

# TENTATIVE MAP & DEVELOPMENT PLAN

# KAMM'S PARK

## COUNTY OF EL DORADO, CALIFORNIA

**GENERAL NOTES:**

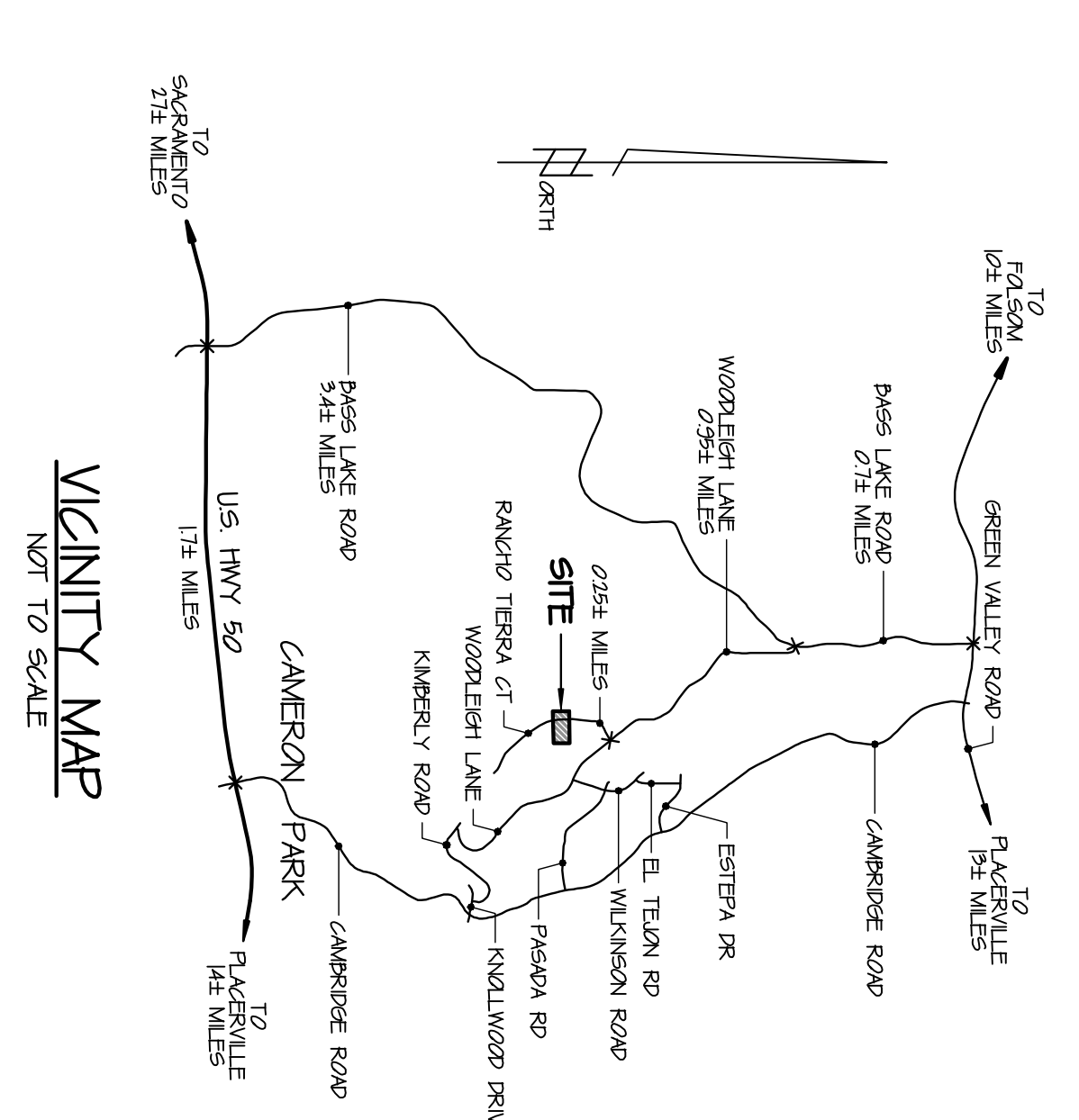
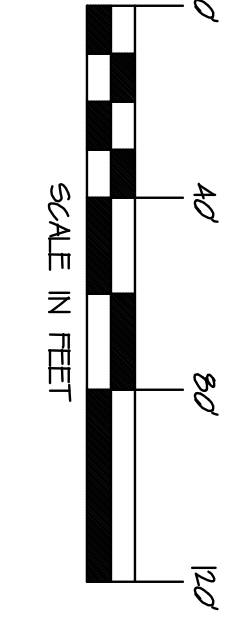
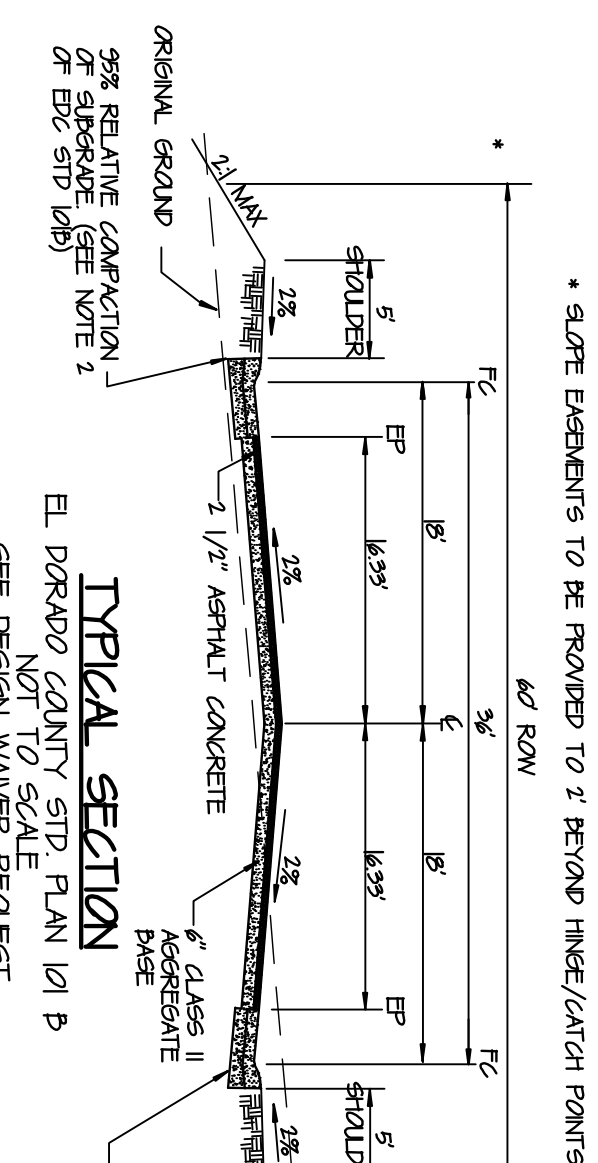
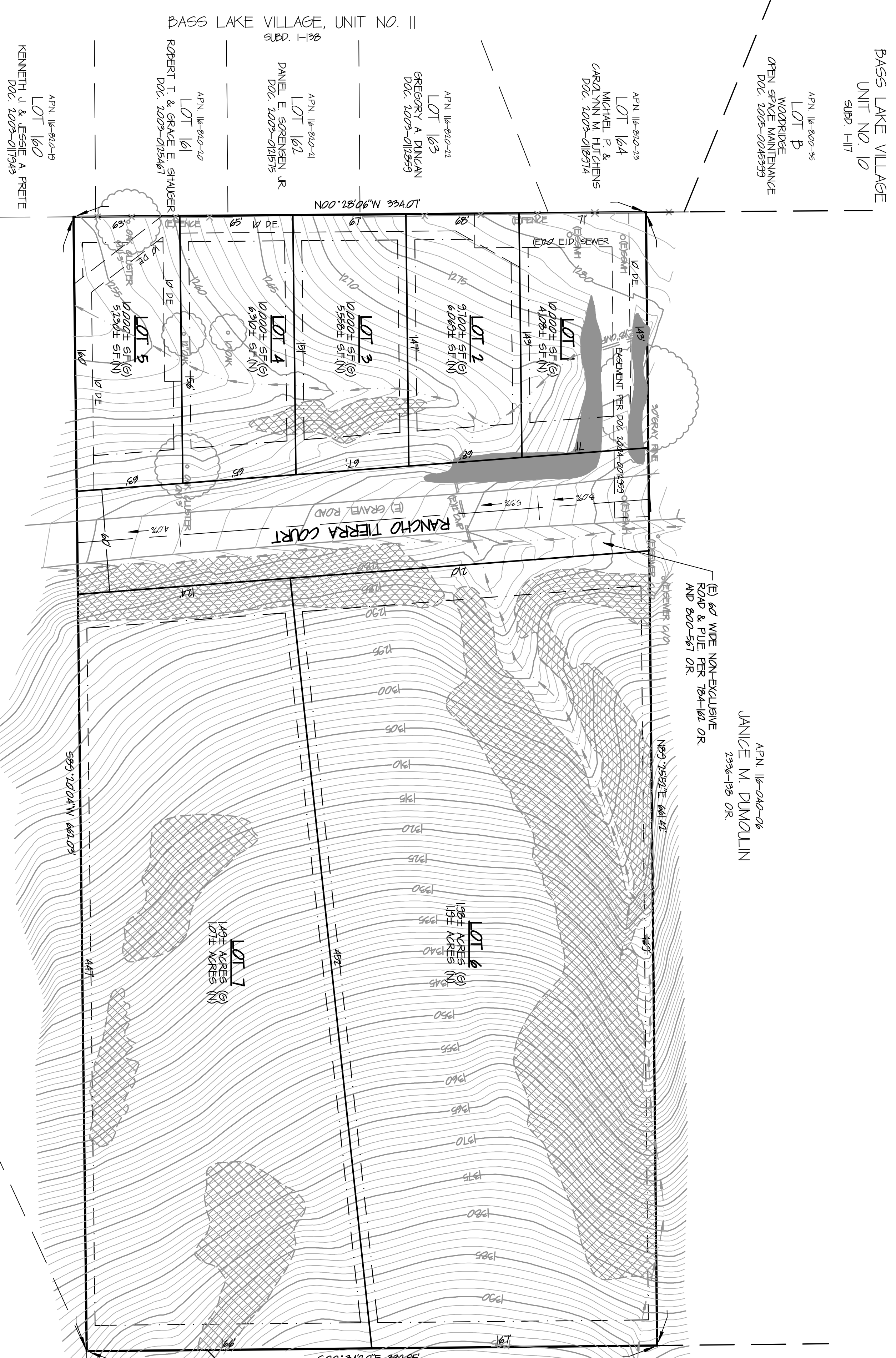
1. EASEMENTS WILL BE PROVIDED AS FOLLOWS:
  - A. THE FRONT 20' OF ALL LOTS AS PUBLIC UTILITIES EASEMENTS.
  - B. THE 5' ADJACENT TO ALL SIDE LOT LINES FOR A DISTANCE OF 50' FROM THE STREET RIGHT-OF-WAYS AS PUBLIC UTILITIES EASEMENTS.
  - C. THE 5' ADJACENT TO ALL STREET RIGHT-OF-WAYS AS POSTAL EASEMENTS.
  - D. PRIMAVERE EASEMENTS AS REQUIRED.
2. THE GRANITEUR WILL MAKE ALL REQUIRED IMPROVEMENTS BASED ON THE SPECIFICATIONS OF THE CALIFORNIA HIGHWAY AND AERIAL PHOTOGRAPHY DEPARTMENT OF TRANSPORTATION AND AERIALIZED UTILITY DRAWINGS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
  - A. CONSTRUCT ALL BODIES AS SHOWN IN CONFORMANCE WITH THE TYPICAL ROAD SECTION WITH CURBS AND FILLS BEING NO STEEPER THAN 2:1 EXCEPT IN ROCK MATERIAL.
  - B. PROPOSED AREAS WILL BE GRADED IN CONFORMANCE WITH THE PROPOSED COUNTY RESOURCE CONSERVATION DISTRICT SPECIFICATIONS.
  - C. PRIMAVERE CHANNELS SUBJECT TO EROSION WILL BE RIPRAPPED OR ASPHALT LINED.
  - D. EXTEND EID WATER AND SEWER TO ALL RESIDENTIAL LOTS.

**DESIGN WAIVER REQUESTS:**

- DESIGN WAIVERS HAVE BEEN REQUESTED PURSUANT TO SECTION 160820 OF THE EL DORADO COUNTY SUBDIVISION ORDINANCE AS FOLLOWS:
1. REQUEST TO ELIMINATE THE REQUIRED 6'-FOOT SIDEWALK ALONG RANCHO TERRA COURT (REQUIRED ON ONE SIDE ONLY)

**LEGEND:**

---	DE WIDTH AS SHOWN
---	PRIMAVERE EASEMENT
---	BUILDING SETBACK (4' FRONT, 5' SIDE, 10' REAR)
(C)	GRASSY AREA
(N)	NET AREA
▨	30-39% SLOPE 10%
▩	40% SLOPE 2%
●	EXISTING ROAD 5' WIDE



**ENGINEER'S STATEMENT:**  
 I, GENE E. THORNE, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN 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 10448  
 REG. EXP. DATE: 02/29/2023

**OWNER OF RECORD:**  
 KAMM GRANITEUR TRUSTEE  
 4990 KINGDALE ROAD  
 EL DORADO, CA 95803-4610  
 TEL: 662-593-5146

**NAME OF APPLICANT:**  
 KAMM GRANITEUR TRUSTEE  
 4990 KINGDALE ROAD  
 EL DORADO, CA 95803-4610  
 TEL: 662-593-5146

**MAP PREPARED BY:**  
 GENE E. THORNE & ASSOCIATES, INC.  
 4080 PLAZA GOLDORADO CIRCLE  
 CAMERON PARK, CA 95882  
 TEL: 530-671-1141 FAX: 530-676-4125

**SCALE:**  
 1" = 40'

**CONTOUR INTERVAL:**  
 ONE (0) FOOT

**SCALE OF TOPOGRAPHY:**  
 FIELD SURVEY DATED: APRIL 2004

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

**ASSESSOR'S PARCEL NUMBER:**  
 16-040-01 (BEING TRACT 1 OF RS 23-1)

**ZONING:**  
 PRESENT: RE-5 PROPOSED: R1

**TOTAL AREA:**  
 5,066 ACRES

**TOTAL NUMBER OF PARCELS:**  
 7

**MINIMUM PARCEL AREA:**  
 3,100± SF (0.0712± ACRES)

**WATER SUPPLY:**  
 EL DORADO IRRIGATION DISTRICT

**SEWAGE DISPOSAL:**  
 EL DORADO IRRIGATION DISTRICT

**PROPOSED STRUCTURAL FIRE PROTECTION:**  
 CAMERON PARK FIRE DEPT.

**DATE:**  
 JUNE 25, 2006  
 NOVEMBER 14, 2006  
 REVISED: SEPTEMBER 27, 2007  
 REVISED: DECEMBER 23, 2008

**PLANNING COMMISSION:**  
 APPROVAL/REVIEW DATE: \_\_\_\_\_

**BOARD OF SUPERVISORS:**  
 APPROVAL/REVIEW DATE: \_\_\_\_\_