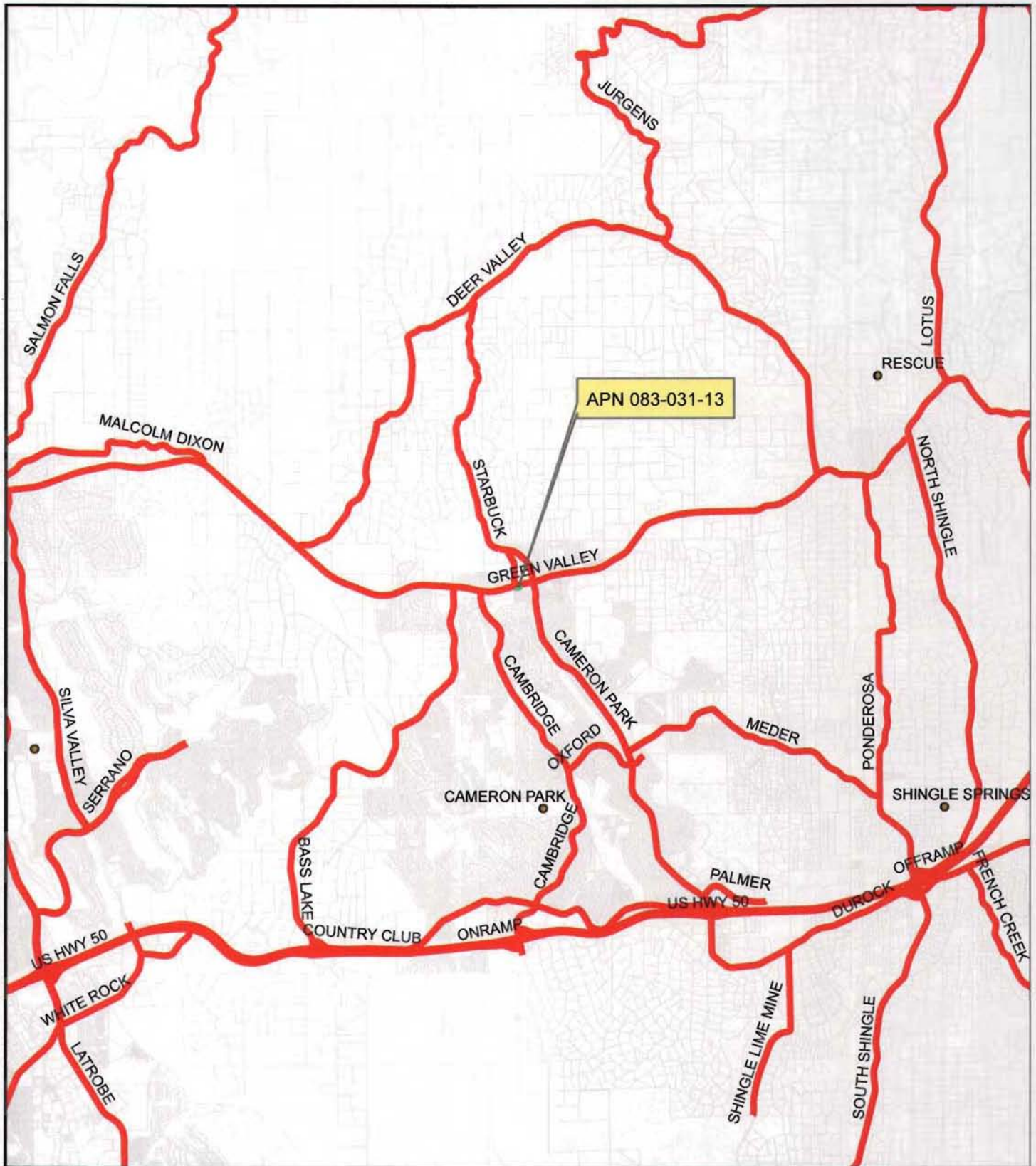


Exhibit A: Location Map



- prcbase selection
- placenames
- major_roads
- prcbase



TM14-1518_PD14-0002/Cameron Glen Estates
Prepared By Aaron Mount

0 0.5 1 2 Miles

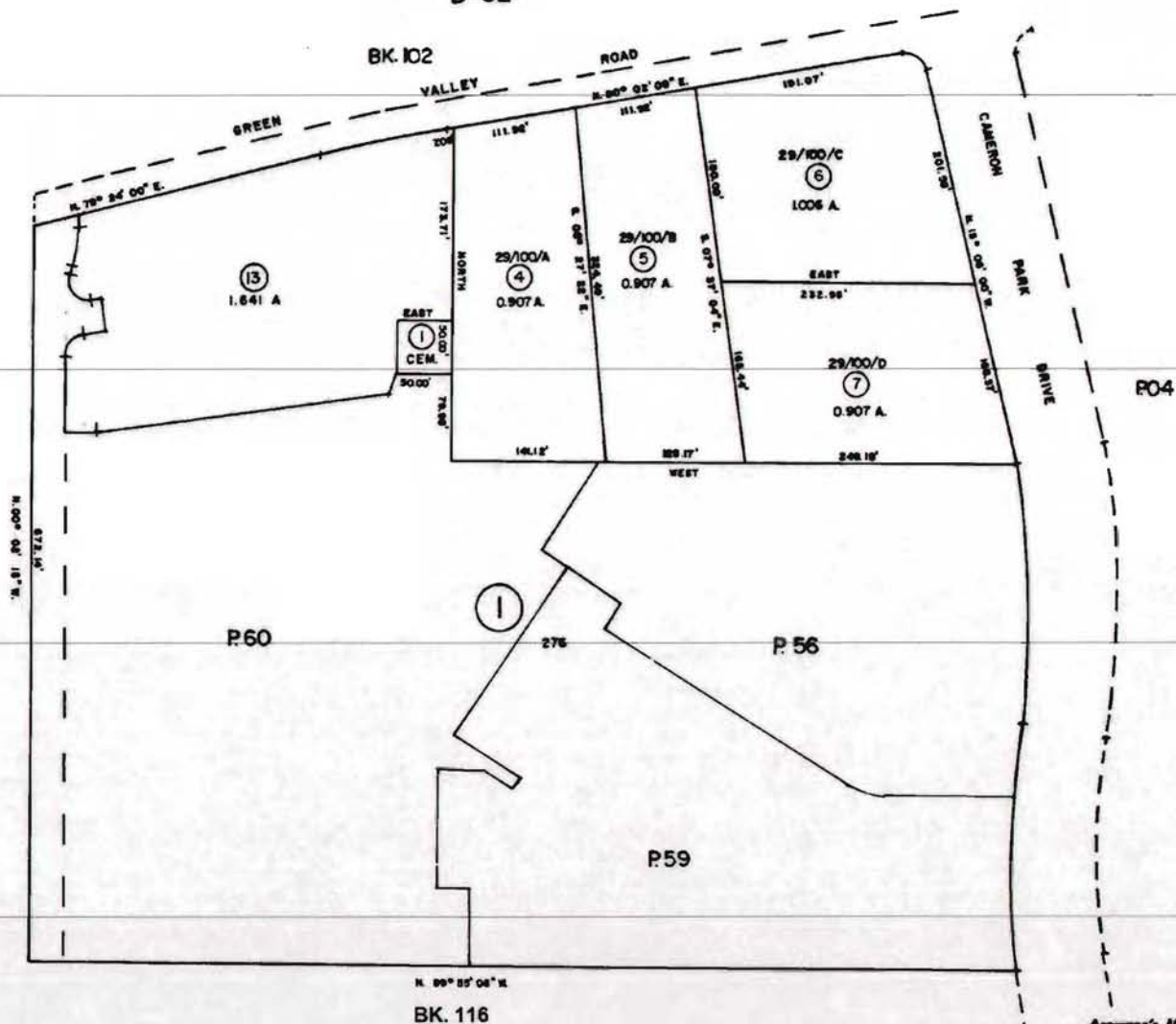
PORS. SECS. 27, 28, 33, & 34, TION, R.9E, M.DM, & POR. LOT 258 AIR PARK ESTATES, &
RESUBDIVISION LOT 459 CAMERON PARK NORTH UNIT NO.1
CAMERON PARK NORTH UNIT NO.7

D-92

83:03



BK. 116



Rev. 2013

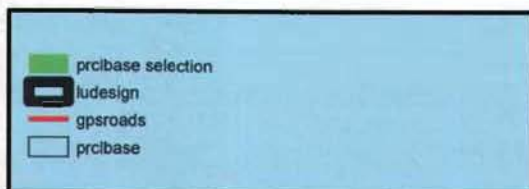
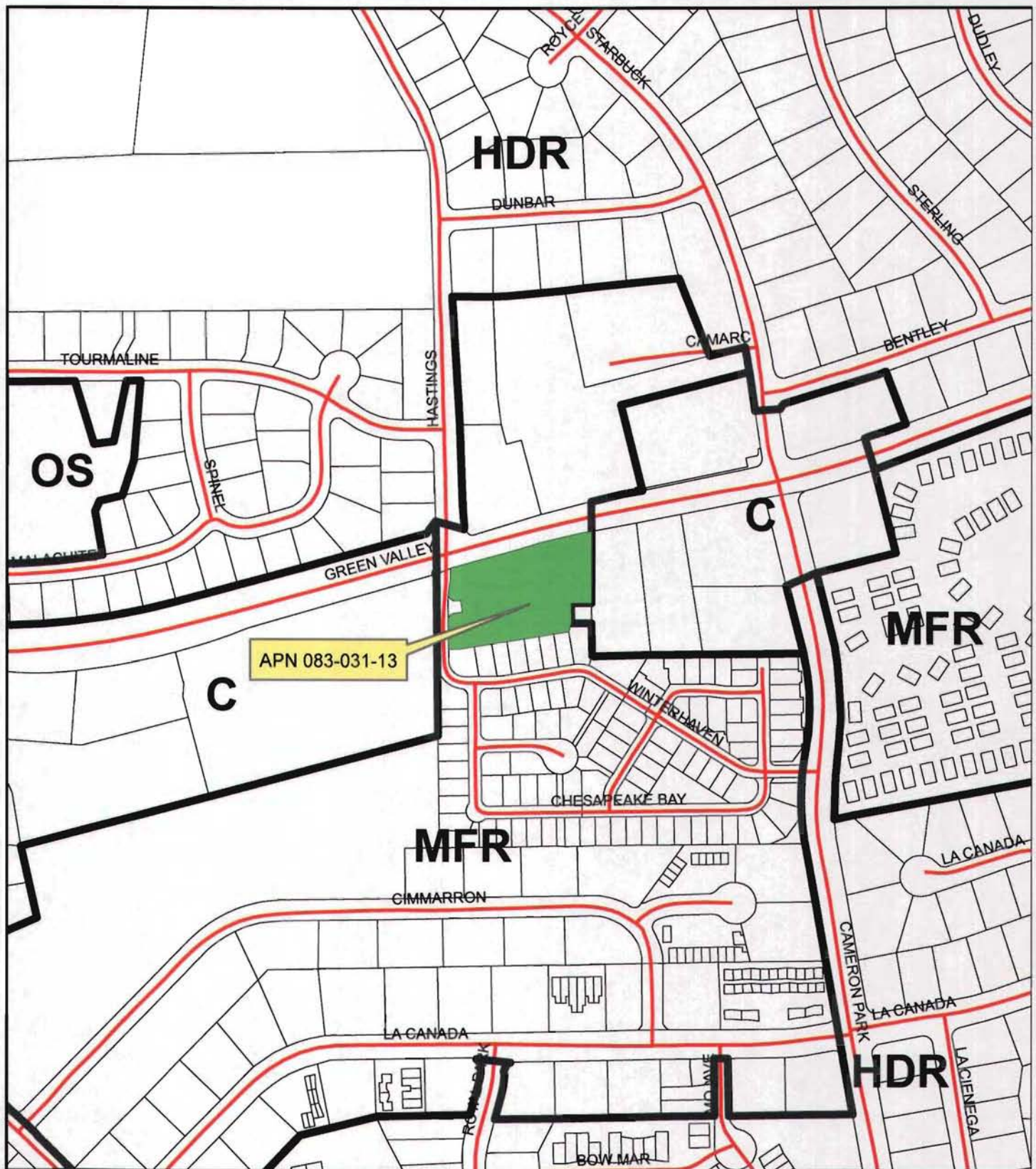
Assessor's Map Bk. 88 - Pg. 63
County of El Dorado, California

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

EXHIBIT B

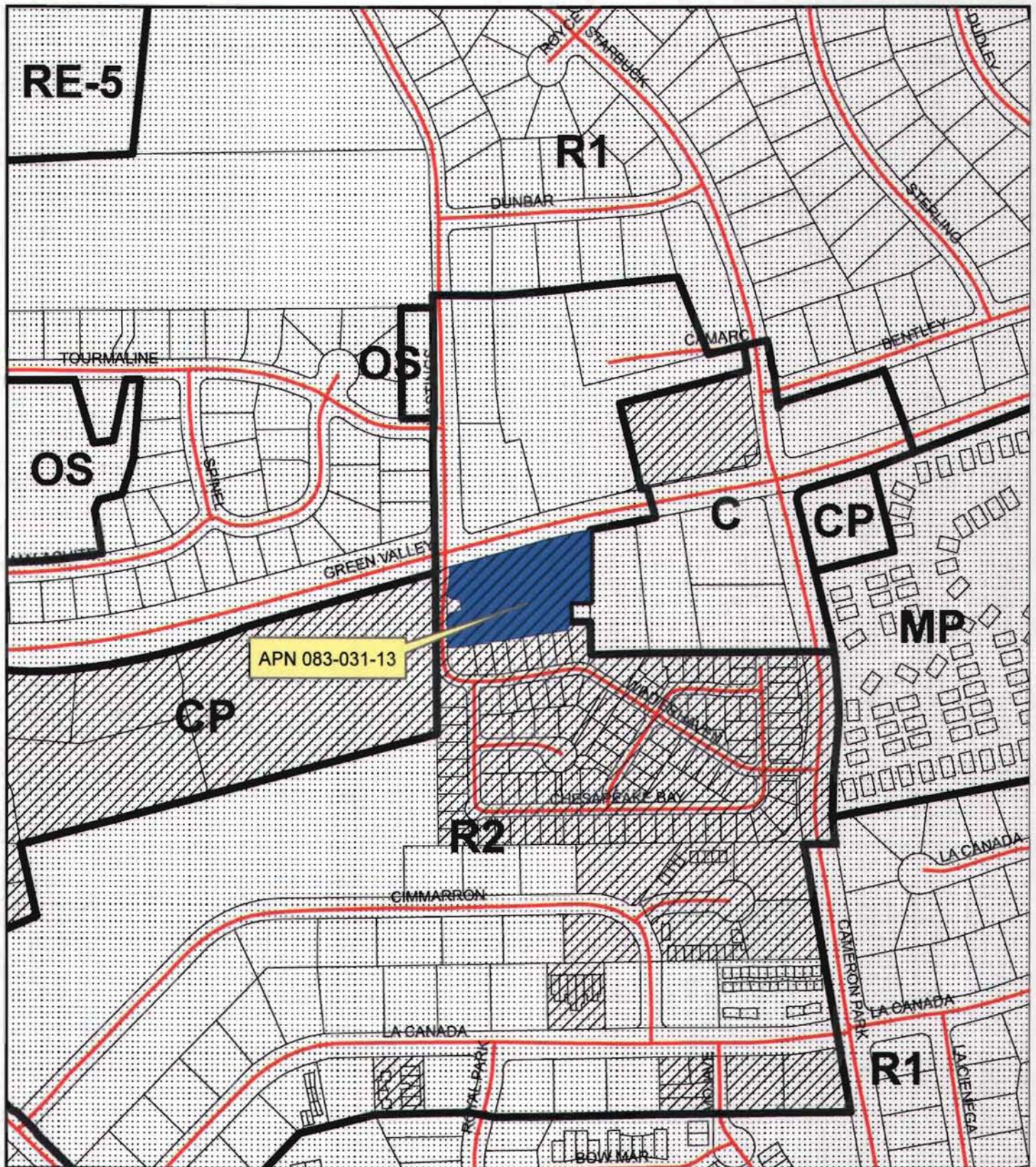
Exhibit C: General Plan Map



TM14-1518_PD14-0002/Cameron Glen Estates Phase 5
Prepared By Aaron Mount

0 0.02 0.04 0.08 Miles

Exhibit D: Zone District Map



PD Overlay

- PD
- prclbase selection
- zonedes
- gpsroads
- prclbase
- Airport Safety Zone



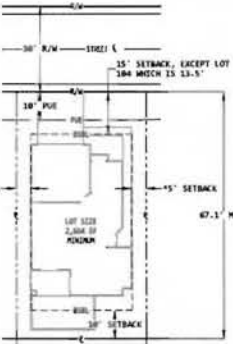
TM14-1518_PD14-0002/Cameron Glen Estates Phase 5
Prepared By Aaron Mount

0 0.02 0.04 0.08 Miles



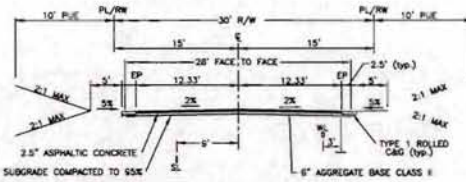
LEBECK • YOUNG
ENGINEERING, INC.
3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95602
Ph. (530) 677-0200 Fax. (530) 677-0206

TENTATIVE MAP FOR CAMERON GLEN ESTATES, PHASE 5 A PORTION OF SECTION 28, T.10N, R.9E, M.D.M. EL DORADO COUNTY, CA April 2014 - Revised December 2014



TYPICAL LOT
NOT TO SCALE

- NOTES:**
- 1.) THE MINIMUM LOT SIZE IS 2,664 SF.
 - 2.) HOME UNITS SHALL BE GROUND MOUNTED AND ALLOWED IN SIDE YARD SETBACKS SUBJECT TO M.D.M., REQUIREMENTS AND LOCAL FIRE DEPARTMENT REGULATIONS.
 - 3.) THE PROPOSED BUILDING SETBACKS ARE AS SHOWN.
 - 4.) THE SIDE SETBACK ON THE STREET SIDE OF CORNER LOTS SHALL BE INCREASED TO 15'.



JAUUDI COURT STA. 1+39 TO STA. 3+93.83
TYPICAL SECTION
NOT TO SCALE

- NOTES:**
- 1.) CAMERON GLEN ESTATES, PHASE-5 IS A RESUBDIVISION OF THE REMAINING PORTION OF LOT 276, CAMERON PARK NORTH, UNIT NO.7 (SUBDIVISION 9-92).
 - 2.) JAUUDI COURT (LOT 'A') IS A PROPOSED PRIVATE ROAD AND PUBLIC UTILITIES EASEMENT.
 - 3.) WINTERHAVEN DRIVE IS AN EXISTING PRIVATE ROAD AND PUBLIC UTILITIES EASEMENT.
 - 4.) PRIVATE ROADS SHALL BE MAINTAINED BY THE 'CAMERON GLEN ESTATES HOMEOWNERS ASSOCIATION', PO BOX 997 ORANGEVILLE, CA 95662.
 - 5.) AN EXISTING ACCESS EASEMENT, LOCATED ALONG THE EASTERN BOUNDARY OF THE PROJECT, SHALL PROVIDE ACCESS TO THE 'SKINNER BURIAL GROUND'.
 - 6.) ALL REQUIRED IMPROVEMENTS TO PUBLIC ROADS FOR THIS PROJECT HAVE BEEN COMPLETED AS PART OF THE FIRST FOUR PHASES.

Abbreviations	
B.M.	BUILDING SETBACK LINE
R.M.	BACK OF SIDEWALK
BM	BOTTOM OF WALL AT PG
CH	CHORD BEARING & LENGTH
C	CENTERLINE
CR	CURB RETURN
D	DEGREE OF CURVE
D.E.	DRAINAGE EASEMENT
DE	DRAIN INLET
DWY	DRAINWAY
(E)	EXISTING
E.D.C.	EL DORADO COUNTY
EL	ELEVATION
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FW	FINISH WYTH
FL	FLOODLINE
FND.	FOUND
GA	DAY ANCHOR
GP	GRADE BREAK
HP	HYDRO POINT
LF	LEFT
LPO	PROPANE TANK
(P)	PROPOSED
PAD	FINISHED PAD
PL	PROPERTY LINE
PP	POWER POLE
P.E.	POSTAL EASEMENT
PUE	PUBLIC UTILITIES EASEMENT
R	CURVE RADIUS PER STATE MAP
RTM	RIGHT OF WAY
AT	RIGHT
ST	STORM DRAIN
SS	SEWER SERVICE
SE	SLOPE EASEMENT
TBC	TOP BACK OF CURB
TC	TOP OF CURB ELEV.
TL	TOP OF WALL
UPC	UNIVERSAL PLUMBING CODE
US	UTILITY SERVICE
W	WALL HEIGHT
WL	WATER LINE
WS	WATER SERVICE

Project Data	
OWNER: CAMERON GLEN ESTATES, LLC	
2216 VIA SUBRIA	
VISTA, CA 92084	
(760) 664-7206	
APPLICANT: JOSEPH H. JAUUDI	
2216 VIA SUBRIA	
VISTA, CA 92084	
(760) 664-7206	
PREPARED BY: LEBECK YOUNG ENGINEERING, INC.	
3430 ROBIN LANE, BLDG. #2	
CAMERON PARK, CA 95602	
SCALE: 1" = 20'	
CONTOUR INTERVAL: 1'	
SOURCE OF TOPOGRAPHY: AERIAL SURVEY	
SECTION, TOWNSHIP AND RANGE: POM. SEC. 28, T.10N, R.9E, M.D.M.	
ASSESSOR'S PARCEL NUMBER: 001-001-13	
PRESENT ZONING: R2-PO	
PROPOSED ZONING: R2-PO	
TOTAL AREA: 1.64 ACRES	
EXISTING: 1 LOT	
PROPOSED: 15 RESIDENTIAL LOTS	
MINIMUM PARCEL AREA: 2,664 SF	
WATER SUPPLY: ESD	
SEWER DISPOSAL: ESD	
PROPOSED FIRE PROTECTION: CAMERON PARK FIRE DEPARTMENT	
DATE OF PREPARATION: APRIL 2014	
PROJECT #: TM14-153R/P014-0002	

DESIGN WAIVERS:

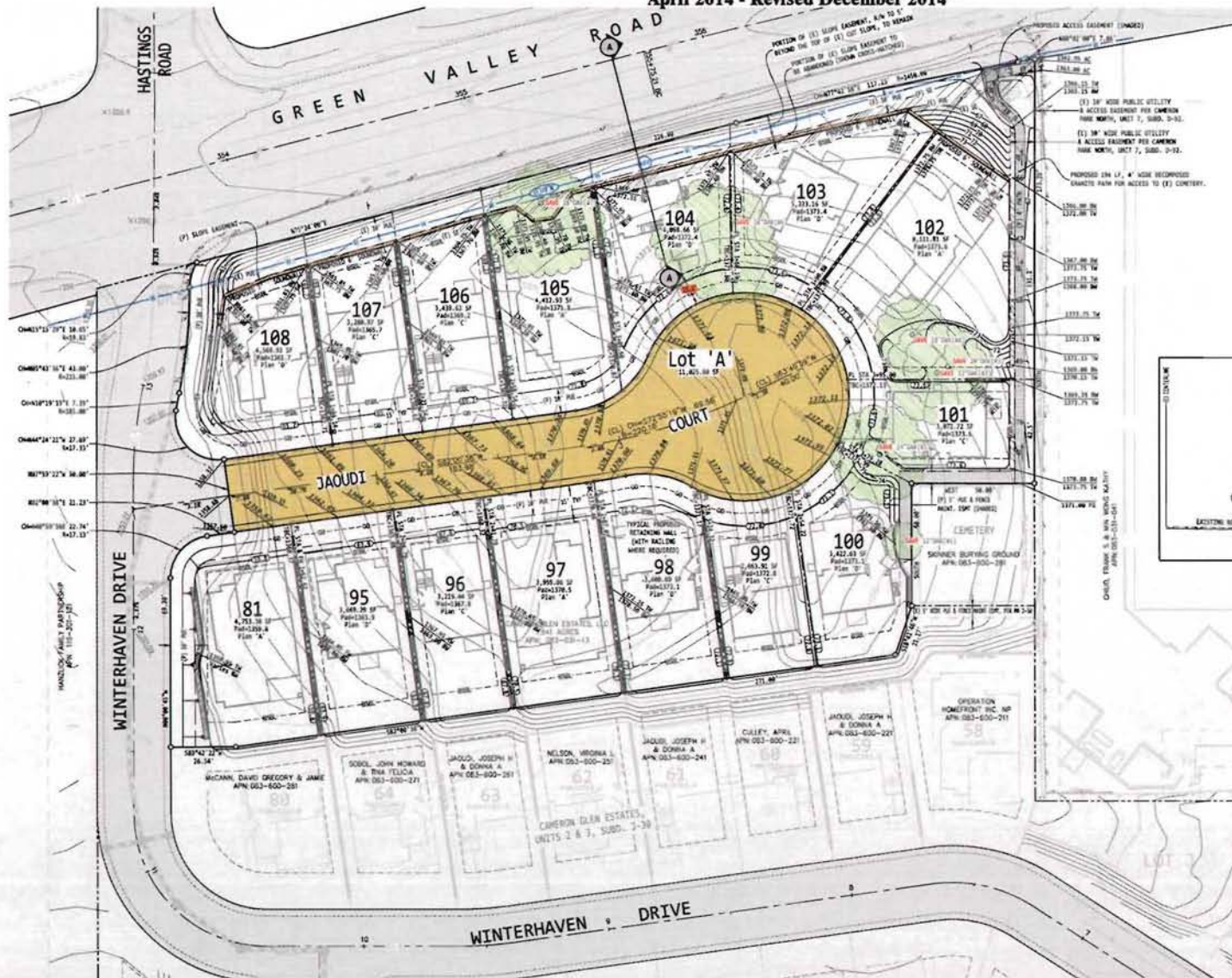
1. To allow a 30-foot front lot line for Jaoudi Court, we are hereby requesting a design waiver to allow a 30-foot wide road right-of-way for Jaoudi Court, instead of a 40-foot right of way per General Plan Policy 7C1 for local roads. Jaoudi Court is a proposed privately owned and maintained local road (a cul-de-sac) serving Phase 5. The proposed 30-foot right-of-way is consistent with Phases 1-4 of the development that are already constructed. Cameron Glen Estates is an affordable housing project in a multi-family land use designation. The right-of-way are reduced and the lots are small which allows us to achieve the desired density to make the project an affordable housing project.
2. To remove the requirement for sidewalks on Jaoudi Court, we hereby request a waiver of the requirement for sidewalks along Jaoudi Court per General Plan Policy 7C1. As stated above, the right-of-way is only 30 feet wide and barely contains the roadway, curbs & gutters. The entire Cameron Glen Estates project was designed in this manner to achieve a greater density of lots and thus make the project an affordable housing project. It should be noted that Phase 5 has 306 Open Space as shown on the Open Space Exhibit Map. The project is a planned development with privately owned and maintained roads by the Cameron Glen Estates Home Owners' Association. There are no other sidewalks in Phases 1 through 4 that are already constructed.
3. To remove the requirement for sidewalks along Green Valley Road, we are hereby requesting a design waiver to remove the requirement to construct a 4' sidewalk along Green Valley Road. Extensive improvements to Green Valley Road were constructed as a part of the Green Valley Road project for the western development. Additionally, construction of a 4' foot wide sidewalk would require the construction of a retaining wall within the County right-of-way at the back of each lot as an existing 120 inch transmission overline. The 4' sidewalk therefore, being located just adjacent to the lot line there.

ZONING ADMINISTRATOR:	
APPROVAL/DEVAL DATE:	
BOARD OF SUPERVISORS:	
APPROVAL/DEVAL DATE:	
CAMERON GLEN ESTATES, PHASE 5	
TENTATIVE MAP	
TM14-153R/P014-0002	

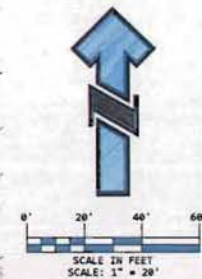
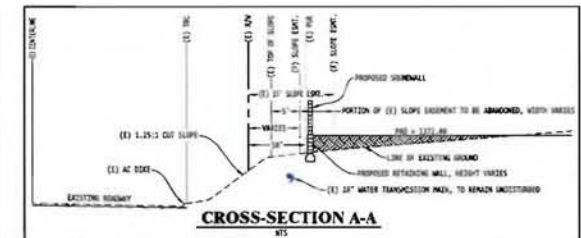




April 2014 - Revised December 2014



BUILD	BUILDING INTERFALL LINE	2P	JOINT PILE
BSH	BACK OF SIDEWALK	W	W/ST
BTM	BOTTOM OF WALL AT FG	10	PROPANE TANK
CH	CHORD BEARING & LENGTH	(P)	PROPOSED
C	CENTERLINE	PAD	FINISHED PAD
CR	CURB RETURN	PL	POWER LINE
D	DEGREE OF CURVE	PP	POWER POLE
D-1	DRAINAGE BASINMENT	P.F.	POST, FENCEMENT
DT	DEEP TUNNEL	PLC	PUBLIC UTILITY LIGATION
DRV	DRIVEWAY	R	CURVE RADIUS PER STATE MAP
(E)	EXISTING	R/W	RIGHT OF WAY
E.O.C.	END OF ROAD COUNTY	RT	RIGHT
EL	ELEVATION	SA	STEEL BRASS
EP	EDGE OF PAVEMENT	SS	SEWER SERVICE
FC	FACE OF CURB	SE	SLOPE EASEMENT
FF	FINISHED FLOOR	TB	TOP BACK OF CURB
FG	FINISHED GRADE	TC	TOP OF CURB ELEV.
FM	FINISH MOUNTAIN	TH	TOP OF HILL
FL	FLOWLINE	UPC	UNIVERSAL PUMPING CODE
FMD	FOUND	UT	UTILITY SERVICE
GA	GUY ANCHOR	W	WALL HEIGHT
GR	GRADE BRUSH	WL	WATER LINE
HP	HEAD POINT	WS	WATER SURFACE

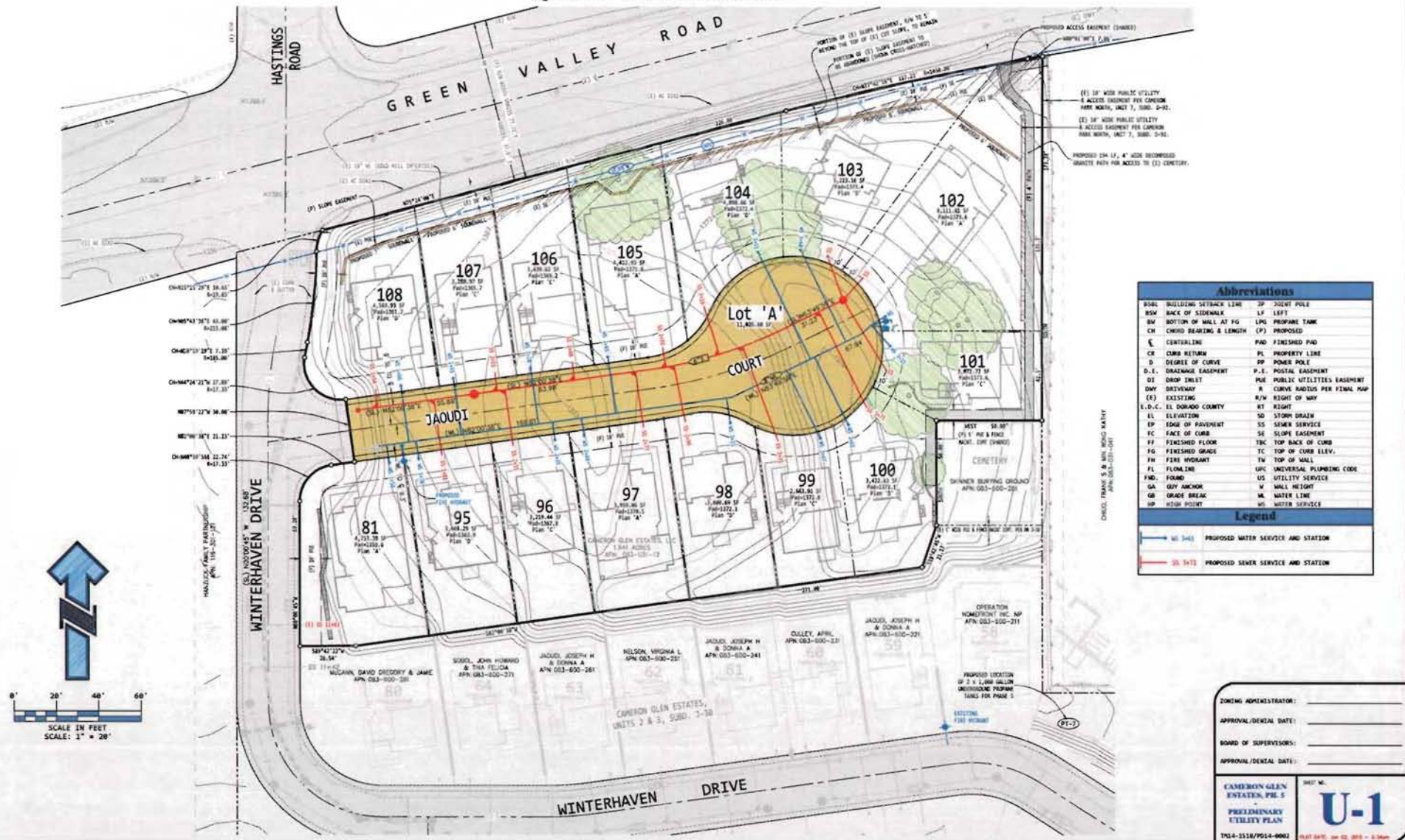


ZONING ADMINISTRATOR: _____	
APPROVAL/DENIAL DATE: _____	
BOARD OF SUPERVISORS: _____	
APPROVAL/DENIAL DATE: _____	

CAMERON GLEN ESTATES, PH. 5 + PRELIMINARY GRADING & DRAINAGE PLAN 7614-1518(P014)-0002	SHEET NO. G-1 PLEIST DATED: JAN. 22, 2010 - G. Brown
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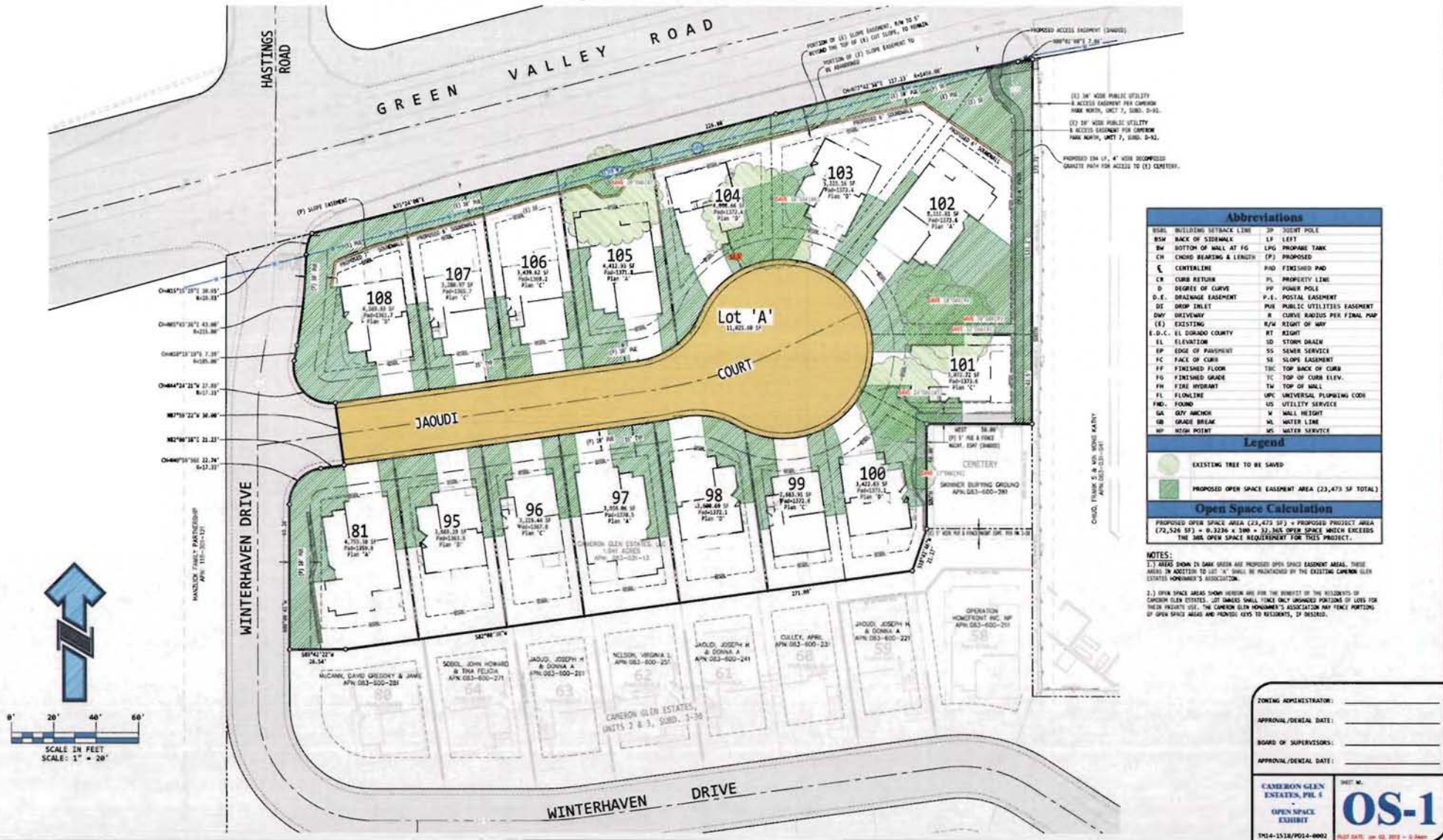
April 2014 - Revised December 2014





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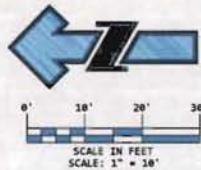
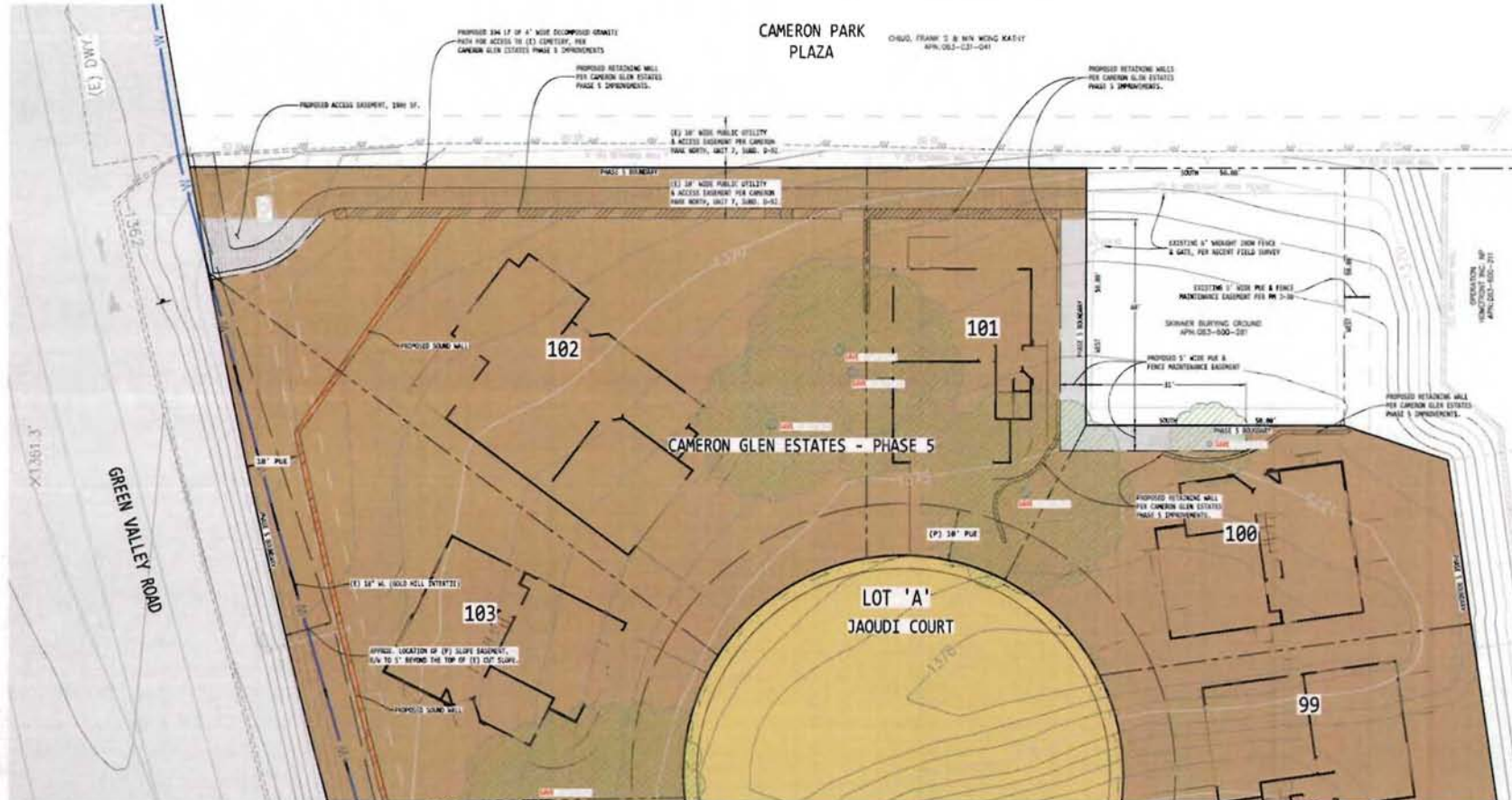
OPEN SPACE EXHIBIT CAMERON GLEN ESTATES, PHASE 5 A PORTION OF SECTION 28, T.10N, R.9E. M.D.M. EL DORADO COUNTY, CA April 2014 - Revised December 2014





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3430 ROBIN LANE, BLDG. #2
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CEMETERY PRESERVATION PLAN CAMERON GLEN ESTATES, PHASE 5 A PORTION OF SECTION 28, T.10N, R.9E. M.D.M. EL DORADO COUNTY, CA April 2014 - Revised December 2014



CEMETERY PRESERVATION NOTES:

THE DEVELOPER SHALL, PRIOR TO FILING THE FINAL MAP FOR PHASE 5,

1.) WEEDS AND OTHER VEGETATION SHALL BE BROUGHT UNDER CONTROL, AND GARBAGE AND LITTER REMOVED. THE CEMETERY, CEMETERIES & RESTRICTIONS FOR THE CAMERON GLEN ESTATES HOMEOWNERS' ASSOCIATION SHALL PROVIDE FOR THE FOLLOWING:

A.) MAINTENANCE TO KEEP WEEDS AND OTHER VEGETATION UNDER CONTROL, NO LESS THAN TWICE A YEAR, ONCE IN THE LATE SPRING AND AGAIN IN THE EARLY FALL.

B.) LITTER REMOVAL AT THE SAME INTERVAL AS THE WEED AND VEGETATION MAINTENANCE.

C.) ANNUAL INSPECTION OF THE CEMETERY, INCLUDING EVALUATION OF THE FENCING AND LOCKING GATE, TO INTERVIEW AND EFFECT NECESSARY REPAIRS AND MAINTENANCE.

ZONING ADMINISTRATOR: _____

APPROVAL/DENIAL DATE: _____

BOARD OF SUPERVISORS: _____

APPROVAL/DENIAL DATE: _____

CAMERON GLEN
ESTATES, PHASE 5
CEMETERY
PRESERVATION
PLAN

PHASE 5-2538/PHASE 5-0002

SHEET NO.
CP-1

PLAT DATE: JAN 02, 2014 - 5:00pm



LEBECK & YOUNG
ENGINEERING, INC.
3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95582
Ph. (530) 877-4080 Fax. (530) 877-4084

SLOPE MAP CAMERON GLEN ESTATES, PHASE 5

A PORTION OF SECTION 28, T.10N, R.9E. M.D.M.

EL DORADO COUNTY, CA

April 2014 - Revised December 2014

