

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

Category	Area
TOTAL AREA	21.63 Acres
RESIDENTIAL LOTS	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

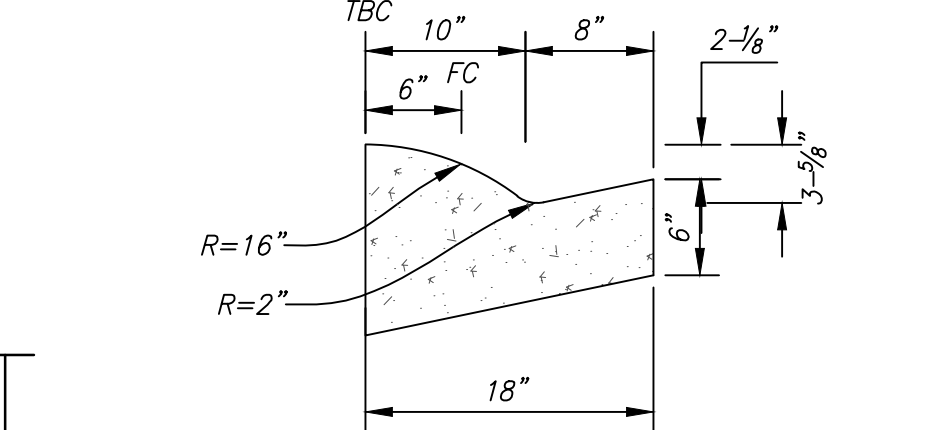
SCHOOL DISTRICT
 RESCUE UNION SCHOOL DISTRICT

DATE OF PREPARATION
 APRIL 5, 2016

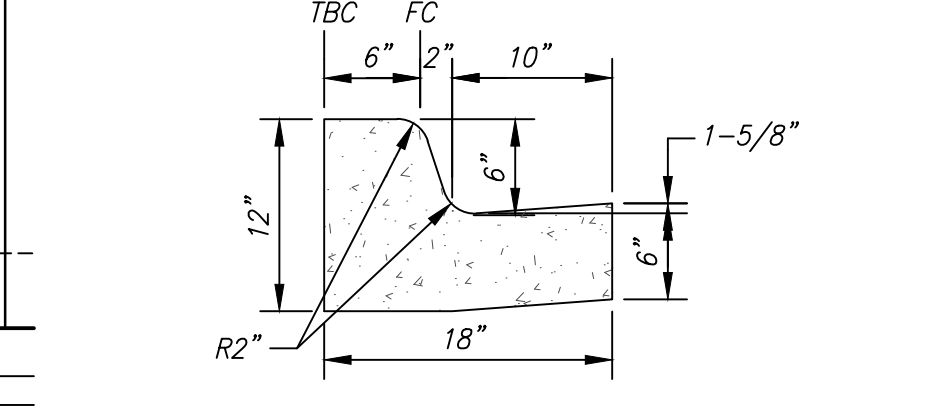
ENGINEERS CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE
 THE LAND DEVELOPMENT KNOWN AS VILLAGE J5 & J6 OF THE
 "EL DORADO HILLS" SPECIFIC PLAN HAS BEEN DESIGNED IN
 ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES
 ESTABLISHED BY THE COUNTY OF EL DORADO.

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
 66466.1)

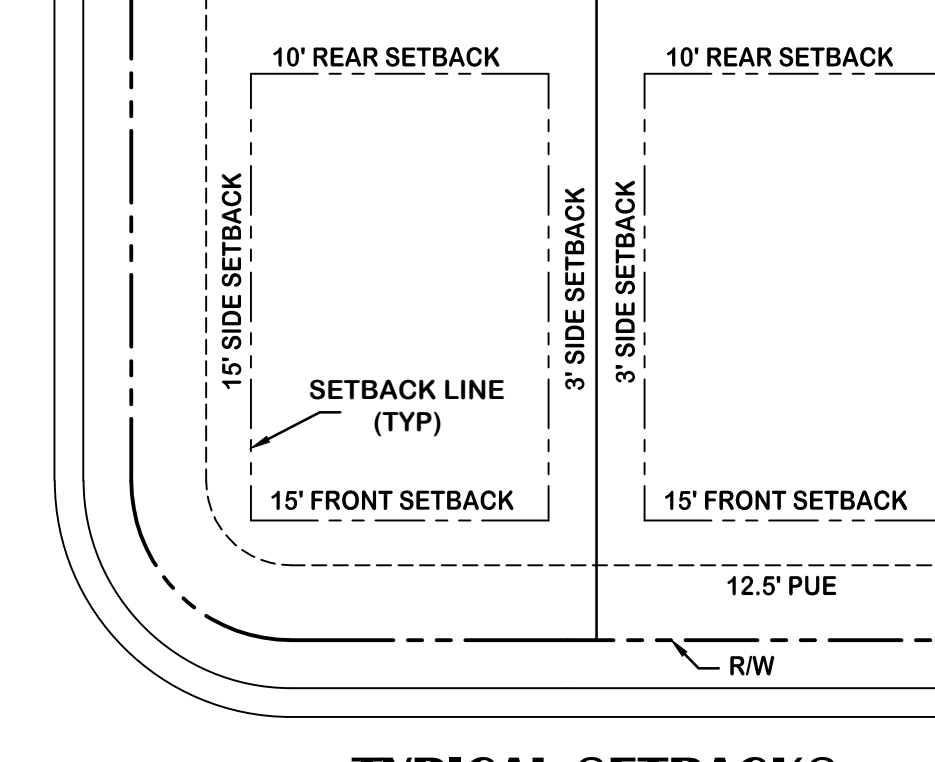
PLANNING COMMISSION: _____
 APPROVAL/DENIAL DATE: _____
 BOARD OF SUPERVISORS: _____
 APPROVAL/DENIAL DATE: _____



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



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

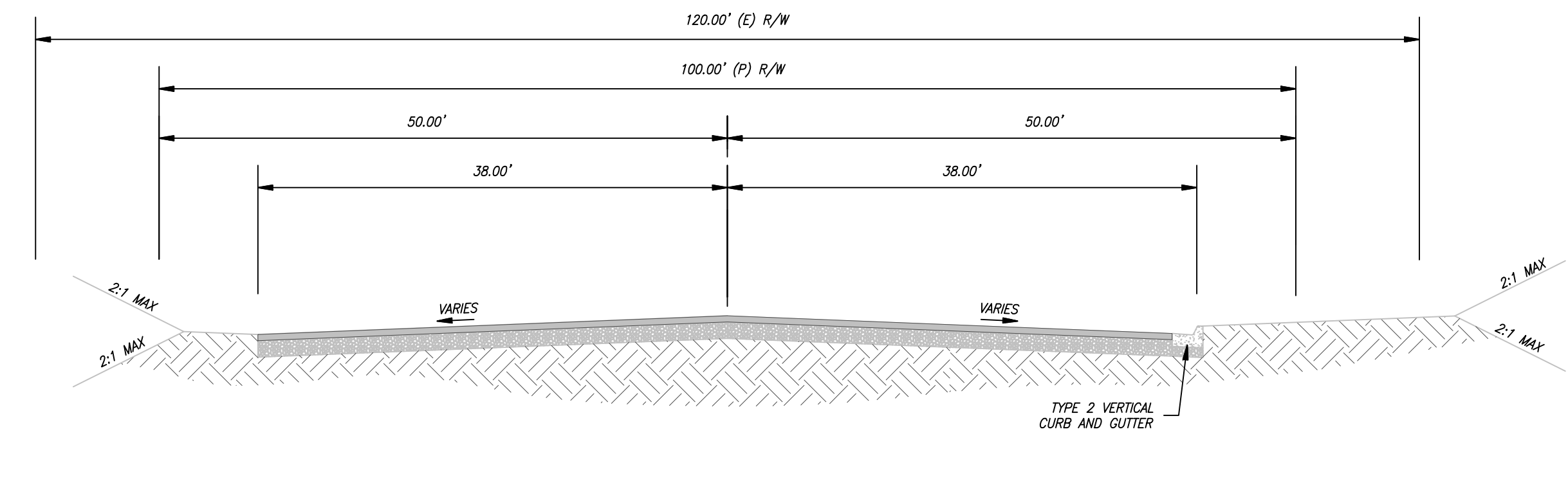


TYPICAL SETBACKS
 SCALE: N.T.S.

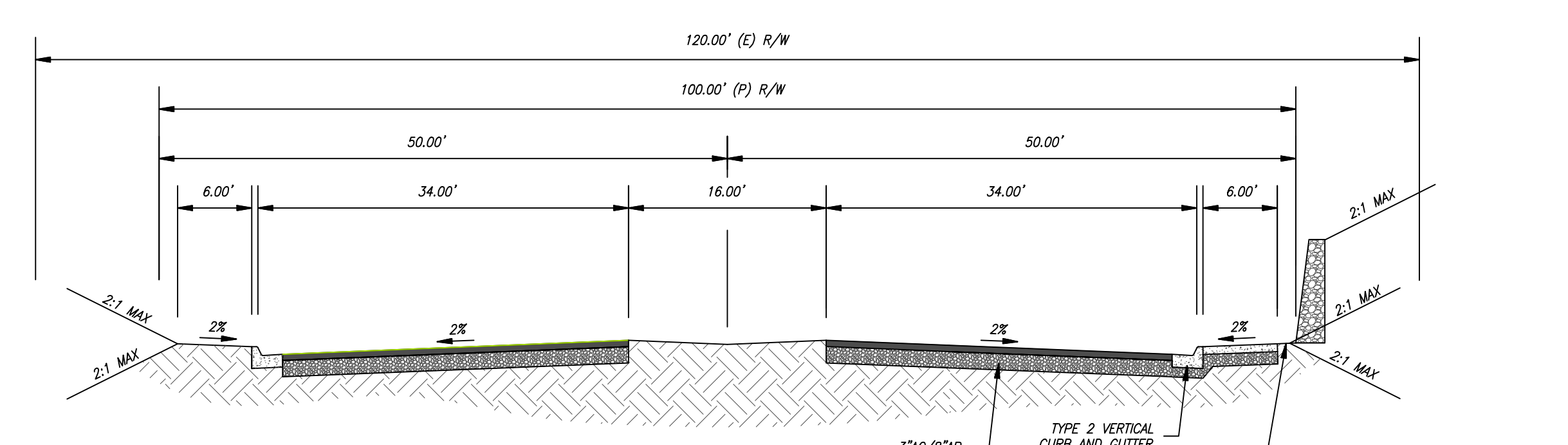
SERRANO VILLAGE J5 & J6

TENTATIVE SUBDIVISION MAP

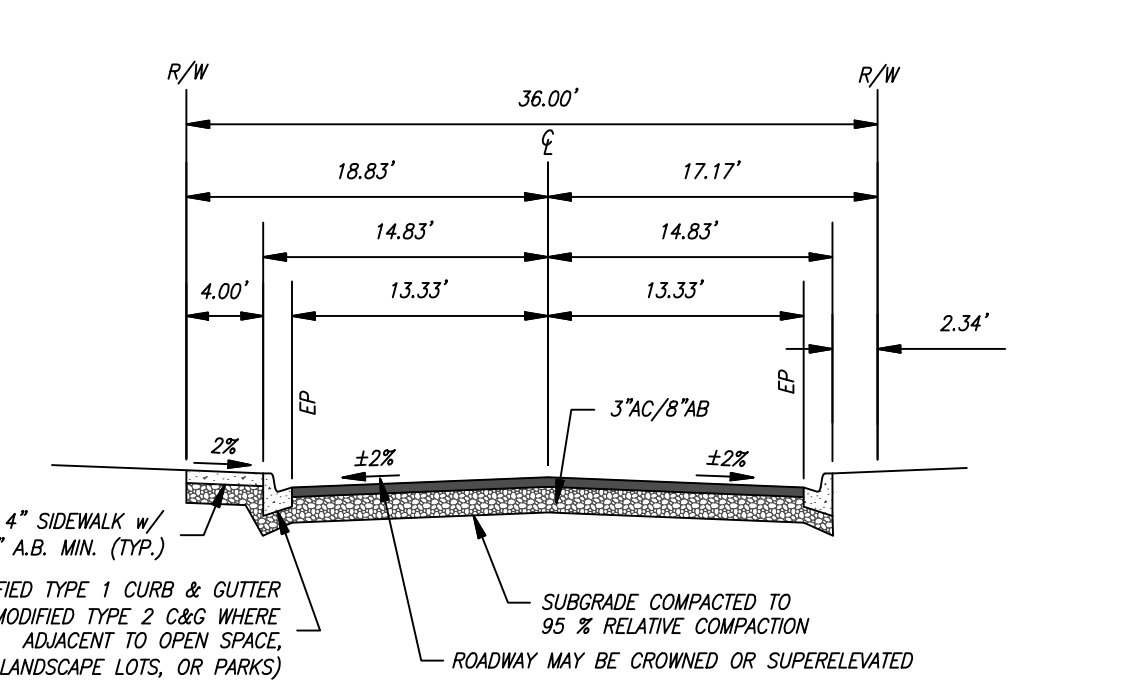
EL DORADO COUNTY SEPTEMBER 2016 CALIFORNIA



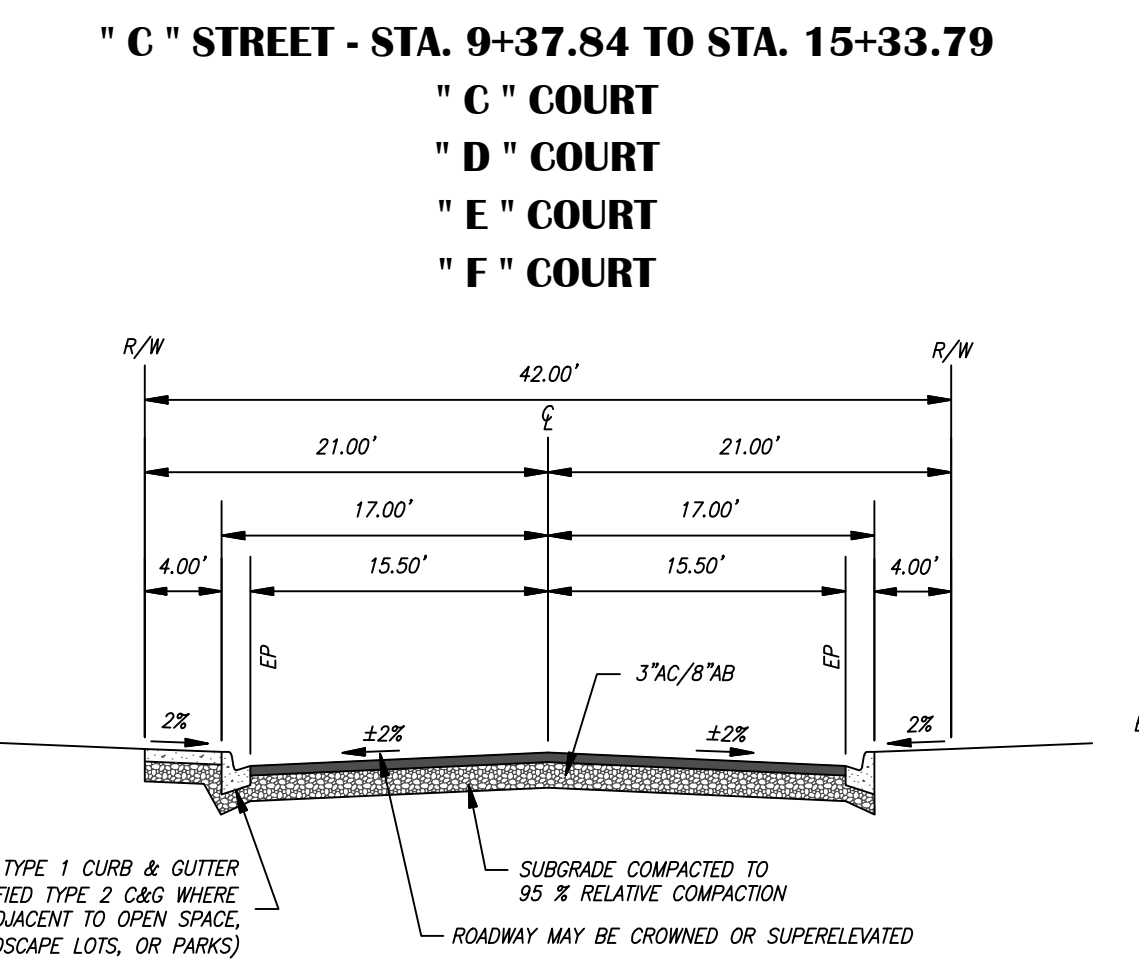
EXISTING BASS LAKE ROAD TYPICAL STREET SECTION
 SCALE: N.T.S.



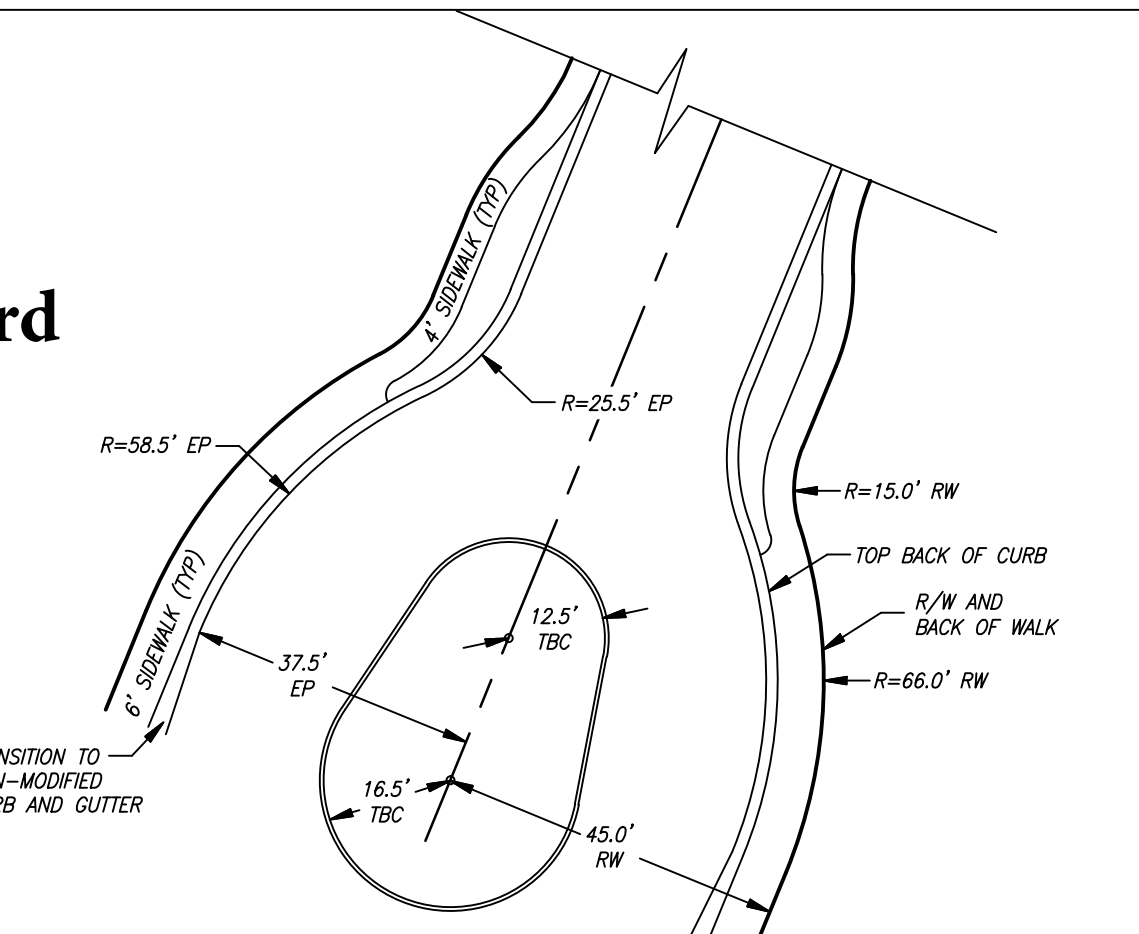
FUTURE BASS LAKE ROAD TYPICAL STREET SECTION
 SCALE: N.T.S.



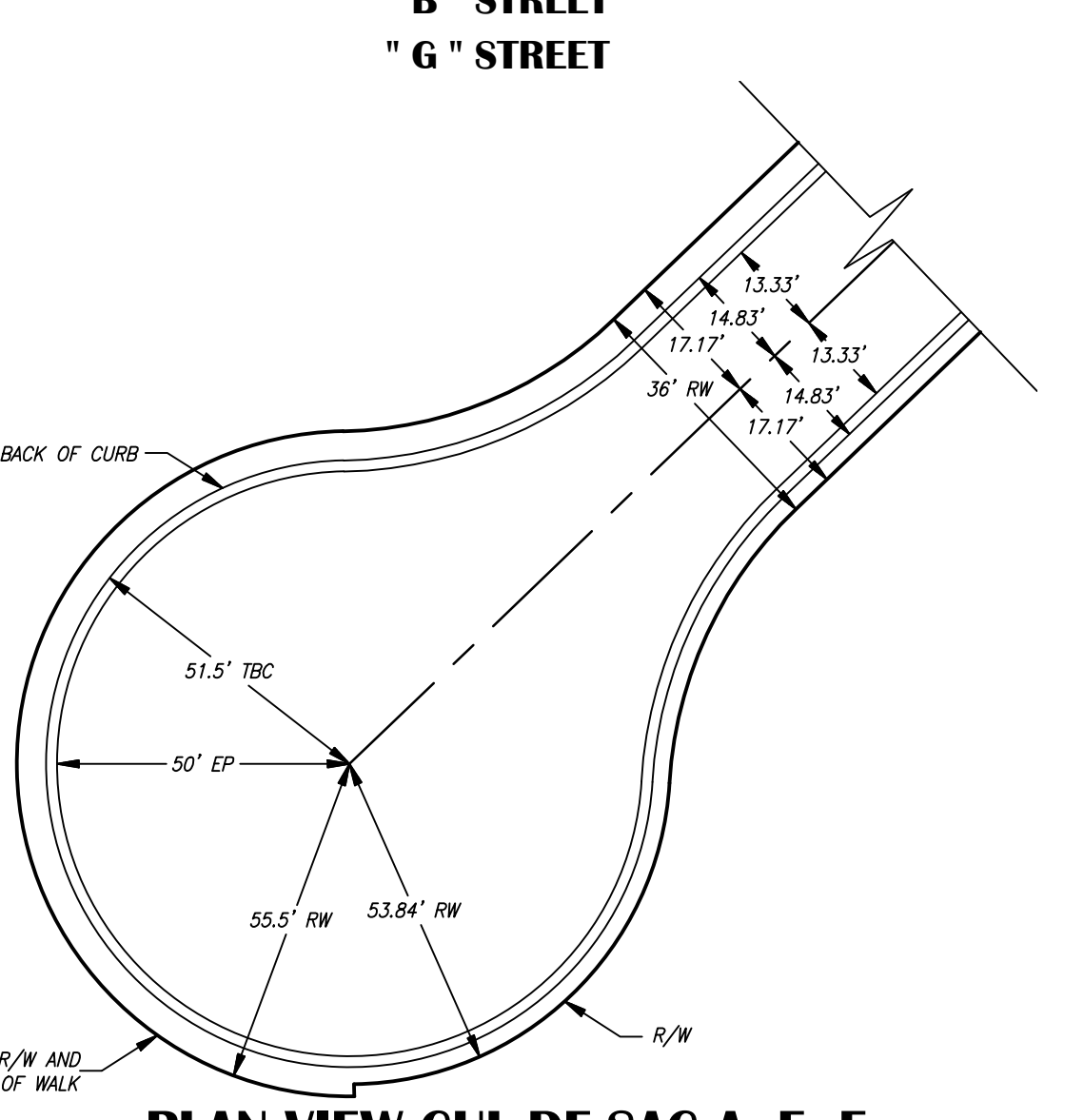
36' RIGHT-OF-WAY
 SCALE: N.T.S.



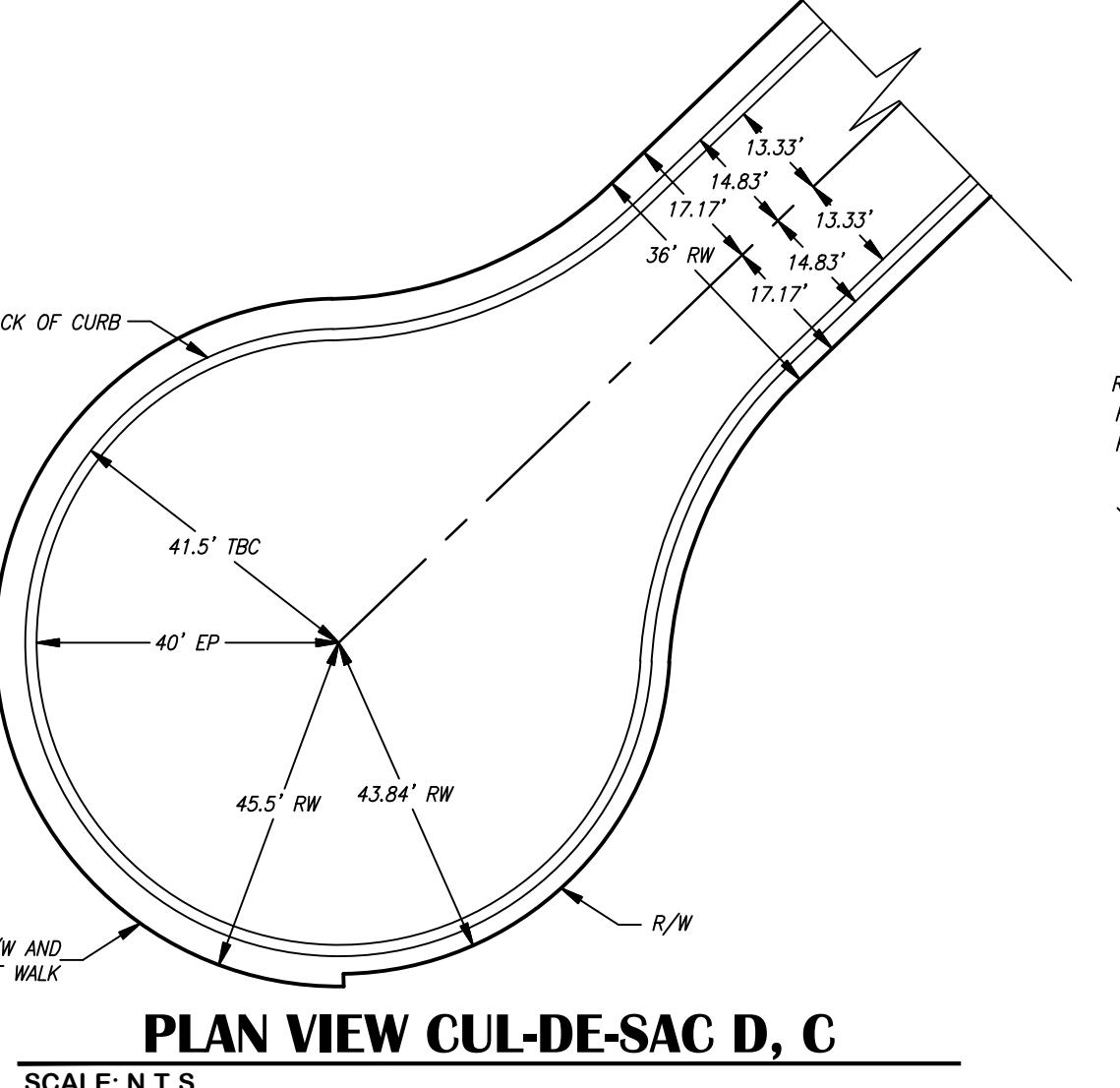
42' RIGHT-OF-WAY
 SCALE: N.T.S.



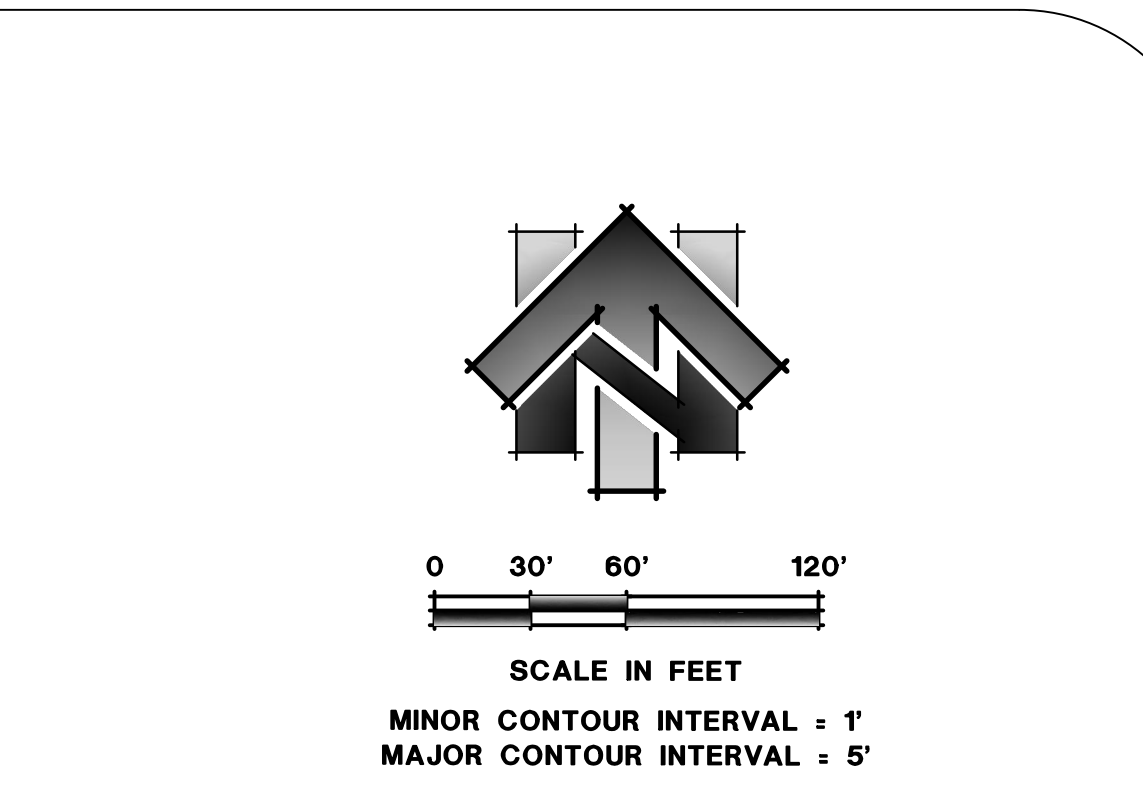
TYPICAL PLAN VIEW ENTRY ROAD
 SCALE: N.T.S.



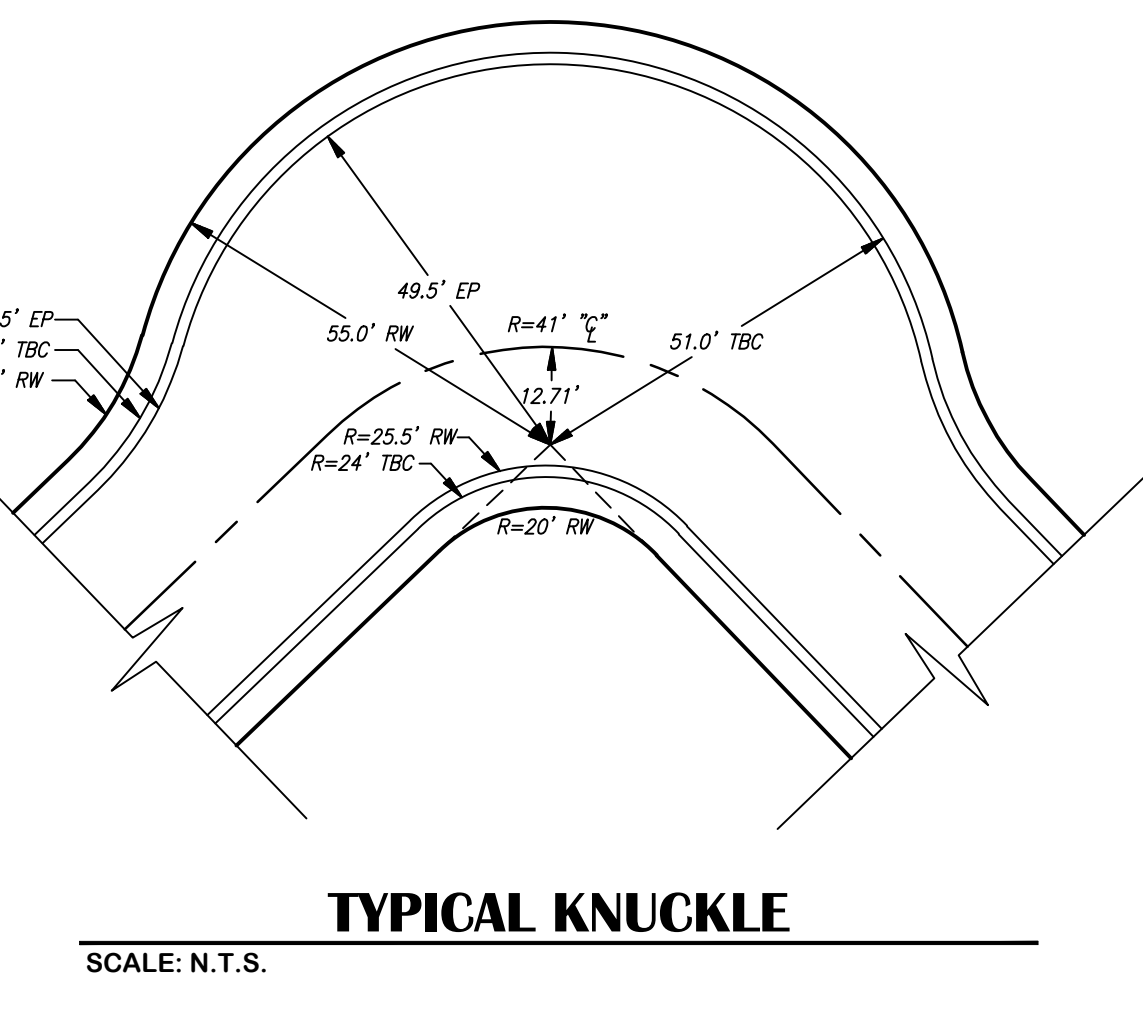
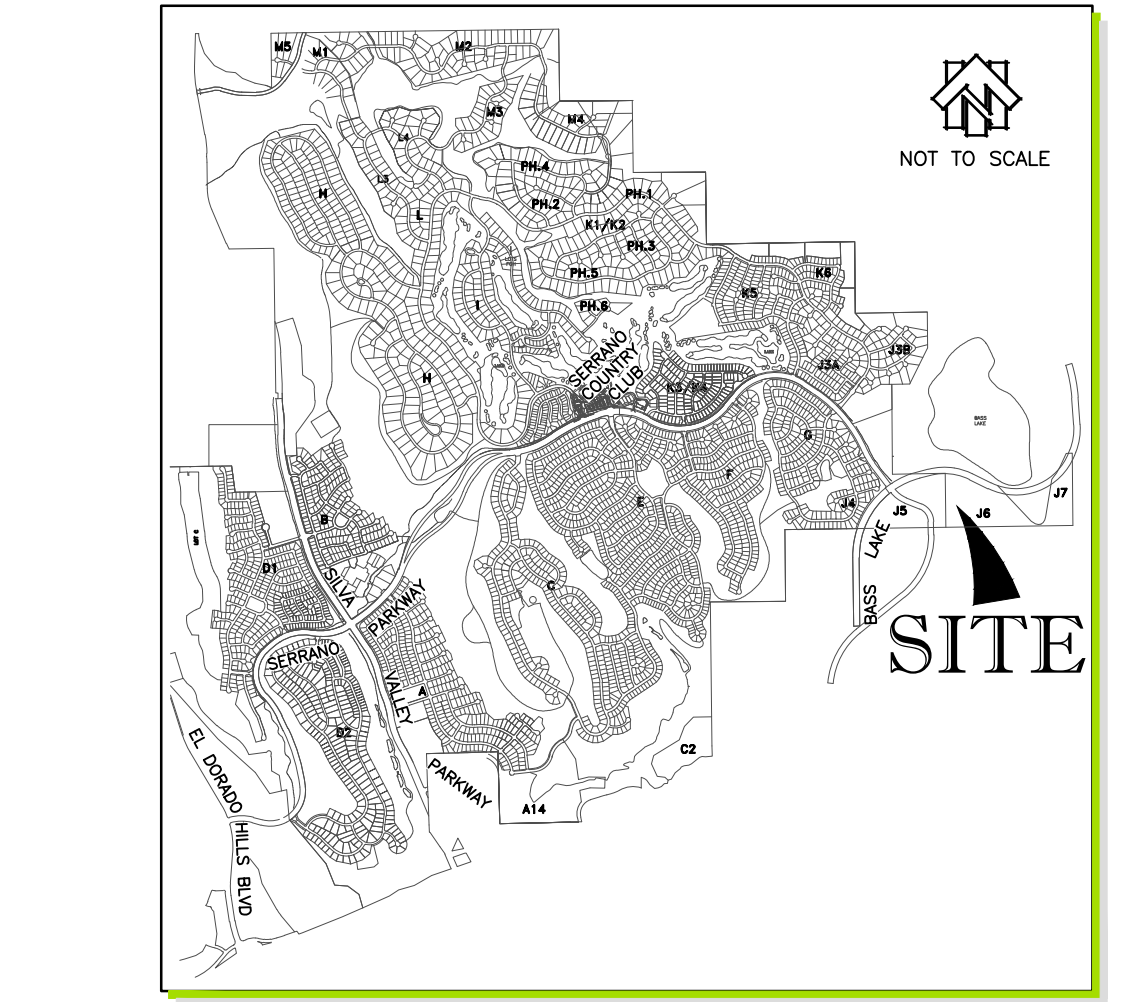
PLAN VIEW CUL-DE-SAC A, E, F
 SCALE: N.T.S.



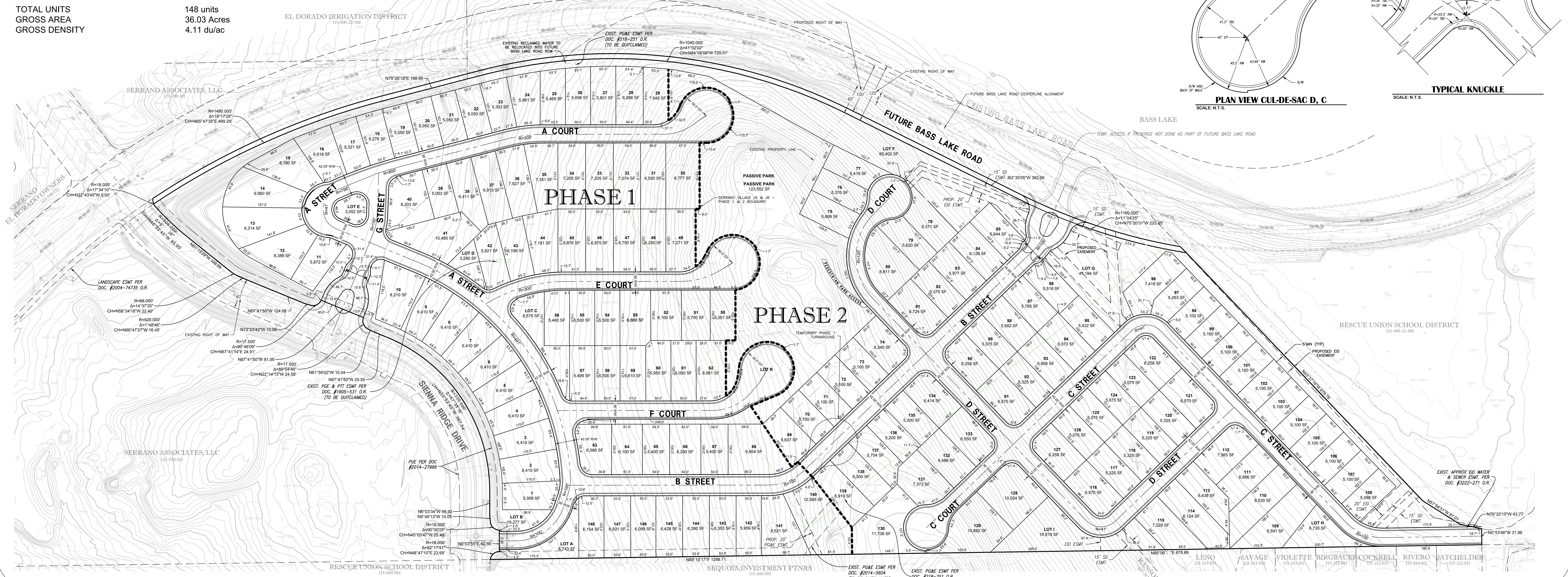
PLAN VIEW CUL-DE-SAC D, C
 SCALE: N.T.S.



SERRANO
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 Civil Engineers / Land Surveyors
 905 Sutter Street, Suite 200, Folsom, CA 95630
 (916) 356-3340 Fax: (916) 356-3303



TYPICAL KNUCKLE
 SCALE: N.T.S.



R:\DTP\210 - Village J5 & J6 - 050 - DTP\MapSet\210_10 - 050 - 210_10.dwg, Date: 05/05/16, 10:25:16 AM, 210_10.dwg