



# SERRANO VILLAGE J, LOT H - 41 LOT RESIDENTIAL

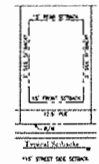
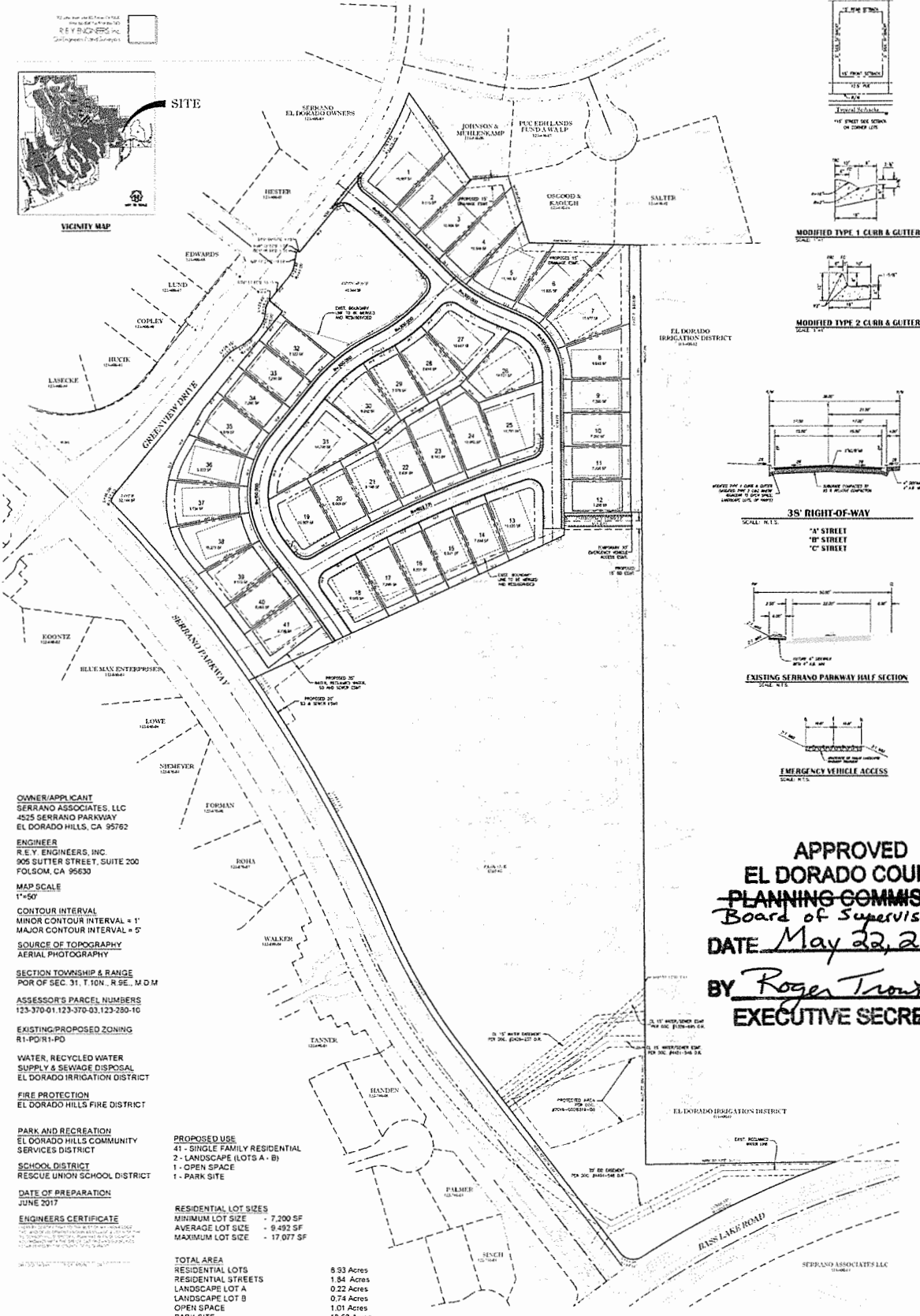
TENTATIVE SUBDIVISION MAP  
EL DORADO COUNTY, CALIFORNIA  
JUNE 2017  
REVISED FEBRUARY 2018

**SERRANO**

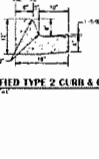
REY ENGINEERS, INC.  
C:\projects\2018\Serrano Village J\Drawings



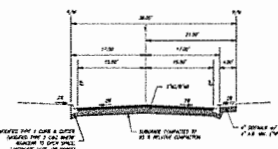
**SITE**



**MODIFIED TYPE 1 CURB & GUTTER**  
SCALE: 1"=4'



**MODIFIED TYPE 2 CURB & GUTTER**  
SCALE: 1"=4'



**35' RIGHT-OF-WAY**  
SCALE: 1"=4'



**EXISTING SERRANO PARKWAY HALF SECTION**  
SCALE: 1"=4'



**EMERGENCY VEHICLE ACCESS**  
SCALE: 1"=4'

**OWNER/APPLICANT**  
SERRANO ASSOCIATES, LLC  
4255 SERRANO PARKWAY  
EL DORADO HILLS, CA 95762

**ENGINEER**  
R.E.Y. ENGINEERS, INC.  
905 SUITER 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. 31, T. 10N., R. 9E., M.D.M.

**ASSESSOR'S PARCEL NUMBERS**  
123-370-01, 123-370-03, 123-280-10

**EXISTING PROPOSED ZONING**  
R1-PDR1-PO

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

**FIRE PROTECTION**  
EL DORADO HILLS FIRE DISTRICT

**PARK AND RECREATION**  
EL DORADO HILLS COMMUNITY SERVICES DISTRICT

**SCHOOL DISTRICT**  
RESCUE UNION SCHOOL DISTRICT

**DATE OF PREPARATION**  
JUNE 2017

**ENGINEERS CERTIFICATE**  
I, R. E. Y. ENGINEERS, INC., ENGINEERS, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA, LICENSE NO. 44517, AND THAT I AM THE ENGINEER OF RECORD FOR THE PREPARED TENTATIVE SUBDIVISION MAP FOR THE SERRANO VILLAGE J, LOT H - 41 LOT RESIDENTIAL DEVELOPMENT, EL DORADO COUNTY, CALIFORNIA, AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**PROPOSED USE**  
41 - SINGLE FAMILY RESIDENTIAL  
2 - LANDSCAPE (LOTS A - B)  
1 - OPEN SPACE  
1 - PARK SITE

**RESIDENTIAL LOT SIZES**  
MINIMUM LOT SIZE - 7,200 SF  
AVERAGE LOT SIZE - 9,492 SF  
MAXIMUM LOT SIZE - 17,077 SF

**TOTAL AREA**  
RESIDENTIAL LOTS - 8.93 Acres  
RESIDENTIAL STREETS - 1.84 Acres  
LANDSCAPE LOT A - 0.22 Acres  
LANDSCAPE LOT B - 0.74 Acres  
OPEN SPACE - 1.01 Acres  
PARK SITE - 12.53 Acres  
TOTAL - 25.27 Acres +/-

**TOTAL UNITS**  
GROSS AREA - 41 Units  
GROSS DENSITY - 12.74 Units/Acre  
GROSS DENSITY - 3.22 du/ac

**APPROVED**  
**EL DORADO COUNTY**  
**PLANNING COMMISSION**  
*Board of Supervisors*  
**DATE** May 22, 2018  
**BY** Roger Trout / *cm*  
**EXECUTIVE SECRETARY**

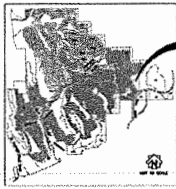




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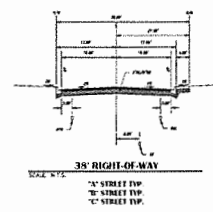
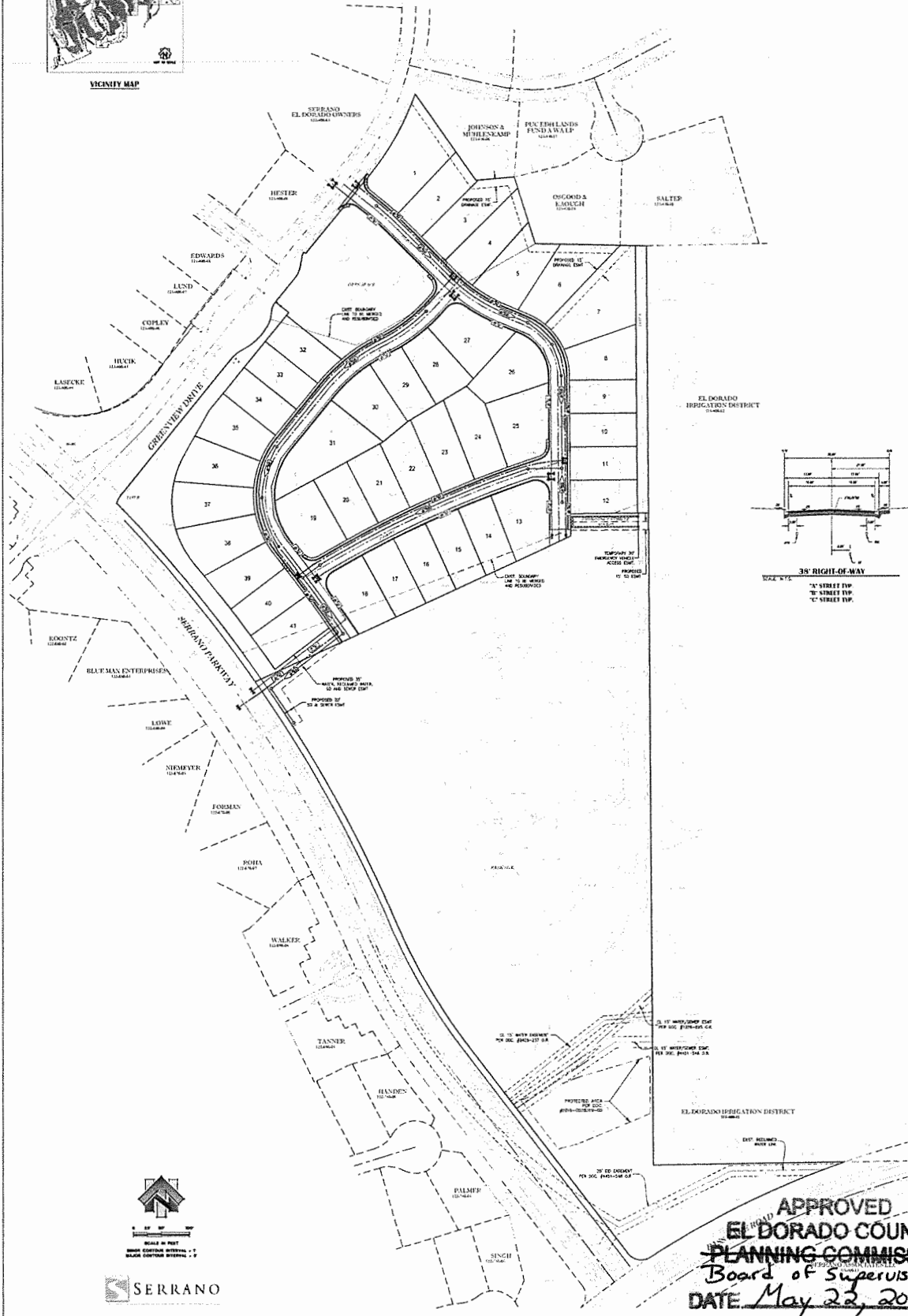
TENTATIVE WATER, RECLAIMED WATER & SEWER PLAN  
EL DORADO COUNTY, CALIFORNIA

JULY 2017  
REVISIONS: 01/23/2018



SITE

VICINITY MAP



**SERRANO**

11111 SERRANO AVENUE, SUITE 100  
EL DORADO, CALIFORNIA 95762  
TEL: 916.426.1234  
WWW.SERRANOENGINEERING.COM

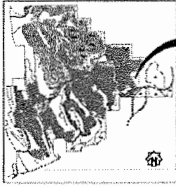
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EL DORADO COUNTY  
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Board of Supervisors  
DATE May 22, 2018  
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EXECUTIVE SECRETARY

# SERRANO VILLAGE J, LOT H - 41 LOT RESIDENTIAL

TENTATIVE GRADING AND DRAINAGE PLAN  
EL DORADO COUNTY, CALIFORNIA

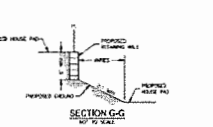
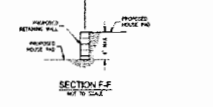
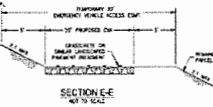
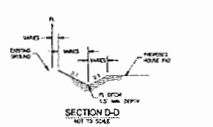
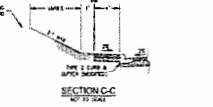
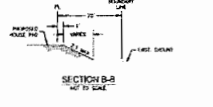
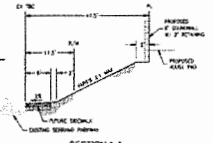
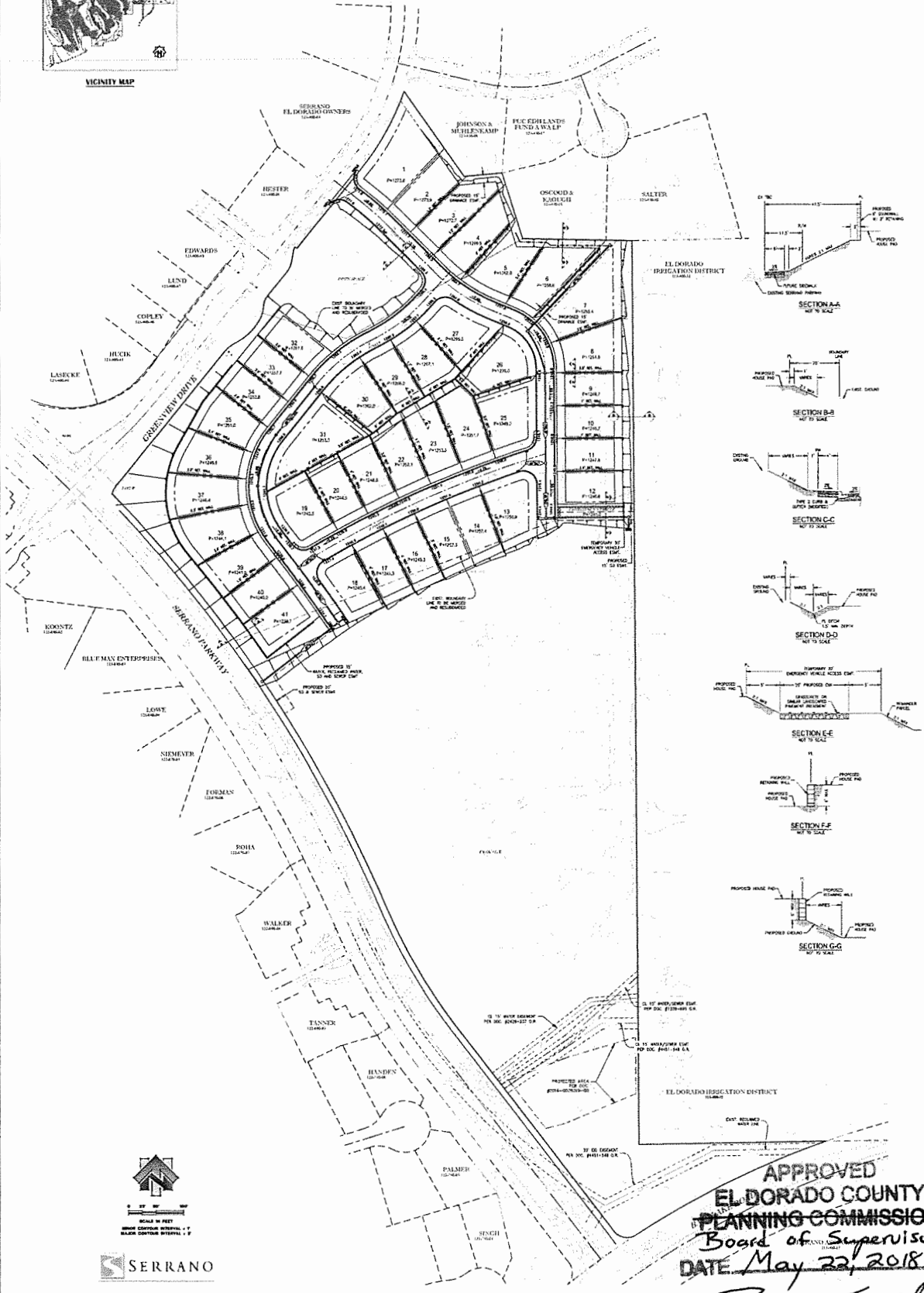
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PRELIMINARY EARTHWORK  
CUT = 37,200 CY  
FILL = 30,500 CY  
DISTURBED AREA = 12.2 ACRES



SITE

VICINITY MAP

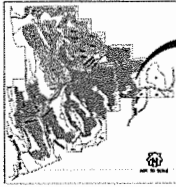


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# SERRANO VILLAGE J, LOT H - 41 LOT RESIDENTIAL

TREE PRESERVATION AND PROTECTION PLAN  
EL DORADO COUNTY, CALIFORNIA

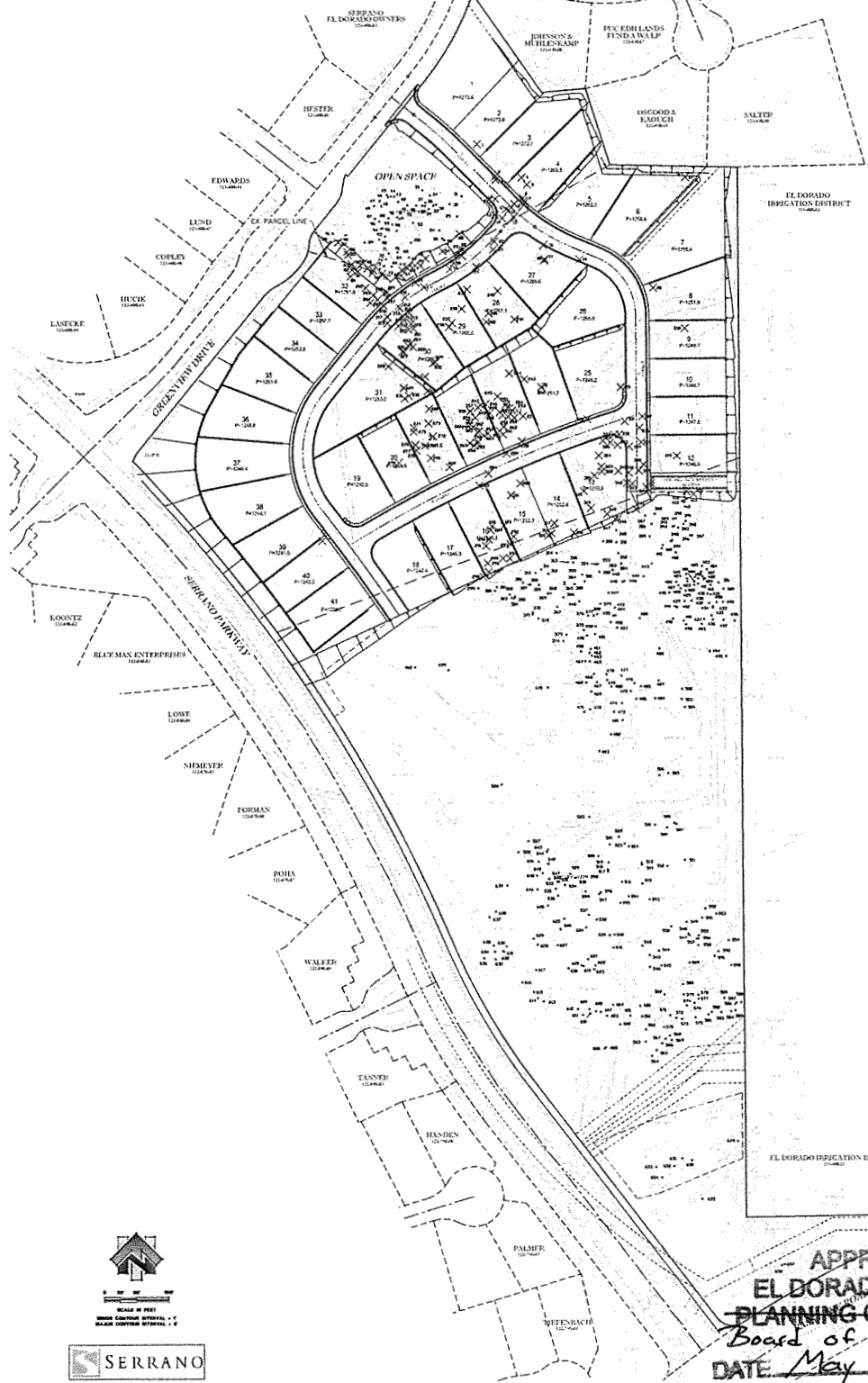
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SITE

VICINITY MAP

OAK TREES  
EXISTING OAK TREES: 558  
OAK TREES TO BE REMOVED: 192  
REMAINING OAK TREES POST CONSTRUCTION: 366



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TREE PRESERVATION AND PROTECTION PLAN  
JUNE 2017  
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