

SUBDIVIDER

KUMAR SHARMA
6850 GREENLEAF DRIVE
PLACERVILLE, CA 95667

OWNER OF RECORD

JAI SHRI RAM HOSP GROUP LI
6850 GREENLEAF DRIVE
PLACERVILLE, CA 95667

NAME OF APPLICANT

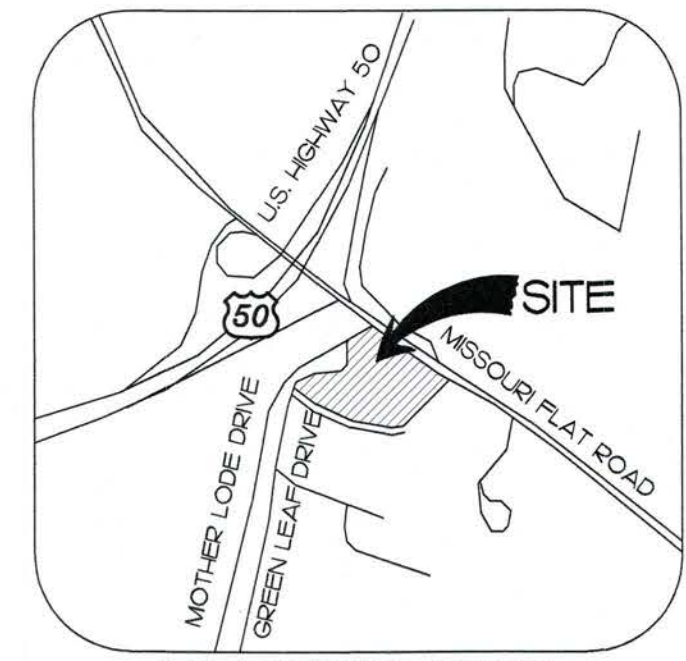
DALE G. MELL & ASSOCIATES
2090 N. WINERY AVENUE
FRESNO, CA 93703

ORIGINAL PARCELS

PARCEL 1 AREA = 161,144 S.F.

PROPOSED PARCELS

PARCEL 1 AREA = 147,067 S.F.
PARCEL 2 AREA = 14,077 S.F.



LOCATION MAP

NOT TO SCALE

NOTES:

- THE EXISTING USE OF THIS PROPERTY IS COMMERCIAL.
- THE PROPOSED USE OF THIS PROPERTY IS COMMERCIAL.
- THE EXISTING ZONING ON THIS PROPERTY IS C, AND WILL REMAIN AS SUCH.
- THERE ARE EXISTING STRUCTURES ON-SITE AS SHOWN.
- EXISTING EASEMENTS AS SHOWN.
- ALL IMPROVEMENTS WILL CONFORM TO CITY STANDARDS.
- FIRE HYDRANTS ARE PROPOSED AS SHOWN HEREON.
- THE PROPOSED SOURCE OF WATER SUPPLY IS EXISTING COMMUNITY SYSTEM.
- THE PROPOSED METHOD OF SEWAGE DISPOSAL IS EXISTING COMMUNITY SYSTEM.
- THE FOLLOWING UTILITIES ARE TO BE PROVIDED ELECTRIC, TELEPHONE & CABLE TV. ARRANGEMENTS HAVE NOT BEEN MADE WITH UTILITY COMPANIES SERVING THIS AREA.
- RESTRICTIVE COVENANTS WILL TO BE RECORDED.
- THE SUBDIVIDER DOES NOT INTEND TO FILE MULTIPLE FINAL MAPS ON THE TENTATIVE MAP.
- PREPARED FROM FIELD SURVEYS & RECORD DATA BY DALE G. MELL & ASSOCIATES
- NO ADJOINING SUBDIVISIONS
- NO PROPOSED STREET IMPROVEMENTS

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF EL DORADO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1, AS SHOWN ON THE PARCEL MAP, FILED AUGUST 3, 1988, IN BOOK 39, OF PARCEL MAPS, PAGE 59, EL DORADO COUNTY RECORDS.

LEGEND

- FOUND MONUMENT AS NOTED
- SURVEY CONTROL POINT
- CO CLEAN OUT
- DI DRAIN INLET
- EP EDGE OF PAVEMENT
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- FL FLOW LINE
- PP POWER POLE
- TFC TOP FACE OF CURB
- UG UNDERGROUND
- WV WATER VALVE
- OE LOCATION OF OVERHEAD ELECTRICAL WIRE (PER 1987 OWEN ENGINEERING GRADING PLAN)
- S APPROXIMATE LOCATION OF SANITARY SEWER SERVICE (PER 1987 OWEN ENGINEERING GRADING PLAN)
- W APPROXIMATE LOCATION OF WATER LINE (PER 1987 OWEN ENGINEERING GRADING PLAN)
- SD APPROXIMATE LOCATION OF STORM DRAIN (PER 1987 OWEN ENGINEERING GRADING PLAN)
- PROPOSED PARCEL LINE BY THIS MAP
- ORIGINAL PARCEL LINE

TENTATIVE PARCEL MAP

BEING A PORTION OF SECTION 23,
TOWNSHIP 10 SOUTH, RANGE 10 EAST,
MOUNT Diablo BASE & MERIDIAN

SITE LOCATION:
6850 GREEN LEAF DRIVE, PLACERVILLE, CA
ASSESSOR'S PARCEL NO(S):
327-140-041-000

PREPARED FOR:

JAI SHRI RAM
HOSPITALITY GROUP, LLC
6850 GREEN LEAF DRIVE
PLACERVILLE, CA 95667

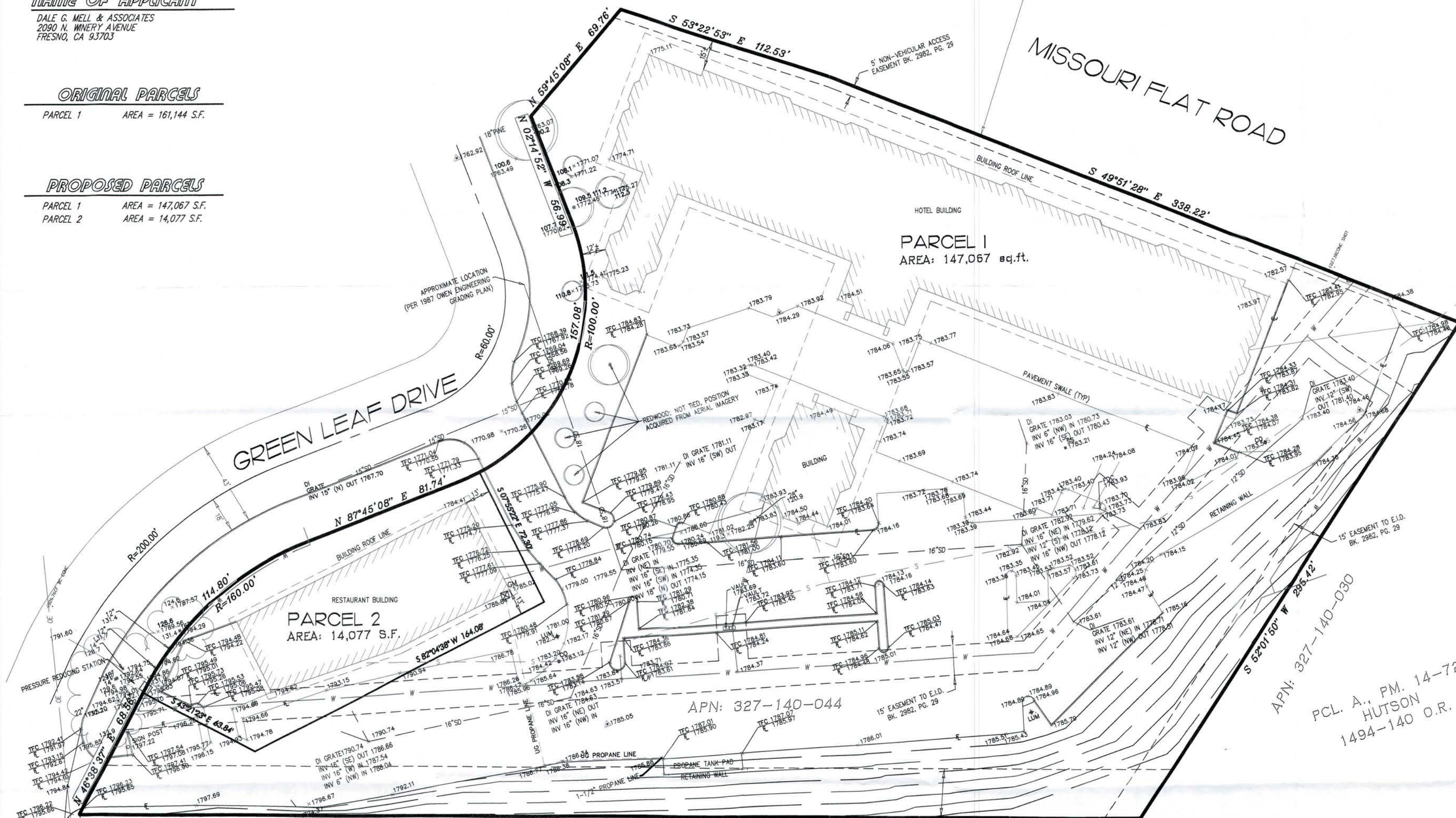
PREPARED BY:

DALE G. MELL
& ASSOCIATES
ENGINEERING & SURVEYING SERVICES
2090 NORTH WINERY AVENUE, FRESNO, CALIFORNIA 93703
(559) 292-4046 *FAX 251-9920 *EMAIL: DGM@DGMELL.COM



JOB # 19-125
DRAWN BY: E. DELARA
CHECKED BY: DGM
SCALE: 1" = 40'
DATE: 10/31/19
DWG # 19-125TPM
FIELD BOOK: XXX
DATE OF SURVEY: XX/XX/XX
LAST REVISED:

SHEET 1 OF 1



PIERCE
552-031 O.R.

APN: 327-140-007
HUTSON LANE
(PRIVATE ROAD)

APPROVED
EL DORADO COUNTY
ZONING ADMINISTRATOR

DATE November 6, 2024

BY Aaron Mount/dhe
ZONING ADMINISTRATOR

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

