

TENTATIVE MAP AND PLANNED DEVELOPMENT

RE-SUBDIVISION OF PM 48/69B

PROPOSED

MARBLE VALLEY RIDGE ESTATES

COUNTY OF EL DORADO

OCTOBER, 2007

STATE OF CALIFORNIA

SHEET 1 OF 1

OWNER / APPLICANT

MARBLE VALLEY RIDGE LLC
PO BOX 41
RESCUE, CA 95672

ENGINEER

CTA Engineering - Surveying
3233 Monterey Circle
Rancho Cordova, CA 95642
(916) 638-2919
(916) 638-2479 Fax

MAP SCALE

1" = 100'

CONTOUR INTERVAL

CONTOUR INTERVAL = AS SHOWN

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP and RANGE

A PORTION OF THE E 1/2 OF SEC. 8, T. 9 N., R. 9 E., M.D.M.

ASSESSOR'S PARCEL NUMBERS

108-540-26, 108-530-39

EXISTING/PROPOSED ZONING

SEE ZONING EXHIBITS

TOTAL AREA

14.59 ACRES

TOTAL NO. of LOTS

3 SINGLE FAMILY LOTS (LOTS 1-3)
1 LETTERED LOT (LOT 'A') OPEN SPACE
4 TOTAL LOTS

MINIMUM SINGLE FAMILY LOT AREA

0.86 AC (37,299 SF)

MAXIMUM SINGLE FAMILY LOT AREA

0.98 AC (42,636 SF)

WATER SUPPLY

EL DORADO IRRIGATION DISTRICT

SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO COUNTY FIRE PROTECTION DISTRICT

DATE OF PREPARATION

OCTOBER, 2007

NOTES:

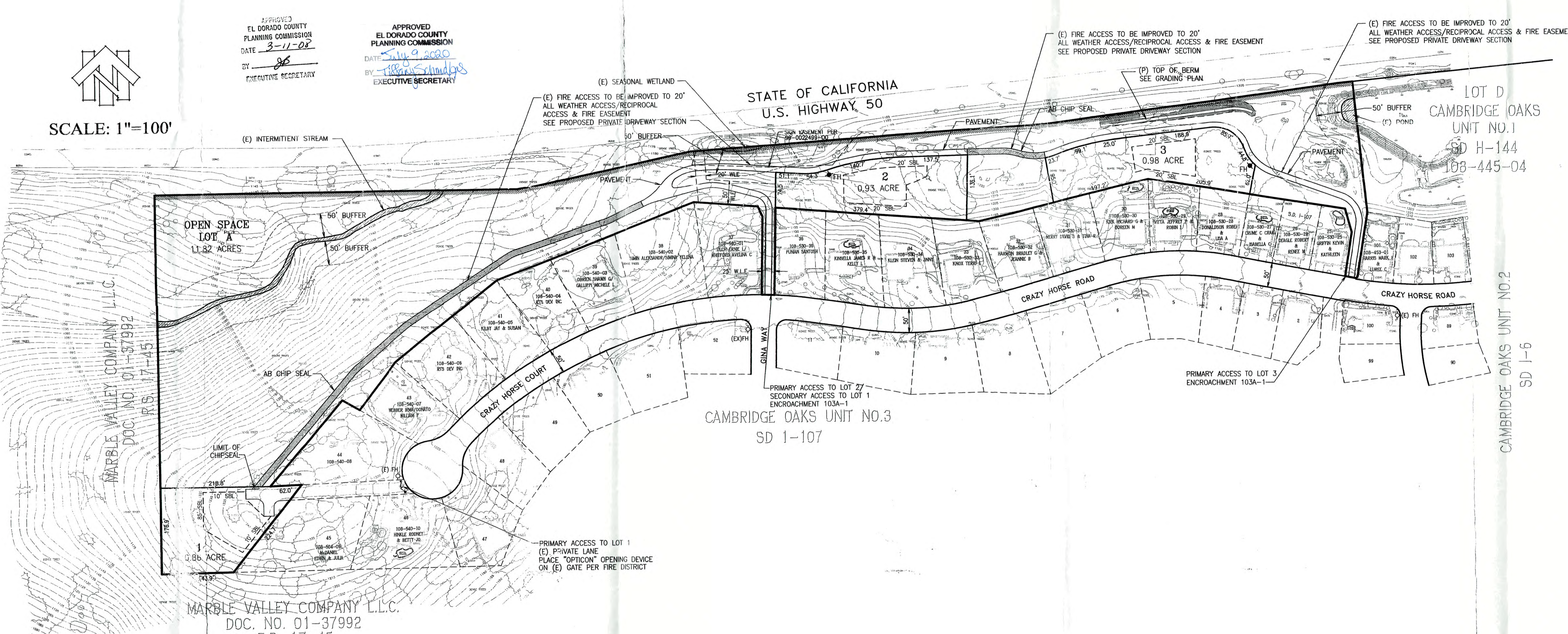
- FUTURE RESUBDIVISION WILL BE PROHIBITED BY PROJECT CC&R'S.
- PRIVATE DRIVEWAY TO BE MIN 12' PAVED WHERE SHOWN W/ TURNOUTS WHERE NECESSARY AND ≤ 15% GRADE.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS MARBLE VALLEY RIDGE ESTATES HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

DAVID R. CROSARIOL R.C.E. 34520

2-19-08
DATE

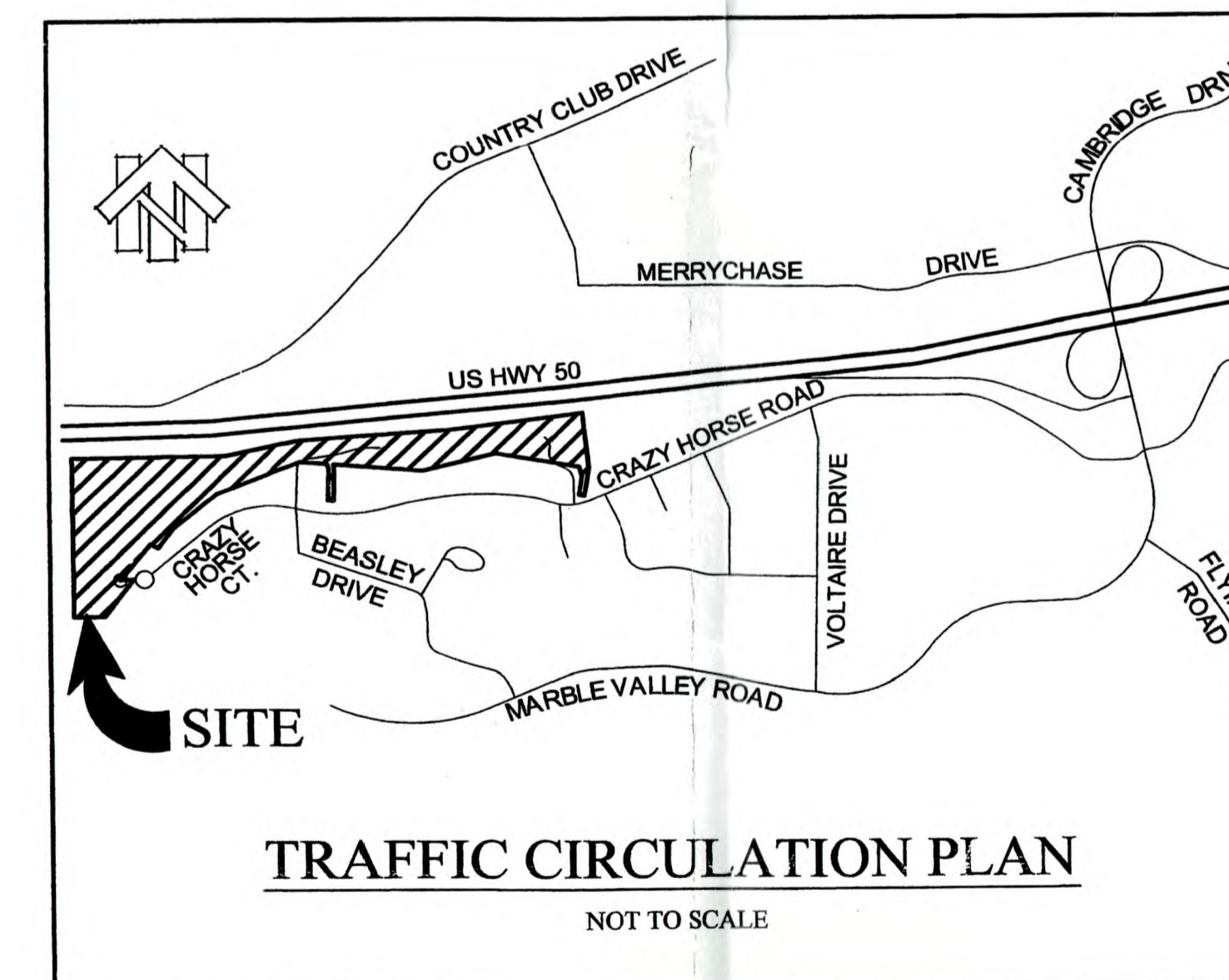


SCALE: 1"=100'

Lot No.	Total Area (S.F.)	Building Envelope (S.F.)
1	37,299	10,960
2	40,536	10,308
3	42,636	7,450

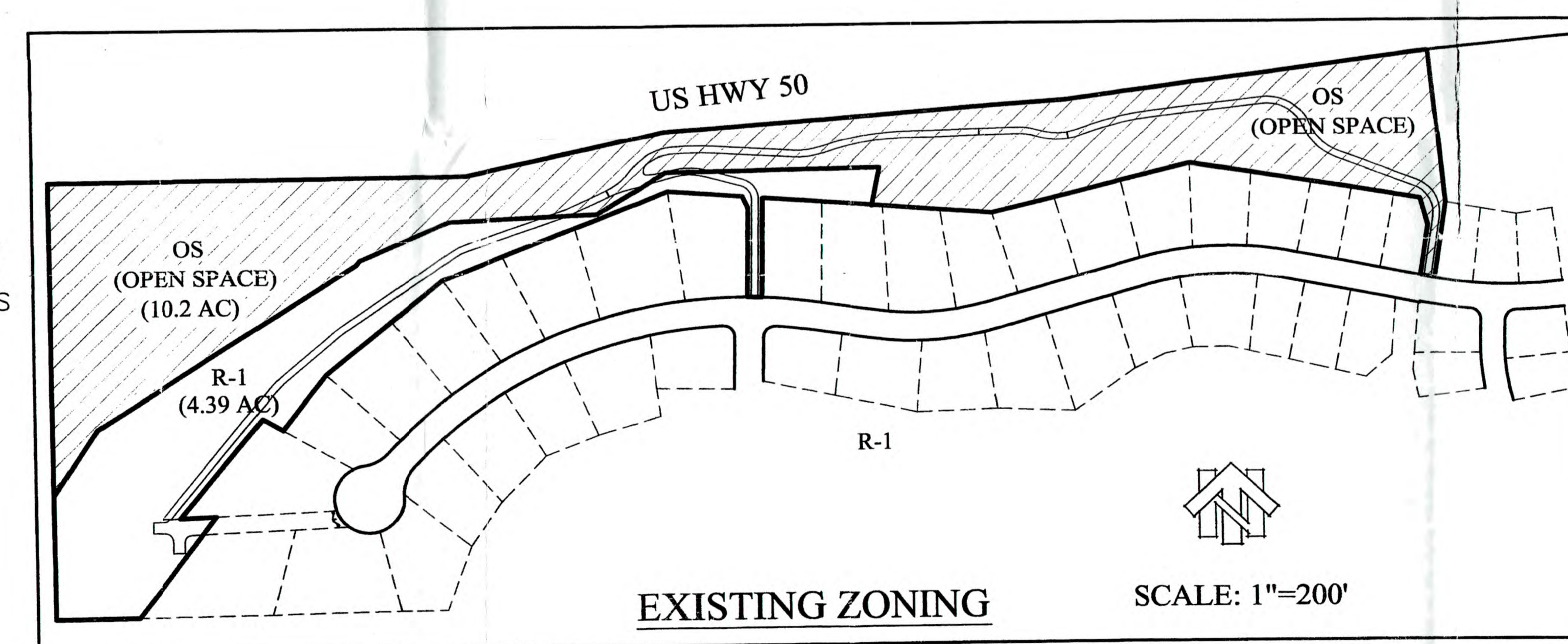
BUILDABLE AREA BY LOT

OPEN SPACE



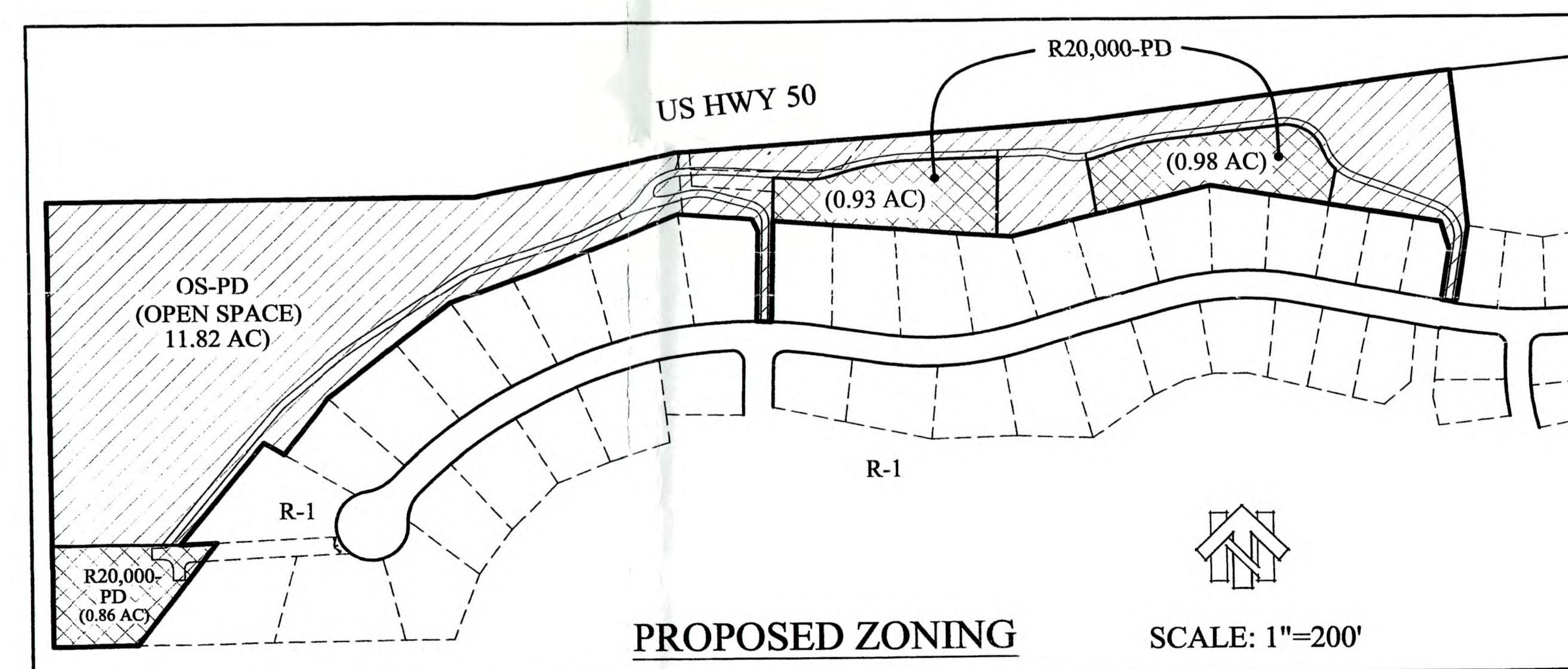
TRAFFIC CIRCULATION PLAN

NOT TO SCALE



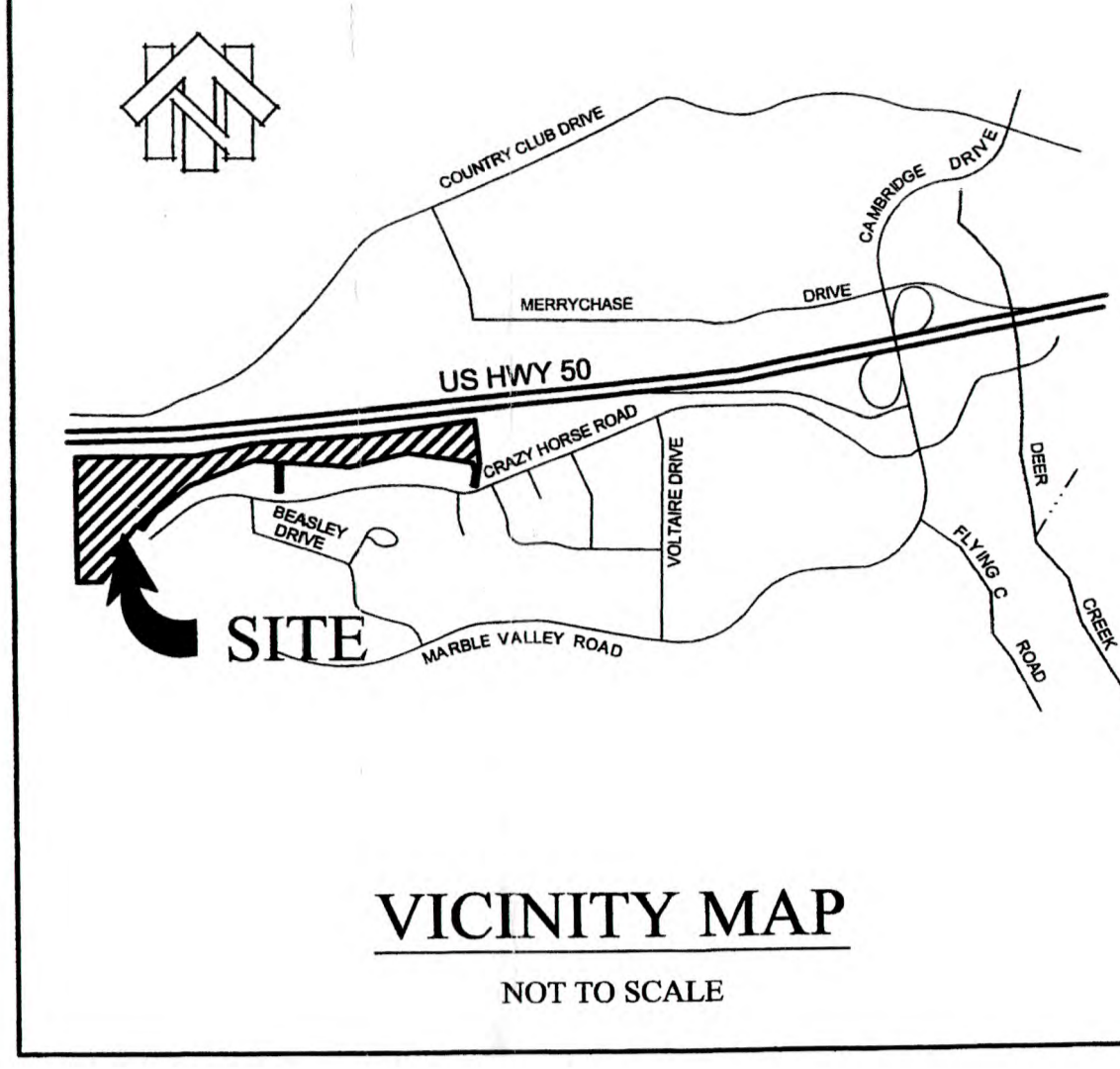
EXISTING ZONING

SCALE: 1"=200'



PROPOSED ZONING

SCALE: 1"=200'

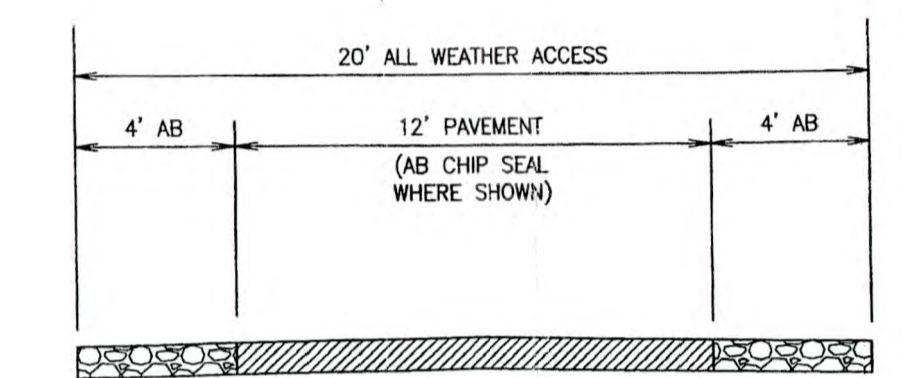


VICINITY MAP

NOT TO SCALE

LEGEND:

- 30' SBL BUILDING ENVELOPE
- PROPOSED FIRE HYDRANT LOCATION
- EXISTING FIRE HYDRANT LOCATION



PROPOSED PRIVATE DRIVEWAY SECTION

SCALE: 1"=5'

11-11-07
11-21-07

CORRECTED
ORDINANCE No. 4512

THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO DOES ORDAIN AS FOLLOWS:

RELATED TO REZONING IN THE CAMBRIDGE PARK AREA PLAN PREPARED BY METROPLANNERS

Section 1. The Official Zoning Map for the Cameron Park Area plan is hereby amended to rezone the following described lands from One-Family Residential (R1) to Open Space (OS) zone:

CAMBRIDGE PARK AREA
Portion of Assessor's Parcel No. 108-010-03 (previously 108-010-28 and identified as Section 8, Township 9 North, Range 9 East, M.D.M., consisting of 9.94 acres.

Section 2. This ordinance shall take effect and shall become effective thirty (30) days following the adoption hereof.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said board, held on the 20th day of OCTOBER, 2007, by the following vote of said Board:

APPROVED: WILLIAM S. BRADLEY, MAYOR	APPROVED: WILLIAM S. BRADLEY, MAYOR
APPROVED: J. MARK WILSON, WALTER L. SMITH, JOHN E. SPICER	APPROVED: J. MARK WILSON, WALTER L. SMITH, JOHN E. SPICER

ATTEST:
DEBRA L. POORE, Clerk of the Board of Supervisors

Margaret B. Boney, County Clerk

I CERTIFY THAT THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE
DATE: October 11, 2007
ATTEST: *Margaret B. Boney*, County Clerk

EL DORADO CO FIRE PROTECTION DISTRICT, SEE LETTER DATED 9-11-06 FOR CIRCULATION, PROPOSED PRIVATE LANE WIDTHS, & HYDRANTS

PLANNING COMMISSION: February 14, 2008

APPROVAL/DENIAL DATE: _____

BOARD OF SUPERVISORS: _____

APPROVAL/DENIAL DATE: March 11, 2008