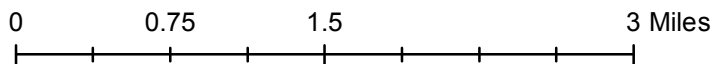


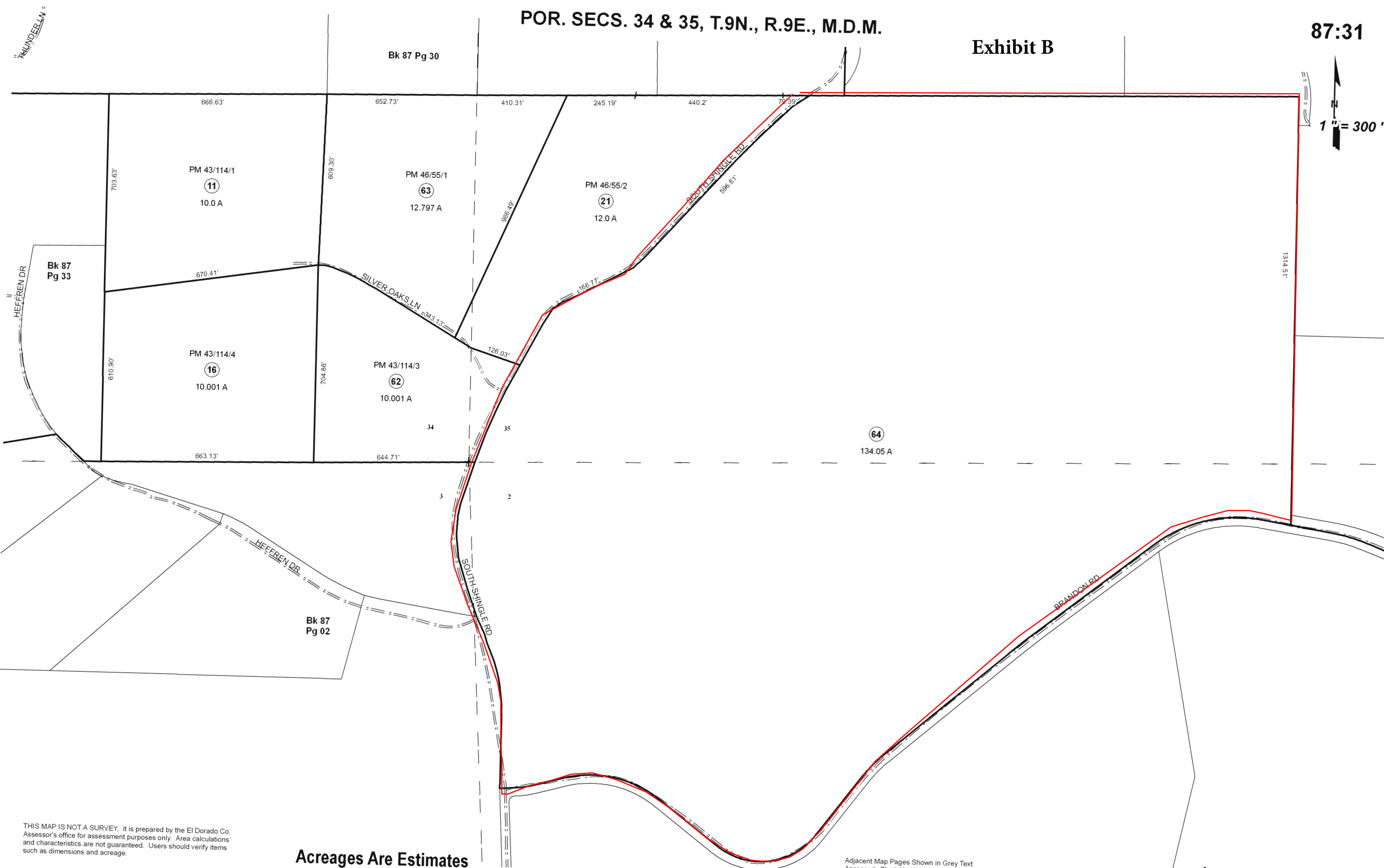
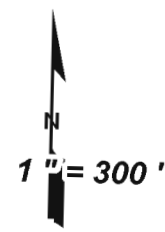
Z15-0003/TM05-1527, Granite Springs Subdivision
 Location Map
 Exhibit A



POR. SECS. 34 & 35, T.9N., R.9E., M.D.M.

Exhibit B

87:31



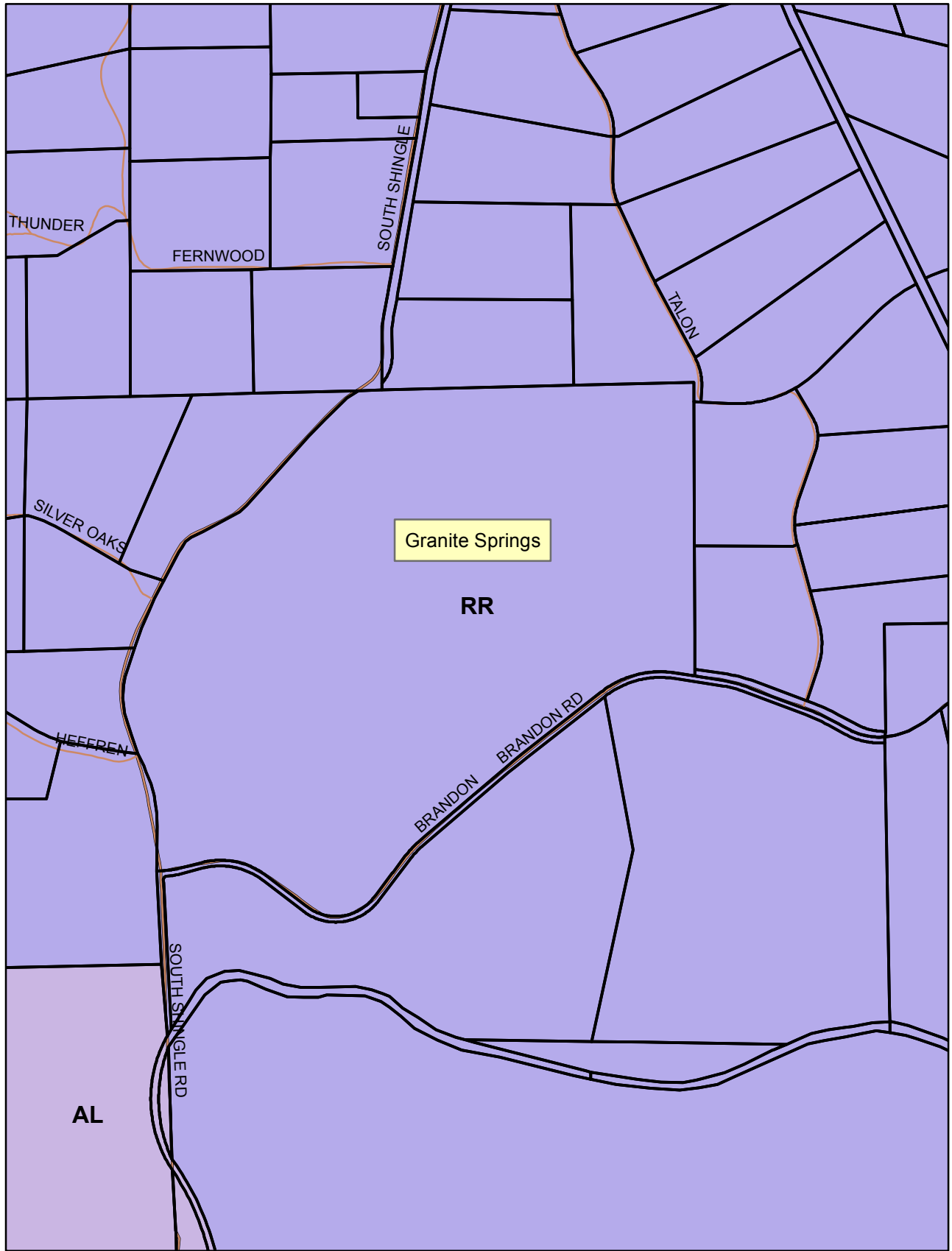
THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

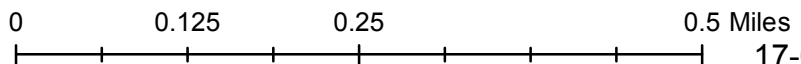
Rev. Jan. 2, 2009

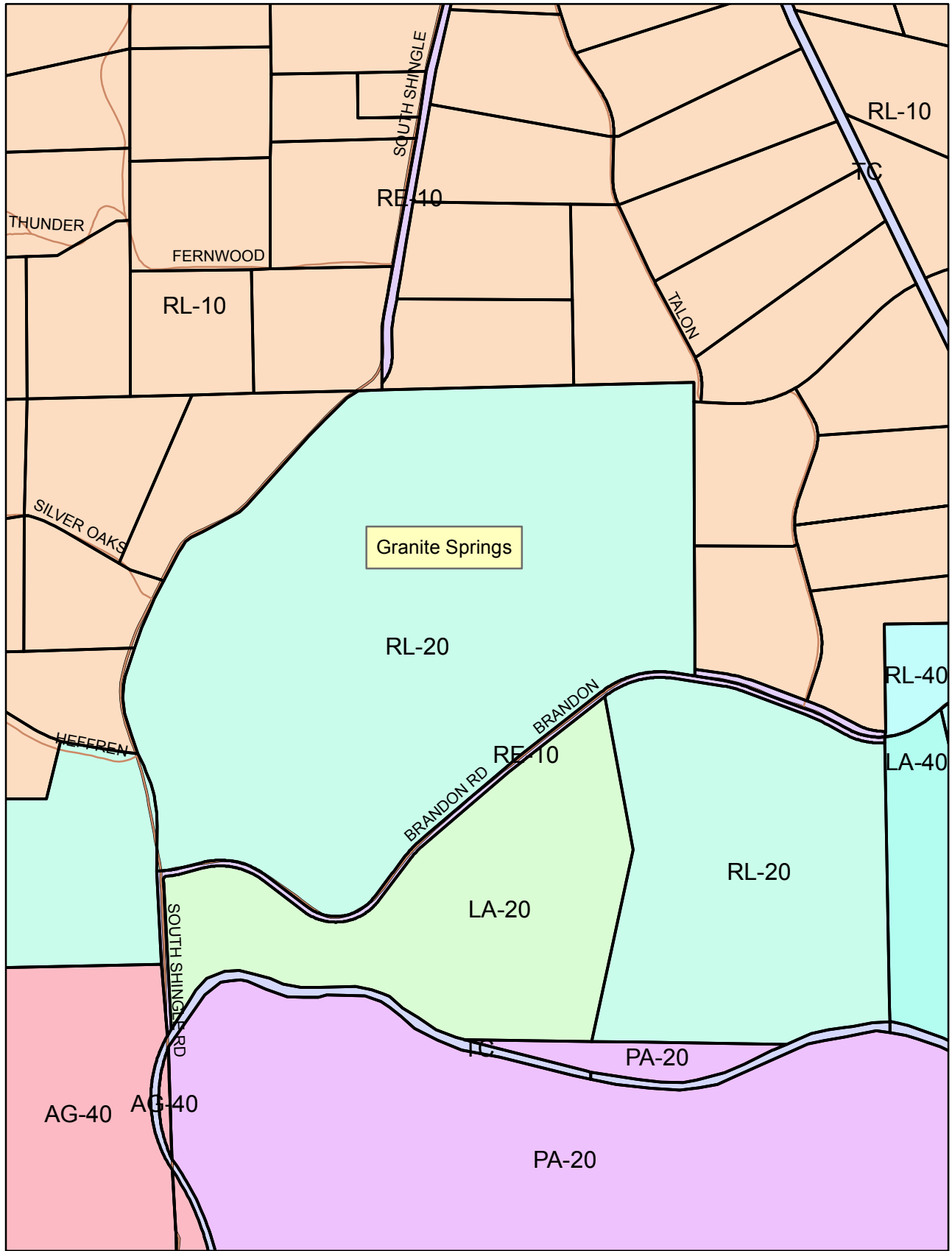
Assessor's Map Bk. 087, Pg. 31
El Dorado Co., CA



Z15-0003/TM05-1527, Granite Springs Subdivision
 General Plan Map
 Exhibit C

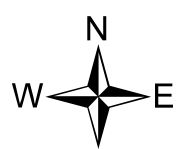
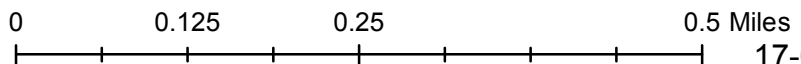
- AL
- RR





**Z15-0003/TM05-1527, Granite Springs Subdivision
Zoning Map
Exhibit D**

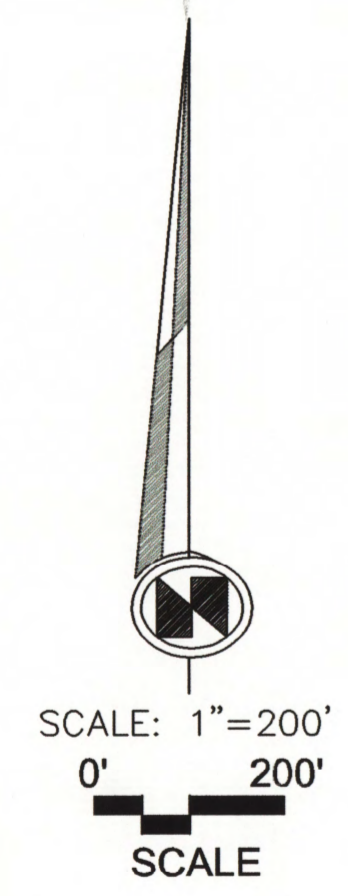
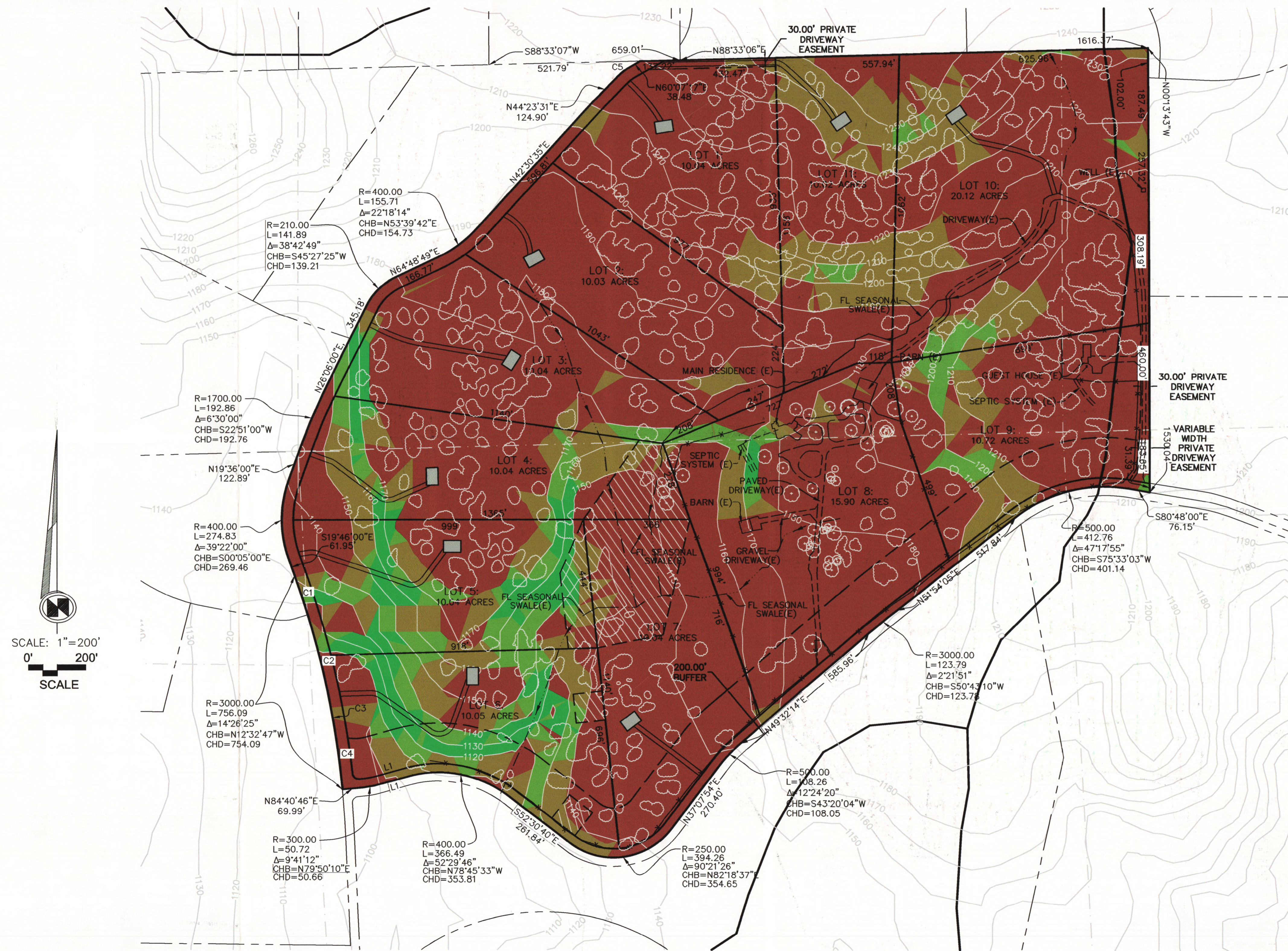
- AG-40
- LA-20
- LA-40
- PA-20
- RE-10
- RL-10
- RL-20
- RL-40
- TC



SLOPE ANALYSIS MAP

Exhibit E

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
 JANUARY 2015 SCALE: 1" = 200'
 SHEET 1 OF 1



Slopes Table					
Number	Minimum Slope	Maximum Slope	Color	Area	Percent
1	0.00%	10.00%	Dark Red	99.64 Ac.	75.4%
2	10.00%	15.00%	Light Red	20.12 Ac.	15.2%
3	15.00%	20.00%	Yellow-Green	7.60 Ac.	5.8%
4	20.00%	30.00%	Green	4.28 Ac.	3.2%
5	30.00%	439.10%	Dark Green	0.50 Ac.	0.3%

REVISION	DATE	BY	DESCRIPTION

REVISION BLOCK

PATTERSON DEVELOPMENT
 6610 MERCHANDISE WAY, ...
 (530) 626-3746 FAX (530) 626-9070

DRAWN BY: PAG
 DESIGNED BY: LAP
 CHECKED BY: LAP
 SUBMITTED BY: ...
 SCALE: HORIZONTAL: 1" = 200' VERTICAL: N/A

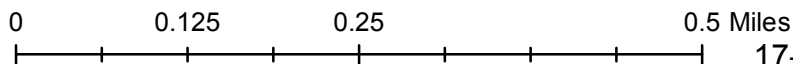
SLOPE ANALYSIS MAP

GRANADE APN: 087-310-64

DATE: JULY 8, 2015
 SHEET 1
 17-0988 D.5 of 7



Z15-0003/TM05-1527, Granite Springs Subdivision
Aerial Map
Exhibit F



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

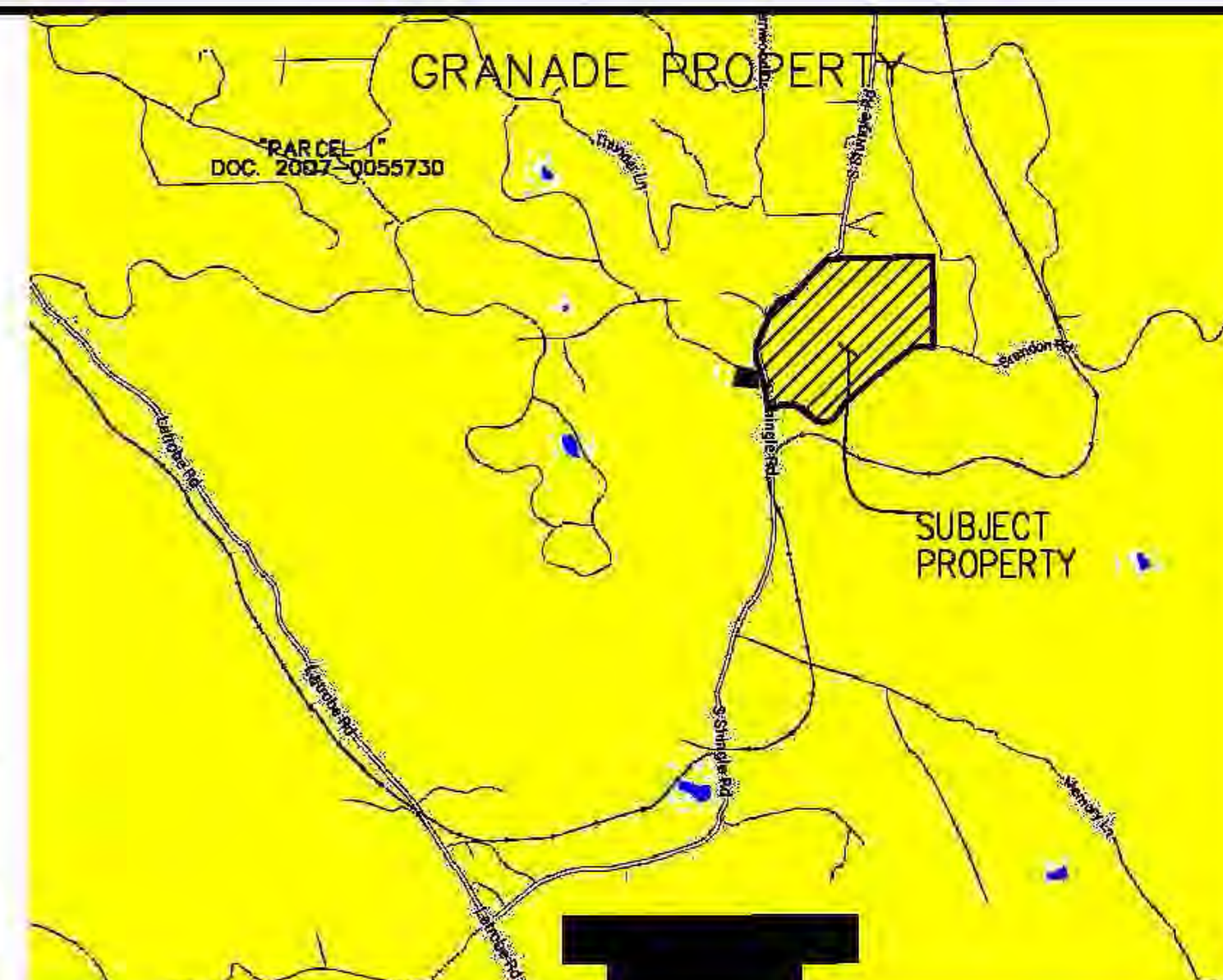
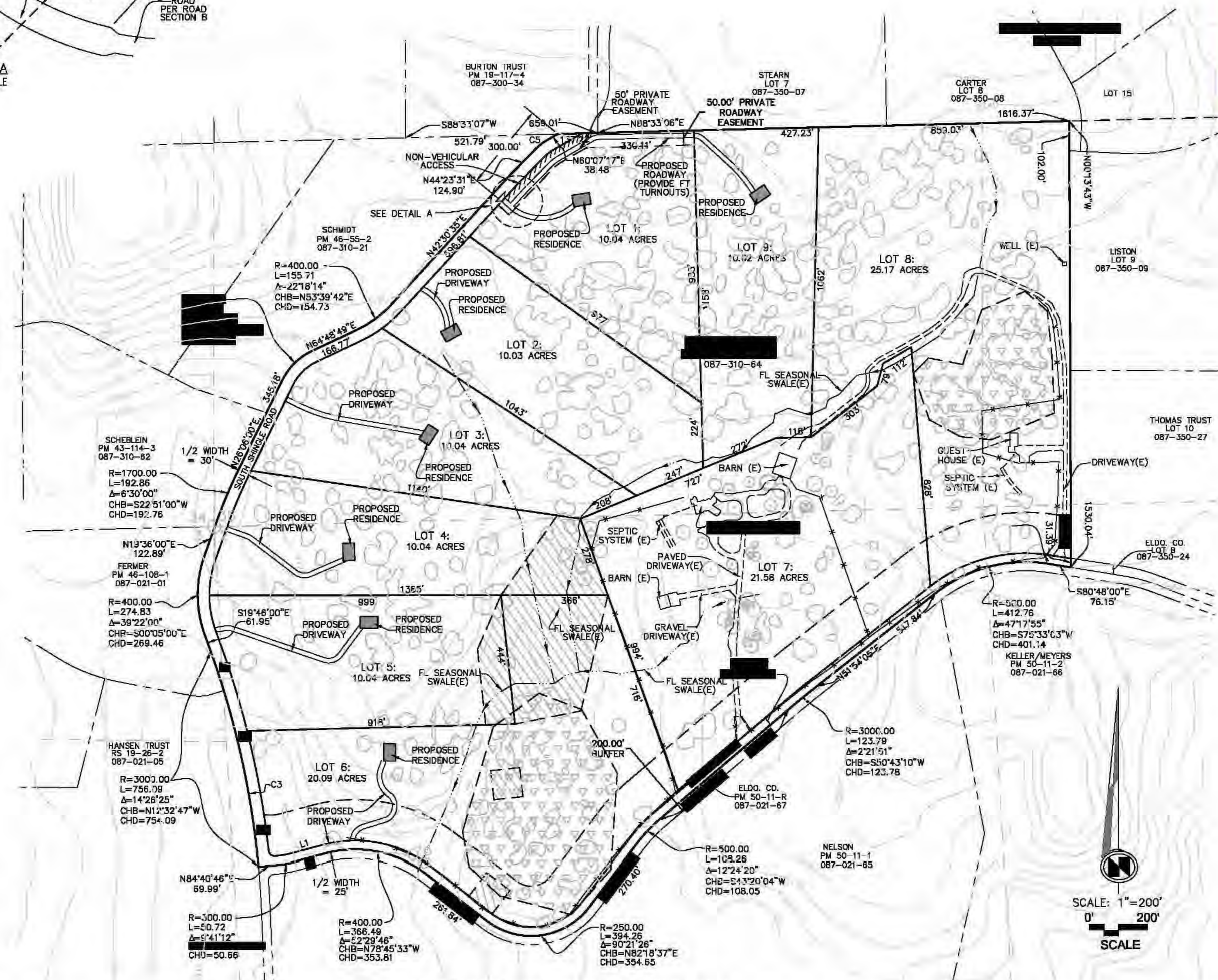
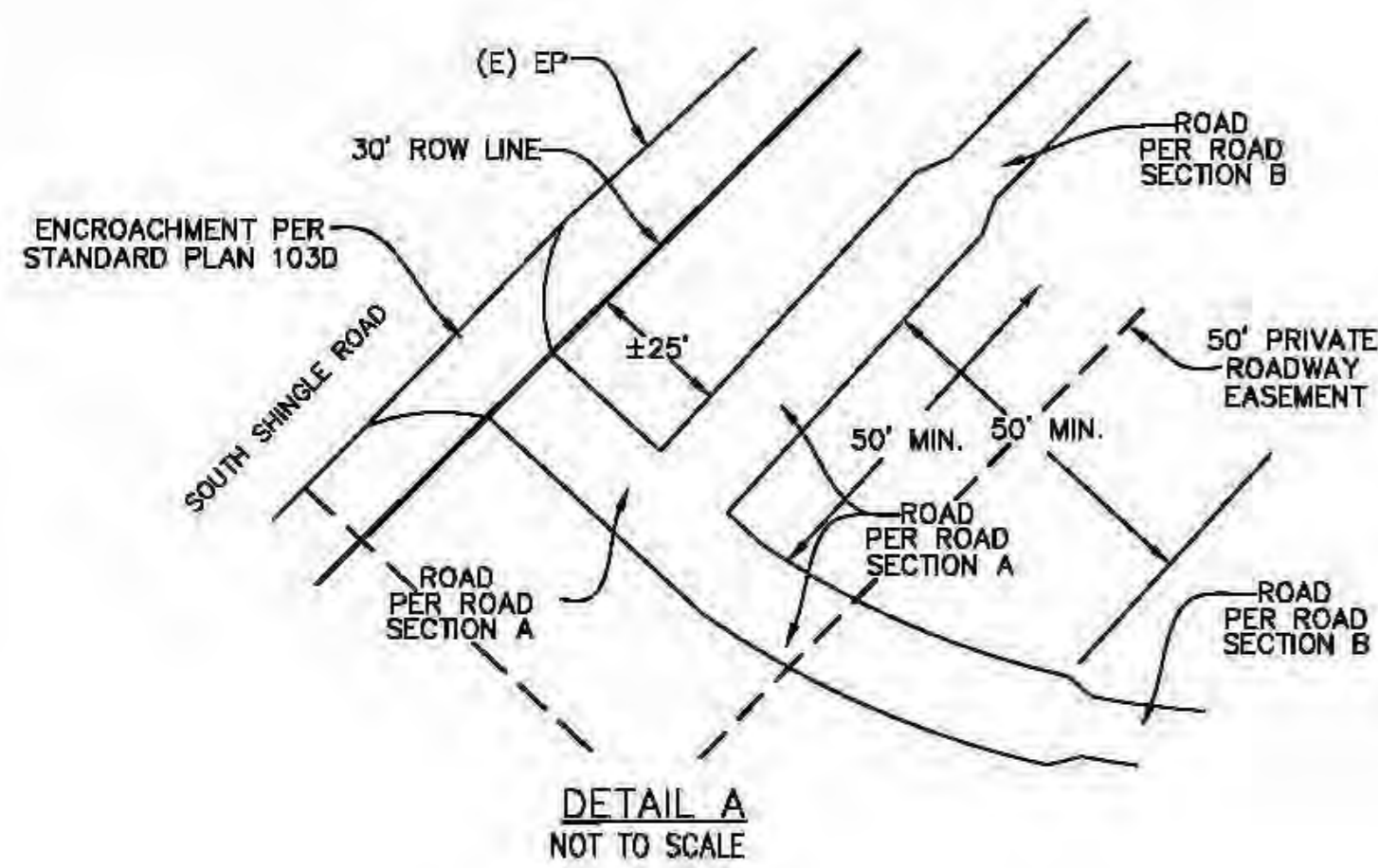


Exhibit G



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	3000.00	141.86	2'42"20"	N18°24'50"W	141.85
C2	3000.00	349.80	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

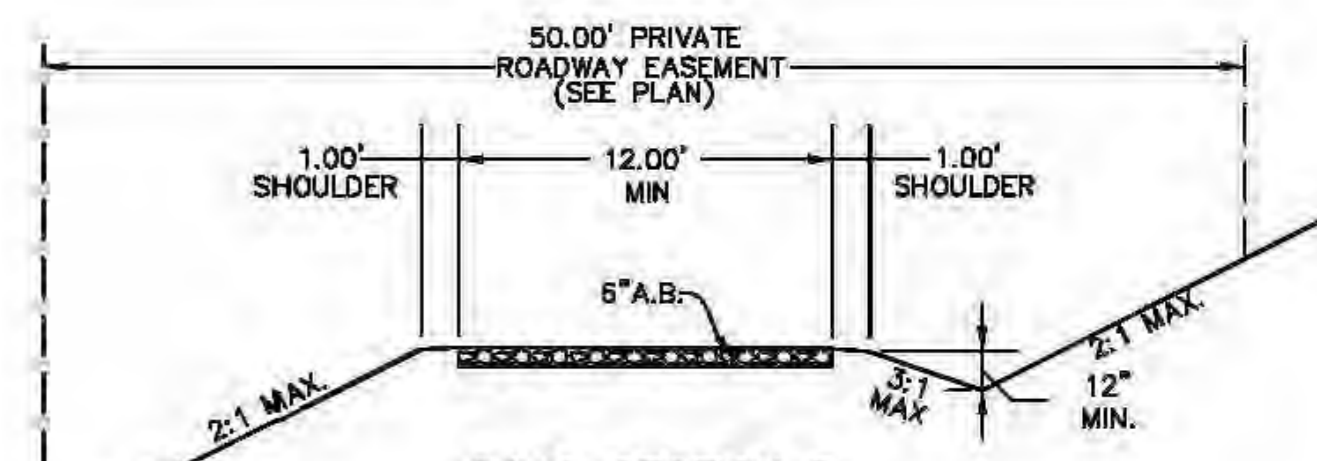
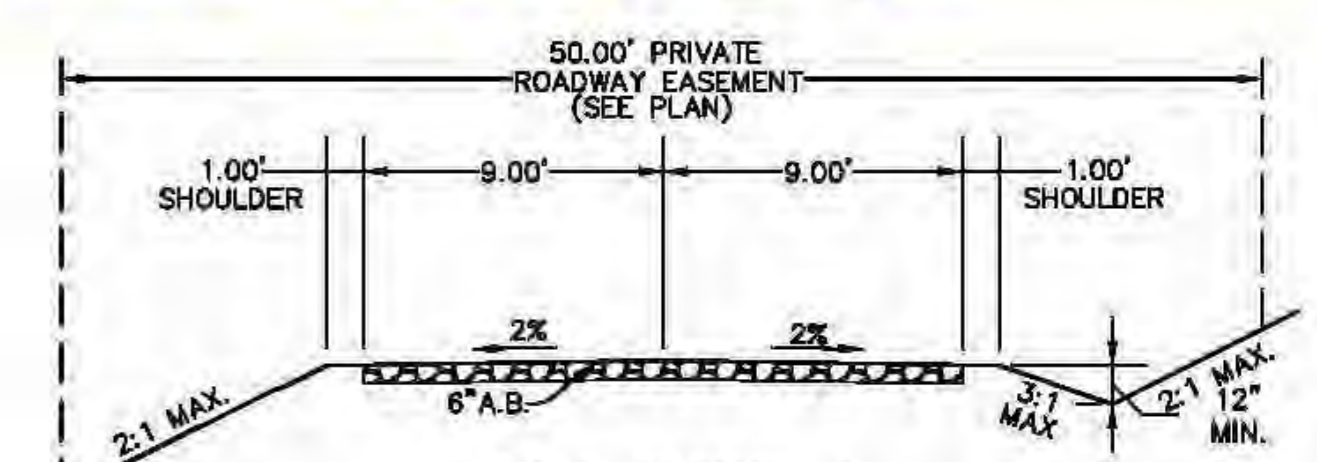
LINE TABLE		
LINE	BEARING	LENGTH
L1	N74°59'34"E	111.58'

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.

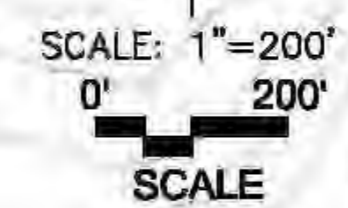


NOTES AND INFORMATION FOR APN 087-310-64

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. M.D.M.
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 95582
B. NAME OF APPLICANT:	LARRY PATTERSON PATTERSON DEVELOPMENT
C. MAP PREPARED BY:	8610 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:	



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:	HORIZONTAL: 1"=200'
DESIGNED BY:	LAP		VERTICAL: N/A
CHECKED BY:	LAP		
SUBMITTED BY:			
DRAWING NAME:	GRANADE-TSDM.Dwg		

TENTATIVE SUBDIVISION MAP GRANADE APN: 087-310-64 GRANITE SPRINGS

DATE: JULY 7, 2017
 SHEET 1 OF 1