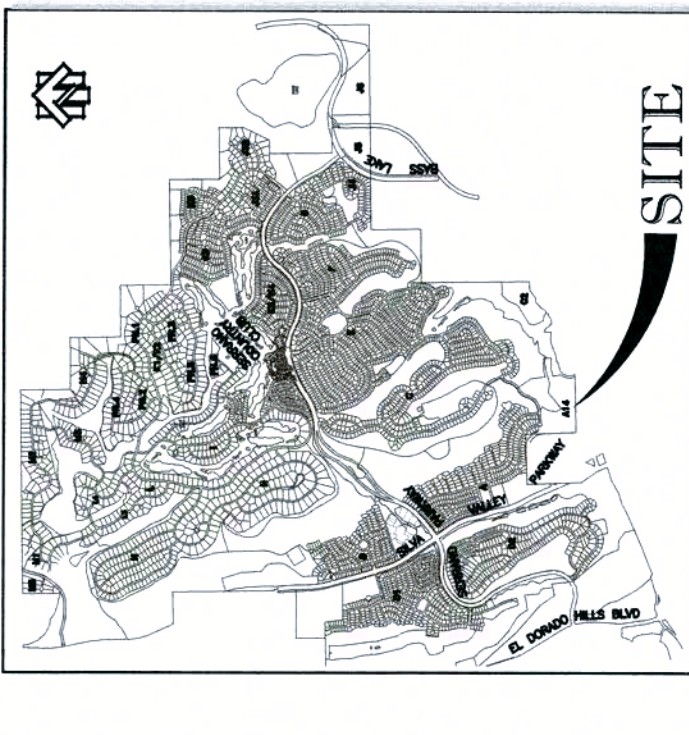
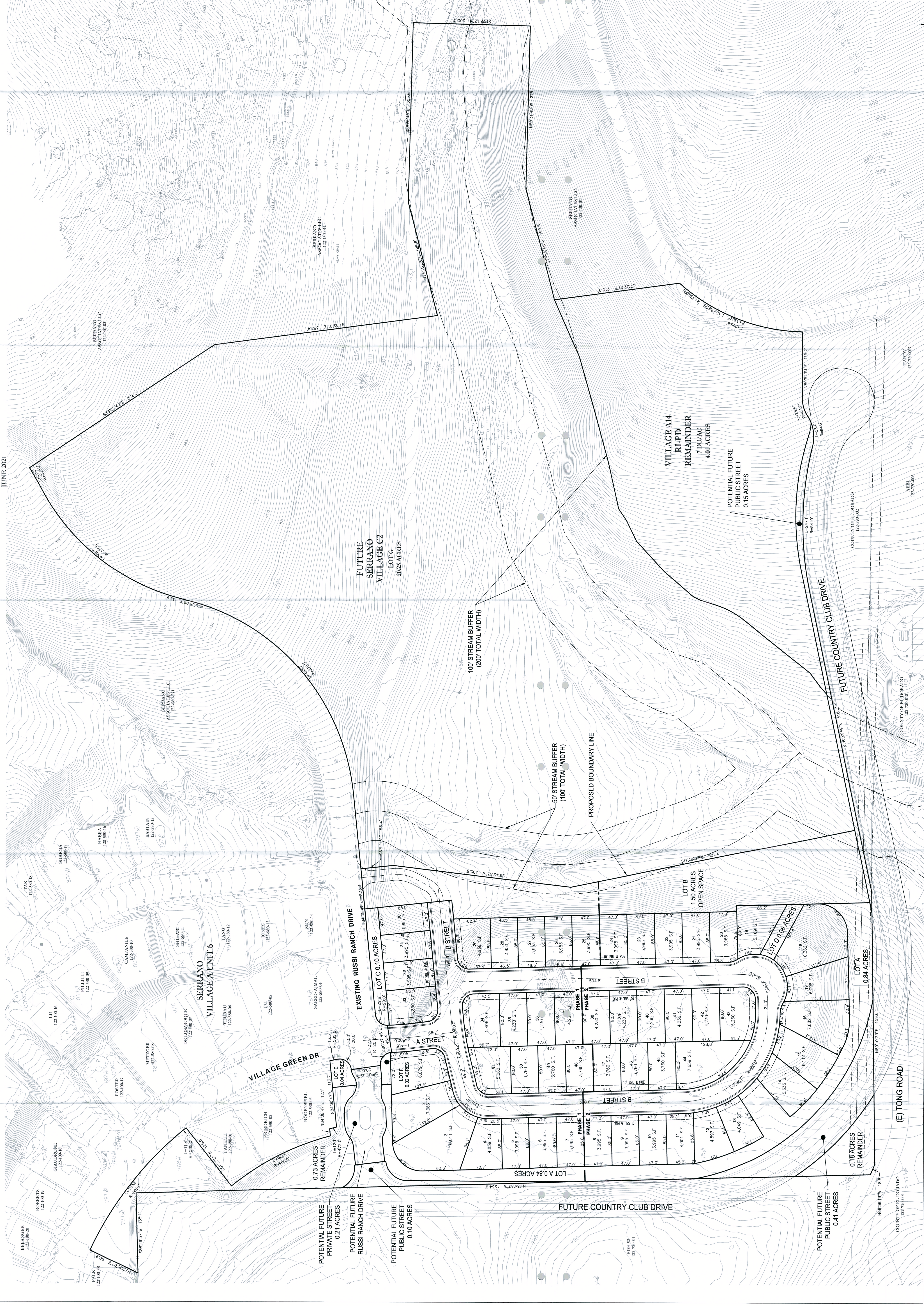


SERRANO VILLAGE A14

TENTATIVE SUBDIVISION MAP PORTION OF LOT B (SUB J-21)

EL DORADO COUNTY, CALIFORNIA

JUNE 2021



VICINITY MAP

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

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

MAP SCALE
1"=50'

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

SOURCE OF TOPOGRAPHY
AERIAL PHOTOGRAPHY

SECTION TOWNSHIP & RANGE
POR OF SEC. 1, 18N., R.8E., M.D.M

ASSESSOR'S PARCEL NUMBERS
122-590-003

DATE OF PREPARATION
JUNE 2021

ENGINEERS CERTIFICATE
I, THE ENGINEER, HAVE THE TITLE OF AS PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA, LICENSE NO. 44567, AND I AM A MEMBER OF THE CALIFORNIA BOARD OF PROFESSIONAL ENGINEERS. I HAVE EXAMINED THE RECORDS OF THE COUNTY OF EL DORADO, AND I HAVE FOUND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PHASING PLAN NOTICE
THIS PHASING PLAN IS A TENTATIVE SUBDIVISION MAP. IT IS NOT TO BE CONSIDERED A FINAL OFFICIAL RECORD. THE PHASING PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF EL DORADO COUNTY, CALIFORNIA. THE PHASING PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND THE BOARD OF SUPERVISORS OF EL DORADO COUNTY, CALIFORNIA.

APPROVAL/GENERAL DATE	
BOARD OF SUPERVISORS	
APPROVAL/GENERAL DATE	

EXISTING PROPOSED ZONING
EL DORADO HILLS SPECIFIC PLAN, R1-PD
PARK AND RECREATION
DORADO HILLS COMMUNITY SERVICES DISTRICT
SCHOOL DISTRICT
9 THRU 12 - EL DORADO UNION

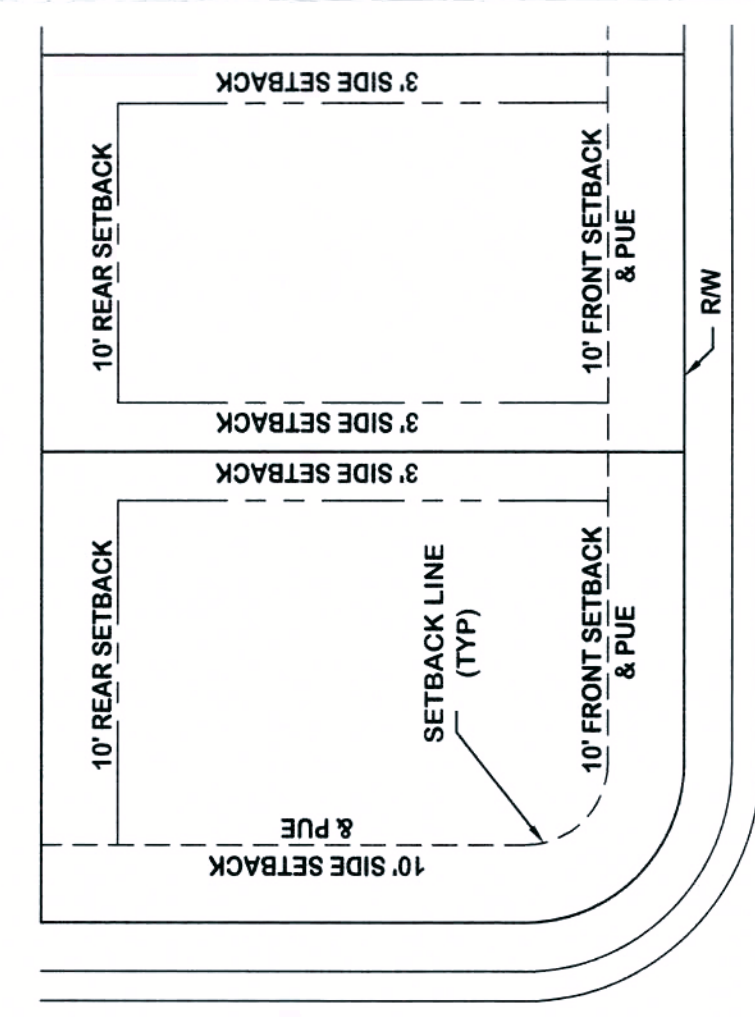
WATER, RECYCLED WATER SUPPLY & SEWAGE DISPOSAL
EL DORADO IRRIGATION DISTRICT
FIRE PROTECTION
EL DORADO HILLS FIRE DEPARTMENT

PROPOSED USE
51 - SINGLE FAMILY RESIDENTIAL

LOT SIZES
MINIMUM LOT SIZE - 3,799 SF
AVERAGE LOT SIZE - 4,766 SF
MAXIMUM LOT SIZE - 10,382 SF

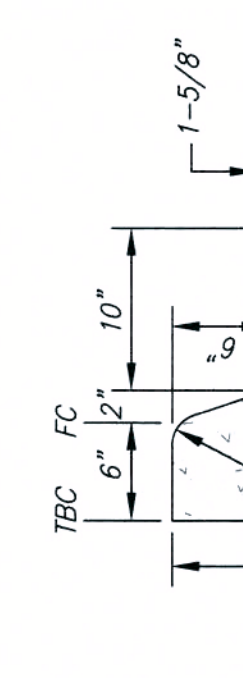
TOTAL AREA
RESIDENTIAL LOTS
PUBLIC STREETS
PRIVATE STREETS
LOT B (OPEN SPACE)
LOT C (LANDSCAPE)
LOT D (LANDSCAPE)
LOT E (LANDSCAPE)
LOT F (LANDSCAPE)
LOT G (FUTURE VILLAGE C2)
REMAINDER
TOTAL
5.59 ACRES
1.60 ACRES
0.66 ACRES
0.21 ACRES
1.50 ACRES
0.19 ACRES
0.06 ACRES
0.06 ACRES
0.06 ACRES
20.25 ACRES
4.92 ACRES
35.78 ACRES +/-

PROPOSED USE
51 - SINGLE FAMILY RESIDENTIAL
5 - LANDSCAPE LOTS (A,C,D,E & F)
1 - OPEN SPACE (LOT B)
3 - REMAINDER LOTS
1 - FUTURE VILLAGE C2 (LOT G)

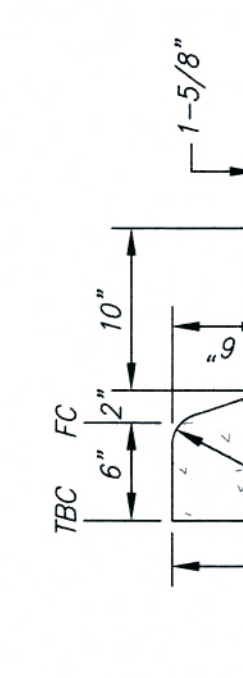


TYPICAL SETBACKS
SCALE: N.T.S.

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



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



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



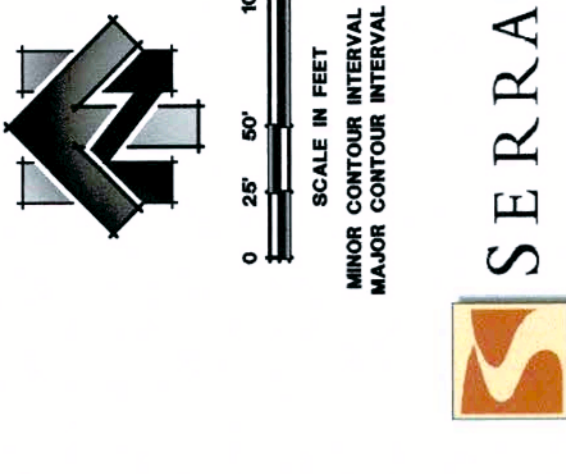
46' RIGHT-OF-WAY
SCALE: N.T.S.



SERRANO VILLAGE A14

TENTATIVE SUBDIVISION MAP
PORTION OF LOT B (SUB. J-21)
EL DORADO COUNTY, CALIFORNIA

JUNE 2021



OWNER/APPLICANT
SERRANO ASSOCIATES, LLC
10000 SERRANO AVENUE, SUITE 100
EL DORADO HILLS, CA 95762

ENGINEER
SERRANO ASSOCIATES, LLC
905 SUTTER STREET, SUITE 200
FOLSOM, CA 95630

MAP SCALE
1"=50'

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

SECTION TOWNSHIP & RANGE
POR OF SEC. 1, T. 8N., R. 8E., M. 4M

ASSESSOR'S PARCEL NUMBERS
122-590-003

DATE OF PREPARATION
JUNE 2021

ENGINEER'S CERTIFICATE
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA, HAVE EXAMINED THE ABOVE TITLED MAP AND CERTIFY THAT THE SAME IS A TRUE AND CORRECT REPRESENTATION OF THE INFORMATION FURNISHED TO ME BY THE APPLICANT AND THAT THE SAME COMES WITHIN THE SCOPE OF MY LICENSE AND THE REQUIREMENTS OF THE CALIFORNIA SUBDIVISION MAP ACT.

PHASING PLAN NOTICE
THIS MAP IS A TENTATIVE SUBDIVISION MAP AND IS NOT TO BE USED FOR CONVEYANCE OF ANY INTEREST IN REAL PROPERTY UNLESS IT IS FIRST APPROVED BY THE COUNTY OF EL DORADO.

EXISTING/PROPOSED ZONING
EL DORADO HILLS SPECIFIC PLAN, RI-PD
PARK AND RECREATION
EL DORADO HILLS COMMUNITY SERVICES DISTRICT

SCHOOL DISTRICT
K THRU 8 - BUCKEYE UNION
9 THRU 12 - EL DORADO UNION

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

FIRE PROTECTION
EL DORADO HILLS FIRE DEPARTMENT

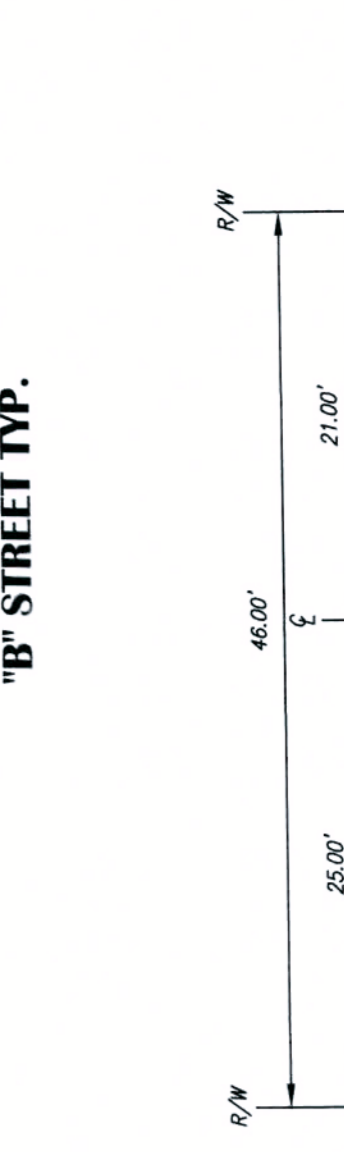
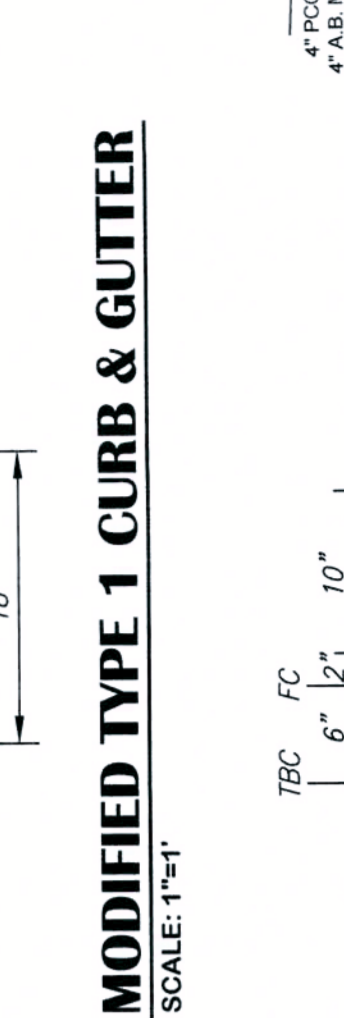
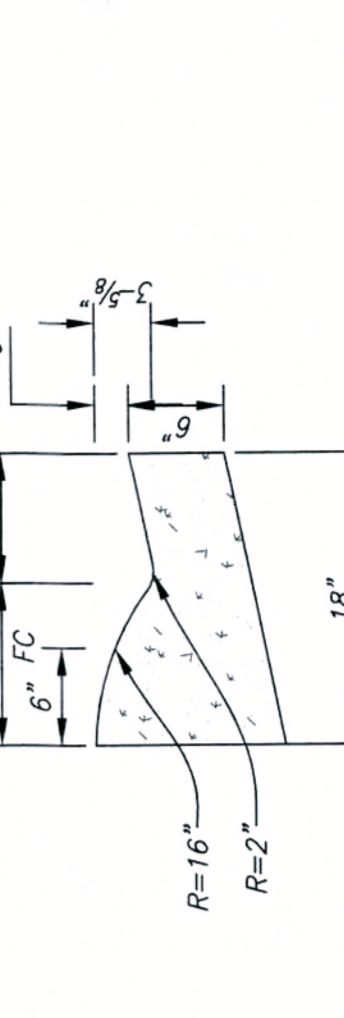
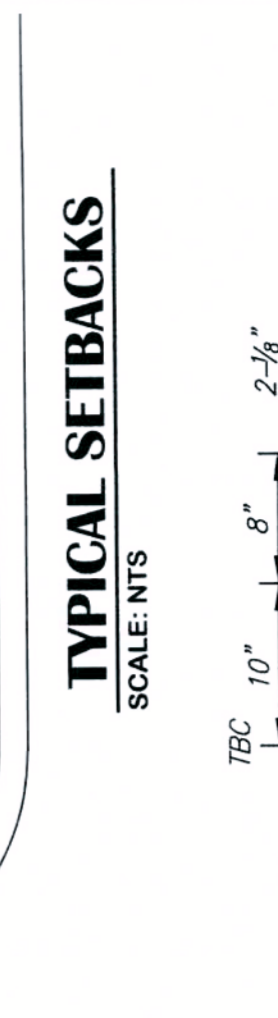
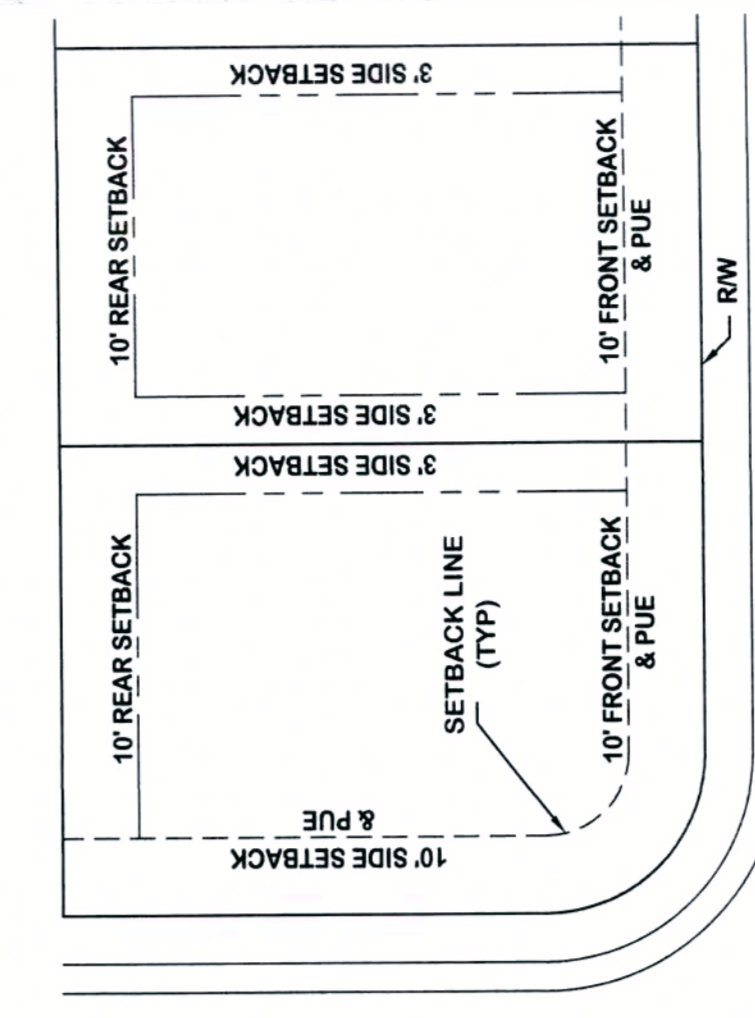
PROPOSED USE
S1 - SINGLE FAMILY RESIDENTIAL

LOT SIZES
AVERAGE LOT SIZE - 3,769 SF
MAXIMUM LOT SIZE - 10,362 SF

TOTAL AREA

RESIDENTIAL LOTS	5.59 ACRES
RESIDENTIAL STREETS	1.60 ACRES
PUBLIC STREETS	0.66 ACRES
PRIVATE STREETS	0.21 ACRES
LOT A (OPEN SPACE)	0.21 ACRES
LOT B (LANDSCAPE)	1.50 ACRES
LOT C (LANDSCAPE)	0.10 ACRES
LOT D (LANDSCAPE)	0.06 ACRES
LOT E (LANDSCAPE)	0.06 ACRES
LOT F (LANDSCAPE)	0.06 ACRES
LOT G (FUTURE VILLAGE C2)	20.25 ACRES
REMAINDER	4.92 ACRES
TOTAL	35.78 ACRES +/-

PROPOSED USE
S1 - SINGLE FAMILY RESIDENTIAL
S1 - OPEN SPACE LOTS (A, C, D, E, & F)
1 - REMAINDER LOTS
1 - FUTURE VILLAGE C2 (LOT G)



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

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

FUTURE RUSSI RANCH DRIVE

FUTURE COUNTRY CLUB DRIVE

(E) TONG ROAD