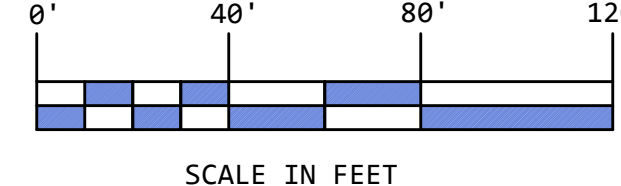
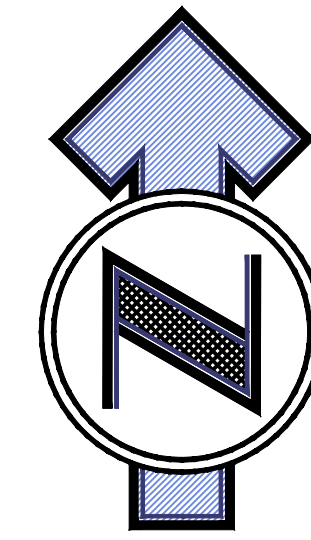
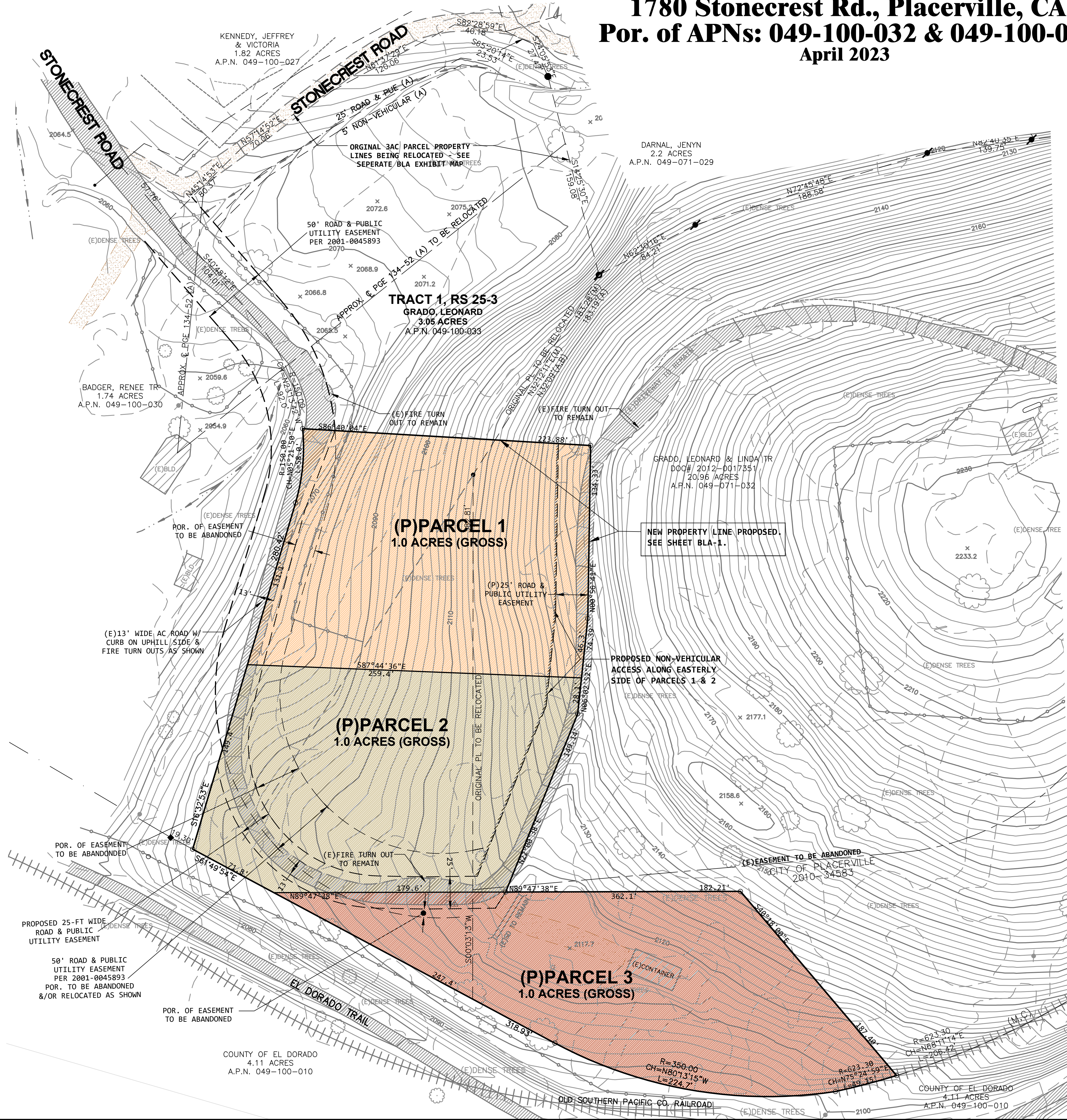
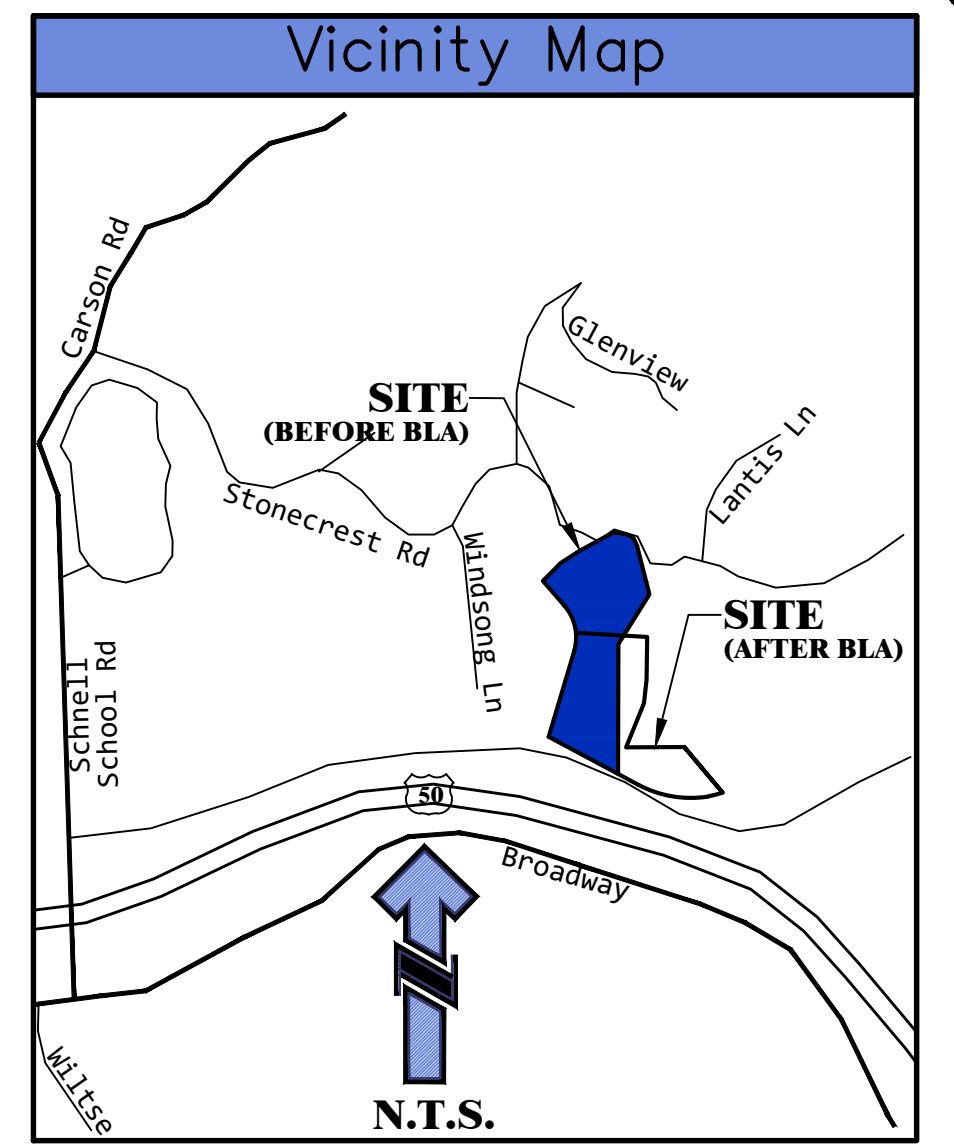


STONECREST TENTATIVE PARCEL MAP

1780 Stonecrest Rd., Placerville, CA
 Por. of APNs: 049-100-032 & 049-100-033 (DUE TO BLA BEING PROPOSED)
 April 2023



SURVEY LEGEND

- FOUND SURVEY MONUMENT PER RECORD DATA
- ⊙ STORM DRAIN MANHOLE
- ⊠ ELECTRIC TRANSFORMER
- ⊕ SEWER CLEANOUT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ PHONE BOX
- ⊠ WATER BOX
- ⊠ RAW WATER BOX
- ⊠ WATER VALVE
- | CUT MARK IN CURB
- ⊠ ELECTRIC BOX
- ⊠ CABLE BOX
- ⊠ DRAINAGE INLET
- ⊠ FIRE HYDRANT
- ⊙ OAK TREE
- ⊙ OAK TREE CLUSTER
- P.E. POSTAL EASEMENT
- S.E. SLOPE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- (M) MEASURED
- (R) RECORD PER

- (A) RECORD OF SURVEY 25-03
- (B) DOC# 2012-17351
- (C) CALCULATED FROM SPRR MAPS ON FILE AT CO. SURVEY OFFICE
- (D) HIGHWAY 50 R/W MAPS
- (E) PARCEL MAP 8-79
- (F) PARCEL MAP 10-89
- (G) PARCEL MAP 2-69

1. EASEMENT "N"-215 EXACT LOCATION UNKNOWN.
2. ELEVATIONS ARE NAVD88 OFF CITY OF PLACERVILLE DATUM.
3. BEARINGS ARE GEODETIC NORTH FROM GPS OBSERVATION.

Abbreviations

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
DI	DROP INLET	P.E.	POSTAL EASEMENT
DWY	DRIVEWAY	PUE	PUBLIC UTILITIES EASEMENT
(E)	EXISTING	R	CURVE RADIUS PER FINAL MAP
E.D.C.	EL DORADO COUNTY	ROW	RIGHT OF WAY
EL	ELEVATION	RT	RIGHT
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
FC	FACE OF CURB	SS	SEWER SERVICE
FF	FINISHED FLOOR	SW	SIDEWALK
FG	FINISHED GRADE	TBC	TOP BACK OF CURB
FH	FIRE HYDRANT	TC	TOP OF CURB ELEV.
FL	FLOWLINE	TW	TOP OF WALL
FND.	FOUND	UPC	UNIVERSAL PLUMBING CODE
GA	GUY ANCHOR	US	UTILITY SERVICE
GB	GRADE BREAK	W	WALL HEIGHT
HP	HIGH POINT	WL	WATER LINE
JP	JOINT POLE	WS	WATER SERVICE

Project Data	
OWNER	LEONARD GRADO 4330 GOLDEN CENTER DR., STE. D PLACERVILLE, CA 95667 PHONE: 530-409-4702 Email: lgrado@palosverdesproperties.com
APPLICANT	LEBECK ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682 Ph. (530) 677-4080 www.lebeckeng.com
PREPARED BY	BARBARA "BOBBIE" LEBECK, P.E.
SCALE	1" = 40'
CONTOUR INTERVAL	2'
SOURCE OF TOPOGRAPHY	AERIAL TOPOGRAPHIC DATA BY VERTICAL MAPPING RESOURCES, BOUNDARY & LINE DATA BY ALAN DIVERS, P.L.S.
SECTION, TOWNSHIP AND RANGE	POR. SEC. 9 T.10N., R.11E., M.D.M.
PARCEL ADDRESS	1780 & 1885 STONECREST RD., PLACERVILLE, CA 95667
ASSESSOR'S PARCEL NUMBER	POR. OF 049-100-033 & POR. OF 049-100-032
PRESENT ZONING	R1-20,000/AO & RE
PROPOSED ZONING	R1-20,000
PRESENT LAND USE	LDR/RR
PROPOSED LAND USE	LDR
TOTAL AREA	APN:049-100-033 = (E) 3.05 ACRES, PROPOSED AFTER BLA 3.0 ACRES
TOTAL # OF PARCELS	1 (E) PARCEL, 3 (P) PARCELS
WATER SUPPLY	EID
SEWAGE DISPOSAL	PRIVATE SEPTIC
PROPOSED FIRE PROTECTION	EL DORADO COUNTY FIRE PROTECTION DISTRICT
DATE OF PREPARATION	APRIL 2023
PROJECT #:	22-132

PREPARED BY:

LEBECK ENGINEERING, INC.
 3430 ROBIN LANE, BLDG. #2
 CAMERON PARK, CA 95682
 Ph. (530) 677-4080

DEVELOPMENT SERVICES DIRECTOR: _____

APPROVAL/DENIAL DATE: _____

PLANNING COMMISSION: _____

APPROVAL/DENIAL DATE: _____

CITY COUNCIL: _____

APPROVAL/DENIAL DATE: _____

CERT. OF COMPLIANCE DATE: _____

CERT. OF COMPLIANCE SIGNED: _____

TENTATIVE PARCEL MAP

Plot Date: Apr 04, 2023

COUNTY OF EL DORADO
 4.11 ACRES
 A.P.N. 049-100-010

COUNTY OF EL DORADO
 4.11 ACRES
 A.P.N. 049-100-010