

**THE RIDGE AT TRINITAS
TENTATIVE SUBDIVISION TRACT MAP
& DEVELOPMENT PLANS**
IN A PORTION OF SECTION 12, T.2N., R.12E.
CALAVERAS COUNTY, CALIFORNIA

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9209 OSPITAL RD.
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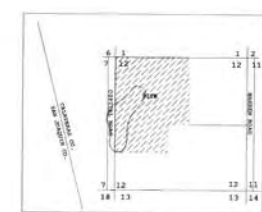
NOTES:

A.P.N.	50-52-041 & 50-52-042
WATER	SMALL PUBLIC WATER SYSTEM
SEWER	INDIVIDUAL SEPTIC
FIRE PROTECTION	JENNY LIND FIRE DISTRICT
SCHOOL DISTRICT	C.U.S.D.
POWER	P.G. & E
TELEPHONE	SBC
EXISTING GENERAL PLAN	AGRICULTURAL PRESERVE
EXISTING ZONING	AGRICULTURAL PRESERVE (NON-WILLIAMSON ACT)
PROPOSED ZONING	RECREATION-EXISTING PARCEL SIZE- PLANNED DEVELOPMENT
TOTAL AREA	280 AC
ARCHAEOLOGICAL	SENSITIVITY LOW
CONTOUR INTERVAL =	2' & 5'
CONTOUR SOURCE	AERIAL TOPO & USGS QUAD
PROPOSED PARCELS	14
LENGTH OF ROADS	APPX. 7600'

ALL ROADS WILL BE BUILT WITH MATERIALS MEETING COUNTY STANDARDS AND WILL BE CONSTRUCTED AS PER TYPICAL SHOWN HEREON.

OSPITAL IS A COUNTY MAINTAINED ROAD THEREFORE THAT IS THE LEGAL ACCESS

ALL ROAD MAINTENANCE WILL BE BY PRIVATE ROAD MAINTENANCE AGREEMENTS.



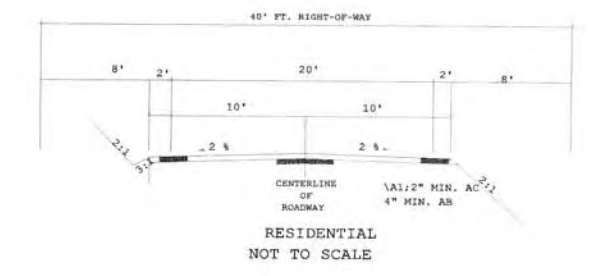
VICINITY MAP
NOT TO SCALE
SECTION 12

I AM THE AGENT FOR THE OWNER OF RECORD AND CONSENT TO THE FILING OF THIS MAP IN COMPLIANCE WITH THE REQUIREMENTS OF TITLE 16 OF THE CALAVERAS COUNTY CODE AND TITLE 7, DIVISION 2 OF THE CALIFORNIA GOVERNMENT, SUBDIVISION MAP ACT.

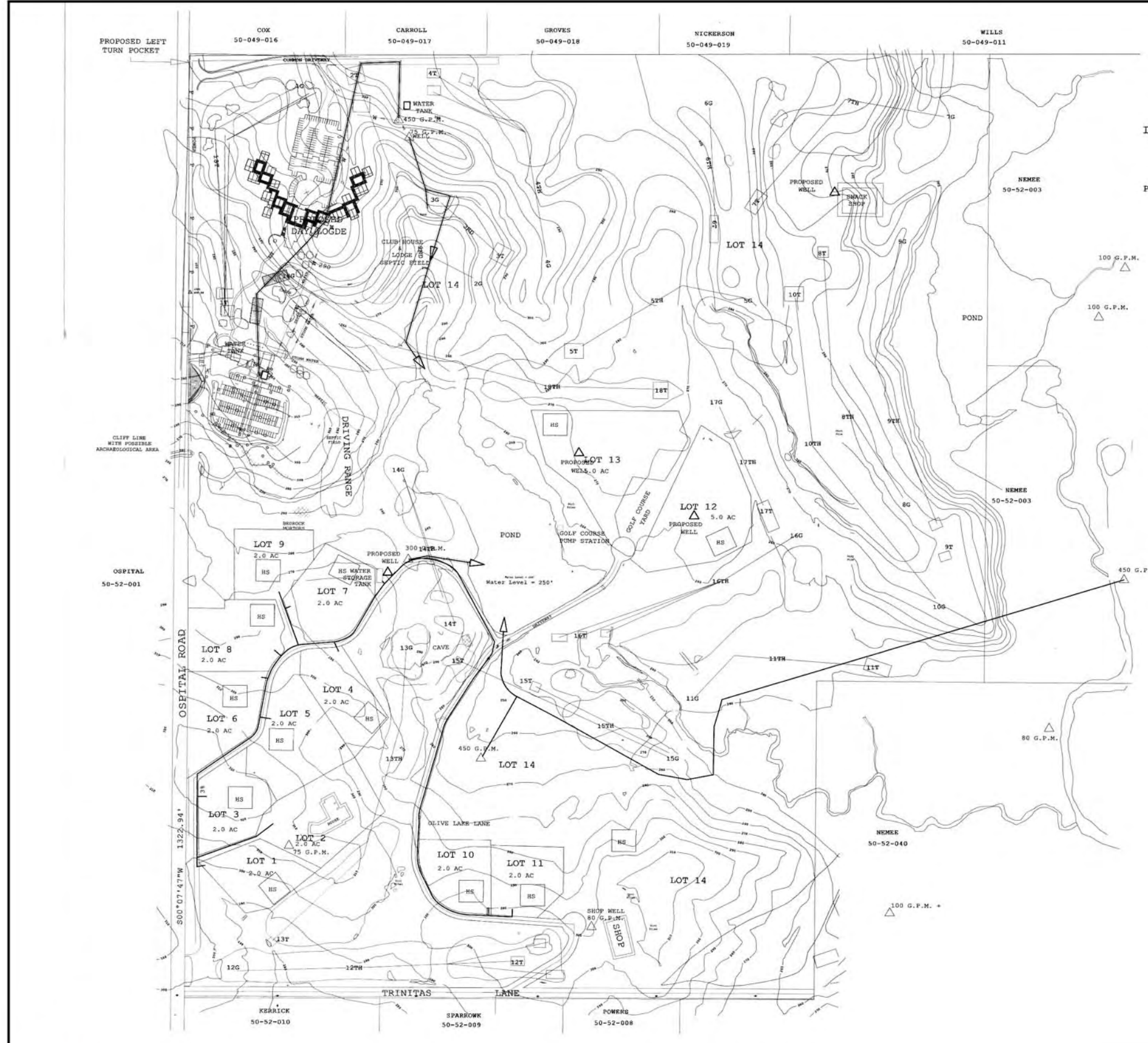


THOMAS L. JEFFRIES L.S. 4222
EXPIRES 6/30/08

SCALE: 1" = 200'



RESIDENTIAL
NOT TO SCALE



Source: Jeffries Engineering, 2008 / Quad Knopf, 2008



**THE RIDGE AT TRINITAS
TSTM AND SITE PLAN MAP**

Figure 2-7