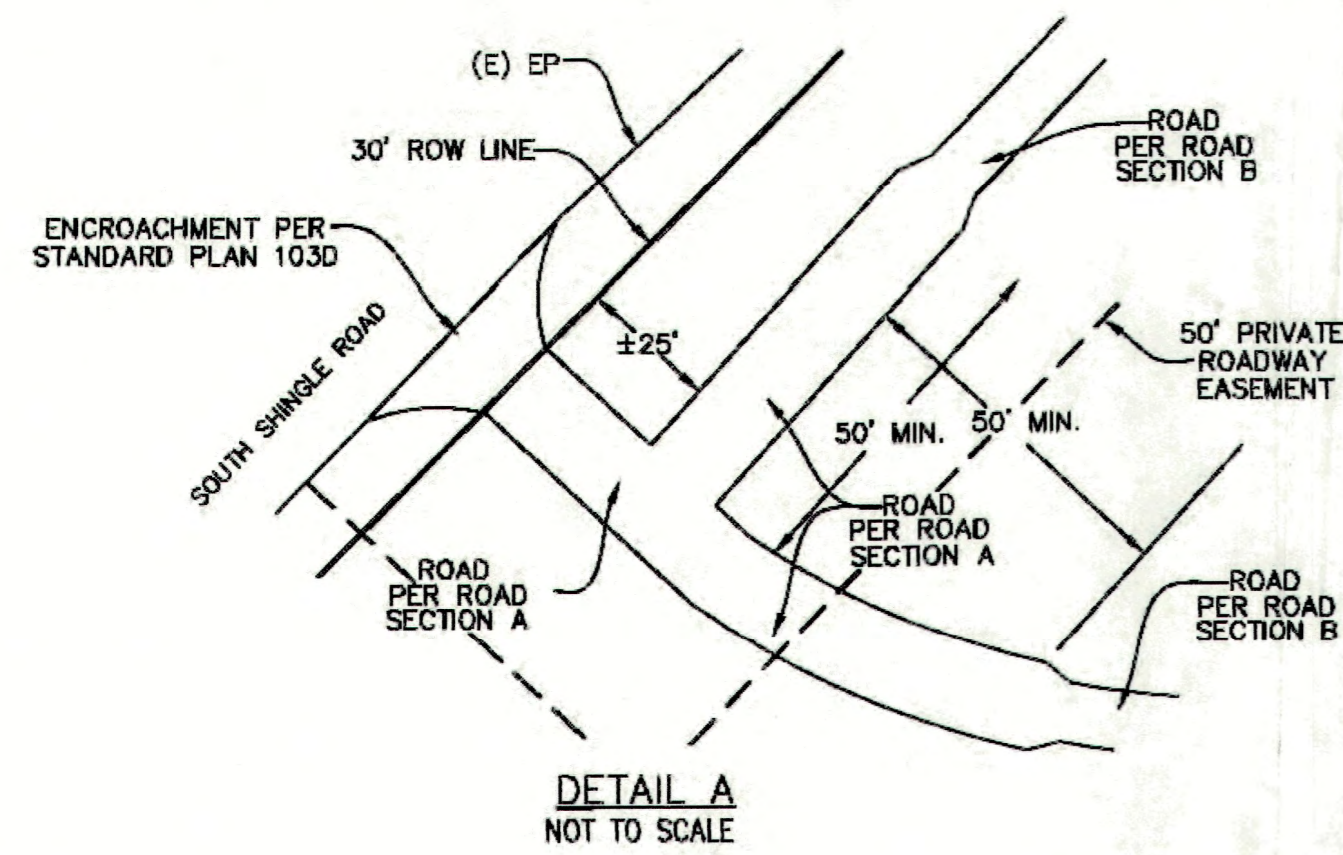
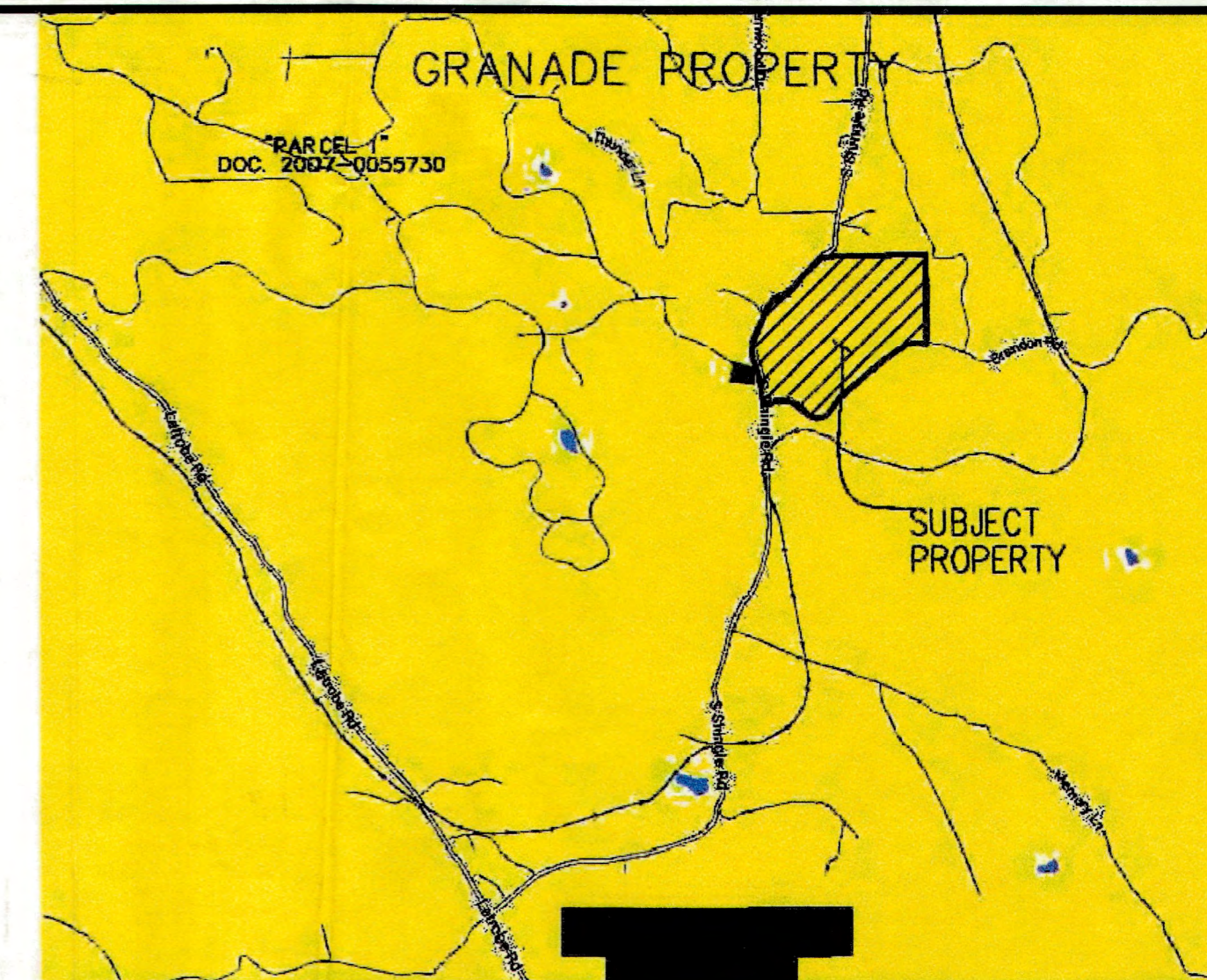


TENTATIVE SUBDIVISION MAP

A PORTION OF THE SOUTH 1/2 OF SECTION 35 T.9N. R.9E. AND
A PORTION OF THE NORTH 1/2 OF SECTION 2 AND A PORTION
OF THE NORTHEAST 1/4 OF SECTION 3, T.8N, R.9E., M.D.M.
COUNTY OF EL DORADO, CALIFORNIA
JULY 2017 SCALE: 1" = 200'

SHEET 1 OF 1



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	3000.00	141.68	2°42'20"	N18°24'50"W	141.65
C2	3000.00	349.60	6°40'37"	N13°43'21"W	349.41
C3	3000.00	30.47	0°34'55"	N10°05'36"W	30.47
C4	3000.00	234.35	4°28'33"	N07°33'51"W	234.29
C5	200.00	54.91	15°43'46"	S52°15'24"W	54.73

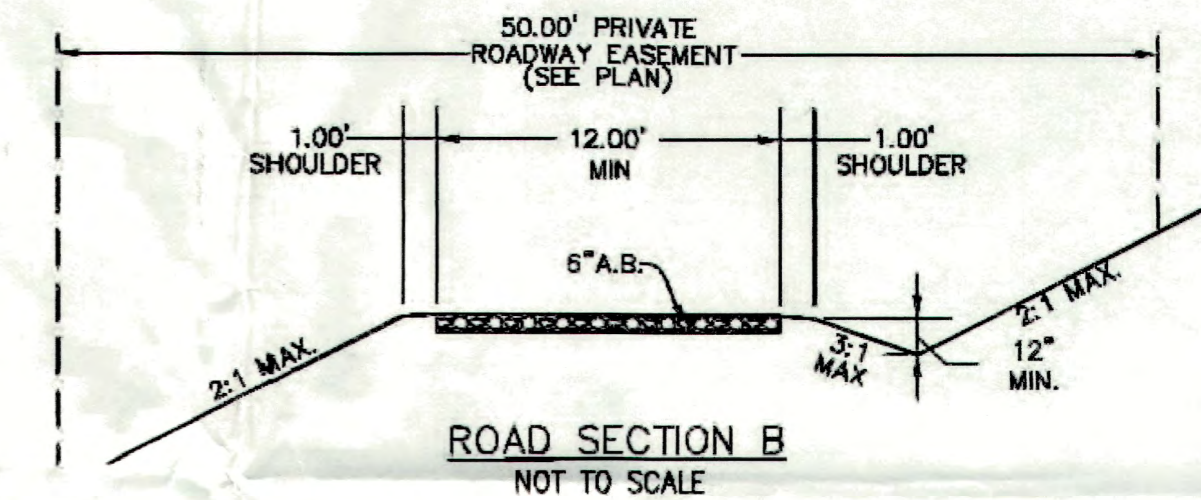
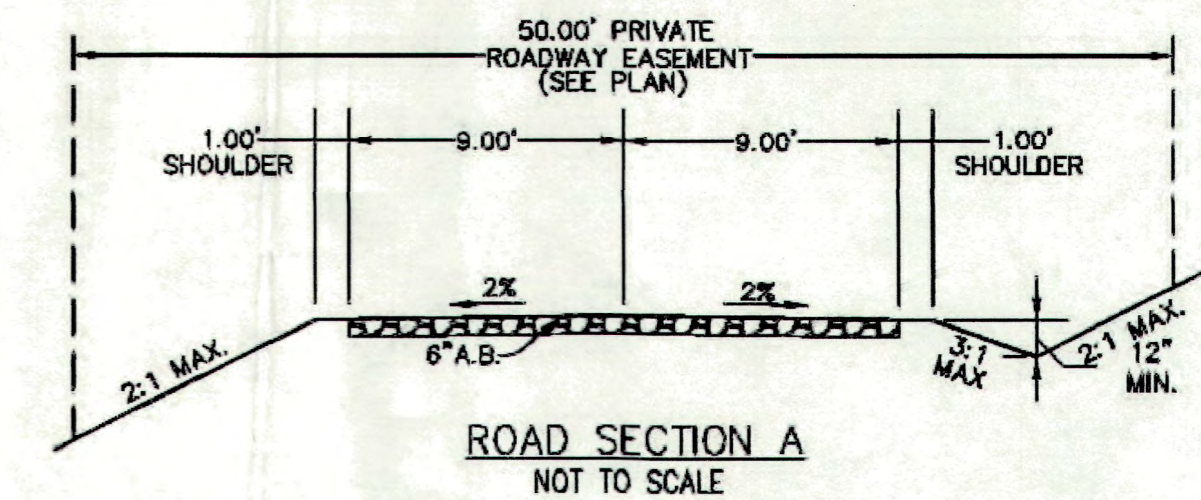
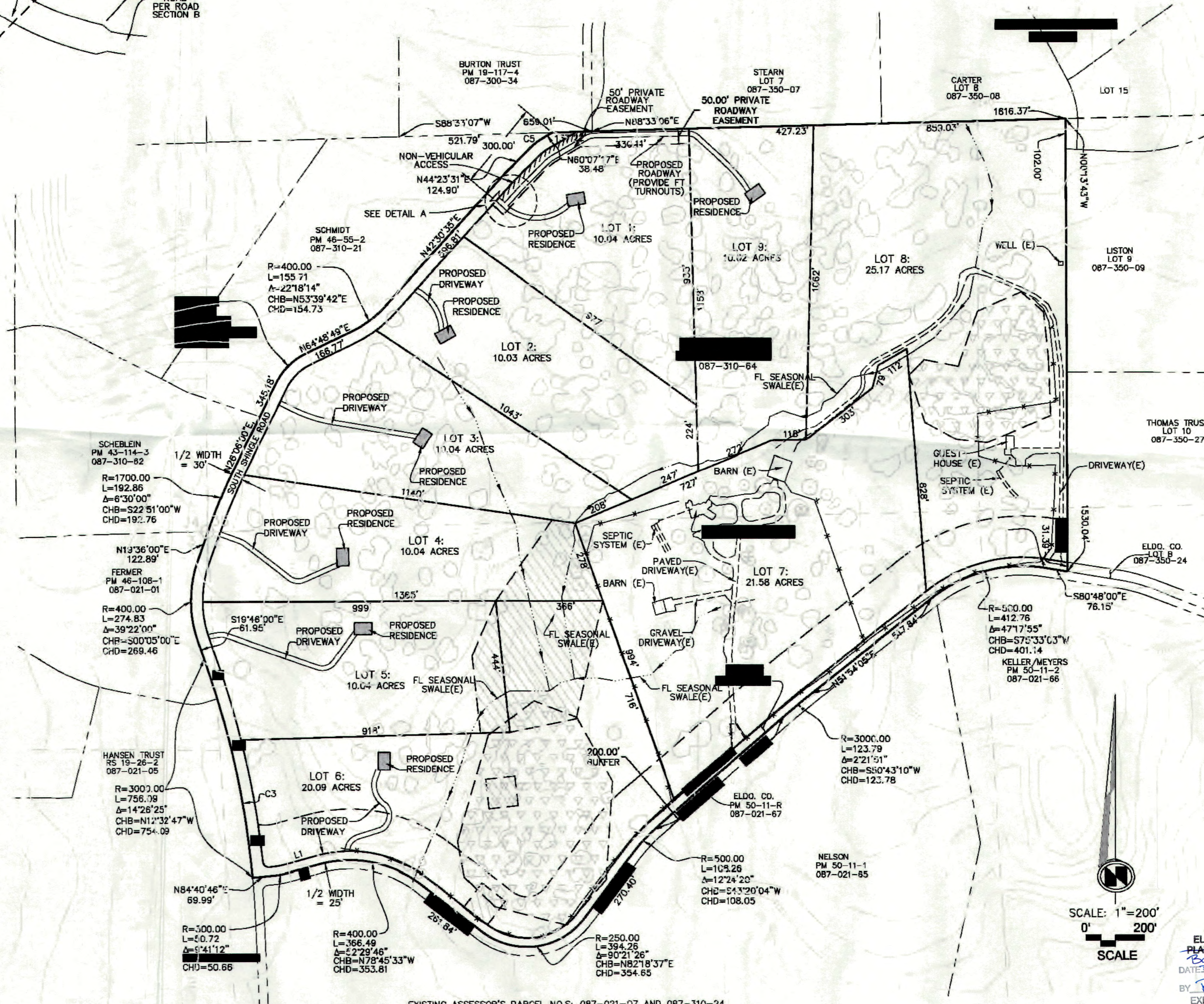
LINE TABLE		
LINE	BEARING	LENGTH
L1	N74°59'34"E	111.58'

LEGEND:

- EXISTING PARCEL BOUNDARY
- PROPOSED PARCEL LINES
- - - ADJACENT PARCEL BOUNDARY
- - - EXISTING CONTOUR (10 FT INDEX)
- - - EDGE OF DRIVEWAY (E)
- - - SEASONAL DRAINAGE SWALES (E)
- - - ADJACENT EASEMENTS (E)
- - - PROPOSED EASEMENTS
- - - SECTION BREAKDOWN LINES
- ☁ TREE CANOPY
- ▨ NON-BUILDING AREA
- ▤ AREA OF CONSERVATION EASEMENT PER DOC. 2007-0079002
- ▩ NON-VEHICULAR ACCESS

NOTES:

- PROPOSED 15 FOOT DRAINAGE EASEMENT LYING 7.5 FEET ON EACH SIDE OF SEASONAL DRAINAGE SWALES. SEPTIC SETBACK 50 FEET FROM EACH SIDE OF SEASONAL DRAINAGE SWALES.
- ARCHEOLOGICAL SURVEY SITES ARE LOCATED WITHIN NON-BUILDING AREA.



NOTES AND INFORMATION FOR APN 087-310-64

1. EXISTING ZONING:	AE
2. PROPOSED ZONING:	RE-10
3. EXISTING GENERAL PLAN DESIGNATION:	RURAL RESIDENTIAL
4. PROPOSED GENERAL PLAN DESIGNATION:	RURAL RESIDENTIAL
5. LEGAL DESCRIPTION:	PORTION OF THE S1/2 OF SEC 35 T.9N R.9E & PORTION OF THE N1/2 OF SEC 3 T.8N R.9E MDM.
6. TREE PRESERVATION PLAN:	NO TREES REMOVED

PROPOSED TENTATIVE SUBDIVISION MAP FOR APN 087-310-64

A. OWNER OF RECORD:	DOUG GRANADE GRANADE FAMILY TRUST 4415 COMMODITY WAY SHINGLE SPRINGS, CA 95682
B. NAME OF APPLICANT:	LARRY PATTERSON PATTERSON DEVELOPMENT
C. MAP PREPARED BY:	PATTERSON DEVELOPMENT 6810 MERCHANDISE WAY DIAMOND SPRINGS, CA 95619 PHONE (530) 626-3746
D. SCALE:	1"=200'
E. CONTOUR INTERVAL:	10 FOOT
F. SOURCE OF TOPOGRAPHY:	USGS INTERPOLATED
G. SECTION, TOWNSHIP AND RANGE:	SEC. 35 T.9N, R.9E; MDM SEC. 3 T.8N, R.9E; MDM
H. ASSESSMENT PARCEL NUMBER:	087-310-64
I. PROPOSED ZONING:	RE-10
J. TOTAL AREA:	132.123 ACRES
K. TOTAL NUMBER OF LOTS:	10 (9 RES. AND 1 ROAD LOT "R")
L. MINIMUM LOT AREA:	10.02 ACRES
M. WATER SUPPLY:	WELL
N. SEWAGE DISPOSAL:	SEPTIC SYSTEM
O. PROPOSED STRUCTURAL FIRE PROTECTION:	EL DORADO COUNTY F.P.D.
P. DATE OF PREPARATION:	NOVEMBER 10, 2015 (REVISED 7-7-2017)
Q. SIGNATURES:	
PLANNING COMMISSION:	
APPROVAL/DENIAL DATE:	
BOARD OF SUPERVISORS:	
APPROVAL/DENIAL DATE:	

SCALE: 1"=200'
0' 200'

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
Board of Supervisors
DATE: December 6, 2017
BY: Roger Trust 908
EXECUTIVE SECRETARY

EXISTING ASSESSOR'S PARCEL NO.S: 087-021-07 AND 087-310-24

NUMBER	DATE	DESCRIPTION	BY

REVISION BLOCK

PATTERSON DEVELOPMENT
6610 MERCHANDISE WAY,
DIAMOND SPRINGS, CA. 95619 (530) 626-3746 FAX (530) 626-8972

DRAWN BY:	PAG	SCALE:
DESIGNED BY:	LAP	HORIZONTAL:
CHECKED BY:	LAP	VERTICAL:
SUBMITTED BY:		N/A
DRAWING NAME:	GRANADE-TSDM.dwg	

TENTATIVE SUBDIVISION MAP

GRANADE APN: 087-310-64

GRANITE SPRINGS

DATE: JULY 7, 2017
SHEET 1
OF 1