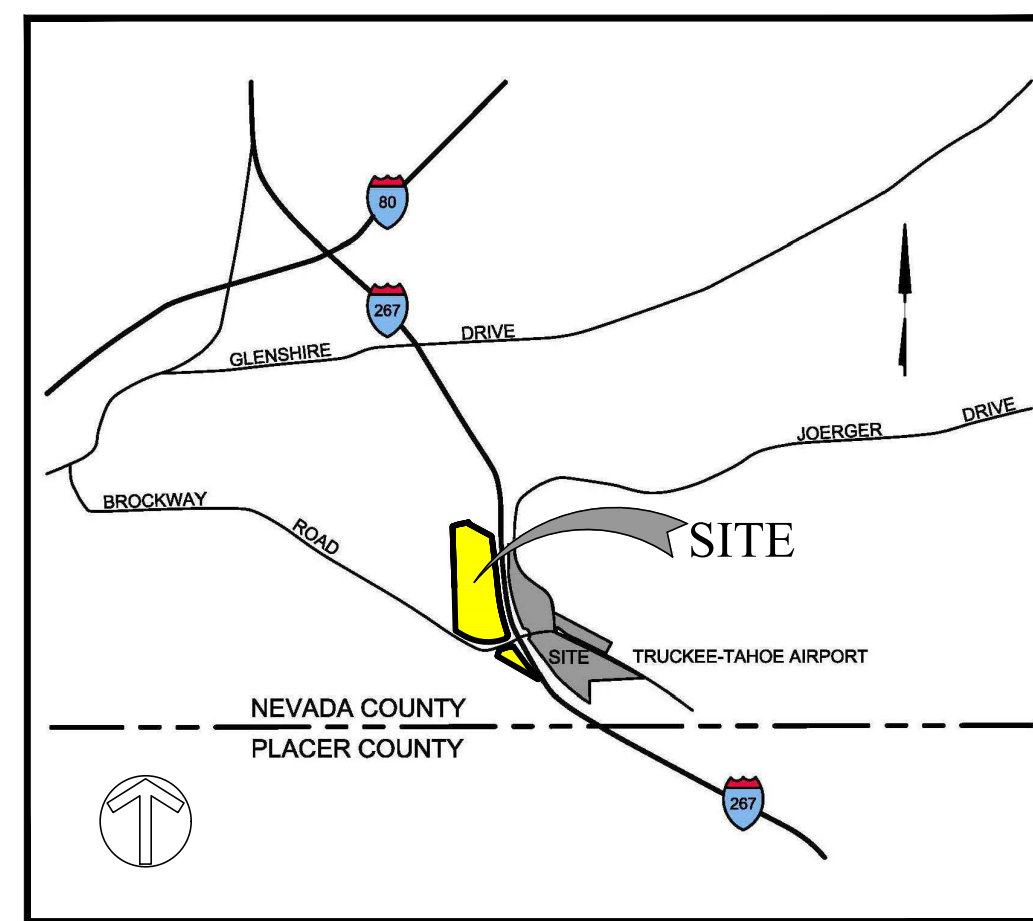
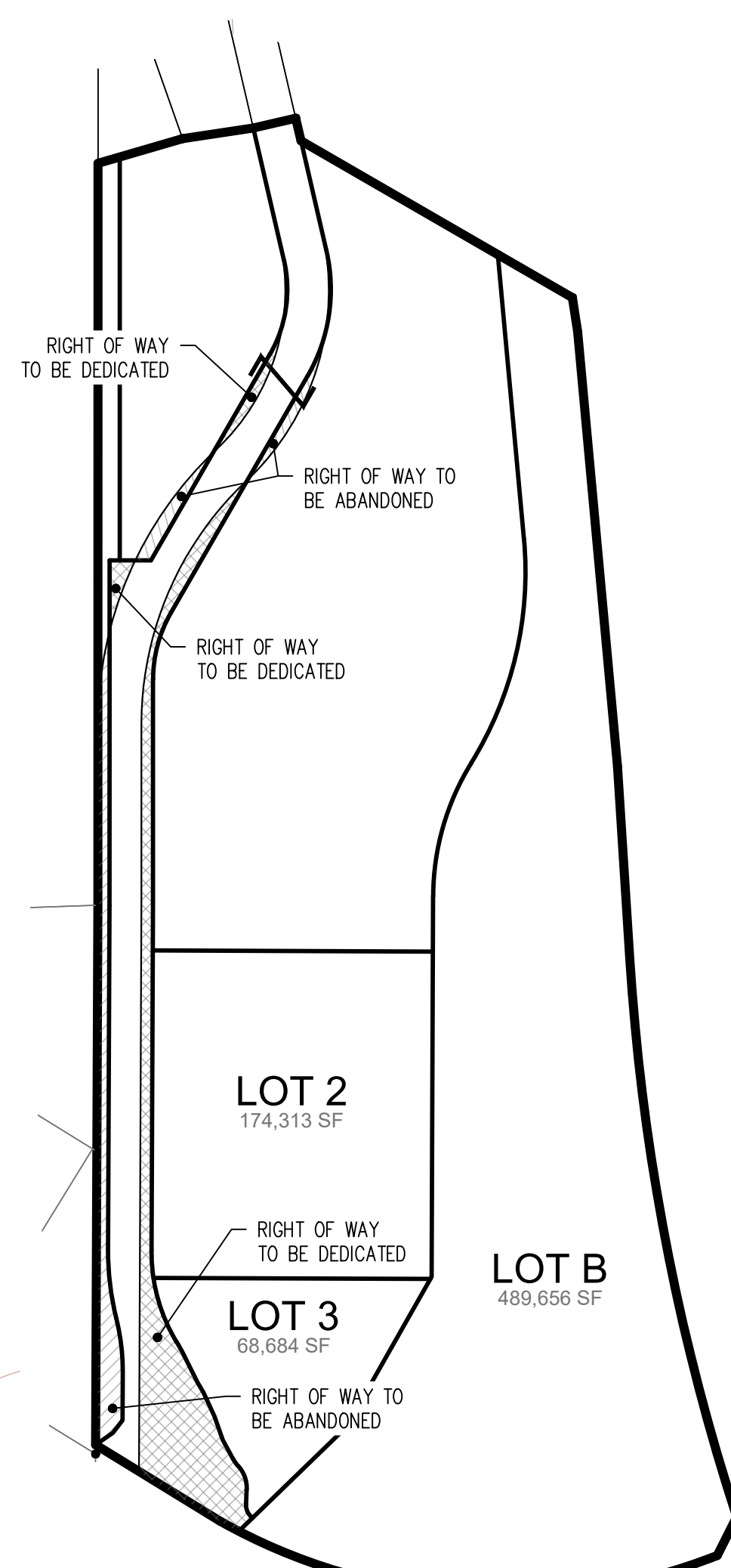


Exhibit 1

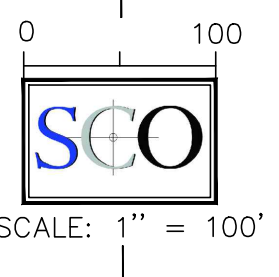


LOCATION MAP

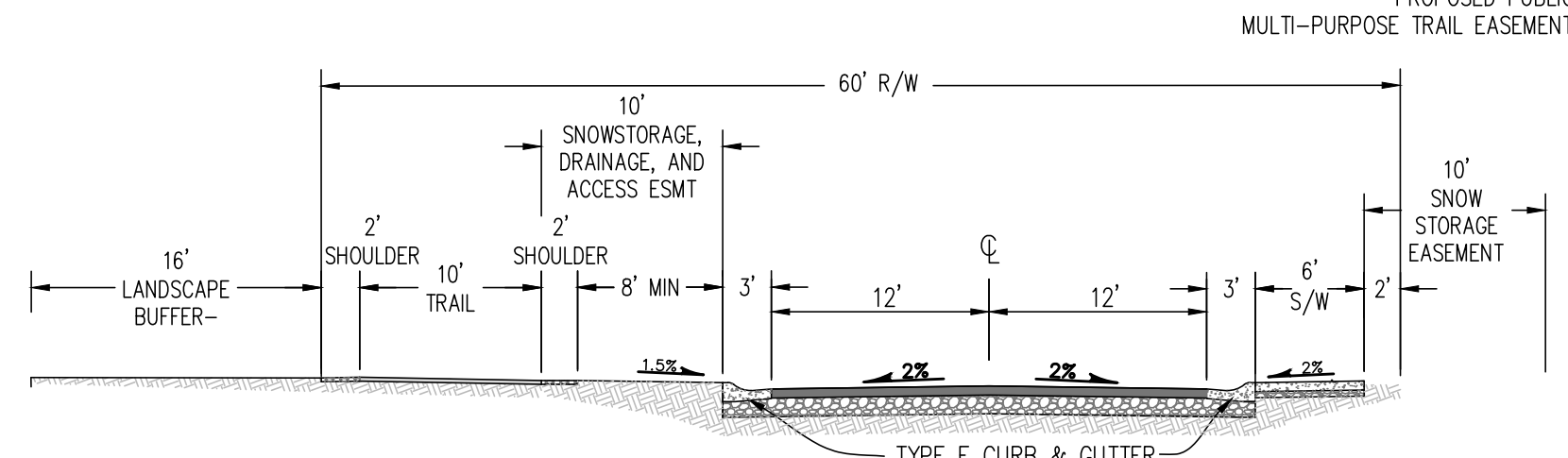


RIGHT OF WAY DEDICATION & ABANDONMENT DETAIL

1" = 200'



SCALE: 1" = 100'



ROADWAY SECTION A-A

N.T.S.

LEGEND

- EXISTING TOPOGRAPHY (2' CONTOUR INTERVALS)
- FOUND MONUMENT
- NOTHING FOUND- DIMENSION POINT
- 20% - 30% SLOPES
- 30% + SLOPES
- ASPHALT
- NO ACCESS EASEMENT
- DOCUMENT 21 PM 48 O.R.N.C.
- P.D.E. 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

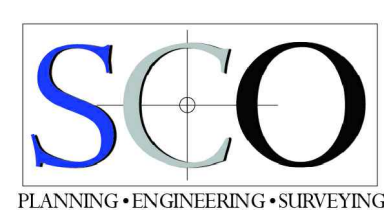
TRUCKEE FIRE PROTECTION DISTRICT

WATER & ELECTRICAL

TRUCKEE DONNER PUBLIC UTILITY DISTRICT

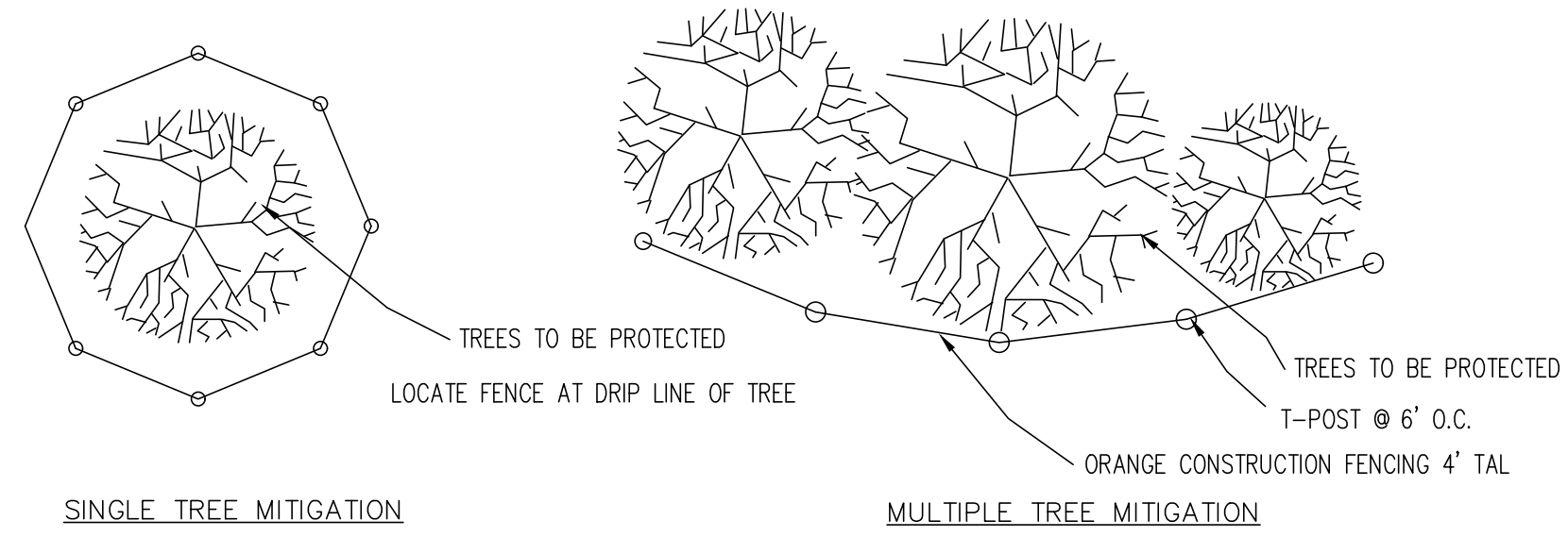
SEWER

TRUCKEE SANITARY DISTRICT



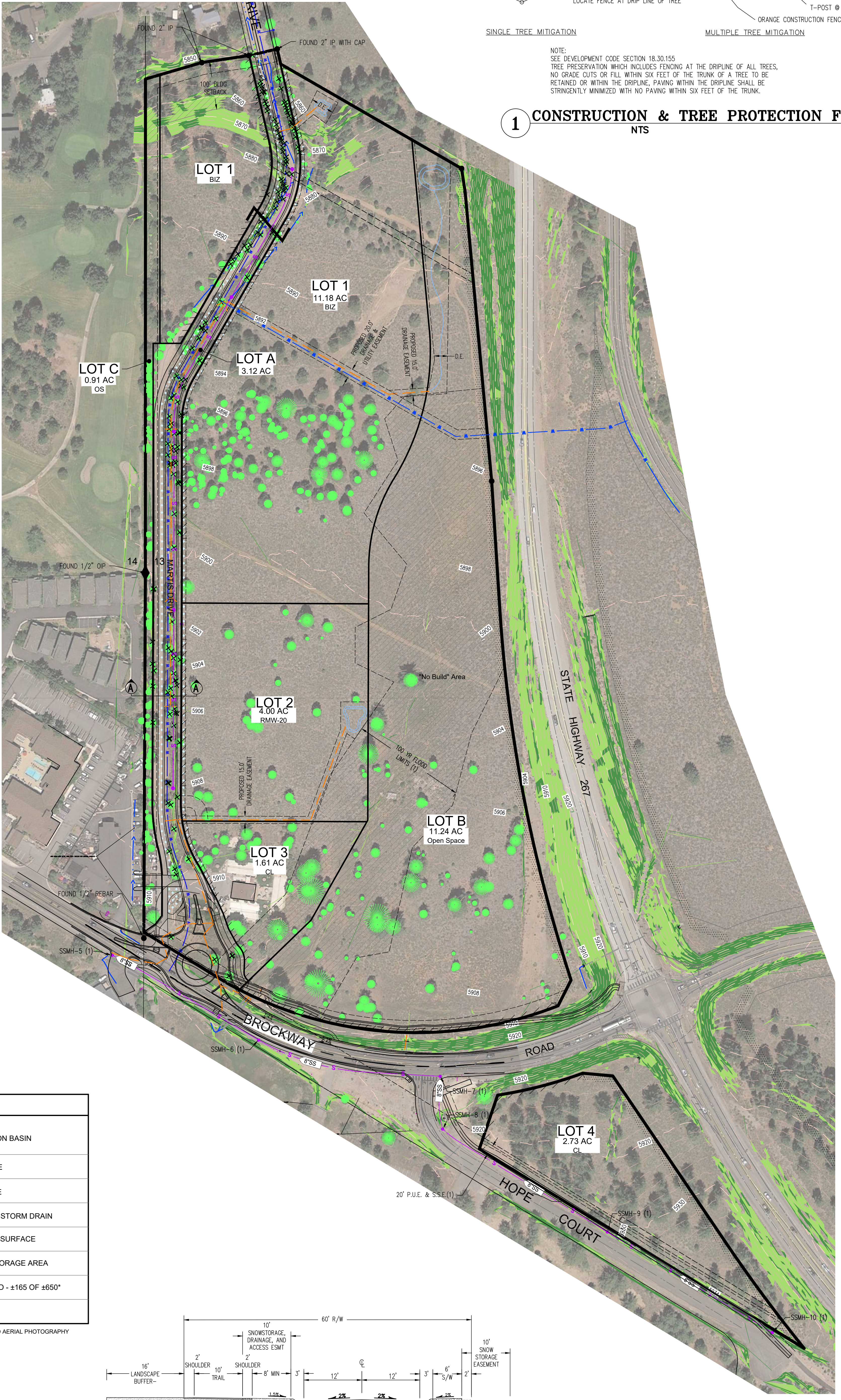
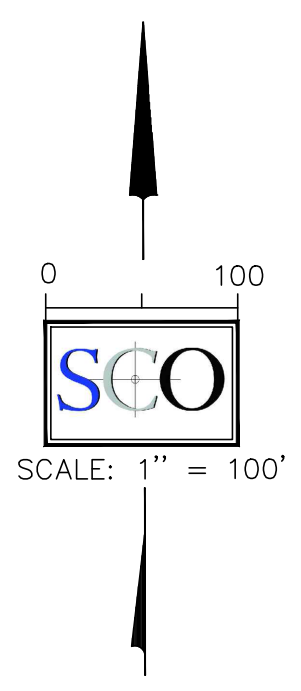
NO.	REVISIONS	DATE	DESIGNED: MDW
			DRAWN: MDW
			PROJ. NO: 201742
			DWG: SEE DAY STAMP
			DATE: DECEMBER, 2022

SNOW STORAGE	
PAVED SURFACES	75,147 SQ FT
SNOW STORAGE	37,557 SQ FT
(50.0% OF PAVED SURFACE)	



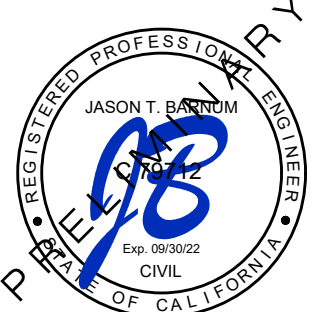
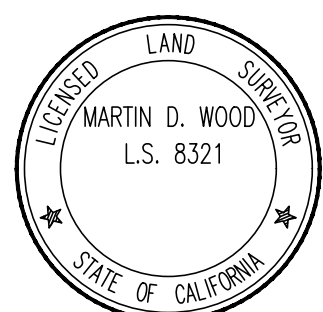
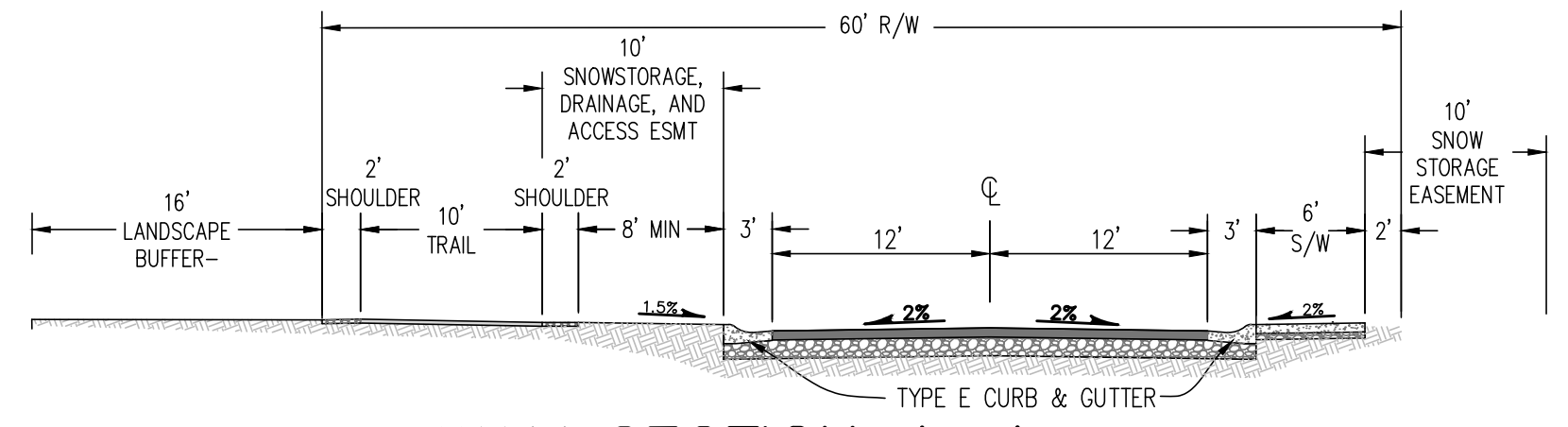
NOTE:
SEE DEVELOPMENT CODE SECTION 18.30.155
TREE PRESERVATION WHICH INCLUDES FENCING AT THE DRIFLINE OF ALL TREES,
NO GRADE CUTS OR FILL WITHIN SIX FEET OF THE TRUNK OF A TREE TO BE
RETAINED OR WITHIN THE DRIFLINE, PAVING WITHIN THE DRIFLINE SHALL BE
STRINGENTLY MINIMIZED WITH NO PAVING WITHIN SIX FEET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

1 CONSTRUCTION & TREE PROTECTION FENCING
NTS

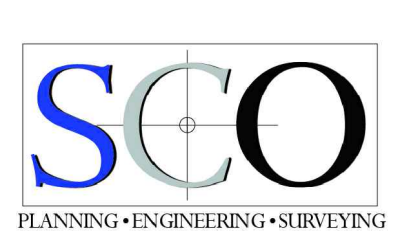


LEGEND	
	PROPOSED RETENTION BASIN
	PROPOSED SEWER PIPE
	PROPOSED WATER LINE
	PROPOSED 12" HDPE STORM DRAIN
	PROPOSED ASPHALT SURFACE
	PROPOSED SNOW STORAGE AREA
	TREE TO BE REMOVED - ±165 OF ±650*

* BASED ON A SURVEY AND AERIAL PHOTOGRAPHY



ROADWAY SECTION A-A
N.T.S.



TRUCKEE

TENTATIVE MAP
JOERGER RANCH - PARCEL 4
PRELIMINARY GRADING, DRAINAGE, & UTILITY MAP
CALIFORNIA

NO.	REVISIONS	DATE	DESIGNED: MDW
			DRAWN: MDW
			PROJ. NO: 201742
			DWG: SEE DAY STAMP
			DATE: DECEMBER, 2022