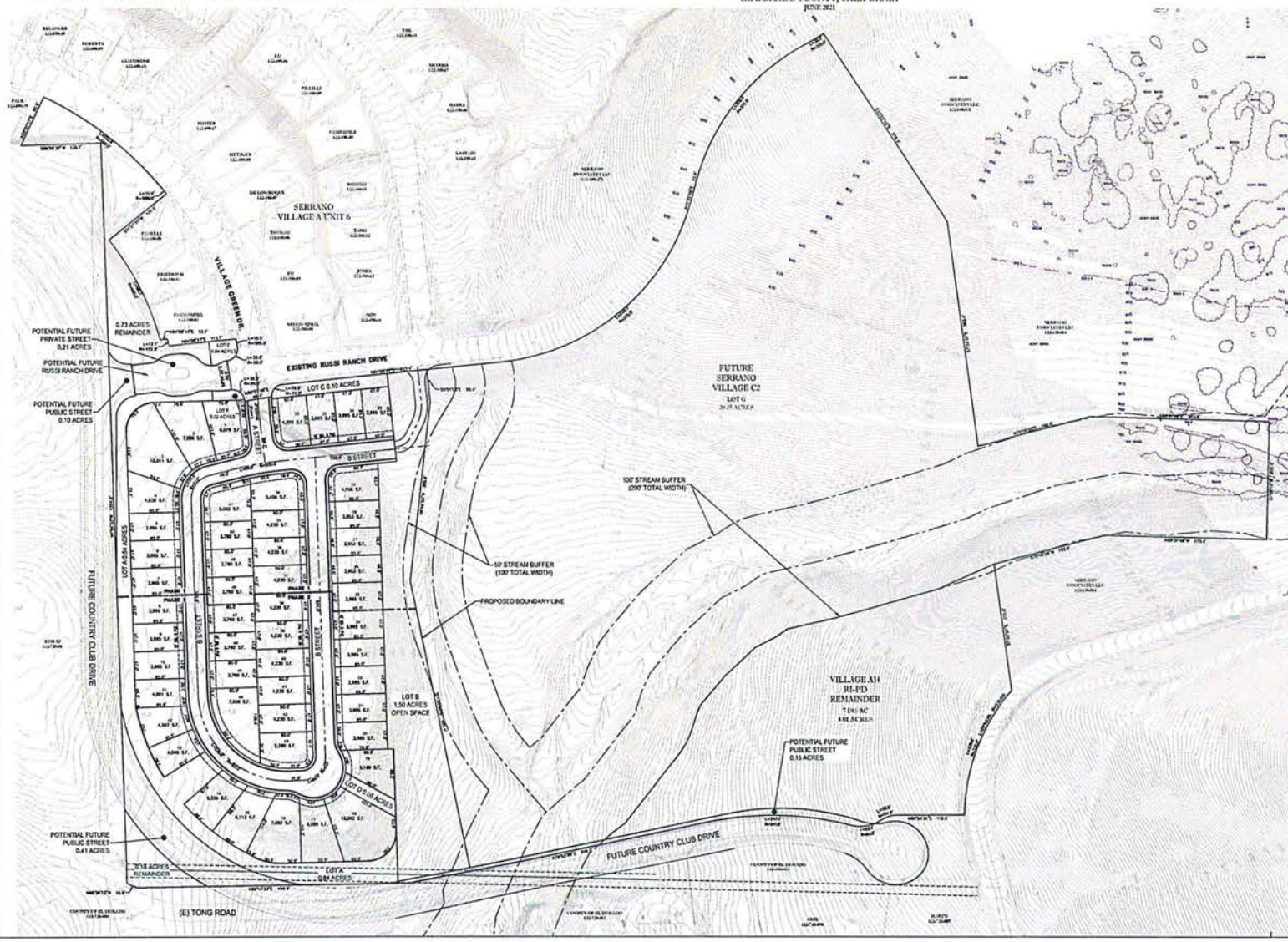


APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 Board of Supervisors
 DATE: September 28, 2021

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
 ASSESSOR'S PARCEL NUMBER: 120400000

DATE OF PREPARATION:
 JUNE 2021

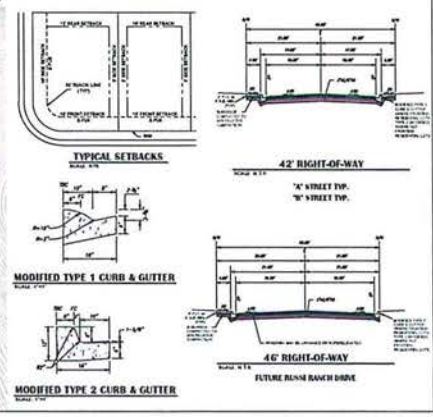
ENGINEER'S CERTIFICATE:
 I, THE ENGINEER, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA AND THAT I AM THE DESIGNER OF THE TENTATIVE MAP AND THE ENGINEERING THEREON.

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: 5.86 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): 0.84 ACRES
 LOT D (LANDSCAPE): 0.84 ACRES
 LOT E (LANDSCAPE): 0.84 ACRES
 LOT F (LANDSCAPE): 0.84 ACRES
 LOT G (FUTURE VILLAGE C2): 20.25 ACRES
 REMAINDER: 4.15 ACRES
 TOTAL: 35.78 ACRES

PROPOSED USE:
 R1 - SINGLE-FAMILY RESIDENTIAL
 R - LANDSCAPE LOTS (LOTS A, C, D, E, F)
 O - OPEN SPACE (LOT B)
 R - REMAINDER (LOT G)
 R - FUTURE VILLAGE C2 (LOT G)



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

BY Tiffany Schmid/dre
 EXECUTIVE SECRETARY



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

ENGINEER
 R.E.Y. ENGINEERS, INC.
 905 BUTTER STREET, SUITE 208
 FOLSOM, CA 95630

MAP SCALE
 1" = 40'

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

SOURCE OF TOPOGRAPHY
 AERIAL PHOTOGRAPHY

SECTION THROUGH S. RANCHO
 PUR OF SEC. 1, T. 14N., R. 12E., M. 36M
 ADJACENT'S PARCEL NUMBERS
 12040400

DATE OF PREPARATION
 JUNE 2021

EMERGENCY CONTACT
 TISSOT, JENNIFER
 916.438.1234

PROPOSED USE
 S1 - SINGLE FAMILY RESIDENTIAL
 S - LANDSCAPE LOTS (LOTS A, C, D, E, F)
 O - OPEN SPACE (LOT B)
 R - REMAINING LOTS
 F - FUTURE VILLAGE C2 (LOT G)

EXTRAJURISDICTIONAL ZONING
 EL DORADO HILLS SPECIFIC PLAN RP40
 PLANNING DEPARTMENT
 EL DORADO HILLS COMMUNITY
 SERVICES DEPARTMENT

SCHOOL DISTRICT
 4 THRU 5 - BUCCHE LARSON
 6 THRU 12 - EL DORADO UNION

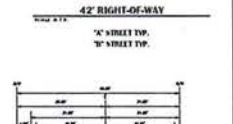
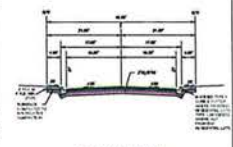
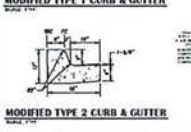
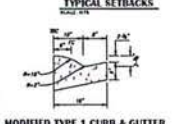
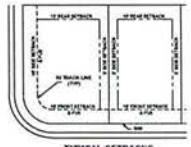
WATER, RECYCLED WATER SUPPLY & SEWAGE DISPOSAL
 EL DORADO IRRIGATION DISTRICT

FIRE PROTECTION
 EL DORADO HILLS FIRE DEPARTMENT

PROPOSED USE
 S1 - SINGLE FAMILY RESIDENTIAL

LOT SIZES
 AVERAGE LOT SIZE = 3,760 SF
 AVERAGE LOT SIZE = 4,784 SF
 MAXIMUM LOT SIZE = 15,392 SF

TOTAL AREA
 RESIDENTIAL LOTS 5.86 ACRES
 PUBLIC STREETS 1.80 ACRES
 PRIVATE STREETS 0.84 ACRES
 LOT A (LANDSCAPE) 0.31 ACRES
 LOT B (OPEN SPACE) 1.50 ACRES
 LOT C (LANDSCAPE) 0.10 ACRES
 LOT D (LANDSCAPE) 0.26 ACRES
 LOT E (LANDSCAPE) 0.26 ACRES
 LOT F (LANDSCAPE) 0.26 ACRES
 LOT G (FUTURE VILLAGE C2) 20.25 ACRES
 REMAINING LOTS 0.15 ACRES
 TOTAL 30.75 ACRES ±



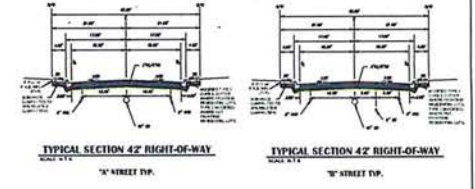
SERRANO VILLAGE A14

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

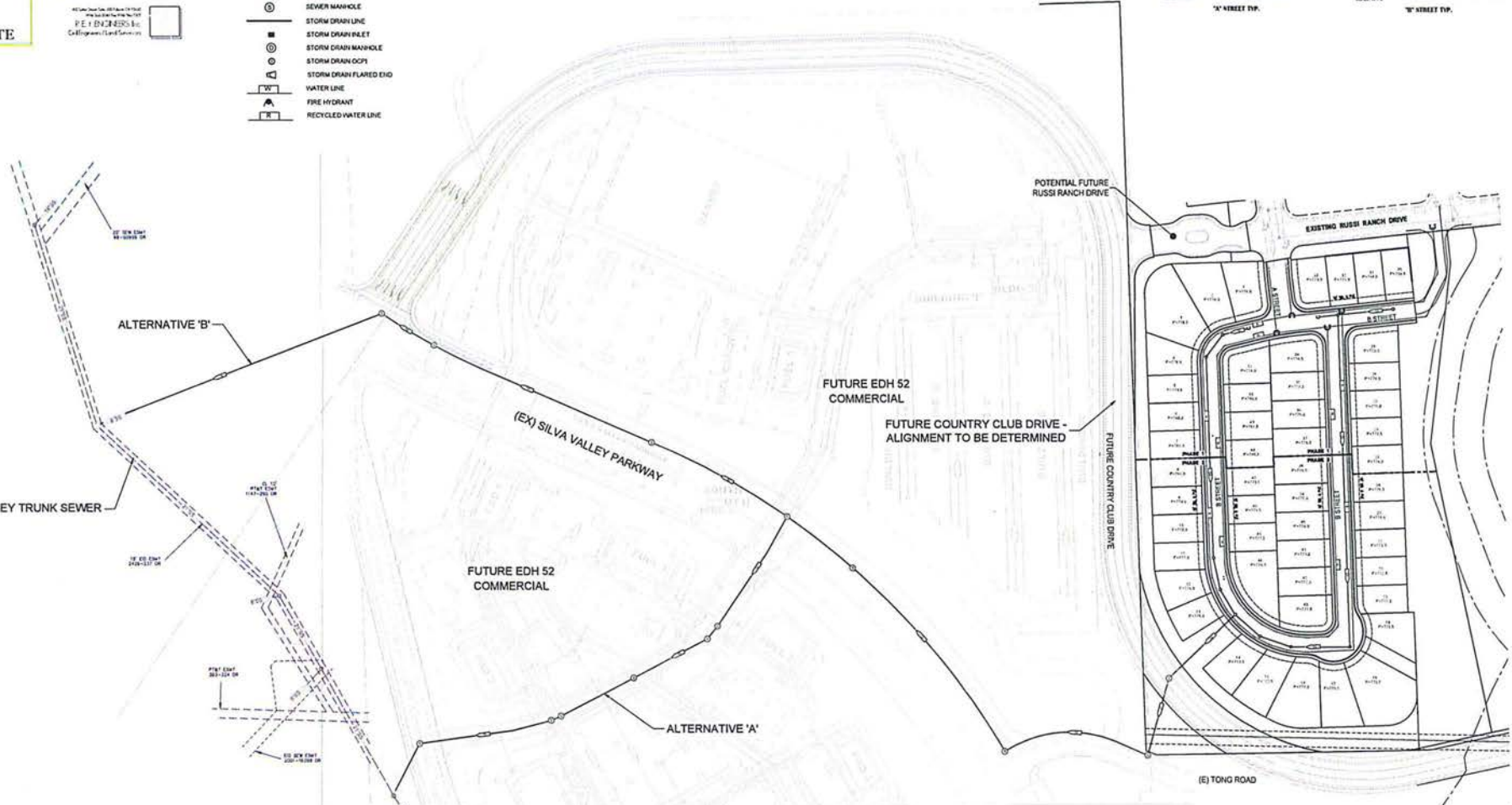


LEGEND
NOT TO SCALE FOR COUNTY

	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

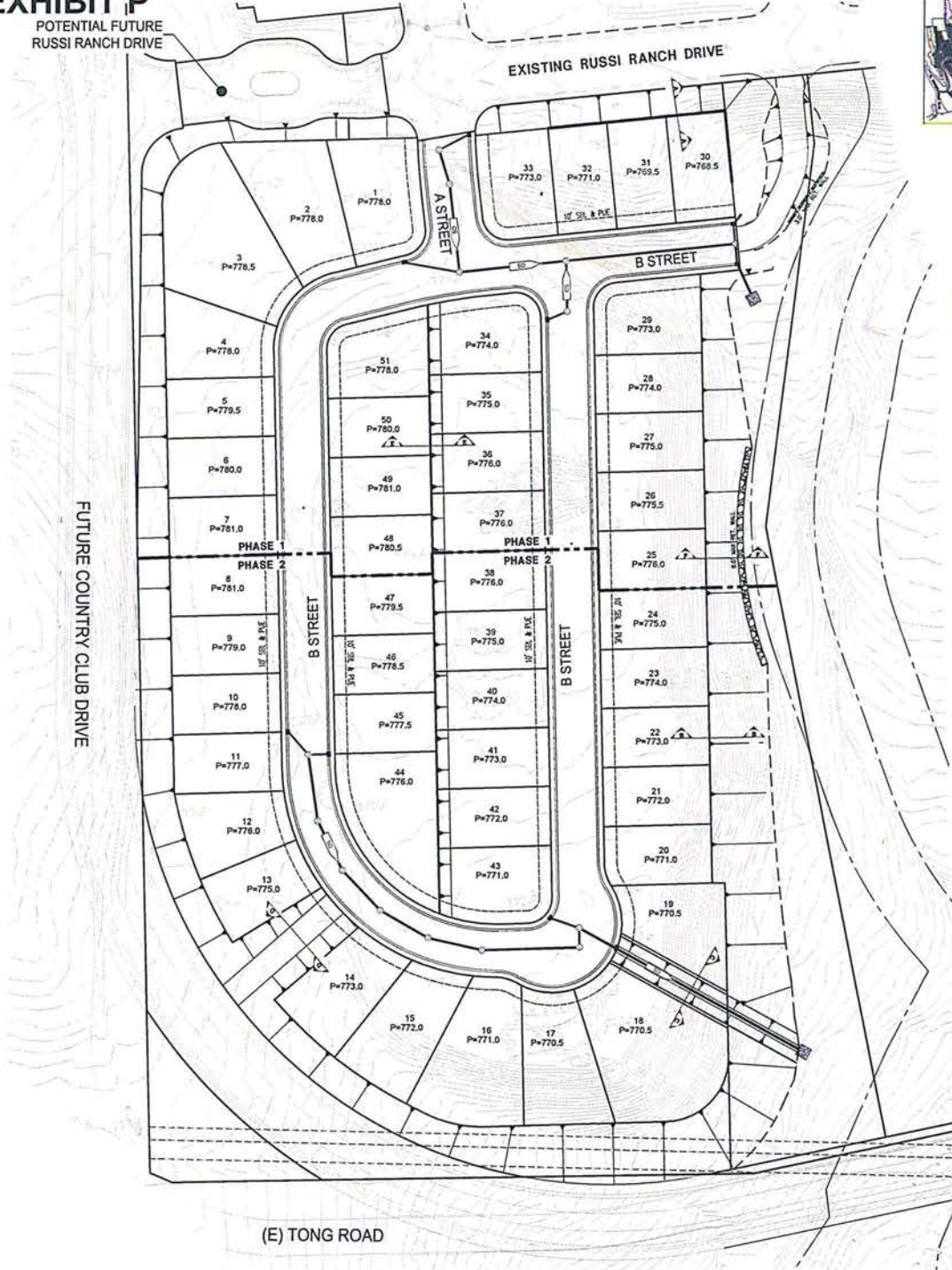
SERRANO VILLAGE A14

PD08-0004/TM08-1464

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

EXHIBIT P

POTENTIAL FUTURE
RUSSI RANCH DRIVE



NEIGHBORHOOD MAP



SCALE IN FEET
HORIZONTAL INTERVAL = 1" = 40'
VERTICAL INTERVAL = 1" = 4'

SERRANO

REYNOLDS & REYNOLDS
CALIFORNIA LICENSED SURVEYORS

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

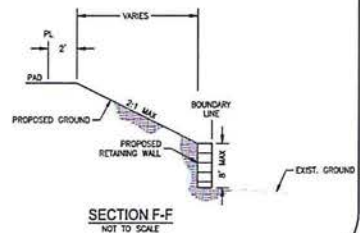
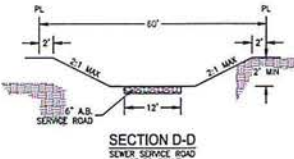
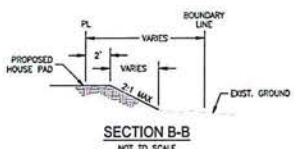
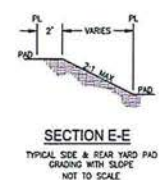
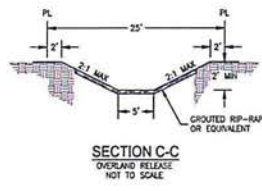
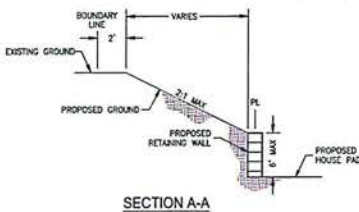
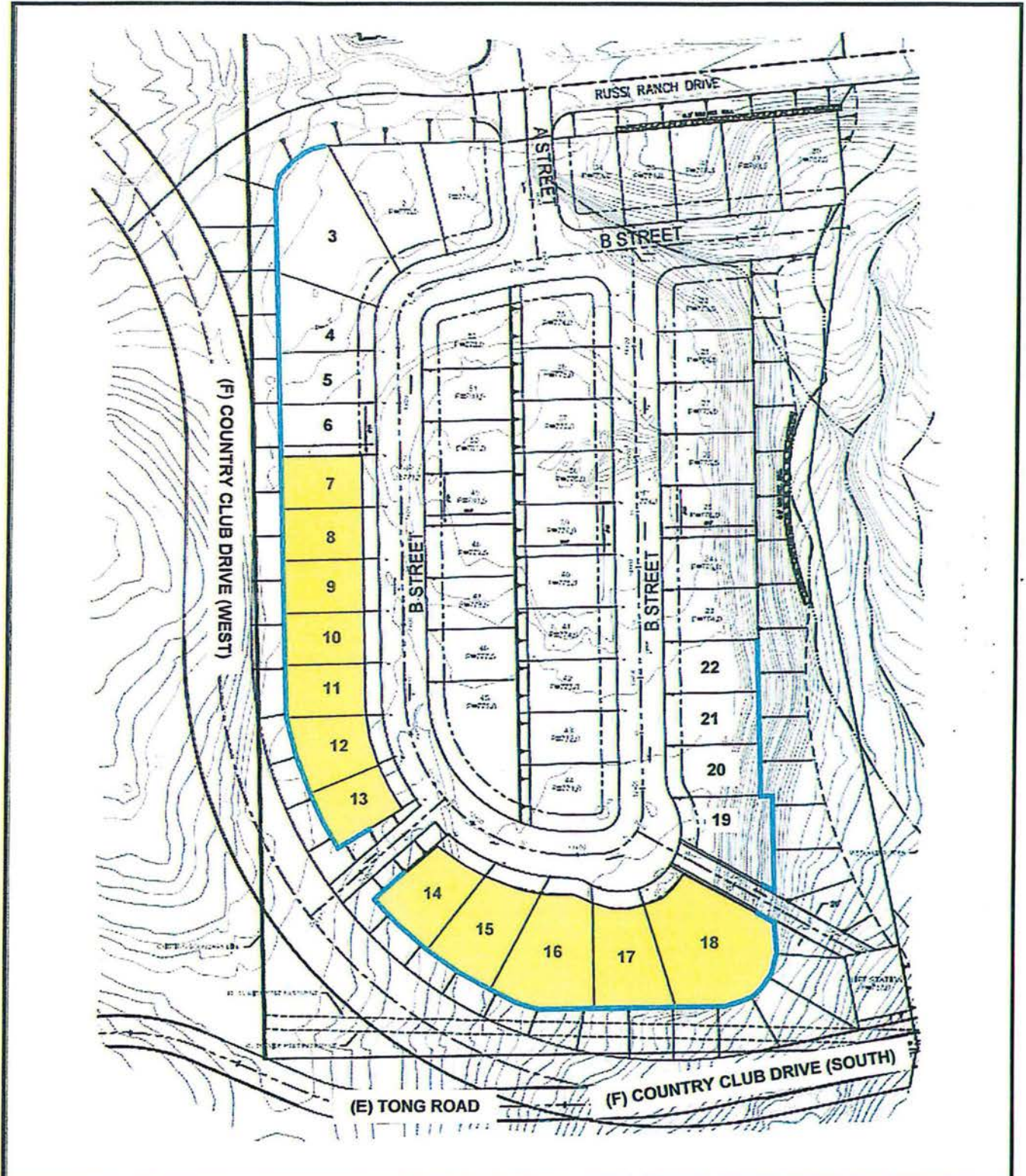


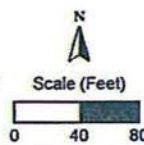
EXHIBIT Q - NOISE ASSESSMENT SOUND WALL EXHIBIT



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

