

# The Resort at Tahoe & Residences Phase Grading SUP Presentation

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FOUNDER/CEO/PRESIDENT - CIVIL ENGINEER

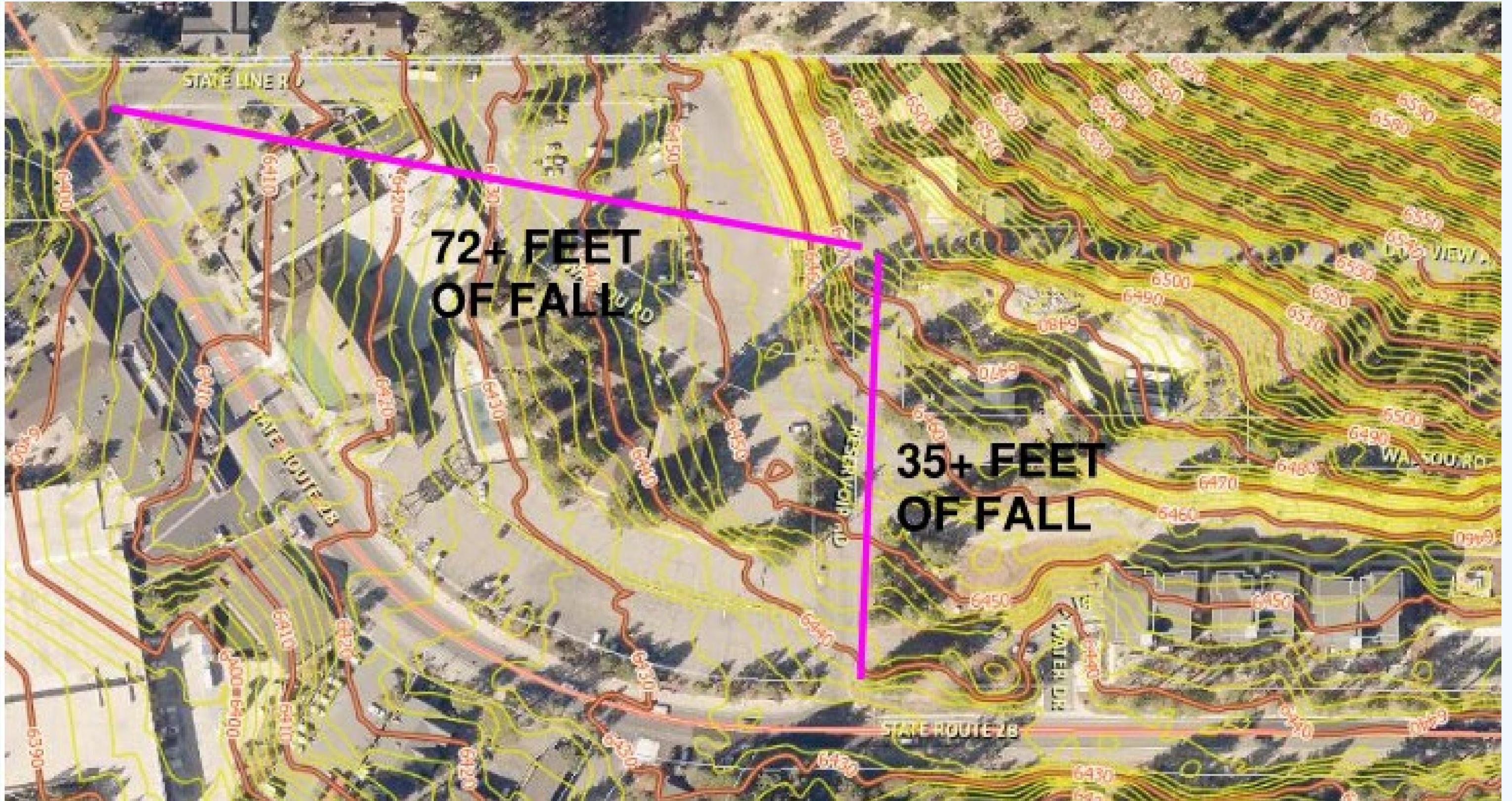


# EKN Development Group



- Experience in large scale development since 1983
- Full-service real estate development firm specializing in boutique and luxury hotels and multifamily residential development
- Over \$8 billion in development experience
- Secured full funding to complete Resort at Lake Tahoe
- Building to become a long-term community member in Crystal Bay
- Responsive to the community: No staging area on the Sierra Park after consultation with neighbors

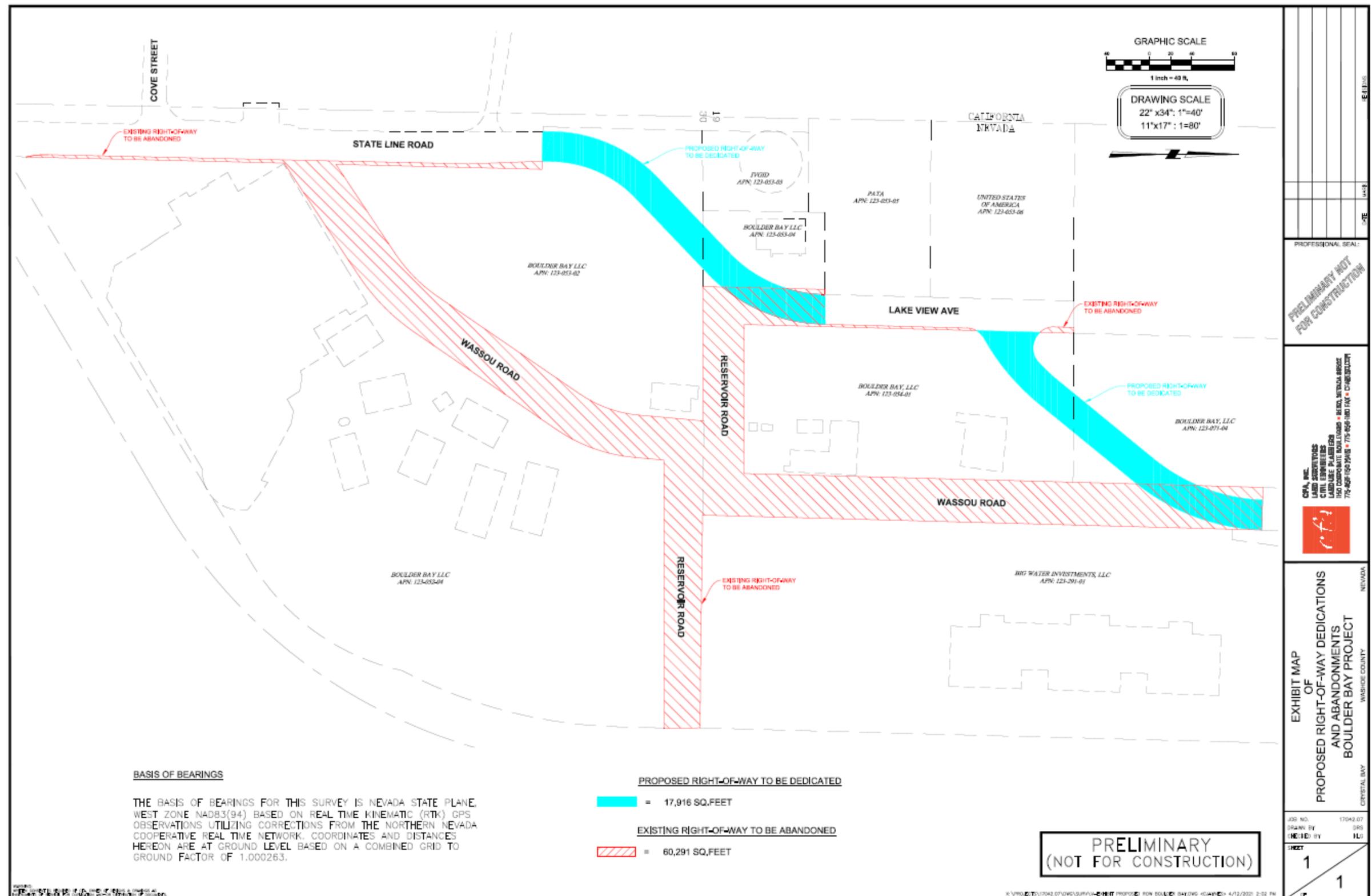
# Existing Site and Topography







# Connector Roads (Approved '09 & '21)



# Current Application Request

- Special Use Permit (SUP) and Variance Request
- Grading in accordance with approved plans for:
  - Connector Road Construction
  - Hillside Ordinances



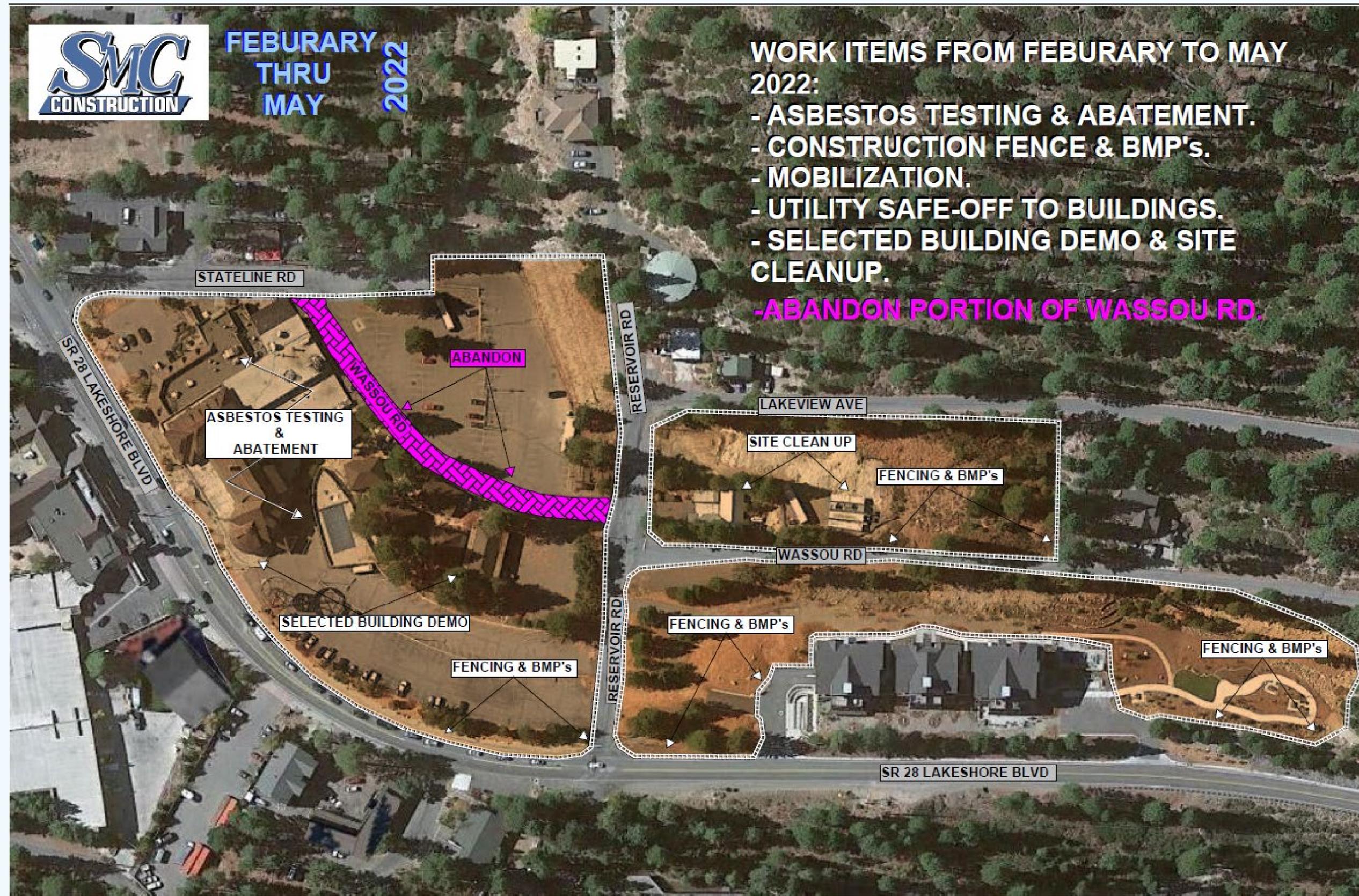


FEBURARY  
THRU  
MAY  
2022

**WORK ITEMS FROM FEBURARY TO MAY  
2022:**

- ASBESTOS TESTING & ABATEMENT.
- CONSTRUCTION FENCE & BMP's.
- MOBILIZATION.
- UTILITY SAFE-OFF TO BUILDINGS.
- SELECTED BUILDING DEMO & SITE  
CLEANUP.

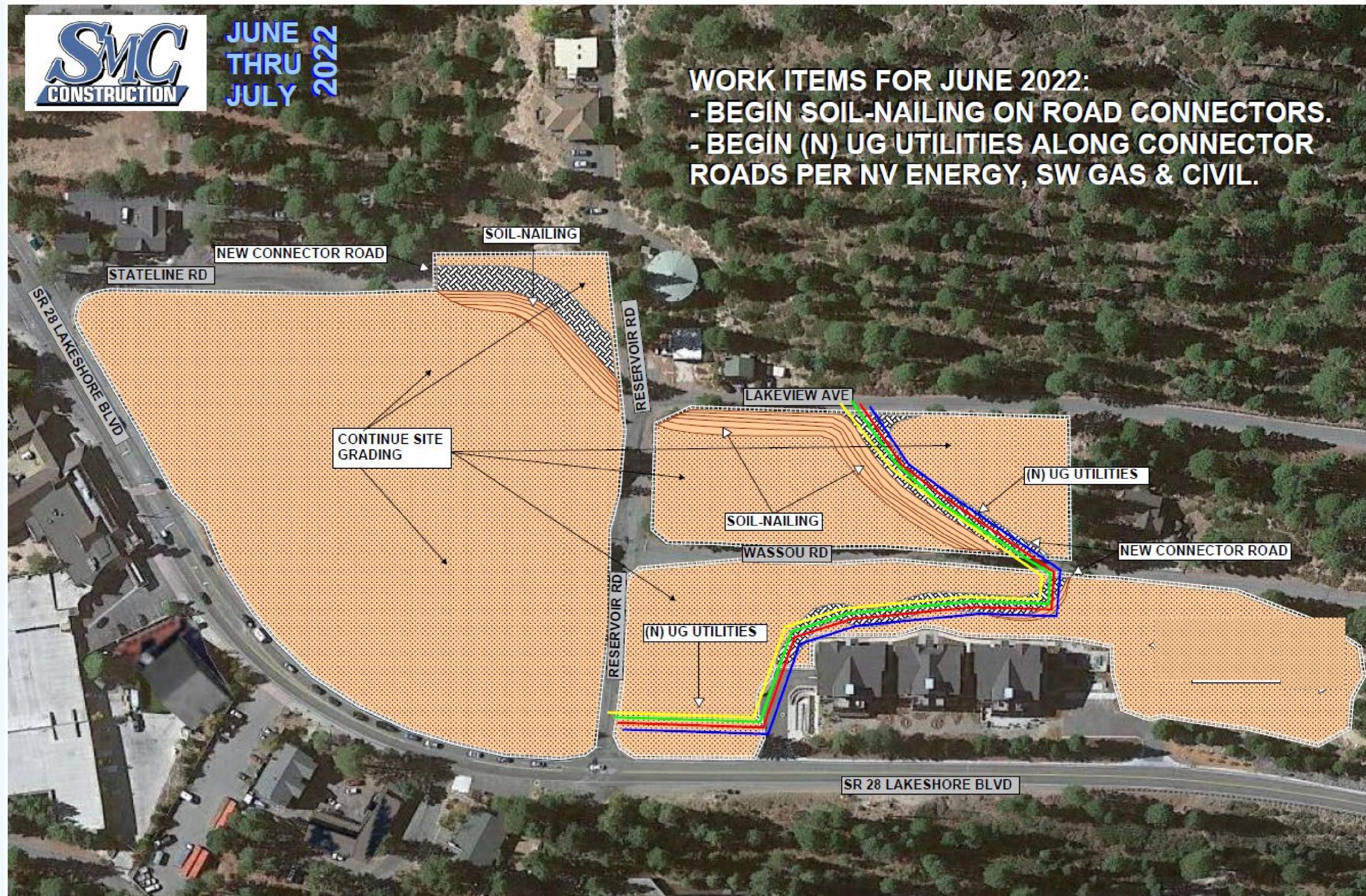
**-ABANDON PORTION OF WASSOU RD.**





**JUNE  
THRU  
JULY 2022**

**WORK ITEMS FOR JUNE 2022:**  
- BEGIN SOIL-NAILING ON ROAD CONNECTORS.  
- BEGIN (N) UG UTILITIES ALONG CONNECTOR  
ROADS PER NV ENERGY, SW GAS & CIVIL.

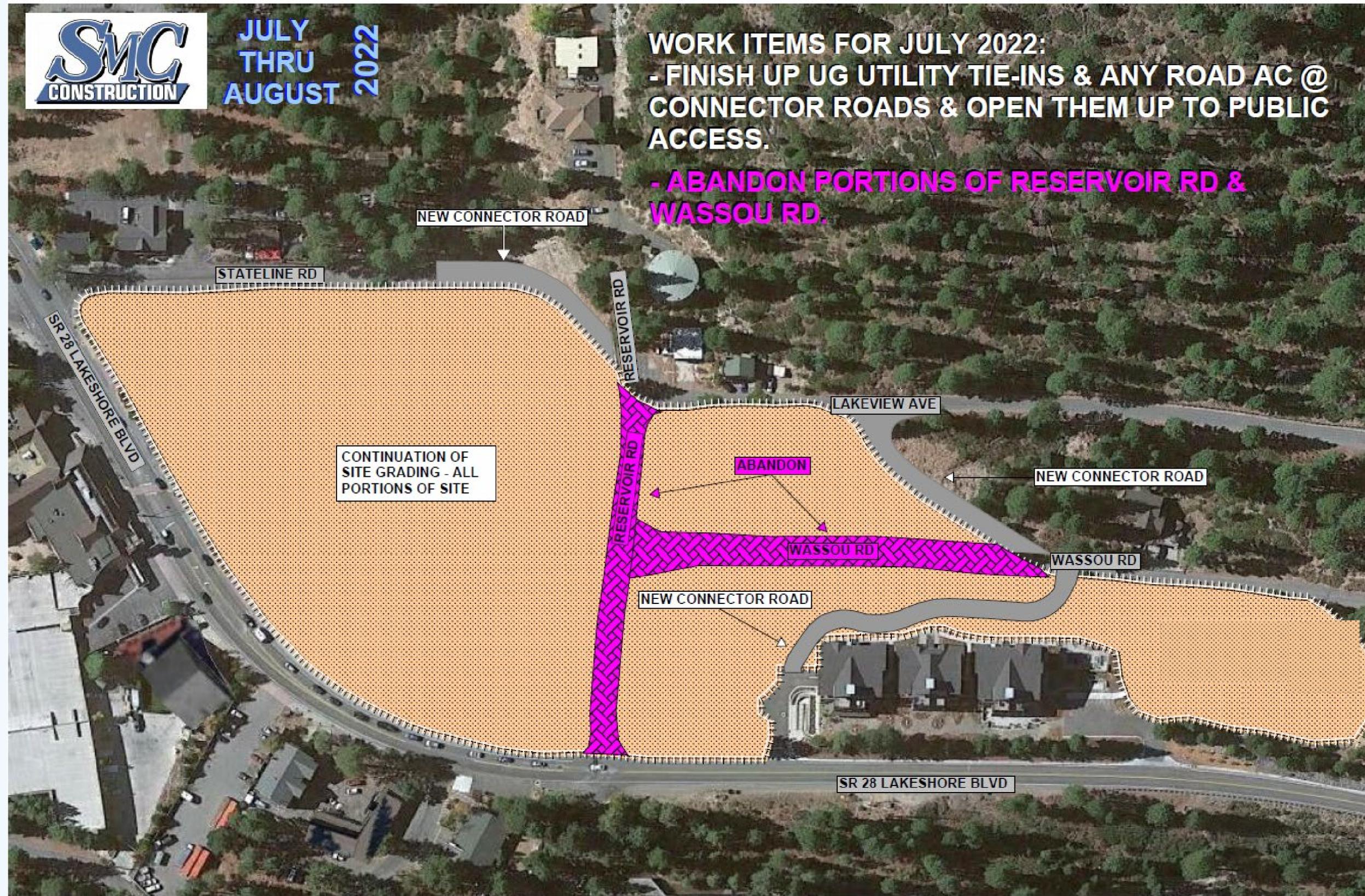




JULY  
THRU  
AUGUST 2022

**WORK ITEMS FOR JULY 2022:**  
- FINISH UP UG UTILITY TIE-INS & ANY ROAD AC @  
CONNECTOR ROADS & OPEN THEM UP TO PUBLIC  
ACCESS.

**- ABANDON PORTIONS OF RESERVOIR RD &  
WASSOU RD.**



# Existing Conditions

- Downhill stop conditions on steep grades often lead to crashes
- Erosion caused by current conditions and site layout
- Substandard roadway widths and maintenance
- Prevalent pollutants of concern

# Existing Conditions



# Existing Conditions



# Existing Conditions



# Existing Conditions



# Existing Conditions



# Improving Site Conditions & Safety

- Upgrades will widen roads and reduce grade
- Removal of dangerous downhill stop conditions
- Enhanced emergency access and evacuation routes
- Implementation of superior stormwater collection & treatment
- Significant reduction of erosion and pollutants of concern

“With science showing us that we can reverse the decline of Lake Tahoe’s clarity by encouraging environmental redevelopment of our town centers, the cost of doing nothing is just too high for the Lake,” TRPA Director Joanne Marchetta said. “Redevelopment projects like Boulder Bay are an important part of the public-private effort to restore Lake Tahoe.”

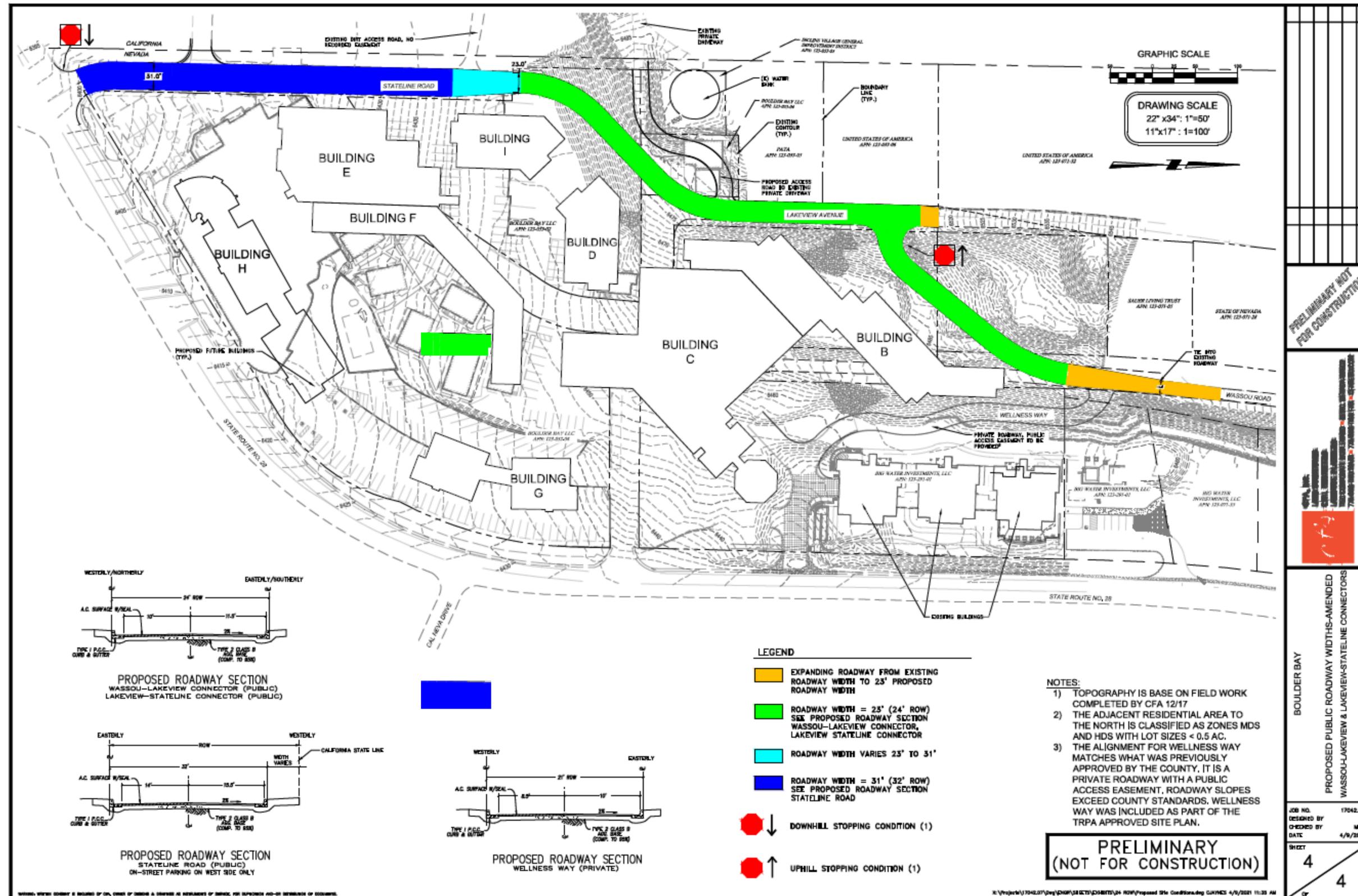
**Source: News Release from TRPA, April 27, 2011**

# In Closing...

- TRPA Permit is Vested
  - Completion of Undergrounding Overhead Utility Lines
  - Completion of EIP Nos. 114 and 732 – Mini-Park & Regional Stormwater Treatment
  - Completion of 1.5-Acre Sierra Park on SR 28
  - Completion of “Building A” (18-unit Granite Place Condominiums)
- Roadway and Circulation System = Next Phase of Environmental and Community Benefits
- Required Findings to Approve SUP are Supported by Substantial Evidence
- Construction Fully-Funded
- Approval of the SUP Will Advance Realization of Water Quality, Public Health and Safety, Emergency Access and Evacuation and Other Community Benefits

# Additional Slides

# Proposed Roadway Widths





# NDOT Encroachment Permit #205047

725

**PERMIT MUST BE POSTED AT JOB SITE OR WORK WILL BE SUSPENDED**

Fee: \$500.00	Permit No.: 205047
Milepost: SR-28 (WA 10.85-10.87)	District: II
System No.: 205047-10	
Applicant: Roger Wittenberg (Boulder Bay)	
Type of Work: Construct an NDOT Type 4 approach w/valley gutter, slotted drain & type 5 & 6 curbing.	
NDOT ORDER: 20151241	

FOR DEPARTMENT USE ONLY

REVOCABLE APPLICATION AND PERMIT FOR OCCUPANCY OF NEVADA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY (Under the provisions of NRS 408.423, 408.210 and NAC 408)

- Location where excavation, construction, installation and/or occupancy is proposed
 

SR 28	14 SR 28, STATELINE AVENUE
Local name of highway	Street address or nearest cross street
- Describe in detail the type and scope of work; capacity or size of facility; stages and time frame for development; scheduled dates for start and completion. Attach 4 sets of detailed plans or drawings.
 

Developer will construct 20 linear feet of type 6 curb and gutter, and 60 linear feet of concrete valley gutter in the NDOT ROW. Project will construct a Category IV Driveway entrance to support the project

## ADDITIONAL TERMS AND CONDITIONS

- All work performed under this permit and under routine and emergency maintenance will be in accordance with the current editions of the *State of Nevada, Terms and Conditions Relating to Right-of-Way Occupancy Permits (2015)*, the *State of Nevada, Standard Specifications for Road and Bridge Construction (2014)*, the *State of Nevada, Standard Plans for Road and Bridge Construction (2010)*, the National Electrical Safety Code, the American Association of State Highway and Transportation Officials (AASHTO) publications, "A Guide for Accommodating Utilities within Highway Right-of-Way"(2005) and "A Policy on the Accommodations and Installation of Utilities on State and Federal-Aid Highways, within the State of Nevada" and will be accomplished to the satisfaction of the District Engineer. All construction will be in conformance with the requirements, rules, and regulations of the State of Nevada Public Utilities Commission, the State of Nevada Industrial Insurance System and the State of Nevada Labor Commission. NDOT's Standard Plans and Specifications are available for purchase at the District II Office.
- On SR-28 (Tahoe Blvd.) between HES "X2" 851+23 18' Rt. (WA 10.85 / 16.03) and HES "X2" 852+23 18.40 Rt. (WA 10.87 / 16.05), saw cut (1' max) and remove existing curb & gutter. Construct a modified NDOT Type 2 Approach with NDOT Type 1 Valley Gutter, Slotted Drain and NDOT Type 5 & 6 Curb & Gutter. Install stop bar and stop sign. Reinstall all guide post removed during construction. All work shall be in accordance with plans submitted by Lumos & Associates and NDOT Standards and Specifications. Any conflicts between the attached plans and NDOT Standards and Specifications shall be documented in writing and submitted to the Permit Office for acceptance prior to implementation. Written requests to deviate from NDOT Standards and Specifications must identify the standard, identify the proposed deviation, identify any proposed mitigation, suggest how proposed deviation and mitigation meets the intent of NDOT Standards and Specifications and suggest why the deviation is reasonable and safe. Deviation letters must be stamped by an engineer registered in the State of Nevada.
- The design deviation letter titled "Design Waiver Requested: Modification of a Type 5 Driveway Approach

4. Approach, located at Station 851+72.58, is for the use of up to eighteen (18) multi-family condo style units in Building "A". This is considered the West Boulder Bay Phase 1. Any subsequent development phases shall require an amendment to this permit, and the realignment of Reservoir Road and abandonment of the Reservoir Road approach.

THE PERMIT SHALL BE SIGNED AND RETURNED TO THE DISTRICT OFFICE.

Roger Wittenberg	Roger A. Wittenberg
Name of PERMITTEE (Type or Print)	Signature of PERMITTEE
P.O. Box 6622	Owner Big Water Investments LLC
Address	Title Phone No. 775-831-2369
Incline Village, NV 89451	6/10/16
City, State, Zip	Date of Application
(775) 831-2369 (NA)	123-071-034
Phone No. Fax No.	Permittee's I.D. No. or Parcel No.

- At the start of excavation, installation, or construction, the PERMITTEE shall ensure that proper safety measures are in place and the Right-of-Way has been prepared and is safe for weather related maintenance activities and motorists.
  - Prior to construction of permitted work, PERMITTEE will deposit with State a performance bond or other undertakings satisfactory to State of Nevada, in the amount of the Engineer's estimate plus ten percent (10%), to ensure completion of the permit work. The bond shall remain in place until all the work in the Right-of-Way has been completed to the satisfaction of the Nevada Department of Transportation.
  - Maintenance and repair of the appurtenances installed under this permit shall be the responsibility of the PERMITTEE into perpetuity.
- (Continued on page 3)
- Initial: [Signature]  
Date: 6/23/17

PERMITTEE COPY

PERMITTEE COPY

# Existing Road Conditions and Downhill Stop Condition Locations

