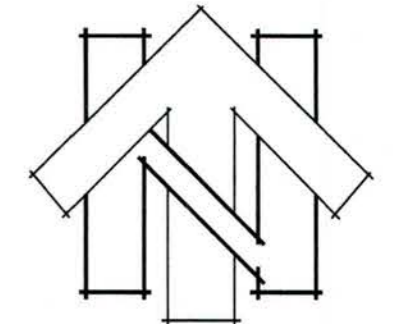


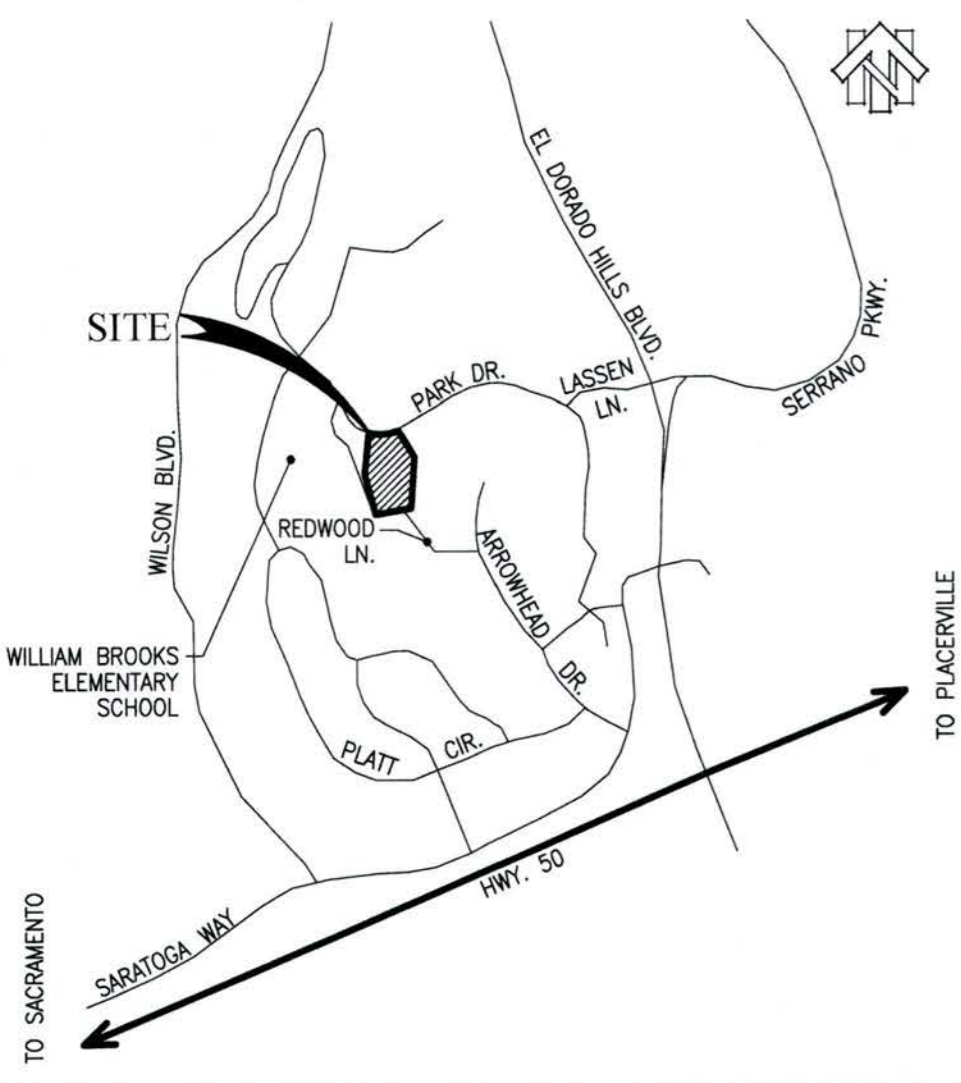
TENTATIVE PARCEL MAP PARK DRIVE

COUNTY OF EL DORADO OCTOBER, 2021 STATE OF CALIFORNIA

2021 NOV -5 PM 2:27
RECEIVED
PLANNING DEPARTMENT



0 15' 30' 60'
SCALE: 1" = 30'



VICINITY MAP
NOT TO SCALE

KEY NOTES

- ① 20' FRONT YARD SETBACK
- ② SEASONAL WETLAND
- ③ 5' SIDE YARD SETBACK
- ④ 15' REAR YARD SETBACK
- ⑤ 20' FRONT YARD SETBACK & PUE
- ⑥ (E) RETAINING WALL

GENERAL NOTES

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

THE FOLLOWING EASEMENTS MAY AFFECT THE PROPERTY SHOWN HEREON BUT THE EXACT LOCATION IS NOT DISCLOSED BY THE RECORD DOCUMENTS:

1. EASEMENT TO AMERICAN RIVER ELECTRIC, NOW P.G. & E. PER BK. 62 OF DEEDS, PG. 71
2. 10' R/W TO P.T. & T. PER BOOK 85 OF DEEDS, PG. 12
3. EASEMENT TO P.G. & E. PER BOOK 225, PG. 18 O.R.
4. EASEMENT TO P.T. & T. PER BOOK 394, PG. 232 O.R.
5. EASEMENT TO P.G. & E. PER BOOK 836, PG. 539 O.R.

APPLICANT/OWNER

ANATOLIY & YULIYA KUKHARETS
3630 PARK DRIVE
EL DORADO HILLS, CA, 95762

ENGINEER

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.ctaenr.com

MAP SCALE

1" = 30'

CONTOUR INTERVAL

CONTOUR INTERVAL = 1 FOOT

SOURCE OF TOPOGRAPHY

CTA 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

R1

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

10-28-21
DATE

WATER SUPPLY and SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

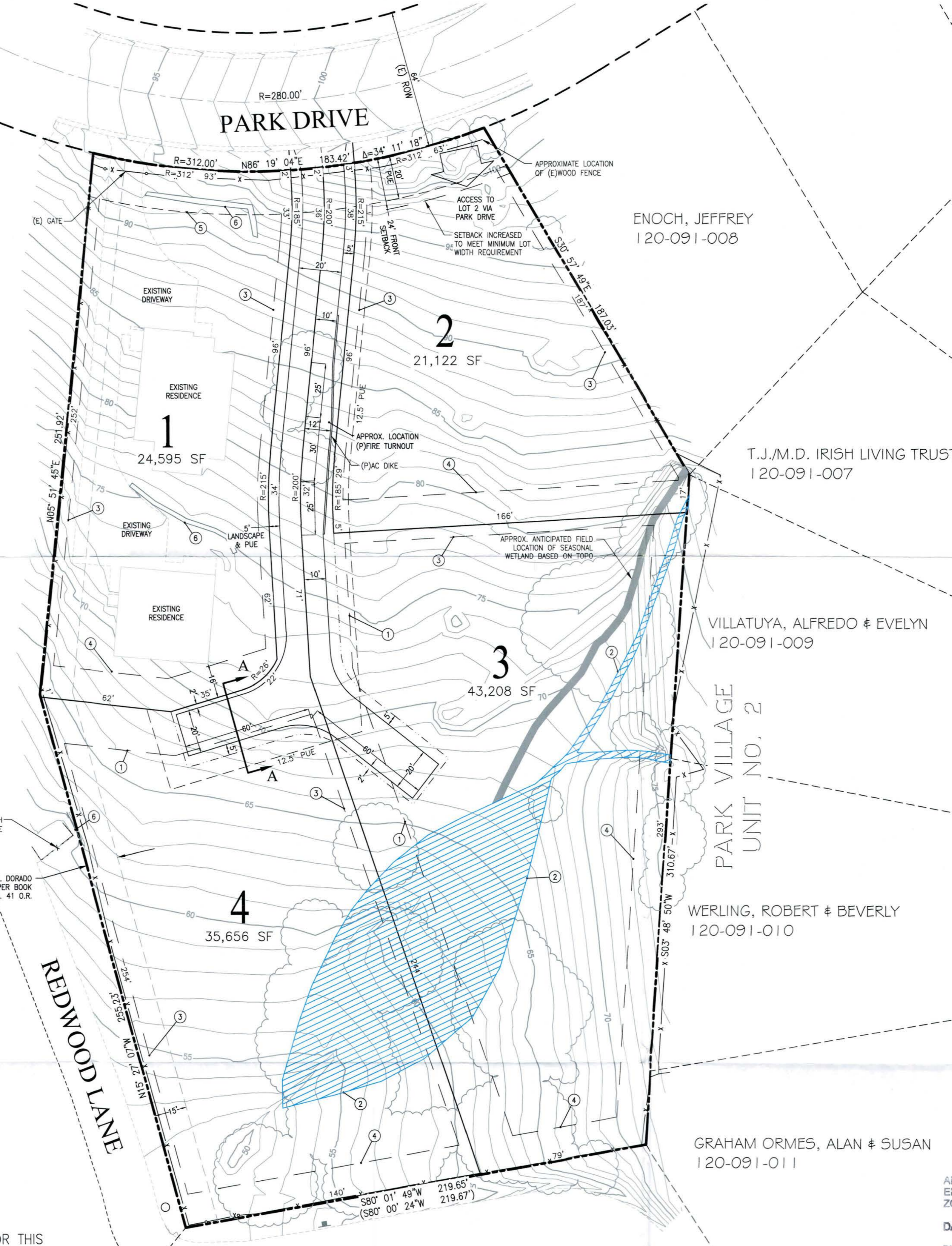
EL DORADO HILLS COUNTY WATER DISTRICT (FIRE DEPARTMENT)

DATE OF PREPARATION

OCTOBER, 2021

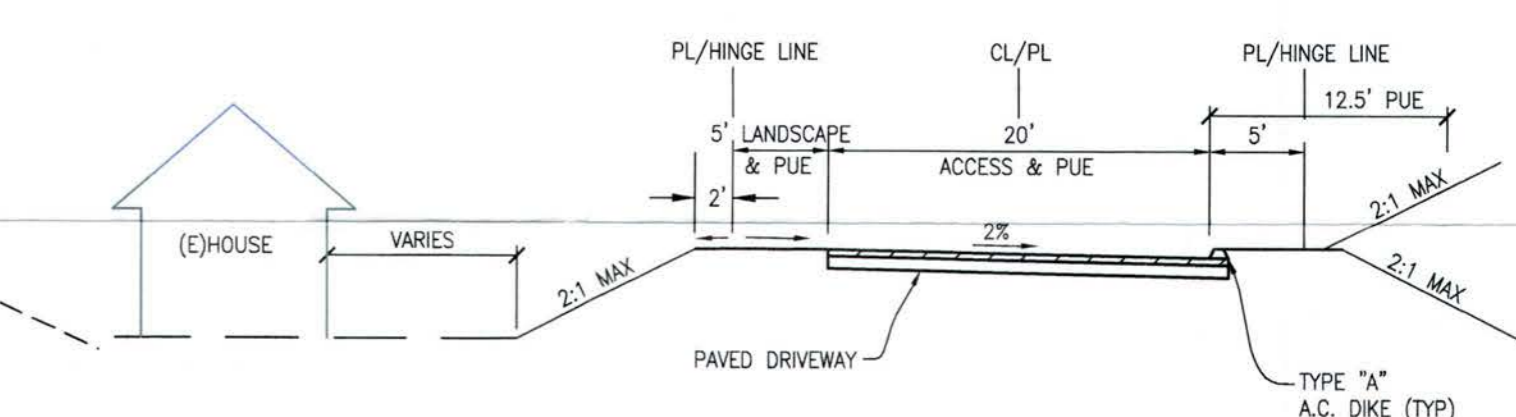
PHASING PLAN NOTICE

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)



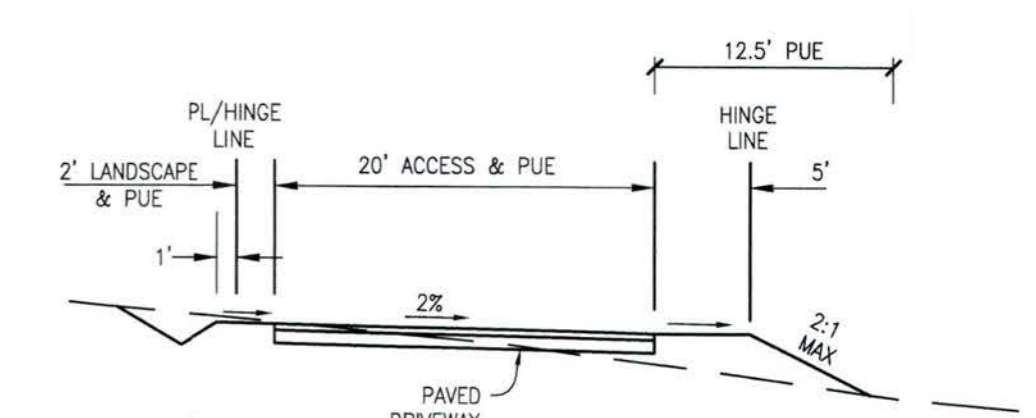
LEGEND

- PROJECT BOUNDARY
- (P) DRIVEWAY EP
- (P) HINGE LINE
- (P) SETBACK
- (P) EASEMENT
- (P) CENTERLINE
- (P) LOT LINE
- SEASONAL WETLAND
SEE REPORT PREPARED BY BARNETT ENVIRONMENTAL CONSULTANTS
- (E) EASEMENT
- (E) CENTERLINE
- (E) LOT LINE
- (E) CURB & GUTTER



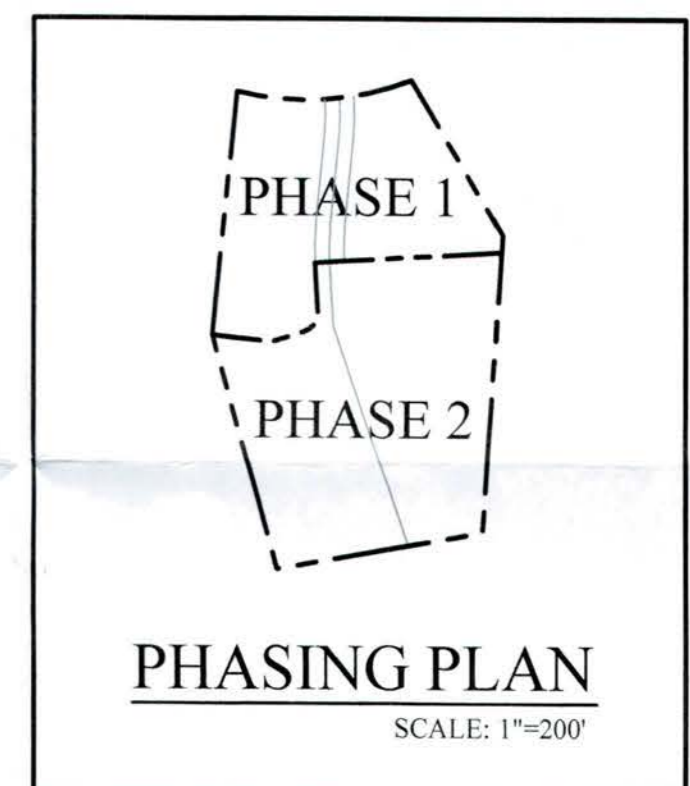
TYPICAL DRIVEWAY

SCALE: 1" = 10'



SECTION A-A

SCALE: 1" = 10'



PHASING PLAN

SCALE: 1"=200'

APPROVED
EL DORADO COUNTY
ZONING ADMINISTRATOR

DATE December 21, 2022

By: Brent Sampson/dre
ZONING ADMINISTRATOR
P21-0010

FILE COPY

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

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