APNs 115-400-06,
115-400-07,
and 115-400-08

File No. TM14-1522/Z14-0008/PD14-0010
Location Map

Bass Lake North
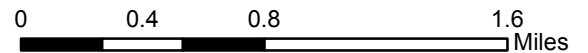Tentative Subdivision Map, Rezone, and Planned Development

Bass Lake North Site

Exhibit A

File No. TM14-1522/Z14-0008/PD14-0010

Bass Lake Hills Specific Plan Area Map

- - - - Bass Lake Hills Specific Plan Area

─── Bass Lake North Site

─── Subdivisions

Exhibit B

File No. TM14-1522/Z14-0008/PD14-0010
Aerial Map

Bass Lake North
Tentative Subdivision Map, Rezone, and Planned Development
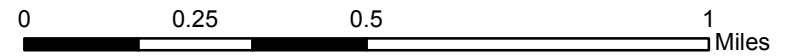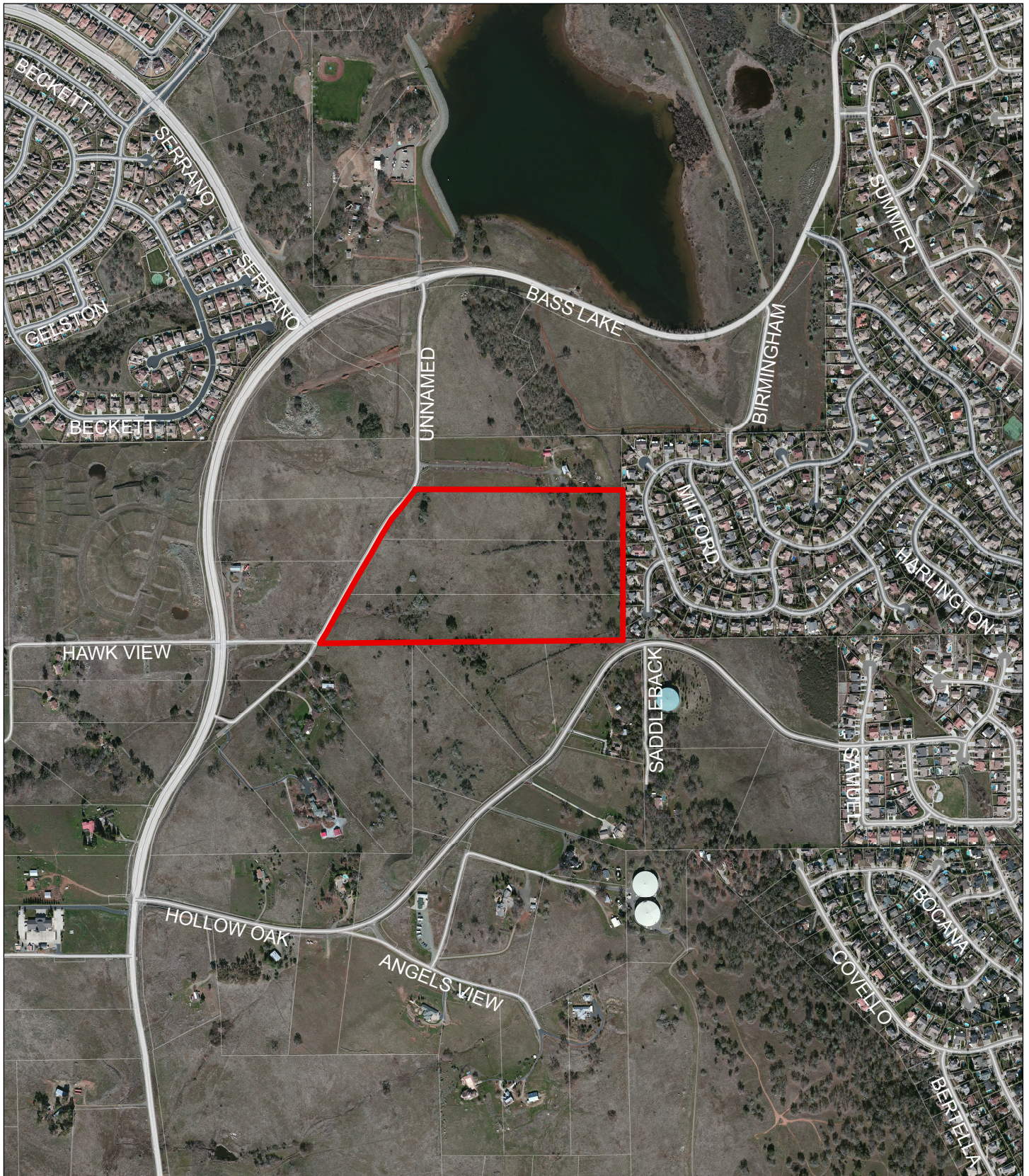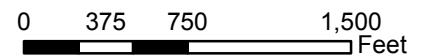
☐ Bass Lake North Site

0   375   750   1,500
━━━━━━━━━━━━━━━━━━━━ Feet

Exhibit C

SECS. 31 & 32 T.10N., R.9E., M.D.M.

115:40

1" = 600'

POR RS 10/24
(21)
+/- 151.0 A

Bass Lake

NA
(2)
41.7 A

NA
(22)
+/- 4.7 A

(19) NA
+/- 1.2 A

E. 1/4
COR.
SEC.31

Bass
Lake

(9)
11.57 A

(8)
11.31 A

(7)
13.22 A

(6)
14.21 A

HAWK VIEW RD

Acreages Are Estimates

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.

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

Rev. JUL 6, 2015

Assessor's Map Bk. 115, Pg. 40
County of El Dorado, CA

Exhibit D

File No. TM14-1522/Z14-0008/PD14-0010
Land Use Map

Bass Lake North
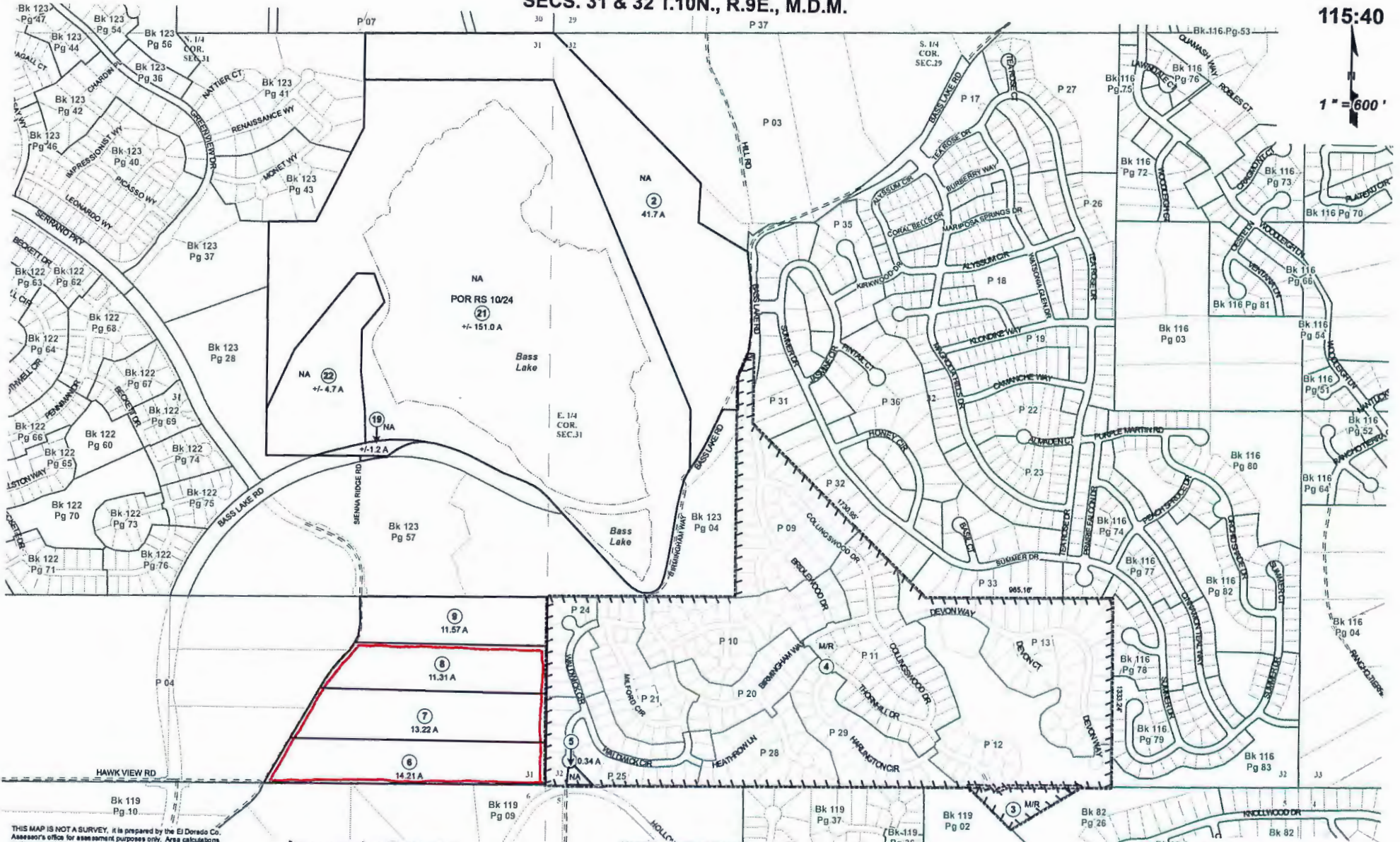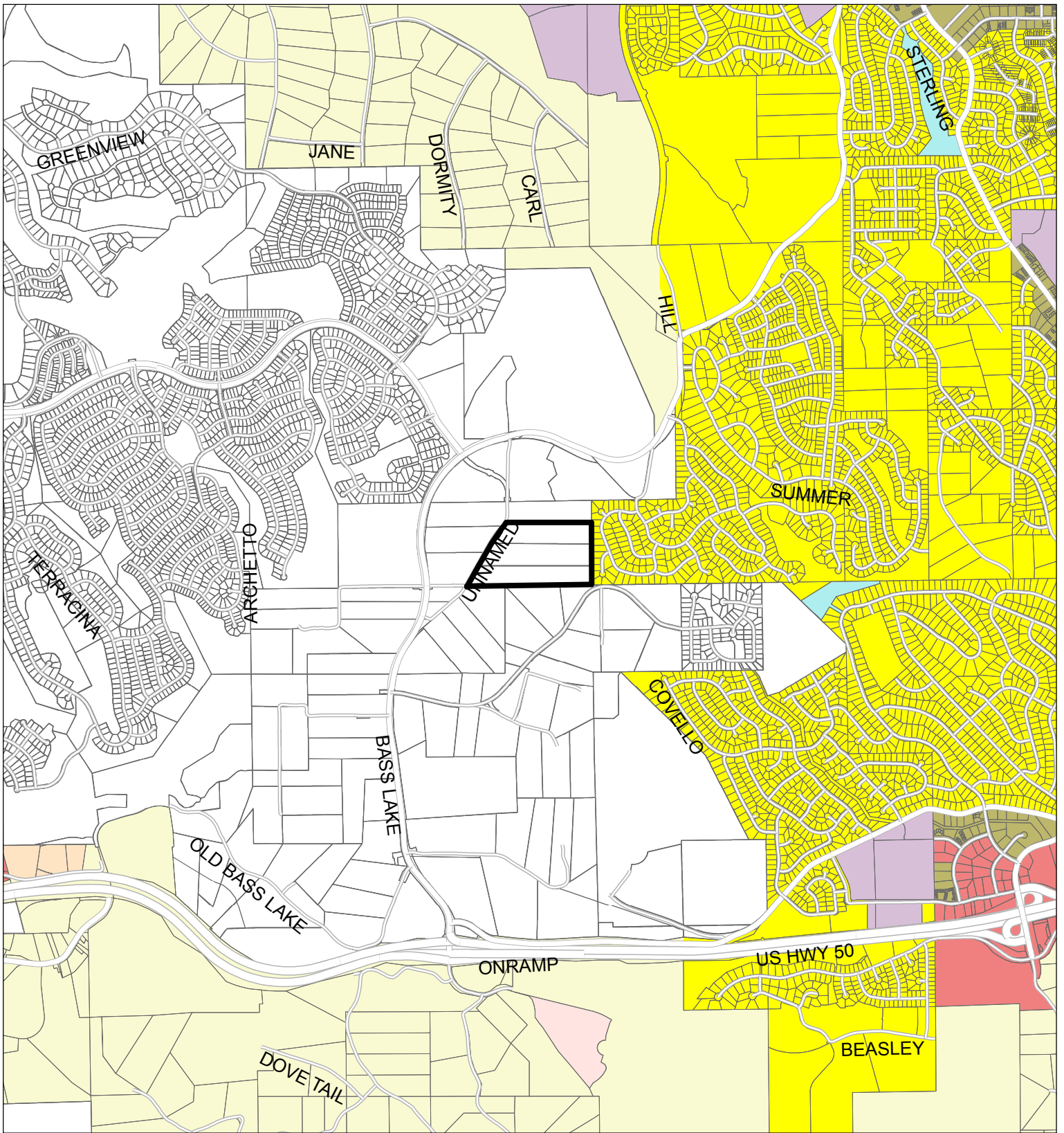Tentative Subdivision Map,
Rezone, and Planned Development

Legend:
- Bass Lake North Site
- Adopted Plan (AP)
- Commercial (C)
- High Density Residential (HDR)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- Multi-Family Residential (MFR)
- Open Space (OS)
- Public Facilities (PF)
- Research & Development (R&D)
- Rural Residential (RR)
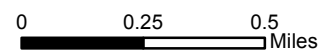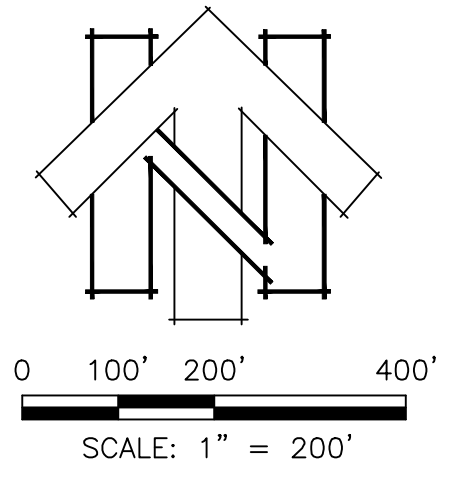- Tourist Recreational (TR)

0   0.25   0.5 Miles

Exhibit E
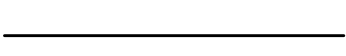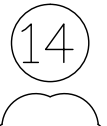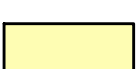
BASS LAKE NORTH
BLHSP - FIGURE 3-1 LAND USE DIAGRAM
SCALE: 1"=200'   APRIL, 2014

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

LEGEND

(hatched)	PROJECT BOUNDARY LINE
(dotted)	VILLAGE LINE
(dashed)	LAND USE DESIGNATION
(solid)	LOT LINE
32	PARCEL NUMBER
(14)	DEVELOPMENT AGREEMENT ALLOCATION
(17)	REMAINING VILLAGE UNITS BASED ON DENSITY (TABLE 3-1)

H4PD
MPD
L.7PD

VILLAGE B
(37)
(41)
(40)
(16)
(4)

VILLAGE C
(15) (7)
(14) (7)
(10) (9)
(4)   (7)

VILLAGE G
(17) (4)
(17) (17)
(14) (17)
(5)   (12)
(3)
(5)   (13)
(1)   (2)

TABLE 3-2 TOTALS: 138 (H4PD)   73 (H4PD & MPD)   127 (MPD)

H4PD TOTAL: 138 + 43 = 181
(PER TABLE 3-1)

TOTAL UNITS
PER PARCEL

32
DA-45±
10.921 AC
(37)

5 AC   (15)
H4PD
VILLAGE C

66
6 AC   (7)   22

H4PD

DA-41±
10.045 AC
(41)

33

VILLAGE B
34.53 ACRES
138 LOTS

(4)
1.917 AC

(14)
4.1 AC

67
5.3 AC   (7)   25

VILLAGE C
38.15 ACRES
73 LOTS

(16)
4.298 AC

3 AC
(10)

68
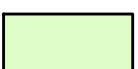DA-35±
5.5 AC
(9)

MPD
VILLAGE C   35

34
DA-40±
9.230 AC
(40)

(12)
6.573 AC

1.6 AC
(4)

69
5.8 AC   (7)   23

(1) 30
2.511 AC

3.008 AC
(5)

HOLLOW OAK ROAD

(2)
1.868 AC
29

35
DA-17
9.987 AC
(17)

64
DA-17
7.186 AC
(12)

65
DA-17
9.709 AC

71
9.961 AC

(17)
DA-17
9.982 AC

36

(14)
8.168 AC

63

MPD
VILLAGE H
54.38 ACRES
95 LOTS

(3)
1.838 AC

62

72
DA-17
10.281 AC

MPD
VILLAGE G
78.84 ACRES
127 LOTS

37
9.984 AC

38
DA-17±
9.355 AC
(17)

(3)
2.519 AC

DA-17
10.201 AC
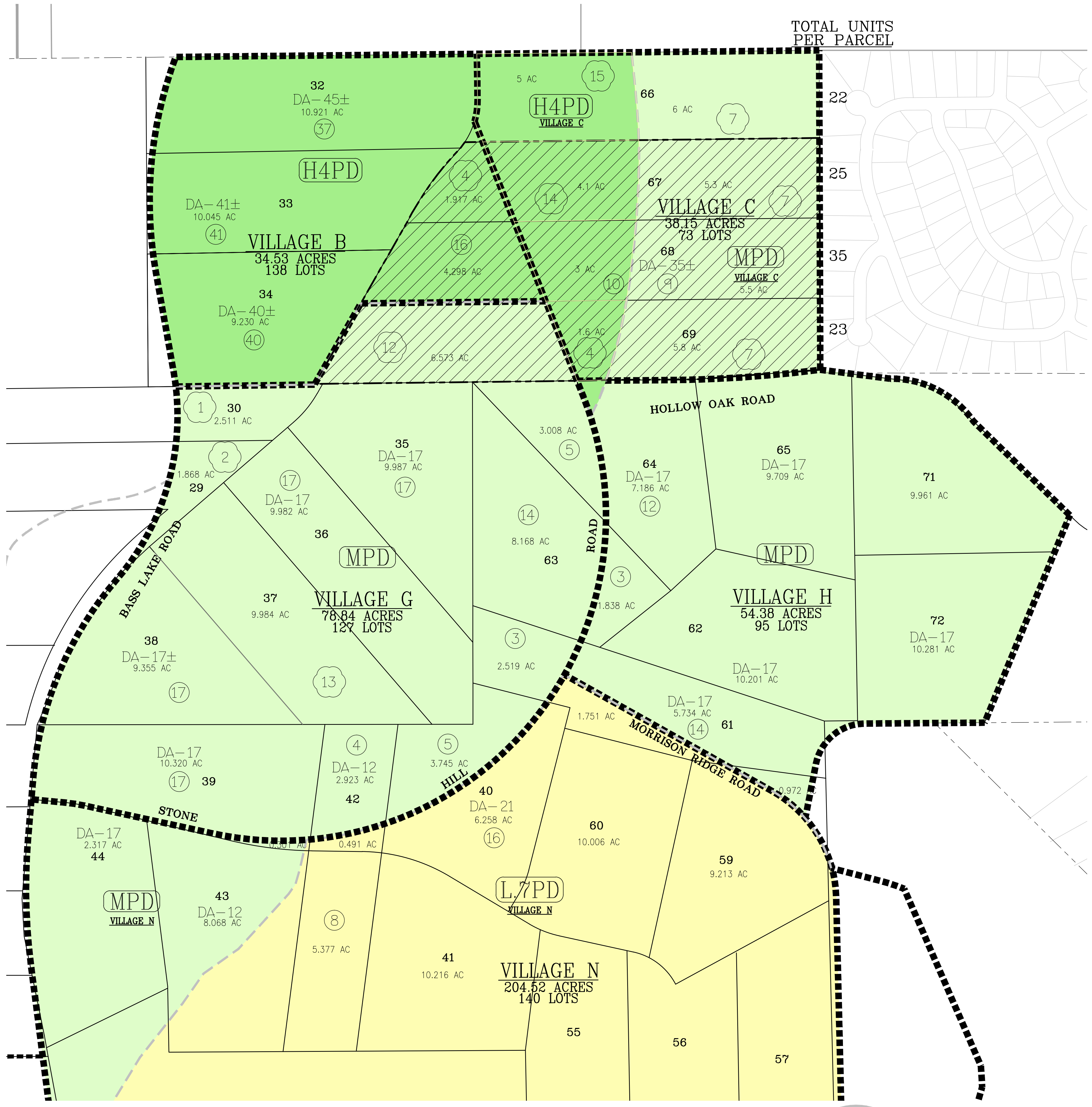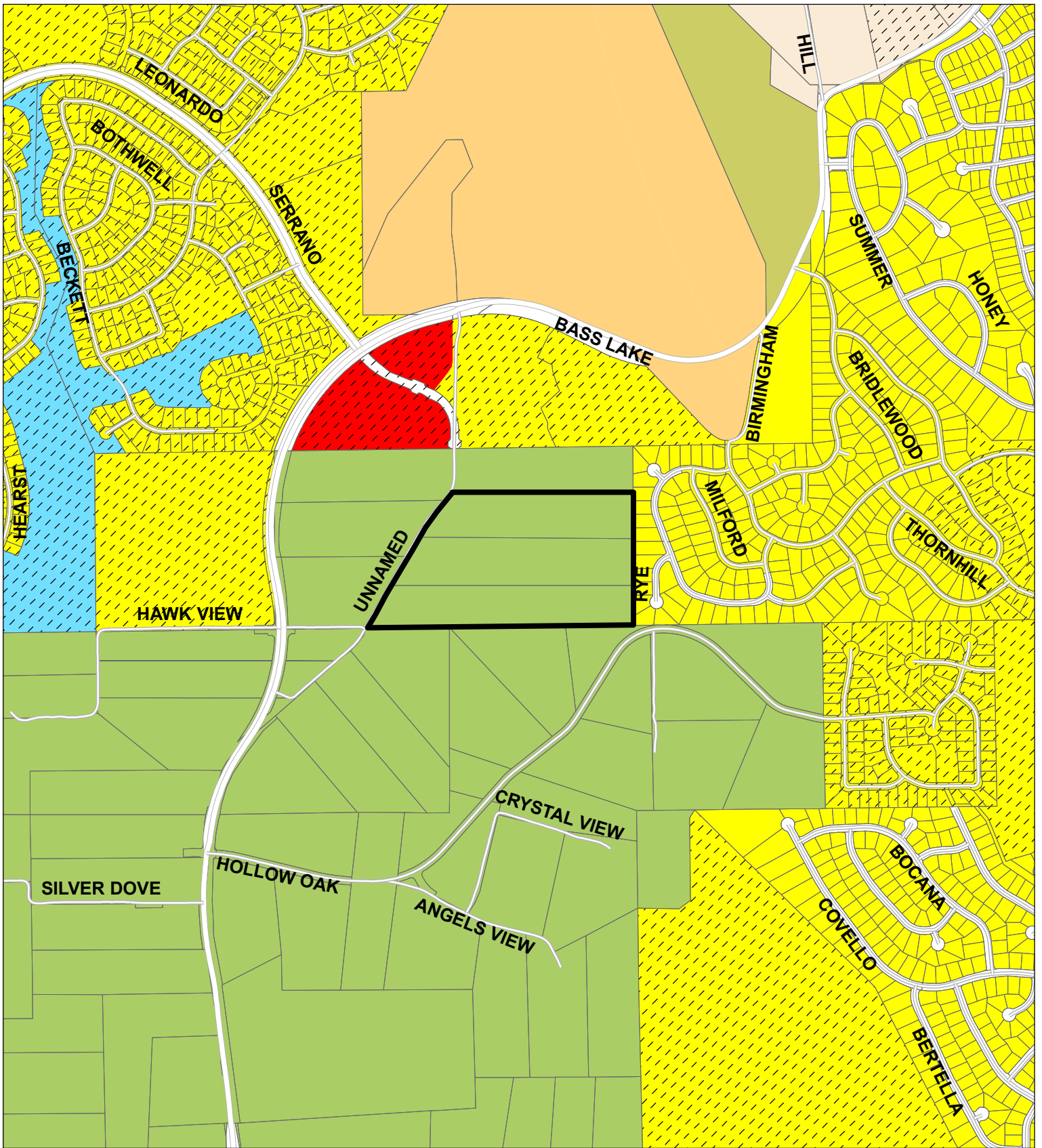
(14)
5.734 AC

61

DA-17
10.320 AC
(17) 39

(4)
DA-12
2.923 AC
42

(5)
3.745 AC

1.751 AC

MORRISON RIDGE ROAD

0.972

STONE

40
DA-21
6.258 AC
(16)

60
10.006 AC

59
9.213 AC

DA-17
2.317 AC
44

43
DA-12
8.068 AC

MPD
VILLAGE N

(8)
5.377 AC

L.7PD
VILLAGE N

41
10.216 AC

VILLAGE N
204.52 ACRES
140 LOTS

55

56

57

0.491 AC

BASS LAKE ROAD

HILL

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Civil Engineering ▪ Land Surveying ▪ Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
T (916) 638-0919 ▪ F (916) 638-2479 ▪ www.ctaes.net

EXHIBIT F

File No. TM14-1522/Z14-0008/PD14-0010
Zoning Map

Bass Lake North
Tentative Subdivision Map,
Rezone, and Planned Development

Legend:

- ▭ Bass Lake North Site
- ▨ Planned Development
- 🟥 CC = Commercial Community
- 🟦 OS = Open Space
- 🟨 R1 = Residential Single Unit
- 🟧 R1A = Residential 1 Acre
- 🟩 RE-5 = Residential Estate 5 Acres
- 🟩 RE-10 = Residential Estate 10 Acres
- 🟧 RF-L = Recreational Facility Low
- TC = Transportation Corridor

EXHIBIT G

0 250 500 1,000
Feet

17-0088 D 7 of 7