

TENTATIVE MAP
CHEPLICK PROPERTY

A PORTION OF BASS LAKE HILLS SPECIFIC PLAN

COUNTY OF EL DORADO, CALIFORNIA

SCALE: 1" = 40'

MAY 2022

cta Engineering & Surveying

Civil Engineering ■ Land Surveying ■ Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
T (916) 638-0919 • F (916) 638-2479 • www.ctaes.net

OWNERS OF RECORD

WALLY CHEPLICK
2861 TIERRA DE DIOS DRIVE
EL DORADO HILLS, CA 95762

NAME OF APPLICANT

WALLY CHEPLICK
2861 TIERRA DE DIOS DRIVE
EL DORADO HILLS, CA 95762

MAP PREPARED BY

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MAP SCALE

1" = 40'

CONTOUR INTERVAL

CONTOUR INTERVAL = 2 FOOT

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP and RANGE

A PORTION OF SECTION 6, T. 9 N., R. 9 E., M.D.M.

ASSESSOR'S PARCEL NUMBER

119-090-21-100

EXISTING LAND USE

ADOPTED PLAN (AP)
PER BASS LAKE HILLS SPECIFIC PLAN

EXISTING / PROPOSED ZONING

RE-10 / R1A PD

TOTAL AREA

10.00 ACRES

TOTAL NO. of LOTS

5 SINGLE FAMILY RESIDENTIAL LOTS
2 LANDSCAPE LOTS
RIGHT OF WAY - TIERRA DE DIOS DRIVE
7 TOTAL LOTS

MINIMUM RESIDENTIAL LOT AREA

53,234 SQUARE FEET (1.22 AC)

MAXIMUM RESIDENTIAL LOT AREA

133,707 SQUARE FEET (3.06 AC)

LOT ACREAGE BREAKDOWN

SINGLE FAMILY LOTS = 8.3 AC
LANDSCAPE LOTS = 0.6 AC
PRIMARY LOCAL ROAD = 1.1 AC (TIERRA DE DIOS DRIVE)

WATER SUPPLY & SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT (FIRE DEPARTMENT)

DATE OF PREPARATION:

MAY 2022

PHASING PLAN NOTICE

THE FILING OF MULTIPLE FINAL MAPS MAY BE COMPLETED FOR THIS PROJECT. THIS PHASING PLAN IS APPROXIMATE ONLY AND BY PROVIDING THIS NOTICE, THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, 2002 EDITION, SECTION 66456.1)

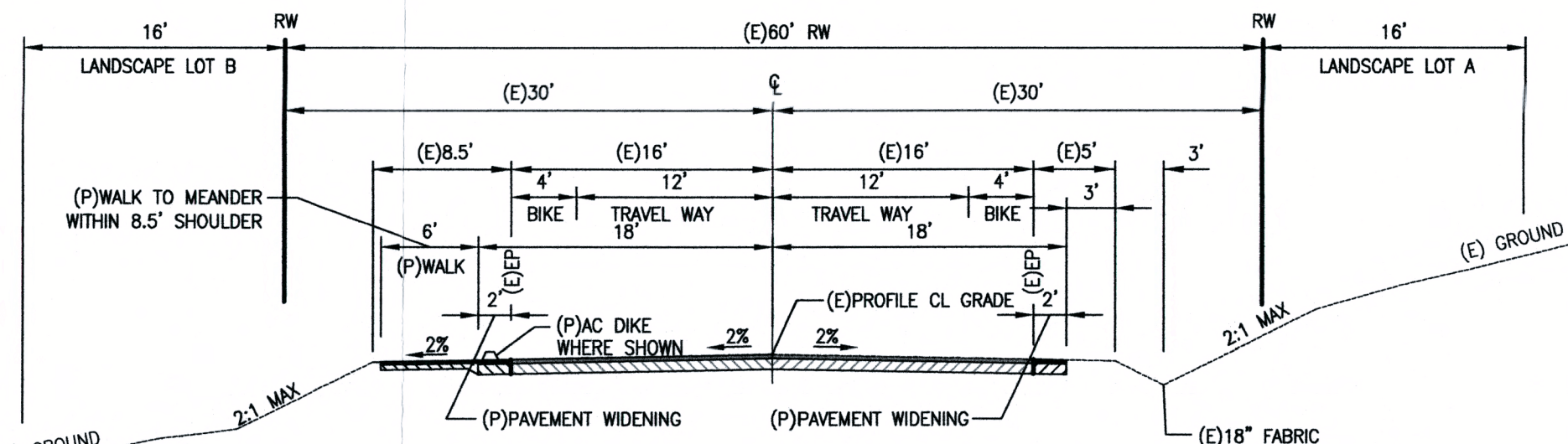
ENGINEER'S CERTIFICATE

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

DAVID R. CROSARIO

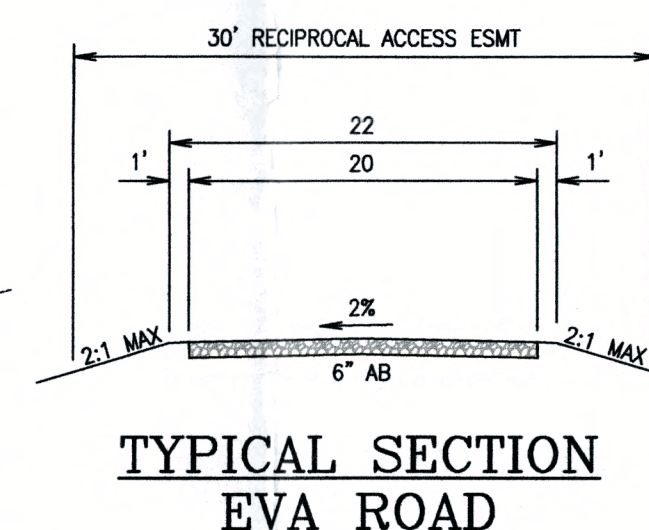
P.E. 34520

5-6-2022
DATE



TYPICAL-TIERRA DE DIOS DR.

DESIGN SPEED 30 MPH
SCALE: 1"=10'
(PRIMARY LOCAL ROAD LESS THAN OR EQUAL TO ONE ACRE MINIMUM DENSITY)



TYPICAL SECTION
EVA ROAD

SCALE: 1"=10'

LARGE LOT PLAN

1" = 250'

(LOT 1 IS CURRENTLY OCCUPIED)

PHASING PLAN

1" = 250'

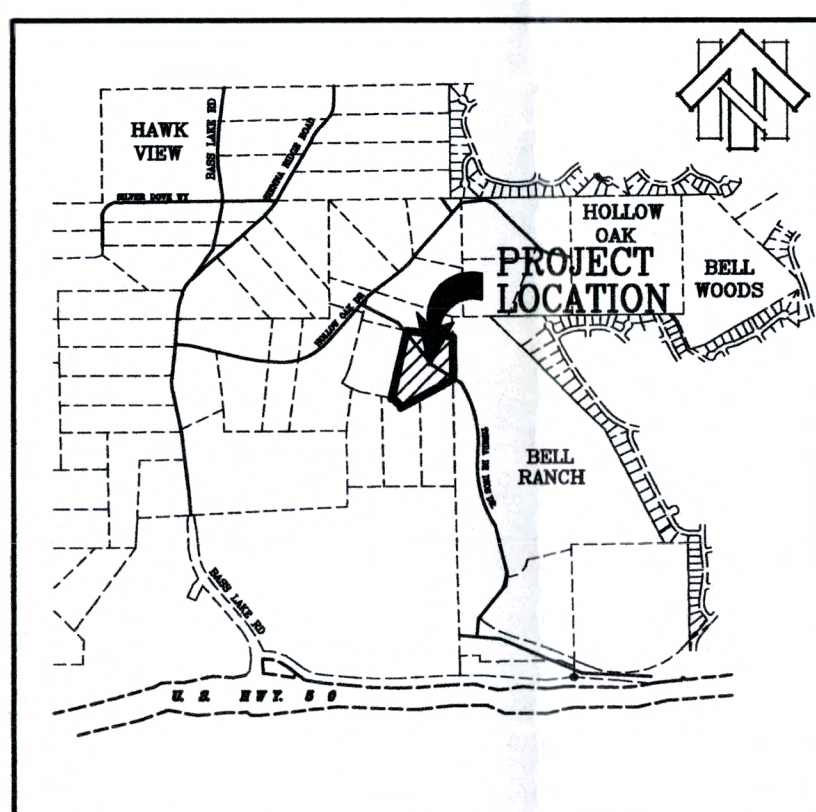
ZONING PLAN

1" = 250'

VICINITY MAP

NOT TO SCALE

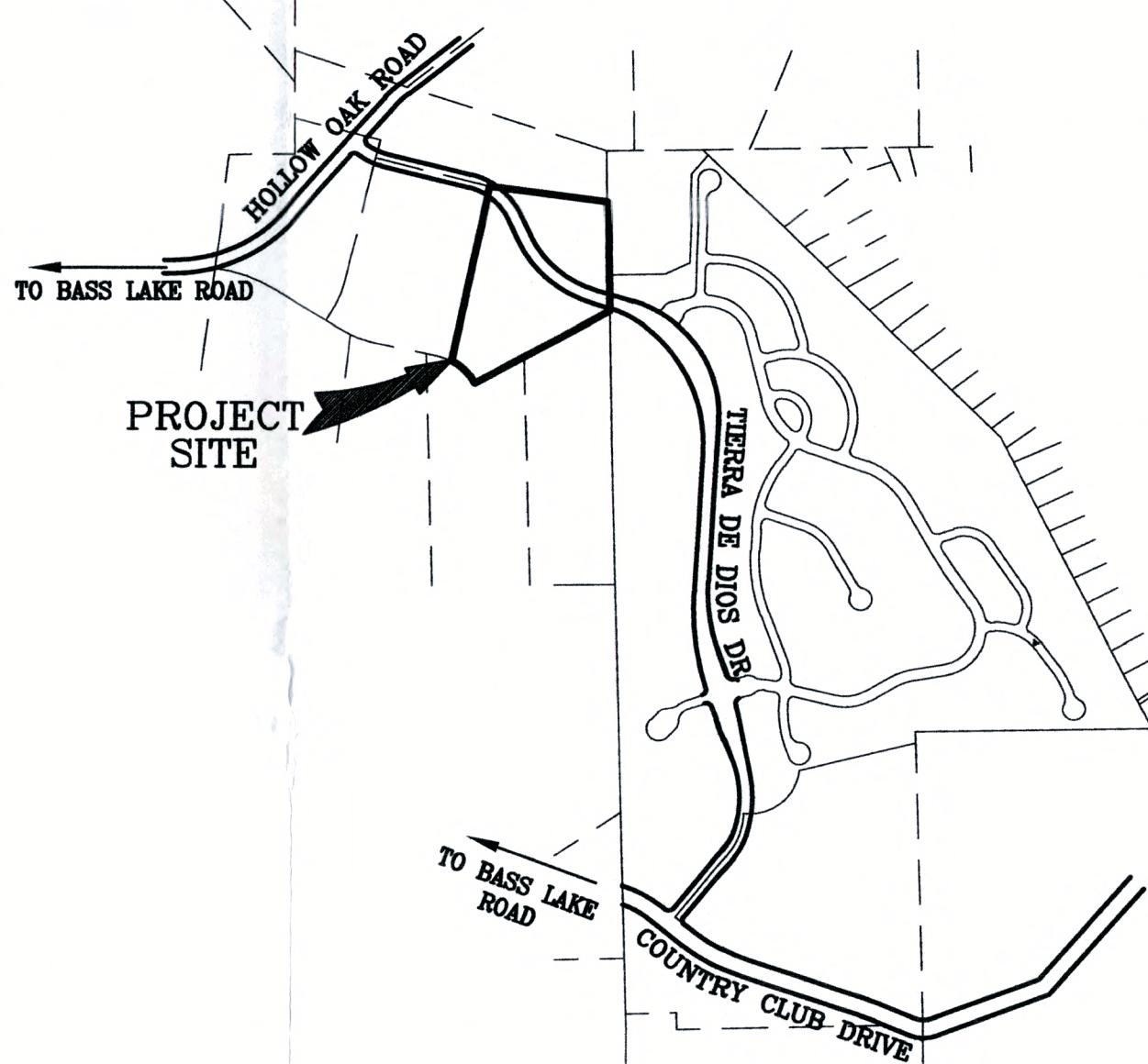
SCALE: 1"=40'



LEGEND

- EXISTING TREES
- ROCK OUTCROP
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- 10% DIRECTION OF STREET GRADE
- FINISH GRADE
- 15'-20' DRAINAGE EASEMENT
- SET BACK LINE
- BOUNDARY
- (E) LOT LINES
- (E) RW
- LOT LINE

LOT #	NET AREA
1	84,239 SF (1.93 AC)
2	27,704 SF (0.64 AC)
3	39,013 SF (0.90 AC)
4	31,803 SF (0.73 AC)
5	33,467 SF (0.77 AC)



CIRCULATION PLAN

1" = 800'

PLANNING COMMISSION:

APPROVAL/DENIAL DATE:

BOARD OF SUPERVISORS:

APPROVAL/DENIAL DATE:

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
BOARD OF SUPERVISORS
DATE: SEPTEMBER 27, 2022
BY: KAREN L. GAELER
EXECUTIVE SECRETARY