

**Revision to Serrano Village M2/M3
Tentative Subdivision Map/Planned Development
File Nos. TM01-1381R-5/PD01-0009R-4**

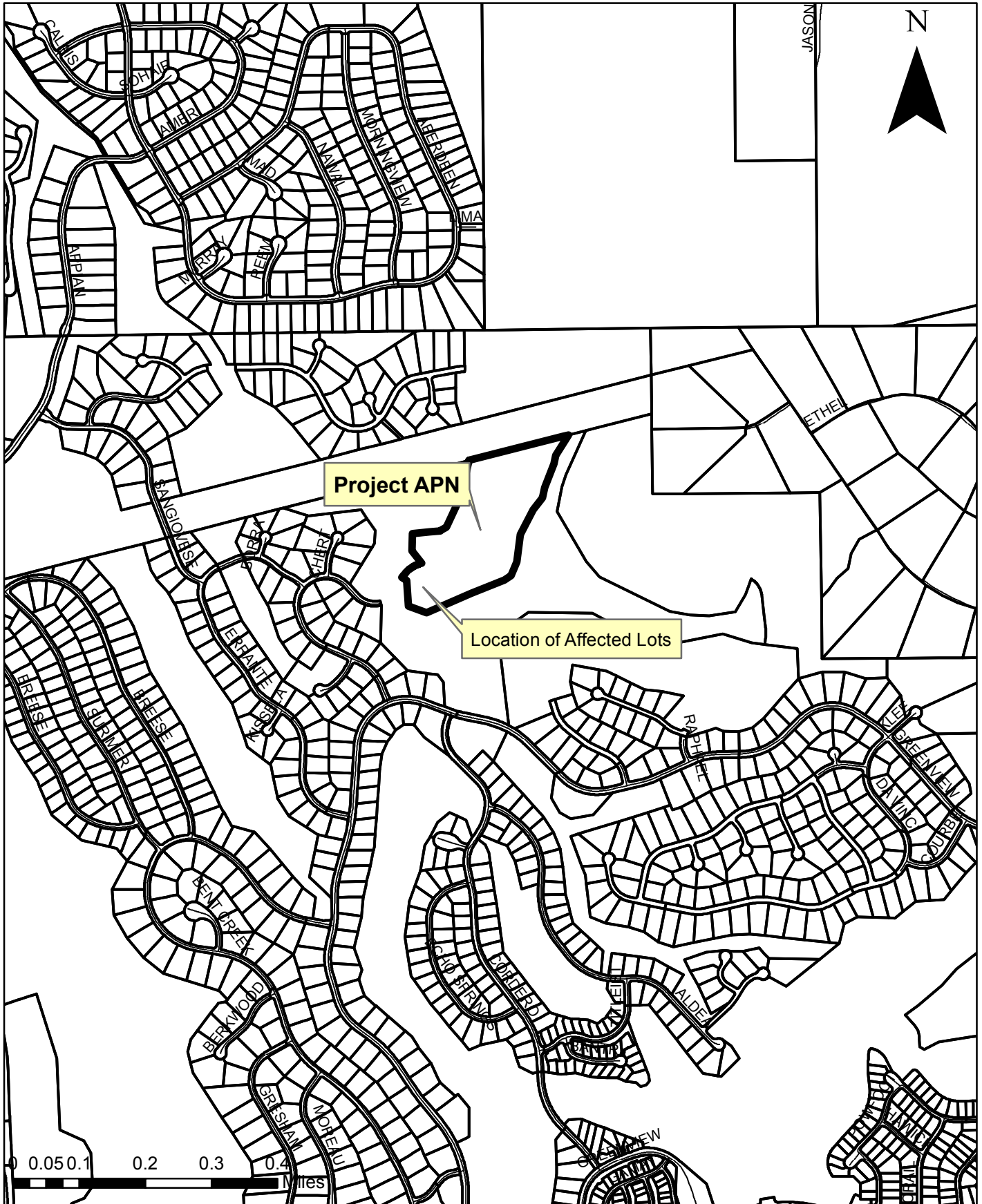
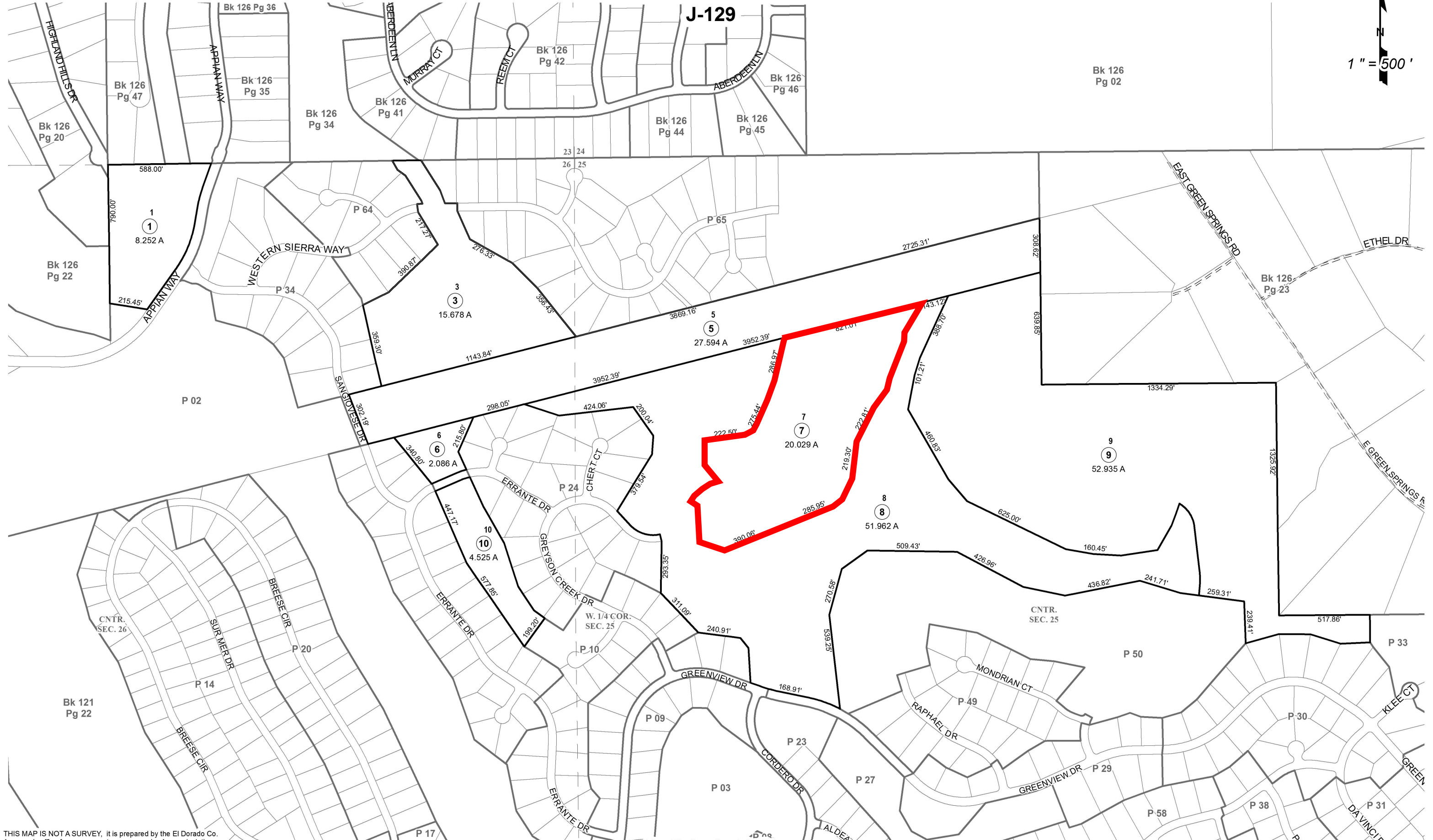
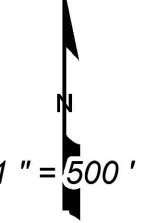


Exhibit A: Location Map

PORS. SECS. 25 & 26, T.10N., R.8E., M.D.M. & SERRANO VILLAGE M

123:63



Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text *
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

REV. NOV 12, 2015

Assessor's Map Bk. 123, Pg. 63
County of El Dorado, CA
17-0520 D 2 of 11

THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

EXHIBIT B

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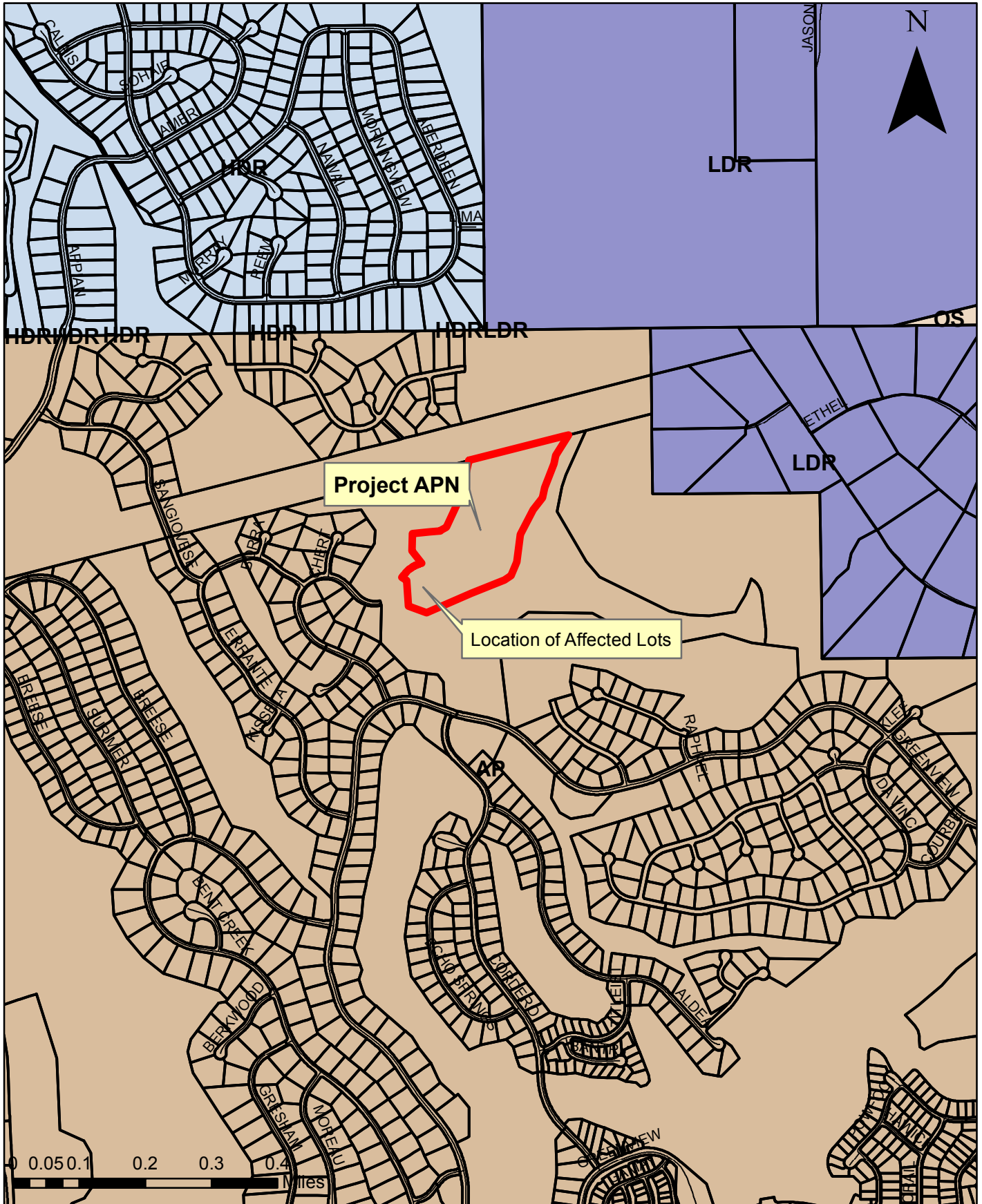


Exhibit C: General Plan Land Use Map

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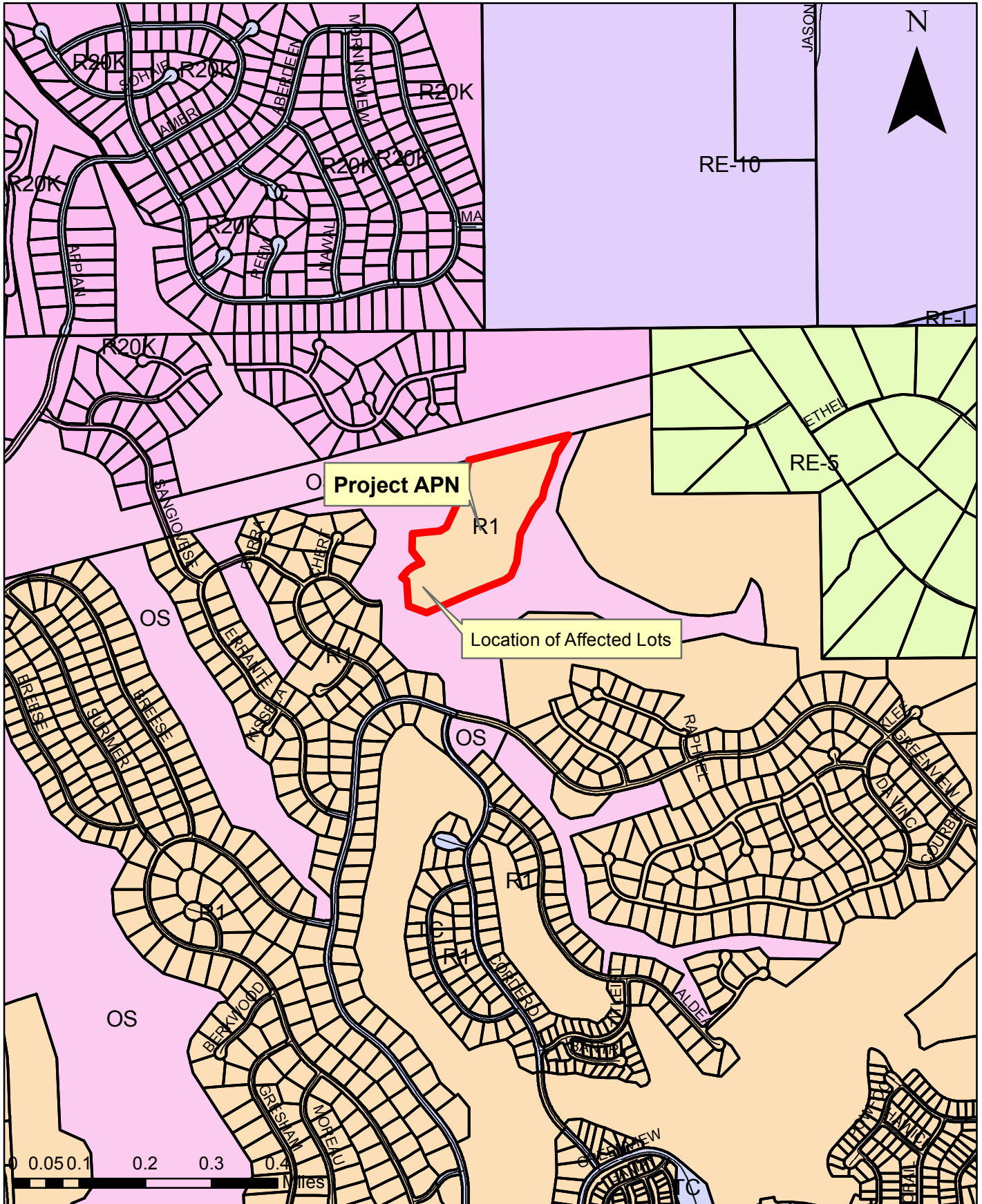


Exhibit D: Zone Map

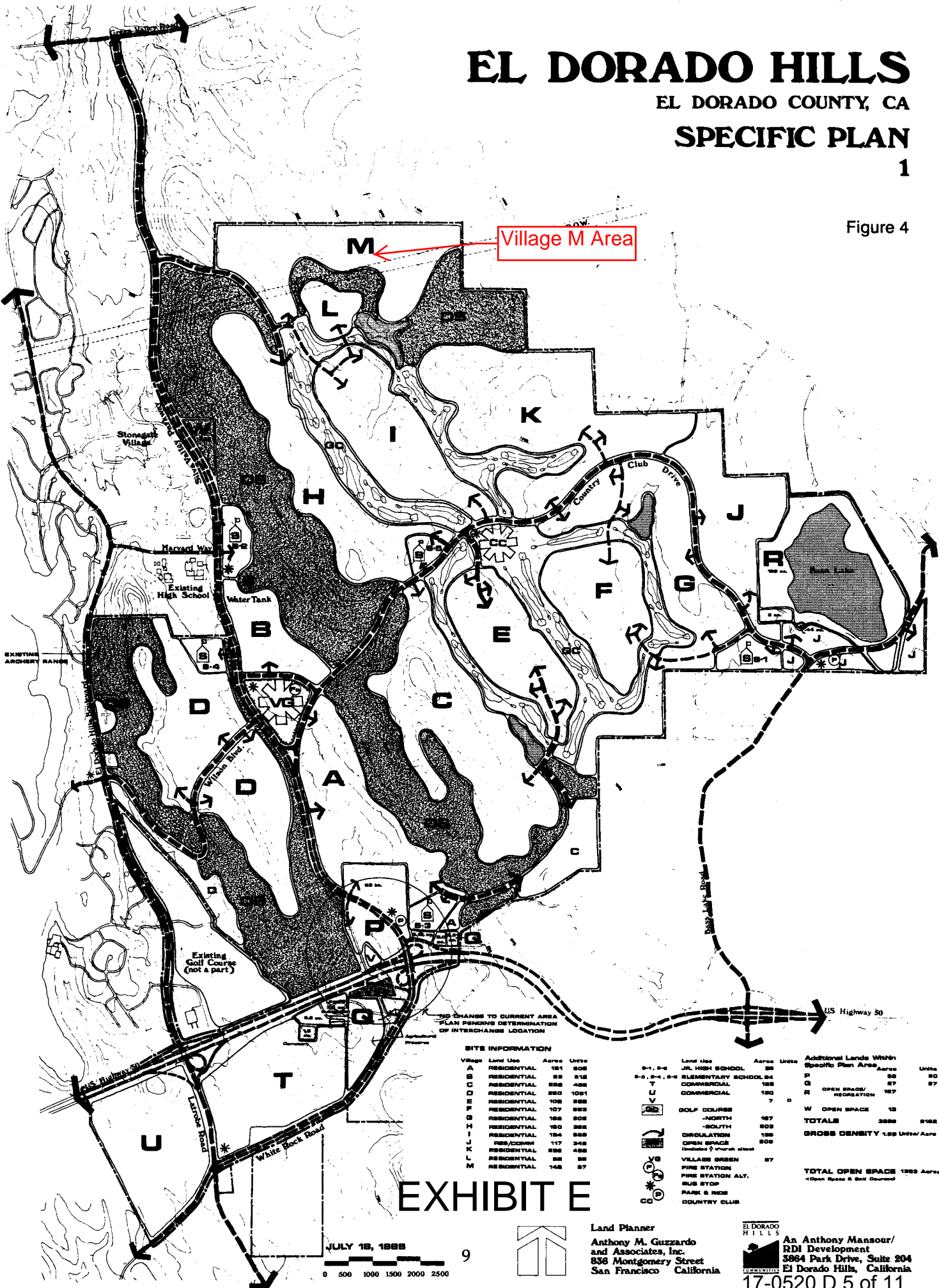
EL DORADO HILLS

EL DORADO COUNTY, CA

SPECIFIC PLAN

1

Figure 4



SITE INFORMATION

Village	Land Use	Acres	Units
A	RESIDENTIAL	181	608
B	RESIDENTIAL	83	818
C	RESIDENTIAL	898	488
D	RESIDENTIAL	880	1081
E	RESIDENTIAL	108	888
F	RESIDENTIAL	107	888
G	RESIDENTIAL	188	808
H	RESIDENTIAL	180	388
I	RESIDENTIAL	184	888
J	RES./COMM.	117	348
K	RESIDENTIAL	188	488
L	RESIDENTIAL	88	88
M	RESIDENTIAL	148	87

Land Use	Acres	Units	Additional Lands Within Specific Plan Area	Units
S-1, S-2	88			
S-3, S-4, S-5	84			
T	188			
U	180			
V	7			
GOLF COURSE - NORTH	187			
GOLF COURSE - SOUTH	808			
CIRCULATION	188			
OPEN SPACE (includes 7 church sites)	808			
VILLAGE GREEN	87			
PINE STATION				
PINE STATION ALT.				
BUS STOP				
PARK & RIDE				
COUNTRY CLUB				
TOTALS	3888		1988	8188
	GROSS DENSITY 1.88 Units/Acre			
			TOTAL OPEN SPACE 1988 Acres	
			<small>*Open Space is Not Counted</small>	

EXHIBIT E

JULY 18, 1988
 0 500 1000 1500 2000 2500



Land Planner
 Anthony M. Guzzardo
 and Associates, Inc.
 858 Montgomery Street
 San Francisco California

EL DORADO HILLS
 An Anthony Mansour/
 RDI Development
 5864 Park Drive, Suite 204
 El Dorado Hills, California

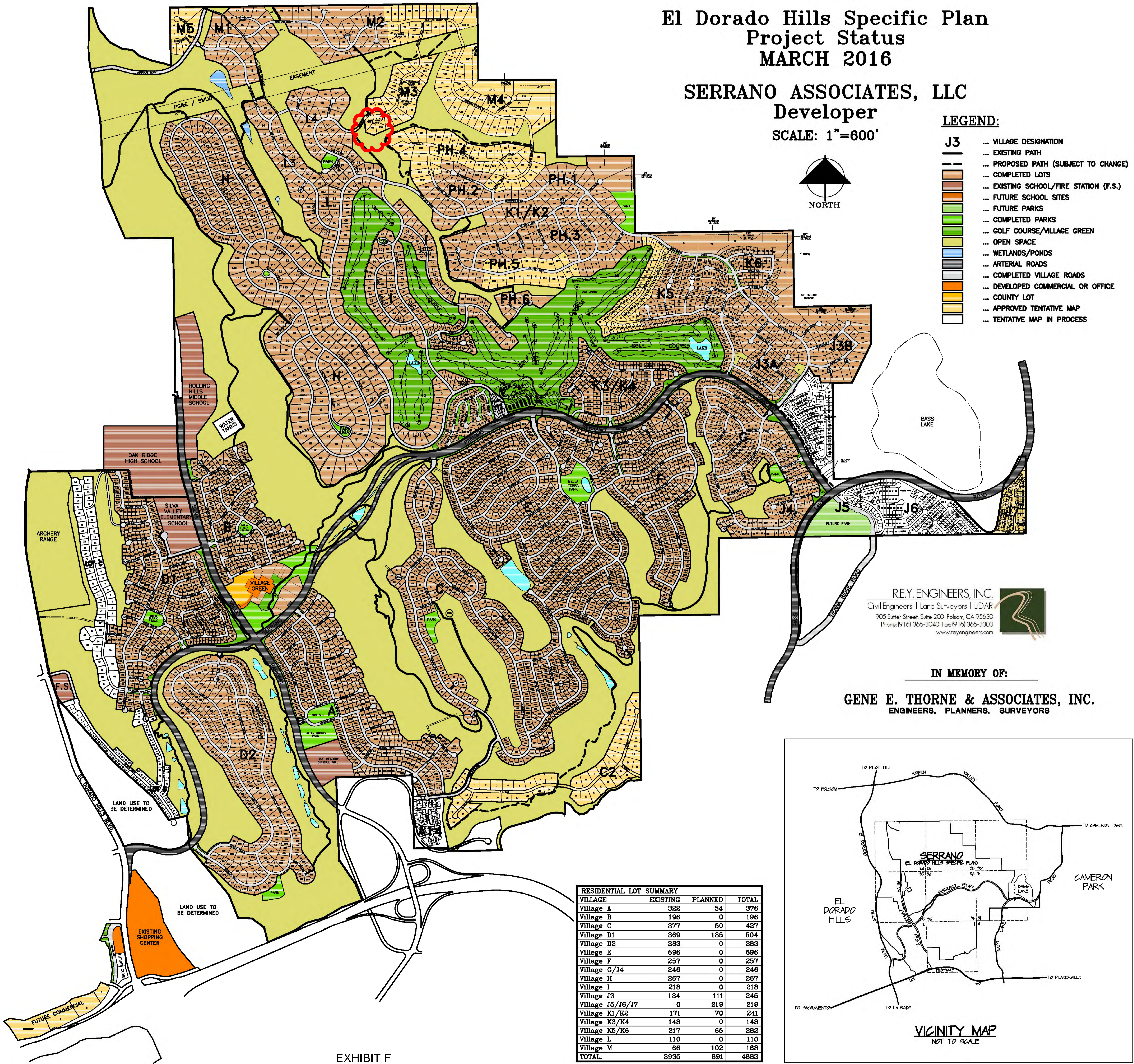
THIS MAP IS INTENDED AS A GENERAL DESCRIPTION OF LAND USE AND LOT LOCATIONS. FURTHER SUBDIVISION, RE-SUBDIVISION OR LOT LINE ADJUSTMENTS MAY AFFECT LOT SIZES AND OTHER CONFIGURATIONS SHOWN.

Exhibit Map
-SERRANO-
 El Dorado County, California
 El Dorado Hills Specific Plan
 Project Status
 MARCH 2016

SERRANO ASSOCIATES, LLC
 Developer
 SCALE: 1"=600'

LEGEND:

- J3** ... VILLAGE DESIGNATION
- EXISTING PATH
- PROPOSED PATH (SUBJECT TO CHANGE)
- ... COMPLETED LOTS
- ... EXISTING SCHOOL/FIRE STATION (F.S.)
- ... FUTURE SCHOOL SITES
- ... FUTURE PARKS
- ... COMPLETED PARKS
- ... GOLF COURSE/VILLAGE GREEN
- ... OPEN SPACE
- ... WETLANDS/PONDS
- ... ARTERIAL ROADS
- ... COMPLETED VILLAGE ROADS
- ... DEVELOPED COMMERCIAL OR OFFICE
- ... COUNTY LOT
- ... APPROVED TENTATIVE MAP
- ... TENTATIVE MAP IN PROCESS



RE.Y. ENGINEERS, INC.
 Civil Engineers | Land Surveyors | LIDAR
 905 Sutter Street, Suite 200, Folsom, CA 95630
 Phone: (916) 366-3040 Fax: (916) 366-3303
 www.reyengineers.com

IN MEMORY OF:

GENE E. THORNE & ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS

VILLAGE	EXISTING	PLANNED	TOTAL
Village A	322	54	378
Village B	198	0	198
Village C	377	50	427
Village D1	369	135	504
Village D2	283	0	283
Village E	696	0	696
Village F	257	0	257
Village G/J4	248	0	248
Village H	267	0	267
Village I	218	0	218
Village J3	134	111	245
Village J5/J6/J7	0	219	219
Village K1/K2	171	70	241
Village K3/K4	148	0	148
Village K5/K6	217	65	282
Village L	110	0	110
Village M	86	102	188
TOTAL:	3935	891	4826

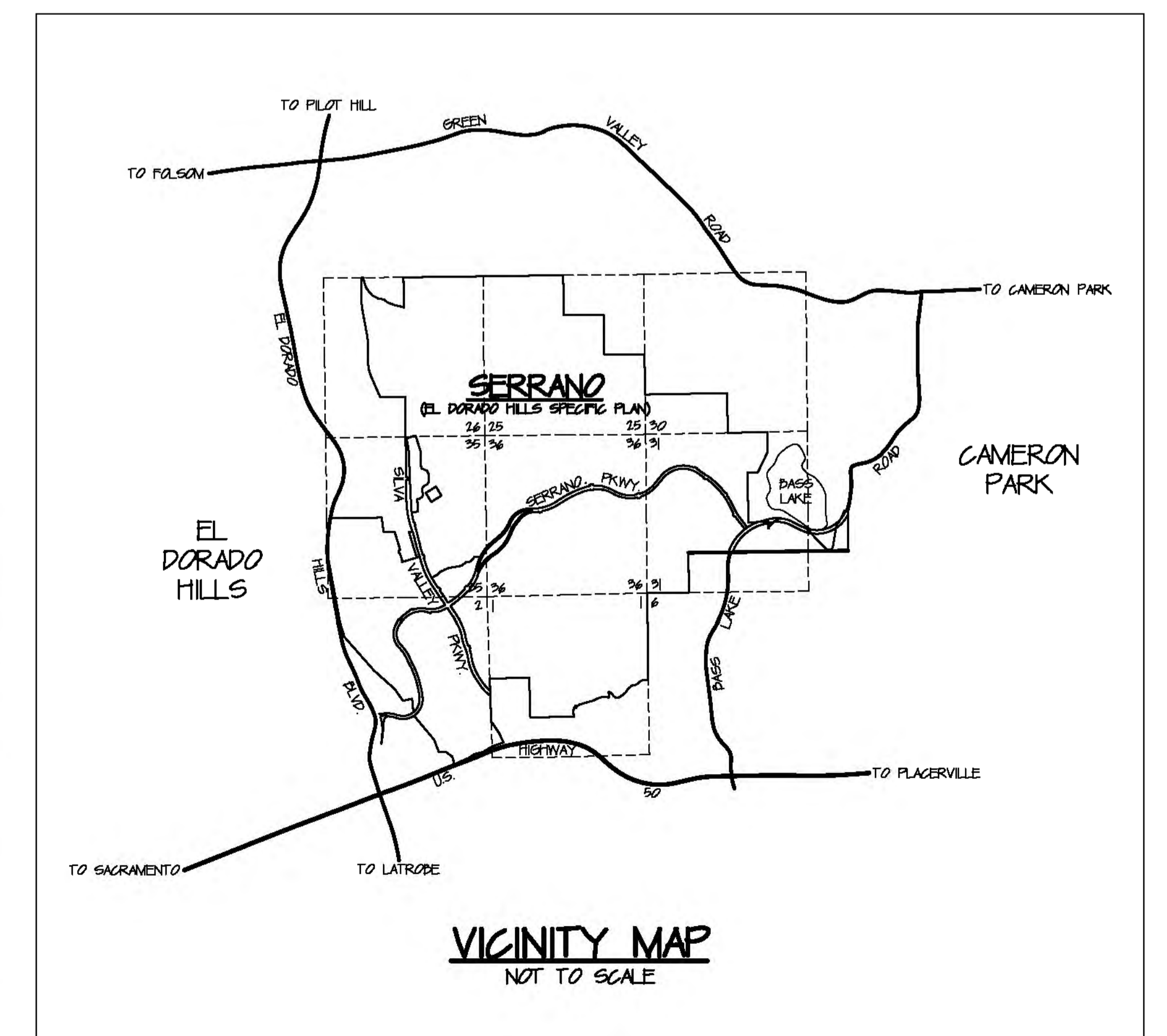
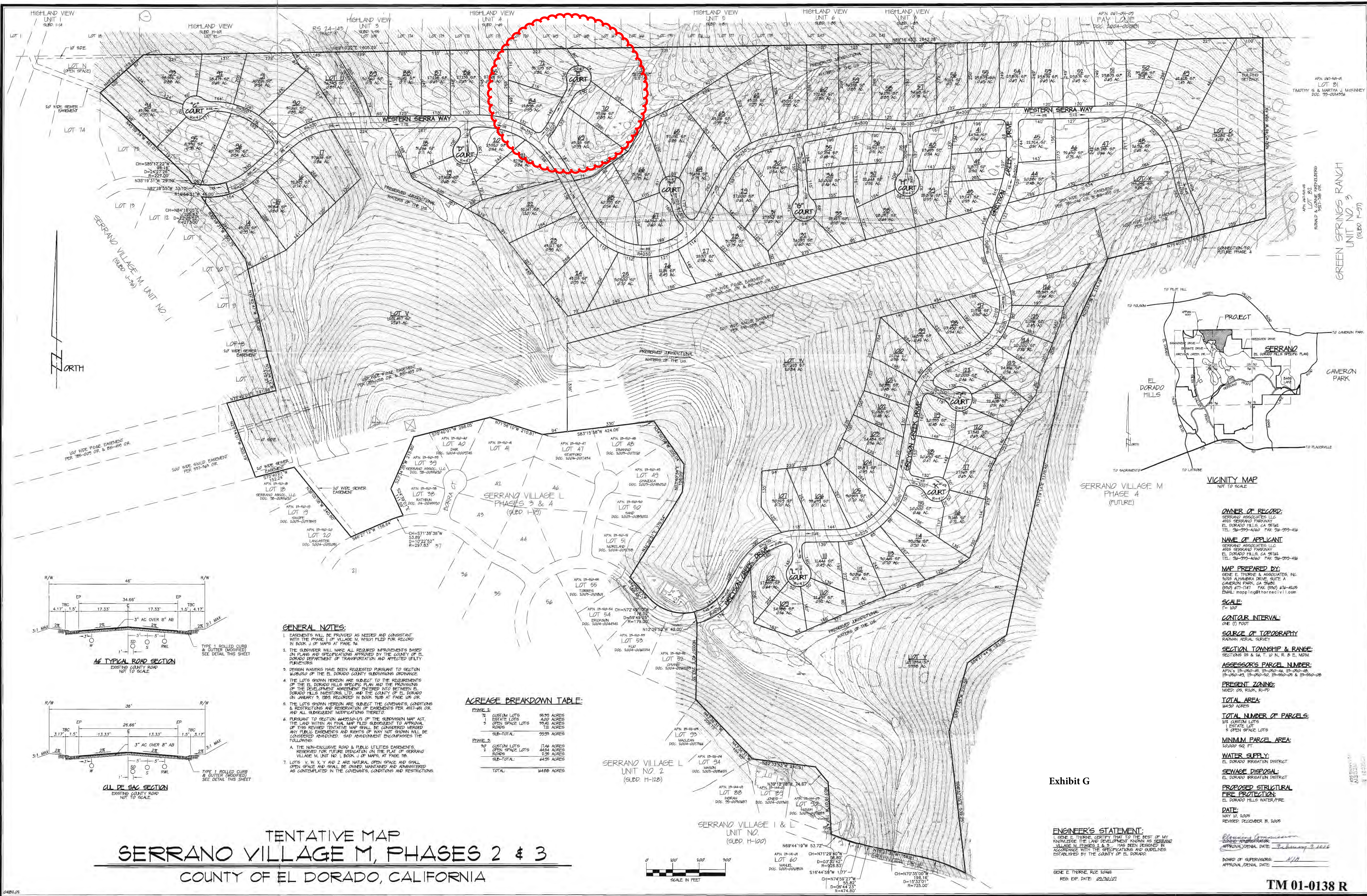


EXHIBIT F

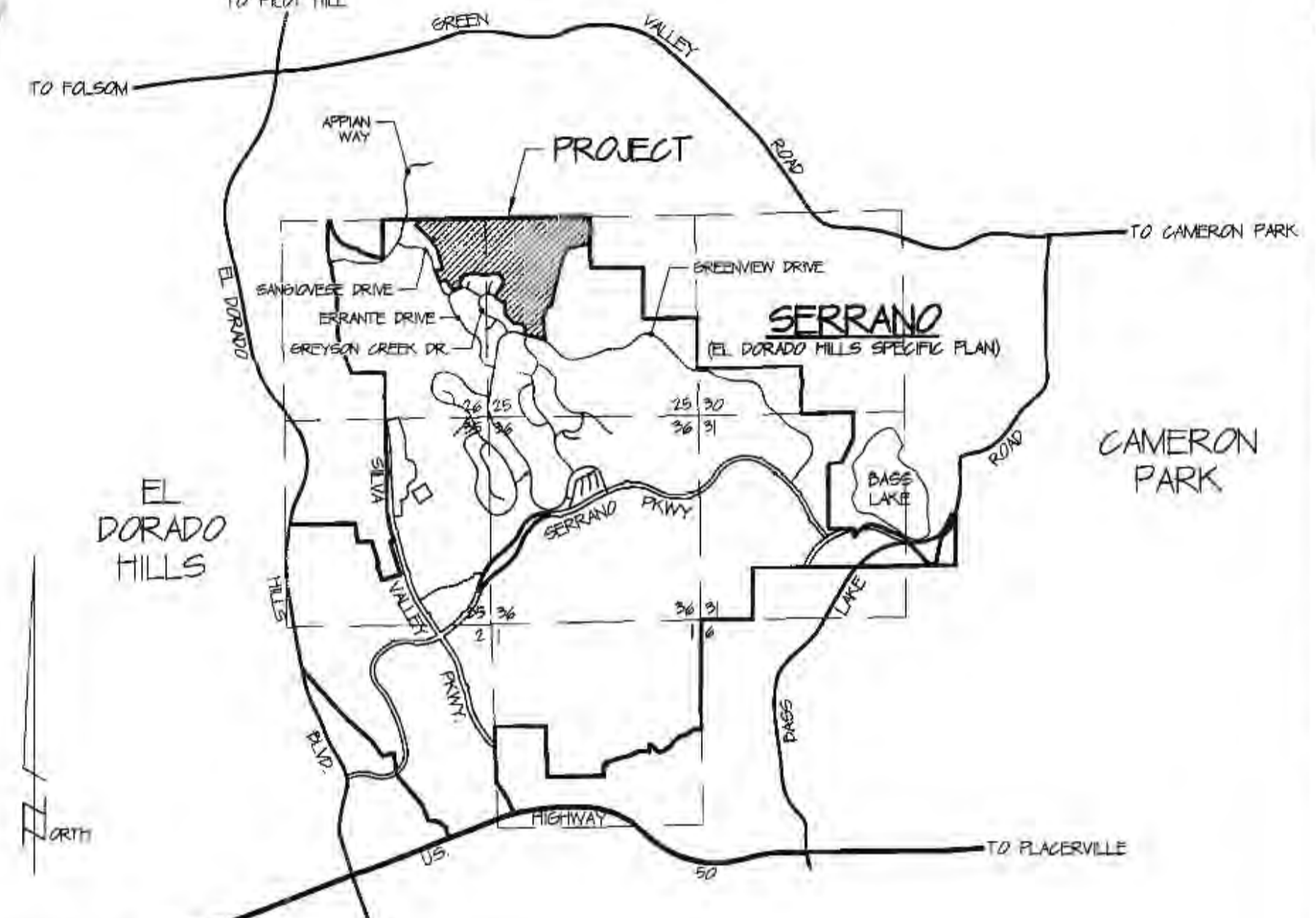
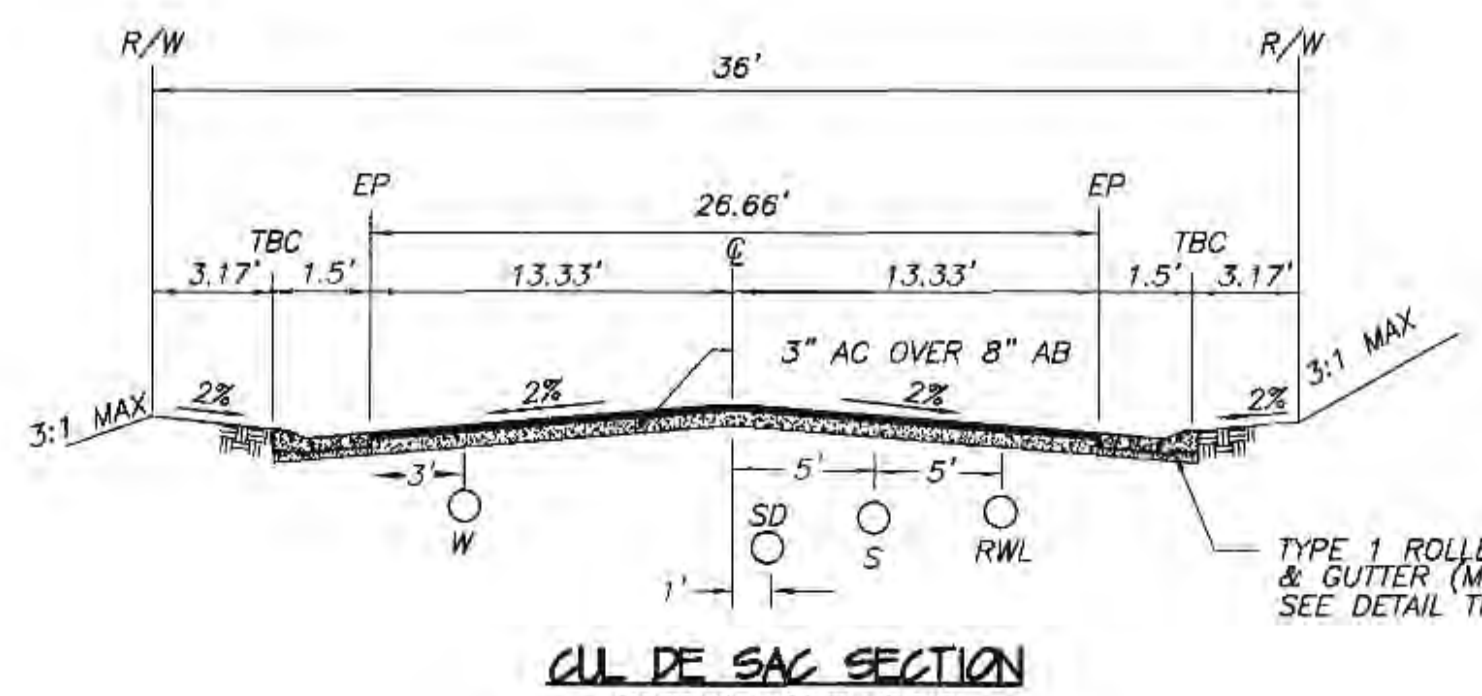
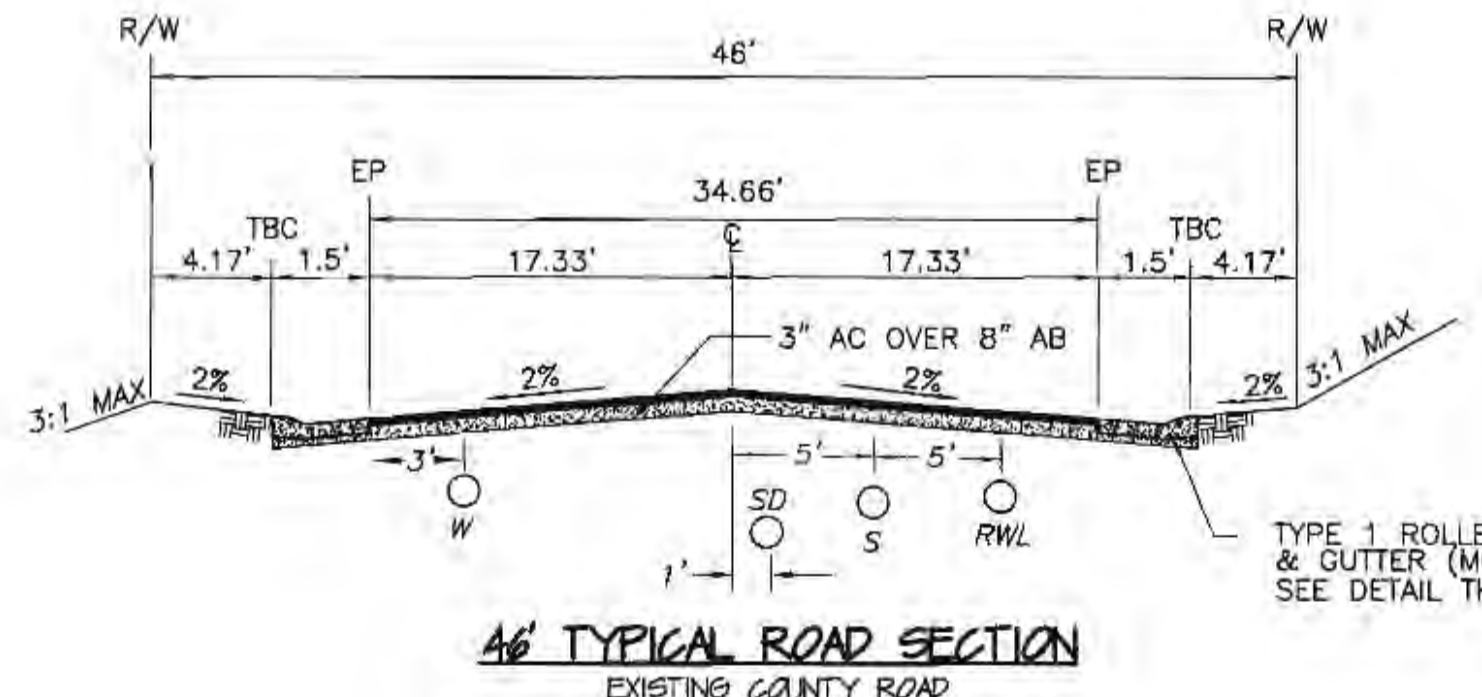


TENTATIVE MAP
SERRANO VILLAGE M, PHASES 2 & 3
 COUNTY OF EL DORADO, CALIFORNIA

- GENERAL NOTES:**
- EASEMENTS WILL BE PROVIDED AS NEEDED AND CONSISTENT WITH THE PHASE 1 OF VILLAGE M, WHICH IS FILED FOR RECORD IN BOOK J OF MAPS AT PAGE 34.
 - THE SURVEYOR WILL MAKE ALL REQUIRED IMPROVEMENTS BASED ON PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF EL DORADO DEPARTMENT OF TRANSPORTATION AND AFFECTED UTILITY PROVIDERS.
 - DESIGN WAIVERS HAVE BEEN REQUESTED PURSUANT TO SECTION 660210 OF THE EL DORADO COUNTY SUBDIVISIONS ORDINANCE.
 - THE LOTS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE EL DORADO HILLS SPECIFIC PLAN AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN EL DORADO HILLS INVESTORS, LTD. AND THE COUNTY OF EL DORADO ON JANUARY 9, 1989, RECORDED IN BOOK 3102 AT PAGE 106 OR.
 - THE LOTS SHOWN HEREON ARE SUBJECT TO THE COVENANTS, CONDITIONS & RESTRICTIONS AND RESERVATION OF EASEMENTS PER 463-469 OR AND ALL SUBSEQUENT MODIFICATIONS THEREOF.
 - PURSUANT TO SECTION 660210-1/2 OF THE SUBDIVISION MAP ACT, THE LAND WITHIN AN FINAL MAP FILED SUBSEQUENT TO APPROVAL OF THIS TENTATIVE MAP SHALL BE CONSIDERED MERGED ANY PUBLIC EASEMENTS AND RIGHTS OF WAY NOT SHOWN WILL BE CONSIDERED ABANDONED. SAID ABANDONMENT ENCOMPASSES THE FOLLOWING:
 - THE NON-EXCLUSIVE ROAD & PUBLIC UTILITIES EASEMENTS RESERVED FOR FUTURE DEDICATION ON THE PLAN OF SERRANO VILLAGE M, UNIT NO. 1, BOOK J OF MAPS, AT PAGE 34.
 - LOTS V, W, X, Y AND Z ARE NATURAL OPEN SPACE AND SHALL OPEN SPACE AND SHALL BE OWNED, MAINTAINED AND ADMINISTERED AS CONTINGUATED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS.

ACREAGE BREAKDOWN TABLE:

PHASE	TYPE	ACRES
PHASE 2	1. CUSTOM LOTS	59.99
	2. ESTATE LOTS	4.00
	3. OPEN SPACE LOTS	7.18
SUB-TOTAL:		59.99
PHASE 3	1. CUSTOM LOTS	17.44
	2. OPEN SPACE LOTS	4.54
	3. ROADS	2.98
SUB-TOTAL:		44.96
TOTAL:		104.95



OWNER OF RECORD:
 SERRANO ASSOCIATES LLC
 4925 SERRANO PARKWAY
 EL DORADO HILLS, CA 95762
 TEL: 562-993-4200 FAX: 562-993-4100

NAME OF APPLICANT:
 SERRANO ASSOCIATES LLC
 4925 SERRANO PARKWAY
 EL DORADO HILLS, CA 95762
 TEL: 562-993-4200 FAX: 562-993-4100

MAP PREPARED BY:
 GENE E. THORNE & ASSOCIATES, INC.
 3025 ALHAMBRA DRIVE, SUITE A
 CAMERON PARK, CA 95680
 (916) 471-1141 FAX: (916) 471-4105
 EMAIL: mappi@thornevil.com

SCALE:
 1" = 100'

CONTOUR INTERVAL:
 ONE (1) FOOT

SOURCE OF TOPOGRAPHY:
 RADIAN AERIAL SURVEY

SECTION, TOWNSHIP & RANGE:
 SECTIONS 28 & 24, T. 10 N., R. 8 E., MDM

ASSESSOR'S PARCEL NUMBER:
 APNs 18-00-04, 18-00-05, 18-00-06, 18-00-07, 18-00-08, 18-00-09, 18-00-10, 18-00-11, 18-00-12, 18-00-13, 18-00-14, 18-00-15, 18-00-16, 18-00-17, 18-00-18, 18-00-19, 18-00-20, 18-00-21, 18-00-22, 18-00-23, 18-00-24, 18-00-25, 18-00-26, 18-00-27, 18-00-28, 18-00-29, 18-00-30, 18-00-31, 18-00-32, 18-00-33, 18-00-34, 18-00-35, 18-00-36, 18-00-37, 18-00-38, 18-00-39, 18-00-40, 18-00-41, 18-00-42, 18-00-43, 18-00-44, 18-00-45, 18-00-46, 18-00-47, 18-00-48, 18-00-49, 18-00-50, 18-00-51, 18-00-52, 18-00-53, 18-00-54, 18-00-55, 18-00-56, 18-00-57, 18-00-58, 18-00-59, 18-00-60, 18-00-61, 18-00-62, 18-00-63, 18-00-64, 18-00-65, 18-00-66, 18-00-67, 18-00-68, 18-00-69, 18-00-70, 18-00-71, 18-00-72, 18-00-73, 18-00-74, 18-00-75, 18-00-76, 18-00-77, 18-00-78, 18-00-79, 18-00-80, 18-00-81, 18-00-82, 18-00-83, 18-00-84, 18-00-85, 18-00-86, 18-00-87, 18-00-88, 18-00-89, 18-00-90, 18-00-91, 18-00-92, 18-00-93, 18-00-94, 18-00-95, 18-00-96, 18-00-97, 18-00-98, 18-00-99, 18-00-100

PARENT ZONING:
 MWD: OS, R2L, R1-PD

TOTAL AREA:
 104.95 ACRES

TOTAL NUMBER OF PARCELS:
 121 CUSTOM LOTS
 9 ESTATE LOTS
 9 OPEN SPACE LOTS

MINIMUM PARCEL AREA:
 0.2222 ACRES

WATER SUPPLY:
 EL DORADO IRRIGATION DISTRICT

SEWAGE DISPOSAL:
 EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION:
 EL DORADO HILLS WATER/FIRE

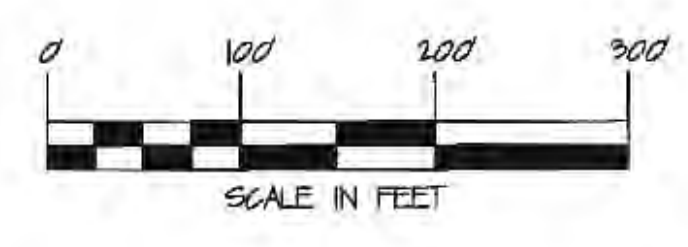
DATE:
 MAY 12, 2009
 REVISION: DECEMBER 19, 2009

ENGINEER'S STATEMENT:
 I, GENE E. THORNE, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS SERRANO VILLAGE M, PHASES 2 & 3, HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

APPROVAL/DENIAL DATE: 12/19/09

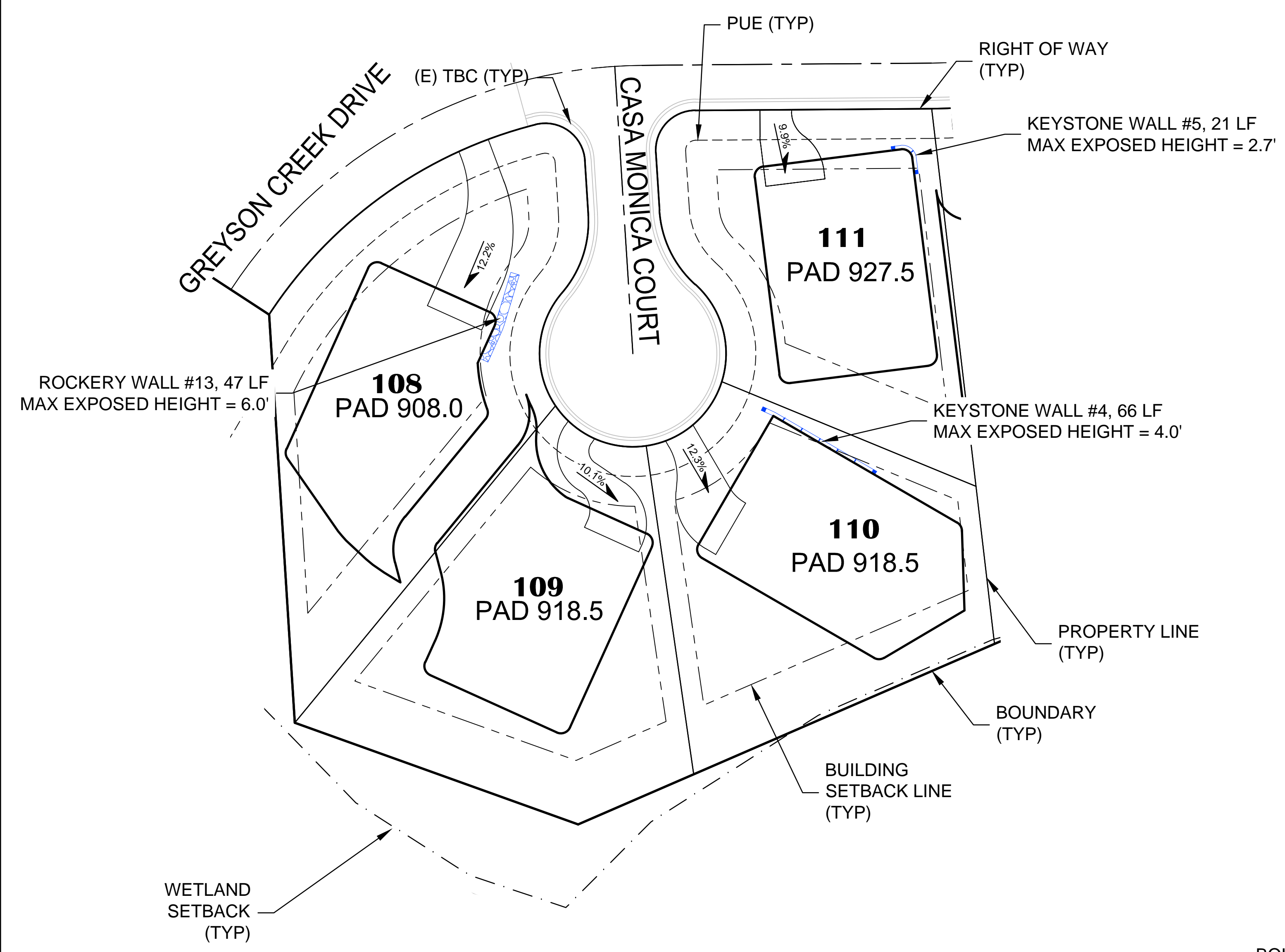
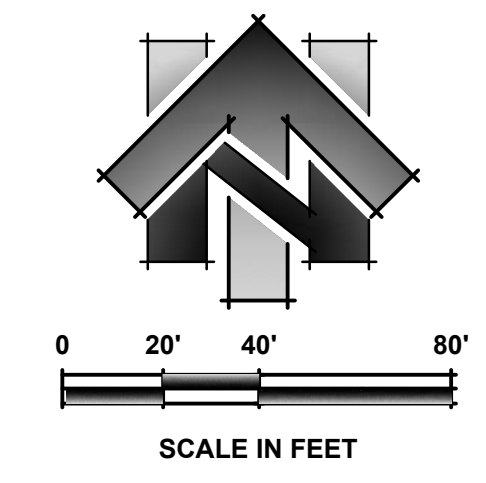
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REVISION DATE: 12/19/09

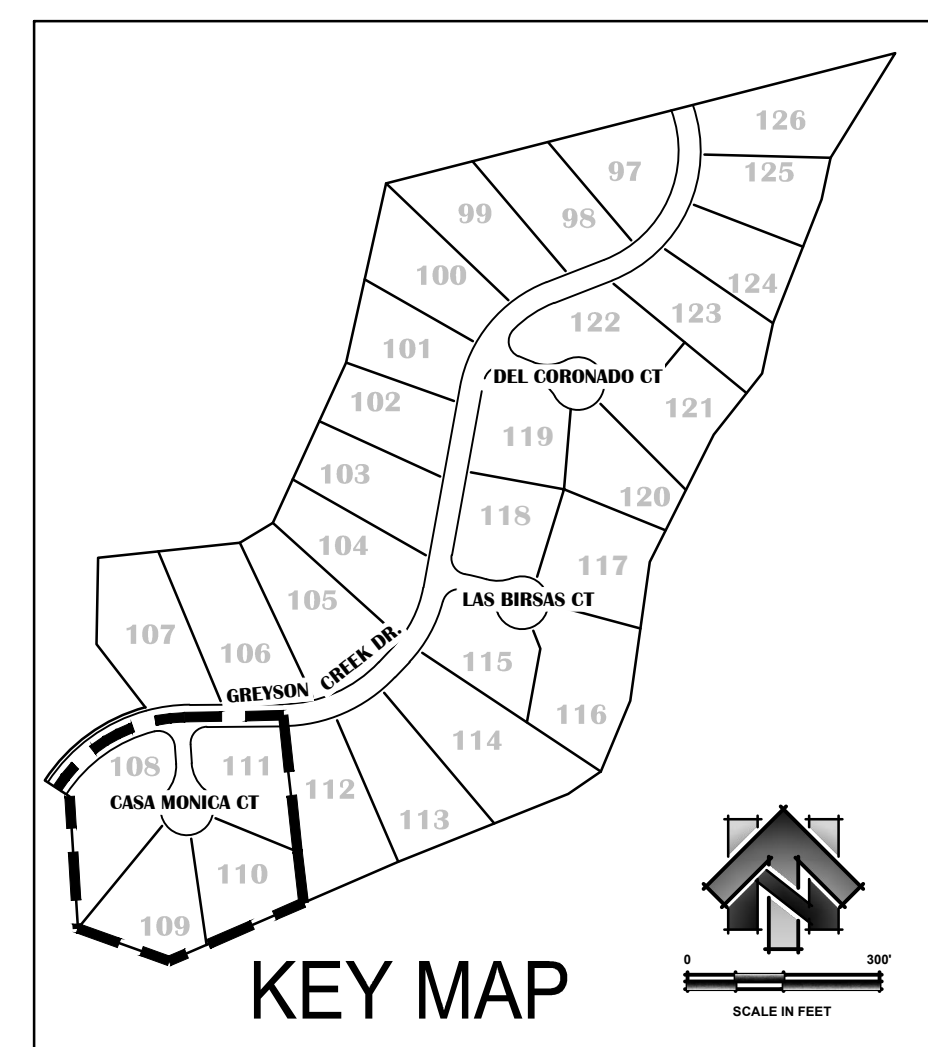
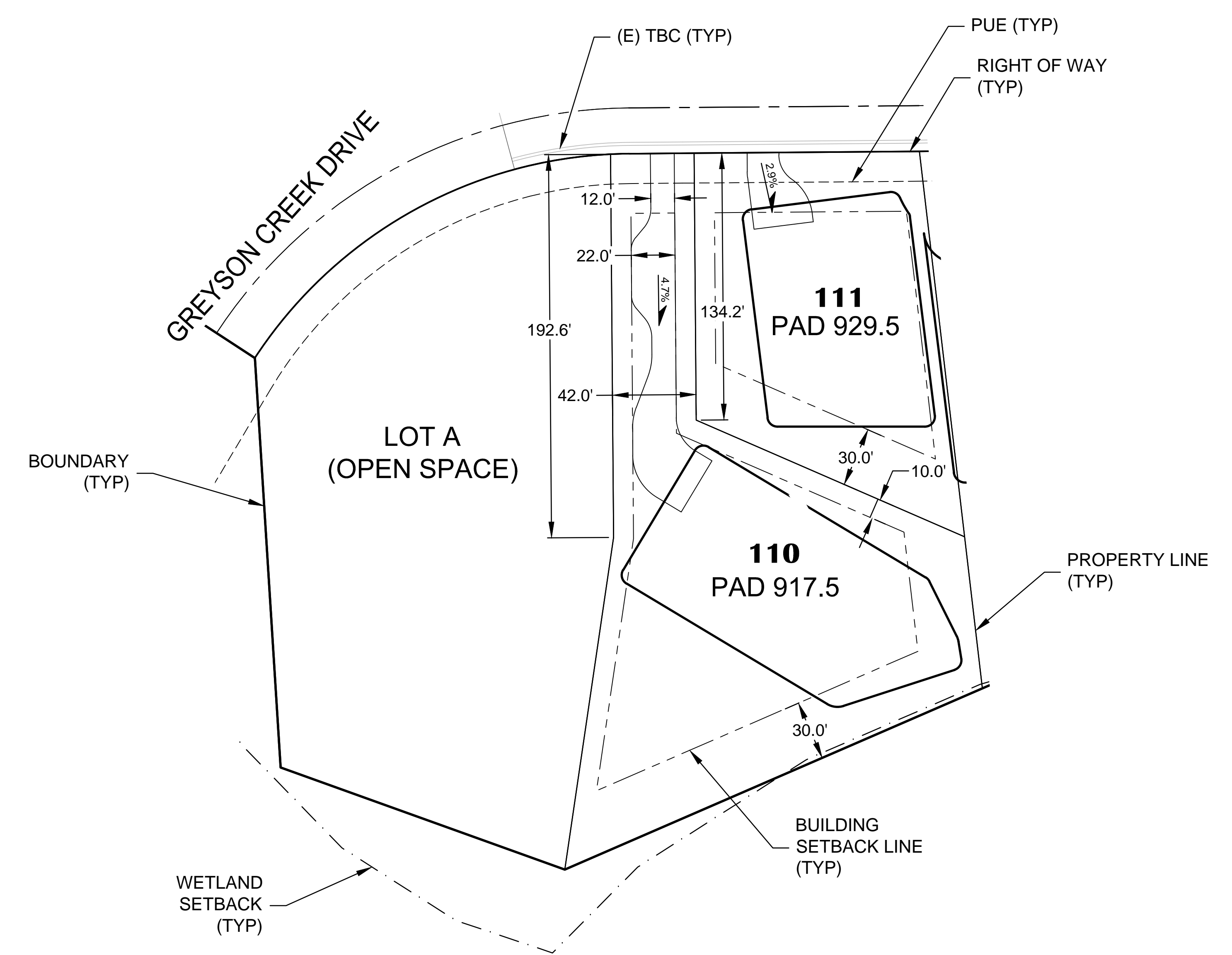


TM 01-0138 R

APPROVED



PROPOSED



PROPOSED LOT	AREA (SF)
LOT A	51,271
110 (W/O FLAG POLE)	28,327
111	20,001

EXHIBIT H

NO.	REVISION DESCRIPTION	CHECKED BY	DATE

DRAWING SCALE
 HOR. SCALE: _____
 VERT. SCALE: _____

REJ ENGINEERS, INC.
 Civil Engineers | Land Surveyors | IDAR
 995 S. Main Street, Suite 200, Folsom, CA 95630
 Phone: (916) 365-3040 Fax: (916) 365-3000

SERRANO - VILLAGE M3 LOTS
 TM 01-1381
 LOT A EXHIBIT
 EL DORADO COUNTY
 CALIFORNIA

DRAWING INFO
 DATE: 04/28/2017
 DRAFTER: E.M.
 DESIGNER: E.M.
 REVIEWER: D.M.

PROJECT NO.
2677.194
 SHEET NO. **1** OF **1**

R:\2677\201 - Village M3 On-Lot Grading\10 - CAD Drawings\Exhibits\2017-04-28 Cultural Site Exhibit - Lot A\LOT A EXHIBIT.dwg Apr 28, 2017 - 9:23am, ehhmann

slope. The cross-slope is then the average of the sections taken for each lot. Cross-slopes ending in 1/2 percent or more shall be rounded to the next highest whole number. Each lot or remainder created shall individually meet the minimum lot size standard based upon that lot's particular slope.

C. Lot Dimension Standards

1. Lot Frontage - All residential lots shall have a minimum frontage depending on the slope of the lot as noted below, or comply with zoning requirements, which ever is more restrictive:

<u>SLOPE</u>	<u>MINIMUM LOT FRONTAGE</u>
10-15%	75 feet
16-20%	90 feet
21-25%	105 feet
26-30%	120 feet
31-35%	135 feet
36-40%	150 feet

D. Flag Shaped Lots

Flag shaped lots shall be permitted only in planned developments and only when evidence has been provided which clearly indicates that such lots will result in substantially less grading or less impact on the

environment. All flag shaped lots shall conform to the following standards:

1. The narrow access portion of the lot shall not exceed 100 feet in length.
2. The driveway located within the access area shall be paved to a minimum width of 16 feet.
3. No portion of the driveway shall exceed a 16% grade. Grading for the driveway shall be noted on the preliminary grading plan.
4. The access strip shall not be included in minimum lot area requirements.
5. The access strip shall have a minimum width at any point of 25 feet and shall contain cut or fill slope areas created by the access drive.
6. A common access drive may be used to serve no more than two parcels subject to the standards noted herein except as follows:
 - a. The width of each parallel access strip shall not be less than 12 1/2 feet; and

b. An access easement shall be provided to the use and benefit of both lots served.

E. General Residential Lot Size Standards

The minimum required lot area shall be computed in accordance with the applicable provisions of the "Minimum Lot Size By Lot Slope" graph (Exhibit A). Lot slope shall be calculated as the average cross-slope of the lot as noted in Volume II, Section 12.

F. Standards Consistency

Unless specifically addressed herein, all other provisions of the "Design and Improvement Standards Manual" shall apply.