

TENTATIVE MAP WILSON ESTATES

COUNTY OF EL DORADO

AUGUST, 2013

STATE OF CALIFORNIA

OWNERS OF RECORD

NO. 1000 BAY BLVD.
4701 DELAWARE DRIVE
EL DORADO HILLS, CA 95762

APPLICANT

CTA ENGINEERING & SURVEYING
2211 MONTEREY CIRCLE
SAN JOSE, CA 95131

ENGINEER

cta Engineering & Surveying
Civil Engineering Land Surveying Land Planning
Geotechnical Engineering Environmental Engineering

MAP SCALE

1" = 60'

CONTOUR INTERVAL

CONTOUR INTERVAL = 2 FEET

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP AND RANGE

PORTION OF SECTIONS 13, 14 & 23 T10N, R10E, W10E

ASSESSOR'S PARCEL NUMBERS

APNs 128-010-22, 128-010-23, 128-010-24

GENERAL PLAN

MAP 101-A COMMUNITY REGION

PRESENT ZONING

R1A

PROPOSED ZONING

R1, RESIDENTIAL, R1A

TOTAL AREA

28.18 ACRES

TOTAL NUMBER OF PARCELS

RESIDENTIAL LOTS (1-42): 27.87 AC
PUBLIC ROAD LOTS (WITHIN DEFINED RESIDENTIAL ROW): 3.16 AC
NEW CONNECTION: 0.65 AC
WILSON TRON ROADWAY DEDICATION: 0.65 AC
GREEN VALLEY ROAD ROADWAY DEDICATION: 0.50 AC
LETTERED LOT (A, B, & C): 1.77 AC
PROPOSED LANDSCAPE, DRAINAGE, & RETAINING WALLS: 1.77 AC
TOTAL AREA: 28.18 AC

MINIMUM LOT AREA

10,227 SQUARE FEET

WATER SUPPLY and SEWAGE DISPOSAL

EL DORADO HILLS COUNTY WATER DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT (FIRE DEPARTMENT)

DATE OF PREPARATION

AUGUST, 2013

PHASING PLAN NOTICE

THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS (PER THE SUBDIVISION MAP ACT, SECTION 6402.1).

ENGINEER'S CERTIFICATE

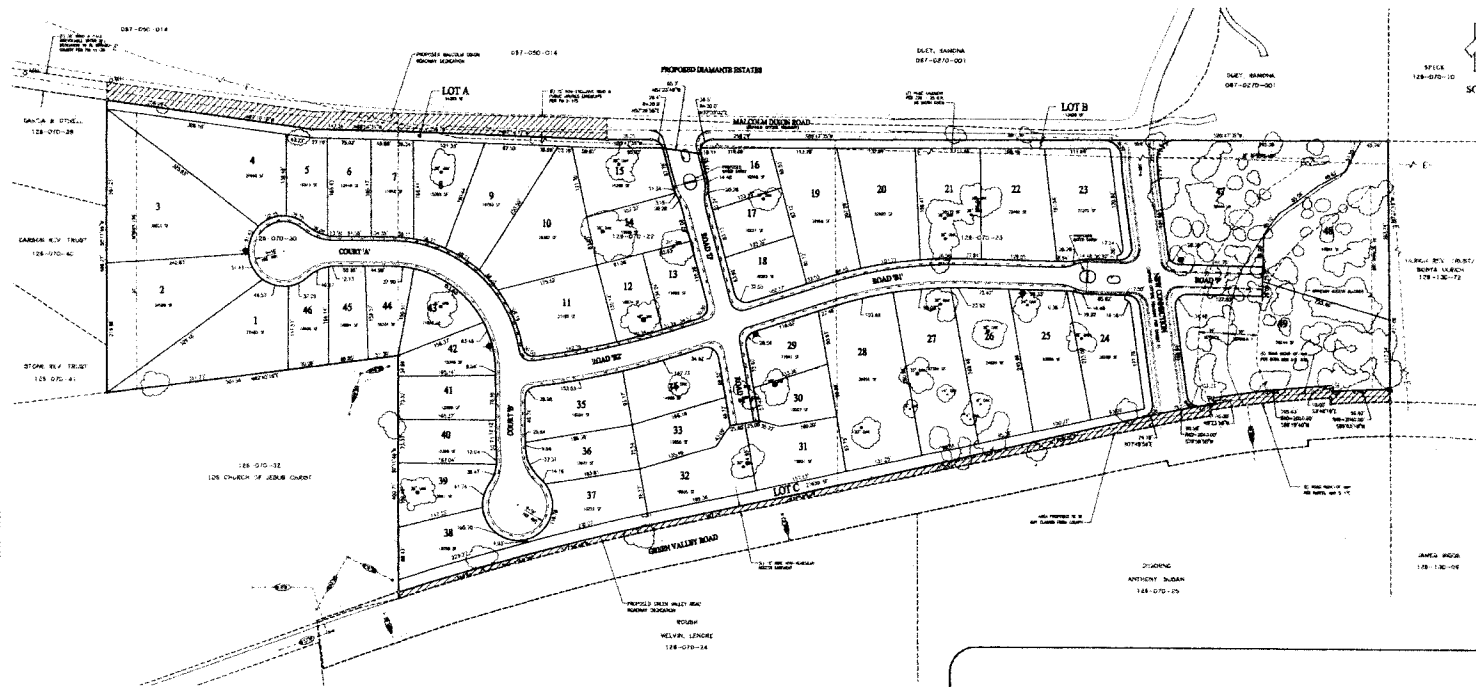
I, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE LANE DEPARTMENT AND ALL WILSON ESTATES HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.



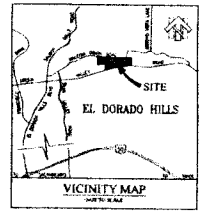
DATE: 13-08-2013

13-0024 AB 1 of 1

Attachment 1

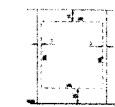


SCALE 1"=60'

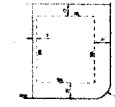


LEGEND

- (P) FIRE HYDRANT
- (P) SUBDIVISION BOUNDARY
- (P) RIGHT-OF-WAY LINE
- (P) LOT LINE
- (P) PAVEMENT WIDTH



INTERIOR LOT



CORNER LOT

TYPICAL BUILDING SETBACKS
ONE-FAMILY RESIDENTIAL
UNLESS NOTED OTHERWISE
NOT TO SCALE



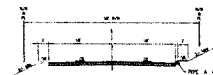
INTERIOR LOT

TYPICAL BUILDING SETBACKS
R 20,000
UNLESS NOTED OTHERWISE
SCALE 1"=60'



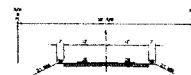
TYPICAL SECTION
ROAD 'A'

PAVEMENT ONE SIDE ONLY



TYPICAL SECTION
ROAD 'B'

PAVEMENT ONE SIDE ONLY



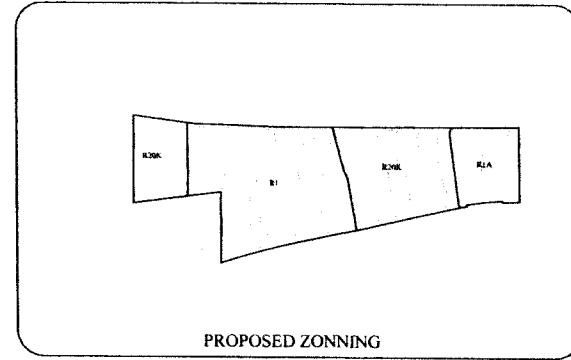
TYPICAL SECTION
ROAD 'C'

NO PARKING

ONSITE ROADWAYS

OFFSITE ROADWAYS

SEE AREA OF BENEFIT EXHIBIT X FOR THE NEW CONNECTION TO WILSON TRON ROAD



PROPOSED ZONING

RECEIVED
13 AUG 28 PM 3:36
PLANNING DEPARTMENT