



Board of Adjustment Staff Report

Meeting Date: November 2, 2023

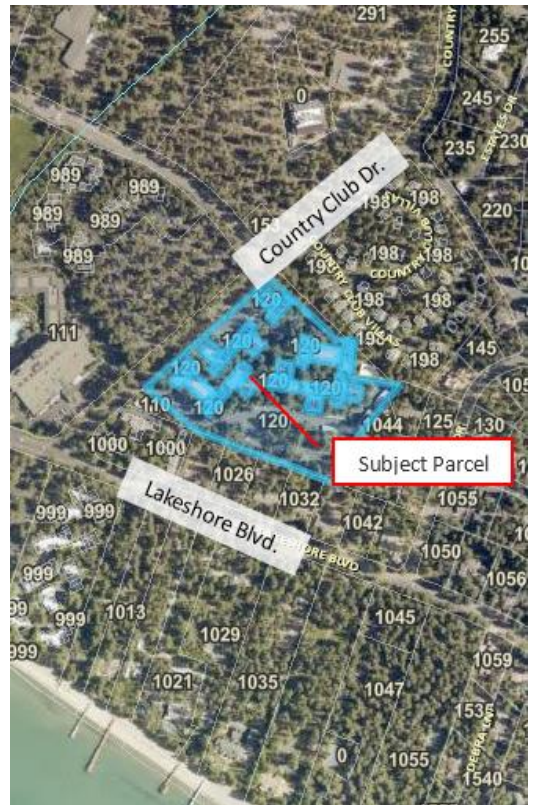
Agenda Item: 8D

SPECIAL USE PERMIT CASE NUMBER:	WSUP23-0026 (Tahoe Golf)
BRIEF SUMMARY OF REQUEST:	Special use permit for a golf instruction studio.
STAFF PLANNER:	Courtney Weiche, Senior Planner Phone Number: 775.328.3608 E-mail: cweiche@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for a golf instruction studio, Amusements and Recreation Services use type, within in an existing commercial space in the Country Club Center.

Applicant: Will Wolford & Ashley Wood
 Property Owner: Scott & Mei Bowie
 Location: 120 Country Club Drive, Unit 15
 APN: 130-180-15
 Parcel Size: .1 acre
 Master Plan: Tahoe - Incline Village Tourist
 Regulatory Zone: Tahoe - Incline Village Tourist
 Area Plan: Tahoe
 Development Code: Authorized in Article 810, Special Use Permits
 Commission District: 1 – Commissioner Hill



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE 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 conditions Special Use Permit Case Number WSUP23-0026 for Will Wolford & Ashley Wood, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30.

(Motion with Findings on Page 7)

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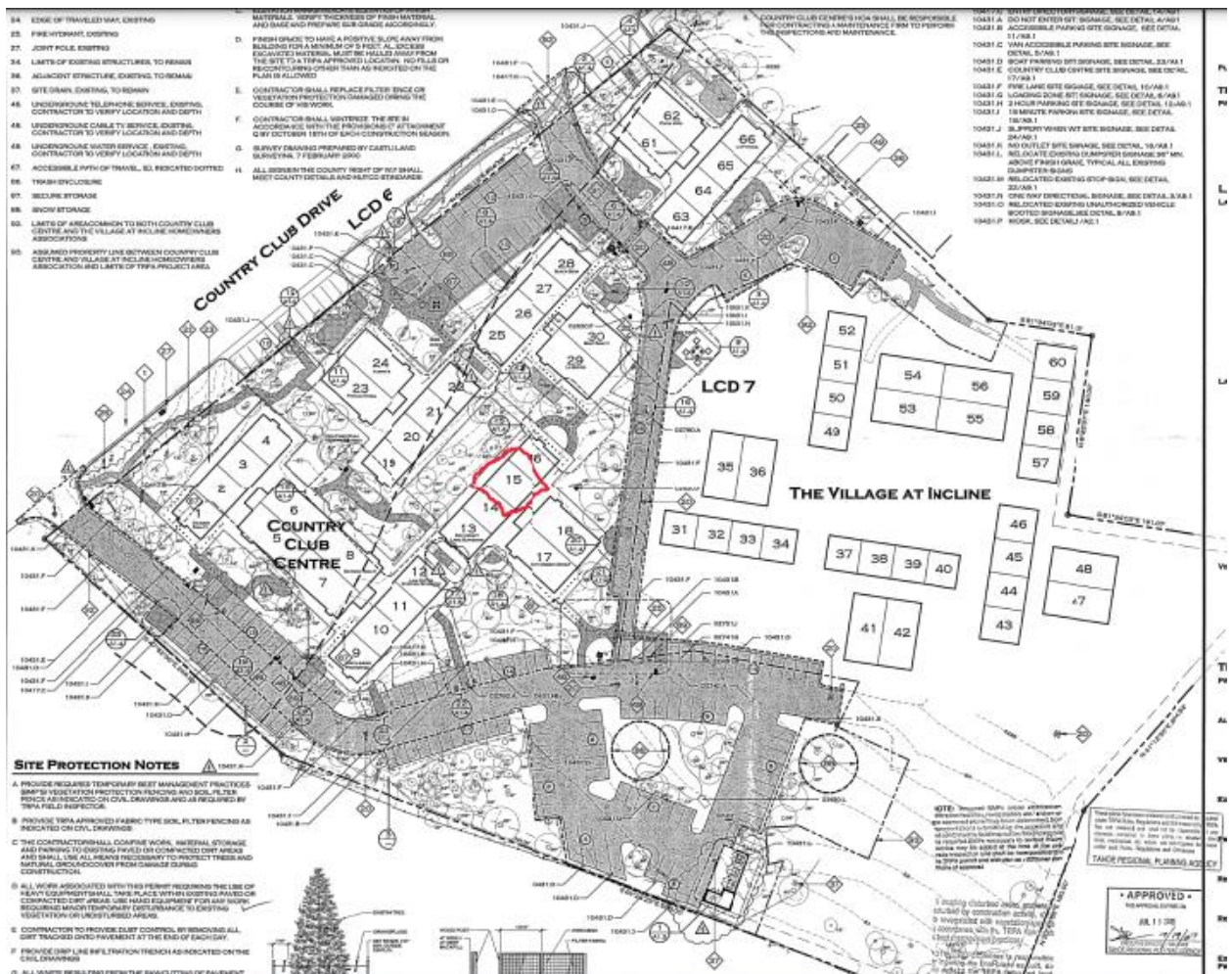
Special Use Permit

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 WSUP23-0026 are attached to this staff report and will be included with the action order.

The subject property is designated as Incline Village – Tourist (IV-T). The proposed use of a golf instruction studio is classified as “Amusements and Recreation Services” which is permitted in IV-T with a special use permit per WCC 110.220.155. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.



Site Plan

Project Evaluation

The applicant is seeking approval of a special use permit to allow for the operation of a golf instruction studio in an existing commercial space, which is classified by the Washoe County Assessors Office as a mixed-use retail/commercial unit associated with the Country Club Center. The applicant indicates the intent of the golf studio is to provide a year-round alternative for golf instruction.

There are no proposed exterior modifications to the building, parking, landscaping or lighting. The necessary improvements will be limited to the interior 780 square foot commercial space, which will be subsequently reviewed as a tenant improvement building permit.

In 2007, a Tahoe Regional Planning Agency (TRPA) permit (No. 20070335) was issued for the Country Club Center HOA portion of the parcel to authorize parking re-striping, installation of permanent BMPs (Best Management Practices per TRPA), lighting improvements, and new landscaping features. See Exhibit E for approved TRPA permit and site plan. The property remains in compliance with the TRPA permit conditions of approval, satisfying the standards of the Tahoe Area Plan and Tahoe Area Design Standards 220.1 for the commercial use type. The proposed tenant improvement does not trigger the need for any additional improvements to the HOA portion of the parcel as previously approved.

The subject parcel and Country Club Center has access from Country Club Drive. No needed improvements for access are necessary for the proposed use.

No stand-alone monument signs are being proposed as part of the use. If, in the future, the applicant pursues signage, it will be reviewed at the time of building permit.

Area Plan Evaluation

The subject parcel is located within the Tahoe Area Plan. The following are the pertinent policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
Policy LU2-6	Strengthen the regulatory zone’s theme of major tourist accommodation, retail, and services. Encourage retail businesses that serve visitors and residents to locate in and near this regulatory zone.	Yes	N/A
Policy C2-1	Encourage all property owners to install and maintain best management practices (BMPs) on their property.	Yes, property has a BMP Certificate.	
Policy T6-4	Incline Village Tourist regulatory zones, parking lots shall include no more than the minimum number of parking spaces required.	Yes	

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X		
Washoe County Engineering (Land Development) (All Apps)	X	X		
Washoe County Engineering & Capital Projects Director (All Apps)	X			
WCHD Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov
IVGID	X	X		
North Lake Tahoe FPD	X	X		
Tahoe Regional Planning Agency	X			

All affected agencies and departments reviewed the application and provided no comments of opposition or concern with the requested special use permit. All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC Section 110.810.30, 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.

- (a) 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 proposed golf instruction studio is consistent with the Master Plan and Tahoe Area Plan. Specifically, supporting Policy LU2-6 to expand tourist accommodation, retail, and service use types in the IV-T regulatory zone. Furthermore, the use is compatible with the other surrounding uses located in the existing commercial center.

- (b) 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: The proposed use will only physically alter the interior of the existing 780 square foot commercial office space. No expansion or exterior improvements are necessary for the project. The Washoe County Engineering and Capital Projects Division reviewed the application and indicated no conditions of approval were required. The Washoe County Health District indicated no sanitation concerns. The Incline Village Improvement District indicated there will be no impact to IVGID services.

- (c) Site Suitability. That the site is physically suitable for a golf instruction studio, and for the intensity of such a development.

Staff Comment: The Washoe County Engineering and Capital Projects Division reviewed this application and stated no concerns regarding site suitability. Further the larger (Country Club Center HOA) project area received a TRPA permit in 2007 for conformance with site improvement standards and remains in good standing.

- (d) 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 proposed golf instruction studio will not be detrimental to public health, safety, or welfare. It is a proposed tenant improvement to an existing commercial space that is generally surrounded by other similar commercial uses and is available to local residents. No public comments were received on the application.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP23-0026 is being recommended for approval with conditions. Staff offers the following motion for the Board 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 conditions Special Use Permit Case Number WSUP23-0026 for Will Wolford & Ashley Wood, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan;
- (b) 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;
- (c) Site Suitability. That the site is physically suitable for a golf instruction studio., and for the intensity of such a development;
- (d) 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;
- (e) 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 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any

appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant: Will Wolford and Ashley Wood, ashleywoodgolf@gmail.com
Property Owner: Scott and Mei Bowie, PO Box 5546 Incline Village, NV 89450
Representatives: Smith Design Group, studio@smithdesigngroup.com
Tahoe Agencies: Tahoe Regional Planning Agency; North Lake Tahoe Fire Protection District; Incline Village General Improvement District



Conditions of Approval

Special Use Permit Case Number WSUP23-0026

The project approved under Special Use Permit Case Number WSUP23-0026 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on November 2, 2023. 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.

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 Building 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 institution 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.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

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 Building Division

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

Contact Name – Courtney Weiche, Senior Planner, 775.328.3608, cweiche@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- c. A business license will be obtained for the new use within two years from approval of this special use permit from Washoe County.
- d. Construction activities shall be limited to the hours between 7am to 7pm, Monday through Saturday only. Any construction machinery activity or any noise associated with the construction activity are also limited to these hours.
- e. The applicant shall obtain any necessary approvals by the Tahoe Regional Planning Agency.
- f. The following **Operational Conditions** shall be required for the life of the business:
 - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
 - iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 - iv. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.

Washoe County Environmental Health Services

2. The following conditions are requirements of Environmental Health, which shall be responsible for determining compliance with the condition.

Contact Name – James English, EHS Supervisor, 775.328.2434, jenglish@nnph.org

- a. If the application is approved, the future building plans and permits must be reviewed and approved by EHS.

*** End of Conditions ***

Date	9-18-23
Attention	Courtney Weiche
Re	Special Use Permit Case WSUP23-0026
APN	130-180-15
Service Address	120 Country Club Drive Unit 15
Owner	Scott & Mei Bowie

Special Use Permit Case Number WSUP23-0026 (Tahoe Golf) – For hearing, discussion, and possible action to approve a special use permit to allow for a golf instruction studio, Amusements and Recreation Services use type, within in an existing office space in the Country Club Center.

- Applicant: Will Wolford & Ashley Wood
- Property Owner: Scott & Mei Bowie
- Location: 120 Country Club Drive, Unit 15
- Assessor's Parcel Number(s): 130-180-15
- Parcel Size: .1 acre
- Master Plan Category: Tahoe - Incline Village Tourist
- Regulatory Zone: Tahoe - Incline Village Tourist
- Area Plan: Tahoe
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 1 – Commissioner Hill
- Staff: Courtney Weiche, Senior Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3608
- E-mail: cweiche@washoecounty.gov

IVGID Comments: No impact to the Incline Village General Improvement District.



Date: September 25, 2023

To: Courtney Weiche, Senior Planner

From: Janelle K. Thomas, P.E., C.F.M., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Special Use Permit for **Tahoe Wood Golf WSUP23-0026**
190 US Highway 395 S
APN 130-180-00 & 130-180-15

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for a Tenant Improvement to the existing office space to create a golf instruction studio and is located on approximately 7.28 acres on Country Club Drive between Lakeshore Boulevard and Highway 28. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Smith Design Group. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

No General Engineering comments or conditions.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

No Drainage comments or conditions.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink, P.E. (775) 328-2050

No traffic or roadway comments.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Alexander Mayorga, P.E. (775) 328-2313

Conditions:

1. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.

From: [John James](#)
To: [Weiche, Courtney](#)
Subject: Item 5. Special Use Permit Case Number WSUP23-0026 (Tahoe Golf) –
Date: Tuesday, October 3, 2023 8:36:57 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Good Morning Courtney,

Item 5. Special Use Permit Case Number WSUP23-0026 (Tahoe Golf) –

The NLTFPD is aware of this project and will ensure it adheres to all relevant fire codes upon formal submission to Washoe County for permitting.



John James
Fire Marshal

Office: [775.831.0351](tel:775.831.0351) x8131 | Cell: [775.413.9344](tel:775.413.9344)
Email: jjames@nltfpd.net
[866 Oriole Way | Incline Village | NV 89451](#)



September 25, 2023

Washoe County Community Services
Planning and Development Division

RE: Tahoe Golf; 130-180-15
Special Use Permit; WSUP23-0026

Dear Washoe County Staff:

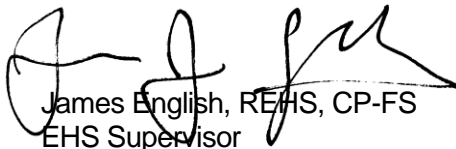
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: EHS has reviewed the referenced application and notes the parcel is serviced by a community public water system and community sewerage system.
- b) Condition #2: EHS has no concerns related to the approval of this application as submitted.
- c) Condition #3: If the application is approved, the future building plans and permits must be reviewed and approved by EHS.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all NNPH comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Northern Nevada Public Health

ENVIRONMENTAL HEALTH SERVICES

1001 East Ninth Street | Reno, Nevada 89512

775-328-2434 | Fax: 775-328-6176 | www.nnph.org

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Public Health
Prevent. Promote. Protect.



Date: September 26, 2023

To: Courtney Weiche, Senior Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Special Use Permit Case Number WSUP23-0026 (Tahoe Golf)
APN 130-180-15

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve a special use permit to allow for a golf instruction studio, Amusements and Recreation Services use type, within in an existing office space in the Country Club Center.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

No water right comments for this permit.

From: [Steve Shell](#)
To: [Weiche, Courtney](#)
Subject: WSUP23-0026
Date: Tuesday, September 19, 2023 3:09:12 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image006.png](#)
[image008.png](#)

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The subject property lies within the Incline Village General Improvement District service area. Municipal water service is subject to Incline Village General Improvement District rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability.

A Will Serve from Incline Village General Improvement District and a mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

Please note that Incline Village General Improvement District has previously allocated water to all of the parcels within it's service area, therefore there is no change in commitment. The Nevada Division of Water Resources would like a will serve simply as confirmation.

As of June 1, 2021, the Office of the State Engineer is open to the public. Please call 684-2800 upon arrival and a representative will come down to escort you to our office.

Steve Shell
Water Rights Specialist II
Department of Conservation and Natural Resources
Nevada Division of Water Resources
901 S. Stewart St., Suite 2002
Carson City, NV 89701
sshell@water.nv.gov
(O) 775-684-2836 | (F) 775-684-2811

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 7)

APPLICATION



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

Telephone: 775.328.6100

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Tahoe Wood Golf			
Project Description: Tenant Improvement to existing office space to create a golf instruction studio. The office space is in Country Club Center which is located in the Incline Village Tourist Regulatory Zone			
Project Address: 120 Country Club Drive, Unit 15. Incline Village Nevada 89451			
Project Area (acres or square feet): 780 SF Office space			
Project Location (with point of reference to major cross streets AND area locator): Country Club Drive between Lakeshore Boulevard & Highway 28			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
130-180-00	7.28		
130-180-15	4,356 SqFt		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). N/A			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Scott and Mei Bowie		Name: Smith Design Group	
Address: PO Box 5546		Address: 120 Country Club Drive, no.17	
Incline Village, Nevada Zip: 89450		Incline Village, Nevada Zip: 89451	
Phone: 650-218-9551 Fax:		Phone: 775-831-7158 Fax:	
Email:		Email: Studio@SmithDesignGroup.com	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person: Dale E. Smith, AIA	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Will Wolford & Ashley Wood		Name:	
Address: 120 Country Club Drive, No.15		Address:	
Incline Village, Nevada Zip: 89451		Zip:	
Phone: 775-386-2788 Fax:		Phone: Fax:	
Email: ashleywoodgolf@gmail.com		Email:	
Cell: Other:		Cell: Other:	
Contact Person: Will Wolford & Ashley Wood		Contact Person:	
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?

Conversion of 780 SF of existing commercial office space (i.e. tenant improvement) in Country Club Mall to a Golf Instruction Studio. The studio will generate less than 80 weekday trips.

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.)

The existing site plan from the water quality improvement project for Country Club Center is attached. No changes the existing site are required or proposed.

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

No phasing is required. Completion of the tenant improvement project is projected to be less than one year after agency approvals.

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?

Country Club Center is located on a major road, has ample parking, and complies with accessibility requirements including parking and public restrooms.

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

The Golf Studio will provide a local year round alternative for Golf Instruction.

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

None

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.

The Golf Studio will be located in an established mixed use facility, No changes are proposed to the existing parking, landscaping, lighting, etc.

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

a. Sewer Service	IVGID
b. Electrical Service	NV Energy
c. Telephone Service	ATT or Cell phone
d. LPG or Natural Gas Service	South West Gas
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Spectrum/Charter
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 #	NO change to existing	acre-feet per year	
i. Certificate #	NO change to existing	acre-feet per year	
j. Surface Claim #	NO change to existing	acre-feet per year	
k. Other #		acre-feet per year	

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

NO change to existing

10. Community Services (provided and nearest facility):

a. Fire Station	NLTFPD Station 11 - 875 Tanager Street
b. Health Care Facility	Incline Village Community Hospital - 880 Alder Avenue
c. Elementary School	915 Northwood Boulevard
d. Middle School	931 Southwood Boulevard
e. High School	499 Village Boulevard
f. Parks	Multiple Parks in Incline Village
g. Library	845 Tahoe Boulevard
h. Citifare Bus Stop	TART - Corner of Country Club Drive and Lakeshore Boulevard



TRPA PARCEL DATA

PROPERTY DESCRIPTION
120 COUNTY CLUB DRIVE, INCUNE VILLAGE, WASHINGTON COUNTY, APRIL 10, 1991, 100.00 AC

PROPERTY OWNER
COUNTRY CLUB CENTRE (HOLDINGS) ASSOCIATION
POST OFFICE BOX 5040
WASHINGTON COUNTY, APRIL 10, 1991, 130.00 AC (0.98 EASE)

THE VILLAGES AT INCUNE
931 THREE RIVERS RD, WILSONVILLE, OR 97158
TEL: 774.91.7158
FAX: 774.91.7144
WWW.MTSINTEGRITYGROUP.COM

PROJECT

LAND CAPABILITY DISTRICT DATA

LAND CAPABILITY DISTRICT 6
LAND CAPABILITY DISTRICT 6A
LAND CAPABILITY DISTRICT 6B
LAND CAPABILITY DISTRICT 6C
LAND CAPABILITY DISTRICT 6D

LAND CAPABILITY DISTRICT 7
LAND CAPABILITY DISTRICT 7A
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LAND CAPABILITY DISTRICT 17
LAND CAPABILITY DISTRICT 17A
LAND CAPABILITY DISTRICT 17B
LAND CAPABILITY DISTRICT 17C
LAND CAPABILITY DISTRICT 17D

LAND CAPABILITY DISTRICT 18
LAND CAPABILITY DISTRICT 18A
LAND CAPABILITY DISTRICT 18B
LAND CAPABILITY DISTRICT 18C
LAND CAPABILITY DISTRICT 18D

LAND CAPABILITY DISTRICT 19
LAND CAPABILITY DISTRICT 19A
LAND CAPABILITY DISTRICT 19B
LAND CAPABILITY DISTRICT 19C
LAND CAPABILITY DISTRICT 19D



REVISIONS:

NO.	DATE	DESCRIPTION
1	01/10/2003	ISSUE FOR PERMIT
2	02/27/2007	ISSUE FOR PERMIT
3	01/10/2008	ISSUE FOR PERMIT

SHEET CONTENTS

SHEET NO.	SHEET TITLE	DATE
1-97-07	1-97-07	01/10/2003
01/10/2003	01/10/2003	

SHEET NUMBER

SHEET NO.	SHEET TITLE
1-97-07	1-97-07
01/10/2003	01/10/2003

PROJECT KEYNOTES

- 02830 F AREA DRAIN SEE CIVIL DRAWINGS
- 02831 G OVERSIZING DRAINAGE TRENCHES, SWALE, SEDIMENT TRAP, CLEAN OUT AND OTHER PERMANENT CONSTRUCTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TRPA DESIGN SPECIFICATIONS
- 02749 J CURB CONCRETE SEE CIVIL DRAWINGS
- 02748 I CURB CONCRETE SEE CIVIL DRAWINGS
- 10417 C BRICKWAY SIGNAGE, SEE DETAIL 8/20/1
- 10417 B BRICKWAY SIGNAGE, SEE DETAIL 8/20/1
- 10431 B ACCESSIBLE PARKING SITE SIGNAGE, SEE DETAIL 1/19/1
- 10431 A ACCESSIBLE PARKING SITE SIGNAGE, SEE DETAIL 1/19/1
- 10431 G BOAT PARKING SITE SIGNAGE, SEE DETAIL 23/AB/1
- 10431 F PRE-PAID SIGNAGE, SEE DETAIL 10/AB/1
- 10431 E PRE-PAID SIGNAGE, SEE DETAIL 10/AB/1
- 10431 D PRE-PAID SIGNAGE, SEE DETAIL 10/AB/1
- 10431 C PRE-PAID SIGNAGE, SEE DETAIL 10/AB/1
- 10431 B PRE-PAID SIGNAGE, SEE DETAIL 10/AB/1
- 10431 A PRE-PAID SIGNAGE, SEE DETAIL 10/AB/1

BMP MAINTENANCE PLAN

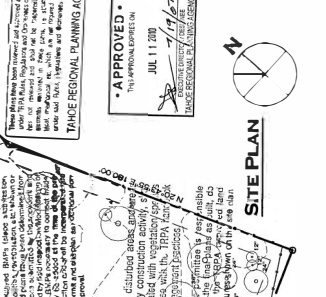
- 1. ALL DRAINAGE TRENCHES, SWALES, SEDIMENT TRAP, CLEAN OUT AND OTHER PERMANENT CONSTRUCTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TRPA DESIGN SPECIFICATIONS
- 2. ALL DRAINAGE TRENCHES, SWALES, SEDIMENT TRAP, CLEAN OUT AND OTHER PERMANENT CONSTRUCTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TRPA DESIGN SPECIFICATIONS
- 3. ALL DRAINAGE TRENCHES, SWALES, SEDIMENT TRAP, CLEAN OUT AND OTHER PERMANENT CONSTRUCTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TRPA DESIGN SPECIFICATIONS

SITE NOTES

- A CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION
- B CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION
- C CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION

SITE PROTECTION NOTES

- A PROVIDE REQUIRED TEMPORARY BEST MANAGEMENT PRACTICES (BMPs) VEGETATION PROTECTION FENCING AND SOIL FILTER FENCING AT ALL EXISTING AND PROPOSED CONSTRUCTION AREAS AS REQUIRED BY THE TRPA FIELD INSPECTOR
- B PROVIDE TRPA APPROVED SUBTRACTIVE SOIL FILTER FENCING AS INDICATED ON CIVIL DRAWINGS
- C THE CONTRACTOR SHALL CONSTRUCT VEGETATION PROTECTION FENCING AND SOIL FILTER FENCING AS INDICATED ON CIVIL DRAWINGS AND NATURAL GROUND COVER FROM DAMAGE DURING CONSTRUCTION
- D HEAVY EQUIPMENT SHALL TAKE PLACE WITHIN EXISTING PAVED OR COMPACTED AREAS, USE HAND EQUIPMENT FOR ANY WORK REQUIRING ACCESS TO UNPAVED AREAS
- E CONTRACTOR TO PROVIDE DUST CONTROL BY FENCING ALL DIRT TRACKS ON TO AND FROM THE END OF EACH DAY
- F PROVIDE DUST CONTROL FENCING AS INDICATED ON CIVIL DRAWINGS
- G CONTRACTOR TO MAINTAIN THE SANITATION OF ALL AREAS THROUGHOUT THE CONSTRUCTION PROCESS IMMEDIATELY AFTER EACH USE OF AREA, BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD
- H ALL BARREN AREAS DISBURBED BY CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE TRPA FIELD INSPECTOR'S RECOMMENDATIONS FOR VEGETATION ESTABLISHMENT



TAHOE REGIONAL PLANNING AGENCY

128 Market Street
Stateline, Nevada
www.trpa.org

P.O. Box 5310
Stateline, Nevada 89449

(775) 588-4547
Fax (775) 588-4527
Email: trpa@trpa.org

July 11, 2007

Dale Smith
Smith Design Group
120 Country Club Drive, No. 17
Incline Village, Nevada 89451

RECEIVED

JUL 17 2007

Smith Design Group

COMMERCIAL/RESIDENTIAL MIXED USE DEVELOPMENT MODIFICATION, 120 COUNTRY CLUB DRIVE, WASHOE COUNTY, NEVADA; ASSESSOR'S PARCEL NUMBER (APN) 130-180-01 TRPA FILE NUMBER 20070335.

Dear Mr. Smith:

Enclosed please find a Tahoe Regional Planning Agency (TRPA) permit and attachments for the project referenced above. **TRPA will acknowledge the permit only after all standard and special conditions of approval have been satisfied.** Failure to satisfy these conditions of approval will cause unnecessary time delays. TRPA acknowledgement is required prior to application to other reviewing agencies and commencement of construction.

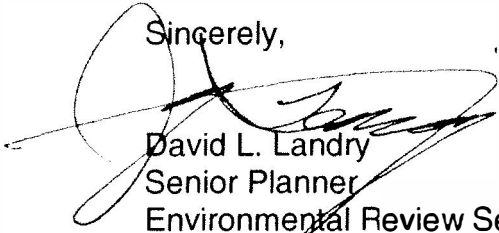
Please schedule an appointment with me to finalize your project. **Due to time demands, TRPA cannot accept drop-in or unannounced arrivals to finalize plans.**

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this permit may be appealed within twenty-one (21) days of the date of this correspondence.

Please note that combined security and mitigation fee payments can be accepted. Acceptable ways to post a security are listed in the enclosed handout entitled "Attachment J."

Please feel free to call me if you have any questions regarding this letter or your permit in general.

Sincerely,



David L. Landry
Senior Planner
Environmental Review Services

Enclosures

cc: Country Club HOA c/o Stephen Scheerer, P.O. Box 5040, Incline Village, NV 89450

TAHOE REGIONAL PLANNING AGENCY

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Stateline, Nevada 89449

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Email: trpa@trpa.org

-CONDITIONAL- PERMIT

PROJECT DESCRIPTION: Commercial/Mixed Use Modification APN 130-180-01

PERMITTEE(S): Country Club HOA c/o Stephen Scheerer FILE # 20070335

COUNTY/LOCATION: Washoe/120 Country Club Drive

Having made the findings required by Agency ordinances and rules, the TRPA Governing Board approved the project on **July 11, 2007**, subject to the standard conditions of approval attached hereto (Attachment R) and the special conditions found in this permit.

This permit shall expire on **July 11, 2010** without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Commencement of construction consists of pouring concrete for a foundation and does not include grading, installation of utilities or landscaping. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL:

- (1) TRPA RECEIVES A COPY OF THIS PERMIT UPON WHICH THE PERMITTEE(S) HAS ACKNOWLEDGED RECEIPT OF THE PERMIT AND ACCEPTANCE OF THE CONTENTS OF THE PERMIT;
- (2) ALL PRE-CONSTRUCTION CONDITIONS OF APPROVAL ARE SATISFIED AS EVIDENCED BY TRPA'S ACKNOWLEDGEMENT OF THIS PERMIT;
- (3) THE PERMITTEE OBTAINS A COUNTY/CITY BUILDING PERMIT. TRPA'S ACKNOWLEDGEMENT MAY BE NECESSARY TO OBTAIN A COUNTY/CITY BUILDING PERMIT. THE COUNTY/CITY PERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION DATES AND RULES REGARDING EXTENSIONS; AND
- (4) A TRPA PRE-GRADING INSPECTION HAS BEEN CONDUCTED WITH THE PROPERTY OWNER AND/OR THE CONTRACTOR.

TRPA Executive Director/Designee

Date 7/11/07

PERMITTEE'S ACCEPTANCE: I have read the permit and the conditions of approval and understand and accept them. I also understand that I am responsible for compliance with all the conditions of the permit and am responsible for my agents' and employees' compliance with the permit conditions. I also understand that if the property is sold, I remain liable for the permit conditions until or unless the new owner acknowledges the transfer of the permit and notifies TRPA in writing of such acceptance. I also understand that certain mitigation fees associated with this permit are non-refundable once paid to TRPA. I understand that it is my sole responsibility to obtain any and all required approvals from any other state, local or federal agencies that may have jurisdiction over this project whether or not they are listed in this permit.

Signature of Permittee(s)

Date 19 July 2007

PERMIT CONTINUED ON NEXT PAGE

Page 2 of 6

APN 130-180-01
FILE NO. 20070335

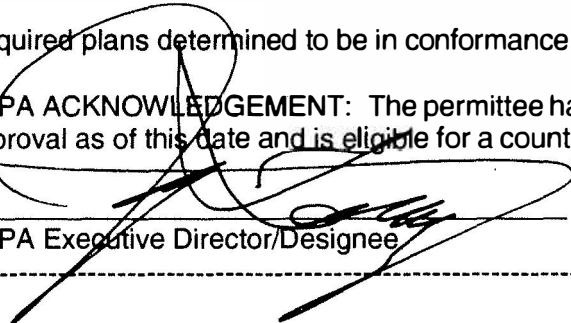
Excess Coverage Mitigation Fee (1) Amount \$ 6,970.31 Paid 7/19/07 Receipt No. 98097
Off Site Coverage Mitigation Fee (2) Amount \$ 16,080.00 Paid 7/19/07 Receipt No. 98096
Security Posted (3): Amount \$ 5,000 Type check Paid 7/19/07 Receipt No. 98097
Security Administrative Fee (4): Amount \$ 144.00 Paid 7/19/07 Receipt No. 98097

Notes:

- (1) See Special Condition 3 D., below.
- (2) See Special Condition 3 E., below.
- (3) Amount to be determined. See Special Condition 3 F., below.
- (4) \$144 if a cash security is posted or \$74 if a non-cash security is posted.

Required plans determined to be in conformance with approval: Date: 7/19/07

TRPA ACKNOWLEDGEMENT: The permittee has complied with all pre-construction conditions of approval as of this date and is eligible for a county building permit:


TRPA Executive Director/Designee _____ Date 7/19/07

SPECIAL CONDITIONS

- 1. This permit specifically authorizes the reconfiguration and re-grading of the existing parking areas and driveways of which the majority will take place within the Country Club Center HOA portion of the Country Club Mall project site, in addition to a smaller portion of work (+/-4,395 square foot area), to take place within the Village at Incline HOA. Other work authorized by this permit consists of the installation of new rolled concrete curbs, parking re-striping, pavers within walkways, and the installation of permanent BMPs. Also included in this work will be the installation of pole mounted luminaries with service equipment located below ground, a new concrete masonry dumpster enclosure with grease interceptor, new sign directory kiosk, new directional signage and new landscape features. The project will result in a total proposed on-site land coverage amount of 139,075 square feet a reduction of 3,726 square feet and a total of 9,298 square feet of offsite land coverage, an increase of 2,041, both subject to the appropriate mitigation fees.
- 2. The Standard Conditions of Approval listed in Attachment Q shall apply to this permit.
- 3. Prior to permit acknowledgement, the following conditions of approval must be satisfied.
 - A. The Site Plan shall be revised to include:
 - (1) Identification of construction equipment staging, material storage, and employee parking areas. These areas shall be restricted to paved surfaces and previously disturbed areas and shall be fitted with temporary BMPs, including construction limit fencing. Temporary staging and

storage areas not located on paved surfaces shall be identified on the site through use of vegetation protection fencing and erosion control fencing where appropriate.

- (2) Removed triple asterisks indicating TRPA verification of the total site area of 222,270 square feet from sheet A 1.2. ✓
- (3) A note stating that all vegetation shall be consistent with the requirements of Chapter 30 of the TRPA Code of Ordinances, including the specification for sizing and species type.

Note: Although not a condition of approval for this permit, the permittee should revise the project description land coverage numbers to reflect TRPA verified land coverage numbers dated September 19, 2001, TRPA File #20010240.

- B. The Photometric Site Plan shall be revised to include a recognizable map scale, north arrow, Assessor's Parcel Number (APN) and property address, and property owner's address and name. ✓
- C. The permittee shall revise sheet A9.1, sign details 8 and 9 demonstrating the allowable and proposed maximum heights of each of the free standing and building mounted directional signs measured from ground surface to top of sign. All illuminated signs shall be illuminated using indirect or diffuse light. No sign shall contain copy which consists of illuminated bulbs or individual lights or light source. ✓
- D. The permittee shall revise sheet A2.1 elevations to include building dimensions of the proposed kiosk and proposed sign dimensions, specifically sign height from ground level to top of sign. No signs are allowed on the north or west face of the kiosk.
- E. The permittee shall submit a separate landscape features plan to include all rock elements and vegetative planting which is subject to field verification for placement. All vegetation shall be consistent with the requirements of Chapter 30 of the TRPA Code of Ordinances, including the specification for sizing and species of plants. ✓
- F. The affected project area has 72,300 square feet of excess land coverage. The permittee shall mitigate a portion or all of the excess land coverage on this property by removing coverage within Hydrologic Transfer Area 9 or by submitting an excess coverage mitigation fee.

To calculate the amount of excess coverage to be removed, use the following formula:

Estimated project construction cost multiplied by the fee percentage of 3.75% (as identified in Table A of Subsection 20.5.A. (3), Chapter 20 of the TRPA Code of Ordinances) divided by the mitigation factor of 8. If you choose this option, please revise your final site plans and land coverage calculations to account for the permanent coverage removal.

An excess land coverage mitigation fee may be paid in lieu of permanently retiring land coverage. The excess coverage mitigation fee shall be calculated as follows:

Coverage reduction square footage (as determined by formula above) multiplied by the coverage mitigation cost fee of \$20.00 for projects within Hydrologic Transfer Area 9. Please provide a construction cost estimate by your licensed contractor, architect or engineer. In no case shall the mitigation fee be less than \$200.00.

Previously Mitigated Coverage

8/31/87	63 SF	Receipt 8645
5/2/88	31 SF	Receipt 218

Total 94 SF – 72,394 (from previous projects) = 72,300 SF of excess land coverage to be mitigated

- G. The permittee shall pay an offsite coverage mitigation fee of \$16,080.00 assessed at \$12.00 per square feet for the creation of 1,340 square feet of impervious coverage in the public right-of-way in Hydrologic Transfer Area 1 Incline.
 - H. The security required under Standard Condition A.3 of Attachment C shall be equal to 110 percent of all required Best Management Practices required for the project, but not less than \$5,000. Please see Attachment J, Security Procedures, for appropriate methods of posting the security and for calculation of the required security administration fee.
 - I. The permittee shall submit a BMP maintenance and monitoring plan detailing the annual maintenance for all BMPs installed on the property.
 - J. The permittee shall submit three (3) sets of final construction drawings and site plans to TRPA.
4. All employee vehicles shall be parked on existing paved surfaces or existing compacted road shoulders.
 5. All work associated with this permit requiring the use of heavy equipment or vehicles shall take place within existing paved areas or along existing compacted dirt shoulders. Any work requiring minor temporary disturbance to existing vegetation or undisturbed areas shall be accomplished using hand equipment.
 6. Dust control in the way of sweeping of dirt tracked onto pavement at the end of each day is required.
 7. The permittee shall submit a projected construction completion schedule to TRPA prior to commencement of construction. Said schedule shall include completion dates for each item of construction, as well as BMP installation for the entire project area.

9. All waste resulting from the saw-cutting of pavement shall be removed using a vacuum (or other TRPA approved method) during the cutting process or immediately thereafter. Discharge of waste material to surface drainage features is prohibited and constitutes a violation of this permit.
10. All excavated material must be hauled away from the site to a TRPA approved location and no fills or re-contouring, (other than backfill or as shown on the approved grading plan) shall be allowed.
11. Any stockpiles of soil needed for construction purposes shall be stabilized on the site per TRPA Best Management Practices.
12. All design standards for off-street parking facilities shall be in conformance per Guidelines for the Incline Village Tourist Community Plan, Parking Standards. This shall include but be limited to proper identification of ADA accessible parking spaces and correct dimensioning for all parking stalls, and driveway widths.
13. All exterior lighting shall be consistent with Incline Village Tourist Community Plan and TRPA Code of Ordinances, Chapter 30, Section 30.8, Exterior Lighting Standards.
14. This approval is based on the permittee's representation that all plans and information contained in the subject application are true and correct. Should any information or representation submitted in connection with the project application be incorrect or untrue, TRPA may rescind this approval, or take other appropriate action.
15. The permittee is responsible for insuring that the project meets all federal, state, and county regulations and design specifications.
16. Temporary erosion control structures must be maintained until disturbed areas are stabilized or sufficiently re-vegetated. Temporary erosion control structures shall be removed once the site has been stabilized or re-vegetated.
17. This site shall be winterized in accordance with the provisions of Attachment Q by October 15th of each construction season. All disturbed areas shall be stabilized with a 3-inch layer of mulch or covered with an erosion control blanket.

End of Permit

TRPA PARCEL DATA

PROPERTY DESCRIPTION
120 COUNTRY CLUB DRIVE, NO. 17
INCINLE VILLAGE, INDIANA 46181

PROJECT OWNER
Country Club Center Homeowners Association
120 COUNTRY CLUB DRIVE, NO. 17
INCINLE VILLAGE, INDIANA 46181

DATE OF ISSUE: 22 FEB 2006
ISSUED FOR: PERMITS
DRAWN BY: PJC/DBP
CHECKED BY:
SCALE: 1" = 30'-0"
PROJECT NO.: 0318.00
SHEET CONTENTS
SITE PLAN

PROJECT KEYNOTES

02030.F AREA DRAIN SPECIAL DRAWINGS
02030.L GROUNDWATER SPECIAL DRAWINGS
02141.G PAVEMENT MARKING PAINT SPECIAL DRAWINGS
02151.J CURB CONCRETE, SEE CIVIL DRAWINGS
02151.K CURB CONCRETE, SEE CIVIL DRAWINGS
10417B DIRECTORY SIGNAGE, SEE DETAIL 10417B
10417C ENTRY DIRECTORY SIGNAGE, SEE DETAIL 10417C
10417D ABOVE FINISH GRADE TYPICAL ADJ. EXISTING
10417E ABOVE FINISH GRADE TYPICAL STOP SIGN
10417F ABOVE FINISH GRADE TYPICAL STOP SIGN
10417G ABOVE FINISH GRADE TYPICAL STOP SIGN
10417H ABOVE FINISH GRADE TYPICAL STOP SIGN
10417I ABOVE FINISH GRADE TYPICAL STOP SIGN
10417J ABOVE FINISH GRADE TYPICAL STOP SIGN
10417K ABOVE FINISH GRADE TYPICAL STOP SIGN
10417L ABOVE FINISH GRADE TYPICAL STOP SIGN
10417M ABOVE FINISH GRADE TYPICAL STOP SIGN
10417N ABOVE FINISH GRADE TYPICAL STOP SIGN
10417O ABOVE FINISH GRADE TYPICAL STOP SIGN
10417P ABOVE FINISH GRADE TYPICAL STOP SIGN

BMP MAINTENANCE PLAN

1. ALL DRAINAGE INFILTRATION TRENCHES, SWALES, SEDIMENT TRAP CLEAN-OUTS AND OTHER PERMANENT STRUCTURES SHALL BE MAINTAINED AND FALL TO UNIMPAIRED FUNCTIONING AND ACCORDANCE WITH THE REQUIREMENTS OF THE SERVICE POND.

2. ALL LEAKS, LITTER, SEDIMENT OR OTHER UNDESIRABLE MATERIALS SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF PROPERLY.

3. COUNTRY CLUB CENTERS SHALL BE RESPONSIBLE FOR CONTRACTING A MAINTENANCE FIRM TO PERFORM THE INSPECTIONS AND MAINTENANCE.

SITE NOTES

A. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION.

B. INSTALL BARRIERS AND SAFETY LINES AND BE SIGN IN ACCORDANCE WITH THE REQUIREMENTS OF THE SERVICE POND.

C. ELEVATION MARKS INDICATE ELEVATION OF FINISH GRADE. CONTRACTOR TO VERIFY FINISH GRADE AND BASE AND PREPARE GRAD ACCORDINGLY.

D. FINISH GRADE TO HAVE A POSITIVE SLOPE AWAY FROM BUILDING FOR A MINIMUM OF FEET ALL EXCESS FROM THE ELEVATION TO BE REMOVED. CONTRACTOR TO VERIFY FINISH GRADE AND BASE AND PREPARE GRAD ACCORDINGLY.

E. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING VEGETATION PROTECTION TRENCHES OR CONTOURING HIS WORK.

F. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING VEGETATION PROTECTION TRENCHES OR CONTOURING HIS WORK.

G. SURVEY DRAWING PREPARED BY CASV & LAND SURVEYING, 7 FEBRUARY 2006.

H. ALL SIGNS WITHIN THE COUNTY RIGHT OF WAY SHALL MEET COUNTY DETAILING AND NOTICE REQUIREMENTS.

REFERENCE NOTES

1. PROPERTY LINE EXISTING
2. SANITARY SEWER MAIN COVER EXISTING
3. EXISTING CONCRETE FOUNDATION
4. TREE EXISTING TO REMAIN
5. WALKWAY EXISTING
6. EDGE OF TRAVELED WAY EXISTING
7. FIRE HYDRANT EXISTING
8. JOINT POLE EXISTING
9. LIMITS OF EXISTING STRUCTURES TO REMAIN
10. ADJACENT STRUCTURE, EXISTING, TO REMAIN
11. SEWER MAIN EXISTING TO REMAIN
12. UNDERGROUND TELEPHONE SERVICE EXISTING
13. CONTRACTOR TO VERIFY LOCATION AND DEPTH
14. CONTRACTOR TO VERIFY LOCATION AND DEPTH
15. CONTRACTOR TO VERIFY LOCATION AND DEPTH
16. ACCESSIBLE PART OF TRAVEL (AS INDICATED DOTTED)
17. TRASH ENCLOSURE
18. SECURE STORAGE
19. SNOW STORAGE
20. LIMITS OF AREA COMMON TO BOTH COUNTRY CLUB CENTER AND THE VILLAGE AT INCLINE HOMEOWNERS ASSOCIATION AND LIMITS OF TRPA PROJECT AREA
21. ASSUMED PROPERTY LINE BETWEEN COUNTRY CLUB CENTER AND VILLAGE AT INCLINE HOMEOWNERS ASSOCIATION AND LIMITS OF TRPA PROJECT AREA

SITE PROTECTION NOTES

A. PROTECT ALL EXISTING TREES AND VEGETATION. SEE MASS HARBOR VEG. PRES. PLAN FOR VEGETATION PROTECTION TRENCHES AND SLOTTED TRENCHES. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION.

B. PROTECT TRPA APPROVED FABRIC TYPE SOIL FILTERING AS INDICATED ON CIVIL DRAWINGS.

C. THE CONTRACTOR SHALL CONFORM WITH ALL MATERIALS STORAGE AND PARKING TO EXISTING PAVED OR COMPACTED DIRT AREAS. ALL MATERIALS STORAGE AND PARKING SHALL BE CONFINED TO EXISTING PAVED OR COMPACTED DIRT AREAS. ALL MATERIALS STORAGE AND PARKING SHALL BE CONFINED TO EXISTING PAVED OR COMPACTED DIRT AREAS. ALL MATERIALS STORAGE AND PARKING SHALL BE CONFINED TO EXISTING PAVED OR COMPACTED DIRT AREAS.

D. ALL WORK ASSOCIATED WITH THE PERMITTING PROCESS OR CONSTRUCTION SHALL BE CONFINED TO EXISTING PAVED OR COMPACTED DIRT AREAS. ALL MATERIALS STORAGE AND PARKING SHALL BE CONFINED TO EXISTING PAVED OR COMPACTED DIRT AREAS. ALL MATERIALS STORAGE AND PARKING SHALL BE CONFINED TO EXISTING PAVED OR COMPACTED DIRT AREAS.

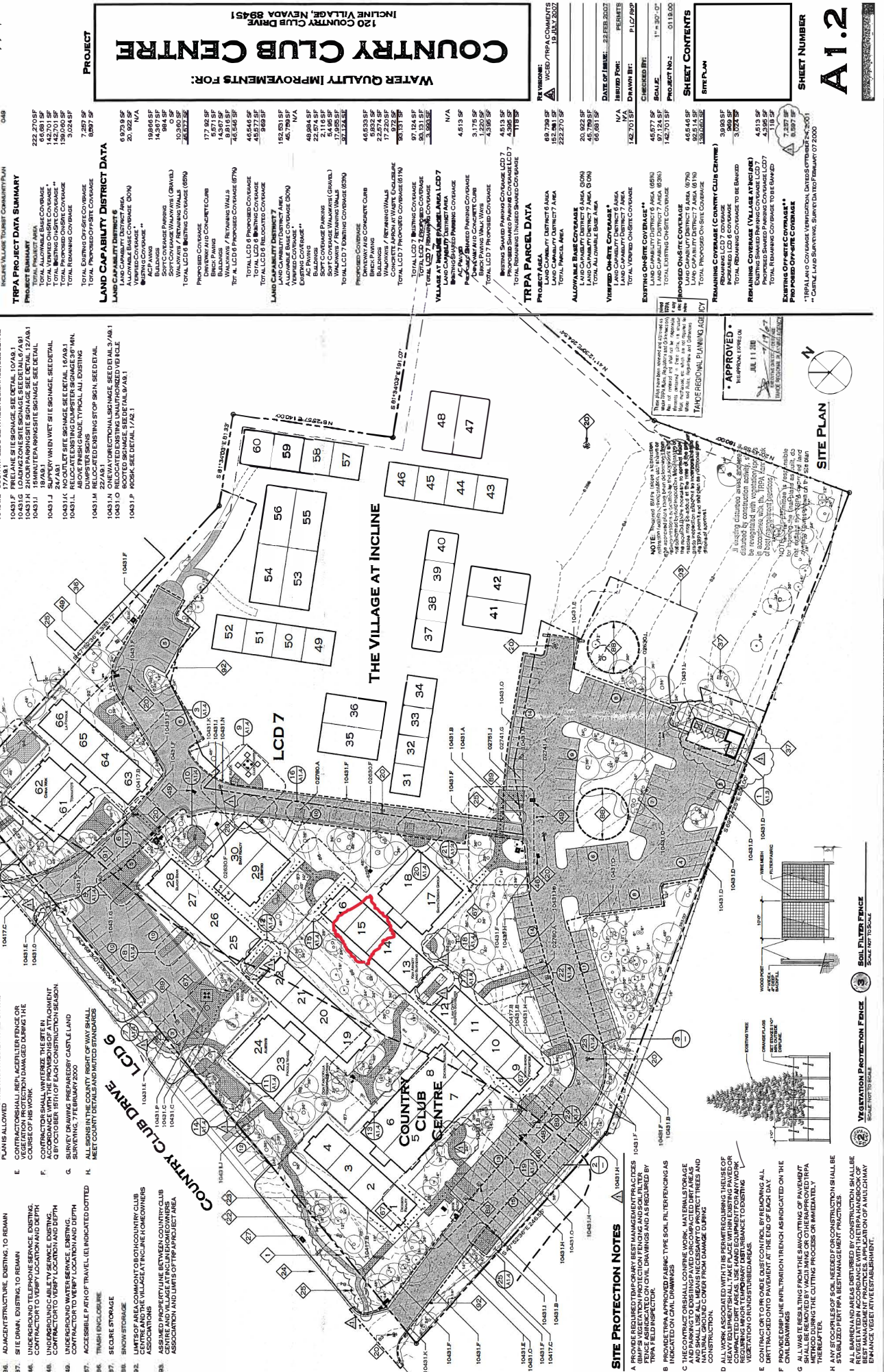
E. CONTRACTOR TO REMOVE DIRT CONTROL BY REMOVING ALL DIRT CONTROL FROM THE WORKING AREA AT THE END OF EACH DAY.

F. PROVIDE DIRT LINE INFILTRATION TRENCH AS INDICATED ON THE CIVIL DRAWINGS.

G. ALL VESSEL RESIDUALS FROM THE WORKING AREA SHALL BE REMOVED FROM THE WORKING AREA AT THE END OF EACH DAY.

H. ALL MATERIALS STORAGE AND PARKING SHALL BE CONFINED TO EXISTING PAVED OR COMPACTED DIRT AREAS. ALL MATERIALS STORAGE AND PARKING SHALL BE CONFINED TO EXISTING PAVED OR COMPACTED DIRT AREAS. ALL MATERIALS STORAGE AND PARKING SHALL BE CONFINED TO EXISTING PAVED OR COMPACTED DIRT AREAS.

I. ALL BARRIERS AND AREAS DETERMINED BY CONSTRUCTION SHALL BE REVEGETATED ACCORDANCE WITH THE TRPA HANDBOOK OF REVEGETATION. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION.



PROJECT

WATER QUALITY IMPROVEMENTS FOR:
120 COUNTRY CLUB DRIVE
INCINLE VILLAGE, INDIANA 46181

LAND CAPABILITY DISTRICT DATA

LAND CAPABILITY DISTRICT 6

6.975.9 SF
2.19%
10.964 SF
14.377 SF
984 SF
142,701 SF
142,701 SF
3,024 SF
3,024 SF
2,257 SF
8,897 SF

LAND CAPABILITY DISTRICT 7

6.975.9 SF
2.19%
10.964 SF
14.377 SF
984 SF
142,701 SF
142,701 SF
3,024 SF
3,024 SF
2,257 SF
8,897 SF

TRPA PARCEL DATA

PROJECT AREA

6.975.9 SF
2.19%
10.964 SF
14.377 SF
984 SF
142,701 SF
142,701 SF
3,024 SF
3,024 SF
2,257 SF
8,897 SF

ALLOWABLE BASE COVERAGE

LAND CAPABILITY DISTRICT 6 AREA (69%)
LAND CAPABILITY DISTRICT 7 AREA (31%)
TOTAL ALLOWABLE BASE AREA

VEGETATION PROTECTION NOTES

A. PROTECT ALL EXISTING TREES AND VEGETATION. SEE MASS HARBOR VEG. PRES. PLAN FOR VEGETATION PROTECTION TRENCHES AND SLOTTED TRENCHES. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION.

VEGETATION PROTECTION FENCE

SCALE: 1/4" = 1'-0"

VEGETATION PROTECTION FENCE

SCALE: 1/4" = 1'-0"

VEGETATION PROTECTION FENCE

SCALE: 1/4" = 1'-0"

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	02/22/06
2	ISSUED FOR PERMITS	02/22/06
3	ISSUED FOR PERMITS	02/22/06
4	ISSUED FOR PERMITS	02/22/06
5	ISSUED FOR PERMITS	02/22/06
6	ISSUED FOR PERMITS	02/22/06
7	ISSUED FOR PERMITS	02/22/06
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27	ISSUED FOR PERMITS	02/22/06
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31	ISSUED FOR PERMITS	02/22/06
32	ISSUED FOR PERMITS	02/22/06
33	ISSUED FOR PERMITS	02/22/06
34	ISSUED FOR PERMITS	02/22/06
35	ISSUED FOR PERMITS	02/22/06
36	ISSUED FOR PERMITS	02/22/06
37	ISSUED FOR PERMITS	02/22/06
38	ISSUED FOR PERMITS	02/22/06
39	ISSUED FOR PERMITS	02/22/06
40	ISSUED FOR PERMITS	02/22/06
41	ISSUED FOR PERMITS	02/22/06
42	ISSUED FOR PERMITS	02/22/06
43	ISSUED FOR PERMITS	02/22/06
44	ISSUED FOR PERMITS	02/22/06
45	ISSUED FOR PERMITS	02/22/06
46	ISSUED FOR PERMITS	02/22/06
47	ISSUED FOR PERMITS	02/22/06
48	ISSUED FOR PERMITS	02/22/06
49	ISSUED FOR PERMITS	02/22/06
50	ISSUED FOR PERMITS	02/22/06
51	ISSUED FOR PERMITS	02/22/06
52	ISSUED FOR PERMITS	02/22/06
53	ISSUED FOR PERMITS	02/22/06
54	ISSUED FOR PERMITS	02/22/06
55	ISSUED FOR PERMITS	02/22/06
56	ISSUED FOR PERMITS	02/22/06
57	ISSUED FOR PERMITS	02/22/06
58	ISSUED FOR PERMITS	02/22/06
59	ISSUED FOR PERMITS	02/22/06
60	ISSUED FOR PERMITS	02/22/06

REMAINING COVERAGE (COUNTRY CLUBS CENTER)

6.975.9 SF
2.19%
10.964 SF
14.377 SF
984 SF
142,701 SF
142,701 SF
3,024 SF
3,024 SF
2,257 SF
8,897 SF

REMAINING COVERAGE (VILLAGE AT INCLINE)

6.975.9 SF
2.19%
10.964 SF
14.377 SF
984 SF
142,701 SF
142,701 SF
3,024 SF
3,024 SF
2,257 SF
8,897 SF

REMAINING COVERAGE TO BE BANKED

6.975.9 SF
2.19%
10.964 SF
14.377 SF
984 SF
142,701 SF
142,701 SF
3,024 SF
3,024 SF
2,257 SF
8,897 SF

REMAINING OFF-SITE COVERAGE

6.975.9 SF
2.19%
10.964 SF
14.377 SF
984 SF
142,701 SF
142,701 SF
3,024 SF
3,024 SF
2,257 SF
8,897 SF

TRPA PARCEL DATA

PROJECT AREA

6.975.9 SF
2.19%
10.964 SF
14.377 SF
984 SF
142,701 SF
142,701 SF
3,024 SF
3,024 SF
2,257 SF
8,897 SF

ALLOWABLE BASE COVERAGE

LAND CAPABILITY DISTRICT 6 AREA (69%)
LAND CAPABILITY DISTRICT 7 AREA (31%)
TOTAL ALLOWABLE BASE AREA

VEGETATION PROTECTION NOTES

A. PROTECT ALL EXISTING TREES AND VEGETATION. SEE MASS HARBOR VEG. PRES. PLAN FOR VEGETATION PROTECTION TRENCHES AND SLOTTED TRENCHES. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION.

VEGETATION PROTECTION FENCE

SCALE: 1/4" = 1'-0"

VEGETATION PROTECTION FENCE

SCALE: 1/4" = 1'-0"

VEGETATION PROTECTION FENCE

SCALE: 1/4" = 1'-0"