TENTATIVE MAP
FOR
MAGGI COUNTRY ESTATES
PLACER COUNTY, CA.

NOTES:

1. ASSESSORS PARCEL NUMBER: 37-101-51 (SEC.7,T.11N.,R.9E.,M.D.B.&M)
2. PROPERTY OWNER: ISAM OUBIAN
   28605 MATADERO CREEK CT.
   LOS ALTOS HILLS, CA. 94022
3. APPLICANT: LANCAR DEVELOPMENT, INC.–NICK MAGGI, PRESIDENT
   11824 DUBLIN BLVD.,
   DUBLIN, CA. 94568
4. DESIGN SPEED FOR "A" STREET IS 25 MPH.
5. DESIGN SPEED FOR AUBURN FOLSOM RD IS 45 MPH.
6. MAXIMUM DRIVEWAY SLOPE IS 16%.
7. SUBDIVISION LIES ENTIRELY WITHIN FLOOD ZONE "X", "AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" PER FLOOD INSURANCE RATE MAP NO. 06061C0425_F, EFFECTIVE DATE: JUNE 8, 1998.
8. TREE SUMMARY:
   TOTAL NUMBER OF TREES ON SITE EXISTING: 317
   NUMBER OF TREES TO BE REMOVED: [illegible]
   NUMBER OF TREES TO BE IMPACTED: 23
   NUMBER OF REPLACEMENT TREES: 4
9. THIS TENTATIVE MAP CONFORMS TO SECTION 16.12.040 OF THE PLACER COUNTY LAND DEVELOPMENT MANUAL.
10. THE SUBJECT PROPERTY SHALL BE ANNEXED INTO THE PLACER COUNTY SEWER MAINTENANCE DISTRICT NO. 3 PRIOR TO IMPROVEMENT PLAN APPROVAL.
11. DOMESTIC WATER SHALL BE PROVIDED BY THE PLACER COUNTY WATER AGENCY.
12. ZONING: RAB-100
13. EARTHWORK SUMMARY:

LOCATION	CUT VOL. (CY)	FILL VOL. (CY)
"A" STREET	9000	7500
EMERGENCY VEHICLE ACCESS	0	1500
TOTAL:	9000	9000

(THE ABOVE EARTHWORK VOLUME DO NOT INCLUDE GRADING FOR DRIVEWAYS OR ANY LOT GRADING)

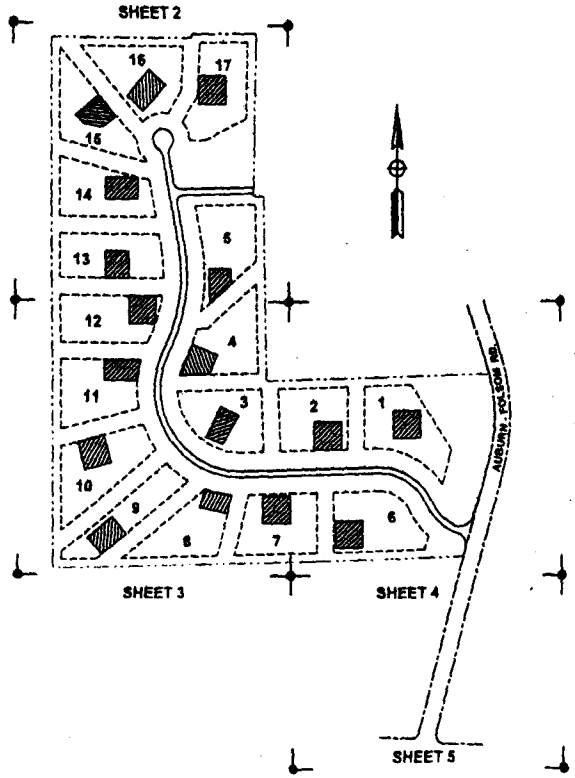
14. EROSION CONTROL PLANS AND BEST MANAGEMENT PRACTICES SHALL BE SUBMITTED WITH THE FINAL IMPROVEMENT PLANS FOR COUNTY REVIEW AND APPROVAL.

LEGEND:

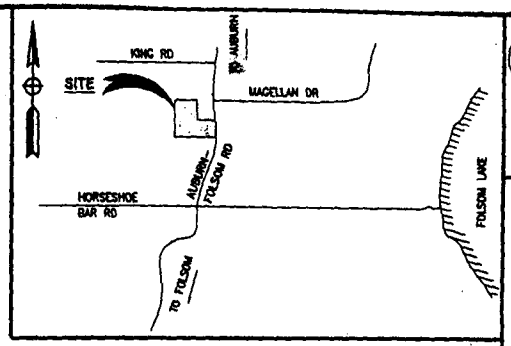
EXISTING	PROPOSED
MANHOLE	MANHOLE
FIRE HYDRANT	FIRE HYDRANT
WM WATER METER	WM WATER METER
BLOW OFF	BLOW OFF
GATE VALUE	GATE VALUE
18"W DOMESTIC WATER LINE WITH SIZE	18"W DOMESTIC WATER LINE WITH SIZE
8"SS SANITARY SEWER LINE WITH FLOW DIRECTION	8"SS SANITARY SEWER LINE WITH FLOW DIRECTION
	SANITARY SEWER LATERAL WITH CLEANOUT
DI DROP INLET	DI DROP INLET
12"SD STORM DRAIN LINE WITH FLOW DIRECTION	12"SD STORM DRAIN LINE WITH FLOW DIRECTION
TREE	TREE TO BE REMOVED
	TREE TO BE IMPACTED
	XXX-XXX TREE CLUSTER

ABBREVIATIONS:

A.B.	AGGREGATE BASE
A.C.	ASPHALT CONCRETE
Ac.	ACRES
CL OR ℄	CENTER LINE
E.P.	EDGE of PAVEMENT
ESMT.	EASEMENT
EXIST.	EXISTING
INV.	INVERT
LF	LINEAL FEET
O.G.	ORIGINAL GROUND
R	RADIUS
ROW or R/W	RIGHT OF WAY
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
W	WATER



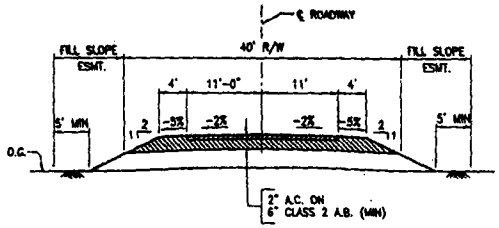
SHEET INDEX MAP
SCALE: 1"=200'



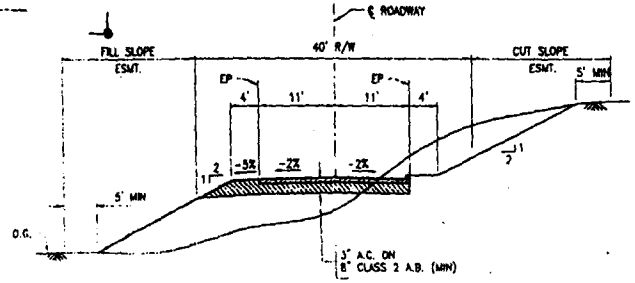
VICINITY MAP
N.T.S.

INDEX OF SHEETS

SHEET NO.	TITLE
1.	COVER SHEET
2.	PLAN SHEET NO. 1
3.	PLAN SHEET NO. 2
4.	PLAN SHEET NO. 3
5.	PLAN SHEET NO. 4
6.	SIGHT DISTANCE EXHIBIT
7.	UTILITY PLAN



EMERGENCY VEHICLE ACCESS
N.T.S.



"A" STREET TYPICAL SECTION
N.T.S.

IMBSEN & ASSOCIATES, INC.
ENGINEERING CONSULTANTS
A TRC COMPANY
9112 Business Park Dr. Suite 130
Sacramento, CA. 95827
Phone (916) 366-0632
Fax. (916) 368-1501

PROJECT:

IMPROVEMENT PLANS FOR MAGGI COUNTRY ESTATES

PLACER COUNTY, CALIFORNIA

PROJECT DEVELOPMENT

DATE	APPROVED BY

REVISIONS

NO.	DATE	DESCRIPTION

SHEET DESCRIPTION

COVER SHEET

PROJECT ENGINEER	E. ARAMOUNI
DESIGNED	J. GOMEZ
DRAWN	J. VALENTINE
REVIEWED	E. ARAMOUNI
DATE	APR 21, 2005
SCALE	

SHEET NO. 1 OF 7

RECORD DRAWINGS

DATE ENGINEER INITIAL

EXHIBIT C

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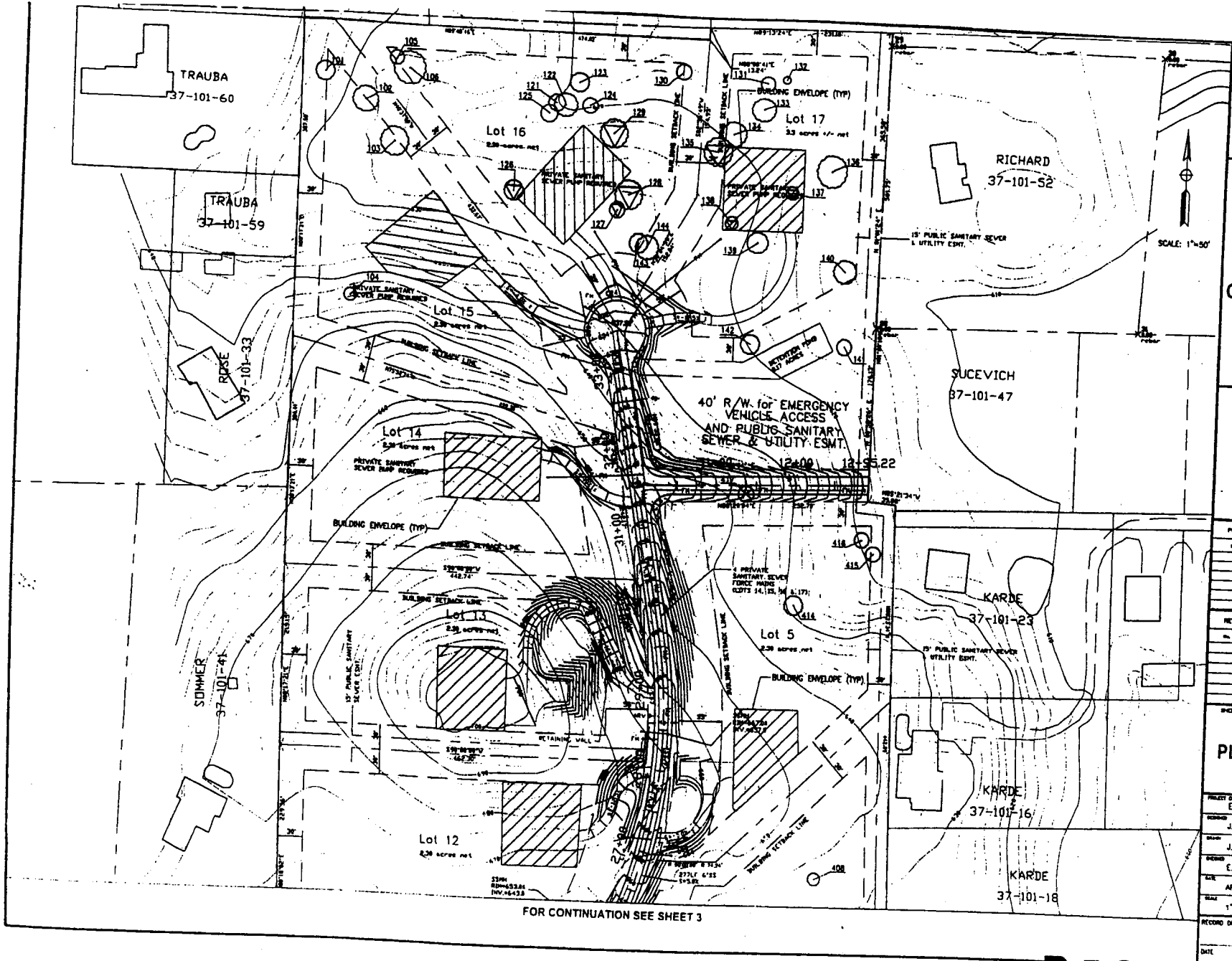

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A TRC COMPANY

PROJECT:

IMPROVEMENT PLANS FOR MAGGI COUNTRY ESTATES

PLACER COUNTY, CALIFORNIA

PROJECT DEVELOPMENT

REVISIONS

SHEET DESCRIPTION

PLAN SHEET NO. 1

PROJECT ENGINEER: E. ARAMOUNI	SHEET NO. 2
DESIGNED: J. GOMEZ	
DRAWN: J. VALENTINE	
CHECKED: E. ARAMOUNI	
DATE: APR 21, 2005	7
SCALE: 1" = 50'	

RECORD DRAWINGS

DATE ENGINEER INITIAL

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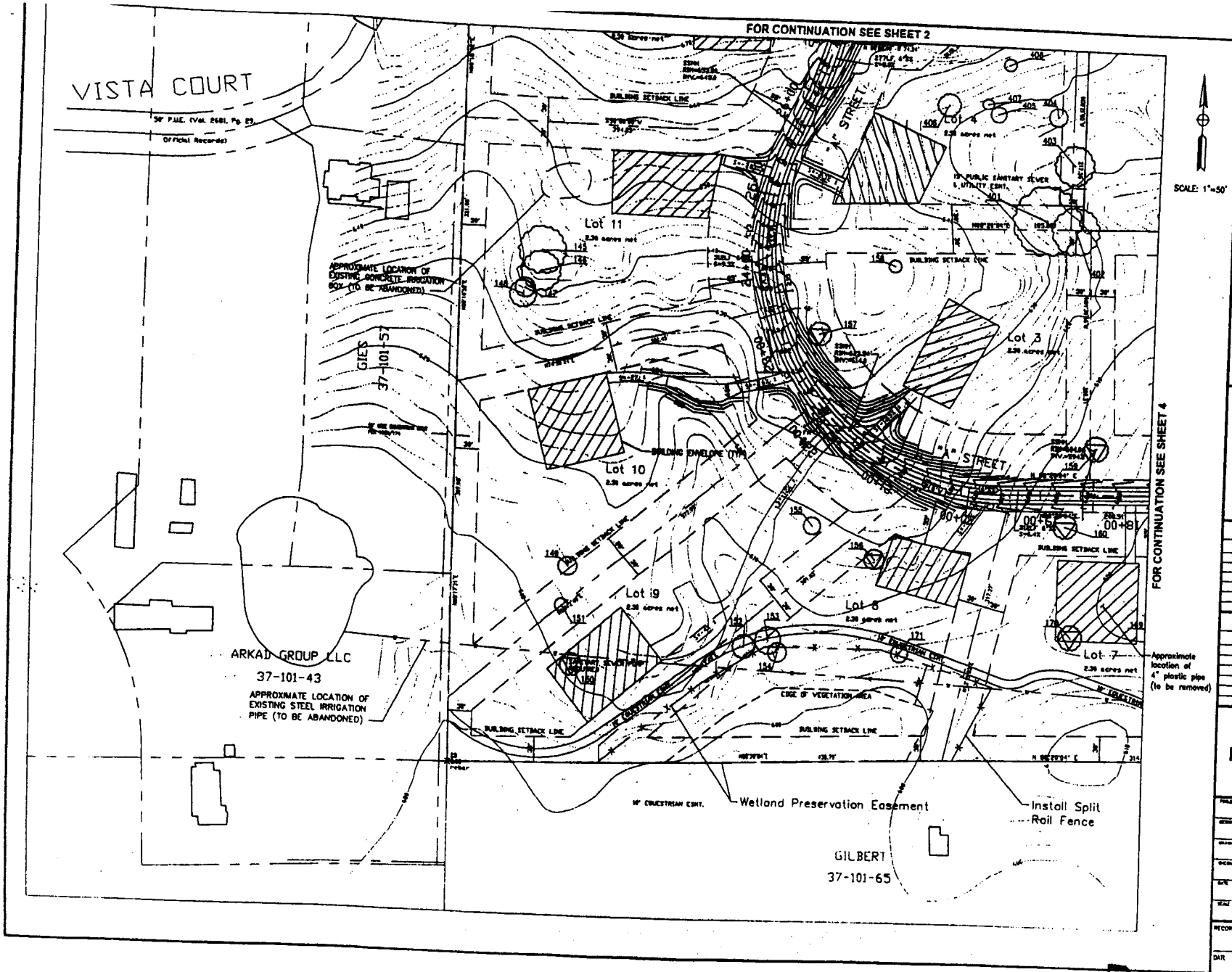

IMBSEN & ASSOCIATES, INC.
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IMPROVEMENT PLANS FOR MAGGI COUNTRY ESTATES

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DATE	ISSUED FOR

REVISIONS

No.	DATE	DESCRIPTION

SHEET DESCRIPTION

PLAN SHEET NO. 2

PROJECT ENGINEER: E. ARAMOUNI	SHEET No. 3
DESIGNED: J. GOMEZ	
DRAWN: J. VALENTINE	
CHECKED: E. ARAMOUNI	OF 7
DATE: APR 21, 2005	
SCALE: 1" = 50'	

RECORD DRAWINGS

DATE | ENGINEER INITIAL

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FOR CONTINUATION SEE SHEET 3

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PLAN SHEET NO. 1

PROJECT ENGINEER: E. ARAMOUNI	SHEET No. 2
DESIGNED: J. GOMEZ	
DRAWN: J. VALENTINE	
CHECKED: E. ARAMOUNI	OF 7
DATE: APR 21, 2005	
SCALE: 1" = 50'	

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PLAN SHEET NO. 2

PROJECT MANAGER: E. ARAMOUNI	SHEET No. 3
DESIGNED: J. GOMEZ	
DRAWN: J. VALENTINE	
CHECKED: E. ARAMOUNI	OF 7
DATE: APR 21, 2005	
SCALE: 1" = 50'	

RECORD DRAWINGS

DATE ENGINEER INITIAL

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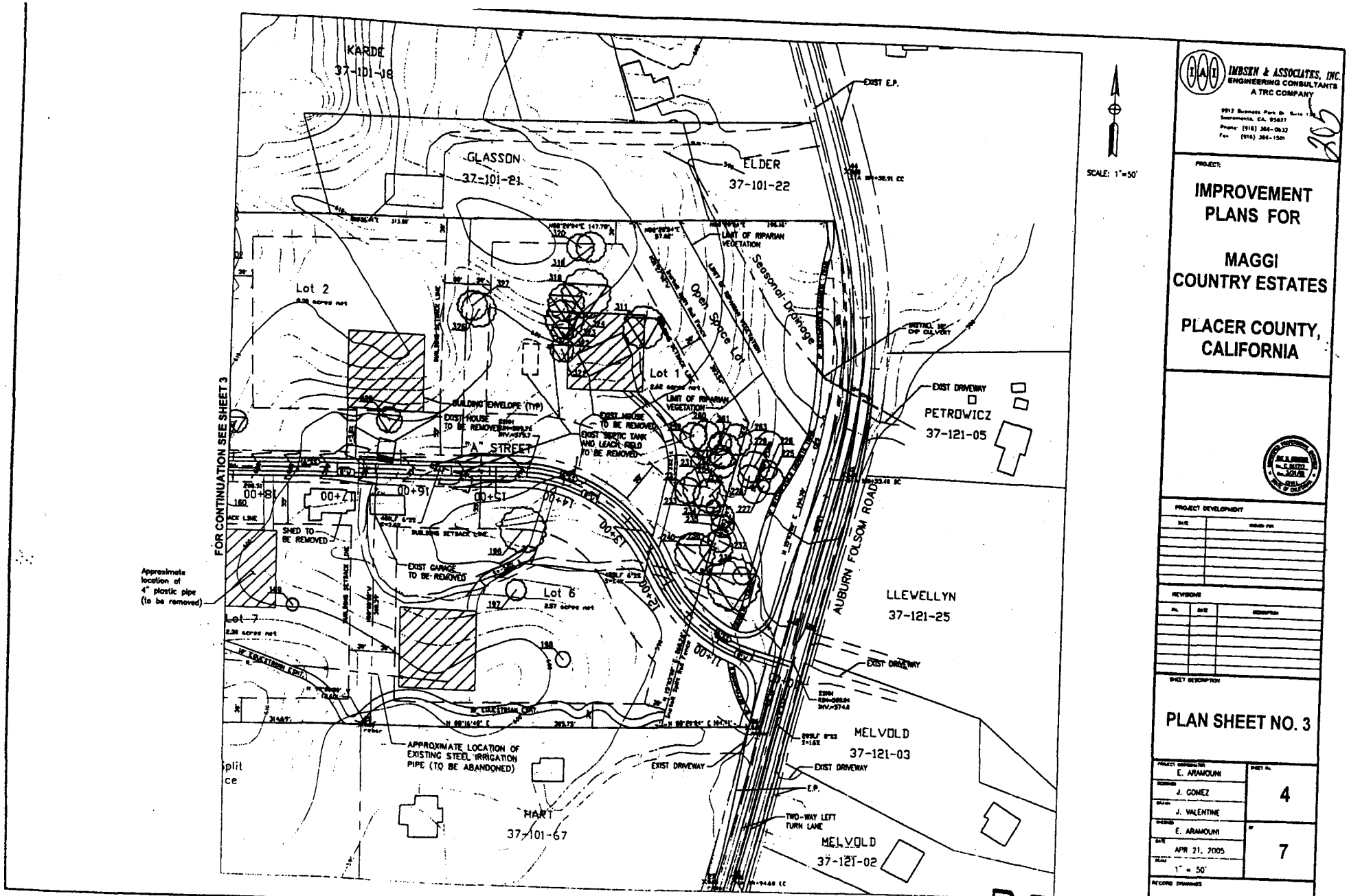

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PROJECT:

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PLACER COUNTY, CALIFORNIA

PROJECT DEVELOPMENT

DATE	ISSUED FOR

REVISIONS

NO.	DATE	DESCRIPTION

SHEET DESCRIPTION

PLAN SHEET NO. 3

PROJECT DESIGNATION: E. ARAMOUNI	SHEET NO. 4
DESIGNED: J. GOMEZ	
DRAWN: J. VALENTINE	
CHECKED: E. ARAMOUNI	OF 7
DATE: APR 21, 2005	
SCALE: 1" = 50'	

RECORD DRAWINGS

DATE ENGINEER INITIAL

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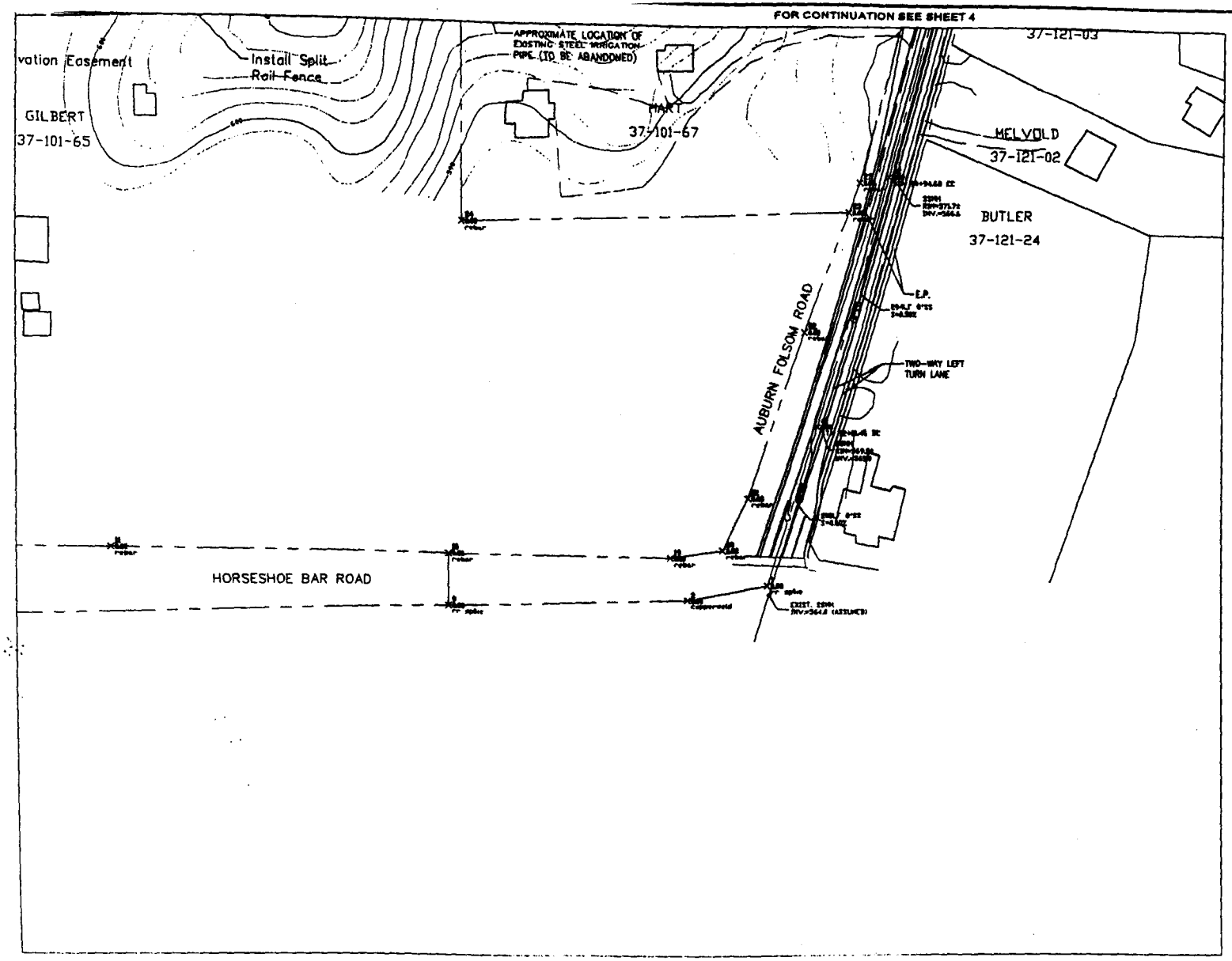

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ENGINEERING CONSULTANTS
A TRC COMPANY

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MAGGI COUNTRY ESTATES

PLACER COUNTY, CALIFORNIA

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SHEET DESCRIPTION

PLAN SHEET NO. 4

PROJECT ENGINEER: E. ARAMOUNI	SHEET No. 5
DESIGNED: J. GOMEZ	
DRAWN: J. VALENTINE	
CHECKED: E. ARAMOUNI	OF 7
DATE: APR 21, 2005	
SCALE: 1" = 50'	

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DATE ENGINEER INITIAL

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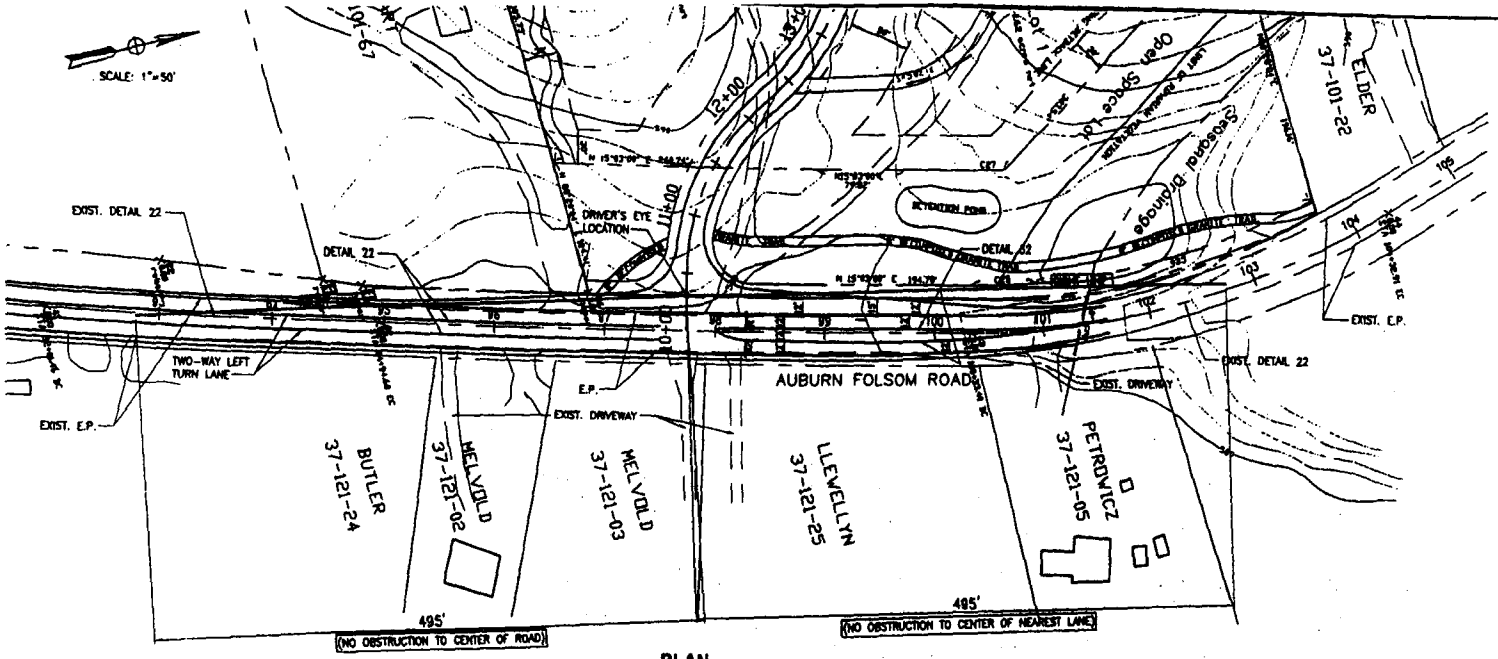
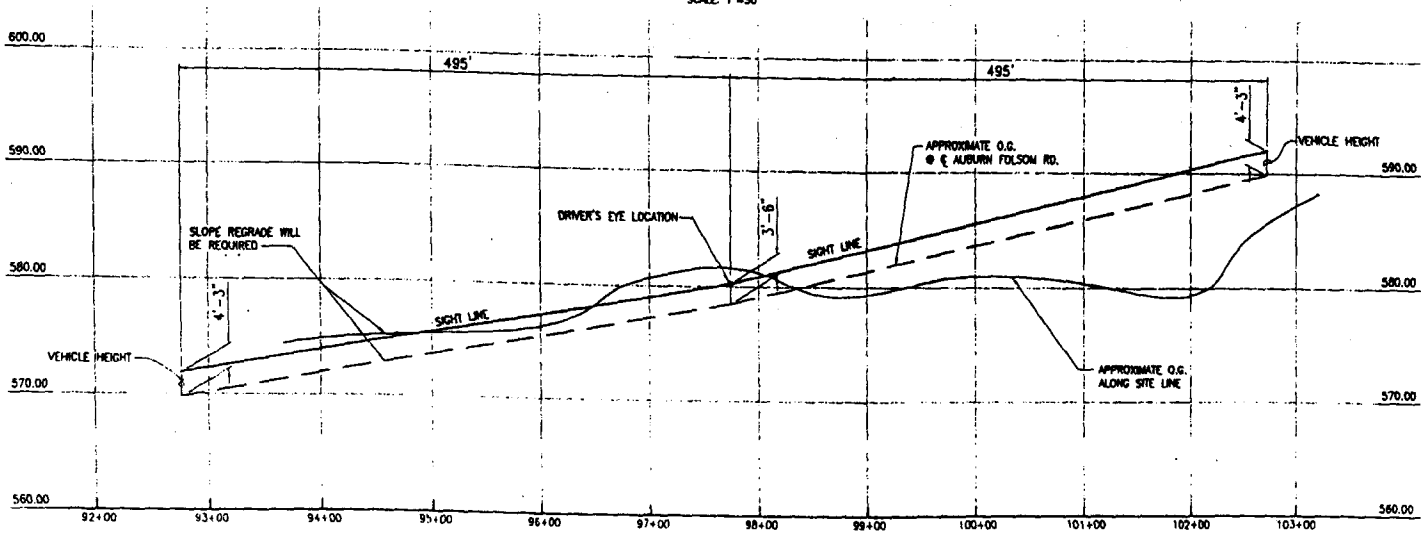
PLANNING DEPT.



PLAN
SCALE: 1"=50'



PROFILE
SCALE: 1"=50' HORIZ
1"=5' VERT

JENSEN & ASSOCIATES, INC.
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PROJECT

IMPROVEMENT PLANS FOR MAGGI COUNTRY ESTATES

PLACER COUNTY, CALIFORNIA

PROJECT DEVELOPMENT

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SHEET DESCRIPTION

SIGHT DISTANCE EXHIBIT

PROJECT ENGINEER: E. ARAMOUNI	SHEET No. 6
DESIGNED: J. GOMEZ	
DRAWN: J. VALENTINE	
CHECKED: E. ARAMOUNI	OF 7
DATE: APR 21, 2005	
SCALE: 1" = 50'	

RECORD DRAWINGS

DATE ENGINEER INITIAL

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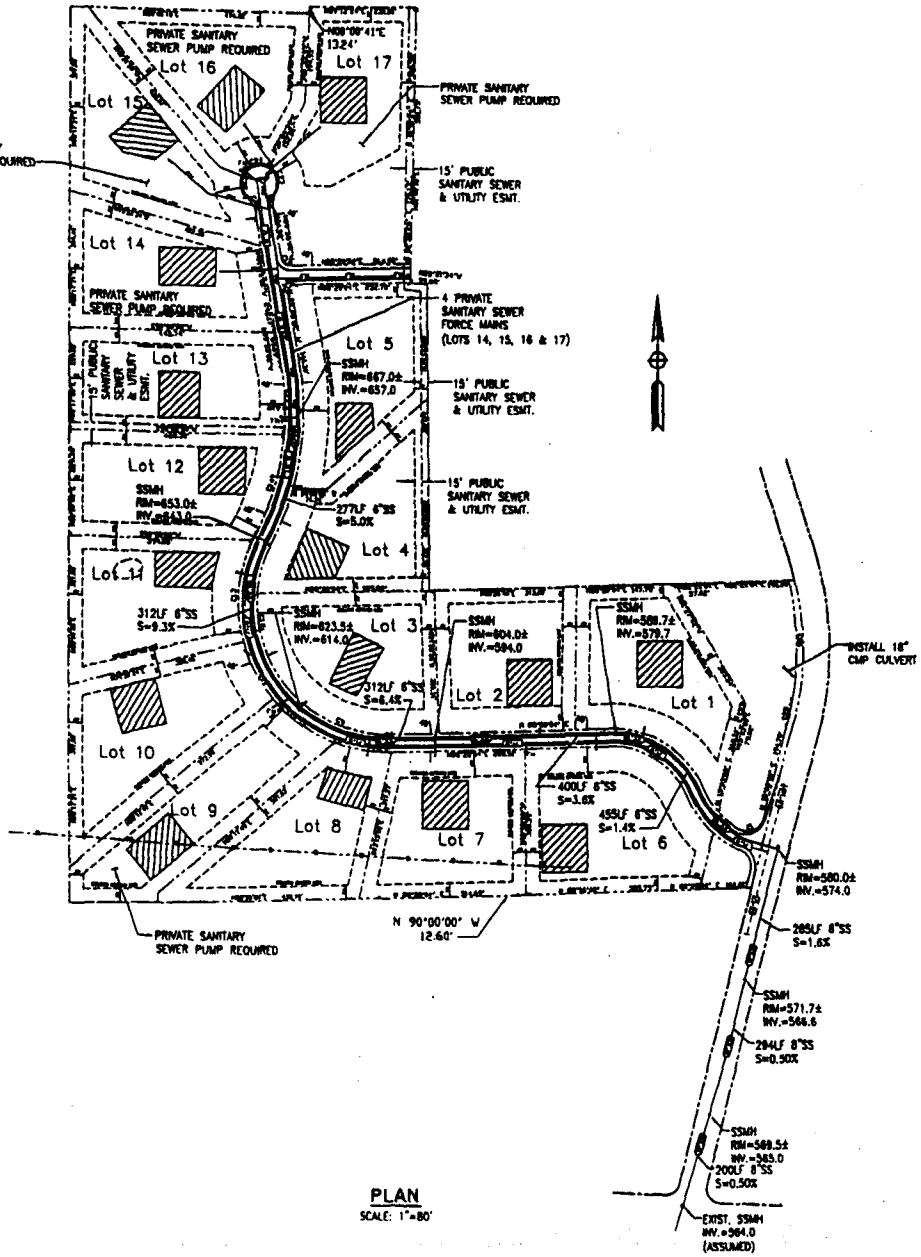

PLAN
SCALE: 1"=80'

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PROJECT:

IMPROVEMENT PLANS FOR MAGGI COUNTRY ESTATES

PLACER COUNTY, CALIFORNIA

PROJECT DEVELOPMENT

DATE	GRADE FOR

REVISIONS

NO.	DATE	DESCRIPTION

SHEET DESCRIPTION

UTILITY PLAN

PROJECT ENGINEER: E. ARAMOUNI	SHEET NO. 7
DESIGNED: J. GOMEZ	
DRAWN: A. CARDOZA	
CHECKED: E. ARAMOUNI	OF 7
DATE: APR 21, 2005	
SCALE: 1" = 80'	
RECORD DRAWING	
DATE	ENGINEER INITIAL

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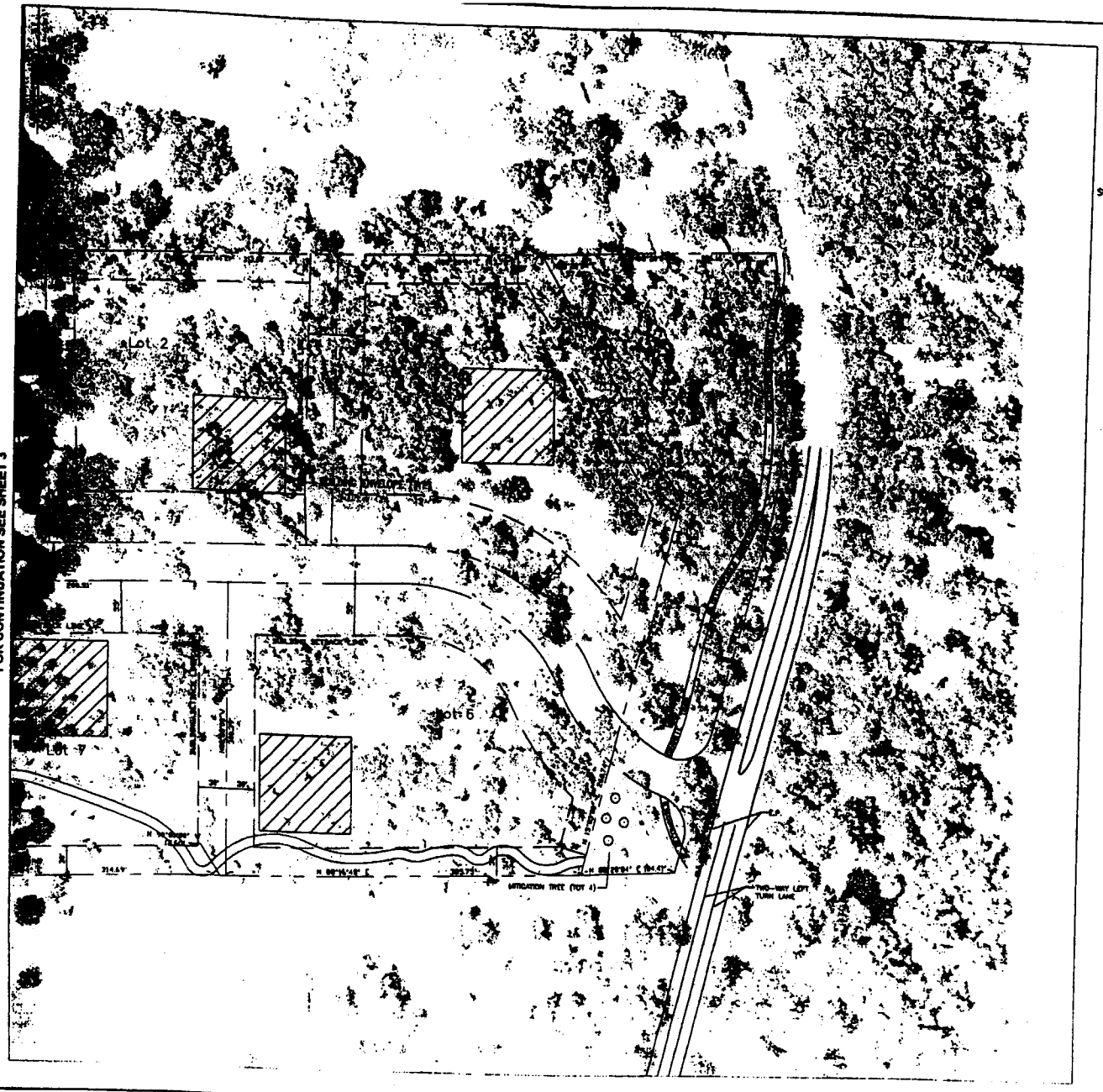

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SCALE: 1"=50'

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PROJECT:

IMPROVEMENT PLANS FOR MAGGI COUNTRY ESTATES

PLACER COUNTY, CALIFORNIA

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PLAN SHEET NO. 3

PROJECT ORIGINATOR: E. ARAMOUNI	SHEET NO. 4
DESIGNED: J. GOMEZ	
DRAWN: J. VALENTINE	
CHECKED: E. ARAMOUNI	OF 7
DATE: APR 21, 2005	
SCALE: 1" = 50'	

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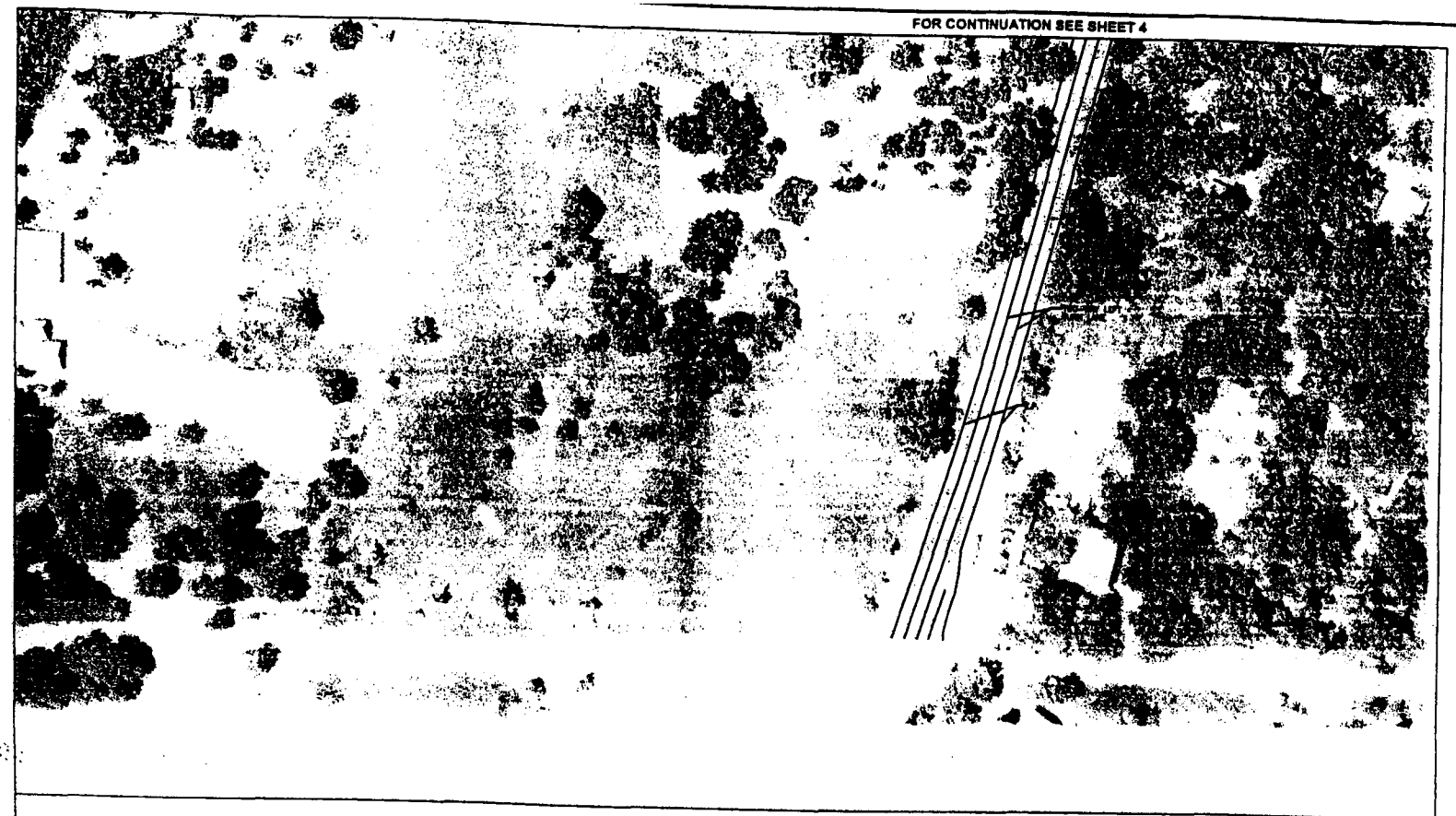

SCALE: 1"=50'

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PLACER COUNTY, CALIFORNIA

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PROJECT ENGINEER: E. ARAMOUNI	SHEET NO. 5
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DRAWN: J. VALENTINE	
CHECKED: E. ARAMOUNI	OF 7
DATE: APR 21, 2005	
SCALE: 1" = 50'	

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DATE _____ ENGINEER INITIAL _____

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