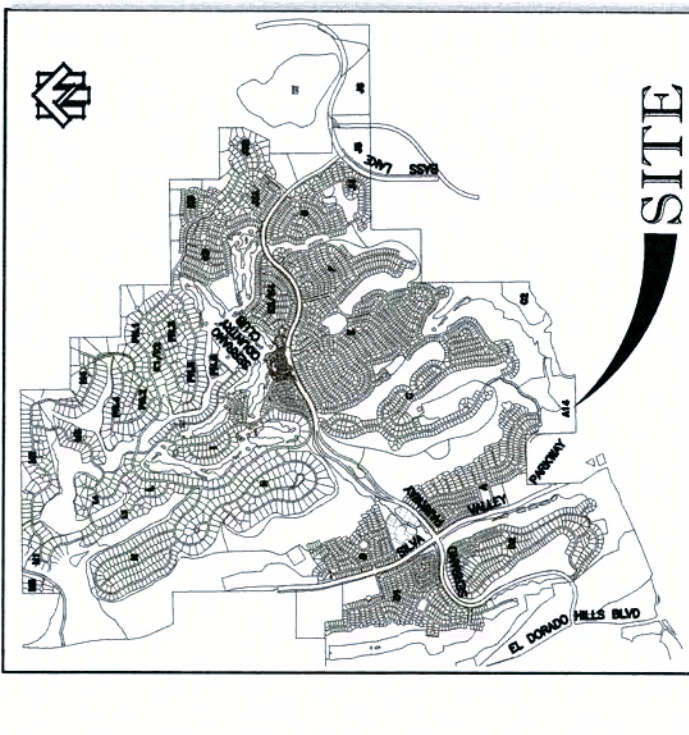
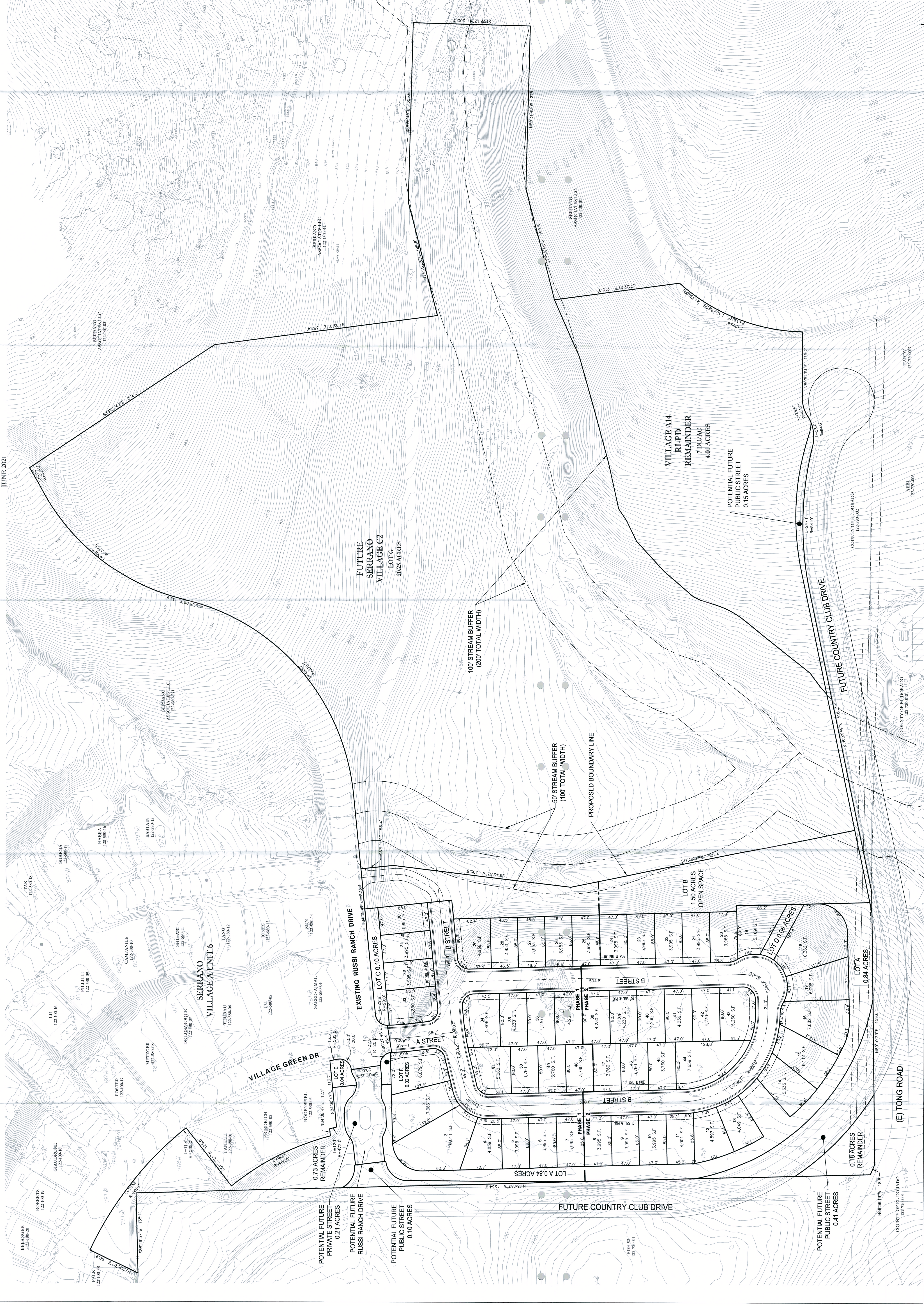


# SERRANO VILLAGE A14

## TENTATIVE SUBDIVISION MAP PORTION OF LOT B (SUB J-21)

EL DORADO COUNTY, CALIFORNIA

JUNE 2021



VICINITY MAP

OWNER/APPPLICANT  
SERRANO ASSOCIATES, LLC  
4525 SERRANO PARKWAY, SUITE 100  
EL DORADO HILLS, CA 95762

ENGINEER  
R. E. Y. ENGINEERS, INC.  
905 SUTTER STREET, SUITE 200  
FOLSOM, CA 95630

MAP SCALE  
1"=50'

CONTOUR INTERVAL  
MINOR CONTOUR INTERVAL = 1'  
MAJOR CONTOUR INTERVAL = 5'

SOURCE OF TOPOGRAPHY  
AERIAL PHOTOGRAPHY

SECTION TOWNSHIP & RANGE  
POR OF SEC. 1, 18N., R. 8E., M.D.M

ASSESSOR'S PARCEL NUMBERS  
122-590-003

DATE OF PREPARATION  
JUNE 2021

ENGINEERS CERTIFICATE  
I, THE ENGINEER, HEREBY CERTIFY THAT THE MAP AND PLAN ARE CORRECT AND COMPLETE AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE COUNTY OF EL DORADO.

CONTRACT NUMBER: REC-2009-0001

PHASING PLAN NOTICE  
THIS PHASING PLAN IS THE FIRST OF A SEQUENCE OF PHASING PLANS FOR THE SUBDIVISION OF LOT B (SUB J-21) OF SERRANO VILLAGE A14. THE SUBDIVISION OF LOT B (SUB J-21) IS DIVIDED INTO THREE PHASES AS SHOWN ON THIS PHASING PLAN. THE SUBDIVISION OF LOT B (SUB J-21) IS DIVIDED INTO THREE PHASES AS SHOWN ON THIS PHASING PLAN.

APPROVAL GENERAL DATE	APPROVAL GENERAL DATE
BOARD OF SUPERVISORS	APPROVAL GENERAL DATE
APPROVAL GENERAL DATE	APPROVAL GENERAL DATE

EXISTING PROPOSED ZONING  
EL DORADO HILLS SPECIFIC PLAN, R1-PD  
PARK AND RECREATION  
SERRANO VILLAGE COMMUNITY SERVICES DISTRICT  
SCHOOL DISTRICT  
9 THRU 12 - EL DORADO UNION

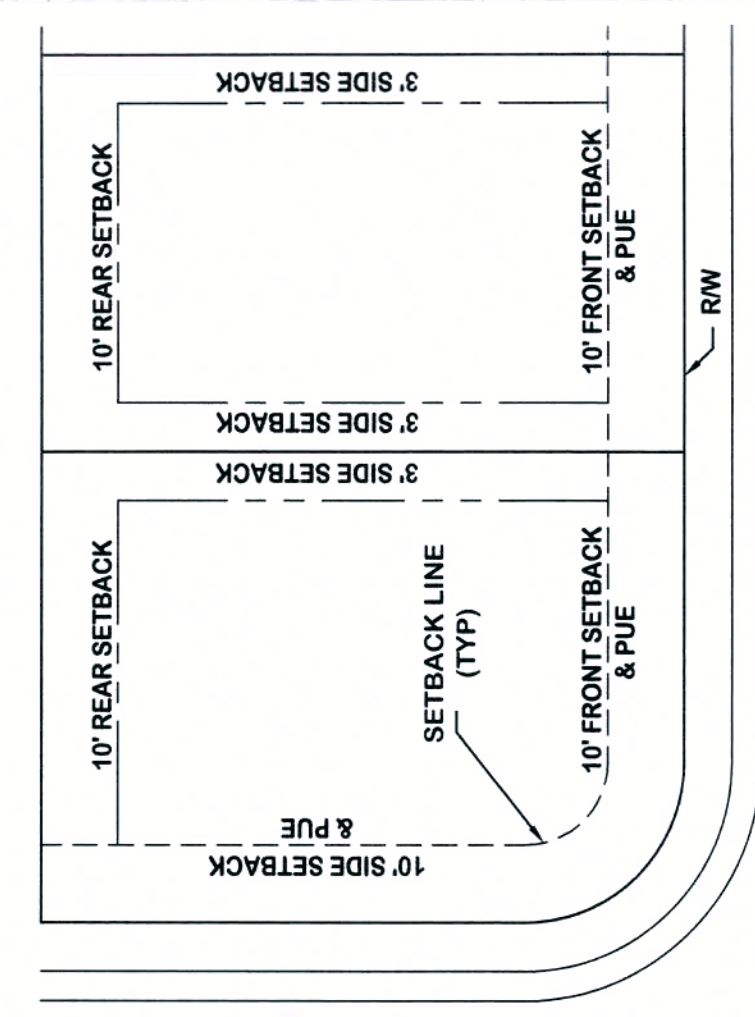
WATER, RECYCLED WATER SUPPLY & SEWAGE DISPOSAL  
EL DORADO IRRIGATION DISTRICT  
FIRE PROTECTION  
EL DORADO HILLS FIRE DEPARTMENT

PROPOSED USE  
51 - SINGLE FAMILY RESIDENTIAL

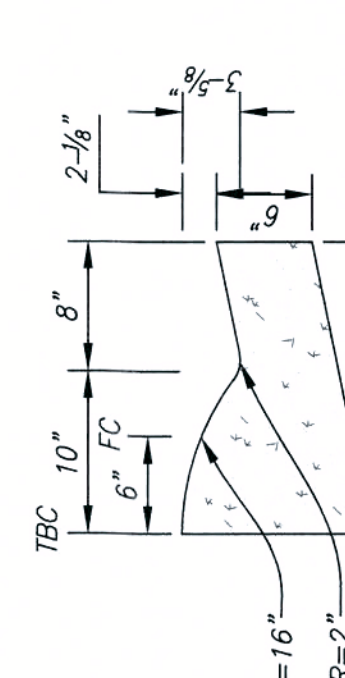
LOT SIZES  
MINIMUM LOT SIZE - 3,799 SF  
AVERAGE LOT SIZE - 4,766 SF  
MAXIMUM LOT SIZE - 10,382 SF

TOTAL AREA  
RESIDENTIAL LOTS  
PUBLIC STREETS  
PRIVATE STREETS  
LOT B (OPEN SPACE)  
LOT C (LANDSCAPE)  
LOT D (LANDSCAPE)  
LOT E (LANDSCAPE)  
LOT F (LANDSCAPE)  
LOT G (FUTURE VILLAGE C2)  
REMAINDER  
TOTAL  
5.59 ACRES  
1.60 ACRES  
0.21 ACRES  
0.21 ACRES  
1.50 ACRES  
0.19 ACRES  
0.06 ACRES  
0.06 ACRES  
0.06 ACRES  
0.06 ACRES  
20.25 ACRES  
4.92 ACRES  
35.78 ACRES +/-

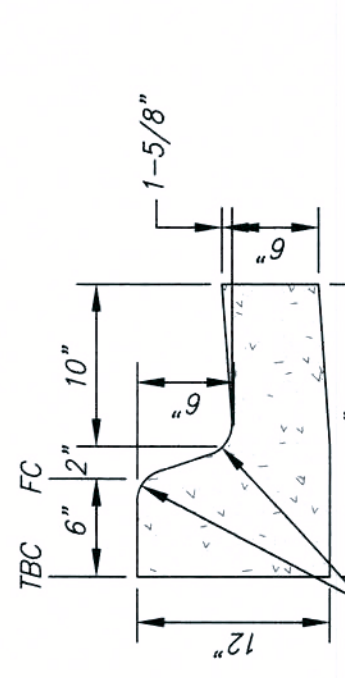
PROPOSED USE  
51 - SINGLE FAMILY RESIDENTIAL  
5 - LANDSCAPE LOTS (LOTS A, C, D, E, F)  
1 - OPEN SPACE (LOT B)  
3 - REMAINDER LOTS  
1 - FUTURE VILLAGE C2 (LOT G)



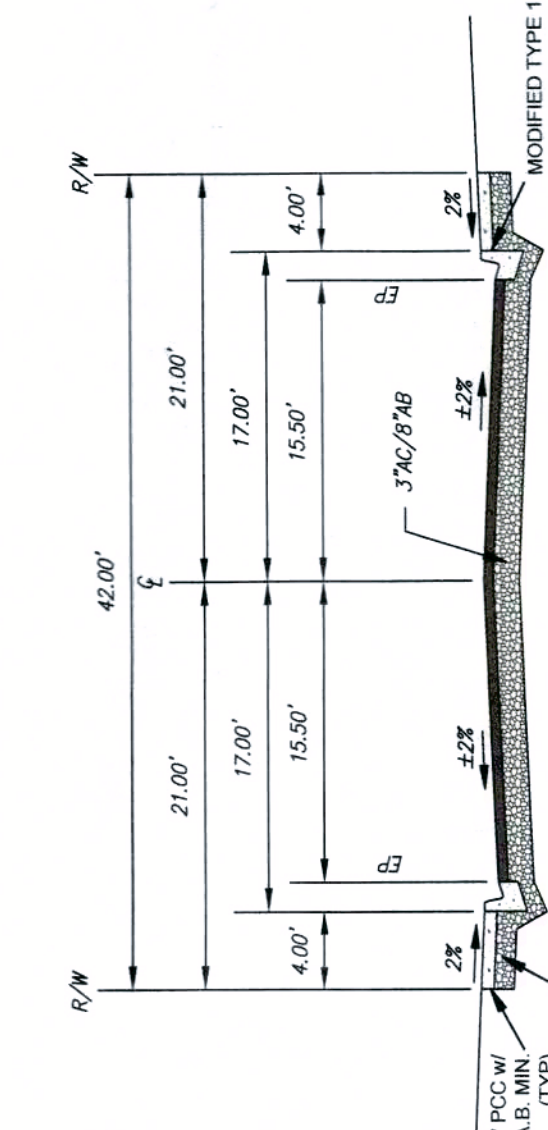
TYPICAL SETBACKS  
SCALE: 1"=10'



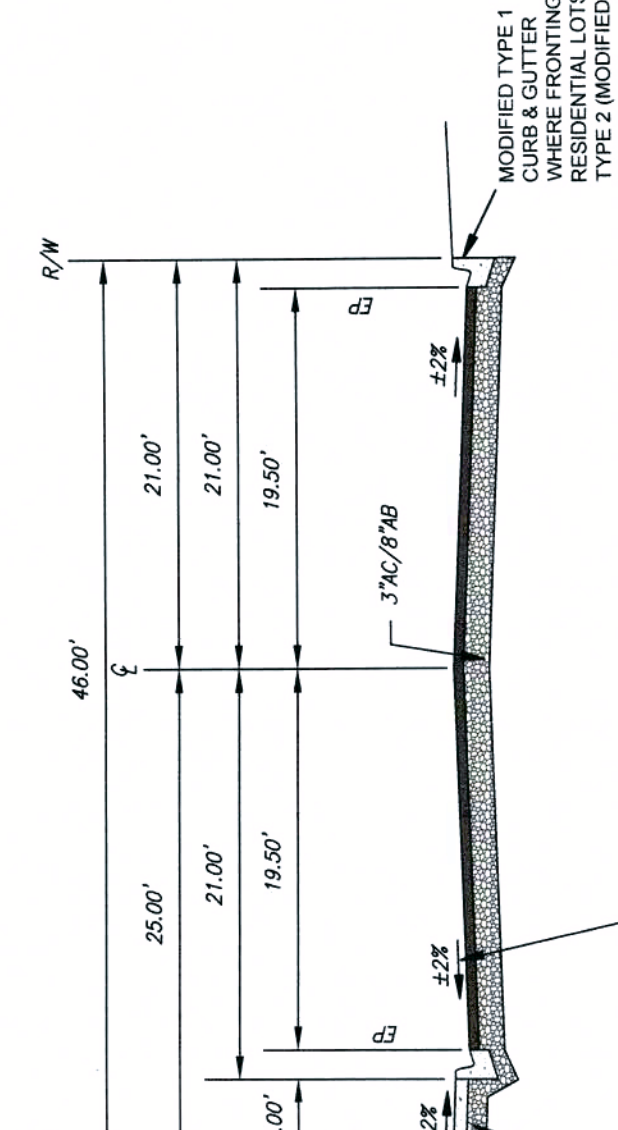
MODIFIED TYPE 1 CURB & GUTTER  
SCALE: 1"=10'



MODIFIED TYPE 2 CURB & GUTTER  
SCALE: 1"=10'



42' RIGHT-OF-WAY  
SCALE: N.T.S.



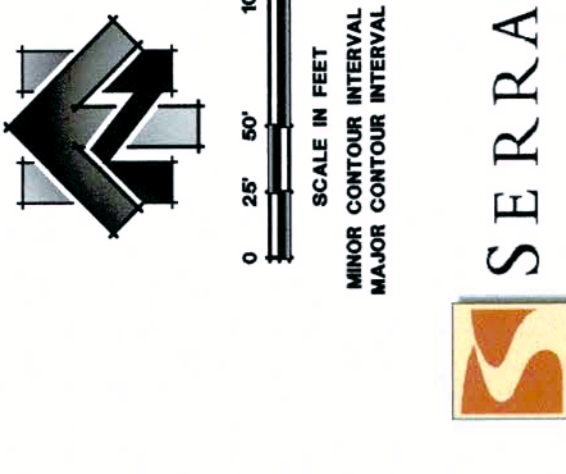
46' RIGHT-OF-WAY  
SCALE: N.T.S.

EL DORADO COUNTY  
FUTURE RUSSI RANCH DRIVE  
FUTURE COUNTRY CLUB DRIVE  
COUNTY OF EL DORADO  
COUNTY OF EL DORADO

# SERRANO VILLAGE A14

TENTATIVE SUBDIVISION MAP  
PORTION OF LOT B (SUB. J-21)  
EL DORADO COUNTY, CALIFORNIA

JUNE 2021



**OWNER/APPLICANT**  
SERRANO ASSOCIATES, LLC  
10000 SERRANO AVENUE, SUITE 100  
EL DORADO HILLS, CA 95762

**ENGINEER**  
SERRANO ASSOCIATES, LLC  
905 SUTTER STREET, SUITE 200  
FOLSOM, CA 95630

**MAP SCALE**  
1"=50'

**EXISTING/PROPOSED ZONING**  
EL DORADO HILLS SPECIFIC PLAN, RI-PD  
PARK AND RECREATION  
EL DORADO HILLS COMMUNITY SERVICES DISTRICT

**SCHOOL DISTRICT**  
K THRU 8 - BUCKEYE UNION  
9 THRU 12 - EL DORADO UNION

**WATER, RECYCLED WATER, SUPPLY & SEWAGE DISPOSAL**  
EL DORADO IRRIGATION DISTRICT

**FIRE PROTECTION**  
EL DORADO HILLS FIRE DEPARTMENT

**PROPOSED USE**  
S1 - SINGLE FAMILY RESIDENTIAL

**LOT SIZES**  
MINOR LOT SIZE - 3,769 SF  
AVERAGE LOT SIZE - 4,766 SF  
MAXIMUM LOT SIZE - 10,362 SF

**TOTAL AREA**

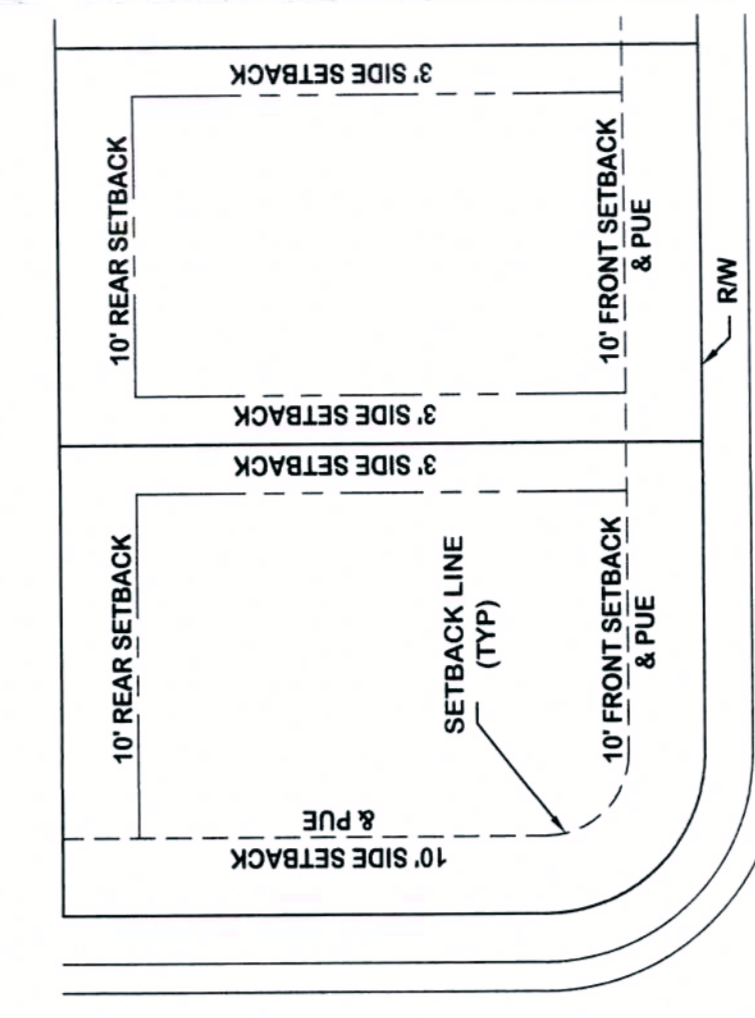
PROPOSED LOTS	5.59 ACRES
RESIDENTIAL STREETS	1.60 ACRES
PRIVATE STREETS	0.66 ACRES
LOT A (OPEN SPACE)	0.21 ACRES
LOT B (OPEN SPACE)	1.50 ACRES
LOT C (LANDSCAPE)	0.10 ACRES
LOT D (LANDSCAPE)	0.06 ACRES
LOT E (LANDSCAPE)	0.06 ACRES
LOT F (LANDSCAPE)	0.06 ACRES
LOT G (FUTURE VILLAGE C2)	20.25 ACRES
REMAINDER	4.92 ACRES
<b>TOTAL</b>	<b>35.78 ACRES +/-</b>

**PROPOSED USE**  
S1 - SINGLE FAMILY RESIDENTIAL  
S1 - OPEN SPACE LOTS (A, C, D, E, & F)  
1 - REMAINDER LOTS  
1 - FUTURE VILLAGE C2 (LOT G)

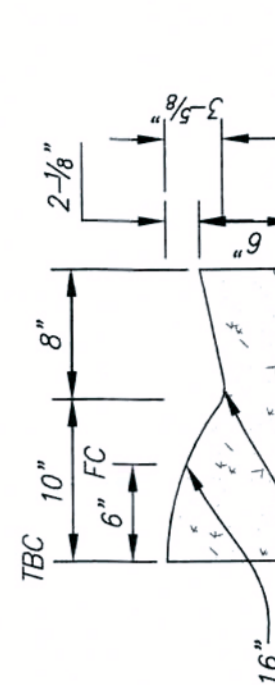
**ENGINEERS CERTIFICATE**  
I, THE UNDERSIGNED, ENGINEER, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA, LICENSE NO. 45259, AND THAT I AM THE ENGINEER OF RECORD FOR THE ABOVE DESCRIBED PROJECT. I HAVE REVIEWED THE PLANS AND SPECIFICATIONS AND AM Satisfied THAT THEY COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS. I HAVE ALSO REVIEWED THE SURVEY AND FOUND IT TO BE ACCURATE AND COMPLETE. I HAVE ALSO REVIEWED THE PLANS AND SPECIFICATIONS AND AM Satisfied THAT THEY COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS. I HAVE ALSO REVIEWED THE SURVEY AND FOUND IT TO BE ACCURATE AND COMPLETE.

**PHASING PLAN NOTICE**  
THIS PHASING PLAN IS SUBJECT TO THE APPROVAL OF THE COUNTY OF EL DORADO. THE PHASING PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE COUNTY OF EL DORADO. THIS PHASING PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE COUNTY OF EL DORADO.

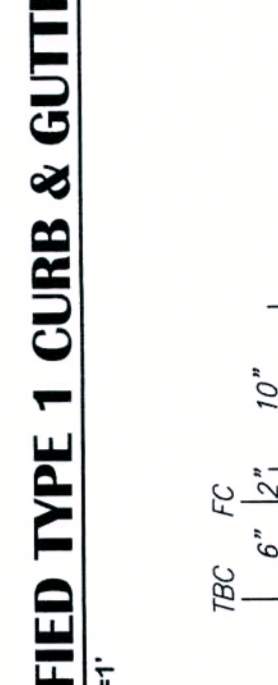
APPROVING AGENCY:	EL DORADO COUNTY
APPROVING AGENCY DATE:	
APPROVING AGENCY OFFICIAL:	
APPROVING AGENCY TITLE:	



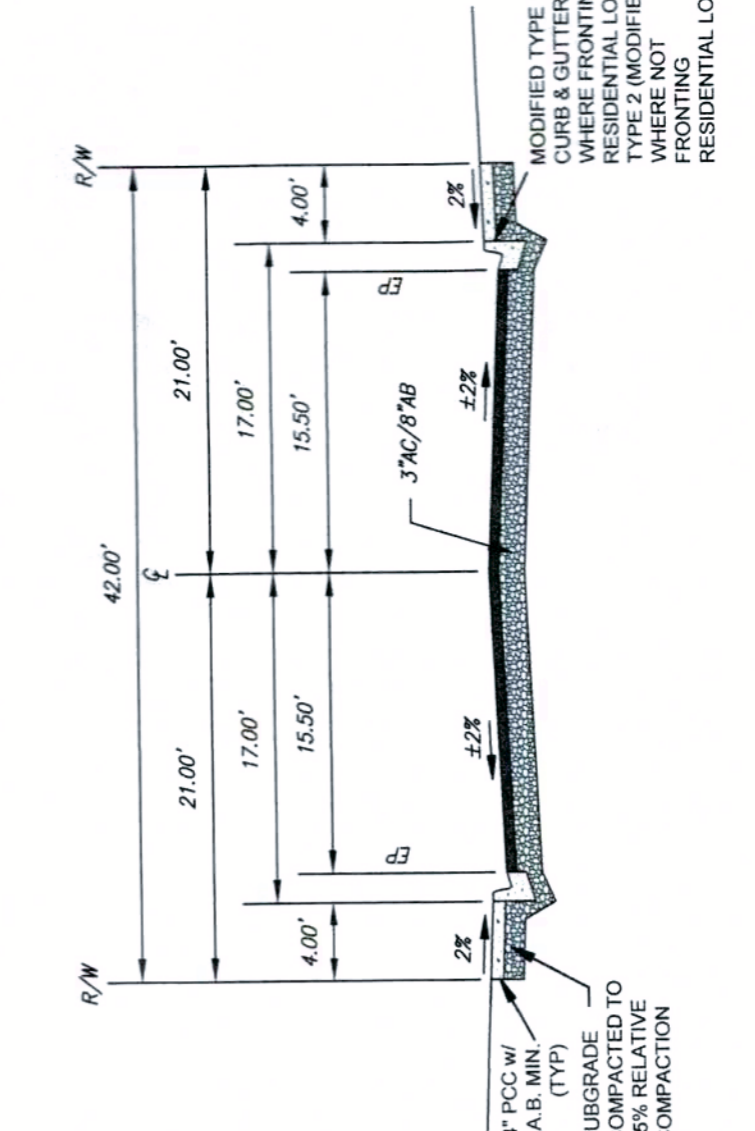
**TYPICAL SETBACKS**  
SCALE: N.T.S.



**MODIFIED TYPE 1 CURB & GUTTER**  
SCALE: 1/4"=1'



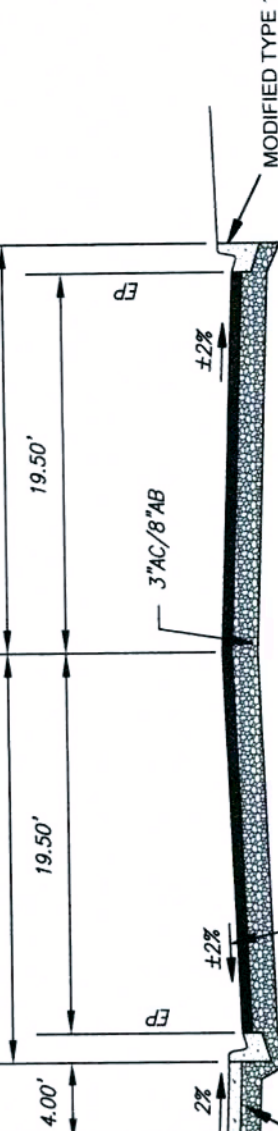
**MODIFIED TYPE 2 CURB & GUTTER**  
SCALE: 1/4"=1'



**42' RIGHT-OF-WAY**  
SCALE: N.T.S.



**46' RIGHT-OF-WAY**  
SCALE: N.T.S.



**FUTURE RUSSI RANCH DRIVE**  
SCALE: N.T.S.

**FUTURE RUSSI RANCH DRIVE**  
SCALE: N.T.S.

**FUTURE RUSSI RANCH DRIVE**  
SCALE: N.T.S.

