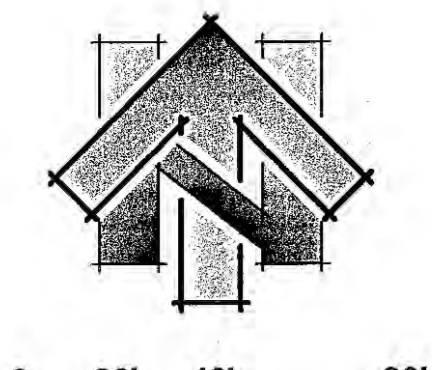


# SERRANO VILLAGE J7

TENTATIVE SUBDIVISION MAP  
EL DORADO COUNTY, CALIFORNIA  
JUNE 2018 (UPDATED JANUARY 2019)



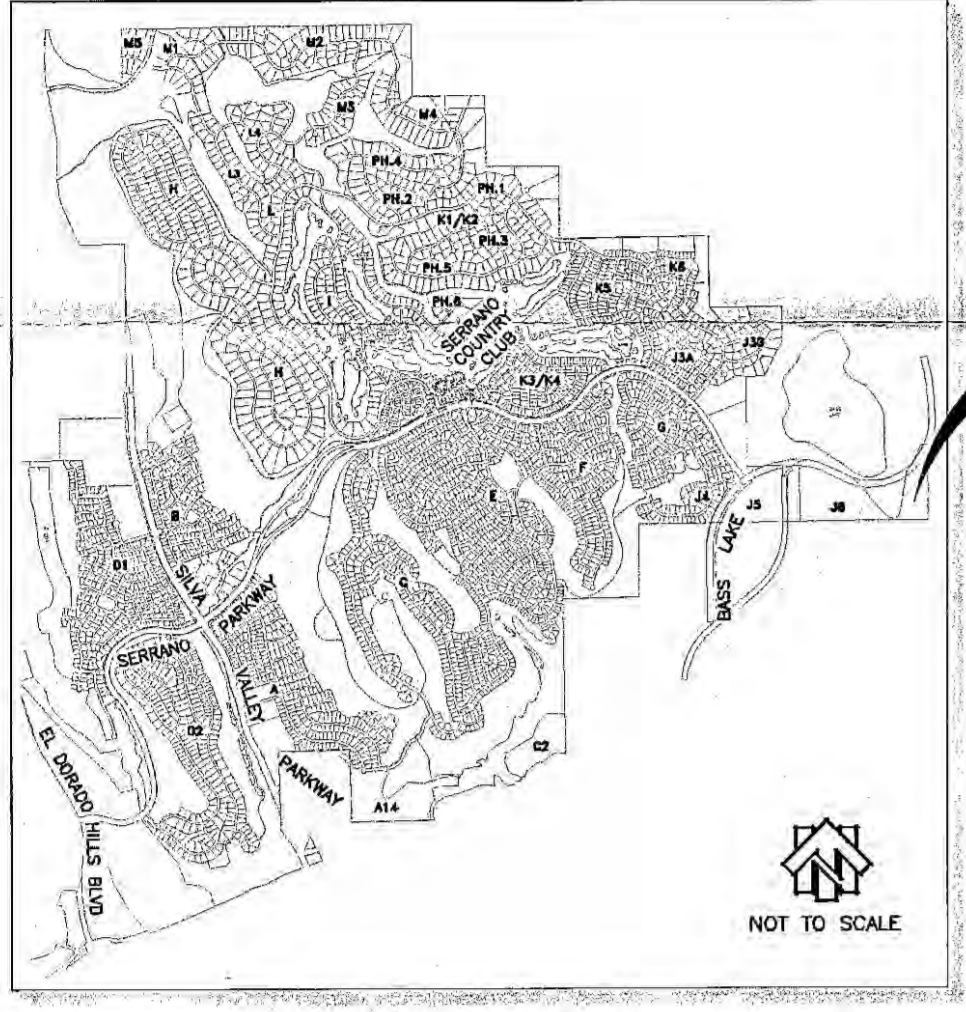
SCALE IN FEET  
MINOR CONTOUR INTERVAL = 1'  
MAJOR CONTOUR INTERVAL = 5'

**SERRANO**

905 Sutter Street, Suite 200, Folsom, CA 95630  
916.350.3040 Fax 916.350.3000  
**R.E.Y. ENGINEERS, Inc.**  
Civil Engineers / Land Surveyors

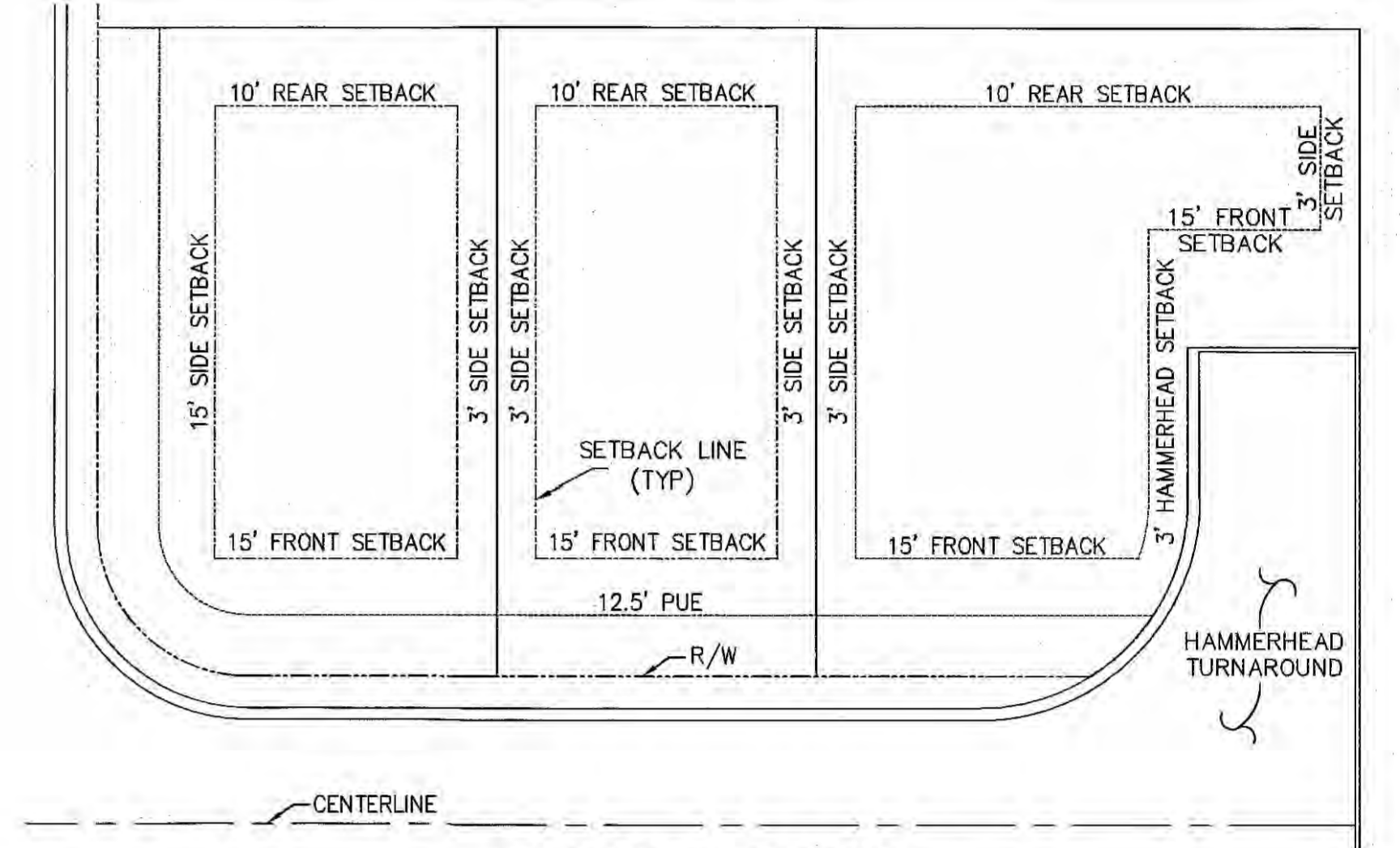
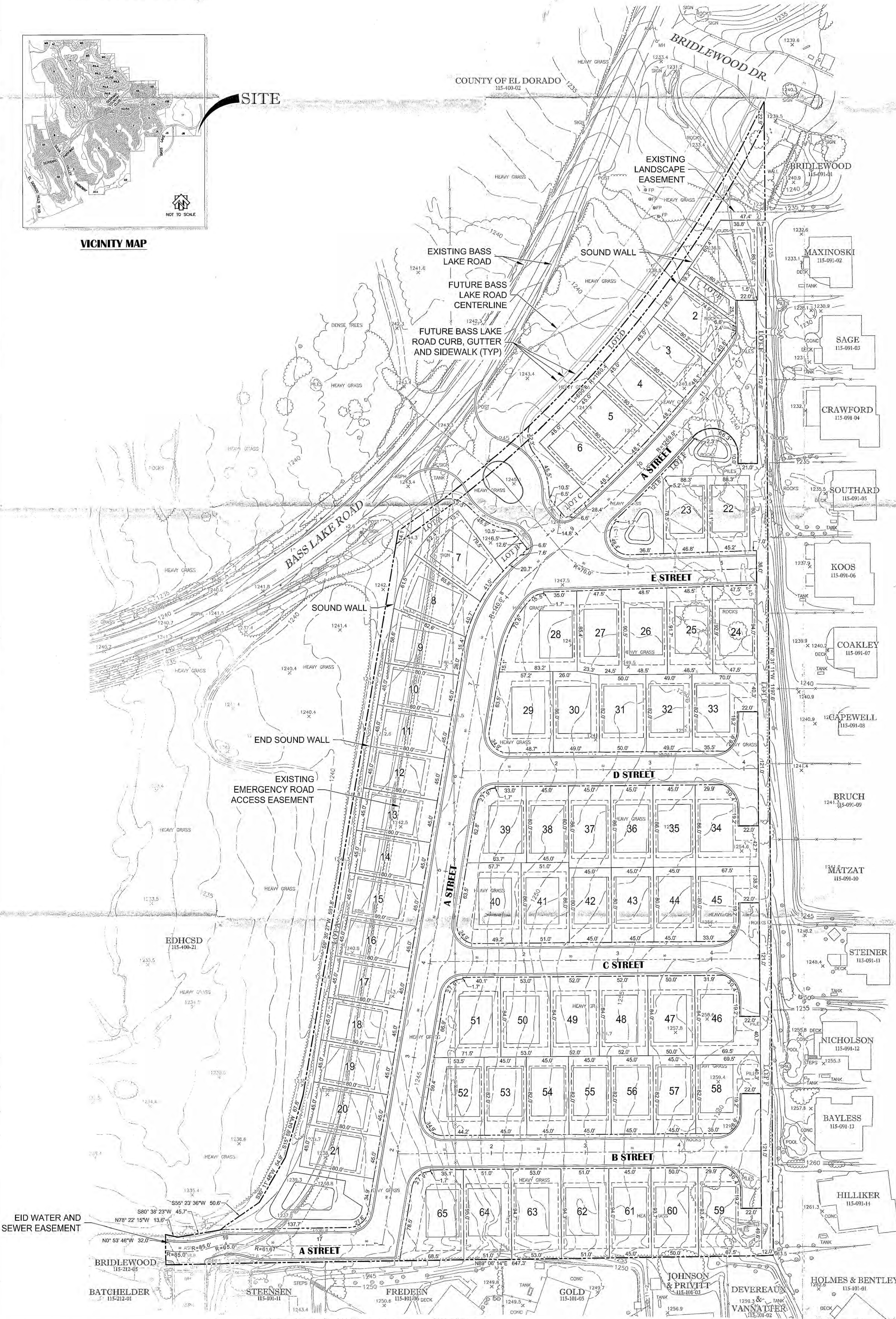


APPROVED  
RECEIVED  
PLANNING DEPARTMENT  
JUNE 11 PM 2:31

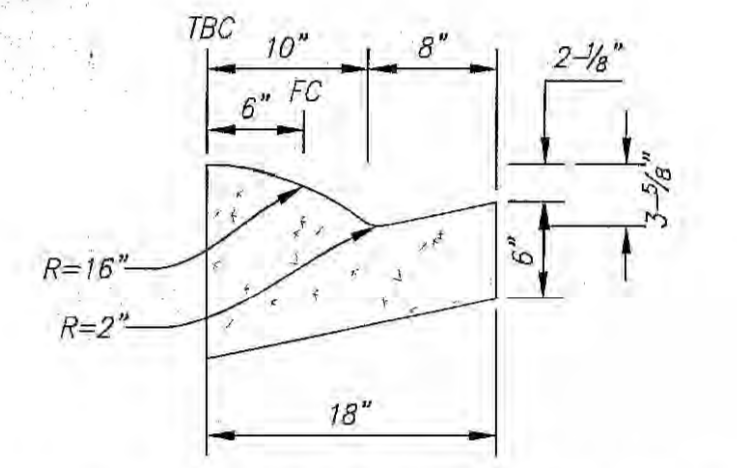


VICINITY MAP

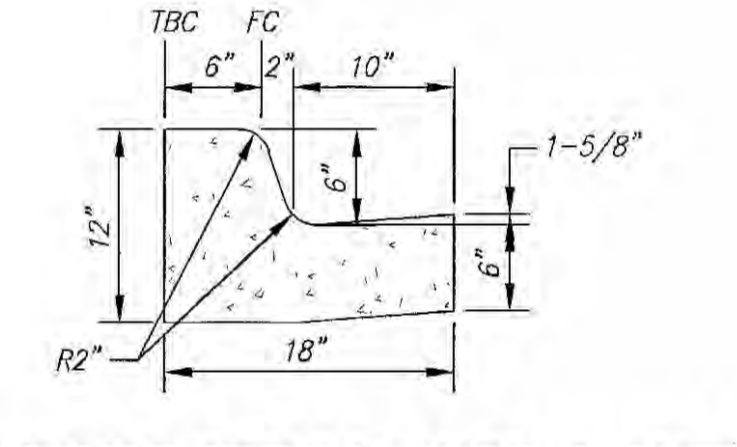
SITE



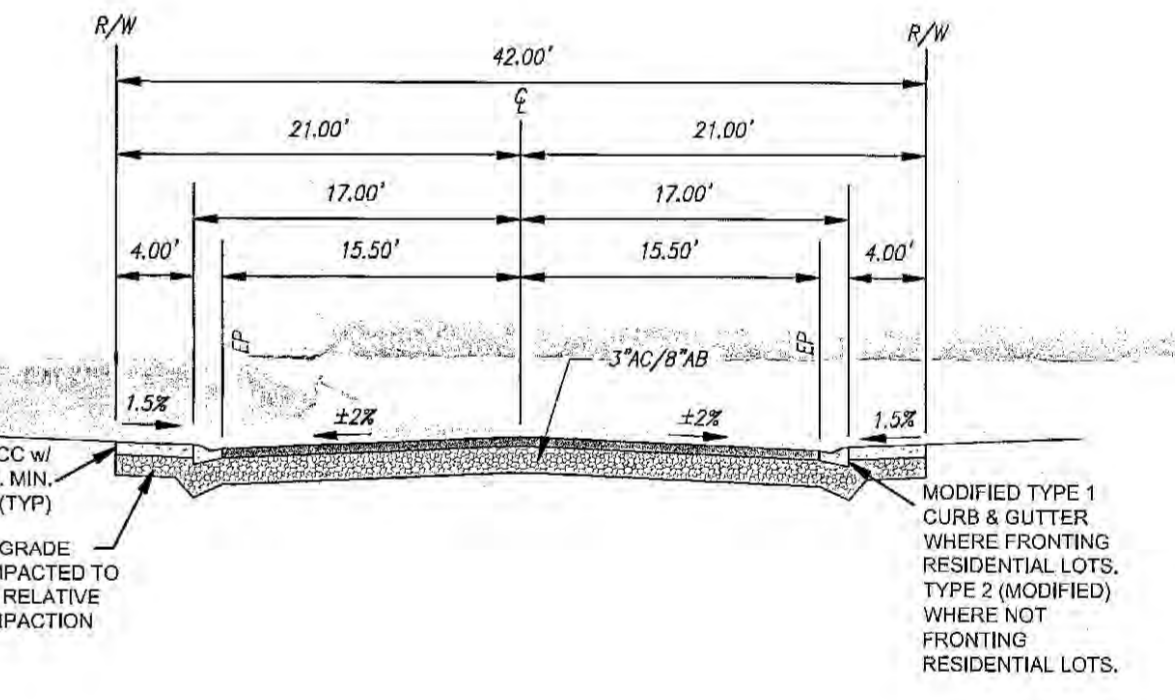
TYPICAL SETBACKS  
SCALE: N.T.S.



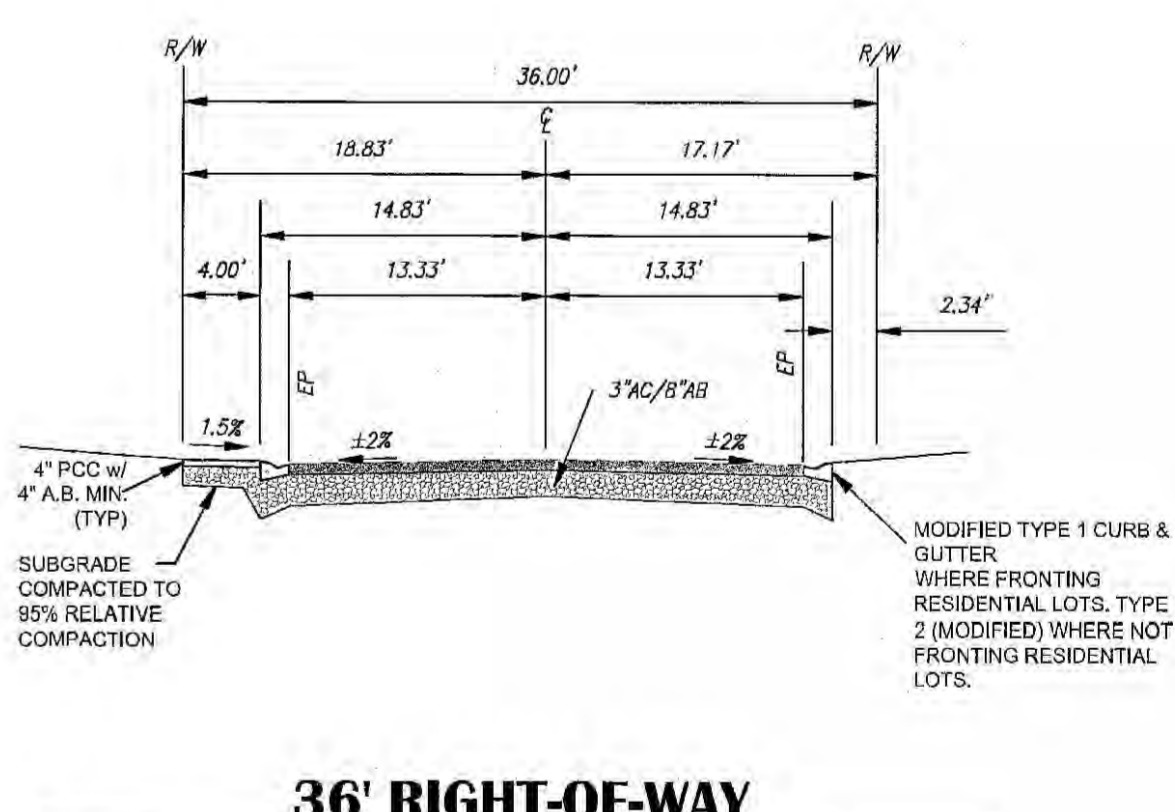
MODIFIED TYPE 1 CURB & GUTTER  
SCALE: 1"=1'



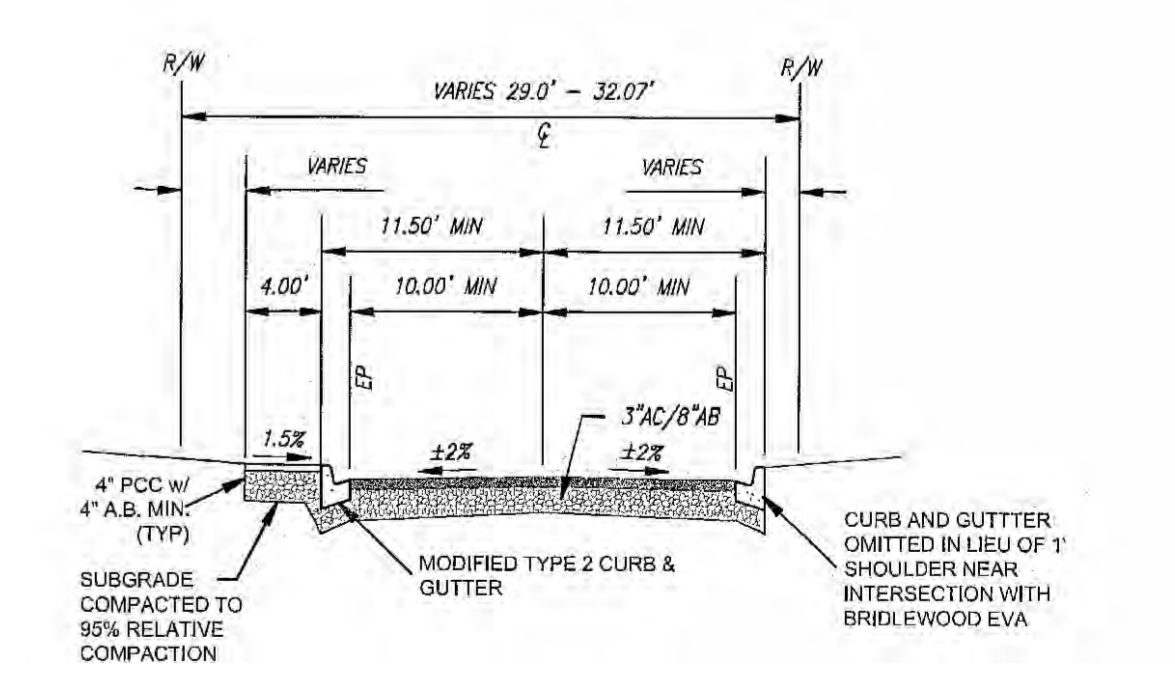
MODIFIED TYPE 2 CURB & GUTTER  
SCALE: 1"=1'



42' RIGHT-OF-WAY  
SCALE: N.T.S.  
"A" STREET (STA 1+00 - 8+76)



36' RIGHT-OF-WAY  
SCALE: N.T.S.  
"A" STREET (16+45 - 17+67, 8+76 - 11+65)  
"B" STREET TYP.  
"C" STREET TYP.  
"D" STREET TYP.  
"E" STREET TYP.



RIGHT-OF-WAY VARIES  
SCALE: N.T.S.  
"A" STREET (15+35 - 16+45)

**OWNER/APPLICANT**  
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"=40'

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

**SOURCE OF TOPOGRAPHY**  
AERIAL PHOTOGRAPHY

**SECTION TOWNSHIP & RANGE**  
POR OF SEC. 32, T.10N., R.9E., M.D.M

**ASSESSOR'S PARCEL NUMBERS**  
123-040-11

**DATE OF PREPARATION**  
JUNE 2018 (UPDATED JANUARY 2019)

**ENGINEERS CERTIFICATE**  
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE  
THE LAND DEVELOPMENT KNOWN AS VILLAGE J7 OF THE  
"EL DORADO HILLS" SPECIFIC PLAN HAS BEEN DESIGNED IN  
ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES  
ESTABLISHED BY THE COUNTY OF EL DORADO.

DAVID D. SAGAN R.C.E. 60506 DATE

**EXISTING/PROPOSED ZONING**  
EL DORADO HILLS SPECIFIC PLAN, R1-PD

**PARK AND RECREATION**  
EL DORADO HILLS COMMUNITY  
SERVICES DISTRICT

**SCHOOL DISTRICT**  
RESCUE UNION SCHOOL DISTRICT

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

**FIRE PROTECTION**  
EL DORADO HILLS FIRE DEPARTMENT

**PROPOSED USE**  
65 - SINGLE FAMILY RESIDENTIAL

**LOT SIZES**  
MINIMUM LOT SIZE - 3,600 SF  
AVERAGE LOT SIZE - 4,180 SF  
MAXIMUM LOT SIZE - 5,813 SF

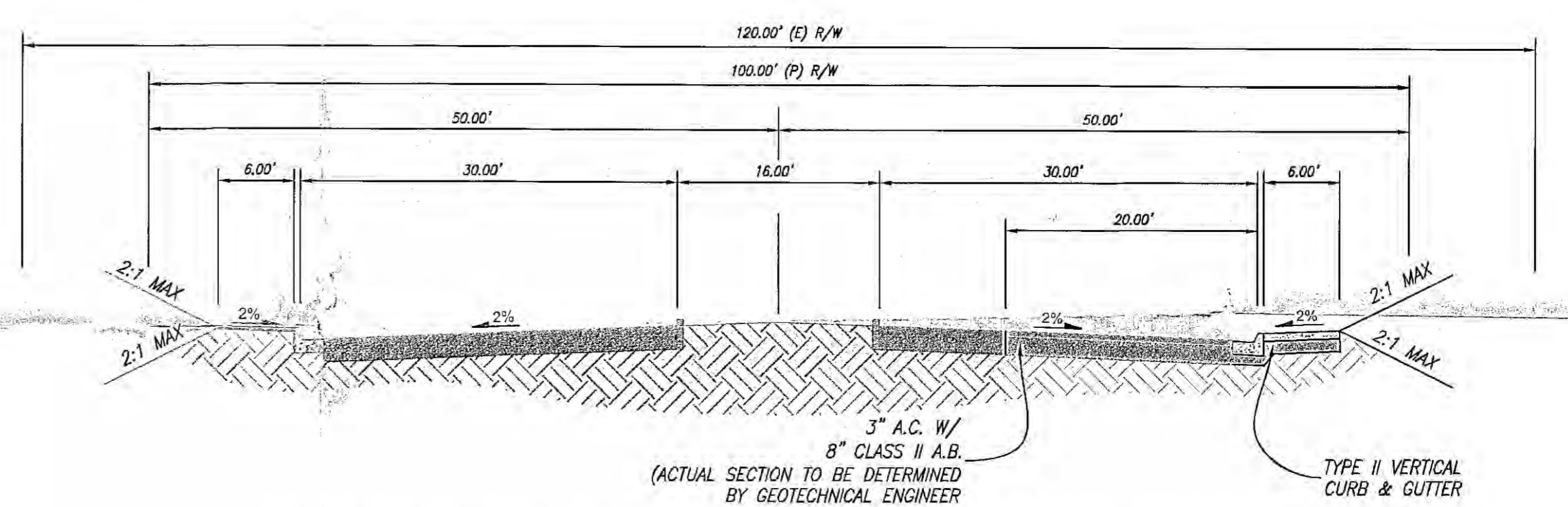
**TOTAL AREA**  
RESIDENTIAL LOTS 6.24 ACRES  
RESIDENTIAL STREETS 2.61 ACRES  
LOT A (LANDSCAPE) 0.39 ACRES  
LOT B (LANDSCAPE) 0.01 ACRES  
LOT C (LANDSCAPE) 0.01 ACRES  
LOT D (LANDSCAPE) 0.27 ACRES  
LOT E (LANDSCAPE) 0.03 ACRES  
LOT F (LANDSCAPE) 0.44 ACRES  
TOTAL 10.00 Acres +/-

**TOTAL UNITS**  
GROSS AREA 10.00 Acres  
GROSS DENSITY 6.5 du/ac

APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION  
DATE February 11, 2020  
BY [Signature]  
EXECUTIVE SECRETARY

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

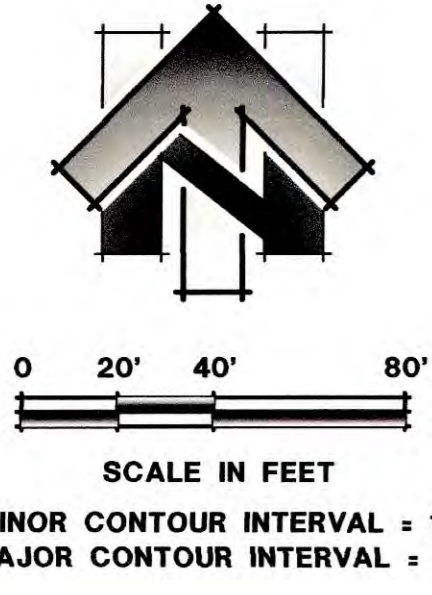
**PHASING PLAN NOTICE**  
THE FILING OF MULTIPLE FINAL MAPS MAY BE COMPLETED  
FOR THIS PROJECT. THIS PHASING PLAN IS APPROXIMATE  
ONLY AND BY PROVIDING THIS NOTICE, THE SUBDIVIDER  
SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR  
CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS.  
PER THE SUBDIVISION MAP ACT, 2002 EDITION SECTION  
65458.1)



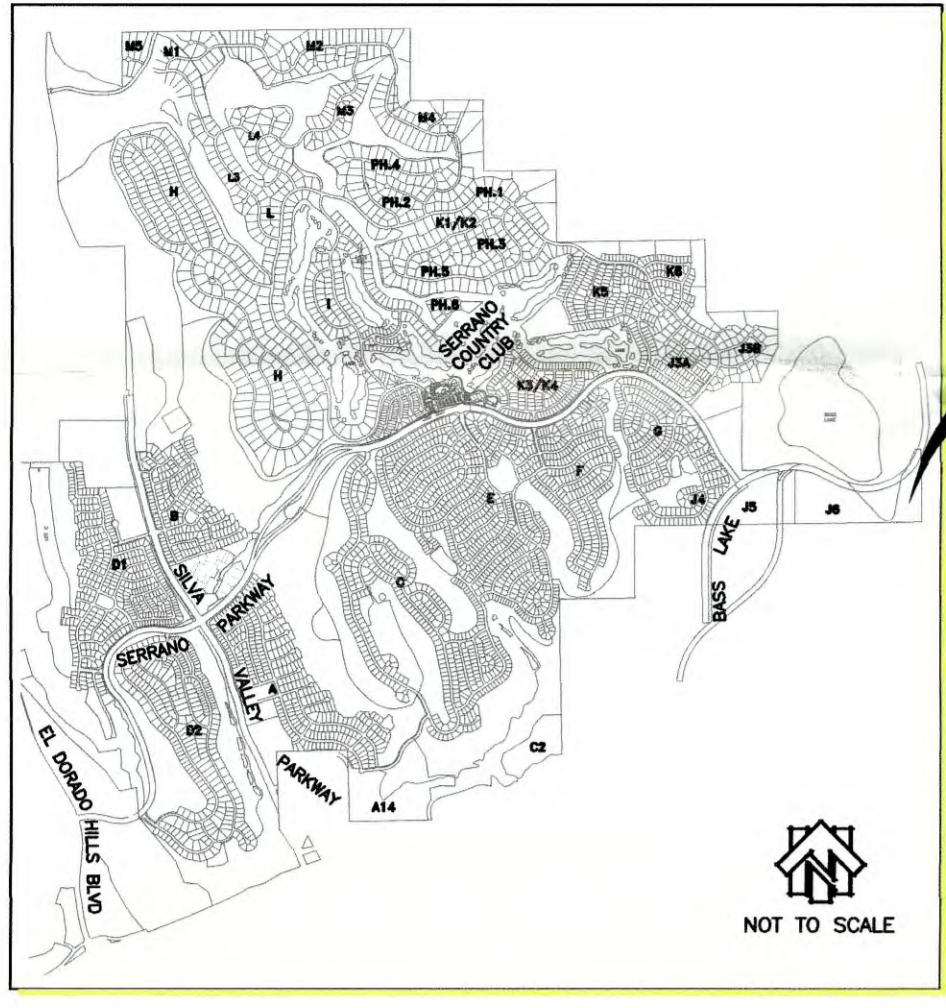
FUTURE BASS LAKE ROAD TYPICAL STREET SECTION

# SERRANO VILLAGE J7

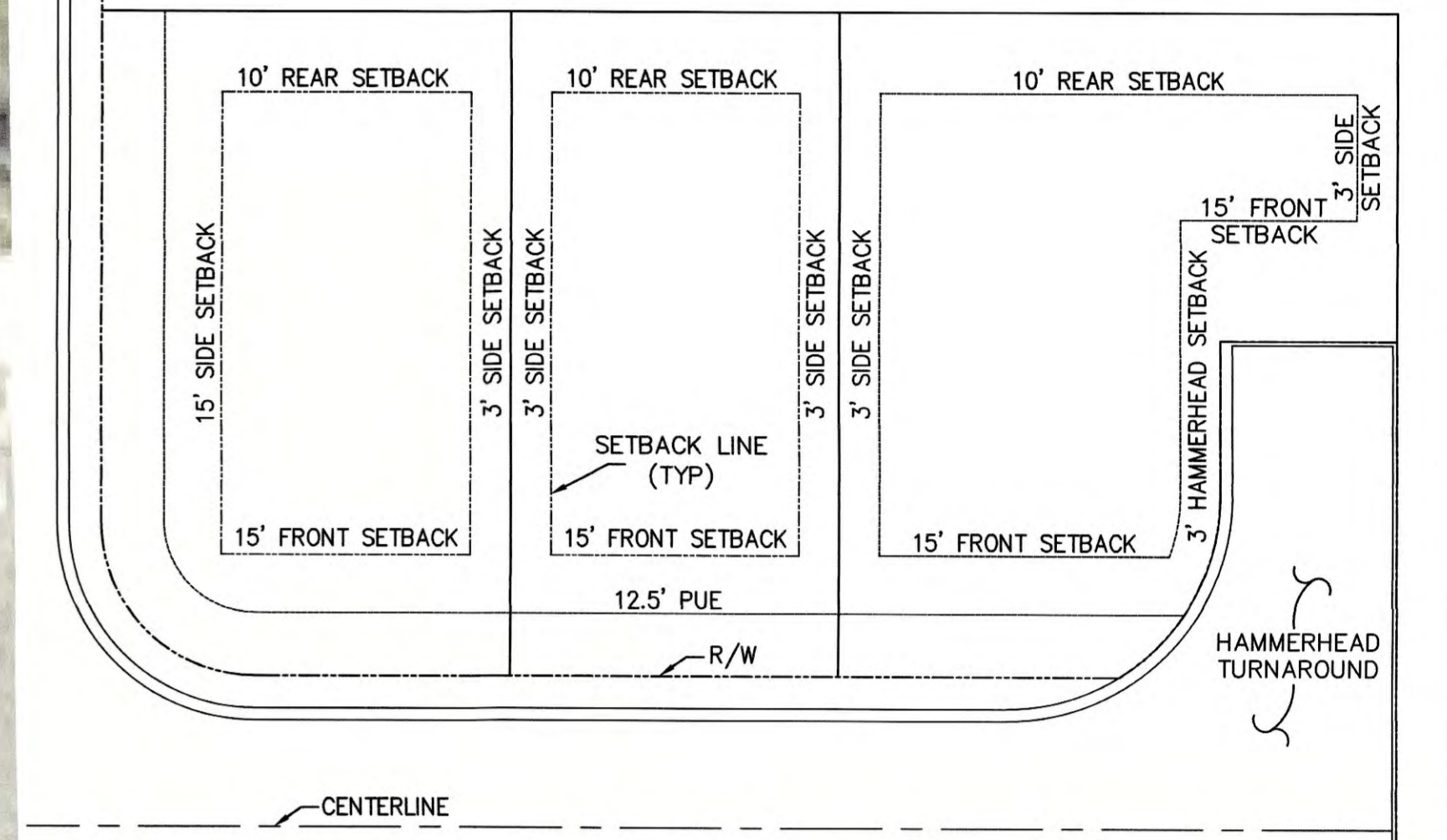
TENTATIVE SUBDIVISION MAP  
EL DORADO COUNTY, CALIFORNIA  
JUNE 2018 (UPDATED JANUARY 2019)



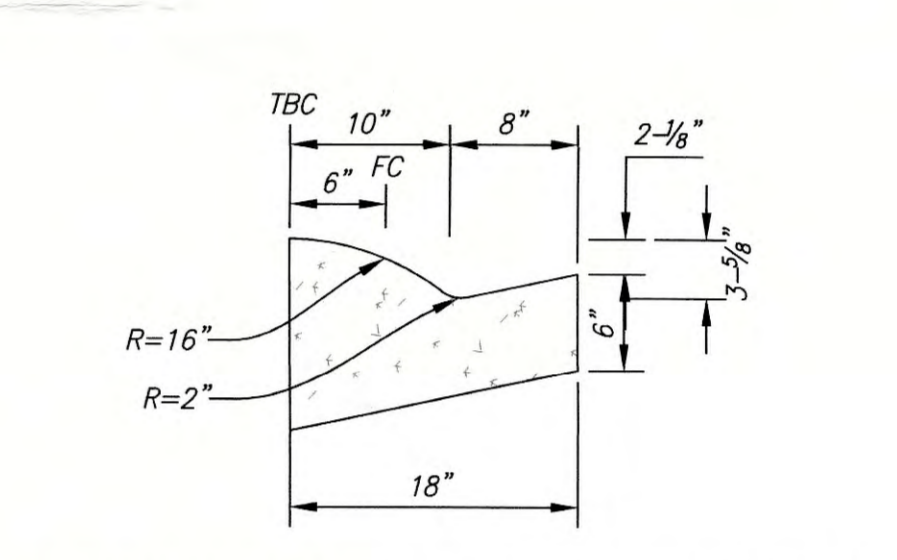
905 Sutter Street, Suite 200, Folsom, CA 95630  
R.E.Y. ENGINEERS, Inc.  
Civil Engineers / Land Surveyors



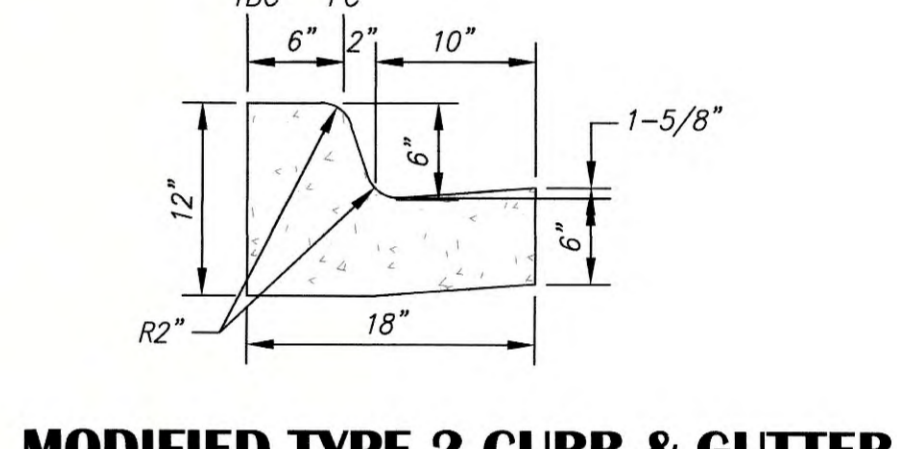
VICINITY MAP



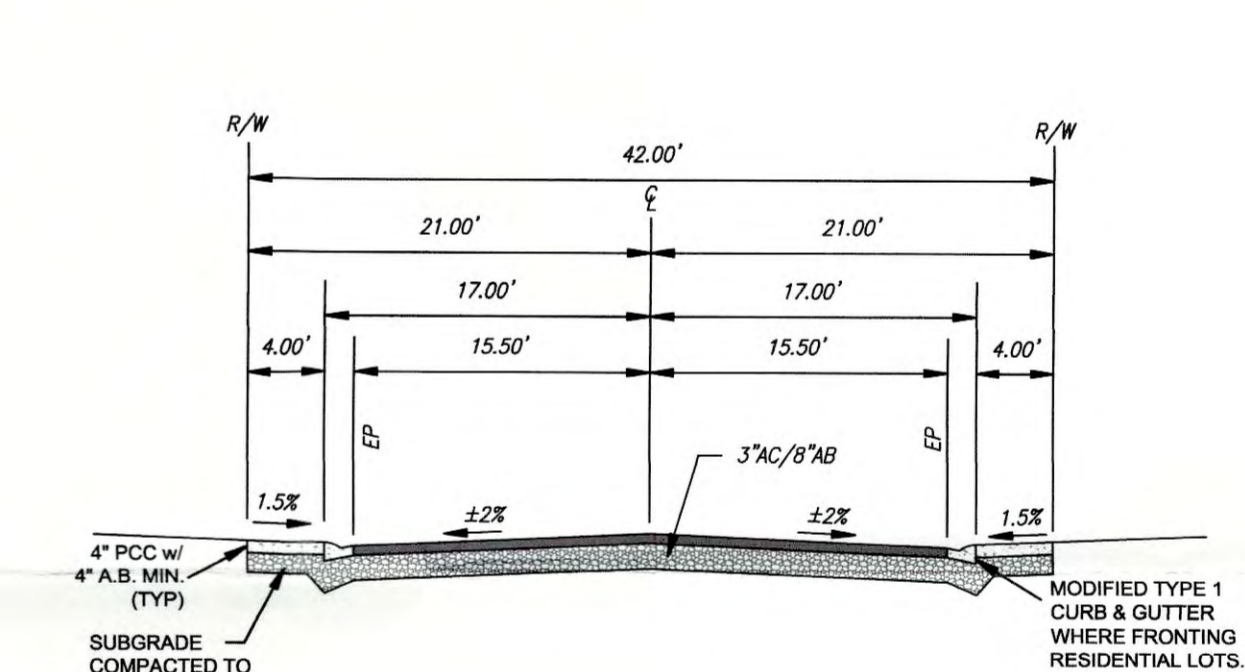
TYPICAL SETBACKS  
SCALE: N.T.S.



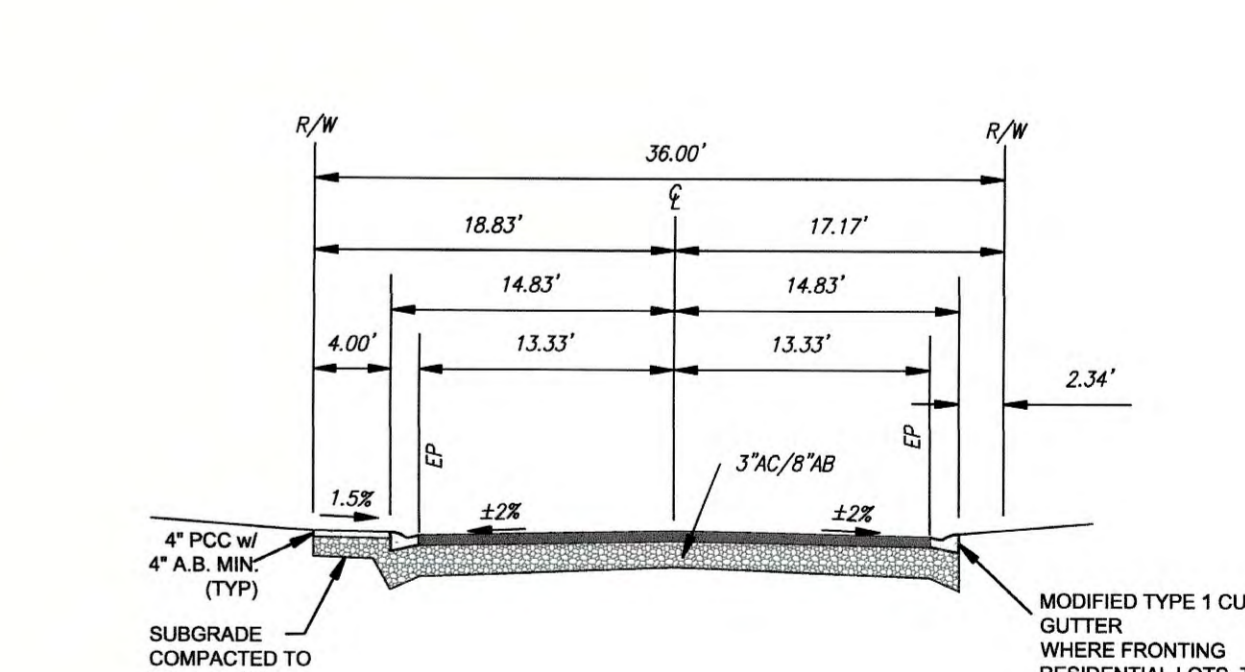
MODIFIED TYPE 1 CURB & GUTTER  
SCALE: 1"=1'



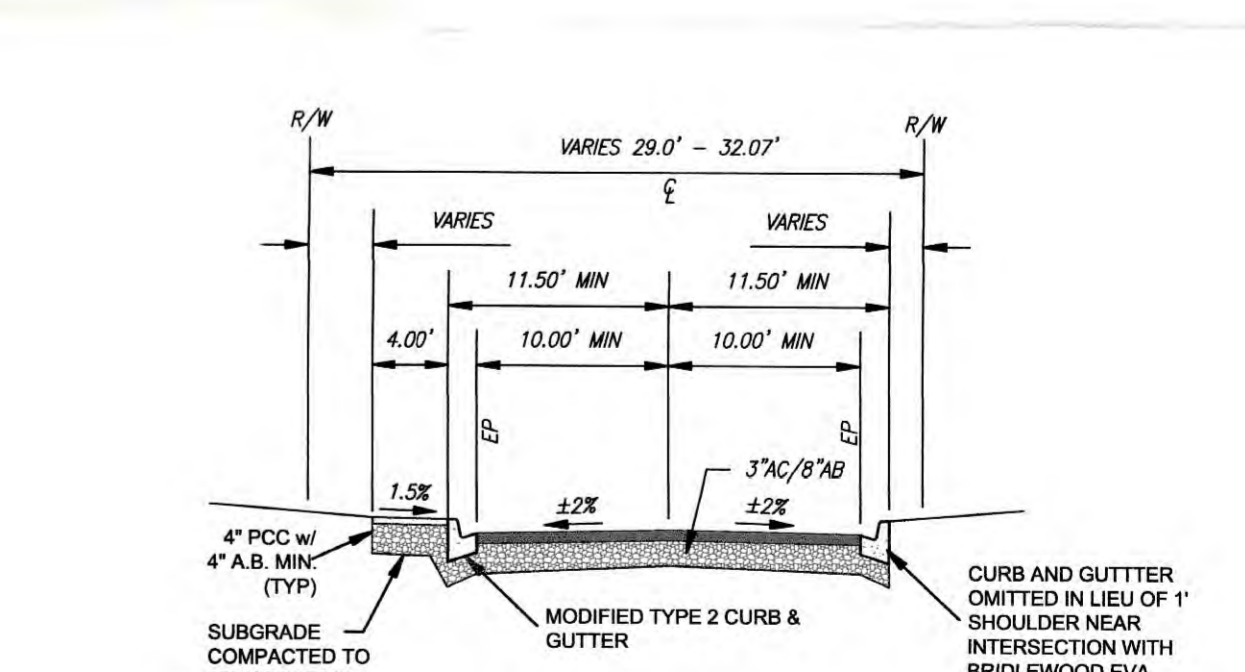
MODIFIED TYPE 2 CURB & GUTTER  
SCALE: 1"=1'



42' RIGHT-OF-WAY  
SCALE: N.T.S.  
"A" STREET (STA 1+00 - 8+76)



36' RIGHT-OF-WAY  
SCALE: N.T.S.  
"A" STREET (16+45 - 17+67, 8+76 - 11+68)  
"B" STREET TYP.  
"C" STREET TYP.  
"D" STREET TYP.  
"E" STREET TYP.



RIGHT-OF-WAY VARIES  
SCALE: N.T.S.  
"A" STREET (15+35 - 16+45)

**OWNER/APPLICANT**  
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"=40'

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

**SOURCE OF TOPOGRAPHY**  
AERIAL PHOTOGRAPHY

**SECTION TOWNSHIP & RANGE**  
POR OF SEC. 32, T.10N., R.9E., M.D.M

**ASSESSOR'S PARCEL NUMBERS**  
123-040-11

**DATE OF PREPARATION**  
JUNE 2018 (UPDATED JANUARY 2019)

**EXISTING/PROPOSED ZONING**  
EL DORADO HILLS SPECIFIC PLAN, R1-PD

**PARK AND RECREATION**  
EL DORADO HILLS COMMUNITY SERVICES DISTRICT

**SCHOOL DISTRICT**  
RESCUE UNION SCHOOL DISTRICT

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

**FIRE PROTECTION**  
EL DORADO HILLS FIRE DEPARTMENT

**TOTAL AREA**  
RESIDENTIAL LOTS 6.24 ACRES  
RESIDENTIAL STREETS 2.61 ACRES  
LOT A (LANDSCAPE) 0.39 ACRES  
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LOT C (LANDSCAPE) 0.01 ACRES  
LOT D (LANDSCAPE) 0.27 ACRES  
LOT E (LANDSCAPE) 0.03 ACRES  
LOT F (LANDSCAPE) 0.44 ACRES  
TOTAL 10.00 Acres +/-

**TOTAL UNITS**  
GROSS AREA 10.00 Acres  
GROSS DENSITY 6.5 du/ac

**PROPOSED USE**  
65 - SINGLE FAMILY RESIDENTIAL

**LOT SIZES**  
MINIMUM LOT SIZE - 3,600 SF  
AVERAGE LOT SIZE - 4,180 SF  
MAXIMUM LOT SIZE - 5,813 SF

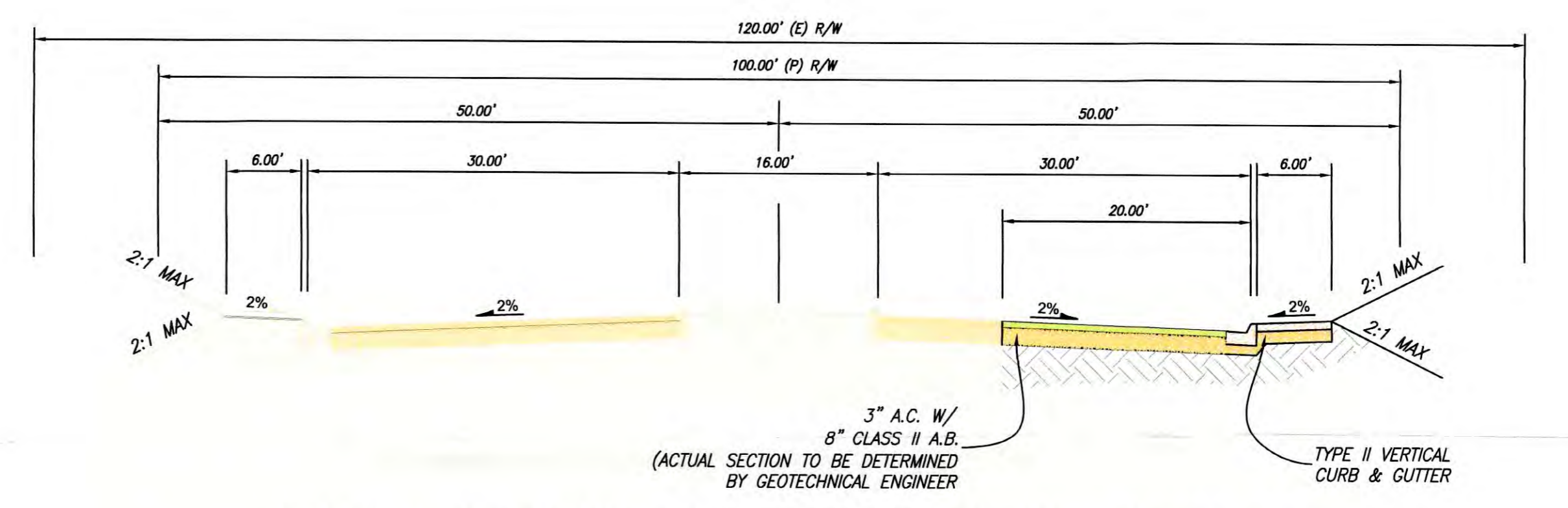
**ENGINEERS CERTIFICATE**  
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS VILLAGE J7 OF THE "EL DORADO HILLS" SPECIFIC PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION  
DATE: February 11, 2019  
BY: [Signature]  
EXECUTIVE SECRETARY

DAVID D. SAGAN R.C.E. 60506 DATE

**PHASING PLAN NOTICE**  
THE FILING OF MULTIPLE FINAL MAPS MAY BE COMPLETED FOR THIS PROJECT. THIS PHASING PLAN IS APPROXIMATE ONLY AND BY PROVIDING THIS NOTICE, THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS (PER THE SUBDIVISION MAP ACT, 2002 EDITION SECTION 66456.1)

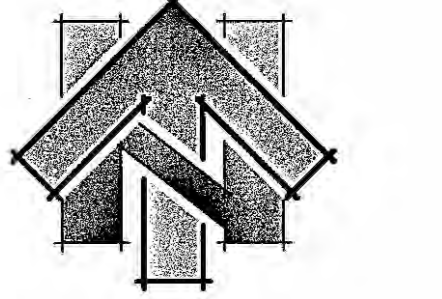
PLANNING COMMISSION: \_\_\_\_\_  
APPROVAL/DENIAL DATE: \_\_\_\_\_  
BOARD OF SUPERVISORS: \_\_\_\_\_  
APPROVAL/DENIAL DATE: \_\_\_\_\_



FUTURE BASS LAKE ROAD TYPICAL STREET SECTION

# SERRANO VILLAGE J7

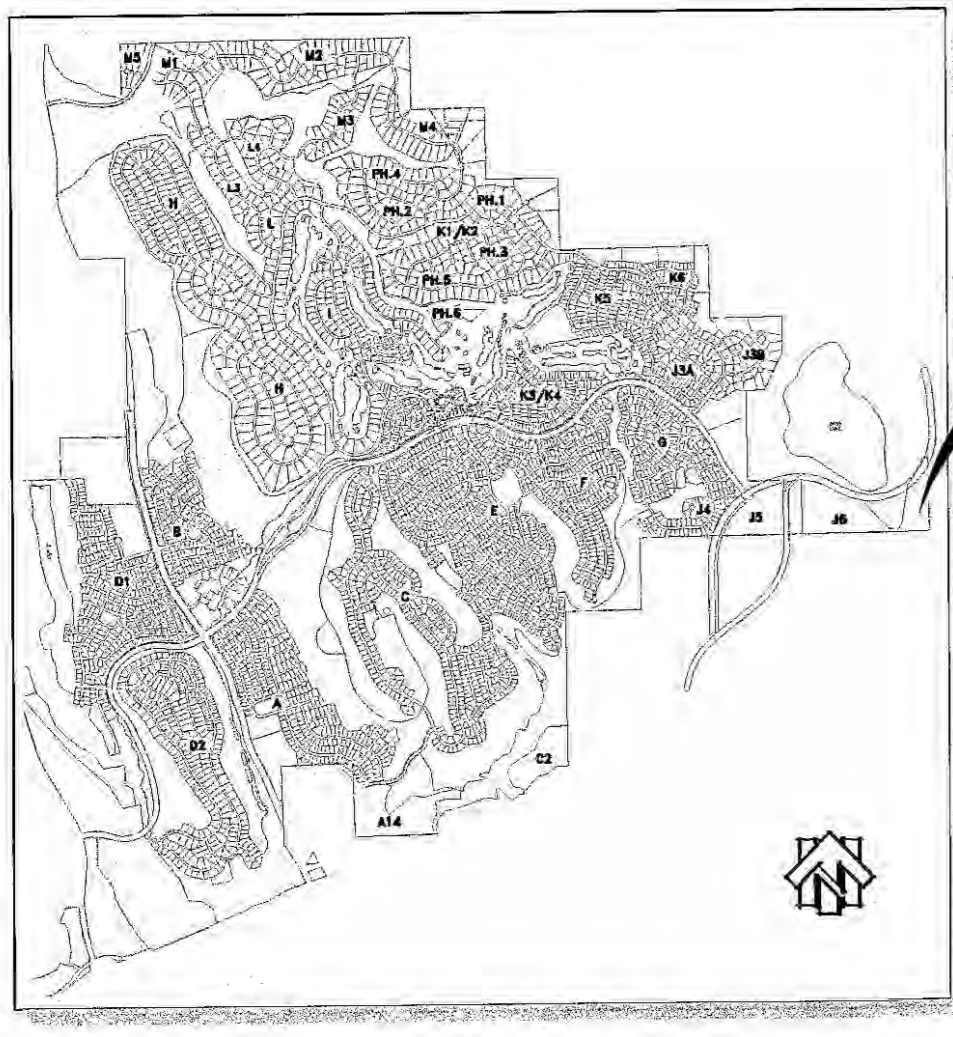
TENTATIVE GRADING AND DRAINAGE PLAN  
EL DORADO COUNTY, CALIFORNIA  
JUNE 2018 (UPDATED JANUARY 2019)



SCALE IN FEET  
MINOR CONTOUR INTERVAL = 1'  
MAJOR CONTOUR INTERVAL = 5'

**SERRANO**

405 Silver Street, Suite 200, Fullerton, CA 92630  
951.962.0400 Fax: 951.962.3838  
**R.E.Y. ENGINEERS, Inc.**  
Civil Engineers / Land Surveyors



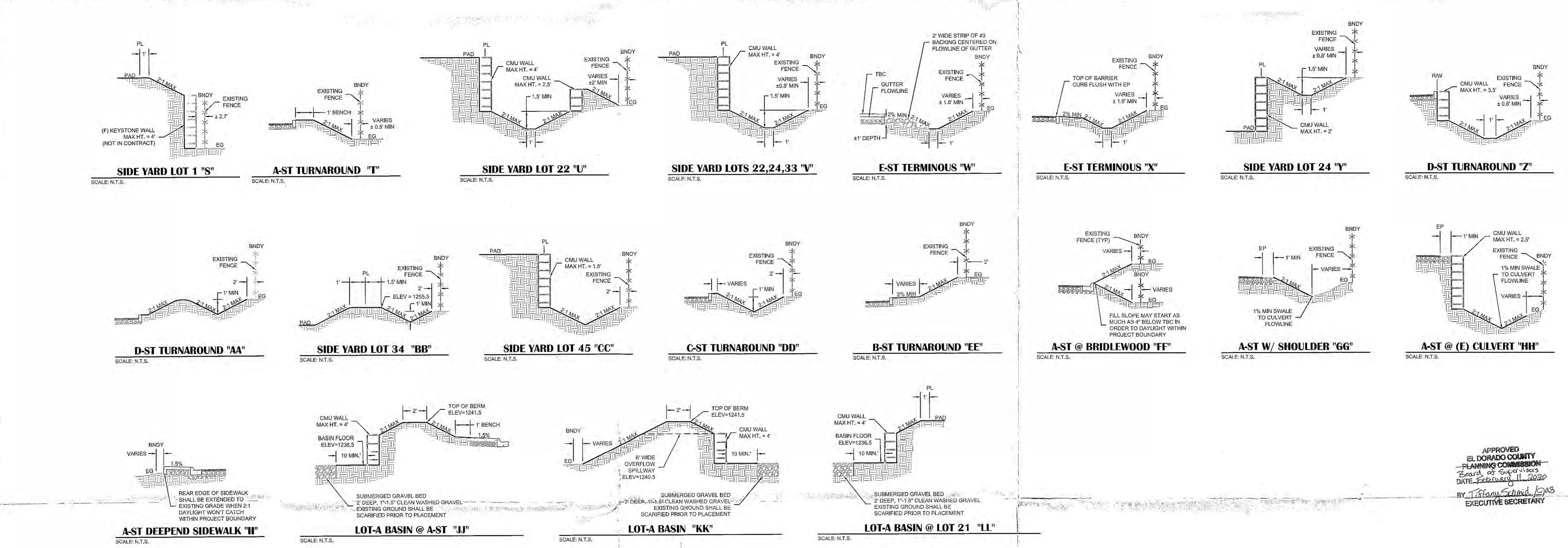
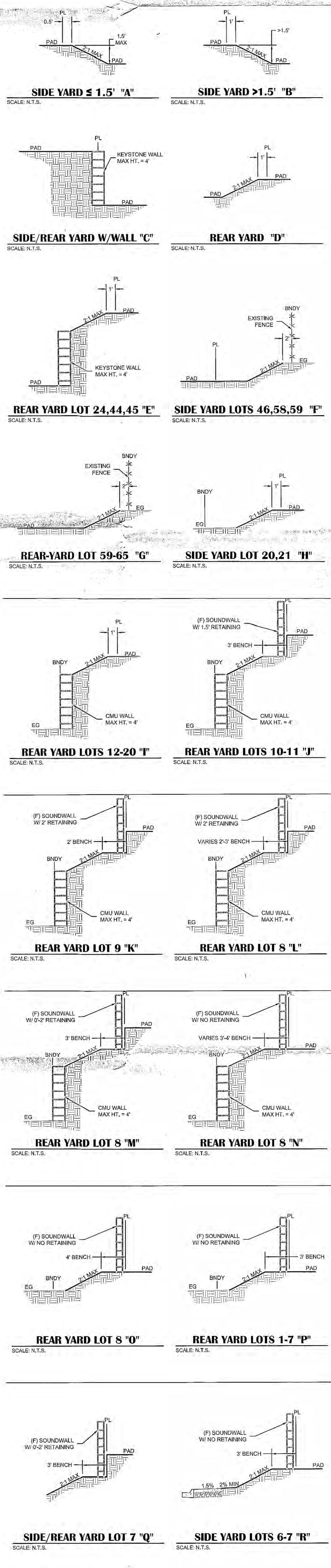
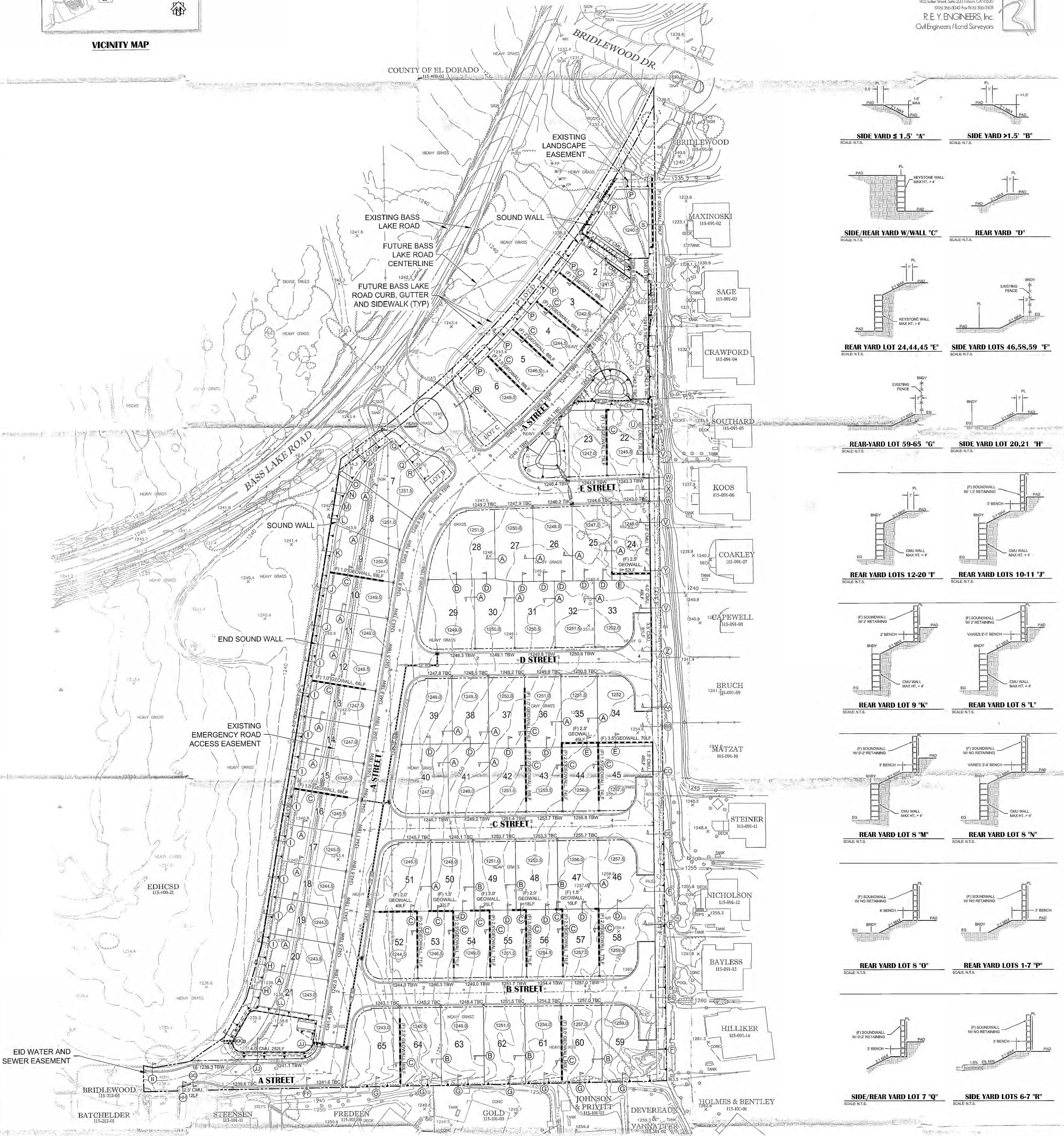
VICINITY MAP

SITE

**PRELIMINARY EARTHWORK**

CUT = 21,850 CY  
FILL = 21,850 CY  
IMPORT = 0 CY  
DISTURBED AREA = 9.75 ACRES

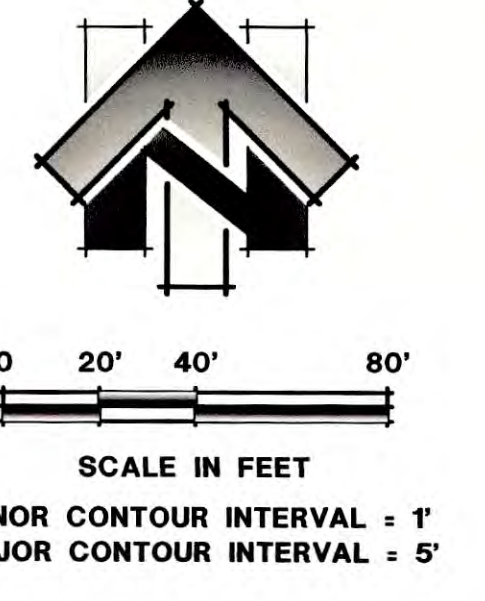
RECEIVED  
FEB 11 PM 2:33  
PLANNING DEPARTMENT



APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION  
JANUARY 23, 2019  
DATE: 1/23/2019  
BY: [Signature]  
EXECUTIVE SECRETARY

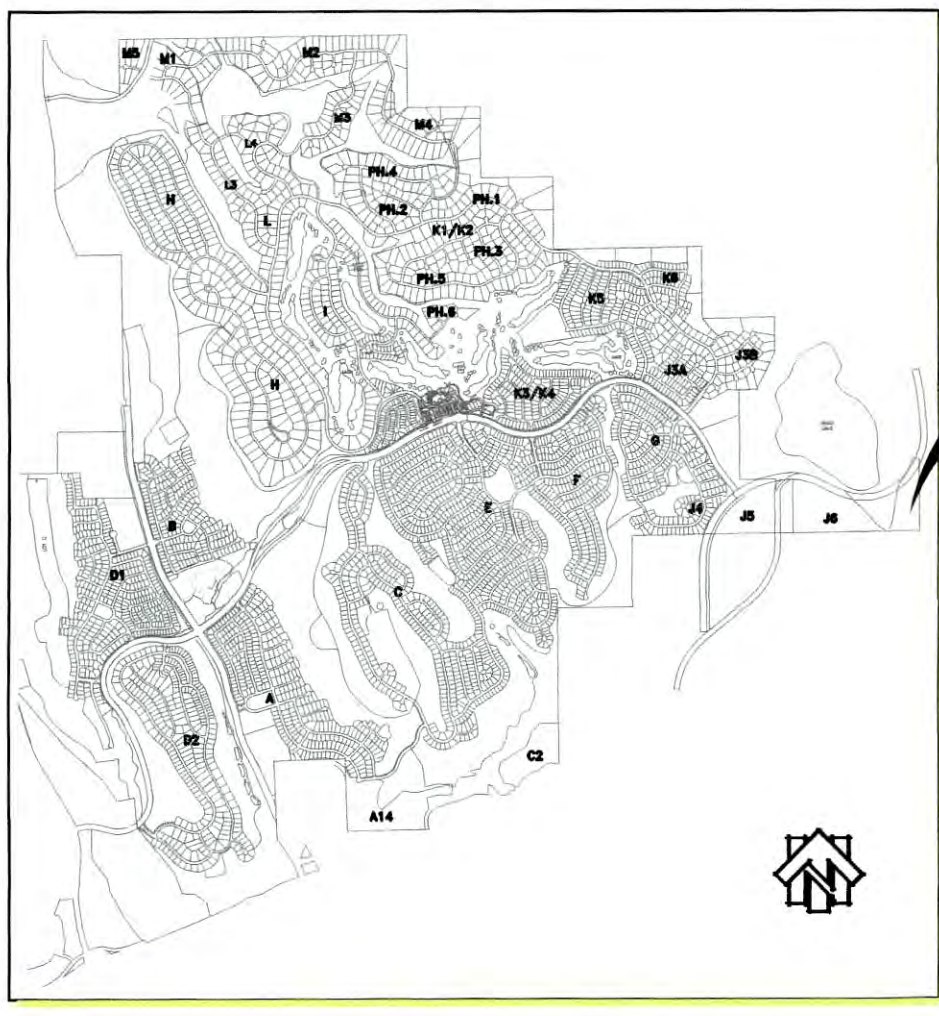
# SERRANO VILLAGE J7

SLOPES MAP  
EL DORADO COUNTY, CALIFORNIA  
JUNE 2018 (UPDATED JANUARY 2019)



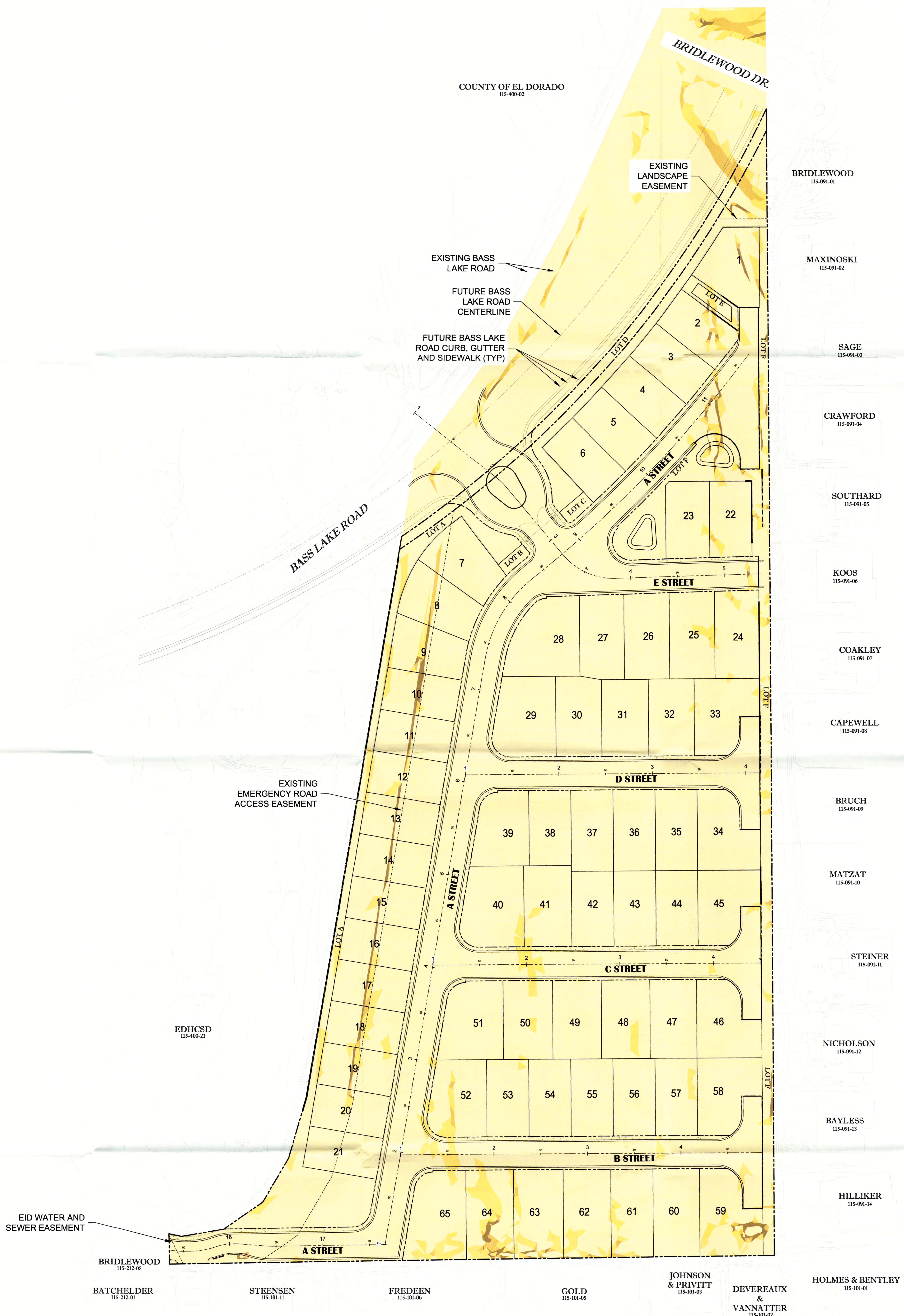
**SERRANO**

900 Sutter Street, Suite 200, Folsom, CA 95630  
916.350.3040 Fax 916.350.3333  
R.E.Y. ENGINEERS, Inc.  
Civil Engineers / Land Surveyors



VICINITY MAP

SITE

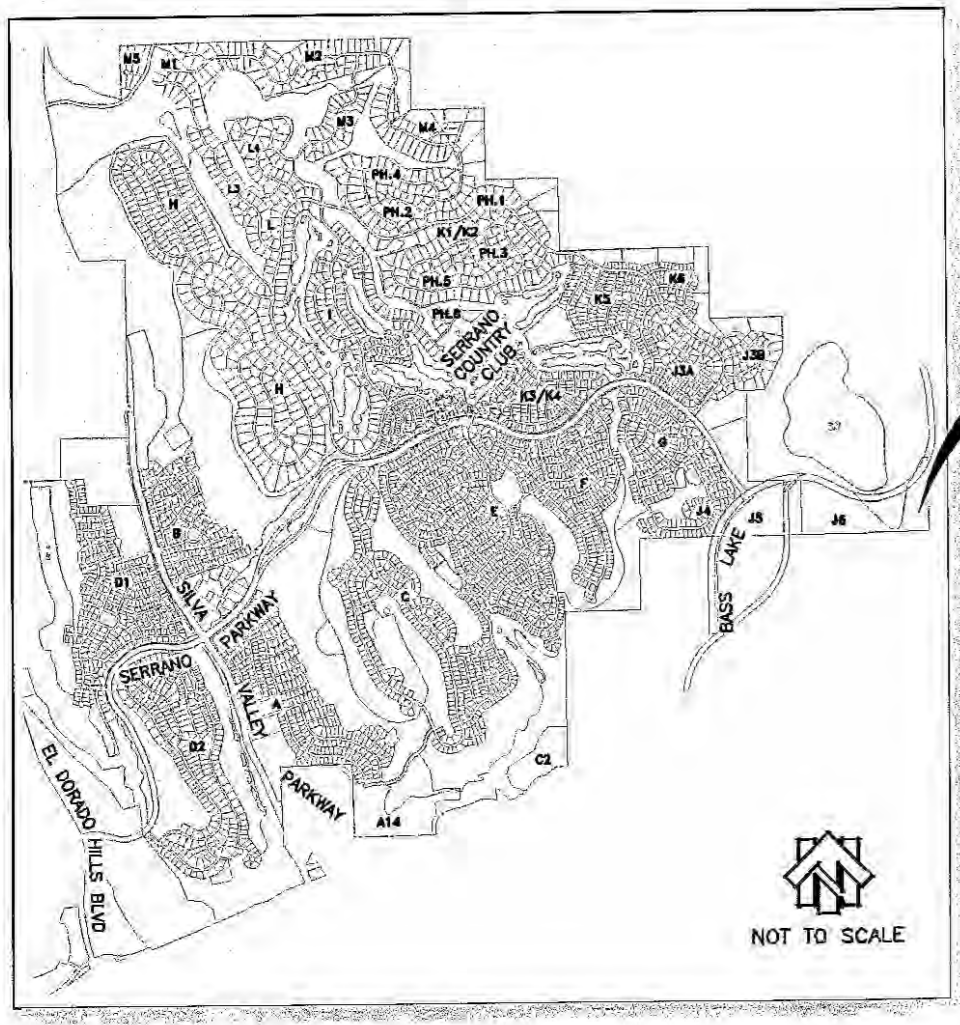


Number	Minimum Slope	Maximum Slope	Area (AC)	Color
1	0.00%	10.00%	22.2	Light Yellow
2	10.00%	20.00%	1.3	Yellow
3	20.00%	30.00%	0.4	Orange
4	30.00%	Vertical	0.7	Brown

APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION  
DATE: February 11, 2020  
T. Tolson, Secretary

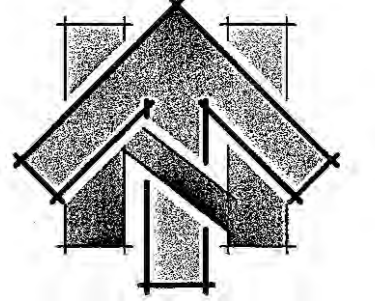
# SERRANO VILLAGE J7

TENTATIVE WATER & SEWER PLAN  
EL DORADO COUNTY, CALIFORNIA  
JUNE 2018 (UPDATED JANUARY 2019)



VICINITY MAP

SITE

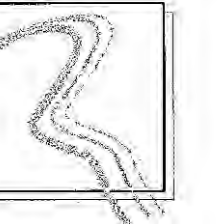


0 20' 40' 80'

SCALE IN FEET  
MINOR CONTOUR INTERVAL - 1'  
MAJOR CONTOUR INTERVAL - 5'

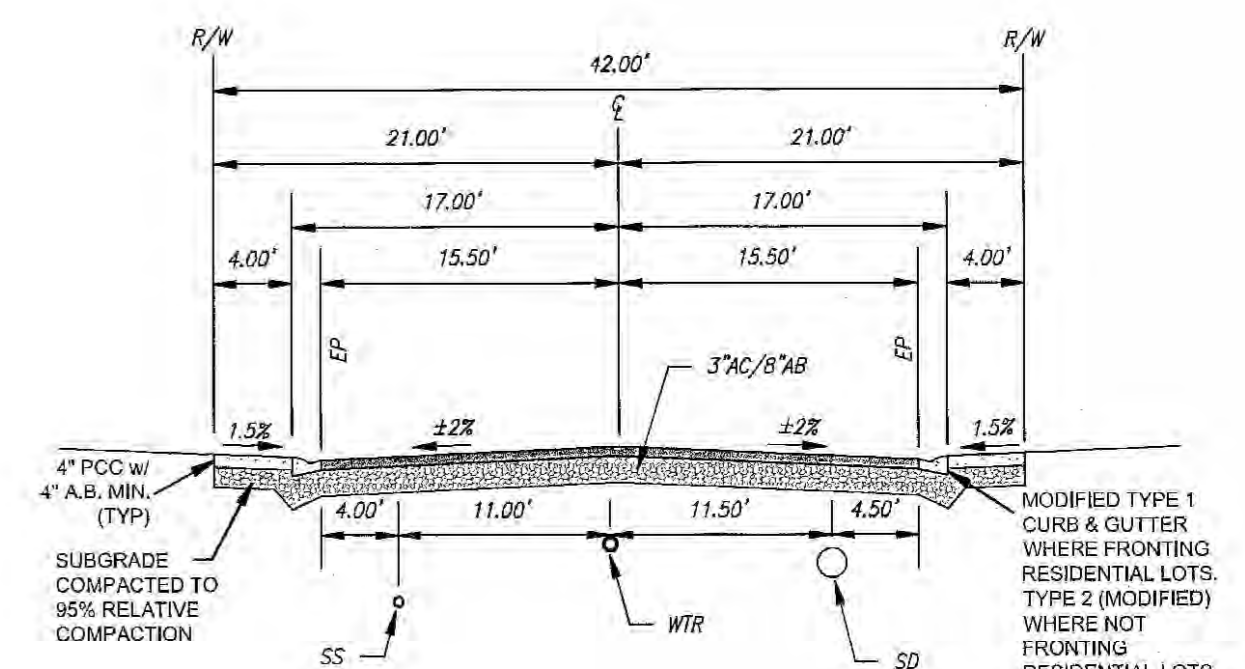
**SERRANO**

105 Glenview Drive, Suite 200, El Dorado, CA 95833  
TEL: 530-350-1500 FAX: 530-350-3303  
R.E.Y. ENGINEERS, Inc.  
Civil Engineers / Land Surveyors

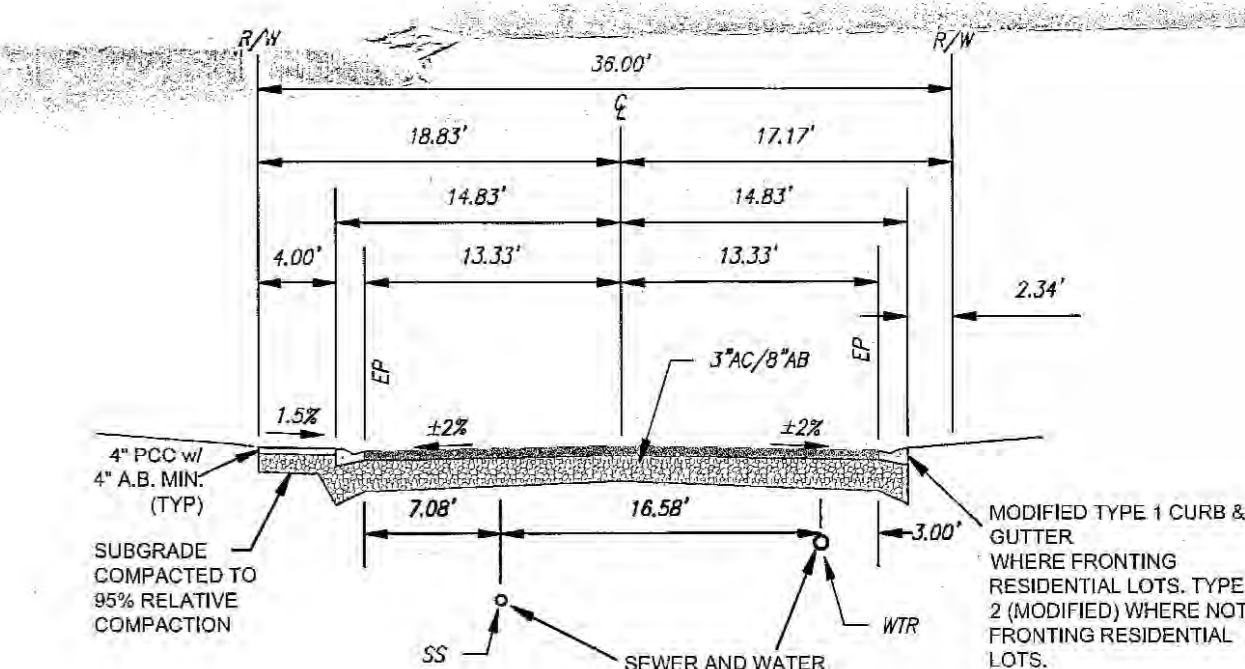


### LEGEND

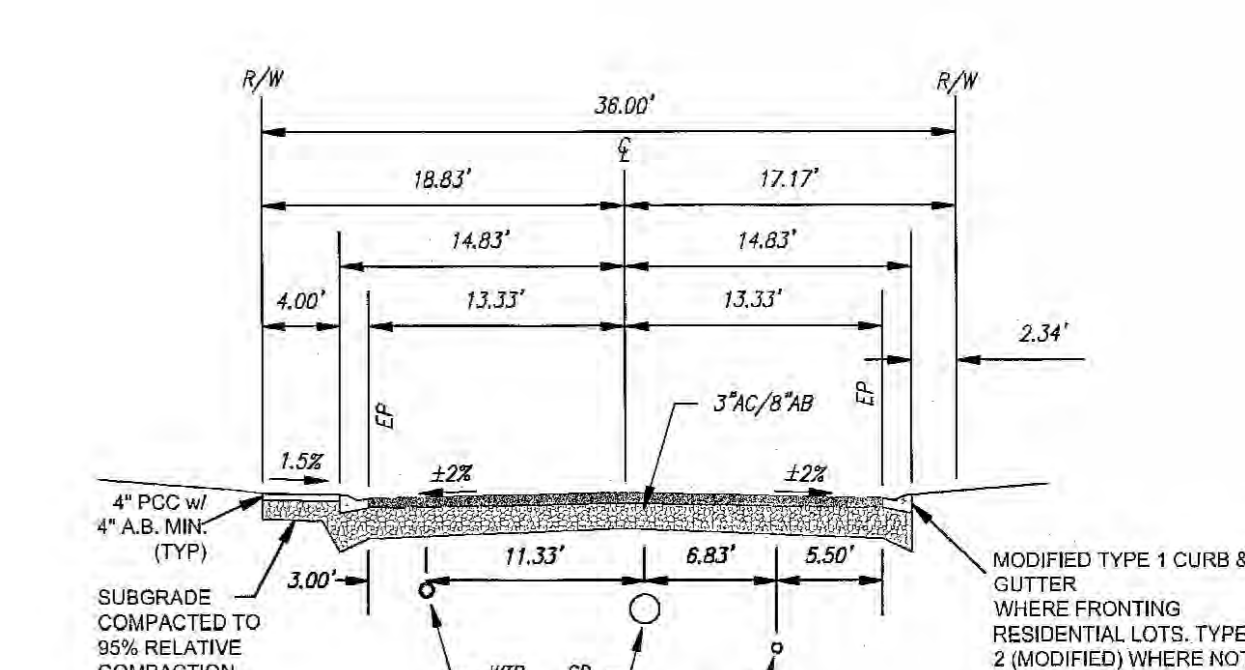
- NOT TO SCALE FOR CLARITY
- SEWER LINE AND SIZE
- SEWER FORCE MAIN AND SIZE
- PUMPED SEWER SERVICE
- SEWER MANHOLE
- STORM DRAIN LINE
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- STORM DRAIN CATCHER
- STORM DRAIN FLARED END
- SWALE
- WATER LINE AND SIZE
- FIRE HYDRANT



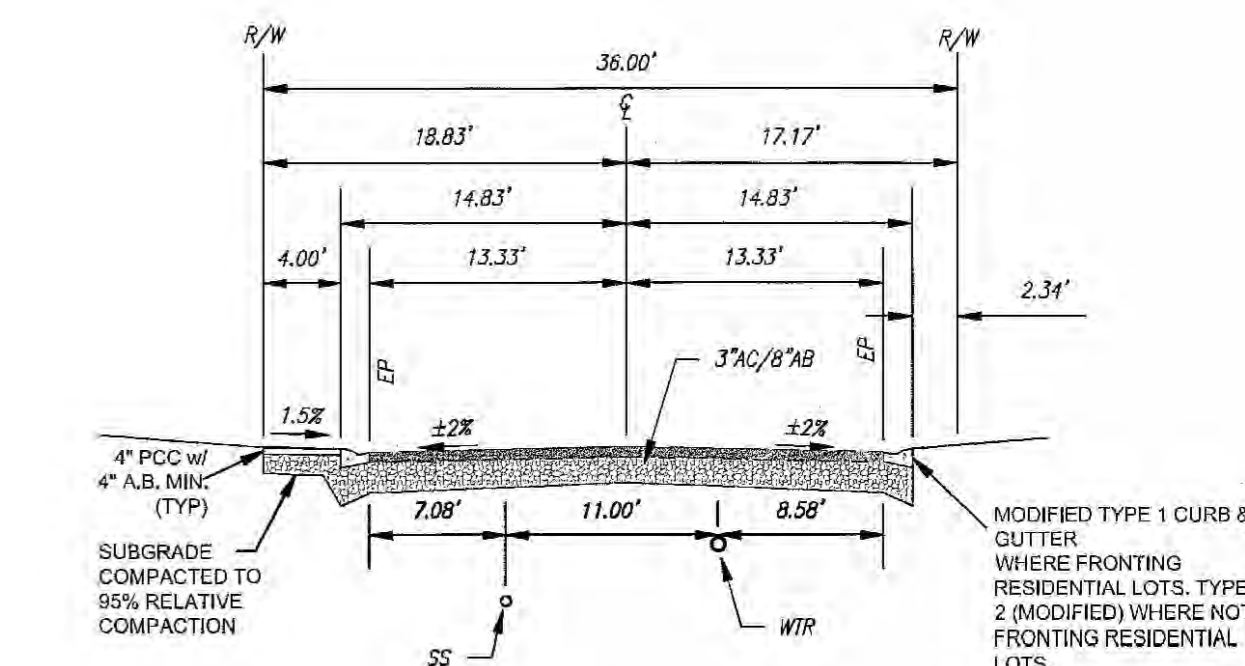
**42' RIGHT-OF-WAY**  
SCALE: N.T.S.  
"A" STREET (STA 1+00 - 8+76)



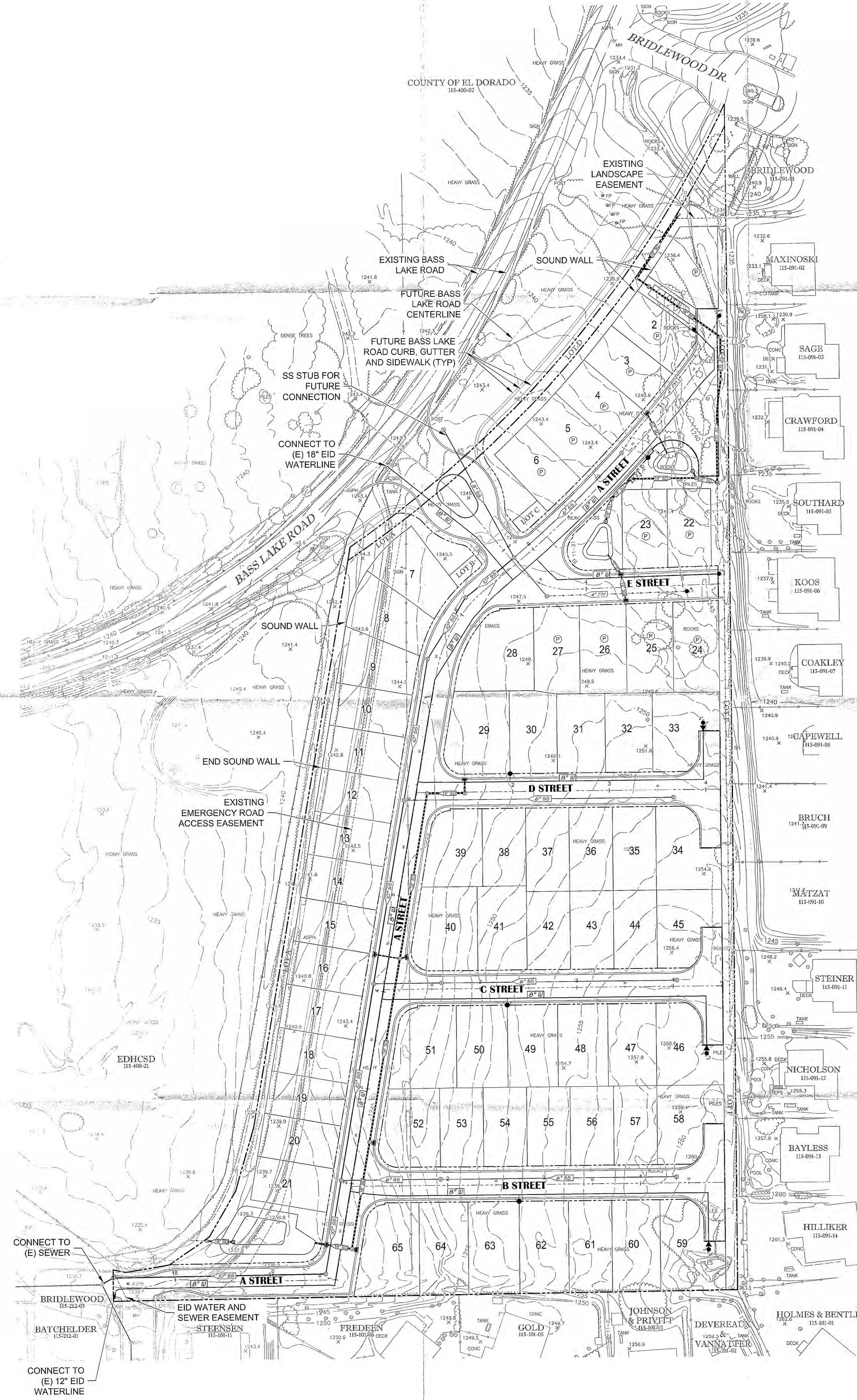
**36' RIGHT-OF-WAY**  
SCALE: N.T.S.  
"A" STREET (STA 8+76 - 11+68)  
"B" STREET TYP.  
"C" STREET TYP.  
"E" STREET TYP.



**36' RIGHT-OF-WAY**  
SCALE: N.T.S.  
"D" STREET (TYP.)



**36' RIGHT-OF-WAY**  
SCALE: N.T.S.  
"A" STREET (16+45 - 17+67)



APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION  
DATE: 11/08/2018  
BY: [Signature]  
EXECUTIVE SECRETARY