

OWNERS OF RECORD

STONEHENGE SPRINGS LLC
2700 S. AZUSA AVENUE
WEST COVINA, CA 91792

APPLICANT

STONEHENGE SPRINGS LLC
2700 S. AZUSA AVENUE
WEST COVINA, CA 91792

ENGINEER

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning

MAP SCALE

1" = 100'

CONTOUR INTERVAL

CONTOUR INTERVAL = 5 FEET

SOURCE OF TOPOGRAPHY

AERIAL SURVEY

SECTION, TOWNSHIP and RANGE

SECTIONS 25 & 26, T.10N., R.10E.
SECTIONS 30 & 31, T.10N., R.10E. M.D.M.

ASSESSOR'S PARCEL NUMBERS

054-402-18
329-301-15
329-301-20
329-310-10
329-310-11
329-310-12

PROPOSED ZONING

RL-10, R1, R1-DC, RM-DC, RM-PD-DC

PRESENT ZONING

RL-10, R1, RM-DC, R1-DC

TOTAL AREA

142.47 ACRES

TOTAL NO. of LOTS

156 SINGLE FAMILY LOTS (60' WIDE MIN.).....30.02 AC.
225 MULTI-FAMILY LOTS (25' WIDE MIN.).....18.17 AC.
LOT 382 (TO BE DONATED TO THE EL DORADO COMMUNITY FOUNDATION).....6.38 AC.
382 TOTAL LOTS.....54.57 AC.
* DISTRIBUTION SUBJECT TO CHANGE AT OWNER'S OPTION
EID LIFT STATION LOTS (LOT P).....0.22 AC.
ROADWAY (LOTS R1-R7).....18.51 AC.
18 LETTERED LOTS (LANDSCAPE, OPEN SPACE).....88.68 AC.
BOUNDARY LINE ADJUSTMENT.....0.49 AC.
TOTAL AREA.....142.47 AC.

MINIMUM LOT AREA

R1=6,000 SQUARE FEET, RM=2,000 SQUARE FEET
*FOR ATTACHED MULTI-FAMILY

WATER SUPPLY and SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

DIAMOND SPRINGS FIRE PROTECTION DISTRICT

DATE OF PREPARATION

JULY, 2019

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.)

PASSIVE SOLAR

ALL LOTS WILL HAVE SUFFICIENT SOLAR OPPORTUNITIES WITHIN THE LIMITATIONS AFFORDED BY THE NATURAL SETTING, TREE CANOPY CONDITIONS, SURROUNDING USES AND THE LIKE.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "DORADO OAKS" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY/CITY OF EL DORADO.

ENGINEER'S NAME R.C.E. DATE

LEGEND:

- RAISE PLANT DELINEATION
PROPOSED FIRE HYDRANT
POTENTIAL WETLANDS
PEDESTRIAN TRAIL
RIGHT OF WAY LINE
BUILDING SETBACK LINE
LOT LINE
EXISTING LOT LINE
SUBDIVISION BOUNDARY
GATED ENTRY

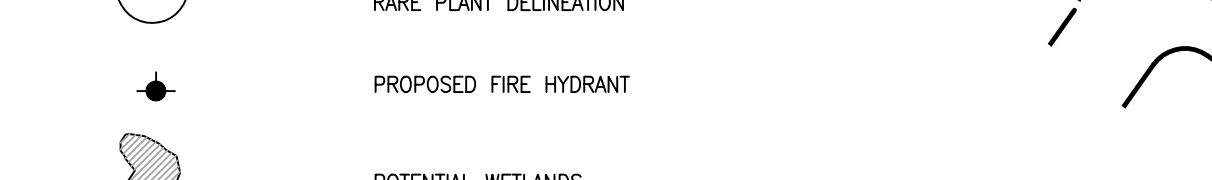
PROPOSED TYPICAL BUILDING SETBACKS



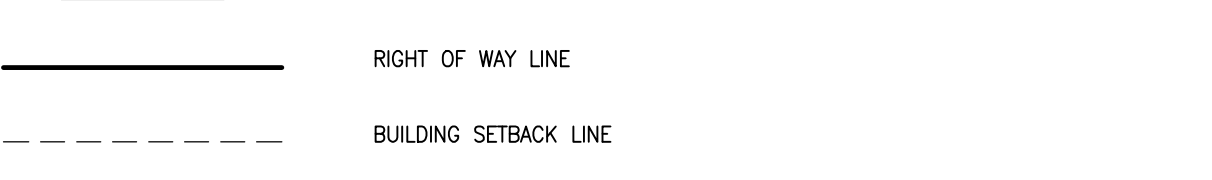
PROPOSED RM-PD TYPICAL BUILDING SETBACKS



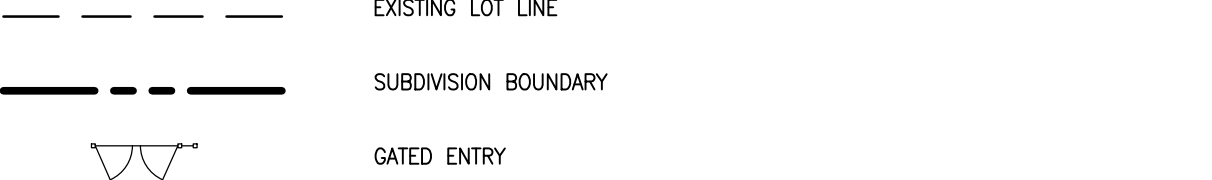
TYPICAL 36' ROAD SECTION



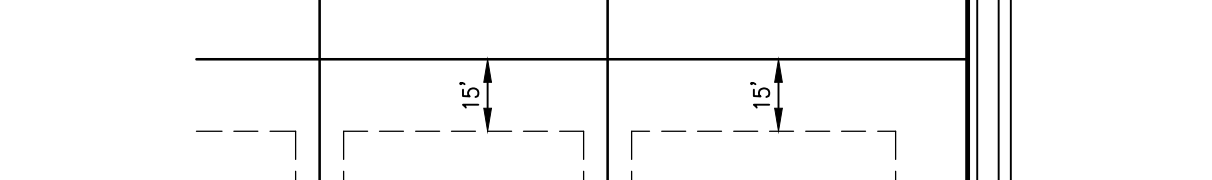
TYPICAL SECTION ARGONAUT DRIVE



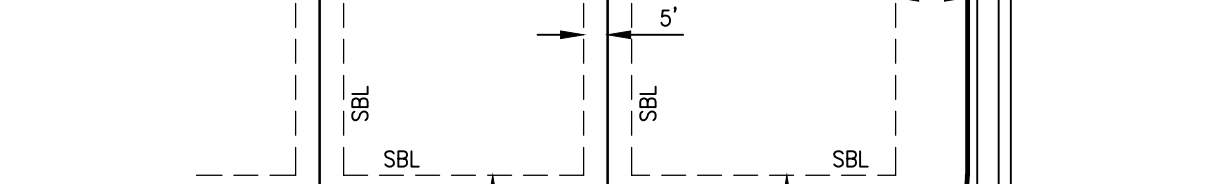
TYPICAL SECTION C STREET ROAD SECTION



TYPICAL 90 DEGREE INTERSECTION ELBOW



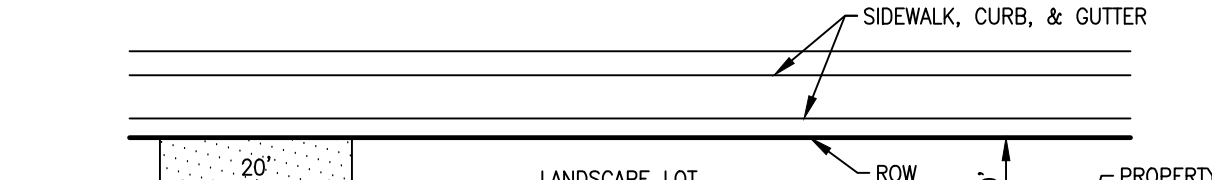
TYPICAL CUL-DE-SAC



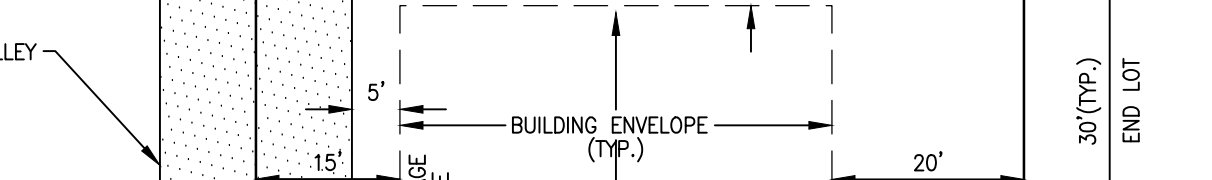
TYPICAL TRAIL SECTION TYPE A



TYPICAL TRAIL SECTION TYPE B



TYPICAL TRAIL SECTION TYPE C



TENTATIVE MAP
DORADO OAKS

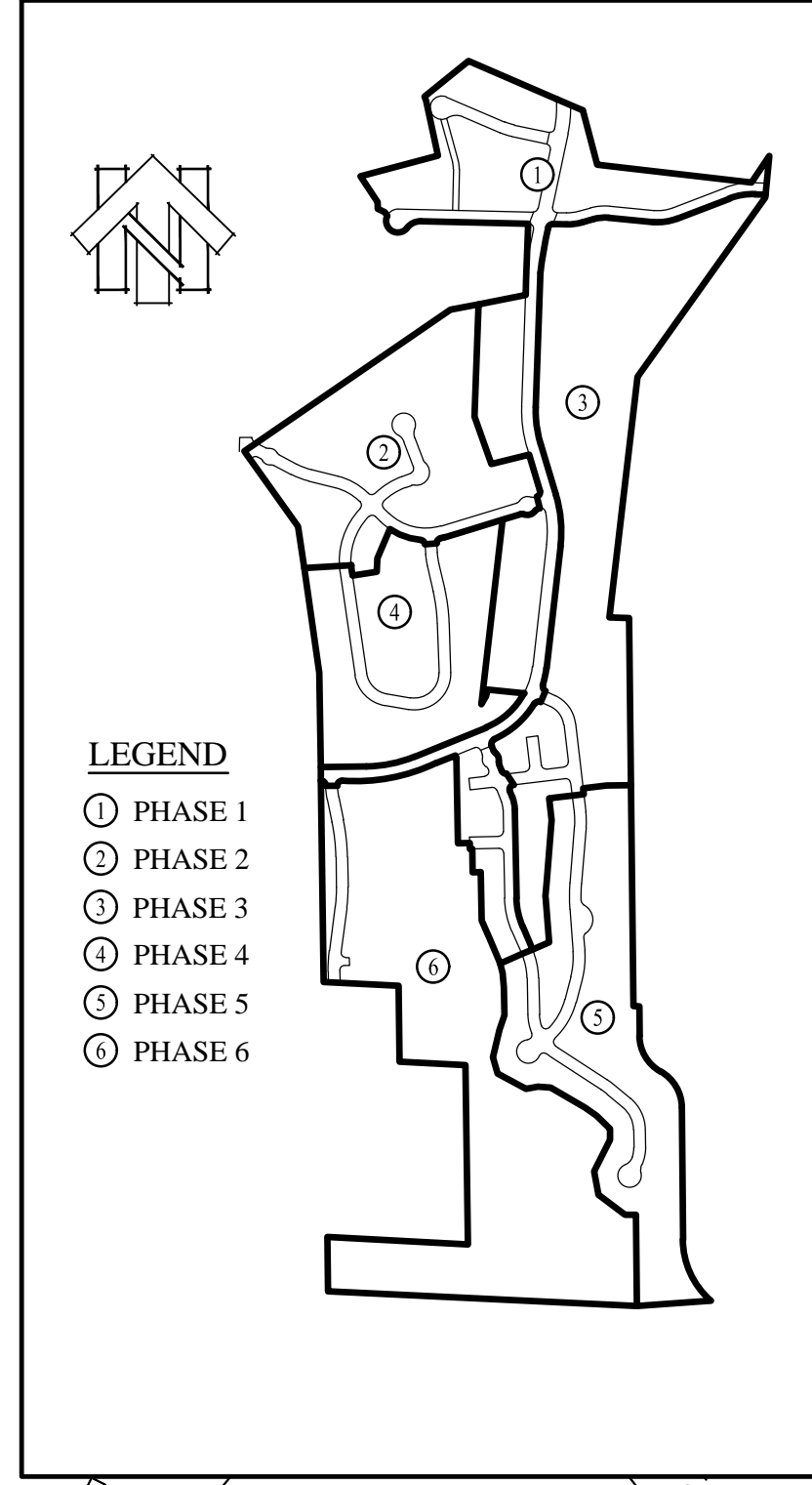
PTN LOT 1 PAGANI VILLA SUBDIVISION SD A-82; PTN SE 1/4 SECTION 25 T10N, R 11E MDM;
PTN LOT 15, BLOCK 13 OF DIAMOND SPRINGS; PARCELS 1, 2 & 3 OF PM 49-54

COUNTY OF EL DORADO

SHEET 1 OF 1

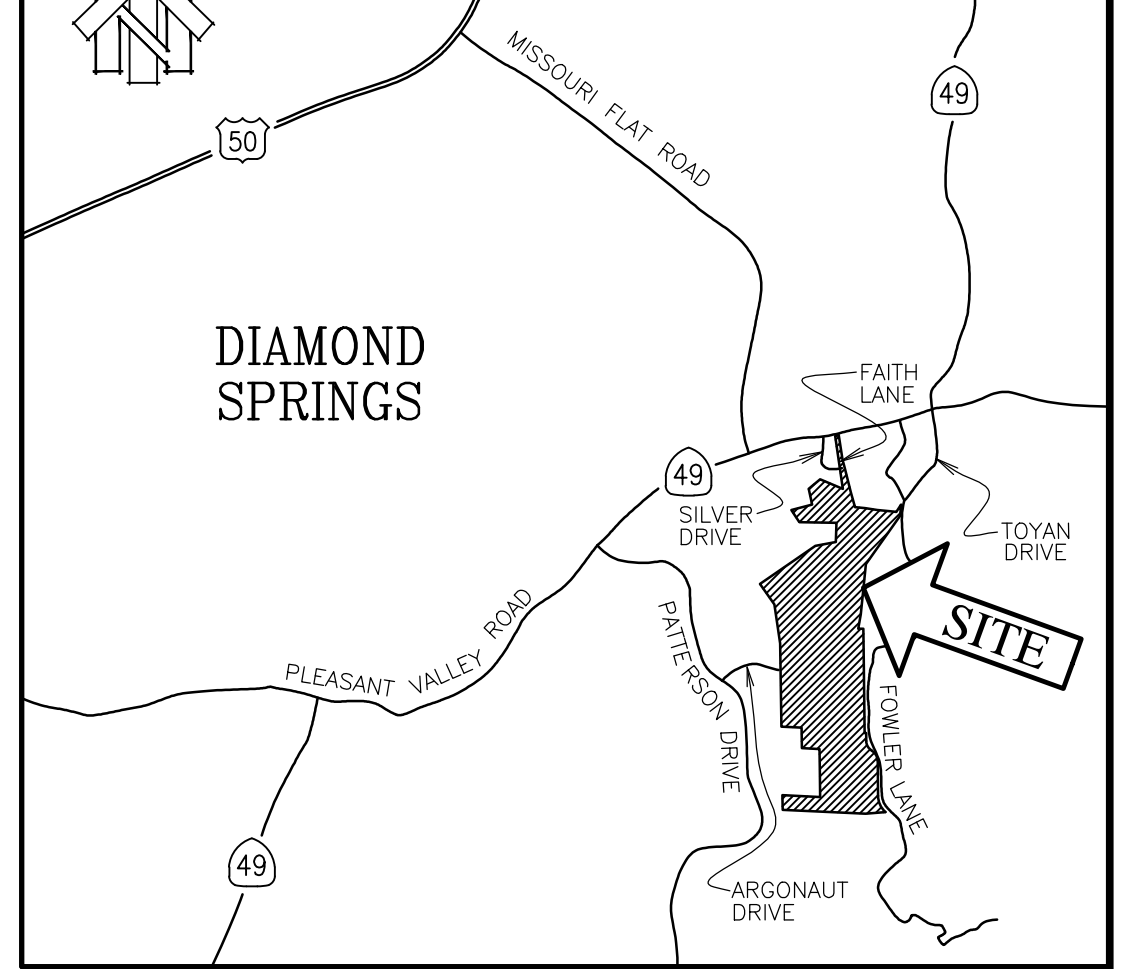
STATE OF CALIFORNIA

FEBRUARY, 2020



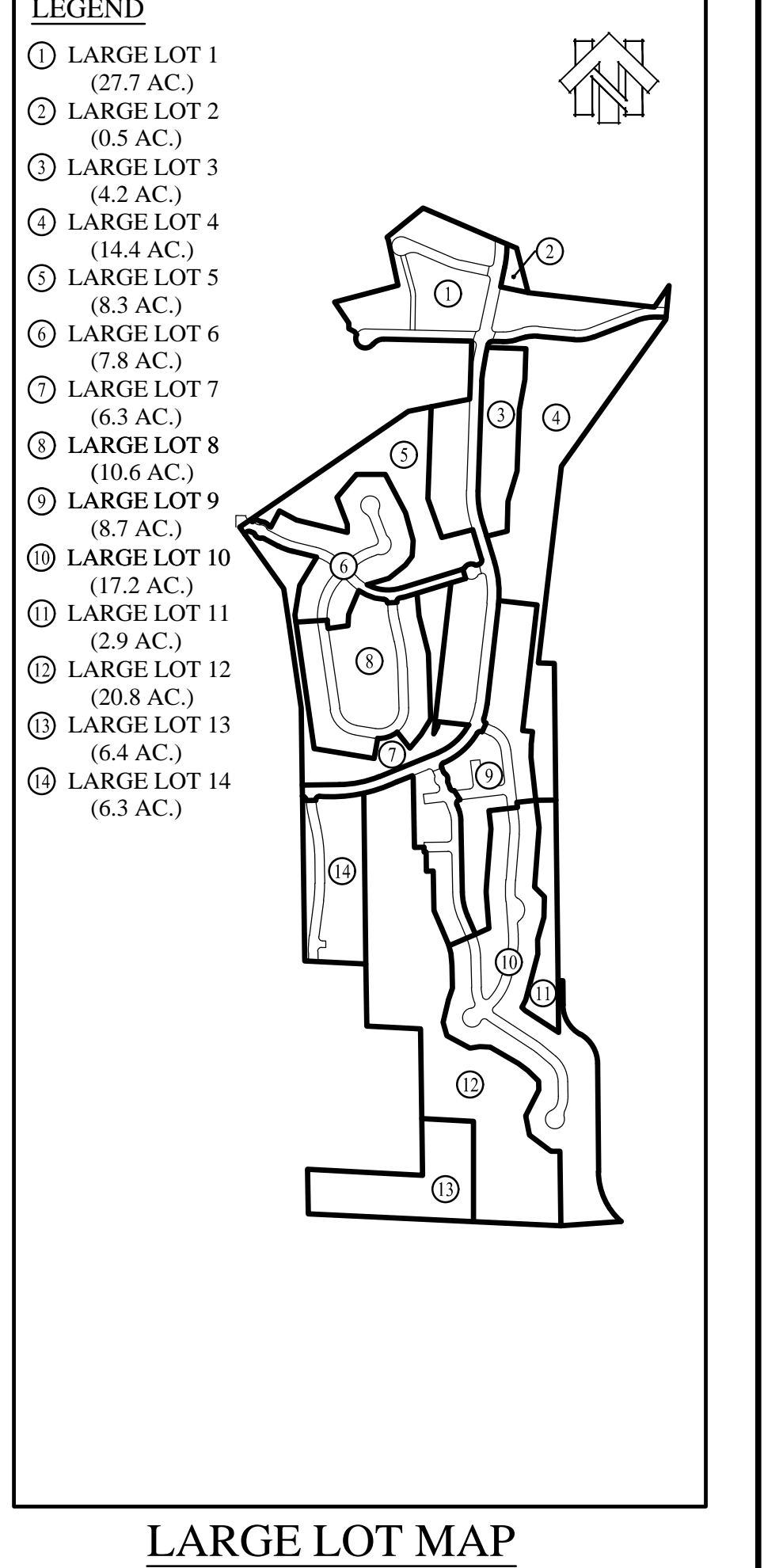
PHASING PLAN

NOT TO SCALE



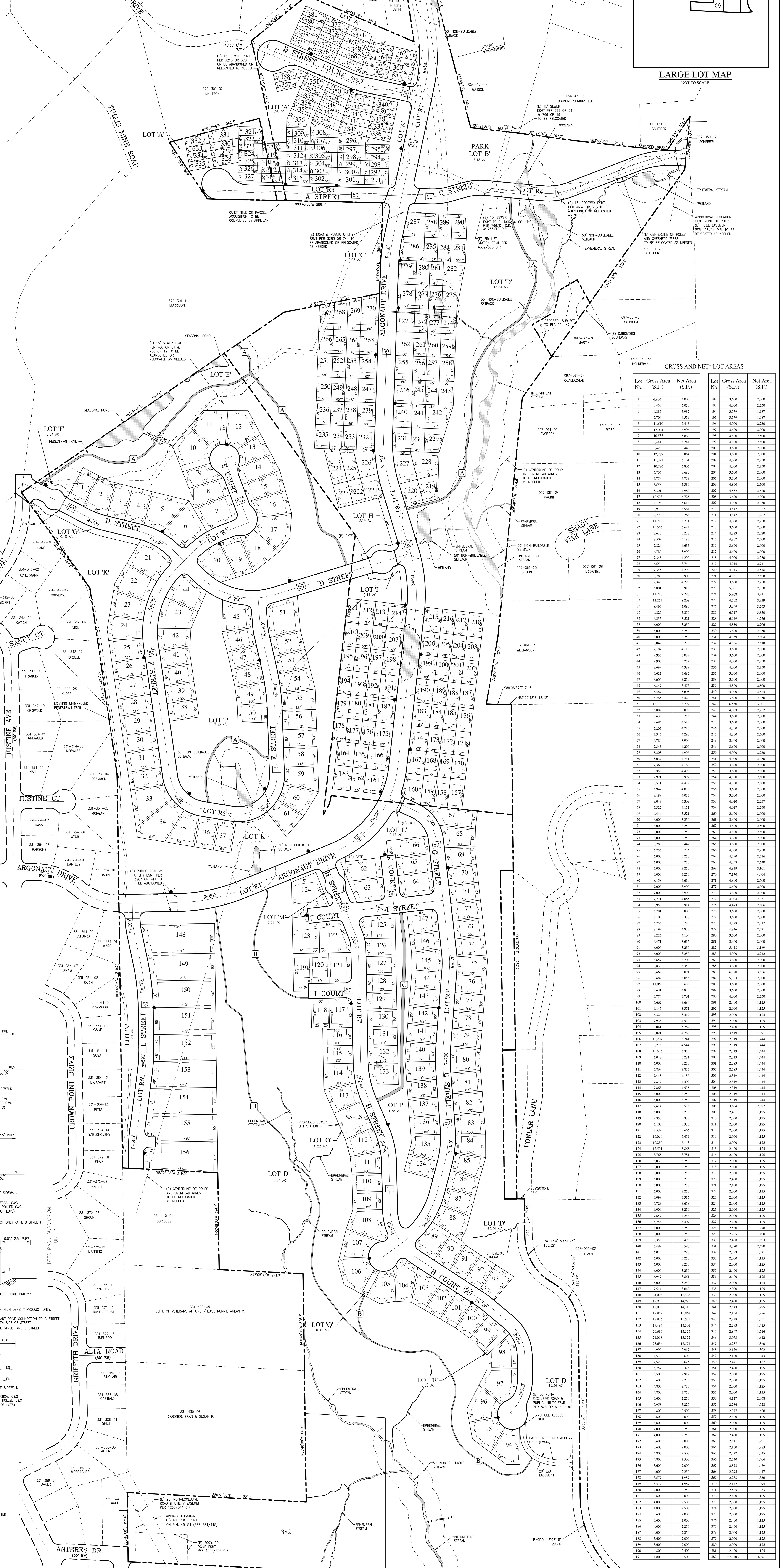
VICINITY MAP

NOT TO SCALE



LARGE LOT MAP

NOT TO SCALE



GROSS AND NET LOT AREAS

Table with columns: Lot No., Gross Area (S.F.), Net Area (S.F.). Lists 382 lots with their respective areas.

* NOTE: NET AREA MAY BE ADJUSTED BY OWNER
REFERS TO BEHIND USED VARD ORS ON A LOT
OF WETLANDS WALKS AS SHOWN HEREIN

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