



Oak View Estates

Soulsbyville, California

PROJECT HIGHLIGHTS

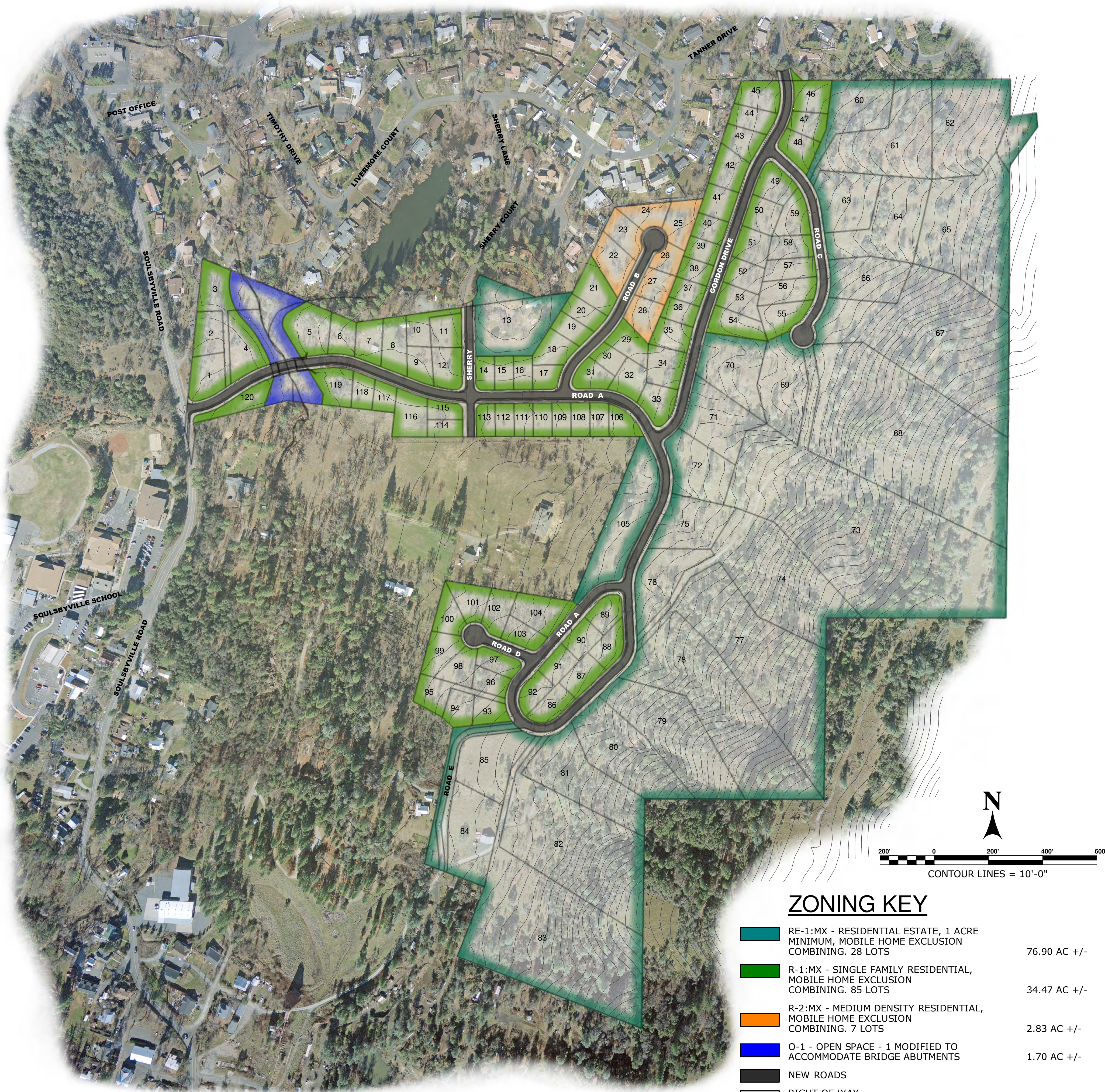
- 120 PARCEL TOTAL
- 28 RE-1 PARCELS (RESIDENTIAL ESTATE, 1 ACRE MIN.)
- 85 R-1 PARCELS (SINGLE FAMILY RESIDENTIAL)
- 7 R-2 PARCELS (MEDIUM DENSITY RESIDENTIAL)
- PARCEL SIZE RANGE FROM 0.20 AC. TO 9.0 AC.
- SITE ELEVATION 3000' ±

IMPROVEMENTS INCLUDE:

- PAVED ROADS WITH CURB, GUTTER AND SIDEWALK
- UNDERGROUND UTILITIES
- PUBLIC WATER AND SEWER
- OPEN SPACE
- RECREATION FACILITIES

PROJECT DESIGN CONSIDERATIONS

- Design an infill residential development which is compatible with existing uses in the vicinity.
- Utilize a suitable area of land which has existing public utilities adjacent to it and has suitable access roads and existing community infrastructure nearby.
- Reduce development on the higher elevation areas of the property, reducing the visual impact of the proposed development.
- Provide for a range of residential zonings from R-2 through to RE-1 in order to promote community development and a selection of housing options for Tuolumne County.
- Improve the emergency vehicle circulation options in the vicinity of the project.
- Improve the pedestrian circulation options in the vicinity of the project.
- Reduce the potential for increasing the through traffic in Willow Springs by making the most direct route out of the proposed subdivision via the proposed roads.
- Improve the water utility circulation in the vicinity of the project.
- Provide for community recreation opportunities.
- Maintain preservation areas adjacent to critical environmental site features.



ZONING KEY

	RE-1:MX - RESIDENTIAL ESTATE, 1 ACRE MINIMUM, MOBILE HOME EXCLUSION COMBINING. 28 LOTS	76.90 AC +/-
	R-1:MX - SINGLE FAMILY RESIDENTIAL, MOBILE HOME EXCLUSION COMBINING. 85 LOTS	34.47 AC +/-
	R-2:MX - MEDIUM DENSITY RESIDENTIAL, MOBILE HOME EXCLUSION COMBINING. 7 LOTS	2.83 AC +/-
	O-1 - OPEN SPACE - 1 MODIFIED TO ACCOMMODATE BRIDGE ABUTMENTS	1.70 AC +/-
	NEW ROADS	
	RIGHT OF WAY	
TOTAL		115.90 AC +/-



105 SOUTH STEWART STREET, SONORA, CALIFORNIA 95370 T: 209.532.5173 F: 209.532.5220 (Formerly Frank Walter and Associates)

REVISIONS:

rev	date	description
-----	------	-------------

OWNER INFORMATION:

KENNIN PROPERTIES INC.

SITE INFORMATION:

SOULSBYVILLE, CA. 95372

PROJECT INFORMATION:

A Preliminary Subdivision Plan for:
Oak View Estates
Kenning Properties Inc.

ENGINEER OF RECORD:

These drawings and specifications are the property of the engineer and shall not be used on any other work except by agreement with the engineer. Written dimensions shall take preference over scaled dimensions and shall be verified on site. Any discrepancy shall be brought to the notice of the engineer prior to commencement of any work.

ISSUE DATE: 10/10/13

DRAWN BY: JK

CHECKED BY: RC

SCALE: As Noted

DRAWING: Plot Map Art

PROJECT NO: Springer

SHEET: 1 OF: 1