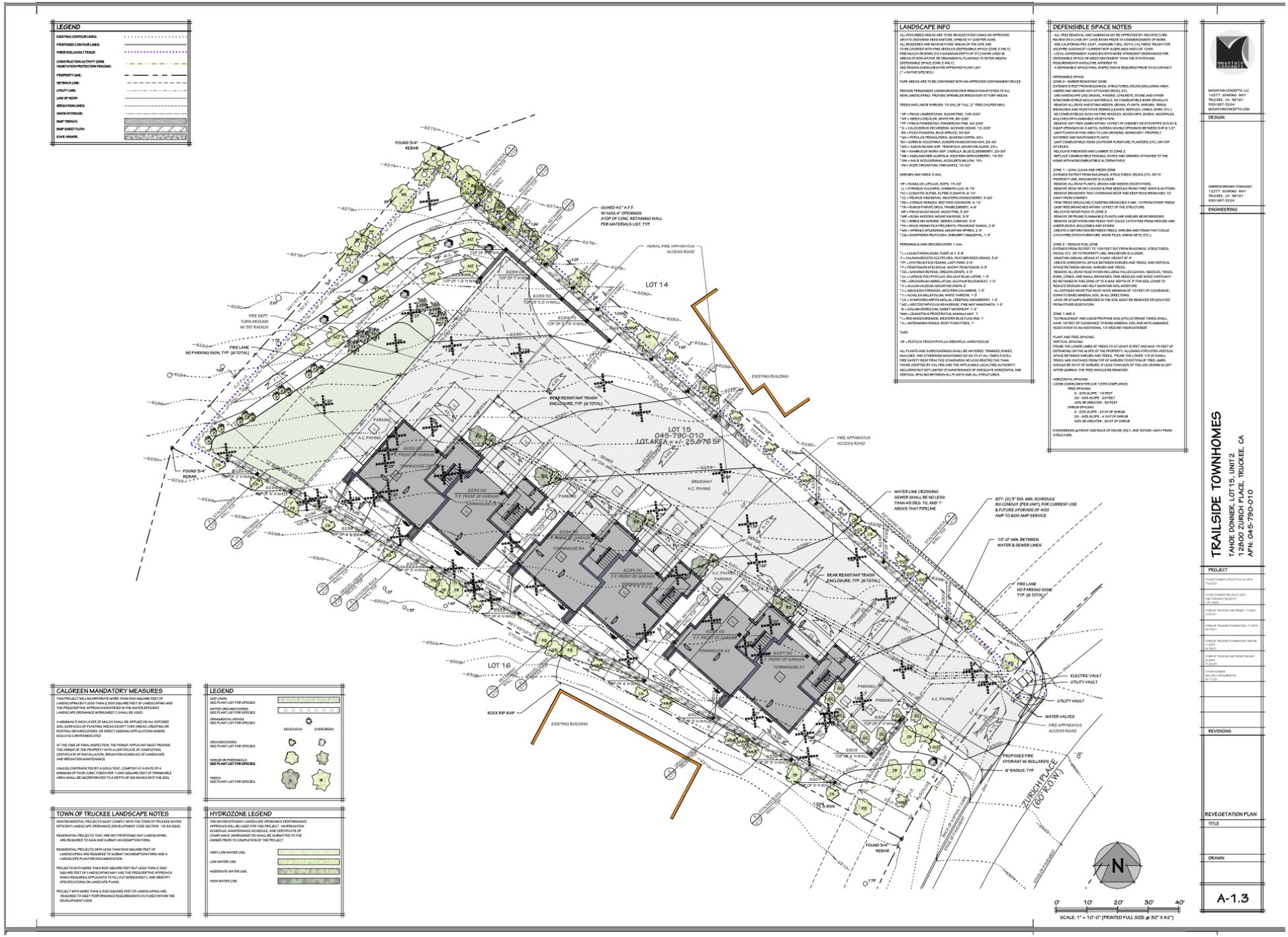
LEGEND
EXISTING CONTOUR LINES:
PROPOSED CONTOUR LINES:
FIBER ROLLS/SILT FENCE:
CONSTRUCTION ACTIVITY ZONE
VEGETATION PROTECTION FENCING:
PROPERTY LINE:
SETBACK LINE:
UTILITY LINE:
LINE OF ROOF:
IRRIGATION LINES:
SNOW STORAGE:
BMP TRENCH:
BMP SHEET FLOW:
EAVE ARMOR:
LANDSCAPE INFO
ALL DISTURBED AREAS ARE TO BE REVEGETATED USING AN APPROVED
GRAY'S CROSSING SEED MIXTURE, SPREAD AT 20# PER ACRE.
ALL RESEEDED AND REVEGETATED AREAS OF THE SITE ARE
TO BE COVERED WITH FINE NEEDLES (DEFENSIBLE SPACE ZONE 2 ONLY).
FINE MULCH OR BARK (TO A MAXIMUM DEPTH OF 3") CAN BE USED IN
AREAS OF NON-NATIVE ORNAMENTAL PLANTING TO DETER WEEDS
(DEFENSIBLE SPACE ZONE 2 ONLY).
SEE DESIGN GUIDELINES FOR APPROVED PLANT LIST.
(* = NATIVE SPECIES)
TURF AREAS ARE TO BE CONTAINED WITH AN APPROVED CONTAINMENT DEVICE
PROVIDE PERMANENT UNDERGROUND DRIP IRRIGATION SYSTEM TO ALL
NEW LANDSCAPING. PROVIDE SPRINKLER IRRIGATION TO TURF AREAS.
TREES AND LARGE SHRUBS: 15 GAL (8' TALL, 2" TREE CALIPER MIN.)
* SP = PINUS LAMBERTIANA, SUGAR PINE, 100-200'
* AP = ABIES CONCOLOR, WHITE FIR, 80-200'
* PP = PINUS PONDEROSA, PONDEROSA PINE, 40- 200'
* CI = CALOCEDRUS DECURRENS, INCENSE CEDAR, 12-200'
PS = PICEA PUNGENS, BLUE SPRUCE, 50-60'
* QA = POPULUS TREMULOIDES, QUAKING ASPEN, 40'+
SO = SORBUS AUCUPARIA, EUROPEAN MOUNTAIN ASH, 20-40'
* MA = ALNUS INCANA SSP. TENUIFOLIA, MOUNTAIN ALDER, 25'+
* RE = SAMBUCUS NIGRA SSP. CAERULA, BLUE ELDERBERRY, 20-30'
* SB = AMELANCHIER ALNIFOLIA, WESTERN SERVICEBERRY, 15-35'
* SM = SALIX SCOULERIANA, SCOULER'S WILLOW, 15'+
VM = ACER GLOHRATUM, VINE MAPLE, 10-20'
SHRUBS AND VINES: 5 GAL
RP = HUMULUS LUPULUS, HOPS, 15-20'
LL = SYRINGA VULGARIS, COMMON LILAC, 8-15'
*AC = CLEMATIS ALPINA, ALPINE CLEMATIS, 6-10'
* CC = PRUNUS VIRGINIANA, WESTERN CHOKECHERRY, 5-20'
* RD = CORNUS SERICEA, RED TWIG DOGWOOD, 6-12'
* PA = RUBUS PARVIFLORUS, THIMBLEBERRY, 4-9'
MF = PINUS MUGO MUGO, MUGO PINE, 5-20'
* NR = RIBES NEVADENSE, MOUNTAIN ROSE, 3-9'
* SC = RIBES NEVADENSE, SIERRA CURRANT, 5-9'
* RA = RHUS AROMATICA TYPLOIATA, FRAGRANT SUMAC, 2-8'
* MS = SPIRAEA SPLENDENS, MOUNTAIN SPIREA, 2-3'
* CO = EXOPHORA PRUTICOSA, SHRUBBY CINQUEFOIL, 1-3'
PERENNIALS AND GROUNDCOVER: 1 GAL
* L = LUPINUS PARDALINUM, TIGER LILY, 3-8'
F = CALAMAGROSTIS ACUTIFLORA, FEATHER REED GRASS, 3-6'
* FF = ATHYRIUM FILIX-FEMINA, LADY FERN, 2-5'
* P = PENSTEMON SPECIOSUS, SHOWY PENSTEMON, 2-3'
* OG = MAHONIA REPENS, OREGON GRAPE, 2-3'
* LI = LUPINUS POLYPHYLLUS, BIG-LEAF BLUE LUPINE, 1-5'
* IN = IRIS DOUGLASIANA, DOUGLAS' IRIS, 1-5'
* O = ALLIUM VALIDUM, MOUNTAIN ONION, 2'
* C = ANGELICA EVENATA, WESTERN COLUMBINE, 1-3'
* Y = ACHILLEA MILLEFOLIUM, WHITE YARROW, 1-3'
* CS = SYMPHORICARPOS MOLLIS, CREEPING SNOWBERRY, 1-2'
* MZ = ARCTOSTAPHYLOS NEVADENSE, PINE MAT MANZANITA, 1-2'
W = GALIUM ODORATUM, SWEET WOODRUFF, 1-2'
*MM = CEANOTHUS PROSTRATUS, MAHALA MAT, 1'
* = IRIS MISSOURIENSIS, WESTERN BLUE FLAG IRIS, 1'
* A = ANTENNARIA ROSEA, ROSY PUSSYTOES, 1'
TURF:
HF = FESTUCA TRACHYPHYLLA / BREVIPILA, HARD FESCUE
ALL PLANTS AND SURROUNDINGS SHALL BE WATERED, TRIMMED, RAKED,
MULCHED, AND OTHERWISE MAINTAINED SO AS TO ATALL TIMES FULFILL
FIRE SAFETY BEST PRACTICE STANDARDS NO LESS RESTRICTIVE THAN
THOSE ADOPTED BY CAL FIRE AND THE APPLICABLE LOCAL FIRE AUTHORITY,
INCLUDING BUT NOT LIMITED TO MAINTENANCE OF ADEQUATE HORIZONTAL AND
VERTICAL SPACING BETWEEN ALL PLANTS AND ALL STRUCTURES.
DEFENSIBLE SPACE NOTES
- ALL TREE REMOVAL AND LIMBING MUST BE APPROVED BY ARCHITECTURE REVIEW ON A CASE-BY-CASE BASIS PRIOR TO COMMENCEMENT OF WORK.
- SEE CALIFORNIA PRC 4291, ASSEMBLY BILL 3074, CAL FIRES "READY FOR WILDFIRE GUIDANCE", CURRENT ROF GUIDELINES AND COR 12.99.
- LOCAL GOVERNMENT AGENCIES WITH MORE STRINGENT ORDINANCES FOR DEFENSIBLE SPACE OR WEED ABATEMENT THAN THE STATE'S MIN. REQUIREMENTS SHOULD BE ADHERED TO.
- A DEFENSIBLE SPACE FINAL INSPECTION IS REQUIRED PRIOR TO OCCUPANCY.
DEFENSIBLE SPACE:
ZONE 0 - EMBER RESISTANT ZONE
EXTENDS 0- FEET FROM BUILDINGS, STRUCTURES, DECKS (INCLUDING AREA UNDER) AND AROUND ANY ATTACHED DECK), ETC.
- USE HARDSCAPE LIKE GRAVEL, PAVERS, CONCRETE, STONE AND OTHER NONCOMBUSTIBLE MULCH MATERIALS. NO COMBUSTIBLE BARK OR MULCH.
- REMOVE ALL DEAD AND DYING WEEDS, GRASS, PLANTS, SHRUBS, TREES, BRANCHES AND VEGETATIVE DEBRIS (LEAVES, NEEDLES, CONES, BARK, ETC.)
- NO COMBUSTIBLES SUCH AS FINE NEEDLES, WOODCHIPS, BARKS, MOSS/PLUES, MULCHES OR FLAMMABLE VEGETATION.
- REMOVE ANY TREE LIMBS WITHIN 10 FEET OF CHIMNEY OR STOVEPIPE OUTLET & EQUIP OPENINGS W/ A METAL SCREEN HAVING OPENINGS BETWEEN 3/8" & 1/2".
- LIMIT PLANTS IN THIS AREA TO LOW GROWING, NONWOODY, PROPERLY WATERED AND MAINTAINED PLANTS
- LIMIT COMBUSTIBLE ITEMS (OUTDOOR FURNITURE, PLANTERS, ETC.) ON TOP OF DECKS
- RELOCATE FIREWOOD AND LUMBER TO ZONE 2
- REPLACE COMBUSTIBLE FENCING, GATES AND ARBORS ATTACHED TO THE HOME WITH NONCOMBUSTIBLE ALTERNATIVES
ZONE 1 - LEAN, CLEAN AND GREEN ZONE
EXTENDS 30 FEET FROM BUILDINGS, STRUCTURES, DECKS, ETC. OR TO PROPERTY LINE, WHICHEVER IS CLOSER.
- REMOVE ALL DEAD PLANTS, GRASS AND WEEDS (VEGETATION).
- REMOVE DEAD OR DRY LEAVES & PINE NEEDLES FROM YARD, ROOF & GUTTERS.
- REMOVE BRANCHES THAT OVERHANG ROOF AND KEEP DEAD BRANCHES 10 AWAY FROM CHIMNEY.
- TRIM TREES (REGULARLY) TO KEEPING BRANCHES A MIN. 10 FROM OTHER TREES. LIMB TREE BRANCHES WITHIN 10 FEET OF THE STRUCTURE.
- RELOCATE WOOD PILES TO ZONE 2.
- REMOVE OR PRUNE FLAMMABLE PLANTS AND SHRUBS NEAR WINDOWS.
- REMOVE VEGETATION AND ITEMS THAT COULD CATCH FIRE FROM AROUND AND UNDER DECKS, BALCONIES AND STAIRS.
- CREATE A SEPARATION BETWEEN TREES, SHRUBS AND ITEMS THAT COULD CATCH FIRE (PATIO FURNITURE, WOOD PILES, SWING SETS, ETC.)
ZONE 2 - RESIDUE FUEL ZONE
EXTENDS FROM 30 FEET TO 100 FEET OUT FROM BUILDINGS, STRUCTURES, DECKS, ETC. OR TO PROPERTY LINE, WHICHEVER IS CLOSER.
- MAINTAIN ANNUAL GRASS AT A MAX. HEIGHT OF 4".
- CREATE HORIZONTAL SPACE BETWEEN SHRUBS AND TREES, AND VERTICAL SPACE BETWEEN GRASS, SHRUBS AND TREES.
- REMOVE ALL DEAD VEGETATION INCLUDING FALLEN LEAVES, NEEDLES, TWIGS, BARK, CONES, AND SMALL BRANCHES. PINE NEEDLES AND WOOD CHIPS MAY BE RETAINED IN THIS ZONE UP TO 4 INCH DEPTH OF 3" FOR SOIL COVER TO REDUCE EROSION AND HELP MAINTAIN SOIL MOISTURE.
- ALL EXPOSED WOOD PILE MUST HAVE MINIMUM OF 1/2"FEET OF CLEARANCE, DOWN TO BARE MINERAL SOIL IN ALL DIRECTIONS.
- LOGS OR STUMPS EMBEDDED IN THE SOIL MUST BE REMOVED OR ISOLATED FROM OTHER VEGETATION.
ZONE 1 AND 2
"DUTBUILDINGS" AND LIQUID PROPANE GAS (LPG) STORAGE TANKS SHALL HAVE 10 FEET OF CLEARANCE TO BARE MINERAL SOIL AND NO FLAMMABLE VEGETATION TO AN ADDITIONAL 10' AROUND THEIR EXTERIOR.
PLANT AND TREE SPACING:
VERTICAL SPACING-
PRUNE THE LOWER LIMBS OF TREES TO AT LEAST 6'FEET AND MAX 15 FEET UP DEPENDING ON THE SLOPE OF THE PROPERTY, ALLOWING FOR EXTRA VERTICAL SPACE BETWEEN SHRUBS AND TREES. PRUNE THE LOWER 1/3 OF SMALL TREES. MIN. DISTANCE FROM TOP OF SHRUBS TO BOTTOM OF TREE LIMBS SHOULD BE 3X # OF SHRUBS. IF LESS THAN 60% OF THE LIVE CROWN IS LEFT AFTER LIMBING, THE TREE SHOULD BE REMOVED.
HORIZONTAL SPACING-
LOOSE GUIDELINES PER COR 12.99 COMPLIANCE:
TREE SPACING:
0 -30% SLOPE - 10 FEET
20 -40% SLOPE - 20 FEET
40% OR GREATER - 30 FEET
SHRUB SPACING:
0 -30% SLOPE - 2X HT OF SHRUB
20 -40% SLOPE - 4 X HT OF SHRUB
40% OR GREATER - 6X HT OF SHRUB
EVERGREENS @ FRONT AND BACK OF HOUSE ONLY, AND 30' MIN. AWAY FROM STRUCTURE.
FOUND 3/4" REBAR
FIRE DEPT. TURN AROUND W/ 30' RADIUS
FIRE LANE NO PARKING SIGN, TYP. (6 TOTAL)
GUARD 42" A.F.F. W/ MAX 4" OPENINGS AT EDP OF CONC. RETAINING WALL PER MATERIALS LIST, TYP.
AERIAL FIRE APPARATUS ACCESS ROAD
LOT 14
LOT 15
045-790-010
LOT AREA = +/- 25,876 SF
LOT 16
EXISTING BUILDING
FIRE APPARATUS ACCESS ROAD
BEAR RESISTANT TRASH ENCLOSURE, TYP. (6 TOTAL)
WATER LINE CROSSING SEWER SHALL BE NO LESS THAN 45 DEG. TO, AND 1' ABOVE THAT PIPELINE
QTY: (2) 3" DIA. MIN. SCHEDULE 80 CONDUIT (PER UNIT), FOR CURRENT USE & FUTURE UPGRADE OF 400 AMP TO 800 AMP SERVICE
10'-0" MIN. BETWEEN WATER & SEWER LINES
ELECTRIC VAULT
UTILITY VAULT
WATER VALVES
PROPOSED FIRE HYDRANT W/ BOLLARDS
6' RADIUS, TYP.
ZURICH PLACE (60' R.O.W.)
ROCK RIP-RAP
N
0' 10' 20' 30' 40'
SCALE: 1" = 10'-0" (PRINTED FULL SIZE @ 30" X 42")
CALGREEN MANDATORY MEASURES
THIS PROJECT WILL INCORPORATE MORE THAN 500 SQUARE FEET OF LANDSCAPING BUT LESS THAN 2,500 SQUARE FEET OF LANDSCAPING AND THE PRESCRIPTIVE APPROACH IDENTIFIED IN THE WATER EFFICIENT LANDSCAPE ORDINANCE WORKSHEET C SHALL BE USED.
A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
LEGEND
SOD LAWN:
SEE PLANT LIST FOR SPECIES
NATIVE GROUNDCOVERS:
SEE PLANT LIST FOR SPECIES
ORNAMENTAL GRASS:
SEE PLANT LIST FOR SPECIES
DECIDUOUS
EVERGREEN
GROUNDCOVERS:
SEE PLANT LIST FOR SPECIES
SHRUB OR PERENNIALS:
SEE PLANT LIST FOR SPECIES
TREES:
SEE PLANT LIST FOR SPECIES
TOWN OF TRUCKEE LANDSCAPE NOTES
NEW RESIDENTIAL PROJECTS MUST COMPLY WITH THE TOWN OF TRUCKEE WATER EFFICIENT LANDSCAPE ORDINANCE (DEVELOPMENT CODE SECTION 18.40.060).
RESIDENTIAL PROJECTS THAT ARE NOT PROPOSING ANY LANDSCAPING ARE REQUIRED TO SIGN AND SUBMIT AN EXEMPTION FORM.
RESIDENTIAL PROJECTS WITH LESS THAN 500 SQUARE FEET OF LANDSCAPING ARE REQUIRED TO SUBMIT AN EXEMPTION FORM AND A LANDSCAPE PLAN FOR DOCUMENTATION.
PROJECTS WITH MORE THAN 500 SQUARE FEET BUT LESS THAN 2,500 SQUARE FEET OF LANDSCAPING MAY USE THE PRESCRIPTIVE APPROACH WHICH REQUIRES APPLICANTS TO FILL OUT WORKSHEET C AND IDENTIFY SPECIFICATIONS ON LANDCAPE PLANS.
PROJECT WITH MORE THAN 2,500 SQUARE FEET OF LANDSCAPING ARE REQUIRED TO MEET PERFORMANCE REQUIREMENTS OUTLINED WITHIN THE DEVELOPMENT CODE.
HYDROZONE LEGEND
THE WATER EFFICIENT LANDSCAPE ORDINANCE PERFORMANCE APPROACH WILL BE USED FOR THIS PROJECT. AN IRRIGATION SCHEDULE, MAINTENANCE SCHEDULE, AND CERTIFICATE OF COMPLIANCE (WORKSHEET D) SHALL BE SUBMITTED TO THE OWNER PRIOR TO COMPLETION OF THE PROJECT.
VERY LOW WATER USE:
LOW WATER USE:
MODERATE WATER USE:
HIGH WATER USE:
mountain concepts
MOUNTAIN CONCEPTS, LLC
12277 SOARING WAY
TRUCKEE, CA 96161
530-587-3224
MOUNTAINCONCEPTS.COM
DESIGN
ANDREW BROWN-TOMASSO
12277 SOARING WAY
TRUCKEE, CA 96161
530-587-3224
ENGINEERING
TRAILSIDE TOWNHOMES
TAHOE DONNER, LOT 15, UNIT 2
12500 ZURICH PLACE, TRUCKEE, CA
APN: 045-790-010
PROJECT
TAHOE DONNER CONCEPTUAL (PLANTS 7/2020)
TAHOE DONNER PRELIM (PLANTS AND HYDRAULIC REQUEST 8/11/2020)
TOWN OF TRUCKEE LAND PERMIT - PLANTS 11/24/21
TOWN OF TRUCKEE PLANNED DEV - 1ST (PLANTS 8/11/2021)
TOWN OF TRUCKEE PLANNED DEV RESUB PLANTS 8/1/2022
TOWN OF TRUCKEE LAND PERMIT RESUB PLANTS 7/4/2023
TAHOE DONNER BUILDING PLANS SUBMITTAL 8/11/2023
REVISIONS
REVEGETATION PLAN
TITLE
DRAWN
A-1.3