

DIXON RANCH

A PLACE FOR ALL GENERATIONS

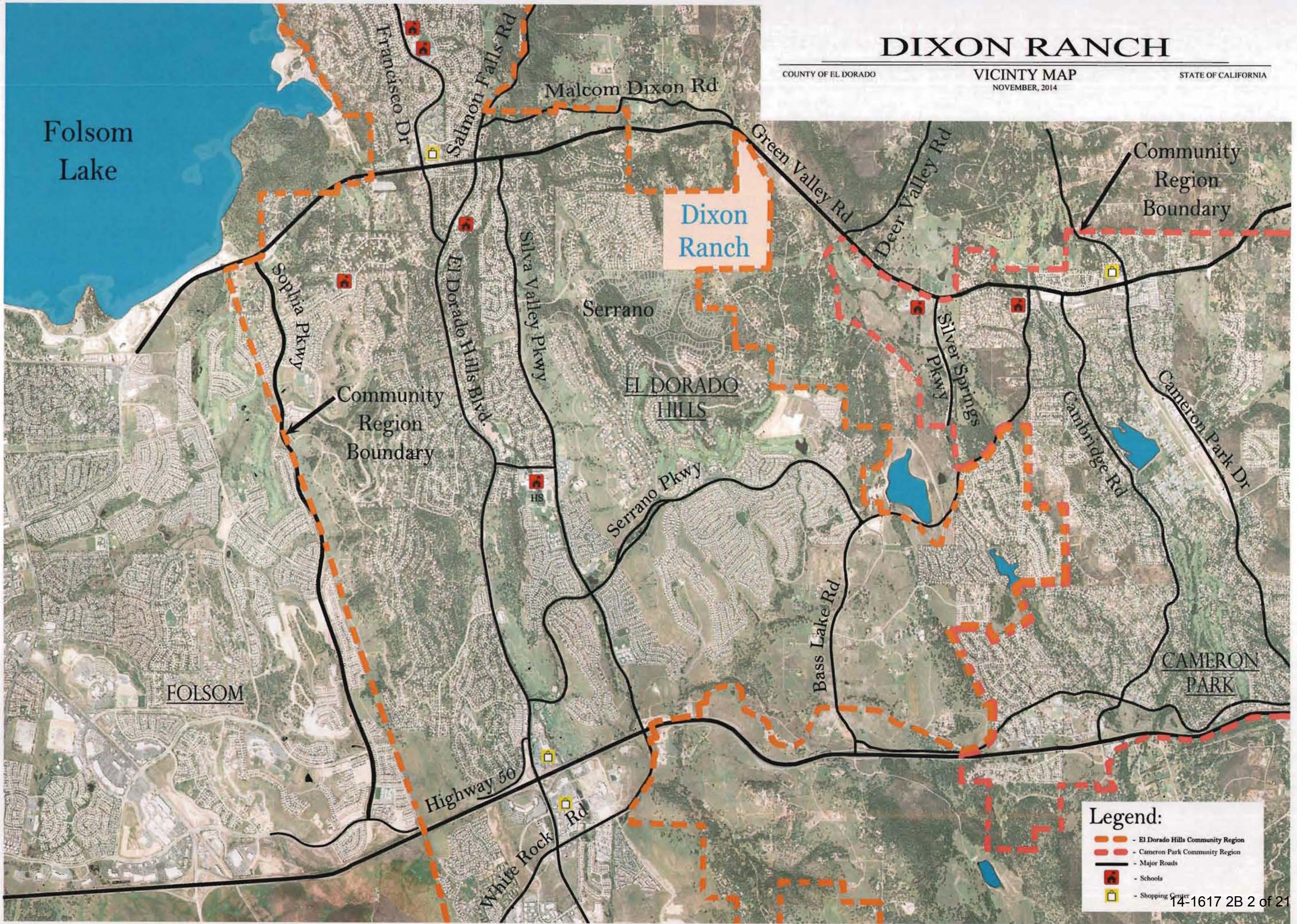


DIXON RANCH

COUNTY OF EL DORADO

VICINITY MAP
NOVEMBER, 2014

STATE OF CALIFORNIA



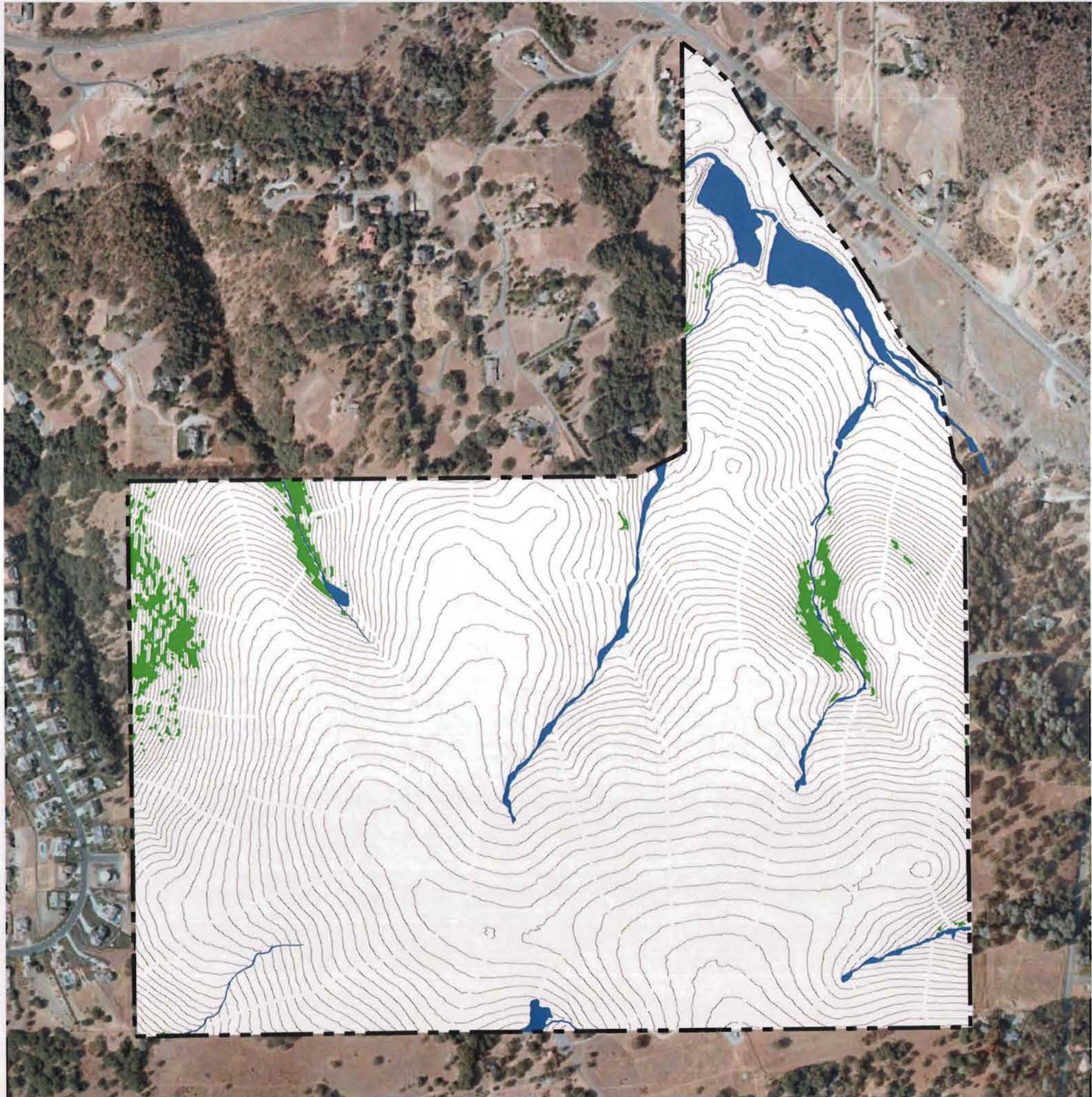
Legend:

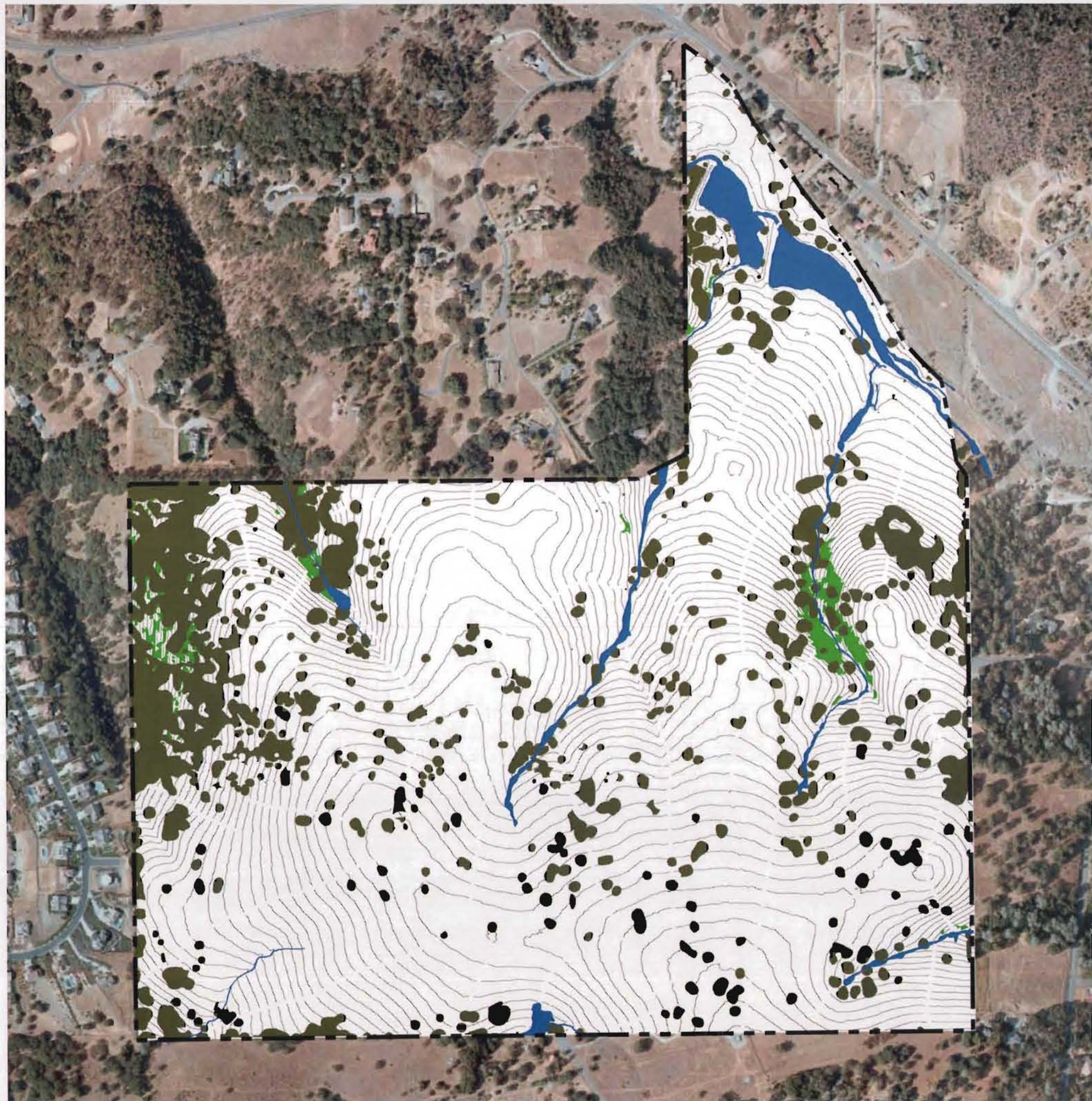
- El Dorado Hills Community Region
- Cameron Park Community Region
- Major Roads
- Schools
- Shopping Center

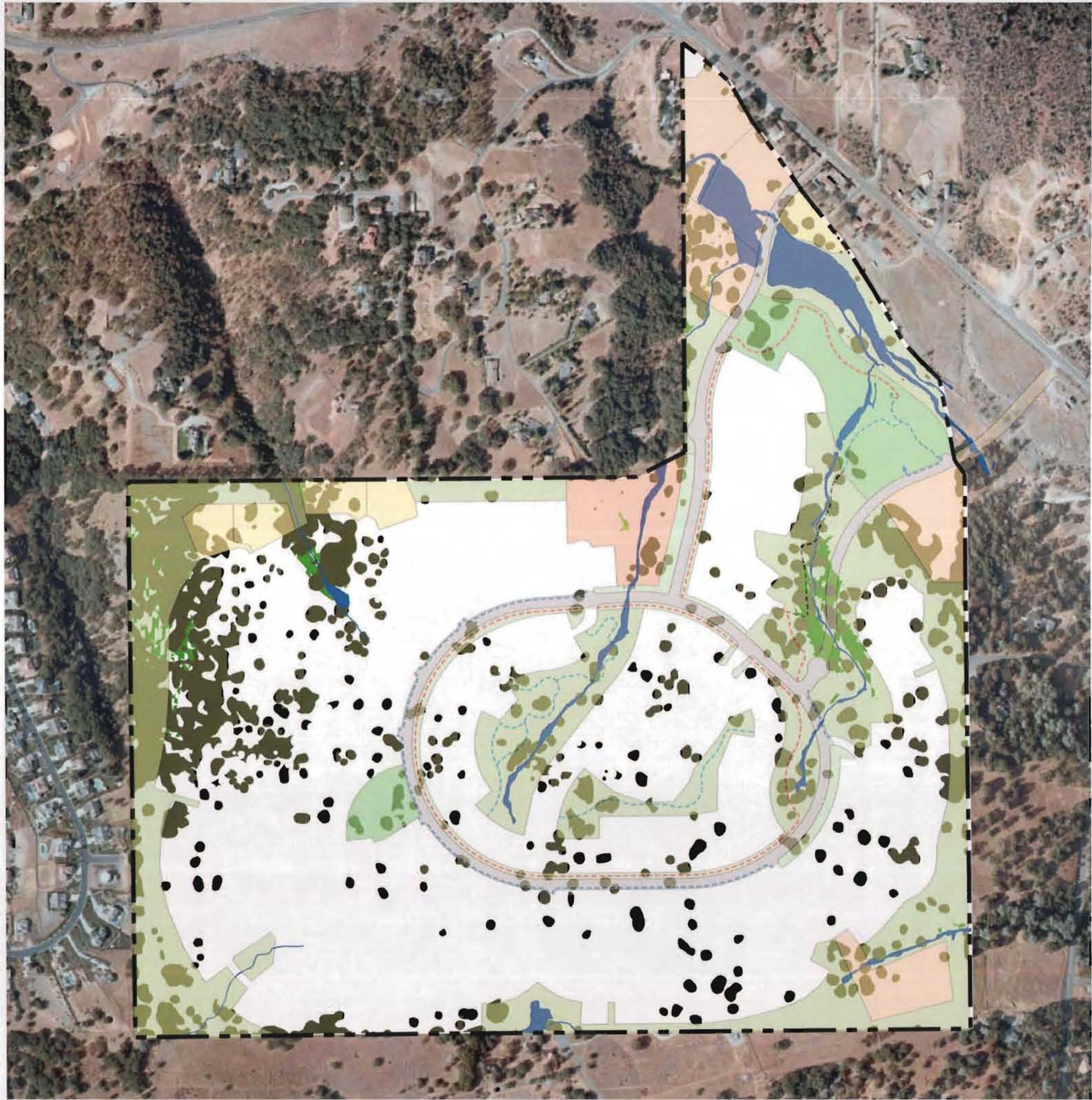


















LAND USE EXHIBIT DIXON RANCH - PHASE 1

COUNTY OF EL DORADO

APRIL, 2014

STATE OF CALIFORNIA

LEGEND			
	PROJECT BOUNDARY		
	PHASE LINE		
	AGE RESTRICTED SMALL LOT 87 UNITS	4,725 SF	4,725 SF
	AGE RESTRICTED LARGE LOT 87 UNITS	5,775 SF	5,775 SF
	VILLAGE SMALL LOT 85 UNITS	5,775 SF	6,843 SF
	VILLAGE LARGE LOT 154 UNITS	8,823 SF	8,823 SF
	HILLSIDE 24 UNITS	10,000 SF	10,000 SF
	HILLSIDE CUSTOM 3 UNITS	10,000 SF	10,000 SF
	ESTATE RESIDENTIAL 1 UNIT	1.00 AC	1.00 AC
	ESTATE RESIDENTIAL LARGE LOT 1 UNIT	3.00 AC	3.00 AC
	EXISTING RESIDENCE 1 UNIT	5.00 AC	5.00 AC
TOTAL RESIDENTIAL UNITS = 611			
	CLUBHOUSE		
	LIFT STATION		
	OPEN SPACE		
	FARM		
	LANDSCAPED LOT		
	PROPOSED GATE		
PEDESTRIAN CIRCULATION			
	BICYCLE		
	PEDESTRIAN PATHWAY		
	OPEN SPACE TRAIL		
	MULTI-USE TRAIL		
	GRADE 3 MILE LINE		

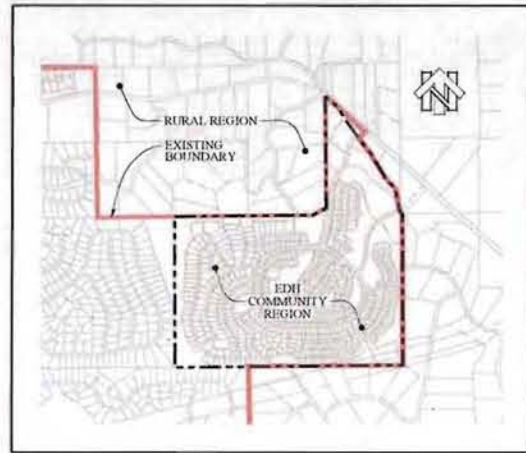


ZONING & GENERAL PLAN LAND USE DIXON RANCH

COUNTY OF EL DORADO

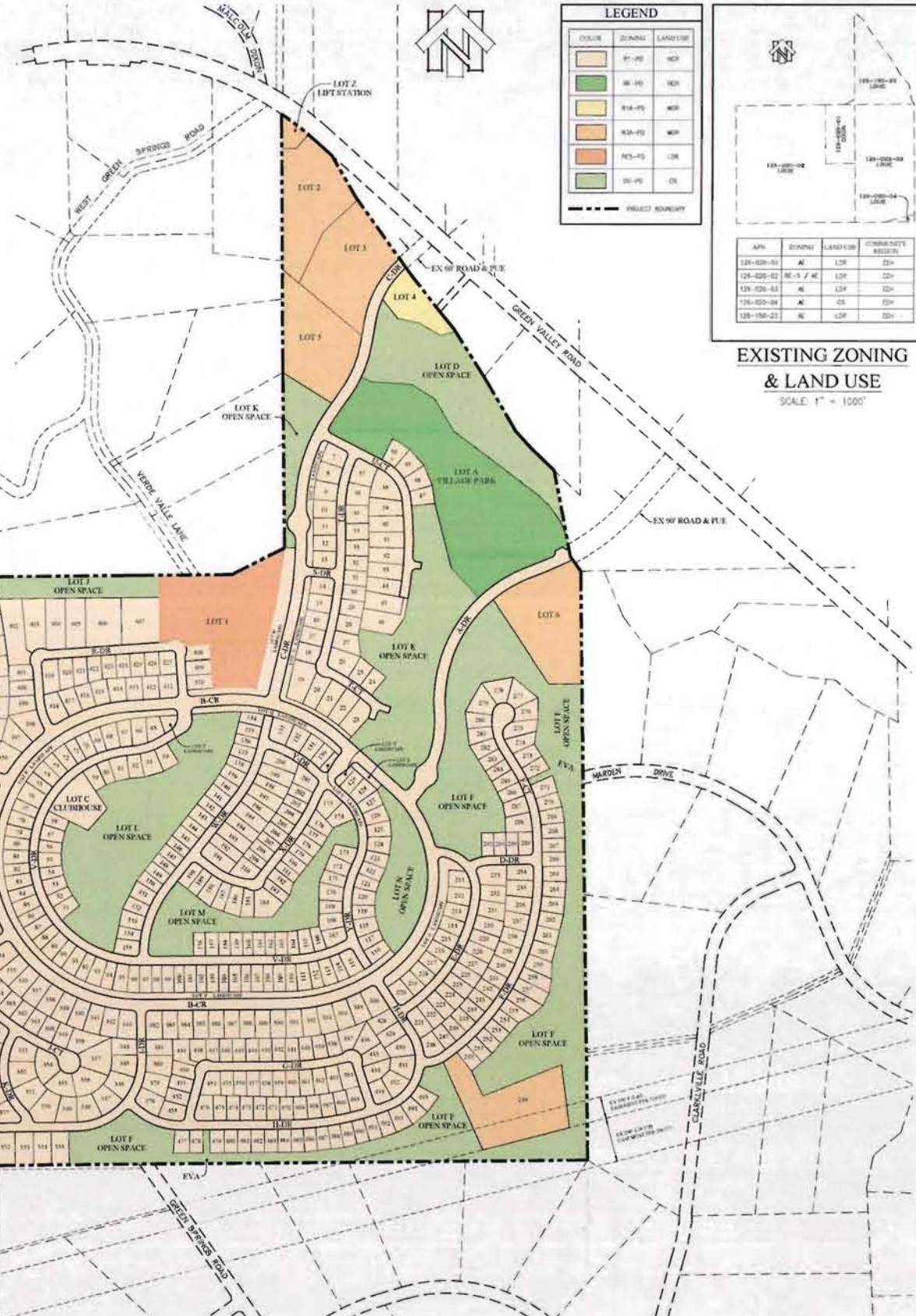
SEPTEMBER, 2013

STATE OF CALIFORNIA



COMMUNITY REGION

NTS



LEGEND

COLOR	ZONING	LAND USE
Light Orange	R1-PD	RES
Light Green	R2-PD	RES
Yellow	R3-PD	RES
Orange	R4-PD	RES
Dark Orange	R5-PD	RES
Light Green	OS-PD	OS

--- PROJECT BOUNDARY



EXISTING ZONING & LAND USE

SCALE: 1" = 1000'

PROPOSED ZONING & LAND USE

SCALE: 1" = 200'




- Legend**
- Applicant Responsible Mitigations
 - Fair Share Mitigations (TIM fees)
 - Project Site

EL DORADO IRRIGATION DISTRICT

**SB 610 WATER SUPPLY
ASSESSMENT
FOR THE
DIXON RANCH
RESIDENTIAL PROJECT**

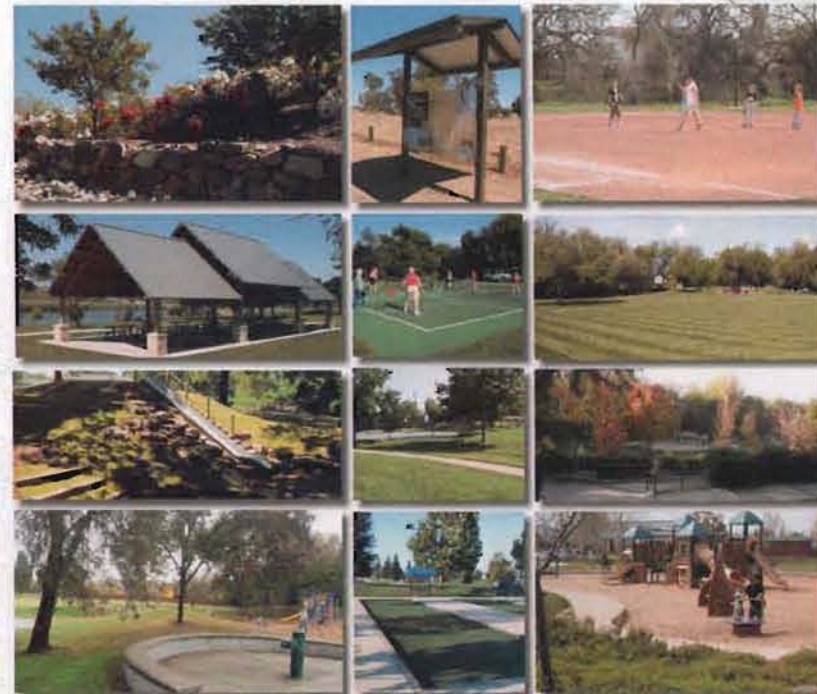
LEGEND

	OPEN SPACE	67.6 ACRES
	PARKS	11.1 ACRES
	LANDSCAPE	6.3 ACRES
	MULTI-USE TRAILS	7,900 LF
	PEDESTRIAN PATHWAYS	6,200 LF
	OPEN SPACE TRAIL	880 LF



KEYNOTES

- EXISTING KEY NOTES**
- 1 EXISTING WETLANDS TO REMAIN
 - 2 EXISTING PONDS TO REMAIN WITH NEEDS ASSESSMENT
 - 3 EXISTING ELEMENTS TO REMAIN AND PROTECTED DURING CONSTRUCTION
 - 4 EXISTING TREES TO REMAIN
 - 5 IMPROVED VILLAGE ENTRY GATE
- PROPOSED KEY NOTES**
- A PROPOSED MULTI-USE TRAIL AREA (SOFTBALL, BASKETBALL, SOUTH SOCCER FIVE & 230')
 - B PROPOSED MONUMENT SIGN
 - C PROPOSED OFF-STREET PARKING LOT (+50 STALLS)
 - D PROPOSED TRAIL ACCESS THROUGH PARK - CLASS 1
 - E PROPOSED RECREATION TRAIL
 - F PROPOSED HILLSIDE SLURF
 - G PROPOSED PICNIC SHADE STRUCTURES WITH TABLES AND TRAYS, HC ACCESSIBLE
 - H PROPOSED PRE-ENGINEERED EXT. RESTROOM/DIAPHRAGM BUILDING
 - I PROPOSED INFORMATION KIOSK
 - J PROPOSED FOOTBALL (SO) COURTS
 - K PROPOSED TOT LOT WITH SHADE SAIL
 - L PROPOSED PANGLOSS SUN AREA
 - M PROPOSED ON-STREET PARKING
 - N PROPOSED TRASH ENCLOSURE WITH FIRE HYDRANT LOCATED NEARBY
 - O PROPOSED OPEN SPACE OVERLOOK AND TRAIL STAGING
 - P PROPOSED SHADE STRUCTURE
 - Q PROPOSED RETAINING WALLS
 - R PROPOSED VEHICULAR BRIDGE, MIN. 16' CLEAR WIDTH WITH 40' RADIUS TURNAROUND
 - S PROPOSED COURT (BASKETBALL) COURT
 - T PROPOSED TRAIL ACCESS OR MAIL TO BRIDGE, PROVIDE HC ACCESS PATH TO ALL POND AREAS
 - U PROPOSED PEDESTRIAN BRIDGE ACROSS WETLAND
 - V PROPOSED SOCCER COURT (2 COURTS)
 - W PROPOSED BENCHES ALONG TRAIL
 - X PROPOSED 4" RECREATION TRAIL (S.G.) WITH EXERCISE PARK COURSE STATIONS ALONG ENTIRE OPEN SPACE CORRIDOR
 - Y GRADED ACCESS TO POND AREA
 - Z BIKE RACKS
- NOTES:**
 POND AREAS PROVIDED WITH RECYCLABLE TRASH RECEPTACLES
 LANDSCAPED AREAS TOP DRESSED AND COVERED WITH CONCRETE MOW BANES.
 PROVIDE PARK SIGNAGE AND IRRIGATION PER ETHICS STANDARDS.



DIXON RANCH - LOT A VILLAGE PARK
 EL DORADO COUNTY, CA

Proposed Schematic Site Plan



JKL11005
SD1



OFFSITE SEWER & WATER EXHIBIT DIXON RANCH

COUNTY OF EL DORADO

AUGUST, 2013

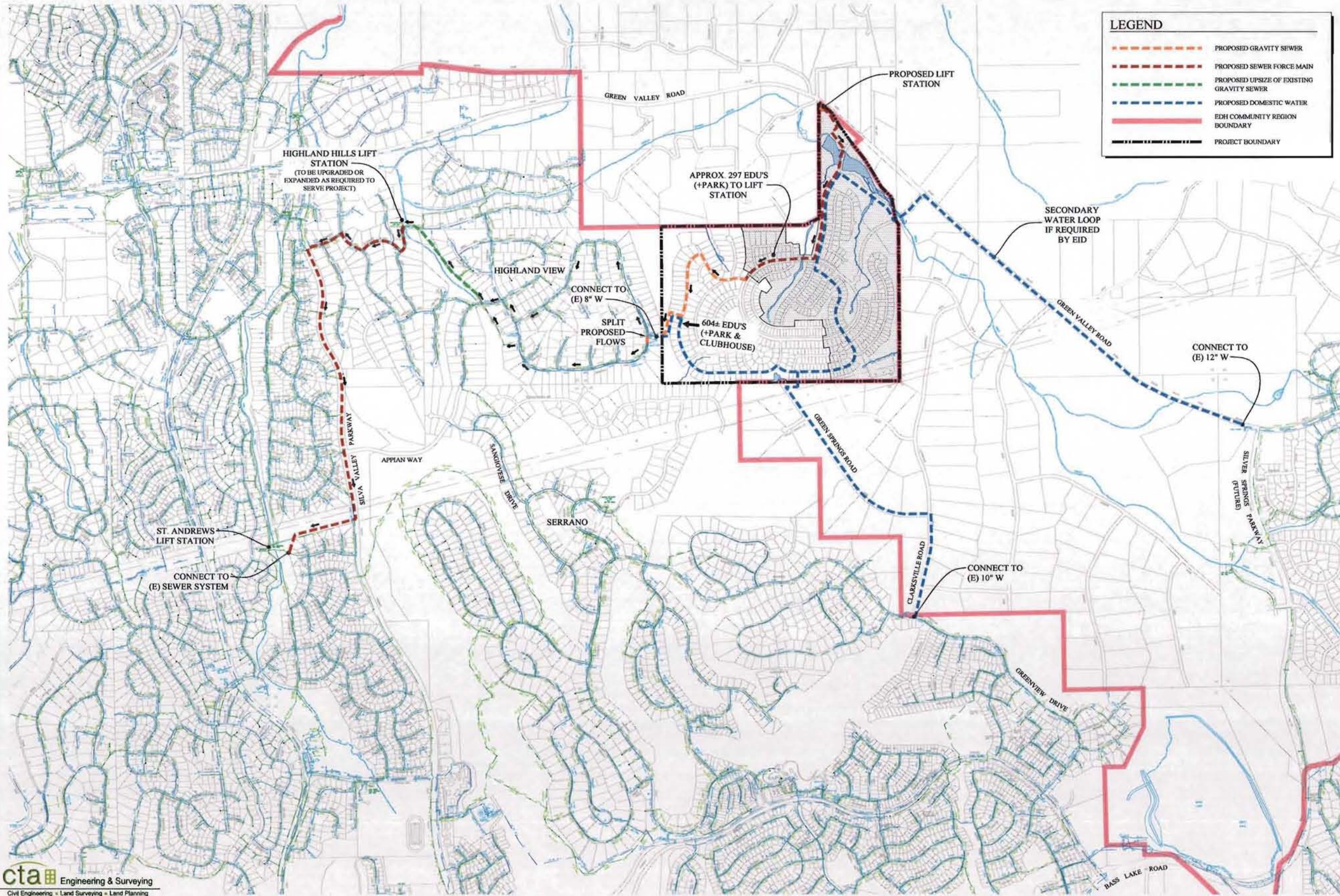
STATE OF CALIFORNIA

ALTERNATIVE 1 - PREFERRED



SCALE: 1" = 50'

LEGEND	
	PROPOSED GRAVITY SEWER
	PROPOSED SEWER FORCE MAIN
	PROPOSED UPSIZE OF EXISTING GRAVITY SEWER
	PROPOSED DOMESTIC WATER
	EDH COMMUNITY REGION BOUNDARY
	PROJECT BOUNDARY










ONSITE SEWER & WATER EXHIBIT DIXON RANCH

COUNTY OF EL DORADO

MARCH, 2013

STATE OF CALIFORNIA

LEGEND

-  SUBDIVISION BOUNDARY
-  PROPOSED WATER LINE
-  PROPOSED GRAVITY SEWER LINE
-  PROPOSED SEWER FORCE MAIN
-  MANDALAY SEWER PUMP
-  EXISTING GRAVITY SEWER LINE
-  EXISTING WATER LINE



SCALE: 1" = 200'



TREE PRESERVATION MAP DIXON RANCH

COUNTY OF EL DORADO

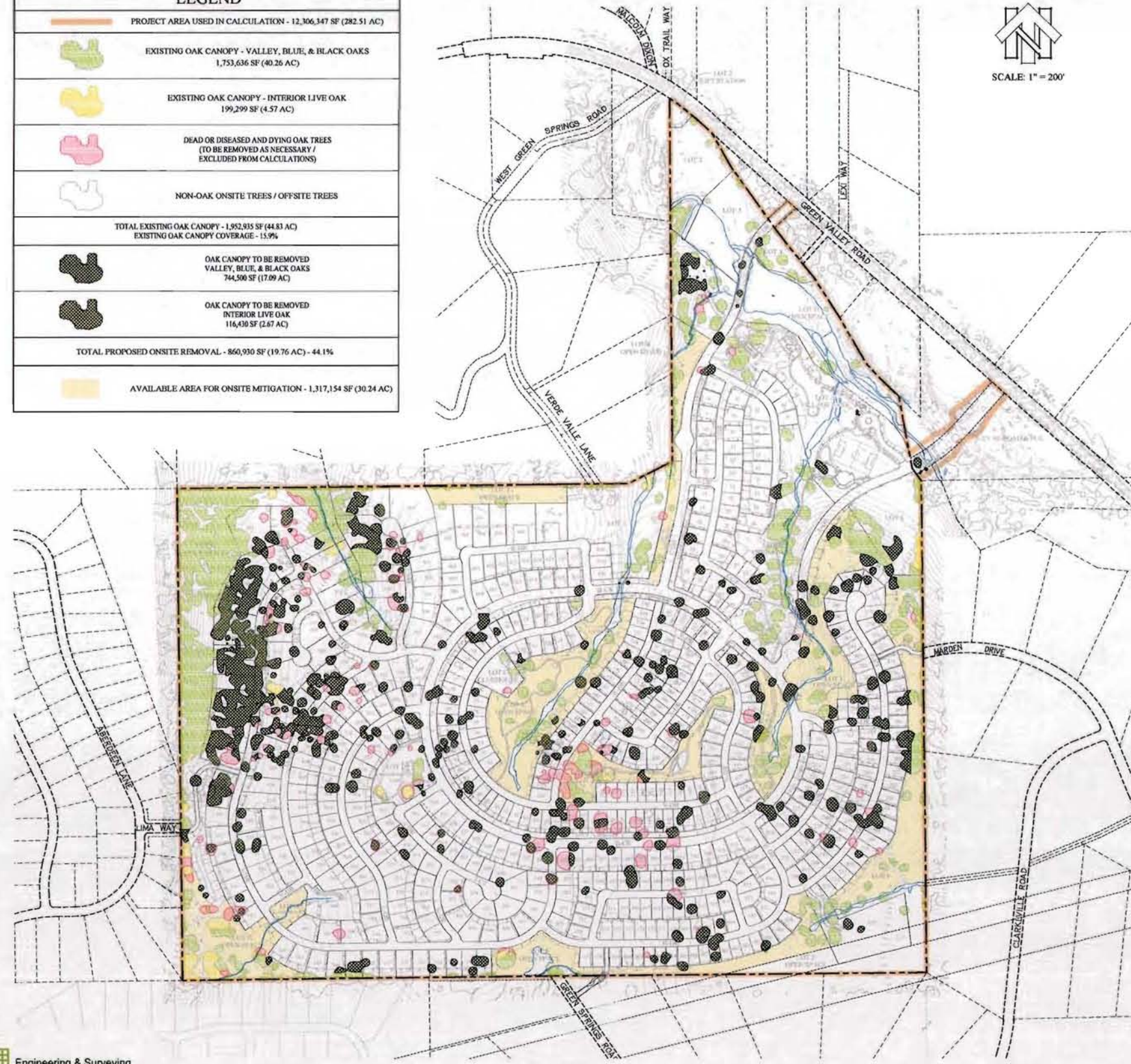
MARCH, 2013
REVISED: MARCH, 2014

STATE OF CALIFORNIA

LEGEND	
	PROJECT AREA USED IN CALCULATION - 12,306,347 SF (282.51 AC)
	EXISTING OAK CANOPY - VALLEY, BLUE, & BLACK OAKS 1,753,636 SF (40.26 AC)
	EXISTING OAK CANOPY - INTERIOR LIVE OAK 199,299 SF (4.57 AC)
	DEAD OR DISEASED AND DYING OAK TREES (TO BE REMOVED AS NECESSARY / EXCLUDED FROM CALCULATIONS)
	NON-OAK ONSITE TREES / OFFSITE TREES
TOTAL EXISTING OAK CANOPY - 1,952,935 SF (44.83 AC) EXISTING OAK CANOPY COVERAGE - 15.9%	
	OAK CANOPY TO BE REMOVED VALLEY, BLUE, & BLACK OAKS 744,500 SF (17.09 AC)
	OAK CANOPY TO BE REMOVED INTERIOR LIVE OAK 116,430 SF (2.67 AC)
TOTAL PROPOSED ONSITE REMOVAL - 860,930 SF (19.76 AC) - 44.1%	
	AVAILABLE AREA FOR ONSITE MITIGATION - 1,317,154 SF (30.24 AC)



SCALE: 1" = 200'



TREE PRESERVATION MAP DIXON RANCH - PHASE 1

COUNTY OF EL DORADO

APRIL, 2014

STATE OF CALIFORNIA

LEGEND	
	PROJECT AREA USED IN CALCULATION - 12,306,347 SF (282.51 AC)
	PHASE LINE
	EXISTING OAK CANOPY - VALLEY, BLUE, & BLACK OAKS 1,753,636 SF (40.26 AC)
	EXISTING OAK CANOPY - INTERIOR LIVE OAK 199,299 SF (4.57 AC)
	DEAD OR DISEASED AND DYING OAK TREES (TO BE REMOVED AS NECESSARY / EXCLUDED FROM CALCULATIONS)
	NON-OAK ONSITE TREES / OFFSITE TREES
TOTAL EXISTING OAK CANOPY - 1,952,935 SF (44.83 AC) EXISTING OAK CANOPY COVERAGE - 15.9%	
	OAK CANOPY TO BE REMOVED VALLEY, BLUE, & BLACK OAKS 176,903 SF (4.06 AC)
	OAK CANOPY TO BE REMOVED INTERIOR LIVE OAK 16,729 SF (0.38 AC)
TOTAL PROPOSED ONSITE REMOVAL - 193,632 SF (4.45 AC) - 9.9%	
	AVAILABLE AREA FOR ONSITE MITIGATION - 1,041,004 SF (23.90 AC)

* FINAL PARK DESIGN TO BE REVISED TO RETAIN OAK TREE(S)

