

OWNERS OF RECORD

OBED JR. & LYNN C. PATTY
8790 GOLDY GLEN 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 OAK 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
3233 Mueller Circle, Fairfield, CA 94742
(707) 638-0919 • F (916) 638-2475 • www.ctaeng.com

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.....22.11 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)

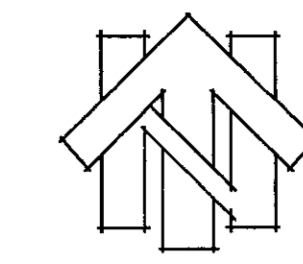
ENGINEER'S CERTIFICATE

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.

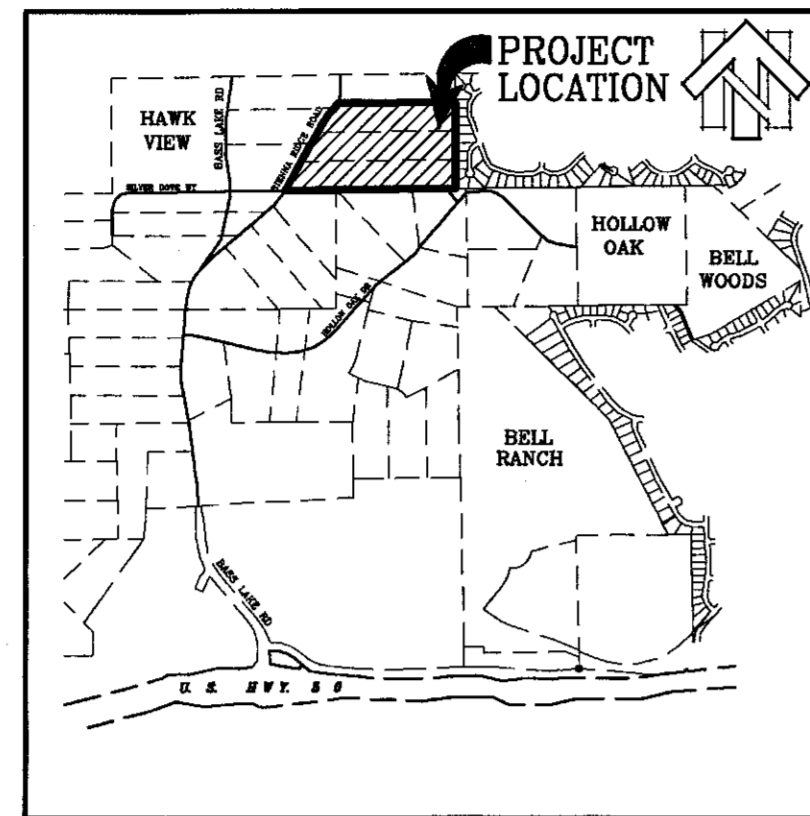
Olga Sciorelli
OLGA SCIORELLI P.E. 71204
DATE 9/21/16

TENTATIVE MAP BASS LAKE NORTH

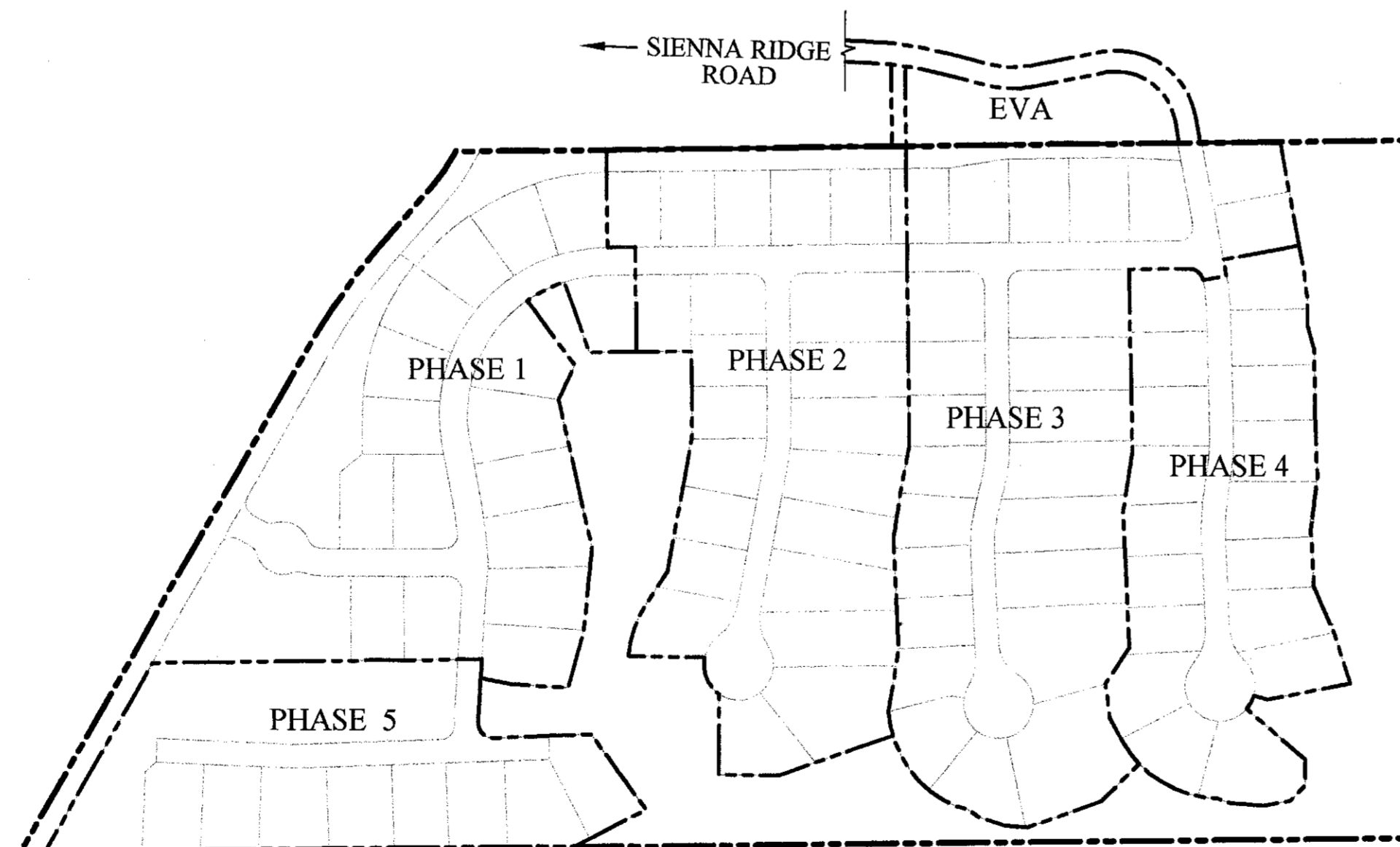
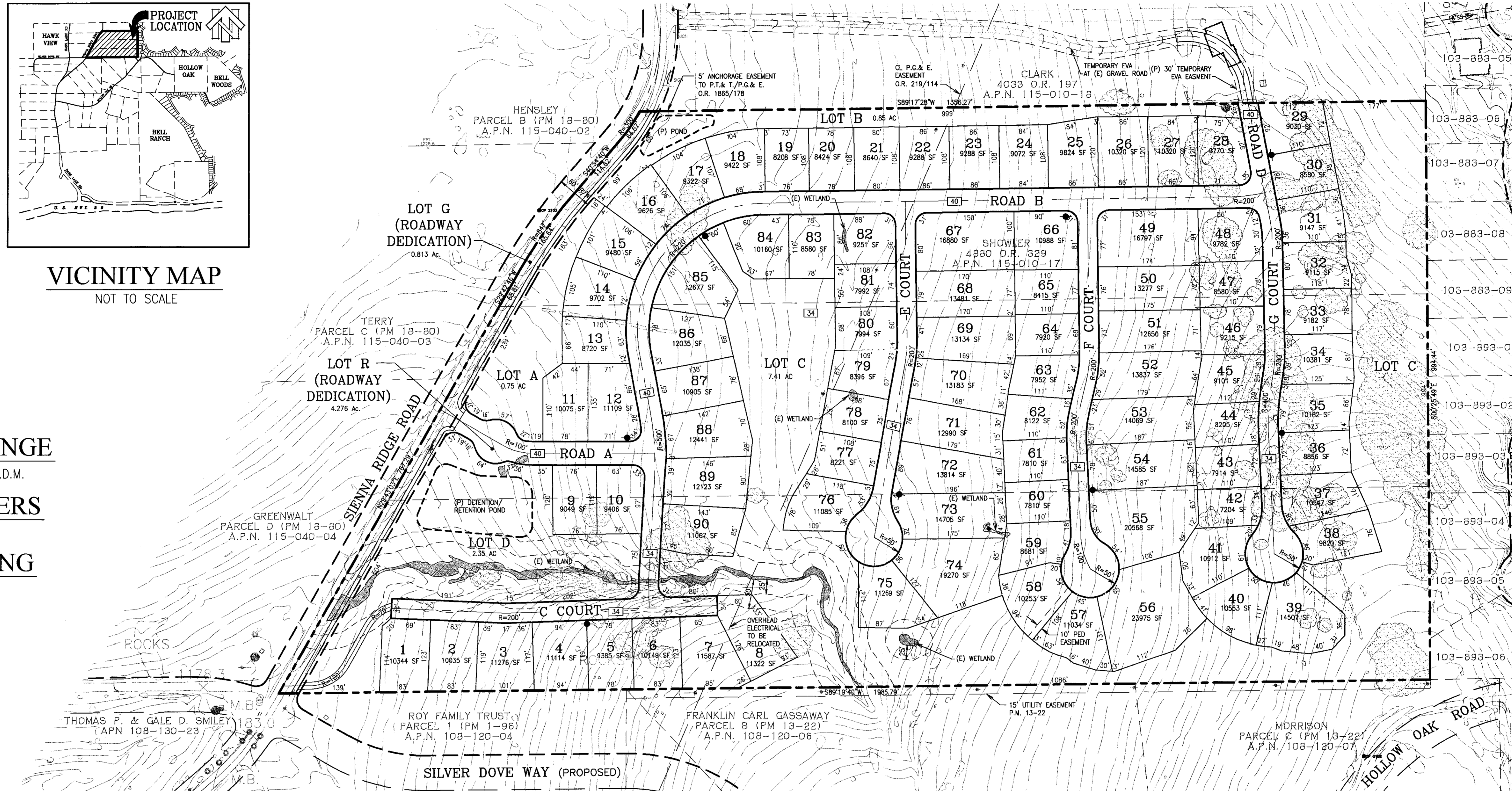
COUNTY OF EL DORADO SEPTEMBER, 2016 STATE OF CALIFORNIA



SCALE: 1"=100'



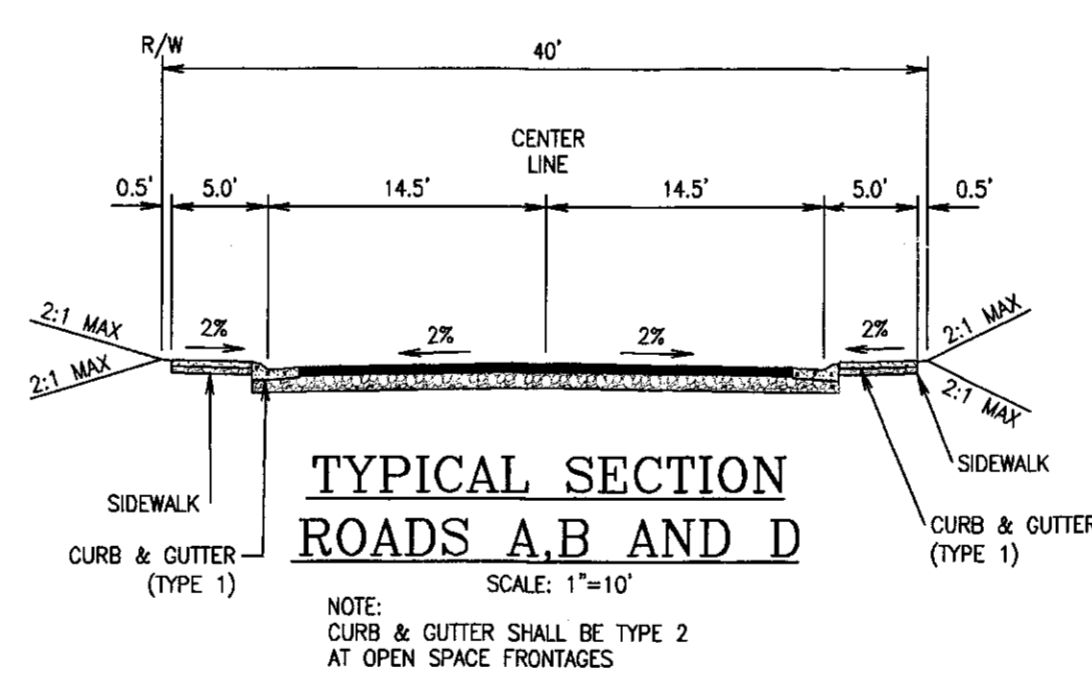
VICINITY MAP
NOT TO SCALE



LEGEND

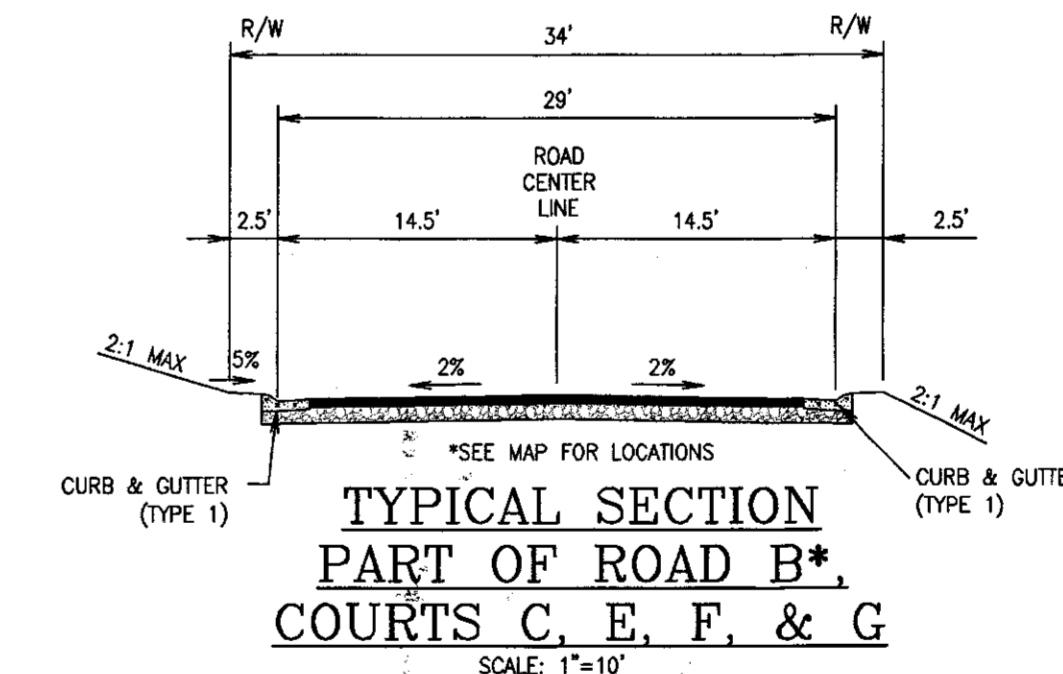
---	BOUNDARY
- - - -	(E) LOT LINES
- - - -	(E) RW
---	LOT LINE
- - - -	PROPOSED EASEMENT
+	FIRE HYDRANT
+	ROCK OUTCROPPINGS

PHASING PLAN
SCALE: 1"=200'



TYPICAL TRAIL
NOT TO SCALE

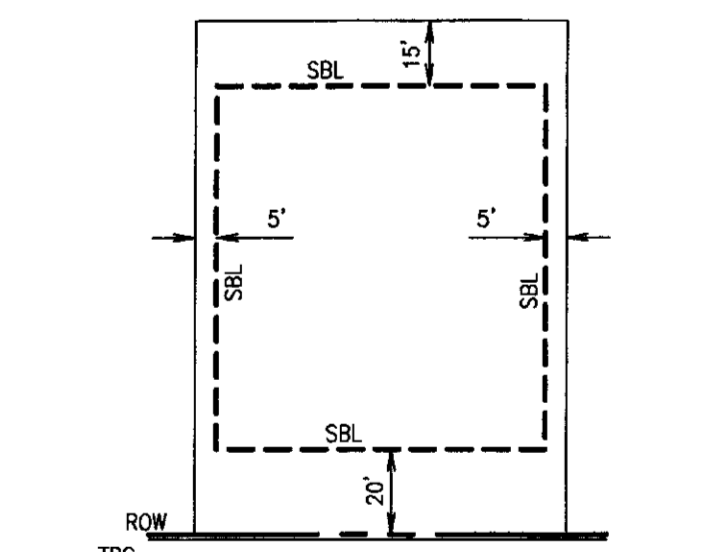
PAD OVERBUILD DETAIL
SCALE: 1" = 5'



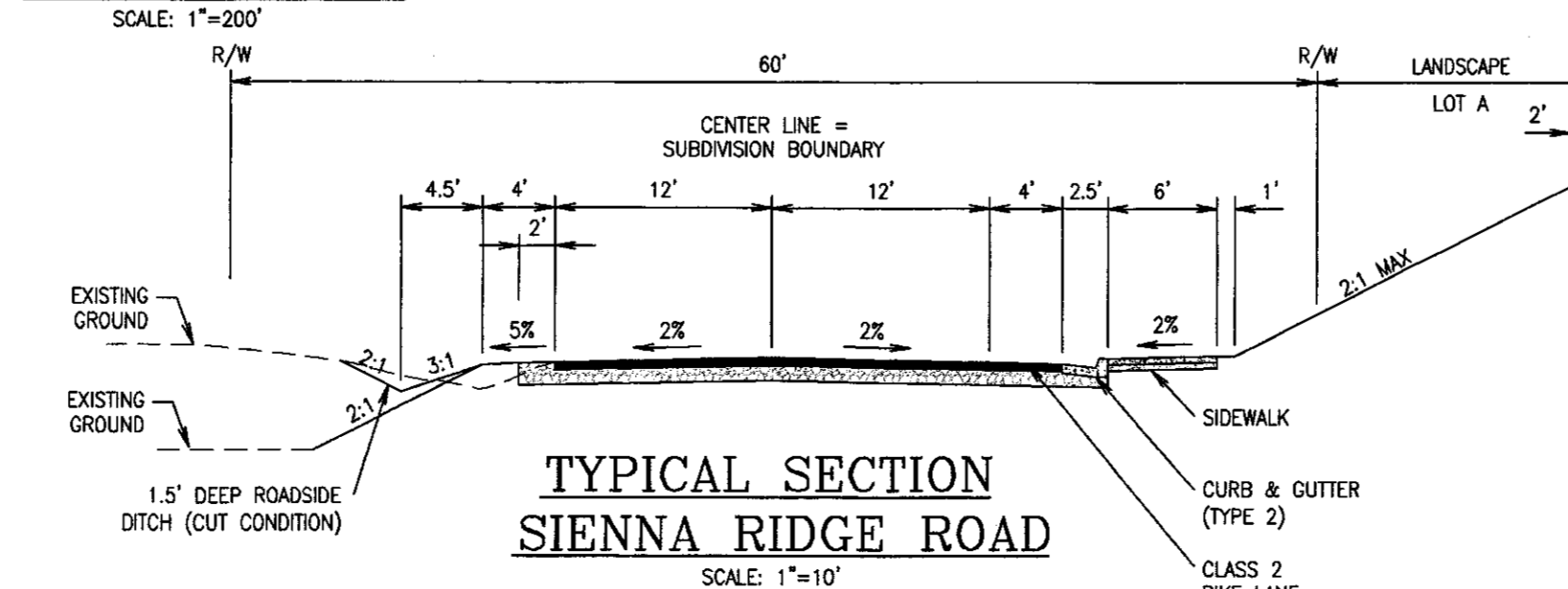
TYPICAL SECTION PART OF ROAD B*, COURTS C, E, F, & G
SCALE: 1"=10'

NOTES:

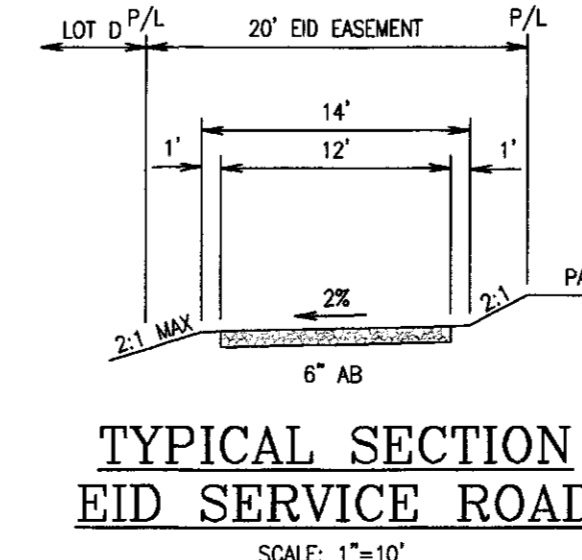
1. ALL ROAD CROSS SECTIONS ARE TO BE CONSTRUCTED AS SHOWN ON THIS MAP.
2. ALL ROAD STRUCTURAL SECTIONS SHALL BE BASED ON 'R' VALUE AND T.I.
3. 12.5' PUBLIC UTILITY EASEMENTS (PUE) TO BE PROVIDED ADJACENT TO ALL ROAD FRONTAGES.



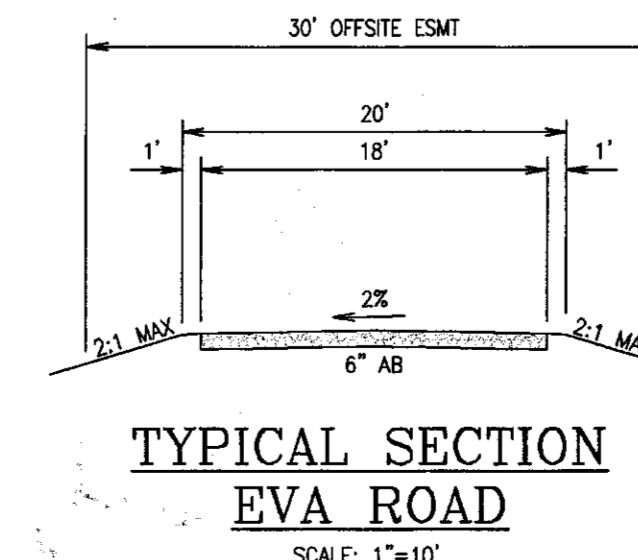
TYPICAL SETBACKS (R1)
NOT TO SCALE



TYPICAL SECTION SIENNA RIDGE ROAD
SCALE: 1"=10'



TYPICAL SECTION EID SERVICE ROAD
SCALE: 1"=10'



TYPICAL SECTION EVA ROAD
SCALE: 1"=10'

PLANNING COMMISSION: _____
APPROVAL/DENIAL DATE: _____
APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
BOARD OF SUPERVISORS
DATE: February 23, 2017
APPROVAL/DENIAL DATE: _____
BY: _____
EXECUTIVE SECRETARY