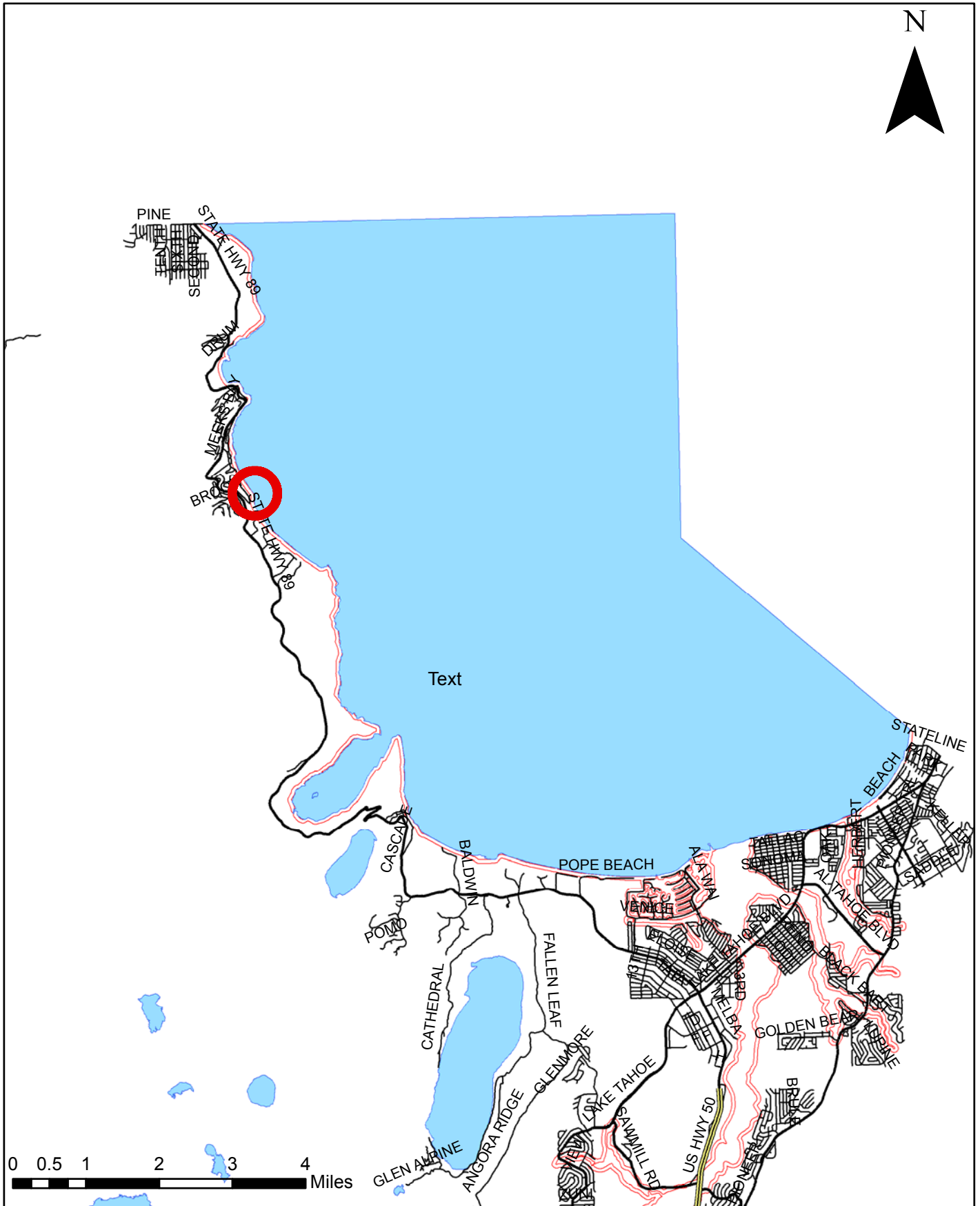


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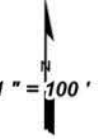


**016-211-11**

**Exhibit A-Location Map**

**POR. SEC. 32,T.14N., R.17E., M.D.M.  
N. POR. BLOCK "G" - RUBICON PROPERTIES  
A-52**

16:21



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.

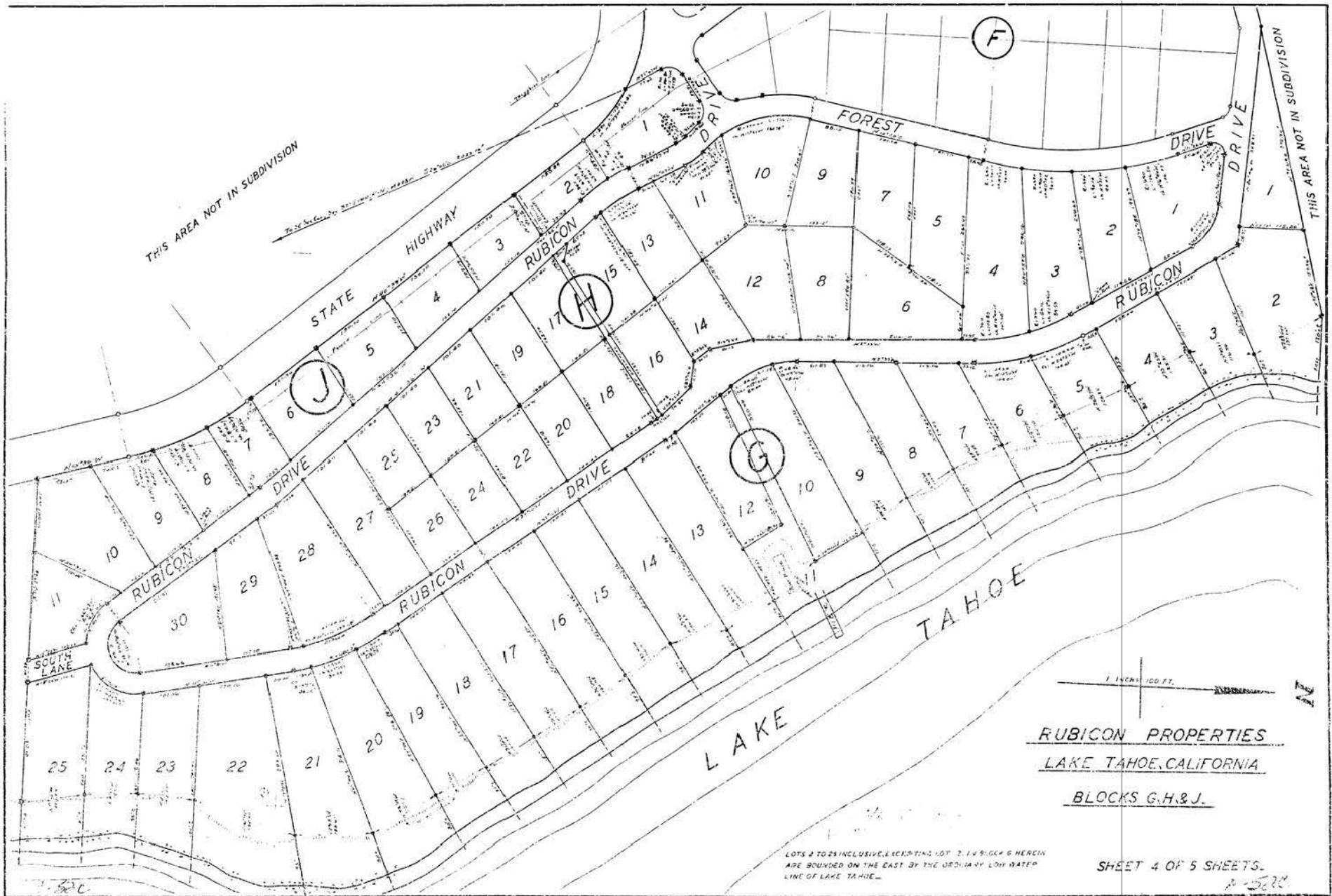
**Acreages Are Estimates**

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

Rev. Sep 10, 2013

Assessor's Map Bk. 016, Pg. 21  
County of El Dorado, CA

**Exhibit B-Assessor's Parcel Map**



**Exhibit C-Subdivision Map A-052C**

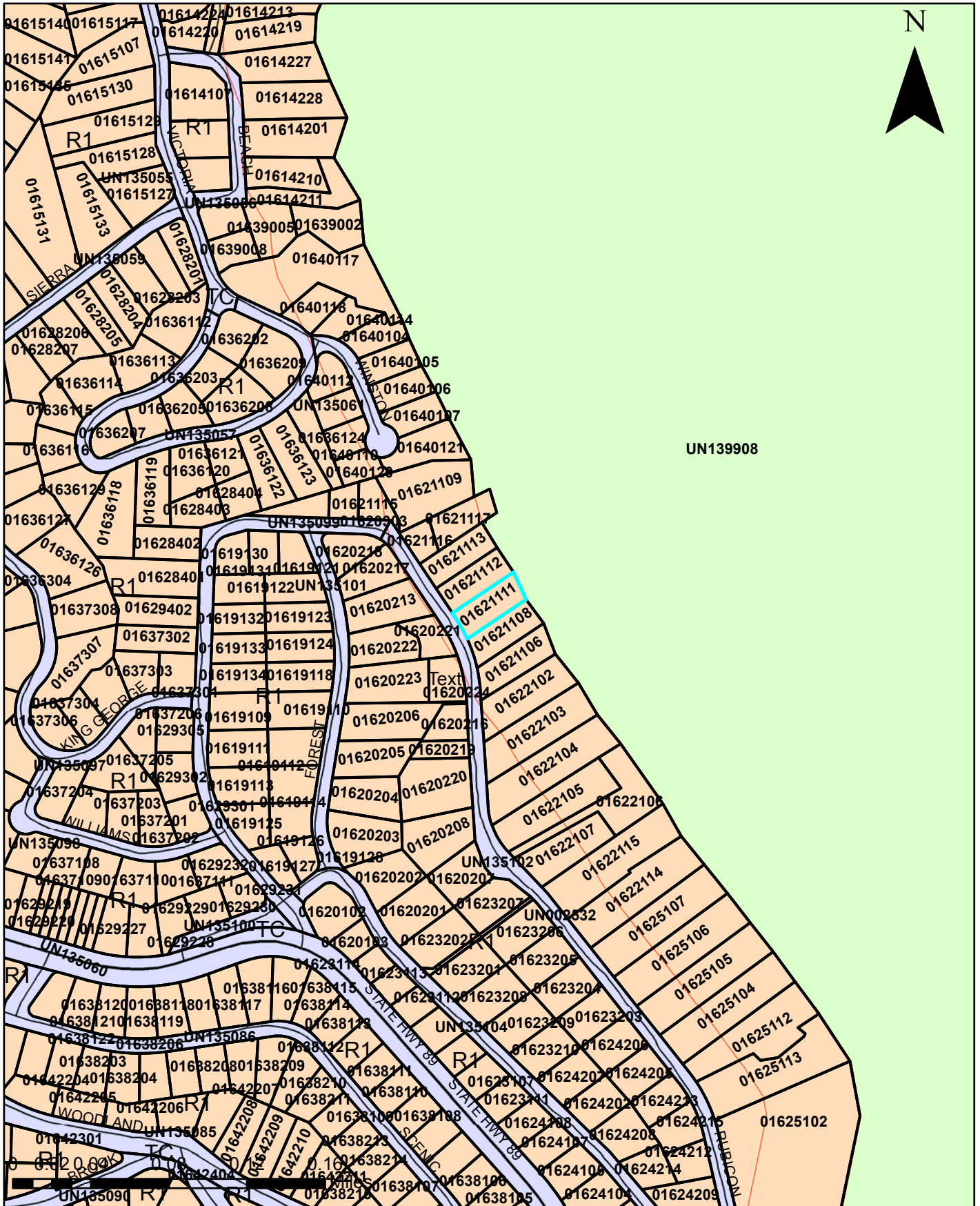
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**016-211-11**

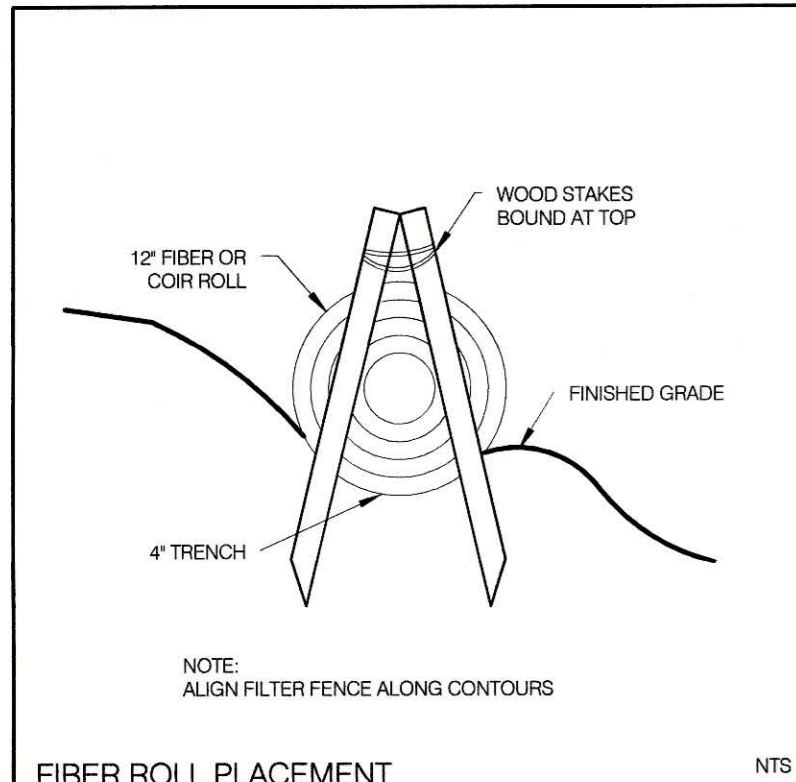
**Exhibit D-General Plan Land Use Map**

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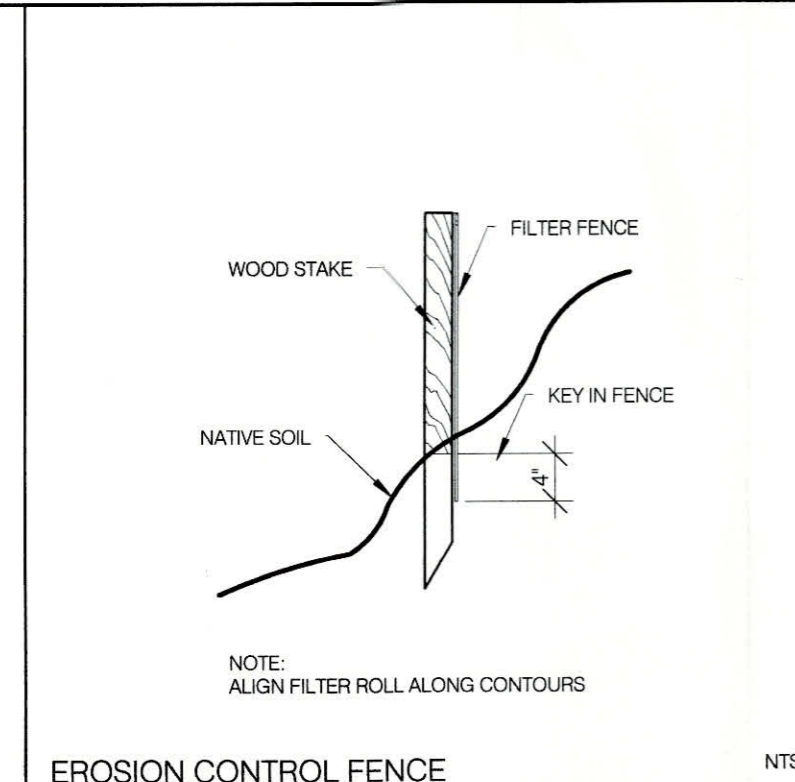


016-211-11

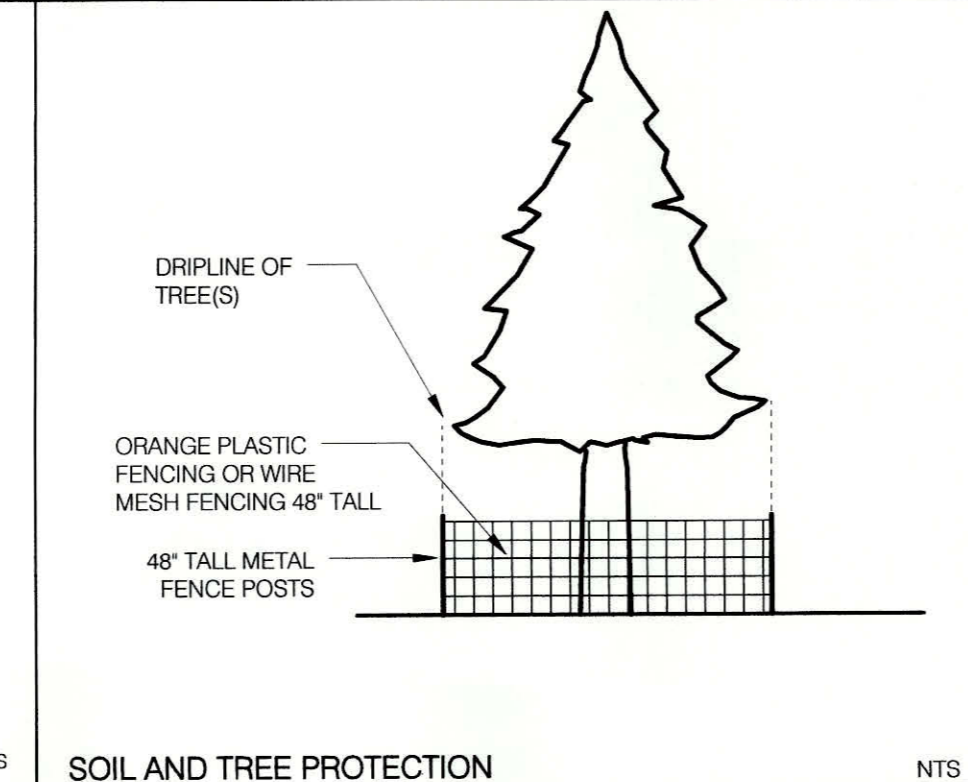
### Exhibit E-Zoning Map



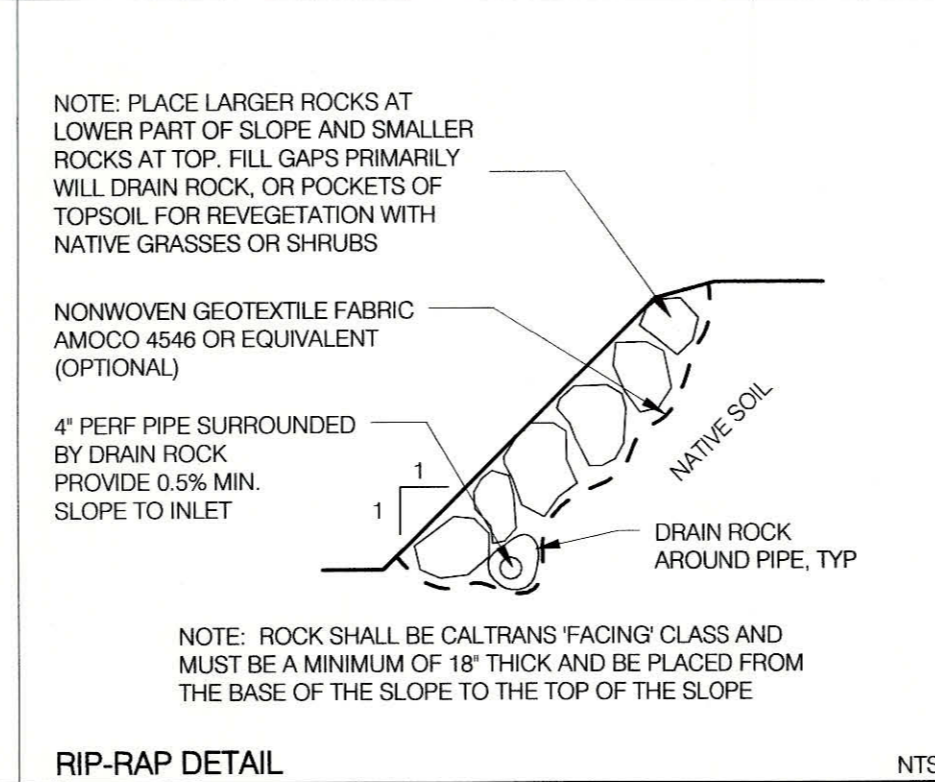
FIBER ROLL PLACEMENT NTS



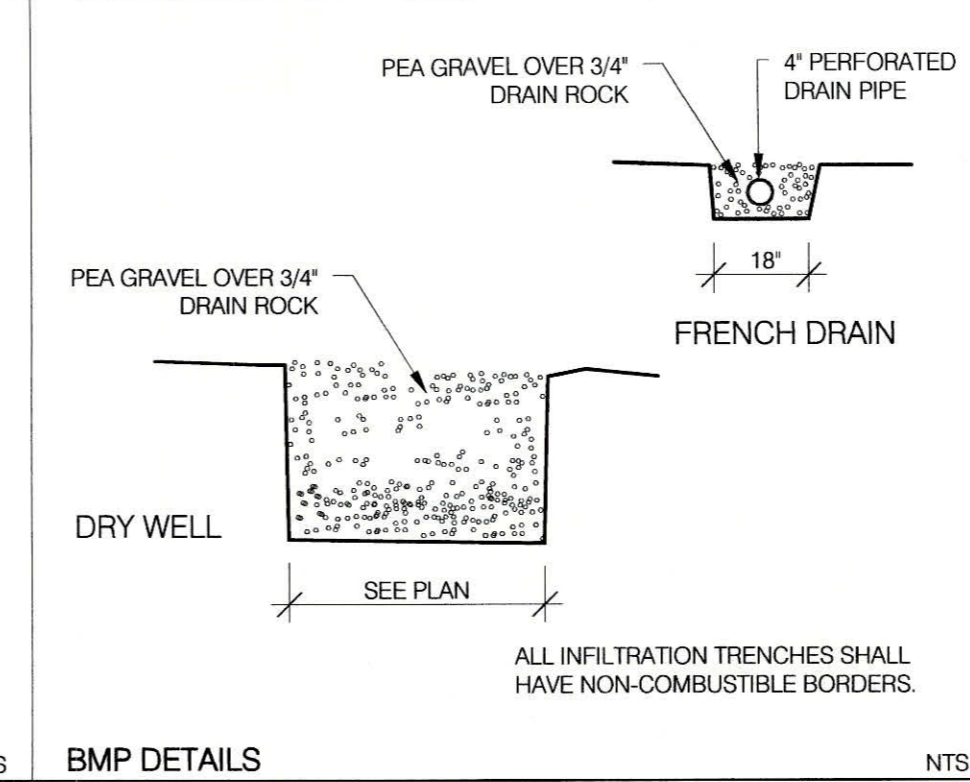
EROSION CONTROL FENCE NTS



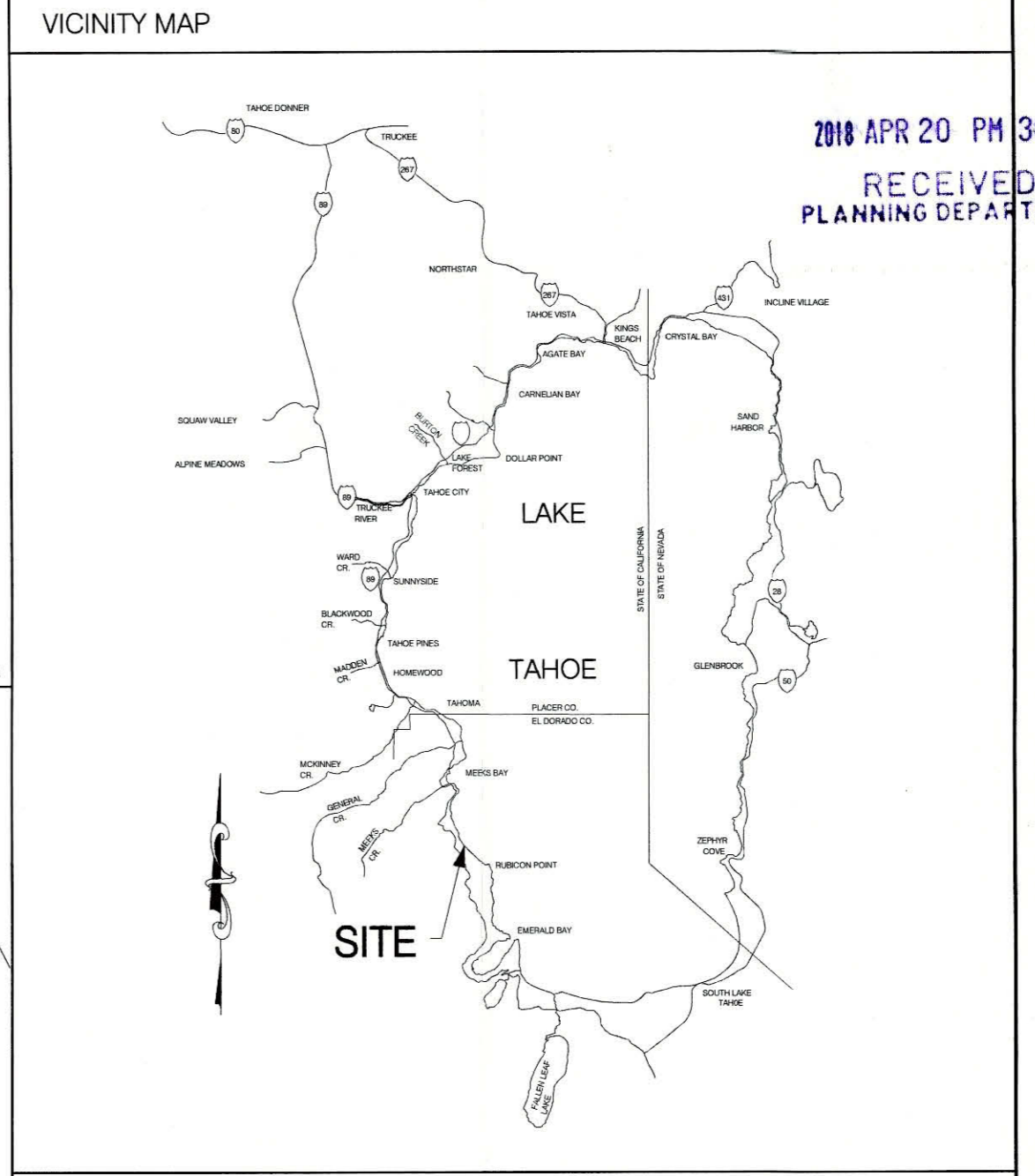
SOIL AND TREE PROTECTION NTS



RIP-RAP DETAIL NTS



BMP DETAILS NTS



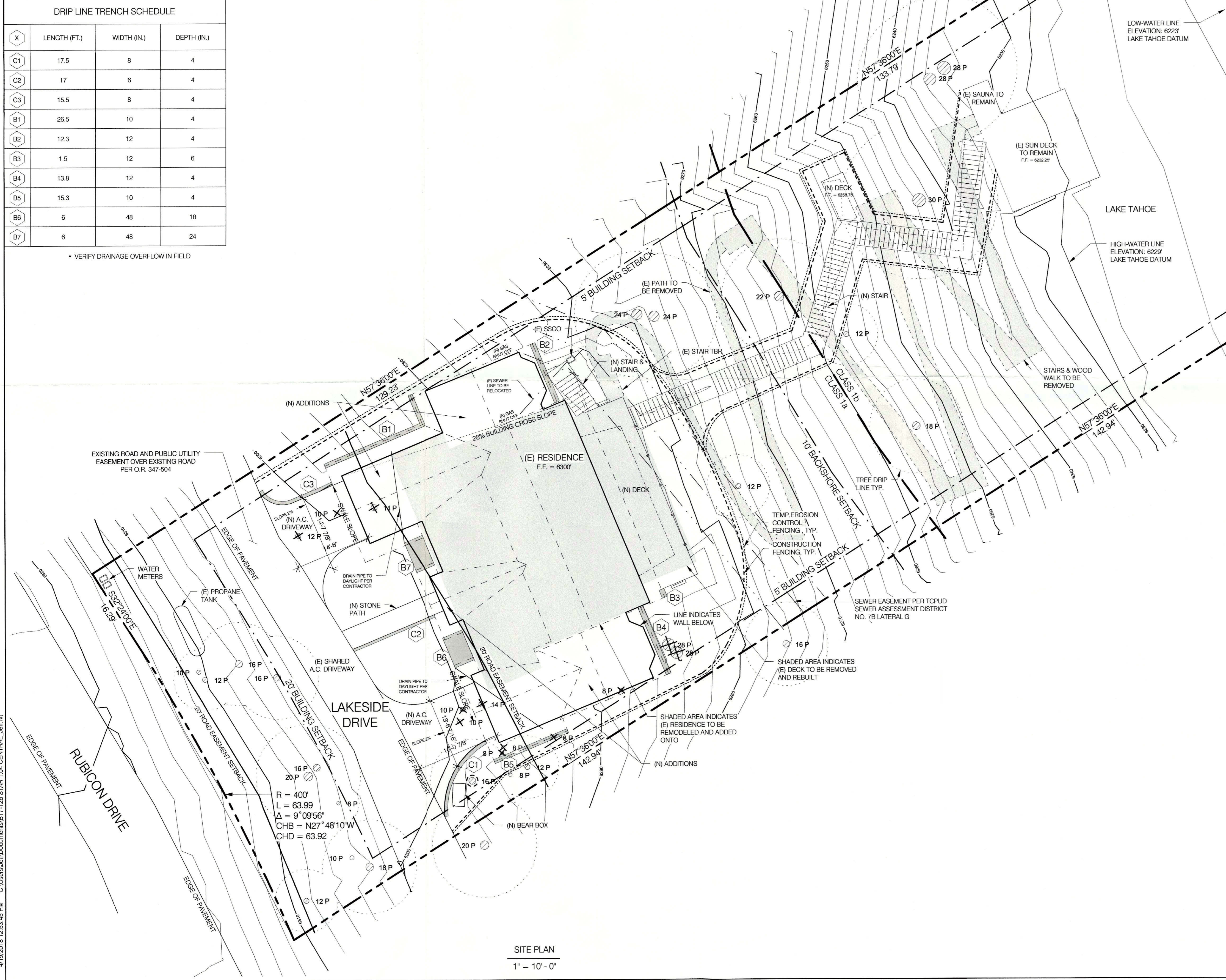
**SAGAN DESIGN GROUP**  
 THOMPSON & FURUMOTO, INC.  
 PLANNING DESIGN ENGINEERING  
 P.O. BOX 6214 TAHOE CITY CA 96145  
 530 583 0348 sagandesigngroup.com



DRIP LINE TRENCH SCHEDULE

X	LENGTH (FT.)	WIDTH (IN.)	DEPTH (IN.)
C1	17.5	8	4
C2	17	6	4
C3	15.5	8	4
B1	26.5	10	4
B2	12.3	12	4
B3	1.5	12	6
B4	13.8	12	4
B5	15.3	10	4
B6	6	48	18
B7	6	48	24

• VERIFY DRAINAGE OVERFLOW IN FIELD



LEGEND

---	PROPERTY LINE	○	TREE, SIZE, TYP.
---	SETBACKS	P	P = PINE
---	BMP	F	F = FIR
---	CONSTRUCTION FENCE	C	C = CEDAR
---	EROSION CONTROL FENCE	△	CP1 CONTROL POINT
---	SANITARY SEWER	●	MONUMENT
---	ELECTRICAL - OVERHEAD	○	UTILITY POLE
---	SEWER CLEANOUT	○	HYD FIRE HYDRANT
---	SANITARY SEWER MANHOLE		
---	WATER VALVE		

- DEFENSIBLE SPACE NOTES
1. REMOVE ALL DEAD VEGETATION AND DEAD TREE LIMBS, TYP.
  2. REMOVE LADDER FUELS BENEATH TREE DRIPLINES WITHIN 10' VERTICALLY OF TREE LIMBS.
  3. REMOVE TREE LIMBS WITHIN 10' OF GROUND OR 1/3 OF TREE HEIGHT, WHICHEVER IS LESS.
  4. CREATE A 5' WIDE NONCOMBUSTIBLE AREA AROUND THE BASE OF STRUCTURE, TYP.
  5. REMOVE ALL DRY GRASS AND WEEDS UP TO 30' AWAY FROM STRUCTURE, TYP. (IRRIGATED AREAS NOT INCLUDED)
  6. FIRE DEPARTMENT DEFENSIBLE SPACE APPROVAL IS REQUIRED PRIOR TO ISSUANCE OF BUILDING DEPARTMENT CERTIFICATE OF OCCUPANCY.
  7. REFER TO THE NORTH TAHOE FIRE PROTECTION DISTRICT 'LIVING WITH FIRE' DOCUMENT FOR ADDITIONAL INFORMATION.

- TRPA NOTES
1. ALL COVERAGE REMOVED AND AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE TRPA HANDBOOK OF BEST MANAGEMENT PRACTICES AND LIVING WITH FIRE, LAKE TAHOE BASIN, SECOND EDITION.
  2. DUST CONTROL MEASURES SHALL BE IN PLACE DURING CONSTRUCTION. BROADCAST MULCH SHALL NOT BE PERMITTED AS A DUST CONTROL MEASURE WITHIN 35 FEET OF STRUCTURES.
  3. A 3" LAYER OF 3/4" ANGULAR GRAVEL SHALL BE PLACED BENEATH ALL RAISED DECKS.
  4. SEE SHEET C1.2 FOR TRPA BMP DETAILS
  5. STRAW BALES ARE NO LONGER ACCEPTABLE FOR TEMPORARY EROSION CONTROL OR MULCH MATERIAL IN THE LAKE TAHOE BASIN. THE USE OF STRAW HAS CONTRIBUTED TO THE SPREAD OF NOXIOUS WEEDS THROUGHOUT THE BASIN. THE USE OF ALTERNATIVES TO STRAW BALES, SUCH AS PINE NEEDLE BALES, FILTER FABRIC, COIR LOGS AND PINE NEEDLE OR WOOD MULCHES FOR EROSION CONTROL, PURPOSES IS REQUIRED.

COVERAGE TABLE

TOTAL LOT AREA	15,038 S.F.
LAND CAPABILITY	CLASS 1a AND CLASS 1b (PER TRPA FILE NUMBER LCAP2009-0251)
ALLOWABLE LAND COVERAGE	151 S.F. = (9,757 X 1%) + (6,281 X 1%)

EXISTING COVERAGE	TOTAL
CLASS 1b	
(E) WOODEN DECK	787 S.F.
(E) PATH	16 S.F.
(E) SUN DECK	186 S.F.
(E) SAUNA	35 S.F.
TOTAL CLASS 1b COVERAGE	1,024 S.F.
CLASS 1a	
(E) RESIDENCE	1,140 S.F.
(E) AC PAVING	840 S.F.
(E) DECK & STAIR	296 S.F.
(E) PATH	244 S.F.
TOTAL CLASS 1a COVERAGE	2,520 S.F.
TOTAL EXISTING COVERAGE	3,544 S.F.
PROPOSED COVERAGE	
CLASS 1b	
(N) STAIR & DECK	161 S.F.
(E) SUN DECK	186 S.F.
(E) SAUNA	35 S.F.
CLASS 1b COVERAGE TO BE RETIRED	61 S.F.
TOTAL CLASS 1b COVERAGE	443 S.F.
CLASS 1b COVERAGE TO BE TRANSFERRED AT 1:1 TO CLASS 1a	581 S.F.
CLASS 1a	
(E) RESIDENCE w/ ADDITION	2,320 S.F.
(N) AC PAVING	446 S.F.
(N) DECKS w/ 3:1 REDUCTION	220 S.F.
(N) STAIRS w/ 3:1 REDUCTION	26 S.F.
(N) PATH	77 S.F.
(N) LANDING	12 S.F.
TOTAL CLASS 1a COVERAGE	3,099 S.F.
TOTAL PROPOSED COVERAGE	3,544 S.F.

ISSUES AND REVISIONS

No.	Date	Issue & Revision	By	Check
2	3/9/18	TRPA SUBMITTAL	JB	GF

PUBLISH DATE: 4/19/2018 12:53:45 PM

RESIDENTIAL ADDITION FOR:  
**MICELLI FAMILY**  
 8769 RUBICON DRIVE  
 EL DORADO COUNTY, CA  
 LOT 5 BLOCK G

A.P.N. 016-211-11

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DESCRIPTION  
**SITE PLAN**  
**Exhibit F-Site Plan**

SCALE: As indicated  
 PROJECT NO. B17-126

**C1.1** REF. NORTH