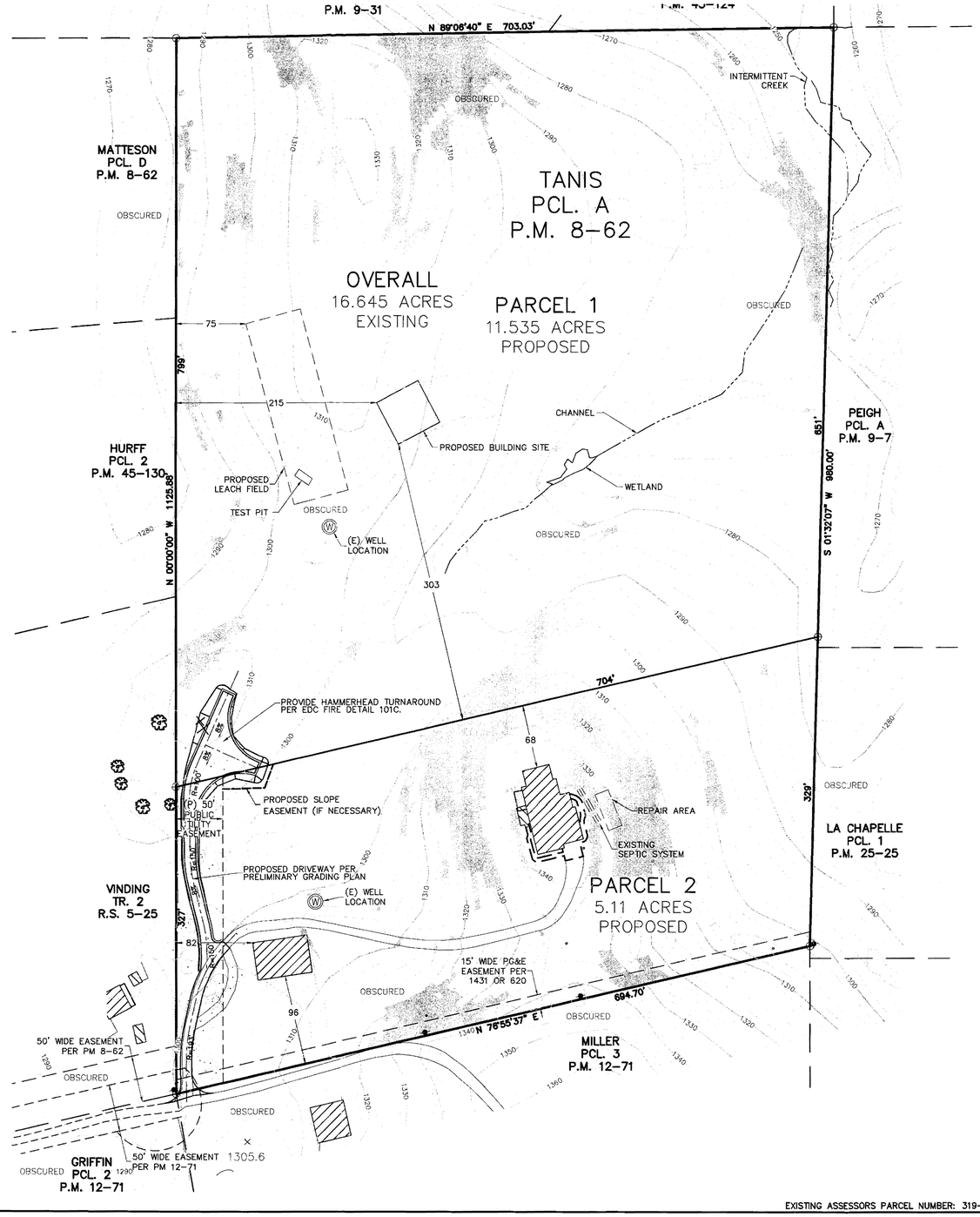
Tentative Subdivision Map

RANCHERIA COURT – TANIS JOB# 1102014

PARCEL A OF PM 8–62 ALSO BEING A PORTION OF THE NORTH HALF OF SECTION 30 T.10N., R.10E., M.D.M.

COUNTY of EL DORADO STATE of CALIFORNIA
AUGUST, 2016 1"=60'
SHEET 1 of 1



LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- (W) EXISTING WELL
- EXISTING JOINT POLE
- EXISTING GUY ANCHOR
- BOUNDARY LINE
- PROPOSED LOT LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- DITCH DRAINAGE LINE
- FIELD FENCE
- TREE CANOPY
- AREAS OF 30% SLOPE OR GREATER
- EP EDGE OF PAVEMENT
- PCL PARCEL
- PM PARCEL MAP
- SUBD SUBDIVISION
- (E) EXISTING
- (P) PROPOSED

N / W E / S

0 60 120 180

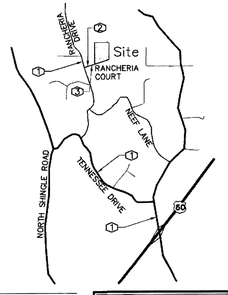
OWNER / APPLICANT: RAYMOND TANIS
3069 RANCHERIA COURT
SHINGLE SPRINGS, CA 95682
(530) 672–6266

MAP PREPARED BY: 1044 DIAMANTE ROBLES CT.
DIAMOND SPRINGS, CA 95619
(530) 957–0293

SCALE OF MAP:	1"=60'
CONTOUR INTERVAL:	1'
SOURCE OF TOPOGRAPHY:	AERIAL SURVEY
SECTION, TOWNSHIP, RANGE	SECTION 30, T. 10 N., R. 10 E
ASSESSOR'S PARCEL NO.	319–330–27
PRESENT ZONING:	RE 5
PROPOSED ZONING:	RE 5
TOTAL PARCEL AREA:	16.646 ACRES
TOTAL NUMBER OF PARCELS:	2
MINIMUM PARCEL AREA:	5.11 ACRES
WATER SUPPLY:	WELL
SEWAGE DISPOSAL:	SEPTIC
STRUCTURAL FIRE PROTECTION:	DIAMOND SPRINGS FPD
DATE OF PREPARATION:	DECEMBER, 2014

VICINITY MAP

NTS



APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE September 28 2017
BY Roger Trout
EXECUTIVE SECRETARY

APPROVED
EL DORADO COUNTY
ZONING ADMINISTRATOR
DATE 10/4/2017
BY [signature]
ZONING ADMINISTRATOR

RECEIVED
SEP 14 2017
EL DORADO COUNTY
DEVELOPMENT SERVICES
PLANNING & BUILDING DEPARTMENT

VICINITY MAP REFERENCE

1. 60' ROAD RIGHT OF WAY PER PM 1–163
2. 50' WIDE NON–EXCLUSIVE ROAD AND P.U.E. PER PM 8–62
3. 60' WIDE NON–EXCLUSIVE ROAD AND P.U.E. PER PM 12–71, 1406 OR 552 AND 1406 OR 553

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

EXISTING ASSESSORS PARCEL NUMBER: 319–330–27