

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

ENGINEER
R.E.Y. ENGINEERS, INC.
 905 SUTTER STREET, SUITE 200
 FOLSOM, CA 95630

MAP SCALE
 1"=60'

CONTOUR INTERVAL
 MINOR CONTOUR INTERVAL = 1'
 MAJOR CONTOUR INTERVAL = 5'
SOURCE OF TOPOGRAPHY
 AERIAL PHOTOGRAPHY

SECTION TOWNSHIP & RANGE
 POR OF SEC. 31 & 32, T.10N., R.9E., M.D.M

ASSESSOR'S PARCEL NUMBERS
 123-570-03 & 123-570-04

EXISTING/PROPOSED ZONING
 CP-PD, R1-PD/R1-PD

TOTAL AREA
 RESIDENTIAL LOTS 21.63 Acres
 RESIDENTIAL STREETS 7.04 Acres
 LANDSCAPE LOT A 0.16 Acres
 LANDSCAPE LOT B 0.44 Acres
 LANDSCAPE LOT C 0.20 Acres
 LANDSCAPE LOT D 0.08 Acres
 LANDSCAPE LOT E 0.07 Acres
 LANDSCAPE LOT F 1.96 Acres
 LANDSCAPE LOT G 1.08 Acres
 LANDSCAPE LOT H 0.15 Acres
 LANDSCAPE LOT I 0.39 Acres
 PASSIVE PARK 2.83 Acres
 TOTAL 36.03 Acres +/-

TOTAL UNITS 148 units
GROSS AREA 36.03 Acres
GROSS DENSITY 4.11 du/ac

PROPOSED USE
 148 - SINGLE FAMILY RESIDENTIAL
 9 - LANDSCAPE (LOTS A - I)
 1 - PASSIVE PARK

LOT SIZES
 MINIMUM LOT SIZE - 5,003 SF
 AVERAGE LOT SIZE - 6,369 SF
 MAXIMUM LOT SIZE - 12,565 SF

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

FIRE PROTECTION
 EL DORADO HILLS COUNTY
 WATER/FIRE DISTRICT

PARK AND RECREATION
 EL DORADO HILLS COMMUNITY
 SERVICES DISTRICT

SCHOOL DISTRICT
 RESCUE UNION SCHOOL DISTRICT

DATE OF PREPARATION
 APRIL 5, 2016

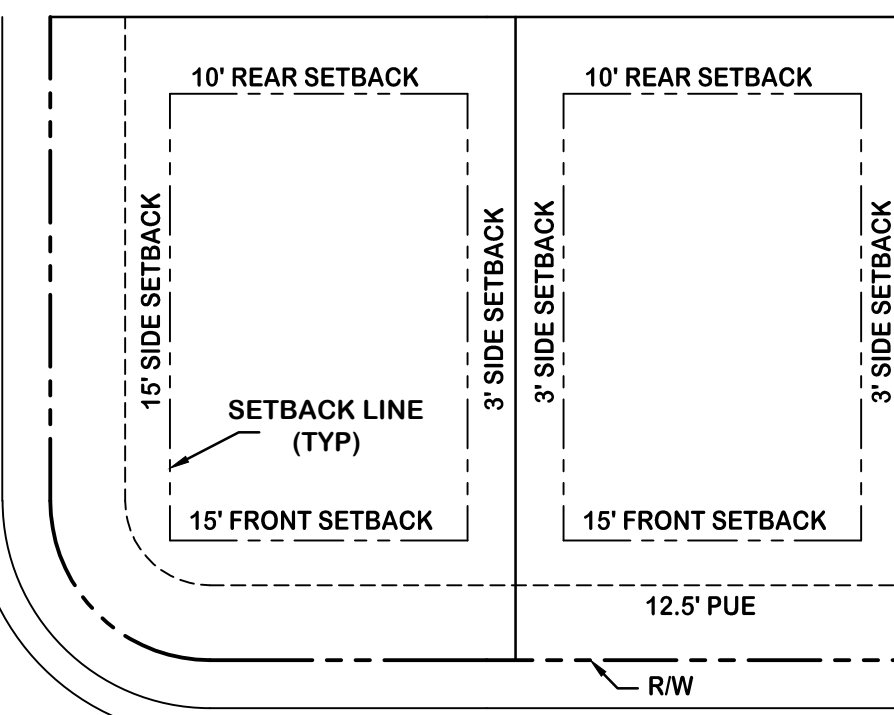
ENGINEERS CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS VILLAGE J5 & J6 OF THE "EL DORADO HILLS" SPECIFIC PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

DOALD T. MCCORMICK R.C.E. 42556 DATE

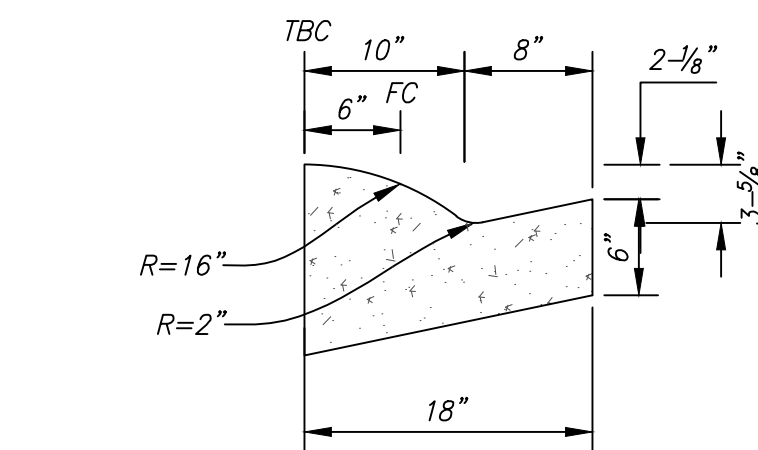
PHASING PLAN NOTICE

THE FILING OF MULTIPLE FINAL MAPS WILL 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)

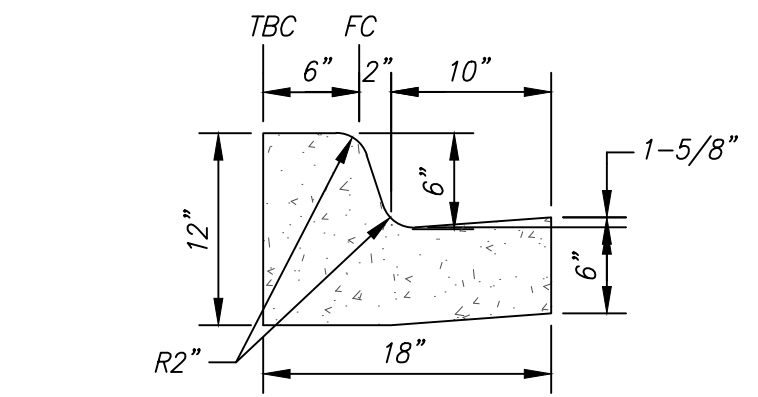
PLANNING COMMISSION: _____
 APPROVAL/DENIAL DATE: _____
 BOARD OF SUPERVISORS: _____
 APPROVAL/DENIAL DATE: _____



TYPICAL SETBACKS
 SCALE: N.T.S.



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



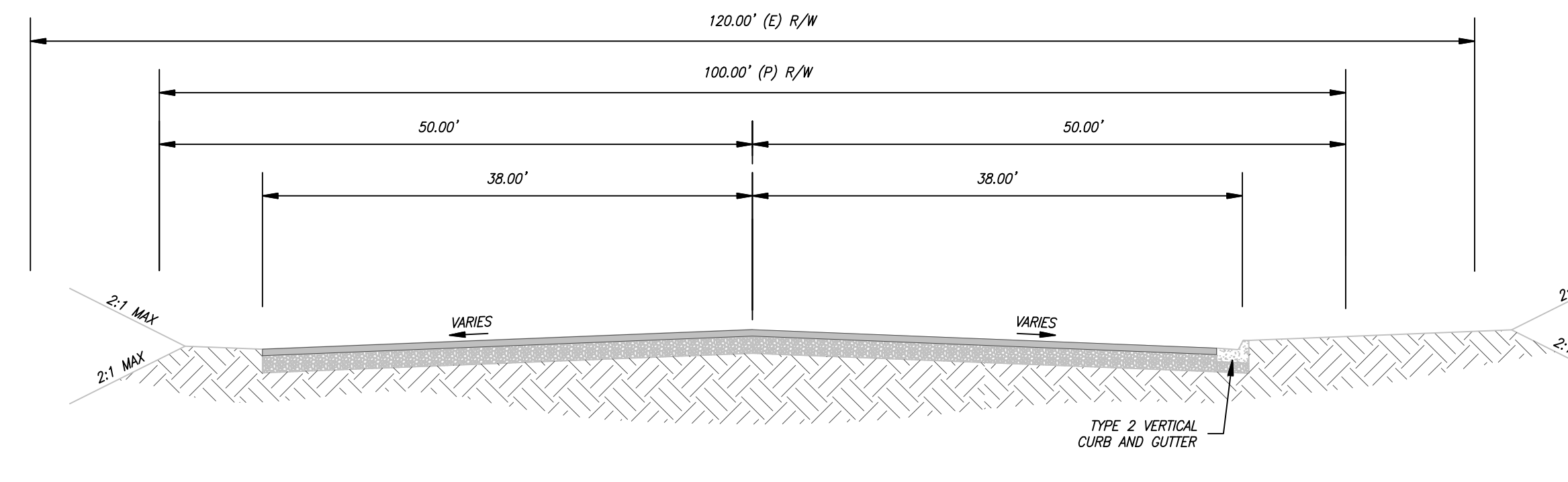
MODIFIED TYPE 2 CURB & GUTTER
 SCALE: 1"=1'

SERRANO VILLAGE J5 & J6

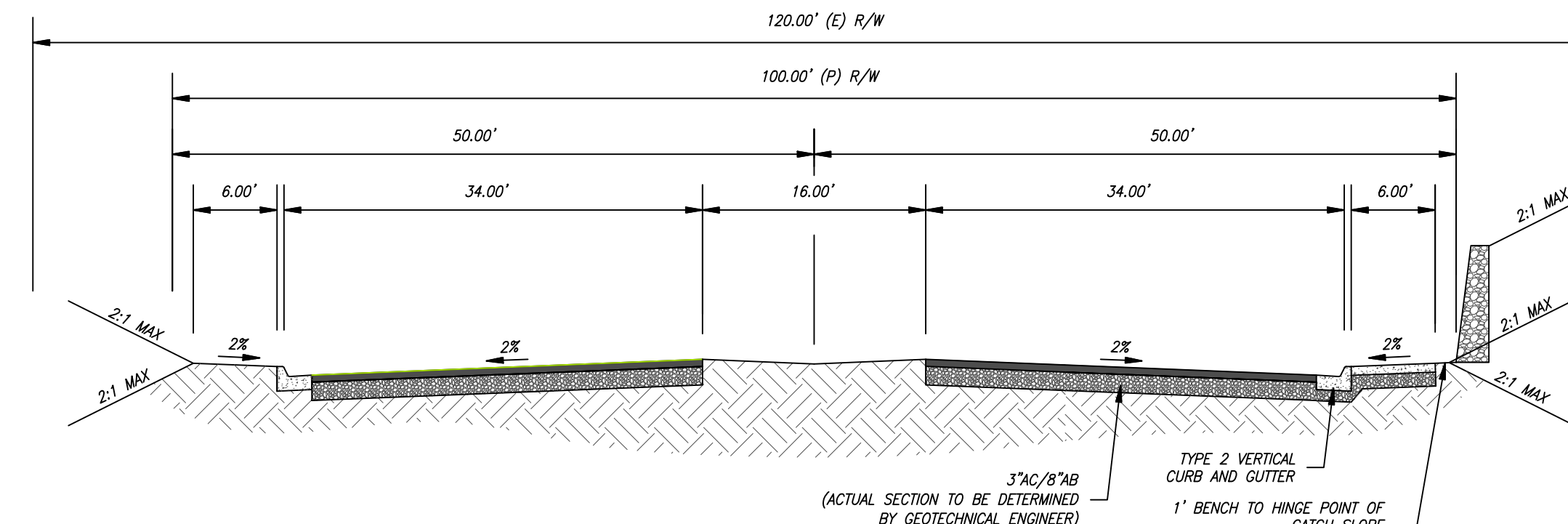
TENTATIVE SUBDIVISION MAP

EL DORADO COUNTY CALIFORNIA
 SEPTEMBER 2016

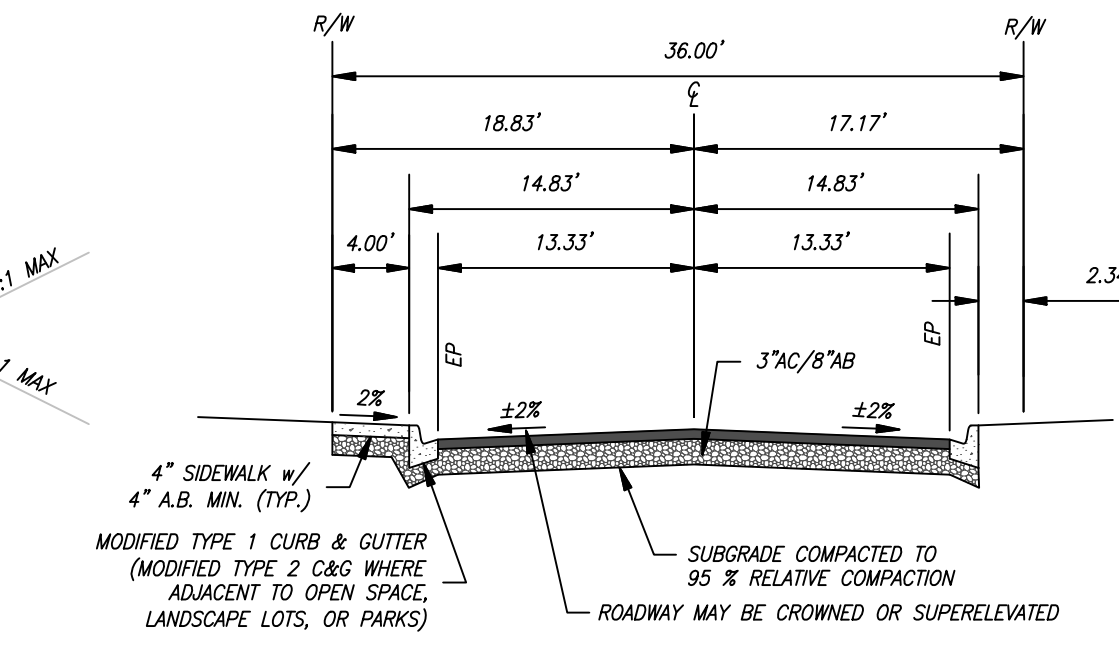
CORRECTED Exhibit L



EXISTING BASS LAKE ROAD TYPICAL STREET SECTION
 SCALE: N.T.S.
 STA 49+45 - 51+70

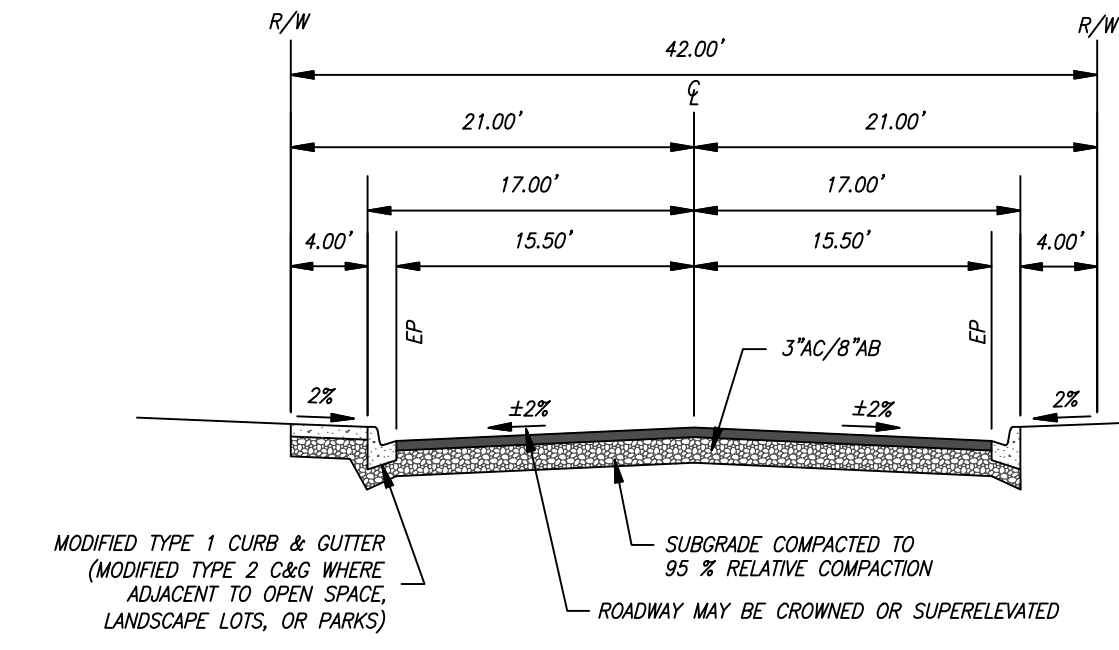


FUTURE BASS LAKE ROAD TYPICAL STREET SECTION
 SCALE: N.T.S.
 STA 51+70 - 72+00
 (NOT PART OF THIS MAP)



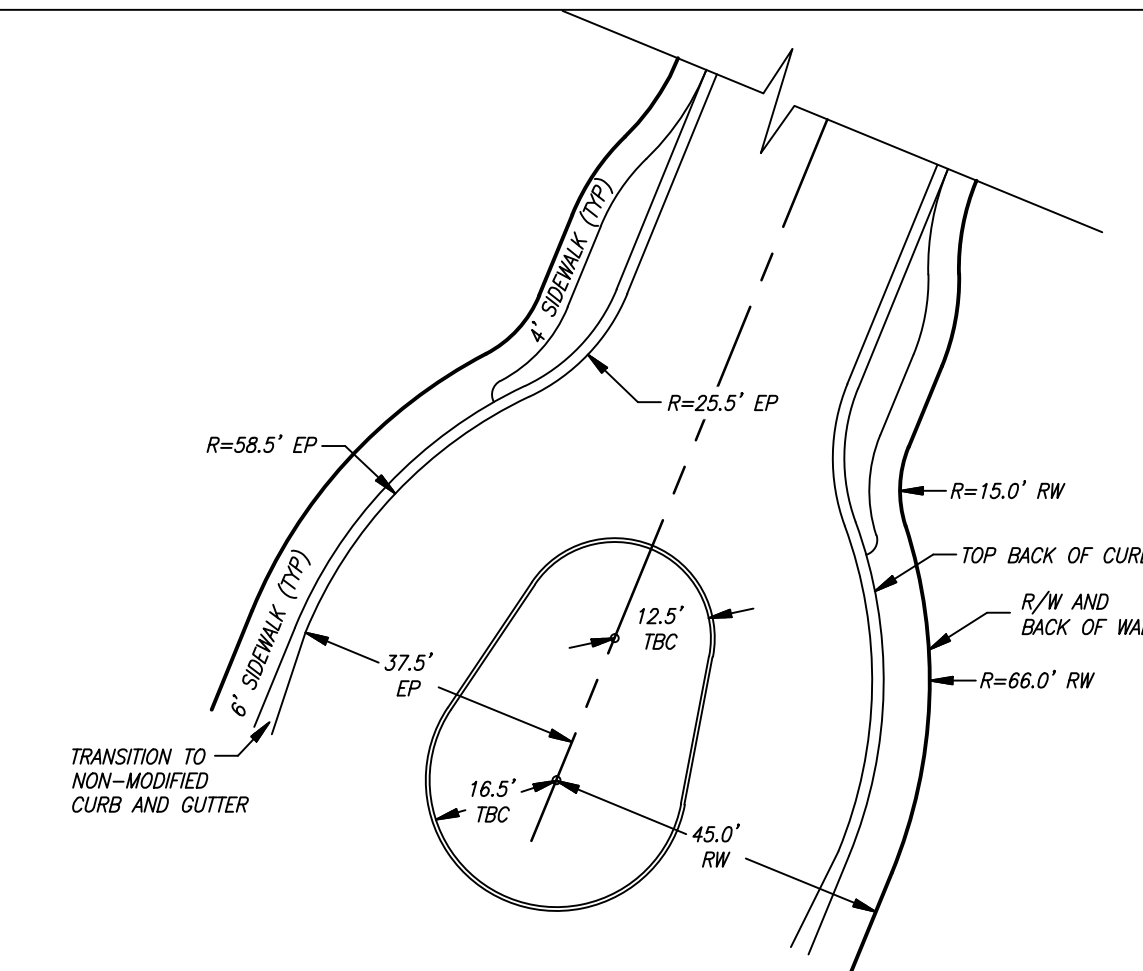
36' RIGHT-OF-WAY
 SCALE: N.T.S.

"A" COURT
 "C" STREET - STA. 9+37.84 TO STA. 15+33.79
 "D" COURT
 "E" COURT
 "F" COURT



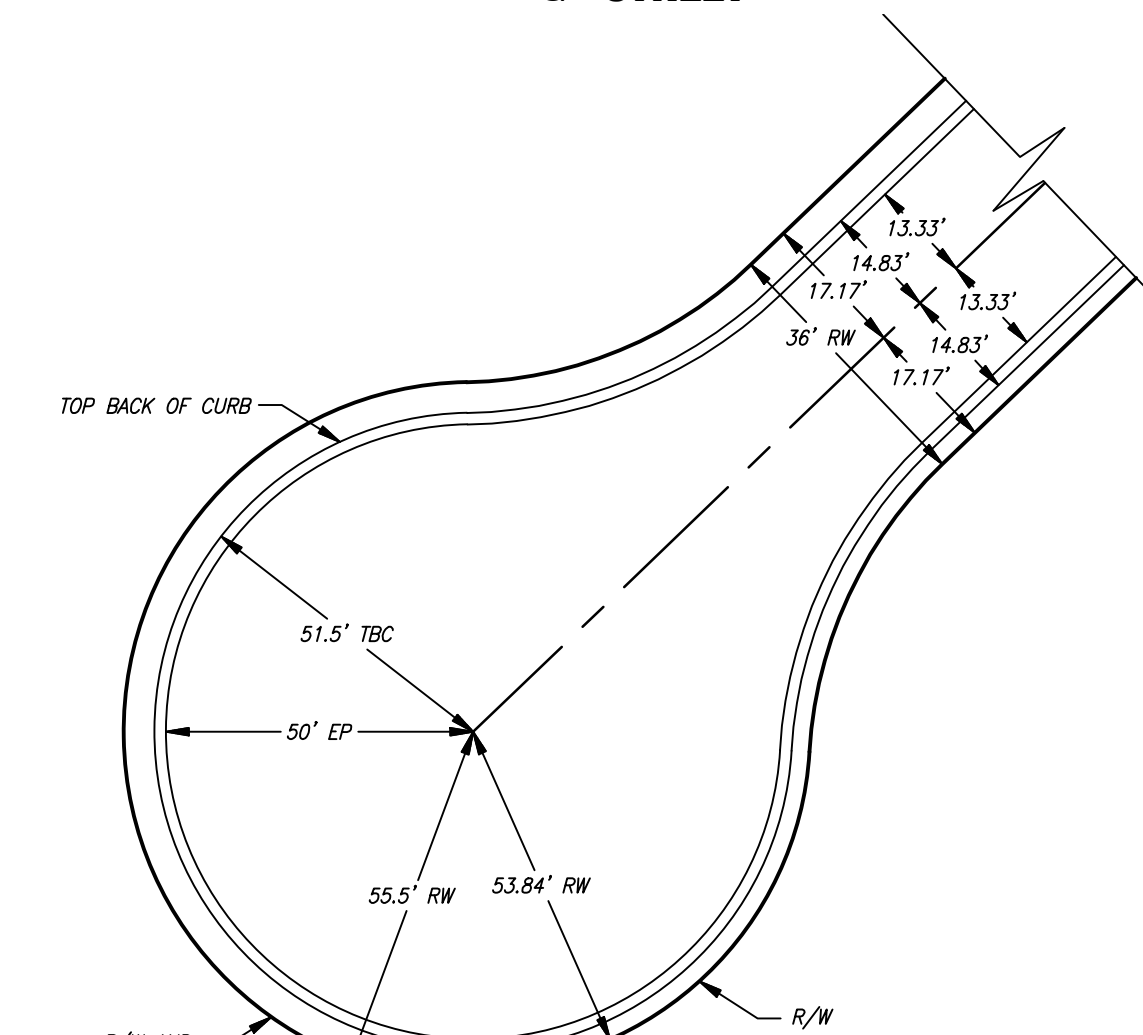
42' RIGHT-OF-WAY
 SCALE: N.T.S.

"A" STREET
 "B" STREET
 "C" STREET - STA. 3+38.44 TO STA. 9+37.84
 "D" STREET
 "G" STREET

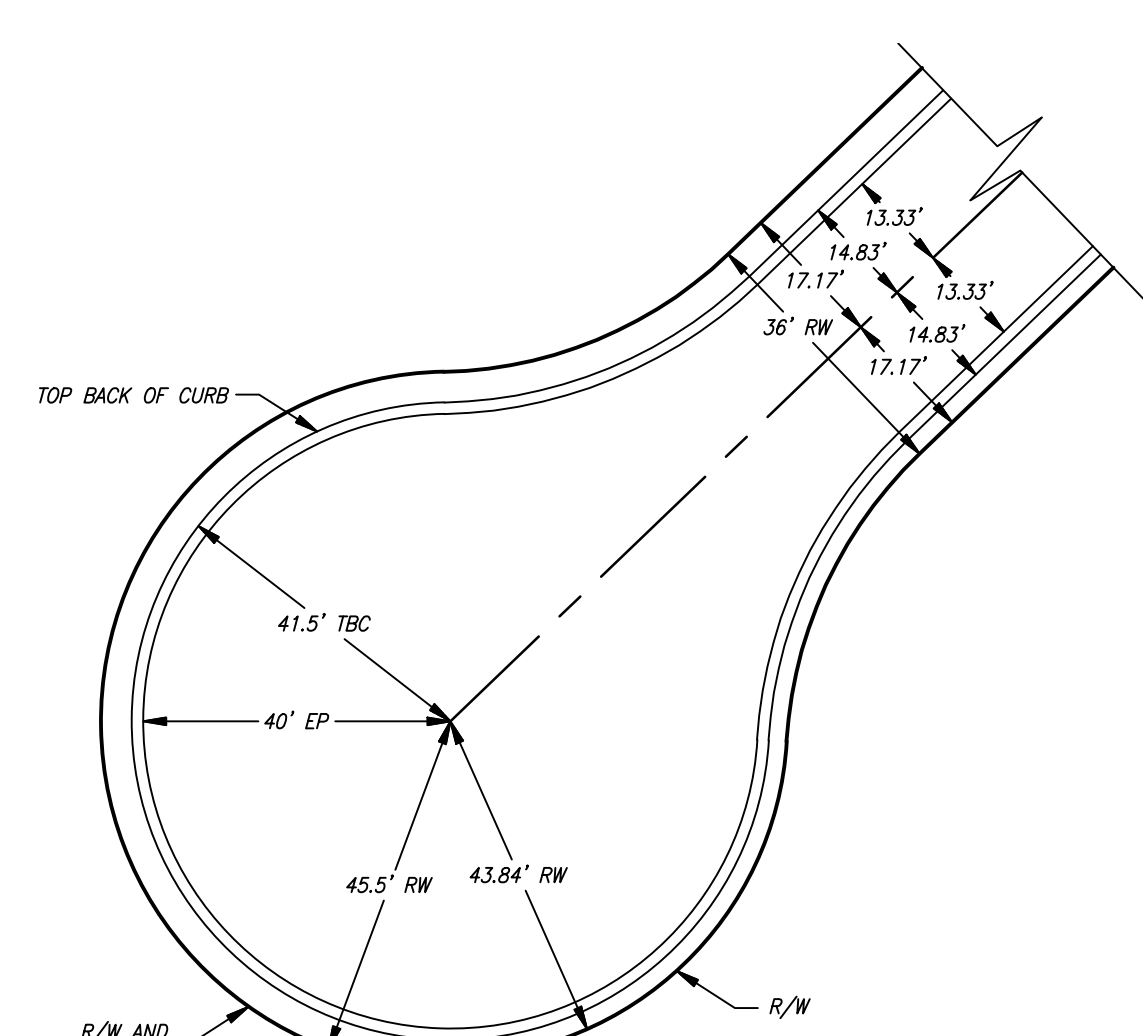


TYPICAL PLAN VIEW ENTRY ROAD
 SCALE: N.T.S.

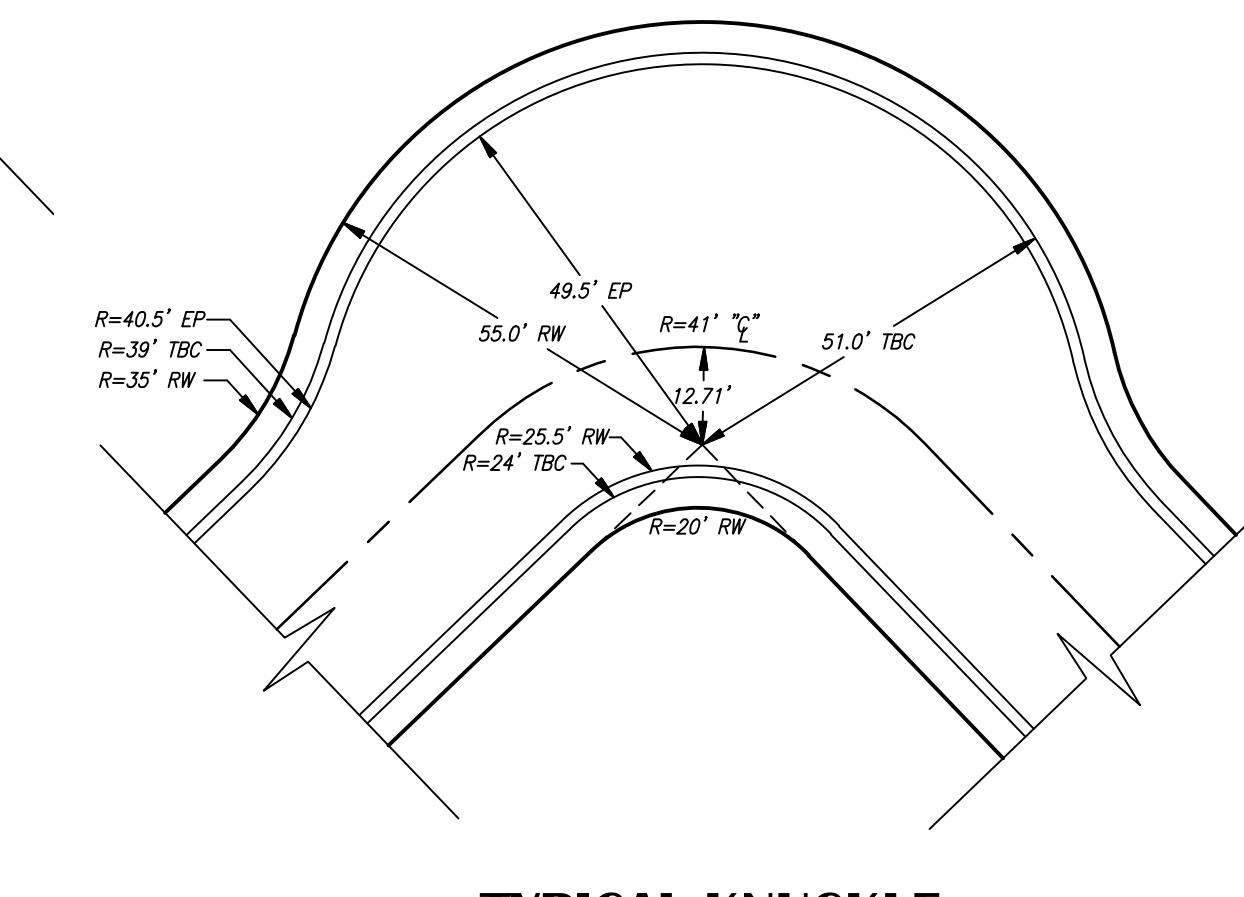
"B" STREET
 "G" STREET



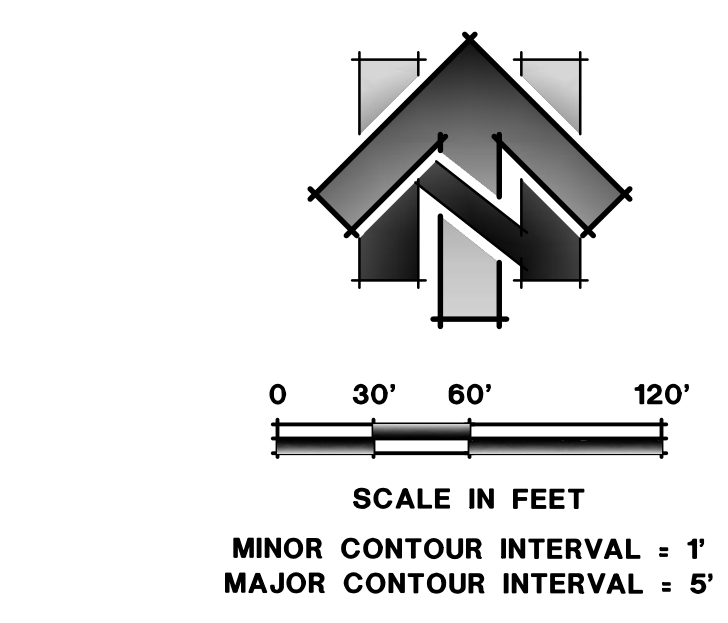
PLAN VIEW CUL-DE-SAC A, E, F
 SCALE: N.T.S.



PLAN VIEW CUL-DE-SAC D, C
 SCALE: N.T.S.



TYPICAL KNUCKLE
 SCALE: N.T.S.



SERRANO
 R.E.Y. ENGINEERS, Inc.
 Civil Engineers / Land Surveyors

