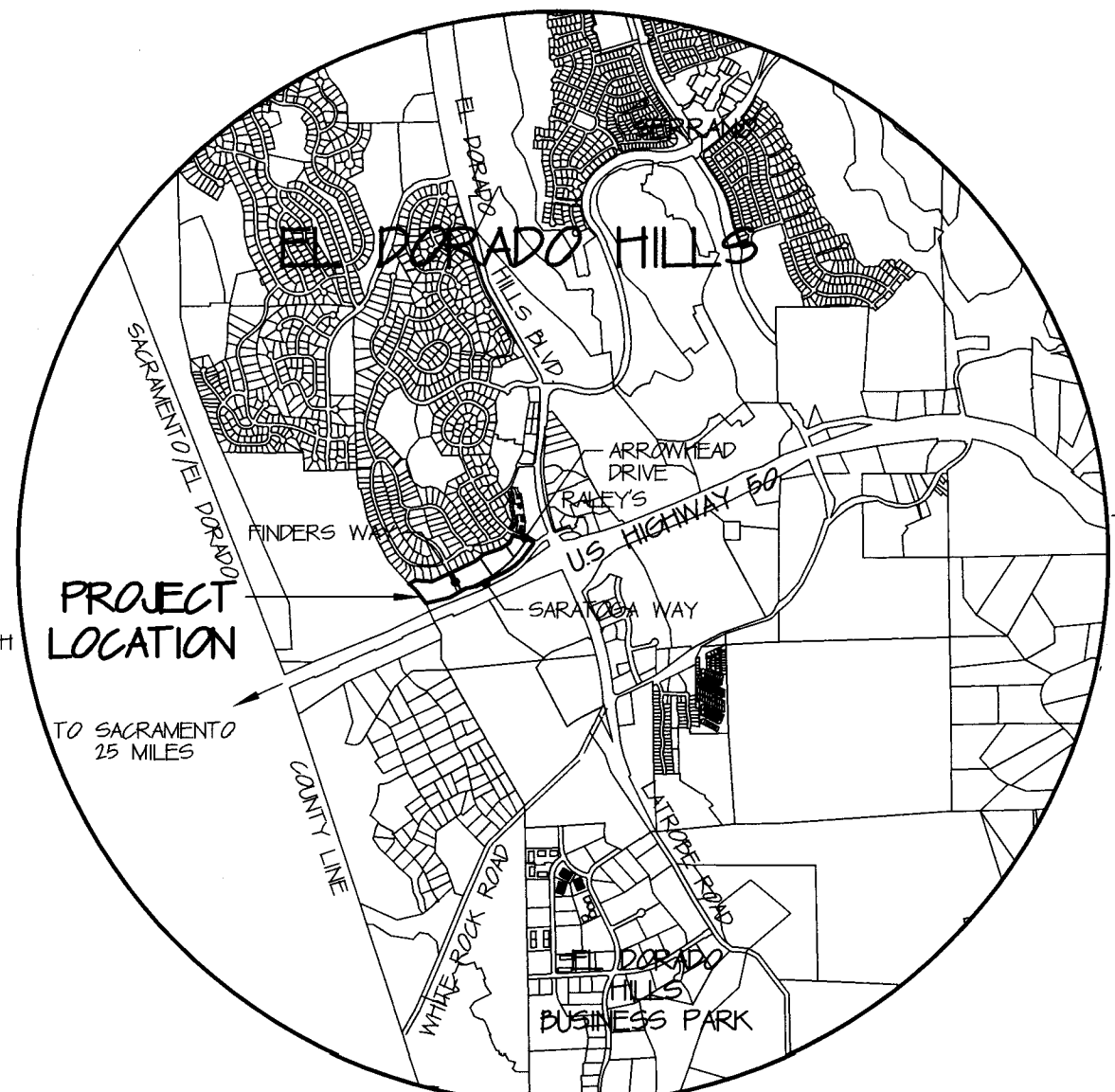
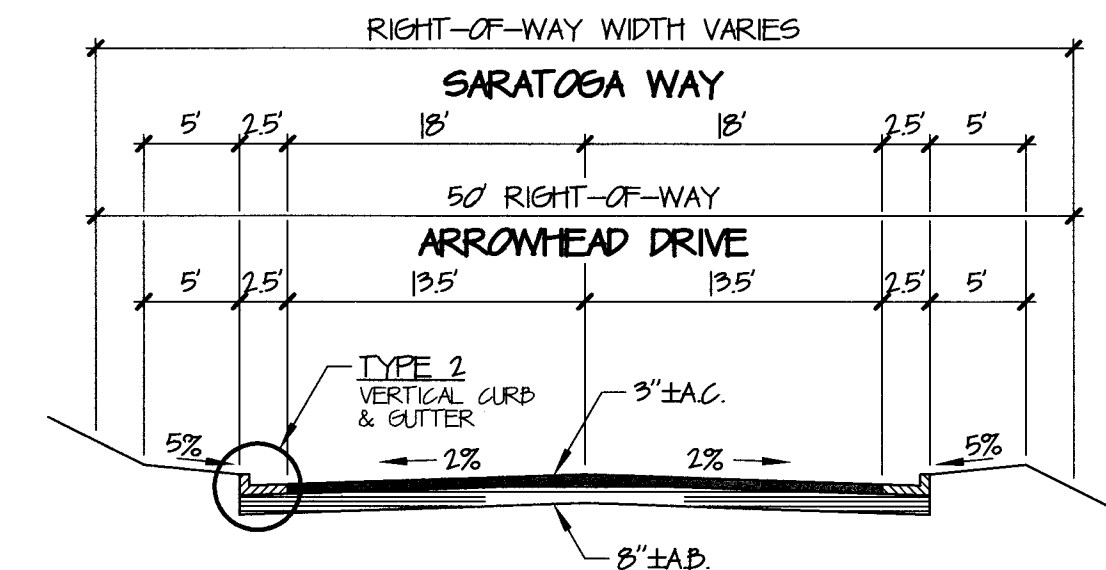


# TENTATIVE PARCEL MAP

## COUNTY OF EL DORADO \*\*\* STATE OF CALIFORNIA

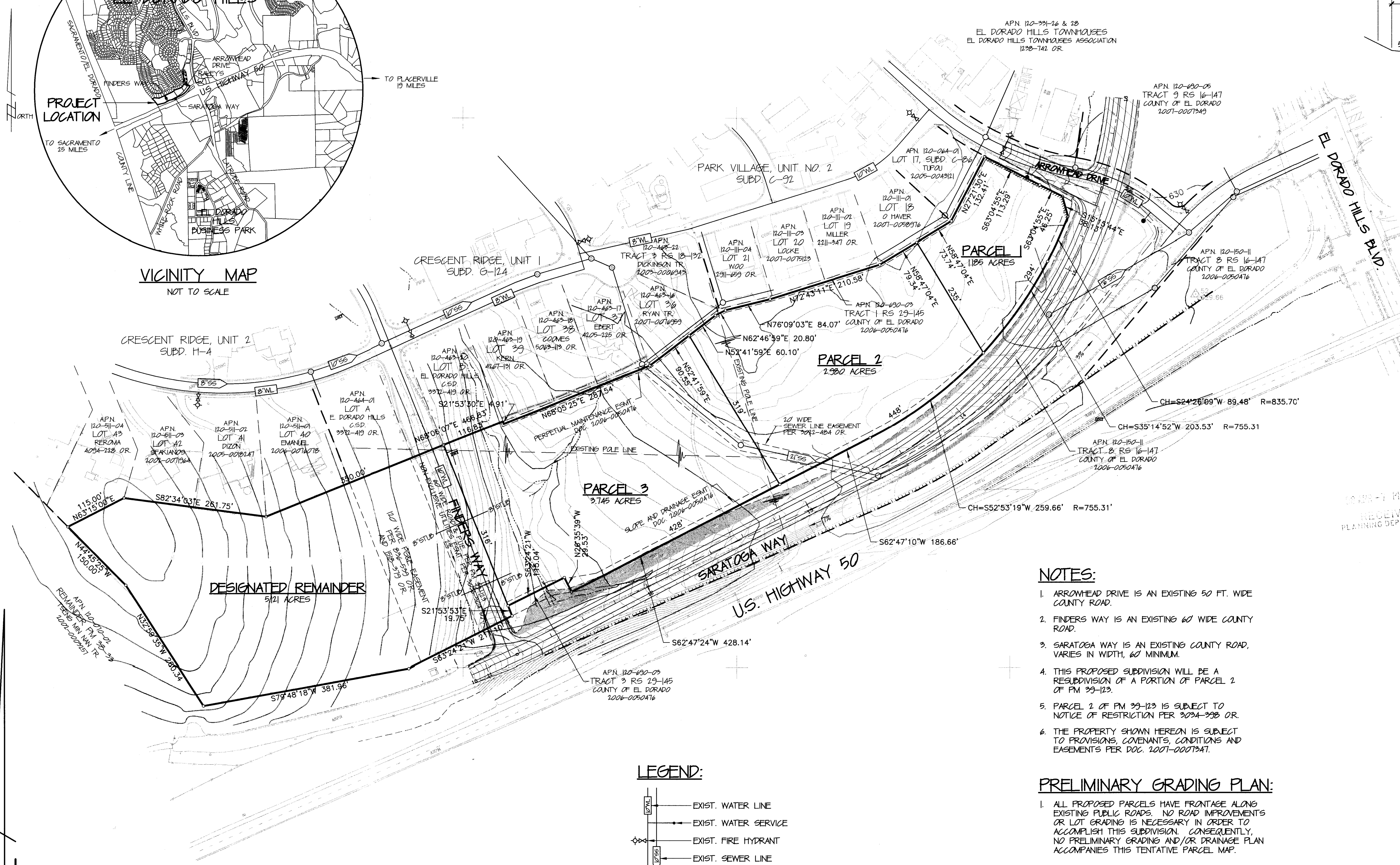


**VICINITY MAP**  
NOT TO SCALE



**TYPICAL STREET SECTION**  
EXISTING COUNTY ROADS  
NOT TO SCALE

**NOTE:**  
FINDERS WAY HAS A MINIMUM PAVEMENT WIDTH OF 30 FT. WITH NO CURB & GUTTER WITHIN A 60' WIDE RIGHT-OF-WAY.



**OWNER OF RECORD:**  
SERRANO ASSOCIATES LLC  
4525 SERRANO PARKWAY  
EL DORADO HILLS, CA 95762  
TEL: 916-993-4060 FAX: 916-993-4116

**NAME OF APPLICANT:**  
SERRANO ASSOCIATES LLC  
4525 SERRANO PARKWAY  
EL DORADO HILLS, CA 95762  
TEL: 916-993-4060 FAX: 916-993-4116

**MAP PREPARED BY:**  
GENE E. THORNE & ASSOCIATES, INC.  
4000 PLAZA GOLDORADO CIRCLE  
CAMERON PARK, CA 95682  
TEL: 530-611-1741 FAX: 530-616-4205

RECEIVED  
PLANNING DEPARTMENT

**NOTES:**

1. ARROWHEAD DRIVE IS AN EXISTING 50 FT. WIDE COUNTY ROAD.
2. FINDERS WAY IS AN EXISTING 60' WIDE COUNTY ROAD.
3. SARATOGA WAY IS AN EXISTING COUNTY ROAD, VARIES IN WIDTH, 60' MINIMUM.
4. THIS PROPOSED SUBDIVISION WILL BE A RESUBDIVISION OF A PORTION OF PARCEL 2 OF PM 99-123.
5. PARCEL 2 OF PM 99-123 IS SUBJECT TO NOTICE OF RESTRICTION PER 3094-396 OR.
6. THE PROPERTY SHOWN HEREON IS SUBJECT TO PROVISIONS, COVENANTS, CONDITIONS AND EASEMENTS PER DOC. 2001-000794T.

**PRELIMINARY GRADING PLAN:**

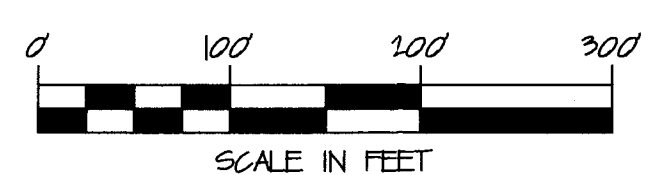
1. ALL PROPOSED PARCELS HAVE FRONTAGE ALONG EXISTING PUBLIC ROADS. NO ROAD IMPROVEMENTS OR LOT GRADING IS NECESSARY IN ORDER TO ACCOMPLISH THIS SUBDIVISION. CONSEQUENTLY, NO PRELIMINARY GRADING AND/OR DRAINAGE PLAN ACCOMPANIES THIS TENTATIVE PARCEL MAP.

**TREE CANOPY PRESERVATION PLAN:**

1. THIS PROJECT DOES NOT LIE WITHIN AN OAK WOODLAND HABITAT.
2. NO OAK TREE CANOPY WILL BE DISRUPTED AS PART OF THIS PROPOSED LAND DIVISION.

**LEGEND:**

- EXIST. WATER LINE
- EXIST. WATER SERVICE
- EXIST. FIRE HYDRANT
- EXIST. SEWER LINE
- EXIST. SANITARY SEWER STUP
- EXIST. SANITARY SEWER MANHOLE



**NORTH**

**ZONING ADMINISTRATOR:** *Pierre Rivas*  
APPROVAL/DENIAL DATE: 10/10/08

**BOARD OF SUPERVISORS:** \_\_\_\_\_  
APPROVAL/DENIAL DATE: \_\_\_\_\_

**FILE COPY**