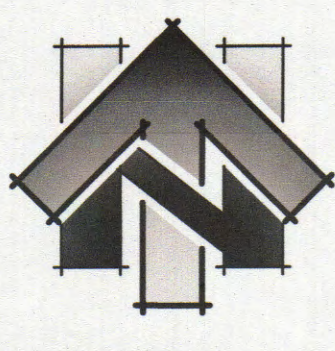


SERRANO VILLAGE J, LOT H - 41 LOT RESIDENTIAL

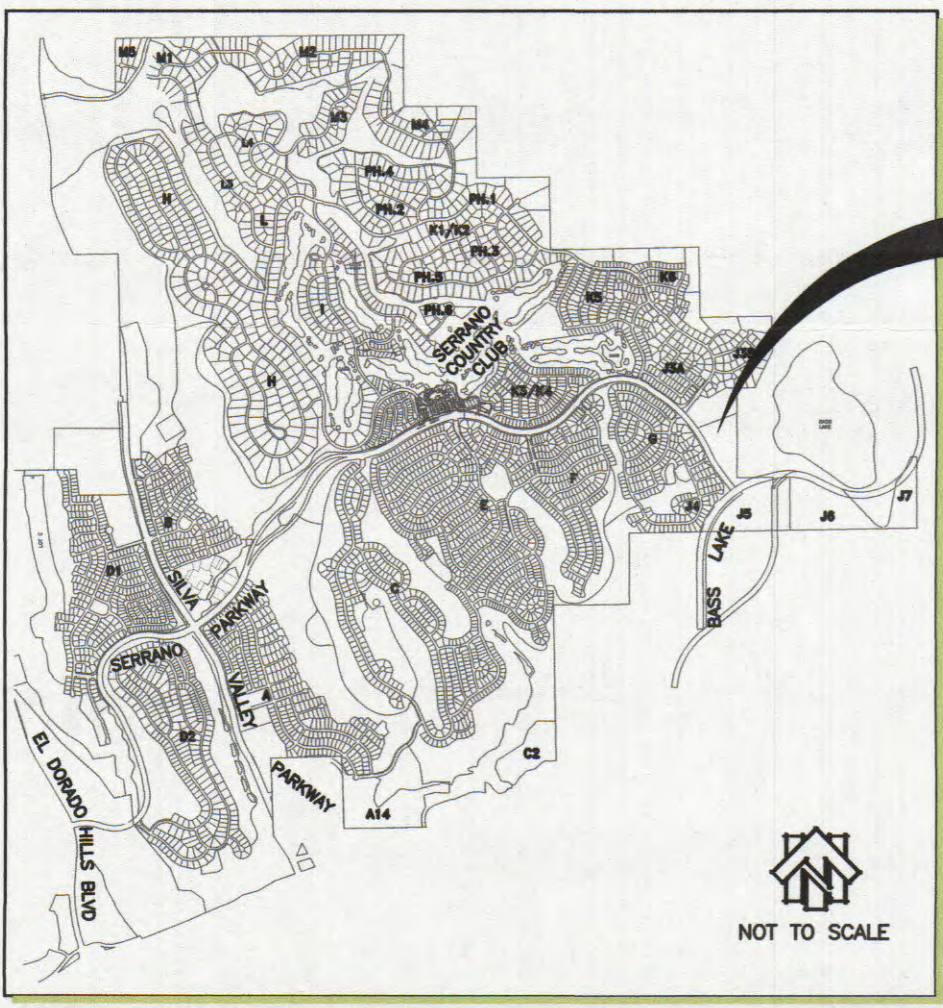
TENTATIVE SUBDIVISION MAP
EL DORADO COUNTY, CALIFORNIA
JUNE 2017



SCALE IN FEET
MINOR CONTOUR INTERVAL = 1'
MAJOR CONTOUR INTERVAL = 5'

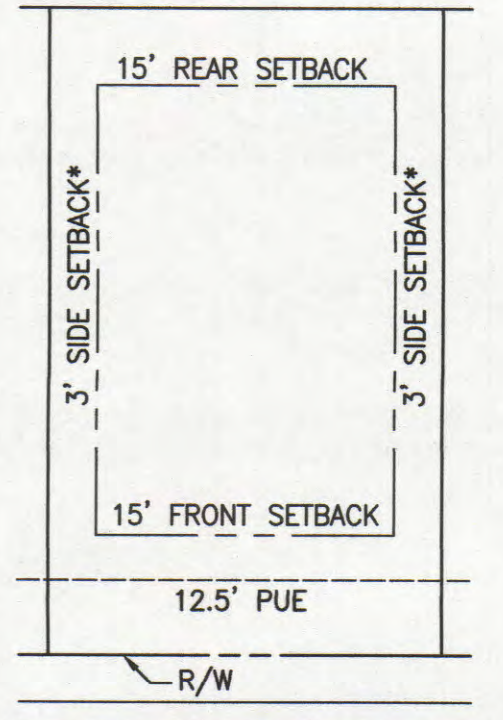
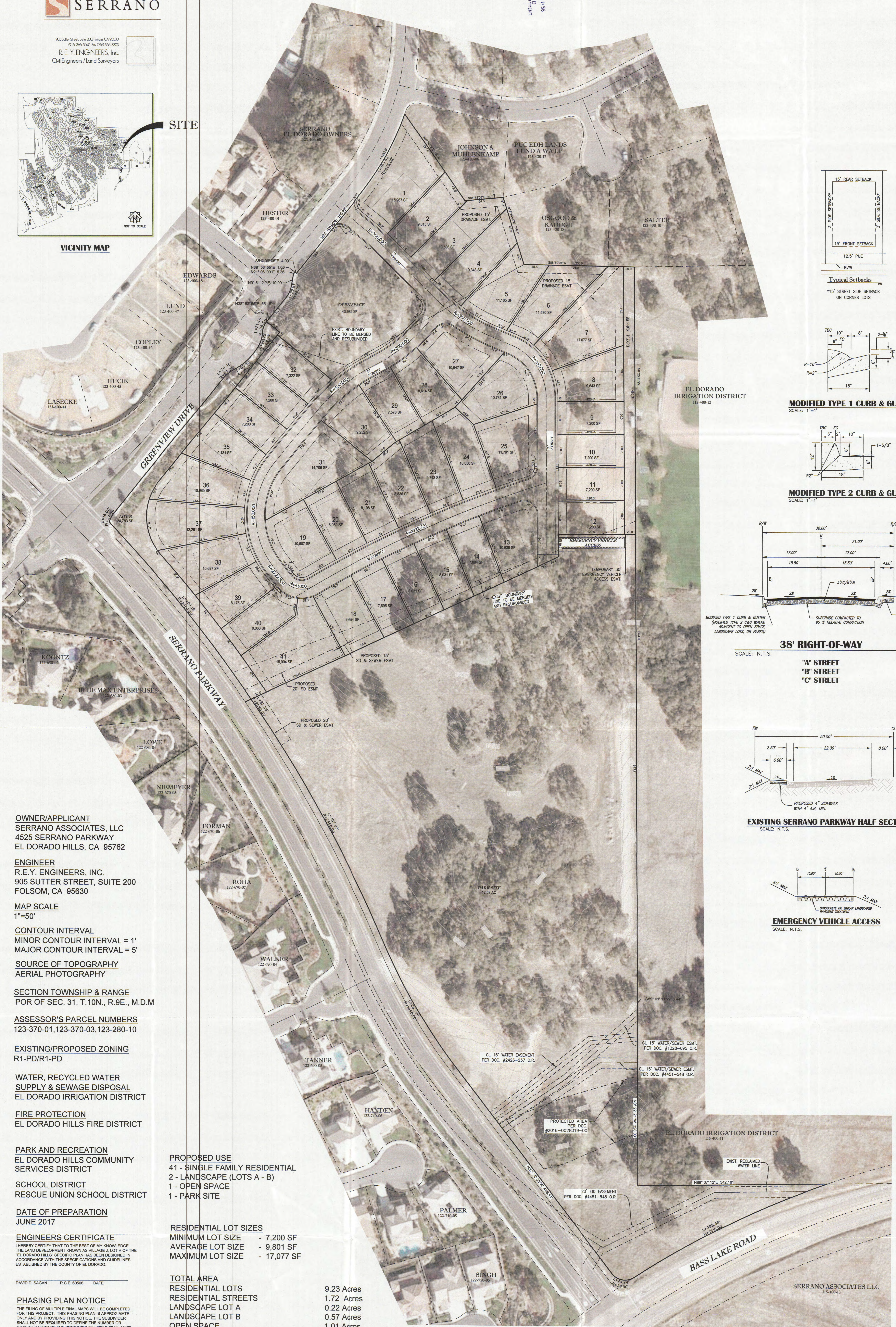


905 Sutter Street, Suite 200, Folsom, CA 95630
916.356.9242 Fax 916.356.3333
R.E.Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors



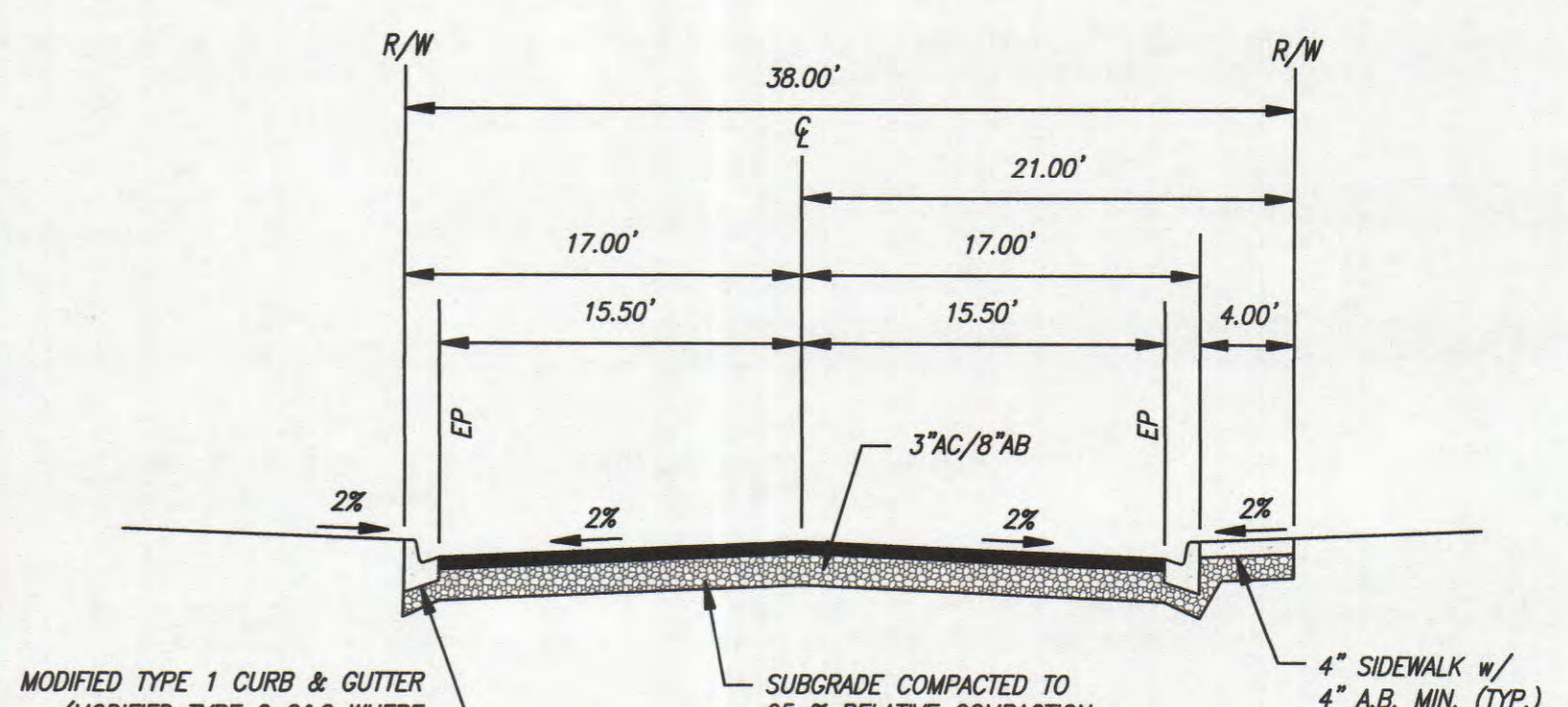
VICINITY MAP

SITE

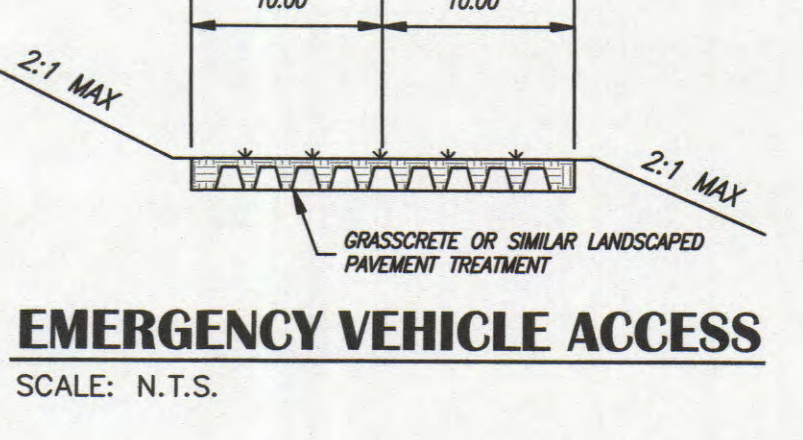
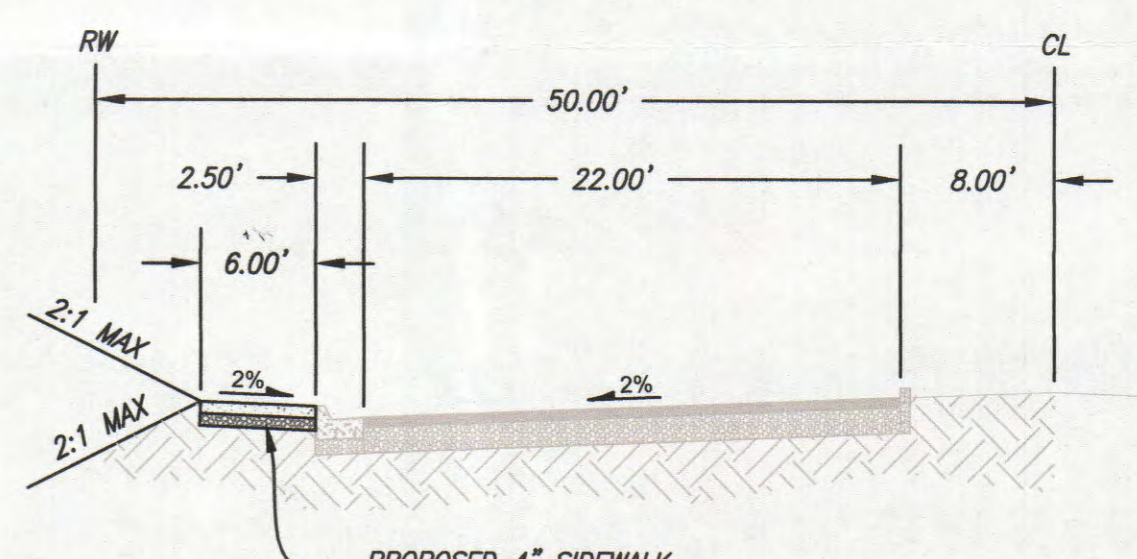


MODIFIED TYPE 1 CURB & GUTTER
SCALE: 1"=1'

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



"A" STREET
"B" STREET
"C" STREET



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"=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-PD/R1-PD

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 HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS VILLAGE J, LOT H OF THE "EL DORADO HILLS" SPECIFIC PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

DAVID D. SAGAN R.C.E. 60506 DATE _____

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)

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

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 - 9,801 SF
MAXIMUM LOT SIZE - 17,077 SF

TOTAL AREA
RESIDENTIAL LOTS 9.23 Acres
RESIDENTIAL STREETS 1.72 Acres
LANDSCAPE LOT A 0.22 Acres
LANDSCAPE LOT B 0.57 Acres
OPEN SPACE 1.01 Acres
PARK SITE 12.53 Acres
TOTAL 25.27 Acres +/-

TOTAL UNITS 41 units
GROSS AREA 12.74 Acres
GROSS DENSITY 3.22 du/ac

RECEIVED
PLANNING DEPARTMENT
JUN 27 PM 1:55

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: May 26, 2017
BY: _____
EXECUTIVE SECRETARY