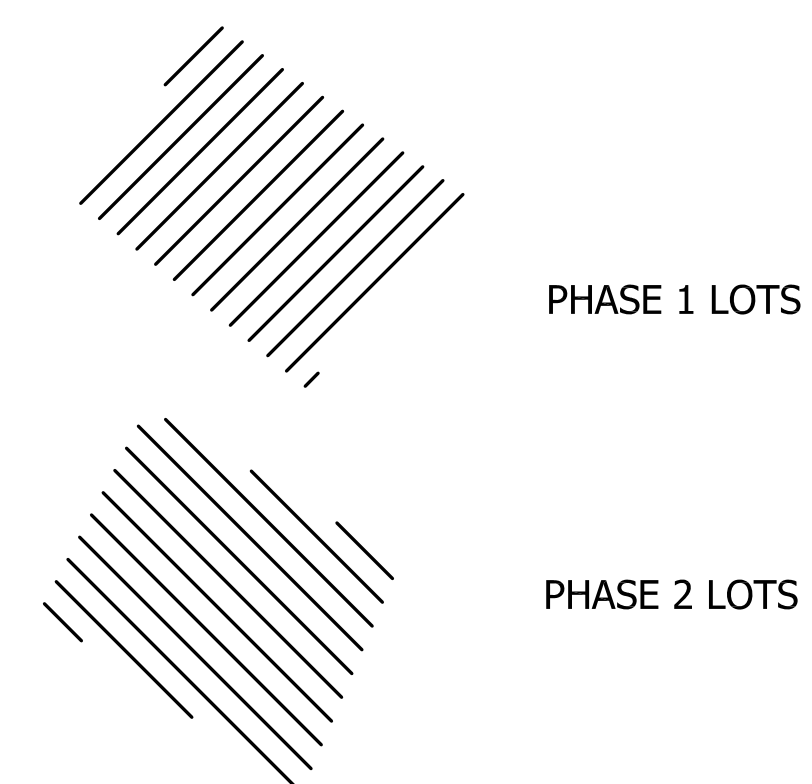
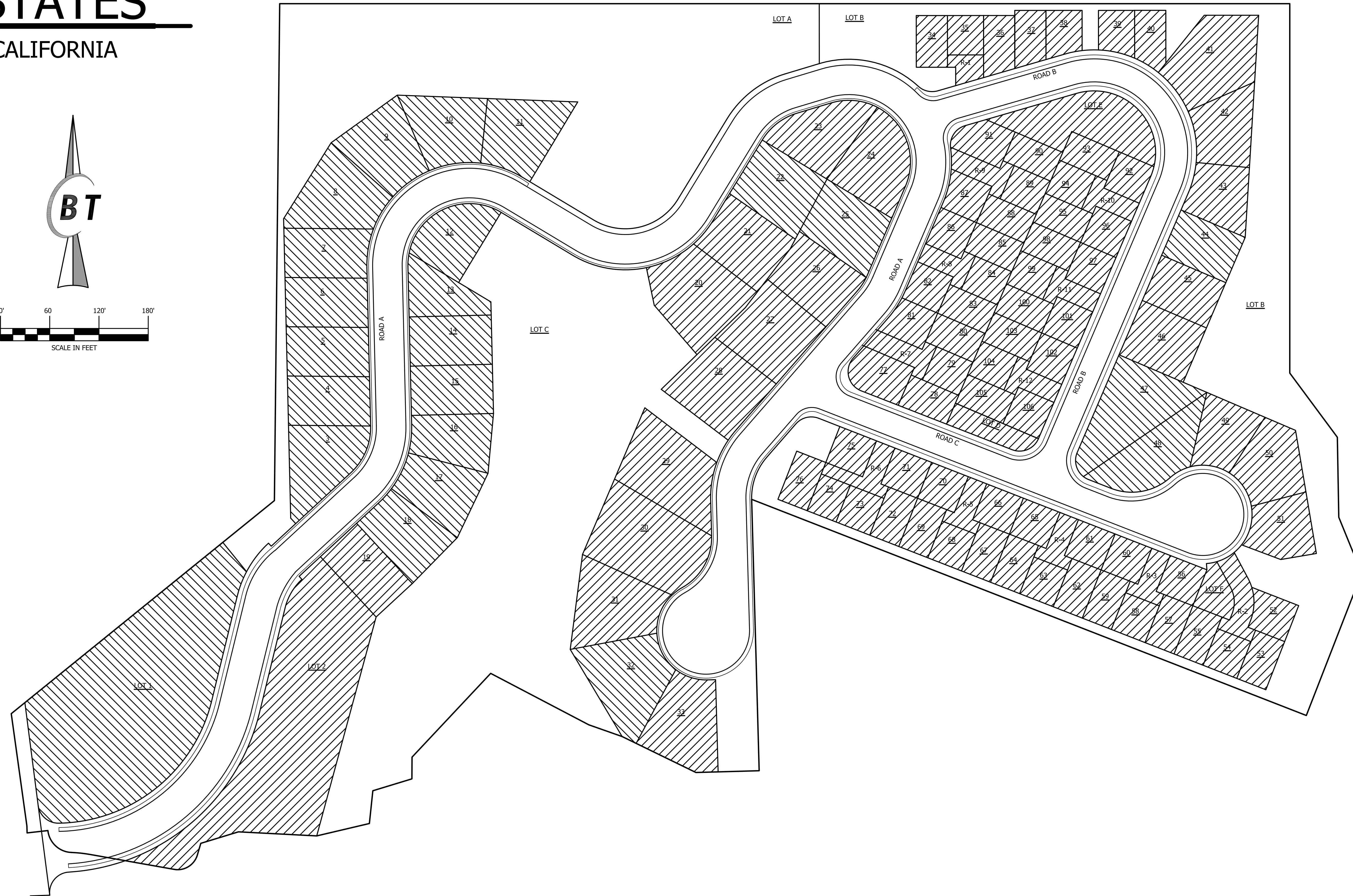
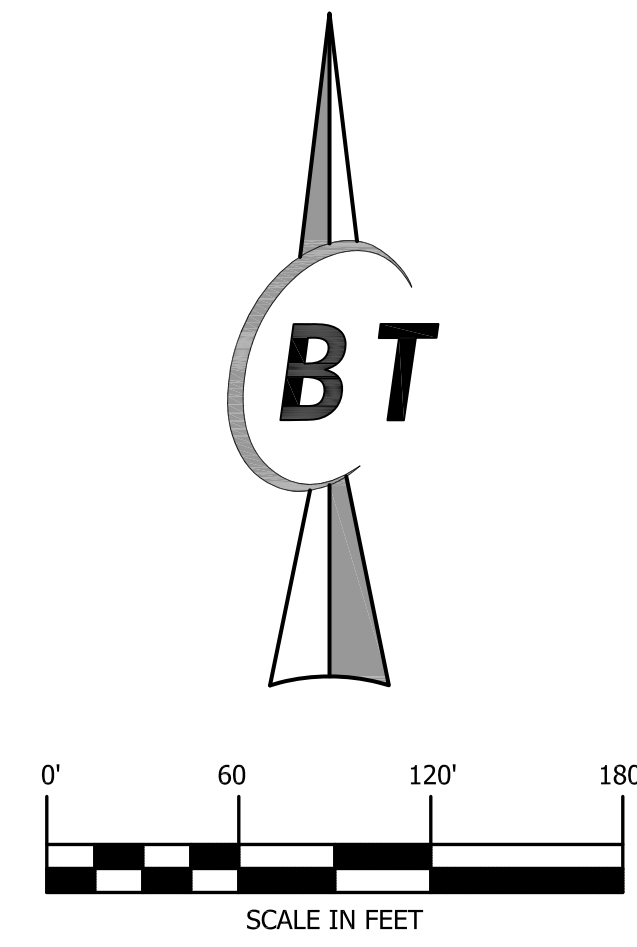
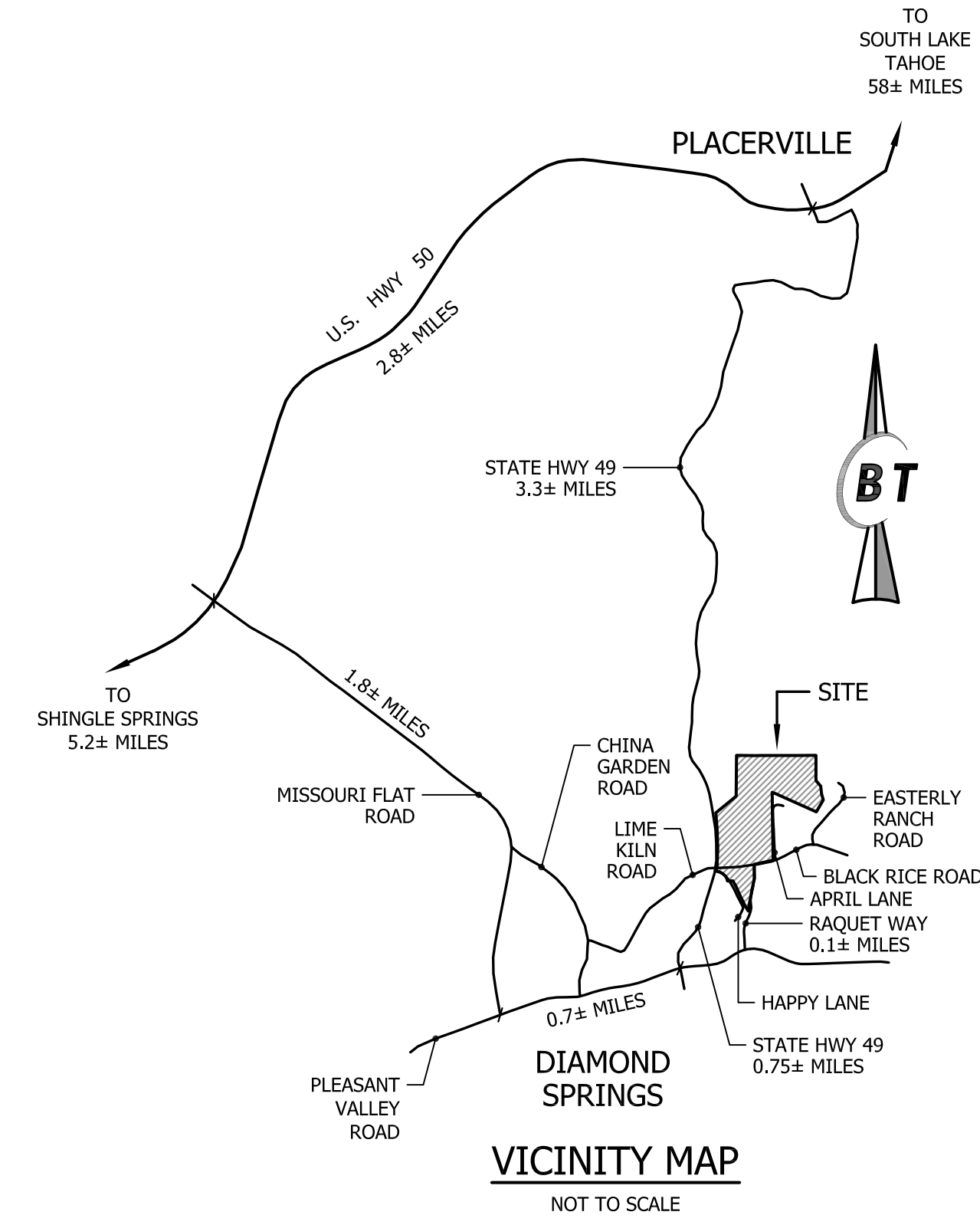


# PHASING PLAN PIEDMONT OAK ESTATES

COUNTY OF EL DORADO, STATE OF CALIFORNIA



ALL ROADS ARE TO BE COMPLETED DURING PHASE 1

**OWNERS OF RECORD:**  
JIM DAVIES AND TERRI CHANG  
CONTACT: JIM DAVIES  
854 DIABLO ROAD  
DANVILLE, CA 94526  
TEL: 925-820-9444 FAX: 925-820-7917

**NAME OF APPLICANT:**  
JIM DAVIES AND TERRI CHANG  
CONTACT: JIM DAVIES  
854 DIABLO ROAD  
DANVILLE, CA 94526  
TEL: 925-820-9444 FAX: 925-820-7917

**MAP PREPARED BY:**  
BTCONSULTING, INC.  
CONTACT: PETER THORNE  
PO BOX 304  
SHINGLE SPRINGS, CA 95682  
TEL: 530-672-2316 FAX: 530-405-4722  
E-MAIL: pthorne@gobtc.net

**SCALE:**  
1"=100'

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

**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, 47, 48 & 51

**PRESENT/PROPOSED ZONING:**  
051-550-40: R1/R1-PD  
051-550-47: R1-HP-CPQ/R1-PD, C-PD  
051-550-48: R1/R1-PD  
051-550-51: R1/R1-PD

**TOTAL AREA:**  
25,894 ACRES

**TOTAL NUMBER OF PARCELS:**  
42 CUSTOM RESIDENTIAL LOTS  
62 CLUSTERED RESIDENTIAL LOTS  
2 COMMERCIAL LOTS  
6 OPEN SPACE LOTS  
12 ACCESS LOTS  
1 ROAD LOT  
125 TOTAL

**MINIMUM PARCEL AREA:**  
2,000 S.F.

**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