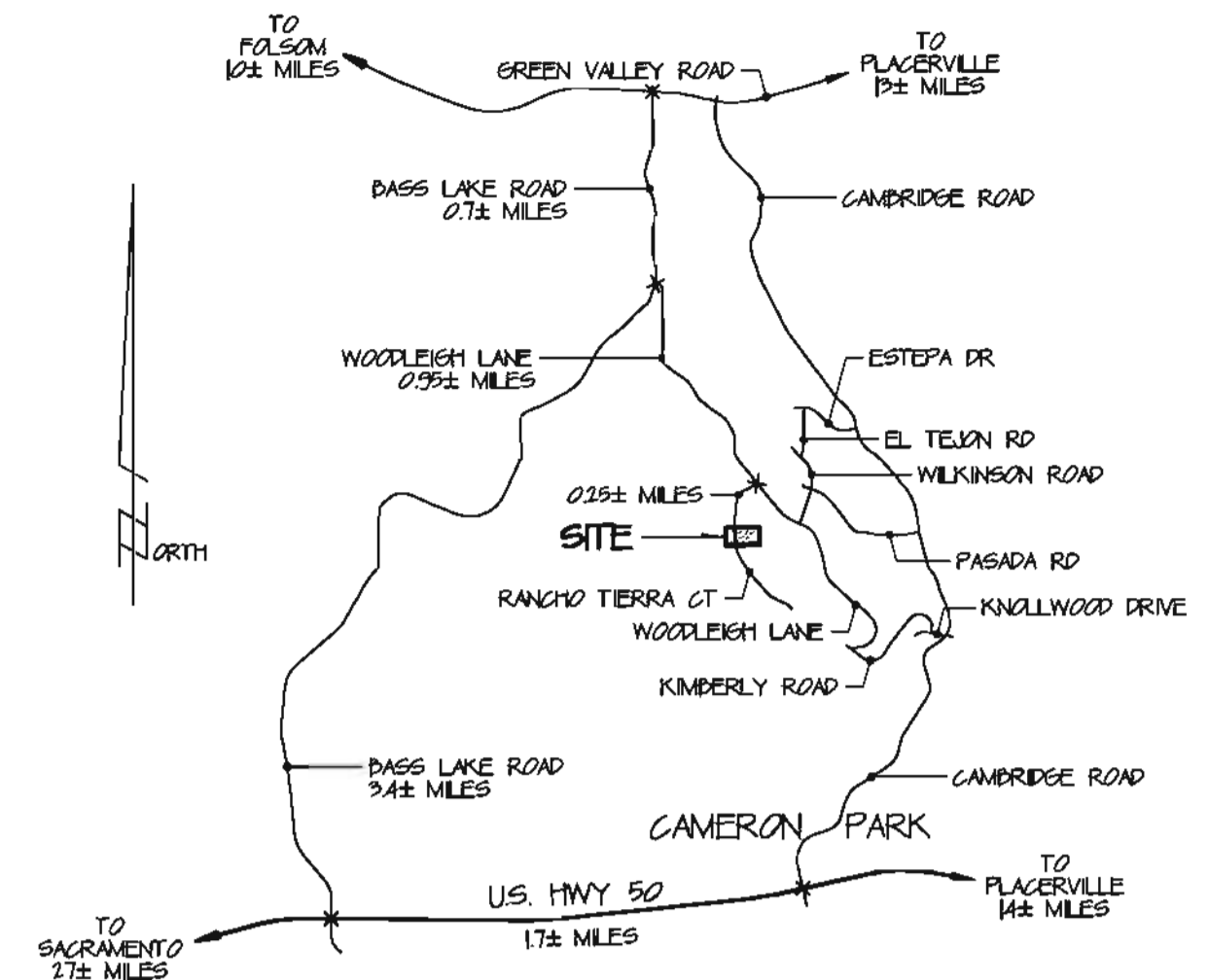
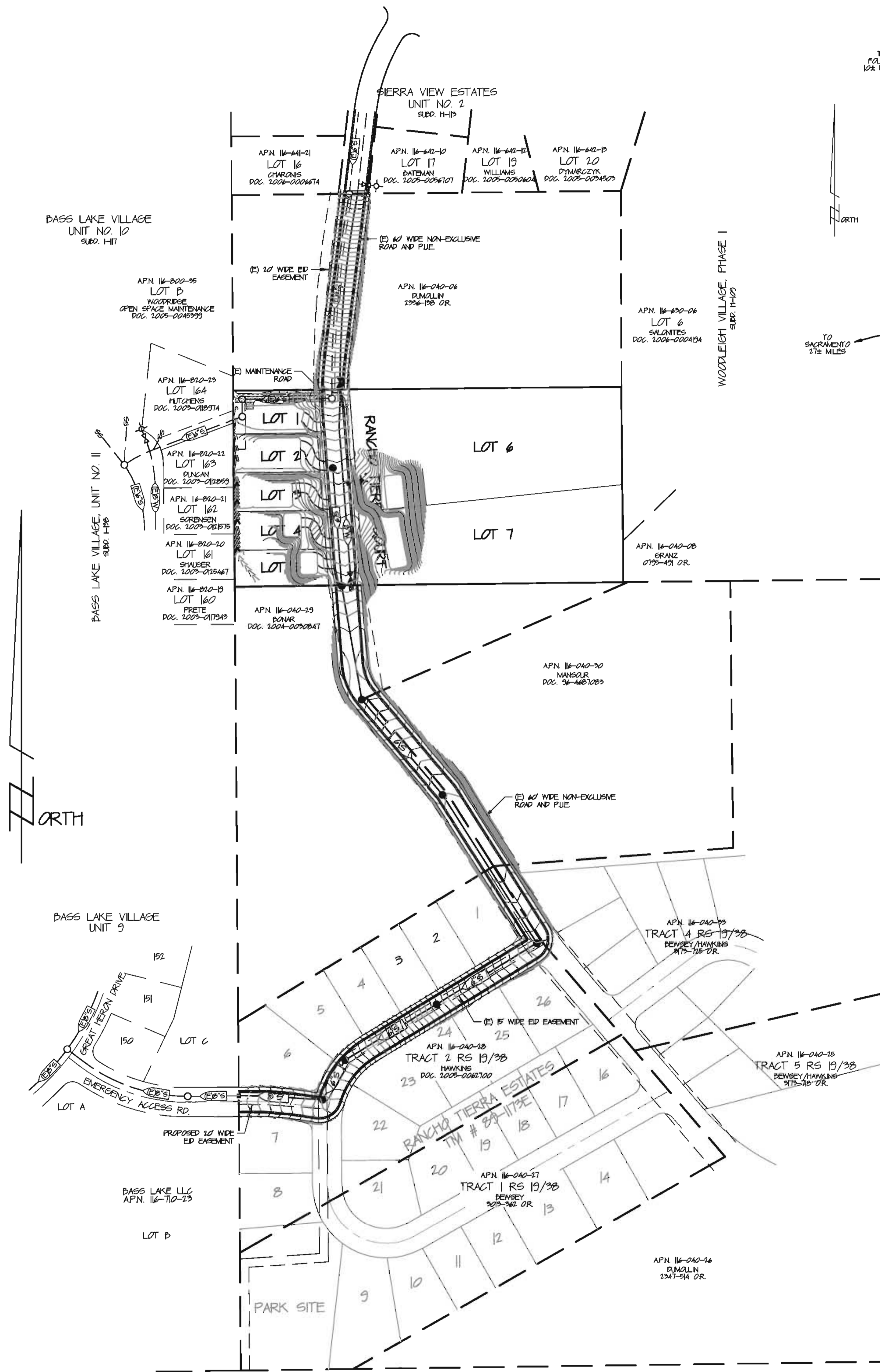


PRELIMINARY WATER, SEWER & OFF-SITE GRADING PLAN KAMM'S PARK COUNTY OF EL DORADO, CALIFORNIA



VICINITY MAP
NOT TO SCALE

LEGEND FOR WATER & SEWER FACILITIES:

	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED SEWER MANHOLE
	EXISTING SEWER MANHOLE

OWNER OF RECORD:
KAMM GHALANKAR TRUSTEE
4990 KINVALE ROAD
EL DORADO, CA 95613-4610
TEL: 530-533-5166

NAME OF APPLICANT:
KAMM GHALANKAR TRUSTEE
4990 KINVALE ROAD
EL DORADO, CA 95613-4610
TEL: 530-533-5166

MAP PREPARED BY:
GENE E. THORNE & ASSOCIATES, INC.
4080 PLAZA GOLDORADO CIRCLE
CAMERON PARK, CA 95681
TEL: 530-671-7147 FAX: 530-676-4105

SCALE:
1" = 100'

CONTOUR INTERVAL:
ONE (1) FOOT

SOURCE OF TOPOGRAPHY:
FIELD SURVEY DATED: APRIL 04

SECTION, TOWNSHIP & RANGE:
A PORTION OF SECTION 33, T. 10 N., R. 9 E., MDM.

ASSESSOR'S PARCEL NUMBER:
16-040-07
(BEING TRACT 1 OF RS 23-11)

PRESENT ZONING:
RE-5

TOTAL AREA:
5.066 ACRES

TOTAL NUMBER OF PARCELS:
RESIDENTIAL LOTS

MINIMUM PARCEL AREA:
9285± SF/103± ACRES

WATER SUPPLY:
EL DORADO IRRIGATION DISTRICT

SEWAGE DISPOSAL:
EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION:
CAMERON PARK FIRE DEPT.

DATE:
JUNE 27, 2006
REVISED: SEPTEMBER 27, 2007
REVISED: DECEMBER 23, 2008

PLANNING COMMISSION: _____
APPROVAL/DENIAL DATE: _____

BOARD OF SUPERVISORS: _____
APPROVAL/DENIAL DATE: _____

- GENERAL NOTES:**
- EASEMENTS WILL BE PROVIDED AS FOLLOWS:
 - THE FRONT 10' OF ALL LOTS AS PUBLIC UTILITIES EASEMENTS.
 - THE 5' ADJACENT TO ALL SIDE LOT LINES FOR A DISTANCE OF 50' FROM THE STREET RIGHT-OF-WAYS AS PUBLIC UTILITIES EASEMENTS.
 - THE 5' ADJACENT TO ALL STREET RIGHT-OF-WAYS AS POSTAL EASEMENTS.
 - DRAINAGE EASEMENTS AS REQUIRED.
 - THE SUBDIVIDER WILL MAKE ALL REQUIRED IMPROVEMENTS BASED ON PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF EL DORADO DEPARTMENT OF TRANSPORTATION AND AFFECTED UTILITY SURVEYORS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - CONSTRUCT ALL ROADS AS SHOWN IN CONFORMANCE WITH THE TYPICAL ROAD SECTION, WITH CUTS AND FILLS BEING NO STEEPER THAN 2:1, EXCEPT IN ROCK MATERIAL.
 - DISTURBED AREAS WILL BE SEEDED IN CONFORMANCE WITH THE EL DORADO COUNTY RESOURCE CONSERVATION DISTRICT SPECIFICATIONS.
 - DRAINAGE CHANNELS SUBJECT TO EROSION WILL BE RIFRAPPED OR ASPHALT LINED.
 - EXTEND EID, WATER AND SEWER TO ALL RESIDENTIAL LOTS.
 - DESIGN WAIVERS HAVE BEEN REQUESTED PURSUANT TO SECTION 16.08.010 OF THE EL DORADO COUNTY SUBDIVISION ORDINANCE.

- 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 CAMERON PARK FIRE DEPARTMENT.

