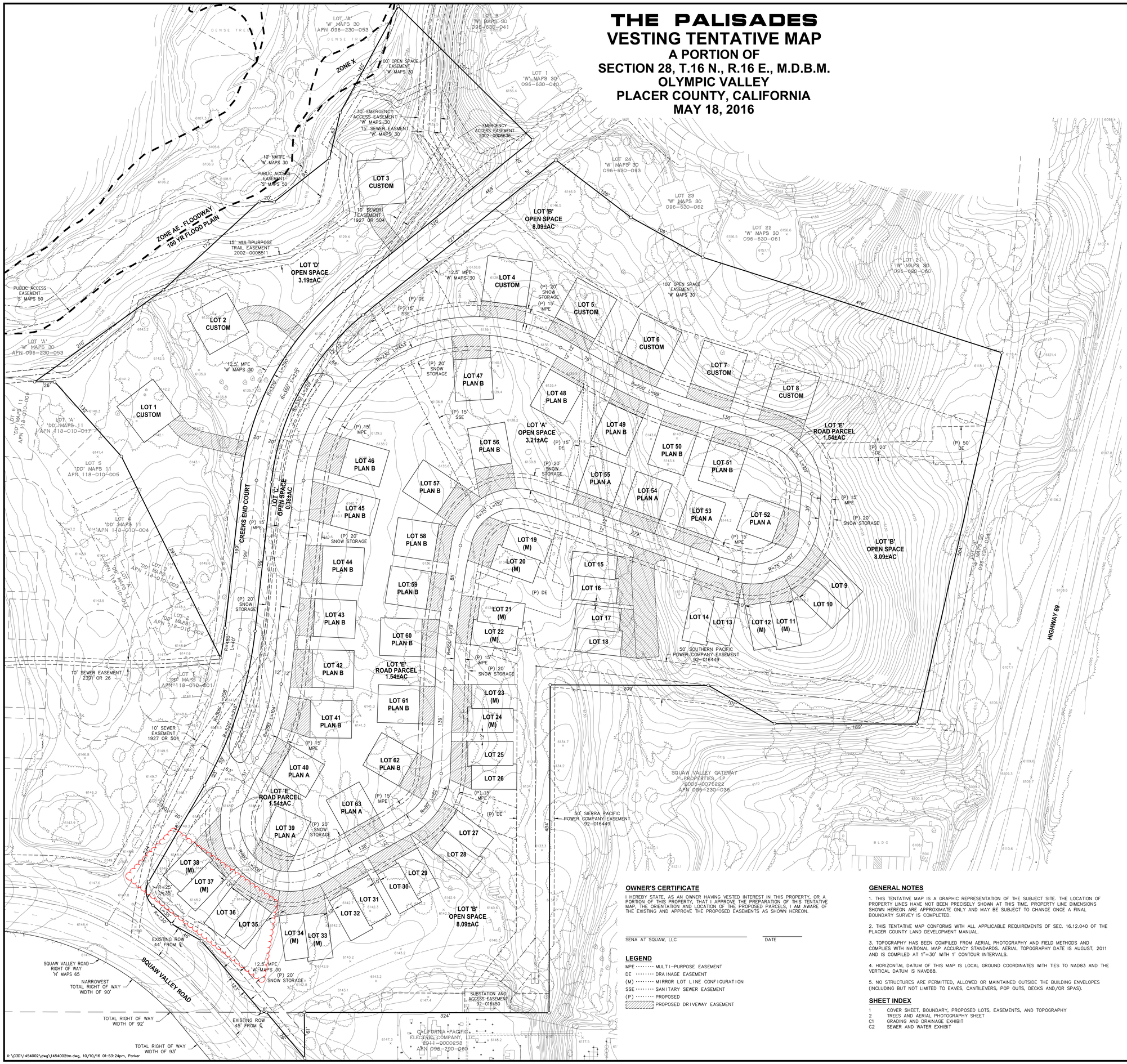
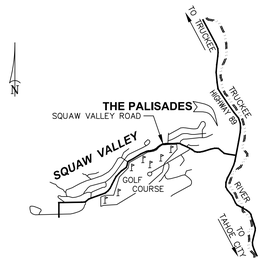
THE PALISADES
VESTING TENTATIVE MAP
A PORTION OF
SECTION 28, T.16 N., R.16 E., M.D.B.M.
OLYMPIC VALLEY
PLACER COUNTY, CALIFORNIA
MAY 18, 2016





VICINITY MAP
(NOT TO SCALE)

TENTATIVE MAP STATEMENT

I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE COMPANY TITLE NO. FSSE-1031400451-JV DATED APRIL 3, 2015. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

DENNIS G. MEYER, LS 4751 — 05/18/2016 DATE

PROFESSIONAL LAND SURVEYOR — DENNIS GEOFFREY MEYER — LS 4751 — EXPIRES SEPT 30, 2017 — STATE OF CALIFORNIA

LOT LEGEND - 63 TOTAL UNITS

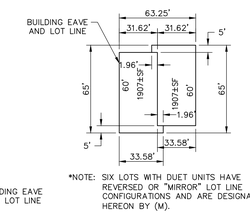
PLAN A – 7 UNITS: 50' × 55', 2,500±SF, 4 BEDROOMS

PLAN B – 18 UNITS: 50' × 55', 2,750±SF, 4 BEDROOMS

CUSTOM – 8 UNITS: 60' × 60', 3,600±SF, 5 BEDROOMS

DUET – 30 UNITS: 60' × 33.58', 1907±SF, 3 BEDROOMS — BUILDING EAVE AND LOT LINE

LOTS 9 THRU 38 LOT LINE CONFIGURATION*



*NOTE: SIX LOTS WITH DUET UNITS HAVE REVERSED OR "MIRROR" LOT LINE CONFIGURATIONS AND ARE DESIGNATED HEREON BY (M).

OWNER

SENA AT SQUAW LLC, ET AL
5440 LOUIE LANE, SUITE 106
RENO, NV 96146

SURVEYOR

ANDREGG GEOMATICS
12313 SOARING WAY #1D
TRUCKEE, CA 96161
(800) 400-7072
ATTN: DENNIS MEYER
DMEYER@ANDREGG.COM

ENGINEER

AUERBACH ENGINEERING CORP
645 WEST LAKE BLVD
PO BOX 5399
TAHOE CITY, CA 96145
(530) 581-1116
ATTN: WALTER AUERBACH
WAUERBACH@AUERBACHENGINEERING.COM

APPLICANT

THE PALISADES DEVELOPMENT, LLC
PO BOX 6438
TAHOE CITY, CA 96145
(530) 386-0932
ATTN: VINCENT SOSNKOWSKI
VINCE@PALISADESATSQUAW.COM

PLANNED UNIT DEVELOPMENT CALCULATION

GROSS AREA HIGH DENSITY RESIDENTIAL	19.92±AC	
ROAD (20%)	3.98±AC	
ELECTRICAL EASEMENT	1.13±AC	
NET HIGH DENSITY RESIDENTIAL	14.81±AC	
HDR 20 BEDROOMS/ACRE =	296 BEDROOMS ALLOWED	
35% DENSITY BONUS =	103 BEDROOMS	
TOTAL BEDROOMS ALLOWED =	399 BEDROOMS	
TOTAL BEDROOMS PROPOSED =	230 BEDROOMS	
REQUIRED OPEN SPACE (12.5% OF 19.92±AC):	2.49±AC	12.5%
PROPOSED OPEN SPACE:	14.87±AC	74.7%

PROPOSED USES

TOTAL AREA OF HIGH DENSITY RESIDENTIAL:	19.92±AC	100%
LOTS:	3.51±AC	17.6%
RIGHT OF WAY:	1.54±AC	7.7%
OPEN SPACE:	14.87±AC	74.7%

AREA
19.92±AC

ZONING
HDR 20 – HIGH DENSITY RESIDENTIAL – 20 BEDROOMS/ACRE

PRESENT USE
VACANT

PROPOSED USE
RESIDENTIAL PLANNED UNIT DEVELOPMENT

PUBLIC SERVICES AND UTILITIES

PUBLIC UTILITIES	
WATER:	SQUAW VALLEY PUBLIC SERVICE DISTRICT
WASTEWATER:	SQUAW VALLEY PUBLIC SERVICE DISTRICT/ TAHOE TRUCKEE SANITATION DISTRICT
DRAINAGE:	PLACER COUNTY
PUBLIC SERVICES	
PUBLIC SCHOOLS (K–12):	TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT
LAW ENFORCEMENT:	PLACER COUNTY SHERIFF'S DEPARTMENT (PCSD)
FIRE PROTECTION:	SQUAW VALLEY FIRE DEPARTMENT
SOLID WASTE COLLECTION:	TAHOE TRUCKEE SIERRA DISPOSAL COMPANY
LIBRARIES:	PLACER COUNTY
COUNTY SERVICES:	PLACER COUNTY
DRY UTILITIES	
PROPANE:	AMERIGAS
ELECTRICAL SERVICE:	LIBERTY ENERGY
TELEPHONE:	AT&T
TELEVISION & BROADBAND:	SUDDENLINK, DIRECT TV

SCALE: 1"=40'
0 10 20 40 80 120

OWNER'S CERTIFICATE

I HEREBY STATE, AS AN OWNER HAVING VESTED INTEREST IN THIS PROPERTY, OR A PORTION OF THIS PROPERTY, THAT I APPROVE THE PREPARATION OF THIS TENTATIVE MAP, THE ORIENTATION AND LOCATION OF THE PROPOSED PARCELS, I AM AWARE OF THE EXISTING AND APPROVE THE PROPOSED EASEMENTS AS SHOWN HEREON.

SENA AT SQUAW, LLC — DATE

LEGEND

MPE ····· MULTI–PURPOSE EASEMENT
DE ····· DRAINAGE EASEMENT
(M) ····· MIRROR LOT LINE CONFIGURATION
SSE ····· SANITARY SEWER EASEMENT
(P) ····· PROPOSED
PROPOSED DRIVEWAY EASEMENT

GENERAL NOTES

1. THIS TENTATIVE MAP IS A GRAPHIC REPRESENTATION OF THE SUBJECT SITE. THE LOCATION OF PROPERTY LINES HAVE NOT BEEN PRECISELY SHOWN AT THIS TIME. PROPERTY LINE DIMENSIONS SHOWN HEREON ARE APPROXIMATE ONLY AND MAY BE SUBJECT TO CHANGE ONCE A FINAL BOUNDARY SURVEY IS COMPLETED.

2. THIS TENTATIVE MAP CONFORMS WITH ALL APPLICABLE REQUIREMENTS OF SEC. 16.12.040 OF THE PLACER COUNTY LAND DEVELOPMENT MANUAL.

3. TOPOGRAPHY HAS BEEN COMPILED FROM AERIAL PHOTOGRAPHY AND FIELD METHODS AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS. AERIAL TOPOGRAPHY DATE IS AUGUST, 2011 AND IS COMPILED AT 1"=30' WITH 1' CONTOUR INTERVALS.

4. HORIZONTAL DATUM OF THIS MAP IS LOCAL GROUND COORDINATES WITH TIES TO NAD83 AND THE VERTICAL DATUM IS NAVD88.

5. NO STRUCTURES ARE PERMITTED, ALLOWED OR MAINTAINED OUTSIDE THE BUILDING ENVELOPES (INCLUDING BUT NOT LIMITED TO EAVES, CANTILEVERS, POP OUTS, DECKS AND/OR SPAS).

SHEET INDEX

1 COVER SHEET, BOUNDARY, PROPOSED LOTS, EASEMENTS, AND TOPOGRAPHY
2 TREES AND AERIAL PHOTOGRAPHY SHEET
C1 GRADING AND DRAINAGE EXHIBIT
C2 SEWER AND WATER EXHIBIT

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VESTING TENTATIVE MAP
THE PALISADES
COVER SHEET

SCALE 1"=40'

ANDREGG GEOMATICS

MAY 31, 2016

SHEET 1

TREE TABLE (EAST OF CREEKS END COURT)

TAG#	TREE SIZE/TYPE	TAG#	TREE SIZE/TYPE	TAG#	TREE SIZE/TYPE	TAG#	TREE SIZE/TYPE	TAG#	TREE SIZE/TYPE	TAG#	TREE SIZE/TYPE
#001	16"PINE	#172	16"FIR	#344	2-18"FIR	#519	20"PINE	#692	14"PINE	#913	26"PINE
#002	12"PINE	#173	10"PINE	#345	16"FIR	#520	12"FIR	#743	20"PINE	#914	12"FIR
#003	14"PINE	#174	10"FIR	#346	22"FIR	#521	10"PINE	#744	16"PINE	#915	10"PINE
#004	12"PINE	#175	16"FIR	#347	12"PINE	#522	10"PINE	#745	20"PINE	#916	12"PINE
#005	14"PINE	#176	12"FIR	#348	2-12"PINE	#523	16"PINE	#746	18"PINE	#917	12"PINE
#006	12"PINE	#177	14"FIR	#349	24"PINE	#524	10"PINE	#747	14"PINE	#918	12"PINE
#007	2-14"FIR	#178	20"FIR	#350	20"PINE	#525	15"PINE	#748	22"PINE	#919	12"PINE
#008	10"PINE	#179	10"FIR	#351	14"+12"PINE	#526	16"PINE	#749	16"+14"PINE	#920	8"PINE
#009	18"PINE	#180	40"PINE	#352	16"PINE	#527	14"PINE	#750	22"+16"FIR	#921	16"FIR
#010	12"PINE	#181	18"PINE	#353	12"FIR	#528	2-18"PINE	#751	14"PINE	#922	14"PINE
#011	12"FIR	#182	15"FIR	#354	24"PINE	#529	26"PINE	#752	18"PINE	#923	8"PINE
#012	10"PINE	#183	10"PINE	#355	14"PINE	#530	14"PINE	#753	22"PINE	#924	8"FIR
#013	14"+8"FIR	#184	22"PINE	#356	16"PINE+10"FIR	#531	20"PINE	#754	22"+12"FIR	#925	10"FIR
#014	12"PINE	#185	8"PINE	#357	20"PINE	#532	2-18"PINE	#755	12"PINE	#926	12"FIR
#015	12"PINE	#186	12"FIR	#358	14"FIR	#533	12"PINE	#756	16"PINE	#927	12"FIR
#016	16"PINE	#187	16"PINE	#359	10"FIR+28"PINE	#534	16"FIR	#757	24"PINE	#928	18"FIR
#017	8"FIR	#188	10"PINE	#360	26"PINE	#535	2-20"PINE	#758	12"FIR	#929	10"+8"FIR
#018	12"FIR	#189	12"FIR	#361	10"FIR	#536	12"FIR	#759	10"PINE	#930	12"FIR
#019	12"PINE	#190	3-14"PINE	#362	10"PINE	#537	2-12"PINE	#760	12"PINE	#931	10"PINE
#020	12"PINE	#191	18"PINE	#363	12"FIR	#538	8"PINE	#761	12"PINE	#932	12"FIR
#021	12"PINE	#192	12"+8"FIR	#364	16"FIR	#539	8"PINE	#762	10"FIR	#933	8"PINE
#022	12"PINE	#193	12"PINE	#365	18"FIR	#540	18"+14"PINE	#763	12"PINE	#934	8"PINE
#023	8"FIR	#194	8"FIR	#366	10"FIR	#541	12"FIR	#764	10"PINE	#935	8"PINE
#024	18"PINE	#195	14"FIR	#367	18"FIR	#542	10"PINE	#765	20"PINE	#936	10"FIR
#025	8"+12"FIR	#196	10"FIR	#368	14"FIR	#543	18"FIR	#766	16"FIR	#937	8"PINE
#026	14"FIR	#197	12"FIR	#369	11"FIR	#544	12"FIR	#767	22"PINE	#938	12"FIR
#027	12"PINE	#198	12"PINE	#370	24"PINE	#545	10"FIR	#768	20"FIR	#939	10"PINE
#028	12"FIR	#199	2-10"+14"FIR	#371	14"PINE	#546	14"FIR	#769	8"PINE	#940	12"PINE
#029	8"FIR	#200	2-14"PINE	#372	12"+8"FIR	#547	2-10"FIR	#770	20"FIR	#941	19"FIR
#030	14"FIR	#201	14"FIR	#373	18"FIR+12"PINE	#548	12"FIR	#771	24"FIR	#942	10"PINE
#031	8"+10"FIR	#202	18"PINE	#374	14"FIR	#549	14"FIR	#772	18"PINE	#943	8"PINE
#032	2-8"FIR	#203	12"FIR	#375	10"PINE	#550	12"FIR	#773	2-22"+16"FIR	#944	14"FIR
#033	16"FIR	#204	8"FIR	#376	10"PINE	#551	2-8"FIR	#774	12"PINE	#944	14"FIR
#034	18"FIR	#205	8"FIR	#377	18"FIR	#552	18"FIR	#775	18"FIR	#946	10"PINE
#035	12"FIR	#206	10"PINE	#378	18"FIR	#553	16"PINE	#776	18"PINE	#947	8"FIR
#036	15"FIR	#207	2-12"PINE	#379	14"PINE	#554	14"PINE	#777	36"PINE	#948	12"FIR
#037	14"FIR	#208	12"+10"FIR	#380	36"PINE	#555	10"FIR	#778	18"PINE	#949	10"PINE
#038	2-10"FIR	#209	16"PINE	#381	14"FIR	#556	2-10"FIR	#779	18"PINE	#950	10"FIR
#039	15"FIR	#210	8"FIR	#382	14"FIR	#557	12"PINE	#780	16"PINE	#951	14"FIR
#040	10"FIR	#211	14"FIR	#383	10"PINE	#558	8"FIR	#781	8"+10"+12"FIR	#952	10"PINE
#041	14"+8"FIR	#212	12"PINE	#384	2-20"PINE	#559	18"PINE	#782	2-14"FIR	#953	8"PINE
#042	16"FIR	#213	8"PINE	#385	26"PINE	#560	14"PINE	#783	16"PINE	#954	8"PINE
#043	22"+24"PINE	#214	26"PINE	#386	14"FIR	#561	12"PINE	#784	16"PINE	#955	8"PINE
#044	2-10"FIR	#215	14"PINE	#387	16"PINE	#562	12"PINE	#785	12"FIR	#956	18"+10"FIR
#045	10"FIR	#216	16"PINE	#388	14"PINE	#563	12"FIR	#786	12"PINE	#957	8"PINE
#046	14"FIR	#217	18"PINE	#389	12"+16"FIR	#564	16"FIR	#787	12"PINE	#958	8"PINE
#047	10"+6"FIR	#218	18"FIR	#390	18"+14"FIR	#565	20"PINE	#788	14"PINE	#959	14"PINE
#048	16"FIR	#219	6"+10"FIR	#391	24"PINE	#566	14"PINE	#789	12"+8"FIR	#960	8"FIR
#049	10"FIR	#220	22"PINE	#392	10"PINE	#567	12"PINE	#790	12"PINE	#961	16"FIR
#050	10"FIR	#221	10"PINE	#393	24"FIR	#568	18"PINE	#791	12"PINE	#962	12"+14"FIR
#051	16"FIR	#222	10"FIR	#394	10"FIR	#569	14"PINE	#792	8"PINE	#963	12"PINE
#052	12"FIR	#223	12"FIR	#395	12"FIR	#570	14"PINE	#793	12"PINE	#964	2-12"PINE
#053	10"FIR	#224	18"FIR	#396	16"FIR	#571	14"FIR	#794	10"PINE	#965	14"PINE
#054	18"FIR	#225	18"FIR	#397	18"FIR	#572	18"PINE	#795	12"PINE	#966	14"PINE
#055	12"FIR	#226	8"PINE	#398	12"FIR	#573	20"PINE	#796	12"PINE	#967	14"FIR
#056	14"FIR	#228	16"FIR	#399	22"FIR	#574	18"PINE	#797	12"PINE	#968	14"PINE
#057	20"FIR	#229	20"PINE	#400	22"PINE	#575	28"PINE	#798	12"PINE	#969	12"PINE
#058	20"PINE	#230	8"PINE	#401	12"PINE	#576	10"FIR	#799	14"PINE	#970	8"PINE
#059	8"FIR	#231	12"PINE	#402	12"PINE	#577	14"PINE	#800	12"FIR	#971	12"FIR
#060	18"PINE	#232	12"FIR	#403	14"FIR	#578	12"FIR	#801	30"PINE	#972	10"FIR
#061	8"PINE	#233	12"FIR	#404	20"FIR	#579	8"PINE	#802	24"FIR	#973	14"FIR
#062	14"PINE	#234	16"PINE	#405	14"FIR	#581	16"PINE	#803	42"PINE	#974	14"FIR
#063	10"FIR	#235	12"PINE	#406	38"PINE	#582	14"PINE	#804	22"PINE	#975	12"PINE
#064	16"+10"PINE	#236	18"+14"PINE	#407	2-12"PINE	#583	10"FIR	#805	10"PINE	#976	10"+13"FIR
#065	12"PINE	#237	12"PINE	#408	16"PINE	#584	12"FIR	#806	14"FIR	#977	6"+8"FIR
#066	14"PINE	#238	8"PINE	#409	16"PINE	#585	20"PINE	#807	18"PINE	#978	18"PINE
#067	14"PINE	#239	12"FIR	#410	16"FIR	#586	10"FIR	#808	10"FIR	#979	10"+8"FIR
#068	18"FIR	#240	12"PINE	#411	12"FIR	#587	10"FIR	#809	16"FIR	#980	10"FIR
#069	10"FIR	#241	12"FIR	#412	16"FIR	#588	14"PINE	#810	14"PINE	#981	14"FIR
#070	8"FIR	#242	12"FIR	#413	18"FIR	#589	12"PINE	#811	22"PINE	#982	12"PINE
#071	12"+8"FIR	#243	12"PINE	#414	14"PINE	#590	12"PINE	#812	14"FIR	#983	10"FIR
#072	12"FIR	#244	12"FIR	#415	18"PINE	#591	12"FIR	#813	12"FIR	#984	12"FIR
#073	16"FIR	#245	18"FIR	#416	14"PINE	#592	8"PINE	#814	14"FIR	#985	8"FIR
#074	18"PINE	#246	16"FIR	#417	18"PINE	#593	14"FIR	#815	15"FIR	#986	12"PINE
#075	10"FIR	#247	24"PINE	#418	8"FIR	#594	16"FIR	#816	12"FIR	#987	12"PINE
#076	20"FIR	#248	6"+10"FIR	#419	8"FIR	#595	10"PINE	#817	26"FIR	#988	10"PINE
#077	12"PINE	#249	12"FIR	#420	15"PINE	#596	14"PINE	#818	2-24"PINE	#989	8"PINE
#078	14"FIR	#250	12"PINE	#421	22"PINE	#597	12"FIR	#819	12"FIR	#990	14"PINE
#079	20"FIR	#251	14"FIR	#422	16"PINE	#598	10"PINE	#820	26"FIR	#991	2-6"+10"FIR
#080	20"PINE	#252	10"PINE	#423	40"PINE	#599	14"FIR	#821	20"FIR	#992	10"FIR
#081	12"FIR	#253	14"FIR	#424	18"PINE	#600	10"FIR	#822	20"FIR	#993	16"FIR
#082	18"PINE	#254	8"PINE	#425	24"PINE	#601	6"FIR	#823	10"PINE	#994	12"FIR
#083	15"+20"FIR	#255	10"FIR	#427	36"PINE	#602	6"FIR	#824	10"PINE	#995	18"PINE
#084	18"FIR	#256	14"FIR	#428	20"PINE	#603	8"PINE	#825	8"PINE	#996	8"PINE
#085	20"FIR	#257	10"FIR	#429	20"FIR	#604	10"PINE	#826	18"PINE	#997	12"FIR
#086	10"PINE	#258	10"FIR	#430	10"PINE	#605	2-18"PINE	#827	13"PINE	#998	8"FIR
#087	14"PINE	#259	12"FIR	#431	32"PINE	#606	22"FIR	#828	16"FIR	#999	10"FIR
#088	12"PINE	#260	18"FIR	#432	24"PINE	#607	22"PINE	#829	11"FIR	#1000	16"FIR
#089	2-12"+15"FIR	#261	10"FIR	#433	18"FIR	#608	10"PINE	#830	12"FIR	#1001	14"PINE
#090	8"PINE	#262	20"FIR	#434	18"PINE	#609	8"PINE	#831	24"FIR	#1002	14"FIR
#091	8"PINE	#263	24"PINE	#435	36"PINE	#610	10"FIR	#832	20"FIR	#1003	12"PINE
#092	14"PINE	#264	10"FIR	#436	14"PINE	#611	18"FIR	#833	10"PINE	#1004	16"FIR
#093	8"FIR	#265	20"FIR	#437	22"PINE	#612	18"FIR	#834	24"PINE	#1005	14"FIR
#094	12"FIR	#266	14"FIR	#439	24"PINE	#613	18"PINE	#835	10"PINE	#1006	18"FIR
#095	10"PINE	#267	10"PINE	#440	20"PINE	#614	12"PINE	#836	30"PINE	#1007	14"FIR
#096	18"FIR	#268	10"FIR	#441	2-14"FIR	#615	14"PINE	#837	20"PINE	#1008	20"FIR
#097	14"FIR	#269	12"FIR	#442	16"PINE	#616	12"FIR	#838	20"FIR	#1009	16"FIR
#098	10"FIR	#270	8"FIR	#443	30"PINE	#617	12"FIR	#839	16"FIR	#1010	14"PINE
#099	12"FIR	#271	8"PINE	#444	22"PINE	#618	22"FIR	#840	28"PINE	#1011	8"FIR
#100	18"FIR	#272	12"PINE	#446	14"FIR	#619	8"FIR	#841	8"PINE	#1012	14"FIR
#101	2-14"FIR	#273	8"PINE	#447	18"FIR	#620	8"PINE	#842	20"PINE	#1013	22"+14"FIR
#102	20"FIR	#274	16"PINE	#448	12"PINE	#621	8"FIR	#843	20"PINE	#1014	8"PINE
#103	18"PINE	#275	18"FIR	#449	12"PINE	#622	10"PINE	#844	14"+20"PINE	#1015	16"+8"FIR
#104	18"FIR	#276	16"FIR	#450	20"FIR	#623	16"PINE	#845	8"PINE	#1016	14"FIR
#105	12"PINE	#277	16"PINE	#451	14"PINE	#624	12"PINE	#846	22"+18"PINE	#1017	12"FIR
#106	14"PINE	#278	10"FIR	#452	18"FIR	#625	20"FIR	#847	10"FIR	#1018	8"PINE
#107	12"PINE	#279	8"FIR	#453	10"PINE	#626	22"PINE	#848	8"FIR	#1019	8"PINE
#108	18"FIR	#280	14"FIR	#454	12"FIR	#627	8"PINE	#849	12"PINE	#1020	12"PINE
#109	14"PINE	#281	12"FIR	#455	10"PINE	#628	14"+8"PINE	#850	8"PINE	#1021	20"PINE
#110	14"FIR	#282	12"FIR	#456	8"PINE	#629	14"PINE	#851	12"PINE	#1022	10"PINE
#111	12"FIR	#283	12"FIR	#457	10"PINE	#630	18"PINE	#852	12"PINE	#1023	8"PINE
#112	12"FIR	#284	8"FIR	#458	8"FIR	#631	20"PINE	#853	8"PINE	#1024	16"PINE
#113	14"FIR	#285	10"FIR	#459	22"PINE	#632	16"FIR	#854	12"PINE	#1025	10"FIR
#114	18"FIR	#286	8"FIR	#460	24"PINE	#633	14"FIR	#855	8"PINE	#1026	20"FIR
#115	2-8"FIR	#287	10"PINE	#461	10"PINE	#634	18"PINE	#856	18"PINE	#1027	8"PINE
#116	8"PINE	#288	12"FIR	#462	12"PINE	#635	22"FIR	#857	14"FIR	#1028	24"PINE
#117	12"PINE	#289	10"FIR	#463	12"PINE	#636	2-8"FIR	#858	12"FIR	#1029	12"FIR
#118	14"PINE	#290	10"FIR	#464	14"PINE	#637	20"FIR	#859	18"PINE	#1030	12"PINE
#119	42"PINE	#291	16"FIR	#465	18"PINE	#638	18"FIR	#860	8"PINE	#1031	10"FIR
#120	14"FIR	#292	12"FIR	#466	10"PINE	#639	18"FIR	#861	28"PINE	#1032	14"PINE
#121	8"FIR	#293	12"FIR	#467	18"PINE	#640	14"PINE	#862	12"FIR	#1033	14"FIR
#122	18"FIR	#294	14"FIR	#468	18"PINE	#641	14"FIR	#863	18"PINE	#1034	10"PINE
#123	20"FIR	#295	8"FIR	#469	16"PINE	#642	6"PINE	#864	8"PINE	#1035	14"FIR
#124	16"FIR	#296	14"FIR	#470	18"+12"FIR	#643	2-8"FIR	#865	12"FIR	#1036	10"PINE
#125	20"PINE	#297	10"PINE	#471	2-12"PINE	#644	10"FIR	#866	14"PINE	#1037	12"FIR
#126	16"FIR	#298	10"FIR	#472	14"PINE	#645	18"PINE	#867	14"PINE	#1038	12"PINE
#127	14"FIR	#299	12"FIR	#473	18"PINE	#646	18"PINE	#868	14"FIR	#1039	10"PINE
#128	12"FIR	#300	8"FIR	#474	18"PINE	#647	14"FIR	#869	10"PINE	#1040	12"FIR"+8"PINE
#129	8"PINE	#301	12"FIR	#475	12"PINE	#648	10"FIR	#870	18"FIR	#1041	8"PINE
#130	12"PINE	#302	20"FIR	#476	22"PINE	#649	8"FIR	#871	14"PINE	#1042	12"FIR
#131	14"PINE	#303	12"PINE	#477	16"FIR	#650	28"PINE	#872	8"PINE	#1043	16"PINE
#132	10"FIR	#304	12"PINE	#478	30"PINE	#651	12"PINE	#873	12"PINE	#1044	14"PINE
#133	10"PINE	#305	14"FIR	#479	18"PINE	#652	10"PINE	#874	12"PINE	#1045	8"PINE
#134	14"PINE	#306	10"FIR	#480	14"PINE	#653	12"PINE	#875	14"PINE	#1046	12"PINE
#135	14"PINE	#307	14"PINE	#481	28"PINE	#654	12"PINE	#876	16"PINE	#1047	10"FIR
#136	12"+14"FIR	#308	12"PINE	#482	14"PINE	#655	10"PINE	#877	12"PINE	#1048	14"PINE
#137	16"FIR	#309	12"FIR	#483	12"PINE	#656	18"PINE	#878	14"PINE	#1049	2-8"PINE
#138	20"FIR	#310	12"PINE	#485	18"FIR	#657	12"FIR	#879	20"+7"PINE	#1050	8"PINE
#139	8"FIR	#311	12"PINE	#486	2-10"FIR	#658	12"FIR	#880	16"FIR	#1051	10"PINE
#140	18"FIR	#312	2-10"FIR	#487	12"FIR	#659	12"FIR	#881	10"FIR	#1052	28"PINE
#141	12"FIR	#313	10"FIR	#488	10"FIR	#660	10"FIR	#882	26"PINE	#1053	10"PINE
#142	18"FIR	#314	8"PINE	#489	12"PINE	#661	12"PINE	#883	10"PINE	#1054	14"PINE
#143	14"FIR	#315	8"PINE	#490	12"FIR	#662	8"PINE	#884	10"PINE	#1055	14"PINE
#144	18"FIR	#316	12"PINE	#491	10"PINE	#663	14"PINE	#885	12"PINE	#1056	10"PINE
#145	15"FIR	#317	10"PINE	#492	12"PINE	#664	8"FIR	#886	12"PINE	#1057	10"PINE
#146	2-10"PINE	#318	12"PINE	#493	14"PINE	#665	12"FIR	#887	28"PINE	#1058	14"PINE
#147	10"PINE	#319	10"FIR	#494	12"FIR	#666	22"PINE	#888	14"PINE	#1059	18"PINE"+12"FIR
#148	16"+14"FIR	#320	12"PINE	#495	8"FIR	#667	10"FIR	#889	12"FIR	#1060	20"FIR
#149	12"FIR	#321	12"PINE	#496	14"PINE	#668	10"PINE	#890	16"PINE	#1061	10"PINE
#151	12"PINE	#322	12"PINE	#497	14"FIR	#669	12"PINE	#891	8"FIR	#1062	12"FIR"+14"PINE
#150	12"PINE	#323	14"PINE	#498	14"PINE	#670	10"FIR	#892	26"PINE	#1063	14"FIR
#152	3-12"PINE	#324	18"PINE	#499	24"PINE	#671	12"+8"FIR	#893	30"PINE	#1064	24"PINE
#153	12"PINE	#325	12"FIR	#500	22"PINE	#672	10"FIR	#894	14"PINE	#1065	14"FIR
#154	10"PINE	#326	8"FIR	#501	12"PINE	#673	16"PINE	#895	10"PINE	#1066	2-10"FIR
#155	14"PINE	#327	8"PINE	#502	8"PINE	#675	18"PINE	#896	8"PINE	#1067	12"+8"FIR
#156	12"PINE	#328	8"PINE	#503	8"PINE	#676	8"FIR	#897	10"PINE	#1068	12"FIR
#157	12"PINE	#329	6"PINE	#504	10"FIR	#677	14"PINE	#898	20"PINE	#1069	12"FIR
#158	18"PINE	#330	12"PINE	#505	10"PINE	#678	12"PINE	#899	14"PINE	#1070	18"PINE
#159	14"FIR	#331	14"PINE	#506	32"PINE	#679	12"PINE	#900	24"PINE	#1071	12"PINE
#160	28"PINE	#332	12"PINE	#507	16"PINE	#680	20"PINE	#901	22"PINE	#1072	12"PINE
#161	18"PINE	#333	10"FIR	#508	12"FIR	#681	12"FIR	#902	15"PINE	#1073	14"PINE
#162	10"FIR	#334	16"PINE	#509	14"PINE	#682	12"PINE	#903	20"+10"PINE	#1074	10"FIR
#163	16"PINE	#335	14"PINE	#510	8"FIR	#683	14"FIR	#904	12"PINE	#1075	16"PINE
#164	8"PINE	#336	8"PINE	#511	12"PINE	#684	14"FIR	#905	8"PINE	#1066	12"+8"PINE
#165	18"PINE	#337	8"FIR	#512	16"PINE	#685	14"FIR	#906	14"PINE		
#166	12"FIR	#338	10"FIR	#513	16"PINE	#686	10"PINE	#907	10"PINE		
#167	14"FIR	#339	10"PINE	#514	18"FIR	#687	14"FIR	#908	28"PINE		
#168	10"PINE	#340	10"FIR	#515	16"PINE	#688	14"PINE	#909	22"FIR		
#169	10"PINE	#341	16"FIR	#516	14"FIR	#689	28"PINE	#910	8"PINE		
#170	12"PINE	#342	12"PINE	#517	10"PINE	#690	20"PINE	#911	14"FIR		
#171	14"PINE	#343	10"PINE	#518	14"FIR	#691	28"PINE	#912	14"PINE		

TREE TABLE (WEST OF CREEKS END COURT)

TAG#	TREE SIZE/TYPE	TAG#	TREE SIZE/TYPE	TAG#	TREE SIZE/TYPE	TAG#	TREE SIZE/TYPE	TAG#	TREE SIZE/TYPE	TAG#	TREE SIZE/TYPE
#261	20"PINE	#2102	12"PINE	#2185	6"FIR	#2258	10"FIR	#2311	14"PINE	#2364	26"PINE
#262	8"PINE	#2103	12"PINE	#2186	16"PINE	#2259	10"PINE	#2312	10"PINE	#2365	20"FIR
#263	8"FIR	#2104	18"PINE	#2187	6"FIR	#2260	8"PINE	#2313	14"FIR	#2366	20"PINE
#264	8"FIR	#2105	16"FIR	#2188	12"FIR	#2261	10"PINE	#2314	2-6"FIR	#2367	8"+12"FIR
#265	8"FIR	#2106	14"FIR	#2189	10"PINE	#2262	12"PINE	#2315	18"FIR	#2368	6"FIR
#266	12"FIR	#2107	10"PINE	#2190	10"PINE	#2263	10"FIR	#2316	10"PINE	#2369	8"PINE
#274	18"FIR	#2108	6"PINE	#2190	10"PINE	#2264	10"PINE	#2317	16"PINE	#2370	8"PINE
#275	8"FIR	#2109	20"+8"+6"PINE	#2191	12"FIR	#2265	6"FIR	#2318	24"PINE	#2371	14"FIR
#276	12"PINE	#2110	16"PINE	#2192	10"FIR	#2266	6"FIR	#2319	14"PINE	#2371	6"PINE
#277	12"+8"FIR	#2112	6"PINE	#2193	10"PINE	#2267	10"PINE	#2320	16"+14"FIR	#2373	10"PINE
#278	12"PINE	#2113	16"PINE	#2194	2-16"FIR	#2268	14"PINE	#2321	24"PINE	#2374	6"PINE
#279	24"PINE	#2114	10"FIR	#2216	8"PINE	#2269	10"PINE	#2322	12"FIR	#2375	12"PINE
#280	10"FIR	#2115	10"PINE	#2217	6"FIR	#2270	6"PINE	#2323	12"FIR	#2376	10"PINE
#281	10"FIR	#2116	6"PINE	#2218	12"FIR	#2271	12"PINE	#2324	10"FIR	#3244	18"PINE
#282	8"FIR	#2120	18"PINE	#2219	12"FIR	#2272	8"FIR	#2325	12"PINE	#3245	12"FIR
#300	10"FIR	#2121	12"FIR	#2220	12"PINE	#2273	8"PINE	#2326	6"PINE	#3416	8"PINE
#301	10"FIR	#2122	8"FIR	#2221	42"PINE	#2274	22"PINE	#2327	8"PINE	#3419	8"FIR
#301	10"FIR	#2123	12"PINE	#2222	8"PINE	#2275	12"PINE	#2328	2-6"PINE	#3420	8"PINE
#2057	16"PINE	#2124	6"PINE	#2223	14"PINE	#2276	16"FIR	#2329	8"FIR	#3421	10"PINE
#2068	16"PINE	#2125	8"PINE	#2224	16"PINE	#2277	12"+8"FIR	#2330	12"PINE	#3422	22"PINE
#2069	8"PINE	#2126	12"PINE	#2225	14"PINE	#2278	6"FIR	#2331	22"PINE	#3423	8"PINE
#2070	22"PINE	#2127	10"PINE	#2226	38"PINE	#2279	6"PINE	#2332	18"FIR	#3424	8"PINE
#2071	14"PINE	#2128	10"FIR	#2227	14"PINE	#2280	8"PINE	#2333	10"FIR	#3426	8"FIR
#2072	14"PINE	#2129	8"FIR	#2228	8"FIR	#2281	18"PINE	#2334	6"FIR	#3427	14"PINE
#2073	36"PINE	#2156	10"FIR	#2229	12"FIR	#2282	16"PINE	#2335	18"PINE	#3429	8"PINE
#2074	16"PINE	#2157	10"+6"FIR	#2230	12"PINE	#2283	16"PINE	#2336	12"FIR	#3430	28"PINE
#2075	2-16"FIR	#2158	6"PINE	#2231	12"FIR	#2284	20"PINE	#2337	6"FIR	#3635	14"PINE
#2076	20"FIR	#2159	12"PINE	#2232	10"+12"FIR	#2285	8"PINE	#2338	18"PINE	#3636	10"PINE
#2077	16"FIR	#2160	10"PINE	#2233	16"FIR	#2286	8"PINE	#2339	30"PINE	#3637	8"PINE
#2078	8"PINE	#2161	6"PINE	#2234	2-16"FIR	#2287	8"PINE	#2340	14"PINE	#3638	2-6"PINE
#2079	8"PINE	#2162	14"PINE	#2235	16"FIR	#2288	12"PINE	#2341	40"PINE	#3639	10"PINE
#2080	12"+10"+8"FIR	#2163	8"FIR	#2236	14"PINE	#2289	16"PINE	#2342	6"FIR		
#2081	6"PINE	#2164	8"PINE	#2237	6"FIR	#2290	12"PINE	#2343	6"FIR		
#2082	10"PINE	#2165	8"FIR	#2238	30"PINE	#2291	10"PINE	#2344	8"FIR		
#2083	24"PINE	#2166	16"FIR	#2239	20"FIR	#2292	24"PINE	#2345	6"FIR		
#2084	24"PINE	#2167	8"FIR	#2240	10"PINE	#2293	16"PINE	#2346	28"PINE		
#2085	10"PINE	#2168	10"PINE	#2241	10"PINE	#2294	12"FIR	#2347	28"PINE		
#2086	6"PINE	#2169	12"FIR	#2242	16"PINE	#2295	14"PINE	#2348	22"PINE		
#2087	22"+12"FIR	#2170	12"FIR	#2243	2-6"FIR	#2296	20"PINE	#2349	14"PINE		
#2088	10"PINE	#2171	8"PINE	#2244	8"PINE	#2297	8"PINE	#2350	10"PINE		
#2089	8"PINE	#2172	14"FIR	#2245	8"PINE	#2298	10"PINE	#2351	6"FIR		
#2090	10"PINE	#2173	6"PINE	#2246	8"PINE	#2299	12"PINE	#2352	6"FIR		
#2091	10"PINE	#2174	6"FIR	#2247	6"PINE	#2300	6"PINE	#2353	2-6"FIR		
#2092	6"+8"PINE	#2175	6"FIR	#2248	16"FIR	#2301	6"PINE	#2354	12"FIR		
#2093	10"PINE	#2176	8"PINE	#2249	14"PINE	#2302	6"PINE	#2355	16"FIR		
#2094	8"FIR	#2177	8"PINE	#2250	22"PINE	#2303	14"PINE	#2356	14"FIR		
#2095	10"PINE	#2178	18"PINE	#2251	12"PINE	#2304	14"PINE	#2357	10"PINE		
#2096	14"PINE	#2179	12"PINE	#2252	10"PINE	#2305	12"+10"+6"FIR	#2358	10"+8"PINE		
#2097	18"PINE	#2180	8"PINE	#2253	14"PINE	#2306	14"FIR	#2359	16"PINE		
#2098	8"+10"FIR	#2181	6"PINE	#2254	12"PINE	#2307	20"PINE	#2360	10"PINE		
#2099	6"PINE	#2182	8"PINE	#2255	8"+14"FIR	#2308	18"PINE	#2361	24"PINE		
#2100	12"PINE	#2183	6"PINE	#2256	6"FIR	#2309	10"FIR	#2362	20"PINE		
#2101	8"FIR	#2184	8"PINE	#2257	10"PINE	#2310	20"PINE	#2363	24"FIR		

SCALE: 1"=40'

0 10 20 40 80 120

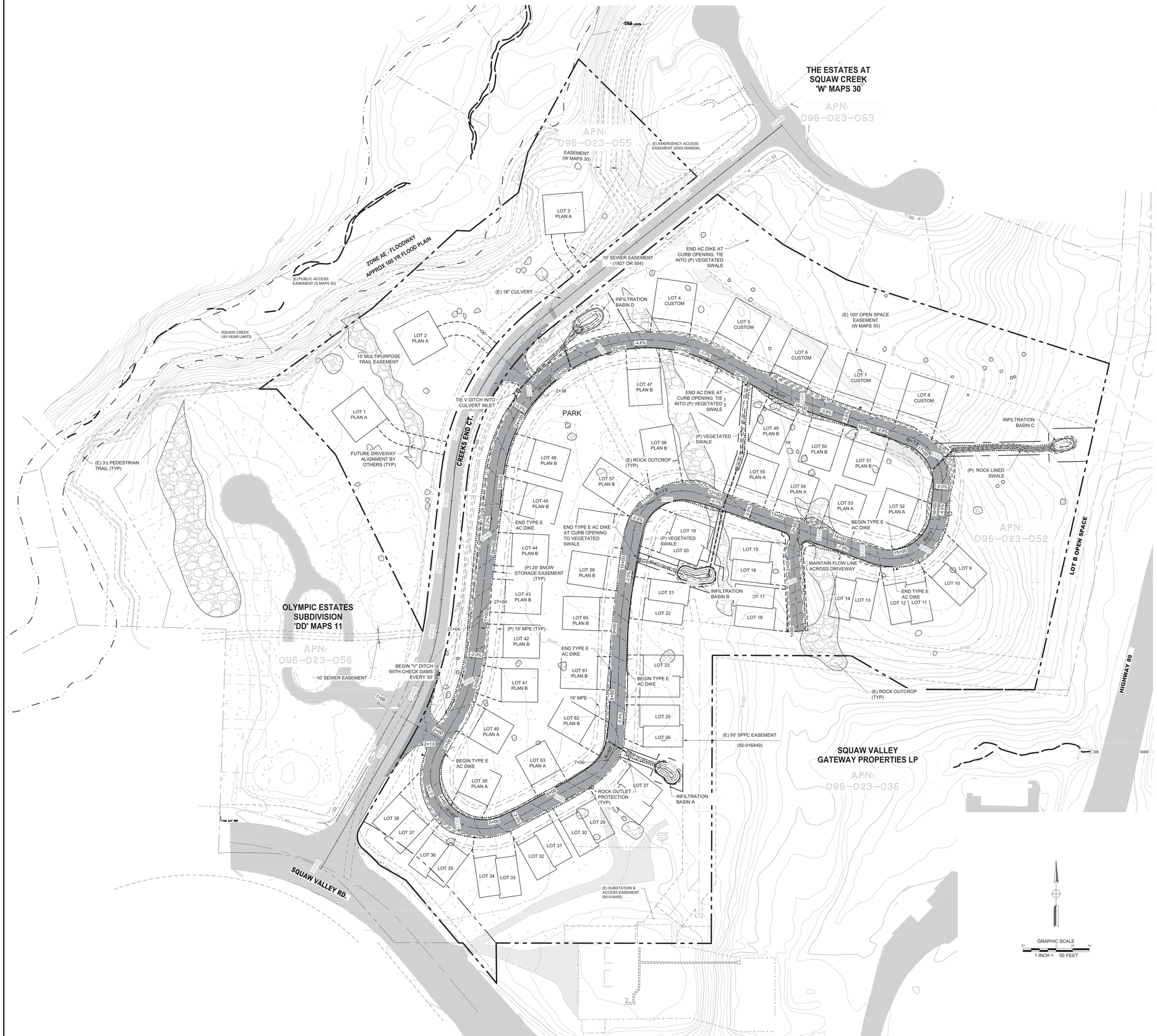
VESTING TENTATIVE MAP
THE PALISADES
TREE AND AERIAL PHOTOGRAPHY SHEET

SCALE 1"=40'

ANDREGG GEOMATICS

MAY 31, 2016

SHEET 2



LEGEND

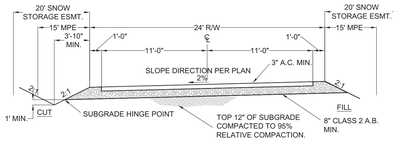
EXISTING	PROPOSED
AC PAVING	AC PAVING
CONCRETE	PROPERTY LINE
DIRT ROAD/ PATH	DITCH FLOWLINE
ROCK OUTCROP	INDEX CONTOUR W/ ELEV.
EASEMENT	INTERMEDIATE CONTOUR
FENCE	INFILTRATION TRENCH
FIRE HYDRANT	ROCK OUTLET PROTECTION
FLOWLINE	STORM DRAIN TYPE "GO" INLET
INDEX CONTOUR W/ ELEV.	STORM DRAIN LINE
INTERMEDIATE CONTOUR	FLARED END SECTION (W/ OUTLET ROCK PROTECTION)
OVERHEAD UTILITY	JOINT TRENCH
POWER POLE	SURVEY MONUMENT WELL
PROPERTY LINE	CUT SLOPE GRADE BREAK
ROCK REVETMENT	FILL SLOPE GRADE BREAK
SIGN	OVERLAND DRAINAGE DIRECTION
STORM DRAIN LINE	
STORM DRAIN INLET	
TREE TRUNK	

GRADING QUANTITIES

OVERALL CUT/FILL QUANTITIES:*
CUT= 1,632 CY
FILL=1,524 CY
NET= 108 CY CUT

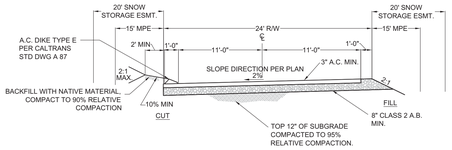
*NUMBERS BASED ON ACCESS ROAD IMPROVEMENTS ONLY AND DO NOT REFLECT MATERIAL QUANTITIES FOR IMPORT OR EXPORT. QUANTITIES SHALL NOT TO BE USED FOR ESTIMATING OR BIDDING PURPOSES.

TYPICAL ROAD SECTIONS



INTERIOR ROAD W/ SWALE

SCALE N.T.S.



INTERIOR ROAD W/ AC DIKE

SCALE N.T.S.

GRAPHIC SCALE
1 INCH = 50 FEET

REV	DATE	REVISIONS	INITIAL

REGISTERED PROFESSIONAL ENGINEER WALTER R. AUERBACH No. C34303 Exp. 9/30/17 CIVIL STATE OF CALIFORNIA

AUERBACH ENGINEERING CORP.
CIVIL ENGINEERING • LAND SURVEYING • ENVIRONMENTAL PLANNING
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PALISADES DEVELOPMENT, LLC

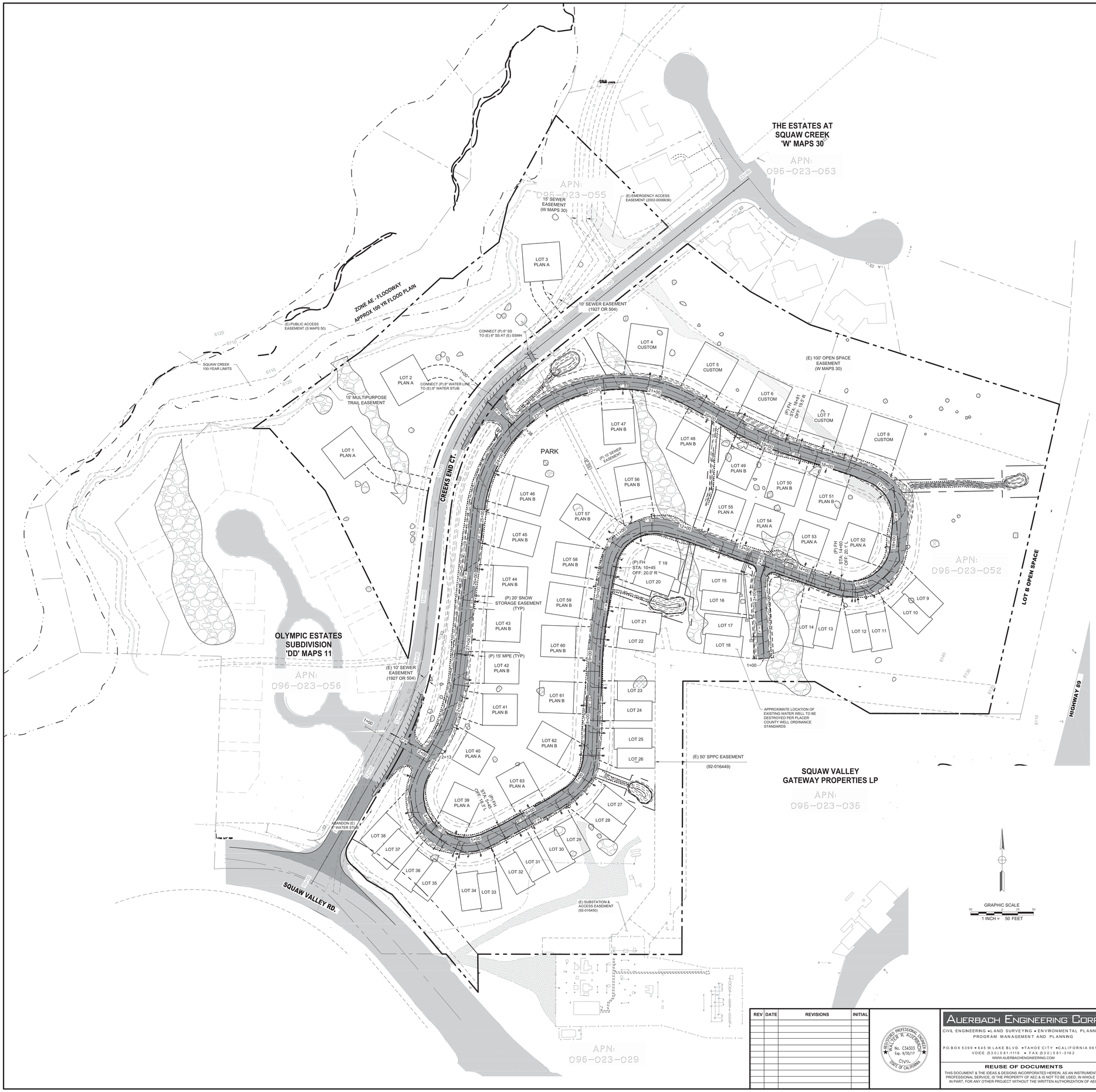
PALISADES SUBDIVISION

GRADING & DRAINAGE EXHIBIT

OLYMPIC VALLEY PLACER COUNTY CALIFORNIA

0 — 1
BAR IS ONE INCH ON ORIG. DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT NUMBER:	2119.00
SURVEY BY:	NA
SURVEY DATE:	NA
DESIGN BY:	NC
DRAFTING BY:	RD
CHECKED BY:	WRA
FILE PATH:	J:\2219.00\dwg\Exhibits
DATE:	MAY 23, 2016
SCALES: HORIZONTAL	1" = 50'
VERTICAL	N/A
SHEET:	C1
	1 of 3



LEGEND

EXISTING	PROPOSED
AC PAVING	AC PAVING
CONCRETE	PROPERTY LINE
DIRT ROAD/ PATH	INDEX CONTOUR W/ ELEV.
ROCK OUTCROP	INTERMEDIATE CONTOUR
EASEMENT	JT — JOINT TRENCH
FENCE	SINGLE & DOUBLE SS CLEANOUT (AS NOTED)
FIRE HYDRANT	?" S — SS LINE
GAS LINE	?" FM — SS FORCE MAIN
INDEX CONTOUR W/ ELEV.	PS — LOT W/ PUMPED SEWER
INTERMEDIATE CONTOUR	SS MANHOLE
OHU — OVERHEAD UTILITY	SURVEY MONUMENT WELL
POWER POLE	CUT SLOPE GRADE BREAK
PROPERTY LINE	FILL SLOPE GRADE BREAK
ROCK REVETMENT	?" W — DOMESTIC PIPELINE WITH SIZE
SSWR CLEANOUT	GATE VALVE
SS — SSWR LINE	BUTTERFLY VALVE
SSWR MANHOLE	SERVICE LATERAL WITH METER BOX
SIGN	
W — WATER LINE	
WATER VALVE	

REV	DATE	REVISIONS	INITIAL

REGISTERED PROFESSIONAL ENGINEER — WALTER R. AUERBACH — No. C34303 Exp. 9/30/17 — CIVIL — STATE OF CALIFORNIA

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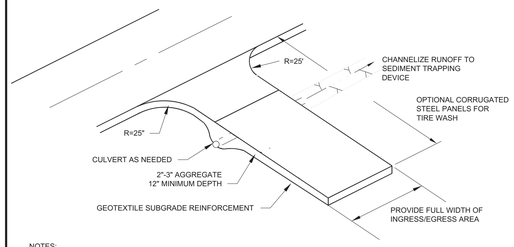
SEWER & WATER EXHIBIT

OLYMPIC VALLEY — PLACER COUNTY — CALIFORNIA

0 — 1" BAR IS ONE INCH ON ORIG. DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT NUMBER:	2119.00
SURVEY BY:	NA
SURVEY DATE:	NA
DESIGN BY:	NC
DRAFTING BY:	RD
CHECKED BY:	WRA
FILE PATH:	J:\2219.00\dwg\Exhibits
DATE:	MAY 23, 2016
SCALES: HORIZONTAL	1" = 50'
VERTICAL	N/A
SHEET:	C2



NOTES:

1. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE USED AT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS.
2. THE AGGREGATE SHALL BE 2 -3 IN. CRUSHED ROCK.
3. THE ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
4. THE ENTRANCE SHALL BE CONSTRUCTED ON LEVEL GROUND.
5. PERIODIC TOP DRESSING WITH ADDITIONAL STONE SHALL BE PROVIDED TO ENSURE THE INTEGRITY OF THE ENTRANCE DURING CONSTRUCTION.
6. CONTRACTOR TO MAINTAIN CONSTRUCTION ENTRANCE AT ALL TIMES.
7. CRUSHED ROCK MATERIAL SHALL BE ADDED WHEN SURFACE VOIDS ARE NOT VISIBLE.
8. ALL SEDIMENT DEPOSITS ON PAVED ROADWAYS SHALL BE REMOVED WITHIN 24 HOURS.
9. THE CRUSHED ROCK AND GEOTEXTILE SHALL BE REMOVED AT COMPLETION OF CONSTRUCTION.

1 STABILIZED CONSTRUCTION ENTRANCE

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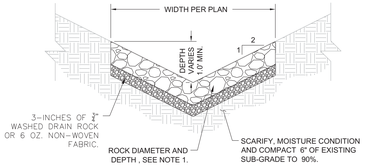
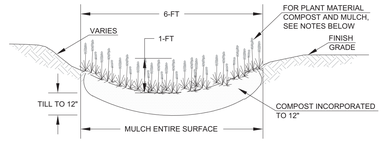


NOTES:

1. ROCK LINED DITCH ALONG TRUCKEE TAHOE AIRPORT ROAD DIAMETER = 12-18", DEPTH = 24". ALL OTHER ROCK LINED DITCHES DIAMETER = 8-12", DEPTH = 18".

2 ROCK LINED DITCH

N.T.S.



NOTES:

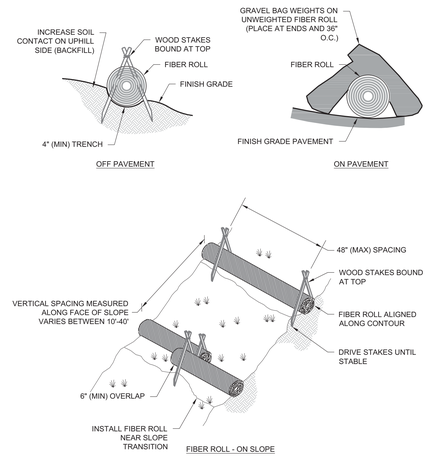
1. SIDE SLOPES SHALL BE 3:1 MAXIMUM.
2. APPLY 4" OF COMPOST CONSISTING OF APPROX. 33% OF 7/8" - 4" COMPOSTED COURSE WOOD OVERS, 33% OF 3/8" - 7/8" COMPOSTED WOOD OVERS AND 33% HUMUS FINES. TILL 12" INTO SOIL.
3. APPLY FERTILIZER (BIOSOL OR APPROVED EQUAL) AT RATE OF 1,500 POUNDS PER ACRE
4. APPLY FOLLOWING SEED MIX AND LIGHTLY RAKE INTO SOIL

SPECIES (COMMON NAME)	SPECIES (BOTANICAL NAME)	PLS AMOUNT/ ACRE
BLUE WILDRYE (STANISLAUS 5000 OR HIGH ELEVATION COLLECTION)	ELYMUS GLAUCUS (STAN 5000)	20
MOKELUMNE OR EL DORADO BROME (OR OTHER HIGH ELEVATION COLLECTION)	BROMUS CARINATUS (MOKELUMNE)	20
SQUIRRELTAIL, HIGH ELEVATION COLLECTION	ELYMUS ELYMOIDES SSP. ELYMOIDES (SIERRA)	20
YARROW	ACHILLEA MILLIFOLIUM	0.5
SHRUB MIX		5

5. PROVIDE 2" WOOD CHIP OR PINE NEEDLE MULCH BY HAND.

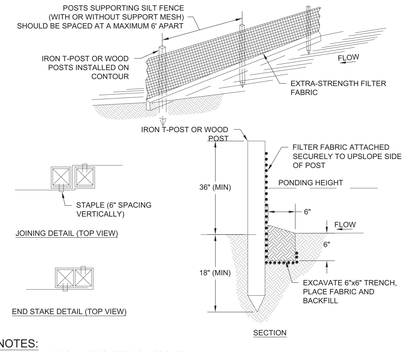
3 VEGETATED SWALE

N.T.S.



4 FIBER ROLL

N.T.S.

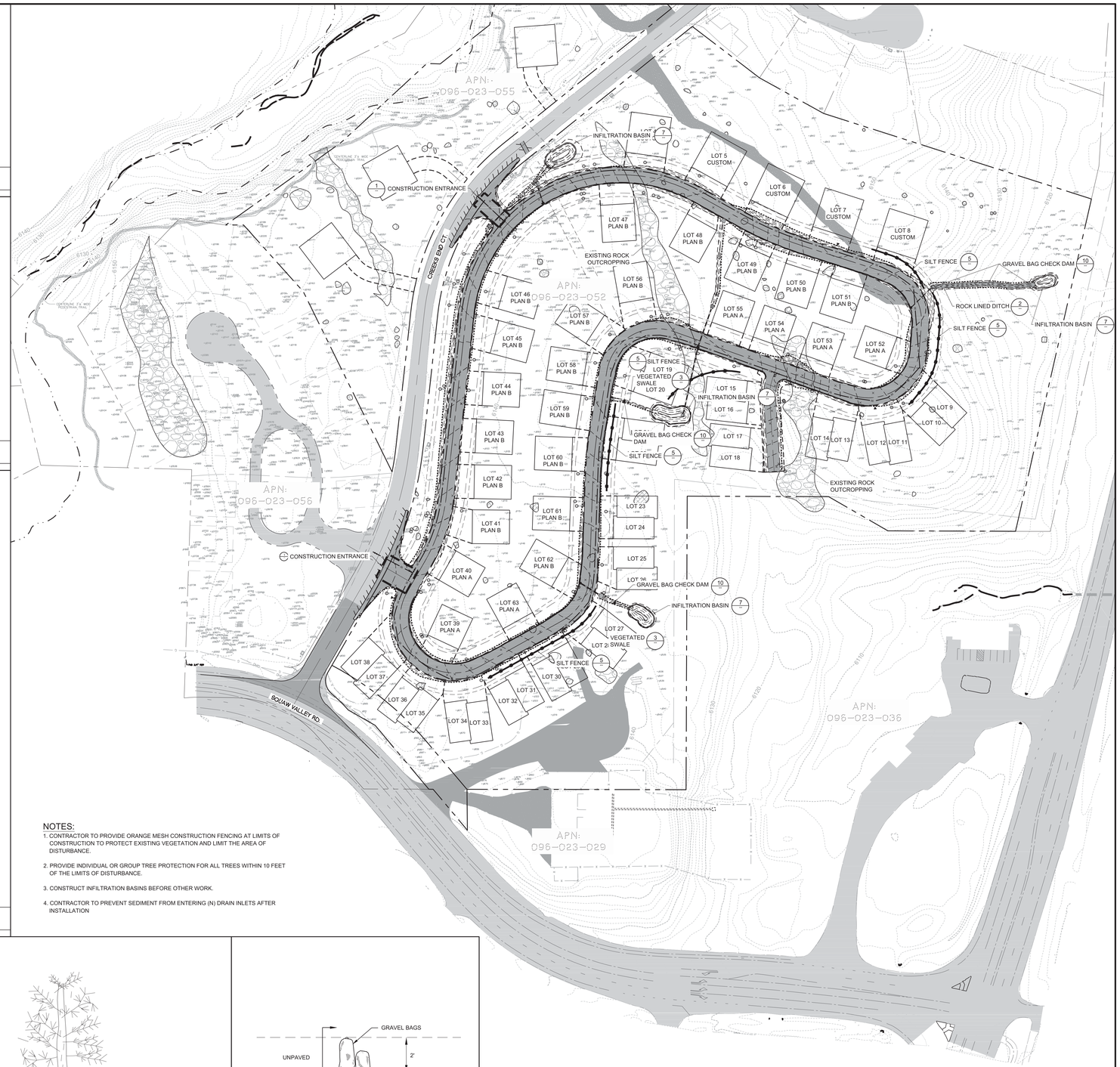


NOTES:

1. USED IN AREAS WHERE SHEET FLOW OCCURS.
2. DO NOT USE IN STREAMS, CHANNELS, OR ANYWHERE FLOW IS CONCENTRATED. DO NOT USE SILT FENCES TO DIVERT FLOW.
3. DO NOT USE BELOW SLOPES SUBJECT TO CREEP, SLUMPING, OR LANDSLIDES.
4. SILT FENCE SHOULD BE WOVEN POLYPROPYLENE WITH A MINIMUM WIDTH OF 36 INCHES AND A MINIMUM TENSILE STRENGTH OF 100 LB FORCE.
5. INSTALL ALONG A LEVEL CONTOUR SO WATER DOES NOT POND MORE THAT 1.5 FEET AT ANY POINT ALONG THE SILT FENCE.
6. THE MAXIMUM LENGTH OF SLOPE DRAINING TO ANY POINT ALONG THE SILT FENCE SHOULD BE 200 FEET OR LESS.
7. PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND TO ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOES OF SLOPES OR OTHER OBSTRUCTIONS.
8. TURN THE ENDS OF THE FILTER FENCE UPHILL TO CREATE A "J" SHAPE, TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
9. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWN SLOPE FROM THE FENCE WHERE FEASIBLE.
10. SILT FENCES SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
11. REMOVE SEDIMENT WHEN DEPOSITS REACH APPROXIMATELY 1/3 HEIGHT OF BARRIER.

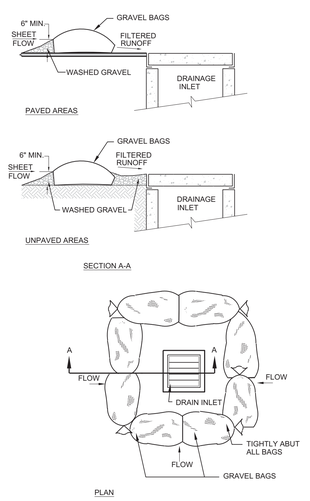
5 SILT FENCE

N.T.S.



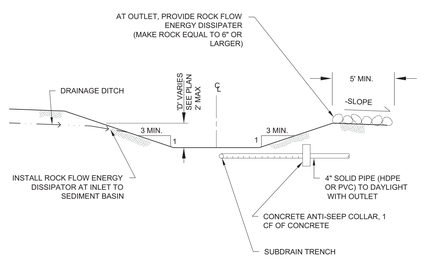
NOTES:

1. CONTRACTOR TO PROVIDE ORANGE MESH CONSTRUCTION FENCING AT LIMITS OF CONSTRUCTION TO PROTECT EXISTING VEGETATION AND LIMIT THE AREA OF DISTURBANCE.
2. PROVIDE INDIVIDUAL OR GROUP TREE PROTECTION FOR ALL TREES WITHIN 10 FEET OF THE LIMITS OF DISTURBANCE.
3. CONSTRUCT INFILTRATION BASINS BEFORE OTHER WORK.
4. CONTRACTOR TO PREVENT SEDIMENT FROM ENTERING (N) DRAIN INLETS AFTER INSTALLATION



6 DRAIN INLET PROTECTION

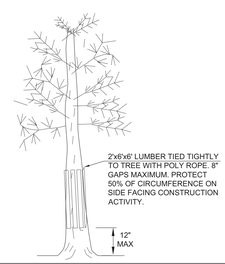
N.T.S.



NOTE:
VOLUME TO SPILLWAY ELEVATION IS LISTED ON PLANS ALONG WITH RECOMMENDED DEPTH, SHAPE OF BASIN MAY VARY PROVIDED THE VOLUME IS ATTAINED.

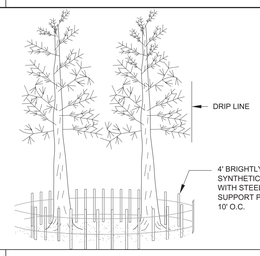
7 INFILTRATION BASIN

N.T.S.



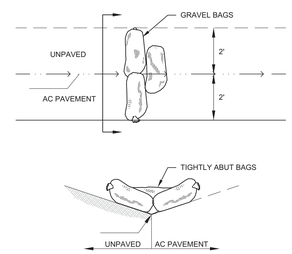
8 INDIVIDUAL TREE PROTECTION

N.T.S.



9 CONSTRUCTION FENCING

N.T.S.



10 GRAVEL BAG CHECK DAM

N.T.S.

LEGEND

- REMOVE TREE
- DRAIN INLET PROTECTION
- TREE PROTECTION
- FIBER ROLL
- CONSTRUCTION FENCE
- SILT FENCE
- CONSTRUCTION ENTRANCE

GRAPHIC SCALE
1 INCH = 60 FEET

REV	DATE	REVISIONS	INITIAL

REGISTERED PROFESSIONAL ENGINEER — CHRISTOPHER K. AUERBACH — No. C34303 — Exp. 9/30/17 — CIVIL — STATE OF CALIFORNIA

AUERBACH ENGINEERING CORP.
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PROGRAM MANAGEMENT AND PLANNING
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PALISADES DEVELOPMENT, LLC

PALISADES SUBDIVISION

PRELIMINARY BMP PLAN

OLYMPIC VALLEY PLACER COUNTY CALIFORNIA

BAR IS ONE INCH ON ORIG. DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

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SCALES: 1" = 50' HORIZONTAL; N/A VERTICAL	
SHEET:	C3

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