TENTATIVE PARCEL MAP

WHITE ROCK VILLAGE

COUNTY OF EL DORADO — MAY, 2018 — STATE OF CALIFORNIA

OWNER OF RECORD

EAST RIDGE INVESTORS, LLC
7700 COLLEGE TOWN DRIVE, #101
SACRAMENTO, CA 95826

APPLICANT

EAST RIDGE INVESTORS, LLC
7700 COLLEGE TOWN DRIVE, #101
SACRAMENTO, CA 95826

ENGINEER

cta Engineering & Surveying
Civil Engineering ▫ Land Surveying ▫ Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
T (916) 638-0919 ▫ F (916) 638-2479 ▫ www.ctaes.net

MAP SCALE

1" = 200'

CONTOUR INTERVAL

CONTOUR INTERVAL = 10 FOOT

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAMMETRY

SECTION, TOWNSHIP and RANGE

SECTIONS 11, 12, 13 T.9 N., R.8 E M.D.M.

ASSESSOR'S PARCEL NUMBER

A.P.N. 118-130-39

PRESENT ZONING

VALLEY VIEW ESTATE RESIDENTIAL LARGE LOT

TOTAL AREA

136.727 ACRES

TOTAL NO. of PARCELS

4 TOTAL

1 RESIDENTIAL – PARCEL 4.....48.082 AC
3 OPEN SPACE – PARCELS 1 THRU 3.....88.645 AC

MINIMUM LOT AREA

0.426 ACRES

WATER SUPPLY and SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT

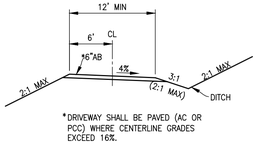
DATE OF PREPARATION

MAY, 2018

ENGINEER'S CERTIFICATE

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

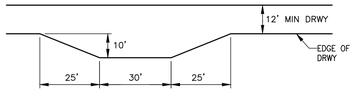
BRIAN M. ALLEN P.E. 60764



*DRIVEWAY SHALL BE PAVED (AC OR PCC) WHERE CENTERLINE GRADES EXCEED 16%.

TYPICAL DRIVEWAY SECTION
SCALE: 1" = 10'

TURNAROUND DETAIL
SCALE: 1" = 30'



TURNOUT DETAIL
SCALE: 1" = 30'

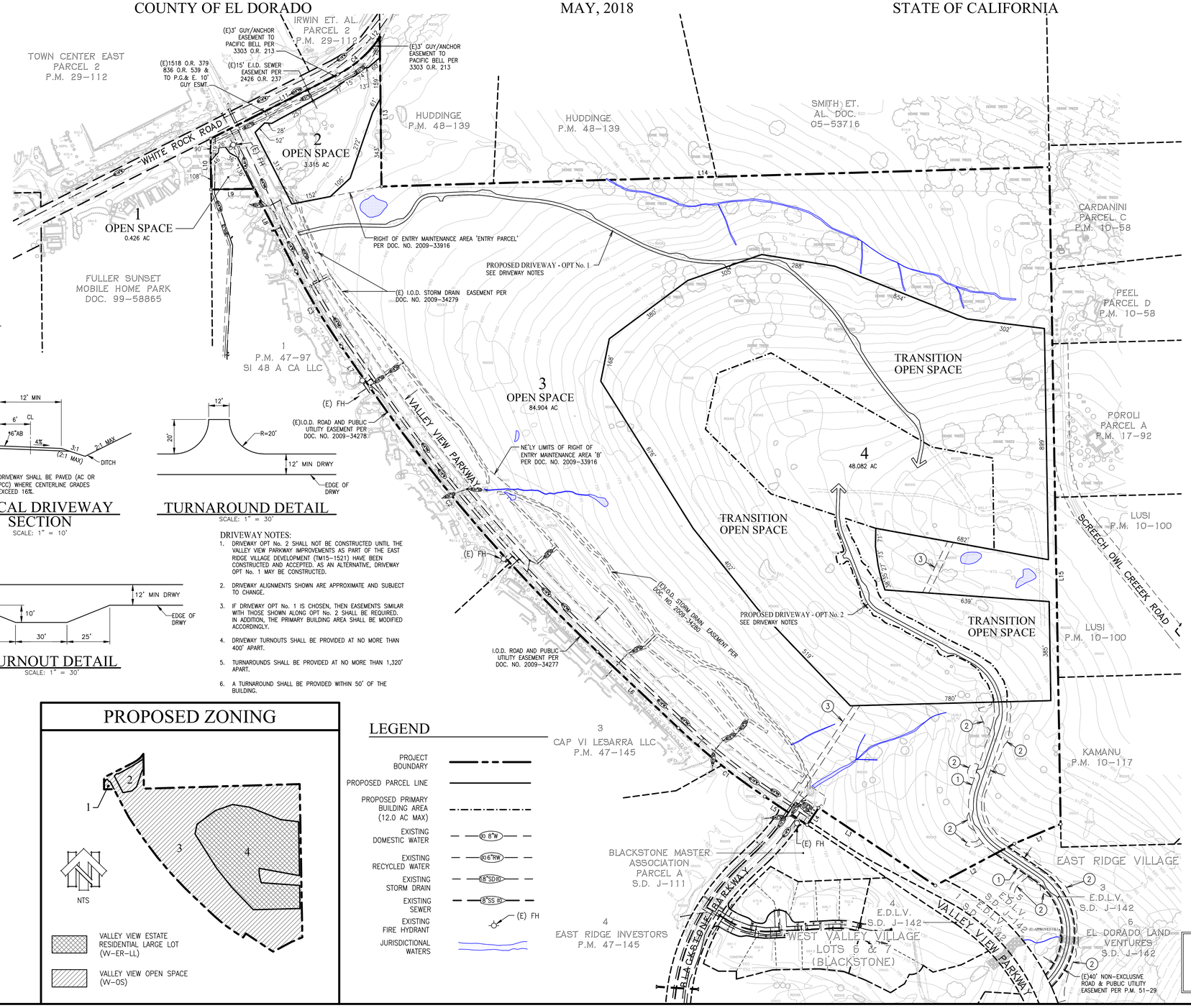
DRIVEWAY NOTES:

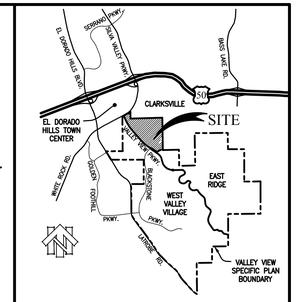
1. DRIVEWAY OPT No. 2 SHALL NOT BE CONSTRUCTED UNTIL THE VALLEY VIEW PARKWAY IMPROVEMENTS AS PART OF THE EAST RIDGE VILLAGE DEVELOPMENT (TM15-1521) HAVE BEEN CONSTRUCTED AND ACCEPTED. AS AN ALTERNATIVE, DRIVEWAY OPT No. 1 MAY BE CONSTRUCTED.
2. DRIVEWAY ALIGNMENTS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE.
3. IF DRIVEWAY OPT No. 1 IS CHOSEN, THEN EASEMENTS SIMILAR WITH THOSE SHOWN ALONG OPT No. 2 SHALL BE REQUIRED. IN ADDITION, THE PRIMARY BUILDING AREA SHALL BE MODIFIED ACCORDINGLY.
4. DRIVEWAY TURNOUTS SHALL BE PROVIDED AT NO MORE THAN 400' APART.
5. TURNAROUNDS SHALL BE PROVIDED AT NO MORE THAN 1,320' APART.
6. A TURNAROUND SHALL BE PROVIDED WITHIN 50' OF THE BUILDING.

PROPOSED ZONING

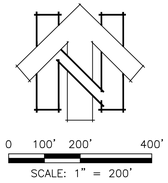
LEGEND

- PROJECT BOUNDARY
- PROPOSED PARCEL LINE
- PROPOSED PRIMARY BUILDING AREA (12.0 AC MAX)
- EXISTING DOMESTIC WATER (8"W)
- EXISTING RECYCLED WATER (6"RW)
- EXISTING STORM DRAIN (18"SD)
- EXISTING SEWER (8"SS)
- EXISTING FIRE HYDRANT (E) FH
- JURISDICTIONAL WATERS





VICINITY MAP
NTS



SCALE: 1" = 200'

PROPOSED EASEMENTS

1. 50' ROAD & PUBLIC UTILITY EASEMENT
2. SLOPE & DRAINAGE EASEMENT
3. PUBLIC UTILITY EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N67°00'54"E	195.71'
L2	N62°05'42"E	347.67'
L3	S56°18'51"E	544.86'
L4	N33°41'09"E	80.00'
L5	S56°18'51"E	198.51'
L6	S46°40'28"E	432.21'
L7	N34°50'25"W	200.00'
L8	S27°11'15"E	361.85'
L9	N88°59'40"E	165.63'
L10	N0°28'56"W	197.80'
L11	S63°13'06"W	553.27'
L12	N35°19'58"E	10.95'
L13	N0°39'42"W	579.64'
L14	S88°19'57"W	2596.22'
L15	N0°59'29"W	2554.52'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	2548.00'	9°38'23"	428.69'
C2	6548.00'	11°50'03"	1352.47'
C3	2548.00'	7°39'09"	340.32'
C4	430.00'	27°53'09"	209.28'

ZONING ADMINISTRATOR: _____

APPROVAL/DENIAL DATE: _____