APPENDIX B

Project Information

APPENDIX B-1

Proposed Tentative Map

ALPINE SIERRA SUBDIVISION

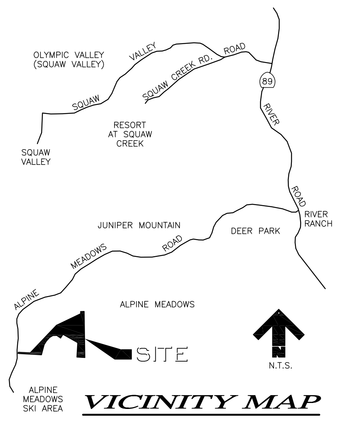
VESTING TENTATIVE MAP

PLACER COUNTY, CALIFORNIA

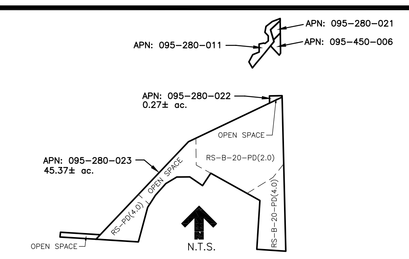
PLANNED RESIDENTIAL DEVELOPMENT

PD-USE PERMIT / SITE PLAN

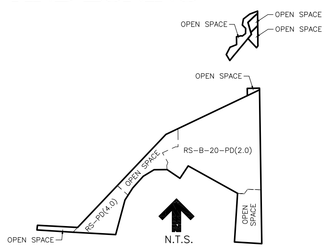
JULY 2014



VICINITY MAP



EXISTING PARCELS AND ZONING



PROPOSED ZONING

SHEET INDEX

PROJECT INFORMATION

PROPERTY NOTES

ASSESSOR PARCEL NUMBERS: *095-280-011, 095-280-021, 022 & 023 095-450-006*

USE: *VACANT/UNDEVELOPED*

ZONING: *RS-PD(4.0), RS-B-20-PD(4.0) RS-B-20-PD(2.0), O*

GENERAL PLAN: *RESIDENTIAL*

	#	ACRES
EXISTING NUMBER OF PARCELS:	5	47.21± ac.

UTILITY PROVIDERS:

WATER:	*Alpine Springs County Water District*
SEWER:	*Alpine Springs County Water District*
GAS & ELECTRIC:	*Sierra Pacific Power*
TELEPHONE:	*AT&T*
CABLE TV:	*Comcast Charter Suddenlink*

SERVICE PROVIDERS:

SCHOOL DISTRICT:	*Tahoe Truckee Unified School District*
FIRE PROTECTION:	*North Tahoe Fire Protection District*
POLICE PROTECTION:	*Placer County Sheriff's Department*
SOLID WASTE:	*Tahoe Truckee Sierra Disposal*
DOMESTIC WATER	*Alpine Springs County Water District*
WASTE WATER	*Alpine Springs County Water District*

LAND USES

IOD TO PLACER COUNTY
PRIVATE ROAD & UTILITY EASEMENT
RESIDENTIAL LOTS
OPEN SPACE (COMMON AREA)

LEGEND

- PROJECT BOUNDARY
- LOT LINES
- R/W – EXISTING
- R/W – PROPOSED
- EASEMENT–EXISTING
- EASEMENT–PROPOSED
- BUILDING SETBACKS

PD ORDINANCE DENSITY

High Density (Western area)	
Base Zoning	RS-PD (4.0)
Minimum Lot area under base zoning	10,000 sq.ft.
Parcel Size	5.62 acres
Deduction for slopes 30% & greater	1.47 acres
85% of area of 30% or greater slopes	1.25 acres
Net Buildable area	4.37 acres
Standard deduction for subdivision roads	0.87 acres
Maximum Units on Base Zoning	15.21
Net Buildable units of PD 4.0	13.97
Buildable units w/50% cap over base	22.82
Number of units proposed	20
Required Open Space	1.12 acres
Proposed Open Space	0.89 acres

Low Density (Eastern area)	
Base Zoning	RS-B-20-PD (2.0)
Minimum Lot area under base zoning	20,000 sq.ft.
Parcel Size	27.42 acres
Deduction for slopes 30% & greater	9.68 acres
85% of area of 30% or greater slopes	8.23 acres
Net Buildable area	19.48 acres
Standard deduction for subdivision roads	3.89 acres
Maximum Units on Base Zoning	33.9
Net Buildable units of PD 4.0	31.1
Buildable units w/50% cap over base	50.9
Number of units proposed	27
Required Open Space	5.484 acres
Proposed Open Space	5.6 acres

Remainder APNs 095-280-011 & 021, & 095-450-006	
Existing Zoned O	2.365 acres

Additional Open Space Rezone	
Parcel E rezone to "O" from RS B 20 PD (4.0)	5.71 acres
Total Project Open Space Required	6.6 acres
Total Project Open Space Proposed	14.565 acres

PROPOSED LOT STANDARDS

	LOW DENSITY	HIGH DENSITY
MINIMUM LOT SIZE	0.41 acres	0.08 acres
AVERAGE LOT SIZE	0.70 acres	0.16 acres
MAXIMUM LOT SIZE	1.0 acres	0.38 acres
SETBACKS: † FRONT (MIN) REAR (MIN) SIDE (MIN)	20' (2+STORY) 20' 7.5'	
BUILDING COVERAGE	40% (1 STORY) 35% (2 STORY)	40% (1 STORY) 35% (2 STORY)
BUILDING HEIGHT	30 FEET *	30 FEET *

* OR AS OTHERWISE PROVIDED BY SECTION 17.54.020
† PER 17.50.010

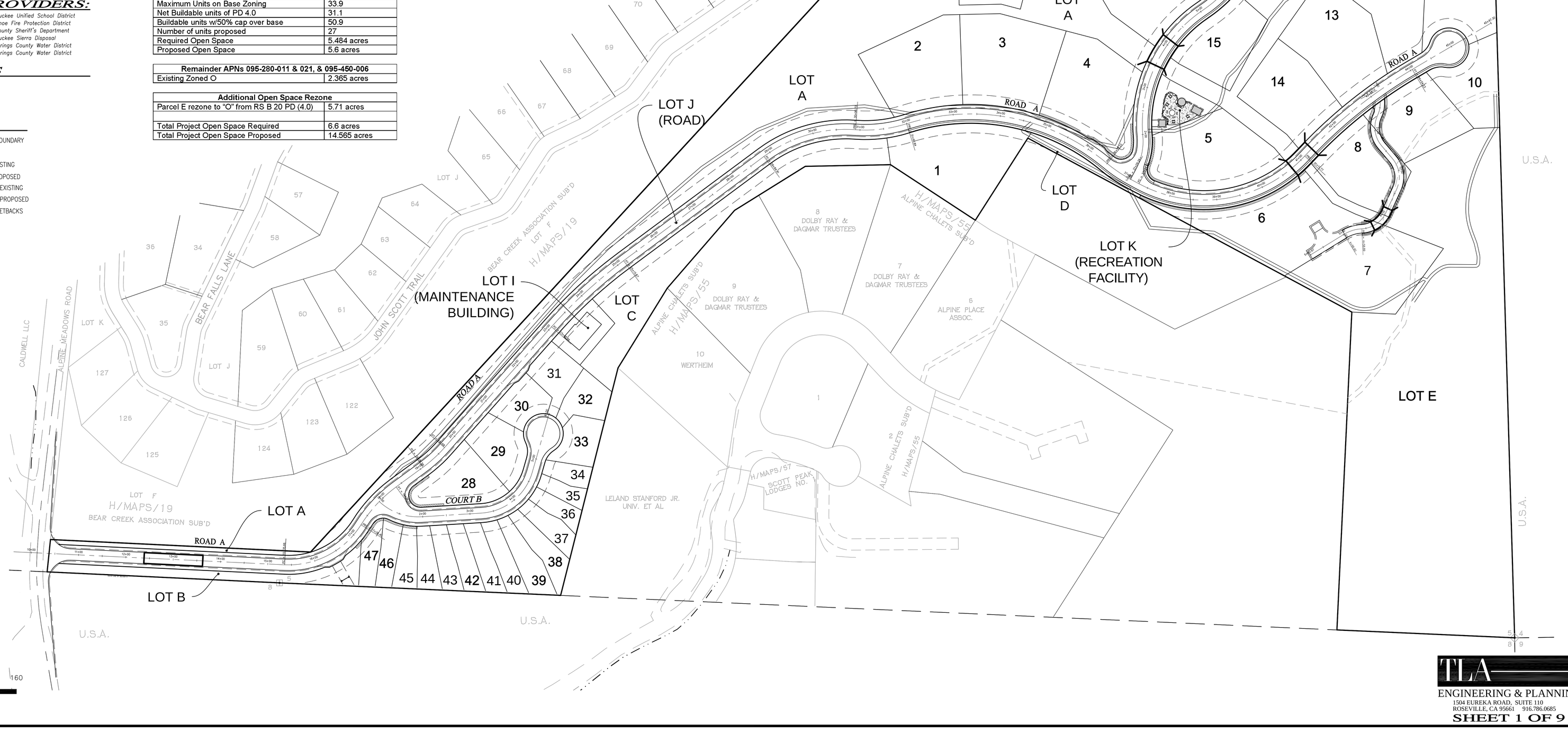
ENGINEER

TLA ENGINEERING & PLANNING, INC.
1504 EUREKA ROAD, SUITE 110
ROSEVILLE, CA 95661
PHONE: (916) 786-0685
FAX: (916) 786-0529

OWNER/DEVELOPER

OWNED BY 1/3RD SEPARATE INTERESTS:
- *TAHOE ALPINE PARTNERS, LLC, A NEVADA LIMITED LIABILITY COMPANY*
- *BCNC LLC, AN OREGON LIMITED LIABILITY COMPANY*
- *DIANA MONTEITH–RUBIN AND FREDRIC M RUBIN – ALPINE LLC, AN OREGON LIMITED LIABILITY COMPANY*

C/O CHRIS NELSON, MEMBER
CAPSTONE PARTNERS LLC, ENTITLEMENT MANAGER
1015 NW 11TH AVENUE, SUITE 243
PORTLAND, OR 97209
PHONE: (503) 226-1972, #110 (o)
(530) 226-1973 (f)



N

80 0 40 80 160

SCALE: 1" = 80

TLA ENGINEERING & PLANNING
1504 EUREKA ROAD, SUITE 110
ROSEVILLE, CA 95661 916.786.0685

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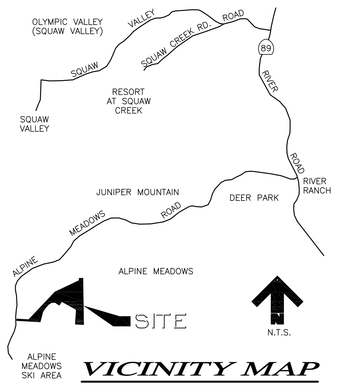
ALPINE SIERRA SUBDIVISION

VESTING TENTATIVE MAP

PLACER COUNTY, CALIFORNIA

JULY 2014



VICINITY MAP

UTILITY PROVIDERS:

WATER:	*Alpine Springs County Water District*
SEWER:	*Alpine Springs County Water District*
GAS & ELECTRIC:	*Sierra Pacific Power*
TELEPHONE:	*AT&T*
CABLE TV:	*USA Media Company*

SERVICE PROVIDERS:

SCHOOL DISTRICT:	*Tahoe Truckee Unified School District*
FIRE PROTECTION:	*North Tahoe Fire Protection District*
POLICE PROTECTION:	*Placer County Sheriff's Department*
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PROJECT INFORMATION

PROPERTY NOTES

ASSESSOR PARCEL NUMBERS:	*095-280-011, 095-280-021, 022 & 023, 095-450-006*		
USE:	*VACANT/UNDEVELOPED*		
ZONING:	*RS-PD(4.0), RS-B-20-PD(4.0) RS-B-20-PD(2.0), O*		
GENERAL PLAN:	*RESIDENTIAL*		
		#	*ACRES*
EXISTING NUMBER OF PARCELS:		*5*	*47.21± ac.*

GENERAL NOTES:

A. Parking
All individual residential parcels are required to provide a minimum of two parking spaces per residence. Spaces can be a combination of garage spaces and carport or uncovered parking spaces.

B. Grading
Residential lots shall be custom graded for building pads & driveways.
See Grading & Drainage Plan for impacts to wetland resources.

C. Septic Systems
There are no known existing wells, abandoned wells, sumps or any other underground septic systems on the property.

D. Signage
There are no signs planned at this time.

E. Tentative Map
Dimensions & areas shown are approximate & subject to change.
Tentative Map conforms to Section 16.12 of the Placer County Code.

F. Final Map
Applicant reserves the right to record multiple final maps.

G. Survey
Some Ground obscured by snow at time of survey.

H. Open Space Lots
Under common ownership. Lots A,B,C,D,E,F & G

I. Fuel Management Zone Easement
A Blanket Fuel Management Zone Easement (FMZE) is proposed over the entire site.

J. Driveways
All driveways must be at least 20' long as measured from the proposed edge of pavement, back of curb, or back of sidewalk to the face of any garage.

K. Public Purpose Lots
Under common ownership. Lot H: Sewer Lift Station, Lot I: Maintenance Building and Lot J: Roadway

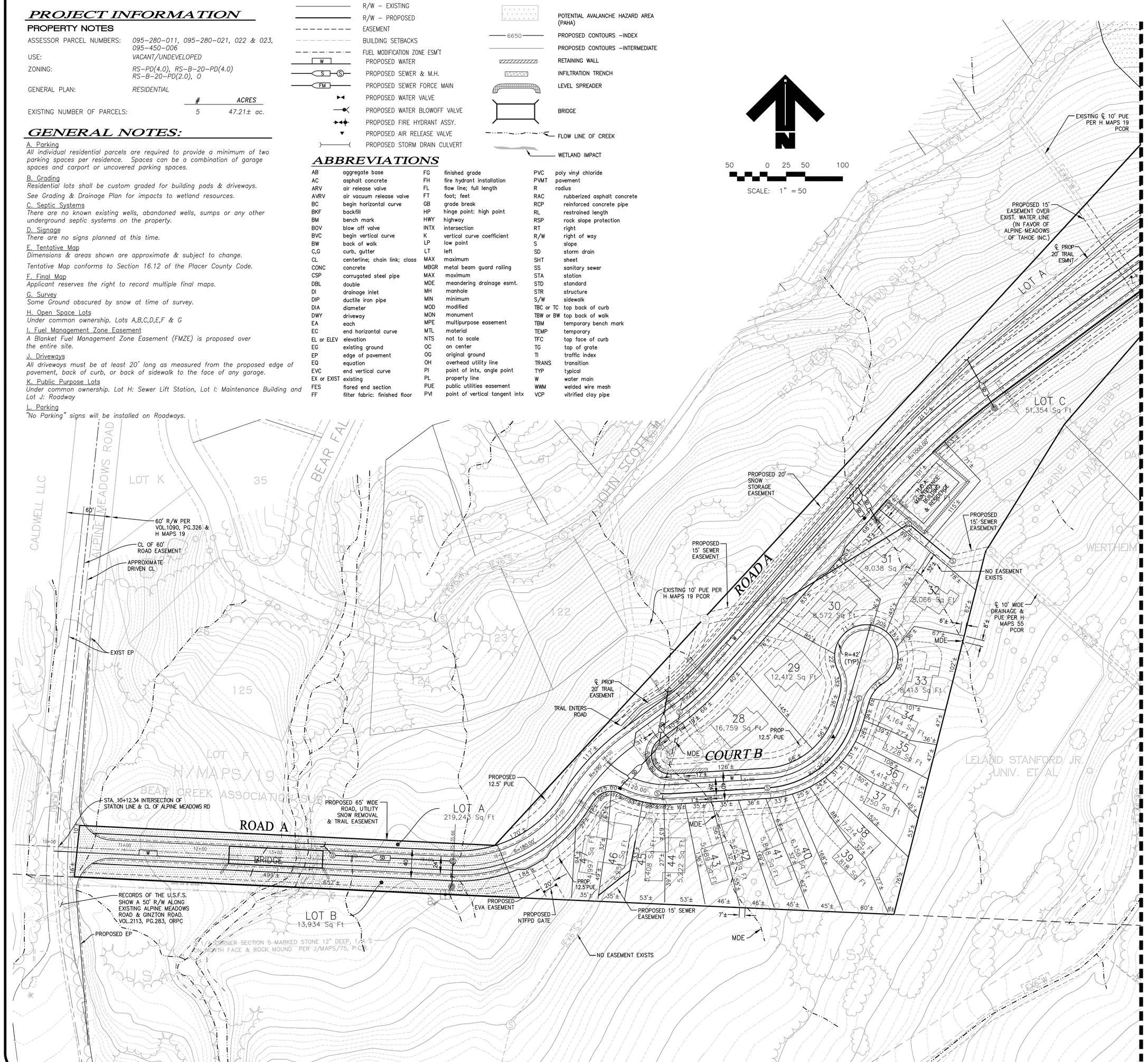
L. Parking
"No Parking" signs will be installed on Roadways.

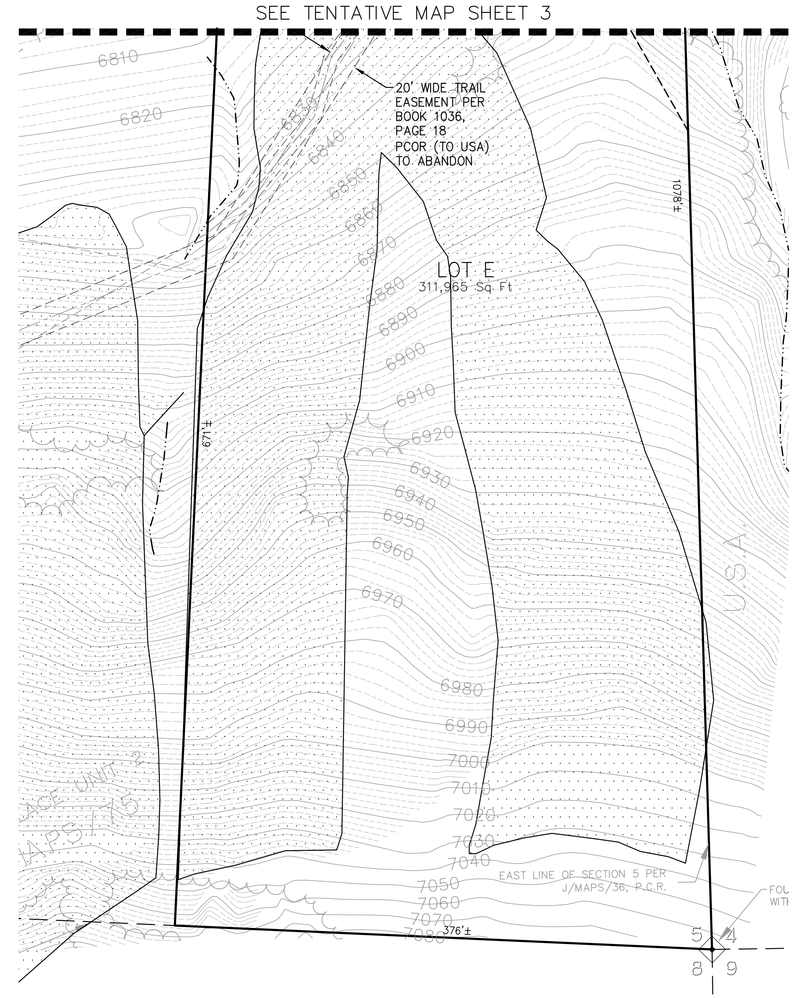
LEGEND

- PROJECT BOUNDARY
- LOT LINES
- R/W – EXISTING
- R/W – PROPOSED
- EASEMENT
- BUILDING SETBACKS
- FUEL MODIFICATION ZONE ESM'T
- PROPOSED WATER
- PROPOSED SEWER & M.H.
- PROPOSED SEWER FORCE MAIN
- PROPOSED WATER VALVE
- PROPOSED WATER BLOWOFF VALVE
- PROPOSED FIRE HYDRANT ASSY.
- PROPOSED AIR RELEASE VALVE
- PROPOSED STORM DRAIN CULVERT
- CONCEPTUAL HALFPLEX & DRIVEWAY CONFIGURATION
- POTENTIAL AVALANCHE HAZARD AREA (PAHA)
- 6650 PROPOSED CONTOURS –INDEX
- PROPOSED CONTOURS –INTERMEDIATE
- RETAINING WALL
- INFILTRATION TRENCH
- LEVEL SPREADER
- BRIDGE
- FLOW LINE OF CREEK
- WETLAND IMPACT

ABBREVIATIONS

AB	aggregate base	FG	finished grade	PVC	poly vinyl chloride
AC	asphalt concrete	FH	fire hydrant installation	PVMT	pavement
ARV	air release valve	FL	flow line; full length	R	radius
AVRV	air vacuum release valve	FT	foot; feet	RAC	rubberized asphalt concrete
BC	begin horizontal curve	GB	grade break	RCP	reinforced concrete pipe
BKF	backfill	HP	hinge point: high point	RL	restrained length
BM	bench mark	HWY	highway	RSP	rock slope protection
BOV	blow off valve	INTX	intersection	RT	right
BVC	begin vertical curve	K	vertical curve coefficient	R/W	right of way
BW	back of walk	LP	low point	S	slope
C,G	curb, gutter	LT	left	SD	storm drain
CL	centerline; chain link; class	MAX	maximum	SHT	sheet
CONC	concrete	MBGR	metal beam guard railing	SS	sanitary sewer
CSP	corrugated steel pipe	MAX	maximum	STA	station
DBL	double	MDE	meandering drainage esmt.	STD	standard
DI	drainage inlet	MH	manhole	STR	structure
DIP	ductile iron pipe	MIN	minimum	S/W	sidewalk
DIA	diameter	MOD	modified	TBC or TC	top back of curb
DWY	driveway	MON	monument	TBW or BW	top back of walk
EA	each	MPE	multipurpose easement	TBM	temporary bench mark
EC	end horizontal curve	MTL	material	TEMP	temporary
EL or ELEV	elevation	NTS	not to scale	TFC	top face of curb
EG	existing ground	OC	on center	TG	top of grate
EP	edge of pavement	OG	original ground	TI	traffic index
EQ	equation	OH	overhead utility line	TRANS	transition
EVC	end vertical curve	PI	point of intx, angle point	TYP	typical
EX or EXIST	existing	PL	property line	W	water main
FES	flared end section	PUE	public utilities easement	WWM	welded wire mesh
FF	filter fabric: finished floor	PVI	point of vertical tangent intx	VCP	vitrified clay pipe





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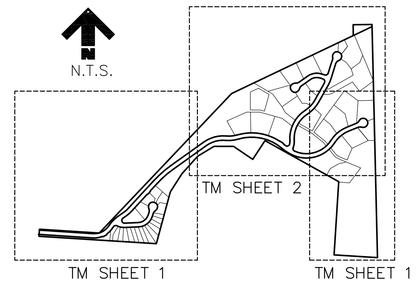

TENTATIVE MAP SHEET INDEX

I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE ;PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 2902-4266191 DATED JANUARY 03, 2013. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

_____ DATE: _____
DENNIS MEYER PLS

TLA
ENGINEERING & PLANNING
1504 EUREKA ROAD, SUITE 110
ROSEVILLE, CA 95661 916.786.0685

SHEET 2 OF 9

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ALPINE SIERRA SUBDIVISION

VESTING TENTATIVE MAP

PLACER COUNTY, CALIFORNIA

JULY 2014

OWNER/DEVELOPER

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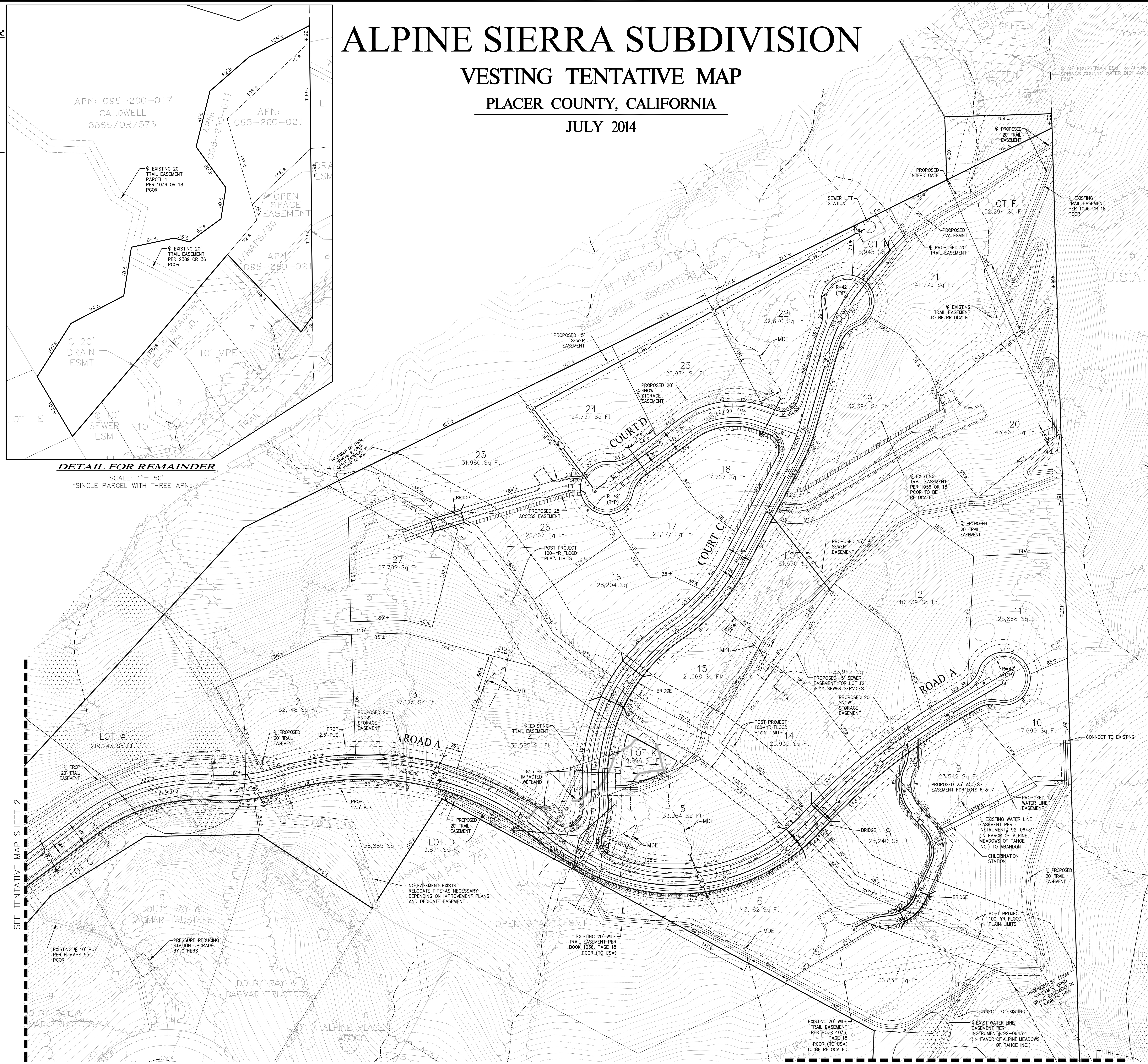

SEE TENTATIVE MAP SHEET 2

TLA
ENGINEERING & PLANNING
1504 EUREKA ROAD, SUITE 110
ROSEVILLE, CA 95661 916.786.0685

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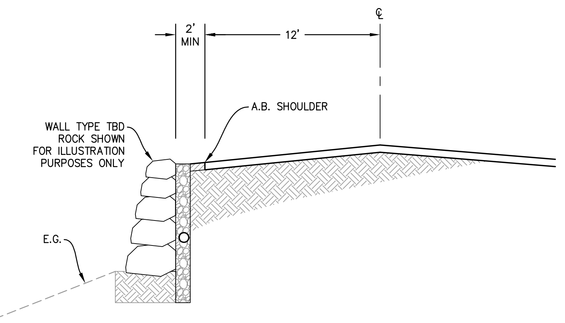
ALPINE SIERRA SUBDIVISION

VESTING TENTATIVE MAP

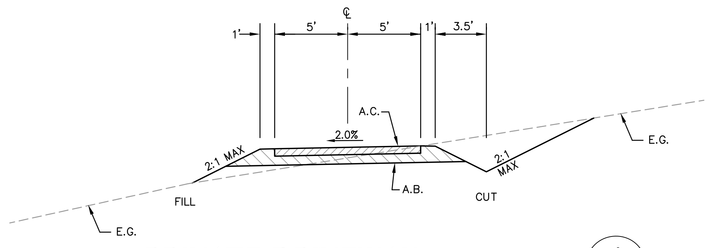
PLACER COUNTY, CALIFORNIA

TYPICAL SECTIONS & DETAILS

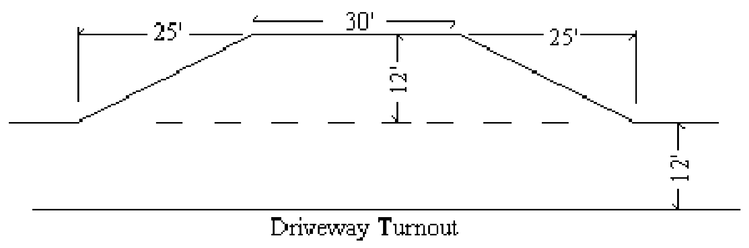
JULY 2014



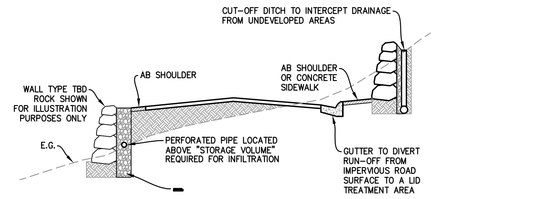
DETAIL
TYPICAL FILL SLOPE RETAINING WALL (ALL) NTS 5 -



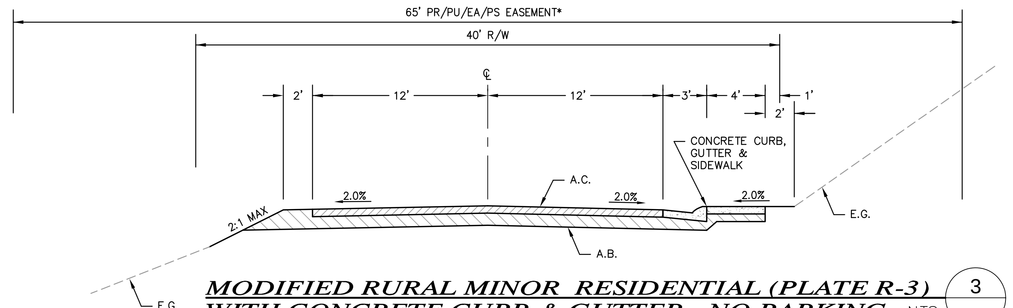
PRIVATE DRIVEWAY
PER LDM SEC. 4.05.F.6
LOTS 6, 7, 20, 25& 27) NTS 4 -



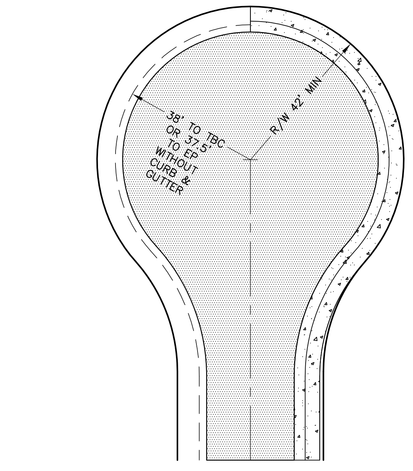
DRIVEWAY TURNOUT DETAIL NTS 7 -



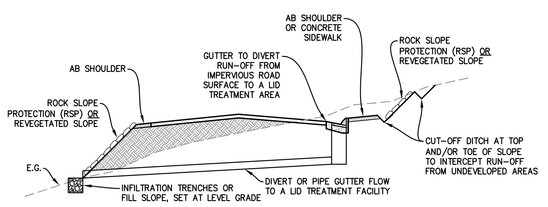
LID DEVELOPMENT DETAIL
ROAD SECTIONS WITH
RETAINING WALLS
NTS 9 -



MODIFIED RURAL MINOR RESIDENTIAL (PLATE R-3) NTS 3 -
WITH CONCRETE CURB & GUTTER - NO PARKING
Road A - Sta. 32+50 to End
Court B
Court C
Court D - (CG&SW on left)

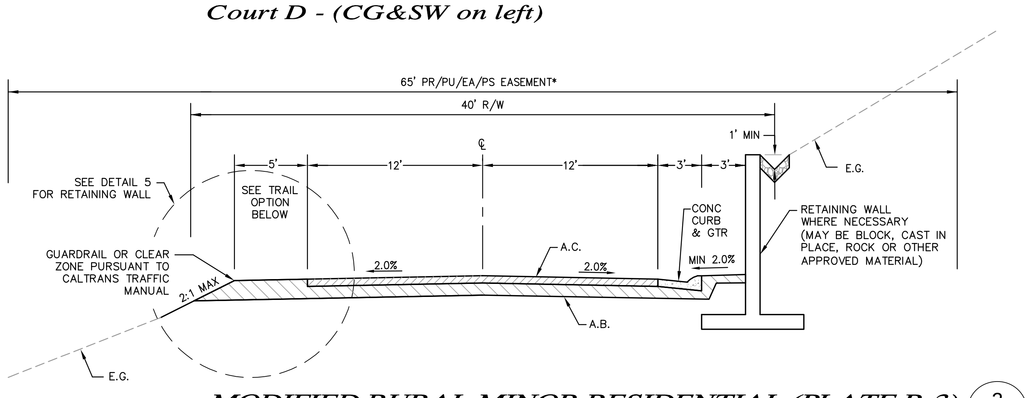


TYPICAL CUL-DE-SAC - DETAIL
(PLATE R-9) SCALE: 1"=20' 6 -

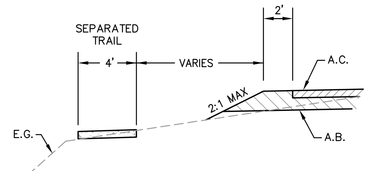


LID DEVELOPMENT DETAIL
ROAD SECTIONS
WITH CUT & FILL SLOPES
NTS 8 -

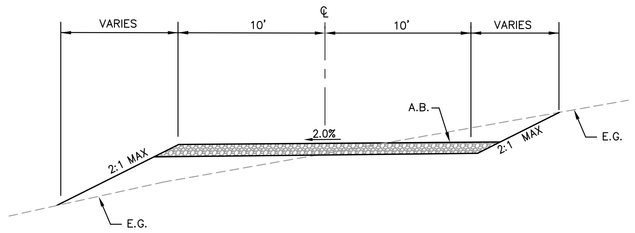
ALPINE MEADOWS RD. & ROAD "A"
INTERSECTION
SITE DISTANCE DETAIL SCALE: 1"=40' 10 -



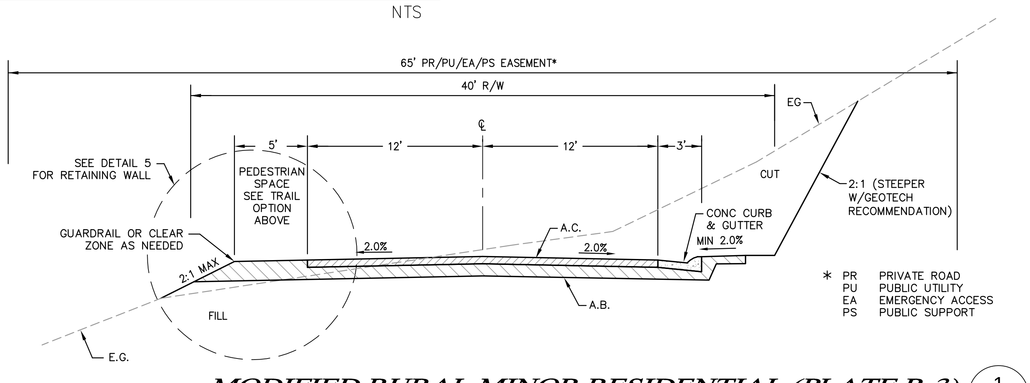
MODIFIED RURAL MINOR RESIDENTIAL (PLATE R-3) NTS 2 -
NO PARKING
ROAD A - with cut slope retaining wall
BEGINNING to STA. 32+00



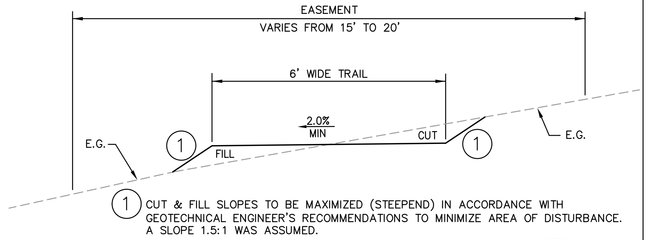
OPTIONAL SEPARATED TRAIL
NTS



EVA
SECTION NTS 11 -



MODIFIED RURAL MINOR RESIDENTIAL (PLATE R-3) NTS 1 -
NO PARKING
ROAD A - without cut slope retaining wall
BEGINNING to STA. 37+50



1 CUT & FILL SLOPES TO BE MAXIMIZED (STEEPEND) IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS TO MINIMIZE AREA OF DISTURBANCE. A SLOPE 1.5:1 WAS ASSUMED.

PROPOSED TRAIL
SECTION (TYP) NTS 12 -

APPROVED: _____ DIRECTOR OF PUBLIC WORKS

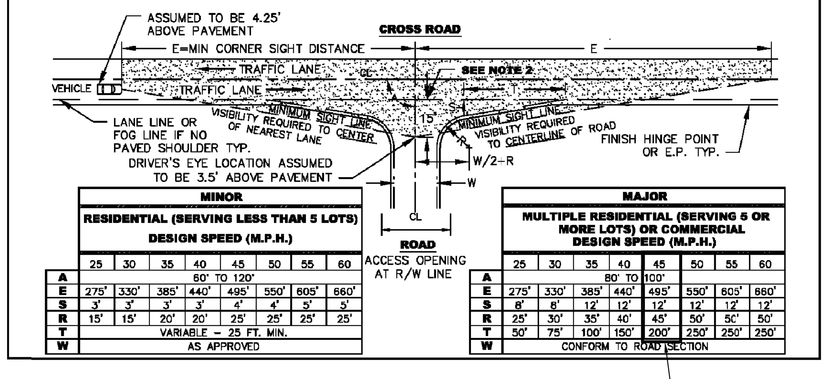
COUNTY OF PLACER
DEPARTMENT OF PUBLIC WORKS

ROADWAY CONNECTIONS

DATE: JULY, 2005 | NTS | PLATE **R-17** (27-1)

NOTES:

1. INTERSECTING R/W LINES AT ROADWAY CONNECTIONS SHALL BE JOINED BY A 25 FT. OR GREATER RADIUS CURVE TO ALLOW FOR ROADWAY IMPROVEMENTS.
2. SETBACK = 15 FT. MIN. FROM EDGE OF TRAVELED WAY. THIS ASSUMES 6 FT. TO STOP BAR, 1 FT. FOR STOP BAR, AND 8 FT. FROM THE FRONT OF BUMPER TO THE DRIVER. THIS SETBACK MAY BE REQUIRED TO BE INCREASED UP TO 30 FT. DUE TO INTERSECTION LAYOUT.
3. IN BOTH DIRECTIONS OF TRAVEL ALONG THE CROSSROAD, SIGHT DISTANCE (E) IS TO BE MEASURED ALONG THE CROSSROAD CL FOR TWO LANE CROSSROADS, AND ALONG THE CL OF THE NEAREST LANE TO THE ROAD FOR MULTI-LANE ROADS.
4. WHERE RESTRICTIVE CONDITIONS DO NOT ALLOW COMPLIANCE WITH THE SPECIFIED SIGHT DISTANCE REQUIREMENTS, THE ENGINEER MAY APPROVE A REDUCTION OF THE CORNER SIGHT DISTANCE TO NO LESS THAN THE MINIMUM STOPPING SIGHT DISTANCE AS OUTLINED IN THE CALTRANS HIGHWAY DESIGN MANUAL.
5. LINE OF SIGHT CLEARANCE SHALL TAKE INTO ACCOUNT EXISTING/FUTURE LANDSCAPING.



MINOR

RESIDENTIAL (SERVING LESS THAN 5 LOTS)

DESIGN SPEED (M.P.H.)	25	30	35	40	45	50	55	60
A	60' TO 120'							
E	275'	330'	385'	440'	495'	550'	605'	660'
S	3'	3'	3'	3'	4'	4'	5'	5'
R	15'	15'	20'	20'	25'	25'	25'	25'
T	VARIABLE - 25 FT. MIN.							
W	AS APPROVED							

ROAD ACCESS OPENING AT R/W LINE

MAJOR

MULTIPLE RESIDENTIAL (SERVING 5 OR MORE LOTS) OR COMMERCIAL

DESIGN SPEED (M.P.H.)	25	30	35	40	45	50	55	60
A	80' TO 100'							
E	275'	330'	385'	440'	495'	550'	605'	880'
S	8'	8'	12'	12'	12'	12'	12'	12'
R	25'	30'	35'	40'	45'	50'	50'	50'
T	50'	75'	100'	150'	200'	250'	250'	250'
W	CONFORM TO ROAD SECTION							

45 MPH DESIGN SPEED

NOTE:
PRELIMINARY DESIGN IS BASED UPON PRELIMINARY SURVEY. DESIGN LEVEL TOPOGRAPHIC SURVEY WILL BE DONE FOR FINAL CONSTRUCTION DOCUMENTS.

TLA
ENGINEERING & PLANNING
1504 EUREKA ROAD, SUITE 110
ROSEVILLE, CA 95661 916.786.0685

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ALPINE SIERRA SUBDIVISION

VESTING TENTATIVE MAP

PLACER COUNTY, CALIFORNIA

GRADING & DRAINAGE PLAN

JULY 2014

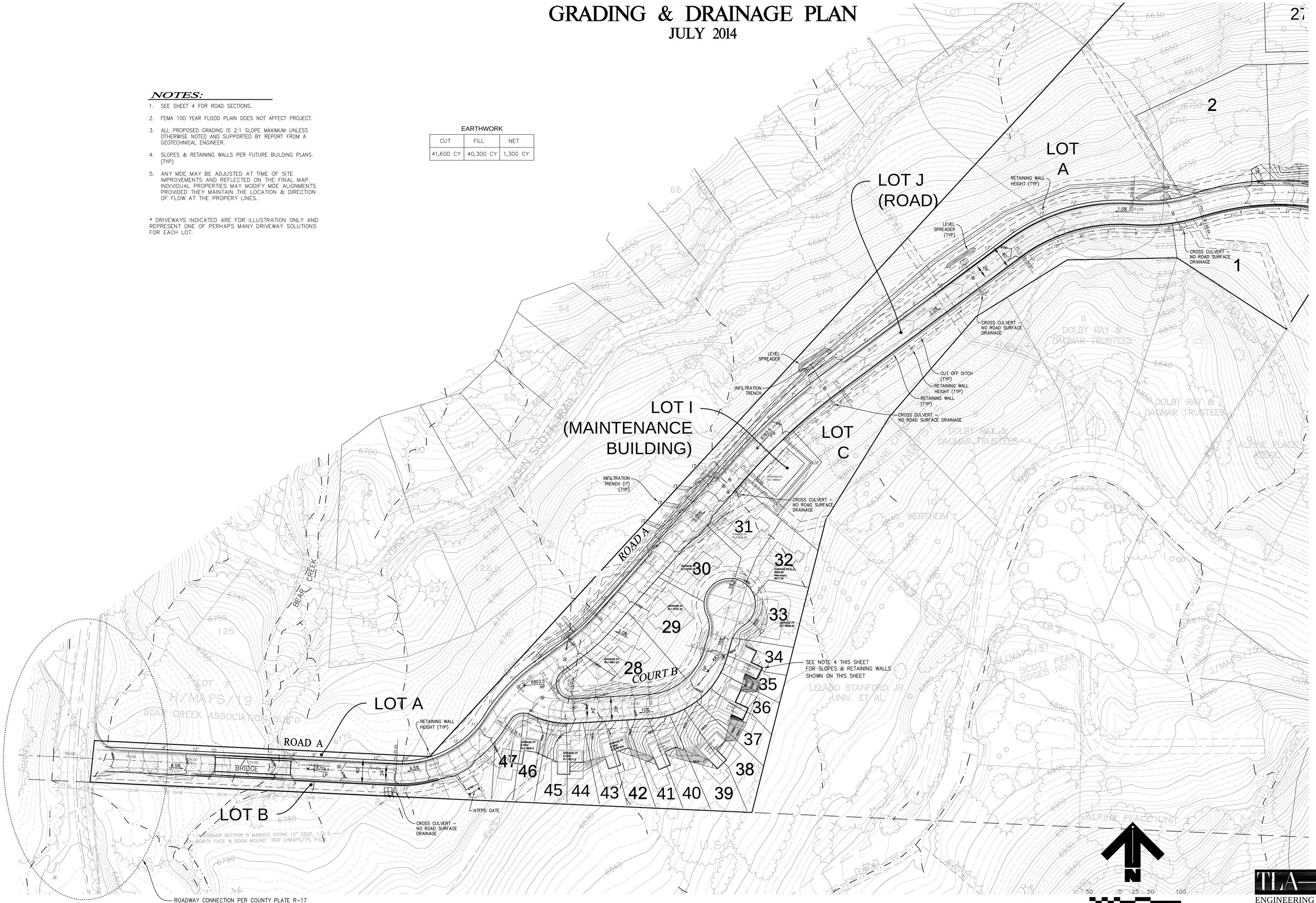
NOTES:

1. SEE SHEET 4 FOR ROAD SECTIONS.
2. FEMA 100 YEAR FLOOD PLAIN DOES NOT AFFECT PROJECT.
3. ALL PROPOSED GRADING IS 2:1 SLOPE MAXIMUM UNLESS OTHERWISE NOTED AND SUPPORTED BY REPORT FROM A GEOTECHNICAL ENGINEER.
4. SLOPES & RETAINING WALLS PER FUTURE BUILDING PLANS. (TYP)
5. ANY MDE MAY BE ADJUSTED AT TIME OF SITE IMPROVEMENTS AND REFLECTED ON THE FINAL MAP. INDIVIDUAL PROPERTIES MAY MODIFY MDE ALIGNMENTS PROVIDED THEY MAINTAIN THE LOCATION & DIRECTION OF FLOW AT THE PROPERY LINES.

* DRIVEWAYS INDICATED ARE FOR ILLUSTRATION ONLY AND REPRESENT ONE OF PERHAPS MANY DRIVEWAY SOLUTIONS FOR EACH LOT.

EARTHWORK

CUT	FILL	NET
41,600 CY	40,300 CY	1,300 CY



SCALE: 1" = 50

TLA ENGINEERING & PLANNING
1504 EUREKA ROAD, SUITE 110
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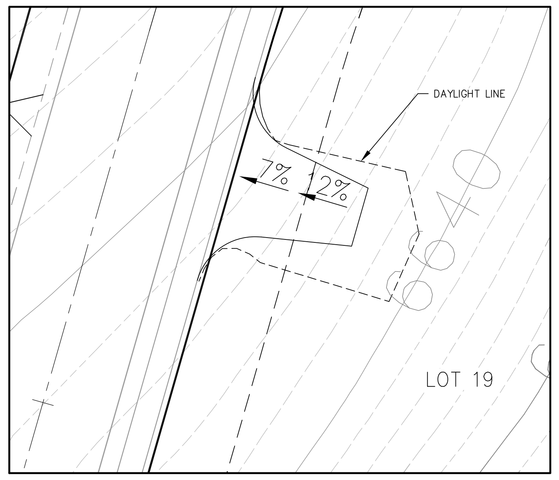
ALPINE SIERRA SUBDIVISION

VESTING TENTATIVE MAP

PLACER COUNTY, CALIFORNIA

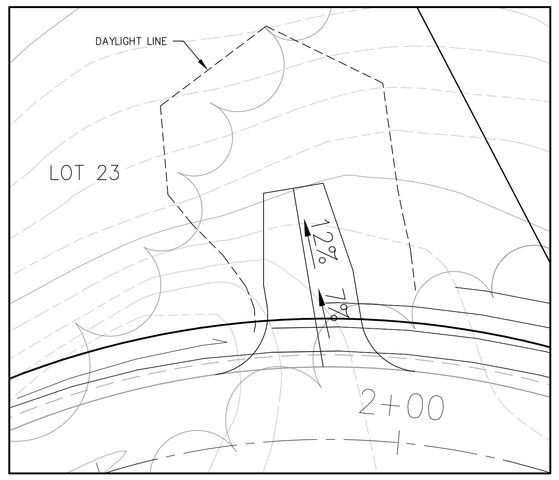
GRADING & DRAINAGE PLAN

JULY 2014



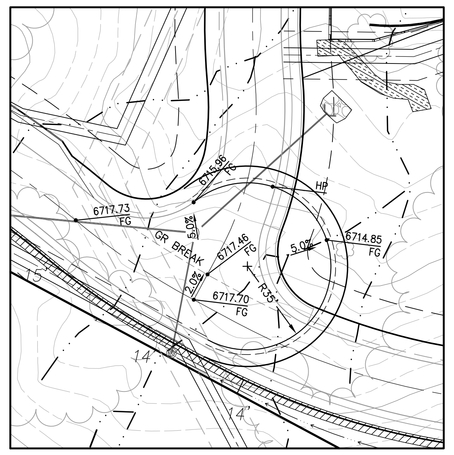
TYPICAL CUT DRIVEWAY DETAIL

N.T.S.



TYPICAL FILL DRIVEWAY DETAIL

N.T.S.



TEMPORARY CUL-DE-SAC DETAIL (A / -)

SCALE: 1"= 30'

NOTES:

1. SEE SHEET 4 FOR ROAD SECTIONS.
2. FEMA 100 YEAR FLOOD PLAIN DOES NOT AFFECT PROJECT.
3. ALL PROPOSED GRADING IS 2:1 SLOPE MAXIMUM UNLESS OTHERWISE NOTED AND SUPPORTED BY REPORT FROM A GEOTECHNICAL ENGINEER.
4. SLOPES & RETAINING WALLS PER FUTURE BUILDING PLANS. (TYP)
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* DRIVEWAYS INDICATED ARE FOR ILLUSTRATION ONLY AND REPRESENT ONE OF PERHAPS MANY DRIVEWAY SOLUTIONS FOR EACH LOT.

LOT H (SEWER LIFT STATION)

LOT F

LOT A

LOT J (ROAD)

LOT C

LOT D

LOT G

LOT K (RECREATION FACILITY)

COURT D

COURT C

ROAD A

NTFPD GATE

EVA EASEMENT

INFILTRATION BASIN

INFILTRATION TRENCH

VEGETATIVE SWALE

DRAINAGE SWALE

BRIDGE

LEVEL SPREADER (TYP)

CROSS CULVERT – NO ROAD SURFACE DRAINAGE

RETAINING WALL HEIGHT (TYP)

RETAINING WALL (TYP)

CUT OFF DITCH (TYP)

855 SF IMPACTED WETLAND

SEE DETAIL A, THIS SHEET FOR TEMPORARY CUL-DE-SAC TURNAROUND

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27

50 0 25 50 100

SCALE: 1" = 50

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ALPINE SIERRA SUBDIVISION

VESTING TENTATIVE MAP

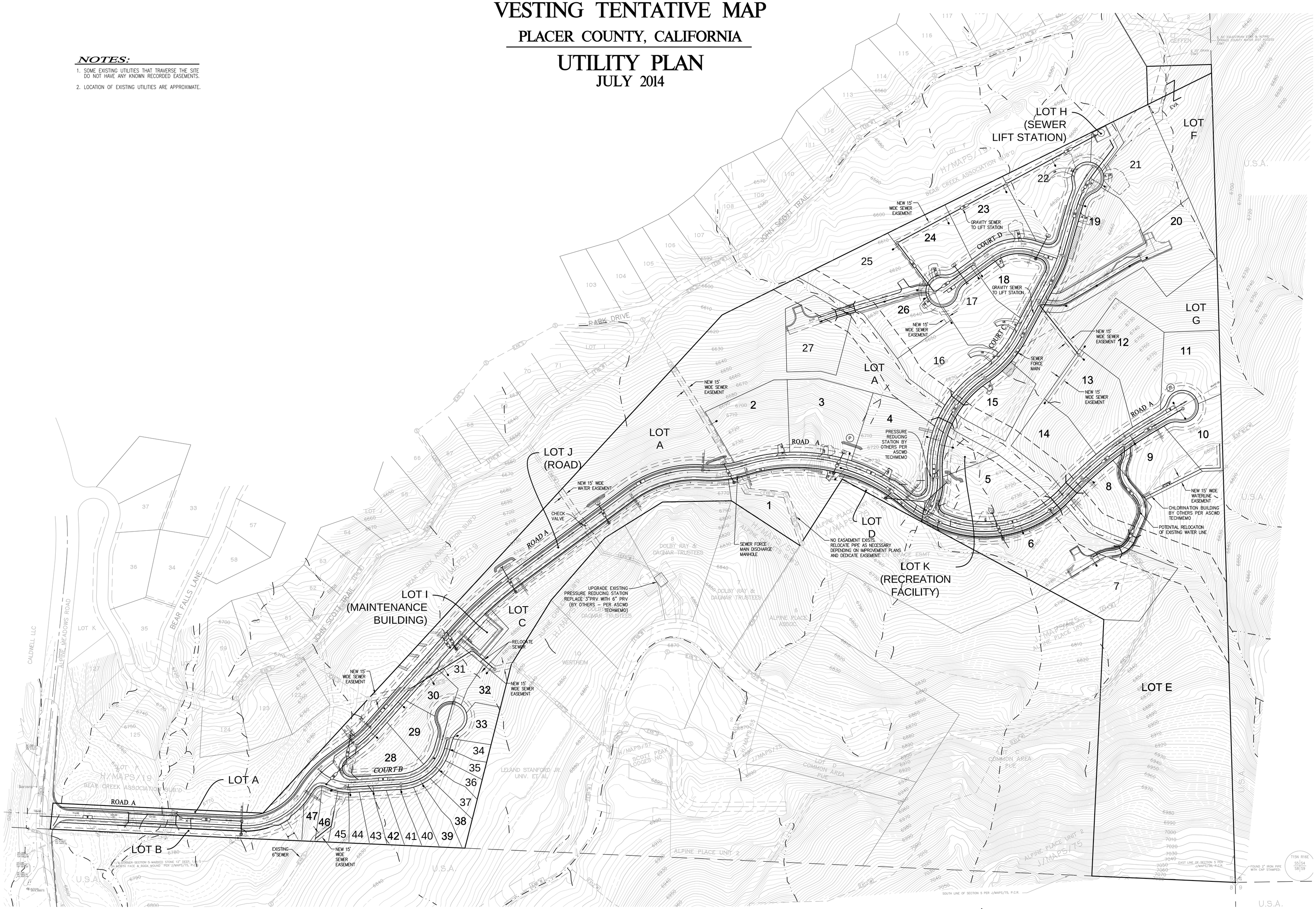
PLACER COUNTY, CALIFORNIA

UTILITY PLAN

JULY 2014

NOTES:

1. SOME EXISTING UTILITIES THAT TRAVERSE THE SITE DO NOT HAVE ANY KNOWN RECORDED EASEMENTS.
2. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE.



80 0 40 80 160

SCALE: 1" = 80

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ROSEVILLE, CA 95661 916.786.0685

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ALPINE SIERRA SUBDIVISION

VESTING TENTATIVE MAP

PLACER COUNTY, CALIFORNIA

PLANNED RESIDENTIAL DEVELOPMENT

CONCEPTUAL CONSTRUCTION PHASING PLAN

JULY 2014

TLA
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SHEET 8 OF 9

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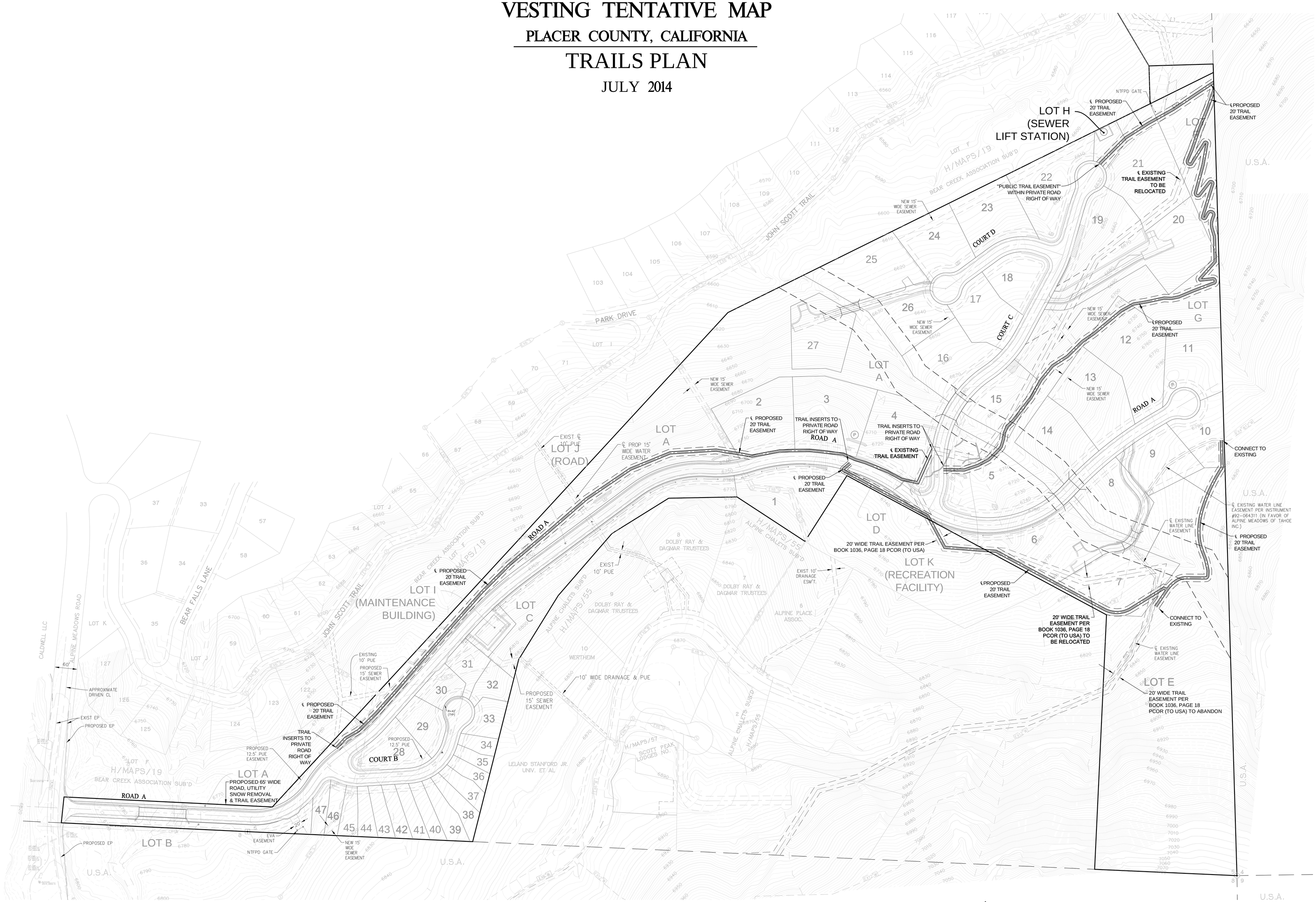
ALPINE SIERRA SUBDIVISION

VESTING TENTATIVE MAP

PLACER COUNTY, CALIFORNIA

TRAILS PLAN

JULY 2014



N

80 0 40 80 160

SCALE: 1" = 80

TLA ENGINEERING & PLANNING
1504 EUREKA ROAD, SUITE 110
ROSEVILLE, CA 95661 916.786.0685

SHEET 9 OF 9

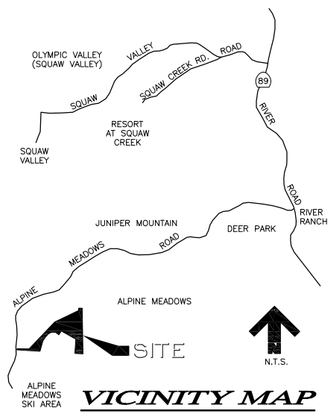
File: L:\1proj\11xx\1142\dwg\PD-USE-PERMIT\UP_SH109-TRAILS.dwg Jul 14, 2014 - 2:10pm eainkler

APPENDIX B-2

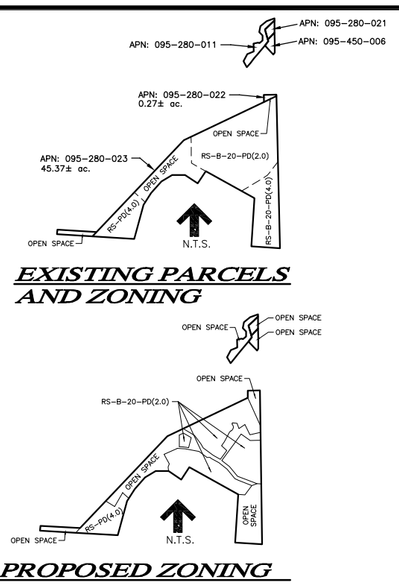
Alternative B Tentative Map

ALPINE SIERRA SUBDIVISION

OPTION B
VESTING TENTATIVE MAP
PLACER COUNTY, CALIFORNIA
PLANNED RESIDENTIAL DEVELOPMENT
PD-USE PERMIT / SITE PLAN
NOVEMBER 2016



VICINITY MAP



EXISTING PARCELS AND ZONING

PROPOSED ZONING

SHEET INDEX

PROJECT INFORMATION

PROPERTY NOTES

ASSESSOR PARCEL NUMBERS:	095-280-011, 095-280-021, 022 & 023 095-450-006		
USE:	VACANT/UNDEVELOPED		
ZONING:	RS-PD(4.0), RS-B-20-PD(4.0) RS-B-20-PD(2.0), O		
GENERAL PLAN:	RESIDENTIAL		
		#	ACRES
EXISTING NUMBER OF PARCELS:		5	47.21± ac.

UTILITY PROVIDERS:

WATER:	Alpine Springs County Water District (ASCWD)
SEWER:	Alpine Springs County Water District
GAS & ELECTRIC:	Liberty Utilities
TELEPHONE:	AT&T
CABLE TV:	Comcast Charter Suddenlink

SERVICE PROVIDERS:

SCHOOL DISTRICT:	Tahoe Truckee Unified School District
FIRE PROTECTION:	North Tahoe Fire Protection District – per contract with ASCWD
POLICE PROTECTION:	Placer County Sheriff's Department
SOLID WASTE:	Tahoe Truckee Sierra Disposal
DOMESTIC WATER	Alpine Springs County Water District
WASTE WATER	Alpine Springs County Water District

LAND USES

100 TO PLACER COUNTY
PRIVATE ROAD & UTILITY EASEMENT
RESIDENTIAL LOTS
OPEN SPACE (COMMON AREA)

LEGEND

- PROJECT BOUNDARY
- LOT LINES
- R/W – EXISTING
- R/W – PROPOSED
- EASEMENT–EXISTING
- EASEMENT–PROPOSED
- BUILDING SETBACKS

AVALANCHE LEGEND

COUNTY PAHA ZONES

1 CHANCE IN 20 OF SLIDE EACH YEAR *

1 CHANCE IN 100 OF SLIDE EACH YEAR *

* AVALANCHE HAZARD STUDY (HEYWOOD, 2013)

PD ORDINANCE DENSITY

High Density (western area)	
Base Zoning	RS-PD (4.0)
Minimum Lot area under base zoning	10,000 sq.ft.
Parcel Size	4.14 acres
Deduction for slopes 30% & greater	0.51 acres
85% of area of 30% or greater slopes	0.60 acres
Net Buildable area	3.63 acres
Standard deduction for subdivision roads	0.73 acres
Maximum Units on Base Zoning	11.62
Net Buildable units of PD 4.0	11.62
Buildable units w/50% cap over base	17.42
Number of Units proposed	10
Required PD Open Space	0.83 acres
Proposed PD Open Space	0.35 acres

Low Density (eastern area)	
Base Zoning	RS-PD (2.0)
Minimum Lot area under base zoning	20,000 sq.ft.
Parcel Size	23.18 acres
Deduction for slopes 30% & greater	9.68 acres
85% of area of 30% or greater slopes	8.23 acres
Net Buildable area	14.95 acres
Standard deduction for subdivision roads	2.99 acres
Maximum Units on Base Zoning	26.05
Net Buildable units of PD 4.0	23.92
Buildable units w/50% cap over base	39.08
Number of Units proposed	28
Required PD Open Space	4.64 acres
Proposed PD Open Space	1.59 acres

Remainder APNs 095-280-011 & 021, & 095-450-006	
Existing Zoned "O"	2.4 acres

Additional Open Space Rezone	
Lot D rezone to "O" from RS B 20 PD (4.0)	5.7 acres
Lot C rezone to "O" from RS B 20 PD (2.0)	1.0 acres
Lot A rezone to "O" from RS B 20 PD (2.0)	1.26 acres
Lot E rezone to "O" from RS B 20 PD (2.0)	2.68 acres
Lot C rezone to "O" from RS PD (4.0)	1.19 acres

Total Project PD Open Space Required	5.47 acres
Total Project Open Space Proposed	20.85 acres

PROPOSED LOT STANDARDS

	LOW DENSITY	HIGH DENSITY
MINIMUM LOT SIZE	0.40 acres	0.20 acres
AVERAGE LOT SIZE	0.65 acres	0.29 acres
MAXIMUM LOT SIZE	0.999 acres	0.40 acres
SETBACKS: † FRONT (MIN) REAR (MIN) SIDE (MIN)	20'–25' * 20' * 7.5' *	
BUILDING COVERAGE	SEE PROJECT DEVELOPMENT STANDARDS	
BUILDING HEIGHT	35 FEET *	35 FEET *

* SEE PROJECT DEVELOPMENT STANDARDS
† PER 17.50.010

ENGINEER

TLA ENGINEERING & PLANNING, INC.
1504 EUREKA ROAD, SUITE 110
ROSEVILLE, CA 95661
PHONE: (916) 786-0685
FAX: (916) 786-0529

OWNER/DEVELOPER

OWNED BY 1/3RD SEPARATE INTERESTS:
- TAHOE ALPINE PARTNERS, LLC, A NEVADA LIMITED LIABILITY COMPANY
- BCNC LLC, AN OREGON LIMITED LIABILITY COMPANY
- DIANA MONTEITH–RUBIN AND FREDRIC M RUBIN – ALPINE LLC, AN OREGON LIMITED LIABILITY COMPANY

C/O CHRIS NELSON, MEMBER
CAPSTONE PARTNERS LLC, ENTITLEMENT MANAGER
1015 NW 11TH AVENUE, SUITE 243
PORTLAND, OR 97209
PHONE: (503) 226-1972, #110 (o)
(530) 226-1973 (f)

TLA
ENGINEERING & PLANN
1504 EUREKA ROAD, SUITE 110
ROSEVILLE, CA 95661 916.786.0685

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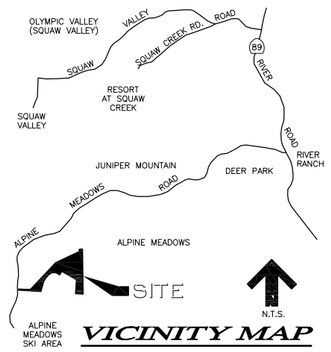
ALPINE SIERRA SUBDIVISION

OPTION 'B'

VESTING TENTATIVE MAP

PLACER COUNTY, CALIFORNIA

NOVEMBER 2016



VICINITY MAP

UTILITY PROVIDERS:

WATER:	Alpine Springs County Water District
SEWER:	Alpine Springs County Water District
GAS & ELECTRIC:	Sierra Pacific Power
TELEPHONE:	AT&T
CABLE TV:	USA Media Company

SERVICE PROVIDERS:

SCHOOL DISTRICT:	Tahoe Truckee Unified School District
FIRE PROTECTION:	North Tahoe Fire Protection District
POLICE PROTECTION:	Placer County Sheriff's Department
SOLID WASTE:	Tahoe Truckee Sierra Disposal

LEGEND

- PROJECT BOUNDARY
- LOT LINES
- R/W – EXISTING
- R/W – PROPOSED
- EASEMENT
- BUILDING SETBACKS
- Ⓟ POTENTIAL PUMP LOT
- W PROPOSED WATER
- S M.H. PROPOSED SEWER & M.H.
- FM PROPOSED SEWER FORCE MAIN
- PROPOSED WATER VALVE
- PROPOSED WATER BLOWOFF VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED AIR RELEASE VALVE
- PROPOSED STORM DRAIN CULVERT
- POTENTIAL AVALANCHE HAZARD AREA (PAHA)
- 6650 PROPOSED CONTOURS –INDEX
- PROPOSED CONTOURS –INTERMEDIATE
- PROPOSED RETAINING WALL
- NO ACCESS EASEMENT
- INFILTRATION TRENCH
- LEVEL SPREADER
- BRIDGE
- MEANDERING DRAINAGE EASEMNT
- WETLAND IMPACT

PROJECT INFORMATION

PROPERTY NOTES

ASSESSOR PARCEL NUMBERS:	095–280–011, 095–280–021, 022 & 023, 095–450–006		
USE:	VACANT/UNDEVELOPED		
ZONING:	RS–PD(4.0), RS–B–20–PD(4.0) RS–B–20–PD(2.0), O		
GENERAL PLAN:	RESIDENTIAL		
		#	ACRES
EXISTING NUMBER OF PARCELS:		5	47.21± ac.

GENERAL NOTES:

A. Parking
All individual residential parcels are required to provide a minimum of two parking spaces per residence. Spaces can be a combination of garage spaces and carport or uncovered parking spaces.

B. Grading
Residential lots shall be custom graded for building pads & driveways.
See Grading & Drainage Plan for impacts to wetland resources.

C. Septic Systems
There are no known existing wells, abandoned wells, sumps or any other underground septic systems on the property.

D. Signage
There are no signs planned at this time.

E. Tentative Map
Dimensions & areas shown are approximate & subject to change.
Tentative Map conforms to Section 16.12 of the Placer County Code.

F. Final Map
Applicant reserves the right to record multiple final maps.

G. Survey
Some Ground obscured by snow at time of survey.

H. Open Space Lots
Under common ownership. Lots A,B,C,D,E,F & G

I. Fuel Management Zone Easement
A Blanket Fuel Management Zone Easement (FMZE) is proposed over the entire site.

J. Driveways
All driveways must be at least 20' long as measured from the proposed edge of pavement, back of curb, or back of sidewalk to the face of any garage.

K. Public Purpose Lots
Under common ownership. Lot H: Sewer Lift Station, Lot I: Maintenance Building and Lot J: Roadway

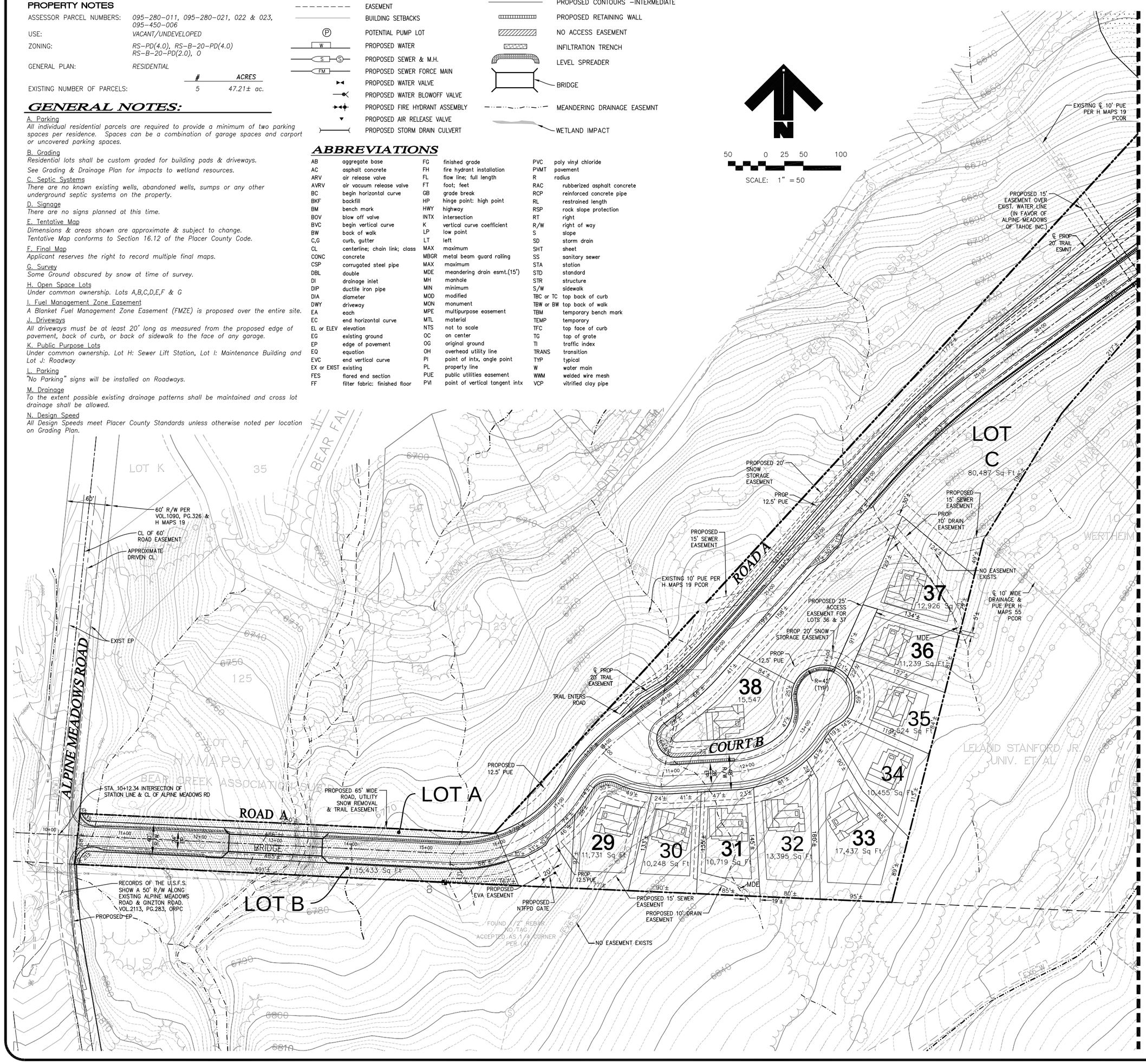
L. Parking
"No Parking" signs will be installed on Roadways.

M. Drainage
To the extent possible existing drainage patterns shall be maintained and cross lot drainage shall be allowed.

N. Design Speed
All Design Speeds meet Placer County Standards unless otherwise noted per location on Grading Plan.

ABBREVIATIONS

AB	aggregate base	FG	finished grade	PVC	poly vinyl chloride
AC	asphalt concrete	FH	fire hydrant installation	PVMT	pavement
ARV	air release valve	FL	flow line; full length	R	radius
AVRV	air vacuum release valve	FT	foot; feet	RAC	rubberized asphalt concrete
BC	begin horizontal curve	GB	grade break	RCP	reinforced concrete pipe
BKF	backfill	HP	hinge point: high point	RL	restrained length
BM	bench mark	HWY	highway	RSP	rock slope protection
BOV	blow off valve	INTX	intersection	RT	right
BVC	begin vertical curve	K	vertical curve coefficient	R/W	right of way
BW	back of walk	LP	low point	S	slope
C,G	curb, gutter	LT	left	SD	storm drain
CL	centerline; chain link; class	MAX	maximum	SHT	sheet
CONC	concrete	MBGR	metal beam guard railing	SS	sanitary sewer
CSP	corrugated steel pipe	MAX	maximum	STA	station
DBL	double	MDE	meandering drain esmt.(15')	STD	standard
DI	drainage inlet	MH	manhole	STR	structure
DIP	ductile iron pipe	MIN	minimum	S/W	sidewalk
DIA	diameter	MOD	modified	TBC or TC	top back of curb
DWY	driveway	MON	monument	TBW or BW	top back of walk
EA	each	MPE	multipurpose easement	TBM	temporary bench mark
EC	end horizontal curve	MTL	material	TEMP	temporary
EL or ELEV	elevation	NTS	not to scale	TFC	top face of curb
EQ	existing ground	OC	on center	TG	top of grate
EP	edge of pavement	OG	original ground	TI	traffic index
EQ	equation	OH	overhead utility line	TRANS	transition
EVC	end vertical curve	PI	point of intx, angle point	TYP	typical
EX or EXIST	existing	PL	property line	W	water main
FES	flared end section	PUE	public utilities easement	WWM	welded wire mesh
FF	filter fabric: finished floor	PVI	point of vertical tangent intx	VCP	vitrified clay pipe



OWNER/DEVELOPER

OWNED BY 1/3RD SEPARATE INTERESTS:
- *TAHOE ALPINE PARTNERS, LLC, A NEVADA LIMITED LIABILITY COMPANY*
- *BCNC LLC, AN OREGON LIMITED LIABILITY COMPANY*
- *DIANA MONTEITH–RUBIN AND FREDRIC M RUBIN – ALPINE LLC, AN OREGON LIMITED LIABILITY COMPANY*

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PHONE: (503) 226–1972, #110 (o)
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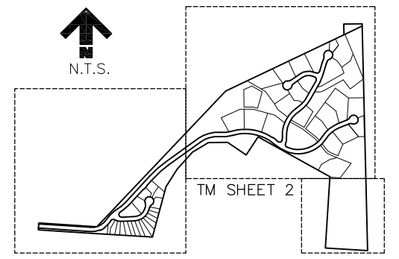
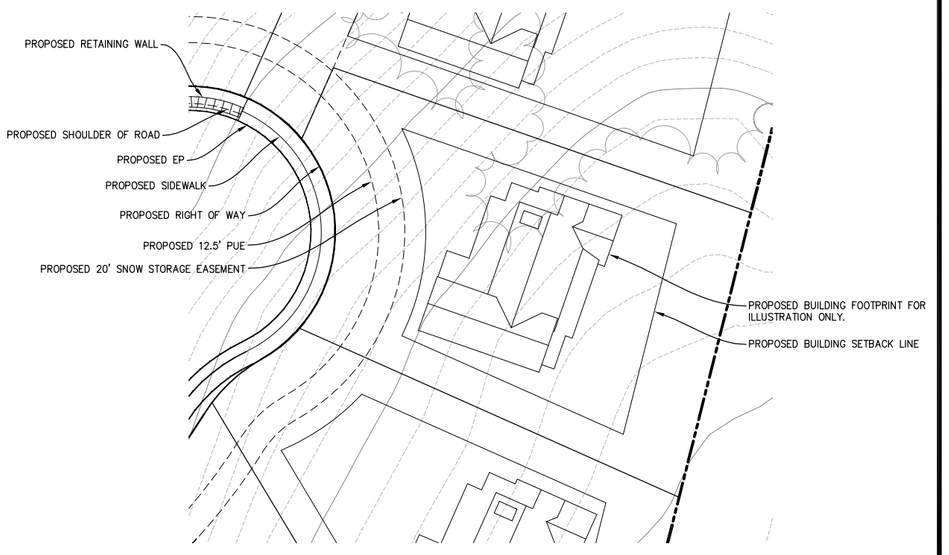


TENTATIVE MAP SHEET INDEX

I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE ;PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 2902–4266191 DATED JANUARY 03, 2013. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

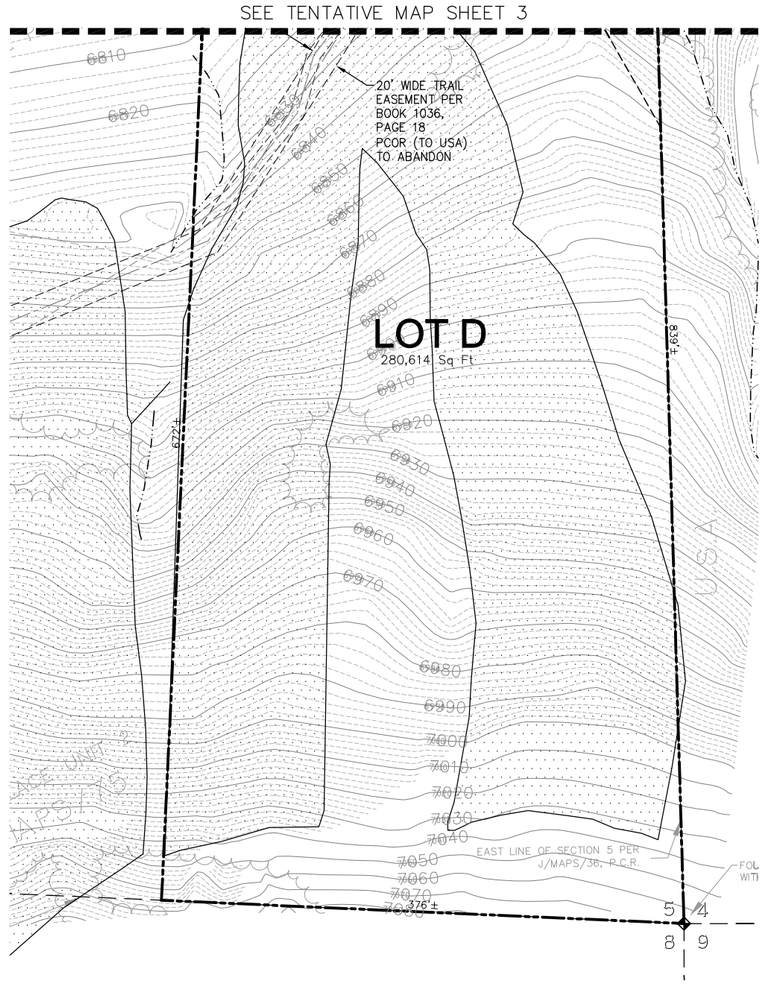
_____ DATE: _____
DENNIS MEYER PLS



TYPICAL LOT DETAIL

SCALE: 1"=20'

SEE TENTATIVE MAP SHEET 3



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ROSEVILLE, CA 95661 916.786.0685

SHEET 2 OF 9

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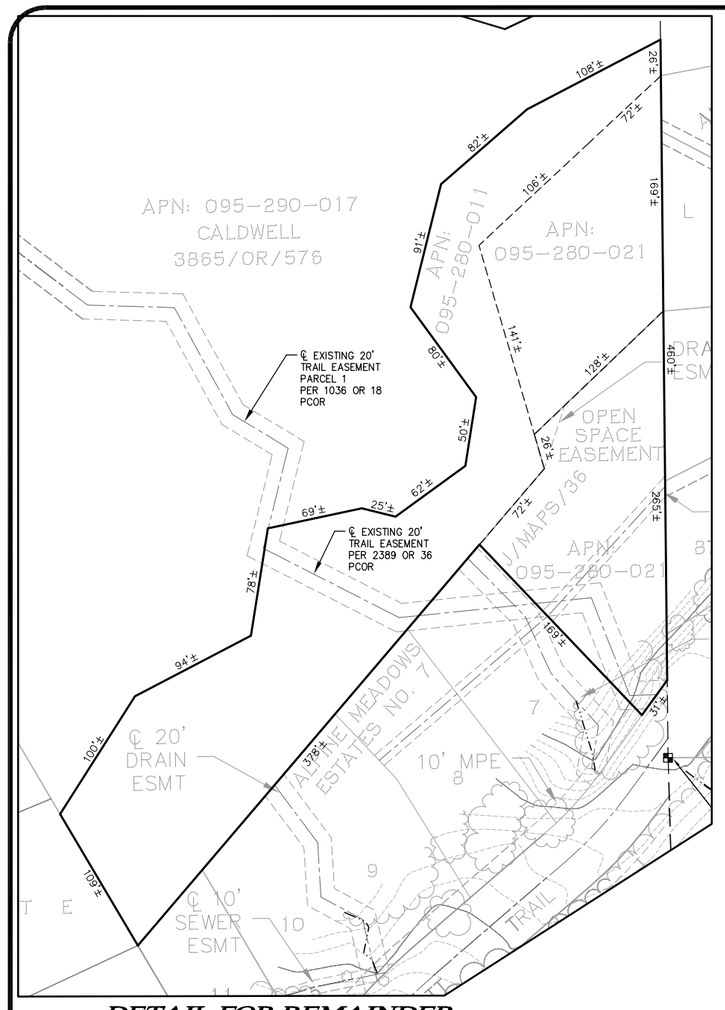
ALPINE SIERRA SUBDIVISION

OPTION 'B'

VESTING TENTATIVE MAP

PLACER COUNTY, CALIFORNIA

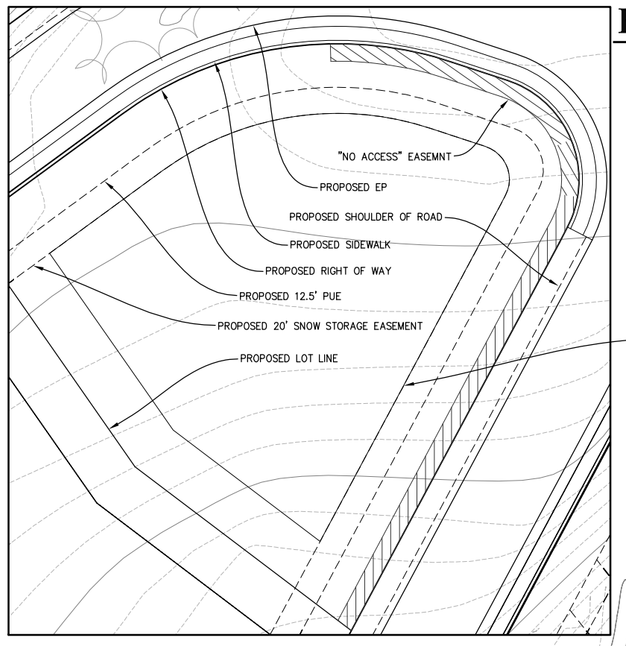
NOVEMBER 2016



DETAIL FOR REMAINDER

SCALE: 1"= 50'

*SINGLE PARCEL WITH THREE APNs



TYPICAL LOT DETAIL

SCALE: 1"=20'

OWNER/DEVELOPER

OWNED BY 1/3RD SEPARATE INTERESTS:
- TAHOE ALPINE PARTNERS, LLC, A NEVADA LIMITED LIABILITY COMPANY
- BONC LLC, AN OREGON LIMITED LIABILITY COMPANY
- DIANA MONTEITH-RUBIN AND FREDRIC M RUBIN – ALPINE LLC, AN OREGON LIMITED LIABILITY COMPANY

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N

50 0 25 50 100

SCALE: 1" = 50

File: L:\Proj\11xx\1142\dwg\PD-USE-PERMIT - Option B\UP_SHT02-03_TMAP-1.dwg JUl 14, 2017 - 1:24pm ewhicker

ALPINE SIERRA SUBDIVISION

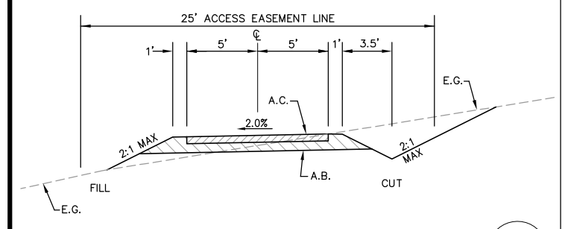
OPTION 'B'

VESTING TENTATIVE MAP

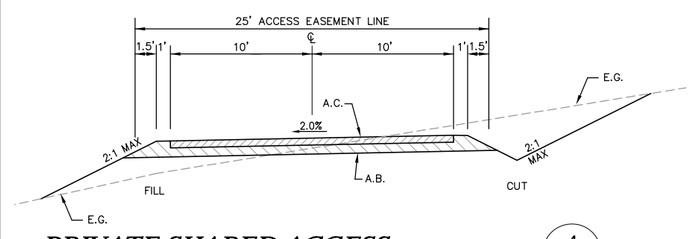
PLACER COUNTY, CALIFORNIA

NOVEMBER 2016

TYPICAL SECTIONS & DETAILS

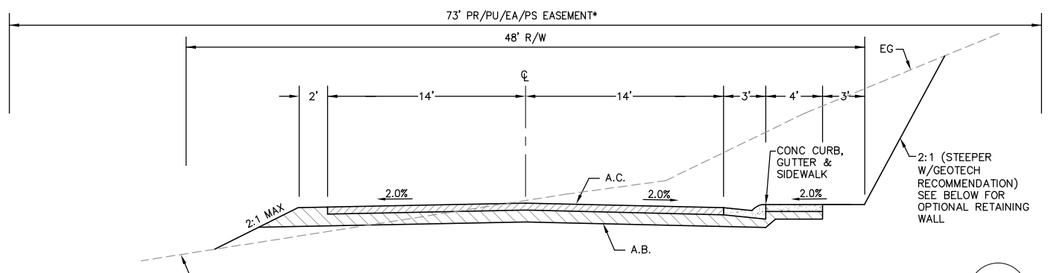


PRIVATE DRIVEWAY
(serving 1 lot only)
PER LDM SEC. 4.05.F.6
LOTS 19 and 27
NTS

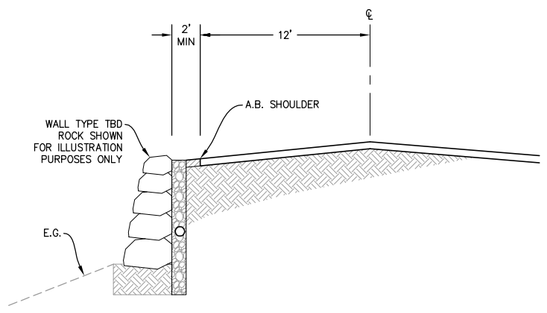


PRIVATE SHARED ACCESS
DRIVEWAY (serving 2 or more lots)
PER LDM SEC. 4.05.F.6
LOTS 6, 7, 20, 25, & 28)
NTS

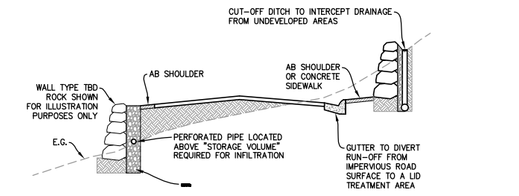
4
-



MODIFIED RURAL MINOR RESIDENTIAL (PLATE R-3)
WITH CONCRETE CURB & GUTTER
Court B
NTS

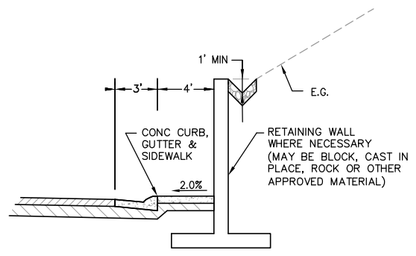


TYPICAL FILL SLOPE RETAININ WALL
NTS

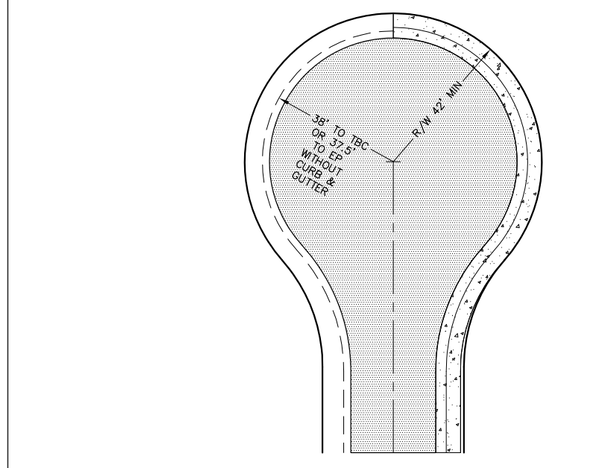


LID DEVELOPMENT
ROAD SECTIONS WITH
RETAINING WALLS
NTS

9
-

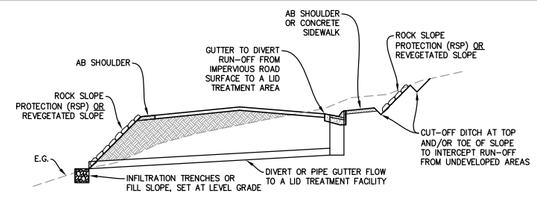


OPTIONAL RETAINING WALL
NTS



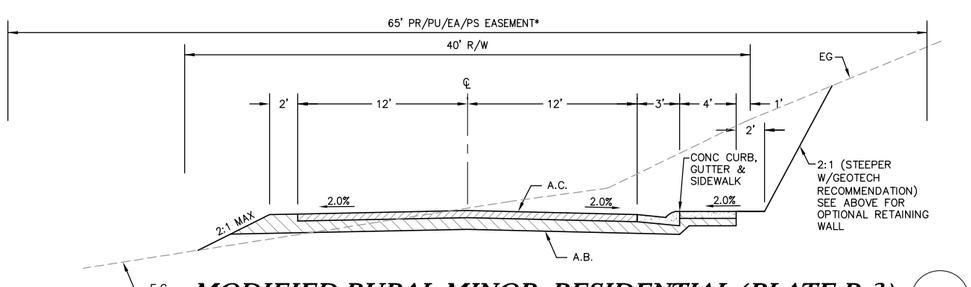
TYPICAL CUL-DE-SAC
(PLATE R-9)
SCALE: 1"=20'

6
-

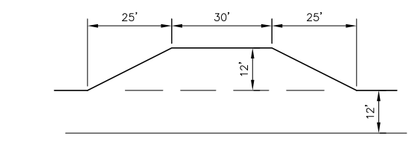


LID DEVELOPMENT
ROAD SECTIONS WITH
CUT & FILL SLOPES
NTS

8
-

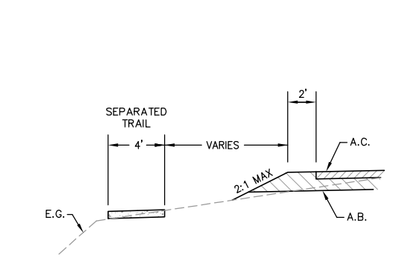


MODIFIED RURAL MINOR RESIDENTIAL (PLATE R-3)
WITH CONCRETE CURB & GUTTER - NO PARKING
Road A - Sta. 32+00 to End
Court C - (CG&SW on UPHILL SIDE OF ROADWAY)
NTS

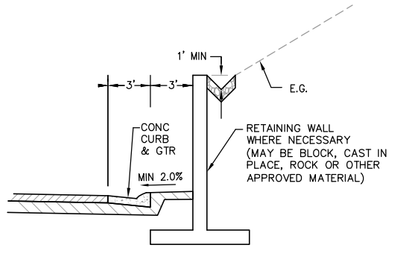


DRIVEWAY TURNOUT
NTS

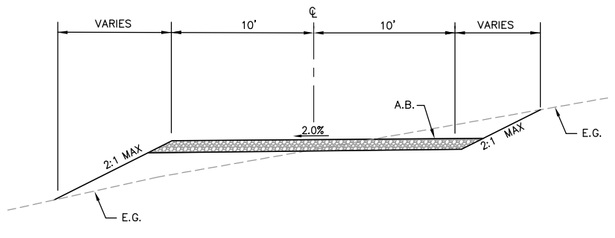
7
-



OPTIONAL SEPARATED TRAIL
NTS

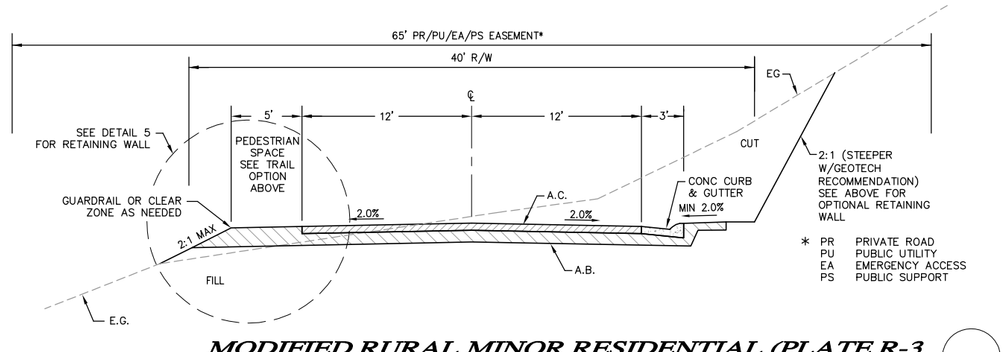


OPTIONAL RETAINING WALL
NTS

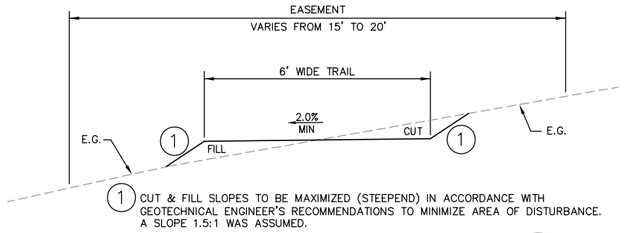


EVA SECTION

1
NTS



MODIFIED RURAL MINOR RESIDENTIAL (PLATE R-3,
NO PARKING
ROAD A - without cut slope retaining wall
BEGINNING to STA. 32+00
NTS



PROPOSED TRAIL
SECTION (TYP)
NTS

APPROVED: *Jim Hockaday*
DIRECTOR OF PUBLIC WORKS

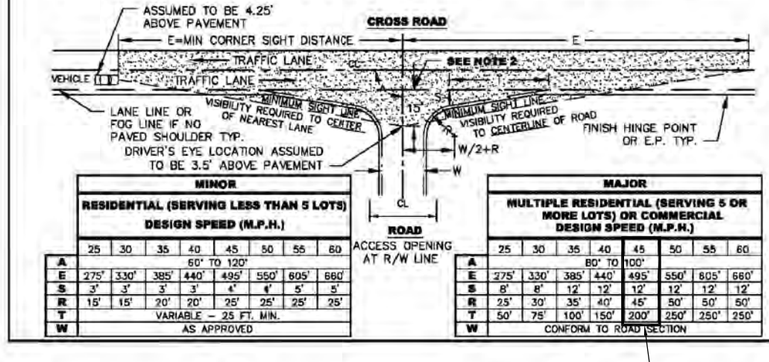
COUNTY OF PLACER
DEPARTMENT OF PUBLIC WORKS

ROADWAY CONNECTIONS

DATE: JULY, 2005 | NTS | PLATE **R-17** (27-1)

NOTES:

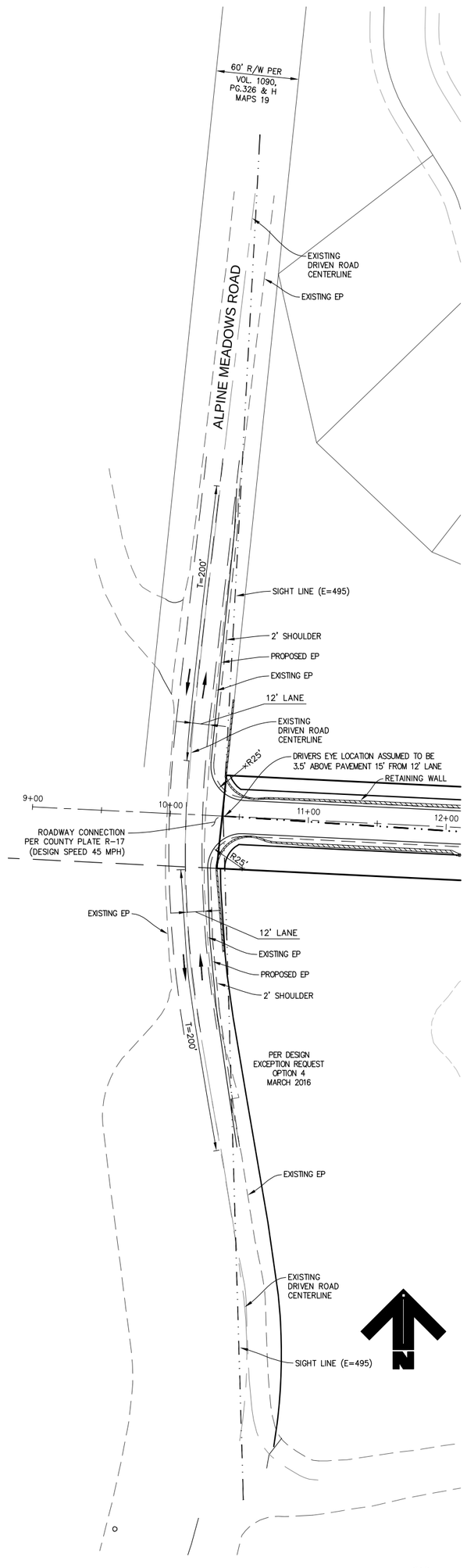
1. INTERSECTING R/W LINES AT ROADWAY CONNECTIONS SHALL BE JOINED BY A 25 FT. OR GREATER RADIUS CURVE TO ALLOW FOR ROADWAY IMPROVEMENTS.
2. SETBACK = 15 FT. MIN. FROM EDGE OF TRAVELED WAY. THIS ASSUMES 6 FT. TO STOP BAR, 1 FT. FOR STOP BAR, AND 8 FT. FROM THE FRONT OF BUMPER TO THE DRIVER. THIS SETBACK MAY BE REQUIRED TO BE INCREASED UP TO 30 FT. DUE TO INTERSECTION LAYOUT.
3. IN BOTH DIRECTIONS OF TRAVEL ALONG THE CROSSROAD, SIGHT DISTANCE (E) IS TO BE MEASURED ALONG THE CROSSROAD CL FOR TWO LANE CROSSROADS, AND ALONG THE CL OF THE NEAREST LANE TO THE ROAD FOR MULTI-LANE ROADS.
4. WHERE RESTRICTIVE CONDITIONS DO NOT ALLOW COMPLIANCE WITH THE SPECIFIED SIGHT DISTANCE REQUIREMENTS, THE ENGINEER MAY APPROVE A REDUCTION OF THE CORNER SIGHT DISTANCE TO NO LESS THAN THE MINIMUM STOPPING SIGHT DISTANCE AS OUTLINED IN THE CALTRANS HIGHWAY DESIGN MANUAL.
5. LINE OF SIGHT CLEARANCE SHALL TAKE INTO ACCOUNT EXISTING/FUTURE LANDSCAPING.



MINOR								
RESIDENTIAL (SERVING LESS THAN 5 LOTS) DESIGN SPEED (M.P.H.)								
	25	30	35	40	45	50	55	60
A	50' TO 120'							
E	275'	330'	385'	440'	495'	550'	605'	660'
S	3'	3'	3'	3'	4'	5'	5'	
R	15'	15'	20'	20'	25'	25'	25'	
T	VARIABLE - 25 FT. MIN.							
W	AS APPROVED							

MAJOR								
MULTIPLE RESIDENTIAL (SERVING 5 OR MORE LOTS) OR COMMERCIAL DESIGN SPEED (M.P.H.)								
	25	30	35	40	45	50	55	60
A	80' TO 100'							
E	275'	330'	385'	440'	495'	550'	605'	660'
S	8'	8'	12'	12'	12'	12'	12'	12'
R	25'	30'	35'	40'	45'	50'	50'	50'
T	50'	75'	100'	150'	200'	250'	250'	250'
W	CONFORM TO ROAD SECTION							

45 MPH DESIGN SPEED



ALPINE MEADOWS RD. & ROAD "A"
INTERSECTION
SITE DISTANCE DETAIL
SCALE: 1"=40'

10
-

NOTE:
PRELIMINARY DESIGN IS BASED UPON PRELIMINARY SURVEY. DESIGN LEVEL TOPOGRAPHIC SURVEY WILL BE DONE FOR FINAL CONSTRUCTION DOCUMENTS.

TLA
ENGINEERING & PLANN
1504 EUREKA ROAD, SUITE 110
ROSEVILLE, CA 95661 916.786.0685

File: L:\proj\11xx\1142\dwg\PD-USE-PERMIT - Option B\UP_SHT04-XSECT.dwg Jul 14, 2017 - 2:26pm ewinkler

ALPINE SIERRA SUBDIVISION

OPTION 'B'

VESTING TENTATIVE MAP

PLACER COUNTY, CALIFORNIA

NOVEMBER 2016

GRADING & DRAINAGE PLAN

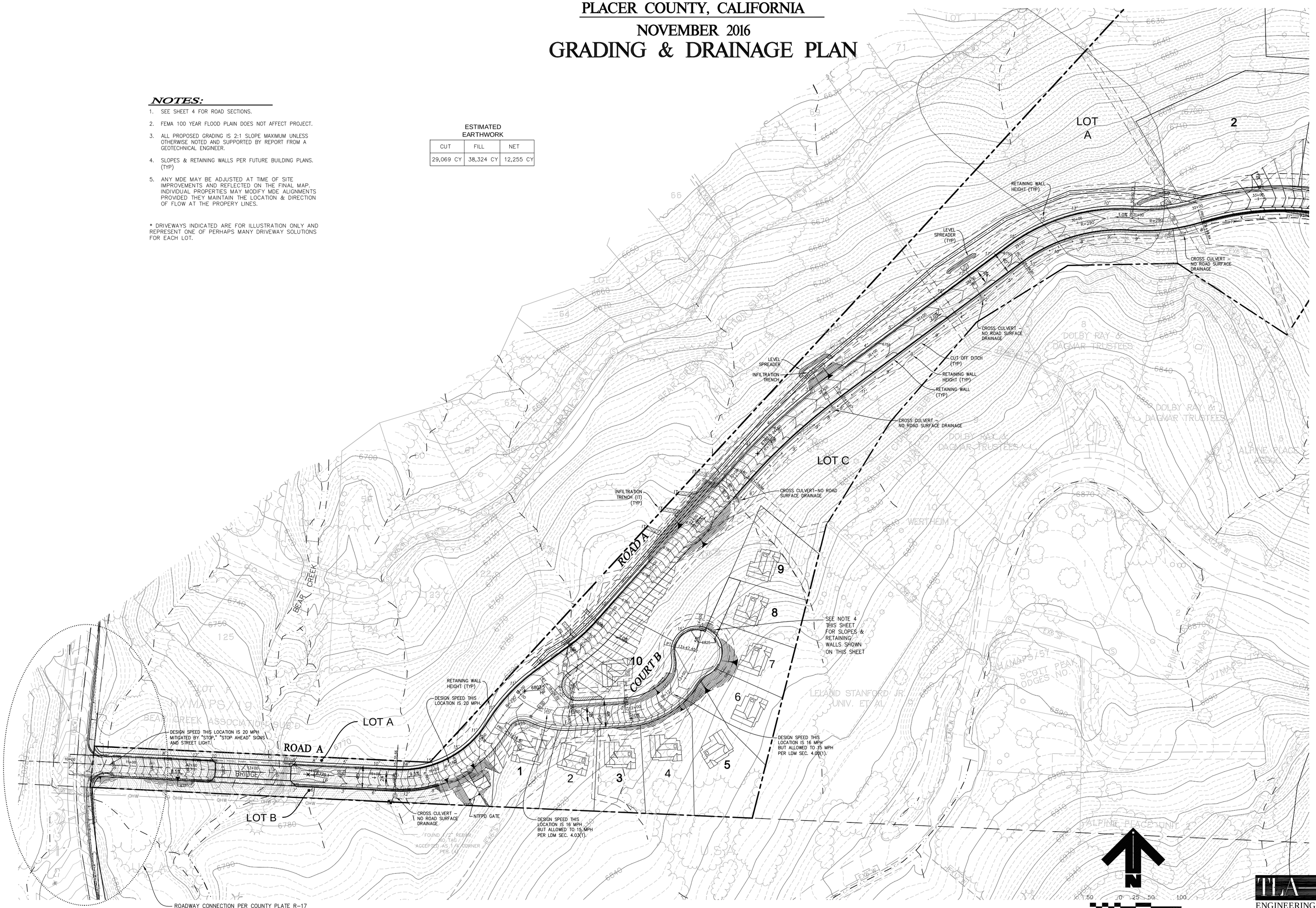
NOTES:

1. SEE SHEET 4 FOR ROAD SECTIONS.
2. FEMA 100 YEAR FLOOD PLAIN DOES NOT AFFECT PROJECT.
3. ALL PROPOSED GRADING IS 2:1 SLOPE MAXIMUM UNLESS OTHERWISE NOTED AND SUPPORTED BY REPORT FROM A GEOTECHNICAL ENGINEER.
4. SLOPES & RETAINING WALLS PER FUTURE BUILDING PLANS. (TYP.)
5. ANY MDE MAY BE ADJUSTED AT TIME OF SITE IMPROVEMENTS AND REFLECTED ON THE FINAL MAP. INDIVIDUAL PROPERTIES MAY MODIFY MDE ALIGNMENTS PROVIDED THEY MAINTAIN THE LOCATION & DIRECTION OF FLOW AT THE PROPERY LINES.

* DRIVEWAYS INDICATED ARE FOR ILLUSTRATION ONLY AND REPRESENT ONE OF PERHAPS MANY DRIVEWAY SOLUTIONS FOR EACH LOT.

ESTIMATED EARTHWORK

CUT	FILL	NET
29,069 CY	38,324 CY	12,255 CY



SCALE: 1" = 50

TLA
ENGINEERING & PLANNIN
1504 EUREKA ROAD, SUITE 110
ROSEVILLE, CA 95661 916.786.0685

SHEET 5 OF 9

File: L:\proj\11xx\1142\dwg\PD-USE-PERMIT - Option B\UP_SHT05-08_GRDG.dwg Jul 14, 2017 - 2:23pm ewinkler

ALPINE SIERRA SUBDIVISION

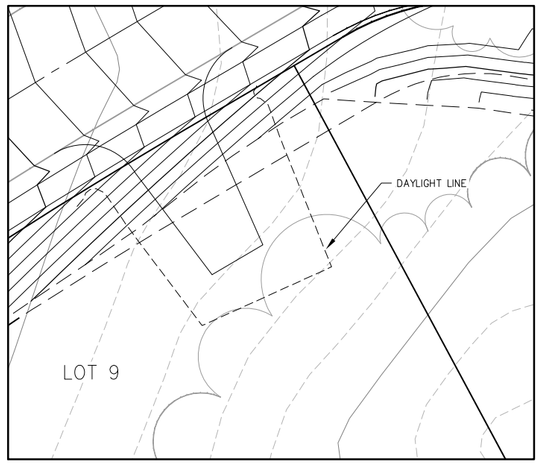
OPTION 'B'

VESTING TENTATIVE MAP

PLACER COUNTY, CALIFORNIA

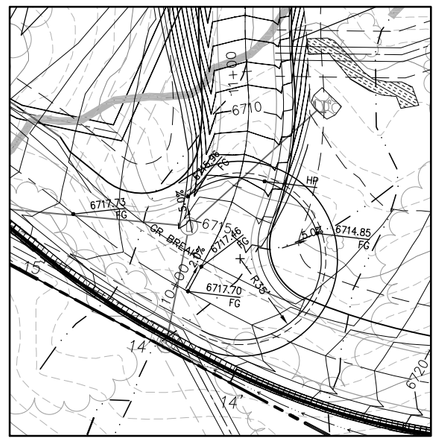
NOVEMBER 2016

GRADING & DRAINAGE PLAN



TYPICAL CUT DRIVEWAY

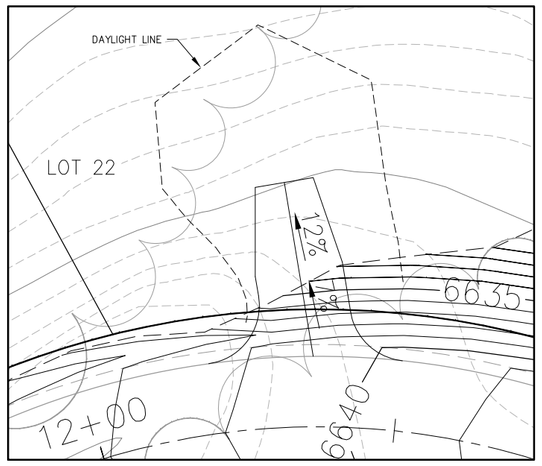
N.T.S.



TEMPORARY CUL-DE-SAC

SCALE: 1"= 30'

A
-



TYPICAL FILL DRIVEWAY

N.T.S.

NOTES:

1. SEE SHEET 4 FOR ROAD SECTIONS.
2. FEMA 100 YEAR FLOOD PLAIN DOES NOT AFFECT PROJECT.
3. ALL PROPOSED GRADING IS 2:1 SLOPE MAXIMUM UNLESS OTHERWISE NOTED AND SUPPORTED BY REPORT FROM A GEOTECHNICAL ENGINEER.
4. SLOPES & RETAINING WALLS PER FUTURE BUILDING PLANS. (TYP)
5. ANY MDE MAY BE ADJUSTED AT TIME OF SITE IMPROVEMENTS AND REFLECTED ON THE FINAL MAP. INDIVIDUAL PROPERTIES MAY MODIFY MDE ALIGNMENTS PROVIDED THEY MAINTAIN THE LOCATION & DIRECTION OF FLOW AT THE PROPERY LINES.

* DRIVEWAYS INDICATED ARE FOR ILLUSTRATION ONLY AND REPRESENT ONE OF PERHAPS MANY DRIVEWAY SOLUTIONS FOR EACH LOT.

SEWER LIFT STATION
NTFPD GATE
LOT I REC/UTILITY
LOT F
LOT H REC
LOT E
LOT G REC
LOT A
LOT J (ROAD)
LOT C
ROAD A
COURT C
BRIDGE
DRAINAGE SWALE
VEGETATIVE SWALE
INFILTRATION BASIN
INFILTRATION TRENCH
LEVEL SPREADER (TYP)
RETAINING WALL HEIGHT (TYP)
RETAINING WALL (TYP)
CUT OFF DITCH (TYP)
CROSS CULVERT – NO ROAD SURFACE DRAINAGE
855 SF IMPACTED WETLANDS
SEE DETAIL A, THIS SHEET FOR TEMPORARY CUL-DE-SAC TURNAROUND
DESIGN SPEED THIS LOCATION IS 16 MPH BUT ALLOWED TO 15 MPH PER LDM SEC. 4.03(1).
VERTICAL DESIGN SPEED THIS LOCATION IS MITIGATED BY "END OF STREET" SIGN.
DESIGN SPEED THIS LOCATION IS 16 MPH MITIGATED BY "STOP", "STOP AHEAD" SIGNS AND STREET LIGHT.
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28

50 0 25 50 100

SCALE: 1" = 50

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1504 EUREKA ROAD, SUITE 110
ROSEVILLE, CA 95661 916.786.0685

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ALPINE SIERRA SUBDIVISION

OPTION 'B'

VESTING TENTATIVE MAP

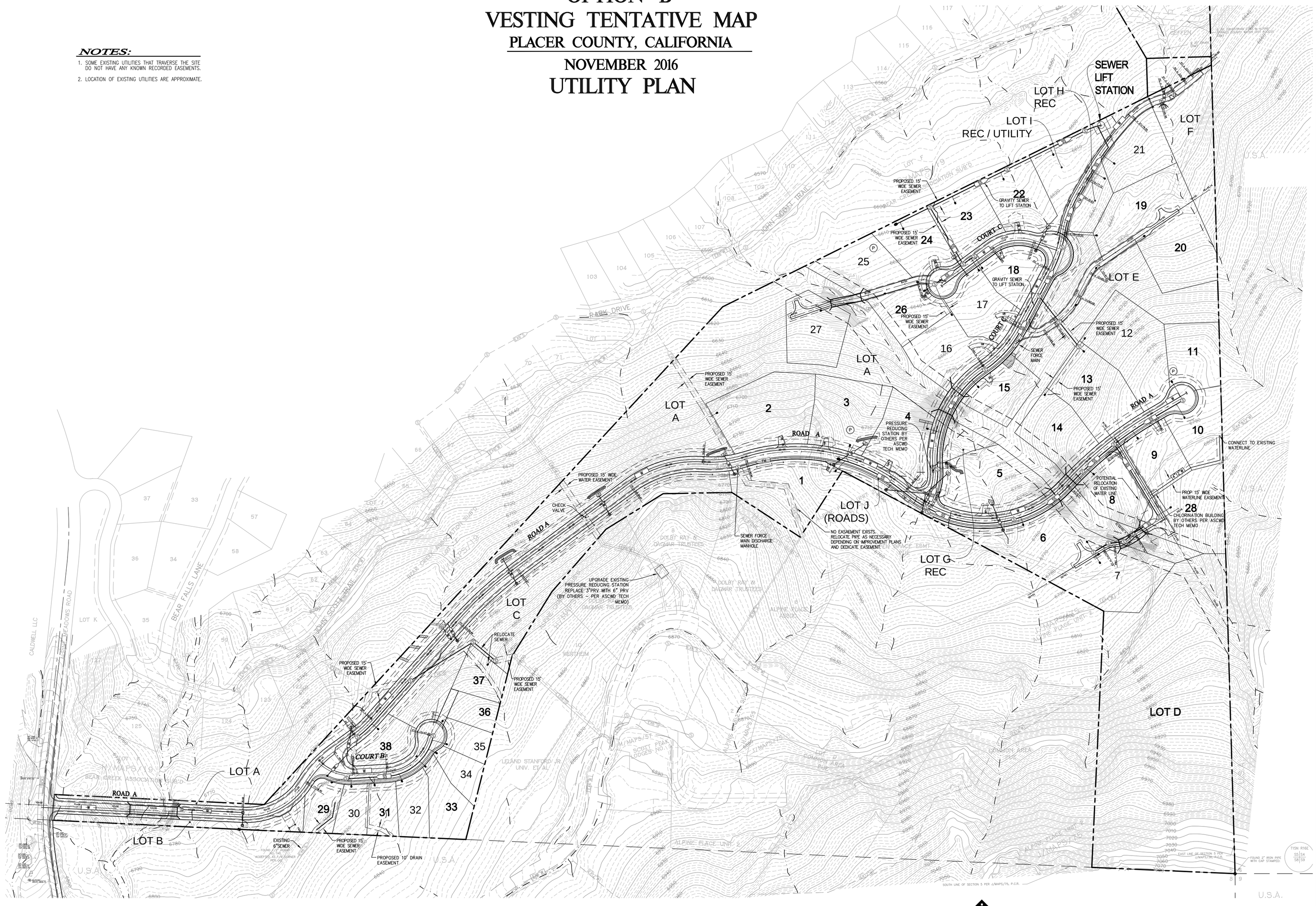
PLACER COUNTY, CALIFORNIA

NOVEMBER 2016

UTILITY PLAN

NOTES:

1. SOME EXISTING UTILITIES THAT TRAVERSE THE SITE DO NOT HAVE ANY KNOWN RECORDED EASEMENTS.
2. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE.



N

80 0 40 80 160

SCALE: 1" = 80

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ENGINEERING & PLANNIN
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ROSEVILLE, CA 95661 916.786.0685

SHEET 7 OF 9

File: L:\Proj\11xx\1142\dwg\PD-USE-PERMIT - Option B\UP_SHT07-UTIL.dwg Jul 14, 2017 - 1:35pm ewhelder

ALPINE SIERRA SUBDIVISION

OPTION 'B'

VESTING TENTATIVE MAP

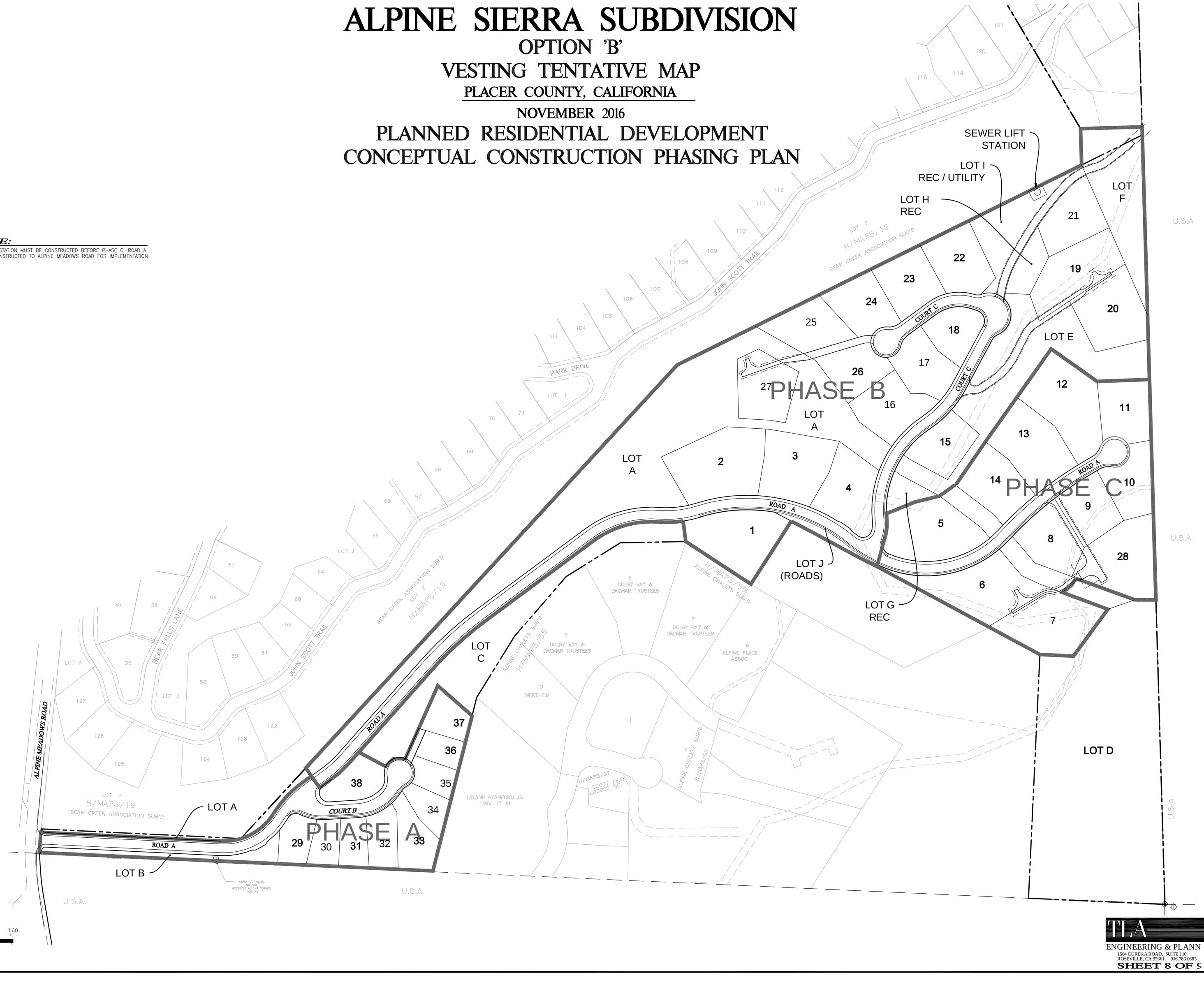
PLACER COUNTY, CALIFORNIA

NOVEMBER 2016

PLANNED RESIDENTIAL DEVELOPMENT
CONCEPTUAL CONSTRUCTION PHASING PLAN

NOTE:

SEWER LIFT STATION MUST BE CONSTRUCTED BEFORE PHASE C. ROAD A MUST BE CONSTRUCTED TO ALPINE MEADOWS ROAD FOR IMPLEMENTATION OF PHASE C.



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ENGINEERING & PLANN
1504 EUREKA ROAD, SUITE 110
ROSEVILLE, CA 95661 916.786.0685

SHEET 8 OF 9

File: L:\proj\11xx\1142\dwg\PD-USE-PERMIT - Option B\UP_SHT08-PHASE.dwg Jul 14, 2017 - 1:36pm ewinkler

ALPINE SIERRA SUBDIVISION

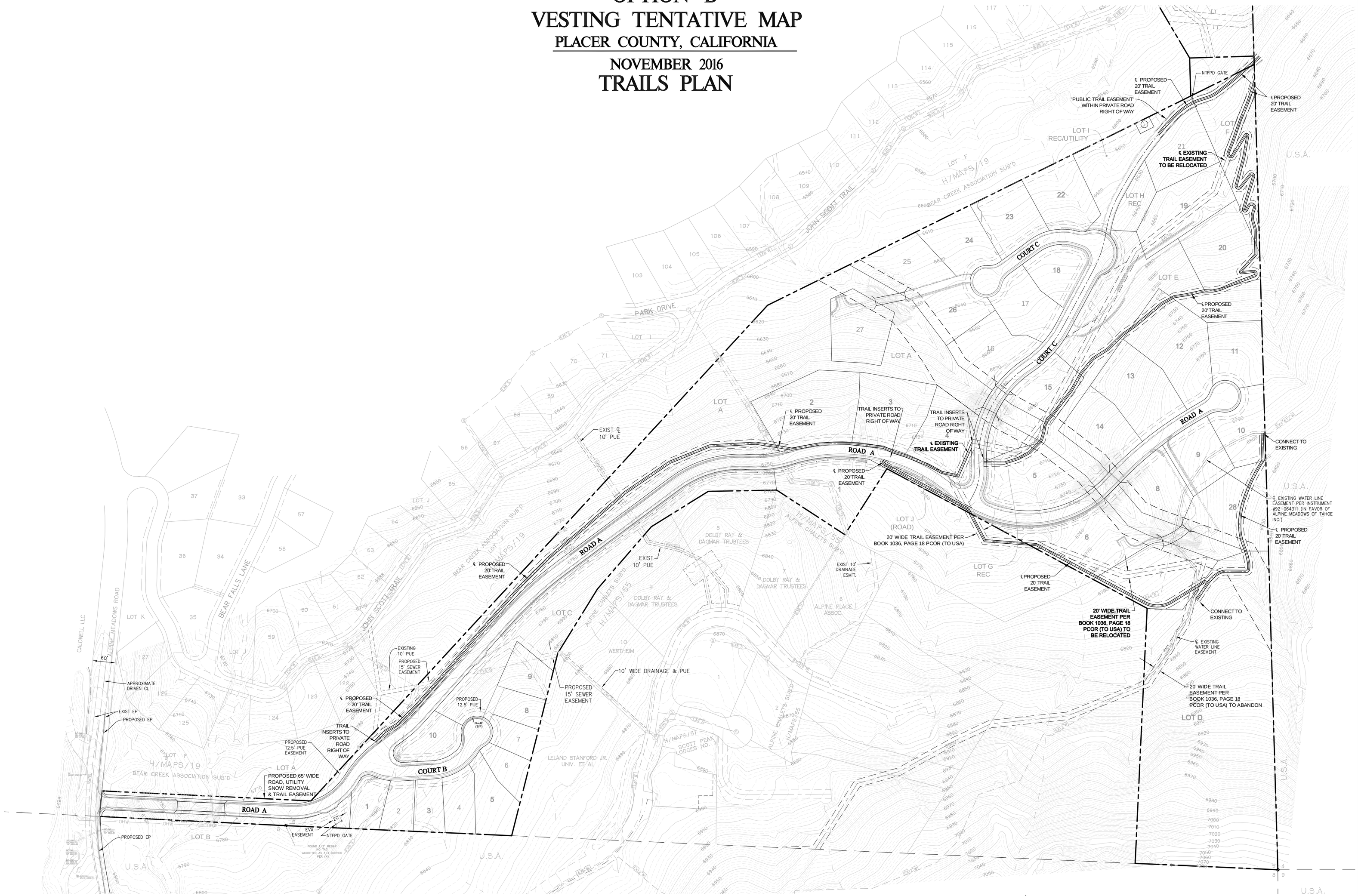
OPTION 'B'

VESTING TENTATIVE MAP

PLACER COUNTY, CALIFORNIA

NOVEMBER 2016

TRAILS PLAN



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ENGINEERING & PLANN
1504 EUREKA ROAD, SUITE 110
ROSEVILLE, CA 95661 916.786.0685

SCALE: 1" = 80

80 0 40 80 160

SHEET 9 OF 9

File: L:\Proj\11xx\1142\dwg\PD-USE-PERMIT - Option B\UP_SHT09-TRAILS.dwg Jul 14, 2017 - 1:38pm ewinkler

APPENDIX B-3

Architecture Handbook

Alpine Sierra
a planned community

Architecture Handbook

Design Guidelines & Improvement requirements

Prepared By: Dale Cox, AIA - *Principal Architect - Dale Cox Architects*
Heather M. LaHart - *Architectural Assistant - Dale Cox Architects*
Douglas Clyde - *Alpine Sierra Project*

Contents

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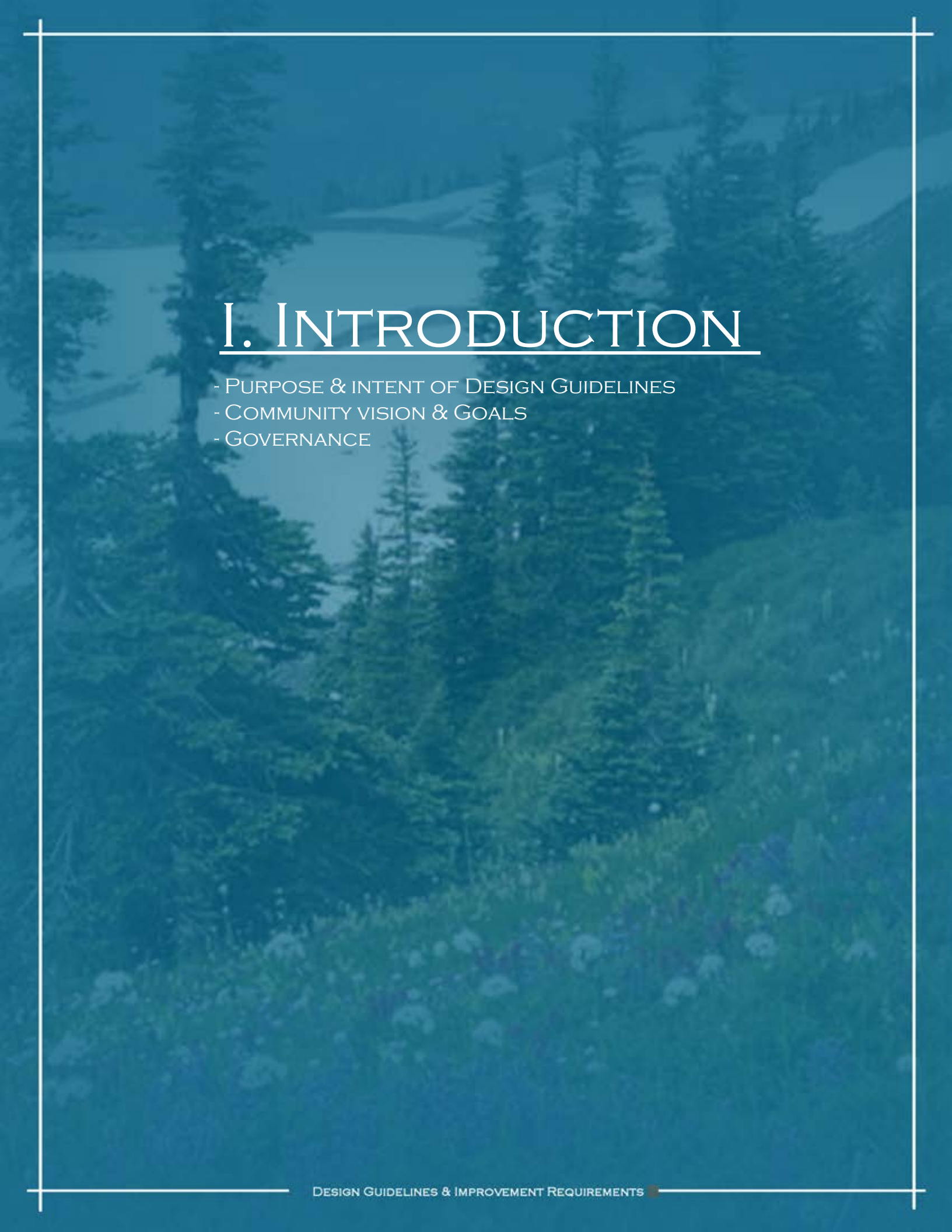
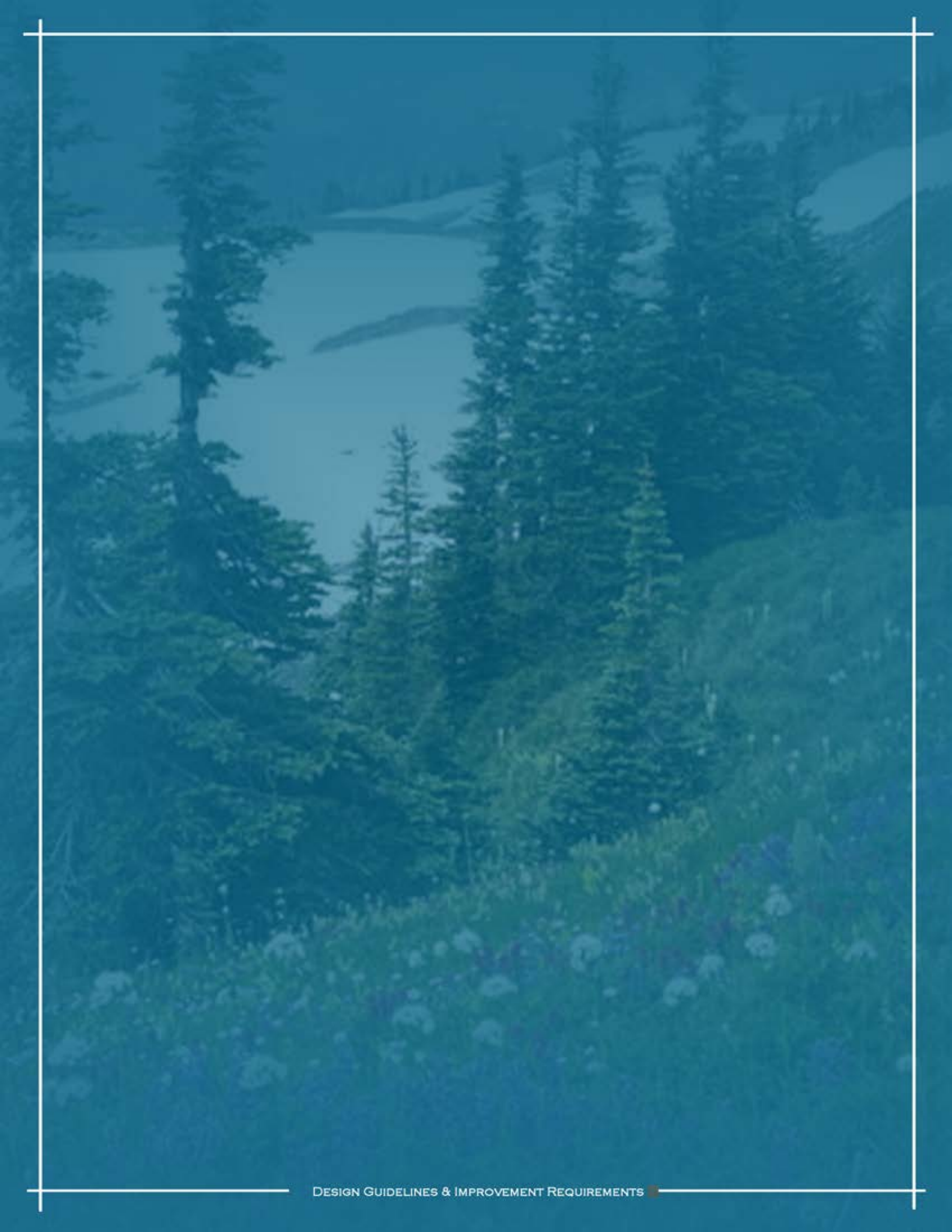


I. Introduction

- Purpose & intent of Design Guidelines
- Community vision & Goals
- Governance



1-1 Purpose & Intent of Alpine Sierra Planned Community Design Guidelines

The Alpine Sierra Planned Community offers the best of everything that Tahoe has to offer, dramatic panoramas of snow covered peaks, abundant forest and wildlife, mountain meadows, and varying landscape. Situated to the northwest of Lake Tahoe, the Alpine Sierra Planned Community is interspersed with mature conifers and encompasses rich contrasts in topography boasting an abundance of vegetation, wildlife, and distant vistas. The primary goal of the Design Committee when planning, designing, and developing the Alpine Sierra Planned Community is to maintain and preserve the land, vegetation, water, and wildlife of the surrounding area and environment.

The development of homesites at The Alpine Sierra Planned Community begins with a deep respect and consideration of the natural environment. The Alpine Sierra Planned Community is dedicated to preserving the natural surroundings. The architecture and landscape must work within the context of the development's natural environment. This can be achieved through harmonizing the building and landscape design to work with the environment, landscape, lighting, and its natural surroundings. While architectural character and variety are important, the designs of the homes of the Alpine Sierra Planned Community should demonstrate strong coherencies amongst each homes form, size, massing, material choice, and color. With that being said, it is not the intent of the Design Committee to create a development in which all homes are alike, but instead to create a compatible architectural and landscape design that is harmonious throughout the development.

These Design Guidelines have been created to integrate of the built environment and the surrounding landscape, preservation of the natural surroundings, harmonize and maximize views while maintaining property values, as a means to encompass and develop an environmentally and socially conscious mountain lifestyle. The Design Guidelines are intended to provide a general overview of the criteria for design professionals who will contribute heavily to the visual and functional characteristics of the built environment of the Alpine Sierra Planned Community. Every new building, landscaping, and any other additional uses of any property within the Alpine Sierra Planned Community must be reviewed, approved, and adhere to the Design Guidelines set herein. The Design Committee is responsible for implementing, maintaining, and upholding these Design Guidelines. They are also responsible for aiding and assisting design professionals, contractors, and homeowners with the design review process and any variations that may be required.

The Design Guidelines implement the various planning concepts and philosophy of the Alpine Sierra Planned Community. The Design Guidelines establish the design criteria and standards for all residential building uses in the Alpine Sierra Planned Community. The Design Guidelines and the Improvement Requirements contained within this document may supersede portions of the Placer County Zoning Ordinance.

1-2. Community vision & Goals

The Alpine Sierra Planned Community aims to develop and maintain the landscape and its surrounding environment by adhering, applying, and maintaining a managed and consistent approach to the built environment through the implementation of these Design Guidelines. In order to create a sustainable community, the Alpine Sierra Planned community as a whole will need to adhere to sound environmental principles as they relate to design, construction, best practices, and methods of operation over the course of the community's life.

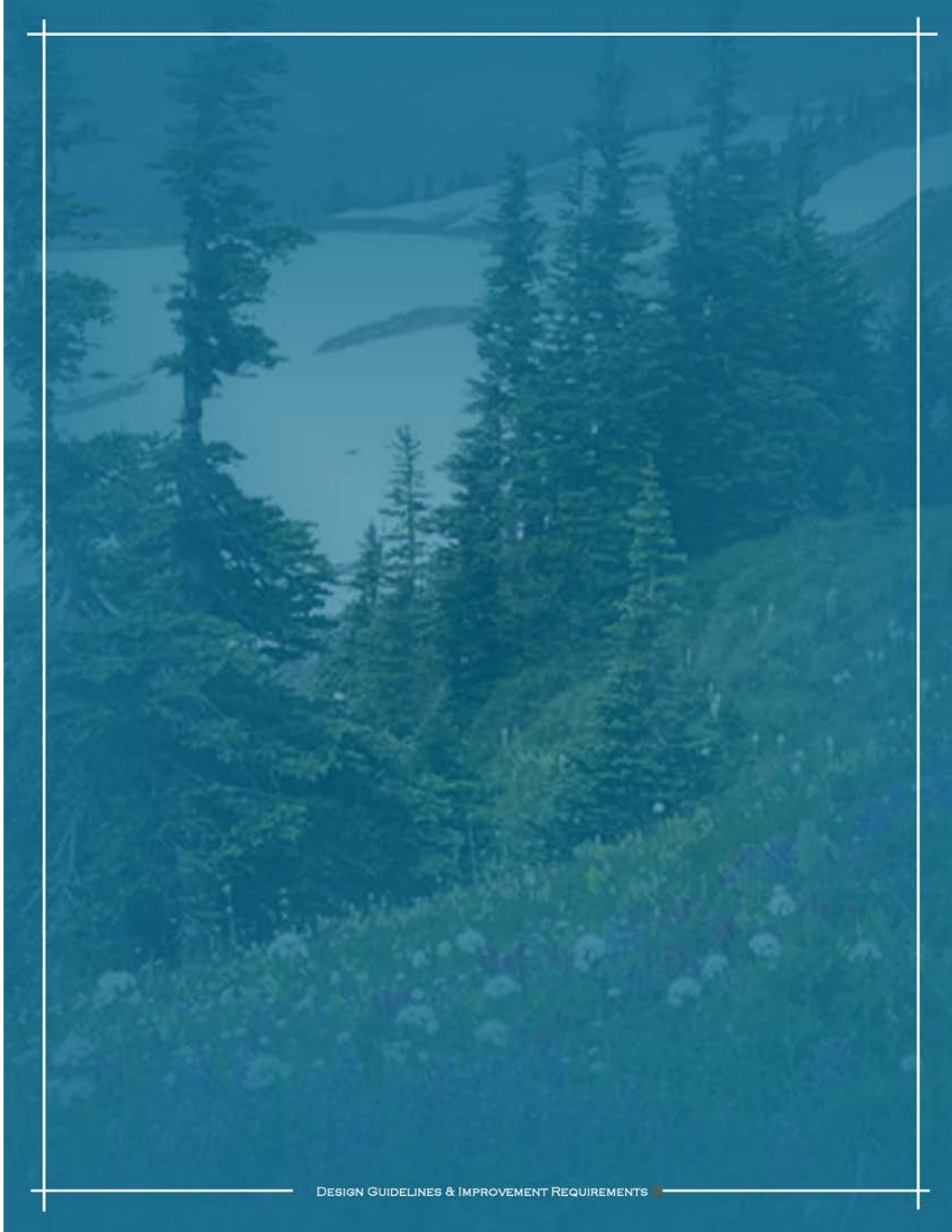
In order to ensure that this goal is met and achieved, the design professionals, contractors, homeowners, and the Design Committee will need to work together to understand, adhere, and enforce the Design Guidelines that have been developed.

1-3. Governance

The Design Guidelines for Alpine Sierra Planned Community establish various environmental and architectural standards that must be met in order to construct any residential buildings in the community. Applicants and their representatives are encouraged to participate in an informational session. This will give the applicant the opportunity to review and discuss the various conditions that are outlined in the Design Guidelines. It is the responsibility of the owner, builder, and design professionals to become familiar with the requirements of the Design Guidelines. Compliance with the Design Guidelines does not relieve the designer from obligations to also comply with all other applicable local, county, state, and federal governing codes, regulations, and/or restrictions.

II. General Policies & Procedures

- Non-Waiver
- Right of Waiver or Variance
- Exemptions
- Non-Liability



2-1. Non- Waiver

Any approval by the Design Committee of drawings, specifications or work done or proposed, or in connection with other matters requiring approval under these Design Guidelines, including a waiver by the Design Committee, shall not be deemed to constitute a waiver without subsequent approval. For example, the Design Committee may disapprove an item shown in the Construction Document submittal even though it may have been evident and could have been, but was not, disapproved at the Schematic Design Review. An oversight by the Design Committee of non-compliance at anytime during the review process, construction process or during its final inspection does not relieve the Owner from compliance with these Design Guidelines and all other applicable codes, ordinances, and laws.

2-2. Right of Waiver or Variance

The Design Committee may grant reasonable waiver, variances or adjustments from the provisions of the Design Guidelines in cases where literal application of the Design Guidelines would result in unnecessary hardship and if the granting of the variance will, in the opinion of the Design Committee, not be materially detrimental or injurious to owners of other lots. These variances may be those without limitation, restrictions upon height, size, floor area or placement of structures, time of completion or similar restrictions, when circumstances such as topography, natural obstruction, hardship, (if not caused by the owners own unapproved actions), aesthetic, or environmental consideration may require. The variance shall not affect in any way the Owners obligation to comply with all governmental laws and regulations affecting his or her use of the premise including, without limitation, County Zoning Ordinance.

2-3. Exemptions

The Design Committee owned utility and maintenance buildings, structures located on non-homesite parcels and the developer are exempted from the Design Guidelines portion of this document. However, the Design Committee will endeavor to attain as high a level of conformance with these standards as is practical for these types of facilities.

2-4. Non-Liability

Neither the Design Committee, its agents and employees, any member thereof, employee thereof, nor the Declarator, shall be liable to the Association or to any Owner, any Contractor, or other person for any loss or damage claimed on account of any of the following if the party acted in good faith.

- The approval or disapproval of any plans, drawings and specifications whether or not defective or in compliance.

- The construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications and whether or not defective.

- The development or manner of development of any homesite within Alpine Sierra Planned Community.

- Processing and enforcement of the governing documents, including the Design Guidelines.

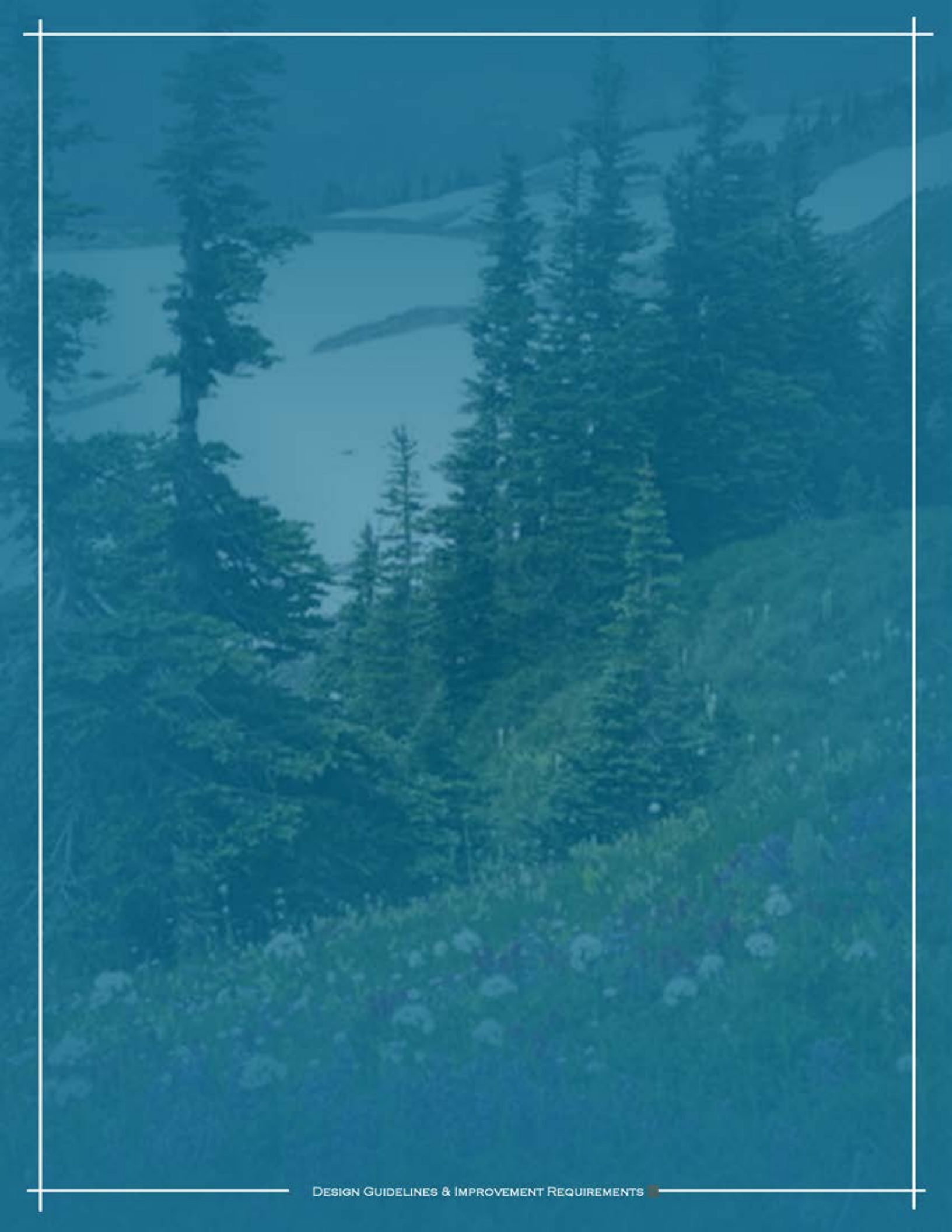
(2-4. Non-Liability Continued)

Every Owner or other person, by submittal of plans and specifications to the Design Committee for approval, agrees not to bring any action or suit against the Design Committee, any of its members, agents, or administrators, The Association, the Board of Directions of the Association, or the Declarant, regarding any action taken by or on behalf of the Design Committee.

Approval by the Design Committee of plans and specifications by or on behalf of the Design Committee or of the construction of any improvement at Alpine Sierra Planned Community, refers only to the Design Guidelines, and in no way implies, and shall not be deemed to be a representation or warranty, that the submitted plans or specifications for the improvement comply with applicable governmental ordinances or regulations including, but not limited to, zoning ordinances and building codes.

III. Design Review, Process & Regulations

- Architectural Design Committee history, establishment & role
- Design guidelines implementation
- Design professionals
- Design review steps
- Submittals & deadlines
- Design review, construction, & administrative fees
- Certificate of design compliance
- Change orders
- Major additions & exterior remodels
- Minor additions
- Final release



3-1. Alpine Sierra Planned Community Design Committee History, Establishment, & Role

The Design Committee is composed of not less than three (3) nor more than seven (7) members appointed by the Board. At least one member is a member of one of the allied physical design professions (such as an architect, landscape architect, land planner). Merchant builders, marketing professionals, and other professionals may provide input periodically. Design Committee members are subject to removal by the Board of Directors of the Association ("Board"), and any vacancies will be filled by appointment of the Board, except that the Design Committee need have no more than three members. A quorum of the Design Committee consists of the lesser of a majority of committee members or three persons. A decision may be rendered by a majority of committee members at a meeting at which a quorum is present. Design Committee members do not need to be lot owners or officers, directors, or employees of the Association. The Design Committee will use the Design Guidelines for the purpose of review, but may consider the individual merits of any design due to special conditions that, in the opinion of the Design Committee, will benefit the adjacent areas or the specific site.

3-2. Design Guideline Implementation

Site-sensitive and site-specific design is fundamental at Alpine Sierra Planned Community. The Architect's planning process and the design and construction documents should evolve from the careful and thorough analysis of a site's specific setting and features. Therefore, Owners, their Architects, and other consultants should be open to various designs. Alpine Sierra Planned Community has established this review procedure to assist the applicant through the design process in an appropriate manner.

The review process is intended to be an interactive collaboration between all the parties involved: the Owner, Architect, and the Design Committee. The common goal of these parties is to create an effective design for each property that encompasses the natural surroundings within the limits of the Design Guidelines.

3-3. Design Professionals

Alpine Sierra Planned Community highly encourages the use of a Licensed Architect for designing a home in the community. The Architect (licensed or not) is the Designer of Record for the purposes of this document and is required to request any changes from the approved Final Design, as well as producing Record Drawings as a condition of final release. Involvement is required during the Construction phase of the project for the Exterior Colors and Materials Mock-up. It is suggested Owners arrange architectural or design contracts that continue through the Construction Phase and Final Release of a project. If during the design or construction of a home, the Owner discontinues the services of the Designer of Record, the Owner must replace this representative with another Designer of Record via a written notification that has been submitted to the Design Committee. The Design Committee will then provide the new Designer of Record a form to sign to transfer responsibility of the design portions of the project.

For proprietary reasons, the Design Committee may not accept architectural materials without prior written permission if they are prepared by anyone other than the Designer of Record who initially prepared the materials.

3-4. Design

Approval by the Design Committee must be received prior to the start of any clearing, grading, construction, or landscaping. It is the responsibility of owners and merchant builders to acquaint themselves with the Design Guidelines. Alpine Sierra Planned Community is within the jurisdiction of Placer County (the County), and the Placer County Building Department should be contacted at the beginning of the process to ensure compliance with the County requirements. Compliance with all governmental regulations is the responsibility of the owners and merchant builders. There are 4 steps in the process of Design Review: Orientation & Pre-Design Meeting, Conceptual Design Meeting, Design Submittal, and Construction Phase.

1. Orientation & Pre-Design: *This is the initial meeting that occurs between the Architect and the Design Committee, along with the Owner if desired. This should be an informal initial conversation about the site. One of the main goals of this meeting is to determine any constraints, answer any questions, and discuss options for locations of the residence on the property.*

2. Conceptual Design Meeting: *This meeting is the second meeting following the pre-design meeting where the Architect will present the design concept to the Design Committee. At this time the Architect will present the concept for the structure, the site, and any other design elements that would like to be included. This step is significant in the process as it provides the Architect with the go ahead to move on to a full design submittal or not.*

3. Design Submittal: *this is the most defining step in the process as it is when the Architect presents a full package of developed drawings to the Design Committee. Upon approval of this submittal, the design is determined and the architect may begin construction drawings.*

4. Final/Construction Phase Submittal: *This is the final stage where the Architect will provide the Design Committee with a full set of construction documents that show compliance with all the applicable requirements as listed in the Design Guidelines.*

3-5. Submittals & Deadlines

Design submittals must be made to the Design Committee's office by the Designer of Record only. The Architect must schedule all appointments for submittal with the Design Committee. Applicants must make submittal appoints and should plan accordingly. A schedule of meetings and submittals can be discussed and made at the Orientation and Pre-Design meeting upon request.

During high volume submittal times, the Design Committee may elect to limit submittals to a certain number so that they can be reviewed in a reasonable amount of time. However, the Design Committee will do its best to meet the needs and accommodate each submittal as best as possible.

3-6. Design Review & Construction Administrative fees

Alpine Sierra Planned Community's Administrative fees are based on a tiered system, with fees due at the Orientation Phase, Construction/Final Design Phase, and Final Release Phase. Please see the design review fee schedule on the following page:

SCHEDULE OF REVIEW FEES:

Conceptual Design Review Administrative Fee

(Homes < 3,250 s.f.)	$1500
(Homes > 3,250 s.f.)	$2500

Final Design/Construction Phase Administrative Fee

(Homes < 3,250 s.f.)	$2500
(Homes > 3,250 s.f.)	$3500

Final Release Administrative Fee

(Homes < 3,250 s.f.)	$1000
(Homes > 3,250 s.f.)	$1500

3-7. Certificate of Design Compliance Certificate

Once the Final Design Submittal has been completed, a representative of the Design Committee will inspect the homesite to evaluate if the conditions depicted in the final submittal and the site staking are accurate and complete. The Design Committee will review the information and will respond in writing no later than 10-days after the meeting, with an approved Certificate, or denial of Certificate with a list of areas of non-compliance with these Guidelines. The Certificate of Design Compliance is valid for two years. If construction cannot begin within two years, the Architect or Owner must request an extension, explaining any extenuating circumstances for the delay to the Design Committee. If an extension is not approved, any further submittal will be treated as a new submittal relative to the review process in these Guidelines: expired approvals have no force or effect.

3-8. Change Orders

Any changes to the approved design occurring after the Final Design Approval and before the Final Release must be submitted as described in this section. Additional construction or other improvements to a residence or homesite, or changes during construction (including but not limited to landscaping and re-staining, or color modification) must be submitted to the Design Committee.

A subsequent Change Request form and supporting material must be submitted to the Design Committee. The Designer of Record is encouraged to group subsequent changes together as one submittal rather than individually. A $200 processing fee, payable to Design Committee, will be required for the first 5 requested changes. Additional changes will cost $40 per individual request. **IF THE TOTAL SQUARE FOOTAGE** of the home is increase to exceed the square footage category in the Design Review schedule of fees initially paid, fees to the next square footage category must be paid. The Design Committee will generally review and respond in writing to a subsequent change request within 10 business days of the submittal request.

3-9. Major Change: Additions & Exterior Remodels

If a structural addition is to be added to the exterior of the building or the exterior of the home is to be remodeled any time after the completion of construction and Final Release, the following Design Review procedures must be followed. Failure to follow this procedure could result in penalties as listed in Appendix A.

(3-9 continued...)

The Design Review service fee for major remodel work is $1000 plus $1 per square foot, or the standard design review fee, whichever is less. A Major Change is one that involves structural changes to the exterior of the structure and/or the addition of heated livable space, and requires drawings submitted by the Designer of Record. The Design Committee will require the same submittal procedures as those for a new design.

A Major Change is defined as a revision to the residence or homesite that substantially changes the exterior appearance of the property. In addition to structural revisions to a residence, any removal of natural site features that were required to-be-saved on the original design submittal, any exterior revisions that require extensive earthwork as well as driveway reconfigurations are all considered Major Changes, and thus will require review by the Design Committee.

Since there may be previous conditions of approval for a specific residence, it is therefore impossible to anticipate every type of major change that might occur, therefore the owner should contact the Design Committee Administration Office for more specific instructions as it pertains to their residence and lot. For information on fees that are associated with the Post Final Release additions and remodels, please see Appendix C.

3-10. Minor Additions

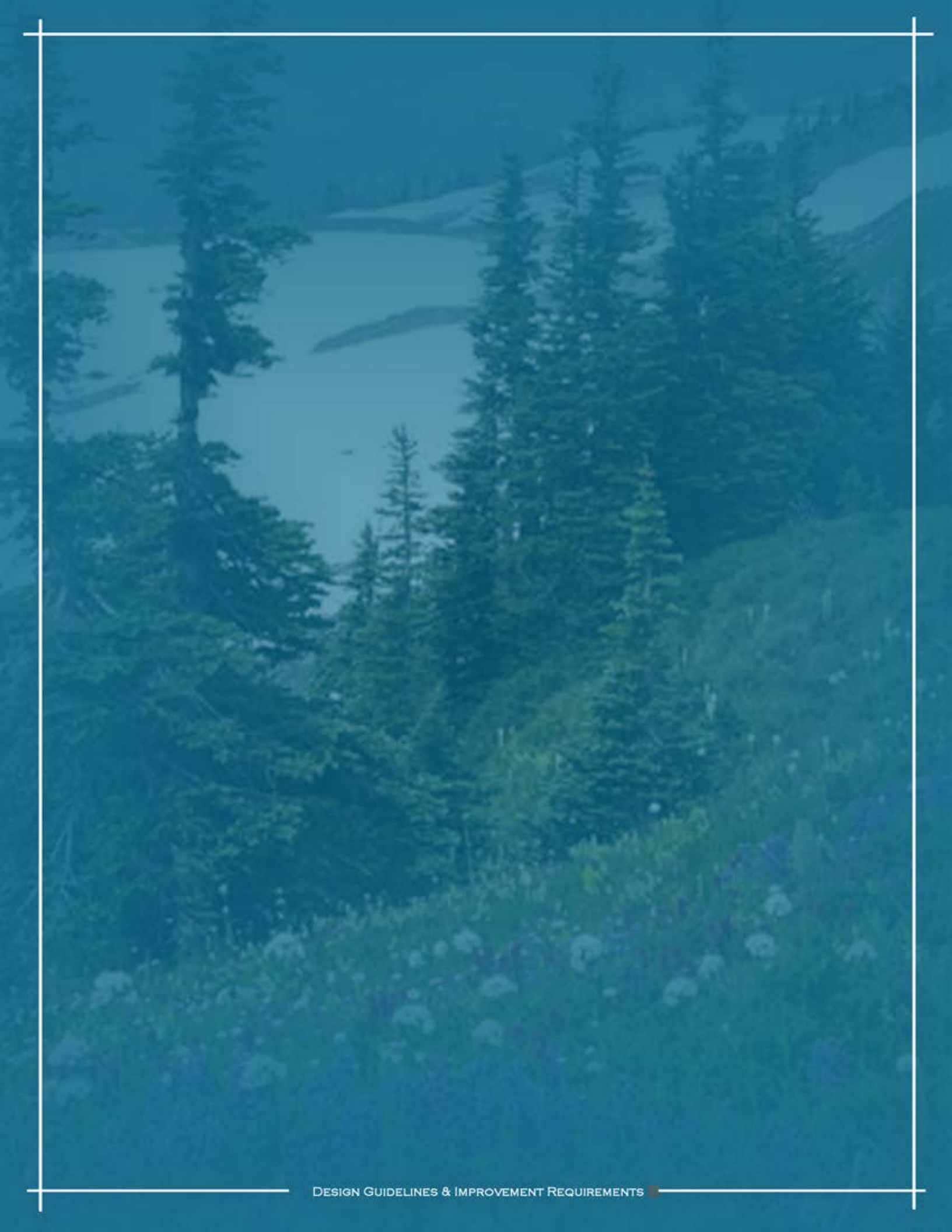
Minor additions such as dog runs, patios, vegetation, light fixtures, and the like will also require a submittal of drawings to the Design Committee. However, the review fee is only $200 and the submittal requirements are the same as those for change requests on new residence submittals. There is no fee for review of exterior refinishing for items such as wood siding or maintenance items like re-roofing. However, the refinishing or replacement of any fire rated covering (e.g. roofing) or assmbly must demonstre compliance with the minimum rating of the original installation. Review is required, but the procedure is gentle, quick, and can often be reviewed and approved in one meeting.

3-11. Final Release

Upon completion of a residence, the contractor shall give written notice to the Design Committee through the Notification of Completion Form. Within 10 days of notification, a Design Committee representative will inspect the residence and any other improvements for compliance. If all improvements comply, a written approval to the owner will be issued and within 30 days the construction deposit will be returned. If work has not been done within compliance, the Design Committee will issue a letter indicating the reasons for non-compliance and the owner will have 60 days to remedy the non-complying portions.

IV. Site & Landscape Architecture

- General Considerations
- Site Design & Analysis
- Views
- Site Work
- Sloping Sites
- Lot Size & Coverage
- Setbacks
- Driveways & Parking
- Site Walls & Fences
- Permanent Best Practices Management
- Tree Removal
- Utilities
- Easements & Snow Management
- Defensible Space
- Landscaping & Irrigation
- Seed Mixture, Site Restoration, & re-vegetation



4-1. General Considerations

The Alpine Sierra Planned Community is a community that is dedicated to creating a sustainable community and development. Throughout the planning and building process, conservation, presentation and a concern of the natural environment are weighed with a heavy sensitivity to the economy and the efficiency of building and construction. However, due to the varied landscape and topography of the Alpine Sierra Planned Community, site planning is a particularly important aspect of the design process.

4-2. Site Design & Analysis

SITE DESIGN. Site design for each homesite at the Alpine Sierra Planned Community relies heavily on data collection and site analysis efforts. It is of the utmost importance to observe the existing terrain and preserve the natural features of the site when determining a location for the proposed structures on the property. This includes taking into consideration grade changes, tree locations, boulders, sunlight, wind, and views. The Structure should step with the site to accomplish level changes through a composition of forms rather than extensive grading. The forms and rooflines should directly relate to the site contours and surrounding landforms. In addition, when completing the site plan and design the orientation and location of the structure should be reviewed and as to how it may impact any adjacent or opposing neighbors, rights of way, easements, and any common areas.

SITE ANALYSIS. The home's design should grow out of the findings of a proper Site Analysis (The Analysis). It should help to shape a structure that is harmonious and sensitive to its surroundings. The Analysis is a method by which to evaluate the existing conditions on or near the homesite through the use of a topographic survey that is prepared by a registered Civil Engineer of a licensed Land Surveyor, which is then followed by an on-site verification by the architect. Each lot has its own unique set of values for coverage, building site, and any applicable easements or setbacks. At a minimum, the location and type of the following items should be identified and sketched onto a copy of the survey, and incorporated into the Analysis.

- *Topography, landforms, general slope and drainage of the homesite*
- *Sun exposure and shadow patterns*
- *Property boundaries*
- *Driveway and garage access*
- *Any easements or no access zones*
- *Required setbacks*
- *Snow removal & storage locations*
- *Utility locations*
- *Views from and to the site (e.g. glare from glazing)*
- *Any special natural features*
- *Any pre-existing site disturbances*
- *Provide location, species, diameter, and drip line of any major vegetation*
- *Any adjacent property features such as setbacks, building location, walls, etc.*
- *Location of curbs, signs, fire hydrants, or any other community infrastructure along frontage*

Upon determining the location of the above referenced items, they should be further evaluated along with the Site Analysis in order to determine the various design opportunities and constraints that exist for the property.

(4-2. Site Design & Analysis continued...)

The opportunities and constraints that are present themselves in this process are the determinants for site-specific design.

4-3. Views

All of the homesites within Alpine Sierra Planned Community should discretely enhance the views from the nearby community infrastructure, common areas, and neighboring homes. A complete viewshed analysis is an important tool that should be used during the design process and before any site work is begun. The goal when analyzing views should be to identify the location and the extent of the views from AND to the homesite. Glare from windows to comonly used off site vantage points (e.g. 5 Lakes Trail) shall be identified and reasonably mitigated through fenistration design (see Windows) Please walk the lot and consider the varying views that are available on the homesite, and include the results in addition to other design determinants before completing your site planning.

4-4. Site Work

The Design Committee is aware that a certain amount of grading will be required within the Alpine Sierra Planned Community. However, it is the intent of the development to maintain the natural environment as much as possible; therefore the planner should take a design approach which minimizes the site disturbance as much as possible. This can be obtained by designing the location of structures, driveways, and other site improvements to work with the natural landforms and topography of the site. To adhere to the communities commitment to sustainability, any removal of permanent site features or trees over 6" in diameter breast height in size must be approved by the Design Committee. However, on sites where trees are sparse or otherwise deemed significant, removal of trees may not be allowed.

GRADING. Where necessary, should be managed to create natural looking slopes whose gradient and profile is diverse rather than a uniform slope. If, existing contours need to be modified they should be limited to the extent necessary to accommodate the development of the site. Additionally, cut and fill slopes should be kept to a minimum by utilizing the existing contours whenever possible. The allowable slopes for cut and fill banks will be determined by the site specific soil characteristics, but in no case will be allowed to be great than a 2:1 slope for revegetated slopes. Exposed rock and rip rap slopes will be considered on a case by case basis and limited to the greatest extent practical. Please note that re-contouring or grading across specific lots is prohibited.

DRAINAGE. Site development will also minimize the impacts upon the existing drainage patterns of the lot. The Design Committee will work closely with the owners of homesites that contain designated drainage easements to ensure that a reasonable building envelope is achievable. The Design Committee understands that in certain cases, drainage patterns may need to be modified. In such cases they can only be modified if it does not result in the redirection of water onto other properties. However if this cannot be avoided, the only case in which it would be allowed is if there was a diversion located within a designated drainage easement and it was agreed to by both property owners and the Design Committee. The Design Committee shall approve all drainage modifications.

RUNOFF. Any runoff that is created from impervious surfaces, such as driveways, walks, patios, entries or any other paved area, shall be directed away from the building foundations. The site drainage

(4-4. Site Work continued...)

shall be directed to the natural, modified, or improved drainage channels, infiltration trenches, or it can be dispersed to shallow or sloping vegetated areas. The storm drainage shall not connect to any sanitary sewer systems. Any improvements made to minor existing drainage courses and/or the development of any new drainage swales to accommodate development shall be constructed as natural grass-lined or rock swales with a minimum two percent gradient. Any exposed drainpipe or impervious man-made swale-lining material is unacceptable.

4-5. Sloping Sites

In accordance with Placer County requirements, the Design Committee may approve minimal grading as well as the use of multiple small retaining walls. Cut and fill slopes may have a maximum ratio of 2:1 horizontal to vertical unless supported by an approved retaining wall. When determining the design for sloping sites, the grade changes should occur within the dwellings footprint so that the location and design of the proposed structure must relate to the existing terrain. This will ensure that the topographic transitions from building locations to setback appear natural and blend in with the surroundings. Building height is a maximum of 36' or as otherwise provided by PCC Section 17.54.0202 and can be increased based on the slope of the lot as follows:

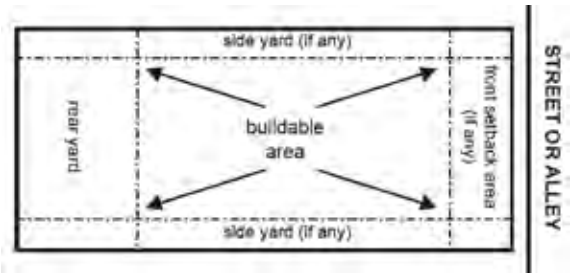
4-6. Prohibition of Construction

All areas shown on the site plans that are outside of the building envelope but within lots are potected from any disturbance as follows: constructoin of any type outside of the limits of disturbance approved in the Final Design Approval, is strictly prohibited within any lot by the owner or their agent. This includes all areas in setbacks as shown on the individual lot plans (excluding approved driveways). Construction includes, but is not limited to: creation of any Structure (as defined by the IBC as adopted by the County), any ground disturbance including underground utilities, fences, decks, landscape features or other landscaping, and vegetation removal. The only disturbance that can occur outside of the approved development limits is vegetation removal for the maintenance or creation of defensible space and can only be done with both County and DRB approval. Development limits approved by the DRB shall include all exceptions (if any) needed for utilities. Al exceptions for utilities and driveways must be limited to those shown in the County's aproved Development Notebook.

4-7. Lot Size & Coverage

Placer County has a maximum coverage amount on the lot. There are two types of coverage that at are looked at during design review: Impervious and Buildable square footage (collectively the "Buildable Area"). Impervious square footage includes patios, shaded areas from porches/decks above, hardscape, stepping stones, pavement, site walls, roofs, plus the building coverage. The Buildable Square footage refers to the area of land which the building covers. A principal goal of setting a buildable square footage limit is to help insure that structures blend with the surrounding landscape, as well as to minimize the impervious surface.

Lot Size	Maximum Building Coverage	
>29,999 sq. ft.	20%	
27,000 - 29,999 sq. ft.	21%	
24,000 - 26,999 sq. ft.	22%	
21,000 - 23,999 sq. ft.	23%	
18,000 - 20,999 sq. ft.	24%	
15,000 - 17,999 sq. ft.	25%	
10,000 - 15,000 sq. ft.	30%	*(one story)*
	25%	*(two or more stories)*
<10,000 sq. ft.	40%	*(one story)*
	35%	*(two or more stories)*



In order to determine the Buildable Area for each property, setbacks have been applied. Next, natural features such as mature trees; natural drainage swales, rock outcroppings and steep slopes are identified on each buildable lot. The result is an area which allows flexibility in the exact position of structures, driveways, and landscaping, and defines a maximum area in which man-made disturbance is allowed. Improvements inside of the buildable areas include all buildings, accessory buildings, garages, decks, patios, fences, screens and recreational facilities. Buildable areas can be adjusted at the request of the owner, providing the Design Committee approves such adjustments.

Refer to the *Development Notebook Sheets* for the allowable enclosed building area for an individual property. Floor area means conditioned floor area, including conditioned spaces of the home such as living area, enclosed porches, hallways and heated storage spaces. Total floor area means each floor of all buildings on a site, as measured from the outside faces of exterior walls. There is no minimum building size. Smaller homes exhibiting exemplary design and detail are preferred over larger homes which lack thoughtful massing and articulate detailing. The Development Notebook Sheets define sizes and limitations inherent to individual properties; however there is no assurance that the maximum building areas noted will be approved on all properties.

This buildable area will be tightly regulated during the construction process to ensure important natural features are preserved. Measures such as fencing areas off, restricting machine excavation within the dripline of mature trees and requiring that all materials and vehicles be stored in designated areas only will be required as a condition of approval. Instructions for these techniques must be clearly noted on the plans and specifications.

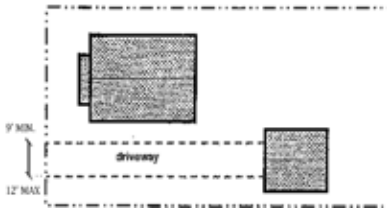
4-8. Setbacks

The setbacks established for Alpine Sierra Planned Community will aid in preserving the natural appearance of the property. The required minimum setback distances form homesite property lines are as follows unless shown otherwise on the development notebook. Reduced front yard setbacks have been established on some lots for the purpose of reducing the grading impacts to reach the homesite from the road. While greater setbacks may be possible, they will not be allowed to the extent that they create a significant increase in grading or site disturbance as determined by the Committee. In order to maintain continuity between homesites, these areas must be preserved (or restored if necessary) to their natural undisturbed state. Except for the driveway, utilities and their related drainage and slope mitigation, all disturbances must be placed clear of the setback areas. This includes foundation walls, site walls, paving, paths, terraces, decks, and grading for landscaping. Furthermore, grading, vegetation removal, or alteration will not be permitted in these areas, including domestic landscaping and fencing. The required minimum setback distances from homesite property lines are as follows (unless show otherwise in the Development Notebook or indicated differently by Placer County). Please see section 4-18 for further information regarding stream stebacks.

Lot sizes (square feet)

Minimum setback

Front (Min.)	10 (1 Story)	20 (2 Story)
Side	15	15
Rear	7.5 (1 Story)	10 (2 Story)



The setbacks indicated above are applicable to the majority of the homesites. When the side setbacks intersect with the front or rear setbacks, the restrictions associated with both types of setbacks apply. Some properties contain setbacks that might be more or less restrictive than the table above. For corner homesites with a frontage along two road rights-of-way, Placer County customarily assigns the requirement for a rear setback to the property line opposite the shorter or narrower of the two street frontages. Residences proposed for corner parcels must address both frontages with the overall architectural composition. These homes will be viewed as if there are two front elevations. Where homesite have five or more sides, refer to the Development Notebook for the exact setbacks. These setbacks do not apply to the higher density development in the West portion of the project.

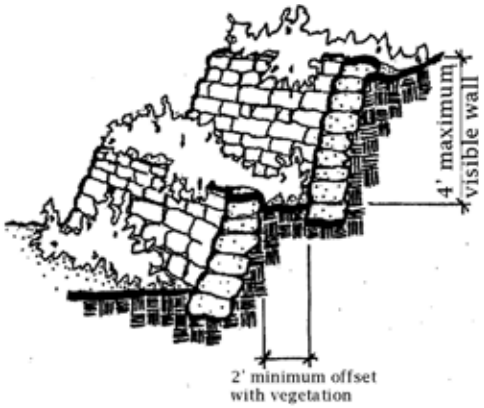
4-9. Driveways & Parking

Site access is an important consideration in the design and siting of a building because of the grade relationship between the access drive and the building footprint. In order to minimize site disturbance and grading, the access driveway's location and grade may dictate the finished floor elevation of a home. Corner lots can have only one access. Each homesite is allowed only one access point except where two or more homesites have been combined.

Driveways shall be designed to follow site contours as much as possible and to minimize impacts upon significant plant materials, rock outcroppings, natural contours and drainage patterns. Portions of the driveway, drainage and landscaping within the street right of way are the responsibility of the owner. Adequate areas for snow removal and storage should be incorporated into the design. Indirect or side loaded access to the garage opening is strongly encouraged. Driveways and parking surfaces may not encroach into any side or rear setback without specific approval of Alpine Sierra Planned Community. Some limited encroachment may be considered where unique terrain, vegetation, building envelope, or the homesite width may warrant such a variance.

4-10. Site Walls & Fences

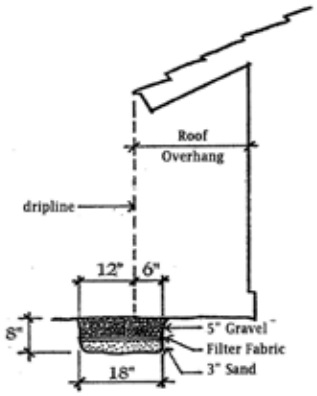
Appropriate design and placement of fences and walls is important in maintaining a high quality, rural atmosphere. It is essential that the materials, patterns, and textures complement the surrounding architecture wherever possible. Site walls, screens or fences may be approved when they are proposed as a visual extension of the residence, attached at one end, limited in length and height and use similar materials and finishes. The site and retaining walls should try to avoid odd shaped cuts and potential erosion control problems. The design objective is to take up grade changes as often as possible, and in the smallest increments. House designs must be designed to fit their sloping sites rather than the site made to fit the design.



Stepped native stone retaining walls and landscaping should be used on newly created slopes to provide more rapid Revegetation of any earth cuts. The stonework should appear organic in nature, using a variety of stone sizes and not display much mortar. The maximum height above grade for a site wall (including retaining walls) that is not directly connected to the home is 4-feet. Retaining surfaces greater than 4-feet must occur by way of multiple walls or systems that need to be separated by a minimum planting width of 2-feet. Multiple retaining wall systems with intermediate landscaping must be used wherever a single wall would exceed 4-feet or otherwise appear excessively high. When constructing vertical retaining walls, slope the base about 15-degrees from vertical to soften the impact of an otherwise vertical wall.

4-11. Permanent Best Practices Management

All homes must provide temporary and permanent Best Management Practices [BMPs] in compliance with Placer County guidelines for those items required for the construction phase and upon completion of the Development. As a part of the site and building planning process for the Final Design submittal, provide engineering calculations for the site's drainage to accommodate the runoff from all impervious surfaces for a 20-year/ one-hour storm event as defined by the Lahontan Region Water Quality Control Board. Provide sumps or galleries for turf areas consistent with accepted engineering practice. During construction and after the completion of the Alpine Sierra Planned Community, be certain that BMPs are maintained. Inadequate regular maintenance of such items by the Contractor and Property Owner can produce ineffective results. See the next page for common BMP's.



Infiltration trench

Sediment Trap

Dripline Trench

Slotted drain

Construction Site BEST MANAGEMENT PRACTICES

CONSTRUCTION SITE OVERVIEW

Protecting clean water improves our quality of life and preserves the local environment for our children and future generations. Unintentional spills at work sites can flow into storm drains and pollute waterways. These spills are prohibited by law. The drawing illustrates BMPs that must be used at all construction sites to protect storm drains and minimize pollution. All site BMPs must be checked and maintained daily.

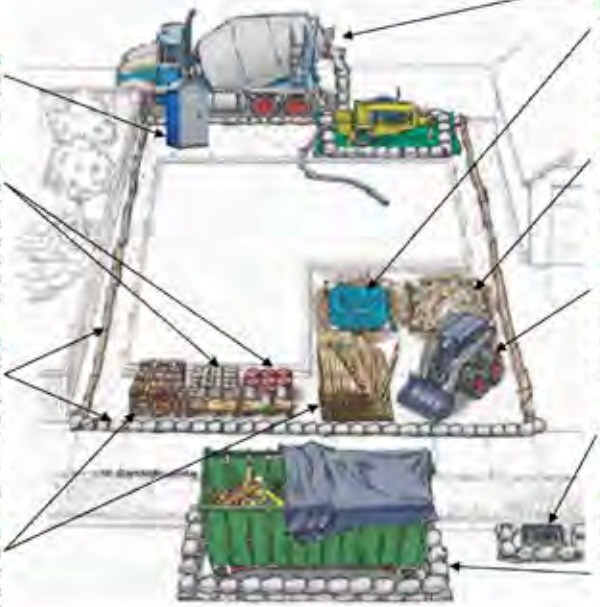
STABILIZED CONSTRUCTION ACCESS
Require all construction vehicles and equipment to use one designated, stabilized entrance/exit to prevent vehicles from tracking mud onto roadways. When possible, prohibit vehicle/equipment parking on unpaved or non-stabilized areas. Tracks and trails left by vehicle/equipment leading to and from the site should be cleaned up immediately using dry clean up methods (i.e. sweeping).

CHEMICAL TOILETS
Chemical toilets are to be located in such a manner that if they are either damaged or knocked over the contents could not enter a stormwater drainage system.

PAINT AND STUCCO
All paint and stucco materials stored on the site must be contained and covered. It is illegal for contractors to wash out paint brushes in the street or dump any residues in the sewer or the storm drain. Paint brushes and spray guns should be washed/cleaned out into a hazardous materials drum or back into original containers and disposed of properly.

PERIMETER CONTROLS
Properly installed gravel bags, hay bales, silt fences and straw wattles are acceptable perimeter controls, and should be used as needed around the entire site. Avoid running over perimeter controls with vehicles or heavy equipment, as they can damage the materials. Keep extra absorbent materials and/or a wet/dry vacuum on site to quickly pick up unintended spills.

BUILDING MATERIALS/STAGING AREAS
Construction and landscaping materials should be stored on site and not within the public right-of-way. Building materials should always be covered or contained when not in use to prevent contact with rain.



CONCRETE TRUCKS/PUMPERS
Pumpers should be surrounded by perimeter controls, such as gravel bags, sand bags or straw wattles. Tarps should be placed beneath concrete pumpers. Residual materials must be cleaned up as well. Debris should be disposed of properly.

WASHOUT AREA
The disposal of "wet" construction materials should be handled in a properly designed washout area. This includes paint, stucco and concrete. Use a sand berm and tarp, or mobile unit to collect wastes and prevent run-off.

DIRT AND GRADING
Mounds of dirt or gravel should be stored on site and sprayed daily with water to prevent excessive dust. These materials should also be covered each day with a tarp, coconut mat or other form of protection.

EARTHMOVING EQUIPMENT
All earthmoving equipment should be stored on site. Maintenance should also be conducted on the site in properly protected areas. Clean up all drips and spills immediately using dry clean up methods (i.e. sweeping, absorbent materials). Do not hose down spills.

STORM DRAINS
Storm drains must be protected at all times with perimeter controls, such as sand bags, gravel bags or straw wattles.

DUMPSTERS
Always cover dumpsters and locate them away from drainage inlets and gutters. Areas around dumpsters should be swept daily. Perimeter controls should be installed around dumpsters.

PLACER COUNTY
STORMWATER QUALITY DIVISION

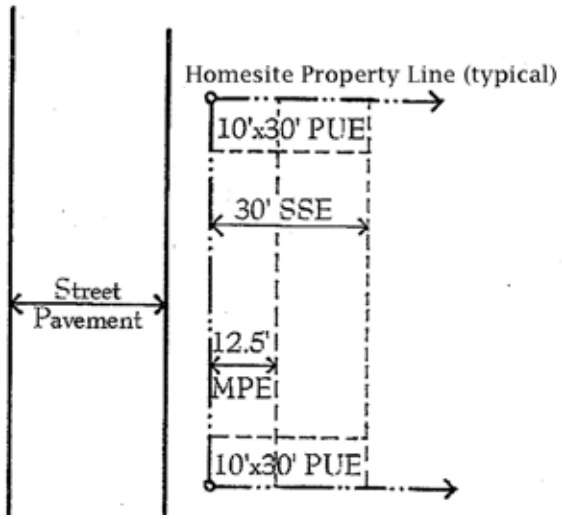
For more information call Placer County Stormwater Quality Division at 530-745-7500, or speak to your jobsite inspector.
Check out the Placer County Stormwater website at http://www.placer.ca.gov/Departments/Works/StrmWtr.aspx
Note: BMP requirements in the Lake Tahoe watershed may be more restrictive. See separate handout.

4-12. Tree removal

No tree 4-inches in diameter at breast height {d.b.h.] or larger may be removed without specific approval from the Design Committee. The base height is defined as a diameter measurement made 4-feet above ground level. IN general, trees of any size outside of the footprint of the building will not be approved for removal.

4-13. Utilities

Utility services are stubbed to the property lines of each homesite. Water, natural gas, power, telephone, and cable television service locations are generally clustered [usually with those of one adjacent homesite] in a utility easement located on one of the front corners of each homesite. Due to the natural topography, the location of the sanitary sewer point-of-connection varies from homesite to homesite.



The extension of services from these stub locations to the residence is the responsibility of each owner, and must be routed to minimize disruption to the natural landscape. These routes should be considered in the site planning phase and where possible combined with other disturbances through the front setback, such as alongside the driveway. As a general rule, utility trenches may not encroach into any required setback except where they cross a setback between the service tap and the buildable area. All utilities extending from the point of connection to a home must be placed underground. Careless placement and design of utility connection details can significantly detract from an otherwise satisfactory design by creating unnecessary soil disturbance and needlessly exposing equipment.

4-14. Easements & Snow Management

EASEMENTS: All homesites at Alpine Sierra Planned Community contain easements. There are various types of easements that can occur on a lot, but not all apply. Without prior permission, Alpine Sierra Planned Community homesite owners and their agents may not place, erect, or construct any structure or pavement in these easements, except for a driveway in the front setback. Owners should refer to the parcel recorded plat and maps in the Development Notebook for the type, number, location and extent of these easements as they affect the Owner's homesite. The type, location and extent of easements commonly vary from lot to lot. The standard easements within Alpine Sierra Planned Community are: 20' snow storage easement (SSE), and a 12.5' Public Utility Easement (PUE). Please see diagram for reference.

SNOW MANAGEMENT. Accommodating snow removal and storage presents a unique challenge to site planning and design. During periods of snow cover, roofs, parking areas, and walkways become areas that need to be cleared of snow for safety and convenience.

(4-14. Easements & Snow Management cont...)

All parking areas should be designed to accommodate snow removal maintenance procedures. Wherever possible, snow storage areas must be located away from public views and visually sensitive areas. Moreover, snow storage for individual homesites may not occur within the 30' snow storage easement along the front of each homesite; this area is reserved for snow removed from the roads and other common areas. Snow from plowing or blowing operations may not be deposited in drainage channels or swales. One consideration in planning for snow storage is the ability to meet surface water discharge standards. Infiltration systems in storage areas must be consistent with the Permanent Best management Practices.Snow storage areas shall be planned to allow for a space at least 30% of the area of the paved surfaces from which the snow will be removed. When planning for snow storage, keep in mind that delicate landscape elements such as small trees and railings may be damaged by snow removal activities.

4-15. Defensible Space

"Defensible Space" is a term used to describe ways of minimizing the threat of wildfires to homes and structures. It is defined by the area around a structure where vegetation has been modified to reduce the immediate threat of an oncoming wildfire. Defensible space practices alter vegetation by increasing the moisture content, thinning or removing high fire prone native plant material, shortening the height and altering the arrangement of potential fuels.

As a way to ensure the possibility of fires is minimized, homeowners will be required to illustrate to the Design Committee how their property is consistent with south defensible space practices. Homeowners can accomplish this by: removal of dead vegetation, removal of ladder fuels, breaking up dense shrub fields, remove or well prune flammable vegetation, and combustible growth within 30 feet of structures, removal of pine needles, and limbing trees 6' from the ground. Please consult with the North Tahoe Fire Protection District and the California Department of Forestry for additional requirements.

Within the first 30 feet of structures, increasing the moisture content is important for fire safety, however. Water conservation is important for the community, therefore using plants that require little irrigation yet are fire resistant is a balancing factor in landscape design. In creating defensible space around the home there are other measures that also contribute to reducing the spread of fires. They include: have a fire-resistant roof, make sure your address can be readily seen from the street, cover all exterior house vents with wire screen having a mesh size of ½ inch or less, all chimneys must have a screened spark arrestor within the chimney cap, all fireplaces must be EPA approved, and all tree limbs within 10 feet of spark arresters must be removed. Dense tree masses within TEN feet of the structure are not acceptable. Individual specimen trees can be maintained closer to the structure but must be managed within the overall defensible space of the community so as not to spread fire to the forest from the structure

4-16. Landscaping & Irrigation

LANDSCAPE. Landscape plans should exhibit a design concept that provides more than a haphazard arrangement of plants. There should be though and a sense of design incorporated into the landscape so that it relates to the building and site. Density, color, and texture of the landscape should be considered. The finished product should be designed to reflect character and quality. This can be achieved through the arrangement of plants, patterns, densities, hardscape material selections, maintenance levels, and the treatment of the ground surface.

(4-16. Landscaping & Irrigation cont...)

The installed landscape should blend with the existing landscape and topography found on the homesite. Informal vegetation arrangements are the most appropriate as they fit in with the context of the natural environment of Alpine Sierra Planned Community. Patterns for planting should be aware of this and should minimally disturb landscape and approved vegetation on adjacent properties. Landscape plans must complement the architectural character of the home. Landscape plans should indicate existing vegetation and those materials which will be added.

IRRIGATION. Enhanced Vegetation zones are the only areas of a homesite that may receive permanent irrigation systems. This area is for landscaping that is clearly contained near the house and to be an extension of the living area, bringing some of the outdoors in. The use of underground drip irrigation systems rather than traditional spray type systems will be required in most landscape situations. Spray irrigation should be limited to turf areas while automatic irrigation systems are required for all Enhanced Vegetation.

4-17. Seed Mixture, Site Restoration & Revegetation

SEED MIXTURE. All disturbed areas, whether previously disturbed or disturbed as part of the home construction, must at a minimum, be supplied with seed mix. There are two specific seed mixes that have been formulated for use in Alpine Sierra Planned Community: Forest under-story Blend and Upland Meadow mix, which correspond to the two basic landscapes within Alpine Sierra Planned Community. These seed mixes are composed of similar ratios and types of seed that can be found throughout Alpine Sierra Planned Community and are also designed to help prevent erosion and the propagation of non-native species. No other seed mixes may be used besides the ones stated herein. Please contact the Design Committee staff for information on where these mixes can be purchased.

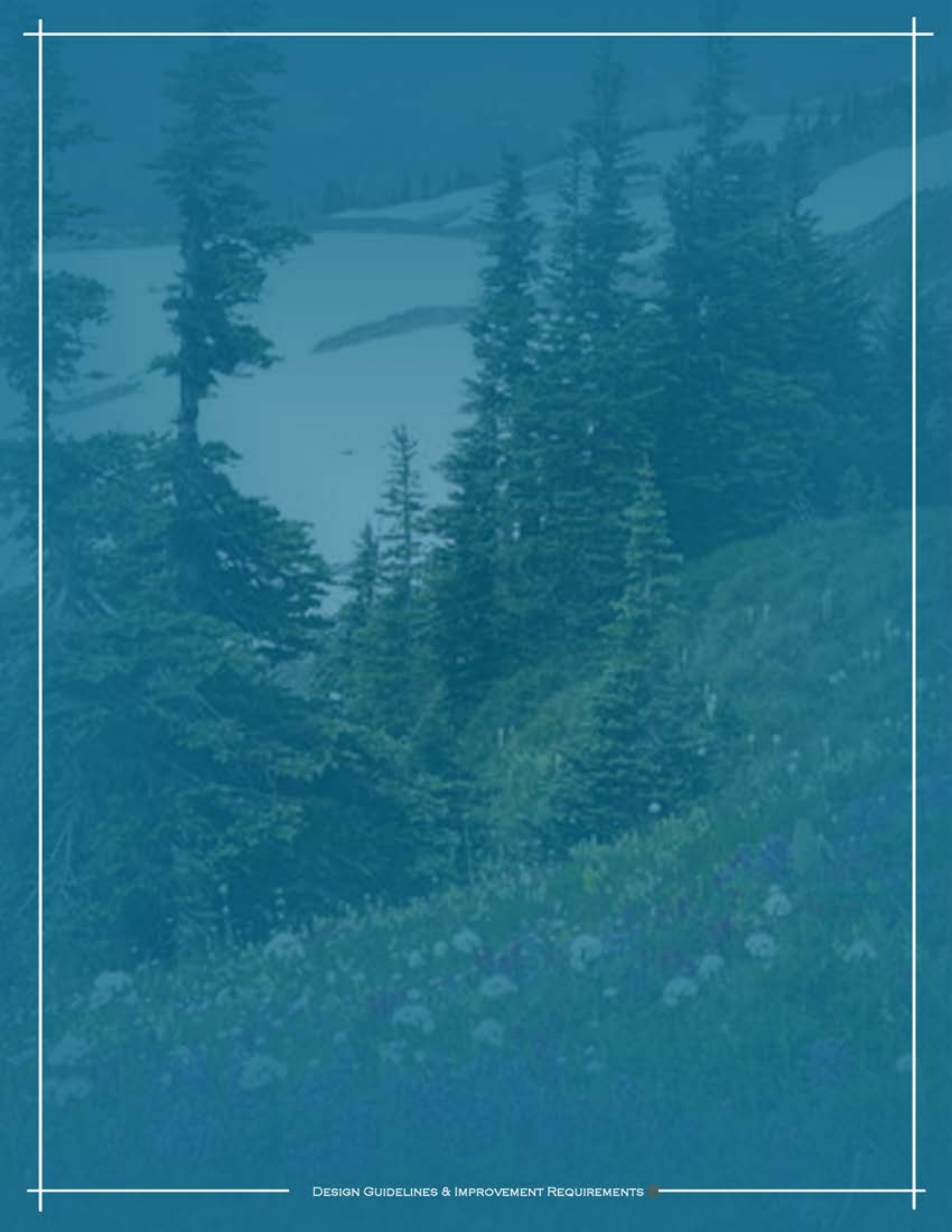
SITE RESTORATION. The landscape within the Alpine Sierra Planned Community is unique and comprised of a rich variety of elements including conifers, tall pines, rugged shrubs, rocky slopes, weathered rock outcroppings, and some grassy meadows that bloom in the spring. With building and development there comes a certain amount of disturbance, and the Design Committee would like to minimize this impact as much as possible. The goal of each project should be for it to appear as if the land had never been disturbed. Once a site has been disturbed, the Owner is responsible for restoring the undeveloped portions back to their natural state. Through the use of existing vegetation, new landscaping, and re-vegetating with approved seed mixtures, it is possible to restore the site to its natural beauty.

4-18. Seasonal Stream

The east side of the development contains a seasonal stream that runs generally north-south through the development pod. The actual riparian or wetland association with this stream is rather narrow due to its steep grade. This riparian area is held in common by the HOA, but beyond that, the houses adjacent to the stream must meet a 50' setback to the center line of the channel. The site plans for the parcels include that setback in the "no build" zone, however, that setback may need to be revised as the project moves through from tentative to final map. To insure that this setback is maintained, the final site plan for each lot adjacent to the stream must show the actual distance from the stream for any structure to insure that this setback is complied with. In short the mapping of the setback on the site plan is general and specific plans will have to meet the 50' measurement to the centerline irrespective of the setback location on the concept plans.

V. Architecture

- General Overview
- Design Philosophy & Character
- Size, Massing, & Scale
- Building Height
- Building Elevations
- Material & Color Selection
- Entrances
- Porches, Decks, Terraces, & Balconies
- Doors & Windows
- Roof Design
- Chimneys, Fireplaces, Firepits, & bbq's
- Refuse Enclosures
- Accessory Structures
- Exterior Lighting
- Address Identification & Signage
- Seasonal Decorations
- Additional Considerations



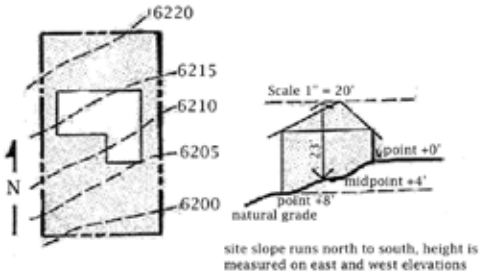
5-1. General Overview

Here at Alpine Sierra Planned Community owners and their Architect/Designer should place buildings on properties such that their visual impact on neighboring parcels is minimized. The most extraordinary designs will be those that assimilate gracefully into a site rather than compete with existing landforms and vegetation, or neighboring structures. There will be no need to shy away from strong forms or bold statements, but these should not be the principal generators of the forms.

5-2. Design Philosophy & Character

Our region's intense mountain sunlight reflects a great amount of light energy off smooth surfaces, so a rich and varied palette of textures is needed to minimize the reflectivity of walls and roofs. Random subtle texturing is preferred to visually distracting repetitive patterns. However, overly dramatic texturing must also be controlled, as it can be equally disruptive to the visual environment. One of the determinants of a designs' visual strength is how well the structure's components LOOK and FEEL when assembled. A well composed home that has excelled in all design elements listed here will have visual strength.

5-3. Size, Massing, & Scale



Size & Massing. Each design element of the home should have an inherent proportional relationship to that of the entire structure. This includes roofs, windows, doors, fascias, details, posts, entry areas, exterior walls and site walls. The goal is for all design elements within the home to be in pleasing proportion to each other and to the composition as a whole.

Scale. Homes must be appropriately scaled relative to the size of the property as well as vertical massing appropriately scaled relative to the site context. In general, the scale for each home shall be as small as possible while remaining consistent with the Owner's needs. Homes on heavily forested sites will allow for greater vertical limits if it preserves significant trees once all other considerations of defensible space and the opportunities and constraints discovered during the Site Analysis are taken into account.

5-4. Building Height

Building heights will generally be limited to a maximum of 35 feet above original / natural grade. At the discretion of Architecture Review, some taller elements of the home may extend up to 45 feet. In addition to the requirement to complement the site's existing features, keep in mind the need for homes to be scaled to relate well to their occupants. Building heights will also need to be designed to comply with county zoning ordinances.

5-5. Building Elevations

In addition to other architectural recommendations in this section, understanding the implication of the various elevations of each dwelling is important, as they will contribute greatly to the creation of a pleasing neighborhood with aesthetically pleasing vistas and streetscapes.

5-5. Building Elevations

When all elements are well proportioned and designed to take advantage of the interplay of light and shadow, the atmosphere becomes more humanistic and appealing. The designs of homes with the Alpine Sierra Planned Community are expected to capture these qualities amongst those that bring richness and a sense of custom craftsmanship.

Whether or not a home is intended to be modest or large, the skillful handling of proportion, light, and shade must be clearly evident in the design submittal. It must be assumed that every home will be seen from all directions, and the designer should take this into consideration when detailing the home and its elevations. Grading, berming, and landscapes are inseparable elements of the elevations. Structures that complement the natural terrain, as well as those that have varied heights and massings are much respected.

5-6. Material & Color Selection

Structures should be composed mostly of wood and stone that are used according to their inherent nature. Expressed structure can add interest to a facade. In addition, weathered metals (e.g. corten) and cementatious building materials are acceptable materials and can make up significant elements of the exterior if appropriate textures and colors are used. As a general rule, materials and color that will be used should blend into one entity rather than compete with the natural surroundings. Materials should be sized to remain in scale with the features of the surrounding landscape. Stucco may be used only as a secondary exterior material. Fire resistive materials are preferable given the environment but must be harmonious in color and texture. Treated wood products (shingles) can be used in a fire resistive assembly. Large scale log houses are not allowed but log elements can be used as architectural features. Small scale stacked log construction is allowable in cottages, garages, or small building elements. Stone should be locally sourced and faceted in nature. Also, large scale use of river rocks is highly discouraged.

5-7. Entrances

Entries into a building should provide shelter form falling snow or rain and provide and inviting appearance that is scaled to human proportions. Larger buildings, of course, should have appropriately scaled entrances without overtaking the structure. Primary entrances should be designed such that they have greater attention to detail and craftsmanship than other entrances or doorways.

5-8. Porches, Decks, Terraces, & Balconies

Porches and Decks serve as the definitive element between the distinctive landscape experience and man-made shelter, the porch area is the transitional zone that focuses on the experience of both the structure and the landscape. This element is also a significant tool in reducing irregular massing of the building. Porches can often be oriented to frame a view or a specific activity space such as a walking trail, a scenic overlook, or a designated function area. They can serve as walkways between and along buildings and there is typically no dropped ceiling to the porch, allowing the structure to be fully expressed. The structure of a porch is often oversized log or timber beams, rafters, and columns.

Properly located balconies and sunny exposures can provide pleasant outdoor spaces and graciously complement the aesthetics of the structure. They can either be recessed into the wall mass or projected from the exterior walls. With projected balconies, protection from snow shedding from overhead roofs

5-8. (Porches, Decks, Terraces, & Balconies continued...)

Above grade decks and balconies should complement the generally simple forms of rustic architecture and offer additional visual interest. Balconies should be sized to match the function of the room to which they are located and shall be approved by the Design Committee.

5-9. Doors & Windows

Doors shall be wood or wood appearing in maintenance free materials such as copper, fiberglass or metal with an enamel finish. Doors constructed of solid wood may be built of panels, planks or timbers, and be hewn, distressed, or similarly finished. Design freedom will be strongly encouraged.

Large windows such as those of a residential living room or dining room should be set back under roof overhangs or other recesses in shadow to avoid creating unwanted glare. When window planes that are not recessed, somewhat obscured by structure or overhangs and have a significant solar exposure at any time of day, they must use non reflective glass. Alpine Sierra Planned Community encourages window proportions to be composed of vertical units. Window sizes shall be appropriate to their materials. Windows in stone walls shall be relatively tall and narrow and supported by deep, rough-sawn wood or cut stone lintels. Lintels shall be wider than the windows they span, in proportion to the distance they span; however, lintel overhangs shall not be less than 2 inches. Alpine Sierra Planned Community recommends that traditional rustic architectural window designs be used which utilize small, vertically oriented, casement or double hung windows with divide lights that are inset into the building facade. To encompass this look in larger spaces, grouping of these typical small windows into sets can create larger openings without seeming large in massing. Windows within Alpine Sierra Planned Community should be clad in maintenance-free materials such as copper, aluminum, or steel with a stable finish.

5-10. Roofs

The roof should provide a sense of shelter for the structure. This can be accomplished by overtaking the wall element by which it overhangs through large overhanging eaves that will cast a strong shadow over the structure. The roof forms shall be designed in coordination with the pedestrian areas of the base of buildings. The roofs are intended to hold snow, but if snow should shed it should shed onto a pedestrian entry, or driveway. The roof form should guide snow to fall onto landscape areas. However, in areas where this is not possible, snow fencing, heated gutters, and heated roof edges may be required to prevent snow dump and ice buildup. Roofs should be formed to avoid valleys and avoid pedestrian areas. They should be relatively simple and limited to gables, hip, and shed type roofs. Overhangs should range from 24"-42", but reduced overhangs may be allowed on a case by case basis.

5-11. Chimneys, Fireplaces, & Fire pits

CHIMNEYS. The chimney is an excellent opportunity for a rustic aesthetic to the structure. It will typically be of stone or wood and used to reinforce a more heavily massed corner of the structure. Well proportioned fireplace masses and their chimneys can be used as sculptural features complementing the overall qualities of the house. Fireplace masses should be integrated with and blench well with the materials and character of the structure in which they are located. They should be propertied to match the scale of the building to which they are a part. In general, they should be finished in stone stucco, or wood.

5-11. (Chimneys continued...)

All chimneys must be finished in an approved stone veneer to match that of the structure and blend the facades.

FIREPLACES. Fireplaces should be designed to meet all applicable codes, including those that regulate wood-burning fireplaces within Alpine Sierra Planned Community. Exposed flues and vents for gas-operated units or other equipment should be hidden from primary views and shall be painted to blend with the main structure. Placer County Air Pollution Control District (APCD) allows only EPA Phase-I certified wood-burning devices. Custom masonry devices may be approved on a case-by-case basis if they are dedicated gas appliances however this requires the express written approval of the APCD prior to installation. Each residence is allowed to have an emission capacity of no more than 7.5 grams per hour in particulates from wood-burning devices.

FIREPITS. For safety, firepits and outdoor fireplaces should be placed in a patio or terrace where the prevailing wind will not blow flames int he direction of the home or the vegetative landscape. All fireplaces and fire pits constructed in or around residences at Alpine Sierra Planned Community shall be plumbed for propane or natural gas. Additionally a device such as ceramic logs must be specified in the final Design Submittal and utilized at all times to discourage wood burning. These outdoor amenities must be designed and finished with materials that are consistent with the rest of the home. For comfort and convenience, it is recommended that outdoor fire pits be located centrally, to accommodate a group and face to face conversation.

5-12. Refuse Enclosures

Every residence at Alpine Sierra Planned Community is required to have a refuse can enclosure for trash and recycling. The area must be able to accommodate TWO 32-gallon plastic refuse cans on wheels, and MUST be contained within the structure of the home or garage. The County defines bear-resistant refuse enclosures as the following:

> *"a secured enclosure, made of metal or equivalent, with a secured door or doors in the front of the enclosure or equivalent, whose design has been determined by Placer County Environmental Health to be sturdy, weather resistant, and making the contents of the garage can enclosure inaccessible to bears" (Section 8.16.010)*

Additionally, Placer County requires that refuse enclosures be clad in some material other than wood (ie: stone, concrete, etc.) that windows not be used, and that the enclosure be located as far from human occupied space as possible. Or they must be a county approved bear box enclosure. To further prevent bears from gaining any access to the enclosure, the Design Committee also requires that a metal door and frame with a round knob and secondary locking device be utilized.

5-13. Accessory Structures

Some homesites within the Alpine Sierra Planned Community are unique and vast. These sites may allow for additional detached structures from the main residence which can be used as a guest cabin. If such a structure is afforded on a homesite, it must directly relate and be designed with the same architectural character and features of the main residence. Additionally, it must utilize the same materials and finishes. Special consideration should be made to the circulation and site design of the property when these are incorporated on a site.

5-14. Exterior lighting

The objective of these standards are so that Alpine Sierra Planned Community does not contribute to the area's light pollution and to be certain that light does not trespass or emanate from any homesite within Alpine Sierra Planned Community. All exterior fixtures MUST be Dark Sky Compliant. Light pollution is described a the casting of ambient light into the night sky resulting in reflections from house elements, trees, and low clouds. Light trespass is the casting of light across property lines.
The second objective is to recreate a traditional low light ambiance. Fixtures should be traditional but not overly decorative or ornate. Fixtures that create a soft glow must be selected over those that emit strong bright light.

Exterior lighting in areas of circulation will be allowed as needed along with outdoor areas designed to be occupied by people may also be illuminated. Exterior wall and building mounted light fixtures must be integrated into the architectural composition of the house. Light fixture enclosures must be constructed to conceal or substantially diffuse the light source.

Landscape lighting is allowed only in small quantities, when limited in area and intensity, and when it is connected to a human element. As part of the Final Design Submittal, catalog sheets with photographs for light fixtures, finishes, and lamp sizes must be submitted along side with the landscape plans and elevations.

5-15. Address Identification & Signage

All residences must display a simple and well designed numeric representation of the address that is small in scale. They must be affixed to each home or related site elements so that the property is easily identifiable. House numbers must be of a contrasting color to the location where they are affixed. Additional information such as family or home names may be approved is submitted in advance to the Design Committee for review. This information must be in accordance with the materials, finishes, and color palette of the residence. The font for identification purposes must be simple in nature and not appear overly decorative and must have final approval by the Design Committee. Letters and Numbers may not be larger than FOUR inches in width and must be between FOUR and SIX inches in height.

If it is not possible to have visible numerals on the house structure due to its distance from the street, a stone marker or similar marking near the driveway, may be approved. The stone or marking must blend with the surrounding landscape and topography. The stone or marker must not exceed THREE feet in height above natural grade. All address stones and markers must be approved by the Design Committee prior to being installed.

The stone or marker may be located w/in TEN feet of the edge of the driveway, clear of all setbacks and easements. All content must be approved by the Design Committee. Text can either be engraved or permanently afixed on the stone, but at the least must be readable and in contrasting color to the stone. The address identification stone or marker must be indicated on the Landscape plans that are provided at Final Design. They must be detailed as an elevation at a scale of 1"= 1'-0". The elevation must include text, surrounding landscaping, and dimensions.

5-16. Seasonal Decorations

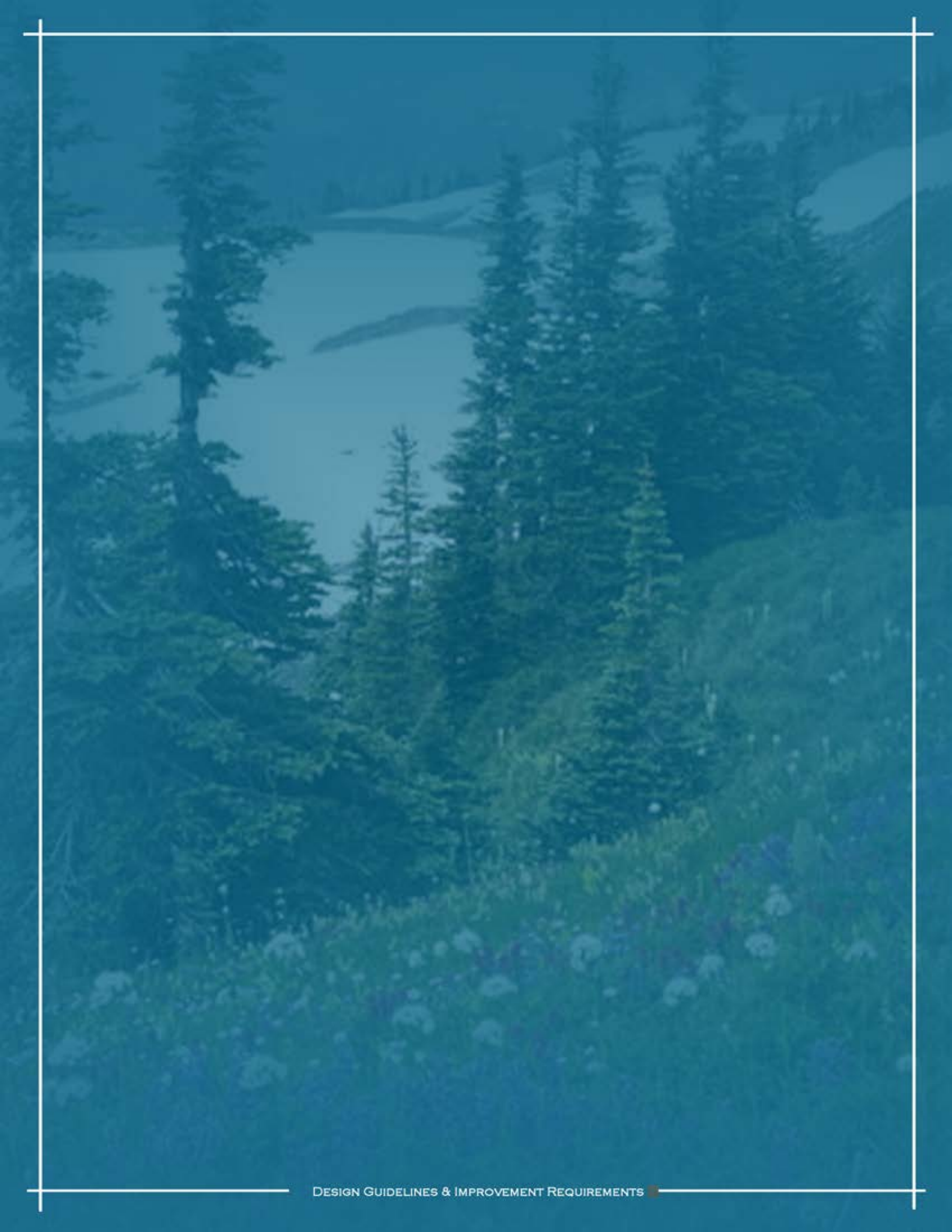
Alpine Sierra Planned Community aims to limit the amount of light pollution and maintain a low ambient light level to be sensitive to the mountain backdrop. Therefore, the use of exterior lighting as a decoration is limited to the period between Thanksgiving through the New Year's holiday period. The use of flood lights, pulsating/blinking lights, plastic or blow up ornaments is prohibited.

5-17. Propane Tanks

Owners must install under ground propane tanks in accordance with Placer County Chapter 15 and North Tahoe Fire Protection District (NTFPD) Standards and requirements (NTFPD amended 2013 CFC/BC).

VI. Community & Construction regulations

- Fees & Right to Fine
- Traffic Regulations & Enforcement
- Dust & Noise Control
- Site Visitations



6-1. Fees & Right to Fine

All projects within Alpine Sierra Planned Community undergoing design review will be subject to project application fees. These fees are used to cover the expenses related to project review, approval, and monitoring. Fees, and any other project related deposits required by the Design Committee are due in conjunction with submittal of the project application.

Additionally, the Design Committee shall have the right to impose fines on owners and contractors for violation of any of the requirements or procedures set forth within these Design Guidelines. Fines will be set by the Design Committee and modified from time to time as determined appropriate by Alpine Sierra Planned Community. For any violations not specifically listed, fines will be imposed on a case by case basis consistent with the violation at the discretion of Alpine Sierra Planned Community.

6-2. Traffic Regulations & Enforcement

Safety is of utmost importance in Alpine Sierra Planned Community. From time to time, modifications and improvements to the current set of rules and regulations may be made. Homesite Owners and their agents are required to abide by all traffic and parking rules and regulations. Owners may be warned or following notices, fined. The general contractor in charge of a specific homesite is responsible for the actions of the pass holders while on property and any associated warnings or fines.

6-3. Dust & Noise Control

The Contractor is responsible for controlling dust and noise from the construction site, including the daily removal of dirt and mud from rights of way that is the result of construction activity on the homesite. Contractors must cover materials or provide sufficient irrigation to eliminate any dust.

6-4. Site Visitations

A representative of the Design Committee will regularly inspect all work in progress and issue any notices of noncompliance when and where applicable. Contractors can expect the following inspections throughout the progress of their project:

PRE FRAMING INSPECTION: Prior to initiating framing the Contractor is responsible for confirming that the elevation of the foundation and the associated finish floor heights correspond to the those indicated on the approved Final Design. For any homes with restricted ridge heights or near maximum allowable height, a confirmation of height will need to be confirmed prior to the Contractor being allowed to proceed with Framing.

ROUGH FRAMING INSPECTION: Once rough framing is complete but prior to the installation of siding, the Contractor and Architect must confirm that the residence has been constructed as approved. A Design Committee representative will meet with the contractor and Architect to review the approved final design to confirm it is relative to what has been constructed. If there is any deviation from the approved plans, a change request will need to be submitted. If the Design Committee does not approve this change, the contractor will need to modify the residence so that it complies with the approved design.

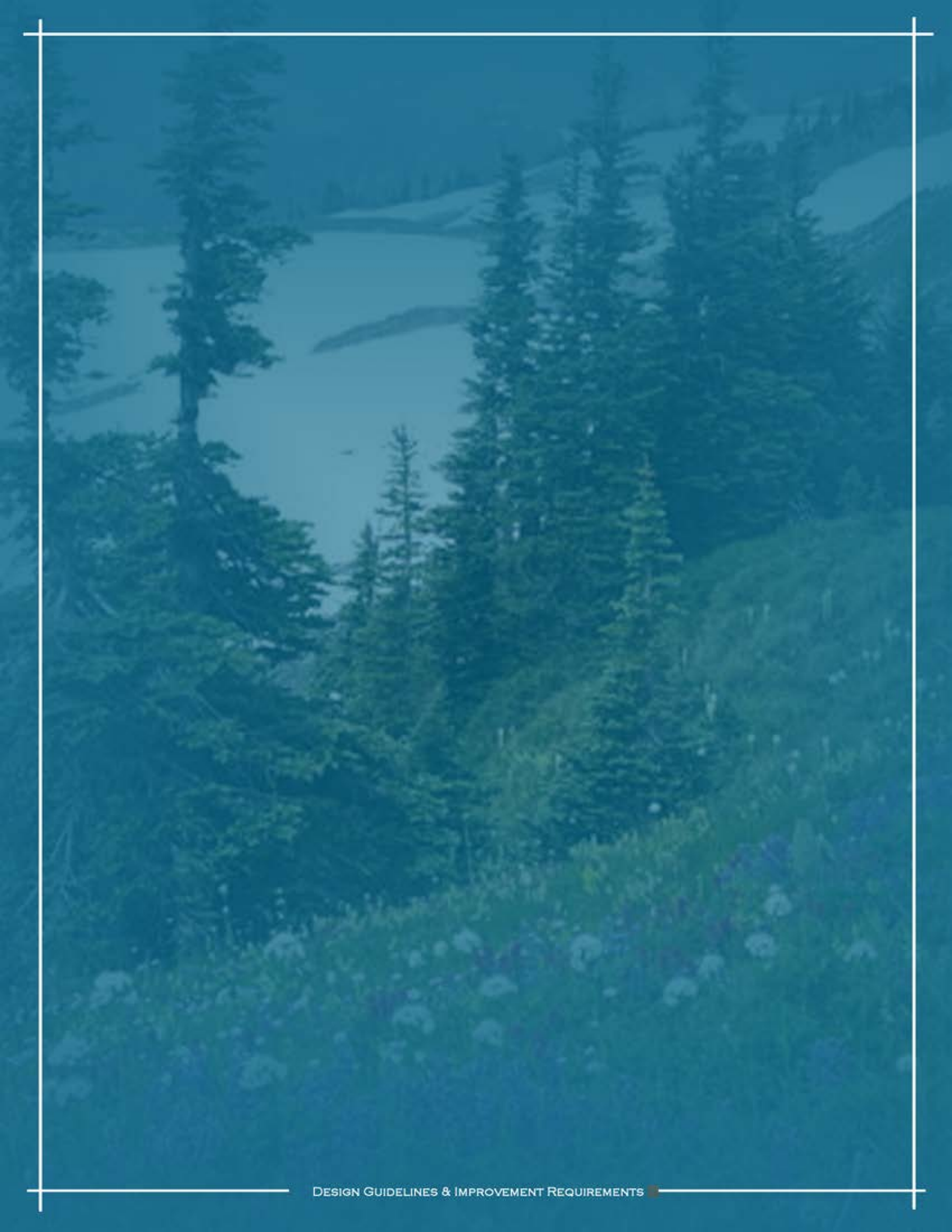
6-4. (Site Visitations Cont...)

The Contractor is responsible for any and all violations of the design guidelines by all parties involved in the construction of improvements on the Owner's homesite. As the designated contact and agent for the Owner during the construction phase, the licensed General Contractor is responsible for making sure all parties (subcontractors, suppliers, crew members) abide by the governing documents, including rules. All construction and enforcement notices will be directed toward the General Contractor, who bears responsibility for all construction-related persons entering Alpine Sierra Planned Community on behalf of the homesite project. Alpine Sierra Planned Community will review all notices of noncompliance to review any reported violations. In the event of a violation, a warning may but not necessarily will be given. Violations will be subject to fines determined by Alpine Sierra Planned Community.

Alpine Sierra Planned Community and its agents may at any time, including after issuance of a final release, take corrective action including but not limited to issuance of Notice of Noncompliance and fines as described herein, entering the site to correct the problem, issuing a stop work order or notice of noncompliance.

VII. Construction

- General Overview
- Insurance Requirements
- Exterior Mock-up
- Builder's Bond
- Construction Preparation
- Construction Fencing
- Construction Site Maintenance, Operation & Organization
- Vehicles & Parking Areas
- Excavation, Trash, & Debris Removal
- Sanitary Facilities
- Property Damages
- Construction Access
- Signage
- Best Practices During Construction
- Completion & Final Release



7.1 - General Overview

In order to establish and maintain clear communication between residential construction projects and Alpine Sierra Planned Community shall be conducted solely through the Design Committee Administrative Office. The Architect will need to remain involved in the project to provide services for Exterior Color and Materials, any changes, and variance requests.

7.2 - Insurance Requirements

All contractors must provide evidence of insurance to the Design Committee and the homesite Owner prior to entering the construction premises. Confirmation shall be evidenced int he form of a valid Certificate of Insurance naming both the Owner and Declarator as the certificate holders. The required insurance must provide coverage not less than the applicable limits of coverage relating to comprehensive general liability, automobile liability and worker's compensation. Proof of liability insurance and worker's compensation (or proof of exemption from it) is required as a condition to begin and continue construction.

The minimum limits are $1,000,000 per incident for both general liability and workers' compensation liability. General liability coverage must contain provisions for contractual liability and broad form property damage. The certificate shall provide for a 30-day notice to the certificate holders in case of cancellation or material change in the limits of coverage.

7.3 - Exterior Mock-up

All exterior materials, colors, and lighting fixtures must be presented to the Design Committee for approval prior to their installation. The Contractor must make a mock-up of the exterior materials as they would be installed on the structure. The Mock-up must show 10 SF minimum in size of the siding, window cladding, trim, stone accents & veneer, and roofing.

The Architect or Contractor must schedule an appointment with the Design Committee Administrative Office to review and provide written approval of the materials displayed in the mock-up. Please ensure that you have the materials reviewed and approved from the Design Committee Administrative Office prior to ordering any materials as to avoid any additional costs, if for some reason the materials are not approved. If there are any changes in the approved mock-up, the Design Committee Administrative Office will need to approve them through the Change Request process.

7-4. Builders Bond

The Contractor must post a bond of $5,000 for each homesite under construction, payable to Alpine Sierra Planned Community. The builder's bond is required by Alpine Sierra Planned Community as a prerequisite for permission to begin construction. The deposit will be returned without interest to the contractor who posted the deposit upon Final Release, unless fines have been levied for items in noncompliance with the CC&R's, Community Association rules, or if deviations from eh approved Final Design occurred at any point.

Alpine Sierra Planned Community may request an additional deposit to be paid in the event that the balance falls below $4,000.

7-5. Construction Preparation

TRAILERS. The use of construction trailers on site is highly discouraged. If an owner or contractor wishes to have a field office trailer on site they need to obtain prior approval from Alpine Sierra Planned Community.

PREPARATION: Comprehensive on-site staking and site preparation must be completed. Below is an overview:

1. *Limits of construction delineated w/ 4-foot high vegetation protection fencing.*
2. *Setbacks strung.*
3. *Elements to be saved within the construction activity zone protected.*
4. *Filter fencing installed, per best management practices.*
5. *Fire extinguishers on site*
6. *Transplant specimens flagged.*
7. *Trees to be removed flagged.*
8. *Option Trees to be saved differentiated from those that must be saved.*
9. *Equipment access marked.*
10. *Utility trench location staked and labeled.*
11. *Building footprint staked and labeled.*
12. *Paving limits strung.*
13. *Sanitary closet location indicated.*
14. *Materials storage site(s) indicated.*
15. *Dumpster location indicated.*
16. *Concrete washout location indicated if needed.*

7.6 - Construction Fencing

To protect the Natural Area of a site from damage during construction, a construction fence shall be installed to completely enclose the construction Activity Zone. The fence shall follow the alignment of the buildable and or the construction activity zone line, whichever is larger, and shall have a single entrance located at the driveway entrance. It shall be maintained intact until the completion of construction. The construction trailer (if any), portable toilets, construction material storage, and dumpsters must all be contained within the Construction Activity Zone fence. In special cases, Alpine Sierra Planned Community may allow materials to be stored outside the construction fence when approved in advance by Alpine Sierra Planned Community.

7.7 - Construction Site Maintenance & Operations

All builders are to maintain their construction sites in a neat and orderly fashion and shall clean up and remove all debris on a daily basis as required. The owner and general contractors shall be responsible for the maintenance of such neatness and removal of debris by subcontractors employed on the site. Trucks shall not be permitted to dump debris onto any adjacent parcels. Placer County dust control procedures must be followed.

7.8 - Vehicles & Parking Areas

VEHICLES. Each Contractor shall be responsible for its subcontractors and suppliers obeying the speed limits and traffic regulations posted within the development. Fines will be imposed against the Builder and/or its Builder's Bond for repeated violations. Adhering to the speed limits shall be a condition included in the contract between the Contractor and its subcontractors/suppliers.

PARKING. Construction crews must no park on any undeveloped portions of homesites or open space. All vehicles should be parked in the approved driveway and turnaround areas. During busy construction periods involving multiple trades such that all construction vehicles cannot be confined to the construction activity zone, the overflow vehicles may be temporarily parked along the edge of the roadway. Vehicles may park along one side only with all tires on the pavement to allow continual unconstrained and normal traffic flow, snow removal, and emergency vehicle access. Vehicles may not park on neighboring homesites, driveways, open space, or along any street frontage bordering occupied residential properties. If the road is not wide enough to facilitate on street parking near the construction site, crews must park further away where the road is wider. Parking on the shoulder of the road is prohibited. Changing oil or performing vehicle maintenance is not allowed. The discharge of any petrochemical substance is strictly forbidden. Vehicles that leak oil must not be brought into Alpine Sierra Planned Community. Heavy Equipment must have catchment devices to prevent oil leaking onto the ground. Overnight storage of heavy equipment and vehicles is only permitted on active construction sites, where construction activity utilizing the machinery is ongoing daily.

7-9. Excavation, trash, & Debris Removal

EXCAVATION. All excess materials resulting from blasting as well as all other excess excavation materials must be removed and legally disposed. Temporary storage of these materials must occur within the construction activity zone. Concrete cleanup must be done so as not to affect the Natural Areas of a lot or be allowed to be stored in adjacent property or drainage easements.

TRASH & DEBRIS REMOVAL. Trash and debris shall be removed from each construction site frequently and not be allowed to accumulate. During construction, each construction site and the route to and from the construction site shall be kept neat and clean, and shall be properly policed to prevent it from becoming a public eyesore.

- Builders shall clean up all trash and debris on the construction site at the end of each day.

- Lightweight materials, packaging and other items shall be covered or weighted down to prevent their being blown off the site.

- Builders are prohibited from dumping, burying, or burning trash anywhere in Alpine Sierra Planned Community.

- Unsightly dirt, mud, or debris from activity on each construction site shall be promptly removed and the general area cleaned up.

- Using disposal methods other than those approved by Alpine Sierra Planned Community is prohibited.

7-10. Sanitary Facilities

Contractors are responsible for providing adequate sanitary facilities for their construction workers on each homesite at all times until Final Release is requested in writing to the Design Committee. Portable toilets must be located within the construction activity zone, clear of all setbacks. For a construction site to be considered active, a sanitary closet must be on-site and in the location approved in design review.

7.11 - Property Damages

Damage and scarring to any property, open space, or other Lot, including but not limited to roads, driveways, concrete curbs, gutters, utilities, vegetation, and or other improvements, resulting from construction operations will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly at the expense of the Builder, and in the event of default by the Builder in meeting these obligations, the Owner shall be responsible.

7.12 - Construction Access

The approved driveway will be the only construction access to any homesite. The access shall be defined by securely installed vegetation protection fencing on the future driveway between 16 and 20 feet wide through the front setback. Construction activity may not occur anywhere in the front setback except at the access, regardless of whether these areas have been previously disturbed. Building materials may be store up to 20 feet in the front setback in a previously disturbed utility trench or easements, or other areas as approved by Alpine Sierra Planned Community.

The access route must be stabilized at a minimum with a 2 inch layer of aggregate underlayed with filter cloth. Stabilization must be completed within one week of starting construction. By October 15 a first layer of pavement must be completed in the first year of construction. Drainage mitigation int he form of an infiltration trench down slope of the driveway and any dry wells must be installed before or simultaneously with the paving of the driveway.

7.13 - Signage

All signage, including project and/or contractor identification, construction, "for sale" and address signs must have approval from Alpine Sierra Planned Community prior to installation. One temporary construction sign shall not exceed NINE square feet on each lot. The removal of construction signs shall be required prior to the issuance of a Temporary or Final Certificate of Occupancy. Signs must be installed parallel to the street. The contractor is responsible for removing signs at the completion of construction.

7-14. Best Practices During Construction

Owners will be responsible for the conduct and behavior of their agents, representatives, builders, contractors, and subcontractors while on the premises of Alpine Sierra Planned Community. The following practices are prohibited:

- Allowing concrete suppliers, plasterers, painters, or any other subcontractors to clean their equipment any where but a location specifically designated, if any, for that purpose by Alpine Sierra Planned Community.

- Removing any rocks, plant material, topsoil, or similar items from any property of others within Alpine Sierra.

- Disposing carelessly of cigarettes and other flammable material. At least one 10-pound ABC rated dry chemical fire extinguisher shall be present and available in a conspicuous place on the construction site at all times.

- Carelessly treating or removing protected trees not previously approved for removal by Alpine Sierra Planned Community.

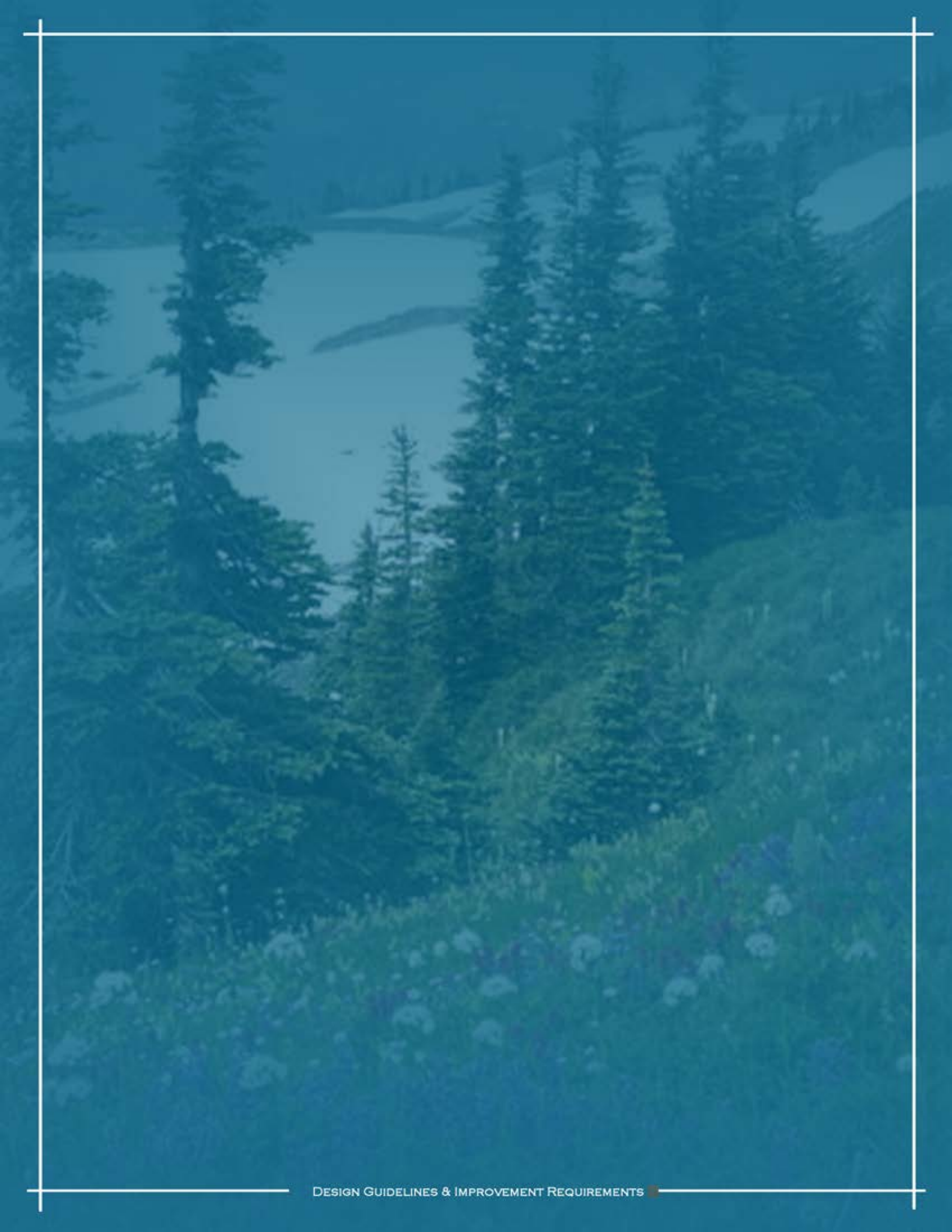
7-15. Completion & Final Release

Upon completion of the residence, the Contractor shall give written notice to Alpine Sierra Planned Community. Within 10 business days, Alpine Sierra Planned Community may inspect the residence or other improvements for compliance for final release. If all improvements comply with the Design Guidelines, Alpine Sierra Planned Community may issue a written approval to the Owner, constituting a final release of the improvements by Alpine Sierra Planned Community. This final release will be issued within 30 days of the final inspection and will accompanied with the remaining balance of the builder's bond and a certificate of compliance. In order to obtain a certificate of occupancy from Placer County you will need a Final Release from Alpine Sierra Planned Community.

If work was not done in strict compliance with the approved plans or the design guidelines, Alpine Sierra Planned Community may issue a written notice of non-compliance to the Owner which specifies the particulars of noncompliance. This notice would be issued within 30 days of final release. The owner will then have 30 days from issuance of noncompliance to remedy the noncomplying particulars of the improvement. If the owner has not remedied the situation by this time, Alpine Sierra Planned Community may take action to remedy or remove the non-complying improvements. If Alpine Sierra Planned Community does not issue a final release or certificate of compliance within 30 days, then it is deemed that the residence is in compliance with plans as approved by Alpine Sierra Planned Community.

Appendix

- Preliminary Plan Review Checklist
- Final Plan Review & Approval Application
- Final Plan Review Checklist



Preliminary Plan Review Checklist

DATE:_____ **OWNER:** _____

LOT #: _____ **ADDRESS:**_____

*PHONE:*_____ *EMAIL:*_____

ARCHITECT: _____

ADDRESS: _____

PHONE:_____ *EMAIL:* _____

A. SITE PLAN

YES	NO	
☐	☐	1. At 1"=20' min. indicating any adjacent structures
☐	☐	2. Property boundaries & adjacent property lines 20ft. outside of the lot
☐	☐	3. Building Envelope Delineation
☐	☐	4. Easements
☐	☐	5. Existing & proposed counters at 2 ft. increments
☐	☐	6. Building footprint & eave drip line locations & top of foundation elevations.
☐	☐	7. Driveway and parking location
☐	☐	8. Utilities, utility connection locations, & trenching
☐	☐	9. Site drainage & BMP's
☐	☐	10. Site Improvements such as fences, decks, patios, walks, covered porches, etc.
☐	☐	11. 18" minimum driveway culvert, if needed
☐	☐	12. Accessory site development
☐	☐	13. Bear box or trash enclosure location & dimensions (must fit (2) 32 gallon trash cans)
☐	☐	14. Construction Activity Zone delineation
☐	☐	15. Construction staging & material storage locations
☐	☐	16. Construction Access drive, parking areas, & sanitation facilities
☐	☐	17. Erosion control measures & tree protection details
☐	☐	18. Dumpster location
☐	☐	19. Fire extinguisher & signage location
☐	☐	20. Location of any special equipment, such as a crane.

B. Landscape Plan

YES	NO	
☐	☐	1. At 1"=20' min. indicating the overall concept plan with plant legend including size and quantity.
☐	☐	2. Footprint of buildings and all hardscape areas.
☐	☐	3. Existing and final contours at 2' intervals.
☐	☐	4. Proposed clearing areas for all improvements.
☐	☐	5. Tree survey that clearly identifies the species, conditions, location and diameter of all trees with a 6" or larger trunk diameter. The location of significant clusters of smaller trees should also be shown.
☐	☐	6. Indicate trees & other major vegetation requested to be removed and reasons for removal. Approval will be granted for removal of trees necessary for construction only.
☐	☐	7. Conceptual plant massing including mature height and spread.
☐	☐	8. Sprinkler irrigation, drip irrigation, and non-irrigated areas.
☐	☐	9. Native plant and top soil salvage plan.
☐	☐	10. Proposed clearing area.

C. Floor Plans & Elevations

YES	NO	
☐	☐	1. Plans must be drawn to a minimum scale of 1/8" = 1'-0".
☐	☐	2. Provide Floor Plans of all proposed buildings and floors (even storage areas)
☐	☐	3. Provide a Square Footage Analysis as follows: Lower Floor, Upper Floor, Garage, Covered Patios, Impervious Area
☐	☐	4. All Building Elevations with EXISTING & FINAL grade shown
☐	☐	5. Building Sections through all principal masses of the building with building heights, existing & finish floor elevations
☐	☐	6. Legend indicating proposed exterior materials and color
☐	☐	7. Proposed Exterior Lighting

Application For Final Design Review & Approval

DATE:_____ **OWNER:**_____

LOT #: _____ **ADDRESS**:_____

*PHONE:*_____ *EMAIL:*_____

ARCHITECT: _____

ADDRESS: _____

PHONE:_____ *EMAIL:* _____

CONTRACTOR: _____

ADDRESS: _____

PHONE:_____ *EMAIL:* _____

FINAL DESIGN MEETING DATE: _____. *(Please Schedule with Design Office)*

APPLICATION CHECKLIST: *The Application will be considered complete only if the following are submitted:*

- ☐ 1. Final Plan Review Checklist
- ☐ 2. Grading/Construction Management Plan
- ☐ 3. Compliance Deposit Application & Deposit ($5,000)
- ☐ 4. (3) Complete construction copies for County Submittal, including the following:
  - ☐ Site Plan *(min 1"=20')*
  - ☐ Grading/Construction Management Plan *(min 1"=20')*
  - ☐ Floor Plans & Elevations *(min 1/8"=1'-0")*
  - ☐ Landscape Plan *(min 1"=20')*
  - ☐ Erosion Control & Storm Water Mgmt Plan *(min 1"=20')*
  - ☐ Construction Schedule *8 1/2" x 11" format*
- ☐ A copy of the Site plan, elevation sheets, & landscape plans for Alpine Sierra Planned Community Files *(11"x17" format)*

FOR DESIGN COMMITTEE USE ONLY:

Submittal Date: _____ *Meeting Date:* _____ *Notice Date:* _____

NOTICE TO APPLICANT*: Following your Design Review Submittal, the Design Committee:*

- ☐ **Approves** your *Final Design Review Submittal*
- ☐ **Approves** your *Final Design Review Submittal* with the following conditions:

(1) *A copy of the Placer County building permit is to be delivered to Alpine Sierra Planned Community before beginning construction.*

(2) *Other:*_____

_____

_____

_____

_____

_____

- ☐ **Does NOT Approve** your *Final Design Review Submitta*l because of the following variances from your Preliminary Design Review Submittal:

_____

_____

_____

_____

Signed: _____

Date: _____

Please Note: In addition, all required reviews by local government jurisdictions must be completed.

Final Design Plan Review Checklist

DATE: _____ **OWNER:**_____

LOT #: _____ **ADDRESS:** _____

BUILDER REQUIREMENTS: Please provide a complete set of review materials: *Site Plan, Grading/Construction Management Plan, Floor Plans, Elevations, Building Sections, Landscape Plan, Sample Material & Finish Board, Erosion Control & Storm Water Management Plan.*

A. Site Plan

YES	*NO*	
☐	☐	1. Scale must be at a minimum of 1"=20'-0"
☐	☐	2. Must have same requirements as Preliminary Design Review Checklist Section A. Site Plan Items. (*See Preliminary Design Review Checklist*)

B. Grading & Construction Management Plan

YES	*NO*	
☐	☐	1. Scale must be at a minimum of 1"=20'-0"
☐	☐	2. Erosion, dust & trash control, trash dumpster, construction limit fencing, & sanitary facilities location.
☐	☐	3. Curb & Vegetation Protection
☐	☐	4. Site Grading
☐	☐	5. Soil & Materials Staging Areas
☐	☐	6. Construction Trailer Location
☐	☐	7. Construction sign, size & location

C. Floor Plans, Elevations, & Building Sections

YES	*NO*	
☐	☐	1. Scale must be a minimum of 1/8" = 1'-0"
☐	☐	2. Dimensioned Floor Plans of all floors in proposed building with finish floor elevations noted.
☐	☐	3. Provide a square footage analysis with a breakdown for: *Lower Floor, Entry Floor, Upper Floor, Covered Porches*
☐	☐	4. Provide Exterior Elevations, (2) Perspectives, & any hidden Elevations all w/existing & final grade noted.
☐	☐	5. Provide Building Sections through all principal masses of the buildings.
☐	☐	6. Label Building Height from Existing & Final Grade
☐	☐	7. Provide an exterior lighting plan.
☐	☐	8. Indicate location and type of any interior or exterior fireplaces, BBQ's, and/or firepits.
☐	☐	9. All Chimneys must have a chimney cap and spark arrestor. Indicate material & construction for chimney cap.
☐	☐	10. Provide on plans the following information regarding the roof: - Roofing Material, Manufacturer, & Series/Model - Roofing Color, Texture, & Type - Roof Slope - Roof Peak Height - Gutter & Downspout Materials, Color, & Location
☐	☐	11. Provide Exterior Wall Specifications: *Wall Material, Manufacturer, Series/Mode, Texture, Color, Mortar Color, & any techniques.*
☐	☐	12. Indicate how the foundations are properly concealed. Indicate the material type & color if applicable.
☐	☐	13. Provide information on trim material, color, & type.
☐	☐	14. Indicate Exterior Door Manufacturer, Model/Series, color, & hardware.
☐	☐	15. Provide Garage Door Manufacturer, Series/Model, & Material.
☐	☐	16. Please indicate Window Specifications: Manufacturer, Series/Model, Color, & Cladding Type.

D. Landscape Architectural Construction Documents

YES	*NO*	
☐	☐	1. Scale must be at a minimum of 1"=20'-0"
☐	☐	2. Show Existing & New Plant & Tree Locations
☐	☐	3. Indicate the location of any accessory structures
☐	☐	4. Show all decks, patios, walkway locations, paving, & pavers
☐	☐	5. Provide a tree survey
☐	☐	6. Please provide a plant list of all new plants.

Final Design Plan Review

D. Landscape Architectural Construction Documents (Continued...)

YES	*NO*	
☐	☐	7. Scale must be at a minimum of 1"=20'-0"
☐	☐	8. Indicate location & materials of irrigation system, if applicable.
☐	☐	9. Provide location, material, & construction type of fencing & landscape walls.
☐	☐	10. Indicate location & materials of irrigation system, if applicable.
☐	☐	11. Please note any soil amendments
☐	☐	12. Please provide and note on plans any additional installation details and/or notes.
☐	☐	13. Provide an exterior lighting plan for any landscaping.
☐	☐	14. Provide a snow storage plan for the property.

E. Sample Material & Finishes Board: *Please provide a sample board with the following:*

YES	*NO*	
☐	☐	1. Roofing Sample w/material, manufacturer, & type indicated.
☐	☐	2. Finished Wall Sample w/material, manufacturer, & type indicated.
☐	☐	3. Stone Sample
☐	☐	4. Mortar Color
☐	☐	5. Chimney & Chimney Cap Materials & Color
☐	☐	6. Finished Exterior Trim Sample
☐	☐	7. Exterior Light Cut Sheet
☐	☐	8. Exterior Door Cut Sheet
☐	☐	9. Garage Door Cut Sheet

F. Erosion Control & Storm Water Management Plan

YES	*NO*	
☐	☐	1. Site Plan at 1"=20' minimum.
☐	☐	2. BMP's as required by local code.
☐	☐	3. Proposed path of water flow on site & off-site.
☐	☐	4. On site detention or retention plan.
☐	☐	5. Catch Basins location & details.
☐	☐	6. Storm Drains locations & details.
☐	☐	7. Provide an exterior lighting plan.
☐	☐	8. Indicate location and type of any interior or exterior fireplaces, BBQ's, and/or firepits.

G. Construction Schedule: *Please Provide the following information:*

Construction Start Date: _____

Construction End Date: _____

Landscaping End Date: _____

Winter Erosion Control Date: _____

APPENDIX B-4

Development Standards

Alpine Sierra Planned Development
Alternative B
Supplemental Development Standards
January 9, 2017

Private Residential Development Standards

Introduction

This document specifies the design standards that are part of the County Planned Development (PD) approval for the Alternative B Project and are incorporated into that approval by reference (herein referred to as the Development Standards). While these details mirror County Zoning and Development Code (Code) in place at the time of the approval of the PD, they also note exceptions granted within that PD as well as restrictions or other specific requirements that shall be adhered to as part of the approval for the Project. To the extent exceptions to the Code are not stated within this document or elsewhere in the project approval by the County, all other current County Code requirements shall apply at the time of building permit application. The Development Standards include the Low Impact Development (LIDS) Standards and Best Management Practices (BMP) that are herein incorporated into the PD approval and must be complied with by each individual residential development project at the time of plan submittal for building permits of individual residences.

The Development Standards are separate from, and in addition to, the project's internal CC&Rs or design guidelines adopted by the HOA (Private Standards). The Private Standards are not enforced by the County and compliance with Private Standards does not ensure or equate to compliance with these Development Standards. These Development Standards are mandatory and cannot be modified by the Private Standards.

The Development Standards are intended to be used in conjunction with the Tentative Subdivision Map (TSM) and prescribe setbacks, building envelopes and in some cases, specific driveway solutions. As such, the two documents must be used together to achieve a compliant building plan for each individual home owners building permit application to the County.

The Project is divided into two development types. The first being the 10 unit small-lot subdivision located on the west side the Project (the West Side) and the 28 unit large-lot

development located on the east side of the Project (East Side). These developments are referred to respectively as the West Side and East Side to the extent that a distinction of applicability of the requirements in the Development Standards are required.

1. Setbacks:

Lot setbacks have been individually established for each development lot that, in some cases, vary from those in the underlying zone. Those variations are shown on the TSM and further detailed or explained here:

a. *Lots adjacent to the seasonal stream:*
The seasonal stream on the East Side of the Project is protected by a 50' open space parcel which is centered on the stream channel. In addition, each adjacent lot has a 25' setback to that property line that is common with the open space parcel. All Structures of any kind (i.e. not only residential buildings) are not allowed within this 25' setback. In addition, no landscaping, hardscape or other modifications to the surface or vegetation is allowed within this setback. Vegetation modification is only allowed to the extent that it is necessary for erosion control, defensible space (fire hazard reduction) habitat maintenance or restoration (e.g. noxious weed removal or planting of native vegetation) or fire protection. Limited (no more than 10') temporary impacts are allowed for associated construction may be approved with a specific building plan provided it is contingent upon an approved site restoration plan.

b. *Front lot setbacks:*
Front lot setbacks may be reduced from 25' to 20' from the front property line to garages that are placed at or near final road grade if it can be demonstrated that a reduction of setbacks provides a material reduction of grading impacts for the overall site. Driveways, site grading and essential public utilities or main utility services to the approved structures on the site are exceptions to the prohibition of construction outside of the Building Envelope (described below).

2. Building Envelopes, Coverage and Limits of Disturbance:

Building Envelopes are shown on every lot on the TSM exhibit for the East Side of the development (they do not occur on the West Side of the Project). These

envelopes, as drawn, may be more restrictive than the zone setbacks, i.e. the Building Envelope, as drawn, may further limit areas of construction beyond the zone setbacks. Building Envelopes are for the express purpose of controlling the location of residences such that they are placed on the visually less prominent and/or flatter portions of the overall lot. While individual lots contain areas of average slopes above 30% they are excluded from the Building Envelopes. Structures of any kind are prohibited outside of the Building Envelope.

a. *Building Coverage:*
The total building footprint (Building Coverage) including a two-car garage and any other outbuildings will be contained within the Building Envelope. Roof eaves may extend beyond this limit but no more than 24". Height, bulk and mass are denoted below. Building Envelopes on flatter lots run to the standard setback but in all cases, regardless of the size of the Building Envelope, the Building Coverage (footprint of all enclosed structures) shall not exceed the following:

LOT SIZE	MAXIMUM BUILDING COVERAGE	
>29,999 sq. ft.	20%	
27,000 - 29,999 sq. ft.	21%	
24,000 - 26,999 sq. ft.	22%	
21,000 - 23,999 sq. ft.	23%	
18,000 - 20,999 sq. ft.	24%	
15,000 - 17,999 sq. ft.	25%	
10,000 - 15,000 sq. ft.	30%	*(one story)*
	25%	*(two or more stories)*
<10,000 sq. ft.	40%	*(one story)*
	35%	*(two or more stories)*

In addition to the coverage calculated above, an allowance of 360 sq. ft. can be added to the Maximum Building Coverage if a third garage stall is added which results in a total of 3 stalls of fully enclosed parking. Decks without a perimeter foundation, roof overhangs and other impervious surface not resulting from the building foot print (e.g. parking, driveways, and patios which are contained within the LOD are not counted as Building Coverage. For lots with an accessory dwelling unit, an additional 640 sq. ft. of footprint can be added to all of the above.

b. *Prohibition of Construction:*

All areas shown on the site plans that are outside of the Building Envelope but within lots are protected from any disturbance as follows: All Structures (as defined by the California Building Code as adopted by the County) of any kind (i.e. not only residential buildings) are prohibited outside of Building Envelopes. In addition, no landscaping, hardscape or other modifications are allowed to the ground surface outside of the building envelopes other than those necessary on the front of the lot to provide vehicle and pedestrian access to the site. Vegetation modification is only allowed to the extent that it is necessary for erosion control, defensible space (fire hazard reduction) habitat maintenance or restoration (e.g. noxious weed removal or planting of native vegetation). This includes all areas in setbacks as shown on the individual lot plans (excluding approved driveways, utilities and grading associated with the road on which the lot fronts). Construction includes, but is not limited to: creation of any Structure, any ground disturbance including underground utilities, fences, decks, landscape features or other landscaping, and vegetation removal with the exception of main utility services delivered to an approved structure(s). Exceptions can be made for utilities installed by horizontal directional underground drilling.

c. *Limits of Disturbance:*
Building Envelopes are designed to provide sufficient room for a reasonable range of architectural solutions for the buildings bulk and mass. In determining the exact location of the final buildings other features within the Building Envelope need to be considered such as significant vegetation, rock outcropping, drainage swales. These features need to be identified on the site grading plan and protected to the greatest extent practical. The result will be a final building site that will be identified by a Limit of Disturbance (LOD) beyond which no construction equipment or earth moving is allowed. The LOD line must show the smallest practical area in which ground disturbance is allowed. In general this is the outside edge of excavation with additional staging area for equipment needed to complete the excavation of the site and hoisting. “Laydown” areas (space for stock piling materials and equipment) must be minimized and the project must rely on just-in-time deliveries in order to limit the need for large laydown areas. All Improvements inside of the buildable areas include all buildings, accessory buildings, garages, decks, patios, fences, screens and recreational facilities shall be included within the LOD. The LOD must be shown on all building plans and once approved, the LOD has the same force and effect as the TSM approved Building Envelope. LOD are applicable to both the West Side and the East Side plan approvals.

3. Overall Site Excavation:

While the structures within a Building Envelope are allowed anywhere within that two dimensional plane, the overall building must be designed to limit, to the extent practical, the amount of grade change from existing grade to final grade, when all other site constrains are taken into account (e.g. maximum building height, maximum driveway slope, setbacks, etc.). Limiting overall grading impacts while at the same time honoring the development rights under the Code and this PD approval is a balance of multiple techniques, but four specific design considerations are defined below that give more direct guidance on this general planning principle. Foundation systems should be constructed as stem wall foundations and other foundation systems that minimize overall site impacts. Illustrations are attached that demonstrate conceptual grading that complies with these development standards:

a. *Building Pad Grading*:
Buildings should step with the site as opposed to grading the site to fit the building. Mass Grading, which is the excavation of the entire site to ground level of the entire footprint, is prohibited. However as the building steps with the site, some grading will be required to daylight the sides of any structure on a sloping lot. Limits on that grading are noted in (c.) below.

Lots with restricted Building Envelopes (Lots 1-5 and 12-14) are required to include garages with roadway level entries to prevent excessive site grading. Garage parking bays shall face the roadway, shall be set back no more than 25' from the front property boundary, and shall include driveways with slopes not exceeding 10 percent. Secondary driveway access to these lots is prohibited.

b. Slab on Grade construction:
Slab on Grade (SOG) construction is the method of having the lower floor(s) of the unit directly on the graded and leveled surface of the ground at or below existing grade. Slab on grade foundations are permitted on contiguous Building Envelope areas provided they are stepped in accordance with the conceptual illustrations included in these standards. Bench grade cuts for slab foundations may not exceed ten feet of cut or fill, or combination of cut and fill, for any pad without stepping.

SOG is preferable on uphill garage units and some living space (subject to grading limitation below) as it prevents over excavation needed for a crawl space and thereby reduces the total excavation and, perhaps and to a lesser

degree, the overall height, bulk and mass of the structure. SOG garages on uphill lots can exceed the cut and fill limitations above and can be completely buried on 3 sides provided that they can demonstrate through a site specific grading plan to accomplish the goal of limiting overall site disturbance and/or reducing overall building height. This is a discretionary approval granted only by County Staff in conjunction with Grading Permit/Grading Plan for each residence as part of the building permit approval.

SOG on downhill sloping lots can lead to significant excavation of the site in order to "daylight" the windows necessary to make the below grade end of the structure on that slab fully "habitable" space (e.g. a bedroom). SOG is generally preferable for garages and other non-habitable space that can be constructed at or below grade if the space can remain buried. Concrete slab floors can also be created on engineered fill above grade if desired in order to avoid excessive grading (see below).

c. *Excessive Grading:*
Excessive grading to daylight windows and access on the sides of the building is one impact that can result from building SOG but also is an inherent problem in any sloping lot regardless of construction type and needs to find balance between the two following competing construction techniques:

- Structures on sloping lots neither want to be completely carved out of the hill side,
- Nor figuratively or literally built entirely on stilts or multistory stem walls.

This balance is a necessary principle regardless of building techniques employed. In the case of below grade structure, excessive excavation is defined as when over 50% of the length of the floor measured at right angles to the slope of existing grade is excavated on average to a height of ½ the total story height or 10', whichever is less.

d. *Final Grade:*
Grading plans must detail the final grade which shall show all retaining walls, cut and fill slopes, drainage and areas of revegetation. Areas to be revegetated shall not exceed 2:1 in slope. Slopes steeper than 2:1 are not permitted unless approved by the Engineering and Surveying Division. Any approved final grades that exceed 2:1 slope must be composed of rock or protected by rock rip rap. Rip rap (protection of the soil by mechanical means typically rock or boulders) is acceptable in small areas to the extent that it

limits overall site disturbance. When the height of rip rap slopes exceed 4 feet tall they must be replaced by retaining walls (see “Landscaping”). No exposed finish grade cuts over four feet tall are allowed within any building envelope unless necessary to comply with recommendations of a Geotechnical Engineer. Any finish grade cut of four feet tall or taller must be supported by an engineered rockery wall, poured concrete retaining wall with natural stone veneer, or comparable.

e. *Reduced Garage Setbacks*:
Front setbacks within the East Side are set at 25’. Garages may encroach into the front setback by 5’ (i.e. 5’ less than the overall residence setback). The purpose of allowing that encroachment is to lessen overall site grading. Garages, whether within the setback or not, may be attached to the main structure or any other structure (e.g. accessory living quarters) or not at the discretion of the owner/designer. Any living area attached to the garage, including second story living space, shall comply with the 25’ setback. Garages on uphill lots are only allowed to encroach to the extent that it is shown that it reduces the overall site grading. Downhill lots are assumed to have less overall grading if the garage is within the setback as allowed above. However, all building sites within the project are unique and larger lots especially may have their driveway and house significantly below the main road grade which would render this assumption invalid assuming items a. and b. above are complied with.

4. Building Height:

Background: Placer County requirements for building height measures building height as a level line from average grade with allowances for additional height for building built on slopes, total building facades in excess of 50’ are possible under this standard. Such facades are incompatible with the overall project design so a more restrictive standard is provided below.

In order to provide buildings that step with the terrain and avoid large unbroken vertical facades, the project max building height is 35’ above existing grade measured continuously on the line from the buildings lowest point to its highest point. This is the line that provides the average grade for the building, hence the maximum building height is parallel to average site grade this standard will be applied consistently across the site to provide for a uniform standard that will

eliminate large vertical facades and require buildings on steeper terrain to step with the site. See illustration attached.

5. Architecture, Material and Hardscape:

Structures should be composed mainly of wood, steel and stone that are used according to their inherent nature. Expressed structure can include steel and/or wood columns and beams and add interest to a facade. In addition, weathered metals (e.g. corten) and textured cementitious siding are acceptable materials and are encouraged because of their fire resistance and, therefore, can make up significant elements of the exterior if appropriate colors and textures are used. As a general rule, materials and color that will be used should blend into one entity rather than compete with the natural surroundings. Stucco may be used only as a secondary exterior material. Fire resistant materials are preferable given the environment but must be harmonious in color and texture. Treated wood products (e.g. shingles) can be used in a fire resistive assembly but if used in a roof covering must meet the requirements of a Class A assembly, which is at the discretion of the Fire Marshall and the County's Chief Building Official. Large scale log houses are not allowed but log elements can be used as architectural features and expressed structure. Small scale stacked log construction is allowable in cottages, garages, or small building elements. Stone should be locally sourced and faceted in nature. Stone should be connected to the ground and not applied irrationally in random areas of the façade without connecting to the ground (i.e. its "inherent" use). Large scale use of river rock is not allowed.

a. *Entrances:*
   Entries into a building should provide shelter from falling snow or rain and scaled to human proportions. Larger buildings, of course, should have appropriately scaled entrances without overtaking the structure. Primary entrances should be designed such that they have greater attention to detail and craftsmanship than other entrances or doorways.

b. *Porches, Decks, Terraces and Balconies:*
   Porches and Decks serve as the definitive element between the distinctive landscape experience and man-made shelter; the porch area is the transitional zone that focuses on the experience of both the structure and the landscape. These elements are also important to providing interest to a façade by varying the exterior of the building in either the vertical or horizontal

plane without introducing undesirable elements such as paint contrasts and ornamental features (also see fireplaces below). Porches can often be oriented to frame a view or a specific activity space such as a walking trail, a scenic overlook, or a designated function area. They can serve as walkways between and along buildings and create architectural interest by allowing the structure to be fully expressed. The structure of a porch is often oversized log or timber beams, rafters, and columns. Steel columns are also allowed as expressed structure (noted above) but must appear massive and substantial and not spindly.

Balconies can either be recessed into the wall mass or projected from the exterior walls. Above-grade decks and balconies should generally be simple architectural forms and provide additional visual interest.

Terraces are allowed if no more than 12' deep (as measured from the face of the building) or result in minimal grading (i.e. cuts or fills of no greater than 5')

c. *Doors & Windows:*
Doors shall be wood or metals or a mixture of both. Wood appearing materials that are maintenance free such fiberglass are also allowed. Metal doors with, copper, bronze or distressed or rusted surfaces are also acceptable. Doors constructed of solid wood may be built of panels, planks or timbers, and be hewn, distressed, or similarly finished.

Large windows such as those of a residential living room or dining room should be set back under roof overhangs or other recesses in shadow to avoid creating unwanted glare. When windows are not recessed, somewhat obscured by structure or overhangs and have a significant solar exposure at any time of day, they must use non-reflective glass.

d. *Roofs:*
The roof should provide a sense of shelter for the structure. This can be accomplished by overtaking the wall element by which it overhangs through large overhanging eaves that will cast a strong shadow over the structure. The roof forms shall be designed in coordination with the pedestrian areas of the base of buildings. The roofs are intended to hold snow, but if snow should shed it should not shed onto a pedestrian entry or driveway. The roof form should guide snow to fall onto landscape areas. However, in areas where this is not possible, snow fencing, heated gutters, and heated roof

edges may be required to prevent snow dump and ice buildup. Roof forms should be relatively simple and limited to gables, hip, and shed type roofs. Overhangs should range from 24”-42”, but reduced overhangs are allowed in minor elements or where roof elements near the ground. . Shed roofs of slopes less than 2/12 shall have overhangs of no less than 3’.

e. *Chimneys, Fireplaces, & Fire Pits:*

Chimneys. The chimney can be a desirable architectural element of the structure provided it is detailed in traditional material. It will typically be of stone or wood and used to reinforce a more heavily massed corner of the structure. Fireplace masses and their chimneys can be used as sculptural features that provide for façade variation that is inherent in their traditional form. Fireplace masses should be integrated with the materials and character of the structure in which they are located. When their form is expressed on the exterior of the structure, fireplaces should have a base of stone, metal or other contrasting material to the adjacent façade. All exterior chimneys must be finished in a stone veneer unless they exit the building from the interior directly through the roof. Such chimneys may be either metal (non-reflective) or stone clad.

Fireplaces and Fire Pits. Fireplaces shall be designed to meet all applicable codes, including those that regulate wood-burning fireplaces within the County or local jurisdiction. Exposed flues and vents for gas-operated units or other equipment should be hidden from primary views and shall be painted to blend with the main structure. Placer County Air Pollution Control District (APCD) allows only EPA Phase-I certified wood-burning devices. Custom masonry fire boxes may be approved if they are dedicated gas appliances and meet all other codes in effect at the time of installation. Outdoor fireplaces or fire pits shall be placed in a patio or terrace or other hardscape areas. All fireplaces and fire pits shall be plumbed for propane or natural gas. Additionally, a device such as ceramic logs must be specified in the plans submitted for building permit as all devices are prohibited from burning wood.

f. *Refuse Enclosures:*

Every residence at the Project is required to have a refuse can enclosure for trash and recycling. The area must be able to accommodate two 32-gallon refuse cans on wheels, and must be contained within the structure of the home or garage. The County defines bear-resistant refuse enclosures as the following:

"a secured enclosure, made of metal or equivalent, with a secured door or doors in the front of the enclosure or equivalent, whose design has been determined by Placer County Environmental Health to be sturdy, weather resistant, and making the contents of the garage can enclosure inaccessible to bears" (Section 8.16.010)

Additionally, the County requires that refuse enclosures be clad in some material other than wood (i.e. stone, concrete, etc.) that windows not be used and that the enclosure be located as far from human occupied space as possible, or they must be a county approved bear box enclosure.

6. Accessory Structures and Secondary Dwelling Units (Guest Houses):

Some home sites within the Project have deeded Guest House units (secondary dwelling units). These units are either attached or detached from the main residence and can be incorporated into a garage as well. The Guest House is a separate dwelling (i.e. having a separate entrance and exit from the principal dwelling unit and include sleeping, cooking and toilet facilities). These units are allowed within the large-lot single family parcel provided there is a deeded right transferred to these parcels by the master developer. Five such entitlements have been granted to the master developer. Deeded rights to these units from the master developer to the lot are required to apply for a building permit for said units. The County will not have the authority to issue development permits for such units in the absence of specific deeds or for any reasons beyond the point at which a total of five units are permitted within the large lot single family parcels on the east side of the development. Guest Houses or accessory structures must be of similar materials and architecture as the principal residence. If a development parcel has a Guest Houses two additional parking spaces will be required either enclosed or unenclosed. Accessory structures are limited to those uses as found in the Code.

7. Landscaping, Site Walls, Fences and Driveways:

Appropriate design and placement of fences and walls is important in maintaining a high quality rural atmosphere. It is essential that the materials, patterns, and textures complement the surrounding architecture wherever possible.

a. Site Walls and Fences:

Site walls, screens or fences may be approved when they are proposed as a visual extension of the residence, attached at one end, limited in length and height and use similar materials and finishes as the structure that they are attached to or the landscaping they are associated with. Fencing may be used for privacy screening of landscaped areas including hot tubs or children's play areas. Perimeter fencing of a lot or an entire building envelope is prohibited.

b. *Retaining Walls*

Retaining walls, by and large, are used to take up grade changes in an effort to avoid unnecessary disturbance of native vegetation or natural grade. House designs must be designed to fit their sloping sites rather than the site made to fit the design. Stepped, native stone retaining walls and landscaping should be used on newly-created slopes to limit overly steepened cut slopes. The stonework should appear organic in nature, using a variety of stone sizes and not display much mortar. The maximum height above grade for a free standing retaining wall (i.e. retainage that is not a part of the Structure) is 6-feet. Retaining surfaces greater than 6-feet must occur by way of multiple walls or systems that need to be separated by a minimum width of at least ½ the height of the adjacent walls. Multiple retaining wall systems with intermediate landscaping must be used wherever a single wall would exceed 6-feet. Stone landscape walls shall be slightly battered off of vertical. Structural retaining walls may be vertical when composed of concrete masonry units or poured-in-place concrete.

c. *Driveways:*

Driveways are allowed in the front setbacks but may be restricted if the location is specified in the TSM. Driveways in all cases should be minimized in width to the extent that they still comply with local fire code access requirements. Driveway surfaces of pervious paving systems are encouraged. Heated driveways are allowed and encouraged for steep driveways as needed to provide reasonable all-weather access. Slot drains that infiltrate on site are required for all driveway terminus except where they intersect a storm gutter on the access road.

d. *Exterior Lighting:*

Exterior lighting shall generally be downward directed and "Dark Sky Society" compliant in nature. Lighting shall be used primarily for way finding. Up lighting of façades is not allowed. Street lighting will not be permitted. Lights on monument signs as needed for way finding.

8. Utilities:

a. *Buried Utilities:*
Sewer, water, electrical and electronics (internet, telephone, etc) shall be underground within the individual lots.

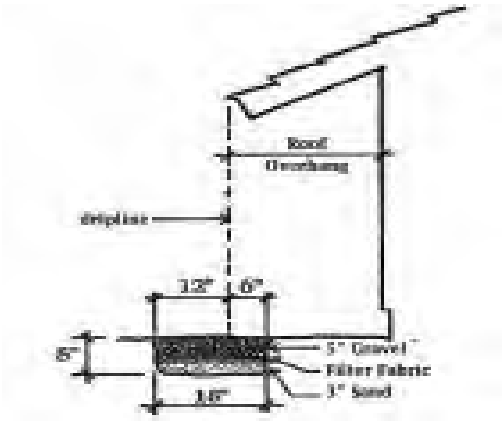
b. *Propane Tanks:*
Owners must install underground propane tanks in accordance with Placer County Chapter 15 and North Tahoe Fire Protection District (NTFPD) Standards and requirements (NTFPD amended 2013 CFC/BC).

c. *Site Drainage:*
Storm drains and meandering surface drainage which enter or exit the site shall be maintained as installed and denoted in the utilities drawings that are approved as part of this PD. Existing or proposed meandering surface drainages can be relocated only with the express approval of the County.

9. LIDS and BMPs:

Low Impact Development Standards and Best Management Practices apply to all development lots and are necessary for overall project compliance with the PD approval. For individual houses, these features are composed of limiting impervious surface and infiltrating water from those impervious surfaces into the ground directly surrounding them. Surface drainages (other than from driveways sloping into the street) need to provide onsite infiltration. The following illustration is a typical example of Low Impact Development Standards properly implemented within a typical home site.

Typical infiltration trenches, slotted and drip line drains



Construction Site BEST MANAGEMENT PRACTICES

CONSTRUCTION SITE OVERVIEW

Protecting clean water improves our quality of life and preserves the local environment for our children and future generations. Unintentional spills at work sites can flow into storm drains and pollute waterways. These spills are prohibited by law. The drawing illustrates BMPs that must be used at all construction sites to protect storm drains and minimize pollution. All site BMPs must be checked and maintained daily.

STABILIZED CONSTRUCTION ACCESS
Require all construction vehicles and equipment to use one designated, stabilized entrance/exit to prevent vehicles from tracking mud onto roadways. When possible, prohibit vehicle/equipment parking on unpaved or non-stabilized areas. Tracks and trails left by vehicle/equipment leading to and from the site should be cleaned up immediately using dry clean up methods (i.e. sweeping).

CHEMICAL TOILETS
Chemical toilets are to be located in such a manner that if they are either damaged or knocked over the contents could not enter a stormwater drainage system.

PAINT AND STUCCO
All paint and stucco materials stored on the site must be contained and covered. It is illegal for contractors to wash out paint brushes in the street or dump any residues in the sewer or the storm drain. Paint brushes and spray guns should be washed/cleaned out into a hazardous materials drum or back into original containers and disposed of properly.

PERIMETER CONTROLS
Properly installed gravel bags, hay bales, silt fences and straw wattles are acceptable perimeter controls, and should be used as needed around the entire site. Avoid running over perimeter controls with vehicles or heavy equipment, as they can damage the materials. Keep extra absorbent materials and/or a wet/dry vacuum on site to quickly pick up unintended spills.

BUILDING MATERIALS/STAGING AREAS
Construction and landscaping materials should be stored on site and not within the public right-of-way. Building materials should always be covered or contained when not in use to prevent contact with rain.

CONCRETE TRUCKS/PUMPERS
Pumpers should be surrounded by perimeter controls, such as gravel bags, sand bags or straw wattles. Tarps should be placed beneath concrete pumpers. Residual materials must be cleaned up as well. Debris should be disposed of properly.

WASHOUT AREA
The disposal of "wet" construction materials should be handled in a properly designed washout area. This includes paint, stucco and concrete. Use a sand berm and tarp, or mobile unit to collect wastes and prevent run-off.

DIRT AND GRADING
Mounds of dirt or gravel should be stored on site and sprayed daily with water to prevent excessive dust. These materials should also be covered each day with a tarp, coconut mat or other form of protection.

EARTHMOVING EQUIPMENT
All earthmoving equipment should be stored on site. Maintenance should also be conducted on the site in properly protected areas. Clean up all drips and spills immediately using dry clean up methods (i.e. sweeping, absorbent materials). Do not hose down spills.

STORM DRAINS
Storm drains must be protected at all times with perimeter controls, such as sand bags, gravel bags or straw wattles.

DUMPSTERS
Always cover dumpsters and locate them away from drainage inlets and gutters. Areas around dumpsters should be swept daily. Perimeter controls should be installed around dumpsters.

PLACER COUNTY
STORMWATER QUALITY DIVISION

For more information call Placer County Stormwater Quality Division at 530-745-7585, or speak to your jobsite inspector.
Check out the Placer County Stormwater website at http://www.placer.ca.gov/Departments/Works/StrmWtr.aspx

Best Management Practices (BMPs) generally refer to temporary management of construction impacts with respect to storm water impacts on exposed excavation, protection of trees and other significant existing vegetation that is to be preserved as shown on the approved building permit plan set. BMPs also include the long-term mechanical stabilization or permanent revegetation to stabilize disturbed sites. In addition, this work includes provisions for maintaining the future health and fire-safety of surrounding native vegetation.

a. *Snow Storage Management:*
   Accommodating snow removal and storage presents a unique challenge to site planning and design. During periods of snow cover, roofs, parking areas, and walkways become areas that need to be cleared of snow for safety and convenience. All parking areas should be designed to accommodate snow removal maintenance procedures. Wherever possible, snow storage areas must be located away from public views and visually sensitive areas. Moreover, snow storage for individual lots may not occur within the 20' snow storage easement along the front of each lot; this area is reserved for snow removed from the roads and other common areas. Snow from plowing or blowing operations may not be deposited in drainage channels or swales. One consideration in planning for snow storage is the ability to meet surface water discharge standards. Infiltration systems in storage areas must be consistent with the Permanent Best Management Practices. Snow storage areas shall be planned to allow for a space at least 30% of the area of the paved surfaces from which the snow will be removed. When planning for snow storage, keep in mind that delicate landscape elements such as small trees and railings may be damaged by snow removal activities.

10. Tree Removal:

Tree removal within development lots are strictly limited to the minimum needed to accomplish the site development. Trees greater than 6-inches in diameter at breast height (DBH) must be identified on the building plans when they occur within the Building Envelope. Individual trees within the defensible space directly adjacent to any Structure are to be maintained if possible but then only with the express approval of the Fire Marshal. Trees outside of the Building Envelope can

only be removed as detailed elsewhere in this approval (see defensible space and hazard tree discussion in forest management plan).

11. Landscaping, Defensible Space and Irrigation:

a. *Landscaping:*
The installed landscape should blend with the existing landscape and topography found on the lot. Informal vegetation arrangements are the most appropriate as they fit in with the context of the natural environment of the Project. Landscaping should generally be limited to the defensible space buffer around the house and consist of fire resistive vegetation. Landscaping must complement the architectural character of the home. Landscape plans should indicate existing vegetation that will be retained and those materials which will be added. Manicured lawns are difficult to maintain, water intensive and fertilizer dependent and should only be used in back or side yards in place of patios or other hardscape features directly adjacent to the house (is this manner they are beneficial to defensible space plans). Like hardscape their overall size should be minimized. Large expanse of lawn areas are prohibited.

b. *Irrigation:*
Fire resistive vegetation zones that are required by the Projects Defensible Space Plan are the only areas of a home site that may receive permanent irrigation systems. This area is for landscaping that is clearly contained near the house and to be an extension of the living area, bringing some of the outdoors in. The use of underground drip irrigation systems rather than traditional spray type systems will be required in most landscape situations. Spray irrigation should be limited to turf areas while automatic irrigation systems are required for all defensible space fire resistive plantings.

c. *Defensible Space:*
The Project has an adopted Forest Management and Fuels Reduction Plan that details Defensible Space requirements of the project as needed to mitigate the risk of wild fires spreading to structures and structural fires spreading to the forest. This plan addresses both the landscaping restrictions within lots as well as the entire site. All landscaping must comply with that plan.

12. Project Maintenance Facility and Equipment

The Project development plan calls for a maintenance building to be built in the second phase of the project. This building will house the equipment to maintain the project on a day to day basis and will provide housing for the projects on site manager, who, among other things, will be responsible for snow removal, coordination with the County for road closures due to avalanche on the Alpine Meadows Road, and the implementation of the onsite requirements of the project Emergency Preparedness and Evacuation Plan (EPEP) which is incorporated herein by reference.