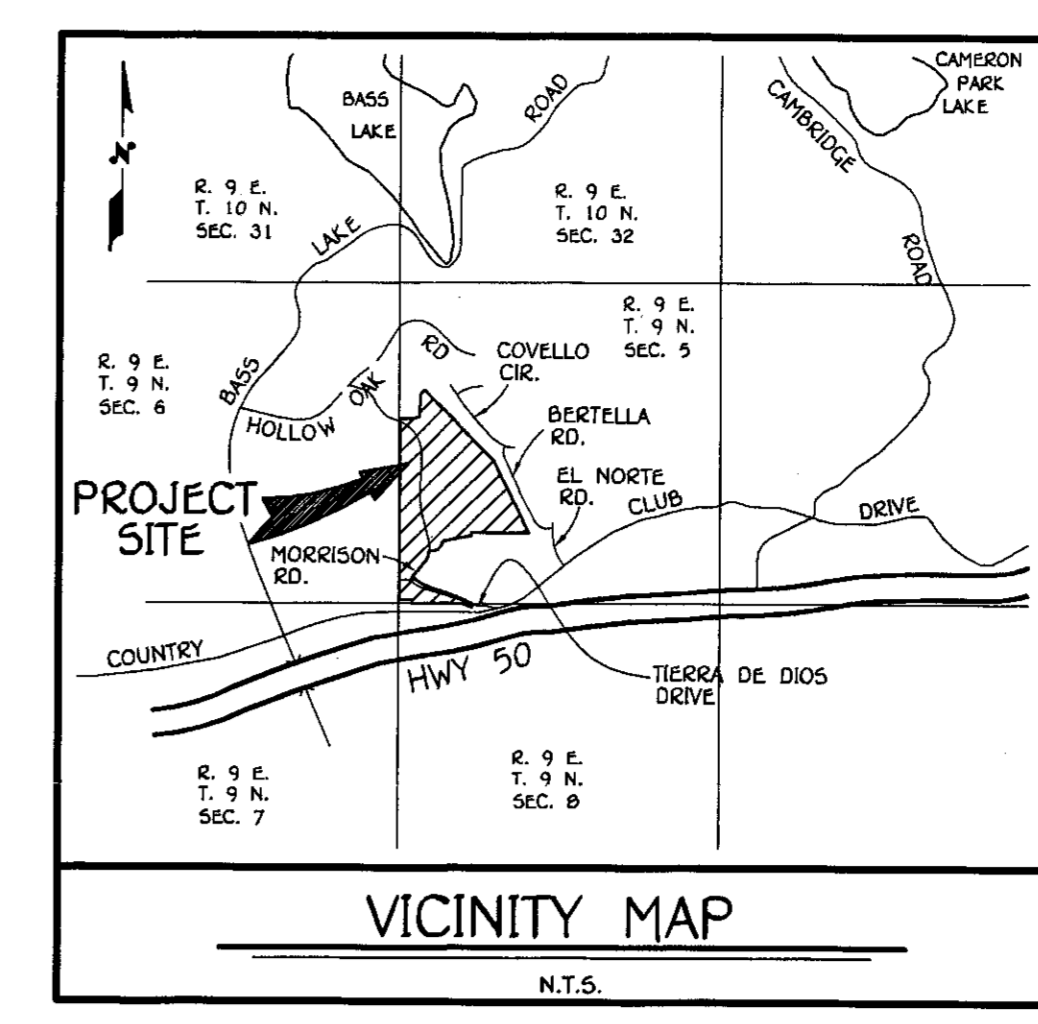
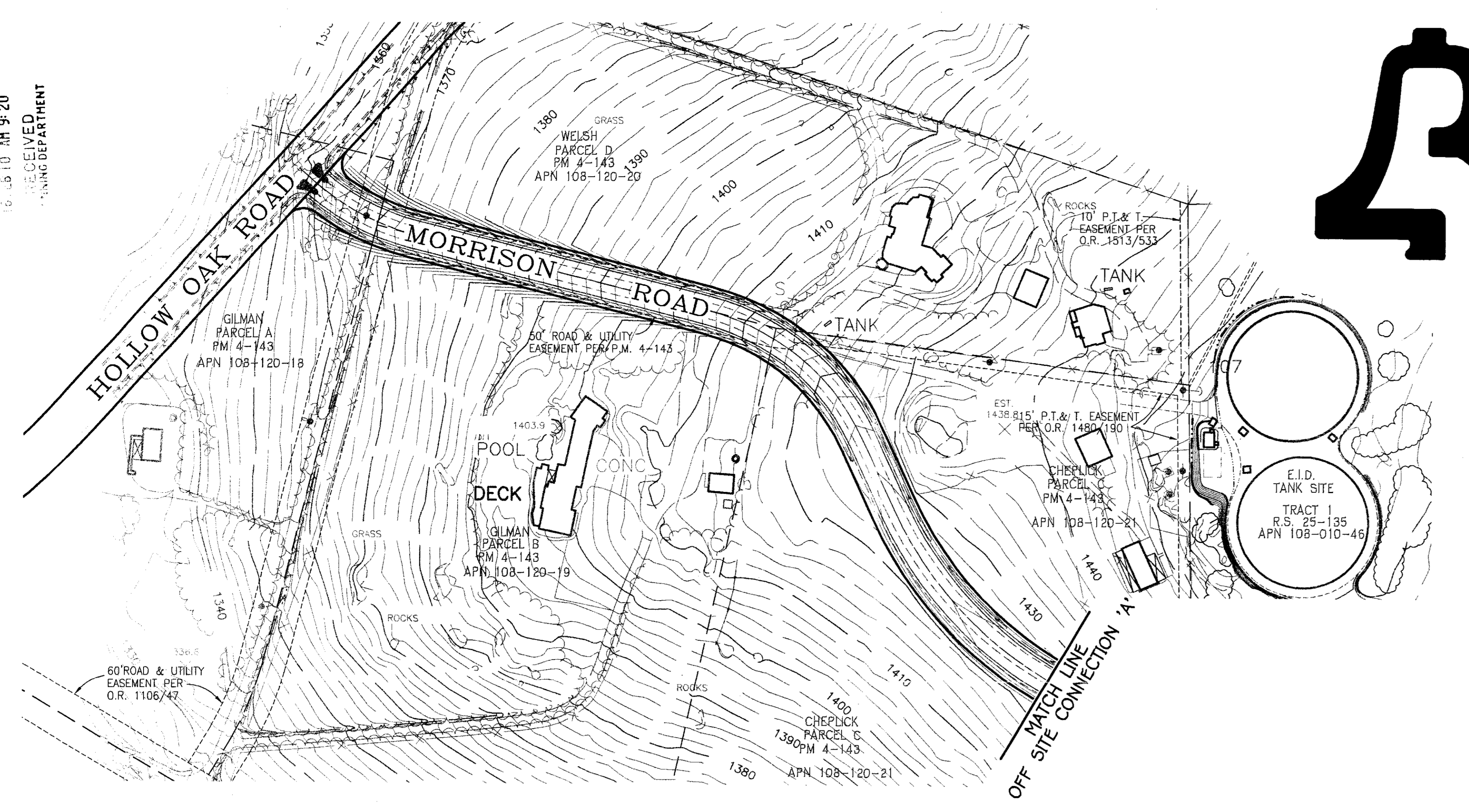


REVISED TENTATIVE MAP

BELL RANCH

EL DORADO COUNTY, CALIFORNIA



- LEGEND**
- = JURISDICTIONAL WATERS
 - = OPEN SPACE
 - = EXISTING TREES
 - = EXISTING TREE GROVES
 - = ROCK OUTCROP
 - = (E) LOT LINES
 - = PROPOSED FIRE HYDRANT
 - = EXISTING FIRE HYDRANT
 - = DIRECTION OF STREET GRADE
 - = FINISH GRADE
 - = 15' DRAINAGE EASEMENT
 - = PROPOSED TRAIL PER FIG. 4-5 BASS LAKE HILLS SPECIFIC PLAN (APPROXIMATE ALIGNMENT)

LAND USE BREAKDOWN

LOT A & LOT C - LOT G	LANDSCAPE LOTS (SEE NOTE BELOW)
LOT J	PARK SITE **
LOT K & LOT B	OPEN SPACE
LOT L	PLAY FIELD
LOT I - LOT 113	SINGLE FAMILY RESIDENTIAL

NOTE: ACCESS TO LOTS 1 THRU 11, FRONTING ON MORRISON ROAD, WILL BE ACCOMMODATED BY THE USE OF ACCESS EASEMENTS, UNLESS OTHERWISE SHOWN

ACREAGE BREAKDOWN

DESCRIPTION	AREA (ACRES)
STREETS LOT-R	17.77
RESIDENTIAL LOTS	67.83
OPEN SPACE	12.86
LANDSCAPE	3.46
PLAY FIELD	4.45
PARK **	5.77
TOTAL	= 112.14 ACRES

** NOTE: THE EL DORADO HILLS COMMUNITY SERVICES DISTRICT RESERVES THE RIGHT TO ACCEPT LOT J, OR IN-LIEU FEES TO SATISFY THE PAVEMENT DEDICATION REQUIREMENT OF THE BASS LAKE HILLS SPECIFIC PLAN.

OWNER OF RECORD:
 84.8000 L.L.C.
 3020 I ST #300
 SACRAMENTO, CA 95816
 916/930-0925

NAME OF APPLICANT:
 84.8000 L.L.C.
 3020 I ST #300
 SACRAMENTO, CA 95816
 916/930-0925

ENGINEER:
 CTA Engineering & Surveying
 Civil Engineering & Land Surveying & Land Planning
 1000 J Street, Suite 200
 Sacramento, CA 95811

SCALE:
 1" = 100'

CONTOUR INTERVAL:
 2 FOOT INTERVAL

SOURCE OF TOPOGRAPHY:
 AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP AND RANGE:
 SECTION 5
 TOWNSHIP 19 N
 RANGE 2 E

ASSESSOR'S PARCEL NUMBERS:
 119-020-52

EXISTING LAND USE:
 L7 PD LOW DENSITY RESIDENTIAL PLANNED DEVELOPMENT
 M PD MEDIUM DENSITY RESIDENTIAL PLANNED DEVELOPMENT
 PER BASS LAKE HILLS SPECIFIC PLAN

EXISTING ZONING:
 EXISTING ZONING: R1-PD

TOTAL AREA:
 112.14 ACRES

TOTAL NUMBER OF PARCELS:
 113 SINGLE FAMILY RESIDENTIAL LOTS
 6 LANDSCAPE LOTS
 2 OPEN SPACE LOTS
 1 PLAY FIELD
 1 PARK
 123 TOTAL LOTS

MINIMUM RESIDENTIAL PARCEL AREA:
 13,500 SF

MAXIMUM RESIDENTIAL PARCEL AREA:
 91,449 SF (2.10 ACRES)

WATER SUPPLY:
 EL DORADO IRRIGATION DISTRICT

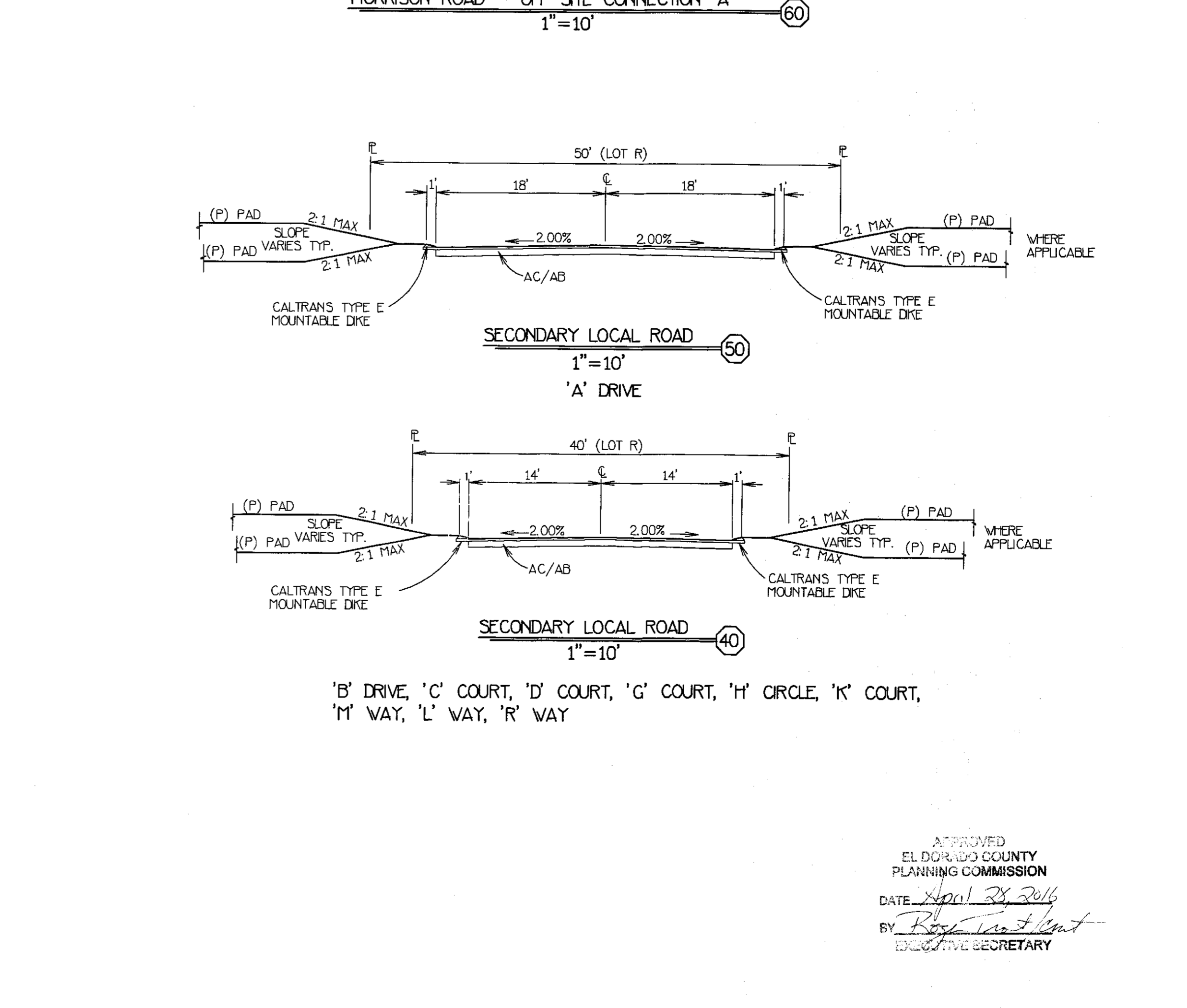
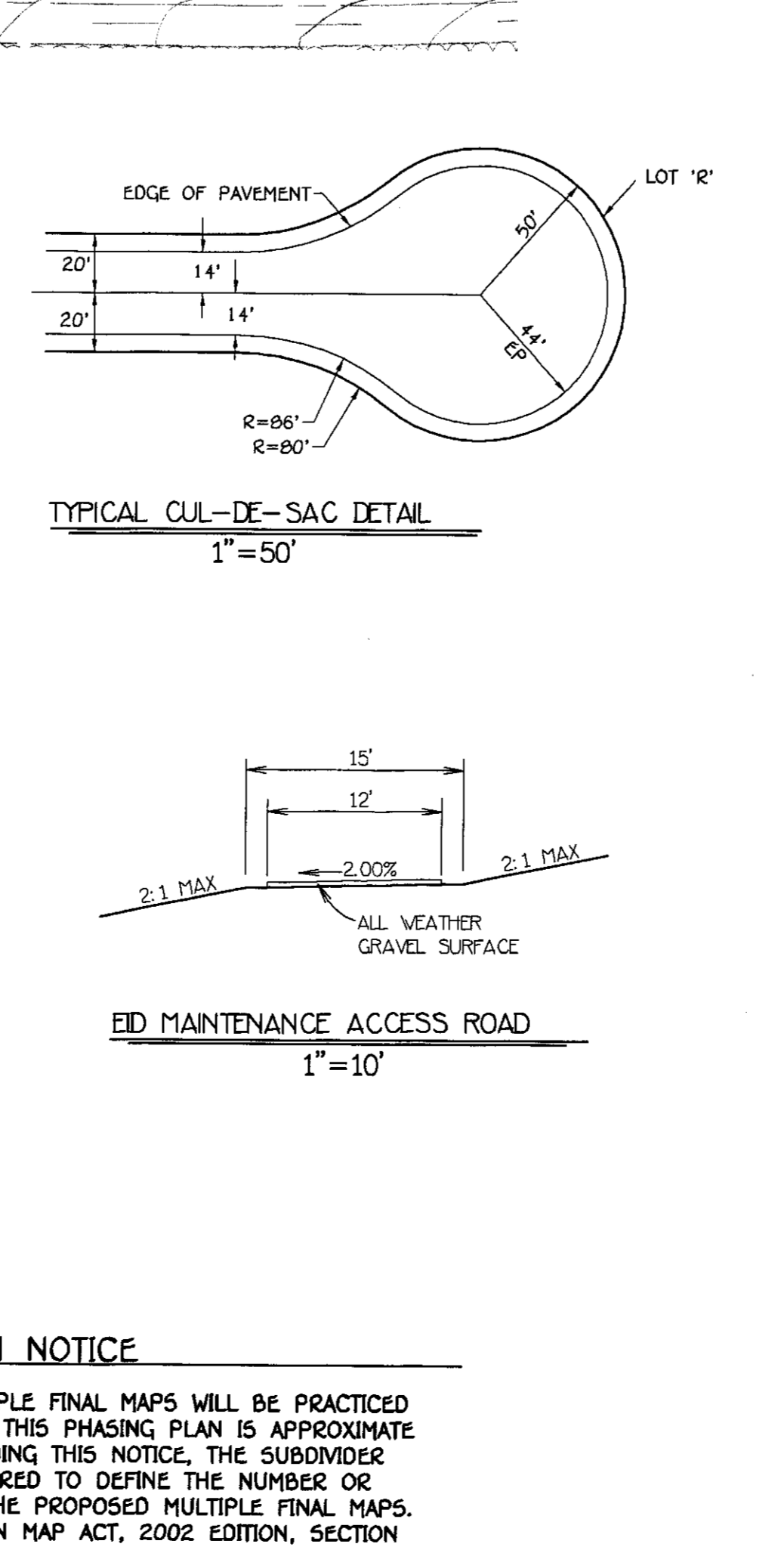
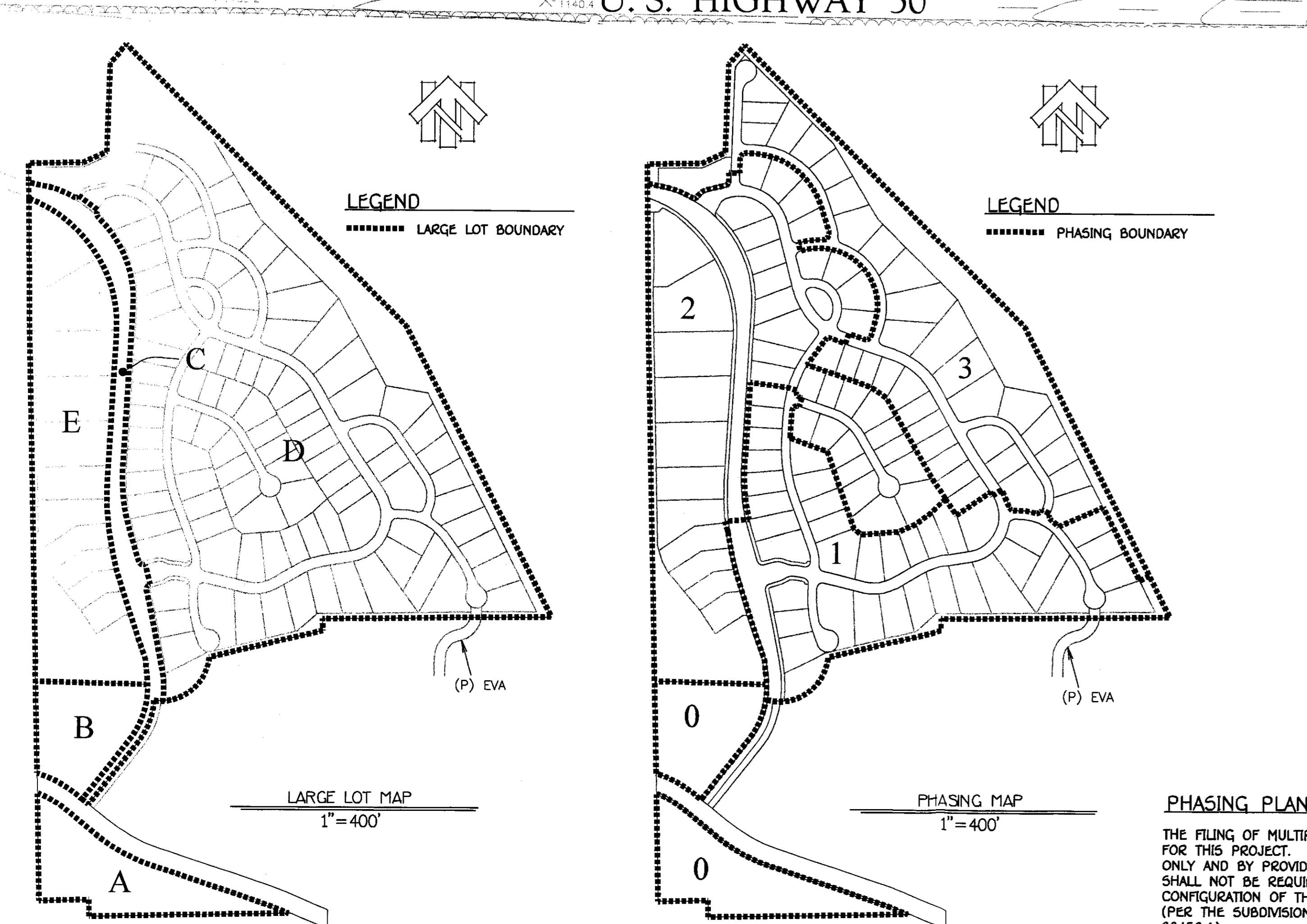
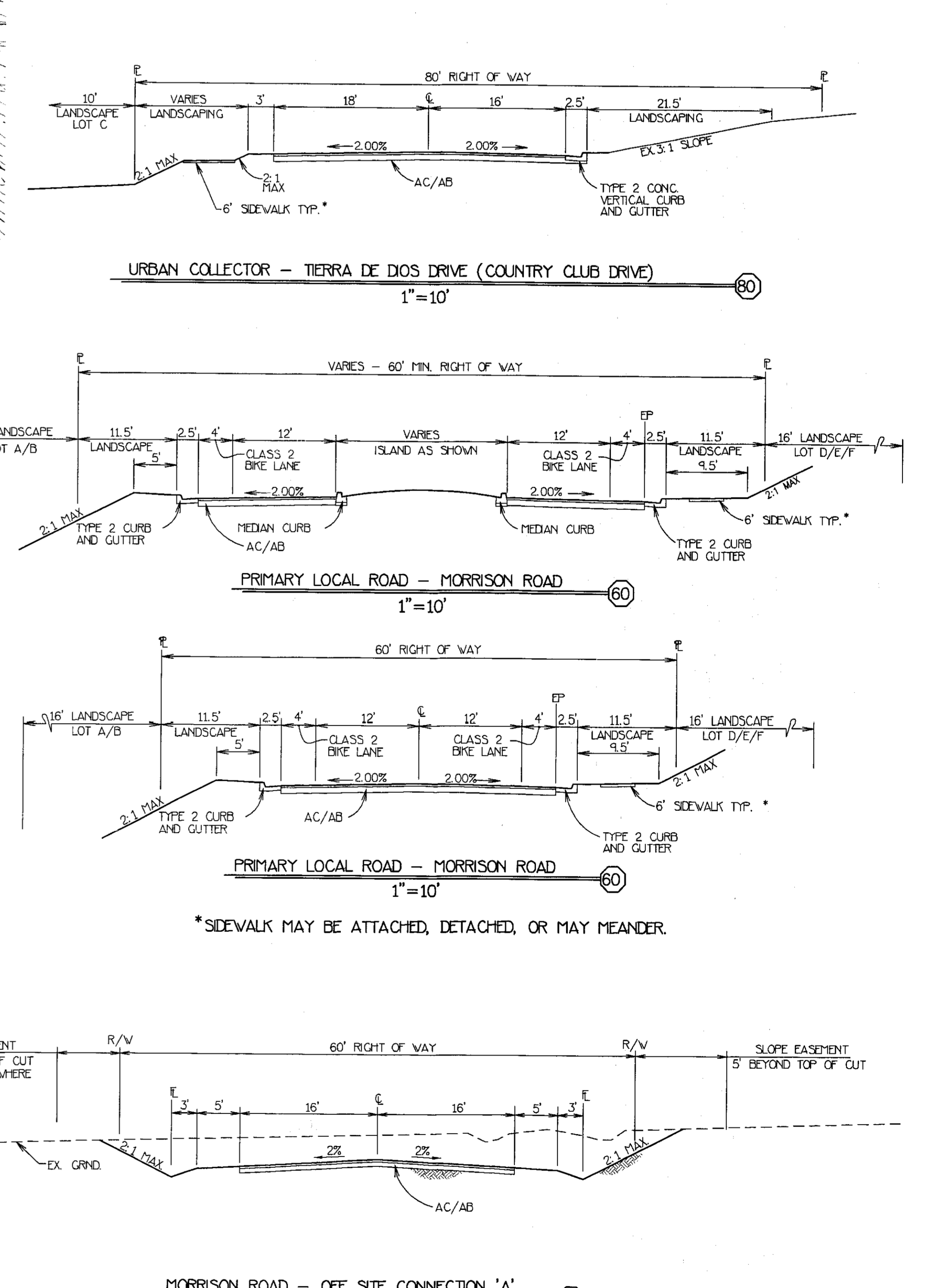
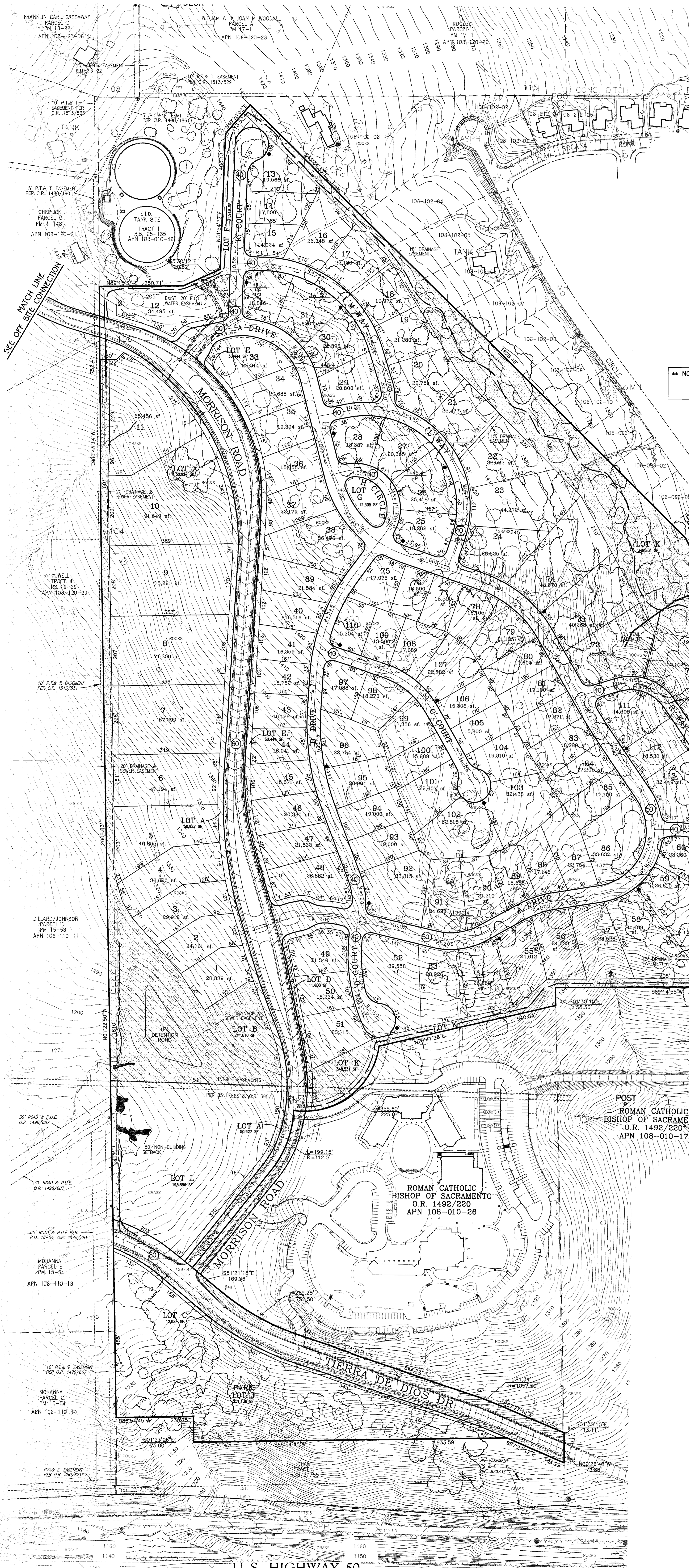
SEWAGE DISPOSAL:
 EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION:
 EL DORADO HILLS COUNTY
 WATER DISTRICT (FIRE DEPARTMENT)

DATE OF PREPARATION:
 JANUARY, 2016

ENGINEER'S CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE
 THE LAND DEVELOPMENT KNOWN AS BELL RANCH, HAS BEEN
 ESTABLISHED IN ACCORDANCE WITH THE SPECIFICATIONS
 AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO

Charles 2/2/16
 DATE



PHASING PLAN NOTICE

THE FILING OF MULTIPLE FINAL MAPS WILL BE PRACTICED 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 64656.1)