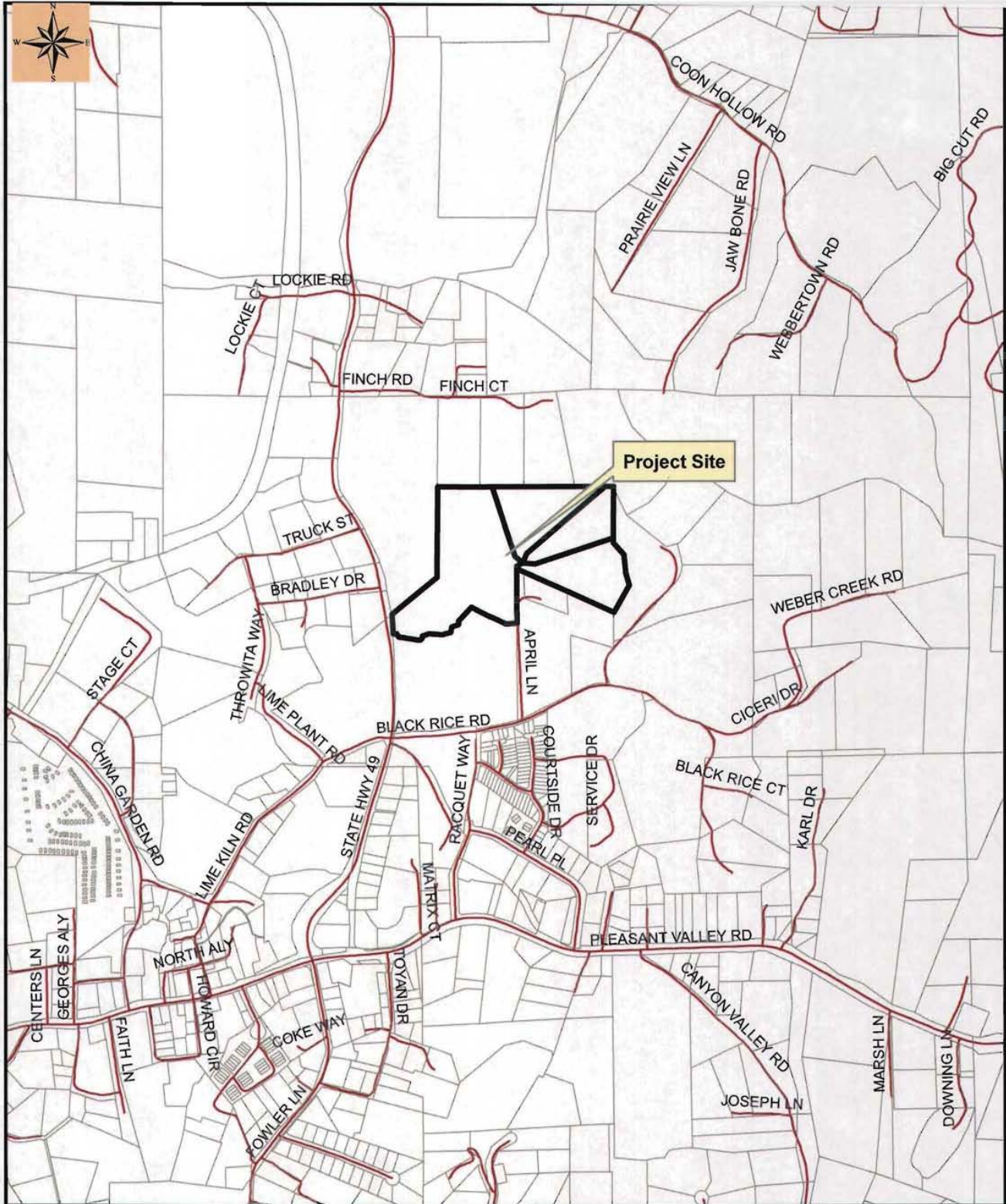


# Piedmont Oak Estates

File No A15-0001/Z12-0010/PD12-0002/TM12-1510



Map prepared by:  
Mel Patterson  
13 Clark County  
Development Services/Planning

0 140 280 560 Feet  
[Scale bar]

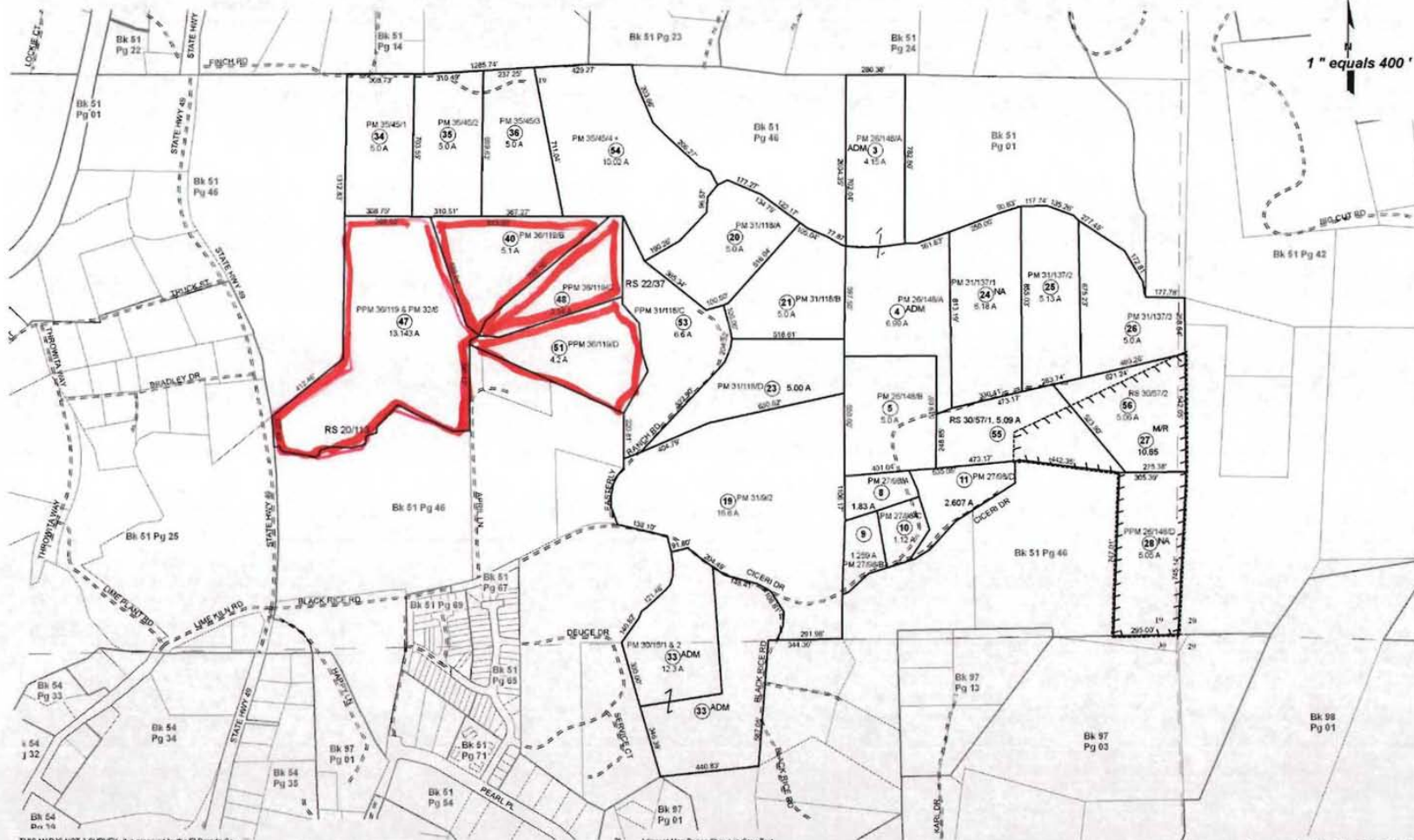
## Exhibit A- Location Map

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

51:55

1" equals 400'

EXHIBIT B



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

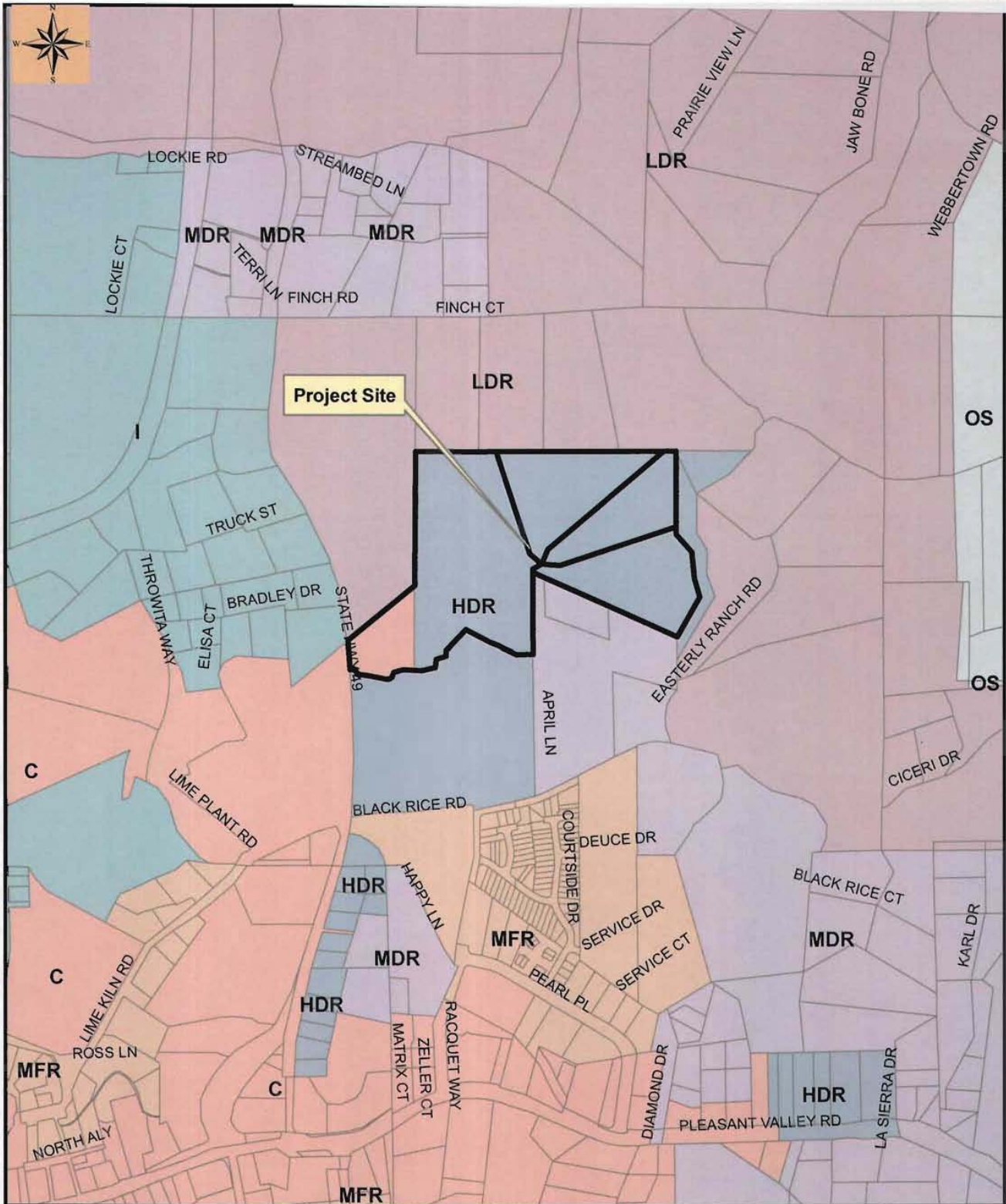
Adjacent Map Pages Shown in Grey Text  
Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Rev. Aug. 8, 2007

Assessor's Map Bk. 051, Pg. 55  
County of El Dorado, CA

# Piedmont Oak Estates

File Nos. A15-0001/Z12-0010/PD12-0002/TM12-1510



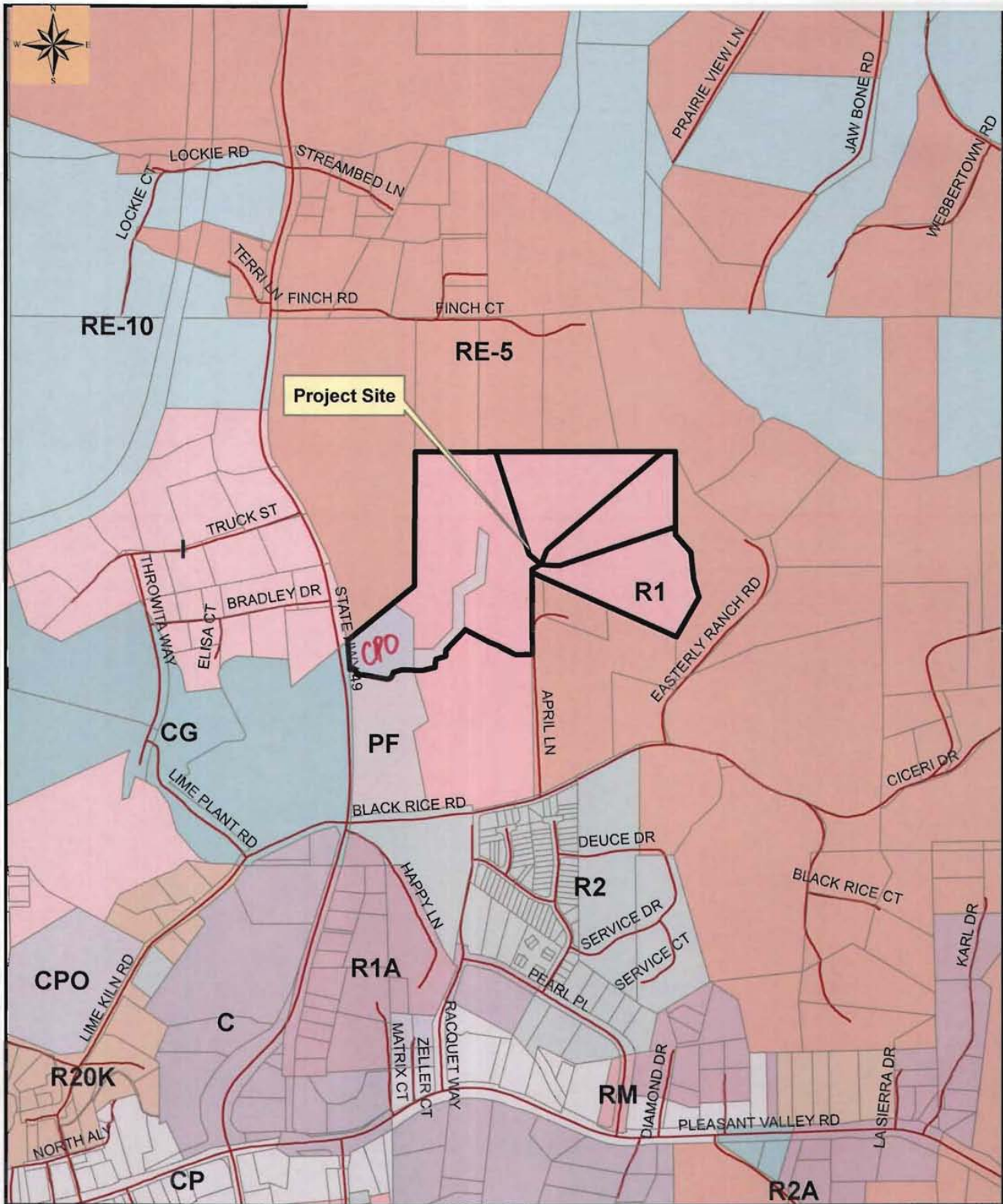
Map prepared for  
M&J Planning  
© 2015  
Development Services Planning

0 95 190 360 Feet

Exhibit C- General Plan Land Use Map

# Piedmont Oak Estates

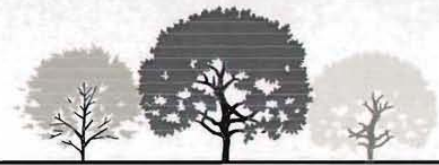
File Nos. A15-0001/Z12-0010/PD12-0002/TM12-1510



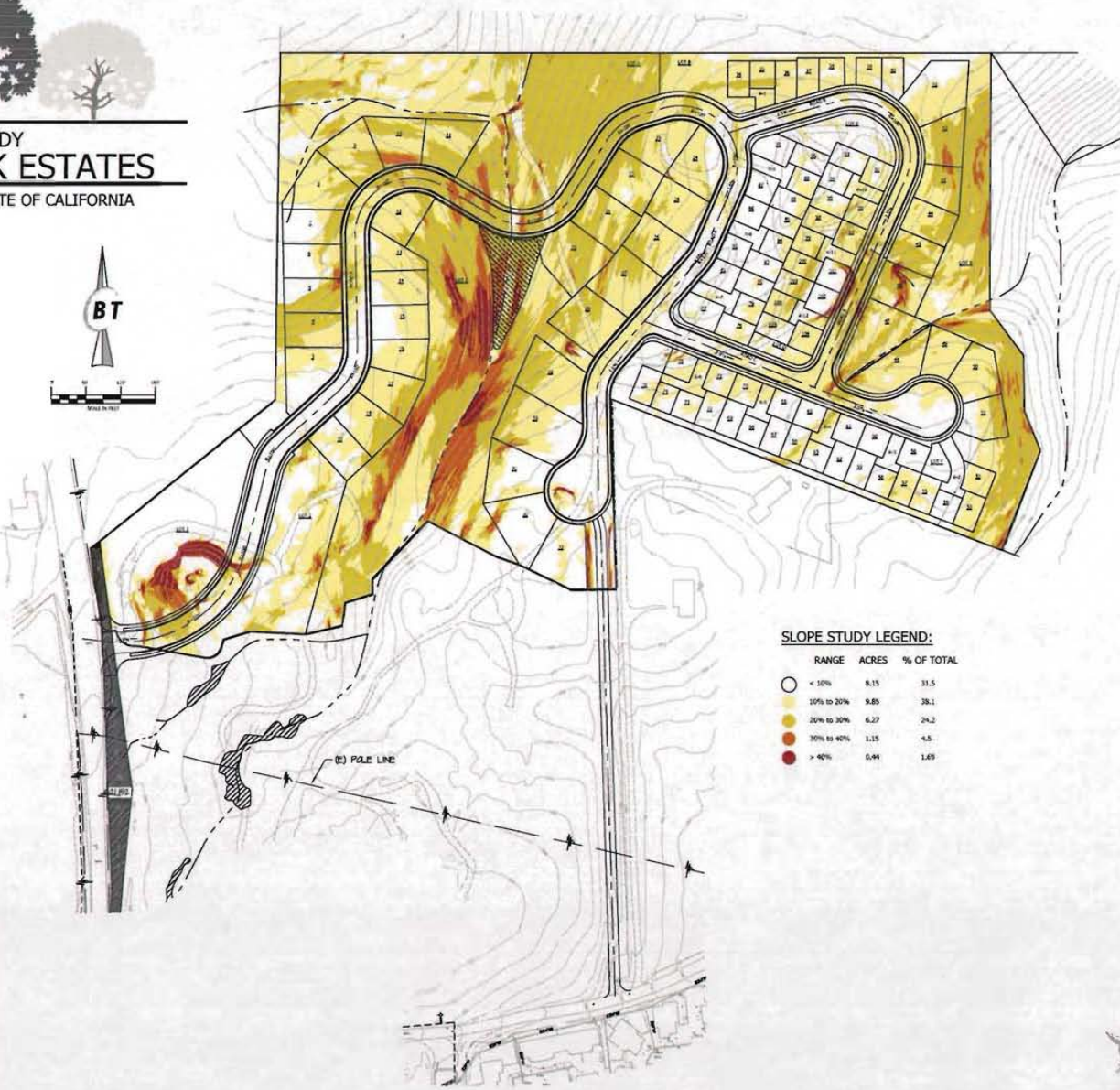
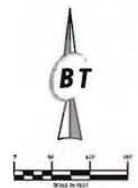
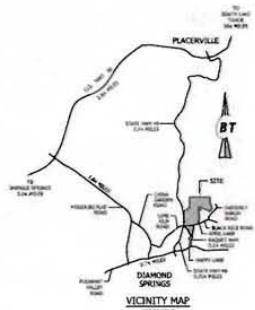
Map prepared by  
M&P Planning  
© 2015 City of  
Development Services Planning

0 95 190 380 Feet  
[Scale bar]

## Exhibit D- Zoning Map



**SLOPE STUDY**  
**PIEDMONT OAK ESTATES**  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA



**SLOPE STUDY LEGEND:**

RANGE	ACRES	% OF TOTAL
< 10%	8.15	31.5
10% to 20%	9.85	38.1
20% to 30%	6.37	24.2
30% to 40%	1.15	4.5
> 40%	0.94	3.6

**OWNER OF RECORD:**  
 BENTON & BOWLES  
 CONTACT: JOE BOWLES  
 800 PINE STREET  
 WHEATLAND, CA 95884  
 TEL: 916/291-1111 FAX: 916/291-1112

**NAME OF APPLICANT:**  
 BT CONSULTING, INC.  
 CONTACT: JAMES TUCKER  
 100 BAY VIEW  
 WHEATLAND, CA 95884  
 TEL: 916/291-1111 FAX: 916/291-1112

**MAP PREPARED BY:**  
 JAMES TUCKER, INC.  
 CONTACT: JAMES TUCKER  
 100 BAY VIEW  
 WHEATLAND, CA 95884  
 TEL: 916/291-1111 FAX: 916/291-1112

**SCALE:**  
 1" = 100'

**CONTOUR INTERVAL:**  
 10' (2' TO 10')

**SOURCE OF TOPOGRAPHY:**  
 2010 Aerial

**SECTION, TOWNSHIP & RANGE:**  
 SECTION 22, T. 32 N., R. 12 E., S. 12 E. - 36-12-12-22

**ASSESSOR'S PARCEL NUMBER:**  
 021-021-021-021-021

**PRESENT PROPOSED ZONING:**  
 UNDESIGNED LOT  
 UNDESIGNED LOT  
 UNDESIGNED LOT  
 UNDESIGNED LOT  
 UNDESIGNED LOT

**TOTAL AREA:**  
 25.67 ACRES

**TOTAL NUMBER OF PARCELS:**  
 40 UNDESIGNED LOTS  
 40 UNDESIGNED LOTS  
 40 UNDESIGNED LOTS  
 40 UNDESIGNED LOTS  
 40 UNDESIGNED LOTS

**MINIMUM PARCEL AREA:**  
 0.10 ACRES

**WATER SUPPLY:**  
 100% LOCAL WATER SUPPLY

**SEWER DISPOSAL:**  
 100% LOCAL SEWER DISPOSAL

**PROPOSED STRUCTURAL FIRE PROTECTION:**  
 100% LOCAL FIRE PROTECTION

**DATE:**  
 02/15/2013

**LEGEND:**  
 --- CHANNEL NUMBER USE REPORT BY PLANNING  
 ENVIRONMENTAL CONSULTANTS  
 --- CHANNEL NUMBER USE REPORT BY PLANNING  
 ENVIRONMENTAL CONSULTANTS  
 --- CHANNEL NUMBER USE REPORT BY PLANNING  
 ENVIRONMENTAL CONSULTANTS



SLOPE STUDY  
 FEBRUARY 2013

EXHIBITE

# Piedmont Oak Estates

File Nos. A15-0001/Z12-0010/PD12-0002/TM12-1510

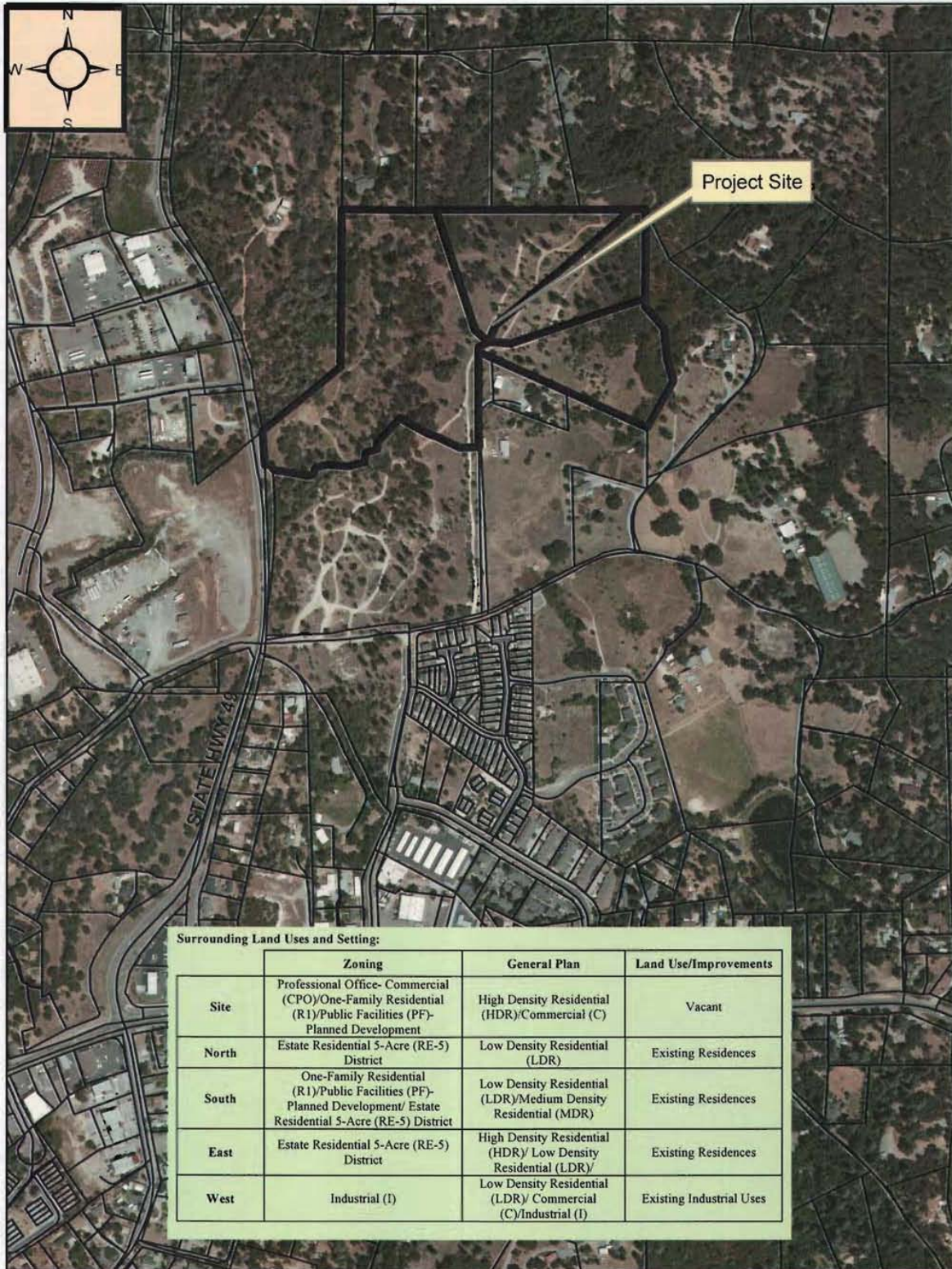
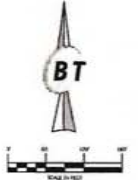
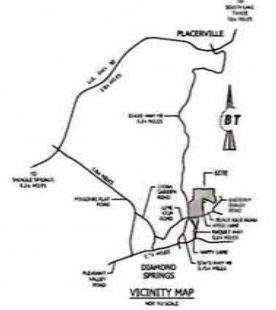


Exhibit F- Surrounding Properties (Aerial Photo)



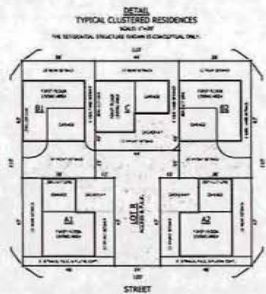
# TENTATIVE MAP & DEVELOPMENT PLAN PIEDMONT OAK ESTATES

COUNTY OF EL DORADO, STATE OF CALIFORNIA



TYPICAL LOT DATA

LOT	LOT AREA	STORIES	LANDING SPACE	BUILDING	IMPROVEMENT
A1	1.25 AC	2	1,000 SF	ONE STORY	LOW DENSITY
A2	1.25 AC	2	1,000 SF	ONE STORY	LOW DENSITY
B1	1.25 AC	2	1,000 SF	ONE STORY	LOW DENSITY
B2	1.25 AC	2	1,000 SF	ONE STORY	LOW DENSITY
C1	1.25 AC	2	1,000 SF	ONE STORY	LOW DENSITY
C2	1.25 AC	2	1,000 SF	ONE STORY	LOW DENSITY
D1	1.25 AC	2	1,000 SF	ONE STORY	LOW DENSITY
D2	1.25 AC	2	1,000 SF	ONE STORY	LOW DENSITY

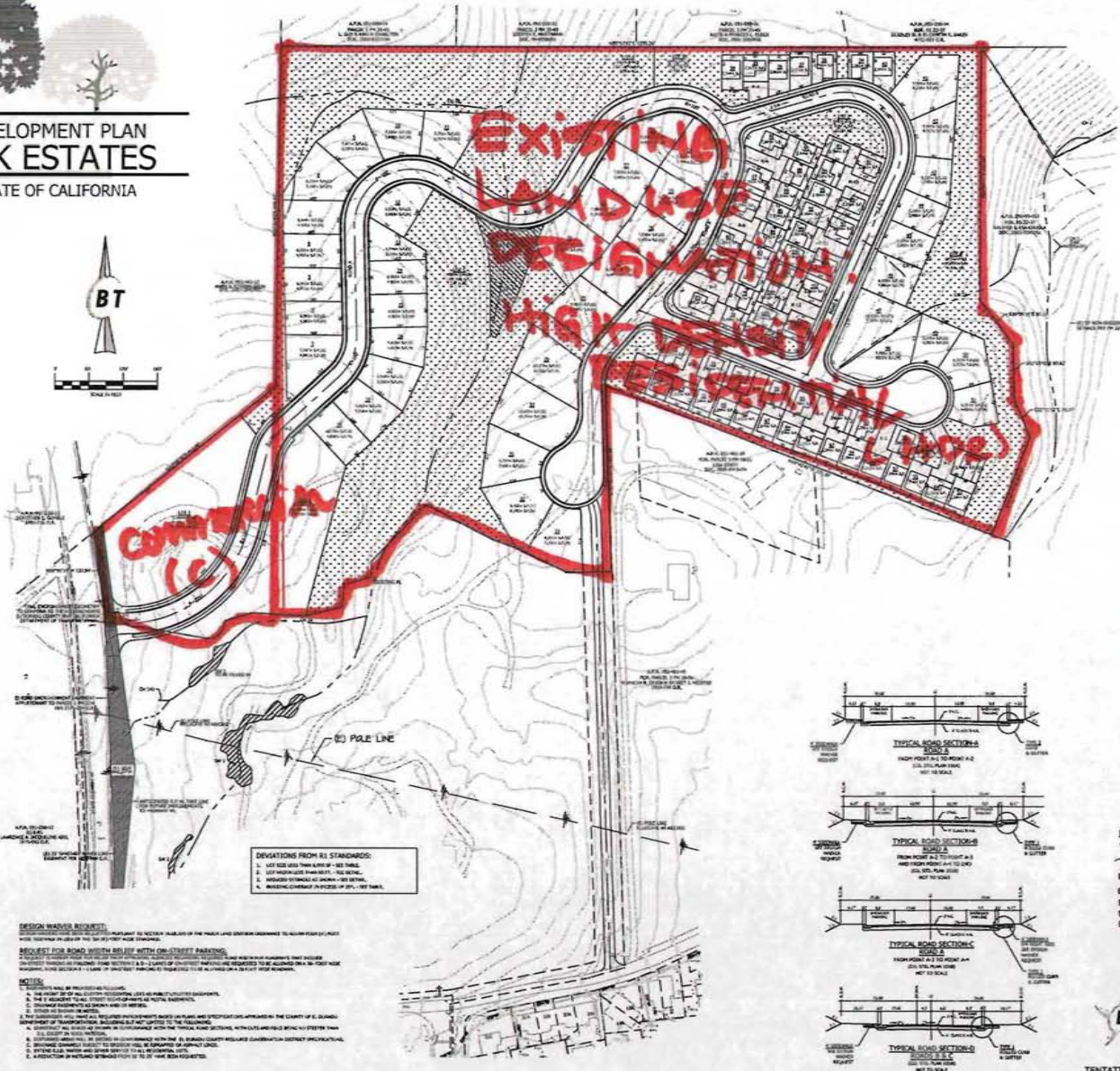


- DEVIATIONS FROM RS STANDARDS:
1. SET BACKS SHALL BE 10' MIN.
  2. SET FRONT SETBACK - 10' MIN.
  3. MINIMUM FRONT SETBACK - 10' MIN.
  4. MINIMUM SIDE SETBACK - 10' MIN.
  5. MINIMUM REAR SETBACK - 10' MIN.

**MEDIAN MAINTENANCE:**  
THE MAINTENANCE OF ALL MEDIAN AREAS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE MAINTAINED TO ALL TIMES OF YEAR.

**REQUEST FOR ROAD WITHIN BELIEVE WITH ON-STREET PARKING:**  
THE DEVELOPER SHALL REQUEST FOR A ROAD WITHIN BELIEVE WITH ON-STREET PARKING AND SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE ROAD AND PARKING AREAS.

**NOTES:**  
1. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES TO ALL TIMES OF YEAR.  
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES TO ALL TIMES OF YEAR.  
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES TO ALL TIMES OF YEAR.  
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES TO ALL TIMES OF YEAR.  
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES TO ALL TIMES OF YEAR.  
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES TO ALL TIMES OF YEAR.  
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES TO ALL TIMES OF YEAR.  
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES TO ALL TIMES OF YEAR.  
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES TO ALL TIMES OF YEAR.  
10. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES TO ALL TIMES OF YEAR.



**OWNER OF RECORD:**  
[Name]

**NAME OF APPLICANT:**  
[Name]

**MAP PREPARED BY:**  
BT Consulting

**SCALE:**  
1" = 200'

**SECTION, TOWNSHIP & RANGE:**  
[Details]

**ADDITIONAL PARCEL NUMBER:**  
[Details]

**PRESENT PROPOSED ZONING:**  
[Details]

**TOTAL AREA:**  
[Details]

**TOTAL NUMBER OF PARCELS:**  
[Details]

**MINIMUM PARCEL AREA:**  
[Details]

**WATER SUPPLY:**  
[Details]

**SEWER DISPOSAL:**  
[Details]

**PROPOSED STRUCTURAL FIRE PROTECTION:**  
[Details]

**DATE:**  
[Details]

**ENGINEER'S STATEMENT:**  
I, [Name], a duly licensed Professional Engineer in the State of California, have prepared this map and development plan in accordance with the provisions of the Subdivided Lands Act and the regulations thereunder, and I hereby certify that the same are true and correct to the best of my knowledge and belief.

**PLANNING COMMISSION APPROVAL DATE:**  
[Details]

**NAME OF SUPERVISOR:**  
[Details]

**LEGEND:**  
[Symbol] PARK LOT/CLUSTERED RESIDENCE  
[Symbol] DRIVEWAY  
[Symbol] SIDEWALK  
[Symbol] DRIVEWAY  
[Symbol] SIDEWALK  
[Symbol] DRIVEWAY  
[Symbol] SIDEWALK

BT Consulting  
TENTATIVE MAP & DEVELOPMENT PLAN  
FEBRUARY 2013

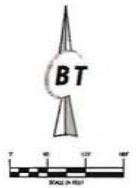
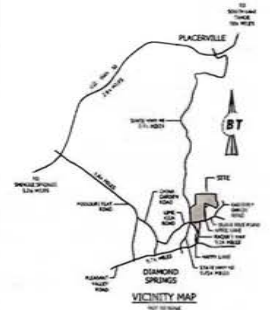
EXHIBIT G





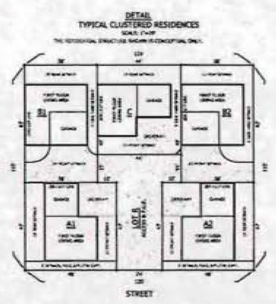
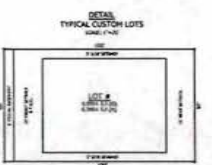


**TENTATIVE MAP & DEVELOPMENT PLAN**  
**PIEDMONT OAK ESTATES**  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA

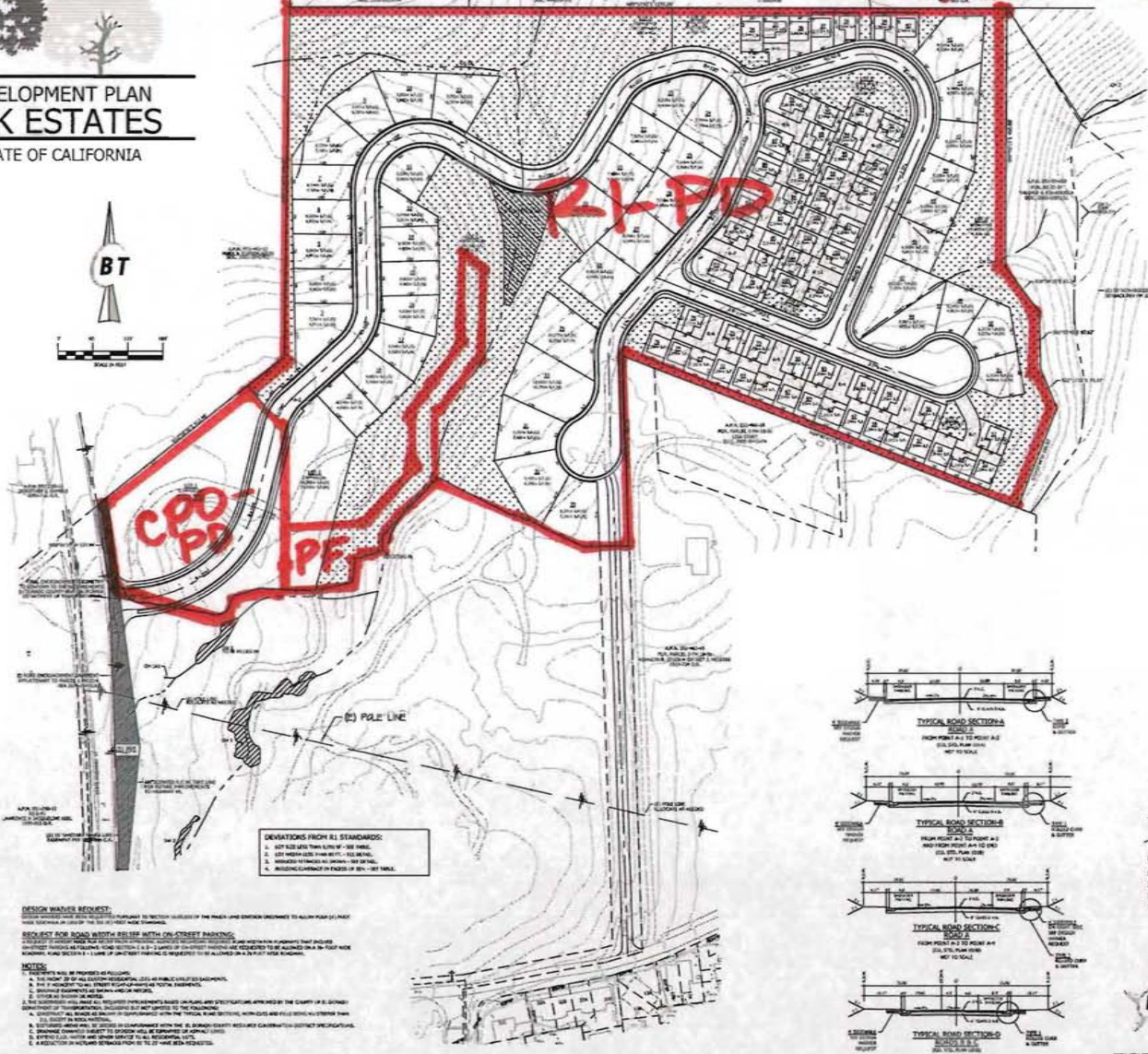


TYPICAL LOT DATA

LOT	LOT AREA	PERCENT	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MINIMUM FRONT YARD SETBACK												
1	1.00 AC	100%	0 FT	0 FT	0 FT	0 FT												
2	1.00 AC	100%	0 FT	0 FT	0 FT	0 FT												
3	1.00 AC	100%	0 FT	0 FT	0 FT	0 FT												
4	1.00 AC	100%	0 FT	0 FT	0 FT	0 FT												
5	1.00 AC	100%	0 FT	0 FT	0 FT	0 FT												
6	1.00 AC	100%	0 FT	0 FT	0 FT	0 FT												
7	1.00 AC	100%	0 FT	0 FT	0 FT	0 FT												
8	1.00 AC	100%	0 FT	0 FT	0 FT	0 FT												
9	1.00 AC	100%	0 FT	0 FT </tr <tr> <td>10</td> <td>1.00 AC</td> <td>100%</td> <td>0 FT</td> <td>0 FT</td> <td>0 FT</td> <td>0 FT</td> </tr> <tr> <td>TOTAL</td> <td>10.00 AC</td> <td>100%</td> <td>0 FT</td> <td>0 FT</td> <td>0 FT</td> <td>0 FT</td> </tr>	10	1.00 AC	100%	0 FT	0 FT	0 FT	0 FT	TOTAL	10.00 AC	100%	0 FT	0 FT	0 FT	0 FT
10	1.00 AC	100%	0 FT	0 FT	0 FT	0 FT												
TOTAL	10.00 AC	100%	0 FT	0 FT	0 FT	0 FT												



**EXISTING ZONING DESIGNATIONS**



**OWNER OF RECORD:**  
 CONTACT: JIM DUNN  
 4840 168TH STREET  
 DUNN, CA 95628  
 916-338-2828

**NAME OF APPLICANT:**  
 CONTACT: JIM DUNN  
 4840 168TH STREET  
 DUNN, CA 95628  
 916-338-2828

**MAP PREPARED BY:**  
 CONTACT: BRYAN THOMAS  
 640 2ND STREET  
 SACRAMENTO, CA 95833  
 916-442-0000

**SCALE:**  
 AS SHOWN

**CONTOUR INTERVAL:**  
 10 FEET

**SOURCE OF TOPOGRAPHY:**  
 2008 DATA

**SECTION, TOWNSHIP & RANGE:**  
 SECTION 34 S. 12TH T. 4 S. 23R. W. 12E. (SECTION 34)  
 T4S. R23W. E12E. (RANGE 23)

**ASSESSOR'S PARCEL NUMBER:**  
 010-010-010

**PRESENT PROPOSED ZONING:**  
 UNDESIGNATED  
 UNDESIGNATED  
 UNDESIGNATED  
 UNDESIGNATED  
 UNDESIGNATED  
 UNDESIGNATED  
 UNDESIGNATED

**TOTAL AREA:**  
 10.00 AC

**TOTAL NUMBER OF PARCELS:**  
 10

**MINIMUM PARCEL AREA:**  
 1.00 AC

**WATER SUPPLY:**  
 AS SHOWN

**SEWER DISPOSAL:**  
 AS SHOWN

**PROPOSED STRUCTURAL FIRE PROTECTION:**  
 AS SHOWN

**DATE:**  
 02/01/2013

**ENGINEER'S STATEMENT:**  
 I, BRYAN THOMAS, ENGINEER, STATE OF CALIFORNIA, LICENSE NO. 50173, DO HEREBY CERTIFY THAT THE MAP AND DEVELOPMENT PLAN SUBMITTED TO THE COUNTY OF EL DORADO FOR REVIEW AND APPROVAL IS ACCURATE AND CORRECTLY REPRESENTS THE PROJECT AND THE INFORMATION AND DATA SUBMITTED BY THE APPLICANT.

**DATE:**  
 02/01/2013

**SCALE:**  
 1"=20'

**LEGEND:**  
 UNDESIGNATED EASEMENT  
 UNDESIGNATED EASEMENT  
 UNDESIGNATED EASEMENT  
 UNDESIGNATED EASEMENT  
 UNDESIGNATED EASEMENT  
 UNDESIGNATED EASEMENT  
 UNDESIGNATED EASEMENT

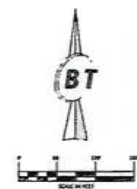
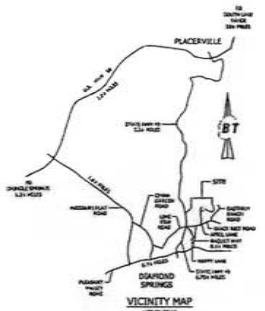
**BT Consulting**  
 Planning Engineering Construction Consulting  
 640 2ND STREET  
 SACRAMENTO, CA 95833

**TENTATIVE MAP & DEVELOPMENT PLAN**  
 FEBRUARY 2013

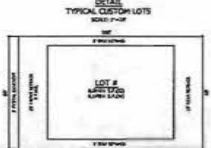
EXHIBIT H

# TENTATIVE MAP & DEVELOPMENT PLAN PIEDMONT OAK ESTATES

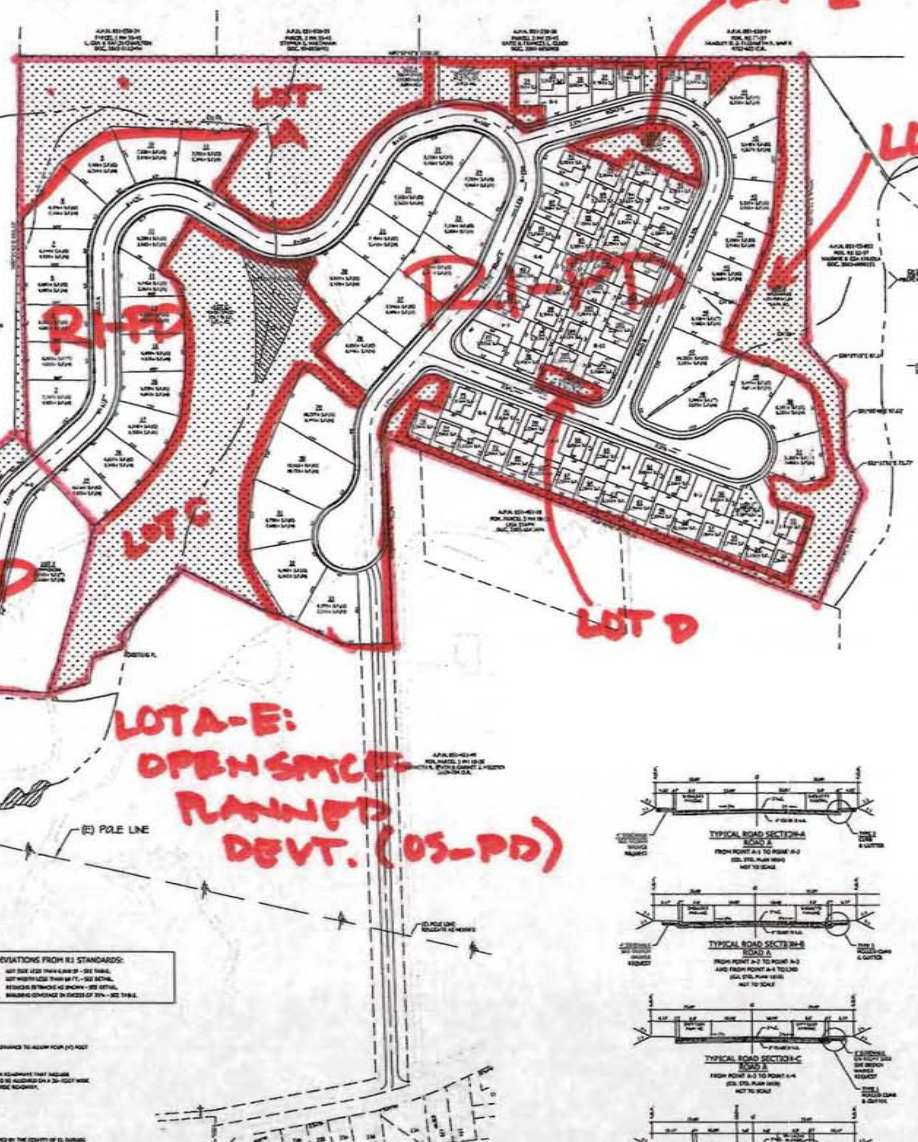
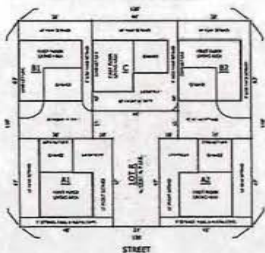
COUNTY OF EL DORADO, STATE OF CALIFORNIA



LOT	USE	AREA	DEPTH	WIDE	PERCENTAGE
R1	RES	5,000	100	100	100
R2	RES	5,000	100	100	100
R3	RES	5,000	100	100	100
R4	RES	5,000	100	100	100
R5	RES	5,000	100	100	100
R6	RES	5,000	100	100	100
R7	RES	5,000	100	100	100
R8	RES	5,000	100	100	100
R9	RES	5,000	100	100	100
R10	RES	5,000	100	100	100



DETAIL TYPICAL CLUSTERED RESIDENCES



**DEVIATIONS FROM R1 STANDARDS:**

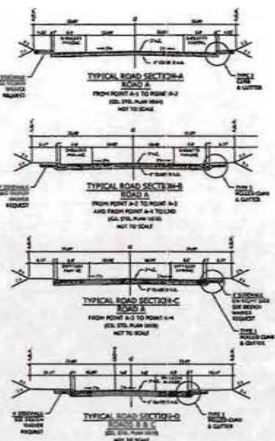
- LOT AREA MAY VARY UP TO 10%.
- LOT DEPTHS MAY VARY UP TO 10%.
- LOT WIDTHS MAY VARY UP TO 10%.
- REQUIREMENTS FOR SETBACKS AND EASEMENTS MAY VARY UP TO 10%.
- REQUIREMENTS FOR LOT COVERAGES MAY VARY UP TO 10%.
- REQUIREMENTS FOR LOT SPACING MAY VARY UP TO 10%.

**DESIGN WATER REQUIREMENT:**

The design water requirement for this development shall be based on the peak line system demand to allow for 10% peak and 10% reserve capacity. The design water requirement shall be based on the peak line system demand to allow for 10% peak and 10% reserve capacity.

**DESIGN FIRE REQUIREMENT:**

The design fire requirement for this development shall be based on the peak fire demand to allow for 10% peak and 10% reserve capacity. The design fire requirement shall be based on the peak fire demand to allow for 10% peak and 10% reserve capacity.



**RECORDS OF RECORD:**

STATE OF CALIFORNIA  
COUNTY OF EL DORADO  
OFFICE OF THE COUNTY CLERK  
OFFICE OF THE COUNTY CLERK

**NAME OF APPLICANT:**  
BT CONSULTING  
12121 NORTH 12TH STREET  
DENVER, CO 80208  
TEL: 303-733-1212

**MAP PREPARED BY:**  
BT CONSULTING, INC.  
12121 NORTH 12TH STREET  
DENVER, CO 80208  
TEL: 303-733-1212

**SCALE:**  
1" = 100'

**CONTOUR INTERVAL:**  
5 FEET

**SOURCE OF TOPOGRAPHY:**  
USGS 7.5-MINUTE QUAD

**SECTION, TOWNSHIP & RANGE:**  
SECTION 20, TOWNSHIP 38N, RANGE 121E, S4

**ASSASSON'S PARCEL NUMBERS:**  
881-000-100, 881-000-101

**PRESENT (PROPOSED) ZONING:**  
R1 (OS-PS)

**TOTAL AREA:**  
100.00 AC.

**TOTAL NUMBER OF PLOTS:**  
100 PLOTS

**WATER SUPPLY:**  
CITY OF DENVER WATER DEPARTMENT

**SEWER DISPOSAL:**  
CITY OF DENVER SEWER DEPARTMENT

**PROPOSED STRUCTURAL FIRE PROTECTION:**  
NONE

**DATE:**  
MAY 15, 2018

**ENGINEER'S STATEMENT:**  
I, THE ENGINEER, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER AND THAT I HAVE REVIEWED THE TENTATIVE MAP AND DEVELOPMENT PLAN AND CERTIFY THAT IT COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE REQUIREMENTS OF THE COUNTY OF EL DORADO.

**BT Consulting**  
Planning Engineering Surveying Consulting  
12121 NORTH 12TH STREET  
DENVER, CO 80208  
TEL: 303-733-1212

## REZONE EXHIBIT



# TENTATIVE MAP & DEVELOPMENT PLAN PIEDMONT OAK ESTATES

COUNTY OF EL DORADO, STATE OF CALIFORNIA

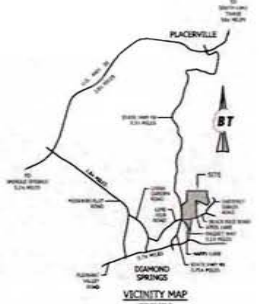
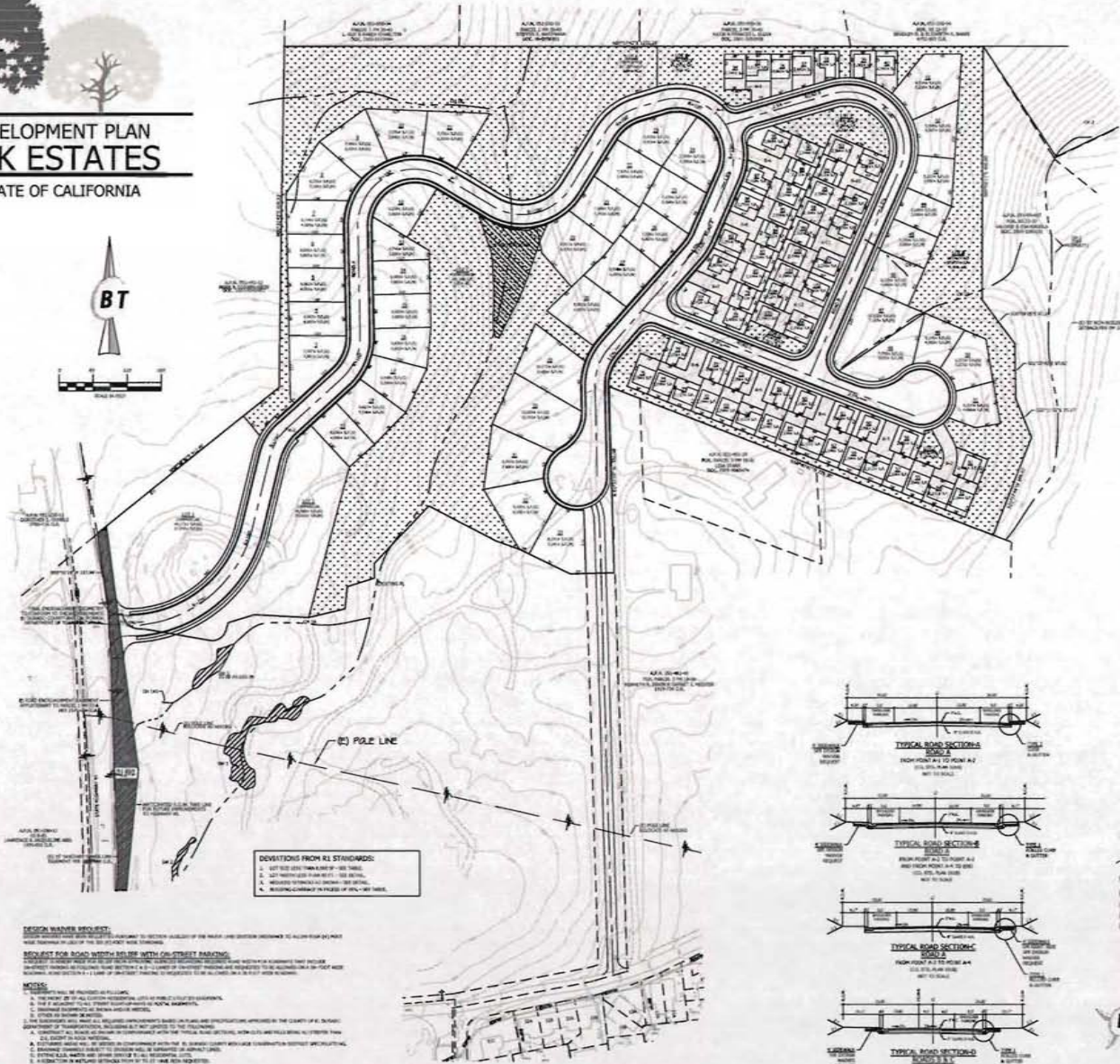
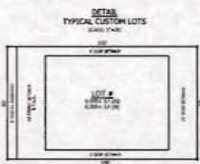


EXHIBIT I

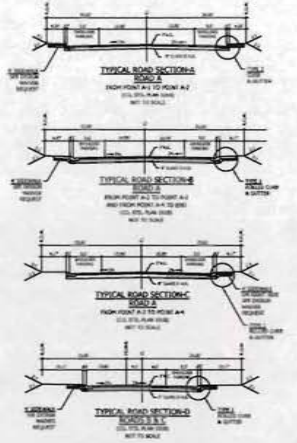
TYPICAL LOT DATA				
LOT	AREA (SQ FT)	FRONT	DEPTH	PERCENTAGE OF LOT AREA
A1	2,000 SF	100' 0" W	100' 0" D	100%
A2	2,000 SF	100' 0" W	100' 0" D	100%
B	2,000 SF	100' 0" W	100' 0" D	100%
C	2,000 SF	100' 0" W	100' 0" D	100%
D	2,000 SF	100' 0" W	100' 0" D	100%
E	2,000 SF	100' 0" W	100' 0" D	100%
F	2,000 SF	100' 0" W	100' 0" D	100%
G	2,000 SF	100' 0" W	100' 0" D	100%
H	2,000 SF	100' 0" W	100' 0" D	100%
I	2,000 SF	100' 0" W	100' 0" D	100%
J	2,000 SF	100' 0" W	100' 0" D	100%
K	2,000 SF	100' 0" W	100' 0" D	100%
L	2,000 SF	100' 0" W	100' 0" D	100%
M	2,000 SF	100' 0" W	100' 0" D	100%
N	2,000 SF	100' 0" W	100' 0" D	100%
O	2,000 SF	100' 0" W	100' 0" D	100%
P	2,000 SF	100' 0" W	100' 0" D	100%
Q	2,000 SF	100' 0" W	100' 0" D	100%
R	2,000 SF	100' 0" W	100' 0" D	100%
S	2,000 SF	100' 0" W	100' 0" D	100%
T	2,000 SF	100' 0" W	100' 0" D	100%
U	2,000 SF	100' 0" W	100' 0" D	100%
V	2,000 SF	100' 0" W	100' 0" D	100%
W	2,000 SF	100' 0" W	100' 0" D	100%
X	2,000 SF	100' 0" W	100' 0" D	100%
Y	2,000 SF	100' 0" W	100' 0" D	100%
Z	2,000 SF	100' 0" W	100' 0" D	100%
AA	2,000 SF	100' 0" W	100' 0" D	100%
AB	2,000 SF	100' 0" W	100' 0" D	100%
AC	2,000 SF	100' 0" W	100' 0" D	100%
AD	2,000 SF	100' 0" W	100' 0" D	100%
AE	2,000 SF	100' 0" W	100' 0" D	100%
AF	2,000 SF	100' 0" W	100' 0" D	100%
AG	2,000 SF	100' 0" W	100' 0" D	100%
AH	2,000 SF	100' 0" W	100' 0" D	100%
AI	2,000 SF	100' 0" W	100' 0" D	100%
AJ	2,000 SF	100' 0" W	100' 0" D	100%
AK	2,000 SF	100' 0" W	100' 0" D	100%
AL	2,000 SF	100' 0" W	100' 0" D	100%
AM	2,000 SF	100' 0" W	100' 0" D	100%
AN	2,000 SF	100' 0" W	100' 0" D	100%
AO	2,000 SF	100' 0" W	100' 0" D	100%
AP	2,000 SF	100' 0" W	100' 0" D	100%
AQ	2,000 SF	100' 0" W	100' 0" D	100%
AR	2,000 SF	100' 0" W	100' 0" D	100%
AS	2,000 SF	100' 0" W	100' 0" D	100%
AT	2,000 SF	100' 0" W	100' 0" D	100%
AU	2,000 SF	100' 0" W	100' 0" D	100%
AV	2,000 SF	100' 0" W	100' 0" D	100%
AW	2,000 SF	100' 0" W	100' 0" D	100%
AX	2,000 SF	100' 0" W	100' 0" D	100%
AY	2,000 SF	100' 0" W	100' 0" D	100%
AZ	2,000 SF	100' 0" W	100' 0" D	100%



- DEVIATIONS FROM R1 STANDARDS:**
1. LOT SIZE SHALL BE 2,000 SQ FT.
  2. LOT DEPTH SHALL BE 100 FEET.
  3. LOT WIDTH SHALL BE 100 FEET.
  4. MINIMUM LOT AREA SHALL BE 200,000 SQ FT.

**DESIGN WARNER PROJECT:**  
 THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS TO DETERMINE WHETHER THE PROPOSED DEVELOPMENT IS VISUALLY compatible WITH THE SURROUNDING AREA.  
**REQUIREMENT FOR ROAD WITHIN 300 FEET OF STREET FRONTAGE:**  
 THE PROPOSED DEVELOPMENT SHALL PROVIDE A ROAD WITHIN 300 FEET OF THE STREET FRONTAGE OF EACH LOT.  
**NOTES:**  
 1. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS TO DETERMINE WHETHER THE PROPOSED DEVELOPMENT IS VISUALLY compatible WITH THE SURROUNDING AREA.  
 2. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS TO DETERMINE WHETHER THE PROPOSED DEVELOPMENT IS VISUALLY compatible WITH THE SURROUNDING AREA.  
 3. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS TO DETERMINE WHETHER THE PROPOSED DEVELOPMENT IS VISUALLY compatible WITH THE SURROUNDING AREA.  
 4. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS TO DETERMINE WHETHER THE PROPOSED DEVELOPMENT IS VISUALLY compatible WITH THE SURROUNDING AREA.  
 5. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS TO DETERMINE WHETHER THE PROPOSED DEVELOPMENT IS VISUALLY compatible WITH THE SURROUNDING AREA.  
 6. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS TO DETERMINE WHETHER THE PROPOSED DEVELOPMENT IS VISUALLY compatible WITH THE SURROUNDING AREA.  
 7. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS TO DETERMINE WHETHER THE PROPOSED DEVELOPMENT IS VISUALLY compatible WITH THE SURROUNDING AREA.  
 8. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS TO DETERMINE WHETHER THE PROPOSED DEVELOPMENT IS VISUALLY compatible WITH THE SURROUNDING AREA.  
 9. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS TO DETERMINE WHETHER THE PROPOSED DEVELOPMENT IS VISUALLY compatible WITH THE SURROUNDING AREA.  
 10. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS TO DETERMINE WHETHER THE PROPOSED DEVELOPMENT IS VISUALLY compatible WITH THE SURROUNDING AREA.

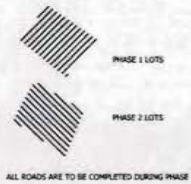
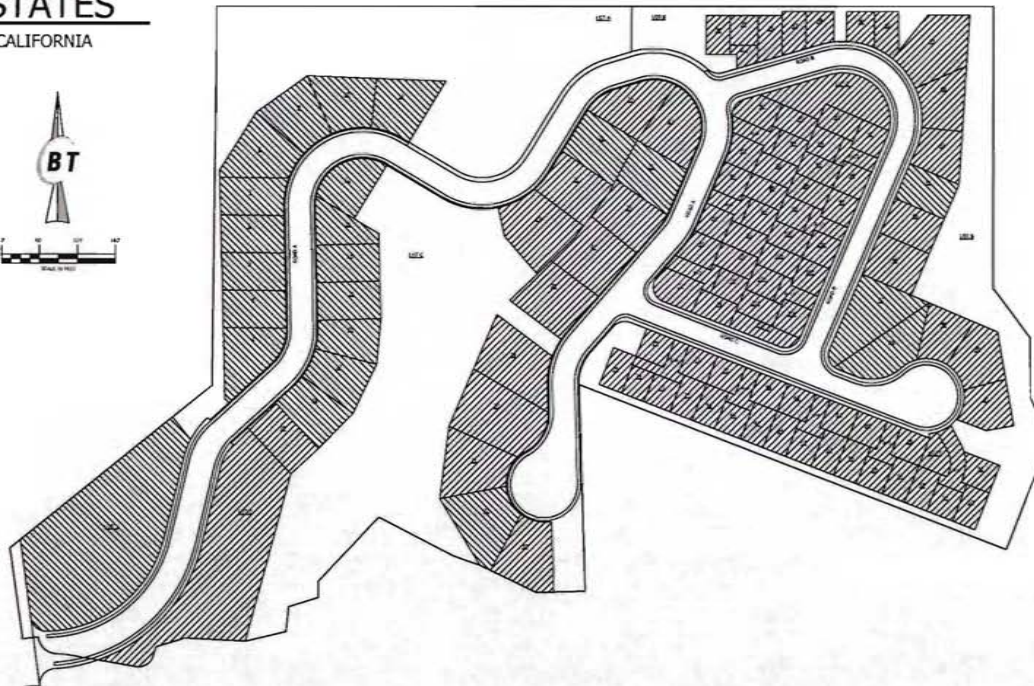
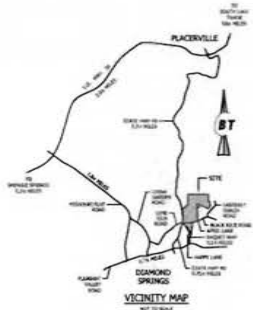
**OWNERS OF RECORD:**  
 [List of owners]  
**NAME OF APPLICANT:**  
 [Name]  
**MAP PREPARED BY:**  
 [Name]  
**SCALE:**  
 [Scale]  
**SOURCE OF TOPOGRAPHY:**  
 [Source]  
**SECTION, TOWNSHIP & RANGE:**  
 [Section, Township, Range]  
**ADJACENT PARCEL NUMBERS:**  
 [Parcel numbers]  
**TOTAL AREA:**  
 [Area]  
**TOTAL NUMBER OF PARCELS:**  
 [Number]  
**MINIMUM PARCEL AREA:**  
 [Area]  
**WATER SUPPLY:**  
 [Supply]  
**SEWER DISPOSAL:**  
 [Disposal]  
**PROPOSED STRUCTURAL FIRE PROTECTION:**  
 [Protection]  
**DATE:**  
 [Date]  
**PREPARED BY:**  
 [Name]  
**REGISTERED PROFESSIONAL ENGINEER:**  
 [Name]  
**REGISTERED PROFESSIONAL LAND SURVEYOR:**  
 [Name]  
**LEGEND:**  
 [Legend items]



TENTATIVE MAP & DEVELOPMENT PLAN  
 FEBRUARY 2013



PHASING PLAN  
**PIEDMONT OAK ESTATES**  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA



**OWNER OF RECORD:**  
 EL DORADO COUNTY  
 COUNTY OF EL DORADO  
 COUNTY OF EL DORADO  
 COUNTY OF EL DORADO  
 COUNTY OF EL DORADO

**NAME OF ADJACENT:**  
 ADJACENT TO THE WEST  
 ADJACENT TO THE EAST  
 ADJACENT TO THE NORTH  
 ADJACENT TO THE SOUTH

**MAP PREPARED BY:**  
 BT CONSULTING, INC.  
 12500 N. STATE ST., SUITE 200  
 DIAMOND SPRING, CA 95626  
 PHONE: (530) 621-2314  
 FAX: (530) 621-2315  
 WWW: WWW.BTCONSULTING.COM

**SCALE:**  
 1" = 40'

**CONTROL INTERVALS:**  
 100' TO 200'

**SOURCE OF TOPOGRAPHY:**  
 2010 DATUM

**SECTION, TOWNSHIP & RANGE:**  
 SECTION 36, T. 21 N., R. 12 E., S. 21  
 RANGE 12E, T21N, S21E, PM 36-21-21E

**ADJACENT PARCEL NUMBERS:**  
 SECTION 36, T. 21 N., R. 12 E., S. 21

**PERCENT DEVELOPED ZONING:**  
 RZ-10 (RESIDENTIAL ZONING)  
 RZ-15 (RESIDENTIAL ZONING)  
 RZ-20 (RESIDENTIAL ZONING)  
 RZ-25 (RESIDENTIAL ZONING)  
 RZ-30 (RESIDENTIAL ZONING)

**TOTAL AREA:**  
 100.00 ACRES

**TOTAL NUMBER OF PARCELS:**  
 100 PARCELS

**MINIMUM PARCEL AREA:**  
 1000 SQ. FT.

**WATER SUPPLY:**  
 1000 GPM

**SEWER DISPOSAL:**  
 1000 GPM

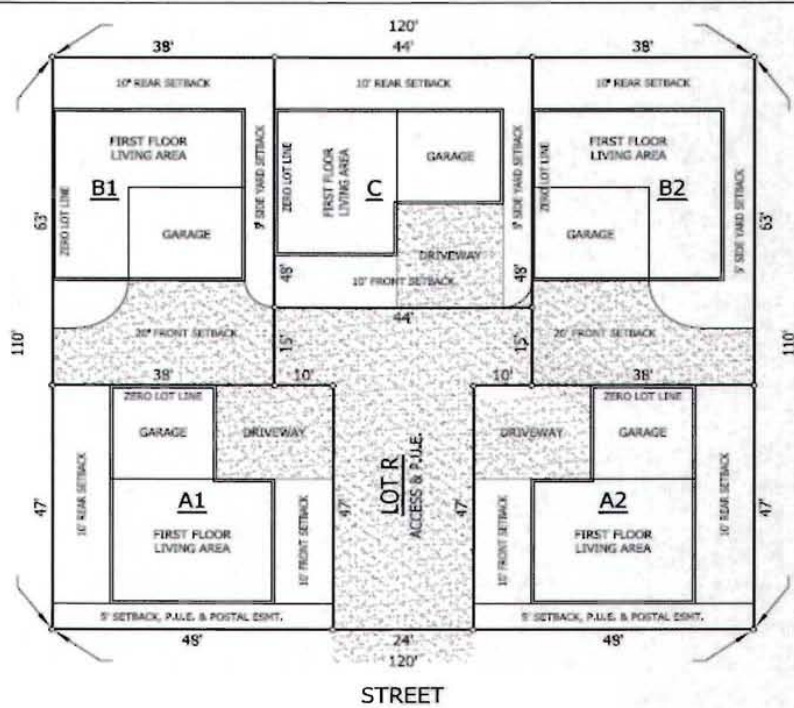
**ADJACENT STRUCTURAL FIRE PROTECTION:**  
 1000 GPM

**DATE:**  
 FEBRUARY 2013

EXHIBIT I.1



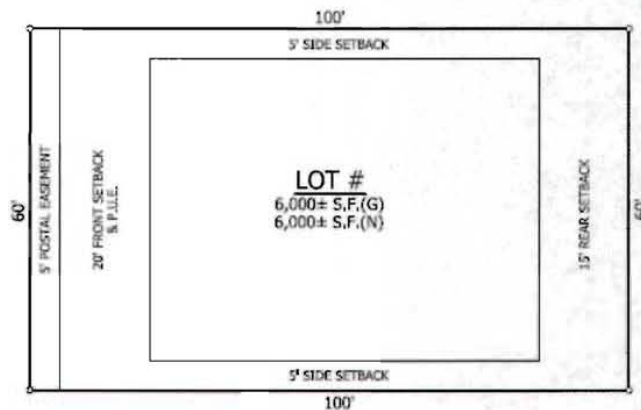
PHASING EXHIBIT  
 FEBRUARY 2013



TYPICAL LOT DATA

LOT	LOT SIZE	STORIES	LIVING SPACE	BUILDING COVERAGE	IMPERVIOUS SURFACE
A1	2,256 SF	2	1,668 SF	996 SF/44%	1,356 SF/60%
A2	2,256 SF	2	1,668 SF	996 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/61%	1,272 SF/60%
R	1,788 SF	-	-	-	1,788 SF/100%
TOTAL	13,200 SF	-	-	5,092 SF/39%	9,206 SF/70%

Typical Clustered Residences

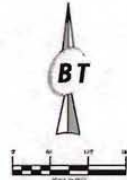
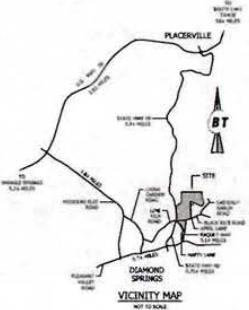


Typical Detached (Custom) Lot

EXHIBIT I.2

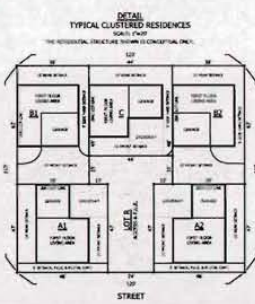
# PRELIMINARY GRADING AND DRAINAGE PLAN PIEDMONT OAK ESTATES

COUNTY OF EL DORADO, STATE OF CALIFORNIA

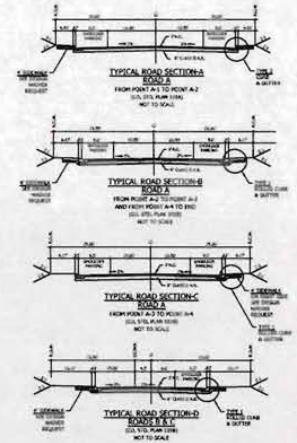
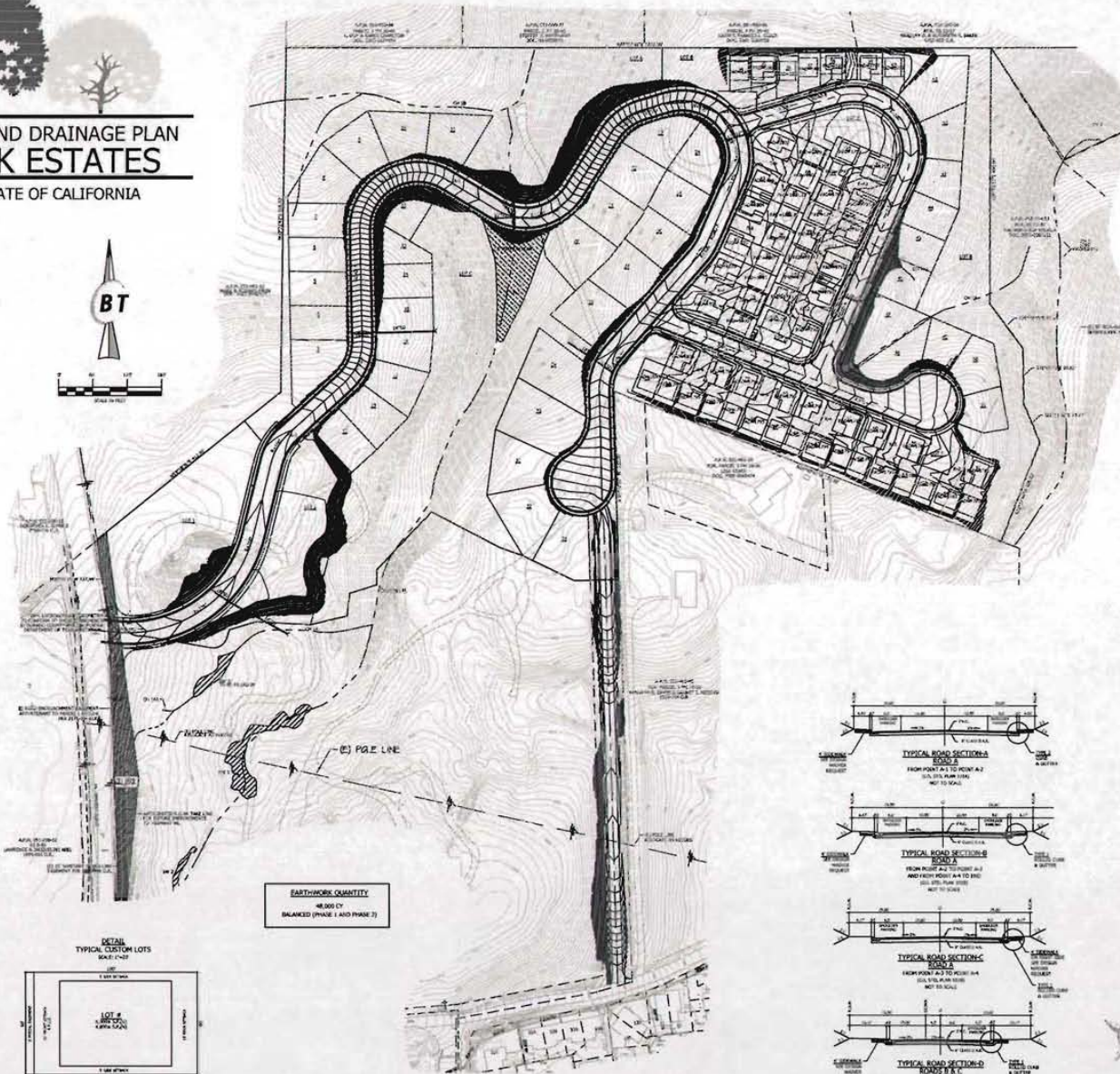


**GRADING NOTES:**

1. MINIMUM CONSTRUCTION QUALITY AND METHOD FOR THIS PROJECT WILL BE GOVERNED BY THE COUNTY OF EL DORADO LOCAL AND IMPROVEMENT DISTRICTS MAPS AND THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD ROAD AND HIGHWAY MANUAL.
2. CURB AND GUTTER WILL CONFORM TO THE PROVISIONS OF SECTION 1A, STANDARD SPECIFICATIONS OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION, LATEST EDITION, UNLESS OTHERWISE SPECIFIED. ALL OTHER SPECIFICATIONS WILL BE CONTROLLED BY LOCAL ORDINANCES.
3. ALL WORK SHALL BE ACCORDING TO THE SATISFACTION OF THE COUNTY OF EL DORADO DEPARTMENT OF TRANSPORTATION.
4. RIGHTS TO ENTER AND CONSTRUCT SHALL BE OBTAINED FROM THE ADMINISTRATIVE MAP OR AS SHOWN THEREON OR THE APPLICABLE OWNER.
5. PROVISIONS FOR PROTECTION AND PRESERVATION OF SOIL TREES AND SETBACKS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED. ONLY DESIGNATED TREES SHALL BE SPARED. PROTECTIVE FENCING SHALL BE INSTALLED AT THE JOB LINE OR A 25-FOOT BUFFER FROM THE JOB LINE.
6. DRAINAGE CONSTRUCTION SHALL BE CONTROLLED BASED ON AN APPROVED EROSION CONTROL PLAN.
7. IF A PROPOSED ADJUSTMENT TO THE LOCATION OF UTILITIES AND INTERFERING EXISTING CONSTRUCTION, ALL WORK SHALL BE STOPPED WITHIN 24 HOURS OF THE TIME. LOCATION ADJUSTMENTS TO UTILITIES SHALL BE APPROVED BY THE APPLICABLE AGENCIES AND ALL UTILITIES SHALL BE PROTECTED AND FULLY OPERATIONAL.
8. THE DESIGN CONTRACTOR SHALL BE RESPONSIBLE FOR ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) MODEL SPECIFIC ADJUSTMENTS FOR OTHER UTILITY REQUIREMENTS. ADJUSTMENTS TO CONSTRUCTION SHALL BE APPROVED BY THE APPLICABLE AGENCIES AND ALL UTILITIES SHALL BE PROTECTED AND FULLY OPERATIONAL.



**EARTHWORK QUANTITY**  
48,000 CY  
(BALANCED (PHASE 1 AND PHASE 2))



**OWNERS OF RECORD:**  
PIEDMONT OAK ESTATES  
10000 W. 10000 N. RD.  
PLACERVILLE, CA 95354

**NAME OF APPRAISER:**  
PIEDMONT OAK ESTATES  
10000 W. 10000 N. RD.  
PLACERVILLE, CA 95354

**MAP PREPARED BY:**  
BT CONSULTING, INC.  
10000 W. 10000 N. RD.  
PLACERVILLE, CA 95354

**SCALE:**  
1" = 100'

**CONTIGUOUS INTERVAL:**  
10'

**SOURCE OF TOPOGRAPHY:**  
AERIAL PHOTO

**SECTIONAL TOWNSHIP & RANGE:**  
SECTION 16, T12N, R14E, S20E, 2ND MERIDIAN OF CALIF.

**ASSESSOR'S PARCEL NUMBER:**  
000000000000000000

**EXISTENT PROPOSED ZONING:**  
R100000000000000000

**TOTAL AREA:**  
100000000000000000

**TOTAL NUMBER OF PARCELS:**  
100000000000000000

**MINIMUM PARCEL AREA:**  
100000000000000000

**WATER SUPPLY:**  
100000000000000000

**SEWER/STORM:**  
100000000000000000

**PROPOSED STRUCTURAL FIRE PROTECTION:**  
100000000000000000

**DATE:**  
FEBRUARY 2013

**LEGEND:**

- ROAD: PUBLIC UTILITY RIGHT-OF-WAY
- CONTRACTOR: EXISTING AND PROPOSED IMPROVEMENTS, CONSTRUCTION
- EXISTING: EXISTING ROADWAY, EXISTING UTILITIES
- PROPOSED: PROPOSED ROADWAY, PROPOSED UTILITIES
- SETBACK: SETBACK LINE
- CONTRACTOR: CONTRACTOR'S OFFICE
- ROAD: ROAD RIGHT-OF-WAY

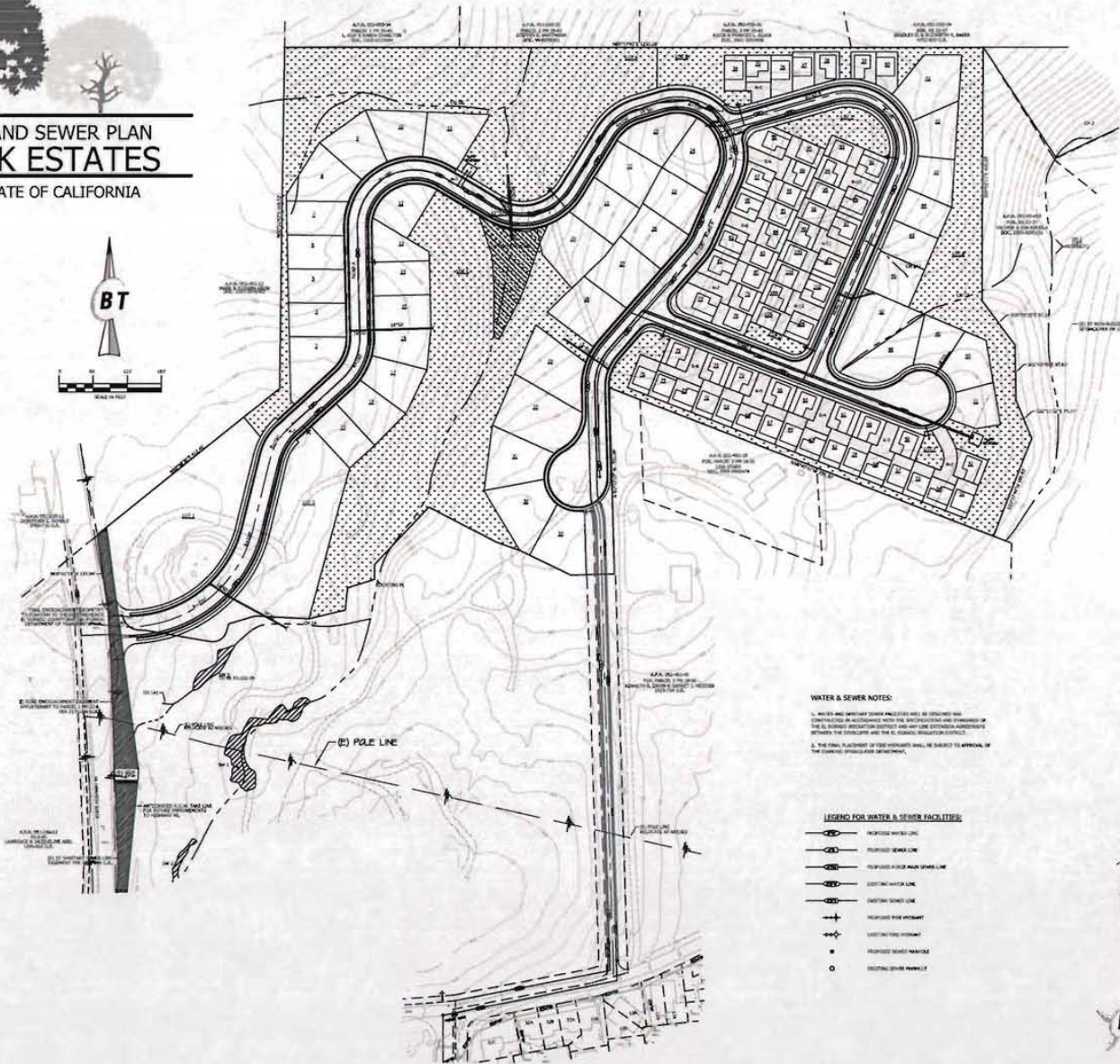
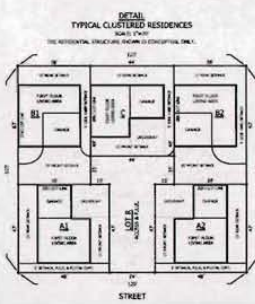
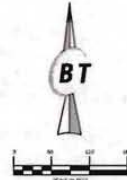
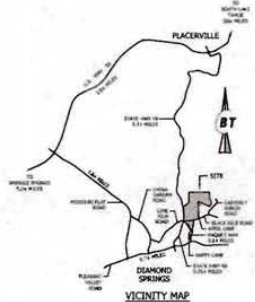


PRELIMINARY GRADING AND DRAINAGE PLAN  
FEBRUARY 2013

EXHIBIT J



**PRELIMINARY WATER AND SEWER PLAN**  
**PIEDMONT OAK ESTATES**  
 COUNTY OF EL DORADO, STATE OF CALIFORNIA



**CARRIERS OF RECORD:**  
 DEPARTMENT OF PUBLIC WORKS  
 COUNTY OF EL DORADO  
 1000 W. MAIN ST.  
 SACRAMENTO, CA 95833

**NAME OF APPLICANT:**  
 BT CONSULTING  
 1000 W. MAIN ST.  
 SACRAMENTO, CA 95833  
 TEL: 916.486.2111 FAX: 916.486.2112

**MAP PREPARED BY:**  
 BT CONSULTING, INC.  
 1000 W. MAIN ST.  
 SACRAMENTO, CA 95833  
 TEL: 916.486.2111 FAX: 916.486.2112

**SCALE:**  
 1" = 40'

**CONTOUR INTERVAL:**  
 10' TO 20'

**SOURCE OF TOPOGRAPHY:**  
 FIELD SURVEY

**SECTION, TOWNSHIP & RANGE:**  
 SECTION 22, T. 12N., R. 12E., S. 22E. (SEE LEGAL DESCRIPTION)

**ADDITIONAL PARCEL NUMBERS:**  
 SEE LIST OF PARCELS

**PARENT (PREVIOUS) ZONING:**  
 UNZONED

**TOTAL AREA:**  
 100.00 AC.

**TOTAL NUMBER OF PARCELS:**  
 42 (INCLUDING SUBSTITUTION LOTS)  
 10 (NON-CLUSTER LOTS)  
 32 (CLUSTER LOTS)

**MINIMUM PARCEL AREA:**  
 1.00 AC.

**WATER SUPPLY:**  
 CITY OF SACRAMENTO

**SEWERAGE DISPOSAL:**  
 CITY OF SACRAMENTO

**PROPOSED STRUCTURAL FIRM PROTECTION:**  
 DRYLINE STRUCTURAL ENGINEERING, P.C.

**DATE:**  
 DATE: 01/20/13  
 REVISION: NONE  
 REVISION: NONE

**WATER & SEWER NOTES:**

1. WATER AND SANITARY SERVICE PROVISIONS ARE AS SHOWN HEREON. CONTRACTORS SHALL VERIFY THE ACCURACY AND DEPTH OF ALL EXISTING UTILITIES AND RECORD THE SAME AND THE CITY ENGINEER'S OFFICE.
2. THE FINAL PLACEMENT OF THE UTILITIES SHALL BE SUBJECT TO APPROVAL OF THE CARRIERS OF RECORD FOR CONSTRUCTION.

**LEGEND FOR WATER & SEWER FACILITIES:**

- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED FORCE MAIN SEWER LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MANHOLE

- LEGEND:**
- PUBLIC UTILITIES RIGHTWAY
  - EXISTING WATER MAIN SERVICE (PROPOSED IMPROVEMENTS TO EXISTING)
  - EXISTING WATER MAIN SERVICE
  - MEAN OF HIGH AND GREATEST WATER
  - 10% GRADE
  - EXISTING ROAD



PRELIMINARY WATER AND SEWER PLAN  
 FEBRUARY 2013

**EXHIBIT K**