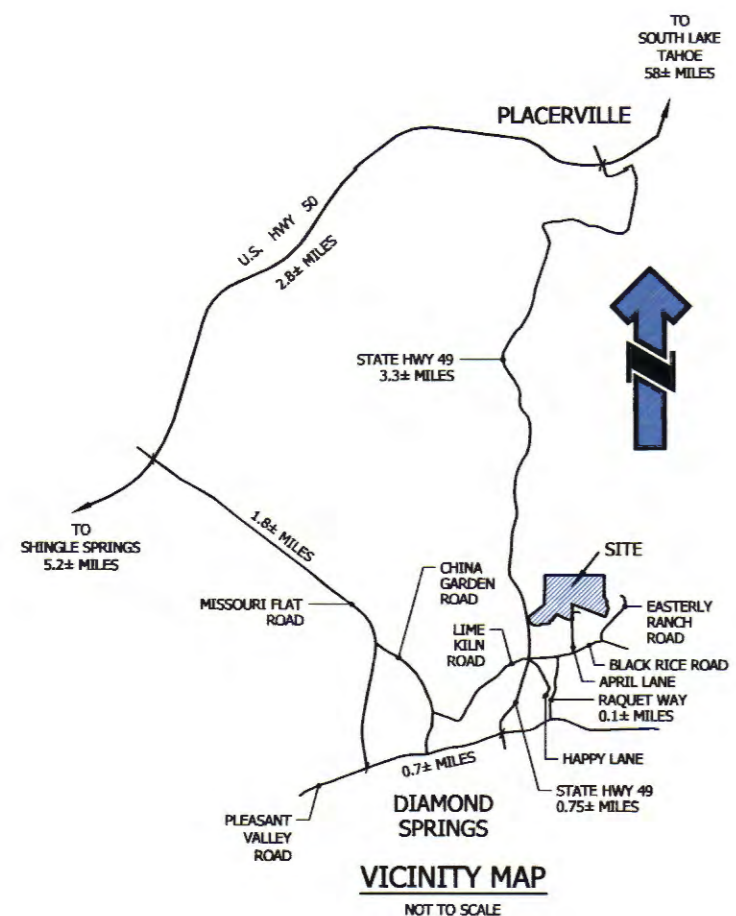


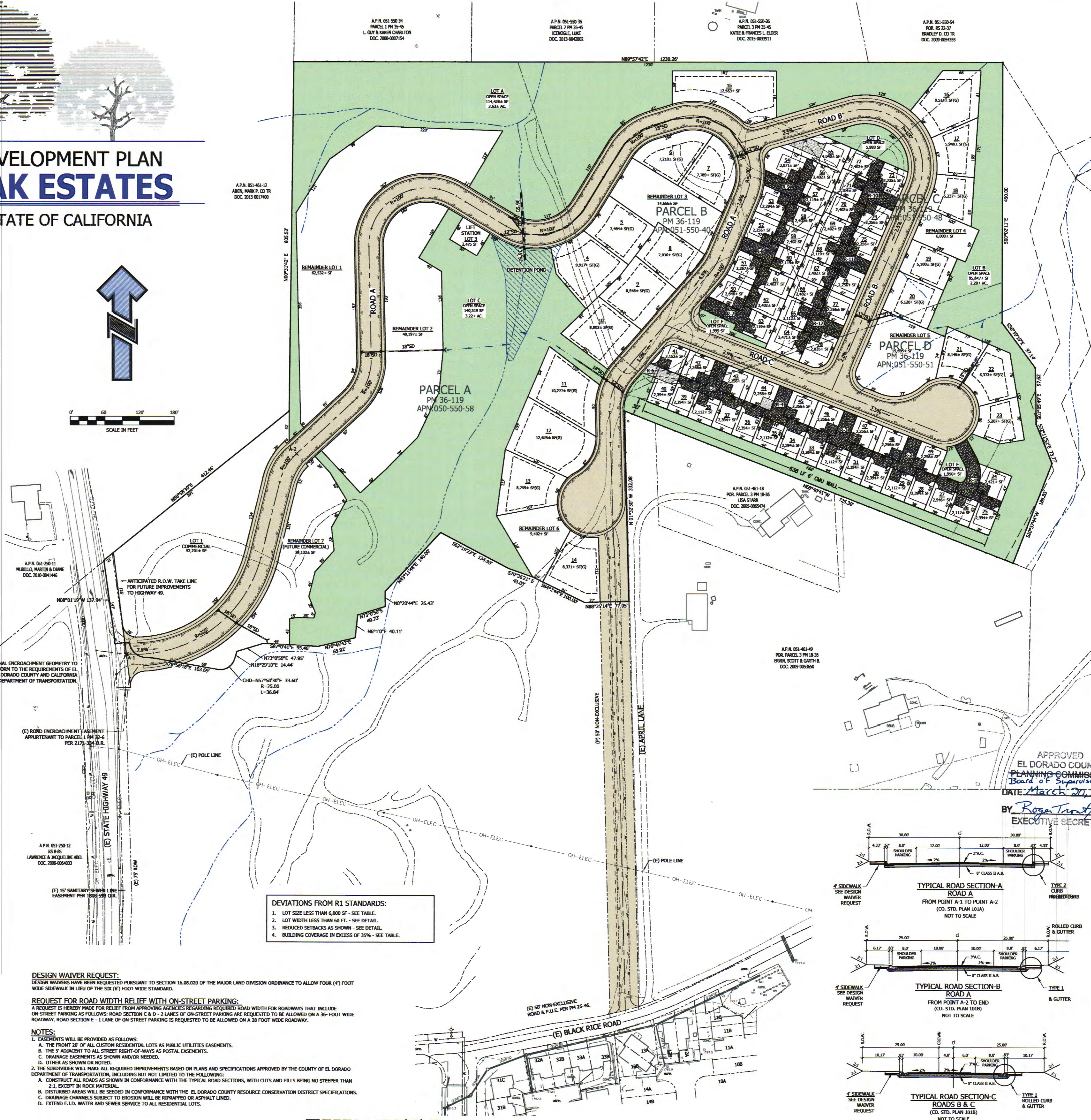
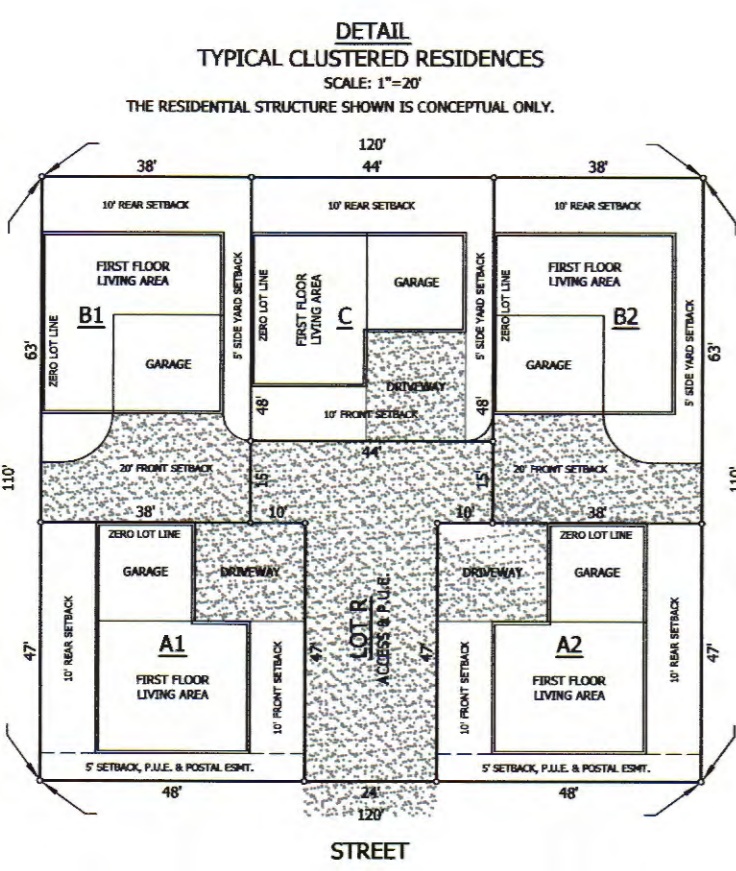
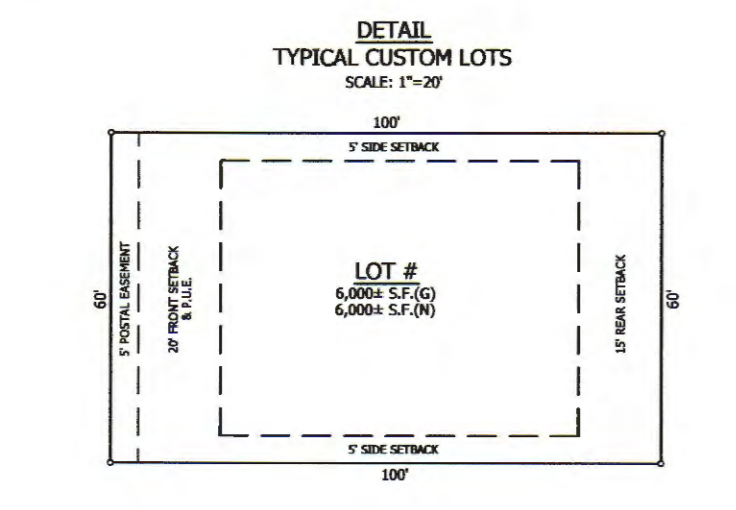
TENTATIVE MAP & DEVELOPMENT PLAN PIEDMONT OAK ESTATES

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	1,818 SF	1,089 SF/45%	1,730 SF/72%
B2	2,394 SF	2	1,818 SF	1,089 SF/45%	1,704 SF/71%
C	2,112 SF	2	1,584 SF	912 SF/43%	1,272 SF/60%
R	1,788 SF	2	1,392 SF	812 SF/45%	1,296 SF/72%
TOTAL	13,200 SF	-	9,984 SF/75%	5,982 SF/45%	5,208 SF/39%



DEVIATIONS FROM R1 STANDARDS:

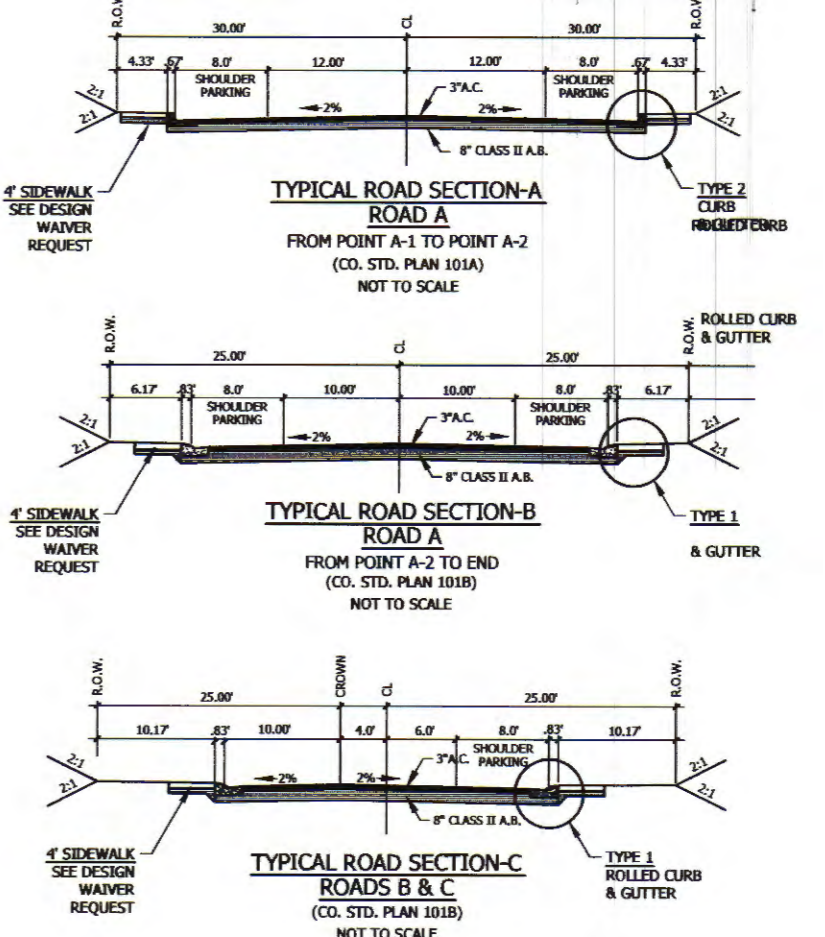
- LOT SIZE LESS THAN 6,000 SF - SEE TABLE.
- LOT WIDTH LESS THAN 60 FT. - SEE DETAIL.
- REDUCED SETBACKS AS SHOWN - SEE DETAIL.
- BUILDING COVERAGE IN EXCESS OF 35% - SEE TABLE.

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 50 (5) FOOT WIDE SIDEWALKS.

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 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 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.
 - OTHER AS SHOWN OR NOTED.
- THE SUBDIVISOR 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.L.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
95546488@att.net
TEL: 925-984-1222 FAX: 925-820-7917

NAME OF APPLICANT:
JIM DAVIES AND TERRI CHANG
CONTACT: JIM DAVIES
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MAP ORIGINALLY PREPARED BY:
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MAP REVISED BY:
LEBECK YOUNG ENGINEERING, INC.
CONTACT: BARBARA "BOBBIE" LEBECK
3430 ROBIN LANE #2
CAMERON PARK, CA 95682
TEL: 530-672-7886
E-MAIL: bobble@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 & 20, T.10 N., R.11 E., M.D.M. (BEING PORTIONS OF PM 25-46, PM 32-4, PM 36-119 AND RS 20-11)

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

PRESENT/PROPOSED ZONING:
051-550-40: R1-PUR1-PD, OS-PD
051-550-48: R1-PUR1-PD, OS-PD
051-550-51: R1-PUR1-PD, OS-PD
051-550-58: CC-PD, R1-PD/CC-PD, R1-PD, OS-PD

TOTAL AREA:
25.864 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 - 156,004 SF = 14.03%
CLUSTERED RESIDENTIAL LOTS - 131,277 SF = 11.65%
COMMERCIAL LOTS - 52,201 SF = 4.63%
OPEN SPACE LOTS - 360,535 SF = 32.01%
PRIVATE ACCESS LOTS - 21,742 SF = 1.95%
ROAD LOT - 215,659 SF = 19.15%
LIFT STATION LOT - 184,557 SF = 16.38%
REMAINDER LOTS - 1,126,450 SF = 100%
EXISTING PARCELS (-) - 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.F.D.

DATE:
APRIL 24, 2009
REVISED: SEPTEMBER 7, 2012
REVISED: FEBRUARY 2013
REVISED: MARCH 2015
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)
OH DEFLECTION POINT
OPEN SPACE
PAVED AREAS

LEBECK = YOUNG ENGINEERING, INC.
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CAMERON PARK, CA 95682
Ph. (530) 677-4080 Fax. (530) 677-4080

TENTATIVE MAP & DEVELOPMENT PLAN
APRIL 2017

EXHIBIT I