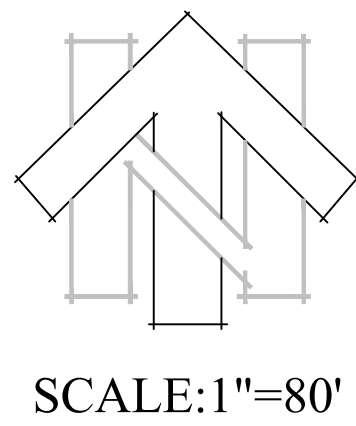


TOWN & COUNTRY VILLAGE EL DORADO



GPA22-0003 / SP-R21-0002 / PD21-0005 / Z21-0013 / TM22-0005 / CUP23-0008
Town and Country El Dorado Hills
Exhibit H - Tentative Subdivision Maps

TENTATIVE SUBDIVISION MAP

TOWN & COUNTRY VILLAGE EL DORADO

A PORTION OF PARCELS 1 AND 3 AND ALL OF PARCEL 2 AS SHOWN
ON PARCEL MAP P.M. 48-80 LOCATED IN THE SOUTH 1/2 OF SECTION 6
AND THE NORTHEAST 1/4 OF SECTION 7, T. 9 N., R. 9 E.

COUNTY OF EL DORADO

SHEET 1 OF 1

STATE OF CALIFORNIA

OWNER OF RECORD

MOHANNA MH
1025 9th STREET SUITE 205
SACRAMENTO, CA 95814

APPLICANT

JOSH PANE
1123 J STREET 3rd FLOOR
SACRAMENTO, CA 95814

ENGINEER

cta Engineering & Surveying

Civil Engineering = Land Surveying = Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
T 916.438.6919 F 916.438.3478 www.cta-engineer.com

MAP SCALE

1" = 100'

CONTOUR INTERVAL

CONTOUR INTERVAL = 2 FEET

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP and RANGE

SECTIONS 6 & 7, T.9N., R.9E. M.D.M.

ASSESSOR'S PARCEL NUMBERS

A.P.N. 119-080-023, 119-080-021, 119-080-012

PROPOSED ZONING

CC-PD, RM-PD, OS-PD

PRESENT ZONING

RE-10

TOTAL AREA

56.75 ACRES

TOTAL NUMBER OF PARCELS

5 - MULTI FAMILY RESIDENTIAL LOTS

7- COMMERCIAL LOTS

3 - OPEN SPACE LOTS

1 - ROAD LOT

16 LOTS TOTAL

REFER TO (P) ZONING

MINIMUM LOT AREA

0.38 Ac.

WATER SUPPLY and
SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT/ON SITE SEPTIC

PROPOSED STRUCTURAL
FIRE PROTECTION

EL DORADO HILLS COUNTY WATER
DISTRICT (FIRE DEPARTMENT)

DATE OF PREPARATION

MAY, 2023

PHASING PLAN NOTICE

THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, SECTION 66456.1)

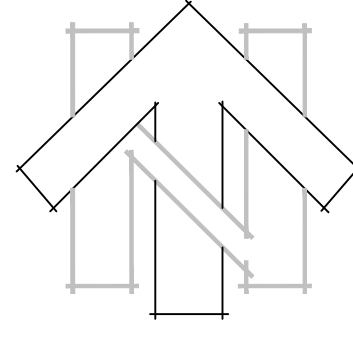
ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "TOWN & COUNTRY VILLAGE EL DORADO" OF THE "BASS LAKE HILLS SPECIFIC PLAN" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

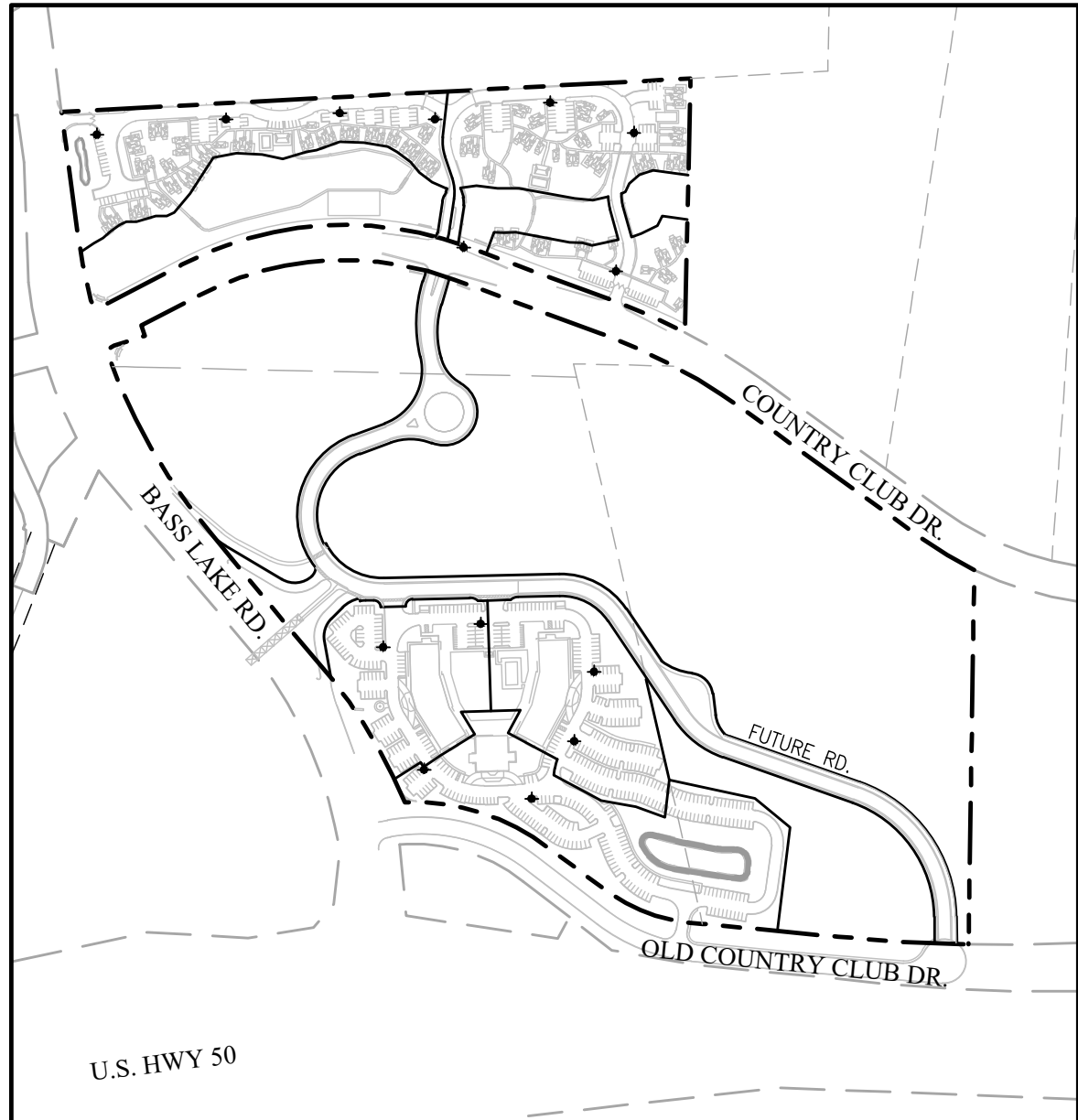
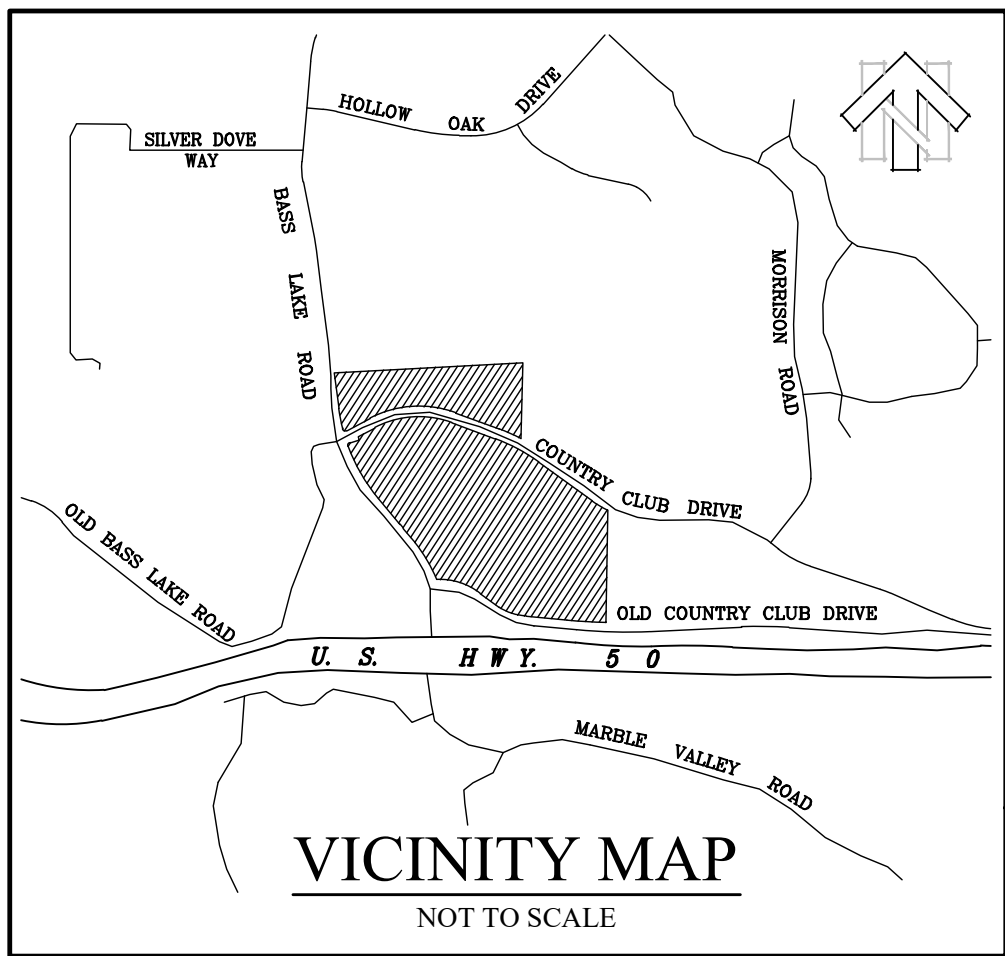
DAVID R. CROSARIOL R.C.E. 34520

DATE

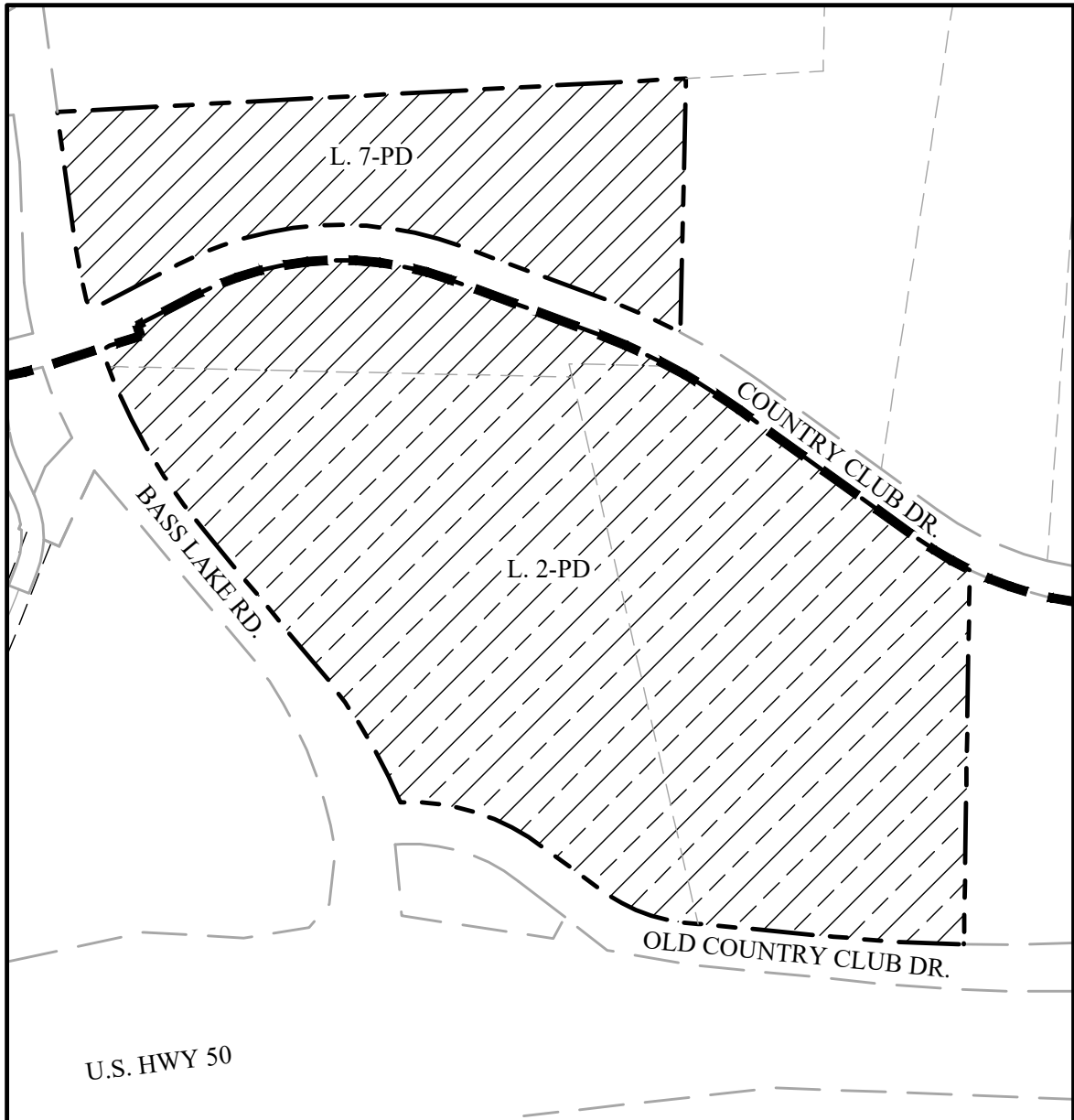
GPA22-0003 / SP-R21-0002 / PD21-0005 / Z21-0013 / TM22-0005 / CUP23-0008
Town and Country El Dorado Hills
Exhibit H - Tentative Subdivision Maps



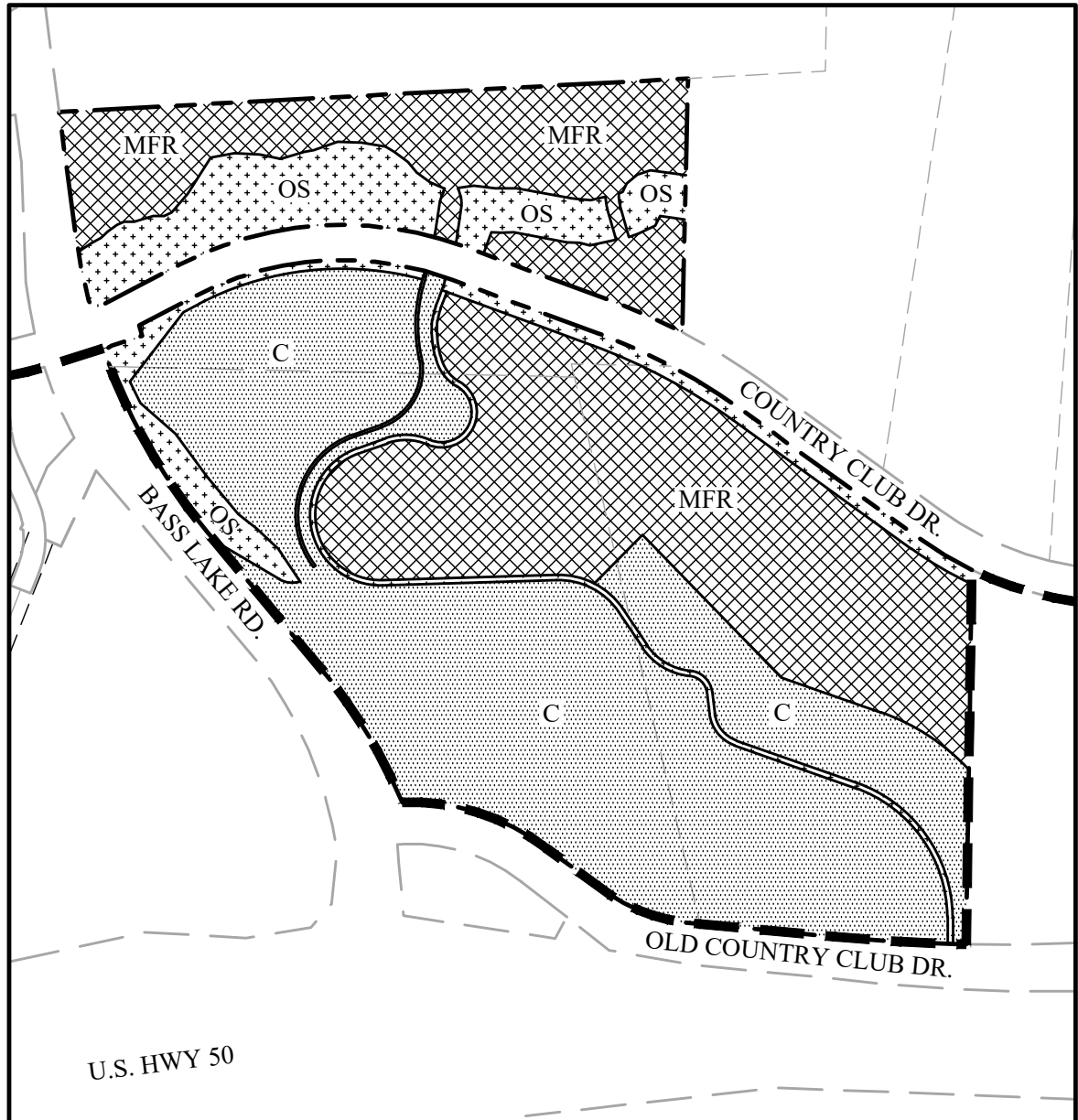
SCALE: 1"=100'



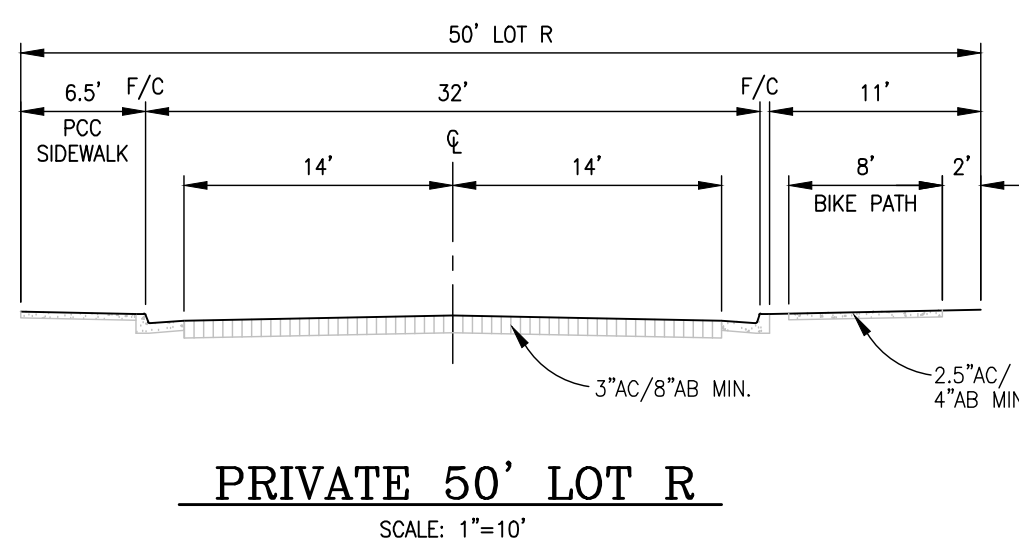
FIRE HYDRANT LOCATION DIAGRAM
SCALE: 1"=400'



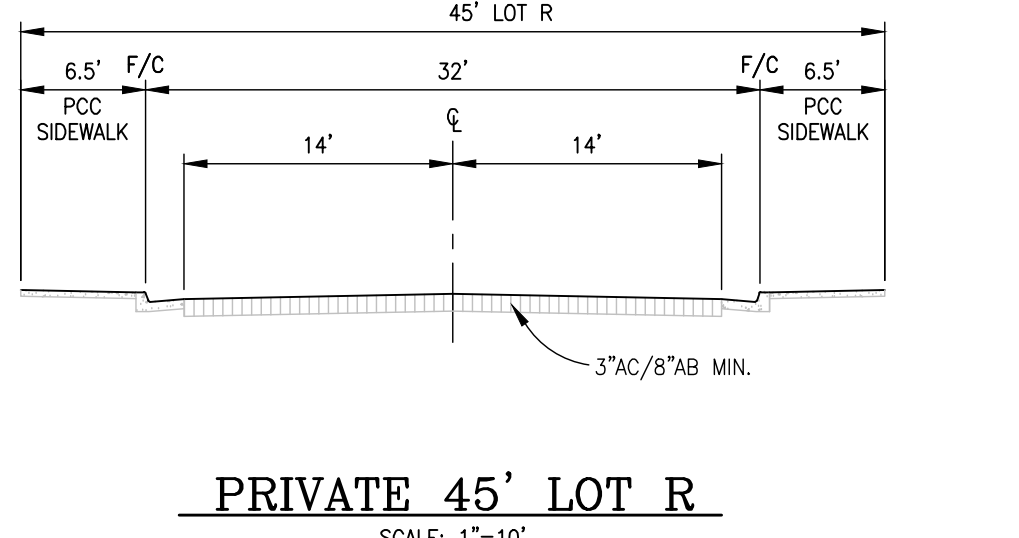
EXISTING LAND USE
SCALE: 1"=400'



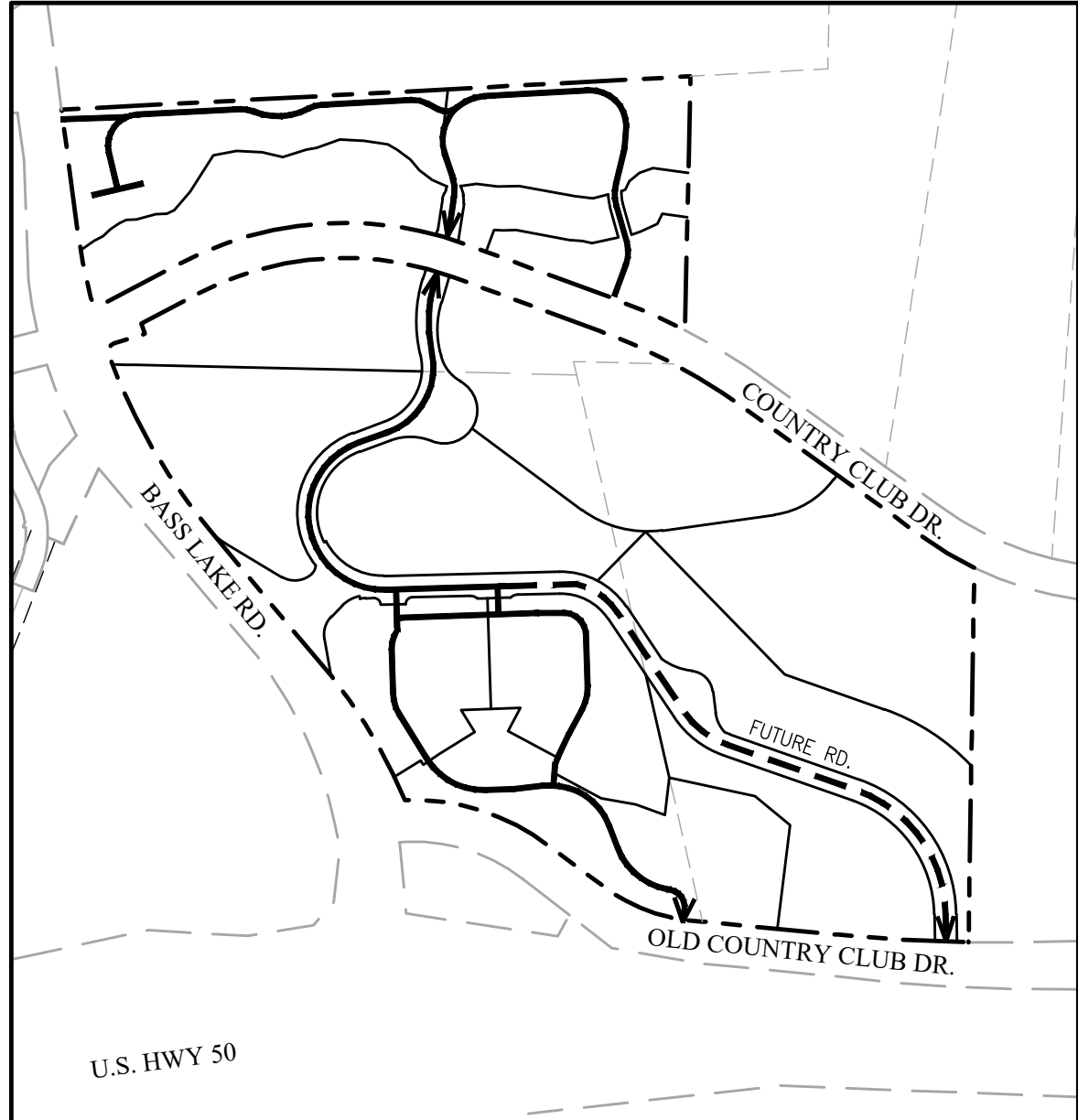
PROPOSED LAND USE
SCALE: 1"=400'



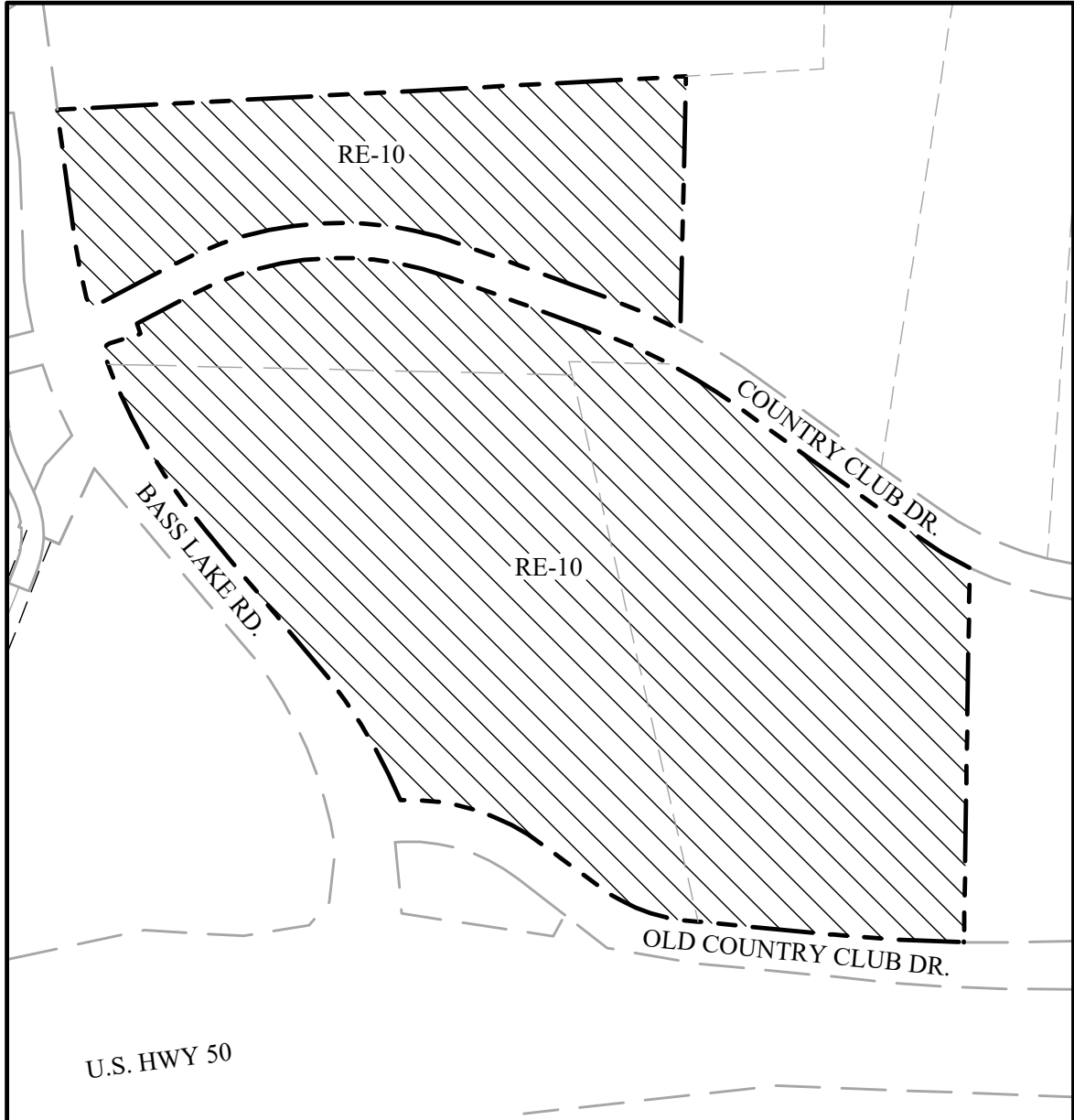
PRIVATE 50' LOT R
SCALE: 1"=10'



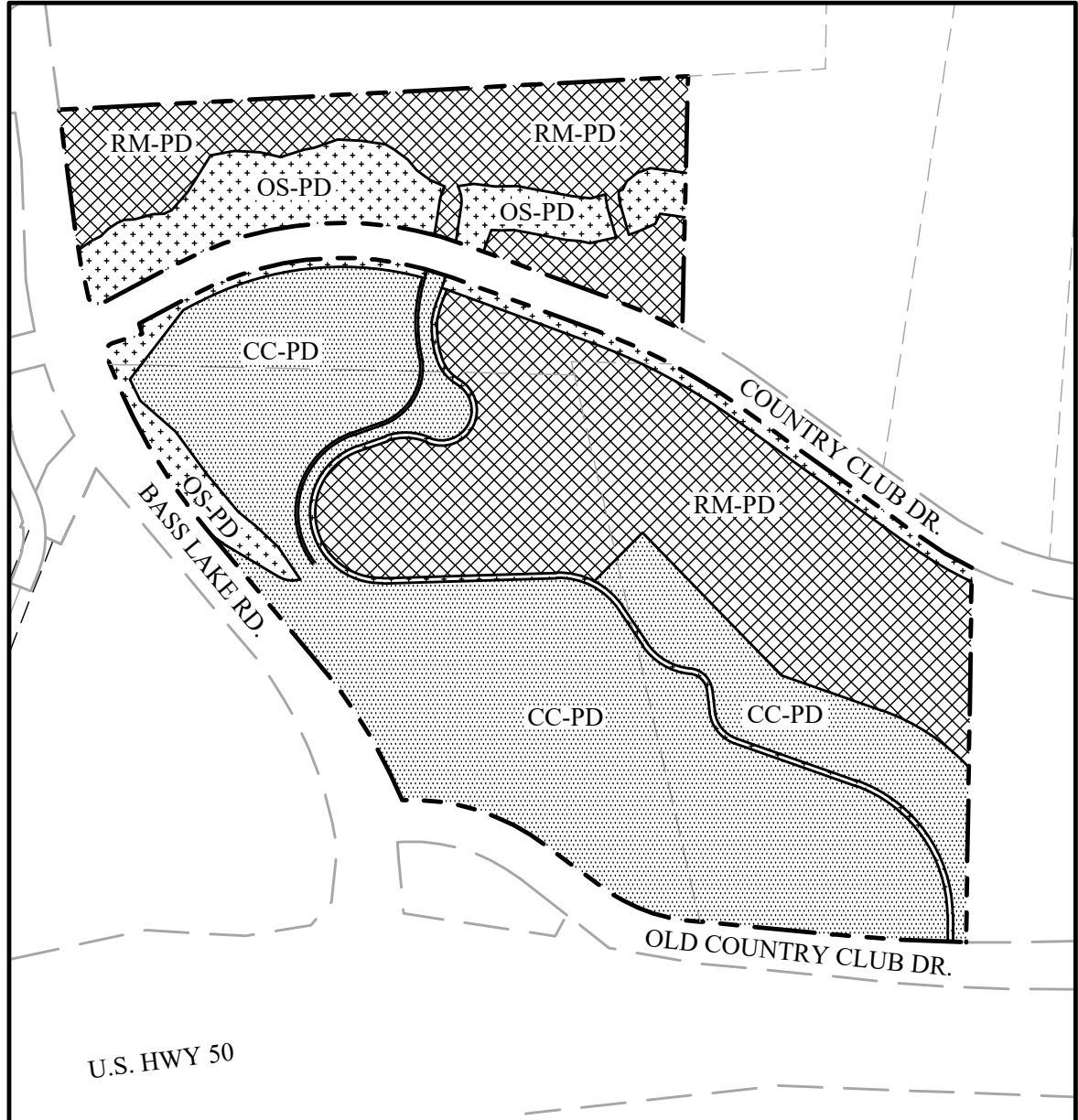
PRIVATE 45' LOT R
SCALE: 1"=10'



PROJECT CIRCULATION PLAN
SCALE: 1"=400'



EXISTING ZONING
SCALE: 1"=400'



PROPOSED ZONING
SCALE: 1"=400'

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

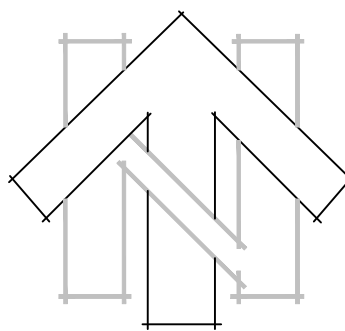
SLOPE MAP

TOWN & COUNTRY VILLAGE EL DORADO

COUNTY OF EL DORADO

SHEET 1 OF 1

STATE OF CALIFORNIA



SCALE: 1"=100'



COLOR LEGEND

COLOR	SLOPE RANGE		AREA	PERCENT OF AREA SHOWN
	BEGINNING	END		
	0%	10%	14.22 Ac.	25.06%
	11%	20%	32.08 Ac.	56.54%
	21%	29%	7.43 Ac.	13.09%
	30%	39%	1.31 Ac.	2.31%
	40%+		1.7 Ac.	3.00%

GPA22-0003 / SP-R21-0002 / PD21-0005 / Z21-0013 / TM22-0005 / CUP23-0008
Town and Country El Dorado Hills
Exhibit H - Tentative Subdivision Maps

PRELIMINARY GRADING & DRAINAGE PLAN

TOWN & COUNTRY VILLAGE EL DORADO

COUNTY OF EL DORADO

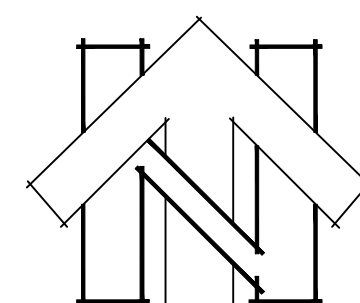
SHEET 1 OF 1

STATE OF CALIFORNIA

MARCH, 2024

GPA22-0003 / SP-R21-0002 / PD21-0005 / Z21-0013 / TM22-0005 / CUP23-0008

Town and Country El Dorado Hills
Exhibit H - Tentative Subdivision Maps



SCALE: 1"=60'

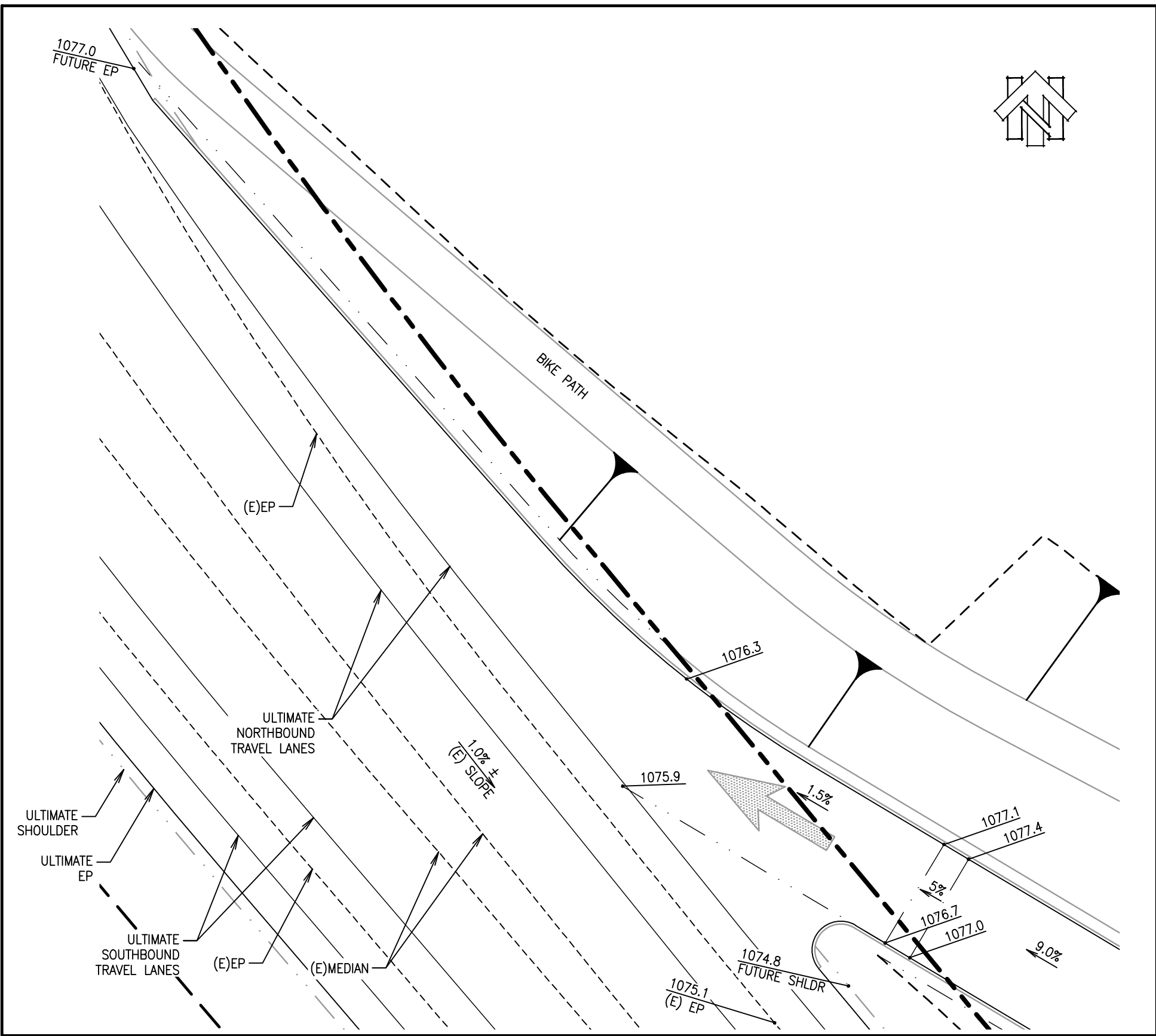
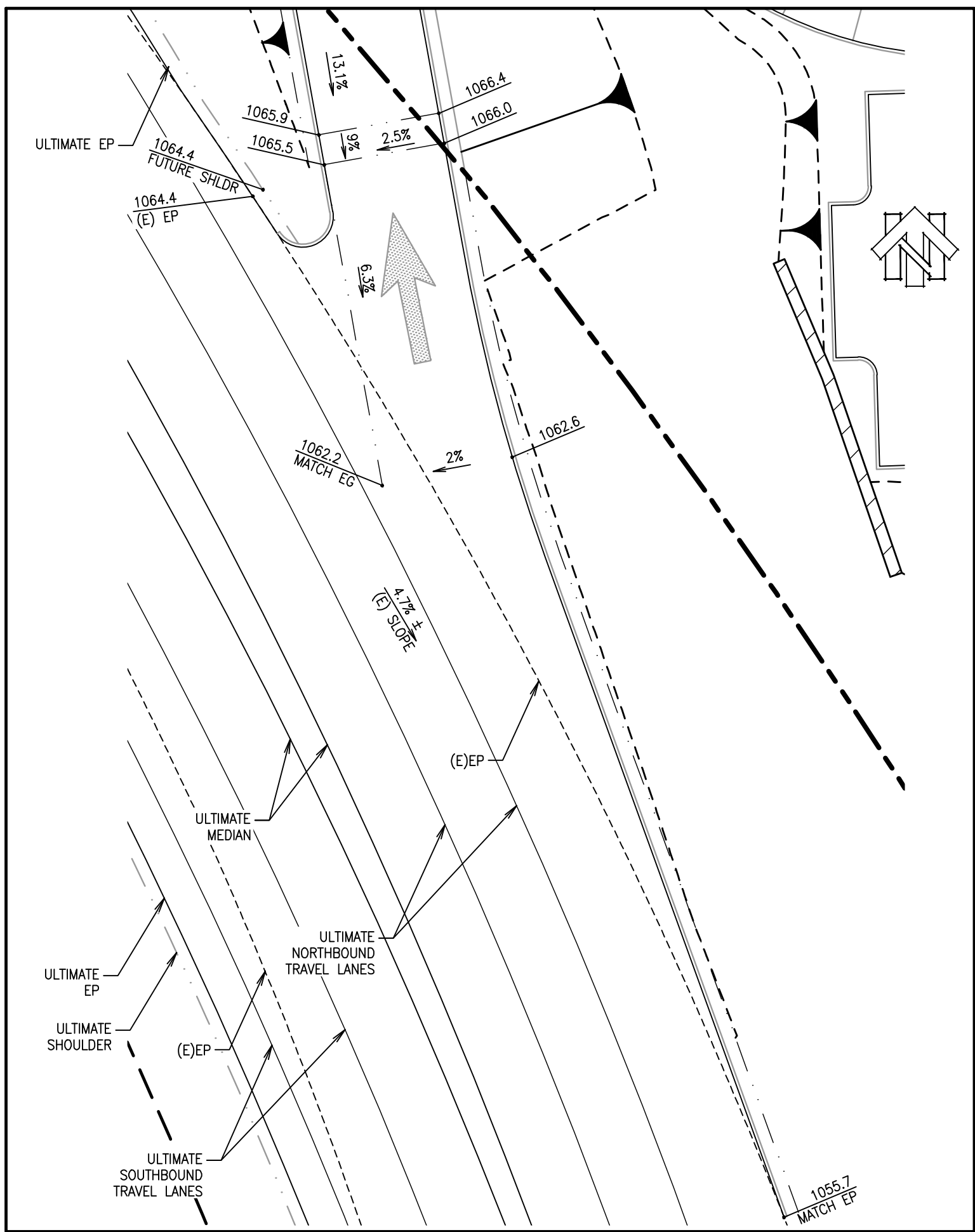


LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED FINISHED FLOOR ELEVATION
- PROPOSED SLOPE BANK
- PROPOSED DAYLIGHT LINE
- PROPOSED RETAINING WALL
- PROPOSED RETAINING WALL (ROCKERY)
- PROPOSED DITCH
- PROPOSED DRAINAGE SYSTEM

EARTHWORK

APPROXIMATE CUT: 100,250 CY
APPROXIMATE FILL: 80,250 CY
PROJECT IS ANTICIPATED TO ACHIEVE EARTHWORK BALANCE AND STOCKPILE EXCESS FILL OVER THE PROGRAM STUDY AREA



PRELIMINARY GRADING SECTIONS

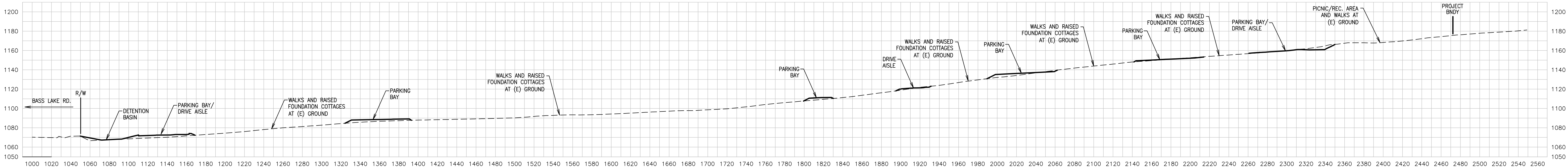
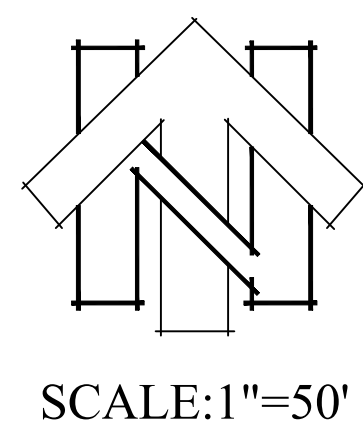
TOWN & COUNTRY VILLAGE EL DORADO

COUNTY OF EL DORADO

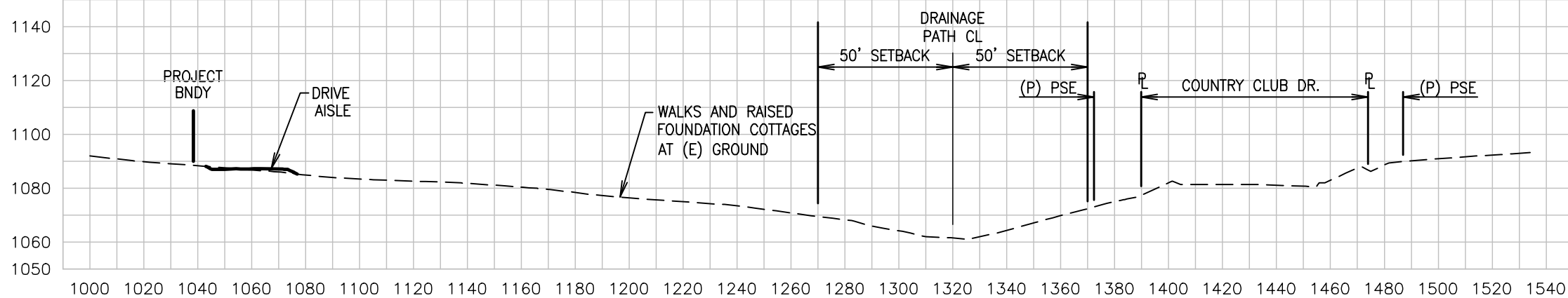
SHEET 1 OF 1

STATE OF CALIFORNIA

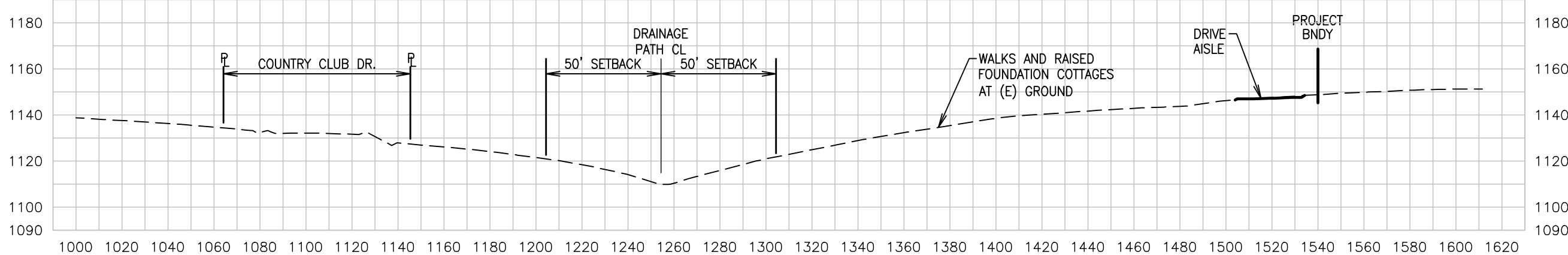
MAY, 2023



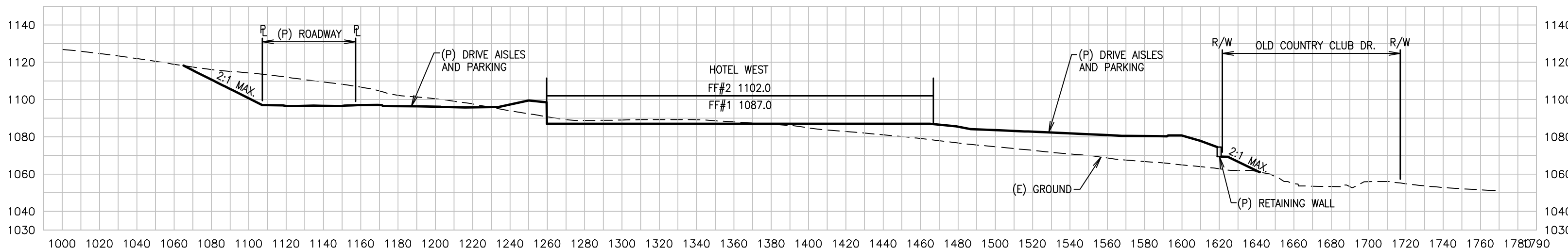
SECTION A



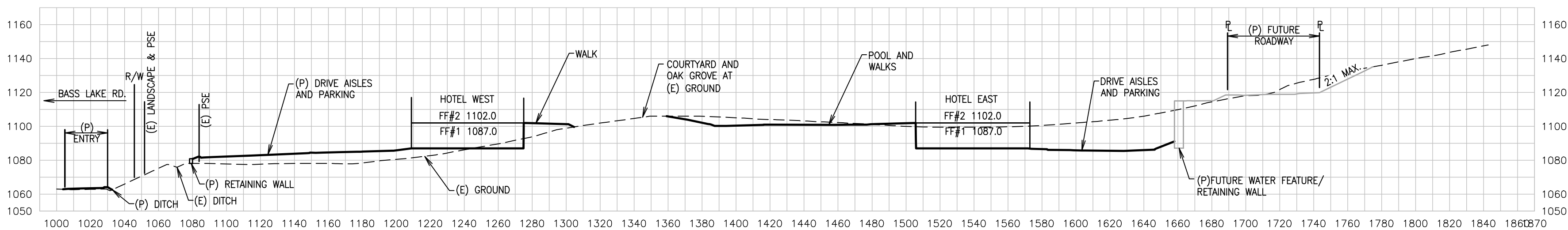
SECTION B



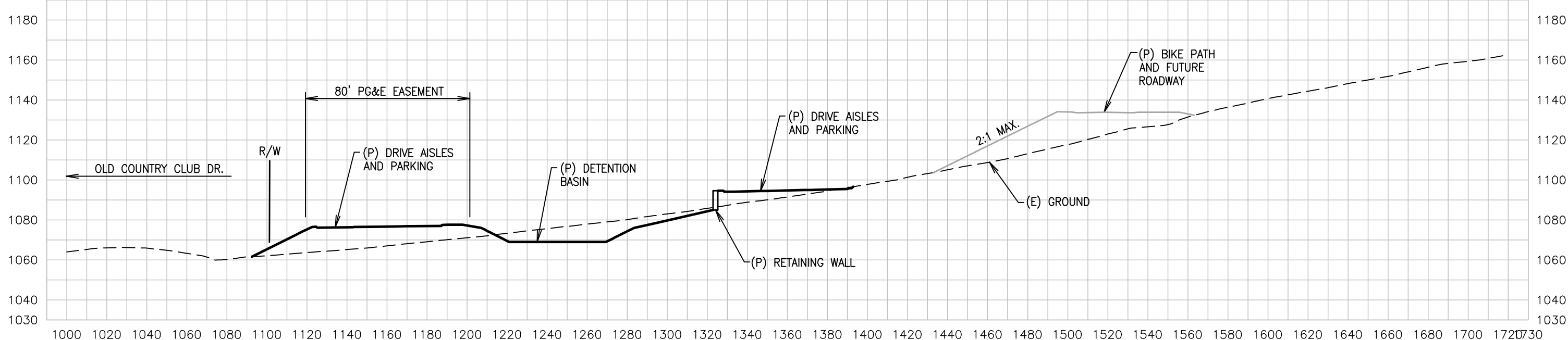
SECTION C



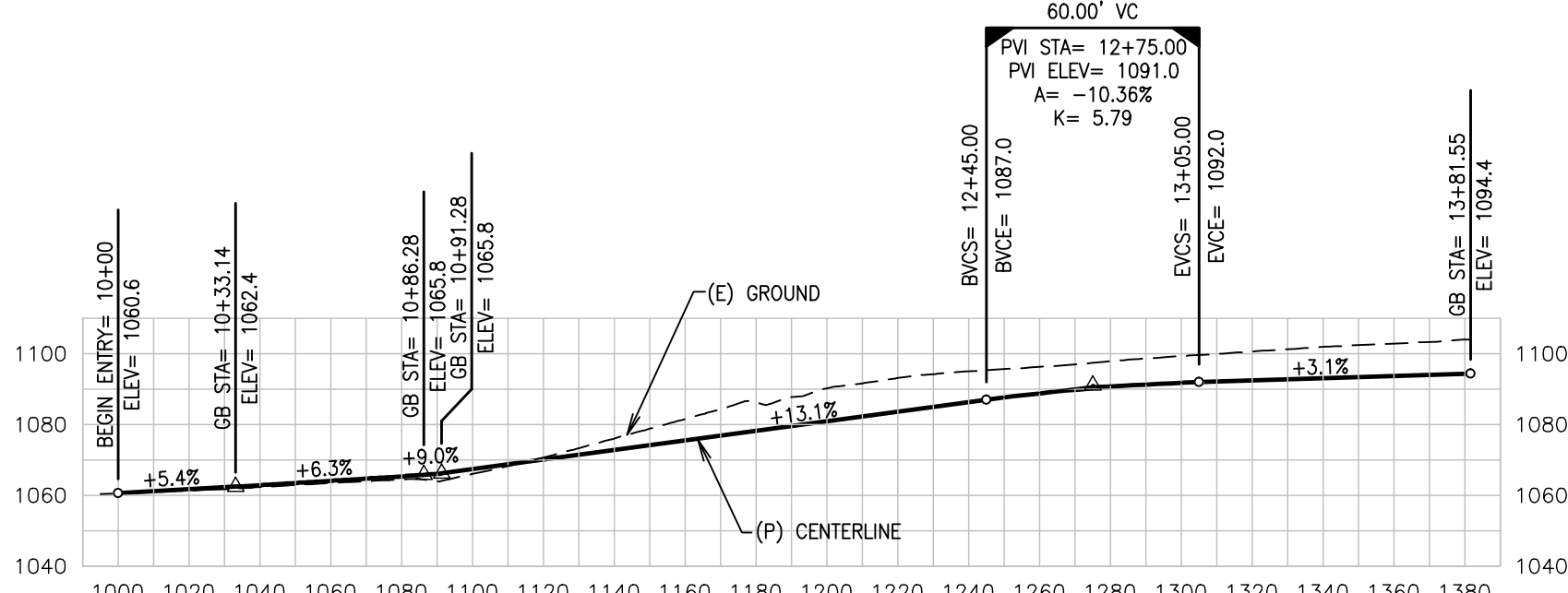
SECTION D



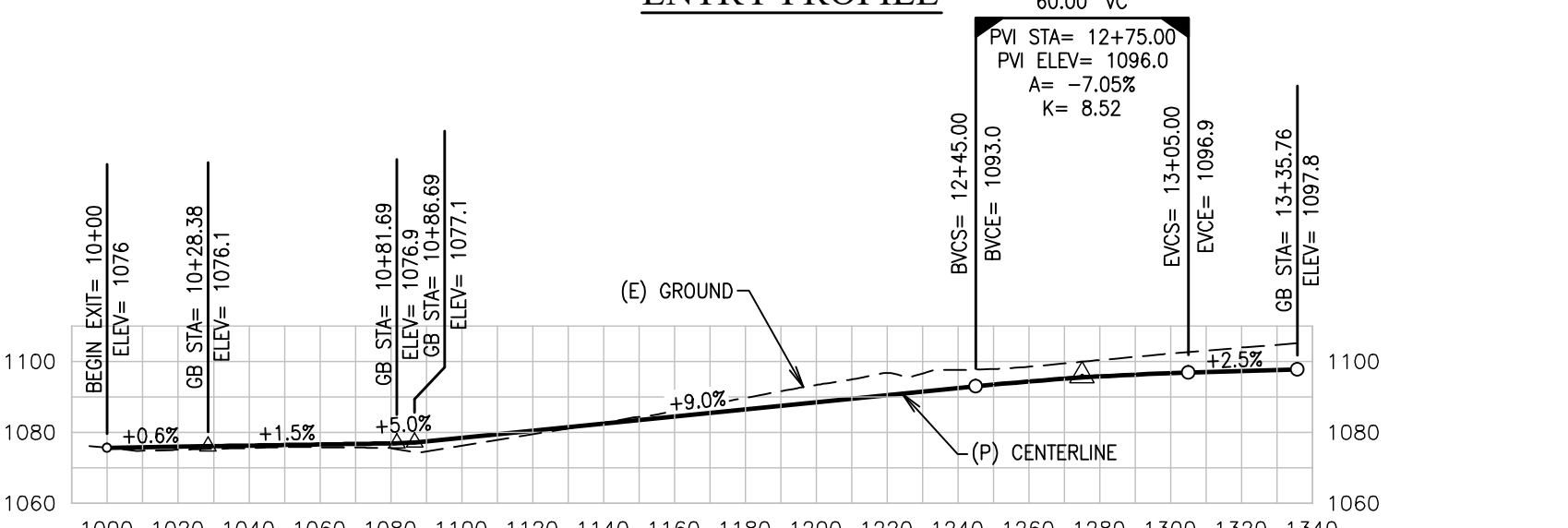
SECTION E



SECTION F



ENTRY PROFILE



EXIT PROFILE

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Town and Country El Dorado Hills

Exhibit H - Tentative Subdivision Maps

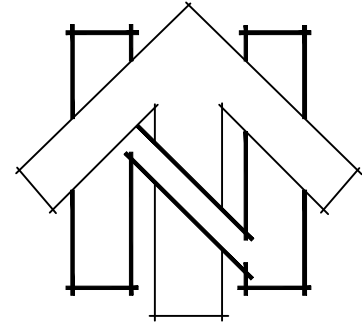
TOWN & COUNTRY VILLAGE EL DORADO

BASS LAKE ROAD CROSS SECTIONS

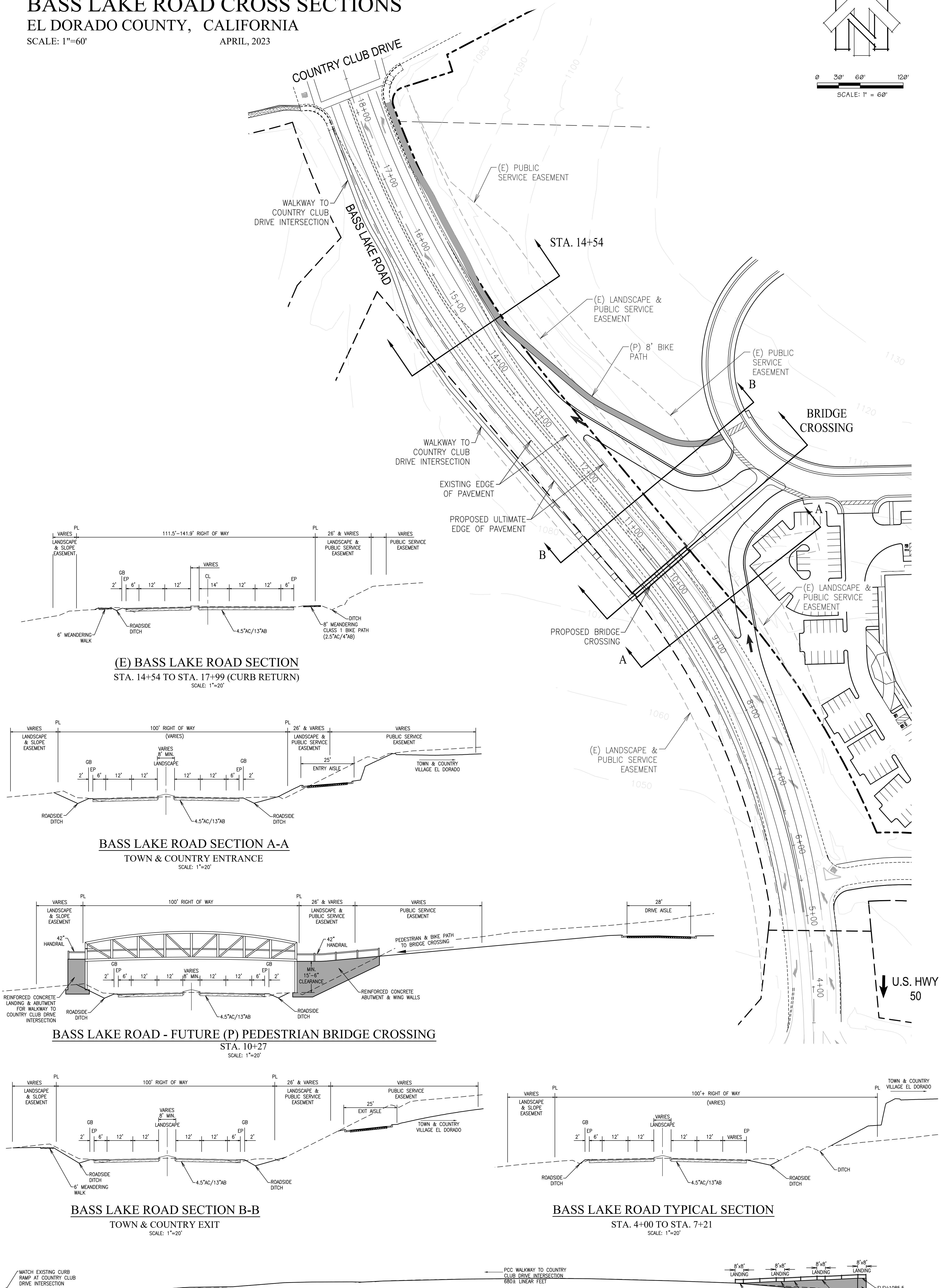
EL DORADO COUNTY, CALIFORNIA

SCALE: 1"=60'

APRIL, 2023



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



(E) BASS LAKE ROAD SECTION
STA. 14+54 TO STA. 17+99 (CURB RETURN)
SCALE: 1"=20'

BASS LAKE ROAD SECTION A-A
TOWN & COUNTRY ENTRANCE
SCALE: 1"=20'

BASS LAKE ROAD - FUTURE (P) PEDESTRIAN BRIDGE CROSSING
STA. 10+27
SCALE: 1"=20'

BASS LAKE ROAD SECTION B-B
TOWN & COUNTRY EXIT
SCALE: 1"=20'

BASS LAKE ROAD TYPICAL SECTION
STA. 4+00 TO STA. 7+21
SCALE: 1"=20'

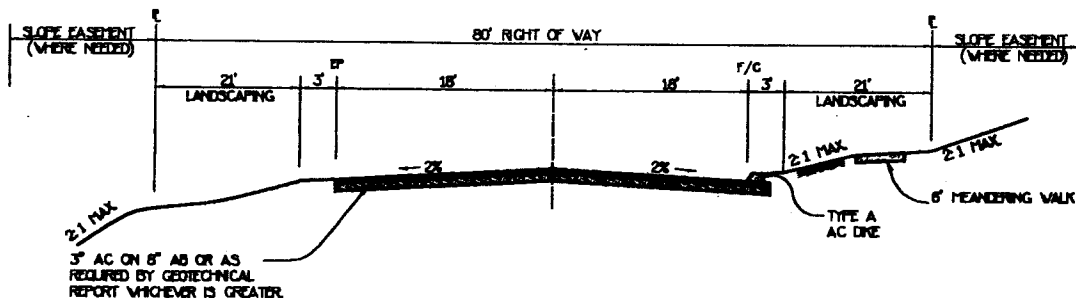
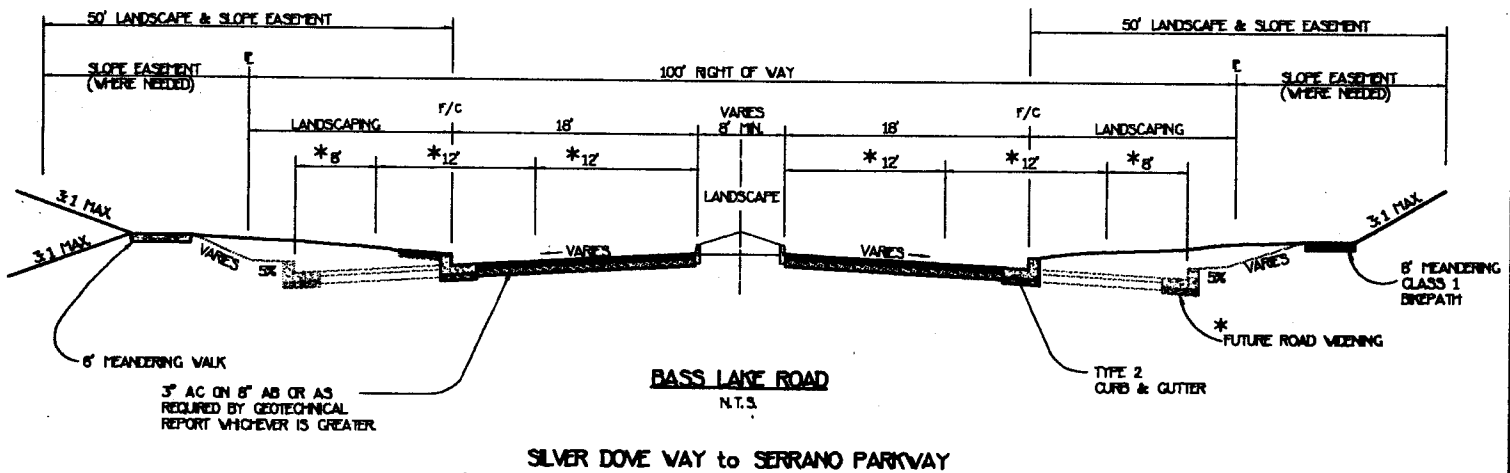
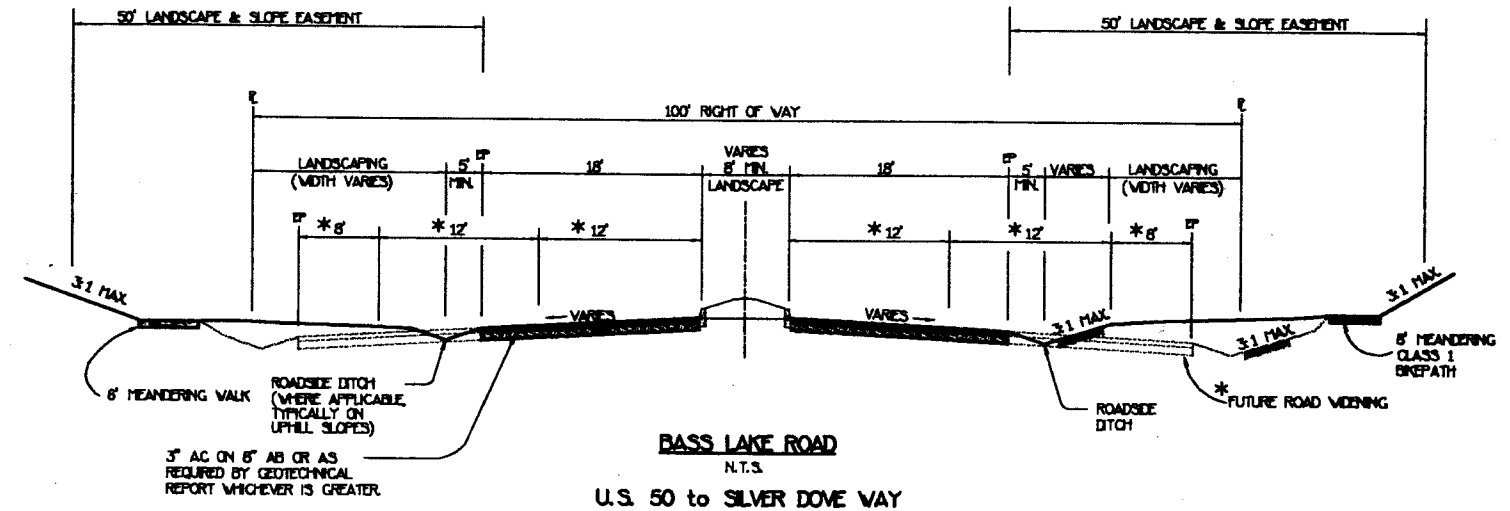
FUTURE (P) WALKWAY

PED. BRIDGE TO COUNTRY CLUB DRIVE INTERSECTION
SCALE: 1"=40'

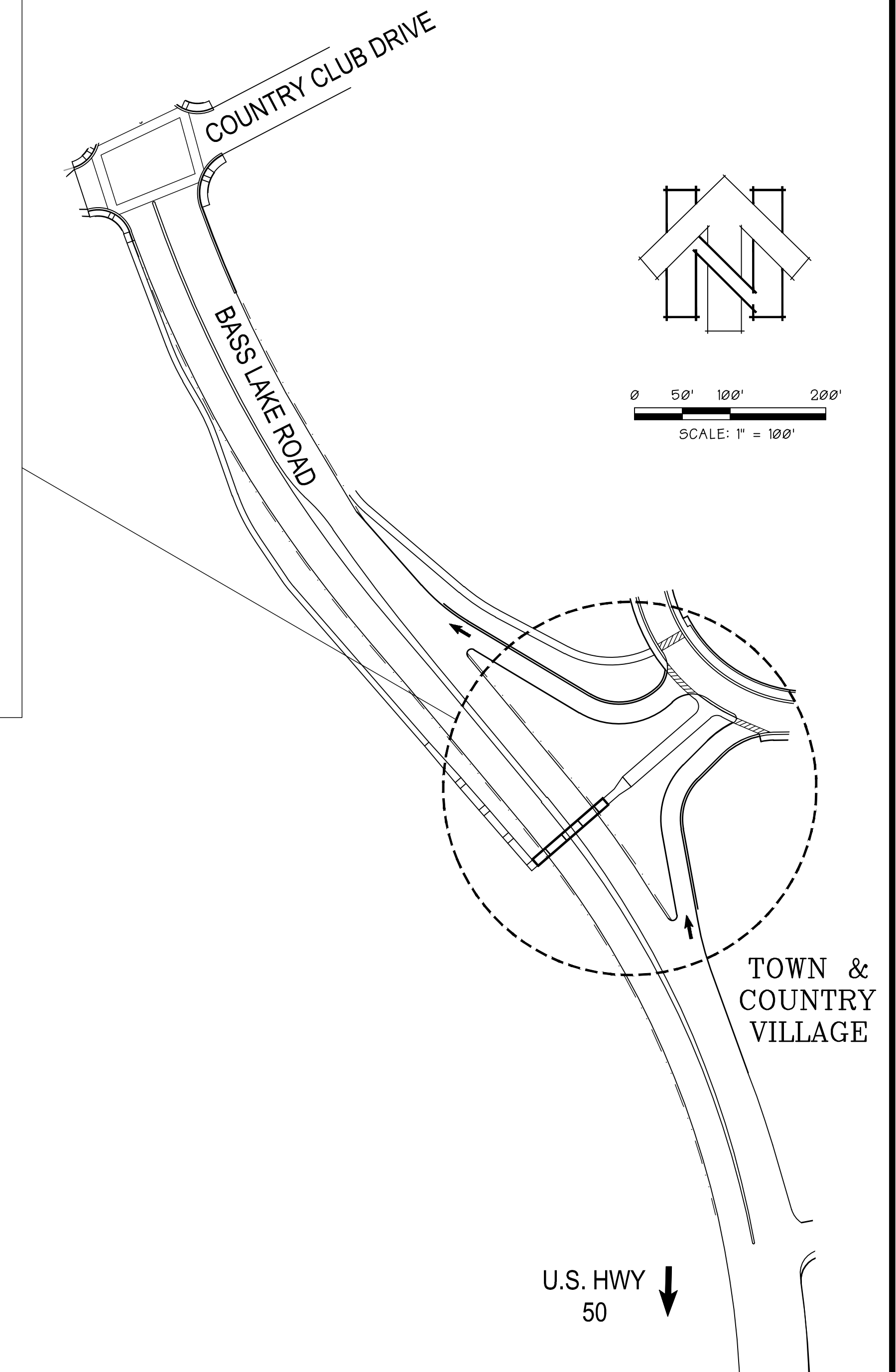
cta Engineering & Surveying
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T (916) 638-0919 ■ F (916) 638-2479 ■ www.ctaes.net

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FIGURE 4-2 URBAN COLLECTOR



EL DORADO COUNTY, CALIFORNIA
SCALE: AS SHOWN



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