

OWNER: PONTE PALMERO II LLC
 ERIC PLEGAMAR
 3108 PONTE MORINO DRIVE, SUITE 110
 CAMERON PARK, CA 95682
 (530) 872-2728

APPLICANT: BORDES ARCHITECTURAL GROUP
 LANE BORDES
 1476 STONE POINT DRIVE, SUITE 350
 ROSELVILLE, CA 95881
 (916) 782-7200

MAP BY: CARTWRIGHT ENGINEERS
 4180 DOUGLAS BLVD., SUITE 200
 GRANITE BAY, CA 95746
 (916) 878-4001

SCALE OF MAP: 1"=60'
CONTOUR INTERVAL: ONE (1) FOOT
SOURCE OF TOPOGRAPHY: AERIAL SURVEY
SECTION, TOWNSHIP, RANGE: PORTION OF THE NORTHEAST 1/4 OF SECTION 3, T.9N., R.1E., M.10M.
ASSESSOR'S PARCEL NO.: 083-350-045
CURRENT GENERAL PLAN: MFR & HDR
PROPOSED GENERAL PLAN: C & DS
CURRENT ZONING: RE-10-PD
PROPOSED ZONING: C-PD (FOR DEVELOPMENT AREA) AND OS-PD (FOR PRESERVE AREA)
TOTAL PARCEL AREA: 19.58 ACRES
TOTAL NUMBER OF PARCELS: 5
 (3 FOR DEVELOPMENT AND 2 FOR OPEN SPACE PRESERVE)
MINIMUM PARCEL AREA: 1.85 FOR DEVELOPMENT
 1.17 FOR OPEN SPACE/PRESERVE
WATER SUPPLY: SEMIAR SUPPLEMENTAL
PROPOSED STRUCTURAL FIRE PROTECTION: CAMERON PARK FIRE DEPARTMENT
DATE OF PREPARATION: OCTOBER 2015

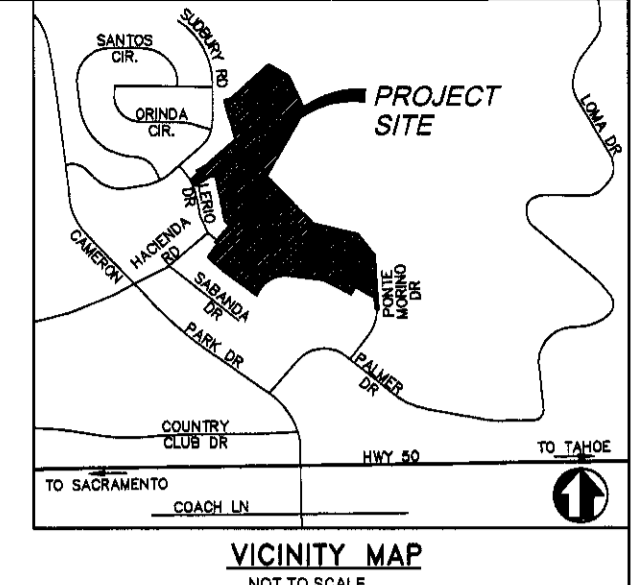
- NOTES:**
- THIS TENTATIVE MAP PROJECT IS TO BE CONSTRUCTED IN PHASES.
 - PROPOSED IMPROVEMENTS TO MEET COUNTY STANDARDS AND ORDINANCES FOR SITE DEVELOPMENT AND UTILITY CONSTRUCTION.
 - EASEMENTS FOR PUBLIC SEWER AND WATER TO BE GRANTED ACROSS PARCELS 1, 2, AND 3 PER EL DORADO IRRIGATION REQUIREMENTS.
 - ACCESS EASEMENTS TO BE GRANTED ACROSS PARCELS 1, 2, AND 3.
 - CUT AND FILL SLOPES SHALL NOT EXCEED TWO HORIZONTAL TO ONE VERTICAL UNLESS APPROVED BY GEOTECHNICAL ENGINEER.
 - ALL ACCESS ROADS, DRIVE AISLES, AND INTERSECTIONS TO MEET WITH APPROVAL AND REQUIREMENTS OF CAMERON PARK CSD FIRE DEPARTMENT.
 - SEE PRELIMINARY GRADING AND DRAINAGE PLAN FOR TYPICAL RETAINING WALL DETAIL.

LEGEND

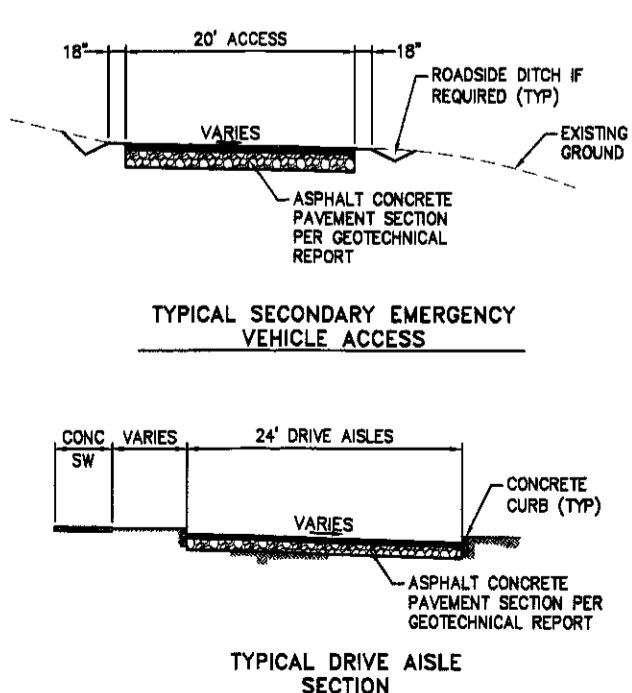
- ADJACENT PROPERTY & R/W LINES
- PROJECT BOUNDARY
- PROPOSED PARCEL LINES
- PROPOSED ROCKERY RETAINING WALL

LAND USE SUMMARY:

PARCEL #	USE	AREA (AC.)	% OF TOTAL AREA
1	CLUBHOUSE	1.85	9.5
2	ASSISTED LIVING FACILITY	4.06	21
3	ASSISTED LIVING FACILITY	3.04	15.5
4	OPEN SPACE/PRESERVE	1.17	6
5	OPEN SPACE/PRESERVE	8.47	48
TOTALS		19.58±	100%



PORTION OF PARCEL A OF BOOK 49 MAPS PAGE 111 BEING CONVEYED TO USA - BLM 5086-387 O.R. VIA BOUNDARY LINE ADJUSTMENT B.L.A. 15-0021



SCALE: 1"=60'

TENTATIVE PARCEL MAP
PONTE PALMERO II

PARCEL 1 OF BOOK 49 MAPS PAGE 111 BEING A PORTION OF NORTHEAST 1/4 OF SECTION 3, T.9N., R.1E., M.10M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
 SCALE: 1"=60' OCTOBER 2015

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 Granite Bay, CA 95746
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APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 Board of Supervisors
 DATE: December 12, 2017
 BY: *Roger J. Jandl*
 EXECUTIVE SECRETARY

ZONING ADMINISTRATOR: _____
 APPROVAL/DENIAL DATE: _____

BOARD OF SUPERVISORS: _____
 APPROVAL/DENIAL DATE: _____