

OWNERS OF RECORD

STONEHEDGE SPRINGS LLC
2700 S. AZUSA AVENUE
WEST COVINA, CA 91792

APPLICANT

STONEHEDGE SPRINGS LLC
2700 S. AZUSA AVENUE
WEST COVINA, CA 91792

ENGINEER

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3233 Mariner Circle, Rancho Conejo, CA 91342
714.940.8800 • www.cta-engineering.com

TENTATIVE MAP
DORADO OAKS

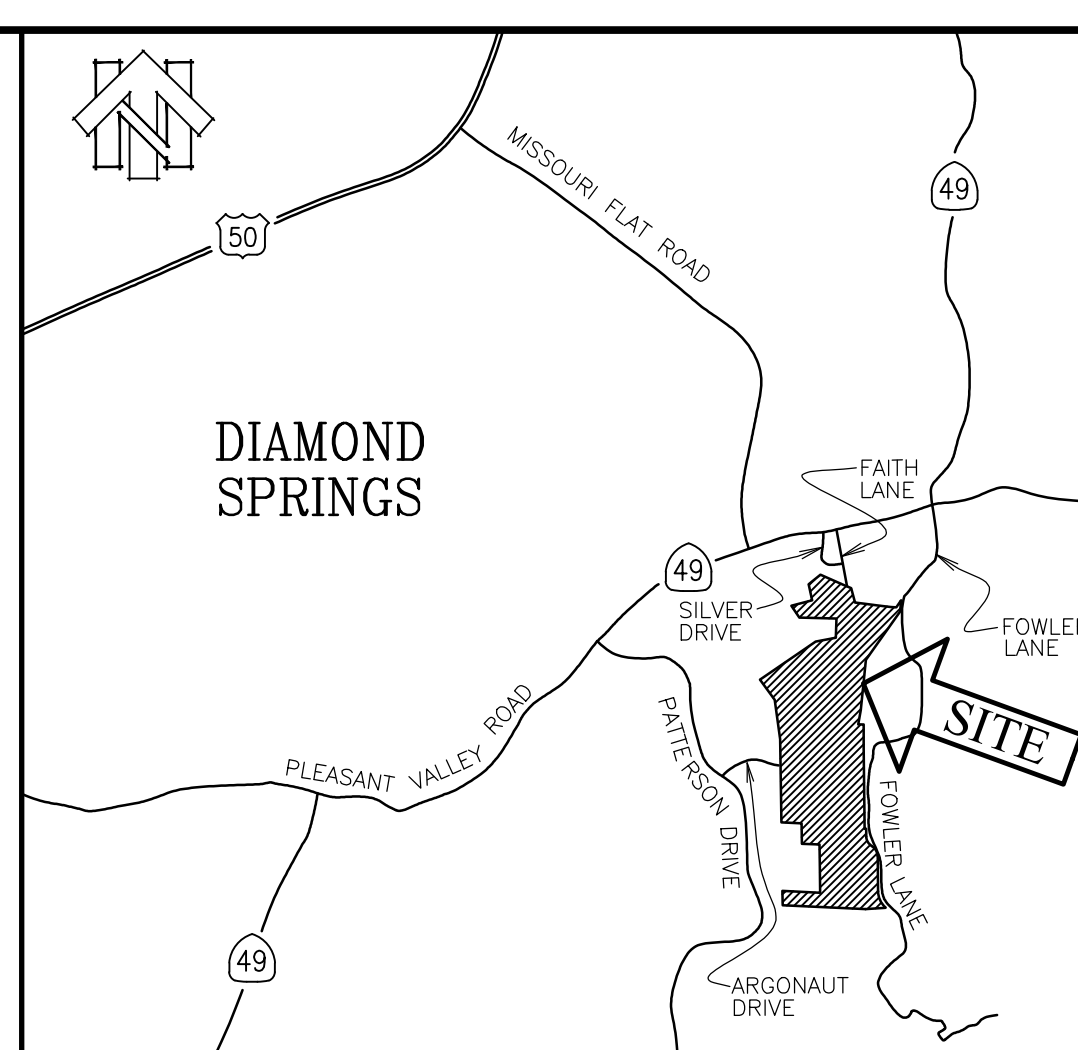
PTN LOT 1 PAGANI VILLA SUBDIVISION SD A-82; PTN SE 1/4 SECTION 25 T10N, R 10E MDM;
PTN LOT 15, BLOCK 13 OF DIAMOND SPRINGS; PARCELS 1, 2 & 3 OF PM 49-54

COUNTY OF EL DORADO

SHEET 1 OF 1

STATE OF CALIFORNIA

SEPTEMBER, 2024



MAP SCALE

1" = 100'

CONTOUR INTERVAL

CONTOUR INTERVAL = 1' FOOT (5 FEET SHOWN)

SOURCE OF TOPOGRAPHY

AERIAL SURVEY

SECTION, TOWNSHIP and RANGE

SECTIONS 25 & 26, T.10N., R.10E.
SECTIONS 30 & 31, T.10N., R.10E. M.D.M.

ASSessor'S PARCEL NUMBERS

329-3101-015, 329-301-020, 329-310-010,
329-3101-011, 329-310-012, UN06955018 (APORTION)
(SEE BLA#1 NOTE, THIS SHEET)

PROPOSED ZONING

RL-10, R1, R1-DC, RM-PD-DC, RM-PD-DC-DH

PRESENT ZONING

RL-10, R1, R1-DC, RM-DC, RM-DC-DH, TC

TOTAL AREA

142.29 ACRES

TOTAL NO. of LOTS

Table with 2 columns: Lot Type and Area. Includes rows for 157 single-unit residential lots (31.43 AC), 220 multi-unit residential lots (14.44 AC), 378 total lots, 6 open space lots, 14 landscape lots, 4 public roads, 7 private roads, and boundary line adjustment.

MINIMUM LOT AREA

R1 & R1-DC=6,000 SF, GROSS /NET
RM-PD-DC & RM-PD-DC-DH=2,855 SF GROSS /NET
RM-PD-DC & RM-PD-DC-DH LOTS 288-376=2,012 SF GROSS /1,750 SF NET

WATER SUPPLY and SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

DIAMOND SPRINGS FIRE PROTECTION DISTRICT

DATE OF PREPARATION

SEPTEMBER, 2024

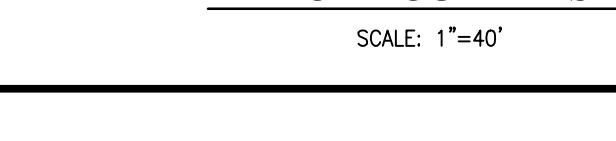
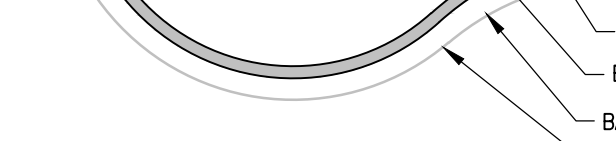
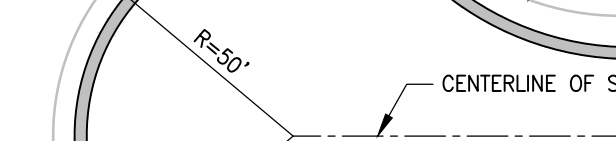
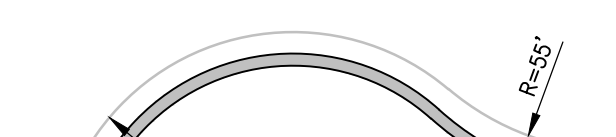
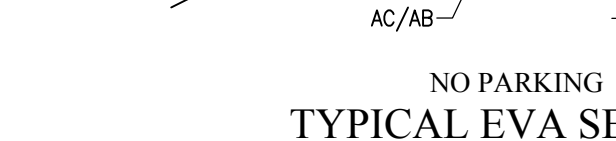
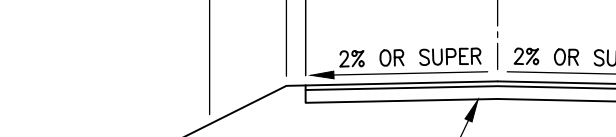
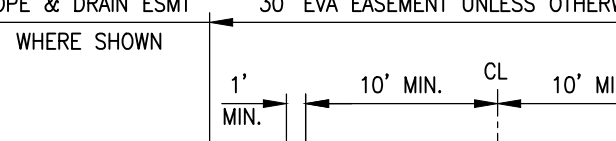
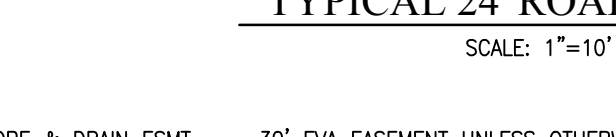
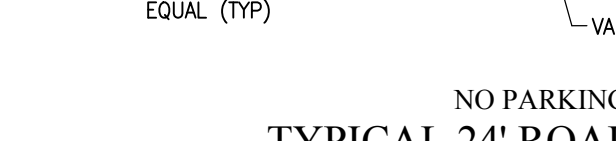
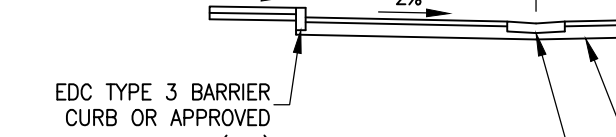
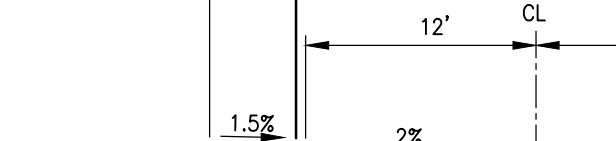
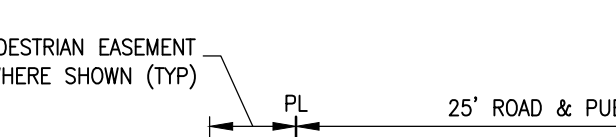
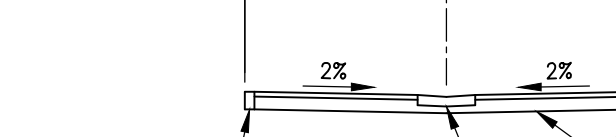
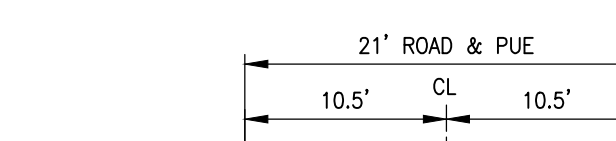
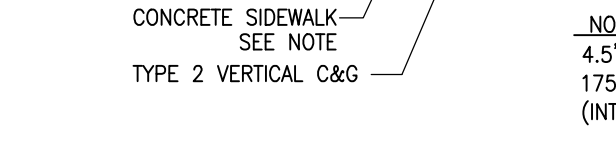
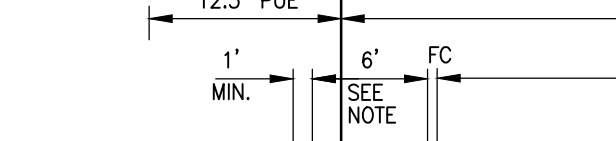
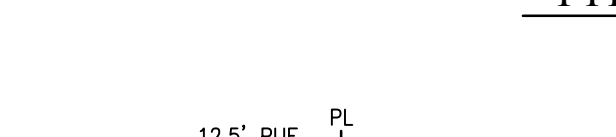
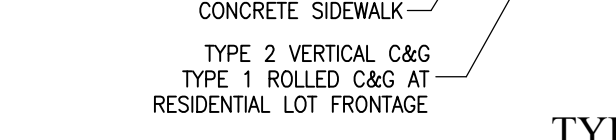
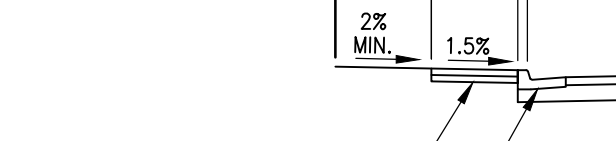
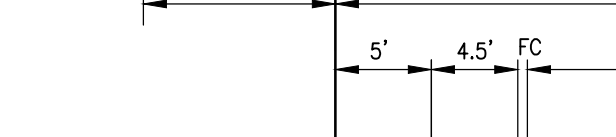
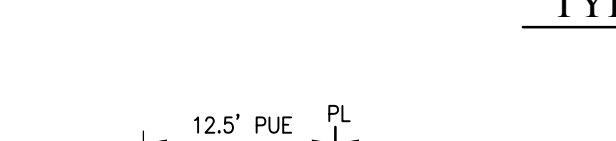
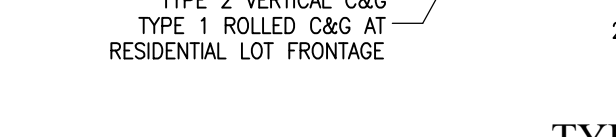
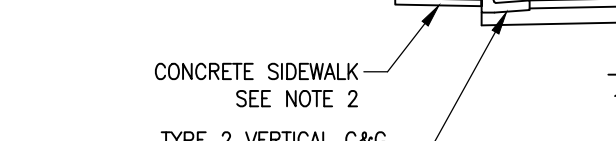
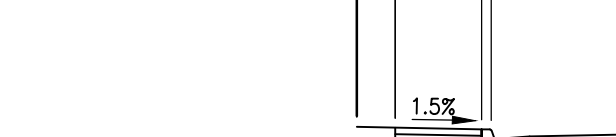
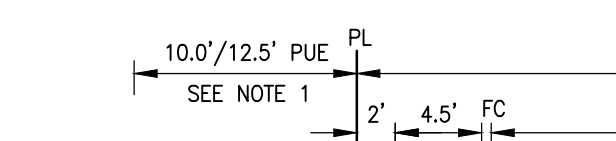
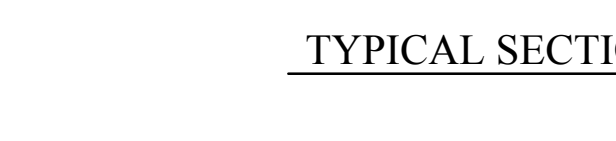
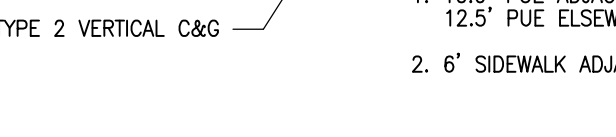
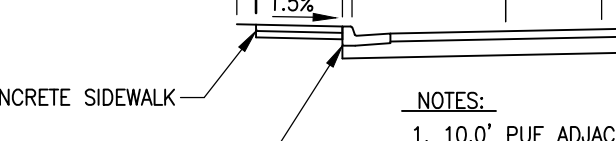
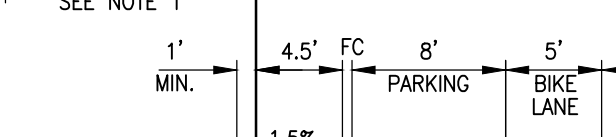
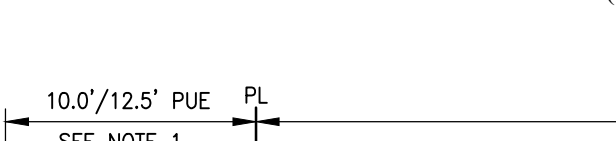
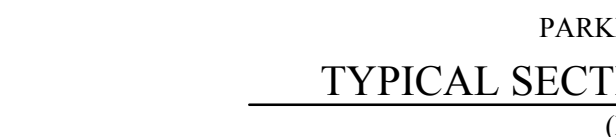
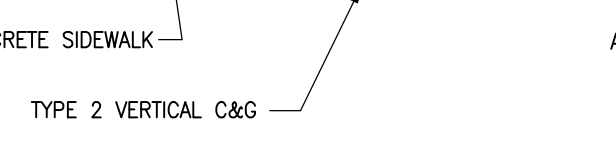
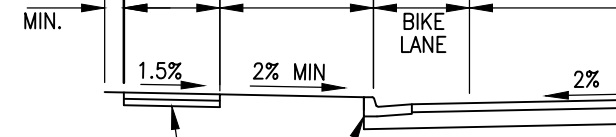
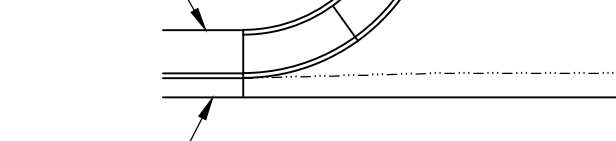
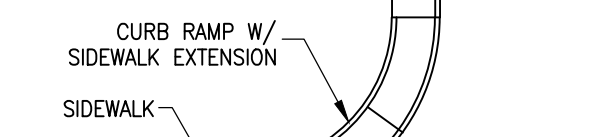
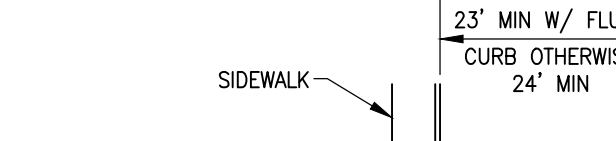
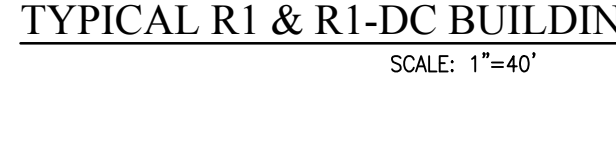
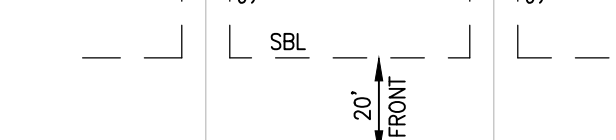
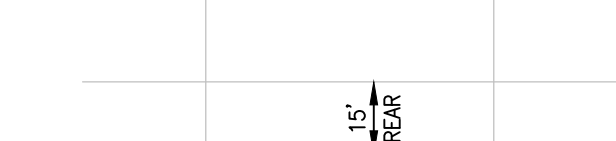
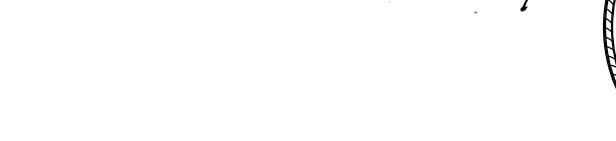
PASSIVE SOLAR

ALL LOTS WILL HAVE SUFFICIENT SOLAR OPPORTUNITIES WITHIN THE LIMITATIONS AFFORDED BY THE NATURAL SETTING, TREE CANOPY CONDITIONS, SURROUNDING USES AND THE LIKE.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "DORADO OAKS" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

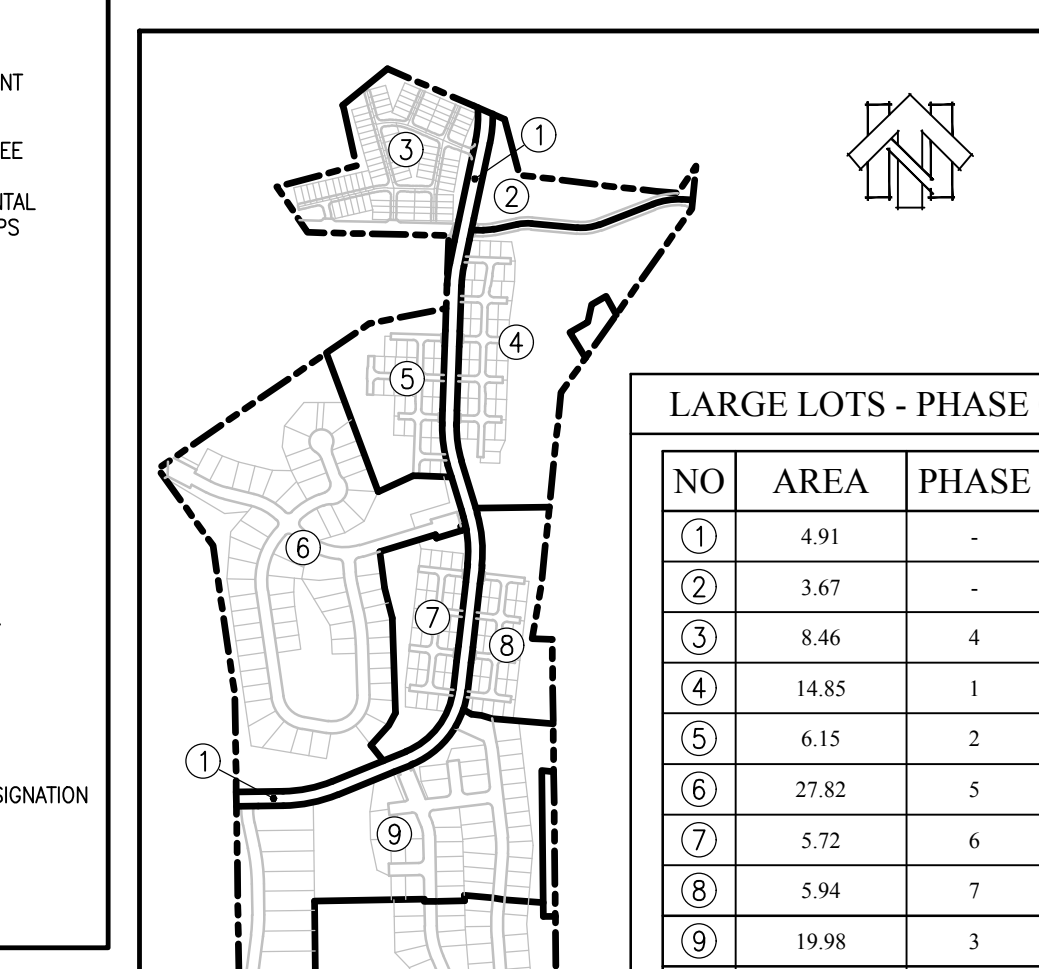
BRIAN M. ALLEN P.E. 60764 DATE 9-6-24



LEGEND:

- Proposed Fire Hydrant
Aquatic Resources
Right-of-Way Line
Light Line
Existing Lot Line
Subdivision Boundary
Direction of Section
Proposed Gate

VICINITY MAP



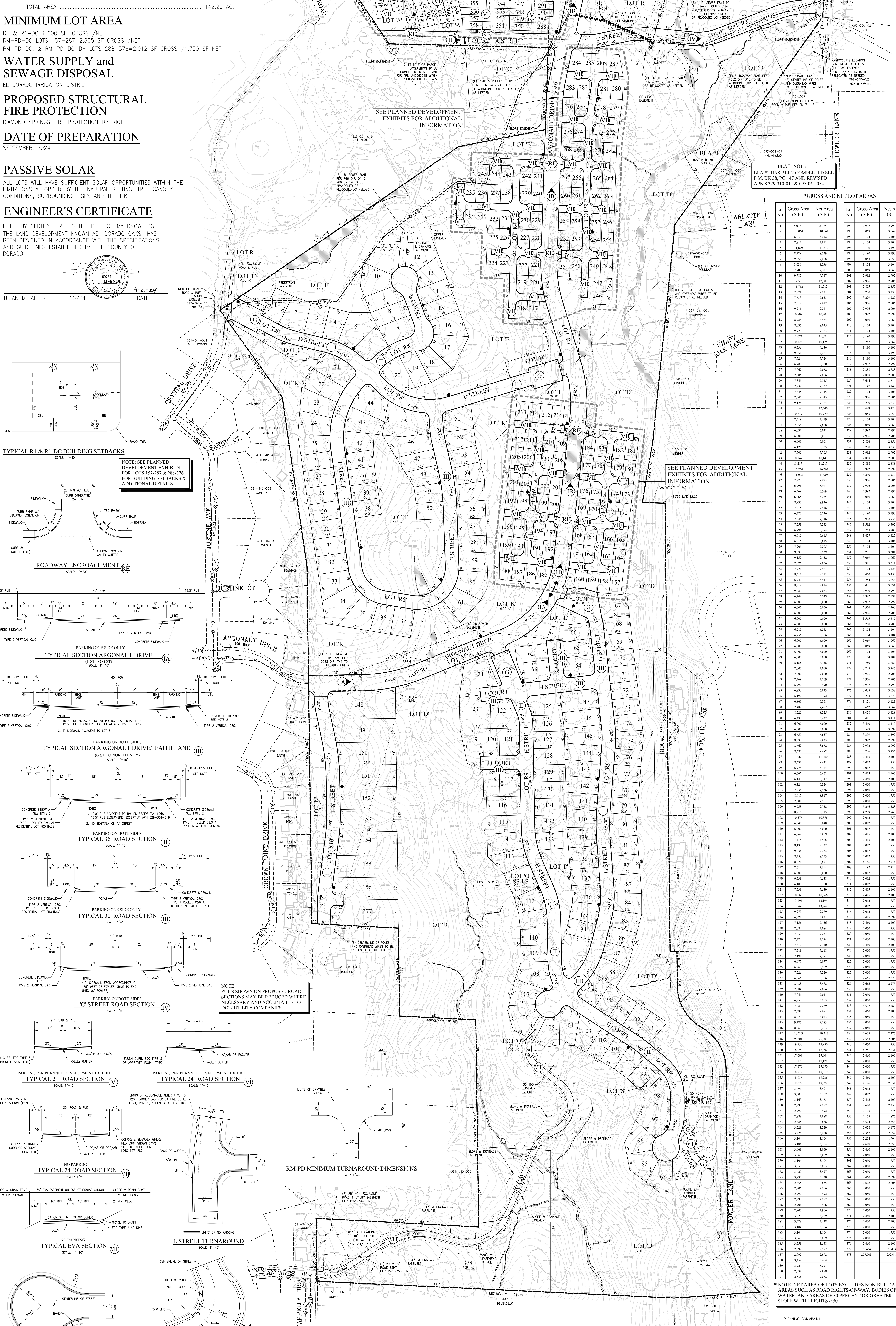
PHASING PLAN NOTICE

THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS...

PHASING PLAN / LARGE LOT MAP

SCALE: 1"=800'

Table with 4 columns: No., Area, Phase, and S.F. Lists lot numbers and their corresponding areas and phases.



NOTE: EASEMENTS FOR FUEL MODIFICATION ZONES AND ROADWAY CLEARANCE ZONES SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPROVED FINAL FIRE SAFE PLAN.

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

REZONE EXHIBIT DORADO OAKS

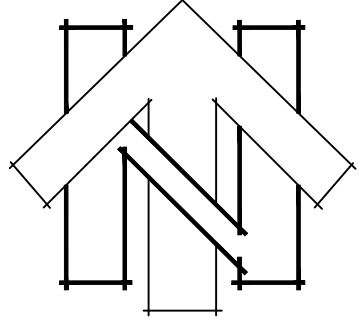
COUNTY OF EL DORADO

SEPTEMBER, 2024

STATE OF CALIFORNIA

LEGEND:

- PROJECT BOUNDARY
- EXISTING PROPERTY LINE
- ZONING BOUNDARY
- GENERAL PLAN LAND USE BOUNDARY
- COMMUNITY REGION BOUNDARY

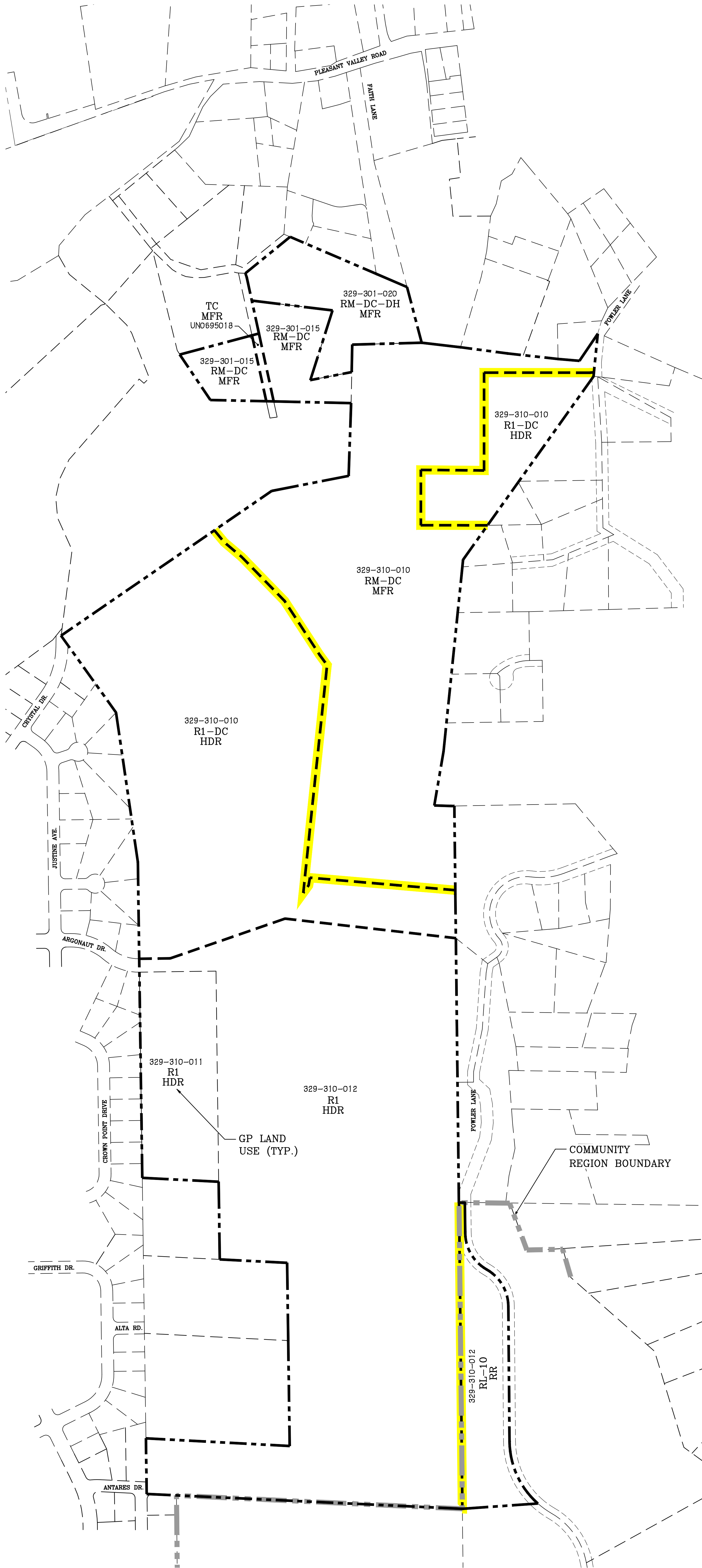


SCALE: 1"=200'

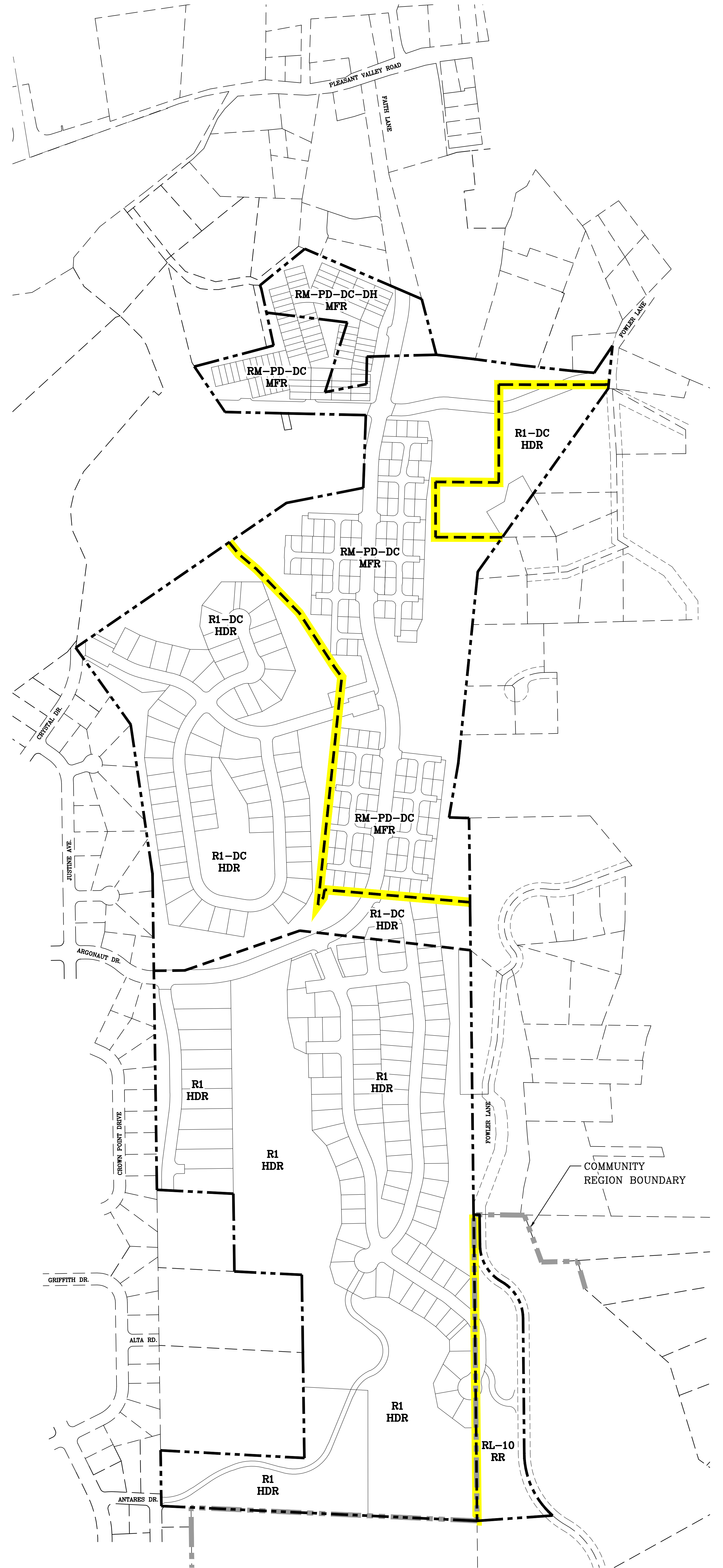
PROPOSED ZONE DISTRICTS	
R1	SINGLE-UNIT RESIDENTIAL
R1-DC	SINGLE-UNIT RESIDENTIAL-DESIGN REVIEW-COMMUNITY
RM-PD-DC	MULTI-UNIT RESIDENTIAL-PLANNED DEVELOPMENT-DESIGN REVIEW-COMMUNITY
RM-PD-DC-DH	MULTI-UNIT RESIDENTIAL-PLANNED DEVELOPMENT-DESIGN REVIEW-COMMUNITY & HISTORIC
RL-10	RURAL LANDS 10 AC MINIMUM

EXISTING ZONE	
RM-DC	36.96 Ac.
RM-DC-DH	4.73 Ac.
R1-DC	36.62 Ac.
R1	58.83 Ac.
RL-10	4.95 Ac.
TC	0.20 Ac.
TOTAL 142.29 Ac.	

PROPOSED ZONE	
RM-PD-DC	37.16 Ac.
RM-PD-DC-DH	4.73 Ac.
R1-DC	36.62 Ac.
R1	58.83 Ac.
RL-10	4.95 Ac.
TOTAL 142.29 Ac.	

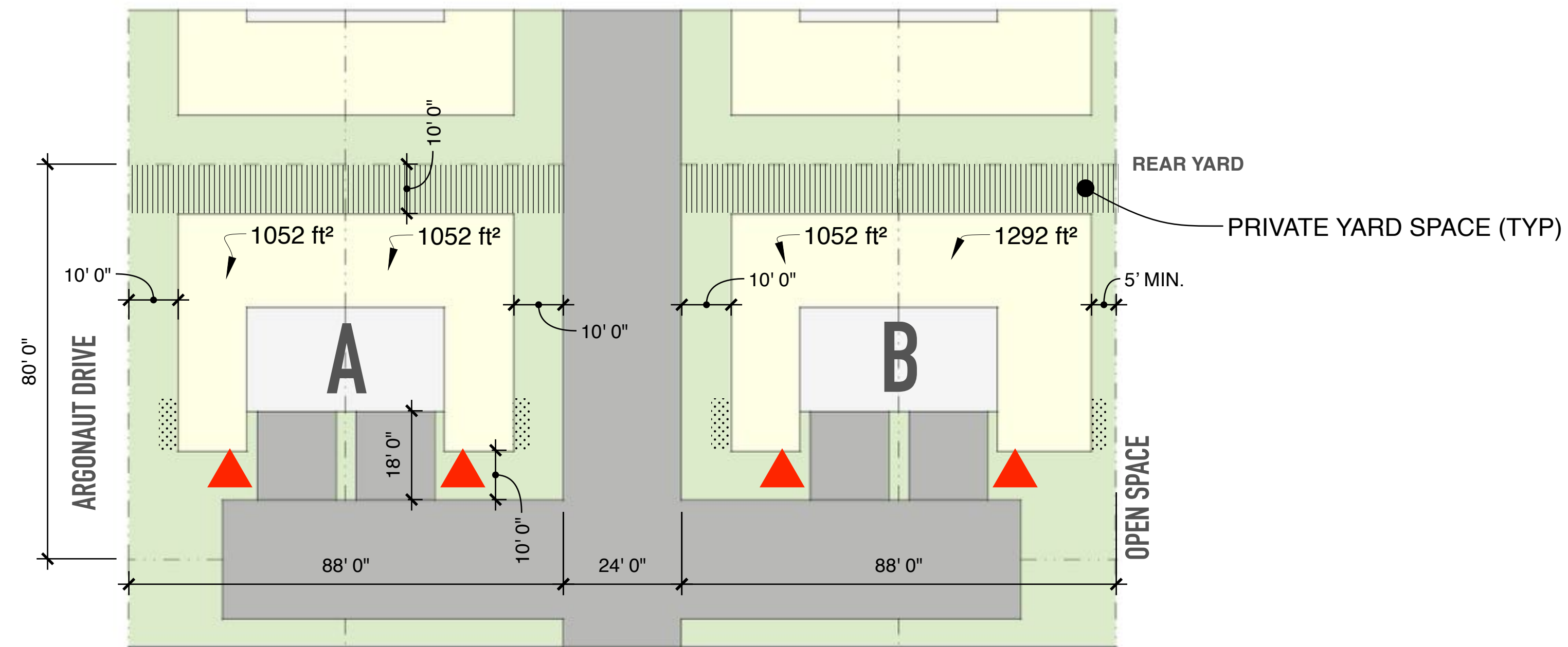


EXISTING ZONING & GENERAL PLAN LAND USE



PROPOSED ZONING

/Users/jeffdemure/Library/CloudStorage/OneDrive-jeffdemure/Projects/Stonehenge Springs/LLC/21006 DORADO OAKS/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/21006 FINAL SD SITE PLAN 24x36.rvt



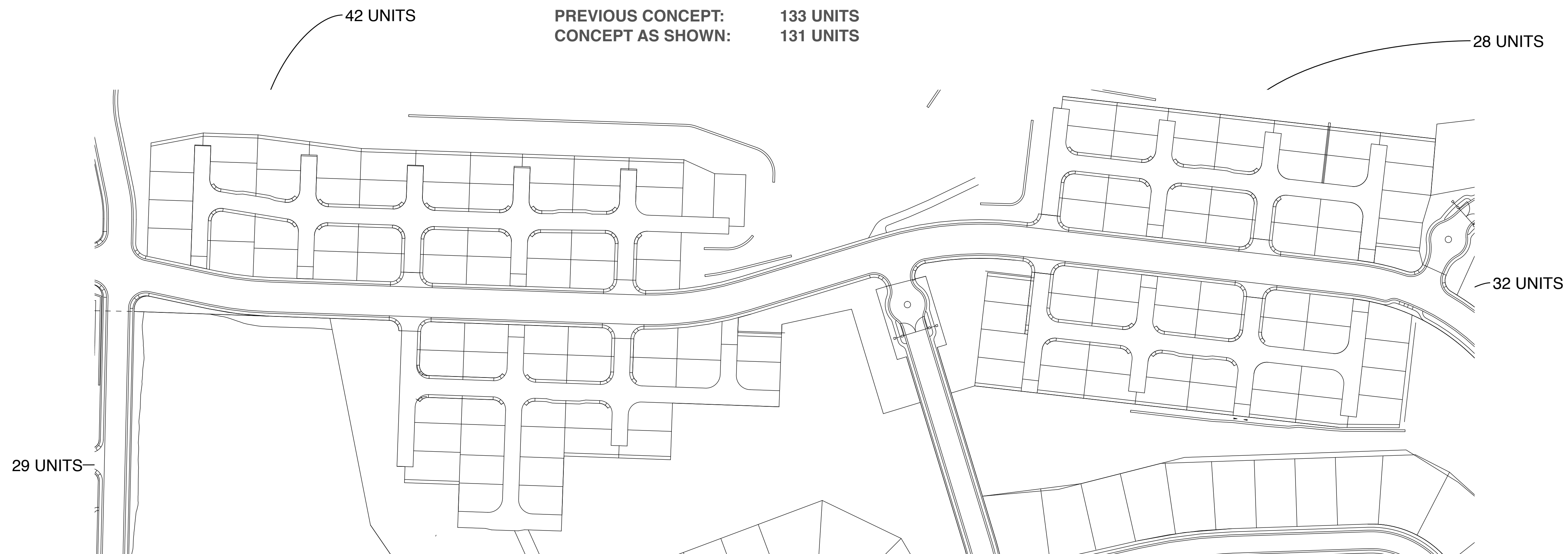
BUILDING ENVELOPE | GARAGE FRONT LOAD OPTION

SCALE: 1" = 20"

STORIES	BLDG ENV	ENTRY PORCH	COVERED PATIO	STAIR	ARCH RELIEF	APPROX MAX SF
A						
ONE	1052	50	120			882
TWO	2504	50	120	90	75	2169
B						
ONE	1292	50	120			1122
TWO	2984	50	120	90	75	2649

GARAGE FRONT / ENTRY FRONT OPTION

FRONT: 10' TO LIVING / 18' TO GARAGE
 SIDE: 10' STREET FRONT / 5'
 REAR: 10'



SCHEMATIC SITE PLAN | BUILDING ENVELOPES | ATTACHED HOMES

07.02.2024 | FINAL CONCEPT

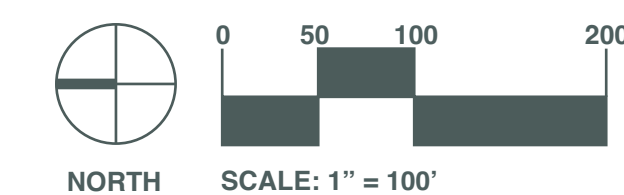
STONEHENGE
SPRINGS LLC

DORADO OAKS

EL DORADO COUNTY, CALIFORNIA

© 2004 - 2020 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

Multi-unit Site Plan and Elevations
Attachment C



JD+A JOB NUMBER: 21006
DATE: 07.02.2024

A1.1
26-0328 A 4 of 13

3001 DOUGLAS BOULEVARD | ROSEVILLE | CALIFORNIA, 95661 | 916.783.3700 | WWW.JDAARCH.COM

\\users\seanrichardson\Library\CloudStorage\Egnyte\jdaarch\Shared\02 PROJECTS\STONEHENGE SPRINGS LLC\21006 DORADO OAKS\01 DESIGN\02 WORKING FILES\02 LAYOUT\01 SD21006 FINAL SD SITE PLAN 24x36



07.02.2024 | FINAL CONCEPT

STONEHENGE
SPRINGS LLC

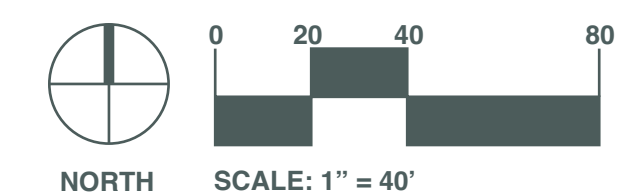
DORADO OAKS

EL DORADO COUNTY, CALIFORNIA

© 2004 - 2020 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

Multi-unit Site Plan and Elevations
Attachment C

SCHEMATIC SITE PLAN | TOWNHOMES



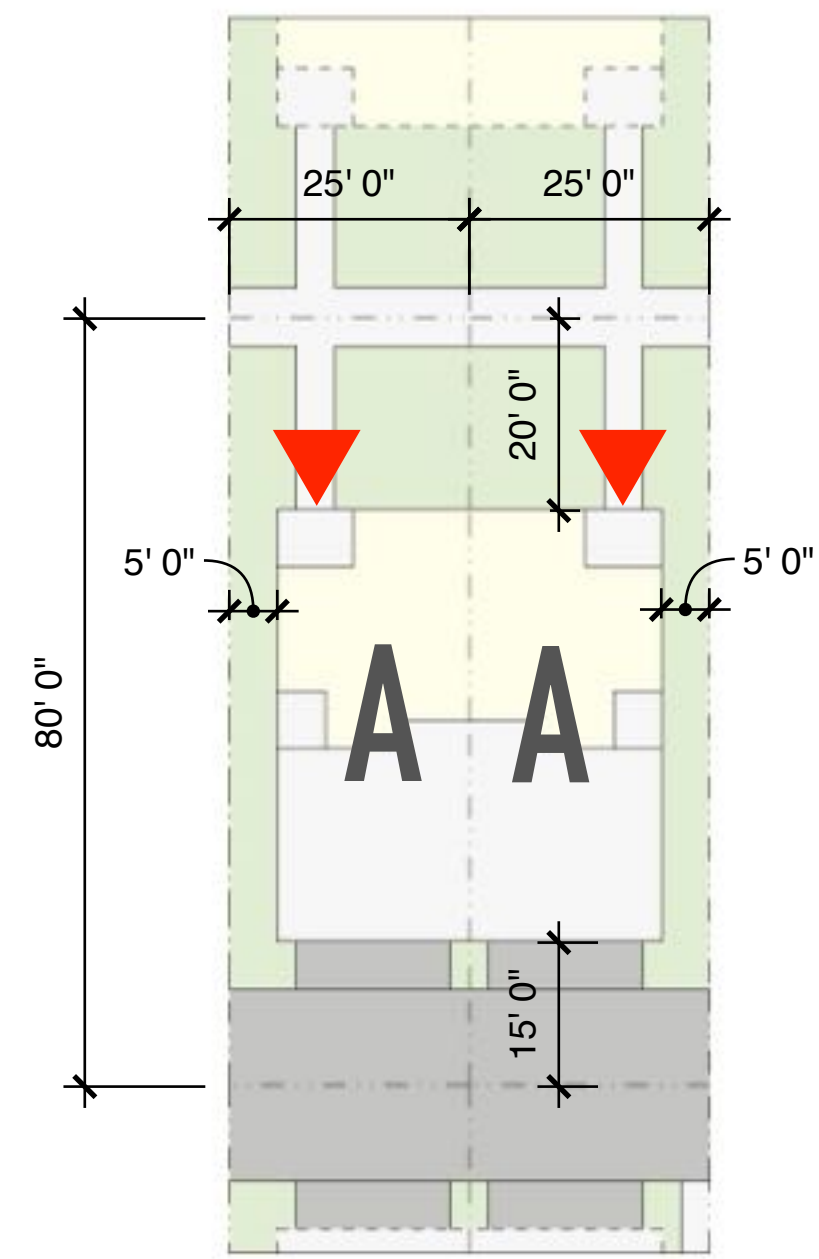
JD+A JOB NUMBER: 21006
DATE: 07.02.2024

A1.2

26-0328 A 5 of 13

3001 DOUGLAS BOULEVARD | ROSEVILLE | CALIFORNIA, 95661 | 916.783.3700 | WWW.JDAARCH.COM

/Users/jeffreydemure/Library/CloudStorage/OneDrive/Projects/Stonehenge Springs/LLC/21006_DORADO OAKS/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/21006 FINAL SD SITE PLAN 24x36.rvt

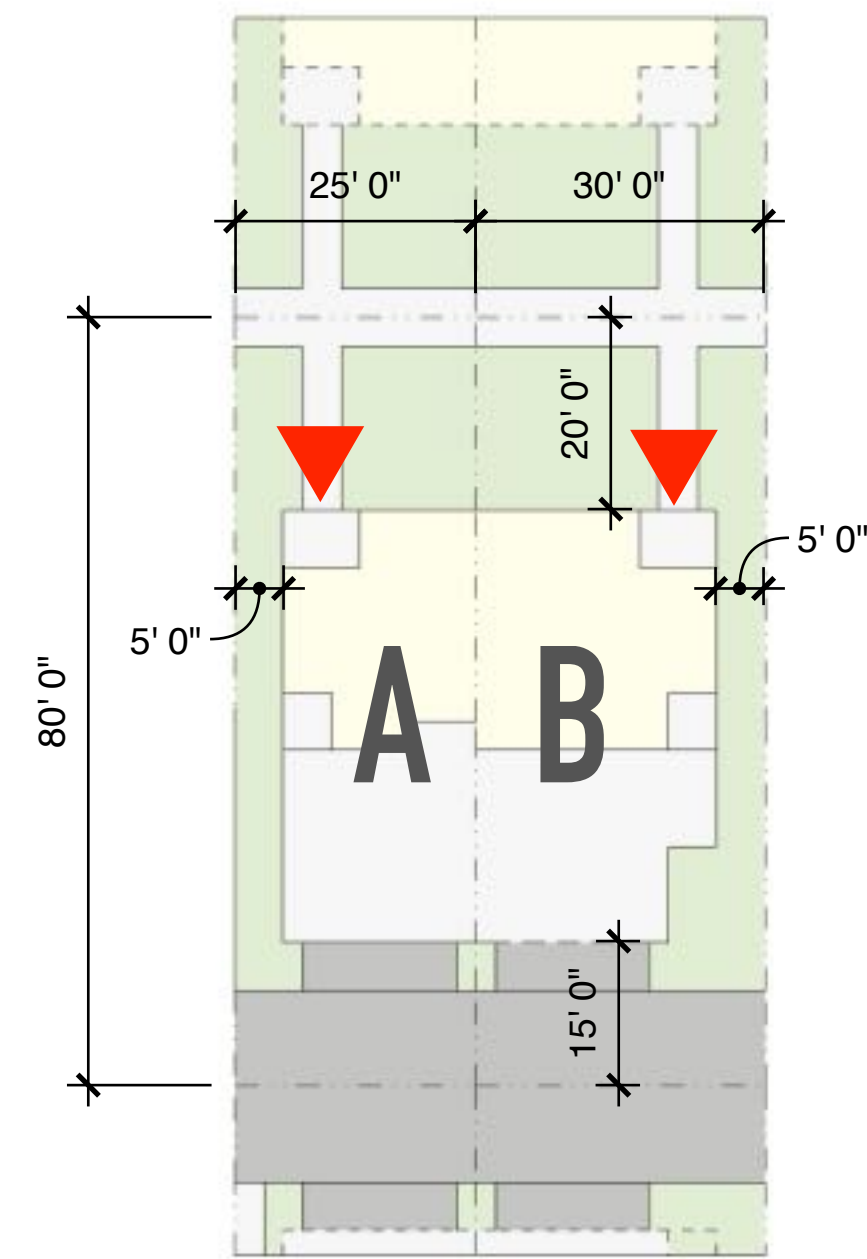


BUILDING ENVELOPE I A-A

SCALE: 1" = 20'

SETBACKS

FRONT: 15'
 SIDE: 5' TO PL / 0'
 REAR: 20'

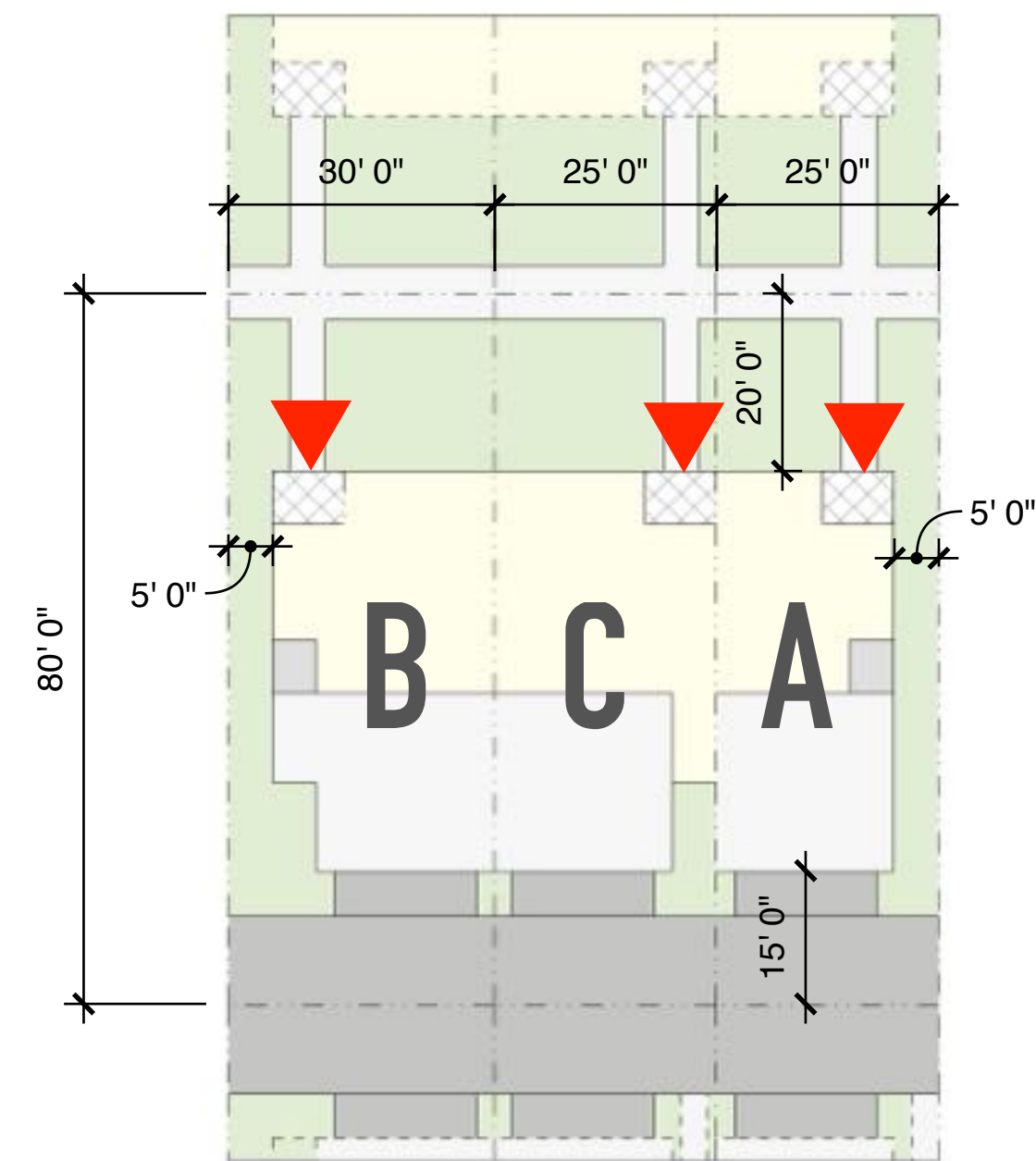


BUILDING ENVELOPE I A-B

SCALE: 1" = 20'

SETBACKS

FRONT: 15'
 SIDE: 5' TO PL / 0'
 REAR: 20'



BUILDING ENVELOPE I B-C-A

SCALE: 1" = 20'

SETBACKS

FRONT: 15'
 SIDE: 5' TO PL / 0'
 REAR: 20'

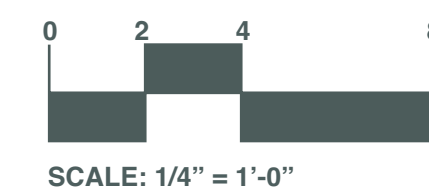
STORIES	BLDG ENV	ENTRY PORCH	COVERED PATIO	STAIR	ARCH RELIEF	APPROX MAX SF
A						
ONE	500	30	48			422
TWO	1400	30	48	90	75	1157
B						
ONE	625	30	48			547
TWO	1650	30	48	90	75	1407
C						
ONE	700	30	48			622
TWO	1800	25	48	90	75	1562

U:\jamesrichardson\Library\CloudStorage\Egnyte\jaarch\Share02 PROJECTS\STONEHENGE SPRINGS LLC\21006 DORADO OAKS\01 DESIGN\02 WORKING FILES\02 LAYOUT\01 SD\21006_A2_ELEVATIONS_24x36L



FRONT ELEVATION

SCHEMATIC ELEVATIONS | ATTACHED HOMES | COTTAGE



JD+A JOB NUMBER: 21006
DATE: 07.02.2024

A2.1

26-0328 A 7 of 13

07.02.2024 | FINAL CONCEPT

STONEHENGE
SPRINGS LLC

DORADO OAKS

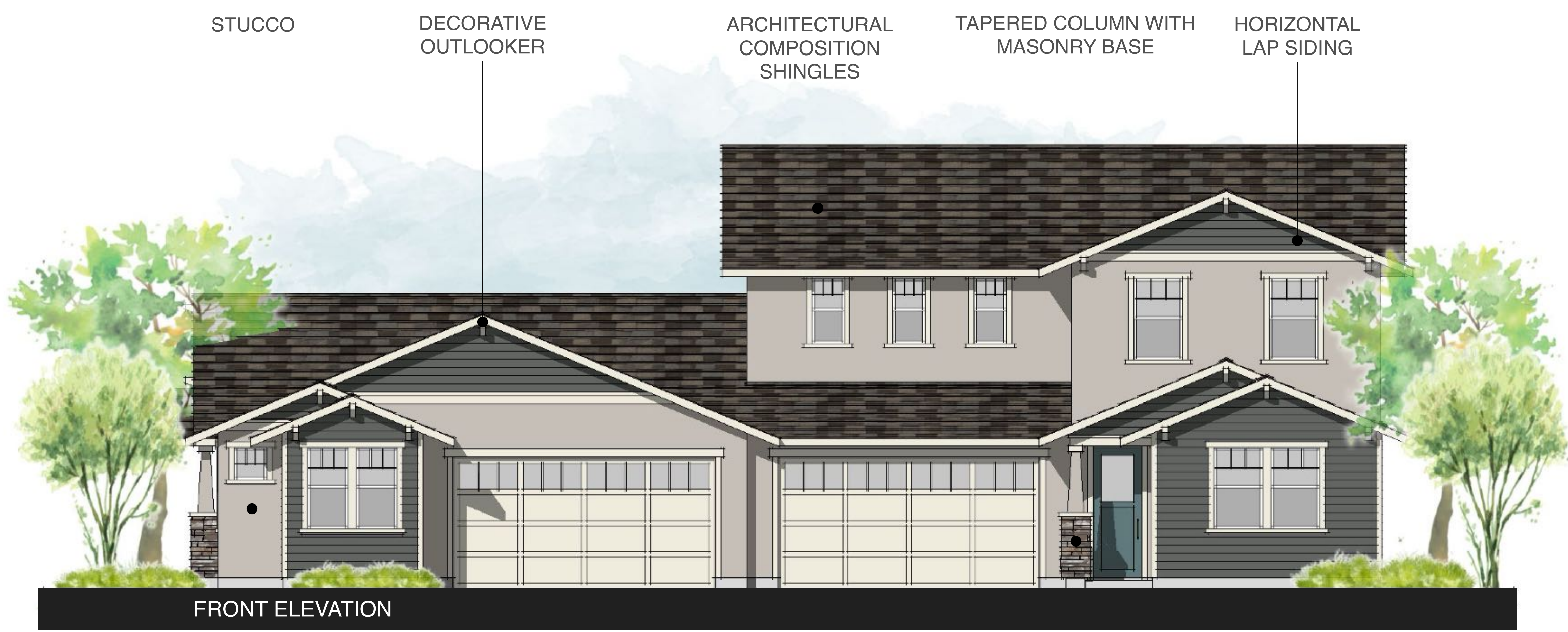
EL DORADO COUNTY, CALIFORNIA

© 2004 - 2020 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

Multi-unit Site Plan and Elevations
Attachment C

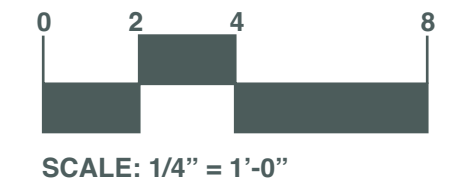
3001 DOUGLAS BOULEVARD | ROSEVILLE | CALIFORNIA, 95661 | 916.783.3700 | WWW.JDAARCH.COM

\\jamesrichardson\Library\CloudStorage\Egnyte\jaarch\Shared\02 PROJECTS\STONEHENGE SPRINGS LLC\21006 DORADO OAKS\01 DESIGN\2 WORKING FILES\02 LAYOUT\01 SD\21006_A2_ELEVATIONS_24x36L



FRONT ELEVATION

SCHEMATIC ELEVATIONS | ATTACHED HOMES | CRAFTSMAN



JD+A JOB NUMBER: 21006
DATE: 07.02.2024

A2.2

26-0328 A 8 of 13

07.02.2024 | FINAL CONCEPT

STONEHENGE
SPRINGS LLC

DORADO OAKS

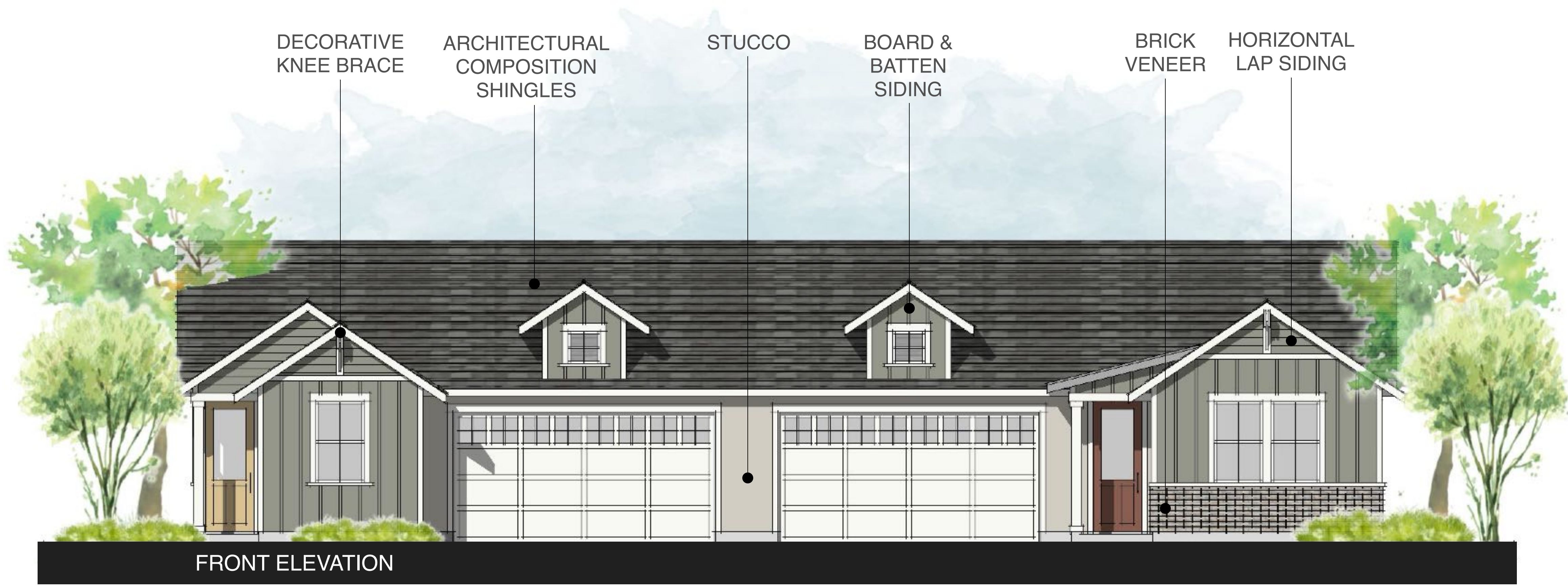
EL DORADO COUNTY, CALIFORNIA

© 2004 - 2020 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

Multi-unit Site Plan and Elevations
Attachment C

3001 DOUGLAS BOULEVARD | ROSEVILLE | CALIFORNIA, 95661 | 916.783.3700 | WWW.JDAARCH.COM

\\jamesrichardson\Library\CloudStorage\Egnyte\jaarch\Shared\02 PROJECTS\STONEHENGE SPRINGS LLC\21006 DORADO OAKS\01 DESIGN\02 WORKING FILES\02 LAYOUT\01 SD\21006_A2_ELEVATIONS_24x36.rvt



FRONT ELEVATION

SCHEMATIC ELEVATIONS | ATTACHED HOMES | FARMHOUSE

07.02.2024 | FINAL CONCEPT

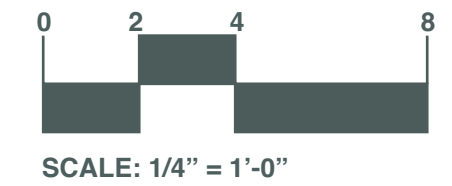
STONEHENGE
SPRINGS LLC

DORADO OAKS

EL DORADO COUNTY, CALIFORNIA

© 2004 - 2020 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

Multi-unit Site Plan and Elevations
Attachment C



SCALE: 1/4" = 1'-0"



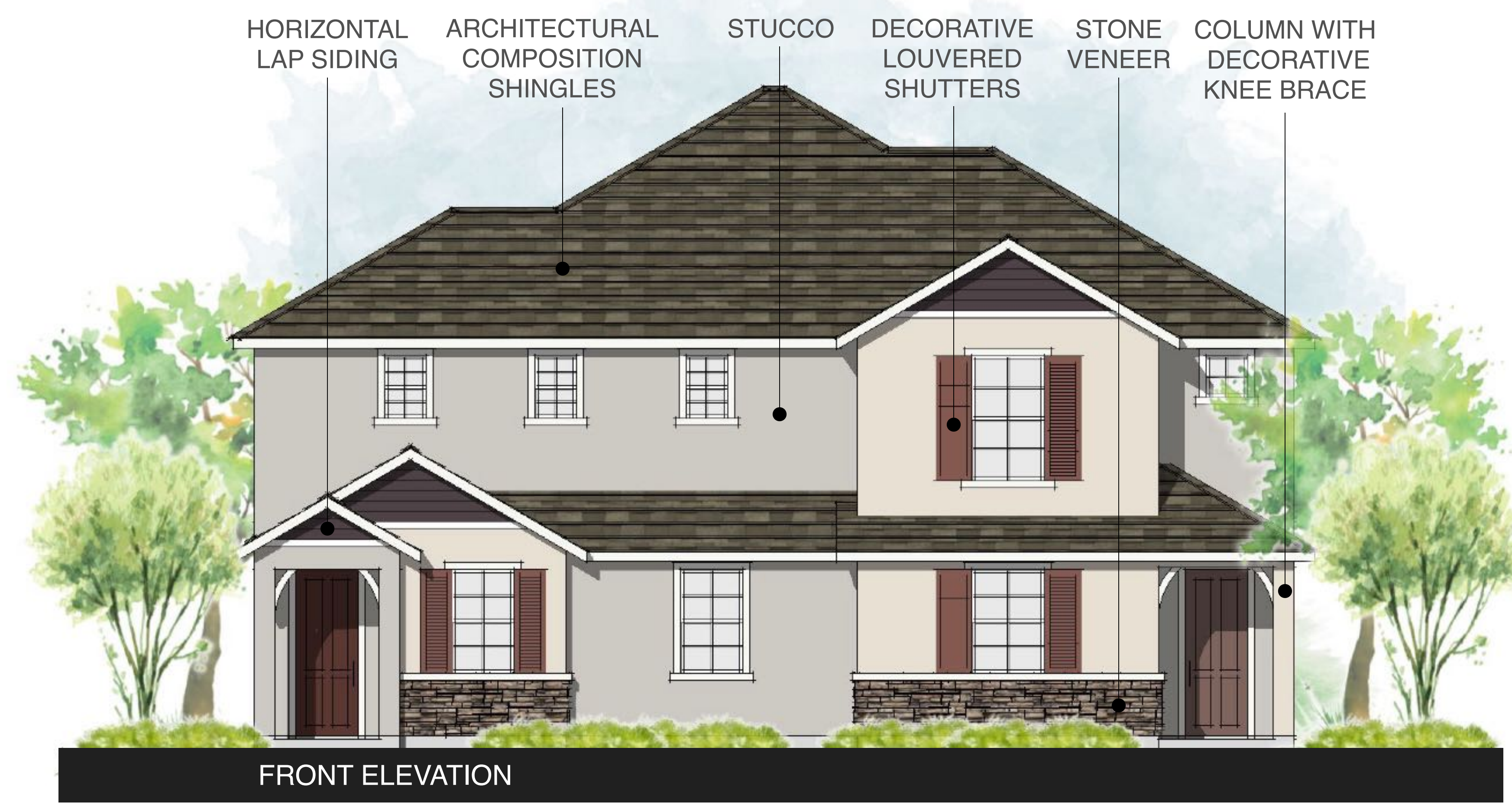
JD+A JOB NUMBER: 21006
DATE: 07.02.2024

A2.3

26-0328 A 9 of 13

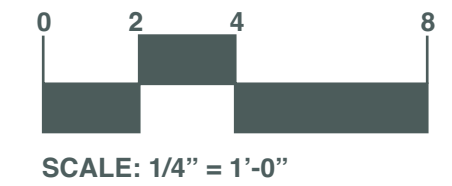
3001 DOUGLAS BOULEVARD | ROSEVILLE | CALIFORNIA, 95661 | 916.783.3700 | WWW.JDAARCH.COM

\\jamesrichardson\Library\CloudStorage\Egnyte\jaarch\Shared\02 PROJECTS\STONEHENGE SPRINGS LLC\21006 DORADO OAKS\01 DESIGN\2 WORKING FILES\02 LAYOUT\01 SD\21006_A2_ELEVATIONS_A2.4.rvt



FRONT ELEVATION

SCHEMATIC ELEVATIONS | TOWNHOMES | COTTAGE



JD+A JOB NUMBER: 21006
DATE: 07.02.2024

A2.4

26-0328 A 10 of 13

07.02.2024 | FINAL CONCEPT

STONEHENGE
SPRINGS LLC

DORADO OAKS

EL DORADO COUNTY, CALIFORNIA

© 2004 - 2020 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

Multi-unit Site Plan and Elevations
Attachment C

3001 DOUGLAS BOULEVARD | ROSEVILLE | CALIFORNIA, 95661 | 916.783.3700 | WWW.JDAARCH.COM



DECORATIVE
OUTLOOKER

ARCHITECTURAL
COMPOSITION
SHINGLES

HORIZONTAL
LAP SIDING

STUCCO

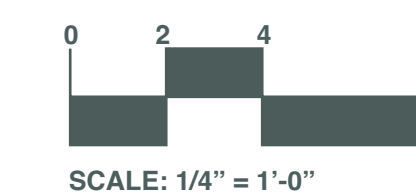
STONE
VENEER

TAPERED COLUMN WITH
MASONRY BASE



FRONT ELEVATION

SCHEMATIC ELEVATIONS | TOWNHOMES | CRAFTSMAN



SCALE: 1/4" = 1'-0"



JD+A JOB NUMBER: 21006
DATE: 07.02.2024

A2.5
26-0328 A 11 of 13



07.02.2024 | FINAL CONCEPT

STONEHENGE
SPRINGS LLC

DORADO OAKS

EL DORADO COUNTY, CALIFORNIA

© 2004 - 2020 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

ATTACHED HOMES STREETSCENE RENDERING

Multi-unit Site Plan and Elevations
Attachment C

3001 DOUGLAS BOULEVARD | ROSEVILLE | CALIFORNIA, 95661 | 916.783.3700 | WWW.JDAARCH.COM



JD+A JOB NUMBER: 21006
DATE: 07.02.2024

A2.6
26-0328 A 12 of 13



07.02.2024 | FINAL CONCEPT

STONEHENGE
SPRINGS LLC

DORADO OAKS

EL DORADO COUNTY, CALIFORNIA

© 2004 - 2020 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

Multi-unit Site Plan and Elevations
Attachment C

TOWNHOMES PASEO RENDERING



JD+A JOB NUMBER: 21006
DATE: 07.02.2024

A2.7

26-0328 A 13 of 13

3001 DOUGLAS BOULEVARD | ROSEVILLE | CALIFORNIA, 95661 | 916.783.3700 | WWW.JDAARCH.COM