

OWNERS OF RECORD

OBED JR. & LYNN C. PATTY
8790 GOLDFIELD WAY
ELK GROVE, CA 95624

D. D. DIEDERICHS C/O K. REDLENER
372 CENTRAL PARK WEST, APT. 12W
NEW YORK, NY 10025

BARBARA SHOWLER C/O S. SHOWLER
4717 OLIVE DAK WAY
CARMICHAEL, CA 95608

NAME OF APPLICANT

N. C. BROWN DEVELOPMENT, INC.
8601 RANCHWOOD COURT
FAIR OAKS, CA 95628

MAP PREPARED BY

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3813 Willow Oaks, Irvine, California, CA 92614
Tel: 949.453.1100 • Fax: 949.453.1101

MAP SCALE

1" = 100'

CONTOUR INTERVAL

CONTOUR INTERVAL = 2 FOOT

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP and RANGE

A PORTION OF SECTIONS 28 TO 33, T. 10 N., R. 9 E., M.D.M.

ASSESSOR'S PARCEL NUMBERS

115-400-06, 07, 08

EXISTING / PROPOSED ZONING

RE10 - RESIDENTIAL 10 AC / R1 PD

TOTAL AREA

38.57 ACRES

TOTAL NO. of LOTS

90 SINGLE FAMILY LOTS 27.11 AC
4 OPEN SPACE LOTS 11.37 AC
2 RIGHT OF WAY LOTS 5.09 AC
98 TOTAL LOTS 38.57 AC

MINIMUM LOT AREA

7,204 SQUARE FEET

WATER SUPPLY & SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT

PHASING PLAN NOTICE

THE FILING OF MULTIPLE FINAL MAPS MAY BE COMPLETED 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 66456.1)

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS BASS LAKE NORTH HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

Olga Sciorelli 9/21/16
OLGA SCIORELLI P.E. 71204 DATE

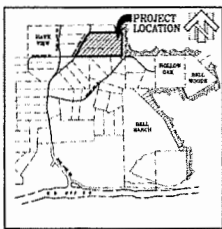
TENTATIVE MAP

BASS LAKE NORTH

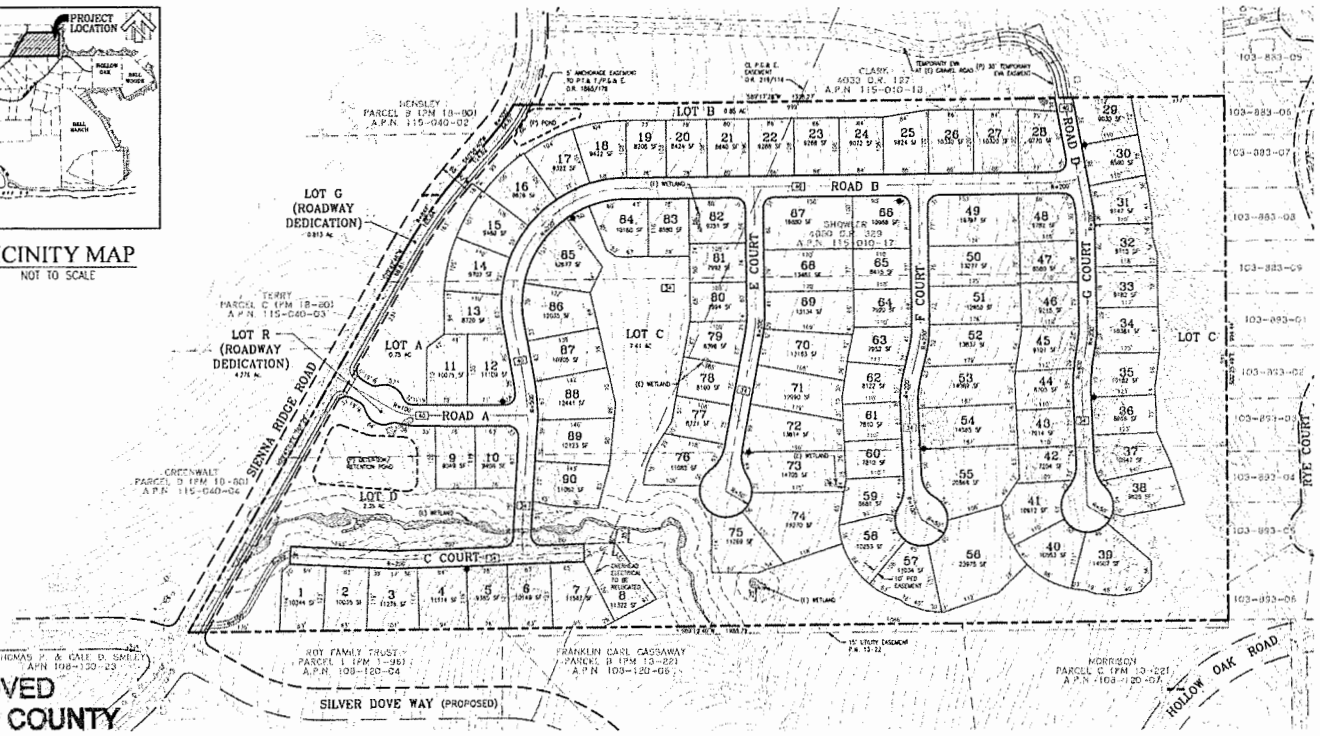
COUNTY OF EL DORADO SEPTEMBER, 2016 STATE OF CALIFORNIA



SCALE: 1"=100'



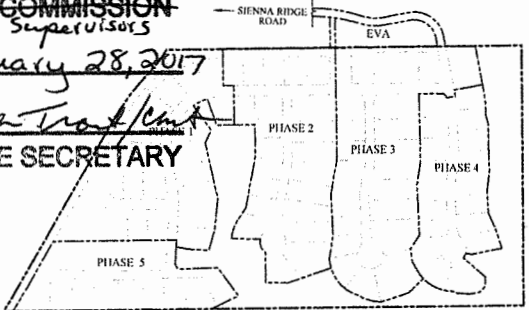
VICINITY MAP
NOT TO SCALE



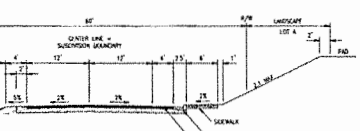
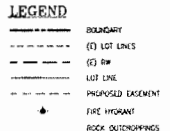
APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
Board of Supervisors

DATE February 28, 2017

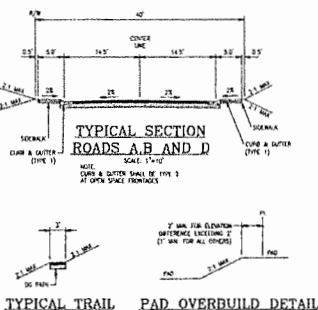
Rosa Tran
EXECUTIVE SECRETARY



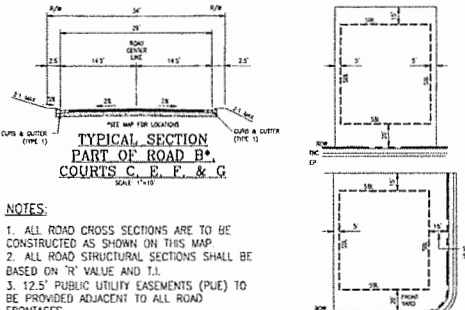
PHASING PLAN
SCALE 1"=200'



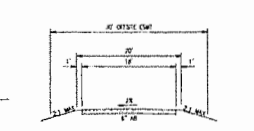
TYPICAL SECTION SIENNA RIDGE ROAD
SCALE 1"=10'



TYPICAL TRAIL NOT TO SCALE
PAD OVERBUILD DETAIL SCALE 1"=5'



NOTES:
1. ALL ROAD CROSS SECTIONS ARE TO BE CONSTRUCTED AS SHOWN ON THIS MAP.
2. ALL ROAD STRUCTURAL SECTIONS SHALL BE BASED ON 'R' VALUE AND I.I.
3. 12.5' PUBLIC UTILITY EASEMENTS (PUE) TO BE PROVIDED ADJACENT TO ALL ROAD FRONTAGES.



TYPICAL SECTION EVA ROAD
SCALE 1"=10'

TYPICAL SETBACKS (R1)
NOT TO SCALE

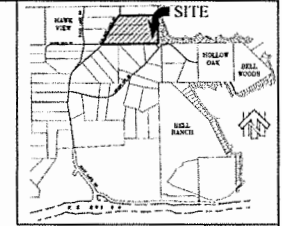
PLANNING COMMISSION
APPROVAL/DATE: _____
BOARD OF SUPERVISORS
APPROVAL/FINAL DATE: _____



0 30' 60' 120'
SCALE: 1" = 60'

PRELIMINARY GRADING, DRAINAGE & TREE PRESERVATION PLAN BASS LAKE NORTH

EL DORADO COUNTY SEPTEMBER, 2016 STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE

APPROVED
EL DORADO COUNTY
~~PLANNING COMMISSION~~
Board of Supervisors
DATE February 28, 2017
BY Roger [Signature]
EXECUTIVE SECRETARY

LOT G
(ROADWAY
DEDICATION)
0.813 AC.

LOT R
(ROADWAY
DEDICATION)
4.276 AC.

LEGEND

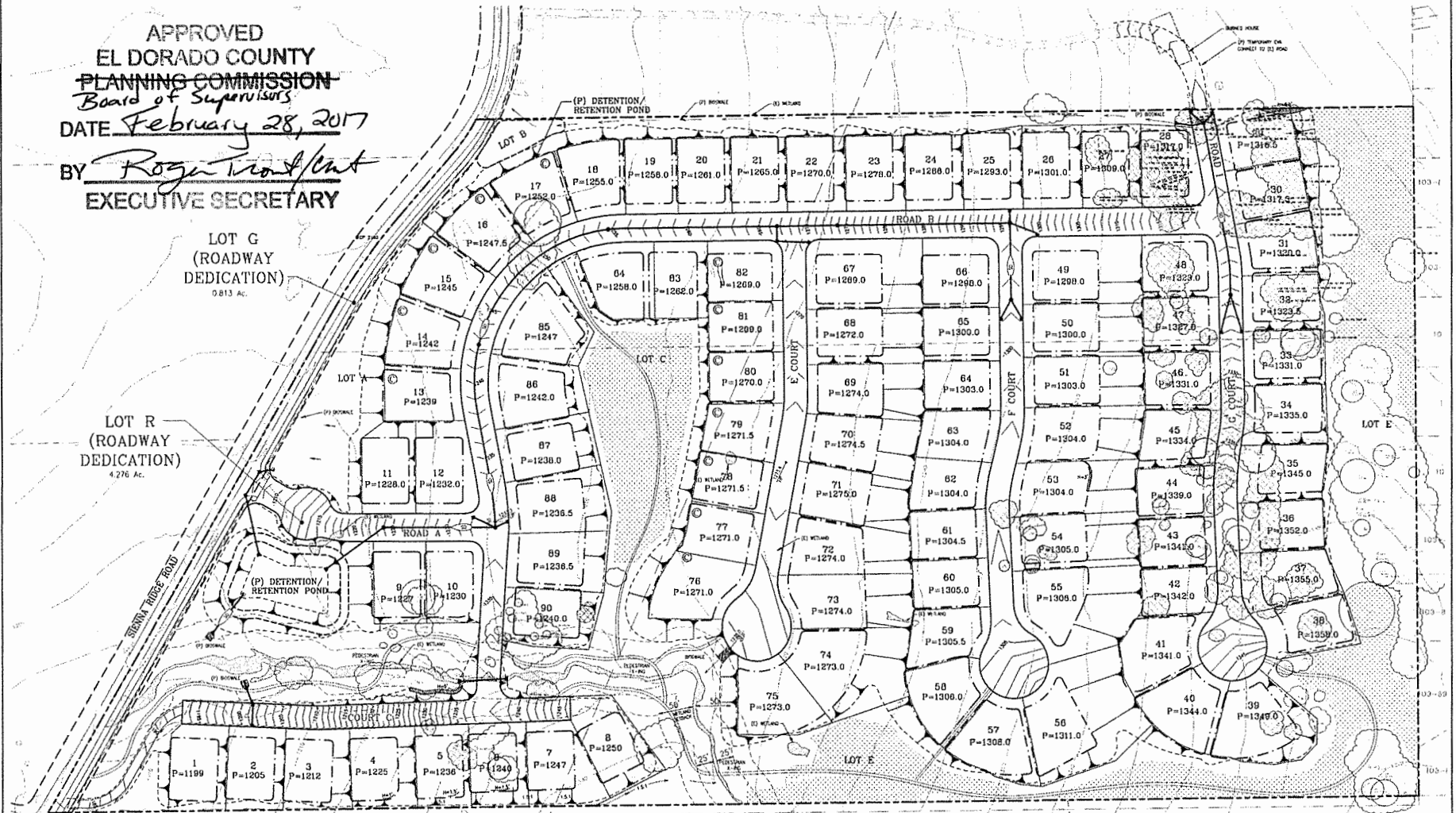
- = RETAINING WALL
- = OVERLAND RELEASE PATH
- = SPOT ELEVATION
- = PROPOSED DRAINAGE
- = EXISTING WETLANDS
- = PROPOSED PAD
- = PROPOSED DAYLIGHT
- = DRAINAGE DITCH
- = PROJECT BOUNDARY
- = RIP RAP
- = TREE IMPACTS
- = TREE MITIGATION AREA *
- = HEALTHY OAK CANDY IMPACTS
- = TREES EXCLUDED FROM MITIGATION

OAK TREE IMPACTS

OAK TREE IMPACTS (GROVE) = 69
 OAK TREE IMPACTS (INDIVIDUAL) = 35
 OAK TREE MITIGATION = 69 + (2 x 35) = 139
 AVAILABLE OAK CANDY MITIGATION AREA * = 3.11 AC.
 * LOCATION SUBJECT TO CHANGE

EXHIBIT J

cta Engineering & Surveying
 Civil Engineering • Land Surveying • Land Planning
 3333 Monte Cristo, Alhambra, California, CA 91742
 Tel: 626-271-1111 Fax: 626-271-1112 www.cta.net



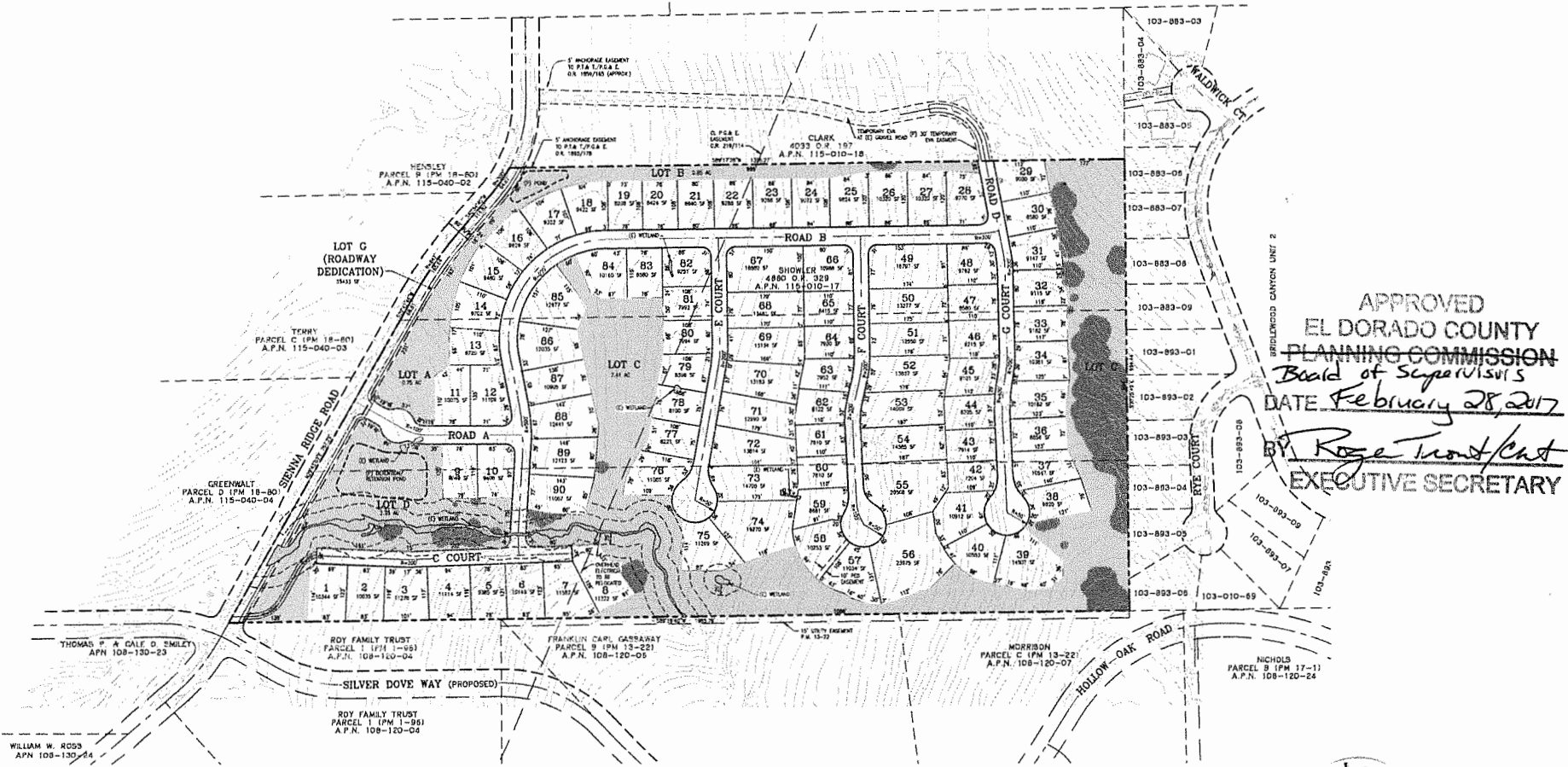
BASS LAKE NORTH

COUNTY OF EL DORADO JULY, 2016 STATE OF CALIFORNIA



SCALE: 1"=100'

SERRANO ASSOCIATES LLC
LOT 21 (S.D. H-81)
A.P.N. 113-036-09



APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
Board of Supervisors
DATE February 28, 2017
BY *Rosa Trout/Cast*
EXECUTIVE SECRETARY

EXHIBIT L

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3333 Marconi Circle, Rancho Cordova, CA 95742
916.438.0010 • Fax 916.438.0011 • www.cta.com

PHOTO EXHIBIT

BASS LAKE NORTH

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
Board of Supervisors
DATE *February 28, 2017*
BY *Roger Vondra*
EXECUTIVE SECRETARY

EL DORADO COUNTY



STATE OF CALIFORNIA



0 50 100 200
SCALE: 1" = 100'



cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
16200 Main Circle, Truckee, California
707.942.1111

EXHIBIT M

BASS LAKE NORTH CONCEPTUAL SITE PLAN - FIGURE 3-2

SCALE: 1"=200'

APRIL, 2014



- LEGEND**
- PROJECT BOUNDARY LINE
 - VILLAGE LINE
 - LAND USE DESIGNATION
 - LOT LINE
 - ①④ UNITS PER PLAN (FIGURE 3-2)
 - H4PD
 - MPD
 - L7PD

0 100' 200' 400'
SCALE: 1" = 200'

APPROVED
EL DORADO COUNTY
~~PLANNING COMMISSION~~
Board of Supervisors
DATE February 28, 2017
BY *Roger Troutman*
EXECUTIVE SECRETARY



EXHIBIT N

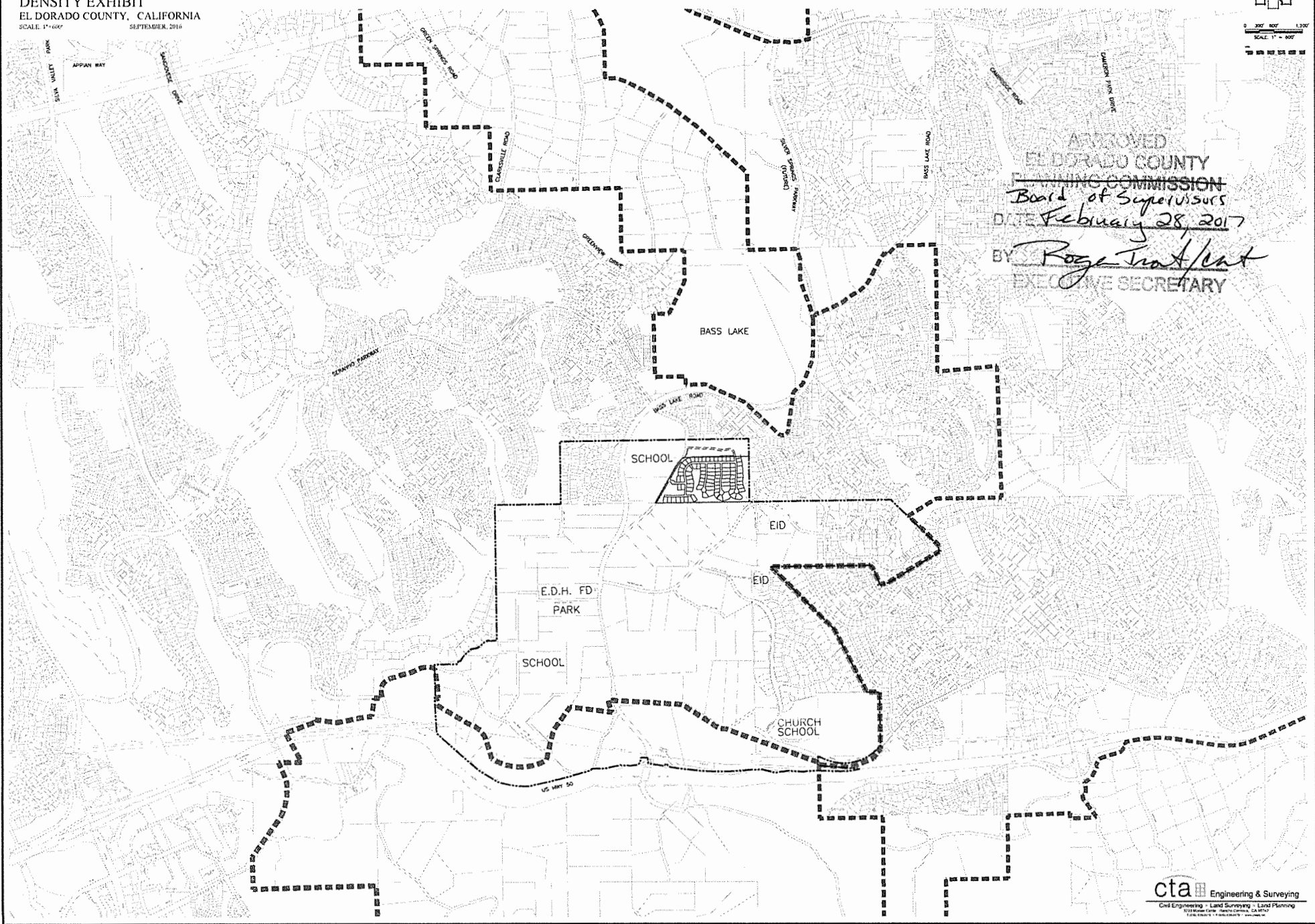
cta Engineering & Surveying
Civil Engineering Land Surveying Land Planning
223 Marston Circle, Rancho Cordova, CA 95742
T (916) 838-0114 F (916) 838-0119 www.cta.com

BASS LAKE NORTH
DENSITY EXHIBIT
 EL DORADO COUNTY, CALIFORNIA
 SCALE: 1" = 600' SEPTEMBER, 2016

COMMUNITY RECDN LINE
 EIDSP BOUNDARY
 PROJECT BOUNDARY



0 300' 600' 1,200'
 SCALE: 1" = 600'



APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 Board of Supervisors
 DATE February 28, 2017
 BY Roger Trout/Cat
 EXECUTIVE SECRETARY

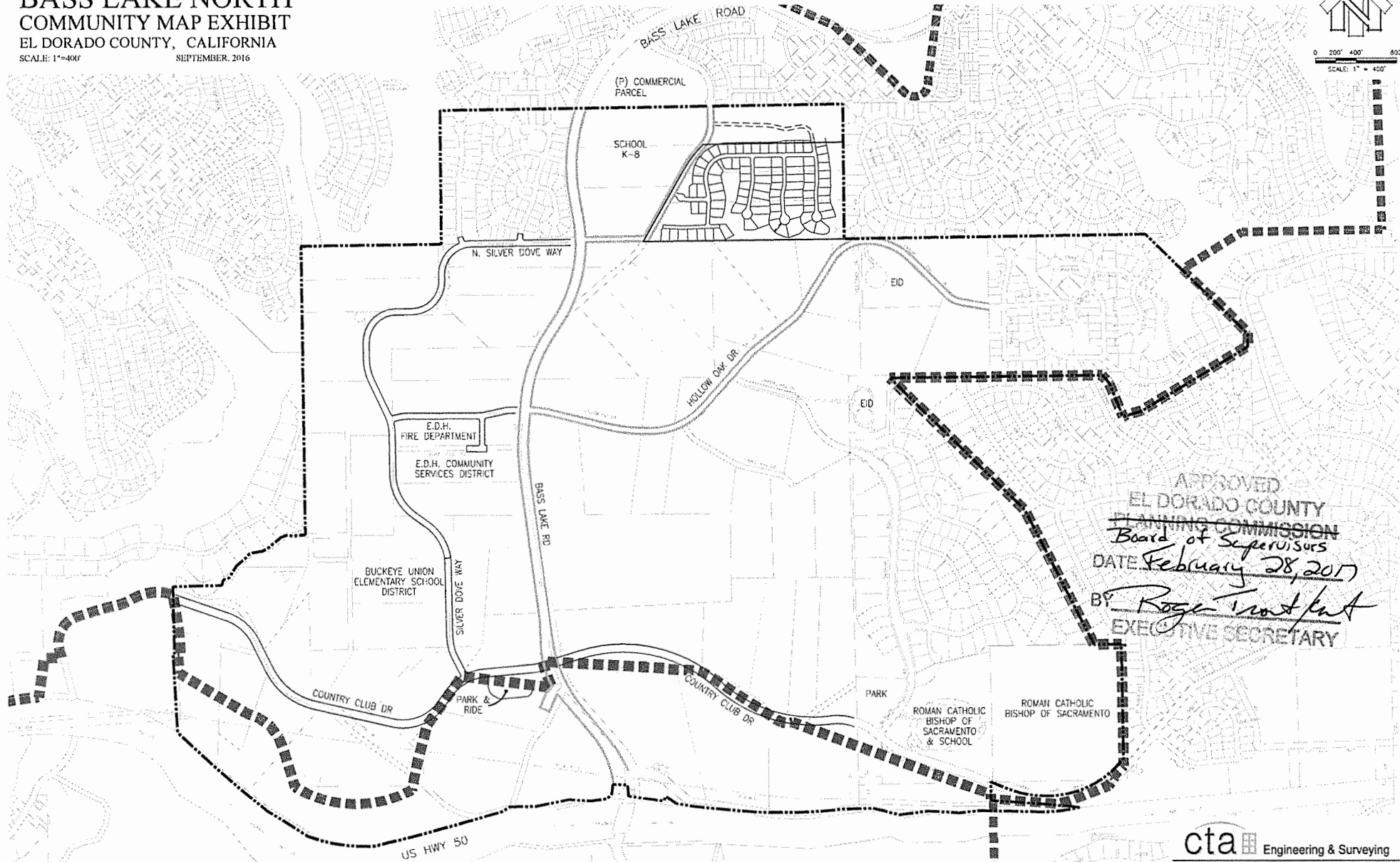
**BASS LAKE NORTH
COMMUNITY MAP EXHIBIT
EL DORADO COUNTY, CALIFORNIA**

SCALE: 1"=400' SEPTEMBER, 2016

 COMMUNITY REGION LINE
 BLMSP BOUNDARY
 PROJECT BOUNDARY



0 200' 400' 600'
SCALE: 1" = 400'



APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 Board of Supervisors
 DATE February 28, 2017
 BY *Roger Troutman*
 EXECUTIVE SECRETARY

EXHIBIT Q

 Engineering & Surveying
 Civil Engineering • Land Surveying • Land Planning
 3223 Mirror Creek, Rancho Cordova, CA 95772
 TEL: 916.428.1919 • FAX: 916.428.2179 • www.ctaengineers.com

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