

# Piedmont Oak Estates Tentative Subdivision Map

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

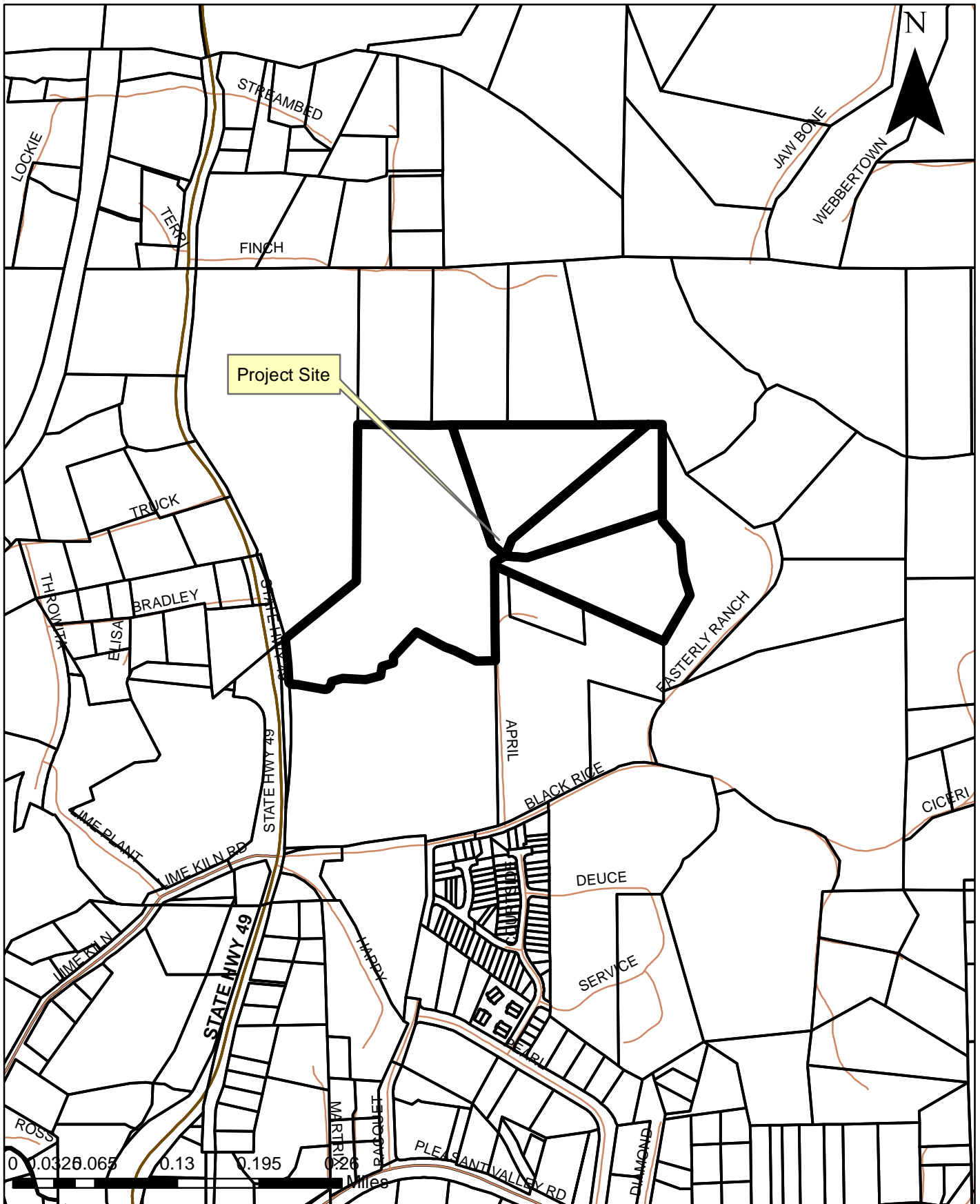
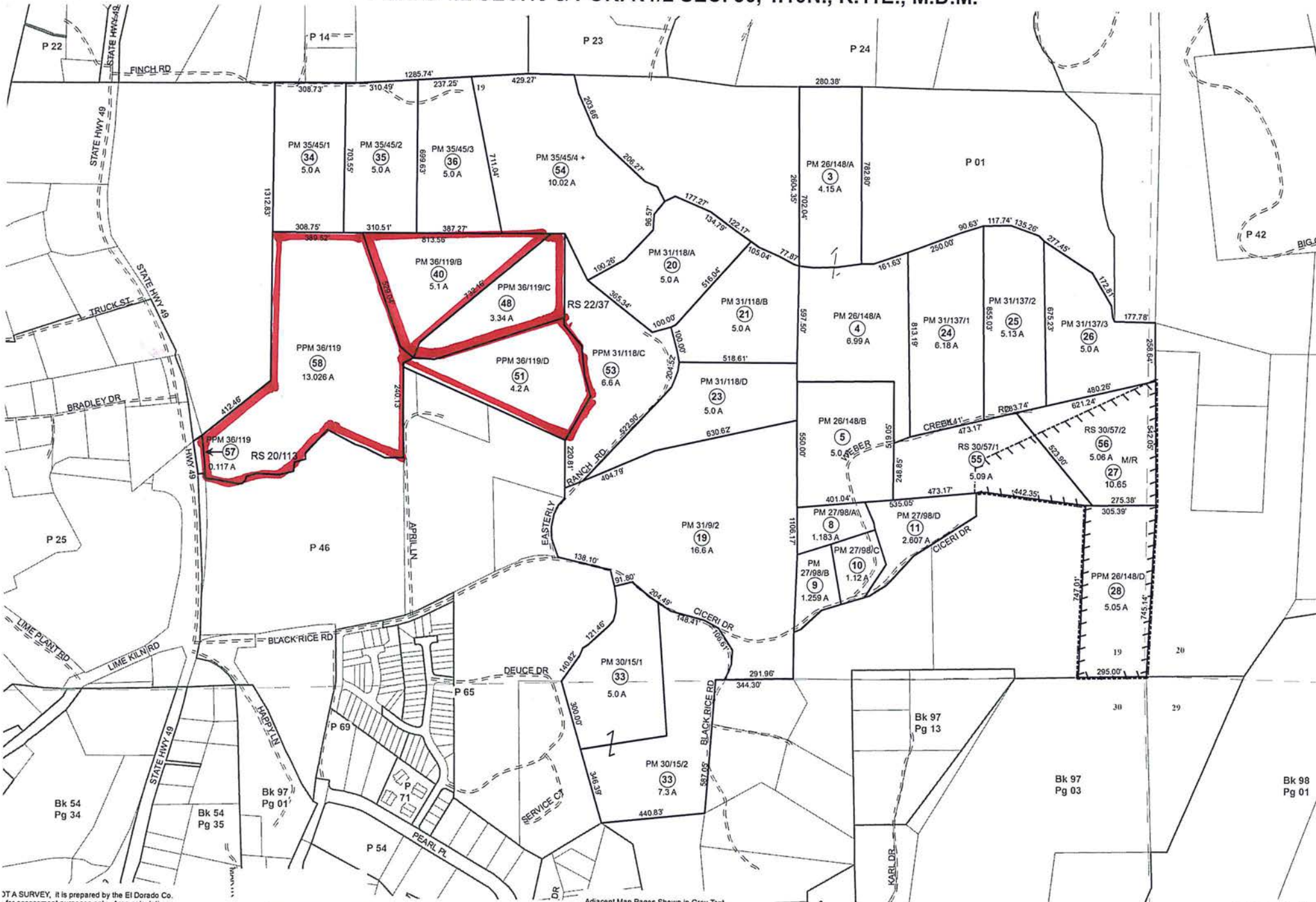


Exhibit A: Location Map

POR. S 1/2 SEC.19 & POR. N1/2 SEC. 30, T.10N., R.11E., M.D.M.



Acreages Are Estimates

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

THIS SURVEY, if it is prepared by the El Dorado Co. for assessment purposes only. Area calculations are not guaranteed. Users should verify items and acreage.

**EXHIBIT B**

# Piedmont Oak Estates Tentative Subdivision Map

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

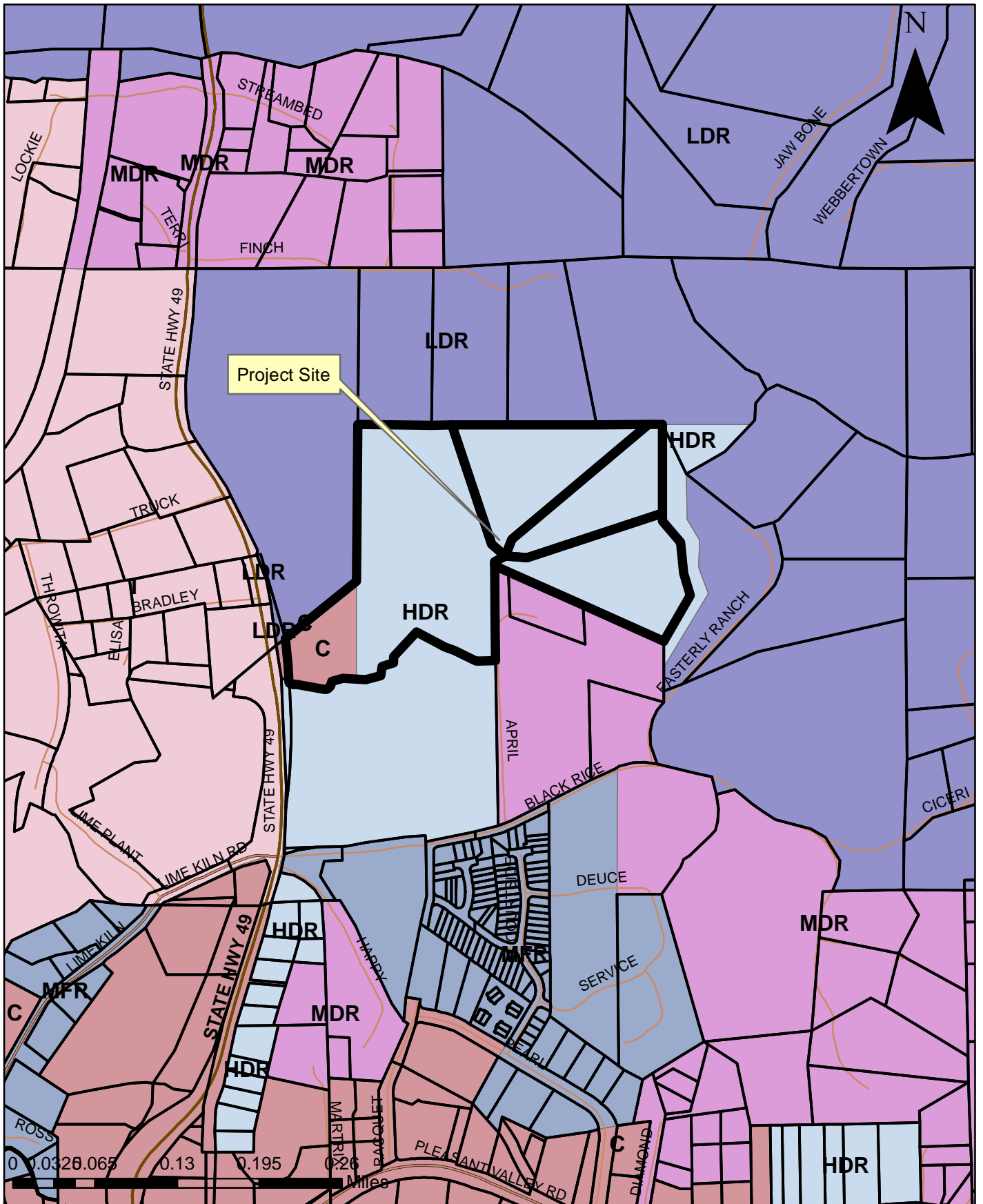


Exhibit C: General Plan Map

# Piedmont Oak Estates Tentative Subdivision Map

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

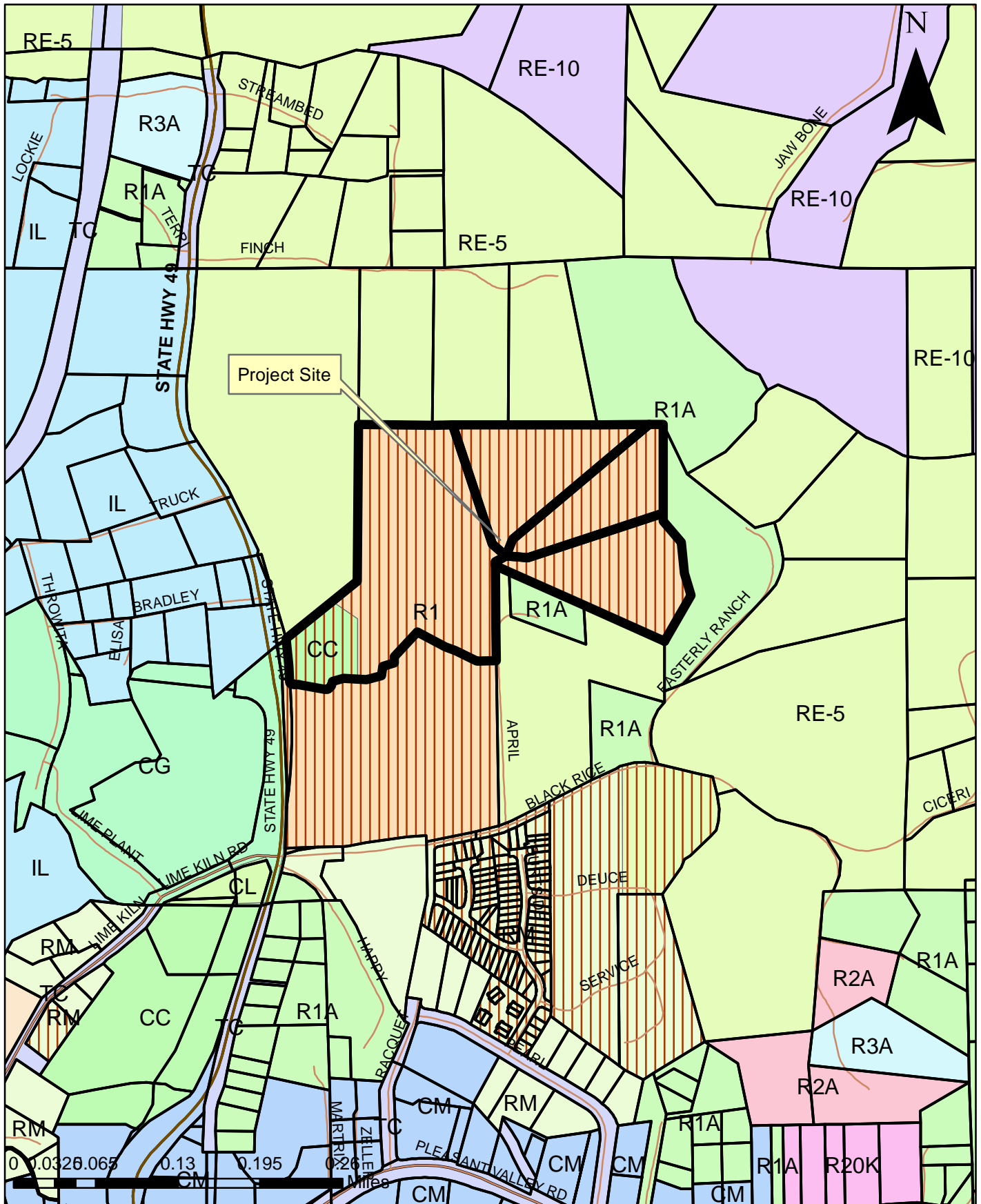
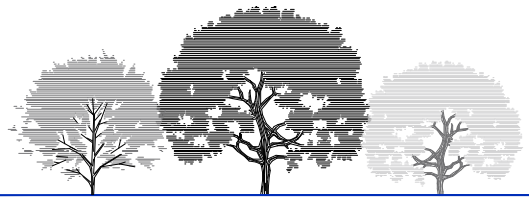
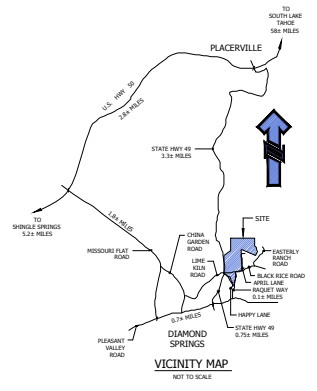


Exhibit D: Zoning Map



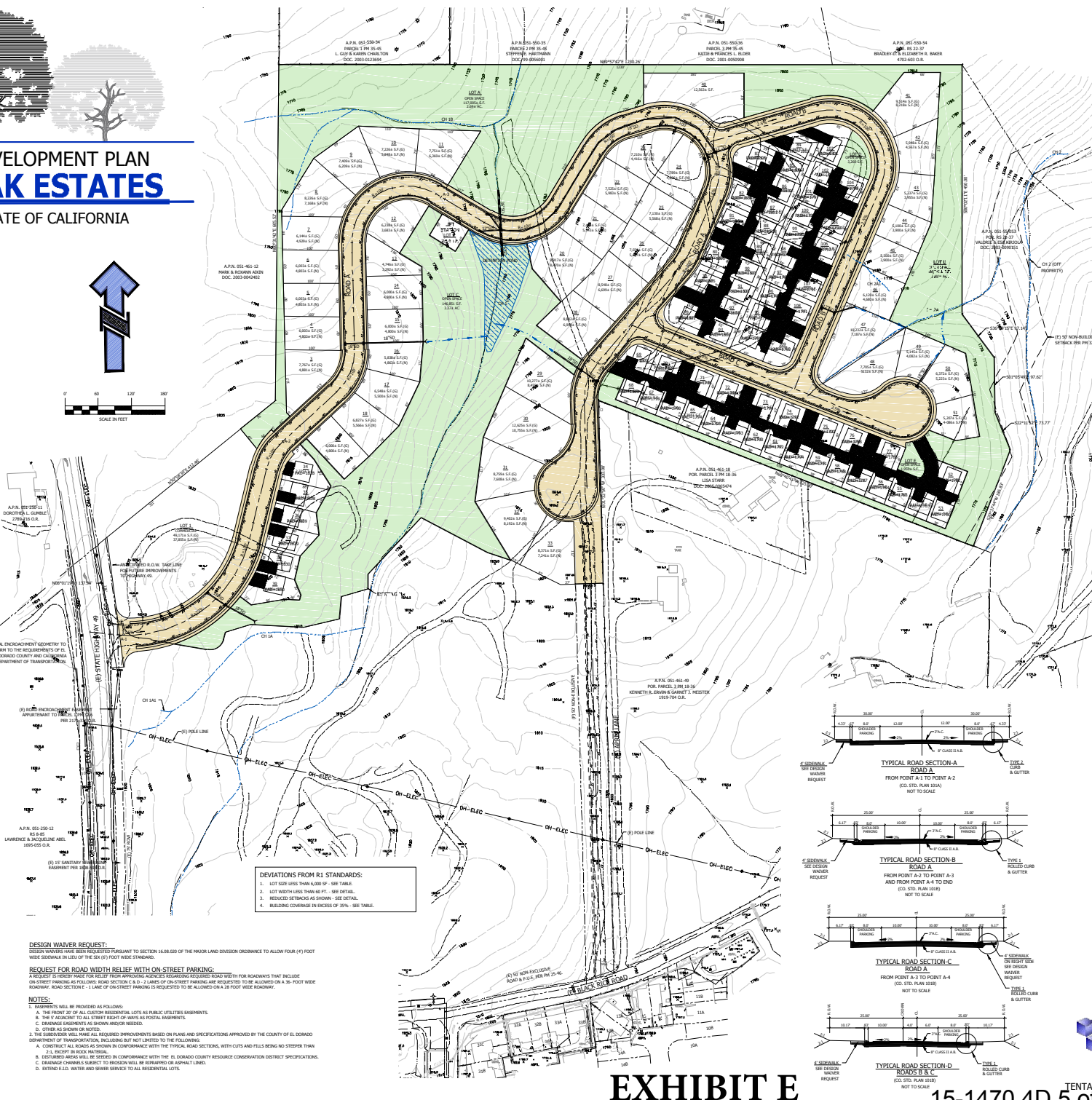
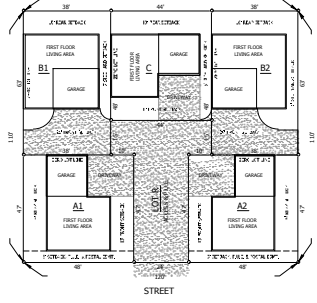
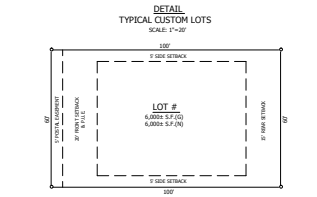
# TENTATIVE MAP & DEVELOPMENT PLAN PIEDMONT OAK ESTATES

COUNTY OF EL DORADO, STATE OF CALIFORNIA



**TYPICAL LOT DATA**

LOT	LOT SIZE	STORIES	LIVING SPACE	BUILDING COVERAGE	IMPROVED SURFACE
A1	2,254 SF	2	1,588 SF	999 SF/45%	1,526 SF/68%
A2	2,254 SF	2	1,618 SF	999 SF/45%	1,526 SF/68%
B1	2,384 SF	2	1,618 SF	1,088 SF/45%	1,730 SF/73%
B2	2,384 SF	2	1,618 SF	1,088 SF/45%	1,730 SF/73%
C	2,112 SF	2	1,200 SF	782 SF/37%	1,272 SF/60%
D	2,780 SF	2	1,200 SF	782 SF/37%	1,780 SF/64%
TOTAL	13,200 SF	-	5,082 SF/38%	3,236 SF/25%	5,236 SF/40%



FINAL ENCROACHMENT GEOMETRY TO CONFORM TO THE REQUIREMENTS OF EL DORADO COUNTY AND CALIFORNIA DEPARTMENT OF TRANSPORTATION.

DESIGN WAIVER REQUEST: DESIGN WAIVER REQUEST IS BEING REQUESTED PURSUANT TO SECTION 14.08.02 OF THE MAJOR LAND DIVISION ORDINANCE TO ALLOW FOUR (4) FOOT WIDE SIDEWALK IN LIEU OF THE SIX (6) FOOT WIDE STANDARD.

REQUEST FOR ROAD WIDTH RELIEF WITH ON-STREET PARKING: REQUEST FOR STREET PAVEMENT FOR RELIEF FROM APPROVED PUBLIC REQUIREMENTS REQUESTED ROAD WIDTH FOR ROADWAYS THAT INCLUDE ON-STREET PARKING AS FOLLOWS: ROAD SECTION C & D - 2 LANE OF ON-STREET PARKING ARE REQUESTED TO BE ALLOWED ON A 36' FOOT WIDE ROADWAY. ROAD SECTION E - 1 LANE OF ON-STREET PARKING IS REQUESTED TO BE ALLOWED ON A 38' FOOT WIDE ROADWAY.

- NOTES:**
1. EASEMENTS WILL BE PROVIDED AS FOLLOWS:
    - A. THE FRONT SET OF ALL CUSTOM RESIDENTIAL LOTS AS PUBLIC UTILITIES EASEMENTS.
    - B. THE 5' EASEMENT TO ALL STREET RIGHT OF WAY AS POSTAL EASEMENTS.
    - C. CHANGING EASEMENTS AS SHOWN AND/OR NEEDED.
    - D. OTHER AS SHOWN OR NOTED.
  2. THE SUBDIVISION WILL MAKE 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. CONTRACT ALL ROAD AS SHOWN IN CONFORMANCE WITH THE TYPICAL ROAD SECTIONS, WITH CUTS AND FILLS BEING NO DEEPER THAN 2:1, EXCEPT IN ROCK MATERIAL.
    - B. DISTURBED AREAS SHALL BE REVEGETATED IN CONFORMANCE WITH THE EL DORADO COUNTY RESOURCE CONSERVATION DISTRICT SPECIFICATIONS.
    - C. DRAINAGE CHANNELS SUBJECT TO EROSION WILL BE REINFORCED OR ASPHALT LINED.
    - D. SETBACK E.L.S. WATER AND SEWER SERVICE TO ALL RESIDENTIAL LOTS.

- DEVIATIONS FROM RL STANDARDS:**
1. LOT SIZE LESS THAN 800 SF - SEE TABLE.
  2. LOT WIDTH LESS THAN 40 FT. - SEE DETAIL.
  3. REDUCED SETBACKS AS SHOWN - SEE DETAIL.
  4. BUILDING COVERAGE IN EXCESS OF 30% - SEE TABLE.

**OWNERS OF RECORD:**  
JIM DAVIES AND TERRY CHANG  
CONTACT: JIM DAVIES  
854 ISLAND ROAD  
DANVILLE, CA 94501  
TEL: 925-835-9444 FAX: 925-835-7917

**NAME OF APPLICANT:**  
JIM DAVIES AND TERRY CHANG  
CONTACT: JIM DAVIES  
854 ISLAND ROAD  
DANVILLE, CA 94501  
TEL: 925-835-9444 FAX: 925-835-7917

**MAP ORIGINALLY PREPARED BY:**  
BETONGRA TRAC, INC.  
CONTACT: PETER THORNE  
PO BOX 304  
SHINGLE SPRINGS, CA 95662  
TEL: 530-972-2316 FAX: 530-955-4222  
E-MAIL: peter@betongra.com

**MAP REVISED MARCH 2016 BY:**  
LEBECK YOUNG ENGINEERING, INC.  
CONTACT: MARILYN THORNTON-LEBECK  
3430 BROWN LANE # 2  
CAMDEN PARK, CA 95682  
TEL: 530-977-4800  
E-MAIL: mthornton@lyeng.com

**NOTE:** MARCH 2016 REVISIONS ADDRESS LIFTING ONLY. NO CHANGES TO UTILITIES OR GRADING & DRAINAGE.

**SCALE:**  
1"=60'

**CONTOUR INTERVAL:**  
ONE FOOT (3')

**SOURCE OF TOPOGRAPHY:**  
AERIAL SURVEY

**SECTION, TOWNSHIP & RANGE:**  
SECTIONS 19 & 20, T.19N., R.11E., M.04N. (BEING PORTIONS OF P.M. 24-146-100-100)

**ASSESSOR'S PARCEL NUMBERS:**  
051-000-001-001-00

**PRESENT PROPOSED ZONING:**  
051-000-001-001-00  
051-000-001-001-00  
051-000-001-001-00  
051-000-001-001-00

**TOTAL AREA:**  
25.892 ACRES

**TOTAL NUMBER OF PARCELS:**  
44 CUSTOM RESIDENTIAL LOTS  
64 CLUSTERED RESIDENTIAL LOTS  
1 COMMERCIAL LOTS  
5 OPEN SPACE LOTS  
12 ACCESS LOTS  
1 ROAD LOT  
1 LEFT STATION LOT  
127 TOTAL

**MINIMUM PARCEL AREA:**  
2,000 SF

**WATER SUPPLY:**  
02 DORNER IRRIGATION DISTRICT  
02 DORNER IRRIGATION DISTRICT

**SEWAGE DISPOSAL:**  
02 DORNER IRRIGATION DISTRICT

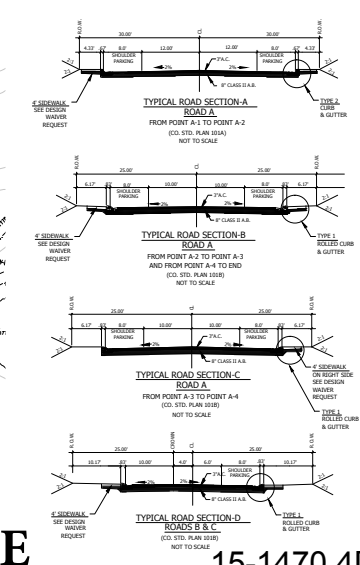
**PROPOSED STRUCTURAL FIRE PROTECTION:**  
02 DORNER IRRIGATION DISTRICT

**DATE:**  
APRIL 14, 2009  
REVISED: SEPTEMBER 2, 2012  
REVISED: FEBRUARY 2013  
REVISED: MARCH 2016

**PLANNING COMMISSION:**  
APPROVAL/REVAL DATE:

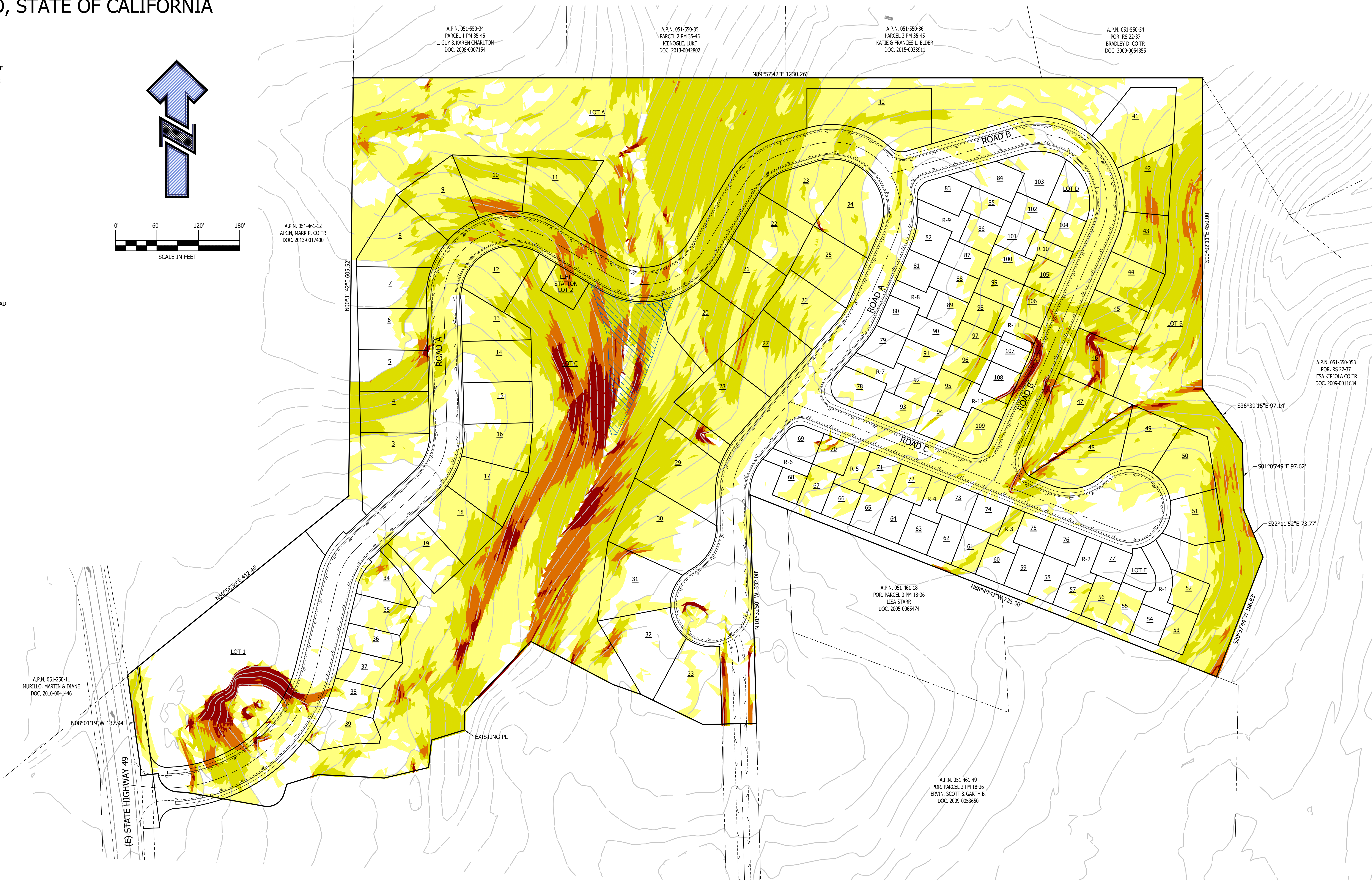
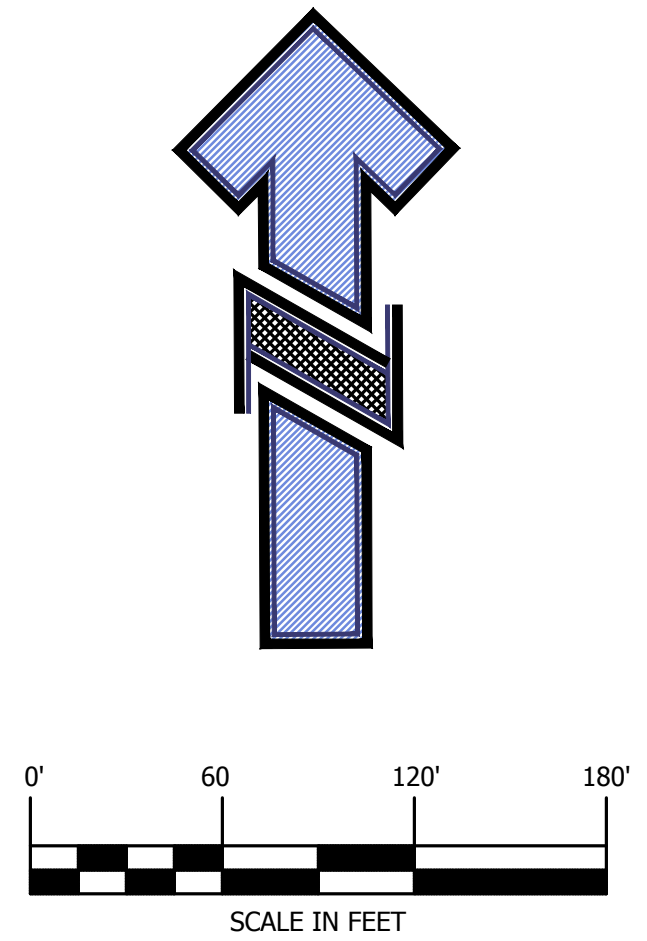
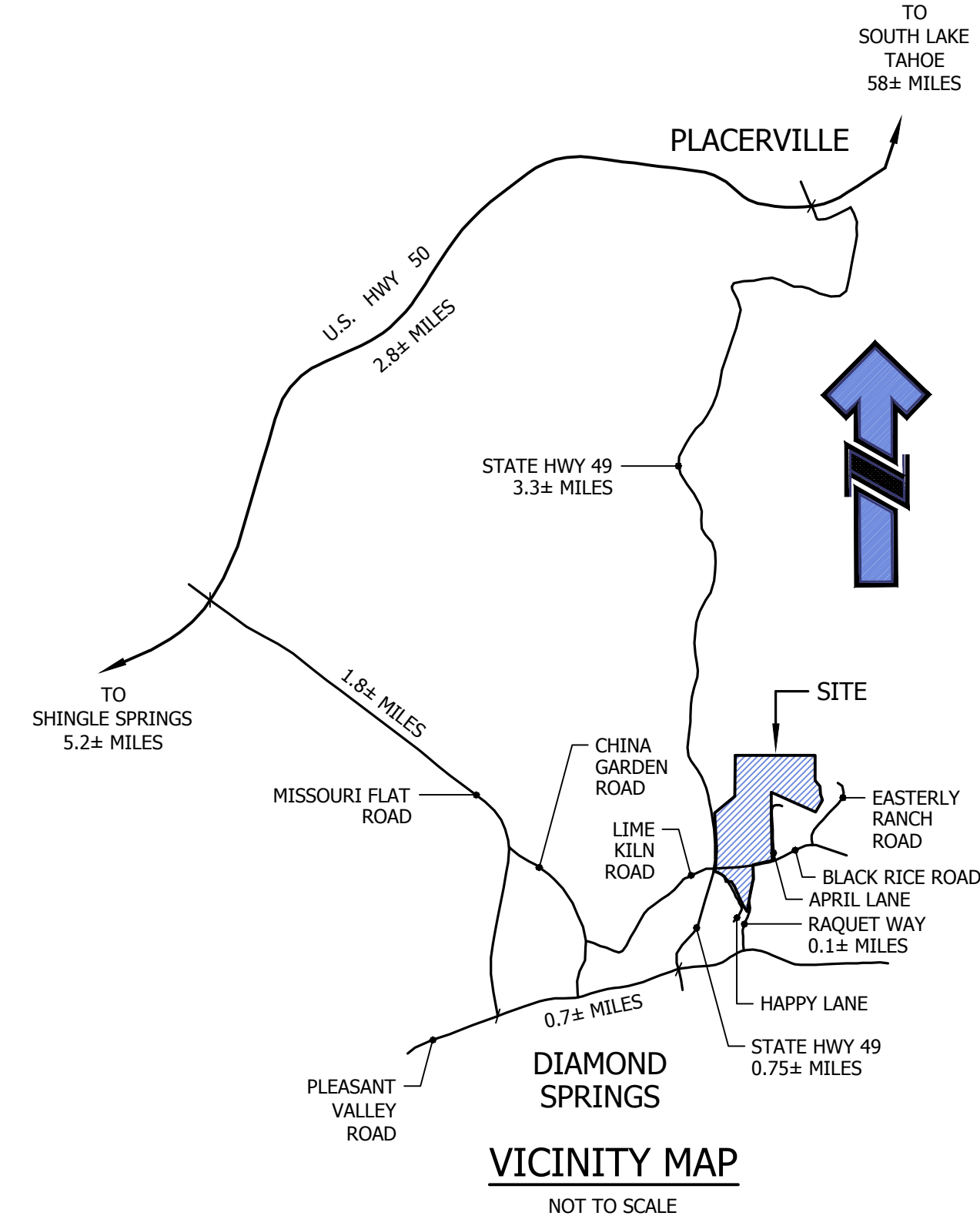
**BOARD OF SUPERVISORS:**  
APPROVAL/REVAL DATE:

**LEGEND:**  
P.U.L.: PUBLIC UTILITIES EASEMENT  
C.H.P.: CHANNEL NUMBER (SEE REPORT BY SHINGOORE ENVIRONMENTAL CONSULTANTS)  
D.E.T.P.O.: DETENTION POND  
O.F.S.P.: OPEN SPACE  
P.A.V.E.D.: PAVED AREAS



# 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%	6.27	24.2
30% to 40%	1.15	4.5
> 40%	0.44	1.69

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

**MAP REVISED MARCH 2016 BY:**  
LEBECK YOUNG ENGINEERING, INC.  
CONTACT: BARBARA "BOBBIE" LEBECK  
3430 ROBIN LANE #2  
CAMERON PARK, CA 95682  
TEL: 530-677-4080  
E-MAIL: bobbie@lebeckyoung.com

NOTE: MARCH 2016 REVISIONS ADDRESS LOTTING ONLY.  
NO CHANGES TO UTILITIES OR GRADING & DRAINAGE.

**SCALE:**  
1"=60'

**CONTOUR INTERVAL:**  
FIVE FEET (5')

**SOURCE OF TOPOGRAPHY:**  
AERIAL SURVEY

**SECTION, TOWNSHIP & RANGE:**  
SECTIONS 19 & 30, T.10 N., R.11 E., M.D.M. (BEING PORTIONS OF  
PM 22-45, 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-PD/R1-PD, OS-PD  
051-550-47: CC-PD, R1-PD/CC-PD, R1-PD, OS-PD  
051-550-48: R1-PD/R1-PD, OS-PD  
051-550-51: R1-PD/R1-PD, OS-PD

**TOTAL AREA:**  
25.86± ACRES

**TOTAL NUMBER OF PARCELS:**  
43 - CUSTOM RESIDENTIAL LOTS  
64 - CLUSTERED RESIDENTIAL LOTS  
1 - COMMERCIAL LOT  
5 - OPEN SPACE LOTS  
12 - ACCESS LOTS  
1 - ROAD LOT  
1 - LIFT STATION LOT  
127 - TOTAL

**PROPOSED LAND USAGE TOTALS:**  
CUSTOM RESIDENTIAL LOTS - 315,825 SF = 28.04%  
CLUSTERED RESIDENTIAL LOTS - 1,160,890 SF = 14.28%  
COMMERCIAL LOT - 49,624 SF = 4.41%  
OPEN SPACE LOTS - 357,582 SF = 31.74%  
ACCESS LOTS - 22,680 SF = 2.01%  
ROAD LOT - 217,374 SF = 19.3%  
LIFT STATION LOT - 2,475 SF = 0.22%  
EXISTING PARCELS (4) - 1,126,450± SF = 100%

**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  
REVISED: MARCH 2016

**PLANNING COMMISSION:**  
APPROVAL/DENIAL DATE:

**BOARD OF SUPERVISORS:**  
APPROVAL/DENIAL DATE:

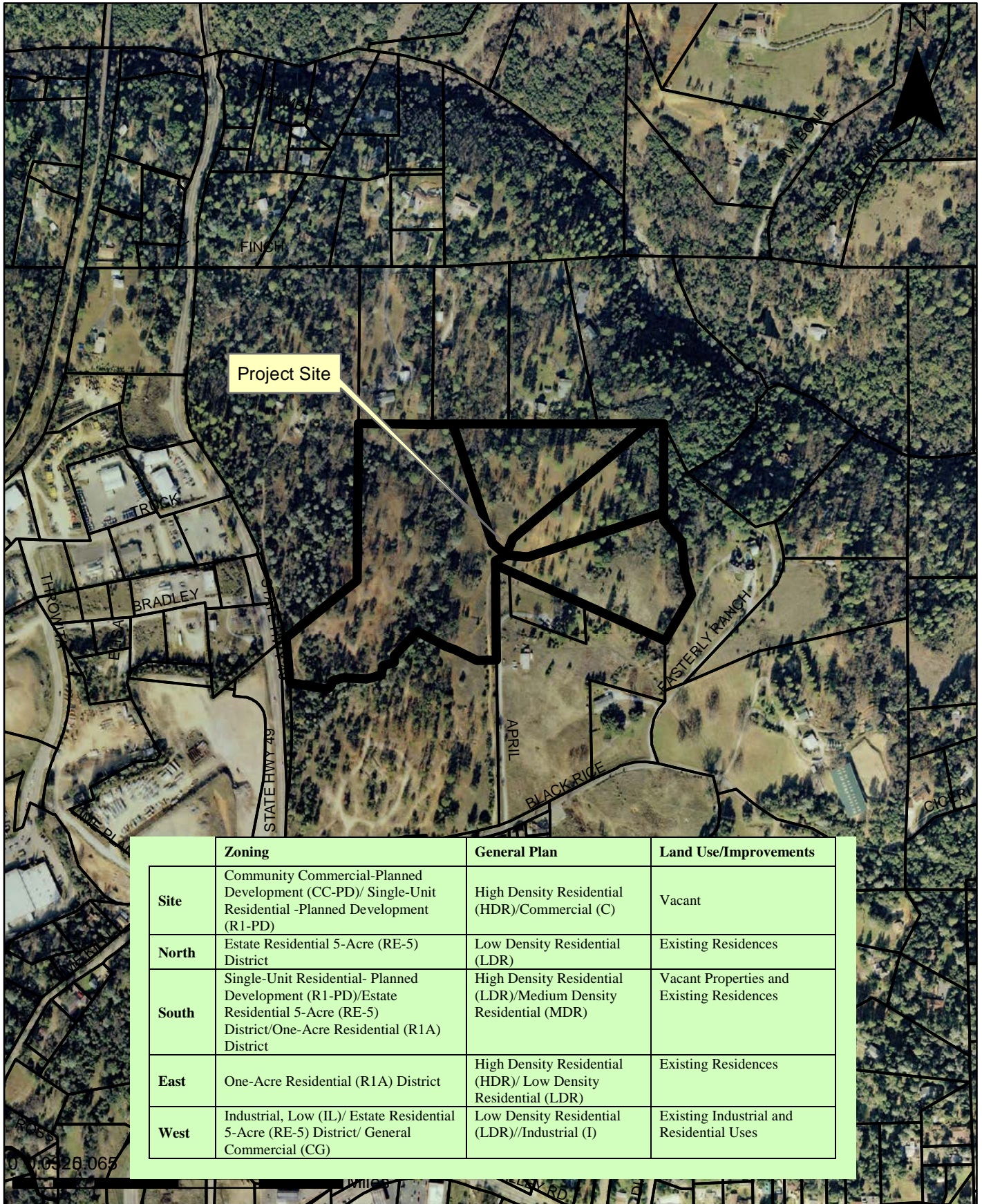
**LEBECK • YOUNG  
ENGINEERING, INC.**  
3430 ROBIN LANE, BLDG. #2  
CAMERON PARK, CA 95682  
Ph: (530) 677-4080 Fax: (530) 677-4080

**EXHIBIT F**

**SLOPE STUDY  
MARCH 2016**

# Piedmont Oak Estates Tentative Subdivision Map

## File Nos. Z12-0010/PD12-0002/TM12-1510



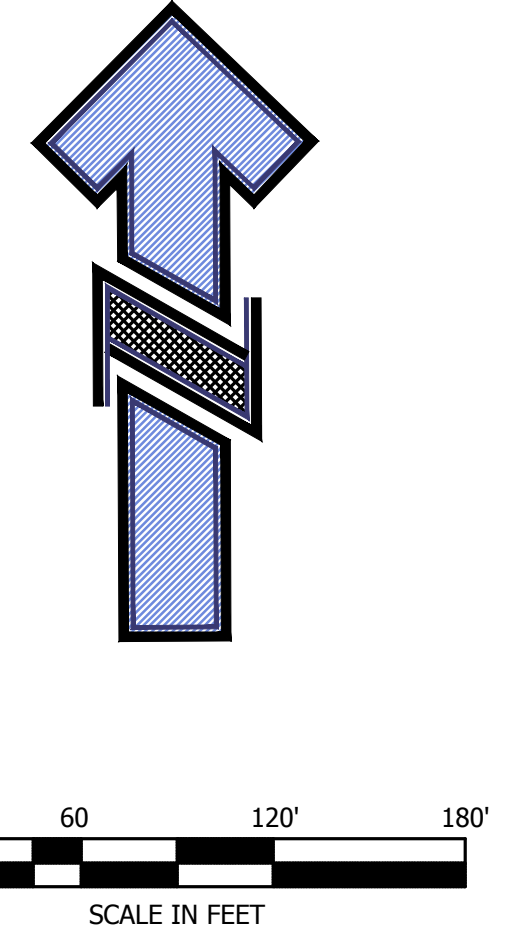
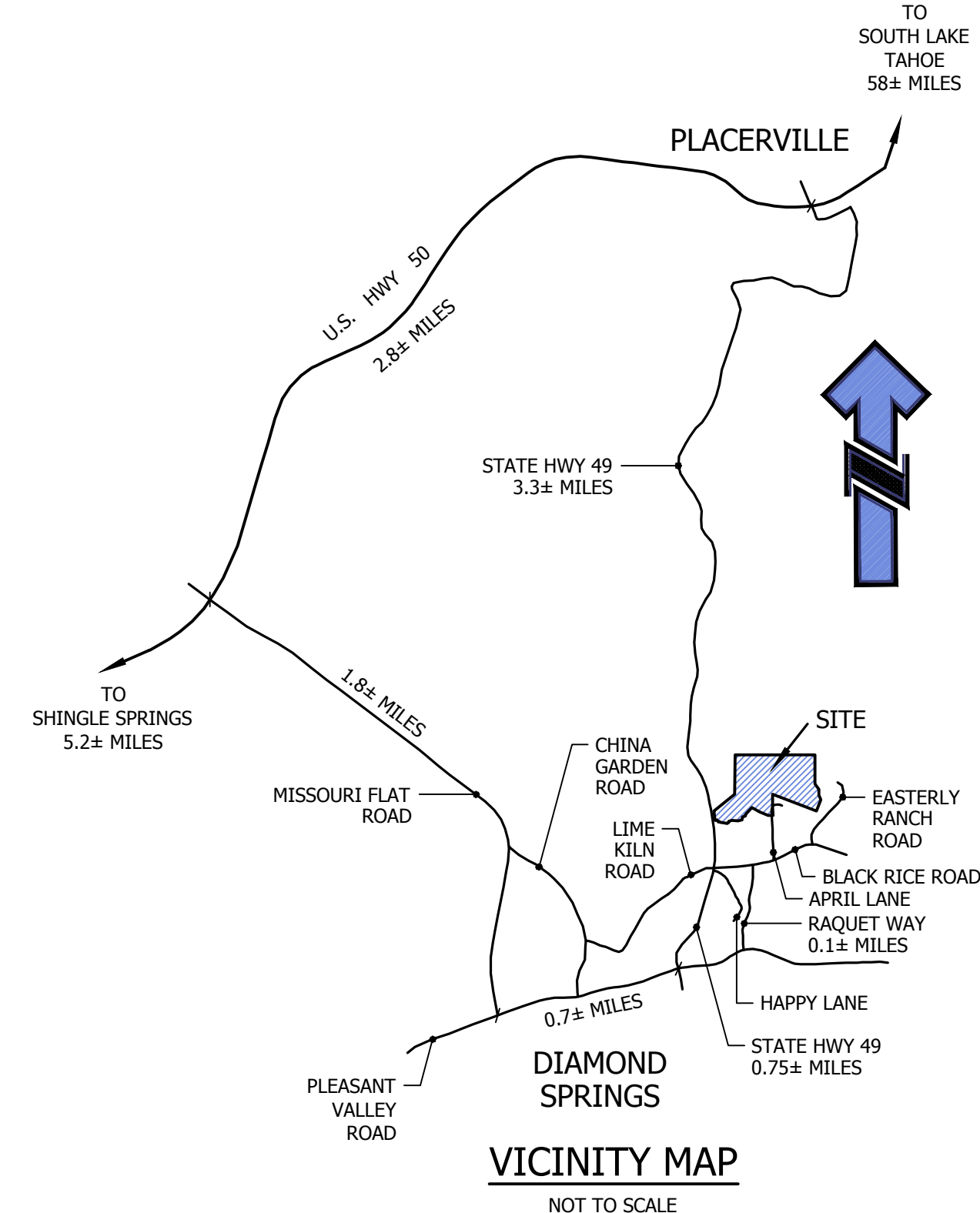
**Exhibit G: Aerial Map**



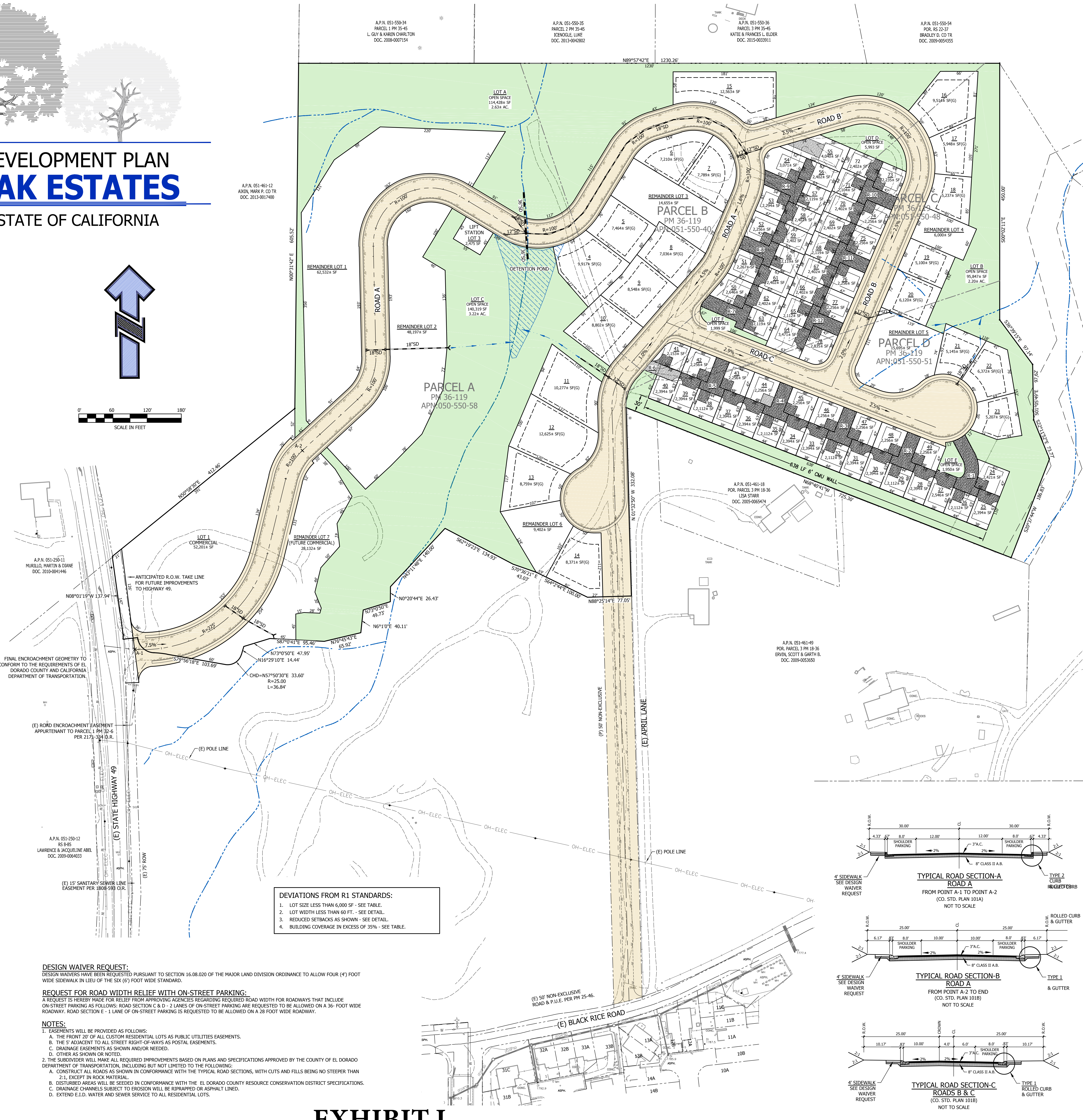
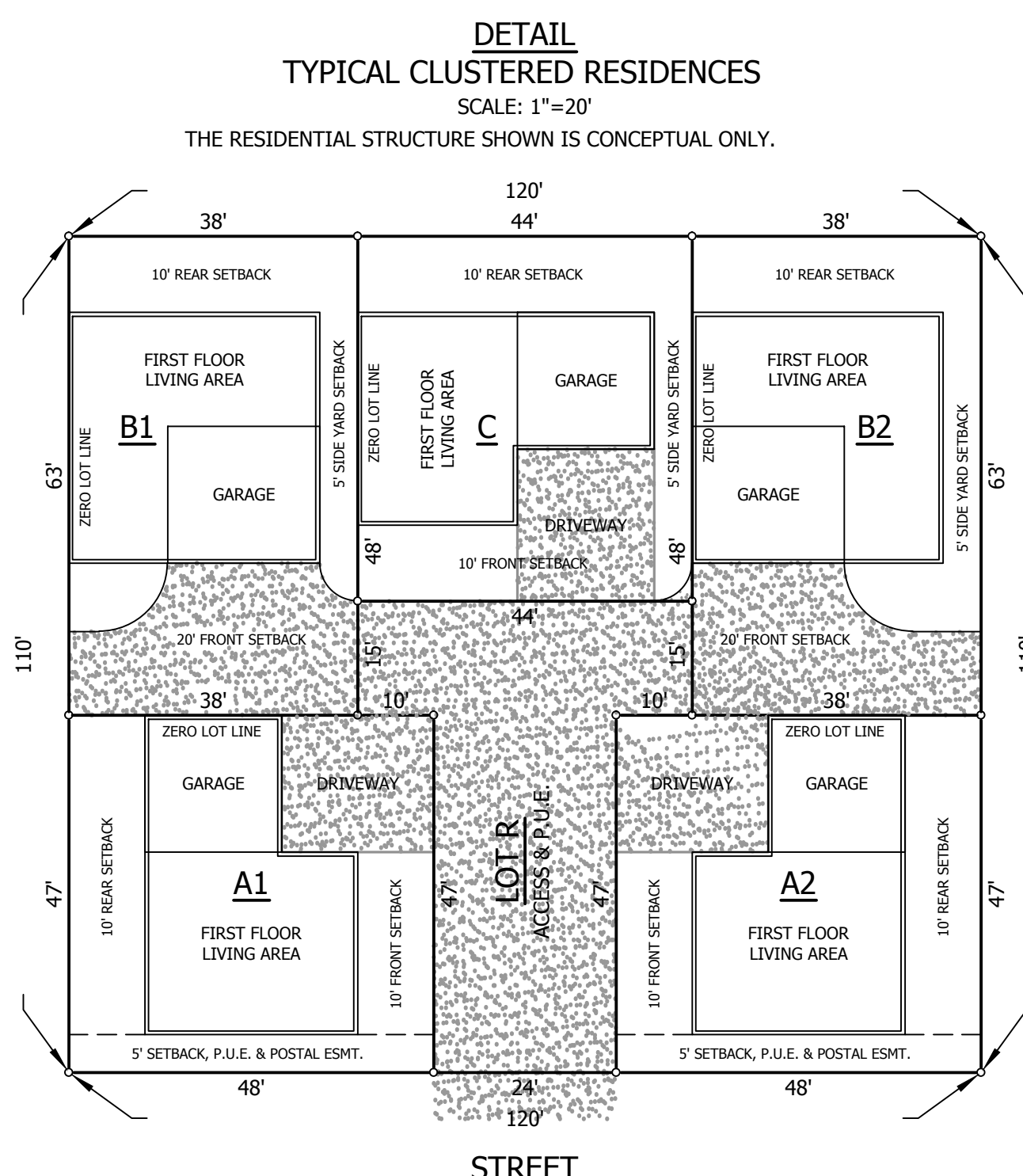
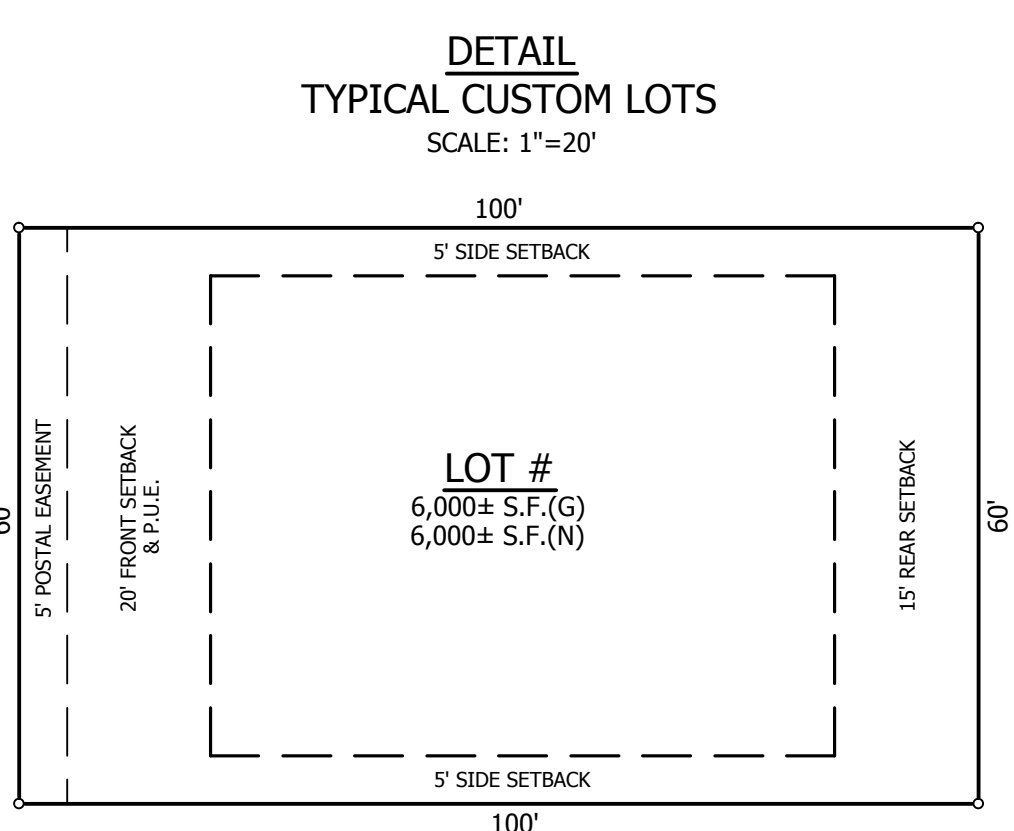


# TENTATIVE MAP & DEVELOPMENT PLAN PIEDMONT OAK ESTATES

COUNTY OF EL DORADO, STATE OF CALIFORNIA



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/43%	1,272 SF/60%
R	1,788 SF	-	-	-	1,788 SF/100%
TOTAL	13,200 SF	-	-	5,082 SF/39%	9,206 SF/70%



**DEVIATIONS FROM R1 STANDARDS:**

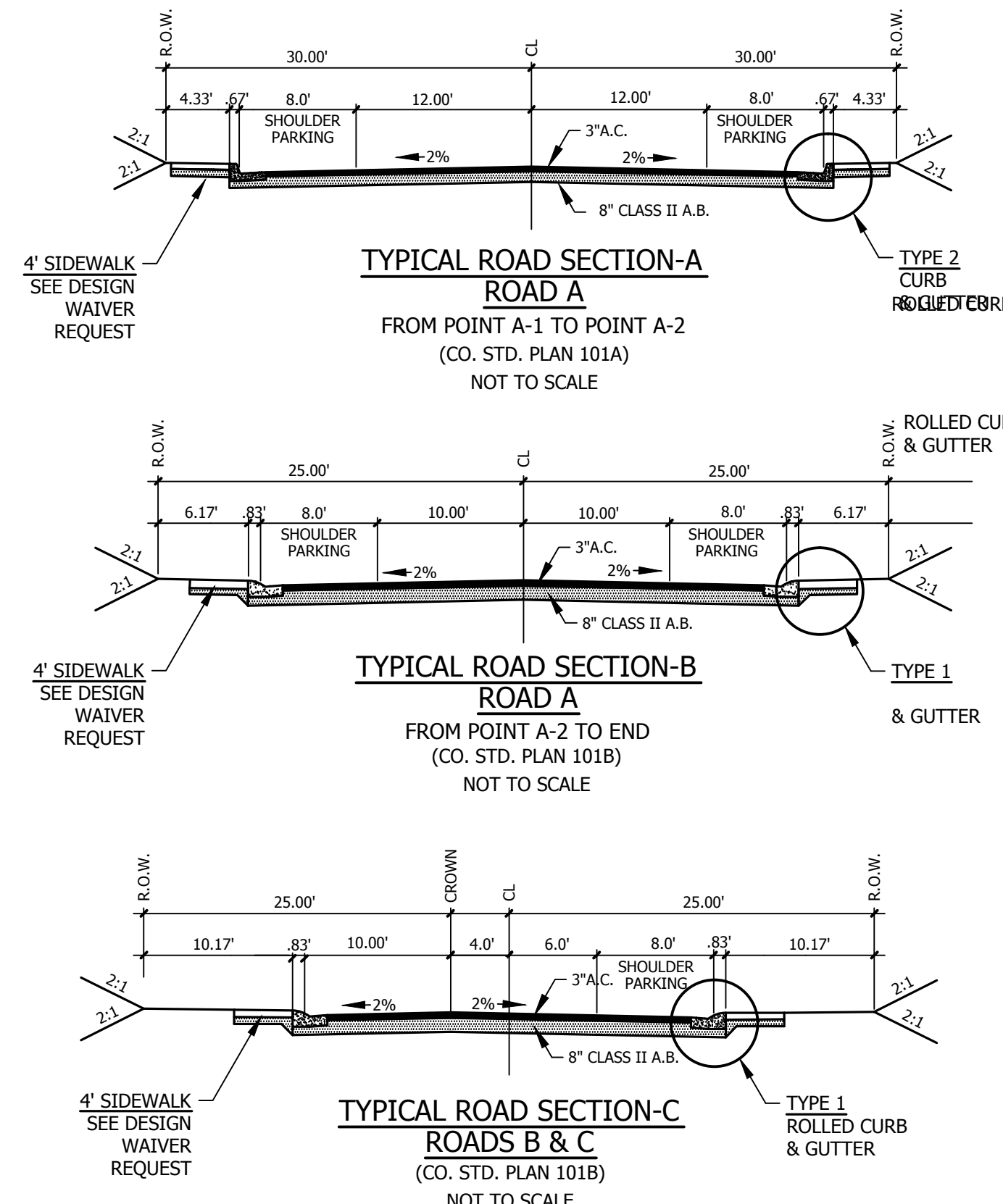
- LOT SIZE LESS THAN 6,000 SF - SEE TABLE.
- LOT WIDTH LESS THAN 60 FT. - SEE DETAIL.
- RETRACTED SETBACKS AS SHOWN - SEE DETAIL.
- BUILDING COVERAGE IN EXCESS OF 35% - SEE TABLE.

**DESIGN WAIVER REQUEST:**  
DESIGN WAIVERS HAVE BEEN REQUESTED PURSUANT TO SECTION 16.08.020 OF THE MAJOR LAND DIVISION ORDINANCE TO ALLOW FOUR (4) FOOT WIDE SIDEWALK IN LIEU OF THE SIX (6) FOOT WIDE STANDARD.

**REQUEST FOR ROAD WIDTH RELIEF WITH ON-STREET PARKING:**  
A REQUEST IS HEREBY MADE FOR RELIEF FROM APPROVING AGENCIES REGARDING REQUIRED ROAD WIDTH FOR ROADWAYS THAT INCLUDE ON-STREET PARKING AS FOLLOWS: ROAD SECTION C & D - 2 LANES OF ON-STREET PARKING ARE REQUESTED TO BE ALLOWED ON A 36' FOOT WIDE ROADWAY. ROAD SECTION E - 1 LANE OF ON-STREET PARKING IS REQUESTED TO BE ALLOWED ON A 28' FOOT WIDE ROADWAY.

**NOTES:**

- EASEMENTS WILL BE PROVIDED AS FOLLOWS:
  - THE FRONT 20' OF ALL CUSTOM RESIDENTIAL LOTS AS PUBLIC UTILITIES EASEMENTS.
  - THE 5' ADJACENT TO ALL STREET RIGHT-OF-WAYS AS POSTAL EASEMENTS.
  - DRAINAGE EASEMENTS AS SHOWN AND/OR NEEDED.
  - OTHERS AS SHOWN OR NOTED.
- THE SUBDIVIDER WILL MAKE 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:
  - CONSTRUCT ALL ROADS AS SHOWN IN CONFORMANCE WITH THE TYPICAL ROAD SECTIONS, WITH CUTS AND FILLS BEING NO STEEPER THAN 2:1, EXCEPT IN ROCK MATERIAL.
  - DISTURBED AREAS WILL BE SEEDING IN CONFORMANCE WITH THE EL DORADO COUNTY RESOURCE CONSERVATION DISTRICT SPECIFICATIONS.
  - DRAINAGE CHANNELS SUBJECT TO EROSION WILL BE RIPRAPPED OR ASPHALT LINED.
  - EXTEND E.I.D. WATER AND SEWER SERVICE TO ALL RESIDENTIAL LOTS.



**OWNERS OF RECORD:**  
JIM DAVIES AND TERRI CHANG  
CONTACT: JIM DAVIES  
854 DIABLO ROAD  
DANVILLE, CA 94526  
JSDavies@att.net  
TEL: 925-984-1222 FAX: 925-820-7917

**NAME OF APPLICANT:**  
JIM DAVIES AND TERRI CHANG  
CONTACT: JIM DAVIES  
854 DIABLO ROAD  
DANVILLE, CA 94526  
JSDavies@att.net  
TEL: 925-984-1222 FAX: 925-820-7917

**MAP ORIGINALLY PREPARED BY:**  
BTCONSULTING, INC.  
CONTACT: PETER THORNE  
PO BOX 304  
SHINGLE SPRINGS, CA 95662  
TEL: 530-672-2316 FAX: 530-405-4722  
E-MAIL: pthorne@btct.net

**MAP REVISED BY:**  
LEBECK YOUNG ENGINEERING, INC.  
CONTACT: BARBARA BOBBIE LEBECK  
3430 ROBIN LANE #2  
CAMERON PARK, CA 95682  
TEL: 530-677-4080  
E-MAIL: bobbie@lebeckyoung.com

**NOTE: MARCH 2016 REVISIONS ADDRESS LOTTING ONLY, NO CHANGES TO UTILITIES OR GRADING & DRAINAGE.**

**NOTE: MARCH-APRIL 2017 REVISIONS ADDRESS LOTTING, ROAD LAYOUT, GRADING & UTILITIES**

**SCALE:**  
1"=60'

**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, 48, 51 & 58

**PRESENT/PROPOSED ZONING:**  
051-550-40: R1-PD/R1-PD, OS-PD  
051-550-48: R1-PD/R1-PD, OS-PD  
051-550-51: R1-PD/R1-PD, OS-PD  
051-550-58: CC-PD, R1-PD/CC-PD, R1-PD, OS-PD

**TOTAL AREA:**  
25.86+ ACRES

**TOTAL NUMBER OF PARCELS:**  
20 - CUSTOM RESIDENTIAL LOTS  
55 - CLUSTERED RESIDENTIAL LOTS  
1 - COMMERCIAL LOT  
6 - OPEN SPACE LOTS  
12 - PRIVATE ACCESS LOTS  
1 - ROAD LOT  
1 - LIFT STATION LOT  
7 - REMAINDER LOTS  
103 - TOTAL

**PROPOSED LAND USAGE TOTALS:**  
CUSTOM RESIDENTIAL LOTS - 158,004 SF = 14.03%  
CLUSTERED RESIDENTIAL LOTS - 131,277 SF = 11.65%  
COMMERCIAL LOTS - 52,201 SF = 4.63%  
OPEN SPACE LOTS - 360,535 SF = 32.61%  
PRIVATE ACCESS LOTS - 21,742 SF = 1.93%  
ROAD LOT - 215,659 SF = 19.15%  
LIFT STATION LOT - 2,475 SF = 0.22%  
REMAINDER LOTS - 184,557 SF = 16.38%  
EXISTING PARCELS (4) - 1,126,450 SF = 100%

**MINIMUM PARCEL AREA:**  
2,112 SF

**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  
REVISED: MARCH 2016  
REVISED: MARCH 2017  
REVISED: APRIL 2017

**PLANNING COMMISSION:**  
APPROVAL/DENIAL DATE:

**BOARD OF SUPERVISORS:**  
APPROVAL/DENIAL DATE:

**LEGEND:**

- P.U.E. PUBLIC UTILITIES EASEMENT
- CH# CHANNEL NUMBER (SEE REPORT BY SYCAMORE ENVIRONMENTAL CONSULTANTS)
- DETECTION POND
- OPEN SPACE
- PAVED AREAS

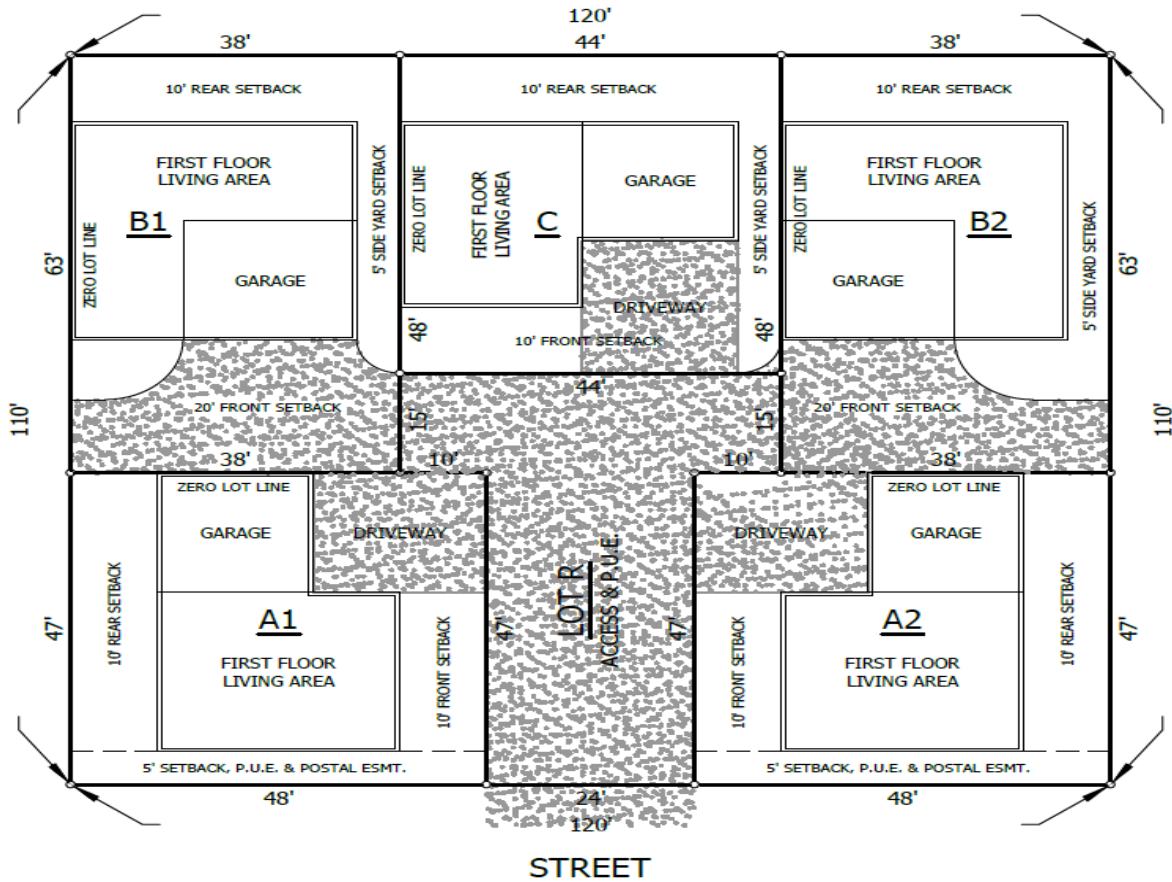
**LEBECK • YOUNG ENGINEERING, INC.**  
3430 ROBIN LANE, BLDG. #2  
CAMERON PARK, CA 95682  
Ph. (530) 677-4080 Fax. (530) 677-4080

## EXHIBIT I

**DETAIL**  
**TYPICAL CLUSTERED RESIDENCES**

SCALE: 1"=20'

THE RESIDENTIAL STRUCTURE SHOWN IS CONCEPTUAL ONLY.



**TYPICAL LOT DATA**

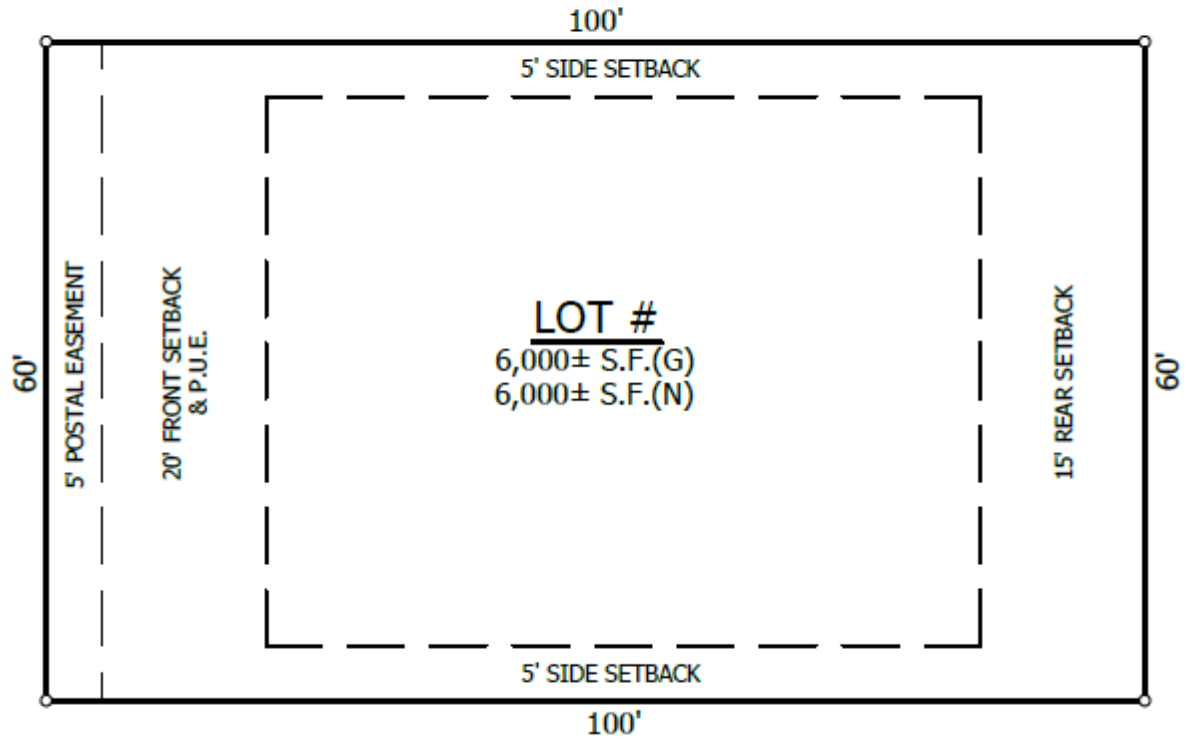
LOT	LOT SIZE	STORIES	LIVING SPACE	BUILDING COVERAGE	IMPERVIOUS SURFACE
A1	2,256 SF	2	1,668 SF	996 SF/44%	1,356 SF/60%
A2	2,256 SF	2	1,668 SF	996 SF/44%	1,356 SF/60%
B1	2,394 SF	2	1,618 SF	1,089 SF/45%	1,730 SF/72%
B2	2,394 SF	2	1,618 SF	1,089 SF/45%	1,704 SF/71%
C	2,112 SF	2	1,500 SF	912 SF/61%	1,272 SF/60%
R	1,788 SF	-	-	-	1,788 SF/100%
<b>TOTAL</b>	<b>13,200 SF</b>	<b>-</b>	<b>-</b>	<b>5,082 SF/39%</b>	<b>9,206 SF/70%</b>

**Modified R1 Development Standards (Clustered Residential Lots)**

**EXHIBIT I.1**

**DETAIL**  
**TYPICAL CUSTOM LOTS**

SCALE: 1"=20'

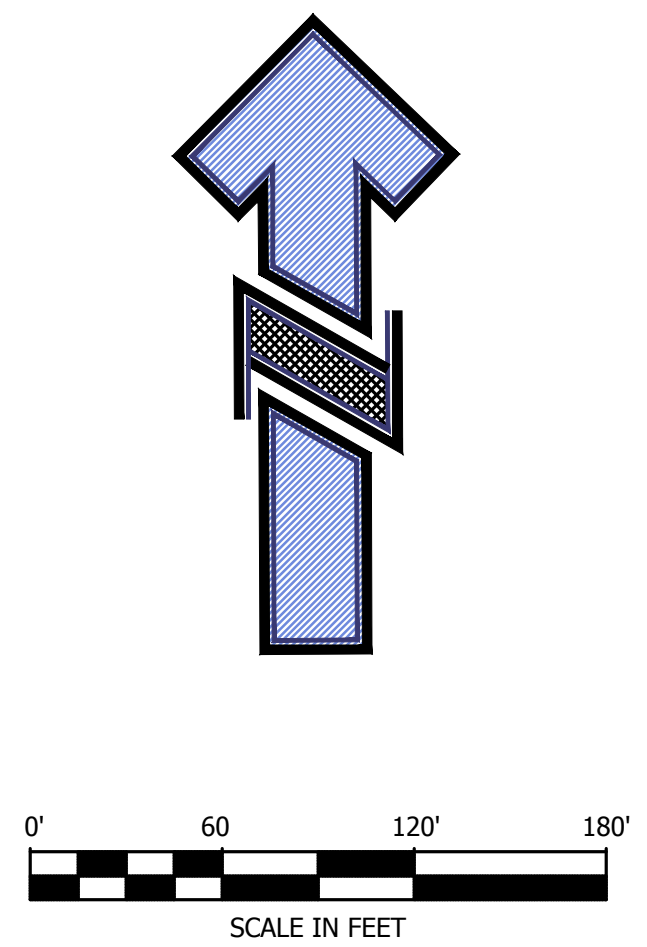
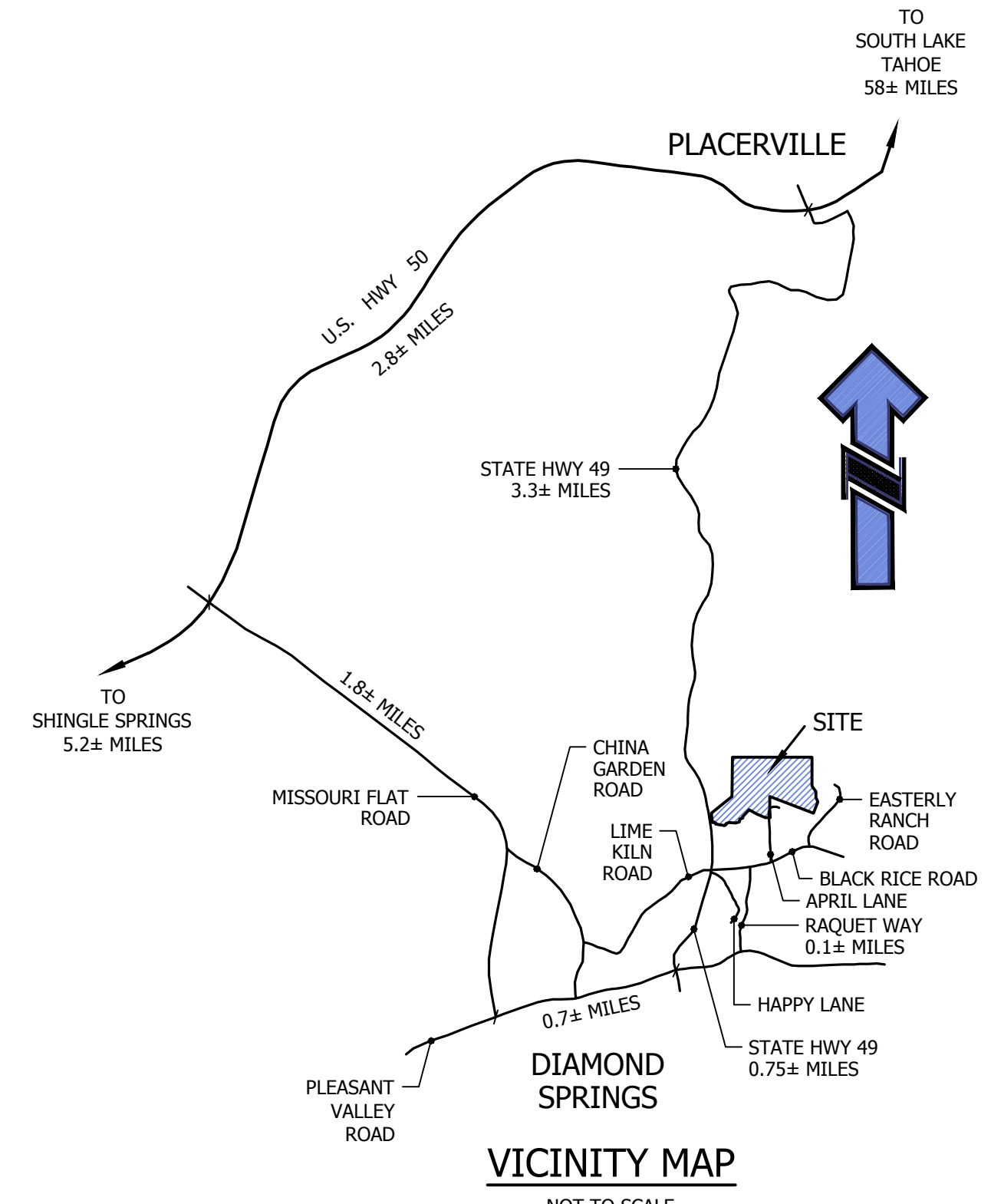


Residential Standards for Custom Lots

# PRELIMINARY GRADING & DRAINAGE PLAN

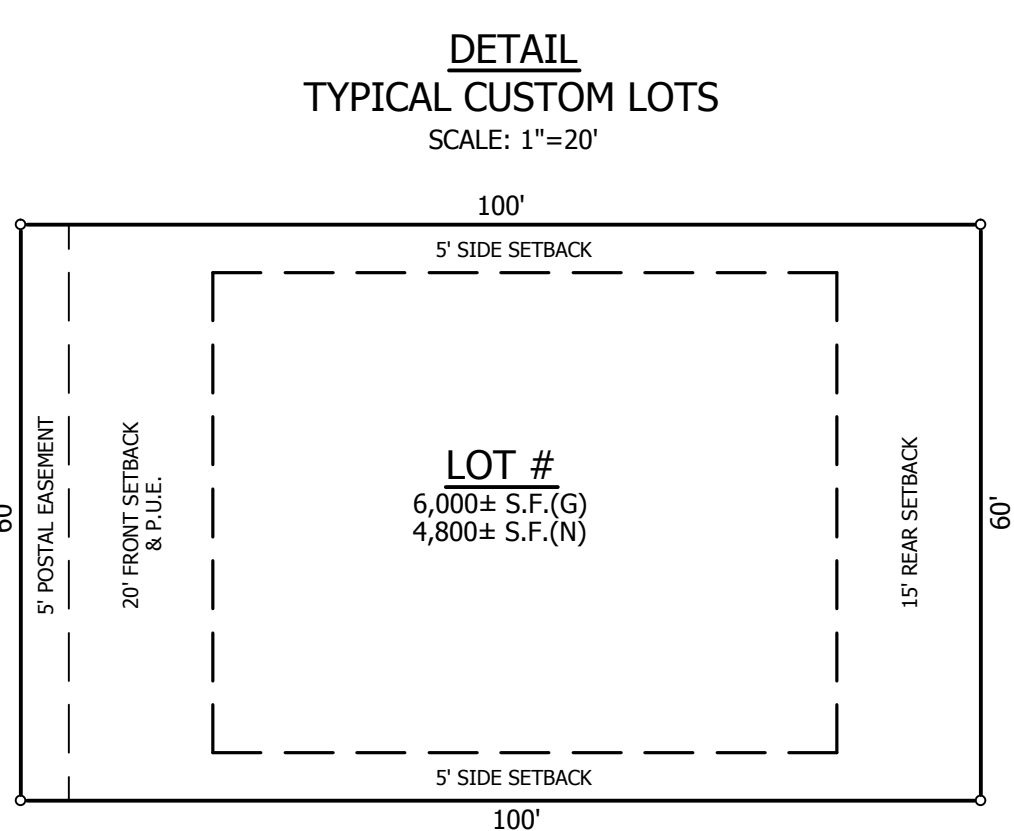
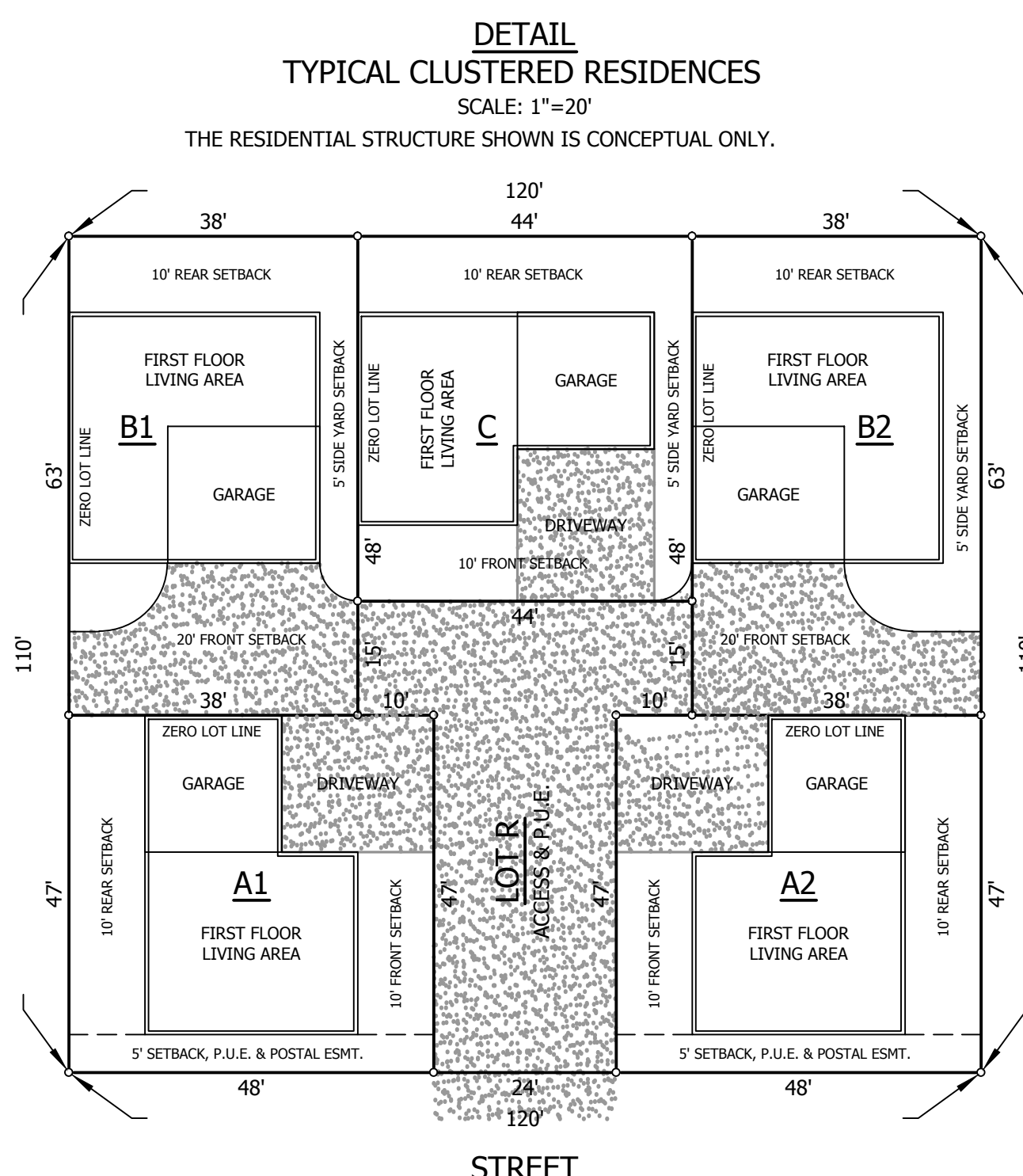
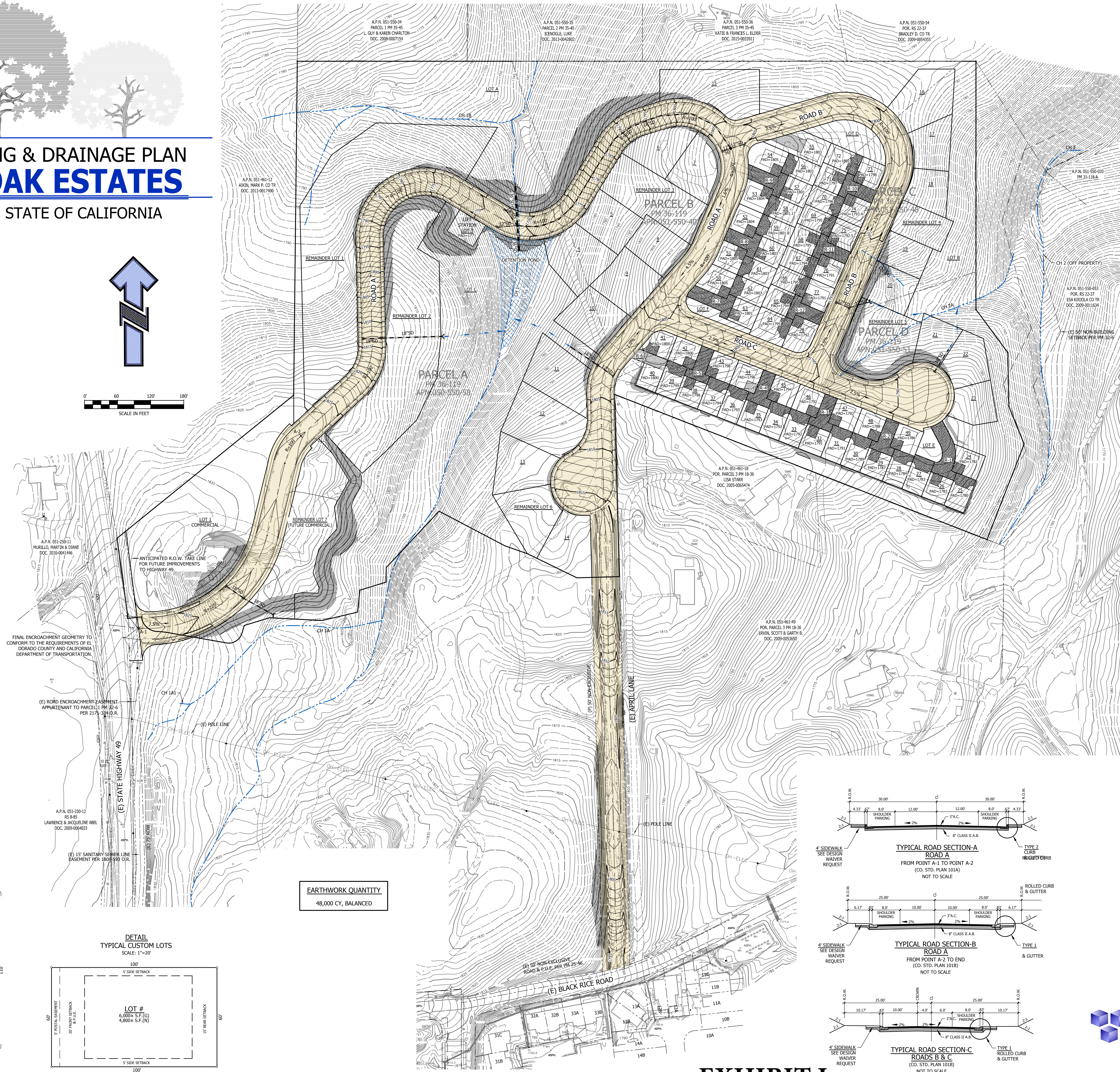
## PIEDMONT OAK ESTATES

COUNTY OF EL DORADO, STATE OF CALIFORNIA

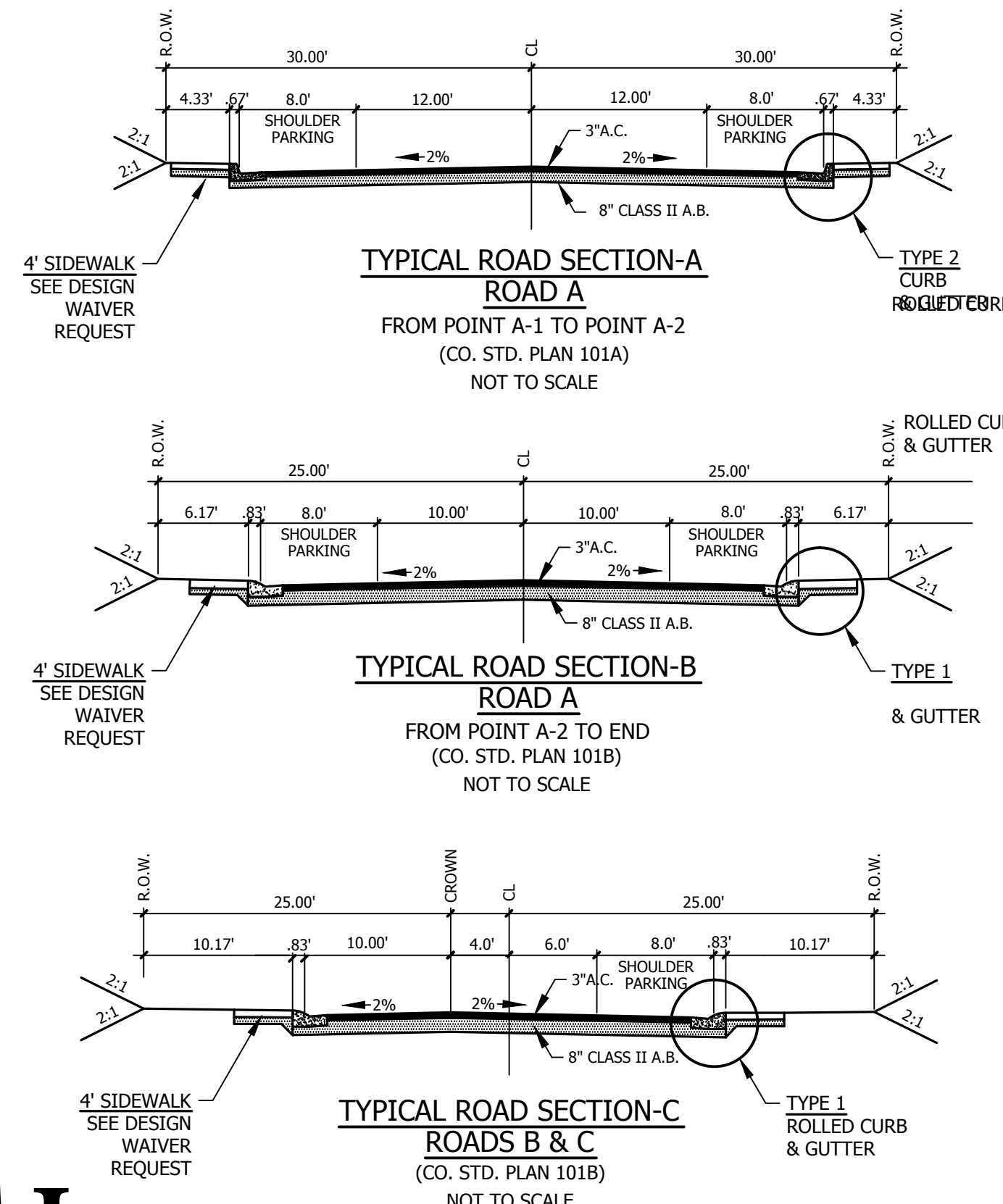


### GRADING NOTES:

- MATERIALS, CONSTRUCTION QUALITY AND METHODS FOR THIS PROJECT WILL BE SUBJECT TO THE COUNTY OF EL DORADO DESIGN AND IMPROVEMENT STANDARDS MANUAL AND THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND SPECIFICATIONS.
- CLEARING AND GRUBBING WILL CONFORM TO THE PROVISIONS OF SECTION 15, "CLEARING AND GRUBBING" OF THE STANDARD SPECIFICATIONS. ROOTS, STUMPS, TREES, ROCKS OR OTHER DELETERIOUS SUBSTANCES WILL BE DISPOSED OF LAWFULLY OFF-SITE.
- ALL WORK WILL BE ACCOMPLISHED TO THE SATISFACTION OF THE COUNTY OF EL DORADO DEPARTMENT OF TRANSPORTATION.
- RIGHTS TO ENTER AND CONSTRUCT WILL BE OBTAINED PRIOR TO CONSTRUCTING ANY OFF-SITE WORK SHOWN IN THE APPROVED PLANS.
- PROVISIONS FOR PROTECTION AND PRESERVATION OF OAK TREES AND WETLANDS WILL BE PROVIDED IN ACCORDANCE WITH COUNTY OF EL DORADO RESOLUTION NO. 199-91. ONLY DESIGNATED TREES WILL BE REMOVED. PROTECTIVE FENCING WILL BE INSTALLED AT THE DISR LINE OF ALL OTHER TREES WITHIN 50' OF ANY GRADING.
- DURING CONSTRUCTION DUST WILL BE CONTROLLED BASED ON AN APPROVED FUGITIVE DUST CONTROL PLAN.
- IF UNUSUAL AMOUNTS OF STONE OR BONE OR ARTIFACTS ARE UNCOVERED DURING CONSTRUCTION, ALL WORK WILL BE STOPPED WITHIN 100' OF THE FIND, UNTIL APPROPRIATE STUDIES ARE MADE, AND WITH APPROVAL APPROPRIATE MITIGATION MEASURES ARE FULLY IMPLEMENTED.
- EROSION CONTROL WILL BE PROVIDED FOR IN ACCORDANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES, ORDER NO. 2009-0009-DWQ NPDES NO. CAS000002.



**EARTHWORK QUANTITY**  
48,000 CY, BALANCED



**OWNERS OF RECORD:**  
JIM DAVIES AND TERRI CHANG  
CONTACT: JIM DAVIES  
854 DIABLO ROAD  
DANVILLE, CA 94526  
j854daves@att.net  
TEL: 925-984-1222 FAX: 925-820-7917

**NAME OF APPLICANT:**  
JIM DAVIES AND TERRI CHANG  
CONTACT: JIM DAVIES  
854 DIABLO ROAD  
DANVILLE, CA 94526  
j854daves@att.net  
TEL: 925-984-1222 FAX: 925-820-7917

**MAP ORIGINALLY PREPARED BY:**  
BT CONSULTING, INC.  
CONTACT: PETER THORNE  
PO BOX 304  
SHINGO SPRINGS, CA 95682  
TEL: 530-672-2316 FAX: 530-405-4722  
E-MAIL: pthorne@gbtcc.net

**MAP REVISED BY:**  
LEBECK YOUNG ENGINEERING, INC.  
CONTACT: BARBARA "BOBBIE" LEBECK  
3430 ROBIN LANE #2  
CAMERON PARK, CA 95682  
TEL: 530-677-4080  
E-MAIL: bobbie@lebeckyoung.com

**NOTE: MARCH 2016 REVISIONS ADDRESS LOTTING ONLY, NO CHANGES TO UTILITIES OR GRADING & DRAINAGE.**

**NOTE: APRIL 2017 REVISIONS ADDRESS LOTTING, ROAD LAYOUT, GRADING & UTILITIES.**

**SCALE:**  
1"=60'

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

**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, 48, 51 & 58

**PRESENT/PROPOSED ZONING:**  
051-550-40: RI-PD/RI-PD, OS-PD  
051-550-48: RI-PD/RI-PD, OS-PD  
051-550-51: RI-PD/RI-PD, OS-PD  
051-550-58: CC-PD, RI-PD/CC-PD, RI-PD, OS-PD

**TOTAL AREA:**  
25.89± ACRES

**TOTAL NUMBER OF PARCELS:**  
20 - CUSTOM RESIDENTIAL LOTS  
55 - CLUSTERED RESIDENTIAL LOTS  
1 - COMMERCIAL LOT  
6 - OPEN SPACE LOTS  
12 - PRIVATE ACCESS LOTS  
1 - ROAD LOT  
1 - LEFT STATION LOT  
7 - REMAINDER LOTS  
103 - TOTAL

**MINIMUM PARCEL AREA:**  
2,112 SF

**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 26, 2009  
REVISED: SEPTEMBER 7, 2012  
REVISED: FEBRUARY 2013  
REVISED: MARCH 2016  
REVISED: APRIL 2017

**PLANNING COMMISSION:**

**APPROVAL/DENIAL DATE:**

**BOARD OF SUPERVISORS:**

**APPROVAL/DENIAL DATE:**

### LEGEND:

- P.U.E. PUBLIC UTILITIES EASEMENT
- CH# CHANNEL NUMBER (SEE REPORT BY SYCAMORE ENVIRONMENTAL CONSULTANTS)
- DETENTION POND
- OPEN SPACE
- PAVED AREAS

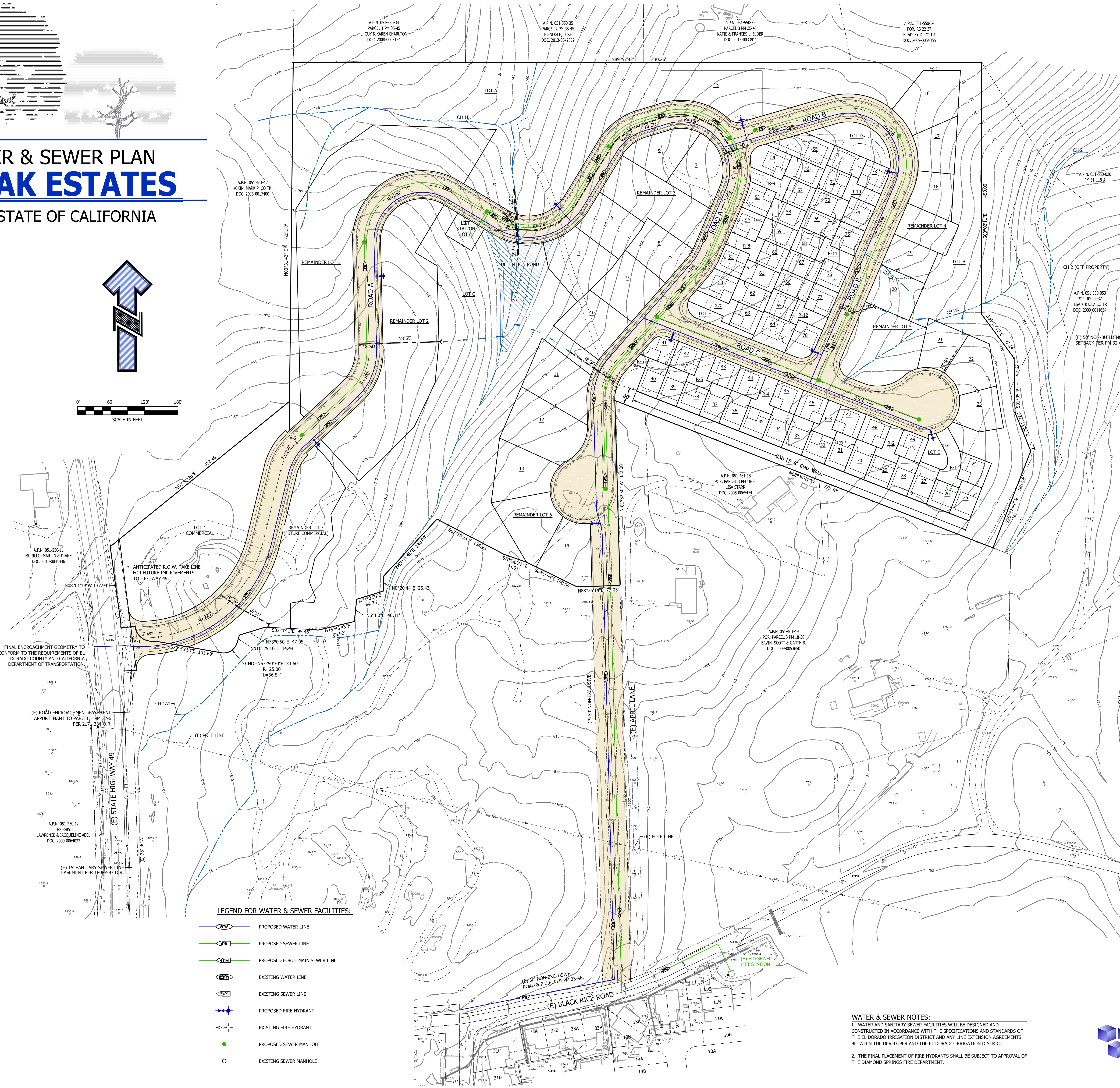
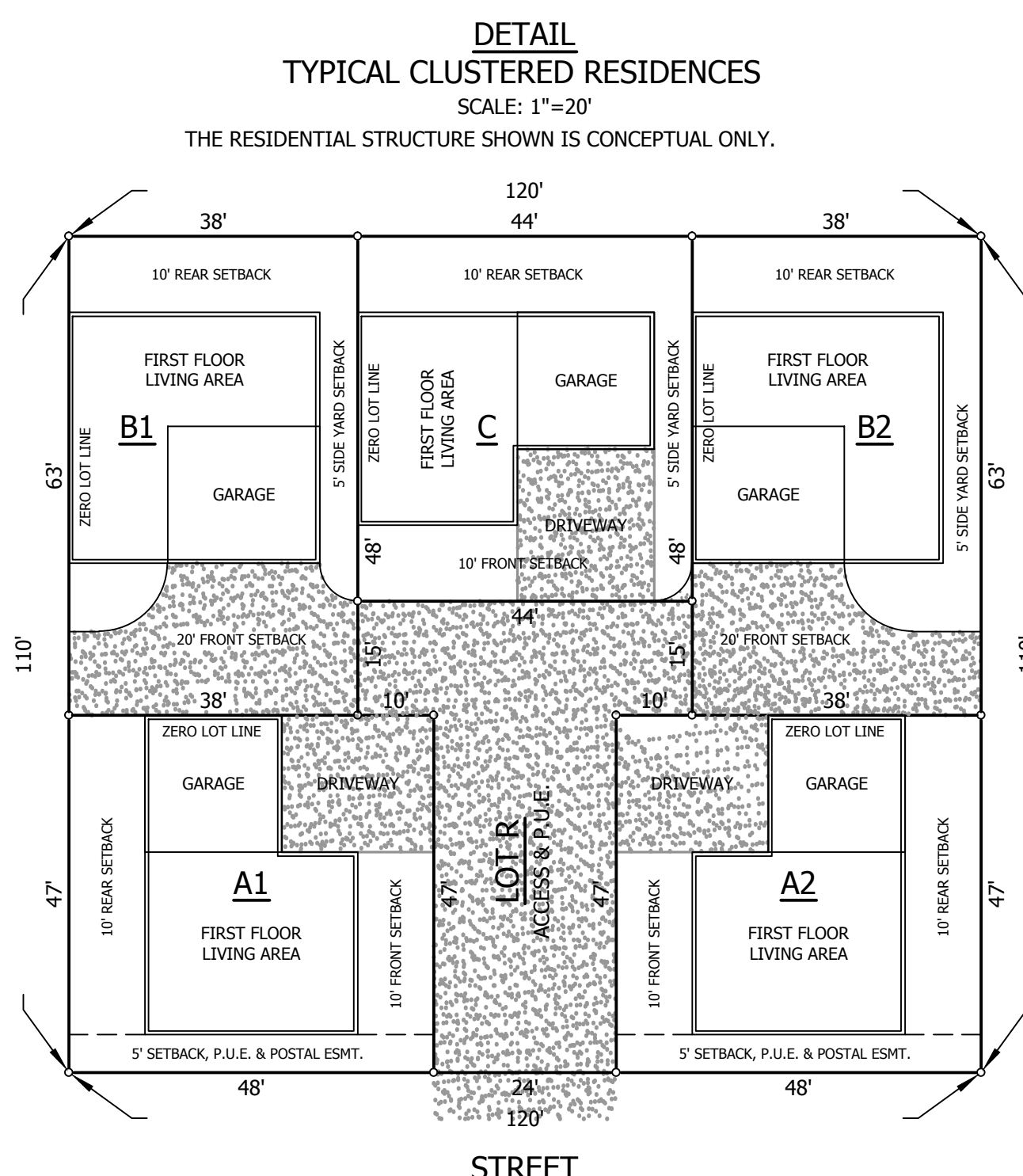
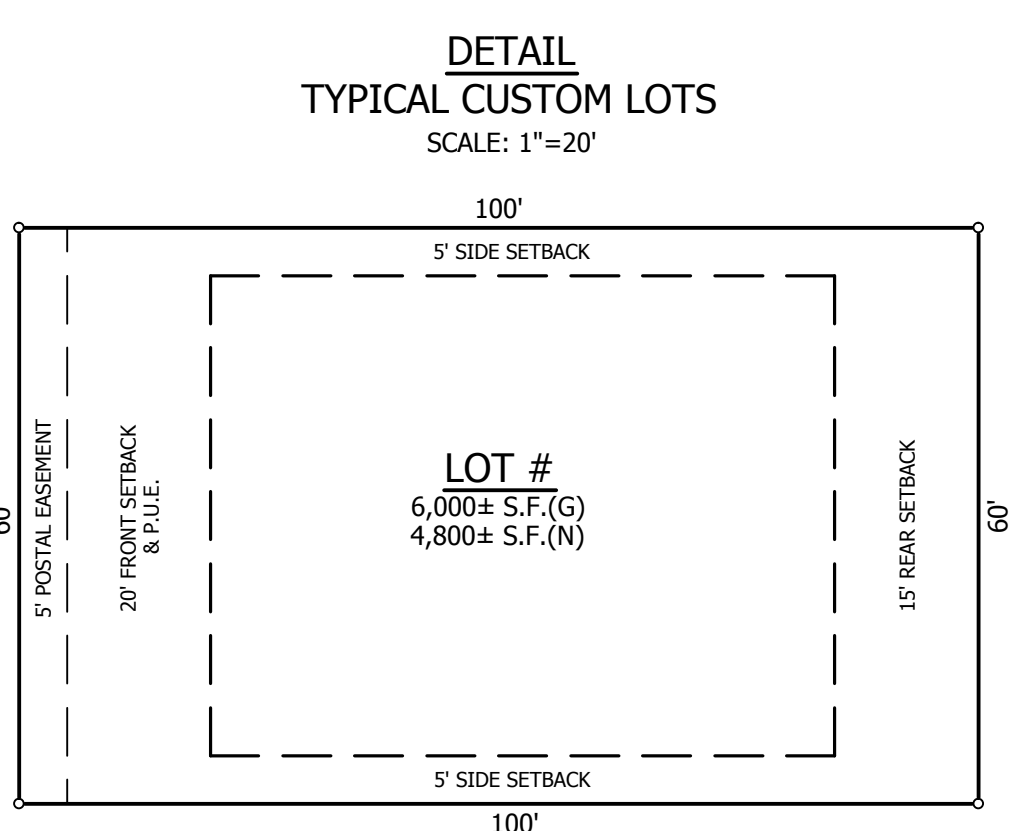
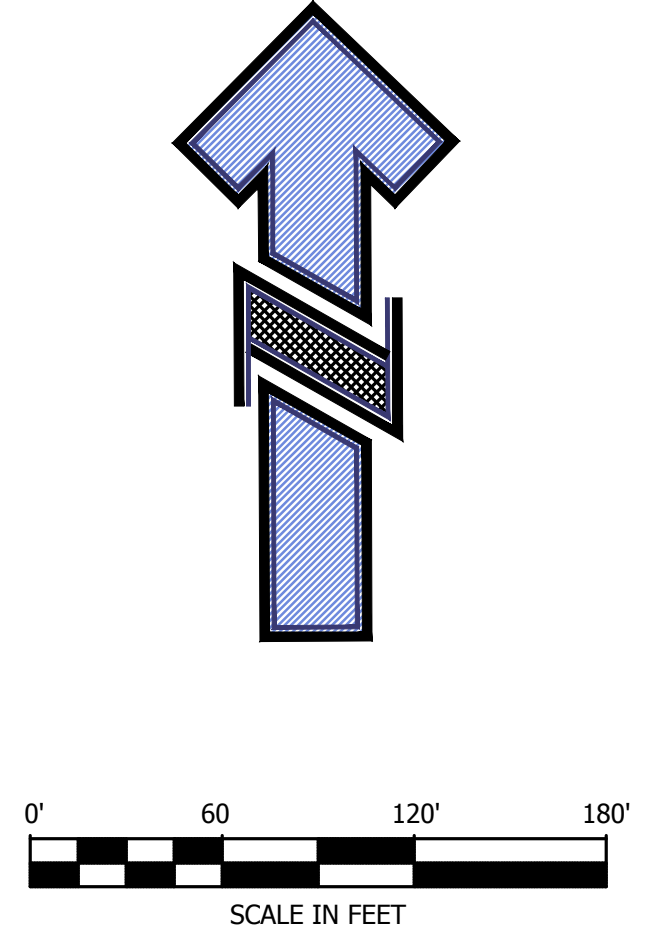
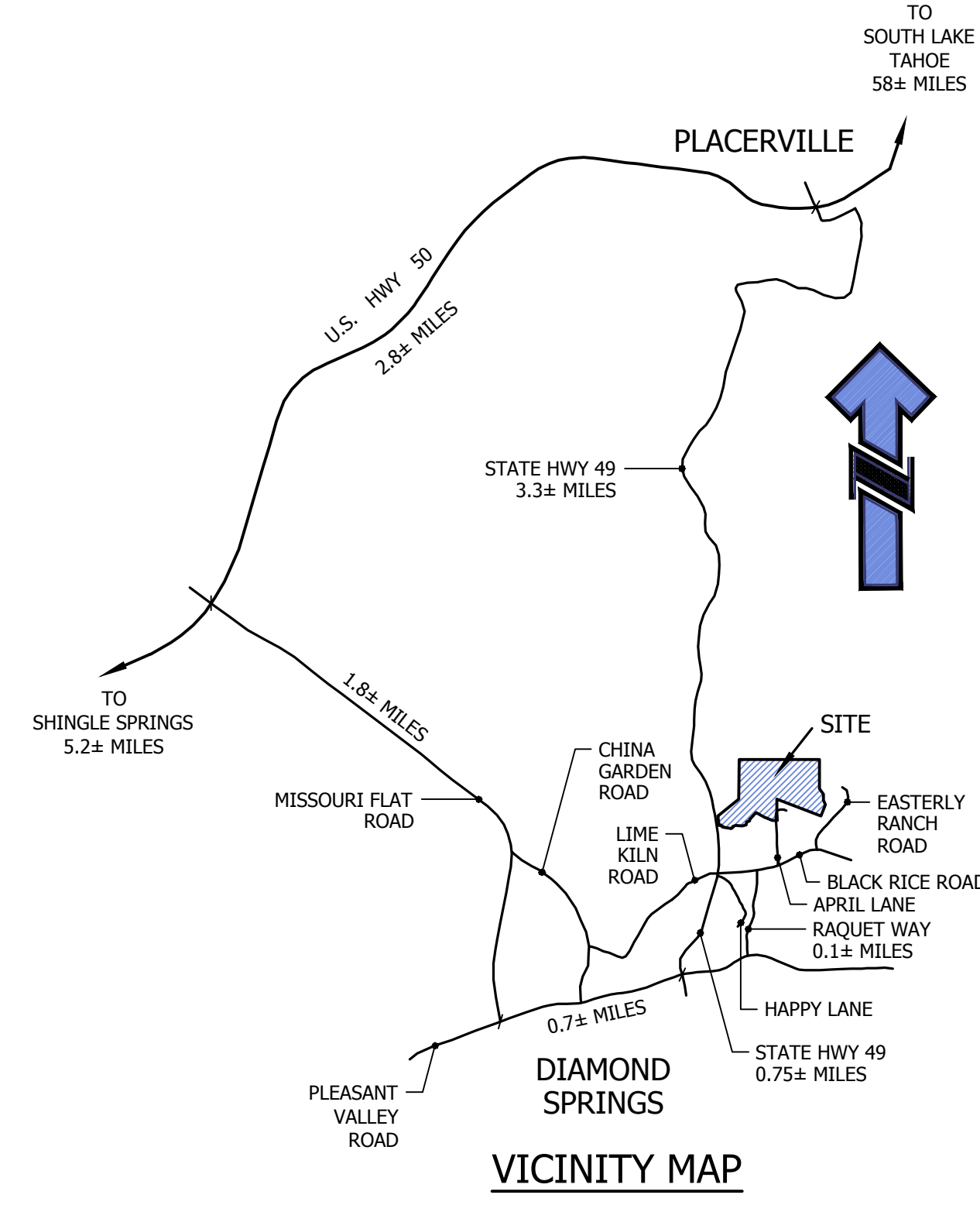
**LEBECK • YOUNG ENGINEERING, INC.**  
3430 ROBIN LANE, BLDG. #2  
CAMERON PARK, CA 95682  
Ph. (530) 677-4080 Fax. (530) 677-4080

PRELIMINARY GRADING & DRAINAGE PLAN  
APRIL 2017

**EXHIBIT J**

# PRELIMINARY WATER & SEWER PLAN PIEDMONT OAK ESTATES

COUNTY OF EL DORADO, STATE OF CALIFORNIA



**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

**WATER & SEWER NOTES:**

- WATER AND SANITARY SEWER FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE EL DORADO IRRIGATION DISTRICT AND ANY LINE EXTENSION AGREEMENTS BETWEEN THE DEVELOPER AND THE EL DORADO IRRIGATION DISTRICT.
- THE FINAL PLACEMENT OF FIRE HYDRANTS SHALL BE SUBJECT TO APPROVAL OF THE DIAMOND SPRINGS FIRE DEPARTMENT.

**OWNERS OF RECORD:**  
JIM DAVIES AND TERRI CHANG  
CONTACT: JIM DAVIES  
854 DIABLO ROAD  
DANVILLE, CA 94526  
JSD45@comcast.net  
TEL: 925-984-1222 FAX: 925-820-7917

**NAME OF APPLICANT:**  
JIM DAVIES AND TERRI CHANG  
CONTACT: JIM DAVIES  
854 DIABLO ROAD  
DANVILLE, CA 94526  
JSD45@comcast.net  
TEL: 925-984-1222 FAX: 925-820-7917

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

**MAP REVISED BY:**  
LEBECK YOUNG ENGINEERING, INC.  
CONTACT: BARBARA "BOBBIE" LEBECK  
3430 ROBIN LANE #2  
CAMERON PARK, CA 95682  
TEL: 530-677-4080  
E-MAIL: bobbie@lebeckyoung.com

**NOTE: MARCH 2016 REVISIONS ADDRESS LOTTING ONLY, NO CHANGES TO UTILITIES OR GRADING & DRAINAGE.**

**NOTE: MARCH-APRIL 2017 REVISIONS ADDRESS LOTTING, ROAD LAYOUT, GRADING & UTILITIES**

**SCALE:**  
1"=50'

**CONTOUR INTERVAL:**  
FIVE FEET (5')

**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 KS 20-113)

**ASSESSOR'S PARCEL NUMBERS:**  
051-550-40, 48, 51 & 58

**PRESENT/PROPOSED ZONING:**  
051-550-40: R1-PDR1-PO, OS-PD  
051-550-48: R1-PDR1-PO, OS-PD  
051-550-51: R1-PDR1-PO, OS-PD  
051-550-58: CC-PD, R1-PD/CC-PD, R1-PD, OS-PD

**TOTAL AREA:**  
25.86± ACRES

**TOTAL NUMBER OF PARCELS:**  
20 - CUSTOM RESIDENTIAL LOTS  
55 - CLUSTERED RESIDENTIAL LOTS  
1 - COMMERCIAL LOT  
6 - OPEN SPACE LOTS  
12 - PRIVATE ACCESS LOTS  
1 - ROAD LOT  
1 - LIFT STATION LOT  
7 - REMAINDER LOTS  
103 - TOTAL

**PROPOSED LAND USAGE TOTALS:**

CUSTOM RESIDENTIAL LOTS	158,004 SF = 14.03%
CLUSTERED RESIDENTIAL LOTS	131,277 SF = 11.66%
COMMERCIAL LOTS	52,201 SF = 4.63%
OPEN SPACE LOTS	360,535 SF = 32.01%
PRIVATE ACCESS LOTS	21,742 SF = 1.93%
ROAD LOT	215,659 SF = 19.15%
LIFT STATION LOT	2,475 SF = 0.22%
REMAINDER LOTS	184,557 SF = 16.38%
EXISTING PARCELS (A)	1,126,450± SF = 100%

**MINIMUM PARCEL AREA:**  
2,112 SF

**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  
REVISED: MARCH 2016  
REVISED: MARCH 2017  
REVISED: APRIL 2017

**PLANNING COMMISSION:**

**APPROVAL/DENIAL DATE:**

**BOARD OF SUPERVISORS:**

**APPROVAL/DENIAL DATE:**

**LEGEND:**

- PUBLIC UTILITIES EASEMENT
- CHANNEL NUMBER (SEE REPORT BY SYCAMORE ENVIRONMENTAL CONSULTANTS)
- DETENTION POND
- OPEN SPACE
- PAVED AREAS

**LEBECK • YOUNG ENGINEERING, INC.**  
3430 ROBIN LANE, BLDG. #2  
CAMERON PARK, CA 95682  
Ph. (530) 677-4080 Fax. (530) 677-4080

PRELIMINARY WATER & SEWER PLAN  
APRIL 2017

## EXHIBIT K



## El Dorado Irrigation District

Letter No.: EEO 2016-0571

May 23, 2016

VIA FIRST-CLASS MAIL

Jim Davies  
854 Diablo Road  
Danville, CA 94526

Subject: Facility Improvement Letter (FIL), Piedmont Oak Estates-**Extension**  
Assessor's Parcel No. 051-550-40, 47, 48, 51 (Diamond Springs)  
EDC Project No: TM-12-1510

Dear Mr. Davies:

This letter is in response to your request dated April 20, 2016 and is valid for a period of one year. If a Facility Plan Report (FPR) for your project is not submitted to El Dorado Irrigation District (EID or District) within one year of the date of this letter, a new Facility Improvement Letter will be required.

Design drawings for your project must be in conformance with the District's *Water, Sewer and Recycled Water Design and Construction Standards*.

This project is a 108-lot subdivision on 25.89 acres. Water service, sewer service, private fire service and fire hydrants are requested. The property is within the District boundary.

This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities that may be available to serve your project.

### **Water Supply**

As of January 1, 2015, there were 5,094 equivalent dwelling units (EDUs) of water supply available in the Western/Eastern Water Supply Region. Your project as proposed on this date would require 108 EDUs of water supply.

### **Water Facilities**

A 6-inch water line is located in Highway 49 and 8-inch water lines are located in Black Rice Road (see enclosed System Map). The Diamond Springs/El Dorado Fire Protection District (letter dated October 29, 2012) has determined that the minimum fire flow for single family dwellings less than 3600 square feet is 1,000 GPM for a 2-hour duration while maintaining a 20-psi residual pressure, homes larger than 3600 square feet will require 1,500 GPM. The commercial portion of this project will require a minimum fire flow of 1,500 GPM while maintaining a 20-psi residual pressure. EID assumes these values are still valid but recommends you contact the Diamond Springs/El Dorado Fire Protection District to confirm there are no changes that could impact the flow requirements.

## **EXHIBIT K.1**

According to the District's hydraulic model, the existing system can deliver the required fire flow. In order to provide this fire flow and receive service, you must construct a water line extension connecting to the waterlines located in Black Rice Road and Highway 49. The hydraulic grade line for the existing water distribution facilities is 2,018 feet above mean sea level during normal operating conditions and 1,965 feet above mean sea level during fire flow and maximum demands. A static hydraulic grade line of 2,095 feet should be used to determine the pipe class for the proposed facilities.

The flow predicted above was developed using a computer model and is not an actual field flow test.

### **Sewer Facilities**

The Courtside Manor lift station and 8-inch force main are located along the southern boundary of the property to be developed. This lift station does not have adequate capacity to serve your development. The FPR shall evaluate the new lift station(s) required to serve your proposed development. In addition, the Courtside Manor lift station shall be evaluated for the upgrades to serve your project. Many of the required improvements were presented in a previous FPR titled, "Diamond Springs Sewer Improvements" dating back to 1998. Your FPR should provide an update to current conditions and address any additional surrounding development that could possibly be served by any improvements that you construct. Your project as proposed on this date would require 108 EDUs of sewer service.

### **Facility Plan Report**

A Facility Plan Report (FPR) will be required for this project. The FPR shall address the expansion of the water and sewer facilities and the specific fire flow requirements for all phases of the project. A meeting to discuss the content of the report will be required. Please contact this office to arrange the meeting. A preliminary utility plan, prepared by your engineer, must be brought to the meeting.

Two copies of the FPR will be required along with a \$2,000.00 deposit. You will be billed for actual time spent in review and processing of your FPR. Please submit the FPR and fee to our Customer Service Department. Enclosed is the FPR description and transmittal form for your use. The items listed under content in the description and the completed transmittal form must be bound in each copy of the FPR.

### **Easement Requirements**

Proposed water lines, sewer lines and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water lines or sewer lines are within streets, they shall be located within the paved section of the roadway. No structures will be permitted within the easements of any existing or proposed facilities. The District must have unobstructed access to these easements at all times, and generally does not allow water or sewer facilities along lot lines.

Easements for any new District facilities constructed by this project must be granted to the District prior to District approval of water and/or sewer improvement plans, whether on site or off site. In addition, due to either nonexistent or prescriptive easements for some older facilities,

any existing on-site District facilities that will remain in place after the development of this property must also have an easement granted to the District.

### **Environmental**

The County is the lead agency for environmental review of this project per Section 15051 of the California Environmental Quality Act Guidelines (CEQA). The County's environmental document should include a review of both off-site and on-site water and sewer facilities that may be constructed by this project. You may be requested to submit a copy of the County's environmental document to the District if your project involves significant off-site facilities. If the County's environmental document does not address all water and sewer facilities and they are not exempt from environmental review, a supplemental environmental document will be required. This document would be prepared by a consultant. It could require several months to prepare and you would be responsible for its cost.

### **Summary**

Service to this proposed development is contingent upon the following:

- The availability of uncommitted water supplies at the time service is requested;
- Approval of the County's environmental document by the District (if requested);
- Approval of a Facility Plan Report by the District;
- Executed grant documents for all required easements;
- Approval of an extension of facilities application by the District;
- Approval of facility improvement plans by the District;
- Construction by the developer of all on-site and off-site proposed water and sewer facilities;
- Acceptance of these facilities by the District; and
- Payment of all District connection costs.

Services shall be provided in accordance with El Dorado Irrigation District Board Policies and Administrative Regulations, as amended from time-to-time. As they relate to conditions of and fees for extension of service, District Administrative Regulations will apply as of the date of a fully executed Extension of Facilities Agreement.

If you have any questions, please contact me at (530) 642-4054.

Sincerely,



Michael J. Brink, P.E.  
Supervising Civil Engineer

MB/MM:at

Enclosures: System Map  
FPR Guidelines and transmittal

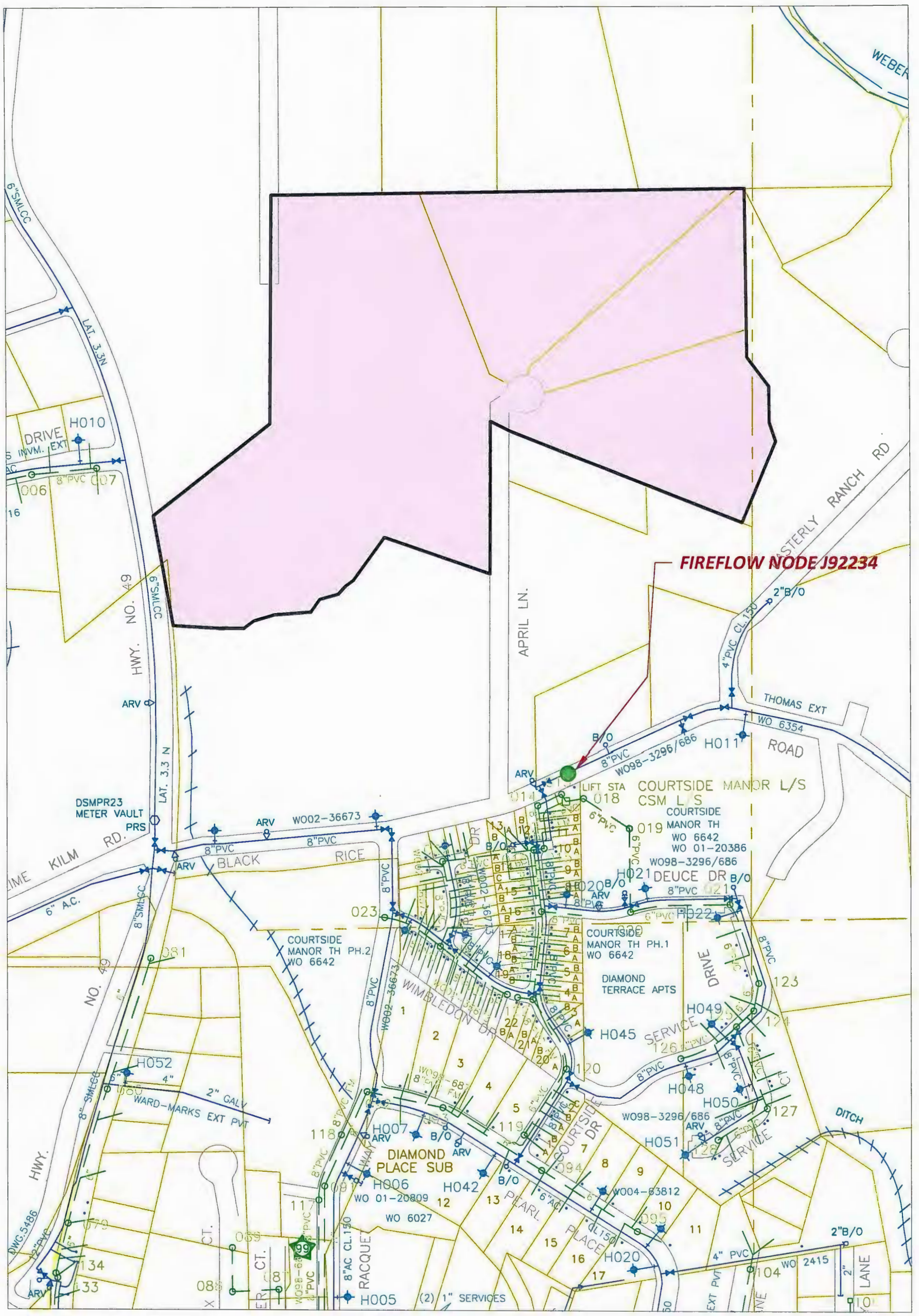




cc w/ System Map:

Rob Combs – Fire Chief  
Diamond Springs/El Dorado Fire Protection District  
Via email - [rcombs@diamondfire.org](mailto:rcombs@diamondfire.org)

Roger Trout, Director  
El Dorado County Development Services Department  
Via email - [roger.trout@edcgov.us](mailto:roger.trout@edcgov.us)



El Dorado Irrigation District  
System Map

WARNING: For schematic purposes only.  
Exact pipe location must be  
field verified.



DATE: May 23, 2016

Piedmont Oak Estates

APN: 051-550-40,47,48,51

15-1470 4D 18 of 18



Scale: 1" = 250'