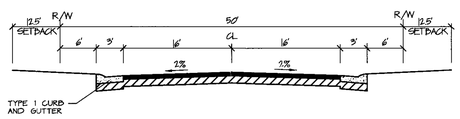
TENTATIVE MAP
BASS LAKE ESTATES

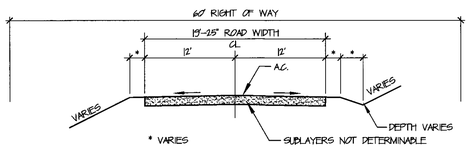
COUNTY OF EL DORADO, STATE OF CALIFORNIA

NOTES:

1. THIS PROPOSED MAP WILL BE A RESUBDIVISION OF PARCEL A ON MAP 8-33.
2. PER FEMA FLOOD INSURANCE RATE MAPS, THE SUBJECT PROPERTY IS IN FLOOD ZONE "C – AREAS OF MINIMAL FLOODING".
3. THE FIELD SURVEY PERFORMED TO PREPARE THIS TENTATIVE MAP AND RELATED EXHIBITS WAS FOR ESTABLISHING AERIAL CONTROL ONLY. ON-SITE AND OFF-SITE IMPROVEMENTS ARE LOCATED AND DESCRIBED BASED ON A VARIETY OF SOURCES INCLUDING AERIAL PHOTOGRAPHS, SITE INSPECTIONS, AND PUBLIC RECORDS.
4. EASEMENTS WILL BE PROVIDED AS FOLLOWS:
   - A. DRAINAGE AND PUBLIC UTILITIES EASEMENTS 5' ALONG ALL SIDE LINES.
   - D. THE 5' ADJACENT TO ALL STREET RIGHT-OF-WAYS AS POSTAL EASEMENTS.
   - E. <---- 15' DRAINAGE EASEMENT CENTERED ON V-DITCH AND/OR EXISTING DRAINAGE SWALE.
5. THE SUBDIVIDER WILL MAKE ALL REQUIRED IMPROVEMENTS BASED ON PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF EL DORADO DEPARTMENT OF TRANSPORATION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
   - A. CONSTRUCT ALL ROADS AS SHOWN IN CONFORMANCE WITH THE TYPICAL ROAD SECTION, WITH CUTS AND FILLS BEING NO STEEPER THAN 2:1, EXCEPT IN ROCK MATERIAL.
   - B. DISTURBED AREAS WILL BE SEEDED IN CONFORMANCE WITH THE EL DORADO COUNTY RESOURCE CONSERVATION DISTRICT SPECIFICATIONS.
   - C. DRAINAGE CHANNELS SUBJECT TO EROSION WILL BE RIPRAPPED OR ASPHALT LINED.
   - D. EXTEND E.I.D. WATER TO ALL RESIDENTIAL LOTS
6. A DESIGN WAIVER IS BEING REQUESTED TO ALLOW FOR THE FOLLOWING:
   - A. TO ALLOW FOR A REDUCTION IN PROPERTY FRONTAGE SETBACK FROM 20' TO 12.5'. SEE TYPICAL SECTION.



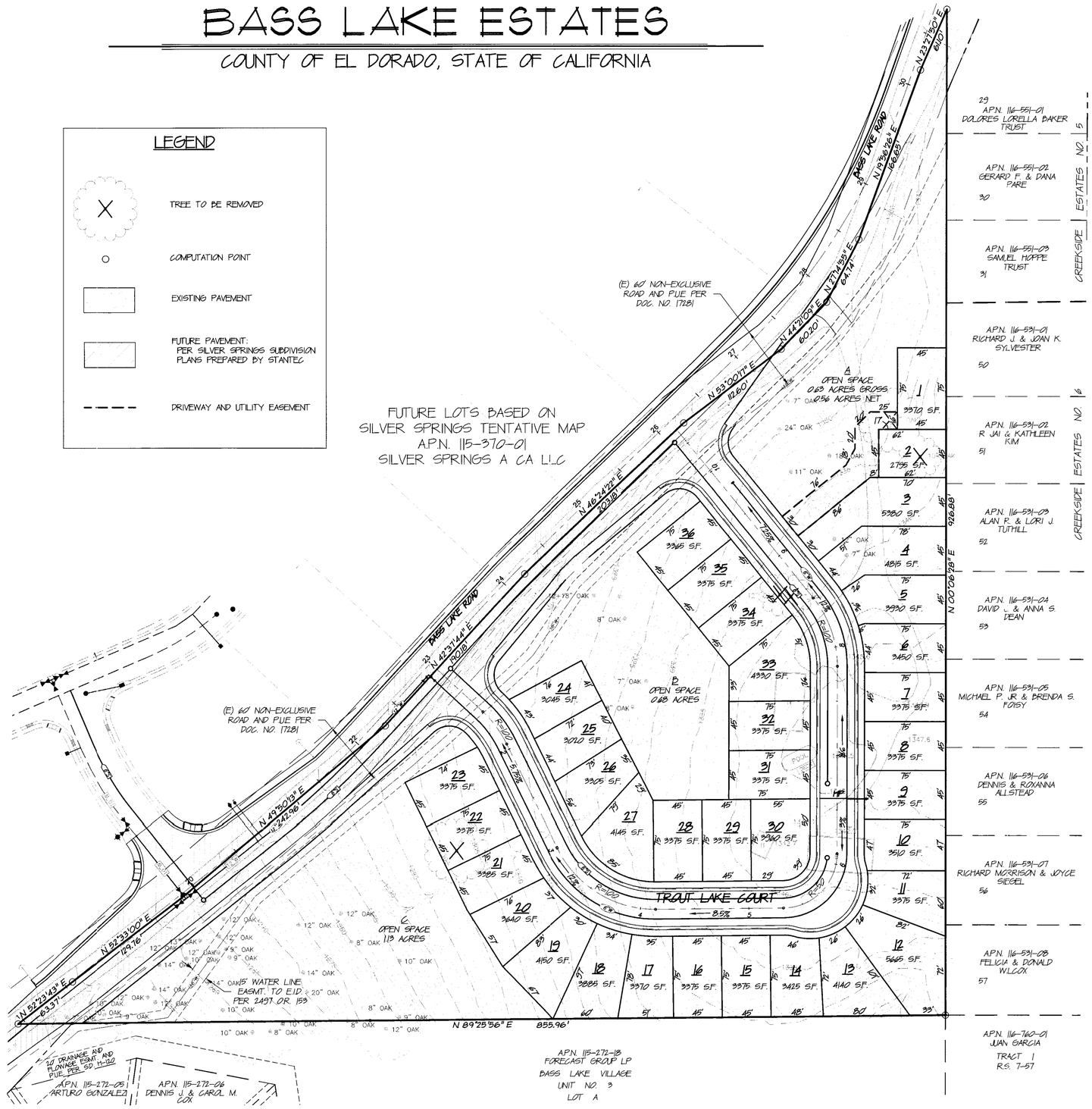
TROUT LAKE COURT
NOT TO SCALE

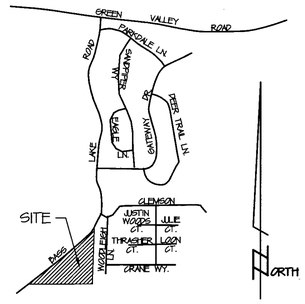


EXISTING ROAD SECTION
BASS LAKE ROAD
NOT TO SCALE

LEGEND

- TREE TO BE REMOVED
- COMPUTATION POINT
- EXISTING PAVEMENT
- FUTURE PAVEMENT: PER SILVER SPRINGS SUBDIVISION PLANS PREPARED BY STANTEC
- DRIVEWAY AND UTILITY EASEMENT





VICINITY MAP
NOT TO SCALE

OWNER OF RECORD:
CARMICHAEL INVESTMENT GROUP
P.O. BOX 9880
9880 RANCHO SANTA FE, CA 92067
TEL:

NAME OF APPLICANT:
SAME AS OWNER

MAP PREPARED BY:
GENE E. THORNE & ASSOCIATES, INC.
4080 GOLDORADO CIRCLE
CAMERON PARK, CA 95682
TEL: 530-677-1747 FAX: 530-767-4205
EMAIL: planning@thornecivil.com

SCALE OF MAP:
1" = 50'

CONTOUR INTERVAL:
ONE (1) FOOT

SOURCE OF TOPOGRAPHY:
AERIAL SURVEY

SECTION, TOWNSHIP & RANGE:
A PORTION OF SECTION 29, T 10 N, R 9 E M.D.M.

ASSESSOR'S PARCEL NO.:
115-030-06

PRESENT ZONING:
RE-5

TOTAL PARCEL AREA:
7.45± ACRES

MINIMUM PARCEL AREA:
3,010 S.F. (0.07 ACRES)

TOTAL NUMBER OF PARCELS:
THIRTY SIX (36)

WATER SUPPLY:
E.I.D.

SEWAGE DISPOSAL:
E.I.D.

PROPOSED STRUCTURAL FIRE PROTECTION:
CAMERON PARK FIRE DEPARTMENT

DATE:
APRIL 20, 2007
REVISED JUNE 1, 2007

RECEIVED
JUN 05 2007
EL DORADO COUNTY
PLANNING DEPARTMENT

~~ZONING ADMINISTRATOR~~: Planning Commission
APPROVAL/DENIAL DATE: January 10, 2008

BOARD OF SUPERVISORS:
APPROVAL/DENIAL DATE: February 12, 2008

ENGINEER'S STATEMENT

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

GENE E. THORNE, RCE 20462
REG. EXP. DATE: 09/30/07