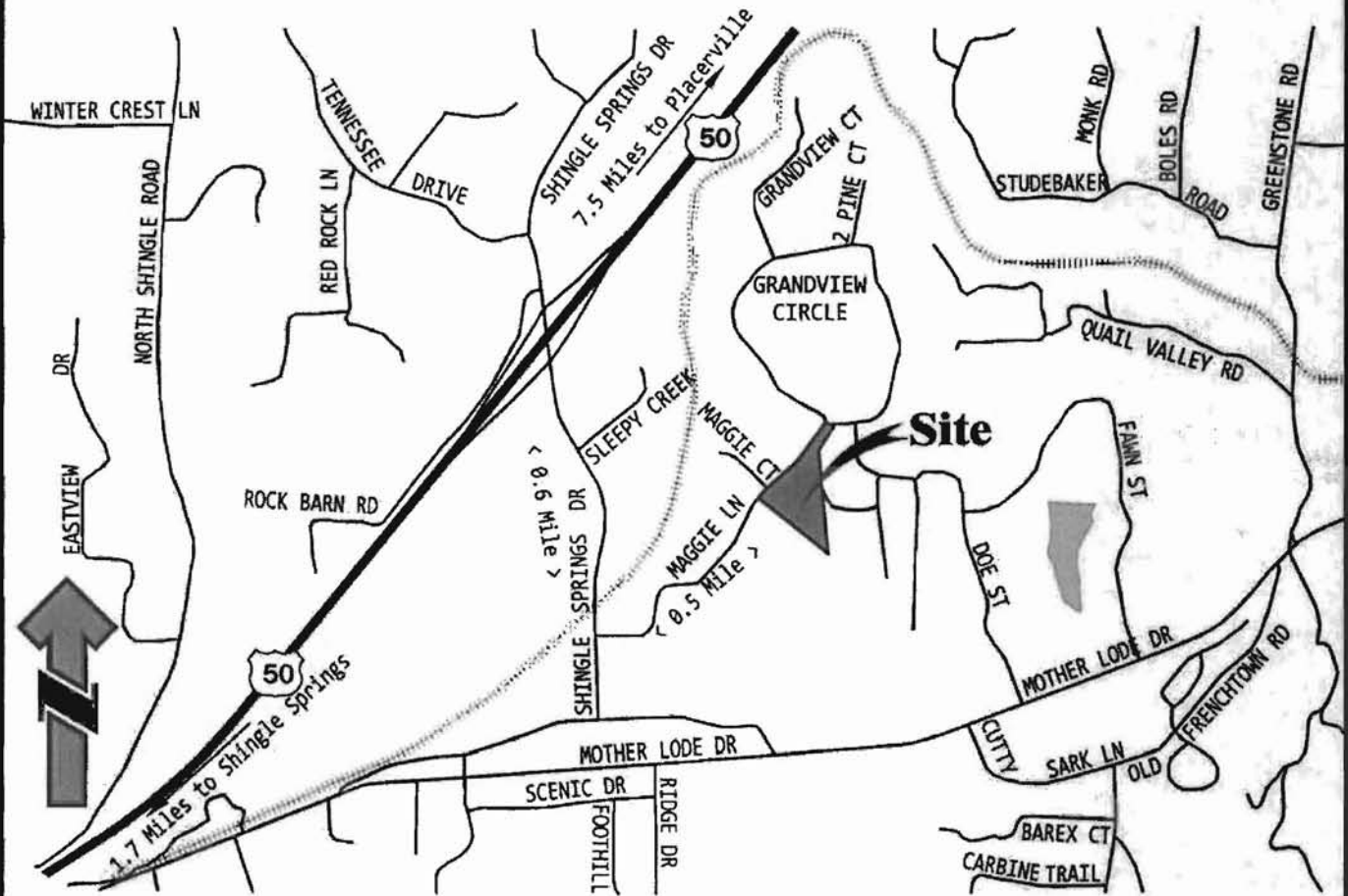


4840 Maggie Lane Lot Split

Shingle Springs, CA
APN: 319-240-10-100



VICINITY MAP

NOT TO SCALE

NAME OF APPLICANT:

Lebeck Young Engineering, Inc.
3430 Robin Lane #2
Cameron Park, CA 95682
PH: (530) 677-4080
CONTACT: Ron Personius

OWNER OF RECORD:

TM Capital 1, LLC
1212 Suncastr Lane,
El Dorado Hills, Ca 95762
PH: (916) 933-1414
CONTACT: Marc Palos

15 JUL 30 AM 8:26

RECEIVED
PLANNING DEPARTMENT



LEBECK ■ YOUNG ENGINEERING, INC.

3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682

Ph. (530) 677-4080 Fax. (530) 677-4096

PLAT DATE: Jul 27, 2015 9:14am

Exhibit A

P 15-0005

POR'S. N. & S.1/2 SEC.32, T.10N., R.10E., M.D.M.

319:24



Exhibit B



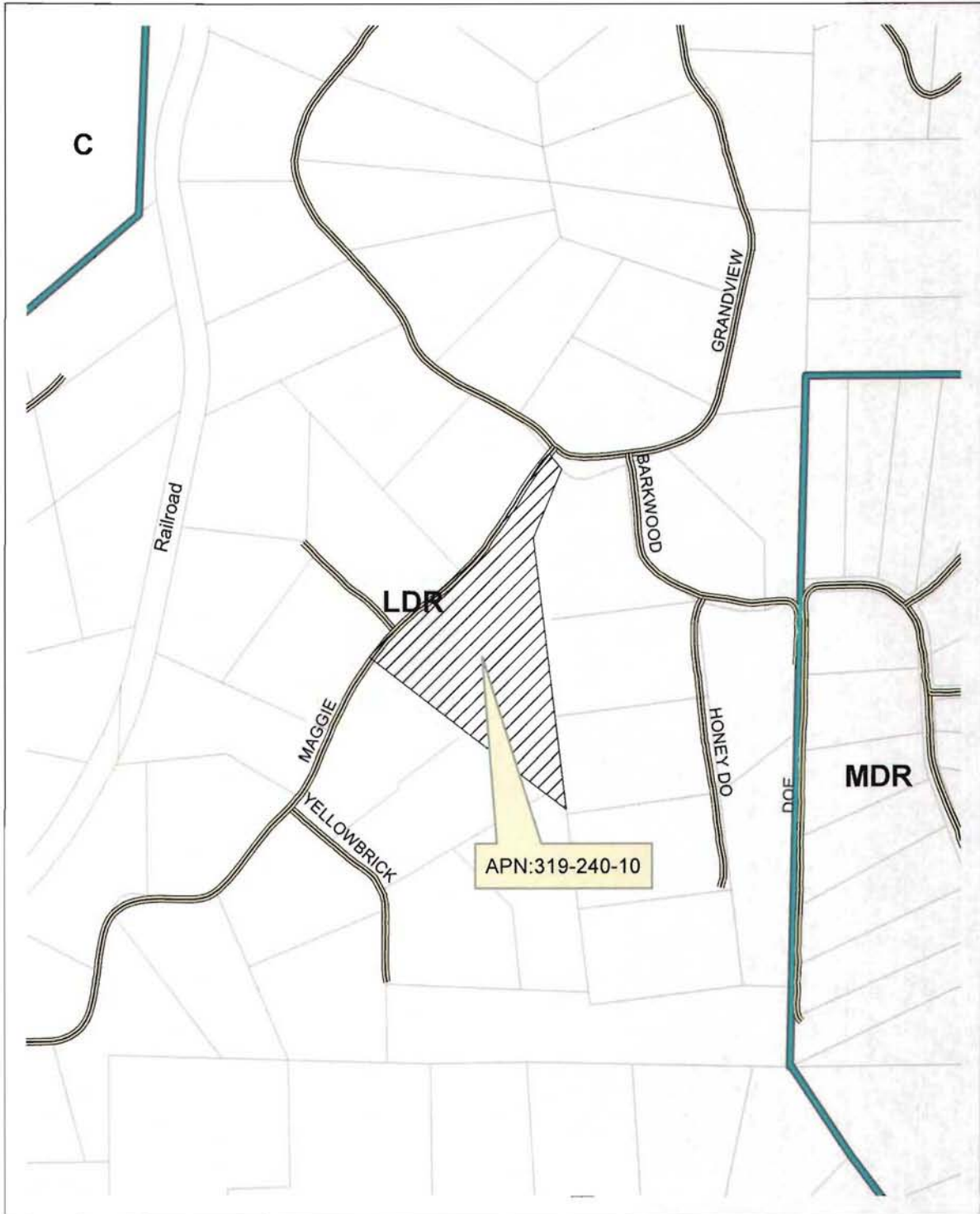
Acres are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. Jan 2, 2007

Assessor's Map Bk. 319, Pg. 24
County of El Dorado, CA

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.



General Plan Map

Maggie Lane Lot Split
P15-0005

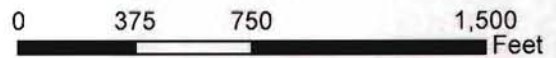
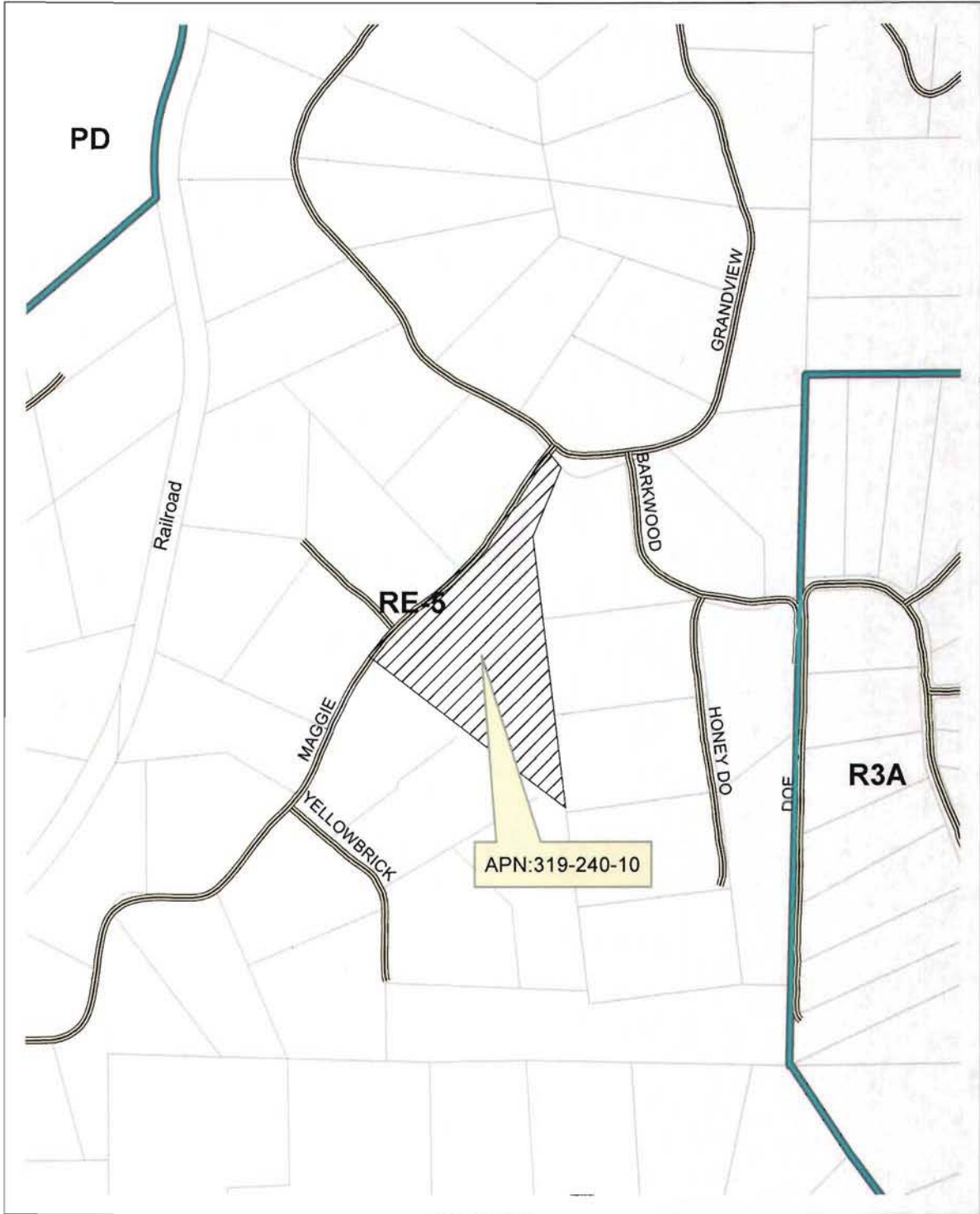


Exhibit C



Zoning Map

Maggie Lane Lot Split
P15-0005

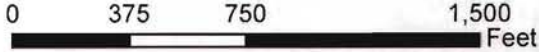
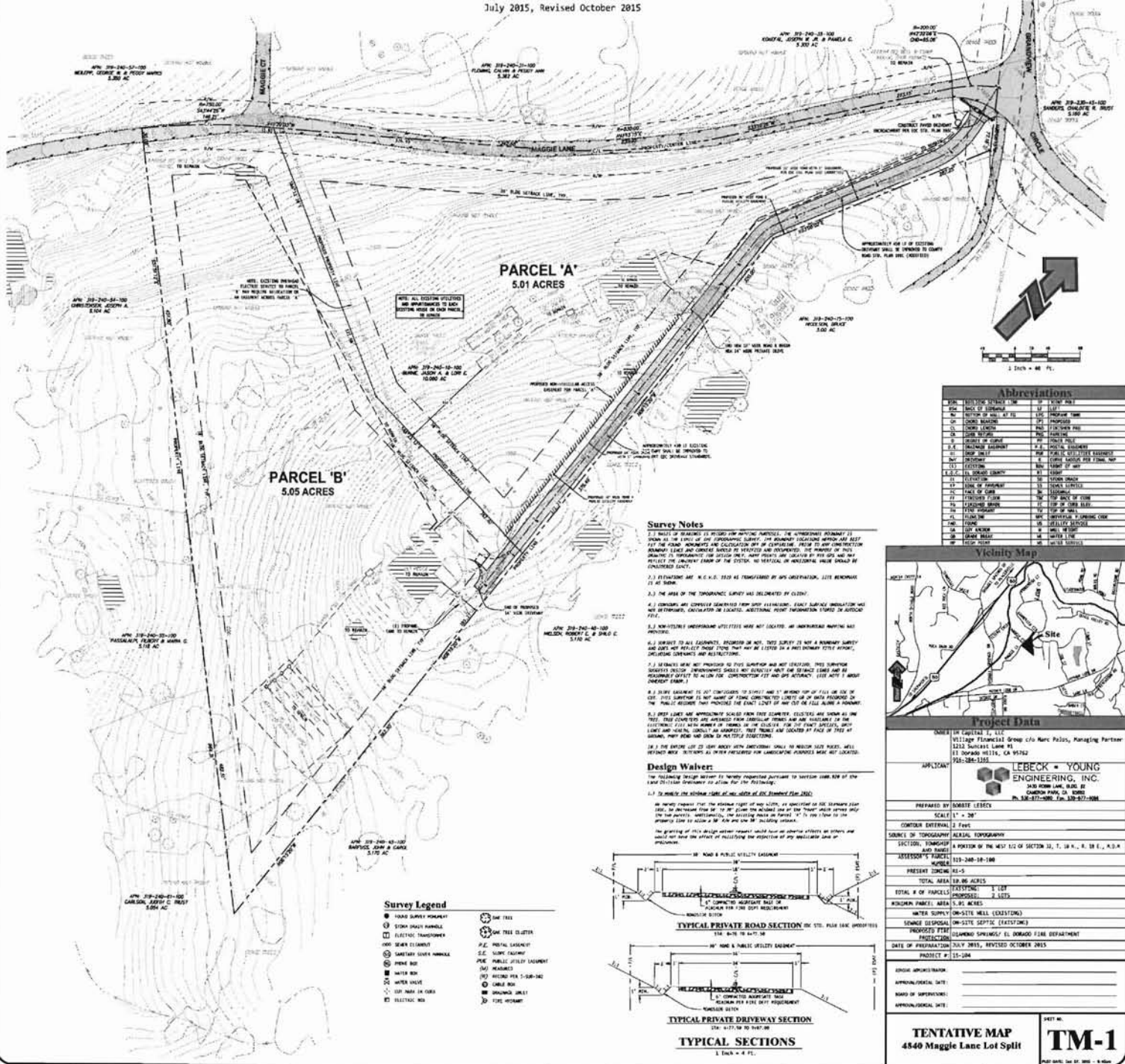


Exhibit D

TENTATIVE MAP FOR 4840 Maggie Lane Lot Split

A PORTION OF THE WEST 1/2 OF SECTION 32, T. 10 N., R. 18 E., M.D.M.
APN: 319-248-10-100, E1 Dorado County, CA
July 2015, Revised October 2015



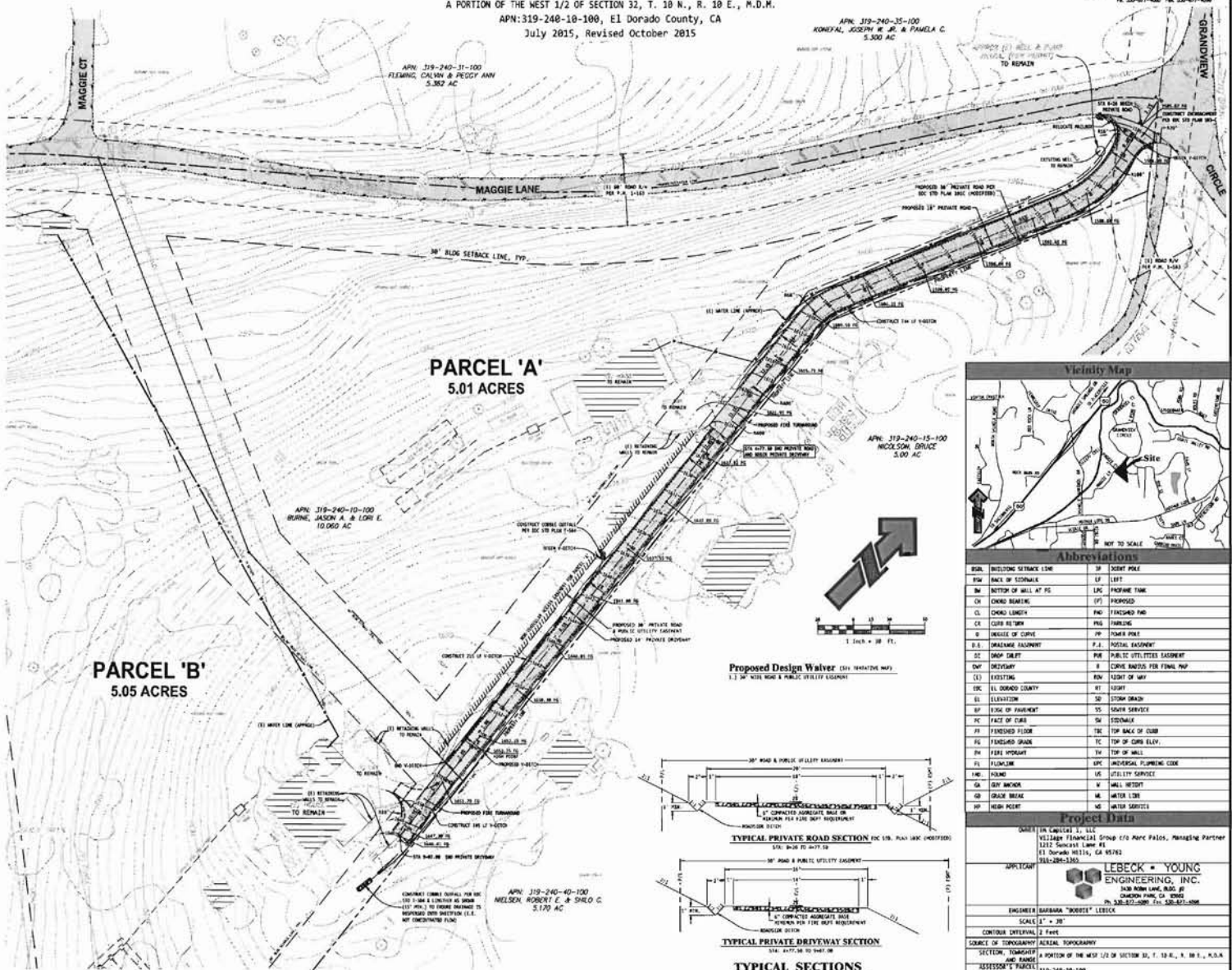
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PRELIMINARY GRADING & DRAINAGE PLAN FOR 4840 Maggie Lane Lot Split

A PORTION OF THE WEST 1/2 OF SECTION 32, T. 10 N., R. 10 E., M.D.M.
APN: 319-240-10-100, E1 Donado County, CA
July 2015, Revised October 2015

LEBECK • YOUNG
ENGINEERING, INC.
3405 POMONA LANE, SUITE 20
CHORON PARK, CA 94027
PH: 530-871-1000 FAX: 530-871-4006

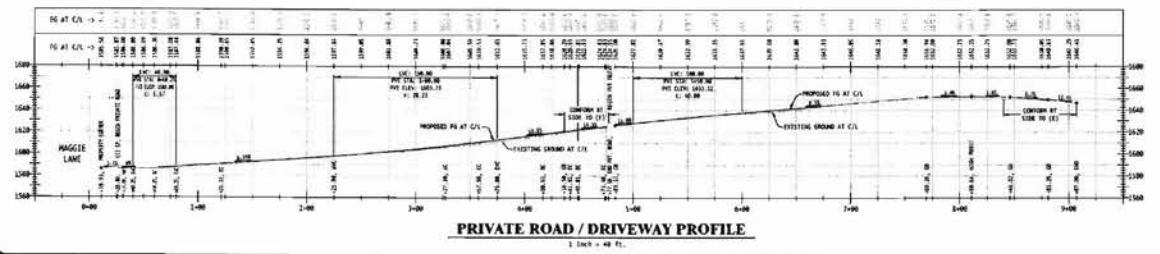


Abbreviations

BL	BUILDING SETBACK LINE	SP	SHORT PILE
BN	BACK OF SCHEDULE	LT	LEFT
BN	BOTTOM OF WELL AT PG	LPC	PROPANE LINE
CB	CHOKED BEARING	(PF)	PROPOSED
CL	CHOKED LENGTH	FRD	FENCED ROAD
CL	CURE SET TIME	FRG	FARMING
CL	LENGTH OF CURVE	FRP	FRESH PAVEMENT
D.L.	DRAINAGE ELEVATION	P.E.	PUBLIC EASEMENT
DI	DEEP GLEET	PUR	PUBLIC UTILITIES EASEMENT
DW	DEWEY	R	CURVE RADIUS FOR FINAL MAP
(E)	EXISTING	RES	RIGHT OF WAY
EL	EL DORADO COUNTY	RT	RIGHT
EL	ELEVATION	SP	STONE SPREAD
EP	EDGE OF PAVEMENT	SS	SEWER SERVICES
FC	FACE OF CURB	SI	SIDWALK
FF	FENCED FLOOR	TBL	TOP BACK OF CURB
FG	FENCED GRADE	TC	TOP OF CURB ELEV.
FM	FIRM FLOORING	TOP	TOP OF WELL
FL	FLOORING	UPC	UNDESIGNED PUMPING CURVE
FMB	FLOOR	US	UTILITY SERVICE
GA	GRAVE MARKER	W	WALL HEIGHT
GD	GRADE BREAK	WL	WATER LINE
HP	HIGH POINT	WS	WATER SERVICES

Project Data

OWNER	VERA LACRUZ S. LLC Village Financial Group c/o Anne Palos, Managing Partner 1212 Sunset Lane #1 El Dorado Hills, CA 95752 916-486-1363
APPLICANT	LEBECK • YOUNG ENGINEERING, INC. 3405 POMONA LANE, SUITE 20 CHORON PARK, CA 94027 PH: 530-871-1000 FAX: 530-871-4006
ENGINEER	ROBERTA "BOBBIE" LEBECK
SCALE	1" = 20'
CONTINGENT FEES	3 FEES
SOURCE OF TOPOGRAPHY	AERIAL TOPOGRAPHY
SECTION	TRANGHER
DATE RANGE	A PORTION OF THE WEST 1/2 OF SECTION 32, T. 10 N., R. 10 E., M.D.M.
ASSESSOR'S PARCEL NUMBER	319-240-10-100
PRESENT ZONING	RE-5
TOTAL AREA	10.06 ACRES
TOTAL # OF PARCELS	EXISTING: 1 LOT PROPOSED: 2 LOTS
MINIMUM PARCEL AREA	5.01 ACRES
WATER SUPPLY	ON-SITE WELL (EXISTING)
SEWER DISPOSAL	ON-SITE SEWER (EXISTING)
PROPOSED FIRE PROTECTION	EL DORADO FIRE DEPARTMENT
DATE OF PREPARATION	JULY 2015, REVISED OCTOBER 2015
PROJECT #	13-104



PRELIMINARY GRADING & DRAINAGE PLAN
4840 Maggie Lane Lot Split

G-1