

## Northstar Home Run Townhomes - Placer County, California

This sixteen unit townhome development was created in coordination with Northstar Mountain Properties' Highlands development at the Northstar-at-Tahoe ski resort in Truckee, California near Lake Tahoe. The conceptual design for the development centered on the idea of a housing project with the ability to ski from the comfort of your home. The ski in / ski out grading concept has been greatly accepted by the homeowners, developers, and the public. Environmental emphasis was implemented with the use of erosion control measures and underground infiltration systems. The use of these underground infiltrators reduces the possible eye sores typically created with detention ponds. Underground infiltrators minimize the possibility of erosion that would require maintenance to stay in compliance with the Lahontan Regional Water Quality Control Board of California. Working closely with the Architect the units were located to maximize views, save trees, and match the surroundings of the alpine area.

The design of this project entailed site grading, design of the sewer, storm drain, and water main. The design conforms to the Storm Water Management Manual (SWMM) and the Placer County Land Development Manual per Placer County code requirements, along with the strict requirements of the Lahontan Regional Water Quality Control Board of California. A Technical drainage report for the development was created to size the hydraulic systems and the on-site retention needed to negate the downstream effects of the proposed development.

