SERRANO VILLAGE C2

TENTATIVE SUBDIVISION MAP

EL DORADO COUNTY CALIFORNIA

JANUARY, 2008

905 Sutter Street Suite 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3308
R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors

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"=100'

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

SOURCE OF TOPOGRAPHY
RADMAN AERIAL SURVEYS

SECTION TOWNSHIP & RANGE
SEC. 1, T.9.N., R.8E., M.D.M

ASSESSOR'S PARCEL NUMBER
PORTION OF 122-580-27 R1-PD,
122-590-01 R1-PD, 122-130-14 OS,
122-140-03 OS, 120-030-05 R20K

EXISTING/PROPOSED ZONING
R1-PD, R20K, OS

TOTAL AREA

RESIDENTIAL LOTS	36.28 Acres
RESIDENTIAL STREETS	5.02 Acres
OPEN SPACE	62.70 Acres
PROPOSED VILLAGE A14	11.40 Acres
REMAINDER	6.40 Acres
TOTAL	121.80 Acres

PROPOSED USE
50 - SINGLE FAMILY RESIDENTIAL
4 - OPEN SPACE LOTS (LOT A,B,C & D)
1 - PROPOSED VILLAGE A14
1 - REMAINDER LOT

LOT SIZES
MINIMUM LOT SIZE - 20,037 SF
AVERAGE LOT SIZE - 31,630 SF
MAXIMUM LOT SIZE - 41,480 SF

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

FIRE PROTECTION
EL DORADO HILLS WATER/
FIRE DISTRICT

DATE OF PREPARATION
JANUARY, 2008

PARK AND RECREATION
EL DORADO HILLS COMMUNITY
SERVICES DISTRICT

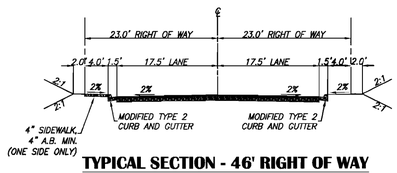
SCHOOL DISTRICT
K THRU 8 - BUCKEYE UNION
9 THRU 12 - EL DORADO UNION

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 66456.1)

ENGINEERS CERTIFICATE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS VILLAGE C2 OF THE "EL DORADO HILLS" SPECIFIC PLAN HAS BEEN DESIGNED IN ACCORDANCEWITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

DONALD T. McCORMICK R.C.E. 42556 DATE

PLANNING COMMISSION:_____
APPROVAL/DENIAL DATE:_____



TYPICAL SECTION - 46' RIGHT OF WAY
N.T.S.

A STREET
B STREET

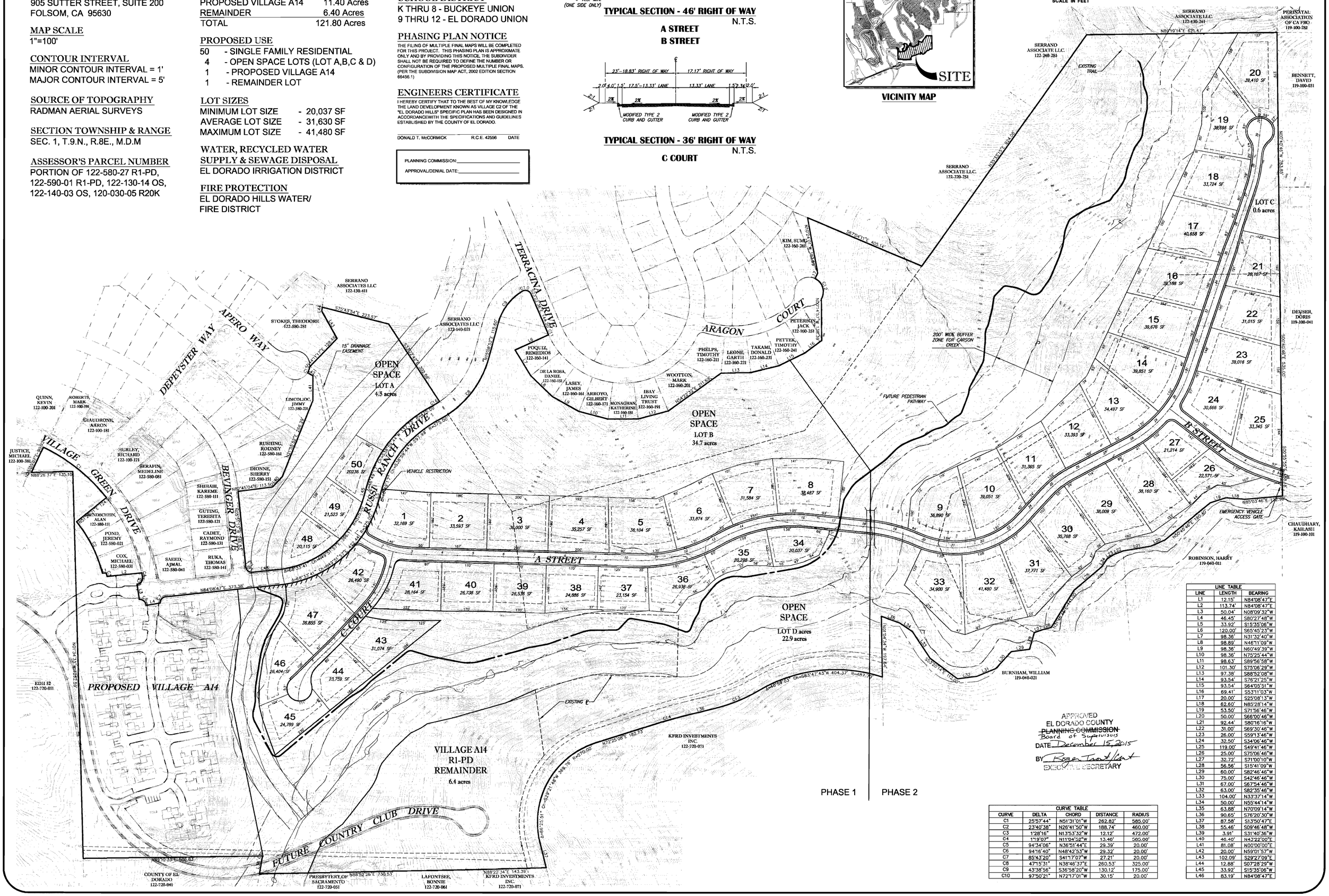
TYPICAL SECTION - 36' RIGHT OF WAY
N.T.S.

C COURT

VICINITY MAP

0 50' 100' 200'
SCALE IN FEET

SERRANO



APPROVED
EL DORADO COUNTY
~~PLANNING COMMISSION~~
Board of Supervisors
DATE December 15, 2015
BY Roger Trout
EXECUTIVE SECRETARY

PHASE 1 PHASE 2

CURVE TABLE

CURVE	DELTA	CHORD	DISTANCE	RADIUS
C1	25°57'44"	N51°31'01"W	262.82'	585.00'
C2	23°40'38"	N26°41'50"W	188.74'	460.00'
C3	1°28'16"	N13°53'32"W	12.12'	472.00'
C4	1°19'07"	N11°04'02"W	13.46'	585.00'
C5	94°34'06"	N36°51'44"E	29.39'	20.00'
C6	94°16'40"	N48°42'53"W	29.32'	20.00'
C7	85°43'20"	S41°17'07"W	27.21'	20.00'
C8	47°15'31"	N38°46'37"E	260.53'	325.00'
C9	43°38'56"	S36°58'20"W	130.12'	175.00'
C10	97°50'21"	N72°17'01"W	30.15'	20.00'

LINE TABLE

LINE	LENGTH	BEARING
L1	12.15'	N84°08'47"E
L2	113.74'	N84°08'47"E
L3	50.04'	N08°09'32"W
L4	46.45'	S80°27'48"W
L5	33.92'	S15°35'06"W
L6	120.00'	S65°45'23"W
L7	98.36'	N31°32'40"W
L8	98.89'	N46°11'09"W
L9	98.36'	N60°49'39"W
L10	98.36'	N75°25'44"W
L11	98.63'	S89°56'58"W
L12	101.30'	S75°06'29"W
L13	97.38'	S88°52'08"W
L14	93.54'	S76°21'25"W
L15	93.54'	S64°05'51"W
L16	69.41'	S53°11'03"W
L17	20.00'	S25°08'13"W
L18	62.60'	N85°28'14"W
L19	53.50'	S71°56'46"W
L20	50.00'	S66°00'46"W
L21	92.44'	S80°16'16"W
L22	31.00'	S69°30'46"W
L23	26.00'	S59°13'46"W
L24	32.50'	S34°06'46"W
L25	119.00'	S49°41'46"W
L26	25.00'	S75°06'46"W
L27	32.72'	S71°00'10"W
L28	56.56'	S15°41'09"W
L29	60.00'	S82°46'46"W
L30	75.00'	S42°46'46"W
L31	67.00'	S67°54'46"W
L32	63.00'	S82°35'46"W
L33	104.00'	N33°37'14"W
L34	50.00'	N55°44'14"W
L35	63.88'	N70°09'14"W
L36	90.65'	S76°20'30"W
L37	87.58'	S13°50'47"E
L38	55.46'	S09°46'48"W
L39	3.91'	S31°40'36"W
L40	46.40'	N43°22'00"E
L41	81.08'	N00°00'00"E
L42	20.00'	N59°01'57"W
L43	102.09'	S29°27'09"E
L44	12.88'	S07°28'29"W
L45	33.92'	S15°35'06"W
L46	83.19'	N84°08'47"E