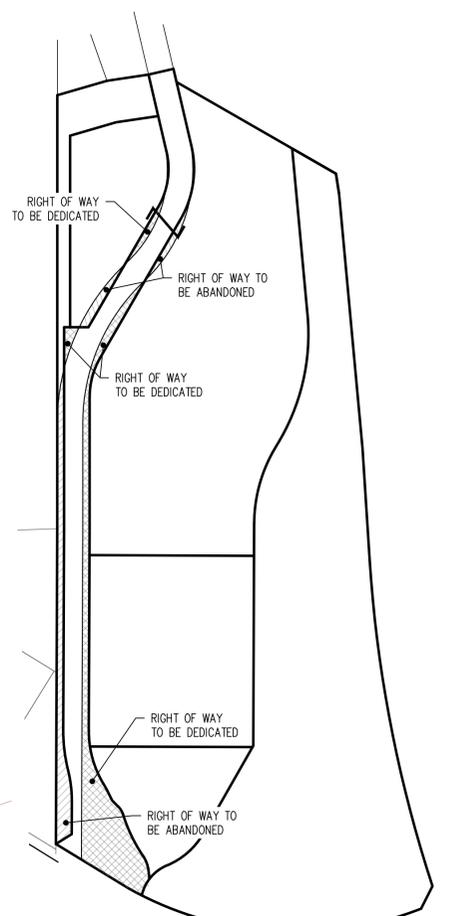
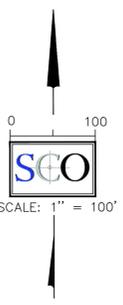


LOCATION MAP



RIGHT OF WAY DEDICATION & ABANDONMENT DETAIL
1" = 200'



NOTE:
LEGAL ACCESS EASEMENT SHALL
BE PROVIDED TO LOT B THROUGH
LOTS 1, 2, OR 3 AND SHOWN ON
THE FINAL PARCEL MAP.

LEGEND

- EXISTING TOPOGRAPHY (2' CONTOUR INTERVALS)
- FOUND MONUMENT
- NOTHING FOUND- DIMENSION POINT
- 20% - 30% SLOPES
- 30% + SLOPES
- ASPHALT
- EXISTING NO ACCESS EASEMENT (ALONG HWY 267)
- PROPOSED NO ACCESS EASEMENT- WHERE SHOWN
- DOCUMENT 21 PM 48 O.R.N.C.
- PUBLIC DRAINAGE EASEMENT (INCLUDING ACCESS FOR MAINTENANCE)

PROJECT INFORMATION

OWNER / APPLICANT
JOERGER ASSOCIATES, LLC
P.O. Box 707
Turlock, CA 95381
Contact: Dennis Buchanan 209.546.2210

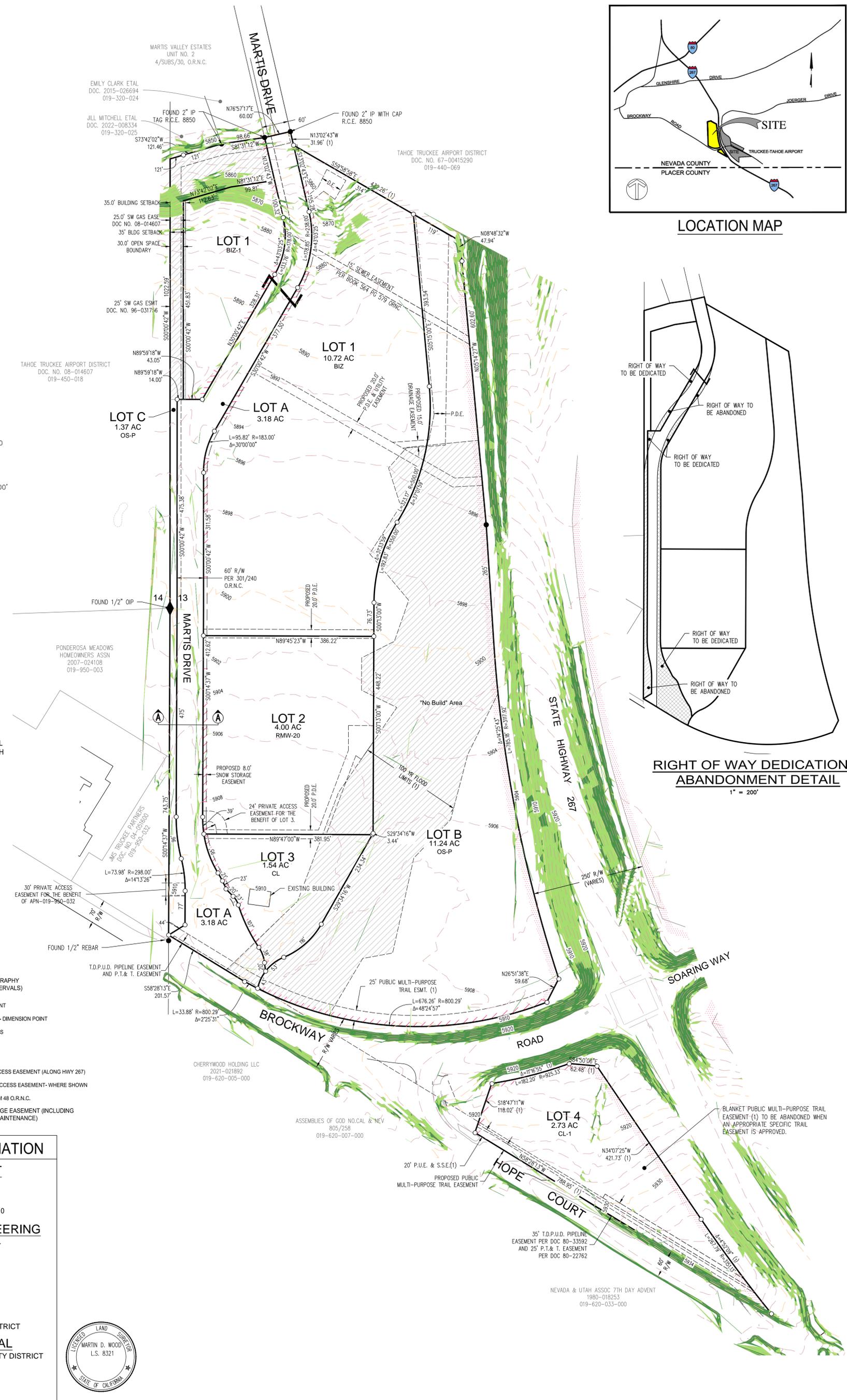
PLANNING & ENGINEERING
SCO PLANNING & ENGINEERING, INC.
140 Litton Drive, Suite 240
Grass Valley, CA 95945
Contact: Martin Wood 530.272.5841

APN / LAND AREA
019-620-002; -004 / 32.15 +/- Acres

FIRE PROTECTION
TRUCKEE FIRE PROTECTION DISTRICT

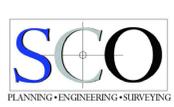
WATER & ELECTRICAL
TRUCKEE DONNER PUBLIC UTILITY DISTRICT

SEWER
TRUCKEE SANITARY DISTRICT

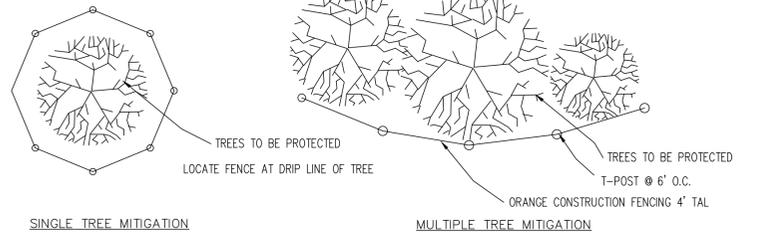


TENTATIVE MAP
JOERGER RANCH - PARCEL 4
TENTATIVE MAP

NO.	REVISIONS	DATE	DESIGNED: MDW
			DRAWN: MDW
			PROJ. NO: 201742
			DWG: SEE DAY STAMP
			DATE: DECEMBER, 2023

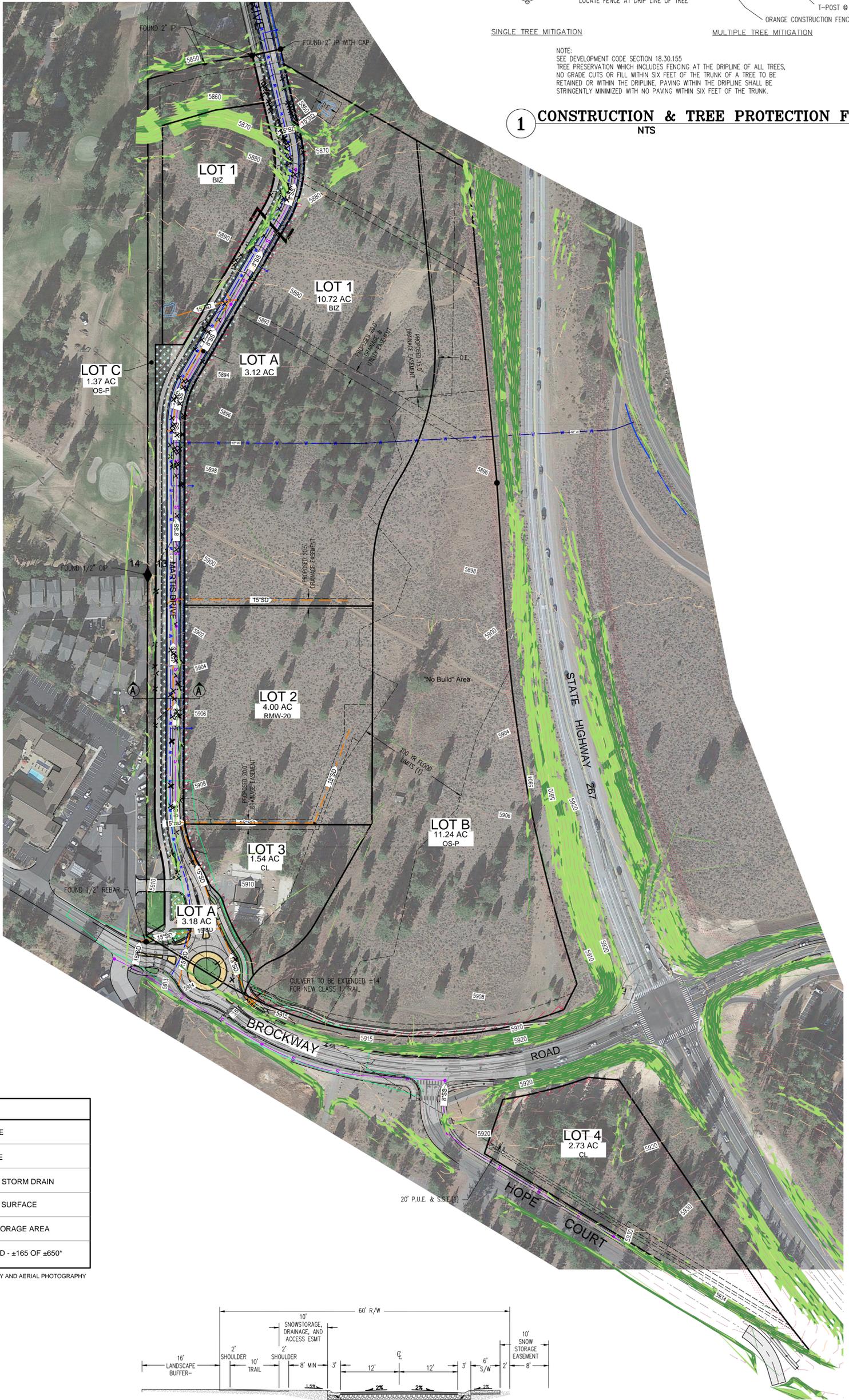
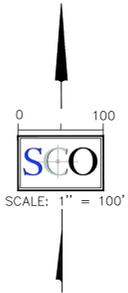


SNOW STORAGE	
PAVED SURFACES	75,230 SQ FT
SNOW STORAGE	37,030 SQ FT
(49.2% OF PAVED SURFACE)	



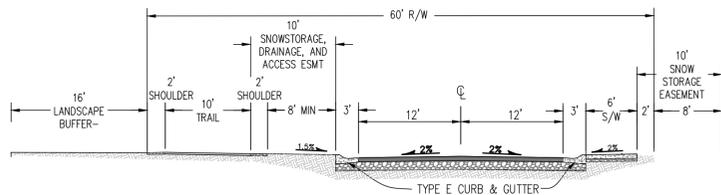
NOTE:
SEE DEVELOPMENT CODE SECTION 18.30.155
TREE PRESERVATION WHICH INCLUDES FENCING AT THE DRIFLINE OF ALL TREES,
NO GRADE CUTS OR FILL WITHIN SIX FEET OF THE TRUNK OF A TREE TO BE
RETAINED OR WITHIN THE DRIFLINE, PAVING WITHIN THE DRIFLINE SHALL BE
STRINGENTLY MINIMIZED WITH NO PAVING WITHIN SIX FEET OF THE TRUNK.

1 CONSTRUCTION & TREE PROTECTION FENCING NTS



LEGEND	
	PROPOSED SEWER PIPE
	PROPOSED WATER LINE
	PROPOSED 12" HDPE STORM DRAIN
	PROPOSED ASPHALT SURFACE
	PROPOSED SNOW STORAGE AREA
	TREE TO BE REMOVED - ±165 OF ±650*

* BASED ON A COMBINATION OF SURVEY AND AERIAL PHOTOGRAPHY



ROADWAY SECTION A-A
N.T.S.



NO.	REVISIONS	DATE	DESIGNED: MDW
			DRAWN: MDW
			PROJ. NO: 201742
			DWG: SEE DAY STAMP
			DATE: DECEMBER, 2023