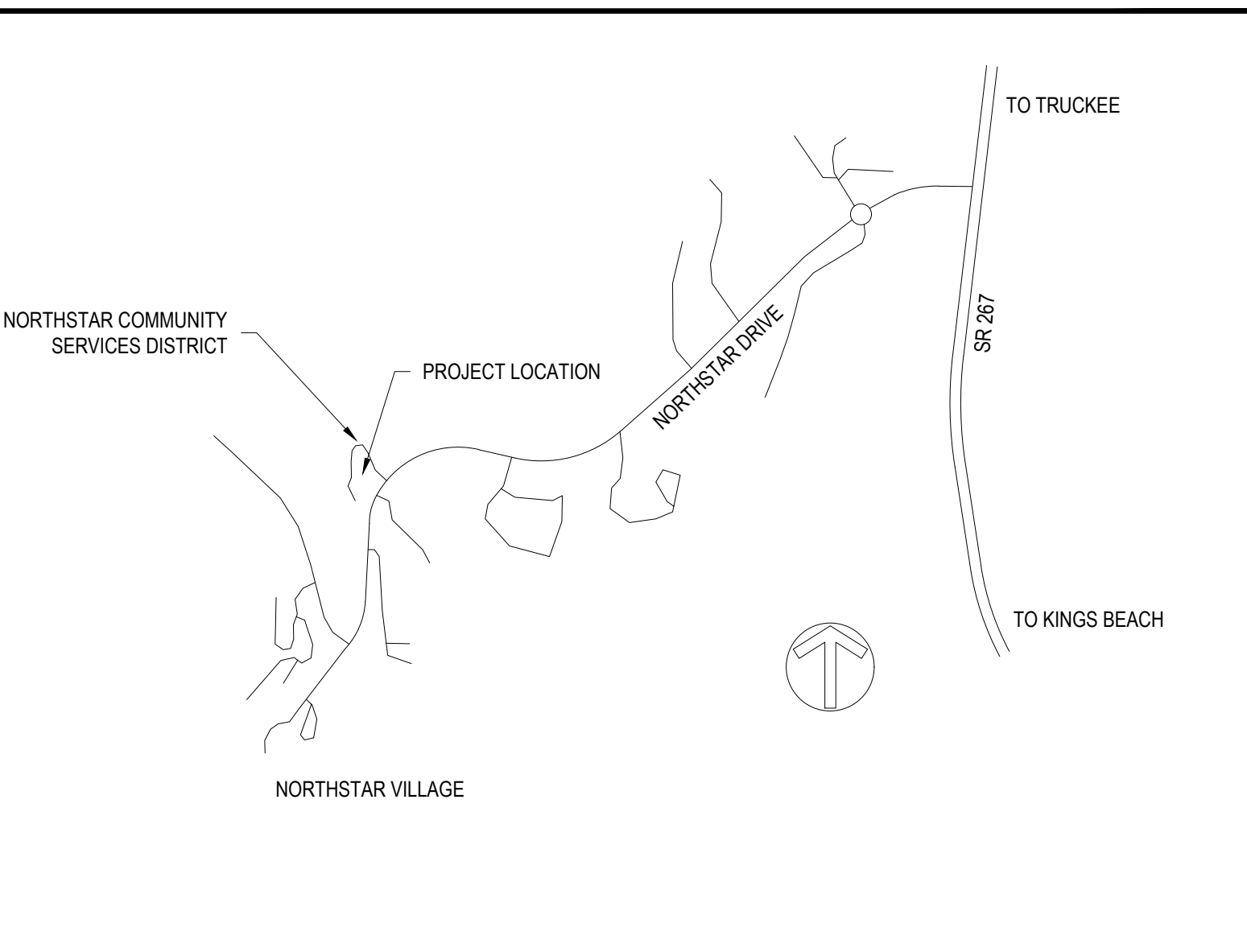


# **Appendix A**

## Proposed Building Plans

PR Design & Engineering Inc. 2022

VICINITY MAP



CONTACT INFORMATION

**OWNER:** NORTHSTAR COMMUNITY SERVICES DISTRICT  
 900 NORTHSTAR DRIVE  
 TRUCKEE, CA 96161  
 T: (530) 562-0747

**ENGINEER:** PR DESIGN & ENGINEERING INC.  
 PO BOX 1847  
 KINGS BEACH, CA 96143  
 (530) 546-4500

UTILITY SERVICE PROVIDERS

**FIRE:** NORTHSTAR FIRE  
 910 NORTHSTAR DRIVE  
 TRUCKEE, CA 96161  
 (530) 562-1212

**GAS:** SOUTHWEST GAS CORPORATION  
 ATTN: JIMMY SMITH  
 10852 PIONEER TRAIL  
 TRUCKEE, CA 96161  
 (530) 587-3510

**SEWER:** NORTHSTAR CSD  
 900 NORTHSTAR DRIVE  
 TRUCKEE, CA 96161  
 (530) 562-0747

**DATA:** AT&T  
 745 W. MADANA LANE  
 RENO, NV 89509  
 (775) 453-7572

**WATER:** NORTHSTAR CSD  
 900 NORTHSTAR DRIVE  
 TRUCKEE, CA 96161  
 (530) 562-0747

**DATA:** SUDENLINK COMMUNICATIONS  
 4930 ENERGY WAY  
 RENO, NV 89502  
 (775) 823-7727

**ELECTRIC:** LIBERTY UTILITIES  
 PO BOX 107  
 701 NATIONAL AVE.  
 TAIHOE VISTA, CA 96148  
 (530) 546-1735

**WASTE:** NORTHSTAR CSD  
 900 NORTHSTAR DRIVE  
 TRUCKEE, CA 96161  
 (530) 562-0747

SURVEY NOTES

- TOPOGRAPHIC SURVEY PREPARED BY DUNDAS GEOMATICS IN NOVEMBER 2022
- BASIS OF BEARING: THE MERIDIAN OF THIS SURVEY IS BASED ON NAD83 CALIFORNIA STATE PLANE COORDINATE SYSTEM ZONE 2. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET AND DECIMALS THEREOF. GRID TO GROUND SCALE FACTOR = 1.000372719
- THE PURPOSE OF THE SURVEY IS TO PROVIDE TOPOGRAPHIC SURVEY FOR PLANNING AND DESIGN.
- VERTICAL DATUM: NAVD 88 STATIC GPS OBSERVATION.

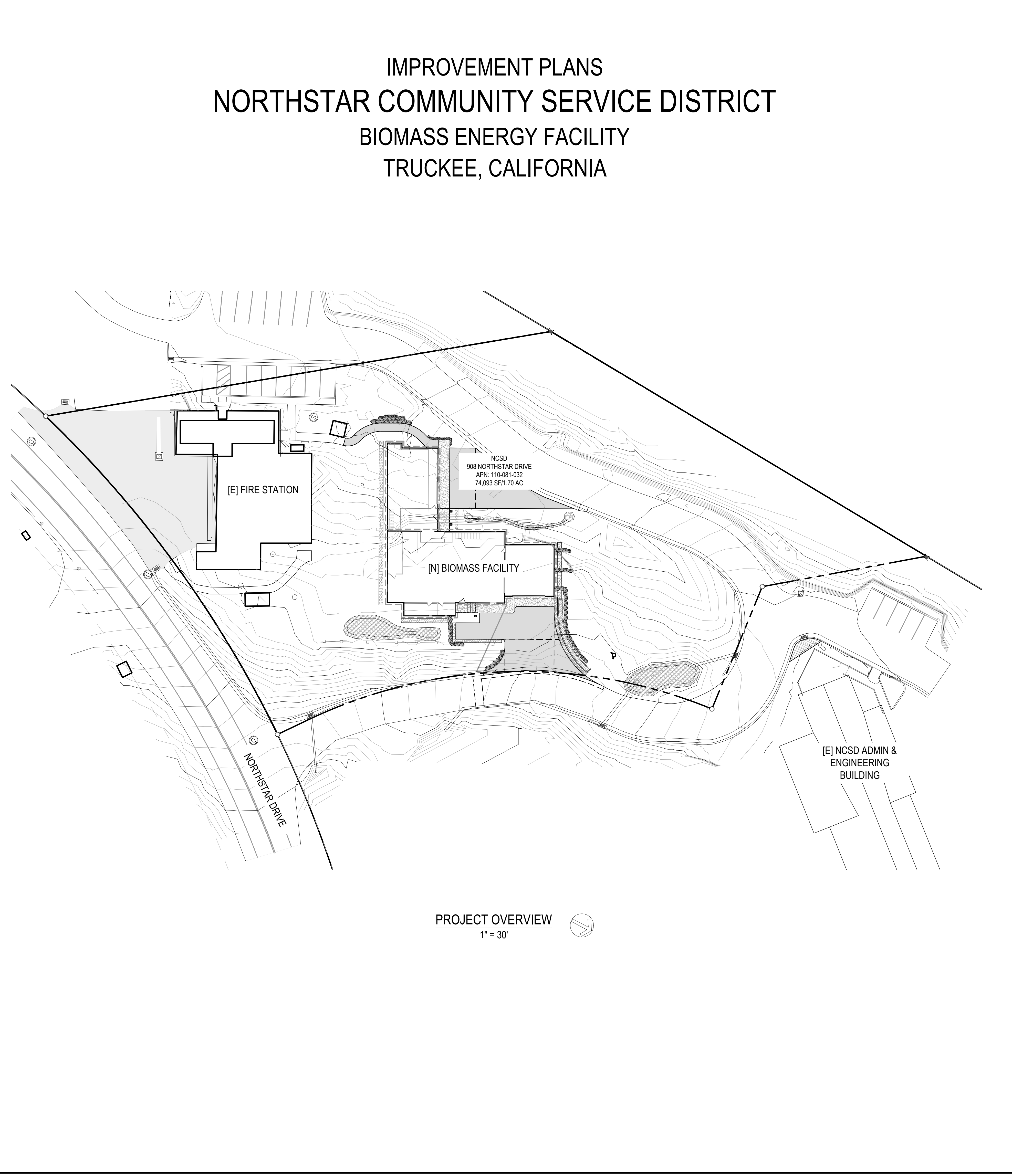
ENVIRONMENTAL HEALTH NOTES

- IF AT ANY TIME DURING THE COURSE OF CONSTRUCTING THE PROPOSED PROJECT, EVIDENCE OF SOIL AND/OR GROUNDWATER CONTAMINATION WITH HAZARDOUS MATERIAL IS ENCOUNTERED, THE APPLICANT SHALL IMMEDIATELY STOP CONSTRUCTION ACTIVITIES AND CONTACT PLACER COUNTY ENVIRONMENTAL HEALTH SERVICES HAZARDOUS MATERIALS SECTION. THE PROJECT SHALL REMAIN STOPPED UNTIL THERE IS A RESOLUTION OF THE CONTAMINATION PROBLEM TO THE SATISFACTION OF ENVIRONMENTAL HEALTH SERVICES AND THE LAHONTAN RWQCB.
- THE DISCHARGE OF FUELS, OILS, OR OTHER PETROLEUM PRODUCTS, CHEMICALS, DETERGENTS, CLEANERS, OR SIMILAR CHEMICALS TO THE SURFACE OF THE GROUND OR TO DRAINAGE WAYS ON, OR ADJACENT TO, THE SITE IS PROHIBITED
- ANY HAZARDOUS MATERIALS COLLECTED SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE HAZARDOUS MATERIALS LAWS AND REGULATIONS.

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 2016, 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. CALL AUBURN (530) 745-7550, LAKE TAHOE (530) 581-8227



PROJECT OVERVIEW  
 1" = 30'

AIR POLLUTION CONTROL DISTRICT STANDARD NOTES

- CONSTRUCTION EQUIPMENT EXHAUST EMISSIONS SHALL NOT EXCEED PLACER COUNTY APCD RULE 202 VISIBLE EMISSION LIMITATIONS. OPERATORS OF VEHICLES AND EQUIPMENT FOUND TO EXCEED OPACITY LIMITS ARE TO BE IMMEDIATELY NOTIFIED BY APCD TO CEASE OPERATIONS AND THE EQUIPMENT MUST BE REPAIRED WITHIN 72 HOURS.
- THE CONTRACTOR SHALL SUSPEND ALL GRADING OPERATIONS WHEN FUGITIVE DUST EXCEEDS PLACER COUNTY APCD RULE 228 (FUGITIVE DUST) LIMITATIONS. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING AN INDIVIDUAL WHO IS CARB-CERTIFIED TO PERFORM VISIBLE EMISSIONS EVALUATIONS (VEE). THIS INDIVIDUAL SHALL EVALUATE COMPLIANCE WITH RULE 228 ON A WEEKLY BASIS. IT IS TO BE NOTED THAT FUGITIVE DUST IS NOT TO EXCEED 40% OPACITY AND NOT GO BEYOND THE PROPERTY BOUNDARY AT ANY TIME. LIME OR OTHER DRYING AGENTS UTILIZED TO DRY OUT WET GRADING AREAS SHALL NOT EXCEED PLACER COUNTY APCD RULE 228 FUGITIVE DUST LIMITATIONS. OPERATORS OF VEHICLES AND EQUIPMENT FOUND TO EXCEED OPACITY LIMITS WILL BE NOTIFIED BY APCD AND THE EQUIPMENT MUST BE REPAIRED WITHIN 72 HOURS (BASED ON APCD RULE 202).
- 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)
- DURING CONSTRUCTION ACTIVITY, TRAFFIC SPEEDS ON ALL UNPAVED SURFACES SHALL BE LIMITED TO 15 MILES PER HOUR OR LESS. (APCD RULE 228)
- IN ORDER TO MINIMIZE WIND DRIVEN DUST DURING CONSTRUCTION, 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 JURISDICTION). B) THE PRIME CONTRACTOR SHALL SUSPEND ALL GRADING OPERATIONS WHEN WIND SPEEDS (INCLUDING INSTANTANEOUS GUSTS) ARE EXCESSIVE AND DUST IS IMPACTING ADJACENT PROPERTIES. (BASED ON APCD RULE 228 / SECTION 402).
- THE 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)
- DURING CONSTRUCTION, NO OPEN BURNING OF REMOVED VEGETATION SHALL BE ALLOWED UNLESS PERMITTED BY THE PCAPCD. ALL REMOVED VEGETATIVE MATERIAL SHALL BE EITHER CHIPPED ON SITE OR TAKEN TO AN APPROPRIATE RECYCLING SITE, OR IF A SITE IS NOT AVAILABLE A LICENSED DISPOSAL SITE.
- A PERSON SHALL NOT DISCHARGE INTO THE ATMOSPHERE VOLATILE ORGANIC COMPOUNDS (VOC'S) 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 OF RULE 217.
- ANY DEVICE OR PROCESS THAT DISCHARGES 2 POUNDS PER DAY OR MORE OF AIR CONTAMINANTS INTO THE ATMOSPHERE, AS DEFINED BY HEALTH AND SAFETY CODE SECTION 39013, MAY REQUIRE A PCAPCD DEVELOPERS/CONTRACTORS SHOULD CONTACT THE PCAPCD PRIOR TO CONSTRUCTION AND OBTAIN ANY NECESSARY PERMITS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. (APCD RULE 501)

SHEET INDEX

TITLE SHEET	DATE	APPROVED	DATE
T1.0			
T1.1			
C1.0			
C2.0			
C3.0			
C4.0			
C5.0			
C6.0			
D1.0			
D1.1			
D1.2			
D1.3			
D1.4			

ABBREVIATIONS

A.B.	AGGREGATE BASE	POT	POINT OF TANGENT
A.C.	ASPHALT CONCRETE PAVEMENT	PP	POWER POLE
ASPH.	ASPHALT	PT	POINT OF TANGENCY
APPROX.	APPROXIMATE	PVI	POINT OF VERTICAL INTERSECTION
BM	BENCH MARK	R	RADIUS
BOP	BOTTOM OF PIPE	RC	RELATIVE COMPACTION
CATV	CABLE TELEVISION	RFC	RESTRAINED FLANGED COUPLING ADAPTER
CL	CENTERLINE	RT	RIGHT
CMP	CORRUGATED METAL PIPE	RTW (ROW)	RIGHT OF WAY
CO	CLEAN OUT	S	SOUTH SLOPE SEWER
CONST	CONSTRUCT	SD	STORM DRAIN
DET	DETAIL	SDMH	STORM DRAIN MANHOLE
DHW	DOMESTIC HOT WATER	SHLD	SHOULDER
DI	DROP INLET	SHT	SHEET
D.I.P.	DUCTILE IRON PIPE	SPPCO/SPPC	SIERRA PACIFIC POWER COMPANY
E	EAST OR ELECTRICAL	SS	SANITARY SEWER
E.C.R.	END CURB RETURN	SSCO	SANITARY SEWER CLEANOUT
ELEV.	ELEVATION	STA	STATION
ELL	ELBOW	STD	STANDARD
EP	EDGE OF PAVEMENT	SSMH	SANITARY SEWER MANHOLE
ES	EDGE OF SHOULDER	SW	SIDEWALK
EX OR (E)	EXISTING	T	TELEPHONE
EXIST.	EXISTING	TBC	TOP BACK OF CURB
EVC	END OF VERTICAL CURB	TELE	TELEPHONE
ETW	EDGE OF TRAVELED WAY	TG	TOP OF GRATE
FCA	FLANGED COUPLING ADAPTER	TRANS	TRANSFORMER
FES	FLARED END SECTION	TSC	TOP OF STONE COLUMN
FG	FINISH GRADE	TV	TELEVISION
FH	FIRE HYDRANT	TW	TOP OF WALL
FL	FLOW LINE	(TYP.)	TYPICAL
FLA	FLANGE	TP	TOP OF PIPE
FRP	FIBERGLASS REINFORCED PLASTIC	TOS	TOP OF SLOPE
G	GAS	TP	TELEPHONE POLE
GR	GRATE	UGE	UNDERGROUND ELECTRIC
GB	GRADE BREAK	V	VERTICAL
GV	GATE VALVE	W	WEST OR WATER
H	HORIZONTAL	WI	WITH
HIC	HANDICAP	WV	WATER VALVE
HDPE	HIGH DENSITY POLYETHYLENE		
HP	HIGH POINT		
I.E.	INVERT ELEVATION		
IP	IRON PIPE		
INV	INVERT ELEVATION		
JP	JOINT POLE		
JT	JOINT TRENCH		
LT	LEFT		
LPG	LIQUEFIED PETROLEUM GAS		
L.F.	LINEAR FOOT		
LS	LUMP SUM		
MAX	MAXIMUM		
MCA	MECHANICAL COUPLING ADAPTER		
(MH)	EXISTING MANHOLE		
MJ	MECHANICAL JOINT		
MIN	MINIMUM		
N OR (N)	NORTH OR NEW		
NIC	NOT IN CONTRACT		
NTPUD	NORTH TAHOE PUBLIC UTILITY DISTRICT		
OHU	OVERHEAD UTILITY		
P	POWER		
PC	POINT OF CURVE		
PCC	PORTLAND CEMENT CONCRETE		
PE	PLAIN END		
PI	POINT OF INTERSECTION		
* P	PROPERTY LINE		
PO	PUSH ON		

NCSO APPROVALS

**NORTHSTAR COMMUNITY SERVICES DISTRICT (OWNER / DEVELOPER)**

SIGNED: \_\_\_\_\_ TITLE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

**NORTHSTAR COMMUNITY SERVICES DISTRICT (FIRE DEPARTMENT)**

SIGNED: \_\_\_\_\_ TITLE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

RECORD DRAWING

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)

DATE: \_\_\_\_\_ CONTRACTOR SIGNATURE

BAR IS ONE INCH AT FULL SCALE  
 0 1" IF NOT ONE INCH SCALE ACCORDINGLY

DATE: \_\_\_\_\_

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

DESCRIPTION: \_\_\_\_\_

DATE: \_\_\_\_\_

REC'D: \_\_\_\_\_

DATE: \_\_\_\_\_

DRAWN: JRL

DATE: DECEMBER 16, 2022

SCALE: HORIZONTAL: \_\_\_\_\_ VERTICAL: \_\_\_\_\_

FILE: P-NCSD BIOMASS

PR DESIGN & ENGINEERING INC.  
 8889 North Lake Blvd, P.O. Box 1847  
 Kings Beach, California 96143-1847  
 Tel: 530-546-4500 www.prdel.com

APN: 110-081-032

TITLE SHEET

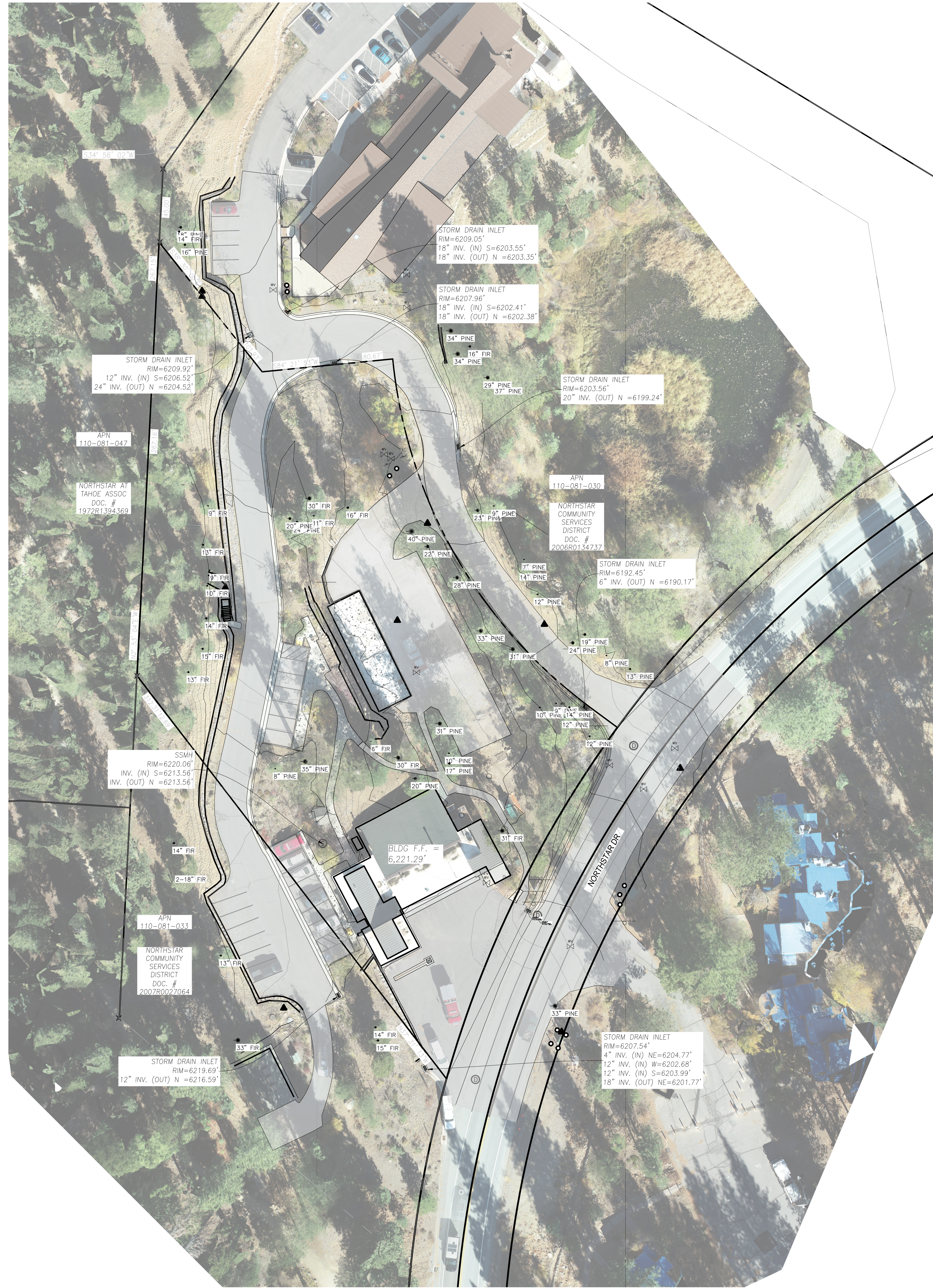
NORTHSTAR COMMUNITY SERVICES DISTRICT

NORTHSTAR CALIFORNIA

T1.0

DRAFT





EXISTING SITE PLAN  
1" = 30'

BAR IS ONE INCH AT FULL SCALE  
0 1'  
IF NOT ONE INCH SCALE ACCORDINGLY

DATE	APPROVED	DESCRIPTION

REV. DATE  
DRAWN: JRL  
DATE: DECEMBER 16, 2022  
SCALE: HORIZONTAL: VERTICAL: FILE: P10CSD.B10MSS



**PDR DESIGN & ENGINEERING INC.**  
8889 North Lake Blvd, P.O. Box 1847  
Kings Beach, California 96143-1847  
Tel: 530-346-4500 www.pdrinc.com

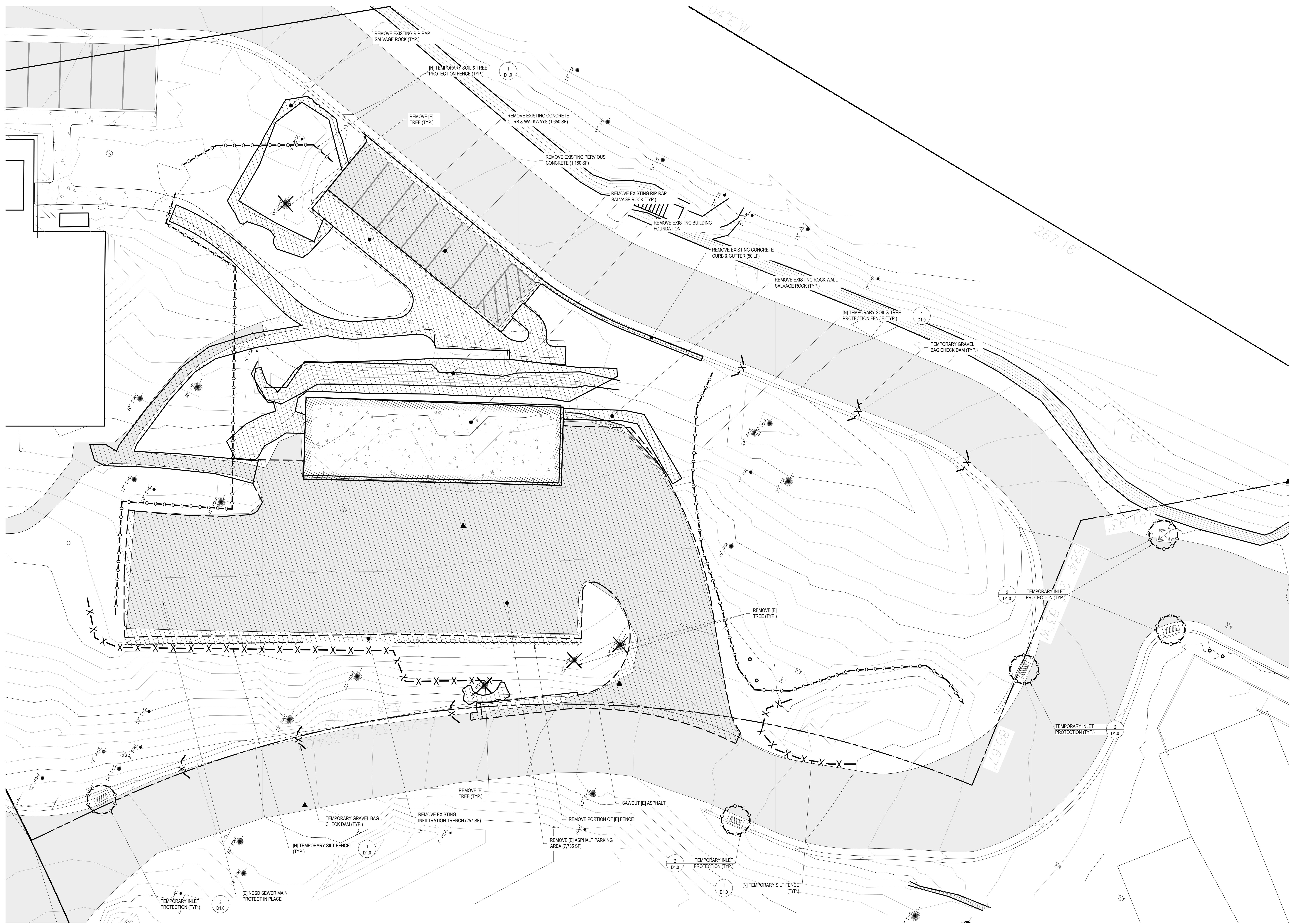


DATE SIGNED: \_\_\_\_\_  
988 NORTHSTAR DRIVE NORTHSTAR CALIFORNIA  
NORTHSTAR COMMUNITY SERVICES DISTRICT  
**EXISTING SITE PLAN**  
APN: 110-081-032

RECORD DRAWING  
DATE \_\_\_\_\_ ENGINEER'S INITIAL \_\_\_\_\_

**C1.0**

DRAFT



DEMOLITION & TEMPORARY BMP PLAN  
1" = 10'

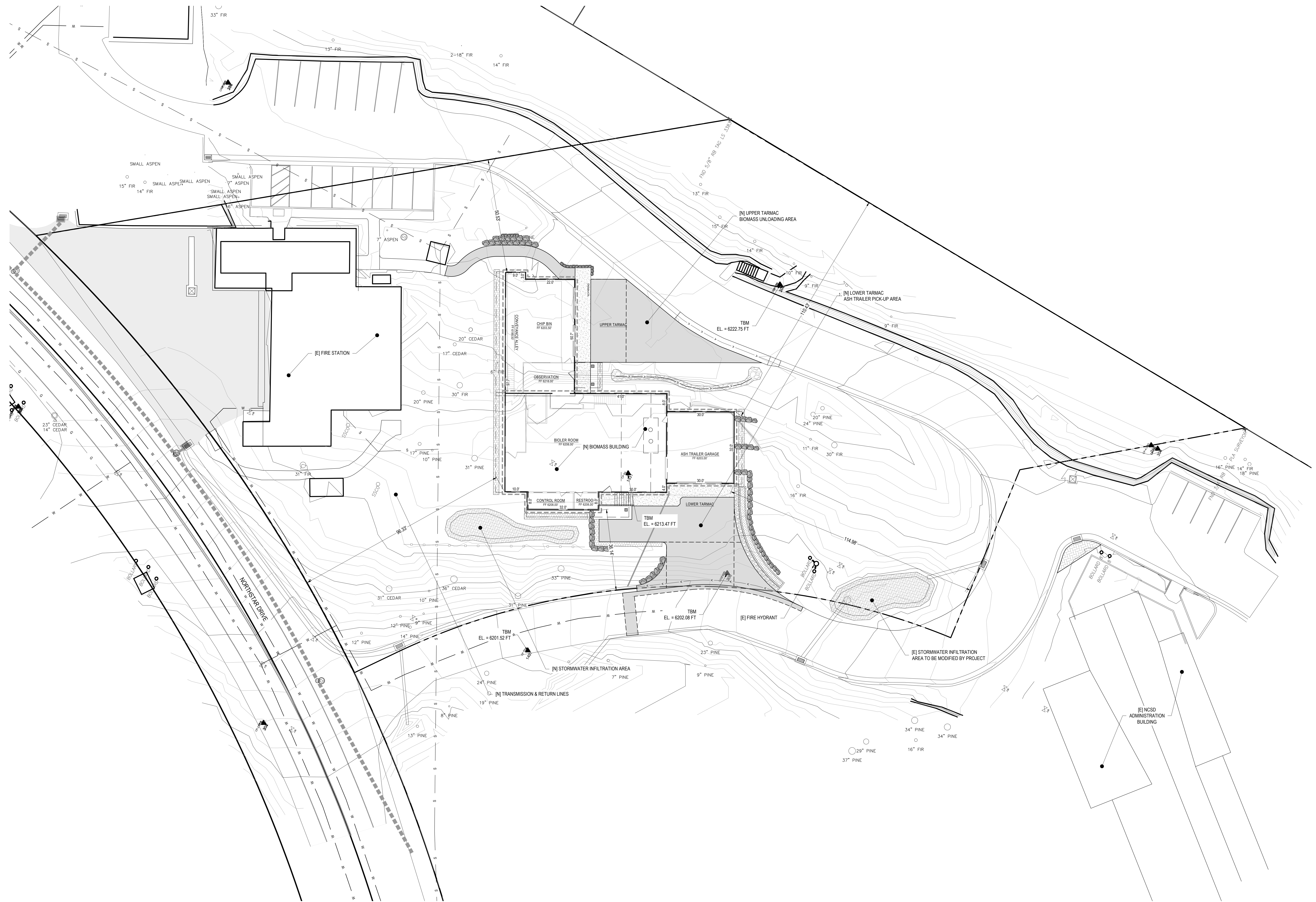
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DRAFT

DATE		APPROVED		DESCRIPTION		REV.		DATE	
PRL ENG. ATR		DRAWN: JRL		DATE: DECEMBER 16, 2022		SCALE: HORIZONTAL: 1" = 10' VERTICAL: 1" = 5'		FILE: P10CSD BIOMASS	
									
<b>P&amp;R DESIGN &amp; ENGINEERING INC.</b> 8889 North Lake Blvd, P.O. Box 1847 Kings Beach, California 96143-1847 Tel: 530-346-4500 www.prdem.com									
									
NORTHSTAR DRIVE NORTHSTAR COMMUNITY SERVICES DISTRICT <b>DEMOLITION &amp; TEMPORARY BMP PLAN</b> APN: 110-081-032 CALIFORNIA									

DRAFT

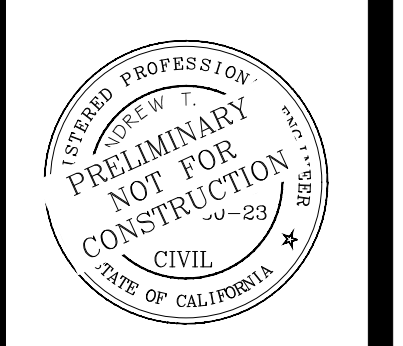


BAR IS ONE INCH AT FULL SCALE  
 0 1'  
 IF NOT ONE INCH SCALE ACCORDINGLY

DATE	APPROVED	DESCRIPTION

DATE: DECEMBER 16, 2022  
 SCALE: HORIZONTAL: 1" = 16'  
 VERTICAL: 1" = 4'  
 FILE: P10CSD BIOMASS

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 Kings Beach, California 96143-1847  
 Tel: 530-346-4500 www.pdrinc.com



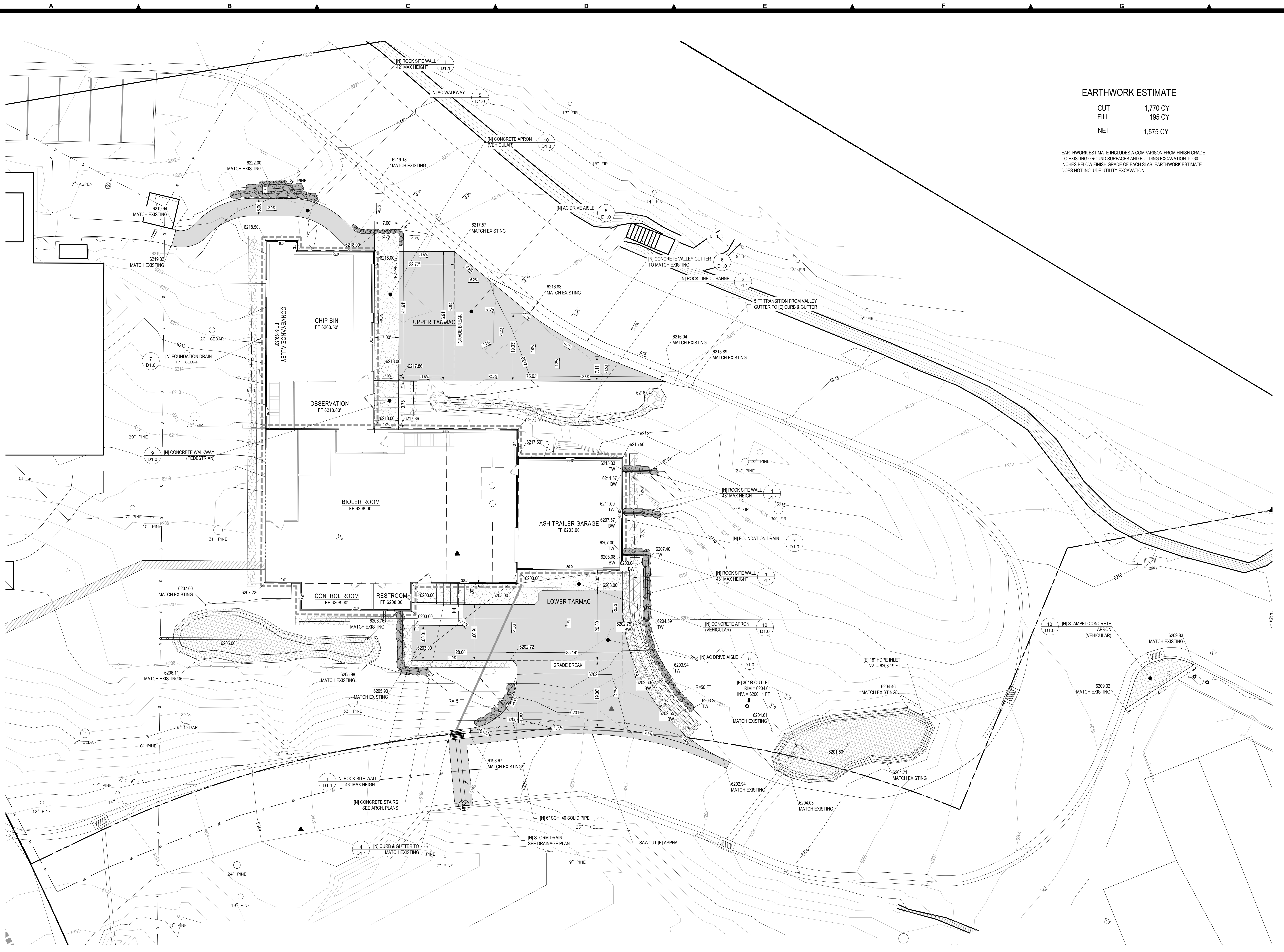
PROJECT OVERVIEW  
 APN: 110-081-032  
 NORTHSTAR COMMUNITY SERVICES DISTRICT  
 NORTHSTAR  
 CALIFORNIA

**PROJECT OVERVIEW PLAN**  
 1" = 16'

RECORD DRAWING  
 DATE: \_\_\_\_\_ ENGINEER'S INITIAL: \_\_\_\_\_

**C3.0**

DRAFT



**EARTHWORK ESTIMATE**

CUT	1,770 CY
FILL	195 CY
NET	1,575 CY

EARTHWORK ESTIMATE INCLUDES A COMPARISON FROM FINISH GRADE TO EXISTING GROUND SURFACES AND BUILDING EXCAVATION TO 30 INCHES BELOW FINISH GRADE OF EACH SLAB. EARTHWORK ESTIMATE DOES NOT INCLUDE UTILITY EXCAVATION.

**GRADING PLAN**  
1" = 10'

RECORD DRAWING  
DATE \_\_\_\_\_ ENGINEER'S INITIAL \_\_\_\_\_

BAR IS ONE INCH AT FULL SCALE  
0 1'  
IF NOT ONE INCH SCALE ACCORDINGLY

APPROVED	DATE

DESCRIPTION

REV.	DATE	DESCRIPTION

DATE: DECEMBER 16, 2022  
DRAWN: JRL  
SCALE: HORIZONTAL: 1" = 100'  
VERTICAL: 1" = 10'  
FILE: P10CSD BIOMASS

**P&R DESIGN & ENGINEERING INC.**  
8889 North Lake Blvd, P.O. Box 1847  
Kings Beach, California 96143-1847  
Tel: 530-346-4500 www.pandred.com

REGISTERED PROFESSIONAL ENGINEER  
PRELIMINARY NEW FOR CONSTRUCTION  
CIVIL  
STATE OF CALIFORNIA

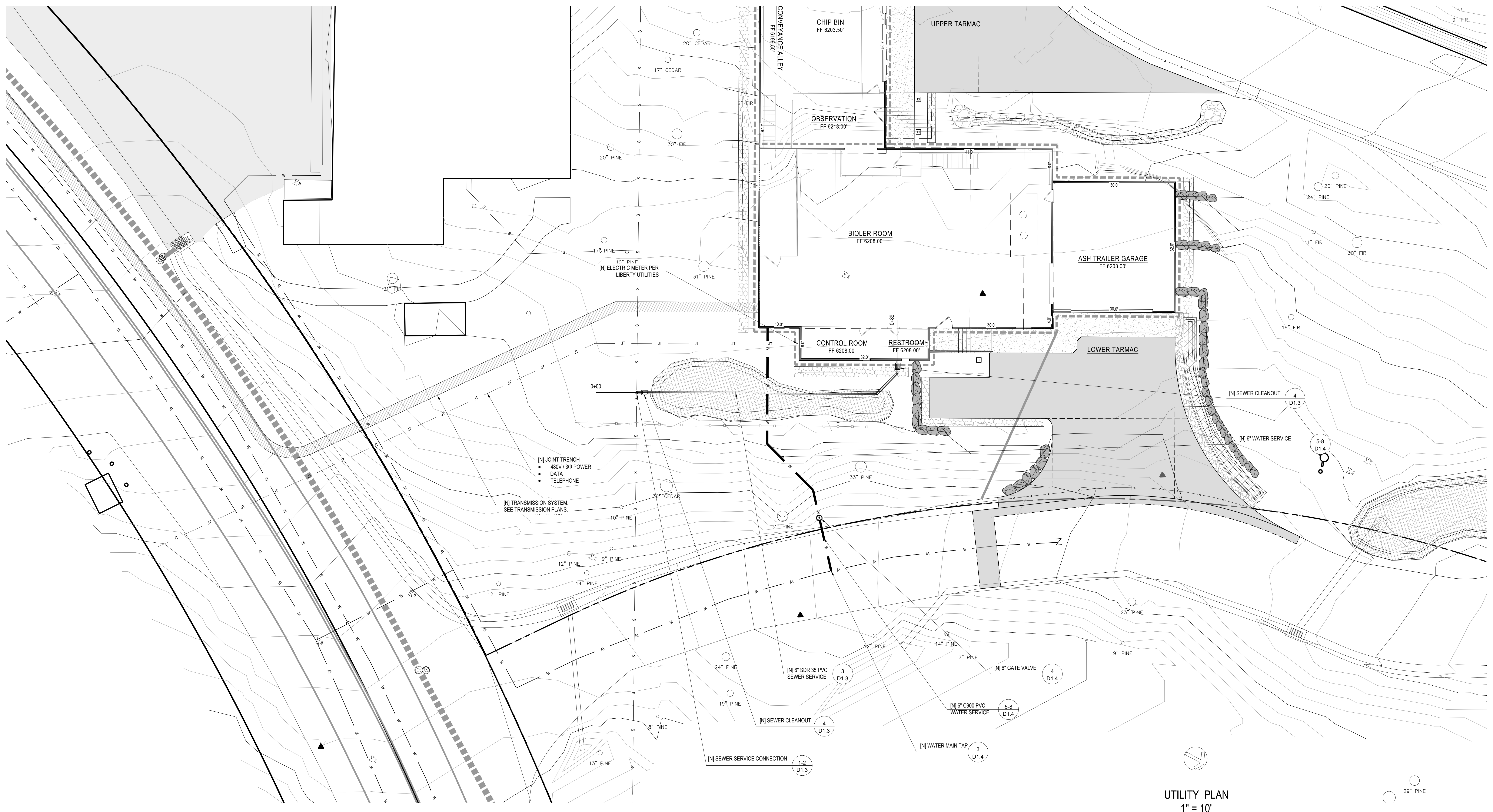
DATE SIGNED: \_\_\_\_\_

908 NORTHSTAR DRIVE  
NORTHSTAR COMMUNITY SERVICES DISTRICT  
CALIFORNIA

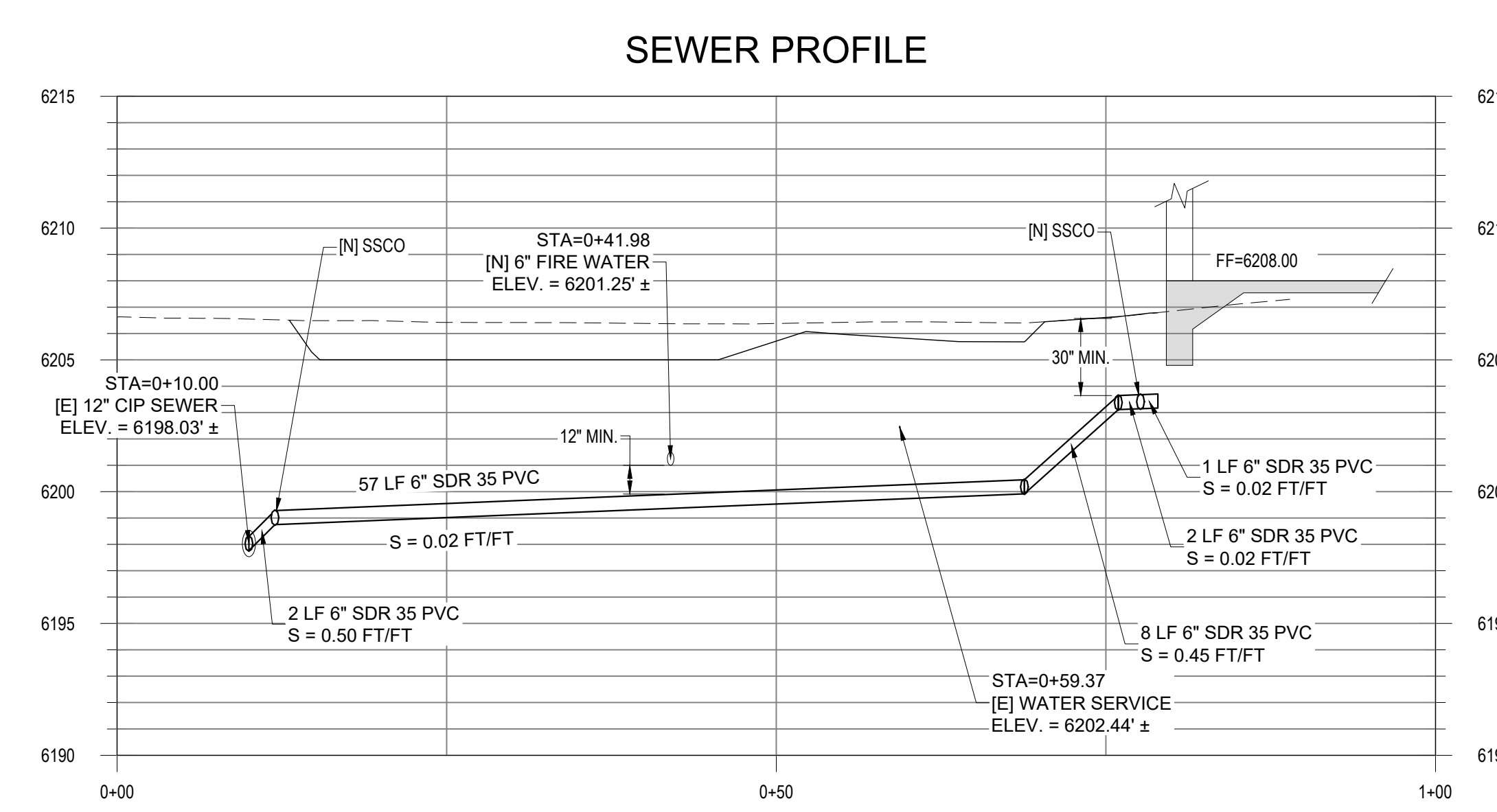
**GRADING PLAN**  
APN: 110-081-032

**C4.0**

DRAFT



UTILITY PLAN  
1" = 10'



SEWER PROFILE  
H: 1" = 10' / V: 1" = 5'

BAR IS ONE INCH AT FULL SCALE  
0 1" IF NOT ONE INCH SCALE ACCORDINGLY

DATE	APPROVED	DESCRIPTION

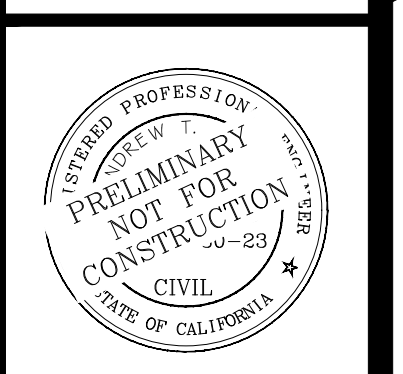
REV. DATE

DATE: DECEMBER 16, 2022

SCALE: HORIZONTAL: VERTICAL: FILE: P10CSD BIOMASS



**PDR DESIGN & ENGINEERING INC.**  
8889 North Lake Blvd, P.O. Box 1847  
Kings Beach, California 94043-1847  
Tel: 530-346-4500 www.pdrinc.com



808 NORTHSTAR DRIVE  
NORTHSTAR COMMUNITY SERVICES DISTRICT  
CALIFORNIA

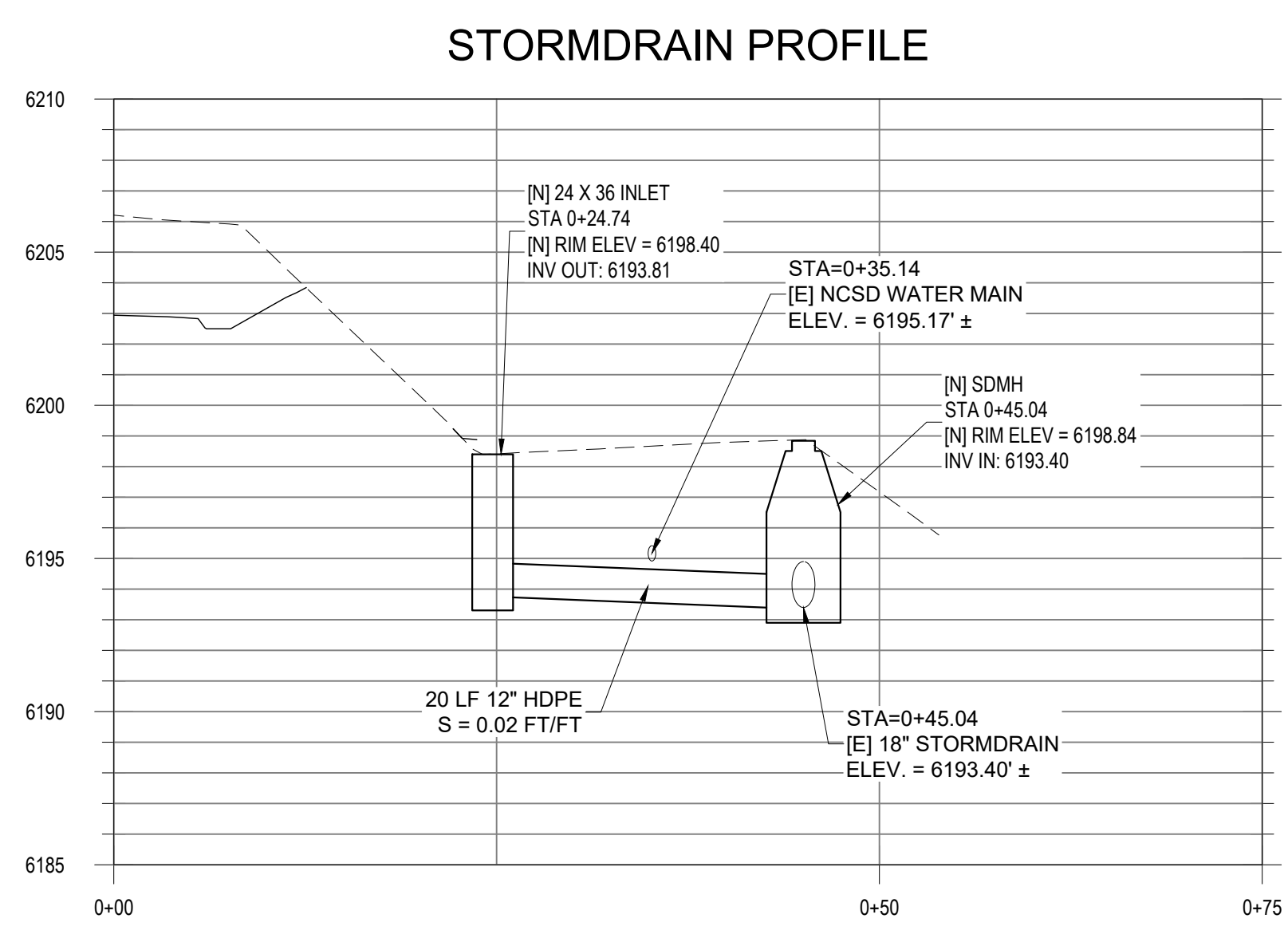
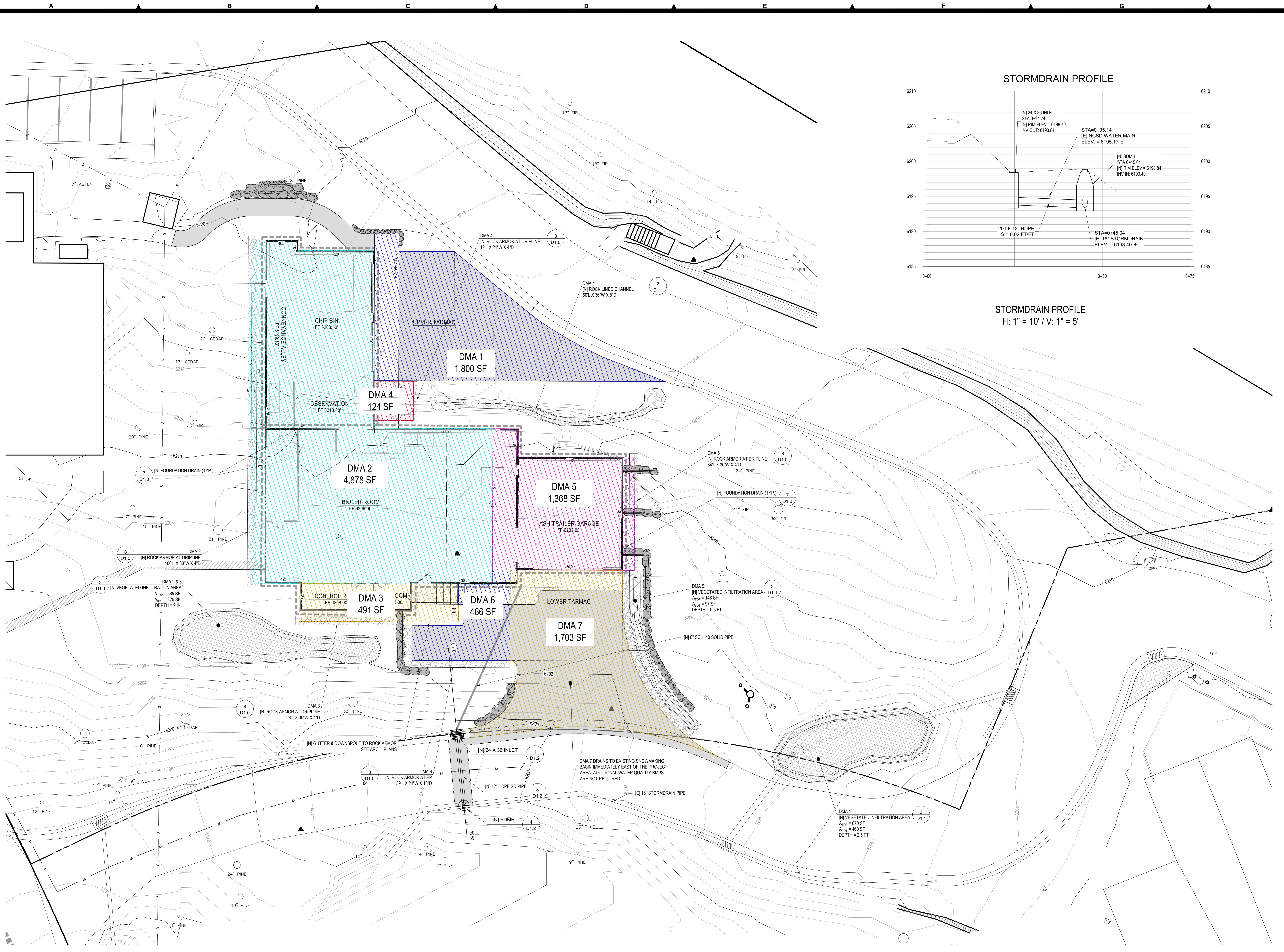
UTILITY PLAN  
APN: 110-081-032

RECORD DRAWING  
DATE ENGINEER'S INITIAL

C5.0

DRAFT





STORMDRAIN PROFILE  
H: 1" = 10' / V: 1" = 5'

DRAINAGE PLAN  
1" = 10'

BAR IS ONE INCH AT FULL SCALE  
0 1 1'

IF NOT ONE INCH SCALE ACCORDINGLY

DATE	APPROVED	DATE	REV.	DESCRIPTION

DATE: DECEMBER 16, 2022

SCALE: HORIZONTAL: 1" = 10' / VERTICAL: 1" = 5'

FILE: P:\NCSO BIOMASS

**PDR DESIGN & ENGINEERING INC.**  
8886 North Lake Blvd, P.O. Box 1847  
Kings Beach, California 96143-1847  
Tel: 530-346-4500 www.pdrinc.com

DATE SIGNED: \_\_\_\_\_

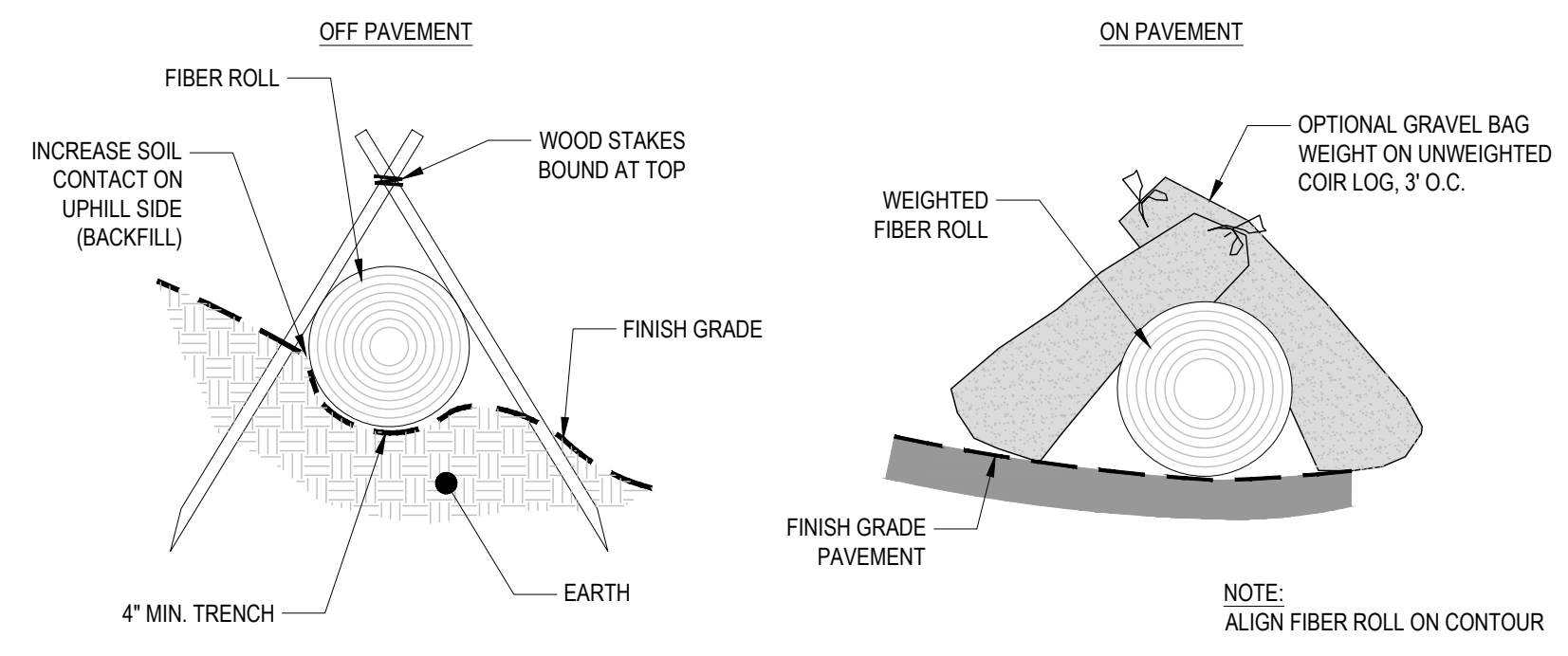
988 NORTSTAR DRIVE  
NORTSTAR COMMUNITY SERVICES DISTRICT  
CALIFORNIA

**DRAINAGE PLAN**  
APN: 110-081-032

RECORD DRAWING  
DATE: \_\_\_\_\_ ENGINEER'S INITIAL: \_\_\_\_\_

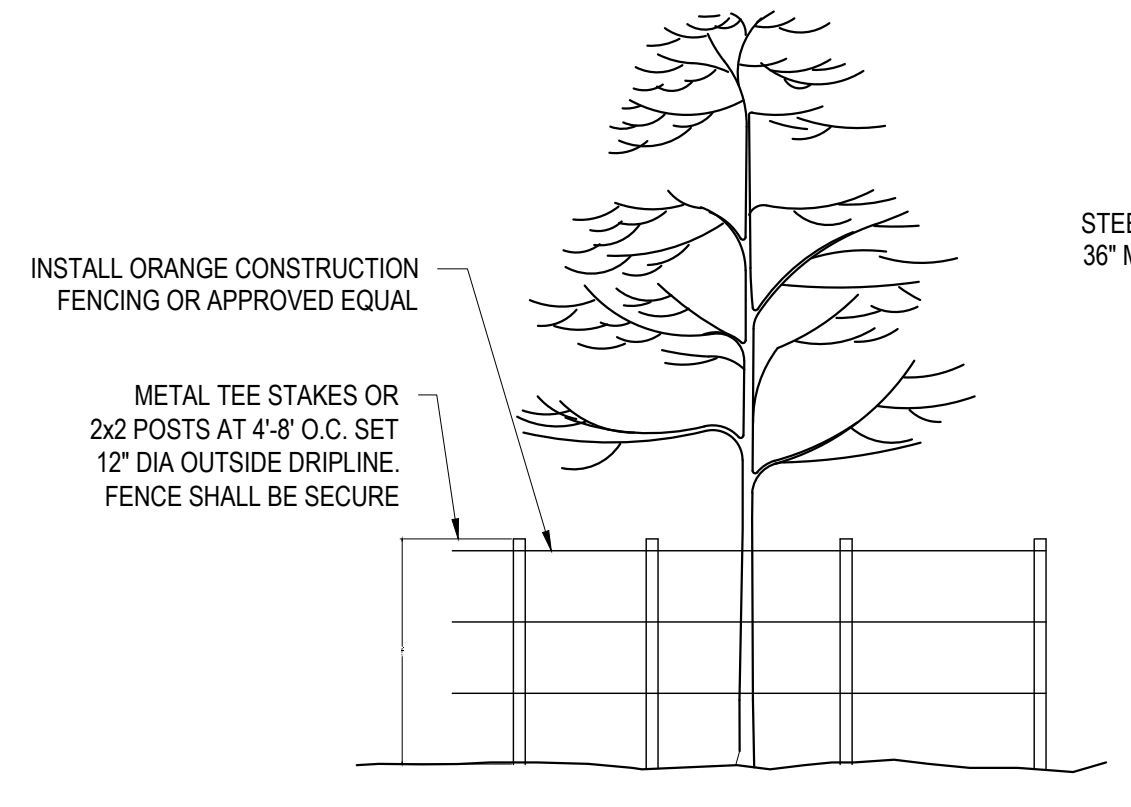
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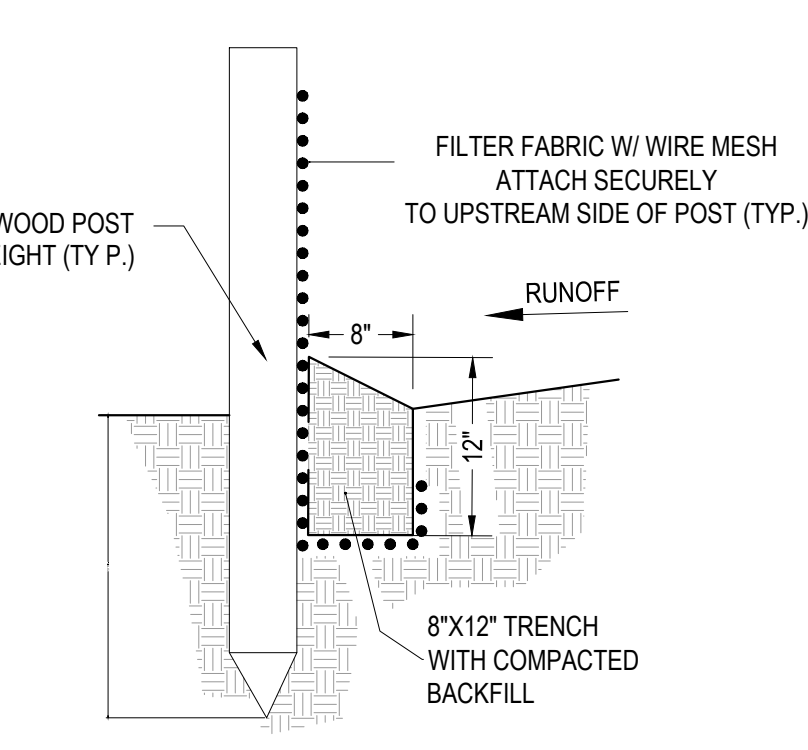


**FIBER ROLL**

NOTE:  
ALIGN FIBER ROLL ON CONTOUR



**SOIL AND TREE PROTECTION**



**FILTER FENCE**

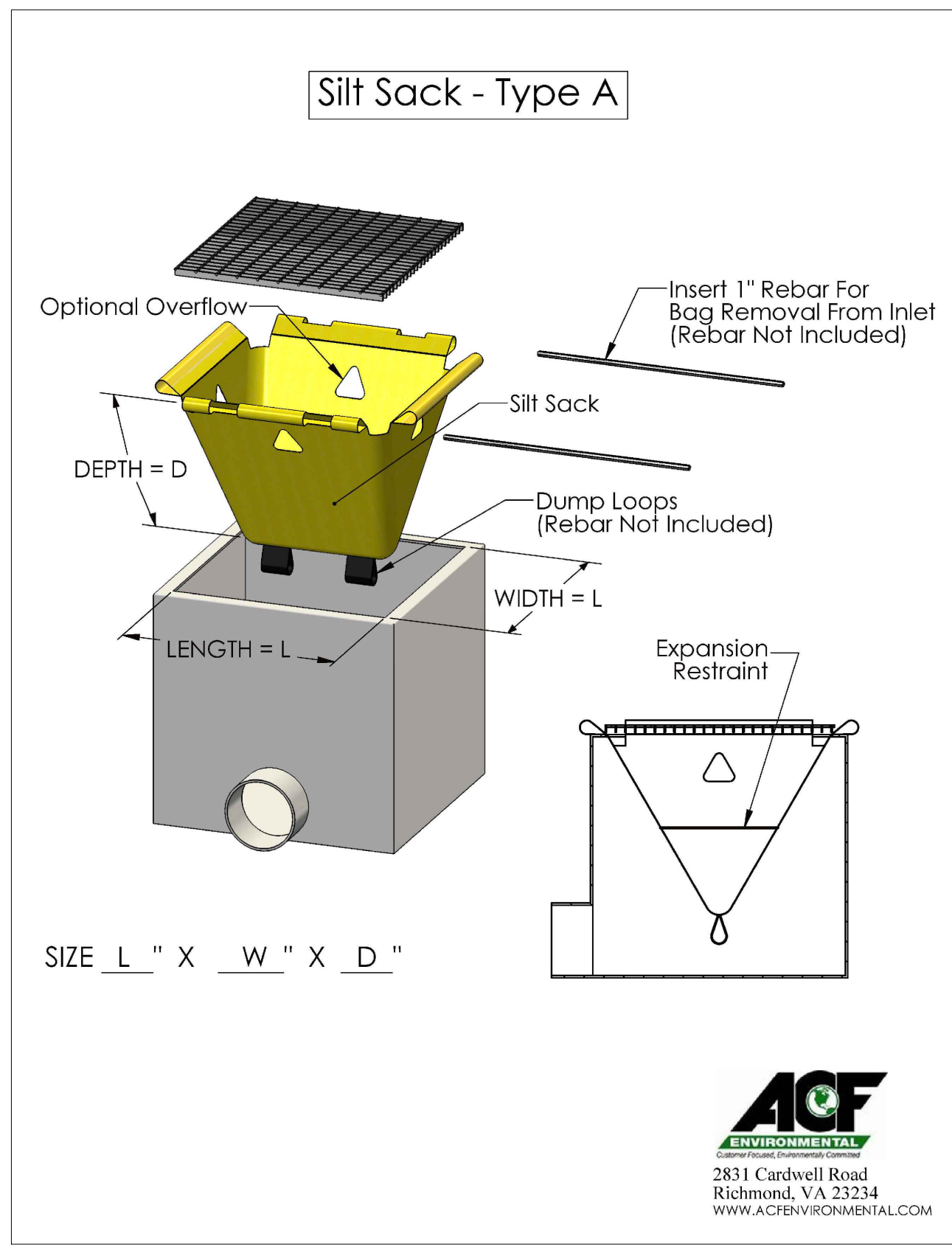
- NOTES:
1. THE CONTRACTOR SHALL INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
  2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
  3. FILTER FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMUM PONDING EFFICIENCY.

TEMPORARY EROSION CONTROL

1

TREE TRUNK PROTECTION

2

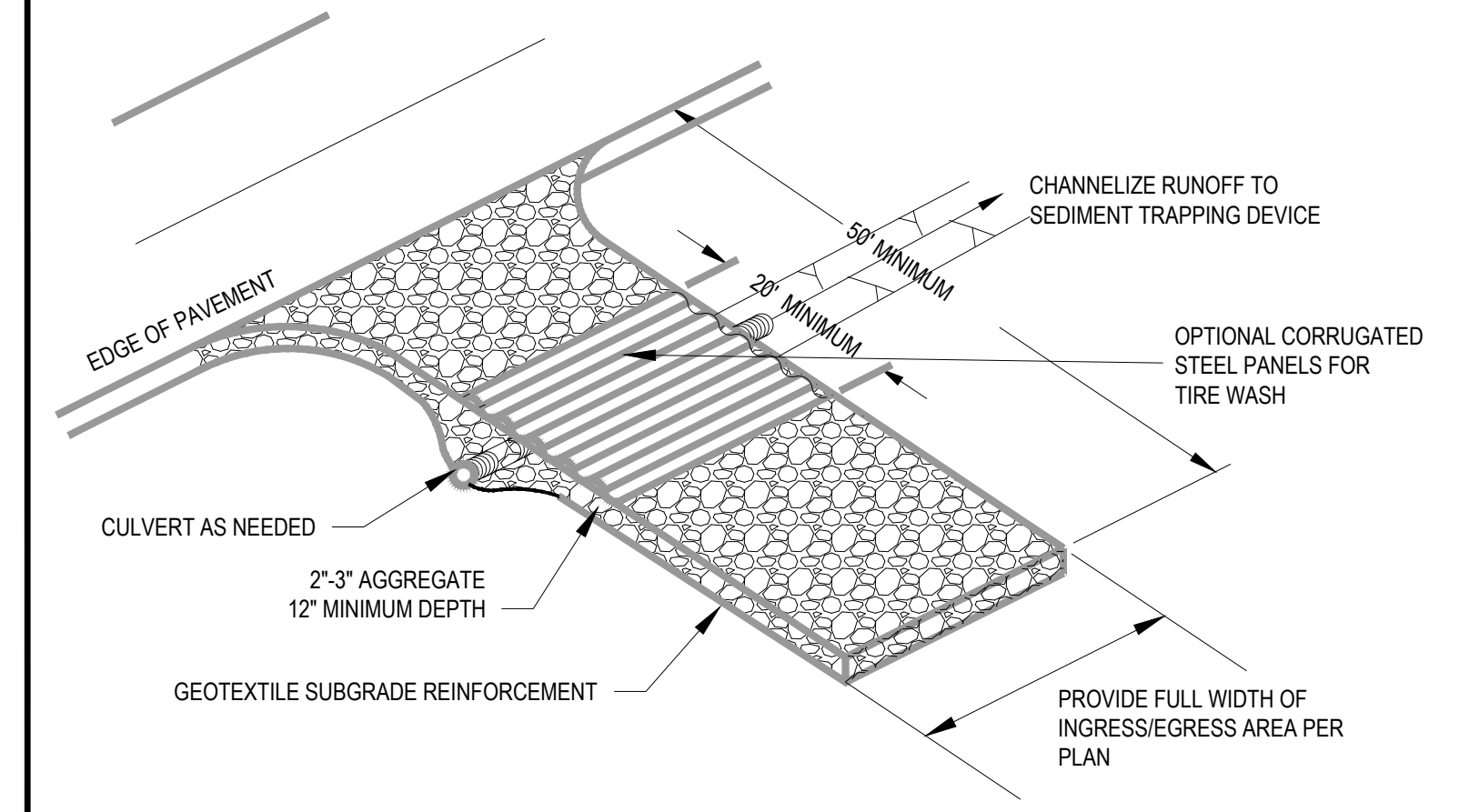


**Silt Sack - Type A**



DRAIN INLET PROTECTION

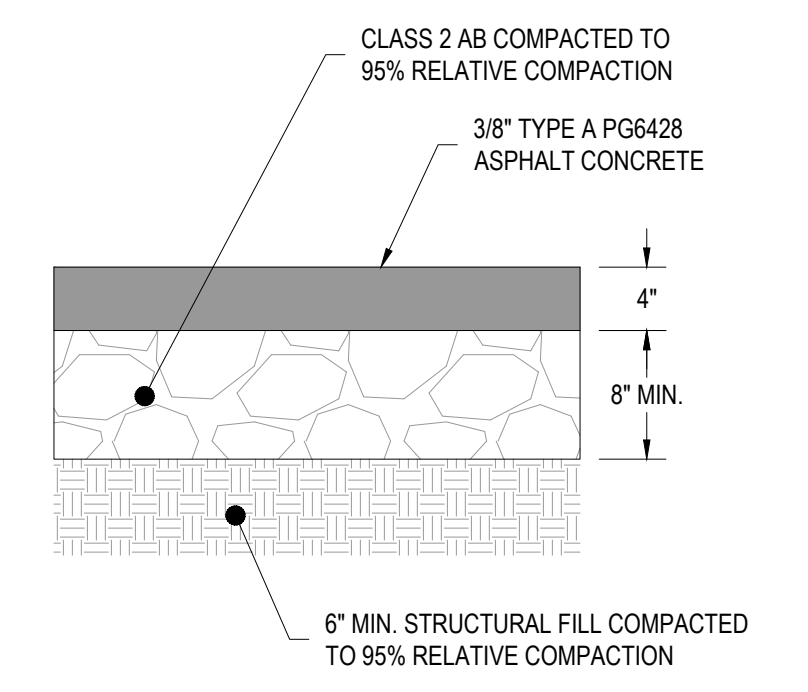
3



- 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 AND REVEGETATED AT COMPLETION OF CONSTRUCTION.

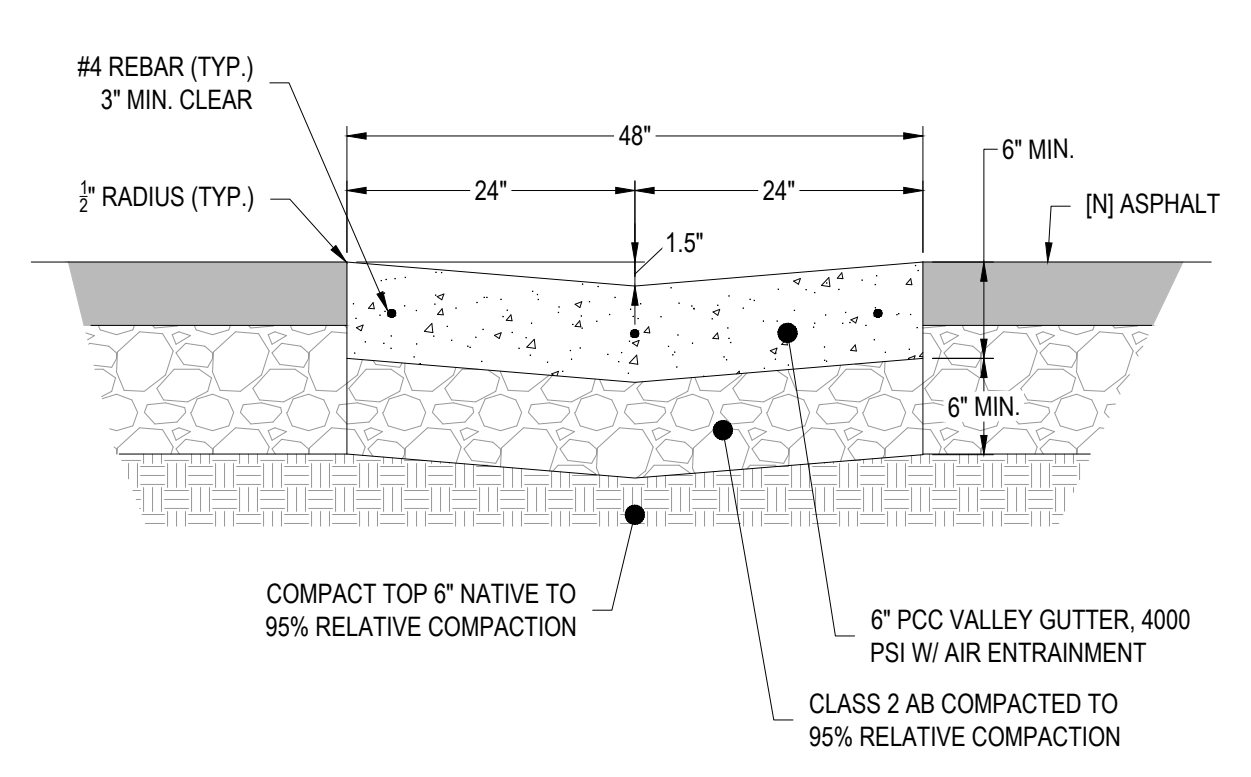
TEMPORARY CONSTRUCTION ENTRANCE

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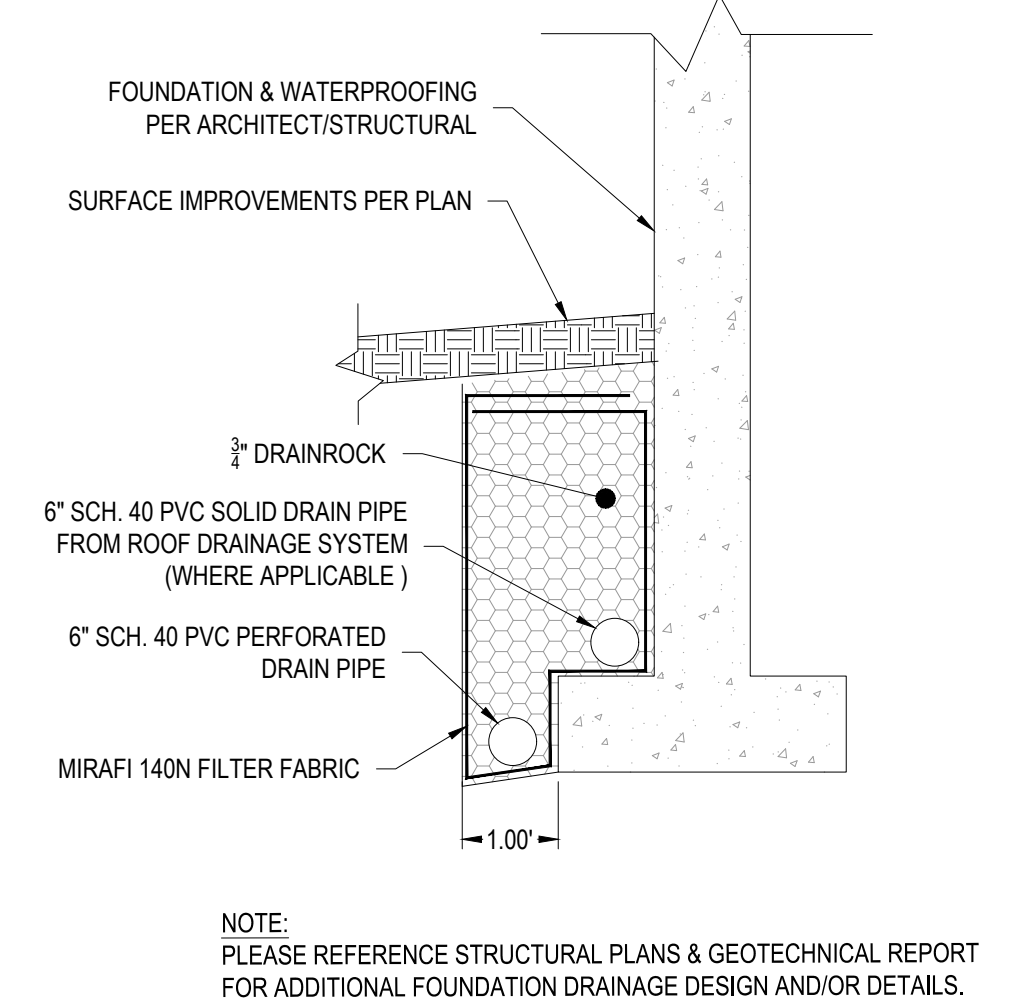
**AC PAVEMENT**

5



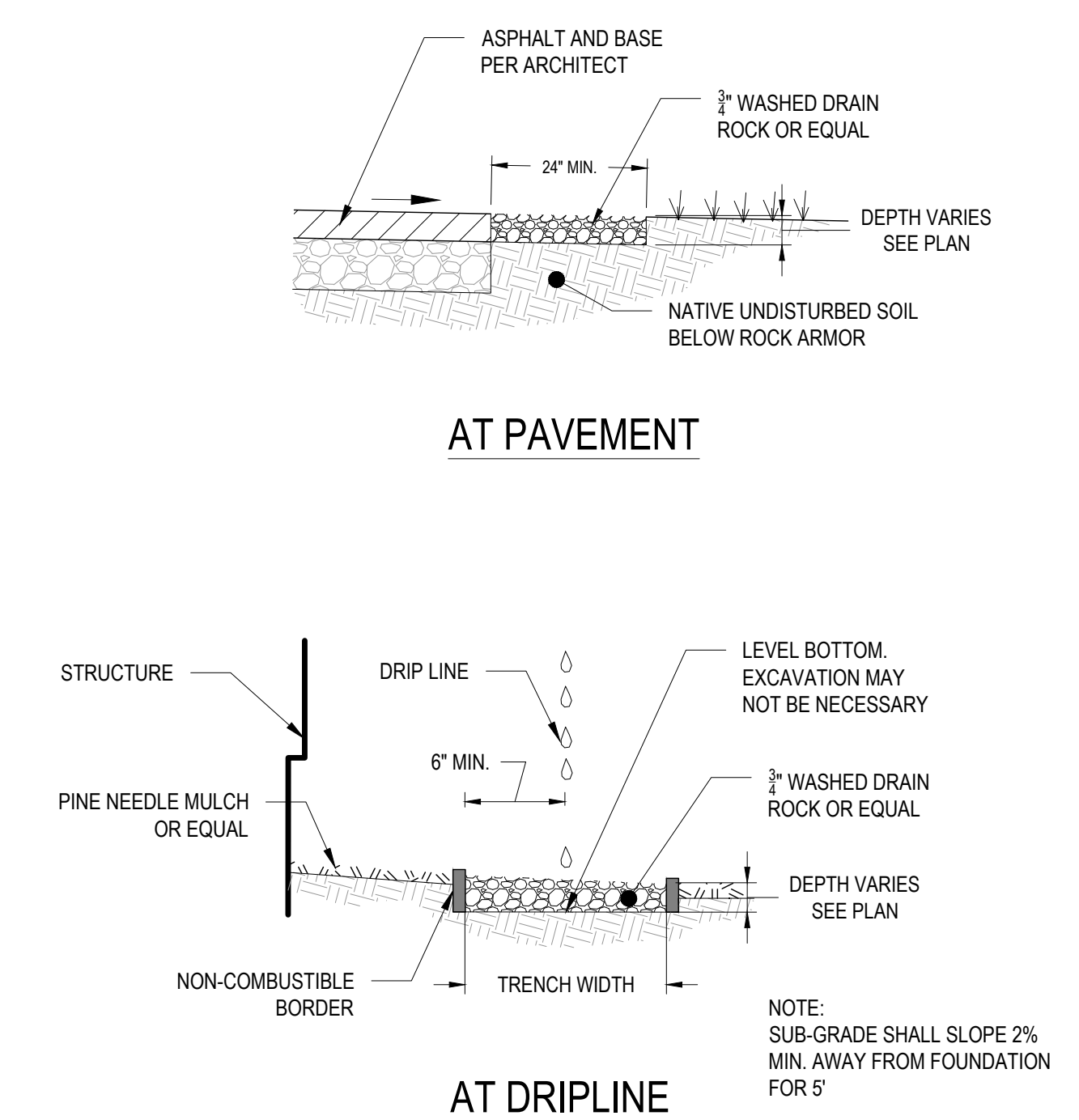
**CONCRETE VALLEY GUTTER**

6



**FOUNDATION DRAIN**

7

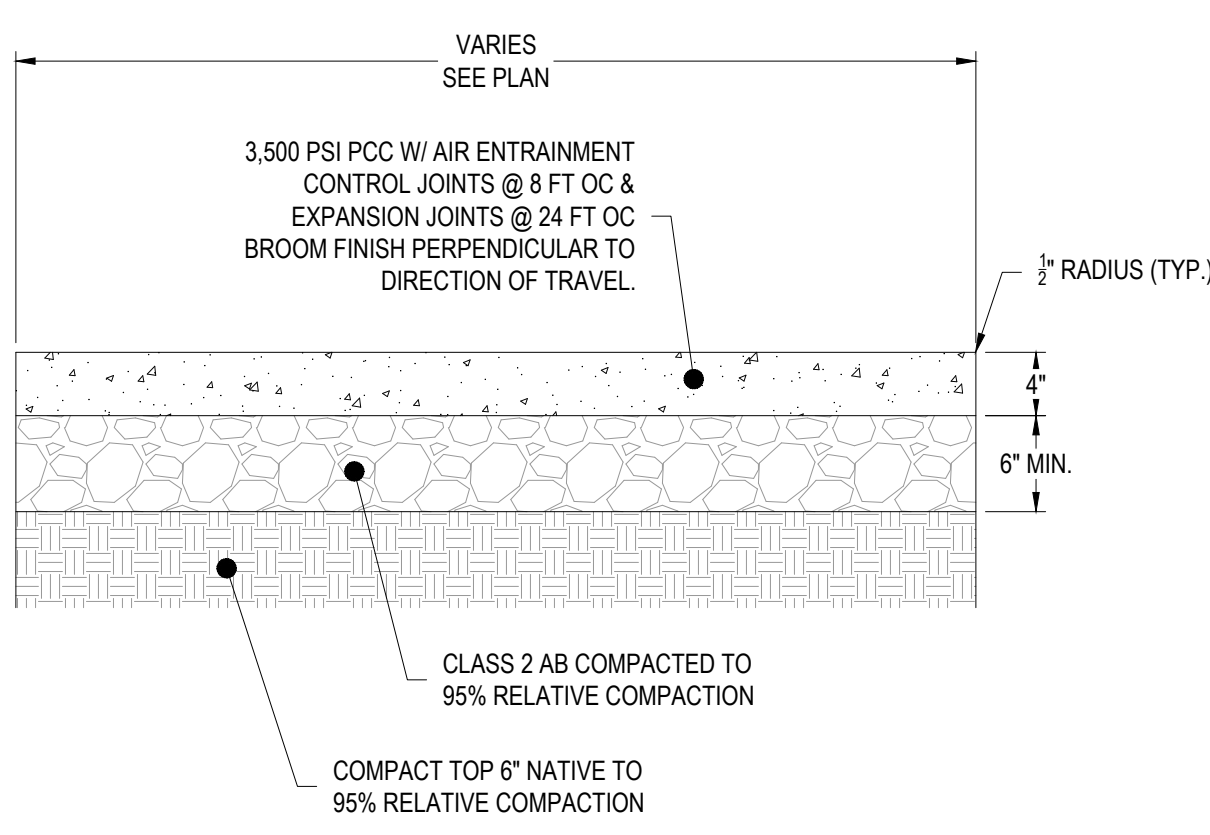


**AT PAVEMENT**

**AT DRIPLINE**

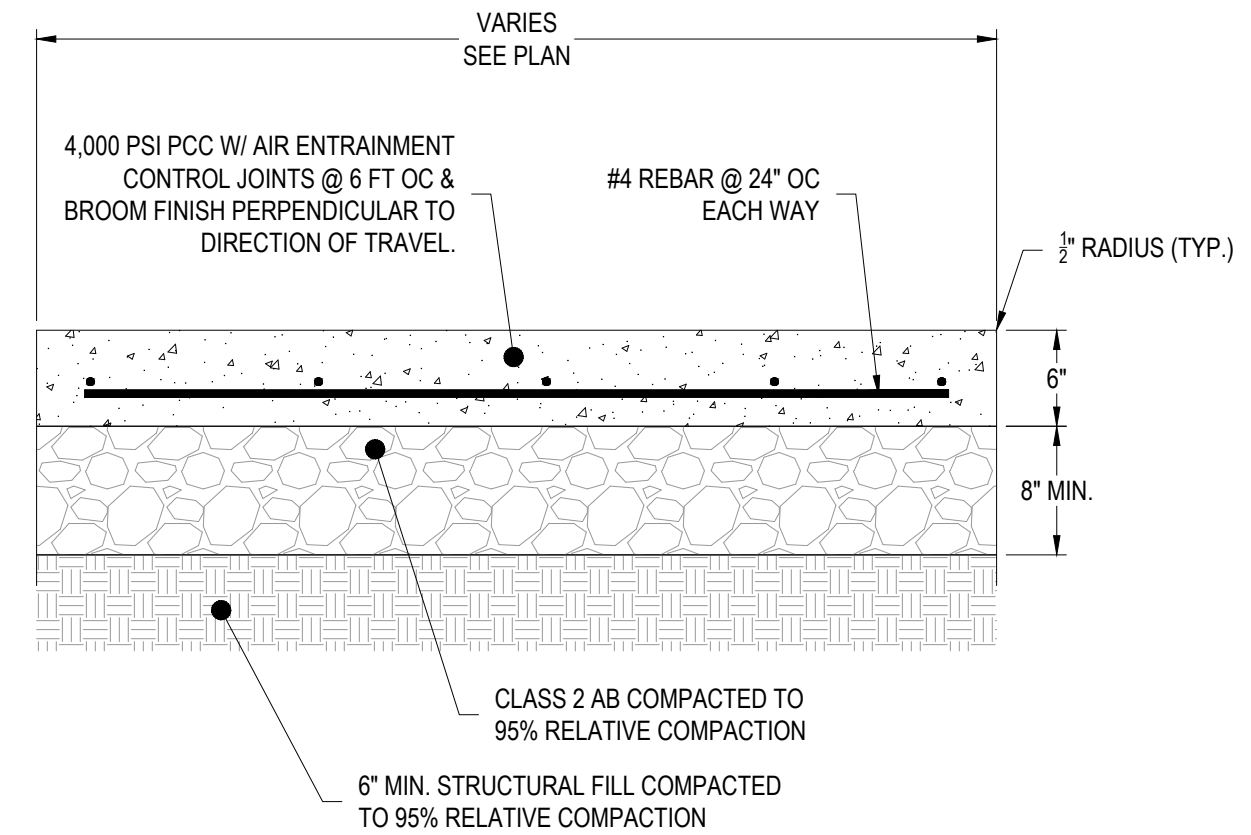
**ROCK ARMOR**

8



**CONCRETE - PEDESTRIAN AREAS**

9



**CONCRETE - VEHICULAR AREAS**

10

**RESERVED**

11

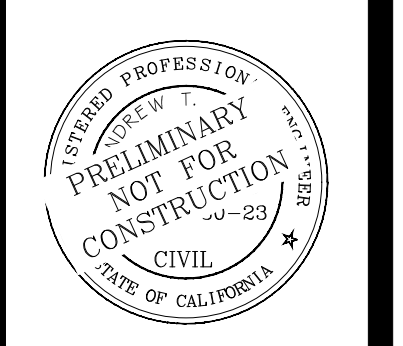
**RESERVED**

12

RECORD DRAWING  
DATE \_\_\_\_\_ ENGINEER'S INITIAL \_\_\_\_\_

**D1.0**

808 NORTHSTAR DRIVE  
NORTHSTAR COMMUNITY SERVICES DISTRICT  
CIVIL DETAILS  
APN: 110-081-032  
NORTHSTAR  
CALIFORNIA



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8889 North Lake Blvd., P.O. Box 1847  
Kings Beach, California 96043-1847  
Tel: 530-346-4500 www.ppr.com

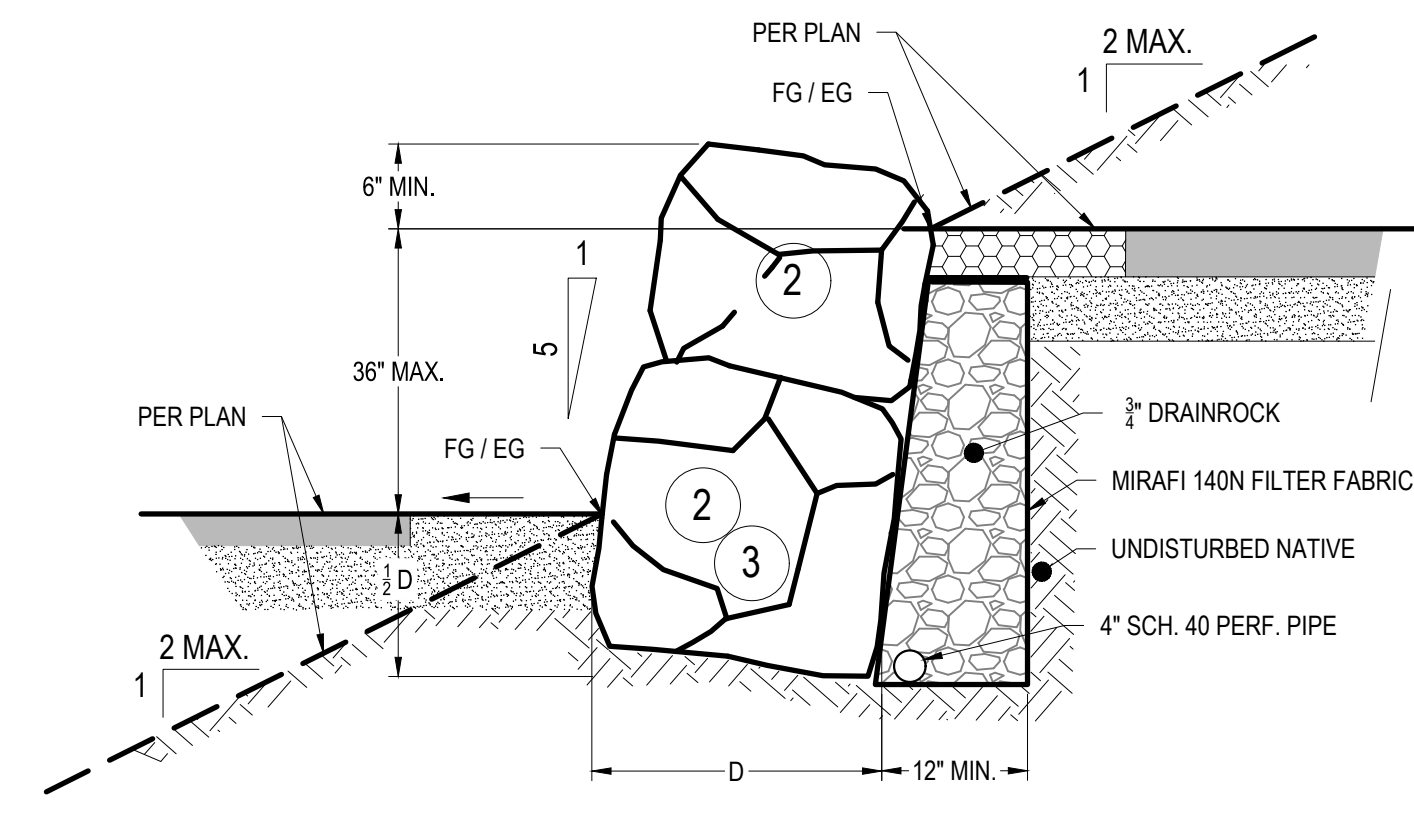


DATE: DECEMBER 16, 2022  
SCALE: HORIZONTAL: VERTICAL:  
FILE: P10CSD BIOMASS

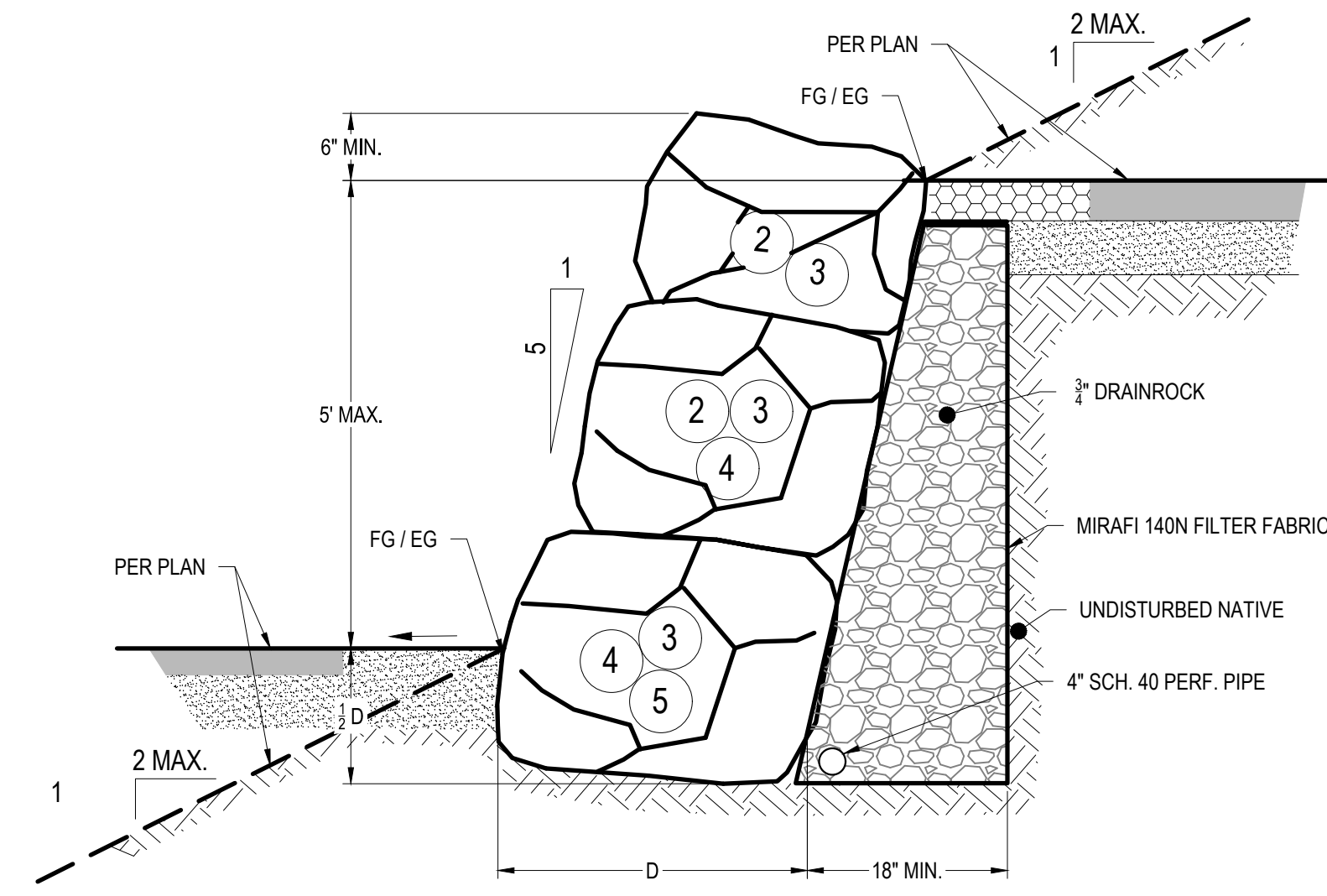
DATE	APPROVED	DESCRIPTION

BAR IS ONE INCH AT FULL SCALE  
0 1'  
IF NOT ONE INCH SCALE ACCORDINGLY

DRAFT



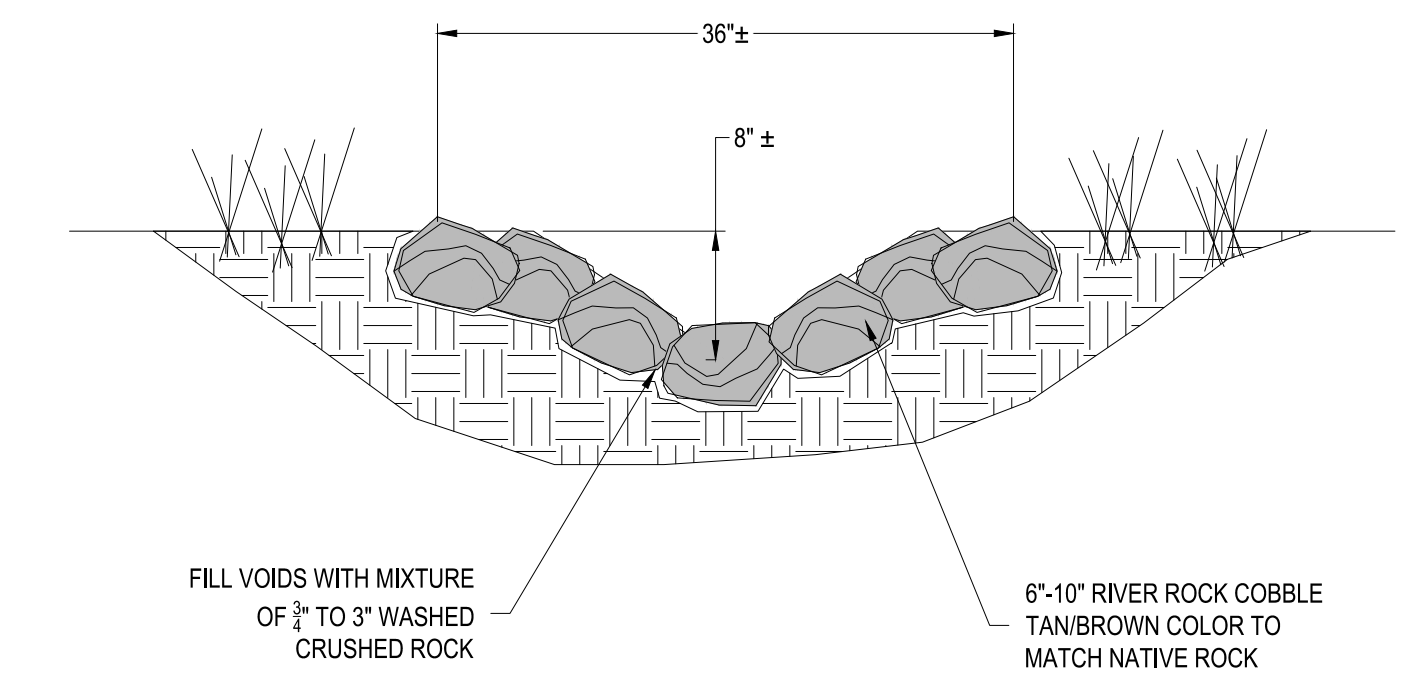
0 TO 3-FOOT ROCK WALL



3 TO 5-FOOT ROCK WALL

BOULDER DIMENSION TABLE

SIZE	AVG. WT.(LBS)	NOM. DIA.(D)
2	200-700	18-28"
3	700-2000	28-36"
4	2000-4000	36-48"
5	4000-6000	48-54"
6	6000-8000	54-60"



NOTES:  
1. VARY SIDE SLOPES TO ACHIEVE NATURAL AESTHETIC

NOTES:

- ROCKS SHALL BE PLACED IN SUCH A MANNER SO AS TO AVOID CONTINUOUS JOINT PLANES IN EITHER VERTICAL OR HORIZONTAL DIRECTIONS.
- HORIZONTAL BOULDER CONTACT SURFACES SHALL SLOPE TOWARD THE SLOPE BEING SUPPORTED.
- EACH ROCK SHALL BEAR ON TWO OR MORE ROCKS BELOW IT, WITH AT LEAST THREE POINT, COMPETENT AND STABLE CONTACTS (TWO IN FRONT AND ONE IN BACK). THE OUTERMOST POINT OF CONTACT BETWEEN AN UPPER AND LOWER ROCK SHOULD BE WITHIN 6-INCHES OF THE AVERAGE ROCKERY FACE.
- THE ROCKS USED SHALL BE NON-FRACTURED AND DURABLE, SUCH AS BASALT AND GRANITE, AND ANGULAR TO SUB-ROUNDED IN SHAPE. ROUNDED BOULDERS MAY BE RESHAPED BY SPLITTING. BOULDERS WITH VISIBLE CRACKS SHOULD NOT BE USED. ALL BOULDERS SHALL HAVE A MINIMUM SPECIFIC GRAVITY OF 2.5.
- GENERALLY, ROCKS SHALL BE PLACED WITH THE LONGEST ROCK DIMENSION PERPENDICULAR TO THE FACE OF THE ROCKERY WALL. THE SECOND LARGEST DIMENSION SHALL BE PARALLEL TO THE ROCKERY FACE. THIS MAY BE VARIED IF THE MINIMUM DIMENSION IS GREATER OR EQUAL TO THE REQUIRED WALL THICKNESSES.
- VOIDS BETWEEN ROCKS SHALL BE MINIMIZED. ROCKS WITH SHAPES THAT CREATE VOIDS WITH A DIMENSION GREATER THAN 12-INCHES SHALL BE PLACED ELSEWHERE TO OBTAIN A BETTER FIT.
- VOIDS GREATER THAN 6-INCHES SHALL BE CHINKED (FILLED) WITH SMALLER ROCKS. NON-STRUCTURAL CHINKING ROCKS SHALL NOT BE LOOSE OR ABLE TO BE MOVED BY HAND AFTER CONSTRUCTION IS COMPLETE AND SHALL NOT PROVIDE BEARING SUPPORT FOR OVERLYING ROCKS.
- THE ROCK SIZES CAN VARY WITHIN THE RANGES INDICATED SO LONG AS THE OTHER CONSTRUCTION NOTES ARE ADHERED TO. BASE ROCK WIDTHS MAY VARY WITHIN 6-INCHES OF SPECIFIED SIZES. TWO OR MORE CONSECUTIVE BASE ROCKS SHALL NOT BE PLACED WITH A WIDTH LESS THAN SPECIFIED.
- IF REQUIRED BASE ROCK WIDTH EXCEEDS 5 FEET, IT IS ACCEPTABLE TO USE TWO EQUALLY SIZED ROCKS EQUALING THE SPECIFIED BASE WIDTH, PROVIDED THE ROCKS BEAR AGAINST EACH OTHER IN AT LEAST TWO LOCATIONS. THIS SHALL NOT SUPERCEDE NOTE #5 PRESENTED ABOVE.

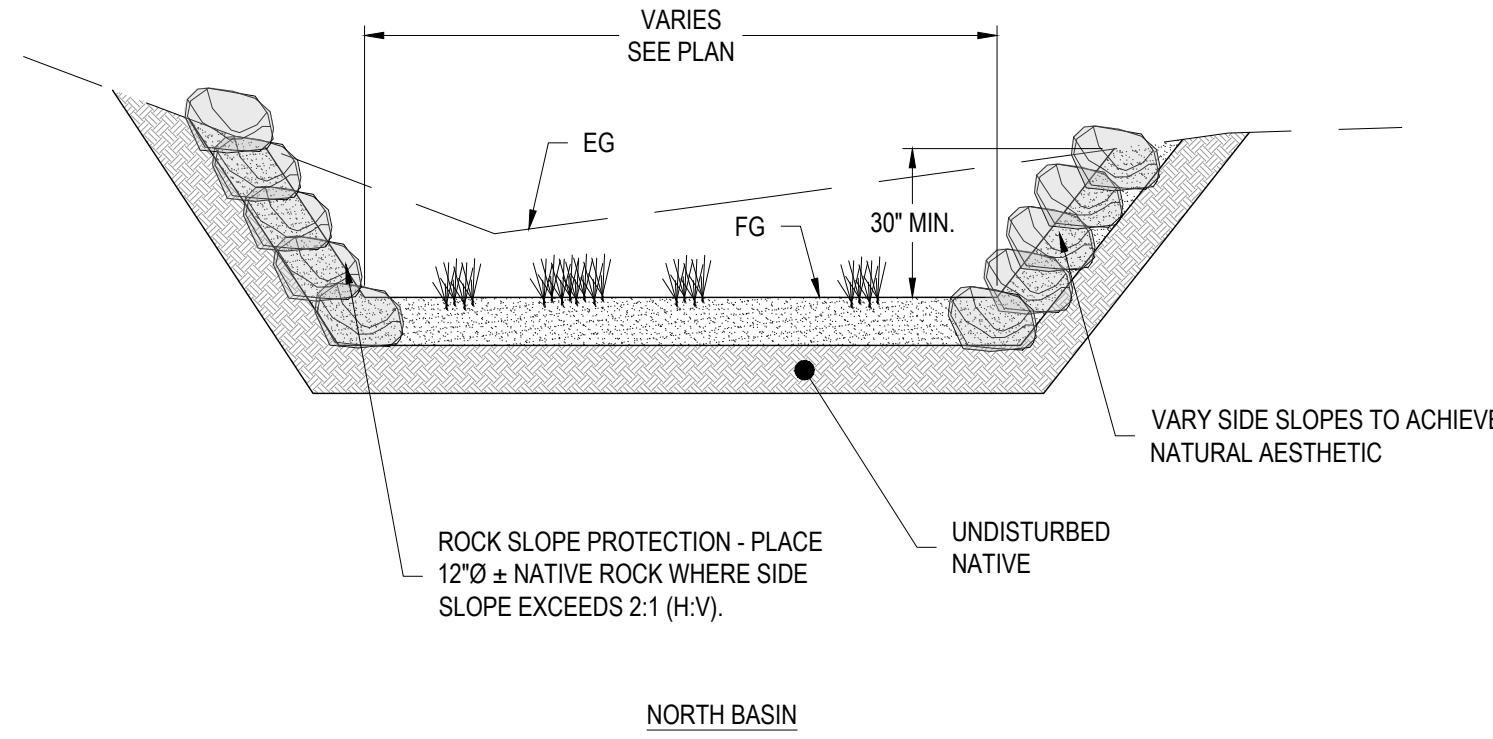
- CAPPING ROCKS SHALL WEIGH AT LEAST 200 POUNDS AND SHOULD NOT BE MOVEABLE BY HAND.
- INDIVIDUAL ROCKS SHALL NOT BE LOOSE NOR SHALL THEY BE ABLE TO BE MOVED BY A PRY BAR AFTER ROCKERY WALL COMPLETION (EXCLUDES CAP STONES).
- THE SLOPES ABOVE AND BEHIND THE ROCKERY WALLS MAY VARY BUT SHALL HAVE A MAXIMUM INCLINATION OF 2H:1V.
- DRAINAGE MATERIALS SHALL CONSIST OF 3-INCH TO 6-INCH CLEAN, DURABLE, ANGULAR, CRUSHED STONE, QUARRY SPALLS, OR OTHER MATERIAL APPROVED BY THE SOILS ENGINEER. CRUSHED ROCK SHOULD BE CAPPED WITH AT LEAST 12 INCHES OF COMPACTED SOIL OVER GEOTEXTILE AT THE GROUND SURFACE TO PREVENT INFILTRATION OF SURFACE WATER BEHIND THE WALL.
- THE BATTER ON THE FACE OF THE WALL SHOULD BE 1:5 (HORIZONTAL:VERTICAL) OR FLATTER.
- DRAIN ROCK SHALL BE PLACED IN LIFTS OF 12 INCHES OR LESS, SPREAD AND COMPACTED WITH THE EXCAVATOR BUCKET OR GRAPPLE TO MINIMIZE VOIDS.
- AT LEAST 25 PERCENT OF THE STONES SHALL EXTEND THE ENTIRE WIDTH OF THE WALL.
- DETAILS ARE SCHEMATIC AND REPRESENT TYPICAL ROCK SIZES AT VARIOUS INTERVALS. THE NOTE BELOW THE DETAILS SHALL BE ADHERED TO THE MAXIMUM EXTENT POSSIBLE.
- IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT AN ARCHITECTURAL RENDERING AND PHOTOGRAPHS OF PREVIOUSLY BUILT ROCKERY WALLS TO OBTAIN OWNERS APPROVAL OF GENERAL APPEARANCE PRIOR TO START OF ROCKERY WALL CONSTRUCTION.
- UNLESS OTHERWISE SPECIFIED IN WRITING BY THE ROCKERY "DESIGNER," ALL ROCKS PLACED ON LOWER ONE-THIRD TO ONE-HALF OF THE WALL SHOULD BE 2000 LBS OR LARGER. ROCKS PLACED ABOVE THIS LEVEL, SHOULD GRADUALLY DECREASE IN SIZE WITH INCREASING WALL HEIGHT.

ROCK SITE WALL

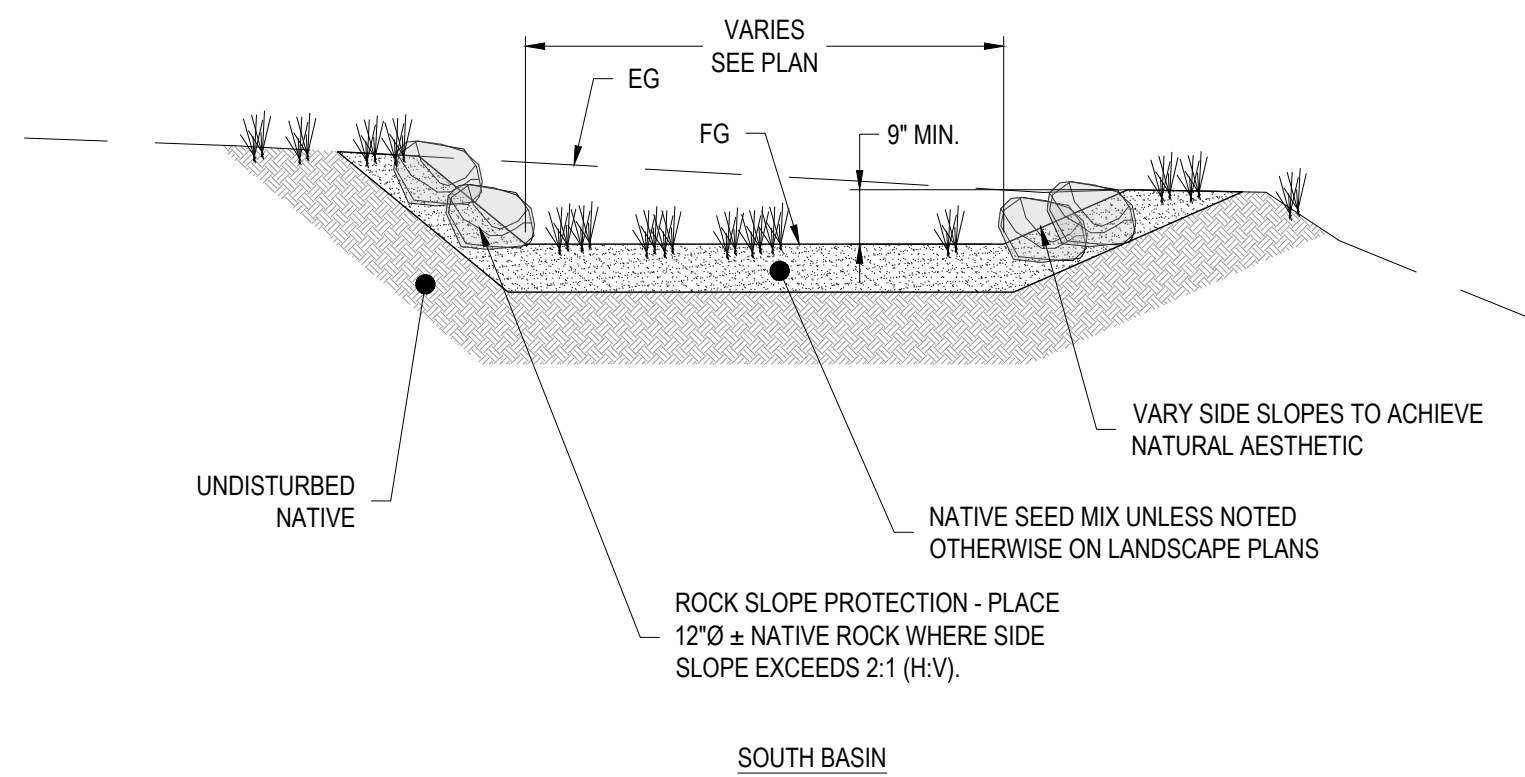
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ROCK LINED CHANNEL

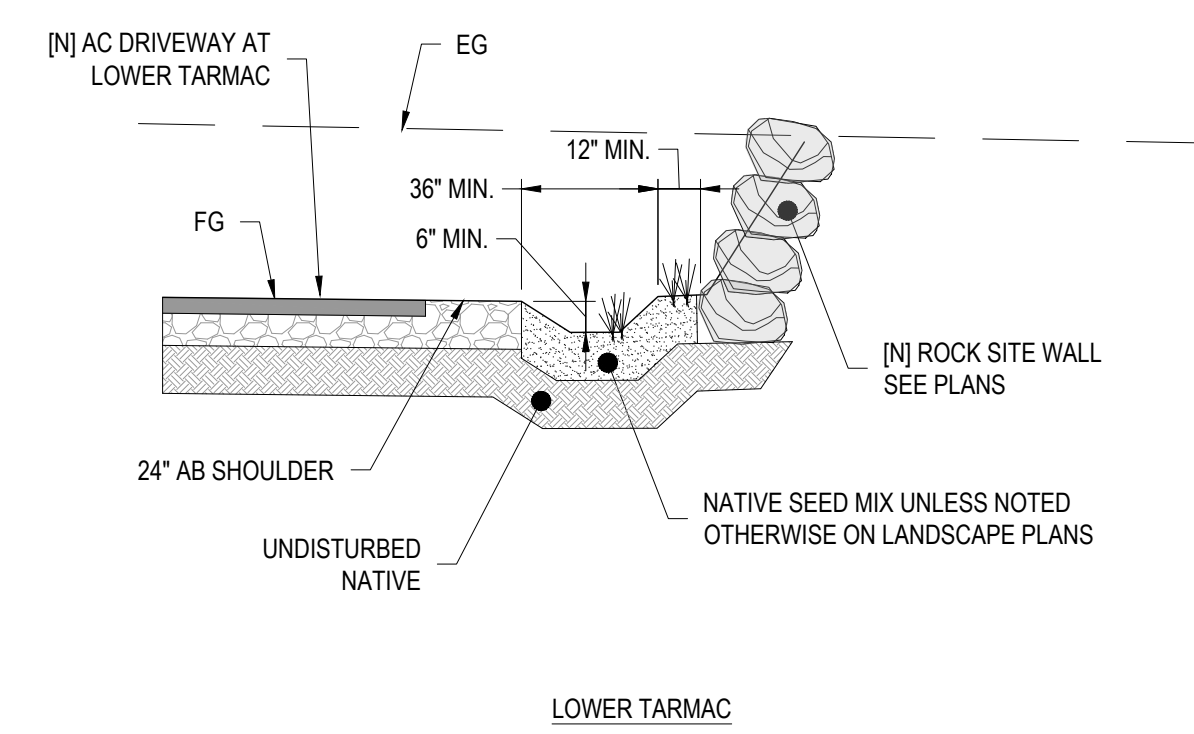
2



NORTH BASIN



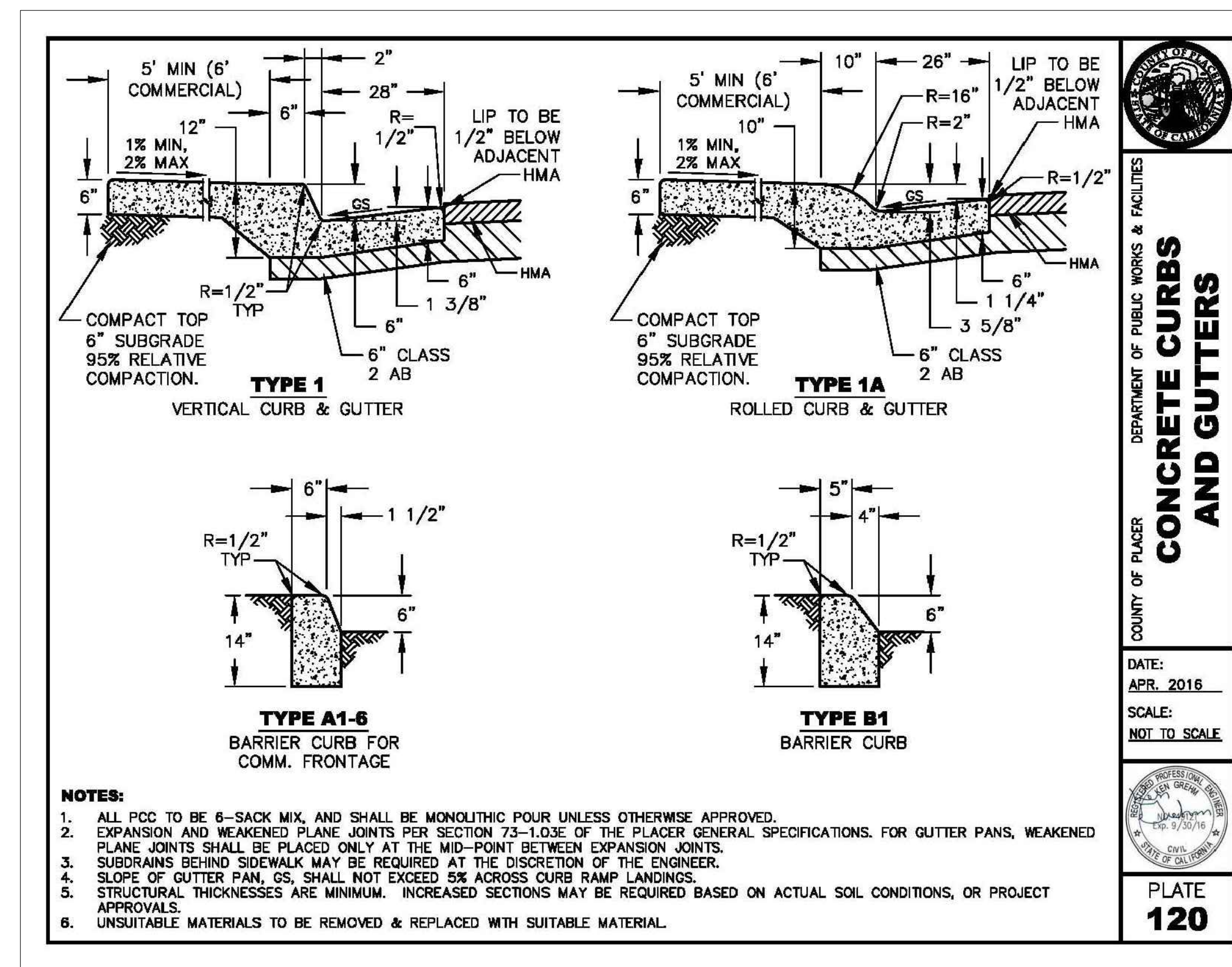
SOUTH BASIN



LOWER TARMAC

VEGETATED INFILTRATION AREA

3



CONCRETE CURB & GUTTER

4

RESERVED

5

RECORD DRAWING

DATE \_\_\_\_\_ ENGINEER'S INITIAL \_\_\_\_\_

D1.1

DRAFT

BAR IS ONE INCH AT FULL SCALE  
0 1' IF NOT ONE INCH SCALE ACCORDINGLY

APPROVED	DATE

DESCRIPTION	DATE	REV.

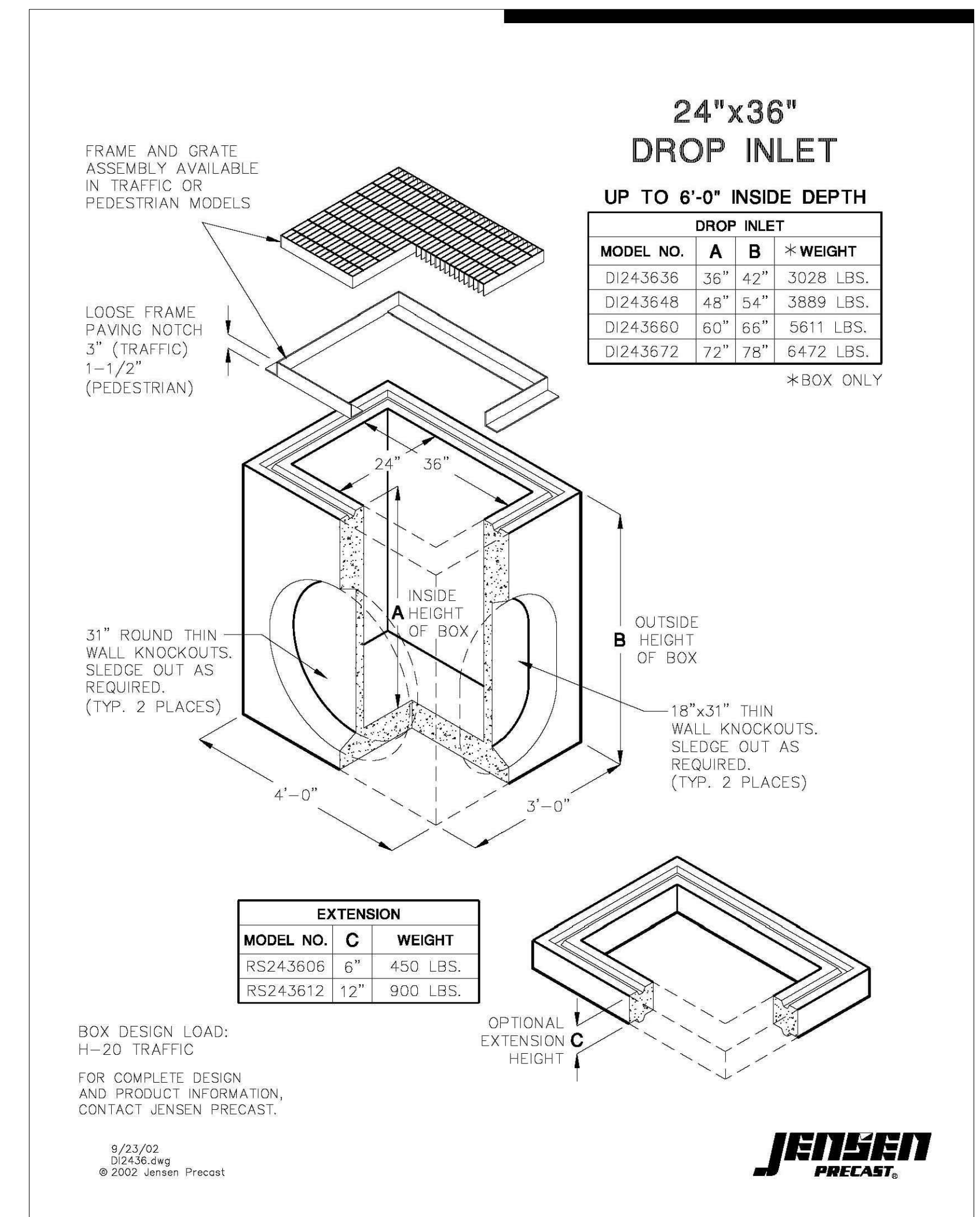
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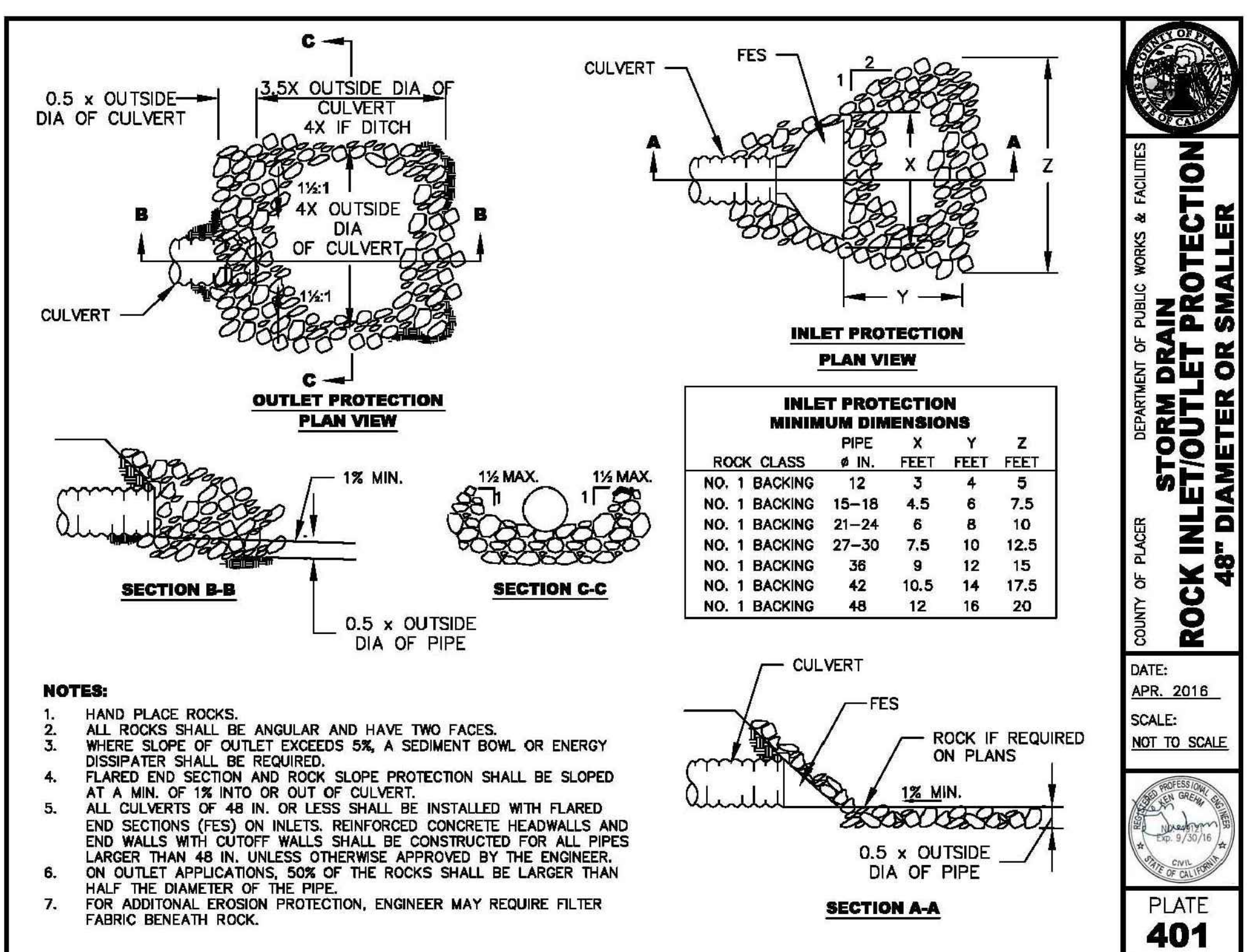
**PDR DESIGN & ENGINEERING INC.**  
8889 North Lake Blvd, P.O. Box 1847  
King Beach, California 94043-1847  
Tel: 530-346-4500 www.pdrinc.com



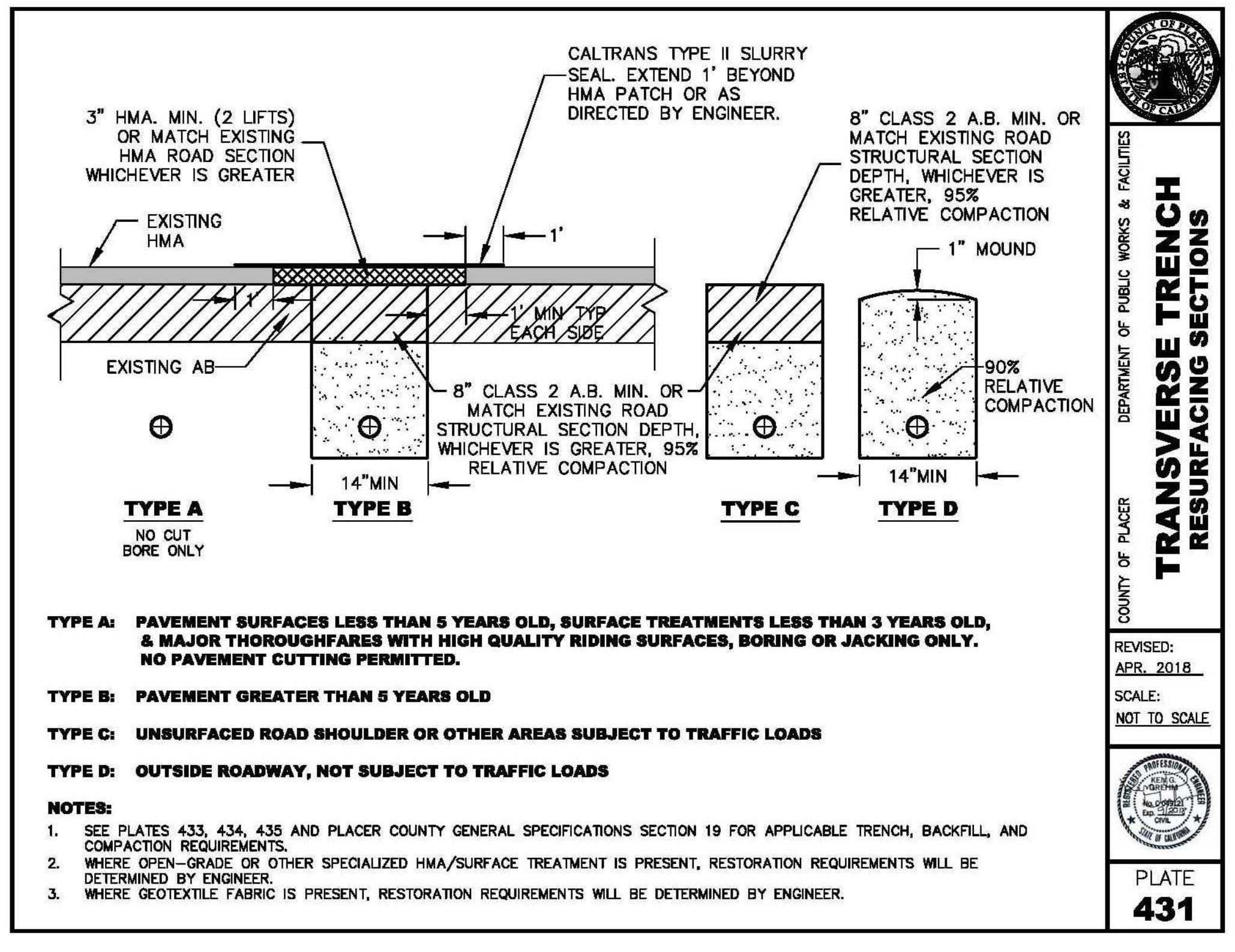
808 NORTHSTAR DRIVE  
NORTHSTAR COMMUNITY SERVICES DISTRICT  
CIVIL DETAILS  
APN: 110-081-032  
NORTHSTAR CALIFORNIA



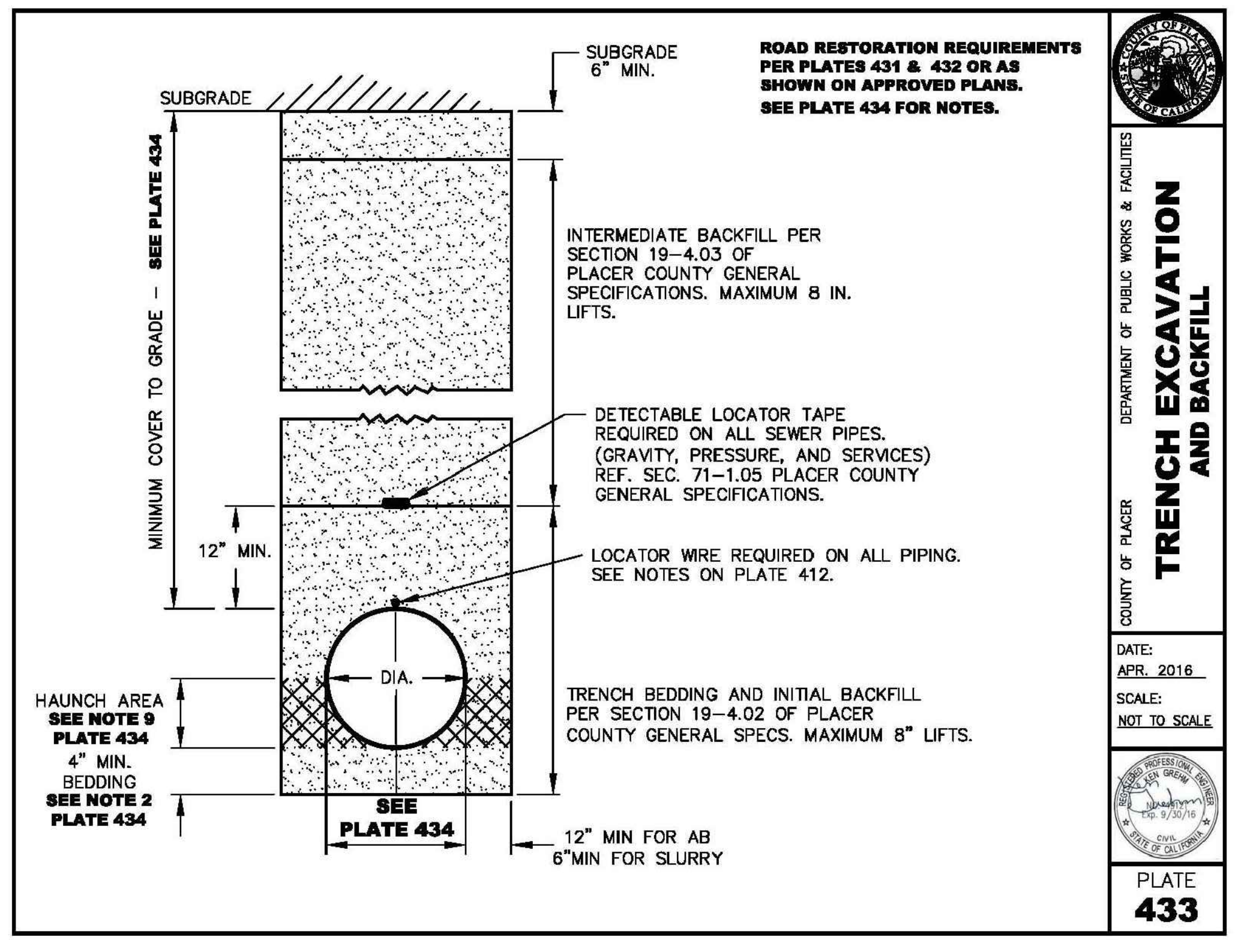
24" X 36" DRAINAGE INLET



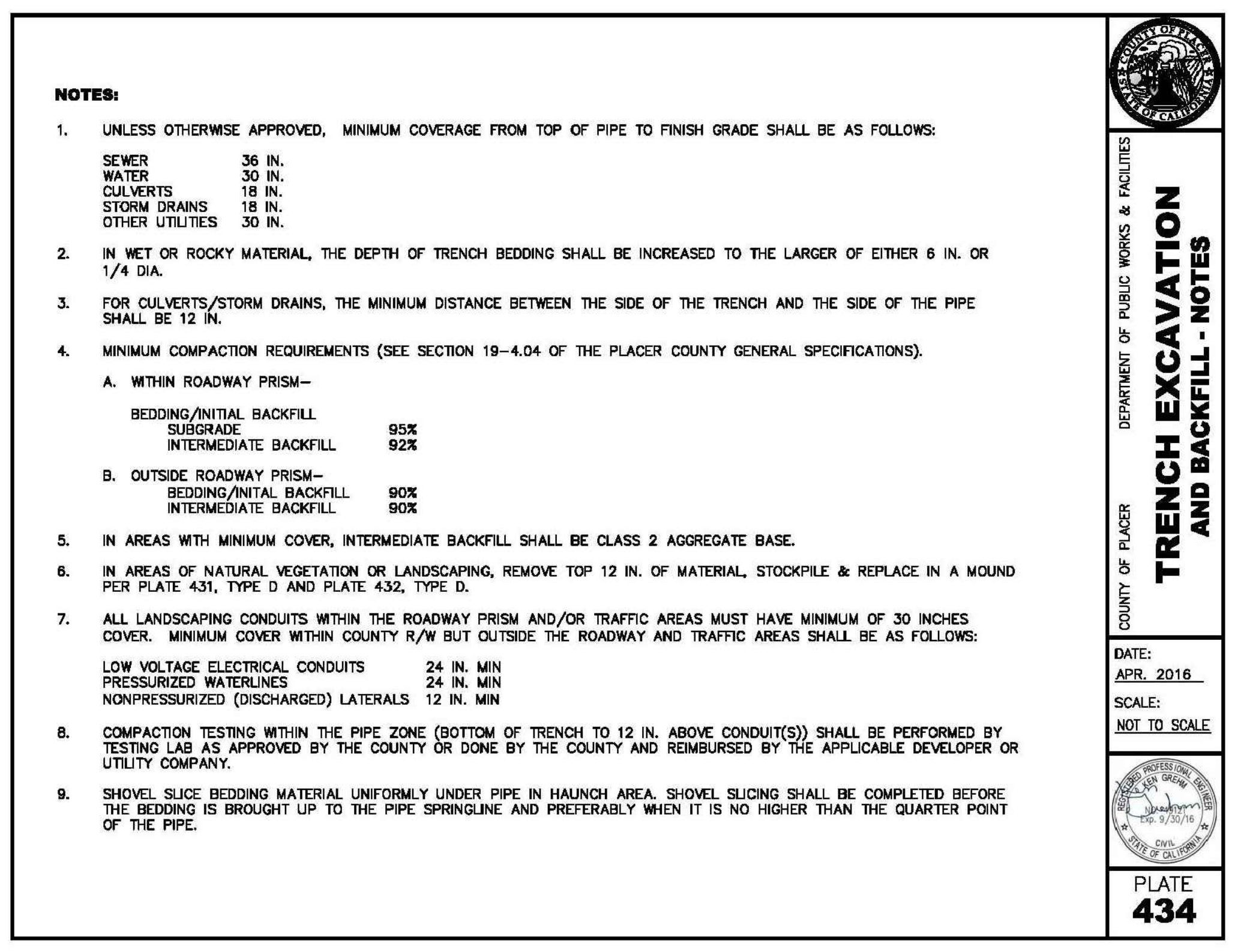
ROCK INLET / OUTLET PROTECTION



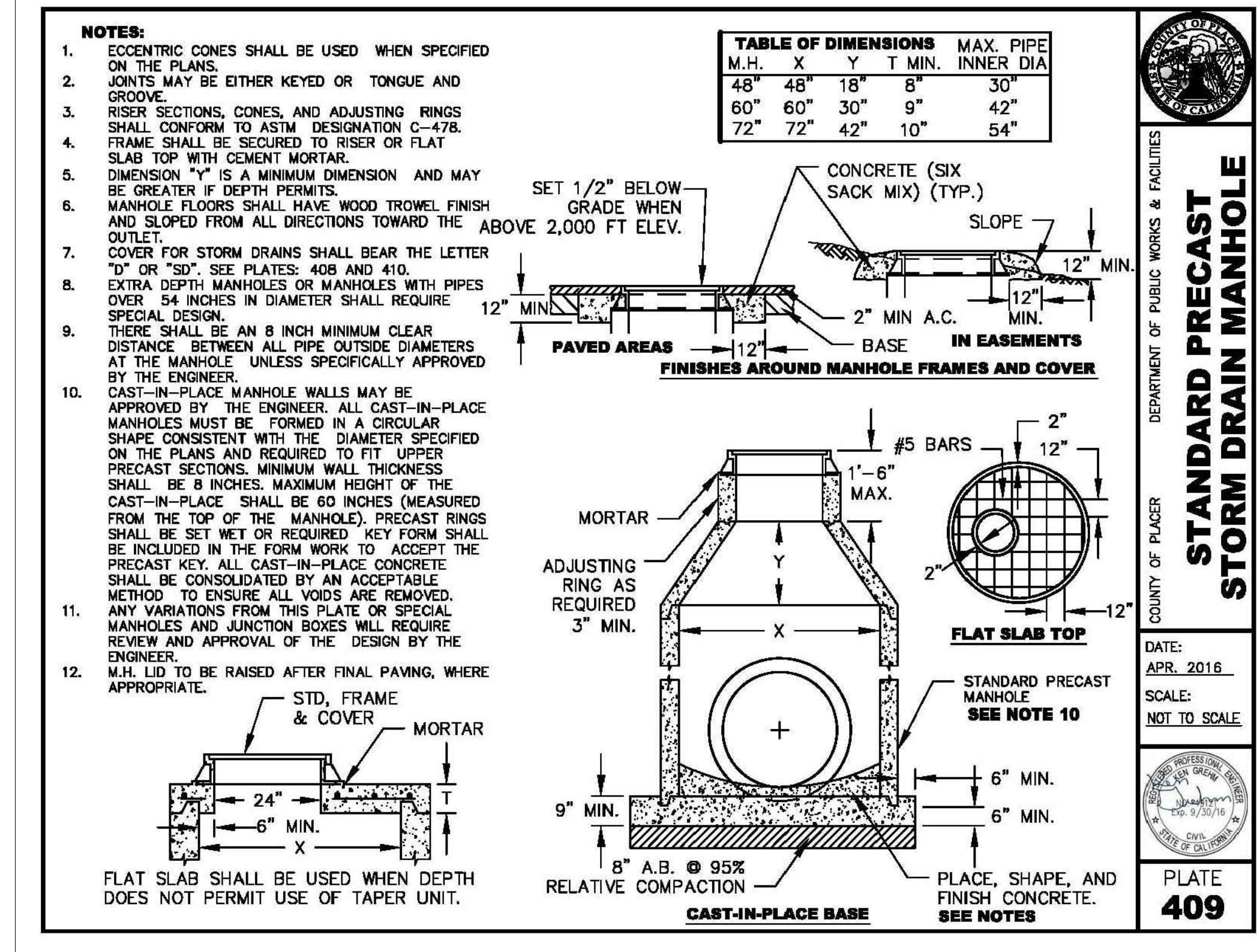
**PLATE 431**



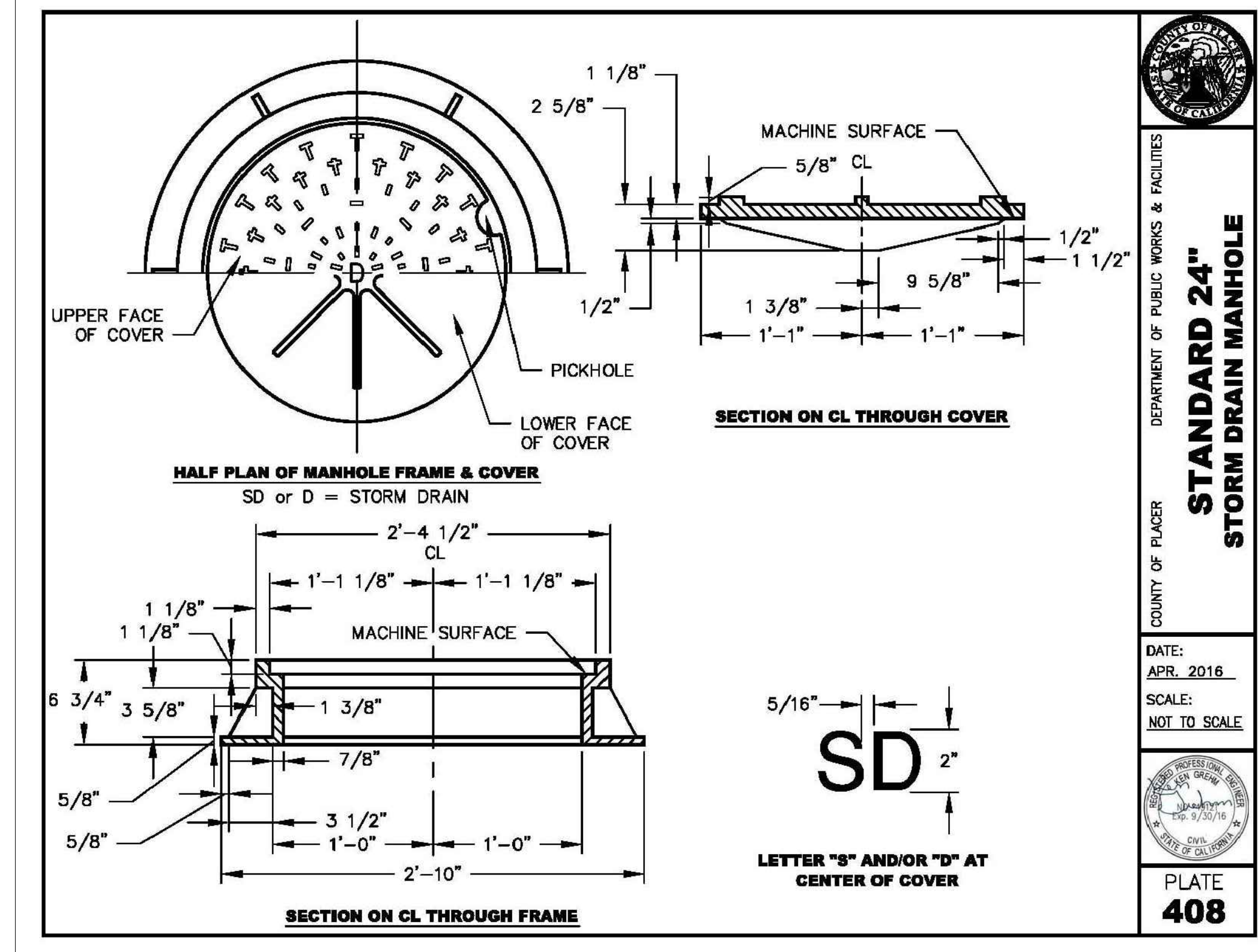
**PLATE 433**



**PLATE 434**



**PLATE 409**



**PLATE 408**

STORM DRAIN MANHOLE

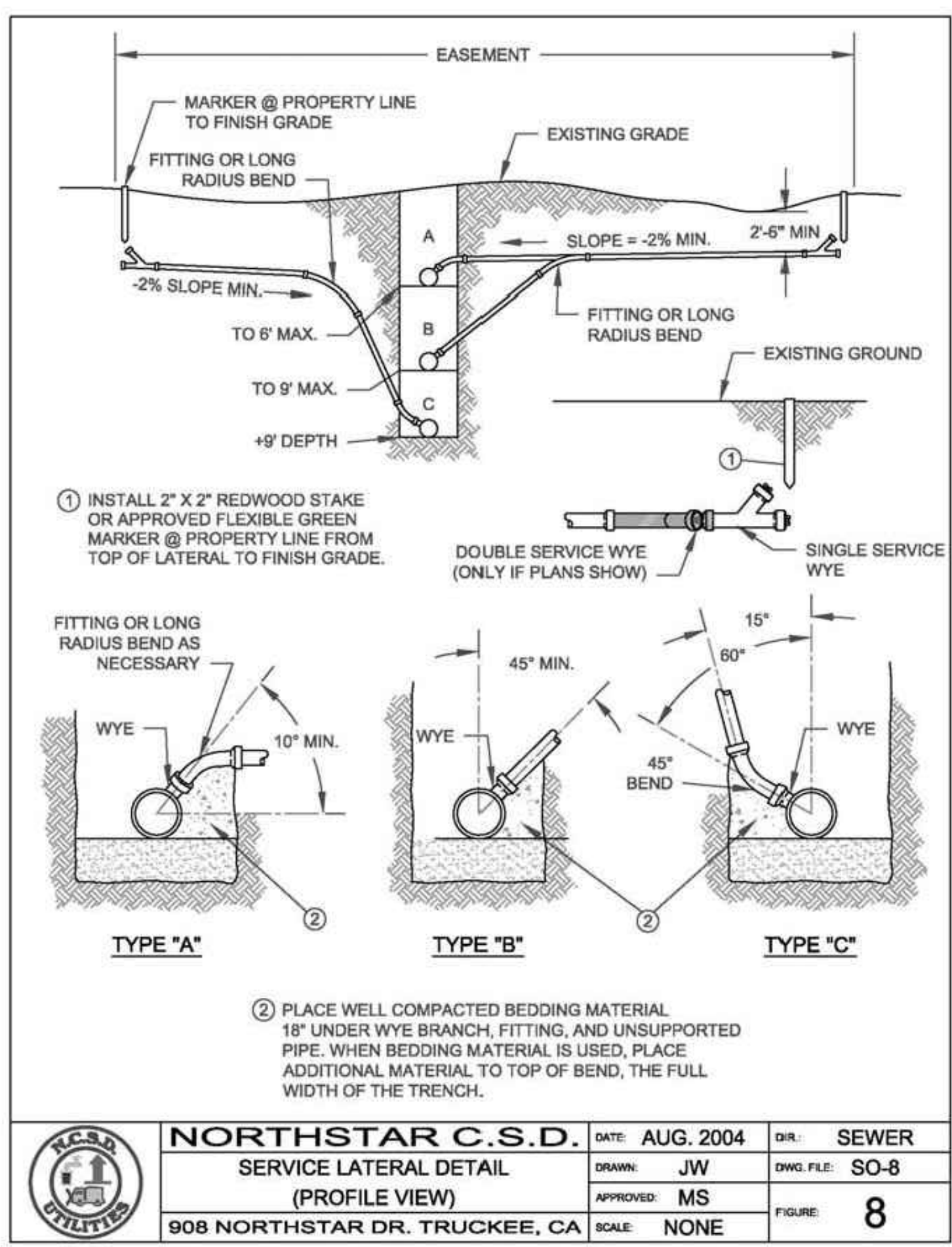
BAR IS ONE INCH AT FULL SCALE  
0 1 2 3 4 5 6 7 8 9 10  
IF NOT ONE INCH SCALE ACCORDINGLY

DATE	APPROVED	DESCRIPTION

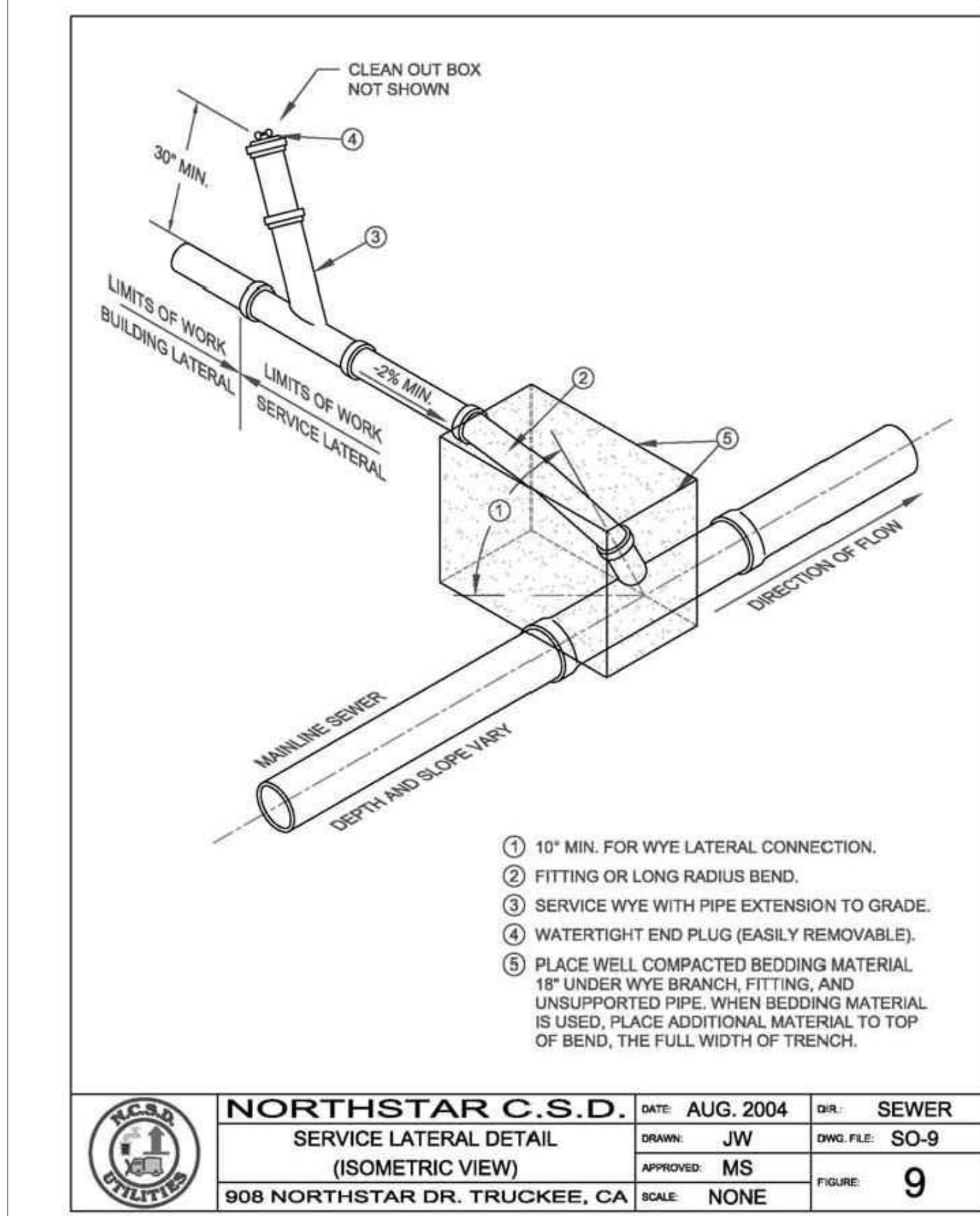
**PR DESIGN & ENGINEERING INC.**  
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Kings Beach, California 96143-8847  
Tel: 530-346-4500 www.prdesign.com

NORTHSTAR CIVIL DETAILS  
APN: 110-081-032  
NORTHSTAR DISTRICT

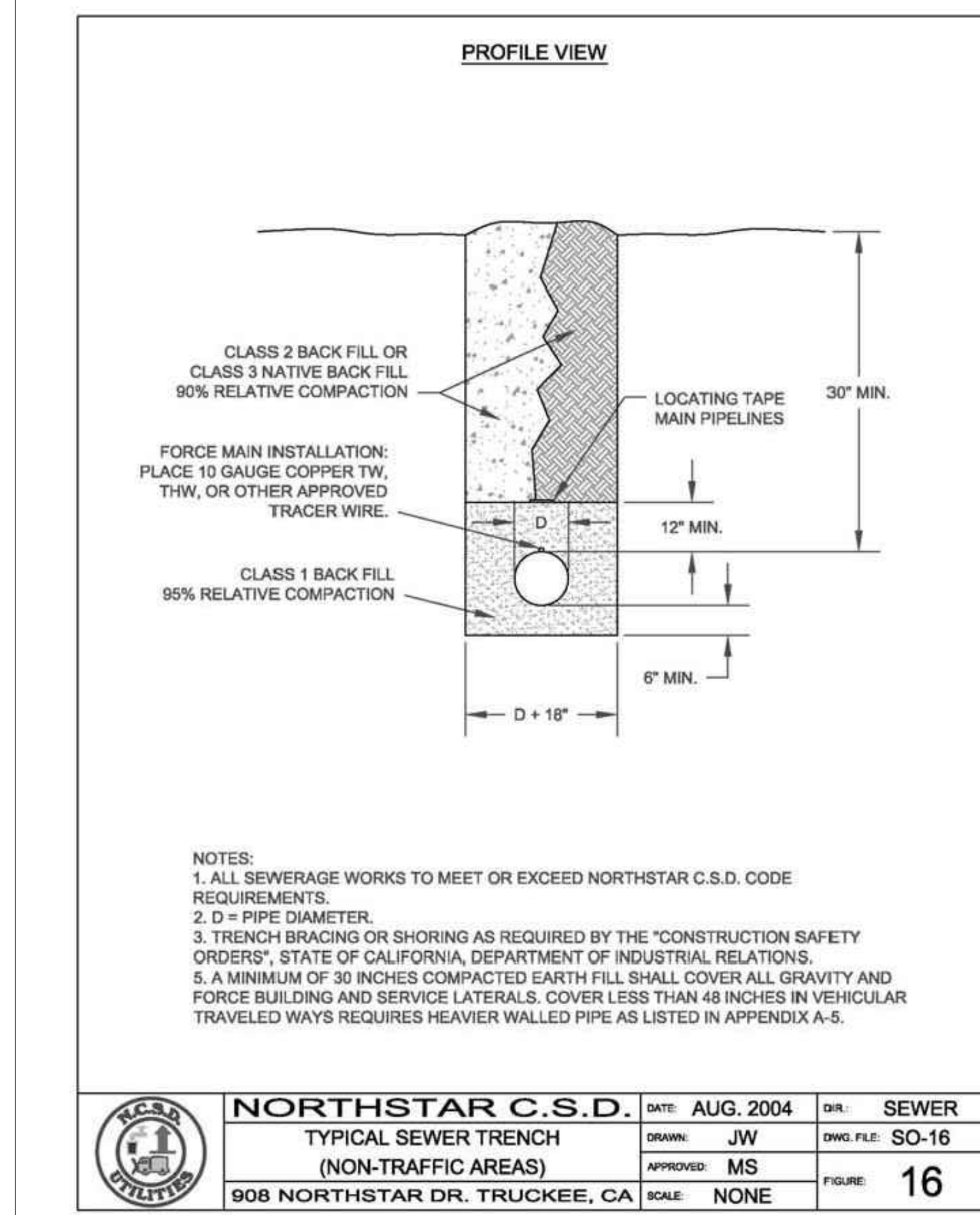
**D1.2**



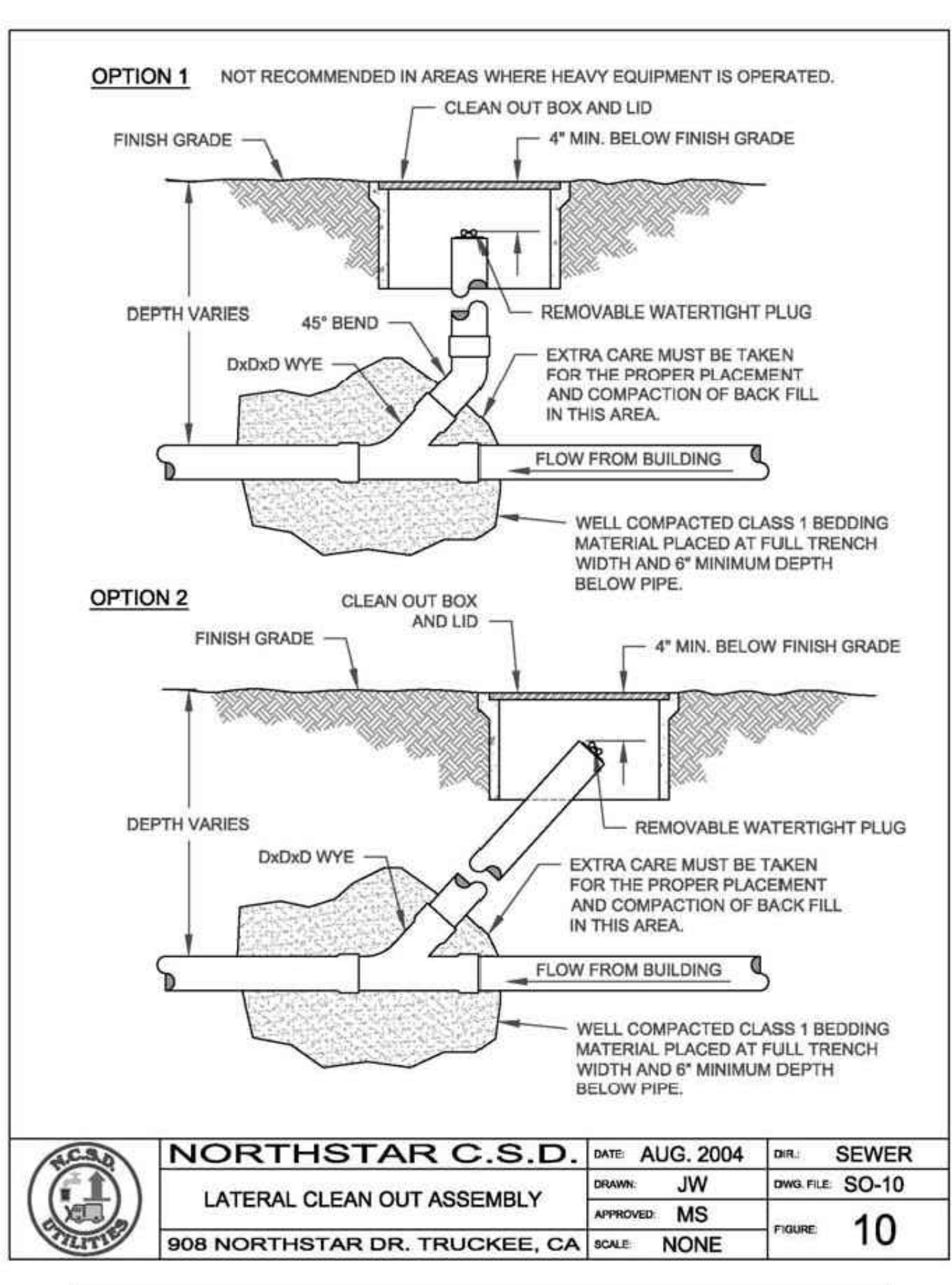
SEWER SERVICE LATERAL



SEWER SERVICE LATERAL



SEWER TRENCH - NON-TRAFFIC AREAS



SEWER CLEANOUT

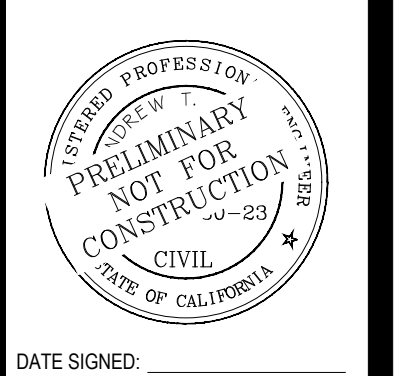
BAR IS ONE INCH AT FULL SCALE  
 0 1"  
 IF NOT ONE INCH SCALE ACCORDINGLY

DATE	APPROVED	DESCRIPTION	DATE	REV.

DATE: DECEMBER 16, 2022  
 SCALE: HORIZONTAL: VERTICAL:  
 FILE: P:\NCSD\BIOMASS



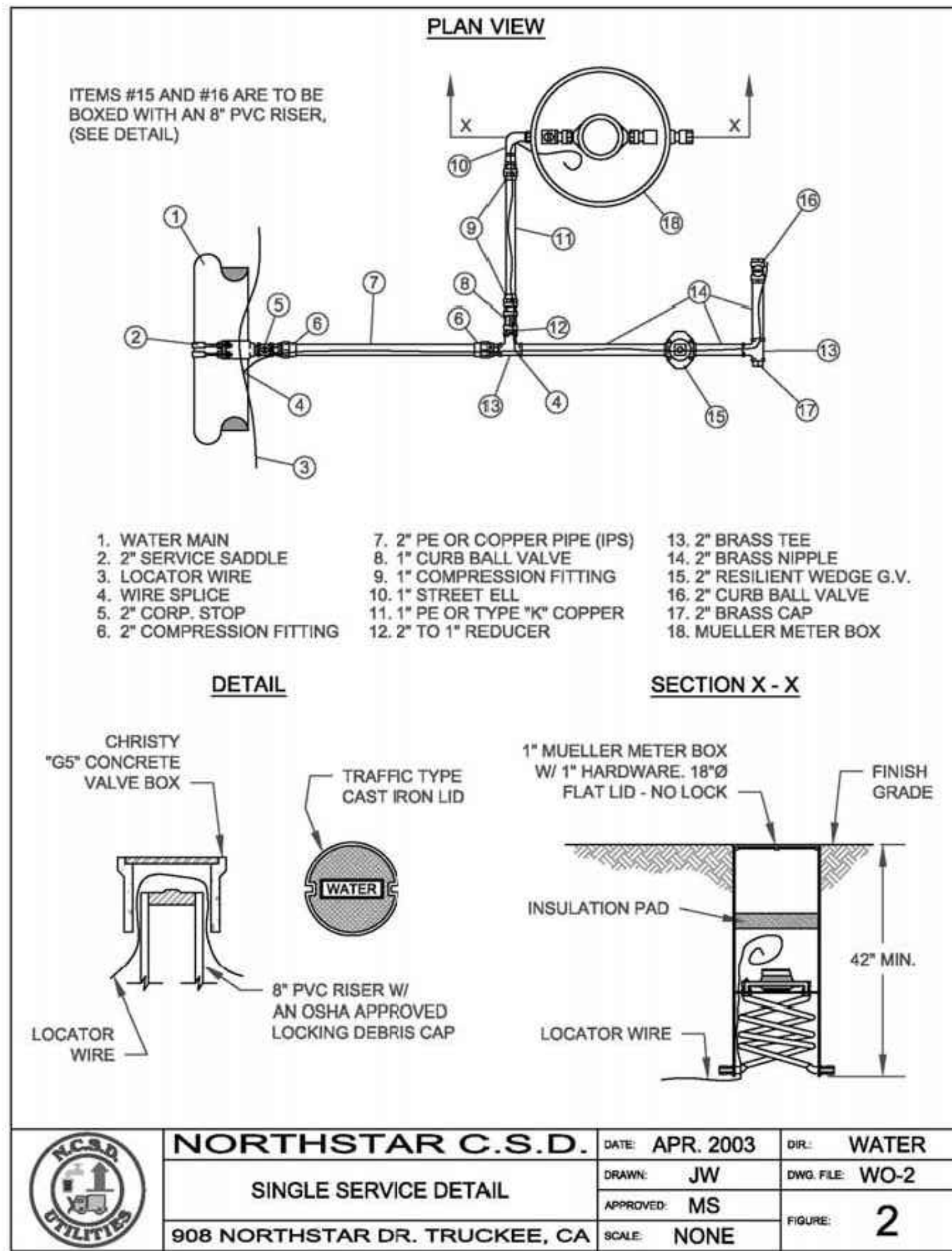
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908 NORTHSTAR DRIVE  
 NORTHSTAR  
 CIVIL DETAILS  
 APN: 110-081-032  
 CALIFORNIA

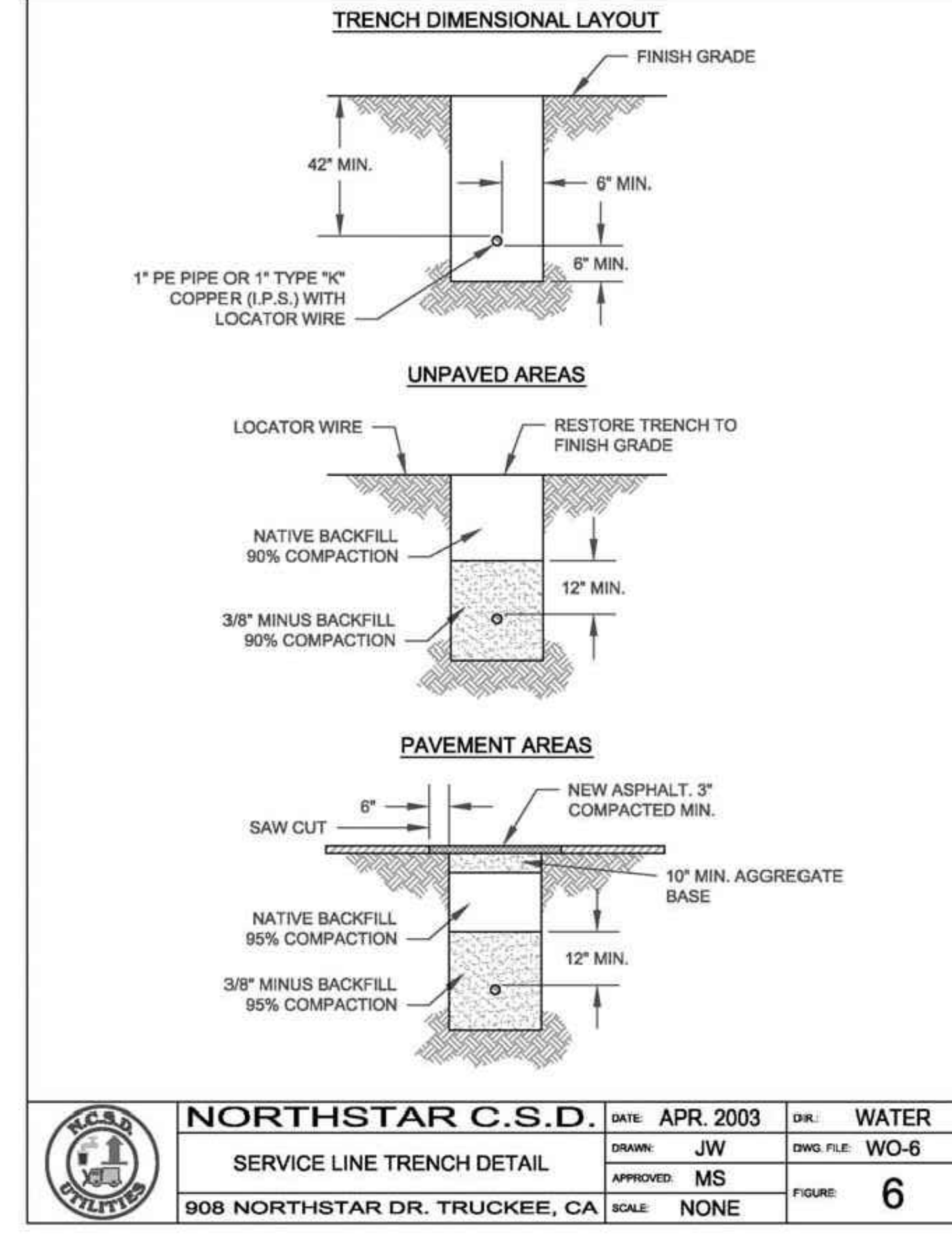
RECORD DRAWING  
 DATE ENGINEER'S INITIAL  
**D1.3**

DRAFT



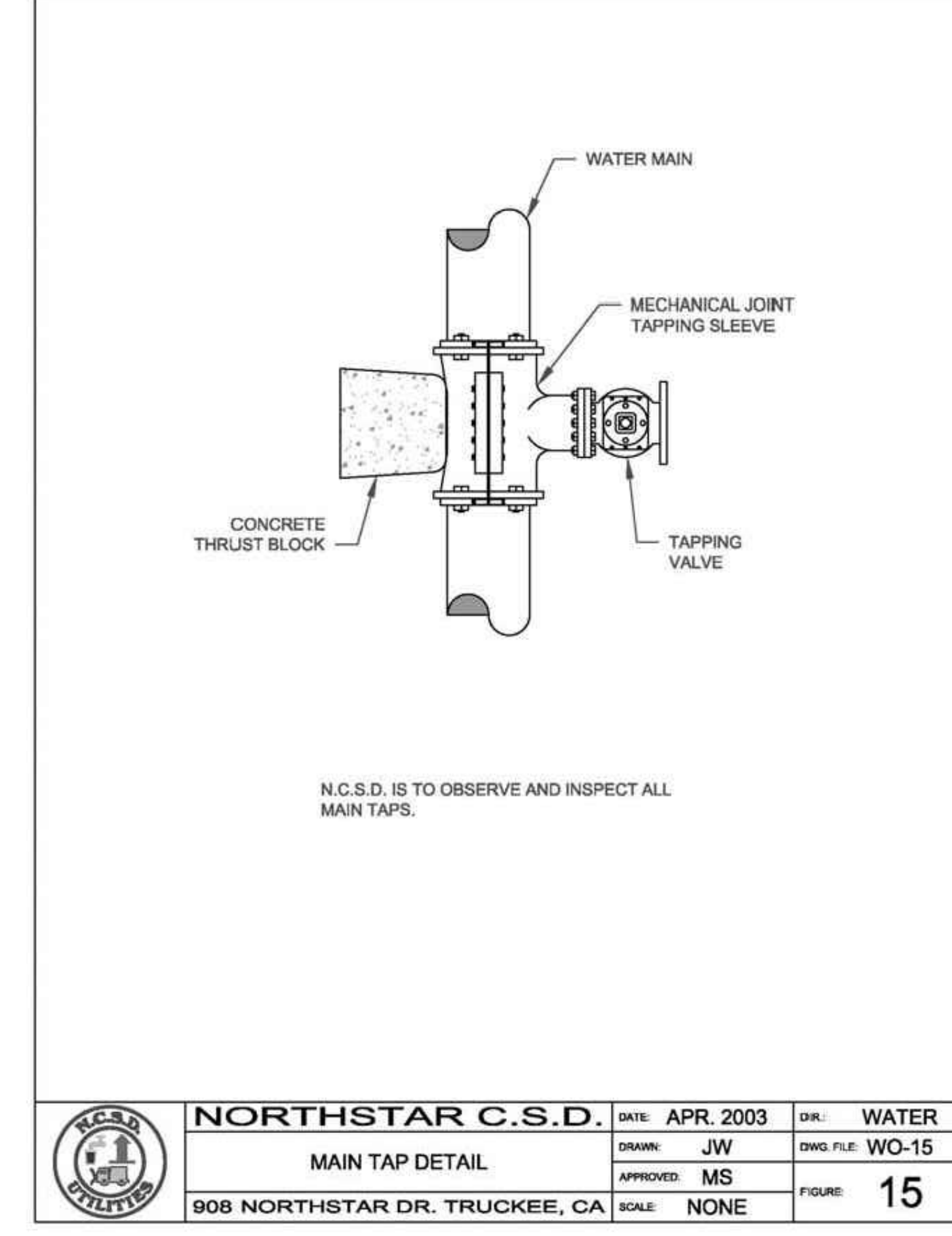
	<b>NORTHSTAR C.S.D.</b>	DATE: APR. 2003	DIR: WATER
	SINGLE SERVICE DETAIL	DRAWN: JW	DWG. FILE: WO-2
	908 NORTHSTAR DR. TRUCKEE, CA	APPROVED: MS	FIGURE: 2
	SCALE: NONE		

Standard Drawings: NCSD Code Ordinance 21-05 133



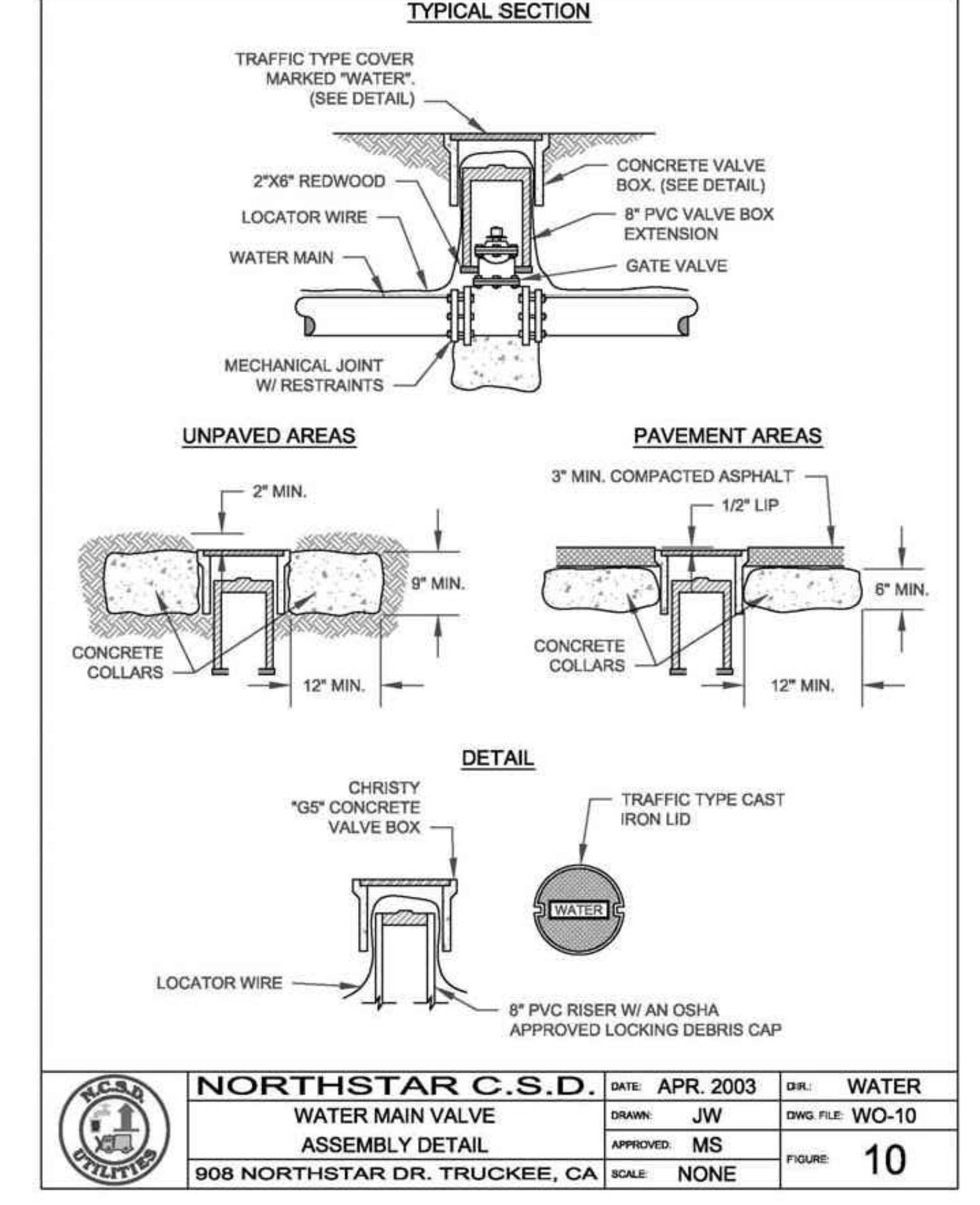
	<b>NORTHSTAR C.S.D.</b>	DATE: APR. 2003	DIR: WATER
	SERVICE LINE TRENCH DETAIL	DRAWN: JW	DWG. FILE: WO-6
	908 NORTHSTAR DR. TRUCKEE, CA	APPROVED: MS	FIGURE: 6
	SCALE: NONE		

Standard Drawings: NCSD Code Ordinance 21-05 141



	<b>NORTHSTAR C.S.D.</b>	DATE: APR. 2003	DIR: WATER
	MAIN TAP DETAIL	DRAWN: JW	DWG. FILE: WO-15
	908 NORTHSTAR DR. TRUCKEE, CA	APPROVED: MS	FIGURE: 15
	SCALE: NONE		

Standard Drawings: NCSD Code Ordinance 21-05 159



	<b>NORTHSTAR C.S.D.</b>	DATE: APR. 2003	DIR: WATER
	WATER MAIN VALVE ASSEMBLY DETAIL	DRAWN: JW	DWG. FILE: WO-10
	908 NORTHSTAR DR. TRUCKEE, CA	APPROVED: MS	FIGURE: 10
	SCALE: NONE		

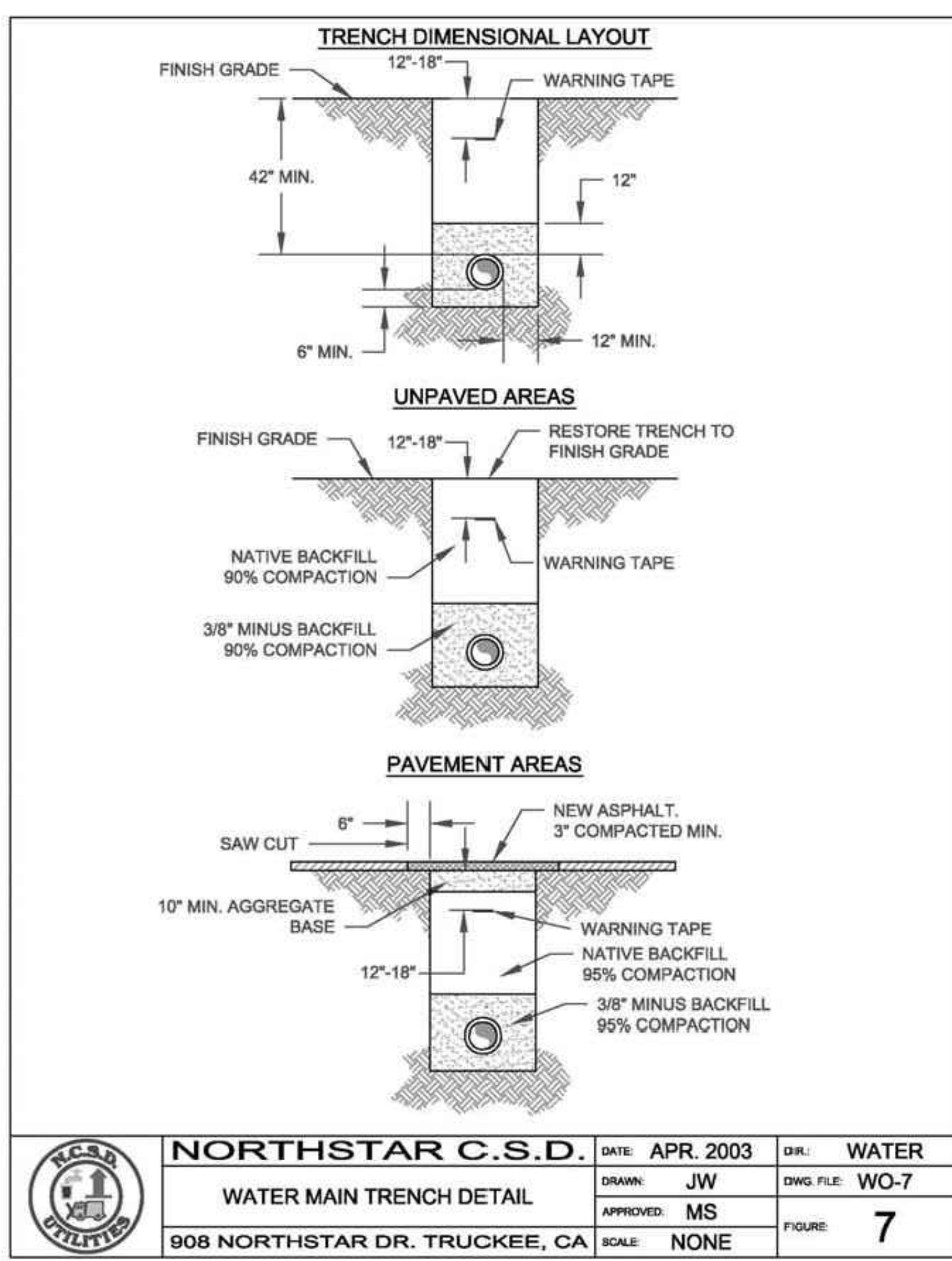
Standard Drawings: NCSD Code Ordinance 21-05 149

SINGLE SERVICE

WATER SERVICE TRENCH

WATER MAIN TAP

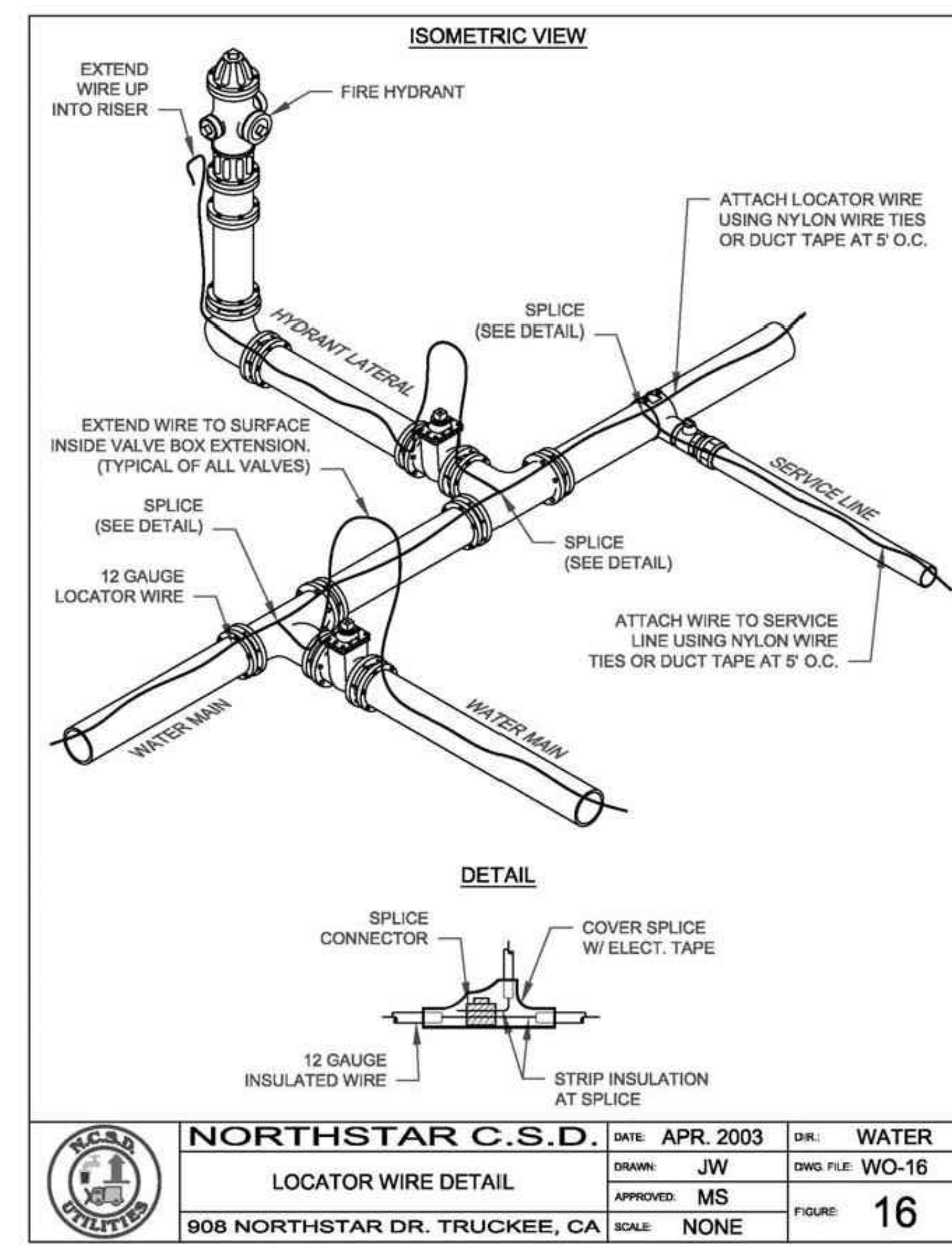
WATER MAIN VALVE



	<b>NORTHSTAR C.S.D.</b>	DATE: APR. 2003	DIR: WATER
	WATER MAIN TRENCH DETAIL	DRAWN: JW	DWG. FILE: WO-7
	908 NORTHSTAR DR. TRUCKEE, CA	APPROVED: MS	FIGURE: 7
	SCALE: NONE		

Standard Drawings: NCSD Code Ordinance 21-05 143

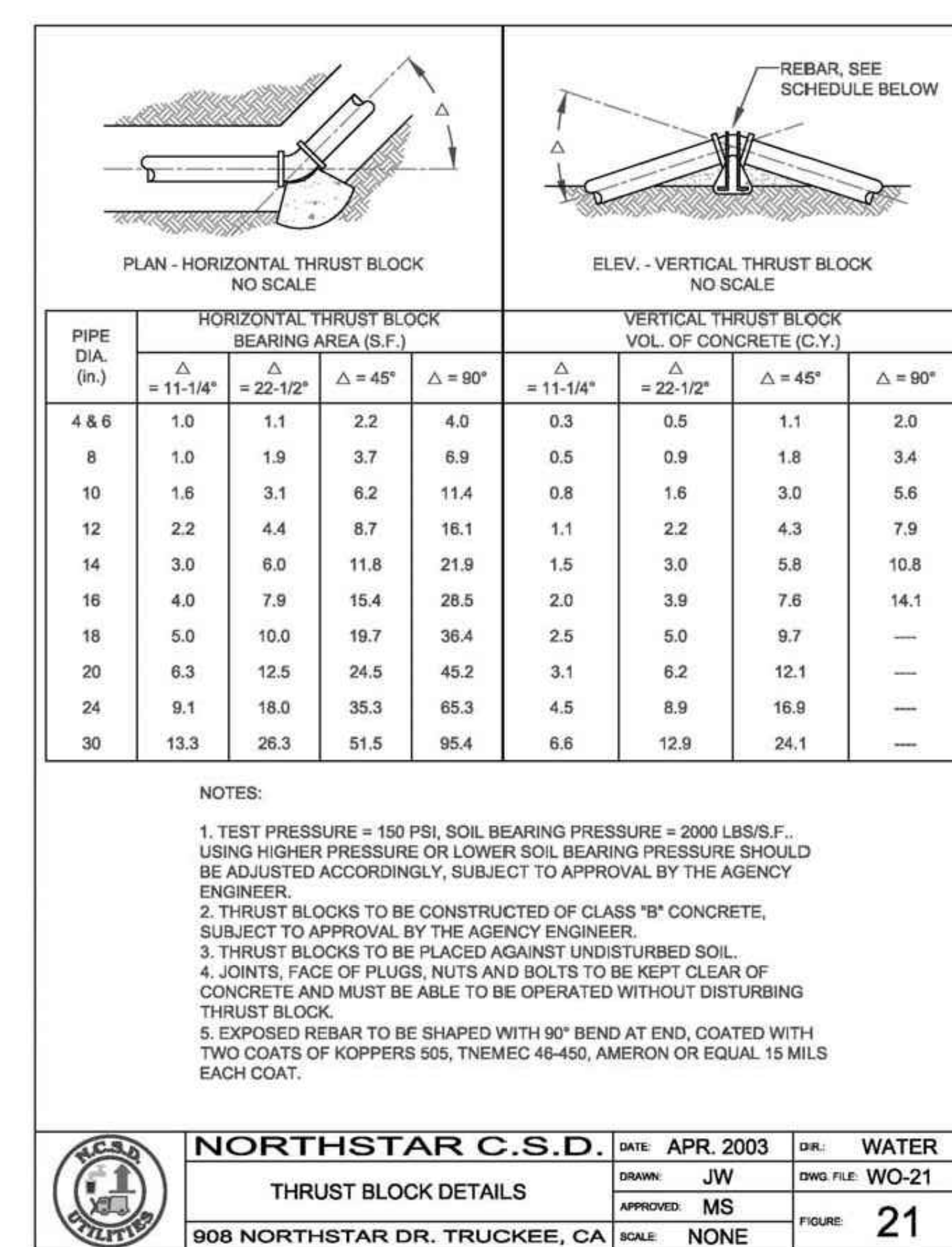
WATER MAIN TRENCH



	<b>NORTHSTAR C.S.D.</b>	DATE: APR. 2003	DIR: WATER
	LOCATOR WIRE DETAIL	DRAWN: JW	DWG. FILE: WO-16
	908 NORTHSTAR DR. TRUCKEE, CA	APPROVED: MS	FIGURE: 16
	SCALE: NONE		

Standard Drawings: NCSD Code Ordinance 21-05 161

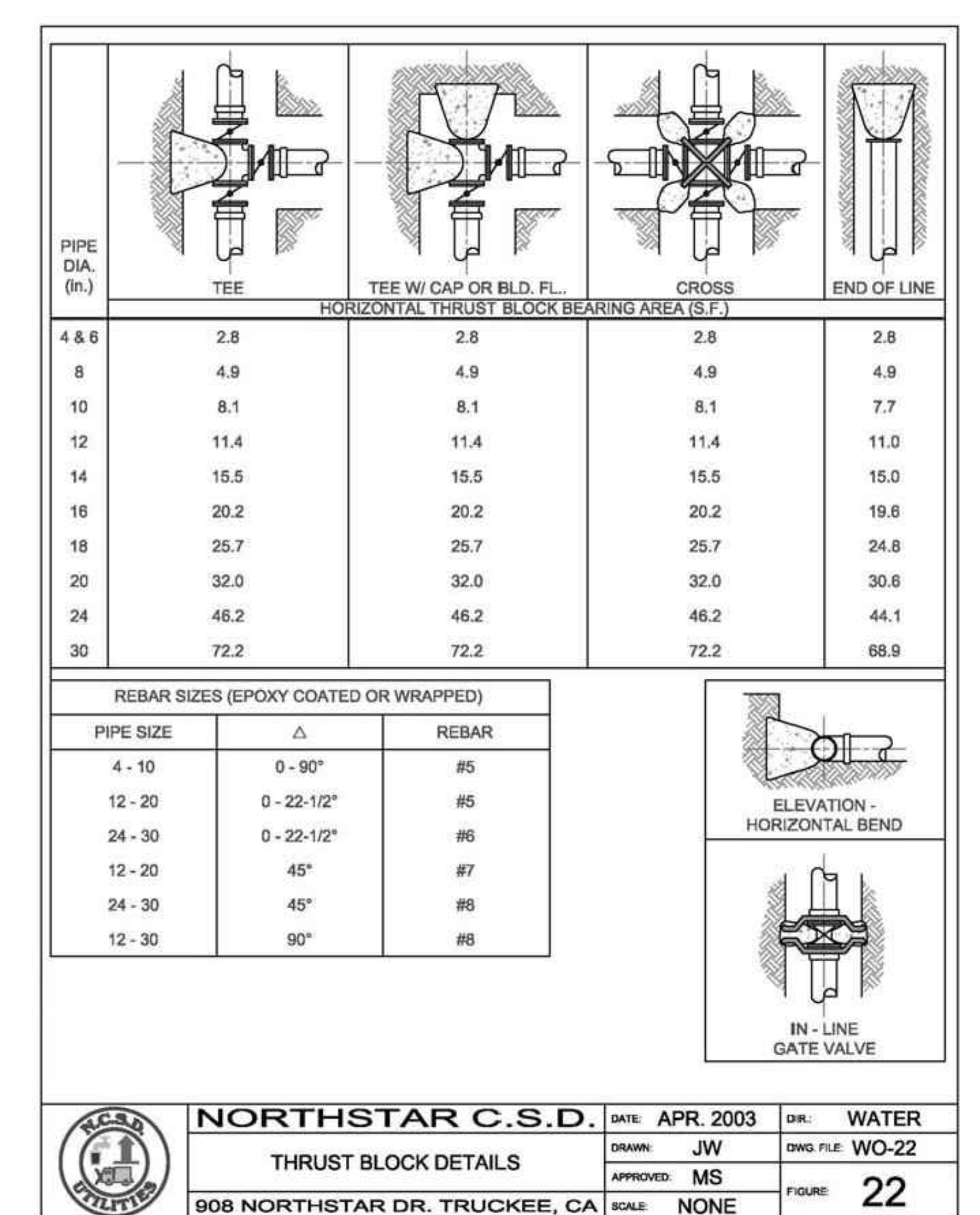
LOCATOR WIRE



	<b>NORTHSTAR C.S.D.</b>	DATE: APR. 2003	DIR: WATER
	THRUST BLOCK DETAILS	DRAWN: JW	DWG. FILE: WO-21
	908 NORTHSTAR DR. TRUCKEE, CA	APPROVED: MS	FIGURE: 21
	SCALE: NONE		

Standard Drawings: NCSD Code Ordinance 21-05 171

THRUST BLOCK



	<b>NORTHSTAR C.S.D.</b>	DATE: APR. 2003	DIR: WATER
	THRUST BLOCK DETAILS	DRAWN: JW	DWG. FILE: WO-22
	908 NORTHSTAR DR. TRUCKEE, CA	APPROVED: MS	FIGURE: 22
	SCALE: NONE		

Standard Drawings: NCSD Code Ordinance 21-05 173

THRUST BLOCK

RECORD DRAWING

DATE: \_\_\_\_\_ ENGINEER'S INITIAL: \_\_\_\_\_

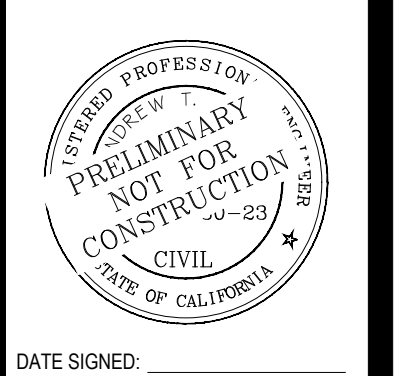
D1.4

DRAFT

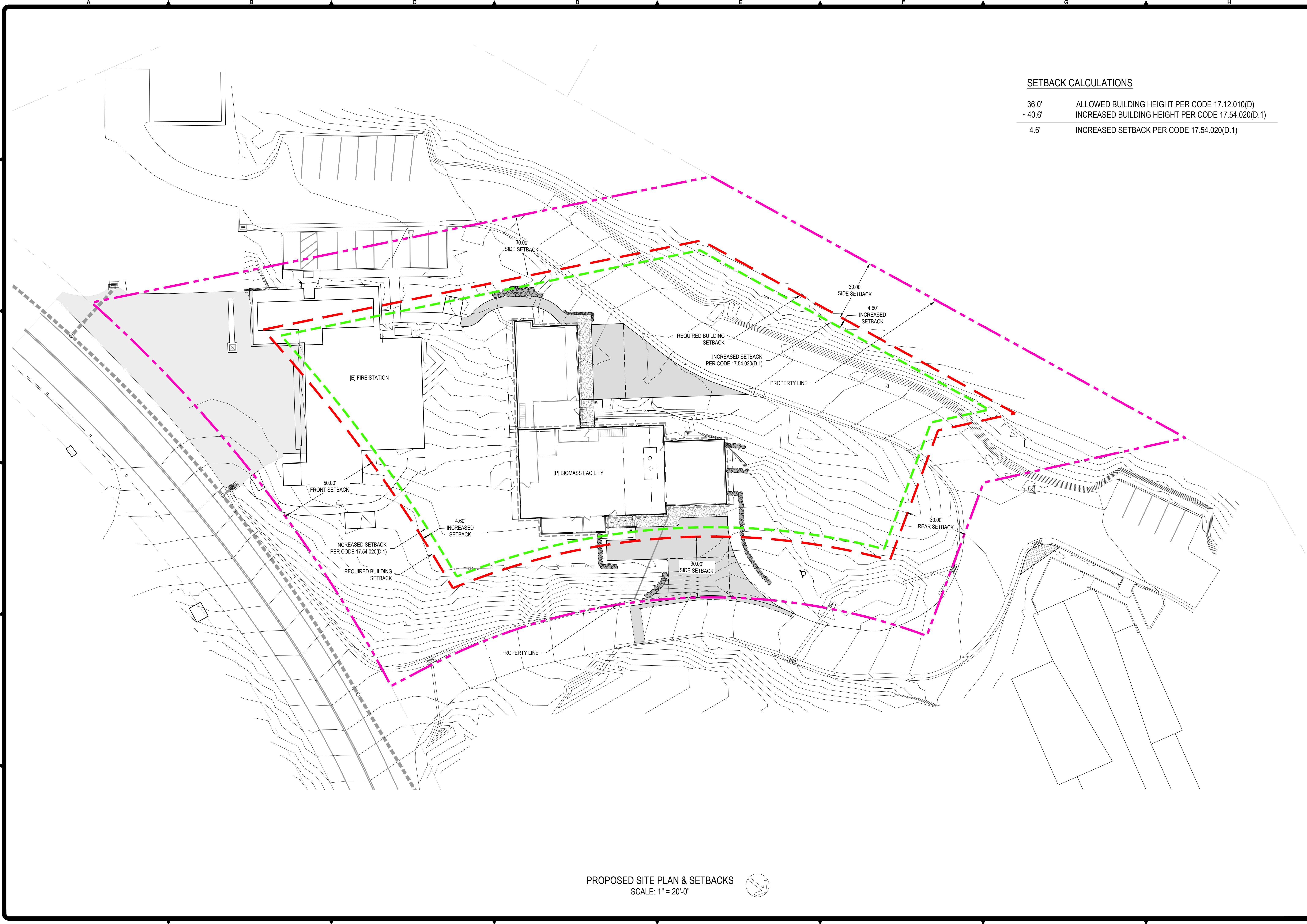
DATE	
APPROVED	
DESCRIPTION	
DATE	
REV.	
DRAWN: JRL	
DATE: DECEMBER 16, 2002	
SCALE: HORIZONTAL: 1"=40'	
VERTICAL: 1"=10'	
FILE: P10CSD.BIOMASS	



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 Kings Beach, California 96043-847  
 Tel: 530-346-4500 www.prd.com



808 NORTHSTAR DRIVE  
 CIVIL DETAILS  
 APN: 110-081-032  
 NORTHSTAR



**SETBACK CALCULATIONS**


36.0'	ALLOWED BUILDING HEIGHT PER CODE 17.12.010(D)
- 40.6'	INCREASED BUILDING HEIGHT PER CODE 17.54.020(D.1)
4.6'	INCREASED SETBACK PER CODE 17.54.020(D.1)

PROPOSED SITE PLAN & SETBACKS  
SCALE: 1" = 20'-0"


BAR IS ONE INCH AT FULL SCALE  
IF NOT ONE INCH SCALE ACCORDINGLY

APPROVED	DATE	DESCRIPTION

PRJ. ENG. ATR  
DATE: JANUARY 25, 2023  
SCALE: 1" = 20'-0"  
HORIZONTAL  
VERTICAL  
FILE: P:\NCSD\BIOMASS



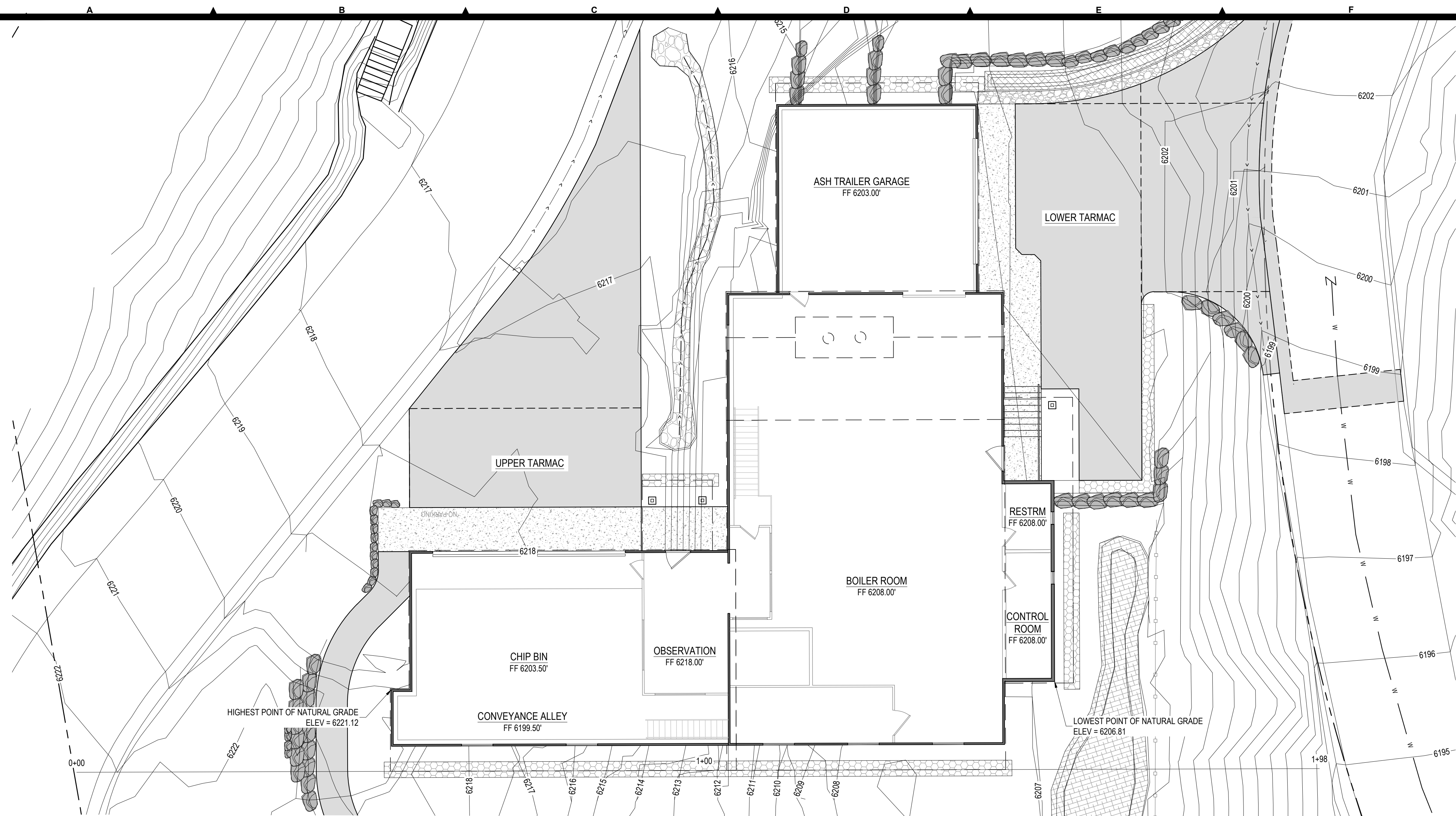
**PR DESIGN & ENGINEERING INC.**  
8880 North 1st St., P.O. Box 107  
Northstar, CA 95963  
Tel: 530-526-4900 www.prdel.com



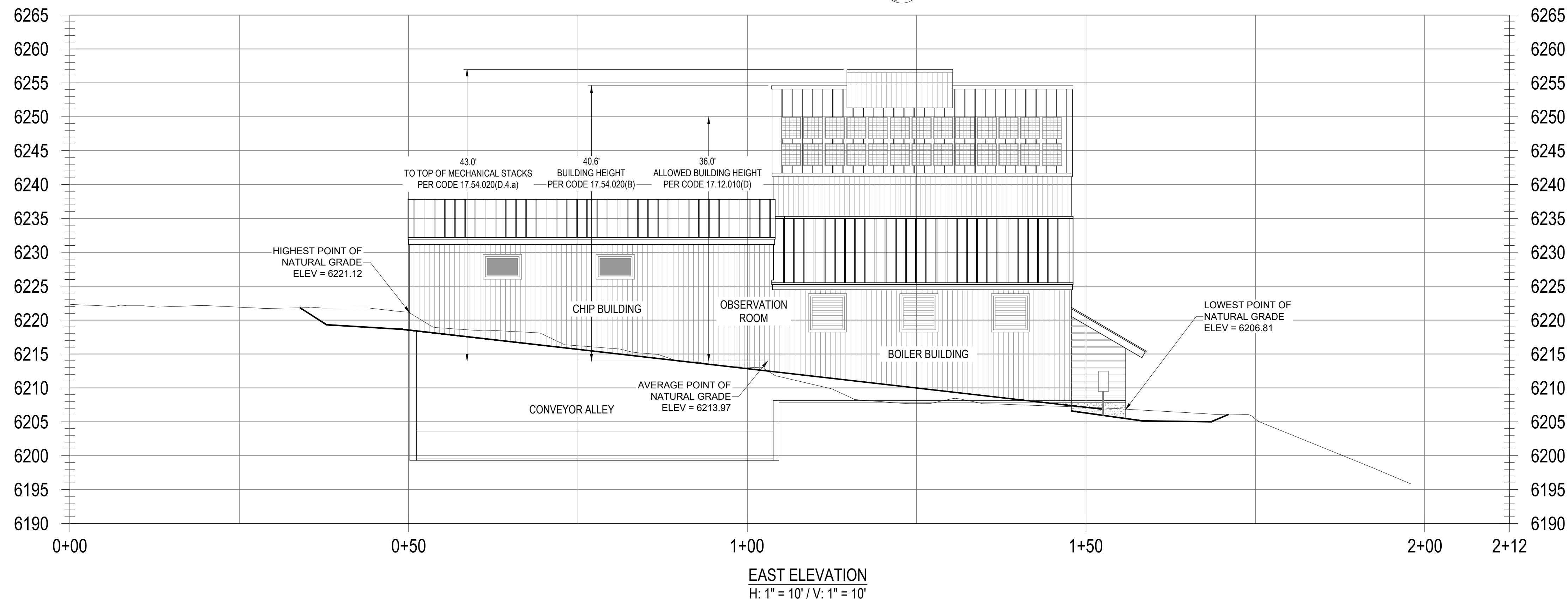
PRELIMINARY  
NOT FOR  
CONSTRUCTION

908 NORTHSTAR DRIVE  
NORTHSTAR, CA  
NORTHSTAR COMMUNITY SERVICES DISTRICT  
PROPOSED BUILDING SETBACKS  
APN: 110-081-032  
PLACER COUNTY

**EX. A**



PROPOSED SITE PLAN  
SCALE: 1" = 10'-0"



EAST ELEVATION  
H: 1" = 10' / V: 1" = 10'

**BUILDING HEIGHT CALCULATIONS**

36.0'	ALLOWED BUILDING HEIGHT PER CODE 17.12.010(D)
+ 4.6'	INCREASED BUILDING & INCREASED SETBACK PER CODE 17.54.020(D.1)
40.6'	MAXIMUM BUILDING HEIGHT
36.0'	ALLOWED BUILDING HEIGHT PER CODE 17.12.010(D)
x .15	MECHANICAL EQUIPMENT PER CODE 17.54.020(D.4.a)
5.4'	ALLOWED MECHANICAL EQUIPMENT
40.6'	MAXIMUM BUILDING HEIGHT
+ 5.4'	ALLOWED MECHANICAL EQUIPMENT
46.0'	TOTAL MAXIMUM MECHANICAL EQUIPMENT HEIGHT

BAR IS ONE INCH AT FULL SCALE  
IF NOT ONE INCH SCALE ACCORDINGLY

APPROVED	DATE	DESCRIPTION

DATE: JANUARY 25, 2023  
SCALE: 1" = 10' 0"  
HORIZONTAL  
VERTICAL  
FILE: P:\NCSD\BIOMASS

**PR DESIGN & ENGINEERING INC.**  
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Northstar, California 94943-107  
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PRELIMINARY NOT FOR CONSTRUCTION

908 NORTHSTAR DRIVE  
NORTHSTAR, CA

NORTHSTAR COMMUNITY SERVICES DISTRICT  
**PROPOSED BUILDING HEIGHT**  
APN: 110-081-032  
PLACER COUNTY

**EX. B**







**SITE PLAN**  
 1" = 80'

BAR IS ONE INCH  
 AT FULL SCALE  
 0 1"  
 IF NOT ONE INCH  
 SCALE ACCORDINGLY

REV.	DATE	DESCRIPTION	APPROVED	DATE

PRL ENG. ATR | DRAWN: JRL  
 DATE: DECEMBER 16, 2022  
 SCALE:  
 HORIZONTAL:  
 VERTICAL:  
 FILE: P110-081-032.DWG



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NORTHSTAR COMMUNITY SERVICES DISTRICT  
**TEMPORARY EROSION CONTROL PLAN**  
 APN: 110-081-032  
 NORTHSTAR CALIFORNIA

**RECORD DRAWING**  
 DATE \_\_\_\_\_ ENGINEER'S INITIAL \_\_\_\_\_

**CT1.0**

DRAFT

MATERIAL TABLE: NPOA CONNECTION

TOTAL VOLUME TABLE								SAND VOLUME TABLE				BACKFILL VOLUME TABLE			
STATION	CUT AREA	FILL AREA	CUT VOL.	FILL VOL.	CUM CUT VOL.	CUM FILL VOL.	NET VOL.	STATION	AREA	VOLUME	CUMULATIVE VOLUME	STATION	AREA	VOLUME	CUMULATIVE VOLUME
0+00.38	6.68	0.00	0.00	0.00	0.00	0.00	0.00	0+00.38	3.51	0.00	0.00	0+00.38	2.51	0.00	0.00
0+50.00	6.69	0.00	12.29	0.00	12.29	0.00	12.29	0+50.00	3.51	6.45	6.45	0+50.00	2.54	4.64	4.64
1+00.00	6.68	0.00	12.38	0.00	24.67	0.00	24.67	1+00.00	3.51	6.50	12.94	1+00.00	2.50	4.67	9.31
1+50.00	6.69	0.00	12.38	0.00	37.04	0.00	37.04	1+50.00	3.51	6.50	19.44	1+50.00	2.53	4.66	13.97
2+00.00	6.68	0.00	12.38	0.00	49.42	0.00	49.42	2+00.00	3.51	6.50	25.94	2+00.00	2.51	4.66	18.63
2+50.00	6.68	0.00	12.37	0.00	61.79	0.00	61.79	2+50.00	3.51	6.50	32.43	2+50.00	2.50	4.64	23.27
3+00.00	6.68	0.00	12.37	0.00	74.16	0.00	74.16	3+00.00	3.51	6.50	38.93	3+00.00	2.50	4.64	27.90
3+50.00	6.69	0.00	12.38	0.00	86.54	0.00	86.54	3+50.00	3.51	6.50	45.43	3+50.00	2.54	4.67	32.58
4+00.00	6.68	0.00	12.38	0.00	98.92	0.00	98.92	4+00.00	3.51	6.50	51.92	4+00.00	2.51	4.68	37.25
4+50.00	6.68	0.00	12.37	0.00	111.29	0.00	111.29	4+50.00	3.51	6.50	58.42	4+50.00	2.50	4.64	41.89
5+00.00	6.68	0.00	12.37	0.00	123.66	0.00	123.66	5+00.00	3.51	6.50	64.92	5+00.00	2.50	4.64	46.53
5+50.00	6.67	0.00	12.36	0.00	136.02	0.00	136.02	5+50.00	3.51	6.50	71.41	5+50.00	2.47	4.61	51.14
5+88.41	6.71	0.00	4.56	0.00	140.58	0.00	140.58	5+88.41	3.51	2.39	73.81	5+88.41	2.65	1.75	52.88



MATERIAL TABLE: NORTHSTAR DRIVE

TOTAL VOLUME TABLE								SAND VOLUME TABLE				BACKFILL VOLUME TABLE			
STATION	CUT AREA	FILL AREA	CUT VOL.	FILL VOL.	CUM CUT VOL.	CUM FILL VOL.	NET VOL.	STATION	AREA	VOLUME	CUMULATIVE VOLUME	STATION	AREA	VOLUME	CUMULATIVE VOLUME
0+00.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0+00.38	0.00	0.00	0.00	0+00.38	0.00	0.00	0.00
1+00.00	10.01	0.00	18.46	0.00	18.46	0.00	18.46	1+00.00	4.92	9.07	9.07	1+00.00	3.78	6.97	6.97
2+00.00	10.00	0.00	37.05	0.00	55.51	0.00	55.51	2+00.00	4.92	18.21	27.28	2+00.00	3.75	13.94	20.91
3+00.00	10.00	0.00	37.04	0.00	92.56	0.00	92.56	3+00.00	4.92	18.21	45.49	3+00.00	3.76	13.90	34.82
4+00.00	10.00	0.00	37.04	0.00	129.60	0.00	129.60	4+00.00	4.92	18.21	63.70	4+00.00	3.75	13.90	48.72
5+00.00	10.00	0.00	37.03	0.00	166.63	0.00	166.63	5+00.00	4.92	18.21	81.91	5+00.00	3.74	13.87	62.59
6+00.00	10.00	0.00	37.03	0.00	203.66	0.00	203.66	6+00.00	4.92	18.21	100.11	6+00.00	3.75	13.87	76.46
7+00.00	10.00	0.00	37.04	0.00	240.70	0.00	240.70	7+00.00	4.92	18.21	118.32	7+00.00	3.75	13.89	90.35
8+00.00	10.00	0.00	37.04	0.00	277.74	0.00	277.74	8+00.00	4.92	18.21	136.53	8+00.00	3.75	13.89	104.24
9+00.00	10.00	0.00	37.04	0.00	314.78	0.00	314.78	9+00.00	4.92	18.21	154.74	9+00.00	3.76	13.90	118.14
10+00.00	10.00	0.00	37.05	0.00	351.82	0.00	351.82	10+00.00	4.92	18.21	172.95	10+00.00	3.76	13.92	132.07
11+00.00	10.01	0.00	37.07	0.00	388.90	0.00	388.90	11+00.00	4.92	18.21	191.16	11+00.00	3.78	13.97	146.03
12+00.00	9.99	0.00	37.04	0.00	425.93	0.00	425.93	12+00.00	4.92	18.21	209.37	12+00.00	3.72	13.89	159.92
13+00.00	10.00	0.00	37.02	0.00	462.95	0.00	462.95	13+00.00	4.92	18.21	227.58	13+00.00	3.77	13.86	173.78
14+00.00	10.00	0.00	37.05	0.00	500.00	0.00	500.00	14+00.00	4.92	18.21	245.79	14+00.00	3.74	13.91	187.69
15+00.00	10.00	0.00	37.04	0.00	537.04	0.00	537.04	15+00.00	4.92	18.21	264.00	15+00.00	3.76	13.89	201.58
16+00.00	10.00	0.00	37.05	0.00	574.09	0.00	574.09	16+00.00	4.92	18.21	282.20	16+00.00	3.76	13.93	215.51
17+00.00	9.99	0.00	37.03	0.00	611.12	0.00	611.12	17+00.00	4.92	18.21	300.41	17+00.00	3.73	13.88	229.39
18+00.00	10.00	0.00	37.01	0.00	648.13	0.00	648.13	18+00.00	4.92	18.21	318.62	18+00.00	3.74	13.83	243.23
19+00.00	9.99	0.00	37.01	0.00	685.14	0.00	685.14	19+00.00	4.92	18.21	336.83	19+00.00	3.72	13.80	257.03
20+00.00	10.00	0.00	37.01	0.00	722.15	0.00	722.15	20+00.00	4.92	18.21	355.04	20+00.00	3.75	13.83	270.85
21+00.00	10.01	0.00	37.05	0.00	759.20	0.00	759.20	21+00.00	4.92	18.21	373.25	21+00.00	3.76	13.91	284.77
22+00.00	10.00	0.00	37.05	0.00	796.25	0.00	796.25	22+00.00	4.92	18.21	391.46	22+00.00	3.76	13.93	298.69
22+71.06	0.00	0.00	13.16	0.00	809.42	0.00	809.42	22+71.06	0.00	6.47	397.93	22+71.06	0.00	4.95	303.64

SITE PLAN  
1" = 80'

MATERIAL TABLE: WEST CONNECTION

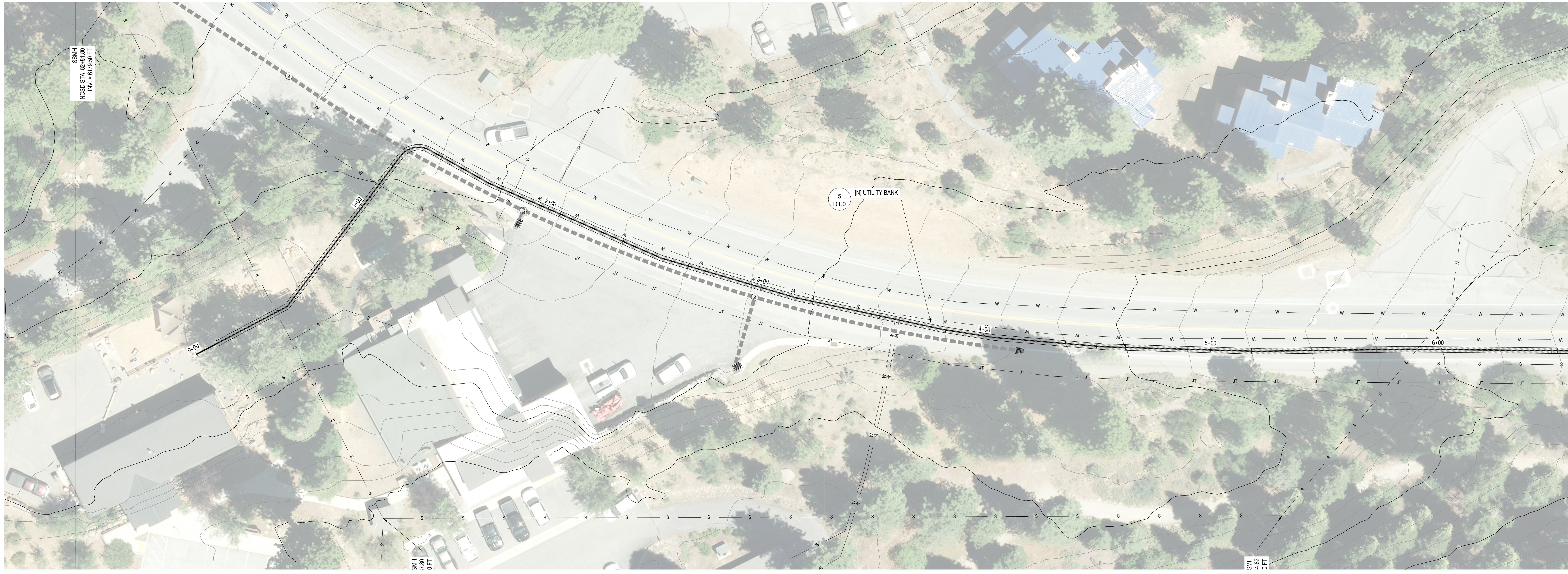
TOTAL VOLUME TABLE								SAND VOLUME TABLE				BACKFILL VOLUME TABLE			
STATION	CUT AREA	FILL AREA	CUT VOL.	FILL VOL.	CUM CUT VOL.	CUM FILL VOL.	NET VOL.	STATION	AREA	VOLUME	CUMULATIVE VOLUME	STATION	AREA	VOLUME	CUMULATIVE VOLUME
0+09.11	6.68	0.00	0.00	0.00	0.00	0.00	0.00	0+09.11	3.51	0.00	0.00	0+09.11	2.51	0.00	0.00
0+25.00	6.68	0.00	3.93	0.00	3.93	0.00	3.93	0+25.00	3.51	2.06	2.06	0+25.00	2.51	1.47	1.47
0+50.00	6.68	0.00	6.19	0.00	10.12	0.00	10.12	0+50.00	3.51	3.25	5.31	0+50.00	2.51	2.32	3.79
0+75.00	6.68	0.00	6.19	0.00	16.30	0.00	16.30	0+75.00	3.51	3.25	8.56	0+75.00	2.52	2.32	6.12
0+84.55	6.68	0.00	2.36	0.00	18.67	0.00	18.67	0+84.55	3.51	1.24	9.80	0+84.55	2.49	0.89	7.01

RECORD DRAWING  
DATE \_\_\_\_\_ ENGINEER'S INITIAL \_\_\_\_\_

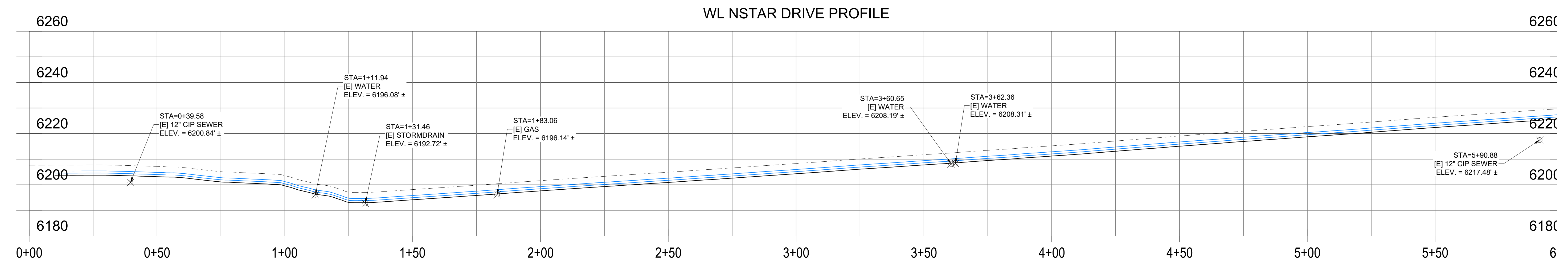
CT2.0

DRAFT

BAR IS ONE INCH AT FULL SCALE  
 0 1" IF NOT ONE INCH SCALE ACCORDINGLY  
 APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 REC'D: \_\_\_\_\_ DATE: \_\_\_\_\_  
 P.R. ENG. ATR: \_\_\_\_\_ DRAWN: JRL  
 DATE: DECEMBER 16, 2022  
 SCALE: HORIZONTAL: \_\_\_\_\_ VERTICAL: \_\_\_\_\_  
 FILE: P1032.DWG  
  
 P&R DESIGN & ENGINEERING INC.  
 8889 North Lake Blvd, P.O. Box 1847  
 Kings Beach, California 96143-1847  
 Tel: 530-346-4500 www.prd.com  
 REGISTERED PROFESSIONAL ENGINEER  
 PRELIMINARY FOR CONSTRUCTION  
 CIVIL  
 STATE OF CALIFORNIA  
 DATE SIGNED: \_\_\_\_\_  
 908 NORTHSTAR DRIVE  
 NORTHSTAR COMMUNITY SERVICES DISTRICT  
 PROJECT OVERVIEW  
 APN: 110-081-032  
 NORTHSTAR  
 CALIFORNIA



**SITE PLAN**  
1" = 20'



NOTE:  
EXISTING UTILITY LOCATIONS ARE DERIVED FROM VARIOUS SOURCES WITH VARYING DEGREES OF ACCURACY. ALL DEPTHS SHOWN IN PROFILE VIEW ASSUME 4 FEET OF COVER OVER THE EXISTING UTILITY. CONTRACTOR TO VERIFY IN FIELD AND ADJUST DEPTH OF NEW TRANSMISSION LINE TO PROVIDE A MINIMUM OF 12 INCHES OF VERTICAL SEPARATION.

**PROFILE**  
H: 1" = 20' / V: 1" = 20'

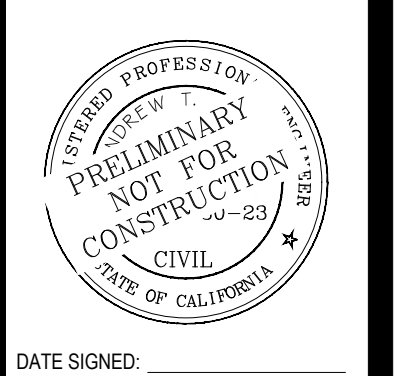
BAR IS ONE INCH AT FULL SCALE  
0 1'  
IF NOT ONE INCH SCALE ACCORDINGLY

DATE	APPROVED	DESCRIPTION	DATE	REV.

PRL ENG: ATR | DRAWN: JRL  
 DATE: DECEMBER 16, 2022  
 SCALE: HORIZONTAL: | VERTICAL:  
 FILE: P103CD.BIMASS



**P&R DESIGN & ENGINEERING INC.**  
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 Kings Beach, California 96043-1847  
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NORTHSTAR DRIVE  
 NORTHSTAR COMMUNITY SERVICES DISTRICT  
 UTILITY PLAN & PROFILE  
 APN: 110-081-032  
 NORTHSTAR CALIFORNIA

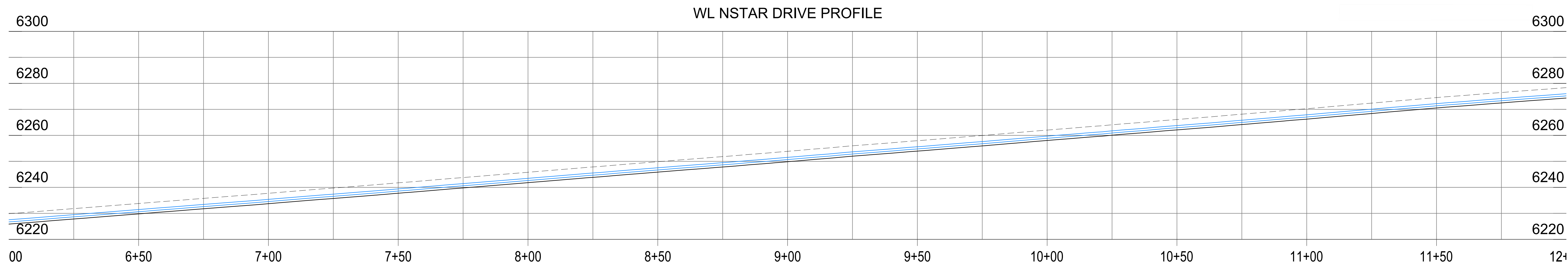
RECORD DRAWING  
 DATE \_\_\_\_\_ ENGINEER'S INITIAL \_\_\_\_\_

**CT2.1**

DRAFT



SITE PLAN  
1" = 20'



NOTE:  
EXISTING UTILITY LOCATIONS ARE DERIVED FROM VARIOUS SOURCES WITH VARYING DEGREES OF ACCURACY. ALL DEPTHS SHOWN IN PROFILE VIEW ASSUME 4 FEET OF COVER OVER THE EXISTING UTILITY. CONTRACTOR TO VERIFY IN FIELD AND ADJUST DEPTH OF NEW TRANSMISSION LINE TO PROVIDE A MINIMUM OF 12 INCHES OF VERTICAL SEPARATION.

PROFILE  
H: 1" = 20' / V: 1" = 20'

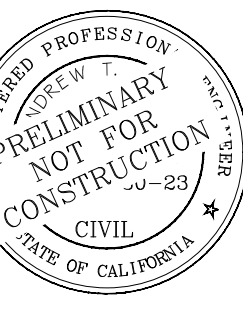
BAR IS ONE INCH AT FULL SCALE  
0 1'  
IF NOT ONE INCH SCALE ACCORDINGLY

DATE	APPROVED	DESCRIPTION	DATE	REV.	DATE	DESCRIPTION

P/E: [ ] ATR [ ] DRAWN: JRL  
 DATE: DECEMBER 16, 2022  
 SCALE: HORIZONTAL: [ ] VERTICAL: [ ]  
 FILE: P:\NCSD\BIOMASS



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 NORTHSTAR COMMUNITY SERVICES DISTRICT  
 UTILITY PLAN & PROFILE  
 APN: 110-081-032  
 CALIFORNIA

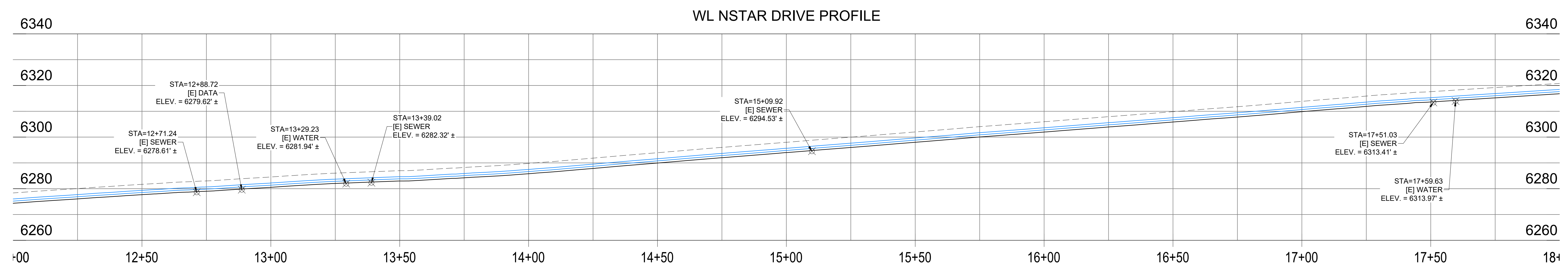
RECORD DRAWING  
 DATE \_\_\_\_\_ ENGINEER'S INITIAL \_\_\_\_\_

**CT2.2**

DRAFT



**SITE PLAN**  
1" = 20'



NOTE:  
EXISTING UTILITY LOCATIONS ARE DERIVED FROM VARIOUS SOURCES WITH VARYING DEGREES OF ACCURACY. ALL DEPTHS SHOWN IN PROFILE VIEW ASSUME 4 FEET OF COVER OVER THE EXISTING UTILITY. CONTRACTOR TO VERIFY IN FIELD AND ADJUST DEPTH OF NEW TRANSMISSION LINE TO PROVIDE A MINIMUM OF 12 INCHES OF VERTICAL SEPARATION.

**PROFILE**  
H: 1" = 20' / V: 1" = 20'

BAR IS ONE INCH AT FULL SCALE  
0 1'  
IF NOT ONE INCH SCALE ACCORDINGLY

DATE	APPROVED	DESCRIPTION	DATE	REC'D	DATE	DRAWN	DATE

DATE: DECEMBER 16, 2022  
SCALE: HORIZONTAL: 1" = 20' VERTICAL: 1" = 10'  
FILE: P10CSD BIOMASS



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Kings Beach, California 96043-1847  
Tel: 530-346-4500 www.prdet.com



808 NORTSTAR DRIVE  
UTILITY PLAN & PROFILE  
APN: 110-081-032  
NORTHSTAR  
CALIFORNIA

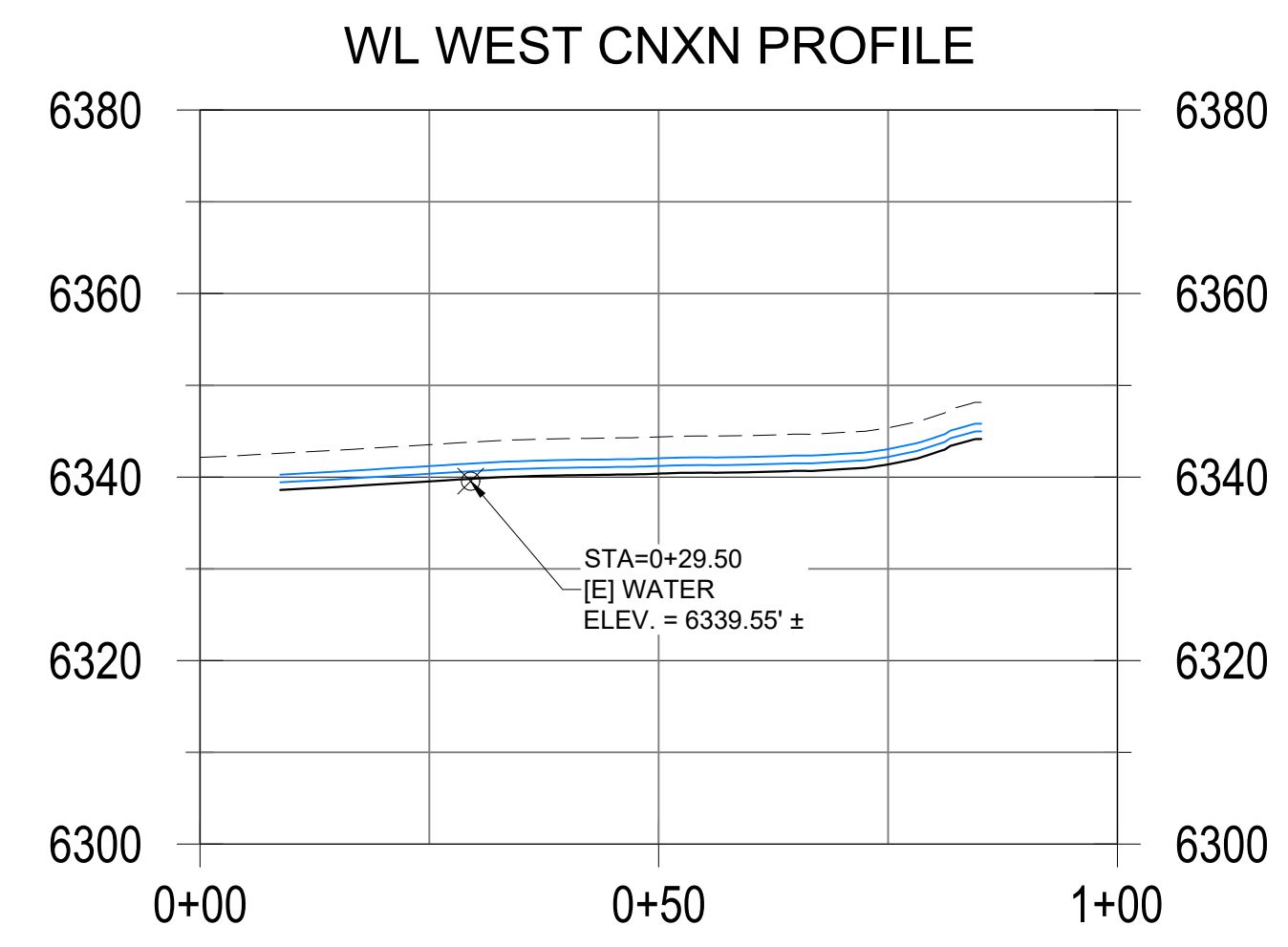
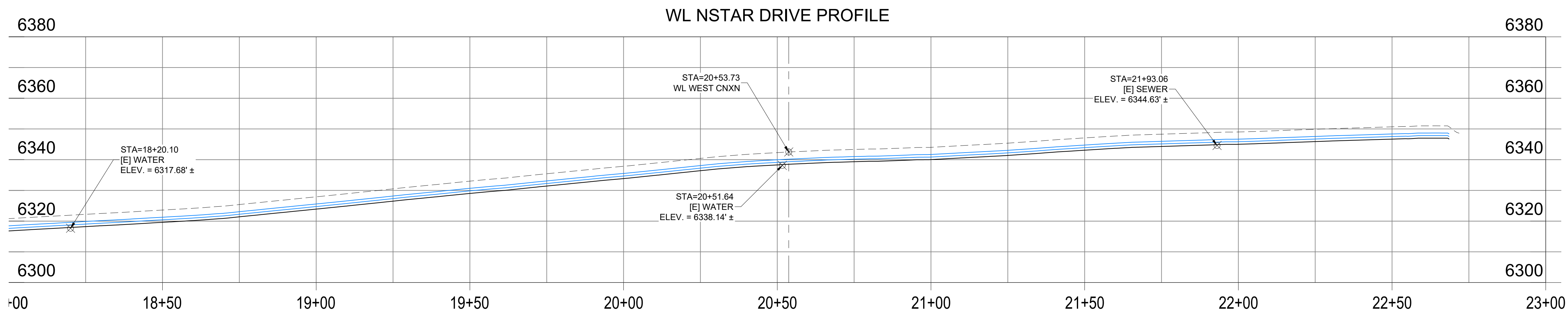
RECORD DRAWING  
DATE: \_\_\_\_\_ ENGINEER'S INITIAL: \_\_\_\_\_

**CT2.3**

DRAFT



**SITE PLAN**  
1" = 20'



NOTE:  
EXISTING UTILITY LOCATIONS ARE DERIVED FROM VARIOUS SOURCES WITH VARYING DEGREES OF ACCURACY. ALL DEPTHS SHOWN IN PROFILE VIEW ASSUME 4 FEET OF COVER OVER THE EXISTING UTILITY. CONTRACTOR TO VERIFY IN FIELD AND ADJUST DEPTH OF NEW TRANSMISSION LINE TO PROVIDE A MINIMUM OF 12 INCHES OF VERTICAL SEPARATION.

**PROFILE**  
H: 1" = 20' / V: 1" = 20'

RECORD DRAWING  
DATE \_\_\_\_\_ ENGINEER'S INITIAL \_\_\_\_\_

**CT2.4**

DRAFT



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NORTHSTAR COMMUNITY SERVICES DISTRICT  
**UTILITY PLAN & PROFILE**  
APN: 110-081-032  
NORTHSTAR CALIFORNIA

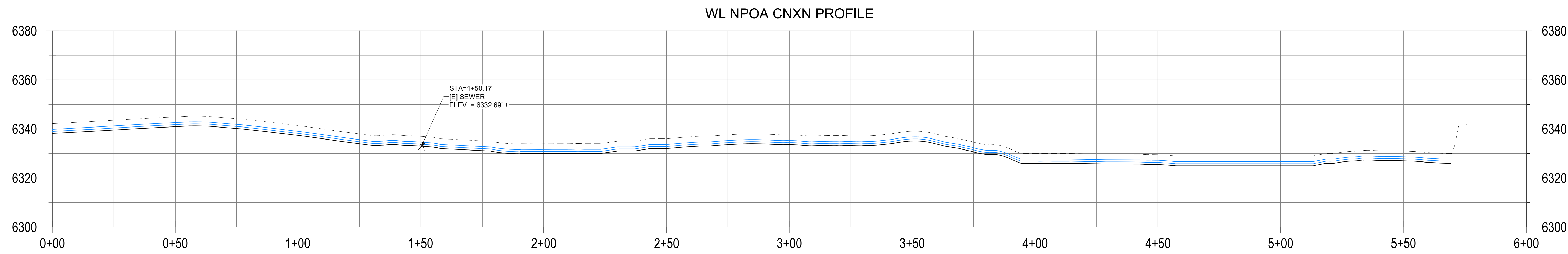
BAR IS ONE INCH AT FULL SCALE  
0 1' IF NOT ONE INCH SCALE ACCORDINGLY

REV.	DATE	DESCRIPTION	APPROVED	DATE
1				
2				
3				
4				
5				
6				

PRL ENG: ATR | DRAWN: JRL  
 DATE: DECEMBER 16, 2022  
 SCALE: HORIZONTAL: | VERTICAL:  
 FILE: P10CSD.BIOMASS



**SITE PLAN**  
1" = 20'



**PROFILE**  
H: 1" = 20' / V: 1" = 20'

NOTE:  
EXISTING UTILITY LOCATIONS ARE DERIVED FROM VARIOUS SOURCES WITH VARYING DEGREES OF ACCURACY. ALL DEPTHS SHOWN IN PROFILE VIEW ASSUME 4 FEET OF COVER OVER THE EXISTING UTILITY. CONTRACTOR TO VERIFY IN FIELD AND ADJUST DEPTH OF NEW TRANSMISSION LINE TO PROVIDE A MINIMUM OF 12 INCHES OF VERTICAL SEPARATION.

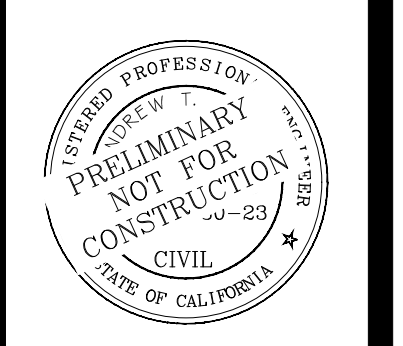
BAR IS ONE INCH AT FULL SCALE  
0 1" 1"  
IF NOT ONE INCH SCALE ACCORDINGLY

REV.	DATE	DESCRIPTION

PRL ENG: ATR | DRAWN: JRL  
 DATE: DECEMBER 16, 2022  
 SCALE: HORIZONTAL: 1" = 20' / VERTICAL: 1" = 20'  
 FILE: P10CSD B10MSS



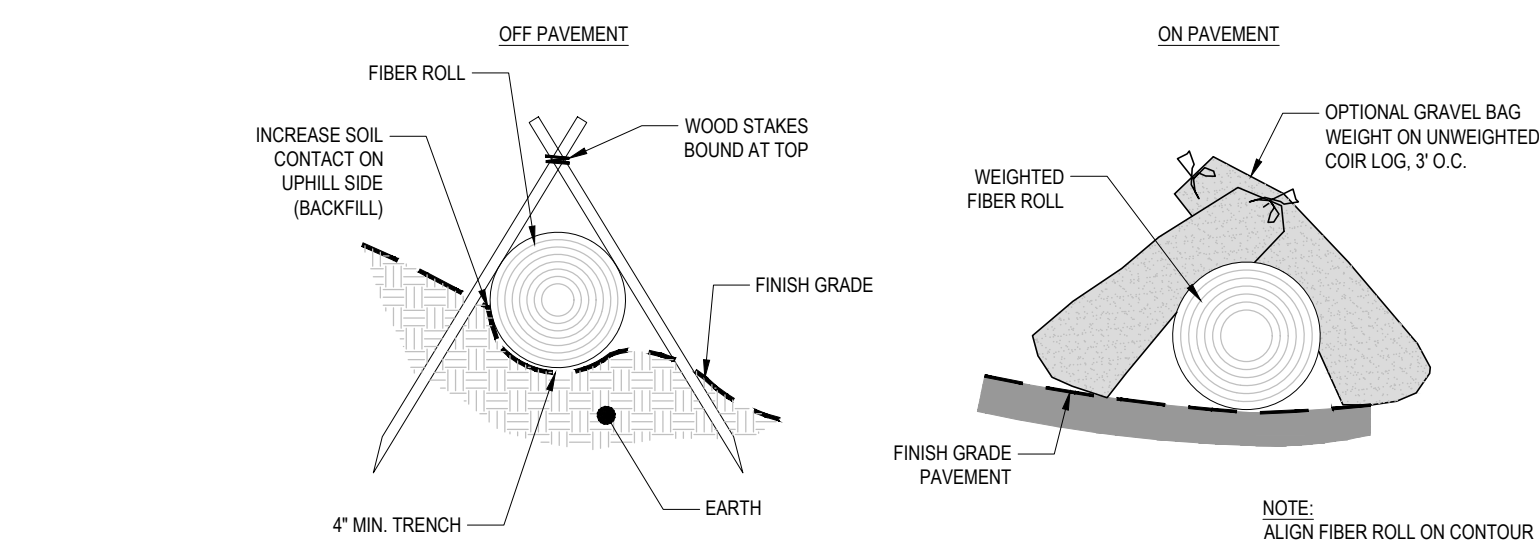
**P&R DESIGN & ENGINEERING INC.**  
 8889 North Lake Blvd, P.O. Box 1847  
 Kings Beach, California 96043-1847  
 Tel: 530-346-4500 www.prdet.com



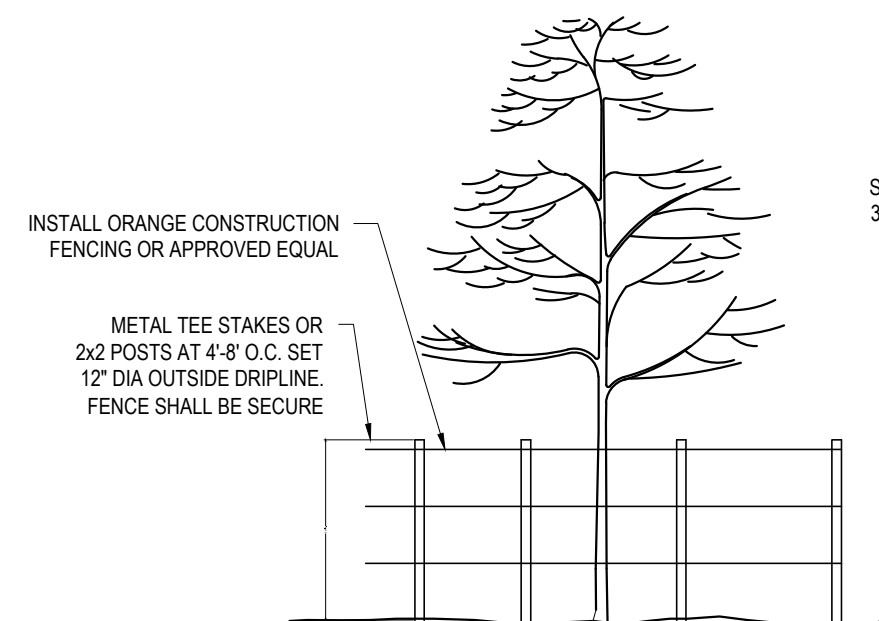
808 NORTHSTAR DRIVE  
 NORTHSTAR COMMUNITY SERVICES DISTRICT  
 UTILITY PLAN & PROFILE  
 APN: 110-081-032  
 NORTHSTAR CALIFORNIA

**RECORD DRAWING**  
 DATE \_\_\_\_\_ ENGINEER'S INITIAL \_\_\_\_\_  
**CT2.5**

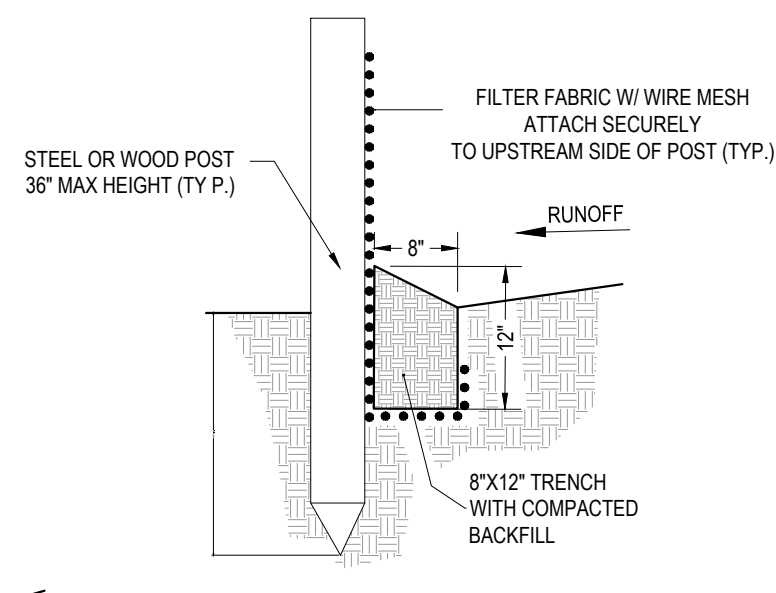
DRAFT



FIBER ROLL



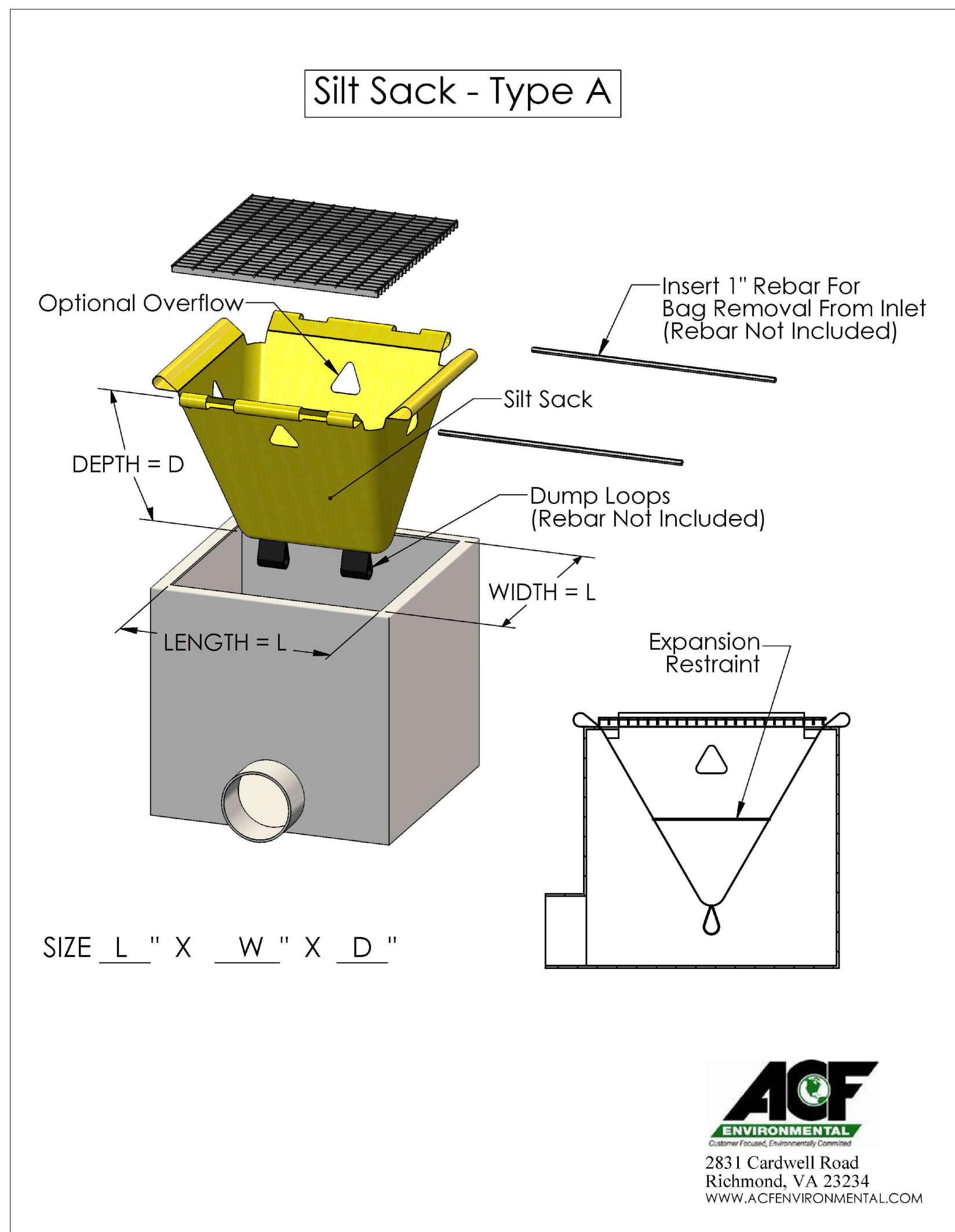
SOIL AND TREE PROTECTION



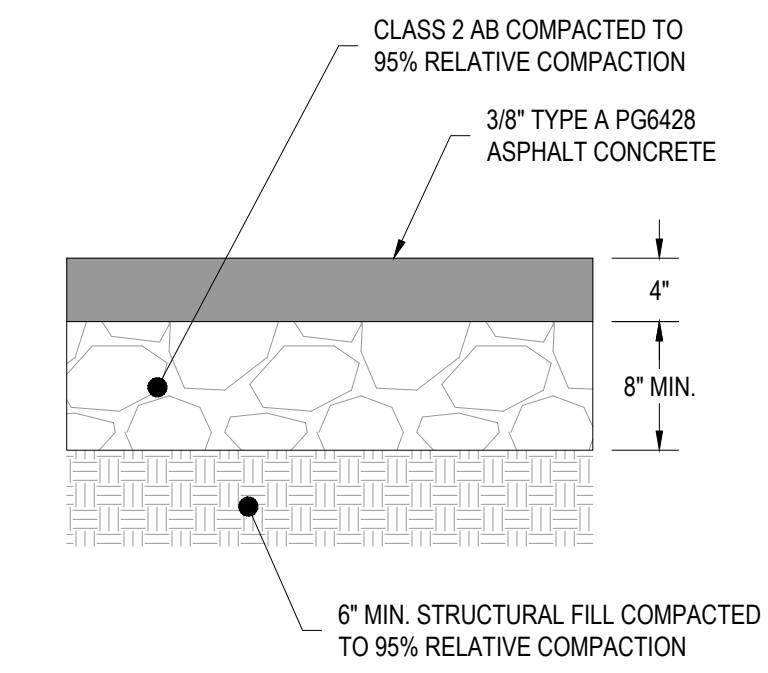
FILTER FENCE

- NOTES:
1. THE CONTRACTOR SHALL INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
  2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT TO SITE AND CAN BE PERMANENTLY STABILIZED.
  3. FILTER FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

TEMPORARY EROSION CONTROL

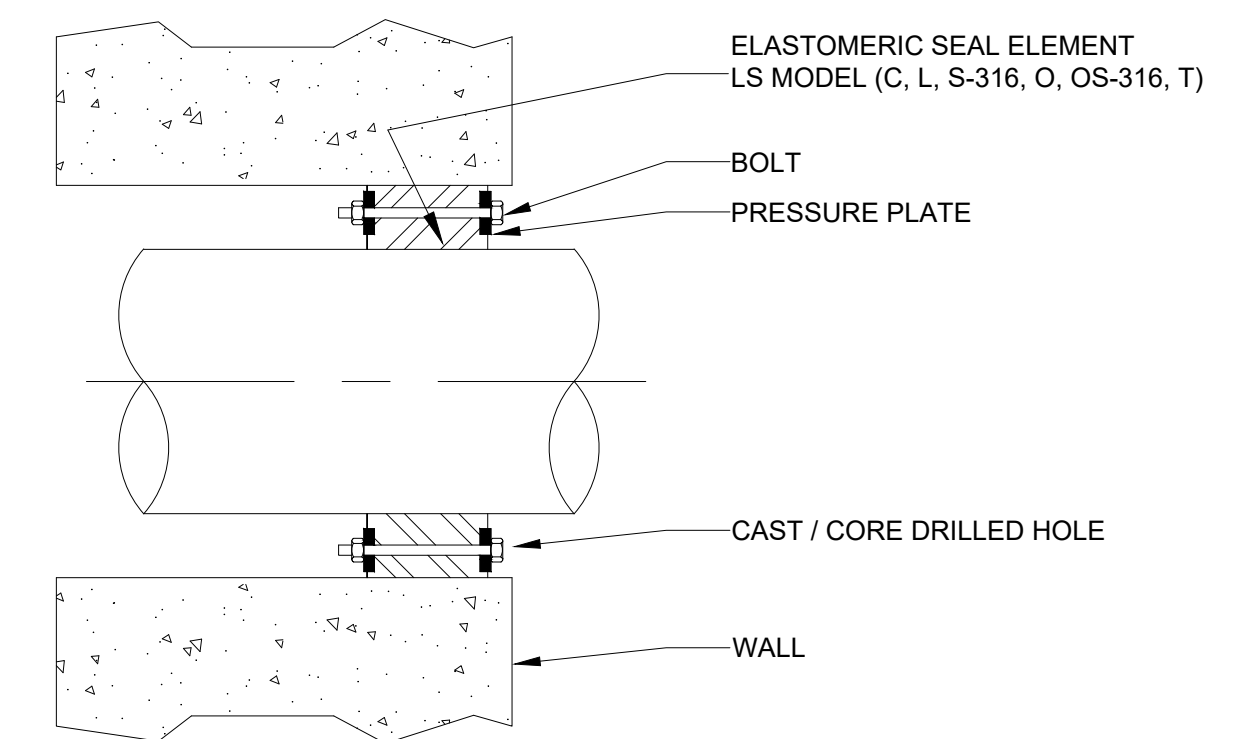


TEMPORARY INLET PROTECTION



AC PAVMENT

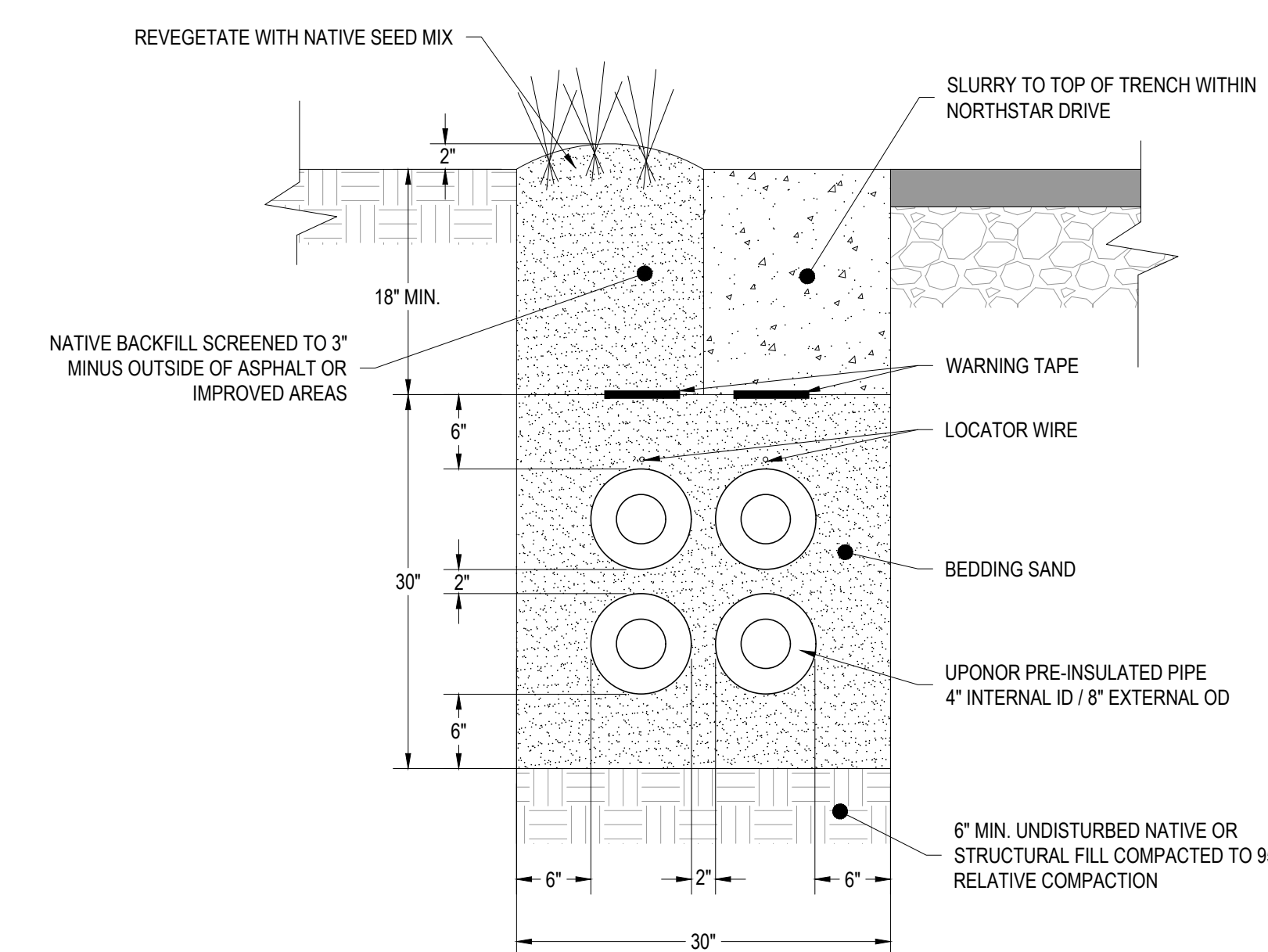
LINK-SEAL® MODULAR SEALS WITH CAST OR CORE DRILLED WALL OPENING  
 MANUFACTURED BY PIPELINE SEAL & INSULATOR, INC.  
 HOUSTON, TEXAS, U.S.A. TEL: 800-423-2410 E-MAIL: INFO@PSIPSI.COM



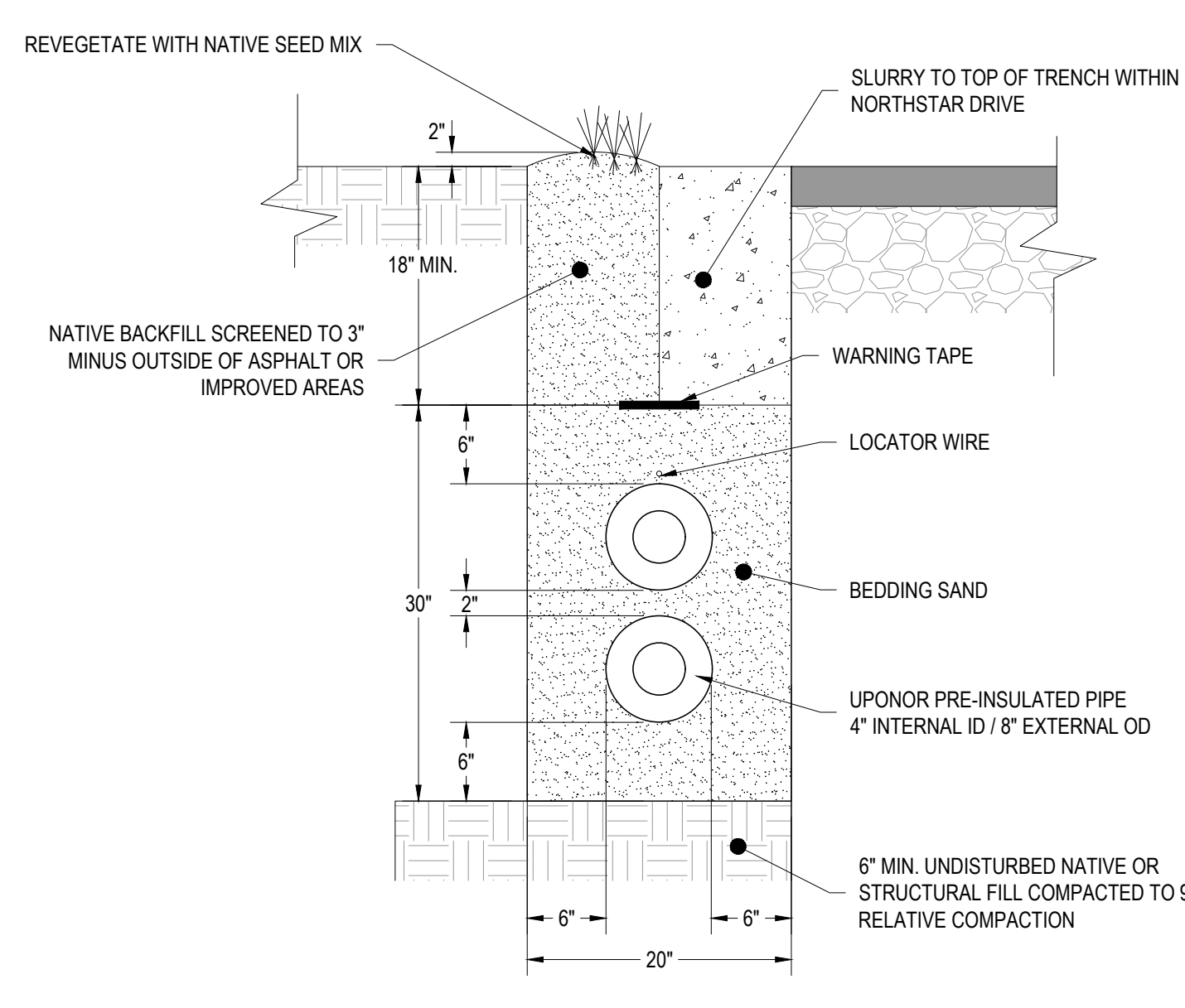
LS Model	Seal Element	Bolts/Nuts	Pressure Plate
C	EPDM (Black)	Zinc Dichromate/Organic Coated Carbon Steel Bolt	Reinforced Nylon Polymer
L	EPDM (Blue)	Zinc Dichromate/Organic Coated Carbon Steel Bolt	Reinforced Nylon Polymer
O	Nitrile	Zinc Dichromate/Organic Coated Carbon Steel Bolt	Reinforced Nylon Polymer
T	Silicone	Zinc Dichromate/Organic Coated Carbon Steel Bolt	Steel Zinc Dichromate
(C,L,O)+S-316	(see model options)	316 Stainless Steel	Reinforced Nylon Polymer

For more Material Property Information, see literature at [www.linkseal.com](http://www.linkseal.com)

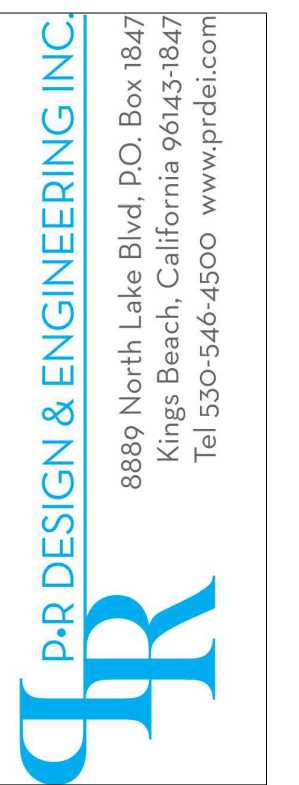
RESERVED



TRENCH - 4 PIPES



TRENCH - 2 PIPES



808 NORTHSTAR DRIVE  
 NORTHSTAR COMMUNITY SERVICES DISTRICT  
 DETAILS  
 APN: 110-081-032  
 NORTHSTAR

DT1.0

50% DRAFT