Subject: Tentative Map Case Number TM16-003
Applicant: Incline Creek Estates Phase 2
Agenda Item Number: 5A
Summary: Review of design standards
Prepared by: Trevor Lloyd, Senior Planner
Washoe County Community Services Department
Planning and Development Division
Phone: 775.328.3620
E-Mail: tlloyd@washoecounty.us

Description

**Tentative Map Case Number TM16-003** – Hearing, discussion and possible action to approve the landscaping and design plans for Incline Creek Estates Tentative Map Case Number TM16-003 involving the development of a common open space subdivision with zero lot line setbacks that will include dividing a ±1.68 acre parcel into 10 single family lots and one common open space lot.

- **Applicant/ Property Owner:** NCP/ICP, LLC.
- **Location:** 800 College Drive
- **Assessor’s Parcel Numbers:** 129-280-21; 129-290-02
- **Parcel Size:** 1.68
- **Master Plan Category:** Urban Residential (UR)
- **Regulatory Zone:** Low Density Urban (LDU)
- **Area Plan:** Tahoe
- **Citizen Advisory Board:** Incline Village/Crystal Bay
- **Development Code:** Article 608 (Tentative Subdivision Maps) and Article 408 (Common Open Space Development)
- **Commission District:** 1 – Commissioner Berkbigler
- **Section/Township/Range:** Section 10, T16N, R18E, MDM, Washoe County, NV
DESIGN REVIEW COMMITTEE / LANDSCAPING REVIEW

p. Prior to any ground disturbing activity, the applicant shall submit a landscaping/architectural design plan to the Planning and Development Division for review and approval by the Design Review Committee. Said plan shall address, but not be limited to: type and color of building materials, general architectural design, parking, parking lot circulation and striping, signage, exterior lighting, fencing, trash enclosures, landscaping material (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, and financial assurances that landscaping will be planted and maintained.

q. A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A shall be submitted to and approved by the Planning and Development Division / Design Review Committee. The letter(s) shall certify that all applicable landscaping provisions of Articles [408, 410 and 412] of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of the Planning and Development Division has waived.

r. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Planning and Development Division prior to a Certificate of Occupancy. The plan shall be wet-stamped.

Applicant/Property Owner: NCP/ICP, LLC; Attn: Brian Helm, 264 Village Blvd. Suite 104, Incline Village, NV 89451

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.

<table>
<thead>
<tr>
<th>Project Information</th>
<th>Staff Assigned Case No.:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name:</td>
<td></td>
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<tr>
<td>Incline Creek Estates - Phase 2</td>
<td></td>
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<tr>
<td>Description:</td>
<td></td>
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<tr>
<td>Project Address:</td>
<td></td>
</tr>
<tr>
<td>800 College Dr., Incline Village, NV 89451</td>
<td></td>
</tr>
<tr>
<td>Project Area (acres or square feet):</td>
<td>1.68 acres</td>
</tr>
<tr>
<td>Project Location (with point of reference to major cross streets AND area locator):</td>
<td>Intersection of College Dr. &amp; Rosewood Circle off of Hwy 431 in Incline Village, NV</td>
</tr>
<tr>
<td>Assessor’s Parcel No.(s):</td>
<td>Parcel Acreage:</td>
</tr>
<tr>
<td>129-280-21</td>
<td>1.68 acres</td>
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<tr>
<td>Section(s)/Township/Range:</td>
<td></td>
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</table>

**Indicate any previous Washoe County approvals associated with this application:**
Case No.(s): Planning Commission Action Order TM16-003

**Applicant Information (attach additional sheets if necessary)**

<table>
<thead>
<tr>
<th>Property Owner:</th>
<th>Professional Consultant:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: NCP/ICP, LLC</td>
<td>Name: Brian Helm</td>
</tr>
<tr>
<td>Address: 264 Village Blvd. Incline Village, NV</td>
<td>Address: 7012 E Mercer Way</td>
</tr>
<tr>
<td>Zip: 89451</td>
<td>Zip: 98040</td>
</tr>
<tr>
<td>Phone: 775-831-2369</td>
<td>Phone: 775-313-6903</td>
</tr>
<tr>
<td>Fax:</td>
<td>Fax:</td>
</tr>
<tr>
<td>Email: <a href="mailto:rwittenberg@intlsupplyco.com">rwittenberg@intlsupplyco.com</a></td>
<td>Email: <a href="mailto:helmdb@gmail.com">helmdb@gmail.com</a></td>
</tr>
<tr>
<td>Cell: (775) 560-9527</td>
<td>Cell: 775-313-6903</td>
</tr>
<tr>
<td>Other:</td>
<td>Other:</td>
</tr>
<tr>
<td>Contact Person: Roger Wittenberg</td>
<td>Contact Person: Brian Helm</td>
</tr>
</tbody>
</table>

**Applicant/Developer:**

<table>
<thead>
<tr>
<th>Other Persons to be Contacted:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: n/a</td>
</tr>
<tr>
<td>Address: same as above</td>
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<tr>
<td>Zip:</td>
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<td>Phone:</td>
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<td>Fax:</td>
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<td>Email:</td>
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<tr>
<td>Cell:</td>
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<tr>
<td>Other:</td>
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<tr>
<td>Contact Person:</td>
</tr>
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**For Office Use Only**

<table>
<thead>
<tr>
<th>Date Received:</th>
<th>Initial:</th>
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<tbody>
<tr>
<td>Planning Area:</td>
<td></td>
</tr>
<tr>
<td>County Commission District:</td>
<td>Master Plan Designation(s):</td>
</tr>
<tr>
<td>CAB(s):</td>
<td>Regulatory Zoning(s):</td>
</tr>
</tbody>
</table>

*February 2014*
Property Owner Affidavit

Applicant Name: NCP/ICP, LLC / Roger Wittenberg

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA    
                    )
                    )
COUNTY OF WASHOE    

I, ____________________________________________ (please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 129-280-21 / 129-290-02

Printed Name Roger Wittenberg

Signed ____________________________________________

Address 563 Knotty Pine Dr

Incline Village, NV 89451

Subscribed and sworn to before me this
__________day of ______________________, ________.

(Notary Stamp)

________________________
Notary Public in and for said county and state

My commission expires: ______________________

*Owner refers to the following: (Please mark appropriate box.)

☐ Owner
☐ Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
☐ Power of Attorney (Provide copy of Power of Attorney.)
☐ Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
☐ Property Agent (Provide copy of record document indicating authority to sign.)
☐ Letter from Government Agency with Stewardship

February 2014
Design Review
Development Application Submittal Requirements

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to the Design Review Committee may be found in Article 916, Establishment of Committees. Design Review Committee approval is often required to ensure that a project will be compatible with surrounding properties or that appropriate buffering will be provided to mitigate any adverse effects. The condition(s) of approval that require Design Review Committee action will state the items of concern that must be addressed in the application. If the Planning Commission or Board of Adjustment has required that the project be reviewed by the Design Review Committee, then a Design Review Application must be submitted. Each submittal must include the information listed on the application.

1. Fees: There is no additional cost to the applicant fee paid at the time the project was submitted to the Division of Planning and Development.


Sheet C1 3. Vicinity Map (format 8.5" x 11" or 11" x 17"): vicinity map showing the proposed development in relation to Interstate 80, Highway 395 or a major arterial. The vicinity map shall also include a north arrow.

4. Site Plan Requirements (format 8.5" x 11" or 11" x 17"):  
   a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 20', 1" = 40', or 1" = 100') showing all streets and ingress/egress to the property.
   b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
   c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
   d. Show locations of parking, landscaping, signage and lighting.

5. Landscaping Plans (format 8.5" x 11" or 11" x 17"):  
   a. Landscape Area Delineations: The plan must identify where and a square footage amount for any of the following items:
      - Mulch (rock, DG, bark, etc.).
      - Seeded areas (shrubs, lawn, native or wildflower grasses).
      - Paved or impervious surfaces (such as driveways, walks, patios, etc.).
      - Shrub areas (delineated with a revision cloud or individual plant symbols).
      - Existing plant material to be preserved.
      - Existing areas on the site to be left undisturbed.
      - Detention basins.
      - Sod areas (lawn or wildflower).
   b. Plant Legend: A plant legend containing common name, botanical name, size at planting and spacing.
   c. Tree Locations: The landscape plan shall contain the following information:
      - Individual trees shall be graphically depicted in their proposed locations.
      - Trees shall be identified as either evergreen or deciduous.
• Existing trees to remain or to be removed (over 6” in diameter) must be identified along with a label identifying the caliper (dbh), height (optional), type (genus minimum, species optional) and general condition.

d. Conceptual Irrigation Statement: Irrigation will be supported by written statement on the plan of proposed irrigation methods for all applicable areas including: shrub areas, sod areas and seeded areas.

Sheet C7

10. Site Photos: A minimum of eight (8) panoramic shots providing north, south, east and west views of the site and views of the adjacent properties.

11. Materials for the DRC Presentation: To facilitate the applicant’s proposed project, the applicant shall bring the following materials to the meeting:
   a. Full size drawings of the reduced copies supplied in the application packet.
   b. Full size renderings of the reduced site plan mounted on a rigid board.
   c. Material Boards for the proposed building materials.

14. Packets: Either one electronic packet (DVD or flash drive) with 7 paper copies OR 17 paper copies. If packet on DVD or flash drive is incomplete, a replacement or additional paper copies will be required. One (1) packet must be labeled “Original” and must include the fee worksheet (including the appropriate fees), the original signed and notarized Owner Affidavit, and one (1) set of large format maps. Each packet shall include one (1) 8.5” x 11” reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11” display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such. In addition, the packets should include a copy of the Action Order approving the project.

Notes:
   (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
   (ii) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Development and/or Engineering.
(iii) All oversized maps and plans must be folded to a 9" x 12" size.

(iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Development.

(v) The Design Review Committee (DRC) is requesting reduced copies in efforts to conserve paper and to minimize the costs of printing and mailing. It is the responsibility of the applicant to choose the appropriate page format and scale to ensure maximum legibility. However, the applicant shall make full size drawings available upon request and at no additional charge to any or all of the DRC members.
Planning Commission Action Order
Tentative Subdivision Map Case Number TM16-003

Decision: Approval with Conditions
Decision Date: June 7, 2016
Mailing/Filing Date: June 8, 2016
Property Owner: NCP/ICP, LLC.
Attn: Brian Helm
264 Village Blvd. Suite 104
Incline Village, NV 89451
Assigned Planner: Trevor Lloyd, Senior Planner
Washoe County Community Services Department
Planning and Development Division
Phone: 775.328.3620
E-Mail: tlloyd@washoecounty.us

Tentative Map Case Number TM16-003 (Incline Creek Estates Phase 2) – Hearing, discussion, and possible action to approve a common open space subdivision with zero lot line setbacks that will include dividing a ±1.68 acre parcel into 10 single family lots and one common open space lot.

- Applicant/Property Owner: NCP/ICP, LLC.
- Location: 800 College Drive
- Assessor’s Parcel Numbers: 129-280-21; 129-290-02
- Parcel Size: 1.68
- Master Plan Category: Urban Residential (UR)
- Regulatory Zone: Low Density Urban (LDU)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Article 608 (Tentative Subdivision Maps) and Article 408 (Common Open Space Development)
- Commission District: 1 – Commissioner Berkbiger
- Section/Township/Range: Section 10, T16N, R18E, MDM,
  Washoe County, NV

Notice is hereby given that the Washoe County Planning Commission granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Development Code Article 608 (Tentative Subdivision Maps) and Article 408 (Common Open Space Development). If no appeals have been filed within 10 calendar days after the Mailing/Filing date shown on this Action Order, the approval by the Washoe County Planning Commission is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912 of the Washoe County Development Code.
This decision is based on having made all ten findings in accordance with Washoe County Development Code Section 110.608.25:

1. **Plan Consistency.** That the proposed map is consistent with the Master Plan and any specific plan;

2. **Design or Improvement.** That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;

3. **Type of Development.** That the site is physically suited for the type of development proposed;

4. **Availability of Services.** That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;

5. **Fish or Wildlife.** That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;

6. **Public Health.** That the design of the subdivision or type of improvement is not likely to cause significant public health problems;

7. **Easements.** That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;

8. **Access.** That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;

9. **Dedications.** That any land or improvements to be dedicated to the County is consistent with the Master Plan; and

10. **Energy.** That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within seven days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances, and regulations applicable to the approved project.

**This Action Order does not authorize any development, to include building construction and grading, without the required permits from the Washoe County Building and Safety Division.**
Wilds County Community Services Department
Planning and Development Division

[Signature]
Carl R. Webb, Jr., AICP
Secretary to the Planning Commission

CRW/TL/ks

xc:

Applicant/Owner: NCP/ICP, LLC; Attn: Brian Helm, 284 Village Blvd. Suite 104, Incline Village, NV 89451

Representative: Welsh Hagen Associates, Attn: David Hagen, 250 South Rock Blvd. Suite 118, Reno, NV 89502

Action Order xc: Nathan Edwards, Esq., District Attorney's Office; Keirsten Beck, Assessor's Office (CAAS); Josh Wilson, Assessor's Office; John Cella, Utilities; Kimble Corbridge/Leo Vesely, Engineering Division; Nevada Division of Environmental Protection, 901 South Stewart Street, Suite 4001, Carson City, NV 89701-5249; Tahoe Regional Planning Agency, Post Office Box 5310, Stateline, NV 89449-5310; North Lake Tahoe Fire Protection District; 866 Oriole Way, Incline Village, NV 89451-9439; Incline Village/Crystal Bay Citizen Advisory Board; Incline Village General Improvement District, 893 Southwood Boulevard, Incline Village, NV 89451
Conditions of Approval
Tentative Subdivision Map Case Number TM16-003

The project approved under Tentative Subdivision Map Case Number TM16-003 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on June 7, 2016. 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, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this Tentative Subdivision Map 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 Tentative Subdivision Map 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 Tentative Subdivision Map may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Tentative Subdivision Map 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 recordation of a final map.
- 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.

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.

### STANDARD CONSIDERATIONS FOR SUBDIVISIONS
Nevada Revised Statutes 278.349

Pursuant to NRS 278.349, when contemplating action on a Tentative Subdivision Map, the governing body or the Planning Commission, if it is authorized to take final action on a tentative map, shall consider:

(a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;

(b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;

(c) The availability and accessibility of utilities;

(d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;

(e) Conformity with the zoning ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;

(f) General conformity with the governing body's master plan of streets and highways;

(g) The effect of the proposed subdivision on existing public streets and the need for new streets and highways to serve the subdivision;

(h) Physical characteristics of the land such as floodplain, slope and soil;

(i) The recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 and 278.335; and

(j) The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands.

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

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

Contact Name – Trevor Lloyd, 775.328.3620
a. The applicant shall demonstrate substantial conformance to the plans approved
as part of this special use permit.

b. The tentative map shall be in substantial compliance with the Approved Tentative
Map and provisions of Washoe County Development Code Article 608, Common
Open Space Development, and Article 608, Tentative Subdivision Maps.

<table>
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<tr>
<th>Regulatory Zone for Review Purposes</th>
<th>Low Density Urban Land Use Designations (Max. 89 units per project area)</th>
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<tr>
<td>Minimum Lot Area Proposed</td>
<td>2700 square feet</td>
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<td>Minimum Lot Width</td>
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<tr>
<td>Minimum Front Yard</td>
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<td>Minimum Side Yard</td>
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<tr>
<td>Minimum Rear Yard</td>
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</tr>
<tr>
<td>Maximum Building Height</td>
<td>Per TRPA Height Standards</td>
</tr>
</tbody>
</table>

Notes: Variances to these standards may be processed per Washoe County Code.

c. The subdivision shall be in substantial conformance with the provisions of
Washoe County Development Code Article 604, Design Requirements, and
Article 608, Tentative Subdivision Maps.

d. Final maps and final construction drawings shall comply with all applicable
statutes, ordinances, rules, regulations and policies in effect at the time of
submittal of the tentative map or, if requested by the developer and approved by
the applicable agency, those in effect at the time of approval of the final map.

e. The sub-divider shall present to Washoe County a final map, prepared in
accordance with the tentative map, for the entire area for which a tentative map
has been approved, or one of a series of final maps, each covering a portion of
the approved tentative map, within four years after the date of approval of the
tentative map or within two years of the date of approval for subsequent final
maps. On subsequent final maps, that date may be extended by two years if the
extension request is received prior to the expiration date.

f. Final maps shall be in substantial compliance with all plans and documents
submitted with and made part of this tentative map request, as may be amended
by action of the final approving authority.

g. All final maps shall contain the applicable portions of the following Jurat:

The Tentative Map for TM case number for (map name) was
APPROVED BY THE WASHOE COUNTY PLANNING
COMMISSION ON DATE.

THIS FINAL MAP, MAP NAME AND UNIT/PHASE #, MEETS ALL
APPLICABLE STATUTES, ORDINANCES AND CODE
PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE
TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE
INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE
CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF
THIS MAP, EXCEPT THAT THE "OPERATIONAL CONDITIONS"
CONTAINED IN THE RECORDED ACTION ORDER SHALL REMAIN IN FULL FORCE AND EFFECT IN PERPETUITY.

IF ALL LOTS ON THIS MAP ARE REVERTED TO ACREAGE AND A NEW SUBDIVISION APPROVAL IS OBTAINED AT A FUTURE DATE, THE PROVISIONS OF THIS APPROVAL SHALL BE NULL AND VOID, UPON APPROVAL BY WASHOE COUNTY OF THOSE ACTIONS.

[Omit the following paragraph if this is the first and last (only) final map.]

THE NEXT FINAL MAP FOR <TM CASE NUMBER> MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND DEVELOPMENT DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE ____ DAY OF ________, 20____, OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS ____ DAY OF ______, 20____, BY THE PLANNING AND DEVELOPMENT DIRECTOR. THE OFFER OF DEDICATION FOR STREETS, SEWERS, ETC. IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

WILLIAM H. WHITNEY, DIRECTOR,
PLANNING AND DEVELOPMENT DIVISION

h. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the Engineering and Capital Projects Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.

i. The applicant shall record the Action Order with the County Recorder. A copy of the recorded Action Order stating conditional approval of this tentative map shall be attached to all applications for administrative permits issued by Washoe County.

j. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.

k. A note shall be placed on all grading plans and construction drawings 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.

l. The final map shall designate faults that have been active during the Holocene epoch of geological time, and the final map shall contain the following note:

**NOTE**

No habitable structures shall be located on a fault that has been active during the Holocene epoch of geological time.

m. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the on-site improvements.

n. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and Development Division to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Development Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.

o. The applicant shall submit complete construction plans and building permits shall be issued within two (2) years from the date of approval by Washoe County [and the Tahoe Regional Planning Agency]. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Development Division.

p. Prior to any ground disturbing activity, the applicant shall submit a landscaping/architectural design plan to the Planning and Development Division for review and approval by the Design Review Committee. Said plan shall address, but not be limited to: type and color of building materials, general architectural design, parking, parking lot circulation and striping, signage, exterior lighting, fencing, trash enclosures, landscaping material (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, and financial assurances that landscaping will be planted and maintained.

q. A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to N.R.S. 623A shall be submitted to and approved by the Planning and Development Division / Design Review Committee. The letter(s) shall certify that all applicable landscaping provisions of Articles [408, 410 and 412] of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of the Planning and Development Division has waived.

r. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be
submitted by a licensed landscape architect registered in the State of Nevada to the Planning and Development Division prior to a Certificate of Occupancy. The plan shall be wet-stamped.

s. Failure to comply with the conditions of approval shall render this approval null and void.

t. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to the Planning and Development staff for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to the Planning and Development Division with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney’s Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners’ responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:

1. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:

   a. Vegetation management;
   b. Watershed management;
   c. Debris and litter removal;
   d. Fire access and suppression; and
   e. Maintenance of public access and/or maintenance of limitations to public access.

2. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.

3. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney’s Office.

5. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
6. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.

7. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.

8. Mandatory solid waste collection.

9. Fence material (if any), height, and location limitations, and re-fencing standards. Replacement fence must be compatible in materials, finish and location of existing fence.

u. The common open space owned by the homeowners association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The deed shall be presented with the CC&Rs for review by the Planning and Development staff and the District Attorney.

v. The applicant shall combine the existing parcel into the existing Incline Creek subdivision.

w. The final construction drawings shall provide details for the bear proof trash receptacles.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Walt West, 775.328.2310

a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.

b. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the water and sewer provider(s) and Engineering and Capital Projects Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada. In addition, the engineer shall provide the as-built drawings in a digital format (Compressed CCITT Group 4 TIFF format).

c. Prior to the release of the financial assurance for the project, items to be provided to the Washoe County Engineer shall include, but not be limited to, the following:

   i. Approval letter from IVGID accepting the water and sewer facilities,
ii. A construction storm water Notice of Termination (NOT) from NDEP;
iii. TRPA Parcel BMP Certificate for all common areas, open space and private streets.

d. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall be responsible for determining compliance with this condition.

e. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements. The County Engineer shall determine compliance with this condition.

f. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMP’s) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.

g. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney’s Office. The County Engineer shall determine compliance with this condition.

h. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.

i. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project. The County Engineer shall determine compliance with this condition.

j. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground. The County Engineer shall determine compliance with this condition.

k. If the Engineering and Capital Projects Division does not inspect the subdivision improvements, prior to release of any financial assurances for the private improvements, the development shall provide the Engineering and Capital Projects Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans. The County Engineer shall determine compliance with this condition.

l. The following note shall be added to the final construction drawings: Any revisions made by TRPA, IVGID and/or the North Lake Tahoe Fire Protection
District to the Washoe County approved set of construction drawings must be approved by the design engineer and Washoe County. The County Engineer shall determine compliance with this condition.

m. A design level geotechnical report shall be submitted prior to the finalization of the first final map. The County Engineer shall determine compliance with this condition.

n. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.

o. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval.

p. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.

q. Any increase in stormwater runoff resulting from the development and based on the 100 year storm shall be detained. The County Engineer shall determine compliance with this condition.

r. Any increase in stormwater runoff resulting from the development and based on the 100 year storm shall be detained. The County Engineer shall determine compliance with this condition.

s. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering and Capital Projects Division. The County Engineer shall determine compliance with this condition.

t. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map. The County Engineer shall determine compliance with this condition.

u. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a homeowners association. As an alternative to a homeowners association, the developer may request the establishment of a County Utility Service Area under which fees would be paid for maintenance of the proposed storm drainage detention facility. The fee amount will be based on the additional service above that normally provided by the County to maintain new stormwater facilities dedicated by the developer (i.e., curb and gutter, drop inlets and piping). The County Engineer shall determine compliance with this condition. The
maintenance and funding of these drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney’s Office.

v. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculation. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity. The County Engineer shall determine compliance with this condition.

w. Prior to issuance of a grading permit or approval of the affected final map, the developer shall obtain a permit from the COE for any work within the wetlands/waters of the U.S., or a letter from the COE indicating that a permit is not required. A copy of the permit/letter shall be submitted to the County Engineer. The County Engineer shall determine compliance with this condition.

x. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable. The County Engineer shall determine compliance with this condition.

y. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. The County Engineer shall determine compliance with this condition.

z. Drainage easements shall be provided for all storm runoff that crosses more than one lot. The County Engineer shall determine compliance with this condition.

aa. The infiltration basins shall be designed to safely function during a 100 year, 24 hour storm event with 1 foot minimum of freeboard capacity. The infiltration basin shall be designed with an emergency escape way and the subdivision designed to safely pass emergency overflow drainage. The County Engineer shall determine compliance with this condition.

bb. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.

c. Street names shall be reviewed and approved by the Regional Street Naming Coordinator. The County Engineer shall determine compliance with this condition.

dd. For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement of non-woven pavement reinforcing fabric with a 2” asphalt overlay for half the street width. Type II slurry seal is required for the entire street width with either option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street. The County Engineer shall determine compliance with this condition.
ee. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage. The County Engineer shall determine compliance with this condition.

ff. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney’s Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development’s private street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication. The County Engineer shall determine compliance with this condition.

gg. Adequate snow storage easements shall be identified on the final plat. The County Engineer shall determine compliance with this condition.

hh. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet AASHTO sight distances and safety guidelines. A minimum vertical clearance of 13.5 feet shall be maintained over all private streets, and no tree shall overhang the curb of any public street. The County Engineer shall determine compliance with this condition.

ii. A minimum onsite stacking length of 50 feet and an adequately sized turnaround outside the gate is required prior to any security gate. Vehicle stacking at a gate shall not back up into the adjacent street right-of-way. The County Engineer shall determine compliance with this condition.

jj. Project roadways shall meet minimum County Code requirements including, but not limited to, a minimum right-of-way width of 36 feet, a minimum of 22 feet of AC paving, and sidewalk installed on one side of the street. Also, with the effective project density being less than 1.5 acres per parcel, concrete curb and gutter for the private streets is required. Rolled curb and gutter on one side given the proposed super-elevated road section would be acceptable. An acceptable AC paving edge treatment (e.g. redwood header, concrete header curb, etc.) shall be installed at the non curb and gutter side. The County Engineer shall determine compliance with this condition.

kk. The paving width of the access road at the intersection of College Drive shall be 36 feet measured at the right-of-way and shall be smoothly transitioned into the standard street section within the property. The roadway easement within the property shall be adjusted accordingly. The County Engineer shall determine compliance with this condition.

ll. Curb improvements located with County right-of-way shall be Type 1 curb and gutter. The County Engineer shall determine compliance with this condition.

mm. "No Parking" signs shall be posted on both sides of the private road. The County Engineer shall determine compliance with this condition.

nn. Project roadways shall be designed to meet minimum horizontal curve radii using a minimum design speed of 15mph (54’ radius). The County Engineer shall determine compliance with this condition.
oo. The access roadway shall extend north connecting to Phase 1 road improvements. The County Engineer shall determine compliance with this condition.

pp. Any recorded access easements which will not be used due to the alternative access alignment shall be abandoned prior to the recordation of the first final map. The County Engineer shall determine compliance with this condition.

qq. This project shall not adversely impact the storm water treatment facilities installed as part of the Central Incline Village Phase I Water Quality Improvement Project except where necessary to install new project access improvements situated at College Blvd and Lucille Dr. intersection. The final design drawings shall include as-built locations of the installed water quality improvement project facilities. The County Engineer shall determine compliance with this condition.

**Incline Village General Improvement District**

3. The following conditions are requirements of the Incline Village General Improvement District, which shall be responsible for determining compliance with these conditions.

**Contact Name** – Joseph Pomroy, 775.823.1246

a. The applicant shall comply with all requirements of the condition will serve letter from the Incline Village General Improvement District dated April 15, 2016.

**Washoe County Health District**

4. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. The District Board of Health 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.

**Contact Name** – James English, 775.328.2434 and James Shaffer, 775.785.4599

a. The existing parcel is currently served by municipal sewer and water, and all proposed parcels will be served by municipal water and sewer. At this time the WCHD has no objections to the approval of the Incline Creek Estates Phase 2 Tentative Map as proposed.

b. Catch basins shall be designed to have no freestanding water; such by the use of weep holes (Health Regulations Governing the Prevention of Vector-Borne Diseases 040.013).

c. The Health District will require percolation testing at or near the design grade of the newly proposed detention basin representative materials (geotech) to determine the soils’ ability to receive & infiltrate storm water. The maximum drain time of 7 days is required after a storm event per Truckee Meadows Regional Drainage Manual (Section 1302.1). The maximum drain time of 7 days is required as well for nuisance water runoff.

d. Any newly proposed detention basin will require the Health District’s standard design of a cobble rock lined low flow channel, one foot deep and 2-3 feet wide connecting the inlet(s) to the outlet pipe. In addition, we will require over
excavating below the low flow channel with a cobble lined infiltration trench
design 2 feet wide and 3 feet deep the length of the basin to reduce the
downstream effects of storm water runoff (Health Regulations Governing the
Prevention of Vector-Borne Diseases 040.023).

e. Vegetation planted in the detention basin(s) shall be one foot away from the low
flow channel. The following maintenance language shall be noted on the civil
plans and in the HOA’s CC & R’s: “All vegetation, debris and blockages shall
require removal in the low flow channel including one foot on either side of
the channel on an annual basis. Maintenance of the detention will mitigate insect
development by preventing standing water from ponding longer than 7 days.”
(Health Regulations Governing the Prevention of Vector-Borne Diseases
040.022).

f. The Health District will also require the detention basin(s) the bottom of the
infiltration to be inclined with 4 to 6 inch rock (Health Regulations Governing the
Prevention of Vector-Borne Diseases 040.023).

g. Prior to the sign off of the building plans the above detail designs are required on
the plans and a scheduled compliance inspection with the Vector-Borne
Diseases Program is required for the above condition(s).

North Lake Tahoe Fire Protection District

5. The following conditions are requirements of the North Lake Tahoe Fire Protection District,
which shall be responsible for determining compliance with these conditions.

Contact Name – Mark Regan, 775.831.0351

a. A fire hydrant shall be added at the entrance to the subdivision.

b. A knox box and click 2 Enter shall be added to the gate(s).

*** End of Conditions ***
CIVIL IMPROVEMENT PLANS
FOR
INCLINE CREEK ESTATES - PHASE 2
INCLINE VILLAGE, NV WASHOE COUNTY
APN: 129-280-21
JUNE 2016

LOCATION MAP

LAND USE DATA:
10 RESIDENTIAL LOTS • 2,802 SF / LOT (AVG.)
1 COMMON AREA • 84,651 SF (1.54 Ac.)
11 TOTAL LOTS • 110,821 SF (2.54 Ac.)

LANDOWNERS:

OWNER/DEVELOPER:
NCP/CP, LLC
264 Village Blvd.
Suite 104
Incline Village, NV 89451

CIVIL ENGINEER:
WELSH & HAGEN ASSOCIATES
2608 Red Rock Rd., Suite 100
Reno, Nevada 89502
(775) 782-1878
www.welshhagen.com

APPROVED BY:

C1

1ST SUBMITAL SUBMITAL
PRELIMINARY NOT FOR CONSTRUCTION

BASIS OF BEARING:
The direction of all surveys is oriented to the North Magnetic Pole, except where otherwise noted.

BASIS OF ELEVATION:
The base of elevation for construction is the project point of the survey.
NOTES:
1. LINE AND CURVE TABLE SHOWN ON SHEET C5
2. PARKING PROVIDED IS 4 SPOTS PER LOT, TOTAL: 40
6. All proposed shrubs, perennials, and trees are native or adaptive to the Tahoe Basin as outlined in TRPA's Handbook of BMS's.

7. Finish grades of shrub areas and lawns shall be 1 1/2 inches below adjacent paved or header. (Check mulch depth and if seeded or sodded lawns).

8. Drip irrigators will reduce overall water consumption in these areas by 50-70%.

9. Any proposed irrigation system is proposed for the project. An automatic controller with multiple rain sensors will monitor the system and shut-off during rain events. Only irrigation should be applied when the soil is dry to the depth noted on Table 2. Irrigation should not exceed 1" per week. The goal for all irrigated areas is to minimize irrigation to a minimum amount.

10. All tree, shrub and ground cover plantings shall be top dressed with a 2" layer. Topsoil shall include all of the organic-rich layer of soil immediately under the duff layer. Topsoil shall be stored with minimal handling and no compaction, and should be re-applied to the planting area.

11. The landscape plan shall be consistent with the requirements of Chapter 36-78 of the Nevada Administrative Code. Rain sensors will monitor the system and shut-off during rain events.

12. All planted areas shall be mulched with 2" wood mulch. Unlike sprinklers, drip irrigation is practically unaffected by wind conditions, nor is it affected by soil surface conditions. Also, plant species have been grouped with similar water requirements on common zones to match precipitation heads and species of plants. The use of fertilizer shall be kept to a minimum and applied every three (3) weeks. The goal for all revegetated areas is to minimize irrigation to a minimum amount.

1. If actual site conditions vary from what is shown on the plans, contact the Landscape Architect for direction as to how to proceed.

2. A minimum of two inches (2") of topsoil shall be placed on all disturbed areas. Topsoil shall include all of the organic-rich layer of soil immediately under the duff layer. Topsoil shall be stored with minimal handling and no compaction, and should be re-applied to the planting area.

3. All areas disturbed by construction activities shall be revegetated. Additional revegetation may be required beyond what is shown on plans.

4. Areas should be irrigated by a low-flow irrigation system approximately once every three (3) weeks. The goal for all revegetated areas is to minimize irrigation to a minimum amount.

REVETEATION NOTES

1. All areas disturbed by construction activities shall be revegetated. Additional revegetation may be required beyond what is shown on plans.

2. A minimum of two inches (2") of topsoil shall be placed on all disturbed areas. Topsoil shall include all of the organic-rich layer of soil immediately under the duff layer. Topsoil shall be stored with minimal handling and no compaction, and should be re-applied to the planting area.

3. Prune newly planted trees only as directed by Landscape Architect.

4. Provide matching forms and sizes for plant materials within each species and size designated on the drawings.

5. Prune and maintain trees by the owner in conformance to Chapter 36-78 of the Nevada Administrative Code.

6. All areas disturbed by construction activities shall be revegetated. Additional revegetation may be required beyond what is shown on plans.

7. If actual site conditions vary from what is shown on the plans, contact the Landscape Architect for direction as to how to proceed.

8. All proposed irrigation system is proposed for the project. An automatic controller with multiple rain sensors will monitor the system and shut-off during rain events. Only irrigation should be applied when the soil is dry to the depth noted on Table 2. Irrigation should not exceed 1" per week. The goal for all irrigated areas is to minimize irrigation to a minimum amount.
**Builder's Notes**

**Sheet Notes**

1. 1/4" = 1'-0"  
2. 1/4" = 1'-0"  
3. 1/4" = 1'-0"  
4. 1/4" = 1'-0"  
5. 1/4" = 1'-0"  
6. 1/4" = 1'-0"  
7. 1/4" = 1'-0"  
8. 1/4" = 1'-0"  
9. 1/4" = 1'-0"  
10. 1/4" = 1'-0"  
11. 1/4" = 1'-0"  
12. 1/4" = 1'-0"  
13. 1/4" = 1'-0"  
14. 1/4" = 1'-0"  
15. 1/4" = 1'-0"  
16. 1/4" = 1'-0"

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**Table: Building Height Calculations**

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<thead>
<tr>
<th>Story</th>
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<th>Roof Height</th>
<th>Total Height</th>
<th>Height Above Grade</th>
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<tr>
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<td>40' - 3&quot;</td>
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<td>2</td>
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<td>12' - 3&quot;</td>
<td>19' - 9&quot;</td>
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<td>12' - 0&quot;</td>
<td>12' - 0&quot;</td>
<td>0&quot;</td>
</tr>
</tbody>
</table>

**Notes:**

- Detailed building height calculations are provided, indicating the total building height above grade.
- The height calculations are based on specific story heights and roof elevations, providing a comprehensive view of the building's structural integrity.
- The table includes a detailed breakdown of story heights, roof heights, and total heights, aiding in the planning and design process.

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**Drawing Title:**

- Right Side Elevation
- Street View Elevation
- Top of Roof

---

**Project Information:**

- Project: Incline Creek Estates
- Architect: Lot C Architecture
- Permit Set: Per Chapter 37
- Minimum Allowable Height

---

**Construction Details:**

- Material specifications:
  - Building Height:
  - Roofing System:
  - Architectural Details:
  - Electrical and Plumbing:
  - Structural Integrity:

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**Contact Information:**

- Phone: (530) 579-5681
- Email: info@lotcarchitecture.com
- Website: www.lotcarchitecture.com

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**Issue Date:**

- June 28, 2016
### BUILDING HEIGHT CALCULATIONS

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<th>Lot No</th>
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<th>Story 3</th>
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<tr>
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<td>0.00 ft</td>
<td>0.00 ft</td>
<td>0.00 ft</td>
</tr>
</tbody>
</table>

**Notes:**
- Story 1: 0.00 ft
- Story 2: 0.00 ft
- Story 3: 0.00 ft

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### SHEET NOTES

1. **Architectural Drawings**
   - 1/4" = 1'-0"
   - Upper Level Elevations
   - Lower Level Elevations

2. **Foundation Details**
   - 2' - 3"
   - 8' - 0"
   - 12' - 3"

3. **Building Height**
   - 21' - 3"
   - 32' - 3"

4. **Architectural Elements**
   - **A**: Left Side Elevation
   - **B**: Rear View Elevation

5. **Construction Details**
   - **1**: Left Side Elevation
   - **5**: Rear View Elevation

6. **Material Specifications**
   - **A**: 1 X 8 Horizontal Siding with 1/2" Reveal (Cedar)
   - **B**: 1 X 6 Vertical Siding with 1/4" Reveal (Cedar)
   - **C**: Cedar Shingle Siding - Shakertown Craftsman 1-Coarse Cedar Shingle Panel, 7" Exposure Siding Product, Western Red Cedar Vertical-Grain Heartwood Shingle, Installed Over Oriented Strand Board (OSB) with a 7/16" Minimum Thickness
   - **D**: 2 X 6 Jamb Trim, 3 X 8 Head Trim & Shaped Sill Piece Cedar Trim (4X)
   - **E**: 2X12 Facia W/ 2X6 Trim (Drip Flashing at All Facia to Be Painted to Match Roofing Color)
   - **F**: Guards (Guardrails) Shall Form Barrier Not Less Than 42 Inches High, Measured Vertically Above Leading Edge of the Tread, Adjacent Walking Surface or Adjacent Seatboard. Open Guards Shall Have Baluster or Ornamental Patterns Such That a Sphere of 4 Inches in Diameter Cannot Pass Through Any Opening. Triangular Openings Formed by the Riser, Tread and Bottom Rail at the Open Side of a Stairway Shall Be of a Minimum Size Such That a Sphere of 6 Inches in Diameter Cannot Pass Through the Opening.
   - **G**: Vinyl Window or Door (Color - Almond). All Windows and Doors Throughout Project Are to Have the Exterior Pane of Dual Pane Glass Be Tempered. 'Tempered' Indicates Tempered Glazing Required for Both Panes of Glass at This Window or Door (Indicated on Sheet A2.4). Exterior Doors to Be Solid Core Wood Having Stiles and Rails Not Less Than 1-3/8" Thick with Interior Field Panel Thickness No Less Than 1-1/4" Thick
   - **H**: Asphalt Shingle Roofing System (UL - Class A Fire Resistance) (CertainTeed: "Moire Black")
   - **I**: Torched Down Roofing System (UL - Class A Fire Resistance) (Johns Manville, Dynalast C250 FR: "Black", Installed Per Manufacturer's Specifications)
   - **J**: Exterior Light Fixture W/ Concealed Light Source, Typ. (Max. Wattage of 60)
   - **K**: Electrical Meter - Recessed and Behind Wood Pane Door (Hidden Door Within Siding)
   - **L**: Gas Meter Location (Below Entry Deck) (To Be Approved by Utility Service Provider)
   - **M**: Custom Metal Chimney Cap With Metal Mesh Infill (Painted to Match Roof Color) (Chimney Shall Extend 2' Above Roof/Wall Within 10' As Per R1003, Anchor Chimney As Per R1003, Spark Arrester Required As Per R1003)
   - **N**: Custom Wood Garage Door
   - **O**: Knotty Alder Wood Panel Door With Metal Panel Accents (Clear Stain) (Exterior Doors to Be Solid Core Wood Having Stiles and Rails Not Less Than 1-3/8" Thick with Interior Field Panel Thickness No Less Than 1-1/4" Thick)
   - **P**: All Soffits, Porch and Deck Ceiling Areas to Have 1X6 Cedar Soffit W/ 5/8", Type 'X' Gypsum Wallboard Installed Behind

7. **Project Information**
   - **P R O J E C T**: Incline Creek Estates
   - **M A N Z A N I T A**: Permit Set
   - Incline Village, NV
   - **R E V I S I O N S**
   - **N O. DATE REMARKS**
     - 1. 1 X 8 Horizontal Siding with 1/2" Reveal (Cedar), 1" Nominal Thick Boards Minimum (As Listed in SFM Handbook)
     - 2. 1 X 6 Vertical Siding with 1/4" Reveal (Cedar), 1" Nominal Thick Boards Minimum (As Listed in SFM Handbook)
     - 3. Cedar Shingle Siding - Shakertown Craftsman 1-Coarse Cedar Shingle Panel, 7" Exposure Siding Product, Western Red Cedar Vertical-Grain Heartwood Shingle, Installed Over Oriented Strand Board (OSB) With a 7/16" Minimum Thickness
     - 4. 2 X 6 Jamb Trim, 3 X 8 Head Trim & Shaped Sill Piece Cedar Trim (4X)
     - 5. 2X12 Facia W/ 2X6 Trim (Drip Flashing at All Facia to Be Painted to Match Roofing Color)
     - 6. Guards (Guardrails) Shall Form Barrier Not Less Than 42 Inches High, Measured Vertically Above Leading Edge of the Tread, Adjacent Walking Surface or Adjacent Seatboard. Open Guards Shall Have Baluster or Ornamental Patterns Such That a Sphere of 4 Inches in Diameter Cannot Pass Through Any Opening. Triangular Openings Formed by the Riser, Tread and Bottom Rail at the Open Side of a Stairway Shall Be of a Minimum Size Such That a Sphere of 6 Inches in Diameter Cannot Pass Through the Opening. Custom Metal - Blue Finish
     - 7. Vinyl Window or Door (Color - Almond). All Windows and Doors Throughout Project Are to Have the Exterior Pane of Dual Pane Glass Be Tempered. 'Tempered' Indicates Tempered Glazing Required for Both Panes of Glass at This Window or Door (Indicated on Sheet A2.4). Exterior Doors to Be Solid Core Wood Having Stiles and Rails Not Less Than 1-3/8" Thick with Interior Field Panel Thickness No Less Than 1-1/4" Thick
     - 8. Asphalt Shingle Roofing System (UL - Class A Fire Resistance) (CertainTeed: "Moire Black")
     - 10. Exterior Light Fixture W/ Concealed Light Source, Typ. (Max. Wattage of 60)
     - 11. Electrical Meter - Recessed and Behind Wood Pane Door (Hidden Door Within Siding)
     - 12. Gas Meter Location (Below Entry Deck) (To Be Approved by Utility Service Provider)
     - 13. Custom Metal Chimney Cap With Metal Mesh Infill (Painted to Match Roof Color) (Chimney Shall Extend 2' Above Roof/Wall Within 10' As Per R1003, Anchor Chimney As Per R1003, Spark Arrester Required As Per R1003)
     - 14. Custom Wood Garage Door
     - 16. All Soffits, Porch and Deck Ceiling Areas to Have 1X6 Cedar Soffit W/ 5/8", Type 'X' Gypsum Wallboard Installed Behind

8. **Issue Date**: June 28, 2016
CABOT STAIN on CEDAR - "BARK" COLOR
CABOT STAIN on CEDAR - "SPANISH MOSS"
NATURAL STONE - "AUTUMN GOLD, SQUARES AND RECS"
ASPHALT SHINGLE ROOFING - "SHENANDOAH"
ALUMINUM CLAD WINDOWS - "HARTFORD GREEN"
Incline Creek Estates – Phase 2
Material Images

Asphalt Shingle – Shenandoah | Natural Stone – Autumn Gold | Bark Stain Spanish Moss | Hartford Green Aluminum Window

1519_Rosewood_S1C12 (materials) 1519_Manzanita_S1C12 (Materials)
CABOT STAIN on CEDAR - "DUSK" COLOR
CABOT STAIN on CEDAR - "SPANISH MOSS"
NATURAL STONE - "BIGHORN WEATHERED GRANITE"
ASPHALT SHINGLE ROOFING - "COUNTRY GRAY"
ALUMINIUM CLAD WINDOWS - "TRUFFLE" COLOR
Incline Creek Estates – Phase 2
Material Images

Asphalt Shingle – Country Gray | Natural Stone – Big Horn WG | Mission Brown | Truffle
Dusk Stain | Aluminum Window

1519_Manzanita_S2C22 (materials) 1519_Rosewood_S2C22 (materials)
UPPER LEVEL
11'-0"

LOWER LEVEL
5'-0"

3 PLATE
20'-0"

10'-0" 9'-0"

TOP OF ROOF
31'-0"

1. 1 X 8 HORIZONTAL BEVEL SIDING (CEDAR), 1"
   NOMINAL THICK BOARDS MINIMUM (AS LISTED
   IN SFM HANDBOOK)

2. 1 X 6 VERTICAL SIDING WITH 1/8" REVEAL
   (CEDAR), 1" NOMINAL THICK BOARDS MINIMUM
   (AS LISTED IN SFM HANDBOOK)

3. CEDAR SHINGLE SIDING - SHAKERTOWN
   CRAFTSMAN 1-COURSE CEDAR SHINGLE
   PANEL, 7" EXPOSURE SIDING PRODUCT,
   WESTERN RED CEDAR VERTICAL-GRAIN
   HEARTWOOD SHINGLE, INSTALLED OVER
   ORIENTED STRAND BOARD (OSB) WITH A 7/16"
   MINIMUM THICKNESS. (AS LISTED IN SFM
   HANDBOOK)

4. 2 X 6 JAMB TRIM, 3 X 8 HEAD TRIM & SHAPED
   SILL PIECE CEDAR TRIM (4X)

5. 2x12 FACIA W/ 2x6 TRIM  (DRIP FLASHING AT
   ALL FACIA TO BE PAINTED TO MATCH ROOFING
   COLOR)

6. GUARDS (GUARDRAILS) SHALL FORM BARRIER
   NOT LESS THAN 42 INCHES HIGH, MEASURED
   VERTICALLY ABOVE LEADING EDGE OF THE
   TREAD, ADJACENT WALKING SURFACE OR
   ADJACENT SEATBOARD. OPEN GUARDS SHALL
   HAVE BALUSTER OR ORNAMENTAL PATTERNS
   SUCH THAT A 4 INCH DIAMETER SPHERE
   CANNOT PASS THROUGH ANY OPENING.
   TRIANGULAR OPENINGS FORMED BY THE RISER,
   TREAD AND BOTTOM RAIL AT THE OPEN SIDE
   OF A STAIRWAY SHALL BE OF A MAXIMUM SIZE
   SUCH THAT A SPHERE OF 6 INCHES IN
   DIAMETER CANNOT PASS THROUGH THE
   OPENING.

7. ALUMINUM CLAD WOOD WINDOW OR DOOR
   (COLOR TO BE DETERMINED). ALL WINDOWS
   AND DOORS THROUGHOUT PROJECT ARE TO
   HAVE THE EXTERIOR PANE OF DUAL PANE
   GLASS BE TEMPERED. 'TEMPERED' INDICATES
   TEMPERED GLAZING REQUIRED FOR BOTH
   PANES OF GLASS AT THIS WINDOW OR DOOR
   (INDICATED ON SHEET A2.4). EXTERIOR DOORS
   TO BE SOLID CORE WOOD HAVING STILES AND
   RAILS NOT LESS THAN 1-3/8" THICK WITH
   INTERIOR FIELD PANEL THICKNESS NO LESS
   THAN 1-1/4" THICK.

8. ASPHALT SHINGLE ROOFING SYSTEM (UL -
   CLASS A FIRE RESISTANCE)(CERTAINTEED)

9. STANDING SEAM METAL ROOFING SYSTEM
   (METAL SALES, "MAGNA - LOC", COLOR TO BE
   DETERMINED, INSTALLED PER
   MANUFACTURER'S SPECIFICATIONS)(UL -
   CLASS A FIRE RESISTANCE)

10. EXTERIOR LIGHT FIXTURE W/ CONCEALED
    LIGHT SOURCE, TYP. (MAX. WATTAGE OF 60)

11. ELECTRICAL METER - RECESSED AND BEHIND
    WOOD PANEL DOOR (HIDDEN DOOR WITHIN
    SIDING)

12. GAS METER LOCATION

13. CUSTOM WOOD GARAGE DOOR

14. KNOTTY ALDER WOOD PANEL DOOR WITH
    METAL PANEL ACCENTS (CLEAR STAIN)
    (EXTERIOR DOORS TO BE SOLID CORE WOOD
    HAVING STILES AND RAILS NOT LESS
    THAN 1-3/8" THICK WITH INTERIOR FIELD PANEL
    THICKNESS NO LESS THAN 1-1/4" THICK) TOP
    PANELS W/ TEMPERED GLAZING

15. NATURAL STONE

16. NATURAL GRADE
BUILDING HEIGHT CALCULATIONS

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<th>PLANT TYPE</th>
<th>PERCENT OF GROSS</th>
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<th>MINIMUM ELEVATION</th>
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1 Left Side Elevation

2 Street Elevation

SHEET NOTES

1. 1/4" = 1'-0"
2. 1/4" = 1'-0"
3. 1/4" = 1'-0"
4. 1/4" = 1'-0"
5. 1/4" = 1'-0"
6. 1/4" = 1'-0"
7. 1/4" = 1'-0"
8. 1/4" = 1'-0"
9. 1/4" = 1'-0"
10. 1/4" = 1'-0"
11. 1/4" = 1'-0"
12. 1/4" = 1'-0"
13. 1/4" = 1'-0"
14. 1/4" = 1'-0"
15. 1/4" = 1'-0"
CRAWL SPACE

STAIR AND RAILING NOTES:
• Openings between rails shall be less than 4" inches per R312
• The triangular area formed by riser, tread and bottom of guardrail shall be sized so that a 6" sphere can not pass through as per R312
• Maximum rise of 7.75 inches and minimum run of 10 inches per R311
• Enclosed usable space under stairway requires 1 layer of 1/2" gypsum wallboard on enclosed side per R302
• Stair Construction: (3) 2x12 stringers, typ., 3/4" plywood top surface, 4" concrete slab at base
• R-21 batt insulation at exterior walls, typ.
• R-38 insulation at roof, typ.
1. Left Side Elevation
2. Street Elevation
3. Right Side Elevation
4. Rear Elevation

- CABOT STAIN on CEDAR - "BARK" COLOR
- CABOT STAIN on CEDAR - "SPANISH MOSS"
- NATURAL STONE - "AUTUMN GOLD, SQUARES AND RECS"
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Spanish Moss | Aluminum Window

1519_Rosewood_S1C12 (materials)  1519_Manzanita_S1C12 (Materials)
ELEVATIONS

1/4" = 1'-0"

1 Left Side Elevation

2 Street Elevation

3 Right Side Elevation

4 Rear Elevation

CABOT STAIN on CEDAR - "DUSK" COLOR
CABOT STAIN on CEDAR - "MISSION BROWN"
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1519_Manzanita_S2C22 (materials) 1519_Rosewood_S2C22 (materials)
CABOT STAIN on CEDAR - "BARK" COLOR
CABOT STAIN on CEDAR - "CHESTNUT BROWN"
NATURAL STONE - "BOUQUET CANYON GRANITE LEDGESTONE"
ASPHALT SHINGLE ROOFING - "MOIRE BLACK"
ALUMINIUM CLAD WINDOWS - "MERLOT"
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1519_Rosewood_S3C32 (materials)
Incline Creek Estates – Phase 2
Site Photos
Incline Creek Estates – Phase 2
Neighboring properties - Photos
Incline Creek Estates – Phase 2
Entry Gate, Signage & Lighting Style

PHASE 2 TO MATCH PHASE 1