Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 7)

SPECIAL USE PERMIT FOR GRADING

(see page 9)

SPECIAL USE PERMIT FOR STABLES

(see page 12)

APPLICATION

Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information	**Staff Assigned Case No.:** _____
Project Name: Incline Village Monopine	
Project Description: One hundred twelve (112) foot communications monopole "treepole" designed as a collocation facility	
Project Address: APN 132-221-11. Vacant parcel due north of 231 Village Boulevard, Incline Village, NV	
Project Area (acres or square feet): 2133 square feet	
Project Location (with point of reference to major cross streets **AND** area locator): Village Drive between Incline Way and Southwood	

Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
132-221-11			

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: KBS Ltd.		Name:	
Address: PO Box 3020		Address:	
Incline Village, NV	Zip: 89450		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: William Cherry		Contact Person:	
Applicant/Developer:		**Other Persons to be Contacted:**	
Name: Incline Partners, LLC		Name:	
Address: PO Box 3740		Address:	
Incline Village, NV	Zip: 89450		Zip:
Phone: 9168013003	Fax:	Phone:	Fax:
Email: Jpetersen@surewest.net		Email:	
Cell: 9168013003	Other:	Cell:	Other:
Contact Person: John Petersen		Contact Person:	

For Office Use Only

Date Received:	Initial:	Planning Area:
County Commission District:		Master Plan Designation(s):
CAB(s):		Regulatory Zoning(s):

Property Owner Affidavit

Applicant Name: Incline Panthers 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, William S. Cherry
(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): 132-221-11

Printed Name William S. Cherry

Signed

Address Po Box 3020

Incline Village NV 89450

Subscribed and sworn to before me this 11th day of February, 2019.

Notary Public in and for said county and state

My commission expires: 10/05/2020

(Notary Stamp)

ZULEIKA JIMENEZ
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 16-3871-3- Expires October 5, 2020

*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.)
- ☐ Letter from Government Agency with Stewardship

Secretary Certificate

The undersigned certifies that he is the Secretary of KBS, Ltd., a Nevada corporation ("Corporation"). The undersigned hereby also certifies that the undersigned is the current President, Secretary and Treasurer of the Corporation and that he is authorized to execute any and all documents on behalf of the Corporation.

IN WITNESS WHEREOF, the undersigned has executed this Secretary Certificate as of the 11 day of February, 2019.

William S. Cherry

ALL PURPOSE ACKNOWLEDGEMENT

State of Nevada

County of Washoe

On February 11th, 2019 before me, Zuleika Jimenez, Notary Public
Date Name & Title of Officer (e.g. "Jane Doe, Notary Public")

personally appeared William S. Cherry
Name(s) of Signer(s)

☐ personally known to me -OR- ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary Public

ZULEIKA JIMENEZ
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 16-3871-3- Expires October 5, 2020

Letter of Authorization

The below named representative, and its successors and assigns, are hereby appointed with the authority to act with all rights of the landowner, without further approval or consent of the landowner, in filing, obtaining and maintaining any and all required permits or other governmental authorizations necessary or appropriate for use of the leased premises located at the property listed below, in accordance with the terms and conditions of and as conveyed or transferred in the Communication Site Lease Agreement between KBS Ltd., a Nevada corporation and Incline Partners, L.L.C., a Nevada limited liability company dated October 20, 2017. The authority set forth in this Letter of Authorization shall expire only upon the expiration or earlier termination of the agreement listed above, and shall bind any future purchaser or transferee of the property listed below, without further approval or consent of the current or any future landowner of the property.

Property: COMMERCIAL SUB 1 LT 6 BLK B

Assessor's Parcel Number: 132-221-11

Authorized Representative:

Incline Partners, L.L.C., a Nevada limited liability company

Authorized By: KBS Ltd., a Nevada corporation

By: _____
William S. Cherry, President and Secretary

Date: 12-15-18

ALL PURPOSE ACKNOWLEDGEMENT

State of Nevada

County of Washoe

On 12/15/18 before me, Derrick Ament, Notary Public
Date Name & Title of Officer (e.g. "Jane Doe, Notary Public")

personally appeared William S. Cherry
Name(s) of Signer(s)

☐ personally known to me **-OR-** ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

DERRICK AMENT
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 11-4858-2 - Expires May 10, 2019

WITNESS my hand and official seal.

_____
Signature of Notary Public

Special Use Permit Application
Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

Attached

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

See Attached Drawings

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

Construction start in Spring 2019 and will be completed within 2 to 3 months.

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

Attached

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

Attached

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

Attached

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

Attached

8. 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

9. Utilities:

a. Sewer Service	n/a
b. Electrical Service	yes
c. Telephone Service	yes
d. LPG or Natural Gas Service	yes for backup generator
e. Solid Waste Disposal Service	n/a
f. Cable Television Service	n/a
g. Water Service	n/a

For most uses, 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	
i. Certificate #	n/a	acre-feet per year	
j. Surface Claim #	n/a	acre-feet per year	
k. Other #	n/a	acre-feet per year	

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

10. Community Services (provided and nearest facility):

a. Fire Station	North Lake Tahoe Fire Protection Dist; Tanager betw. Enterprise and Oriole
b. Health Care Facility	IV Comm Hosp, Alder Avenue
c. Elementary School	Incline Elem School; corner of Northwood and Village Blvd.
d. Middle School	Incline Middle School; corner of Southwood Blvd and Incline Way
e. High School	Incline HS; Village Blvd
f. Parks	Incline Middle School on Southwood shares a park
g. Library	IV Library 845 Alder
h. Citifare Bus Stop	located on Hwy 28 a few blocks north of proposed site

Incline Partners LLC

Incline Village Communications Site

Special Use Permit Application
Supplemental Information

Section 1:

Incline Partners, LLC ("Incline Partners") seeks a Special Use Permit from Washoe County Planning to allow the construction of a communication facility on a 8078 square foot parcel of land within the Washoe County General Commercial ("GC") zone within Incline Village, Nevada. The proposed facility would contain a multi-carrier one hundred twelve (112) foot communications monopole designed as a "stealth" tree pole, and as a collocation facility, engineered to hold up to four (4) carrier's antenna arrays on one (1) new site. This facility will greatly enhance wireless phone and data coverage within commercial and urban zoning areas of Incline Village. Currently there is poor to no wireless phone and/or data service or other emergency phone service along this main corridor in Incline Village centered near the intersection of Tahoe Boulevard (Highway 28) and Village Drive, particularly as you head south and west from that location.

As shown on the drawings included with this application, the facility will be located near the center of the subject property, approximately 30 feet west of the easterly parcel line bordering Village Drive.

Wireless Communication Facilities are addressed in Article 324 of the Washoe County Development Code. Section 110.324.50 governs the development standards and subsection (e)(1) governs "Monopole Antennas" and states that "Antennas shall be allowed with a special use permit in …General Commercial.. zones. … Antennas shall be limited to the building standard height for an allowed main structure plus up to ten (10) fee above that height.

Table 11.406.05.1 contains the Density/intensity Standards including allowed building heights and state that for the General Commercial zone the height is 80 feet. This would allow the height in the General Commercial zone of a Monopole Antenna to be 80 feet plus 10 feet, or a total of 90 feet.

Section 110.324.50 (e)(3) allows an additional 25 percent pole height if the monopole is a "stealth design" including a "tree or other proposed camouflaged design compatible with the surrounding area".

125 percent of 90 feet brings the allowable height to 112.5 and accordingly the pole was originally designed to be be 112 feet. The current height stands at 117 feet including the 112 foot monopole, plus additional branches extending the total height to 117 feet.

TRPA planners suggested the height increase in order to make the monopine more "tree-like" at the top.

In order to approve a height above 112 feet, we have been told by Washoe County Planning that a "minor deviation of standards" would allow a height increase up to 10 percent higher than the allowable height, which would justify a total height of 117 feet.

Just by way of comparison, the Verizon monopine located at the Incline Village Executive Golf Course is a total height of126 feet.

The monopole proposed is described under Section 110.324.45(j) of the Code and requires that the applicant certify that there are no alternatives under categories (a), (b), and (c) of that section, which describes façade-mounted antennas, rooftop mounted antennas and collocations. Applicant certifies that none of these types of facilities are available anywhere in Incline Village which would cover the area proposed for wireless coverage by this proposal, particularly since TRPA regulations do not allow buildings in excess of 26 feet.

Section 110.324.50(e)(5) states that "To the extent possible, monopole mounted antennas shall be placed in a manner that either natural features, built features or a combination of both provide a complete background to the antenna and monopole as seen from the nearest roadway or occupied structure."

Section 110.324.50(e)(7) states that "A monopole mounted antenna shall be of a color that blends with the background. Reflective materials are prohibited."

Section 110.324.50(e)(8) states : "To the extent possible, a monopole shall be designed to replicate existing structures and natural features/vegetation in the immediate vicinity."

The monopole has been designed as a "monopine" so that the natural forest will be the background, the color will be determined by TRPA to blend with the surrounding environment.

Section 110.324.50(e)(9) states: "Fencing shall be erected around the monopole. In lieu of fencing, the monopole shall be secured with a commercial anti-climb device. The installation of the anti-climb device or security fencing shall assure the facility is protected from climbing by unauthorized persons."

The proposed fence around the tower compound will be six foot tall, cyclone fencing with barbed wire and wood-colored synthetic slats to match existing forest per recommendations from TRPA.

Section 110.324.50(h) states: Setbacks. All wireless communication facilities shall be erected in accordance with the setback requirements of the regulatory zone in which they are located (see Table 110.406.05.1, Standards). The setback standards for the GC zone

under Table 110.406.05.1 are 10 feet side, 10 feet front, and 10 feet rear and the tower compound was designed to accommodate these setbacks.

The new monopine will hold up to four (4) antenna mounts located at various heights between approximately 65 feet and 112 feet. Each antenna mount will allow for up to four (4) panel type antennas on each of three (3) separate sectors facing approximately 120° apart. Upon completion of leases with carriers, the actual mounting position and heights will be finalized and will be shown on building permit drawings. A 1610 square foot fenced area will be developed with up to four (4) equipment shelters or equipment cabinet configurations located on up to four (4) concrete pads or raised platforms, with service lights that are only used during routine maintenance or emergency situations.

Access to the project site will be from Village Drive utilizing a new access from Village Drive directly onto Parcel 11. There will be no other vehicular use of the access road. Per Fire Department requirements, there is no requirement for a turnaround for fire vehicles due to the proximity to Village Drive. The site will have a single UL2200 certified 48kw standby diesel generator and one UL142 certified 210 gallon diesel fuel tank located within the fenced compound.

Power and telephone to the facility will be dropped underground from the existing power pole located on Village Boulevard adjacent to Parcel 11 to the site.

Section 4:

The subject property is APN#: 132-221-11 and consists of 8078 square feet (0.185 acres) (hereinafter "Parcel 11"). The parcel is within the jurisdiction of the County of Washoe, Nevada and within the boundaries of the Tahoe Regional Planning Agency. The property is zoned general commercial under the Washoe County Zoning Ordinance. The property is also located within the Incline Village Commercial Community Plan Area.

The subject property currently has no electrical power, gas, telephone, cable television or sewer and no access to Village Drive other than through the adjacent Parcel 12.

Incline Partners has secured a long-term lease of the project premises from the current landowner, KBS Ltd., a Nevada corporation. KBS Ltd. also owns the adjacent property to the south, APN# 132-221-12 which presently contains a single structure built in 1966 currently operating as a dental office (hereinafter "Parcel 12"). Parcel 11 contains some asphalt parking spaces which are used by the dental tenant and its patients for parking during business hours. The remainder of Parcel 11 is vacant.

The immediately surrounding area to the north and east is zoned commercial, the area to the west and south is zoned office/commercial.

Incline Partners is locating this project within the general commercial zone in order to both provide adequate coverage in the Incline Village area and to locate the project as far as possible from residential uses to minimize the visual impact. The parcel has abundant

trees which will provide cover and screening for the monopine. Once built, the impact and intensity of the project will be low as the monopine is designed to replicate the existing tree coverage, and on-site traffic will be minimal, normally for routine maintenance or in case of emergency.

The heights of the existing trees in and around Parcel 11 are in excess of 85 feet tall and the land slopes upwards towards Highway 28. In order for a wireless carrier's antenna array to maximize coverage of the target areas in all directions, the antennas must sit higher than the existing tree lines to perform at optimal levels. Incline Partners has designed the site to accommodate up to four (4) carriers, and at the proposed height of 112 feet, the initial two carriers will largely avoid the tree line, the additional two carriers will have some degradation of signal due to tree foliage, but that is to be expected in this heavily wooded area.

Parcel 11 and the proposed facility is not visible from any of the identified Scenic Corridors or Scenic Recreation Areas in the vicinity with the exception of State Route 28, where the monopine will be minimally visible due to the tree canopy and distance from Route 28 to Parcel 11. The measure of designing a monopine to match existing forest will mitigate any scenic impact. (see attached photo simulations).

Upon completion of construction, maintenance of carrier equipment will be necessary, meaning the site will be visited once or twice a month by a service technician for each carrier for routine maintenance, unless there is an emergency. No additional parking spaces are needed at the project site for maintenance activities. The site is entirely self-monitored and alerts personnel to any equipment malfunction or breach of security.

Because the facility will be un-staffed, there will be no regular hours of operation and no impact to existing traffic patterns. No on-site water or sanitation services will be required as a part of this proposal. The standby diesel generator will operate in the event of an emergency power outage and scheduled testing and will meet or exceed the Washoe County noise regulations.

Incline Partners has completed an Alternative Sites Analysis and map. Incline Partners over the course of two years contacted the owners of thirteen (13) separate parcels within the area of the proposed facility. Parcel 11 is the sole property that met project requirements in terms of space, avoidance of scenic corridors, coverage requirements and setbacks, and whose owner was interested in leasing space for the proposed facility. In addition, due to building height restrictions within the TRPA jurisdiction, no collocation on a building is feasible.

The proposed Incline Partners communication facility requires electrical power and telephone which as discussed above will be run underground to the site. No nuisances will be generated by the proposed facility, nor will the facility injure the public health, safety, morals or general welfare of the community. The proposed cellular and wireless technology is licensed by the Federal Communications Commission and does not interfere with any other forms of communication devices whether public or private.

Section 5:

This facility will greatly enhance wireless phone and data coverage within commercial and urban zoning areas of Incline Village. Currently there is poor to no wireless phone and/or data service or other emergency phone service along this main corridor in Incline Village centered near the intersection of Tahoe Boulevard (Highway 28) and Village Drive.

This project will also enhance the ability of emergency responders in the event of emergency. Cellular coverage maps show service gaps in the area and existing facilities are not meeting service needs associated with increased wireless data needs. This project will provide additional facilities to meet service needs in the area. The additional facilities will provide improved wireless communication service in emergencies to help protect public health, safety, and welfare.

(see attached coverage maps, both existing and with proposed site).

Section 6:

Parcel 11 and the proposed facility is not visible from any of the identified Scenic Corridors or Scenic Recreation Areas with the exception of State Route 28, where the monopine will be minimally visible due to the tree canopy and distance from Route 28 to Parcel 11. The measure of designing a monopine to match existing forest will mitigate any scenic impact to neighboring properties. Visual simulations were prepared for the project which demonstrates the structures will be minimally visible from State Route 28 (attached). The cell tower will resemble a tree of similar height and appearance to adjacent conifer trees in the immediate vicinity. The monopine was modified to add faux bark to the bottom 40 feet of the pole and the branch pattern was varied per the request of TRPA to appear more realistic.

The tower will not contain lights or generate noise that could be visible or heard outside the immediate vicinity of the monopine. The monopine will resemble a tree of similar height and appearance to adjacent conifer trees in the immediate vicinity. Applicant will submit final color and material samples for the equipment shelters/cabinets, monopine and slatted fence which will ensure there will be no significant impacts to scenic quality. The project will provide important wireless communication service in emergencies to protect public health, safety, and welfare. The ground level equipment shelter will remain secured by a chain link fence with forest-colored slats to reduce the potential for public access. The monopine tower is designed to simulate the appearance of a pine tree and integrate with the natural environment and the equipment compound will be hidden from view behind a six foot tall cyclone fence with barbed wire and wood-colored synthetic slats to match existing forest.

Surrounding trees and mountainous topography cause signal degradation. Wireless antennas need to be located at a height above surrounding trees and topography to

transmit and receive wireless signals requiring greater maximum height than otherwise provided for in Chapter 37. The proposed stacked antenna configuration will ensure the antennas are located within the monopine's branches to achieve a more realistic tree appearance.

The project will not have an adverse impact on applicable air and water quality standards for the Region.

Section 7:

We request that the landscaping requirement be waived, the TRPA staff has insisted that the area be kept in a native state. There will be parking as shown on the attached plans which will only be used during infrequent site visits by carrier personnel. No lighting is proposed for the tower, the only signage will be in accordance with FAA and FCC requirements relating to RF exposure and ownership.

Attached to this Project Description are the following additional submittal requirements:

1) A vicinity map showing the proposed facility's location with the Incline Village Commercial Community Plan area.

2) Visual photo simulations showing the proposed structure as it would be seen from surrounding properties that may be visually impacted by the structure, including but not limited to surrounding rights-of-way.

3) Alternative Sites Analysis

Required Finding:

Section 110.324.60 Wireless Communication/Cellular Facilities Permitting Requirements.

(a) Information Required Prior to Issuance of Any Permit. In addition to the requirements of the Building and Safety Department, the following information must be provided to the Department of Community Development before any permit can be issued for the construction and installation of a wireless communication/cellular facility:

(1) Site plan.

(attached)

(2) If the wireless facility is not within the County's preferences identified in subsections (a) through (c) of Section 110.324.45 (facade mounted, rooftop mounted or collocation on existing facility), a justification as to why these were either not available or not chosen.

(stated above under Section 1)

(3) Map identifying alternate sites that were considered by the applicant, with a justification by a competent professional for the requested site.

(attached).

(4) Type of antenna and support structure.

(shown on attached drawings)

(5) Exact location of antenna and support structure.

(shown on attached drawings)

(6) Exact location of equipment shelter and/or cabinet.

(shown on attached drawings)

(7) Height of antenna and horizontal width of supporting mechanism for antenna system.

(shown on attached drawings).

(8) Whether antenna is being collocated.

(new facility designed for collocation)

(9) Whether antenna and equipment shelter/cabinet is being codeveloped.

(Incline Partners sole developer but soliciting subleases from all wireless carriers serving the area)

(10) Siting and screening of antenna(s) to minimize visual impact.

(discussed in Section 1, 2 and 4 above)

(11) Copy of the Federal Communications Commission (FCC) license or construction permit.

(Will obtain prior to construction)

(12) Color palette.

(to be determined in conjunction with TRPA preferences)

(13) Certification by a competent professional that the facility complies with Federal Communications Commission regulations for radio frequency emissions and plan for periodic recertification of compliance.

(RF Study included)

(14) In the case of a request to locate in the public right-of-way, a certification that the facility meets all applicable requirements of Nevada and Washoe County for use of public right-of-way and a copy of the encroachment permit and lease agreement.

(not applicable)

(15) A minimum of eight (8) panoramic, true color photographs. The photographs must display the north, south, east and west views of the site and views of the adjacent properties. The Director of Community Development shall determine the final choice of color for the structure from a color palette submitted by the applicant. The color chosen shall blend with the background and surroundings and best meet the intent of this subsection.

(TRPA has indicated they want to determine final colors)

(16) Landscape plans.

(Waiver requested as TRPA requests native state be maintained).

(17) Property owner's assurance shall be provided which includes a document signed and acknowledged by the property owner, accompanied by a recordation fee in the amount shown on the County Recorder's fee schedule, assuring the removal of the wireless facility should the facility's use be discontinued for twelve (12) months. The document shall include the property owner's permission, under such circumstances, for the County to enter onto the property and remove the facility, if feasible, with the cost thereof to constitute a lien against the property. If such removal is not feasible, the County may obtain a court order requiring the removal.

(to be submitted as a condition of approval).

Section 110.324.75 Special Use Permit Required: Findings.

Subsequent to review under Sections 110.324.40 through 110.324.70, monopole antennas and lattice towers shall require the issuance of a special use permit under the process enumerated in Article 810, Special Use Permits, subject to the findings enumerated below.

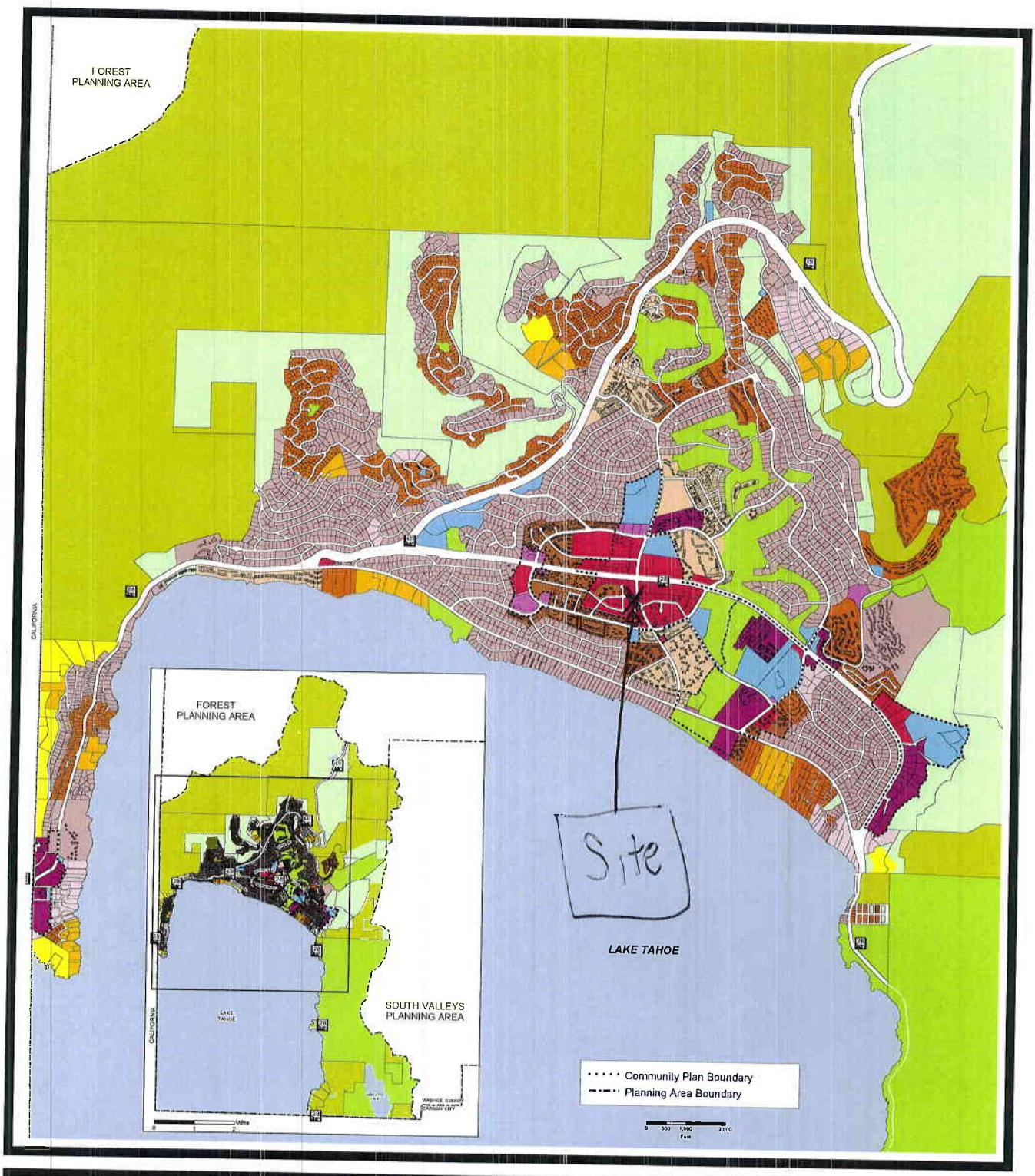
(a) That the communications facility meets all the standards of Sections 110.324.40 through 110.324.60 as determined by the Director of Community Development and/or his/her authorized representative;

(discussed above)

(b) That public input was considered during the public hearing review process; and

(c) That the monopole or lattice tower will not unduly impact the adjacent neighborhoods or the vistas and ridgelines of the County. [Added by Ord. 1242, provisions eff. 7/23/04, amended by Ord. 1378, provisions eff. 8/1/08.]

(as discussed above, impact has been mitigated)



TAHOE

REGULATORY ZONE MAP

- LOW DENSITY RURAL
- MEDIUM DENSITY RURAL
- HIGH DENSITY RURAL
- LOW DENSITY SUBURBAN
- LOW DENSITY SUBURBAN 2
- MEDIUM DENSITY SUBURBAN
- MEDIUM DENSITY SUBURBAN 4
- HIGH DENSITY SUBURBAN
- LOW DENSITY URBAN
- MEDIUM DENSITY URBAN
- HIGH DENSITY URBAN
- GENERAL COMMERCIAL
- NEIGHBORHOOD COMMERCIAL/ OFFICE
- TOURIST COMMERCIAL
- INDUSTRIAL
- PUBLIC AND SEMI-PUBLIC FACILITIES
- PARKS AND RECREATION
- OPEN SPACE
- GENERAL RURAL
- GENERAL RURAL AGRICULTURAL
- DRY LAKE/ WATER BODY

Planning and Building Division

PC Date: April 3, 2018
BCC Adoption Date: May 8, 2018

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

PATH: G:\arcfield\planning\tahoe\Regulatory_Final\WRZA18_0003.mxd

CERTIFICATION:
THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED ZONING MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

DATE 5/8/2018 DIRECTOR

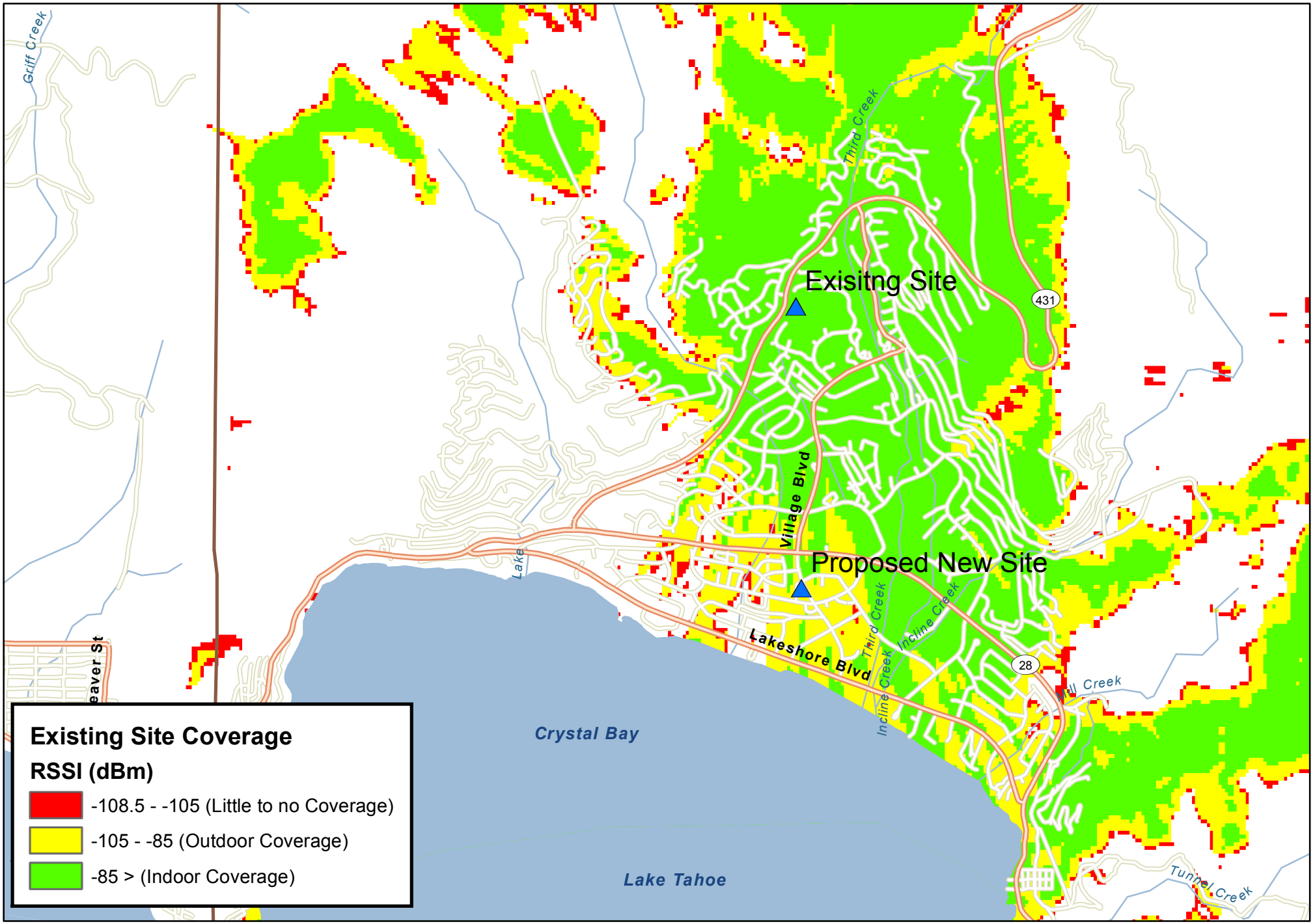
Community Services Department

WASHOE COUNTY
NEVADA

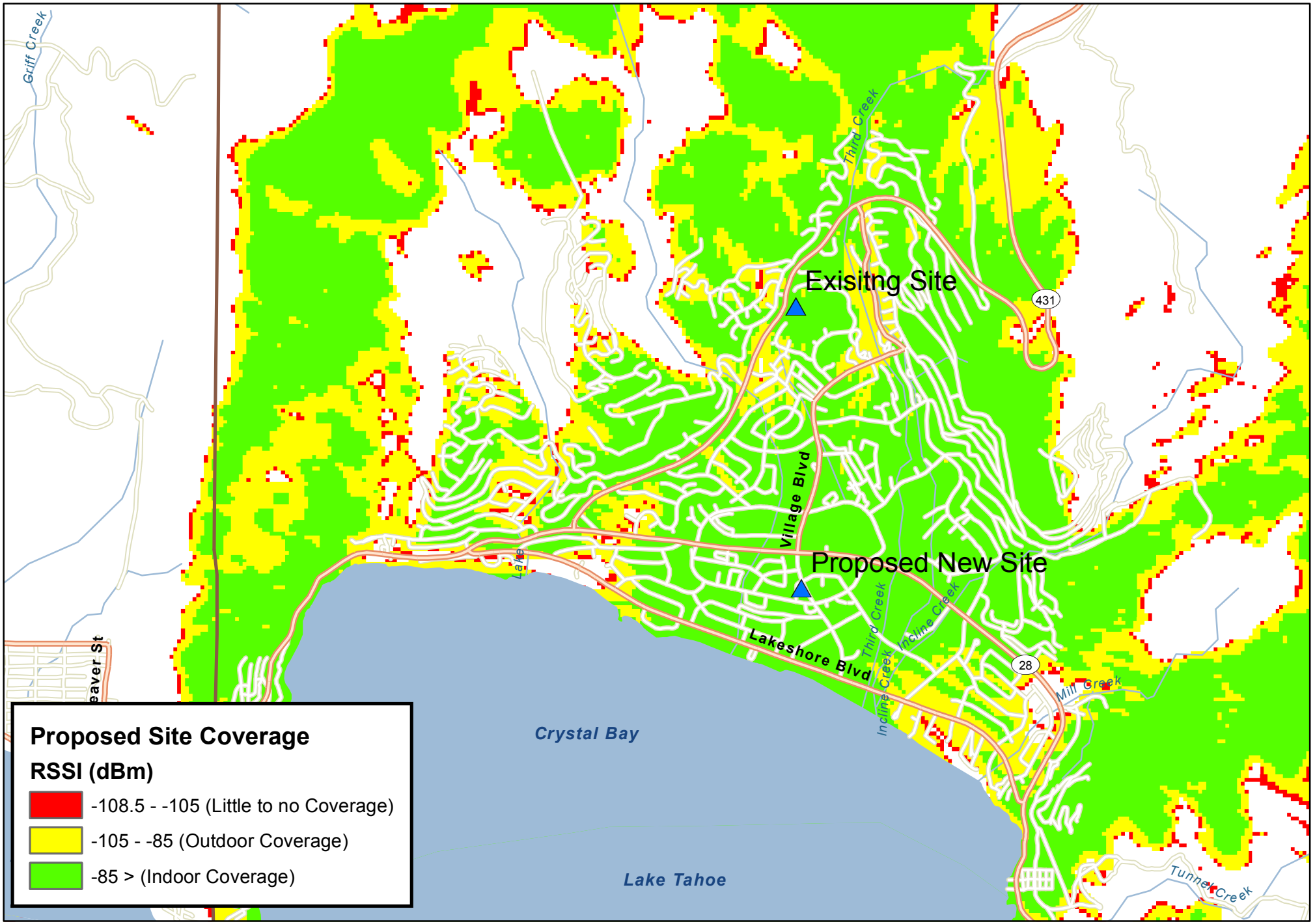
Post Office Box 11130
Reno, Nevada 89520

(775) 328-3600

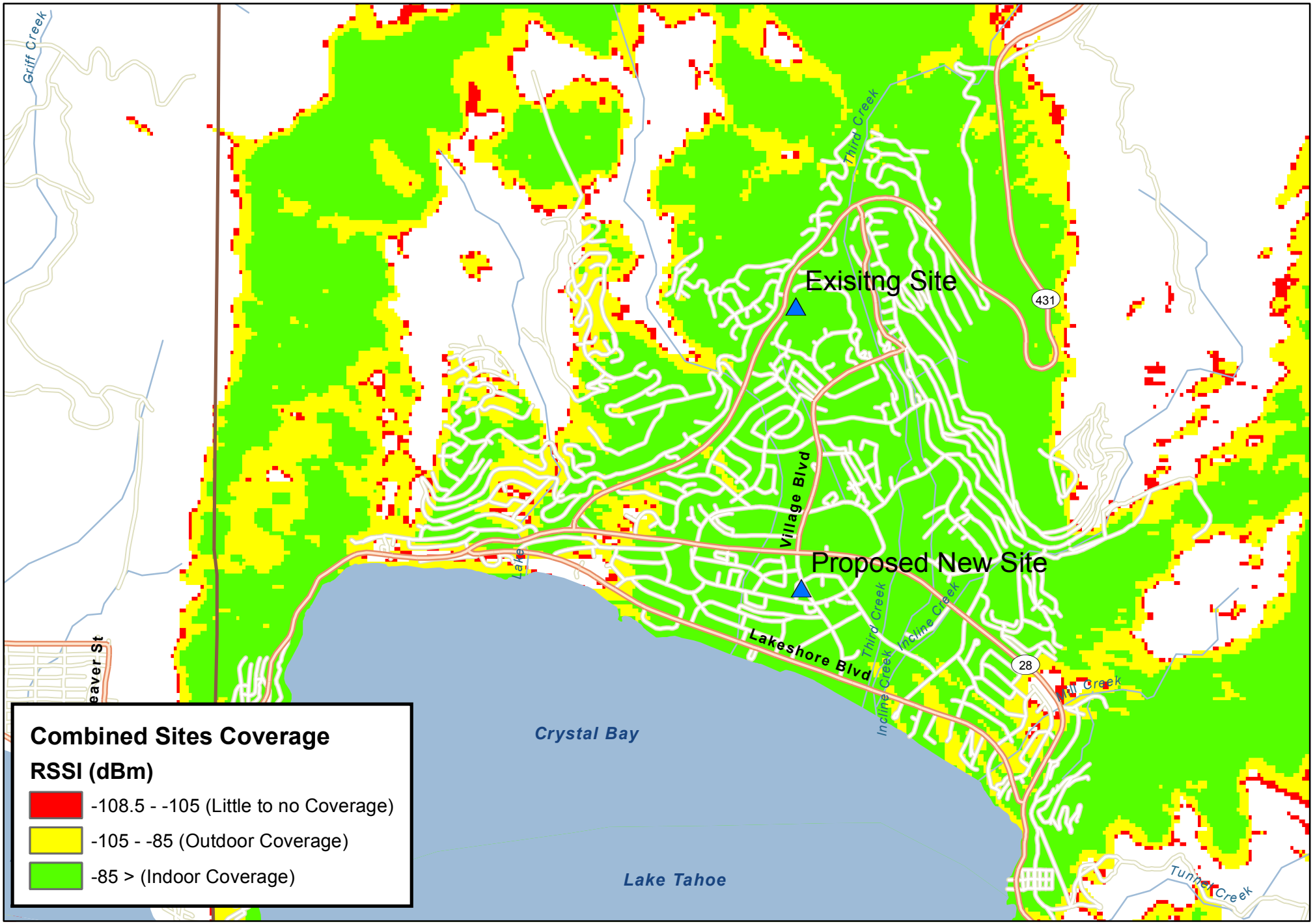
Incline Village 700 MHz LTE Coverage



Incline Village 700 MHz LTE Coverage



Incline Village 700 MHz LTE Coverage



Incline Partners, LLC • Proposed Base Station (Site Name "Incline Village")
231 Village Boulevard • Incline Village, Nevada

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Incline Partners, LLC, to evaluate the base station (Site Name "Incline Village") proposed to be located at 231 Village Boulevard in Incline Village, Nevada, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Executive Summary

Incline Partners, LLC, proposes to install directional panel antennas on a tall pole, configured to resemble a tree, to be sited at 231 Village Boulevard in Incline Village. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. A summary of the FCC's exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5–80 GHz	5.00 mW/cm^2	1.00 mW/cm^2
WiFi (and unlicensed uses)	2–6	5.00	1.00
BRS (Broadband Radio)	2,600 MHz	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called "radios" or "channels") that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky.

Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, "Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation," dated August 1997. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna's radiation pattern is not fully formed at locations very close by (the "near-field" effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the "inverse square law"). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Incline Partners, LLC, including construction drawings by Streamline Engineering and Design, Inc., dated March 9, 2018, it is proposed to install eighteen directional panel antennas for two wireless carriers on a 112-foot steel pole, configured to resemble a pine tree,* to be sited on the undeveloped parcel located at 231 Village Boulevard in Incline Village. For the limited purposes of this study, it is assumed that AT&T Mobility and Verizon Wireless will operate from this site with the following transmitting facilities:

Operator	Service	Maximum ERP	Antenna Model	Downtilt	Height
AT&T	AWS	2,100 watts	Andrew SBNHH-1D65B	10°	107 ft
	PCS	5,300	Andrew SBNHH-1D65B	10	107
	Cellular	1,600	Andrew SBNHH-1D65B	14	107
	700 MHz	1,000	Andrew SBNHH-1D65B	14	107
Verizon	AWS	12,030	CommScope NHH-65B	8	97
	PCS	10,720	CommScope NHH-65B	8	97
	Cellular	5,500	CommScope NHH-65B	12	97
	700 MHz	5,370	CommScope NHH-65B	12	97

It is also assumed that the antennas for both carriers would be oriented in groups of three at about 120° spacing, to provide service in all directions. There are reported no other wireless telecommunications base stations at the site or nearby.

* Foliage atop the pole will increase the overall height to 117 feet.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed operations is calculated to be 0.033 mW/cm^2, which is 6.0% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building† is 7.5% of the public exposure limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

No Recommended Mitigation Measures

Due to their mounting locations and height, the antennas would not be accessible to unauthorized persons, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that the wireless carriers will, as FCC licensees, take adequate steps to ensure that its employees or contractors receive appropriate training and comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by Incline Partners, LLC, at 231 Village Boulevard in Incline Village, Nevada, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2019. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

William F. Hammett, P.E.
707/996-5200

June 25, 2018

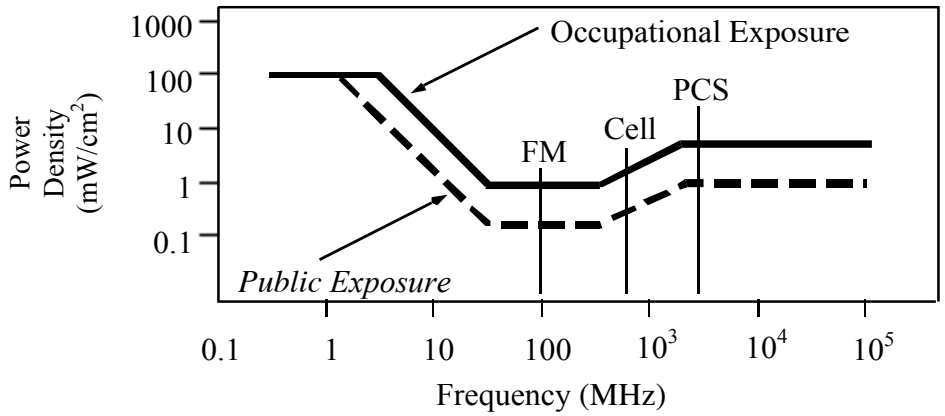
† Including the residences located at least 300 feet away, based on photographs from Google Maps.

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency	Electromagnetic Fields (f is frequency of emission in MHz)					
Applicable Range (MHz)	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm^2)	
0.3 – 1.34	614	*614*	1.63	*1.63*	100	*100*
1.34 – 3.0	614	*823.8/ f*	1.63	*2.19/ f*	100	*180/ f^2*
3.0 – 30	1842/ f	*823.8/ f*	4.89/ f	*2.19/ f*	900/ f^2	*180/ f^2*
30 – 300	61.4	*27.5*	0.163	*0.0729*	1.0	*0.2*
300 – 1,500	$3.54\sqrt{f}$	*$1.59\sqrt{f}$*	$\sqrt{f}/106$	*$\sqrt{f}/238$*	f/300	*f/1500*
1,500 – 100,000	137	*61.4*	0.364	*0.163*	5.0	*1.0*



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm^2,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm^2,

where θ_{BW} = half-power beamwidth of the antenna, in degrees, and
P_{net} = net power input to the antenna, in watts,
D = distance from antenna, in meters,
h = aperture height of the antenna, in meters, and
η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

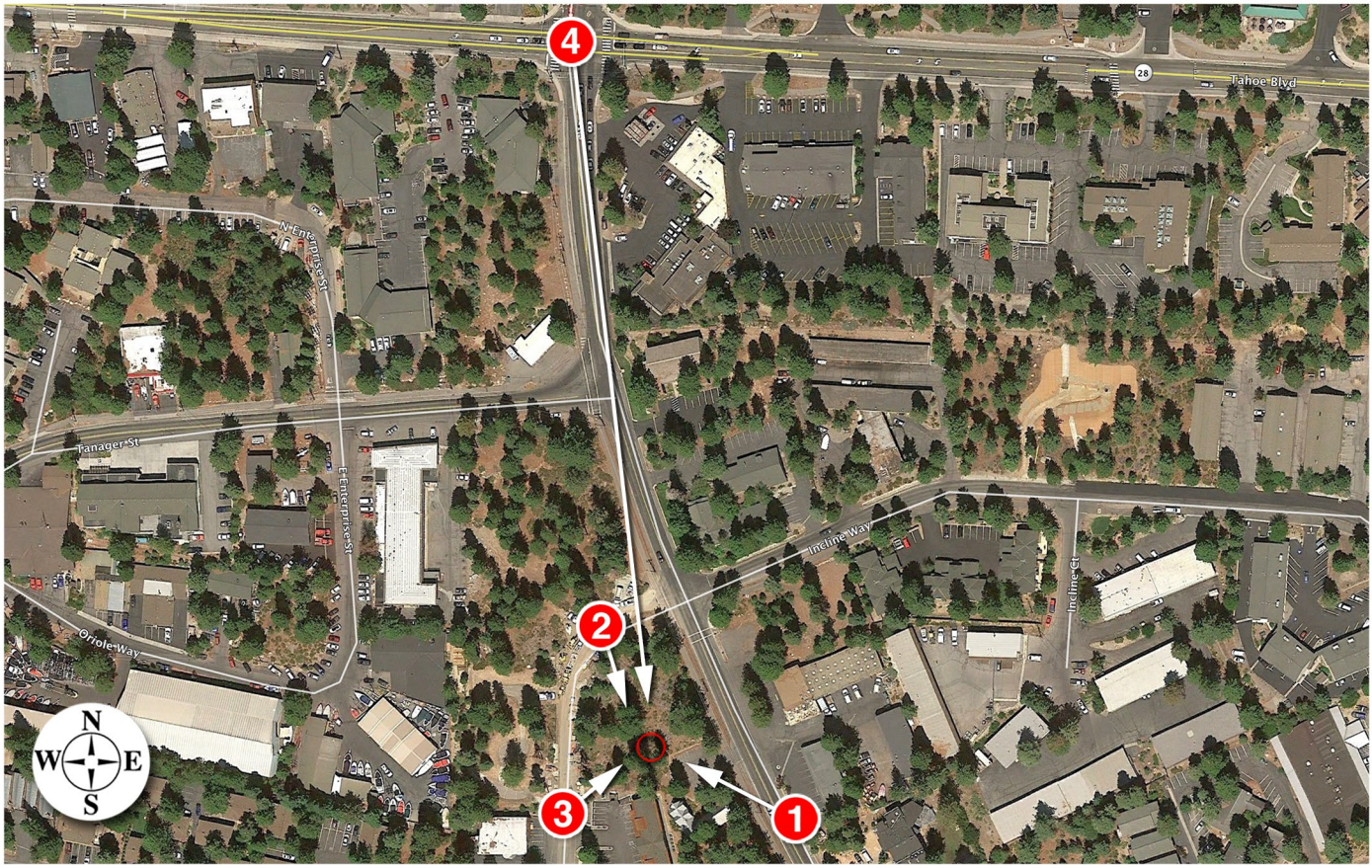
Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$, in mW/cm^2,

where ERP = total ERP (all polarizations), in kilowatts,
RFF = relative field factor at the direction to the actual point of calculation, and
D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.



INCLINE PARTNERS, LLC

Incline Village

231Village Blvd.
Incline Village, NV

Aerial Map

3/15/18

Applied Imagination 510 914-0500

INCLINE PARTNERS, LLC

Incline Village

231Village Blvd.
Incline Village, NV

Looking Northwest from Village Blvd.

View #1

3/15/18

Applied Imagination 510 914-0500

INCLINE PARTNERS, LLC

Incline Village

231Village Blvd.
Incline Village, NV

Looking Southeast from Incline Way

View #2

3/15/18

Applied Imagination 510 914-0500

INCLINE PARTNERS, LLC

Incline Village

231Village Blvd.
Incline Village, NV

Looking Northeast from Incline Way

View #3

3/15/18

Applied Imagination 510 914-0500

INCLINE PARTNERS, LLC

Incline Village

231Village Blvd.
Incline Village, NV

Looking South from Hwy 28 Tahoe Blvd.

View #4

3/15/18

Applied Imagination 510 914-0500

Incline Partners LLC
Proposed Incline Village New Monopine
Alternative Sites Analysis and Map

1) Ms. Beatriz L. Lhuillier
54 Almendral Ave.
Atherton, CA 94027

879 Tanager St., Incline Village, NV

Reason Candidate Dropped: Owner has development plans for property

2) Serrett 2003 Family Trust
6350 Meadowridge Drive
Reno, NV 89519
Attn: Theressa Serrett

APN 132-020-10 and 15 located near the corner of Village Boulevard and Tahoe Boulevard having seen it on Loopnet recently for sale.

Reason Candidate Dropped: Property in process of being sold. Adjacent to Hwy 28.

3) U.S. Bank Property
923 Tahoe Boulevard, Incline Village, NV 89451

Reason Candidate Dropped: No interior equipment space available. Adjacent to Hwy 28.

4) Clearview Properties, LLC, a Nevada limited liability company
230 Village Boulevard, Suite B, Incline Village, NV 89451 (Assessor's Parcel Number 132-232-14)

Interior and Exterior Space

Reason Candidate Dropped: Owner not interested in changing tenants. Property fully leased.

5) North Lake Tahoe Fire Protection District

875 Tanager Street. Main fire department complex Incline Village

Reason Candidate Dropped: No space available.

6) Skanson Family Trust
898 Tanager Street, Incline Village, NV 89451

Reason Candidate Dropped: Owner not interested in leasing.

7) Plastiras Family Living Trust

853 Oriole Way, Incline Village, Nevada, 89451 (Assessor's Parcel Number 132-211-03)

Reason Candidate Dropped: Owner has development plans for property.

8) Allan & Mary Lou Rosenkranz

876 Oriole Way

Reason Candidate Dropped: Property fully leased as auto repair.

9) Zerang LLC

900 Incline Way

Reason Candidate Dropped: Property recently sold from US Government to private party with development plans for parcel

10) Nevada New-Tech Inc.

895 Incline Way & 249 Village Blvd.

Reason Candidates Dropped: Owner not interesting in leasing. Have future plans for properties.

11) Incline Tahoe Glass Co. Inc.

250 Village Blvd.

Reason Candidate Dropped: Owner not interested in leasing. Possible future sale plans.

12) Gately Enterprises USA LLC

317 Village Blvd.

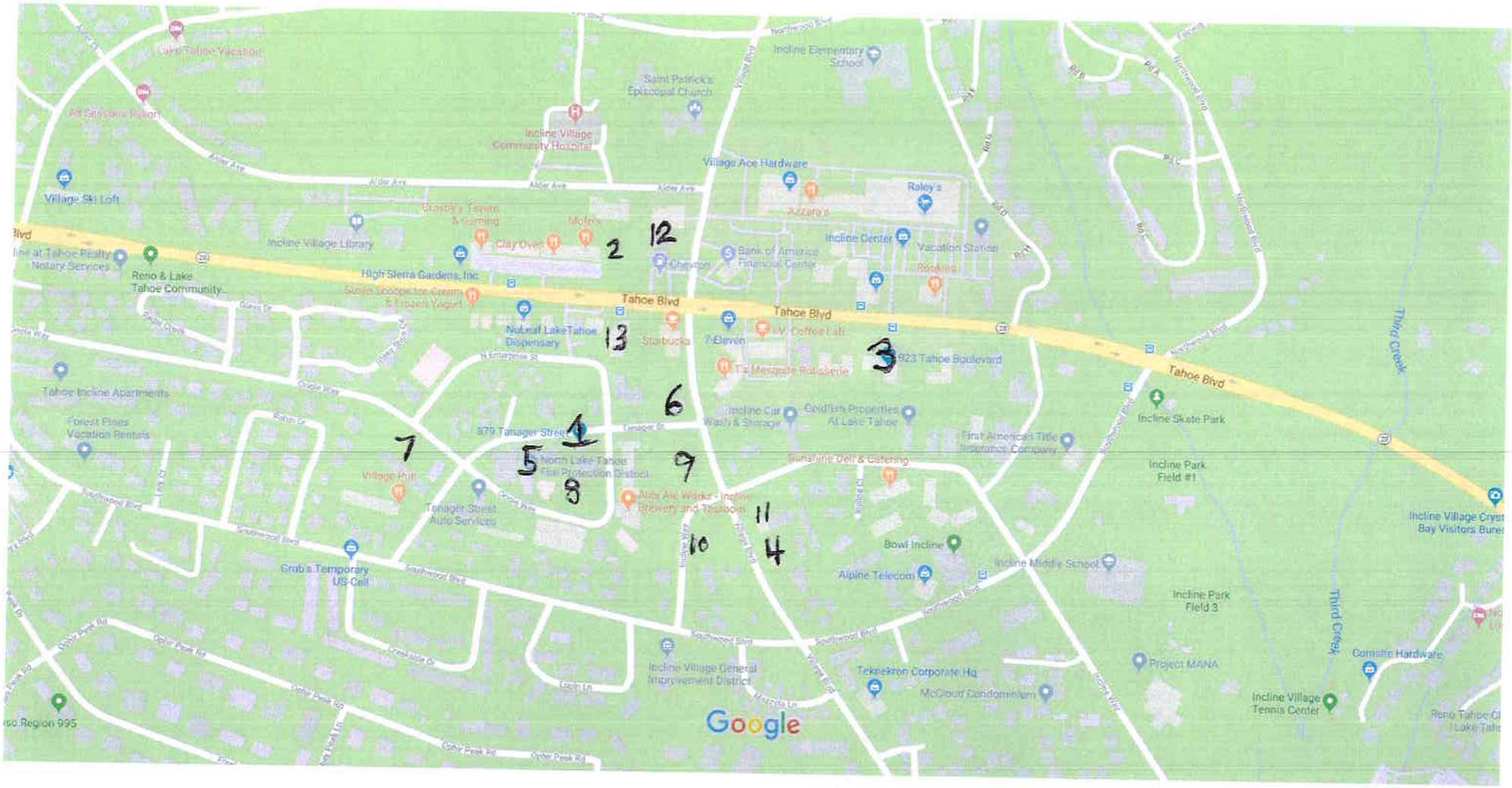
Reason Candidate Dropped: Recently purchased property with plans to renovate for corporate use.

13) Davis A. M. Mercantile Co.

893 Tahoe Blvd.

Reason Candidate Dropped: Property fully leased. Owner not interested. Adjacent to Hwy 28.

Google Maps



INCLINE PARTNERS
ALTERNATIVE CANDIDATES

School of Social Work Building 1350 University Avenue,...

Ingraham Hall 1155 Observatory Drive, Madison, WI

https://www.google.com/maps/@39.2487477,-119.9517631,17z

INCLINE PARTNERS, LLC

P O BOX 3740
INCLINE VILLAGE, NV 89450

INCLINE VILLAGE

PROJECT DESCRIPTION

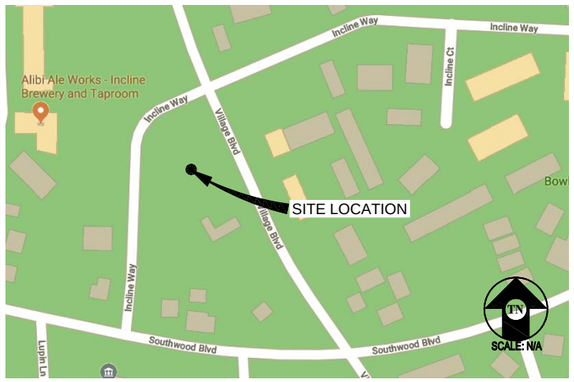
INCLINE PARTNERS PROPOSES TO:

- INSTALL (N) MULTI-CARRIER 46'-0"X35'-0" EQUIPMENT COMPOUND
- INSTALL (N) 117'-0" TALL MONOPINE

PROJECT INFORMATION

SITE NAME:	INCLINE VILLAGE	JURISDICTION:	WASHOE COUNTY
COUNTY:	WASHOE	POWER:	NV ENERGY
APN:	132-221-11	TELEPHONE:	AT&T
PARCEL SIZE:	8,077 SQ FT		
SITE ADDRESS:	231 VILLAGE BLVD INCLINE VILLAGE, NV 89451		
CURRENT ZONING:	-		
PROPERTY OWNER:	KBS LTD		
APPLICANT:	INCLINE PARTNERS, LLC P.O. BOX 3740 INCLINE VILLAGE, NV 89450		
LEASING CONTACT:	ATTN: MICHAEL FLYNN INCLINE PARTNERS, LLC P.O. BOX 3740 INCLINE VILLAGE, NV 89450 (775) 230-4955 MOBILE		
ZONING CONTACT:	ATTN: MICHAEL FLYNN INCLINE PARTNERS, LLC P.O. BOX 3740 INCLINE VILLAGE, NV 89450 (775) 230-4955 MOBILE		
CONST. CONTACT:	ATTN: MICHAEL FLYNN INCLINE PARTNERS, LLC P.O. BOX 3740 INCLINE VILLAGE, NV 89450 (775) 230-4955 MOBILE		
LAT. LONG.	N -° -' -" NAD 83 W -° -' -" NAD 83		
AMSL:	±		

VICINITY MAP



DRIVING DIRECTIONS

FROM: SACRAMENTO, CA 95814
TO: 231 VILLAGE BLVD, INCLINE VILLAGE, NV 89451

HEAD EAST TOWARD 9TH ST	39 FT
TURN RIGHT ONTO 9TH ST	256 FT
TURN RIGHT ONTO I ST	0.3 MI
TURN RIGHT TO MERGE ONTO I-5 N/STATE HWY 99 N TOWARD REDDING/YUBA CITY	0.3 MI
MERGE ONTO I-5 N/STATE HWY 99 N	2.3 MI
USE THE RIGHT 2 LANES TO TAKE EXIT 522 TO MERGE ONTO I-80 E TOWARD RENO	101 MI
TAKE EXIT 188B FOR CA-89/CA-267 S TOWARD SIERRAVILLE/LAKE TAHOE	0.3 MI
TURN RIGHT ONTO CA-267 S	11.6 MI
TURN LEFT ONTO N LAKE BLVD	0.4 MI
AT THE TRAFFIC CIRCLE, CONTINUE STRAIGHT TO STAY ON N LAKE BLVD	0.2 MI
AT THE TRAFFIC CIRCLE, CONTINUE STRAIGHT TO STAY ON N LAKE BLVD ENTERING NEVADA	1.2 MI
CONTINUE ONTO NV-28 E	2.8 MI
AT THE TRAFFIC CIRCLE, TAKE THE 1ST EXIT ONTO TAHOE BLVD	1.1 MI
TURN RIGHT ONTO VILLAGE BLVD DESTINATION WILL BE ON THE RIGHT	0.2 MI

END AT: 231 VILLAGE BLVD, INCLINE VILLAGE, NV 89451

ESTIMATED TIME: 2 HOURS 19 MINUTES ESTIMATED DISTANCE: 122 MILES

CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL RESIDENTIAL CODE
2012 INTERNATIONAL EXISTING BUILDING CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2012 INTERNATIONAL FUEL GAS CODE
2012 INTERNATIONAL GREEN CONSTRUCTION CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL WILDLAND URBAN INTERFACE CODE
2012 INTERNATIONAL SWIMMING POOL AND SPA CODE
2012 UNIFORM PLUMBING CODE
2012 UNIFORM MECHANICAL CODE
2011 NATIONAL ELECTRICAL CODE
2012 NORTHERN NEVADA ENERGY CODE AMENDMENTS BY THE NNICC
2012 NORTHERN NEVADA CODE AMENDMENTS BY THE NNICC

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS.

SHEET INDEX

APPROVAL

RF
LEASING
ZONING
CONSTRUCTION

INCLINE VILLAGE
231 VILLAGE BLVD
INCLINE VILLAGE, NV 89451

ISSUE STATUS

△	DATE	DESCRIPTION	BY
	01/25/18	CD 90%	D.G.
	01/30/18	CLIENT REV	D.G
	03/09/18	CLIENT REV	D.G.
	03/13/18	CLIENT REV	D.G.
	07/19/18	CLIENT REV	D.G.
	11/01/18	CLIENT REV	D.G.

DRAWN BY: D. GARCIA
CHECKED BY: L. HOUGHTBY
APPROVED BY: -
DATE: 11/01/18

Streamline Engineering and Design, Inc.
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Larry Houghtby Phone: 916-275-4180
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

INCLINE PARTNERS, LLC
P.O BOX 3740
INCLINE VILLAGE, NV 89450

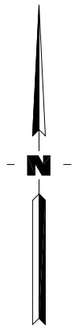
SHEET TITLE:
TITLE

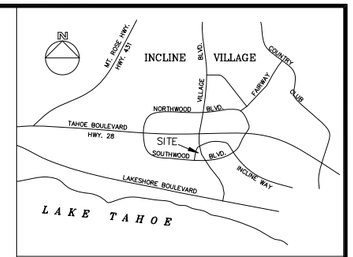
SHEET NUMBER:
T-1

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.





VICINITY MAP N.T.S.

PROJECT BENCHMARK
FOUND 3/4" IRON PIPE
ELEV.=6371.9'*

FOUND 3/4" IRON PIPE

LOT 5

LOT 6
8,078 SQ. FT.
0.185 ACRES

LOT 4

LOT 7

S67°14'59"W 83.00'

N22°45'01"W 90.00'

S14°13'17"E 91.00'

N67°14'59"E 96.50'

2'X20' A.E.

10' SETBACK

10' P.U.E.

A.C. BIKE PATH

EDGE OF PAVEMENT

VILLAGE BOULEVARD

ROCK WALL

RIPRAP

BASIN

SLOTTED DRAIN

TRASH ENCLOSURE

PAVED DRIVEWAY

PAVED PARKING LOT

DRAIN INLET
GRATE=6366.1'

DRAIN INLET
GRATE=6366.0'

DRAIN INLET
GRATE=6366.3'

ELEC.

FOUND 5/8" REBAR
W/CAP "PLS 2983"

22"P
27"P
25"P
28"P
21"P
23"P

LEGEND

- FOUND MONUMENT AS NOTED
- NOTHING FOUND OR SET
- 104.9 SPOT ELEVATION
- POWER POLE
- P.U.E. PUBLIC UTILITY EASEMENT
- A.E. ANCHOR EASEMENT
- ⌀12"P TREE W/DRIPLINE, DIAMETER & TYPE P=PINE, F=FIR, C=CEDAR

TITLE NOTES:

THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION FURNISHED IN A PRELIMINARY TITLE REPORT BY TICOR TITLE OF NEVADA, INC., ORDER NO. 01705558-CD, DATED OCTOBER 23, 2017.

THE FOLLOWING DOCUMENTS AFFECT THE PARCEL:

ITEM #11 REFERS TO EASEMENTS PER TRACT MAP. NO. 942. SHOWN HEREON.

ITEM #12 REFERS TO COVENANTS, CONDITIONS AND RESTRICTIONS ORIGINALLY RECORDED MARCH 2, 1965 AS BOOK 64, PAGE 243 AS DOC. 21602 AND MODIFIED THEREAFTER. SEE ALL DOCUMENTS FOR PARTICULARS.

ITEM #13 REFERS TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 14, 1967 IN BOOK 259, PAGE 336 AS DOC. NO. 89840, OFFICIAL RECORDS. SEE FULL DOCUMENT FOR PARTICULARS.

ITEM #14 REFERS TO AN EASEMENT FOR SEWER, WATER, DRAINAGE, RECREATION, SIDEWALK AND STREET LIGHTING PURPOSES, RECORDED NOVEMBER 6, 1967 BOOK 286, PAGE 104 AS DOC. NO. 101066. SEE FULL DOCUMENT FOR PARTICULARS.

ITEM #15 REFERS TO AN EASEMENT FOR UTILITIES, DRAINAGE, PEDESTRIAN WALKWAYS AND TELEVISION CABLES, RECORDED APRIL 21, 1970 IN BOOK 457, PAGE 492 AS DOC. NO. 171926, OFFICIAL RECORDS. SEE FULL DOCUMENT FOR PARTICULARS

ITEM #16 REFERS TO COVENANTS, CONDITIONS AND RESTRICTIONS (DEED RESTRICTION), RECORDED JUNE 11, 2007 AS DOC. NO. 3542460, OFFICIAL RECORDS. SEE FULL DOCUMENT FOR PARTICULARS.

ITEM #17 REFERS TO COVENANTS, CONDITIONS AND RESTRICTIONS (DEED RESTRICTION), RECORDED OCTOBER 27, 2009 AS DOC. NO. 3815643, OFFICIAL RECORDS. SEE FULL DOCUMENT FOR PARTICULARS.

NOTES:

1. BEFORE DRAWING PLANS, PROPERTY OWNERS OR THEIR REPRESENTATIVES MUST CHECK WITH ALL PERMITTING AGENCIES FOR SETBACKS, ASSOCIATION DESIGN AND CC&R REQUIREMENTS, OPEN SPACE REQUIREMENTS, HEIGHT RESTRICTIONS, ETC. INVESTIGATIONS AND/OR A SITE ASSESSMENT TO DETERMINE LEGALLY EXISTING COVERAGE AND LAND CAPABILITY THRESHOLDS SHOULD BE CONDUCTED PRIOR TO RELIANCE ON THIS PLAN. IT IS NOT INTENDED THAT THIS SURVEY RELIEVE THE PROJECT DESIGNER OF THE NECESSITY OF AN INVESTIGATIVE VISIT TO THE SITE. BEFORE CONSTRUCTION BEGINS, GRADES SHOULD BE CHECKED BY THE BUILDER.
2. TREES SMALLER THAN 6" IN DIAMETER HAVE NOT BEEN SHOWN.
3. THE VERTICAL DATUM OF THIS SURVEY IS BASED ON A TOPOGRAPHIC MAP BY KENNETH BARROW, DATED APRIL 28, 2005. THE CONTOUR INTERVAL IS 1 FOOT. THE ACCURACY OF THIS SURVEY IS ONE-HALF CONTOUR INTERVAL.
4. FIELD WORK FOR THIS SURVEY WAS ACCOMPLISHED ON 10/4/18.
5. ALL EASEMENTS OF RECORD PER THE SUBDIVISION TRACT MAP HAVE BEEN SHOWN. NO INVESTIGATION HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, COVENANTS AND CONDITIONS OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH A CURRENT TITLE SEARCH MAY DISCLOSE, OTHER THAN THOSE SHOWN HEREON.
6. THIS MAP INDICATES THE LOCATION OF SURFACE UTILITIES DISCOVERED DURING THE COURSE OF THIS SURVEY. UTILITY COMPANIES SHOULD BE CONSULTED FOR LOCATION OF UNDERGROUND FACILITIES OR OTHER UTILITIES NOT SHOWN HEREON.
7. THE BOUNDARY LINES AND PROPERTY CORNERS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE TAKEN FROM RECORD DATA. A BOUNDARY SURVEY TO RE-MONUMENT MISSING PROPERTY CORNERS SHOULD BE DONE PRIOR TO RELIANCE ON THIS PLAN FOR CONSTRUCTION.
8. SUBJECT PARCEL IS ZONED GENERAL COMMERCIAL (GC) PER WASHOE COUNTY DEVELOPMENT CODE, TABLE 110.406.05.1. BUILDING SETBACKS FOR GC ARE 10' FRONT, REAR AND SIDES.

REVISIONS	BY

SITE PLAN

LOT 6 BLOCK "B" COMMERCIAL SUBDIVISION NO. 1, TRACT MAP. 942
APN 132-221-11 WASHOE COUNTY NEVADA
INCLINE VILLAGE, NV

DATE	
SCALE	1" = 8'
DRAWN	
JOB	
FILE	
SHEET	1
OF	1 SHEETS

BEST MANAGEMENT PRACTICES TABLE

BEST MANAGEMENT PRACTICES	LOCATION	SCHEDULE IMPLEMENTATION	MAINTENANCE SCHEDULE
PRESERVING EXISTING VEGETATION	AROUND PERIMETER OF PROJECT SITE	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	EDUCATE EMPLOYEES AND SUBCONTRACTORS REGARDING IMPORTANCE OF MAINTAINING EXISTING VEGETATION TO PREVENT EROSION AND FILTER OUT SEDIMENT IN RUNOFF FROM DISTURBED AREAS ON THE CONSTRUCTION SITE. INSPECT SITE PERIMETER MONTHLY TO VERIFY THE OUTSIDE VEGETATION IS NOT DISTURBED.
PROTECT GRADED AREAS AND SLOPES FROM WASHOUT AND EROSION	THROUGHOUT PROJECT SITE	CONTINUOUS	INSPECT GRADED AREAS AND SLOPES ON AT LEAST A MONTHLY BASIS TO CHECK FOR EROSION. GRADE TRIBUTARY AREAS OR INSTALL SAND DIKES AS NECESSARY TO PREVENT EROSION.
GRAVEL FILTER	ALONG FLOW LINES OF UNPAVED ROADWAYS WITHIN SITE	IN PLACE CONTINUOUSLY UNTIL ROADWAYS ARE PAVED	INSPECT AFTER EACH STORM. REMOVE ONSITE SEDIMENT DEPOSITED BEHIND BERM OR BARRIER TO MAINTAIN EFFECTIVENESS.
BAG INLET FILTER	INLETS TO THE STORM DRAINAGE SYSTEM	CONTINUOUS UNTIL LANDSCAPING IS IN PLACE	INSPECT WEEKLY AND AFTER EACH STORM. REMOVE SEDIMENT AND DEBRIS BEFORE ACCUMULATION HAVE REACHED ONE THIRD THE DEPTH OF THE BAG. REPAIR OR REPLACE INLET FILTER BAG AS SOON AS DAMAGE OCCURS.
PINE NEEDLE ROLLS	SEE NOTE 3 OF EROSION & CONTROL NOTES	CONTINUOUS	INSPECT AFTER EACH STORM. REMOVE SEDIMENT DEPOSITED BEHIND FIBER ROLLS WHENEVER NECESSARY TO MAINTAIN EFFECTIVENESS.
HYDROSEEDING	3:1 SLOPES	IN PLACE DURING BY SEPT. 15	INSPECT SLOPES ON AT LEAST A MONTHLY BASIS TO CHECK FOR EROSION. IF EROSION IS NOTED, SPREAD STRAW MULCH OVER AFFECTED AREAS.
STABILIZED CONSTRUCTION ENTRANCE	ENTRANCES TO SITE FROM PUBLIC ROADWAYS	CONTINUOUS, UNTIL ENTRANCES AND ONSITE ROADWAYS ARE PAVED	INSPECT ON A MONTHLY BASIS AND AFTER EACH RAINFALL. ADD AGGREGATE BASE MATERIAL WHENEVER NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED INTO PUBLIC STREET.
WIND EROSION CONTROL PRACTICES	WHEREVER NECESSARY THROUGHOUT PROJECT SITE	CONTINUOUS UNTIL GRADING IS COMPLETED AND SOILS HAVE STABILIZED	INSPECT SITE DURING WINDY CONDITIONS TO IDENTIFY AREAS WHERE WIND AND EROSION IS OCCURRING AND ABATE EROSION AS NECESSARY.
GOOD HOUSEKEEPING MEASURES	THROUGHOUT PROJECT SITE	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A MONTHLY BASIS TO VERIFY GOOD HOUSEKEEPING PRACTICES ARE BEING IMPLEMENTED.
PROPER CONSTRUCTION MATERIAL STORAGE	DESIGNATED AREA	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A WEEKLY BASIS TO VERIFY THAT CONSTRUCTION MATERIALS ARE STORED IN A MANNER WHICH COULD NOT CAUSE STORM WATER POLLUTION.
PROPER CONSTRUCTION WASTE STORAGE AND DISPOSAL INCLUDING	DESIGNATED COLLECTION AREA AND CONTAINERS	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A WEEKLY BASIS TO ASSURE WASTE IS STORED PROPERLY AND DISPOSED OF AT LEGAL DISPOSAL SITE, DAILY.
CONCRETE SPILL CLEANUP PAINT & PAINTING SUPPLIES	MATERIAL HANDLING AREAS	IMMEDIATELY AT TIME OF SPILL	INSPECT MATERIAL HANDLING AREAS ON AT LEAST A MONTHLY BASIS TO VERIFY PROPER SPILL CLEANUP.
VEHICLE FUELING, MAINTENANCE & CLEANING	DESIGNATED AREA WITH SECONDARY CONTAINMENT	CONTINUOUS	KEEP AMPLE SUPPLIES OF SPILL CLEANUP MATERIALS ON SITE & INSPECT ON REGULAR SCHEDULE.
STREET AND STORM DRAINAGE FACILITY MAINTENANCE DEFINITIONS	STREETS AND STORM DRAINAGE FACILITIES	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	MAINTAIN STORM DRAINAGE FACILITIES AND PAVED STREETS CLEAR OF SEDIMENT AND DEBRIS.

1. WET SEASON: ENTIRE PERIOD BETWEEN OCTOBER 1 THROUGH APRIL 30. CONTRACTOR SHALL ALSO IMPLEMENT WET SEASON MEASURES IF WET WEATHER IS EXPECTED DURING THE DRY SEASON

2. PHASES OF GRADING

INITIAL: WHEN CLEARING AND GRUBBING ACTIVITIES OCCUR.

ROUGH: WHEN CUT AND FILL ACTIVITIES OCCUR AND THE SITE IMPROVEMENTS ARE CONSTRUCTED, INCLUDING UNDERGROUND PIPING, STREETS, SIDEWALKS, AND OTHER IMPROVEMENTS.

FINAL: WHEN FINAL ELEVATION IS SET, AND SITE IMPROVEMENTS ARE COMPLETED AND READY FOR CITY ACCEPTANCE.

EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR SHALL FOLLOW TYPICAL GUIDELINES FOR GRADING, EROSION AND SEDIMENT CONTROL FOR THE MEASURES SHOWN OR STATED ON THESE PLANS.
2. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
4. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
6. CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMPS, AS WELL AS, ANY CORRECTIVE CHANGES TO THE BMPS OR EROSION AND SEDIMENT CONTROL PLAN.
7. IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE COMPATIBLE, DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
8. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
9. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEPT AT THE END OF EACH WORKING DAY OR AS NECESSARY.
10. CONTRACTOR SHALL PLACE GRAVEL BAGS AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE GRAVEL BAGS SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
11. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
12. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
13. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
14. CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:

A. SOLID WASTE MANAGEMENT:
CONTRACTOR SHALL PLACE ALL SOLID WASTE MATERIALS IN CONTRACTOR'S TRUCKS AND HAUL OFF SITE TO APPROVED SOLID WASTE RECEPTACLES AT CLOSE OF EACH BUSINESS DAY AND NO STORAGE OF SOLID WASTE ONSITE IS ALLOWED.

B. MATERIAL DELIVERY AND STORAGE:
PROVIDE A DESIGNATED MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. STORE MATERIAL ON PALLETS AND PROVIDE COVERING FOR SOLUBLE MATERIALS. RELOCATE STORAGE AREA INTO BUILDING SHELL WHEN POSSIBLE. INSPECT AREA WEEKLY

C. CONCRETE WASTE:
PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASH-OUT. DISPOSE OF HARDENED CONCRETE OFFSITE. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE LOCAL STORM DRAINS VIA CURB AND GUTTER. INSPECT DAILY TO CONTROL RUNOFF, AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.

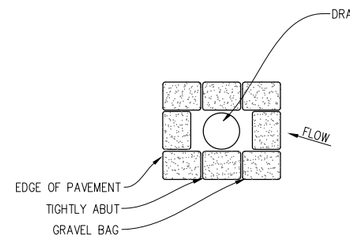
D. PAINT AND PAINTING SUPPLIES:
PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE, AND CLEAN UP. INSPECT SITE WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.

E. VEHICLE FUELING, MAINTENANCE AND CLEANING:
PROVIDE A DESIGNATED FUELING AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. DO NOT ALLOW MOBILE FUELING OF EQUIPMENT. PROVIDE EQUIPMENT WITH DRIP PANS. RESTRICT ONSITE MAINTENANCE AND CLEANING OF EQUIPMENT TO A MINIMUM. INSPECT AREA WEEKLY.

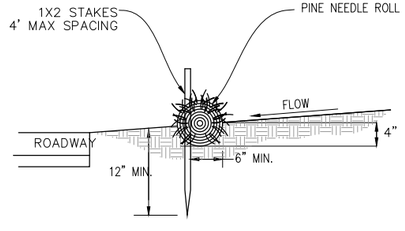
F. HAZARDOUS WASTE MANAGEMENT:
PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEM THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE INCLUDE BUT ARE NOT LIMITED TO PAINTS & SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, HERBICIDES & PESTICIDES, SOIL STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.

PINE NEEDLE ROLL NOTES

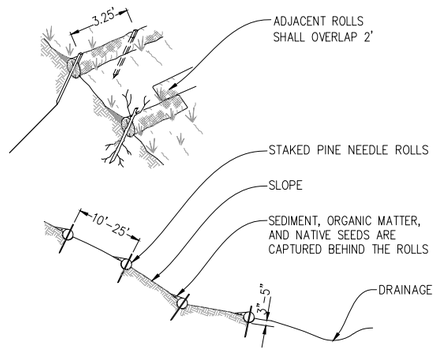
1. REPAIR OR REPLACE SPLIT, TORN UNRAVELING OR SLUMPING PINE NEEDLE ROLLS.
2. INSPECT PINE NEEDLE ROLLS WHEN RAIN IS FORECAST, FOLLOWING RAIN EVENTS, AT LEAST DAILY DURING PROLONGED RAINFALL, AND AT TWO-WEEK INTERVALS DURING THE NON-RAINY SEASON.
3. SEDIMENT SHOULD BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-HALF THE DESIGNATED SEDIMENT STORAGE DEPTH, USUALLY ONE-HALF THE DISTANCE BETWEEN THE TOP OF THE PINE NEEDLE ROLL AND THE ADJACENT GROUND SURFACE. SEDIMENT REMOVED DURING MAINTENANCE MAY BE INCORPORATED INTO THE EARTHWORK ON THE SITE OR DISPOSED AT AN APPROPRIATE LOCATION.
4. FILTER BARRIER SHALL BE CONSTRUCTED LONG ENOUGH TO EXTEND ACROSS THE EXPECTED FLOW PATH AND AS APPROVED BY THE LANDSCAPE INSPECTOR.
5. PINE NEEDLE ROLL (8"-12" DIAMETER) SHALL BE PLACED INTO THE KEY TRENCH AND STAKES ON BOTH SIDES OF THE ROLL WITHIN 6 FEET OF EACH END AND THEN EVERY 3' TO 4' WITH 1X2 23" STAKES. STAKES ARE TYPICALLY DRIVEN IN ON ALTERNATING SIDES OF THE ROLL. ADJACENT ROLLS SHALL OVERLAP 2'.
6. CLEAR SUBGRADE SO THAT REMOVAL OF ALL LOCAL DEVIATIONS AND TO REMOVE LARGE STONES OR DEBRIS THAT WILL INHIBIT CLOSE CONTACT OF THE PINE NEEDLE ROLL WITH THE SUBGRADE.
7. PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE TRENCH (2 - 4) INCHES DEEP ALONG THE PROPOSED INSTALLATION ROUTE. THE PINE NEEDLE ROLL SHALL BE INSTALLED ALONG THE SIDE OF WALKS AND AROUND THE CATCH BASINS. THE BOTTOM EDGE OF THE PINE NEEDLE ROLL SHALL EXTEND TO AND ACROSS THE BOTTOM OF THE TRENCH. THE TRENCH SHALL BE BACKFILLED TO 4 INCHES ABOVE GROUND AND COMPACTED TO BURY AND SECURE THE BOTTOM OF THE PINE NEEDLE ROLL.
8. CONTRACTOR SHALL MAKE INSPECTIONS WEEKLY DURING THE WET SEASON, MONTHLY DURING THE DRY SEASON AND IMMEDIATELY AFTER EACH RAINFALL TO DETERMINE IF REPAIRS AND SEDIMENT REMOVAL IS REQUIRED. SEDIMENT SHALL BE REMOVED BEFORE IT HAS REACHED ONE THIRD THE HEIGHT OF THE PINE NEEDLE ROLL.



1 DRAIN INLET DETAIL
NO SCALE



2 PINE NEEDLE ROLL DETAIL
NO SCALE



3 PINE NEEDLE DETAIL
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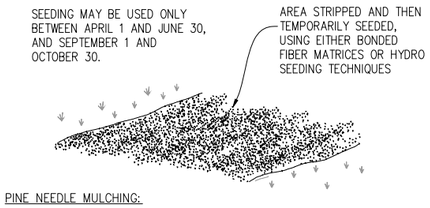


PINE NEEDLE MULCHING:

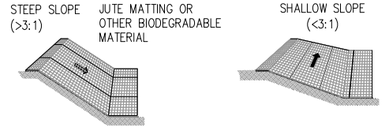
1. PINE NEEDLE MULCH SHALL BE USED.

SEEDING MIXTURES

SPECIES COMMON NAME	SPECIES BOTANICAL NAME	PLS AMOUNT PER ACRE
BLUE WILDRYE (STANISLAUS 5000 OR HIGH ELEVATION COLLECTION)	ELYMUS GLAUCUS (STAN 5000)	30
MOKELUMNE OR ELDORADO BROME (OR OTHER HIGH ELEVATION COLLECTION)	BROMUS CARINATUS (MOKELUMNE)	30
SQUIRREL TAIL HIGH ELEVATION COLLECTION	ELYMUS ELYMOIDES SSP. ELYMOIDES 9SIERRA)	40
ANTELOPE BITTERBRUSH (+5500 FT. SIERRA COLLECTION)	PURSHIA TRIDENTATA	5
MOUNTAIN SAGEBRUSH (+5500 FT. SIERRA COLLECTION)	ARTEMESIA TRIDENTATA	1
	TOTAL PLS PER ACRE RATE	106

TO PROVIDE TEMPORARY SOIL STABILIZATION BY PLANTING GRASSES AND LEGUMES TO AREAS THAT WOULD REMAIN BARE FOR MORE THAN 7 DAYS WHERE PERMANENT COVER IS NOT NECESSARY OR APPROPRIATE.

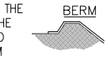
4 TEMP SEEDING & MULCHING
NO SCALE



ON STEEP SLOPES, APPLY STRIPS OF NETTING PARALLEL TO THE DIRECTION OF THE FLOW AND ANCHOR SECURELY

ON SHALLOW SLOPES, STRIPS OF NETTING MAY BE APPLIED ACROSS THE SLOPE

WHERE THERE IS A BERM AT THE TOP OF THE SLOPE, BRING THE NETTING OVER THE BERM AND ANCHOR IT BEHIND THE BERM



TO PROVIDE IMMEDIATE PROTECTION TO EXPOSED SOILS DURING THE PERIOD OF SHORT CONSTRUCTION DELAYS

MATTING/ROLLED EROSION CONTROL PRODUCTS

5 NO SCALE

INCLINE VILLAGE

231 VILLAGE BLVD
INCLINE VILLAGE, NV 89451

ISSUE STATUS

△	DATE	DESCRIPTION	BY
	01/25/18	CD 90%	D.G.
	01/30/18	CLIENT REV	D.G
	03/09/18	CLIENT REV	D.G.
	03/13/18	CLIENT REV	D.G.
	07/19/18	CLIENT REV	D.G.
	11/01/18	CLIENT REV	D.G.

DRAWN BY: D. GARCIA
CHECKED BY: L. HOUGHTBY
APPROVED BY: –
DATE: 11/01/18

Streamline Engineering and Design, Inc.
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
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E-Mail: larry@streamlineeng.com Fax: 916-660-1941

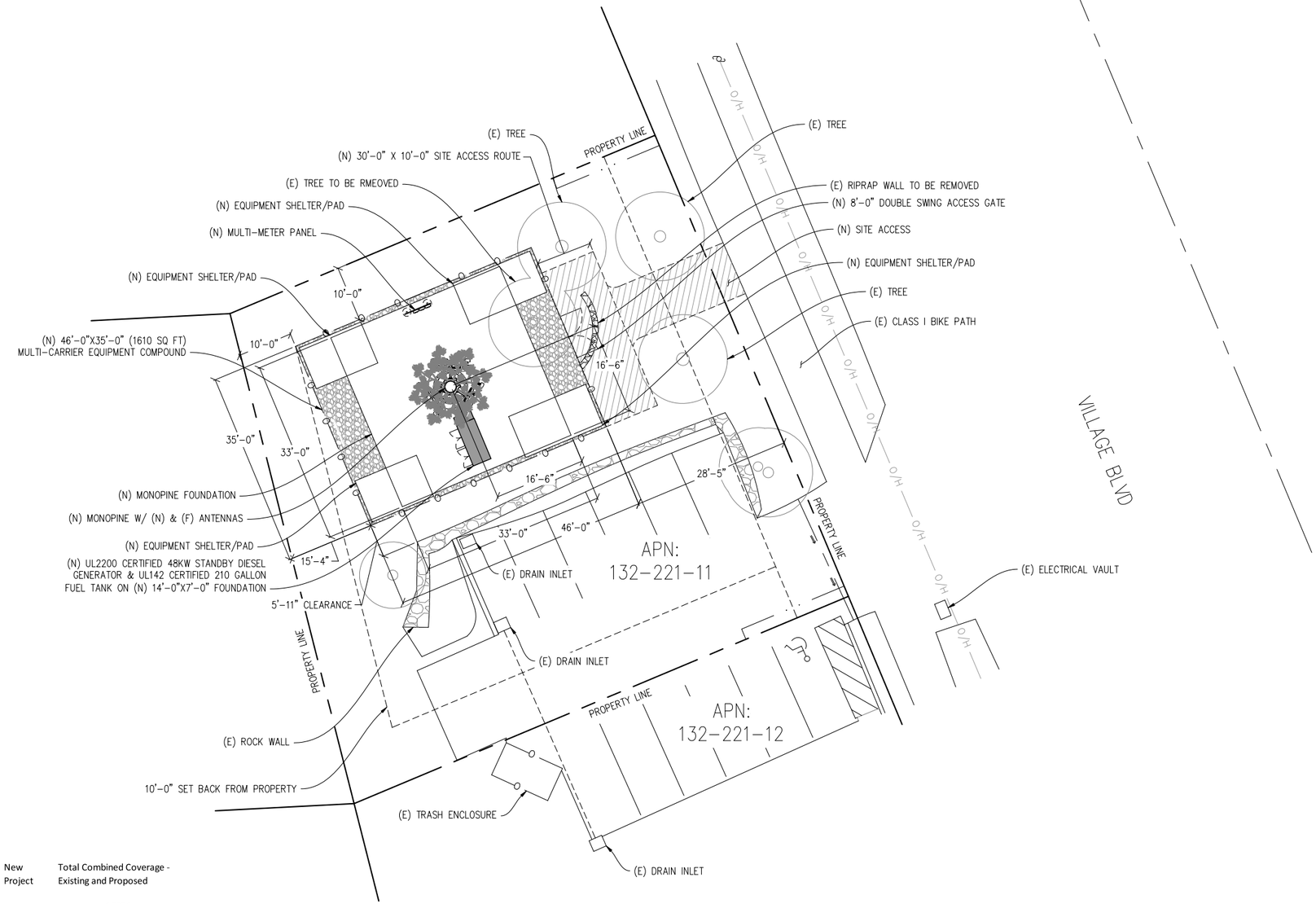
PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

INCLINE PARTNERS, LLC
P.O BOX 3740
INCLINE VILLAGE, NV 89450

SHEET TITLE:
EROSION CONTROL PLAN

SHEET NUMBER:
C-2



Land Coverage Calculations:

		Lot 11 Area	Lot 12 Area	Combined Lots Area	New Project	Total Combined Coverage - Existing and Proposed
Lot Square Footage		8077	9149	17226		17226
Lot Acreage		0.1854 acre	0.2100 acre	0 .3954 acre		0 .3954 acre
Impervious Surface Area	AC Paving	1621		1621		1621
	Building		1876	1876		1876
	Decks/Stairs		43	43		43
	Concrete		450	450		450
	A.C. Paving		1298	1298	523	1821
	Tower Compound (35 x 46)				1610	1610
	Total:	1621	3667	5288		7421
Percent of Total SF		20.07%	40.08%	30.70%		43.08%

SITE PLAN

1"=10'-0"

0 5' 10' 20' 30' 50'

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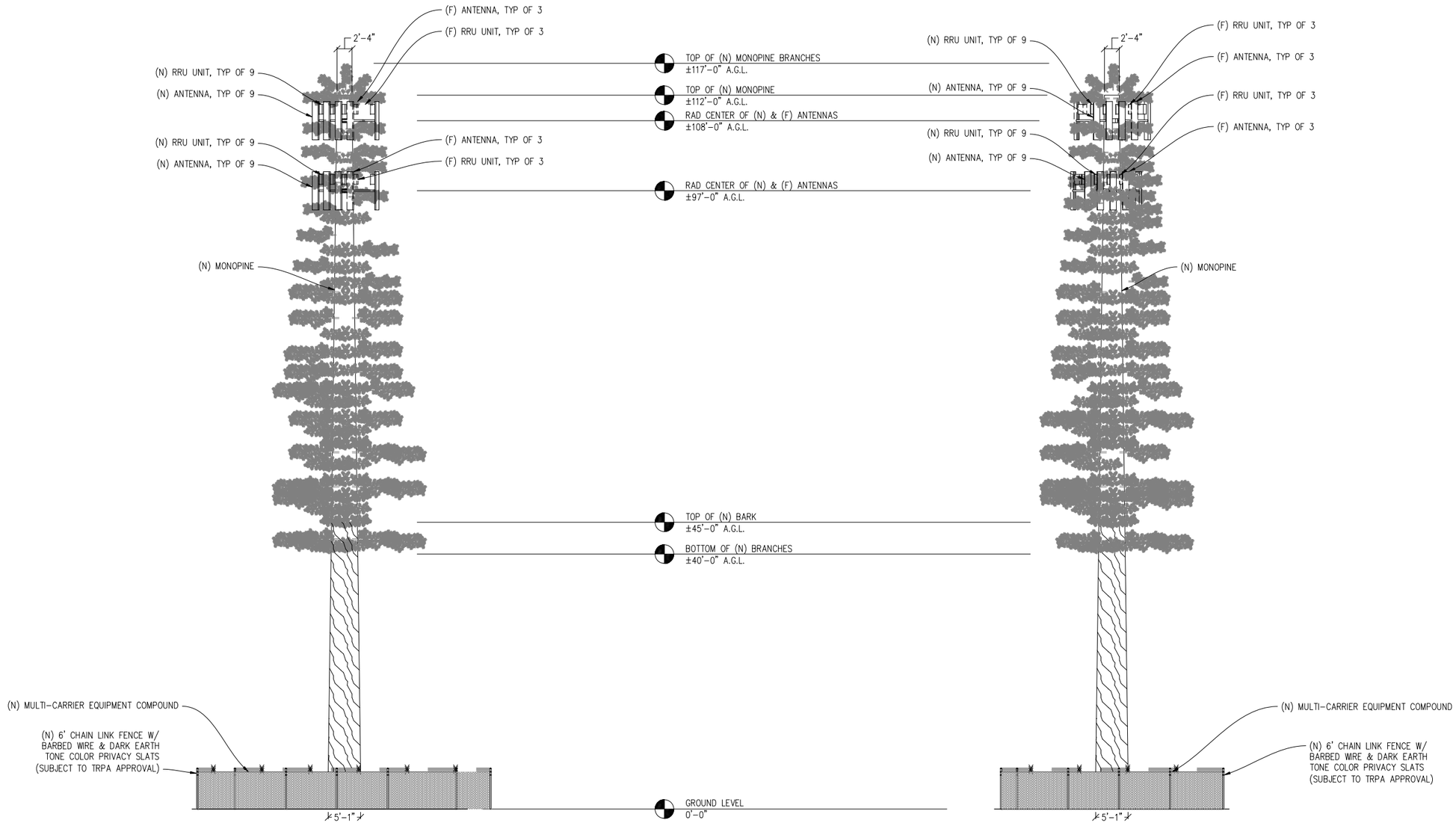
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A-1



NORTH WEST ELEVATION

⅛"=1'-0"

NORTH EAST ELEVATION

⅛"=1'-0"

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