

NOTES:

1. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY NOR DOES IT CONTAIN ALL INFORMATION RELEVANT TO LOT DEVELOPMENT.
2. REFER TO THE C.C.& R.'S AND DESIGN GUIDELINES FOR ADDITIONAL INFORMATION RELEVANT TO LOT DEVELOPMENT.
3. TOPOGRAPHY SHOWN HERE ON IS GENERATED FROM AERIAL PHOTOGRAMMETRY AND IS NOT INTENDED FOR SPECIFIC LOT DESIGN PURPOSES. THE C.C.&R.'S REQUIRE A TOPOGRAPHIC SURVEY INCLUDING TREES GREATER THAN 6" D.B.H. PRIOR TO DEVELOPMENT.

APPROXIMATE LOT CENTER



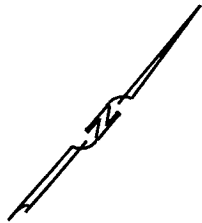
LOT 2

20' PRIVATE DRAINAGE EASEMENT

LOT 1

53,833 S.F.

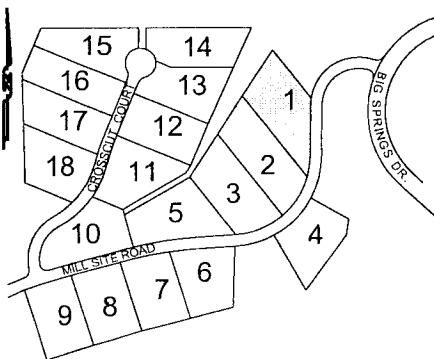
LOT 3



GRAPHIC SCALE

50 0 25 50

1 INCH = 50 FEET



BUILDING SETBACK (TYP.)

SLOPE EASEMENT

40' R.O.W.

12.5' M.P.E.

30' SNOW STORAGE EASEMENT

DRIVEWAY

DRAINAGE EASEMENT

MILL SITE ROAD

GRADING LIMITS (TYP.)

R=280.00'
L=72.15'

JOB: RETREAT
 JOB NO: 1122.10F
 DATE: 6/2/2006

ALERBACH ENGINEERING CORP.

civil engineering • land surveying • environmental planning
 project planning and development

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Placer County Building Standards

APN _____ ADDRESS _____

LOT SIZE 1.24 acres/53,833 sq. ft. LOT NUMBER 1

BUILDING SETBACKS for any residence and other permanent structures which includes spas, patios and sheds, whether or not attached to the residence:

- Front 40' from property line
- Side 25' from property line on each side
- Rear ' from property line

MAXIMUM BUILDING SITE COVERAGE: 1 story - 40% 2 story - 35%

ADDITIONAL COMMENTS:

1. Building Foundations No concrete slab foundations are permitted on these lots except for garages and basements.
2. Grading Grading permits are required prior to the start of any construction or the issuance of building permits, and will only be permitted for what is reasonably necessary to prepare a residential building site and construct a driveway to same.
3. Construction Noise Construction noise emanating from any construction activities for which a Building Permit or Grading Permit is required is prohibited on Sundays and Federal holidays and shall only occur:
1) Monday through Friday 7:00 am to 8:00 pm and 2) Saturday 9:00 am to 7:00 pm.
4. Best Management Practices Any ground disturbance shall be stabilized according to Best Management Practices provided in Best Management Practices section of Development Notebook.
5. Parking Spaces Each residence shall have at least a two (2) car garage, which may be either of an attached or detached design, and driveway. Each lot shall have a minimum of two (2) paved guest parking places outside of any garage area.
6. Driveway Construction Construction of driveways that exceed 12% gradient (gravel surface) or 15% (all weather surface) may impair emergency, construction vehicle and equipment access to building sites. Maximum encroachment into the snow storage easement cannot exceed the Placer county standard for the Northstar area. The driveway locations shown in the Development Notebook shall not be changed without obtaining approval by the Placer County Design Review Committee of a modification to the Development Notebook.
7. Wood Burning Appliances No wood burning appliances of any kind shall be permitted on any lot or within any structure unless such appliances are EPA approved. No open fireplaces without EPA certified devices shall be permitted. The total emissions from all wood burning devices located within a residence shall not exceed 7.5 grams per hour.
8. Architectural Review The design and building standards referred to here are Placer County general standards or subdivision approval conditions. Building permit standards, Northstar Design Review criteria, and private covenants may be more specific or restrictive. All plans and specifications for any proposed permanent improvement, including, but not limited to, residences and garages, shall be submitted to the Northstar Design Review Committee, prior to submittal to the County for building permits.

Verification of Northstar Property Owners Association Design Review Committee approval: Date _____