

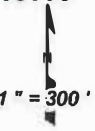
N



P19-0007 Exhibit A: Location/Vicinity Map

POR. SEC. 32 & PORS. S 1/2 SEC. 29 & W 1/2 SEC. 33, T.10N., R.10E., M.D.M.

319:19



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.

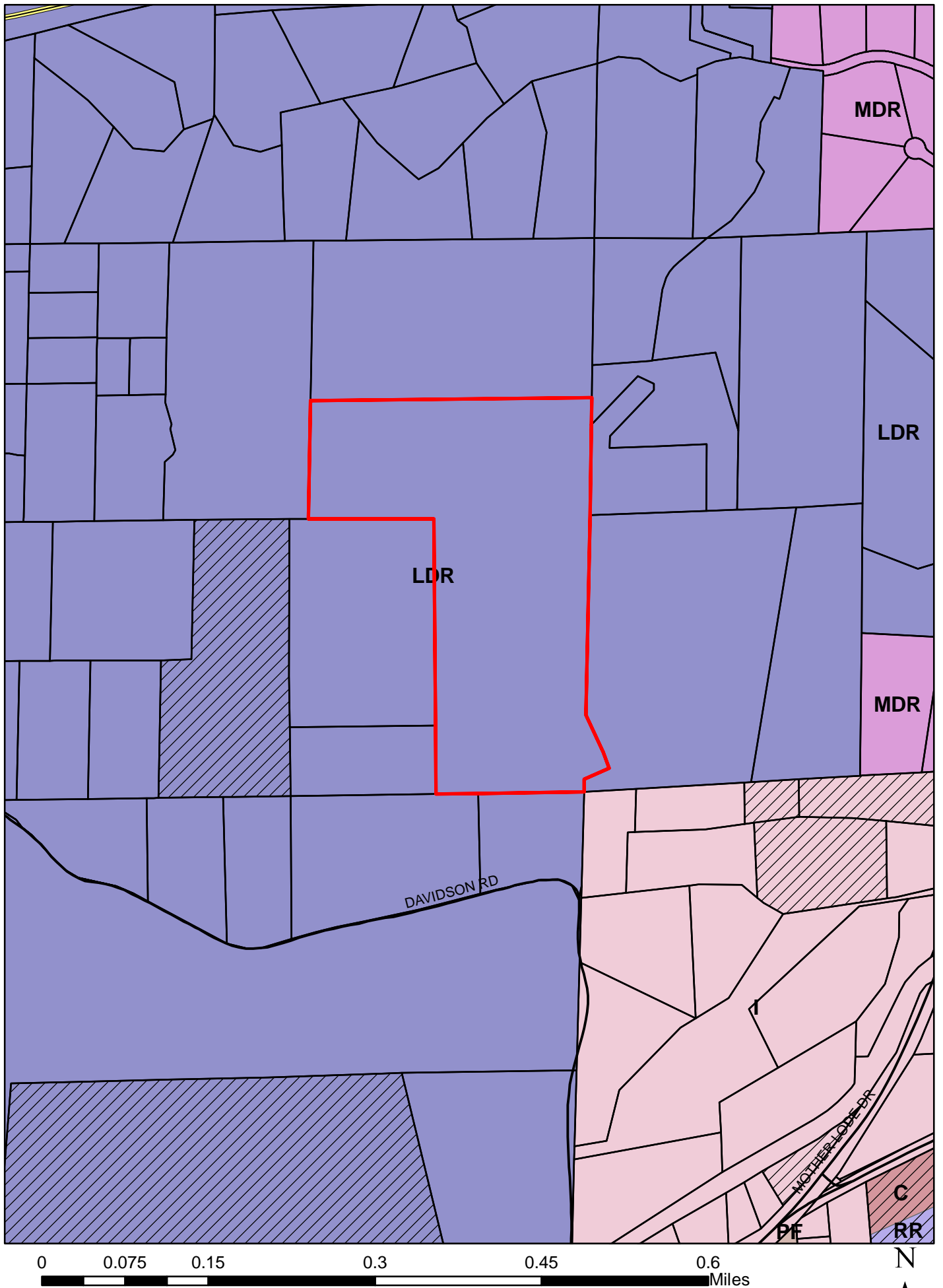
Acreages Are Estimates

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

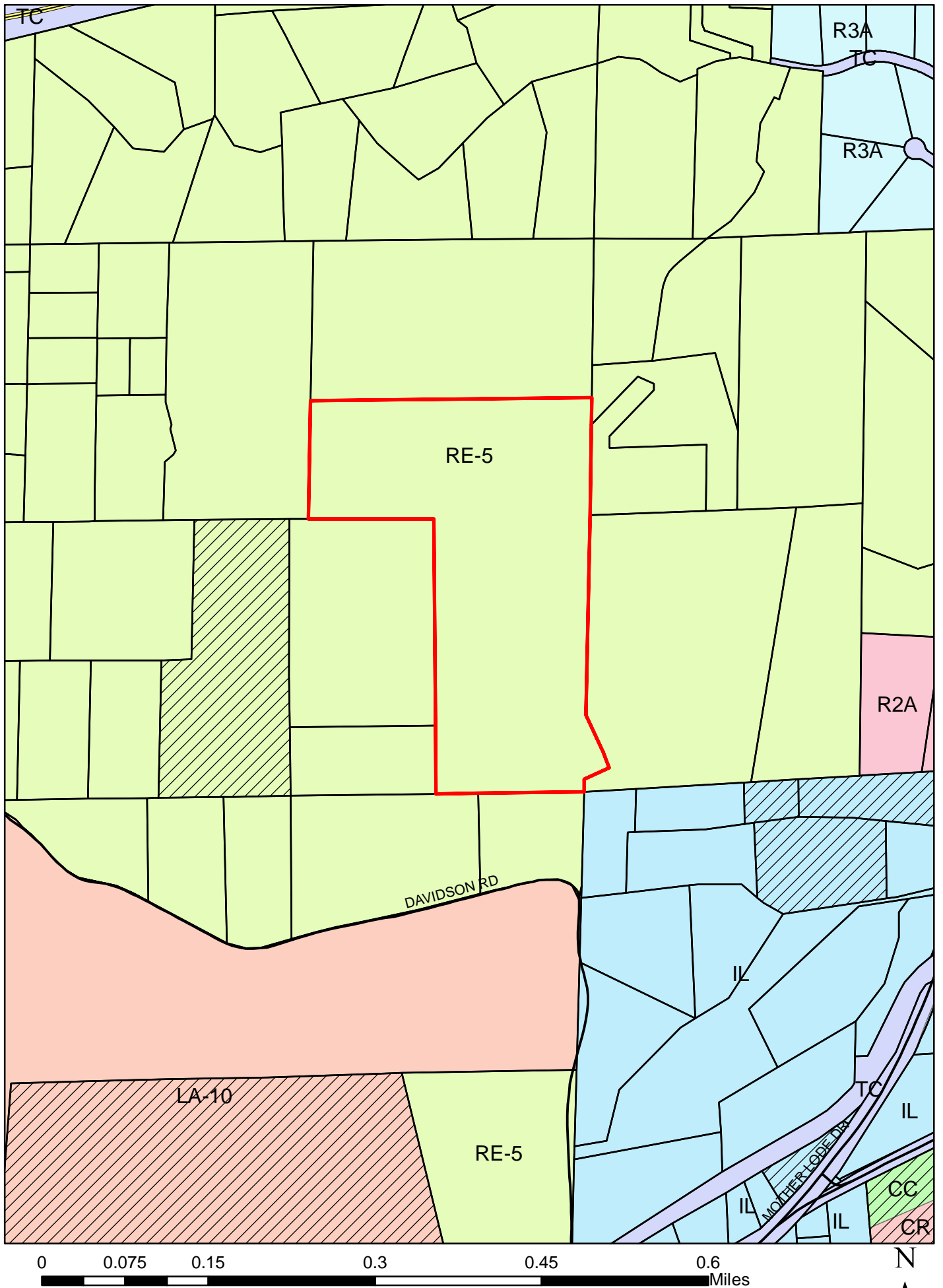
Rev. DEC 2, 2014

Assessor's Map Bk. 319, Pg. 19
County of El Dorado, CA

P19-0007 Exhibit B: Assessor's Parcel Map



P19-0007 Exhibit C: General Plan Land Use Map



P19-0007 Exhibit D: Zoning Map

APN 31918019



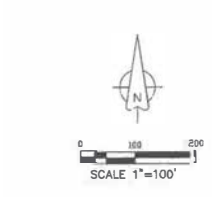
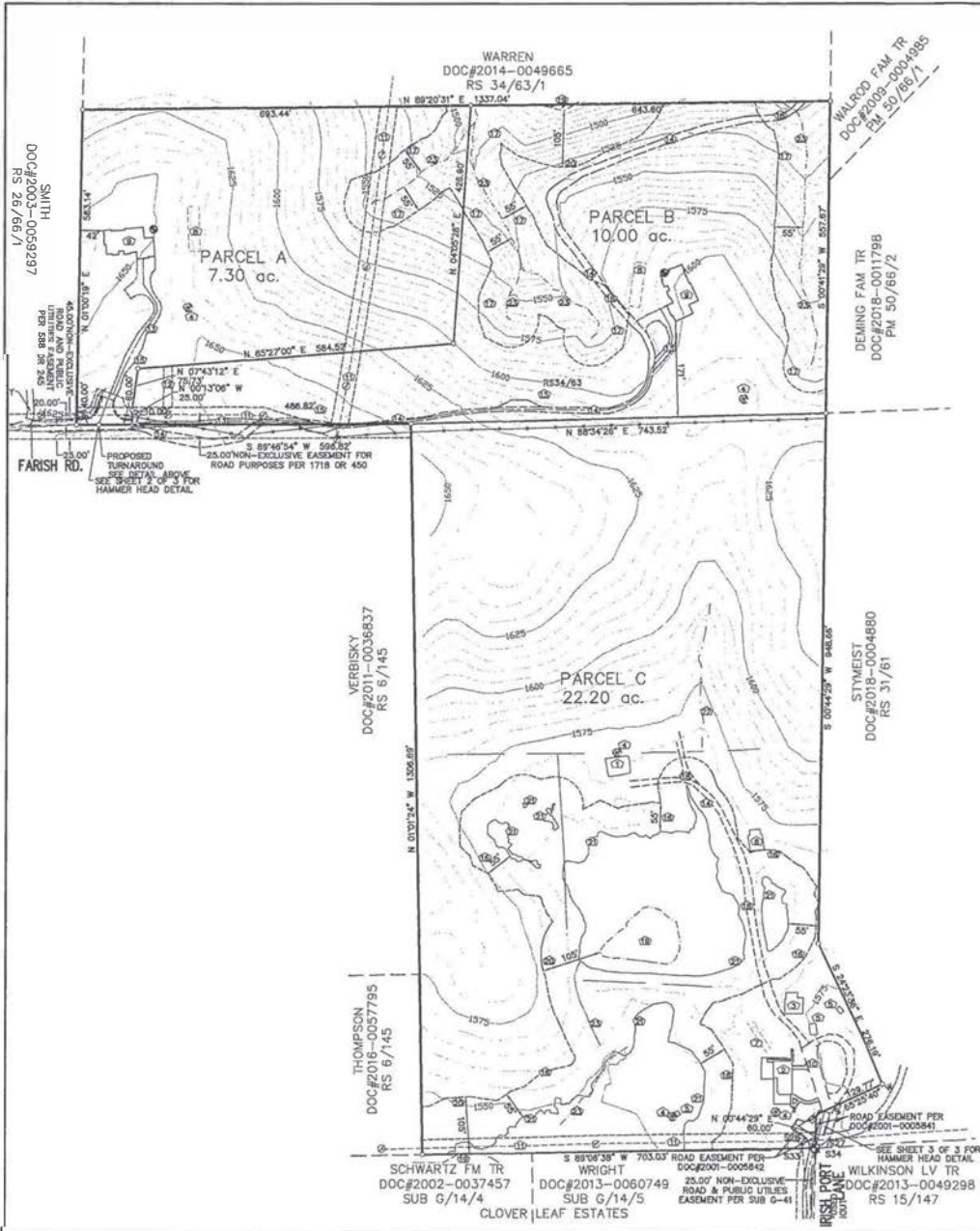
Disclaimer: This depiction was compiled from unverified public and private sources and is illustrative only. No representation is made as to accuracy of this information. Parcel boundaries are particularly unreliable. Users make use of this depiction at their own risk.

Printed on 10/09/2018 from El Dorado County Surveyor's Office



0 150 300 450
Feet
Map displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

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Tentative Parcel Map

A PORTION OF THE SE 1/4 OF SECTION 28 AND A PORTION OF THE SW 1/4 OF SECTION 27 OF T. 10 N., R. 10 E., M.D.M.

COUNTY OF EL DORADO STATE OF CALIFORNIA
JULY 2019 1"=100'
SHEET 1 of 3

TPM# _____

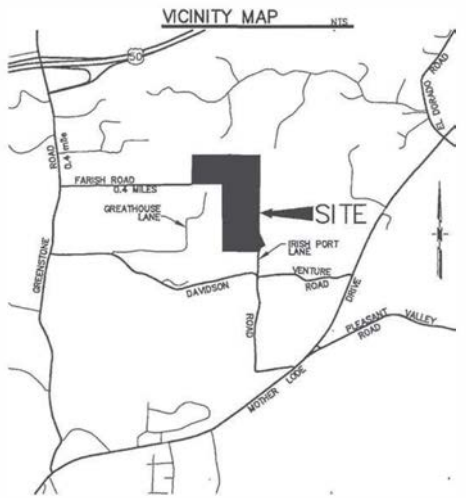
- LEGEND**
- ⊙ SEPTIC TEST PIT
 - ⊙ EXISTING WELL

- NOTES**
- ① EXISTING BARN
 - ② EXISTING HOUSE (DEMOLITION PERMIT #0307322)
 - ③ EXISTING SDU
 - ④ EXISTING WELL
 - ⑤ EXISTING SHED
 - ⑥ EXISTING SHOP
 - ⑦ EXISTING LEACH FIELD
 - ⑧ POSSIBLE LEACH FIELD LOCATION
 - ⑨ POSSIBLE HOUSE LOCATION
 - ⑩ EXISTING DRIVEWAY
 - ⑪ EXISTING UTILITIES LINES, PROPOSED 30' PUE.
 - ⑫ PROPOSED 15' PUE FOR UTILITIES SERVICES
 - ⑬ POSSIBLE DRIVEWAY LOCATION
 - ⑭ EXISTING DIRT RANCH ROAD
 - ⑮ POSSIBLE DRIVEWAY TURNOUTS
 - ⑯ 55 FOOT BUILDING SETBACK FROM WETLANDS
 - ⑰ 55 FOOT BUILDING SETBACK FOR SEASONAL DRAINAGES
 - ⑱ 30 FOOT WIDE SETBACK EXCEPTION FOR EXISTING RANCH ROADS
 - ⑲ EXISTING POND (SEE WETLAND REPORT)
 - ⑳ 105 FOOT SETBACK FROM POND
 - ㉑ WETLAND BOUNDARY (SEE WETLAND REPORT)
 - ㉒ DRAINAGE SWALE (SEE WETLAND REPORT)
 - ㉓ DRAINAGE CHANNEL (SEE WETLAND REPORT)

OWNER / APPLICANT: MICHAEL DEVLIN TRUSTEE AND SHASTA DEVLIN TRUSTEE OF MICHAEL M. DEVLIN & SHASTA L. DEVLIN REVOCABLE FAMILY TRUST
4200 IRISH PORT LANE
PLACERVILLE, CA 95667

MAP PREPARED BY: JAMES WILSON, LS
SITE CONSULTING INC.
3480 ANGEL LANE
PLACERVILLE, CA 95667
530-922-7014

SCALE: 1"=100'
CONTOUR INTERVAL: 5'
SOURCE OF TOPOGRAPHY: DRONE AERIAL MAPPING
SECTION, TOWNSHIP, RANGE: SECTION 28 & 27, T. 10 N., R. 10 E. M.D.M.
ASSESSOR'S FEE PARCEL NO. 319-190-036-000
PRESENT ZONING: RE 5
TOTAL PARCEL AREA: 39.5 ACRES
TOTAL NUMBER OF PARCELS: (3) THREE
MINIMUM PARCEL AREA: 7.3 ACRES
WATER SUPPLY: PARCELS A & B EXISTING WELLS
SEWAGE DISPOSAL: PARCEL C EXISTING ED METER
STRUCTURAL FIRE PROTECTION: EXISTING AND PROPOSED SEPTIC
DATE: DIAMOND SPRINGS/EL DORADO FPD MAY 2019
SITE ADDRESS: 4200 IRISH PORT LANE
PLACERVILLE, CA



ZONING ADMINISTRATOR: _____
APPROVAL/DENIAL DATE: _____
BOARD OF SUPERVISORS: _____
APPROVAL/DENIAL DATE: _____

P19-0007 Exhibit F: Tentative Parcel Map