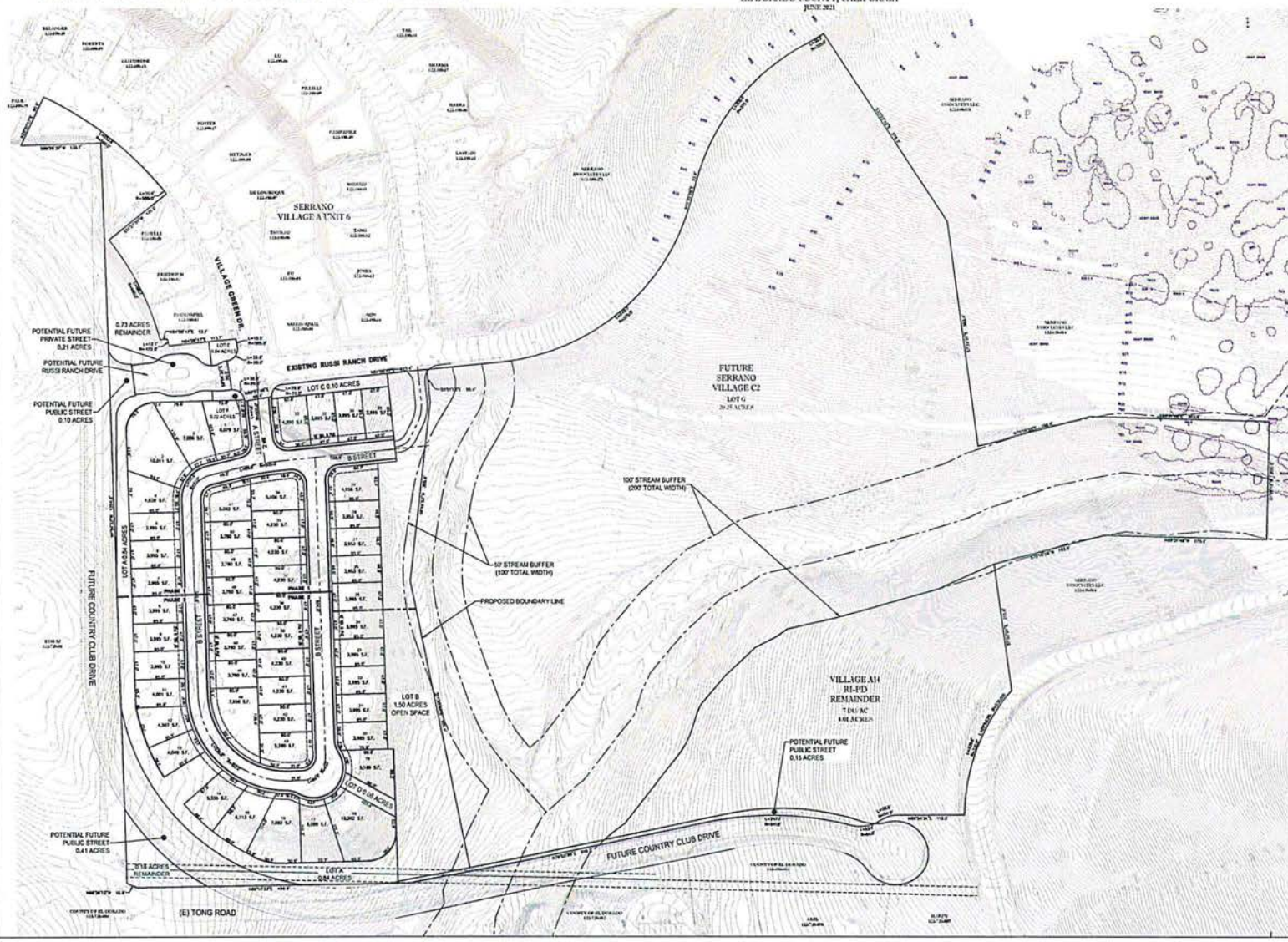


APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 Board of Supervisors
 DATE September 28, 2021

PD08-0004/TM08-1464 EXHIBIT G
 VILLAGE A-14 TENTATIVE MAP

SERRANO VILLAGE A14
 TENTATIVE SUBDIVISION MAP
 PORTION OF LOT B (SUB J-21)
 EL DORADO COUNTY, CALIFORNIA
 JUNE 2021

BY Tiffany Schmidlare
 EXECUTIVE SECRETARY



OWNER/APPLICANT:
 SERRANO ASSOCIATES, LLC
 455 SERRANO PARKWAY, SUITE 100
 EL DORADO HILLS, CA 95702

ENGINEER:
 R.E.T. ENGINEERS, INC.
 905 BUTTER STREET, SUITE 200
 FOLSOM, CA 95630

MAP SCALE:
 1" = 40'

TOPOGRAPHY:
 CONTOUR INTERVAL: MINOR CONTOUR INTERVAL = 5'
 MAJOR CONTOUR INTERVAL = 5'

SOURCE OF TOPOGRAPHY:
 AERIAL PHOTOGRAPHY

SECTION THROUGH & RANGE:
 PUR OF SEC. 1, T.1N., R.1E., M.10M
 ADJACENT TO PARCEL MAPS 12049000

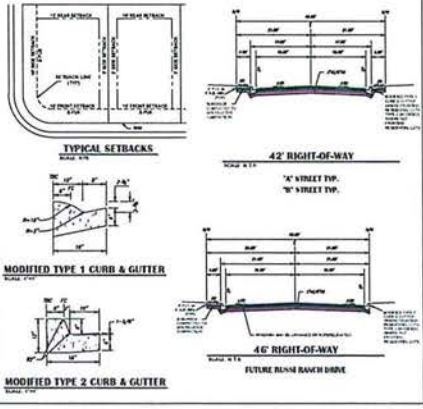
DATE OF PREPARATION:
 JUNE 2021

ENGINEER'S CERTIFICATE:
 I, THE ENGINEER, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA AND THAT I AM THE DESIGNER OF THE TENTATIVE MAP AND THE ENGINEERING THEREON.

PROPOSED USE:
 R1 - SINGLE FAMILY RESIDENTIAL

LOT SIZES:
 AVERAGE LOT SIZE = 3,760 SF
 AVERAGE LOT SIZE = 4,784 SF
 MAXIMUM LOT SIZE = 10,302 SF

TOTAL AREA:
 RESIDENTIAL LOTS: 5.58 ACRES
 PUBLIC STREETS: 1.80 ACRES
 PRIVATE STREETS: 0.21 ACRES
 LOT A (LANDSCAPE): 1.50 ACRES
 LOT B (LANDSCAPE): 0.10 ACRES
 LOT C (LANDSCAPE): 0.20 ACRES
 LOT D (LANDSCAPE): 0.20 ACRES
 LOT E (LANDSCAPE): 0.20 ACRES
 LOT F (LANDSCAPE): 0.20 ACRES
 LOT G (FUTURE VILLAGE C2): 20.25 ACRES
 REMAINDER: 4.75 ACRES
 TOTAL: 30.79 ACRES



PD08-0004/TM08-1464 EXHIBIT G
VILLAGE A-14 TENTATIVE MAP

SERRANO VILLAGE A14
TENTATIVE SUBDIVISION MAP
PORTION OF LOT B (SUB. J-21)
EL DORADO COUNTY, CALIFORNIA
JUNE 2021

BY Tiffany Schmid/dre
EXECUTIVE SECRETARY



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

ENGINEER
R.L.Y. ENGINEERS, INC.
900 BUTTER STREET, SUITE 208
FOLSOM, CA 95630

MAP SCALE
TYPED

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

SOURCE OF TOPOGRAPHY
AERIAL PHOTOGRAPHY

SECTION THROUGH B-B
POR OF SEC. 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

DATE OF PREPARATION
JUNE 2021

EMERGENCY CONTACT
Tiffany Schmid, Executive Secretary
650-572-2500

PROPOSED PLAN NOTE
1. THIS TENTATIVE MAP IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT THE APPROVAL OF THE BOARD OF SUPERVISORS.
2. THE BOARD OF SUPERVISORS RESERVES THE RIGHT TO MODIFY THIS TENTATIVE MAP AT ANY TIME WITHOUT NOTICE.

EXISTING ZONING
EL DORADO HILLS SPECIFIC PLAN RP4D

PLANNING DISTRICT
EL DORADO HILLS COMMUNITY SERVICES DISTRICT

SCHOOL DISTRICT
THIRD & RUCKELT UNION
9 THRU 12 - EL DORADO UNION

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

FIRE PROTECTION
EL DORADO HILLS FIRE DEPARTMENT

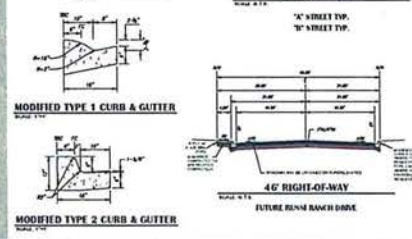
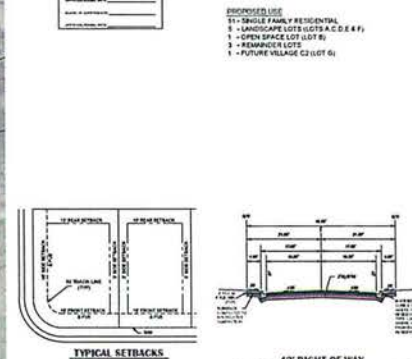
PROPOSED USE
R1 - SINGLE-FAMILY RESIDENTIAL

LOT TOTALS
TOTAL LOT SIZE = 3,760 SF
AVERAGE LOT SIZE = 474 SF
MAXIMUM LOT SIZE = 15,360 SF

DATE OF PREPARATION
JUNE 2021

EMERGENCY CONTACT
Tiffany Schmid, Executive Secretary
650-572-2500

PROPOSED PLAN NOTE
1. THIS TENTATIVE MAP IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT THE APPROVAL OF THE BOARD OF SUPERVISORS.
2. THE BOARD OF SUPERVISORS RESERVES THE RIGHT TO MODIFY THIS TENTATIVE MAP AT ANY TIME WITHOUT NOTICE.



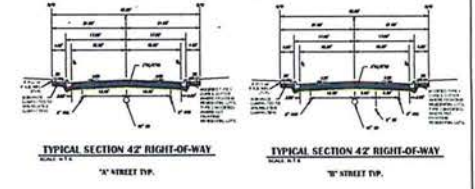
SERRANO VILLAGE A14

TENTATIVE WATER, RECLAIMED WATER & SEWER PLAN
EL DORADO COUNTY, CALIFORNIA
JUNE 2021

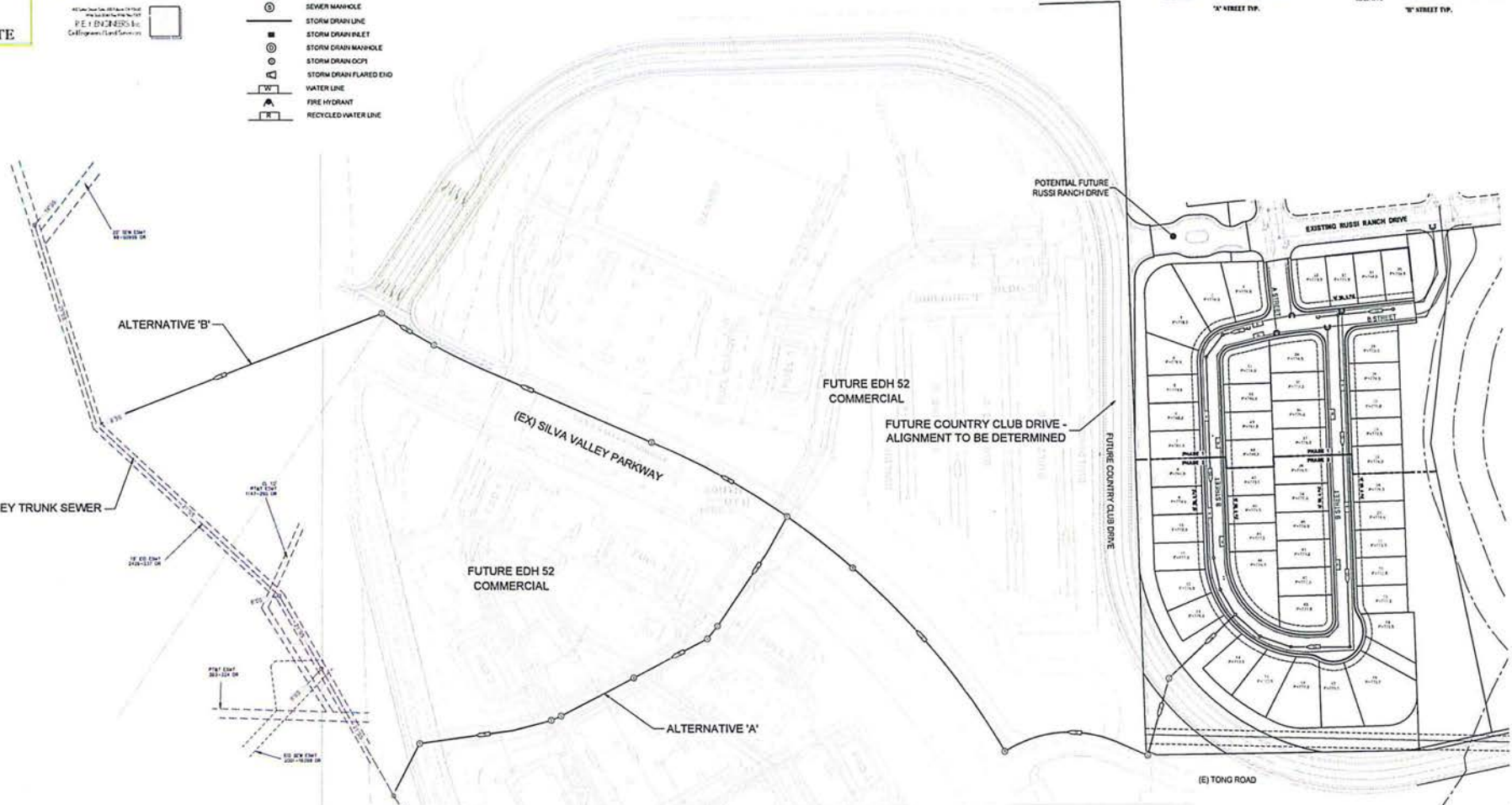


LEGEND
NOT TO SCALE FOR COUNTY

	SEWER LINE
	SEWER MANHOLE
	STORM DRAIN LINE
	STORM DRAIN INLET
	STORM DRAIN MANHOLE
	STORM DRAIN CATCH BASIN
	STORM DRAIN FLARED END
	WATER LINE
	FIRE HYDRANT
	RECYCLED WATER LINE



PD08-0004/TM08-1464 EXHIBIT O
PRELIMINARY UTILITY PLAN



APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 Board of Supervisors
 DATE September 28, 2021
 BY Tiffany Schmid, Dra
 EXECUTIVE SECRETARY

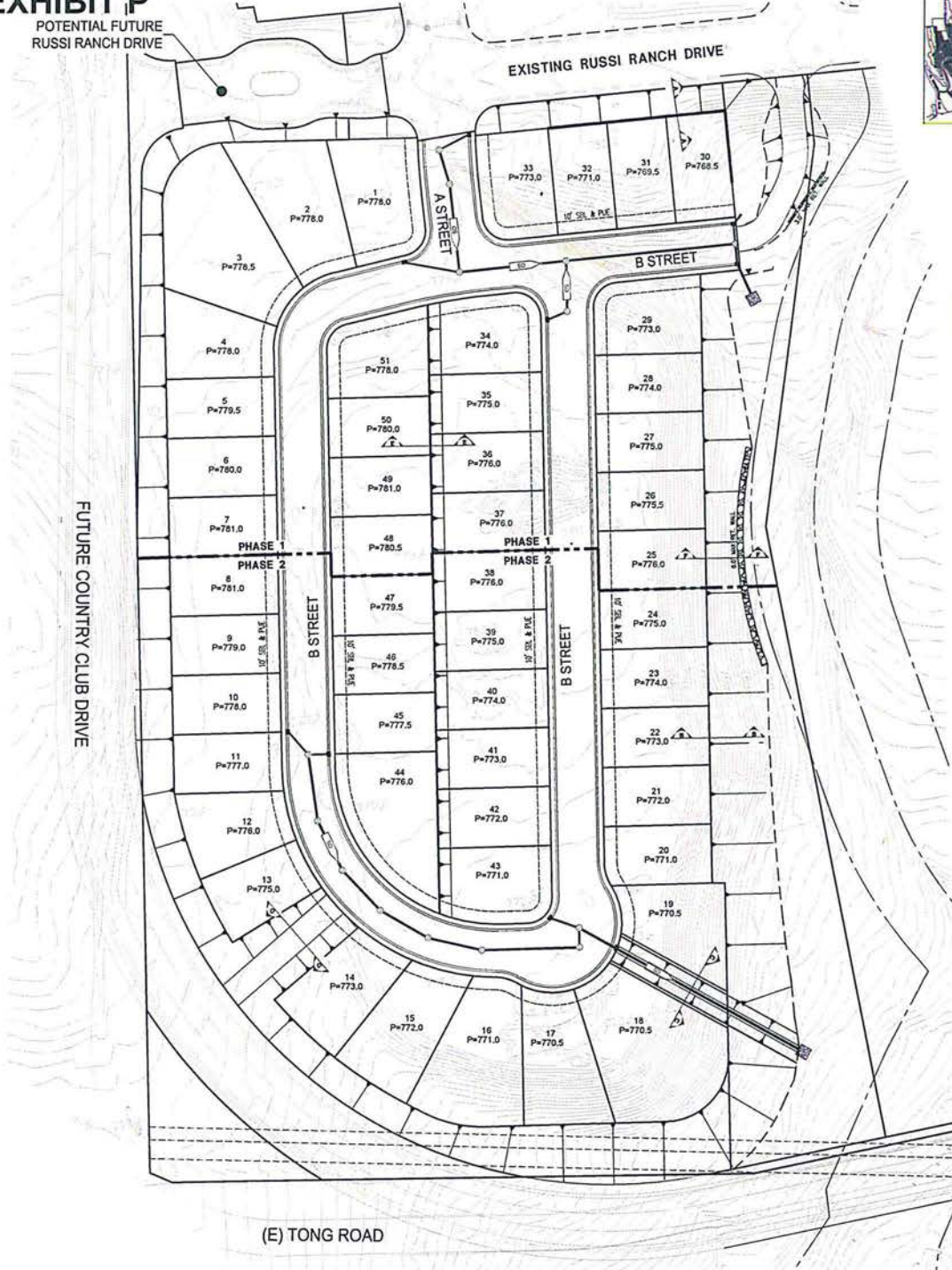
SERRANO VILLAGE A14

PD08-0004/TM08-1464

TENTATIVE GRADING & DRAINAGE PLAN
EL DORADO COUNTY, CALIFORNIA
JUNE 2001

EXHIBIT P

POTENTIAL FUTURE
RUSSI RANCH DRIVE



VELOCITY MAP



SCALE IN FEET
HORIZONTAL INTERVAL = 1" = 100'
VERTICAL INTERVAL = 1" = 10'

SERRANO

REYNOLDS & REYNOLDS
CALIFORNIA DIVISION

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
Board of Supervisors
DATE September 28, 2001
BY Tiffany Schmid/dre
EXECUTIVE SECRETARY

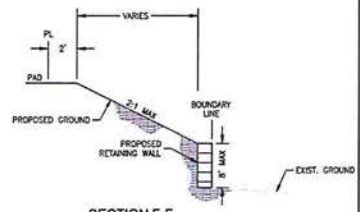
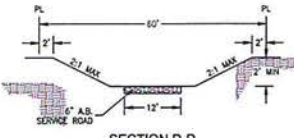
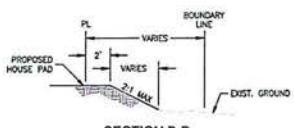
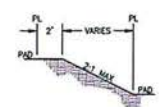
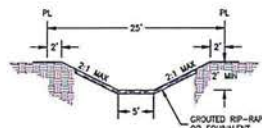
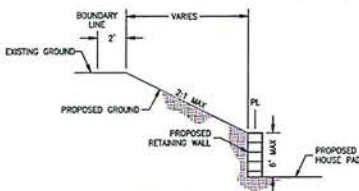
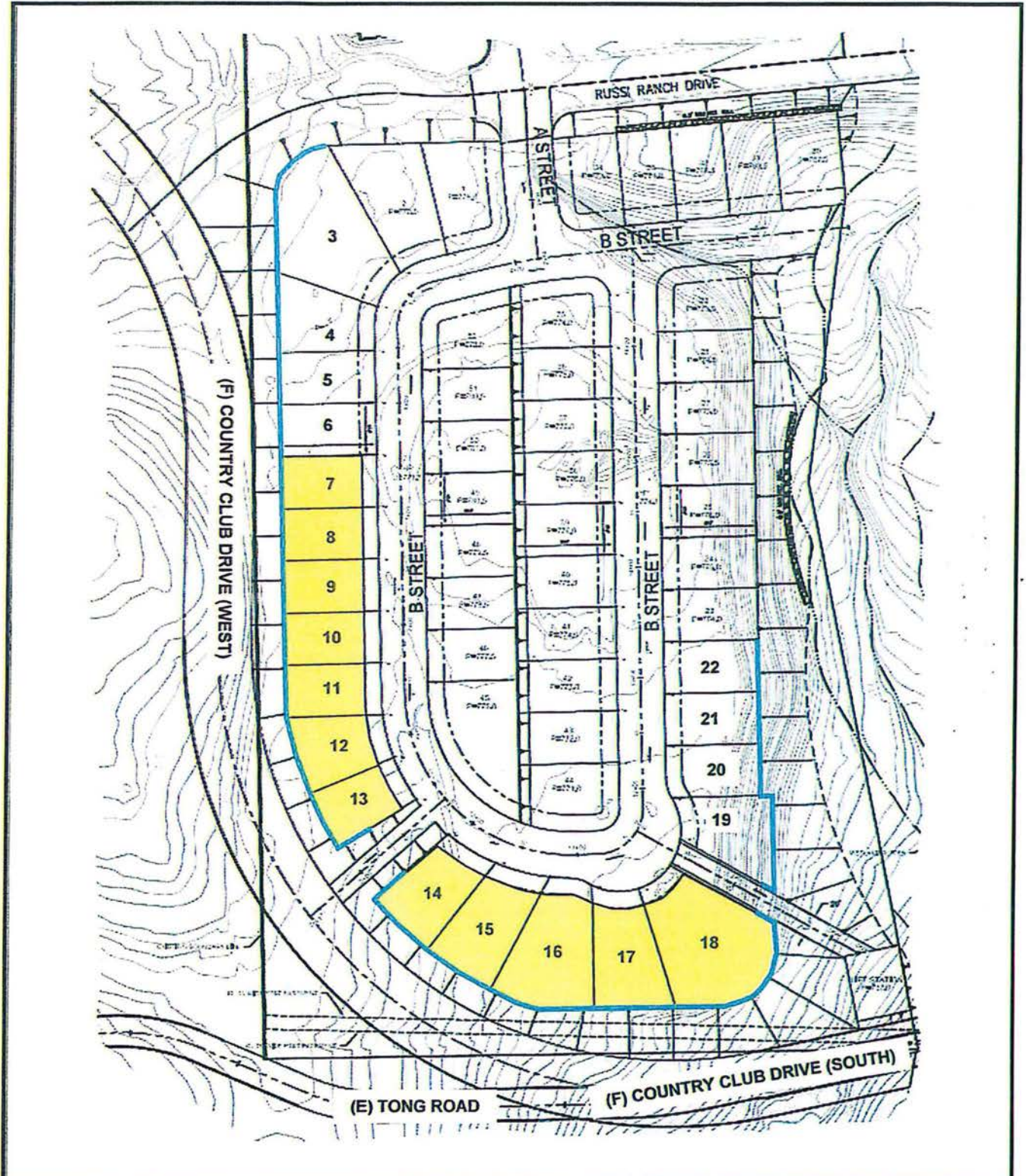


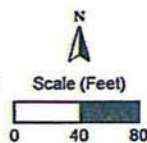
EXHIBIT Q - NOISE ASSESSMENT SOUND WALL EXHIBIT



Legend

- Noise Barrier Locations
- STC 32 | Upper-Floors

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
Board of Supervisors
DATE *September 28, 2009*
BY *Tiffany Schmid/dke*
EXECUTIVE SECRETARY



Serrano Village A14 Residential Development
El Dorado County, California
Project Site Plan

Figure 2

