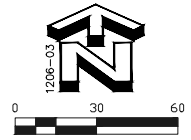


LEGEND

- APPX. WATER LINE (SEE NOTE 22)
- APPX. SEWER LINE (SEE NOTE 22)
- OVERHEAD POWER LINE
- EDGE OF PAVEMENT
- SSMH SANITARY SEWER MANHOLE
- SSCO SANITARY SEWER CLEANOUT
- DI DROP INLET
- FH FIRE HYDRANT
- PP POWER POLE
- EP EDGE OF PAVEMENT



VESTING TENTATIVE PARCEL MAP No. 2920

for
ROMAN CATHOLIC BISHOP OF SACRAMENTO,
a corporation sole
481-OR-309

BEING A PORTION OF LOT 4, BLOCK 5 AND LOT 1, BLOCK 15, SUTTER CREEK TOWNSITE,
ALSO BEING A PORTION OF THE SE 1/4 SECTION 6, T. 6 N., R. 11 E., M. D. M.
CITY OF SUTTER CREEK, COUNTY OF AMADOR, STATE OF CALIFORNIA

Scale: 1" = 30'

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

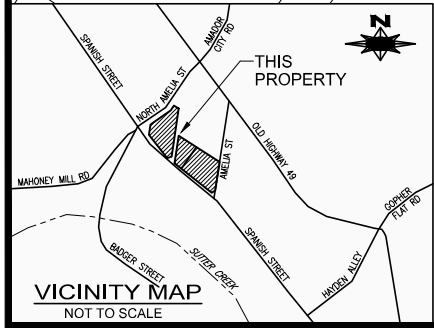
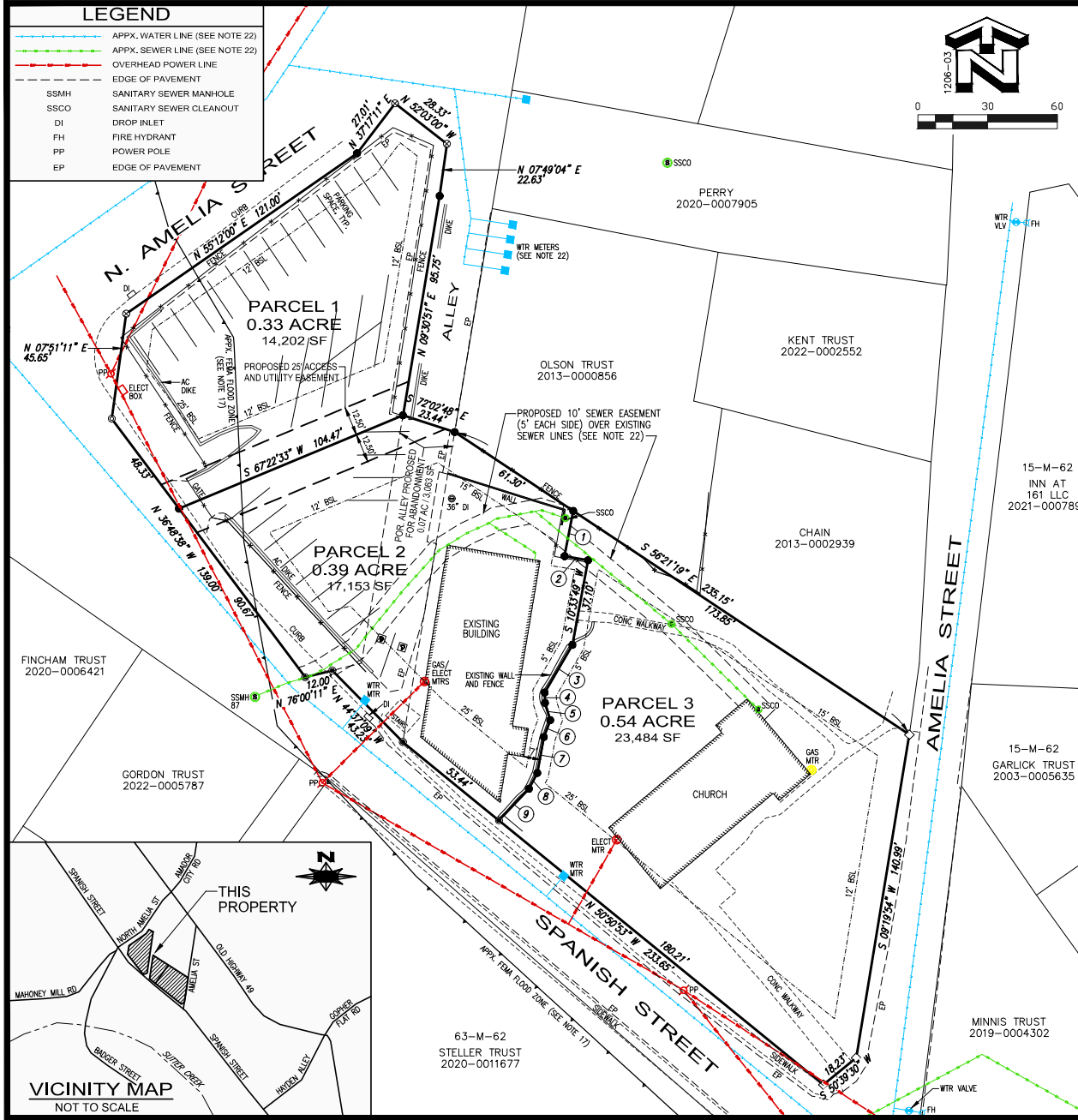
May, 2024

GENERAL NOTES AND STATEMENTS

1. RECORD OWNER: ROMAN CATHOLIC BISHOP OF SACRAMENTO, a corporation sole
ATTN: FR. COLIN WEN
11381 PROSPECT DRIVE
JACKSON, CA 95642
(209) 223-2970
2. SURVEYOR: TOMA and ASSOCIATES
LICENSED LAND SURVEYORS
41 SUMMIT STREET
- JACKSON, CA 95642
(209) 223-0156
3. A.P.N.: 018-064-002, 018-063-014 and 018-063-015
4. ZONING: "R-1" SINGLE FAMILY DWELLING
5. GENERAL PLAN: RSF RESIDENTIAL SINGLE FAMILY
6. DEED REFERENCE: 481-OR-309
7. PROPOSED USE: CONSISTENT WITH EXISTING ZONING AND GP DESIGNATIONS
8. WATER: AMADOR WATER AGENCY (AWA)
9. SEWAGE DISPOSAL: CITY OF SUTTER CREEK
10. FIRE PROTECTION: SUTTER CREEK FIRE DEPARTMENT (SCFD)
11. SCHOOL: AMADOR COUNTY UNIFIED SCHOOL DISTRICT (ACUSD)
12. UTILITIES: POWER WILL BE SERVED BY PACIFIC GAS AND ELECTRIC (PG&E)
TELEPHONE WILL BE SERVED BY CURRENT AREA PROVIDER
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 FIVE FOOT BUILDING SETBACK FROM ALL SIDE LOT LINES (12 FEET ON CORNER SIDE) AND A FIFTEEN FOOT BUILDING SETBACK FROM ALL REAR LOT LINES CONSISTENT WITH CH. 18.16 SPECIFICATIONS.
15. SPECIAL DISTRICTS: CITY OF SUTTER CREEK, ACUSD, AWA, SCFD
16. PHASING: FINAL MAPS MAY BE SUBMITTED IN MULTIPLE FILINGS.
17. FLOOD ZONE: A PORTION OF THE SW CORNER OF PROPOSED LOT 1 MAY LIE WITHIN AN AREA SUBJECT TO FLOOD WATER INUNDATION BY THE 100-YEAR FLOOD AND IS WITHIN ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE MAP FOR AMADOR COUNTY, CALIFORNIA DATED MAY 20, 2010.

PANEL 343 OF 700
MAP No.06005C0343F
18. MINIMUM LOT SIZE: MINIMUM LOT SIZE WILL BE 0.334 AC / 14,202+ SF. CH 18.16.070 MIN REQ = 7000 SF.
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. THIS PROJECT DOES NOT LIE WITHIN 1000 FEET OF A MILITARY INSTALLATION, BENEATH A FLIGHT PATH OR WITHIN SPECIAL USE AIRSPACE.
22. UTILITY LOCATIONS ARE APPROXIMATE/ASSUMED AND BASED ON A COMBINATION OF FIELD SURVEY FOR SURFACE FEATURES AND MAPS PROVIDED BY CITY OF SUTTER CREEK, AMADOR WATER AGENCY AND PG&E.
23. NO TREE REMOVAL PROPOSED ON THIS PROJECT. ANY FUTURE REMOVAL WILL BE ADDRESSED AT THE BUILDING PERMIT STAGE.
24. THE FOLLOWING EXCEPTIONS ARE NOTED IN PRELIMINARY REPORT ORDER No. P-616689 PREPARED BY PLACER TITLE COMPANY AND DATED DECEMBER 19, 2023 AS AFFECTING THIS PROPERTY (SEE SAID PRELIMINARY REPORT FOR COMPLETE LIST OF EXCEPTIONS):

DATA TABLE	
1	S 10°47'54" W 19.81'
2	S 80°14'13" E 10.28'
3	S 30°12'17" W 23.73'
4	S 02°18'33" E 4.46'
5	S 16°50'20" E 7.74'
6	S 28°48'00" W 7.76'
7	S 10°17'56" W 15.77'
8	S 28°00'33" W 7.69'
9	S 43°28'20" W 18.74'



63-M-62
STELLER TRUST
2020-0011677

MINNIS TRUST
2019-0004302

15-M-62
INN AT
161 LLC
2021-0007892

15-M-62
CARLICK TRUST
2003-0005635

KENT TRUST
2022-0002552

OLSON TRUST
2013-0000856

CHAIN
2013-0002939

FINCHAM TRUST
2020-0006421

GORDON TRUST
2022-0005787