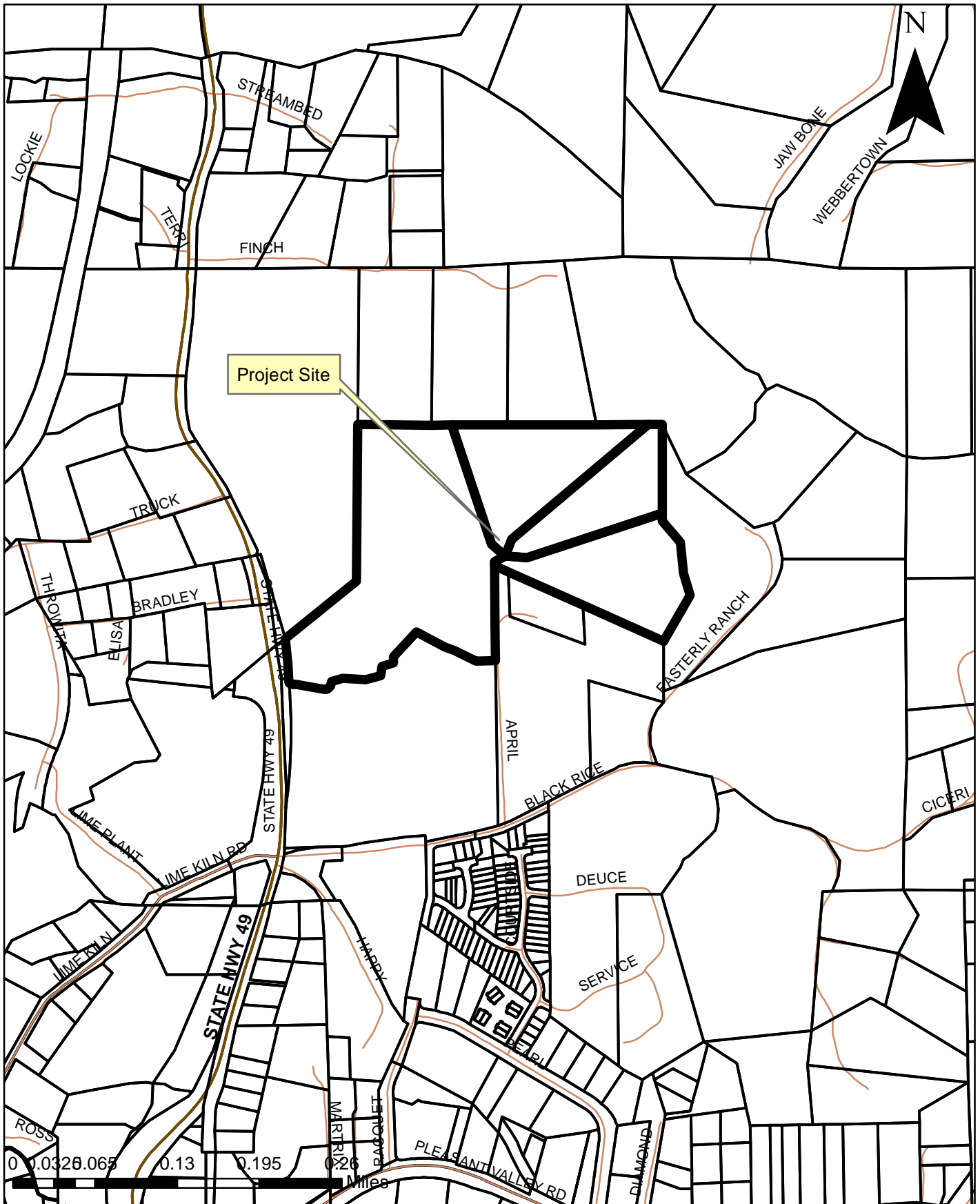


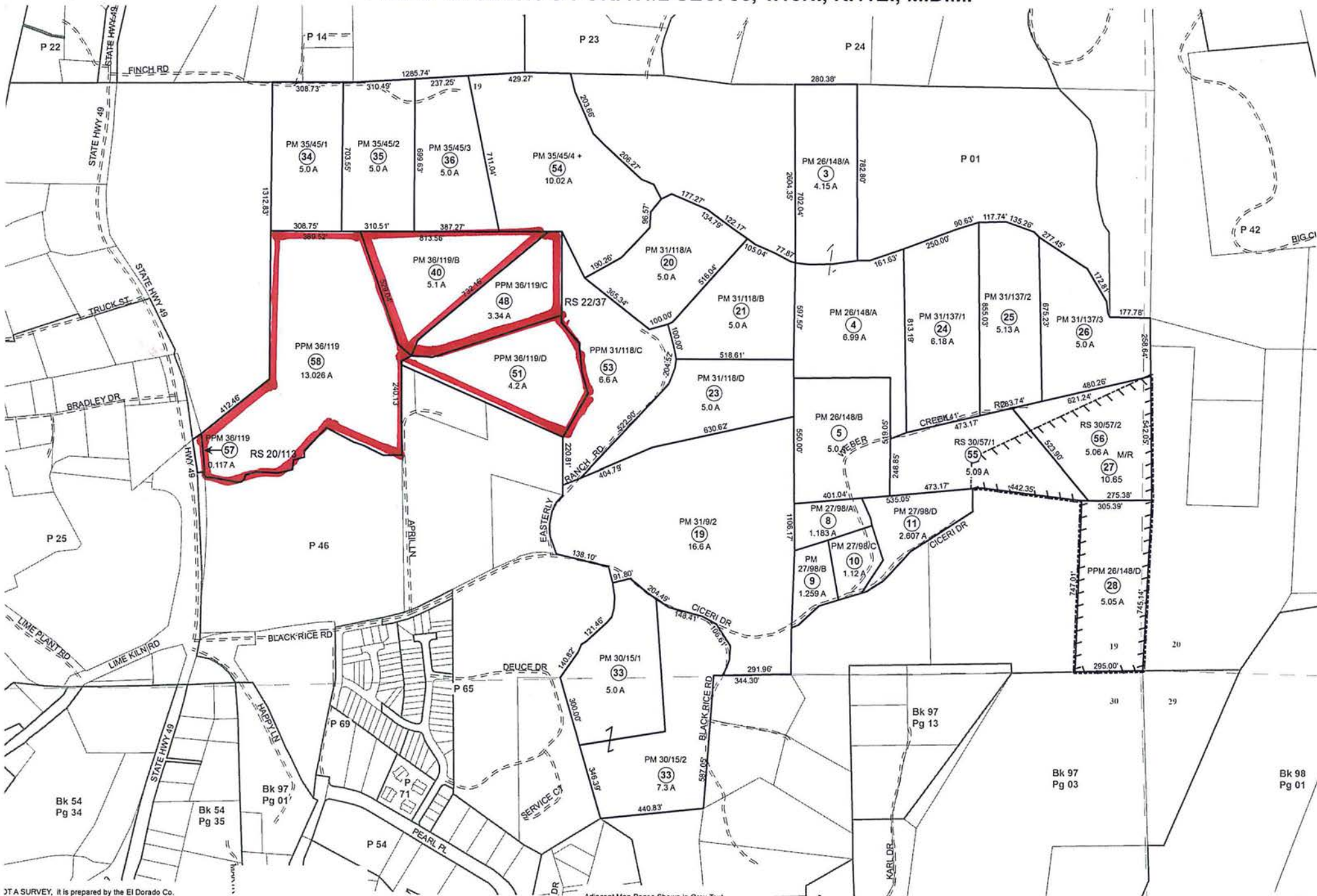
# Piedmont Oak Estates Tentative Subdivision Map

File Nos. Z12-0010/PD12-0002/TM12-1510



ATTACHMENT 1: Location Map

POR. S 1/2 SEC.19 & POR. N1/2 SEC. 30, T.10N., R.11E., M.D.M.



DTA SURVEY. It is prepared by the El Dorado Co. for assessment purposes only. Area calculations are not guaranteed. Users should verify items and acreage.

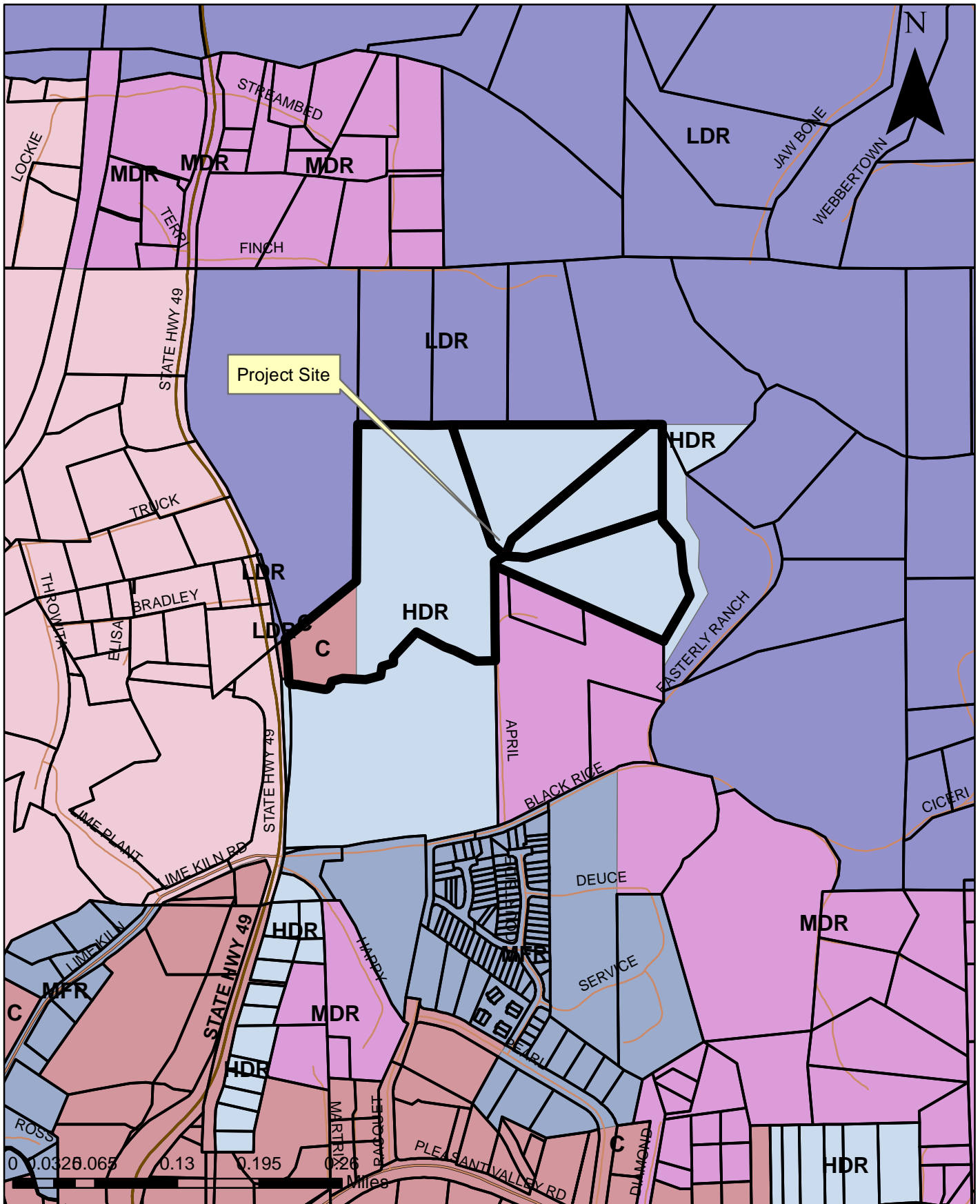
Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text  
 Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles

ATTACHMENT 2

# Piedmont Oak Estates Tentative Subdivision Map

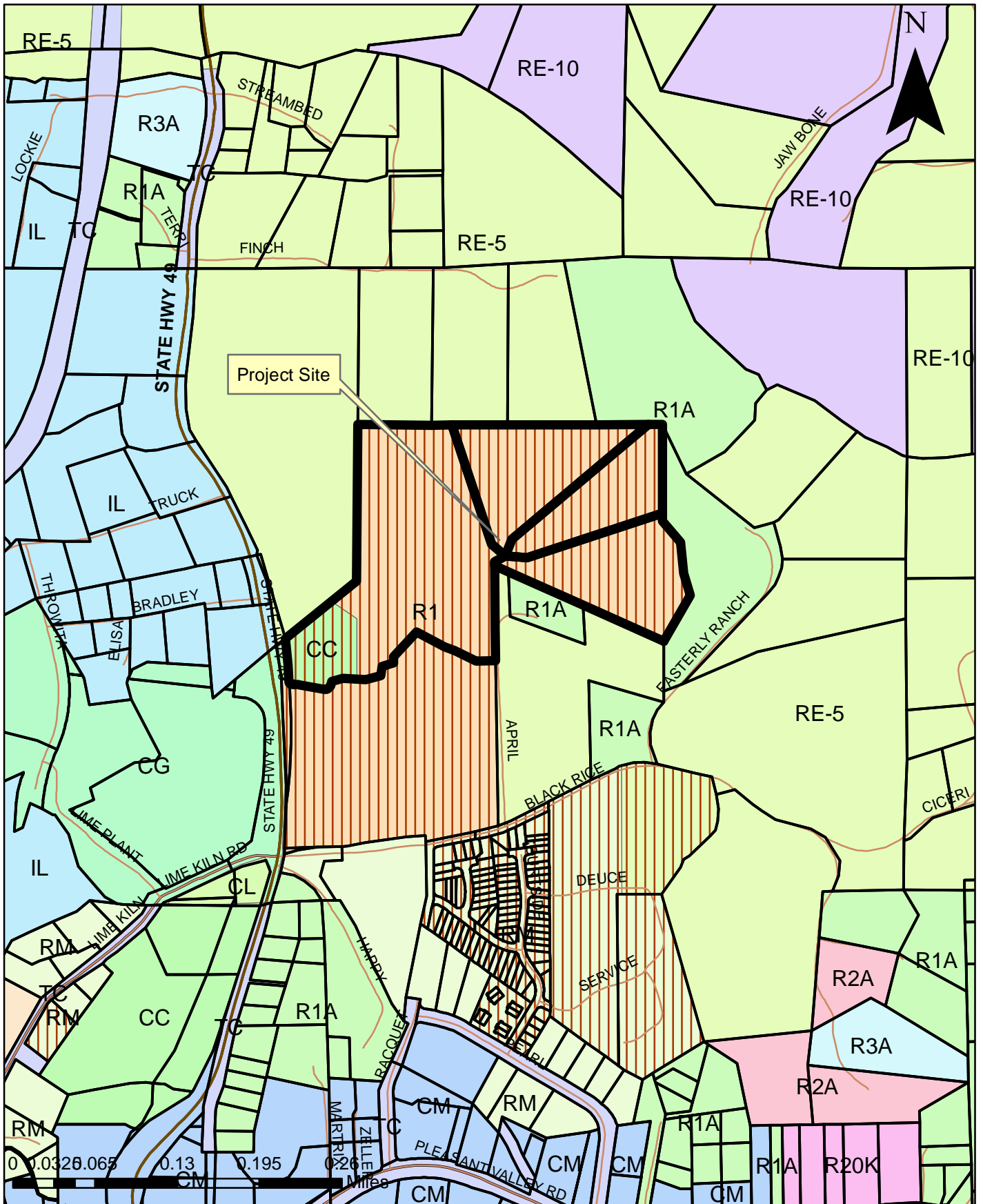
File Nos. Z12-0010/PD12-0002/TM12-1510



Attachment 3: General Plan Land Use Map

# Piedmont Oak Estates Tentative Subdivision Map

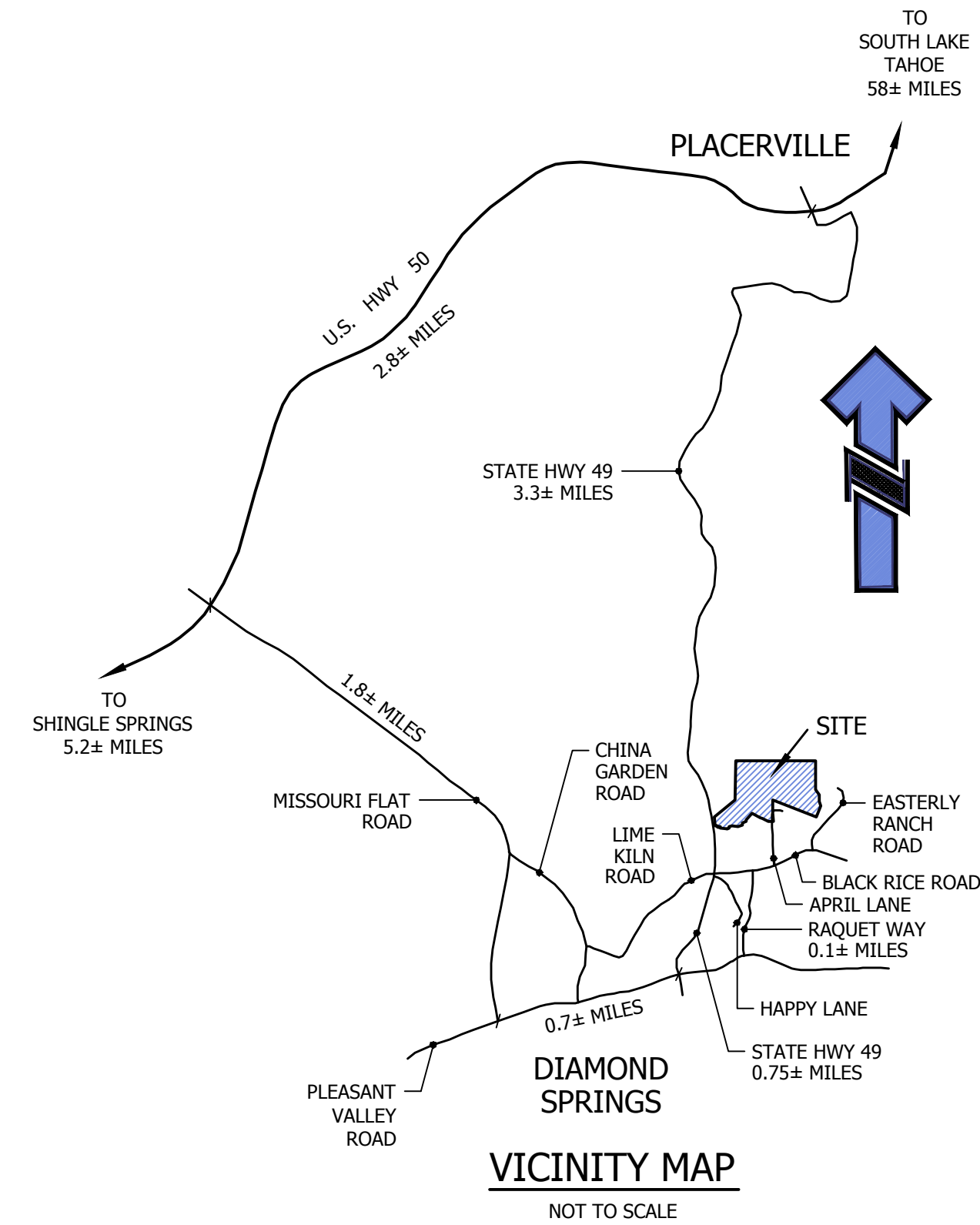
File Nos. Z12-0010/PD12-0002/TM12-1510



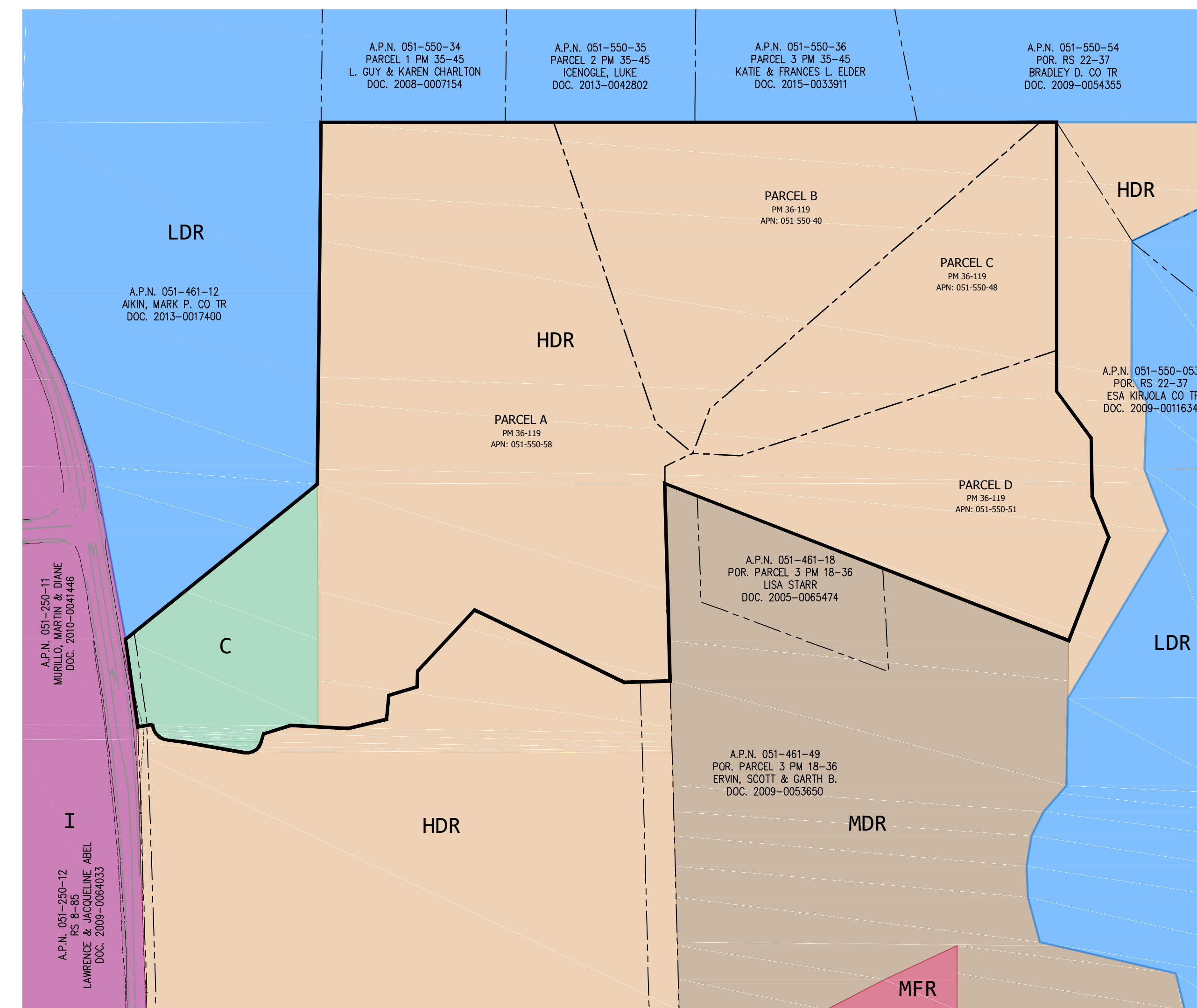
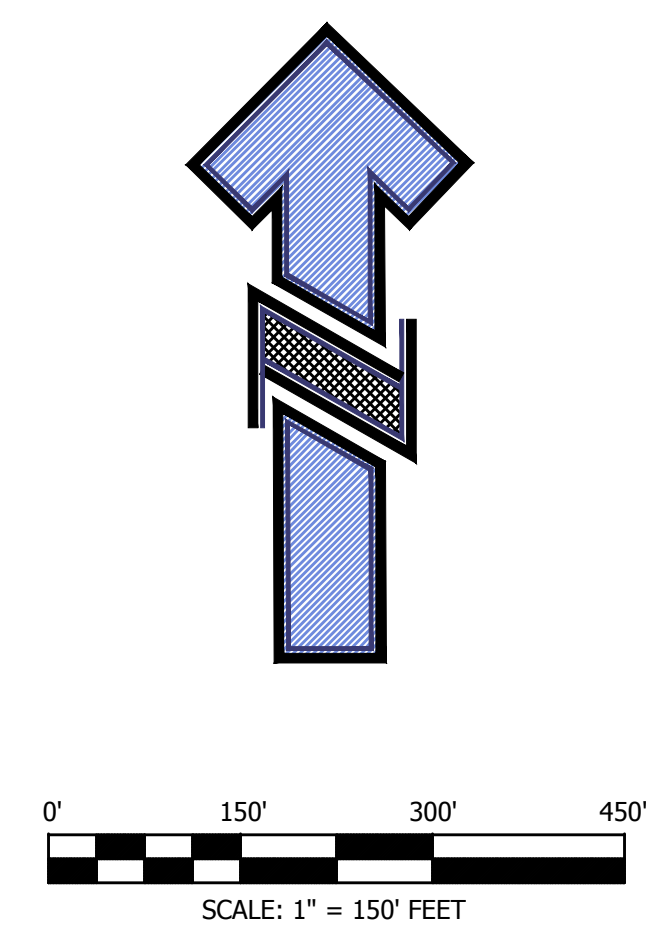
Attachment 4: Zoning Map

# ZONING & LAND USE EXHIBIT PIEDMONT OAK ESTATES

COUNTY OF EL DORADO, STATE OF CALIFORNIA



VICINITY MAP  
NOT TO SCALE



EXISTING GENERAL PLAN LAND USE DESIGNATIONS

**OWNERS OF RECORD:**

JIM DAVIES AND TERRI CHANG  
CONTACT: JIM DAVIES  
854 DIABLO ROAD  
DANVILLE, CA 94526  
j854davies@att.net  
TEL: 925-984-1222 FAX: 925-820-7917

**SECTION, TOWNSHIP & RANGE:**

SECTIONS 19 & 30, T.10 N., R.11 E., M.D.M. (BEING  
PORTIONS OF PM 25-46, PM 32-6, PM 36-119 & RS 20-113)

**ASSESSOR'S PARCEL NUMBERS:**

051-550-40, 48, 51 & 58

**PRESENT/PROPOSED ZONING:**

051-550-40: R1-PD/R1-PD, OS-PD  
051-550-48: R1-PD/R1-PD, OS-PD  
051-550-51: R1-PD/R1-PD, OS-PD  
051-550-58: CC-PD, R1-PD/CC-PD, R1-PD, OS-PD

**TOTAL AREA:**  
25.86± ACRES

**TOTAL NUMBER OF PARCELS:**

- 20 - CUSTOM RESIDENTIAL LOTS
- 55 - CLUSTERED RESIDENTIAL LOTS
- 1 - COMMERCIAL LOT
- 6 - OPEN SPACE LOTS
- 12 - PRIVATE ACCESS LOTS
- 1 - ROAD LOT
- 1 - LIFT STATION LOT
- 7 - REMAINDER LOTS
- 103 - TOTAL

**PROPOSED LAND USAGE TOTALS:**

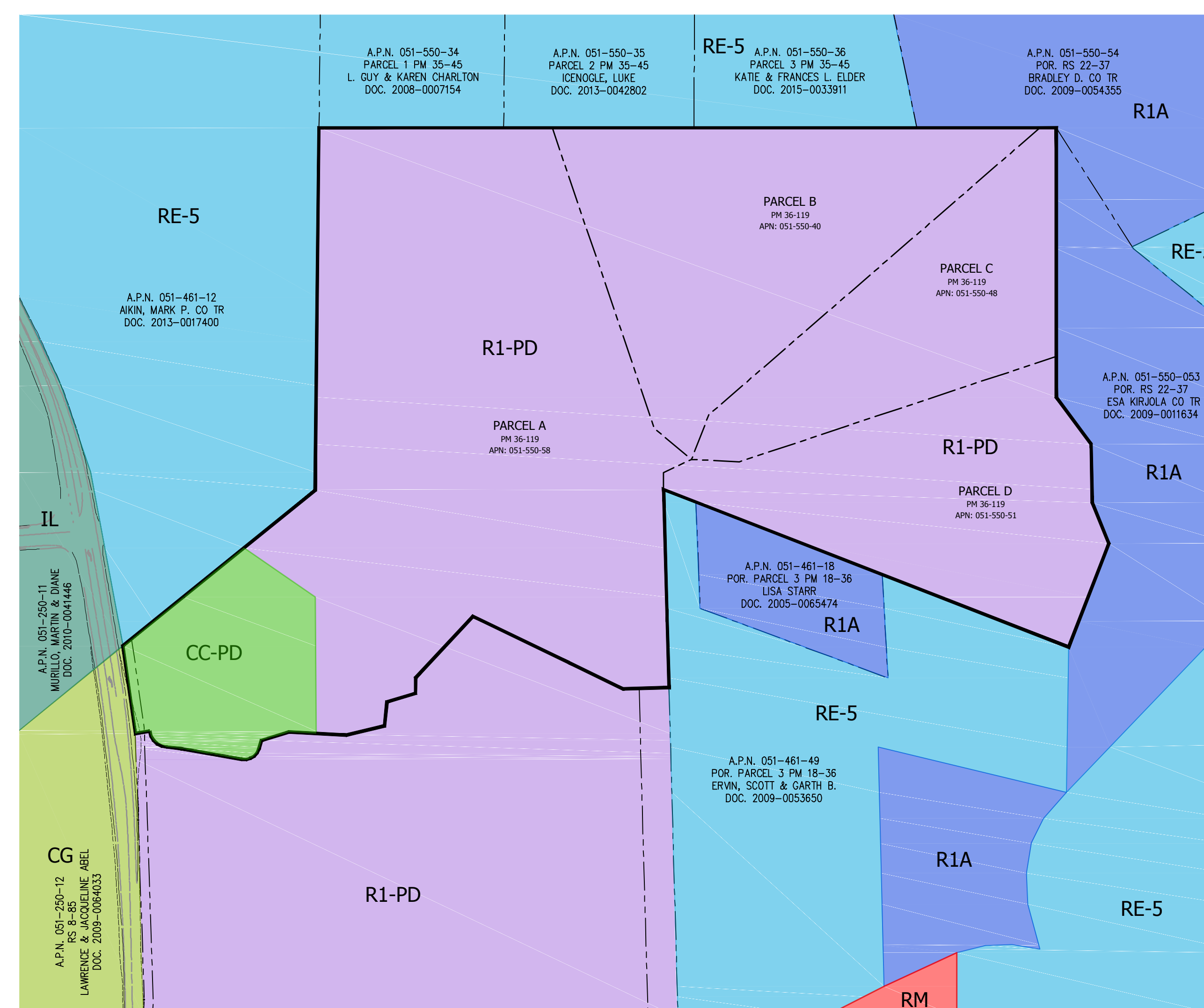
CUSTOM RESIDENTIAL LOTS -	158,004 SF = 14.03%
CLUSTERED RESIDENTIAL LOTS -	131,277 SF = 11.65%
COMMERCIAL LOTS -	52,201 SF = 4.63%
OPEN SPACE LOTS -	360,535 SF = 32.01%
PRIVATE ACCESS LOTS -	21,742 SF = 1.93%
ROAD LOT -	215,659 SF = 19.15%
LIFT STATION LOT -	2,475 SF = 0.22%
REMAINDER LOTS -	184,557 SF = 16.38%
EXISTING PARCELS (4) -	1,126,450± SF = 100%

**LAND USE DESIGNATIONS:**

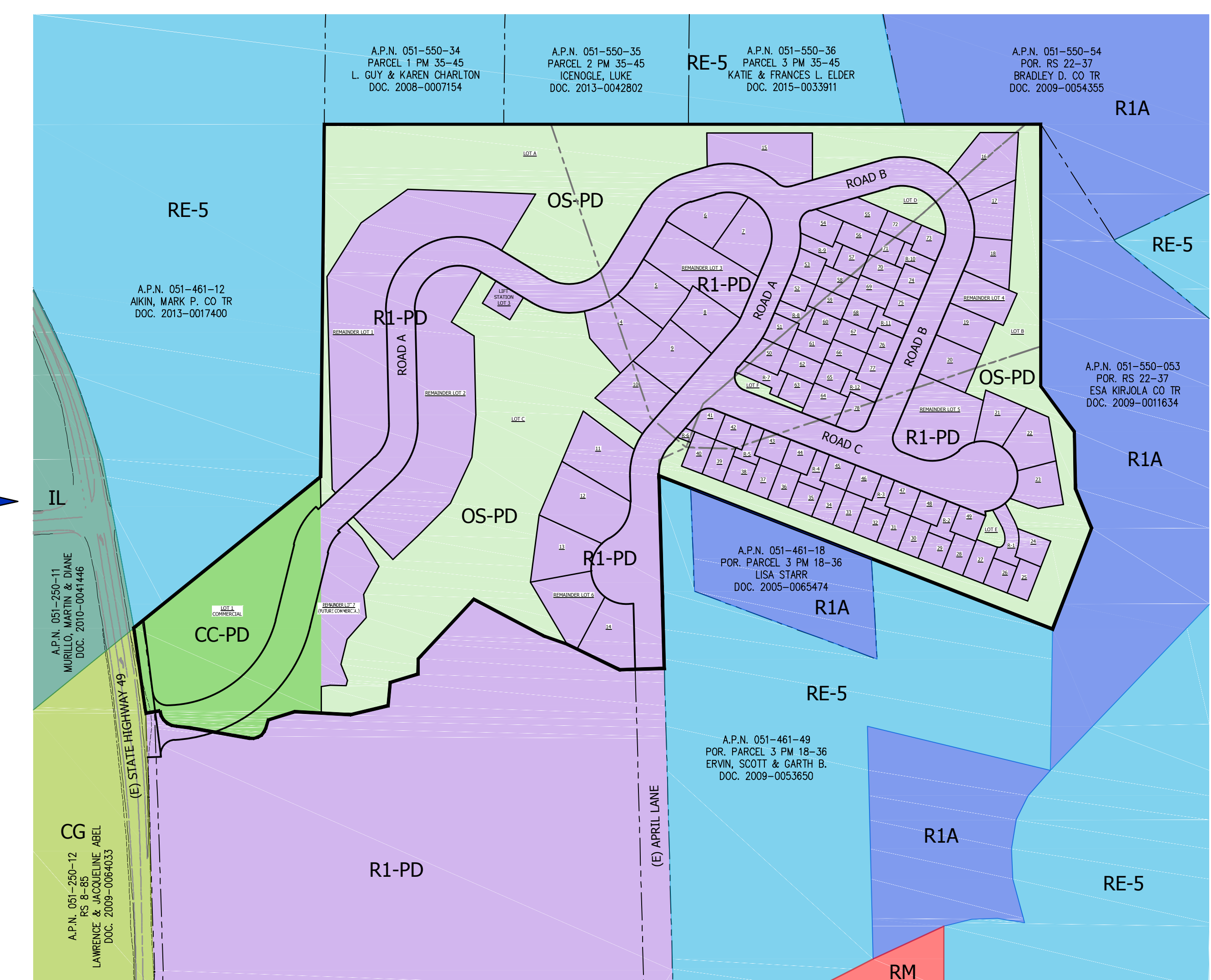
- HDR - HIGH DENSITY RESIDENTIAL
- LDR - LOW DENSITY RESIDENTIAL
- MFR - MULTI-FAMILY RESIDENTIAL
- C - COMMERCIAL
- I - INDUSTRIAL

**ZONING DESIGNATIONS:**

- R1 - RESIDENTIAL, SINGLE UNIT
- R1A - RESIDENTIAL, ONE ACRE
- RE-5 - RESIDENTIAL, FIVE ACRE
- CC - COMMERCIAL, COMMUNITY
- CG - COMMERCIAL, GENERAL
- IL - INDUSTRIAL, LOW
- RM - RESIDENTIAL, MULTI-UNIT
- PD - PLANNED DEVELOPMENT
- OS - OPEN SPACE



EXISTING ZONING DESIGNATIONS



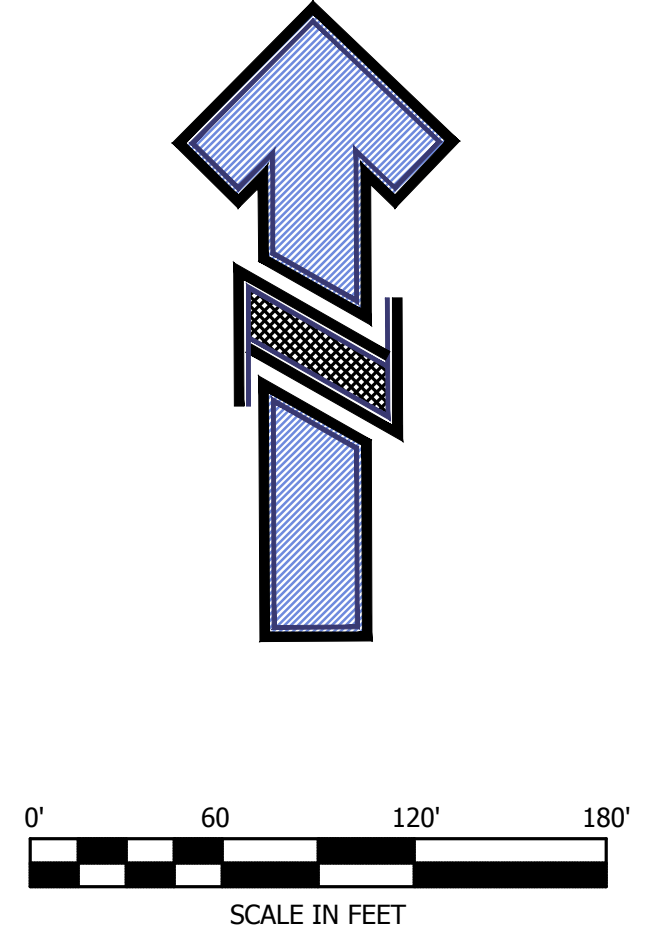
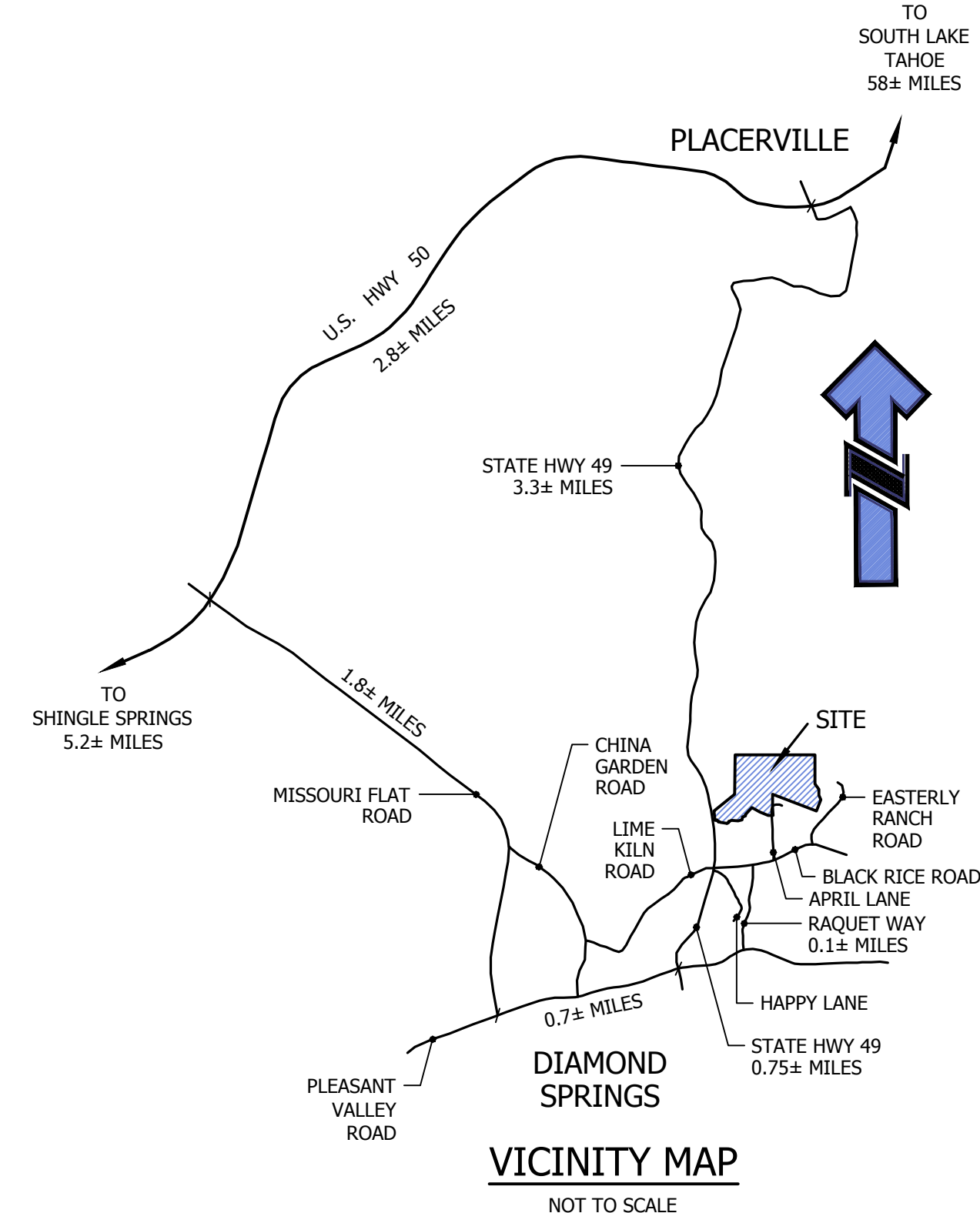
PROPOSED ZONING DESIGNATIONS

ZONING & LAND USE EXHIBIT  
APRIL 2017

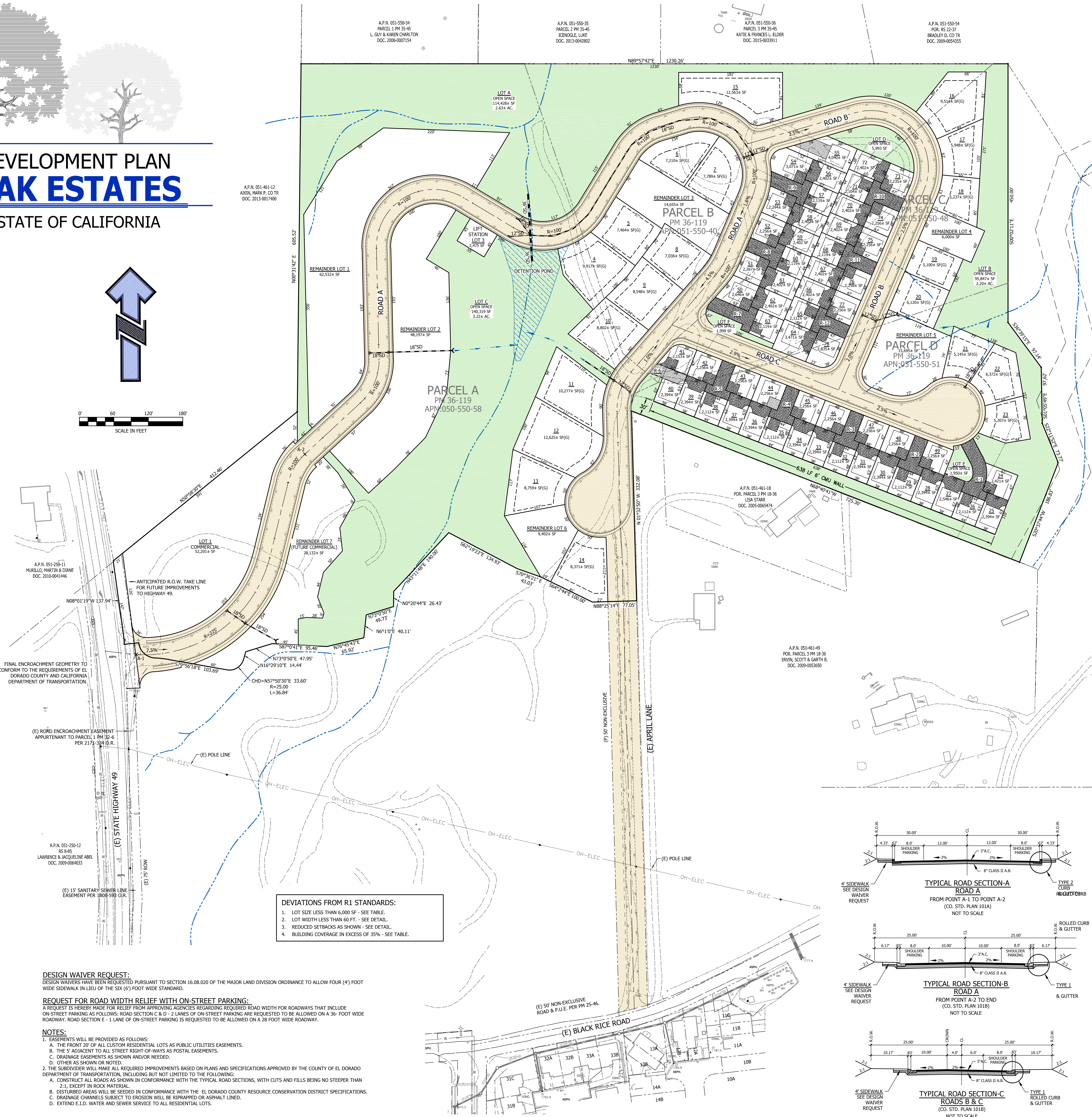
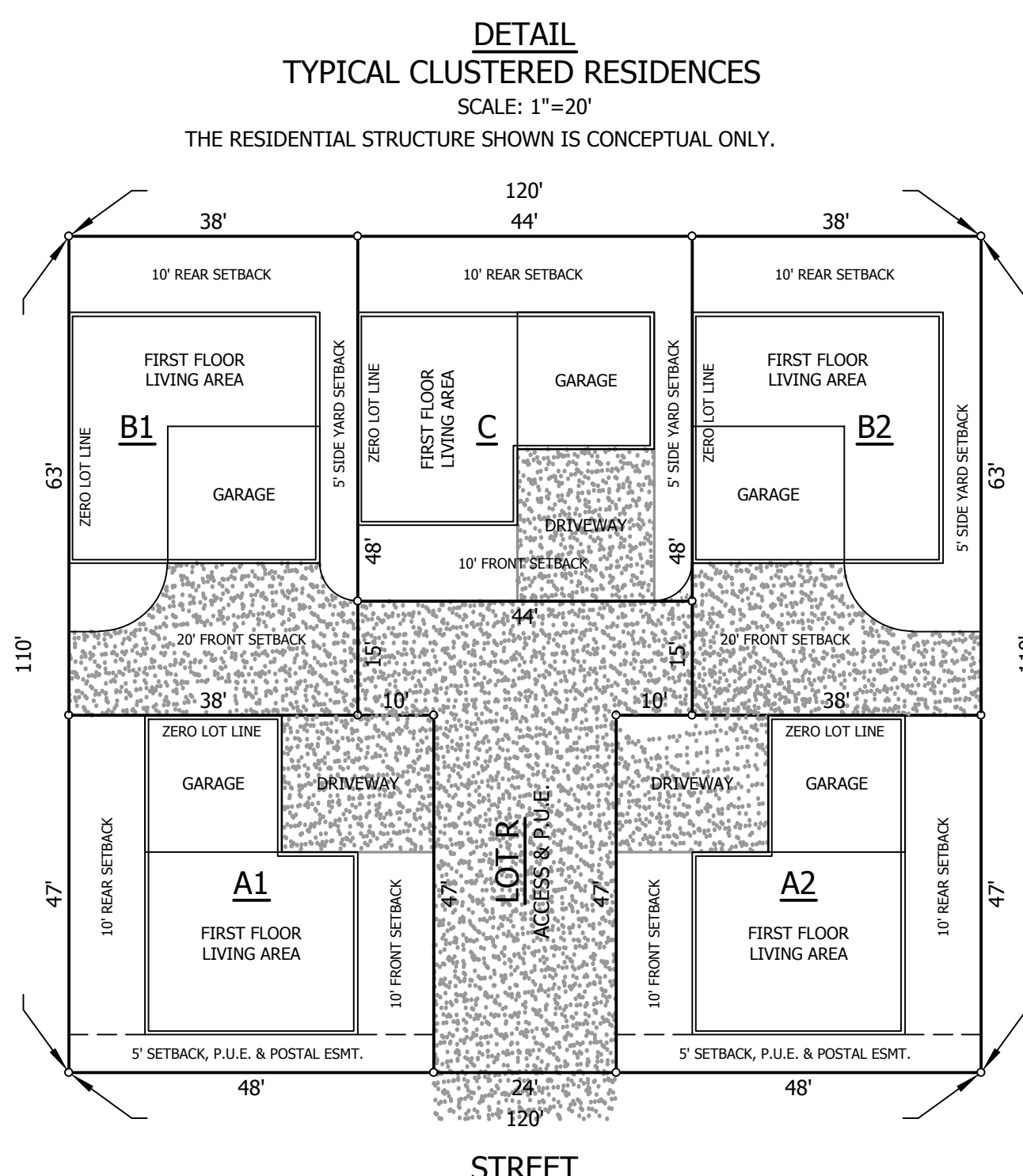
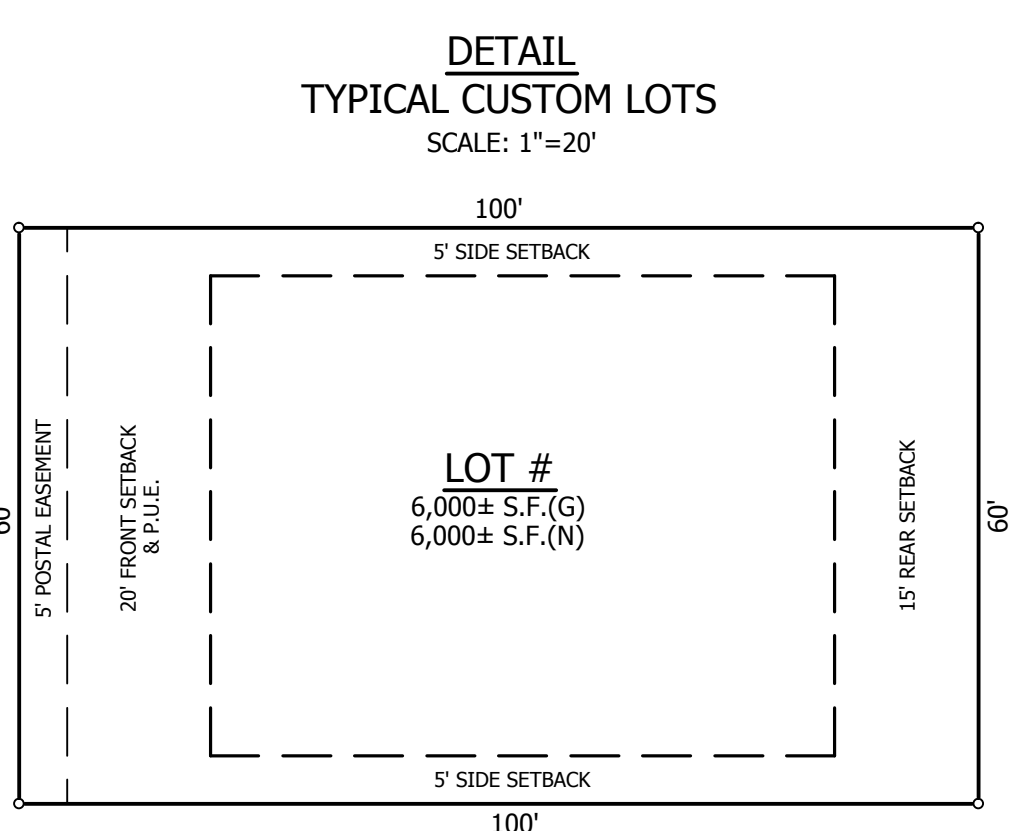
**LEBECK • YOUNG  
ENGINEERING, INC.**  
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Ph. (530) 677-4080 Fax. (530) 677-4080

# TENTATIVE MAP & DEVELOPMENT PLAN PIEDMONT OAK ESTATES

COUNTY OF EL DORADO, STATE OF CALIFORNIA



TYPICAL LOT DATA				
LOT	LOT SIZE	STORIES	LIVING SPACE	IMPERVIOUS SURFACE
A1	2,256 SF	2	1,668 SF	996 SF/44%
A2	2,256 SF	2	1,668 SF	996 SF/44%
B1	2,394 SF	2	1,618 SF	1,089 SF/45%
B2	2,394 SF	2	1,618 SF	1,089 SF/45%
C	2,112 SF	2	1,500 SF	912 SF/43%
R	1,788 SF	-	-	-
TOTAL	13,200 SF	-	-	5,082 SF/39%



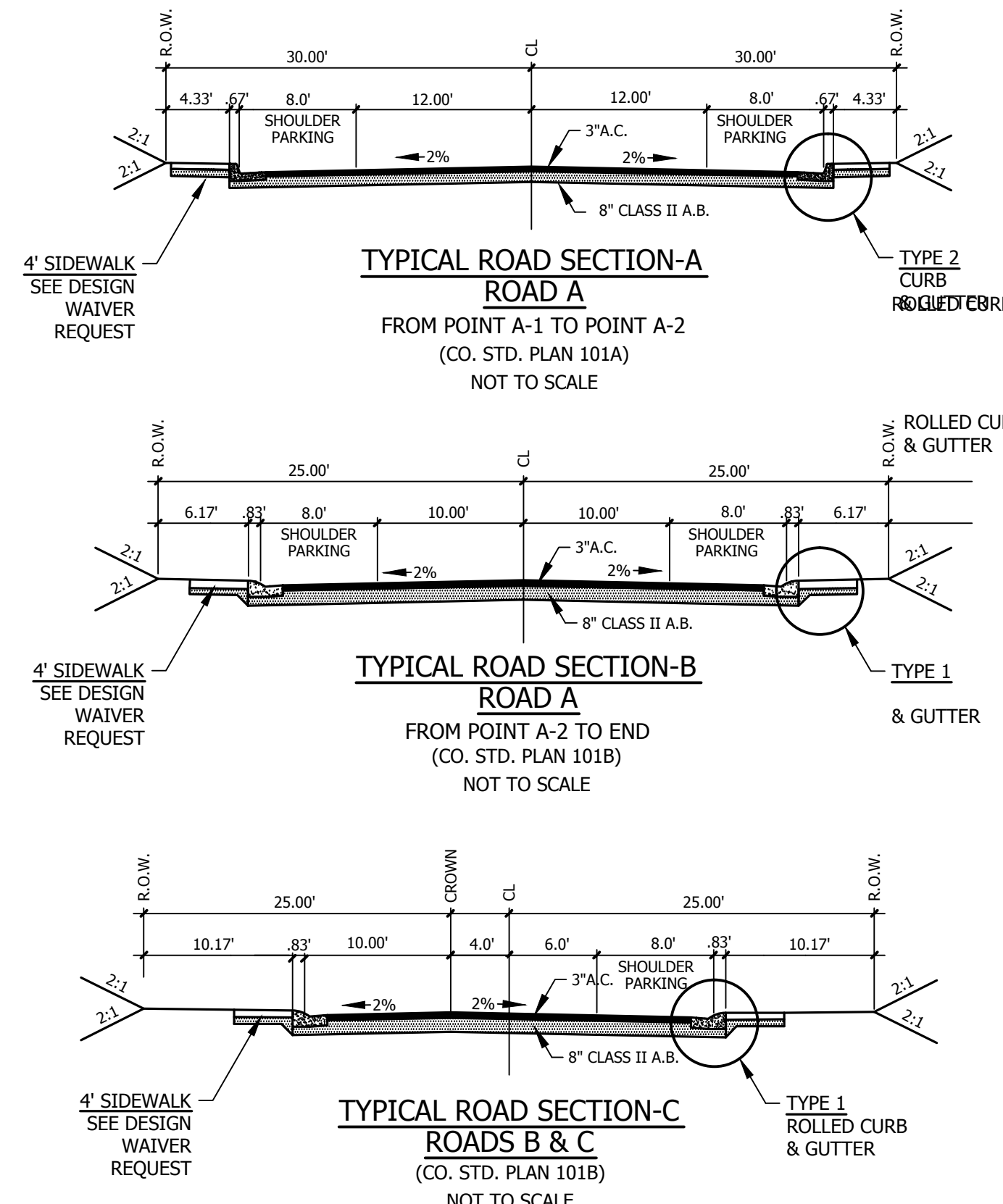
**DEVIATIONS FROM R1 STANDARDS:**

- LOT SIZE LESS THAN 6,000 SF - SEE TABLE.
- LOT WIDTH LESS THAN 60 FT. - SEE DETAIL.
- RETRACTED SETBACKS AS SHOWN - SEE DETAIL.
- BUILDING COVERAGE IN EXCESS OF 35% - SEE TABLE.

**DESIGN WAIVER REQUEST:**  
DESIGN WAIVERS HAVE BEEN REQUESTED PURSUANT TO SECTION 16.08.020 OF THE MAJOR LAND DIVISION ORDINANCE TO ALLOW FOUR (4) FOOT WIDE SIDEWALK IN LIEU OF THE SIX (6) FOOT WIDE STANDARD.

**REQUEST FOR ROAD WIDTH RELIEF WITH ON-STREET PARKING:**  
A REQUEST IS HEREBY MADE FOR RELIEF FROM APPROVING AGENCIES REGARDING REQUIRED ROAD WIDTH FOR ROADWAYS THAT INCLUDE ON-STREET PARKING AS FOLLOWS: ROAD SECTION C & D - 2 LANES OF ON-STREET PARKING ARE REQUESTED TO BE ALLOWED ON A 36' FOOT WIDE ROADWAY. ROAD SECTION E - 1 LANE OF ON-STREET PARKING IS REQUESTED TO BE ALLOWED ON A 28' FOOT WIDE ROADWAY.

- NOTES:**
- EASEMENTS WILL BE PROVIDED AS FOLLOWS:
    - THE FRONT 20' OF ALL CUSTOM RESIDENTIAL LOTS AS PUBLIC UTILITIES EASEMENTS.
    - THE 5' ADJACENT TO ALL STREET RIGHT-OF-WAYS AS POSTAL EASEMENTS.
    - DRAINAGE EASEMENTS AS SHOWN AND/OR NEEDED.
    - OTHERS AS SHOWN OR NOTED.
  - THE SUBDIVIDER WILL MAKE ALL REQUIRED IMPROVEMENTS BASED ON PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF EL DORADO DEPARTMENT OF TRANSPORTATION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
    - CONSTRUCT ALL ROADS AS SHOWN IN CONFORMANCE WITH THE TYPICAL ROAD SECTIONS, WITH CUTS AND FILLS BEING NO STEEPER THAN 2:1, EXCEPT IN ROCK MATERIAL.
    - DISTURBED AREAS WILL BE SEEDING IN CONFORMANCE WITH THE EL DORADO COUNTY RESOURCE CONSERVATION DISTRICT SPECIFICATIONS.
    - DRAINAGE CHANNELS SUBJECT TO EROSION WILL BE RIPRAPPED OR ASPHALT LINED.
    - EXTEND E.I.D. WATER AND SEWER SERVICE TO ALL RESIDENTIAL LOTS.



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TEL: 925-984-1222 FAX: 925-820-7917

**NAME OF APPLICANT:**  
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**MAP ORIGINALLY PREPARED BY:**  
BTCONSULTING, INC.  
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SHINGLE SPRINGS, CA 95662  
TEL: 530-672-2316 FAX: 530-405-4722  
E-MAIL: pthorne@btct.net

**MAP REVISED BY:**  
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CONTACT: BARBARA BOBBIE LEBECK  
3430 ROBIN LANE #2  
CAMERON PARK, CA 95682  
TEL: 530-677-4080  
E-MAIL: bobbie@lebeckyoung.com

**NOTE: MARCH 2016 REVISIONS ADDRESS LOTTING ONLY, NO CHANGES TO UTILITIES OR GRADING & DRAINAGE.**

**NOTE: MARCH-APRIL 2017 REVISIONS ADDRESS LOTTING, ROAD LAYOUT, GRADING & UTILITIES**

**SCALE:**  
1"=60'

**SOURCE OF TOPOGRAPHY:**  
AERIAL SURVEY

**SECTION, TOWNSHIP & RANGE:**  
SECTIONS 19 & 30, T.10 N., R.11 E., M.D.M. (BEING PORTIONS OF PM 25-46, PM 32-6, PM 36-119 AND RS 20-113)

**ASSESSOR'S PARCEL NUMBERS:**  
051-550-40, 48, 51 & 58

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25.86± ACRES

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7 - REMAINDER LOTS  
103 - TOTAL

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CLUSTERED RESIDENTIAL LOTS - 131,277 SF = 11.65%  
COMMERCIAL LOTS - 52,201 SF = 4.63%  
OPEN SPACE LOTS - 360,535 SF = 32.61%  
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LIFT STATION LOT - 2,475 SF = 0.22%  
REMAINDER LOTS - 184,557 SF = 16.38%  
EXISTING PARCELS (4) - 1,126,450 SF = 100%

**MINIMUM PARCEL AREA:**  
2,112 SF

**WATER SUPPLY:**  
EL DORADO IRRIGATION DISTRICT

**SEWAGE DISPOSAL:**  
EL DORADO IRRIGATION DISTRICT

**PROPOSED STRUCTURAL FIRE PROTECTION:**  
DIAMOND SPRINGS/EL DORADO F.P.D.

**DATE:**  
APRIL 24, 2009  
REVISED: SEPTEMBER 7, 2012  
REVISED: FEBRUARY 2013  
REVISED: MARCH 2016  
REVISED: MARCH 2017  
REVISED: APRIL 2017

**PLANNING COMMISSION:**

**APPROVAL/DENIAL DATE:**

**BOARD OF SUPERVISORS:**

**APPROVAL/DENIAL DATE:**

**LEGEND:**

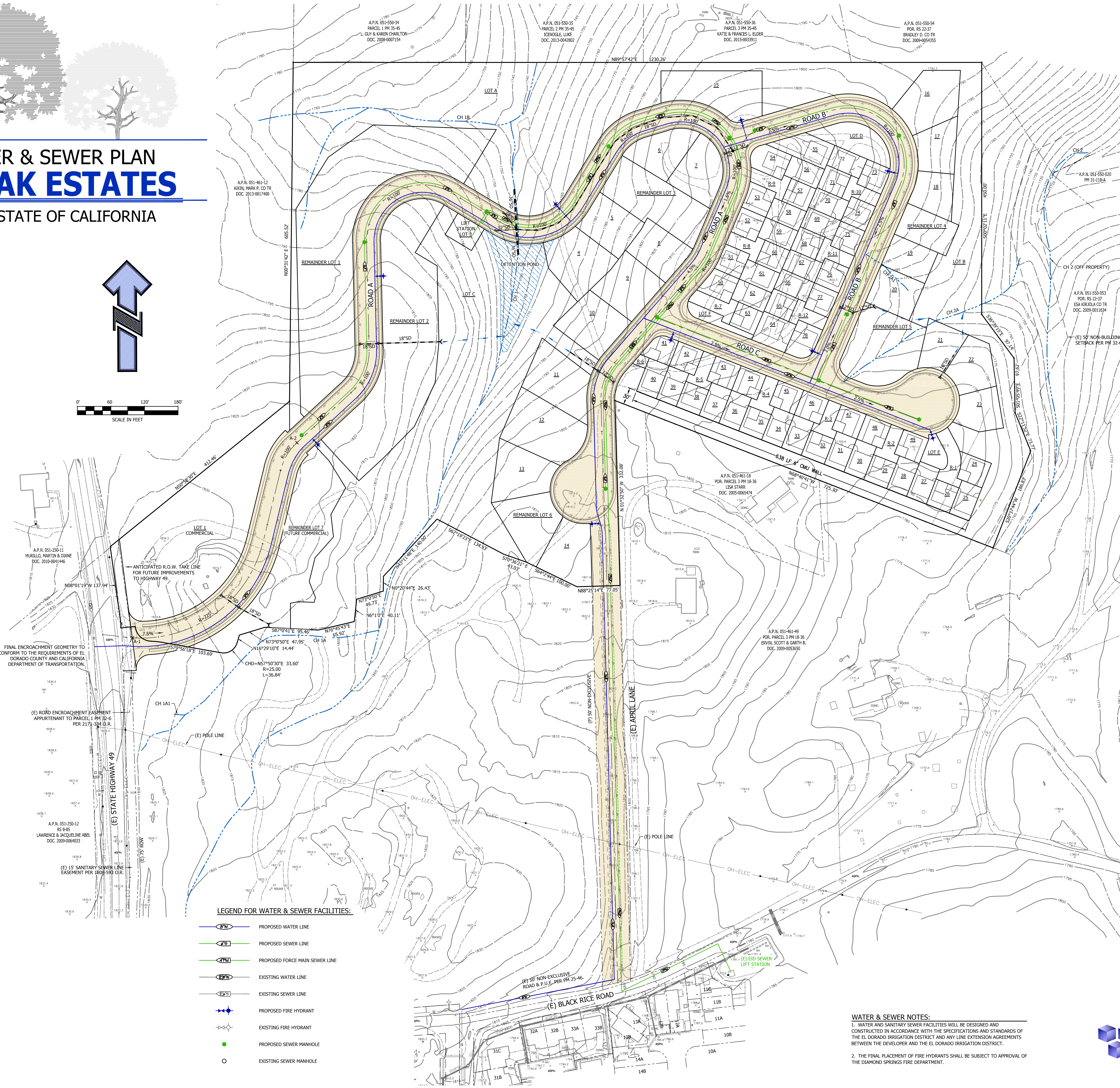
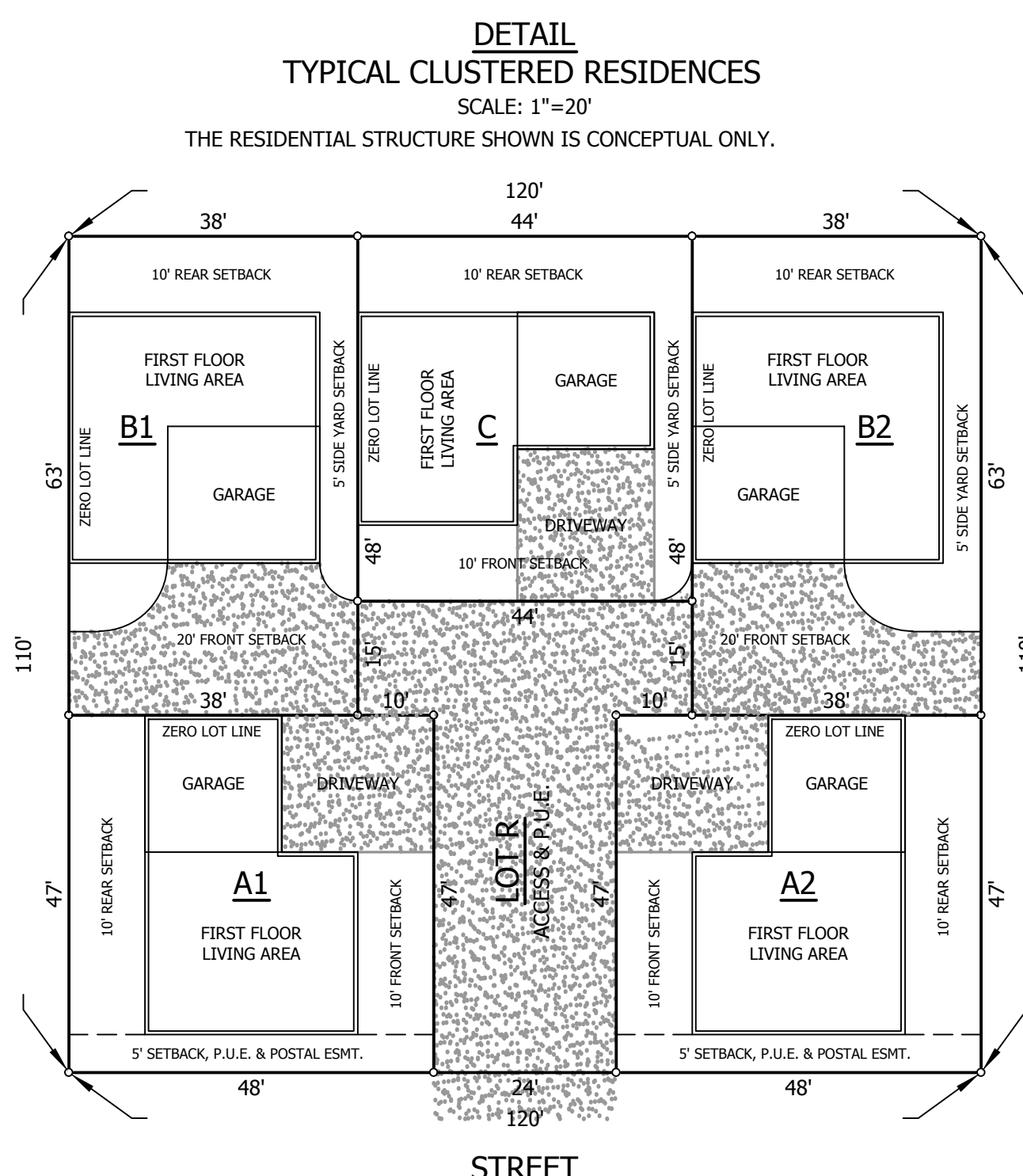
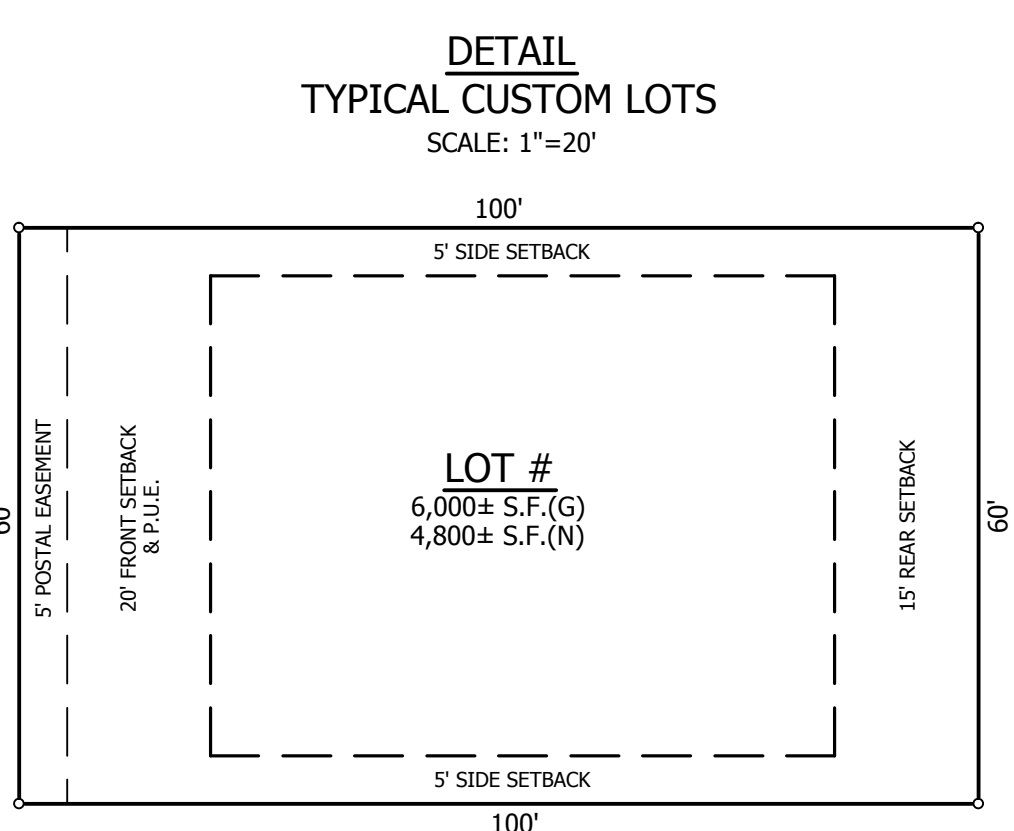
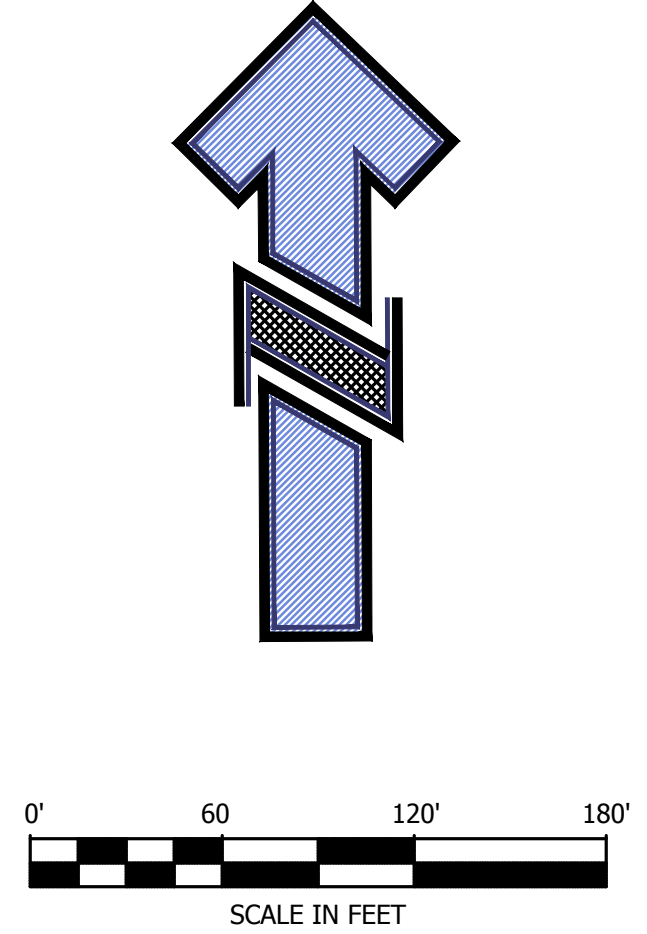
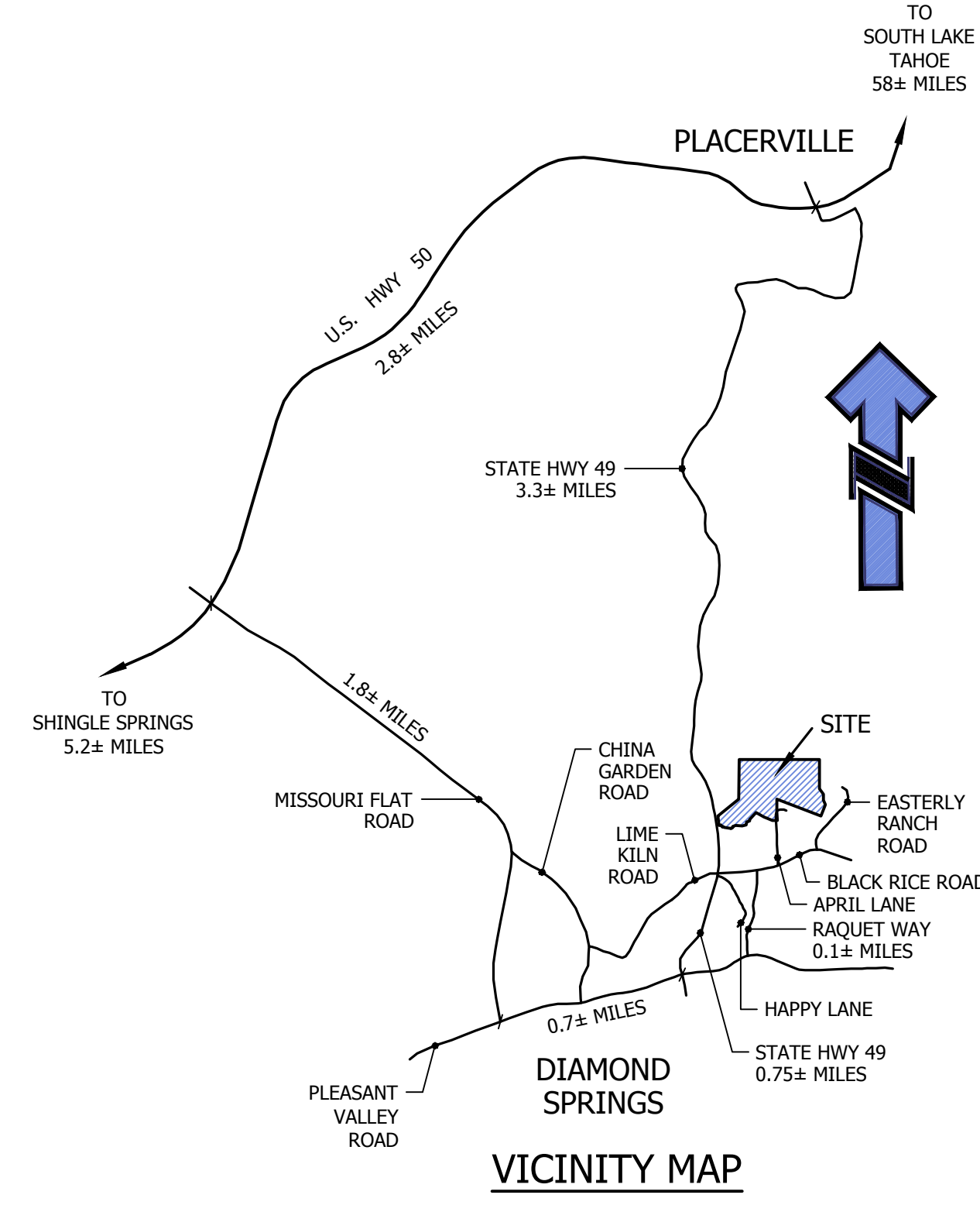
- P.U.E. PUBLIC UTILITIES EASEMENT
- CH# CHANNEL NUMBER (SEE REPORT BY SYCAMORE ENVIRONMENTAL CONSULTANTS)
- DETECTION POND
- OPEN SPACE
- PAVED AREAS

**LEBECK • YOUNG ENGINEERING, INC.**  
3430 ROBIN LANE, BLDG. #2  
CAMERON PARK, CA 95682  
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# PRELIMINARY WATER & SEWER PLAN

## PIEDMONT OAK ESTATES

COUNTY OF EL DORADO, STATE OF CALIFORNIA



**LEGEND FOR WATER & SEWER FACILITIES:**

- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED FORCE MAIN SEWER LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MANHOLE

**WATER & SEWER NOTES:**

- WATER AND SANITARY SEWER FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE EL DORADO IRRIGATION DISTRICT AND ANY LINE EXTENSION AGREEMENTS BETWEEN THE DEVELOPER AND THE EL DORADO IRRIGATION DISTRICT.
- THE FINAL PLACEMENT OF FIRE HYDRANTS SHALL BE SUBJECT TO APPROVAL OF THE DIAMOND SPRINGS FIRE DEPARTMENT.

**OWNERS OF RECORD:**  
JIM DAVIES AND TERRI CHANG  
CONTACT: JIM DAVIES  
854 DIABLO ROAD  
DANVILLE, CA 94526  
j54davis@att.net  
TEL: 925-984-1222 FAX: 925-820-7917

**NAME OF APPLICANT:**  
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**MAP ORIGINALLY PREPARED BY:**  
BTCCONSULTING, INC.  
CONTACT: PETER THORNE  
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TEL: 530-672-2316 FAX: 530-405-4722  
E-MAIL: pthorne@btcinc.net

**MAP REVISED BY:**  
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**NOTE: MARCH-APRIL 2017 REVISIONS ADDRESS LOTTING, ROAD LAYOUT, GRADING & UTILITIES**

**SCALE:**  
1"=50'

**CONTOUR INTERVAL:**  
FIVE FEET (5')

**SOURCE OF TOPOGRAPHY:**  
AERIAL SURVEY

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051-550-51: R1-PDR1-PO, OS-PD  
051-550-58: CC-PD, R1-PD/CC-PD, R1-PD, OS-PD

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25.86± ACRES

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**APPROVAL/DENIAL DATE:**

**BOARD OF SUPERVISORS:**

**APPROVAL/DENIAL DATE:**

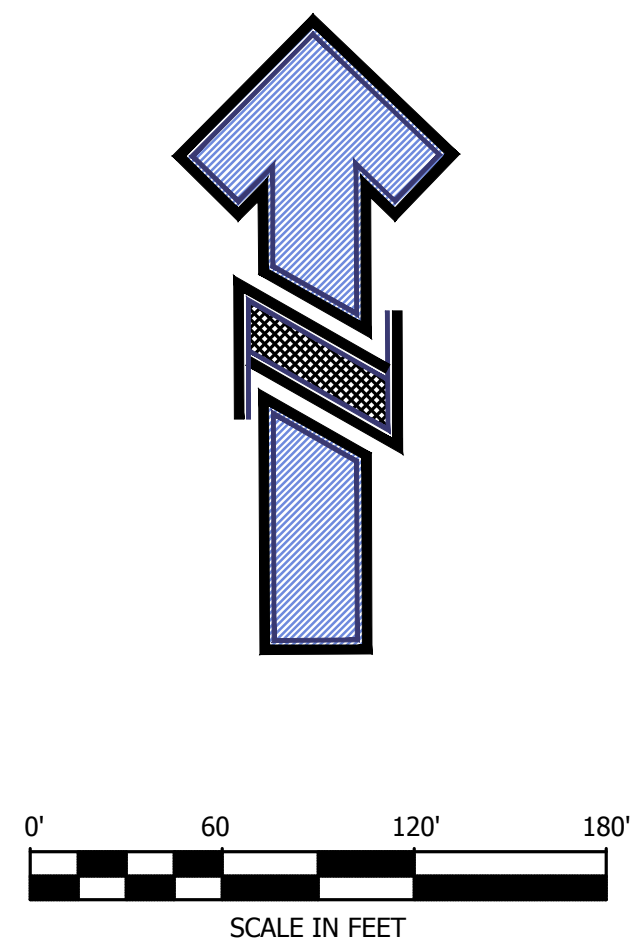
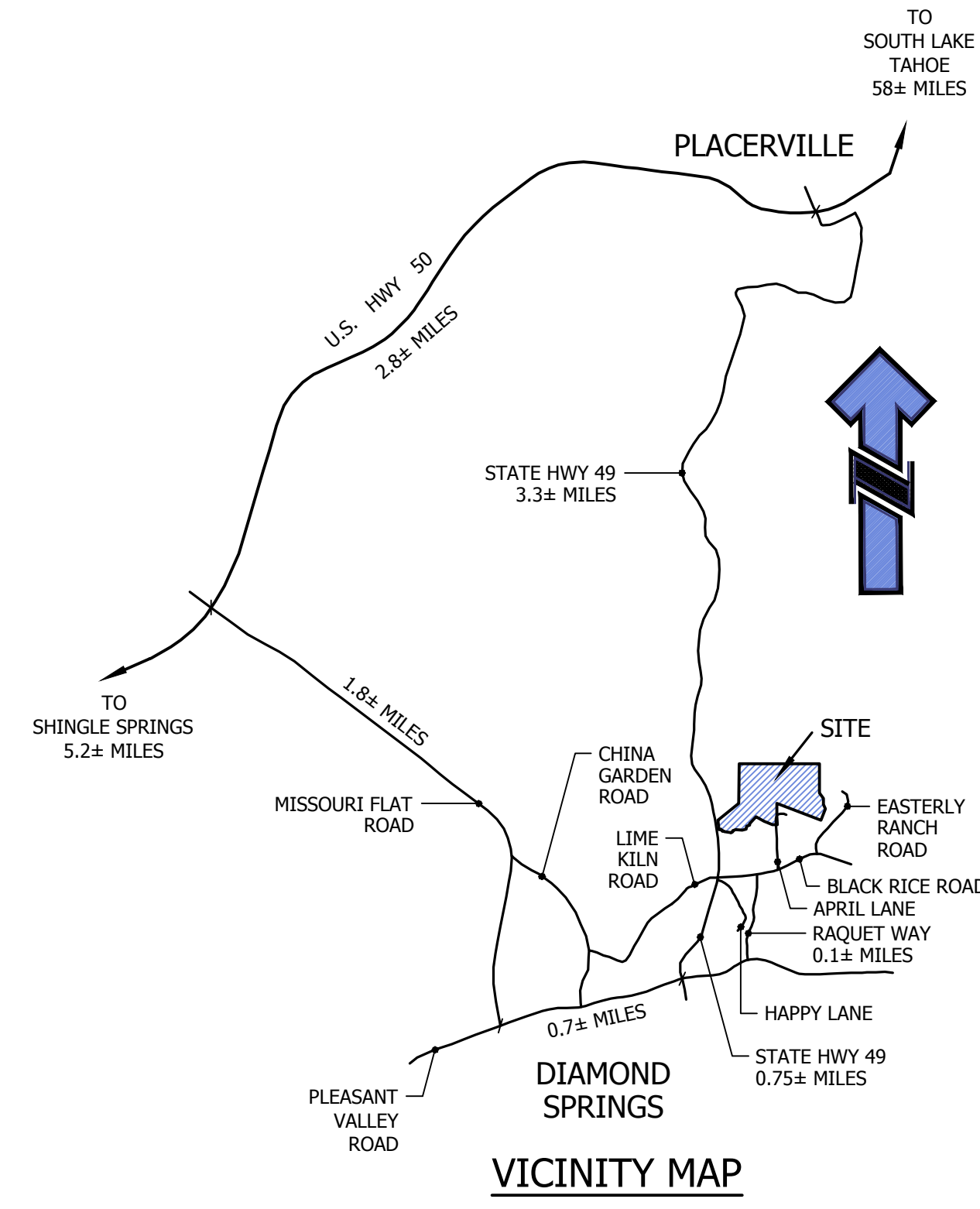
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- CH# CHANNEL NUMBER (SEE REPORT BY SYCAMORE ENVIRONMENTAL CONSULTANTS)
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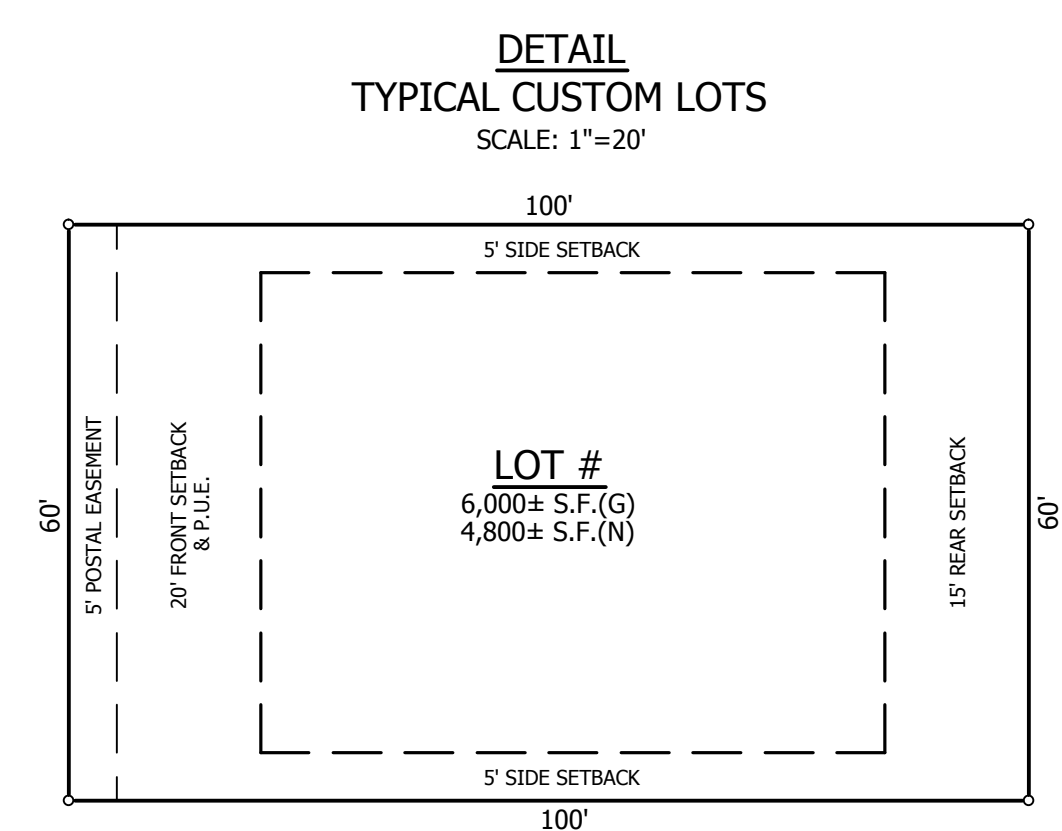
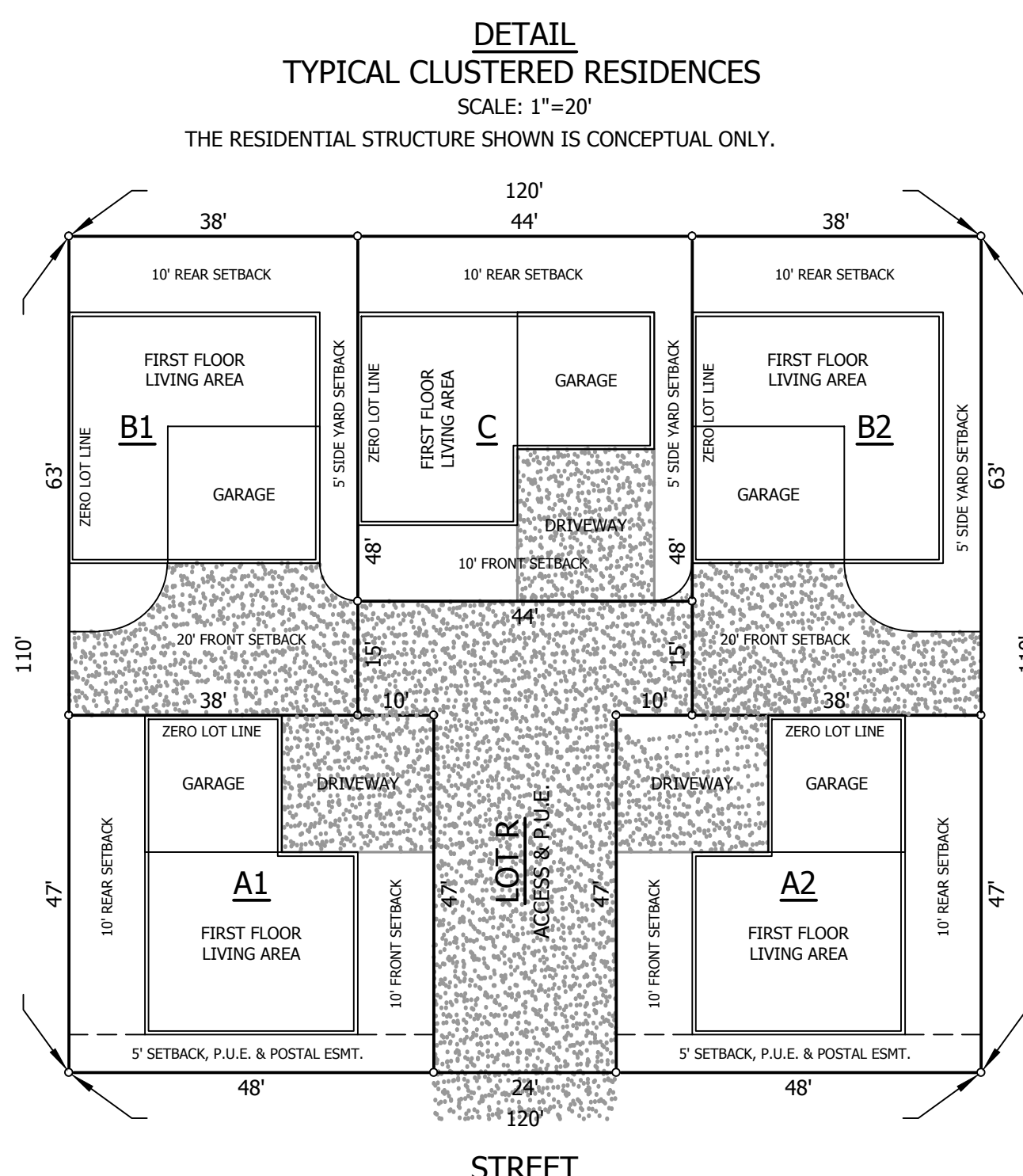
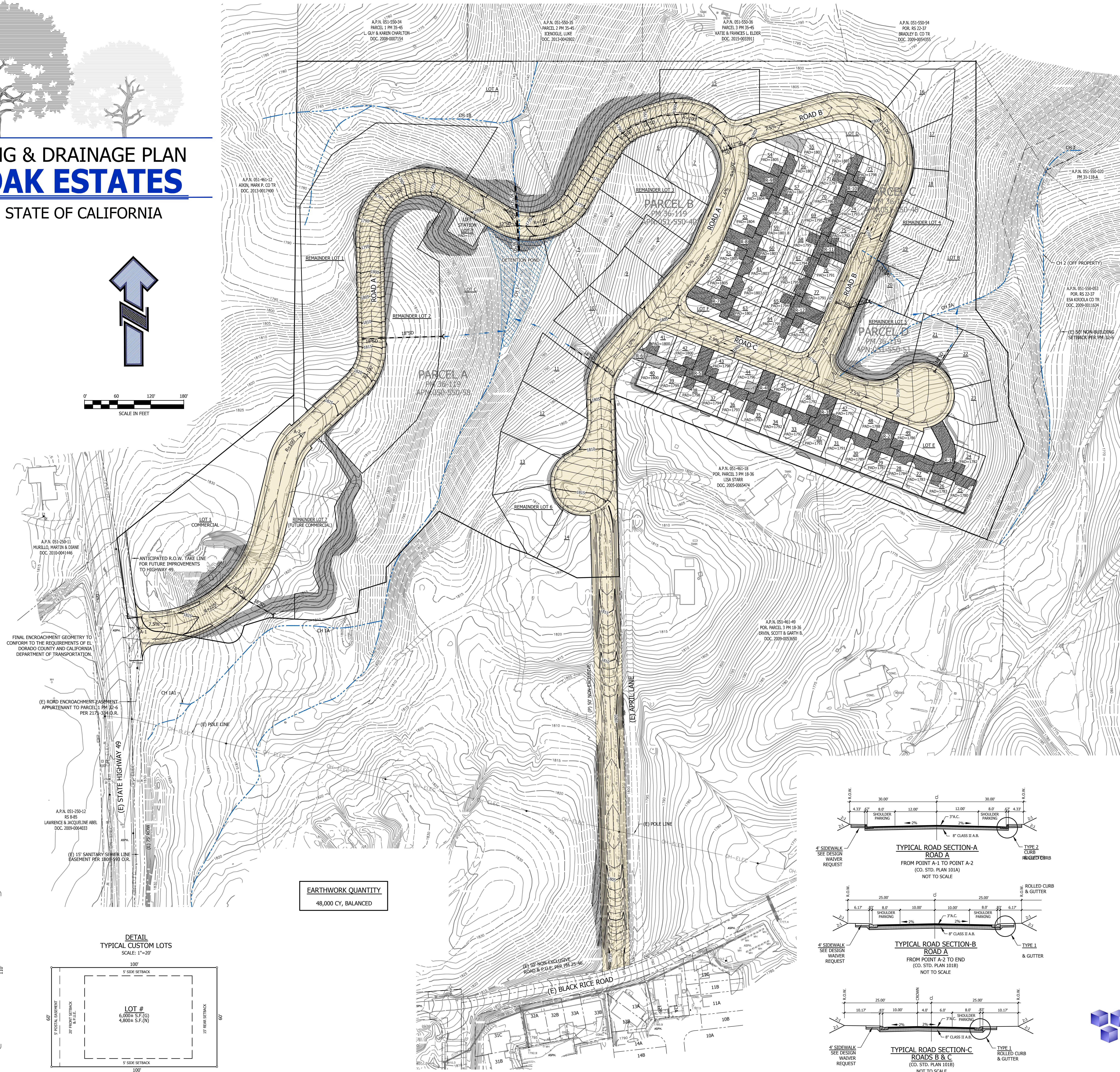
# PRELIMINARY GRADING & DRAINAGE PLAN PIEDMONT OAK ESTATES

COUNTY OF EL DORADO, STATE OF CALIFORNIA

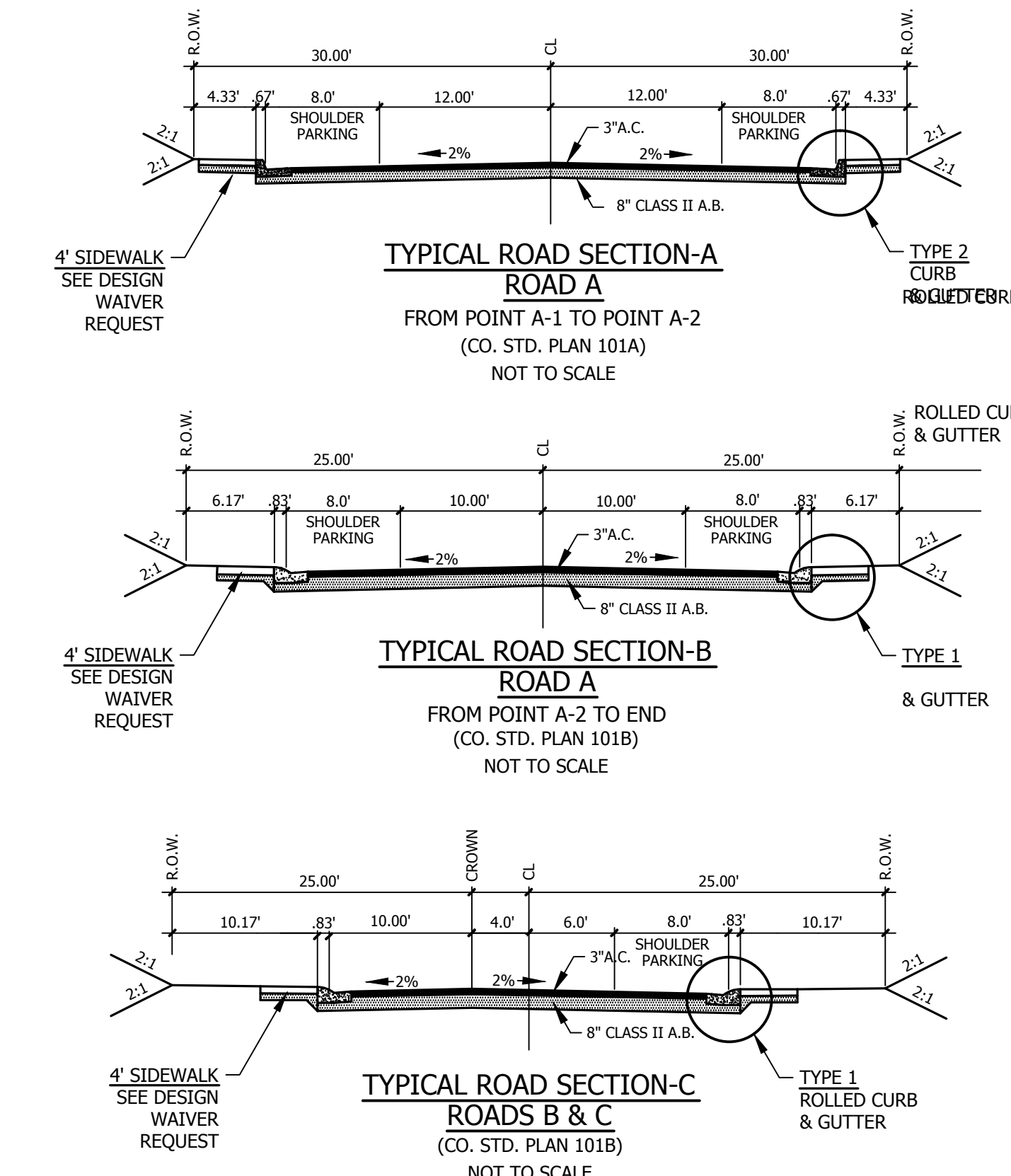


### GRADING NOTES:

- MATERIALS, CONSTRUCTION QUALITY AND METHODS FOR THIS PROJECT WILL BE SUBJECT TO THE COUNTY OF EL DORADO DESIGN AND IMPROVEMENT STANDARDS MANUAL AND THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND SPECIFICATIONS.
- CLEARING AND GRUBBING WILL CONFORM TO THE PROVISIONS OF SECTION 15, "CLEARING AND GRUBBING" OF THE STANDARD SPECIFICATIONS. ROOTS, STUMPS, TREES, ROCKS OR OTHER DELETERIOUS SUBSTANCES WILL BE DISPOSED LAWFULLY OFF-SITE.
- ALL WORK WILL BE ACCOMPLISHED TO THE SATISFACTION OF THE COUNTY OF EL DORADO DEPARTMENT OF TRANSPORTATION.
- RIGHTS TO ENTER AND CONSTRUCT WILL BE OBTAINED PRIOR TO CONSTRUCTING ANY OFF-SITE WORK SHOWN IN THE APPROVED PLANS.
- PROVISIONS FOR PROTECTION AND PRESERVATION OF OAK TREES AND WETLANDS WILL BE PROVIDED IN ACCORDANCE WITH COUNTY OF EL DORADO RESOLUTION NO. 199-91. ONLY DESIGNATED TREES WILL BE REMOVED. PROTECTIVE FENCING WILL BE INSTALLED AT THE DISR LINE OF ALL OTHER TREES WITHIN 50' OF ANY GRADING.
- DURING CONSTRUCTION DUST WILL BE CONTROLLED BASED ON AN APPROVED FUGITIVE DUST CONTROL PLAN.
- IF UNUSUAL AMOUNTS OF STONE OR BONE OR ARTIFACTS ARE UNCOVERED DURING CONSTRUCTION, ALL WORK WILL BE STOPPED WITHIN 100' OF THE FIND, UNTIL APPROPRIATE STUDIES ARE MADE, AND WITH APPROVAL APPROPRIATE MITIGATION MEASURES ARE FULLY IMPLEMENTED.
- EROSION CONTROL WILL BE PROVIDED FOR IN ACCORDANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES, ORDER NO. 2009-0009-DWQ NPDES NO. CAS000002.



**EARTHWORK QUANTITY**  
48,000 CY, BALANCED



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**MAP REVISED BY:**  
LEBECK YOUNG ENGINEERING, INC.  
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**NOTE: MARCH 2016 REVISIONS ADDRESS LOTTING ONLY, NO CHANGES TO UTILITIES OR GRADING & DRAINAGE.**

**NOTE: APRIL 2017 REVISIONS ADDRESS LOTTING, ROAD LAYOUT, GRADING & UTILITIES.**

**SCALE:**  
1"=60'

**CONTOUR INTERVAL:**  
ONE FOOT (1')

**SOURCE OF TOPOGRAPHY:**  
AERIAL SURVEY

**SECTION, TOWNSHIP & RANGE:**  
SECTIONS 19 & 30, T. 10 N., R. 11 E., M.D.M. (BEING PORTIONS OF PM 25-46, PM 32-6, PM 36-119 AND RS 20-113)

**ASSESSOR'S PARCEL NUMBERS:**  
051-550-40, 48, 51 & 58

**PRESENT/PROPOSED ZONING:**  
051-550-40: RI-PD/RI-PD, OS-PD  
051-550-48: RI-PD/RI-PD, OS-PD  
051-550-51: RI-PD/RI-PD, OS-PD  
051-550-58: CC-PD, RI-PD/CC-PD, RI-PD, OS-PD

**TOTAL AREA:**  
25.89± ACRES

**TOTAL NUMBER OF PARCELS:**  
20 - CUSTOM RESIDENTIAL LOTS  
55 - CLUSTERED RESIDENTIAL LOTS  
1 - COMMERCIAL LOT  
6 - OPEN SPACE LOTS  
12 - PRIVATE ACCESS LOTS  
1 - ROAD LOT  
1 - LEFT STATION LOT  
7 - REMAINDER LOTS  
103 - TOTAL

**MINIMUM PARCEL AREA:**  
2,112 SF

**WATER SUPPLY:**  
EL DORADO IRRIGATION DISTRICT

**SEWAGE DISPOSAL:**  
EL DORADO IRRIGATION DISTRICT

**PROPOSED STRUCTURAL FIRE PROTECTION:**  
DIAMOND SPRINGS/EL DORADO F.P.D.

**DATE:**  
APRIL 26, 2009  
REVISED: SEPTEMBER 7, 2012  
REVISED: FEBRUARY 2013  
REVISED: MARCH 2016  
REVISED: APRIL 2017

**PLANNING COMMISSION:**

**APPROVAL/DENIAL DATE:**

**BOARD OF SUPERVISORS:**

**APPROVAL/DENIAL DATE:**

### LEGEND:

- P.U.E. PUBLIC UTILITIES EASEMENT
- CH# CHANNEL NUMBER (SEE REPORT BY SYCAMORE ENVIRONMENTAL CONSULTANTS)
- DETENTION POND
- OPEN SPACE
- PAVED AREAS

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**PRELIMINARY GRADING & DRAINAGE PLAN**  
APRIL 2017