

TENTATIVE SUBDIVISION MAP

RANCHO TIERRA ESTATES

COUNTY OF EL DORADO, STATE OF CALIFORNIA

GENE E. THORNE & ASSOC., INC.

3031 ALHAMBRA DRIVE SUITE 101 CAMERON PARK, CA. 95682 (916) 677-1747

OWNER OF RECORD
BEWSEY / HAWKINS DEVELOPMENT
3400 RANCHO TIERRA COURT
CAMERON PARK, CA. 95682

SUBDIVIDER
SAME AS OWNER

SECTION, TOWNSHIP AND RANGE
A PORTION OF THE S.W. 1/4 OF SECTION 33 T.10 N., R.9 E. M.D.M.

PRESENT ZONING
RE-5

PROPOSED ZONING
R-1

ACREAGE BREAKDOWN
MINIMUM LOT SIZE 0.226 ACRE
AVERAGE LOT SIZE 0.439 ACRE
LOTS (54 TOTAL) 23.196 ACRES
ROADS 4.713 ACRES
TOTAL ACREAGE 27.909 ACRES

DATE
APRIL, 1989

SCALE
1"=100'

CONTOUR INTERVAL
TWO FEET

SOURCE OF TOPOGRAPHY
AERIAL PHOTOGRAPHY

WATER SUPPLY
EL DORADO IRRIGATION DISTRICT

SEWAGE DISPOSAL
EL DORADO IRRIGATION DISTRICT

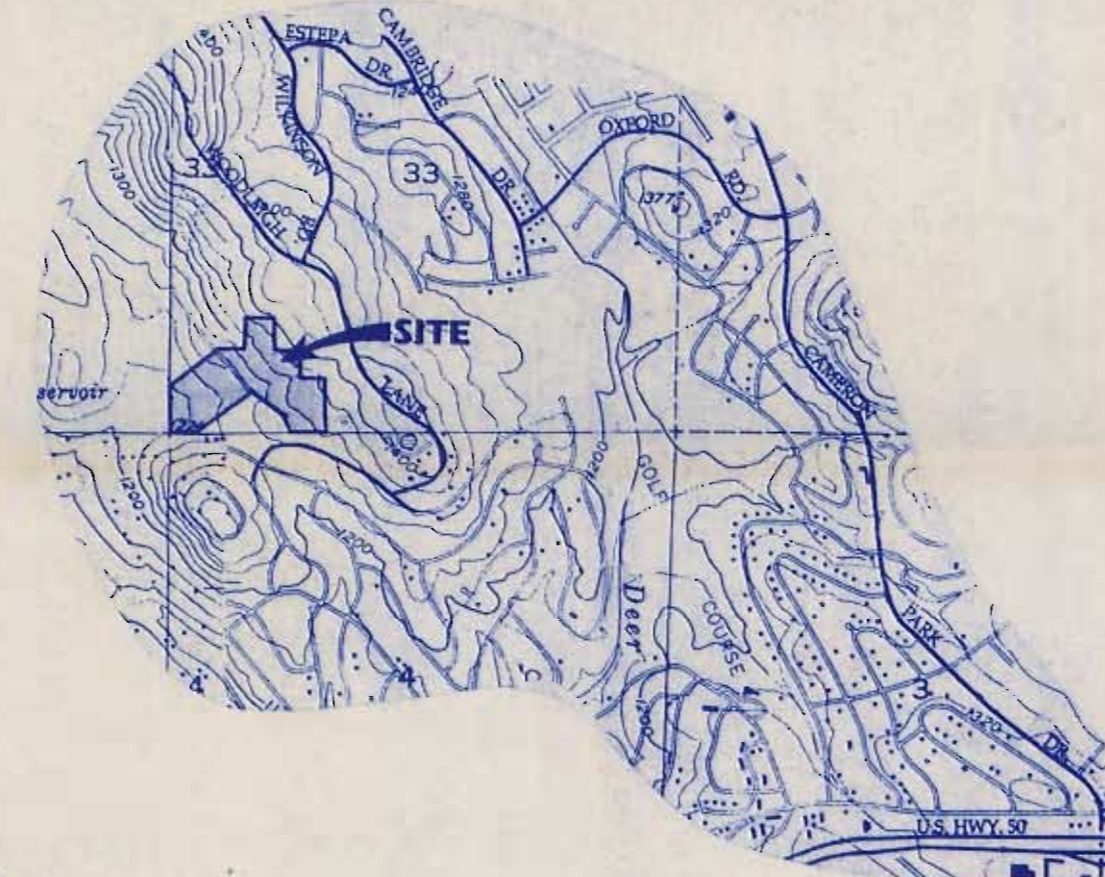
FIRE PROTECTION
CAMERON PARK COMMUNITY SERVICES DISTRICT

SCHOOL DISTRICT
RESCUE UNION SCHOOL DISTRICT

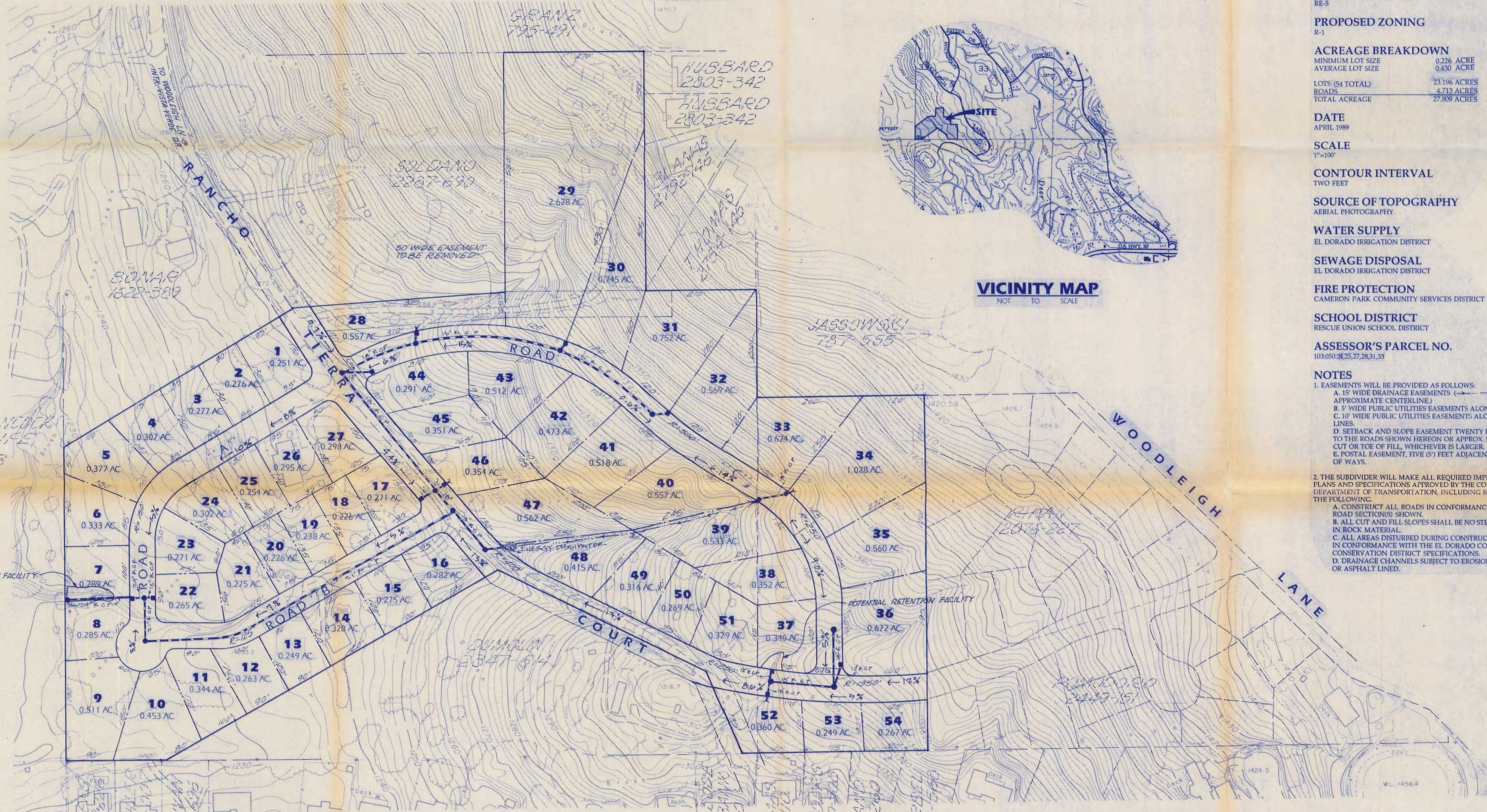
ASSESSOR'S PARCEL NO.
103.050-24,25,27,28,31,33

NOTES

- EASEMENTS WILL BE PROVIDED AS FOLLOWS:
 - A. 15' WIDE DRAINAGE EASEMENTS (---) INDICATES APPROXIMATE CENTERLINE
 - B. 5' WIDE PUBLIC UTILITIES EASEMENTS ALONG ALL SIDE LOT LINES
 - C. 10' WIDE PUBLIC UTILITIES EASEMENTS ALONG ALL REAR LOT LINES
 - D. SETBACK AND SLOPE EASEMENT TWENTY FEET (20') CONTIGUOUS TO THE ROADS SHOWN HEREON OR APPROX. 5' BEYOND THE TOP OF CUT OR TOE OF FILL, WHICHEVER IS LARGER
 - E. POSTAL EASEMENT, FIVE (5) FEET ADJACENT TO ALL STREET RIGHT OF WAYS.
- 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:
 - A. CONSTRUCT ALL ROADS IN CONFORMANCE WITH THE TYPICAL ROAD SECTION(S) SHOWN.
 - B. ALL CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2:1, EXCEPT IN ROCK MATERIAL.
 - C. ALL AREAS DISTURBED DURING CONSTRUCTION WILL BE SEEDED IN CONFORMANCE WITH THE EL DORADO COUNTY RESOURCE CONSERVATION DISTRICT SPECIFICATIONS.
 - D. DRAINAGE CHANNELS SUBJECT TO EROSION SHALL BE RIPRAPPED OR ASPHALT LINED.



VICINITY MAP
NOT TO SCALE



JOHN HANCOCK
MUTUAL LIFE
953-563

SONAR
1629-589

SOLDANO
2287-699

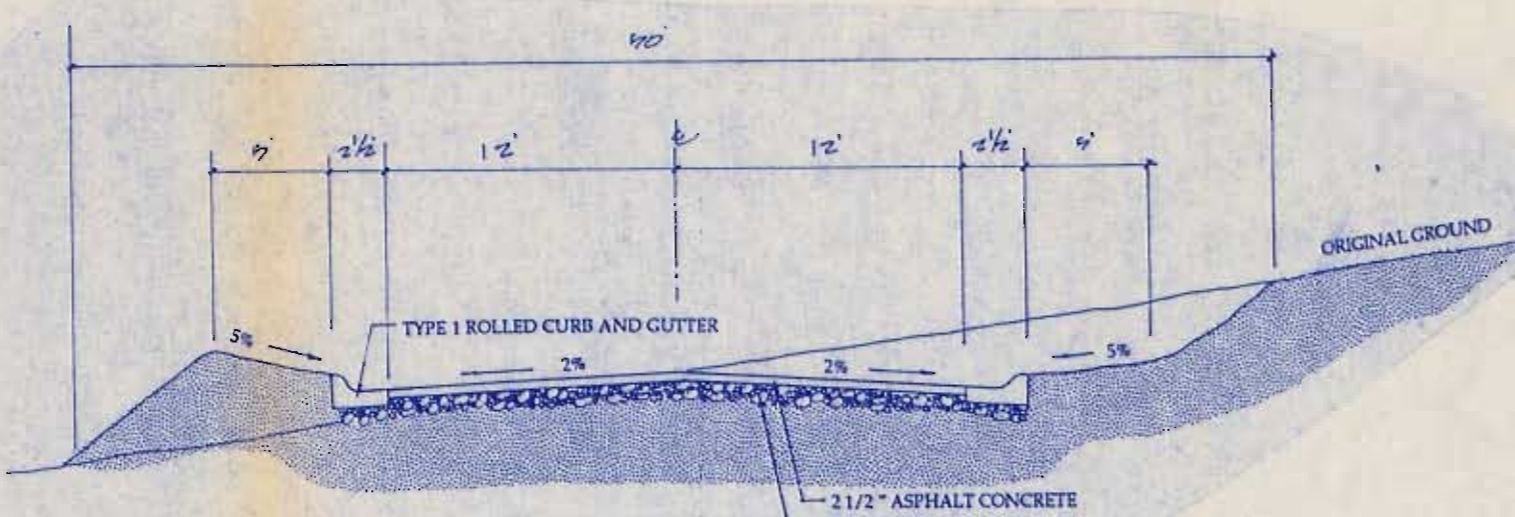
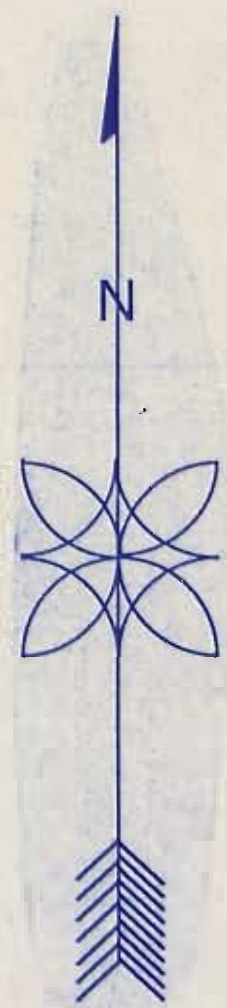
HUBBARD
2803-342
HUBBARD
2803-342

ANAS
1795-440

JASSOMSKI
787-558

REAR
2075-227

REAR
2429-151



TYPICAL SECTION
NOT TO SCALE

LEGEND

- PROP INLET
- MANHOLE (STORM DRAIN)
- ⊗ ENERGY DISSIPATOR
- REINFORCED CONCRETE PIPE (SIZE AS NOTED)

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS RANCHO TIERRA ESTATES, HAS BEEN ESTABLISHED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

Gene E. Thorne
GENE E. THORNE

4/16/89
DATE

NO. 8819602