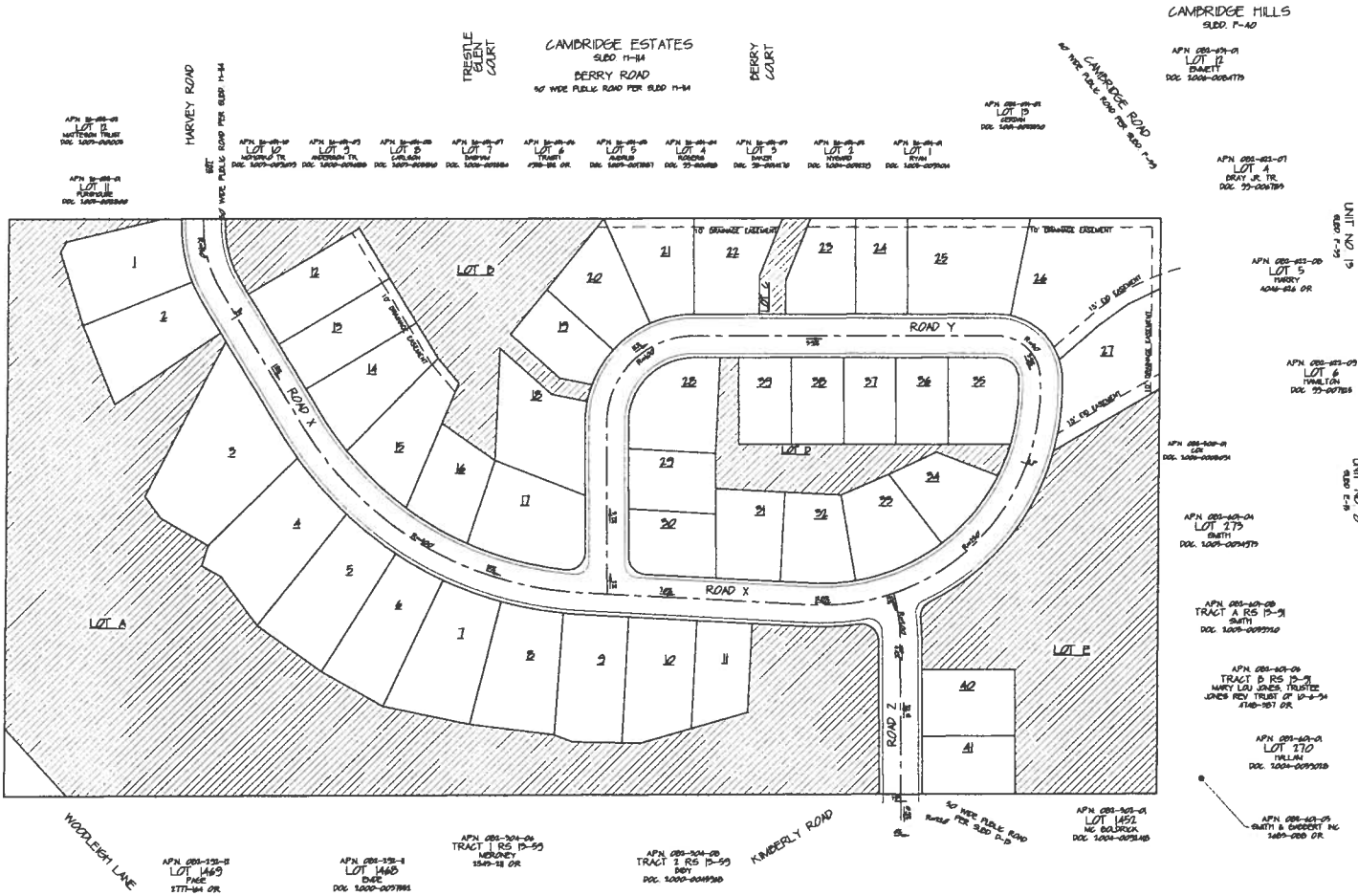
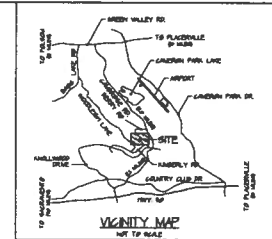


# TENTATIVE MAP & ZONING PLAN CAMERON HILLS COUNTY OF EL DORADO, CALIFORNIA



CAMBRIDGE HILLS  
SLED 17-AD

APN 088-074-01  
LOT 10  
EMMETT  
DOC 1004-0084770

APN 088-081-07  
LOT 4  
DRAY JR TR  
DOC 77-009789

APN 088-081-08  
LOT 5  
TUDDY  
4044-024 OR

APN 088-081-09  
LOT 6  
TAVELON  
DOC 77-009789

APN 088-081-04  
LOT 1775  
SMITH  
DOC 1007-0094770

APN 088-081-08  
TRACT A RS 19-01  
SMITH  
DOC 1007-0094770

APN 088-081-08  
TRACT B RS 19-01  
MARY LOU JONES TRUSTEE  
JONES TRUST OF 10-0-74  
4140-101 OR

APN 088-081-01  
LOT 1770  
TAVELON  
DOC 1004-0090770

APN 088-081-01  
LOT 1452  
MC BRIDE  
DOC 1004-0091410

APN 088-081-01  
SMITH & SANDERT INC  
1007-000 OR

CAMERON PARK NORTH  
UNIT NO 19  
SLED 17-01

CAMERON PARK NORTH  
UNIT NO 5  
SLED 17-01

- OWNER OF RECORD:**  
HAMILTON ENTERPRISES  
LAWSON INVESTMENTS  
JOS ANTHONY GALT JR  
ROSLAN SA SMITH  
CONTACT: ALPHEUS BECKER  
TEL 707-460-8047 FAX 707-460-8058
- NAME OF APPLICANT:**  
ROSLAN SA HAMILTON  
JOS ANTHONY GALT JR  
ROSLAN SA SMITH  
TEL 707-460-8047 FAX 707-460-8058
- MAP PREPARED BY:**  
RONIE E THORNE & ASSOCIATES INC  
3000 P LAKE BOULEVARD SUITE 100  
CAMERON PARK, CA 95001  
TEL 707-460-8141 FAX 707-460-8158  
EMAIL: rthorne@thorneassociates.com
- SCALE:**  
1" = 50'
- CONTAIN INTERVAL:**  
ONE (1) FOOT
- SOURCE OF TOPOGRAPHY:**  
ROSLAN SA HAMILTON SURVEYS
- SECTION, TOWNSHIP & RANGE:**  
1/4 SECTION 10, T10N, R10E, S10E
- ASSESSOR'S PARCEL NUMBER:**  
80-00-00
- PRESENT PROPOSED ZONING:**  
RS 17-01
- TOTAL AREA:**  
147.0 ACRES
- TOTAL NUMBER OF PARCELS:**  
28 (20 ARE RESIDENTIAL LOTS  
8 ARE OPEN SPACE LOTS)
- MINIMUM PARCEL AREA:**  
1/4 ACRES
- WATER SUPPLY:**  
IS DORADO REGIONAL DISTRICT
- SEWERAGE DISPOSAL:**  
IS DORADO REGIONAL DISTRICT
- PROPOSED STRUCTURAL FIRE PROTECTION:**  
UNIMPROVED
- DATE:**  
JUNE 1, 2008 - REVISED DECEMBER 1, 2009

- NOTES:**
1. EASEMENTS SHALL BE PROVIDED AS FOLLOWS:  
A. DRAINAGE AND PUBLIC UTILITIES EASEMENTS AS SHOWN AND AS NECESSARY TO THE SURFACE OF THE ROAD FROM THE FRONT CORNER.  
B. THE FRONT SETBACK OF ALL LOTS AS PUBLIC UTILITIES EASEMENTS.  
C. THE 5' SETBACK FROM THE TOP OF CURB OR THE TOP OF PAVEMENT TO THE TOP OF CURB OR THE TOP OF PAVEMENT AS SHOWN.  
D. THE 5' SETBACK TO ALL STREET ROWS OF WAYS AS SHOWN.  
E. DRAINAGE EASEMENTS AS SHOWN.  
F. ALL OPEN SPACES AS DRAINAGE EASEMENTS.
  2. THE SUBDIVISION SHALL HAVE 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:  
A. CONSTRUCTION OF ALL OPEN SPACES AS SHOWN.  
B. CONFORMANCE WITH THE TYPICAL ROAD SECTION WITH CURB AND PAVEMENT AND FUTURE TRAFFIC LOADS IN ROAD MATERIAL.  
C. PAVED AREAS SHALL BE DESIGNED IN CONFORMANCE WITH THE DESIGN SAFETY RESOURCE CONSTRUCTION DISTRICT SPECIFICATIONS.  
D. DRAINAGE CHANNELS SUBJECT TO DISTRICT WILL BE INSTALLED ON APPLICABLE LOTS.  
E. EXISTING AND NEW WATER AND SEWER SERVICE TO ALL RESIDENTIAL LOTS.
  3. AN EXISTING ROAD AND UTILITIES EASEMENTS HAS BEEN SHOWN AS SHOWN IN PLAN. THE EXISTING ROAD AND UTILITIES EASEMENTS SHALL BE MAINTAINED AS TO EXISTING LOCATION.



OPEN SPACE OS-PD  
RESIDENTIAL LOTS R1-PD

**WATER**