

# TM21-0002 SIERRA VIEW ESTATES EXHIBIT F - TENTATIVE SUBDIVISION MAP



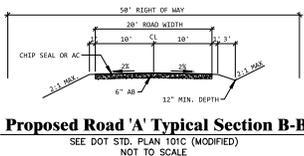
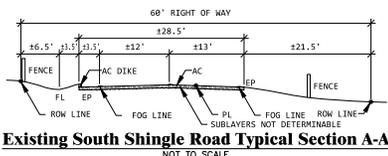
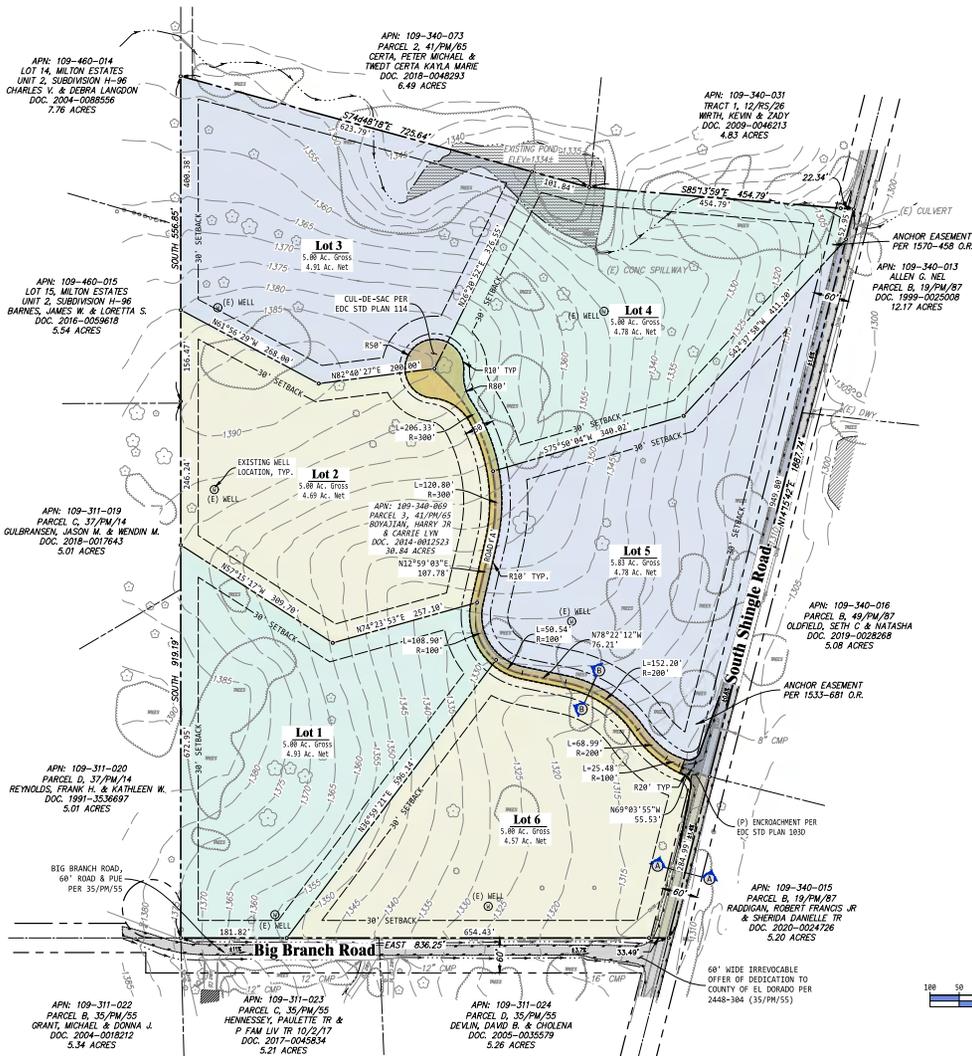
**APPROVED**  
EL DORADO COUNTY  
PLANNING COMMISSION

DATE: July 27, 2023

EXECUTIVE SECRETARY: Karen L. Garner

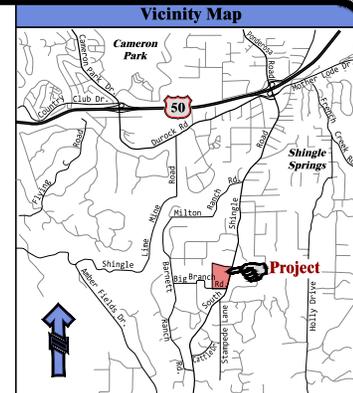
## Tentative Subdivision Map Sierra View Estates a Rural Subdivision

**South Shingle Road - Parcel 3, 41/PM/65**  
**APN: 109-340-069 - El Dorado County, CA**  
**November 2021 Updated June 2023**



**Project Notes**

- ACCESS**  
1) SOUTH SHINGLE ROAD IS AN EXISTING 60 FT. WIDE ROAD AND P.U.I.E.
- DATA SOURCES**  
2) THE FIELD SURVEY PERFORMED TO PREPARE THIS TENTATIVE PARCEL MAP AND RELATED EXHIBITS WAS FOR ESTABLISHING AERIAL CONTROL ONLY. ON-SITE AND OFF-SITE IMPROVEMENTS ARE LOCATED AND DESCRIBED BASED ON A VARIETY OF SOURCES INCLUDING AERIAL PHOTOGRAPHS, SITE INSPECTIONS, AND PUBLIC RECORDS.
- EASEMENTS**  
3) LOCATION OF EXISTING WATER PIPELINE EASEMENT PER 1431-512 O.R. CANNOT BE ASCERTAINED FROM RECORD.



**Abbreviations**

AB	AGGREGATE BASE	L	LENGTH
AC	ACRES/ASPHALTIC CONCRETE	OHM	OVERHEAD WIRES
APN	ASSESSOR'S PARCEL NUMBER (P)	PROPOSED	
BC	BEGIN CURVE	PCC	POINT OF CONCENTRIC CURVE
CMP	CORRUGATED METAL PIPE	P/L	PROPERTY LINE
DWY	DRIVENWAY	PM	PARCEL MAP
(E)	EXISTING	PRC	POINT OF REVERSE CURVE
EC	END CURVE	PUE	PUBLIC UTILITY EASEMENT
EDC	EL DORADO COUNTY	R	RADIUS
EL	ELEVATION	RS	RECORD OF SURVEY
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
FG	FINISH GRADE	TP	TEST PIT
FL	FLOODLINE	UP	UTILITY POLE
GB	GRADE BREAK	W	WELL

**Lot Data**

Parcel	Gross Area	Net Area
(E) APN: 109-340-069	30.837 Acres	29.95 Acres
(P) Lot 1	5.00 Acres	4.93 Acres
(P) Lot 2	5.00 Acres	4.69 Acres
(P) Lot 3	5.00 Acres	4.91 Acres
(P) Lot 4	5.00 Acres	4.78 Acres
(P) Lot 5	5.83 Acres	4.78 Acres
(P) Lot 6	5.00 Acres	4.57 Acres

**Project Data**

OWNER / APPLICANT:	HARRY JR. & CARRIE LYN BOYAJIAN 4348 SWIFT CIRCLE SHINGLE SPRINGS, CA 95682 PHONE: 916-502-1798 EMAIL: hnb13028@yahoo.com
PREPARED BY:	LEBECK ENGINEERING, INC. 10000 W. 14th St., Suite 100 Oakland, CA 94612 (916) 835-1100
SCALE:	1" = 100'
CONTOUR INTERVAL:	5 FEET
SOURCE OF TOPOGRAPHY:	AERIAL SURVEY BY VERTICAL MAPPING RESOURCES
SECTION, TOWNSHIP & RANGE:	POR. OF SEC 13 & 14, T.9N., R.9E., M.D.N.
ASSESSOR'S PARCEL NUMBER:	109-340-069
PRESENT LAND USE DESIGNATION:	LOR
PRESIDENT ZONING:	RE-5
TOTAL AREA:	30.837 ACRES
TOTAL NUMBER OF PARCELS:	SIX (6)
MINIMUM PARCEL AREA:	5.00 ACRES
WATER SUPPLY:	EXISTING PRIVATE WELLS (E)
SEWAGE DISPOSAL:	PROPOSED ON-SITE SEPTIC
FIRE PROTECTION:	EL DORADO COUNTY FIRE PROTECTION DIST.
DATE OF PREPARATION:	NOVEMBER 2021
PROJECT #:	20-173

**Approvals**

PLANNING COMMISSION: \_\_\_\_\_

APPROVAL/DENIAL DATE: \_\_\_\_\_

BOARD OF SUPERVISORS: \_\_\_\_\_

APPROVAL/DENIAL DATE: \_\_\_\_\_

**Sierra View Estates  
Tentative Subdivision  
Map**

Proj Date: Jun 09, 2023

