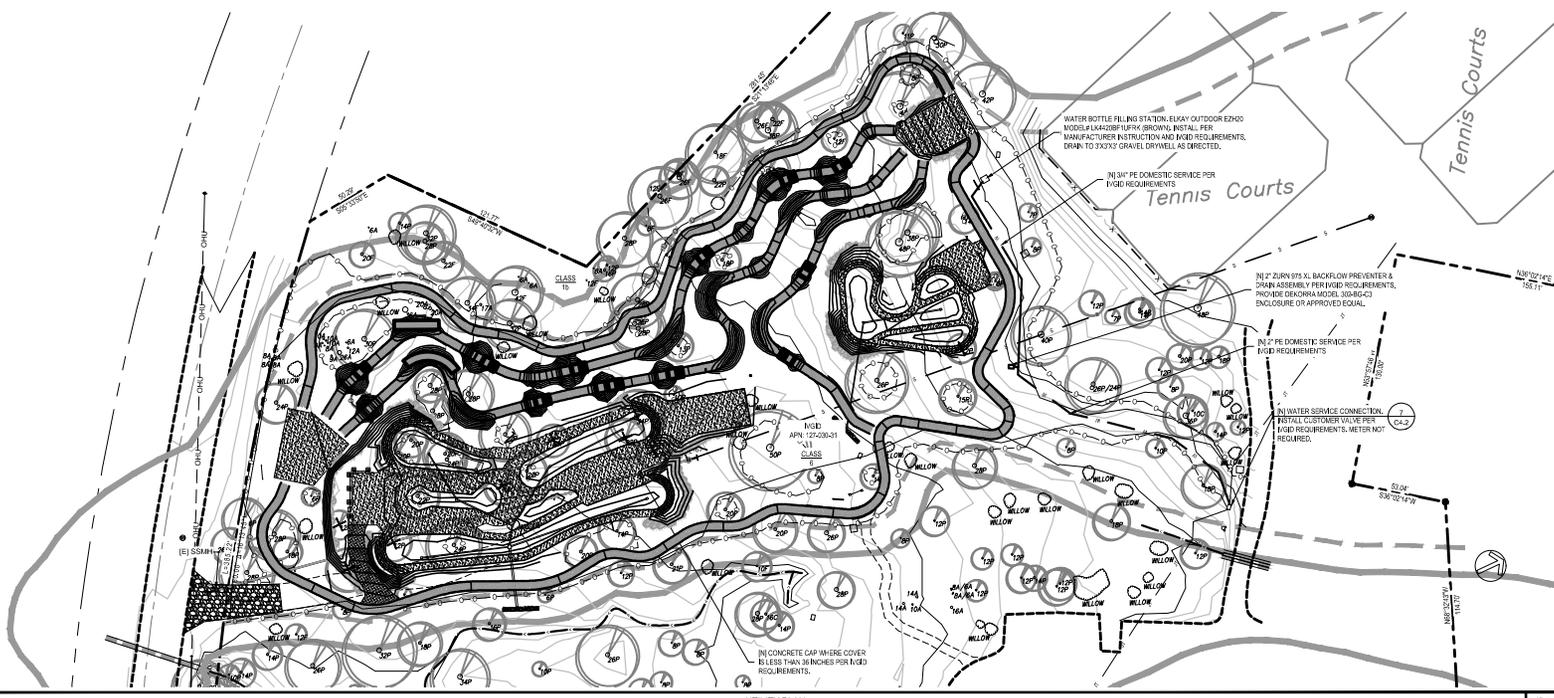
ID - BIKE FEATURE ID#
 ABB - ABBREVIATION
 H - HEIGHT ABOVE FINISH GRADE
 R - RADIUS OF INSIDE TOW OF BERM

BIKE FEATURE NOTES
 1. BIKE FEATURE HEIGHT IS IN REFERENCE TO FINISH GRADE.
 2. BERM RADI SHOWN IN THE BIKE FEATURE PLAN AND TABLE ARE MEASURED FROM INSIDE BOTTOM OF BERM.
 3. OWNER WOULD LIKE TO MINIMIZE THE IMPACT TO THE EXISTING TREES AND VEGETATION.
 4. FIELD ADJUSTMENTS MAY BE NECESSARY UPON THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE.
 5. TOP OF ROLL-INS SHOULD BE PITCHED A MINIMUM OF SIX IN THE DIRECTION OF TRAVEL FOR THE ROLL-IN.
 6. ALL HIDING SURFACES TO RECEIVE A MINIMUM OF 4 INCHES OF SCREENING.
 TOP-CAT MIX AS APPROVED.

DIRTSCULPT PARKS, LLC
 1819 LEVERING PL.
 BETHLEHEM, PA 18017
 TEL 610-960-5117

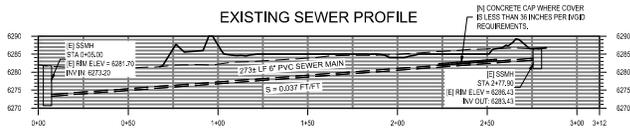
DATE SUBMITTED: 8/14/17
 DATE: 07/27/2017
 SCALE: AS NOTED
 DRAWN: J.R. DESIGN, INC.
 APPROVED: CM DATE: 7/27/17

Project No. 437RL1604
 SHEET 7 OF 14

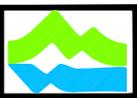


UTILITY PLAN

1" = 30'



EXISTING SEWER PROFILE



J.R. DESIGN & ENGINEERING, INC.
 1000 S. GARDNER BLVD., SUITE 100
 LAS VEGAS, NEVADA 89105
 Phone 775-832-1267

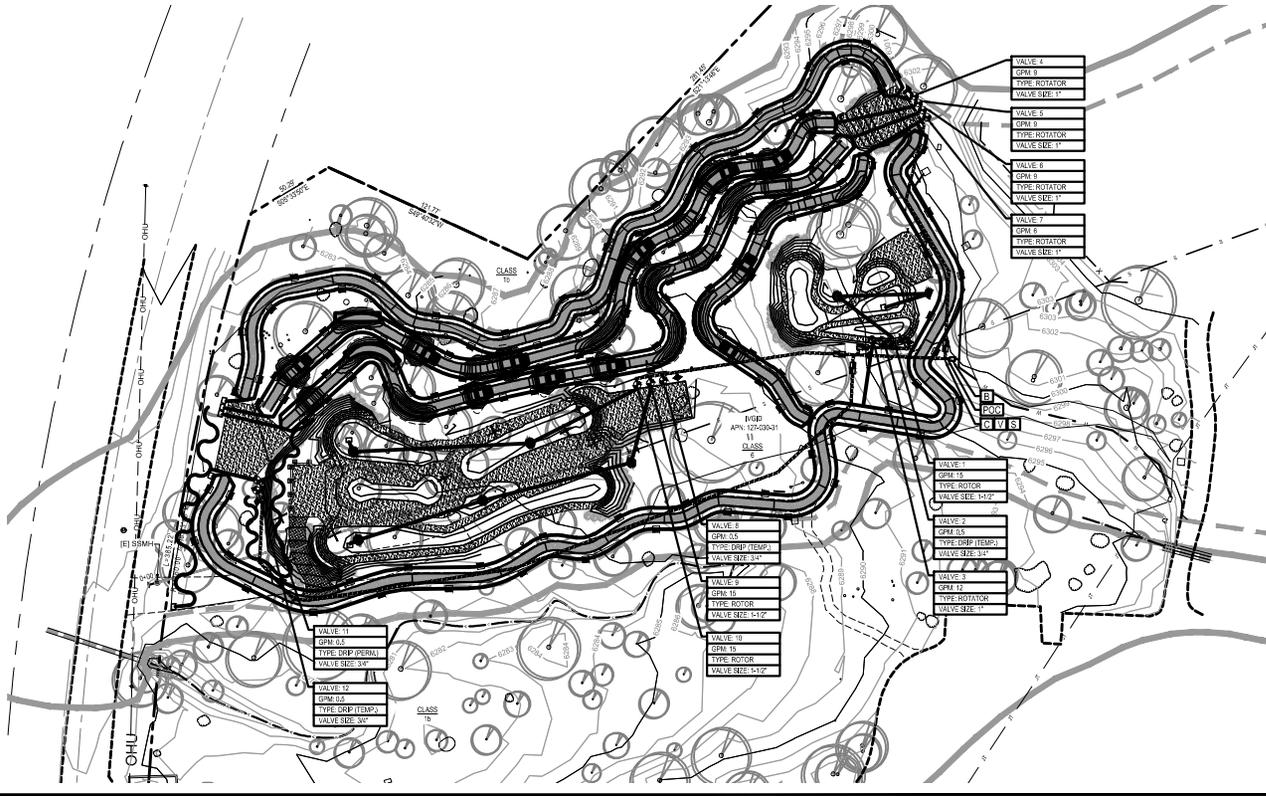
INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
 1220 Sweetwater Rd., Incline Village, Nevada 89451
2017 INCLINE BIKE PARK UTILITY PLAN



DATE	SYMBOL	DESCRIPTION	INITIALS
8/11/17			

Project No. 4378U1604
 DATE: 07/27/2017
 SCALE: AS NOTED
 DRAWN: JRL, DESIGN: JGID
 APPROVED: CM DATE: 7/27/17

C3.1
 SHEET 8 OF 14



IRRIGATION PLAN

1" = 30'

IRRIGATION NOTES

1. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE A FULLY FUNCTIONING SYSTEM PER THE REQUIREMENTS OF TECHNICAL SPECIFICATION 0210 IRRIGATION SYSTEM.
2. IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW EXACT LOCATIONS OF PIPING, VALVES OR CONTROL LINES. INSTALL THESE ITEMS PARALLEL TO AND AS CLOSELY AS POSSIBLE TO WALLS AND BIKE TRACKS AND WITHIN PLANTED AREAS UNLESS OTHERWISE INDICATED. FIELD VERIFY EXACT LOCATION OF BACK FLOW PREVENTER, VALVE BOXES, GATE VALVES, QUICK COUPLINGS AND IRRIGATION HEADS WITH ENGINEER PRIOR TO INSTALL.
3. IRRIGATION HEAD LOCATIONS ARE INDICATED AS ACCURATELY AS POSSIBLE FOR THE DRAWINGS. INSTALL HEADS IN PLANTING AREAS AND IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION DETAILS.
4. ALL IRRIGATION PARTS MUST BE INSTALLED PER MANUFACTURER'S DETAIL AND INCLUDE ALL NECESSARY ITEMS TO COMPLETE A COMPLIANT INSTALLATION.
5. COORDINATE WORK WITH ALL APPROPRIATE TRADES FOR THE INSTALLATION OF PIPING AND PIPE SLEEVES.
6. WIRING: INSTALL ALL REMOTE CONTROL VALVE WIRING IN SAME TRENCH AS LATERAL AND OR MAIN LINE.
7. REMOTE CONTROL VALVES MAY BE GROUPED TOGETHER IN VALVE BOXES WHERE APPROPRIATE. INSTALL EACH QUICK COUPLING VALVE IN SEPARATE VALVE BOX PER MANUFACTURER'S DETAILS.
8. POP-UP SPRAY HEAD HEIGHT: INSTALL 12" MAX. 8" MIN. ABOVE EXISTING GRADE.
9. IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS.
10. VERIFY LOCATION OF ALL ON-SITE UTILITIES. RESTORATION OF DAMAGED UTILITIES SHALL BE MADE AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER. CALL 800-450-9333 PRIOR TO EXCAVATION.
11. PRIOR TO ORDERING OR INSTALLING HUNTER (OR APPROVED EQUAL) IRRIGATION EQUIPMENT, CONTACT MANUFACTURER REPRESENTATIVE TO NOTIFY OF PENDING INSTALLATION AND RECEIVE INSTALLATION RECOMMENDATIONS.
12. ALL DISTURBED AREAS SHALL BE IRRIGATED WITH TEMPORARY IRRIGATION FOR TWO GROWING SEASONS. DRIP IRRIGATION IS PREFERRED, BUT IF OVERHEAD SPRINKLER IS USED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL SPRINKLER HEADS SO AS TO OBTAIN 100 PERCENT (100%) OVERLAPPING COVERAGE UNDER NORMAL WIND CONDITIONS.
13. CONTRACTOR SHALL INSPECT IRRIGATION SYSTEM ON A MONTHLY BASIS TO ENSURE THE SYSTEM IS FUNCTIONING PROPERLY, BASED ON THE MAINTENANCE SCHEDULE ON SHEET 1.1.1 - REVEGETATION NOTES.

IRRIGATION SYMBOLS

SYMBOL	DESCRIPTION
	MAINLINE - 12" SCH. 40 PVC, 18" MIN. BURIAL
	LATERAL LINE - SCH. 40 PVC, 12" MIN. BURIAL
	PERMANENT DRIP LINE ZONE
	POINT OF CONNECTION
	BACKFLOW PREVENTER, SEE UTILITY PLAN
	MASTER VALVE - HUNTER BV-201G-4S
	IRRIGATION CONTROLLER - HUNTER XC-195RD, XCH-100A-S, 12 STATION, STAINLESS STEEL, POLE MOUNT
	SOLAR PANEL FOR CONTROLLER - HUNTER SP124
	GATE VALVE - NIBCO L-113K, LINE SIZE
	QUICK COUPLING VALVE - RAINBIRD 4LJG
	REMOTE CONTROL VALVE - HUNTER BV-6Z, SIZE PER PLAN
	IRRIGATION DRAIN

ROTATOR/ ROTOR HEADS

SYMBOL	DESCRIPTION	GPM	ROTATION	QUANTITY
	HUNTER 440 ROTATOR, 1-660W SS RIBBER, MPRA-6 NOZZLE	5.53	HAUF	158
	HUNTER MP ROTATOR, PRO-3-1000-CH-4MP (R94) (HALF)	7.6	HAUF/FULL	7

LATERAL PIPING SIZE SCHEDULE

GPM	PIPE SIZE (NOMINAL SCH 40 PVC)
12 OR LESS	1"
13-48	1.50"
25-50	2"

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
 1220 Sweetwater Rd., Incline Village, Nevada 89451 Phone 775-832-1267
 2017
INCLINE BIKE PARK IRRIGATION PLAN

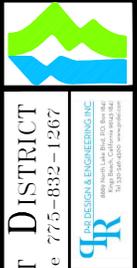
PROFESSIONAL SEAL
 STATE OF NEVADA
 CIVIL ENGINEER
 No. 016005
 Exp. 12-31-17

DATE SIGNED: 8/11/17
 REV: DATE | DESCRIPTION | VALUE

Project No. 4378L1604
 DATE: 02/27/2017
 SCALE: AS NOTED
 DRAWN: JRL, DESIGN: JMD
 APPROVED: CM DATE: 7/27/17

11.2

SHEET 10 OF 14





INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
 1220 Sweetwater Rd., Incline Village, Nevada 89451
 Phone 775-832-1267
 89451

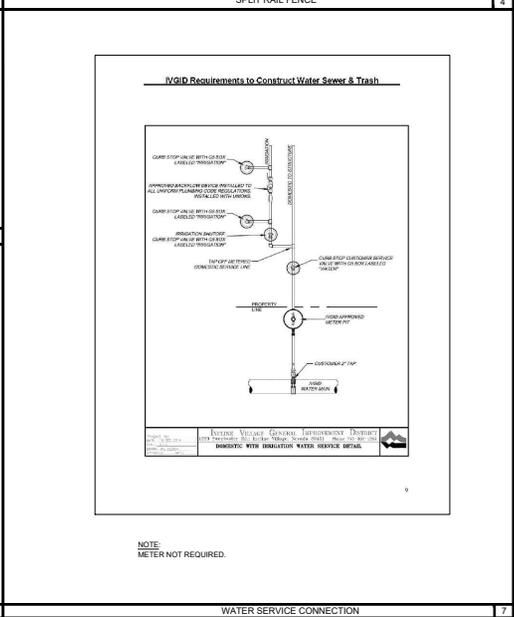
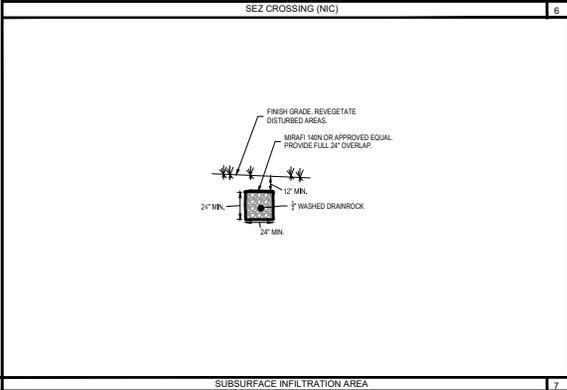
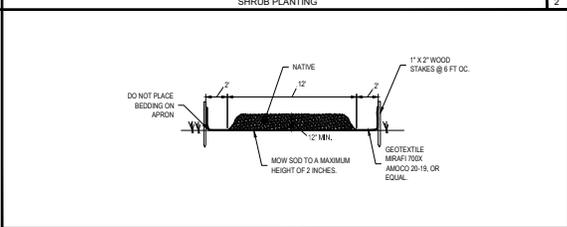
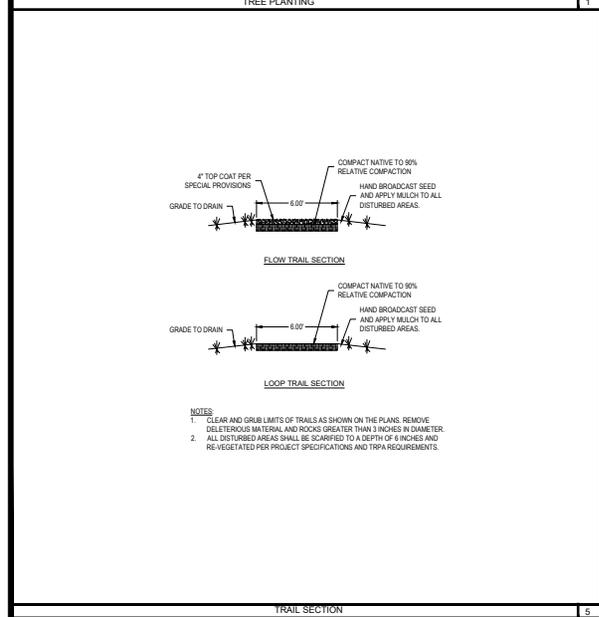
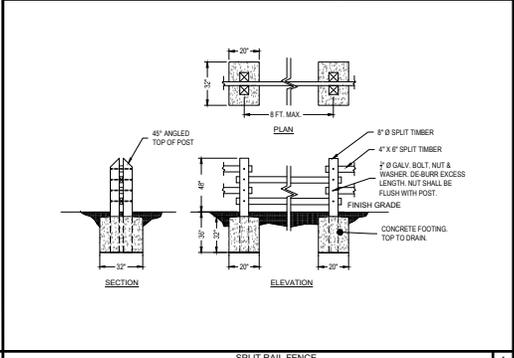
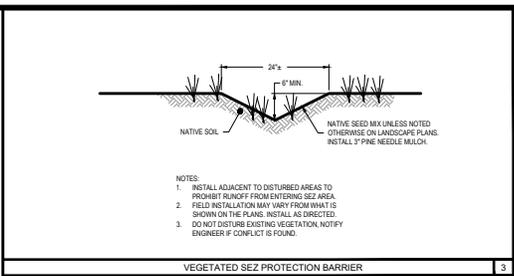
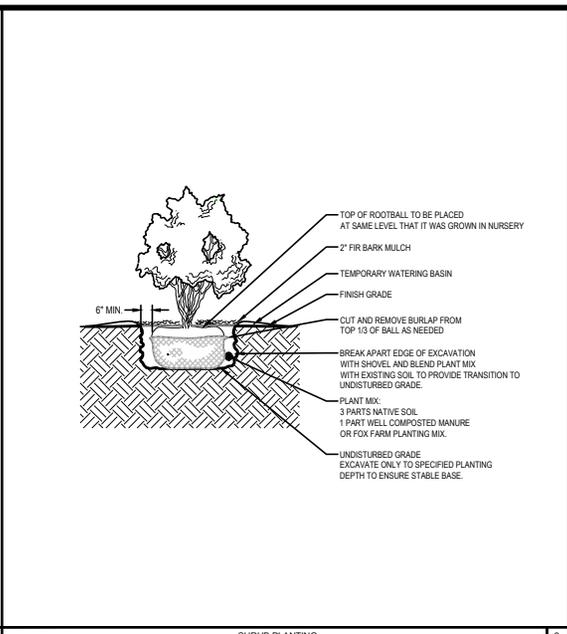
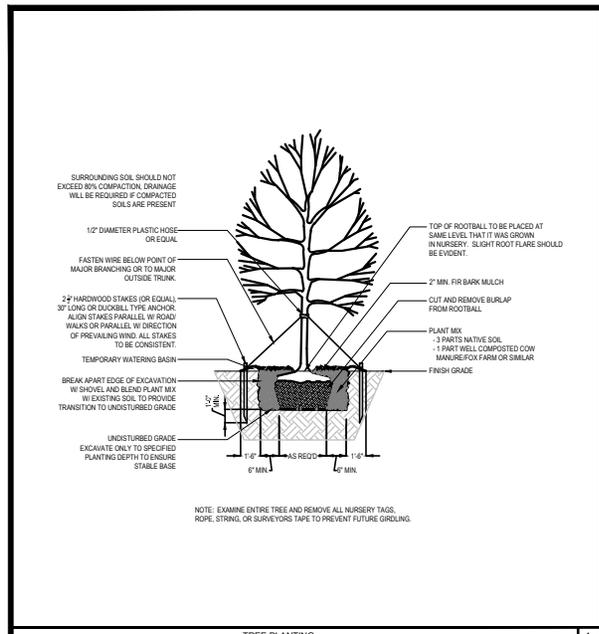
LAND DESIGN ENGINEERING, INC.
 1000 S. RENO AVENUE, SUITE 200
 RENO, NEVADA 89502
 PHONE 775-784-1111
 WWW.LANDDESIGNENGINEERING.COM

INCLINE BIKE PARK
 2017
DETAILS



DATE SIGNED: 8/11/17
 REV: DATE | DESCRIPTION | INDEX
 Project No. 43781604
 DATE: 07/27/2017
 SCALE: AS NOTED
 DRAWN: JML, DESIGN: JGD
 APPROVED: CM, DATE: 7/27/17

C4.2
 SHEET 12 OF 14





INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
 1220 Sweetwater Rd., Incline Village, Nevada 89451 Phone 775-832-1267
 2017



DETAILS

INCLINE BIKE PARK

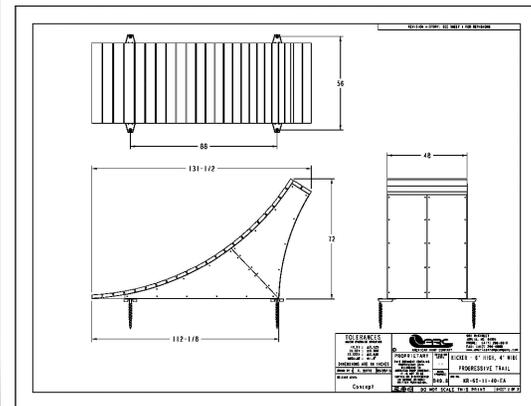
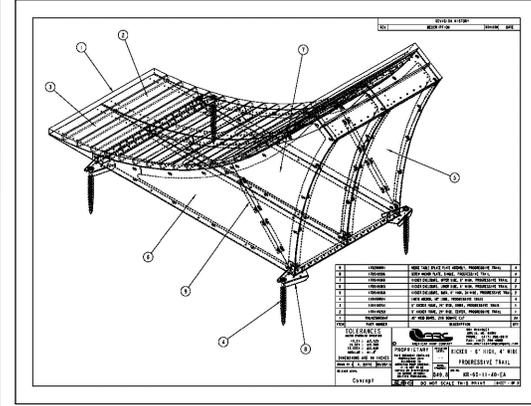


DATE	ISSUED FOR	DESCRIPTION	BY
8/11/17			

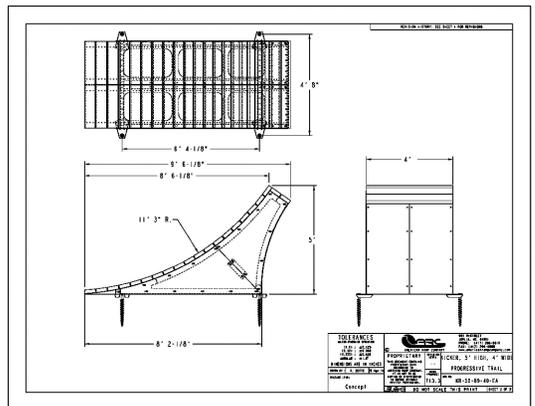
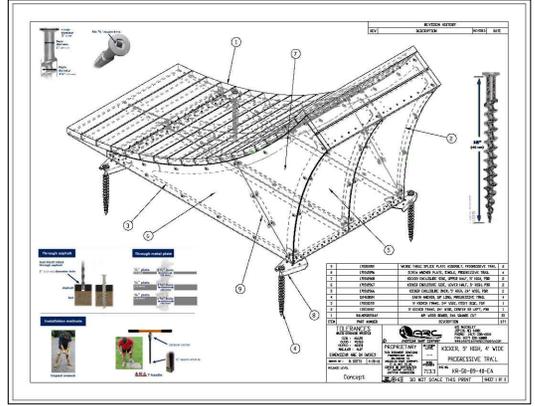
Project No. 4378L1604
 DATE: 07/27/2017
 SCALE: AS NOTED
 DRAWN: JRL, DESIGN: JRGD
 APPROVED: CM DATE: 7/27/17

C4.3

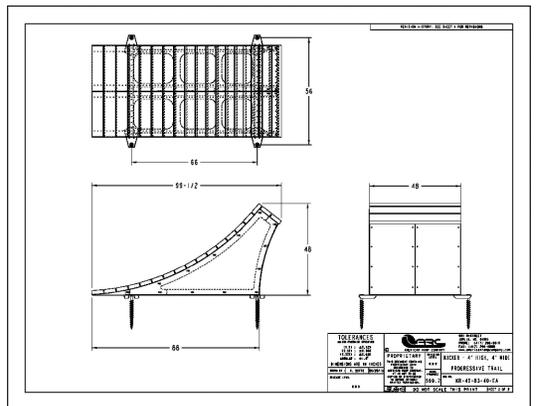
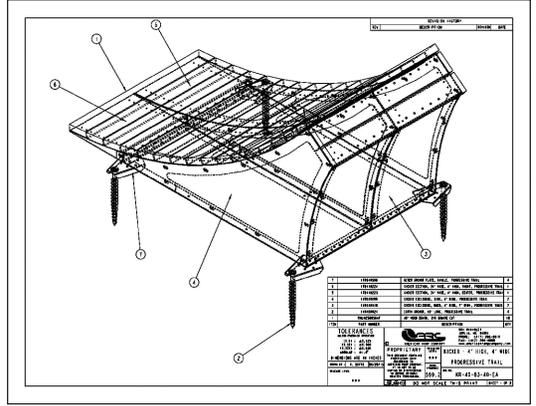
SHEET 13 OF 14



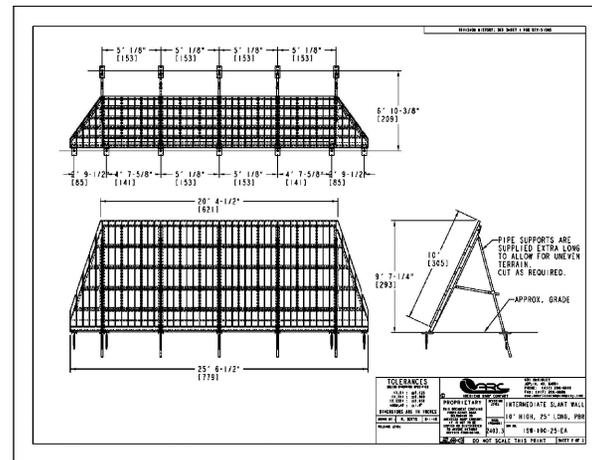
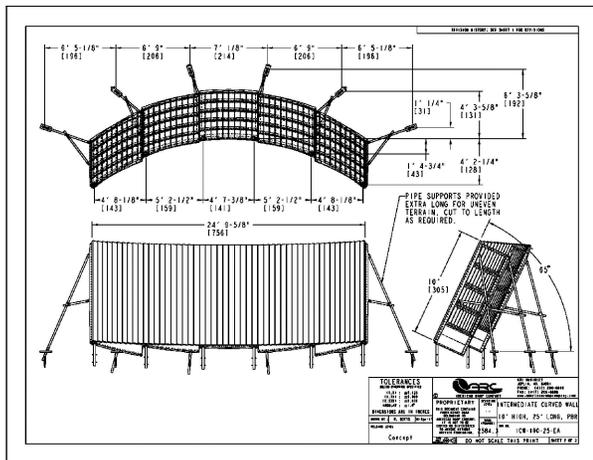
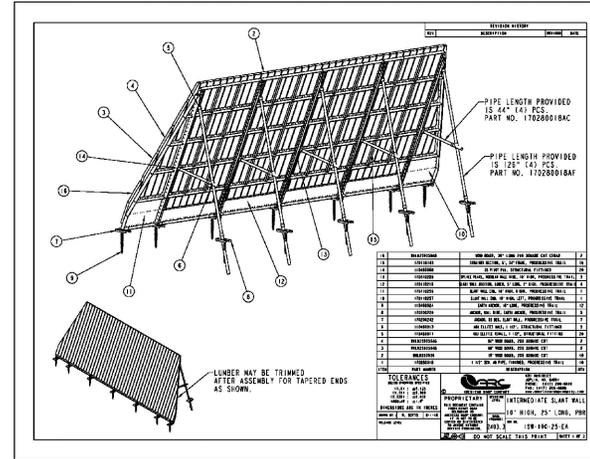
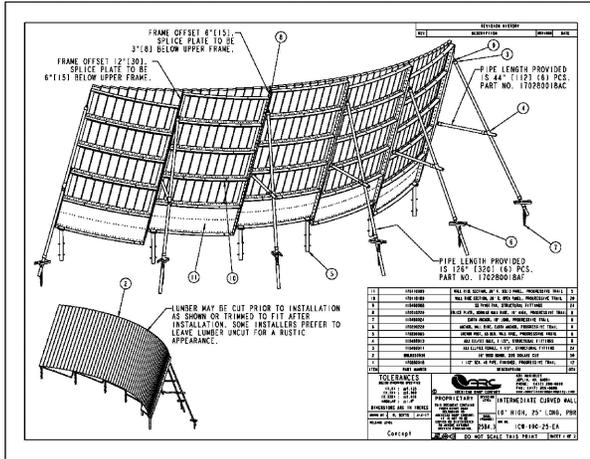
6 FT PRE-FAB JUMP



5 FT PRE-FAB JUMP



4 FT PRE-FAB JUMP



INTERMEDIATE CURVED WALL

INTERMEDIATE SLANT WALL



INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
 1220 Sweetwater Rd., Incline Village, Nevada 89451
 2017

PARADESIGN ENGINEERING INC.
 1875 S. RENO AVENUE, SUITE 100
 RENO, NEVADA 89502
 (775) 784-1111

DETAILS

INCLINE BIKE PARK



DATE	SIGNATURE	DESCRIPTION
8/11/17		

Project No. 43781604
 DATE: 07/27/2017
 SCALE: AS NOTED
 DRAWN: JHL, DESIGN: JGD
 APPROVED: CM, DATE: 7/27/17

C4.4
 SHEET 14 OF 14