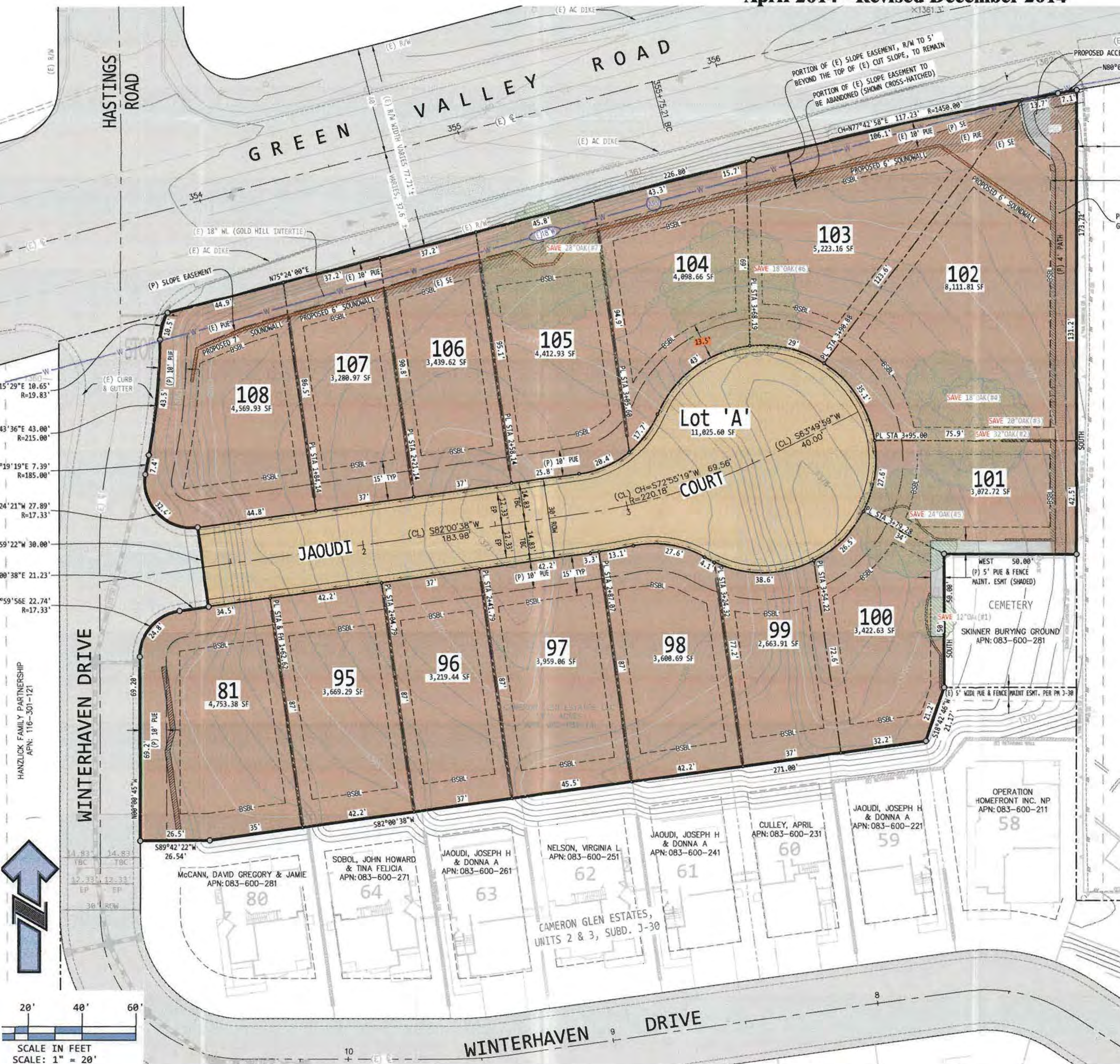
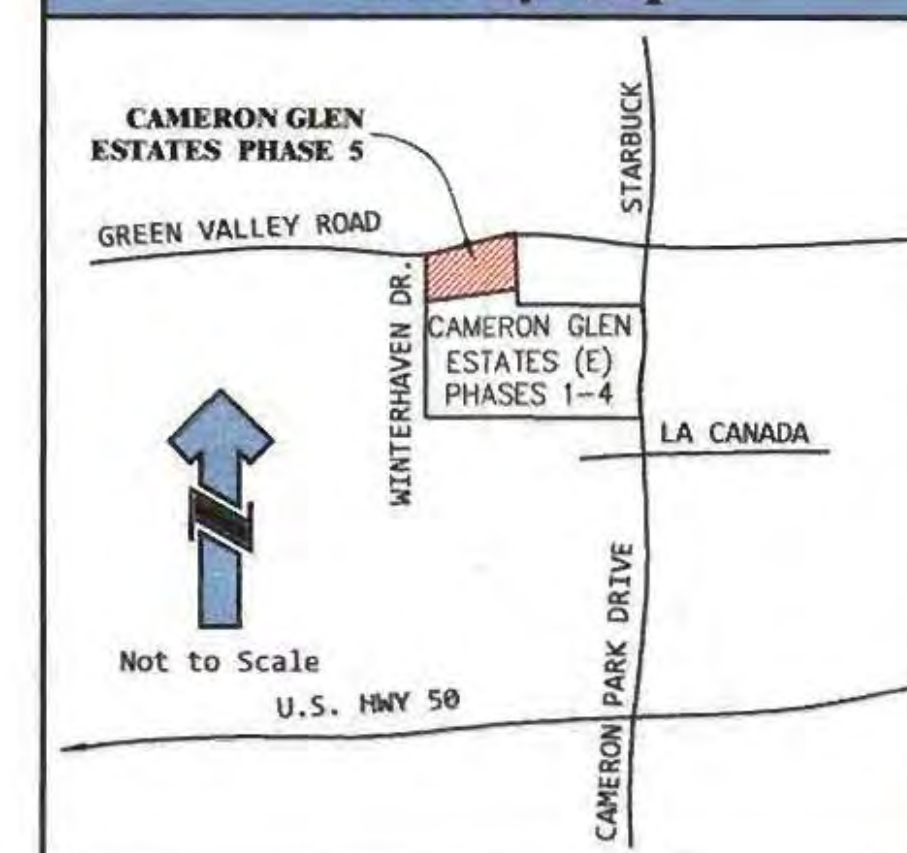


TENTATIVE MAP FOR CAMERON GLEN ESTATES, PHASE 5 A PORTION OF SECTION 28, T.10N, R.9E. M.D.M. EL DORADO COUNTY, CA April 2014 - Revised December 2014



Vicinity Map



Abbreviations			
BSBL	BUILDING SETBACK LINE	JP	JOINT POLE
BSW	BACK OF SIDEWALK	LF	LEFT
BW	BOTTOM OF WALL AT FG	LPG	PROPANE TANK
CH	CHORD BEARING & LENGTH	(P)	PROPOSED
CL	CENTERLINE	PAD	FINISHED PAD
CR	CURB RETURN	PL	PROPERTY LINE
D	DEGREE OF CURVE	PP	POWER POLE
D.E.	DRAINAGE EASEMENT	P.E.	POSTAL EASEMENT
DI	DROP INLET	PUE	PUBLIC UTILITIES EASEMENT
DWY	DRIVEWAY	R	CURVE RADIUS PER FINAL MAP
(E)	EXISTING	R/W	RIGHT OF WAY
E.D.C.	EL DORADO COUNTY	RT	RIGHT
EL	ELEVATION	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SS	SEWER SERVICE
FC	FACE OF CURB	SE	SLOPE EASEMENT
FF	FINISHED FLOOR	TBC	TOP BACK OF CURB
FG	FINISHED GRADE	TC	TOP OF CURB ELEV.
FH	FIRE HYDRANT	TW	TOP OF WALL
FL	FLOWLINE	UPC	UNIVERSAL PLUMBING CODE
FND.	FOUND	US	UTILITY SERVICE
GA	GUY ANCHOR	W	WALL HEIGHT
GB	GRADE BREAK	WL	WATER LINE
HP	HIGH POINT	WS	WATER SERVICE

Project Data

OWNER:	CAMERON GLEN ESTATES, LLC 2216 VIA SUBRIA VISTA, CA 92084 (760) 664-7196
APPLICANT:	JOSEPH H. JAUDI 2216 VIA SUBRIA VISTA, CA 92084 (760) 664-7196
PREPARED BY:	LEBECK YOUNG ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682
SCALE:	1" = 20'
CONTOUR INTERVAL:	1'
SOURCE OF TOPOGRAPHY:	AERIAL SURVEY
SECTION, TOWNSHIP AND RANGE:	POR. SEC 28, T.10N, R.9E. M.D.M.
ASSESSOR'S PARCEL NUMBER:	083-031-13
PRESENT ZONING:	R2-PD
PROPOSED ZONING:	R2-PD
TOTAL AREA:	1.64 ACRES
TOTAL # OF PARCELS:	EXISTING: 1 LOT PROPOSED: 15 RESIDENTIAL LOTS
MINIMUM PARCEL AREA:	2,664 SF
WATER SUPPLY:	EID
SEWAGE DISPOSAL:	EID
PROPOSED FIRE PROTECTION:	CAMERON PARK FIRE DEPARTMENT
DATE OF PREPARATION:	APRIL 2014
PROJECT #:	TM14-1518/PD14-0002

DESIGN WAIVERS:

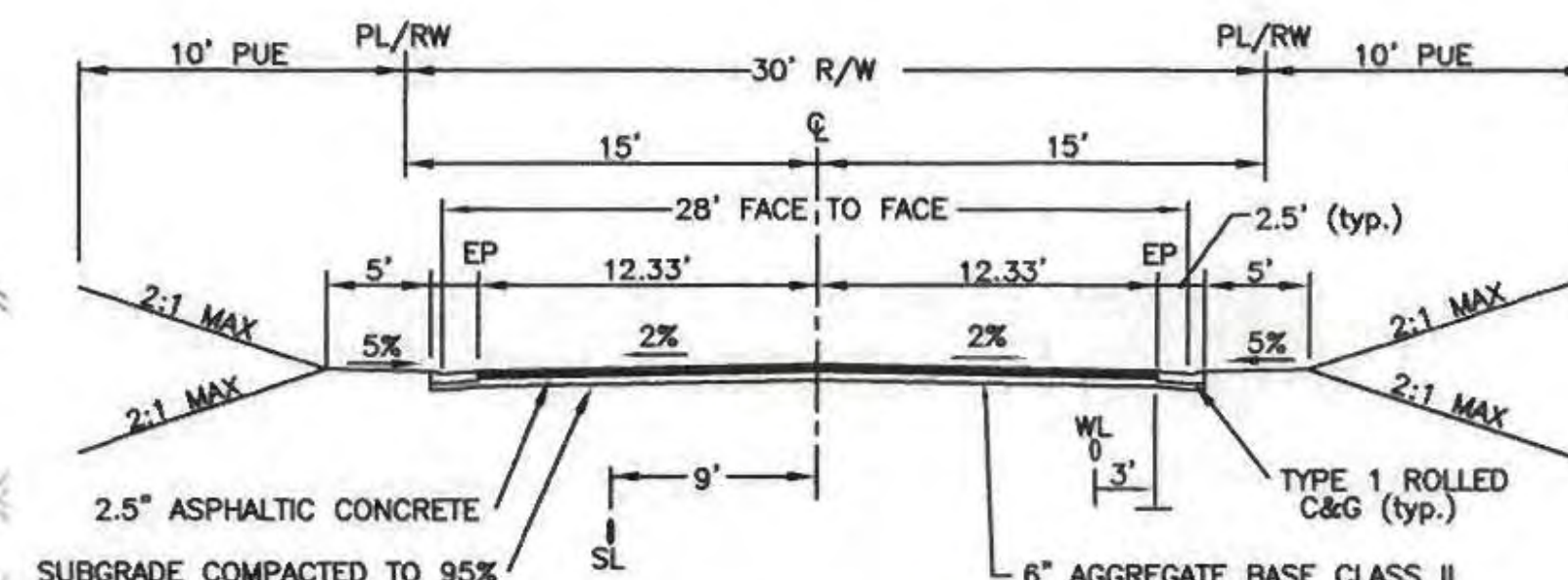
- To allow a 30-ft Road R/W for Jaoudi Court: We are hereby requesting a design waiver to allow a 30-ft wide road right-of-way for Jaoudi Court, instead of a 60-ft Right of Way per General Plan Policy TC-1 for local roads. Jaoudi Court is a proposed privately owned and maintained local road (8 cul-de-sac) serving Phase 5. The proposed 30-ft Right-of-Way is consistent with Phases 1-4 of the development that are already constructed. Cameron Glen Estates is an affordable housing project in a multi-family land use designation. The rights-of-way are reduced and the lots are small which allows us to achieve the desired density to make the project an affordable housing project. To remove the requirement for sidewalks on Jaoudi Court: We hereby request a waiver of the requirement for sidewalks along Jaoudi Court per General Plan Policy TC-5a. As stated above, the right-of-way is only 30 feet wide and barely contains the roadway, curb & gutters. The entire Cameron Glen Estates project was designed in this manner to achieve a greater density of lots and thus make the project an affordable housing project. It should be noted that Phase 5 has 38% Open Space as shown on the Open Space Exhibit Map. The project is a planned development with privately owned and maintained roads by the Cameron Glen Estates Home Owners' Association. There are no other sidewalks in Phases 1 through 4 that are already constructed.
- To remove the requirement for sidewalk along Green Valley Road: We are hereby requesting a design waiver to remove the requirement to construct a 6' sidewalk along Green Valley Road. Extensive improvements to Green Valley Road were constructed as a part of the previous Phases of this development. These improvements were intended to provide all of the public improvements to Green Valley Road required for the entire development. Additionally, construction of a 6 foot wide sidewalk would require the construction of a retaining wall within the County right-of-way at the back of walk due to an existing EID 18-inch transmission waterline, The Gold Hill Interline, being located just adjacent to the cut slope there.

TYPICAL LOT

NOT TO SCALE

TYPICAL LOT NOTES:

- THE MINIMUM LOT SIZE IS 2,664 SF
- HVAC UNITS SHALL BE GROUND MOUNTED AND ALLOWED IN SIDE YARD SETBACKS SUBJECT TO MFR'S. REQUIREMENTS AND LOCAL FIRE DEPARTMENT REGULATIONS.
- THE PROPOSED BUILDING SETBACKS ARE AS SHOWN.
- * THE SIDE SETBACK ON THE STREET SIDE OF CORNER LOTS SHALL BE INCREASED TO 15'



JAUDI COURT STA. 1+39 TO STA. 3+93.83

TYPICAL SECTION NOT TO SCALE

NOTES:

- CAMERON GLEN ESTATES, PHASE-5 IS A RESUBDIVISION OF THE REMAINING PORTION OF LOT 276, CAMERON PARK NORTH, UNIT No.7 (SUBDIVISION D-92)
- JAUDI COURT (LOT 'A') IS A PROPOSED PRIVATE ROAD AND PUBLIC UTILITIES EASEMENT.
- WINTERHAVEN DRIVE IS AN EXISTING PRIVATE ROAD AND PUBLIC UTILITIES EASEMENT.
- PRIVATE ROADS SHALL BE MAINTAINED BY THE "CAMERON GLEN ESTATES HOMEOWNERS ASSOCIATION", PO BOX 997 ORANGEVALE, CA 95662.
- AN EXISTING ACCESS EASEMENT, LOCATED ALONG THE EASTERN BOUNDARY OF THE PROJECT, SHALL PROVIDE ACCESS TO THE "SKINNER BURIAL GROUND".
- ALL REQUIRED IMPROVEMENTS TO PUBLIC ROADS FOR THIS PROJECT HAVE BEEN COMPLETED AS PART OF THE FIRST FOUR PHASES.

APPROVED	EL DORADO COUNTY PLANNING COMMISSION
ZONING ADMINISTRATOR:	DATE: July 23, 2015
APPROVAL/DENIAL DATE:	BY: Roger T. [Signature] EXECUTIVE SECRETARY
BOARD OF SUPERVISORS:	
APPROVAL/DENIAL DATE:	
CAMERON GLEN ESTATES, PH. 5 TENTATIVE MAP	SHEET NO. TM-1
TM14-1518/PD14-0002	PLAT DATE: Dec 28, 2014 - 11:46am