TENTATIVE SUBDIVISION MAP

PLACERVILLE ESTATES

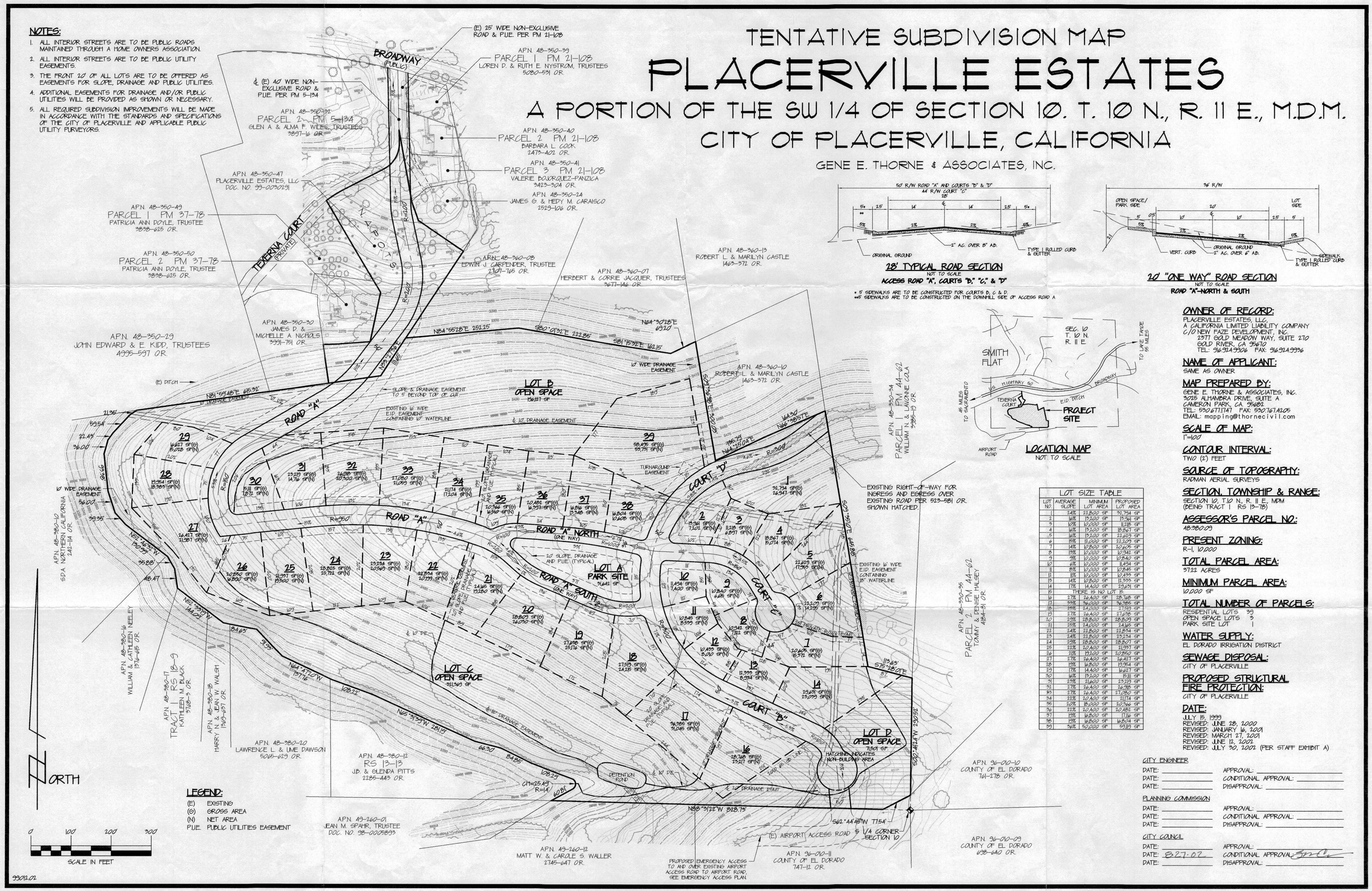
A PORTION OF THE SW 1/4 OF SECTION 10. T. 10 N., R. 11 E., M.D.M.

CITY OF PLACERVILLE, CALIFORNIA

GENE E. THORNE & ASSOCIATES, INC.

NOTES:

1. ALL INTERIOR STREETS ARE TO BE PUBLIC ROADS MAINTAINED THROUGH A HOME OWNERS ASSOCIATION.
2. ALL INTERIOR STREETS ARE TO BE PUBLIC UTILITY EASEMENTS.
3. THE FRONT 20' OF ALL LOTS ARE TO BE OFFERED AS EASEMENTS FOR SLOPE, DRAINAGE AND PUBLIC UTILITIES.
4. ADDITIONAL EASEMENTS FOR DRAINAGE AND/OR PUBLIC UTILITIES WILL BE PROVIDED AS SHOWN OR NECESSARY.
5. ALL REQUIRED SUBDIVISION IMPROVEMENTS WILL BE MADE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PLACERVILLE AND APPLICABLE PUBLIC UTILITY PURVEYORS.



LEGEND:

(E) EXISTING
(G) GROSS AREA
(N) NET AREA
P.U.E. PUBLIC UTILITIES EASEMENT

28' TYPICAL ROAD SECTION
NOT TO SCALE
ACCESS ROAD "A", COURTS "B," "C," & "D"

* 5' SIDEWALKS ARE TO BE CONSTRUCTED FOR COURTS B, C & D.
** 5' SIDEWALKS ARE TO BE CONSTRUCTED ON THE DOWNHILL SIDE OF ACCESS ROAD A

20' "ONE WAY" ROAD SECTION
NOT TO SCALE
ROAD "A"-NORTH & SOUTH

LOCATION MAP
NOT TO SCALE

LOT SIZE TABLE			
LOT NO.	AVERAGE SLOPE	MINIMUM LOT AREA	PROPOSED LOT AREA
1	24%	23,200 SF	30,734 SF
2	16%	19,200 SF	19,341 SF
3	10%	10,000 SF	11,218 SF
4	10%	19,200 SF	18,847 SF
5	16%	19,200 SF	22,623 SF
6	6%	11,000 SF	22,209 SF
7	14%	10,500 SF	20,205 SF
8	13%	10,000 SF	10,942 SF
9	9%	10,000 SF	10,840 SF
10	6%	10,000 SF	11,494 SF
11	8%	10,000 SF	10,845 SF
12	11%	10,000 SF	10,455 SF
13	14%	10,500 SF	12,555 SF
14	17%	14,400 SF	29,631 SF
15	THERE IS NO LOT 15		
16	21%	26,400 SF	28,768 SF
17	29%	36,000 SF	36,385 SF
18	25%	24,000 SF	27,510 SF
19	21%	26,400 SF	27,235 SF
20	19%	28,800 SF	28,803 SF
21	25%	24,000 SF	24,165 SF
22	24%	23,800 SF	22,834 SF
23	24%	23,800 SF	23,234 SF
24	19%	28,800 SF	28,801 SF
25	23%	20,400 SF	21,937 SF
26	21%	19,200 SF	20,850 SF
27	21%	26,400 SF	26,427 SF
28	19%	16,800 SF	19,954 SF
29	17%	14,400 SF	16,627 SF
30	16%	19,200 SF	15,111 SF
31	19%	21,600 SF	23,219 SF
32	21%	26,400 SF	26,398 SF
33	21%	26,400 SF	27,080 SF
34	22%	20,400 SF	21,174 SF
35	20%	18,000 SF	20,566 SF
36	22%	20,400 SF	20,481 SF
37	19%	16,800 SF	17,116 SF
38	19%	16,800 SF	16,824 SF
39	36%	50,000 SF	58,195 SF

OWNER OF RECORD:
PLACERVILLE ESTATES, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY
C/O NEW FAZE DEVELOPMENT, INC.
2371 GOLD MEADOW WAY, SUITE 270
GOLD RIVER, CA 95670
TEL: 916.924.9906 FAX: 916.924.9936

NAME OF APPLICANT:
SAME AS OWNER

MAP PREPARED BY:
GENE E. THORNE & ASSOCIATES, INC.
3025 ALHAMBRA DRIVE, SUITE A
CAMERON PARK, CA 95682
TEL: 530.677.1747 FAX: 530.767.4205
EMAIL: mapping@thornecivil.com

SCALE OF MAP:
1"=100'

CONTOUR INTERVAL:
TWO (2) FEET

SOURCE OF TOPOGRAPHY:
RADMAN AERIAL SURVEYS

SECTION, TOWNSHIP & RANGE:
SECTION 10, T.10 N., R. 11 E., MDM
(BEING TRACT 1 RS 13-78)

ASSESSOR'S PARCEL NO:
48-380-09

PRESENT ZONING:
R-1, 10,000

TOTAL PARCEL AREA:
37.22 ACRES

MINIMUM PARCEL AREA:
10,000 SF

TOTAL NUMBER OF PARCELS:
RESIDENTIAL LOTS 39
OPEN SPACE LOTS 3
PARK SITE LOT 1

WATER SUPPLY:
EL DORADO IRRIGATION DISTRICT

SEWAGE DISPOSAL:
CITY OF PLACERVILLE

PROPOSED STRUCTURAL FIRE PROTECTION:
CITY OF PLACERVILLE

DATE:
JULY 15, 1999
REVISED: JUNE 28, 2000
REVISED: JANUARY 16, 2001
REVISED: MARCH 27, 2001
REVISED: JUNE 12, 2001
REVISED: JULY 30, 2001 (PER STAFF EXHIBIT A)

CITY ENGINEER
DATE: _____ APPROVAL: _____
DATE: _____ CONDITIONAL APPROVAL: _____
DATE: _____ DISAPPROVAL: _____

PLANNING COMMISSION
DATE: _____ APPROVAL: _____
DATE: _____ CONDITIONAL APPROVAL: _____
DATE: _____ DISAPPROVAL: _____

CITY COUNCIL
DATE: _____ APPROVAL: _____
DATE: 8.27.02 CONDITIONAL APPROVAL: _____
DATE: _____ DISAPPROVAL: _____

TENTATIVE SUBDIVISION MAP
REVISED PER STAFF EXHIBIT A

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