

**File No. P15-0004**  
**Location Map**

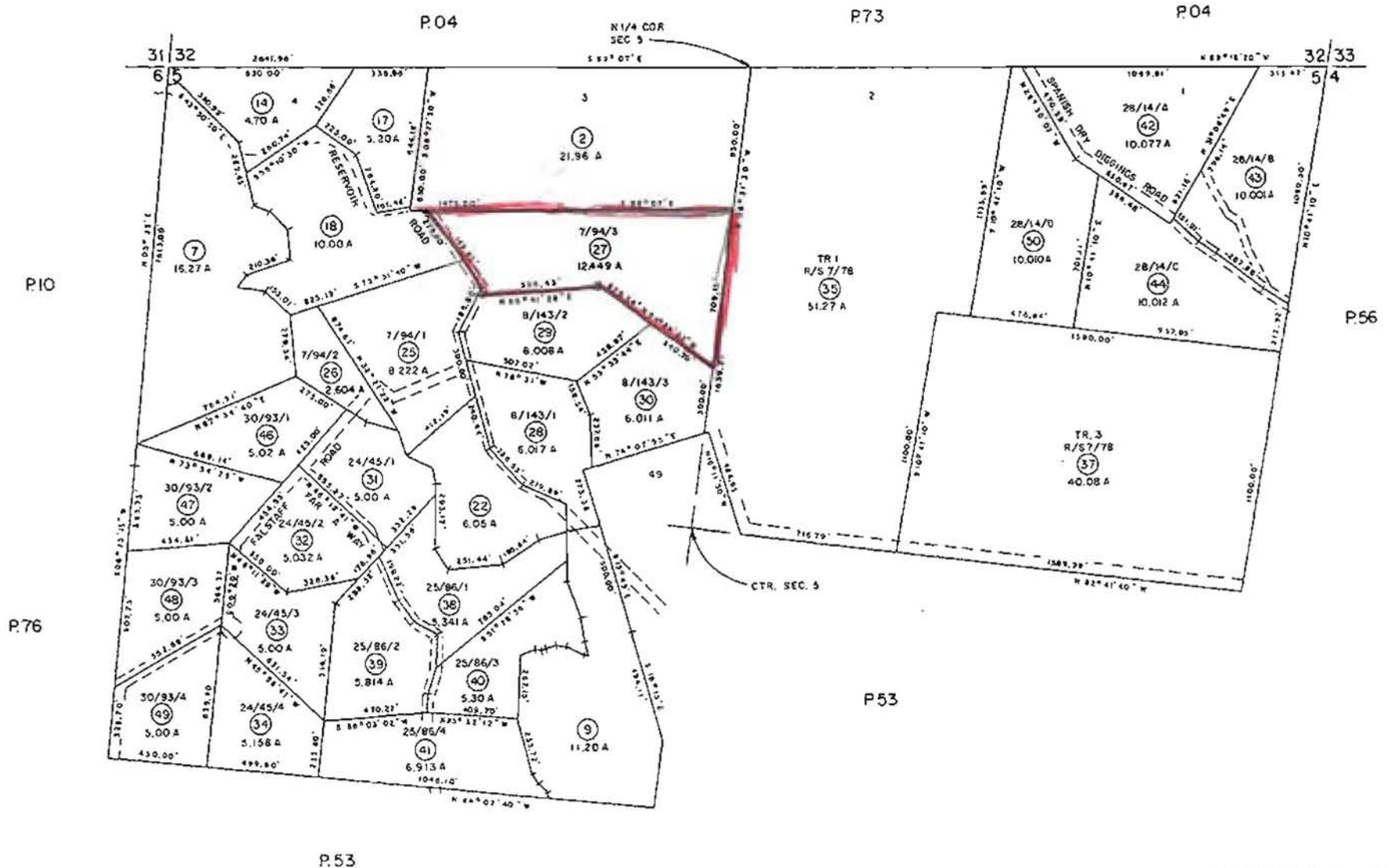
 Site

0 0.25 0.5 1 Miles

Nuner  
Parcel Map



**Exhibit A**



Assessor's Map Bk. 61 - Pg. 52  
County of El Dorado, California

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only.

NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

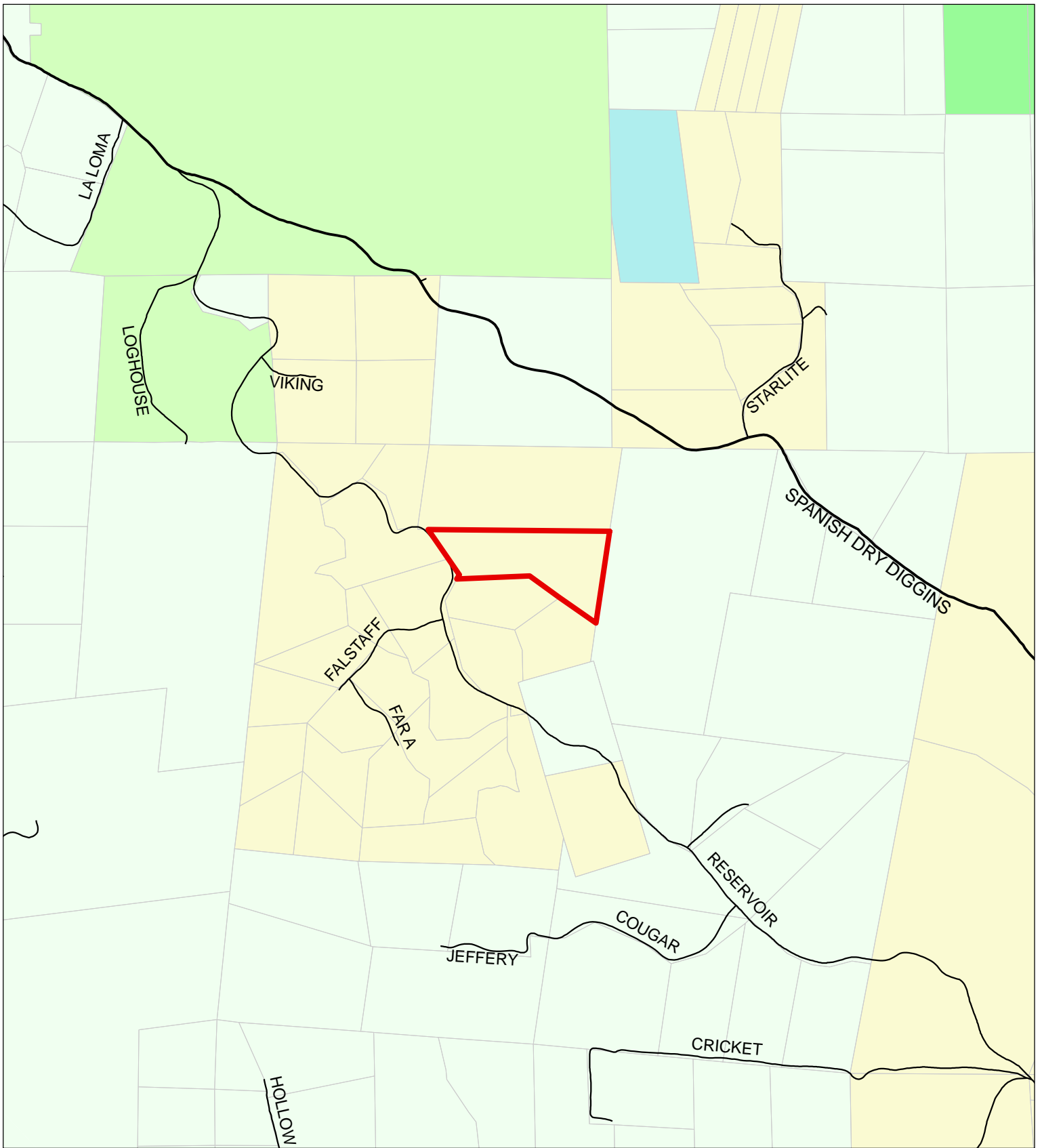
RECEIVED

JUN 03 2015

EL DORADO COUNTY  
DEVELOPMENT SERVICES DEPT

P 15-0004

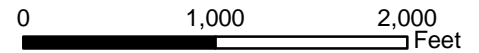
Exhibit B



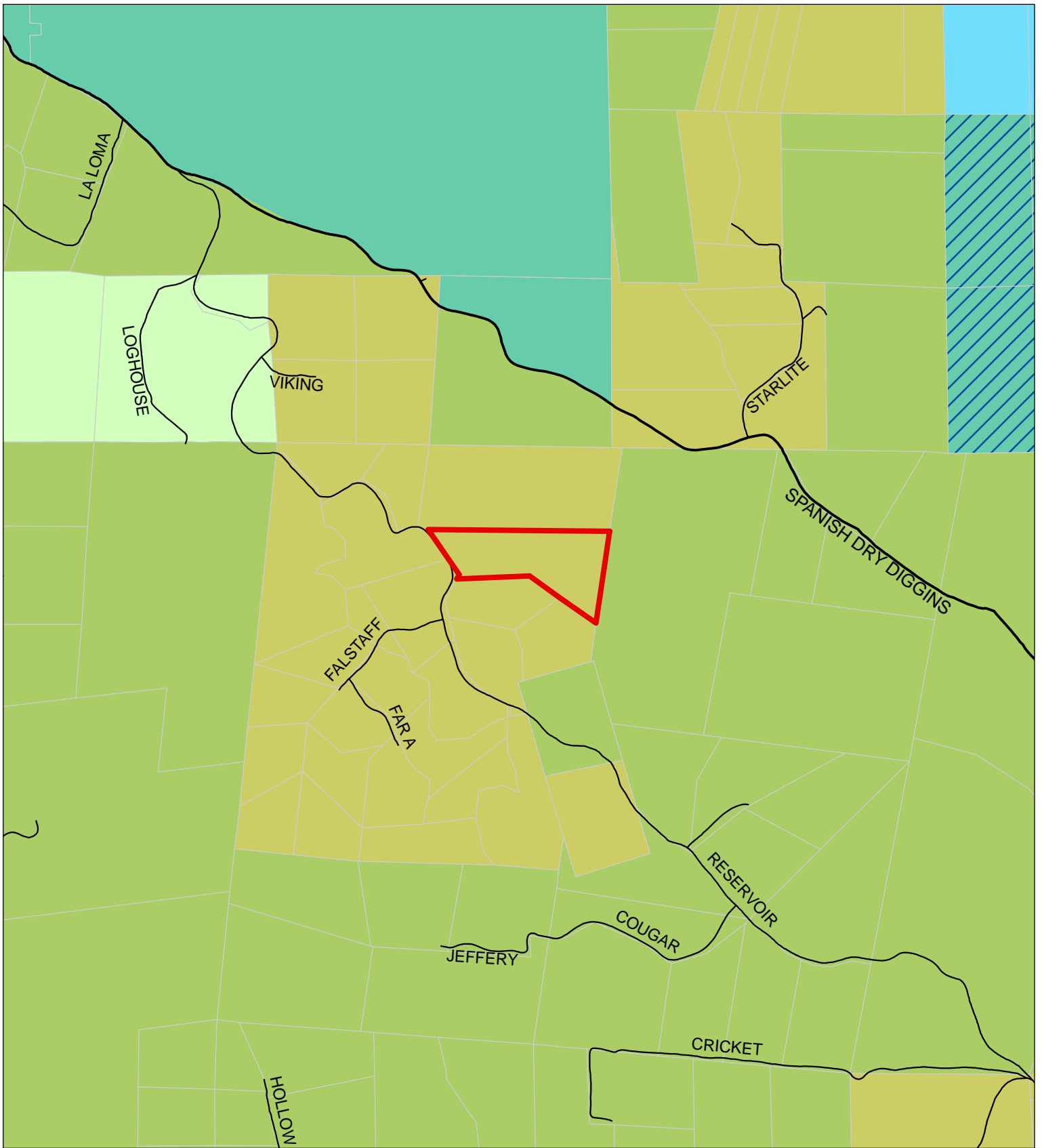
**File No. P15-0004**  
**Land Use Map**

Nuner  
Parcel Map

-  Site
-  Agricultural Lands
-  Low Density Residential
-  Natural Resources
-  Open Space
-  Rural Residential



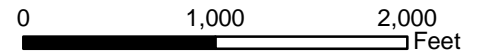
**Exhibit C**



**File No. P15-0004**  
**Zoning Map**

Nuner  
Parcel Map

-  Site
-  Agricultural (A)
-  Estate Residential Five-Acre (RE-5)
-  Estate Residential Ten-Acre (RE-510)
-  Residential Agricultural 20-acre (RA-20)
-  Residential Agricultural 40-acre (RA-40)
-  Open Space (OS)

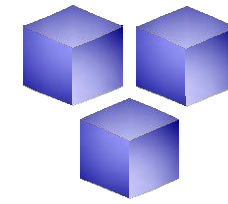


**Exhibit D**



ORIGINAL TENTATIVE MAP AND SURVEY PREPARED BY:  
 HANSER SURVEYS  
 2745 HIGHWAY 49  
 COOL, CA 95614  
 CONTACT: JOHN HANSER  
 PHONE: 530-889-9149

OCTOBER 2015 REVISIONS PREPARED BY:



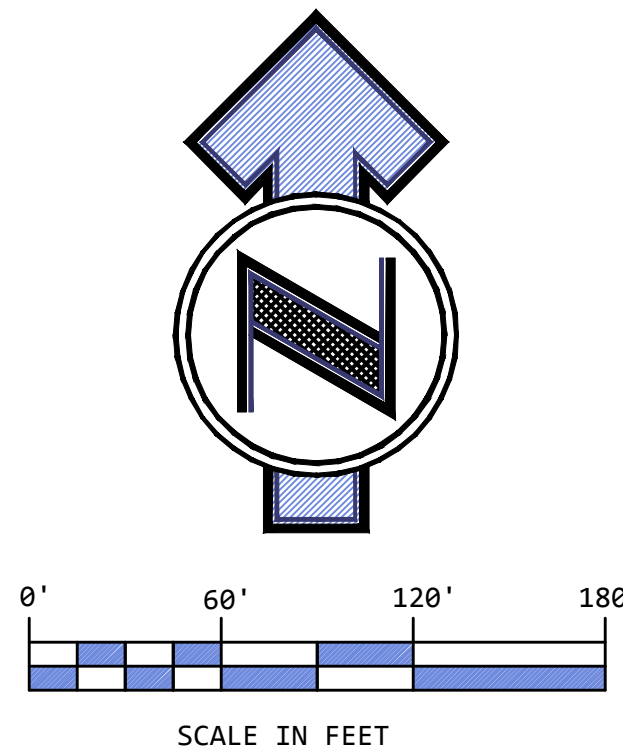
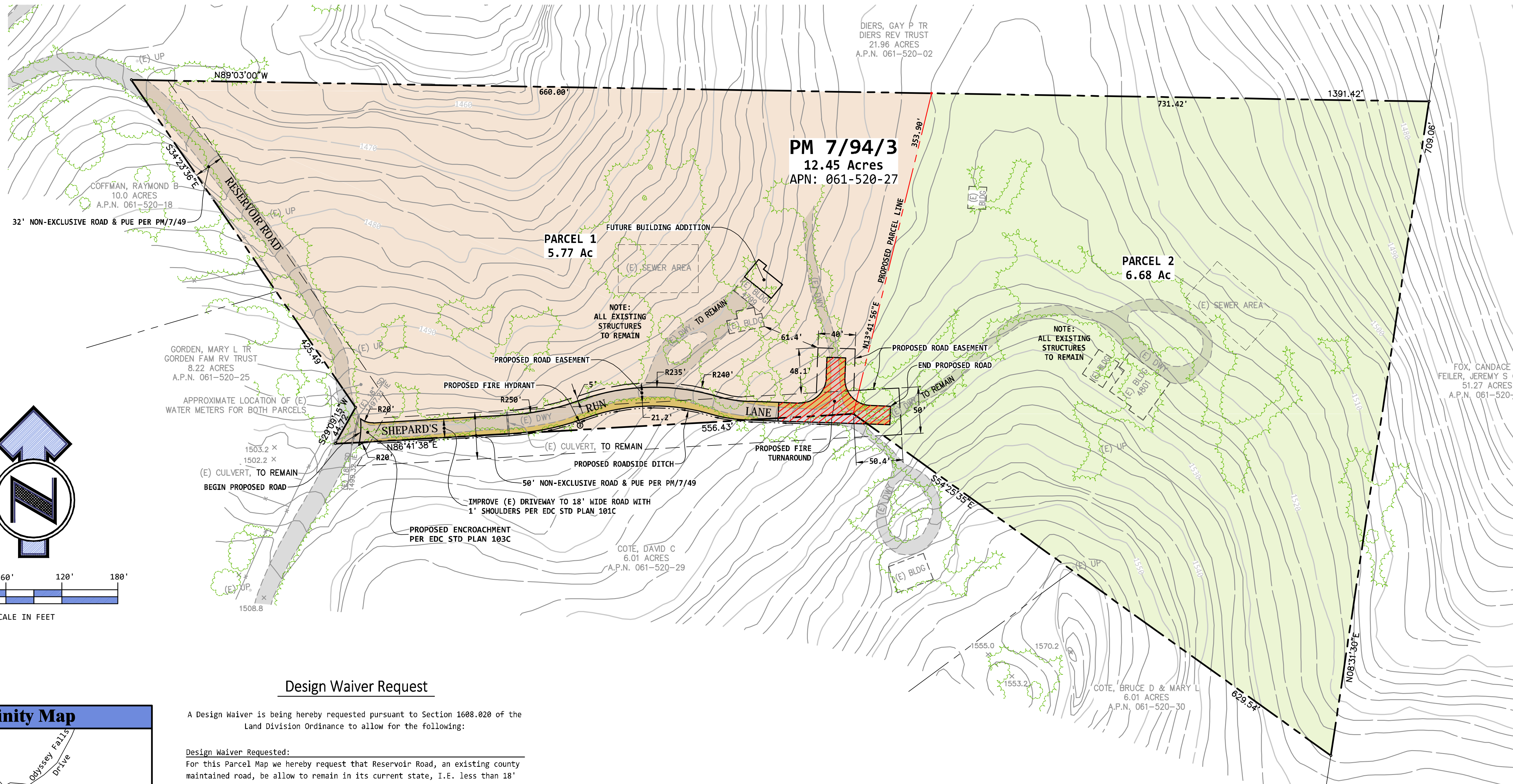
**LEBECK YOUNG**  
 ENGINEERING, INC.

3430 ROBIN LANE, BLDG. #2  
 CAMERON PARK, CA 95682  
 Ph. (530) 677-4080 Fax. (530) 677-4096

# TENTATIVE PARCEL MAP

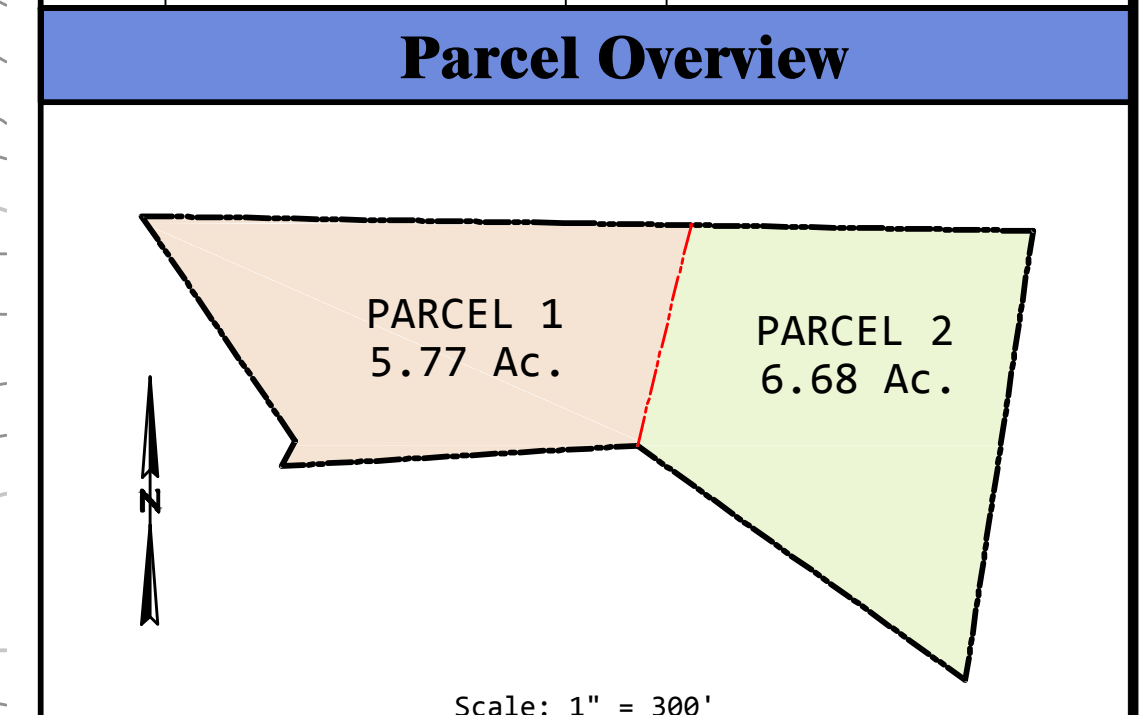
## Upton Parcel Split

POR. SEC. 5, T.12N, R.10E. M.D.M. - EL DORADO COUNTY, CA  
 APN: 061-520-271  
 MAY 2015  
 REVISED OCTOBER 2015



Project Data	
OWNER	Deborah V. Upton, Successor Trustee of The Shirley Nuner Revocable Trust of 2010 4799 Reservoir Road Greenwood, CA 95635 530-333-4316
APPLICANT	<b>LEBECK YOUNG ENGINEERING, INC.</b> 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682 Ph. 530-677-4080 Fax. 530-677-4096
REVISED BY	BOBBIE LEBECK
SCALE	1" = 60'
CONTOUR INTERVAL	2'
SOURCE OF TOPOGRAPHY	AERIAL SURVEY: AIRMAPS USA, INC. GROUND SURVEY: HANSER SURVEYS
SECTION, TOWNSHIP & RANGE	POR. SEC. 5, T.12N, R.10E. M.D.M.
ASSESSOR'S PARCEL NUMBER	061-520-27
SITE ADDRESS	4799 & 4801 RESERVOIR RD, GREENWOOD, CA
PRESENT ZONING	RE-5
TOTAL AREA	12.45 ACRES
TOTAL # OF PARCELS	EXISTING: 1 PARCEL PROPOSED: 2 PARCELS
MINIMUM PARCEL AREA	5.786 ACRES
WATER SUPPLY	GDPU
SEWAGE DISPOSAL	EXISTING ON-SITE SEPTIC
PROPOSED FIRE PROTECTION	GEORGETOWN FPD
DATE OF PREPARATION	MAY 2015, REVISED OCTOBER 2015
PROJECT #:	15-146

Abbreviations		
BSBL	BUILDING SETBACK LINE	JP JOINT POLE
BSW	BACK OF SIDEWALK	LF LEFT
BW	BOTTOM OF WALL AT FG	LPG PROPANE TANK
CH	CHORD BEARING	(P) PROPOSED
CL	CHORD LENGTH	PAD FINISHED PAD
CR	CURB RETURN	PKG PARKING
D	DEGREE OF CURVE	PP POWER POLE
D.E.	DRAINAGE EASEMENT	P.E. POSTAL EASEMENT
DI	DROP INLET	PUE PUBLIC UTILITIES EASEMENT
DWY	DRIVEWAY	R CURVE RADIUS PER FINAL MAP
(E)	EXISTING	ROW RIGHT OF WAY
EDC	EL DORADO COUNTY	RT RIGHT
EL	ELEVATION	SD STORM DRAIN
EP	EDGE OF PAVEMENT	SS SEWER SERVICE
FC	FACE OF CURB	SW SIDEWALK
FF	FINISHED FLOOR	TBC TOP BACK OF CURB
FG	FINISHED GRADE	TC TOP OF CURB
FH	FIRE HYDRANT	TW TOP OF WALL
FL	FLOWLINE	UP UTILITY POLE
FND.	FOUND	US UTILITY SERVICE
GA	GUY ANCHOR	W WALL HEIGHT
GB	GRADE BREAK	WL WATER LINE
HP	HIGH POINT	WS WATER SERVICE



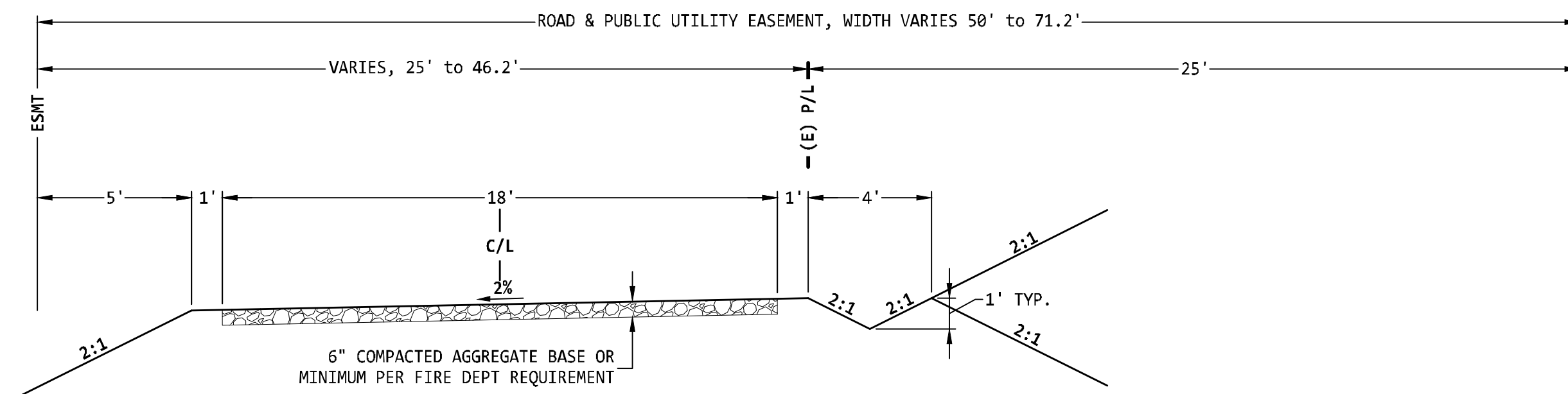
### Design Waiver Request

A Design Waiver is being hereby requested pursuant to Section 1608.020 of the Land Division Ordinance to allow for the following:

**Design Waiver Requested:**  
 For this Parcel Map we hereby request that Reservoir Road, an existing county maintained road, be allowed to remain in its current state, i.e. less than 18' in width with 1' shoulders, waiving the requirement for a minimum width of 18' with 1' shoulders (Per EDC STD PLAN 101C). Based on the following:

- Reservoir Road has existed in its current configuration for many years and improving it to EDC STD PLAN 101C would require the removal of mature oak trees.
- The existing parcel is currently occupied by two homes. This parcel split will place these existing homes on separate parcels with no additional residences proposed. As such, there should be no increase in traffic on Reservoir Road.

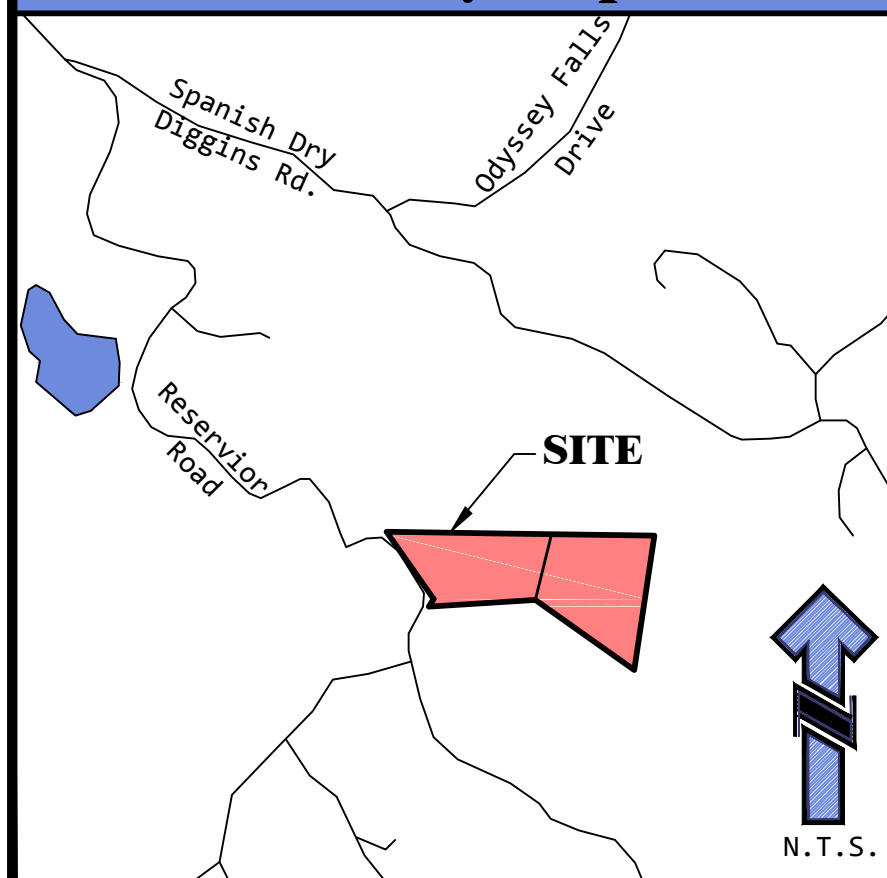
The granting of this design waiver request would have no adverse effects on others and would not have the effect of nullifying the objective of any applicable laws or ordinances.



**TYPICAL ROAD SECTION** EDC STD PLAN 101C  
 Scale: 1" = 4'

Exhibit E

### Vicinity Map



NOTE:  
 THIS SURVEY & MAP WAS PREPARED BY HANSER SURVEYS, MAY 2015 (THE TOPOGRAPHICAL & BOUNDARY/PROPERTY LINE DATA SHOWN HEREON IS FROM A SURVEY PREPARED BY: HANSER SURVEYS OF COOL, CA. LEBECK YOUNG ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF TOPOGRAPHICAL OR BOUNDARY DATA SHOWN HEREON.)

MAP REVISIONS PREPARED BY LEBECK YOUNG ENGINEERING, INC., OCTOBER 2015

ZONING ADMINISTRATOR: \_\_\_\_\_  
 APPROVAL/DENIAL DATE: \_\_\_\_\_  
 BOARD OF SUPERVISORS: \_\_\_\_\_  
 APPROVAL/DENIAL DATE: \_\_\_\_\_

TENTATIVE MAP FOR THE UPTON PARCEL SPLIT GREENWOOD, CA  
 SHEET NO. **TM-1**