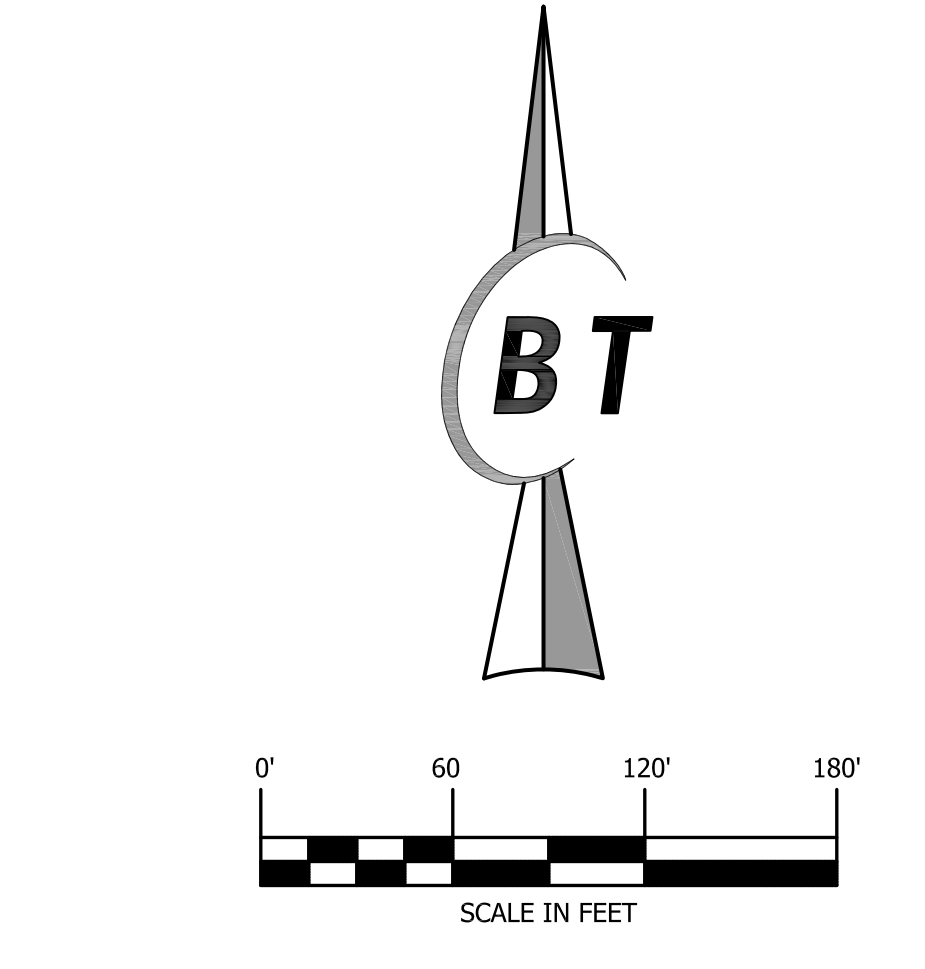
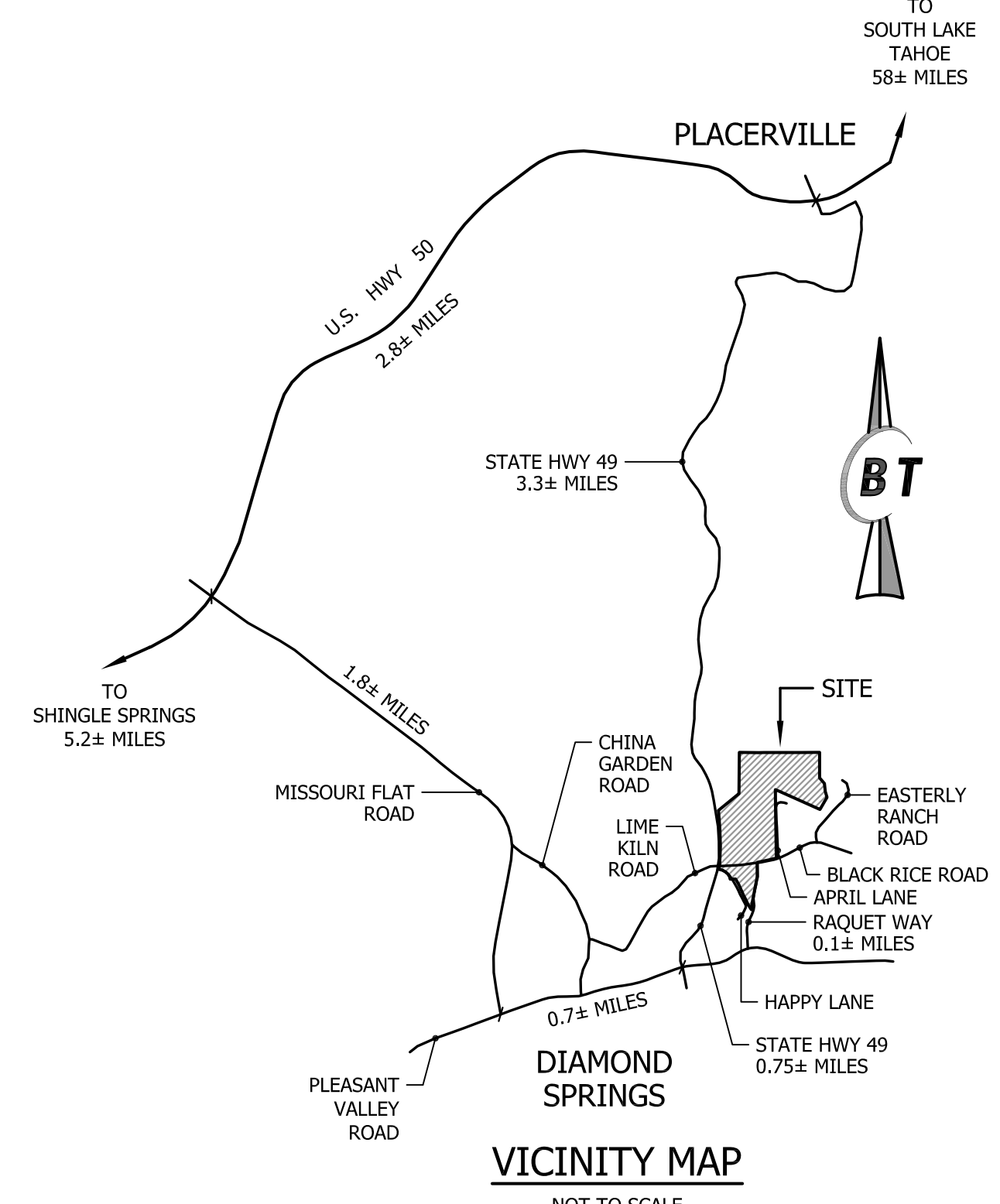


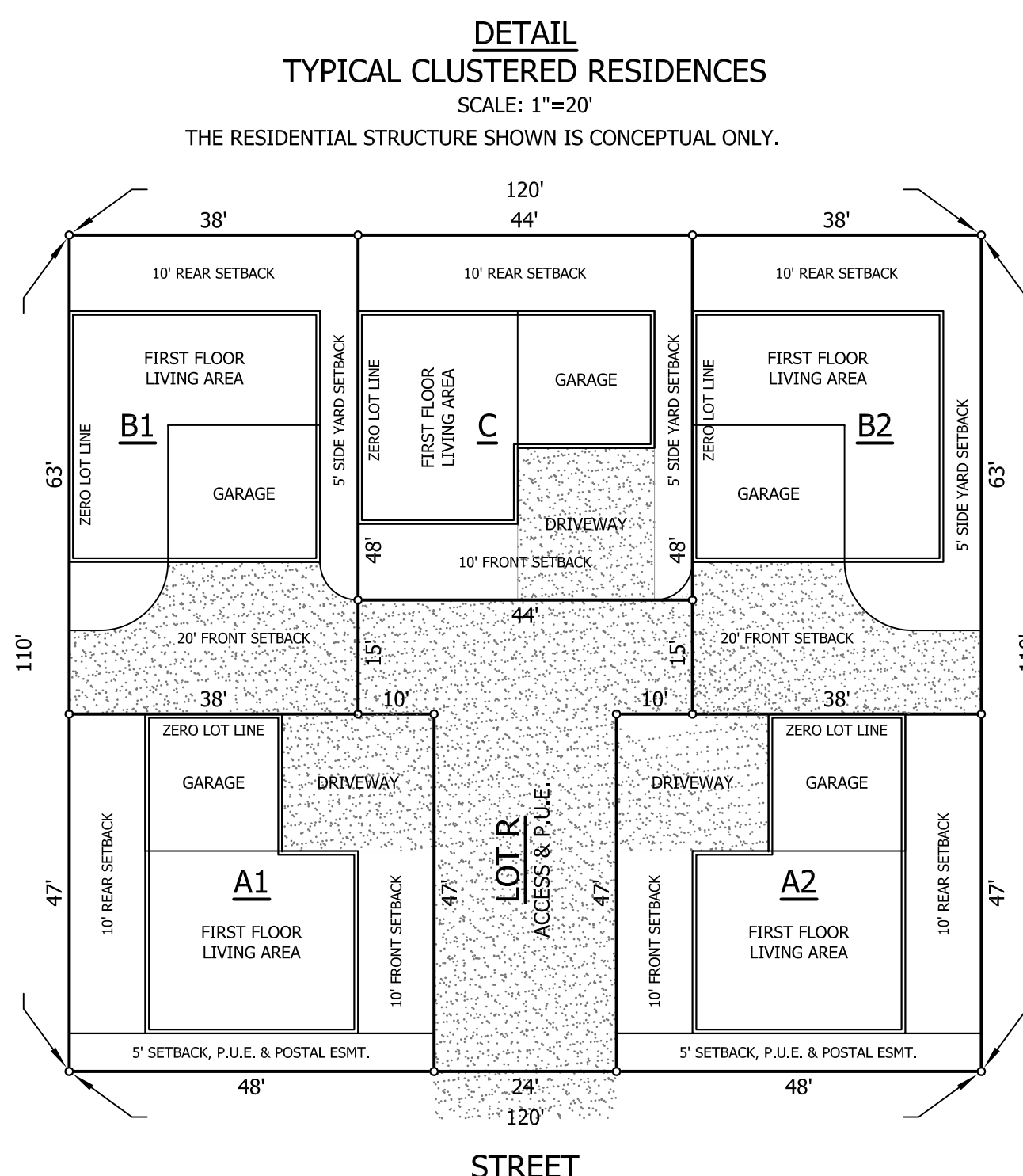
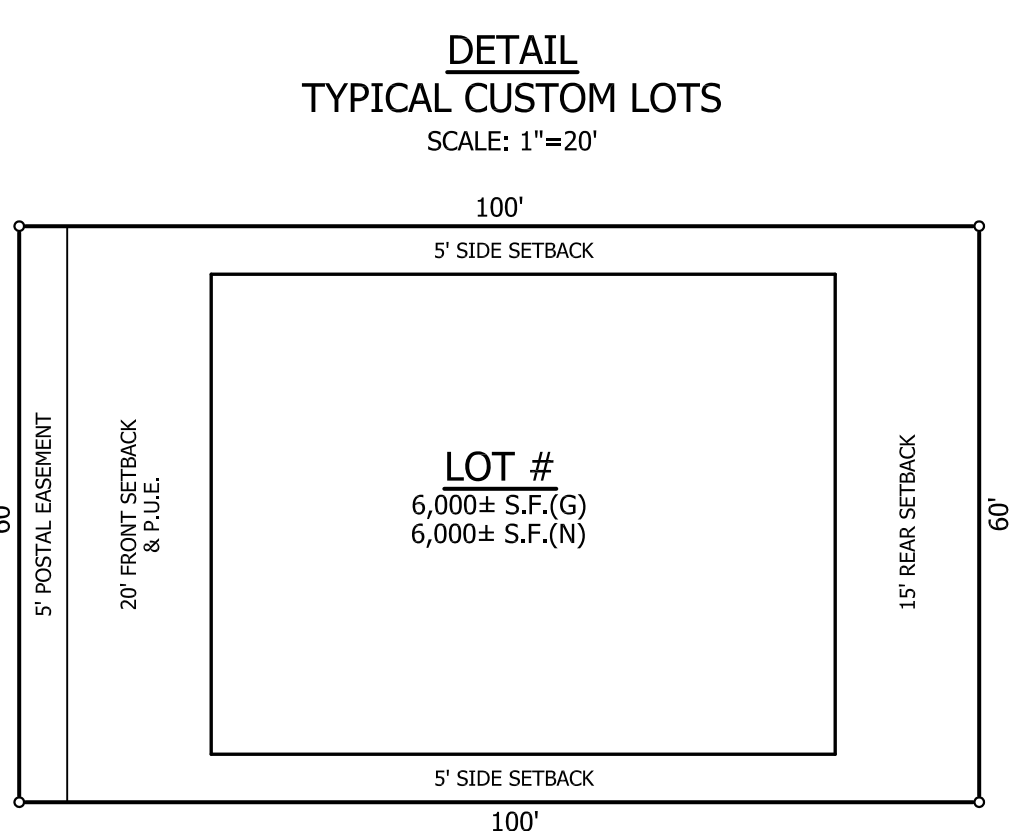
TENTATIVE MAP & DEVELOPMENT PLAN PIEDMONT OAK ESTATES

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%

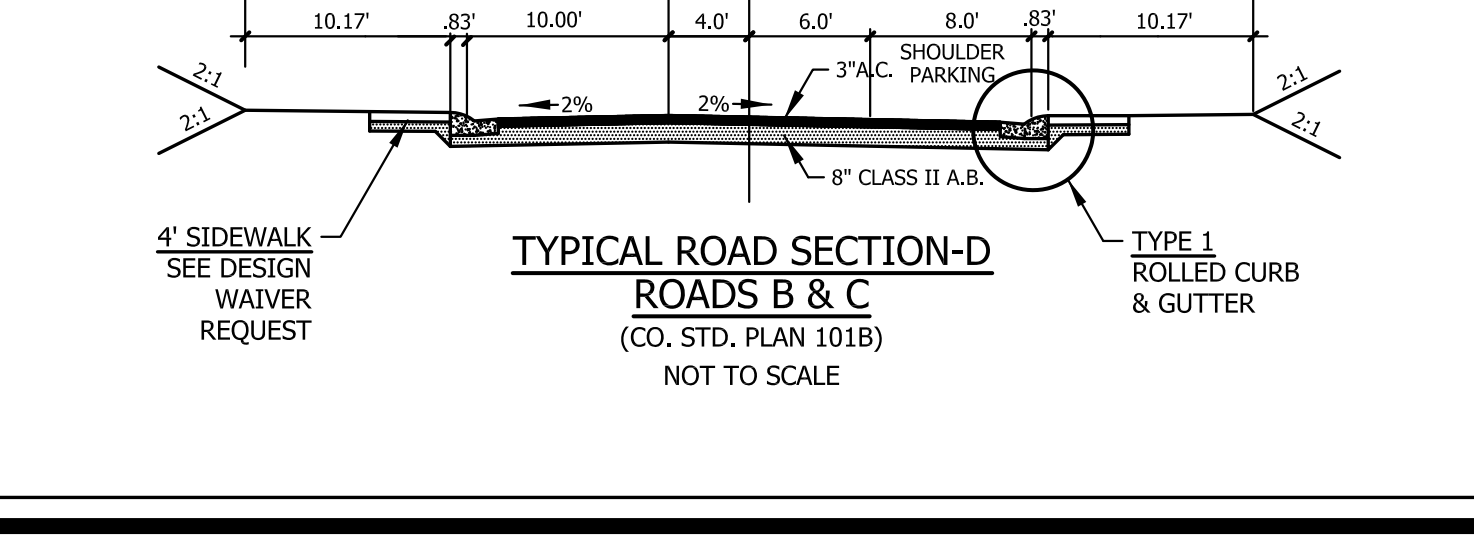
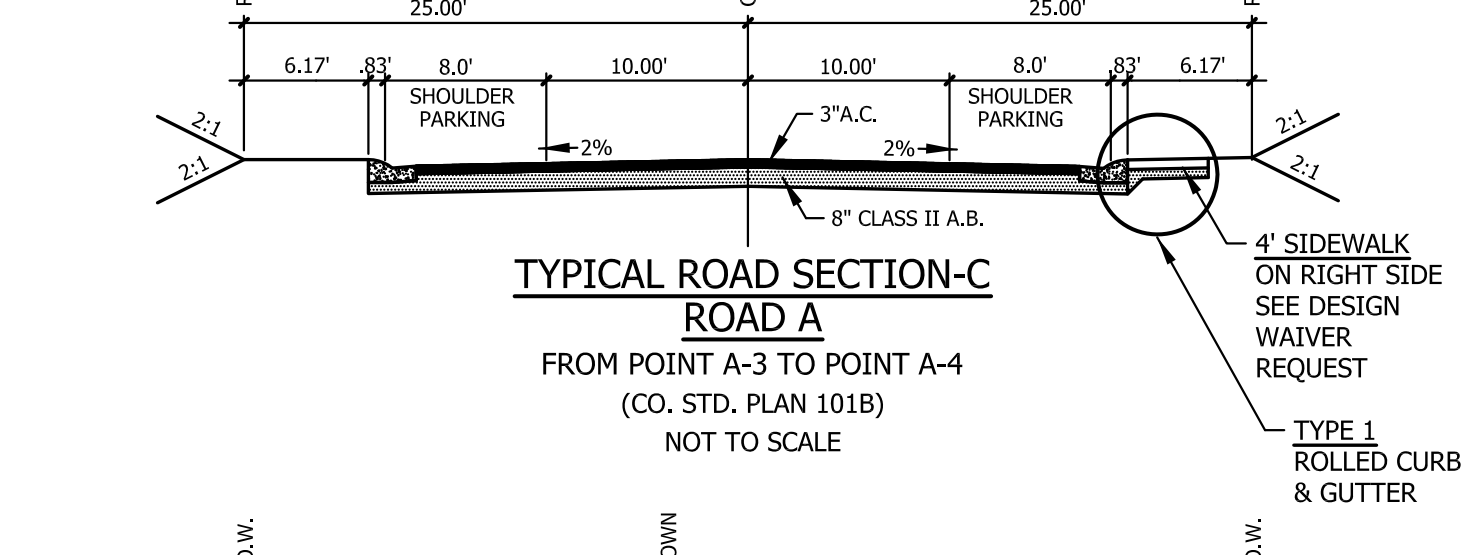
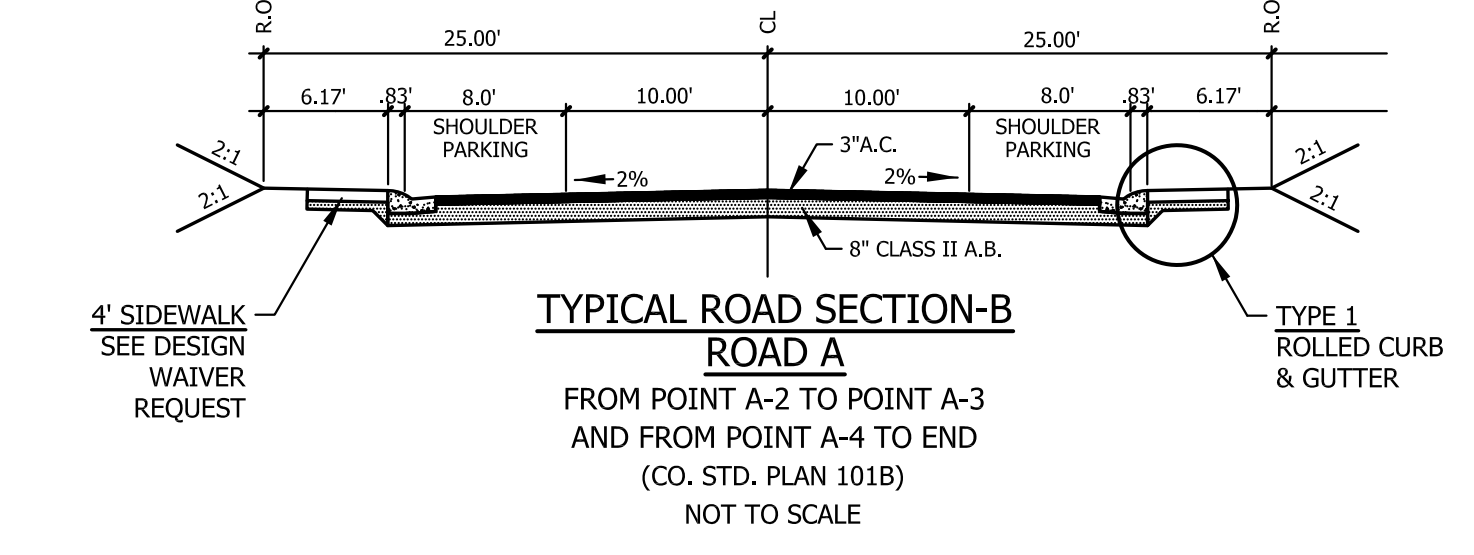
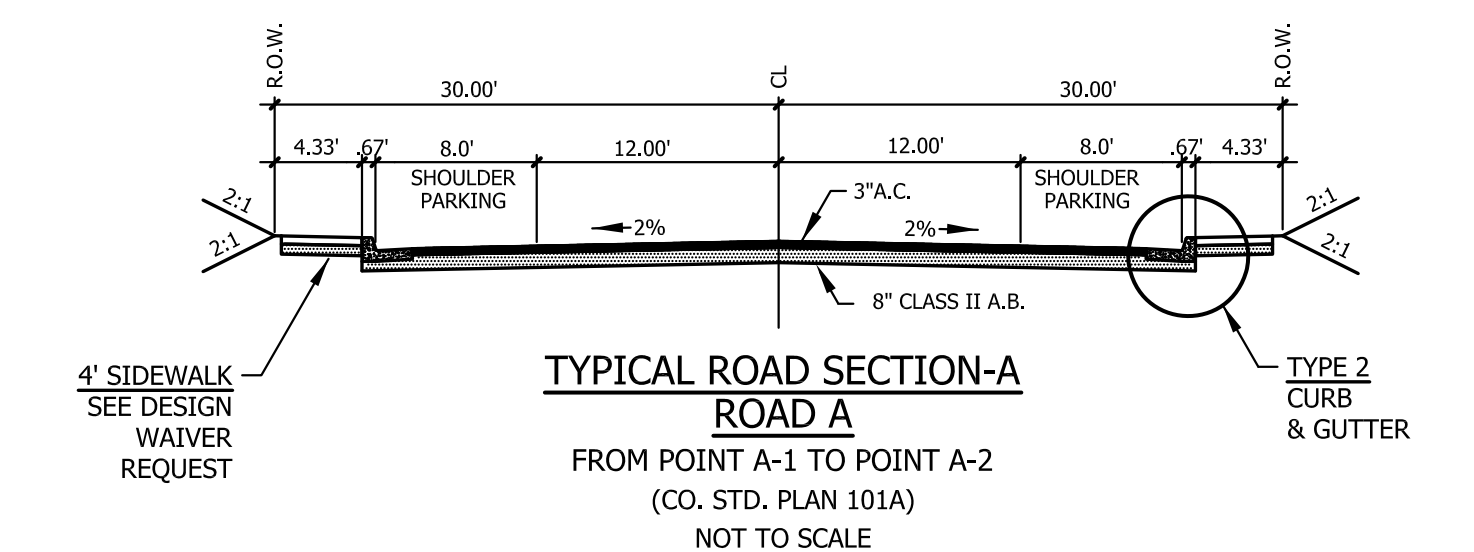
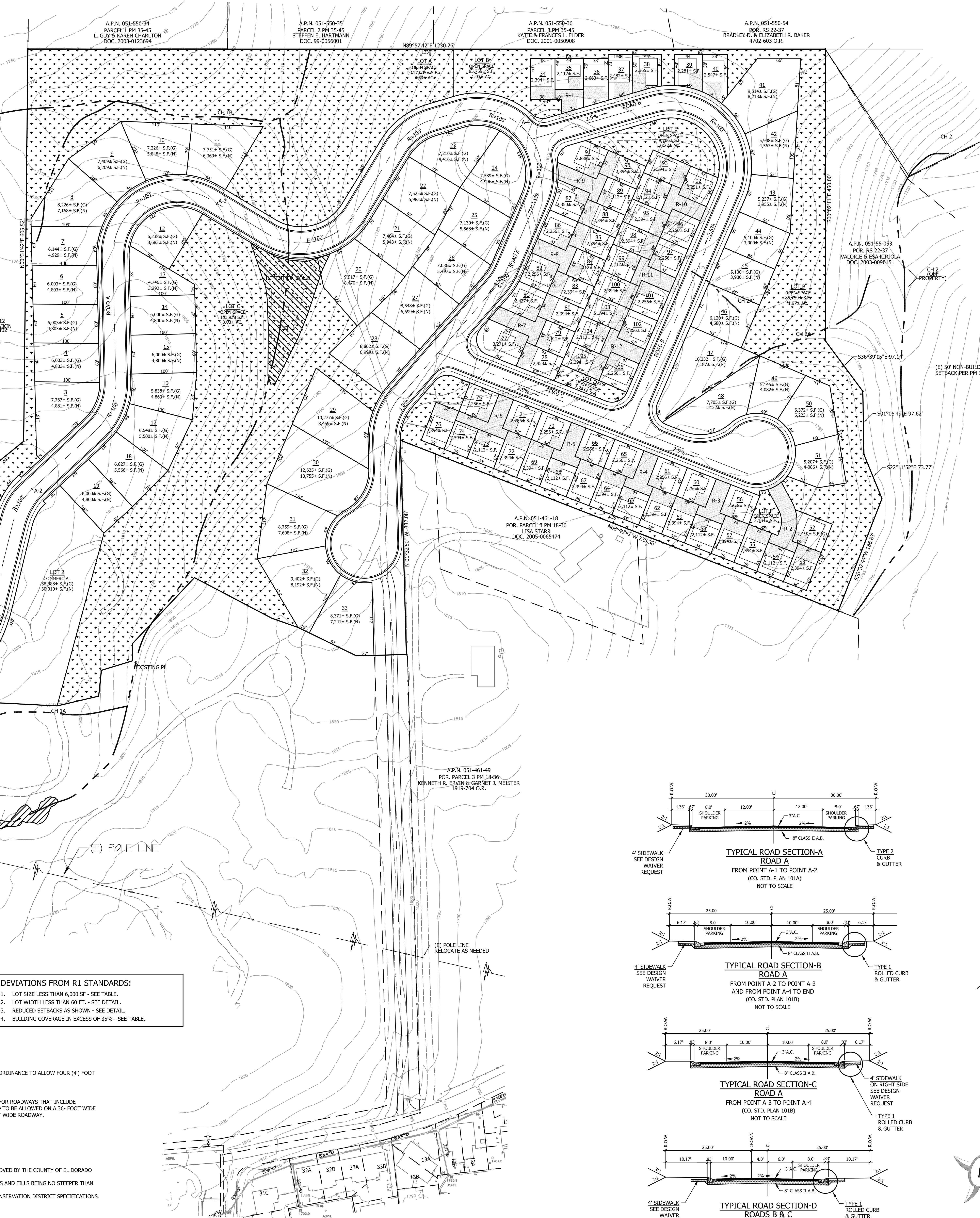


- DEVIATIONS FROM R1 STANDARDS:**
- LOT SIZE LESS THAN 6,000 SF - SEE TABLE.
 - LOT WIDTH LESS THAN 60 FT. - SEE DETAIL.
 - REDUCED SETBACKS AS SHOWN - SEE DETAIL.
 - BUILDING COVERAGE IN EXCESS OF 35% - SEE TABLE.

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 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.
 - OTHER 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.L.D. WATER AND SEWER SERVICE TO ALL RESIDENTIAL LOTS.
 - A REDUCTION IN WETLAND SETBACKS FROM 50' TO 25' HAVE BEEN REQUESTED.



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

SCALE:
1"=100'

CONTOUR INTERVAL:
ONE (1) FOOT

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, 47, 48 & 51

PRESENT/PROPOSED ZONING:
051-550-40: R1(RL)-PD
051-550-47: R1-HP-CR/R1-PD, C-PD
051-550-48: R1(RL)-PD
051-550-51: R1(RL)-PD

TOTAL AREA:
25.894 ACRES

TOTAL NUMBER OF PARCELS:
42 CUSTOM RESIDENTIAL LOTS
62 CLUSTERED RESIDENTIAL LOTS
2 COMMERCIAL LOTS
6 OPEN SPACE LOTS
12 ACCESS LOTS
1 ROAD LOT
125 TOTAL

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

ENGINEER'S STATEMENT:
I, PETER K. THORNE, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS PIEDMONT OAK ESTATES, HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

PETER K. THORNE, REG. ERS 58279
REG. EXP. DATE: 06/30/14

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)
 - SW# SEASONAL WETLANDS (SEE REPORT BY SYCAMORE ENVIRONMENTAL CONSULTANTS)
 - AREAS OF 30% AND GREATER SLOPE
 - DETENTION POND
 - OPEN SPACE
 - PAVED AREAS



TENTATIVE MAP & DEVELOPMENT PLAN
FEBRUARY 2013