

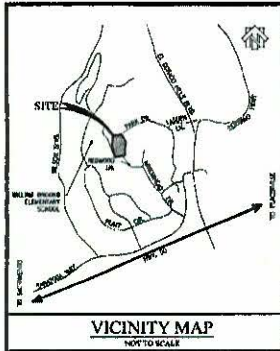
DATE December 21, 2022

P21-0010 KUKHARETS PARCEL MAP  
ATTACHMENT F - TENTATIVE PARCEL MAP

BY Bret Sampson/dre  
ZONING ADMINISTRATOR  
P21-0010



SCALE: 1" = 30'



# TENTATIVE PARCEL MAP PARK DRIVE

COUNTY OF EL DORADO OCTONHIL, 2021 STATE OF CALIFORNIA

### KEY NOTES

- ① 30' FRONT YARD SETBACK
- ② SEASONAL WETLAND
- ③ 0' SIDE YARD SETBACK
- ④ 15' REAR YARD SETBACK
- ⑤ 20' FRONT YARD SETBACK & PUC
- ⑥ NOTHING SHOWN

### GENERAL NOTES

1. SEE PRELIMINARY GRADED & DRAINAGE PLAN FOR ANTICIPATED LOCATION OF PROPOSED EASEMENTS.

THE PUC DRAINAGE REQUIREMENTS MAY AFFECT THE PROPERTY BOUNDARY HEREON IF THE EXACT LOCATION IS NOT DISCLOSED BY THE RECORD DOCUMENTS:  
1. PARCELS TO ADJACENT ROADS: PARCELS, NOW P.G.A.B. PER OR. 82 OF CEDES, PG. 71  
2. SETBACK TO P.O.A. 9. PER BOOK 88 OF DEEDS, PG. 12  
3. EASEMENT TO P.O.A. 9. PER BOOK 228, PG. 14 C.L.  
4. EASEMENT TO P.O.A. 1. PER BOOK 204, PG. 23 C.L.  
5. EASEMENT TO P.O.A. 1. PER BOOK 204, PG. 23 C.L.  
6. PARCELS TO P.G.A.B. PER BOOK 534, PG. 924 C.L.

### LEGEND

- PROJECT BOUNDARY
- (1) DRIVEWAY SP
- (2) HINGE LINE
- (3) SETBACK
- (4) EASEMENT
- (5) CONFORMANCE
- (6) LOT LINE
- SEASONAL WETLAND  
SEE REPORT PREPARED BY UNCLEY ENVIRONMENTAL CONSULTANTS
- (7) EASEMENT
- (8) CONFORMANCE
- (9) LOT LINE
- (10) CURB & GUTTER

### APPLICANT/OWNER

ANATOLY & YULIYA KUKHARETS  
3840 PARK DRIVE  
EL DORADO HILLS, CA, 95762

### ENGINEER

**cta** Engineering & Surveying  
Civil Engineering • Land Surveying • Land Planning  
4000 Main Street, Nevada City, CA 95959  
Telephone: 530-265-2100 • Fax: 530-265-2101

### MAP SCALE

1" = 30'

### CONTOUR INTERVAL

CONTOUR INTERVAL = 7' FOOT

### SOURCE OF TOPOGRAPHY

C/A ENGINEERING & SURVEYING FIELD SURVEY - ASSUMED ELEVATION

### SECTION, TOWNSHIP and RANGE

SECTION 3, T.9 N., R.8 E M.D.M.

### ASSESSOR'S PARCEL NUMBER

120-150-002

### PRESENT ZONING

RT

### TOTAL AREA

2.86± ACRES

### TOTAL NUMBER OF PARCELS

RESIDENTIAL LOTS - 4

### MINIMUM PARCEL AREA

21,122 SQUARE FEET

### ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "PARK DRIVE PARCEL MAP" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.



BRIAN M. ALLEN P.E. 60764

10-20-21  
DATE

### WATER SUPPLY and SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

### PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT  
(FIRE DEPARTMENT)

### DATE OF PREPARATION

OCTOBER, 2021

### PHASING PLAN NOTICE

THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, SECTION 66456.1)

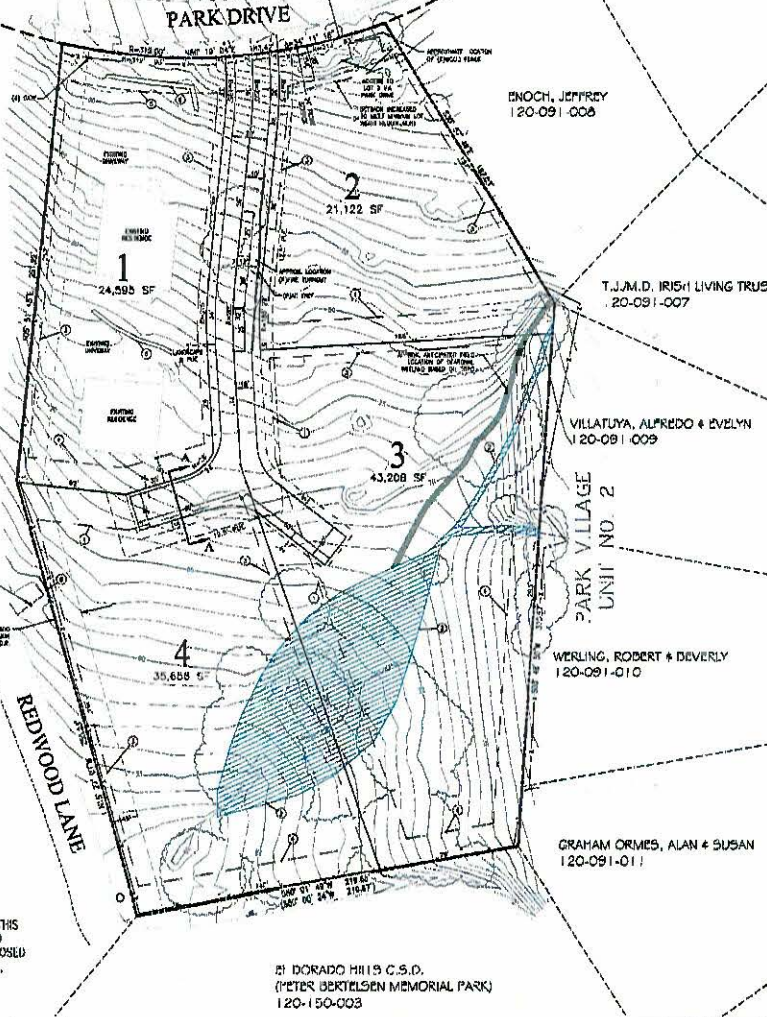
BUCKLEY UNION SCHOOL DISTRICT  
VILLAS ESCUELA SEBEN SCHOOL  
120-150-001

(15' EASEMENT TO EL DORADO IRRIGATION DISTRICT PER BOOK 214, PG. 17 C.L.)

REDWOOD LANE

120-150-003

EL DORADO HILLS C.S.D.  
(PETER BERTELSEN MEMORIAL PARK)  
120-150-003



INOCH, JEFFREY  
120-091-008

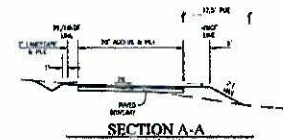
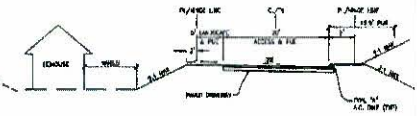
T.J.M.D. IRISH LIVING TRUST  
20-091-007

VILLATUYA, ALFREDO & EVELYN  
120-091-009

PARK VILLAGE  
UNIT NO. 2

WERLING, ROBERT & DEVERLY  
120-091-010

GRAHAM ORMES, ALAN & SUSAN  
120-091-011



ZONING ADMINISTRATOR \_\_\_\_\_  
APPROVAL DATE \_\_\_\_\_  
BOARD OF SUPERVISORS \_\_\_\_\_  
APPROVAL DATE \_\_\_\_\_