OWNERS OF RECORD TENTATIVE MAP MIN NAN TSENG & GERI CHI CHEN 4738 SAINT ANDREWS DRIVE STOCKTON, CA 95219 SARATOGA ESTATES **APPLICANT** RENASCI DEVELOPMENT 28118 AGOURA ROAD, SUITE 105 PROJECT PORTION OF SECTIONS 3 & 10 T.9 N., R. 8 E, MDM AGOURA HILLS, CA 91301 **ENGINEER** COUNTY OF EL DORADO STATE OF CALIFORNIA AUGUST, 2015 Cta III Engineering & Surveying Civil Engineering ■ Land Surveying ■ Land Planning 3233 Monier Circle, Rancho Cordova, CA 95742 VICINITY MAP NOT TO SCALE MAP SCALE REVISED EXHIBIT F 1" = 100' LEGEND CONTOUR INTERVAL CONTOUR INTERVAL = 5 FOOT SOURCE OF TOPOGRAPHY AERIAL PHOTOGRAPHY SECTION, TOWNSHIP and RANGE EXISTING WETLANDS PORTION OF S. 1/2 OF SECTION 3 & 7416 SF 7186 S PORTION OF N. 1/2 OF SECTION 10 T.9 N., R. 8 E., M.D.M ASSESSOR'S PARCEL NUMBERS LOT B A.P.N. 120-070-02 PROPOSED ZONING 182 7322 SF 120' PRESENT ZONING 7787 SF TOTAL AREA 121.28 ACRES TOTAL NUMBER OF PARCELS 208 7213 SF 139 6760 SF 317 - RESIDENTIAL LOTS.. 176 133 7481 SF 308 7201 SF 140 6793 SF 12 - OPEN SPACE & LANDSCAPE LOTS (35%)......41.86 AC JENKINS G 40 E STREET 072-249-48 | 072-249-49 142 PROMONTORY OPEN SPACE MINIMUM LOT AREA 144/ 6490 SF 6,000 SQUARE FEET WATER SUPPLY and **6974 SF** SEWAGE DISPOSAL EL DORADO IRRIGATION DISTRICT 126 PROPOSED STRUCTURAL 40 F STREET 148 6932 SF RUSSELL-PROMONTORY LLC. FIRE PROTECTION 124-400-02 120-512-07 1/49/ EL DORADO HILLS COUNTY WATER DISTRICT 123 1120-511-18 167 DATE OF PREPARATION / 151 12744 SF DECEMBER, 2015 220 7080 SF PHASING PLAN NOTICE 121 | 120 | 119 💂 **7366** SF 122' 7362\SF PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO 7367 SF DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED 9264 SF 8312 SF 9646 SF MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT 293 8142 SF 7353 SF SECTION 66456.1) KOONTZ YOKO LOT G 4934/SF 7349 SF G STREET 40 292 13684 SF 229' WAY 6186 SF ENGINEER'S CERTIFICATE 7348 SF 120 ACCOSTA R 161 1,4518 SF 120-511-13 6521 SF LOT F 290 072-250-59 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND SETBACK \8041\SF DEVELOPMENT KNOWN AS "SARATOGA ESTATES" HAS BEEN DESIGNED IN 6777 SF 6158 SF \16906 SF 289 6120 SF ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY 6220\SF,\\ THE COUNTY OF EL DORADO. 8759 SF 288 6120 SF 227 17896 SF 158 81 6110 SF 37 120-1511-11 10645 SF 287 9123 SF 6002 SF 17928 SF 229 6104 SF 3 120 -511-10 8999 SF OLGA SCIOLRELLI R.C.E. 71204 DATE 285 17341 SF 6002 SF HONG 6397 SF 284)7**|**2-250-66 1120-1511-09 40 6002 SF R=200' 19140 SF 283 7243 SF 7690 SF 249 / . 16058 SF 7150 SF 112 J7**1**2-250-69 7227 SF 128 89 6130 SF 6279 SF 279 6000 SF 6099 SF 236 6000 SF 258 93 🗴 6571 SF/ \$\frac{1}{263} 262 261 260 259 \text{ } 106 \frac{7236 SF}{7236 SF} 6123 ŞF 10777 SF 9867 SF 7335 SF 7517 SF 7689 SF 7 105 274 96 6000 SF PARK C STREET TYPICAL BUILDING SETBACKS LOT\I ONE-FAMILY RESIDENTIAL (R1 PD) 104 103 102 101 100 99 6132 SF 6138 SF 6138 SF 6256 SF 6044 £ LOTA ACCESS AND UTILITY EASEMENT PER 3296 O.R. 306 OUT ACCESS ONLY (P) OPEN BOTTOM — CROSSING (P) OPEN BOTTOM 60' WIDE NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENT PER 2550 O.R. 390 LOT M 750.82 1000.50 (E) COUNTY RW 60' R/W PLANNING COMMISSION 40' R/W 100' R/W APPROVAL/DENIAL DATE 14.5' 14.5' BOARD OF SUPERVISORS APPROVAL/DENIAL DATE 3" AC 8" TYPE II AB - 3" AC 8" TYPE II AB BARRIER CURB (TYP)~ TYPE E AC DIKE~ CURB & GUTTER - PER GEOTECHNICAL ENGINEER TYPICAL CROSS SECTION WILSON BOULEVARD SARATOGA WAY (INTERNAL SUBDIVISION STREETS) 60' RIGHT OF WAY *(TYPE 2) VERTICAL CURB & Civil Engineering Land Surveying Land Planning 100' RIGHT OF WAY GUTTER AT OPEN SPACE 3233 Monier Circle, Rancho Cordova, CA 95742 **I STREET SIDEWALK NORTH SIDE T (916) 638-0919 = F (916) 638-2479 = www.ctaes.net SCALE: 1"=10' *** M STREET FROM SARATOGA TO C STREET SIDEWALK WEST SIDE SIDE ONLY. THIS SECTION SHALL BE 6' WIDE (FC-BW)