

# REVISED TENTATIVE MAP

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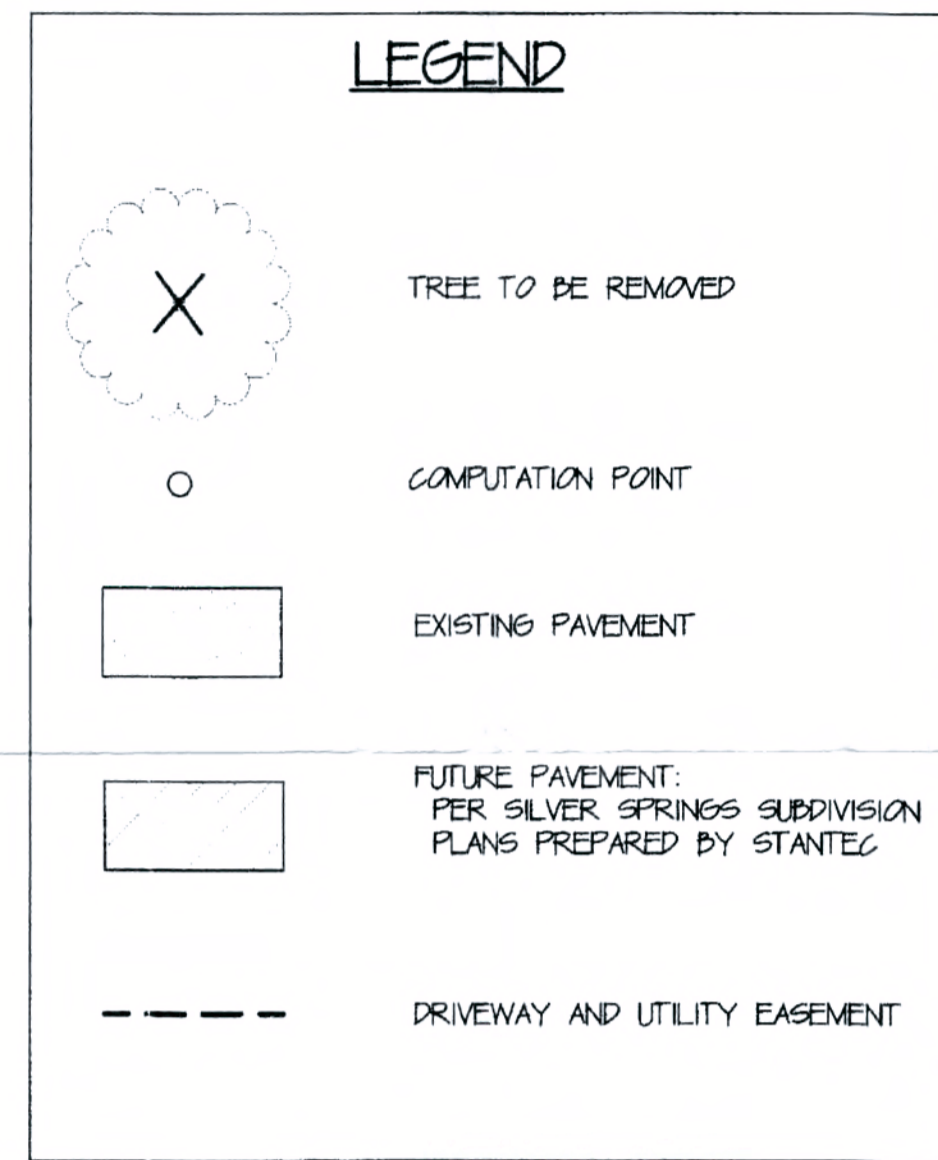
OCTOBER, 2022

RECEIVED  
OCT 14 2022  
EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

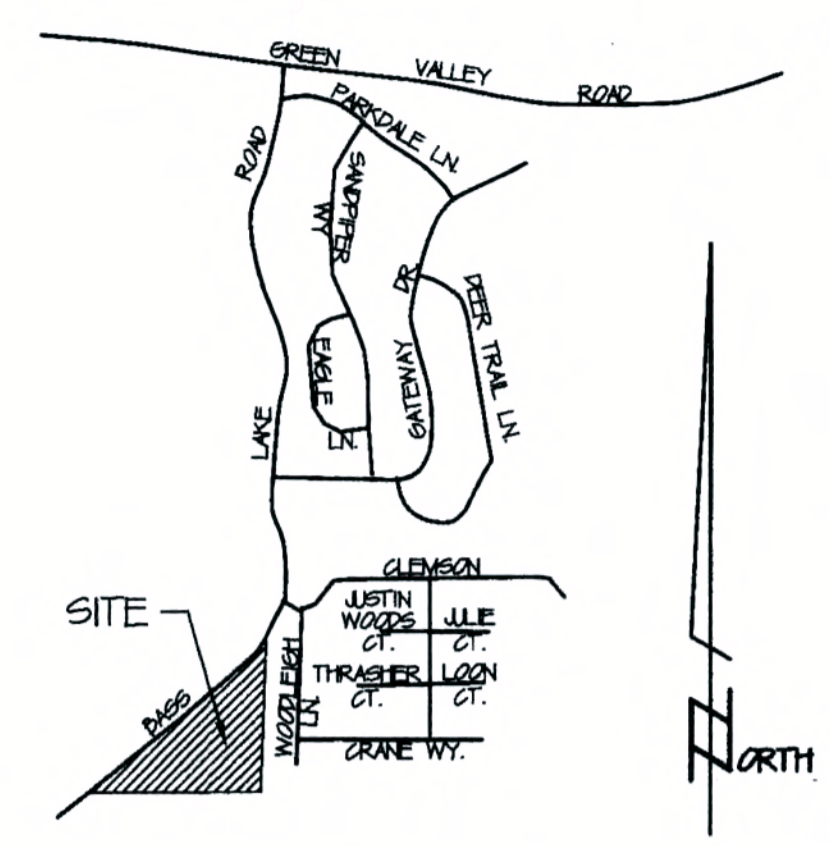
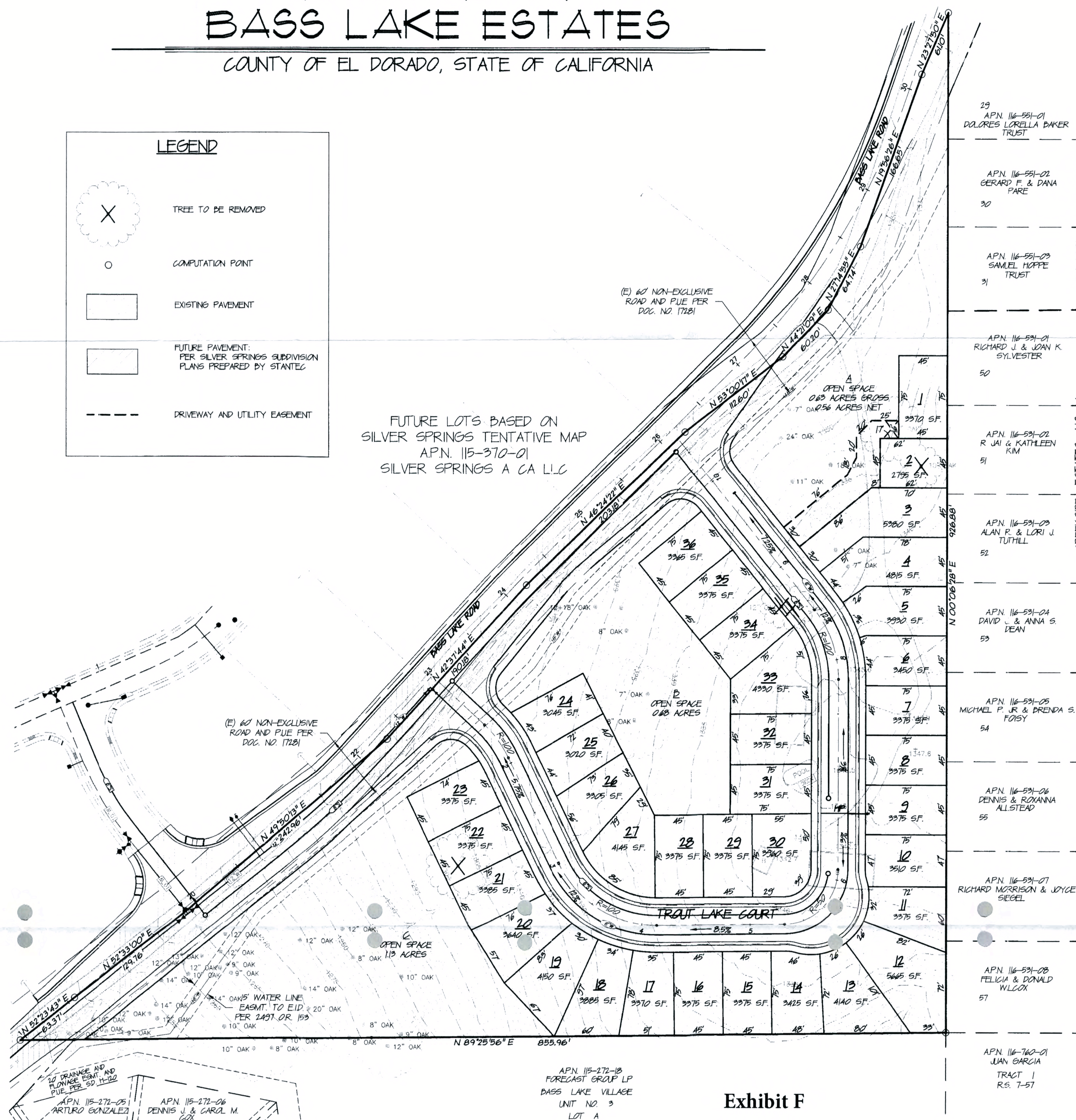
## TENTATIVE MAP BASS LAKE ESTATES COUNTY OF EL DORADO, STATE OF CALIFORNIA

### NOTES:

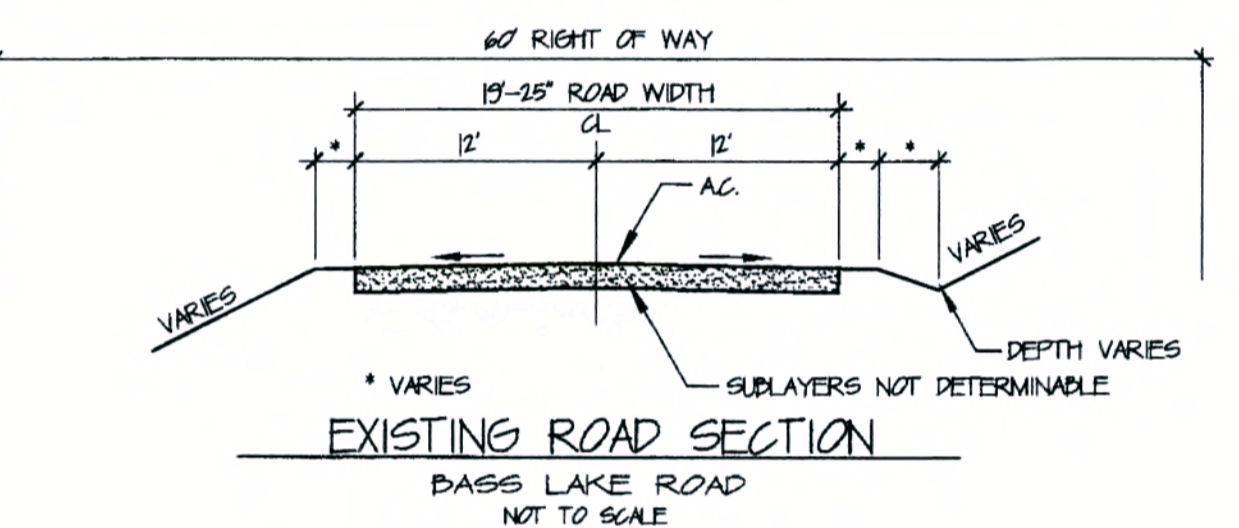
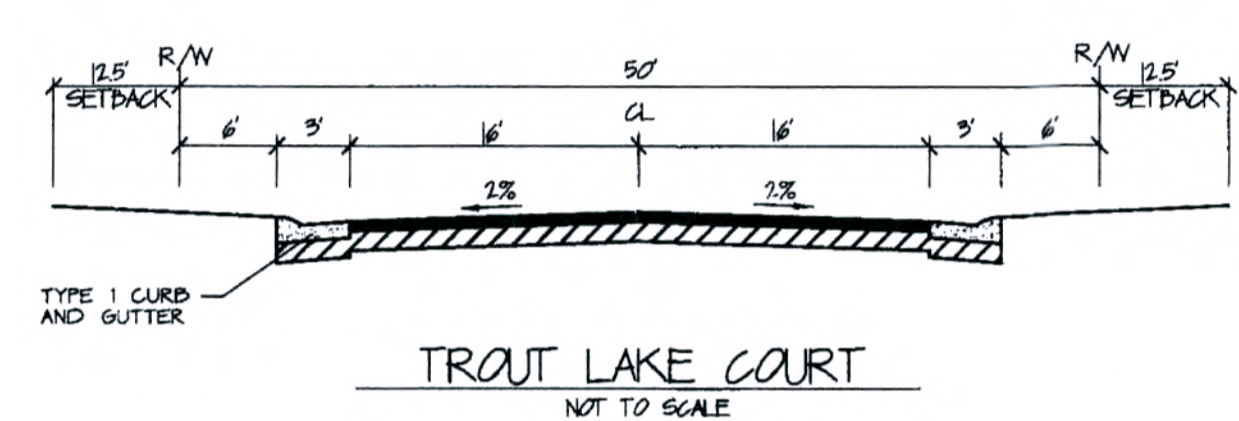
- THIS PROPOSED MAP WILL BE A RESUBDIVISION OF PARCEL A ON MAP 8-99.
- PER FEMA FLOOD INSURANCE RATE MAPS, THE SUBJECT PROPERTY IS IN FLOOD ZONE "C" - AREAS OF MINIMAL FLOODING.
- THE FIELD SURVEY PERFORMED TO PREPARE THIS TENTATIVE MAP AND RELATED EXHIBITS WAS FOR ESTABLISHING AERIAL CONTROL ONLY. ON-SITE AND OFF-SITE IMPROVEMENTS ARE LOCATED AND DESCRIBED BASED ON A VARIETY OF SOURCES INCLUDING AERIAL PHOTOGRAPHS, SITE INSPECTIONS, AND PUBLIC RECORDS.
- EASEMENTS WILL BE PROVIDED AS FOLLOWS:
  - DRAINAGE AND PUBLIC UTILITIES EASEMENTS 5' ALONG ALL SIDE LINES.
  - THE 5' ADJACENT TO ALL STREET RIGHT-OF-WAYS AS POSTAL EASEMENTS.
  - 5' DRAINAGE EASEMENT CENTERED ON V-DITCH AND/OR EXISTING DRAINAGE SWALE.
- THE SUBDIVIDER WILL MAKE ALL REQUIRED IMPROVEMENTS BASED ON PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF EL DORADO DEPARTMENT OF TRANSPORTATION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
  - CONSTRUCT ALL ROADS AS SHOWN IN CONFORMANCE WITH THE TYPICAL ROAD SECTION, WITH CUTS AND FILLS BEING NO STEEPER THAN 2:1, EXCEPT IN ROCK MATERIAL.
  - DISTURBED AREAS WILL BE SEEDED IN CONFORMANCE WITH THE EL DORADO COUNTY RESOURCE CONSERVATION DISTRICT SPECIFICATIONS.
  - DRAINAGE CHANNELS SUBJECT TO EROSION WILL BE RIPRAPPED OR ASPHALT LINED.
  - EXTEND ELD WATER TO ALL RESIDENTIAL LOTS.
- A DESIGN WAIVER IS BEING REQUESTED TO ALLOW FOR THE FOLLOWING:
  - TO ALLOW FOR A REDUCTION IN PROPERTY FRONTAGE SETBACK FROM 22' TO 15'. SEE TYPICAL SECTION.



FUTURE LOTS BASED ON  
SILVER SPRINGS TENTATIVE MAP  
APN. 115-370-01  
SILVER SPRINGS A CA LLC



VICINITY MAP  
NOT TO SCALE



**ENGINEER'S STATEMENT**  
I, GENE E THORNE, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS BASS LAKE ESTATES HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

GENE E THORNE, RCE 20462  
REG. EXP. DATE: 03/30/27

**OWNER OF RECORD:**  
CARMICHAEL INVESTMENT GROUP  
P.O. BOX 2000  
2840 RANCHO SANTA FE, CA 92067  
TEL: \_\_\_\_\_

**NAME OF APPLICANT:**  
SAME AS OWNER

**MAP PREPARED BY:**  
GENE E THORNE & ASSOCIATES, INC.  
4000 GOLDENADO CIRCLE  
CAMERON PARK, CA 95688  
TEL: 530-671-1141 FAX: 530-767-4105  
EMAIL: planning@thornecivil.com

**SCALE OF MAP:**  
1" = 50'

**CONTOUR INTERVAL:**  
ONE (1) FOOT

**SOURCE OF TOPOGRAPHY:**  
AERIAL SURVEY

**SECTION, TOWNSHIP & RANGE:**  
A PORTION OF SECTION 29, T 12 N, R 9 E MPM.

**ASSESSOR'S PARCEL NO.:**  
115-070-06

**PRESENT ZONING:**  
RE-5

**TOTAL PARCEL AREA:**  
1.45 ACRES

**MINIMUM PARCEL AREA:**  
3,070 SF. (0.07 ACRES)

**TOTAL NUMBER OF PARCELS:**  
THIRTY SIX (36)

**WATER SUPPLY:**  
EID.

**SEWAGE DISPOSAL:**  
EID.

**PROPOSED STRUCTURAL FIRE PROTECTION:**  
CAMERON PARK FIRE DEPARTMENT

**DATE:**  
APRIL 20, 2021  
REVISED JUNE 1, 2021

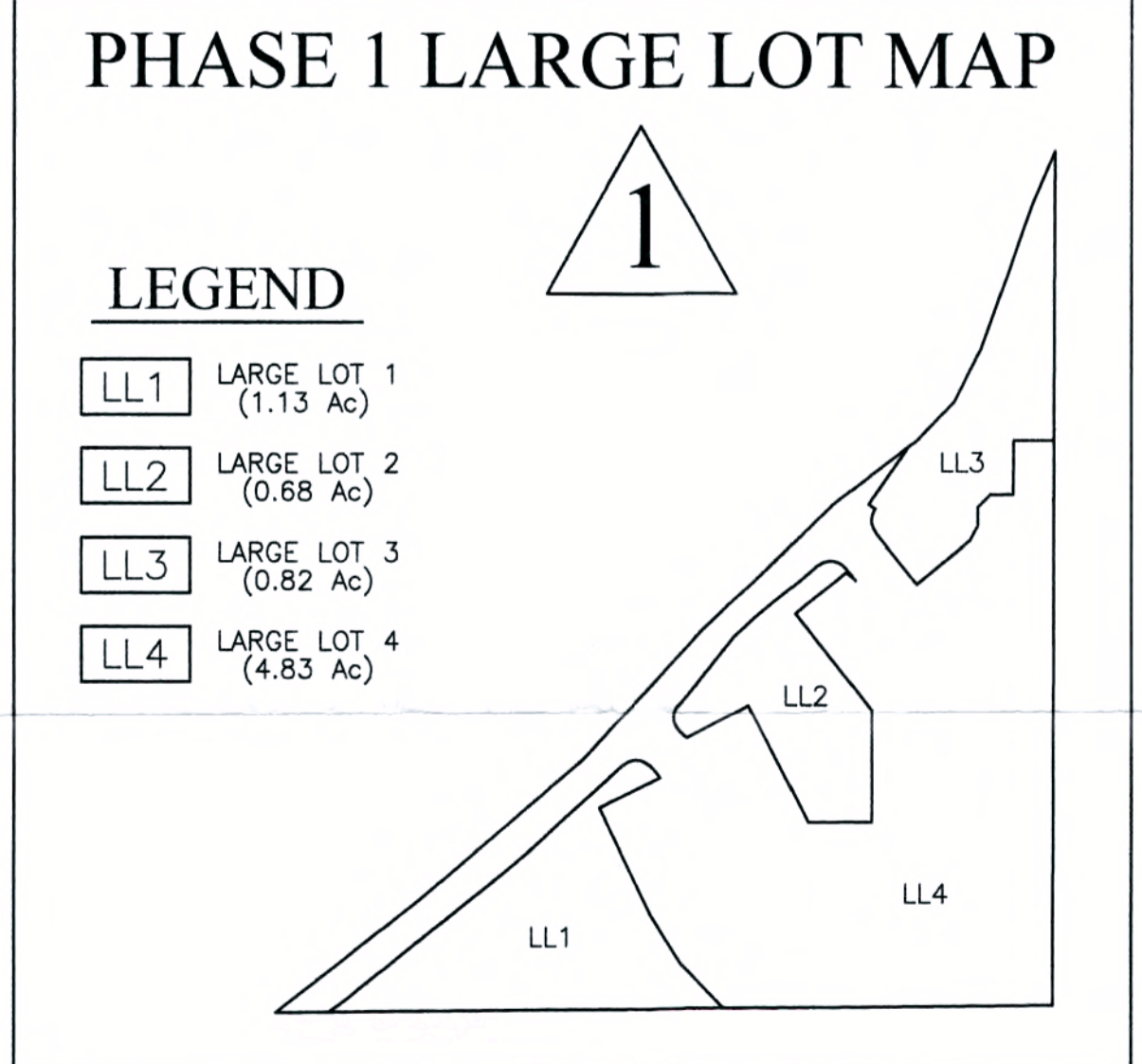
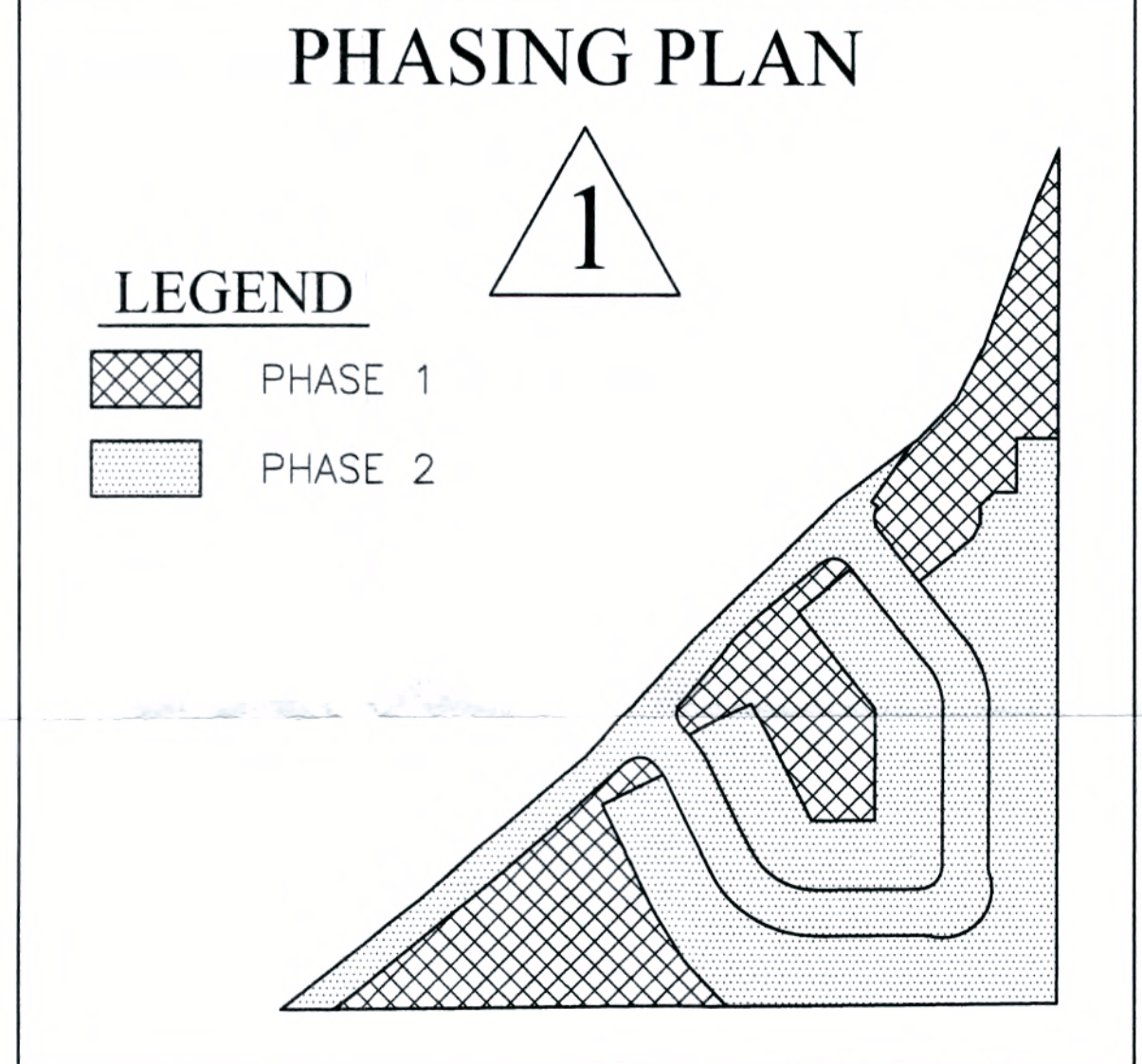
**ZONING ADMINISTRATOR:** Rebecca Assaquin  
APPROVAL/DENIAL DATE: January 26, 2023

**BOARD OF SUPERVISORS:**  
APPROVAL/DENIAL DATE: February 12, 2023

### PHASING PLAN NOTICE

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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)



### ENGINEER'S CERTIFICATE FOR:

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DAVID B. CROSARIEL R.C.E. C34520  
DATE: 10-7-22

**cta** Engineering & Surveying  
Civil Engineering • Land Surveying • Land Planning  
3233 Monterey Circle, Rancho Cordova, CA 95742  
T (916) 638-0919 • F (916) 638-2478 • www.ctacoe.com

APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION  
DATE: JANUARY 12, 2023  
BY: KAREN L. GARDNER/CS  
EXECUTIVE SECRETARY