

File No. P15-0007
Location Map

Abrozewicz
Parcel Map

 Site

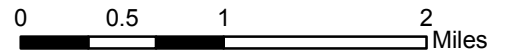
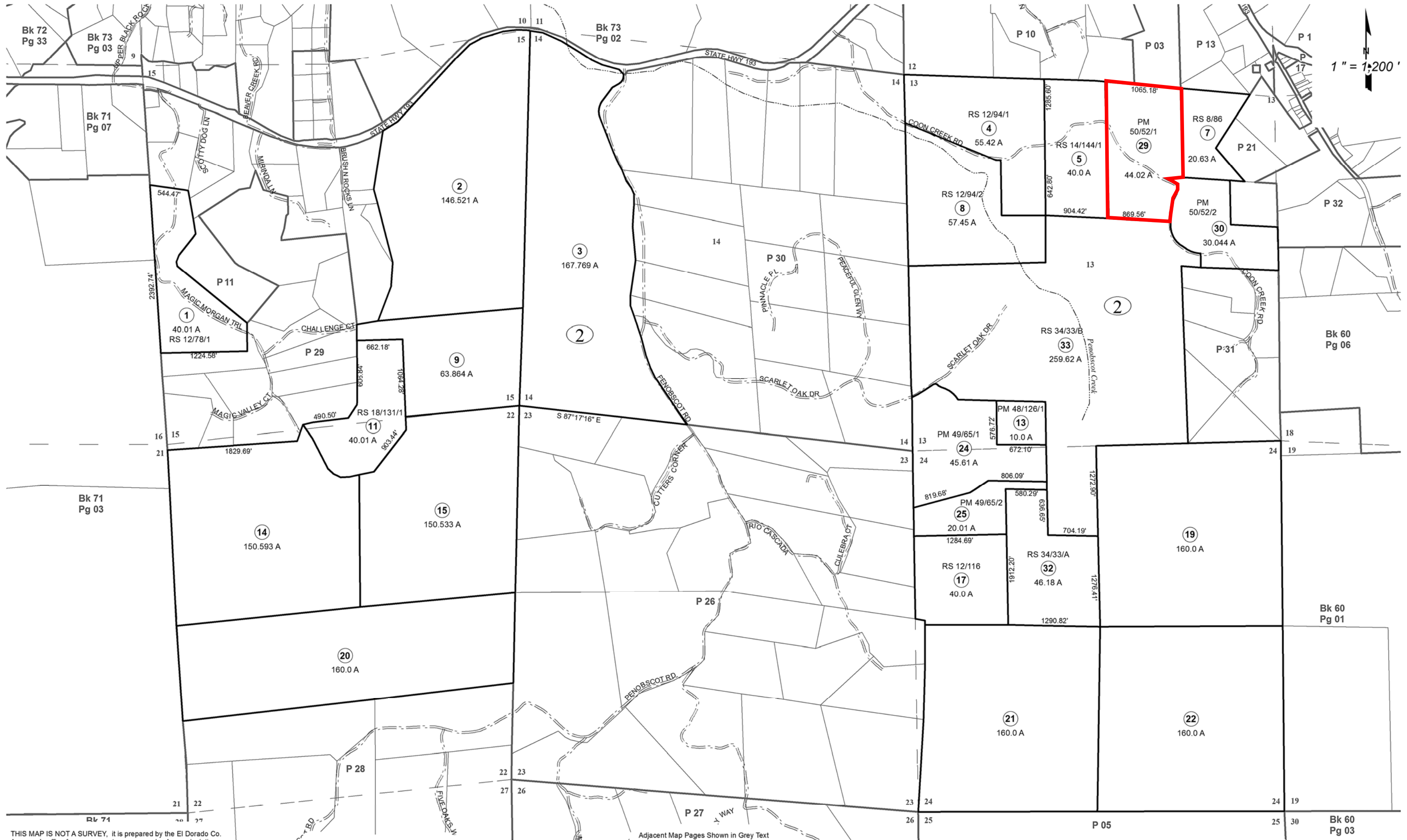


Exhibit A

SECS. 13, 14, 15, 22, 23 & 24, T.12N., R.9E., M.D.M.

74:04



Acreages Are Estimates

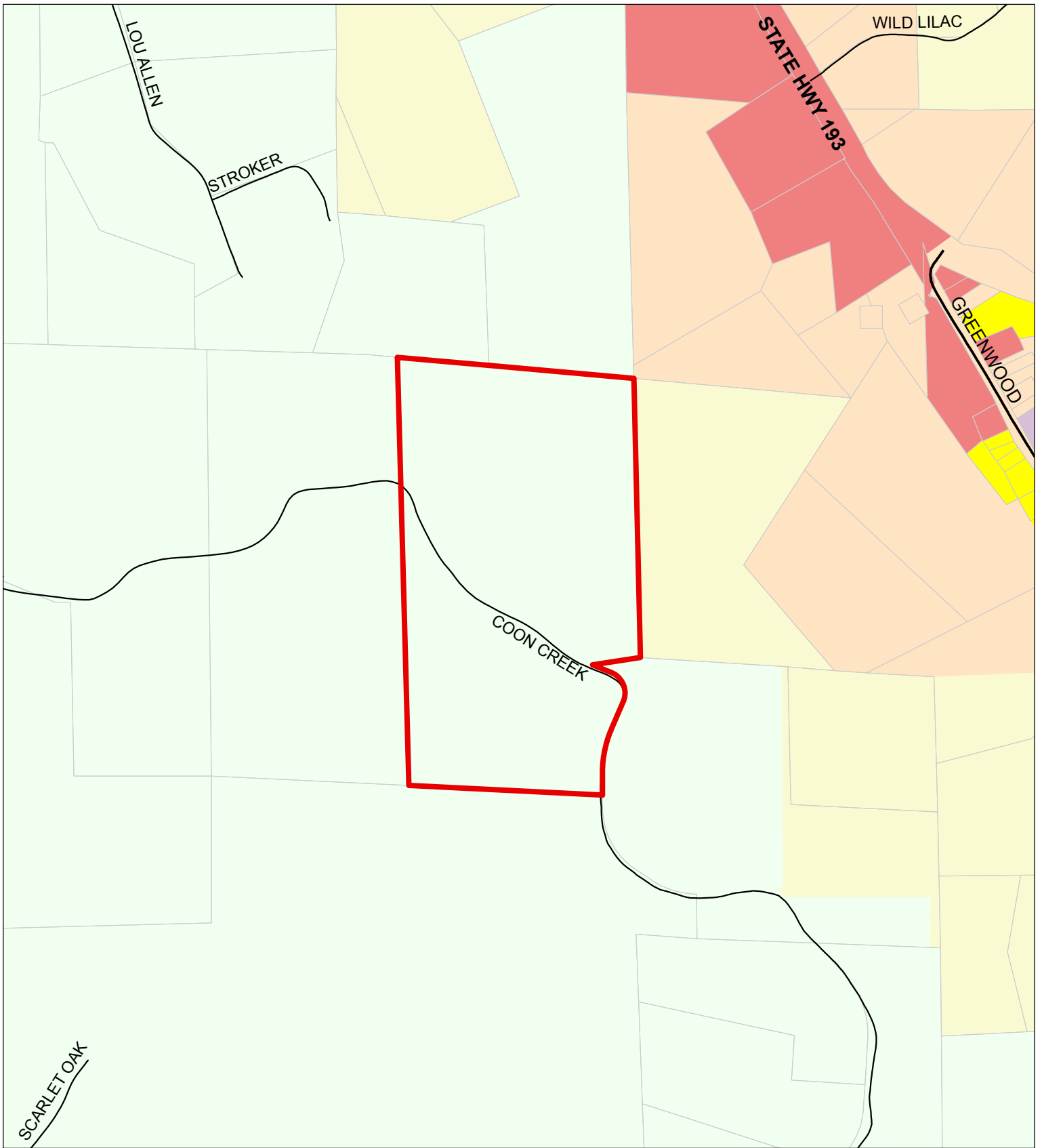
Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Exhibit B

Rev. JUN 19, 2014



Assessor's Map Bk. 074, Pg. 04
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.



File No. P15-0007
Land Use Map

Ambrozewicz
Parcel Map

-  Site
-  Commercial (C)
-  High-Density Residential (HDR)
-  Low-Density Residential (LDR)
-  Medium-Density Residential (MDR)
-  Public Facilities (PF)
-  Rural Residential (RR)

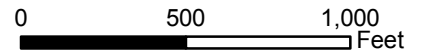
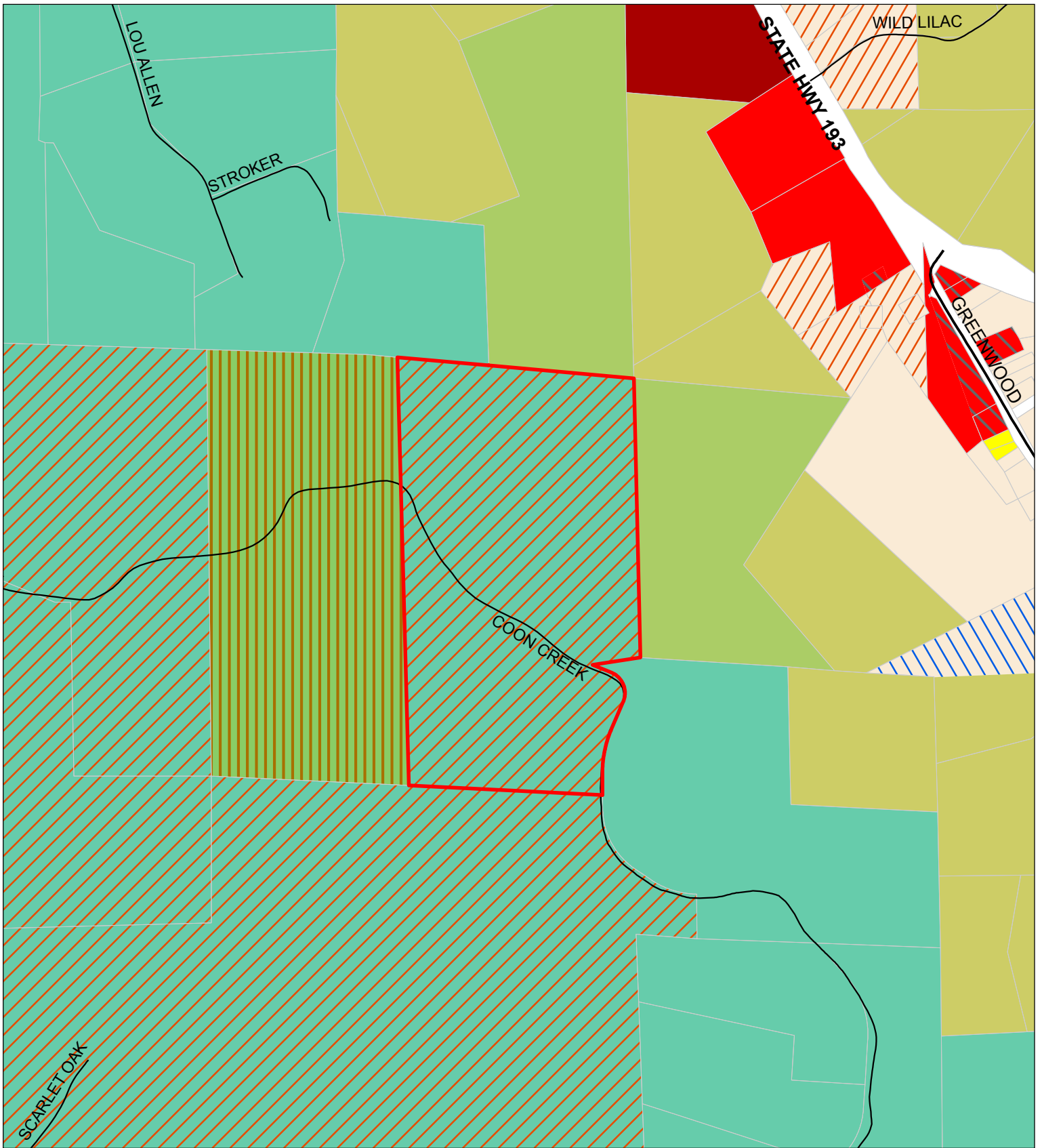


Exhibit C



**File No. P15-0007
Zoning Map**

**Ambrozewicz
Parcel Map**

- | | |
|--------------------------------------|-------------------------------------|
| Site | R2A = Residential 2 Acres |
| LA-20 = Limited Agriculture 20 Acres | R3A = Residential 3 Acres |
| CC = Commercial Community | RE-5 = Residential Estate 5 Acres |
| CG = Commercial General | RE-10 = Residential Estate 10 Acres |
| CL = Commercial Limited | RL-10 = Rural Land 10 Acres |
| IL = Industrial Low | RL-20 = Rural Land 20 Acres |
| R1 = Residential Single Unit | TC = Transportation Corridor |
| R1A = Residential 1 Acre | |

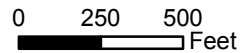
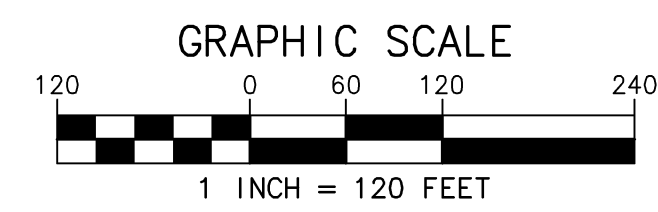


Exhibit D

SCALE	1"=120'
DRAWN BY	EH
DESIGNED BY	EG
CHECKED BY	EG
DATE	
REVISIONS	

TENTATIVE MAP



A PORTION OF
SECTION 13, T.12N., R.9E., M.D.M.
PARCEL 1 OF PM 50/52

LEGEND

	PROPOSED PROPERTY (LOT) LINE
	EXISTING PROPERTY (LOT) LINE
	ADJACENT PARCEL BOUNDARY
	EASEMENT (AS NOTED)
	CENTERLINE
	MAJOR CONTOUR (USGS)
	MINOR CONTOUR (USGS)
	FENCE LINE
	EDGE OF PAVEMENT
	BUILDING FACE/LINE
	EXISTING WELL

PROPERTY DATA

APPLICANT:
BOGDAN AMBROZEWICZ
PO BOX 4971
AUBURN, CA 95604

CIVIL ENGINEER:
EDWARD GIULIANI
GIULIANI & KULL, INC.
500 WALL STREET, SUITE "A"
AUBURN, CA 95603
(530) 885-5107

SITE ADDRESS:
2901 COON CREEK ROAD
GREENWOOD, CA 95614

ASSESSOR'S PARCEL #: 074-042-291

PURCHASE DATE: 08-24-2004

PARCEL SIZE: 44.02 ACRES

CURRENT ZONING: AE

CURRENT USAGE: AGRICULTURAL

PROPOSED NUMBER OF LOTS: 2

PROPOSED ZONING: AE

PROPOSED USE: SINGLE FAMILY
RESIDENTIAL/AGRICULTURAL

MINIMUM LOTS SIZE (AS PROPOSED): 20 ACRES NET

UTILITIES/SERVICES

WATER: GEORGETOWN DIVIDE PUD

SEWAGE DISPOSAL: SEPTIC

STORM DRAINAGE: N/A

ELECTRICAL/GAS: PG&E

TELEPHONE: AT&T

FIRE DISTRICT: GARDEN VALLEY FPD

BLACK OAK UNIFIED SCHOOL DISTRICT

FREIBERG
TRACT 1
RS 14-144
2003-56051

RUSSELL
TRACT 2
RS 15-38
2001-41891

USA FOREST
SERVICE

WEST
2008-15457

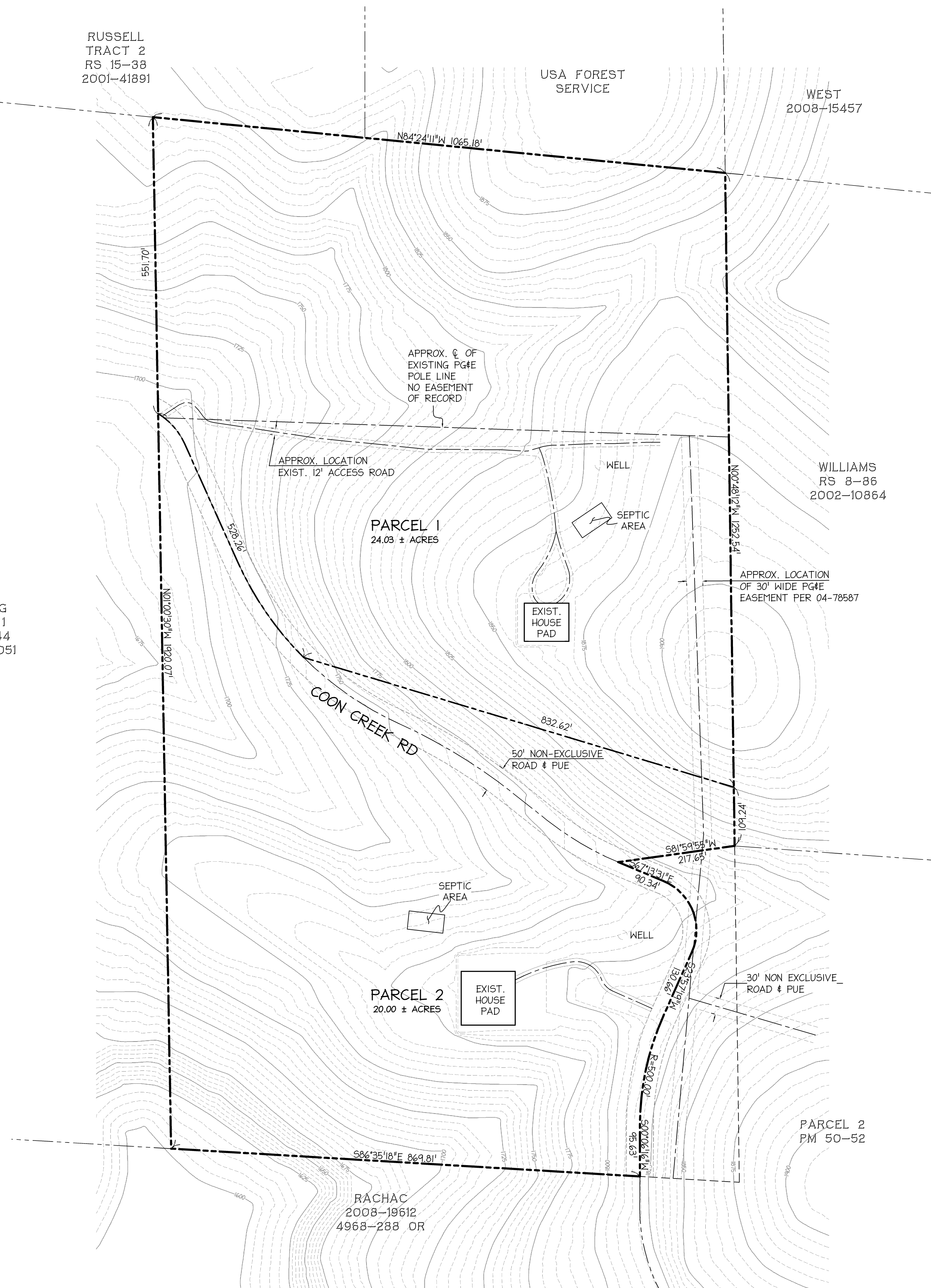
WILLIAMS
RS 8-86
2002-10864

PARCEL 1
24.03 ± ACRES

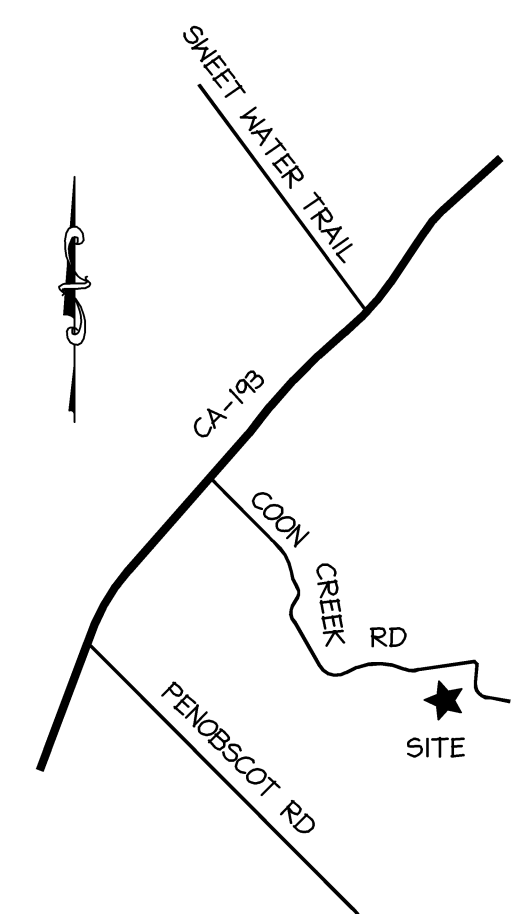
PARCEL 2
20.00 ± ACRES

RACHAC
2008-19612
4968-288 OR

PARCEL 2
PM 50-52



VICINITY MAP
NTS



NOTES:

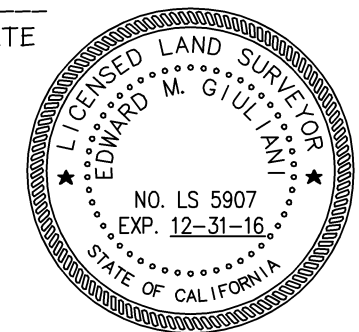
- ALL GRADING AND TREE REMOVAL HAS BEEN COMPLETED UNDER GRADING PERMIT NO. 234951 AND FINALLED ON 5/4/15. NO ADDITIONAL GRADING OR TREE REMOVAL NECESSARY.
- THERE ARE NO ROCK OUT CROPPING, LAVAL CAPS, DRAINAGE COURSES, LAKES, CANALS, RESEVOIRS, RIVERS, STREAMS, SPRING AREAS SUBJECT TO INUNDATION, OR WETLANDS IN ANY OF THE AREAS OF PROPOSED DEVELOPMENT.
- THIS MAP ACCURATELY CONFORMS TO SECTION 120 OF THE EL DORADO COUNTY CODE.

TENTATIVE MAP STATEMENT

I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY STEWART TITLE COMPANY, ORDER NO. 55-012930 SF, DATED 06-06-2013 ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

SIGNATURE

DATE



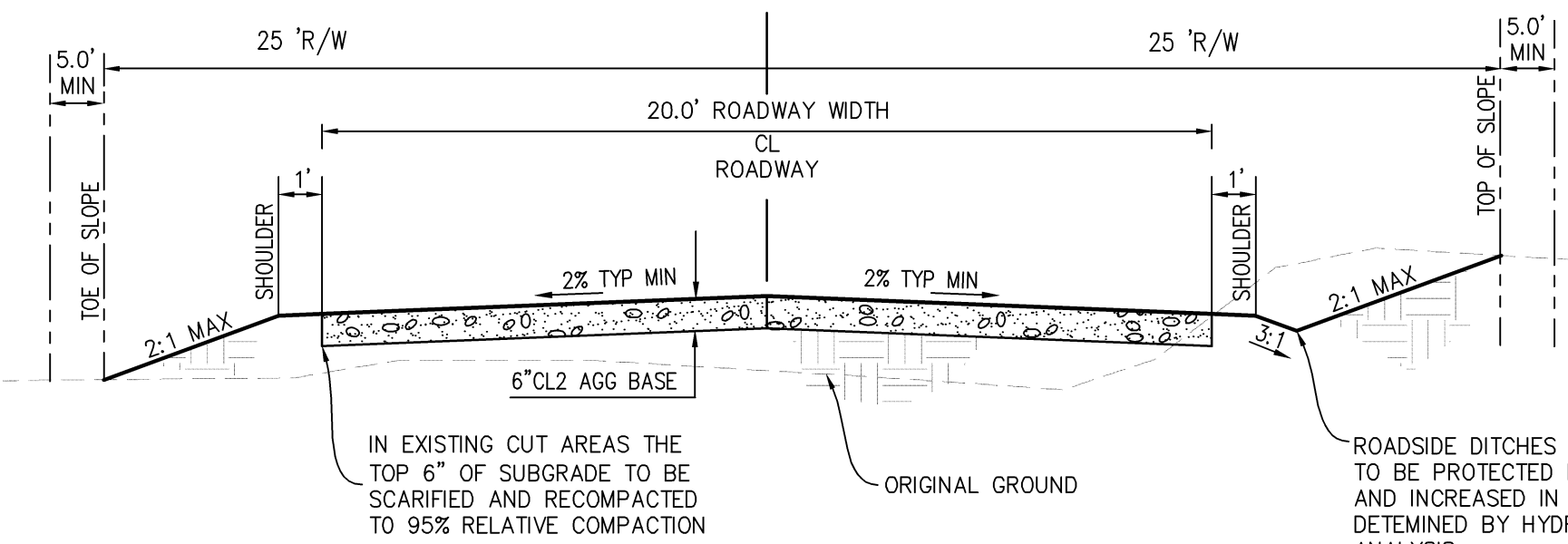
APPROVAL SIGNATURES

ZONING ADMINISTRATOR: _____

APPROVAL/DENIAL DATE: _____

BOARD OF SUPERVISORS: _____

APPROVAL/DENIAL DATE: _____



(A) TYPICAL SECTION
PRIVATE ROADS, RURAL REGIONS, & RURAL CENTERS PLATE RS-30

Exhibit E

AMBROZEWICZ PROPERTY
2901 COON CREEK ROAD
EL DORADO COUNTY, CALIFORNIA

TENTATIVE MAP

SHEET	1
OF	2 SHEETS
DATE	NOVEMBER 5, 2015
JOB NO.	14172

CK Giuliani & Kull, Inc.
Engineers & Planners • Surveyors
11899 Edgewood Road, Suite Q, Auburn, CA 95603
(530) 885-5107 Fax (530) 885-5157
Auburn • San Jose • Oakland

TREE PRESERVATION PLAN LANDS OF AMBROZEWICZ

2901 COON CREEK RD, EL DORADO COUNTY, CA
NOVEMBER 11, 2015

SCALE:
1"=100'

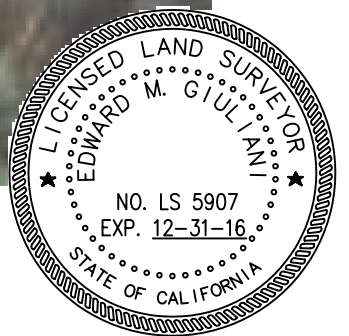


LEGEND

- PROPOSED PROPERTY (LOT) LINE
- EXISTING PROPERTY (LOT) LINE
- ADJACENT PARCEL BOUNDARY
- EASEMENT (AS NOTED)
- CENTERLINE
- EXIST. HOUSE PAD
- TREE
- Ⓜ EXISTING WELL

NOTES:

1. ALL GRADING AND TREE REMOVAL HAS BEEN COMPLETED UNDER GRADING PERMIT NO. 234351 AND FINALLED ON 5/4/15. NO ADDITIONAL GRADING OR TREE REMOVAL NECESSARY.
2. THERE ARE NO ROCK OUT CROPPING, LAVAL CAPS, DRAINAGE COURSES, LAKES, CANALS, RESEVOIRS, RIVERS, STREAMS, SPRING AREAS SUBJECT TO INUNDATION, OR WETLANDS IN ANY OF THE AREAS OF PROPOSED DEVELOPMENT.



GK **Giuliani & Kull, Inc.**
Engineers • Planners • Surveyors

500 Wall Street, Suite A, Auburn, CA 95603
(530) 885-5107 Fax (530) 885-5157
Auburn • San Jose • Oakdale

Exhibit F