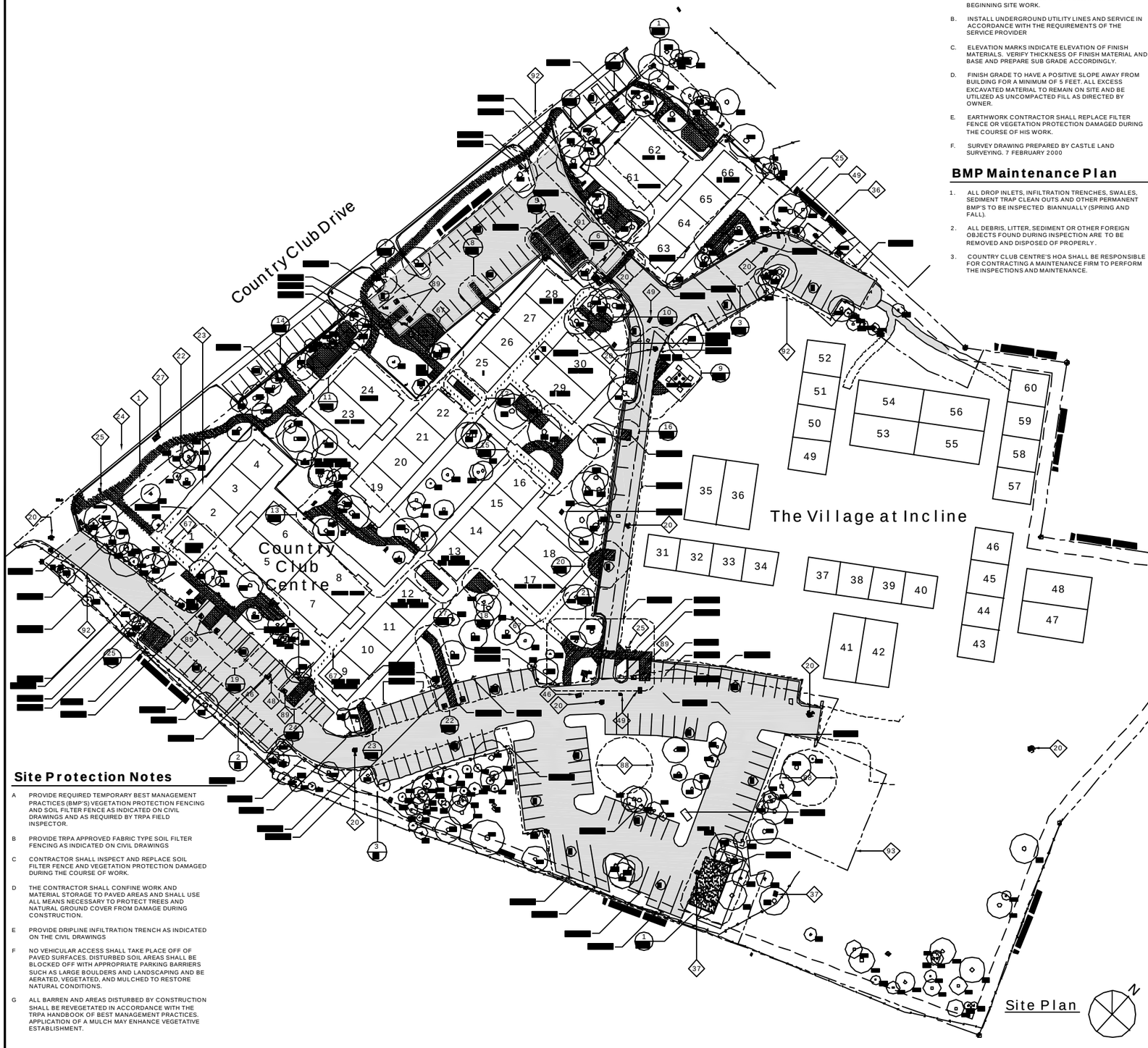

Site Notes

A. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITY LINES PRIOR TO BEGINNING SITE WORK.

B. INSTALL UNDERGROUND UTILITY LINES AND SERVICE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SERVICE PROVIDER

C. ELEVATION MARKS INDICATE ELEVATION OF FINISH MATERIALS. VERIFY THICKNESS OF FINISH MATERIAL AND BASE AND PREPARE SUB GRADE ACCORDINGLY.

D. FINISH GRADE TO HAVE A POSITIVE SLOPE AWAY FROM BUILDING FOR A MINIMUM OF 5 FEET. ALL EXCESS EXCAVATED MATERIAL TO REMAIN ON SITE AND BE UTILIZED AS UNCOMPACTED FILL AS DIRECTED BY OWNER.

E. EARTHWORK CONTRACTOR SHALL REPLACE FILTER FENCE OR VEGETATION PROTECTION DAMAGED DURING THE COURSE OF HIS WORK.

F. SURVEY DRAWING PREPARED BY CASTLE LAND SURVEYING. 7 FEBRUARY 2000

BMP Maintenance Plan

1. ALL DROP INLETS, INFILTRATION TRENCHES, SWALES, SEDIMENT TRAP CLEAN OUTS AND OTHER PERMANENT BMP'S TO BE INSPECTED BIANNUALLY (SPRING AND FALL).

2. ALL DEBRIS, LITTER, SEDIMENT OR OTHER FOREIGN OBJECTS FOUND DURING INSPECTION ARE TO BE REMOVED AND DISPOSED OF PROPERLY.

3. COUNTRY CLUB CENTRE'S HOA SHALL BE RESPONSIBLE FOR CONTRACTING A MAINTENANCE FIRM TO PERFORM THE INSPECTIONS AND MAINTENANCE.

Site Protection Notes

A PROVIDE REQUIRED TEMPORARY BEST MANAGEMENT PRACTICES (BMP'S) VEGETATION PROTECTION FENCING AND SOIL FILTER FENCE AS INDICATED ON CIVIL DRAWINGS AND AS REQUIRED BY TRPA FIELD INSPECTOR.

B PROVIDE TRPA APPROVED FABRIC TYPE SOIL FILTER FENCING AS INDICATED ON CIVIL DRAWINGS

C CONTRACTOR SHALL INSPECT AND REPLACE SOIL FILTER FENCE AND VEGETATION PROTECTION DAMAGED DURING THE COURSE OF WORK.

D THE CONTRACTOR SHALL CONFINE WORK AND MATERIAL STORAGE TO PAVED AREAS AND SHALL USE ALL MEANS NECESSARY TO PROTECT TREES AND NATURAL GROUND COVER FROM DAMAGE DURING CONSTRUCTION.

E PROVIDE DRIPLINE INFILTRATION TRENCH AS INDICATED ON THE CIVIL DRAWINGS

F NO VEHICULAR ACCESS SHALL TAKE PLACE OFF OF PAVED SURFACES. DISTURBED SOIL AREAS SHALL BE BLOCKED OFF WITH APPROPRIATE PARKING BARRIERS SUCH AS LARGE BOULDERS AND LANDSCAPING AND BE AERATED, VEGETATED, AND MULCHED TO RESTORE NATURAL CONDITIONS.

G ALL BARREN AND AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES. APPLICATION OF A MULCH MAY ENHANCE VEGETATIVE ESTABLISHMENT.

Project Keynotes

02630.F	AREA DRAIN, SEE CIVIL DRAWINGS
02630.L	GREASE INTERCEPTOR, SEE CIVIL DRAWINGS
02741.A	HOTMIX ASPHALT PAVING, SEE CIVIL DRAWINGS
02741.G	PAVEMENT MARKING PAINT, SEE CIVIL DRAWINGS
02751.J	CURB, CONCRETE, SEE CIVIL DRAWINGS
02780.A	BRICK PAVERS, RUNNING BOND PATTERN
10417.B	DIRECTORY SIGNAGE, SEE DETAIL 8 / A9.1
10417.C	ENTRY DIRECTORY SIGNAGE, SEE DETAIL 14 / A9.1
10431.A	DO NOT ENTER SITE SIGNAGE, SEE DETAIL 4 / A9.1
10431.B	ACCESSIBLE PARKING SITE SIGNAGE, SEE DETAIL 11 / A9.1
10431.C	VAN ACCESSIBLE PARKING SITE SIGNAGE, SEE DETAIL 5 / A9.1
10431.D	BOAT PARKING SITE SIGNAGE, SEE DETAIL 23 / A9.1
10431.E	COUNTRY CLUB CENTRE SITE SIGNAGE, SEE DETAIL 17 / A9.1
10431.F	FIRE LANE SITE SIGNAGE, SEE DETAIL 10 / A9.1
10431.G	LOADING ZONE SITE SIGNAGE, SEE DETAIL 6 / A9.1
10431.H	2 HOUR PARKING SITE SIGNAGE, SEE DETAIL 12 / A9.1
10431.I	15 MINUTE PARKING SITE SIGNAGE, SEE DETAIL 18 / A9.1
10431.J	SLIPPERY WHEN WET SITE SIGNAGE, SEE DETAIL 24 / A9.1
10431.K	NO OUTLET SITE SIGNAGE, SEE DETAIL 16 / A9.1
10431.L	RELOCATE EXISTING DUMPSTER SIGNAGE 36" MIN. ABOVE FINISH GRADE, TYPICAL ALL EXISTING DUMPSTER SIGNS
10431.M	RELOCATED EXISTING STOP SIGN, SEE DETAIL 22 / A9.1
10431.N	ONE WAY DIRECTIONAL SIGNAGE, SEE DETAIL 3 / A9.1
10431.O	RELOCATED EXISTING UNAUTHORIZED VEHICLE BOOTED SIGNAGE, SEE DETAIL 9 / A9.1
10431.P	KIOSK, SEE DETAIL 1 / A2.1

TRPA Site Data

Property Description
120 Country Club Drive, Incline Village, Nevada
Washoe County, APN 130-180-01-66

Property Owner
Country Club Centre Homeowner's Association
Post Office Box 5040
Incline Village, Nevada 89450
Washoe County, APN 130-180-01-30 and 61-66

The Village at Incline
931 Tahoe Boulevard, suite 3a
Incline Village, Nevada 89451
Washoe County, APN 130-180-01-31-60

Plan Area Statement
Incline Village Tourist Community Plan 049

TRPA Project Data Summary

Project Summary

Total Project Area	222,270 SF
Total Verified Project Area Coverage *	142,701 SF
Total Proposed Project Area Coverage	139,075 SF
Total Remaining Project Area Coverage	3,626 SF
Off-Site Coverage Removed	231 SF
Off-Site Coverage Added	2,272 SF
Additional Off-Site Coverage	2,041 SF
Existing Coverage Outside Project Area	4,513 SF
Proposed Coverage Outside Project Area	4,395 SF
Total Remaining Coverage Outside Project Area	118 SF

* TRPA Existing Land Coverage Verification Dated September 19, 2001

Reference Notes

1. PROPERTY LINE, EXISTING
20. SANITARY SEWER MANHOLE COVER, EXISTING, CONTRACTOR TO VERIFY LOCATION
22. TREE, EXISTING TO REMAIN
23. WALKWAY, EXISTING
24. EDGE OF TRAVELED WAY, EXISTING
25. FIRE HYDRANT, EXISTING
27. JOINT POLE, EXISTING
34. LIMITS OF EXISTING STRUCTURES, TO REMAIN
36. ADJACENT STRUCTURE, EXISTING, TO REMAIN
37. SITE DRAIN, EXISTING, TO REMAIN
46. UNDERGROUND TELEPHONE SERVICE, EXISTING, CONTRACTOR TO VERIFY LOCATION AND DEPTH
48. UNDERGROUND CABLE TV SERVICE, EXISTING, CONTRACTOR TO VERIFY LOCATION AND DEPTH
49. UNDERGROUND WATER SERVICE, EXISTING, CONTRACTOR TO VERIFY LOCATION AND DEPTH
67. ACCESSIBLE PATH OF TRAVEL, (E), INDICATED DOTTED
88. SNOW STORAGE
92. LIMITS OF AREA COMMON TO BOTH COUNTRY CLUB CENTRE AND THE VILLAGE AT INCLINE HOMEOWNERS ASSOCIATIONS
93. LIMITS OF TRPA PROJECT AREA

SMITH architecture DESIGN group
120 Country Club Drive, No 17
Incline Village, Nevada 89451
Tel 775.831.7158

Project

Water Quality Improvements for:

Country Club Centre

120 Country Club Drive
Incline Village, Nevada 89451

Revisions:

Date of Issue:	22 FEB 2007
Issued For:	TRPA
Drawn By:	PLC / RKP
Checked By:	
Scale:	1" = 30' - 0"
Project No.:	0119.00

Sheet Contents

Site Plan

Sheet Number

A1.2