



# Board of Adjustment Staff Report

Meeting Date: February 5, 2015

Subject: Special Use Permit Case Number SB14-017  
Applicant(s): Sierra Nevada College  
**Agenda Item Number: 7B**  
Project Summary: Construct a single-family dwelling for College President  
**Recommendation: Approval with Conditions**  
Prepared by: Eva M. Krause - AICP Planner  
Planning and Development Division  
Washoe County Community Services Department  
Phone: 775.328.3796  
E-Mail: ekrause@washoecounty.us

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## Description

**Special Use Permit Case Number SB14-017 (Sierra Nevada College)** – To allow the construction of a single-family dwelling on the college campus for use of the college president (employee housing).

- Applicant/Property Owner: Sierra Nevada College
- Location: 291 Country Club Drive,  
Incline Village, NV 89451
- Assessor's Parcel Numbers: 127-040-04, 127-040-09, 127-040-10
- Parcel Size: 19.63
- Master Plan Category: Rural (R)
- Regulatory Zone: Public and Semi-Public Facilities (PSP)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Sections 14, 15, 22 and 23, Township 16 North,  
Range 18 East, MDM  
Washoe County, NV

**Staff Report Contents**

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Incline Village General Improvement District letter ..... Exhibit C

Engineering and Capital Projects letter ..... Exhibit D

Engineering and Capital Projects email..... Exhibit E

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Public Notice.....Exhibit H

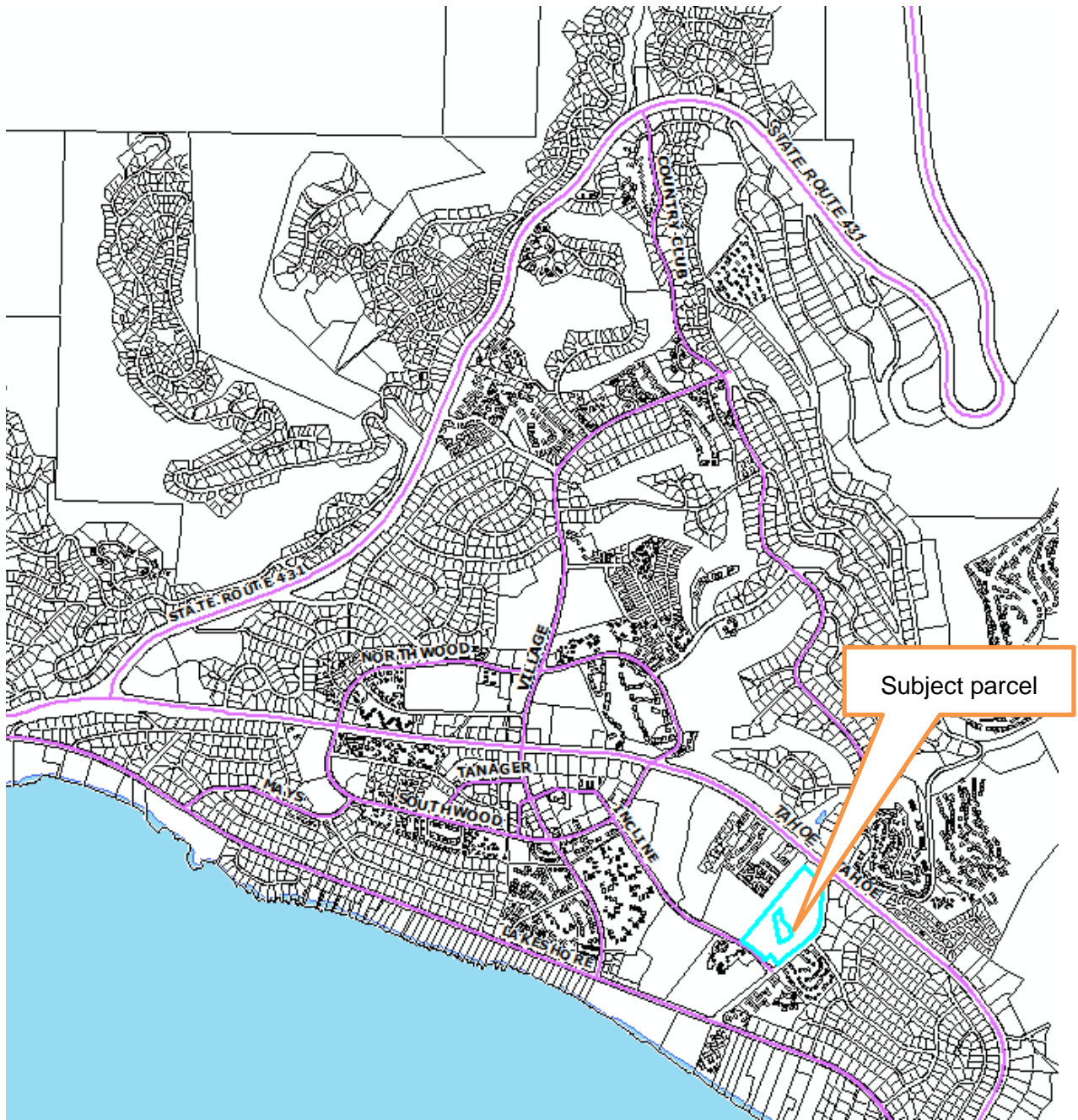
Project Application ..... Exhibit I

**Special Use Permit**

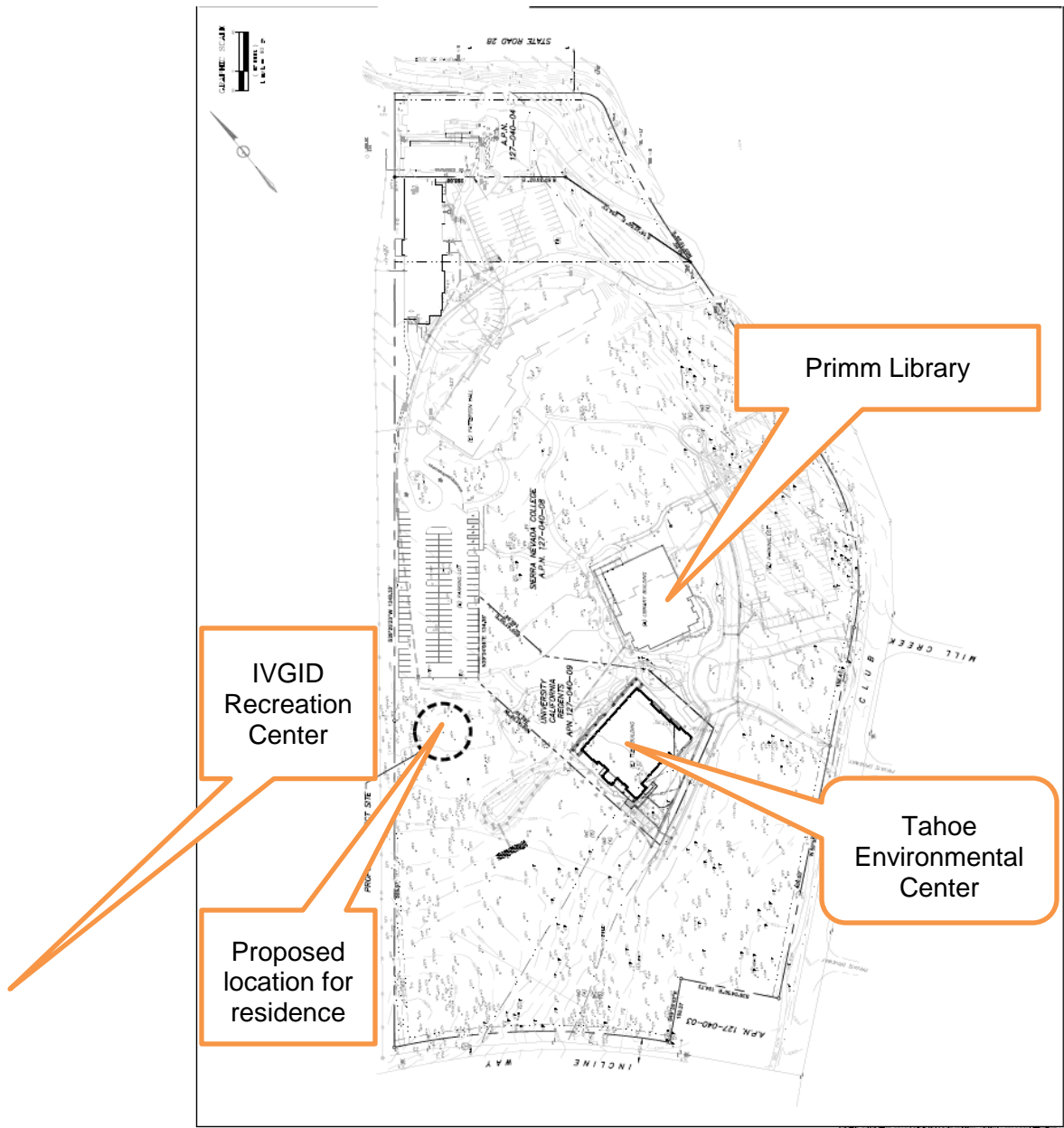
The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the Special Use Permit, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some Conditions of Approval are referred to as "Operational Conditions". These conditions must be continually complied with for the life of the business or project.

The Conditions of Approval for Special Use Permit Case Number SB14-017 are attached to this staff report and will be included with the Action Order.



**Vicinity Map**



**Site Plan**

**Project Evaluation**

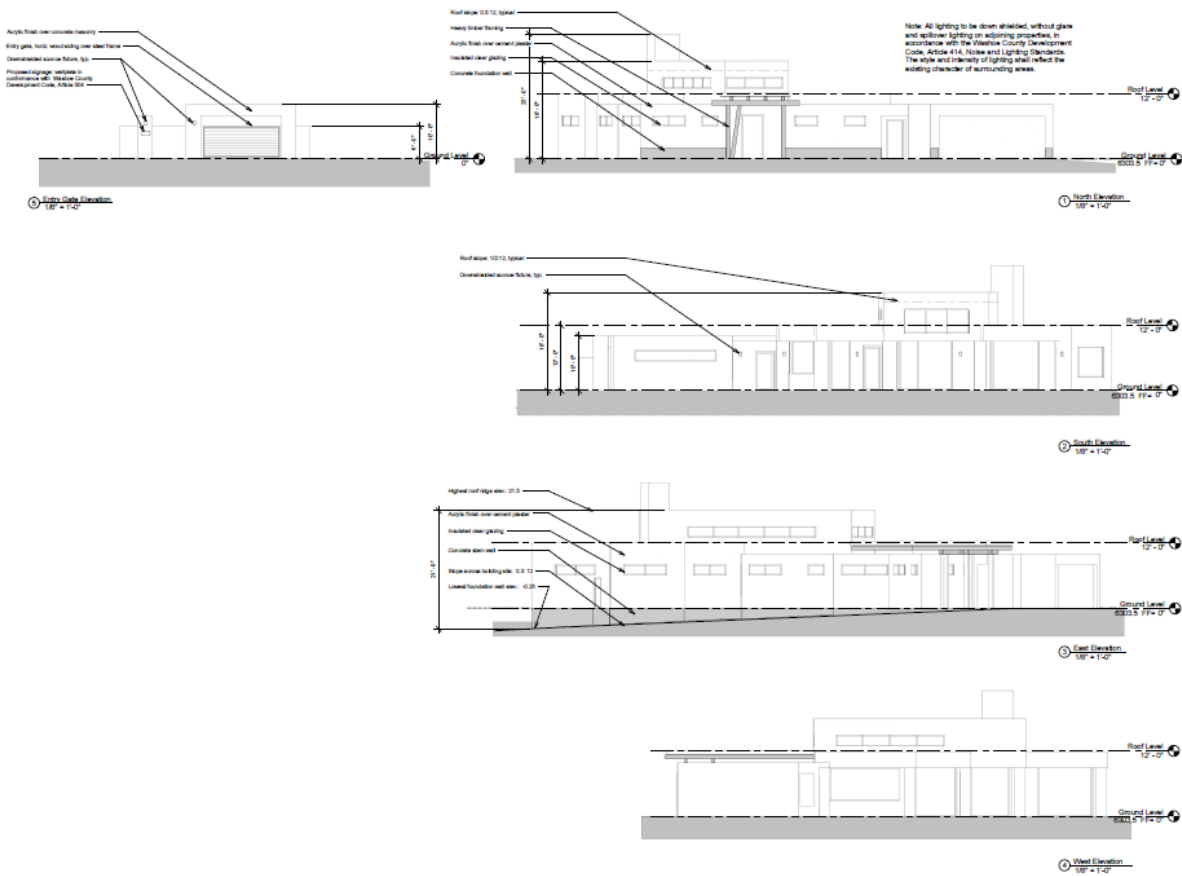
The Sierra Nevada College campus property has a regulatory zone of Public Semi Public (PSP) and is located in the Incline Village Tourist Community Plan area. While the Washoe County Development Code (WCC Chapter 110) does not permit residential uses in the PSP regulatory zone, the Incline Village Tourist Community Plan permits employee housing subject to the approval of a special use permit. Per the adopted Community Plan, the Plan takes precedence over Washoe County regulatory zoning.

Sierra Nevada College is requesting a Special Use Permit to build a home for the College's President on the college campus. Because the College President is an employee of the college, the proposed use is classified as employee housing.

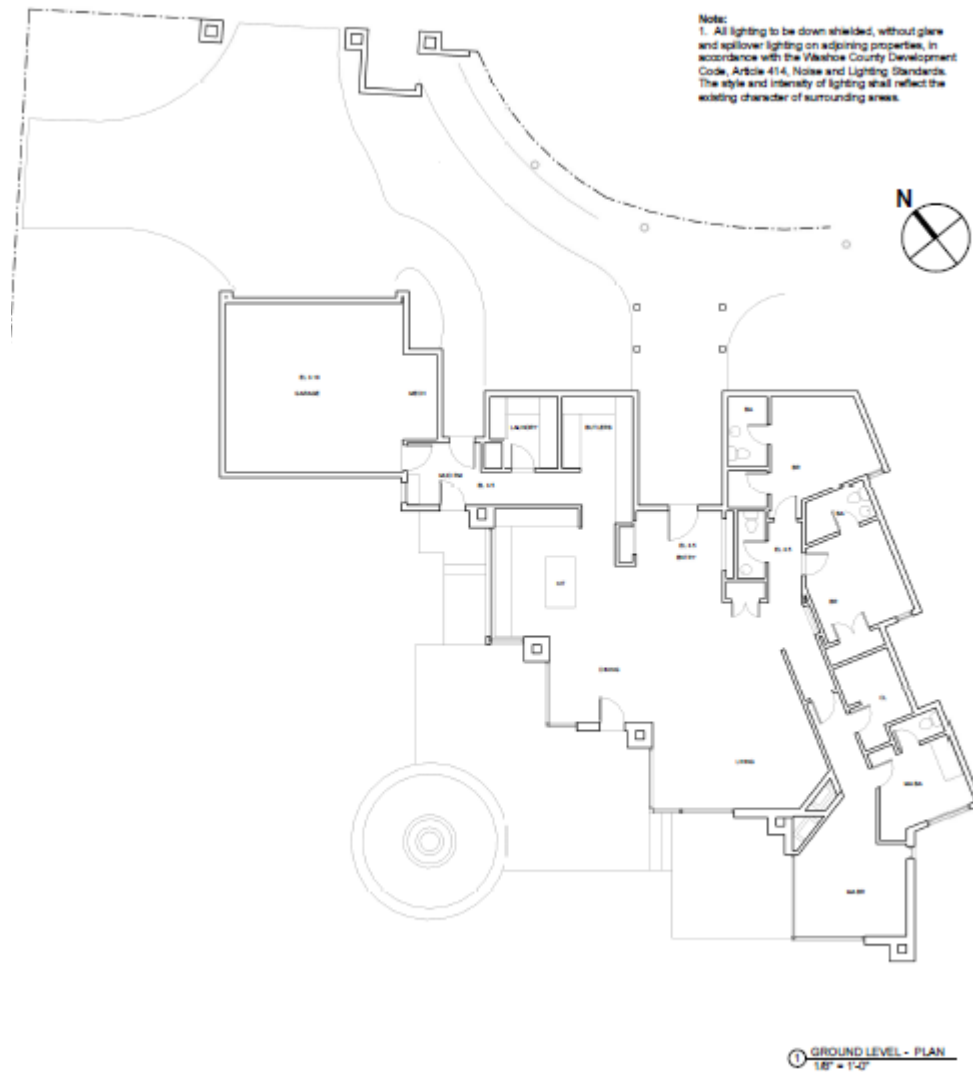
The President's residence will be located on the northwest side of the campus. The adjoining parcel is owned by Incline Village General Improvement District. The closest structure is the Tahoe Environmental Center, incorporated in to the campus and owned by UC Davis.

Because the use is classified as employee housing, staff is recommending a condition that the residence be used by college employees and their family, only. The structure shall not be used as a vacation rental, guest accommodation or any other similar use.

There is no required minimum lot size for the PSP regulatory zone, but the proposed residence is required to meet the required setback of 15 feet from the side yard (adjacent to IVGID parcel). The proposed residence includes a two car garage, and conforms to parking standards. The College Campus is wooded and landscaped, and under TRPA regulations the area cleared for construction is limited, therefore no additional landscaping is required.



**Elevations**



### Floor Plan

#### Incline Village/Crystal Bay Citizen Advisory Board (IV/CB CAB)

The Incline Village/Crystal Bay Citizen Advisory Board does not meet between the months of October and March, so a copy of the Special Use Permit application was sent to each CAB member. The CAB members were asked to review the request and submit written comments.

- Board Member Todoroff stated that the student population does not want this because of tuition increases. In addition, there is a parking problem at the new Fine Arts Building on Tahoe Boulevard, and that Washoe County and IVGID should not subsidize the College.

*Staff Comment:* Sierra Nevada College is a private college. Neither IVGID nor Washoe County subsidizes the College. The proposed President's house is not related to the Fine Arts Building, and if approved will not impact parking on Tahoe Boulevard. The

College has adequate parking on campus and has constructed a pedestrian path from the College's parking lot to the Fine Arts Building. There are winter parking regulations that prohibit parking on streets in Incline Village and Crystal Bay during snow days.

### **Reviewing Agencies**

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Services Department
  - Planning and Development Division
  - Engineering and Capital Projects Division, Land Development
  - Washoe County Roads Division, Incline
  - Building and Safety Division
- Washoe County Health District
  - Vector-Borne Diseases Division
  - Environmental Health Division
- Incline Village General Improvement District
- North Lake Tahoe Fire Protection District
- Regional Transportation Commission

Five out of the nine above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order

- Washoe County Planning and Development recommends that the structure be deed restricted as to its use.  
Contact: Eva M. Krause, AICP, Planner, 775.328.3796, [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)
- Incline Village General Improvement District stated the applicant shall provide water rights, and pay impact fees for residential development.  
Contact: Tim Buxton, Chief Inspector, 775.832.1246, [tim\\_buxton@ivgid.org](mailto:tim_buxton@ivgid.org)

The following agencies responded that they had no comments, concerns or conditions:

- Engineering and Capital Projects  
Contact: Clara Lawson, PE, PTOE, Licensed Engineer, 775.328.3603, [clawson@washoecounty.us](mailto:clawson@washoecounty.us)  
Contact: Leo Vesely, P.E., 775.325.8032, [lvesely@washoecounty.us](mailto:lvesely@washoecounty.us)
- Environmental Health  
Contact: Chris Anderson, PE, 775.328.2632, [canderson@washoecounty.us](mailto:canderson@washoecounty.us)



- Regional Transportation Commission

Contact: Debra Goodwin, Planning Administrator, [dgoodwin@RTC.org](mailto:dgoodwin@RTC.org)

### **Staff Comment on Required Findings**

Washoe County Code Section 110.810.30 of Article 810, Special Use Permits, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the Special Use Permit application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan.

*Staff Comment: The Incline Village Tourist Community Plan permits employee housing as a special use.*

2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

*Staff Comment: Incline Village General Improvement district provides water and sewer to all of Incline Village. Standard public facilities and services are available. The applicant shall provide development rights, water rights and pay required impact fees for residential development.*

3. Site Suitability. That the site is physically suitable for employee housing and for the intensity of such a development.

*Staff Comment: The College's master plan calls for mitigating the impact of the college on housing stock in Incline Village. The college is required to provide housing for 50% of the student population. Employee housing for staff and faculty is voluntary. The addition of one house for the College President on campus assists in reducing the need for housing off-campus.*

4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

*Staff Comment: The residence will be located on the far northwest side of the campus, and will not be visible from the residential areas surround the college campus. The residence will be accessed from the college's existing internal driveway.*

5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

*Staff Comment: There are no military installations in the local area.*

## **Recommendation**

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case Number SB14-017 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

## **Motion**

*I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve, with the conditions included as Exhibit A, Special Use Permit Case Number SB14-017 for Sierra Nevada College, having made all five findings in accordance with Washoe County Development Code Section 110.810.30:*

1. **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan;
2. **Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. **Site Suitability.** That the site is physically suitable for employee housing (President's residence), and for the intensity of such a development;
4. **Issuance Not Detrimental.** That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. **Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

## **Appeal Process**

Board of Adjustment action will be effective 10 days after the public hearing date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc: Applicant/Property owner: Sierra Nevada College, c/o Dianne Severance  
[dseverance@sierranevada.edu](mailto:dseverance@sierranevada.edu)

Representatives: Kristina Hill, Hill Planning, Inc. [Tahoehills@att.net](mailto:Tahoehills@att.net)

Other: North Pacific Inc. [stuartfekdman@northpacificing.com](mailto:stuartfekdman@northpacificing.com)



# Conditions of Approval

Special Use Permit Case Number SB14-017

The project approved under Special Use Permit Case Number SB17-017 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on February 5, 2015. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes.

**Unless otherwise specified**, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the Conditions of Approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Development Division.

Compliance with the Conditions of Approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the Conditions of Approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

**Washoe County Planning and Development Division**

1. The following conditions are requirements of the Planning and Development Division, which shall be responsible for determining compliance with these conditions.

Contact Name: Eva Krause, 775.328.3796, [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County Board of Adjustment, or if a Tahoe Regional Planning Agency permit is required within three years of Board of Adjustment approval. The applicant shall complete construction within the time specified by the building permits.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.
- d. Prior to submitting a building permit application, the applicant shall obtain a residential allocation and a development right.
- e. A note shall be placed on all construction drawings and grading plans stating:

NOTE

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

- f. The following **Operational Conditions** shall be required for the life of the development:
  1. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
  2. Failure to comply with the Conditions of Approval shall render this approval null and void.
  3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Planning and Development Division to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit

shall notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

4. The residence shall only be used by employees of the College and their family. The residence shall not be use as a vacation rental, guest residence, or temporary housing for person not employed by the college.

**Incline Village General Improvement District (IVGID)**

2. The following conditions are requirements of the Regional Transportation Commission, which shall be responsible for determining compliance with these conditions. The Regional Transportation Commission is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that board.

Contact: Tim Buxton, Chief Inspector, 775.832.1246, [tim\\_buxton@ivgid.org](mailto:tim_buxton@ivgid.org)

- a. The applicant shall submit plans stamped by a registered Nevada Engineer.
- b. Plan shall identify all sewer and water connection points.
- c. Property owner shall submit water right of 0.56 acres of water rights.
- d. Property owner may contact IVGID to set meeting for approval of all sewer and water connection points.

\*\*\* End of Conditions \*\*\*

# Washoe County Citizen Advisory Boards CAB Member Worksheet



Citizen Advisory Board: Pete Todoroff

Meeting Date (if applicable): 12/30/2014

Topic or Project Name (include Case No. if applicable): Special Use Permit Case # SB14-017 Sierra Nevada College

Please check the appropriate box:

My comments  were (or)  were not discussed during the meeting.

Identified issues and concerns:

I heard the Students were protesting this because Tuition is up and considering the S N College President was just dismissed. What bothers me is the new arts center. The old Real Estate Office building next to the Church has no Parking for the Students and consequently the students are parking on the street. This can be a problem during snow season in case we ever get any snow. If our Local Government IVGID is going To subsidize it the Community doesn't want this. I have asked several of our Citizens Who have been Residents of Incline Village 10 Years or more and they don't want to Pay for it.

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Suggested alternatives and/or recommendations:

My feelings the Special Use Permit Should be dropped.

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Name Pete Todoroff Date: 1/4/2015

Signature: *Pete Todoroff* (Please Print)

This worksheet may be used as a tool to help you take notes during the public testimony and discussion on this topic/project. Your comments during the meeting will become part of the public record through the minutes and the CAB action memorandum. Your comments, and comments from other CAB members, will and shall not collectively constitute a position of the CAB as a whole.

If you would like this worksheet forwarded to your Commissioner, please include his/her name.



Development Review Status Sheet

Date: 1-21-15

Attention: Eva Krause
Washoe County Department of Community Development
PO Box 11130, Reno NV 89520

RE: Special Use Permit Case Number SB14-017
APN: 127-040-04, 127-040-09, 127-040-10
Service Address: 291 Country Club
Incline Village NV 89451
Owner: Sierra Nevada College

Phone: Fax: Email:

Mailing Address: 291 Country Club Incline Way

Request: To allow the construction of a single family dwelling on the college campus for use of the college president (employee housing)

Comments & Conditions :
The following information would be required before a building permit would be approved by IVGID.
1. Nevada engineering set of stamped plans submittal.
2. Plans must identify all sewer and water connection points.
3. Submittal of water rights of .56 acre ft .
4. Owner can contact IVGID to set meeting to get approval of all sewer and water connection points.

Completed by: Tim Buxton, Chief Inspector
Phone: (775) 832-1246 Fax: (775) 832-1260
Incline Village General Improvement District, 1220 Sweetwater Road, Incline Village NV 89451

The contents of this transmission are intended only for the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you receive this communication in error, please notify us immediately by telephone and return the original to us at the above address via US Postal Service. We will reimburse you for your postage. Thank you.

Note: Send information to the case planner as prescribed on the memo from Dawn or the Washoe County Development. TLB



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects Division

*"Dedicated to Excellence in Public Service"*

1001 East 9<sup>th</sup> Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

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### INTEROFFICE MEMORANDUM

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DATE: December 31, 2014

TO: Eva Krause, Planning and Development Division

FROM: Leo R. Vesely, PE, CFM, Engineering and Capitol Projects Division

SUBJECT: **SB14-017**  
**APN 127-040-10**  
**SIERRA NEVADA COLLEGE – SINGLE-FAMILY DWELLING**

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I have reviewed the referenced special use permit case and have no conditions or comments.

LRV/Irv

**SB14-017**  
**EXHIBIT D**



From: awson, Clara  
Sent: uesday, December 30, 2014 10:27 AM  
To: rause, Eva  
Cc: orbridge, Kimble; Vesely, Leo  
Subject: B14-017, Sierra Nevada College

I don't have any conditions for the presidents house on the campus. The traffic increase is minimal and the access is within the college.

Clara Lawson, PE, PTOE, Licensed Engineer  
Washoe County | Community Services Dept | Engineering & Capital Projects Division  
clawson@washoecounty.us | o 775-328-3603 | fax 775-328-3699 | 1001 E. Ninth St., Reno NV  
89520

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From: Anderson, Christopher  
Sent: Monday, January 12, 2015 4:19 PM  
To: Krause, Eva  
Cc: English, James  
Subject: SB14-017 Sierra Nevada College

The Washoe County Health District Environmental Health Services Division has reviewed the above referenced project. The proposed project is a construction of a single family dwelling for the president of the Sierra Nevada College which is to be served by public water and sewer. This Division has no comments or concerns regarding this project.

Please contact me with any questions.

Regards,  
Chris Anderson

Chris Anderson, PE  
1001 East Ninth Street  
PO Box 11130, Reno, NV 89520-0027  
Dir: (775) 328-2632  
Cell: (775) 830-9263  
FAX: (775) 328-6176  
CAnderson@washoecounty.us

**SB14-017**  
**EXHIBIT F**



**REGIONAL TRANSPORTATION COMMISSION**

*Public Transportation • Streets and Highways • Planning*

January 6, 2015

FR: Chrono/PL 183-15

Ms. Eva Krause, Planner  
Ms. Grace Sannazzaro  
Mr. Roger D. Pelham  
Community Services Department  
Washoe County  
P.O. Box 11130  
Reno, NV 89520

**RE: AB14-006 (Low Cost Tire and Recycling)  
SB14-017 (Sierra Nevada College)  
VA14-006 (Romiti Carport/Garage)  
AP15-001 (Chris Burgarello, Detached Accessory Dwelling)**

Dear Eva, Grace and Roger,

We have reviewed the above applications and have no comments.

Thank you for the opportunity to comment on these applications. Please feel free to contact me at 335-1918 if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Debra". The signature is written in a cursive, flowing style.

Debra Goodwin  
Planning Administrator

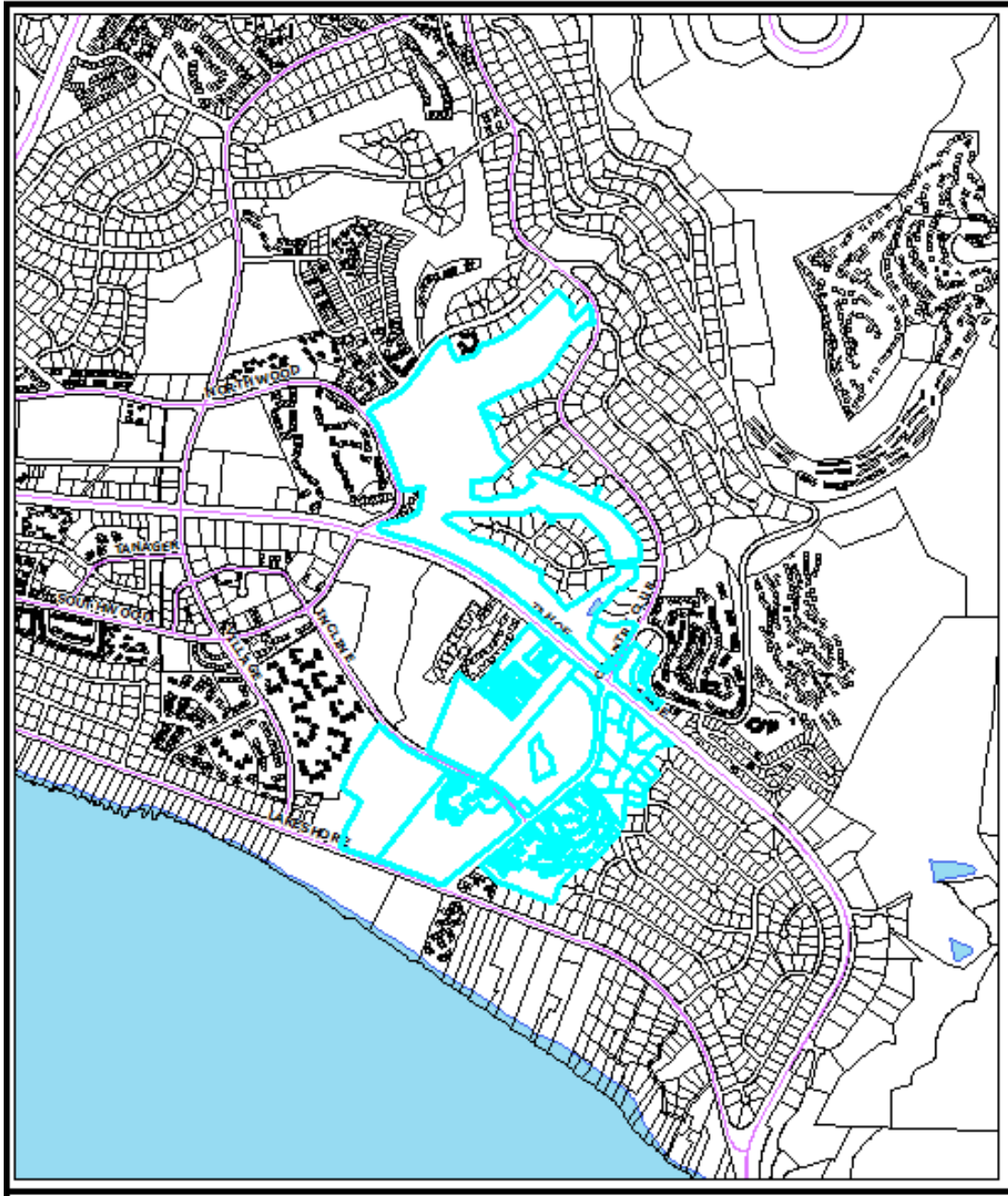
DG/jm

**Copies:** Bill Whitney, Washoe County Community Services Department  
Marchon Miller, Regional Transportation Commission  
Tina Wu, Regional Transportation Commission

/Washoe County no comment 010615

**Public Notice**

A public notification is required to be mailed to at least 30 separate property owners within a minimum 500 foot radius of the subject property at least 10 days before the public hearing date. Public notification for Special Use Permit Case No. SB14-017 was mailed to 167 separate property owners within a 500 foot radius of the subject property.



**Public Notice Map**

Community Services Department  
Planning and Development  
SPECIAL USE PERMIT APPLICATION



## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets <b>AND</b> area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
Section(s)/Township/Range:			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:                      Fax:		Phone:                      Fax:	
Email:		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
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)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

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

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

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

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

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

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



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

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

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

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

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

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

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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## President's Residence - Schedule of Activities

### Government Entitlements and Drawing Schedule

- Schematic Drawings October – December 2014
- WC SUP Application submittal and Approval Dec 14 - Feb 2015
- Design Development Drawings January – February 2015
- Construction Estimate – verify costs Mar-15
- Finalize Construction Drawings Feb – March 2015  
(Incorp bldg permit requirements and changes)
- Bid Project March - April 2015

### Construction

- Let Contracts Apr-15
- Mobilize Construction Site April 15 - May 15
- Site Work Initiated May – July 2015
  - Site clearing (tree removal) May-15
  - General Excavation May-15
  - Excavation for Utilitiies May-15
  - Hook up Utilities Jun-15
  - Install sewer lines and other utilities Jul-15
- Garden move and irrigation system May – June 2015
- Site grading May - June 2015
- Foundations and Form Work June - August 2015
  - Steel foundation
  - Wood foundation
  - Concrete pour
- Mech/Elec/Plumbing Rough Sept – October 2015
- Floor Framing/Slab on Grade Sep-15
- Exterior Walls Oct - Nov 2015
  - Insulation
  - Trades – mech and electrical
- Roof Installation Nov-15
- Interior Walls November 2015 – January 2016
  - installation
  - trades
- Windows Jan-16
- Carpentry Feb - April 2016
- Painting Feb - May 2016
- Specialties Feb - May 2016
- Stone and tile Feb - May 2016
- Doors and Windows Feb - May 2016
- Finish Work April - June 2016
- Certificate of Occupancy June 1 2016
- Landscaping/hardscape May - June 2016
- Punch Out May - June 2016
- Owner Acceptance Jun-16
- Furnishings Jun-16

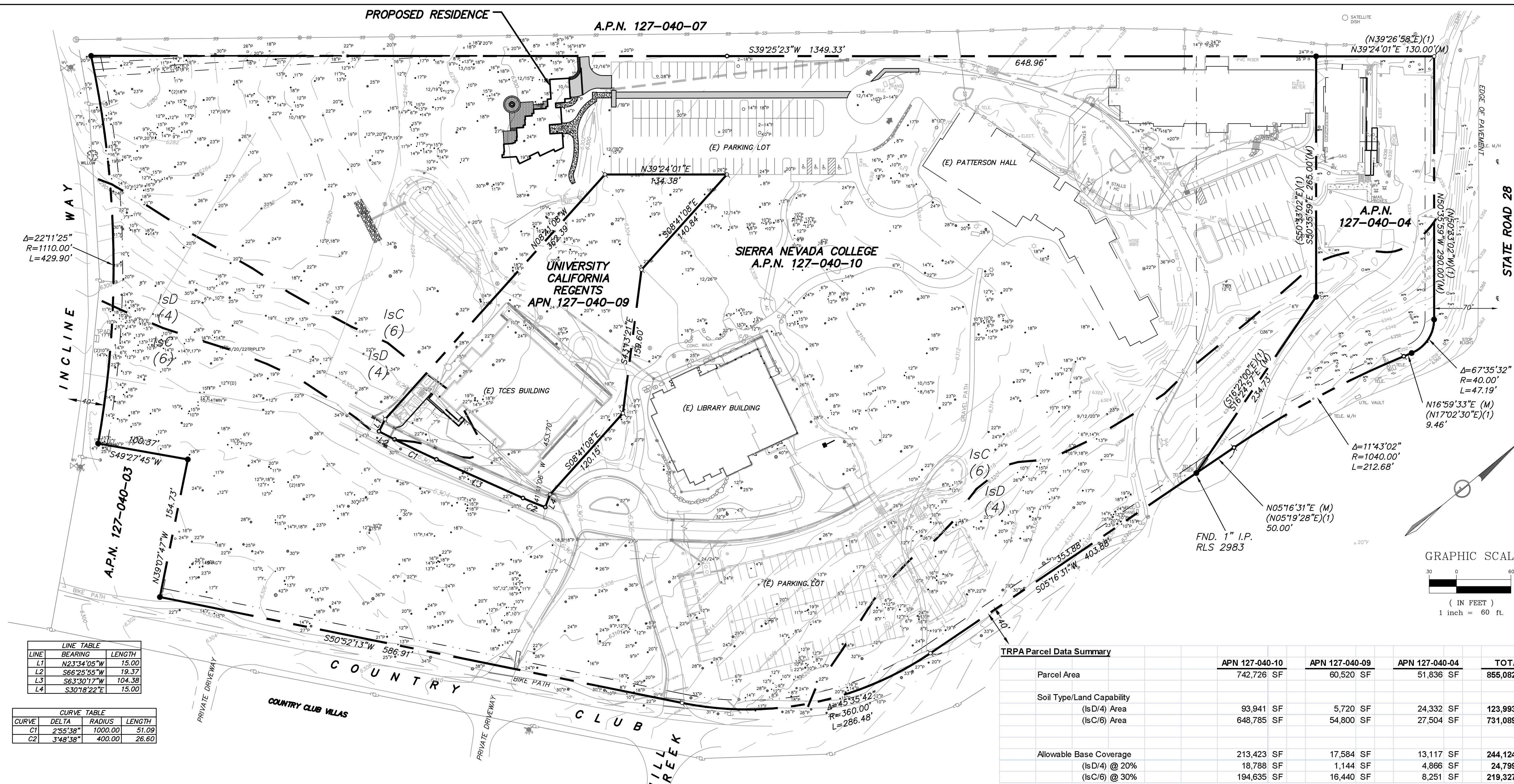
# SIERRA NEVADA COLLEGE RESIDENCE FOR THE PRESIDENT

INCLINE VILLAGE, NV  
WASHOE COUNTY  
APN 127-040-10, -09, -04

GARY DAVIS GROUP  
DESIGN AND ENGINEERING

post office box 7409 tahoe city, ca 96145  
tel 530.583.9222 fax 530.583.9294

garydavisgroup.com



LINE	BEARING	LENGTH
L1	N23°34'05"W	15.00
L2	S68°28'55"W	19.37
L3	S63°30'17"W	104.38
L4	S30°18'22"E	15.00

CURVE	DELTA	RADIUS	LENGTH
C1	2°55'38"	1000.00	51.09
C2	3°48'38"	400.00	26.60

TRPA Parcel Data Summary	APN 127-040-10	APN 127-040-09	APN 127-040-04	TOTAL
Parcel Area	742,726 SF	60,520 SF	51,836 SF	855,082 SF
Soil Type/Land Capability (IsD/4) Area	93,941 SF	5,720 SF	24,332 SF	123,993 SF
(IsC/6) Area	648,785 SF	54,800 SF	27,504 SF	731,089 SF
Allowable Base Coverage (IsD/4) @ 20%	213,423 SF	17,584 SF	13,117 SF	244,124 SF
(IsC/6) @ 30%	18,788 SF	1,144 SF	4,866 SF	24,798 SF
	194,635 SF	16,440 SF	8,251 SF	219,327 SF

APN 127-040-10	APN 127-040-10
Land Capability District Data - IsD/4	Land Capability District Data - IsC/6
<b>Existing Coverage</b>	<b>Existing Coverage</b>
Roads/Parking 11,561 SF	Library Service Area 826 SF
Walkways 524 SF	Buildings 48,221 SF
Bike Path 529 SF	Roads/Parking 129,217 SF
Concrete Patio 101 SF	Walkways 28,674 SF
<b>Total IsD/4 Existing Coverage 12,715 SF</b>	Bike Path 487 SF
<b>Proposed Coverage</b>	Concrete Patio 469 SF
Roads/Parking 11,561 SF	Paving Demonstration (Driveway) 294 SF
Walkways 524 SF	Gazebo 204 SF
Bike Path 529 SF	Defensible Space Roof 60 SF
Concrete Patio 101 SF	Storage Shed 32 SF
<b>Total IsD/4 Proposed Coverage 12,715 SF</b>	Mulched Walkways 2,408 SF
	Sign 102 SF
	Entry Pillars 162 SF
	<b>Total IsC/6 Existing Coverage 211,156 SF</b>
	<b>Proposed Coverage</b>
	Library Service Area 826 SF
	Buildings 51,215 SF
	Roads/Parking 130,307 SF
	Walkways 29,675 SF
	Bike Path 487 SF
	Concrete Patio 1,387 SF
	Paving Demonstration (Driveway) 294 SF
	Defensible Space Roof 60 SF
	Storage Shed 32 SF
	Mulched Walkways 1,226 SF
	Sign 102 SF
	Entry Pillars 197 SF
	<b>Total IsC/6 Proposed Coverage 215,808 SF</b>

APN 127-040-09	APN 127-040-09
Land Capability District Data - IsD/4	Land Capability District Data - IsC/6
<b>Existing Coverage</b>	<b>Existing Coverage</b>
Buildings 264 SF	Buildings 13,902 SF
Roads/Parking 1,988 SF	Roads/Parking 1,660 SF
Walkways 343 SF	Walkways 2,960 SF
Service Enclosures 847 SF	Service Enclosures 9 SF
<b>Total IsD/4 Existing Coverage 3,442 SF</b>	<b>Total IsC/6 Existing Coverage 18,531 SF</b>
<b>Proposed Coverage</b>	<b>Proposed Coverage</b>
Buildings 264 SF	Buildings 13,902 SF
Roads/Parking 1,988 SF	Roads/Parking 1,660 SF
Walkways 343 SF	Walkways 2,960 SF
Service Enclosures 847 SF	Service Enclosures 9 SF
<b>Total IsD/4 Proposed Coverage 3,442 SF</b>	<b>Total IsC/6 Proposed Coverage 18,531 SF</b>

APN 127-040-04	APN 127-040-04
Land Capability District Data - IsD/4	Land Capability District Data - IsC/6
<b>Existing Coverage</b>	<b>Existing Coverage</b>
Roads 5,941 SF	Decks 361 SF
<b>Total IsD/4 Existing Coverage 5,941 SF</b>	Buildings 3,709 SF
<b>Proposed Coverage</b>	Roads/Parking 12,419 SF
Roads 5,941 SF	Walkways 2,423 SF
<b>Total IsD/4 Proposed Coverage 5,941 SF</b>	Patio 754 SF
	<b>Total IsC/6 Existing Coverage 19,666 SF</b>
	<b>Proposed Coverage</b>
	Decks 361 SF
	Buildings 3,709 SF
	Roads/Parking 12,419 SF
	Walkways 2,423 SF
	Patio 754 SF
	<b>Total IsC/6 Proposed Coverage 19,666 SF</b>

Project Area Land Coverage Summary (APNs 127-040-10, -09 & -04)	
<b>Existing Coverage</b>	
(IsD/4)	22,098 SF
(IsC/6)	249,353 SF
<b>TOTAL</b>	<b>271,451 SF</b>
<b>Proposed Coverage</b>	
(IsD/4)	22,098 SF
(IsC/6)	254,005 SF
<b>TOTAL</b>	<b>276,103 SF</b>
<b>Allowable Coverage</b>	
(IsD/4)	24,798 SF
(IsC/6)	219,326 SF
<b>TOTAL</b>	<b>244,124 SF</b>

Issues and Revisions			
No.	Date	Issue & Revision	By

Client Information	
SIERRA NEVADA COLLEGE	C/O DIANNE SEVERANCE
999 TAHOE BOULEVARD	INCLINE VILLAGE, NV 89451
(775) 881-7522	

Project Number 764.60  
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## OVERALL PARCEL & COVERAGE CALCULATIONS

Scale 1"=60'  
File 764.60 CO\_EXISTING SITE.dwg  
Plot Date DECEMBER 8, 2014

# CO

# 1 OF 8 SHEETS

P:\ZT\_GDE\_Proj\764.60 President Residence\Gis\Prelim\764.60 CO\_EXISTING SITE.dwg

1st SUP SUBMITTAL - NOT FOR CONSTRUCTION

**ABBREVIATIONS**

AB ANCHOR BOLT	MACH MACHINE
AC ASPHALTIC CONCRETE	MATL MATERIAL
AD AREA DRAIN	MAX MAXIMUM
AFF ABOVE FINISH FLOOR	MECH MECHANICAL
ARCH ARCHITECTURAL	MTL METAL
	MH MANHOLE
BIT BITUMINOUS	MIN MINIMUM
BLDG BUILDING	MISC MISCELLANEOUS
BLT BOLT	MTD MOUNTED
BM BEAM	MUL MULLION
BOT BOTTOM	
BTW BETWEEN	N/A NOT APPLICABLE
	NIC NOT IN CONTRACT
CAB CABINET	NO. NUMBER
CB CATCH BASIN	NOM NOMINAL
CEM CEMENT	NTS NOT TO SCALE
CER CERAMIC	
CF CUBIC FEET	OCC OCCUPANTS
CI CAST IRON	
CJ CONTROL JOINT	PL LAM PLASTIC LAMINATE
CL CENTERLINE	PCC PORTLAND CEMENT CONCRETE
CLG CEILING	
CLR CLEAR	PL PLATE
COL COLUMN	PLAS PLASTER
CTR CASEMENT	PLYWD PLYWOOD
	PR PAIR
D DEPTH	PSF POUNDS PER SQ FT
DBL DOUBLE	PSI POUNDS PER SQ IN
DEPT DEPARTMENT	PT PRESSURE TREATED
DET DETAIL	PT POST-TENSIONED
DF DOUGLAS FIR	PVC POLYVINYL CHLORIDE
DIA DIAMETER	
DN DOWN	QT QUARRY TILE
DNSP DOWNSPOUT	
DSP DRY STANDPIPE	R RISER
DWG DRAWING	RA RADIUS
	RD ROOF DRAIN
(E) EXISTING	REF REFERENCE
E EAST	REINF REINFORCING
EA EACH	REV REVISION
EIFS EXT INSUL FIN SYST	RM ROOM
EJ EXPANSION JOINT	
EL ELEVATION	S SOUTH
ELEC ELECTRICAL	SC SOLID CORE
ELEV ELEVATOR	SECT SECTION
EMER EMERGENCY	SF SQUARE FEET
EQ EQUAL	SHT SHEET
EQPT EQUIPMENT	SHWR SHOWER
EXT EXTERIOR	SIM SIMILAR
	SL SLIDING
FA FIRE ALARM	SPEC SPECIFICATION
FD FLOOR DRAIN	SQ SQUARE
FE FIRE EXTINGUISHER	ST STL STAINLESS STEEL
FF FINISH FACE	STD STANDARD
FHC FIRE HOSE CABINET	STL STEEL
FIN FINISH	SUSP SUSPENDED
FLR FLOOR	SYST SYSTEM
FOC FACE OF CONCRETE	
FOS FACE OF STUD	T TREAD
FRM FRAME	T&G TOUNGE AND GROOVE
FT FEET	TEL TELEPHONE
FTG FOOTING	THK THICKNESS
	TOB TOP OF BEAM
GA GAUGE	TOC TOP OF CURB
GALV GALVANIZED	TOS TOP OF SLAB
GL GLASS	TOW TOP OF WALL
GLB GLUE LAM BEAM	TV TELEVISION
GND GROUND	TYP TYPICAL
GPR GROUND PENETRATING RADAR	
GR GRADE	UNO UNLESS NOTED OTHERWISE
GYP GYPSUM	VERT VERTICAL
	VEST VESTIBULE
HB HOSE BIB	W WEST
HC HOLLOW CORE	W WIDTH
HDWD HARDWOOD	W/O WITHOUT
HDWR HARDWARE	WC WATER CLOSET
H HIGH	WD WOOD
HM HOLLOW METAL	WH WATER HEATER
HOR HORIZONTAL	WPG WATERPROOFING
HR HOUR	WT WEIGHT
HVAC HEATING, VENTILATING, AIR CONDITIONING	
IBC INTERNATIONAL BLDG CODE	
ID INSIDE DIAMETER	
IN INCH	
INCL INCLUDING	
INSUL INSULATION	
INT INTERIOR	
JAN JANITOR	
JT JOINT	
LAM LAMINATE	
LAV LAVATORY	
LF LINEAL FEET	
LT LIGHT	

**PROJECT CONTACTS:**

**OWNER:**  
SIERRA NEVADA COLLEGE  
DIANNE SEVERANCE  
999 TAHOE BLVD.  
INCLINE VILLAGE, NV 89451  
775.831.1314

**ARCHITECT/BUILDER:**  
NORTH PACIFIC INC  
STUART FELDMAN AIA, LEED AP  
188 E MARCHMONT LN  
RENO, NEVADA 89511  
775.303.7557

**STRUCTURAL:**  
GABBART AND WOODS  
VANCE GABBART, P.E.  
1680 MONTCLAIR AVE., SUITE B  
RENO, NEVADA 89509  
775.323.6633

**CIVIL:**  
GARY DAVIS GROUP  
GARY DAVIS, P.E.  
PO BOX 7409  
SUITE 203  
RENO, NEVADA 89509  
503.583.9222

**TRPA CONSULTANT:**  
HILL PLANNING INC  
KRISTINA HILL  
PO BOX 6139  
INCLINE VILLAGE, NEVADA 89450  
775.832.5235

**GENERAL NOTES:**

1. VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING WORK. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND BETWEEN THE CONSTRUCTION DOCUMENTS AND CONDITIONS IN THE FIELD.
2. COORDINATE WORK REQUIRED BETWEEN ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, CIVIL AND ALL OTHER DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND BETWEEN THESE DRAWINGS.
3. DO NOT SCALE DRAWINGS. PRIOR TO COMMENCEMENT OF WORK, NOTIFY ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES AND OBTAIN RESOLUTION.
4. REFER TO SPECIFICATIONS FOR FURTHER REQUIREMENTS. COORDINATE WORK BETWEEN DRAWINGS AND SPECIFICATIONS AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND.
5. NOTIFY UNDERGROUND ALERT SERVICE 48 HOURS PRIOR TO ANY DEMOLITION OR EXCAVATION WORK. OBTAIN CLEARANCE PRIOR TO PERFORMING WORK.
6. DUST GENERATED BY THE WORK SHALL BE MINIMIZED AND CONTAINED ON-SITE BY PROPER DUST-CONTROL MEASURES AS DETERMINED BY ALL AGENCIES HAVING JURISDICTION OVER THE WORK.
7. INSTALL ADEQUATE TEMPORARY DRAINAGE AND WEATHER PROTECTION MEASURES TO PROTECT THE WORK AND ALL PROPERTY FROM DAMAGE.

**DESIGN CRITERIA:**

1. OCCUPANCY GROUP: R-3
2. TYPE OF CONSTRUCTION: V-B
3. FIRE SEPARATION DISTANCE:  
N >30 FT  
S >30 FT  
E >30 FT  
W 24 FT
4. AREA:  
LEVEL ONE: 3,000 SQ FT
5. AUTOMATIC FIRE SPRINKLERS: YES
6. AUTOMATIC FIRE ALARM: NO
7. HEIGHT/NUMBER OF STORIES: 18 FT/1

**BUILDING CODES:**

- CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING RECOGNIZED BUILDING CODES AND SUPPLEMENTS, ADDITIONS AND DELETIONS, AS ADOPTED BY WASHOE COUNTY:**
1. 2012 INTERNATIONAL BUILDING CODE
  2. 2012 INTERNATIONAL RESIDENTIAL CODE
  3. 2012 INTERNATIONAL EXISTING BUILDING CODE
  4. 2009 INTERNATIONAL ENERGY CONSERVATION CODE
  5. 2012 UNIFORM PLUMBING CODE
  6. 2012 UNIFORM MECHANICAL CODE
  7. 2011 NATIONAL ELECTRICAL CODE
  8. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 54 AND 58

**SITE DATA:**

1. COMMERCIAL SUBDIVISION 1, LOT 2
2. PARCEL AREA: 17.05 ACRES
3. BASE ALLOWABLE COVERAGE: SEE CIVIL SHT.
4. EXISTING COVERAGE: SEE CIVIL SHT.
5. BUILDING: 3,000 SQ FT
6. DRIVEWAY: 1,294 SQ FT
7. DECKS: 1,000 SQ FT
8. DRIVE (OFF PARCEL): 0
9. COMPLETED COVERAGE: 5,294 SQ FT

# PROPOSED RESIDENCE FOR THE PRESIDENT

291 COUNTRY CLUB DRIVE  
INCLINE VILLAGE, NEVADA 89451

APN 127-040-10

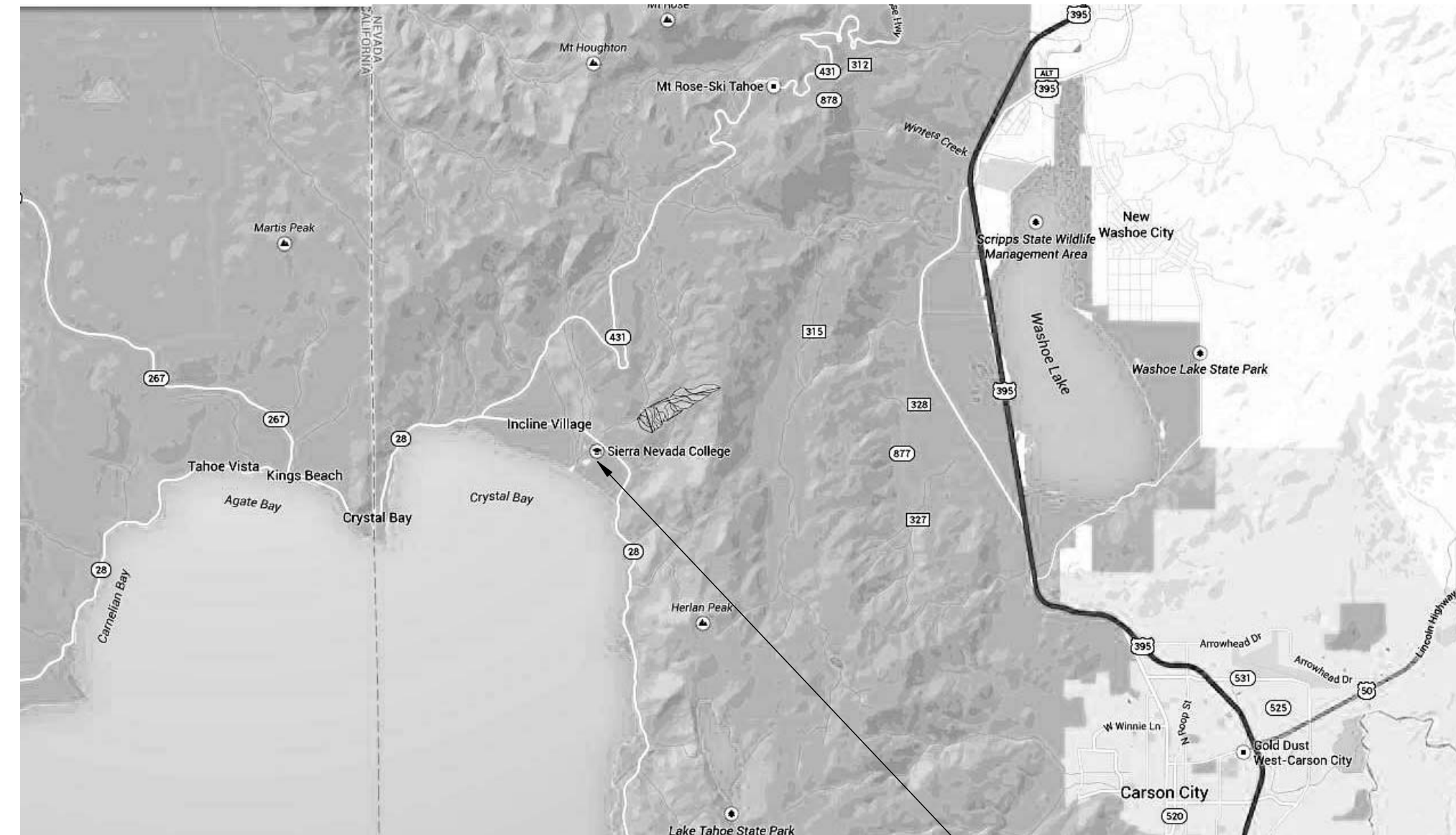


ARCHITECT/BUILDER

**NORTH PACIFIC INC**  
188 EAST MARCHMONT LANE  
RENO, NEVADA 89511  
775.303.7557

FOR PERMIT

**VICINITY MAP**



PROJECT SITE

**SHEET INDEX**

- A 0.1 Title Sheet
- A 1.2 Floor Plan and Lighting Plan
- A 2.1 Elevations
- C 1 Demolition and Temporary Erosion Control
- C 2 Site Layout and Utilities
- C 3 Grading and Drainage
- C 4 Site Cross Section
- C 5 Temporary Erosion Control Details
- C 6 Civil and Drainage Details
- C 7 Utility Details

SIERRA NEVADA COLLEGE

## RESIDENCE for the PRESIDENT

291 Country Club Drive  
Incline Village, Nevada  
89451

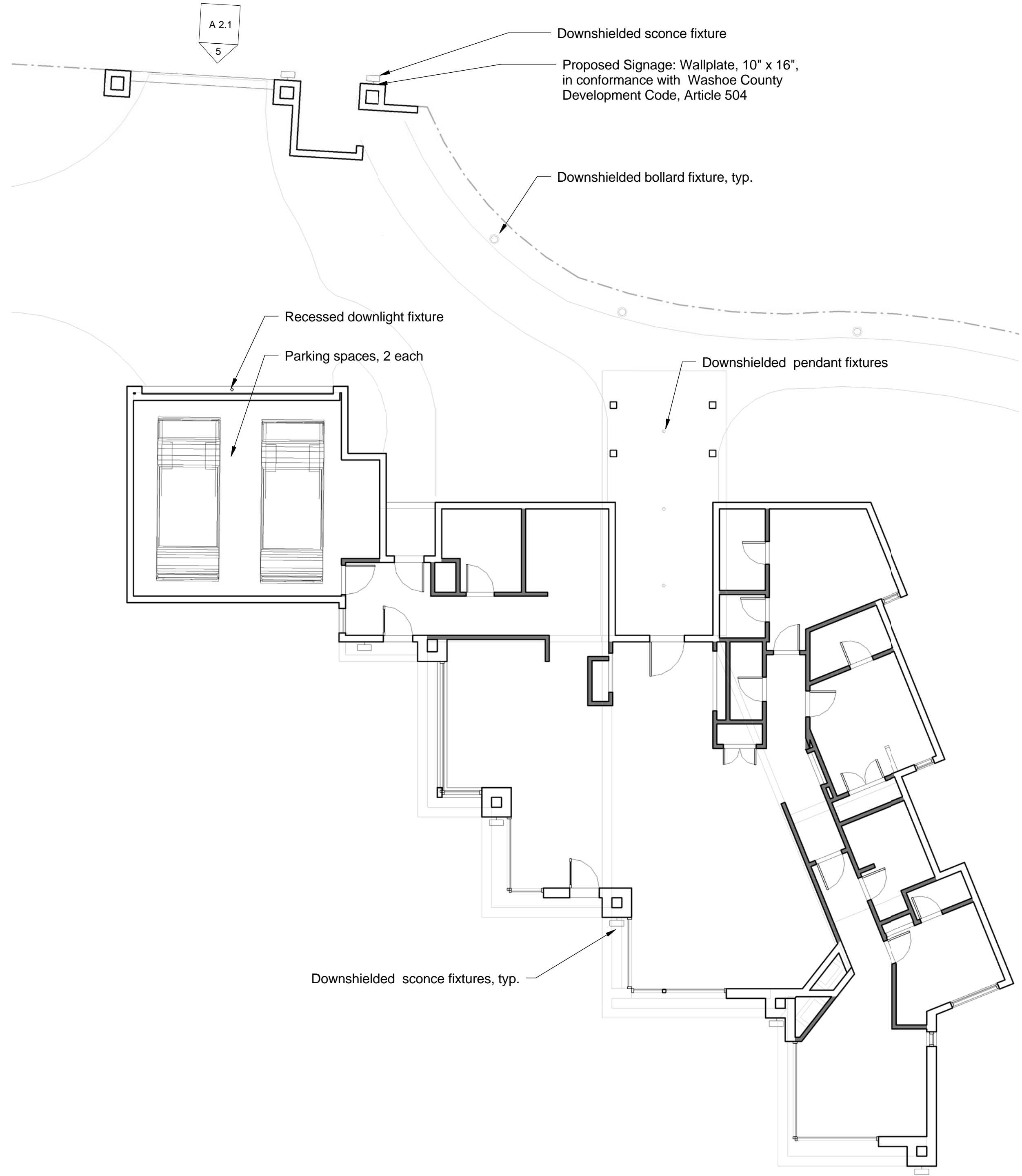
Professional Seal

No.	Description	Date

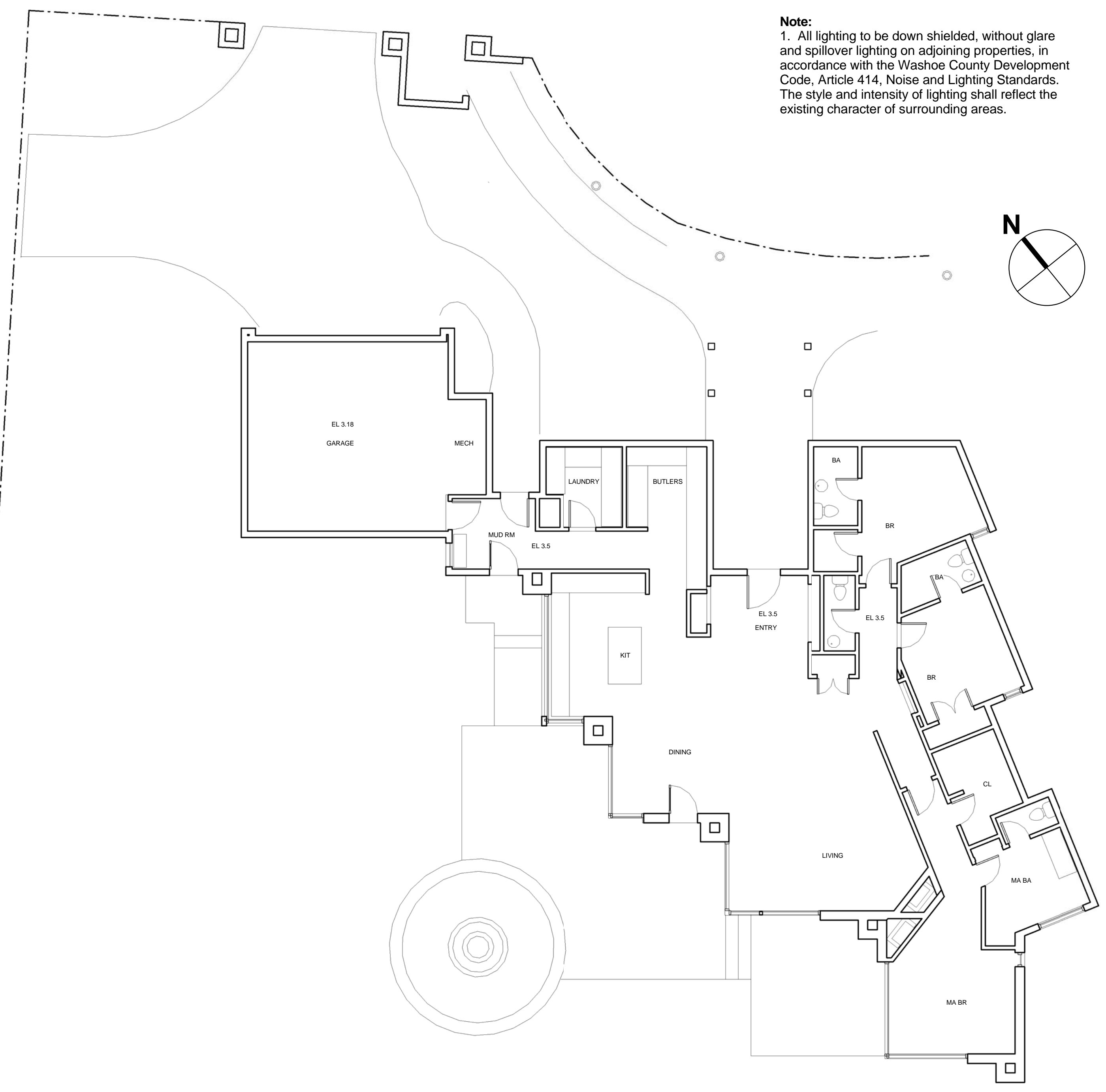
**Title Sheet**

NPI No. 224  
12/5/2014

# A 0.1



② GROUND LEVEL - LIGHTING PLAN  
1/8" = 1'-0"



**Note:**  
1. All lighting to be down shielded, without glare and spillover lighting on adjoining properties, in accordance with the Washoe County Development Code, Article 414, Noise and Lighting Standards. The style and intensity of lighting shall reflect the existing character of surrounding areas.

① GROUND LEVEL - PLAN  
1/8" = 1'-0"

**NPI**  
ARCHITECT/BUILDER  
**NORTH PACIFIC INC**  
188 EAST MARCHMONT LANE  
RENO, NEVADA 89511  
775.303.7557

FOR PERMIT

**SIERRA NEVADA COLLEGE**  
**RESIDENCE for the PRESIDENT**

291 Country Club Drive  
Incline Village, Nevada  
89451

Professional Seal

No.	Description	Date

**Floor Plan and Lighting Plan**

NPI No. 224  
12/5/2014

**A 1.2**

12/20/14 1:56:42 PM



ARCHITECT/BUILDER

**NORTH PACIFIC INC**

188 EAST MARCHMONT LANE  
RENO, NEVADA 89511  
775.303.7557

FOR PERMIT

SIERRA NEVADA  
COLLEGE

**RESIDENCE  
for the  
PRESIDENT**

291 Country Club Drive  
Incline Village, Nevada  
89451

Professional Seal

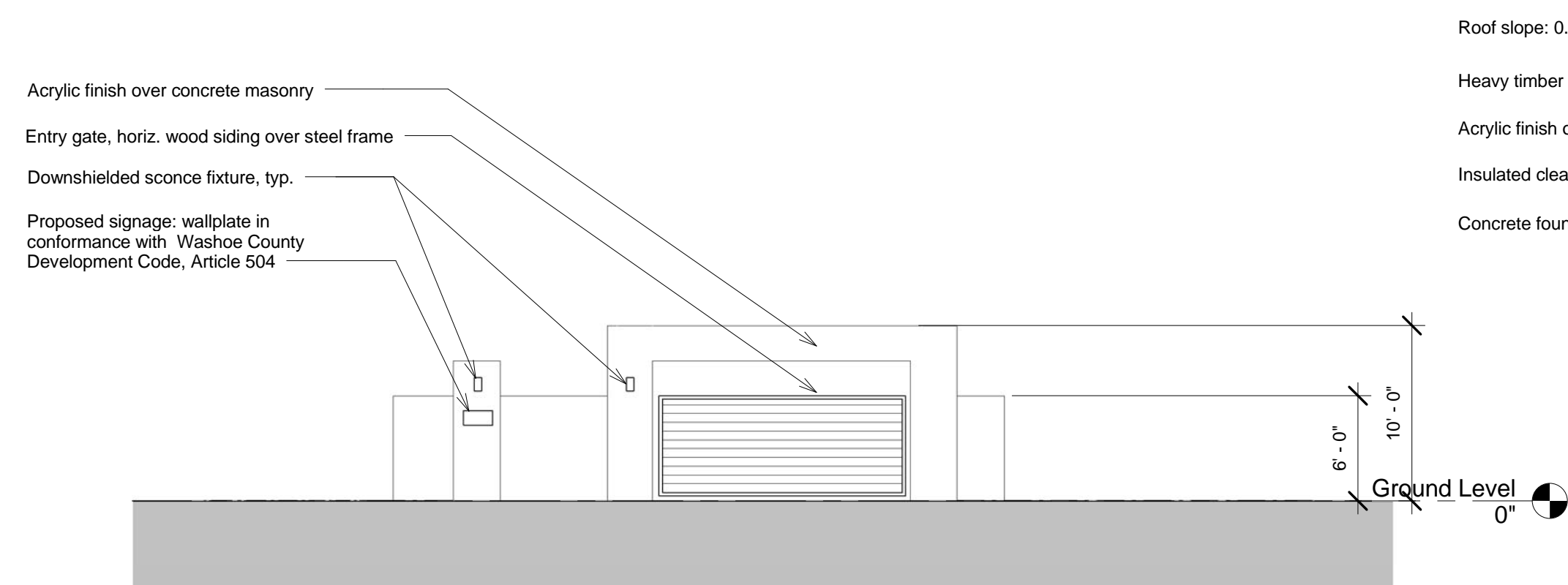
No.	Description	Date

**Elevations**

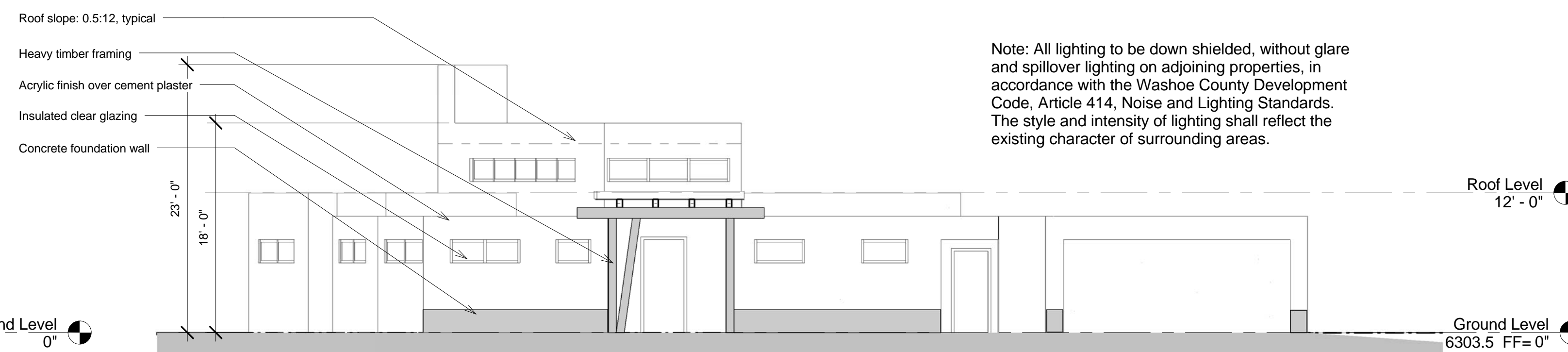
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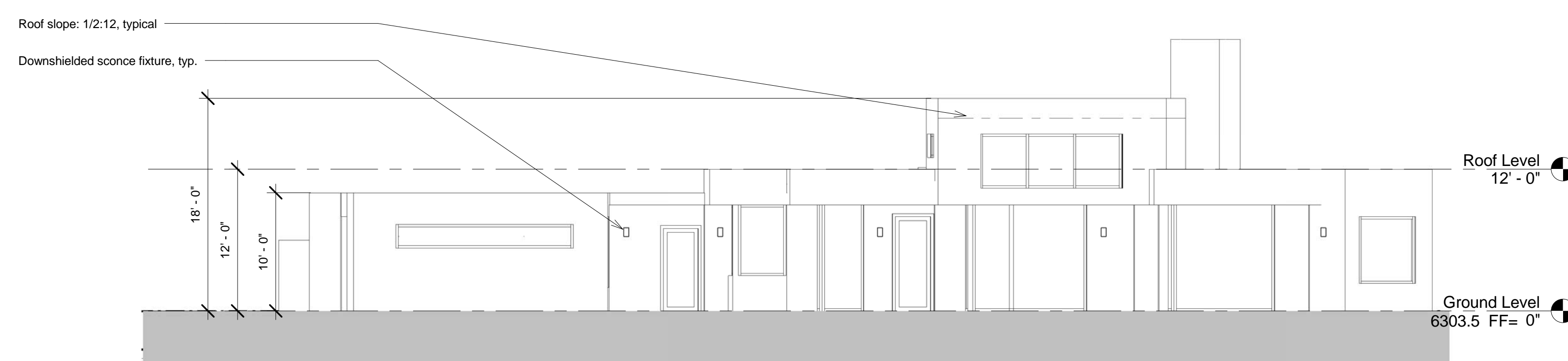


⑤ Entry Gate Elevation  
1/8" = 1'-0"

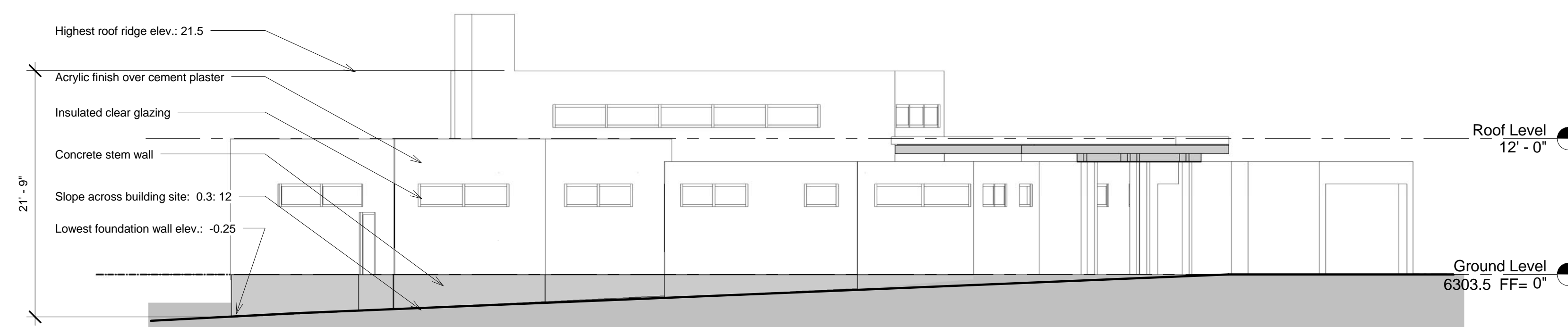


Note: All lighting to be down shielded, without glare and spillover lighting on adjoining properties, in accordance with the Washoe County Development Code, Article 414, Noise and Lighting Standards. The style and intensity of lighting shall reflect the existing character of surrounding areas.

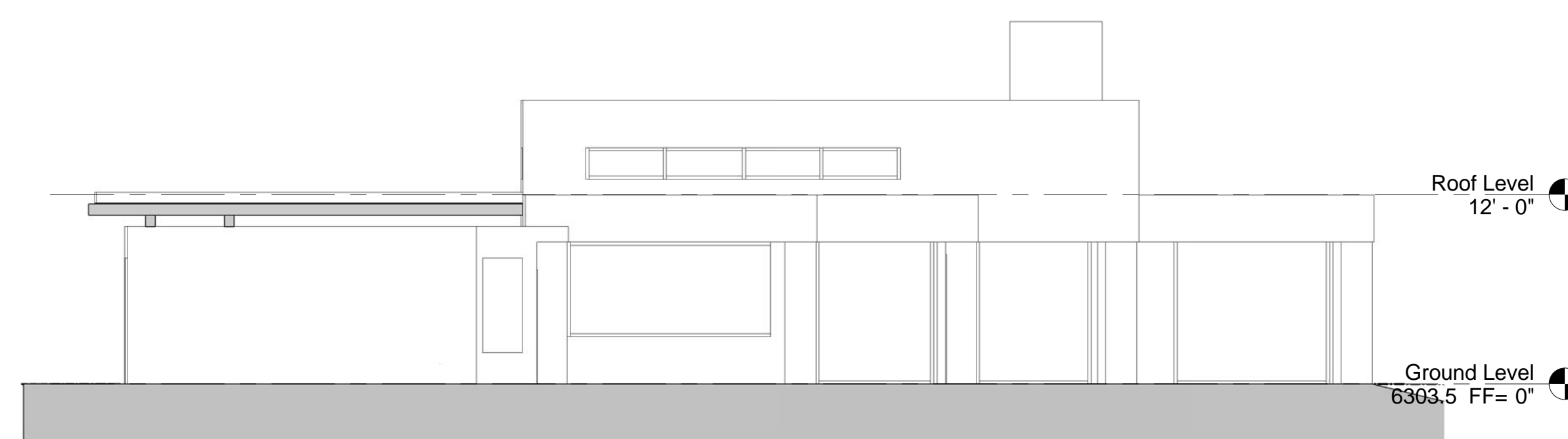
① North Elevation  
1/8" = 1'-0"



② South Elevation  
1/8" = 1'-0"



③ East Elevation  
1/8" = 1'-0"



④ West Elevation  
1/8" = 1'-0"

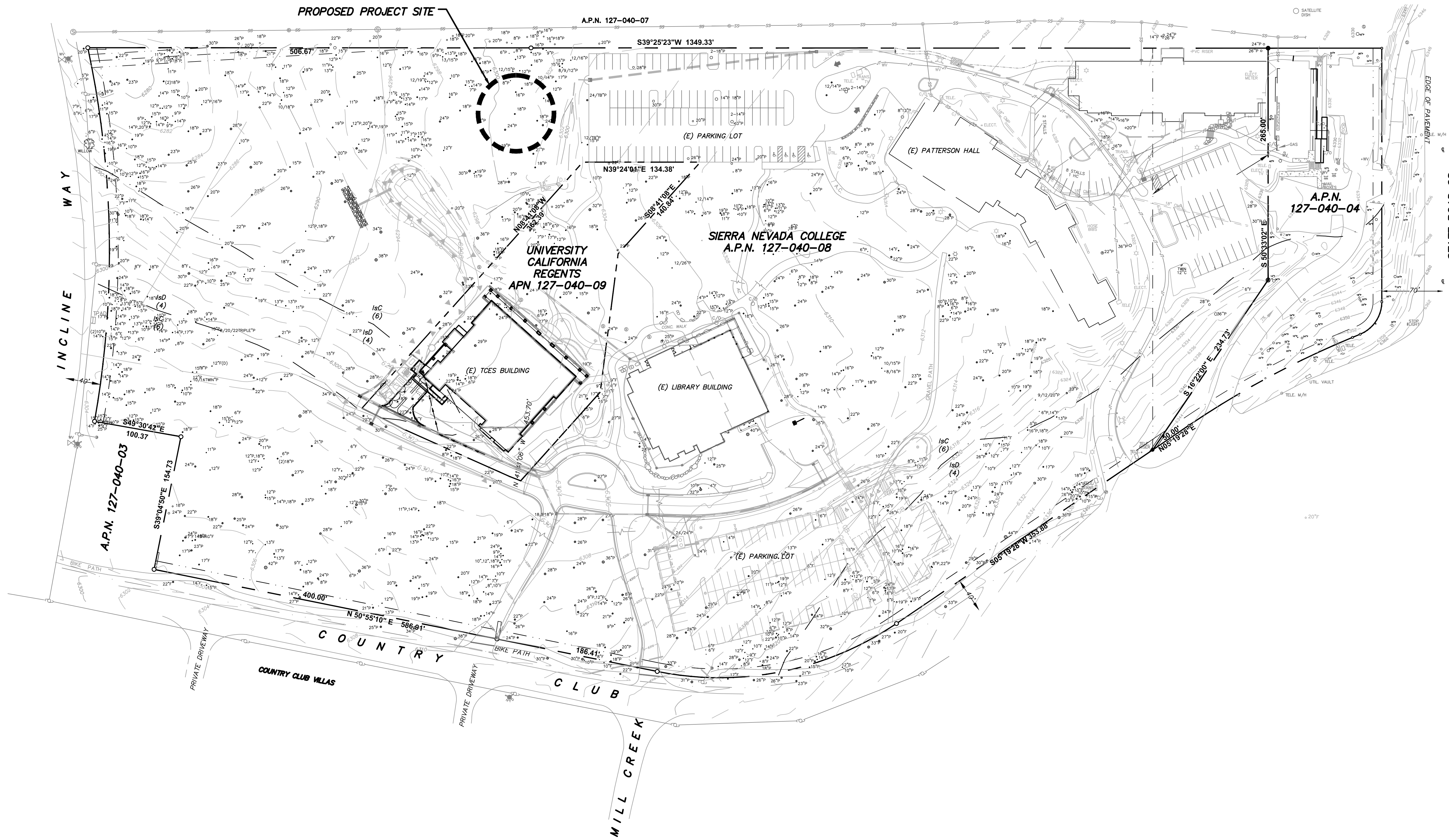
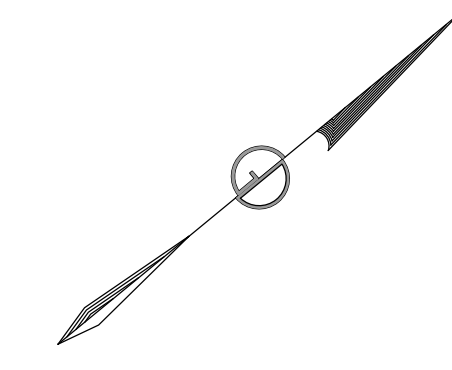
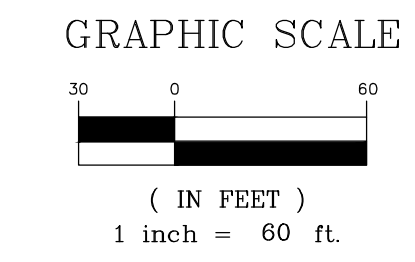
# SIERRA NEVADA COLLEGE RESIDENCE FOR THE PRESIDENT

INCLINE VILLAGE, NV  
WASHOE COUNTY  
APN 127-040.08

GARY DAVIS GROUP  
DESIGN AND ENGINEERING

post office box 7409 tahoe city, ca 96145  
tel 530.583.9222 fax 530.583.9294

garydavisgroup.com



Issues and Revisions				
No.	Date	Issue & Revision	By	Check

Designed By *CMS*  
Drafted By *CMS*  
Checked By *GD*

Client Information *SIERRA NEVADA COLLEGE*  
*C/O DIANNE SEVERANCE*  
*999 TAHOE BOULEVARD*  
*INCLINE VILLAGE, NV 89451*  
*(775) 881-7522*

Project Number *764.60*

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Description

## EXISTING SITE

----

Scale *1"=40'*  
File *764.60 CO\_EXISTING SITE.dwg*  
Plot Date *DECEMBER 8, 2014*

# CO

# 1 OF 8 SHEETS

P:\ZT\_GDE\_Proj\764.60 President Residence\Gis\Pre\Inclnr\764.60 CO\_EXISTING SITE.dwg

1st SUP SUBMITTAL - NOT FOR CONSTRUCTION



# SIERRA NEVADA COLLEGE RESIDENCE FOR THE PRESIDENT

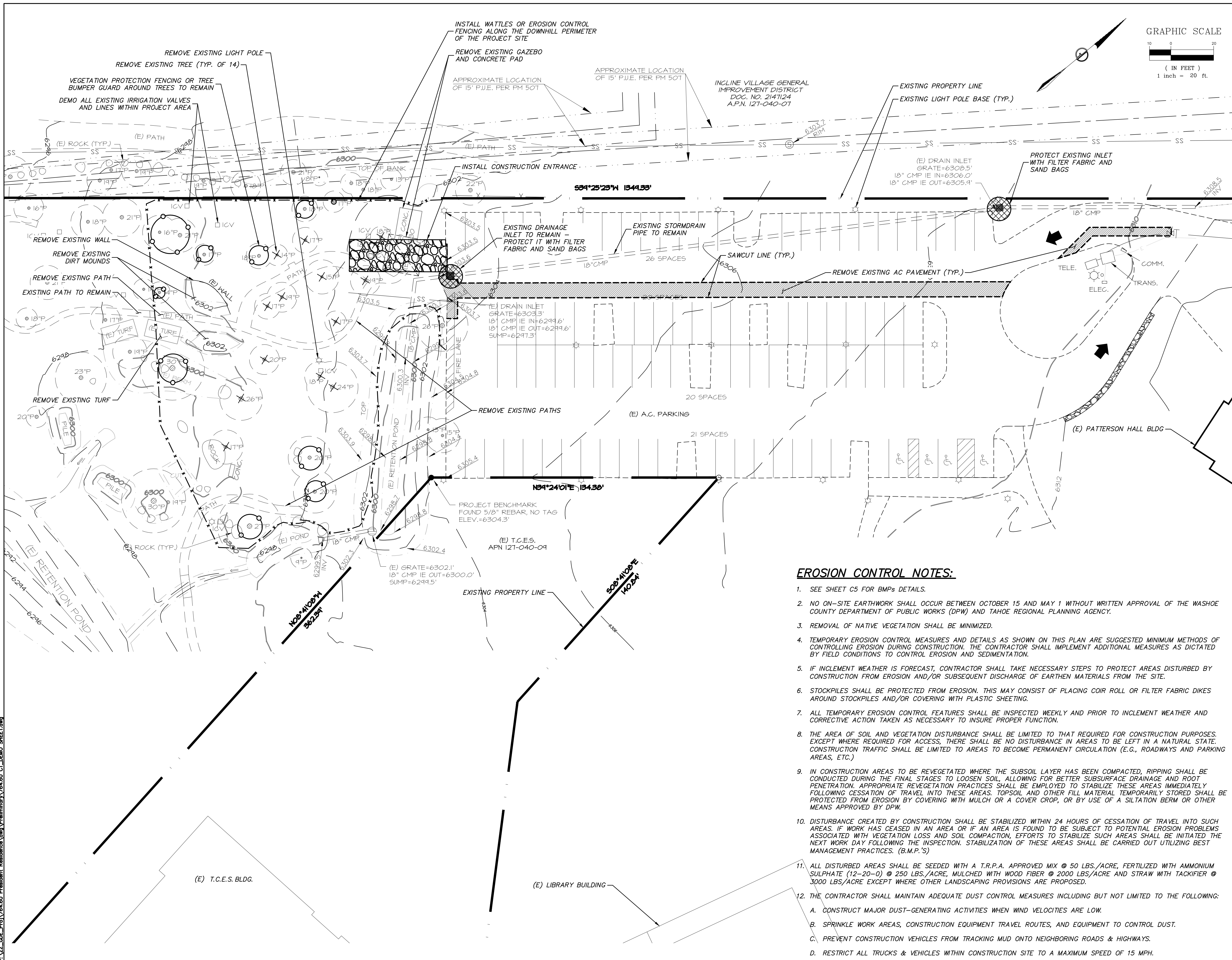
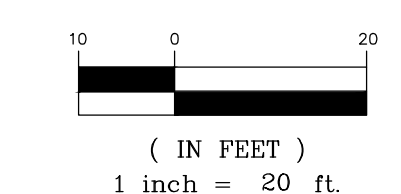
INCLINE VILLAGE, NV  
WASHOE COUNTY  
APN 127-040.08

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DESIGN AND ENGINEERING

post office box 7409 tahoe city, ca 96145  
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garydavisgroup.com

GRAPHIC SCALE



### EROSION CONTROL NOTES:

- SEE SHEET C5 FOR BMPs DETAILS.
- NO ON-SITE EARTHWORK SHALL OCCUR BETWEEN OCTOBER 15 AND MAY 1 WITHOUT WRITTEN APPROVAL OF THE WASHOE COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) AND TAHOE REGIONAL PLANNING AGENCY.
- REMOVAL OF NATIVE VEGETATION SHALL BE MINIMIZED.
- TEMPORARY EROSION CONTROL MEASURES AND DETAILS AS SHOWN ON THIS PLAN ARE SUGGESTED MINIMUM METHODS OF CONTROLLING EROSION DURING CONSTRUCTION. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES AS DICTATED BY FIELD CONDITIONS TO CONTROL EROSION AND SEDIMENTATION.
- IF INCLEMENT WEATHER IS FORECAST, CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT AREAS DISTURBED BY CONSTRUCTION FROM EROSION AND/OR SUBSEQUENT DISCHARGE OF EARTHEN MATERIALS FROM THE SITE.
- STOCKPILES SHALL BE PROTECTED FROM EROSION. THIS MAY CONSIST OF PLACING COIR ROLL OR FILTER FABRIC DIKES AROUND STOCKPILES AND/OR COVERING WITH PLASTIC SHEETING.
- ALL TEMPORARY EROSION CONTROL FEATURES SHALL BE INSPECTED WEEKLY AND PRIOR TO INCLEMENT WEATHER AND CORRECTIVE ACTION TAKEN AS NECESSARY TO INSURE PROPER FUNCTION.
- THE AREA OF SOIL AND VEGETATION DISTURBANCE SHALL BE LIMITED TO THAT REQUIRED FOR CONSTRUCTION PURPOSES. EXCEPT WHERE REQUIRED FOR ACCESS, THERE SHALL BE NO DISTURBANCE IN AREAS TO BE LEFT IN A NATURAL STATE. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO AREAS TO BECOME PERMANENT CIRCULATION (E.G., ROADWAYS AND PARKING AREAS, ETC.)
- IN CONSTRUCTION AREAS TO BE REVEGETATED WHERE THE SUBSOIL LAYER HAS BEEN COMPACTED, RIPPING SHALL BE CONDUCTED DURING THE FINAL STAGES TO LOOSEN SOIL, ALLOWING FOR BETTER SUBSURFACE DRAINAGE AND ROOT PENETRATION. APPROPRIATE REVEGETATION PRACTICES SHALL BE EMPLOYED TO STABILIZE THESE AREAS IMMEDIATELY FOLLOWING CESSATION OF TRAVEL INTO THESE AREAS. TOPSOIL AND OTHER FILL MATERIAL TEMPORARILY STORED SHALL BE PROTECTED FROM EROSION BY COVERING WITH MULCH OR A COVER CROP, OR BY USE OF A SILTATION BERM OR OTHER MEANS APPROVED BY DPW.
- DISTURBANCE CREATED BY CONSTRUCTION SHALL BE STABILIZED WITHIN 24 HOURS OF CESSATION OF TRAVEL INTO SUCH AREAS. IF WORK HAS CEASED IN AN AREA OR IF AN AREA IS FOUND TO BE SUBJECT TO POTENTIAL EROSION PROBLEMS ASSOCIATED WITH VEGETATION LOSS AND SOIL COMPACTION, EFFORTS TO STABILIZE SUCH AREAS SHALL BE INITIATED THE NEXT WORK DAY FOLLOWING THE INSPECTION. STABILIZATION OF THESE AREAS SHALL BE CARRIED OUT UTILIZING BEST MANAGEMENT PRACTICES. (B.M.P.'S)
- ALL DISTURBED AREAS SHALL BE SEEDED WITH A T.R.P.A. APPROVED MIX @ 50 LBS./ACRE, FERTILIZED WITH AMMONIUM SULPHATE (12-20-0) @ 250 LBS./ACRE, MULCHED WITH WOOD FIBER @ 2000 LBS./ACRE AND STRAW WITH TACKIFIER @ 3000 LBS./ACRE EXCEPT WHERE OTHER LANDSCAPING PROVISIONS ARE PROPOSED.
- THE CONTRACTOR SHALL MAINTAIN ADEQUATE DUST CONTROL MEASURES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
  - CONSTRUCT MAJOR DUST-GENERATING ACTIVITIES WHEN WIND VELOCITIES ARE LOW.
  - SPRINKLE WORK AREAS, CONSTRUCTION EQUIPMENT TRAVEL ROUTES, AND EQUIPMENT TO CONTROL DUST.
  - PREVENT CONSTRUCTION VEHICLES FROM TRACKING MUD ONTO NEIGHBORING ROADS & HIGHWAYS.
  - RESTRICT ALL TRUCKS & VEHICLES WITHIN CONSTRUCTION SITE TO A MAXIMUM SPEED OF 15 MPH.

Issues and Revisions			
No.	Date	Issue & Revision	By

Designed By *CMS*  
 Drafted By *CMS*  
 Checked By *GD*

Client Information *SIERRA NEVADA COLLEGE*  
*C/O DIANNE SEVERANCE*  
*999 TAHOE BOULEVARD*  
*INCLINE VILLAGE, NV 89451*  
*(775) 881-7522*

Project Number *764.60*  
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Description  
**DEMOLITION & TEMPORARY EROSION CONTROL**  
 Scale *1"=20'*  
 File *764.60 C1\_DEMO SHEET.dwg*  
 Plot Date *DECEMBER 8, 2014*

# C1

# 2 OF 8 SHEETS

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1st SUP SUBMITTAL - NOT FOR CONSTRUCTION



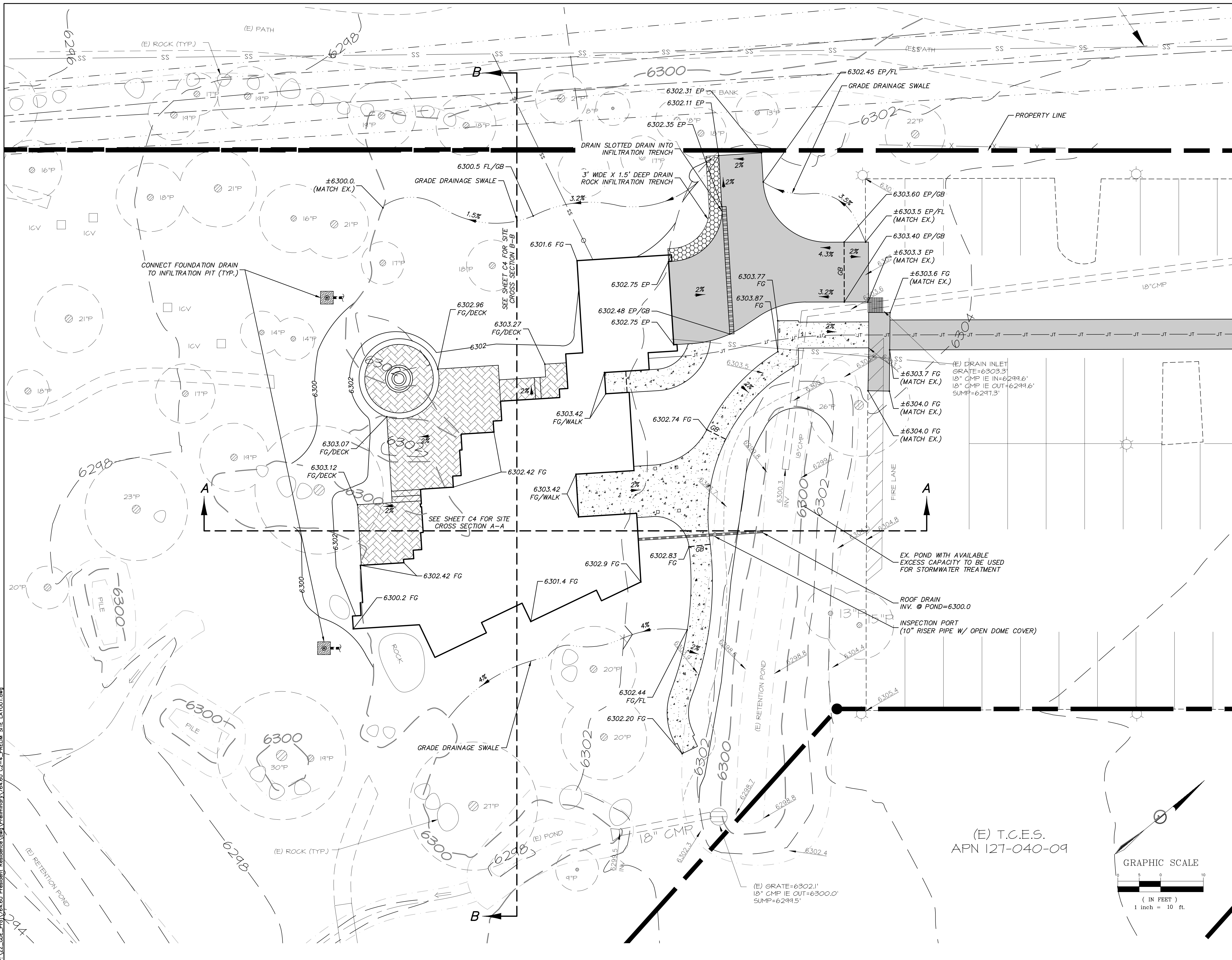
# SIERRA NEVADA COLLEGE RESIDENCE FOR THE PRESIDENT

INCLINE VILLAGE, NV  
WASHOE COUNTY  
APN 127-040.08

GARY DAVIS GROUP  
DESIGN AND ENGINEERING

post office box 7409 tahoe city, ca 96145  
tel 530.583.9222 fax 530.583.9294

garydavisgroup.com



Issues and Revisions				
No.	Date	Issue & Revision	By	Check

Designed By *CMS*  
 Drafted By *CMS*  
 Checked By *GD*

Client Information *SIERRA NEVADA COLLEGE*  
*C/O DIANNE SEVERANCE*  
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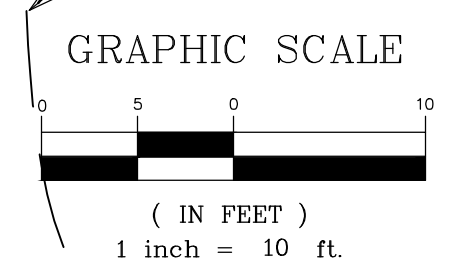
Description

## GRADING & DRAINAGE SHEET

Scale *1"=10'*  
 File *764.60 C2-4\_PRELIM SITE LAYOUT.dwg*  
 Plot Date *DECEMBER 8, 2014*

# C3

# 4 OF 8 SHEETS



(E) T.C.E.S.  
APN 127-040-09

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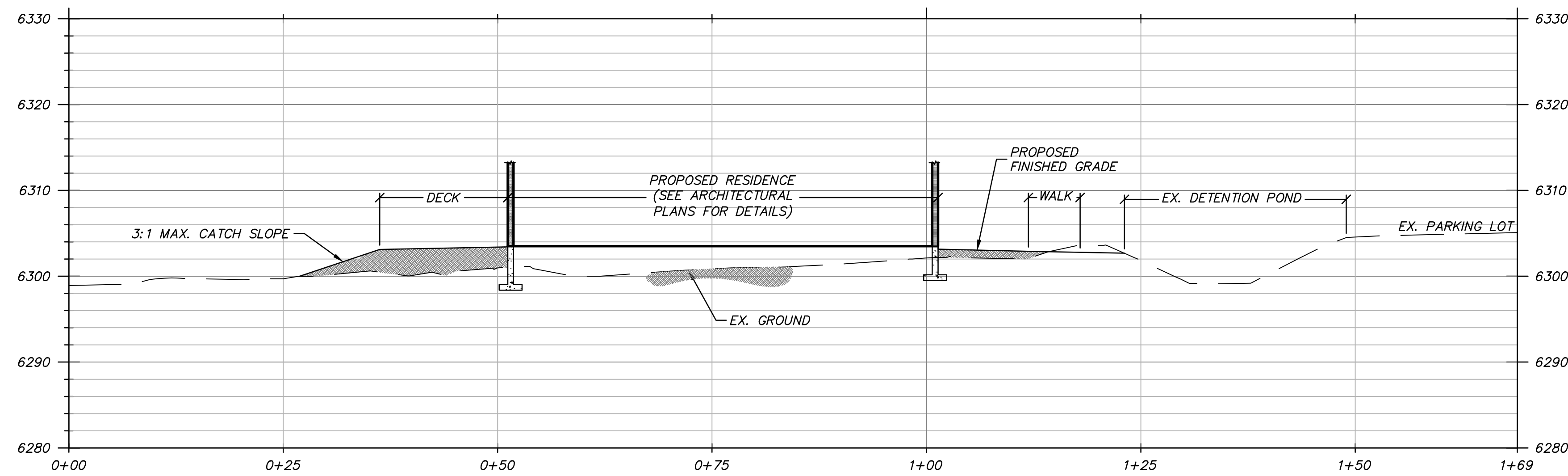
# SIERRA NEVADA COLLEGE RESIDENCE FOR THE PRESIDENT

INCLINE VILLAGE, NV  
WASHOE COUNTY  
APN 127-040.08

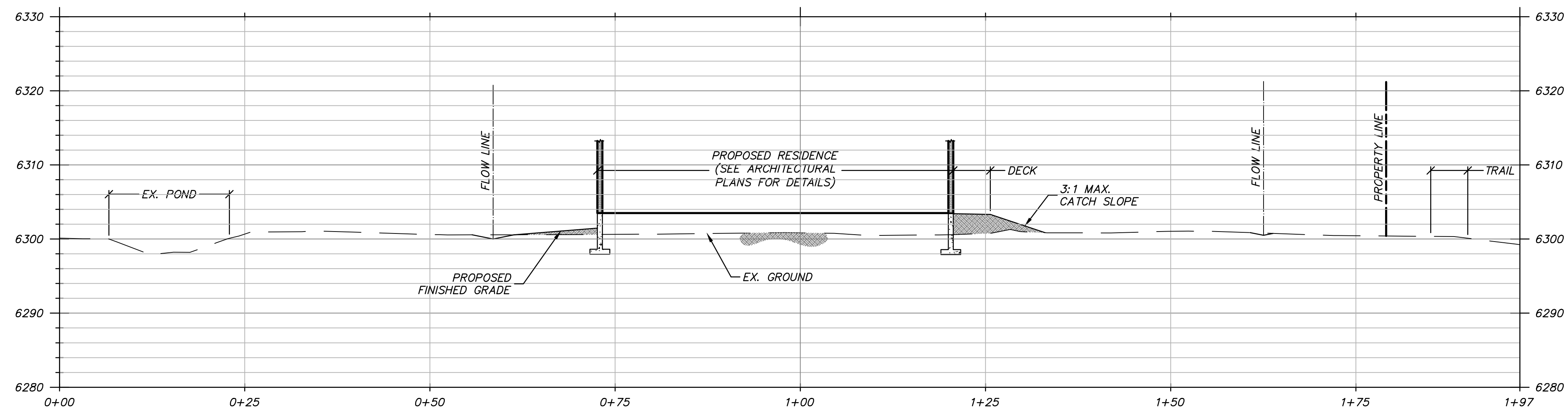
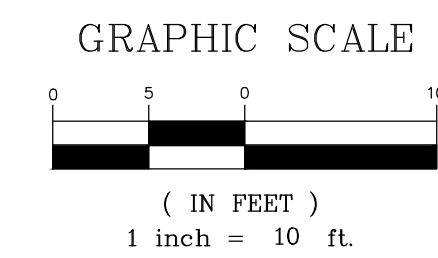
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**SITE CROSS SECTION A-A**  
SCALE H: 1:10; V: 1:10



**SITE CROSS SECTION B-B**  
SCALE H: 1:10; V: 1:10

Issues and Revisions				
No.	Date	Issue & Revision	By	Check

Designed By *CMS*  
Drafted By *CMS*  
Checked By *GD*

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Project Number *764.60*

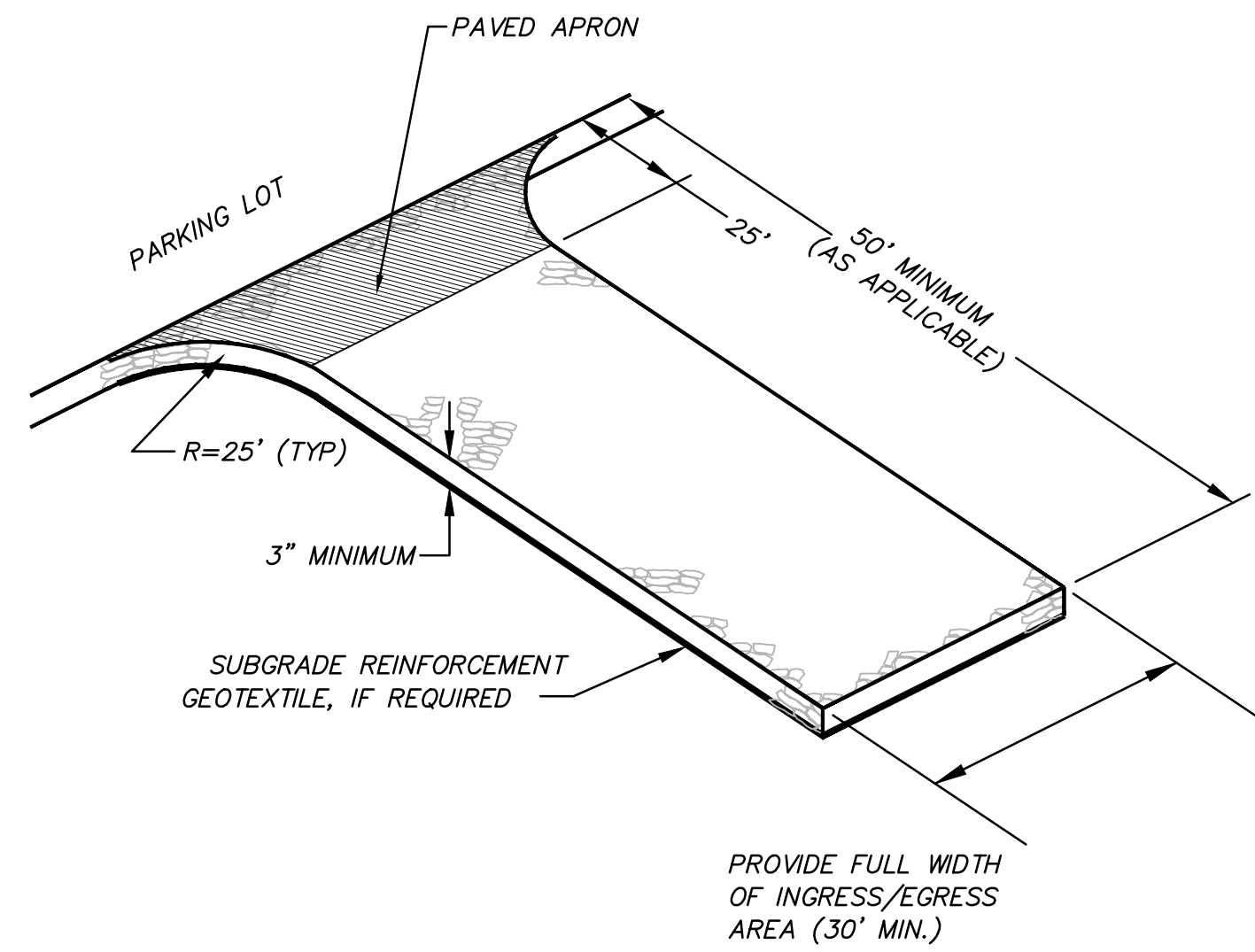
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## SITE CROSS SECTIONS

Scale *1"=10'*  
File *764.60 C2-4\_PRELIM SITE LAYOUT.dwg*  
Plot Date *DECEMBER 8, 2014*

# C4

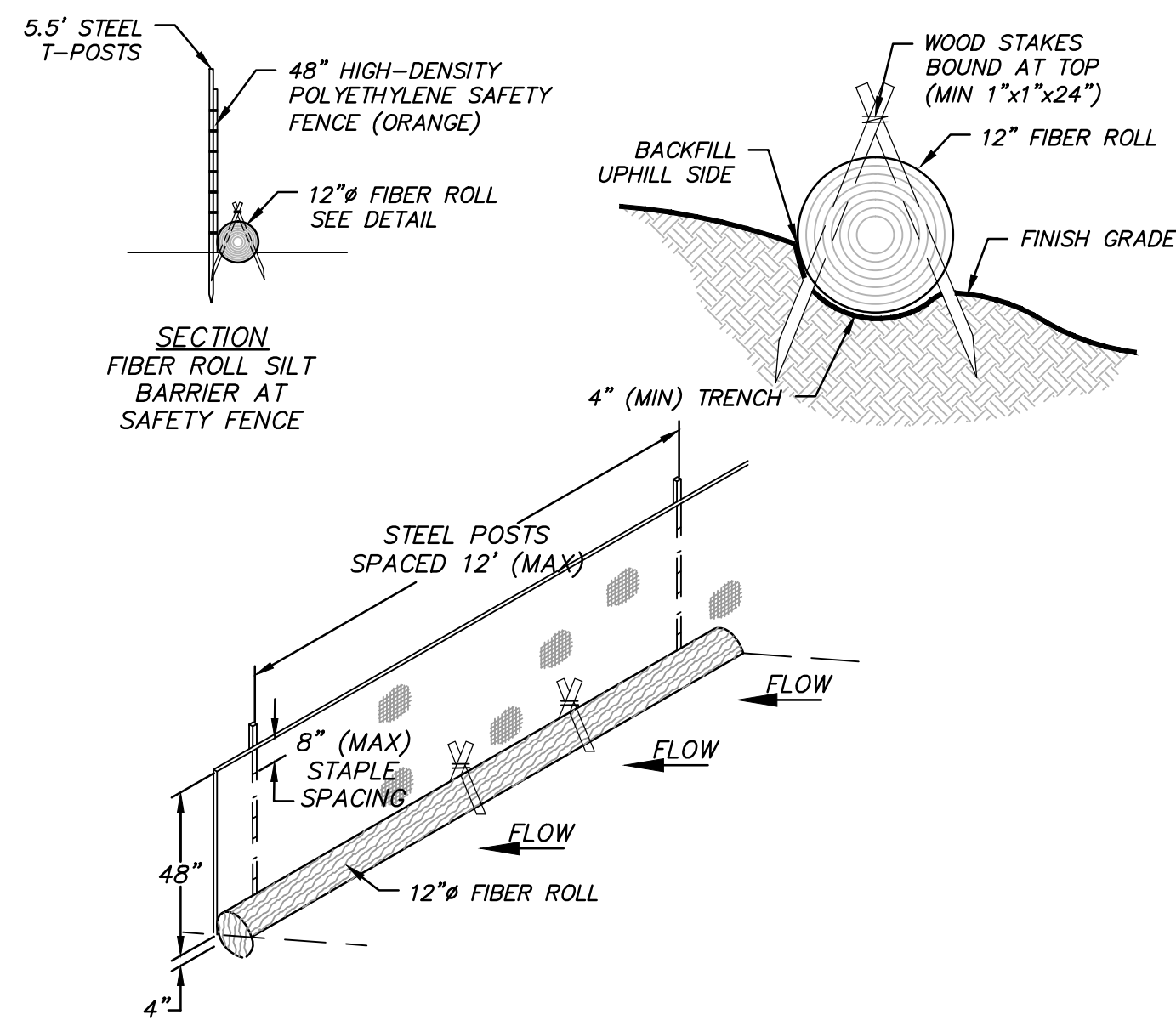
# 5 OF 8 SHEETS



**NOTES**

1. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE USED AT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS. LOCATION TO BE APPROVED BY TUPUD.
2. THE AGGREGATE SHALL BE 2 IN. CRUSHED ROCK OR 1 TO 3 IN. DIAMETER WASHED WELL-GRADED GRAVEL.
3. THE ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
4. THE ENTRANCE SHALL BE CONSTRUCTED ON LEVEL GROUND.
5. PERIODIC TOP DRESSING WITH ADDITIONAL STONE SHALL BE PROVIDED TO ENSURE THE INTEGRITY OF THE ENTRANCE DURING CONSTRUCTION.
6. THE ENTRANCE SHALL BE INSPECTED MONTHLY AND AFTER EACH RAINFALL.
7. CRUSHED ROCK MATERIAL SHALL BE ADDED WHEN SURFACE VOIDS ARE NOT VISIBLE.
8. ALL SEDIMENT DEPOSITS ON PAVED SURFACES SHALL BE REMOVED WITHIN 24 HOURS.
9. THE CRUSHED ROCK AND GEOTEXTILE SHALL BE REMOVED AT COMPLETION OF CONSTRUCTION.
10. A PAVED APRON ENTRANCE IS REQUIRED. THE ROCK CONSTRUCTION ENTRANCE IS TO BE ADDED TO THE END OF THE TEMPORARY PAVED APRON. THE PAVED APRON SHALL BE PROVIDED WITHIN ONE WEEK OF THE COMMENCEMENT OF GRADING. PAVED APRONS SHALL BE FLUSHED AND/OR SWEEPED AT LEAST ONCE DAILY. PAVED APRON SHALL BE A MINIMUM OF 2" AC ON 6" AB.

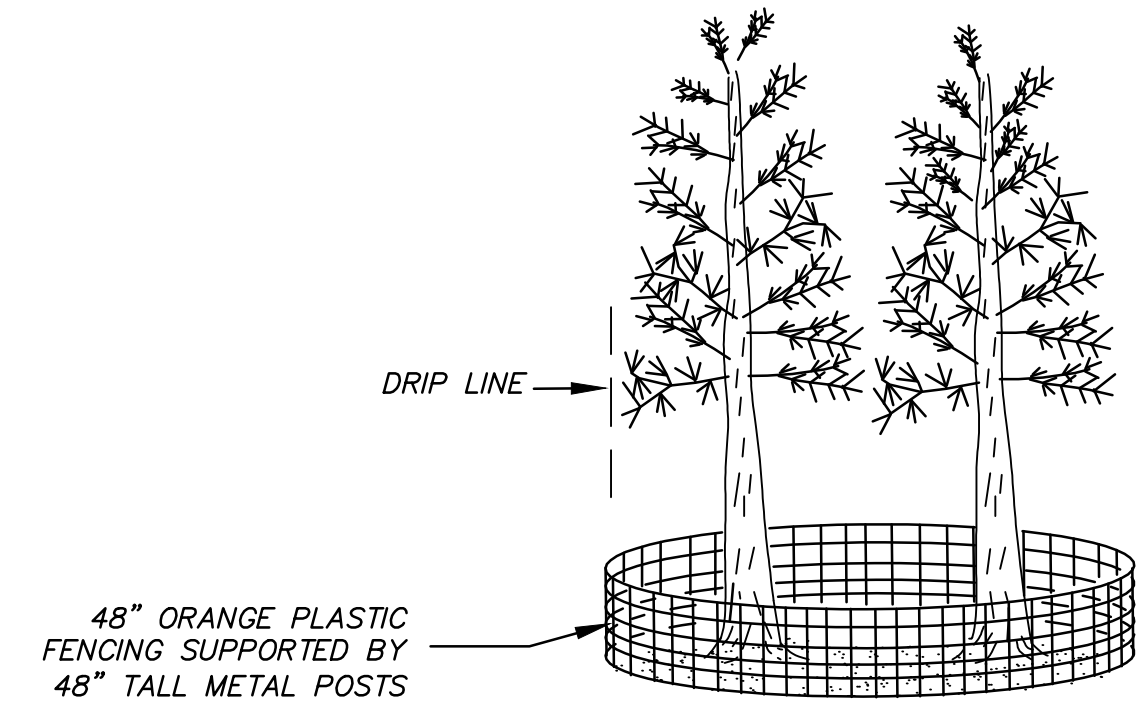
**1 CONSTRUCTION ENTRANCE** N.T.S.



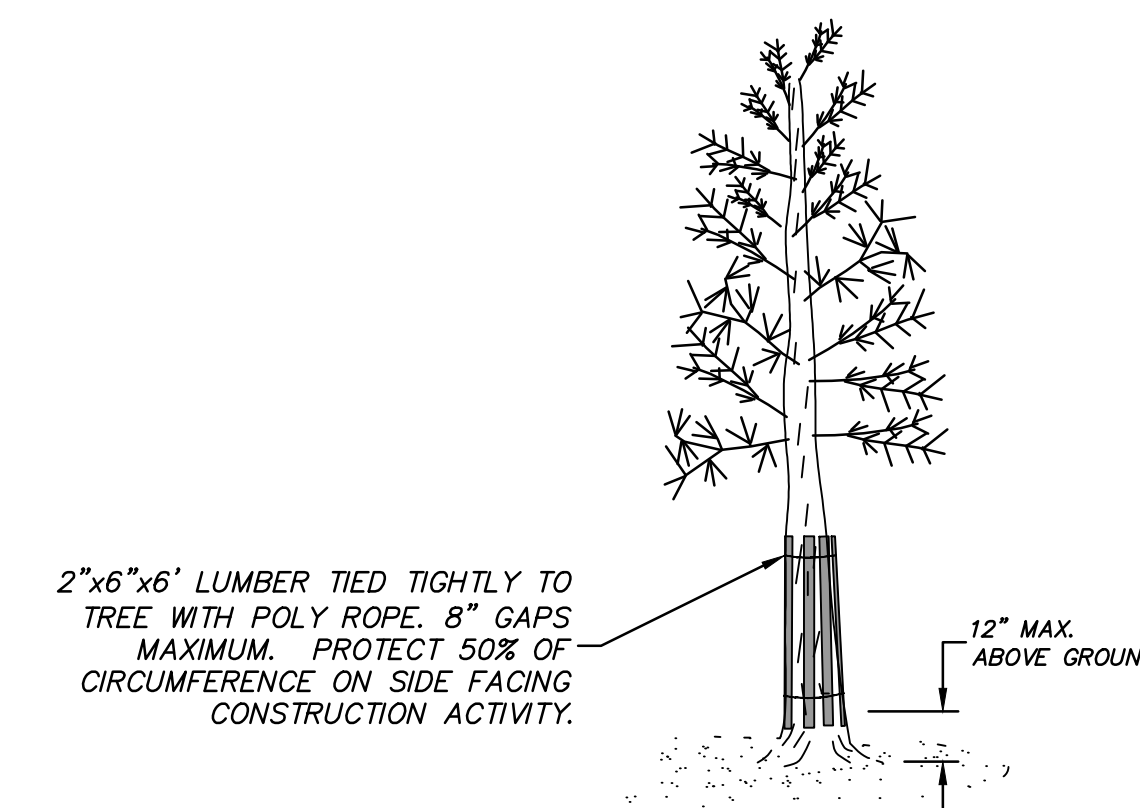
**NOTES:**

1. FIBER ROLL SHALL NOT BE MADE FROM STRAW. FIBER ROLLS SHALL BE BOUND BY HIGH STRENGTH COIR NETTING, AND HAVE A MINIMUM WEIGHT OF 6 LBS PER LINEAL FOOT.
2. ORANGE SAFETY FENCE IS INTENDED TO PROTECT FIBER ROLLS FROM COMPRESSION BY VEHICLES, CONSTRUCTION EQUIPMENT, ETC. FENCES SHALL BE HIGH DENSITY POLYETHYLENE WITH A MESH OPENING OF APPROXIMATELY 1 INCH BY 4 INCHES AND A MINIMUM HEIGHT OF 4 FEET. SAFETY FENCE MAY BE OMITTED IN LOW TRAFFIC AREAS.
3. FIBER ROLL SILT BARRIER SHALL BE INSTALLED ALONG CONTOUR AND ON SLOPES 5H:1V OR FLATTER UNLESS OTHERWISE APPROVED BY TRPA.
4. THE INSTALLATION CONFIGURATION SHALL PREVENT RUNOFF FROM LEAVING THE SITE OR ENTERING A WATERCOURSE WITHOUT PASSING THROUGH A SILT BARRIER.
5. THE MAXIMUM LENGTH OF SLOPE DRAINING TO THE SILT BARRIER SHALL BE 100 FEET.
6. FIBER ROLL SHALL BE INSTALLED BY SHAPING A 4 INCH DEEP FURROW TO MATCH THE SHAPE OF THE LOG, SECURING IN FURROW WITH WOOD STAKES, AND TAMPING THE GROUND AROUND THE FIBER ROLL TO FILL VOIDS BETWEEN THE LOG AND THE GROUND.
7. CONTRACTOR MAY ELECT TO WEIGHT DOWN ROLLS WITH SAND BAGS AS ALTERNATIVE, IF APPROVED BY ENGINEER.

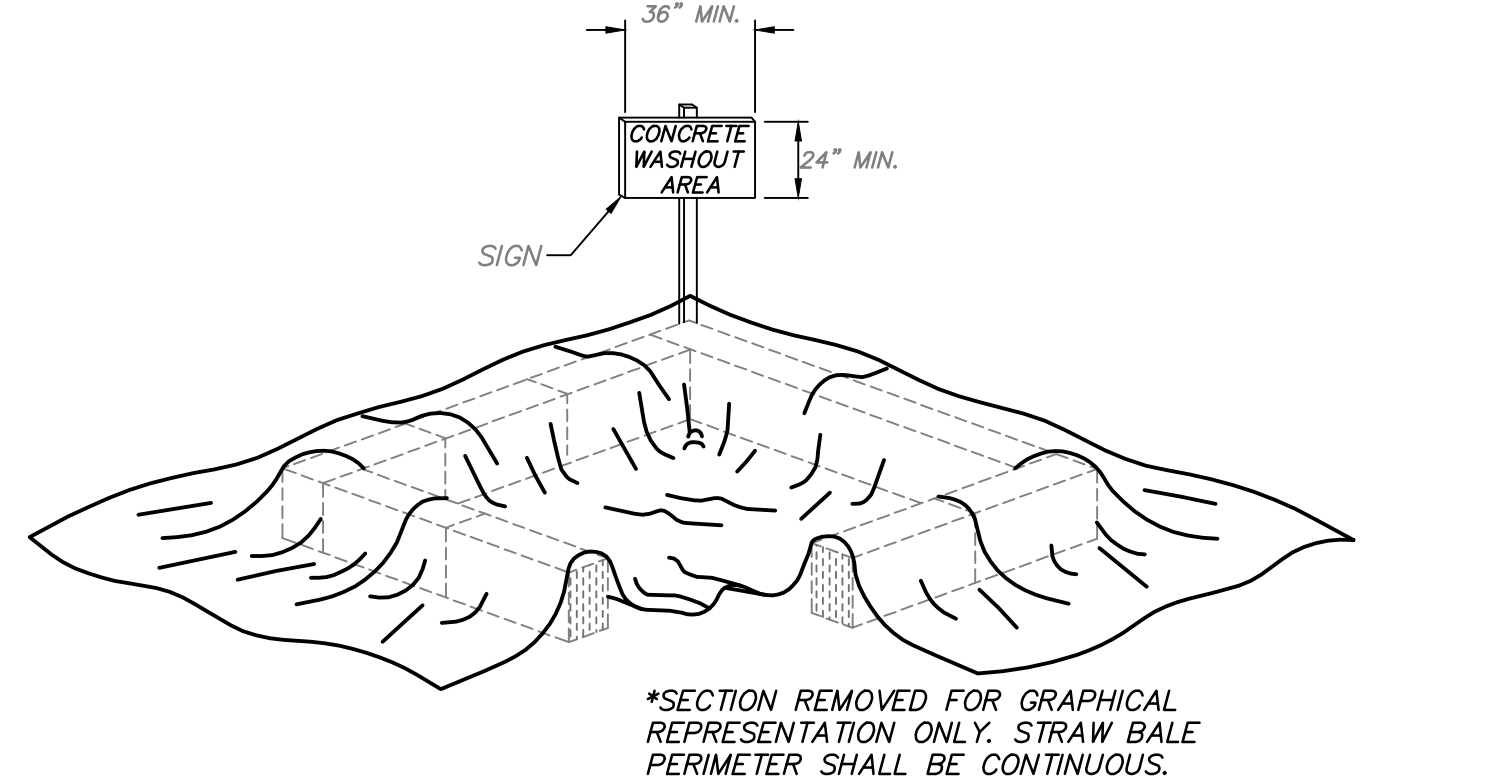
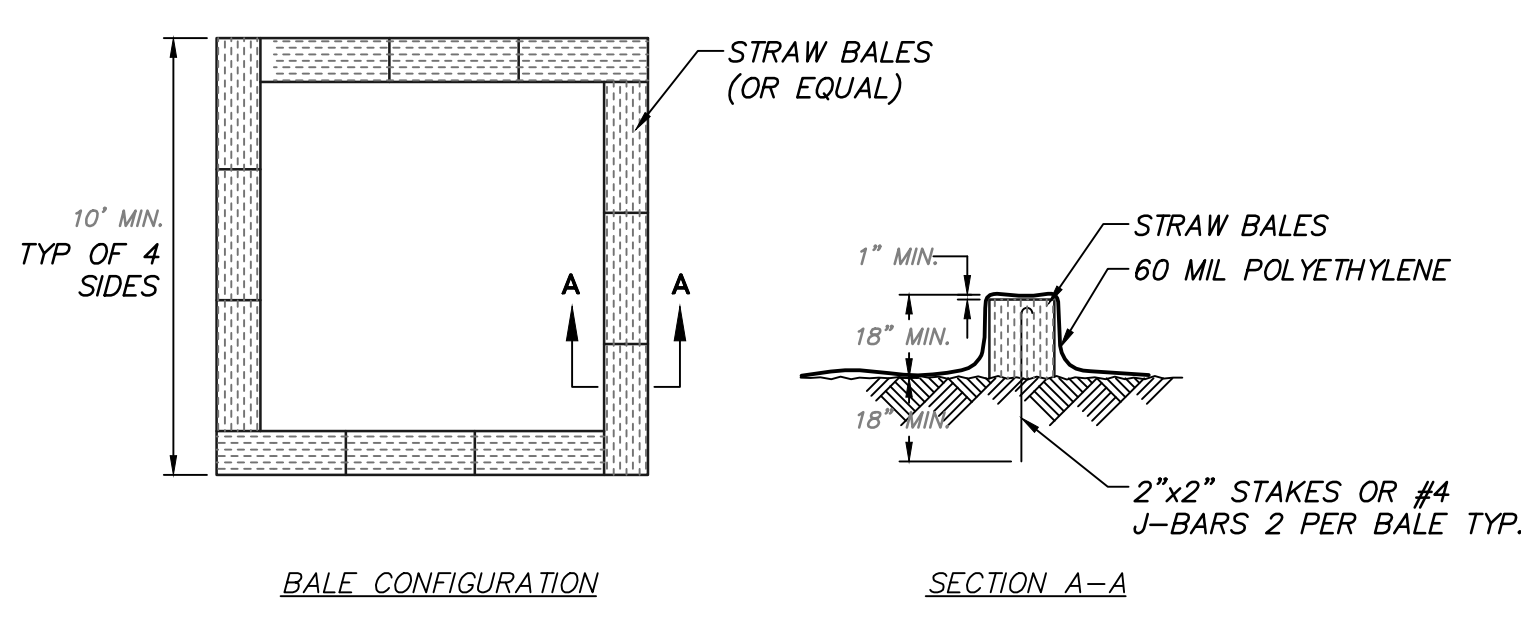
**2 WATTLE DETAIL** N.T.S.



**3 CONSTRUCTION BOUNDARY AND VEGETATION PROTECTION FENCE** N.T.S.

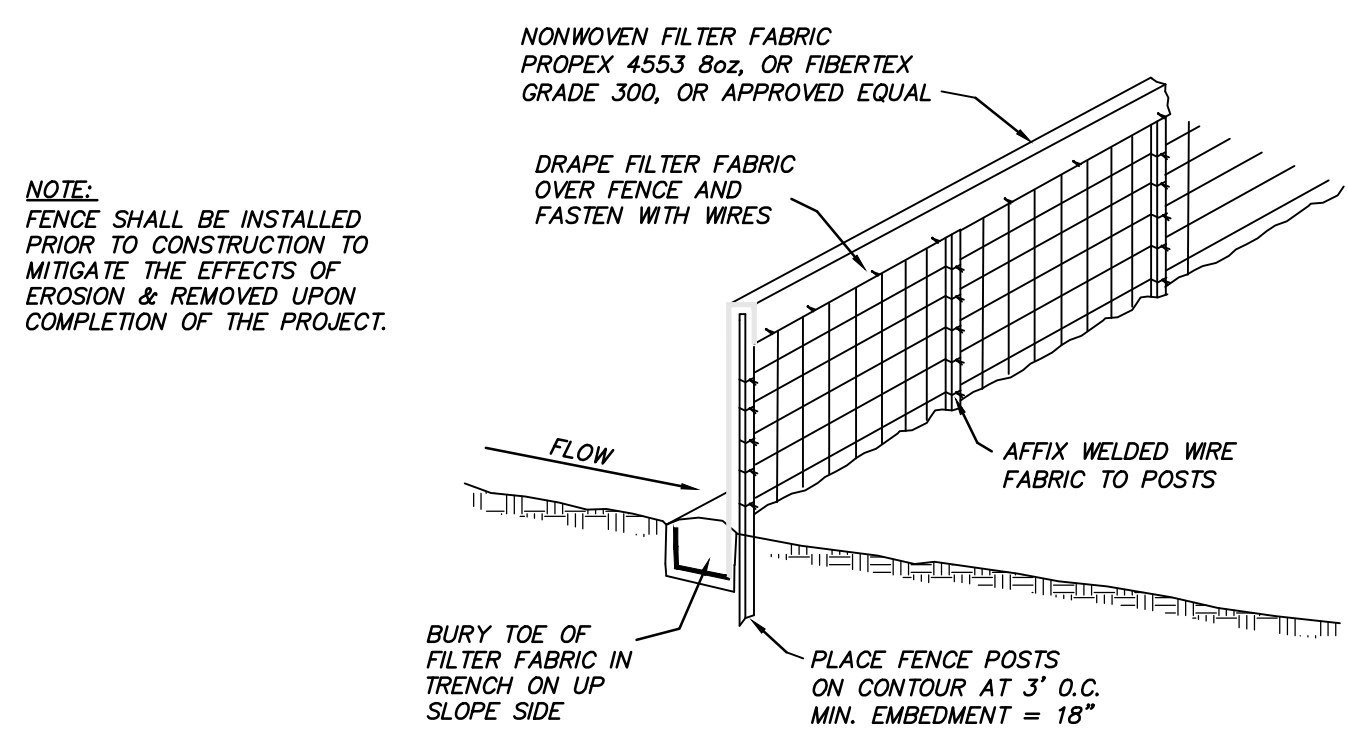


**4 TREE BUMPER GUARD** N.T.S.

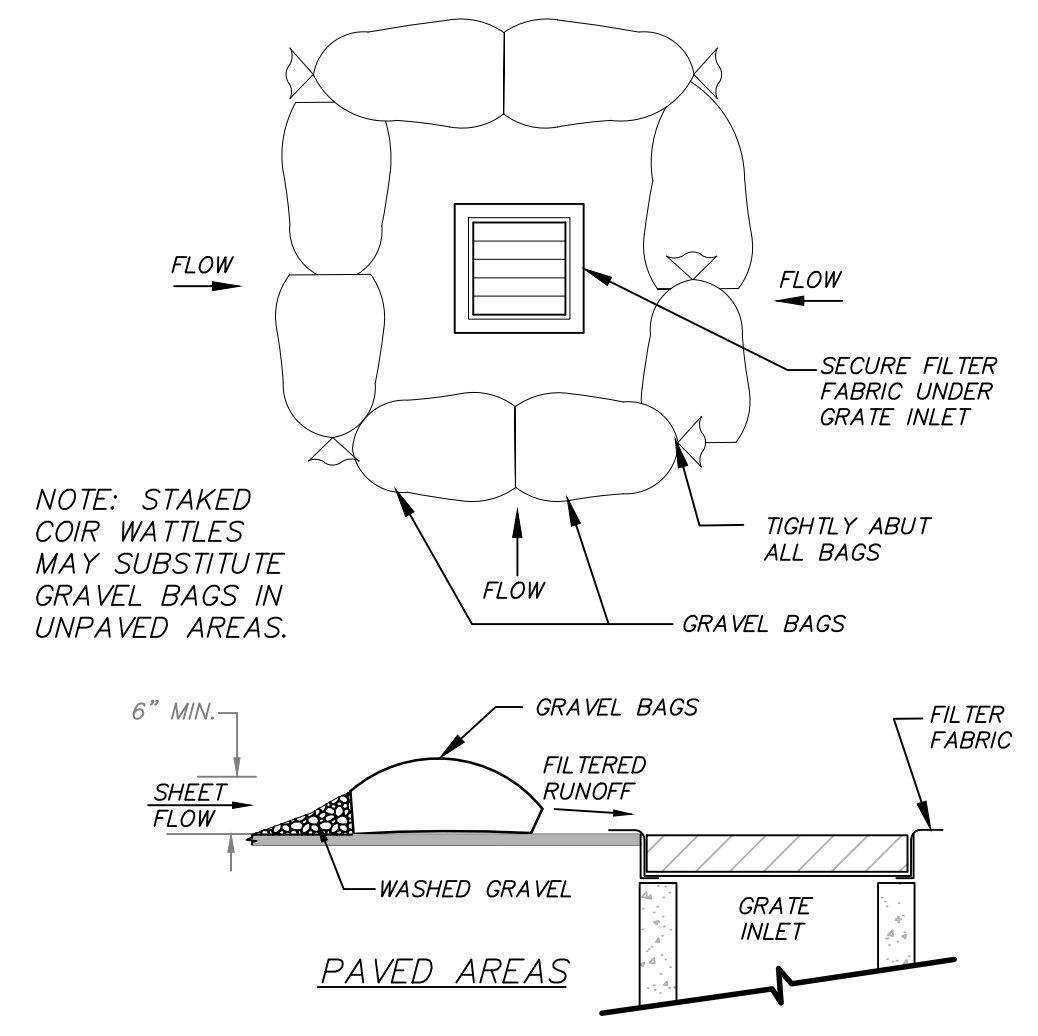


- NOTES:**
1. FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT.
  2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES.

**5 CONCRETE WASHOUT CROSS-SECTION** N.T.S.



**6 EROSION CONTROL FENCING** N.T.S.



**7 SANDBAG INLET PROTECTION** N.T.S.

- WINTERIZATION NOTES:**
1. WINTERIZATION IS REQUIRED ON ALL CONSTRUCTION SITES WHICH ARE ACTIVE OR INACTIVE BETWEEN OCTOBER 15 AND MAY 1.
  2. ALL TEMPORARY EROSION CONTROL FEATURES SHALL REPAIRED AND FUNCTIONING PROPERLY BY OCTOBER 15.
  3. TEMPORARY VEGETATION PROTECTION FENCING SHALL BE IN PLACE AND/OR INSPECTED.
  4. DISTURBED AREAS SHALL BE STABILIZED (SEE EROSION CONTROL NOTES).
  5. ON-SITE CONSTRUCTION SLASH AND DEBRIS SHALL BE CLEANED UP AND REMOVED FROM SITE.
  6. PERMANENT BMPs SHALL BE INSTALLED WHEREVER FEASIBLE.
  7. IF THE SITE WILL BE ACTIVE BETWEEN OCTOBER 15 AND MAY 1, ALL PERMANENT BMPs MUST BE IN PLACE, SPECIALLY PAVING OF DRIVEWAY AND PARKING AREAS.
  8. ALL FILL MATERIAL RETAINED FOR FUTURE BACKFILL MUST BE PROTECTED BY SEDIMENT BARRIERS AND BE COVERED WITH PLASTIC OR OTHER IMPERVIOUS MATERIAL.
  9. ANY EXCESS EXCAVATED EARTHEN MATERIALS SHALL BE REMOVED FROM SITE.

**TAHOE REGIONAL PLANNING AGENCY NOTES:**

1. ALL BARREN AREAS AND AREAS DISTURBED BY CONSTRUCTION NOT BEING LANDSCAPED SHALL BE RE-VEGETATED IN ACCORDANCE WITH TAHOE REGIONAL PLANNING AGENCY HANDBOOK OF BEST MANAGEMENT PRACTICES.
2. APPLICATION OF A MULCH MAY ENHANCE VEGETATIVE ESTABLISHMENT.
3. PROVIDE 3" LAYER OF GRAVEL (PEA OR 3/4" DRAINROCK) BENEATH ALL RAISED DECKS AND STAIRS.
4. ALL PLANTINGS SHALL BE NATIVE SPECIES, NO FERTILIZER SHALL BE USED ON SITE.
5. LOCATE FENCING WITHIN PARCEL PROPERTY AND NO MORE THAN 12' FROM ANY STRUCTURE FOOTPRINT, DRIVEWAY, OR LIMITS OF GRADING. EROSION CONTROL FENCING MAY DOUBLE AS VEGETATION PROTECTION FENCING IN AREAS WHERE ITS PLACEMENT IS IN CONFORMANCE TO VEGETATION PROTECTION FENCING PLACEMENT. NEITHER VEGETATION PROTECTION FENCING OR EROSION CONTROL FENCING MAY BE CROSSED WITH CONSTRUCTION EQUIPMENT OR ACTIVITIES.
6. STAGING AREA SHALL BE ANY AND ALL PORTIONS OF EXISTING PARKING LOT.
7. IF REQUIRED BY SITE CONDITIONS, ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE MULCHED WITH A 2 TO 3 INCH LAYER OF PINE NEEDLES OR WOOD CHIPS AS A DUST CONTROL MEASURE. THIS MULCH SHALL BE MAINTAINED FROM COMPLETION OF INITIAL GRADING THROUGH COMPLETION OF THE PROJECT.
8. NO MATERIAL OR EQUIPMENT SHALL ENTER OR BE PLACED IN THE AREAS PROTECTED BY FENCING OR OUTSIDE THE CONSTRUCTION AREAS WITHOUT APPROVAL FROM TAHOE REGIONAL PLANNING AGENCY.
9. CONTRACTOR TO REFER TO TAHOE REGIONAL PLANNING AGENCY PERMIT FOR ADDITIONAL REQUIREMENTS.

- GENERAL NOTES:**
1. TREE PROTECTION SHALL APPLY TO ALL EXISTING TREES TO REMAIN WITHIN 10 FEET OF ANY CONSTRUCTION.
  2. ALL EXISTING TREES ARE TO REMAIN AND BE PROTECTED UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLANS.
  3. CONTRACTOR TO ENSURE NO SEDIMENT RELEASE OR TRACKOUT OCCURS DURING CONSTRUCTION.

**8 TEMPORARY BMP'S GENERAL NOTES** N.T.S.

**SIERRA NEVADA COLLEGE RESIDENCE FOR THE PRESIDENT**

INCLINE VILLAGE, NV  
WASHOE COUNTY  
APN 127-040.08

**GARY DAVIS GROUP DESIGN AND ENGINEERING**

post office box 7409 tahoe city, ca 96145  
tel 530.583.9222 fax 530.583.9294

garydavisgroup.com

Issues and Revisions				
No.	Date	Issue & Revision	By	Check

Designed By *CMS*  
Drafted By *CMS*  
Checked By *GD*

Client Information *SIERRA NEVADA COLLEGE*  
*C/O DIANNE SEVERANCE*  
*999 TAHOE BOULEVARD*  
*INCLINE VILLAGE, NV 89451*  
*(775) 881-7522*

Project Number *764.60*

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**TEMPORARY EROSION CONTROL DETAILS**

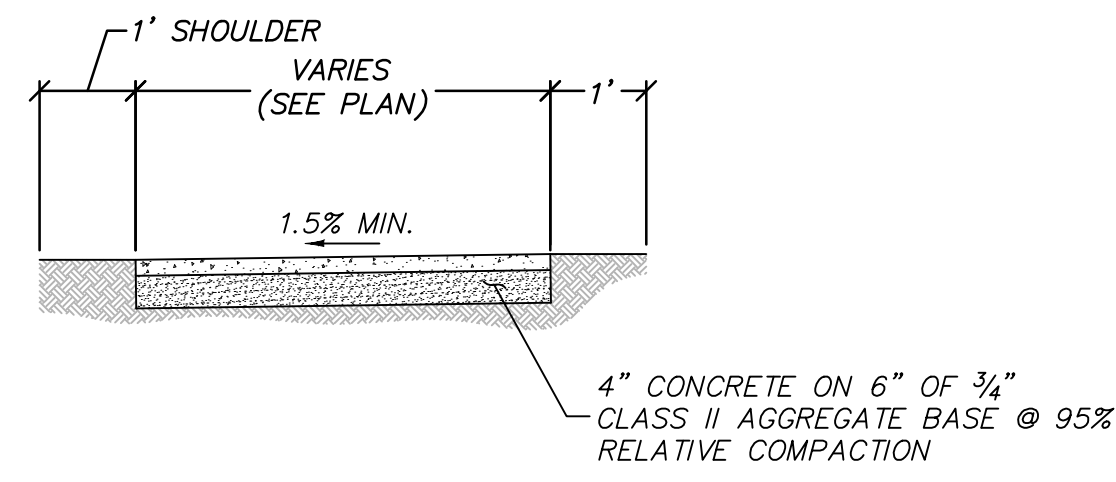
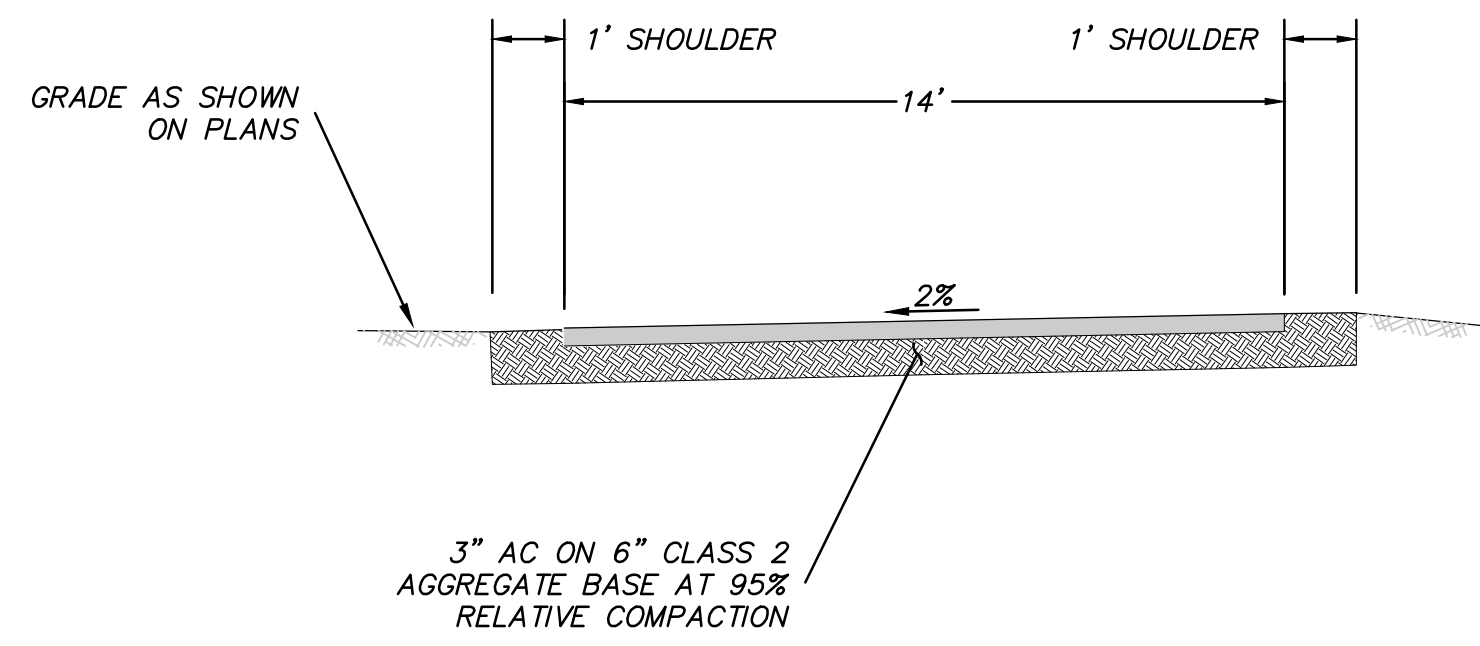
Scale *AS NOTED*  
File *764.60 C5-6\_DETAILS.dwg*  
Plot Date *DECEMBER 8, 2014*

**C5**

# 6 OF 8 SHEETS

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**NOTES:**

1. PORTLAND CEMENT CONCRETE (P.C.C.) SHALL HAVE THE FOLLOWING CHARACTERISTICS: 4000 PSI MIN. COMPRESSIVE STRENGTH @ 28 DAYS, MIN. 6.25 SACKS OF TYPE II CEMENT PER CUBIC YARD WITH A MAX. WATER/CEMENT RATIO OF 0.45, AIR ENTRAINMENT 6% ± 1.5%, SLUMP AT 1 TO 4 INCHES.
2. PCC WALKS SHALL HAVE EXPANSION JOINTS EVERY 30 FEET AND WEAKENED PLANE JOINTS EVERY 10 FEET.
3. AGGREGATE BASE SHALL BE TYPE 2, CLASS B.
4. 1/2" (13MM) PRE-MOLDED JOINT FILLER SHALL BE INSTALLED IN EXPANSION JOINTS AT 18' INTERVALS.

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INCLINE VILLAGE, NV  
WASHOE COUNTY  
APN 127-040.08

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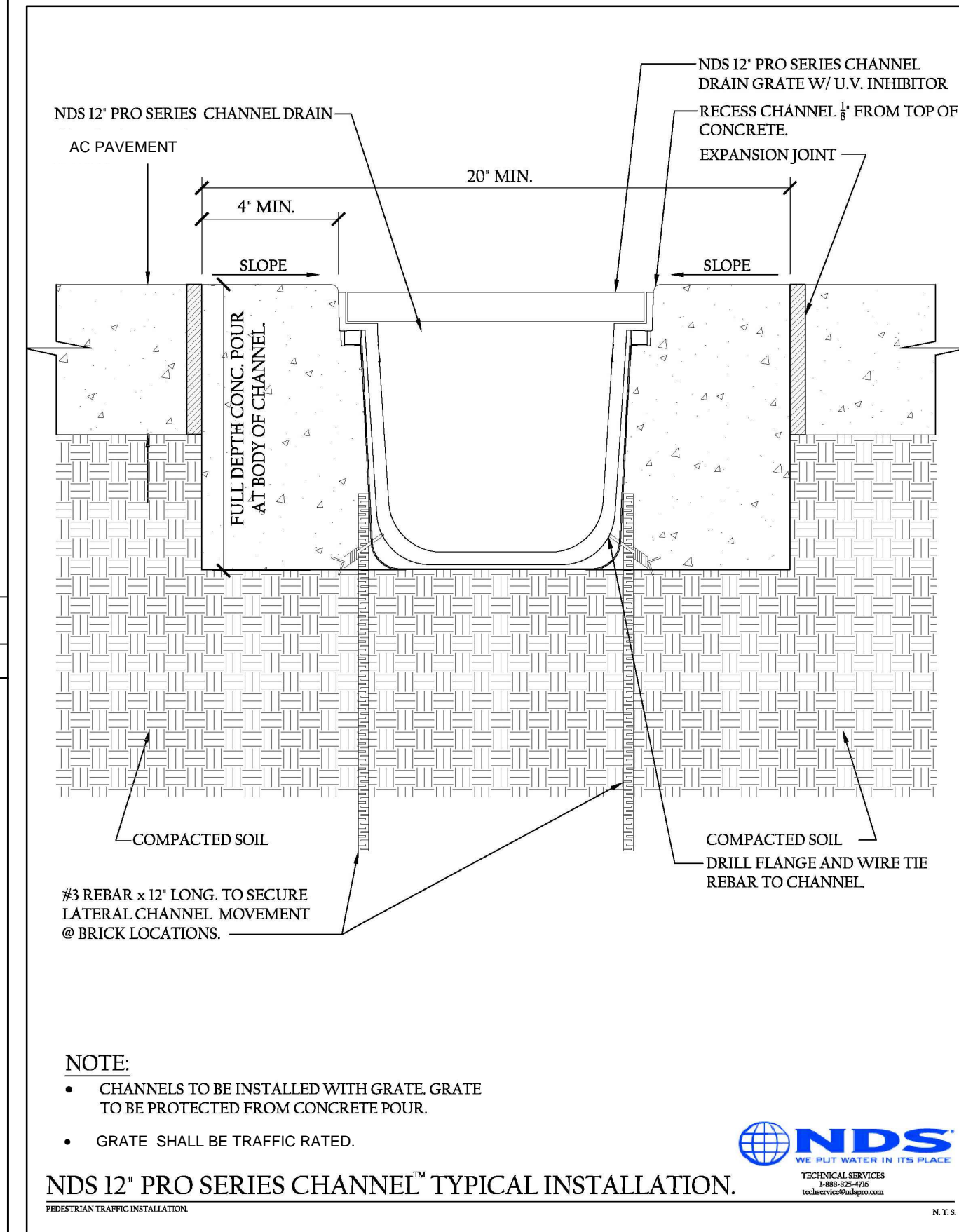
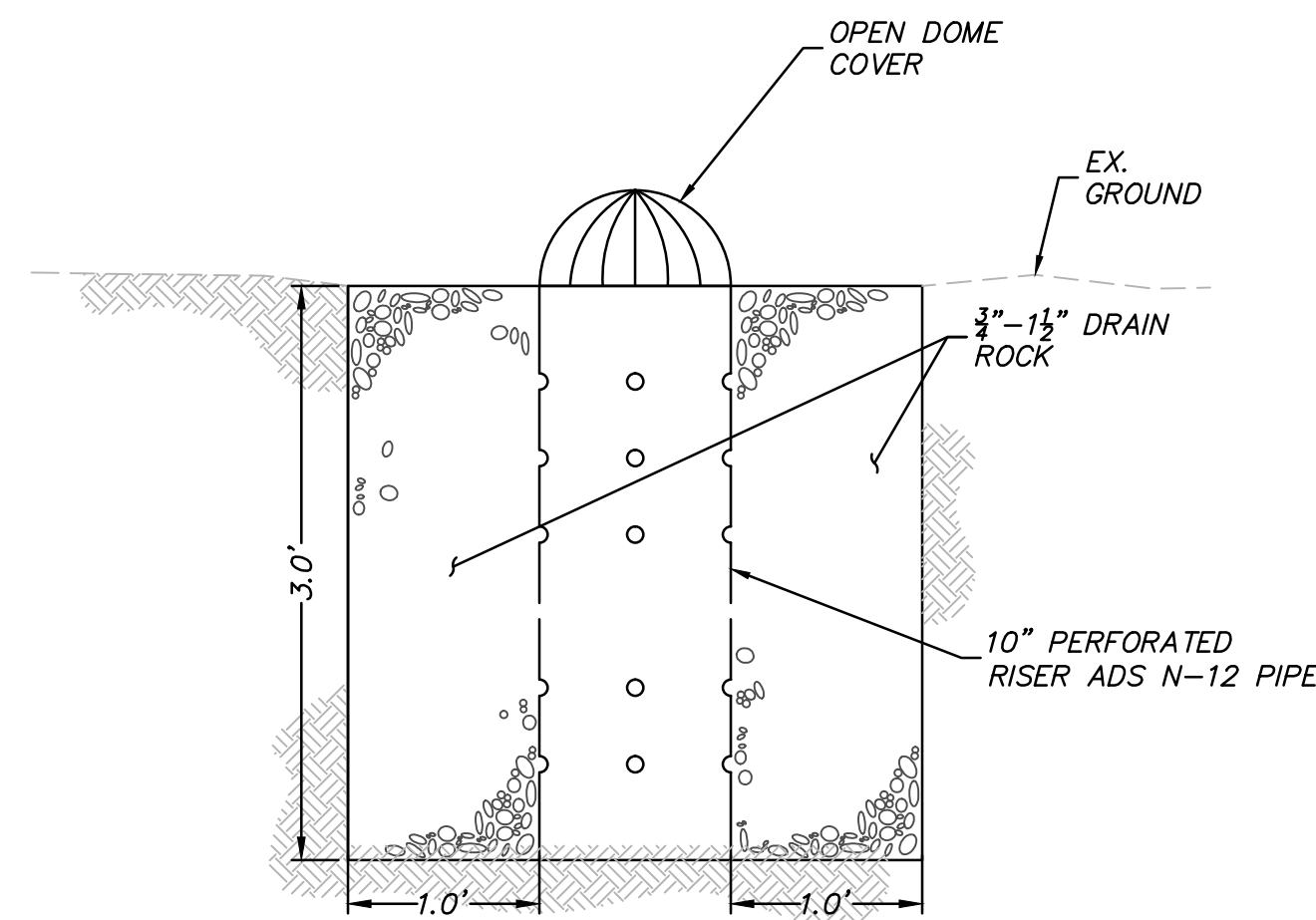
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tel 530.583.9222 fax 530.583.9294

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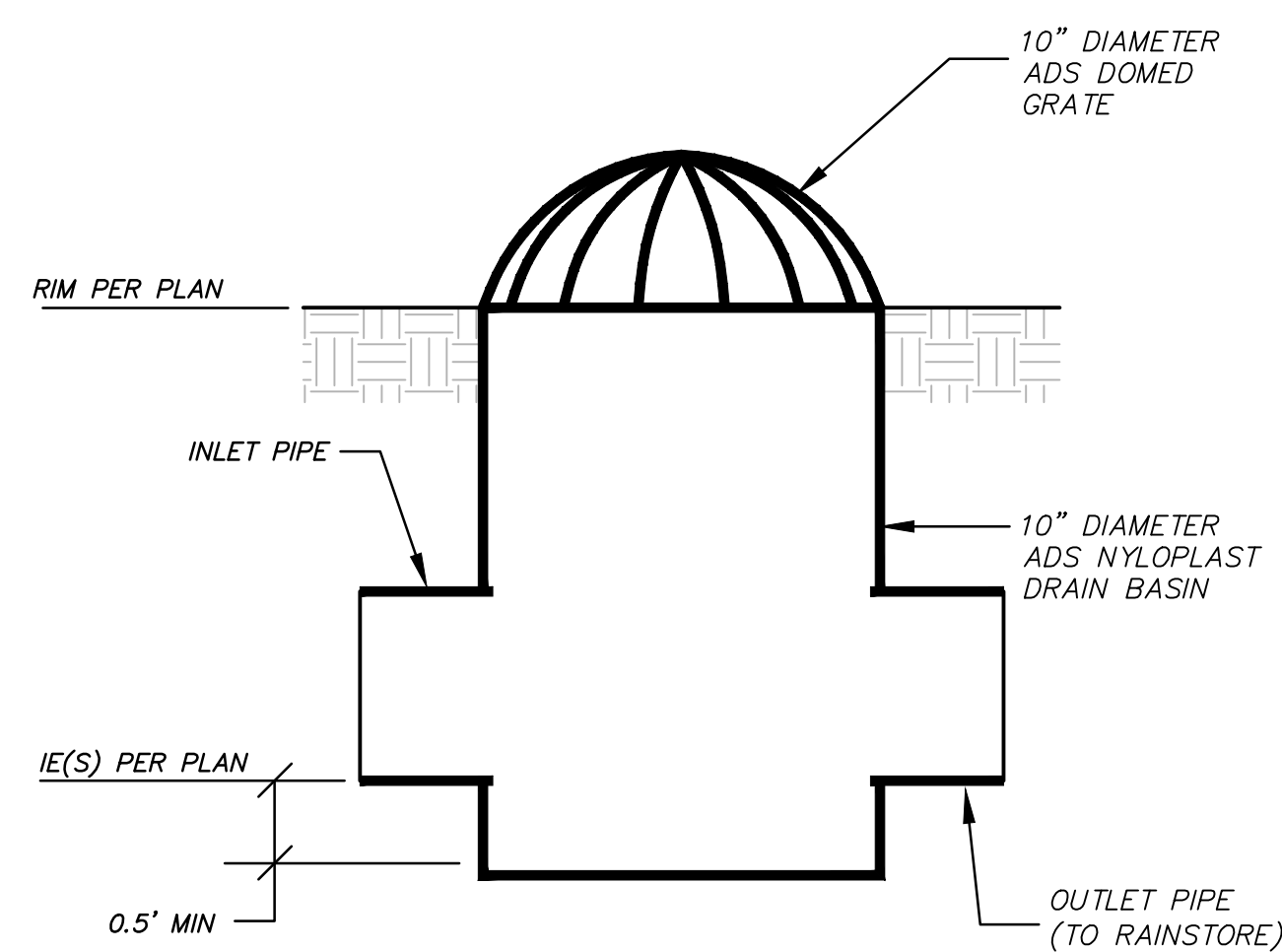


**1 CONSTRUCTION ENTRANCE** N.T.S.

**2 TYPICAL CONCRETE WALK** N.T.S.

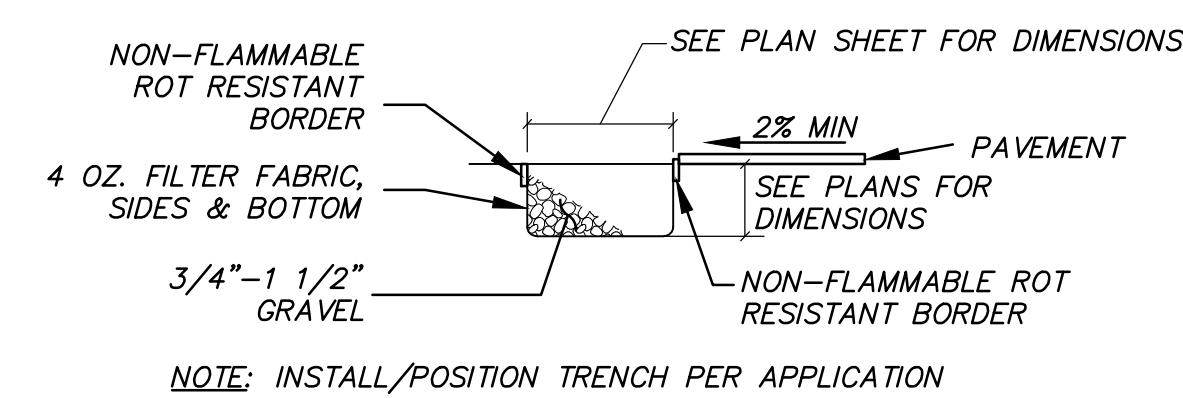


**3 FOUNDATION DRAIN INFILTRATION PIT** N.T.S.



**4 ADS RISER PIPE** N.T.S.

**5 INFILTRATION TRENCH** N.T.S.



**6 INFILTRATION TRENCH** N.T.S.

Issues and Revisions				
No.	Date	Issue & Revision	By	Check

Designed By *CMS*  
Drafted By *CMS*  
Checked By *GD*

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Description

**CIVIL & DRAINAGE DETAILS**

Scale *1"=60'*  
File *764.60 C5-6\_DETAILS.dwg*  
Plot Date *DECEMBER 8, 2014*

**C6**

# 7 OF 8 SHEETS

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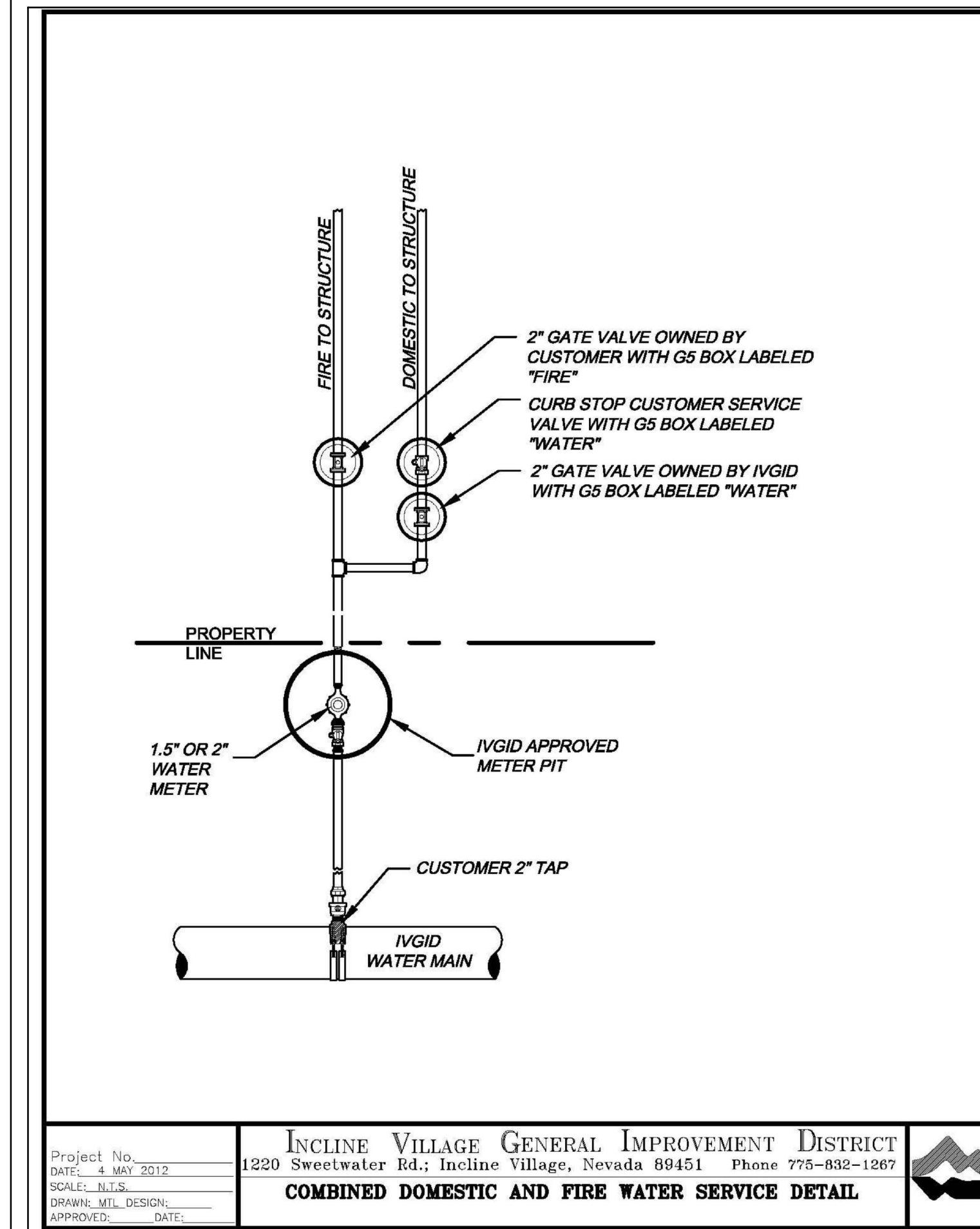
# SIERRA NEVADA COLLEGE RESIDENCE FOR THE PRESIDENT

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WASHOE COUNTY  
APN 127-040.08

GARY DAVIS GROUP  
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post office box 7409 tahoe city, ca 96145  
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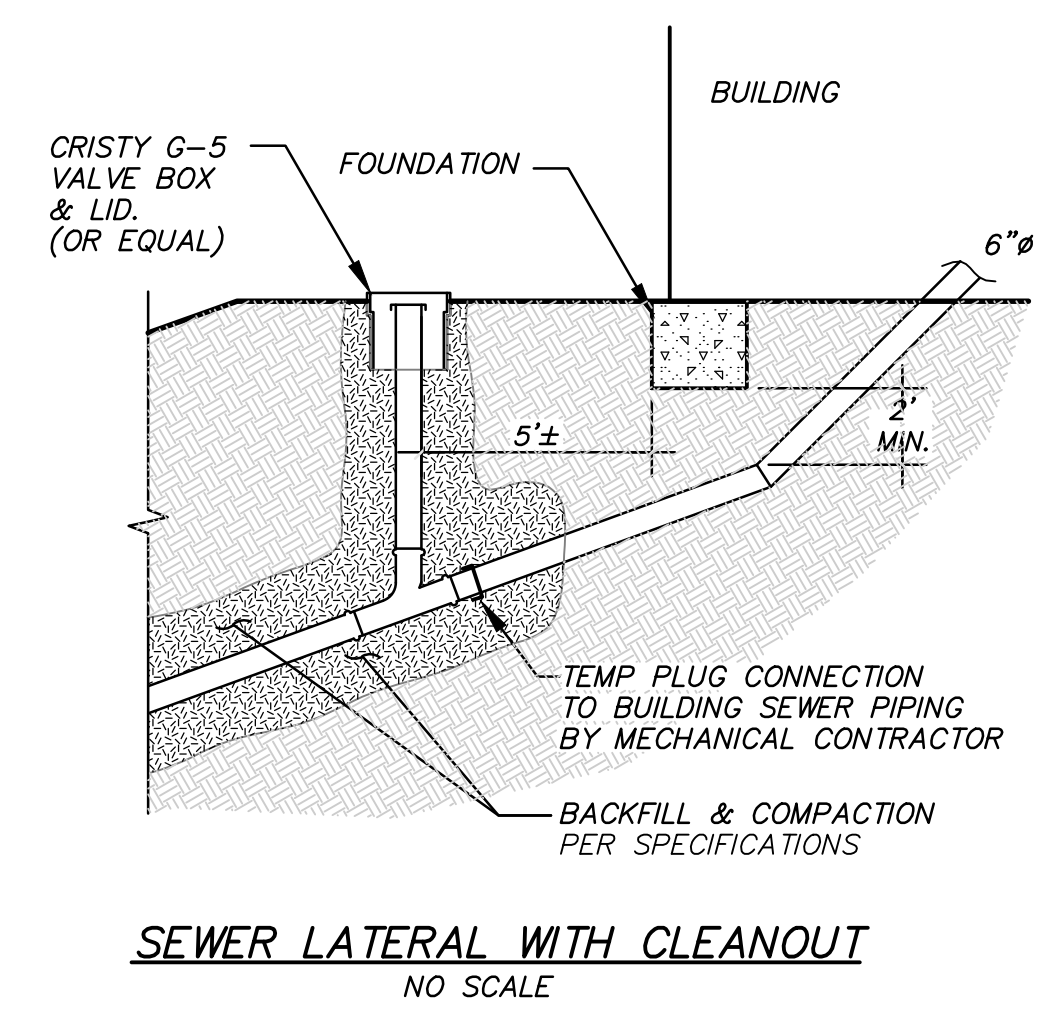
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Project No. \_\_\_\_\_  
DATE: 4 MAY 2012  
SCALE: N.T.S.  
DRAWN, MTL. DESIGN: \_\_\_\_\_  
APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

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

**COMBINED DOMESTIC AND FIRE WATER SERVICE DETAIL**



**SEWER LATERAL WITH CLEANOUT**  
NO SCALE

**4 SEWER CLEANOUT** N.T.S.

**5 COMBINED WATER SERVICE LINE** N.T.S.

Issues and Revisions			
No.	Date	Issue & Revision	By Check

Designed By *CMS*  
Drafted By *CMS*  
Checked By *GD*

Client Information *SIERRA NEVADA COLLEGE*  
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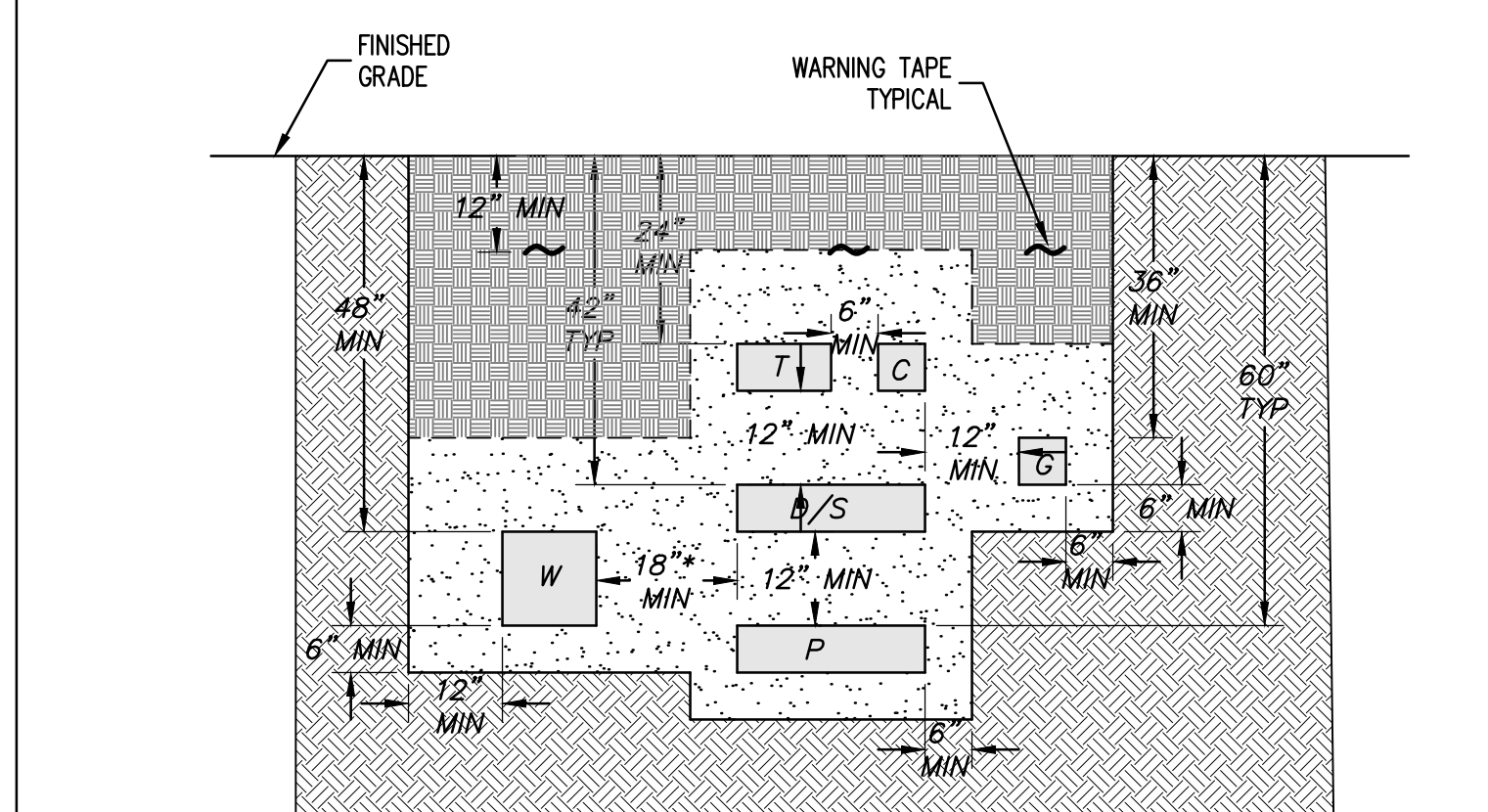
Project Number *764.60*  
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Description  
**UTILITY DETAILS**

Scale *AS NOTED*  
File *764.60 C5-6\_DETAILS.dwg*  
Plot Date *DECEMBER 8, 2014*

# C7

# 8 OF 8 SHEETS

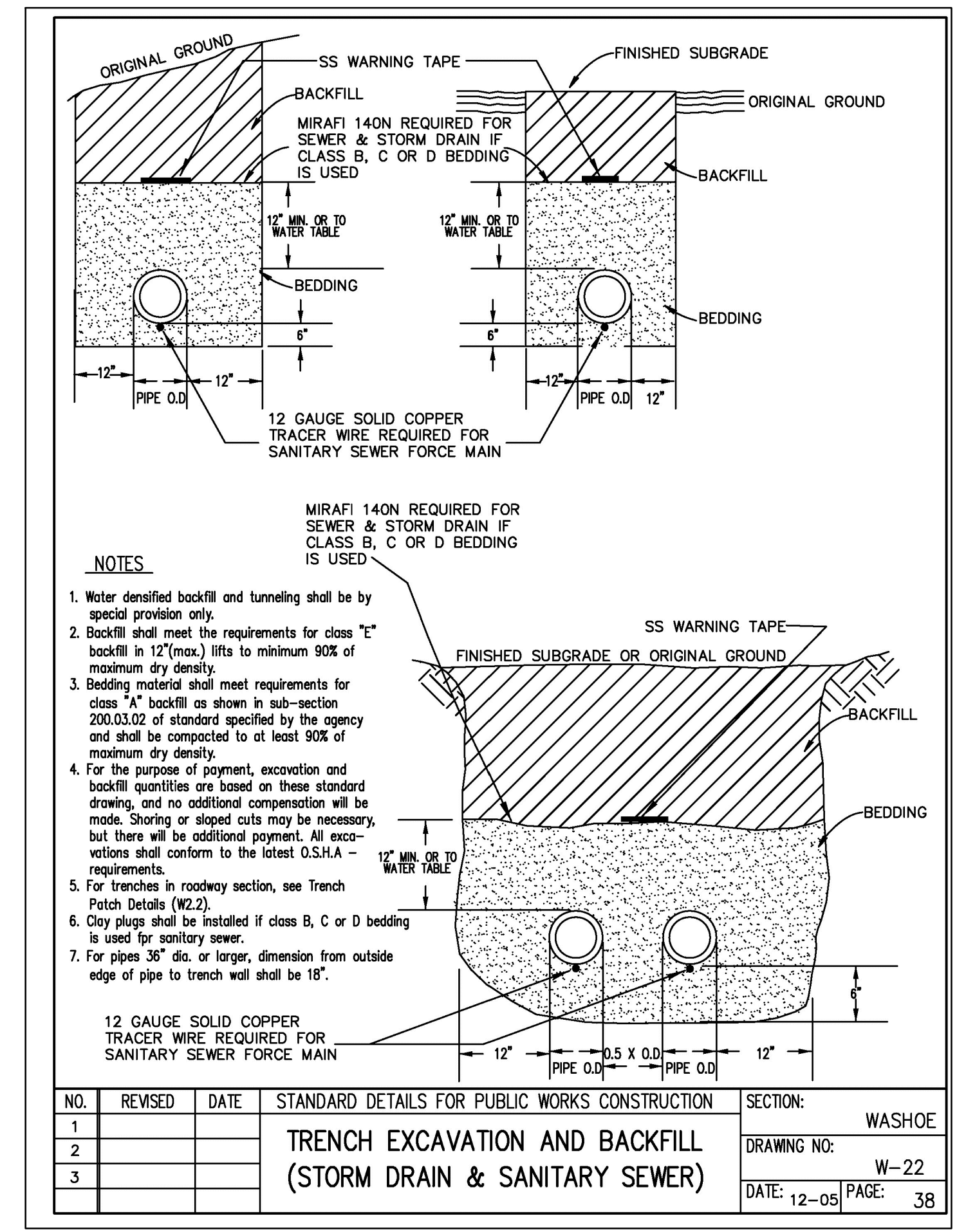


T - TELEPHONE "WINDOW"  
C - CABLE TV "WINDOW"  
G - GAS "WINDOW"  
D/S - DATA AND SECONDARY ELECTRICAL "WINDOW"  
W - WATER LINE "WINDOW"  
P - PRIMARY ELECTRICAL "WINDOW"

\* 4' TYPICAL ON-SITE (IN SEPERATE TRENCH)

NOTE: BEDDING, BACKFILL AND LOCATOR WIRE PER UTILITY COMPANY REQUIREMENTS.

**8 JOINT TRENCH DETAIL** N.T.S.

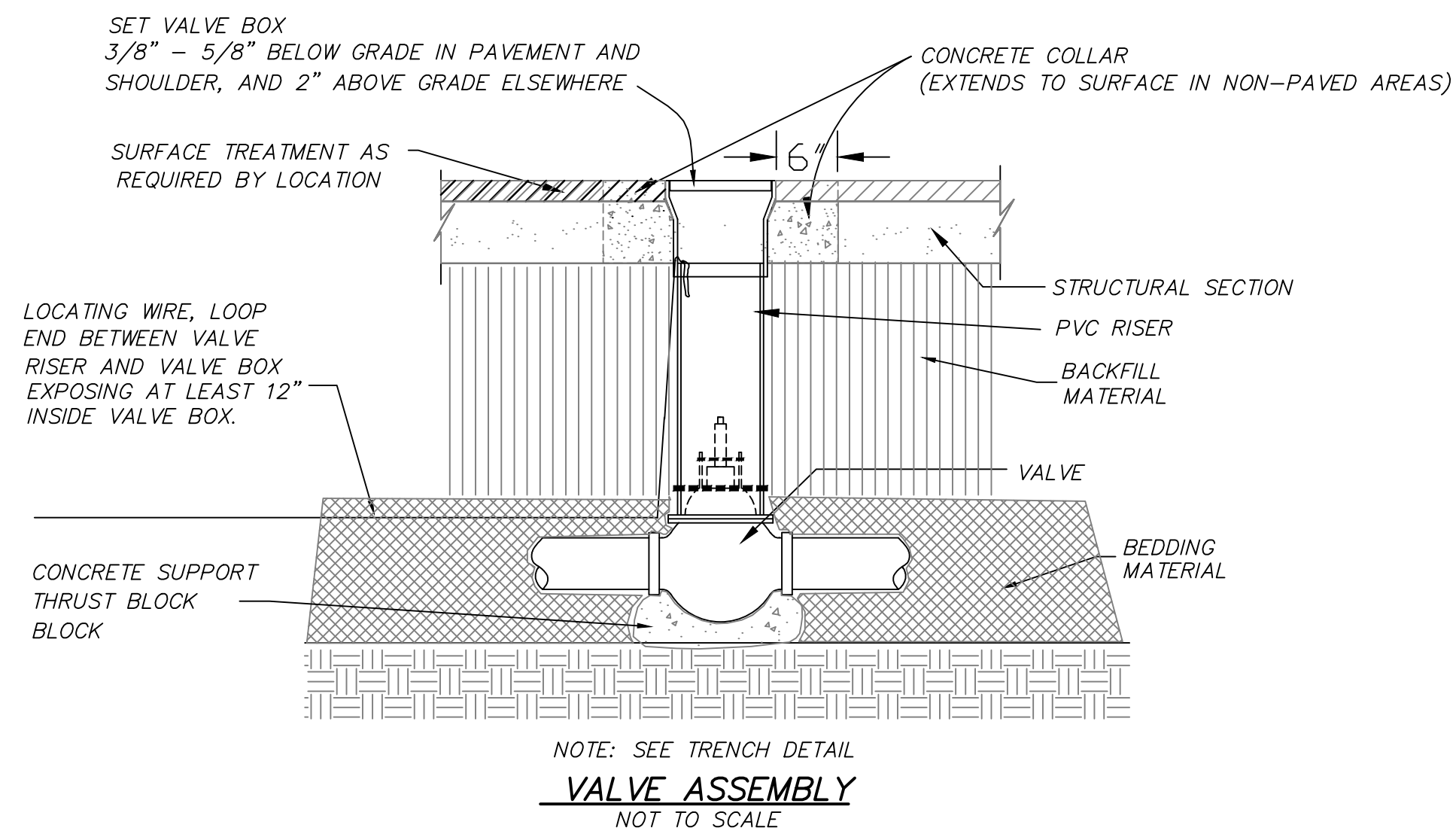


**NOTES**

- Water defined backfill and tunneling shall be by special provision only.
- Backfill shall meet the requirements for class "E" backfill in 12"(max.) lifts to minimum 90% of maximum dry density.
- Bedding material shall meet requirements for class "A" backfill as shown in sub-section 200.03.02 of standard specified by the agency and shall be compacted to at least 90% of maximum dry density.
- For the purpose of payment, excavation and backfill quantities are based on these standard drawings, and no additional compensation will be made. Shorting or sloped cuts may be necessary, but there will be additional payment. All excavations shall conform to the latest O.S.H.A. requirements.
- For trenches in roadway section, see Trench Patch Details (W2.2).
- Clay plugs shall be installed if class B, C or D bedding is used for sanitary sewer.
- For pipes 36" dia. or larger, dimension from outside edge of pipe to trench wall shall be 18".

NO.	REVISED	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION:
1			<b>TRENCH EXCAVATION AND BACKFILL (STORM DRAIN &amp; SANITARY SEWER)</b>	WASHOE.
2				DRAWING NO: W-22
3				DATE: 12-05 PAGE: 38

**7 SEWER TRENCH DETAIL** N.T.S.



**6 WATER VALVE DETAIL** N.T.S.

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