

10 Tips for Successful Residential Development

Engineering Plan Check

1. Driveway Grades:

- a. 6% maximum grade within the Town of Truckee right-of-way, and a maximum grade of 16% onsite (hydronic heating recommended over 11%).
- b. If accessing from an access easement, the maximum driveway grade is also a maximum of 16%.
- c. Continue cross slope of roadway for the first 2 feet of the driveway.
 - i. *This standard helps roadways drainage and ensures that Town of Truckee snow plow blades do not damage the driveway pavement.*

2. Driveway Cut and Fill Side Slopes:

- a. Earthen faced slopes shall not exceed a 2:1 slope.
- b. Rock faced slopes shall not exceed a 1:1 slope.
- c. Top of all cut slopes shall have a minimum separation distance from a side property line equal to one-fifth of the vertical height of the cut with a minimum of 2-feet and a maximum of 10-feet.
- d. The toe of a fill slope shall have a separation distance from a side property line equal to one-half of the vertical height of the fill with a minimum of 2-feet.

3. Driveway Width and Radii:

- a. Driveway width may be 12 feet to 24 feet wide at the front property line and within the right-of-way (check with HOA for any variations to this standard).
- b. The driveway can be wider than 24 feet once on private property to provide a turn-around, or additional parking as long as it does not take up more than 50% of a Snow Storage Easement (SSE) and is further than 5 feet from the side property lines (see “Driveway Setback” below).
 - i. *The 12-foot minimum width is to provide access for vehicles including emergency services, and the 24-foot maximum width is to limit encroachment in the right-of-way and to provide storage space for snow removal operations during the winter months.*
- c. Driveway radii must be 3 feet to 6 feet where the driveway edges meet the edge of roadway pavement or access easement pavement.
 - i. *This standard reduces potential damage to the driveway or snow removal equipment during snow removal operations in addition to limiting the overall encroachment width.*

4. Driveway Setback:

- a. Driveway must be set back at minimum 5 feet from the side property line.
- b. The driveway must remain within the side property lines extended to the roadway.
- c. The driveway may not encroach onto adjacent properties without established shared access easements (see “Access Easements and Parking” below).

5. Access Easements and Parking:

- a. Portions of driveways may be located within access easements, but the driveway must be paved from the edge of the public roadway to the parking location onsite or garage door.
- b. Portions of the driveway within the access easement must meet Town of Truckee Residential Driveway Standards noted above.
- c. Access easements may not be blocked in any manner and may not be used for parking.
- d. 400 square feet of parking within a garage or 360 square feet exterior of home must be provided on private property.
- e. No structures, parking, or other uses are allowed within snow storage easements, except for animal resistant garbage can enclosures (which must be located entirely on private property).

6. Driveway Material:

- a. All driveways shall have a minimum structural section of 2" of asphalt concrete pavement over 4 inches of Class II aggregate base compacted to 95% relative density. Please call out structural section of driveway on site plan.
- b. Alternative Material Types such as Portland Cement Concrete, pavers, or other paving material types may be approvable outside the right-of-way as an "all-weather surface" by the Town Engineer. If a resident/designer proposes to utilize an alternative material for the driveway, the portion of the driveway in the right-of-way must be asphalt concrete to the property line, then the approved alternative material may be utilized on private property.

7. Obstructions in the Right-of-Way and Snow Storage Easement:

- a. Any proposed obstruction (including, but not limited to, retaining walls, bridge decks/railings, etc.) in the Town right-of-way must be at least 10-feet back from edge of pavement or 4-feet back from the back of an existing curb and is subject to approval by the Town Engineer.
- b. No portion of any structure or object (including landscaping berms) over 18 inches in height above the existing grade is allowed within a snow storage easement, except for animal resistant garbage can enclosures.
- c. Trash enclosures must be located entirely on private property, out of the Town right-of-way.
- d. If the residence receives mail service from the United States Postal Service, only a mailbox with a movable base is allowed within the Town right-of-way.

8. Temporary Construction Site Best Management Practices (BMPs):

- a. On the site plan, please show where temporary BMPs will be installed during construction until the permanent site stabilization BMPs are constructed.
- b. Temporary BMP requirements are increased during the Wet Season. The Town of Truckee Wet Season Requirements are in effect from October 15th through May 1st every year and are found here → [Wet Season Requirements](#)
- c. A quick guide of general Construction Site BMPs can be found here → [Construction BMP Quick Guide](#)

9. Permanent Stormwater and Site Stabilization BMPs:

- a. All newly created impervious surfaces, regardless of size, must be effectively treated on private property per Town of Truckee Stormwater Requirements/Erosion Control Standards included in Chapter 11 of the Town Municipal Code, Town stormwater fact sheets, and Town of Truckee Engineering standards.
- b. The following design details must be included with the Erosion Control Plan/Stormwater Quality Plan to determine if Town requirements have been met with for the project:
 - i. Supporting calculations for evidence that BMPs are adequately sized for stormwater runoff to contain onsite.
 - ii. Location and sizing of permanent BMPs on Site Plan that must be located at least 10 feet away from the foundation of the home. If the 10 feet separation distance is unobtainable based on-site constraints, please contact the Engineering Division to discuss site design options.
 - iii. Conveyance that will occur from runoff sources, commonly referred to as drainage management areas (DMAs), to each BMP.
 - iv. Details of each type of BMP to understand functionality as it pertains to the site.
- c. BMP design should meet the design requirements shown in the Town Stormwater Fact Sheet (link below).
- d. Drip Line Armoring
 - i. All drip line eaves must be armored with washed gravel) to reduce splash erosion and mobilization of sediment near the foundation.
 - ii. Drip line armoring shall be at a minimum 18" in width and 3" in depth for 1 story. Each additional story requires 6" of additional width.
 - iii. Drip line armoring may be used for conveyance to terminal stormwater treatment facilities that are located at least 10 feet from the foundation but may not be utilized to meet infiltration capacity requirements.
- e. A quick guide to permanent BMPs can be found here → [Permanent BMP Fact Sheet](#)
- f. The Low Impact Development Calculator for BMPs can be found here → [Low Impact Development Sizing Calculator \(townoftruckeebmp.com\)](#)

10. Snow Storage

- a. In areas with a snow load less than 200 pounds per square foot, the required snow storage area shall equal at least 50 percent of the total parking and driveway area. All snow storage shall be located onsite. Half of the snow storage area required can be located in the snow storage easement if one exists. Please show this calculation and snow storage area on the site plan.
- b. In areas with a snow load more than 200 pounds per square foot, the required snow storage area shall equal at least 75 percent of the total parking and driveway area. All snow storage shall be located onsite. Half of the snow storage area required can be located in the snow storage easement if one exists. Please show this calculation and snow storage area on the site plan.
- c. Snow loads for all areas located in the Town of Truckee may be searched for here → [Snow Loads Across the Town of Truckee](#)

When in doubt, call the Engineering Division

We are more than happy to talk through any of the items above or other questions you may have prior to submittal/resubmittal. Feel free to call Riley Powers at 530-582-2931 or Blake Kloczl at 530-582-7891.