

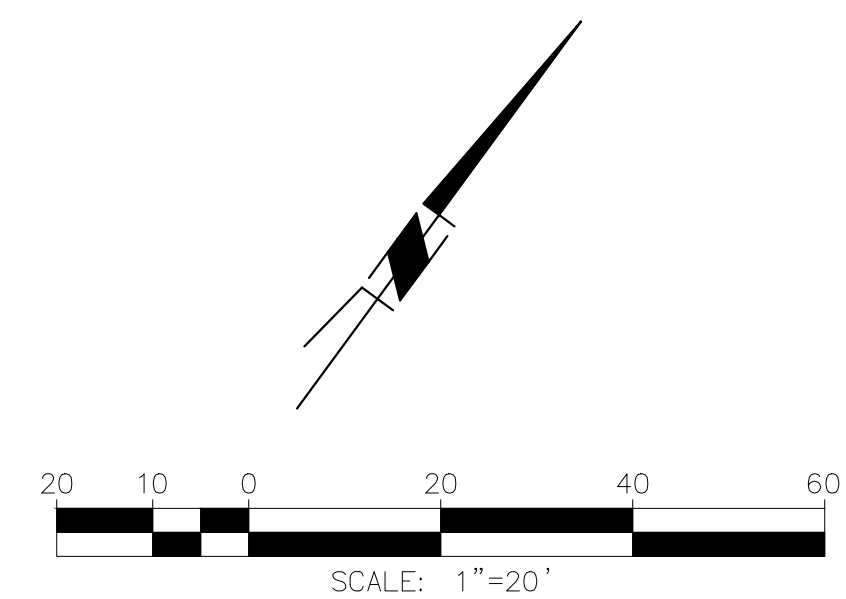
11118 TRAILS END ROAD  
NEVADA COUNTY  
APN 019-920-006  
TRUCKEE, CA

SHEET: \_\_\_\_\_

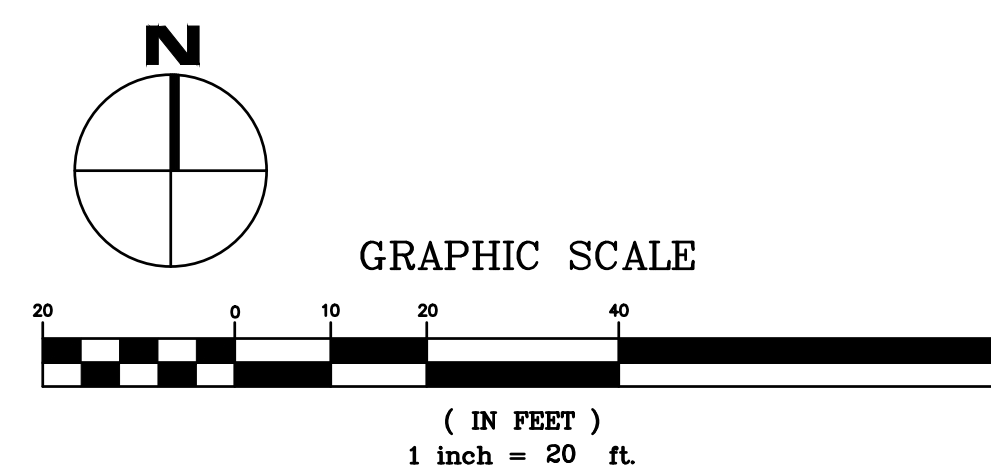
1 SHEETS



- AN AIR QUALITY MITIGATION FEE OF \$132.00 PER 1,000 SQUARE FEET OF GROSS BUILDING FLOOR AREA SHALL BE PAID TO THE TOWN OF TRUCKEE.
- WOODSTOVES AND OTHER WOOD-BURNING DEVICES ARE PROHIBITED.
- THERE SHALL BE NO TREE REMOVAL WITHIN 50- FEET FROM THE SOUTHERNMOST PROPERTY LINE. TREES SHALL BE REPLACED ONLY UPON APPROVAL BY THE TOWN OF TRUCKEE COMMUNITY DEVELOPMENT DIRECTOR. IF THE TREE TO BE REPLACED IS DISEASED AND REQUIRED TO BE FELLE, THE COMMUNITY DEVELOPMENT DIRECTOR MAY REQUIRE THE PREPARATION OF AN ARBORIST'S STUDY PRIOR TO REMOVAL OF ANY DISEASED TREE.
- ALL OUTDOOR ACTIVITIES, EQUIPMENT, MATERIALS AND VEHICLE STORAGE ON THE PARCEL SHALL BE SCREENED FROM INTERSTATE HIGHWAY 80 BY A BUILDING OR LANDSCAPING/FENCING MEETING THE REQUIREMENTS OF TOWN OF TRUCKEE DEVELOPMENT CODE SECTION 18.46.080.C.10.
- NO SITE EROSION OR DISTURBANCE SHALL OCCUR WITHIN 50- FEET OF THE INTERSTATE HIGHWAY 80 RIGHT-OF-WAY.
- NO SINGLE BUILDING WALL SHALL EXCEED 24- FEET IN LENGTH.
- BUILDING HEIGHT SHALL NOT EXCEED 25- FEET AS MEASURED PER TOWN OF TRUCKEE DEVELOPMENT CODE SECTION 18.30.090. WITHIN 100- FEET OF THE INTERSTATE HIGHWAY 80 RIGHT-OF-WAY.
- THESE GUIDELINES SUPERCEDE THE APPLICABLE PORTIONS OF NOTES 1-6 ON SHEET 5 OF PARCEL MAP 01-076B.







## GRADING & DRAINAGE PLAN

The diagram illustrates the layout of a parking lot with various paving materials and elevations. The layout includes a finished grade elevation of 34.0, a finished grade contour of 67, a paved swale, asphalt paving (12,365 SF) (3" AC, 6" AB), 1/2" drain rock, and a snow storage area (3,150 SF ramped).

34.0

67

PAVED SWALE

ASPHALT PAVING (12,365 SF) (3" AC, 6" AB)

1/2" DRAIN ROCK

SNOW STORAGE AREA (3,150 SF RAMPED)

JENSEN  
CONTRACTOR YARD  
APN 019-920-006  
11118 TRAILS END ROAD  
TRUCKEE, CALIFORNIA

# C1

2 SHEETS



JENSEN  
CONTRACTOR YARD  
APN 019-920-006  
11118 TRAILS END ROAD  
TRUCKEE, CALIFORNIA

CLIENT NAME:  
AARON JENSEN  
PO BOX 9081  
TRUCKEE, CA 96161

FILE:  
JENSEN - GRADING PLAN.dwg

SCALE:  
AS SHOWN ON PLAN

DATE:  
NOV 1, 2023

REVISIONS:

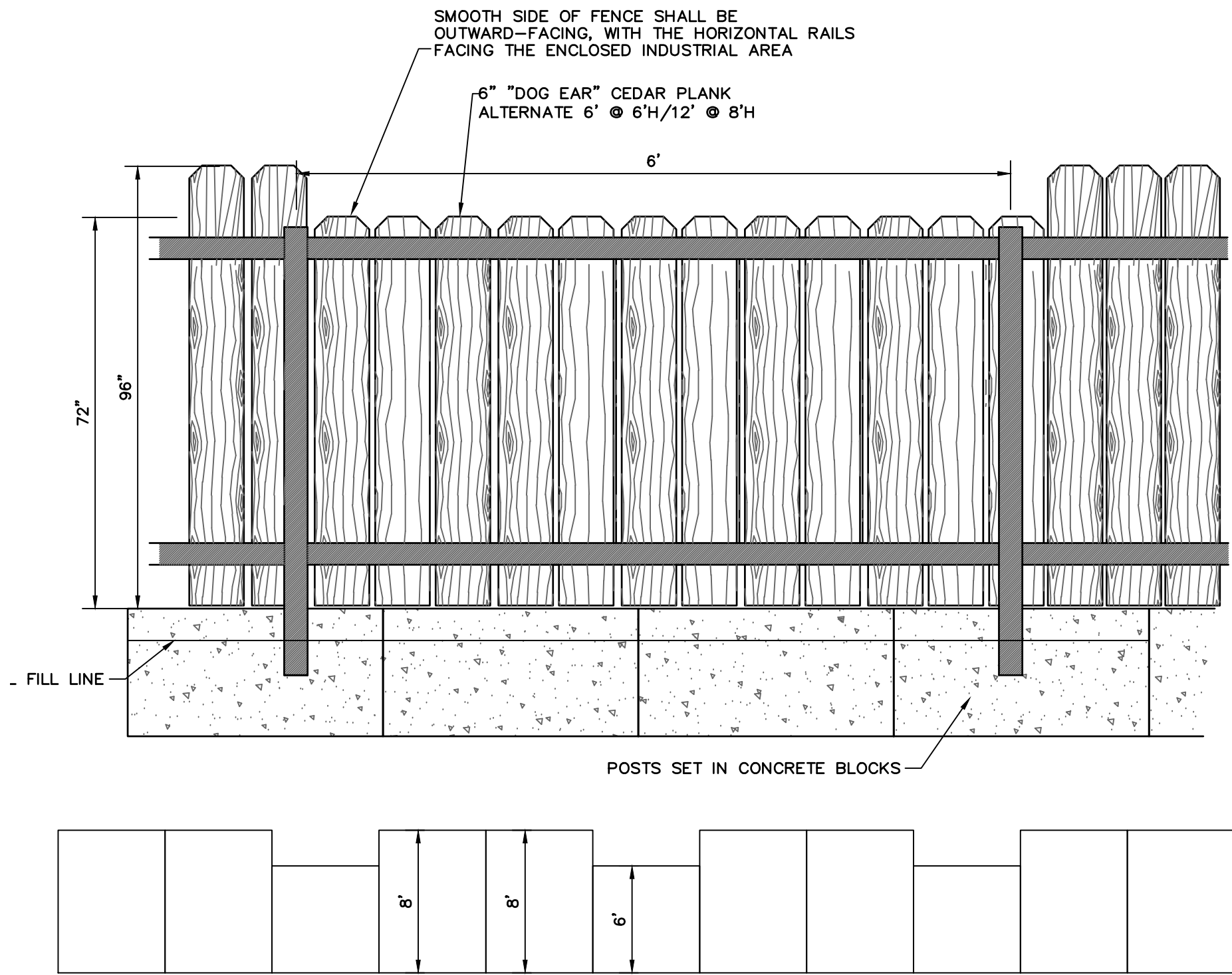
DESCRIPTION:

SECTIONS  
&  
DETAILS

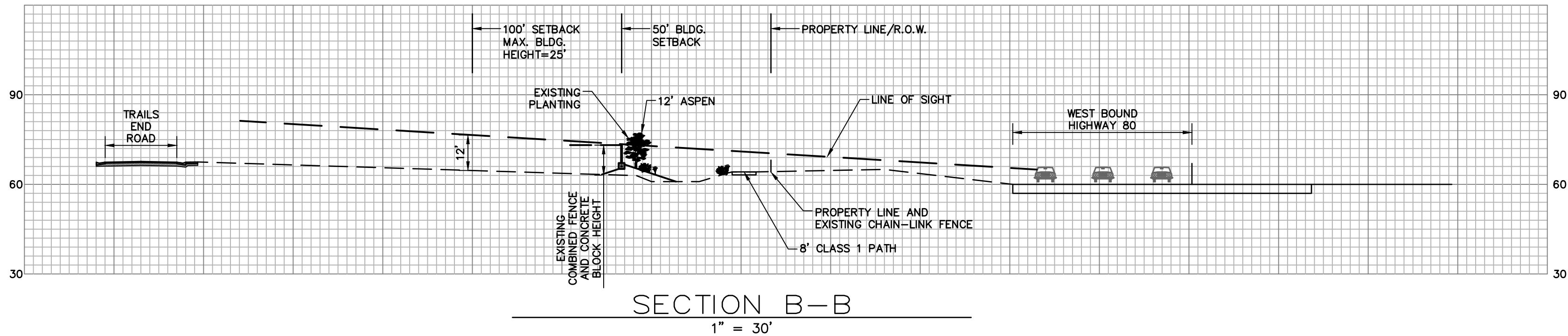
SHEET:

C2

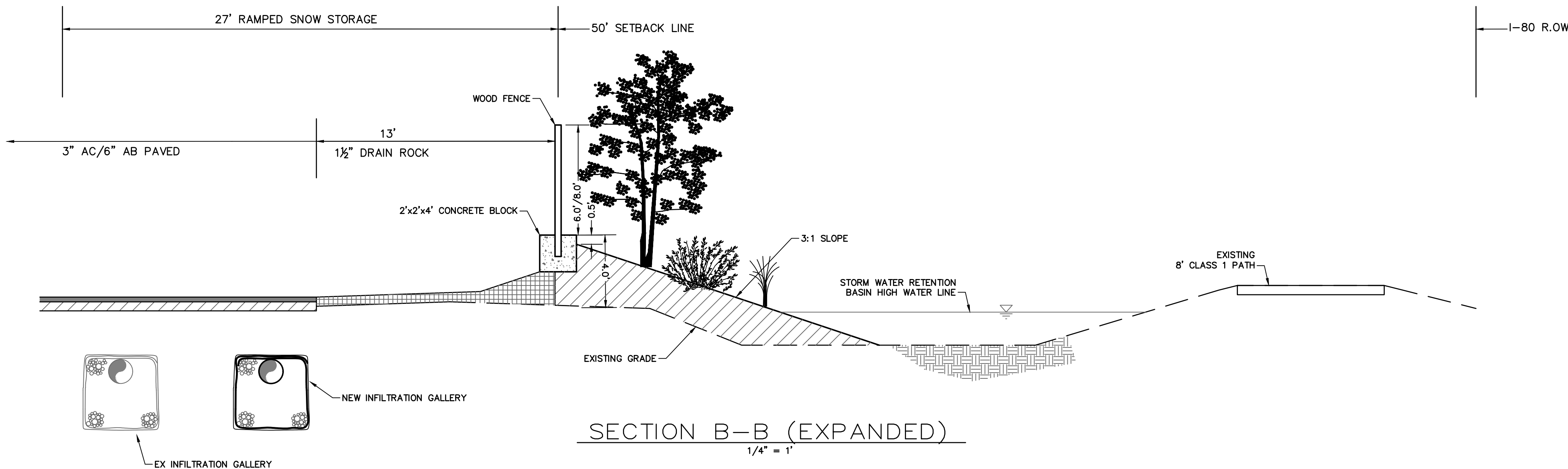
OF 2 SHEETS



WOOD FENCE  
NO SCALE



SECTION B-B  
1" = 30'



SECTION B-B (EXPANDED)  
1/4" = 1'

