



September 8, 2022

To whom it may Concern,

We are pleased to submit an application for a special use permit regarding the IVGID Bike Park Phase II. IVGID held a neighborhood meeting on August 16, 2022 with the community about the proposed project and uploaded the related information to the Washoe County Neighborhood HUB.

Comments received at the meeting were as follows:

- 1) Phase I completion did not include full project BMP installation per TRPA permit requirements:
- 2) Soil stabilizer (Envirotac II) not suitable for use next to adjacent creeks/SEZs
- 3) Site planting has not occurred as part of Phase I
- 4) Site parking requirements for the bike park
- 5) Delegated responsibility and accountability for Bike Park maintenance and operation

IVGID propose these comments are generally not applicable to the SUP grading permit application. However, please note that the proposed design does not include soil stabilizer additives, although a planting schedule is included. The additional comments will be addressed independent of the Washoe County permit application as IVGID will implement proper BMPs according to TRPA guidelines during construction and will be following through with revegetation of the site once pump track construction has completed. IVGID also has agreements in place for routine site maintenance of the Bike Park.

We appreciate your time and consideration and look forward to working with Washoe County through the application process.

Sincerely,



Randolph McLean

Enclosures

Special Use Permits

Washoe County Code (WCC) Chapter 110, Article 810, Special Use Permit, provides a method of reviewing proposed uses as listed in Article 302, Allowed Uses, which possess characteristics that require special appraisal in order to determine if the uses have the potential to adversely affect other land uses, transportation systems, or public facilities in the vicinity. The Planning Commission, Board of Adjustment, or Hearing Examiner may require conditions of approval necessary to eliminate or minimize, to an acceptable level, any potentially adverse effects of the use. See WCC 110.810, for further information

Development Application Submittal Requirements

Applications are accepted on the 8th of each month. If the 8th falls on a non-business day, applications will be accepted on the next business day.

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD).
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Neighborhood Meeting:** This project may require a Neighborhood Meeting to be held prior to application submittal. Please contact Washoe County Planning at Planning@washoecounty.gov or by phone at 775-328-6100 to discuss requirements.
6. **Application Materials:** The completed Special Use Permit Application materials.
7. **Proposed Site Plan Specifications (Special Use Permit and Stables):**
 - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
 - b. Show the location and configuration of all existing and proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
 - c. Show the location and configuration of wells and well houses, septic systems and leach fields, overhead utilities, water and sewer lines, and all existing and proposed easements.
 - d. Show locations of parking, landscaping, signage and lighting.
 - e. The cross sections of all rights-of-way, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
 - f. Property boundary lines, distances and bearings.
 - g. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
 - h. Indication of prominent landmarks, rock outcroppings, and natural foliage which will be deciding considerations in the design of the development.
 - i. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the

map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- j. Existing and proposed roads, trails or rights-of-way within the development shall be designated on the map. Topography and existing developments within three hundred (300) feet must also be shown on the map.
- k. Vicinity map showing the proposed development in relation to Interstate 80, Highway 395, I-580, or a major arterial. The vicinity map shall also include a north arrow.
- l. Date, scale, and number of each sheet in relation to the total number of sheets, and the name of the person preparing the plans.
- m. Location of snow storage areas sufficient to handle snow removed from public and private street, if above 5,500 feet.
- n. All known areas of potential hazard (and the basis for delineation) shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
- o. Location of areas with slopes greater than fifteen percent (15%) and thirty percent (30%).
- p. Boundary of any wetland areas and/or floodplains within the project site.
- q. Note by the project engineer or design professional indicating compliance with all applicable provisions of the Washoe County Development Code.
- r. Significant Hydrological Resources. Indicate the critical and sensitive buffer zones according to Article 418 of the Washoe County Development Code.

8. **Site Plan Specifications for Grading:**

- a. Location and limits of all work to be done.
- b. Existing contours and proposed contours.
- c. Location of any structures on adjacent parcels that are within fifteen (15) feet of the work site's parcel boundary.
- d. Existing draining (natural and man-made) and proposed drainage patterns.
- e. Sufficient elevation data to show the drainage will work as proposed.
- f. Quantities of excavation fill and disturbed surface area shall be calculated and shown on the site plan. **Areas under buildings and pavement need not be included in these calculations.**
- g. Quantities of material proposed to be removed from the site must be shown. The proposed disposal area and the disposition of fill must be noted on the plan.
- h. Limiting dimensions of cut and fill.
- i. Proposed BMPs (Best Management Practices) for controlling water and wind erosion if a disturbed area is left undeveloped for more than thirty (30) days.
- j. Cut and fill slopes setback from the property boundary.
- k. Structure setbacks from a slope.

9. **Grading:** In accordance with the grading provisions of Washoe County Code, Article 438, if the thresholds for a grading permit are met or exceeded, the grading plans shall indicate the existing and proposed grades, slope treatments (i.e. rip rap, erosion control, etc.) and drainage channels and the direction of flow. **Cross sections must be provided at a minimum of two key locations.**

9. **Traffic Impact Report (Special Use Permit and Stables):** Traffic impact reports are required whenever the proposed development project will generate 80 or more weekday peak hour trips as determined using the latest edition Institute of Transportation Engineers (ITE) trip generation rates or other such sources as may be accepted by Washoe County Engineering. Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years. Traffic consultants are encouraged to contact Washoe County Engineering and Capital Projects staff prior to preparing a traffic impact report.

10. **Landscaping:** Landscape plans may be required, for **stables**. Landscape plans may include: a soils evaluation; color and type of building material, such as fencing material; type of plant material; location of plant material and proposed maintenance schedule; size of plant material at planting and size of plant material at full maturation; type and amount of mulch material; and an irrigation plan.
 - a. **Planting Plan Specifications:** The planting plan must include all necessary information to satisfy Washoe County Code Section 110.412.60, Planting Standards.
 - Proposed Tree Locations. Individual trees shall be graphically depicted in the proposed locations; trees shall be identified as either evergreen or deciduous; trees shall be individually labeled or coded and cross referenced to the proposed plant species in the plant legend.
 - Proposed Plant Material. The preliminary plan must identify where, and a square footage amount for, one or all of the following items: trees, mulch (rock, DG or bark), seeded areas, etc.
 - Existing On-Site Vegetation. In the case of large strands of trees and shrubs, individual locations may be identified with a revision cloud symbol. Smaller numbers or strands of trees (six (6) inch caliper and greater) shall be identified individually. Shrub areas and other forms of vegetation such as grasses shall be identified with a revision cloud symbol.
 - Plant Legend. Legend shall include all proposed plant material, including the following: common name, botanical name, size at planting, spacing and quantity (of trees only).
 - Landscape Area Legend. A summary of proposed areas and their square footages shall include: lawn, existing and or proposed paving, existing trees to be preserved, existing trees to be removed and the amount of proposed shrubs.
 - b. **Irrigation Plan Specifications:** The irrigation plan must include all necessary information to satisfy Washoe County Code Section 110.412.65, Irrigation Standards.
 - Location, size, and specifications of water source(s), water mains, meter(s), valves, and the controller.
 - Temporary or permanent water irrigation systems.
 - Specifications of irrigation equipment identified by manufacturer's name and equipment identification number.
 - An approved backflow prevention device is required on all landscape irrigation systems.
11. **Signage Plan:** The signage plans shall include sign elevations and delineate location, height, style, dimensions, intensity of sign lighting and finish of any proposed signage:
12. **Lighting Plan:** Show the location and configuration of all proposed exterior lighting including a detail of the parking lot light fixtures, pole heights, security lighting, and wall mounted illumination fixtures. Parking lot areas shall be depicted showing lumen isolines demonstrating compliance with the provisions of the Washoe County Development Code.
13. **Building Elevations:** All buildings and structures including fences, walls, poles and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. All architectural elevations from all building faces shall be presented.
14. **Submission Packets:** Two (2) packets and a flash drive. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes:

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (v) **Labels:** The applicant is required to submit a list of mailing addresses for every tenant residing in a mobile home park that is within five hundred (500) feet of the proposed project (or within seven hundred fifty (750) feet of the proposed project if the proposed project is a project of regional significance).
- (vi) Please be advised that the Washoe County Director of Planning and Building or their designee, Washoe County Board of Adjustment, and/or Washoe County Planning Commission have the ability to determine an application incomplete if they cannot ascertain what the applicant is requesting, or if there is insufficient information to determine a favorable outcome.

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: IVGID Bike Park Phase II			
Project Description: Construction of an intermediate/advanced pump track for recreational bicycle use.			
Project Address: 964 Incline Way, Incline Village, NV 89451			
Project Area (acres or square feet): 18,605 SF			
Project Location (with point of reference to major cross streets AND area locator): East of Incline Way and Southwood Blvd Intersection near the IVGID Recreation Center and Tennis Courts along Incline			
Way	Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):
	127-030-31	18.36	
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WSUP17-0017			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Incline Village General Improvement District		Name:	
Address: 893 Southwood Blvd		Address:	
Incline Village, NV Zip: 89451		Zip:	
Phone: (775) 832-1203 Fax: 7758321266		Phone: Fax:	
Email: pw@ivgid.org		Email:	
Cell: NA Other:		Cell: Other:	
Contact Person: Hudson Klein		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: IVGID		Name: IVGID Public Works	
Address: 893 Southwood Blvd		Address: 1220 Sweetwater Rd.	
Incline Village, NV Zip: 89451		Incline Village, NV Zip: 89451	
Phone: (775) 832-1203 Fax: 7758321260		Phone: (775) 832-1203 Fax:	
Email: pw@ivgid.org		Email:	
Cell: (775) 833-8323 Other:		Cell: (775) 548-6375 Other:	
Contact Person: Randolph McLean		Contact Person: Hudson Klein	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

The proposed project is the second phase to the bike park. The first Phase was originally constructed in 2018 (WSUP17-0017). The second phase of the bike part includes the construction of an intermediate/advanced pump track. The pump track will include 30 jumps, 6 berms, and two elevated starting platforms.

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.
Drawing Nos. 1-7

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

This project will be completed in one phase. Construction is estimated to start in May of 2022 and end of construction be finished by the end of June of 2022.

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?

The bike park will be constructed directly adjacent to the existing Bike Park (Phase I) near the IVGID recreation facility and tennis facility. The existing ground surface and topography is ideal for this construction.

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

The proposed pump track will expand existing use of current facility that is free to use to the public. This will provide more variety to outdoor recreation that Incline Village has to offer.

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

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. There is potential for increased erosion of the site that will be mitigated by TRPA- approved BMP installation and regular maintenance to areas prone to erosion.

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.

Landscaping is shown on sheet 5 of 6 of the attached plan set. This project is expanding current site use and no additional parking or site improvements (i.e. signage or lighting) is needed. A new sign is proposed to replace the existing facing Incline Way and is shown on sheets 3 and 6 of the attached plan set.

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.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. Utilities:

a. Sewer Service	Existing only, no proposed change.
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	IVGID

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	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

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 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 Rec 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)

1. What is the purpose of the grading?

The grading for this project will level the site to support import and placement of fill material used for construction of the elevated start hills, individual jumps and banks, and drainage/BMP installations.

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

Approximately 25 cubic yards will be removed during clearing and grubbing.

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

Approximately 18,605 SF

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

Approximately 1,000 cubic yards of fill material will be imported to the site to construct the pump track.

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

No, the square footage of the site grading requires the permit. The design and size of the proposed pump track jumps and ramps requires the scale of grading estimated at 1,000 CY to be imported.

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.)

The majority of the project site was graded during the Phase 1 of the bike park. The work was conducted in 2017 by Sierra Trail Works.

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain 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 site can be seen from the West boundary of the property from 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)?

No. The proposed site is isolated and bounded by the existing Phase I Bike Park, and SEZ zone, and Incline Way. The improvements are specifically design for bicycle use only.

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?

The proposed slope of the project site is to be a level surface. TRPA approved BMP's will be installed at any stormwater flow path leaving the project site. BMP's include surface drain inlets, conveyance piping, and infiltration trenches.

11. Are you planning any berms?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	If yes, how tall is the berm at its highest?	5'
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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)?

The site is generally level. Proposed elevated areas and/or cut slopes will be left at angle of repose with rock armoring where erosion potential exists. No retaining structures are proposed.

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

Vegetation screening and planting throughout the site will assist in visual mitigation. Refer ot sheet 5 of 7 for proposed planting schedule.

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

4 aspen trees will be required to be removed from the site prior to the start of work. < 6" DBA trees.

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?

Dry seed mix at 17.5 lbs/acre and wood chip mulch applied to re-vegetated areas.

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

The project site is already set up with hose lines to provide irrigation to the area.

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

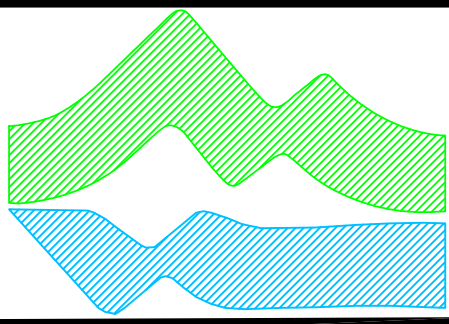
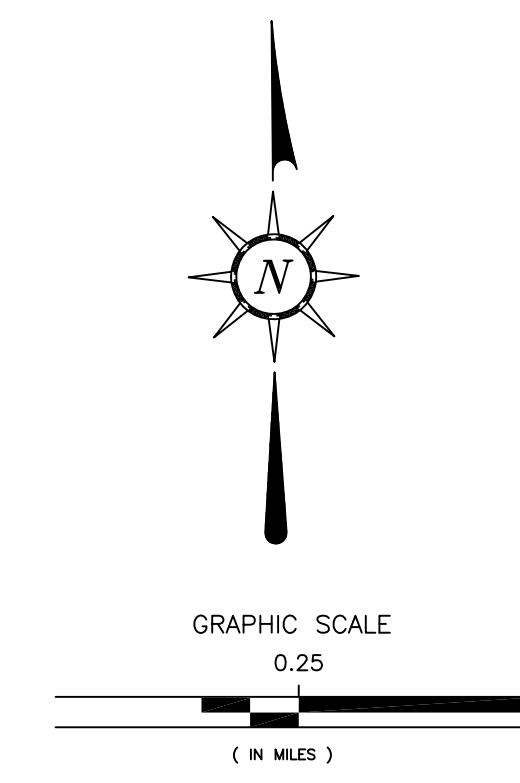
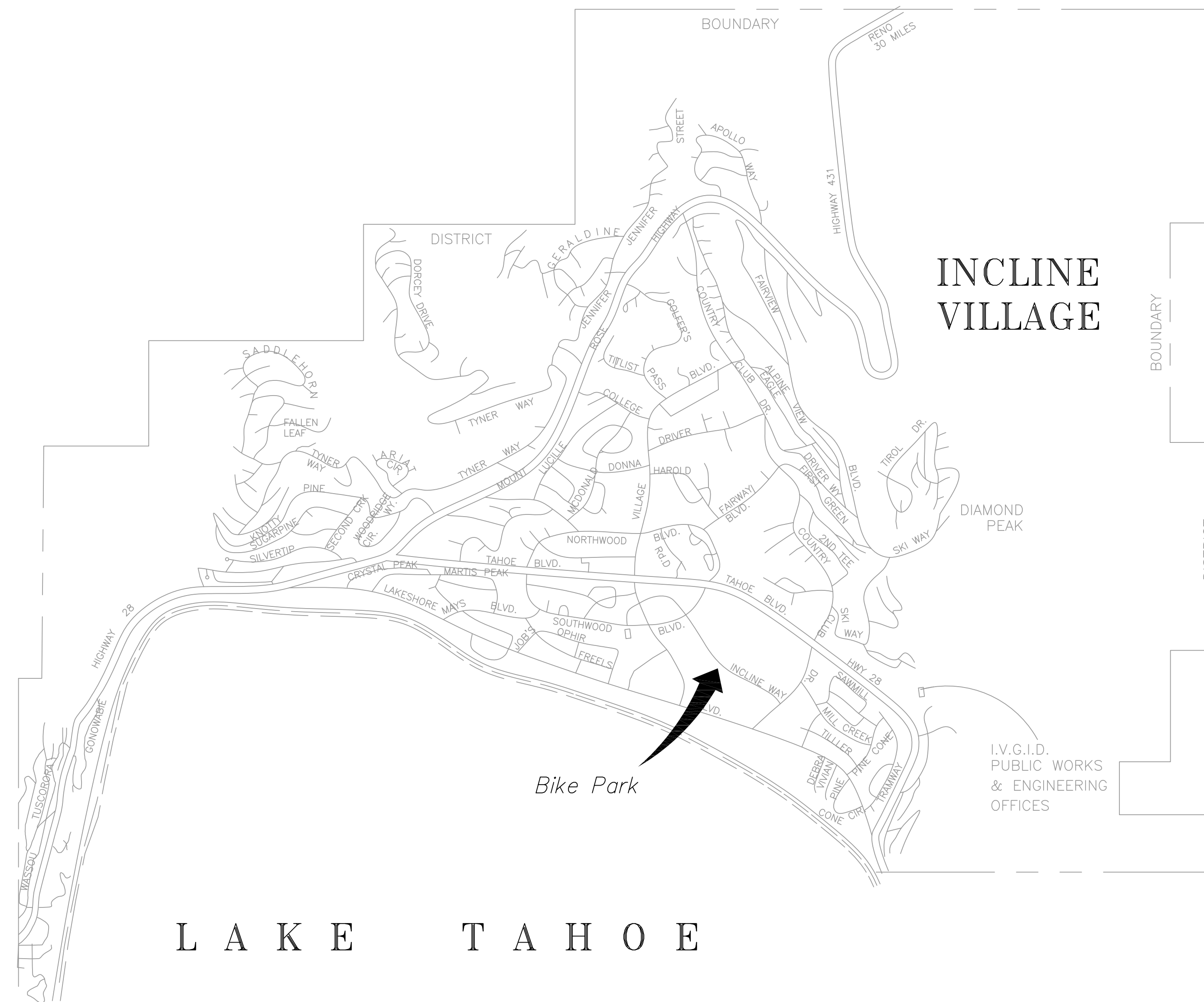
No. However the landscape and re-vegetation plan follows the TRPA guidelines.

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

Yes	No <input checked="" type="checkbox"/>	If yes, please attach a copy.
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INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

2022 INCLINE BIKE PARK - PHASE II



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

COVER PAGE

2022
 IVGID BIKE PARK PHASE II

BID SET

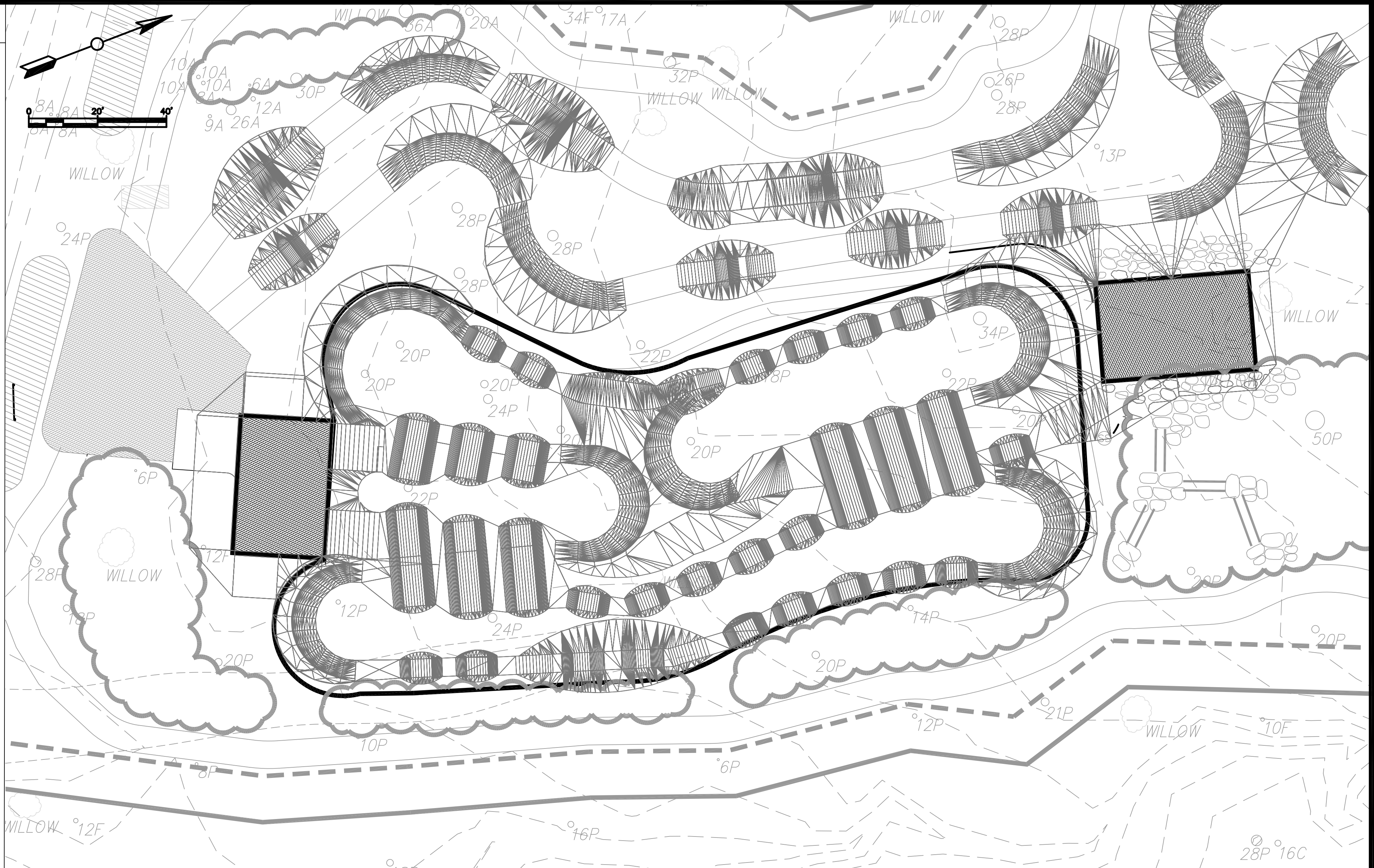
DATE SIGNED: _____

DATE	DESCRIPTION

Project No. 4378LI1707
 DATE: 03/02/2017
 SCALE: AS NOTED
 DRAWN: JRL DESIGN: JRL
 APPROVED: ATR DATE: _____

CONSTRUCTION NOTES

1. THE TYPES, LOCATIONS, SIZED, 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.
2. 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.
3. 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.
4. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT AT 800-227-2600 FORTY-EIGHT HOURS PRIOR TO COMMENCING EARTHWORK OR EXCAVATION ACTIVITIES.
5. AT THE CONCLUSION OF WORK, CONTRACTOR SHALL REPAIR OR REPLACE IN KIND ALL DAMAGED PROPERTY, PUBLIC AND/OR PRIVATE FOR WHICH THEY ARE 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.
6. 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 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.
7. 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 OMISSION OR ERROR CONTAINED IN THE PLANS WHICH WOULD REASONABLY HAVE BEEN DISCOVERED AND CORRECTED BY PR DESIGN & ENGINEERING, INC.
8. PR DESIGN & ENGINEERING INC. ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF THE DESIGN CONTAINED HEREIN.
9. 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 IVGID, FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
10. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL RESPECTIVE UTILITY COMPANIES FOR THE LOCATION AND PLACEMENT OF PROPOSED UTILITIES PRIOR TO CONSTRUCTION.
11. IN ALL AREAS OF WORK CONTRACTOR IS REQUIRED TO RAISE EXISTING VAULTS, BOXES, MANHOLES, ETC. TO 1/2" BELOW THE FINISH GRADE ELEVATIONS SHOWN ON THE PLANS. IN SLOPED AREAS THE RAISED FACILITIES MUST MATCH SLOPE.
12. ALL EXCAVATED MATERIAL NOT RE-USED 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.
13. THE COST OF PROTECTION AND/OR REPAIR OF THE CONTRACTOR'S WORK AS AFFECTED BY STORM WATERS DURING INCLEMENT 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 FORM STORM WATER DISCHARGED FROM THE WORK AREA.
14. 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.
15. 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 DRAWING.
16. ALL GRADING AND PAVING WORK SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN WASHOE COUNTY'S GRADING STANDARDS AND THE PROJECT PLANS AND SPECIFICATIONS.
17. 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.
18. CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE NV OSHA STATE CONSTRUCTION SAFETY ORDERS.



TRPA NOTES

1. ALL TREES NOT DESIGNATED FOR REMOVAL ON THE PLANS ARE TO BE PRESERVED
2. 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.
3. 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 MATERIAL SECTION. THE PROJECT SHALL REMAIN STOPPED UNTIL THERE IS A RESOLUTION OF THE CONTAMINATION PROBLEM TO THE SATISFACTION OF ENVIRONMENTAL HEALTH SERVICES.

ENVIRONMENTAL HEALTH NOTE

NOTICE:
48 HOURS PRIOR TO ANY EXCAVATION CONTRACTOR IS TO CALL UTILITY SERVICE ALERT.
PHONE # 1-(800)-227-2600



**Know what's below.
 Call before you dig.**

ALL EXCAVATION AREAS TO BE CLEARLY MARKED IN WHITE PAINT.

SURVEY NOTES

1. SURVEY PREPARED BY WEBB LAND SURVEYING IN NOVEMBER 2015
2. THE BOUNDARY SHOWN HEREON IS FROM A FIELD SURVEY COMPILED FROM RECORD OF SURVEY 4074, FILE NO. 2688974 O.R.W.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.
3. 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.
4. NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
5. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
6. DATE OF FIELD WORK NOVEMBER 20 & 21, 2015.
7. 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.
8. VERTICAL DATUM IS FROM INCLINE VILLAGE GID.
9. T.B.M = (SEWER MANHOLE IN TAHOE BLVD.). ELEV = 6283.2'
10. BUILDING SETBACKS SHOULD BE VERIFIED PRIOR TO ANY DESIGN.

LEGEND

EXISTING	
	500 10' CONTOUR
	2' CONTOUR
	PROPERTY LINE
	RETAINING WALL
	FLOWLINE
	OVERHEAD UTILITIES
	SANITARY SEWER MANHOLE
	WATER VALVE
	SANITARY SEWER CLEANOUT MONUMENT
	100.00 ASSUMED CONTROL/TRVERSE POINT
	TEMPORARY BENCH MARK
	O/P TREE TRUNK, DIAM., PINE
	O/F TREE TRUNK, DIAM., FIR
	O/A TREE TRUNK, DIAM., ASPEN
	O/C TREE TRUNK, DIAM., CEDAR
	O/SN TREE TRUNK, DIAM., SNAG
	O/ST TREE TRUNK, DIAM., STUMP
	O/ORN TREE TRUNK, DIAM., ORNAMENTAL
	◊ELEV SPOT ELEVATION
PROPOSED	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED CONTOUR
	JOINT TRENCH
	SEWER SERVICE
	WATER SERVICE
	GAS SERVICE
	SEWER CLEAN OUT
	TREE PROTECTION FENCE
	FILTER FENCE / FIBER ROLL
	TREE STRAPPING

PROJECT INFORMATION

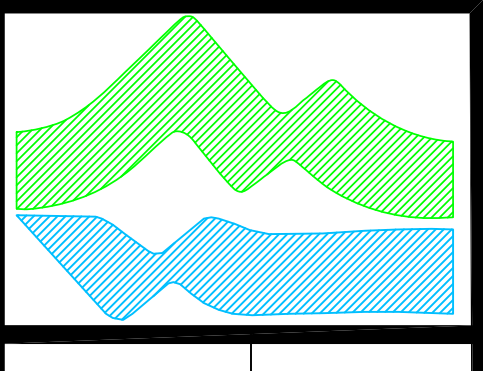
PROJECT LOCATION:
 969 TAHOE BLVD.
 INCLINE VILLAGE, NV 89451

OWNER:
 INCLINE VILLAGE GID
 1220 SWEETWATER RD.
 INCLINE VILLAGE, NV 89451

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

GAS:
 SW GAS
 218 INCLINE CT.
 INCLINE VILLAGE, NV 89451

POWER:
 LIBERTY UTILITIES
 701 NATIONAL AVE.
 TAHOE VISTA, CA 96146



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

NOTES

2022
 IVGID BIKE PARK PHASE II

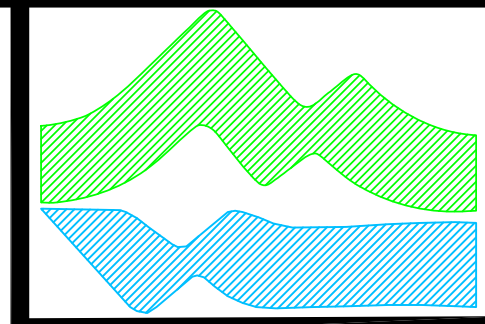
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REV	DATE	DESCRIPTION

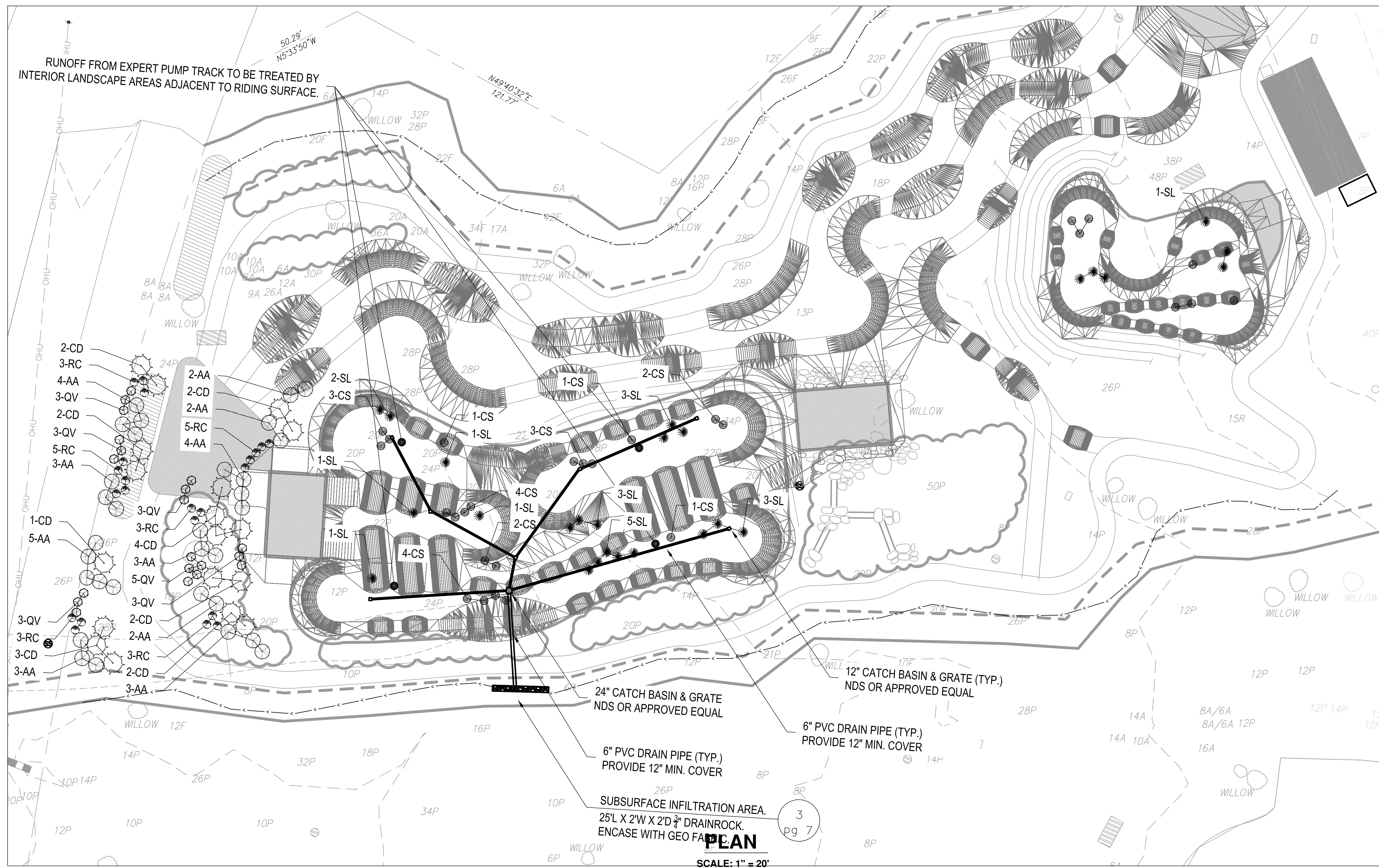
Project No. 4378L1707
 DATE: 03/02/2017
 SCALE: AS NOTED
 DRAWN: JRL DESIGN: JRL
 APPROVED: ATR DATE: _____

SHEET **2** OF **7**



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

2022 IVGID BIKE PARK PHASE II LANDSCAPE & BMP PLAN



REVEGETATION NOTES

- REVEGETATION TREATMENT SHALL BE INSTALLED AS PER THESE SPECIFICATIONS AND THE PLAN SHEETS AND SHALL CONSIST OF SALVAGING AND AMENDING TOPSOIL, REPLACING TOPSOIL, SEEDING AND MULCHING.
- CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ENGINEER A MINIMUM OF 48 HOURS IN ADVANCE FOR THE FOLLOWING SITE OBSERVATIONS:
 - ALLOWABLE LANDSCAPE EQUIPMENT, HANDCREW ONLY.
 - CONTAINER PLANT MATERIALS ON SITE, PRIOR TO INSTALLATION.
 - LIMITS OF SEEDING.
- SOIL DISTURBANCE SHALL BE MINIMIZED AND LIMITED TO THOSE AREAS THAT REQUIRE TREATMENT. ALL EXISTING VEGETATION WITHIN THE PROJECT LIMITS NOT DESIGNATED FOR REMOVAL SHALL BE PROTECTED. ANY EXISTING VEGETATION THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- SITE PREPARATION: ALL COMPACTED SOILS IN THE PROJECT AREA SHALL BE LOOSENEED AS REQUIRED TO A DEPTH OF 6 TO 8 INCHES WITH HAND TOOLS ONLY. SOIL SHALL BE LOOSENEED NOT TURNED OR INVERTED. SOILS SHALL BE LOOSENEED SUCH THAT NO SOIL CLODS ARE LARGER THAN AN AVERAGE OF 2 INCHES IN DIAMETER. FINAL SURFACES SHALL BE NON-UNIFORM, ROUGH AND NATURAL IN APPEARANCE. CONTRACTOR MUST AVOID EXISTING PLANTS AND TREE ROOTS WHEREVER LOOSENING OCCURS.
- REVEGETATION TREATMENT:
 - TTA - WET STREAMZONE AREA - APPLY TRPA APPROVED SEED MIX TO PREPARED SEEDBEDS. TEMPORARY IRRIGATION IS REQUIRED FOR TWO SEASONS ALONG ROCK CHANNEL. CONTRACTOR MUST ENSURE IRRIGATION DOES NOT CAUSE RILLS OR EROSION.
 - TTB - DRY STREAMZONE AREA - APPLY TRPA APPROVED SEED MIX TO PREPARED SEEDBEDS. APPLY TOPSOIL WHERE REQUIRED AND APPLY SOIL AMENDMENTS AS REQUIRED. HAND BROADCAST TRPA APPROVED SEED MIX AND INCORPORATE. APPLY MULCH TO ACHIEVE 85 PERCENT COVER. TEMPORARY IRRIGATION IS REQUIRED FOR TWO SEASONS.
- IRRIGATION: CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND INCIDENTALS REQUIRED AND INSTALL TEMPORARY IRRIGATION SYSTEM FOR TWO GROWING SEASONS. IRRIGATION SYSTEM SHALL BE APPROVED BY ENGINEER PRIOR TO INSTALL. CONTRACTOR SHALL COORDINATE WITH PLACER COUNTY AND NTPUD FOR WATER CONNECTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL SURFACE DRIP IRRIGATION OBTAIN 100 PERCENT (100%) OVERLAP COVERAGE UNDER NORMAL WIND CONDITIONS. CONTRACTOR SHALL INSPECT IRRIGATION SYSTEM ON A MONTHLY BASIS TO ENSURE THE SYSTEM IS FUNCTIONING PROPERLY. CONTRACTOR SHALL BE RESPONSIBLE FOR WINTERIZING THE IRRIGATION SYSTEM FOR (2) YEARS AND REMOVING THE SYSTEM ONCE PLANTS ARE FULLY ESTABLISHED. CONTRACTOR TO COORDINATE WITH ENGINEER TO DETERMINE IF THE IRRIGATION SYSTEM CAN BE REMOVED AFTER (2) YEARS.

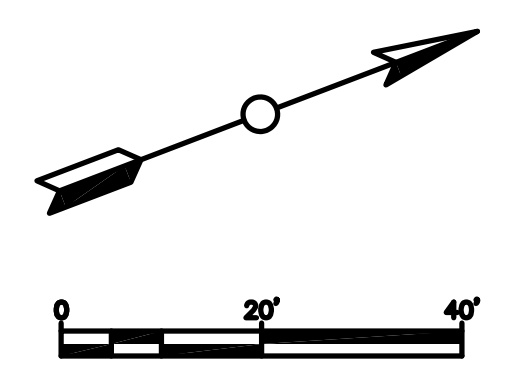
PLANT LIST

CONTAINER PLANTS

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
	<i>Amelanchier alnifolia</i>	Western Serviceberry	31	15 Gal.
	<i>Calocedrus decurrens</i>	Incense Cedar	18	15 Gal.
	<i>Cornus sericea</i>	Redstem Dogwood	28	5 Gal.
	<i>Quercus vaccinifolia</i>	Huckleberry Oak	21	5 Gal.
	<i>Ribes cereum</i>	Wax Current	22	5 Gal.
	<i>Salix lemmonii</i>	Lemmon's Willow	26	5 Gal.

TTB - SEED MIX

BOTANICAL NAME	COMMON NAME	LB/ACRE
<i>Archastaphylos uva-ursi</i>	Kinnikinnick	6.00
<i>Bromus carinatus</i>	California brome	3.00
<i>Elymus glaucus</i>	Blue wildrye	3.00
<i>Festuca rubra</i>	Red fescue	1.00
<i>Hordeum brachyantherum</i>	Meadow barley, from 6,000' +	2.00
<i>Lupinus polyphyllus</i>	Tahoe lupine	2.00
<i>Potentilla gracilis</i>	Cinquefoil	0.50
TOTAL PSL Pounds per Acre		17.50



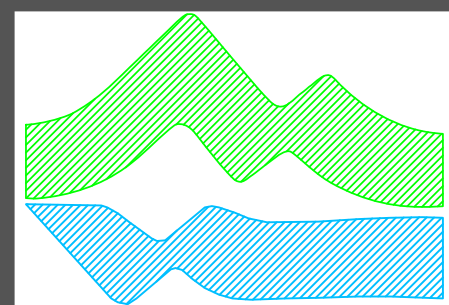
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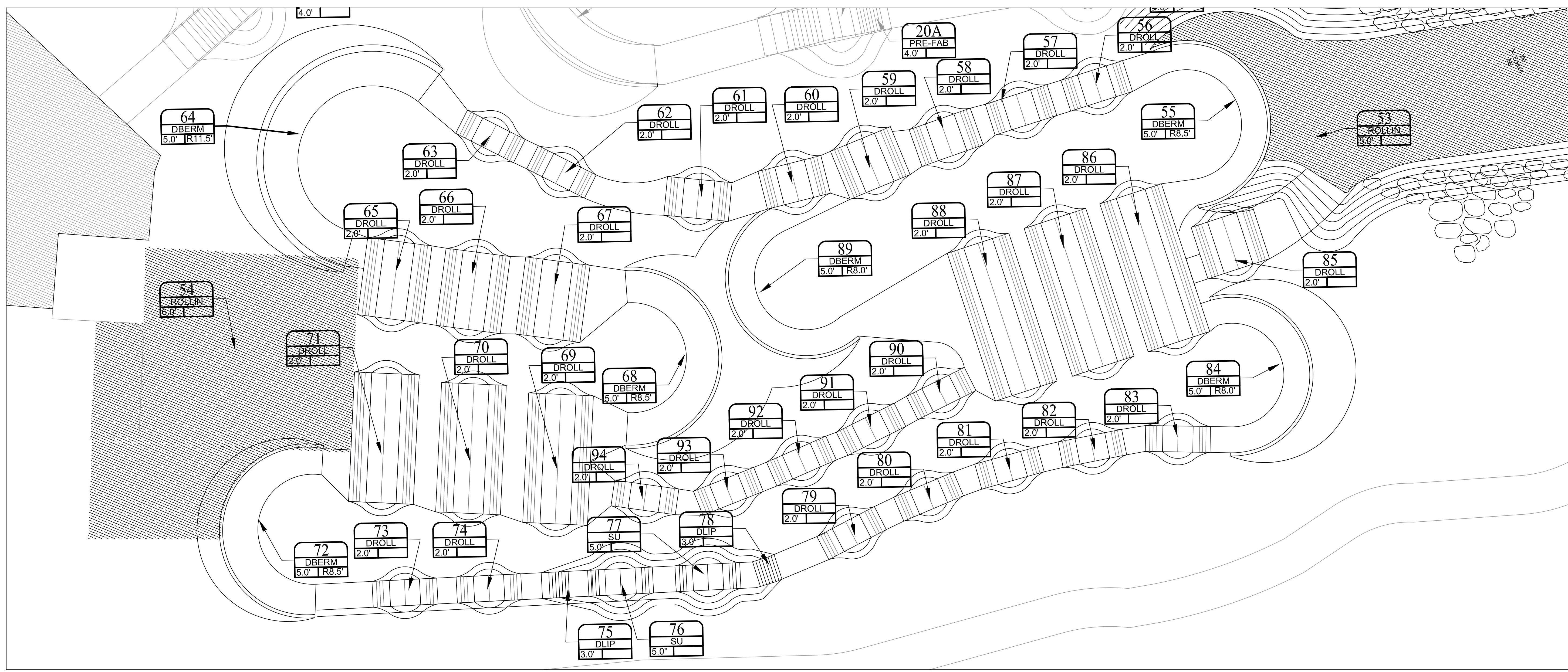
SHEET 5 OF 7



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

2022 IVGID BIKE PARK PHASE II

FEATURE SCHEDULE



BIKE FEATURES			
ID	ABBREVIATION	HEIGHT	RADIUS
53	ROLLIN	5.0'	
54	ROLLIN	6.0'	
55	DBERM	5.0'	R8.5'
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	5.0'	R11.5'
65	DROLL	2.0'	
66	DROLL	2.0'	
67	DROLL	2.0'	
68	DBERM	5.0'	R8.5'
69	DROLL	2.0'	
6A	DLIP	5.0'	
70	DROLL	2.0'	
71	DROLL	2.0'	
72	DBERM	5.0'	R8.5'
73	DROLL	2.0'	

BIKE FEATURES			
ID	ABBREVIATION	HEIGHT	RADIUS
74	DROLL	2.0'	
75	DLIP	3.0'	
76	SU	5.0'	
77	SU	5.0'	
78	DLIP	3.0'	
79	DROLL	2.0'	
80	DROLL	2.0'	
81	DROLL	2.0'	
82	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	DBERM	5.0'	R8.0'
90	DROLL	2.0'	
91	DROLL	2.0'	
92	DROLL	2.0'	
93	DROLL	2.0'	
94	DROLL	2.0'	

ABBREVIATIONS

DBROLL - DIRT BANKED ROLLER
 DROLL - DIRT ROLLER
 DBERM - DIRT BERM
 DLIP - DIRT LIP/KICKER
 DWF - DIRT WATERFALL LANDING
 ROLLIN - ELEVATED START/ROLL-IN AREA
 SU - STEP-UP
 SURH - STEP-UP RIGHT HIP
 SULH - STEP-UP LEFT HIP
 TABT - TABLE TOP
 PRE-FAB - PRE-FAB FEATURE FURNISHED BY OWNER

BIKE FEATURE NOTES

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

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

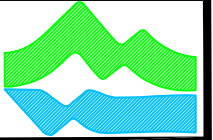
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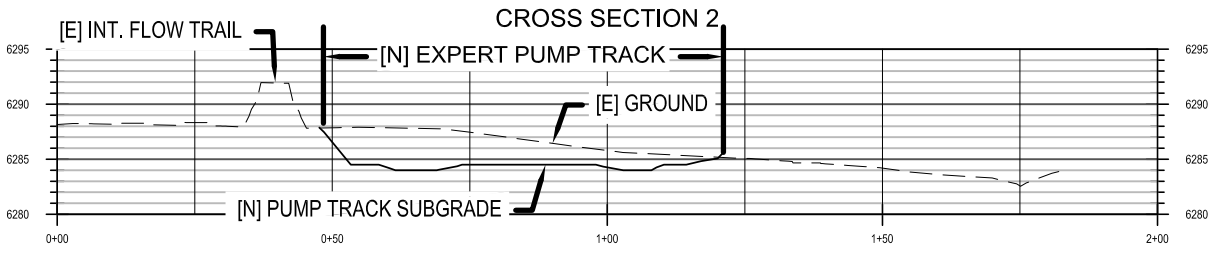
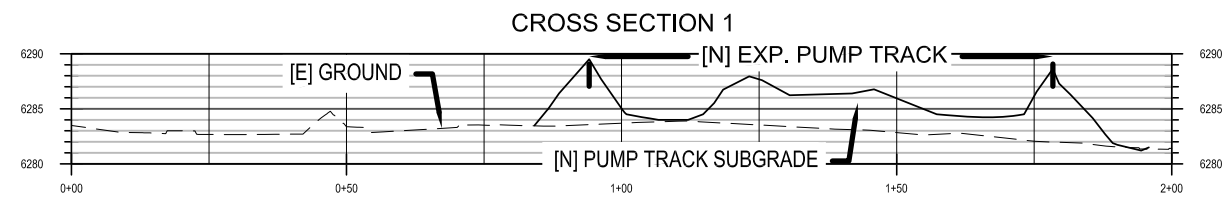
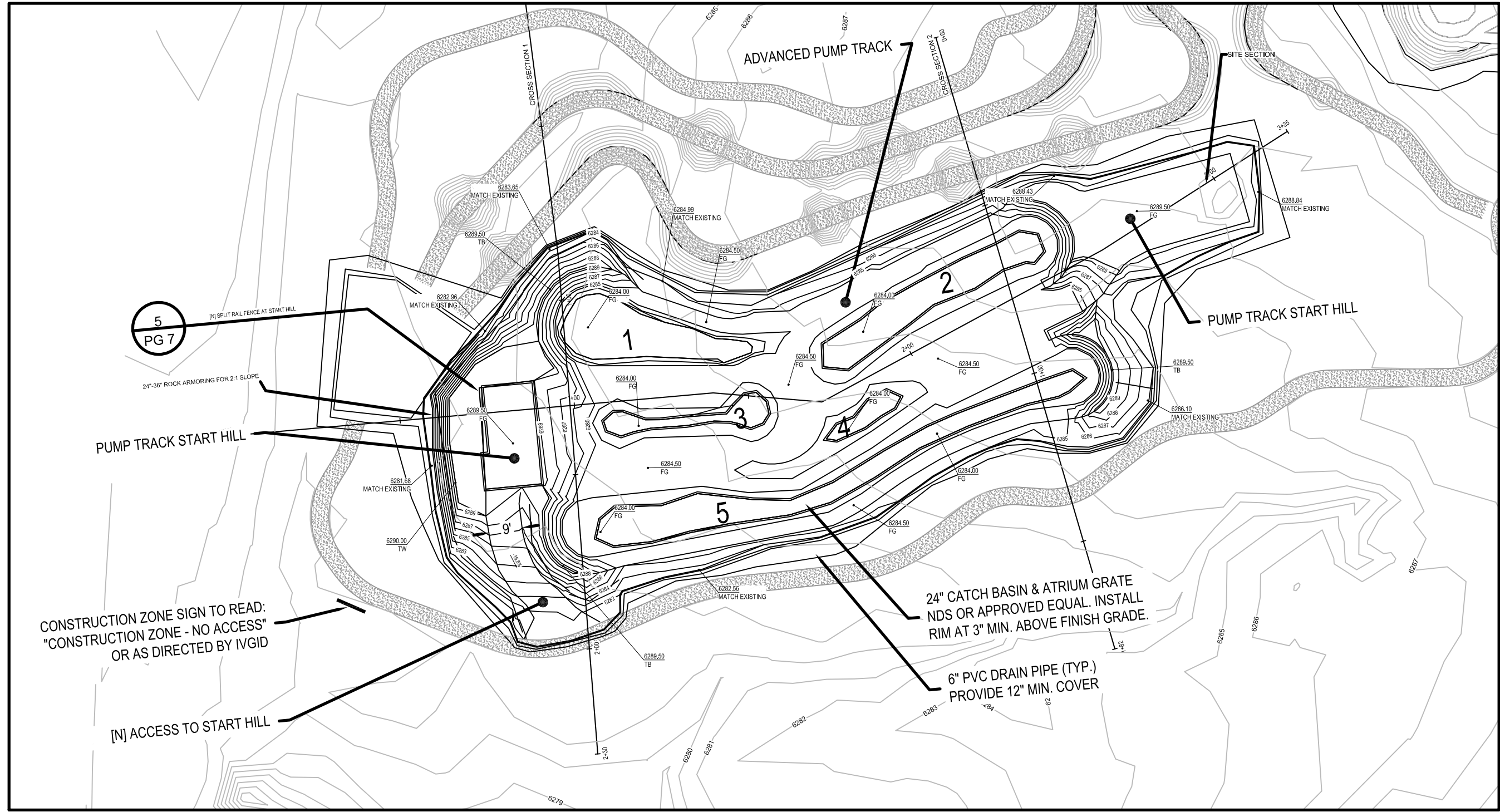
SHEET 4 OF 7



INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
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Grading Plan

2022
 IVGID BIKE PARK PHASE II



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