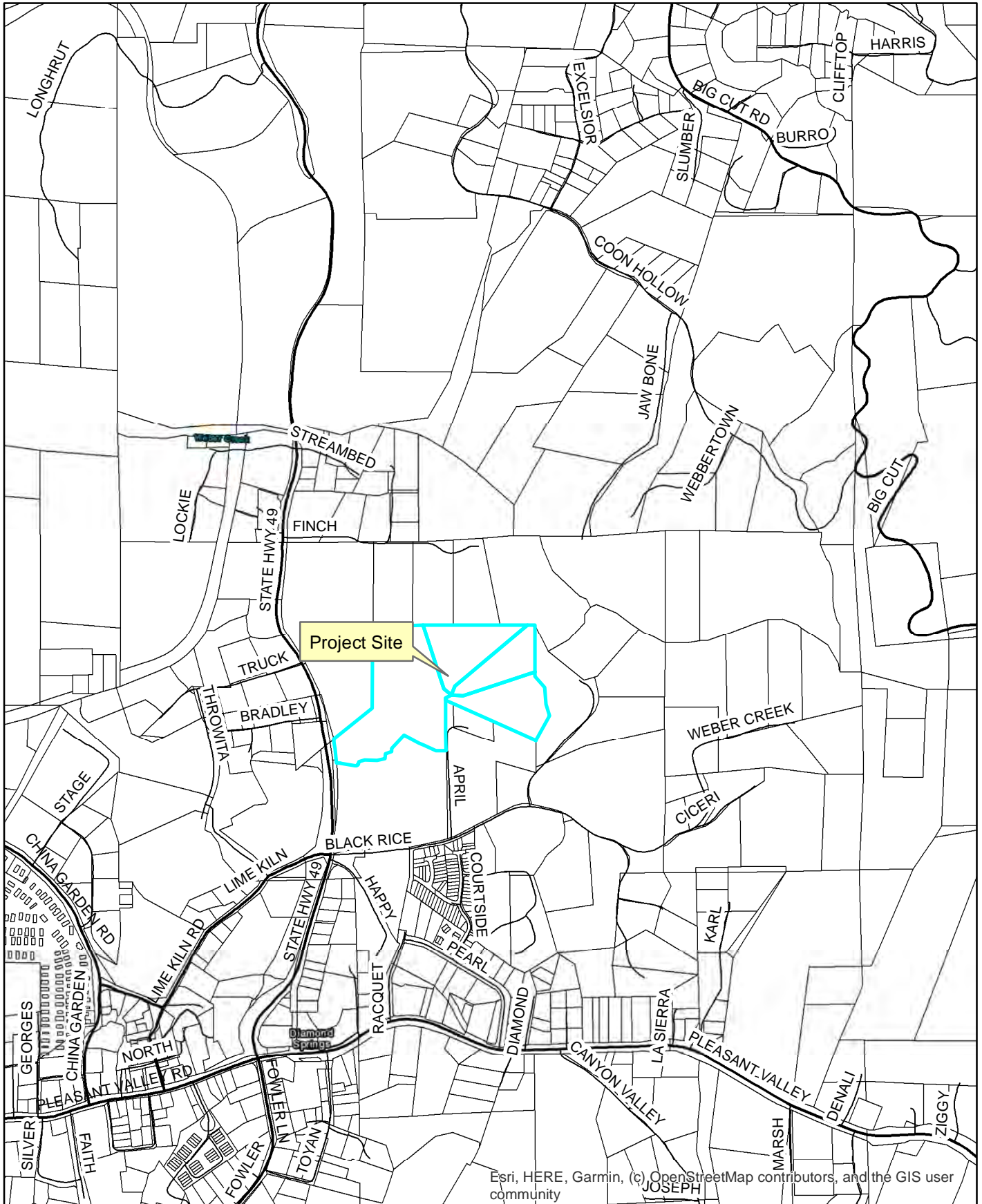
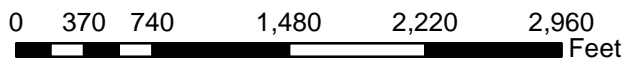


**Exhibit A - Location Map**  
TM-E22-0006 Piedmont Oak Estates



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



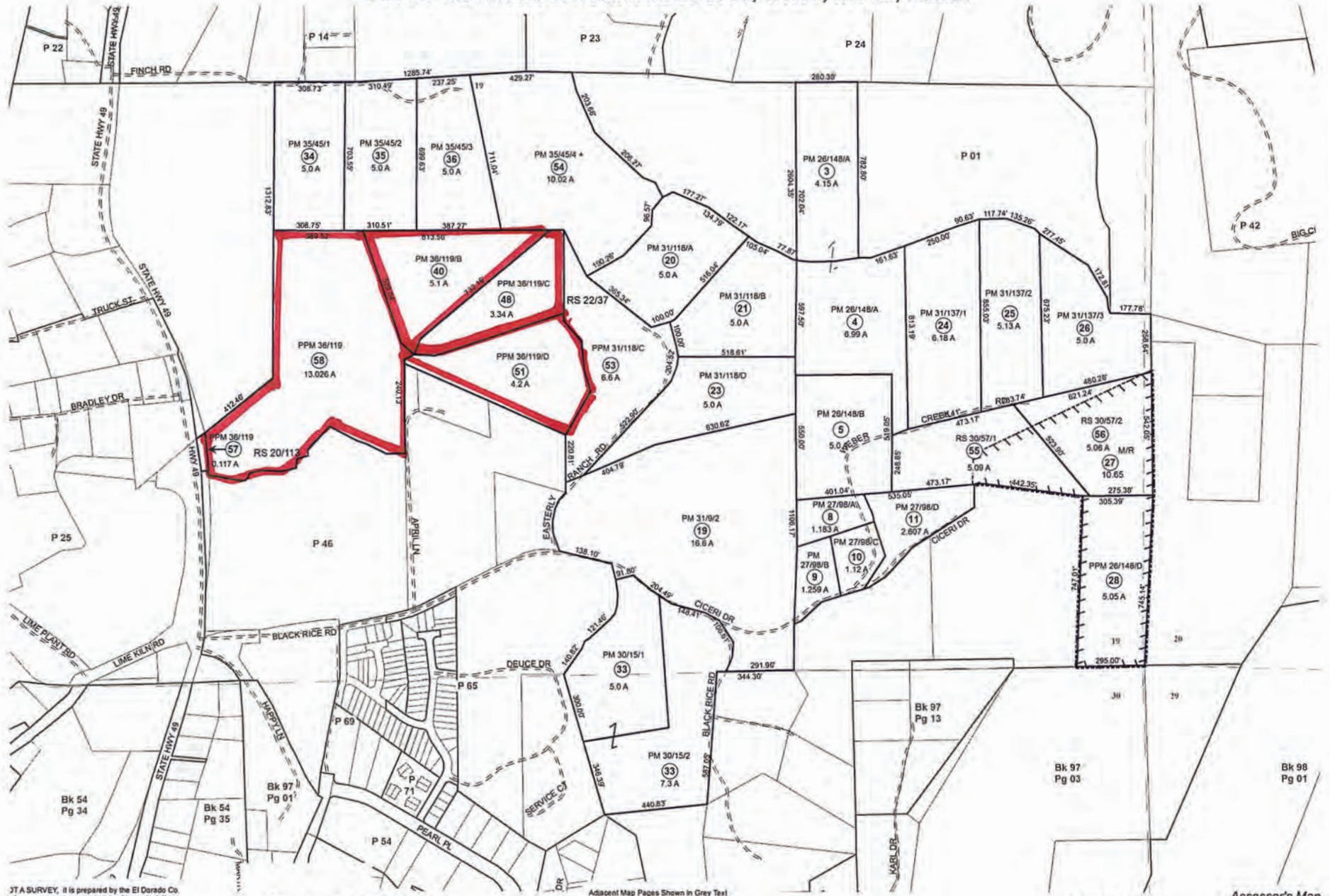
Scale

N



# Exhibit B - Assessor's Parcel Map TM-E22-0006 Piedmont Oak Estates

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



JTA 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**

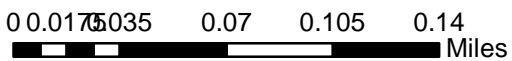
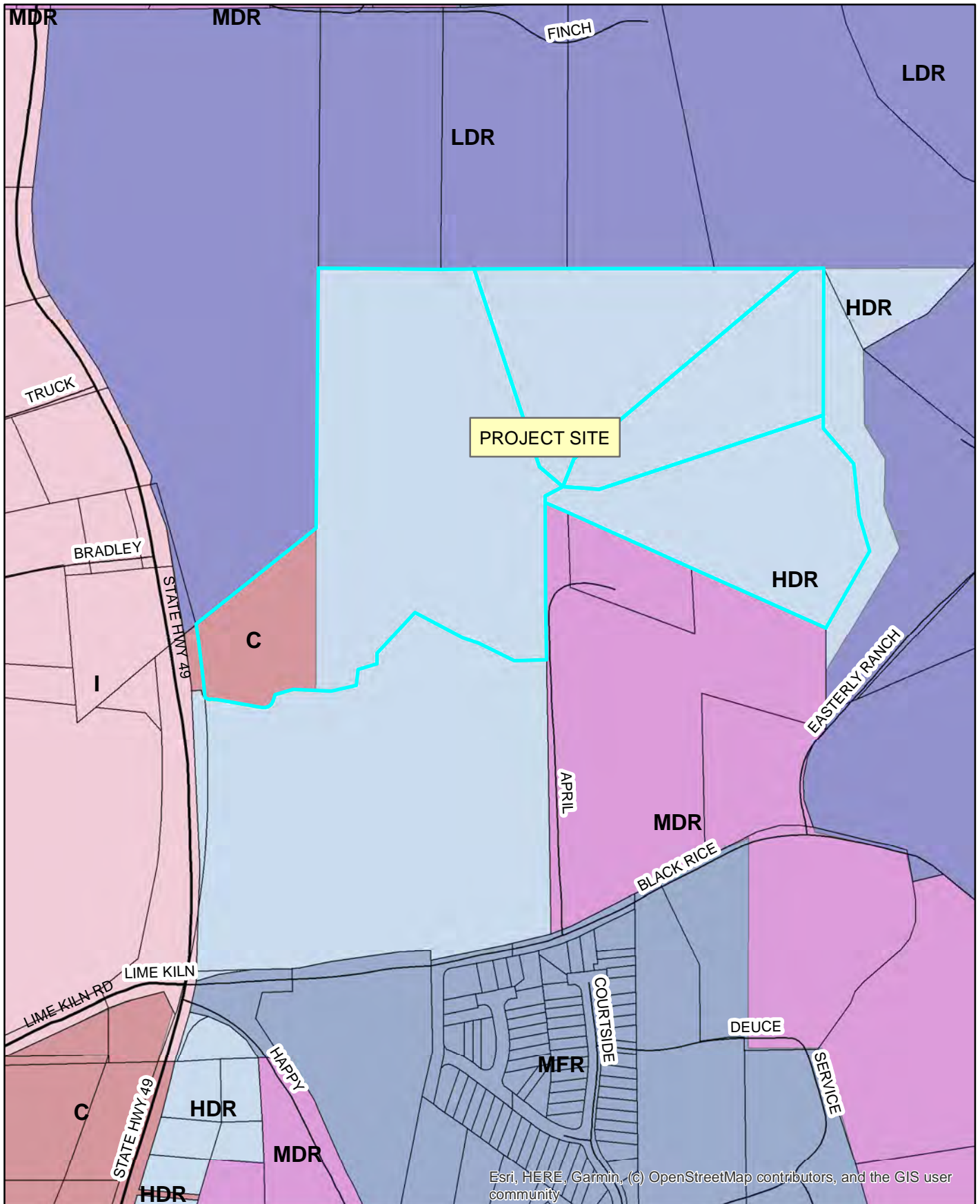
Adjacent Map Pages Shown in Grey Text  
Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Rev. MAY 5, 2016

Assessor's Map  
County of El

# Exhibit C - General Plan Land Use Map

TM-E22-0006 Piedmont Oak Estates



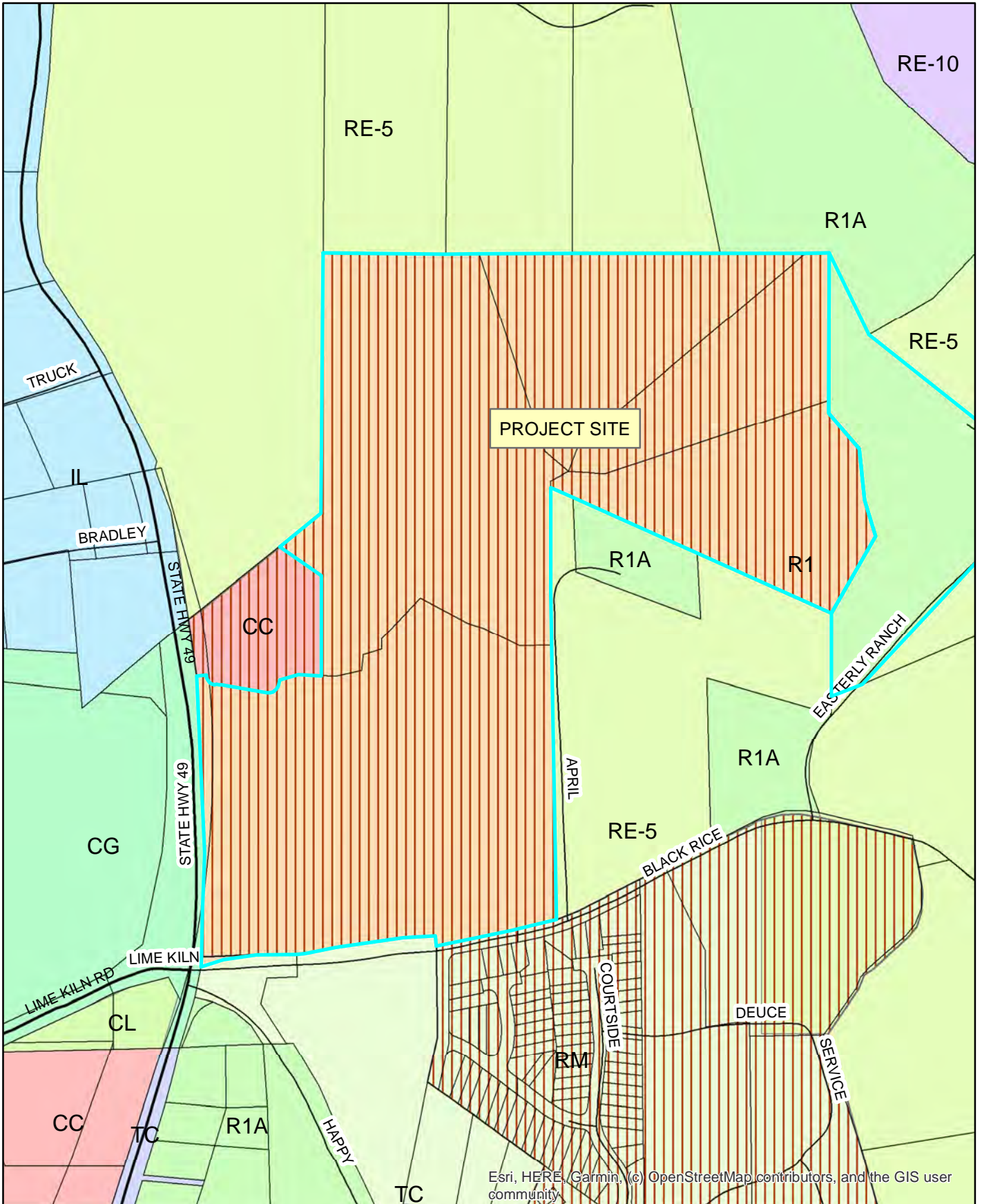
Scale

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

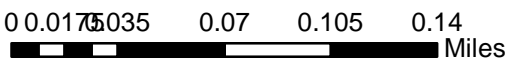
N



**Exhibit D - Zoning Map**  
**TM-E22-0006 Piedmont Oak Estates**



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



Scale

**Legend**

**PLANDEV**  PD

N



**Exhibit E - Aerial Map**  
**TM-E22-0006 Piedmont Oak Estates**



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

0.0175 0.035 0.07 0.105 0.14  
Miles

Scale

N



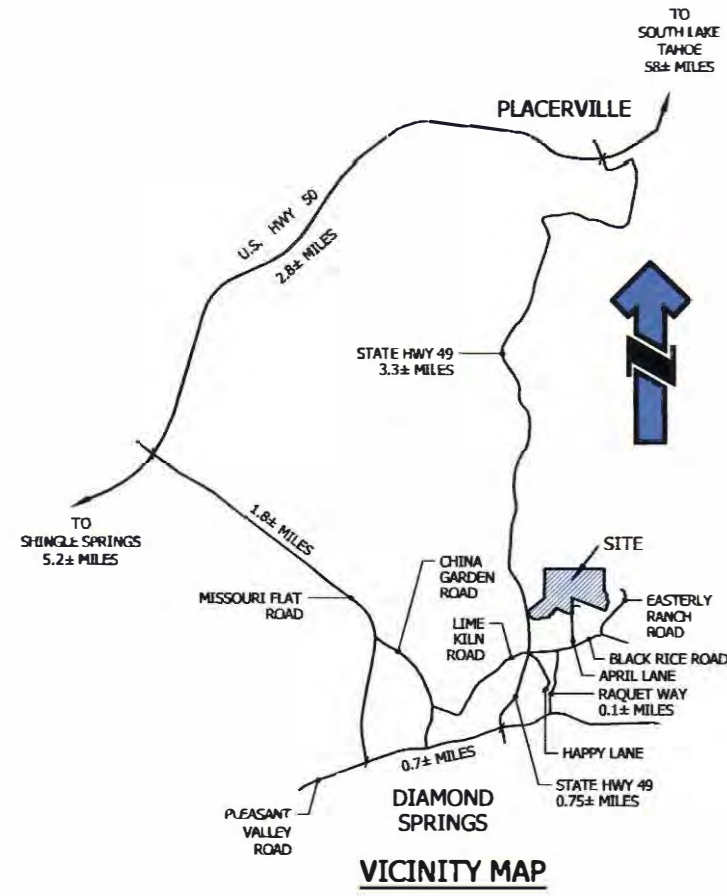
**Exhibit F - Piedmont Oak Estates Tentative Subdivision  
Map Timeline and Expiration  
TM-E22-0006 Piedmont Oak Estates**

<b>Piedmont Oak Estates Tentative Map Timeline and Expiration</b>				
<b>Item No.</b>	<b>Type of Action</b>	<b>Application</b>	<b>Dates (From/To)</b>	<b>Total Time (Years Unless Noted)</b>
1	Discretionary	Original TM Approval Date	3.20.2018	3
		Original Expiration	3.20.2021	
		<i>EDC code Sec. 120.74.020</i>		
2	Legislative	Time Extension	03.20.2021	18 months
		Revised Expiration	09.20.2022	
		<i>Automatic map extension under AB 1561 and California Government Code §65914.5</i>		
<b>Current Request</b>				
3	Discretionary	Time Extension	6 Years	6
		Revised Expiration if Approved	09.20.2028	
		<i>Request for six, 1- year time extensions in accordance with EDC code Sections 120.75.020 and 120.75.030.</i>		

# Exhibit G - Approved Piedmont Oak Estates Tentative Subdivision Map TM-E22-0006 Piedmont Oak Estates

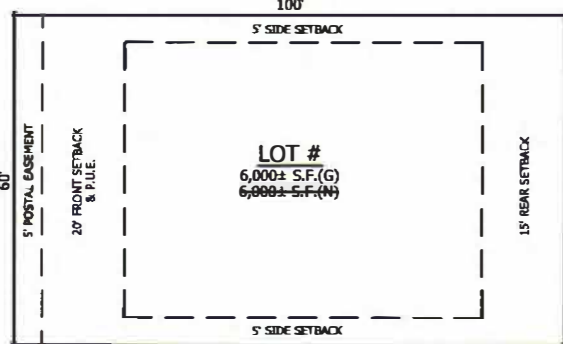
## TENTATIVE MAP & DEVELOPMENT PLAN PIEDMONT OAK ESTATES

COUNTY OF EL DORADO, STATE OF CALIFORNIA

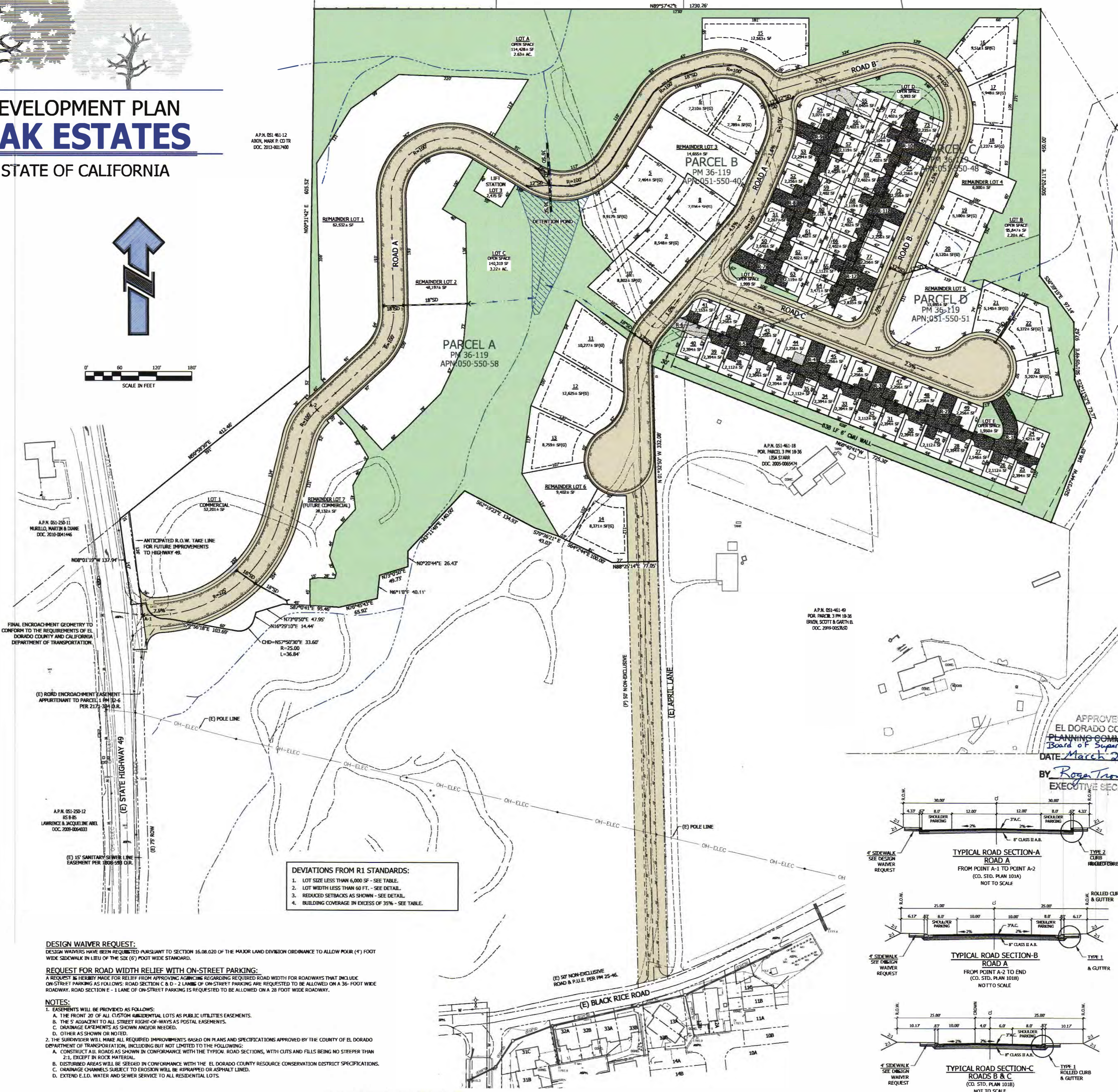
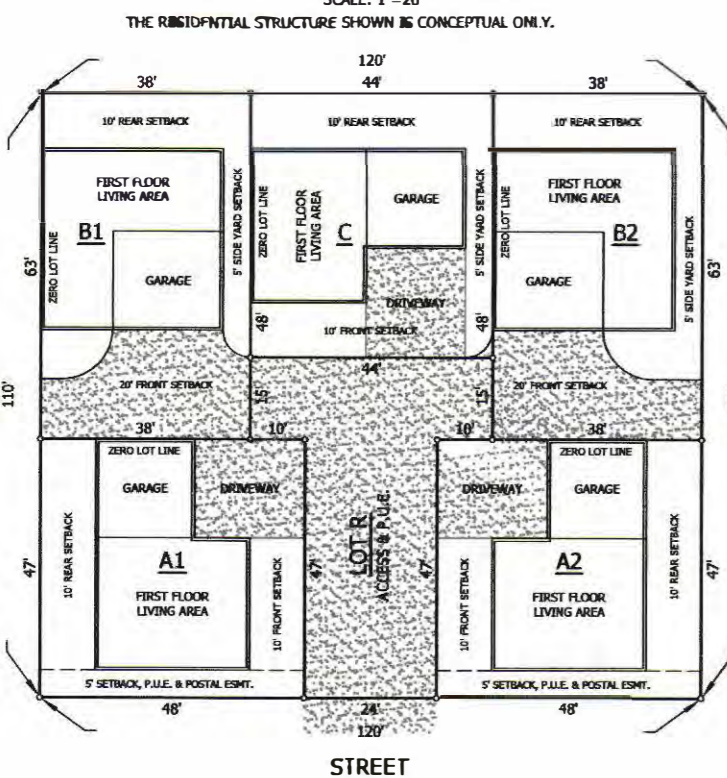


LOT	LOT SIZE	STORIES	LIVING SPACE	BUILDING COVERAGE	IMPERVIOUS SURFACE
A1	2,256 SF	2	1,668 SF	99% SF/44%	1,356 SF/60%
A2	2,256 SF	2	1,668 SF	99% SF/44%	1,356 SF/60%
B1	2,394 SF	2	1,618 SF	1,089 SF/45%	1,730 SF/72%
B2	2,394 SF	2	1,618 SF	1,089 SF/45%	1,704 SF/71%
C	2,112 SF	2	1,500 SF	912 SF/43%	1,272 SF/60%
R	1,788 SF	-	-	-	1,788 SF/100%
TOTAL	13,200 SF	-	-	5,082 SF/39%	9,206 SF/70%

DETAIL  
TYPICAL CUSTOM LOTS  
SCALE: 1"=20'



DETAIL  
TYPICAL CLUSTERED RESIDENCES  
SCALE: 1"=20'



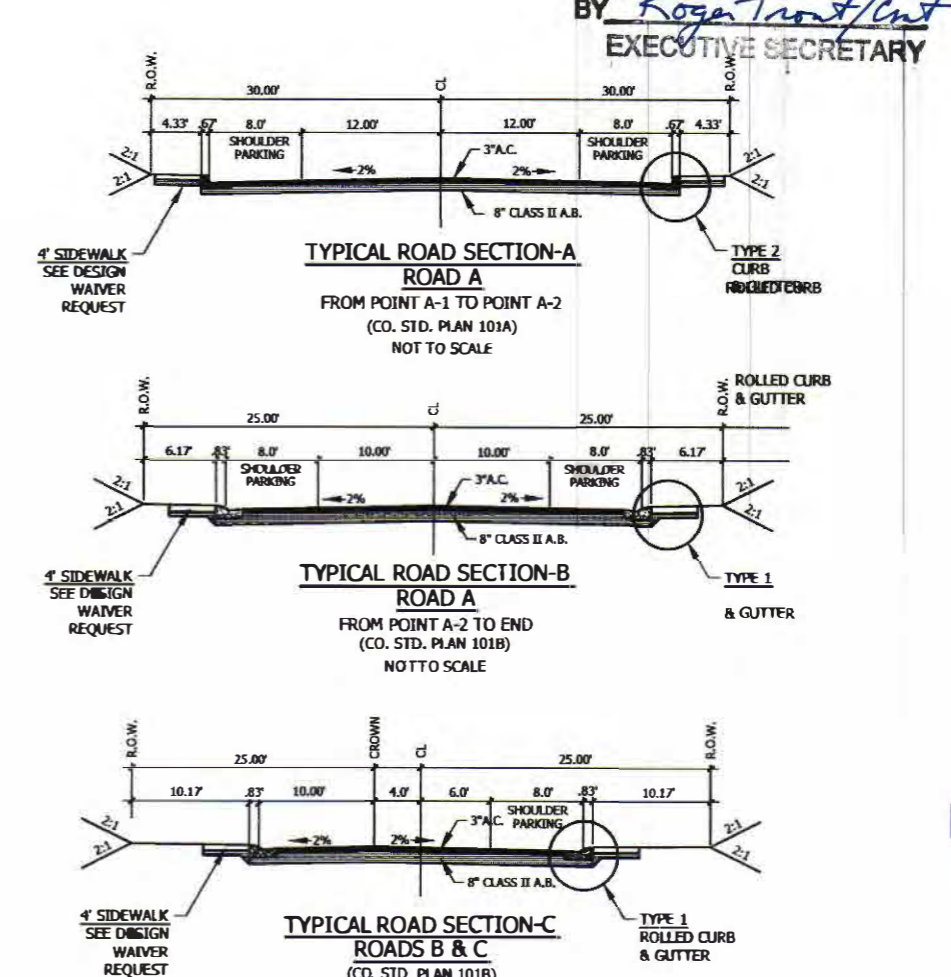
- DEVIATIONS FROM R1 STANDARDS:
- LOT SIZE LESS THAN 6,000 SF - SEE TABLE.
  - LOT WIDTH LESS THAN 60 FT. - SEE DETAIL.
  - REQUIRED SETBACKS AS SHOWN - SEE DETAIL.
  - BUILDING COVERAGE IN EXCESS OF 35% - SEE TABLE.

**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 LANE 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.
  - OTHER 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 SEDED IN CONFORMANCE WITH THE EL DORADO COUNTY RESOURCE CONSERVATION DISTRICT SPECIFICATIONS.
  - CHANNELS SUBJECT TO EROSION WILL BE RIPRAVED OR ASPHALT LINED.
  - EXTEND E.L.O. WATER AND SEWER SERVICE TO ALL RESIDENTIAL LOTS.



**OWNERS OF RECORD:**  
JIM DAVIES AND TERRI CHANG  
CONTACT: JIM DAVIES  
854 DABLO ROAD  
DANVILLE, CA 94526  
JSD44@aol.com  
TEL: 925-484-1222 FAX: 925-820-7917

**NAME OF APPLICANT:**  
JIM DAVIES AND TERRI CHANG  
CONTACT: JIM DAVIES  
854 DABLO ROAD  
DANVILLE, CA 94526  
JSD44@aol.com  
TEL: 925-484-1222 FAX: 925-820-7917

**MAP ORIGINALLY PREPARED BY:**  
ETCONSULTING, INC.  
CONTACT: PETER THORNE  
PO BOX 304  
SHIRAZ SPRINGS, CA 95662  
TEL: 530-672-2316 FAX: 530-405-4722  
E-MAIL: pthorne@etcons.com

**MAP REVISED BY:**  
LEBECK YOUNG ENGINEERING, INC.  
CONTACT: BARBARA "BOBBIE" LEBECK  
3430 ROBIN LANE, #2  
CAMERON PARK, CA 95682  
TEL: 980-677-4880  
E-MAIL: bobbi@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 32-46, PM 38-119 AND RS 20-113)

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

**PRESENT/PROPOSED ZONING:**  
051-550-40: R1-PDR1-PD, OS-PD  
051-550-48: R1-PDR1-PD, OS-PD  
051-550-51: R1-PDR1-PD, OS-PD  
051-550-58: CC-PD, R1-PDR1-PD, R1-PD, OS-PD

**TOTAL AREA:**  
25.864 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 LOT  
103 - TOTAL

**PROPOSED LAND USAGE TOTALS:**  
CUSTOM RESIDENTIAL LOTS - 158,004 SF = 14.85%  
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%

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

**WATER SUPPLY:**  
EL DORADO IRRIGATION DISTRICT

**SEWAGE DISPOSAL:**  
EL DORADO IRRIGATION DISTRICT

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

**DATE:**  
APRIL 24, 2009  
REVISED: SEPTEMBER 7, 2012  
REVISED: FEBRUARY 20, 2013  
REVISED: MARCH 2016  
REVISED MARCH 2017  
REVISED APRIL 2017

**PLANNING COMMISSION:**  
APPROVAL/DENIAL DATE:

**BOARD OF SUPERVISORS:**  
APPROVAL/DENIAL DATE:

**APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION  
Board of Supervisors  
DATE: March 20, 2018  
BY: Rosa Tandy  
EXECUTIVE SECRETARY**

**LEBECK • YOUNG  
ENGINEERING, INC.**  
3430 ROBIN LANE, BLDG. #2  
CAMERON PARK, CA 95682  
PH (530) 677-4880 Fax (530) 677-4080

TENTATIVE MAP & DEVELOPMENT PLAN  
APRIL 2017