

**OWNERS OF RECORD**

WINN RIDGE INVESTMENTS, LLC  
 555 UNIVERSITY AVENUE, SUITE 180  
 SACRAMENTO, CA, 95825

**APPLICANT**

WINN RIDGE INVESTMENTS, LLC  
 555 UNIVERSITY AVENUE, SUITE 180  
 SACRAMENTO, CA, 95825

**ENGINEER**

**cta** Engineering & Surveying

Civil Engineering • Land Surveying • Land Planning  
 3233 Monitor Circle, Rancho Cordova, CA 95742  
 T (916) 838-0919 • F (916) 838-0479 • www.cta.net

**MAP SCALE**

1" = 200'

**CONTOUR INTERVAL**

CONTOUR INTERVAL = 2 FEET (REFER TO PG 2 OF 2)

**SOURCE OF TOPOGRAPHY**

AERIAL PHOTOGRAPHY

**SECTION, TOWNSHIP and RANGE**

SECTIONS 25, T.9N, R.8E

**ASSESSOR'S PARCEL NUMBERS**

A.P.N. 117-010-012, 117-720-007, 117-720-009

**EXISTING GENERAL PLAN**

(R&D) RESEARCH AND DEVELOPMENT

**PROPOSED GENERAL PLAN**

(AP) ADOPTED PLAN

**EXISTING ZONING**

(R&D) RESEARCH AND DEVELOPMENT

**PROPOSED ZONING**

(AP) ADOPTED PLAN

**TOTAL AREA**

207.91 ACRES

**TOTAL NUMBER OF PARCELS**

763 – RESIDENTIAL LOTS

14 – LANDSCAPE LOTS (REFER TO LOT BREAKDOWN TABLE)

21 – OPEN SPACE LOTS (REFER TO LOT BREAKDOWN TABLE)

3 – EID (HOA) LOTS (REFER TO LOT BREAKDOWN TABLE)

3 – PARKS (REFER TO LOT BREAKDOWN TABLE)

10 – ROAD LOTS (REFER TO LOT BREAKDOWN TABLE)

814 LOTS TOTAL

**MINIMUM LOT AREA**

4,500 SQUARE FEET

**WATER SUPPLY and SEWAGE DISPOSAL**

EL DORADO IRRIGATION DISTRICT

**PROPOSED STRUCTURAL FIRE PROTECTION**

EL DORADO HILLS COUNTY

WATER DISTRICT (FIRE DEPARTMENT)

**DATE OF PREPARATION**

DECEMBER, 2024

**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 "CREEKSIDE VILLAGE" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE EL DORADO COUNTY.

DAVID R. CROSARIOL R.C.E. 34520 12/20/24 DATE

TENTATIVE MAP  
**CREEKSIDE VILLAGE**  
 RESUBDIVISION OF PARCEL 1 41 BM PG 66  
 OVERALL LAYOUT

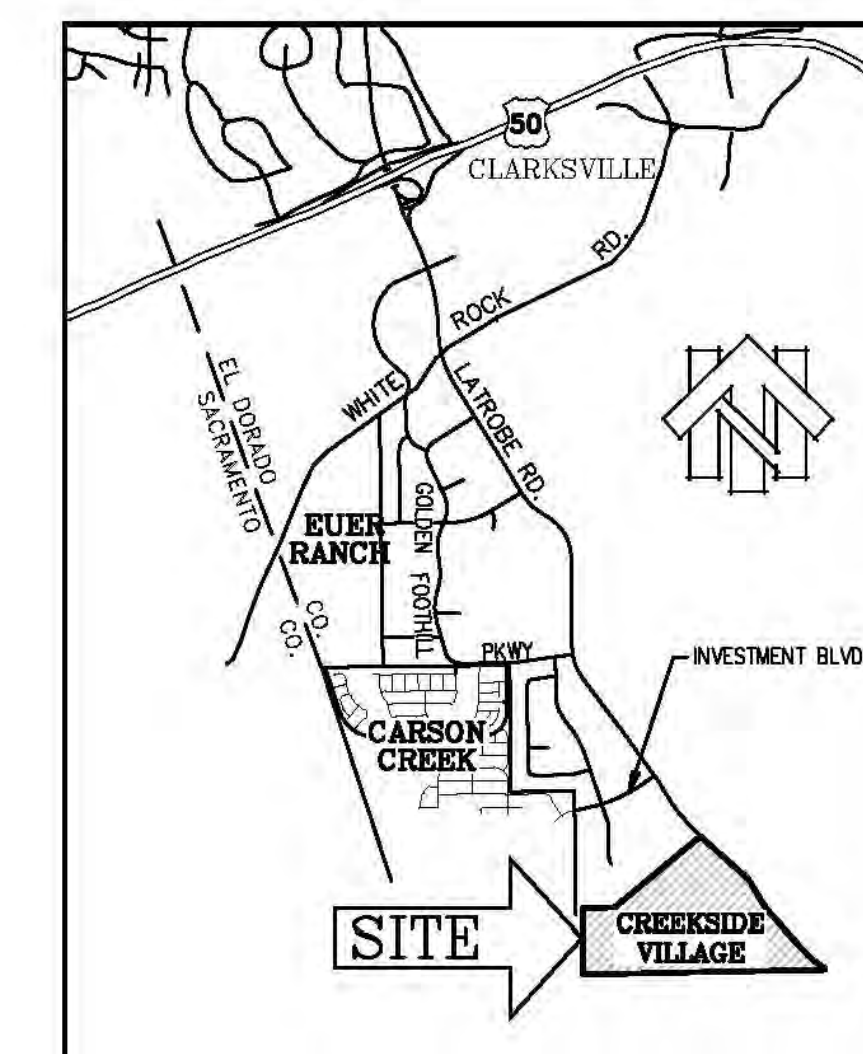
COUNTY OF EL DORADO

SHEET 1 OF 3

STATE OF CALIFORNIA



APPROVED  
 EL DORADO COUNTY  
 BOARD OF SUPERVISORS  
 DATE: January 27, 2025  
 DISTRICT SECRETARY: Karen L. Garner

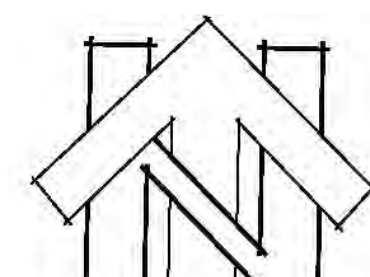
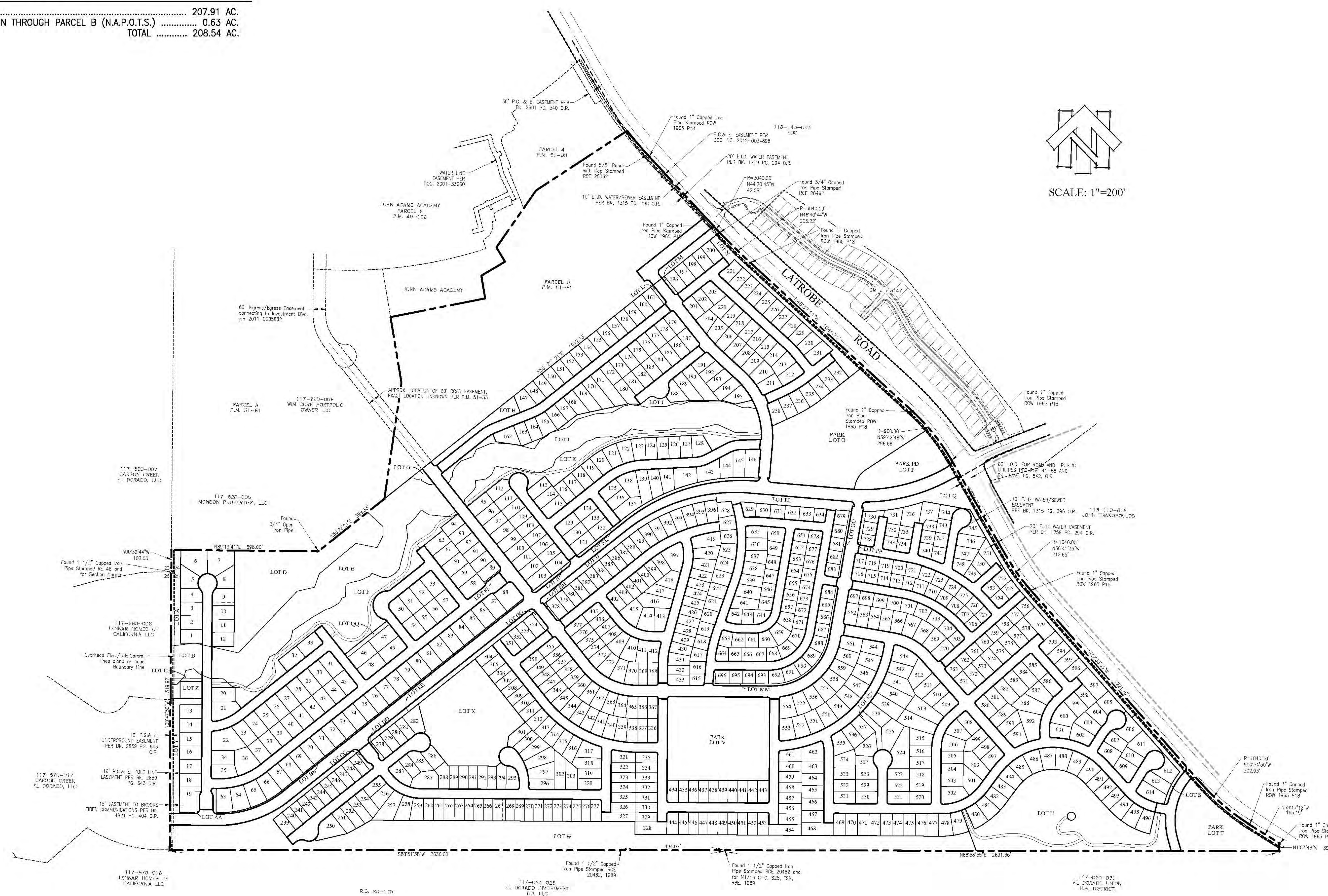


VICINITY MAP  
 NOT TO SCALE

**LOT BREAKDOWN**

TOTAL ....	763 RESIDENTIAL LOTS .....	106.53 AC.
LOTS L, M, AA, BB, CC, DD, FF, GG, HH, II, KK, MM, OO, & PP (LANDSCAPE) .....		1.35 AC.
LOTS O, P, T, & V (PARK) .....		14.09 AC.
LOT Z (EID LIFT STATION) .....		0.19 AC.
LOTS NN & QQ (EID/HOA LETTERED LOT) .....		0.25 AC.
LOTS R1 THRU R9 (INTRACT PRIVATE ROADS) .....		30.21 AC.
LOT ROW (PUBLIC ROADS) .....		11.08 AC.
LOTS A, C, D, F, G, H, I, K, N, Q, S, U, W, Y, EE, JJ, & LL (OPEN SPACE BUFFER) .....		30.72 AC.
LOTS B, E, J, & X (OPEN SPACE PRESERVE) .....		13.49 AC.

SUB-TOTAL .....		207.91 AC.
MAJOR CIRCULATION THROUGH PARCEL B (N.A.P.O.T.S.) .....		0.63 AC.
TOTAL .....		208.54 AC.



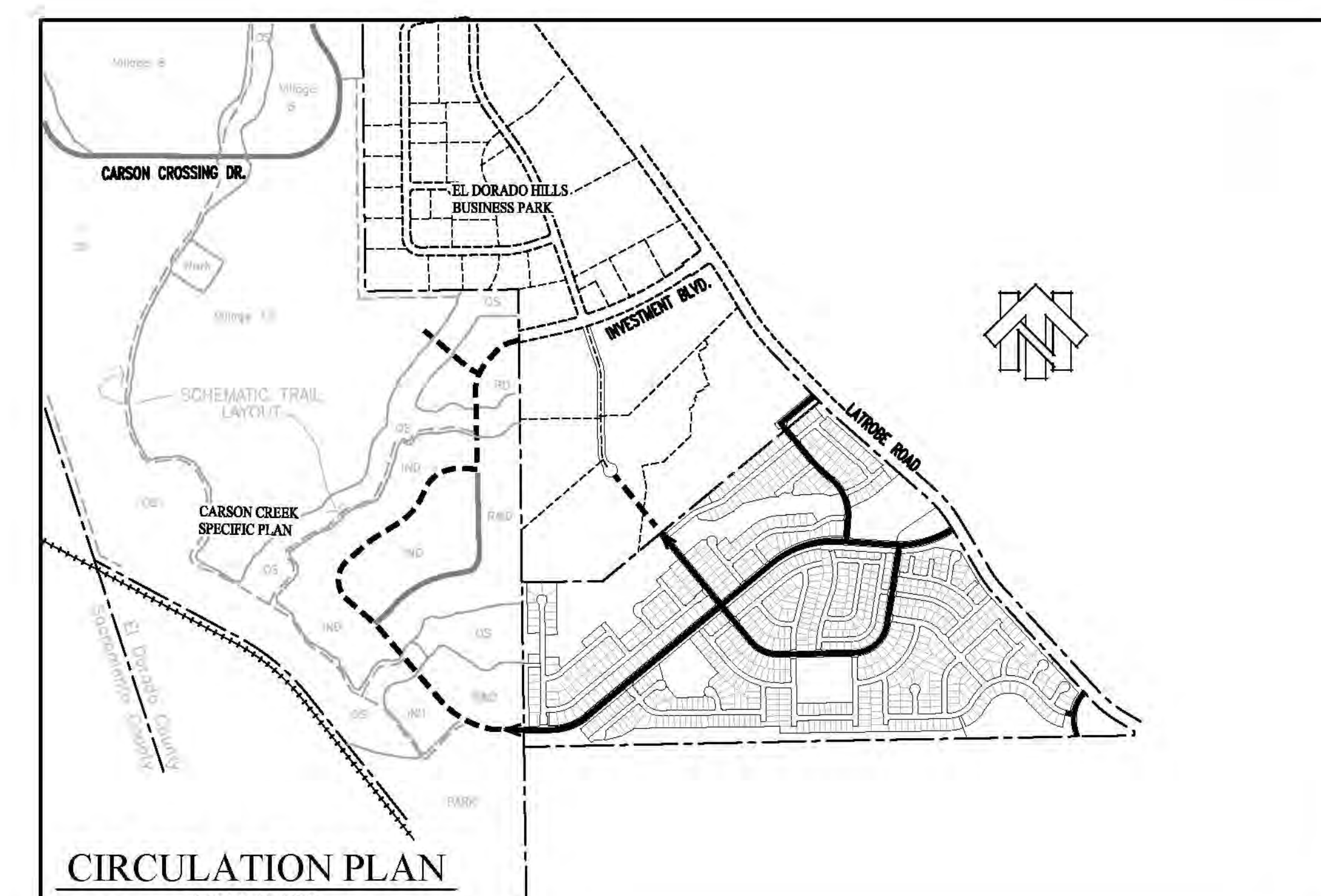
SCALE: 1"=200'

**LEGEND**

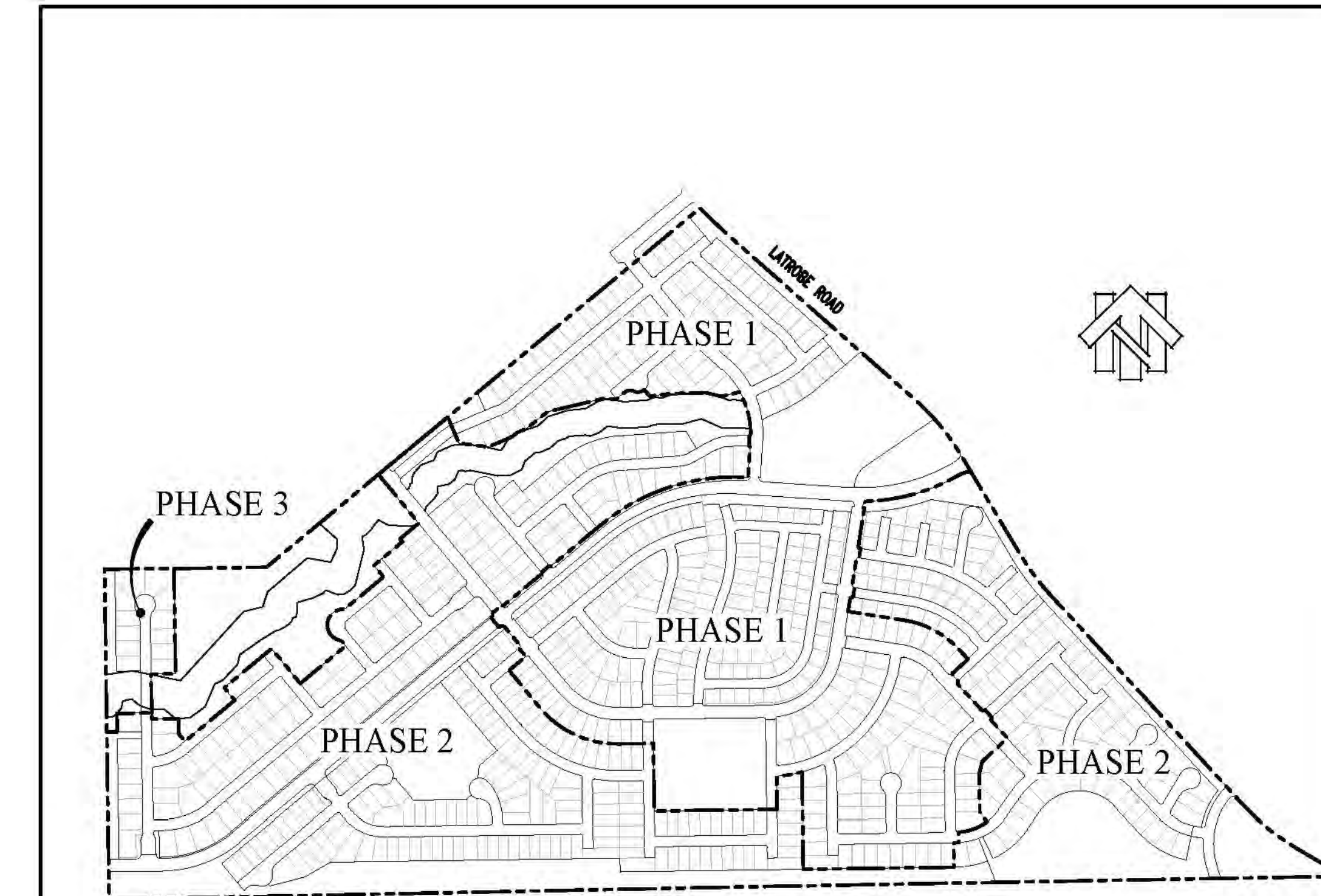
PATTERN	TYP. LOT SIZE	TOTAL
[Pattern]	45' x 105'	223
[Pattern]	55' x 105'	153
[Pattern]	55' x 105' CONVENTIONAL	150
[Pattern]	65' x 105'	88
[Pattern]	60' x 65'	120
[Pattern]	55' x 65'	29
TOTAL		763



RESIDENTIAL LOT BREAKDOWN  
 SCALE: 1"=1000'

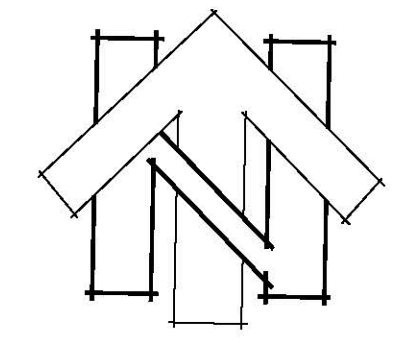
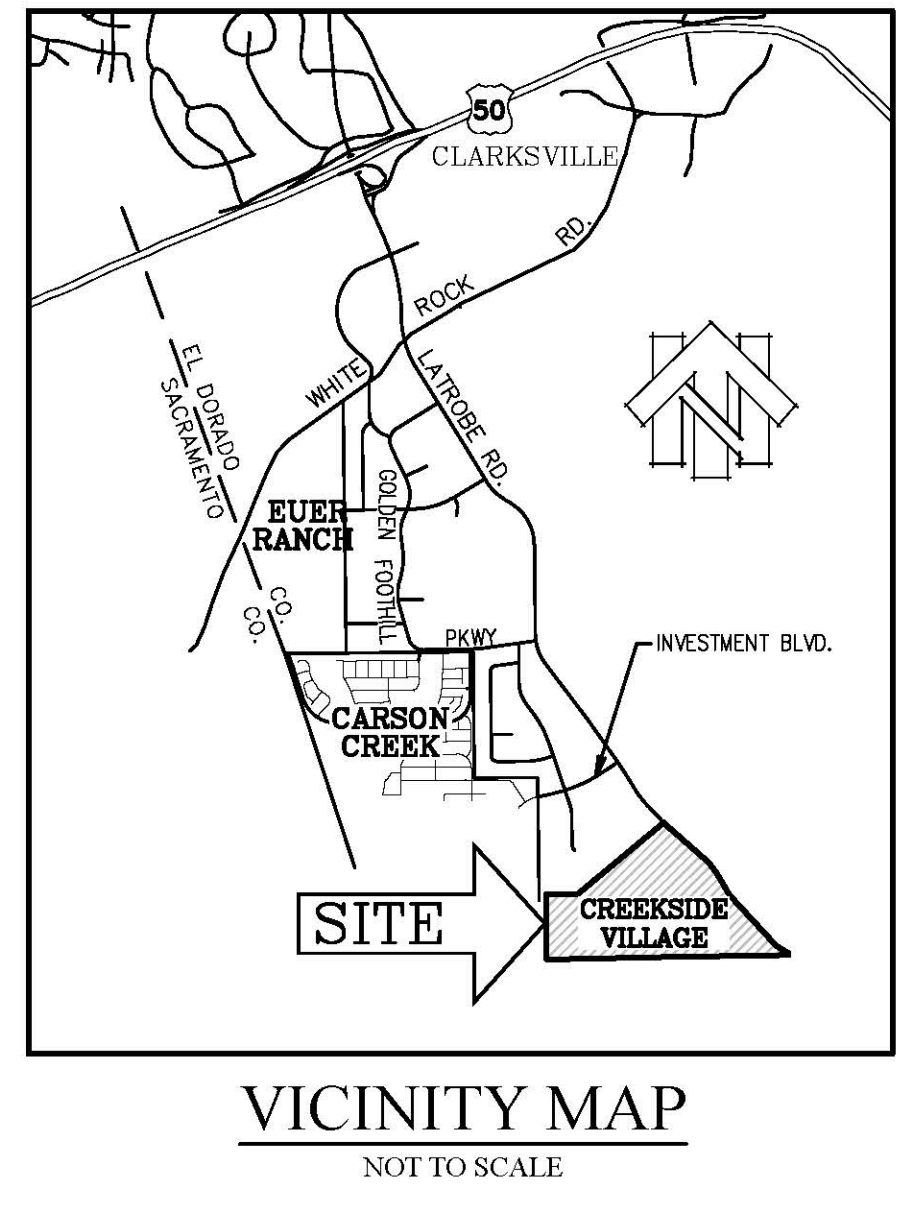


CIRCULATION PLAN  
 SCALE: 1"=1000'



PHASING PLAN  
 SCALE: 1"=500'

PLANNING COMMISSION: \_\_\_\_\_  
 APPROVAL/DENIAL DATE: \_\_\_\_\_  
 BOARD OF SUPERVISORS: \_\_\_\_\_  
 APPROVAL/DENIAL DATE: \_\_\_\_\_



LEGEND:  
 ● PROPOSED FIRE HYDRANT

# TENTATIVE MAP

## CREEKSIDE VILLAGE

### RESUBDIVISION OF PARCEL 1 41 BM PG 66

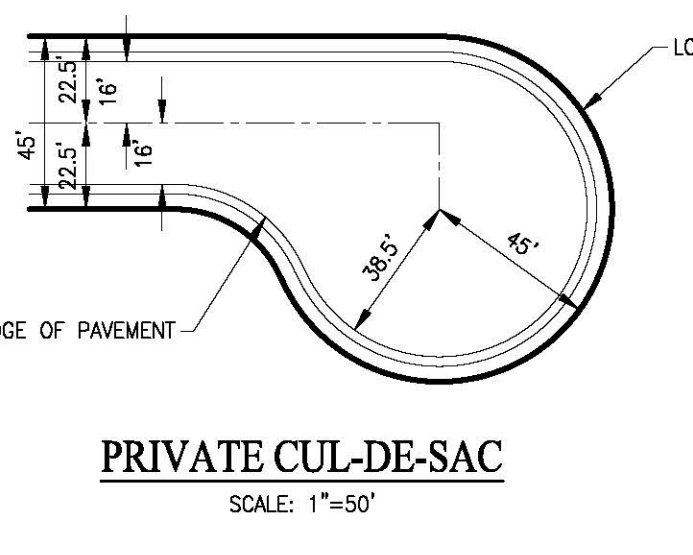
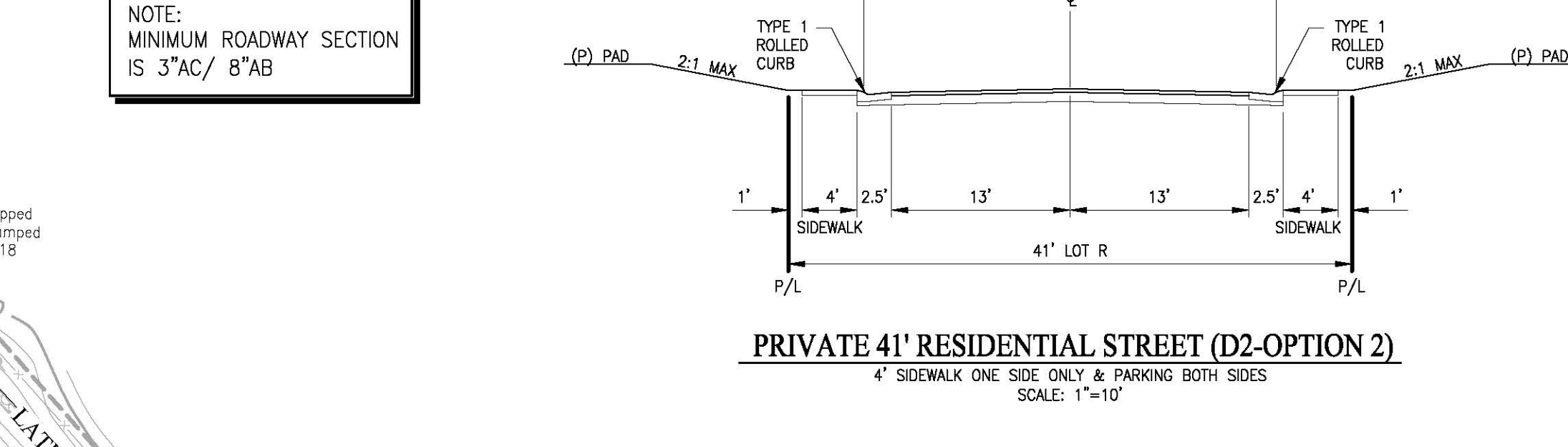
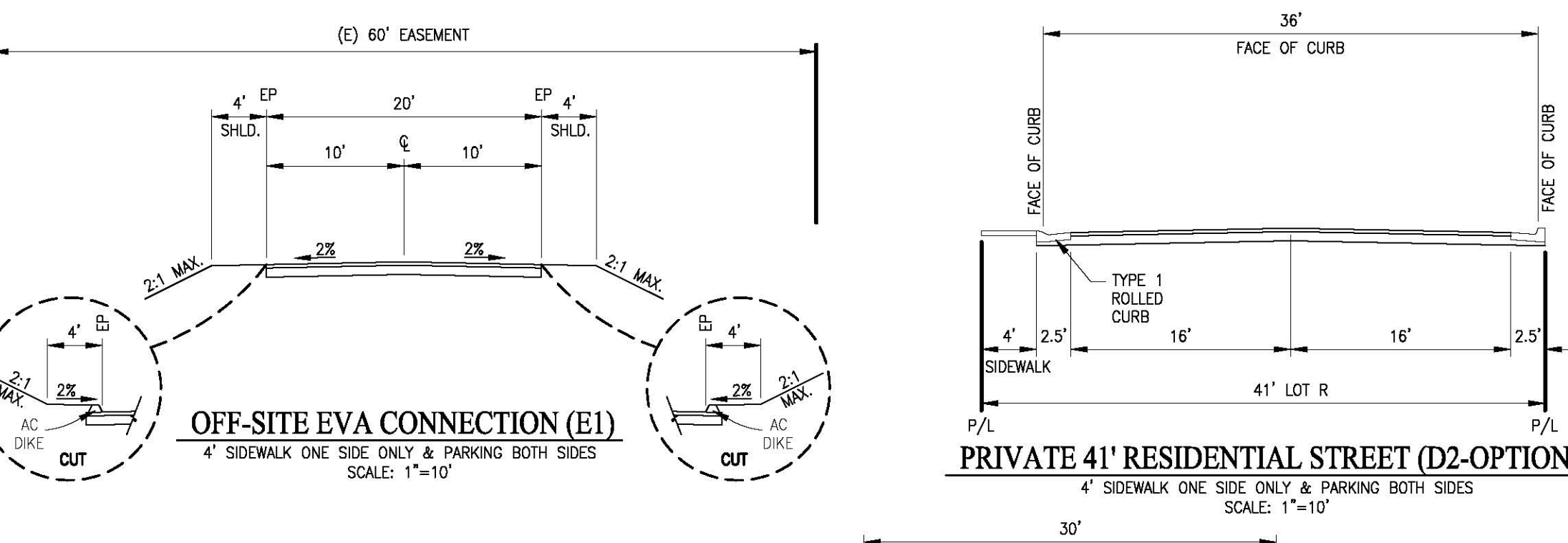
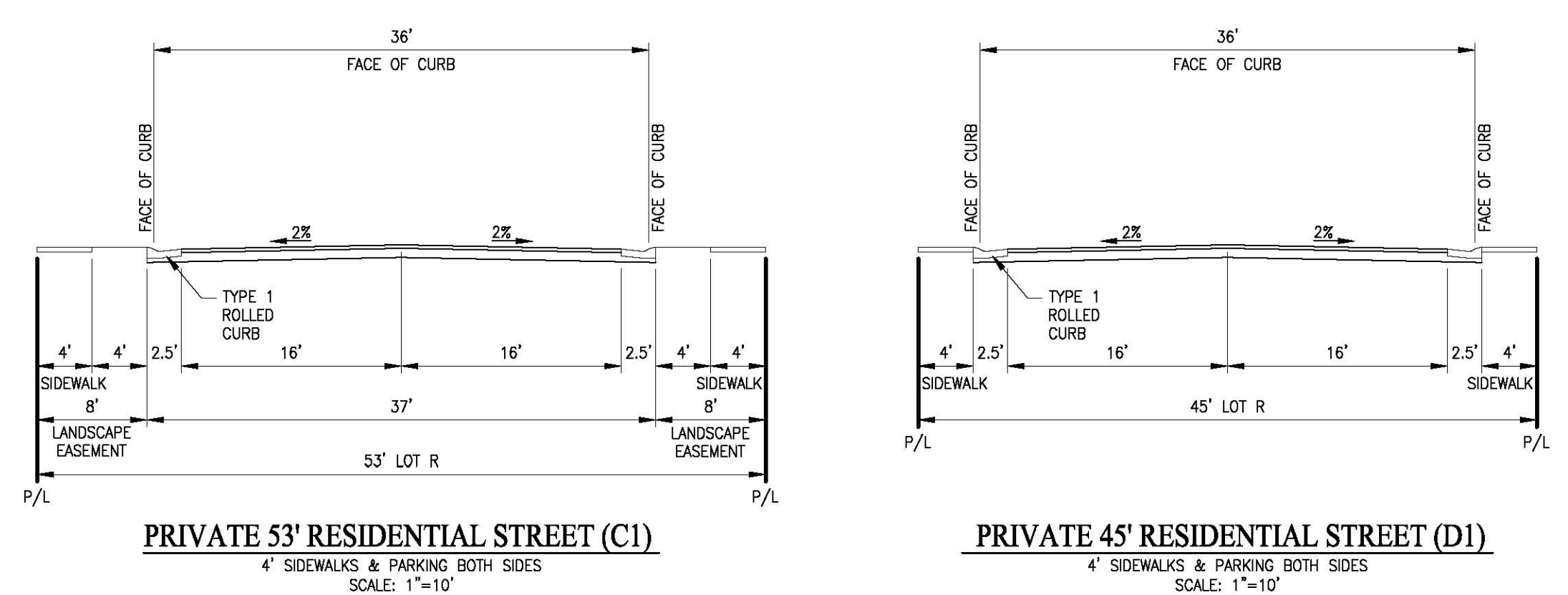
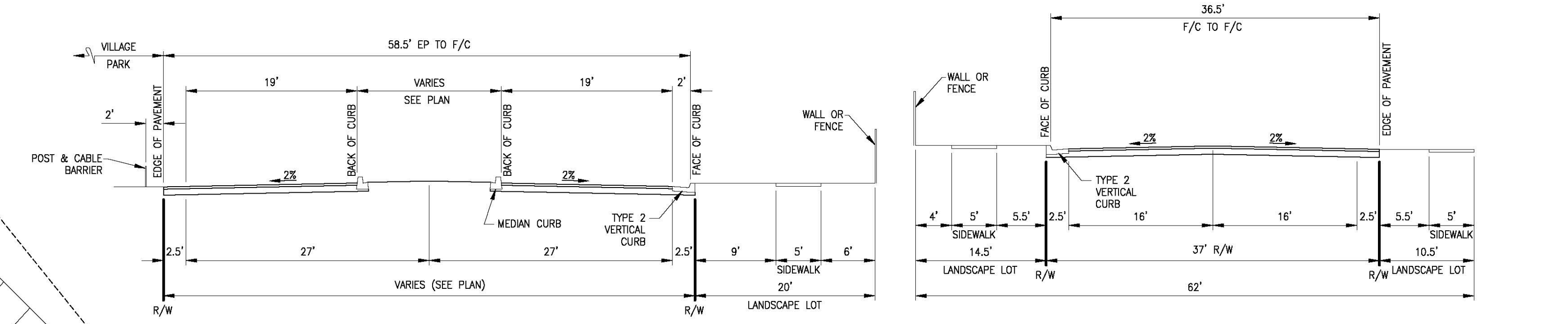
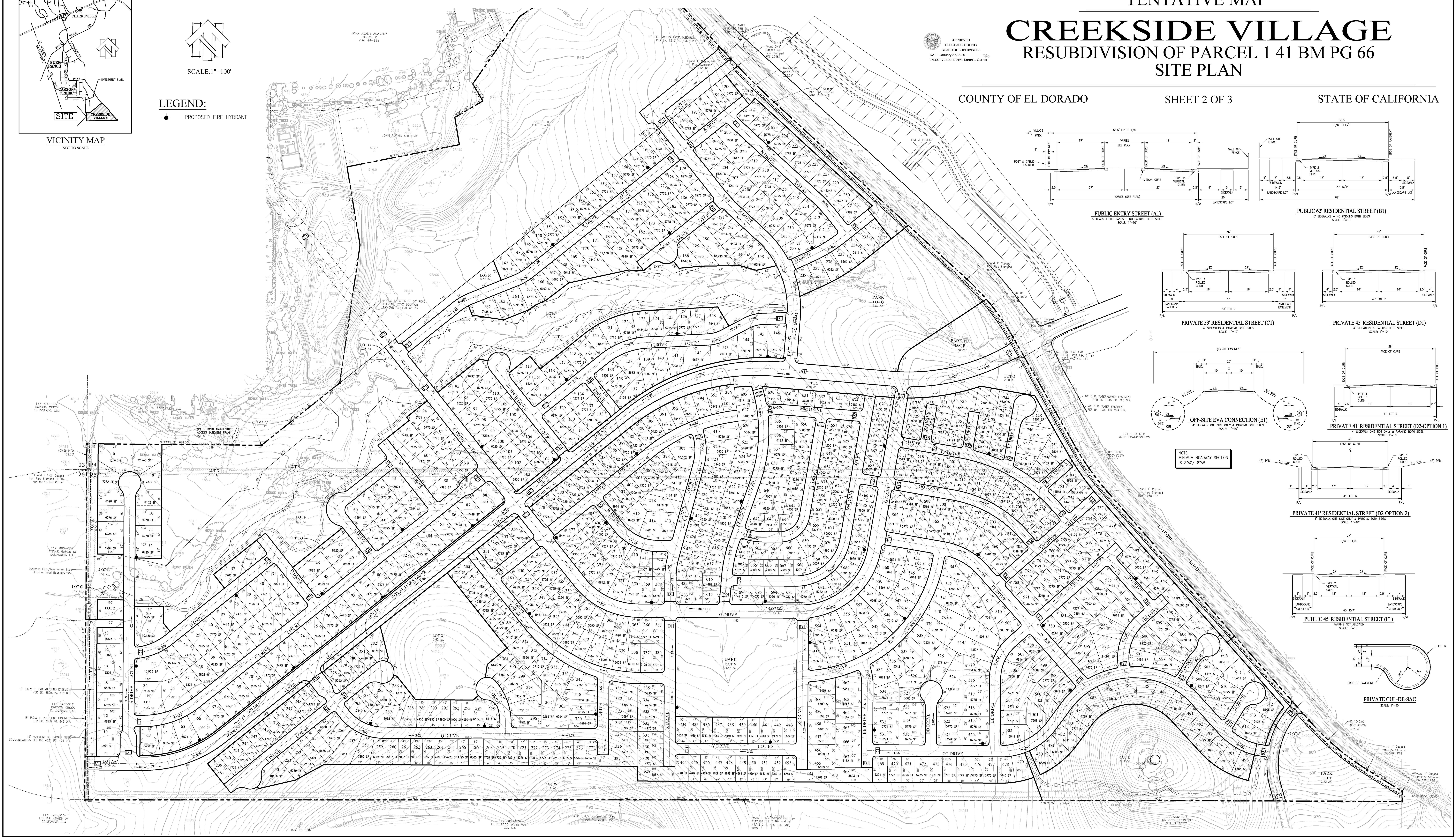
#### SITE PLAN

APPROVED  
 EL DORADO COUNTY  
 BOARD OF SUPERVISORS  
 DATE: January 27, 2025  
 EXECUTIVE SECRETARY: Karen L. Garner

COUNTY OF EL DORADO

SHEET 2 OF 3

STATE OF CALIFORNIA



NOTE:  
 MINIMUM ROADWAY SECTION IS 37'X12' @ 4%  
 SCALE: 1"=10'

