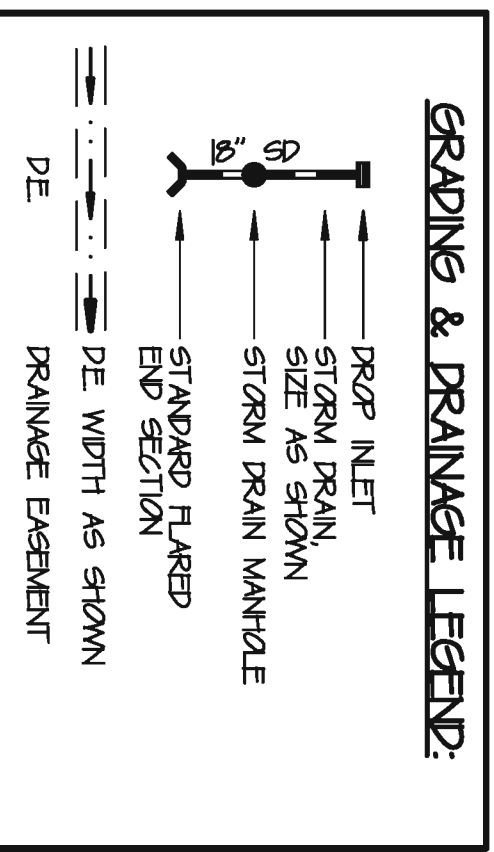


PRELIMINARY GRADING & DRAINAGE PLAN

KAMM'S PARK

COUNTY OF EL DORADO, CALIFORNIA



GENERAL NOTES:

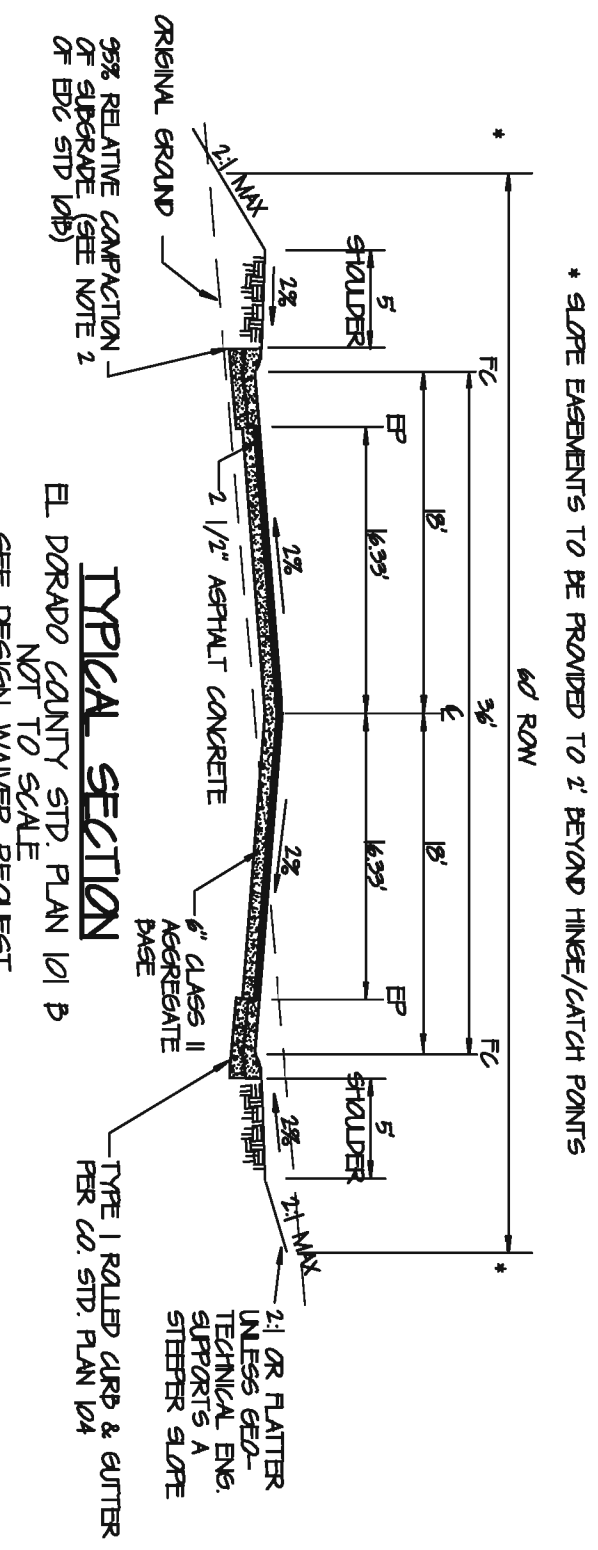
- EASEMENTS WILL BE PROVIDED AS FOLLOWS:
 - THE FRONT 1/2 OF ALL LOTS AS PUBLIC UTILITIES EASEMENTS
 - THE 5' ADJACENT TO ALL SIDE LOT LINES FOR A DISTANCE OF EASEMENTS
 - THE 5' ADJACENT TO ALL STREET RIGHT-OF-WAYS AS POSTAL EASEMENTS
 - DRAINAGE EASEMENTS AS REQUIRED.
- THE GRADWORK WILL TAKE ALL REQUIRED EASEMENTS BASED ON PLANS SPECIFICALLY ASSIGNED BY THE COUNTY OF EL DORADO DEPARTMENT OF TRANSPORTATION AND AFFILIATED UTILITY AGENCIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - CONSTRUCT ALL ROADS AS SHOWN IN CONFORMANCE WITH THE TYPICAL ROAD SECTION WITH CURBS AND FILLS BEING NO STEEPER THAN 2:1 EXCEPT IN ROCK MATERIAL
 - DISBURSED AREAS WILL BE SEEDED IN CONFORMANCE WITH THE EL DORADO COUNTY RESOURCE CONSERVATION DISTRICT SPECIFICATIONS
 - DRAINAGE CHANNELS SUBJECT TO EROSION WILL BE REINFORCED OR ARTIFICIAL LINED.
 - EXTEND EID WATER AND SEWER TO ALL RESIDENTIAL LOTS

DESIGN WANNER REQUESTS:

- DESIGN WANNERS HAVE BEEN REQUESTED PERMANENT TO SECTION 16.02.02 OF THE EL DORADO COUNTY SUBDIVISION ORDINANCE AS FOLLOWS:
- REQUEST TO ELIMINATE THE REQUIRED 6'-0" SIDEWALK ALONG RANCHO TERRA COURT (REQUIRED ON ONE SIDE ONLY)

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 16.02.02, CLEARING AND GRUBBING OF THE STUMPS AND SPECIFICATIONS, ROOTS, STUMPS, TREES, ROCKS OR OTHER DESTRUCTIBLE SUBSTANCES WILL BE DISPOSED OF LATERALLY OFF-SITE
- ALL WORK WILL BE ACCORDING 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. 199-54. ONLY DESIGNATED TREES WILL BE REMOVED. PROTECTIVE FENCE AND SIGNAGE WILL BE INSTALLED AT THE BEEP LINE OF ALL OTHER TREES WITHIN 50' OF ANY GRADING.
- DURING CONSTRUCTION DIST WILL BE CONTROLLED BASED ON AN APPROVED EROSION CONTROL PLAN.
- IF UNUSUAL AMOUNTS OF STONE OR POLE OR ACTIVITIES 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 AN APPROVED EROSION CONTROL PLAN.



PASS LAKE VILLAGE
UNIT NO. 10
SUBD. H-117

APN 16-002-26
WILSONVILLE
OPEN SPACE EASEMENT
DOC. 2005-0049299

APN 16-002-23
LOT 164
MICHAEL P. & CAROLANN W. HITCHENS
DOC. 2003-018974

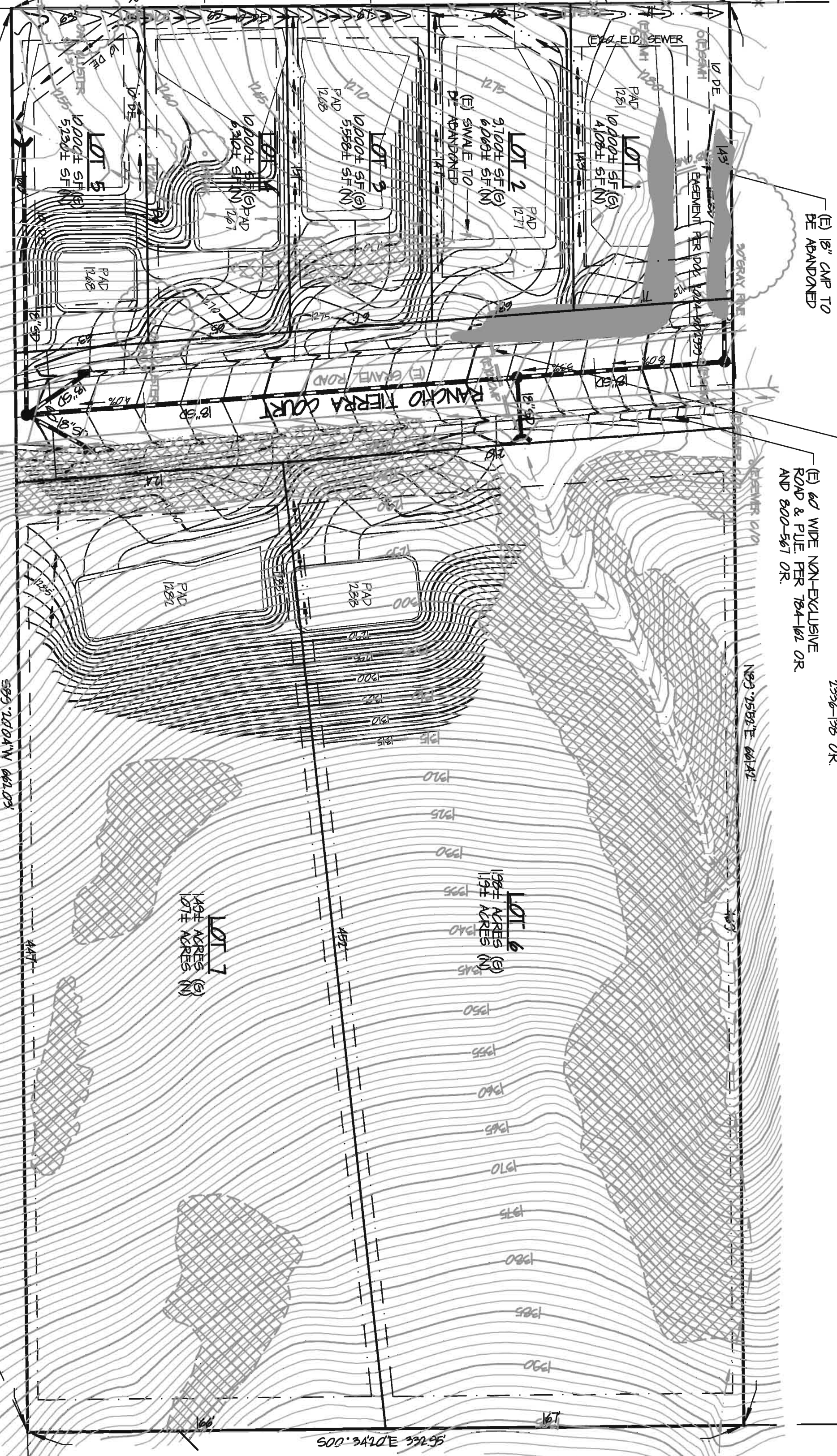
PASS LAKE VILLAGE, UNIT NO. 11
SUBD. I-8

APN 16-002-21
LOT 162
DANIEL E. SCHUBERT JR.
DOC. 2003-012575

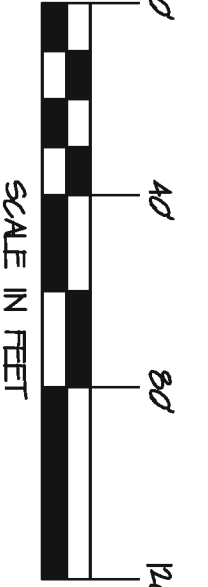
APN 16-002-22
LOT 163
GREGORY A. DAVAN
DOC. 2003-012593

APN 16-002-10
LOT 161
ROBERT T. & GRACE E. SHALKER
DOC. 2003-012547

APN 16-002-19
LOT 160
KENNETH J. & ESSE A. PRETE
DOC. 2003-011245

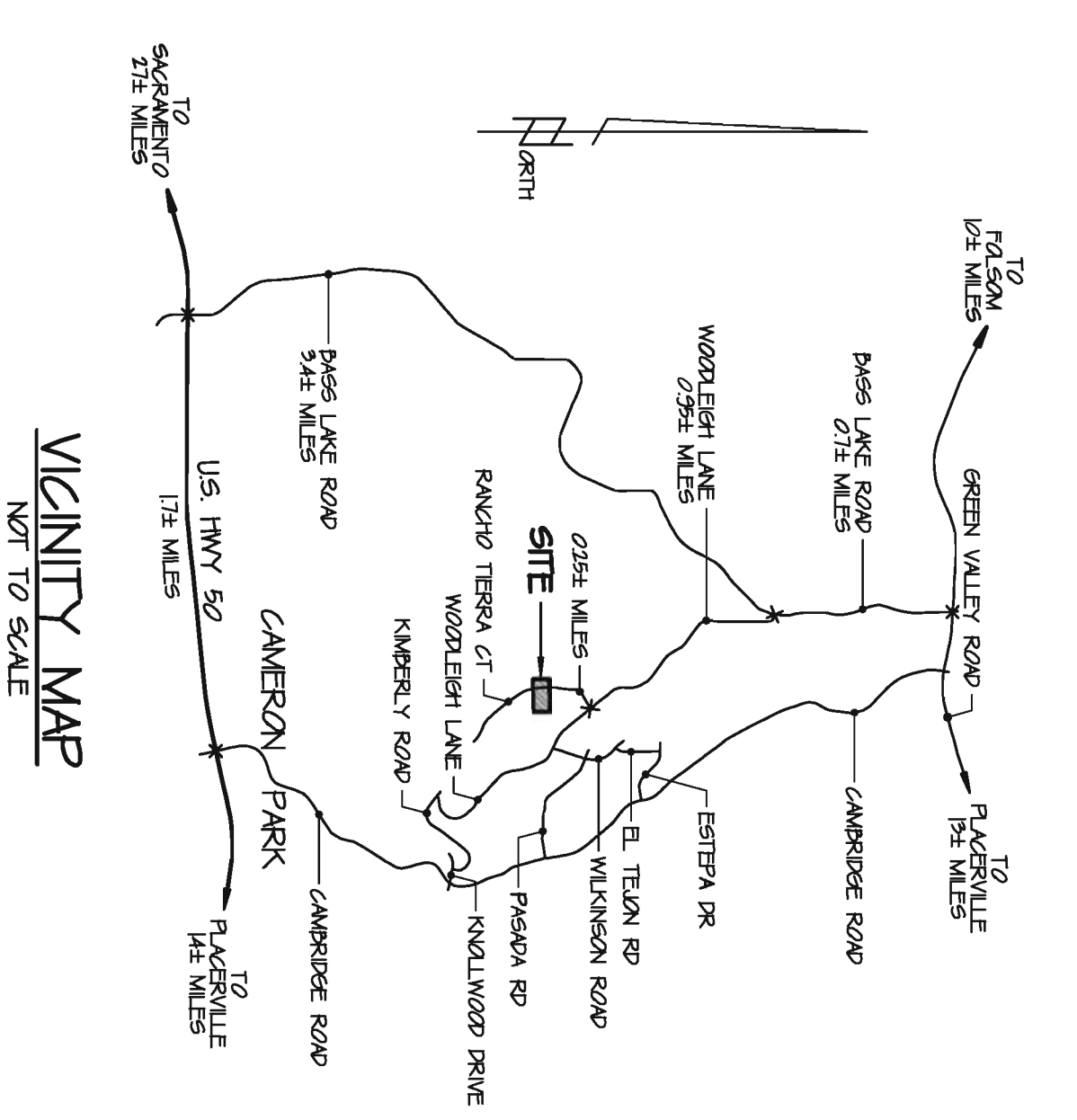


EARTHWORK QUANTITY	
CUT:	4,236 C.Y. 1,850 C.Y.
FILL:	4,244 C.Y. 1,840 C.Y.



ENGINEER'S STATEMENT:
I, GENE E. THORNE, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DESIGNER'S NAME AS KAMM'S PARK HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

GENE E. THORNE, RCE 20448
REG. EXP. DATE: 02/29/2023



VICINITY MAP

NOT TO SCALE

OWNER OF RECORD:
KAMM SHANKAR TRUST
4990 KINGVALE ROAD
EL DORADO, CA 95603-4410
TEL: 602-593-5146

NAME OF APPLICANT:
KAMM SHANKAR TRUST
4990 KINGVALE ROAD
EL DORADO, CA 95603-4410
TEL: 602-593-5146

MAP PREPARED BY:
GENE E. THORNE & ASSOCIATES, INC.
4080 FLAZA GOLDORADO CIRCLE
CAMERON PARK, CA 95685
TEL: 530-871-1141 FAX: 530-616-4105

SCALE:
1" = 40'

CONTROL INTERVAL:
ONE (1) FOOT

SCALE OF TOPOGRAPHY
FIELD SKETCH DATED: APRIL 2024

SECTION, TOWNSHIP & RANGE:
A PORTION OF SECTION 39, T. 10 N., R. 3 E., WDM.

ASSESSOR'S PARCEL NUMBER:
16-010-01
(DEMS TRACT 1 OF RS 23-1)

ZONING:
PRESENT: RE-5 PROPOSED: R1

TOTAL AREA:
5,066 ACRES

TOTAL NUMBER OF PARCELS:
RESIDENTIAL LOTS: 7

MINIMUM PARCEL AREA:
37,002 SF (0.8222 ACRES)

WATER SUPPLY:
EL DORADO IRRIGATION DISTRICT

SEWAGE DISPOSAL:
EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION:
CAMERON PARK FIRE DEPT.

DATE:
JUNE 25, 2024
REVISED: NOVEMBER 14, 2024
REVISED: SEPTEMBER 27, 2021
REVISED: DECEMBER 23, 2008

PLANNING COMMISSION:
APPROVAL/REVAL DATE:

BOARD OF SUPERVISORS:
APPROVAL/REVAL DATE: