

TENTATIVE MAP GENERATIONS AT GREEN VALLEY

COUNTY OF EL DORADO

OVERALL LAYOUT
MARCH 1, 2024 SHEET 1 OF 3

STATE OF CALIFORNIA

OWNERS OF RECORD

JENNY LOUIE IERLM, WAYLAND IL LOUIE AND
JIN LYNN LOUIE, SUCCESSOR TRUSTEES OF
THE JAY LAKE, 2001 JAY LAKE TRUST, L.P.
POST OFFICE BOX 2224
BAINBRIDGE, CA 95503

ROBERT AND AMANDA PLANA
AND KIMBERLY DAVON
3000 VERDE VALLE LAKE
EL DORADO HILLS, CA 95762

APPLICANT

GREEN VALLEY ROAD BENEFITS, LLC
110 BLUE RAINFO ROAD, SUITE 209
FOLSOM, CA 95630

ENGINEER

cta Engineering & Surveying
Civil Engineering Land Surveying Land Planning
1033 W. 14th Street, Suite 200, Camarillo
California 93010

MAP SCALE

1" = 200'

CONTOUR INTERVAL

CONTOUR INTERVAL = 1' FOOT (5' FEET SHOW)

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAMMETRY

SECTION, TOWNSHIP and RANGE

SECTION 24, T.10 N., R.8 E. M.D.M.

ASSESSOR'S PARCEL NUMBERS

A.P.N. 128-020-001
A.P.N. 128-020-002
A.P.N. 128-020-003
A.P.N. 128-020-004
A.P.N. 128-150-023

PRESENT & PROPOSED ZONING

SEE ZONING MAP AS PART OF THIS APPLICATION

TOTAL AREA

280.70 ACRES

TOTAL NUMBER OF PARCELS

RESIDENTIAL LOTS

SINGLE FAMILY LOTS - 378

(214 AGE RESTRICTED) 174.42 AC

EXISTING RESIDENCE (LOT1) = 1 5.00 AC

LETTERED LOTS

PARK - LOT A 4.00 AC

CLUBHOUSE - LOT B 3.30 AC

OPEN SPACE - LOTS C THRU K 54.51 AC

LANDSCAPE LOTS - L1 THRU L13 8.00 AC

ROADWAY - R1 THRU R3 31.47 AC

MINIMUM RESIDENTIAL LOT AREA

6,000 SQUARE FEET

WATER SUPPLY and SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT WITH PRIVATE

SEWER SYSTEM (7.24 = 1 EXISTING)

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT

(EL DORADO HILLS FIRE DEPARTMENT)

DATE OF PREPARATION

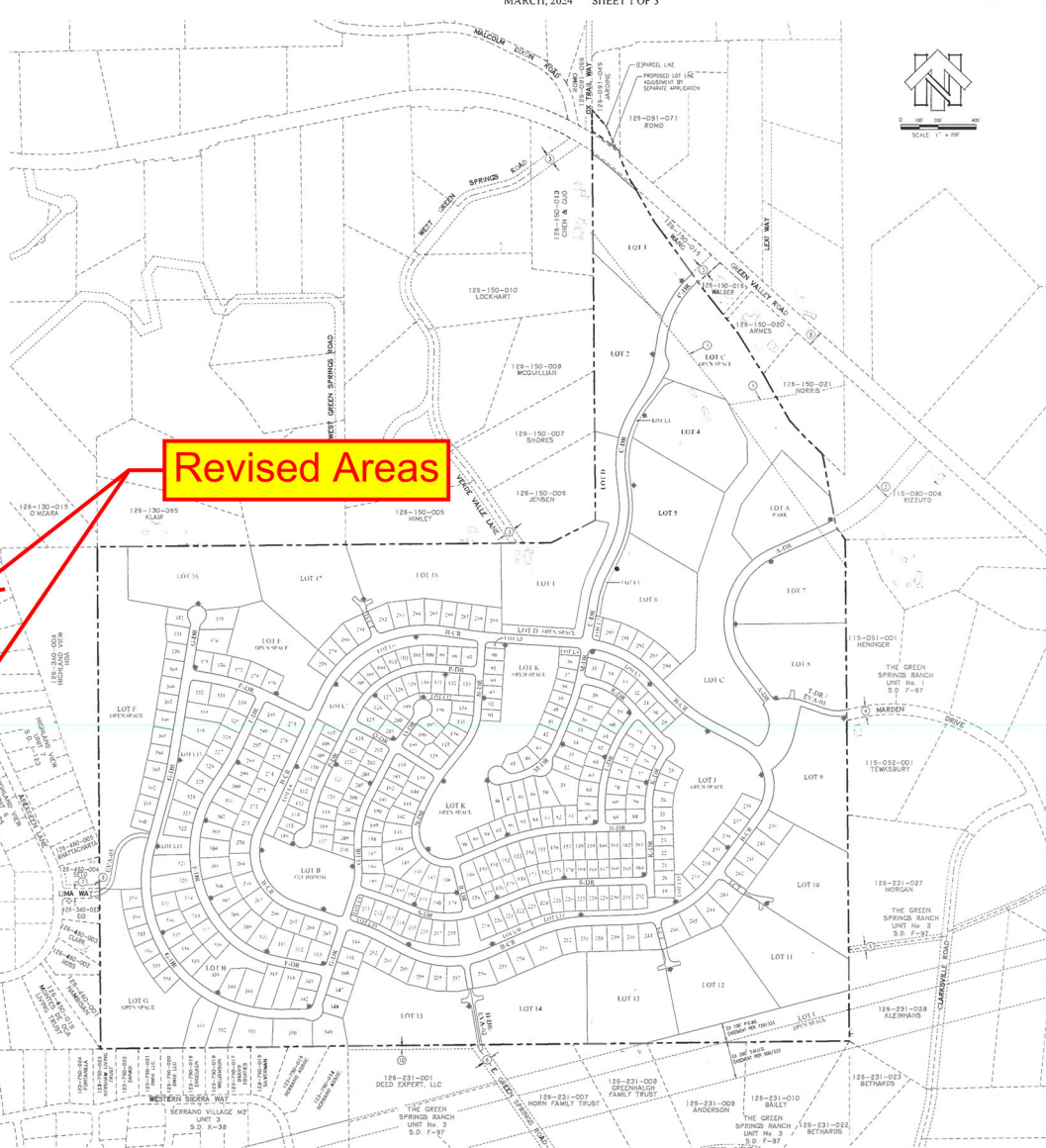
NOVEMBER, 2022

ENGINEER'S CERTIFICATE

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

3/28/24

BRANDY M. ALLEN P.E. #0764



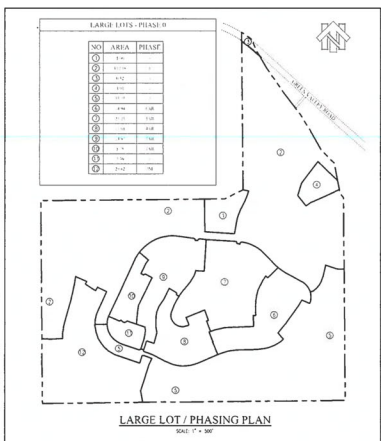
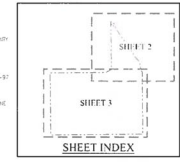
- ### GENERAL NOTES
1. SEE FIRE SAFE PLAN FOR REQUIRED FIRE TREATMENT REQUIREMENTS TO BE PROVIDED WHERE
 2. 12.5' PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED ADJACENT TO ALL ROAD FRONTAGES

- ### LEGEND
- FIRE HIGHWAY
 - - - PROJECT BOUNDARY

- ### KEY NOTES
- 1) 10' ROAD EASEMENT FOR SINGLE LINE OF TRAILS PER 222,053 TO BE MAINTAINED AND/OR RELOCATED AS NECESSARY
 - 2) 10' 30" DRAINAGE & UTILITY EASEMENT PER 201-000333 WITH ROAD TO SHARED DESIGN TO COUNTY
 - 3) 10' 30" HIGH-EXPOSURE ROAD & UTILITY EASEMENT
 - 4) 10' 30" HIGH-EXPOSURE ROAD & UTILITY EASEMENT PER S.D. F-137
 - 5) 10' 30" HIGH-EXPOSURE ROAD & UTILITY EASEMENT PER S.D. F-137
 - 6) 10' 30" HIGH-EXPOSURE ROAD & UTILITY EASEMENT PER S.D. F-137
 - 7) 10' 30" HIGH-EXPOSURE ROAD & UTILITY EASEMENT PER S.D. F-137
 - 8) 10' 30" HIGH-EXPOSURE ROAD & UTILITY EASEMENT PER S.D. F-137
 - 9) 10' 30" HIGH-EXPOSURE ROAD & UTILITY EASEMENT PER S.D. F-137
 - 10) 10' 30" HIGH-EXPOSURE ROAD & UTILITY EASEMENT PER S.D. F-137
 - 11) 10' 30" HIGH-EXPOSURE ROAD & UTILITY EASEMENT PER S.D. F-137
 - 12) 10' 30" HIGH-EXPOSURE ROAD & UTILITY EASEMENT PER S.D. F-137
 - 13) 10' 30" HIGH-EXPOSURE ROAD & UTILITY EASEMENT PER S.D. F-137
 - 14) 10' 30" HIGH-EXPOSURE ROAD & UTILITY EASEMENT PER S.D. F-137
 - 15) 10' 30" HIGH-EXPOSURE ROAD & UTILITY EASEMENT PER S.D. F-137
 - 16) 10' 30" HIGH-EXPOSURE ROAD & UTILITY EASEMENT PER S.D. F-137
 - 17) 10' 30" HIGH-EXPOSURE ROAD & UTILITY EASEMENT PER S.D. F-137
 - 18) 10' 30" HIGH-EXPOSURE ROAD & UTILITY EASEMENT PER S.D. F-137
 - 19) 10' 30" HIGH-EXPOSURE ROAD & UTILITY EASEMENT PER S.D. F-137
 - 20) 10' 30" HIGH-EXPOSURE ROAD & UTILITY EASEMENT PER S.D. F-137

GROSS AND NET LOT AREAS

LOT NO.	GROSS AREA (SQ. FT.)	NET AREA (SQ. FT.)	ACRES
1	2,282,000	1,928,000	4.48
2	2,210,000	1,856,000	4.26
3	2,138,000	1,784,000	4.04
4	2,066,000	1,712,000	3.82
5	1,994,000	1,640,000	3.60
6	1,922,000	1,568,000	3.38
7	1,850,000	1,496,000	3.16
8	1,778,000	1,424,000	2.94
9	1,706,000	1,352,000	2.72
10	1,634,000	1,280,000	2.50
11	1,562,000	1,208,000	2.28
12	1,490,000	1,136,000	2.06
13	1,418,000	1,064,000	1.84
14	1,346,000	992,000	1.62
15	1,274,000	920,000	1.40
16	1,202,000	848,000	1.18
17	1,130,000	776,000	1.06
18	1,058,000	704,000	0.84
19	986,000	632,000	0.72
20	914,000	560,000	0.60
21	842,000	488,000	0.48
22	770,000	416,000	0.36
23	698,000	344,000	0.24
24	626,000	272,000	0.12
25	554,000	200,000	0.04
26	482,000	128,000	0.02
27	410,000	56,000	0.01
28	338,000	0	0.00
29	266,000	0	0.00
30	194,000	0	0.00
31	122,000	0	0.00
32	50,000	0	0.00
33	0	0	0.00
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100	0	0	0.00



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. (PER THE SUBDIVISION MAP ACT SECTION 66456.1) THE TOTAL NUMBER OF OPEN SPACE, LANDSCAPE AND ROADWAY LOTS WILL BE SUBJECT TO THE NUMBER AND CONFIGURATION OF MULTIPLE FINAL MAPS.

PLANNING COMMISSION: _____
APPROVAL DATE: _____

BOARD OF SUPERVISORS: _____
APPROVAL DATE: _____

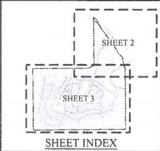
TENTATIVE MAP GENERATIONS AT GREEN VALLEY

COUNTY OF EL DORADO

LOT & PLAN DETAIL - AREA 1

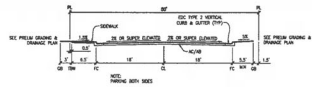
STATE OF CALIFORNIA

MARCH, 2024 SHEET 2 OF 3

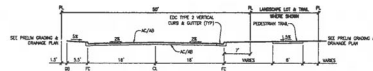


GENERAL ROAD SECTION NOTES

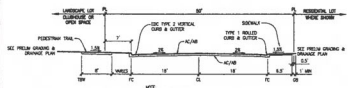
1. 12.5' PUBLIC UTILITY EASEMENTS (PUE) TO BE PROVIDED ACCORDING TO ALL LOCAL ORDINANCES
2. VERTICAL CURVE & GUTTERS TO BE USED ACCORDING TO STANDARD PRACTICE AND TO BE PROVIDED FROM THE INSIDE OF THE ROADWAY AND ON ONE SIDE OF DOUBLE TRAFFIC LANE



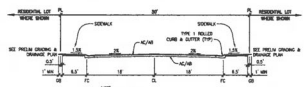
TYPICAL ROAD SECTION I



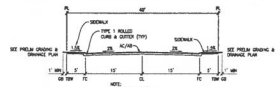
TYPICAL ROAD SECTION II



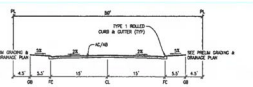
TYPICAL ROAD SECTION III



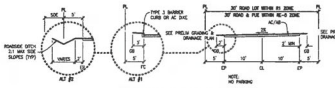
TYPICAL ROAD SECTION IV



TYPICAL ROAD SECTION V



TYPICAL ROAD SECTION VI



TYPICAL ROAD SECTION VII



TYPICAL ROAD SECTION VIII



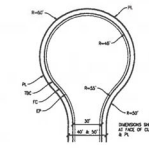
SCALE: 1" = 100'

LEGEND

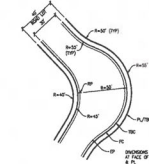
- JURISDICTIONAL BOUNDARIES
- EXISTING ROADWAY
- PROPOSED ROADWAY
- PROPOSED SIDEWALK LOCATION
- PROPOSED SIDEWALK TRAIL LOCATION
- LOT ACCESS
- PROPOSED GATE
- PROPOSED SIDEWALK TRAIL LOCATION

KEY NOTES:

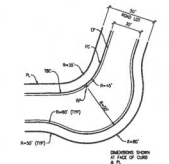
1. SEE PLAN, CHECK FOR SHUT OFF OF WATER OR GAS TO BE PROVIDED BY THE APPLICABLE AGENCY
2. PROVIDE SIGNAGE AS SHOWN OR AS NECESSARY
3. PROVIDE SIGNAGE AS SHOWN OR AS NECESSARY
4. PROVIDE SIGNAGE AS SHOWN OR AS NECESSARY
5. PROVIDE SIGNAGE AS SHOWN OR AS NECESSARY
6. PROVIDE SIGNAGE AS SHOWN OR AS NECESSARY
7. PROVIDE SIGNAGE AS SHOWN OR AS NECESSARY
8. PROVIDE SIGNAGE AS SHOWN OR AS NECESSARY
9. PROVIDE SIGNAGE AS SHOWN OR AS NECESSARY
10. PROVIDE SIGNAGE AS SHOWN OR AS NECESSARY



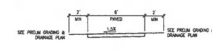
TYPICAL CUL-DE-SAC



TYPICAL KNUCKLE 40 ROAD LOT



TYPICAL KNUCKLE 50 ROAD LOT

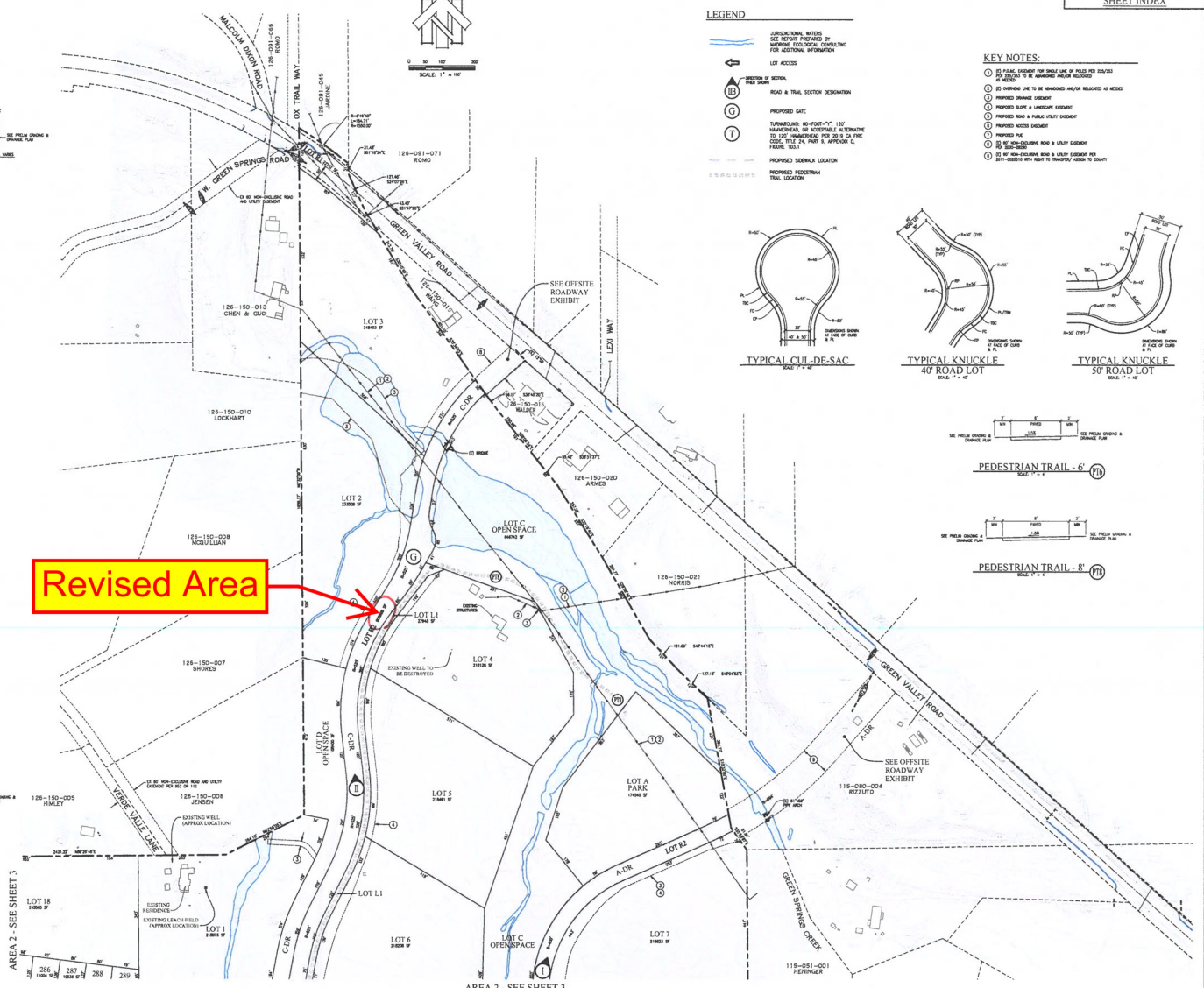


PEDESTRIAN TRAIL - 6'



PEDESTRIAN TRAIL - 8'

Revised Area



TENTATIVE MAP GENERATIONS AT GREEN VALLEY

COUNTY OF EL DORADO

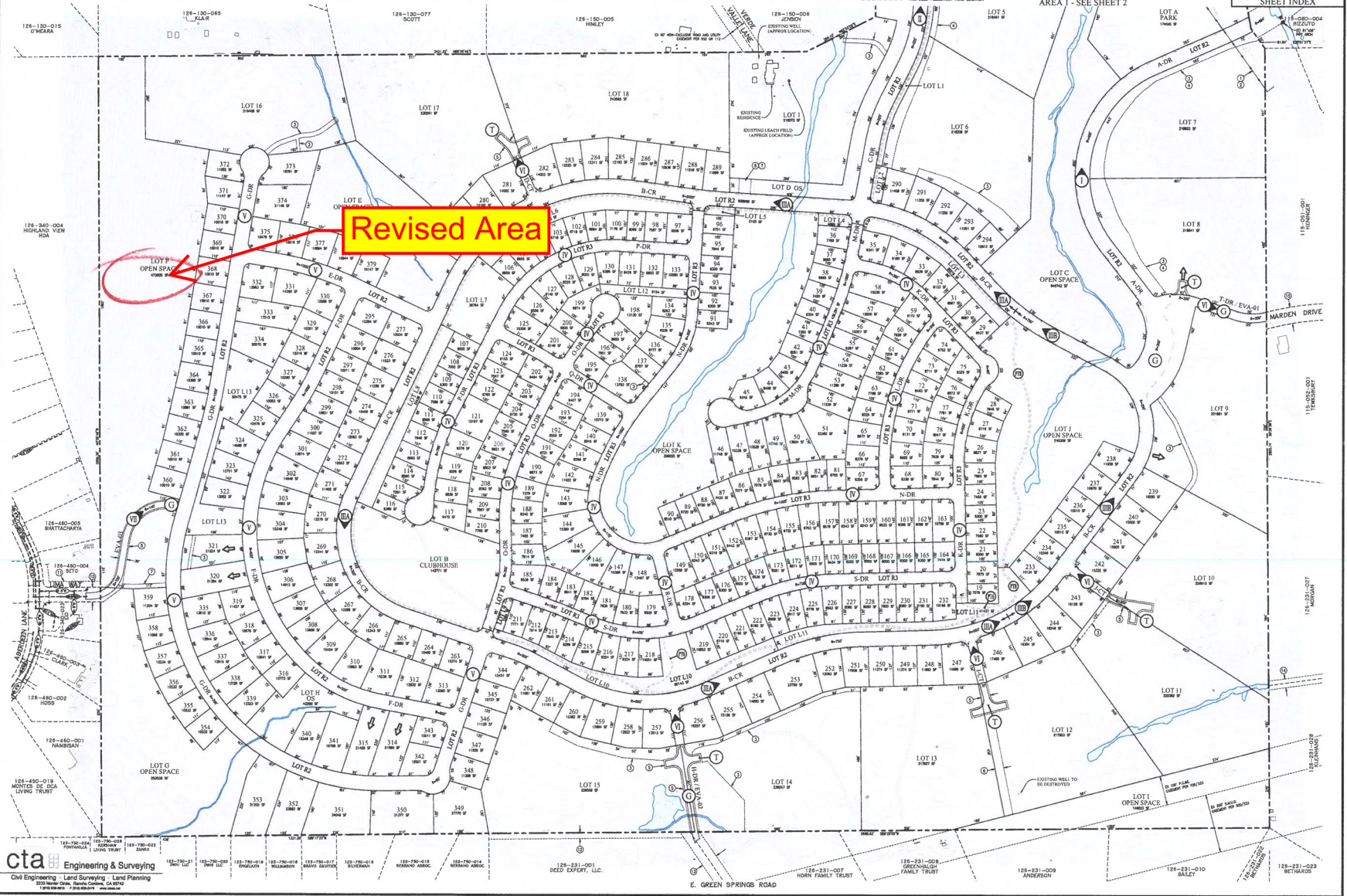
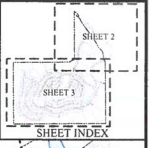
LOT & PLAN DETAIL - AREA 2
MARCH, 2024 SHEET 3 OF 3

STATE OF CALIFORNIA



- LEGEND**
- ADDITIONAL NOTES SEE REPORT PROVIDED BY MARINE ECOLOGICAL CONSULTING FOR ADDITIONAL INFORMATION
 - LOT ADDRESS
 - SECTION DESIGNATION
 - ROAD & TRAIL SECTION DESIGNATION
 - PROPOSED GATE
 - TERRACING 40'-FOOT-1" 10' HORIZONTAL OR EQUIVALENT SLOPES TO 10% HORIZONTAL FOR 2018 CA FIRE CODE, TITLE 24, PART 6, APPROXD 5, FIGURE 10.1.1.1
 - PROPOSED DRIVEWAY LOCATION
 - PROPOSED PEDESTRIAN TRAIL LOCATION

- KEY NOTES:**
- 1. ALL PROPOSED ROADS & DRIVEWAYS SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA PUBLIC WORKS ACT, CHAPTER 10, DIVISION 10.1, SECTION 10.1.01.
 - 2. ALL PROPOSED ROADS & DRIVEWAYS SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA PUBLIC WORKS ACT, CHAPTER 10, DIVISION 10.1, SECTION 10.1.02.
 - 3. ALL PROPOSED ROADS & DRIVEWAYS SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA PUBLIC WORKS ACT, CHAPTER 10, DIVISION 10.1, SECTION 10.1.03.
 - 4. ALL PROPOSED ROADS & DRIVEWAYS SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA PUBLIC WORKS ACT, CHAPTER 10, DIVISION 10.1, SECTION 10.1.04.
 - 5. ALL PROPOSED ROADS & DRIVEWAYS SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA PUBLIC WORKS ACT, CHAPTER 10, DIVISION 10.1, SECTION 10.1.05.
 - 6. ALL PROPOSED ROADS & DRIVEWAYS SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA PUBLIC WORKS ACT, CHAPTER 10, DIVISION 10.1, SECTION 10.1.06.
 - 7. ALL PROPOSED ROADS & DRIVEWAYS SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA PUBLIC WORKS ACT, CHAPTER 10, DIVISION 10.1, SECTION 10.1.07.
 - 8. ALL PROPOSED ROADS & DRIVEWAYS SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA PUBLIC WORKS ACT, CHAPTER 10, DIVISION 10.1, SECTION 10.1.08.
 - 9. ALL PROPOSED ROADS & DRIVEWAYS SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA PUBLIC WORKS ACT, CHAPTER 10, DIVISION 10.1, SECTION 10.1.09.
 - 10. ALL PROPOSED ROADS & DRIVEWAYS SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA PUBLIC WORKS ACT, CHAPTER 10, DIVISION 10.1, SECTION 10.1.10.



cta Engineering & Surveying
Civil Engineering Land Surveying Land Planning
2023 Newell Drive, Rancho Conejo, CA 91321
TEL: 818-460-0000 FAX: 818-460-0001

128-130-015 O'NEARA
128-130-048 ALAR
128-130-077 SCOTT
128-130-005 HOLETT
128-840-004 HIGHLAND VIEW HOA
128-480-004 BHATTACHARYA
128-480-003 CLARK
128-480-002 HODG
128-480-001 NAMBIAN
128-480-018 MONTEZ DE OCA LIVING TRUST
128-790-011 LIVING TRUST
128-790-012 ZANG
128-790-013 FOLK
128-790-014 REILLY
128-790-015 SULLIVAN
128-790-016 WARDEN HOOD
128-790-017 MATHIAS HOOD
128-231-001 DEED EXPERT, LLC
128-231-002 HORN FAMILY TRUST
128-231-008 FAMILY TRUST
128-231-009 ANDERSON
128-231-010 BAILEY
128-231-023 BETHARDS
128-020-004 PIZZUTO
128-020-001 HUBBARD
128-231-027 HANCOCK
128-231-028 HANCOCK