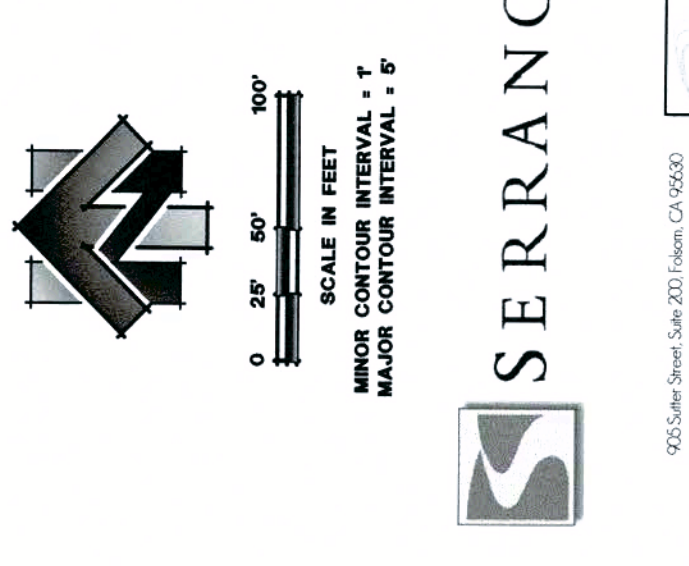
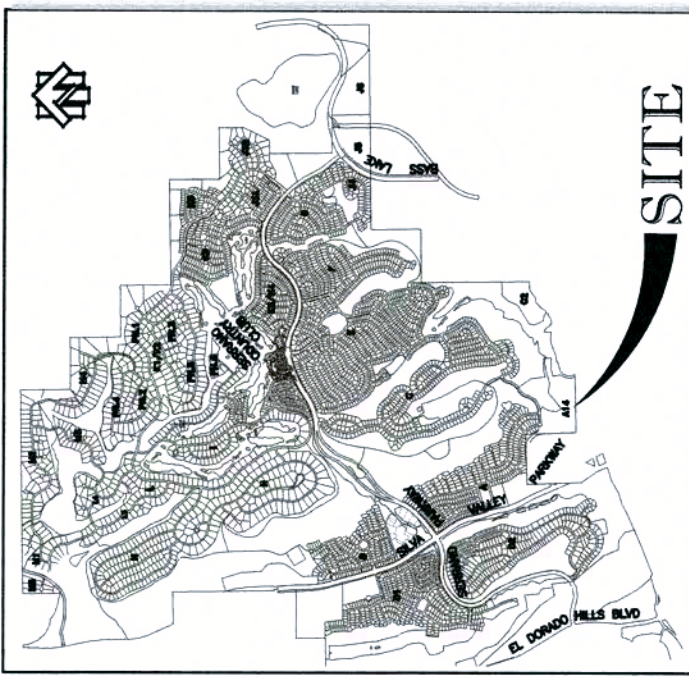
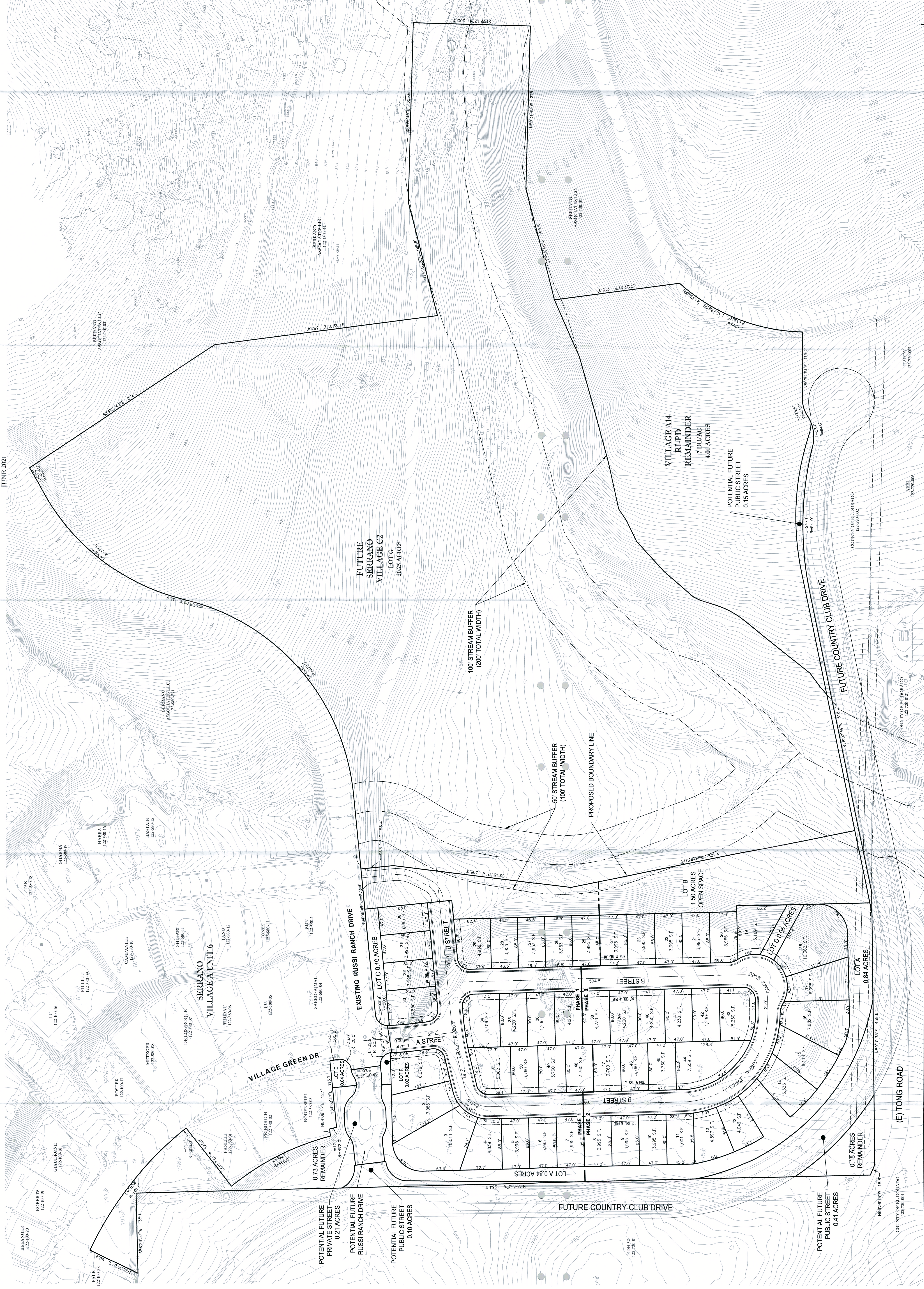


SERRANO VILLAGE A14

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

EL DORADO COUNTY, CALIFORNIA

JUNE 2021



OWNER/CLIENT
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'

EXISTING/PROPOSED ZONING
EL DORADO HILLS SPECIFIC PLAN R1-PD
PARK AND RECREATION
EL DORADO HILLS COMMUNITY
SERVICES DISTRICT
SCHOOL DISTRICT
EL DORADO UNION
9 THRU 12 - EL DORADO UNION
WATER RECYCLED WATER SUPPLY & SEWAGE DISPOSAL
EL DORADO IRRIGATION DISTRICT
FIRE PROTECTION
EL DORADO HILLS FIRE DEPARTMENT

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., MD. M
ASSESSOR'S PARCEL NUMBERS
122-590-003
DATE OF PREPARATION
JUNE 2021

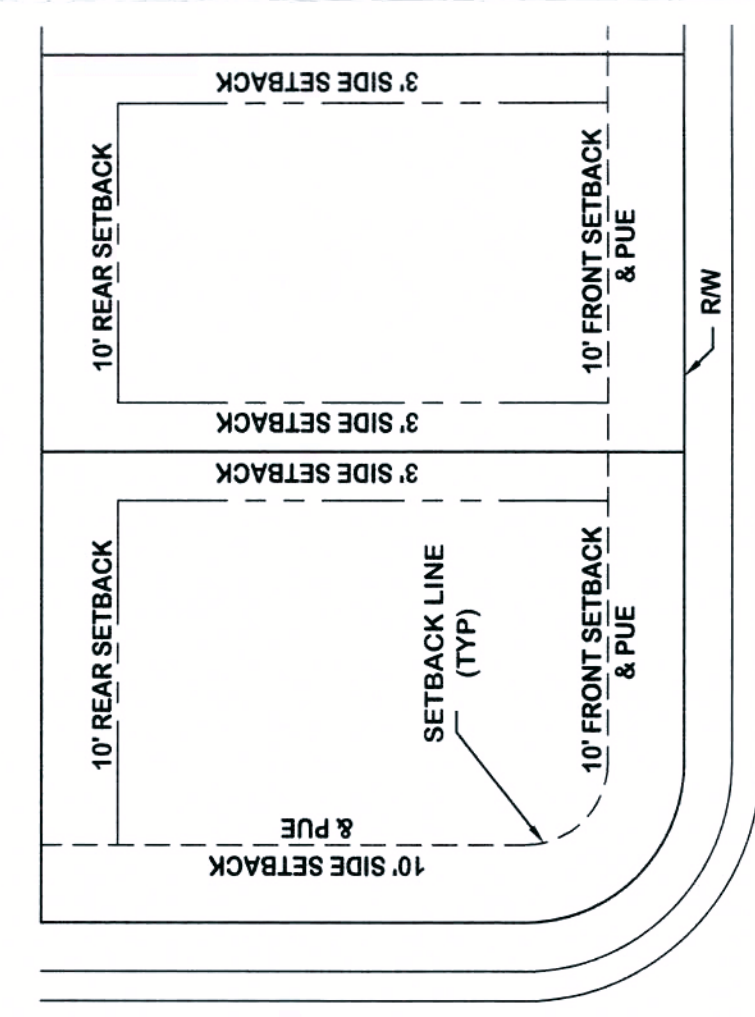
PROPOSED USE
51 - SINGLE FAMILY RESIDENTIAL
LOT SIZES
MINIMUM LOT SIZE - 3,760 SF
AVERAGE LOT SIZE - 4,766 SF
MAXIMUM LOT SIZE - 10,362 SF

TOTAL AREA
RESIDENTIAL LOTS
PUBLIC STREETS
PRIVATE STREETS
LOT A (LANDSCAPE)
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
0.21 ACRES
1.50 ACRES
0.19 ACRES
0.06 ACRES
0.06 ACRES
0.06 ACRES
0.06 ACRES
4.92 ACRES
35.78 Acres +/-

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

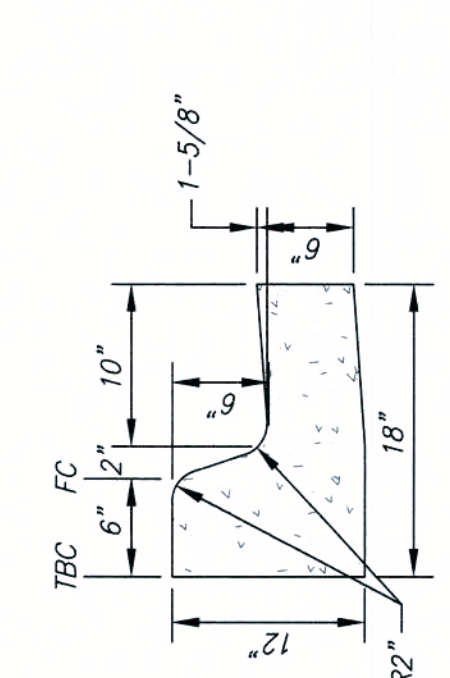
PLANNING COMMISSION
APPROVAL/GENERAL DATE
BOARD OF SUPERVISORS
APPROVAL/GENERAL DATE

PLANNING COMMISSION
APPROVAL/GENERAL DATE
BOARD OF SUPERVISORS
APPROVAL/GENERAL DATE

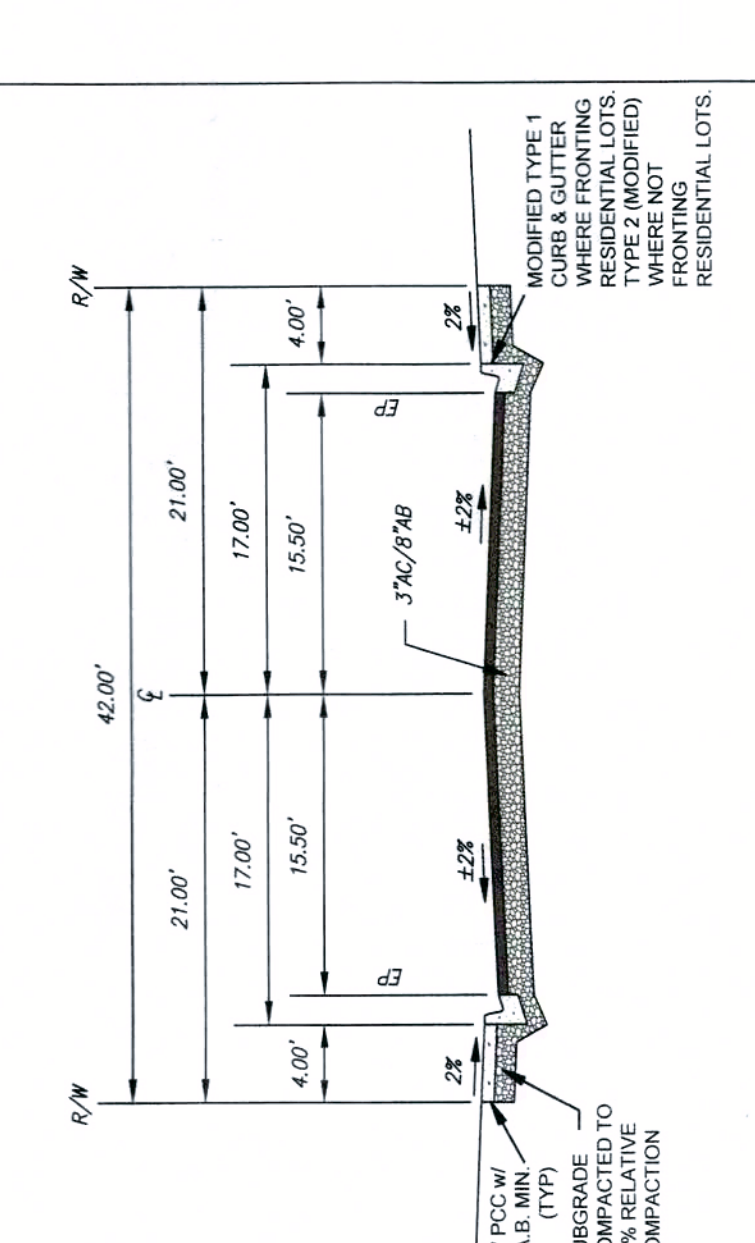


TYPICAL SETBACKS
SCALE: N.T.S.

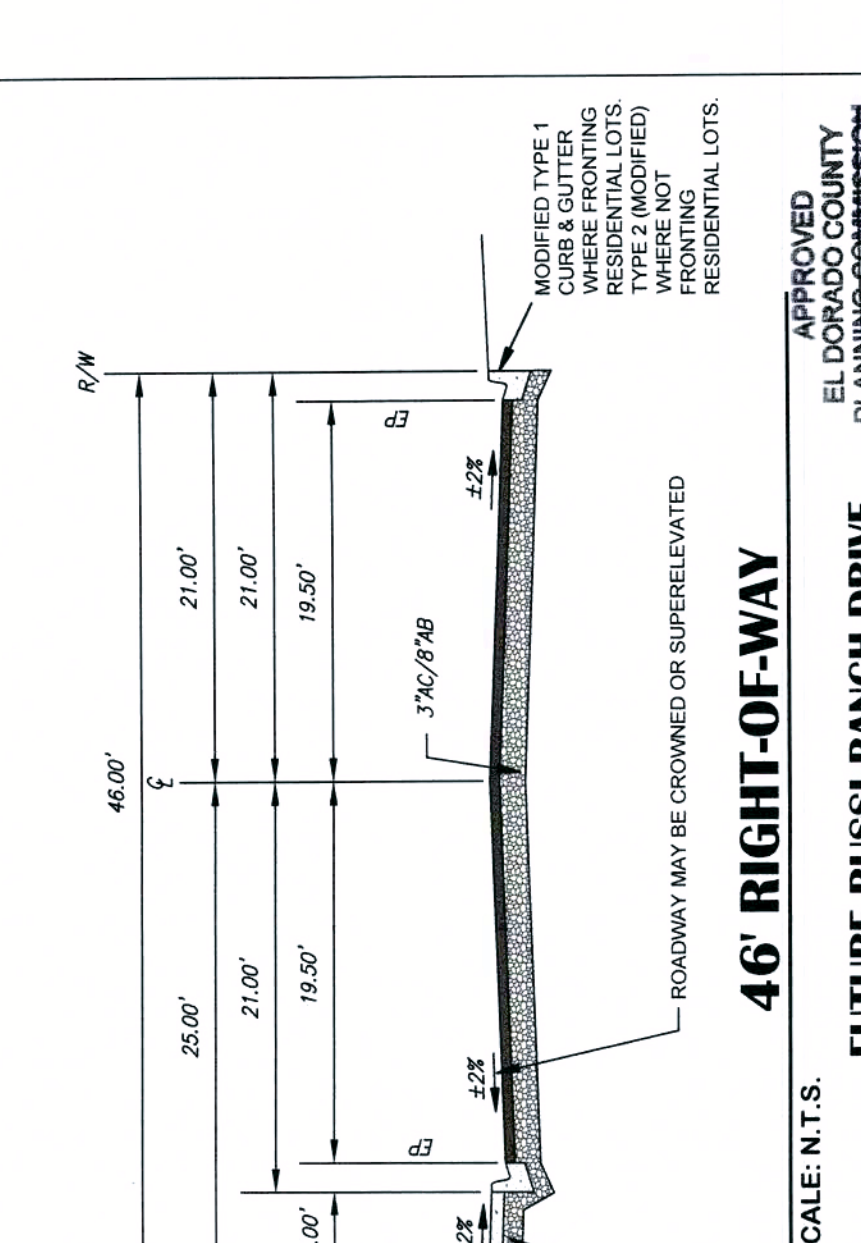
MODIFIED TYPE 1 CURB & GUTTER
SCALE: 1"=1'



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



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



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

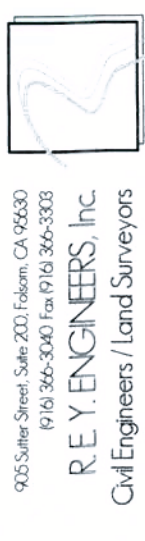
EL DORADO COUNTY
PLANNING COMMISSION
DATE: 6/1/2021
BY: [Signature]

EL DORADO COUNTY
PLANNING COMMISSION
DATE: 6/1/2021
BY: [Signature]

SERRANO VILLAGE A14

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

JUNE 2021



OWNER/APPLICANT
SERRANO ASSOCIATES, LLC
122580-121
EL DORADO HILLS, CA 95702

ENGINEER
SERRANO ASSOCIATES, LLC
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, T.9N., R.8E., M.D.M.
ASSESSOR'S PARCEL NUMBERS
122-590-003

DATE OF PREPARATION
JUNE 2021

ENGINEER'S CERTIFICATE
I, SERRANO ASSOCIATES, LLC, a limited liability company, do hereby certify that I am a duly licensed professional engineer in the State of California, License No. 122580-121, and that I am the duly authorized representative of the company in the preparation of this map.

PHASING PLAN NOTICE
THIS MAP IS A TENTATIVE SUBDIVISION MAP. IT IS NOT A FINAL MAP. IT IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE PREPARATION OF A FINAL MAP. THE FINAL MAP SHALL BE THE ONLY MAP TO BE USED FOR ANY PURPOSES OTHER THAN THE PREPARATION OF A FINAL MAP.

PLANNING COMMISSION
APPROVAL DATE
CITY OF EL DORADO
APPROVAL DATE

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

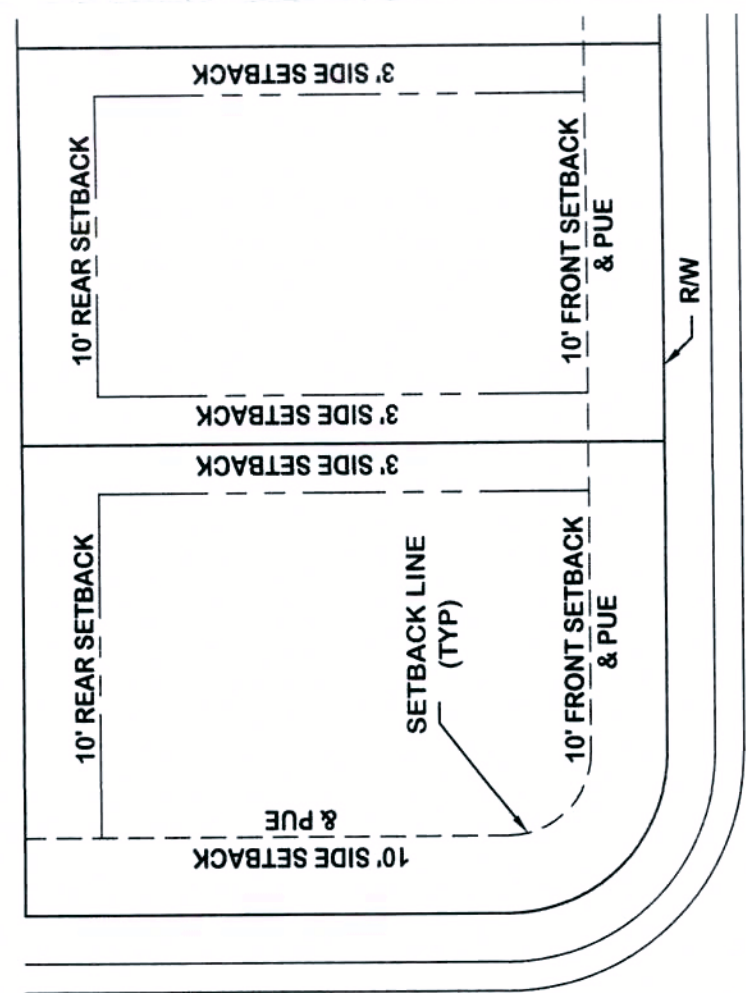
FIRE PROTECTION
EL DORADO HILLS FIRE DEPARTMENT

PROPOSED USE
S1 - SINGLE FAMILY RESIDENTIAL

LOT SIZES
AVERAGE LOT SIZE - 3,760 SF
MAXIMUM LOT SIZE - 10,362 SF

TOTAL AREA
RESIDENTIAL LOTS
160 ACRES
PUBLIC STREETS
0.21 ACRES
LOT A (LANDSCAPE)
1.50 ACRES
LOT B (LANDSCAPE)
0.10 ACRES
LOT C (LANDSCAPE)
0.06 ACRES
LOT D (LANDSCAPE)
0.04 ACRES
LOT E (LANDSCAPE)
0.04 ACRES
LOT F (LANDSCAPE)
0.04 ACRES
LOT G (FUTURE VILLAGE C2)
20.25 ACRES
REMAINDER
4.92 ACRES
TOTAL
35.78 ACRES +/-

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



TYPICAL SETBACKS
SCALE: 1"=40'

MODIFIED TYPE 1 CURB & GUTTER
SCALE: 1"=40'

MODIFIED TYPE 2 CURB & GUTTER
SCALE: 1"=40'

42' RIGHT-OF-WAY
SCALE: 1"=40'

46' RIGHT-OF-WAY
SCALE: 1"=40'

42' RIGHT-OF-WAY
SCALE: 1"=40'

46' RIGHT-OF-WAY
SCALE: 1"=40'

42' RIGHT-OF-WAY
SCALE: 1"=40'

46' RIGHT-OF-WAY
SCALE: 1"=40'