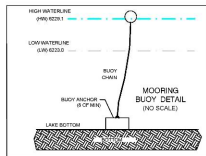
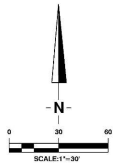


A wide-angle photograph of a lake with a wooden pier extending into the water. In the background, there are several large, multi-story houses with brown roofs and stone accents, nestled among tall evergreen trees. The sky is overcast and grey. The water in the foreground is slightly choppy with small waves.

**Larsen & Parker
Proposed Multi-use Pier Rebuild
1006 & 1008 Skyland Drive**

Presented by
Gary Midkiff



NOTES

1. THE PURPOSE OF THIS SURVEY IS TO UPDATE AN EXISTING BUOY SITE PLAN. FOR KERRILL & KATHLEEN LARSEN PREPARED BY RESOURCE CONCEPTS, INC. (RCI) ON JANUARY 10, 2012.
2. ADJACENT SHORELINES AND BUILDINGS ARE BASED ON GOOGLE EARTH AND VERIFIED BY AERIAL SURVEY PERFORMED BY RESOURCE CONCEPTS, INC. (RCI) ON SEPTEMBER 02, 2020.
3. PROPERTY LINES ARE BASED ON SKYLAND SUBDIVISION NO. 1 FILED FOR RECORD FEBRUARY 27, 1998 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER AS DOCUMENT NO. 12967. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.



APN: 1919-09-010-004
OWNER OF RECORD:
LARSEN, KERRILL SCOTT & KJ
PO BOX 11489
ZENITH COVE, NV 89448
OWNER OF RECORD:
PARKER, RICHARD H JR TRS
PO BOX 10065
ZENITH COVE, NV 89448
PARCEL ADDRESSES:
1006 AND 1008 SKYLAND DRIVE
SKYLAND VILLAGE, LAKE TAHOE
DOUGLAS COUNTY, NEVADA

Engineering • Surveying • Water Rights
Resources • Environmental Services
www.rci-nv.com

RCI
Resource Concepts Inc.

REVISION	DATE

JOB NO.:	20-237
DATE:	8/28/2020
DESIGNED:	
DRAWN:	JTS
CHECKED:	TAE

LARSEN & PARKER 1006,
1008 SKYLAND DRIVE
AERIAL EXHIBIT AND
NDSL SITE PLAN

1 OF 1

Lake Tahoe
276
Station
775-266-7500

Cason City
276
Station
775-266-7500



Midkiff
& Associates, Inc.

Larsen/Parker – Existing Multi-use Pier
1006/1008 Skyland Dr.
APN# 1318-03-20-023; 024
Viewing looking east, taken on 7/12/2019









3Dfx DESIGN

*Multi-Use Pier Simulation
1006 & 1008 Skyland Drive
Zephyr Cove, NV*

*VISUAL SIMULATION
Existing Conditions
12/11/19
Lake Elevation 6227.52*

1612 Sunset Ave., California 95926 • 530.682.0535 • www.3DfxDesign.com

AEC: CEQA • NEPA • Visual Assessments • Visual Simulations • GIS • Marketing



3DFX DESIGN

*Multi-Use Pier Simulation
1006 & 1008 Skyland Drive
Zephyr Cove, NV*

**VISUAL SIMULATION
Proposed**

Lake Elevation 6227.52

1612 Sunset Ave., California 95926 • 530.682.0535 • www.3DfxDesign.com

AEC: CEQA • NEPA • Visual Assessments • Visual Simulations • GIS • Marketing

LARSEN/PARKER MULTIPLE-USE PIER PROJECT

PROJECT INFORMATION:

OWNERS: (APH: 1318-03-210-024)
KENDALL SCOTT & K.J. LARSEN
P.O. BOX 11489
ZENITH COVE, NV 89448

(APH: 1318-03-210-023)
PARKER REVOCABLE LIVING TRUST
P.O. BOX 10989
ZENITH COVE, NV 89448

PLANNER: MIDOFF & ASSOCIATES INC.
ATTN: MELISSA BOENZBACH
P.O. BOX 12457
ZENITH COVE, NV 89448
(775) 585-1080

ENGINEER: FERRELL CIVIL ENGINEERING
ATTN: TIM FERRELL
P.O. BOX 361
TAHOE VISTA, CA 96148
(930) 946-2782

PROJECT: 1006 & 1008 SKYLAND DR.
ZENITH COVE, NV 89448

PIER MASSING CALCULATIONS

EXISTING PIER DIMENSIONS	(feet/in.)	(sq.ft.)
Pier length (visible from side view)	12'-0"	12.50
Width of pier (visible from frontal view)	7'-4"	7.33
Decking height with joists	6"	0.50
Pile height (visible at 6.22' lake level)	2'-0"	2.50
Pile width	4"	0.33

EXISTING PIER VISUAL MASS	(sq.ft.)
Decking/raming: 12.5' x 0.5' (side) =	6.25
Decking/raming: 7.33' x 0.5' (front) =	3.67
Support Piles: 0.33' x 2.5' x 1 pile (side) =	0.83
Support Piles: 0.33' x 2.5' x 1 pile (front) =	0.83
Total Existing Visual Mass	11.57

ALLOWED PIER MASSING CALCULATIONS

PROPOSED PIER DIMENSIONS	(feet/in.)	(sq.ft.)
Pier length (to HWL)	114'-3.5"	114.30
Width of pier head and Catwalk	15'-0"	15.00
Decking height with joists	6"	0.75
Girders depth	8'-14"	0.70
Pile height (visible at 6.22' lake level)	4'-7"	4.55
Pile width	10'-34"	0.90

PROPOSED PIER VISUAL MASS	(sq.ft.)
Decking/raming: 114.3' x 0.75' (side) =	85.73
Decking/raming: 15' x 0.75' (front) =	22.50
Steel piles: 0.9' x 4.55' x 7 piles (side) =	28.67
Steel piles: 0.9' x 4.55' x 2 piles (front) =	5.40
Steel Piles: 0.9' x 4.55' x 9 piles (front) =	24.57
Steel Girders: 0.08 SF x 9 (side) =	0.72
Steel Girders: 0.7' x 15' (front) =	10.50
Catwalk Ramp: (115' x 0.25' x 0.5' x 3') =	20.25
Total Proposed Visual Massing:	198.33
Total Allowed Visual Massing:	400.00

VISIBLE PIER MASSING TO BE MITIGATED

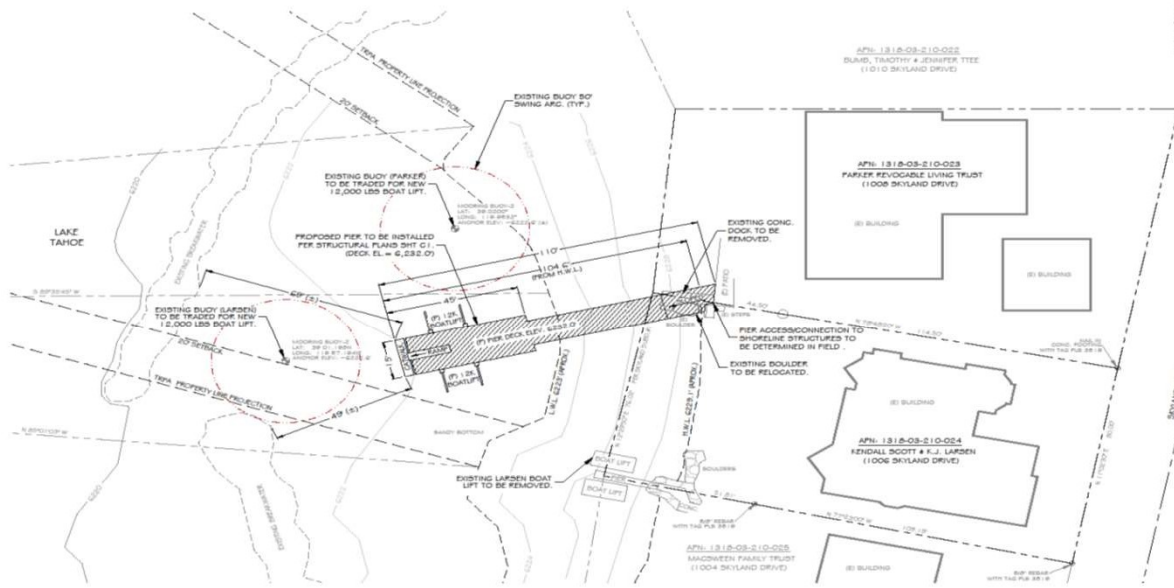
PROPOSED PIER VISUAL MASS	(sq.ft.)
Decking/raming: 114.3' x 0.75' (side) =	85.73
Decking/raming: 15' x 0.75' (front) =	22.50
Steel piles: 0.9' x 4.55' x 7 piles (side) =	28.67
Steel piles: 0.9' x 4.55' x 2 piles (front) =	5.40
Steel Piles: 0.9' x 4.55' x 9 piles (front) =	24.57
Steel Girders: 0.08 SF x 9 (side) =	0.72
Steel Girders: 0.7' x 15' (front) =	10.50
Catwalk Ramp: (115' x 0.25' x 0.5' x 3') =	20.25
Total Visual Massing to be Mitigated:	160.28

SOUND FEET OF MITIGATION REQUIRED
Visually Modified Sonic Character Type (1.2 sonic mitigation req.)
(60.28 SF x 1.17 SF/1.2 = 60.28 SF)
Total sonic mitigation required (sq. ft.): 160.28

RISH HABITAT MITIGATION CALCULATIONS	
APPROXIMATE RISH HABITAT MITIGATION REQUIRED (1.17 x 134.30)	157.13 SF
TOTAL RISH HABITAT MITIGATION REQUIRED (1.17 x 134.30)	157.13 SF
TOTAL PROPOSED RISH HABITAT MITIGATION (7' X 10' X 10' AT 0.5' FT. EACH)	18.75 SF



**Call Two Working Boys
Before You Dig!**
Dig Safely. Dig Right.
CALL: 811



SITE PLAN OVERVIEW
SCALE: T-20'-0"



SURVEY/GENERAL NOTES:

1. PER DESIGN BASED ON SURVEY FROM RESOURCE CONCEPTS, INC. DATED NOVEMBER 12, 2009 # JOB # 09-243.1. FERRELL CIVIL ENGINEERING (P.C.E.) WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF THIS SURVEY.
2. CONTRACTOR TO VERIFY ALL ASPECTS OF DESIGN PRIOR TO BEGINNING OF WORK. IF CONFLICT ARISES IMMEDIATELY CONTACT P.C.E. FOR RE-DESIGN.
3. ONLY VISIBLE UTILITIES AND FEATURES HAVE BEEN LOCATED. NO INVESTIGATION CONCERNING THE LOCATION OR EXISTENCE OF UNDERGROUND UTILITY SERVICE LIES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY. CONTRACTOR TO BE RESPONSIBLE FOR CONTACTING UNDERGROUND SERVICE AGENCY PRIOR TO BEGINNING OF WORK, EVEN ON PRIVATE PROPERTY.
4. CONTRACTOR AND/OR OWNER TO VERIFY ALL EXISTING EASEMENTS, BUILDING SETBACKS AND ANY OTHER BUILDING RESTRICTIONS WHICH MAY AFFECT THIS PROPERTY PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO HAVE THE APPROVED TRPA PERMIT AND STAMPED PLANS ON SITE AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL COMPLY WITH THE TRPA SPECIAL AND STANDARD CONDITIONS OF APPROVAL SET FORTH IN THE PERMIT.
7. ALL PROPOSED STEEL PILES TO HAVE A MIN. EMBEDMENT DEPTH OF 8 FEET. IF SITE CONDITIONS DO NOT ALLOW FOR THIS CONTRACTOR SHALL PIN THE PILES TO EXISTING BOULDERS PER ENGINEERS DIRECTION AND DETAIL A01.
8. PIER PILING, STRUCTURAL STEEL AND CATWALK SHALL ALL BE A MATTE MEDIUM TO DARK GRAY, BLACK OR OTHER DARK COLOR CONSISTENT WITH THE COLOR PHOTOGRAPHS SUBMITTED WITH THE APPLICATION MATERIALS.
9. GUARDROPS AND/OR A TURBIDITY CURTAIN WILL BE INSTALLED AT THE DISCRETION OF THE CONTRACTOR, SUBJECT TO THE APPROVAL OF THE TRPA PRE-GRADE FIELD INSPECTOR.

TRPA NOTES:

1. THERE WILL BE NO STORAGE OF CONSTRUCTION MATERIALS IN THE SHOREZONE INCLUDING THE BACKSHORE, EXCEPT ON EXISTING HARD LAND COVERAGE.
2. STAGING ACTIVITY IS PROHIBITED LAKE-WARD OF THE HIGH WATER LINE EXCEPT BY BARGE, DELIVERY, REMOVAL, AND STAGING OF CONSTRUCTION EQUIPMENT AND MATERIALS SHALL ONLY OCCUR ON THE BARGE UNLESS APPROVED BY TRPA IN THE CONSTRUCTION PLAN.
3. DISTURBANCE (TEMPORARY OR PERMANENT) TO THE LAKE SUBSTRATE IS PROHIBITED FOR CONSTRUCTION ACTIVITIES AND MODIFICATIONS TO THIS PIER EXCEPT FOR BOLTS OR SIMILAR DEVICES NECESSARY TO ANCHOR THE APPROVED STRUCTURAL SUPPORT AND FENDER PILING. EXISTING BOULDERS IN LAKE TAHOE SHALL NOT BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL. CONSTRUCTION ACTIVITIES SHALL NOT INCREASE WATER TURBIDITY NOR CAUSE ANY SUSPENSION OF ANY LAKE SEDIMENTS IN THE WATERS OF LAKE TAHOE.

SHEET INDEX:

- T1 - TITLE SHEET & SITE PLAN
- G1 - PROPOSED PLANS
- D1 - STRUCTURAL DETAILS
- D2 - BUOY EXHIBIT & COVERAGES



DRAWN BY: T.F.P. CHECKED BY: T.F.P. DESIGN BY: H.B.C. DWD: FERRERRELL-CIVIL-ENGINEERING	REVISION DATE DESCRIPTION APPROVED DATE	Ferrell Civil Engineering CA #C 55548 NV #12927 P.O. Box 361, Tahoe Vista, CA 96148 www.ferrellcivilengineering.com ferrell@ferrellcivil.com ph: 930.946.2782 fax: 930.946.4450	1006/1008 SKYLAND DR. TITLE SHEET/SITE PLAN ZENITH COVE APN: 1318-03-210-023/24 DATE: SEPTEMBER 10, 2020 SCALE: 1"=20'-0" NEVADA M.S. LARSEN/PARKER PIER	SHEET T1 OF 4
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1008 SKYLAND DR APN 1318-03-210-023			
LAND CAPABILITY	CL 18 - THICK A - 20%	TOTAL	
LAND AREA	4,538 10,220	TOTAL	14,758
ALLOUANCE	40 2,054	TOTAL	2,094
EXISTING LAND COVERAGE			
CL 18 - THICK A - 20%	TOTAL		
REFORM?*	304 3,876	1,410	
CARPORT	AC 100%PRAY	577	
CONCRETE WALL CL & STEPS	1,362	138	470
ROOFING SF	1,275	151	567
STUMP PATT & STEPS	543	886	1,429
PIER	23	20	
CONCRETE	36	806	842
PIER	23	20	
TOTAL EXISTING COVERAGE	5,423	6,662	13,085
BA W/ED COVERAGE			
TOTAL COVERAGE	5,460	6,662	13,122
EXISTING OFF-SITE COVERAGE			
CL 18 OFF-SITE	1,377		
TOTAL OFF-SITE COVERAGE	1,377	1,377	
PREVIOUSLY MITIGATED EXCESS COVERAGE			
APR2013 0846			
TOTAL EXCESS COVERAGE MITIGATED			
PROPOSED LAND COVERAGE			
CL 18 - THICK A - 20%	TOTAL		
REFORM?*	304 3,876	1,410	
CARPORT	AC 100%PRAY	577	
CONCRETE WALL CL & STEPS	1,275	151	567
ROOFING SF	1,275	151	567
STUMP PATT & STEPS	543	886	1,429
PIER	23	20	
CONCRETE	36	806	842
PIER	23	20	
TOTAL EXISTING COVERAGE	2,436	6,662	9,098
BA W/ED COVERAGE			
TOTAL COVERAGE	2,436	6,662	9,098
PROPOSED OFF-SITE COVERAGE			
CL 18 OFF-SITE	1,377		
TOTAL OFF-SITE COVERAGE	1,377	1,377	



1969

Legend

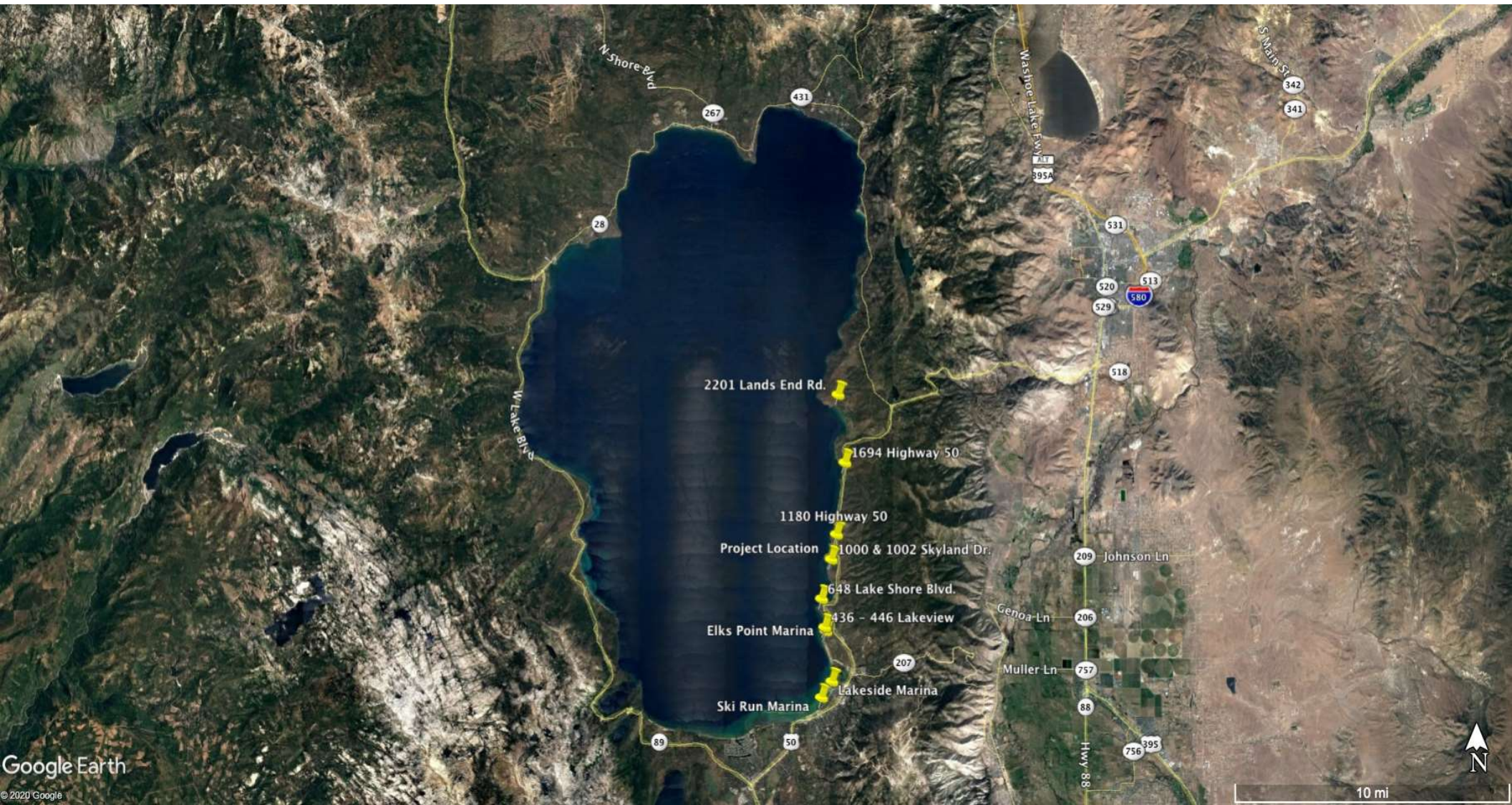
 Larsen/Parker Pier



Google Earth
Image U.S. Geological Survey

Midkiff
& Associates, Inc.

Larsen/Parker – Existing Multi-use Pier
1006/1008 Skyland Dr.
APN# 1318-03-210-023; 024
Google Earth Aerial 1969



Google Earth

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& Associates, Inc.

2201 Lands End Rd.

1694 Highway 50

1180 Highway 50

Project Location 1000 & 1002 Skyland Dr.

648 Lake Shore Blvd.

Elks Point Marina 436 - 446 Lakeview

Ski Run Marina

Lakeside Marina

N Shore Blvd

W Lake Blvd

Washoe Lake Fwy

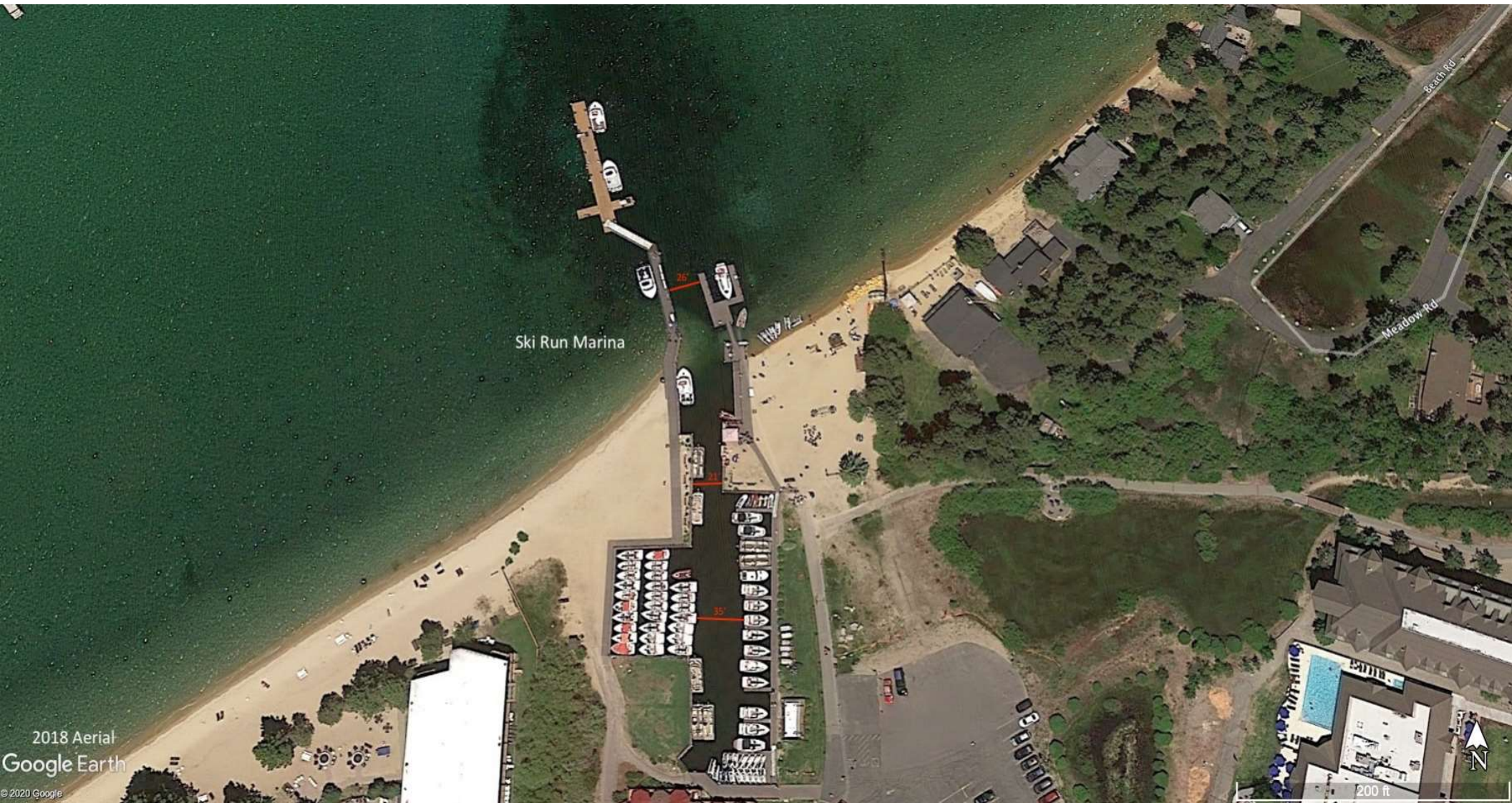
S Main St

Johnson Ln

Genoa Ln

Muller Ln

10 mi



Ski Run Marina

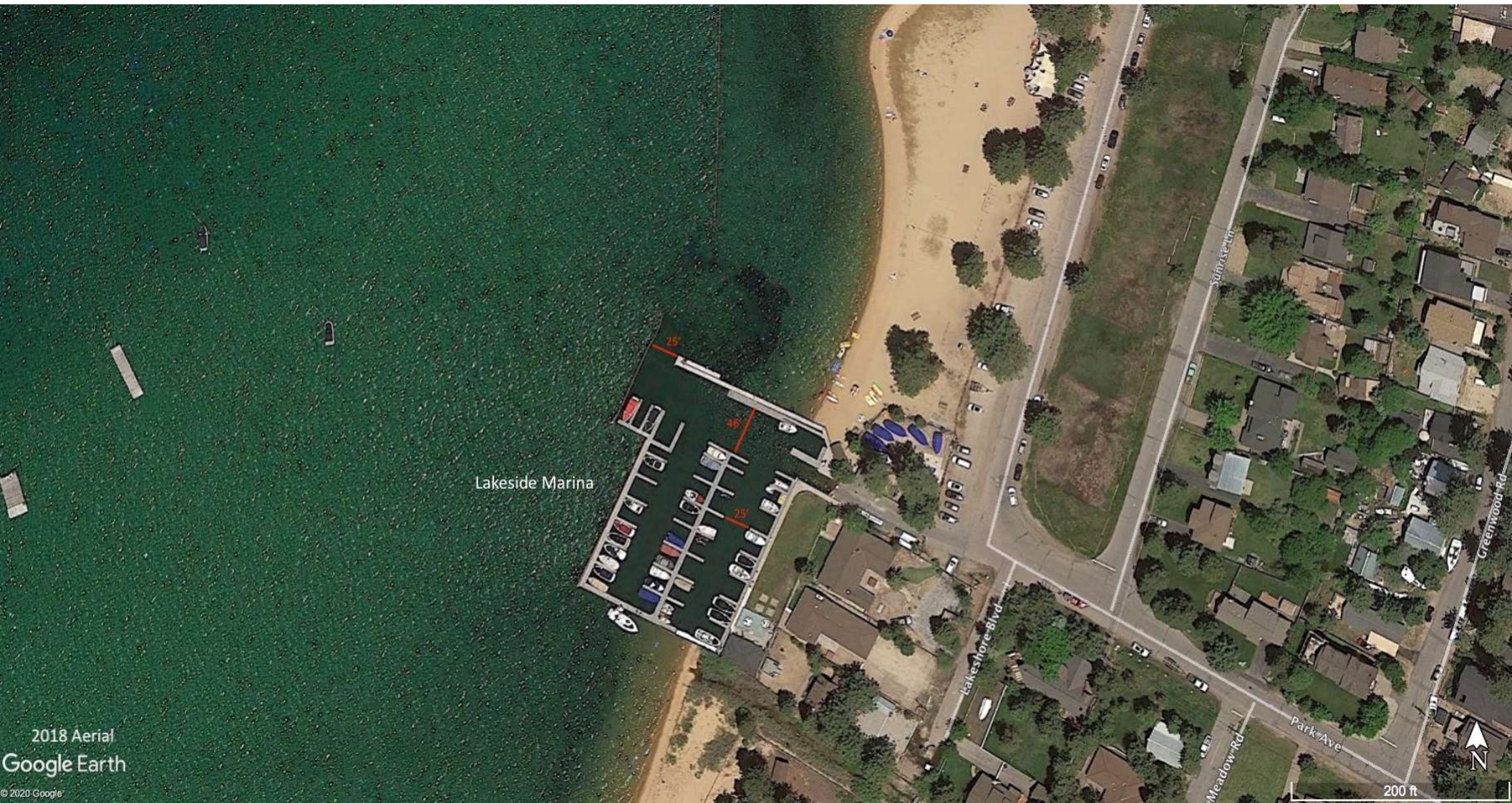
Beach Rd

Meadow Rd

2018 Aerial
Google Earth

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2018 Aerial
Google Earth

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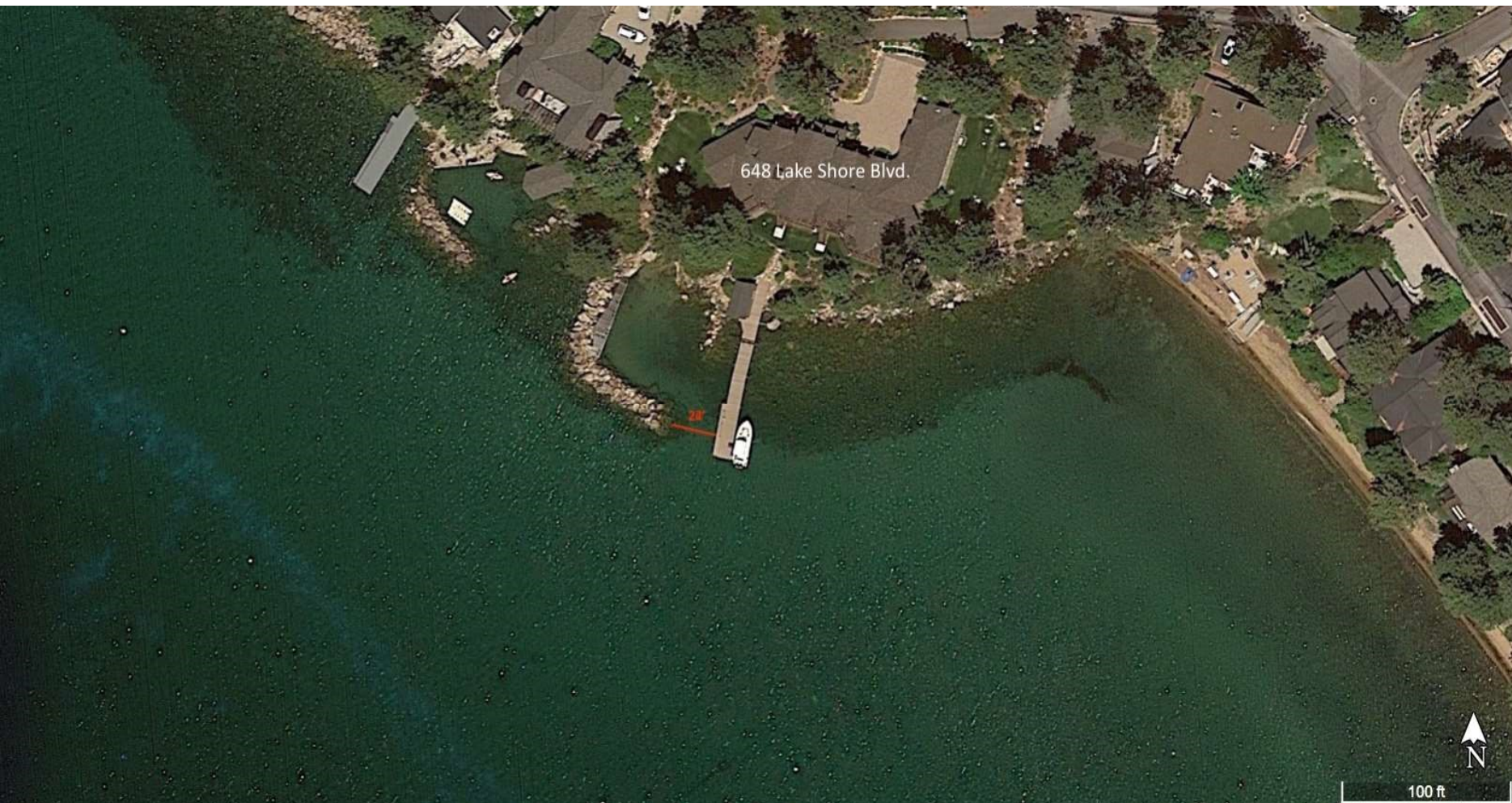
Elks Point Marina

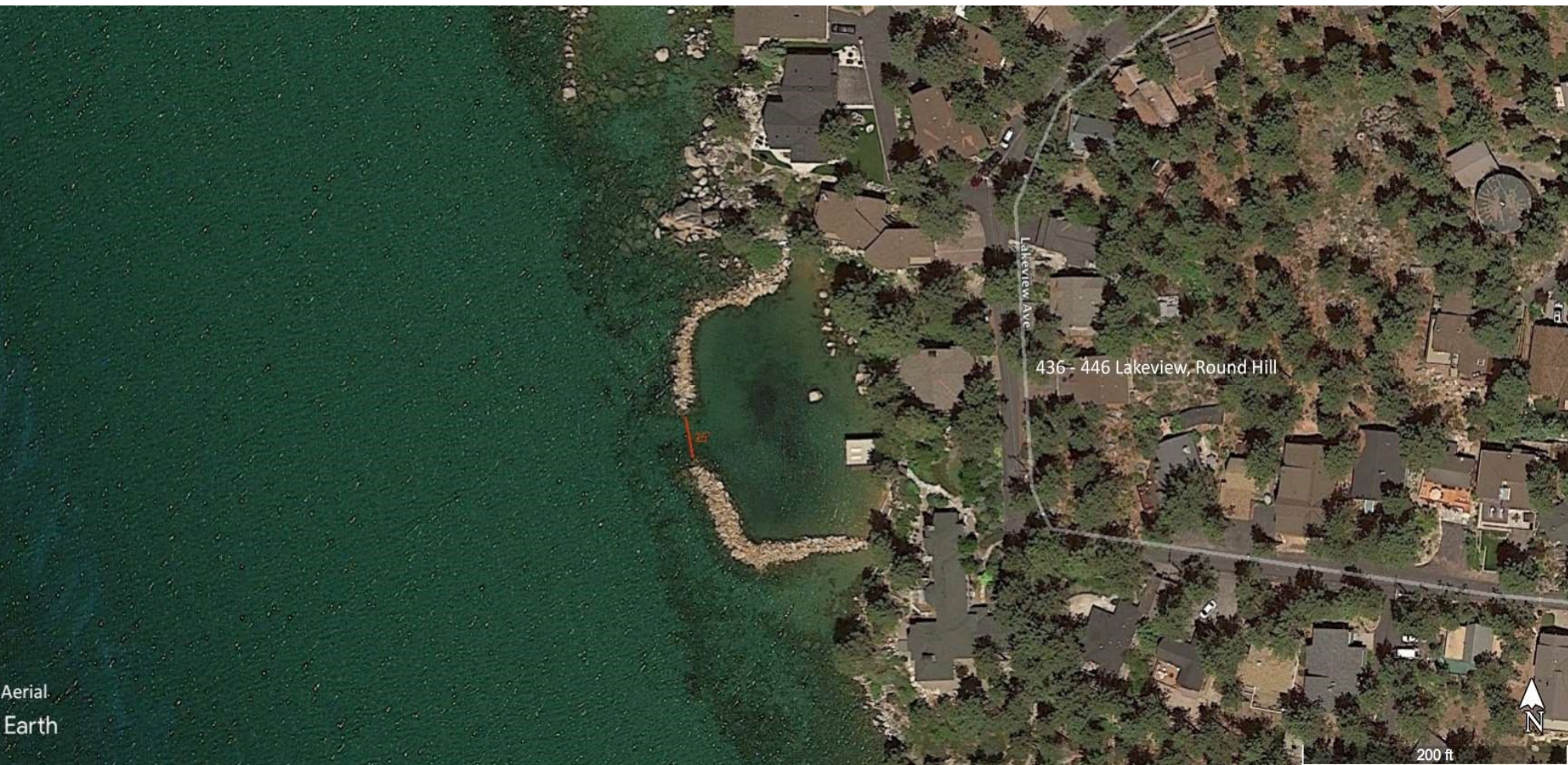
2018 Aerial
Google Earth

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200 ft





436 - 446 Lakeview, Round Hill

Aerial
Earth

Midkiff
& Associates, Inc.



2016 Aerial

Google Earth

Midkiff
& Associates, Inc.





2018 Aerial
Google Earth

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2018 Aerial
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2018 Aerial
Google Earth

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