TRPA NOTES:

1. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES AND LIVING WITH FIRE, LAKE TAHOE BASIN WATER QUALITY MANAGEMENT PLAN, VOLUME II, HANDBOOK OF BEST MANAGEMENT PRACTICES (BMPs).

2. DUST CONTROL MEASURES SHALL BE IN PLACE DURING CONSTRUCTION. BROADCAST MULCH SHALL NOT BE PERMITTED AS A DUST CONTROL MEASURE WITHIN 30 FEET OF STRUCTURES.

3. ALL WASTE RESULTING FROM THE SAW-CUTTING OF PAVEMENT SHALL BE REMOVED USING A VACUUM (OR OTHER TRPA APPROVED METHOD) DURING THE CUTTING PROCESS OR IMMEDIATELY THEREAFTER. DISCHARGE OF WASTE MATERIAL TO SURFACE DRAINAGE FEATURES IS PROHIBITED AND CONSTITUTES A VIOLATION OF THIS PERMIT.

4. THIS SITE SHALL BE WINTERIZED IN ACCORDANCE WITH THE PROVISIONS OF ATTACHMENT R BY OCTOBER 15TH OF EACH CONSTRUCTION SEASON.

5. TEMPORARY AND PERMANENT BMPS MAY BE FIELD FIT BY THE ENVIRONMENTAL COMPLIANCE INSPECTOR WHERE APPROPRIATE.

6 VEGETATION PROTECTIVE FENCING AROUND THE ENTIRE CONSTRUCTION SITE. THE FENCING SHALL BE NO MORE THAN 12 FEET FROM ANY FOOTPRINT DRIVEWAY, OR AREA OF APPROVED DISTURBANCE. TREES LOCATED WITHIN THE CONSTRUCTION AREA THAT ARE TO BE RETAINED SHALL BE INDIVIDUALLY THE CONSTRUCTION AREA THAT ARE TO BE RETAINED SHALL BE INDIVIDUALLY PROTECTED BY FENCING OR OTHER MEANS AS NECESSARY.

7. NO TREES SHALL BE REMOVED (OTHER THAN THOSE SHOWN ON THE APPROVED SITE PLAN) OR TRIMMED FOR VIEW ENHANCEMENT PURPOSES WITHOUT PRIOR TRPA WRITTEN APPROVAL AS PER THE CONDITIONS OF THE LANDSCAPE AND REVEGETATION PLAN.

8. FERTILIZER WILL NOT BE USED IN EROSION CONTROL AREAS (SUCH AS SWALES, BACKSHORE AREAS AND SHOREZONE AREAS) EXCEPT AS OUTLINED IN TRPA CODE OF ORDINANCES SECTION 81.7.A.

9. FERTILIZER MANAGEMENT: INITIAL INSTALLATION AND LONG TERM MAINTENANCE IS TO ADHERE TO SECTION 81.7 OF THE TRPA CODE OF ORDINANCES ON FERTILIZER MANAGEMENT.

10. THE VISUAL ASSESSMENT FOR THE PROPOSED PROJECT WAS EVALUATED UNDER AND COMPLIES WITH LEVEL 5, OPTION 2 OF THE VISUAL MAGNITUDE SYSTEM (SECTION 30.15.C.5 (A) OF THE TRPA CODE OF ORDINANCES). THE TOTAL SQUARE FEET OF VISIBLE AREA ALLOWED FOR THIS PROJECT PER CODE IS SQUARE FEET. THE APPROVED VISIBLE AREA FOR THIS PROJECT IS SQUARE FEET.

11. COLOR: THE COLOR OF THIS STRUCTURE, INCLUDING ANY FENCES ON THE PROPERTY, SHALL BE COMPATIBLE WITH THE SURROUNDINGS. SUBDUED COLORS IN THE EARTHTONE AND WOODTONE RANGES SHALL BE USED FOR THE PRIMARY COLOR OF THE STRUCTURE. HUES SHALL BE WITHIN THE RANGE OF NATURAL COLORS THAT BLEND, RATHER THAN CONTRAST, WITH THE EXISTING VEGETATION AND EARTH HUES. EARTHTONE COLORS ARE CONSIDERED TO BE SHADES OF REDDISH BROWN, BROWN, TAN, OCHRE, AND UMBER.

12. ROOFS: ROOFS SHALL BE COMPOSED OF NON-GLARE EARTHTONE OR WOODTONE MATERIALS THAT MINIMIZE REFLECTIVITY.

13. FENCES: WOODEN FENCES SHALL BE USED WHENEVER POSSIBLE. IF CYCLONE FENCE MUST BE USED, IT SHALL BE COATED WITH BROWN OR BLACK VINYL, INCLUDING FENCE POLES.

14. ALL EXTERIOR LIGHTING SHALL BE CONSISTENT WITH TRPA CODE OF ORDINANCES, CHAPTER 30, SECTION 30.8, EXTERIOR LIGHTING STANDARDS.

15. DEWATERING PLAN PER CHAPTER 64 OF THE TRPA CODE OF ORDINANCES: WATER ENCOUNTERED DURING EXCAVATION SHALL BE REMOVED BY THE USE OF A SUBMERSIBLE PUMP. THE WATER WILL BE CARRIED VIA HOSE TO A SECONDARY PIT WHICH IS EITHER AN EXISTING ROCK WELL SUMP OR A PIT WHICH HAS BEEN SPECIFICALLY EXCAVATED AND PREPARED WITH FILTER FABRIC TO RECEIVE AND RETAIN ANY WATER THAT IS REMOVED UNTIL IT IS ABSORBED BY THE EARTH.

16. FOUNDATION DRAINAGE: PROVIDE UNDER FLOOR, BELOW SLAB (INCLUDING TERRACE), AND FOUNDATION PERIMETER DRAINAGE AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND THE GEOTECHNICAL REPORT. CONSULT WITH GEOTECHNICAL ENGINEER IN THE FIELD TO VERIFY THE ADEQUACY OF DRAINAGE SYSTEM INSTALLATION.

17. GRADING/DRAINAGE: SLOPE ALL GRADES ADJACENT TO FOUNDATIONS AWAY FROM THE BUILDING A MINIMUM OF 5%. MAINTAIN THE 5% SLOPE FOR A MINIMUM DISTANCE OF 10' AWAY FROM THE STRUCTURE OR TO AN APPROVED DRAINAGE FACILITY. PROVIDE 2% MINIMUM SLOPE AT ALL DRAINAGE SWALES LOCATED WITHIN 10' OF A BUILDING. SLOPE ALL IMPERVIOUS SURFACES AWAY FROM BUILDINGS AT A MINIMUM SLOPE OF 2%. VERIFY TERRACE SURFACE DRAINAGE INFIELD WITH ARCHITECT.

18. EROSION PREVENTION PLAN:

A) LIMIT ALL WORK AND SITE DISTURBANCE TO THE AREA LOCATED WITHIN THE "AREA OF DISTURBANCE" BOUNDARY INDICATED ON THE SITE PLAN

B) ALL GRADING AND EXCAVATION WORK SHALL BE PERFORMED BETWEEN MAY 1 AND OCTOBER 15 AND AS REQUIRED BY ALL AGENCIES HAVING JURISDICTION. IF MINOR EARTHWORK IS ALLOWED10/15-5/1, UTILIZE REQUIRED WINTERIZATION METHODS.

C) INSTALL TEMPORARY AND PERMANENT EROSION PREVENTION FACILITIES AS INDICATED IN THE CONSTRUCTION DOCUMENTS & AS REQUIRED BY ALL AGENCIES HAVING JURISDICTION. MAINTAIN TEMPORARY EROSION PREVENTION FACILITIES THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL FINAL COMPLETION.

D) TERMINATE ALL RAIN WATER LEADERS,, AREA DRAINS, FOUNDATION DRAINS, ETC. IN DRY WELLS OR OTHER APPROVED INFILTRATION SYSTEM COMPONENTS.

E) PROTECT ALL TEMPORARY STOCKPILES OF EARTH PER REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION.

F) LOCATE CONCRETE WASHOUT AREA WITHIN THE BOUNDARIES OF THE AREA OF DISTURBANCE.

G) EXCAVATION PROCEDURES NEAR SEZ/SEZ SETBACK: ALL FOOTING EXCAVATIONS NEAR THE SEZ/SEZ SETBACK WILL BE DONE FROM WITHIN THE BUILDING FOOTPRINT EXCEPT FOR AREAS ADJACENT TO EXISTING COVERAGE TO BE REMOVED. HAND DIG WHERE REQUIRED AND PROVIDE CONSTRUCTION FENCING TO PROTECT UNDISTURBED AREAS.

H) ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE MULCHED WITH A 2"-3" LAYER OF PINE NEEDLES OR WOOD CHIPS AS A DUST CONTROL MEASURE. THIS MULCH SHALL BE MAINTAINED FROM COMPLETION OF THE INITIAL GRADING THROUGH COMPLETION OF THE PROJECT.

J) ALL BARREN AREAS AND AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES. APPLICATION OF MULCH MAY ENHANCE VEGETATIVE ESTABLISHMENT.

19. ANY CONSTRUCTION ACTIVITIES CREATING NOISE IN EXCESS OF TRPA NOISE STANDARDS SHALL BE CONSIDERED EXEMPT FROM SAID STANDARDS PROVIDED ALL SUCH WORK IS CONDUCTED BETWEEN THE HOURS OF 8:00AM AND 6:30PM.

20. EQUIPMENT SPECIFICATIONS SHALL BE IN CONFORMANCE WITH THE FOLLOWING.

A) WATER CONSERVATION DEVICES SHALL BE USED ON ALL FIXTURES.

B) GAS WATER HEATERS SHALL NOT EMIT NITROGEN OXIDES GREATER THAN 40 NANOGRAMS OF NITROGEN DIOXIDE PER JOULE OF HEAT OUTPUT AT SEA LEVEL.

C) GAS SPACE HEATERS SHALL NOT EMIT NITROGEN OXIDES GREATER THAN 40 NANOGRAMS OF NITROGEN DIOXIDE PER JOULE OF HEAT OUTPUT AT SEA LEVEL.

D) WOOD HEATERS INSTALLED IN THE REGION SHALL NOT CAUSE EMISSIONS OF MORE THAN 7.5 GRAMS ON PARTICULATES PER HOUR FOR NON CATALYTIC WOOD HEATERS OR 4.1 GRAMS PER HOUR FOR CATALYTICALLY EQUIPPED WOOD HEATERS.

E) WOOD STOVES AND FIREPLACE INSERTS SHOULD BE OPERATED TO MINIMIZE PARTICULATE EMISSIONS. USE ONLY DRY, SEASONED WOOD; OPERATE THE UNIT WITH THE DOORS CLOSED (EXCEPT WHEN STARTING THE FIRE); AND DO NOT ALLOW FIRE TO SMOLDER IN THE UNIT IN A CHOKED CONDITION. A LIST OF ACCEPTABLE AND RECOMMENDED GAS AND WATER HEATERS AND FIREPLACE INSERTS IS AVAILABLE FROM TRPA.

21. SLOPE STABILIZATION PLANS SHALL SHOW ALL METHODS OD STABILIZATION TO BE USED TO STABILIZE ALL EXISTING AND PROPOSED CUT AND FILL SLOPES AND AREAS OTHERWISE DENUDED TO VEGETATION. SAID PLANS SHALL ALSO SHOW TEMPORARY AND PERMANENT EROSION CONTROL DEVICES AND MEASURE TO BE TAKEN FOR DUST CONTROL.

22. DRAINAGE PLANS SHALL SHOW ALL DRAINAGE FACILITIES FOR ALL EXISTING AND PROPOSED IMPERVIOUS SURFACES AND UTILITY TRENCHES. DRAINAGE FACILITIES SHALL BE DESIGNED TO BE CAPABLE OF RETAINING RUNOFF WATERS FOR A 20 YEAR, ONE-HOUR STORM EVENT. CALCULATIONS DEMONSTRATING THE PROPOSED FACILITIES' RETENTION CAPABILITIES MAY BE REQUIRED.

23. WHENEVER POSSIBLE, UTILITIES SHALL OCCUPY COMMON TRENCHES TO MINIMIZE SITE DISTURBANCE.

24. PRIOR TO COMMENCEMENT OF ACTIVITY ON THE SITE, THE PERMITTEE SHALL CONTACT TRPA AT LEAST 48 HOURS IN ADVANCE AND ARRANGE FOR A PRE-GRADING INSPECTION TO VERIFY THAT ALL TEMPORARY EROSION CONTROL MEASURES AND PROTECTIVE FENCING FOR VEGETATION ARE IN PLACE.

25. ALL MATERIAL OBTAINED FROM EXCAVATION WORK SHALL BE EITHER CONTAINED WITHIN THE FOUNDATIONS, RETAINING WALLS, OR BE DISPOSED OF AT A SITE APPROVED BY TRPA.

26. SOIL AND CONSTRUCTION MATERIALS SHALL NOT BE TRACKED OFF SITE. GRADING OPERATIONS SHALL CEASE IN THE EVENT OF A DANGER OF VIOLATING THIS CONDITION EXISTS. THE SITE SHALL BE CLEANED AND THE ROAD RIGHT-OF-WAY SHALL BE SWEPT CLEAN WHEN NECESSARY.

27. THE LENGTH OF OPEN TRENCHES (EXCLUDING FOUNDATIONS) SHALL NOT EXCEED 50 FEET AT THE END OF EACH WORKING DAY, UNLESS APPROVED BY THE TRPA.

28. LOOSE SOIL MOUNDS OR SURFACES SHALL BE PROTECTED FROM WIND AND WATER EROSION BY BEING APPROPRIATELY COVERED AND CONTAINED WHEN ACTIVE CONSTRUCTION IS NOT OCCURRING.

29. ALL EXCAVATED MATERIAL SHALL BE STORED UPGRADE FROM EXCAVATED AREAS. NO MATERIAL SHALL BE STORED IN STREAM ENVIRONMENT ZONES OR OTHER AREAS WITH SATURATED GROUND.

30. USE EQUIPMENT OF A SIZE AND TYPE THAT WILL DO THE LEAST AMOUNT OF DAMAGE TO THE ENVIRONMENT. CLEANING ON EQUIPMENT, INCLUDING CEMENT MIXERS, SHALL NOT BE PERMITTED UNLESS APPROVED BY TRPA.

31. LIMIT IDLING TIME FOR DIESEL POWERED VEHICLES EXCEEDING 10,000 GVW AND SELF-PROPELLED EQUIPMENT EXCEEDING 25 HP TO NO MORE THAN 15 MINUTES IN NEVADA AND 5 MINUTES IN CALIFORNIA, OR AS OTHERWISE REQUIRED BY STATE OR LOCAL PERMITS.

TRPA NOTES CONTINUED:

32. ALL TREES AND NATURAL VEGETATION WHICH IS TO REMAIN SHALL BE FENCED FOR PROTECTION. SCARRING OF TREES SHALL BE AVOIDED. SCARRED TREES SHALL BE REPAIRED WITH TREE SEAL.

A) FENCING SPECIFIED SHALL BE AT LEAST 48 INCHES HIGH AND SHALL BE CONSTRUCTED OF METAL POSTS AND EITHER ORANGE CONSTRUCTION FENCING OR METAL MESH FENCING ALSO AT LEAST 48 INCHES HIGH (SECTION 33.6.1). JOB SITES WITH VIOLATIONS OF THE FENCING STANDARDS WILL BE REQUIRED TO RE-FENCE THE JOB SITE WITH A HIGH GAUGE METAL FENCING.

B) NO MATERIAL OR EQUIPMENT SHALL ENTER OR BE PLACED IN THE AREAS PROTECTED BY FENCING OR OUTSIDE THE CONSTRUCTION AREAS WITHOUT PRIOR APPROVAL FROM TRPA. FENCES SHALL NOT BE MOVED WITHOUT PRIOR APPROVAL (SECTION 33.6).

C) TO REDUCE SOIL DISTURBANCE AND DAMAGE TO VEGETATION, THE AREA OF DISTURBANCE DURING THE CONSTRUCTION OF A STRUCTURE SHALL BE LIMITED TO THE AREA BETWEEN THE FOOTPRINT OF THE BUILDING AND THE PUBLIC ROAD. FOR THE REMAINDER OF THE SITE THE DISTURBANCE AREAS SHALL NOT EXCEED 12 FEET FROM THE FOOTPRINT OF THE STRUCTURE, PARKING AREA OR CUT/FILL SLOPE. THE APPROVED PLANS SHOULD SHOW THE FENCING AND APPROVED EXCEPTIONS (SECTION 36.2).

33. REVEGETATION OF COMPACTED DIRT AREAS NOT TO BE SURFACED SHALL FOLLOW THE GUIDELINES DELINEATED IN CHAPTER VI, VEGETATION SOIL STABILIZATION PRACTICES (BMP-VSSP) OF THE HANDBOOK OF BEST MANAGEMENT PRACTICES.

34. AT ALL TIMES DURING CONSTRUCTION, ENVIRONMENTAL PROTECTION AND CONTROL DEVICES SHALL BE MAINTAINED IN A FUNCTIONING STATE. SUCH DEVICES INCLUDE, BUT ARE NOT LIMITED TO, DUST CONTROL DEVICES AND VEGETATIVE PROTECTION.

35. NO GRADING, FILLING, CLEARING OF VEGETATION, OPERATION OF EQUIPMENT OR DISTURBANCE OF THE SOIL SHALL TAKE PLACE IN AREAS WHERE ANY HISTORIC OR PREHISTORIC RUINS OR MONUMENTS OR OBJECTS OF ANTIQUITY ARE PRESENT OR COULD BE DAMAGED. IF ANY HISTORIC OR PREHISTORIC RUINS OR MONUMENTS OR OBJECTS OF ANTIQUITY ARE DISCOVERED, ALL GRADING, FILLING, CLEARING OF VEGETATION, OPERATION OF EQUIPMENT OR DISTURBANCE OF THE SOIL SHALL IMMEDIATELY CEASE AND SHALL NOT RECOMMENCE UNTIL A RECOVERY PLAN IS APPROVED BY THE TRPA.

36. ALL CONSTRUCTION SITES SHALL BE WINTERIZED NO LATER THAN OCTOBER 15 OF EACH YEAR AS FOLLOWS:

A) INACTIVE WINTER SITES SHALL CONTAIN EROSION AND DRAINAGE IMPROVEMENTS NECESSARY TO PREVENT DISCHARGE FROM THE SITE, INCLUDING, BUT NOT LIMITED TO:

(1) INSTALLATION OF TEMPORARY EROSION CONTROLS;
(2) INSTALLATION OF TEMPORARY PROTECTIVE FENCING OF VEGETATION;
(3) STABILIZATION OF ALL DISTURBED AREAS;
(4) CLEANUP AND REMOVAL OF ALL CONSTRUCTION SLASH AND DEBRIS;
(5) INSTALLATION OF PERMANENT MECHANICAL STABILIZATION AND DRAINAGE IMPROVEMENTS, WHERE FEASIBLE, AND;
(6) REMOVAL OR STABILIZATION OF SPOIL PILES.

B) ACTIVE WINTER SITES SHALL COMPLY WITH THE FOLLOWING:

(7) INSTALLATION OF ALL PERMANENT MECHANICAL EROSION CONTROL DEVICES, INCLUDING PAVING OF ALL DRIVEWAY AND PARKING AREAS;
(8) INSTALLATION OF ALL PERMANENT DRAINAGE IMPROVEMENTS;
(9) PARKING OF VEHICLES, EQUIPMENT, AND STORAGE OF MATERIALS SHALL BE RESTRICTED TO PAVED AREAS.

37. WORK SHALL BE PERFORMED IN SUCH A MANNER THAT THE PROJECT CAN BE WINTERIZED WITHIN 24 HOURS.

38. THE TRPA PERMIT AND THE FINAL CONSTRUCTION DRAWINGS SHALL BE PRESENT ON-SITE FROM THE TIME CONSTRUCTION COMMENCES UNTIL THE FINAL TRPA SITE INSPECTION.

39. A SECURITY SHALL BE POSTED WITH TRPA TO ENSURE COMPLIANCE WITH THE CONDITIONS OF THE PERMIT. IN MOST CASES, THE SECURITY SHALL BE DETERMINED BY TRPA, AND WILL TYPICALLY BE EQUAL TO 110 PERCENT OF ESTIMATED COSTS OF THE REVEGETATION, DRAINAGE IMPROVEMENTS SLOPE STABILIZATION PLANS AND OTHER CONDITIONS OF APPROVAL. FOR FURTHER INFORMATION ON ACCEPTABLE TYPES OF SECURITIES, SEE ATTACHMENT J.

40. UPON COMPLETION OF THE PROJECT, AS A CONDITION OF THE RELEASE OF THE SECURITY, TRPA SHALL CONDUCT A FINAL SITE INSPECTION TO VERIFY THAT ALL REQUIRED IMPROVEMENTS AND REVEGETATION ARE PROPERLY INSTALLED AND THAT ALL THE CONDITIONS OF THE PERMIT HAVE BEEN SATISFIED.

41. THE PERMITTEE SHALL ALLOW TRPA TO ENTER AND INSPECT THE SITE AT ANY TIME TO DETERMINE COMPLIANCE WITH THE PERMIT.

42. VIOLATION OF ANY OF THE SPECIAL OR STANDARD CONDITIONS SHALL BE GROUNDS FOR REVOCATION OF THE PERMIT. FAILURE TO COMMENCE CONSTRUCTION WITHIN THE APPROVAL PERIOD SHOWN ON THE PERMIT FACE OR FAILURE TO DILIGENTLY PURSUE CONSTRUCTION WITHIN THE TWO YEAR COMPLETION PERIOD SHALL RESULT IN THE EXPIRATION OF THE PERMIT, WITHOUT NOTICE, BY OPERATION OF LAW, ON THE DATE SHOWN ON THE PERMIT FACE.

43. ENGINE DOORS SHALL REMAIN CLOSED DURING PERIODS OF OPERATION EXCEPT DURING NECESSARY ENGINE MAINTENANCE.

44. STATIONARY EQUIPMENT (E.G. GENERATORS OR PUMPS) SHALL BE LOCATED AS FAR AS FEASIBLE FROM NOISE-SENSITIVE RECEPTORS AND RESIDENTIAL AREAS. STATIONARY EQUIPMENT NEAR SENSITIVE NOISE RECEPTORS OR RESIDENTIAL AREAS SHALL BE EQUIPPED WITH TEMPORARY SOUND BARRIERS.

45. SONIC PILE DRIVING SHALL BE UTILIZED INSTEAD OF IMPACT PILE DRIVING, WHEREVER FEASIBLE. PILE DRIVING HOLES SHALL BE PREDRILLED TO THE EXTENT FEASIBLE SUBJECT TO DESIGN ENGINEER'S APPROVAL.

46. THE ARCHITECTURAL DESIGN OF THIS PROJECT SHALL INCLUDED ELEMENTS THAT SCREEN FROM PUBLIC VIEW ALL EXTERNAL MECHANICAL EQUIPMENT, INCLUDING REFUSE ENCLOSURES, SATELLITE RECEIVING DISHES, COMMUNICATION EQUIPMENT, AND UTILITY HARDWARE ON ROOFS, BUILDINGS OR THE GROUND. ROOFS, INCLUDING MECHANICAL EQUIPMENT AND SKYLIGHTS, SHALL BE CONSTRUCTED OF NON-GLARE FINISHES THAT MINIMIZE REFLECTIVITY.

47. THE PERMITTEE IS RESPONSIBLE FOR ENSURING THAT THE PROJECT, AS BUILT, DOES NOT EXCEED THE APPROVED LAND COVERAGE FIGURES SHOWN ON THE SITE PLAN. THE APPROVED LAND COVERAGE FIGURES SHALL SUPERCEDE SCALED DRAWINGS WHEN DISCREPANCIES OCCUR.

48. THE ADEQUACY OF ALL REQUIRED BMPS, AS SHOWN ON THE FINAL CONSTRUCTION PLANS, SHALL BE CONFIRMED AT THE TIME OF THE TRPA PRE-GRADING OR PRE-CONSTRUCTION INSPECTION. ANY REQUIRED MODIFICATIONS, AS DETERMINED BY TRPA, SHALL BE INCORPORATED INTO THE PROJECT PERMIT AT THAT TIME.

49. THIS APPROVAL IS BASED ON THE PERMITTEE'S REPRESENTATION THAT ALL PLANS AND INFORMATION CONTAINED IN THE SUBJECT APPLICATION ARE TRUE AND CORRECT. SHOULD ANY INFORMATION OR REPRESENTATION SUBMITTED IN CONNECTION WITH THE PROJECT APPLICATION BE INCORRECT OR UNTRUE, TRPA MAY RESCIND THIS APPROVAL, OR TAKE OTHER APPROPRIATE ACTION.

50. THE PERMITTEE SHALL NOT CONSTRUCT ANY FINISH FLOOR WHICH IS MORE THAN 12' BELOW NATURAL GRADE MEASURED AT THE LOCATION THE FLOOR MEETS THE FOUNDATION. ANY MODIFICATION OF THIS STRUCTURE SHALL CONFORM TO TRPA'S HEIGHT STANDARDS.

51. ANY USE OF EXCAVATION OR HEAVY EQUIPMENT SHALL BE LIMITED TO THE EXISTING HARD OR PREVIOUSLY DISTURBED SURFACES OR PAVED ROADWAYS OR ALONG EXISTING COMPACTED DIRT SHOULDERS TO MINIMIZE SITE DISTURBANCE. NO GRADING OR EXCAVATION SHALL BE PERMITTED OUTSIDE OF THE BUILDING FOOTPRINT. ANY WORK ENCROACHING INTO AREAS REQUIRING MINOR TEMPORARY DISTURBANCE TO EXISTING VEGETATION OR UNDISTURBED AREAS SHALL EMPLOY THE USE OF LAND MATS AND OTHER PROTECTIVE DEVICES. ALL AREAS TEMPORARILY DISTURBED SHALL BE RESEEDED/REVEGETATED AND MULCHED WITHIN 48 HOURS.

52. ALL SCENIC MITIGATION MEASURES AS DESCRIBED IN SUBMITTED SCENIC MATERIALS FOR THIS PARCEL SHALL BE INCORPORATED INTO THE PROJECT. THESE MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO THE USE OF DARK COLORS, HEAVY TEXTURED MATERIALS, AND THE LONG TERM MAINTENANCE OF VEGETATIVE SCREENING.

53. ANY AND ALL EXISTING TREES AND SHRUBS LOCATED ON THE LAKEWARD SIDE OF THE RESIDENCE SHALL BE CONSIDERED AS SCENIC MITIGATION AND SHALL NOT BE REMOVED OR TRIMMED FOR THE PURPOSES OF VIEW ENHANCEMENT WITHOUT PRIOR TRPA WRITTEN APPROVAL. ANY SUCH REMOVAL OR TRIMMING SHALL CONSTITUTE A VIOLATION OF PROJECT APPROVAL. IN ADDITION NO TREES ARE PERMITTED FOR REMOVAL UNDER THIS PERMIT.

CONSTRUCTION MANAGEMENT PLAN:

1. EXISTING UTILITIES: CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITH THE DRAWINGS PRIOR TO COMMENCING WORK.

2. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH TRPA CONSTRUCTION REQUIREMENTS.

3. CONSTRUCTION TRAILER, PORTABLE TOILET, AND DUMPSTER SHALL BE LOCATED WITHIN THE BOUNDARIES OF THE AREA OF DISTURBANCE.

4. ACCESS: CONSTRUCTION ACCESS TO THE BUILDING SITE SHALL BE OVER THE PROPOSED DRIVEWAY ONLY. PROVIDE ONGOING PROTECTION OF EXISTING VEGETATION DURING ALL PHASES OF CONSTRUCTION UNTIL COMPLETION OF THE PROJECT.

5. PARKING: COMPLY WITH THE REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION.

6. MATERIAL STORAGE/DELIVERY: ALL BUILDING MATERIALS, EQUIPMENT, AND MACHINERY, ARE TO BE DELIVERED TO AND REMAIN WITHIN THE BOUNDARIES OF THE AREA OF DISTURBANCE.

7. DEBRIS AND WASTE REMOVAL: CLEAN UP TRASH AND DEBRIS
AT THE END OF EACH DAY. REMOVE FROM THE CONSTRUCTION SITE AT LEAST ONCE A WEEK. CONSTRUCTION SITE SHALL BE KEPT NEAT AND SHALL NOT BE AN EYESORE, NUISANCE, OR DETRIMENT TO NEIGHBORING PROPERTIES.

8. HOURS OF CONSTRUCTION: COMPLY WITH THE REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION.

9. FIRE SAFETY : CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE, AND LOCAL FIRE SAFETY REGULATIONS, INCLUDING BUT NOT LIMITED TO PROVIDING A MINIMUM OF 1 SHOVEL AND TWO 20LB AB CRATED DRY CHEMICAL FIRE EXTINGUISHERS MOUNTED IN PUBLIC VIEW.

10. TEMPORARY POWER, SIGNS, SURVEY LINES, ETC. SHALL NOT BE NAILED TO TREES.

SPECIAL PROJECT NOTES:

1. WHEN CUTTING DOWN TREES MARKED FOR REMOVAL, LIMB UP PINE TREES 17" DIA. AND LARGER AND CUT TO 24' LENGTHS AND SAVE FOR CONTRACTOR TO MILL AND DRY FOR USE ON THE PROJECT.

NORTH

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OLSON-OLSON ARCHITECTS, LLP - DBA LAND TO LIVING
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF OLSON-OLSON ARCHITECTS (DBA LAND TO LIVING) AND NO PART THEREOF SHALL BE COPIED OR DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF OLSON-OLSON ARCHITECTS (DBA LAND TO LIVING). VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH ANY FABRICATION.

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PROPOSED LANDSCAPE NOTES

TAHOE CROSS COUNTRY
REMODEL/ADDITION
XXX-XXX-XXX
XXXXX TAHOE CITY, CA 96145

REVISION	ISSUE
DATE:	9/20/22
SCALE:	
DRAWN BY:	TS2
CHECKED BY:	RBO
JOB:	015 14 00

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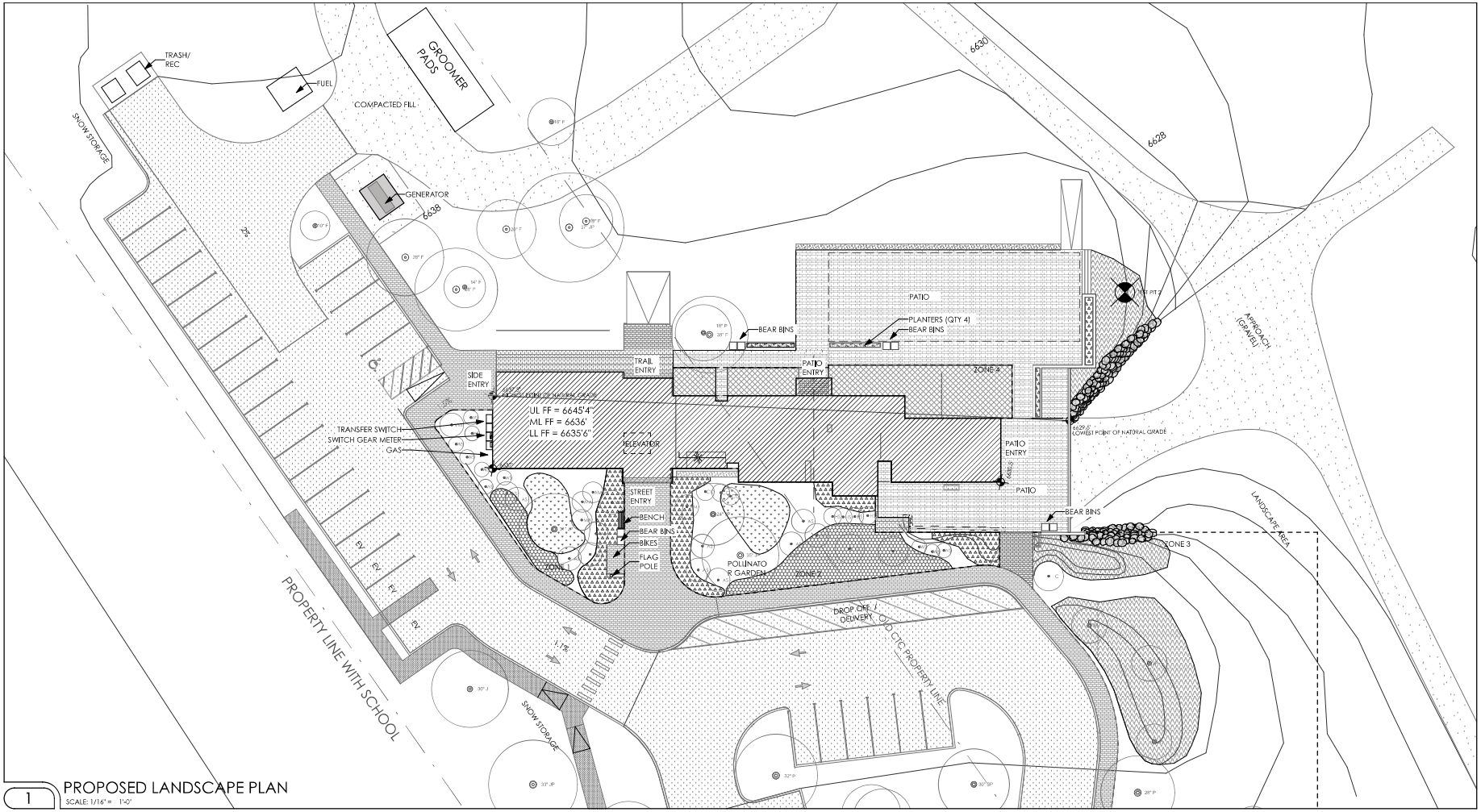

1 PROPOSED LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

LANDSCAPE KEY NOTES:

- QUAKING ASPEN
- VINE MAPLE
- CALIFORNIA MOUNTAIN ASH
- WESTERN SERVICEBERRY
- INCENSE CEDAR
- CANADA RED CHOKECHERRY
- CALIFORNIA HONEYSUCKLE (TWINBERRY)
- JEFFREY PINE
- GIANT SEQUOIA
- WESTERN SANDCHERRY
- COMPACTED
- AC PAVING
- PAVERS

ALL DISTURBED AREAS RESEEDED WITH **TRPA** APPROVED MIX

ZONE "X"

- SELECTIVE PLANTING AREAS WITH PLANTER BOXES FOR ANNUAL COLOR: LAVENDER, GOLDENFLEECE GOLDENROD, STONECROP, HORSEMINT, BEE BALM, PENSTEMON, EVENING PRIMROSE, ASTER, MOONSHINE YARROW, NATIVE GRASSES
- MASS PLANTING AREA, MODERATE DENSITY: THIMBLEBERRY, ROZANNE GERANIUM, NATIVE COLUMBINE, THYME, NATIVE MODERATE WATER GRASSES
- MASS PLANTING LOW, MODERATE DENSITY: THIMBLEBERRY, FERN, NATIVE COLUMBINE, ROZANNE GERANIUM
- SELECTIVE PLANTING AREAS, MASSED WITH ROCK/MULCH: RUSSIAN SAGE, BLUEBEARD PLANT, GOLDENFLEECE GOLDENROD, NATIVE GRASSES
- USE COMBINATION OF 1 GAL., SUPERCELL, AND SEEDS TO CREATE ENRICHED RESTORATION: SUGAR PINE, COMMON JUNIPER, WESTERN SERVICEBERRY, WESTERN SANDCHERRY, BITTERBRUSH, CALIFORNIA HONEYSUCKLE, CALIFORNIA GOLDENROD, SULFUR FLOWER BUCKWHEAT, CALIFORNIA FUSCHIA, SCARLET GILIA, LUPINE, MOUNTAIN MULES EARS, SHOWY MILKWEED, YARROW, IDAHO FESCUE, OAT GRASS, BLUE WILDRYE
- USE SEEDS TO CREATE ENRICHED RESTORATION: CALIFORNIA GOLDENROD, SULFUR FLOWER BUCKWHEAT, CALIFORNIA FUSCHIA, SCARLET GILIA, LUPINE, MOUNTAIN MULES EARS, SHOWY MILKWEED, YARROW, IDAHO FESCUE, OAT GRASS, BLUE WILDRYE

NORTH

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PROPOSED LANDSCAPE PLAN

TAHOE CROSS COUNTRY
NEW LODGE
092-160-036-000
TAHOE CITY, CA 96145

REVISION	ISSUE
DATE:	9/20/22
SCALE:	1/16" = 1'-0"
DRAWN BY:	RBO
CHECKED BY:	RBO
JOB:	015 14 00

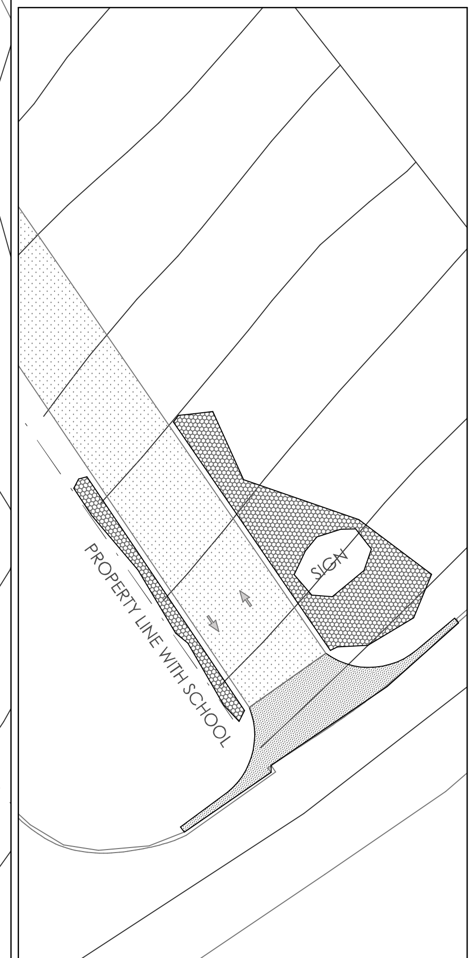
L001
SHEET No.

1 PROPOSED LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

LANDSCAPE KEY NOTES:

- AS — QUAKING ASPEN
- VM — VINE MAPLE
- MA — CALIFORNIA MOUNTAIN ASH
- WS — WESTERN SERVICEBERRY
- IC — INCENSE CEDAR
- CC — CANADA RED CHOKECHERRY
- HS — CALIFORNIA HONEYSUCKLE (TWINBERRY)
- JP — JEFFREY PINE
- GS — GIANT SEQUIOIA
- SC — WESTERN SANDCHERRY
- COMPACTED
- AC PAVING
- PAVERS
- ALL DISTURBED AREAS RESEEDED WITH **TRPA** APPROVED MIX
- **ZONE "X"**

- SELECTIVE PLANTING AREAS WITH PLANTER BOXES FOR ANNUAL COLOR: LAVENDER, GOLDENFLEECE GOLDENROD, STONECROP, HORSEMINT, BEE BALM, PENSTEMON, EVENING PRIMROSE, ASTER, MOONSHINE YARROW, NATIVE GRASSES
- MASS PLANTING AREA, MODERATE DENSITY: THIMBLEBERRY, ROZANNE GERANIUM, NATIVE COLUMBINE, THYME, NATIVE MODERATE WATER GRASSES
- MASS PLANTING LOW, MODERATE DENSITY: THIMBLEBERRY, FERN, NATIVE COLUMBINE, ROZANNE GERANIUM
- SELECTIVE PLANTING AREAS, MASSED WITH ROCK/MULCH: RUSSIAN SAGE, BLUEBEARD PLANT, GOLDENFLEECE GOLDENROD, NATIVE GRASSES
- USE COMBINATION OF 1 GAL, SUPERCELL, AND SEEDS TO CREATE ENRICHED RESTORATION: SUGAR PINE, COMMON JUNIPER, WESTERN SERVICEBERRY, WESTERN SANDCHERRY, BITTERBRUSH, CALIFORNIA HONEYSUCKLE, CALIFORNIA GOLDENROD, SULFUR FLOWER BUCKWHEAT, CALIFORNIA FUSCHIA, SCARLET GILIA, LUPINE, MOUNTAIN MULES EARS, SHOWY MILKWEED, YARROW, IDAHO FESCUE, OAT GRASS, BLUE WILDRYE
- USE SEEDS TO CREATE ENRICHED RESTORATION: CALIFORNIA GOLDENROD, SULFUR FLOWER BUCKWHEAT, CALIFORNIA FUSCHIA, SCARLET GILIA, LUPINE, MOUNTAIN MULES EARS, SHOWY MILKWEED, YARROW, IDAHO FESCUE, OAT GRASS, BLUE WILDRYE



2 PROPOSED LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

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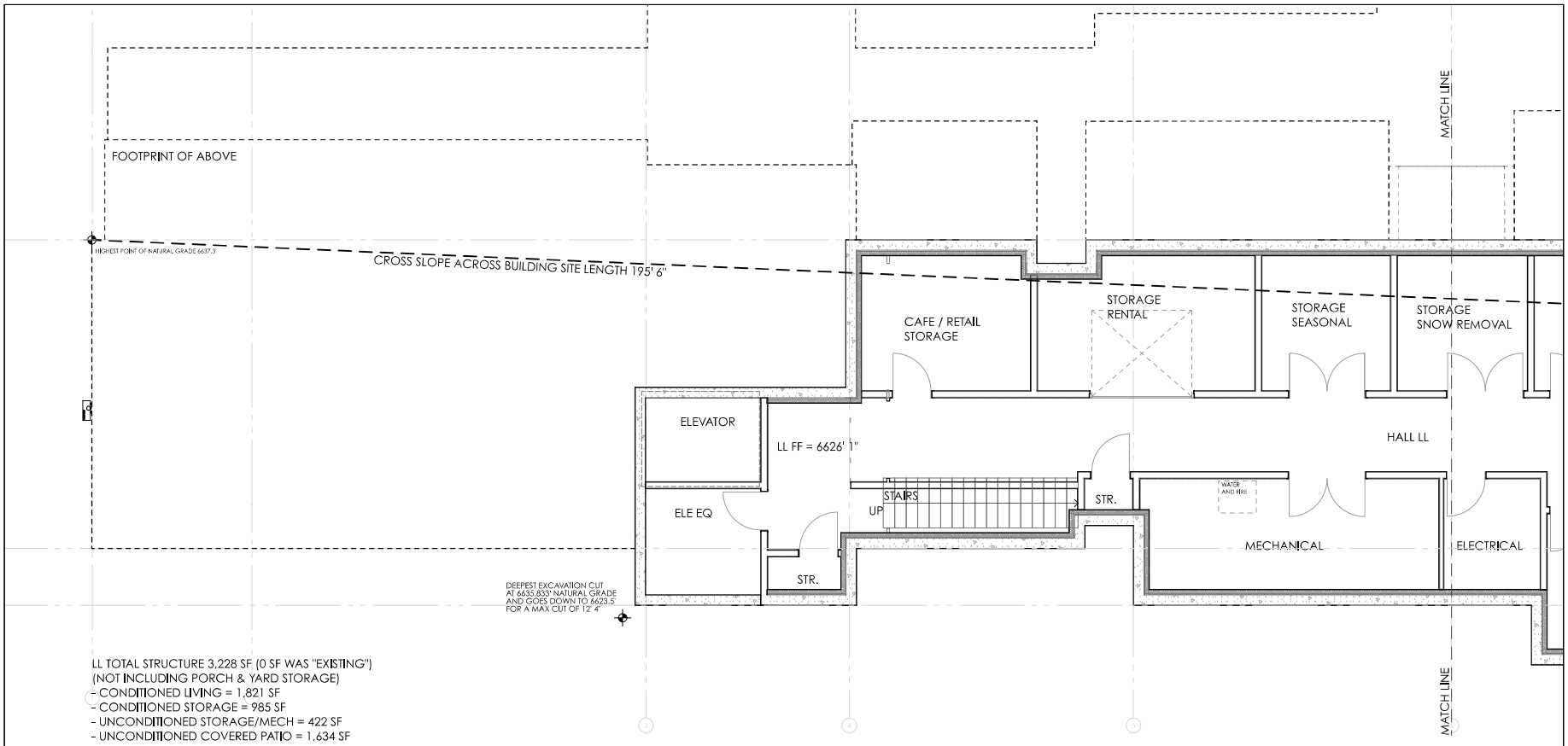
PROPOSED LANDSCAPE PLAN

TAHOE CROSS COUNTRY
NEW LODGE
093-160-036-000
TAHOE CITY, CA 96145

REVISION	ISSUE
DATE:	9/20/22
SCALE:	1/16" = 1'-0"
DRAWN BY:	RBO
CHECKED BY:	RBO
JOB:	015 14 00

L002
SHEET No.



LL TOTAL STRUCTURE 3,228 SF (0 SF WAS "EXISTING")
(NOT INCLUDING PORCH & YARD STORAGE)
- CONDITIONED LIVING = 1,821 SF
- CONDITIONED STORAGE = 985 SF
- UNCONDITIONED STORAGE/MECH = 422 SF
- UNCONDITIONED COVERED PATIO = 1,634 SF

2 PROPOSED LOWER LEVEL ENLARGED PLAN
SCALE: 1/4" = 1'-0"

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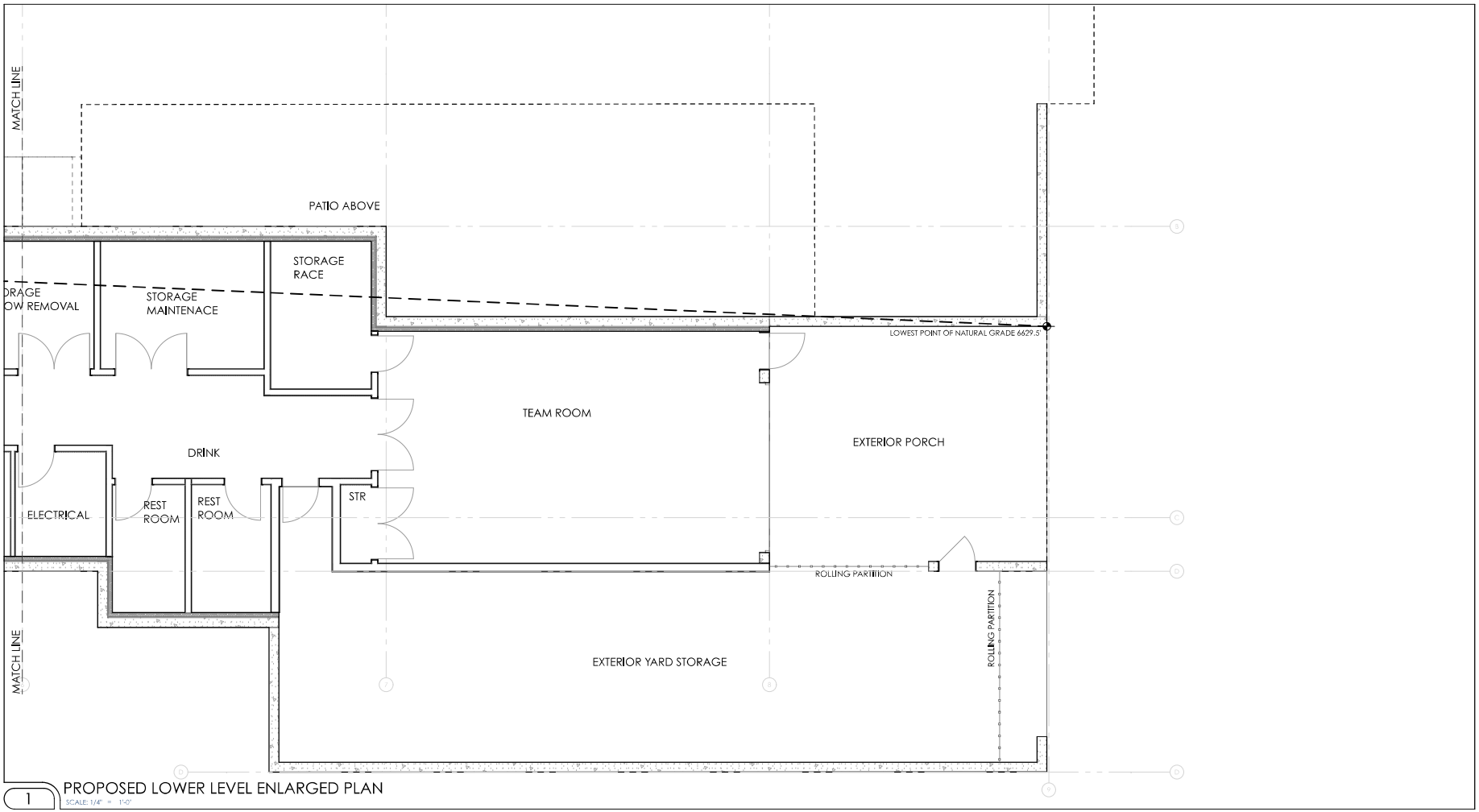
PROPOSED LOWER LEVEL ENLARGED PLAN
TAHOE CROSS COUNTRY
NEW LODGE
092-160-036-000
3001 POLARIS RD, TAHOE CITY 96145 TAHOE CITY, CA 96145

REVISION	ISSUE
DATE:	9/20/22
SCALE:	1" = 1'-0", 1/4"
DRAWN BY:	AB
CHECKED BY:	RBO
JOB:	015 14 00

A101
SHEET No.



1 PROPOSED LOWER LEVEL ENLARGED PLAN
SCALE: 1/4" = 1'-0"

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PROPOSED LOWER LEVEL ENLARGED PLAN

TAHOE CROSS COUNTRY
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092-160-036-000
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REVISION	ISSUE
DATE:	9/20/22
SCALE:	1/4" = 1'-0", 1'
DRAWN BY:	AB
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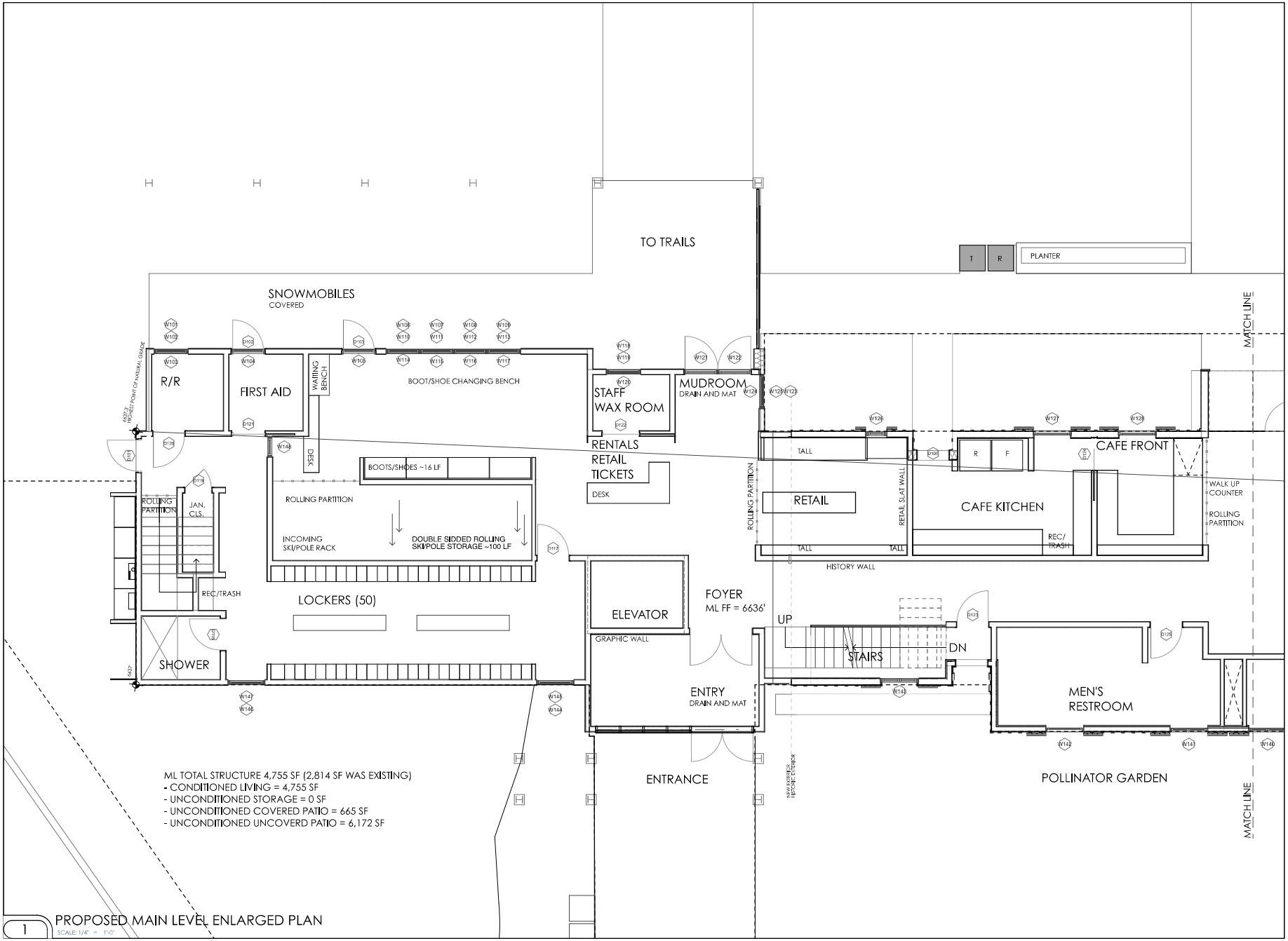
A 102
SHEET No.

NOT FOR CONSTRUCTION
BID SET ONLY



1 PROPOSED MAIN LEVEL ENLARGED PLAN
SCALE: 1/4" = 1'-0"

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PROPOSED MAIN LEVEL FLOOR
ENLARGED PLAN
TAHOE CROSS COUNTRY
NEW LODGE
093-160-036-000
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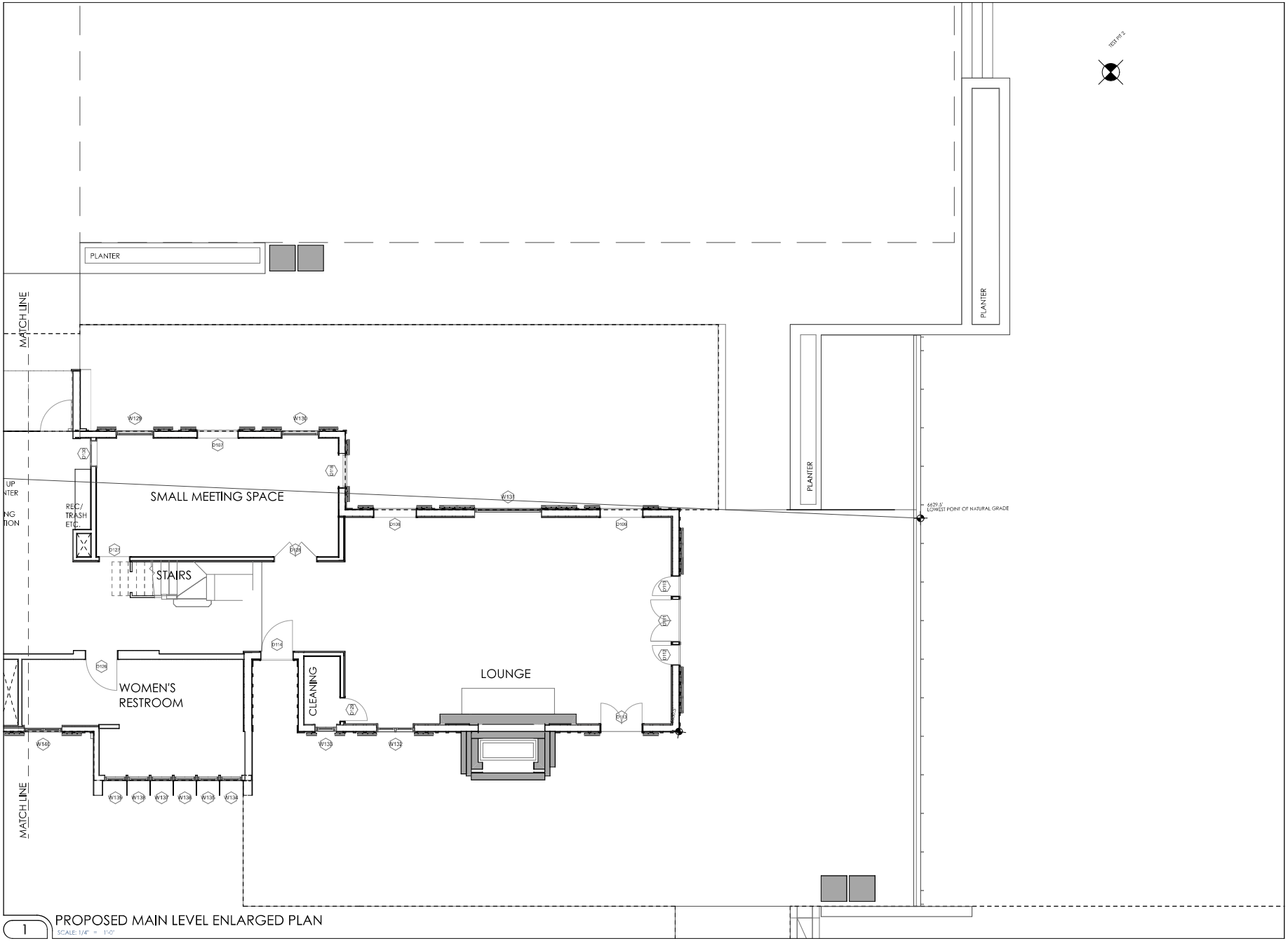
REVISION	ISSUE
DATE:	9/20/22
SCALE:	1/4" = 1'-0", 1'
DRAWN BY:	AB
CHECKED BY:	RBO
JOB:	015 14 00

A 103
SHEET No.



1 PROPOSED MAIN LEVEL ENLARGED PLAN
SCALE: 1/4" = 1'-0"

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SCALE:	1/4" = 1'-0", 1'
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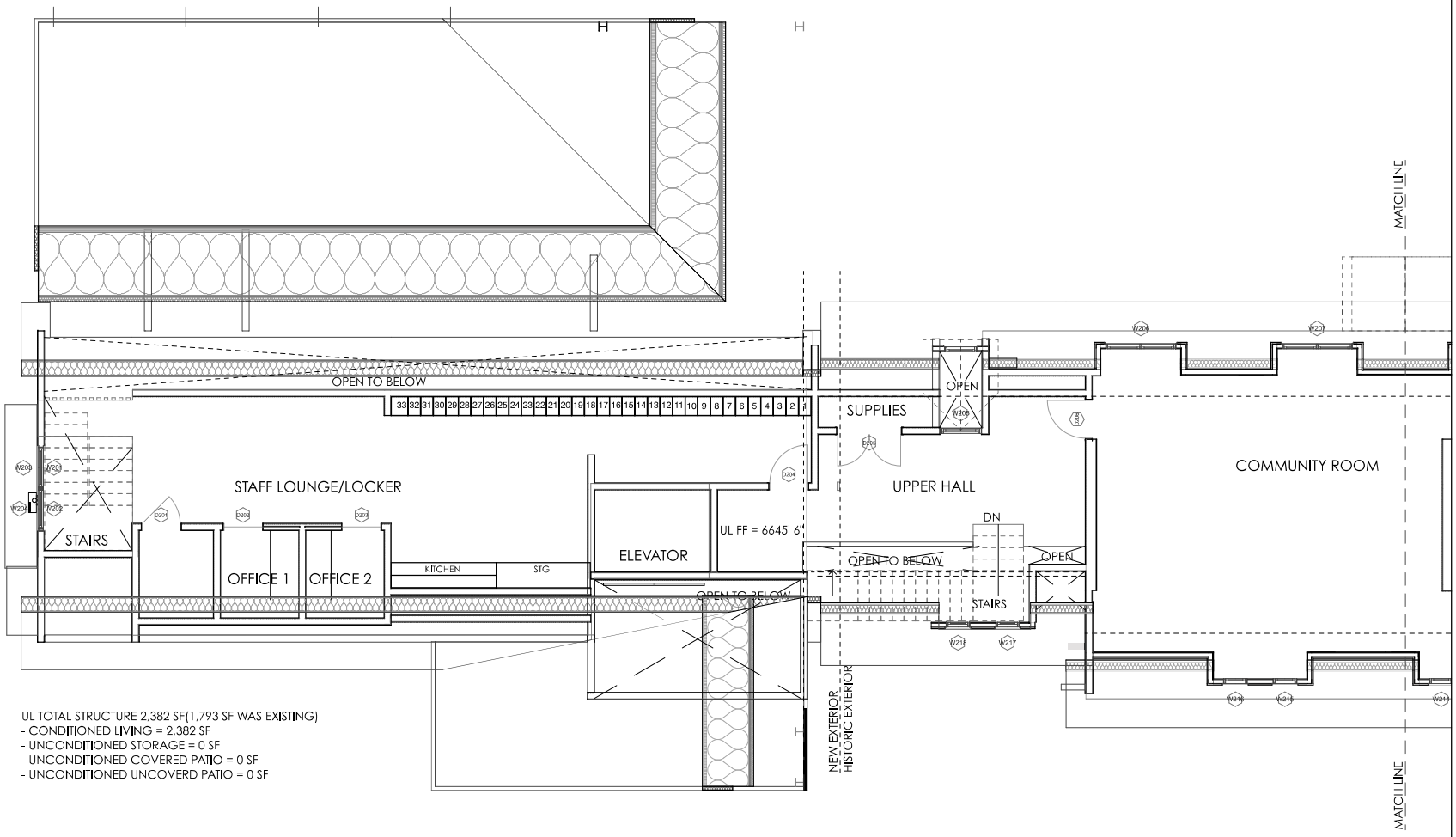
A 104
SHEET No.



UL TOTAL STRUCTURE 2,382 SF(1,793 SF WAS EXISTING)
- CONDITIONED LIVING = 2,382 SF
- UNCONDITIONED STORAGE = 0 SF
- UNCONDITIONED COVERED PATIO = 0 SF
- UNCONDITIONED UNCOVERD PATIO = 0 SF

1 PROPOSED UPPER LEVEL ENLARGED PLAN
SCALE: 1/4" = 1'-0"

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REVISION	ISSUE
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A 105
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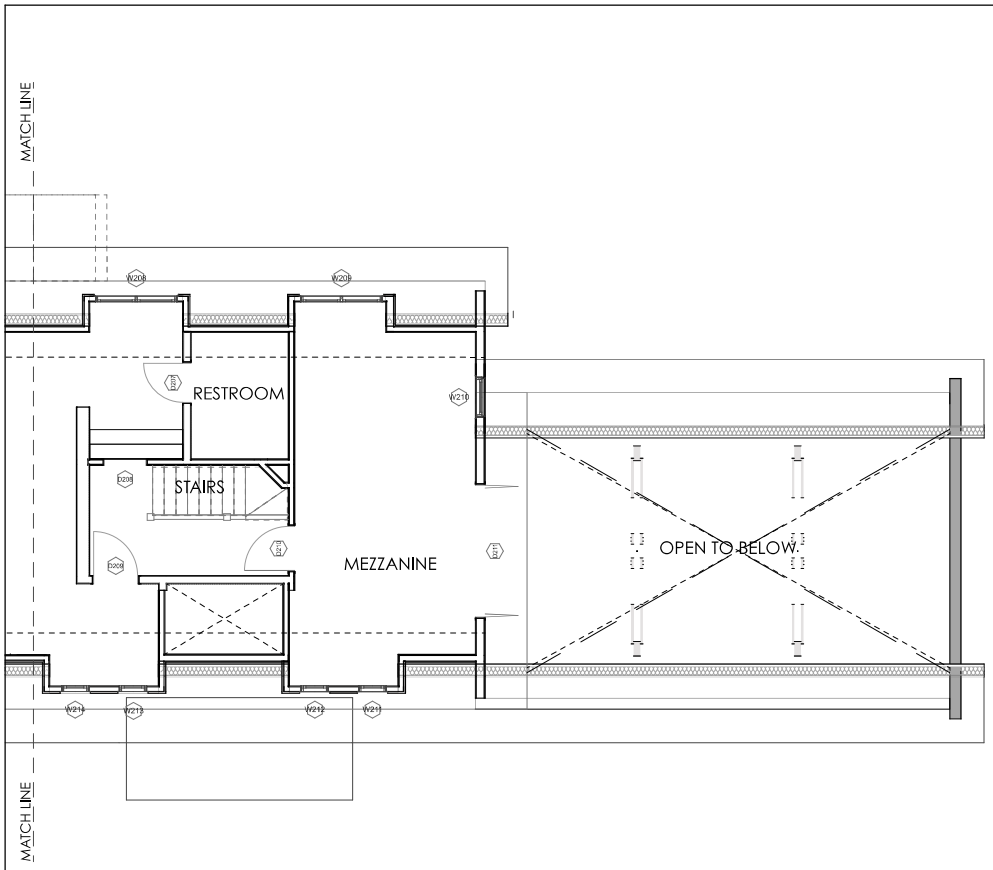

1 PROPOSED UPPER LEVEL ENLARGED PLAN
SCALE: 1/4" = 1'-0"

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PROPOSED UPPER LEVEL FLOOR
ENLARGED PLAN
TAHOE CROSS COUNTRY
NEW LODGE
092-160-036-000
3001 POLARIS RD, TAHOE CITY 96145 TAHOE CITY, CA 96145

REVISION	ISSUE
DATE:	9/20/22
SCALE:	1/4" = 1'-0", 1'
DRAWN BY:	AB
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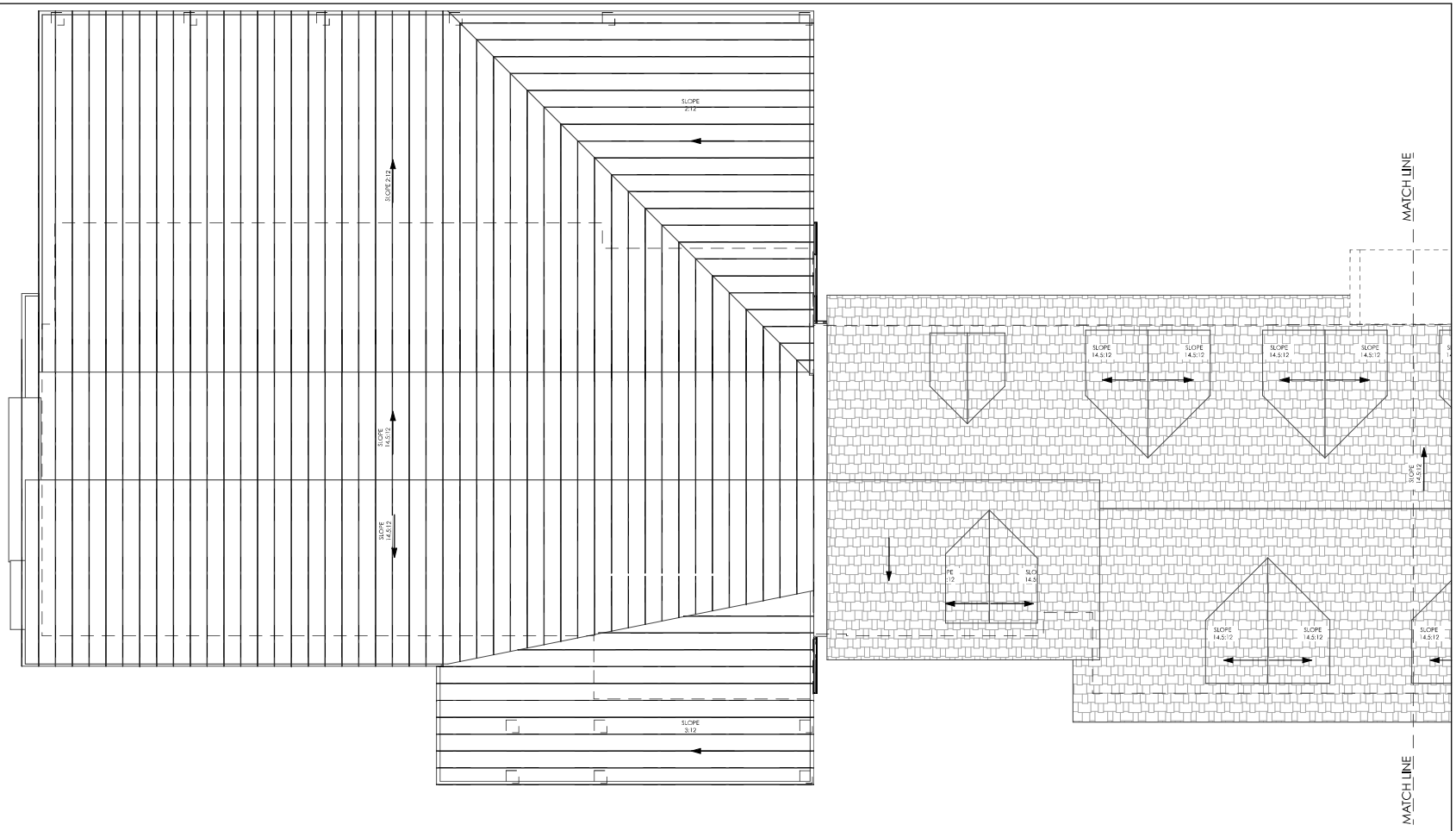
A 106
SHEET No.



1 PROPOSED ROOF ENLARGED PLAN

SCALE: 1/4" = 1'-0"

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PROPOSED ROOF ENLARGED PLAN

TAHOE CROSS COUNTRY
NEW LODGE
092-160-036-000
3001 POLARIS RD, TAHOE CITY 96145 TAHOE CITY, CA 96145

REVISION	ISSUE
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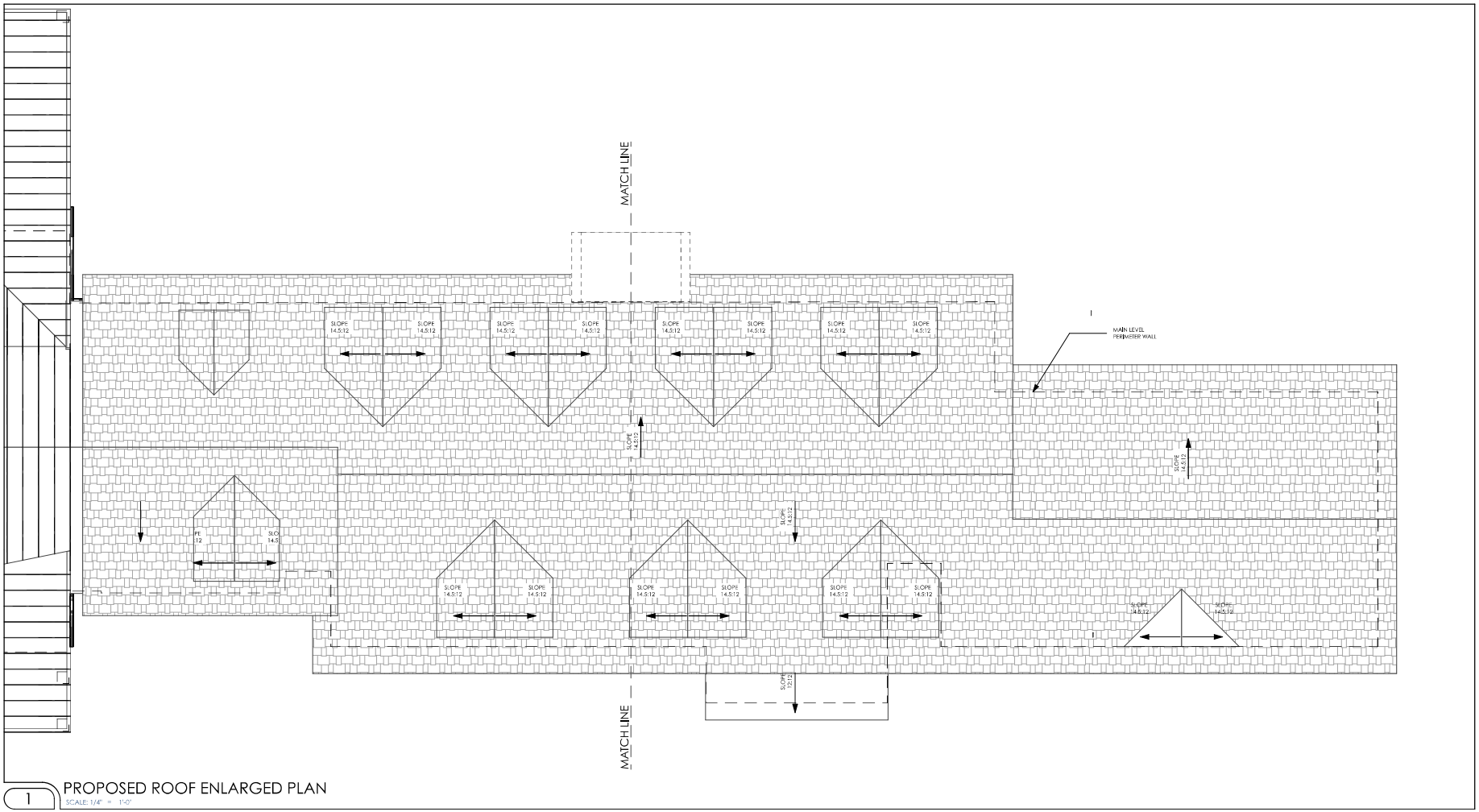
DRAWN BY:	AB
CHECKED BY:	RBO
JOB:	015 14 00

A 107
SHEET No.

NOT FOR CONSTRUCTION BID SET ONLY



1 PROPOSED ROOF ENLARGED PLAN
SCALE: 1/4" = 1'-0"

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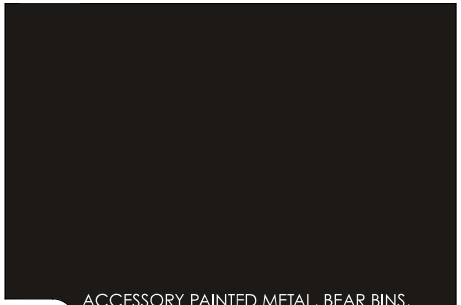
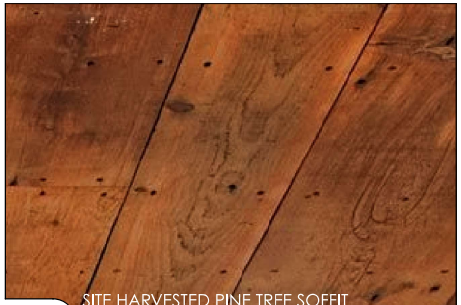
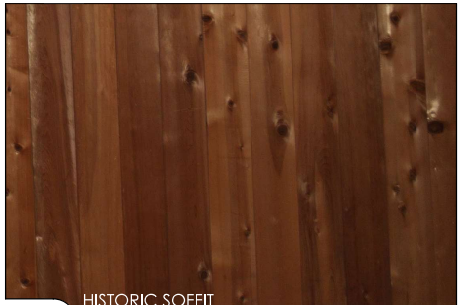
A 108
SHEET No.



16 ACCESSORY PAINTED METAL, BEAR BINS, BACK OF SIGNS (BLACK)



12 SITE HARVESTED PINE TREE SOFFIT (AGED NATURAL W/ BLACK SCREWS)

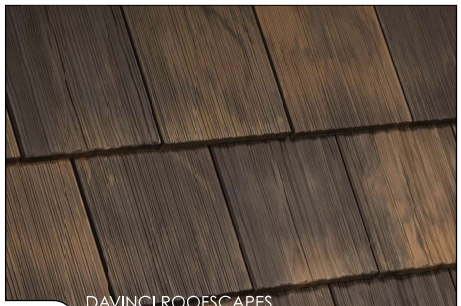


8 HISTORIC SOFFIT (AGED NATURAL)

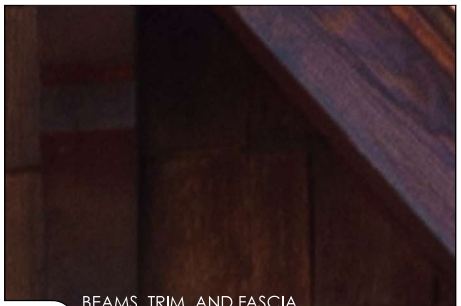
4 COPPER FLASHING ON HISTORIC PARTS (AGED NATURAL)

15 STAINLESS STEEL CABLE RAILING (BLACK)

11 CORTEN STEEL STANDING SEAM ROOFING (20G AGED NATURAL)

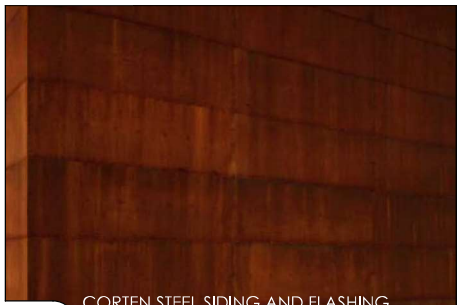


7 DAVINCI ROOFSCAPES (AGEND CEDAR)



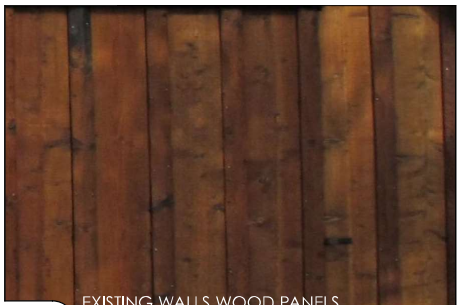
3 BEAMS, TRIM, AND FASCIA (AGED NATURAL)

14 LED DOWN-LIGHTS, TEMP 2500 (BLACK)

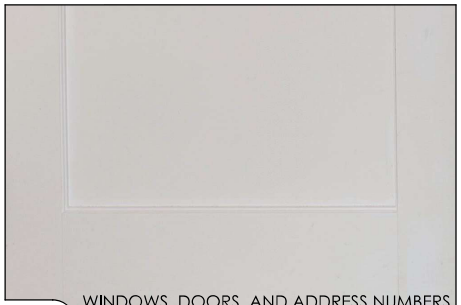


10 CORTEN STEEL SIDING AND FLASHING (20G AGED NATURAL)

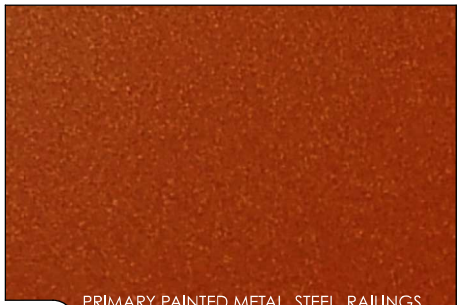
6 WESTERN RED CEDAR SHAKE SHINGLES (AGED NATURAL)



2 EXISTING WALLS WOOD PANELS (AGED NATURAL)



13 WINDOWS, DOORS, AND ADDRESS NUMBERS (WHITE)



9 PRIMARY PAINTED METAL, STEEL, RAILINGS, (SHERWIN-WILLIAMS SPECIAL EFFECT RUSTICA)

5 BOARD FORM CONCRETE AT CHIMNEY AND RETAINING WALLS (NATURAL)

1 BASALITE PERMEABLE-PAVERS (NATURAL MISSION)

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land to living
760 NORTH LAKE BLVD • POST OFFICE BOX 7249 • TAHOE CITY, CA 96145
TELEPHONE 530.581.5810 • WWW.LANDTOLIVING.COM

EXTERIOR MATERIALS

TAHOE CROSS COUNTRY
NEW LODGE
092-160-036-000
3001 POLARIS RD TAHOE CITY 96145 TAHOE CITY, CA 96145

REVISION	ISSUE
DATE:	9/20/22
SCALE:	NTS
DRAWN BY:	AB
CHECKED BY:	RBO
JOB:	015 14 00

A200
SHEET No.

MAX HEIGHT 6664' (37')

CROSS SLOPE: DROP 7.8' (93.6") AND RUN 195' 6" (2346"), SO 93.6" / 2346" = .04 > 4% SLOPE

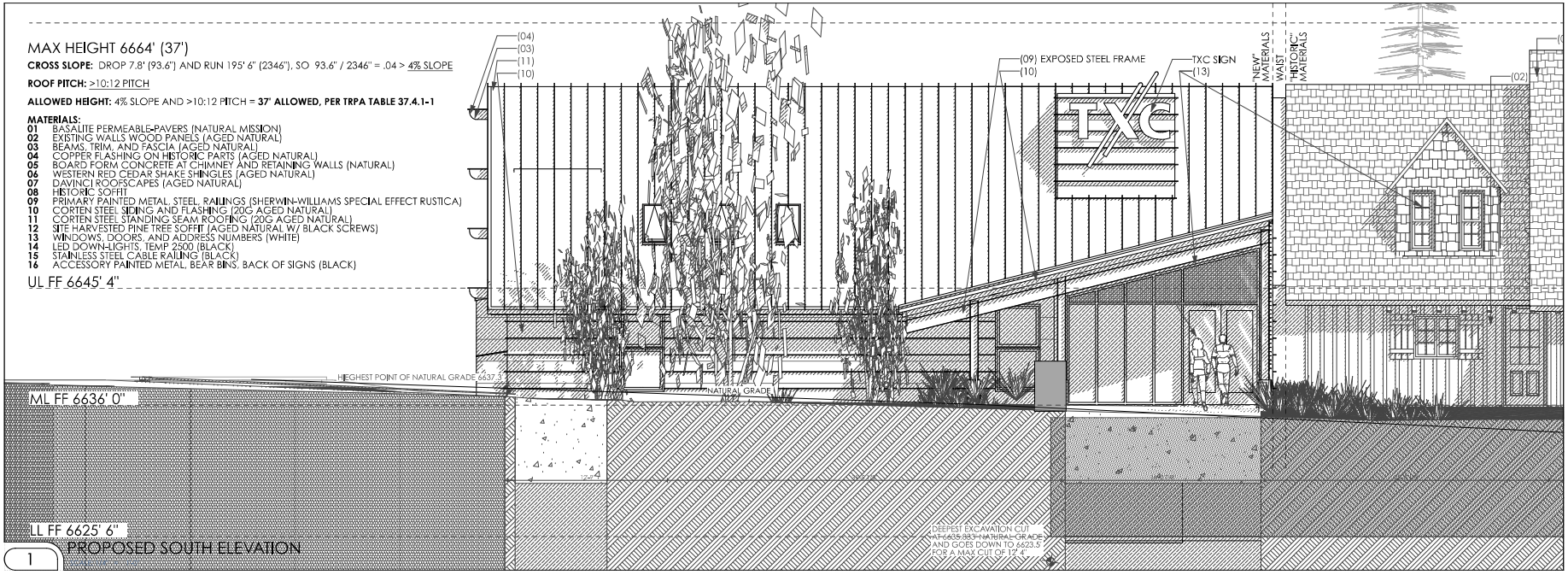
ROOF PITCH: >10:12 PITCH

ALLOWED HEIGHT: 4% SLOPE AND >10:12 PITCH = **37' ALLOWED, PER TRPA TABLE 37.4.1-1**

MATERIALS:

01 BASALITE PERMEABLE-PAVERS (NATURAL MISSION)
02 EXISTING WALLS WOOD PANELS (AGED NATURAL)
03 BEAMS, TRIM, AND FASCIA (AGED NATURAL)
04 COPPER FLASHING ON HISTORIC PARTS (AGED NATURAL)
05 BOARD FORM CONCRETE AT CHIMNEY AND RETAINING WALLS (NATURAL)
06 WESTERN RED CEDAR SHAKE SHINGLES (AGED NATURAL)
07 DAVINCI ROOFSCAPES (AGED NATURAL)
08 HISTORIC SOFFIT
09 PRIMARY PAINTED METAL, STEEL, RAILINGS (SHERWIN-WILLIAMS SPECIAL EFFECT RUSTICA)
10 CORTEN STEEL SIDING AND FLASHING (20G AGED NATURAL)
11 CORTEN STEEL STANDING SEAM ROOFING (20G AGED NATURAL)
12 SITE HARVESTED PINE TREE SOFFIT (AGED NATURAL W/ BLACK SCREWS)
13 WINDOWS, DOORS, AND ADDRESS NUMBERS (WHITE)
14 LED DOWN-LIGHTS, TEMP 2500 (BLACK)
15 STAINLESS STEEL CABLE RAILING (BLACK)
16 ACCESSORY PAINTED METAL, BEAR BINS, BACK OF SIGNS (BLACK)

UL FF 6645' 4"



1 PROPOSED SOUTH ELEVATION

2 PROPOSED SOUTH ELEVATION

land to living
760 NORTH LAKE BLVD • POST OFFICE BOX 7349 • TAHOE CITY, CA 96145
TELEPHONE 530.581.5810 • WWW.LANDTOLIVING.COM

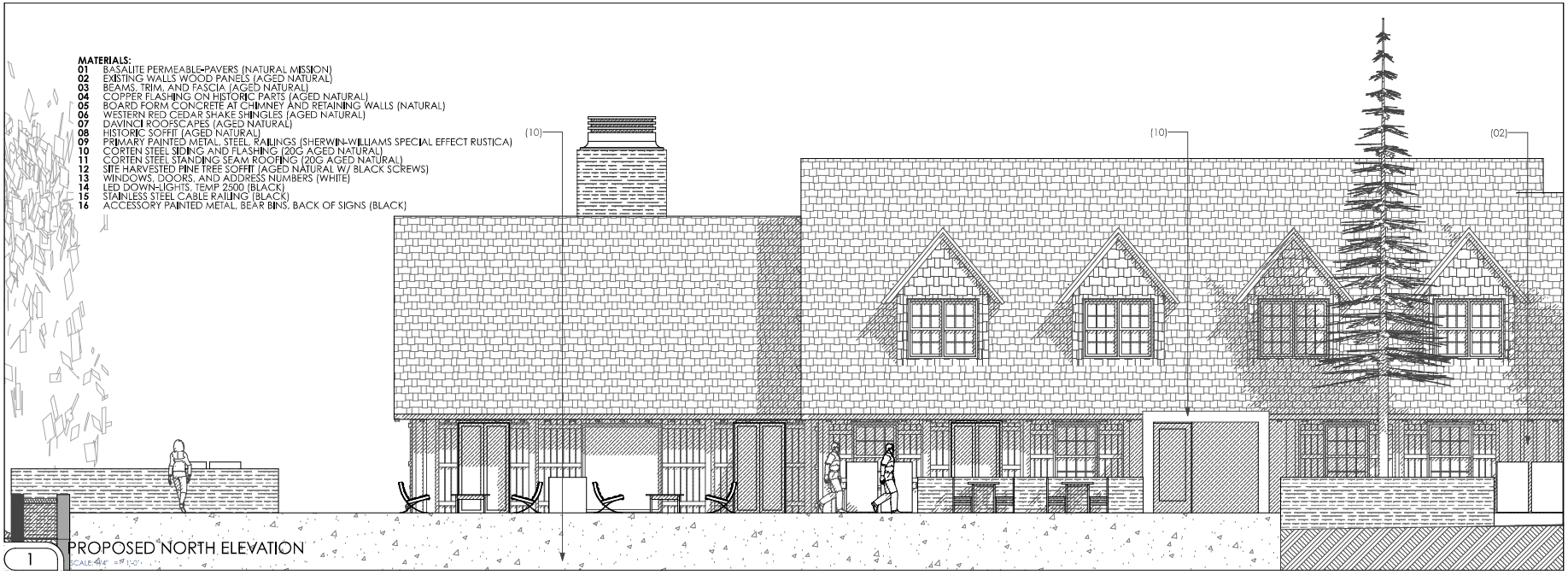
PROPOSED BUILDING ELEVATION
SOUTH
TAHOE CROSS COUNTRY
NEW LODGE
093-160-036-000
3001 POLARIS RD, TAHOE CITY 96145 TAHOE CITY, CA 96145

REVISION	ISSUE
DATE:	9/20/22
SCALE:	1/4" = 1'-0"
DRAWN BY:	AS
CHECKED BY:	RBO
JOB:	015 14 00

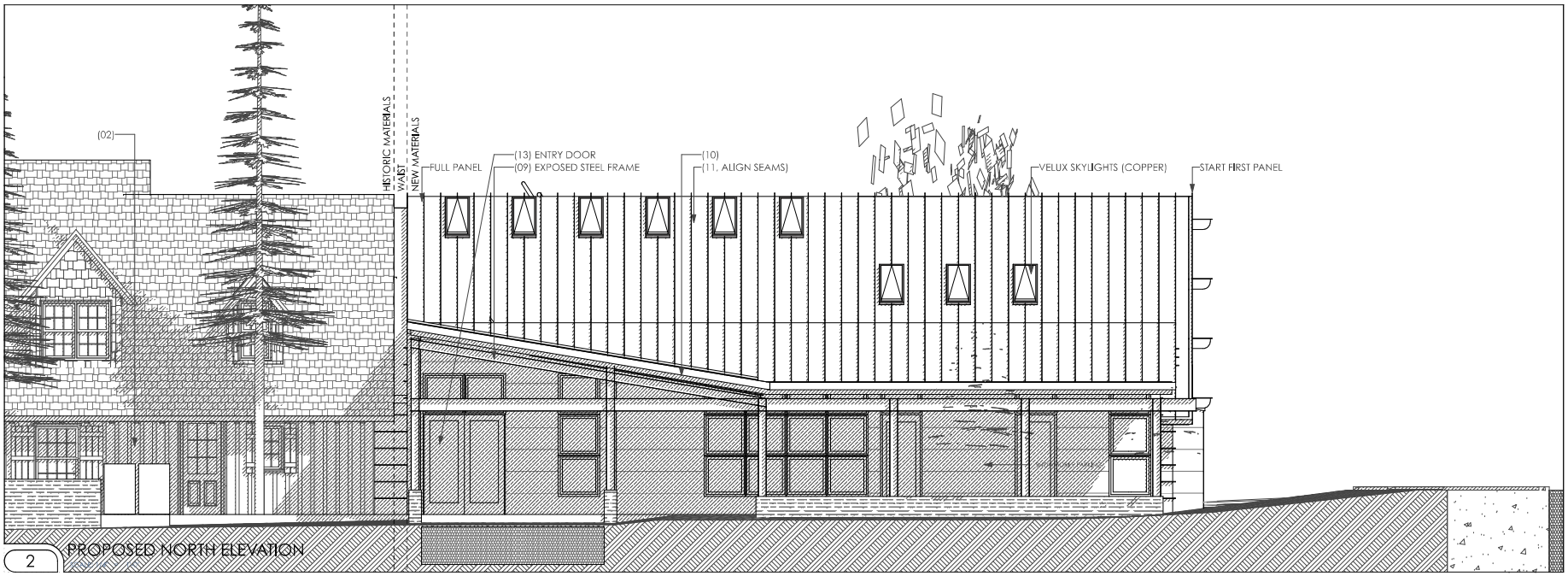
A201
SHEET No.

MATERIALS:

01 BASALITE PERMEABLE-PAVERS (NATURAL MISSION)
02 EXISTING WALLS WOOD PANELS (AGED NATURAL)
03 BEAMS, TRIM, AND FASCIA (AGED NATURAL)
04 COPPER FLASHING ON HISTORIC PARTS (AGED NATURAL)
05 BOARD FORM CONCRETE AT CHIMNEY AND RETAINING WALLS (NATURAL)
06 WESTERN RED CEDAR SHAKE SHINGLES (AGED NATURAL)
07 DAVINCI ROOFSCAPES (AGED NATURAL)
08 HISTORIC SOFFIT (AGED NATURAL)
09 PRIMARY PAINTED METAL, STEEL, RAILINGS (SHERWIN-WILLIAMS SPECIAL EFFECT RUSTICA)
10 CORTEN STEEL SIDING AND FLASHING (20G AGED NATURAL)
11 CORTEN STEEL STANDING SEAM ROOFING (20G AGED NATURAL)
12 SITE HARVESTED PINE TREE SOFFIT (AGED NATURAL W/ BLACK SCREWS)
13 WINDOWS, DOORS, AND ADDRESS NUMBERS (WHITE)
14 LED DOWN-LIGHTS, TEMP 2500 (BLACK)
15 STAINLESS STEEL CABLE RAILING (BLACK)
16 ACCESSORY PAINTED METAL, BEAR BINS, BACK OF SIGNS (BLACK)



1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION

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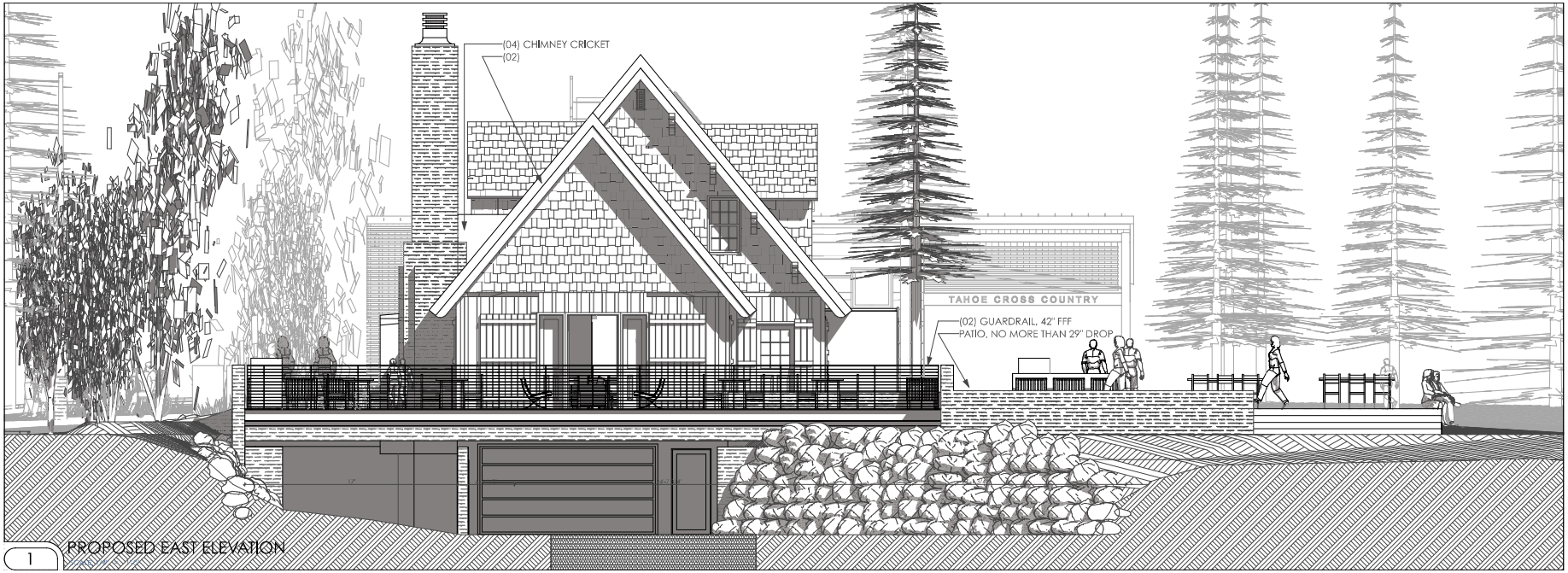
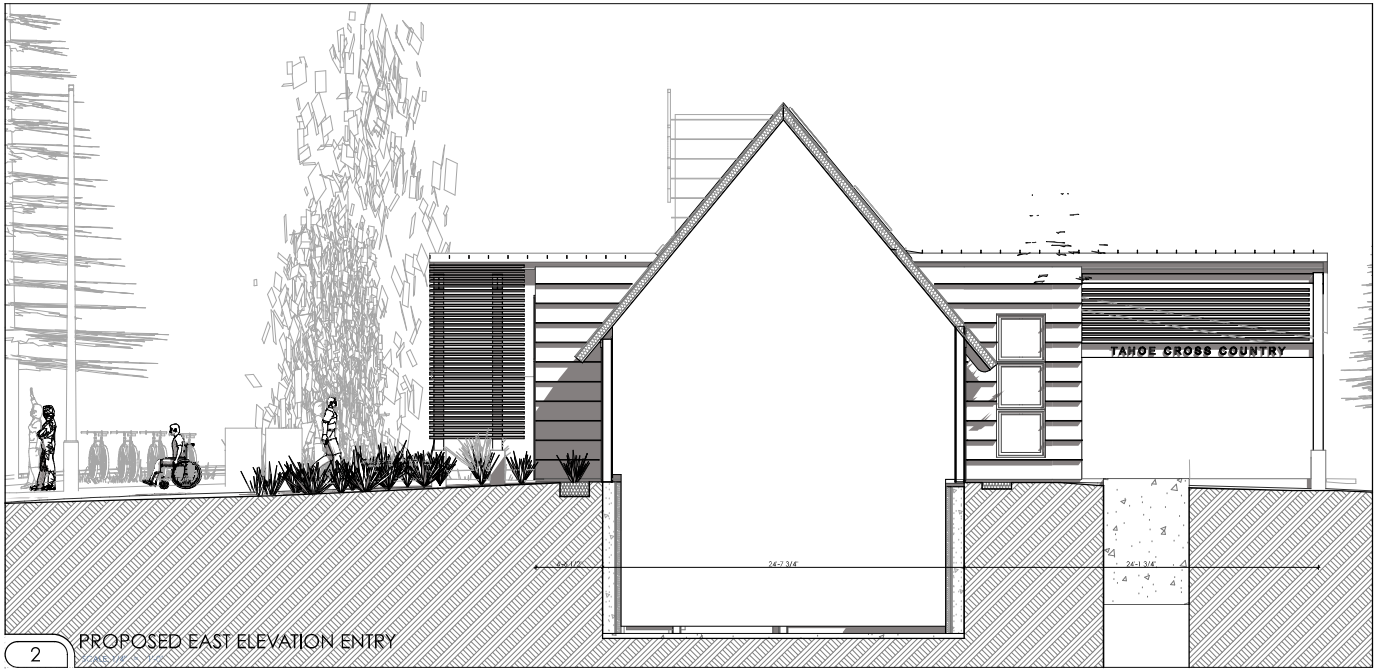
PROPOSED BUILDING ELEVATION
NORTH
TAHOE CROSS COUNTRY
NEW LODGE
092-160-036-000
30011 POLARIS RD TAHOE CITY 96145 TAHOE CITY, CA 96145

REVISION	ISSUE
DATE:	9/20/22
SCALE:	NTS
DRAWN BY:	AB
CHECKED BY:	RBO
JOB:	015 14 00

A202
SHEET No.



1 PROPOSED EAST ELEVATION



2 PROPOSED EAST ELEVATION ENTRY

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PROPOSED BUILDING ELEVATIONS
EAST
TAHOE CROSS COUNTRY
NEW LODGE
092-160-036-000
3001 POLARIS RD TAHOE CITY 96145 TAHOE CITY, CA 96145

REVISION	ISSUE
DATE:	9/20/22
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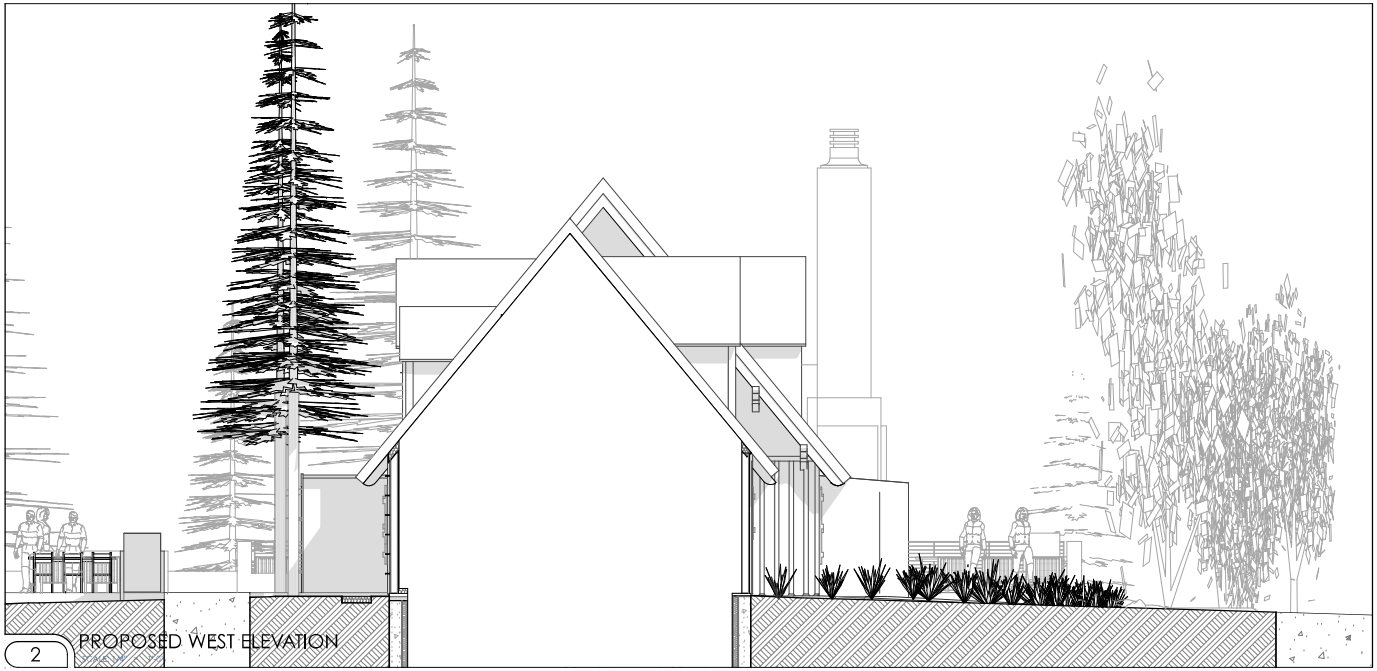
DRAWN BY:	AB
CHECKED BY:	RBO
JOB:	015 14 00

A203
SHEET No.

1 PROPOSED WEST ELEVATION



2 PROPOSED WEST ELEVATION

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TELEPHONE 530.581.5810 • WWW.LANDTOLIVING.COM

PROPOSED BUILDING ELEVATIONS
WEST
TAHOE CROSS COUNTRY
NEW LODGE
092-160-036-000
30001 POLARIS RD TAHOE CITY 96145 TAHOE CITY, CA 96145

REVISION	ISSUE
DATE:	9/20/22
SCALE:	NTS
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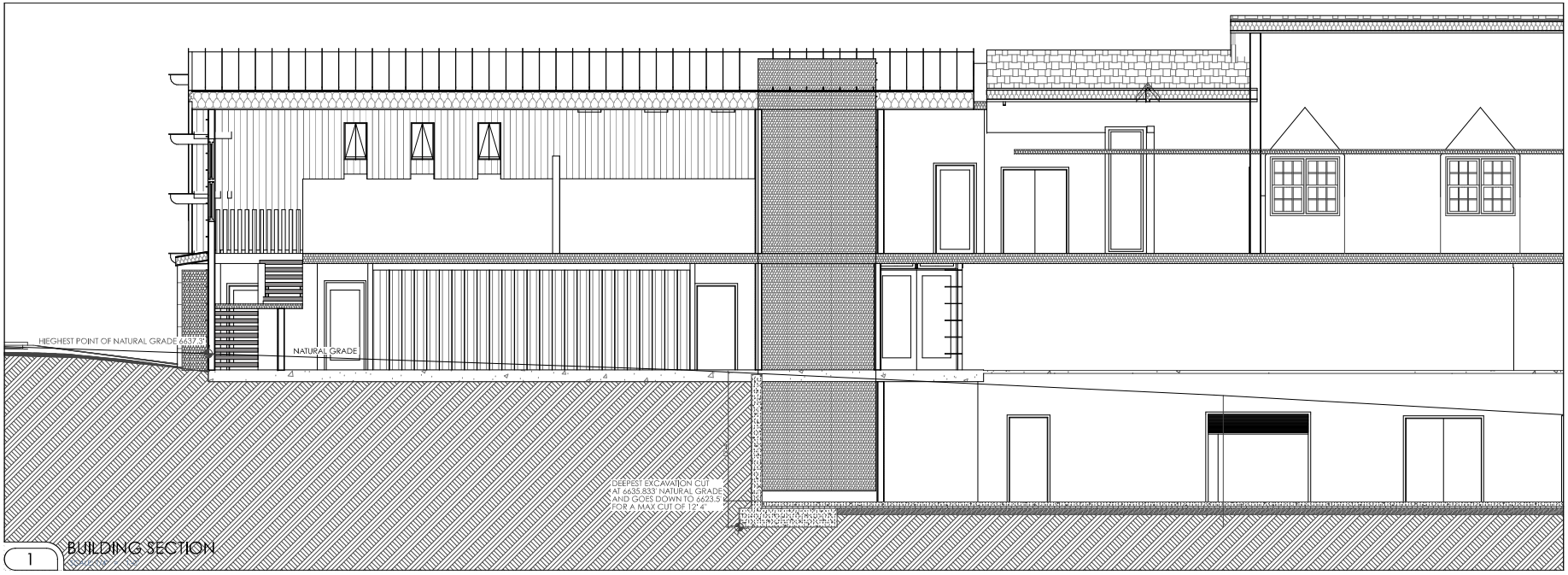
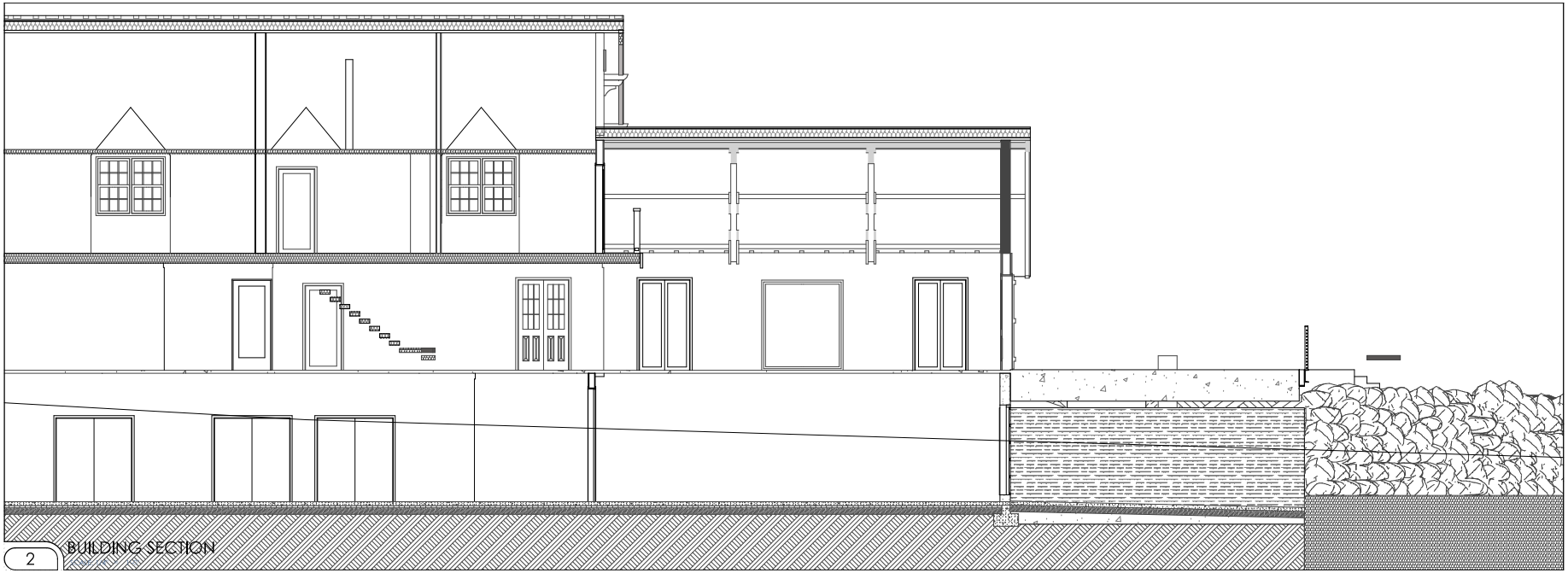
JOB:	015 14 00

A204
SHEET No.



1 BUILDING SECTION



2 BUILDING SECTION

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TELEPHONE 530.581.5810 • WWW.LANDTOLIVING.COM

PROPOSED BUILDING SECTION

TAHOE CROSS COUNTRY
NEW LODGE
092-160-036-000
30011 POLARIS RD TAHOE CITY 96145 TAHOE CITY, CA 96145

REVISION	ISSUE
DATE:	9/20/22
SCALE:	NTS
DRAWN BY:	AB
CHECKED BY:	RBO
JOB:	015 14 00

A301
SHEET No.

1

2

3

4

PERSPECTIVES

TAHOE CROSS COUNTRY
NEW LODGE
093-160-036-000
3001 POLARIS RD TAHOE CITY 96145 TAHOE CITY, CA 96145

REVISION	ISSUE
DATE:	9/20/22
SCALE:	NTS
DRAWN BY:	AB
CHECKED BY:	RBD
JOB:	015 14 00

A0801
SHEET No.

land to living

740 NORTH LAKE BLVD - POST OFFICE BOX 7949 - TAHOE CITY, CA 96145
TELEPHONE 530.581.5810 - WWW.LANDTOLIVING.COM

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TAHOE CROSS COUNTRY LODGE
IMPROVEMENT PROJECT
CIVIL IMPROVEMENT PLANS
APN: 093-160-036 / 093-160-064

GENERAL INFORMATION

PROPERTY OWNER:
TAHOE CITY PUBLIC UTILITY DISTRICT
221 FAIRWAY DRIVE
TAHOE CITY, CA 96145
(530) 583-3796

OPERATOR:
TAHOE CROSS COUNTRY LODGE
TAHOE CROSS COUNTRY SKI AREA
TAHOE CROSS COUNTRY SKI EDUCATION ASSOCIATION
PO BOX 7260
TAHOE CITY, CA 96145
530-412-1183

CIVIL ENGINEER:
ADRIAN TIESLAU, P.E.
TIESLAU CIVIL ENGINEERING, INC.
3080 NORTH LAKE BLVD
TAHOE CITY, CA 96145
P.O. BOX 412
TAHOE VISTA, CA 96148
(530) 546-4805

ARCHITECT:
LAND TO LIVING
ROBB OLSON
760 NORTH LAKE BLVD
PO BOX 7949
TAHOE CITY, CA 96145
(530) 581-5810

LAND USE PLANNER / LANDSCAPE ARCHITECT:
OGILVY CONSULTING AND LAND USE
850 NORTH LAKE BLVD
TAHOE CITY, CA 96145
(530)583-5800

NORTH TAHOE FIRE PROTECTION DISTRICT:
300 NORTH LAKE BOULEVARD
PO BOX 5879
TAHOE CITY, CA 96145
(530) 583-6913

SOUTHWEST GAS:
LUCAS ECHEVERRIA
PO BOX 1190
CARSON CITY, NV 89701
(775) 881-8124

LIBERTY UTILITIES:
JUANA OLIVARES
701 NATIONAL AVENUE
PO BOX 107
TAHOE VISTA, CA 96148
(530) 546-1755

TAHOE CITY PUBLIC UTILITY DISTRICT:
WATER/SEWER
221 FAIRWAY DRIVE
PO BOX 5249
TAHOE CITY, CA 96145
(530) 583-3796

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CIVIL NOTES C0.2
LAND COVERAGE EXHIBIT C0.3
CIVIL GRADING AND UTILITY PLAN C1.0
CIVIL GRADING AND UTILITY PLAN C1.1
CIVIL GRADING AND UTILITY PLAN C1.2
CIVIL GRADING AND UTILITY PLAN C1.3
CIVIL GRADING AND UTILITY PLAN C1.4
CIVIL GRADING AND UTILITY PLAN C1.5
CIVIL PROFILES C2.0
CIVIL BMP PLAN AND CALCULATIONS C3.0
CIVIL DETAILS C4.0
CIVIL DETAILS C4.1
CIVIL DETAILS C4.2
CIVIL DETAILS C4.3
CIVIL UTILITY DETAILS C5.0
CIVIL UTILITY DETAILS C5.1
CIVIL UTILITY DETAILS C5.2
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PROPOSED LANDSCAPE PLAN L001
PROPOSED LANDSCAPE PLAN L002
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PROPOSED LOWER LEVEL ENLARGED PLAN A102
PROPOSED MAIN LEVEL FLOOR ENLARGED PLAN A103
PROPOSED MAIN LEVEL FLOOR ENLARGED PLAN A104
PROPOSED UPPER LEVEL FLOOR ENLARGED PLAN A105
PROPOSED UPPER LEVEL FLOOR ENLARGED PLAN A106
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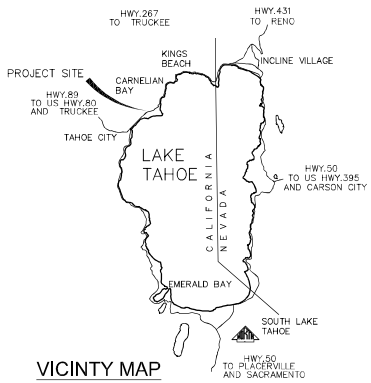
PROPOSED BUILDING ELEVATION NORTH A202
PROPOSED BUILDING ELEVATION EAST A203
PROPOSED BUILDING ELEVATION WEST A204
PROPOSED BUILDING ELEVATION WEST A204
PROPOSED BUILDING SECTION A301
PERSPECTIVES A901

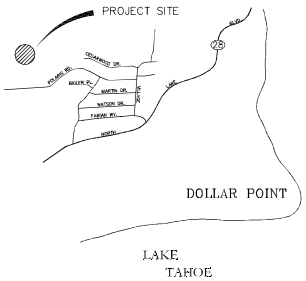
REVIEWED

NORTH TAHOE FIRE PROTECTION DISTRICT _____ DATE _____

TAHOE CITY PUBLIC UTILITY DISTRICT _____ DATE _____



VICINTY MAP



LOCATION MAP

2 working days Call before you Dig.
1-800-227-2600
AVOID CUTTING UNDERGROUND UTILITIES

ESD--------_____
PLN------ _____

PLACER COUNTY APPROVAL

PLANS ARE ACCEPTED FOR USE AS WORKING DOCUMENTS. UNDISCOVERED ERRORS AND OMISSIONS SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE AS DISCOVERED. THIS APPROVAL EXPIRES THREE (3) YEARS FROM THE APPROVAL DATE UNLESS AN EXTENSION IS APPROVED IN WRITING BY THE COUNTY DEPARTMENT(S) BELOW OR CONSTRUCTION HAS BEEN INITIATED. EXPIRATION WILL RESULT IN A REQUIREMENT TO RESUBMIT THE PLANS FOR PLAN CHECK, PAYMENT OF CURRENT FEES AND COMPLIANCE WITH CURRENT COUNTY STANDARDS.

COMMUNITY DEVELOPMENT RESOURCE AGENCY
ENGINEERING AND SURVEYING DIVISION

SIGNED: _____ TITLE: _____

PRINTED NAME: _____ TITLE: _____

COMMUNITY DEVELOPMENT RESOURCE AGENCY
PLANNING SERVICES DIVISION

SIGNED: _____ TITLE: _____

PRINTED NAME: _____ TITLE: _____

DEPARTMENT OF HEALTH AND HUMAN SERVICES
ENVIRONMENTAL HEALTH DIVISION

SIGNED: _____ TITLE: _____

PRINTED NAME: _____ TITLE: _____

ENVIRONMENTAL HEALTH NOTE:

IF AT ANY TIME DURING THE COURSE OF EXECUTING THE PROPOSED PROJECT, EVIDENCE OF SOIL AND/OR GROUNDWATER CONTAMINATION WITH HAZARDOUS MATERIAL IS ENCOUNTERED, THE APPLICANT SHALL IMMEDIATELY STOP THE PROJECT AND CONTACT ENVIRONMENTAL HEALTH SERVICES HAZARDOUS MATERIALS SECTION. THE PROJECT SHALL REMAIN STOPPED UNTIL THERE IS RESOLUTION OF THE CONTAMINATION PROBLEM TO THE SATISFACTION OF ENVIRONMENTAL HEALTH SERVICES AND TO THE LAHONTAN REGIONAL WATER QUALITY CONTROL BOARD.

ESTIMATED EARTHWORK

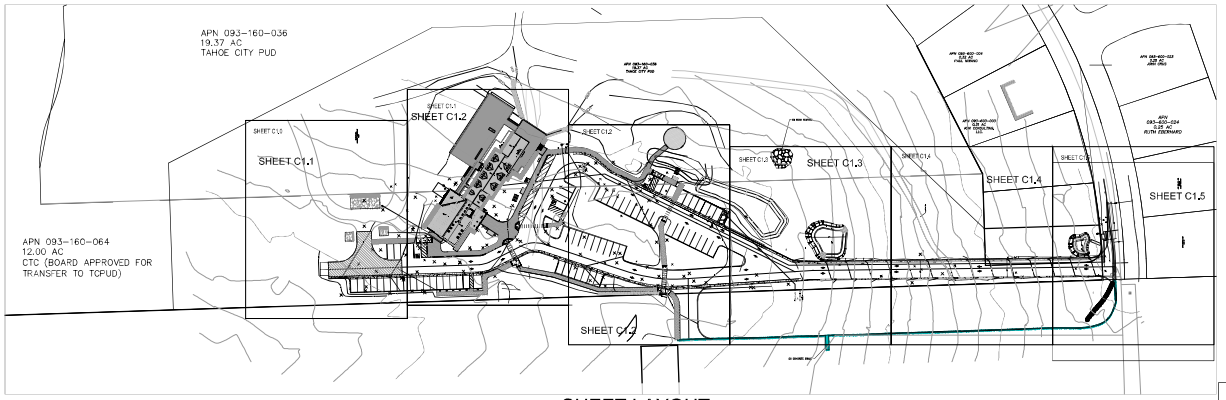
CUT=~7,278 CY
FILL=~4,226 CY

BASIS OF ELEVATION:

VERTICAL DATUM IS BASED ON NVD29.

BASIS OF BEARING:

THE BASIN OF BEARING OF THIS SURVEY MAP IS THE SUBDIVISION OF HIGHLANDS NO.4 BOOK J MAPS PAGE 82



SHEET LAYOUT

DEVELOPERS RIGHT-OF-WAY CERTIFICATE

6980 WEST LAKE, LLC., DEVELOPERS OF THE TAHOE CROSS COUNTRY LODGE IMPROVEMENT PROJECT HEREBY CERTIFIES THAT ALL REQUIRED RIGHT-OF-WAY AND OTHER LEGAL REQUIREMENTS FOR THE CONSTRUCTION OF ALL IMPROVEMENTS ASSOCIATED WITH THIS PROJECT, INCLUDING CONSTRUCTION PERMITS, WRITTEN CONSENTS, AND RIGHTS OF ENTRY, HAVE BEEN ACQUIRED PRIOR TO APPROVAL OF THESE PLANS. DEVELOPER CERTIFIES THAT DOCUMENTATION TO SUBSTANTIATE THIS CERTIFICATION HAS BEEN SUBMITTED TO PLACER COUNTY. DEVELOPER SHALL HOLD PLACER COUNTY HARMLESS IN THE EVENT THE ABOVE RIGHTS ARE NOT OBTAINED OR ARE DISPUTED. DEVELOPER HEREBY ACKNOWLEDGES AND AGREES THAT UNDISCOVERED ERRORS AND OMISSIONS OR OTHER REVISIONS REQUIRED BY ACTUAL FIELD CONDITIONS SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE AS DISCOVERED.

AS USED IN THIS CERTIFICATE, "DEVELOPER" SHALL INCLUDE THE DEVELOPER, DEVELOPER'S SUCCESSORS AND ASSIGNS AND DEVELOPER'S AUTHORIZED AGENT(S).

THE UNDERSIGNED HEREBY CERTIFIES THAT HE OR SHE HAS LEGAL AUTHORITY TO EXECUTE THIS CERTIFICATE ON BEHALF OF DEVELOPER, AND TO BIND DEVELOPER TO THE TERMS AND CONDITIONS STATED HEREIN.

SIGNED: _____ TITLE: _____

PRINT NAME: _____ DATE: _____

RECORDS DRAWING NOTE

ALL INFORMATION SHOWN ON THESE PLANS HAS BEEN PREPARED BY, OR UNDER DIRECTION OF, THE UNDERSIGNED ENGINEER. ADJUSTMENTS MADE IN THE FIELD DURING CONSTRUCTION ARE INCLUDED HEREIN AND ARE BASED UPON FIELD OBSERVATIONS MADE UNDER THE DIRECTION OF OR BY THE UNDERSIGNED AND/OR INFORMATION RECEIVED FROM THE PROJECT OWNER, PROJECT CONTRACTORS AND PUBLIC AGENCIES WHEN THE ENGINEER IS ADVISED IN WRITING OF SUCH CHANGE. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, CHANGES TO THESE PLANS NOT AUTHORIZED BY THE ENGINEER.

_____ DATE

_____ ENGINEER SIGNATURE (STAMP OR SEAL)

INSTRUCTIONS TO CONTRACTORS

48 HOUR NOTICE REQUIRED PRIOR TO COMMENCING WORK

BEFORE COMMENCING WORK, ALL PLANS, SCHEDULES, AND PROGRAMS MUST BE SUBMITTED AND APPROVED IN CONFORMANCE WITH THE REQUIREMENTS OF THE PLACER COUNTY GENERAL SPECIFICATIONS DATED APRIL 2018, AND THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS DATED 2010. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL NOTIFY THE PLACER COUNTY COMMUNITY DEVELOPMENT RESOURCE AGENCY, ENGINEERING AND SURVEYING DIVISION, CONSTRUCTION INSPECTION OFFICE 48 HOURS IN ADVANCE OF THE TIME OF COMMENCEMENT.

PLACER COUNTY ESD	LAKE TAHOE (530) 581-6227
AUBURN	(530) 745-3110
TRPA COMPLIANCE DIVISION	(775) 588-4547

REV.	DATE	DESCRIPTION	APPROVED	DATE

TIESLAU CIVIL ENGINEERING, INC.
3080 NORTH LAKE BLVD
TAHOE CITY, CA 96145
P.O. BOX 412
TAHOE VISTA, CA 96148
ATCIVIL.COM
(530) 546-4805

REGISTERED PROFESSIONAL ENGINEER
ADRIAN TIESLAU
No. 60323
CIVIL
STATE OF CALIFORNIA

TITLE SHEET
TAHOE CROSS COUNTY LODGE
TAHOE CITY PLACER COUNTY CALIFORNIA

COMP:_____ DESIGN:
DRWN: PRJENG: AT

PROJECT #: 16.010
SCALE:
HORIZONTAL:
VERTICAL:

DATE: 8-29-22

C0.1

GENERAL NOTES

1. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE REQUIREMENTS OF THE PLACER COUNTY GENERAL SPECIFICATIONS DATED APRIL 2016, ALL REFERENCES TO STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS SHALL REFER TO THE 2010 EDITION OF THE STANDARD SPECIFICATIONS. ATTENTION IS ALSO DIRECTED TO THE STANDARD PLATES CONTAINED IN THE PLACER COUNTY LAND DEVELOPMENT MANUAL AND THE CURRENT EDITION OF THE CALTRANS STANDARD PLANS, WHICH, WHEN APPLICABLE, ARE INCLUDED IN THESE DRAWINGS AND/OR REFERENCED BY PLATE OR STANDARD PLAN NUMBER. CONTRACTOR IS RESPONSIBLE TO HAVE AVAILABLE A CURRENT SET OF PLACER COUNTY GENERAL SPECIFICATIONS WITH PLATES, CALTRANS STANDARD SPECIFICATIONS, AND CALTRANS STANDARD PLANS.

2. COUNTY, DEPARTMENT OR ENGINEER, AS USED ON THESE PLANS AND NOTES, REFERS TO THE DIRECTOR OF THE PLACER COUNTY ENGINEERING AND SURVEYING DIVISION AND/OR DEPARTMENT OF PUBLIC WORKS AND FACILITIES (DPWF) OR AN AUTHORIZED AGENT APPOINTED BY THE DIRECTOR.

3. PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH COUNTY REQUIREMENTS AND AS DIRECTED BY THE ENGINEER. SAFE VEHICULAR AND PEDESTRIAN ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION.

4. A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR SHALL DO ALL FIELD STAKING. THE OWNER SHALL PROVIDE ONE SET OF CONSTRUCTION CONTROL STAKES: ANY ADDITIONAL STAKING NECESSARY SHALL BE PROVIDED BY THE ENGINEER / SURVEYOR AT THE EXPENSE OF THE CONTRACTOR. ALL STAKING SHALL BE DONE PER SECTION 5-1.07 PLACER COUNTY GENERAL SPECIFICATIONS.

5. THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, THEY ARE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF ALL UNDERGROUND FACILITIES WHERE SUCH FACILITIES MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF THE IMPROVEMENTS SHOWN ON THESE PLANS. CALL "UNDERGROUND SERVICE ALERT" AT 811 OR 800_227-2600 TWO (2) DAYS MINIMUM TO FOURTEEN (14) DAYS MAXIMUM BEFORE ANY EXCAVATION IS STARTED.

6. THE CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND PROTECTION OF EXISTING SURVEY AND PROPERTY CORNER MONUMENTS THAT EXIST AT THE TIME OF CONSTRUCTION IN THE AREA WHERE CONSTRUCTION ACTIVITIES OCCUR, MONUMENTS DISTURBED, OR LOST, DUE TO CONSTRUCTION ACTIVITIES WILL REQUIRE THAT THE CONTRACTOR HAVE THEM REPLACED, IN KIND, BY A LICENSED CALIFORNIA LAND SURVEYOR, WHO WILL BE REQUIRED TO FILE WITH THE COUNTY EITHER A CORNER RECORD OR A RECORD OF SURVEY, WHICHEVER WILL MEET THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT, SECTION 8771(B).

7. ALL EXISTING ASPHALT SURFACES SHALL BE SAWCUT OR GROUND TO A DEPTH OF AT LEAST 0.20-FOOT A DISTANCE OF ONE FOOT MINIMUM BEYOND THE LIMITS OF DISTURBANCE TO A NEAT, STRAIGHT LINE AND REMOVED, ANY EXPOSED ASPHALT SHALL BE SEALED WITH HOT EMULSION PRIOR TO PAVING, THE EXPOSED BASE MATERIAL SHALL BE GRADED AND RECOMPACTED PRIOR TO PAVING.

8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DUST CONTROL PER SECTION 14-9.03, CALTRANS STANDARD SPECIFICATIONS.

9. EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN, DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM THE SPACE IN ACCORDANCE WITH 2013 CBC. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN STATING "VAN-ACCESSIBLE" AS REQUIRED BY SECTION 118-502.6. PER SECTION 118-502-4.3, A SIGN SHALL ALSO BE VISIBLE FROM EACH SPACE THAT CLEARLY AND CONSPICUOUSLY STATES: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____ OR BY TELEPHONING _____". BLANK SPACES ARE TO BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN. IN ADDITION, THE SURFACE OF EACH ACCESSIBLE PARKING SPACE SHALL HAVE A SURFACE MARKINGS AND IDENTIFICATION THAT CONFORMS TO SECTIONS 118-502.4.4 AND 118-503.A.

10. NO CONSTRUCTION SHALL BE PERFORMED WITHOUT A COUNTY APPROVED SEDIMENT AND EROSION CONTROL PLAN "TO PREVENT SOIL EROSION, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS CONTAINED IN THE "EROSION AND SEDIMENT CONTROL GUIDELINES FOR DEVELOPING AREAS OF THE SIERRA FOOTHILLS AND MOUNTAINS", OCTOBER, 1991, OR OTHER APPROPRIATE GUIDELINES, SUCH AS THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) CONSTRUCTION BMP HANDBOOK. APPLICANT AND/OR CONTRACTOR SHALL SECURE ANY NECESSARY STATE OF CALIFORNIA COVERAGE AS NEEDED UNDER THE STATE'S CONSTRUCTION GENERAL PERMIT FOR STORM WATER DISCHARGES UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES).

11. INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION OF ANY EROSION OR SILTATION ENTERING THE STORM DRAIN SYSTEM, NATURAL DRAINAGE COURSES AND/OR INTRUDING UPON ADJACENT ROADWAYS AND PROPERTIES. WINTERIZATION AND EROSION CONTROL SHOWN ON THESE PLANS IS INTENDED AS A GUIDE. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED IN THE FIELD AND APPROVED BY THE ENGINEER. THIS RESPONSIBILITY SHALL APPLY THROUGHOUT THE COURSE OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS HAVE BECOME STABILIZED AND SHALL NOT BE LIMITED TO WET WEATHER PERIODS.

12. AFTER STRIPPING THE DEBRIS, ANY EXISTING LOOSE FILL, UNSUITABLE SOIL, SILTY SAND DEPOSITS, OR DISTURBED NATURAL SOILS SHALL BE EXCAVATED AND PROPERLY DISPOSED OF TO THE SATISFACTION OF THE ENGINEER.

13. THE CONTRACTOR SHALL REMOVE ALL ROAD MARKINGS, PAVEMENT MARKERS, AND OTHER DELINEATION THAT ARE IN CONFLICT WITH THE DELINEATION SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL LAY OUT ALL PAVEMENT MARKINGS FOR APPROVAL BY THE ENGINEER. AFTER APPROVAL, THE CONTRACTOR SHALL APPLY ALL PAINTED MARKINGS AND THERMOPLASTIC PAVEMENT MARKINGS WITHIN COUNTY RIGHT_OF_WAY AS WELL AS ALL ON-SITE PAINTED OR THERMOPLASTIC MARKINGS.

14. PERMANENT TRAFFIC SIGNS SHALL CONFORM TO THE CALIFORNIA MUTCD TRAFFIC SIGN STANDARDS FOR "STANDARD" SIZE, CHARACTER DIMENSIONS AND LETTER STROKE WIDTH. ALL STOP SIGNS SHALL BE 30" MINIMUM SIZE OF HIGH INTENSITY GRADE SHEETING.

15. HOT MIX ASPHALT (HMA) SHALL CONFORM TO SECTION 39 OF THE PLACER COUNTY GENERAL SPECIFICATIONS AND THE FOLLOWING: FOR AREAS BELOW 1000' ELEVATION: TYPE A, ½" MAXIMUM, WITH PG 64-10; FOR AREAS BETWEEN 1000' AND 3500' ELEVATION: TYPE A, ½" MAXIMUM, WITH PG 64-16; FOR AREAS ABOVE 3500' ELEVATION, TYPE A, ½" MAXIMUM, WITH PBA-6B OR PG 64-28. IF EXISTING PAVEMENT IS RHMA-G OR OGFC, PAVING REPAIRS SHALL BE INSTALLED WITH THOSE MATERIALS, UNLESS OTHERWISE REQUESTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. HMA SHALL BE PLACED IN ACCORDANCE WITH SECTION 39-3 "METHOD CONSTRUCTION PROCESS" OF THE CALTRANS STANDARD SPECIFICATIONS. ALL HMA PLACED, WHETHER NEW ROADWAY OR OVERLAY, SHALL BE MATCHED TO GRADE WITH AN AGGREGATE BASE SHOULDER. THIS SHOULDER BACKING SHALL BE A MINIMUM OF 1' WIDE OR MATCH THE PROJECT PLANS, WHICHEVER IS GREATER.

16. THE UPPER 8" OF AGGREGATE BASE SHALL BE CLASS 2, ¾" MAXIMUM GRADING. WHERE THE BASE THICKNESS EXCEEDS 8", THE DEPTH BELOW 8" MAY BE CLASS 2, 1 ½" MAXIMUM GRADING. AGGREGATE BASE SHALL CONFORM TO SECTION 26 OF THE COUNTY GENERAL SPECIFICATIONS.

17. ALL WORK WITHIN COUNTY RIGHT_OF_WAY SHALL CONFORM TO ALL PROVISIONS OF ENCROACHMENT STATED IN THE ENCROACHMENT PERMIT AND EXHIBIT "A", GENERAL PROVISIONS. ATTENTION IS DIRECTED TO ITEMS 2, 5, AND 8 OF THE GENERAL PROVISIONS.

18. THE CONTRACTOR MUST IMMEDIATELY REINSTALL ANY TRAFFIC SIGNS REMOVED IN THE COURSE OF CONSTRUCTION. ANY SIGNS LOST OR DAMAGED BY THE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER.

19. THE CONTRACTOR MUST PROVIDE TEMPORARY TRAFFIC STRIPING IF EXISTING DELINEATION IS DESTROYED DURING TRENCHING OR OTHER WORK. PAINTED MARKINGS OR STRIPING TAPE MAY BE USED. THE TEMPORARY STRIPING MUST BE APPROVED FOR MATERIAL AND LAYOUT BY THE ENGINEER BEFORE TRENCHING OR OTHER WORK IS STARTED, THE CONTRACTOR, AT THE EXPENSE OF THE DEVELOPER, SHALL SANDBLAST ALL TEMPORARY PAINTED MARKINGS THAT ARE TO BE REMOVED.

20. THE COUNTY MAY REQUIRE THE CONTRACTOR TO UNCOVER ANY IMPROVEMENTS THAT HAVE BEEN COMPLETED WITHOUT PROPER COUNTY INSPECTION AND/OR APPROVAL. IF THE INSTALLATION IS FOUND NOT TO MEET COUNTY STANDARDS OR PREVIOUSLY APPROVED ALTERNATIVES SHOWN ON THE PLANS, THE CONTRACTOR SHALL REMOVE AND REPLACE SUCH IMPROVEMENTS AT THE CONTRACTOR'S EXPENSE.

21. PRIOR TO ANY ACTIVITY OCCURRING WITHIN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL W20-1 SIGNS IN ACCORDANCE WITH PART 6 OF THE CALIFORNIA MUTCD, THE SIGNS SHALL BE PROFESSIONALLY MADE, METAL, REFLECTORIZED AND PLACED ON WOODEN POSTS FOR THE DURATION OF THE PROJECT. THE MINIMUM SIZE SHALL BE 36". THE SIGNS SHALL BE REPLACED OR REPAIRED IF STOLEN OR DAMAGED. THE PLACEMENT, TYPE AND LOCATION OF THE TRAFFIC CONTROL DEVICES SHALL BE REVIEWED AND APPROVED BY THE COUNTY INSPECTOR. THE INSPECTOR SHALL DIRECT THE INSTALLATION OR CHANGES TO SIGNS, STRIPING, CONES, BARRICADES, ETC. DURING THE COURSE OF CONSTRUCTION FOR TRAFFIC SAFETY.

22. UNBALANCED EARTHWORK QUANTITIES MAY REQUIRE A SEPARATE GRADING PERMIT FOR THE OFF-SITE FACILITY IF EXPORT/IMPORT EXCEEDS 250 CUBIC YARDS AS REQUIRED BY THE COUNTY'S GRADING ORDINANCE. IF EXCESS MATERIAL WILL BE PLACED ON SITE, THEN THE PROJECT ENGINEER SHALL SUBMIT A REVISION TO THE PLANS SHOWING WHERE THE EXCESS MATERIAL WILL BE PLACED ON SITE.

23. PRIOR TO ANY CONSTRUCTION ACTIVITY OCCURRING WITHIN 200 FEET OF A TRAFFIC SIGNAL, ADVANCED SIGNAL LOOPS OR SIGNAL INTERCONNECTS, THE CONTRACTOR SHALL CONTACT DPWF ROAD DIVISION AT (530) 889-7585 A MINIMUM OF 72 HOURS BEFORE BEGINNING WORK, AND REQUEST FROM DPWF MARKING OF THE UNDERGROUND SIGNAL FACILITIES ON THE PAVEMENT. ANY UNDERGROUND SIGNAL FACILITIES LOST OR DAMAGED BY THE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER.

24. THE DEPARTMENT OF PUBLIC WORKS AND FACILITIES (DPWF) SHALL HAVE FIRST RIGHT OF REFUSAL FOR ACC GRINDINGS AND/OR REUSABLE AB MATERIAL THAT IS REMOVED FROM EXISTING PUBLIC ROADWAYS AS PART OF A PRIVATE DEVELOPMENT. CONTRACTOR SHALL NOTIFY DPWF ROAD DIVISION AT (530) 745-7585 AT LEAST 24 HOURS PRIOR TO BEGINNING WORK WITHIN THE PUBLIC ROADWAY TO DETERMINE IF DPWF INTENDS TO RETAIN AC GRINDINGS AND/OR REUSABLE AB MATERIAL. IF DPWF OPTS TO RETAIN ANY MATERIAL THEY WILL PROVIDE THE CONTRACTOR WITH A LOCAL SITE (WITHIN APPROXIMATELY SIX MILES) FOR THE CONTRACTOR TO DEPOSIT, AT CONTRACTOR'S EXPENSE. THE REUSABLE MATERIALS FOR THE BENEFIT OF DPWF, IF DPWF OPTS TO NOT RETAIN ANY MATERIAL THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR FINAL MATERIAL DISPOSITION.

25. ONLY THE APPROXIMATE LOCATIONS OF THE EXISTING SANITARY SEWER AND OTHER UTILITIES HAVE BEEN SHOWN. THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS IN THE FIELD AND IMMEDIATELY NOTIFY THE PROJECT ENGINEER IF SAID LOCATION(S) IS SIGNIFICANTLY DIFFERENT FROM THAT SHOWN ON THIS PLAN.

26. PRIOR TO ANY CROSSINGS OF PLACER COUNTY PUBLIC SEWER LINES THE CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" AT 811 OR 800_227-2600 A MINIMUM OF 3 BUSINESS DAYS BEFORE MAKING THE CROSSING, AND REQUEST THE MARKING OF THE UNDERGROUND SEWER LINE. IF THE CONTRACTOR IS PLANNING TO EXCAVATE WITHIN 5 FEET ABOVE THE SEWER PIPE OR ANY DEPTH BELOW THE PIPE, THE PLACER COUNTY DEPARTMENT OF PUBLIC WORKS AND FACILITIES (DPWF) SHALL PERFORM A VIDEO CAMERA INSPECTION OF THE SEGMENT OF SEWER LINE TO BE CROSSED, BOTH PRIOR TO CONSTRUCTION AND AFTER CONSTRUCTION. AT THE CONTRACTOR'S EXPENSE IN ORDER TO CONFIRM NO DAMAGE TO THE UNDERGROUND LINE AS A RESULT OF THE CONSTRUCTION. WITH PRIOR APPROVAL FROM DPWF, THE CONTRACTOR MAY PERFORM THIS INSPECTION WITH THEIR EQUIPMENT (IF AVAILABLE AND AT THEIR EXPENSE) IF THE INSPECTION IS PERFORMED BY A NASSCO CERTIFIED INSPECTOR USING NASSCO SPECIFICATIONS. ANY DAMAGE TO THE SEWER LINE AS PART OF THIS PROJECT SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF DPWF.

27. THE SOILS REPORT TITLED "PRELIMINARY GEOTECHNICAL ENGINEERING REPORT FOR TAHOE CEDARS PLANNED DEVELOPMENT", DATED MAY 18, 2015, BY HOLDREDGE & KULL SHALL BE APPROVED AS PART OF THESE PLANS.

SURVEY MONUMENT PRESERVATION NOTE:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION AND PROTECTION OF EXISTING SURVEY AND PROPERTY CORNER MONUMENTS THAT EXIST AT THE TIME OF CONSTRUCTION IN THE AREA WHERE CONSTRUCTION ACTIVITIES OCCUR, MONUMENTS DISTURBED, OR LOST, DUE TO CONSTRUCTION ACTIVITIES WILL REQUIRE THAT THE CONTRACTOR HAVE THEM REPLACED, IN KIND, BY A LICENSED CALIFORNIA LAND SURVEYOR - WHO WILL BE REQUIRED TO FILE EITHER A CORNER RECORD, OR RECORD OF SURVEY WITH THE COUNTY - WHICHEVER WILL MEET THE REQUIREMENTS OF L.S. ACT SECTION 8771, (B).

LEGEND

500	10' CONTOUR
	2' CONTOUR
	PROPERTY LINE
	RETAINING WALL
	FLOWLINE
	OVERHEAD UTILITIES
SS	SANITARY SEWER MANHOLE
W	WATER VALVE
	SANITARY SEWER CLEANOUT
	MONUMENT
100.00 ASSUMED	CONTROL/TRAVERSE POINT
#P	TREE TRUNK, DIAM., PINE
#F	TREE TRUNK, DIAM., FIR
#C	TREE TRUNK, DIAM., CEDAR
#SN	TREE TRUNK, DIAM., SNAG
#ST	TREE TRUNK, DIAM., STUMP

PLACER COUNTY - SPECIFIC CONDITIONS

20. IN THE EVENT OF BLASTING, THREE COPIES OF AN APPROVED PLAN AND PERMIT SHALL BE SUBMITTED TO THE COUNTY NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED BLASTING. A BASTING PERMIT MUST BE OBTAINED FROM THE PLACER COUNTY SHERIFF'S DEPARTMENT FOR ALL BLASTING TO BE DONE IN PLACER COUNTY. ADDITIONALLY, THE COUNTY MUST BE NOTIFIES AND GIVE APPROVAL FOR ALL BLASTING TO BE DONE WITHIN COUNTY RIGHT-OF-WAY. IF UTILITY COMPANIES ARE IN THE VICINITY WHERE BLASTING IS TO OCCUR, THE APPROPRIATE UTILITY COMPANIES MUST BE NOTIFIED TO DETERMINE POSSIBLE DAMAGE PREVENTIONS MEASURES. IF BLASTING IS REQUIRED, THE BLASTING SCHEDULE SHALL BE APPROVED BY THE COUNTY AND ANY OTHER UTILITY COMPANIES WITH FACILITIES IN THE AREA PRIOR TO COMMENCEMENT OF WORK.

22. THE IMPROVEMENT PLANS SHALL SHOW THE CONSTRUCTION OF THE SUBDIVISION ROAD ON-SITE TO A MODIFIED RURAL MINOR (PLATE 102 LDM) STANDARD WITH 20 FEET OF PAVEMENT WIDTH, THE ONSITE ROAD SHALL BE 24 FEET WIDE FROM SR 89 INTO THE SITE FOR A MINIMUM DISTANCE OF 20 FEET. ALL SUBDIVISION STREETS SHALL BE DESIGNED TO MEET 25 MPH DESIGN SPEED CRITERIA, AS SPECIFIED IN THE LATEST VERSION OF THE CALTRANS HIGHWAY DESIGN MANUAL UNLESS OTHERWISE APPROVED BY THE ENGINEERING AND SURVEYING DIVISION AND THE DEPARTMENT OF PUBLIC WORKS AND FACILITIES. THE ROADWAY STRUCTURAL SECTION(S) SHALL BE DESIGNED FOR A TRAFFIC INDEX OF 6.0 (REF. SECTION 4, LDM).

46. IF BEST MANAGEMENT PRACTICES ARE REQUIRED BY THE ENGINEERING AND SURVEYING FOR CONTROL OF URBAN RUNOFF POLLUTANTS, THEN ANY HAZARDOUS MATERIALS COLLECTED DURING THE LIFE OF THE PROJECT SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE HAZARDOUS MATERIALS LAWS AND REGULATIONS.

48. A) A PERSON SHALL NOT DISCHARGE INTO THE ATMOSPHERE VOLATILE ORGANIC COMPOUNDS (VOCS) CAUSED BY THE USE OR MANUFACTURE OF CUTBACK OR EMULSIFIED ASPHALTS FOR PAVING, ROAD CONSTRUCTION OR ROAD MAINTENANCE, UNLESS SUCH MANUFACTURE OR USE COMPLIES WITH THE PROVISIONS RULE 217.
B) THE CONTRACTOR SHALL UTILIZE EXISTING POWER SOURCES (E.G., POWER POLES) OR CLEAN FUEL (E.G., GASOLINE, BIODIESEL, NATURAL GAS) GENERATORS RATHER THAN TEMPORARY DIESEL POWER GENERATORS.
C) DURING CONSTRUCTION ACTIVITY, NO OPEN BURNING OF REMOVED VEGETATION SHALL BE ALLOWED UNLESS PERMITTED BY THE DISTRICT, (DISTRICT REGULATION 3)
D) THE CONTRACTOR SHALL MINIMIZE IDLING TIME TO A MAXIMUM OF 5 MINUTES FOR ALL DIESEL POWERED EQUIPMENT, (PLACER COUNTY CODE CHAPTER 10, ARTICLE 10.14).
E) IDLING OF CONSTRUCTION RELATED EQUIPMENT AND CONSTRUCTION RELATED VEHICLES IS NOT RECOMMENDED WITHIN 1,000 FEET OF ANY SENSITIVE RECEPTOR.
F) CONSTRUCTION EQUIPMENT EXHAUST EMISSIONS SHALL NOT EXCEED DISTRICT RULE 202 VISIBLE EMISSIONS LIMITATIONS.
G) THE CONTRACTOR SHALL SUSPEND ALL GRADING OPERATIONS WHEN FUGITIVE DUST EXCEEDS DISTRICT RULE 228 FUGITIVE DUST LIMITATIONS, FUGITIVE DUST IS NOT TO EXCEED 40% OPACITY, NOR GO BEYOND THE PROPERTY BOUNDARY AT ANY TIME. LIME OR OTHER DRYING AGENTS UTILIZED TO DRY OUT WET GRADING AREAS SHALL NOT EXCEED DISTRICT RULE 228.
H) OPERATORS OF VEHICLES AND EQUIPMENT FOUND TO EXCEED OPACITY LIMITS WILL BE NOTIFIED BY THE DISTRICT AND THE EQUIPMENT MUST BE REPAIRED WITHIN 72 HOURS. (APCD RULE 228)
I) THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ADJACENT PUBLIC THOROUGHFARES CLEAN OF SILT, DIRT, MUD, AND DEBRIS, AND SHALL "WET BROOM" THE STREETS (OR USE ANOTHER METHOD TO CONTROL DUST AS APPROVED BY THE INDIVIDUAL JURISDICTION) IF SILT, DIRT, MUD OR DEBRIS IS CARRIED OVER TO ADJACENT PUBLIC THOROUGHFARES. (APCD RULE 228)
J) DURING CONSTRUCTION ACTIVITY, TRAFFIC SPEEDS ON ALL UNPAVED SURFACES SHALL BE LIMITED TO 15 MILES PER HOUR OR LESS.
K) THE PRIME CONTRACTOR SHALL APPLY METHODS SUCH AS SURFACE STABILIZATION, ESTABLISHMENT OF A VEGETATIVE COVER, PAVING, (OR USE ANOTHER METHOD TO CONTROL DUST AS APPROVED BY THE INDIVIDUAL JURISDICTIONS) TO MINIMIZE WIND DRIVEN DUST.
L) THE PRIME CONTRACTOR SHALL APPLY WATER OR USE OTHER METHOD TO CONTROL DUST IMPACTS OFFSITE. CONSTRUCTION VEHICLES LEAVING THE SITE SHALL BE CLEANED TO PREVENT DUST, SILT, MUD, AND DIRT FROM BEING RELEASED OR TRACKED OFF-SITE. (APCD RULE 228)
M) THE PRIME CONTRACTOR SHALL SUSPEND ALL GRADING OPERATIONS WHEN WIND SPEEDS (INCLUDING INSTANTANEOUS GUSTS) ARE EXCESSIVE AND DUST IS IMPACTING ADJACENT PROPERTIES. (APCD RULE 228)
N) ANY DEVICE OR PROCESS THAT DISCHARGES 2 POUNDS PER DAY OR MORE OF AIR CONTAMINANTS IN THE ATMOSPHERE, AS DEFINED BY HEALTH AND SAFETY CODE SECTION 39013, MAY REQUIRE A DISTRICT PERMIT. DEVELOPERS/CONTRACTORS SHOULD CONTACT THE DISTRICT PRIOR TO CONSTRUCTION AND OBTAIN ANY NECESSARY PERMITS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. (APCD RULE 501)

56. THE IMPROVEMENT PLANS AND INFORMATION SHEET OF THE FINAL SUBDIVISION MAP(s) SHALL INCLUDE A NOTE STATING THAT DRIVEWAY LENGTHS SHALL BE A MINIMUM OF 20 FEET AS MEASURED FROM THE EDGE OF TRAVELED WAY TO THE FACE OF THE GARAGE FOR ALL UNITS. A NOTE TO THIS EFFECT SHALL ALSO BE INCLUDED ON THE DEVELOPMENT NOTEBOOK.

57. ANY FUTURE GATED ENTRY FEATURE/STRUCTURE PROPOSED BY THE APPLICANT SHALL BE RETURNED TO THE PLANNING COMMISSION FOR APPROVAL OF A MODIFICATION OF THE DISCRETIONARY PERMIT.

ENVIRONMENTAL NOTES:

1. THE DISCHARGE OF FUELS, OILS, OR OTHER PETROLEUM PRODUCTS, CHEMICALS, DETERGENTS, CLEANERS, OR SIMILAR CHEMICALS TO THE SURFACE OF THE GROUND OR TO DRAINAGEWAYS ON, OR ADJACENT TO, THE SITE IS PROHIBITED.

2. IF BEST MANAGEMENT PRACTICES ARE REQUIRED BY THE DPW FOR CONTROL OF URBAN RUNOFF POLLUTANTS, THEN ANY HAZARDOUS MATERIALS COLLECTED SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE HAZARDOUS MATERIALS LAWS AND REGULATIONS.

ABBREVIATIONS

A.B.	AGGREGATE BASE	LTD	LAKE TAHOE DATUM
A.C.	ASPHALT CONCRETE	MAT'L.	MATERIAL
A.D.A.	AMERICAN DISABILITIES ACT	MH	MANHOLE
APN	ASSESSOR PARCEL NUMBER	MIN.	MINIMUM
APPX.	APPROXIMATE	MTR	METER
BC	BEGIN CURVE	(N)	NEW
C/L	CENTER LINE	NO.	NUMBER
CLR.	CLEAR	NTS	NOT TO SCALE
CMP	CORRUGATED METAL PIPE	O.G.	ORIGINAL GRADE
CONC.	CONCRETE	O.C.	ON CENTER
CY	CUBIC YARDS	PL	PROPERTY LINE
DBW	DEPARTMENT OF BOATING & WATERWAYS		
DI	DRAINAGE INLET (STORMDRAIN)	REQ'D.	REQUIRED
I.E.	INVERT ELEVATION	SCH	SCHEDULE
(E)	EXISTING	SEZ	STREAM ENVIRONM. ZONE
EL.	ELEVATION	SPEC.'S	SPECIFICATIONS
EC	END CURVE	S.F.	SQUARE FEET
FH	FIRE HYDRANT	S.D.	STORMDRAIN
FL	FLOW LINE	TBC	TOP BACK OF CURB
GB	GRADE BREAK	TYP.	TYPICAL
J/P	JOINT POLE	VLT	VAULT
LG.	LONG	W/	WITH
L.F.	LINEAR FEET	WV	WATER VALVE

RECORD DRAWINGS

DATE ENGINEER INITIAL

REV.	DATE	DESCRIPTION	APPROVED	DATE

TIESLAU CIVIL ENGINEERING, INC.
3080 NORTH LAKE BLVD
TAHOE CITY, CA 96145
P.O. BOX 412
TAHOE VISTA, CA 96148
ATCIVIL.COM
(530) 546-4803

REGISTERED PROFESSIONAL ENGINEER
ANTHONY TIESLAU
No. 60323
CIVIL
STATE OF CALIFORNIA

CIVIL NOTES

TAHOE CROSS COUNTY LODGE

TAHOE CITY PLACER COUNTY CALIFORNIA

COMP:_____ DESIGN:
DRWN: PRJENG: AT

PROJECT #: 16.010
SCALE:
HORIZONTAL:
VERTICAL:

DATE: 8-29-22

C0.2

COVERAGE (ON-SITE)

PROJECT AREA = 350,000 SF (8.035 acres)

ALLOWABLE COVERAGE - TbD (Class 6) = 30% x 350,000 SF = 105,000 SF

LODGE BUILDING		5,033 SF
ASPHALT CONCRETE		49,434 SF
CONCRETE CURBS/GUTTERS		5,813 SF
CONCRETE CURB RAMPS		712 SF
PAVER PATIO (FRONT)		1,521 SF
PERVIOUS PAVER SIDEWALKS		
W/ 25% REDUCTION	8,161 SF - 8,161 X 25%	6,121 SF
CONCRETE GROOMER PAD		640 SF
PERVIOUS PAVER PATION (MAIN)		
W/ 25% REDUCTION	3776 SF - 3776 X 25%	2,832 SF
CONCRETE GENERATOR PAD		120 SF
CONCRETE FUEL PAD		120 SF
REFUSE ENCLOSURE		198 SF
DECOMPOSED GRANITE SNOWMOBILE AREA		414 SF
YURT		720 SF
TOTAL		73,678 SF

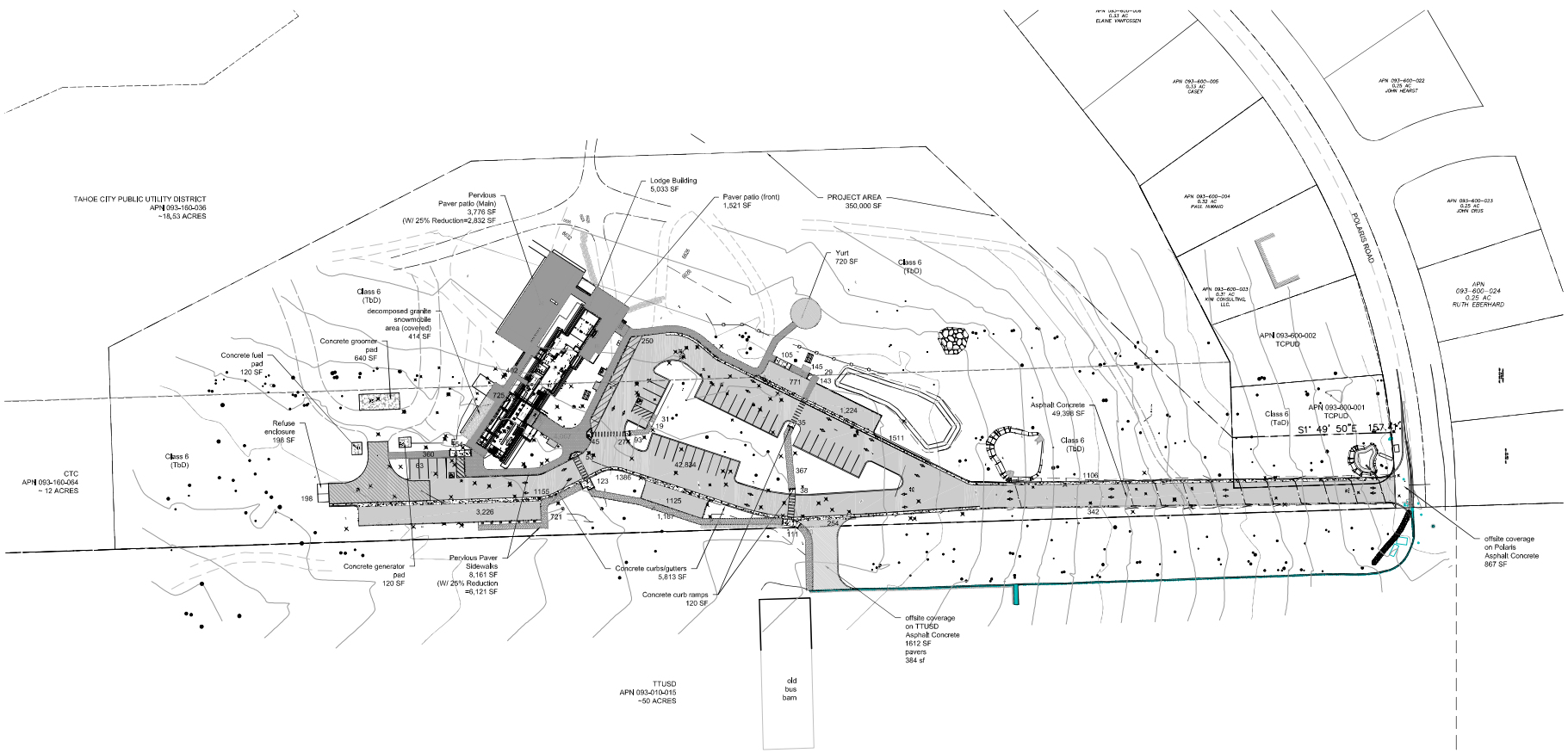
COVERAGE (OFF-SITE)

ASPHALT CONCRETE (POLARIS)	867 SF
ASPHALT CONCRETE (TTUSD)	1612 SF
PAVER SIDEWALK (TTUSD)	384 SF

GRAPHIC SCALE

-25 0 25 50 100

SCALE 1"=50'



REV.	DATE	DESCRIPTION	APPROVED	DATE

TIESLAU CIVIL ENGINEERING, INC.

1080 NORTH LAKE BLVD
TAHOE CITY, CA 96145
P.O. BOX 412
TAHOE VISTA, CA 96148
ATCIVIL.COM
(530) 546-4803

REGISTERED PROFESSIONAL ENGINEER
ANDREW TIESLAU
No. 60323
CIVIL
STATE OF CALIFORNIA

LAND COVERAGE EXHIBIT

TAHOE XC LODGE

TAHOE CITY PLACER COUNTY CALIFORNIA

COMP:_____ DESIGN:
DRWN: PRJENG: AT

PROJECT #: 16.010
SCALE: 1"=50'
HORIZONTAL:
VERTICAL:

DATE: 8-29-22

C0.3

REV.	DATE	DESCRIPTION	APPROVED	DATE

TESLAU CIVIL ENGINEERING, INC.
3080 NORTH LAKE BLVD
TAHOE CITY, CA 96145
P.O. BOX 412
TAHOE VISTA, CA 96148
ATCIVIL.COM
(530) 546-4835

TESLAU PROFESSIONAL ENGINEER
No. 60323
CIVIL
STATE OF CALIFORNIA

CIVIL GRADING AND UTILITY PLAN

TAHOE XC LODGE

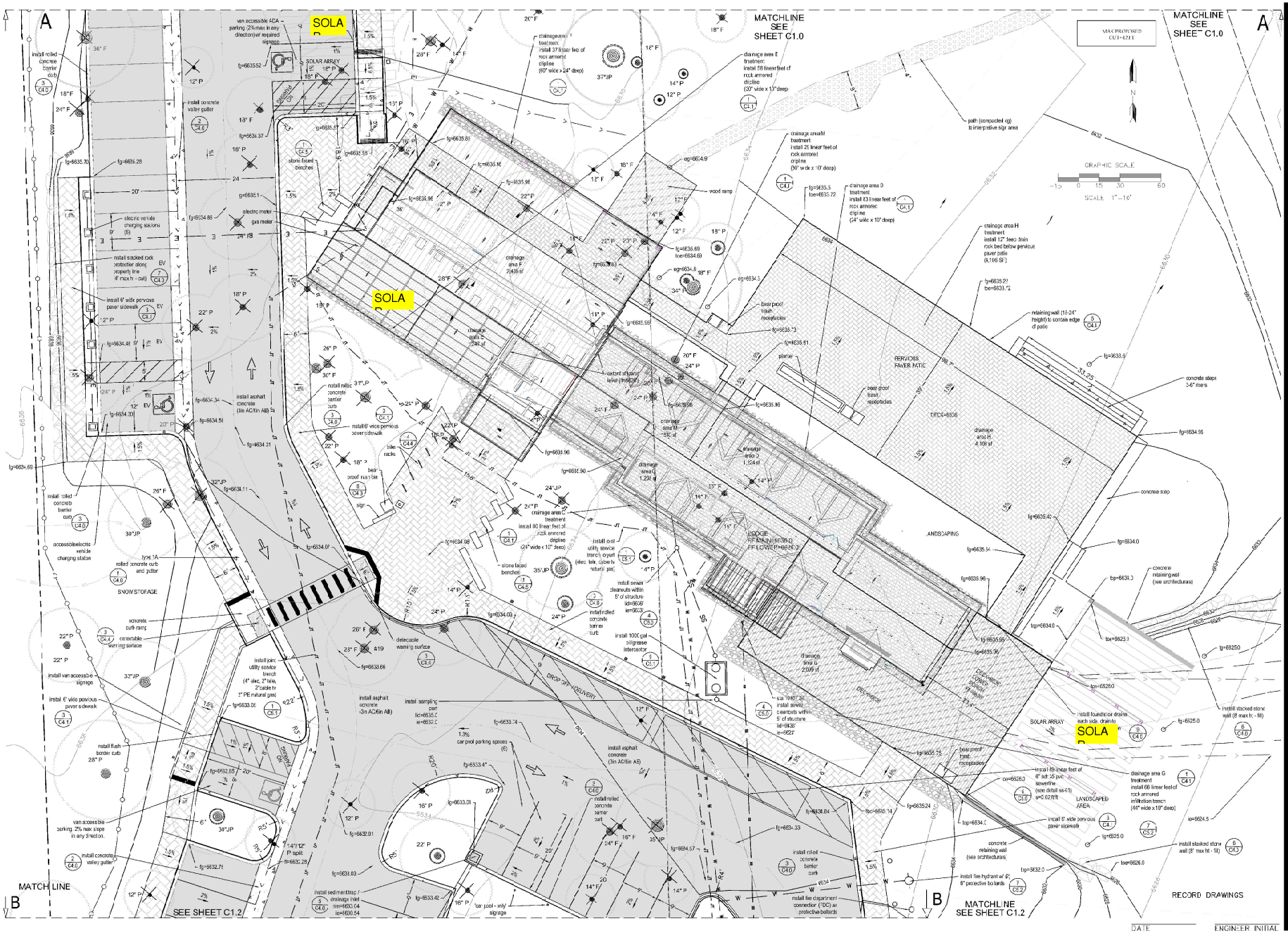
TAHOE CITY PLACER COUNTY CALIFORNIA

COMP: DESIGN:
DRWN: PRJ.ENG: AT

PROJECT #: 16.010
SCALE: 1"=10'
HORIZONTAL:
VERTICAL:

DATE: 8-29-22

C1.0



REV.	DATE	DESCRIPTION	APPROVED	DATE

TIESLAU CIVIL ENGINEERING INC.
6885 NORTH LAKE BLVD
P.O. BOX 412
TAHOE VISTA, CA 96148
TCE@AOL.COM
(530) 546-4805

FOR PLAN CHECK

CIVIL GRADING AND UTILITY PLAN

TAHOE XC LODGE

TAHOE CITY — PLACER COUNTY — CALIFORNIA

COMP: DESIGN:
DRWN: PROJ. ENG.:

PROJECT # 18.010
SCALE: HORIZONTAL: 1"=10'
VERTICAL:

DATE: 7-14-23

C1.1

REV	DATE	DESCRIPTION	APPROVED	DATE

TIESLAU CIVIL ENGINEERING, INC.
1080 NORTH LAKE BLVD
TAHOE CITY, CA 96145
P.O. BOX 412
TAHOE VISTA, CA 96148
ATCIVIL.COM
(530) 546-4805

REGISTERED PROFESSIONAL ENGINEER
JORDAN TIESLAU
No. 60323
CIVIL
STATE OF CALIFORNIA

CIVIL GRADING AND UTILITY PLAN

TAHOE XC LODGE

TAHOE CITY, PLACER COUNTY, CALIFORNIA

COMP: DESIGN:
DRWN: PRJ ENG: AT

PROJECT #: 16.310
SCALE: HORIZONTAL: 1"=10'
VERTICAL:

DATE: 3-29-22

C1.2

REV.	DATE	DESCRIPTION	APPROVED	DATE

TIESLAU CIVIL ENGINEERING INC.
3080 NORTH LAKE BLVD
TAHOE CITY, CA 96145
P.O. BOX 412
TAHOE VISTA, CA 96148
ARTINC.COM
(530) 546-4605

REGISTERED PROFESSIONAL ENGINEER
CHRISTIAN TIESLAU
No. 60323
CIVIL
STATE OF CALIFORNIA

CIVIL GRADING AND UTILITY PLAN

TAHOE XC LODGE

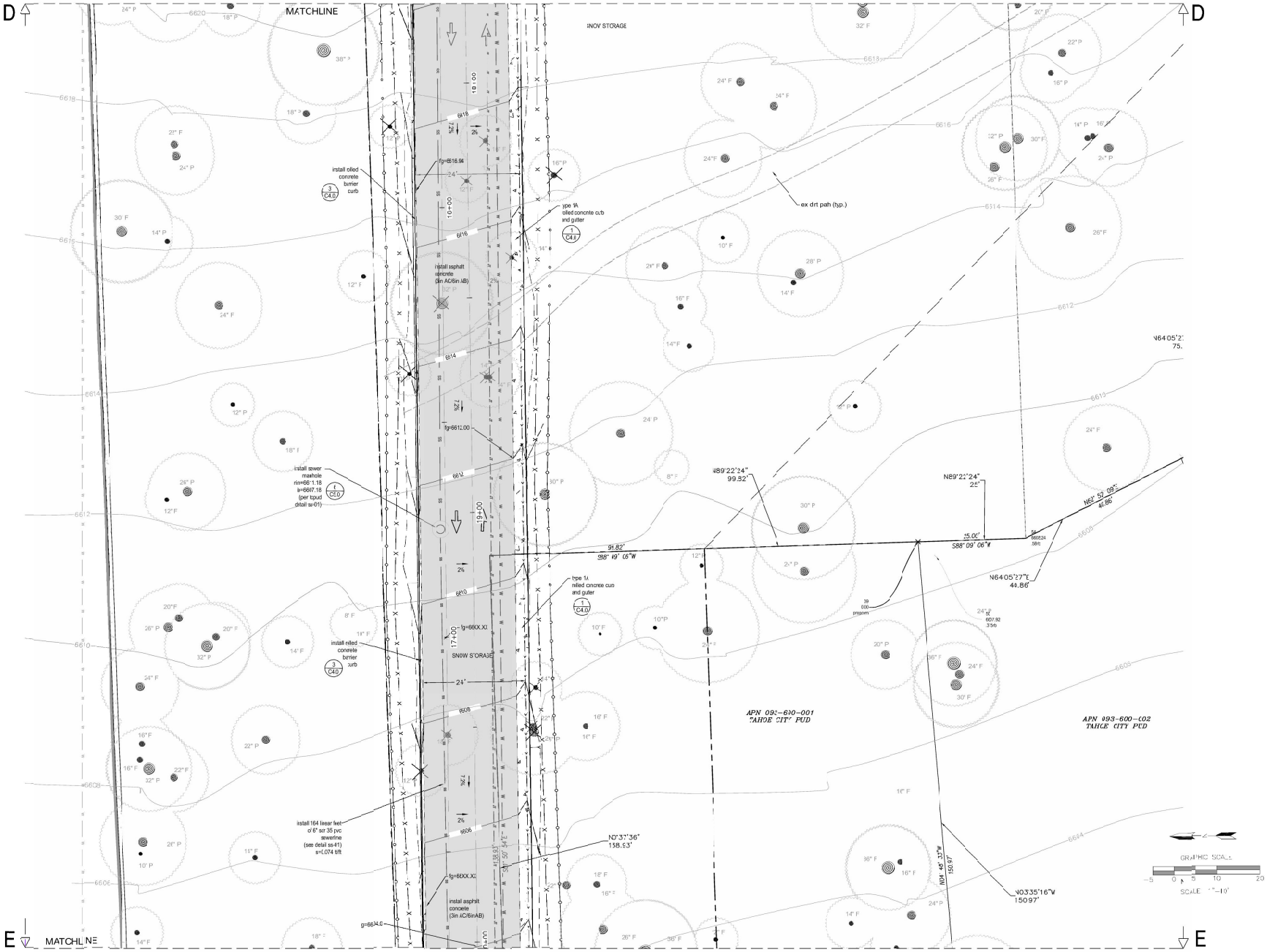
TAHOE CITY — PLACER COUNTY — CALIFORNIA

COMP: _____ DESIGN:
DRWN: PRJ ENG: AT

PROJECT #: 15.310
SCALE: 1"=10'
HORIZONTAL:
VERTICAL:

DATE 8-29-22

C1.4



REV	DATE	DESCRIPTION	APPROVED	DATE

TIESLAU CIVIL ENGINEERING, INC.
1080 NORTH LAKE BLVD
TAHOE CITY, CA 96145
P.O. BOX 412
TAHOE VISTA, CA 96148
ATCIVIL.COM
(530) 546-4805

REGISTERED PROFESSIONAL ENGINEER
JORDAN TIESLAU
No. 60323
CIVIL
STATE OF CALIFORNIA

CIVIL GRADING AND UTILITY PLAN

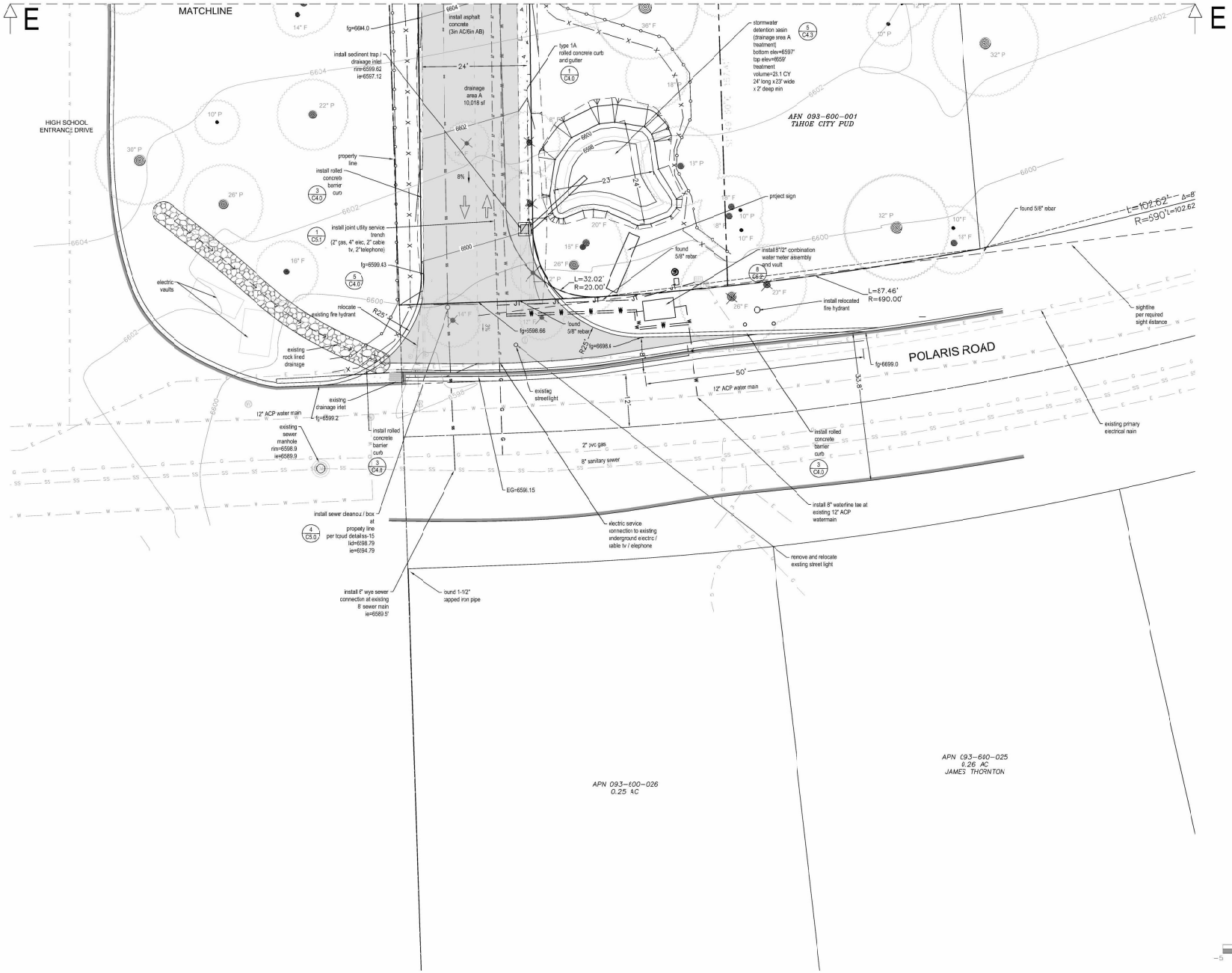
TAHOE XC LODGE

TAHOE CITY PLACER COUNTY CALIFORNIA

COMP: DESIGN:
DRWN: PRJ.ENG: AT

PROJECT #: 16.310
SCALE HORIZONTAL: 1"=10'
VERTICAL:

C1.4



REV.	DATE	DESCRIPTION	APPROVED	DATE

TIESLAU CIVIL ENGINEERING, INC.
3080 NORTH LAKE BLVD
TAHOE CITY, CA 96145
P.O. BOX 412
TAHOE VISTA, CA 96148
ATCIVIL.COM
(530) 546-4805

REGISTERED PROFESSIONAL ENGINEER
ANTON TIESLAU
No. 63323
CIVIL
STATE OF CALIFORNIA

CIVIL GRADING AND UTILITY PLAN

TAHOE XC LODGE

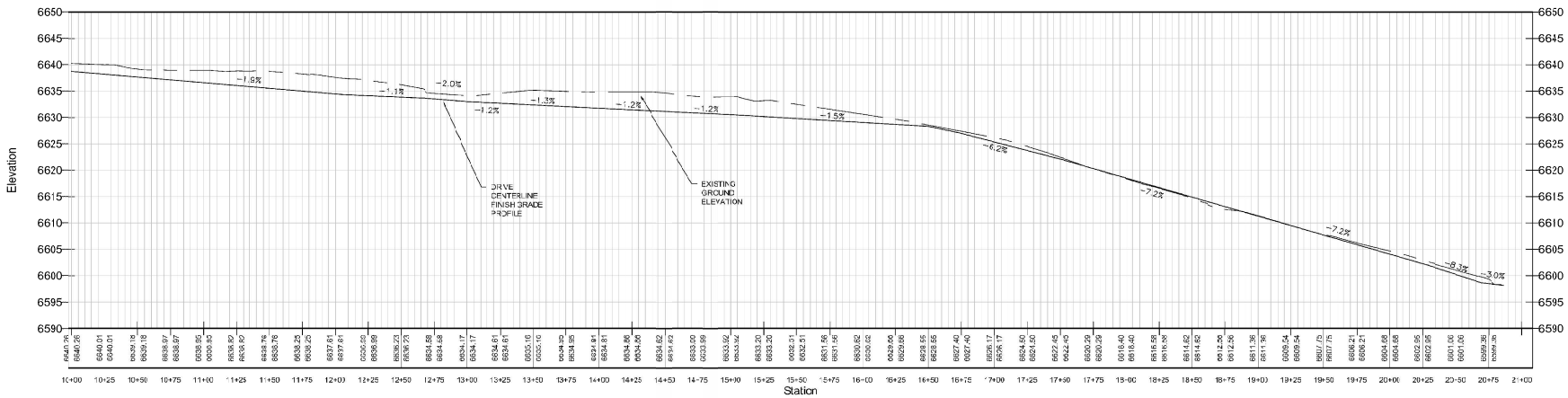
TAHOE CITY PLACER COUNTY CALIFORNIA

COMP:_____ DESIGN:
DRWN: PRJ.ENG: AT

PROJECT #: 16010
SCALE: 1"=10'
HORIZONTAL:
VERTICAL:

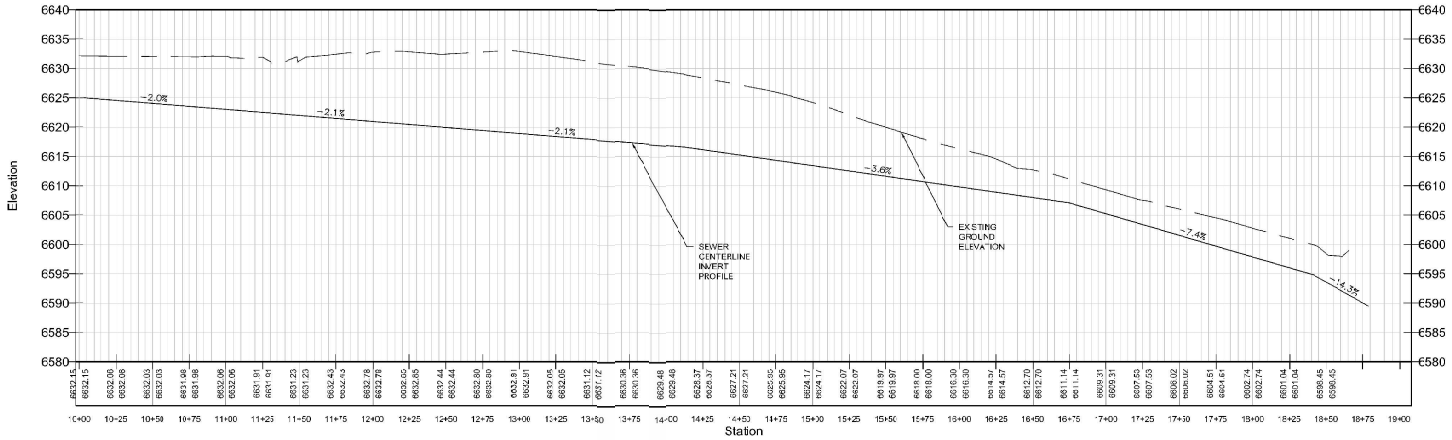
DATE: 8-29-22

C1.5



DRIVE CENTERLINE PROFILE

HORIZONTAL - 1"=40'
VERTICAL - 1"=10'



SEWER CENTERLINE PROFILE

HORIZONTAL - 1"=40'
VERTICAL - 1"=10'

REV.	DATE	DESCRIPTION	APPROVED	DATE

TIESLAU CIVIL ENGINEERING, INC.
1080 NORTH LAKE BLVD
TAHOE CITY, CA 96145
P.O. BOX 412
TAHOE VISTA, CA 96148
ATCIVIL.COM
(530) 546-4805

REGISTERED PROFESSIONAL ENGINEER
ANTHONY TIESLAU
No. 60323
CIVIL
STATE OF CALIFORNIA

PROFILES

TAHOE XC LODGE

TAHOE CITY PLACER COUNTY CALIFORNIA

COMP: DESIGN:
DRWN: PRJ ENG: AT

PROJECT#: 18.310
SCALE:
HORIZONTAL:
VERTICAL

DATE: 7-8-22

C2.0

BMP Calculation Spreadsheet

Estimated Soil Erosion Savings of 1091.3 pounds per year by doing your BMPs. Soil erosion is estimated by the treatment volume multiplied by a 200 mg/l concentration plus contributions of source control and lack treatments calculated with the USLE.

Property Address: 3081 POLARIS RD
(Stat Here) APN: 093-600-001 — APN lookup
Date: 8/29/22
Designed By: el

MAP DATA: **Water Table:** >5ft — **Restriction:** [illegible] — **Max. Depth of Install:** 10 ft
ON-SITE DEPTHS: **Map Unit:** 72Z

Total Drain Rock Quantity (yd³): 494.6
Total Runoff (ft³): 6555.5 — **Amount Treated:** 6555.5
Total Excavation (yd³): 361.1

Contributing Surface	C	D	E	F	G	H	I	J	K	L								
# of Stories																		
Length (ft)																		
Width (ft)																		
Area (ft²)	1160	1715	1861	2306	2072	4425	8181	64	120	120								
Area (ft²)	1160	1715	1861	2306	2072	4425	8181	64	120	120	0	0	0		0	0		
Runoff (ft³)	**86.7**	**192.9**	**165.1**	**112.2**	**170.7**	**292.1**	**886.1**	**5.0**	**10.0**	**10.0**	**0.0**	**0.0**	**0.0**		**0.0**	**0.0**	**0.0**	
Treatment Label	**C-1**	**D-1**	**E-1**	**F-1**	**G-1**	**H-1**	**I-1**	**J-1**	**K-1**	**L-1**								
Length (ft)	76.0	51.0	40.0	37.0	39.5	42.25	81.81	4.00	12.00	12.0								
Width (in)	24	24	12	60	48	18	12	18	10	24								
Depth (in)	10	10	0	24	18	12	12	5	6	6								
On-Site Kst (F_{sat})																		
mapped Kst (F_{sat})	4.3	4.3	-3	2.6	4.3	2.6	2.6	2.1	4.3	2.6	2.6	5.7	5.7		5.7	5.7		
Profile Void Space (%)																		
Average Void Space (%)	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%								
Effective Volume (yd³)	4.7	1.6	-3	10.7	7.3	10.5	30.3	3.1	0.3	0.4	0.0	0.0	0.0		0.0	0.0		
Treatment Capacity (ft³)	**19.5**	**10.1**	**10.4**	**23.4**	**16.4**	**23.4**	**67.4**	**6.9**	**11.4**	**11.4**	**0.0**	0.0	0.0	**0.0**	0.0	0.0	**0.0**	
Drain Rock Quantity (yd³)	4.7	1.6	-3	10.4	7.3	10.5	30.3	3.1	0.3	0.4	0.0	0.0	0.0		0.0	0.0		
Excess Runoff (ft³)	**0.0**	**0.0**	**1.8**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	**0.0**	**0.0**	**0.0**		0.0				**0.0**	
Excess Capacity (ft³)	**0.0**	**0.0**	**-3**	**0.2**	**0.7**	**0.0**	**0.1**	**0.1**	**1.4**	**1.4**	**0.0**		0.0				**0.0**	

Contributing Surface																		
# of Stories																		
Length (ft)																		
Width (ft)																		
Area (ft²)																		
Area (ft²)	E	0		3	0	0		0	0	0		0	0	0		0	0	0
Runoff (ft³)	0.0	3.0	**1.8**	0.0	0.0	0.0	**0.1**	0.0	0.0	0.0	**0.0**	0.0	0.0	0.0	**0.0**	0.0	0.0	0.0	**0.0**
Treatment Label																		
Length (ft)																		
Width (in)																		
Depth (in)																		
On-Site Kst (F_{sat})																		
mapped Kst (F_{sat})	5.7	5.7		5.7	5.7	5.7		5.7	5.7	5.7		5.7	5.7	5.7		5.7	5.7	5.7
Profile Void Space (%)																		
Average Void Space (%)																		
Effective Volume (yd³)	0.0	3.0		0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0
Treatment Capacity (ft³)	0.0	3.0	**1.8**	0.0	0.0	0.0	**0.1**	0.0	0.0	0.0	**0.0**	0.0	0.0	0.0	**0.0**	0.0	0.0	0.0	**0.0**
Drain Rock Quantity (yd³)	0.0	3.0	**1.8**	0.0	0.0	0.0	**0.1**	0.0	0.0	0.0	**0.0**	0.0	0.0	0.0	**0.0**	0.0	0.0	0.0	**0.0**
Excess Runoff (ft³)			**1.8**				**0.1**				**0.0**				**0.0**				**0.0**
Excess Capacity (ft³)			**-1.8**				**0.1**				**0.0**				**0.0**				**0.0**

Basin

	2:1 (rock lined unvegetated)				5:1 (mowable)				
Contributing Surface	A	B							
Length (ft)									
Width (ft)									
Area (ft²)	10081	40005							
Area (ft²)	10081	40005	0	0	0	0	0	0	
Runoff (ft³)	**840.1**	**3330.4**	**1.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	
Treatment Label	A1	B1							
Top Length (ft)	24.0	47.0							
Top Width (ft)	23.0	120.0							
Depth (in)	24	30							
Bottom Length (ft)	16.0	27.0	1.0	0.0	0.0	0.0	0.0	0.0	
Bottom Width (ft)	15.0	12.0	1.0	0.0	0.0	0.0	0.0	0.1	
Volume (yd³)	25.1	113.9	1.0	0.0	0.0	0.0	0.0	0.0	
On-Site Kst									
Mapped Kst	5.8	5.7	1.7	5.7	5.7	5.7	5.7	5.7	
Treatment Capacity (ft³)	**456.1**	**2300.3**	**1.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	
Excess Runoff (ft³)	**0.0**	**0.0**	**1.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	
Excess Capacity (ft³)	**16.0**	**0.5**	**1.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.1**	

Deck Treatments

Deck Label			
Area (ft2)			
Slope (%)			
Slope Length (ft)			
Gravel Treatment Length (ft)			
Gravel Treatment Width (ft)			
Additional Treatment Sq			
Drain Rock Quantity (yd³)			

Source Control Treatments

Area Label							
Area (ft2)							
Slope (%)							
Slope Length (ft)							
% Gravel							
% Canopy							
Treatment							
Drain Rock Quantity (yd³)							

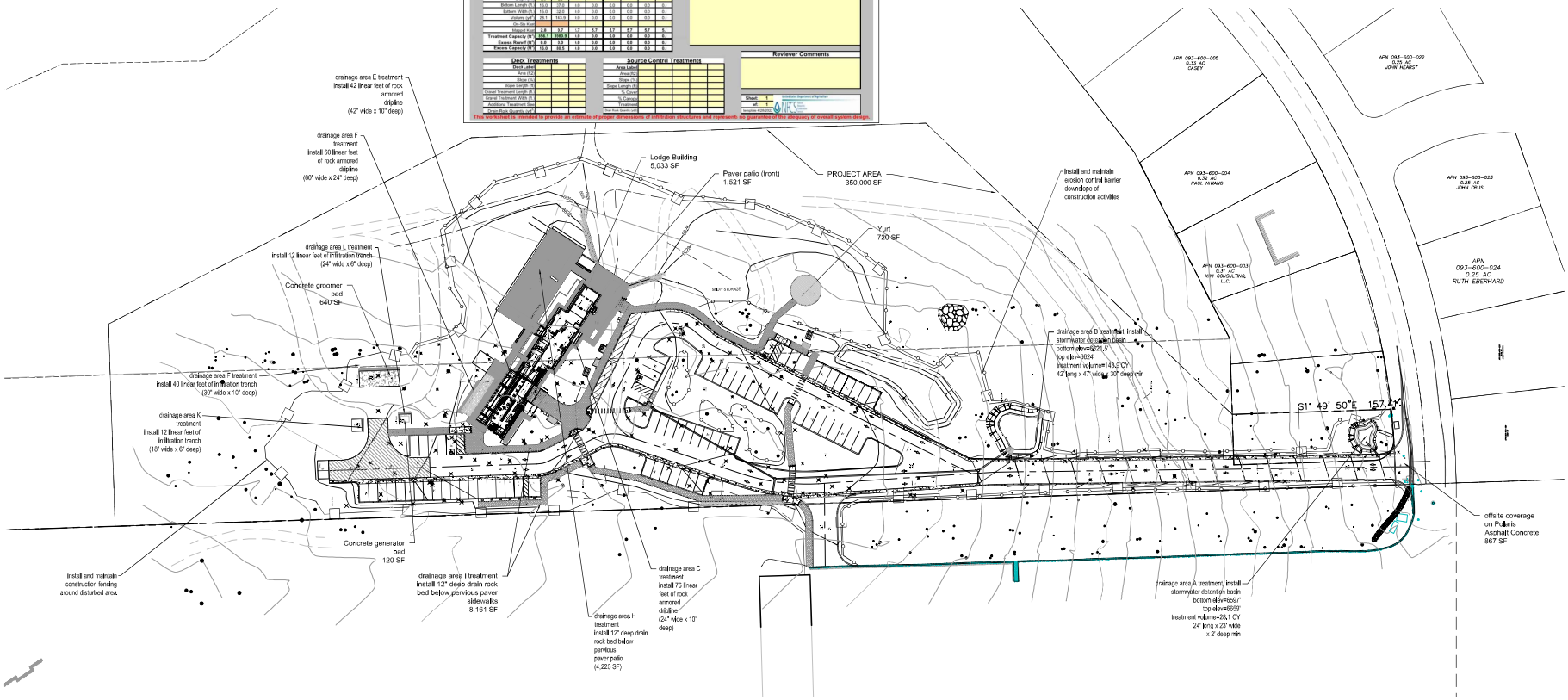
Notes

Reviewer Comments

Sheet: 1 of: 1 — Template v20170223

United States Department of Agriculture — Natural Resources Conservation Service

This worksheet is intended to provide an estimate of proper dimensions of infiltration structures and represent no guarantee of the adequacy of overall system design.



REV.	DATE	DESCRIPTION	APPROVED	DATE

TIESLAU CIVIL ENGINEERING, INC.
3080 NORTH LAKE BLVD
TAHOE CITY, CA 96145
P.O. BOX 412
TAHOE VISTA, CA 96148
ATCIVIL.COM
(530) 546-4803

REGISTERED PROFESSIONAL ENGINEER — ANDREW TIESLAU — No. 60323 — CIVIL — STATE OF CALIFORNIA

BMP PLAN AND CALCULATIONS

TAHOE XC LODGE

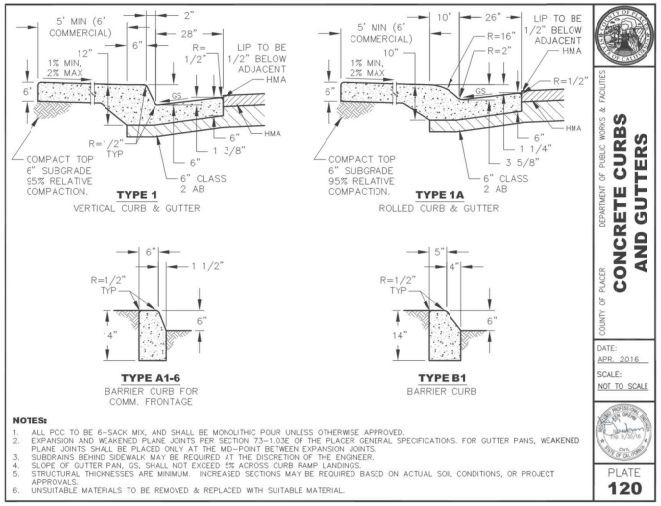
TAHOE CITY — PLACER COUNTY — CALIFORNIA

COMP:_____ DESIGN:
DRWN: PRJENG: AT

PROJECT #: 16.010
SCALE: 1"=30'
HORIZONTAL:
VERTICAL:

DATE: 8-29-22

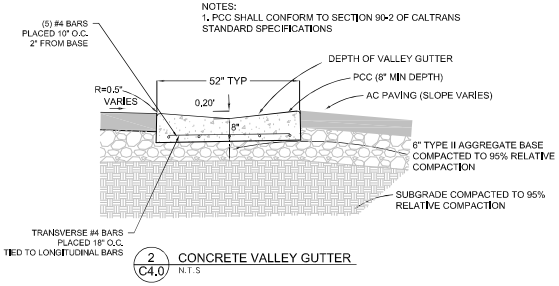
C3.0



NOTES:
1. ALL PCC TO BE 6-SACK MIX, AND SHALL BE MONOLITHIC POUR UNLESS OTHERWISE APPROVED.
2. EXPANSION AND WEAKENED PLANE JOINTS PER SECTION 73-1.03E OF THE PLACER GENERAL SPECIFICATIONS. FOR GUTTER PANS, WEAKENED PLANE JOINTS SHALL BE PLACED ONLY AT THE MID-POINT BETWEEN EXPANSION JOINTS.
3. SUBDRAINS BEHIND SIDEWALK MAY BE REQUIRED AT THE DISCRETION OF THE ENGINEER.
4. SLOPE OF GUTTER PAN, GS, SHALL NOT EXCEED 1% ACROSS CURB RAMP LANDINGS.
5. STRUCTURAL THICKNESSES ARE MINIMUM. INCREASED SECTIONS MAY BE REQUIRED BASED ON ACTUAL SOIL CONDITIONS, OR PROJECT APPROVALS.
6. UNSUITABLE MATERIALS TO BE REMOVED & REPLACED WITH SUITABLE MATERIAL.

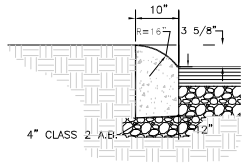
1 C4.0 PLACER COUNTY CONCRETE CURBS AND GUTTERS DETAILS
N.T.S

NOTES:
1. PCC SHALL CONFORM TO SECTION 90-2 OF CALTRANS STANDARD SPECIFICATIONS

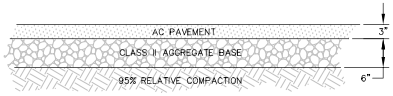


2 C4.0 CONCRETE VALLEY GUTTER
N.T.S

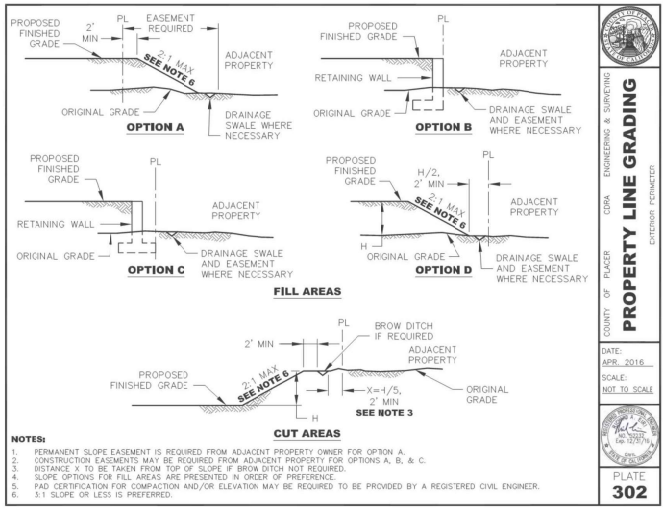
NOTE: LOCATE 0.5 IN. TRANSVERSE EXPANSION JOINTS OF APPROVED TYPE IN SIDEWALK, CURB, AND GUTTER AT 20 FT. INTERVALS AT ALL CURB RETURNS AND OTHER TRANSITION POINTS. WEAKENED PLANE JOINTS SHALL BE INSTALLED WITH A CONCRETE TOOL AT 5 FT. INTERVALS, 1.5 IN. DEEP. ALL EDGES OF JOINTS SHALL BE ROUNDED. ALL CONCRETE TO BE CLASS "A".



3 C4.0 ROLLED BARRIER CURB
N.T.S

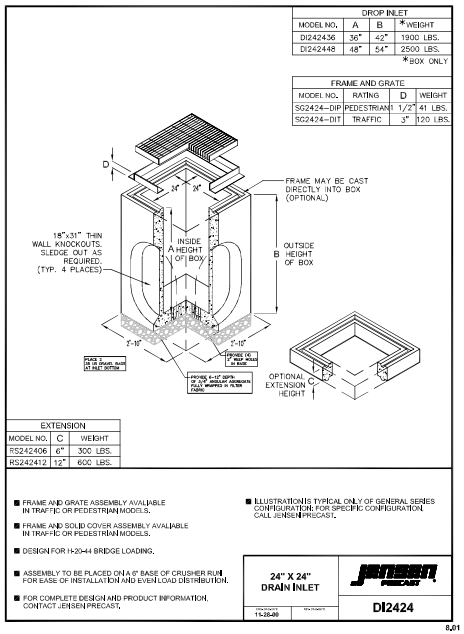


4 C4.0 ASPHALT PAVEMENT SECTION
N.T.S

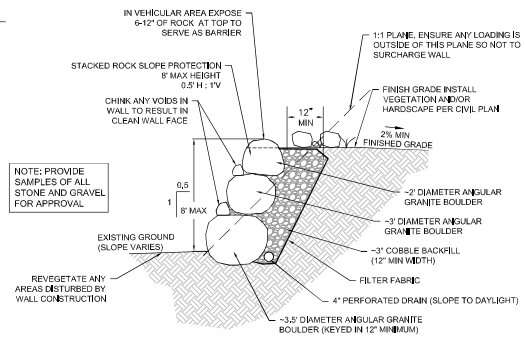


NOTES:
1. PERMANENT SLOPE EASEMENT IS REQUIRED FROM ADJACENT PROPERTY OWNER FOR OPTION A.
2. CONSTRUCTION EASEMENTS MAY BE REQUIRED FROM ADJACENT PROPERTY FOR OPTIONS A, B, & C.
3. DISTANCE X TO BE TAKEN FROM TOP OF SLOPE IF BROW DITCH NOT REQUIRED.
4. SLOPE OPTIONS FOR FILL AREAS ARE PRESENTED IN ORDER OF PREFERENCE.
5. PAD CERTIFICATION FOR COMPACTION AND/OR ELEVATION MAY BE REQUIRED TO BE PROVIDED BY A REGISTERED CIVIL ENGINEER.
6. 3:1 SLOPE OR LESS IS PREFERRED.

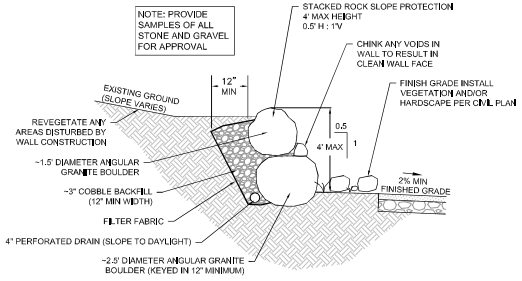
8 C4.0 PLACER COUNTY PROPERTY LINE GRADING DETAILS
N.T.S



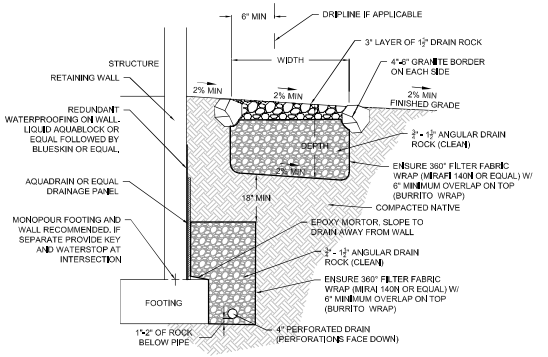
5 C4.0 SEDIMENT TRAP / DRAINAGE INLET
N.T.S



6 C4.0 STACKED STONE WALL (<8' HIGH - FILL)
NTS



7 C4.0 STACKED STONE WALL (<4' HIGH - CUT)
NTS



9 C4.0 FOUNDATION DRAIN W/ DRIPLINE INFILTRATION TRENCH
NTS

RECORD DRAWINGS

DATE ENGINEER INITIAL

REV.	DATE	DESCRIPTION	APPROVED	DATE

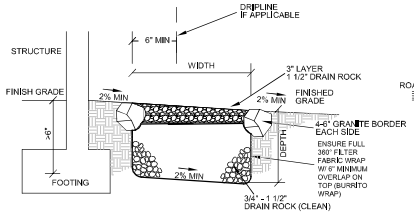
TIESLAU CIVIL ENGINEERING, INC.
3080 NORTH LAKE BLVD
TAHOE CITY, CA 96145
P.O. BOX 412
TAHOE VISTA, CA 96148
AT.CIVIL.COM
(530) 546-4803

REGISTERED PROFESSIONAL ENGINEER ADRIAN TIESLAU No. 60323 CIVIL STATE OF CALIFORNIA

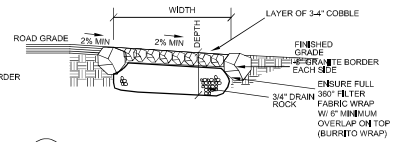
CIVIL DETAILS
TAHOE XC LODGE
TAHOE CITY PLACER COUNTY CALIFORNIA

COMP: DESIGN:
DRWN: PRJ.ENG: AT
PROJECT #: 16.010
SCALE:
HORIZONTAL:
VERTICAL:
DATE: 8-29-22

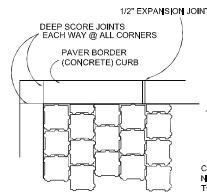
C4.0



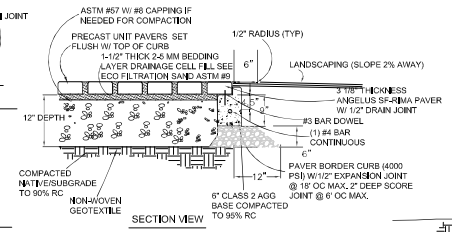
1 C4.1 DRIPLINE INFILTRATION TRENCH
N.T.S



2 C4.1 INFILTRATION TRENCH NEAR EDGE OF PAVEMENT
N.T.S



PLAN @ CONCRETE CURB

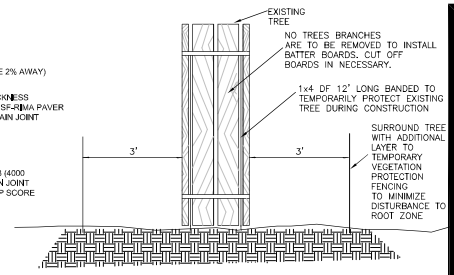


SECTION VIEW

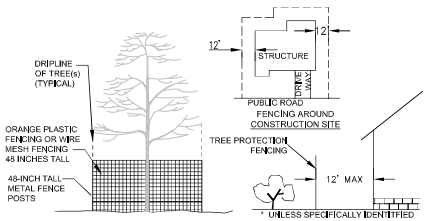
NOTES:

1. SPACING OF JOINTS IN CONCRETE CURB: EXPANSION JOINTS: 40' O.C. MAX. DEEP SCORE JOINTS: 10' O.C. MAX.
2. CONCRETE SHALL HAVE NATURAL GREY COLOR.
3. CONCRETE SURFACE TO BE HEAVY BROOM FINISH.
4. CONTRACTOR TO TAKE CARE WHEN FORMING CURBS AND BANDS TO AVOID CONCRETE SLUFF OR SPILLAGE. CONCRETE DEFORMATIONS THAT PREVENT PAVERS FROM FITTING FLUSH AGAINST CURB SHALL BE REPLACED.
5. CONCRETE SHALL BE 4000 PSI
6. PAVERS SHALL BE BELGARD URBANA STONE PAVER OR EQUAL. COLOR TOSCANA.

3 C4.1 PERVIOUS PAVERS DETAIL
N.T.S



4 C4.1 TREE PROTECTION FOR CONSTRAINED CONSTRUCTION AREAS
N.T.S



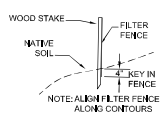
VEGETATION PROTECTION FENCING

1. DUST CONTROL PRACTICES ARE REQUIRED FOR ANY GRADING ACTIVITY AND ARE APPLICABLE TO MOST CONSTRUCTION SITES, ALL EXPOSED AREAS OF THE APPROVED CONSTRUCTION SITE SHALL BE MULCHED WITH A 2 TO 3 INCH LAYER OF PINE NEEDLES OR WOOD CHIPS. MULCHING TO A DEPTH, WHICH APPROACHES OR EXCEEDS 4 INCHES NEGATIVELY EFFECTS SOIL PROPERTIES AND CAN INHIBIT REVEGETATION. STRAW MULCH WILL NOT BE ACCEPTABLE. OTHER TECHNIQUES SUCH AS EROSION CONTROL BLANKETS CAN BE SUBSTITUTED FOR MULCH IF THEY ARE INSTALLED AND MAINTAINED ACCORDING TO MANUFACTURERS SPECIFICATIONS.

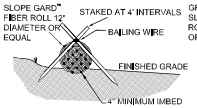
2. FENCING OF "NON-APPROVED" CONSTRUCTION AREAS SHALL BE SPECIFIED TO BE AT LEAST 48 INCHES HIGH AND SHALL BE CONSTRUCTED OF METAL POSTS AND EITHER ORANGE CONSTRUCTION FENCING OR METAL MESH FENCING ALSO AT LEAST 48 INCHES HIGH.

3. NO MATERIAL OR EQUIPMENT SHALL ENTER OR BE PLACED IN THE AREAS PROTECTED BY FENCING OR OUTSIDE THE APPROVED CONSTRUCTION AREA WITHOUT PRIOR APPROVAL.

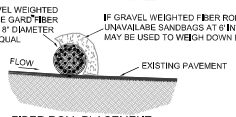
4. TO REDUCE SOIL DISTURBANCE AND DAMAGE TO VEGETATION, THE AREA OF DISTURBANCE DURING THE CONSTRUCTION OF A STRUCTURE SHALL BE LIMITED TO THE AREA BETWEEN THE FOOTPRINT OF THE BUILDING AND THE PUBLIC ROAD, FOR THE REMAINDER OF THE SITE, THE DISTURBANCE AREA SHALL NOT EXCEED 12 FEET FROM THE FOOTPRINT OF THE STRUCTURE, PARKING AREA OR CUT/FILL SLOPE. THIS FENCING SHALL BE CLEARLY SHOWN ON THE APPROVED PLANS. ALL CHANGES OR EXCEPTIONS SHALL BE SHOWN ON A REVISED SET OF PLANS FOR APPROVAL. ANY "IN-THE-FIELD" CHANGES SHALL BE APPROVED BY THE ENGINEER.



FILTER FENCE

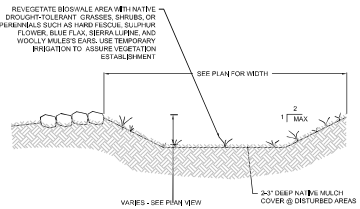


FIBER ROLL PLACEMENT
PERVIOUS INSTALLATION

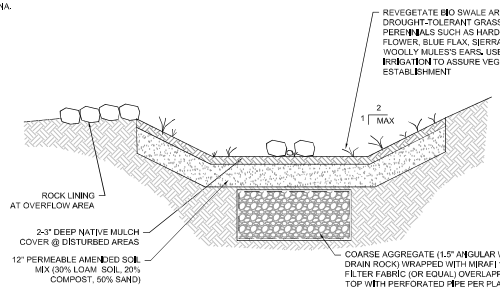


FIBER ROLL PLACEMENT
IMPERVIOUS INSTALLATION

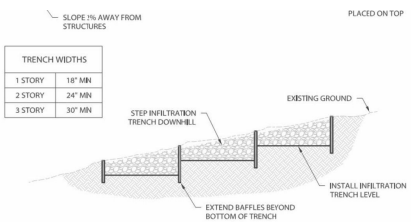
6 C4.1 SOIL PROTECTION DETAILS
N.T.S



5 C4.1 BIOSWALE TYPICAL SECTION
N.T.S



7 C4.1 BIOSWALE W/// INFILTRATION
N.T.S



TRENCH WIDTHS	
1 STORY	18" MIN
2 STORY	24" MIN
3 STORY	30" MIN

STEP INFILTRATION TRENCH DOWNHILL
(ON A SLOPE 5% OR GREATER)

NOTES:

1. LENGTH, WIDTH, AND DEPTH OF INFILTRATION TRENCHES SHALL BE DESIGNED TO STORE THE 20-YEAR 1-HOUR STORM EVENT. THE BMP CALCULATION SPREADSHEET AVAILABLE AT WWW.TAHOEBMP.ORG MAY BE USED TO SIZE INFILTRATION TRENCHES.
2. PROPRIETARY PRODUCTS MAY BE USED TO PROVIDE ADDITIONAL STORAGE CAPACITY RELATIVE TO DRAIN ROCK. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
3. FIRE DEFENSIBLE SPACE GUIDELINES FOR LAKE TAHOE RECOMMEND A 5' NON-COMBUSTIBLE ZONE AROUND THE BUILDING PERIMETER. SEE "LIVING WITH FIRE" AT WWW.LIVINGWITHFIRE.INFO

Infiltration Trench

TAHOE REGIONAL PLANNING AGENCY

BMP-103
December 2012

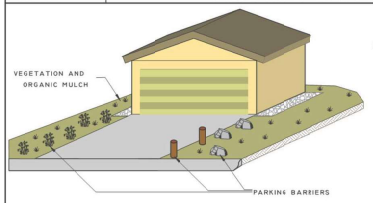
*THE TAHOE REGIONAL PLANNING AGENCY (TRPA) SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS DETAIL.

8 C4.1 TRPA STEPPED INFILTRATION TRENCH
N.T.S

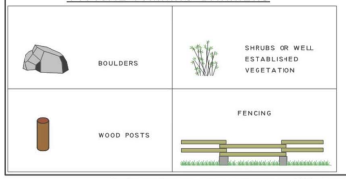
LAKE TAHOE STANDARD DRAWING

(RESIDENTIAL USE ONLY)
BEST MANAGEMENT PRACTICE
PARKING BARRIERS

STANDARD DRAWING NO. BMP-026
DATE: 4-6-2012



TYPICAL PARKING BARRIERS



CONSTRUCTION NOTES

1. PARKING BARRIERS SHALL BE PLACED TO RESTRICT VEHICULAR ACCESS ON DISTURBED SOIL AREAS.

BOULDERS:
BOULDERS SHALL BE GREATER THAN 18" DIAMETER AND BE KEYED IN TO THE SOIL A MINIMUM OF 6"

POSTS:
WOOD POSTS SHALL BE A MINIMUM OF 2' ABOVE GRADE, AND ANCHORED IN A CONCRETE FOOTING

SHRUBS OR WELL ESTABLISHED VEGETATION:
THIS PARKING BARRIER IS NOT RECOMMENDED IN AREAS USED FOR SNOW STORAGE

FENCING:
POSTS SHALL BE ANCHORED IN A CONCRETE FOOTING

2. INFORMATION ON REHABILITATING DISTURBED SOIL AREAS CAN BE FOUND ON THE NRCS "DIRECT SEEDING OF DISTURBED AREAS" TIP SHEET.

3. *REGULARLY SCHEDULED MAINTENANCE INCLUDING SERVICE, REPAIR, OR REPLACEMENT OF COMPONENTS IS NECESSARY TO MAINTAIN FULL FUNCTION.*

PREPARED IN COOPERATION WITH:
NATURAL RESOURCES CONSERVATION SERVICE
TAHOE RESOURCE CONSERVATION DISTRICT, AND
NEVADA TAHOE CONSERVATION DISTRICT

DRAWN BY: SKJ | APPROVED BY: | DATE

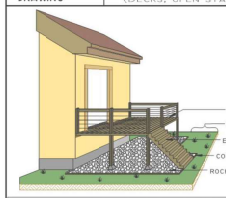
THIS STANDARD DRAWING IS BASED ON A REFERENCE TO THE NRCS STANDARD PRACTICE 560 - HEAVY USE AREA PROTECTION SYSTEMS.
THIS DRAWING IS INTENDED TO ASSIST THE DESIGNER IN PREPARATION OF A COMPLETE SITE SPECIFIC DESIGN, AND IT IS NOT TO REPLACE THE INDEPENDENT JUDGMENT AND ANALYSIS BY A QUALIFIED DESIGNER.
USDA IS AN EQUAL OPPORTUNITY PROVIDER AND EMPLOYER

9 C4.1 NRCS PARKING BARRIERS DETAIL
N.T.S

LAKE TAHOE STANDARD DRAWING

(RESIDENTIAL USE ONLY)
BEST MANAGEMENT PRACTICE
EROSION CONTROL FOR ELEVATED STRUCTURES
(DECKS, OPEN STAIRCASES, WALKWAYS, AND ELEVATED DRIVEWAYS)

STANDARD DRAWING NO. BMP-010
DATE: 4-6-2012

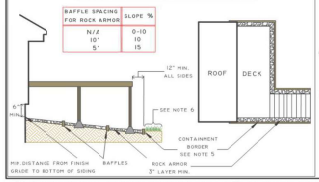


CONSTRUCTION NOTES

1. SUB-GRADE SHALL SLOPE 2% MINIMUM AWAY FROM FOUNDATION FOR 5'.
2. PLACE ROCK ARMOR BELOW THE ENTIRE ELEVATED STRUCTURE FOOTPRINT AND EXTEND 12" OUT FROM THE PERIMETER. INACCESSIBILITY MAY LIMIT TREATMENT UNDER ENTIRE FOOTPRINT.
3. 3/4" TO 11/2" DRAIN ROCK OR COBBLE IS RECOMMENDED FOR ROCK ARMOR ON SLOPES BETWEEN 0 AND 15%. INSTALL BAFFLES AS SHOWN TO CONTAIN ROCK ON SLOPES BETWEEN 10% AND 15%. NATIVE ROCK CAN BE SUBSTITUTED IF AVAILABLE. USE ROCK SLOPE PROTECTION ON STEEPER SLOPES. SEE BMP-040 AND BMP-041 FOR DETAIL.
4. FINISH GRADE OF ROCK SHALL BE AT LEAST 6" BELOW WOOD SIDING TO MAINTAIN EARTH TO WOOD SEPARATION REQUIRED BY LOCAL BUILDING CODES.
5. CONTAINMENT BORDERS ARE REQUIRED. OPTIONS FOR MATERIALS INCLUDE PRESSURE TREATED LUMBER, RECYCLED COMPOSITES, BRICK, STONE, COBBLE, OR OTHER LANDSCAPE EDGING MATERIAL. FIRE DEFENSIBLE SPACE GUIDELINES FOR LAKE TAHOE RECOMMEND A NON-COMBUSTIBLE AREA WITHIN 5 FEET OF A STRUCTURE. COMBUSTIBLE MATERIAL SHALL NOT CONNECT FROM THE BORDER TO THE STRUCTURE.
6. CONSULT WITH YOUR LOCAL FIRE PROTECTION DISTRICT WHEN LANDSCAPING NEAR STRUCTURES. VISIT WWW.LIVINGWITHFIRE.INFO/TAHOE FOR GUIDELINES ON THE DEFENSIBLE SPACE ZONE.
7. *REMOVE PINE NEEDLES AND ACCUMULATED SEDIMENT TO MAINTAIN FULL FUNCTION. KEEP AREA CLEAR OF STORED MATERIALS SUCH AS FIREWOOD, LUMBER, HOUSEHOLD ITEMS, ETC.*

INSTALLATION GUIDELINES

BAFFLE SPACING FOR ROCK ARMOR	SLOPE %
N/A	0-10
10'	10
5'	15



PREPARED IN COOPERATION WITH:
NATURAL RESOURCES CONSERVATION SERVICE
TAHOE RESOURCE CONSERVATION DISTRICT, AND
NEVADA TAHOE CONSERVATION DISTRICT

DRAWN BY: DMG/CLT | APPROVED BY: | DATE

THIS STANDARD DRAWING IS BASED ON A REFERENCE TO THE NRCS STANDARD PRACTICE 570 - STORMWATER RUNOFF CONTROL. THIS DRAWING IS INTENDED TO ASSIST THE DESIGNER IN PREPARATION OF A COMPLETE SITE SPECIFIC DESIGN, AND IT IS NOT TO REPLACE THE INDEPENDENT JUDGMENT AND ANALYSIS BY A QUALIFIED DESIGNER.
USDA IS AN EQUAL OPPORTUNITY PROVIDER AND EMPLOYER

10 C4.1 NRCS EROSION CONTROL FOR ELEVATED STRUCTURES DETAIL
N.T.S

RECORD DRAWINGS

DATE ENGINEER INITIAL

REV.	DATE	DESCRIPTION	APPROVED	DATE

TIESLAU CIVIL ENGINEERING, INC.
3080 NORTH LAKE BLVD
TAHOE CITY, CA 96145
P.O. BOX 412
TAHOE VISTA, CA 96148
ATCIVIL.COM
(530) 546-4805

REGISTERED PROFESSIONAL ENGINEER
STEVEN TIESLAU
No. 60323
CIVIL
STATE OF CALIFORNIA

CIVIL DETAILS

TAHOE XC LODGE

TAHOE CITY PLACER COUNTY CALIFORNIA

COMP: DESIGN:
DRWN: PRJ.ENG: AT

PROJECT #: 16.010
SCALE:
HORIZONTAL: N/A
VERTICAL:

DATE: 8-29-22

C4.1

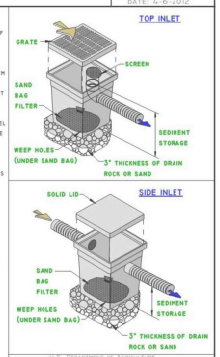
LAKE TAHOE STANDARD DRAWING	(RESIDENTIAL USE ONLY) BEST MANAGEMENT PRACTICE **SEDIMENT TRAP**	STANDARD DRAWING NO: BMP-030 DATE: 4-6-2012

GENERAL NOTES: SEDIMENT TRAPS HELP PROTECT INFILTRATION SYSTEMS FROM PREMATURE CLOGGING FROM DIRTY STORM WATER. **REFER TO THE BMP "SITE EVALUATION RECOMMENDED TREATMENT" FORM FOR SITE SPECIFIC SEDIMENT TRAP SIZE.** FOR SOME AVAILABLE PRODUCTS, SEE NRCS "SEDIMENT TRAP SIZING SHEET" BMP-010A. THE LIST IS THE RESULT OF A LIMITED SEARCH OF LOCAL AND INTERNET BASED SUPPLIERS. OTHER PRODUCTS ARE APPLICABLE.

INSTALLATION (REFER TO NRCS STANDARD DRAWING, BMP-007 FOR AN OVERVIEW OF INFILTRATION SYSTEMS.)

1. DETERMINE THE APPROPRIATE PLACEMENT OF THE SEDIMENT TRAP. IT MAY BE PLACED EITHER DIRECTLY IN THE INFILTRATION SYSTEM OR UPSTREAM OF IT. THE TRAP MUST BE LOCATED SUCH THAT WATER WILL FLOW INTO IT FROM THE IMPERVIOUS SURFACE AND LEAVE IT DOWNSTREAM TO THE INFILTRATION SYSTEM. ENSURE THAT THE DEPTHS REQUIRED FOR INSTALLATION ARE NOT IN CONFLICT WITH BEDROCK, UTILITIES, HIGH GROUNDWATER, ETC. CALL FOR APPROVAL IF DESIGN MODIFICATIONS ARE REQUIRED.
2. IF THE SEDIMENT TRAP IS UPSTREAM FROM THE INFILTRATION SYSTEM DIG A HOLE LARGE ENOUGH TO ALLOW 3" OF BACKFILL (GRAVEL OR SAND) ON EACH SIDE AND THE BOTTOM OF THE SEDIMENT TRAP (BOX). IF IT IS PLACED IN THE INFILTRATION SYSTEM CREATE THE NECESSARY SPACE.
3. CUT WEEP HOLES IN THE BOTTOM OF THE BOX OR SELECT A BOTTOMLESS BOX. MINIMALLY THIS SHOULD BE ABOUT 4 - ¾" HOLES. WHETHER A BOTTOMLESS BOX OR WEEP HOLES, THE AREA BELOW THE BOX NEEDS TO BE PROTECTED FROM SEDIMENT CLOGGING. THIS IS DONE BY COVERING THE WEEP HOLES OR BOTTOM OF BOTTOMLESS BOX COMPLETELY WITH A SAND BAG FILTER OR ALTERNATIVE METHOD (SEE NOTE 5.)
4. PLACE THE ASSEMBLED BOX TO THE PROPER GRADE AND CONNECT PPE(S) AS APPROPRIATE. THE INLET PIPE MUST SLOPE TOWARDS THE BOX AND THE OUTLET PIPE AWAY FROM THE BOX BOTH AT A MINIMUM OF ¼ INCH VERTICAL DROP PER 1 FOOT HORIZONTAL DISTANCE. INSURE A SNUG CONNECTION SO THAT STORM WATER IS NOT ABLE TO ESCAPE AROUND THE SIDES OF THE PIPE. ENSURE THAT NO FILTER FABRIC BLOCKS THE INLET OR OUTLET, HOWEVER, SOME SCREENING OF THE OUTLET PIPE WITH HARDWARE CLOTH, WIRE MESH, ETC. IS NECESSARY TO PREVENT FLOATABLE DEBRIS, SUCH AS PINE NEEDLES, FROM CLOGGING THE SYSTEM. SIMPLY SECURE THE SCREEN OVER THE OUTLET INSIDE THE BOX. A 90 DEGREE ELBOW MAY BE ADDED TO INCREASE SEDIMENT STORAGE FOR TOP INLET MODEL (SEE DRAWING).
5. COVER THE WEEP HOLES WITH A SAND BAG FILTER. THE SAND BAG FILTER MAY BE CONSTRUCTED FROM A 1 OR 5 GALLON PAINT STRAINER FILLED WITH CLEAN WASHED PLAY SAND. SIMILAR TO CONNECTING THE PIPES IN #4 ABOVE, STORM WATER MUST NOT BE ABLE TO ESCAPE AROUND THE SAND BAG FILTER AND OUT THE BOTTOM OF THE TRAP.
6. ALL INSTALLATIONS MUST BE APPROPRIATELY LOAD RATED AS NECESSITATED BY POTENTIAL VEHICLE TRAFFIC. ALTERNATIVELY, BLOCK ACCESS WITH PARKING BARRIERS PER BMP-026.
7. ADD EXTENSIONS AS NEEDED TO ADJUST LID TO FINISH GRADE. BACKFILL SYSTEM TO THE TOP OF THE BOX.

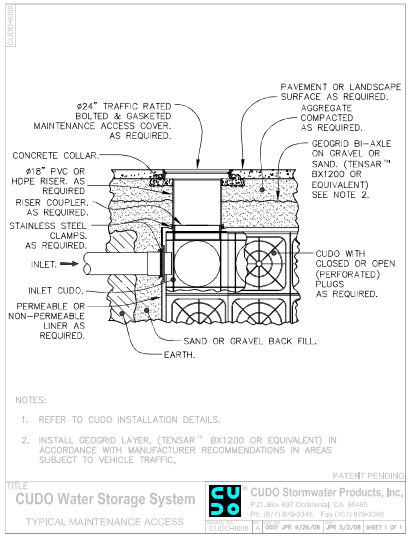
MAINTENANCE: INSPECT IN SPRING, FALL, AND AFTER HEAVY RAINS. REMOVE AND DISPOSE OF SEDIMENT AND DEBRIS PROPERLY. CHECK SAND BAG FILTER AND PIPES FOR CLOGGING AND RE-ESTABLISH DRAINAGE AS NEEDED. REMOVE AND REPLACE OR REJUVENATE SAND BAG FILTER WHEN DRAIN TIME OF FULL BOX AFTER STORM EXCEEDS 48 HOURS.



U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
TAHOE RESOURCE CONSERVATION DISTRICT AND NEVADA TAHOE CONSERVATION DISTRICT
DRAWN BY | APPROVED BY | DATE
CLD

THIS STANDARD DRAWING IS BASED ON A REFERENCE TO THE NRCS STANDARD PRACTICE 572-STORMWATER ROOFF CONTROL.
THIS DRAWING IS INTENDED TO ASSIST THE DESIGNER IN PREPARATION OF A COMPLETE SITE SPECIFIC DESIGN AND IT IS NOT TO REPLACE THE INDEPENDENT JUDGMENT AND ANALYSIS BY A QUALIFIED DESIGNER.
USDA IS AN EQUAL OPPORTUNITY PROVIDER AND EMPLOYER

1 C4.2 NRCS SEDIMENT TRAP DETAIL
N.T.S



NOTES:
1. REFER TO CUDO INSTALLATION DETAILS.
2. INSTALL GEOGRID LAYER, (TENSAR™ BX1200 OR EQUIVALENT) IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS IN AREAS SUBJECT TO VEHICLE TRAFFIC.

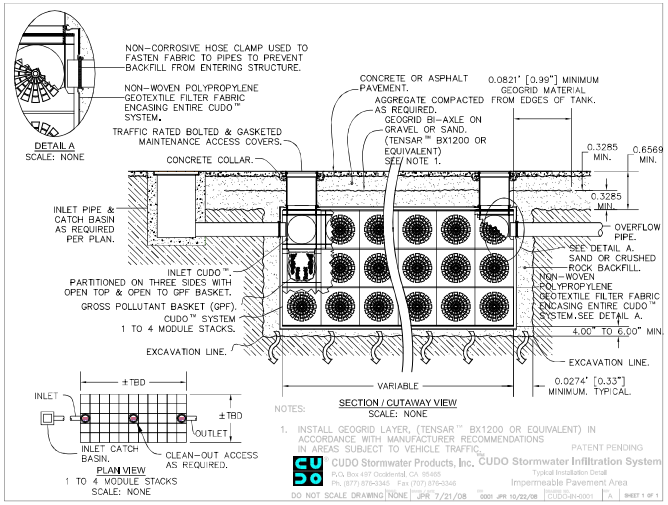
PATENT PENDING

TITLE: CUDO Water Storage System
TYPICAL MAINTENANCE ACCESS

CUDO Stormwater Products, Inc.
P.O. Box 497 Occidental, CA 95465
Ph. (877) 876-5345 Fax (707) 876-5345

CUDO-0008 | A | SSS JPR 9/26/08 | JPR 5/2/08 | SHEET 1 OF 1

3 C4.2 CUDO CUBE MANUFACTURER'S DETAILS
N.T.S

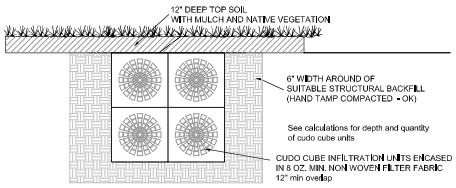


NOTES:
1. INSTALL GEOGRID LAYER, (TENSAR™ BX1200 OR EQUIVALENT) IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS IN AREAS SUBJECT TO VEHICLE TRAFFIC.

PATENT PENDING

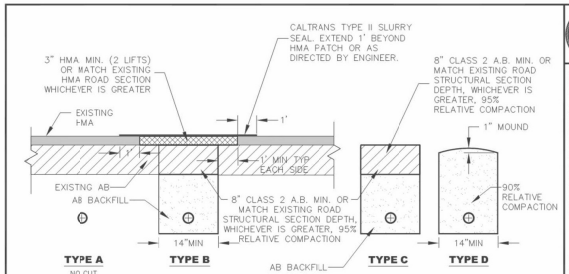
CUDO Stormwater Products, Inc. CUDO Stormwater Infiltration System
P.O. Box 497 Occidental, CA 95465
Ph. (877) 876-5345 Fax (707) 876-5345
Typical Installation Detail
Impermeable Pavement Area

DO NOT SCALE DRAWING | NONE | JPR 7/21/08 | 0001 JPR 10/22/08 | CUDO-IN-0001 | A | SHEET 1 OF 1



Kristar Enterprises, Inc currently supplies
Cudo Cube Unit in California 707-975-6909

5 C4.2 TYPICAL CUDO CUBE IN UNPAVED (NON-TRAFFIC) AREA
N.T.S



TYPE A: PAVEMENT SURFACES LESS THAN 5 YEARS OLD, SURFACE TREATMENTS LESS THAN 3 YEARS OLD, & MAJOR THOROUGHFARES WITH HIGH QUALITY RIDING SURFACES, BORING OR JACKING ONLY. NO PAVEMENT CUTTING PERMITTED.

TYPE B: PAVEMENT GREATER THAN 5 YEARS OLD

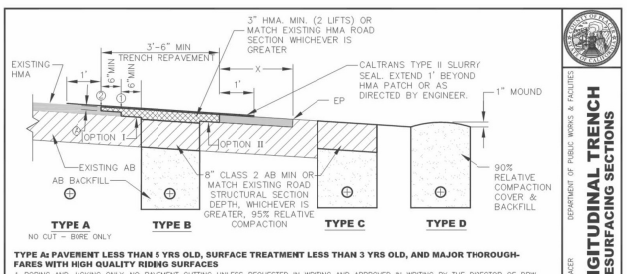
TYPE C: UNSURFACED ROAD SHOULDER OR OTHER AREAS SUBJECT TO TRAFFIC LOADS

TYPE D: OUTSIDE ROADWAY, NOT SUBJECT TO TRAFFIC LOADS

NOTES:
1. SEE PLATES 433, 434, 435 AND PLACER COUNTY GENERAL SPECIFICATIONS SECTION 19 FOR APPLICABLE TRENCH, BACKFILL, AND COMPACTION REQUIREMENTS.
2. WHERE OPEN-GRADE OR OTHER SPECIALIZED HMA/SURFACE TREATMENT IS PRESENT, RESTORATION REQUIREMENTS WILL BE DETERMINED BY ENGINEER.
3. WHERE GEOTEXTILE FABRIC IS PRESENT, RESTORATION REQUIREMENTS WILL BE DETERMINED BY ENGINEER.

COUNTY OF PLACER | DEPARTMENT OF PUBLIC WORKS & FACILITIES
TRANSVERSE TRENCH RESURFACING SECTIONS
DATE: APR. 2016
SCALE: NOT TO SCALE
PLATE 431

2 C4.2 PLACER COUNTY TRANSVERSE TRENCH DETAIL
N.T.S



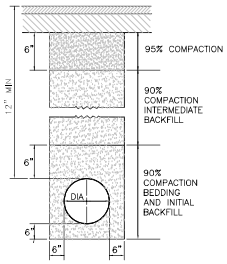
TYPE A: PAVEMENT LESS THAN 5 YRS OLD, SURFACE TREATMENT LESS THAN 3 YRS OLD, AND MAJOR THOROUGHFARES WITH HIGH QUALITY RIDING SURFACES
1. BORING AND JACKING ONLY–NO PAVEMENT CUTTING UNLESS REQUESTED IN WRITING AND APPROVED IN WRITING BY THE DIRECTOR OF DPW.
2. RESTORATION SHALL BE AS DIRECTED BY THE ENGINEER AND MAY INCLUDE:
   A. COMPLETE ROAD OVERLAY AFTER TRENCHING 0.2' FT. MIN. THICKNESS OR AS SPECIFIED ON THE PERMIT.
   B. COMPLETE ROAD RECONSTRUCTION TO MATCH EXISTING.
3. ANY OTHER RESTORATION MUST BE REQUESTED IN WRITING AND APPROVED IN WRITING BY THE DIRECTOR OF PUBLIC WORKS.

TYPE B: PAVEMENT OLDER THAN 5 YEARS; OR SURFACE TREATMENT OLDER THAN 3 YRS
1. THE ENGINEER SHALL DETERMINE WHICH OPTION (I OR II) APPLIES.
2. IF USING OPTION I: TRENCH RESTORATION TO INCLUDE PLACEMENT OF NEW HMA USING OFFSET JOINT WITH MIN. 6" + 6" LAP EACH SIDE. GRIND DEPTH (X) TO BE 0.2' AT DISCRETION OF COUNTY WHERE EXISTING AC SECTION IS LESS THAN 3". NEW HMA SHALL BE PLACED IN TWO LIFTS. THE FIRST LIFT SHALL BE TO TOP OF OFFSET JOINT AT SAWCUT LINE (1) SECOND LIFT SHALL BE FULL WIDTH OF NEW AC TO GRIND LINE (2). COUNTY MAY REQUIRE PLACEMENT OF GEOTEXTILE FABRIC BETWEEN TWO AC LIFTS WHERE EXTENSIVE SURFACE CRACKS ARE PRESENT OR IF POOR SOIL CONDITIONS EXIST.
3. IF X<3 FT. FOR ALL TRENCHES REPAVE TO E.P.
4. SLURRY SEAL OR OTHER ASPHALT MATERIAL AS DIRECTED BY THE ENGINEER, MINIMUM OF 2 FT. EITHER SIDE OF TRENCH LIMITS, IF X< 5 FT. SEAL TO E.P. A MINIMUM OF ONE FOOT BEYOND THE SAWCUT/GRIND LIMITS AND/OR LIMITS OF DISTURBANCE.
5. DAMAGE TO THE STRUCTURAL SECTION OR THE PAVEMENT SURFACE RESULTING FROM WORK UNDER THIS PERMIT SHALL BE RESTORED BY THE PERMITTEE TO EQUAL OR BETTER CONDITIONS AS DIRECTED BY THE COUNTY. EXTENSIVE DAMAGE MAY REQUIRE RESTORATION VIA CREATION OF A NEW STRUCTURAL SECTION.
6. IF OPEN GRAD OR OTHER SPECIALIZED HMA/SURFACE TREATMENT IS PRESENT, RESTORATION REQUIREMENTS WILL BE DETERMINED BY ENGINEER.
7. PAVEMENT REPAIR JOINTS SHALL BE LOCATED OUTSIDE OF VEHICLE WHEEL PATH.
8. WHERE GEOTEXTILE FABRIC IS PRESENT, RESTORATION REQUIREMENTS WILL BE DETERMINED BY ENGINEER.
9. SEE PLATES 433–435 AND PLACER COUNTY GENERAL SPECS SECTION 19 FOR TRENCH, BACKFILL, AND COMPACTION REQUIREMENTS.

TYPE C: UNSURFACED ROAD SHOULDER OR OTHER AREAS SUBJECT TO TRAFFIC LOADS
TYPE D: OUTSIDE ROADWAY PRISM, NOT SUBJECT TO TRAFFIC

COUNTY OF PLACER | DEPARTMENT OF PUBLIC WORKS & FACILITIES
LONGITUDINAL TRENCH RESURFACING SECTIONS
DATE: APR. 2016
SCALE: NOT TO SCALE
PLATE 432

4 C4.2 PLACER COUNTY LONGITUDINAL TRENCH DETAIL
N.T.S



6 C4.2 TYPICAL STORM DRAIN PIPE
N.T.S

RECORD DRAWINGS

DATE | ENGINEER INITIAL

REV	DATE	DESCRIPTION	APPROVED	DATE

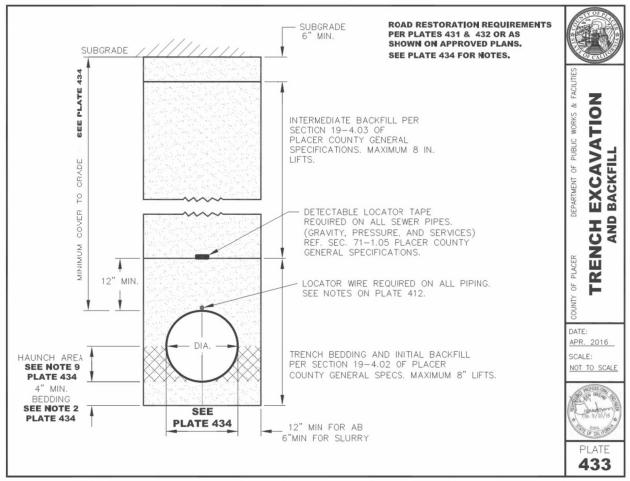
TIESLAU CIVIL ENGINEERING, INC.
3080 NORTH LAKE BLVD
TAHOE CITY, CA 96145
P.O. BOX 412
TAHOE VISTA, CA 96148
ATCIVIL.COM
(530) 546-4805

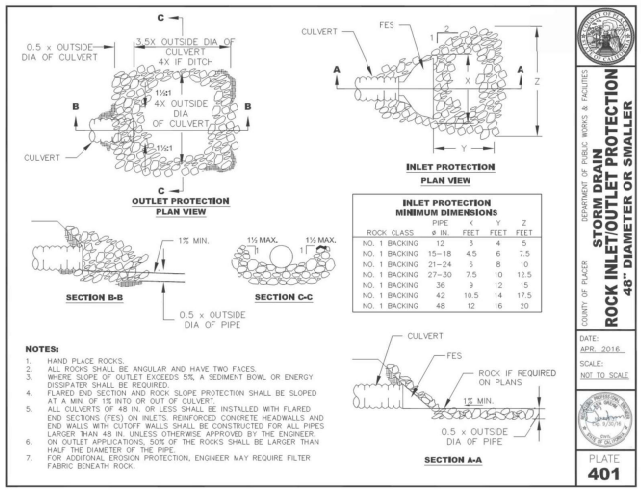
REGISTERED PROFESSIONAL ENGINEER ADRIAN TIESLAU No. 60323 CIVIL STATE OF CALIFORNIA

CIVIL DETAILS
TAHOE XC LODGE/CEDARS
TAHOE CITY | PLACER COUNTY | CALIFORNIA

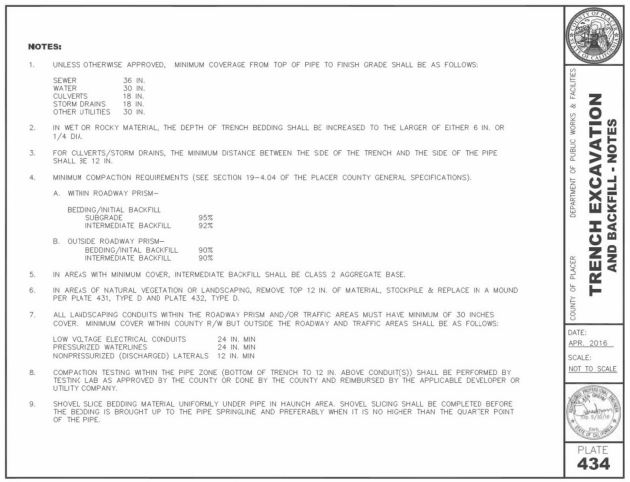
COMP: | DESIGN:
DRWN: | PRJ.ENG: AT
PROJECT #: 16.010
SCALE: HORIZONTAL: N/A VERTICAL:
DATE: 8-29-22

C4.2

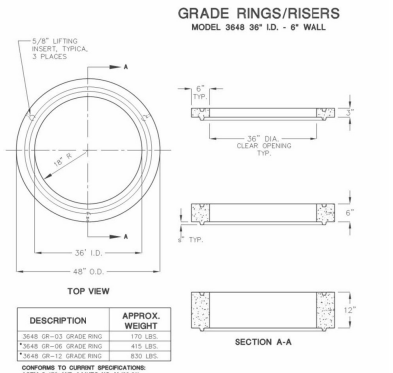




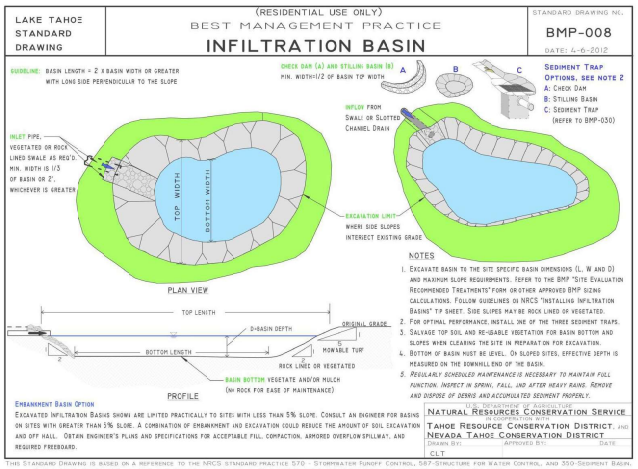
2 C4.3 ROCK ENERGY DISSIPATOR
N.T.S



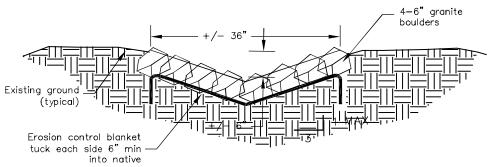
1 C4.3 PLACER COUNTY TRENCH EXCAVATION AND BACKFILL DETAILS
N.T.S



4 C4.3 36" DIA FRAME AND GRATE
N.T.S



5 C4.3 STORMWATER DETENTION BASIN
N.T.S



3 C4.3 ROCK LINED SWALE
N.T.S

RECORD DRAWINGS

DATE ENGINEER INITIAL

REV.	DATE	DESCRIPTION	APPROVED	DATE

TIESLAU CIVIL ENGINEERING, INC.
3080 NORTH LAKE BLVD
TAHOE CITY, CA 96145
P.O. BOX 412
TAHOE VISTA, CA 96148
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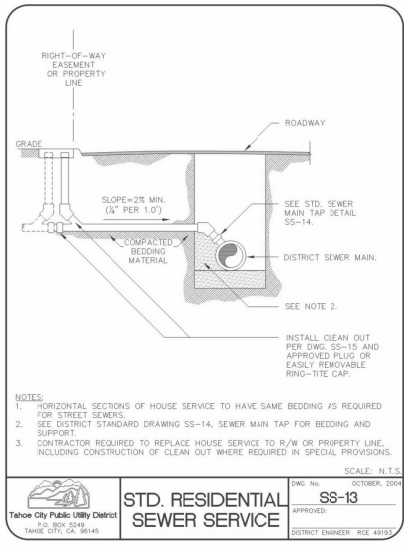
(530) 546-4805

REGISTERED PROFESSIONAL ENGINEER JOSHUA TIESLAU No. 60323 CIVIL STATE OF CALIFORNIA

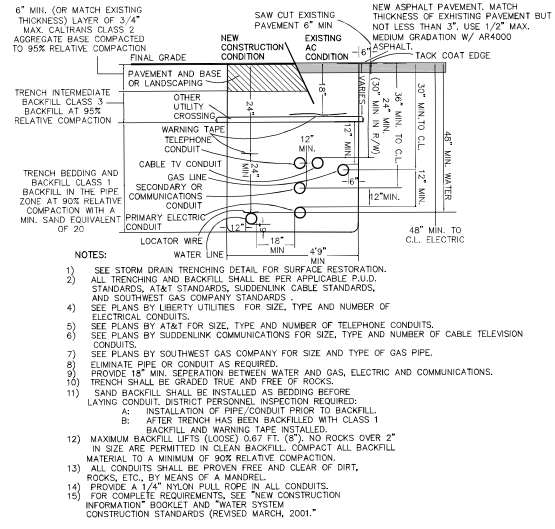
CIVIL DETAILS
TAHOE XC LODGE
TAHOE CITY PLACER COUNTY CALIFORNIA

COMP: DESIGN:
DRWN: PRJ.ENG: AT
PROJECT #: 16,010
SCALE: HORIZONTAL: N/A VERTICAL:
DATE: 8-29-22

C4.3

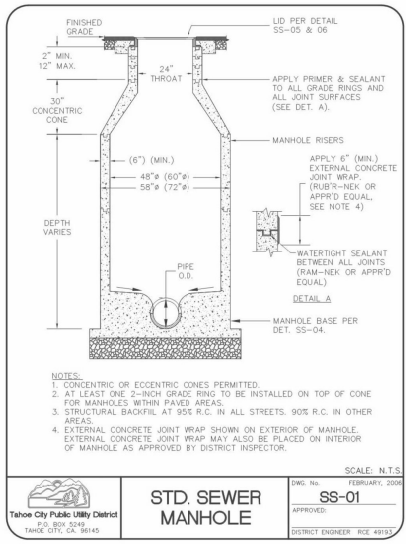


1 C5.0 STANDARD HOUSE SERVICE SEWER CONNECTION (TCPUD SS-13)
N.T.S

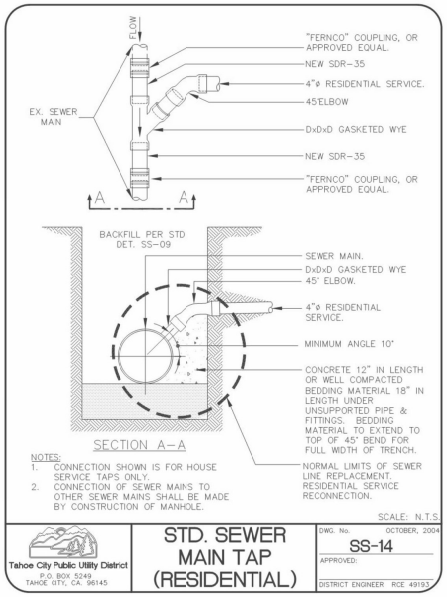


3 C5.0 TYPICAL JOINT TRENCH
N.T.S

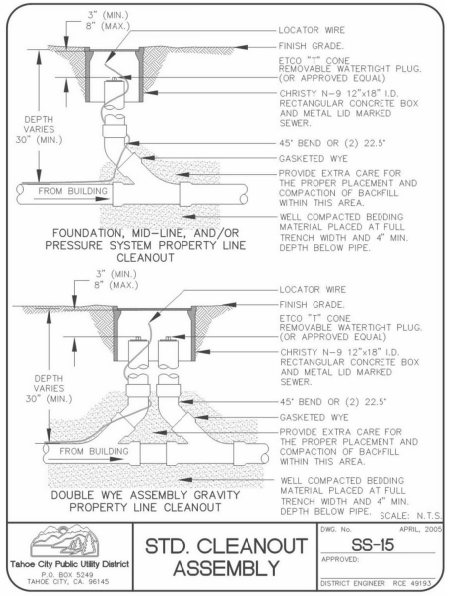
5 C5.0 STANDARD SEWER PIPE BEDDING AND INITIAL BACKFILL (TCPUD SS-09)
N.T.S



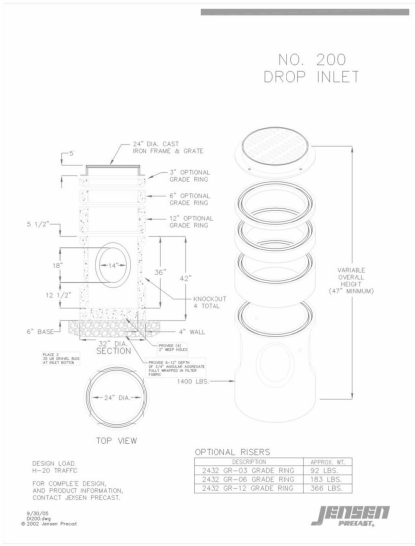
6 C5.0 STANDARD SEWER MANHOLE (TCPUD SS-01)
N.T.S



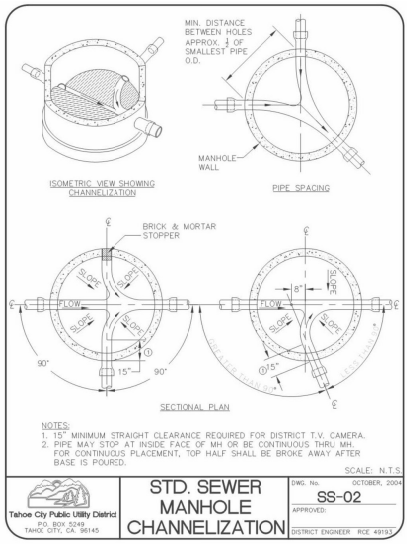
2 C5.0 STANDARD HOUSE SERVICE SEWER MAIN TAP (TCPUD SS-14)
N.T.S



4 C5.0 STANDARD SEWER CLEANOUT ASSEMBLY (TCPUD SS-15)
N.T.S



7 C5.0 JENSEN #200 DRAINAGE INLET
N.T.S



8 C5.0 STANDARD SEWER MANHOLE CHANNELIZATION (TCPUD SS-02)
N.T.S

RECORD DRAWINGS

DATE ENGINEER INITIAL

REV.	DATE	DESCRIPTION	APPROVED	DATE

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3083 NORTH LAKE BLVD
TAHOE CITY, CA 96145
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TAHOE VISTA, CA 96148
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(530) 546-4805

REGISTERED PROFESSIONAL ENGINEER
ADRIAN TIESLAU
No. 60323
CIVIL
STATE OF CALIFORNIA

CIVIL UTILITY DETAILS
TAHOE XC LODGE
TAHOE CITY PLACER COUNTY CALIFORNIA

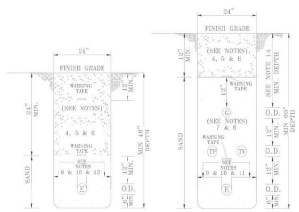
COMP: DESIGN:
DRWN: PRJ.ENG: AT

PROJECT #: 16,010
SCALE:
HORIZONTAL: N/A
VERTICAL:

DATE: 8-29-22

C5.0

TYPICAL SERVICE TRENCH DETAILS



TYPICAL SECONDARY/SERVICE TRENCH ELECTRIC ONLY

TYPICAL SERVICE TRENCH JOINT TRENCH APPLICATION

ENGINEERING NOTES:

A. If utilities on this sheet are not in a joint trench as shown, raise trench depths and comply with minimum depths and clearances referenced in Typical Trench Details 1-19.

B. All trenches must be approved by LE prior to any construction.

C. In some cases, Gas Services may be run with electric primary. A special line type shall be used on the design drawings as well as on the distribution map indicating that electric primary is below the gas service line.

UTILITY DESINGNATION AND LEGEND

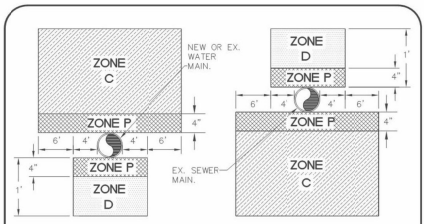
- (TP) TELEPHONE
- (W) WATER
- (TV) CABLE TV
- (E) ELECTRIC
- (G) GAS

(O.E.) OUTSIDE DIAMETER

Liberty Energy	ENGINEERING & CONSTRUCTION STANDARD	SHEET 33 OF 38
	TYPICAL TRENCH DETAILS	VOLUME 17
DRAWN: BSP / DESIGN: MB / SUPR: DA / DATE: 3/06 / REV: 03		DRAWING NUMBER TE00031

NOTE: WATER LOCATION IS SUBJECT TO TCPUD SEPARATION CRITERIA

1 C5.1 LIBERTY UTILITIES TYPICAL TRENCH DETAIL
N.T.S



PERPENDICULAR CONSTRUCTION CROSSING

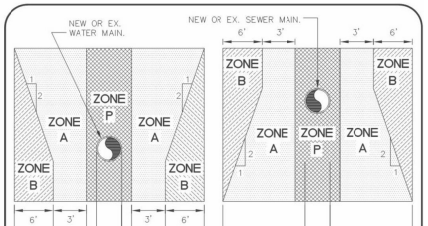
ZONE	NEW SEWER	NEW WATER
C/D	1. D.I.P. W/ MECHANICAL COMPRESSION JOINTS. 2. PVC, CLASS 200, CONTINUOUS SECTION CENTERED OVER PIPE CROSSING.	1. CONCRETE ENCASEMENT OF SEWER PER SS-08. 2. D.I.P. CLASS 200 WATER MAIN WITH HOT DIP BITUMINOUS COATING. 3. PVC, CLASS 200 WITH RUBBER RING JOINTS.
P	PROHIBITED ZONE PER SECTION 64630 (E)(2), CALIFORNIA ADMINISTRATIVE CODE, TITLE 22.	

NOTES:
1. SEWER MAINS WHICH MUST CROSS A PRESSURE WATER MAIN WITHIN ZONES C OR D, OR A HOUSE LATERAL WHICH MUST CROSS IN ZONE C, SPECIAL CONSTRUCTION WILL BE REQUIRED AS SHOWN ABOVE.
2. FORCE SEWER MAINS ARE NOT PERMITTED IN ZONE C, AND IN ZONE D ONLY WITH APPROVAL OF THE DISTRICT ENGINEER.
3. SEPARATION REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST UPDATE FROM THE STATE OF CALIFORNIA, DEPT. OF HEALTH SERVICES.

SCALE: N.T.S

Tahoe City Public Utility District, P.O. BOX 5249, TAHOE CITY, CA. 96145	STD. VERTICAL PIPELINE SEPARATION	DWG. No. SS-11 JANUARY, 2013
		APPROVED: DISTRICT ENGINEER RCE 49193

2 C5.1 TCPUD TYPICAL VERTICAL SEPARATION DETAIL
N.T.S



PARALLEL CONSTRUCTION

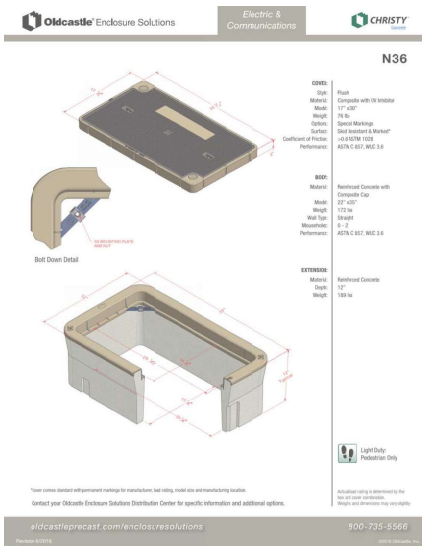
ZONE	NEW SEWER	NEW WATER
B	PVC, SDR-35	DUCTILE IRON PIPE CL. 200 WITH HOT BITUMINOUS COATING.
A	NO CONSTRUCTION WITHOUT APPROVAL OF DISTRICT ENGINEER AND DEPARTMENT OF PUBLIC HEALTH.	
P	PROHIBITED ZONE PER SECTION 64630 (E)(2), CALIFORNIA ADMINISTRATIVE CODE, TITLE 22.	

NOTES:
1. SEWER MAIN WHICH MUST BE LOCATED WITHIN ANY OF THE ZONES DEPICTED IN THE DIAGRAMS ABOVE WILL REQUIRE SPECIAL CONSTRUCTION AS SHOWN.
2. FORCE SEWER MAINS ARE NOT PERMITTED IN ZONES A OR B
3. HORIZONTAL DISTANCE BETWEEN WATER MAIN AND SEWER MAIN SHALL BE A MINIMUM CLEAR DISTANCE OF 10 FEET.
4. SEPARATION REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST UPDATE FROM THE STATE OF CALIFORNIA, DEPT OF HEALTH SERVICES.

SCALE: N.T.S

Tahoe City Public Utility District, P.O. BOX 5249, TAHOE CITY, CA. 96145	STD. HORIZONTAL PIPELINE SEPARATION	DWG. No. SS-12 OCTOBER, 2004
		APPROVED: DISTRICT ENGINEER RCE 49193

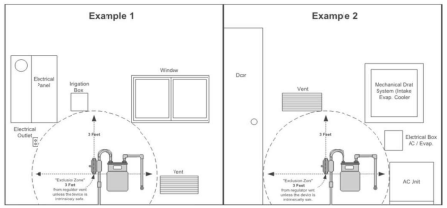
3 C5.1 TCPUD TYPICAL HORIZONTAL SEPARATION
N.T.S



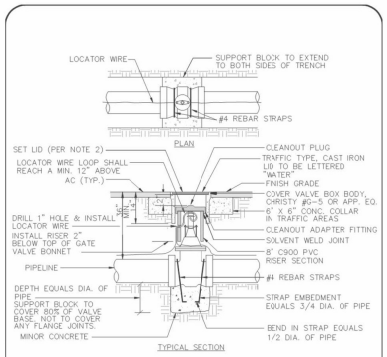
4 C5.1 N36 PULL BOX DETAIL
N.T.S

SOUTHWEST GAS CORPORATION

GUIDELINES FOR METER SET ASSEMBLIES - RESIDENTIAL



8 C5.1 SOUTHWEST GAS RESIDENTIAL GAS METER DETAIL
N.T.S



NOTES:
1. SUPPORT BLOCK TO BE POURED AGAINST UNDISTURBED SOIL. VALVE EXTENSION REQ'D FOR VALVE STEMS LOWER THAN 18" BELOW GRADE.
2. PAVED AREAS: 1/2" BELOW GRADE
   SHOULDER AREAS: 4" BELOW GRADE
   OTHER AREAS: 1" BELOW GRADE
3. VALVE TYPE AS SHOWN ON PLANS

SCALE: N.T.S

Tahoe City Public Utility District, P.O. BOX 5249, TAHOE CITY, CA. 96145	STD. VALVE AND VALVE BOX INSTALLATION	DWG. No. W-03 OCTOBER, 2004
		APPROVED: DISTRICT ENGINEER RCE 49193

6 C5.1 GATE VALVE DETAIL
N.T.S

SOUTHWEST GAS CORPORATION

TRENCH SPECIFICATIONS

If the gas line is to be alone in the trench, the MINIMUM dimensions should be:

Service Line (on property): 32" deep x 12" wide
Main Line (off site): 44" deep x 12" wide

In cases where the builder would like to put other utilities in the same trench with gas, the trench MUST be provided, with the gas line installed last. MINIMUM dimensions should be:

Service Line (on property): 43" deep x 12" wide
Main Line (off site): 56" deep x 12" wide

GUIDELINES FOR JOINT TRENCH

1. All depths are from FINISHED or FINAL grade.
2. Trenching should be done parallel or at the right angle to property lines for right-of-way whenever possible.
3. Spoil should be a minimum of two feet from the trench.
4. Gas lines and sewer lines CANNOT share a trench.
5. A MINIMUM clearance of 12" is required between all utilities. Clearance may be horizontal or vertical.
6. Gas MUST be the last utility in the trench.
7. Some water companies will not allow their facilities to share a trench with gas. Contact your water company to confirm their policy.
8. Southwest Gas provides 6" of bedding and shading material.
9. The excavator is responsible for backfill, compaction, pavement or concrete cuts and repairs, permits, and BLUE STAKE unless otherwise agreed upon.

Attachment #2

7 C5.1 SOUTHWEST GAS TRENCH DETAIL AND SPECS
N.T.S

RECORD DRAWINGS

DATE ENGINEER INITIAL

REV.	DATE	DESCRIPTION	APPROVED	DATE

TIESLAU CIVIL ENGINEERING, INC.
3080 NORTH LAKE BLVD
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(530) 546-4805

REGISTERED PROFESSIONAL ENGINEER ADRIAN TIESLAU No. 60323 CIVIL STATE OF CALIFORNIA

CIVIL UTILITY DETAILS

TAHOE XC LODGE

TAHOE CITY PLACER COUNTY CALIFORNIA

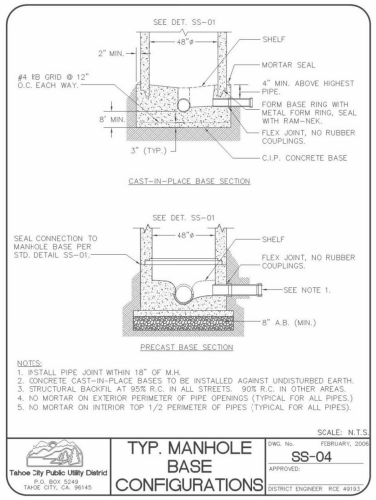
COMP: DESIGN:
DRWN: PRJ.ENG: AT

PROJECT #: 16.010

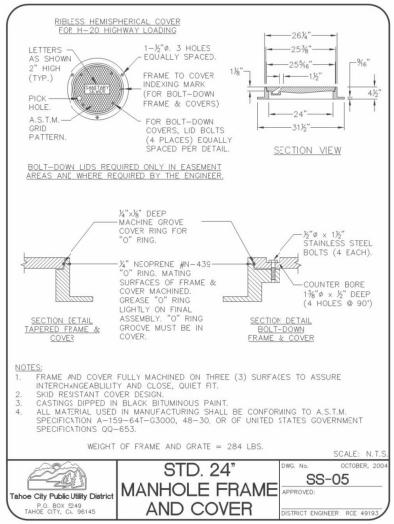
SCALE:
HORIZONTAL: N/A
VERTICAL:

DATE: 8-29-22

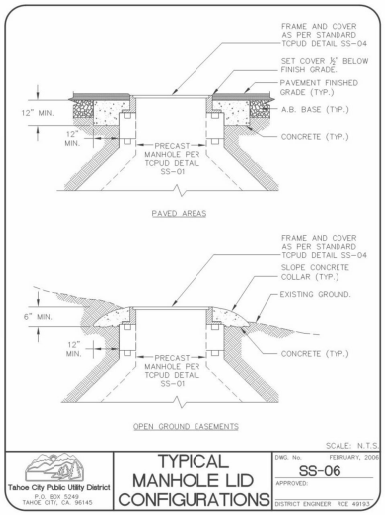
C5.1



1 C5.2 TYPICAL MANHOLE BASE CONFIGURATIONS (TCPUD SS-04)
N.T.S



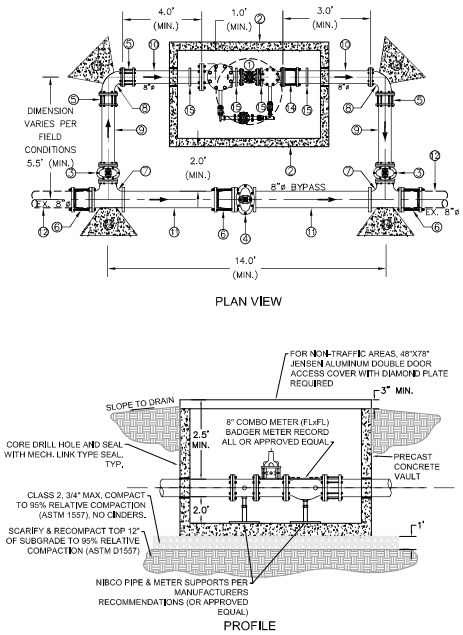
2 C5.2 STANDARD 24" MANHOLE FRAME AND COVER (TCPUD SS-05)
N.T.S



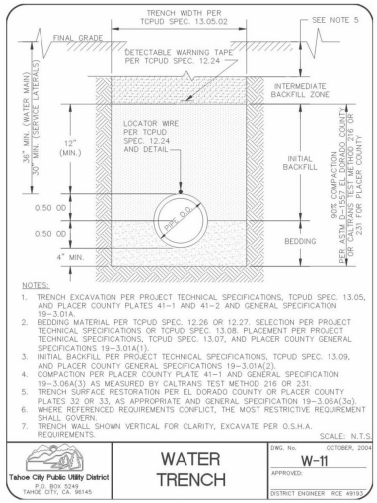
3 C5.2 TYPICAL MANHOLE LID CONFIGURATIONS (TCPUD SS-06)
N.T.S

KEYNOTES

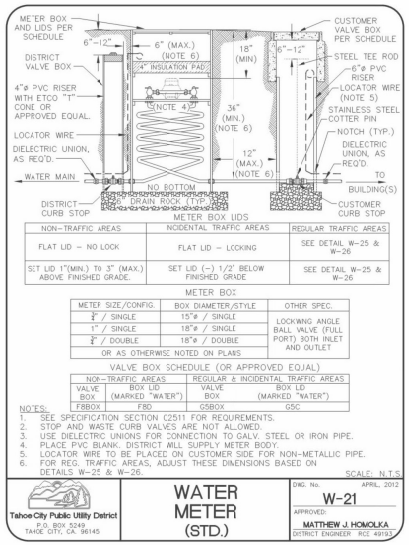
1. 8" MODEL FSAA-01 FM APPROVED-175 PSI FLANGED UL LISTED FIRE SERIES METER ASSEMBLY WITH STRAINER, TURBINE METER, CHECK VALVE AND DISC BY-PASS METER.
2. JENSEN PRECAST 4878 WITH RING AND COVER OR APPROVED EQUAL. PLACE ON 1 FT. (MIN.) DRAIN ROCK ON SUBGRADE PREPARED TO 95% RELATIVE COMPACTION (ASTM D1557)
3. 8" GATE VALVE (FL) PER DETAIL W-03.
4. 8" GATE VALVE (FLxMJ) WITH 6"ø C900, DR14 PVC RISER & MONITOR-WELL LOCKING PLUG PER DETAIL W-03.
5. 8" RESTRAINED FLANGE COUPLING ADAPTER (RFCA) OR MECHANICAL JOINT RESTRAINT GLAND.
6. 8" ROMAC "FCA501" FLANGED COUPLING ADAPTER APPROPRIATE FOR PIPE MATERIAL (OR APPROVED EQUAL).
7. 8"x8"x8" TEE (FLxFLxMJ)
8. 8" - 90° ELBOW (FLxFL)
9. 8"ø DUCTILE IRON PIPE (FLANGED OR FLxOPEN END - LENGTH TO BE DETERMINED IN THE FIELD).
10. 8"ø DUCTILE IRON PIPE (FLANGED BY OPEN END).
11. 8" BYPASS. (PVC or DIP)
12. EXISTING 8" WATER SERVICE.
13. THRUST BLOCK PER DETAIL W-08
14. 8" ROMAC "FCA501" FLANGED COUPLING ADAPTER APPROPRIATE FOR PIPE MATERIAL (OR APPROVED EQUAL).
15. NIBCO PIPE AND METER SUPPORTS PER MANUFACTURERS RECOMMENDATIONS (OR APPROVED EQUAL).



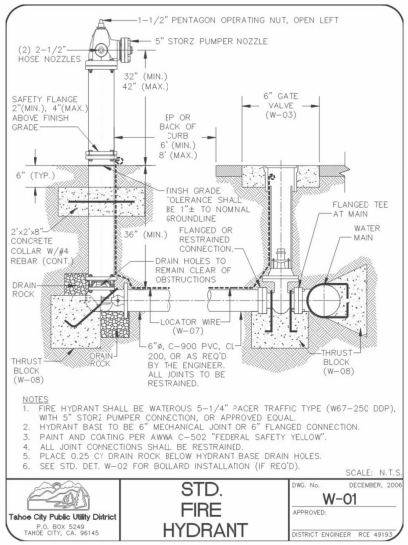
8 C5.2 COMBINATION WATER METER PLAN & PROFILE
N.T.S



5 C5.2 WATER TRENCH (TCPUD W-11)
N.T.S



6 C5.2 STANDARD WATER METER (TCPUD W-21)
N.T.S



7 C5.2 FIRE HYDRANT
N.T.S

RECORD DRAWINGS

DATE ENGINEER INITIAL

REV.	DATE	DESCRIPTION	APPROVED	DATE

TIESLAU CIVIL ENGINEERING, INC.
3080 NORTH LAKE BLVD
TAHOE CITY, CA 96145
P.O. BOX 412
TAHOE VISTA, CA 95148
ATCIVIL.COM
(530) 546-4805

REGISTERED PROFESSIONAL ENGINEER
JORDAN TIESLAU
No. 60323
CIVIL
STATE OF CALIFORNIA

CIVIL UTILITY DETAILS

TAHOE XC LODGE

TAHOE CITY PLACER COUNTY CALIFORNIA

COMP: DESIGN:
DRWN: PRJ.ENG: AT

PROJECT #: 16,010
SCALE:
HORIZONTAL: N/A
VERTICAL:

DATE: 8-29-22

C5.2