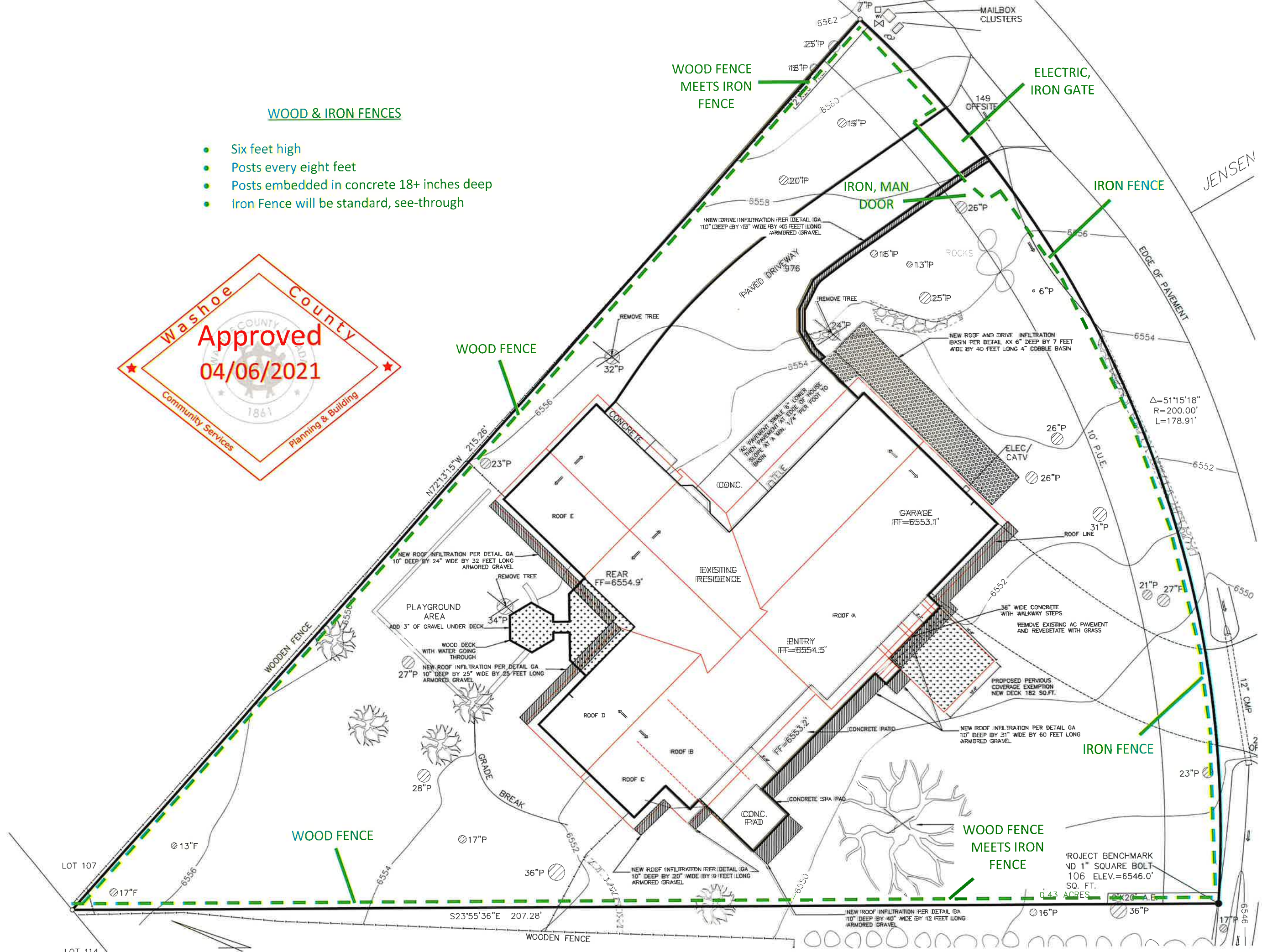
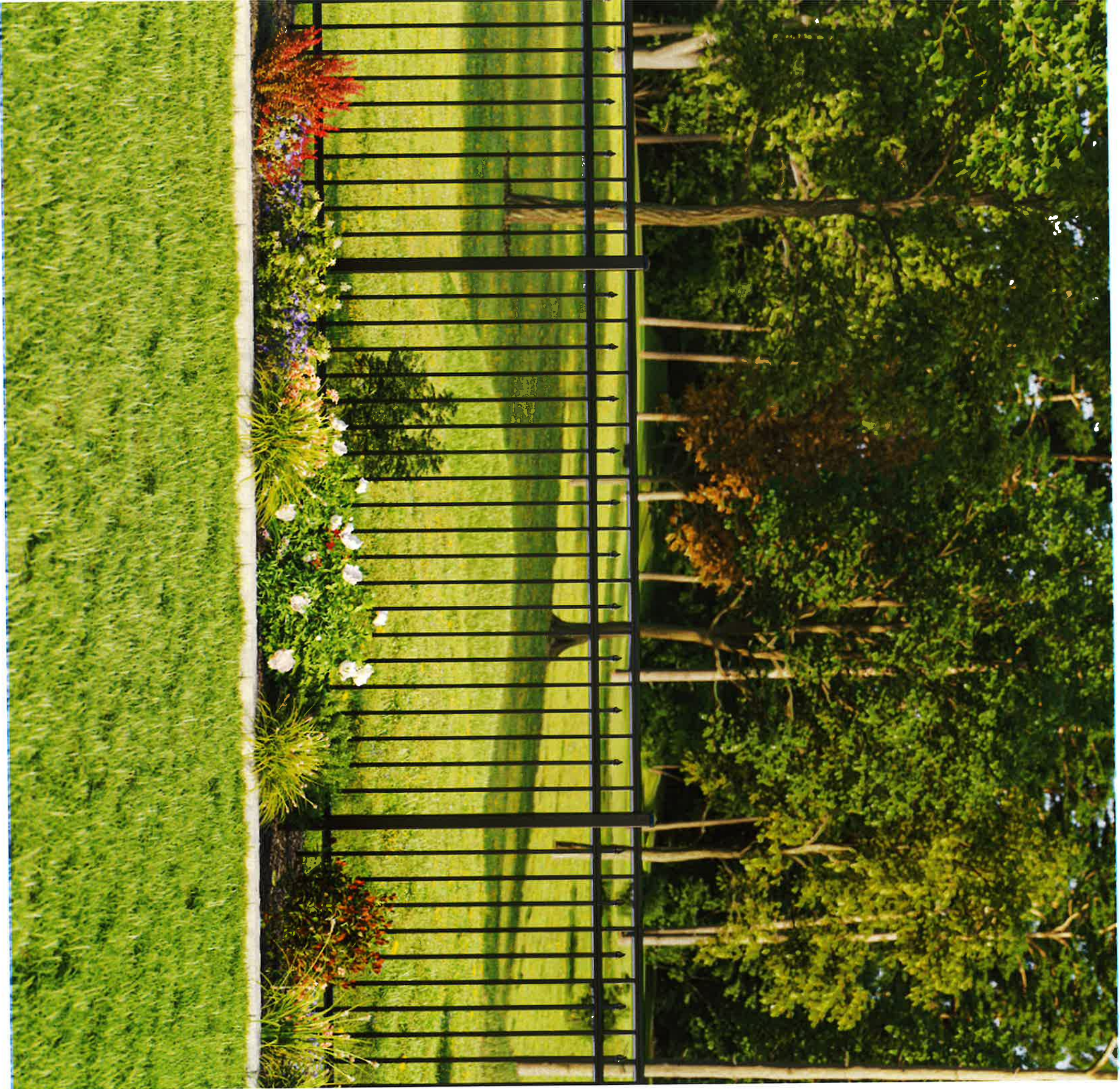


WOOD & IRON FENCES

- Six feet high
- Posts every eight feet
- Posts embedded in concrete 18+ inches deep
- Iron Fence will be standard, see-through





**Tahoe Regional Planning Agency**  
**APPROVED**  
 THIS APPROVAL EXPIRES ON 12/16/2023  
 TRPA FILE # ERSF2020-1718  
 BY: [Signature] DATE: 02/18/2021  
 Executive Director/Designer  
 Tahoe Regional Planning Agency

**Tahoe Regional Planning Agency**  
 All existing disturbed areas and area disturbed by construction activity, shall be revegetated with vegetation species in accordance with the TRPA handbook of best management practices and Living With Fire, Lake Tahoe Basin, Second Edition

**Tahoe Regional Planning Agency**  
 NOTE: Required BMPs (slope stabilization, mitigation facilities, revegetation, etc.) shown on the approved plans have been determined from representations submitted by the applicant and not confirmed by field inspection. Modification of the required BMPs necessary to correct inadequacies may be added at the time of pregrade inspection and shall be incorporated into the TRPA permit and site plan as additional conditions of approval.

**Tahoe Regional Planning Agency**  
 These plans have been reviewed and approved as required under TRPA Rules, Regulations, and Ordinances only. TRPA has not reviewed and shall not be responsible for any elements contained in these plans, i.e. structural, electrical, mechanical, etc. which are not required for review under said Rules, Regulations, and Ordinances.

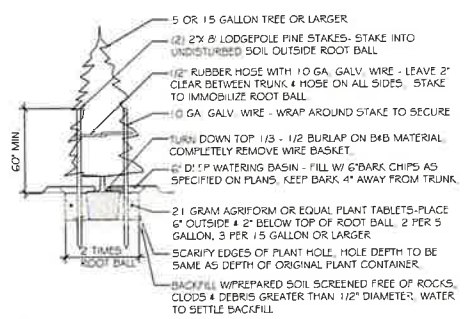
PLANT LEGEND				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
<b>TREE</b>				
(Symbol)	<i>Acer circinatum</i>	Vine Maple	13	15 Gal
(Symbol)	<i>Acer demissa</i>	Amur Maple	6	15 Gal
(Symbol)	<i>Pinus jeffreyi</i>	Jeffrey Pine	3	24" Box
(Symbol)	<i>Populus tremuloides</i>	Quaking Aspen	24	15 Gal
<b>SHRUBS</b>				
(Symbol)	<i>Buddleia davidii</i>	Butterfly Bush	4	1 Gal
(Symbol)	<i>Cornus stolonifera</i>	Red-Twig Dogwood	10	5 Gal
(Symbol)	<i>Pinus mugo 'Fumita'</i>	Dwarf Mugo Pine	6	5 Gal
(Symbol)	<i>Prunus cistena</i>	Purple-Leaf Sand Cherry	5	1 Gal
(Symbol)	<i>Spiraea japonica</i>	Japanese Spiraea	19	1 Gal
<b>GROUND COVERS</b>				
(Symbol)	<i>Ajua reptans</i>	Carpet Bugle	1 Gal @ 24" O.C.	
(Symbol)	<i>Galium odoratum</i>	Sweet Woodruff	Flats @ 24" O.C.	
(Symbol)	Perennial Mix		1 Gal @ 36" O.C.	
(Symbol)	Riparian Mix		2,066 SF	
(Symbol)	SOD		2,295 SF	

*Perennial Mix		
<i>Gaillardia x grandiflora</i>	Blanket Flower	33%
<i>Leucanthemum x suberbum</i>	Shasta Daisy	33%
<i>Lupinus hybrids</i>	Lupine	33%

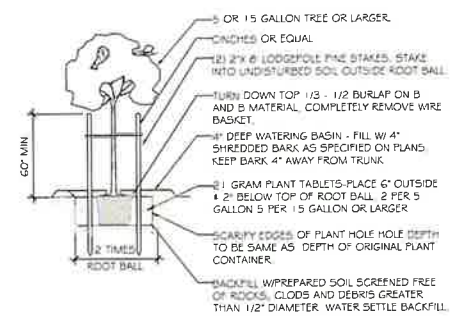
**Riparian Re-veg Mix		
<i>Elymus glaucus</i>	Blue Wildrye	4 lb.
<i>Festuca utahensis</i>	Blue Bunchgrass	4 lb.
<i>Hordeum brachyantherum</i>	Meadow Barley	2 lb.
<i>Elymus triticoides</i>	Creeping Wildrye	2 lb.
<i>Deschampsia cespitosa</i>	Tufted Hairgrass	1.5 lb.
<i>Ribes sanguineum</i>	Red Currant	.5 lb.
<i>Aquilegia formosa</i>	Western Columbine	.25 lb.
<i>Mimulus lewisii</i>	Monkey Flower	.25 lb.
14.5 lbs/acre		

- (E) Tree to be removed
- (E) Tree to remain
- 1-3 (Symbol) Boulders

NOTES:  
 -ALL NEW LANDSCAPE PLANTS WILL BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM ON AN AUTOMATIC TIMER. WATERING SEASON RUNS APPROXIMATELY (WEATHER PERMITTING) FROM MAY 1ST THROUGH OCTOBER 15TH OF EACH CALENDAR YEAR. A BACKFLOW PREVENTION DEVICE WILL BE INSTALLED PER IUGD REGULATIONS AND CODES.  
 -ALL DISTURBED AREAS TO BE REVEGETATED PER TRPA REQUIREMENTS.



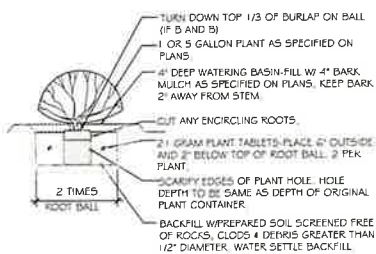
NOTES:  
 1. REMOVE ALL NURSERY STAKES, TIES & TAGS - TREE MUST STAND UPRIGHT TO BE ACCEPTABLE.  
 2. REMOVE DAMAGED BRANCHES - DO NOT REMOVE CENTRAL LEADER OR ANY LOWER BRANCHES.  
 3. TOP OF ROOT BALL TO BE 1" ABOVE EXISTING GRADE - NO NATIVE SOIL TO BE PLACED ON TOP OF ROOT BALL.  
 4. GRADE WATERING BASIN SUCH THAT WATER COLLECTS AT EDGE OF ROOT BALL, NOT AT TRUNK.  
 5. THOROUGHLY WATER IMMEDIATELY AFTER PLANTING.  
 6. PREPARE BACKFILL MIX IN ACCORDANCE WITH SOIL TESTING LAB RECOMMENDATIONS.



NOTES:  
 1. REMOVE ALL NURSERY STAKES, TIES AND TAGS - TREE MUST STAND UPRIGHT TO BE ACCEPTABLE.  
 2. REMOVE DAMAGED BRANCHES - DO NOT REMOVE CENTRAL LEADER OR ANY LOWER BRANCHES.  
 3. TOP OF ROOT BALL TO BE 1" ABOVE EXISTING GRADE - NO NATIVE SOIL TO BE PLACED ON TOP OF ROOT BALL.  
 4. GRADE WATERING BASIN SUCH THAT WATER COLLECTS AT EDGE OF ROOT BALL, NOT AT TRUNK.  
 5. THOROUGHLY WATER IMMEDIATELY AFTER PLANTING.  
 6. PREPARE BACKFILL MIX IN ACCORDANCE WITH SOIL TESTING LAB RECOMMENDATIONS.

1 EVERGREEN TREE PLANTING DETAIL

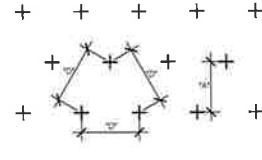
2 TREE PLANTING DETAIL



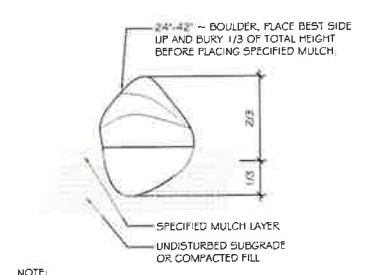
NOTES:  
 1. WATER PLANT WELL IMMEDIATELY AFTER PLANTING.  
 2. REMOVE DAMAGED BRANCHES - DO NOT REMOVE CENTRAL LEADER OR ANY LOWER BRANCHES.  
 3. TOP OF ROOT BALL TO BE 1" ABOVE EXISTING GRADE - NO NATIVE SOIL TO BE PLACED ON TOP OF ROOT BALL.  
 4. GRADE WATERING BASIN SO THAT WATER COLLECTS AT EDGE OF ROOT BALL, NOT AT STEM.

3 SHRUB PLANTING DETAIL

SPACING	ROW	NO. OF PLANTS	AREA UNIT
6" O.C.	5.2'	21.50	1.50 FT.
8" O.C.	6.93'	38.86	1.50 FT.
10" O.C.	8.66'	59.76	1.50 FT.
12" O.C.	10.4'	87	1.50 FT.
15" O.C.	13.0'	135	1.50 FT.
18" O.C.	15.6'	195	1.50 FT.
24" O.C.	20.8'	346	1.50 FT.
30" O.C.	26.0'	542.5	1.50 FT.
36" O.C.	31.2'	780	1.50 FT.

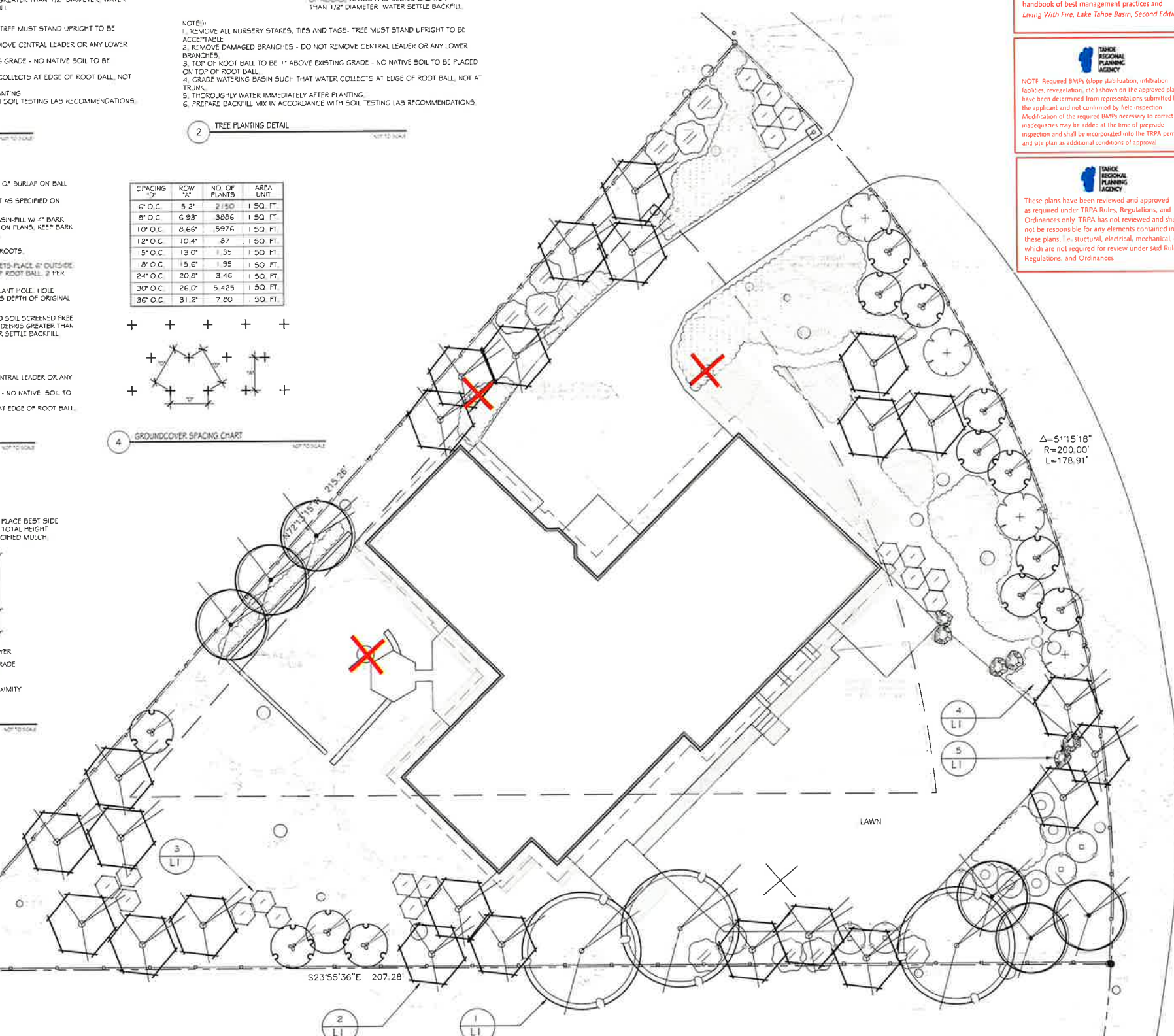


4 GROUND COVER SPACING CHART



NOTE:  
 USE FIELDSTONE NATIVE TO SITE OR CLOSE PROXIMITY

5 BOULDER PLACEMENT DETAIL



COVERAGE CALCULATIONS	
<b>TRPA Project Data</b>	
PROPERTY DESCRIPTION: APN 124-072-26 511 JENSEN CIRCLE INCLINE VILLAGE WASHOE COUNTY, NEVADA	
ALLOWABLE COVERAGE	
TOTAL AREA OF LOT 180	18,946 SQ. FT.
LAND CAPABILITY CLASS 6	30%
TOTAL ALLOWABLE COVERAGE	18,946 X 0.30 = 5,684 SQ. FT.
EXISTING COVERAGE	
EXISTING LAND COVERAGE PER NEW SURVEY:	
RESIDENCE	2,825 SQ. FT.
ASPHALT DRIVEWAYS	1,929 SQ. FT.
SHED	128 SQ. FT.
CONCRETE PORCH	456 SQ. FT.
CONCRETE PADS	222 SQ. FT.
RAILROAD TIE STEPS	198 SQ. FT.
TOTAL	5,810 SQ. FT.
OFF-SITE LAND COVERAGE	373 SQ. FT.
PER TOPO BY ARNETT & ASSOCIATES, INC DATED 4-2020	
PROPOSED COVERAGE	
PROPOSED LAND COVERAGE PER NEW SURVEY:	
RESIDENCE	3,463 SQ. FT.
ASPHALT DRIVEWAYS	1,554 SQ. FT.
CONCRETE PORCH	350 SQ. FT.
CONCRETE GARAGE	44 SQ. FT.
CONCRETE ENTRY	94 SQ. FT.
TOTAL	5,505 SQ. FT.
WOOD DECK PER EXEMPTION	361 SQ. FT.
OFF-SITE LAND COVERAGE	180 SQ. FT.

REVISIONS	BY

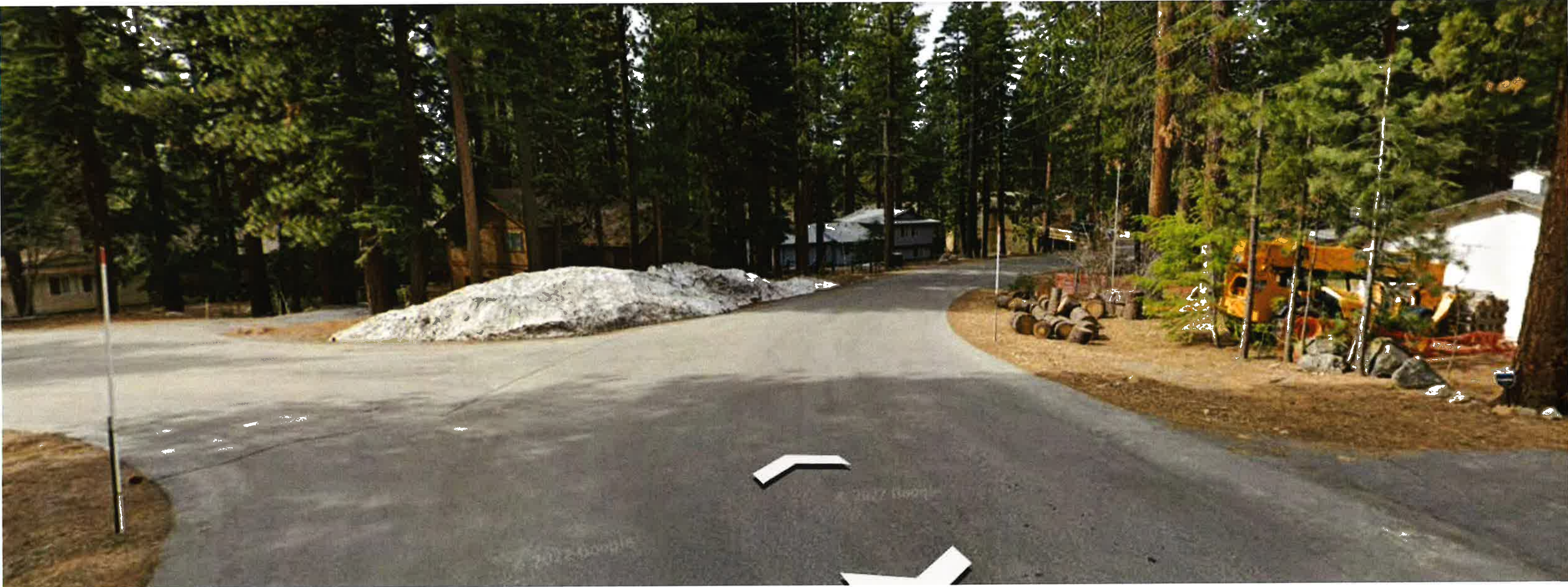
**L J M**  
 DESIGN GROUP  
 LANDSCAPE ARCHITECTURE AND PLANNING  
 Post Office Box 007  
 Truckee, CA 96160  
 Tel: 530.937.9001  
 Fax: 530.937.9002  
 Email: info@lajm.com  
 CA Lic. #28518 NV Lic. #423

**MARELICH RESIDENCE**  
 511 Jensen Circle  
 Incline Village, NV  
 APN: 124-072-06

**LANDSCAPE PLAN**



DATE: JAN 2021  
 SCALE: 1"=10'-0"  
 DRAWN: LJM - KHB  
 JOB #: Landscape Plan  
 SHEET NUMBER: L1  
 OF SHEETS



Date: March 25, 2024

To: Tim Evans, Planner  
From: Robert Wimer, P.E., Licensed Engineer  
Janelle Thomas, P.E., Senior Licensed Engineer

Re: Variance Case WPVAR24-0003– Marelich  
APN 124-072-06

### GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff have reviewed the above referenced application. The application, prepared by Mark & Megan Marelich, is for a variance to allow the installation of a black, iron fence around the perimeter of the property.

The Engineering and Capital Projects Division recommends approval of this variance case with the comments and conditions of approval below:

### Conditions:

1. The gate shall be a minimum of 20 feet from the edge of the pavement on Jensen Circle.
2. Large, decorative, masonry or rock-faced type fence posts or similar fence post design that inhibit sight visibility will not be allowed. The design shall comply with AASHTO sight distance standards.

Date: March 27, 2024

To: Tim Evans, Planner  
From: Timber Weiss, P.E., Licensed Engineer

Re: Variance Case Number WPVAR24-0003 (Marelich Variance)

### GENERAL PROJECT DISCUSSION

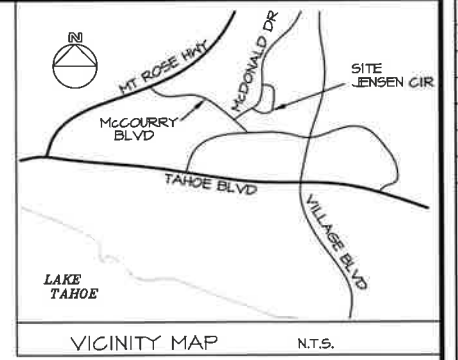
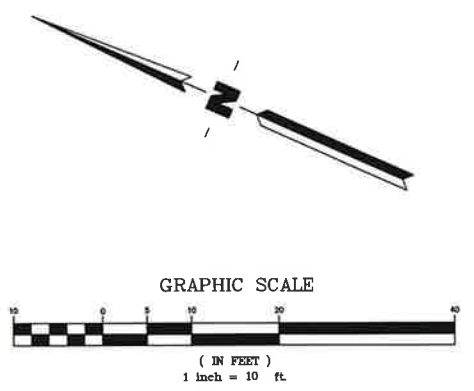
For hearing, discussion, and possible action to approve a variance to vary the fence height along the front property line from four and a half (4.5) feet to six (6) feet for security and aesthetic purposes.

***The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:***

No water rights conditions for this variance.

**NOTES:**

- BEFORE DRAWING PLANS, PROPERTY OWNERS AND THEIR REPRESENTATIVES SHOULD REVIEW THIS MAP FOR CONSISTENCY WITH ASSESSOR AND AGENCY RECORDS. DESIGNER TO CHECK FOR ZONING, SETBACKS, ASSOCIATION DESIGN AND CC&R REQUIREMENTS, OPEN SPACE REQUIREMENTS, HEIGHT RESTRICTIONS, ETC. INVESTIGATIONS AND/OR A SITE ASSESSMENT TO DETERMINE LEGALLY EXISTING COVERAGE AND LAND CAPABILITY THRESHOLDS SHOULD BE CONDUCTED PRIOR TO RELIANCE ON THIS PLAN. IT IS NOT INTENDED THAT THIS SURVEY RELIEVE THE PROJECT DESIGNER OF THE NECESSITY OF AN INVESTIGATIVE VISIT TO THE SITE. BEFORE CONSTRUCTION BEGINS, GRADES SHOULD BE CHECKED BY THE BUILDER. ANY OBSERVED DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE SURVEYOR PRIOR TO PROCEEDING WITH DESIGN/APPLICATION OR PERMITTING OF A PROJECT.
- TREES SMALLER THAN 6" IN DIAMETER HAVE NOT BEEN SHOWN.
- THE VERTICAL DATUM OF THIS SURVEY IS BASED ON THE WASHOE COUNTY 615. THE CONTOUR INTERVAL IS 2 FEET. THE ACCURACY OF THIS SURVEY IS ONE-HALF CONTOUR INTERVAL.
- FIELD WORK FOR THIS SURVEY WAS ACCOMPLISHED ON 4/17/20.
- ALL EASEMENTS OF RECORD PER THE SUBDIVISION TRACT MAP HAVE BEEN SHOWN. NO INVESTIGATION HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, COVENANTS AND CONDITIONS OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH A CURRENT TITLE SEARCH MAY DISCLOSE, OTHER THAN THOSE SHOWN HEREON.
- THIS MAP INDICATES THE LOCATION OF SURFACE UTILITIES DISCOVERED DURING THE COURSE OF THIS SURVEY. UTILITY COMPANIES SHOULD BE CONSULTED FOR LOCATION OF UNDERGROUND FACILITIES OR OTHER UTILITIES NOT SHOWN HEREON.
- THE BOUNDARY LINES AND PROPERTY CORNERS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE TAKEN FROM RECORD DATA. A BOUNDARY SURVEY TO RE-MONUMENT MISSING PROPERTY CORNERS SHOULD BE DONE PRIOR TO RELIANCE ON THIS PLAN FOR CONSTRUCTION.
- THE EXISTING BUILDING FOOTPRINT SHOWN IS INTENDED TO BE USED FOR LAND COVERAGE PURPOSES ONLY. SAID FOOTPRINT IS REPRESENTATIVE OF THE EXTERIOR STRUCTURE. DESIGNER AND CONTRACTOR TO VERIFY AS-BUILT INFORMATION AND ACCOUNT FOR VARIANCES DUE TO SIDING, TRIM, AND OTHER BUILDING ELEMENTS.
- SUBJECT PARCEL IS ZONED MEDIUM DENSITY (SUBURBAN (MDS)) PER WASHOE COUNTY DEVELOPMENT CODE, TABLE 10.406.051. BUILDING SETBACKS FOR MDS ARE 20' FRONT AND REAR, AND 8' SIDES.



REVISIONS	BY
4/29/24	
SETBACKS	

**IMPERVIOUS COVERAGE SURVEY**  
 LOT 106 WOOD CREEK SUBDIVISION  
 APN 124-072-06 WASHOE COUNTY NEVADA  
 ADDRESS: 511 JENSEN CIRCLE, INCLINE VILLAGE, NV

- LEGEND**
- FOUND MONUMENT AS NOTED
  - NOTHING FOUND OR SET
  - 104.9 SPOT ELEVATION
  - ⊕ POWER POLE
  - ⊕ WATER VALVE
  - UTILITY AS NOTED
  - P.U.E. PUBLIC UTILITY EASEMENT
  - A.E. ANCHOR EASEMENT
  - ⊕ TREE DIAMETER & TYPE  
 P=PINE, F=FIR, C=CEDAR
  - ⊕ DECIDUOUS TREE

**COVERAGE CALCULATIONS**

LOT AREA = 18,948 S.F. (0.43 AC.)

**EXISTING LAND COVERAGE**

RESIDENCE	2,825 S.F.
PAVED DRIVENAYS	1,924 S.F.
SHED	120 S.F.
CONCRETE PORCH	456 S.F.
CONCRETE PADS	222 S.F.
R.R. TIE STEPS	50 S.F.
<b>TOTAL</b>	<b>5,610 S.F. (30%)</b>

**OFFSITE COVERAGE**

PAVED DRIVENAYS 373 S.F.

THIS DRAWING WAS PREPARED EXCLUSIVELY FOR DAVID & MARK MARELICH AND MARELICH ENTERPRISES 511 LLC AND THEIR ARCHITECT/ENGINEER AND ACCURATELY REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE MATTERS CONTAINED HEREIN AS OF THE DATE STATED HEREON. THIS DRAWING MAY NOT BE RELIED UPON BY ANY OTHER PERSON OR ENTITY FOR ANY PURPOSE WHATSOEVER. THIS MAP IS VALID FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ISSUE. SUBSEQUENT USE OF THE MAP WILL REQUIRE A FIELD SITE VISIT AND MAPPING UPDATES.

KENNETH R. ARNETT  
 LAND SURVEYOR  
 DATE 4/29/24



**ARNETT & ASSOCIATES, INC.**  
 LAND SURVEYORS & PLANNERS  
 5001 W. TAHOE (775) 831-8888  
 5001 W. TAHOE (775) 831-8888  
 5001 W. TAHOE (775) 831-8888  
 5001 W. TAHOE (775) 831-8888

DATE	4/20/20
SCALE	1" = 10'
DRAWN	JDT
JOB	00-08-17
FILE	TOPD046
SHEET	1