# 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: | EGET-REMODEL ADDITION |
| Project Description: | Amendment of Conditions for Action Order Variance Case Number WPVAR23-0002(Eget) Condition 1.c Two Years for all permits to be issued. Date of Action Order June 1,2023. Amend to additional 18 months June 1, 2025 All permits by 1/1/26 |
| Project Address: | 45E. Tuscarora Road, Crystal Bay, NV |
| Project Area (acres or square feet): | |
| Project Location (with point of reference to major cross streets AND area locator): | Tuscarora/washoe road and Theresa Ct. |

| Assessor's Parcel No.(s): | Parcel Acreage: | Assessor's Parcel No.(s): | Parcel Acreage: |
|---|---|---|---|
| 123-136-02 | | | |
| | | | |

**Indicate any previous Washoe County approvals associated with this application:**
Case No.(s). WPVAR23-0002 (Eget)

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

| **Property Owner:** | | **Professional Consultant:** | |
|---|---|---|---|
| Name: Jeffery Eget, TTE Eget Family Trust | | Name: Wayne Ford | |
| Address: 26 State Rte #205 | | Address: PO Box 4775 | |
| Crystal Bay, NV | Zip: 89402 | Incline Village, NV | Zip: 89450 |
| Phone: | Fax: | Phone: 775 772 2495 | Fax: |
| Email: jeff@omnisteel.com | | Email: waynefordresidentialdesigner@yahoo.com | |
| Cell: 213-703-1000 | Other: | Cell: same as above | Other: |
| Contact Person: Robert J Angres, Esq. | | Contact Person: Wayne Ford | |
| **Applicant/Developer:** | | **Other Persons to be Contacted:** | |
| Name: same as above | | Name: Robert J. Angres, Esq. | |
| Address: | | Address: 1190 Evans Ave | |
| | Zip: | Reno, NV | Zip: 89512 |
| Phone: | Fax: | Phone: 775 852 5244 | Fax: 888 840 273 |
| Email: | | Email: rjangres@gmail.com | |
| Cell: | Other: | Cell: same as above | Other: |
| Contact Person: | | Contact Person: Robert Angres | |

**For Office Use Only**

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

# Amendment of Conditions Application
# Supplemental Information

(All required Information may be separately attached)

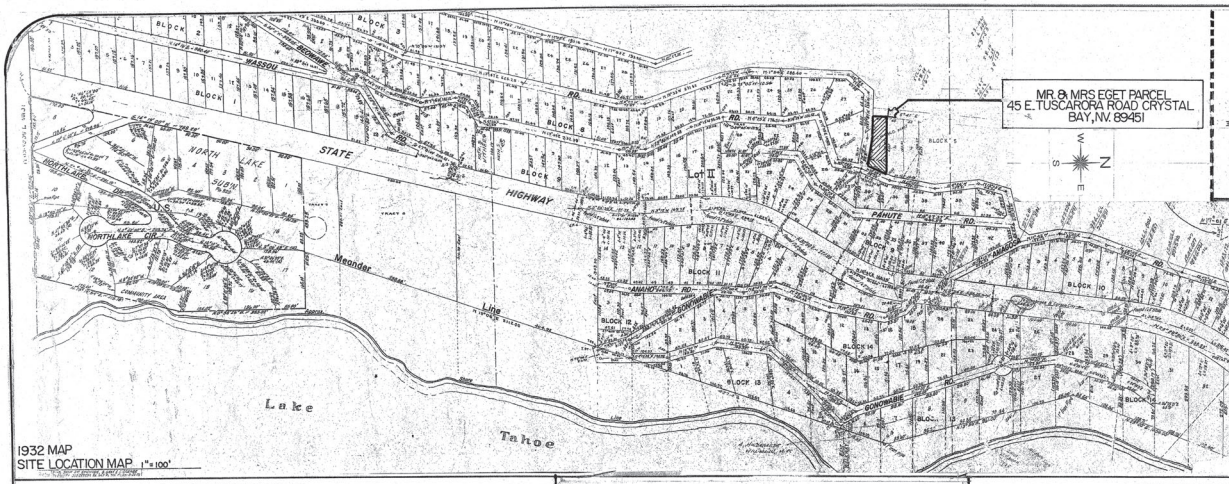
Required Information

1. The following information is required for an Amendment of Conditions:
   a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
   b. Identify the specific Condition or Conditions that you are requesting to amend.
   c. Provide the requested amendment language to each Condition or Conditions, and provide both the ***existing*** and ***proposed*** **condition(s).**

| |
|---|
| Applicant Eget seeks solely to amend the temporal condition (1c) regarding the 2 year expiration of the variance approved on June 1, 2023. Processing the necessary plans and other requirements of TRPA has taken longer than anticipated and thus applicant is requesting the temporal condition to be amended to permit an additional 18 months (or December 2026). |

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

| |
|---|
| None-no other aspects of the already approved project (variance) are being requested. Applicant solely requests more time to implement due to personal ill health (logical consequences of the Parkinson's and heart condition which necessitated the project for the ADA compliant garage and walkway) and the described delays due to TRPA requirements. |




1932 MAP
SITE LOCATION MAP 1" = 100'

EXISTING RESIDENCE 2025

| | | |
|---|---|---|
| Living Area | 982 SF. | |
| Detached Garage | 740 SF ( To be removed) | |
| PROPOSED ADDITION: | | |
| Proposed: | Basement below new attached garage | 807.00 SF |
| | Ramp Room/Library/Gallery | 619.00 SF |
| | First Floor Garage | 570.00 SF |
| | Entry | 324.00 SF |
| | Second Floor | 875.00 SF |
| | Porch at entry | 126.00 SF |
| | Existing Porch convert to living area. | 200.00 SF |
| | TRPA total under Roof Area (New) | 3,521.00SF |
| Final Total Project Areas: Living New | 2,825. SF | |
| Existing Residence | 982. SF | |
| Total New Living Area | 3,807. SF | |
| Total Structure Area | 4,377.SF (NLTFPD) | |
| Decks Added 1st floor | 204.00 SF | |
| 2nd floor | 318.00 SF | |
| Total Deck Area New | 522.00 SF | |

EXISTING AND PROPOSED PROJECT AREAS

IVGID EXISTING Fixture Count Tabulation Form 2017

Address 45 E. TUSCARORA RD. Date 6.16.17

Unit# Permit # APN # 123-136-02

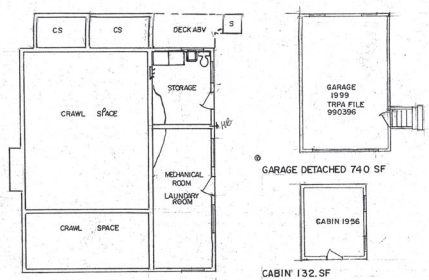
| Fixture | W | S | Existing | Prop | Final | Ex. Water | Ex. Sew. | Prop. Water | Prop. Sew. | Final Water | Final Sew. |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Kitchen Sink | 1.5 | 2 | 1 | 1 | 1 1 | 1.5 | 2 | 1.5 | 2 | 3 | 4 |
| Bar Sink | 1 | 1 | | | | | | | | | |
| Dishwasher | 1.5 | 2 | | 1 | 1 1 | 1.5 | 2 | 1.5 | 2 | 1.5 | 2 |
| Drink Foun. | 0.5 | 0.5 | | | | | | | | | |
| Tub/Shr/Whrpl | 4 | 2 | 1 | | 1 1 | 4 | 2 | | | 4 | 2 |
| Water Closet | 2.5 | 3 | 2 | 2 | 1 1 4 | 5 | 6 | 5 | 6 | 10 | 12 |
| Bidet | 1 | 1 | | | | | | | | | |
| Lav Sink | 1 | 1 | 2 | 2 | 1 1 4 | 2 | 2 | 2 | 2 | 4 | 4 |
| Showerhead | 2 | 2 | 1 | 1 | 1 2 | 2 | 2 | 2 | 2 | 4 | 4 |
| Urinal | UPC | UPC | | | | | | | | | |
| Flush OM | UPC | UPC | | | | | | | | | |
| Washer | 4 | 3 | | 1 | 1 1 | | | 4 | 3 | 4 | 3 |
| Laundry Tub | 1.5 | 2 | | | 1 | | | | | | |
| Mop Sink | 1.5 | 2 | | | | | | | | | |
| Waterfall | 3 | 2 | | | | | | | | | |
| Hose Bib | 2.5 | | 1 | | | 2.5 | | | | | |
| Additional Hose Bib | 1 | | 3 | 2 | | 3 | | 2 | | 5 | |
| Total | | | | | | 14 | | 18 | | 17 | 21 |
| Existing Water Rights | | | | | | 20 | | | | 35.5 | |
| Total Acre Feet Needed | | | | | | | | | | | |

Water Rights: Calculation = 15 x Proposed Fixture Units x 365 Divided By 325,851 = Ac/Ft

All Flushometer valves to be sized according to Table 6-7 Chapter 6 Uniform Plumbing Code

For water rights only each Flushometer would be counted as 5 fixture units only.

EXISTING FLOOR PLAN




BASEMENT FINISHED BASEMENT 396 SF UNFINISHED BASEMENT 153 SF ASSESSOR'S RECORD 2/17/2023

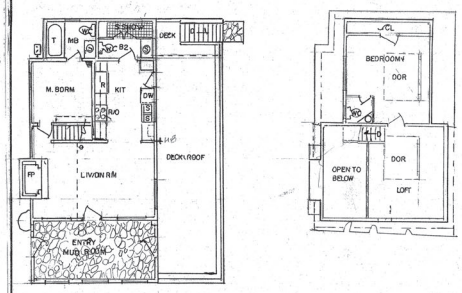
RESIDENTIAL
AND
ADDITION

ADA GARAGE/ENTRY/LIVING AREA
ADA ACCESS ROOM-RAMP
ATTACHED TO EXISTNG
SINGLE FAMILY RESIDENCE

OWNERS

Mr. and Mrs. Eget
45 East Tuscarora Road Crystal Bay, NV.
89451
APN: 123-136-02

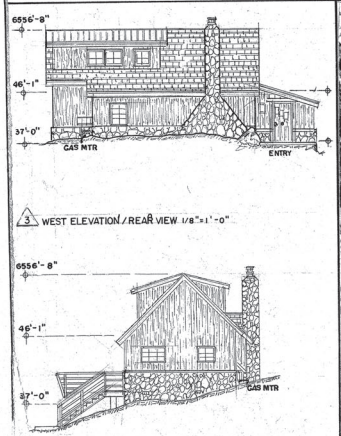
EXISTING FLOOR PLANS




1ST FLOOR RESIDENCE ASSESSOR BUILT 1936 RESTORED 2017 WBLDI7-101707

2ND. FLOOR FIRST AND SECOND FLOOR LIVING AREA 982 SF

EXISTING EXTERIOR ELEVATIONS

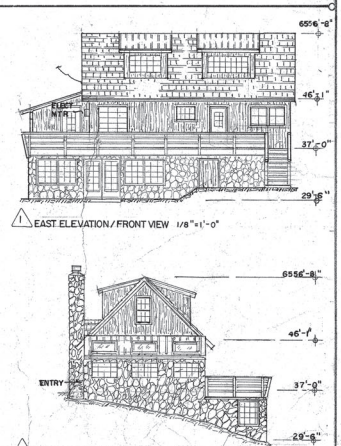



3 WEST ELEVATION / REAR VIEW 1/8" = 1'-0"

4 NORTH ELEVATION/RIGHT VIEW 1/8" = 1'-0"

RESTORED RESIDENCE 45 E. TUSCARORA ROAD CRYSTAL BAY, NEVADA BUILT 1936

EXISTING EXTERIOR ELEVATIONS




1 EAST ELEVATION / FRONT VIEW 1/8" = 1'-0"

2 SOUTH ELEVATION / LEFT VIEW 1/8" = 1'-0"

INDEX


AO Cover sheet. Site Location Map, Exist Floor Plans, Exist Ext Elevations, Exist Water Fix Count.
A1 Garage Level, Floor Site Plan, Setback Var approval conditions. TRPA Agreement and NLTFPD Conditions under life and safety
A2 Floor Plans Upper and Lower Levels/ Ramp Room/Library Section. Elevator Spec.
A3 Roof Plan dominate pitch area and Exterior Elevations and TRPA allowed Height for three segment project. Soils Hydro Cut/GRADING PLAN
A4 TRPA approved Land Capability and allowed Coverage. TRPA Code under 1/3 Acre.
A5 TRPA approved existing coverage/ stamped site plan. 2017
A6 NLTFPD Stamped/ Defensible Space Plan
A7 Utility Plan Water and Sewer/ Gas/ Nv Energy
A8 IVGID Water and Sewer Spec. NV Energy Specs.
A9 IVGID Water and Sewer Spec. NV Energy
A10 IVGID Water and SW Gas Spec/ NV Energy
A11 IVGID Water/Sewer/SW Gas Sp./ NV Energy
A12 BMP Sheet: Temporary and Permanent
A13 BMP TRPA Grading Conditions
A14 BMP Details
A15 BMP Details
A16 Coverage Plan. Agreement to transfer coverage for live and safety and ADA Compliance for access.
A17 Exterior Elevations ¼ inch scale. Exterior Finish Schedule
A18 ADA Compliance Garage and Access Requirements TRPA Agreement to allow for additional Coverage Transfer. ADA Code


COVER SHEET, SITE LOCATION MAP, SITE DATA (E) FR. PL'S RESIDENCE INAGE BUILT 1932, (E) EXT ELEVS

SCALE AS NOTED


RESIDENTIAL DESIGN
Warren Ford Residential Designer
Nevada Licensed Number: 0012403
Nevada Certified Residential Designer
Tahoe Village, NV 89450
(775) 772-2495
warrenfordresidentialdesign@yahoo.com


CHANGES:

PROJECT DESCRIPTION: NEW ADA ACCESS W/ENTRY, GARAGE (LIVING ABOVE & BELOW) ENCLOSE RAMP/DISPLAY ROOM TO EXISTING RESIDENCE. NEW DECK, SAFETY FENCE, NTFPD EMERGENCY PLANNING

OWNERS: MR. AND MRS. EGET / EGET 1990 TRUST, JEFFERY D. TRUSTEE
45 EAST TUSCARORA ROAD
CRYSTAL BAY, NV. 89451
PROJECT LOCATION: 45 EAST TUSCARORA ROAD
CRYSTAL BAY, NV. 89451
APN: 123-136-02

FINAL
2/11/25

AO

Planning Division

## Board of Adjustment Action Order

**Variance Case Number WPVAR23-0002 (Eget)**

| | |
|---|---|
| Decision: | **Approval with Conditions** |
| Decision Date: | June 1, 2023 |
| Mailing/Filing Date: | June 5, 2023 |
| Applicant: | Wayne Ford |
| Staff Planner: | Courtney Weiche, Senior Planner<br>Phone: 775.328.3608<br>E-Mail: cweiche@washoecounty.gov |

**Variance Case Number WPVAR23-0002 (Eget)** – For hearing, discussion, and possible action to approve a variance to vary two (2) front yard setbacks from 20 to 4' and 1'-6", and a side yard setback from 5' to 2' to construct a garage with living space and to increase the maximum height of a front yard fence from 4' to 6'.

- Applicant: Wayne Ford
- Property Owner: Jeffery D Eget 1990 Trust
- Location: 45 E. Tuscarora Road
- APN: 123-36-02
- Parcel Size: .197 acres
- Master Plan: Crystal Bay
- Regulatory Zone: Crystal Bay
- Area Plan: Tahoe
- Development Code: Authorized in Article 804, Variances
- Commission District: 1 – Commissioner Hill

Notice is hereby given that the Washoe County Board of Adjustment granted approval with conditions for the above referenced case number based on the findings in accordance with Washoe County Development Code Article 804, Variances. If no appeals have been filed within the 10 calendar days after the Notice of Decision is mailed, the action of the Board of Adjustment of Washoe County Board of Adjustment is final. If filed, an appeal stays any further action on the decision 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. The action was based on the following findings in accordance with Washoe County Code Section 110.804.25:

(a) Special Circumstances. Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property, exceptional topographic conditions, extraordinary and exceptional situation or condition of the property and/or location of surroundings, the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;



To: Wayne Ford
Subject: WPVAR23-0002
Mailing Date: June 5, 2023
Page: Page 3 of 2

(b) No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;

(c) No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated;

(d) Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property;

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 7 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 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 grading or building without issuance of the necessary permits from the Washoe County Planning and Building Division.**

Washoe County Community Services Department
Planning and Building Division

Trevor Lloyd
Secretary to the Board of Adjustment

TL/CW/AA

Attachments: Conditions of Approval

Applicant: Wayne Ford, waynefordpresidentialdesigner@yahoo.com
Owner: Jeffrey Eget, jeff@mrmailman.com
Representative: Robert Agnes, ranpro@gmail.com
Action Order xc: Mike Large, District Attorney's Office; Kelnitten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Tahoe Regional Planning Agency;



## Conditions of Approval

Variance Case Number WPVAR23-0003

The project approved under Variance Case Number WPVAR23-0003 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on June 1, 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, compliance with laws, permits, etc. The Board of Adjustment may, in addition to imposing 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 or require any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this variance 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 variance 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 variance may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this variance 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 Conditions of Approval

**Washoe County Planning and Building Division**

1. The following conditions are 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 variance.**
   b. The applicant shall demonstrate substantial conformance to the plans approved as part of this variance. The Planning and Building Division shall determine compliance with this condition.
   c. **The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division and the Tahoe Regional Planning Agency.**
   d. A note shall be placed on all construction drawings and grading plans stating:

   NOTE

   Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

   e. 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 those hours.

**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 – Rob Wilson, P.E., Engineering and Capital Projects Division, 775.328.3599, rwilson@washoecounty.gov**
   a. Prior to issuance of a building permit, the applicant shall execute a Hold Harmless Agreement, for all structures within a front yard setback, with the District Attorney's Office. The Hold Harmless Agreement is available from staff upon request. Applicant shall submit a copy of the recorded document with the building permit application.
   b. Provide approach sight triangle analysis, per AASHTO Green Book requirements, to verify that vehicles approaching the property intersections will have an unobstructed view of any conflicting vehicles or pedestrians with the fence variance request.

*** End of Conditions ***

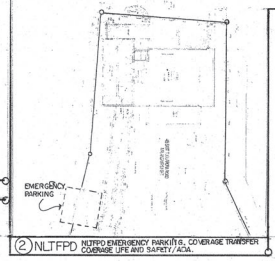


---------- Forwarded message ---------
From: John Janese <rjanese@mbpc.net>
Date: Mon, Jun 12, 2023 at 5:40 AM
Subject: re: Tuscarora 123-136-02 Crystal Bay, NV 89402 - TRPA Request
To: Robert Angnes <ranpro@gmail.com>
Cc: Ryan Sommers <rjsommers@mbpc.net>

Good Morning Mr. Angnes,

After conducting a site visit and review of proposed plans for 45 E. Tuscarora 123-136-02 Crystal Bay, NV 89402. The North Lake Tahoe Fire Protection District concurs that the proposed improvements would positively impact options for our personnel in case of an emergency. This determination is be based on unique topography and disabilities currently effecting the occupants in case of an emergency.

NLTFPD recommends conditioning signage and striping to identify the area as reserved for emergency staging only and it be kept clear of obstructions at all times, at the area shown below.




(2) NLTFPD NLTFPD EMERGENCY PARKING (i.e. COVERAGE TRANSFER COVERAGE LIFE AND SAFETY / ADA.

(1) WASHOE COUNTY VARIANCE WPVAR23-0002 SETBACK REDUCTION

Bob,

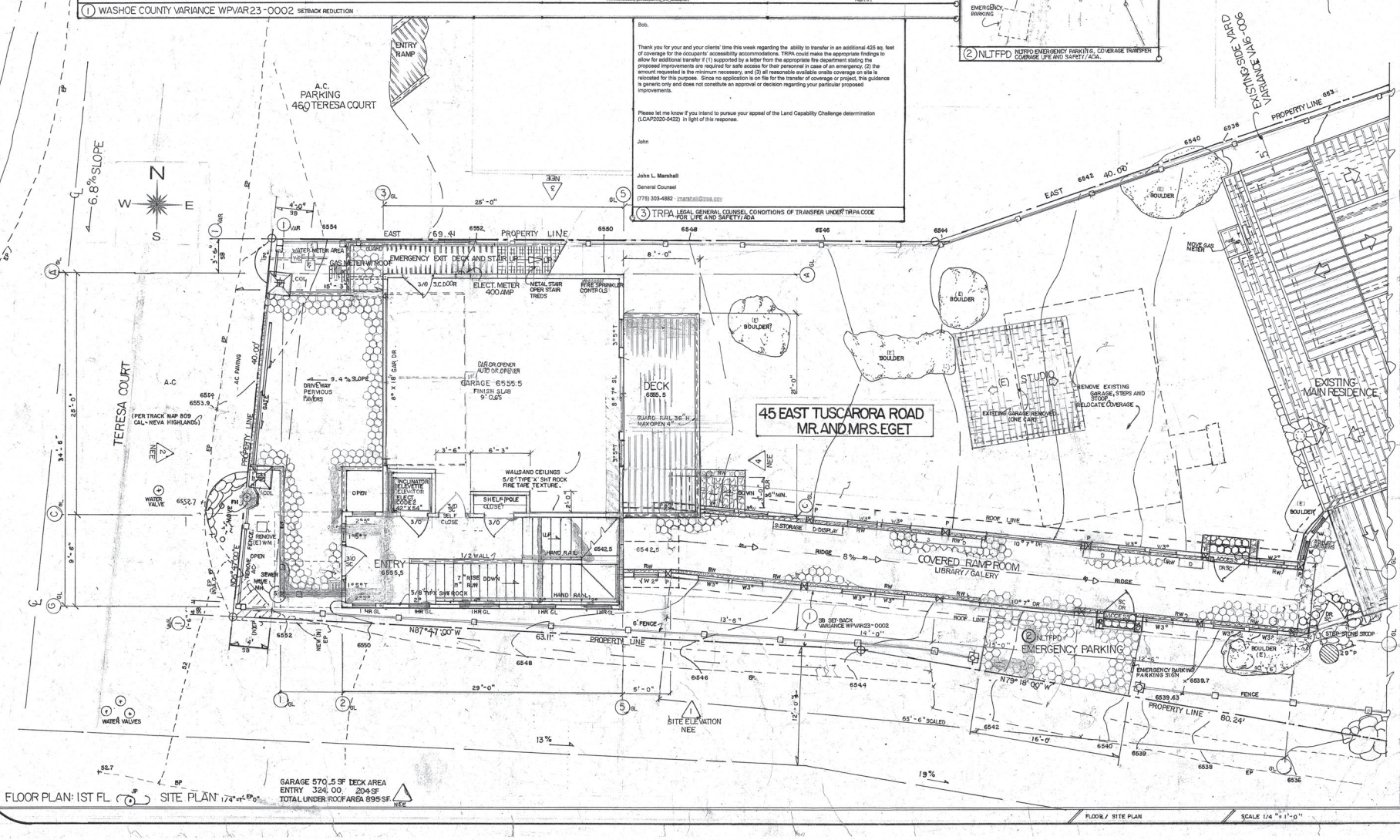
Thank you for your and your clients' time this week regarding the ability to transfer in an additional 425 sq. feet of coverage for the occupants' accessibility accommodations. TRPA could make the appropriate findings to allow for additional transfer if (1) supported by a letter from the appropriate fire department stating the proposed improvements are required for safe access for their personnel in case of an emergency, (2) the amount requested is the minimum necessary, and (3) all reasonable available onsite coverage on site is relocated for this purpose. Since no application is on file for the transfer of coverage or project, this guidance is generic only and does not constitute an approval or decision regarding your particular proposed improvements.

Please let me know if you intend to pursue your appeal of the Land Capability Challenge determination (LCAP2020-0422) in light of this response.

John

**John L. Marshall**
General Counsel
(775) 303-4882 - jmarshall@trpa.gov

(3) TRPA LEGAL GENERAL COUNSEL CONDITIONS OF TRANSFER UNDER TRPA CODE FOR LIFE AND SAFETY/ADA




FLOOR PLAN: IST FL SITE PLAN 1/4"=1'-0"

FLOOR / SITE PLAN SCALE 1/4"=1'-0"

RESIDENTIAL DESIGN
Wayne Ford Residential Designer
Nevada License Number 991-RD
P.O. Box 4775
Incline Village, NV 89450-4775
waynefordresidentialdesigner@yahoo.com

CHANGES

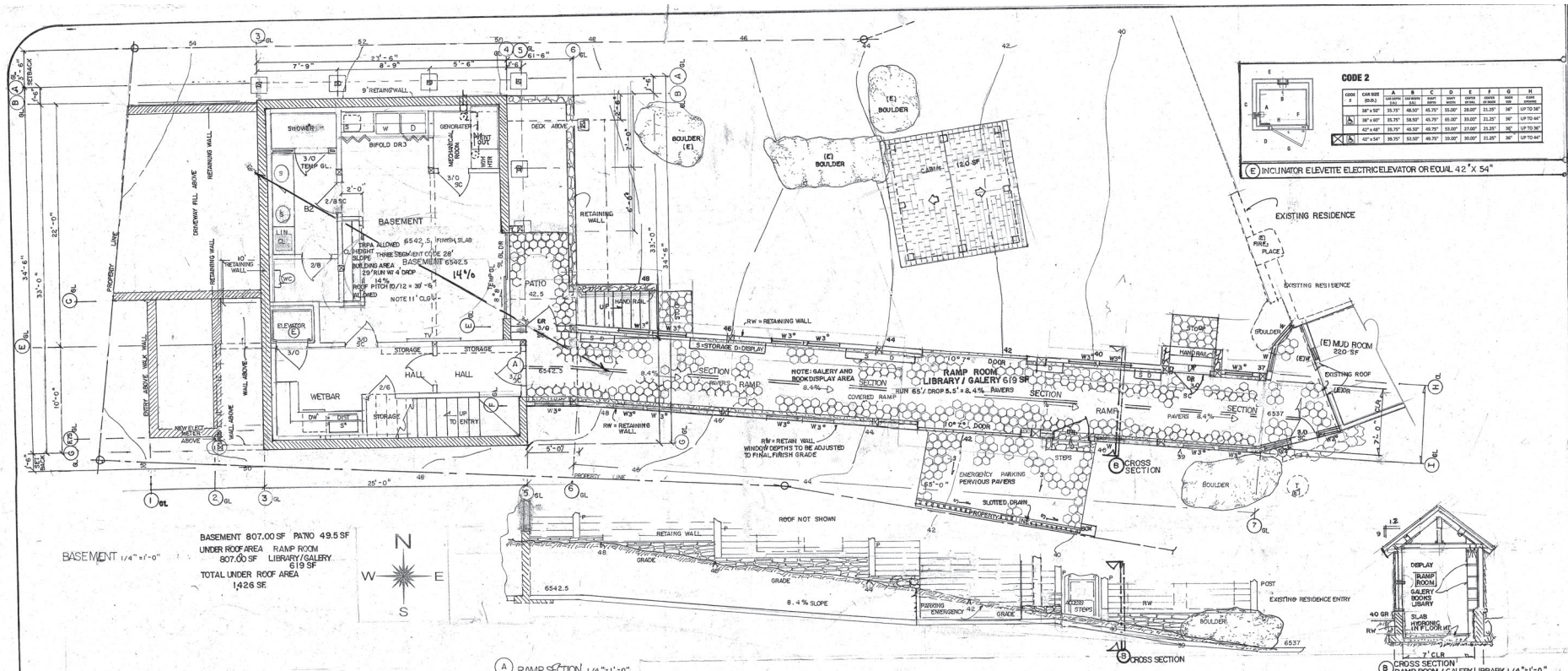
OWNERS: MR. AND MRS. EGE / TUSCT 1990 TRUST, JEFFERY D TRUSTEE
45 EAST TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89450
PROJECT LOCATION: 45 EAST TUSCARORA ROAD
CRYSTAL BAY, NV 89451
APN 123-136-02

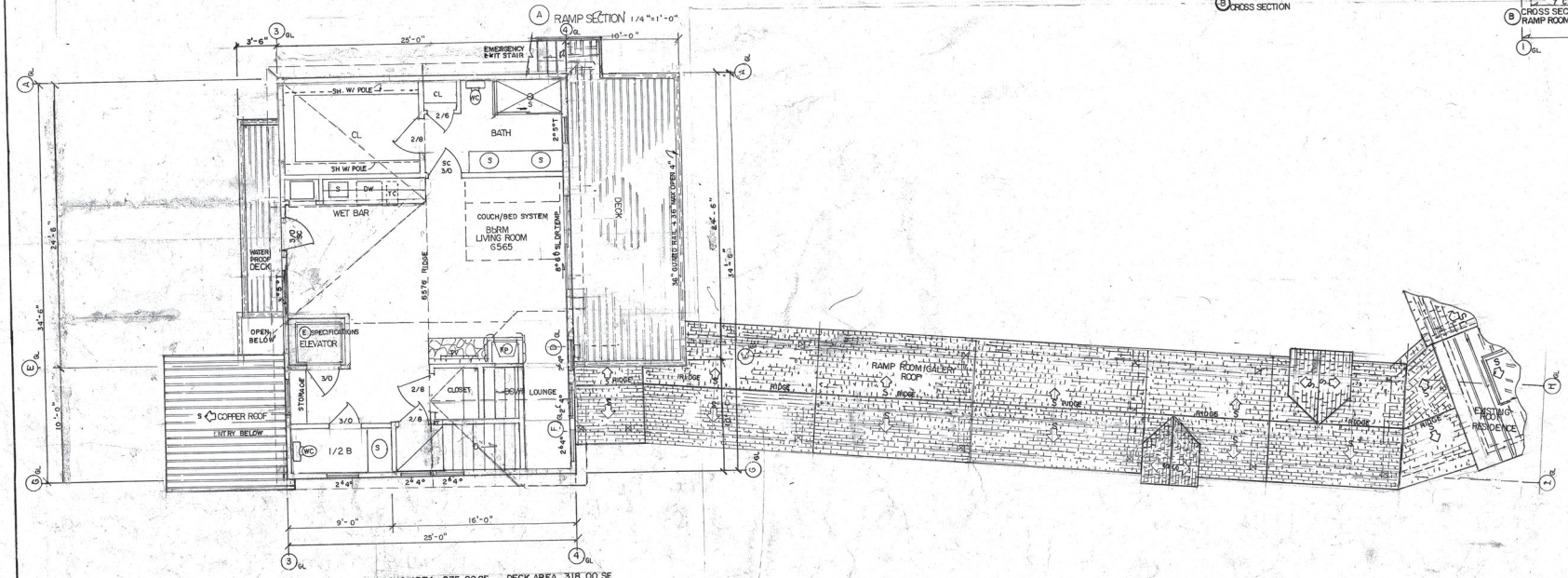
PROJECT DESCRIPTION: (NEW) ADA ACCESS TO EXISTING RESIDENCE, NEW SECURITY GARAGE BELOW, NEW RAMP ROOM, NEW STOOP AND BELOW, NEW DECKS, SECURITY FENCE. NLTFPD EMERGENCY PARKING ACCESS.

6/14/24

A1

9/11/23




RESIDENTIAL DESIGN

Wayne Ford Residential Designer
Nevada License Number (9) 821
Post Office Box 4973 Incline Village, NV 89450
(775) 831-0300
waynefordresidentialdesigner@yahoo.com

CHANGES

PROJECT DESCRIPTION: NEW ADA ACCESS TO EXISTING RESIDENCE W/ ENTRY, GARAGE ENCLOSE RAMP ROOM, LIVING ABOVE AND BELOW, NEW DECKS, SECURITY FENCE, NLTPPD EMERGENCY PARKING ACCESS.

OWNERS: MR. AND MRS. EGELT / EGELT 1990 TRUST, JEFFERY D TRUSTEE
45 EAST TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451
PROJECT LOCATION: 45 EAST TUSCARORA ROAD
CRYSTAL BAY, NV. 89451
APN: 123-136-02

6/14/25

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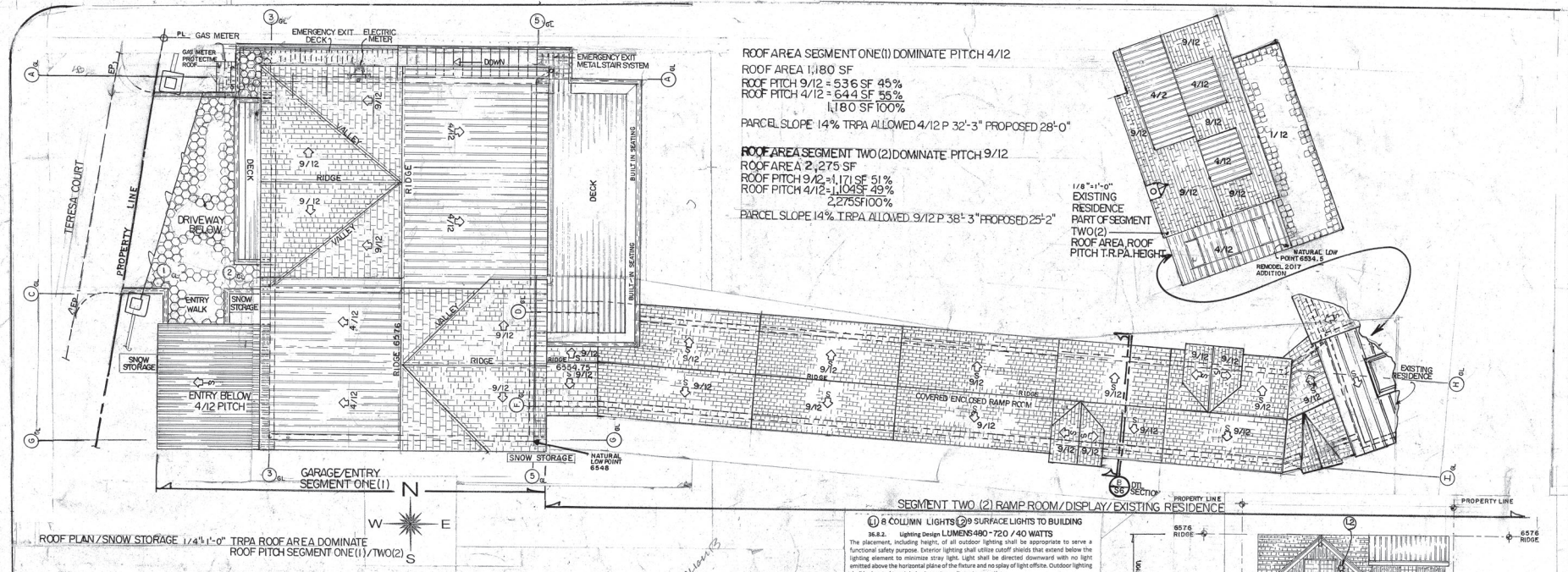



ROOF AREA SEGMENT ONE (1) DOMINATE PITCH 4/12
ROOF AREA 1,180 SF
ROOF PITCH 9/12 = 536 SF 45%
ROOF PITCH 4/12 = 644 SF 55%
1,180 SF 100%
PARCEL SLOPE 14% TRPA ALLOWED 4/12 P 32'-3" PROPOSED 28'-0"

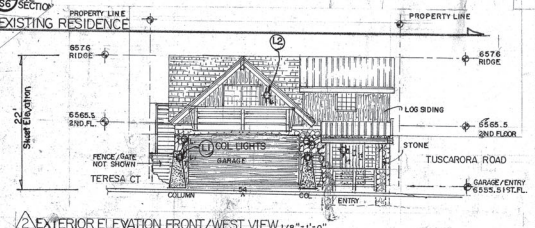
ROOF AREA SEGMENT TWO (2) DOMINATE PITCH 9/12
ROOF AREA 2,275 SF
ROOF PITCH 9/12 = 1,171 SF 51%
ROOF PITCH 4/12 = 1,104 SF 49%
2,275 SF 100%
PARCEL SLOPE 14% T.R.P.A. ALLOWED 9/12 P 38'-3" PROPOSED 25'-2"



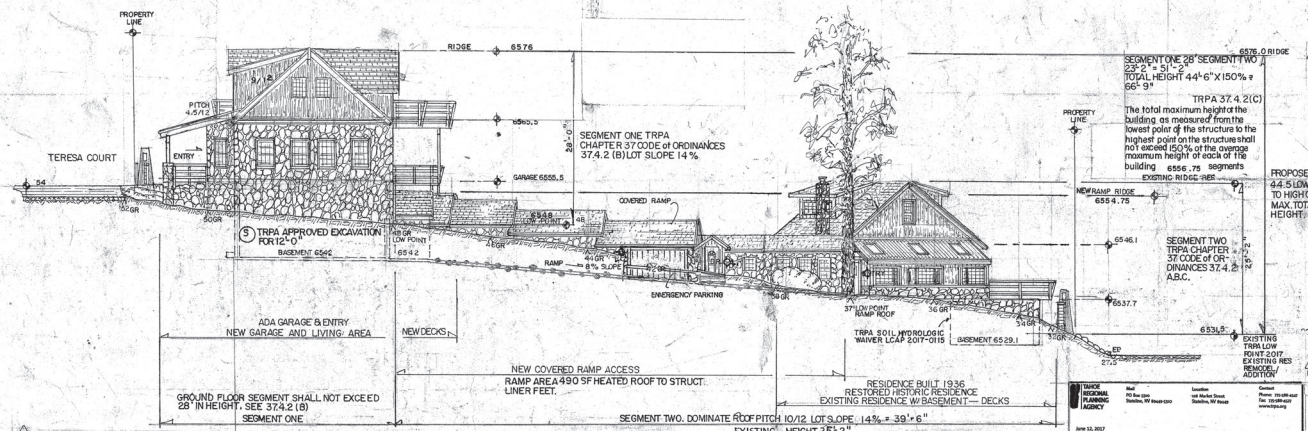

(L1) 8 COLUMN LIGHTS (L2) 9 SURFACE LIGHTS TO BUILDING

36.8.2. Lighting Design LUMENS 480-720 / 40 WATTS

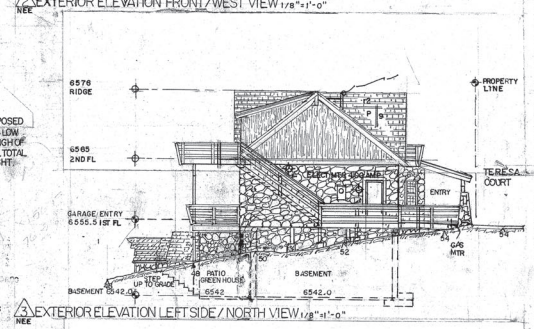
The placement, including height, of all outdoor lighting shall be appropriate to serve a functional safety purpose. Exterior lighting shall utilize cutoff shields that extend below the lighting element to minimize stray light. Light shall be directed downward with no light emitted above the horizontal plane of the fixture and no splay of light offsite. Outdoor lighting shall be located to minimize impact on adjacent properties.



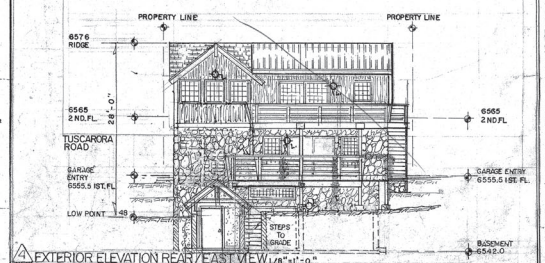

2 EXTERIOR ELEVATION FRONT/WEST VIEW 1/8"=1'-0"



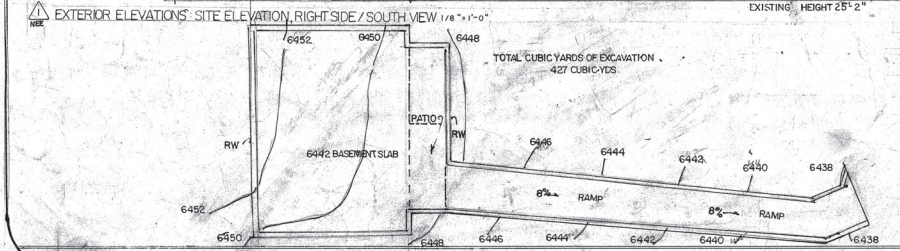

1 EXTERIOR ELEVATIONS SITE ELEVATION, RIGHT SIDE / SOUTH VIEW 1/8"=1'-0"




3 EXTERIOR ELEVATION LEFT SIDE / NORTH VIEW 1/8"=1'-0"




4 EXTERIOR ELEVATION REAR / EAST VIEW 1/8"=1'-0"




GRADING PLAN 1/8"=1'-0"

TAHOE REGIONAL PLANNING AGENCY

Mail: PO Box 5310 Stateline, NV 89449-5310
Location: 128 Market Street Stateline, NV 89449
Contact: Phone: 775-588-4547 Fax: 775-588-4527 www.trpa.org

June 12, 2017

James Borelli
P.O. Box 6023
Incline Village, NV 89450

SOIL HYDROLOGIC INVESTIGATION – WAIVER
45 E. TUSCARORA ROAD, WASHOE COUNTY, NEVADA
APN 123-136-02, TRPA FILE NUMBER LCAP2017-0115

Dear Mr. Borelli:

Tahoe Regional Planning Agency (TRPA) staff has finished review of the Soils/Hydrologic Report application submitted on May 24th, 2017. Based on review of documents submitted with the application, review of approved in-vicinity properties, and general knowledge of the area, TRPA staff hereby waive the requirement for further soil/hydrologic investigation and approves an excavation of 12 feet for the proposed attached garage and living space below.

This letter only approves the depth of the excavation and does not represent approval for the project. The applicant is required to notify the TRPA immediately if significantly different subsurface conditions are encountered than what has been interpreted from the nearby investigation.

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this soils/hydrological approval may be appealed within twenty-one (21) days from the time TRPA releases any final decision (July 5, 2017).

If you have any questions about this matter, please contact me by phone at (775) 589-5229 or by email at aborowski@trpa.org.

Sincerely,

Aly Borowski
Associate Planner
Current Planning Department

CC: Jeff Tiges
3651 Sandland Drive
Shelly City, CA 94964

SOIL HYDROLOGIC INVESTIGATION - WAIVER
LCAP 2017-0115
45 E TUSCARORA ROAD WASHOE COUNTY, NV.

ROOF PLAN / EXTERIOR ELEVATIONS SITE ELEVATION / ROOF PITCH AREAS SEGMENTS ONE AND TWO TRPA HEIGHT

SCALE AS NOTED

RESIDENTIAL DESIGN

Nevada Pro Residential Designer
P.O. Box 4775 Incline Village, NV 89450
Nevada License Number 391 [illegible]
(775) 772-2486
[illegible]residentialdesignnv@yahoo.com

STATE OF NEVADA
4/12/23
3/1/23

CHANGES

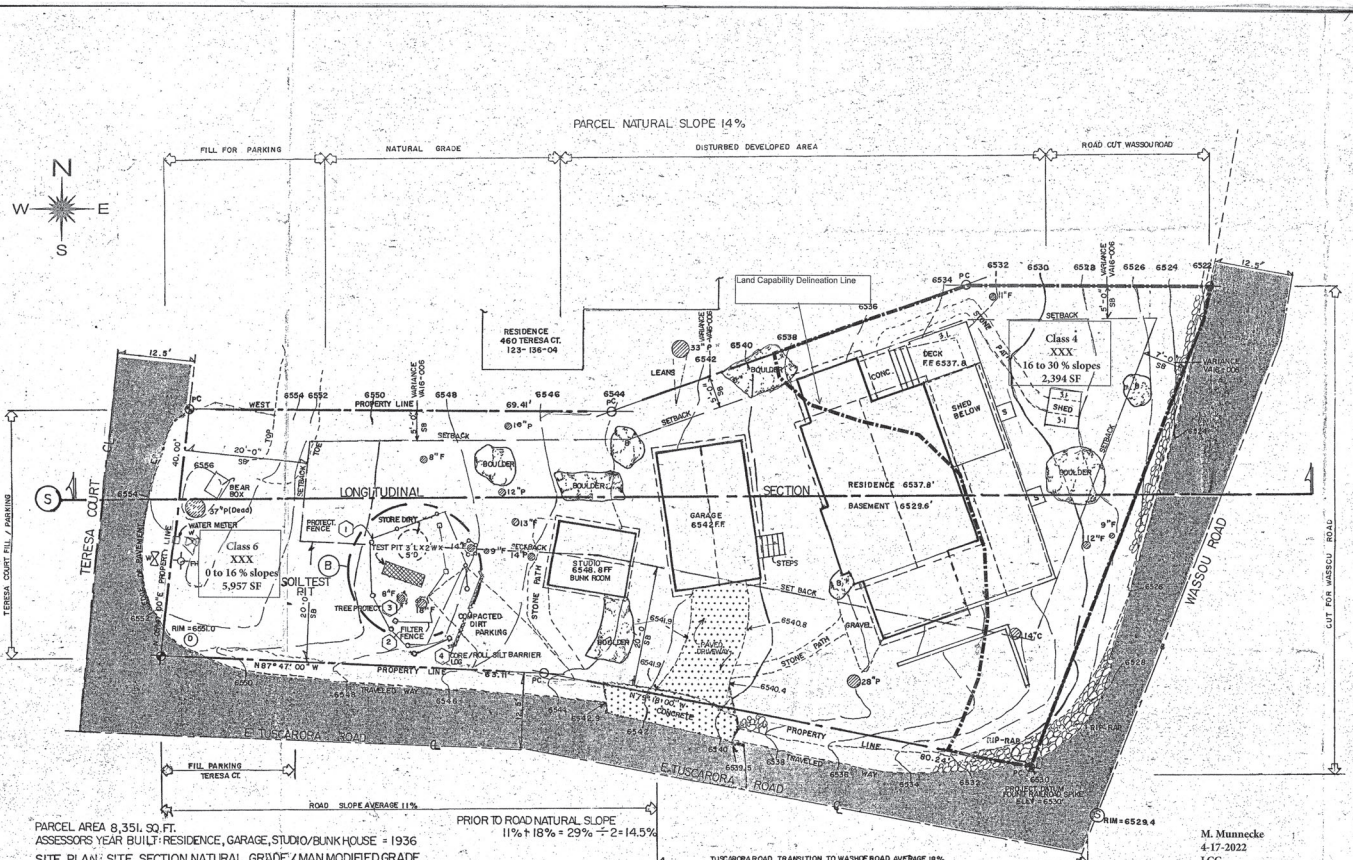
PROJECT DESCRIPTION: NEW ADA ACCESS TO EXISTING RESIDENCE W/ ENTRY, GARAGE ENCLOSE RAMP ROOM, LIVING ABOVE AND BELOW, NEW DECKS, SECURITY FENCE. NLTFPD EMERGENCY PARKING ACCESS.

OWNERS: MR AND MRS. EGET / EGET 1990 TRUST, JEFFERY D TRUSTEE
45 EAST TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451

PROJECT LOCATION: 45 EAST TUSCARORA ROAD
CRYSTAL BAY, NV 89451
APN 123-136-02

A3

17 / 29

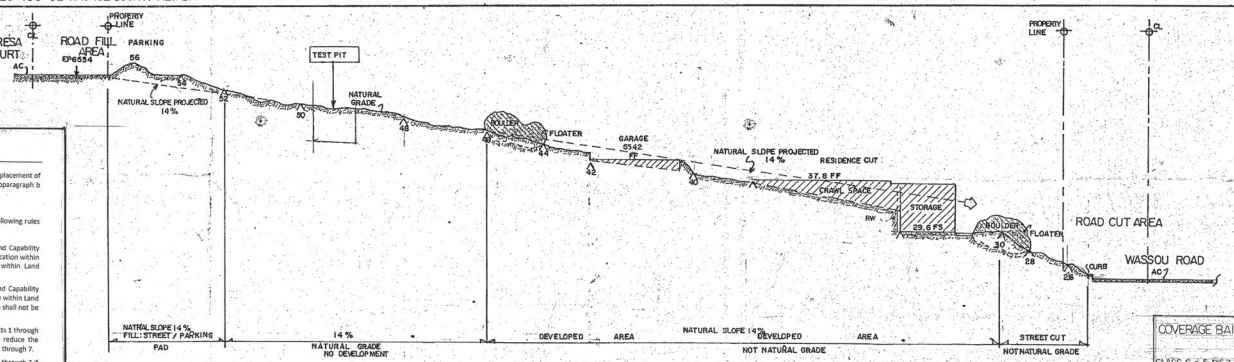



PARCEL AREA 8,351. SQ.FT.
ASSESSORS YEAR BUILT: RESIDENCE, GARAGE, STUDIO/BUNK HOUSE = 1936

PRIOR TO ROAD NATURAL SLOPE
11% + 18% = 29% ÷ 2 = 14.5%

M. Munnecke
4-17-2022
LCC

SITE PLAN: SITE SECTION NATURAL GRADE / MAN MODIFIED GRADE
SERVICE ADDRES 45 E. TUSCARORA ROAD
APN: 123-136-02 WASHOE COUNTY NEVADA LANDS DESCRIBED IN DOC. NO. 4533271 SURVEY OF RECORD KEN ARNETT JOB 16-05-07 / REDRAWN W. FORD 8/10/2020




(S) SITE SECTION 1/8"=1'-0"

CHAPTER 30: LAND COVERAGE
30.4 Land Coverage Limitations
30.4.1 Base Allowable Land Coverage

project area, as determined by subparagraph 2 above. The placement of this base land coverage is subject to the restrictions in subparagraph b below.

b. **Parcel or Project Area of One-Third Acre or Less**
For a parcel or project area of one-third acre or less, the following rules apply:

All base allowable land coverage attributable to land in Land Capability Districts 1 through 3 may be aggregated and placed on any location within Land Capability Districts 4 through 7, inclusive, but not within Land Capability Districts 1 through 3; and

All base allowable land coverage attributable to land in Land Capability Districts 4 through 7 may be aggregated and placed anywhere within Land Capability Districts 4 through 7; however, such base coverage shall not be placed in Land Capability Districts 1 through 3.

Any base allowable land coverage from Land Capability Districts 1 through 3 placed in Land Capability Districts 4 through 7 shall not reduce the maximum base coverage allowed in Land Capability Districts 4 through 7.

Base coverage shall only be used in Land Capability Districts 1 through 3 if the use meets an exception in subsection 30.5.1 or 30.5.2, or any other code section that provides a specific exception.

(B) TRPA CODE

LAND CAPABILITY CHALLENGE
FILE LCAP2020-0422

TAHOE REGIONAL PLANNING AGENCY DETERMINATION
BY: Julie Roll DATE: 06/02/2021
Executive Director/Designee
Tahoe Regional Planning Agency

Julie Roll
Digitally signed by Julie Roll
DN: cn=Julie Roll, o=TRPA, ou=Planning, email=jroll@trpa.org, c=US
Date: 2022.04.07 15:53:55 -07'00'

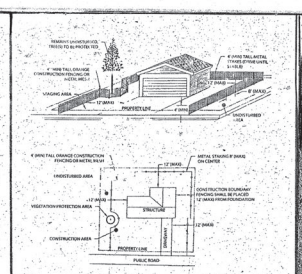
COVERAGE BAILY PARCEL AREA 8,351.00 SF

CLASS 6 = 5,957 X 30% = 1,788 SF
CLASS 4 = 2,394 X 20% = 479 SF
(B) TRPA CODE 2,267 SF

CHAPTER 30 b Parcel or Projett area of One-Third Acre or Less = 4 through 7 May be AGGREGATED.

ADDITIONAL COVERADE FOR PUBLIC SAFETY AND ACCESS OF THE DISABLED. CHAPTER 30.4, 30.4.2 (II) - (6)

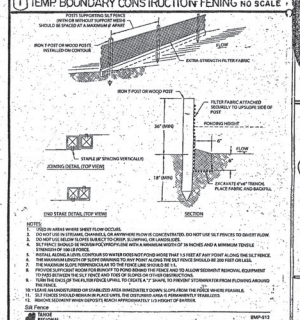
SITE PLAN / SITE SECTION 1/8"=1'-0"




NOTES:
1. METAL OR WIRE MESH FENCING MAY BE REQUIRED FOR SITES THAT CONSISTENTLY FAIL TO MAINTAIN PERMITTED CONDITIONS OF APPROVAL.
2. INSPECTIONS SHALL BE MADE DAILY AND DEEMED SECTIONS REPAIRED IMMEDIATELY.
3. ALL DISTURBED SOIL WITHIN THE CONSTRUCTION AREA MUST BE DECOMPACTED AND RESTORED. PLANT WITH NATIVE AND/OR ADAPTED PLANTS POST-CONSTRUCTION.

Temporary Boundary Construction Fencing
TAHOE REGIONAL PLANNING AGENCY SYMBOL BMP-201 November 2012

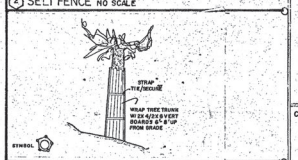
(1) TEMP. BOUNDARY CONSTRUCTION FENING NO SCALE



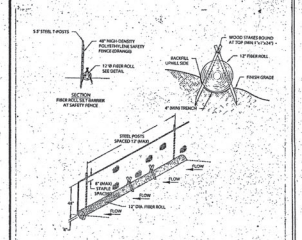

NOTES:
1. FOLD IN AREAS WHERE SHEET FLOWS OCCURS.
2. SILT FENCE SHALL BE PLACED ALONG THE CONTOURS WHERE FLOW IS CONCENTRATED. DO NOT USE SILT FENCES TO DIVERT FLOW.
3. DO NOT USE BELOW FLOWS SUBJECT TO EROSION, SCOURING, OR LANDSLIDES.
4. SILT FENCE SHOULD BE WOVEN PVC/POLYLINE WITH A MINIMUM WIDTH OF 36 INCHES AND A MINIMUM TENSILE STRENGTH OF 50 LBS.
5. INSTALL ALONG A LEVEL CONTOUR TO WATER RESERVOIR POND WHERE THAT IS FEASIBLE AT ANY POINT ALONG THE SILT FENCE.
6. THE MAXIMUM LENGTH OF SLOPE DRAINING TO ANY POINT ALONG THE SILT FENCE SHOULD BE 200 FEET UNLESS.
7. THE MAXIMUM SLOPE PERPENDICULAR TO THE FENCE SHOULD BE 50 PERCENT (2:1).
8. PROVIDE SUFFICIENT WIDTH TO ALLOW FOR EASY TO MAINTAIN EQUIPMENT TO FLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOES OF SLOPES OR STREAMS UNOBSTRUCTED.
9. TURN THE END OF THE FILTER FENCE UPHILL TO CONTAIN A 7" SHAPE TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
10. PROVIDE UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWN SLOPE FROM THE FENCE WHERE FEASIBLE.
11. SILT FENCES SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
12. REMOVE SEDIMENT WHEN DEPOSITS REACH APPROXIMATELY 1/3 HEIGHT OF BARRIER.

Silt Fence
TAHOE REGIONAL PLANNING AGENCY SYMBOL BMP-202 November 2012
THE TAHOE REGIONAL PLANNING AGENCY SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS DETAIL

(2) SELT FENCE NO SCALE




(3) TREE PROTECTION NO SCALE




NOTES:
1. FIBER ROLL SHALL NOT BE MADE FROM STRAW. FIBER ROLLS SHALL BE BOUND BY HIGH STRENGTH COIR NETTING, AND HAVE A MINIMUM WEIGHT OF 9 LBS PER LINEAL FOOT.
2. ORANGE SAFETY FENCE IS INTENDED TO PROTECT FIBER ROLLS FROM COMPRESSION BY VEHICLES. CONSTRUCTION "ORANGE" SAFETY FENCE SHALL BE HIGH DENSITY POLYETHYLENE WITH MESH OPENING OF APPROXIMATELY 1 INCH BY 4 INCHES AND A MINIMUM HEIGHT OF 4 FEET. SAFETY FENCE MAY BE OMITTED IN LOW TRAFFIC AREAS.
3. FIBER ROLL SHALL BE INSTALLED ALONG CONTOUR AND ON SLOPES 50% OR FLATTER UNLESS OTHERWISE APPROVED BY TRPA.
4. THE INSTALLATION CONFIGURATION SHALL PREVENT RUNOFF FROM LEAVING THE SITE OR ENTERING A WATERCOURSE WITHOUT FILTRATION OR TREATMENT.
5. THE MAXIMUM ALLOWABLE LENGTH OF SLOPE DRAINING TO THE SEDIMENT BARRIER SHALL BE 250 FEET.
6. FIBER ROLL SHALL BE INSTALLED BY DIGGING A 4 INCH DEEP TRENCH TO MATCH THE SHAPE OF THE LOG, SECURING IN PLACE WITH WOOD STAKES, AND TAMPING THE GROUND AROUND THE FIBER ROLL TO FILL VOIDS BETWEEN THE LOG AND THE GROUND.

Fiber Roll Silt Barrier
TAHOE REGIONAL PLANNING AGENCY SYMBOL BMP-207 December 2012
THE TAHOE REGIONAL PLANNING AGENCY SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS DETAIL

(4) FIBER ROLL SILT BARRIER NO SCALE

TRPA TEMPORARY EROSION

1 THE GROUND SURFACE ON ONE SIDE OF THE TEST PIT MUST BE LEFT UNDISTURBED (i.e. NO DISTURBANCE OF SURFACE SOIL AND VEGETATION
2 VERIFY UNDERGROUND USA 811
3 TEST PIT 3 FEET IN LENGTH, 2 FEET IN WIDTH, AND 5' IN DEPTH
4 IF GROUND WATER IS ENCOUNTERED DURING EXCAVATION, NOTIFY TR.B.A STAFF
EXCAVATED GROUND MATERIAL COVER W/ 6 MILL PLASTIC
5 PROPERALY FLAG AND COVER THE TEST PIT TO PREVENT ACCIDENTS OR INJURY
6 BACKFILL THE TEST PITS WITHIN 48 HOURS OF T.R.P.A REVIEW

RESIDENTIAL DESIGN
Nevada License Number Designer
P.O. Box 4775
Incline Village, NV 89450
(775) 772-3495
mikemunnecke@yahoo.com

RECEIVED
OCT 14 2020
TAHOE REGIONAL PLANNING AGENCY

CHANGES

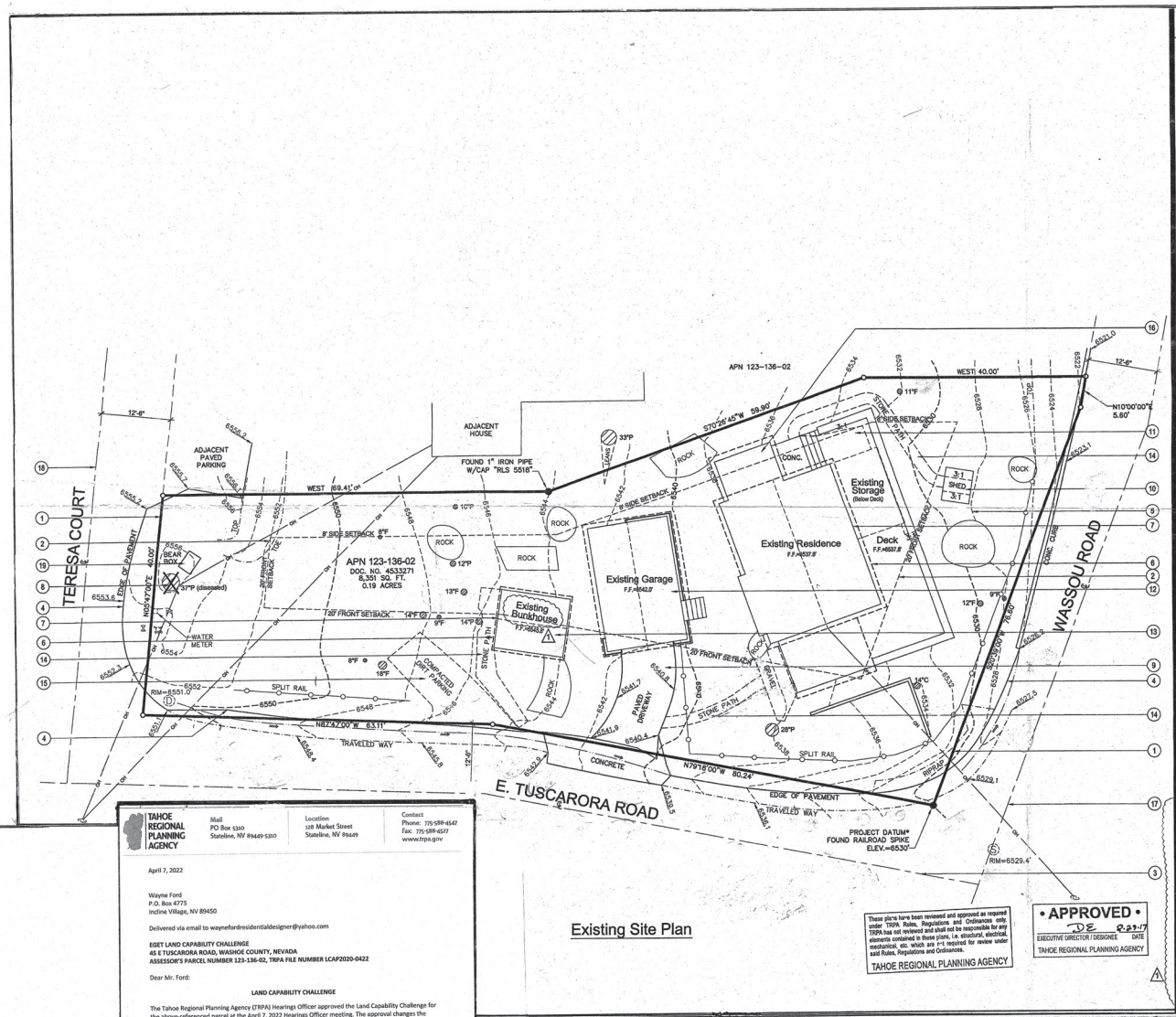
TO: TRPA / TAHOE REGIONAL PLANNING AGENCY
ATTENTION: LCAP 2020-0422
RE: 45 E. TUSCARORA RD. - Washoe County
APN: 123-136-02
FWR - Land Capability Challenge

LAND CAPABILITY CHALLENGE

OWNER: MR. AND MRS. EGET
45 E. TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89402
PROJECT LOCATION: 45 E. TUSCARORA ROAD
CRYSTAL BAY, NEVADA
APN: 123-136-02

8/1/25

A4




Existing Site Plan

These plans have been reviewed and approved as required under TRPA Rules, Regulations and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. structural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations and Ordinances.

TAHOE REGIONAL PLANNING AGENCY

• APPROVED •
DE 8-22-17
EXECUTIVE DIRECTOR / DESIGNEE DATE
TAHOE REGIONAL PLANNING AGENCY

SITE PLAN TRPA APPROVED EXISTING COVERAGE 1/8"=1'-0" FILE OR CASE: FEET2017-0620

## Key Notes

1. Property line
2. Setback line
3. Centerline of Tuscarora Road
4. Edge of pavement
5. Existing contour line
6. Limits of existing roof
7. Limits of existing building
8. Existing tree to be removed, typ. where shown with "X"
9. Remove existing driveway (185 SF)
10. Remove existing shed
11. Remove existing concrete landing and existing deck as required for new deck (649 SF)
12. Remove existing garage building and steps (357 SF)
13. Remove existing bunkhouse
14. Remove existing stone path
15. Remove existing compacted dirt parking and provide boulder parking barriers per TRPA standards
16. Washoe County Variance previously granted for 5'-0" setback for addition to building, Variance Case No. V2-6-99
17. Centerline of Wassou Road
18. Centerline of Teresa Court
19. Relocate existing bear box

WASHOE COUNTY REVIEWED FOR CODE COMPLIANCE BY: 4 CONDITIONS

**Property Description**
APN 123-136-02
Lot 1 & FR2, Crystal Bay Park
45 E. Tuscarora Road
Crystal Bay, Washoe County, Nevada

**Owner**
Jeff Eget
3651 Goodland Drive
Studio City, CA 91604
Telephone: 806.217.6232

## TRPA Site and Land Coverage Data

Allowable Land Coverage (Square Feet)

| | | |
|---|---|---|
| Total Parcel Area | | 8,351 |
| Land Capability | NOW 4 & 6 LCAP2020-0422 TRPA | 1a |
| Allowable Base Land Coverage (%) | NA | 1% |
| Allowable Base Land Coverage (SF) | | NA |

Existing Land Coverage (Square Feet) (per TRPA Permit #90-0297)

| | | |
|---|---|---|
| Residence | | 643 |
| Deck | | 620 |
| Bunk House | TO BE RELOCATED | 119 |
| Driveway | TO BE RELOCATED | 223 |
| Stone Paths | TO BE RELOCATED | 23 |
| Concrete Gutter Road Encroachment | TO BE RELOCATED | 42 |
| Garage | TO BE RELOCATED | 306 |
| Stoops | TO BE RELOCATED | 18 |
| Total Existing Verified Land Coverage | | 1,896 |
| Total Existing Verified Off-Site Land Coverage | | 115 |

borelli ARCHITECTURE
JAMES P. BORELLI, AIA
775-831-3060 office
775-833-3919 fax
POST OFFICE BOX 4853
INCLINE VILLAGE, NV 89450
jim@borelliarchitecture.com

JAMES P. BORELLI REGISTERED No. 2174 ARCHITECT STATE OF NEVADA 8.25.17

A Remodel and Addition Project for:

Jeff Eget

45 E. Tuscarora Road
Crystal Bay, Nevada
APN 123-136-02

| Revision | Date |
|---|---|
| 1 Miscellaneous Building Dept. Revisions | 8-10-17 |
| 1 Miscellaneous Building Dept. Revisions | 8-22-17 |

| | |
|---|---|
| Date | June 19, 2017 |
| Drawn | JPB/RPH |
| Scale | 1/8"=1'-0" |

NORTH

WASHOE COUNTY BUILDING DEPT
OFFICE COPY

Existing Site Plan

A1.1

RESIDENTIAL DESIGN
Wayne Ford, Residential Designer
Nevada License Number 991 B1
P.O. Box 4775, Incline Village, NV 89450
(775) 772-3495
waynefordresidentialdesigner@yahoo.com

CHANGES

PROJECT DESCRIPTION: NEW ENTRY AT NEW ADA GARAGE W/ LIVING AREA ABOVE. NEW ADA RAMP (INCLOSED) FROM GARAGE STRUCTURE TO EXISTING RESIDENCE BELOW DEDICATED EMERGENCY PARKING BELOW GARAGE BASEMENT. REF# DEC-97 TWO LEVELS

OWNER: MR. AND MRS. EGET
45 E TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451
PROJECT LOCATION: 45 E TUSCARORA RD.
CRYSTAL BAY, NV 89451
APN 123-136-02

A5

8/18/25

TAHOE REGIONAL PLANNING AGENCY
Mail: PO Box 5310, Stateline, NV 89449-5310
Location: 128 Market Street, Stateline, NV 89449
Contact: Phone: 775-588-4547, Fax: 775-588-4527, www.trpa.gov

April 7, 2022

Wayne Ford
P.O. Box 4775
Incline Village, NV 89450

Delivered via email to waynefordresidentialdesigner@yahoo.com

**EGET LAND CAPABILITY CHALLENGE**
**45 E TUSCARORA ROAD, WASHOE COUNTY, NEVADA**
**ASSESSOR'S PARCEL NUMBER 123-136-02, TRPA FILE NUMBER LCAP2020-0422**

Dear Mr. Ford:

**LAND CAPABILITY CHALLENGE**

The Tahoe Regional Planning Agency (TRPA) Hearings Officer approved the Land Capability Challenge for the above-referenced parcel at the April 7, 2022 Hearings Officer meeting. The approval changes the Bailey Land Capability from Classes 1a to Classes 4, and 6.

| Land Capability District | Percent Coverage | Area (sq. ft.) | Base Allowable Coverage (sq. ft.) |
|---|---|---|---|
| Class 4 (XXX, 16-30% slope) | 20% | 2,394 | 479 |
| Class 6 (XXX, 0-16% Slope) | 30% | 5,957 | 1,787 |
| | | 8,351 | 2,266 |

**APPEAL RIGHTS**

You may appeal this decision to the Governing Board (through an appeal application) within 21 days of the date of this correspondence (April 28, 2022).

Thank you for your attention to this matter. If you have any questions, you may contact me by phone at (775) 589-5247 or by email at jroll@trpa.gov.

Sincerely,

Julie Roll

Julie Roll
Senior Planner
Current Planning Department

LAND CAPABILITY CHALLENGE LCAP 2020-0422

EXISTING LAND COVERAGE SITE COVERAGE
LAND COVERAGE TRPA LAND CAPABILITY CHALLENGE

SCALE: 1/8"=1'-0"

**Vegetation parameters to accomplish defensible space**

The following parameters are to assist owners, designers, developers and builders in determining Defensible Space needs for their projects. This information is also the basis for Fire District pre-approval of project applications prior to submittal to TRPA:

- All dead vegetation, including trees, brush and other vegetation, must be removed.
- All residual trees will be limbed to a height of ten-feet (10') above the ground on the high side. Removal of lower branched should not exceed one-third of the total tree height. If more than one-third of the live crown must be removed to accomplish this limbing, then use the horizontal spacing guidelines listed for brush below. Please see spacing guidelines below for steep slopes.
- All residual trees will be limbed to achieve a ten-foot (10') clearance from any part of the house to the branches of the tree. If less than 60% of the live crown would be left after limbing, the tree should be removed.
- All brush, trees and flammable materials must be removed from under the drip line of residual trees or tree groupings.
- Within five-feet (5') of the foundation or support posts of any part of the structure or an outbuilding, remove all flammable vegetation and materials.
- Within the five-foot (5') to thirty-foot (30') zone, tree canopies will be spaced at least ten-feet (10') apart. If trees are grouped close enough together as to act as one unit, then all other requirements must be met. Within the thirty (30') to one-hundred-foot (100') zone, stands of large trees do not have to be removed so long as the vegetation underneath them is removed. Please see spacing guidelines below for steeper slopes.
- Within the five-foot (5') to thirty-foot (30') zone, brush fields must be spaced horizontally a minimum distance equal to or greater than twice the height of the brush. Individual brush plants cannot exceed 100-square feet (100 sq. ft.) in area and three-feet (3') in height. Please see spacing guidelines below for steeper slopes.

*For sloping properties, use the following standards for the above requirements:*

| | Slope | Spacing |
|---|---|---|
| Trees | 0 – 20% | 10-feet between edges of crowns |
| Brush | 0 – 20% | 2 times the height of residual brush |

Any final approval of Defensible Space will be made in the field, after snow has melted sufficiently to determine compliance with the IWUIC:

NATURAL SLOPE 631 MARTIS PEAK INCLINE VILLAGE, NEVADA = 4%

July 2008

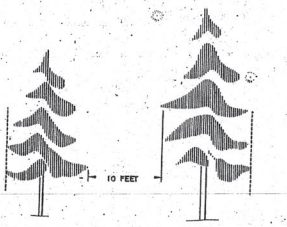
## B VEGETATION PARAMETERS TO ACCOMPLISH DEFENSIBLE SPACE

1 SEPARATION BETWEEN TREES & SHRUBS.

*BARBERRY, MANZANITA, HUCKLEBERRY OAK, OTHER SHRUBS, ON FLAT TO GENTLY SLOPING TERRAIN INDIVIDUAL SHRUBS OR SMALL CLUMPS OF SHRUBS WITHIN THE DEFENSIBLE SPACE SHOULD BE SPACED AT LEAST TWICE THE HEIGHT OF THE SHRUB AT LEAST TWICE THE HEIGHT OF THE AVERAGE SHRUB. FOR HOMES LOCATED ON STEEPER SLOPES, THE SEPARATION DISTANCE SHOULD BE A GREATER.*

*FOR EXAMPLE, IF THE TYPICAL SHRUB HEIGHT IS 5 FEET THEN THERE SHOULD BE A SEPARATION BETWEEN SHRUB BRANCHES OF AT LEAST 5 FEET. REMOVE SHRUBS OR PRUNE TO REDUCE THEIR HEIGHT AND/OR DIAMETER.*

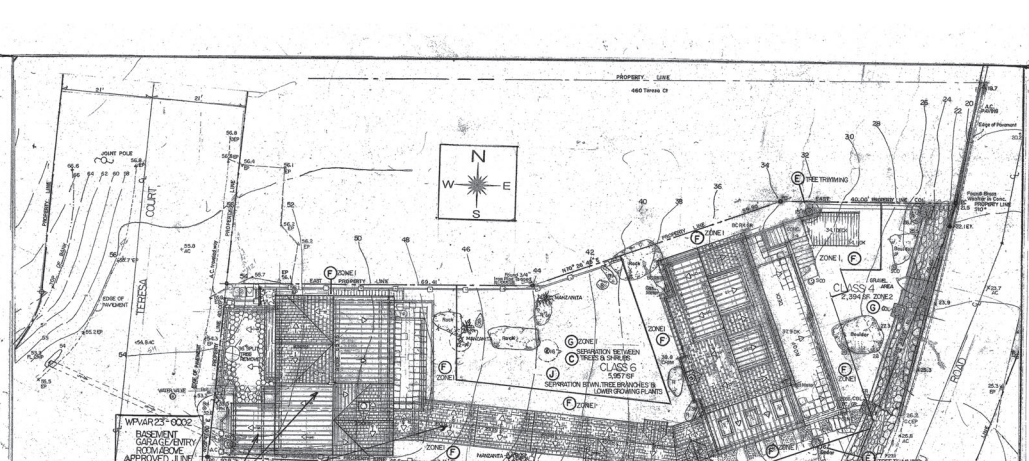
## C SEPARATION BETWEEN TREES & SHRUBS




2 FOREST TREES

*ON FLAT OR GENTLY SLOPING TERRAIN, TREES SHOULD BE SPACED AT LEAST AN AVERAGE SEPARATION BETWEEN THE CANOPIES OF AT LEAST 10 FEET (TRPA).*
*FOR HOMES LOCATED ON STEEPER SLOPES, THE SEPARATION DISTANCE SHOULD BE GREATER. STUMPS SHOULD BE CUT FLUSH TO THE GROUND FOR TREES LESS THAN 6 INCHES IN DIAMETER AT BREAST HEIGHT, AND TO WITHIN 6 INCHES OF THE GROUND FOR LARGER TREES. THE STUMPS CUT FLUSH SHOULD NOT HAVE SAWDUST OR SHAVINGS BORAX TO RETARD THE SPREAD OF ROOT DISEASES.*
*WHEN SELECTING TREES FOR REMOVAL, CONSIDER CUTTING UNHEALTHY, DAMAGED, OR WEAK TREES.*
*RETAIN LESS COMMON SPECIES OF TREES, SUCH AS INCENSE CEDAR, SUGAR PINE, AND WESTERN JUNIPER, IF POSSIBLE.*

## D FOREST TREES




SITE PLAN: DEFENSIBLE SPACE NOT TO SCALE (R) CHECK LIST EXPLANATIONS (H) ZONE 3- 30'-100' N/A

A defensible space inspection is required to provide for safe separation between structures and wildland vegetation. All items noted during the inspection must be corrected prior to permit closeout. Contact the NLTFPD Forester at (775) 831-0351 ext. 8128 to schedule an appointment.

Refer to Living with Fire in the Lake Tahoe Basin (www.livingwithfire.info) and the 2003 International Urban-Wildland Interface Code, adopted by NLTFPD Resolution 04-03.

UPDATE IWUIC TO 2018

### ZONE 1 0-5' NONCOMBUSTIBLE AREA

CREATE A NONCOMBUSTIBLE AREA AT LEAST 5 FEET WIDE AROUND THE BASE OF THE STRUCTURE (including all decks). THIS AREA NEEDS TO HAVE A VERY LOW POTENTIAL FOR IGNITION FROM FLYING EMBERS. USE IRRIGATED HERBACEOUS PLANTS, SUCH AS LAWN, GROUND COVER AND FLOWERS THAT ARE RECOMMENDED FOR THE LAKE TAHOE BASIN. ROCK MULCHES, OR HARD-SURFACES,SUCH AS BRICK AND PAVERS, IN THIS AREA. KEEP IT FREE OF WOODPILES, WOOD MULCHS, DEAD PLANTS, DRIED LEAVES AND NEEDLES, FLAMMABLE SHRUBS (such as juniper), AND DEBRIS.

1. THE AREA WITHIN 0-5' OF THE FOUNDATION OR SUPPORT POSTS, SHOULD CONTAIN NO COMBUSTIBLE MATERIALS, INCLUDING COMBUSTIBLE PLANT MATERIAL. A 3" GRAVEL MOAT IS THE PREFERRED MATERIAL OF USE. DRIP LINES MAY BE INCORPORATED INTO THIS AREA.
2. REMOVE ALL PINE NEEDLES AND FOREST DUFF WITHIN THIS AREA

### ZONE 2 5'-30' LEAN, CLEAN AND GREEN AREA

FOR A DISTANCE OF 5 FEET TO 30 FEET FROM THE STRUCTURE, THERE SHOULD BE A LEAN, CLEAN AND GREEN AREA. "LEAN INDICATES THAT ONLY A SMALL AMOUNT OF FLAMMABLE VEGETATION IS PRESENT. THIS ZONE SHOULD BE FREE OF DEAD VEGETATION, INCLUDING DEAD SHRUBS, DRIED GRASS, FALLEN BRANCHES, THICK ACCUMULATION OF NEEDLES AND LEAVES, ETC. THIN DENSE STANDS OF SHRUBS AND TREES TO CREATE A SEPARATION BETWEEN THEM. REMOVING TREES MORE THAN 14" IN DIAMETER REQUIRES A PERMIT FROM THE TAHOE REGIONAL PLANNING AGENCY (TRPA) OR YOU LOCAL FIRE PROFESSIONAL.

1. TREE CANOPIES WILL BE SPACED AT LEAST 10 FEET APART. IF TREES ARE GROUPED CLOSE ENOUGH TOGETHER AS TO ACT AS ONE UNIT, THEN ALL OTHER REQUIREMENTS MUST BE MET. REFER TO DETAIL 2
2. BEYOND 30 FEET FROM THE STRUCTURE, BRUSH FIELDS MUST BE SPACED TO A DISTANCE EQUAL OR GREATER THAN TWO (2) TIMES THE HEIGHT OF THE BRUSH. INDIVIDUAL BRUSH PLANTS WILL NOT EXCEED 100 SQUARE FEET. REFER TO DETAIL 1
3. FOR SHRUBS ARE ACCEPTABLE WITHIN ZONE 3 AS LONG AS THEY ARE NO THICKER THAN 3 OR 3 INCHES.

### ZONE 3 30'-100' WILDLAND FUEL REDUCTION AREA

THE WILDLAND FUEL REDUCTION AREA LIES BEYOND THE LEAN, GREEN AREA AND OFTEN CONSISTS OF NATURALLY OCCURRING PLANTS (pine tree, manzanita, ceanothus, and other shrubs). REMOVE DEAD VEGETATION, INCLUDING DEAD SHRUBS, DRIED GRASS, FALLEN BRANCHES, THICK ACCUMULATION OF NEEDLES AND LEAVES, ETC. THIN DENSE STANDS OF SHRUBS AND TREES TO CREATE A SEPARATION BETWEEN THEM. REMOVING TREES MORE THAN 14" IN DIAMETER REQUIRES A PERMIT FROM THE TAHOE REGIONAL PLANNING AGENCY (TRPA) OR YOU LOCAL FIRE PROFESSIONAL.

1. TREE CANOPIES WILL BE SPACED AT LEAST 10 FEET APART. IF TREES ARE GROUPED CLOSE ENOUGH TOGETHER AS TO ACT AS ONE UNIT, THEN ALL OTHER REQUIREMENTS MUST BE MET. REFER TO DETAIL 2
2. BEYOND 30 FEET FROM THE STRUCTURE, BRUSH FIELDS MUST BE SPACED TO A DISTANCE EQUAL OR GREATER THAN TWO (2) TIMES THE HEIGHT OF THE BRUSH. INDIVIDUAL BRUSH PLANTS WILL NOT EXCEED 100 SQUARE FEET. REFER TO DETAIL 1
3. FOR SHRUBS ARE ACCEPTABLE WITHIN ZONE 3 AS LONG AS THEY ARE NO THICKER THAN 3 OR 3 INCHES.

GENERAL NOTES:

1. DISPLAY ADDRESS IN CONTRASTING COLORS (6" MIN. SIZE) EASILY READABLE FROM THE STREET OR ACCESS ROAD
2. PLUG ALL UNSTOPPED ROOF OPENINGS
3. COVER ALL GAPS AND HOLES IN SIDING
4. INSTALL APPROVED SPARK ARRESTOR AND COVER ALL VENT OPENINGS W/ APPROVED VENT OR SCREEN.
5. WILDLAND URBAN INTERFACE PLAN (WUI)

All new construction will be ignition resistant construction, to follow THE ADOPTED 2018 IWUIC (NLTFPD) RESOLUTIONS 18-1 AND 18-2

APPROVED
MAY 29 2019
North Lake Tahoe Fire Protection District
NORTH LAKE TAHOE
Build to:
IRI 1
FIRE PROTECTION DISTRICT

## F ZONE 1=0'-5' NONCOMBUSTIBLE AREA

## G ZONE 2=5'-30' LEAN, CLEAN AND GREEN AREA

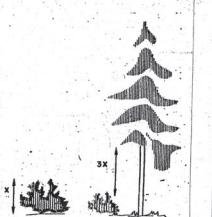
## H ZONE 3=30'-100' WILDLAND & FUEL REDUCTION AREA

## I DEFENSIBLE SPACE EVALUATION

**The North Lake Tahoe Fire Protection District has conducted a defensible space fire safety evaluation of your property. The purpose of the evaluation was to help your home survive in the event of a wildland fire and help your property comply with state and local fire safety regulations. If your property was found to be "non in compliance" your property may be re-evaluated within 30 days. If you have any questions about the results of this evaluation or need further information on actions you should take, please call the Fire District at (775) 831-0351.**

### CHECKLIST EXPLANATIONS

1. Flying embers landing on combustible roof materials are the #1 cause of homes destroyed by wildfire. A Class A roof kept clear of branches, pine needles, leaves, etc. is your best protection against flying embers. Replace wood shake roofs with a Class A rated composite or tile roof with capped ends.
2. Routinely remove pine needles, leaves and combustible litter from roof and gutters. Airborne fire brands account for the majority of homes burned by wildfire. You can help minimize this problem by keeping the roof and rain gutters free of debris.
3. When removing pine needles and combustible debris, rake to have dirt within 30 feet of structures. When fire season ends in the Fall let pine needles naturally fall to cover the ground and help prevent erosion during the winter. The following year in the Spring, before fire season starts, rake your pine needles to have dirt within 30 feet of structures again.
   Beyond 30 feet from a structure DO NOT rake to bare dirt. A layer of pine needles or mulch 1" to 2" in depth helps prevent erosion. Well maintained turf is an exception to this guideline.
4. Fire spreads from the wild land to houses and other buildings by traveling along the fuel bed (plants, trees, brush, pine needles) until it is close enough to ignite the structure.
   0-5 feet from the structure: There should be no combustible vegetation in this zone. Water-dependent vegetation is acceptable in this zone.
5. 5-30 feet from the structure: Vegetation in this zone should be limited to single, well-spaced specimen plants. Dead organic matter should be limited in this zone. If you decide to allow some flammable brush to remain such as manzanita, huckleberry oak, white thorn, snowbrush, etc., then it must be thinned and maintained to the extent that it cannot transfer fire to the structure. These specimen plants should not be left under the drip line of any overstory trees in this zone. Some low growing native species like Mahala mat may be left in this zone.
   30-100 feet from the structure: Brush in this area should be removed to reduce the amount of fuel. A good rule of thumb for thinning brush in open areas is to leave the remaining brush plants twice the shrub's height. For example, if you have a shrub 3 feet tall, the shrub should be at least 6 feet. This spacing should be increased on steeper slopes. Root systems and any duff layer should be left intact for erosion control and soil stabilization.
   The above does not apply to short, green, well-maintained groundcover, which do not need to be thinned. Please ensure that all dry weeds and grasses are cut to a height of no more than 3 inches within 30 feet of your structure. Fire travels extremely fast in tall grass or weeds. Cutting them to a lower or less height to reduce that threat. If the property line is closer than the required distance, you must only cleat to the property line.
6. Limbs should be removed from trees to a height 10 at least 10 feet above the ground. Limbs should only be removed from the lower third of a tree's height. Taking more than this amount can weaken the tree and make it susceptible to bark beetle attack. In addition it is against TRPA regulations to remove live branches in the upper two-thirds of a tree's height. Dead branches can be removed from a tree regardless of their location.
7. In Nevada, a spark arresting screen with no greater than ¼-inch mesh is required on all chimneys. (Section 605; IUWIC, 2003 Ed.) This helps to prevent sparks, embers or flames from a chimney fire spreading to the surrounding vegetation. In addition, it helps to prevent flying embers from entering crawl spaces and attics, igniting the structure.
8. Dead trees are hazardous because in time they will fall, possibly causing property damage, injury or death. In addition, the dry wood of a dead tree is a tremendous fire hazard. The TRPA does not require a Tree Removal Permit to remove a DEAD tree unless they are larger than 24 inches DBH and located in a Stream Environment Zone. Please call TRPA at (775) 588-4547 regarding removal of dead trees greater than 24 inches DBH when located in a Stream Environment Zone.
9. Please remove all combustible vegetation within 10 feet of any propane tank. In the event of a fire, this will help reduce the amount of heat that the LPG tank is exposed to by preventing fire from traveling through a fuel bed right up to the tank.
10. Houses are often destroyed by flames or embers that ignite combustible materials under or adjacent to decks, stairways and overhangs. Overhangs, because of their angle, can catch and trap hot embers and flames beneath. To avoid this threat, you should not store combustible materials under decks, stairs or overhanging eaves. Keep eaves under and adjacent to decks and stairways free of pine needles, leaves or other debris. A layer of gravel, rock or aggregate should be applied under decks and stairways.
11. Firewood, lumber or other large woody material should not be stacked within 30 feet of any structure on your property. These materials can act as a fire brand and ignite your home in the event of a wildfire. In addition, firewood should be covered with 6-mil clear plastic during the winter to prevent breeding of bark beetles. Lumber and other large woody material can be covered with any material that is durable enough to withstand rain and wind and would prevent embers and burning brands from becoming lodged in the wood, igniting the pile. Fire-retardant wood pile tarps are available.
12. The proper address to your property should be displayed so that the numbers can be easily read from the street, both day and night. This assists firefighters in locating your property during all types of emergencies, including emergency medical calls. Homes that do not have appropriate address information are in violation of county and fire district codes (Resolution 03-03, Section 305.1). Numerals should be a minimum 6-inch for residential, 12-inch for commercial, highly contrasting with the background.
13. A dense tree canopy and trees in close proximity to your home can facilitate fire spread. Excessive tree density is not only hazardous to your home, but also to the health of the forest. The removal of trees 14-inches DBH or less is exempt from TRPA approval and a permit is not required. Exception: A TRPA permit is required for the removal of 6-inch DBH and larger trees on lakefront properties where the trees to be removed provide vegetative screening of existing structures, when viewed from Lake Tahoe.
14. If this box is checked Yes, an NLTFPD Director will contact you to schedule an appointment at your property. A tree removal permit may be issued to the owner of the property by an NLTFPD Forester. Permits for tree removal may also be obtained from TRPA. To arrange for a TRPA tree removal permit call TRPA at (775) 588-4547 or contact them through the internet at www.trpa.org.




## J SEPARATION BETWEEN TREE BRANCHES & LOWER GROWING PLANTS

SEPARATION BETWEEN TREE BRANCHES & LOWER GROWING PLANTS

*IF TREES ARE PRESENT WITHIN THE DEFENSIBLE SPACE ZONE, THERE SHOULD BE A SEPARATION BETWEEN THE LOWER GROWING VEGETATION AND THE LOWEST TREE BRANCHES. VEGETATION THAT CAN CARRY FIRE GROWING IN LOW GROWING PLANTS TO TALLER PLANTS IS CALLED "LADDER FUEL". PINE LARGE TREES THE SEPARATION DISTANCE SHOULD BE AT LEAST TWICE TIMES THE HEIGHT OF THE LOWER VEGETATION LATER PRUNE BRANCHES FROM THE LOWER 1/3 OF THE TREE HEIGHT. SHORTEN THE HEIGHT OF SHRUBS, OR REMOVE PLANTS. DO NOT REMOVE MORE THAN ONE-THIRD OF THE TOTAL TREE HEIGHT. IN AREAS WHERE CHOICE OF UNDERSTORY VEGETATION PRESENT, REMOVE LOWER TREE BRANCHES TO A HEIGHT OF 10 FEET ABOVE THE GROUND. DURING FIRE, THIS WILL HELP PREVENT SURFACE SERVICES AND THINS THAT ARE LYING ON THE GROUND FROM IGNITING THE TREE. FOR SHORTER TREES, WHERE THREE TIMES THE HEIGHT OF THE LOWER VEGETATION LAYER EXTENDS BEYOND THE LOWER THIRD OF TREE HEIGHT, SHORTEN THE HEIGHT OF THE SHRUBS OR REMOVE PLANTS BELOW THE TREE.*

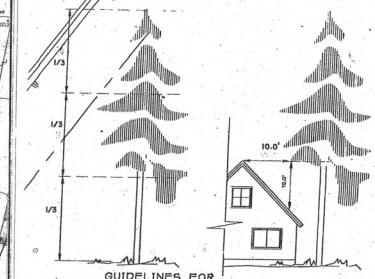
## K CHECKLIST EXPLANATIONS

NOTE: IF THERE IS NEED TO REMOVE ADDITIONAL TREES NOT INDICATED ON THIS PLAN THE PROPERTY OWNER IS TO CONTACT T.R.P.A. OR THEIR LOCAL FIRE DISTRICT FOR ASSISTANCE.

NLTFPD NOTES

- APPLICATION NEEDS TO BE FILLED OUT IN FULL.
- PLEASE PROVIDE ALL APPLICABLE PERMITS, AS STATED IN APPLICATION.

## E GUIDELINES FOR TRIMMING TREES




4 GUIDELINES FOR TRIMMING TREES

*ALL RESIDUAL TREES WILL BE LIMBED TO A HEIGHT OF 10'-0" FEET FROM GROUND, NOT TO EXCEED 1/3 OF THE TOTAL TREE HEIGHT.*

*ALL RESIDUAL TREES WILL BE LIMBED TO ACHIEVE TEN FEET OF CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE.*
*IF THIS WOULD RESULT IN REMOVAL OF THE CROWN EXCEEDING THE LOWER 1/3 OF THE TREE, THAN THE TREE SHOULD BE REMOVED.*

*TRIM ALL LOW HANGING LIMBS SO THAT NONE ARE LOWER THAN 10'-0" OF THE GROUND.*

TRUE

## E GUIDELINES FOR TRIMMING TREES

RESIDENTIAL DESIGN
Wayne Ford Residential Designer
Nevada Residential Designer License
P.O. Box 4775 Incline Village, NV 89450
(775) 772-2495
wayne@residentialdesignincline.com

STATE OF NEVADA
WAYNE FORD
EXP. 6-30-19

CHANGES:

PROJECT DESCRIPTION: NEVADA ACCESS TO EXISTING RESIDENCE W/ ENTRY GARAGE ENCLOSE RAMP ROOM, LIVING ABOVE AND BELOW, NEW DECKS, SECURITY FENCE. NLTFPD EMERGENCY PARKING ACCESS.

OWNERS: MR AND MRS. EGET / EGET 1990 TRUST, JEFFERY D TRUSTEE
45 EAST TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451

PROJECT LOCATION: 45 EAST TUSCARORA ROAD
CRYSTAL BAY, NV 89451
APN: 123-136-02

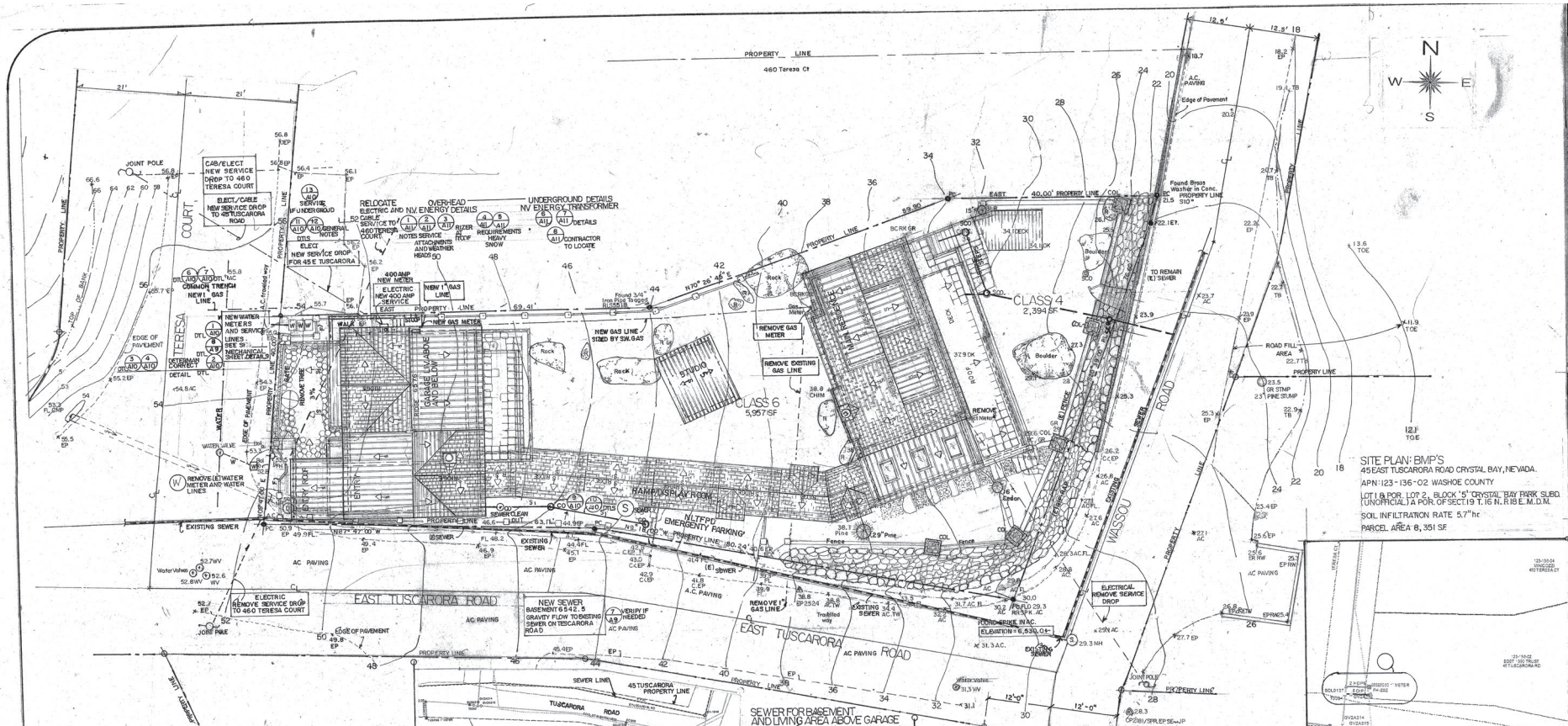
DEFENSIBLE SPACE

SCALE: AS NOTED

3/15/19

A6

PAGE 6 OF 6




SITE PLAN: PROPOSED
SCALE: 1/8" = 1'-0"

IVGID: CODE / SPECIFICATIONS GENERAL SEWER & WATER ① ② ③ ④ SHEET A7 ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ SHEET A8 ① ② ③ ④ ⑤ ⑥ SHEET 9

(S) IVGID EXISTING SEWER NO SCALE

(W) IVGID EXISTING WATER NO SCALE

SITE PLAN: BMP'S
45 EAST TUSCARORA ROAD CRYSTAL BAY, NEVADA.
APN: 123-136-02 WASHOE COUNTY
LOT 1 & POR. LOT 2, BLOCK "B" CRYSTAL BAY PARK SUBD. (UNOFFICIAL) A POR. OF SEC. 19 T. 16 N. R. 18 E. M.D.M.
SOIL INFILTRATION RATE 5.7" hr
PARCEL AREA 8,351 SF


RESIDENTIAL DESIGN
Wagner Lord Residential Design
Nancy Lord & Ben Wagner
P.O. Box 4775 Incline Village, NV 89450
(775) 772-2405
wagnerlordresidentialdesign@gmail.com


PROJECT DESCRIPTION: NEW ADU & ACCESS TO EXISTING RESIDENCE W/ ENTRY GARAGE. ENCLOSE RAMP ROOM, LIVING ABOVE AND BELOW, NEW DECKS, SECURITY FENCE. NLTFPD EMERGENCY PARKING ACCESS.

APN: 123-136-02

## IVGID WATER AND SEWER SPECIFICATIONS:

### IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

**NEED TO KNOW INFORMATION**

**IVGID Codes of Enforcement**

- The current approved edition of the Uniform Plumbing Code (UPC).
- Nevada Administrative Code (NAC water controls).
- Nevada Revised Statutes (NRS water controls).
- Ten State Standards.
- Incline Village General Improvement District Ordinances 1, 2, 4

**Plan Checking Information that is needed but Often Missed**

- All Utility Easements.
- Fences and their locations identified on the plans.
- All locations of new private water and sewer utility lines and their details.
- Lawn irrigation system(s), complying with all IVGID 336 rules and regulations.

**Agency Requiring Additional Permitting**

- **NDOT Permit:** Nevada Department of Transportation (NDOT) oversees state roadways and rights-of-way that may need approval for your project. The design consultant is responsible to prepare all documentation as required by the terms and conditions relating to the Right-Of-Way Occupancy Permit.
- NDOT Link:

### IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

- Grade elevation for a sewer backwater valve.

**Interior/Exterior Remodel with Additional Water and Sewer Fixture Units Identified on Plans**

- When a project requires a Fire Sprinkler System:
  - Designer to indicate on plans that a fire sprinkler system is required and the size of water tap needed for this fire sprinkler system. Review water details within this dokument.
- Cross-Connection Control Devices must be indicated on plans in a location such as a mechanical room or dedicated area approved by IVGID.
- Water line must be identified on the plans, and comply with all UPC requirements.
- Sewer line must be identified on the plans, and comply with all UPC requirements.
- Unless approved by an agent of the District, all water meters and their locations must be identified on the plans, and located at the parcel property corner of said parcel.
- All water and sewer utility easements are to be identified on the plans.
- All fences are to be identified on the plans.
- Type of heating system are to be identified on the plans.
- Lawn irrigation systems are to be identified on the plans.
- If this project requires a water meter upgrade, the parcel will require a property survey identifying all property corners and lines.
- Grade elevation for a sewer backwater valve.
- When a project requires a sewer lift pump station located outside of the footprint, refer to IVGID Sewer Detail - Pump Station documents within this document.

### IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

**DEFINITIONS**

**Agent or IVGID Inspector**

That person so designated by the District Engineer to perform inspections, tests, fixture unit counts, and related work in determining compliance with IVGID construction specifications, standards and Ordinances. Inspectors review construction plans, manage the District's cross-connection control and grease programs, and perform all field inspections related to water and sewer systems.

Pipeline Distribution/Collection Supervisor: Contact (775) 832-1289 for all water and sewer utility line locations and requests for freezing of existing water lines.

**Air Gap**

An air gap is an unobstructed vertical space between the water outlet and the flood level of a plumbing fixture. This design allows water to flow from the drinking water supply, but there is no way for water to flow into the drinking water system.

An approved air gap shall be at least double the diameter of the supply pipe, measured vertically, above the overflow rim of the vessel, and in no case less than one inch. Any air gap placed near sidewalls, ribs or similar obstructions shall be a distance greater than three times the diameter of the effective opening.

Note: All new water services greater than 2 inches must maintain an approved air gap until all

### IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

**Codes:** Sewer and water service lines shall be constructed in accordance with the latest edition of:

A. The current Uniform Plumbing Code (UPC) adopted by the Board of Trustees, as prepared by the International Association of Plumbing and Mechanical Officials, except for particular requirements in excess of the Codes, as stated herein.

B. Nevada Administrative Code 445A - Water Operations

C. IVGID Ordinances.

**Conditional Final**

A Conditional Final may be given at the discretion of IVGID Inspectors. In this case, the Washoe County Building Department will sign off on the permit, and IVGID will hold the contractor/owner responsible for completing all IVGID requirements before completing work required by IVGID.

A written acknowledgement of requirements from contractor/owner may be required and must be approved by an IVGID Inspector.

**Connection Fees, New Construction**

A. All connection fees must be paid before the District will approve plans for construction, inspect service lines, or install water meters.

B. Payment of connection fees constitutes acceptance of a new service connection application by the District.

C. Connection fees shall be charged at the rate in effect on the day of application for a Building Permit

## IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

connections be made to the extended main within a ten-year period, in accordance with the standard "District Main Extension Agreement."

B. Multiple Residences with Common Land Ownership / Commercial Developments: A development with more than one residential building with common land ownership shall be served by communal water and sewer systems. The development shall be metered near the point where the service line crosses the property line, and each unit shall be served by an individual meter; however, the only meter read for billing purposes is the master meter. The District shall approve the number, location and size of meters.

C. IVGID reserves the right to meter parcels as it sees fit for the benefit of the general public. The operation and maintenance of the system as well as payment of fire protection fees shall be the responsibility of the owners of the property served or of the HOA having legal responsibility for buildings and grounds.

**Corrections Notice**

Written instructions to bring noncompliant work up to code requirements.

**Cross-Connection**

A. A cross-connection is an ACTUAL or POTENTIAL link between the potable water supply and a source of contamination (sewage, chemicals, gas, etc.). This link can be envisioned as a conduit or hose permitting the transfer of foreign material into a safe drinking water system.

B. Any new installation of water piping greater than 2" is considered a lethal cross-connection and must be protected with an air gap until all approved disinfection processes have been completed and approved by IVGID. No physical connection to the IVGID potable water system will be allowed until written approval of all work has been received from the District's agent/inspector.

**Customer Service Line**

The plumbing from point of connection in the street to the property. This is the responsibility of the property owner, including all maintenance and repairs.

**Customer Service Valve (CSV)**

A. It is recommended that property owners provide a CSV on the customer service line side of the meter and as close to the meter location as practicable, to control the flow of water to the premises.

B. Neither the customer, nor their agent, shall access the meter to turn water on or off; a meter tampering fine will be assessed if this happens.

**Degree of Hazard**

A. The degree of hazard is a commonly used phrase utilized in cross connection programs and is simply a determination on whether the substance in the non-potable system is toxic (health hazard) or non-toxic (non-health hazard). There are three degrees of hazard: Severe, moderate and minor.



1 GENERAL

## IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

1. Severe Hazard: Any conditions with the potential to introduce a biological or living organism into the water supply system and its operations, which could create a potentially fatal situation to the water consumer or water supply system.
2. Moderate Hazard: Any condition, device, or practice in the water supply system and its operation, which could create or may create a danger to the health and well-being of the water consumer.
3. Minor Hazard: A minor hazard is when potential backflow can pollute the drinking water. Pollution is defined as materials that can cause undesirable effects to the water, such as discoloration, bad smell or taste, but will not cause sickness or death.

**District**

The Incline Village General Improvement District (IVGID).

**District Engineer**

The Engineer appointed and acting for the District, who shall be a registered Civil Engineer in the State of Nevada.

**Fire Sprinkler Systems**

IVGID does not review a project to determine the need for fire sprinklers. The applicant is advised to contact the North Lake Tahoe Fire Protection District (NLTFPD) at (775) 831-0351 to determine the applicable requirements for their project and the potential need of a fire sprinkler system.

The NLTFPD will make available their "Fire Prevention Bureau Standard Operation Procedure" upon request. Their formal review of the plans will occur in conjunction with the District review; however, District approval will not be granted prior to NLTFPD approval.

A fire sprinkler system may require a separate service line tapped to the District's water main, as determined by the NLTFPD. In some cases, a two-headed calculation may be allowed, eliminating the need for a new tap and street cuts.

If used in conjunction with fire sprinkler service, the potable water service line must be approved by the District and located at the property line by means of a separate valve and riser pipe with a properly boxed enclosure.

All Fire lines shall be metered.

**House Piping**

All piping and fittings installed within a home or building, past the customer service line, is the responsibility of the property owner, including all maintenance and repairs.

**Inspection Fees**

Inspection fees shall be invoiced at the rates shown in Exhibit C, and are subject to change from time to time at the discretion of the Director of Public Works.

**Inspection Scheduling:**



2 GENERAL

## IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

No backfilling shall be performed until the District has inspected and approved the work. The contractor shall schedule all inspections at least forty-eight (48) hours in advance. All testing shall be performed in the presence of an authorized representative of the District. Inspection fees shall be set by the District and charged for each inspection.

A fee may be charged at a rate set by the District for re-inspection if the site is not ready for inspection, or if the initial inspection fails.

If not ready for scheduled inspection, please call 775-832-1224 for cancellation.

**Inspector**

See "Agent or IVGID Inspector," above.

**Ordinances**

IVGID Ordinance 2 - Sewer and Ordinance 4 – Water are made a part of this document by reference herein, and can be found at https://www.yourtahoeplace.com/ivgid/resources/ivgid-ordinances.

**Parcel Owner**

The owner of a parcel within Incline Village/Crystal Bay. The parcel owner is responsible for all costs incurred for work on such parcel, including but not limited to plan check fees, permit fees, construction costs, utility connection fees, NDOT and Washoe County street cut fees, utility easements, and all water and sewer utility appurtenances which are required in order to comply with Nevada State Health Codes and IVGID Ordinances.

**Permits**

A. IVGID does not issue permits.

B. It is the parcel owner's responsibility to acquire all required permits prior to the installation of any water or sewer systems, pursuant to Nevada State regulations and District Ordinances.

C. NDOT: The Nevada Department of Transportation (NDOT) oversees state roads and rights-of-way. With the exception of Ski Way, road maintenance within the District is not an IVGID function. The design consultant will be required to work with NDOT for any project that requires a Right-Of-Way Occupancy or Street Cut Permit.
https://www.dot.nv.gov/home/showpublisheddocument/17109/637085393360430000

D. TRPA: https://www.trpa.gov/permitting-process/

E. Washoe County Building Department: Prior to building permit issuance, the Washoe County Building Department will require proof that IVGID has examined the plans for compliance with all water, sewer and trash related projects within the District.
https://www.washoecounty.gov/building/getting_started/what_requires_a_permit.php

**Plan Checking Process**

The District works in cooperation with the Washoe County Building Department, and uses their Permit Process and Permit #, for project reviews. The District will review information provided to the Building



3 GENERAL

## IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

Department relating to water and sewer systems, including utility easements, existing or new fire sprinkler systems, water and sewer lines, backflow devices, pressure regulators, proposed fences, lawn irrigation systems, etc.

**Plan Check Fees**

A. In accordance with the District's most recently adopted revision of the Uniform Plumbing Code, a plan check fee shall be required for all plans requiring the District's review and approval.

B. Plan checking is performed for any aspect of a project specific to water and sewer systems, and only one plan check fee is assessed per project plan set.
   1. Any plan revision requiring rechecking shall necessitate the charge of an additional plan check fee.

C. Plan check fees are invoiced at the rates shown in the current published District Ordinances.

**Private Communal Water System**

Any system served by District water/sewer within a communal water system, where maintenance and repairs of these systems are the responsibility of the HOA. All private communal water systems must comply with IVGID water and sewer ordinances.

**Uniform Plumbing Code/International Association of Plumbing & Mechanical Officials**

A. The Uniform Plumbing Code (UPC) and International Association of Plumbing & Mechanical Officials (IAPMO) provisions are made a part of this document by reference herein.

B. Where inconsistencies exist, IVGID Ordinances will take precedence over UPC or IAPMO requirements or definitions.

**Violations**

Any property found to be in violation of any provision of this document or District Ordinance, rule or regulation, shall receive written notice by an authorized District representative stating the nature of the violation and providing ten (10) business days for the satisfactory correction thereof. The property owner or their agent or tenant shall, within the period of time stated, permanently cease all violations and shall immediately work to correct the violation.

The property owner shall be held strictly responsible for all acts of their agents, tenants or employees under the provisions of this or any District Ordinance, rule or regulation of the District.

A. Violations of these Regulations may be subject to civil monetary penalties as established by:
   1. Nevada Revised Statutes (NRS) or Nevada Administrative Code (NAC);
   2. Nevada Division of Environmental Protection (NDEP); and
   3. Any penalties as may be adopted by the District Board of Trustees.

B. Continuing Violations. For purposes of the computation of penalties, each day of a continuing violation beyond the 10-busines-day time limit stated above shall be deemed a separate violation.



4 GENERAL

## IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

**Water Rights**

A. In addition to compliance with all other standards for granting applications for new connections and as a condition of project approval, applicants shall be required to assign water rights to the District in an amount sufficient to support the proposed development.

B. Upon project approval, the District will provide issuance of a will-serve letter, sign-off on condo plat, approval of plans, as applicable.

C. Water rights assigned to IVGID as a condition of project approval will not revert back to the applicant.

D. All assignments of water rights to IVGID shall be completed and approved by the State Engineers Office.

### Article 1. GENERAL SPECIFICATIONS

**1.01** IVGID shall provide to parcel owner or his agent an approximate location and size of all District utility lines. It is the property owner or their agent's responsibility to field locate and confirm utility locations and sizes before digging or cutting any streets. Refer to "Permits," above.

**1.02** These requirements are applicable within the jurisdiction of the Incline Village General Improvement District for the building of water and sewer service lines from the property or easement line to the house or building and within existing rights-of-way (ROW). Service lines on private property shall be constructed and maintained by the property owner in accordance with these requirements.

**1.03** Water and sewer taps require scheduling for inspections at least 48 hours in advance. Line locations must be confirmed prior to any excavations.

**1.04** Abandonment of Connection Points: All existing water and or sewer connection points must be completed to all IVGID specifications by means of Full Circle Repair Clamps or other means approved by the District agent/inspector.

**1.05** Water service line abandonment: Contact the IVGID Pipeline Supervisor at 775-832-1289 to schedule a water service line freeze.

### ARTICLE 2. WATER SERVICE LINE SPECIFICATIONS

**2.01** Service Line Requirements for Two Inch (2") and Smaller:

A. For each service line upgrade required per the UPC, each lot shall be serviced by a separate service connection of required size from the District main water line to the water meter.

B. Fire service and domestic water service shall use the same main line water tap, with separation downstream of the water meter. The Fire line shall continue through an iron body gate valve with a two inch (2") operating nut with an epoxy-coated body, terminating at structure.



5 WATER

## IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

C. The domestic water line shall be connected off a tee fitting downstream of water meter and upstream of fire gate valve. The domestic line shall continue through an iron body gate valve with a two inch (2") operating nut with an epoxy-coated body and then through a curb stop, terminating at structure. See Combined Domestic and Fire Water Service Detail.

D. The District requires that all approved piping must be installed through the foundation and capped for pressure testing. Domestic water and Fire water piping must be cored through the foundation utilizing link seals. Speak to an IVGID inspector for installation criteria or call 775-832-1224 if installed under the foundation. SDR 35 and/or Ductile Iron piping must be used as a sleeve.

E. IVGID will make inspections up to and through the foundation on all water and fire services.

F. 4" and larger applications, see Water Services for Metered Domestic and the Detector Check Fire Water Services Detail. 4" stainless steel risers shall be installed on all 4" and above lines. Risers entering through the foundation of the building need to be cored and link sealed. Other means of installation can be approved by the District agent/inspector.

**2.02** Pipe Materials: Water service lines shall conform to the UPC and applicable AWWA standards and be Type K copper tubing or 200-250 PSI PE 4710 tubing, SDR-9 ASTM D-2737, SDR-11 D-3035 copper tube size. PVC C-900 DR14 Class 305 and Ductile Iron Pipe class 305 are allowable for services four inches (4") or larger. If copper is used, service lines two inches (2") in diameter or smaller shall be Type K copper conforming to ASTM B-88. Customer service valve boxes must be Christy G-5 or equivalent concrete box with a steel lid marked "Water." Line sizes are to be commensurate with health standards to ensure that no stagnant water will accumulate. All service line fittings shall be mechanical compression type, or soldered with lead-free UPC approved solder. Solder spools shall be available for inspection.

From the District's main line to the meter, only mechanical joints will be allowed. Under no circumstances will pipe crimping or soldering be accepted by the District.

**2.03** Curb Stop: Shall be non-stop and waste type and be approved by UL Listed and FM Approved. Lead free curb stops shall be installed no more than two feet (2') downstream of the water meter box/pit with an approved G-5 round concrete box with a steel lid marked water.

**2.04** Air Relief Valve: Air relief valve shall be single-housing style, cast-iron body, stainless steel trim, one inch (1") inlet and outlet connections, and/or 5/16" diameter orifice, for a working maximum pressure of 300 psi. Contact the District at 775-832-1224 for Model and Installation Criteria.

**2.05** Trenching: All trenching for water and sewer lines must meet OSHA requirements.

Separation: All water lines shall be placed at and maintain a minimum depth of thirty-six inches (36") and be on an undisturbed shelf. All water utility lines, domestic and fire sprinkler systems must keep a twelve inch (12") separation at all times. All sewer service lines shall maintain at least twelve inches (12") vertical separation below the water line, and maintain a minimum horizontal separation of twelve inches (12") from water line at all times. If the sewer line is pressurized, the vertical separation is twelve inches (12") below the water line and the horizontal separation is five feet (5'), in a separate trench. Any other installation must be approved by IVGID Compliance. THIS IS AN IVGID REQUIREMENT.



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## IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

**2.06** Tracer Wire: All pipe materials (except copper) require an approved #10 tracer wire, attached to the pipe every five feet (5') by means of tape, and made accessible at the meter yoke.

**2.07** Caution Tape: Warning Tape shall be blue in color, three inches (3") in width, 5 mil in thickness, permanently printed "CAUTION: BURIED WATER LINE BELOW," installed twelve inches (12") above the pipe.

**2.08** Bedding: Material used for the pipe zone shall be sand, cinder, or Class A backfill with no mineral material larger than three eighths of an inch (3/8"), as stated in Section 200, Aggregate, of the Standard Specifications for Public Works Construction for Washoe County. The trench bottom shall be level and smooth, and excavated as needed to maintain a minimum of six inches (6") of bedding below the grade required by the underside of the pipe barrel, with twelve inches (12") above the pipe. Minimum allowable cover for water service lines is thirty-six inches (36").

**2.09** Backfill: All backfill shall meet the requirements of Class E backfill as stated in Section 200, Aggregate, of the Standard Specifications for Public Works Construction for Washoe County, with no rock larger than four inches (4"). If native material does not meet these requirements, backfill material shall be imported. Minimum allowable cover for water service lines is thirty-six inches (36").

**2.10** Main Line Tapping: When making a new service connection to the District main line, all taps shall maintain a minimum of two feet (2') separation between all fittings, joints and appurtenances. This applies to all main line pipe. Any other installation must be approved by the District.

**2.11** Tapping Saddles and Tapping Sleeves:

Tapping Saddles: For water services shall be epoxy coated ductile iron body with two stainless steel straps. Saddles shall be suitable for 250-psi service and torqued to manufacturers specifications.

Tapping Sleeves: Shall be Stainless Steel and shall be or equivalent for all taps larger than two inches (2") in size. Shall be torqued to all manufacturers specifications by means of a torque wrench.

All Tapping Sleeves: Shall be hydrostatically tested. The hydrostatic test pressure (NO air testing permitted) shall not exceed 1.25 psi times the pressure inside of the pipe being tapped at the time of the test. The testing time shall last for 15 minutes with no loss. Air testing of any tapping SLEEVE is prohibited. Torque all bolts to manufacturer's specifications.

**2.12** Cathodic Protection: This is not required on any District-approved plastic piping. Installation of cathodic protection is required for all copper water services. A 5-pound "high potential" magnesium anode, packaged in chemical backfill with ten feet (10') of #12 lead wire, shall be used. The anode shall be buried at a minimum depth of forty-eight inches (48"). A bronze or brass clamp shall be used to attach the lead wire to the meter yoke. The anode must be a minimum of thirty-six inches (36") from the meter yoke, service line or water main. If a locating wire is installed on the water service line, cathodic protection shall be installed a minimum of once every five hundred feet (500') and at each intersection along that line.

**2.13** Pressure Regulator and Isolation Valve: At all service locations, property owners are required to furnish individual lead free pressure regulators. All pressure regulators must be installed under the house within ten feet (10') of access door, readily accessible, and approved by the District. If house is slab-built, the pressure regulator must be located in a readily accessible and District-approved



7 WATER

## IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

location. An isolation valve is required directly upstream of the pressure regulator for service of the regulator and isolation of the structure's plumbing.

**2.14** Water Pressure Testing: The Contractor shall provide all labor, tools, and equipment necessary to perform required tests. Any faulty equipment shall be replaced before any test is accepted. Water lines four inches (4") and greater shall be tested/disinfected per the following: (Length x Pipe Diameter x Square root of pressure divided by 148,000.) All water lines smaller than four inches (4") will be tested at the District's main line pressure.

**2.15** Water Pressure Testing time: Minimum time frame of 1 hour of IVGID engineering may require a longer testing time, based on scope of work.

*Example: t = 50 (square root of pressure) (1000 lineal feet of 6" pipe tested at 200psi) / 148,000*

*Example = 1000' x 6" x 13.41 = 80,460 = .54 gallons / 148,000*

*32oz. = 1 qt. 64 oz. = 2qt. 96 oz. = 3qt. 128oz. = 4qt/1 gallon*

Chlorine Test: >=50ppm/24hr >=10ppm/Flushing residual/BACT-T- Testing.
2nd Option Test: >=200ppm/3hrs>=200ppm/Flushing residual/BACT-T-Testing.
Note: All BACT-T-Testing is a 24 Hr. testing timeline. (Monday – Wednesday)

During water pressure testing and disinfection, all new water piping must maintain an approved air gap from the IVGID potable water system. No physical water connection point(s) can be installed until all Bach-T testing has been approved by the District.

Service Line Test: After the meter is set, the water will be turned on and the line tested for leaks and proper installation. The service line shall be exposed at this time and all visible leaks shall be repaired. Once approved, the water service line may then be backfilled.

**2.16** As-Built Plans: Contractor is responsible to submit As-Built plans to the District upon completion of work. These utility plans/drawing must have 2 reference points taken from each end of building(s) for all water meter and shut-off valves. For projects larger than a duplex, the District will require plans or drawing to be provided as a PDF file. Plans and drawings will be approved by the District agent or inspector on a case-by-case basis.

### Article 3. WATER METER SPECIFICATIONS

**3.01** Meters: All water meters are provided by IVGID. Contractor must survey said parcel property corner and install water meter and stake at the approved property corner. Any other location of the water meter must be approved by District agent or inspector.

**3.02** Temporary Meter Sets: A temporary meter may be set upon request. A temporary meter rental form must be completed and approved by a District agent or inspector.

**3.03** Meter Setters: Meter setters are required and, for ¾" and 1-inch services, shall be the Mueller Easy Setter Meter PR with no bypass; 1.5" and 2" services shall use the Mueller EZ Vault Meter Setter with no bypass. No coils will be permitted.



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IVGID: WATER, SEWER SPECIFICATIONS

SCALE: AS NOTED

RESIDENTIAL DESIGN
Nevada Residential Designer
Nevada License Number: DN 1011
P.O. Box 4775 Incline Village, NV 89450
(775) 772-3495
Jamie@residentialdesignnv@yahoo.com

CHANGES:

PROJECT DESCRIPTION: NEW ENTRY AT NEW A.D.A. GARAGE W/ LIVING AREA ABOVE. NEW ADA RAMP (INCLOSED) FROM GARAGE STRUCTURE TO EXISTING RESIDENCE BELOW DEDI-CATED EMERGENCY PARKING
REFERENCE PROJECT: NEW SINGLE FAMILY DWELLINGS

OWNER: MR. AND MRS. EGET
- 45 E TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451
PROJECT LOCATION: 45 E TUSCARORA ROAD
CRYSTAL BAY, NV. 89451
APN 123-136-02

8-11-25

A8

## IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

**3.04** **Meter Pits**: Meter pits for ¾" and 1" services shall be the Mueller EZ Setter Meter pit with no bypass; 1.5" and 2" services shall use the Mueller EZ Vault Meter Setter with no bypass. NO COILED PITS ARE PERMITTED. The meter lid shall be a DFW3BMUE-1MQF, shall have a modified lid hook, be non-locking and be marked "Water." Meter vaults for larger than two-inch (2") services must be approved by IVGID, accommodate all appurtenances, and provide a 12" clearance on all sides within the box. The lid must be a steel spring-loaded bolt-down type. Meter installations shall be made at the property line, in the right-of-way (ROW). Meter locations to be marked with a blue stake.

**3.05** **Concrete Boxes**: G-5 Traffic Rated Boxes, F-8 Non Traffic Rated Boxes B-12, 16, 36, and must be approved a District agent or inspector.

### ARTICLE 4. FIRE SYSTEM SPECIFICATIONS

**4.01** **Fire Service Requirements**: The North Lake Tahoe Fire Protection District will determine the size of connection required for fire service and adequacy of system for fire protection. Fire service taps will be made using the same materials and methods as stated herein for service taps. The District requires that the beginning point of the fire system shall be on the downstream side of the backflow prevention device. All backflow devices must be approved by the District and all discharge lines must be installed by the contractor and approved by the District.

A. **Service Line Requirements, 2" and Smaller**: For each service line upgrade required per the UPC, each lot shall be serviced by a separate service connection of required size from the District main water line to the water meter. Fire service and domestic water service shall use the same main line water tap with separation downstream of the water meter. The fire line shall continue through an iron body gate valve with a two inch (2") operating nut with an epoxy coated body and terminate at structure. The domestic water line shall be connected off a tee fitting downstream of water meter and upstream of fire gate valve. The domestic line shall continue through an iron body gate valve with a two inch (2") operating nut with an epoxy coated body and then through a curb stop and terminate at structure. Please see diagram Combined Domestic and Fire Water Service detail or contact the IVGID Utilities Department at 775-832-1224 for more information. The District requires that all approved piping must be installed to within five feet (5') of foundation and capped for pressure testing.

B. **Fire Service Line Requirements, 4" and Larger**: All fire systems requiring a 4" or larger pipe size must install a single-check detector, IVGID approved 250 PSI piping and one-piece stainless steel riser with anchorage (see Detail Page 26). All 4" or larger fire systems must be chlorinated/disinfected to IVGID specifications and/or Nevada state codes and regulations. All chlorination/disinfection must be witnessed and lab tested by IVGID before any physical water connection point(s) can be made to the IVGID potable water system.

**4.02** **Automatic Sprinkler System Design Criteria Design**: The criteria for automatic systems can be found in the most current adopted editions of the National Fire Protection Association (NFPA) Standard 13 and NFPA Standard 13R with amendments (13D is not acceptable). A minimum 10-psi margin between the available water supply and the system demand point, including any required inside hose stream



① WATER, FIRE SERVICE

## IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

allowance, is required by NAC 477.465. (Customary margin allowance of only ten percent (10%) common in other regions is not allowed by this Nevada Fire Marshal regulation).

**Notes**

- All single-family dwellings larger than 10,000 square feet or more than four (4) stories in height must conform to the design requirements in NFPA 13 (IFC 903.3.1.1).
- A "modified" 13R System may be considered for remodel projects less than 10,000 square feet (modified 13R systems can be requested and will be reviewed on a case-by-case basis by the NLFPD Fire Prevention.
- Designers of the fire sprinkler systems must hold a minimum Level II certification from the National Institute for Certification in Engineering Technologies (NICET) be licensed as a professional engineer pursuant to Chapter 625 of NRS.

**4.03** **Separation**: All fire sprinkler systems must be separated from the District water system with an approved backflow prevention device. This device must be approved by the District and in compliance with all State and Local codes.

A. Double Check backflow prevention devices shall be approved for class one (1), two (2), three (3) or four (4) fire systems when chemical additives are not being used. When a Double Check backflow prevention device has approval from the District to be installed on class one (1), two (2), three (3), or four (4) fire systems the installation must meet all State and local codes. The District also requires a sign to be placed in an approved location, with two inch (2") red letters on a white background stating the class of system, water only, absolutely no additives of any kind.

B. Reduced pressure backflow prevention devices shall be approved for class four (4), five (5) or six (6) fire systems when chemical additives are being used. The installation must meet all State and local codes.

### ARTICLE 5. DISTRICT REGULATIONS FOR BOILER/MECHANICAL SYSTEMS

**5.01** **Boiler Backflow**: All boiler/mechanical systems must be separated from the District water system with an approved reduced pressure backflow prevention device or an approved air gap. It must be installed in compliance with all State and local codes, and must be plumbed from a domestic cold water supply only. All backflow reduced pressure assembly backflow devices, discharge lines must be installed by the contractor and approved by the district. Boilers with a self contained unit inspected and approved by IVGID do not need an approved backflow device.

**5.02** **Heat Exchangers**: All heat exchangers used for domestic hot water service must be double walled.

**5.03** **Hot Water Tanks**: All boilers that heat a hot water tank must be equipped with a double walled heat exchanger.



② FIRE SERVICE, BOILERS, HEAT EXCHANGER, HOT WATER TANKS

## IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

### ARTICLE 6. DISTRICT REGULATIONS FOR IRRIGATION SYSTEMS

**6.01** **Irrigation Requirements**: All irrigation systems require a Washoe County Irrigation permit for construction. All work must comply with the District landscape packet.

**6.02** **Separation**: All irrigation/sprinkler systems must be separated from the District water system with an approved backflow prevention device installed to all State and local codes.

**6.03** **Irrigation Materials**: Materials shall comply with the District specifications as type K copper or brass. All fittings must be approved curb stops, Drain Valves and unions for winter time removal. Devices shall be plumbed so no water shall be in standpipes when device is removed for winter time.

**6.04** **Inspections**: All inspections of connections to the domestic water line is required, please call IVGID Compliance at 775-832-1224 to schedule an appointment. On-site inspection prior to installation is highly recommended, to assure compliance with District regulations.

### ARTICLE 7. REGULATIONS FOR PRIVATE BACKFLOW TESTING

**7.01** **Forms**: All IVGID backflow-testing forms must be properly filled out. All testing forms must be submitted to the District within two (2) working days from the date of the test. Compliance@IVGID.org

**7.02** **Testers**: All testers must be licensed with the American Water Works Association (AWWA).

**7.03** **Device Certification**: Any backflow device that does not pass the initial certification test must be repaired and retested. If repairs require delay due to parts, etc., the District will allow five (5) additional working days for such repairs and retest. If a repair & retest require longer than the five (5) working days, an additional extension must be approved by the District.

**7.04** **Compliance**: Failure to comply with 7.01 or 7.02 will result in the tester's name being given to the Northern Nevada Backflow Administrator for AWWA.

**7.05** **License/Calibration**: Proof of current AWWA license and approved annual gauge calibration must be submitted to the District with every test or group of tests. These may be emailed to compliance@ivgid.org hand delivered or mailed.

### ARTICLE 8. SEWER SERVICE SPECIFICATIONS

**8.01** **Materials**: Acceptable pipe materials are DUCTILE IRON or POLYVINYL CHLORIDE PIPE SDR 35, all of which shall conform to the specifications set forth in the UPC. Joints shall be of the same material as the pipe using internal rubber or plastic gaskets, or an external rubber sleeve using stainless steel bands, all as manufactured strictly for use with particular type of pipe. Solvent weld joints, ABS Piping, Brass or Copper shall not be permitted. Where different pipe materials are jointed the connection shall be made by the use of an approved mechanical coupling specifically manufactured for use with the different pipes to be joined. Fittings such as Max adaptor couplings or coupling approved by the district agents shall be approved. POLYVINYL CHLORIDE PIPE shall not be used where the cover is less than thirty-six inches (36") or greater than eighty-six inches (86"). DUCTILE IRON may be used when



③ IRRIGATION SYSTEMS, SEWER

## IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

eighteen inches (18") of cover is available. For shallower depths, concrete encasement or other special means approved by the District must be used to protect the pipe.

**8.02** **Size**: Building sewer shall be a minimum diameter of four inches (4") or six inches (6") for single family residences. Building sewers for apartments, motels, and commercial establishments shall be sized in accordance with the requirements of the UPC and shall be four-inch (4") minimum size.

**8.03** **Trenching**: All trenching for water and sewer lines must meet OSHA Requirements.

**8.04** **Separation**: All water lines shall be placed at and maintain a minimum depth of thirty six inches (36") and be on an undisturbed shelf. All sewer service lines shall maintain at least 12 inches (12") vertical separation below the water line, and maintain a minimum horizontal separation of twelve inches (12") from water line at all times. If the sewer line is pressurized than the vertical, separation is twelve inches (12") below the water line and the horizontal separation is five feet (5') in a separate trench. Any other installation must be approved by IVGID Compliance. **THIS IS AN IVGID REQUIREMENT.**

**8.05** **Building Sewer Construction**: Where building sewer main line connections have not been provided by the District to the property, and/or the properties were not assessed for the building sewer installation, the property Owner shall assume the cost of providing the required connection. Owner shall be responsible for obtaining the necessary Washoe County street-cut permits and coordination with other utility agencies for their utility locations. Owner requesting the tap will be responsible for cutting pavement and excavating the trench to proper depth and grade. Owner shall be responsible for the tap to the main. Owner is responsible for laying building sewer with all required appurtenances.

**8.06** **Connection to the existing Sewer Main**: Shall be with an approved Romac style "CB" or equivalent double stainless steel strap saddle for transite, plastic, cast iron, or concrete mains. A Fernco Flexible tapping saddle with Part A and B epoxy may be approved. For vitreous clay mains, a section must be removed and a wye installed with Romac style couplers or other approved by IVGID. The pipe grade for four inch (4") must be two percent (2%) grade or a minimum of 1/4" per foot of fall or greater. Six inch (6") diameter pipe must be one percent (1%) grade or a minimum of 1/8" per foot of fall or greater. The District requires that all approved piping must be installed within five feet (5') of foundation and capped for pressure testing.

**8.07** **Tracer Wire**: All pipe materials, except copper, require an approved #10 tracer wire attached to the pipe every five feet (5') by means of tape or other approved means, made accessible at the clean-outs.

**8.08** **Caution Tape**: Warning Tape shall be green in color, three inches (3") in width, 5 mil in thickness, permanently printed "CAUTION: BURIED SEWER LINE BELOW," and installed twelve inches (12") above the pipe.

**8.09** **Water/Air Testing**: Contractor shall provide all labor, tools, and equipment necessary to perform the required tests. Any faulty equipment shall be replaced before any test is accepted. Contractor shall supply a pressure gauge that can be read in increments of between one and five psi, in accordance with the UPC. Installation must pass the standard five pounds per square inch (5 psi) for fifteen (15) minute pressure tests, per the UPC. Mandrel/ball/Flush testing will be required on all new sewer



④ SEWER

## IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

piping. Mandrels shall be specifically designed for the piping being tested. This testing is typical of 4" and larger piping.

**Manholes** shall be tested with the ring, cover and grade adjustment rings installed. All pipes entering the manhole shall be plugged and braced and a vacuum of ten inches (10") of mercury shall be drawn. The vacuum pump shall be turned off and the time monitored as the vacuum drops one inch (1"). The vacuum must not drop more than one inch (1") for the duration of the time indicated in the following table:

| Diameter | Time | Mercury Level | Allowable Loss |
|---|---|---|---|
| 48 Inches | 1 Minute | 10 Inches | 1 Inch max. |
| 60 Inches | 1 Min. 15 Sec. | 10 Inches | 1 Inch max. |
| 72 Inches | 1 Min. 30 Sec. | 10 Inches | 1 Inch max. |

Manholes which fail the vacuum test shall have the defects located and repaired and the test shall be repeated. Repair and repeat testing shall be continued until the testing requirements are met.

**8.10** **As-Built Plans**: Contractor is responsible to submit As-Built plans to the District upon completion of work. These plans must be on a PDF file for any project larger than a Triplex. Smaller projects may be submitted on an 8.5" X 11" sheet of paper. These will be reviewed and approved by the District.

**8.11** **Bedding**: Material used for the pipe zone shall be sand, cinder, or Class A backfill with no mineral material larger than three eighths of an inch (3/8") as stated in Section 200, aggregate, of the Standard Specifications for Public Works Construction for Washoe County. The bottom of trench shall be level and smooth, and excavated as needed to maintain a minimum of six inches (6") of bedding below the grade required by the underside of the pipe barrel, with twelve inches (12") above the pipe. Minimum allowable cover for sewer service lines is twelve inches (12").

**8.12** **Backfill**: All backfill shall meet the requirements of Class E backfill as stated in Section 200, Aggregate, of the Standard Specifications for Public Works Construction for Washoe County, with no rock larger than four inches (4"). If native material does not meet the requirements then backfill material shall be imported. Minimum allowable cover for sewer service lines is twelve inches (12").

**8.13** **Clean-Outs**: A clean out shall be provided by the Owner within five feet (5') outside of the foundation. A clean out must also be installed where the building sewer crosses the property or easement line. All clean-outs shall be installed at intervals not to exceed one hundred feet (100'); variances in this length must be approved by IVGID Compliance. In a change of direction ninety degrees (90°) or more, a clean-out must be installed within one foot (1') of that transition. All clean-outs shall be cut to grade, plugged, and have a concrete box with metal lid marked "Sewer." Plugs shall be two piece expansion types similar to ETCO, T-cone stopper or equivalent steel or alloy is prohibited. Owner shall be responsible for keeping clean-out boxes from being buried or damaged.

**8.14** **Backwater Valves**: Installation of a backwater valve on lots with fixtures lower than the next upstream manhole, as more specifically explained in the UPC, shall be enforced. Backwater valves must be installed in an accessible location inside or outside of the structure. Outside installations will be required to be properly boxed, upstream of foundation cleanout. Please see the following Backwater Valve Diagram for a further explanation. Combination Backwater/Cleanouts may also be utilized call The IVGID Compliance Dept. 775-832-1224 for further details and installation criteria.



⑤ IVGID REQUIREMENTS FOR CONSTRUCTION OF SEWER

## IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

**8.15** **Max Adaptor Coupling**: Max adaptor the universal shielded sewage coupling for non-pressure sewer coupling for 4" 6" 8" 10" the 10" coupling with cover the 12" SDR range sewer piping.

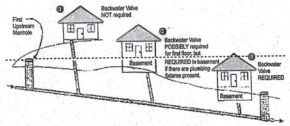
**8.16** **Link Seals**: Shall be used on all penetrations of Vaults and Foundations.



⑥ IVGID REQUIREMENTS FOR CONSTRUCTION OF SEWER

## IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER

**BACKWATER VALVE DIAGRAM**




One of the keys to preventing a sewer backup in your basement is knowing your location in relation to the sanitary sewer system that serves your building or home. A sewer backup valve (backwater valve) can make all the difference between having your basement or home flooded knee deep with raw sewage and staying high and dry.

- **Home #1** does not need a backwater valve because water would drain from the first upstream sanitary sewer manhole which is lower than the inlet to the drain pipe in this home's basement. This home should not experience a flooded basement due to a sewer backup.
- Drains located on the first floor of **Home #2** might be safe as it is slightly higher (must be at least 24" higher) than the first upstream sanitary sewer manhole cover, but there are some cases in which pressure builds enough to temporarily allow water to flow at a level above the lowest drain. When in doubt, and especially when the second floor living space is installed, it is wise to install a backwater valve. However, any drain feature in the basement of Home #2 would be below the level of the first upstream manhole and sewage backups could occur without a backwater valve.
- Any drain opening in **Home #3** would be located below the level of the first upstream sewer manhole cover so this home would definitely require the installation of a backwater valve.

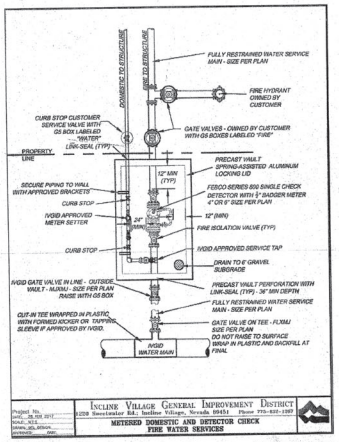
All Backwater Valves shall be placed within the crawl space or confines of the home and be made readily accessible for maintenance and repairs. Exceptions can be made if the home is slab built.

Please contact IVGID Compliance 775-832-1224 for more details.



⑦ BACKWATER VALVES

## IVGID REQUIREMENTS FOR CONSTRUCTION OF WATER & SEWER




Project No. 08.008.0017
MAIL: 08.008.0017
DRAWN: BEN BENSON
REVISED: DAV.

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
1220 Sweetwater Rd., Incline Village, Nevada 89451 Phone 775-832-1207

METERED DOMESTIC AND DETECTOR CHECK FIRE WATER SERVICES



⑧ METERED DOMESTIC & DETECTOR CHECK FIRE WATER SERVICES
NO SCALE

IVGID WATER AND SEWER

SCALE AS NOTED

RESIDENTIAL DESIGN
Wayne Ford Residential Designer
Nevada Residential Design Services LLC
P.O. Box 4775 Incline Village, NV 89450
(775) 772-2465
waynefordresidentialdesigner@yahoo.com

CHANGES

PROJECT DESCRIPTION: NEW ENTRY AT NEW ADA GARAGE W/ LIVING AREA ABOVE. NEVADA RAMP (INCLOSED) FROM GARAGE STRUCTURE TO EXISTING RESIDENCE BELOW (ED) - CATED EMERGENCY PARKING
RESIDENTIAL DESIGN - NEW DECKS TWO LEVELS

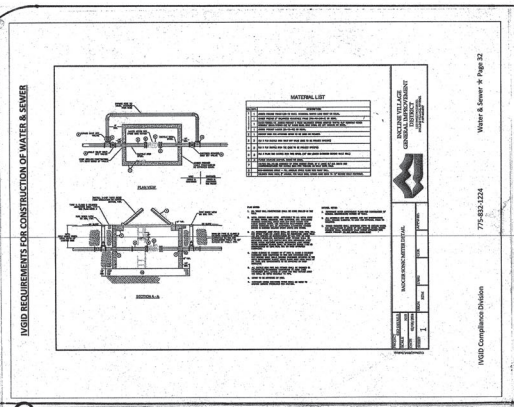
OWNER: MR AND MRS EGET
45 E TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451

PROJECT LOCATION: 45 E TUSCARORA ROAD
CRYSTAL BAY, NV 89451
APN: 123-136-02

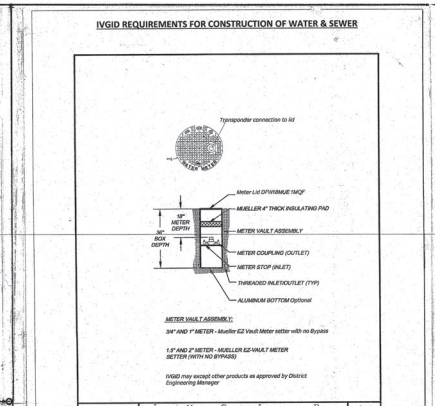
Feb 11 '25

A9

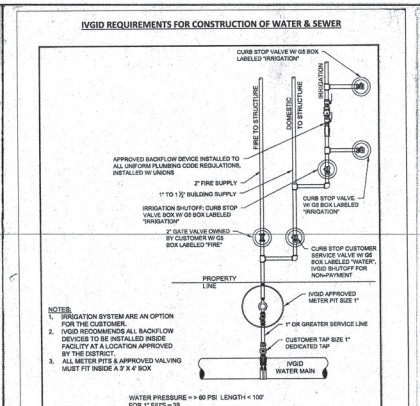
9/11/25



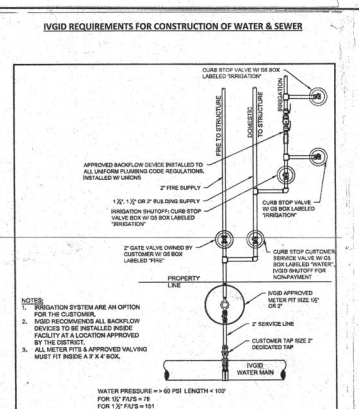

1 BADGER SONIC METER DETAIL NO SCALE




2 METER PIT FOR NON-TRAFFIC AREAS NO SCALE




3 DOMESTIC WATER SERVICE W/ IRRIGATION MODIFIED R13 : 2 HEAD FLOW CALC VERIFY W/ SPRINKLER COMPANY DESIGN. NO SCALE




4 4 HEAD FLOW CALC. NO SCALE

(RESIDENTIAL USE ONLY)

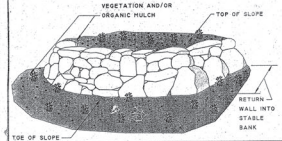
LAKE TAHOE STANDARD DRAWING

BEST MANAGEMENT PRACTICE

## STACKED ROCK WALL

STANDARD DRAWING NO. BMP-042

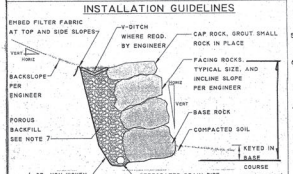
DATE: 4-6-2012




### CONSTRUCTION NOTES

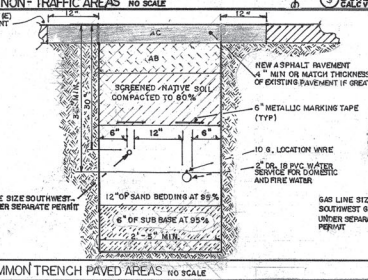
1. THIS DRAWING IS INTENDED TO ILLUSTRATE A TYPICAL ROCK RETAINING WALL. SEE NRCS TIP SHEET, "SLOPE STABILIZATION TECHNIQUES AND APPLICATIONS" FOR ADDITIONAL INFORMATION. CONSULT ENGINEER FOR SPECIFIC DETAILS FOR YOUR WALL.
2. VERIFY BUILDING PERMITTING REQUIREMENTS PRIOR TO CONSTRUCTION, AND CONSULT A CIVIL ENGINEER TO ENSURE APPLICABLE DESIGN REQUIREMENTS ARE MET.
3. ROCKS USED IN WALL CONSTRUCTION SHALL BE ANGULAR OR SUB ANGULAR AND GENERALLY CUBICAL OR RECTANGULAR IN SHAPE.
4. BEGIN WITH SLOPE PREPARATION REMOVING LARGE ROCKS FROM THE SLOPE FACE AND TRENCHING KEY WAY ALONG THE TOE OF THE SLOPE. PLACE THE LARGEST BOULDERS TO FORM THE BASE COURSE WITH THEIR LONGITUDINAL AXIS INTO THE SLOPE FACE. BURY BASE COURSE A MINIMUM OF 1/2 THE DIAMETER OF THE ROCK.
5. INSTALL SUBSEQUENT LAYERS USING LARGER ROCK FIRST WITH AN INCLINE INTO THE SLOPE FACE AS SPECIFIED BY ENGINEER.
6. SECURELY PLACE EACH LAYER OF ROCK. PRIOR TO BACKFILL, MAKE SURE ROCKS HAVE THREE OR MORE BEARING POINTS OF CONTACT AND CLOSE GAPS ON REAR FACE OF WALL BY FITTING SMALLER ROCKS TIGHTLY INTO THE VOIDS.
7. AS THE ROCKS ARE PLACED, BACKFILL AND COMPACT AROUND AND BEHIND WALL. USE 3/4" TO 1 1/2" DRAIN ROCK. PROVIDE DRAINAGE SYSTEMS AS REQUIRED AT TOP OF SLOPE AND AT THE BASE TO CONVEY RUNOFF TO STABILIZED DISCHARGE AREA.

### INSTALLATION GUIDELINES

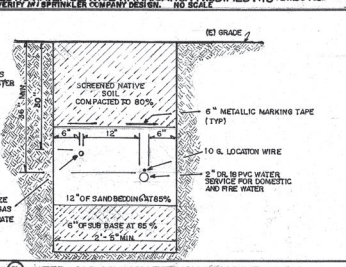



APPROVED BY: NATURAL RESOURCES CONSERVATION SERVICE
TAHOE RESOURCE CONSERVATION DISTRICT
NEVADA TAHOE CONSERVATION DISTRICT

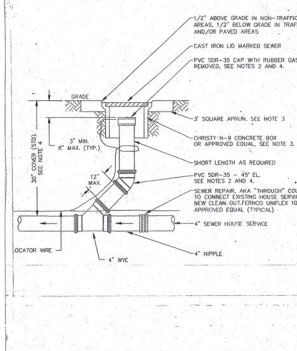
5 STACKED ROCK WALL NO SCALE T.R.P.A. BEST MANAGEMENT PRACTICES (BMP)



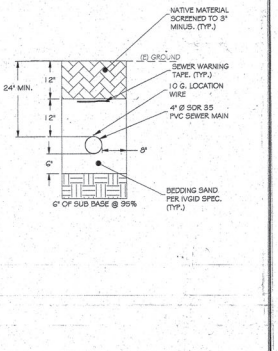

6 WATER/GAS COMMON TRENCH PAVED AREAS NO SCALE



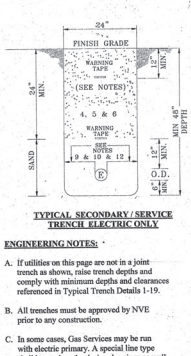

7 WATER/GAS COMMON TRENCH NON PAVED AREAS NO SCALE




9 SEWER CLEAN OUT DETAIL NO SCALE




10 SEWER TRENCH NO SCALE




TYPICAL SECONDARY/SERVICE TRENCH ELECTRIC ONLY

**ENGINEERING NOTES:**

A. If utilities on this page are not in a joint trench as shown, raise trench depths and comply with minimum depths and clearances referenced in Typical Trench Details 1-19.

B. All trenches must be approved by NVE prior to any construction.

C. In some cases, Gas Services may be run with electric primary. A special line type shall be used on the design drawings as well as on the distribution map indicating that electric primary is below the gas service line.

11 NV. ENERGY TRENCH DETAIL NTS

**CONSTRUCTION NOTES:**

A. See TE0003U for typical trench details.

B. See SUB01X for trench bedding and backfill specs.

C. Electric to pass under Gas mains with min. 1' separation.

D. Applicant to determine and stake finish grade.

E. Comm/cable TV in conduit is allowed to cross over non-parallel gas services.

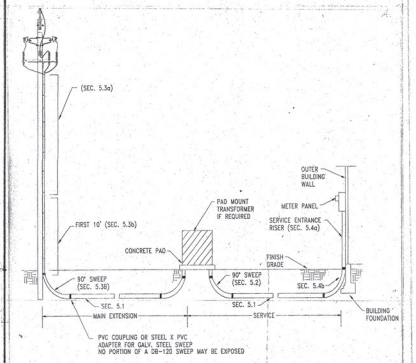
F. Service stubs to cross main trench and over electric whenever possible.

G. Conflict to facilities will be handled according to TE0003U Note 17 and 12-a.

H. Electric may cross over any utility, when a minimum cover of, 48" for primary and, 36" for secondary/service, can be maintained and a 12" minimum radial separations to all other facilities can be maintained. **Note:** gas must be above electric facilities and water needs a min of 24" radial separation.

I. **Gas and water to adjust depth of service to coincide with their zone at main trench depth measured from finish grade.**

12 NVENERGY GENERAL NOTES




**REFERENCES:**

Listed below are related NVE Standards, Volume 17, governing installation procedures:

a. **CD0001U** (Conduit Installation Guide)
b. **CD0001M** (Commercial & Industrial Electric Service Requirements)
c. **US0001M** (Underground Electric Residential Service)

| NVEnergy | VOLUME 17 – ENGINEERING & CONSTRUCTION STANDARD | CD0004U |
|---|---|---|
| Drawn: JL · Eng: MB · Appr: DA · Date: 12/12 | CONDUIT APPLICATION GUIDE | Revision: 4 · Page 23 of 28 |

13 NVENERGY SERVICE CONDUIT APPLICATION GUIDE NO SCALE

IVGID WATER, STACKED WALL 36", SEWER MGD
NV ENERGY

SCALE: AS NOTED

RESIDENTIAL DESIGN
Wayne Ford Residential Designer
Nevada License Number PM 1811
P.O. Box 4775 Incline Village, NV 89450
(775) 831-0300
www.fordresidentialdesigner@yahoo.com

CHANGES

PROJECT DESCRIPTION: NEW ENTRY AT NEVADA GARAGE W/ LIVING AREA ABOVE. NEVADA RAMP (INCLOSED) FROM GARAGE STRUCTURE TO EXISTING RESIDENCE. BELOW DEDICATED EMERGENCY PARKING.
NEW STORAGE BACKDROP. NEW FOOD TRUCK AREA

OWNER: MR AND MRS. EGET
45 E TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451
PROJECT LOCATION: 45 E TUSCARORA ROAD
CRYSTAL BAY, NV. 89451
APN: 123-136-02

A10

9-11-23

# OVERHEAD ELECTRIC RESIDENTIAL SERVICE

## .0 INDEX


1.0 INDEX
2.0 PURPOSE
3.0 LIMITS
4.0 CUSTOMER RESPONSIBILITY
5.0 NVE RESPONSIBILITY
6.0 SERVICE AND METER LOCATION
7.0 CLEARANCES
8.0 SERVICE ATTACHMENTS AND WEATHERHEADS


## 1.0 PURPOSE

The purpose of this standard is to assist the customer and his engineer and/or contractor in planning for an acceptable location and type of termination for overhead service from NVE's overhead electric distribution system.

## 3.0 LIMITS

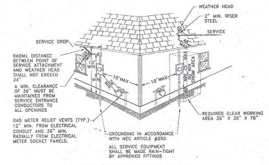
The requirements of this standard are limited to single or multiple dwelling residences with a 400A maximum single phase entrance. If the length of service is such that it would prove electrically prohibitive, a transformer and primary extension may be required, in which case, NVE's overhead line extension rule will be applied. NVE will install a single span of service drop from its pole to the customer's permanent approved support, provided the customer has made an application for service and NVE's distribution pole line is located on the customer's premises or in an easement (public or private) adjoining said premises.

## 4.0 CUSTOMER RESPONSIBILITY

The customer shall furnish, install and maintain, at his expense, the riser conduit, service entrance conductor, service insulator/attachment, weather head, service equipment and grounding in accordance with all Local, State and National Electric (NEC) Codes.
Service drop support shall be constructed to provide proper clearances. Panels greater than 200 amps require prior NVE approval.
For residential emergency generator requirements, see the local district office. NBC, Article 700, NVE Standard, RM0001M, Volume 17, Metering Section and NVE Standard ENG04U Volume 5 apply.



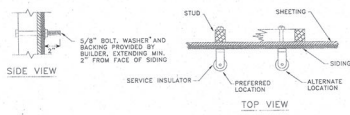
1 NV ENERGY OVERHEAD ELECTRIC RESIDENTIAL SERVICE NO SCALE




BUILDING CLEARANCES
SERVICE DETAILS

## 8.0 SERVICE ATTACHMENTS AND WEATHER HEADS

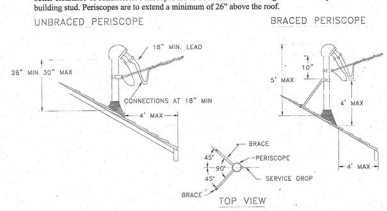
Two types of service attachments are used by NVE, service insulators attached to the building and periscopes which extend above the roof. The periscope attachment is the preferred method. Typical methods of attaching residential overhead service are illustrated in this section. Where the building is high enough to permit proper clearance, the service insulator can be located on roof rafters or wall studs. Customer will provide backing for the service insulator (min. 2" x 4"), securely anchored to building frame. Service insulator will not be attached to roof fascia or wall sheeting unless proper backing is provided. Customer to provide and install the service insulator and attachments. Screw type insulators are not approved.






2 NV ENERGY OVERHEAD ELECTRIC RESIDENTIAL SERVICE NO SCALE

A periscope attachment is the preferred method by providing a better support for the service wire, and better clearance of conductors. Periscopes are to be a minimum of 2" rigid steel securely fastened to the building stud. Periscopes are to extend a minimum of 26" above the roof.




**NOTES:**

1. Periscopes are to be installed per NEC, Article #230. Periscope structures projecting over 30" above the roof must be braced against the normal pull of the service drop conductors (see Section 4.0). Bracing will be required for larger conductors or longer spans. Bracing, when required, shall consist of two galvanized steel members installed at approximately 90° spread. Minimum size brace shall be 1¼" x 1¼" x 1/8" galvanized steel angle. Periscope bracing shall be anchored through the sub-roof with a minimum of 3/8" galvanized carriage bolts. For snow loading areas see **page 56.**
2. Riser conduit will not have couplings above the roof or accessible points from the top of the meter panel to the weather head (J-boxes, LB's LR's LL's).
3. Service weather heads shall not be located on the exterior face of any wall which is less than 2' from any common property line. Point of attachment of service drop must be high enough to meet required clearance. (See **page 53**, Section 7.0 for clearance details).
4. Alternate service attachment points must not be more than 24" from weather head.
5. Service conductors must extend a minimum of 18" from weather head to provide for the make-up of the required drip loop.
6. The conductor service insulator and attachment will be provided and installed by the customer. Screw type insulators are not approved.



3 NV ENERGY OVERHEAD ELECTRIC RESIDENTIAL SERVICE NO SCALE

## 9.0 SPECIAL SERVICE REQUIREMENTS FOR HEAVY SNOW LOADING AREAS

In areas of heavy snow loading the customer shall locate the service entrance in such a manner so that storm damage will be kept to a minimum. Heavy snow areas are defined in general as areas above 6,000 feet elevation. Check with local NVE office for snow loading requirements.

a. Span length of service drop to be a maximum of 75 feet (#2 triplex). Larger conductor will require shorter length.

b. Weatherhead should be located on the garage side of the structure and as high as practical to keep clear of snow.

c. Service drop will be attached at house gable (preferred location) to protect services from snow sliding off the roof.

d. Meter equipment is to be located on gable side of house within 3' of a snow plowed area.

e. Periscope service entrance per NEC, Article #230 and must be approved by NVE prior to installation.

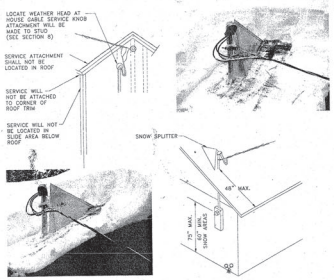
f. Snow splitters are required to be provided and installed by the customer (roofing contractor). Snow splitters must protect the periscope, weather head and any associated bracing. Snow splitters may be purchased though a local sheet metal shop. Please provide the shop with the slope of your roof and the information included under note 1 of the next page. See details next page.

g. New services will NOT be attached to trees.

h. Screw-type insulators will not be allowed for new services. All new services attached to the house will be a 40-S insulator bolted to a reinforced location as determined by NVE, see Section 8.0.



4 NV ENERGY OVERHEAD ELECTRIC RESIDENTIAL SERVICE NO SCALE



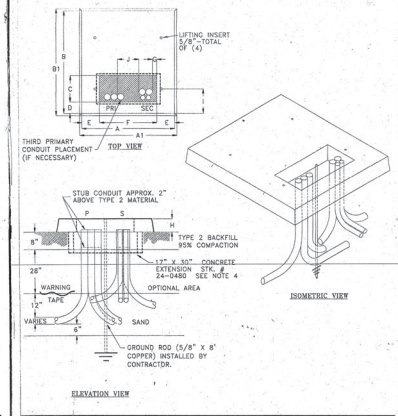

**NOTES:**

1. Snow splitters must completely cover the periscope and bracing to protect it.
   1) Minimum 10" wide at the base.
   2) Minimum 20 gauge sheet metal.
   3) 4" flange, rolled edge, for roof attachment without shingles.
   4) ¾- 1" flange for roof attachment with shingles.
   5) 4" max. on center attachment points along flange for roof attachment.
   6) Height to match height of weather head.
2. Periscope to be installed per NEC, Article #230. If periscope extends over 30" (less than 30" is preferred) above roof, a minimum 2" galvanized steel riser pipe, braced with 1½" x 1½" x 3/16" galvanized angle iron, anchored through the sub-roof with 1/2" minimum galvanized bolts is required.
3. All other requirements of Sections 7.0 and 8.0 are applicable.



5

## TRANSFORMER PAD 1Ø 25-167 KVA

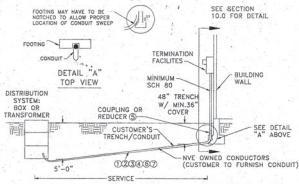





6 NV ENERGY TRANSFORMER PAD VERIFY KVA DEMAND NO SCALE

## 7.0 UNDERGROUND SERVICES FROM UNDERGROUND DISTRIBUTION SYSTEM

The customer will be served with an underground service if his site or lot is located within an area that is supplied with existing underground distribution system or if required by local ordinances.




**NOTES:**

1. Minimum conduit size shall be:

| Panel Size | Length of Service | Conduit Size | Wire Size |
|---|---|---|---|
| 100 amp | All | * 2" or 3" | #2 Tx. |
| 200 amp | Under 75' | 3" | 2/0 Tx. |
| 200 amp | Over 75' | 3" | 4/0 Tx. |
| 400 amp | All | 3" | 350 Tx. |
| 600 amp | All | 4" | 750 Tx. |
| 800 amp | All | 2-3" | 2-350 Tx |

*** Note:** Minimum conduit sizing requirements vary within NVE's service territory, depending on local requirements and normal construction practices. The customer should consult with the local NVE representative to confirm the required service conduit size **prior** to commencing construction. For additional conduit sizing details, refer to CB0003U, 600V Underground Cable and Conduit Selection Guide, Vol. 17, Section 4.

2. Maximum service distance and conduit bends are to be determined by the local customer service planner or inspector. Generally pull boxes will be required for more than 75' of service or more than 270 degrees of accumulated bends (using five foot sweeps). Contact the local NVE office for an acceptable layout.



7 NV ENERGY UNDERGROUND ELECT SERVICE RESIDENTAL NO SCALE

## SURFACE MOUNT PANEL INSTALLATION REQUIREMENTS

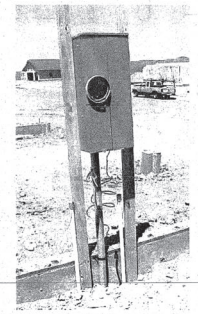


**Figure 2**
**Surface Mount Panel**
*w/ 2" x 4" Stud Framing*

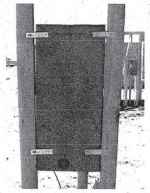


**Figure 3**
**Panel Back Showing Swing Out Mounting Brackets Attached**
*To 2" x 4" Stud Framing*

**Extend bracing a minimum of 24" below grade to provide stability to panel during construction.**

**Figure 4**
**Conduit Support Strap**
*Attached To Sill Plate*



8 NV ENERGY UNDERGROUND ELECT. TEMP. SERVICE PANEL NO

NV ENERGY RESIDENTIAL SERVICE | SCALE : AS NOTED

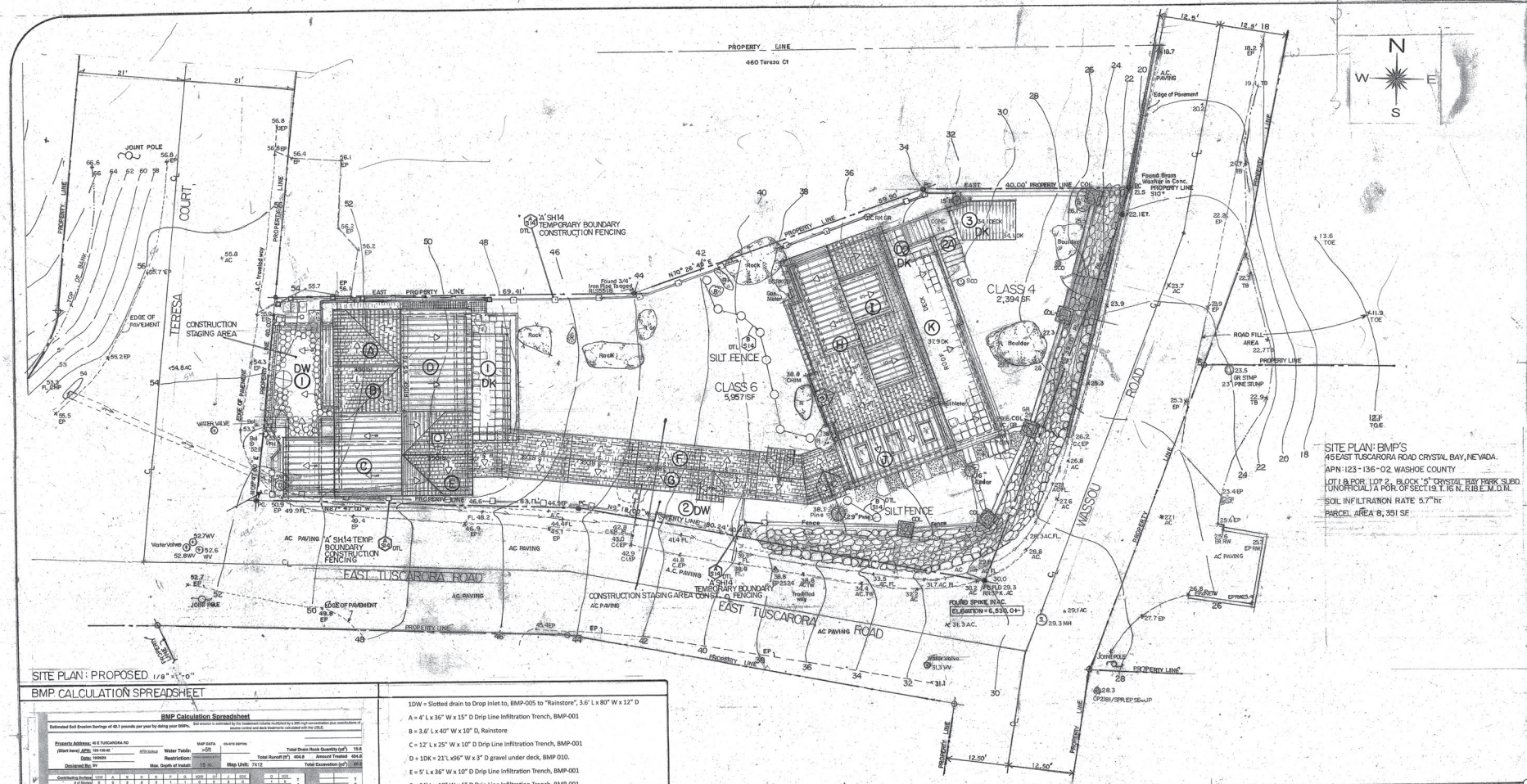

RESIDENTIAL DESIGN
Nevada Licensed Residential Designer
Nevada License Number PD 181
P.O. Box 4775 Incline Village, NV 89450
(775) 772-2495
residentialdesignincline@yahoo.com


REVISIONS

PROJECT DESCRIPTION: NEW ENTRY AT NEW ADA GARAGE W/ LIVING AREA ABOVE, NEW ADA RAMP (INCLOSED) FROM GARAGE STRUCTURE TO EXISTING RESIDENCE BELOW DEDICATED EMERGENCY PARKING BELOW GARAGE BASEMENT NEW DECKS TWO LEVELS

OWNER: MR. AND MRS. EGET
45 E TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451
PROJECT LOCATION: 45 E TUSCARORA ROAD
CRYSTAL BAY, NV. 89451
APN 123-136-02

A11




SITE PLAN: BMP'S
45 EAST TUSCARORA ROAD CRYSTAL BAY, NEVADA.
APN: 123-136-02 WASHOE COUNTY
LOT 1 & POR. LOT 2, BLOCK "5" CRYSTAL BAY PARK SUBD. (UNOFFICIAL) A POR. OF SECT. 19, T. 16 N., R. 18 E., M.D.M.
SOIL INFILTRATION RATE: 5.7"/hr
PARCEL AREA: 8,351 SF

SITE PLAN: PROPOSED 1/8" = 1'-0"

## BMP CALCULATION SPREADSHEET

### BMP Calculation Spreadsheet

Estimated Soil Erosion Savings of 43.1 pounds per year by doing your BMPs. Soil erosion is estimated by the treatment volume multiplied by a 200 mg/l concentration plus contributions of source control and deck treatments calculated with the USLE.

Property Address: 45 E TUSCARORA RD
(Start here) APN: 123-136-02 — APN Instruc
Water Table: >5ft
Date: 10/05/09
Restriction: Infiltration
Designed By: SV
Max. Depth of Install: 15 in.
MAP DATA — FS-STE 202FHS
Map Unit: 7412
Total Drain Rock Quantity (yd³): 19.8
Total Runoff (ft³): 404.8
Amount Treated: 404.8
Total Excavation (yd³): 20.3

| | | |

TAHOE REGIONAL PLANNING AGENCY

Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
Phone: 775-588-4547
Fax: 775-588-4527
www.trpa.gov

# ATTACHMENT R
# STANDARD CONDITIONS OF APPROVAL FOR RESIDENTIAL PROJECTS

For any questions regarding information within this packet, please call 775-589-5333 or email TRPA@trpa.gov to speak with a permitting technician.

## I. CONDITIONS TO BE SATISFIED PRIOR TO CONSTRUCTION

The following conditions shall be satisfied prior to commencement of any construction activity on the project site, including but not limited to grading, excavation, and clearing of trees. Failure to satisfy these conditions of approval prior to commencement of constructions activity shall be grounds for revocation of the permit. The plans have been reviewed and approved as required under Tahoe Regional Planning Agency (TRPA) Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in the plans, i.e., structural, electrical, mechanical, etc., which are not required for review under said Rules, Regulations, and Ordinances.

A. The permittee shall return a signed copy of the permit form stating that the permit was received and that the permit is understood, and the contents are accepted prior to any activity or grading occurring within the project area. Plans shall not be stamped approved without TRPA receiving a copy of the signed permit.

B. A security shall be posted with TRPA to ensure compliance with the conditions of the permit. In most cases, the security shall be determined by TRPA, and will typically be equal to 110 percent of estimated costs of the revegetation, drainage improvements slope stabilization plans and other conditions of approval. For further information on acceptable types of securities, see Attachment J.

C. The permittee shall submit all required mitigation fees.

D. Prior to commencement of activity on the site, the permittee shall contact TRPA at least 48 hours in advance and arrange for a pre-grading inspection to verify that all temporary erosion control measures and protective fencing for vegetation are in place.

E. It is the permittee's obligation to locate all subsurface facilities and/or utilities prior to any grading, dredging or other subsurface activity. The permittee is responsible for contacting the Northern Underground Service Alert (USA, usually known as USA DIGS, 1-800-227-2600) prior to commencement of any activity on the site.

F. The permittee shall submit final construction drawings and a plan(s) showing revegetation, slope stabilization, and drainage improvements. Revegetation, slope stabilization and drainage



(A) TRPA ATTACHMENT 'R': PRIOR TO CONSTRUCTION

improvement plans shall be designed in conformance with the Lake Tahoe Basin Water Quality Management Plan, Volume II, Handbook of Best Management Practices (BMPs).

## II. CONSTRUCTION RELATED CONDITIONS

A. Any normal construction activities creating noise in excess of the TRPA noise standards shall be considered exempt from said standards provided all such work is conducted between the hours of 8:00 am and 6:30 pm.

B. The permittee shall allow TRPA to enter and inspect the site at any time to determine compliance with the permit.

C. Engine doors shall remain closed during periods of operation except during necessary engine maintenance.

D. Stationary equipment (e.g. generators or pumps) shall be located as far as feasible from noise-sensitive receptors and residential areas. Stationary equipment shall be equipped with temporary sound barriers that are near sensitive noise sources or residential areas.

E. Sonic pile driving shall be utilized instead of impact pile driving where feasible. Holes shall be predrilled to minimize noise impacts from pile driving subject to design engineer's approval.

F. Grading:

1) All material obtained from excavation work shall be either contained within the foundations, retaining walls, or be disposed of at a site approved by TRPA.

2) The length of open trenches (excluding foundations) shall not exceed 50 feet at the end of each working day, unless approved by the TRPA.

3) Whenever possible, utilities shall occupy common trenches to minimize site disturbance.

4) All excavated material shall be stored upgrade from excavated areas. No material shall be stored in stream environment zones or other areas with saturated ground.

5) No grading, filling, clearing of vegetation, operation of equipment or disturbance of the soil shall take place in areas where any historic or prehistoric ruins or monuments or objects of antiquity are present or could be damaged. If any historic or prehistoric ruins or monuments or objects of antiquity are discovered, all grading, filling, clearing of vegetation, operation of equipment or disturbance of the soil shall immediately cease and shall not recommence until a recovery plan is approved by the TRPA.

6) Excavation equipment shall be limited to the foundation footprint to minimize site disturbance. No grading or excavation shall be permitted outside of the building footprint.

7) All excavated materials that are not to be reused on site shall be hauled to a disposal site approved by the TRPA Compliance Inspector or to a location outside of the Tahoe Basin.

8) Maximum excavation depth shall not exceed five feet, unless otherwise approved by TRPA.



(B) CONSTRUCTION RELATED CONDITIONS

H. Vegetation Protection

1) Tree roots must be protected during excavation to prevent damage to the tree. The following practices are recommended:

i. Tree roots four inches in diameter or greater shall not be severed, if avoidable. Hand dig around roots if necessary.

ii. If roots cannot be avoided, cut as far away from the trunk as possible.

iii. A clean, vertical cut will provide more protection for the tree than leaving roots torn or crushed.

iv. Construction materials shall not be stored within the dripline of the tree.

2) Tree protection fencing shall be at least 48 inches high and shall be constructed of metal posts and either orange construction fencing or metal mesh fencing also at least 48 inches high (Section 33.6.1). Job sites with violations of the fencing standards will be required to re-fence the job site with a high gauge metal fencing.

3) No material or equipment shall enter or be placed in the areas protected by fencing or outside the construction areas without prior approval from TRPA. Fences shall not be moved without prior approval.

4) No trees shall be removed or trimmed without prior TRPA written approval unless otherwise specifically exempted under Chapter 2 of the Code of Ordinances.

I. Construction BMPs

1) Temporary and permanent BMPs may be field fit by the Environmental Compliance Inspector where appropriate.

2) Soil and construction materials shall not be tracked offsite. Grading operations shall cease in the event of a danger of violating this condition exists. The site shall be cleaned, and the road right-of-way shall be swept clean when necessary.

3) Loose soil mounds or surfaces shall be protected from wind and water erosion by being appropriately covered and contained when active construction is not occurring.

4) Equipment of a size and type that will do the least amount of damage to the environment shall be used. Cleaning of equipment, including cement mixers, shall not be permitted unless approved by TRPA.

5) Vehicles or heavy equipment shall not be allowed in a stream environment zone or other saturated areas unless specifically authorized by TRPA. All vehicles and heavy equipment shall be confined to the area within the vegetative protection fencing unless specifically authorized by TRPA.

6) At all times during construction, environmental protection and control devices shall be maintained in a functioning state. Such devices include, but are not limited to, dust control devices and vegetative protection.



(C) CONT.

9) If groundwater is encountered during construction, cease work and contact TRPA immediately to discuss possible changes in design or dewatering options.

G. Winterization:

1) There shall be no grading or land disturbance performed with respect to the project between October 15 and May 1, except as follows:

i. The grading or land disturbance is for excavation and backfilling for a volume not in excess of three cubic yards for projects approved under the IPES system or parcels within land capability districts 4 through 7.

ii. The activity is completed within a 48-hour period.

iii. The excavation site is stabilized to prevent erosion.

iv. A pre-grade inspection is performed by TRPA staff, and the activity passes the inspection.

v. The grading/project does not represent or involve a series of excavations, which, when viewed as a whole, would exceed the provisions of this Standard Condition of Approval, and Subsection 2.3 of the TRPA Code of Ordinances.

2) Work shall be performed in such a manner that the project can be winterized within 24 hours.

3) All construction sites shall be winterized no later than October 15 of each year as follows:

i. Inactive winter sites shall contain erosion and drainage improvements necessary to prevent discharge from the site, including, but not limited to:

1. Installation of temporary erosion controls;
2. Installation of temporary protective fencing of vegetation;
3. Stabilization of all disturbed areas;
4. Cleanup and removal of all construction slash and debris;
5. Installation of permanent mechanical stabilization and drainage improvements, where feasible, and;
6. Removal or stabilization of spoil piles.

ii. Active winter sites shall comply with the following:

1. Installation of all permanent mechanical erosion control devices, including paving of all driveway and parking areas;
2. Installation of all permanent drainage improvements; and,
3. Parking of vehicles, equipment, and storage of materials shall be restricted to paved areas.



(D) CONT.

7) 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.

8) To reduce soil disturbance and damage to vegetation, the area of disturbance during the construction of a structure shall be limited to the area between the footprint of the building and the public road. For the remainder of the site the disturbance areas shall not exceed 12 feet from the footprint of the structure, parking area or cut/fill slope. The approved plans should show the fencing and approved exceptions (Section 36.2).

## III. CONDITIONS TO BE SATISFIED PRIOR TO COMPLETION OF THE PROJECT

A. The residence or residence addition shall be completed within two years of the pre-grading inspection. A completed residence or residence addition shall consist of a finished shell and roof. All permanent drainage improvements, slope stabilization and revegetation shall be complete. Permittee may apply for a one-time-only one-year extension of the two-year completion condition. Application shall be made in writing and an application fee submitted prior to the expiration of the two-year period. TRPA must find that the project has been diligently pursued each building season or that events beyond the control of the permittee prevented diligent pursuit of the project. An additional security may be required to be posted as a condition of the approved permit extension.

B. Revegetation of disturbed and compacted dirt areas shall follow the guidelines delineated in Chapter 5: Soil and vegetation Management in the Handbook of Best Management Practices. Only species approved by TRPA shall be used for landscaping or revegetation. A list of acceptable native and adapted species is available from TRPA.

C. Rehabilitation and cleanup of the site following construction shall include, but not be limited to, removal of all construction waste and debris.

D. Upon completion of the project, as a condition of the release of the security, TRPA shall conduct a final site inspection to verify that all required improvements and revegetation are properly installed and that all the conditions of the permit have been satisfied.

E. Prior to security release, photos shall be provided to the TRPA Environmental Compliance Inspector taken during the construction of any subsurface BMP's or of any trenching and backfilling with gravel.

F. All Best Management Practices shall be maintained in perpetuity to ensure effectiveness which may require BMPs to be periodically reinstalled or replaced.

## IV. DESIGN STANDARDS

A. All exterior lighting shall be consistent with TRPA Code of Ordinances Section 36.8 Exterior Lighting Standards. Specifically, all exterior lighting shall be fully shielded and directed downward



(E) PRIOR TO COMPLETION / DESIGN STANDARDS

so as not to produce obtrusive glare onto the public right-of-way or adjoining properties. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures projected above the horizontal is prohibited.

B. The architectural design of this project shall include elements that screen from public view all external mechanical equipment, including refuse enclosures, satellite receiving dishes, communication equipment, and utility hardware on roofs, buildings or the ground. Roofs, including mechanical equipment and skylights, shall be constructed of non-glare finishes that minimize reflectivity.

C. Existing natural features outside of the building site shall be retained and incorporated into the site design to the greatest extent feasible. The site shall be designed to avoid disturbance to rock outcrops and to minimize vegetation removal and maintain the natural slope of the project site.

D. The roof shall be constructed with a non-glare finish to minimize reflectivity.

E. The project shall conform to the following design standards for color, roofs, and fences:

a. Color: The color of this structure, including any fences on the property, shall be compatible with the surroundings. Subdued colors in the earthtone and woodtone ranges shall be used for the primary color of the structure. Hues shall be within the range of natural colors that blend, rather than contrast, with the existing vegetation and earth hues. Earthtone colors are considered to be shades of reddish brown, brown, tan, ochre, and umber.

b. Roofs: Roofs shall be composed of non-glare earthtone or woodtone materials that minimize reflectivity.

c. Fences: Wooden fences shall be used whenever possible. If cyclone fence must be used, it shall be coated with brown or black vinyl, including fence poles.

F. Fertilizer use on this property shall be managed to include the appropriate type of fertilizer, rate, and frequency of application to avoid release of excess nutrients and minimize use of fertilizer.

G. Equipment specifications shall be in conformance with the following:

a. Gas water heaters shall not emit nitrogen oxides greater than 40 nanograms of nitrogen dioxide (as NO2) per joule of heat output at sea level.

b. Water conservation devices shall be used on all fixtures.

c. Gas space heaters shall not emit nitrogen oxides greater than 40 nanograms of nitrogen dioxide (as NO2) per joule of heat output at sea level.

d. Wood heaters installed in the Region shall not cause emissions of more than 7.5 grams of particulates per hour for noncatalytic wood heaters or 4.1 grams per hour for catalytically equipped wood heaters.

e. Woodstoves and fireplace inserts should be operated to minimize particulate emissions. Use only dry, seasoned wood; operate the unit with the doors closed (except



(F) CONT.

when starting the fire); and do not allow a fire to smolder in the unit in a choked condition. A list of acceptable and recommended gas space and water heaters and fireplace inserts is available from TRPA.

## V. OTHER GENERAL CONDITIONS

A. The TRPA Code of Ordinances prohibits the use of the structures authorized by this permit for other than a residential use. Prohibited uses include, but are not limited to, Tourist Accommodation commercial and public service. By acceptance of this permit, the permittee agrees to use the authorized structures solely for residential purposes.

B. The TRPA permit and the final construction drawings shall be present on-site from the time construction commences until the final TRPA site inspection.

C. Violation of any of the Special or Standard Conditions shall be grounds for revocation of the permit. Failure to commence construction within the approval period shown on the permit face or failure to diligently pursue construction within the two-year completion period shall result in the expiration of the permit, without notice, by operation of law, on the date shown on the permit face.

D. The permittee is responsible for ensuring that the project, as built, does not exceed the approved land coverage figures shown on the site plan. The approved land coverage figures shall supersede scaled drawings when discrepancies occur.

E. 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.

F. TRPA reserves the right to amend any portion of this permit or construction operation while in progress if it is determined that the project construction is causing significant adverse effects.

G. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, Its Governing Board, Its Planning Commission, Its agents, and its employees (collectively, TRPA) from and against any and all suits, losses, damages, injuries, liabilities, and claims by any person (a) for any injury (including death) or damage to person or property or (b) to set aside, attack, void, modify, amend, or annul any actions of TRPA. The foregoing indemnity obligation applies, without limitation, to any and all suits, losses, damages, injuries, liabilities, and claims by any person from any cause whatsoever arising out of or in connection with either directly or indirectly, and in whole or in part (1) the processing, conditioning, issuance, or implementation of this permit; (2) any failure to comply with all applicable laws and regulations; or (3) the design, installation, or operation of any improvements, regardless of whether the actions or omissions are alleged to be caused by TRPA or Permittee.

Included within the Permittee's indemnity obligation set forth herein, the Permittee agrees to pay all fees of TRPA's attorneys and all other costs and expenses of defenses as they are incurred, including reimbursement of TRPA as necessary for any and all costs and/or fees incurred by TRPA



(G) GENERAL CONDITIONS

for actions arising directly or indirectly from issuance or implementation of this permit. TRPA will have the sole and exclusive control (including the right to be represented by attorneys of TRPA's choosing) over the defense of any claims against TRPA and over their settlement, compromise or other disposition. Permittee shall also pay all costs, including attorneys' fees, incurred by TRPA to enforce this indemnification agreement. If any judgment is rendered against TRPA in any action subject to this indemnification, the Permittee shall, at its expense, satisfy and discharge the same.



(H) CONT.

TRPA ATTACHMENT "R" STANDARD CONDITIONS OF APPROVAL FOR RESIDENTIAL PROJECTS

NO SCALE

RESIDENTIAL DESIGN
Wayne Ford Residential Designer
Nevada License Number 0911
P.O. Box 4775 Incline Village, NV 89450
775-831-0660
wayneforddesignlab@yahoo.com

EXPIRES 12/31/25

CHANGES

PROJECT DESCRIPTION: NEW ENTRY AT NEW A.D.A. GARAGE W/ LIVING AREA ABOVE. NEW ADA RAMP (INCLOSED) FROM GARAGE STRUCTURE TO EXISTING RESIDENCE BELOW DEDICATED EMERGENCY PARKING
REQUIRED GARAGE DIMENSIONS MEET PERCEIVED TWO CARS

OWNER: MR. AND MRS. EGET
45 E TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451

PROJECT LOCATION: 45 E TUSCARORA ROAD
CRYSTAL BAY, NV. 89451
APN: 123-136-02

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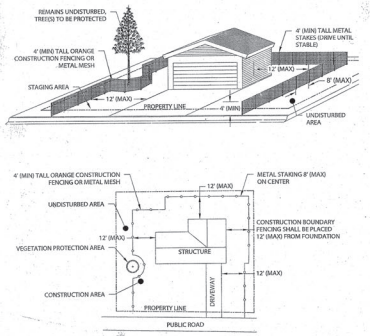



NOTES:
1. METAL OR WIRE MESH FENCING MAY BE REQUIRED FOR SITES THAT CONSISTENTLY FAIL TO MAINTAIN PERMITTED FENCING REQUIREMENTS.
2. INSPECTIONS SHALL BE MADE DAILY AND DOWNED SECTIONS REPAIRED IMMEDIATELY.
3. ALL DISTURBED SOIL WITHIN THE CONSTRUCTION AREA MUST BE DE-COMPACTED AND RESTORED. PLANT WITH NATIVE AND/OR ADAPTED PLANTS POST-CONSTRUCTION.

Temporary Boundary Construction Fencing

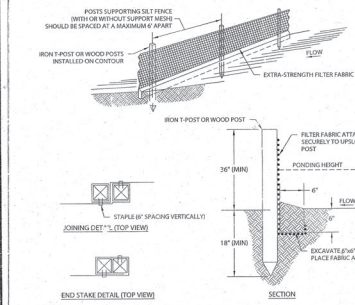
TAHOE REGIONAL PLANNING AGENCY

THE TAHOE REGIONAL PLANNING AGENCY (TRPA) SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS DETAIL.

BMP-501
November 2012

SYMBOL

## A TEMPORARY BOUNDARY CONSTRUCTION FENCING NO SCALE




NOTES:
1. USED IN AREAS WHERE SHEET FLOW OCCURS.
2. DO NOT USE IN STREAMS, CHANNELS, OR ANYWHERE FLOW IS CONCENTRATED. DO NOT USE SILT FENCES TO DIVERT FLOW.
3. DO NOT USE BELOW SLOPES SUBJECT TO CREEP, SLUMPING, OR LANDSLIDES.
4. SILT FENCE SHOULD BE WOVEN POLYPROPYLENE WITH A MINIMUM WIDTH OF 36 INCHES AND A MINIMUM TENSILE STRENGTH OF 100 LB FORCE.
5. INSTALL ALONG A LEVEL CONTOUR SO WATER DOES NOT POND MORE THAT 1.5 FEET AT ANY POINT ALONG THE SILT FENCE.
6. THE MAXIMUM LENGTH OF SLOPE DRAINING TO ANY POINT ALONG THE SILT FENCE SHOULD BE 200 FEET OR LESS.
7. THE MAXIMUM SLOPE PERPENDICULAR TO THE FENCE LINE SHOULD BE 1:1.
8. PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND TO ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOES OF SLOPES OR OTHER OBSTRUCTIONS.
9. TURN THE ENDS OF THE FILTER FENCE UPHILL TO CREATE A "J" SHAPE, TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
10. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWN SLOPE FROM THE FENCE WHERE FEASIBLE.
11. SILT FENCES SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
12. REMOVE SEDIMENT WHEN IT POSTS REACH APPROXIMATELY 1/3 HEIGHT OF BARRIER.

Silt Fence

TAHOE REGIONAL PLANNING AGENCY

THE TAHOE REGIONAL PLANNING AGENCY (TRPA) SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS DETAIL.

BMP-513
November 2012

SYMBOL

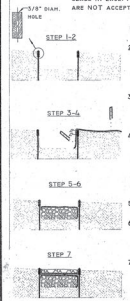
## B SILT FENCE No SCALE

LAKE TAHOE STANDARD DRAWING

(RESIDENTIAL USE ONLY)
BEST MANAGEMENT PRACTICE
# FILTER FABRIC FOR INFILTRATION SYSTEMS

STANDARD DRAWING NO. BMP-060
DATE: 4-6-2012

**MATERIAL:** FILTER FABRIC (AKA GEOTEXTILE FABRIC) SHALL BE NON-WOVEN NEEDLE PUNCHED IN ACCORDANCE WITH NRCS CONSTRUCTION STANDARD 905-CLASS III EXCEPT THAT HEAT-BONDED OR RESIN-BONDED GEOTEXTILES ARE NOT ACCEPTABLE.




## INSTALLATION INSTRUCTIONS

1. EXCAVATE TO SPECIFIED DIMENSIONS.
2. INSTALL CONTAINMENT BORDERS AND STAKE FIRMLY INTO PLACE. 1/2" DIAM. REBAR MAY BE DRIVEN THROUGH PREDRILLED BORDER MATERIAL. HOLD BORDER 1/2" BELOW PAVEMENT WHERE RUNOFF SHEET FLOWS INTO TRENCH.
3. CUT FILTER FABRIC TO SIZE: WIDTH = TRENCH DEPTH + TRENCH WIDTH + 4" LENGTH = TRENCH LENGTH + 8"
4. PLACE FABRIC ALONG THE SIDE OF THE TRENCH WHERE SUBSURFACE FLOW IS MOST LIKELY TO OCCUR (USUALLY AWAY FROM STRUCTURES). TEMPORARILY LAY FABRIC ON ADJACENT SOIL. STAPLE FABRIC TO BORDER OR USE "U" SHAPED PINS TO PREVENT SHIFTING OR MOVEMENT DURING BACKFILL.
5. OVERLAP SPLICES IN FABRIC 12" MINIMUM.
6. BACKFILL TRENCH WITH WASHED DRAIN ROCK WITHIN 3" OF FINAL GRADE. COVER THE ROCK WITH FABRIC AND SECURE EDGE OF FABRIC BY TUCKING IT BETWEEN ROCK AND SOIL OR BORDER.
7. PLACE A SEPARATE LAYER OF FABRIC OVER TOP OF FABRIC WRAPPED ROCK. DO NOT STAPLE THIS LAYER TO THE BORDER. FILL REMAINDER OF TRENCH WITH DRAIN ROCK OR OTHER DESIRED STONE TO FINISH GRADE. WHERE RUNOFF IS INTENDED TO SHEET FLOW INTO THE SYSTEM, HOLD FINAL GRADE OF ROCK 1/2" BELOW THE BORDER.

## MAINTENANCE INSTRUCTIONS

INFILTRATION SYSTEMS COLLECT STORM WATER RUNOFF THAT CONTAINS SEDIMENT AND OTHER ORGANIC MATERIAL. UNLESS REGULAR MAINTENANCE IS PERFORMED TO REMOVE THIS MATERIAL, THE SYSTEM WILL BECOME INEFFECTIVE FOR INFILTRATING STORMWATER.

FILTER FABRIC, WHEN PLACED AS SHOWN, WILL REDUCE THE TOTAL AMOUNT OF LABOR BUT REQUIRES MORE FREQUENT INSPECTIONS. THE PERMEABLE BARRIER ALLOWS INFILTRATION SYSTEMS TO COLLECT STORM WATER RUNOFF WITHOUT FILLING THE ENTIRE SYSTEM WITH SEDIMENT.

IT IS BEST TO INSPECT BMPS IN THE SPRING, FALL, AND AFTER A HEAVY RAIN EVENT. AN EASY TEST IS TO RUN A GARDEN HOSE FOR 15 MINUTES AND MONITOR THE FLOW. IF THE WATER OVERFLOWS THE BMP DURING THE TEST, IT IS TIME TO CLEAN THE SYSTEM. FOLLOW THE STEPS BELOW.

1. REMOVE PINE NEEDLES AND LEAVES REGULARLY. THEY DECAY AND CLOG THE SYSTEM. A PRESSURE WASHER OR HOSE WITH A HIGH PRESSURE NEEDLE AIMED AT A LOW ANGLE WORKS WELL.
2. WHEN NEEDED, REMOVE AND SIFT THE TOP ROCK LAYER. THIS JOB CAN BE MADE EASIER BY CAREFULLY PULLING THE FILTER FABRIC TO THE SIDE ONTO A TARP.
3. DISPOSE OF THE COLLECTED SEDIMENT IN A LOCATION THAT WILL NOT BE WASHED AWAY IN FUTURE STORMS. GOOD LOCATIONS ARE PLANTING BEDS, OR UNDER A LAYER OF PINE NEEDLE DUFF.
4. TAKE CARE NOT TO LET THE SEDIMENT FALL INTO THE CLEAN FILTER FABRIC BELOW. RESTORE THE FABRIC BY RUNNING WATER IN THE OPPOSITE DIRECTION THAN IT WAS INSTALLED. REPLACE FABRIC WHEN REQUIRED. CUT NEW FABRIC TO FIT AND ALLOW 12" FOR OVERLAP.
5. PLACE THE CLEANED ROCK ON THE NEW OR RESTORED FABRIC.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
IN COOPERATION WITH
TAHOE RESOURCE CONSERVATION DISTRICT, AND
NEVADA TAHOE CONSERVATION DISTRICT
DRAWN BY: | APPROVED BY: | DATE
DMSG/CLT

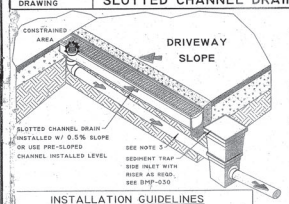
THIS STANDARD DRAWING IS BASED ON A REFERENCE TO THE NRCS STANDARD PRACTICE 905 - GEOTEXTILE FABRIC.
THIS DRAWING IS INTENDED TO ASSIST THE DESIGNER IN PREPARATION OF A COMPLETE SITE SPECIFIC DESIGN, AND IT IS NOT TO REPLACE THE INDEPENDENT JUDGMENT AND ANALYSIS BY A QUALIFIED DESIGNER. INFILTRATION SYSTEM SIZING IS CALCULATED BASED ON THE HYDRAULIC CONDUCTIVITY OF THE SOILS ON SITE AND VOLUME OF RUNOFF BEING CAPTURED.
USDA IS AN EQUAL OPPORTUNITY PROVIDER AND EMPLOYER

## C FILTER FABRIC

LAKE TAHOE STANDARD DRAWING

(RESIDENTIAL USE ONLY)
BEST MANAGEMENT PRACTICE
# SLOTTED CHANNEL DRAIN - REVERSE FLOW

STANDARD DRAWING NO. BMP-021
DATE: 4-6-2012

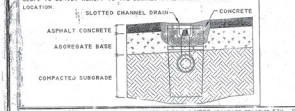



## CONSTRUCTION NOTES

1. INFILTRATION SYSTEM COMPONENTS ARE NOT SHOWN. REFER TO BMP "SITE EVALUATION RECOMMENDED TREATMENTS" FORM FOR THE APPLICABLE COMPONENTS DESIGNED FOR THE PROPERTY. SEE BMP-003 FOR RELATED CONVEYANCE AND INFILTRATION COMPONENTS.
2. THIS DRAWING IS INTENDED FOR REFERENCE ONLY. FOLLOW MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF SLOTTED CHANNEL DRAIN AND SEDIMENT TRAP.
3. PLACE 3" OR 4" PIPE BETWEEN SEDIMENT TRAP AND INFILTRATION SYSTEM WITH 2% MINIMUM SLOPE OR 1/4 IN. DROP PER FOOT. PVC, ABS OR POLYETHYLENE SMOOTH WALL SEWER AND DRAIN PIPE IS RECOMMENDED FOR ACCURATE GRADE CONTROL AND FOR EASE OF CLEANING. FOLLOW INSTRUCTIONS FOR INFILTRATION SYSTEM CONSTRUCTION AND ENSURE THAT NO FILTER FABRIC BLOCKS THE FLOW AT ALL PIPE CONNECTIONS.
4. ALL INSTALLATIONS MUST BE APPROPRIATELY LOAD RATED AS NECESSITATED BY POTENTIAL VEHICLE TRAFFIC. FOLLOW MANUFACTURER'S SPECIFICATIONS TO WITHSTAND VEHICLE LOADS. ALTERNATIVELY, INSTALL VEHICLE BARRIERS PER BMP-026 AND/OR EXTEND CONVEYANCE PIPE TO A PROTECTED AREA.
5. REGULARLY SCHEDULED MAINTENANCE IS NECESSARY TO MAINTAIN FULL FUNCTION. MAINTENANCE INCLUDES INSPECTION, REMOVAL, AND PROPER DISPOSAL OF PINE NEEDLES AND ACCUMULATED SEDIMENT.

## INSTALLATION GUIDELINES

NOTE: SLOTTED CHANNEL DRAIN - REVERSE FLOW APPLIES TO DRIVEWAYS THAT SLOPE TOWARD AN AREA CONSIDERED UNSUITABLE FOR INFILTRATION (CONSTRAINED) AND A PRE-SLOPED CHANNEL WILL NOT PROVIDE ENOUGH SLOPE TO CONVEY RUNOFF TO THE DESIRED INFILTRATION SYSTEM LOCATION.




U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
IN COOPERATION WITH
TAHOE RESOURCE CONSERVATION DISTRICT, AND
NEVADA TAHOE CONSERVATION DISTRICT
DRAWN BY: | APPROVED BY: | DATE
DMSG/HBP

THIS STANDARD DRAWING IS BASED ON A REFERENCE TO THE NRCS STANDARD PRACTICE 570 - STORMWATER RUNOFF CONTROL AND 560 - ACCESS ROAD. THIS DRAWING IS INTENDED TO ASSIST THE DESIGNER IN PREPARATION OF A COMPLETE SITE SPECIFIC DESIGN, AND IT IS NOT TO REPLACE THE INDEPENDENT JUDGMENT AND ANALYSIS BY A QUALIFIED DESIGNER.
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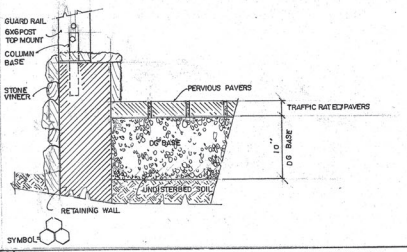
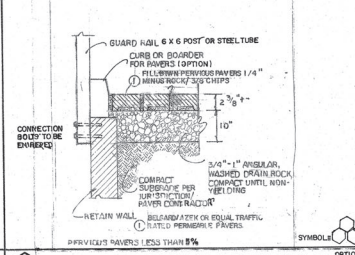
SYMBOL: DRAIN = SDX = BOX =

## F SLOTTED CHANNEL DR. NO SCALE




SYMBOL:

## D PERVIOUS PAVERS DRIVEWAY, STOOPS, WALKS OPTION ONE NO SCALE



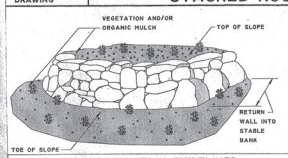

SYMBOL:

## E PERVIOUS PAVERS DRIVEWAY, STOOPS, WALKS OPTION TWO NO SCALE

LAKE TAHOE STANDARD DRAWING

(RESIDENTIAL USE ONLY)
BEST MANAGEMENT PRACTICE
# STACKED ROCK WALL

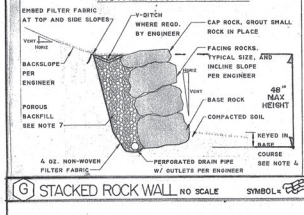
STANDARD DRAWING NO. BMP-042
DATE: 4-6-2012




## CONSTRUCTION NOTES

1. THIS DRAWING IS INTENDED TO ILLUSTRATE A TYPICAL ROCK RETAINING WALL. SEE NRCS TIP SHEET, "SLOPE STABILIZATION TECHNIQUES AND APPLICATIONS" FOR ADDITIONAL INFORMATION. CONSULT ENGINEER FOR SPECIFIC DETAILS FOR YOUR WALL.
2. VERIFY BUILDING PERMITTING REQUIREMENTS PRIOR TO CONSTRUCTION, AND CONSULT A CIVIL ENGINEER TO ENSURE APPLICABLE DESIGN REQUIREMENTS ARE MET.
3. ROCKS USED IN WALL CONSTRUCTION SHALL BE ANGULAR OR SUB ANGULAR AND GENERALLY CUBICAL OR RECTANGULAR IN SHAPE.
4. BEGIN WITH SLOPE PREPARATION REMOVING LARGE ROCKS FROM THE SLOPE FACE AND TRENCHING KEY WAY ALONG THE TOE OF THE SLOPE. PLACE THE LARGEST BOULDERS TO FORM THE BASE COURSE WITH THEIR LONGITUDINAL AXIS INTO THE SLOPE FACE. BURY BASE COURSE A MINIMUM OF 1/2 THE DIAMETER OF THE ROCK.
5. INSTALL SUBSEQUENT LAYERS USING LARGER ROCK FIRST WITH AN INCLINE INTO THE SLOPE FACE AS SPECIFIED BY ENGINEER.
6. SECURELY PLACE EACH LAYER OF ROCK. PRIOR TO BACKFILL, MAKE SURE ROCKS HAVE THREE OR MORE BEARING POINTS OF CONTACT AND CLOSE GAPS ON REAR FACE OF WALL BY FITTING SMALLER ROCKS TIGHTLY INTO THE VOIDS.
7. AS THE ROCKS ARE PLACED, BACKFILL AND COMPACT AROUND AND BEHIND WALL. USE 3/4" TO 1 1/2" DRAIN ROCK. PROVIDE DRAINAGE SYSTEMS AS REQUIRED AT TOP OF SLOPE AND AT THE BASE TO CONVEY RUNOFF TO STABILIZED DISCHARGE AREA.

## INSTALLATION GUIDELINES




U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
IN COOPERATION WITH
TAHOE RESOURCE CONSERVATION DISTRICT, AND
NEVADA TAHOE CONSERVATION DISTRICT
DRAWN BY: DMSG | APPROVED BY: | DATE

SYMBOL:

## G STACKED ROCK WALL NO SCALE

RESIDENTIAL DESIGN
Nicole Ford Residential Designer
P.O. Box 4775 Incline Village, NV 89450
(775) 772-2405
nicole@residentialdesignnv.com

CHANGES

PROJECT DESCRIPTION: NEW ENTRY AT NEW ADA GARAGE W LIVING AREA ABOVE. NEVADA RAMP (INCLOSED) FROM GARAGE STRUCTURE TO EXISTING RESIDENCE BELOW. DEDICATED RESIDENCY PARKING
OWNER: MR. AND MRS. EGET
45 E TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451
PROJECT LOCATION: 45 E TUSCARORA ROAD
CRYSTAL BAY, NV 89451
APN: 123-136-02

BMP'S TEMP. BOUNDARY FENCE, SILT FENCE, FILTER FABRIC, PERVIOUS PAVERS, SLOTTED DRAIN — NO SCALE

11/26

A14

LAKE TAHOE STANDARD DRAWING

(RESIDENTIAL USE ONLY)
BEST MANAGEMENT PRACTICE

# SEDIMENT TRAP

STANDARD DRAWING NO. BMP-030
DATE: 4-6-2012

GENERAL NOTES: SEDIMENT TRAPS HELP PROTECT INFILTRATION SYSTEMS FROM PREMATURE CLOGGING FROM DIRTY STORM WATER. REFER TO THE BMP "SITE EVALUATION RECOMMENDED TREATMENTS" FORM FOR SITE SPECIFIC SEDIMENT TRAP SIZE. FOR SOME AVAILABLE PRODUCTS, SEE NRCS "SEDIMENT TRAP SIZING SHEET" BMP-030A. THE LIST IS THE RESULT OF A LIMITED SEARCH OF LOCAL AND INTERNET BASED SUPPLIERS. OTHER PRODUCTS ARE APPLICABLE.

INSTALLATION: (REFER TO NRCS STANDARD DRAWING, BMP-007 FOR AN OVERVIEW OF INFILTRATION SYSTEMS.)

1. DETERMINE THE APPROPRIATE PLACEMENT OF THE SEDIMENT TRAP. IT MAY BE PLACED EITHER DIRECTLY IN THE INFILTRATION SYSTEM OR UPSTREAM OF IT. THE TRAP MUST BE LOCATED SUCH THAT WATER WILL FLOW INTO IT FROM THE IMPERVIOUS SURFACE AND LEAVE IT DOWNSTREAM TO THE INFILTRATION SYSTEM. ENSURE THAT THE DEPTHS REQUIRED FOR INSTALLATION ARE NOT IN CONFLICT WITH BEDROCK, UTILITIES, HIGH GROUNDWATER, ETC. CALL FOR APPROVAL IF DESIGN MODIFICATIONS ARE REQUIRED.

2. IF THE SEDIMENT TRAP IS UPSTREAM FROM THE INFILTRATION SYSTEM DIG A HOLE LARGE ENOUGH TO ALLOW 3" OF BACKFILL (GRAVEL OR SAND) ON EACH SIDE AND THE BOTTOM OF THE SEDIMENT TRAP (BOX). IF IT IS PLACED IN THE INFILTRATION SYSTEM CREATE THE NECESSARY SPACE.

3. CUT WEEP HOLES IN THE BOTTOM OF THE BOX OR SELECT A BOTTOMLESS BOX. MINIMALLY THIS SHOULD BE ABOUT 4 - 8" HOLES. WHETHER A BOTTOMLESS BOX OR WEEP HOLES, THE AREA BELOW THE BOX NEEDS TO BE PROTECTED FROM SEDIMENT CLOGGING. THIS IS DONE BY COVERING THE WEEP HOLES OR BOTTOM/LESS BOX COMPLETELY WITH A SAND BAG FILTER OR ALTERNATIVE METHOD (SEE NOTE 5.)

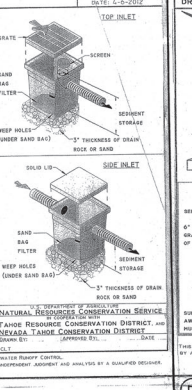
4. PLACE THE ASSEMBLED BOX TO THE PROPER GRADE AND CONNECT PIPE(S) AS APPROPRIATE. THE INLET PIPE MUST SLOPE TOWARDS THE BOX AND THE OUTLET PIPE AWAY FROM THE BOX BOTH AT A MINIMUM OF 1% HIGH VERTICAL DROP PER 1 FOOT HORIZONTAL DISTANCE. INSURE A GOOD CONNECTION SO THAT STORM WATER IS NOT ABLE TO ESCAPE AROUND THE SIDES OF THE PIPE. ENSURE THAT NO FILTER FABRIC BLOCKS THE INLET OR OUTLET. HOWEVER, SOME SCREENING OF THE OUTLET PIPE WITH HARDWARE CLOTH, WIRE MESH, ETC. IS NECESSARY TO PREVENT FLOATABLE DEBRIS, SUCH AS PINE NEEDLES, FROM CLOGGING THE SYSTEM. SIMPLY SECURE THE SCREEN OVER THE OUTLET INSIDE THE BOX. A 90 DEGREE ELBOW MAY BE ADDED TO INCREASE SEDIMENT STORAGE FOR TOP INLET MODEL (SEE DRAWING).

5. COVER THE WEEP HOLES WITH A SAND BAG FILTER. THE SAND BAG FILTER MAY BE CONSTRUCTED FROM A 1 OR 5 GALLON PAINT STRAINER FILLED WITH CLEAN WASHED PLAY SAND. SIMILAR TO CONNECTING THE PIPES IN #4 ABOVE, STORM WATER MUST NOT BE ABLE TO ESCAPE AROUND THE SAND BAG FILTER AND OUT THE BOTTOM OF THE TRAP.

6. ALL INSTALLATIONS MUST BE APPROPRIATELY LOAD RATED AS NECESSITATED BY POTENTIAL VEHICLE TRAFFIC. ALTERNATIVELY, BLOCK ACCESS WITH PARKING BARRIERS PER BMP-026.

7. ADD EXTENSIONS AS NEEDED TO ADJUST LID TO FINISH GRADE. BACKFILL SYSTEM TO THE TOP OF THE BOX.

MAINTENANCE: INSPECT IN SPRING, FALL, AND AFTER HEAVY RAINS. REMOVE AND DISPOSE OF SEDIMENT AND DEBRIS PROPERLY. CHECK SAND BAG FILTER AND PIPES FOR CLOGGING AND RE-ESTABLISH DRAINAGE AS NEEDED. REMOVE AND REPLACE OR REJUVENATE SAND BAG FILTER WHEN DRAIN TIME OF FULL BOX AFTER STORM EXCEEDS 48 HOURS.

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TAHOE RESOURCE CONSERVATION DISTRICT, AND
NEVADA TAHOE CONSERVATION DISTRICT
DRAWN BY: APPROVED BY: DATE
CLT

This Standard Drawing is based on a reference to the NRCS standard practice 570-Stormwater Runoff Control.
This drawing is intended to assist the designer in preparation of a complete site specific design, and it is not to replace the independent judgment and analysis by a qualified designer.

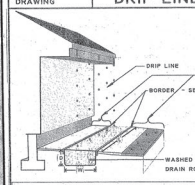
## (A) SEDIMENT TRAP NO SCALE

LAKE TAHOE STANDARD DRAWING

(RESIDENTIAL USE ONLY)
BEST MANAGEMENT PRACTICE

# DRIP LINE INFILTRATION TRENCH

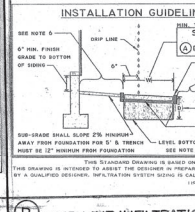
STANDARD DRAWING NO. BMP-001
DATE: 4-6-2012




## CONSTRUCTION NOTES

1. FOR SITE SPECIFIC TRENCH DIMENSIONS AND BACKFILL REQUIREMENTS REFER TO THE BMP "SITE EVALUATION RECOMMENDED TREATMENTS" FORM OR OTHER APPROVED BMP SIZING CALCULATIONS. SEE BMP-002, "ROOF VALLEY DRIP LINE TREATMENT," FOR DETAILS OF TRENCHES LOCATED UNDER ROOF VALLEYS.
2. MAXIMUM TRENCH DEPTH RECOMMENDED IS 10".
3. FILTER FABRIC IS OPTIONAL. SEE BMP-060, "FILTER FABRIC FOR INFILTRATION SYSTEMS," FOR DETAILS.
4. BOTTOM OF TRENCH MUST BE LEVEL. IF THIS IS NOT FEASIBLE, ALTERNATIVES INCLUDE CONSTRUCTING A SWALE OR SUBSURFACE DRAIN TO COLLECT AND CONVEY THE RUNOFF TO AN INFILTRATION SYSTEM. SEE BMP-004, "DRIP LINE CONVEYANCE SWALE," AND BMP-005, "SUBSURFACE CONVEYANCE SYSTEM."
5. CONTAINMENT BORDERS ARE REQUIRED. OPTIONS FOR MATERIALS INCLUDE PRESSURE TREATED LUMBER, RECYCLED COMPOSITES, BRICK, STONE, COBBLE, OR OTHER LANDSCAPE EDGING MATERIAL. FIRE DEFENSIBLE SPACE GUIDELINES FOR LAKE TAHOE RECOMMEND A NON-COMBUSTIBLE AREA WITHIN 5 FEET OF A STRUCTURE. COMBUSTIBLE MATERIAL SHALL NOT CONNECT FROM THE BORDER TO THE STRUCTURE.
6. CONSULT WITH YOUR LOCAL FIRE PROTECTION DISTRICT WHEN LANDSCAPING NEAR STRUCTURES. VISIT WWW.LIVINGWITHFIRE.INFO/TAHOE FOR GUIDELINES ON THE DEFENSIBLE SPACE ZONE.
7. *REGULARLY SCHEDULED MAINTENANCE IS NECESSARY TO MAINTAIN FULL FUNCTION. MAINTENANCE INCLUDES INSPECTION, REMOVAL, AND PROPER DISPOSAL OF DEBRIS, PINE NEEDLES AND ACCUMULATED SEDIMENT.*

## INSTALLATION GUIDELINES

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TAHOE RESOURCE CONSERVATION DISTRICT, AND
NEVADA TAHOE CONSERVATION DISTRICT
DRAWN BY: APPROVED BY: DATE
DMGS/MPB

This Standard Drawing is based on a reference to the NRCS standard practice 570-Stormwater Runoff Control.
This drawing is intended to assist the designer in preparation of a complete site specific design, and it is not to replace the independent judgment and analysis by a qualified designer.
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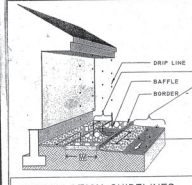
## (B) DRIP LINE INFILTRATION TRENCH NO SCALE

LAKE TAHOE STANDARD DRAWING

(RESIDENTIAL USE ONLY)
BEST MANAGEMENT PRACTICE

# ARMORED DRIP LINE

STANDARD DRAWING NO. BMP-009
DATE: 4-6-2012

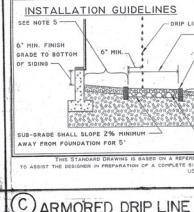



| BAFFLE SPACING ON ROCK ARMOR | SLOPE % |
|---|---|
| N/A | 0-10 |
| 10' | 10 |
| 5' | 15 |

## CONSTRUCTION NOTES

1. UNLESS SPECIFIED OTHERWISE, THE MINIMUM TRENCH WIDTHS SHOWN IN THE INSTALLATION GUIDELINES REFLECT THE MINIMUM REQUIREMENTS FOR THE BMP RETROFIT ORDINANCE. SEE BMP-002 FOR DETAILS OF TRENCHES LOCATED UNDER ROOF VALLEYS.
2. ARMOR SOIL WITH A 3" MINIMUM CONTINUOUS LAYER OF ROCK. WASHED 3/4" TO 1 1/2" DRAIN ROCK OR COBBLE IS RECOMMENDED. NATIVE ROCK CAN BE SUBSTITUTED IF AVAILABLE.
3. ON SLOPED DRIP LINES OVER 10%, CONTAIN THE DRAIN ROCK WITH BAFFLES AS SHOWN OR SUBSTITUTE LARGER RIPRAP FOR DRAIN ROCK. AN ALTERNATIVE PRACTICE IS TO CONSTRUCT A SWALE OR SUBSURFACE DRAIN TO COLLECT AND CONVEY RUNOFF TO AN INFILTRATION SYSTEM LOCATED A MINIMUM OF 10' AWAY FROM THE FOUNDATION. SEE BMP-004 AND BMP-005 FOR DETAILS.
4. CONTAINMENT BORDERS ARE REQUIRED. OPTIONS FOR MATERIALS INCLUDE PRESSURE TREATED LUMBER, RECYCLED COMPOSITES, BRICK, STONE, COBBLE, OR OTHER LANDSCAPE EDGING MATERIAL. FIRE DEFENSIBLE SPACE GUIDELINES FOR LAKE TAHOE RECOMMEND A NON-COMBUSTIBLE AREA WITHIN 5 FEET OF A STRUCTURE. COMBUSTIBLE MATERIAL SHALL NOT CONNECT FROM THE BORDER TO THE STRUCTURE.
5. CONSULT WITH YOUR LOCAL FIRE PROTECTION DISTRICT WHEN LANDSCAPING NEAR STRUCTURES. VISIT WWW.LIVINGWITHFIRE.INFO/TAHOE FOR GUIDELINES ON THE DEFENSIBLE SPACE ZONE.
6. *REGULARLY SCHEDULED MAINTENANCE IS NECESSARY TO MAINTAIN FULL FUNCTION. MAINTENANCE INCLUDES INSPECTION, REMOVAL, AND PROPER DISPOSAL OF PINE NEEDLES AND ACCUMULATED SEDIMENT.*

## INSTALLATION GUIDELINES

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## (C) ARMORED DRIP LINE NO SCALE

LAKE TAHOE STANDARD DRAWING

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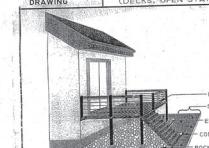
BEST MANAGEMENT PRACTICE

# EROSION CONTROL FOR ELEVATED STRUCTURES
(DECKS, OPEN STAIRCASES, WALKWAYS, AND ELEVATED DRIVEWAYS)

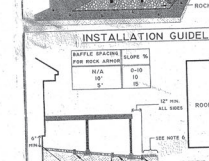
STANDARD DRAWING NO. BMP-010
DATE: 4-6-2012




## CONSTRUCTION NOTES

1. SUB-GRADE SHALL SLOPE 2% MINIMUM AWAY FROM FOUNDATION FOR 5'.
2. PLACE ROCK ARMOR BELOW THE ENTIRE ELEVATED STRUCTURE FOOTPRINT AND EXTEND 12" OUT FROM THE PERIMETER. INACCESSIBILITY MAY LIMIT TREATMENT UNDER ENTIRE FOOTPRINT.
3. 3/4" TO 1 1/2" DRAIN ROCK OR COBBLE IS RECOMMENDED FOR ROCK ARMOR ON SLOPES BETWEEN 0 AND 15%. INSTALL BAFFLES AS SHOWN TO CONTAIN ROCK ON SLOPES BETWEEN 10% AND 15%. NATIVE ROCK CAN BE SUBSTITUTED IF AVAILABLE. USE ROCK SLOPE PROTECTION ON STEEPER SLOPES. SEE BMP-040 AND BMP-041 FOR DETAIL.
4. FINISH GRADE OF ROCK SHALL BE AT LEAST 6" BELOW WOOD SIDING TO MAINTAIN EARTH TO WOOD SEPARATION REQUIRED BY LOCAL BUILDING CODES.
5. CONTAINMENT BORDERS ARE REQUIRED. OPTIONS FOR MATERIALS INCLUDE PRESSURE TREATED LUMBER, RECYCLED COMPOSITES, BRICK, STONE, COBBLE, OR OTHER LANDSCAPE EDGING MATERIAL. FIRE DEFENSIBLE SPACE GUIDELINES FOR LAKE TAHOE RECOMMEND A NON-COMBUSTIBLE AREA WITHIN 5 FEET OF A STRUCTURE. COMBUSTIBLE MATERIAL SHALL NOT CONNECT FROM THE BORDER TO THE STRUCTURE.
6. CONSULT WITH YOUR LOCAL FIRE PROTECTION DISTRICT WHEN LANDSCAPING NEAR STRUCTURES. VISIT WWW.LIVINGWITHFIRE.INFO/TAHOE FOR GUIDELINES ON THE DEFENSIBLE SPACE ZONE.
7. *REMOVE PINE NEEDLES AND ACCUMULATED SEDIMENT TO MAINTAIN FULL FUNCTION. KEEP AREA CLEAR OF STORED MATERIALS SUCH AS FIREWOOD, LUMBER, HOUSEHOLD ITEMS, ETC.*

## INSTALLATION GUIDELINES

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NEVADA TAHOE CONSERVATION DISTRICT
DRAWN BY: APPROVED BY: DATE
DMGS/CLT

This Standard Drawing is based on a reference to the NRCS standard practice 570-Stormwater Runoff Control. This drawing is intended to assist the designer in preparation of a complete site specific design, and it is not to replace the independent judgment and analysis by a qualified designer.
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## (D) EROSION CONTROL FOR ELEVATED STRUCTURES NO SCALE

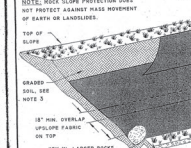
LAKE TAHOE STANDARD DRAWING

(RESIDENTIAL USE ONLY)
BEST MANAGEMENT PRACTICE

# ROCK SLOPE PROTECTION

STANDARD DRAWING NO. BMP-041
DATE: 4-6-2012

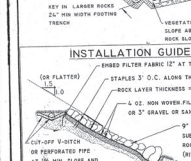
NOTE: ROCK SLOPE PROTECTION DOES NOT PROTECT AGAINST MASS MOVEMENT OF EARTH OR LANDSLIDES.




## CONSTRUCTION NOTES

1. ROCK SLOPE PROTECTION WITH FILTER FABRIC APPLIES TO SLOPES WHERE CONCENTRATED FLOW IS EXPECTED OR SEEPAGE WILL OCCUR. ALTERNATIVELY, USE STANDARD DRAWING BMP-040 "ROCK SLOPE PROTECTION (NO FABRIC)" AS APPLICABLE. CONSULT ENGINEER TO ENSURE APPLICABLE DESIGN REQUIREMENTS ARE MET.
2. ROCK SLOPE PROTECTION PRACTICE IS INTENDED FOR SLOPES TOO UNSTABLE FOR REVEGETATION PRACTICES ALONE. MAXIMUM SLOPE 1.5:1 HORIZ.VERT. (67% OR 34°) OR FLATTER, AND IS LIMITED TO SLOPES < 30' OF UNINTERRUPTED LENGTH.
3. PREPARE SLOPE BY REMOVING INVASIVE SPECIES, FALLEN OR HAZARDOUS TREES, ROCKS OR OTHER DEBRIS. FLATTEN SLOPE AS NEEDED TO PROVIDE A SUITABLE GRADE. BEGIN INSTALLATION BY TRENCHING ALONG THE TOE OF THE SLOPE.
4. PLACE FABRIC STARTING AT THE TOE AND OVERLAP 18" WITH UPSLOPE FABRIC ON TOP. PLACE STAPLES AS SHOWN IN DETAIL IN LIEU OF FABRIC. A FILTER LAYER OF GRAVEL OR SAND MAY BE USED.
5. HAND PLACE THE LARGEST ROCKS IN THE TRENCH FIRST TO FORM A SOLID ROW AS THE FOUNDATION.
6. PLACE ROCK IN A MANNER THAT IS UNIFORMLY DISTRIBUTED AND FIRMLY IN CONTACT ONE TO ANOTHER WITH SMALLER ROCKS FILLING THE VOIDS BETWEEN THE LARGER ROCKS. HAND PLACEMENT OF SOME ROCK MAY BE REQUIRED ADJACENT TO EXISTING STRUCTURES TO PREVENT DAMAGE AND TO ACHIEVE THE FINAL FINISHED SURFACE.
7. OVER-SEED TO ENCOURAGE VEGETATION IN ROCK INTER SPACES. REFER TO NRCS "SLOPE STABILIZATION USING VEGETATION" TIP SHEET FOR MORE INFORMATION.

## INSTALLATION GUIDELINES




U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
TAHOE RESOURCE CONSERVATION DISTRICT, AND
NEVADA TAHOE CONSERVATION DISTRICT
DRAWN BY: APPROVED BY: DATE
DMGS/CLT

This Standard Drawing is based on a reference to the NRCS construction specification 937 - Rock Riprap and NRCS standard practice 342 - Critical Area Planting. This drawing is intended to assist the designer in preparation of a complete site specific design, and it is not to replace the independent judgment and analysis by a qualified designer.
USDA is an equal opportunity provider and employer

## (E) ROCK SLOPE PROTECTION NO SCALE

LAKE TAHOE STANDARD DRAWING

(RESIDENTIAL USE ONLY)
BEST MANAGEMENT PRACTICE

# SEDIMENT TRAP SIZING SHEET

STANDARD DRAWING NO. BMP-030A
DATE: 4-6-2012

SEDIMENT TRAP SIZING CRITERIA IS BASED ON:
1. 1.5 RATIO OF SQUARE FEET OF IMPERVIOUS AREA TO CUBIC INCHES OF SEDIMENT TRAP NET STORAGE VOLUME.
2. STORAGE VOLUME OF THE SEDIMENT TRAP MEASURED BELOW THE LOWEST FLOW LINE OF INLET AND OUTLET.
ANNUAL SEDIMENT LOAD FOR RESIDENTIAL DRIVEWAYS ASSUMING AN AVERAGE CONCENTRATION OF 300 MG/L

TO USE THE CHART BELOW, FIND YOUR AREA IN SQUARE FEET OR THE MINIMUM SEDIMENT TRAP STORAGE VOLUME AND SELECT ANY PRODUCT ON THAT LINE OR ON A LINE BELOW. THESE VENDOR'S PRODUCTS ARE NOT ENDORSED BY NRCS AND ARE LISTED FOR INFORMATION ONLY. THE STORAGE VOLUME OF THE PRODUCTS BELOW HAVE ALREADY BEEN CALCULATED.

| *FOLLOWS CONTRIBUTING SURFACE AREA (SF)* | MINIMUM SEDIMENT TRAP STORAGE VOLUME (CU. IN.) | AVAILABLE PRODUCTS | GENERAL DIMENSIONS IN LENGTH X WIDTH X DEPTH OR DIAMETER X DEPTH AND DESCRIPTION |
|---|---|---|---|
| 150 | 450 | FERNCO, NDS, ADS, ORBIT, RAINBIRD AND CARSON | 10 X 10 ROUND PLASTIC IRRIGATION VALVE BOX |
| ✓ 200 **250 SF.** | 600 | FERNCO P-SHT-10-LB-2 | 12 X 12 X 12 SQUARE PLASTIC CATCH BASIN |
| | | NDS 1200 | |
| | | INVENTIVE RESOURCES, MODEL WD-ST1 | 10 X 18 ROUND PLASTIC BASIN |
| 250 | 750 | TUF-TITE MODEL #1842 | 11 X 18 X 15 SQUARE PLASTIC DISTRIBUTION BOX |
| 350 | 1050 | CHRISTY BV, NV, V9 | 12 X 18 X 12 RECTANGULAR PRE-CAST CONCRETE UTILITY BOX |
| | | COOK CONCRETE PRODUCT #14 | |
| | | OLD CASTLE V09 DRAIN BOX | |
| DRIVEWAY AREA 390 SF | 1200 | INVENTIVE RESOURCES, MODEL WD-ST2 | 10 X 18 ROUND PLASTIC BASIN ☑ SUGGESTED |
| | | INDESTAMP IN VERTICAL PIPE - PO VINYLCHLORIDE PVC | 12 X 24 VERTICAL PIPE WITH INLET/OUTLET PIPE INSERTS |
| 500 | 1500 | FERNCO, NDS, ADS, ORBIT, RAINBIRD AND CARSON | 14 X 19 X 12 RECTANGULAR PLASTIC IRRIGATION VALVE BOX |
| | | INDENTA-TEE IN VERTICAL PIPE - POLYETHYLENE OR PVC | 12 X 24 VERTICAL PIPE WITH INLET/OUTLET PIPE INSERTS |
| 600 | 1800 | NDS 1217 AND 1225 | 12 X 12 X 20 SQUARE PLASTIC CATCH BASIN WITH SUMP ADDED |
| | | INVENTIVE RESOURCES, MODEL WD-ST1 | 10 X 18 ROUND PLASTIC BASIN |
| 700 | 2100 | ZOELLER 34-0444 | 18 X 22 ROUND PLASTIC SUMP PUMP BASIN |
| 750 | 2250 | INDENTA-TEE IN VERTICAL PIPE - POLYETHYLENE OR PVC | 12 X 30 VERTICAL PIPE WITH INLET/OUTLET PIPE INSERTS |
| 800 | 2400 | INDENTA-TEE IN VERTICAL PIPE - POLYETHYLENE OR PVC | 18 X 18 VERTICAL PIPE WITH INLET/OUTLET PIPE INSERTS |
| | | FERNCO, NDS, ADS, ORBIT, RAINBIRD AND CARSON | 14X19X18 RECTANGULAR PLASTIC IRRIGATION VALVE BOX W/ 6" RISER |
| 1000 | 3000 | CHRISTY BV, NV, V9 | 12 X 18 X 24 RECTANGULAR PRE-CAST CONCRETE UTILITY BOX- 2 SIDES STACKED |
| | | COOK CONCRETE PRODUCT #14 | |
| | | OLD CASTLE V09 DRAIN BOX | |
| 1200 | 3600 | INDENTA-TEE IN VERTICAL PIPE - POLYETHYLENE OR PVC | 18 X 24 VERTICAL PIPE WITH INLET/OUTLET PIPE INSERTS |
| | | ADS 1536 | |
| | | JACKEL SUMP PUMP BASIN SP-22 | 18 X 24 ROUND PLASTIC SUMP PUMP BASIN |
| | | JM INDUSTRIES JM7530030 | |
| | | ADS 1530 | 18 X 30 ROUND PLASTIC SUMP PUMP BASIN |
| 1350 | 4050 | ZOELLER 34-0250 | |
| 1650 | 4950 | INDENTA-TEE IN VERTICAL PIPE - POLYETHYLENE OR PVC | 18 X 30 VERTICAL PIPE WITH INLET/OUTLET PIPE INSERTS |

This specification is based on a reference to the NRCS standard practice 570-Stormwater Runoff Control. This drawing is intended to assist the designer in preparation of a complete site specific design, and it is not to replace the independent judgment and analysis by a qualified designer.
USDA is an equal opportunity provider and employer

## (F) SEDIMENT TRAP SIZING SHEET

LAKE TAHOE STANDARD DRAWING

(RESIDENTIAL USE ONLY)
BEST MANAGEMENT PRACTICE

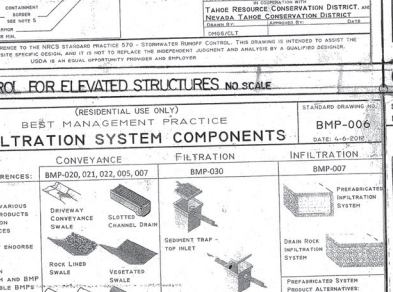
# INFILTRATION SYSTEM COMPONENTS

STANDARD DRAWING NO. BMP-006
DATE: 4-6-2012

STANDARD DRAWING REFERENCES:

| CONVEYANCE | FILTRATION | INFILTRATION |
|---|---|---|
| BMP-020, 021, 022, 005, 007 | BMP-030 | BMP-007 |

NOTES:
1. THIS DRAWING ILLUSTRATES THE VARIOUS COMPONENTS AND ALTERNATIVE PRODUCTS AVAILABLE TO DESIGN INFILTRATION SYSTEMS. THE NATURAL RESOURCES CONSERVATION SERVICE AND THE CONSERVATION DISTRICTS DO NOT ENDORSE ANY PARTICULAR BMP PRODUCTS.
2. REFER TO BMP "SITE EVALUATION RECOMMENDED TREATMENTS" FORM AND BMP SITE PLAN FOR THE APPLICABLE BMPS DESIGNED FOR THE PROPERTY.
3. INSTALL CLEAN OUTS AS NECESSARY FOR SUBSURFACE CONVEYANCE SYSTEMS. REFER TO DETAILS IN BMP-005, "SUBSURFACE CONVEYANCE SYSTEM."
4. USE PRODUCTS SHOWN (OR EQUAL) IN CONJUNCTION WITH ROOF GUTTER SYSTEMS TO PROVIDE INLETS AND OUTLETS, CLEAN-OUTS, AND JOIN MULTIPLE PIPES AS NECESSARY.




U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
TAHOE RESOURCE CONSERVATION DISTRICT, AND
NEVADA TAHOE CONSERVATION DISTRICT
DRAWN BY: APPROVED BY: DATE
CLT

This Standard Drawing is based on a reference to the NRCS standard practice 570-Stormwater Runoff Control, 560-Access Road, and 558-Roof Runoff Structure. This drawing is intended to assist the designer in preparation of a complete site specific design, and it is not to replace the independent judgment and analysis by a qualified designer. INFILTRATION SYSTEM SIZING IS CALCULATED BASED ON THE HYDRAULIC CONDUCTIVITY OF THE SOILS ON SITE AND VOLUME OF RUNOFF BEING CAPTURED.

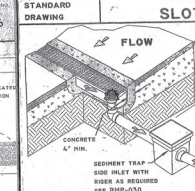
## (G) INFILTRATION SYSTEM COMPONENTS

LAKE TAHOE STANDARD DRAWING

(RESIDENTIAL USE ONLY)
BEST MANAGEMENT PRACTICE

# SLOTTED CHANNEL DRAIN

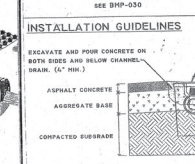
STANDARD DRAWING NO. BMP-020
DATE: 4-6-2012




## CONSTRUCTION NOTES

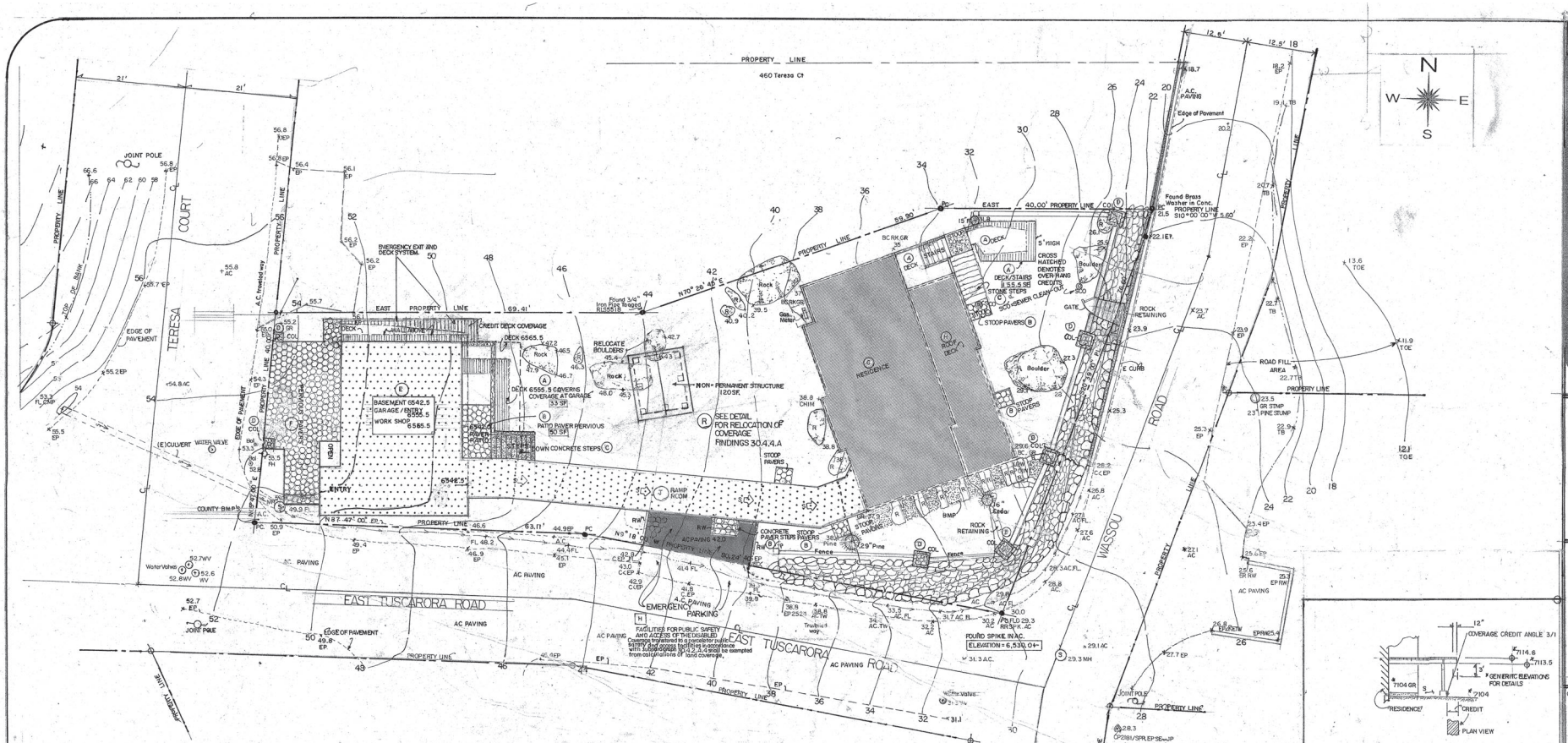
1. SLOTTED CHANNEL DRAIN APPLIES TO DRIVEWAYS UP TO AND EXCEEDING 5% SLOPE. SLOPE IS < 5%. A DRIVEWAY CONVEYANCE SWALE MAY BE USED. SEE BMP-022 FOR SWALE CONSTRUCTION DETAILS. ALTERNATIVELY, USE BMP-023 OR BMP-024 FOR INFILTRATION SYSTEMS NOT REQUIRING A DRIVEWAY CONVEYANCE SWALE OR SLOTTED CHANNEL DRAIN.
2. INFILTRATION SYSTEM COMPONENTS ARE NOT SHOWN. REFER TO BMP "SITE EVALUATION RECOMMENDED TREATMENTS" FORM FOR THE APPLICABLE COMPONENTS DESIGNED FOR THE PROPERTY. SEE BMP-005 FOR RELATED CONVEYANCE AND INFILTRATION COMPONENTS.
3. THIS DRAWING IS INTENDED FOR REFERENCE ONLY. FOLLOW MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF SLOTTED CHANNEL DRAIN AND SEDIMENT TRAP.
4. ALL INSTALLATIONS MUST BE APPROPRIATELY LOAD RATED AS NECESSITATED BY POTENTIAL VEHICLE TRAFFIC. FOLLOW MANUFACTURER'S SPECIFICATIONS TO WITHSTAND VEHICLE LOADS. ALTERNATIVELY, INSTALL VEHICLE BARRIERS PER BMP-026 AND/OR EXTEND CONVEYANCE PIPE TO A PROTECTED AREA.
5. PLACE 3" OR 4" PIPE BETWEEN SEDIMENT TRAP AND INFILTRATION SYSTEM WITH 2% MINIMUM SLOPE OR 1/4 IN. DROP PER FOOT. PVC, ABS OR POLYETHYLENE SMOOTH WALL SEWER AND DRAIN PIPE IS RECOMMENDED TO EASE CLEANING, HOWEVER, CORRUGATED PIPE MAY BE USED. FOLLOW INSTRUCTIONS FOR INFILTRATION SYSTEM CONSTRUCTION AND ENSURE THAT NO FILTER FABRIC BLOCKS THE FLOW AT ALL PIPE CONNECTIONS.
6. *REGULARLY SCHEDULED MAINTENANCE IS NECESSARY TO MAINTAIN FULL FUNCTION. MAINTENANCE INCLUDES INSPECTION, REMOVAL, AND PROPER DISPOSAL OF PINE NEEDLES AND ACCUMULATED SEDIMENT.*

## INSTALLATION GUIDELINES




U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
TAHOE RESOURCE CONSERVATION DISTRICT, AND
NEVADA TAHOE CONSERVATION DISTRICT
DRAWN BY: APPROVED BY: DATE
DMGS/MPB

This Standard Drawing is based on a reference to the NRCS standard practice 570-Stormw

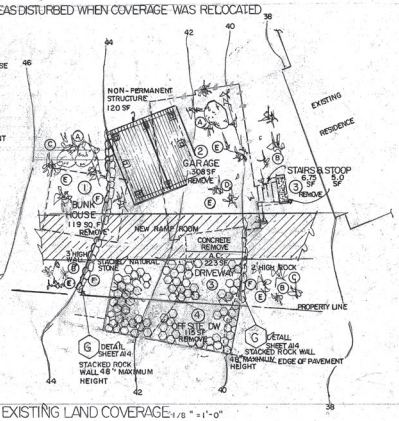



SITE PLAN:
SCALE: 1/8" =1'-0"

## (V) VEGETATION FOR AREAS DISTURBED WHEN COVERAGE WAS RELOCATED

- (S) CREEPING SNOWBERRY
- (M) THIMBLEBERRY
- (C) WOOD'S ROSE OR MOUNTAIN ROSE
- (D) SIERRA GOOSEBERRY
- (B) MAHALA MAT GROUND COVER
- (P) MOUNTAIN WHITEHORN SHRUB

SEE FINDINGS DOCUMENT FOR PLANT SPECIFICATIONS




(R) RELOCATION OF EXISTING LAND COVERAGE 1/8" =1'-0"

| | | |
|---|---|---|
| PARCEL AREA | | 8,351. square feet |
| LAND COVERAGE | BAILEY 4 | |
| | AREA | 2,394 ft2 |
| | BASE ALLOWABLE COVERAGE | 479 ft2 |
| | BASE ALLOWABLE PERCENT 20% | |
| | BAILEY 6 | |
| | AREA | 5,957 ft2 |
| | BASE ALLOWABLE COVERAGE | 1,787 ft2 |
| | BASE ALLOWABLE PERCENT 30% | |
| RECORDED AREA FOR ALL LAND CAPABILITIES | TOTAL REC | |
| | TOTAL RECORDED AREA | 8,351 ft2 |
| | TOTAL BASE ALLOWABLE COVERAGE | 2,266 ft2 |

PARCEL IS LESS THAN 1/3 ACRE. 0.197. COVERAGE AREA'S CAN BE COMBINED

EXISTING LAND COVERAGE SEE SHEET A5 FOR TRPA STAMP

| | |
|---|---|
| RESIDENCE | 643 ft2 |
| ROOF DECK | 52 ft2 |
| BUNK HOUSE 120 ft2 NO PERMANENT FOUNDATION TO BE ON PIERS | 119 ft2 |
| DRIVEWAY TO BE RELOCATED | 223 ft2 |
| STONE PATHS TO BE REMOVED | 23 ft2 |
| CONCRETE GUTTER ROAD ENCROACHMENT TO BE REMOVED | 42 ft2 |
| GARAGE TO BE RELOCATED | 308 ft2 |
| STOOPS | 18 ft2 |
| TOTAL EXISTING VERIFIED LAND COVERAGE | 1,896 SQ.FT |
| TOTAL EXISTING VERIFIED OFF-SITE LAND COVERAGE | 115 SQ.FT |

| PROPOSED COVERAGE | | KEY |
|---|---|---|
| (G) RESIDENCE | 643.00 SF | |
| (H) ROOF DECK | 52.00.00 SF | |
| (A) DECK/STAIRS 245 SF MAX 500 EXEMPT) | 000.00 SF | |
| (B) STOOPS 25% REDUCTION PERVIOUS PAVERS @ 126 SF X 25% = 31.5 126-31.5 = 94.5 SF | 95.00 SF | |
| (F) DRIVEWAY / ENTRY WALK / EMERGENCY PARKING 25% 564 SF X 25% = 146 SF 584-146 = 438 SF | 438.00 SF | |
| (E) STONE STEPS | 72.00 SF | |
| ADA ACCESS | | |
| (E) GARAGE (ATTACHED) ENTRY/LIVING ABOVE AND BELOW | 733.00 SF | |
| (J) RAMP ROOM | 56.00.00 SF | |
| (D) SECURITY COLUMNS | 40.00 SF | |
| TOTAL | 3101.00 SF | |
| EMERGENCY PARKING NO COVERAGE (I) PUBLIC SAFETY | 239.00 SF | |
| | 2860.00 SF | |
| ALLOWABLE COVERAGE | 2266.00 SF | |
| (K) COVERAGE TRANSFERED ADA | 596.00 SF | |

SPECIAL CONDITION OF TRANSFERED COVERAGE 596.00 SF

THE 596 SF UNDER ADA FINDINGS MUST BE BANKED FOR:
A. REMOVAL OF EXISTING RESIDENCE AND APPROVED NEW LIVING AREA AND GARAGE/RAMP ROOM
B. BANKED COVERAGE 596 SF CAN BE SOLD

| | |
|---|---|
| PARCEL AREA | 8,351.S.F. |
| LAND COVERAGE CLASS 4 & 6 | 2,266.S.F. |

MAXIMUM COVERAGE EXEMPTION CALCULATIONS PER TRPA CODE 30.4.6

| | |
|---|---|
| Total Non-Sensitive Parcel Area | 8,351.S.F. |
| Max. Combined Exemptions (10% of high capability land) not to exceed: | 835.S.F. |
| Max. non-permanent structures (2% or 120 sf, whichever is lower): | 120.S.F. |
| Max., pervious deck (5%): | 418.S.F. |
| Max., pervious coverage | 835.S.F. |

NOTES:

1) 1,896 square feet of verified on site coverage
WASHOE COUNTY BLUE OR CASE FILE 2017-0620
SEE SHEET A5 TRPA STAMP 8/29/2017 DE

2) Pervious Deck Exemptions Applied (TRPA Code Section 30.4.6.D.2): 100% reduction to 500 SF Partial 501-1,000 SF Maximum Exemption of 418 SF

3) Pervious Coverage (TRPA) Code Section 30.4.6.1) 25% reduction in coverage for meeting Pervious Coverage criteria

| PREVIOUSLY APPROVED | | PROPOSED | EXEMPTION | ACTUAL |
|---|---|---|---|---|
| RESIDENCE | 643 SF | 2,456 SF | 0.00 SF | 2,456 SF |
| RESIDENCE ROOF DECK | 52 SF | 0 SF | | 0.00 SF |
| BUNK HOUSE | 119 SF | 119 SF | 119.9 SF | 0.00 SF |
| DRIVEWAY | 223 SF | 584 SF | 146 SF | 438 SF |
| STONE PATHS | 23 SF | 72 SF | 0.00 SF | 72 SF |
| CONC. GUTTER ROAD ENCRO | 42 SF | 0.0 SF | 0.00 SF | 0.00 SF |
| GARAGE (E) | 308 SF | 0.00 SF | 0.00 SF | 0.00 SF |
| STOOPS | 18 SF | 126 SF | 32 SF | 95 SF |
| TOTAL EXISTING VERIFIED COVERAGE | 1,896 SF | | | |
| ADA AMERICAN DISIABILITY ACT / SECURATY COLUMNS | | 40 SF | 00 SF | 40 SF |
| EMERGENCY PARKING (I) | | 239 SF | 239 SF | 13,1,2,6,1 SF |
| | | | | 239 SF |
| TOTALS | | 3,636 SF | 536 SF | K 3,662 SF |

SITE PLAN: PROPOSED COVERAGE UNDER PERVIOUS DECK EXEMPTIONS, RELOCATION OF EXISTING LAND COVERAGE 1/8"=1'-0"


RESIDENTIAL DESIGN
Wayne Ford Residential Designer
Nevada License Number 0911
7130 Smoke Ranch Indian Village, NV 89450
(775) 772-2495
wayne@residentialdesignindianvillage.com


CHANGES

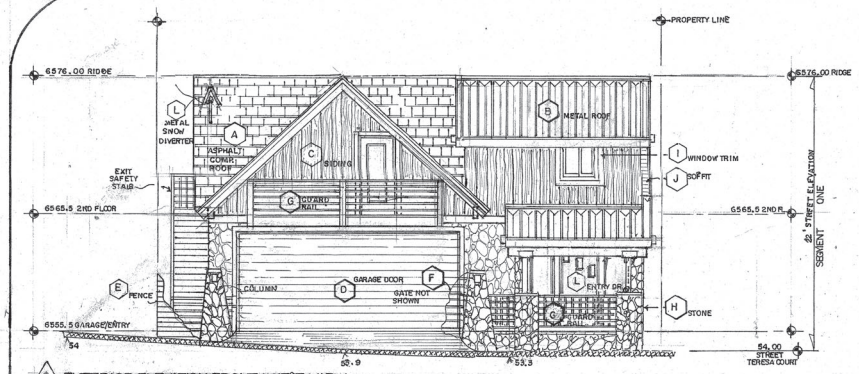
PROJECT DESCRIPTION: NEW ENTRY AT NEW A.D.A. GARAGE W/ LIVING AREA ABOVE, NEVADA RAMP (INCLOSED) FROM GARAGE STRUCTURE TO EXISTING RESIDENCE BELOW DEDICATED EMERGENCY PARKING
NON-CONFORMING RESIDENCE - NON-CONFORMING USE

OWNER: MR. AND MRS. EGET
45 E TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451

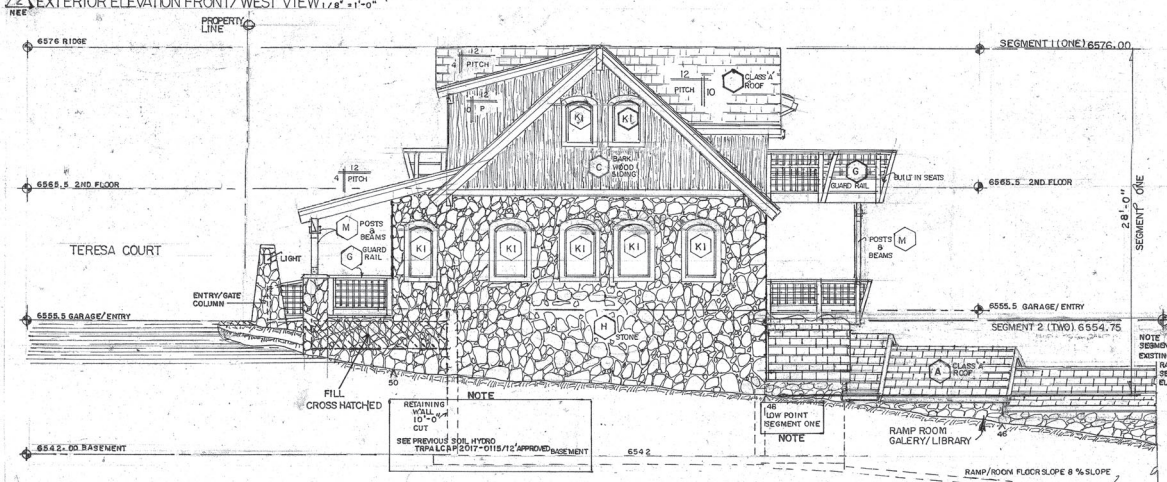
PROJECT LOCATION: 45 E TUSCARORA ROAD
CRYSTAL BAY, NV 89451
APN# 123-136-02

A16

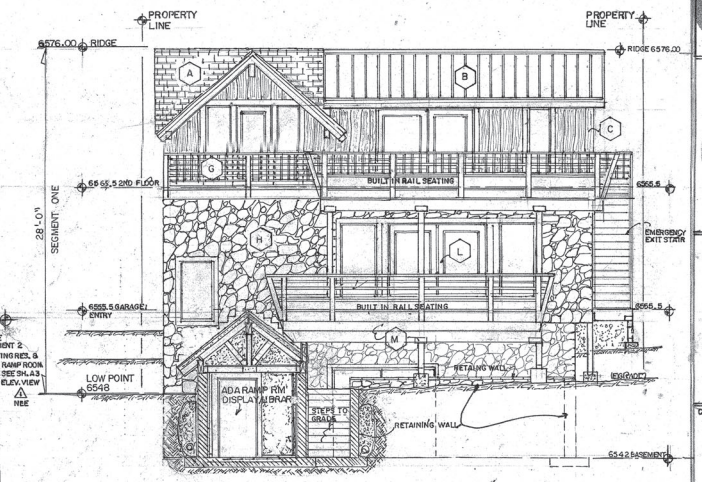
1/1/25



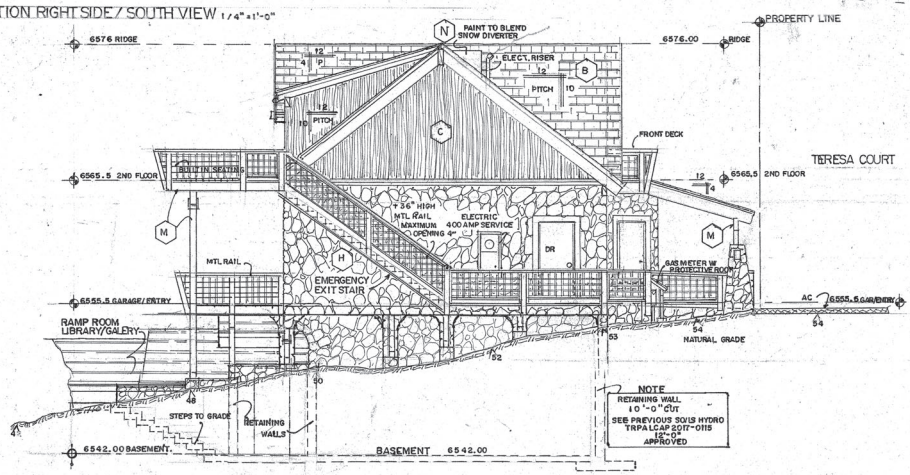

2 EXTERIOR ELEVATION FRONT/ WEST VIEW 1/8" = 1'-0"




1 EXTERIOR ELEVATION RIGHT SIDE / SOUTH VIEW 1/4" = 1'-0"




4 EXTERIOR ELEVATION REAR SIDE / EAST VIEW 1/4" = 1'-0"




3 EXTERIOR ELEVATION LEFT SIDE / NORTH VIEW 1/4" = 1'-0"

| EXTERIOR FINISH SCHEDULE | MATERIAL | COLOR | MUNSELL |
|---|---|---|---|
| (A) ROOF MATERIAL / COLOR | DAVINCI STATE TILES | DARK GRAY | 3/10BG GLEY2 |
| (B) ROOF MATERIAL / COLOR | COPPER ACID ANODIZED | GREEN | 4/5G 2GLEY |
| (C) SIDING | NATURAL BARK | REDISH BROWN | 3/3 10R |
| (D) GARAGE DOOR | WOOD DOOR | REDISH BROWN | 3/3 10R |
| (E) FENCE | CEDAR PLANKS | DARK BROWN | 3/3 2.5YR |
| (F) GATE | ORNAMENTAL IRON | BLACK | 2.5/10B GLEY |
| (G) GUARD RAIL | ORNAMENTAL IRON | BLACK 4" SQ GRID | 2.5/10B GLEY |
| (H) STONE | GRANITE | MIX BLK/GRAY | 2.5/5G 6/10GY GLEY1 |
| (I) TRIM | CEDAR 4" x 1½" | BROWN | 4/3 7.5YR |
| (J) SOFFIT | CEDAR 4" x 1½" | BROWN | 4/3 7.5YR |
| (K) (KI) WINDOWS | METAL DULE PANE | GREEN | 3/5G GLEY1 |
| (L) DOOR SL. GL. / ENTRY | WOOD | NATURAL | 4/3 5YR |
| (M) POST/BEAMS | CEDAR | BROWN | 4/3 7.5YR |
| (N) METAL COL CAPS, BASIS, DIVERTERS, FLASHING | PAINT TO BLEND | | |

EXTERIOR ELEVATIONS/EXTERIOR FINISH SCHEDULE
PROJECT HEIGHT SEGMENT ONE

1/4" = 1'-0"

RESIDENTIAL DESIGN

Wayne and Associates, Inc.
Nevada License Number 091 B1
P.O. Box 4775 Incline Village, N.V. 89450
(775) 831-0300
www.residentialdesignsprojects@yahoo.com

CHANGES

PROJECT DESCRIPTION: NEW ENTRY AT NEW ADA GARAGE W/ LIVING AREA ABOVE. NEVADA RAMP (INCLOSED) FROM GARAGE STRUCTURE TO EXISTING RESIDENCE BELOW DEDICATED EMERGENCY PARKING
BELOW GARAGE BASEMENT NEW DECKS TWO LEVELS

OWNER: MR. AND MRS. EGET
45 E TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451
PROJECT LOCATION: 45 E TUSCARORA ROAD
CRYSTAL BAY, NV. 89451
APN: 123-136-02

FRIDAY

1/11/25

b. **Parcel or Project Area of One-Third Acre or Less**
For a parcel or project area of one-third acre or less, the following rules apply:

(i) All base allowable land coverage attributable to land in Land Capability Districts 1 through 3 may be aggregated and placed on any location within Land Capability Districts 4 through 7, inclusive, but not within Land Capability Districts 1 through 3; and

**TRPA Code of Ordinances**
ening Board December 12, 2012 | Amended February 26, 2020 | Page 30-10

b. **Parcel or Project Area of One-Third Acre or Less**
For a parcel or project area of one-third acre or less, the following rules apply:

(i) All base allowable land coverage attributable to land in Land Capability Districts 1 through 3 may be aggregated and placed on any location within Land Capability Districts 4 through 7, inclusive, but not within Land Capability Districts 1 through 3; and

(ii) All base allowable land coverage attributable to land in Land Capability Districts 4 through 7 may be aggregated and placed anywhere within Land Capability Districts 4 through 7; however, such base coverage shall not be placed in Land Capability Districts 1 through 3.

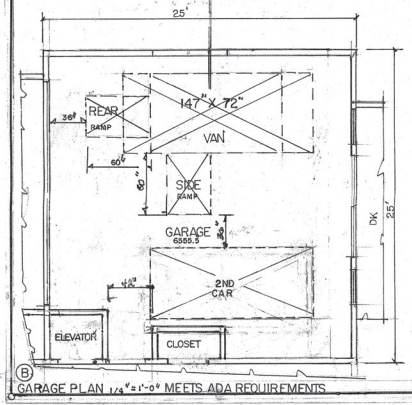
(iii) Any base allowable land coverage from Land Capability Districts 1 through 3 placed in Land Capability Districts 4 through 7 shall not reduce the maximum base coverage allowed in Land Capability Districts 4 through 7.

(iv) Base coverage shall only be used in Land Capability Districts 1 through 3 if the use meets an exception in subsection 30.5.1 or 30.5.2, or any other code section that provides a specific exception.

(A) TRPA CODE COVERAGE ON ONE-THIRD ACRE OR LESS

REAR LOADING

SIDE LOADING(BEST)




(B) GARAGE PLAN 1/4"=1'-0" MEETS ADA REQUIREMENTS

TAHOE REGIONAL PLANNING AGENCY

Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
Phone: 775-588-4547
Fax: 775-588-4527
www.trpa.gov

April 7, 2022

Wayne Ford
P.O. Box 4775
Incline Village, NV 89450

Delivered via email to waynefordresidentialdesigner@yahoo.com

**EGET LAND CAPABILITY CHALLENGE**
**45 E TUSCARORA ROAD, WASHOE COUNTY, NEVADA**
**ASSESSOR'S PARCEL NUMBER 123-136-02, TRPA FILE NUMBER LCAP2020-0422**

Dear Mr. Ford:

**LAND CAPABILITY CHALLENGE**

The Tahoe Regional Planning Agency (TRPA) Hearings Officer approved the Land Capability Challenge for the above-referenced parcel at the April 7, 2022 Hearings Officer meeting. The approval changes the Bailey Land Capability from Classes 1a to Classes 4, and 6.

| Land Capability District | Percent Coverage | Area (sq. ft.) | Base Allowable Coverage (sq. ft.) |
|---|---|---|---|
| Class 4 (XXX, 16-30% slope) | 20% | 2,394 | 479 |
| Class 6 (XXX, 0-16% Slope) | 30% | 5,957 | 1,787 |
| | | 8,351 | 2,266 |

**APPEAL RIGHTS**

You may appeal this decision to the Governing Board (through an appeal application) within 21 days of the date of this correspondence (April 28, 2022).

Thank you for your attention to this matter. If you have any questions, you may contact me by phone at (775) 588-5347 or by email at jroll@trpa.gov.

Sincerely,

Julie Roll
Senior Planner
Current Planning Department

TRPA (C) LAND CAPABILITY ALLOWED COVERAGE 2266SF

PM — Real Property Assessment Data

Home » Assessor » Real Property Assessment Data

WASHOE COUNTY ASSESSOR PROPERTY DETAIL

**Owner Information**

| | | |
|---|---|---|
| APN | 123-136-02 | Card 1 of 1 |
| Situs 1 | 45 E TUSCARORA RD CRYSTAL BAY NV 89402 | Bld # 1 |
| Owner 1 | EGET 1990 TRUST, JEFFERY D | TRUST |
| Owner 2 or Trustee | EGET TRUSTEE, JEFFERY D | TRUSTEE |
| Mail Address | 3651 GOODLAND DR STUDIO CITY CA 91604 | |

**Parcel Information**

| | | | |
|---|---|---|---|
| Keyline Desc | CRYSTAL BAY PARK L LT 1 & PRAC LT 2 BLOCK 5 | | |
| Subdivision | CRYSTAL BAY PARK L UNOFFICIAL | | |
| | Section 19 | Township 16 | Range 18 |
| Record of Survey Map | Parcel Map# 0 | Sub Map# | |
| | Special Property Code | | |
| 2022 Tax District | S200 | Prior APN | |
| 2021 Tax District | S200 | Tax Cap Status | Low Cap Qualified Primary Residence |
| PERMITS | shohff 04/12/2022 | | |

**Building Information** XFOB SUBAREA

| | | | |
|---|---|---|---|
| Bld #1 Situs | 45 E TUSCARORA RD | Property Name | |
| Quality | K35 Average-Good | Building Type | Single Family Residence |
| Stories | 1.5 Story Finished | 2nd Occupancy | |
| Year Built | 1936 | WXY | 1968 |
| Bedrooms | 2 | Square Feet | 982 |
| Full Baths | 2 | Finished Bsmt | 356 |
| Half Baths | 0 | Unfin Bsmt | 243 |
| Fixtures | 9 | Basement Type | DUGOUT |
| Fireplaces | 1 | Gar Conv Sq Feet | 0 |
| Heat Type | WALL FURNACE | Total Garage Area | 0 |
| 2nd Heat Type | | Garage Type | |
| Exterior Walls | HARDBOARD ON FRAME | Detached Garage | 740 |
| 2nd Ext Walls | STONE VENEER ON FRAME | Basement Gar Door | 0 |
| Roof Cover | SLATE | Sub Floor | WOOD |
| % Complete | 100 | Frame | FRAME |
| Obsv/Bldg Adj | 0 | Units/Bldg | 1 |
| Construction Modifier | ST 1.05 | Units/Parcel | 1 |

**Land Information** LAND DETAILS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Land Use | 200 | DOR Code | 200 | Sewer | Municipal | Neighborhood | TAAC |

TA Neighborhood Map

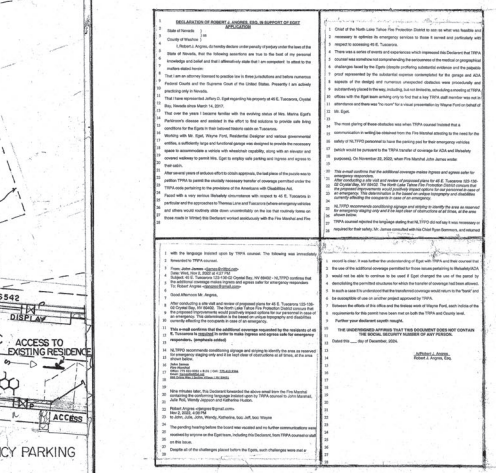
WASHOE COUNTY ASSESSOR (D)

## ADA Ramp Slope Guidelines & Wheelchair Ramp Specifications

The Americans with Disabilities Act (ADA) provides Wheelchair Ramp Specifications, Requirements and ADA guidelin residential applications do not need to meet ADA ramp requirements, but they are a good reference point for recommende for additional information on ADA ramp requirements.

- ADA Ramp Slope Requirements of a 1:12 handicap ramp slope ratio which works out to be one foot of ramp for each ramp specifications require a 20 foot ADA ramp for a 20 inch rise.
- ADA Specifications require a Minimum 5' x 5' Flat area at the top and bottom of the ADA ramps.
- ADA Handicap Ramp Requirements of a Minimum 36 inches of clear space across the handicap ramp
- ADA Ramp Guidelines Require a Minimum Platform size 5' x 5'
- ADA Requires a Maximum of 30 feet in a single run of wheelchair ramp prior to a rest or turn platform
- ADA Specifications Requires handrails on both sides of any ADA wheelchair ramp
- ADA Wheelchair Ramp Specifications and ADA Guidelines

(E) ADA RAMPS



DECLARATION OF ROBERT A. ANDRES, ESQ. IN SUPPORT OF EGET APPLICATION

State of Nevada )
)ss
County of Washoe )

I, Robert A. Andres, do hereby declare under penalty of perjury under the laws of the State of Nevada, that the following assertions are true to the best of my personal knowledge and belief and that I affirmatively state that I am competent to attest to the matters stated herein:

That I am an attorney licensed to practice law in three jurisdictions and before numerous Federal Courts and the Supreme Court of the United States. Presently I am actively practicing law in Nevada.

That I have represented Jeffery D. Eget regarding his property at 45 E. Tuscarora, Crystal Bay, Nevada since March 14, 2011.

That over the years I became familiar with the evolving status of Mrs. Marina Eget's Parkinson's disease and assisted in the effort to find solutions to provide safe living conditions for the Egets in their beloved Nevada cabin on Tuscarora.

Working with Mr. Eget, Wayne Ford, Residential Designer and various governmental entities, a sufficiently large and functional garage was designed to provide the necessary space to accommodate a vehicle with wheelchair capability, along with an elevator and covered walkway to permit Mrs. Eget to safely walk parking and ingress and egress to that cabin.

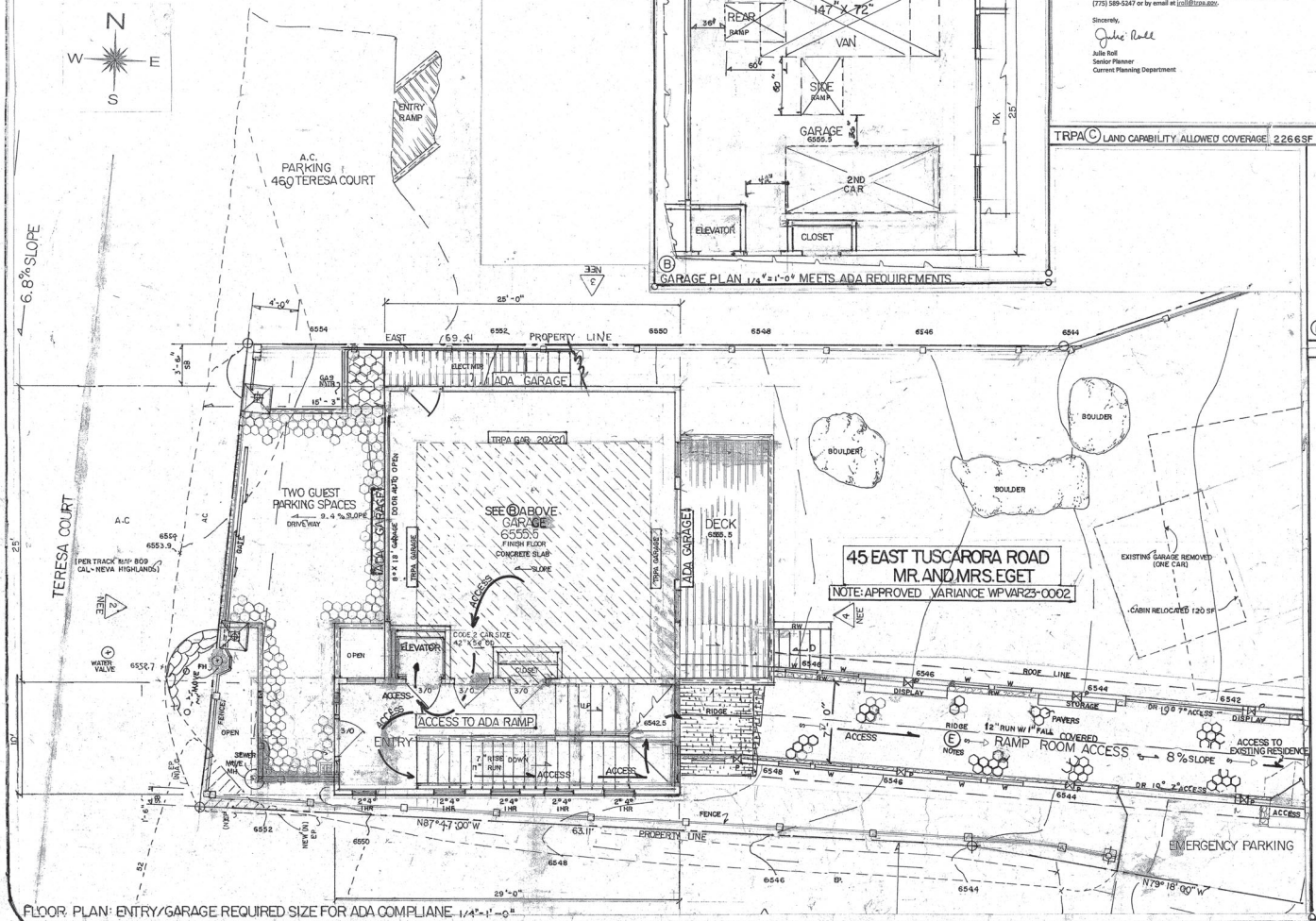
After several years of arduous efforts to obtain approvals, the last piece of the puzzle was to petition TRPA to permit the minimally necessary transfer of coverage permitted under the TRPA code pertaining to the provisions of the Americans with Disabilities Act.

Faced with a very serious life/safety circumstance with respect to 45 E. Tuscarora (in particular and the approaches to Theresa Lane and Tuscarora before emergency vehicles and others would routinely slide down uncontrollably on the ice that routinely forms on those roads in Winter) this Declarant worked assiduously with the Fire Marshal and Fire

1 with the language blatant upon by TRPA counsel. The following was immediately
2 forwarded to TRPA counsel.
3
4 From: John Greene (jgreene@trpa.org)
5 Date: Wed, Oct 2, 2019 at 3:27 PM
6 Subject: 45 E. Tuscarora 123-136-02 Crystal Bay, NV 89402 - ALTRPD confirms that
7 the proposed improvements would provide safe ingress and egress safety for emergency responders
8 To: Robert Andres <ranadres@aol.com>
9
10 Good Afternoon Mr. Angres,
11
12 After conducting a site visit and review of proposed plans for 45 E. Tuscarora 123-136-
13 02 Crystal Bay, NV 89402 - ALTRPD confirms that the proposed improvements would provide safe
14 the proposed improvements would positively impact safety for our personnel in case of
15 an emergency. This determination is based on unique topography and disabilities
16 currently affecting the occupants in case of an emergency.
17
18 This e-mail confirms that the additional coverage requested by the residents of 45
19 E. Tuscarora is required in order to make ingress and egress safe for emergency
20 responders. (emphasis added)
21
22 ALTRPD recommends conditioning signage and striping to identify the area as reserved
23 for emergency vehicle and to keep clear of obstructions at all times, at the area
24 shown below.
25 John Greene
26 Fire Marshal
27 Office: (775) 588-4527 x 8-1-1 Cell: 775-832-4164
28 Email: jgreene@trpa.org
29 Tahoe Regional Planning Agency | www.trpa.org

Nine minutes later, this Declarant forwarded the above-stated form the Fire Marshal
1 to the Egets and their counsel for their consideration. Upon ALTRPD's approval of
2 Jeffery D. Eget, Marina Eget and Wayne Ford.
3
4 Robert Andres <ranadres@gmail.com>
5 Mar 2, 2020, 4:08 PM
6 to John, Julie, John, Wendy, Katherine, Ken, Jeff, Bob, Wayne
7
8 The pending hearing before the board was vacated and no further communications were
9 received by anyone on the Eget team, including this Declarant, from TRPA counsel or staff
10 on this issue.
11
12 Despite all of the challenges placed before the Egets, each challenges were met or
13 exceeded. It was further the understanding of Eget with TRPA and their counsel that
14 the use of the additional coverage permitted for those reasons pertaining to Marina/ADA
15 would not be able to continue to be used if Eget changed the use of the parcel by
16 demolishing the permitted structures for which the transfer of coverage had been allowed.
17 In such a case it is understood that the transferred coverage would return to the "bank" and
18 be available of use on another project approved by TRPA.
19 Between the efforts of this office and the Release week of Wayne Ford, each notice of the
20 requirements for this permit have been met on both the TRPA and County level.
21 Further your declarant sayeth naught.
22
23 THE UNDERSIGNED AFFIRMS THAT THIS DOCUMENT DOES NOT CONTAIN
24 THE SOCIAL SECURITY NUMBER OF ANY PERSON.
25 Dated this ____ day of December, 2020.
26
27 Jeffrey D. Eget
28 Robert A. Angres, Esq.

(F) ADA AGREEMENT FOR ADA COVERAGE TRANSFER 596.00 S.F.




FLOOR PLAN: ENTRY/GARAGE REQUIRED SIZE FOR ADA COMPLIANE 1/4"=1'-0"

SITE PLAN, RAMP, GARAGE FLOOR PL., COVERAGE
ADA REQUIREMENTS, COVERAGE TRANSFER ADA.

SCALE: AS NOTED

RESIDENTIAL DESIGN

Wayne Ford Residential Designer
Nevada License Number (19 187)
P.O. Box 4775 Incline Village, NV 89450
(775) 772-2495
www.fordresidentialdesigner@yahoo.com

WAYNE FORD
NEVADA
19187
RESIDENTIAL DESIGNER

CHANGES

PROJECT DESCRIPTION: NEW ADA ACCESS, EXISTING RESIDENCE W/ ENTRY GARAGE, ENCLOSE RAMP ROOM, LIVING ABOVE AND BELOW, NEW DECKS, SECURITY FENCE, NLTFPD EMERGENCY PARKING ACCESS.

OWNERS: MR AND MRS. EGET / EGET 1990 TRUST, JEFFERY D TRUSTEE
45 EAST TUSCARORA ROAD
CRYSTAL BAY, NEVADA 89451
PROJECT LOCATION: 45 EAST TUSCARORA ROAD
CRYSTAL BAY, NV 89451
APN: 123-136-02

A18

1/1/25