

VESTING TENTATIVE PARCEL MAP No. 2854

for
**SEAN EDWARD LYONS, Trustee of the
Kenneth H. Deaver and Mary Jean Deaver Trust I,
a revocable trust agreement and
GERRY NINNIS**
1997010774 and 20120005908

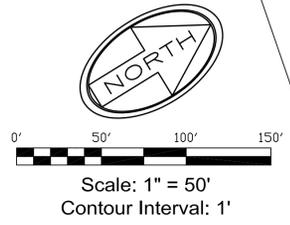
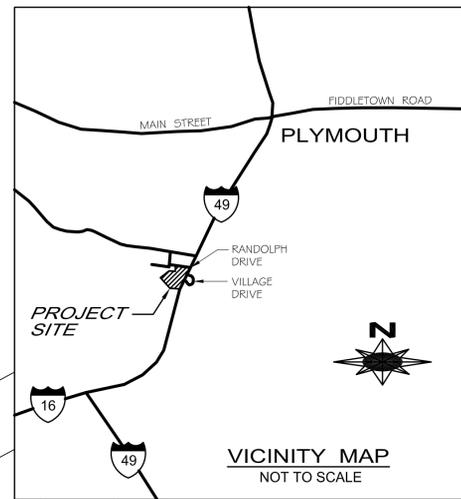
BEING A DIVISION OF PARCEL 2 PER 31-M-50
ALSO BEING A PORTION OF THE NE 1/4 SECTION 15, T. 7 N., R. 10 E., M. D. M.
COUNTY OF AMADOR, STATE OF CALIFORNIA

TOMA & ASSOCIATES INC.
ENGINEERING - SURVEYING - PLANNING
41 Summit Street, Jackson, CA 95642
(209) 223-0156

Scale: 1" = 50'

August, 2015

Contour Interval: 1'



GENERAL NOTES AND STATEMENTS

1. RECORD OWNER: KENNETH H. DEAVER and MARY JEAN DEAVER TRUST, ATTN: KEN DEAVER and GERRY NINNIS
21624 SHENANDOAH SCHOOL ROAD
PLYMOUTH, CA 95669
(209) 245.6661
2. SURVEYOR: TOMA and ASSOCIATES
LICENSED LAND SURVEYORS
41 SUMMIT STREET
JACKSON, CA 95642
(209) 223.0156
3. A.P.N.: 008-100-019
4. ZONING: "C2" HEAVY COMMERCIAL
5. GENERAL PLAN: INDUSTRIAL
6. DEED REFERENCE: 1997010774 AND 20120005908
7. PROPOSED USE: COMMERCIAL
8. WATER: EXISTING WELL TO BE USED AS COMMON WATER SYSTEM
9. SEWAGE DISPOSAL: EXISTING COMMON LEACH FIELD TO BE EXPANDED
10. FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT
11. SCHOOL: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
12. UTILITIES: POWER WILL BE SERVED BY PG AND E
TELEPHONE WILL BE SERVED BY AT and T
13. EASEMENTS: PUBLIC UTILITY EASEMENTS WILL BE FIVE FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND TEN FEET ALONG THE EXTERIOR BOUNDARY OF THIS PROJECT.
14. SETBACKS: THERE WILL BE A TWENTY-FIVE FOOT BUILDING SETBACK FROM ALL ROAD RIGHT-OF-WAYS, A THIRTY FOOT BUILDING SETBACK FROM ALL SIDE LOT LINES AND A THIRTY FOOT BUILDING SETBACK FROM ALL REAR LOT LINES. DRAINAGE SETBACKS (IF NECESSARY) WILL BE TWENTY FEET ALONG ALL DRAINAGE COURSES.
15. SPECIAL DISTRICTS: AMADOR FIRE PROTECTION DISTRICT
16. PHASING: FINAL MAPS MAY BE SUBMITTED IN MULTIPLE FILINGS.
17. FLOOD ZONE: THIS PROJECT IS NOT WITHIN ANY AREA SUBJECT TO FLOOD WATER INUNDATION AND IS WITHIN ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE MAP FOR AMADOR COUNTY, CALIFORNIA DATED MAY 20, 2010.
PANEL 330 OF 700
MAP No. 08005C0330F
18. MINIMUM LOT SIZE: MINIMUM LOT SIZE WILL BE 1.0 ACRE.
19. THE DEVELOPER PLANS TO CONSTRUCT ALL IMPROVEMENTS REQUIRED FOR THE CREATION OF LOTS AND FILING OF A FINAL MAP AS REQUIRED BY ALL APPLICABLE COUNTY CODES AND THE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP.
20. THERE ARE NO PUBLIC AREAS OR SCENIC EASEMENTS PROPOSED ON THIS PROJECT.
21. THE DEVELOPER PROPOSES TO DEVELOP AND OFFER FOR SALE FINISHED LOTS.
22. THIS PROJECT DOES NOT LIE WITH 1000 FEET OF A MILITARY INSTALLATION, BENEATH A FLIGHT PATH OR WITHIN SPECIAL USE AIRSPACE.
23. PARKING DATA IS BASED ON PARKING REGULATIONS PER AMADOR COUNTY MUNICIPAL CODE CHAPTER 19.36.010B, 1 SPACE PER 200 SF OF GROSS FLOOR AREA IN A RETAIL ESTABLISHMENT.

PARCEL 3-B
36-M-46
GARFINKEL TRUST
2010001477

PARCEL 1
31-M-50
DUBOSE/BRACKETT TRUST
20110003560

PARCEL 3
50-M-10
OWINGS
20150001808

LOT 4
8-M-2
POREMB
20130003772

PARCEL 2
50-M-10
CICERELLO
20150004223

PARCEL 1
8-M-2
DEAVER TRUST / NINNIS
20120005908

PARCEL 3-A
36-M-46
PUTNAM TRUST
20090009392

PARKING SPACES					
LOT	SPACES	BLDG. AREA/SF	LOT	SPACES	BLDG. AREA/SF
1	N/A	N/A	5	53	7600
2	75	14000	6	32	6400
3	N/A	N/A	7 AND 8	115	22960
4	37	6800			

REVISIONS	BY

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PARCEL MAP No. 2854
DEAVER TRUST / NINNIS**
BEING A PORTION OF THE NE 1/4 SECTION 15, T. 7 N., R. 10 E., M. D. M.
AMADOR COUNTY, CALIFORNIA

SITE INFORMATION:
17705 STATE HWY 49
PLYMOUTH, CA 95669
APN 008-100-019

PREPARED FOR:
DEAVER TRUST / NINNIS
21624 SHENANDOAH SCHOOL RD
PLYMOUTH, CA 95669
PHONE (209) 245-6661

DATE: 8.26.2015
SCALE: 1" = 50'
DRAWN BY: GMW
JOB NO.: 9804-06
SHEET

1

OF 1 SHEETS

THE FOLLOWING EASEMENTS ARE NOTED IN PRELIMINARY REPORT ORDER No. 90-11035 PREPARED BY PLACER TITLE COMPANY AND DATED NOVEMBER 13, 2014 AS AFFECTING THIS PROPERTY:

26-O.R.-385	PG and E EASEMENT (APPEARS TO BE IN STATE RIGHT-OF-WAY)
31-M-50	PUBLIC UTILITY EASEMENTS, DRAINAGE EASEMENTS, RIGHT-OF-WAY AND 100' SANITATION SETBACK
379-O.R.-540	50' ACCESS AND PUE IMPROVEMENT AGREEMENT AND DRAINAGE EASEMENT
390-O.R.-322	PG and E EASEMENT
567-O.R.-319	PG and E EASEMENT
1999008516	STATE OF CALIFORNIA PERTAINING TO HIGHWAY 49