

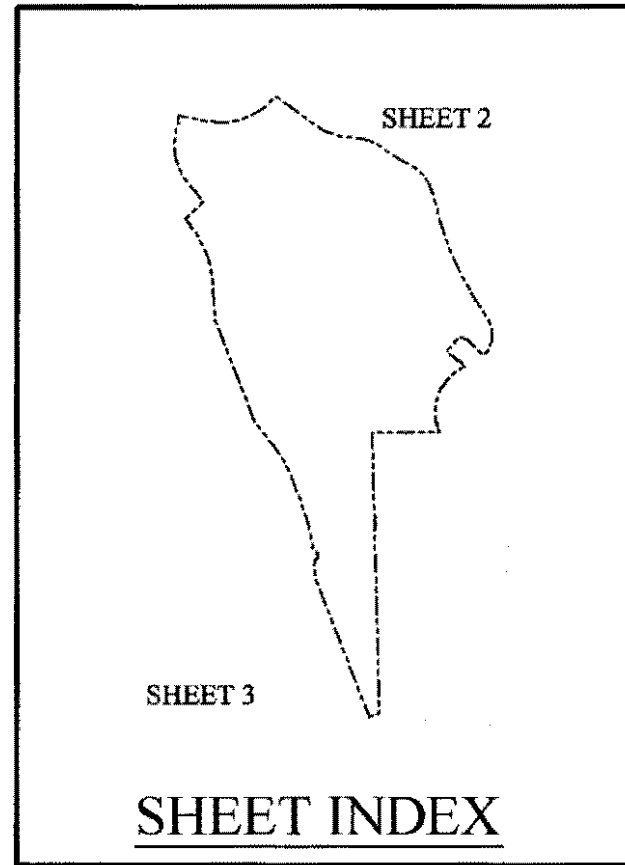
TENTATIVE MAP PROMONTORY VILLAGE 7

COUNTY OF EL DORADO OVERALL LAYOUT - SHEET 1 OF 3 STATE OF CALIFORNIA
AUGUST, 2016

8 AUG 12 AM 9:50
RECEIVED
PLANNING DEPARTMENT

LEGEND

- ◆ FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROJECT BOUNDARY



GENERAL NOTES:

1. SEE FIRE SAFE PLAN FOR REQUIRED FUEL TREATMENT ZONES. EASEMENTS TO BE PROVIDED WHERE REQUIRED.
2. 12.5' PUBLIC UTILITY EASEMENTS (PUE) TO BE PROVIDED ADJACENT TO ALL ROAD FRONTS. SEE SHEETS 2 & 3 FOR ADDITIONAL EASEMENT INFORMATION. MAY BE REDUCED TO 10' ON CORNER LOTS, STREET SIDE.
3. SEE SHEETS 2 & 3 FOR ROADWAY SECTIONS/ DETAILS.
4. SEE "PROPOSED ZONING" EXHIBIT FOR BUILDING SETBACKS
5. SEE "DEVELOPMENT PLAN & PEDESTRIAN CIRCULATION PLAN" FOR LOTS WITH DEVELOPMENT ENVELOPES/ PRIVATE OPEN SPACE, AS APPLICABLE.

OWNERS OF RECORD

RUSSELL-PROMONTORY, LLC.
7700 COLLEGE TOWN DRIVE, SUITE 101
SACRAMENTO, CA 95826

APPLICANT

RUSSELL-PROMONTORY, LLC.
7700 COLLEGE TOWN DRIVE, SUITE 101
SACRAMENTO, CA 95826

ENGINEER

cta Engineering & Surveying

Civil Engineering Land Surveying Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
T: 916.858.8919 F: 916.858.9478 www.cta.com

MAP SCALE

1" = 200'

CONTOUR INTERVAL

CONTOUR INTERVAL = 2 FEET

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAMMETRY

SECTION, TOWNSHIP and RANGE

POR. SECS. 27, 28, 33, & 34, T.10. R.8E. M.D.M

ASSESSOR'S PARCEL NUMBERS

A.P.N. 124-390-04
A.P.N. 124-390-08
A.P.N. 124-390-14
SEE "EXISTING ASSESSORS PARCELS" ON PROPOSED ZONING MAP

PRESENT ZONING

PROMONTORY SPECIFIC PLAN

PROPOSED ZONING

SEE "PROPOSED ZONING" EXHIBIT AS PART OF THIS APPLICATION

TOTAL AREA

176.99 ACRES

TOTAL NUMBER OF PARCELS

RESIDENTIAL LOTS

SINGLE FAMILY LOTS - 131 123.57 AC
(37.9 AC OUT OF 123.57 AC IS PRIVATE OPEN SPACE)

LETTERED LOTS

OPEN SPACE - LOTS A THRU M 32.98 AC

LANDSCAPE - LOTS L1 THRU L12 5.72 AC

ROADWAY - LOTS R1 - R3 14.72 AC

MINIMUM LOT AREA

9,005 SQUARE FEET

WATER SUPPLY and SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO COUNTY WATER DISTRICT (FIRE DEPARTMENT)

DATE OF PREPARATION

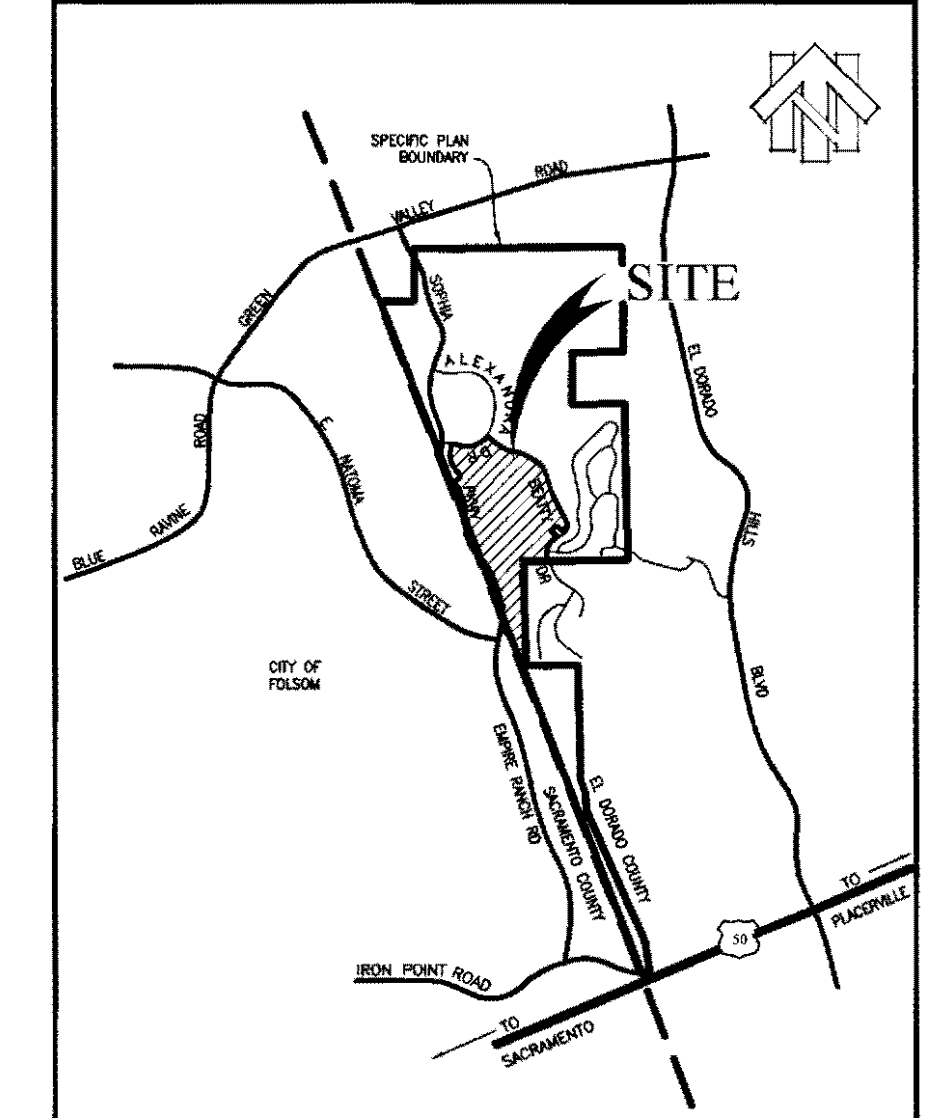
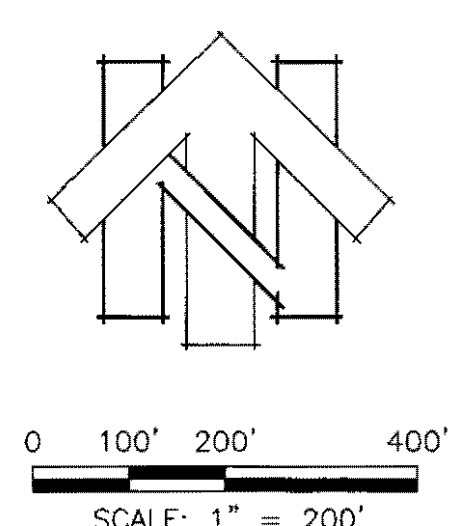
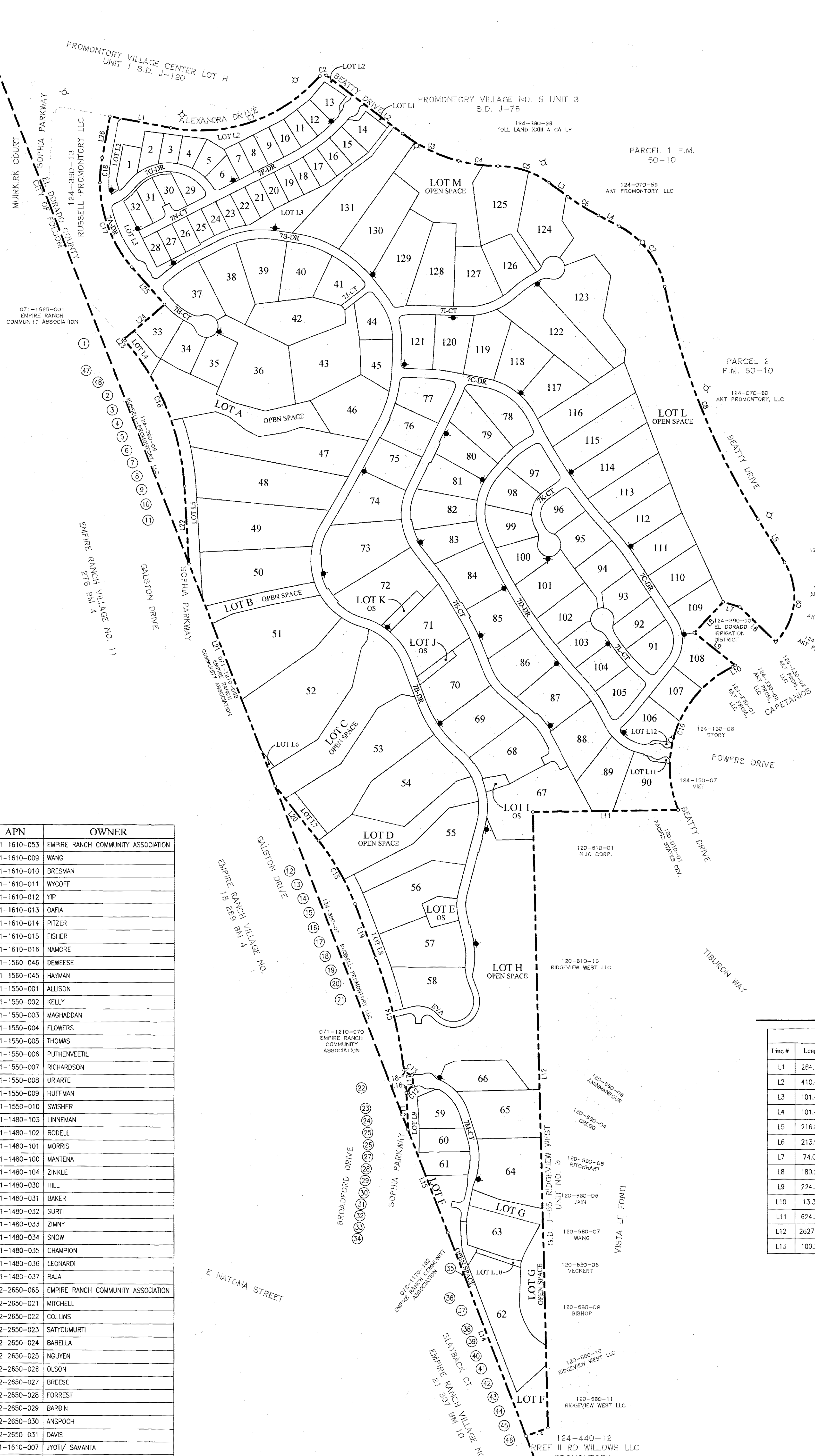
AUGUST, 2016

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "PROMONTORY VILLAGE 7" OF THE "PROMONTORY SPECIFIC PLAN" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE SPECIFIC PLAN AND BY THE COUNTY OF EL DORADO.

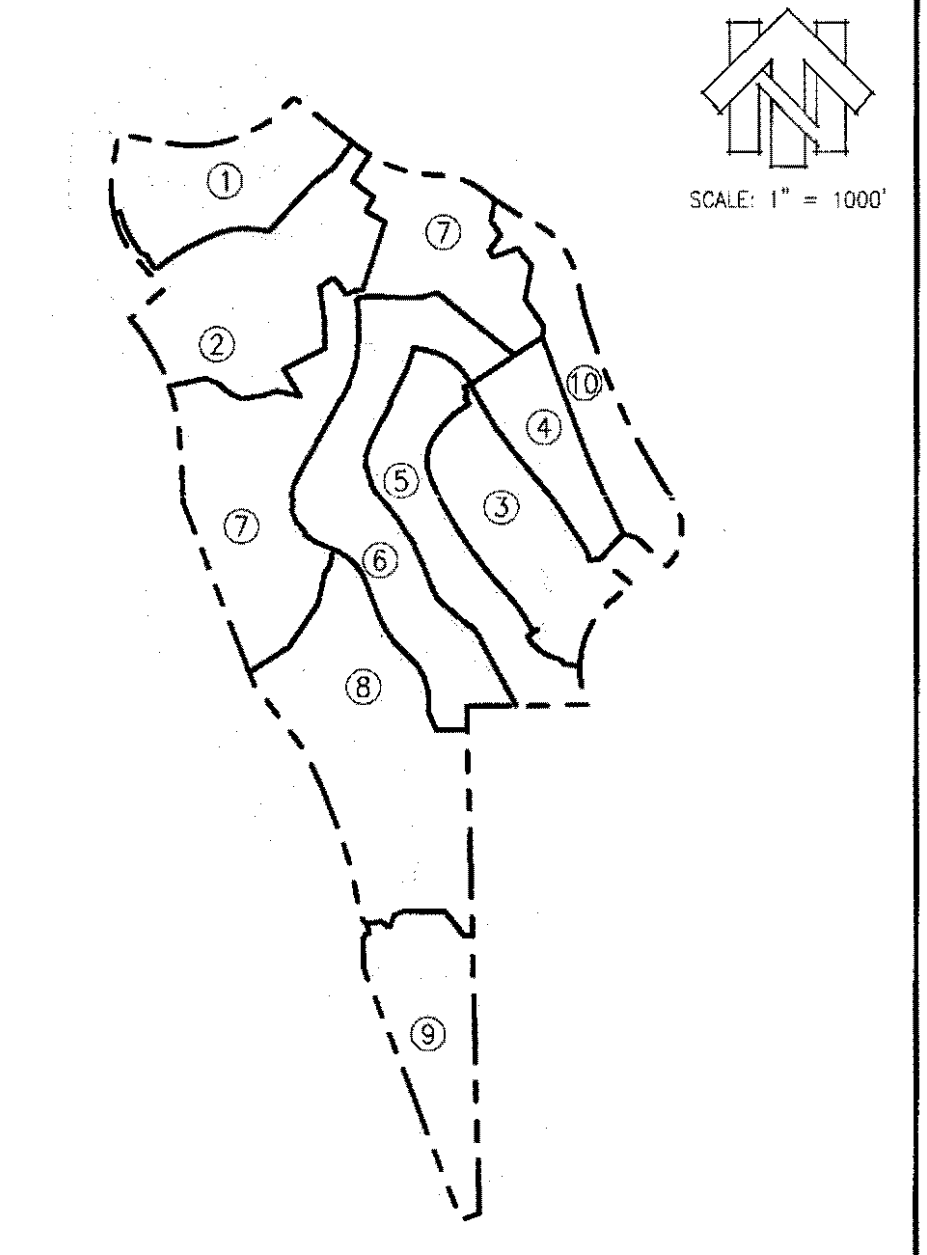
BRIAN M. ALLEN P.E. 60764 DATE 8-11-16

APN	OWNER
071-1610-053	EMPIRE RANCH COMMUNITY ASSOCIATION
071-1610-009	WANG
071-1610-010	BRESMAN
071-1610-011	WYCOFF
071-1610-012	YIP
071-1610-013	GAFFA
071-1610-014	PITZER
071-1610-015	FISHER
071-1610-016	NAMORE
071-1560-046	DEWEESE
071-1560-045	HAYMAN
071-1550-001	ALLISON
071-1550-002	KELLY
071-1550-003	MAGHADDAN
071-1550-004	FLOWERS
071-1550-005	THOMAS
071-1550-006	PUTHENVETIL
071-1550-007	RICHARDSON
071-1550-008	URIARTE
071-1550-009	HUFFMAN
071-1550-010	SWISHER
071-1480-103	LINNEMAN
071-1480-102	RODELL
071-1480-101	MORRIS
071-1480-100	MONTANA
071-1480-104	ZINKLE
071-1480-030	HILL
071-1480-031	BAKER
071-1480-032	SURTI
071-1480-033	ZIMNY
071-1480-034	SNOW
071-1480-035	CHAMPION
071-1480-036	LEONARDI
071-1480-037	RAJA
072-2650-065	EMPIRE RANCH COMMUNITY ASSOCIATION
072-2650-021	MITCHELL
072-2650-022	COLLINS
072-2650-023	SATYUMURTI
072-2650-024	BABELLA
072-2650-025	NGUYEN
072-2650-026	OLSON
072-2650-027	BRESE
072-2650-028	FORREST
072-2650-029	BARBIN
072-2650-030	ANSPOCH
072-2650-031	DAVIS
071-1610-007	JYOTI/ SAMANTA
071-1610-008	WAGG TRUST



VICINITY MAP
NOT TO SCALE

LARGE LOT / PHASING PLAN



LARGE LOTS - PHASE 0

NO	AREA	PHASE
1	13.26	1
2	20.45	2
3	14.45	3
4	8.18	4
5	13.75	5
6	21.03	6
7	34.09	7
8	27.27	8
9	13.20	9
10	11.31	-

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) THE TOTAL NUMBER OF OPEN SPACE, LANDSCAPE, AND ROADWAY LOTS WILL BE SUBJECT TO THE NUMBER AND CONFIGURATION OF MULTIPLE FINAL MAPS.

PROJECT BOUDARY DIMENSIONS

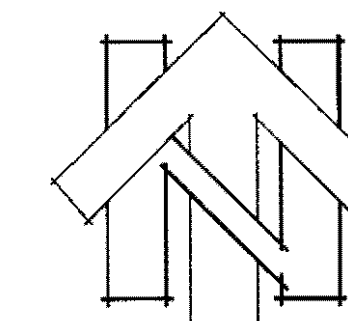
Line Table			Line Table			Curve Table			
Line #	Length	Direction	Line #	Length	Direction	Curve #	Length	Radius	Delta
L1	264.53	S79° 18' 53"E	L14	927.99	N21° 12' 36"W	C1	707.35	680.00	59.60°
L2	410.45	S52° 36' 07"E	L15	472.47	N21° 12' 36"W	C2	30.13	20.00	86.31°
L3	101.44	S53° 59' 15"E	L16	8.00	N85° 28' 11"E	C3	268.68	675.00	22.81°
L4	101.44	S62° 28' 38"E	L17	50.00	N5° 51' 16"W	C4	169.76	675.00	14.41°
L5	216.82	S32° 01' 00"E	L18	8.00	S82° 40' 24"W	C5	234.51	375.00	35.83°
L6	213.98	N46° 05' 24"W	L19	246.14	N21° 12' 36"W	C6	151.88	1025.00	8.49°
L7	74.04	N72° 41' 17"W	L20	298.51	N38° 31' 17"W	C7	333.10	375.00	50.89°
L8	180.22	S43° 07' 58"W	L21	1019.42	N21° 12' 36"W	C8	1078.80	3025.00	20.43°
L9	224.37	S51° 23' 04"E	L22	330.88	N3° 20' 37"W	C9	368.13	275.00	76.70°
L10	13.37	S64° 10' 33"W	L23	7.99	N41° 01' 53"W	C10	719.58	475.00	86.80°
L11	624.28	S89° 10' 17"W	L24	230.16	N48° 58' 07"E	C11	156.26	2041.00	4.39°
L12	2627.94	S1° 27' 02"E	L25	212.93	N41° 01' 53"W	C12	38.63	25.00	88.53°
L13	100.24	S68° 48' 39"W	L26	180.50	N10° 41' 07"E	C13	38.71	25.00	88.71°
						C14	494.56	2041.00	13.88°
						C15	314.53	1041.00	17.31°
						C16	684.74	1041.00	37.69°
						C17	392.89	554.00	40.63°
						C18	107.17	554.00	11.08°

PLANNING COMMISSION: _____
APPROVAL/DENIAL DATE: _____
APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: August 24, 2017
BOARD OF SUPERVISORS: _____
By: _____
EXECUTIVE SECRETARY
APPROVAL/DENIAL DATE: _____
TM16-1530

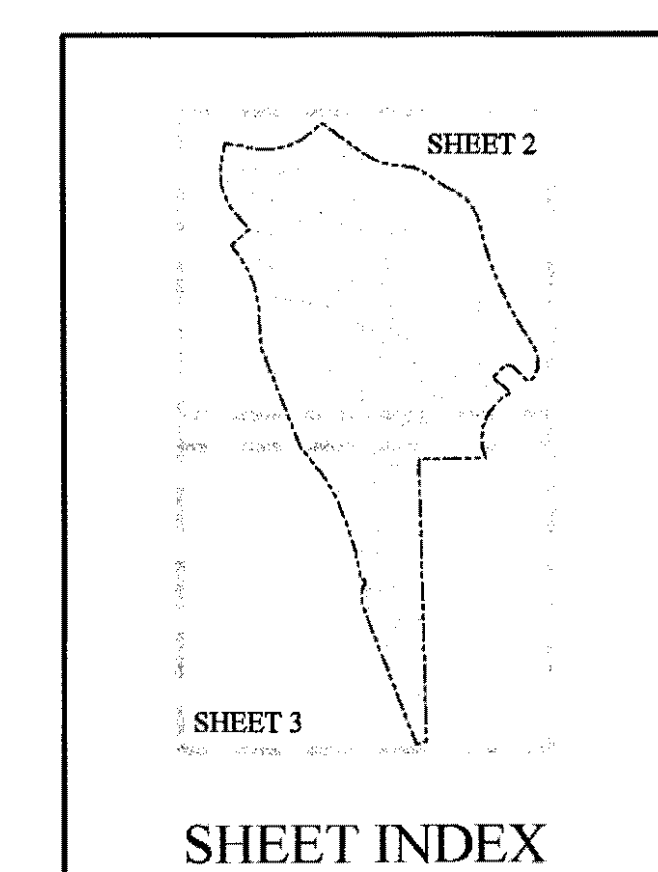
TENTATIVE MAP PROMONTORY VILLAGE 7

COUNTY OF EL DORADO LOT & PLAN DETAIL - SHEET 2 OF 3 STATE OF CALIFORNIA
AUGUST, 2016

MADE 12 AM 9:50
RECEIVED
PLANNING DEPARTMENT

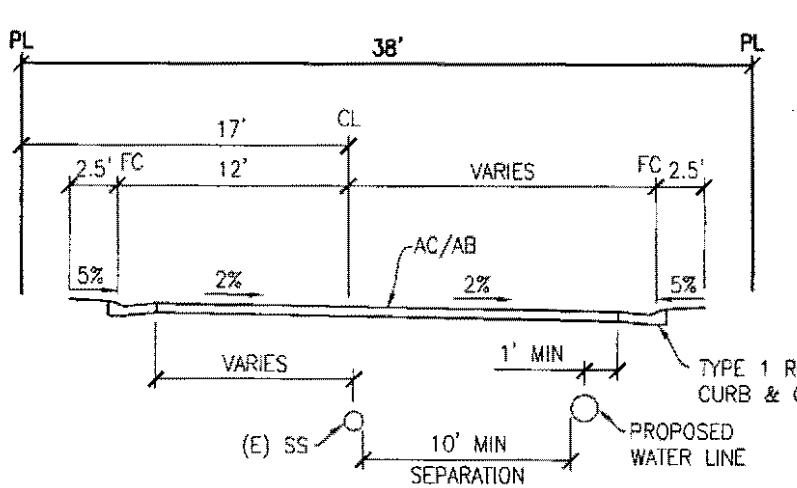
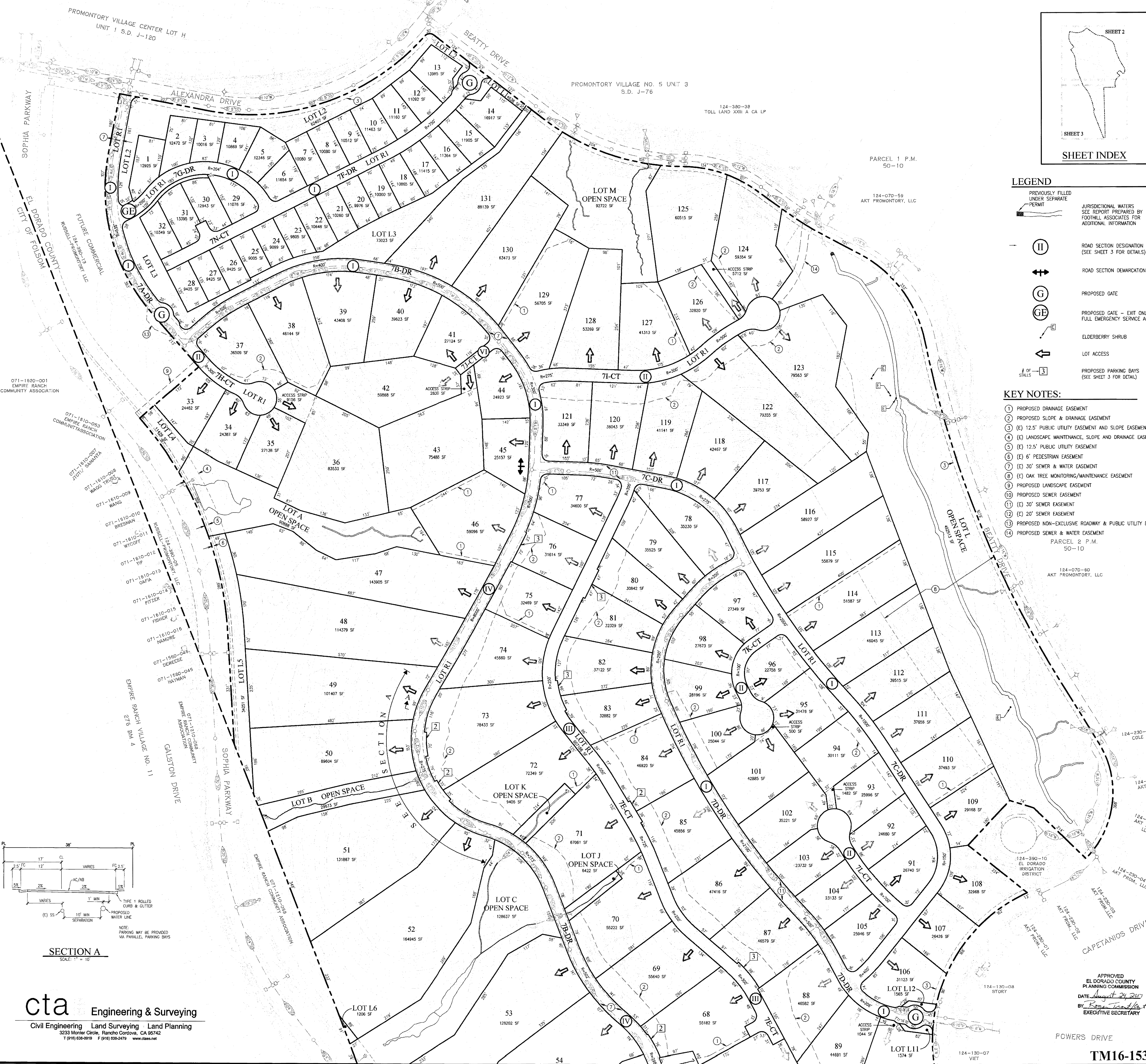


0 50' 100' 200'
SCALE: 1" = 100'



- LEGEND**
- PREVIOUSLY FILLED UNDER SEPARATE PERMIT
 - JURISDICTIONAL WATERS SEE REPORT PREPARED BY FOOTHILL ASSOCIATES FOR ADDITIONAL INFORMATION
 - ROAD SECTION DESIGNATION (SEE SHEET 3 FOR DETAILS)
 - ROAD SECTION DEMARCATION
 - PROPOSED GATE
 - PROPOSED GATE - EXIT ONLY W/ FULL EMERGENCY SERVICE ACCESS
 - ELDERBERRY SHRUB
 - LOT ACCESS
 - PROPOSED PARKING BAYS (SEE SHEET 3 FOR DETAILS)

- KEY NOTES:**
- 1 PROPOSED DRAINAGE EASEMENT
 - 2 PROPOSED SLOPE & DRAINAGE EASEMENT
 - 3 (E) 12.5' PUBLIC UTILITY EASEMENT AND SLOPE EASEMENT
 - 4 (E) LANDSCAPE MAINTENANCE, SLOPE AND DRAINAGE EASEMENT
 - 5 (E) 12.5' PUBLIC UTILITY EASEMENT
 - 6 (E) 6' PEDESTRIAN EASEMENT
 - 7 (E) 30' SEWER & WATER EASEMENT
 - 8 (E) OAK TREE MONITORING/MAINTENANCE EASEMENT
 - 9 PROPOSED LANDSCAPE EASEMENT
 - 10 PROPOSED SEWER EASEMENT
 - 11 (E) 30' SEWER EASEMENT
 - 12 (E) 20' SEWER EASEMENT
 - 13 PROPOSED NON-EXCLUSIVE ROADWAY & PUBLIC UTILITY EASEMENT
 - 14 PROPOSED SEWER & WATER EASEMENT



SECTION A
SCALE: 1" = 10'

cta Engineering & Surveying
Civil Engineering Land Surveying Land Planning
3233 Mosier Circle, Rancho Cordova, CA 95742
T (916) 638-0919 F (916) 638-2479 www.ctaes.net

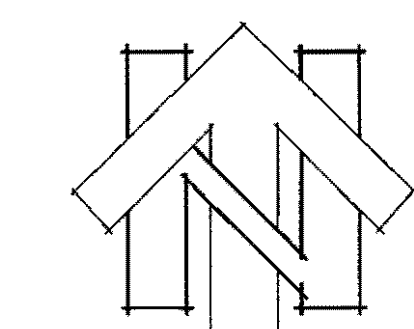
APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE August 24, 2017
BY *[Signature]*
EXECUTIVE SECRETARY

POWERS DRIVE
TM16-1530

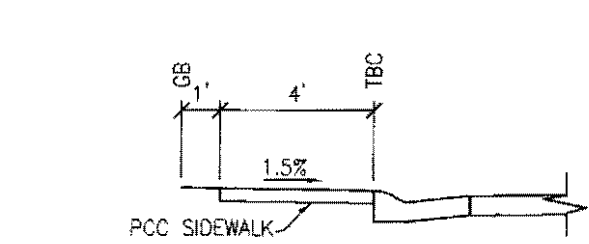
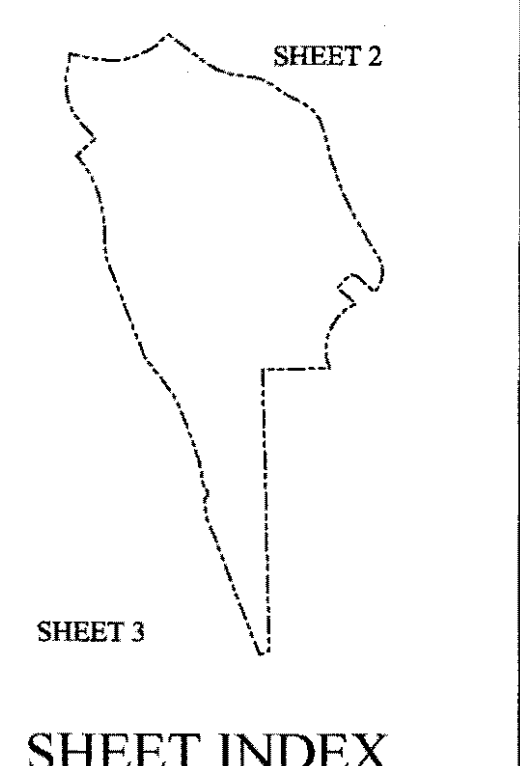
TENTATIVE MAP PROMONTORY VILLAGE 7

COUNTY OF EL DORADO LOT & PLAN DETAIL - SHEET 3 OF 3 STATE OF CALIFORNIA
AUGUST, 2016

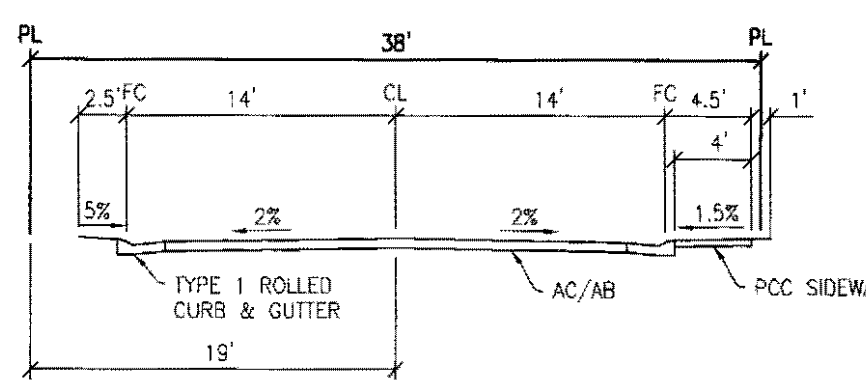
PLANNING DEPARTMENT



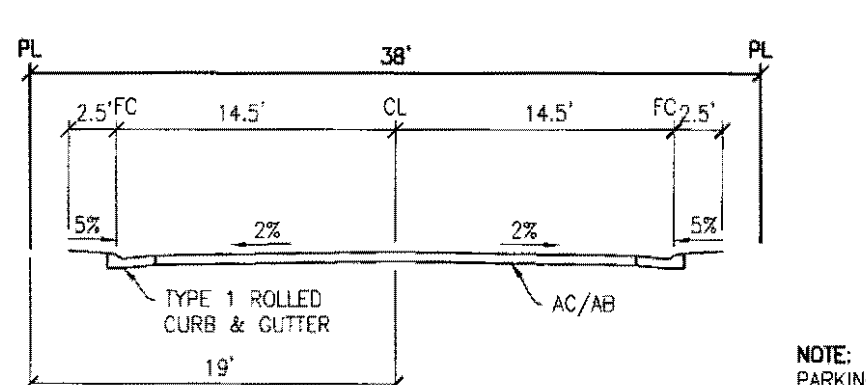
0 50' 100' 200'
SCALE: 1" = 100'



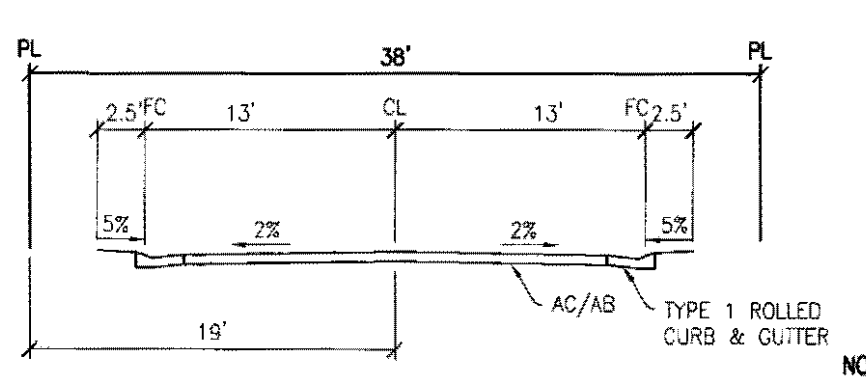
TYPICAL SIDEWALK SECTION
SCALE: 1" = 5'



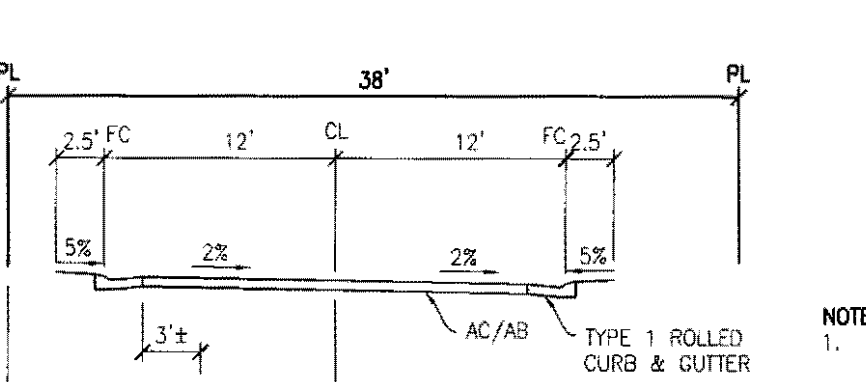
UPLAND TWO-WAY TYPE 1
SCALE: 1" = 10'



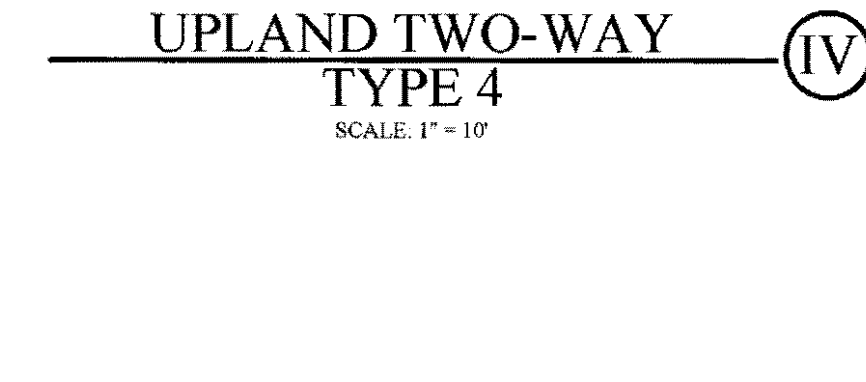
UPLAND TWO-WAY TYPE 2
SCALE: 1" = 10'



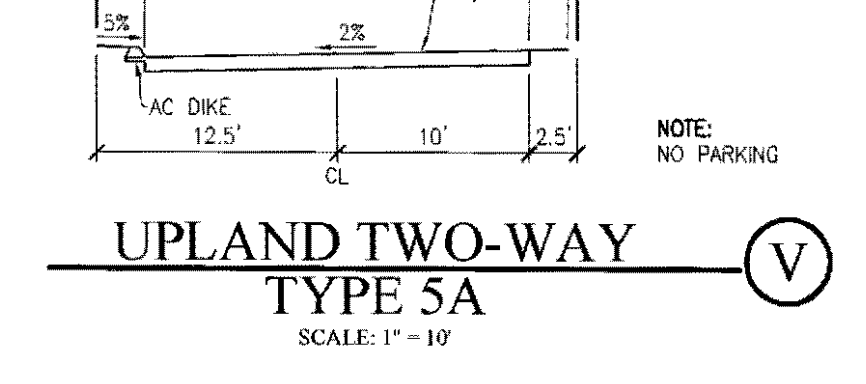
UPLAND TWO-WAY TYPE 3
SCALE: 1" = 10'



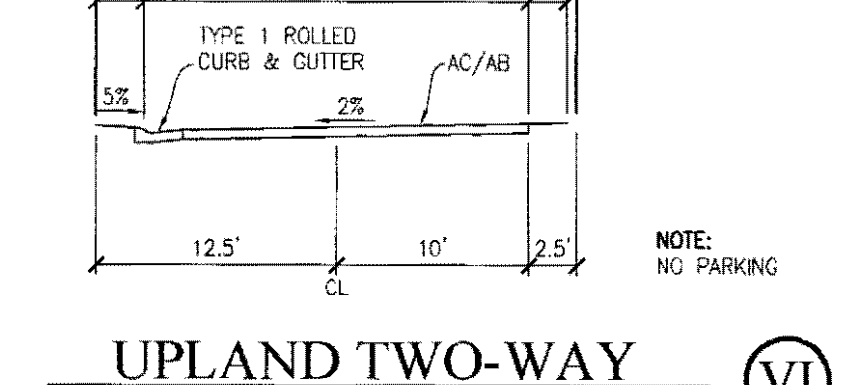
UPLAND TWO-WAY TYPE 4
SCALE: 1" = 10'



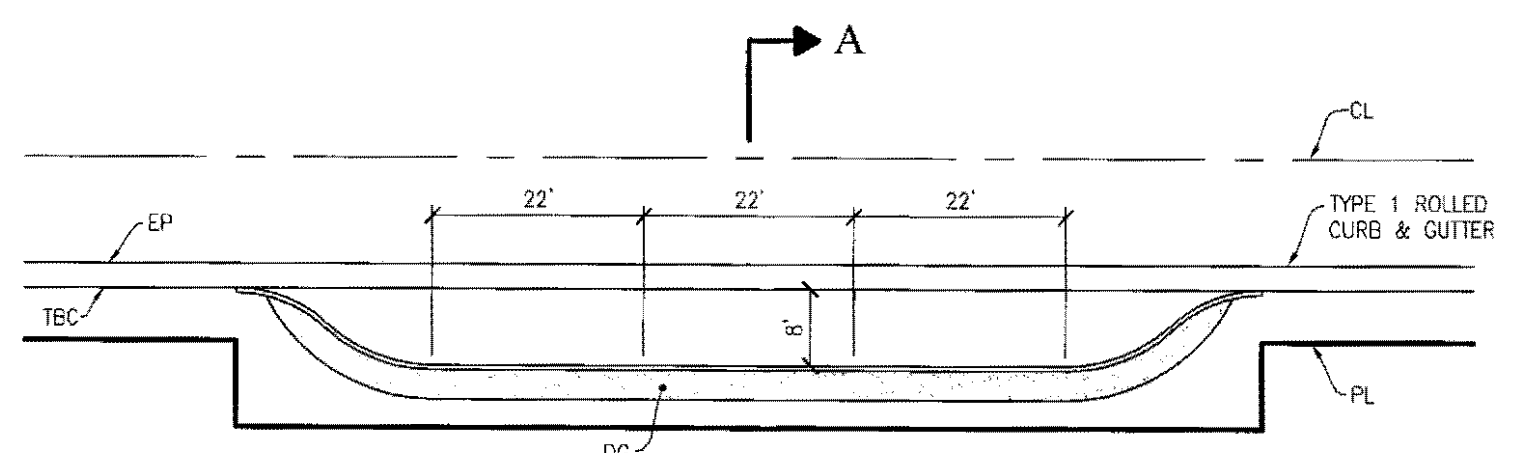
UPLAND TWO-WAY TYPE 5A
SCALE: 1" = 10'



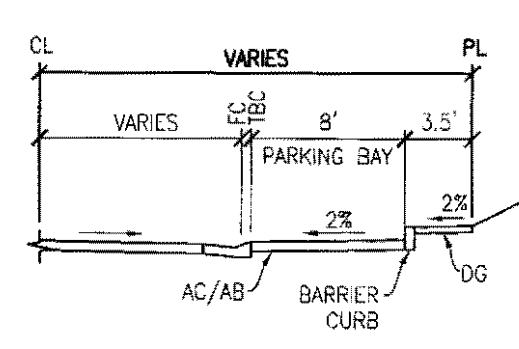
UPLAND TWO-WAY TYPE 5B
SCALE: 1" = 10'



UPLAND TWO-WAY TYPE 5B
SCALE: 1" = 10'



TYPICAL PARKING BAY
SCALE: 1" = 20'

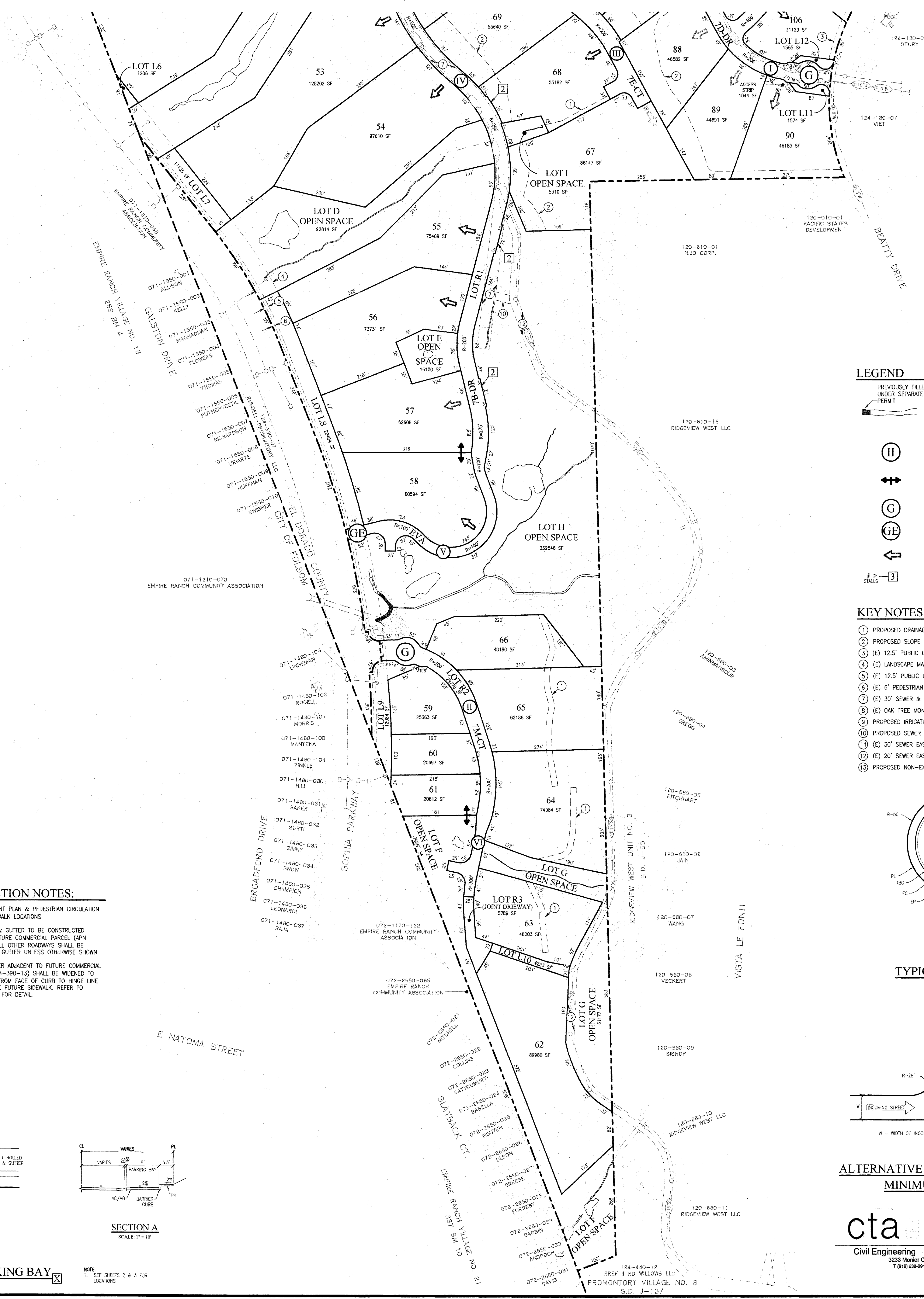


SECTION A
SCALE: 1" = 10'

ROAD SECTION NOTES:

- SEE "DEVELOPMENT PLAN & PEDESTRIAN CIRCULATION PLAN" FOR SIDEWALK LOCATIONS
- VERTICAL CURB & GUTTER TO BE CONSTRUCTED ADJACENT TO FUTURE COMMERCIAL PARCEL (APN 124-390-13). ALL OTHER ROADWAYS SHALL BE ROLLED CURB & GUTTER UNLESS OTHERWISE SHOWN.
- GRADED SHOULDER ADJACENT TO FUTURE COMMERCIAL PARCEL (APN 124-390-13) SHALL BE WIDENED TO 7.5' MEASURED FROM FACE OF CURB TO HINGE LINE TO ACCOMMODATE FUTURE SIDEWALK. REFER TO GRADING SHEETS FOR DETAIL.

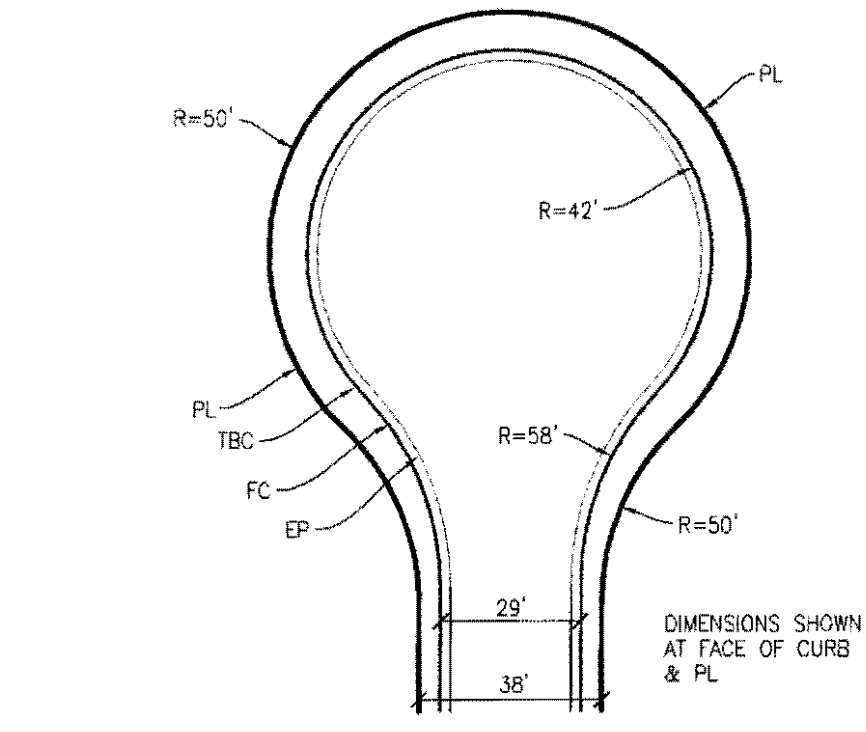
NOTE:
1. SEE SHEETS 2 & 3 FOR LOCATIONS



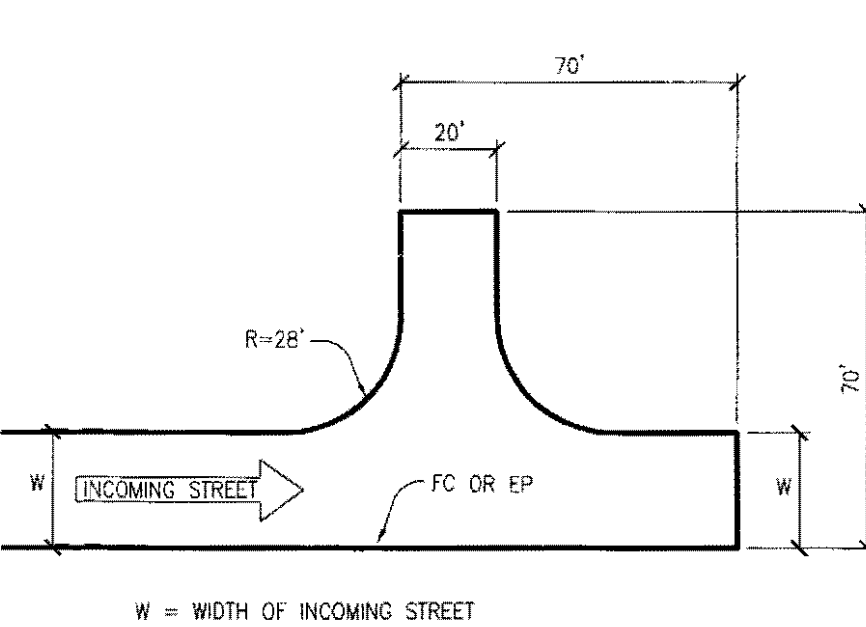
LEGEND

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 - OAK TREE MONITORING/MAINTENANCE EASEMENT
 - PROPOSED IRRIGATION EASEMENT
 - PROPOSED SEWER EASEMENT
 - 30' SEWER EASEMENT
 - 20' SEWER EASEMENT
 - PROPOSED NON-EXCLUSIVE ROADWAY & PUBLIC UTILITY EASEMENT



TYPICAL CUL-DE-SAC
SCALE: 1" = 40'



ALTERNATIVE HAMMERHEAD DETAIL
MINIMUM DIMENSIONS

EL DORADO COUNTY
PLANNING COMMISSION
DATE August 24, 2017
BY *[Signature]*
EXECUTIVE GEODESIC SURVEYOR

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TM16-1530