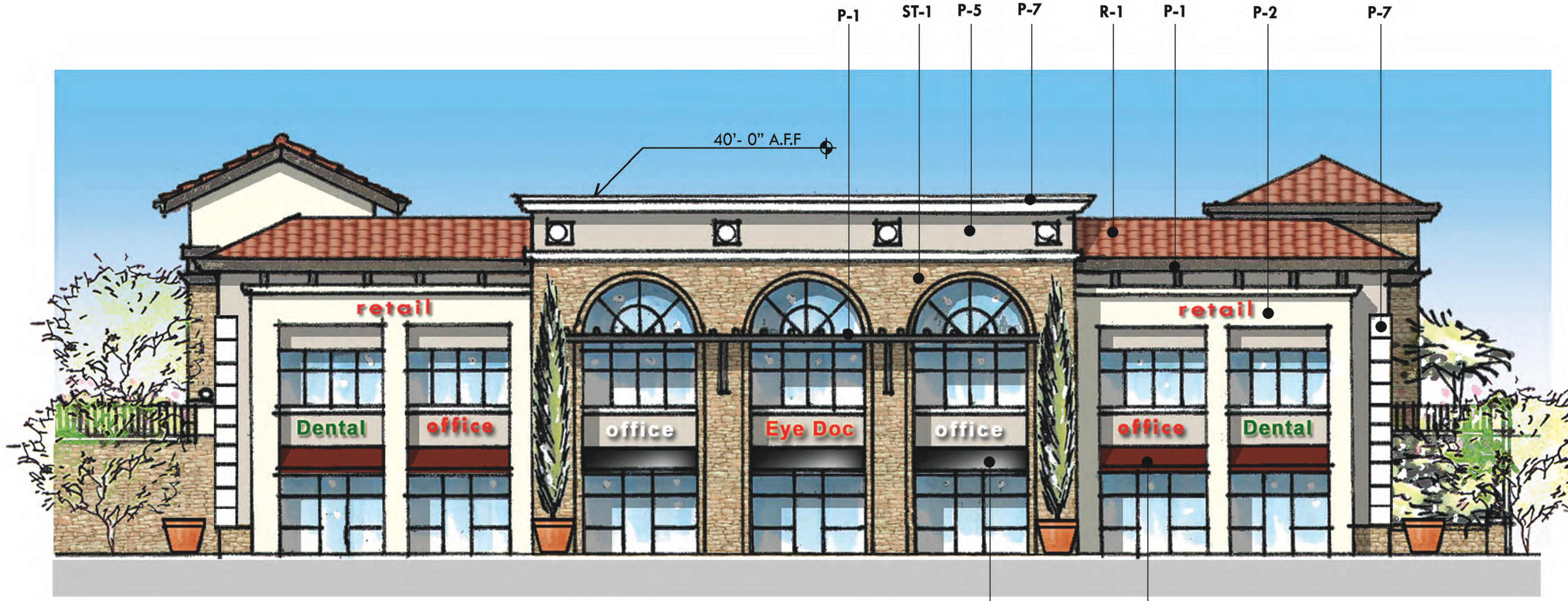


Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT Q ARCHITECTURAL BUILDING ELEVATIONS



South Elevation



West Elevation



North Elevation



East Elevation

EXTERIOR MATERIALS & FINISHES

P-1	DUNN EDWARDS #6049	"CHAPS"	(PAINT)	S-1	EL DORADO STONE - PONDEROSA CLIFFSTONE	(STONE MASONRY)
P-2	DUNN EDWARDS #5322	"PALE PEARL"	(PAINT)	R-1	REDLAND CLAY TILE CO. - BAJA MISSION TILE	(ROOF TILE)
P-3	DUNN EDWARDS #5359	"CROSSROADS"	(PAINT)	FA-1	SUNBRELLA COLOR #8631 "BURGANDY"	(FABRIC AWNING)
P-4	DUNN EDWARDS #5188	"RUDDY OAK"	(PAINT)	FA-2	SUNBRELLA COLOR #8637 "FOREST GREEN"	(FABRIC AWNING)
P-5	DUNN EDWARDS #6220	"POROUS STONE"	(PAINT)	FA-3	SUNBRELLA COLOR #8608 "BLACK"	(FABRIC AWNING)
P-6	DUNN EDWARDS #6350	"DARK ENGINE"	(PAINT)	FA-4	SUNBRELLA COLOR #8621 "TRUE BROWN"	(FABRIC AWNING)
P-7	SHERWIN WILLIAMS #7100	"ARCADE WHITE"	(PAINT)			

KEY PLAN



GRAPHICAL SCALE
0' 2' 6' 14' 22'

MONTANO DE EL DORADO

CONCEPTUAL ELEVATIONS

BUILDING-01

ARCHITECTURAL GROUP
Borges

Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT Q

ARCHITECTURAL BUILDING ELEVATIONS



North Elevation



East Elevation



South Elevation



West Elevation

EXTERIOR MATERIALS & FINISHES

P-1	DUNN EDWARDS #6049	"CHAPS"	(PAINT)	S-1	EL DORADO STONE - PONDEROSA CLIFFSTONE	(STONE MASONRY)
P-2	DUNN EDWARDS #5322	"PALE PEARL"	(PAINT)	R-1	REDLAND CLAY TILE CO. - BAJA MISSION TILE	(ROOF TILE)
P-3	DUNN EDWARDS #5359	"CROSSROADS"	(PAINT)	FA-1	SUNBRELLA COLOR #8631 "BURGANDY"	(FABRIC AWNING)
P-4	DUNN EDWARDS #5188	"RUDDY OAK"	(PAINT)	FA-2	SUNBRELLA COLOR #8637 "FOREST GREEN"	(FABRIC AWNING)
P-5	DUNN EDWARDS #6220	"POROUS STONE"	(PAINT)	FA-3	SUNBRELLA COLOR #8608 "BLACK"	(FABRIC AWNING)
P-6	DUNN EDWARDS #6350	"DARK ENGINE"	(PAINT)	FA-4	SUNBRELLA COLOR #8621 "TRUE BROWN"	(FABRIC AWNING)
P-7	SHERWIN WILLIAMS #7100	"ARCADE WHITE"	(PAINT)			

KEY PLAN



GRAPHICAL SCALE
0' 2' 6' 14' 22'

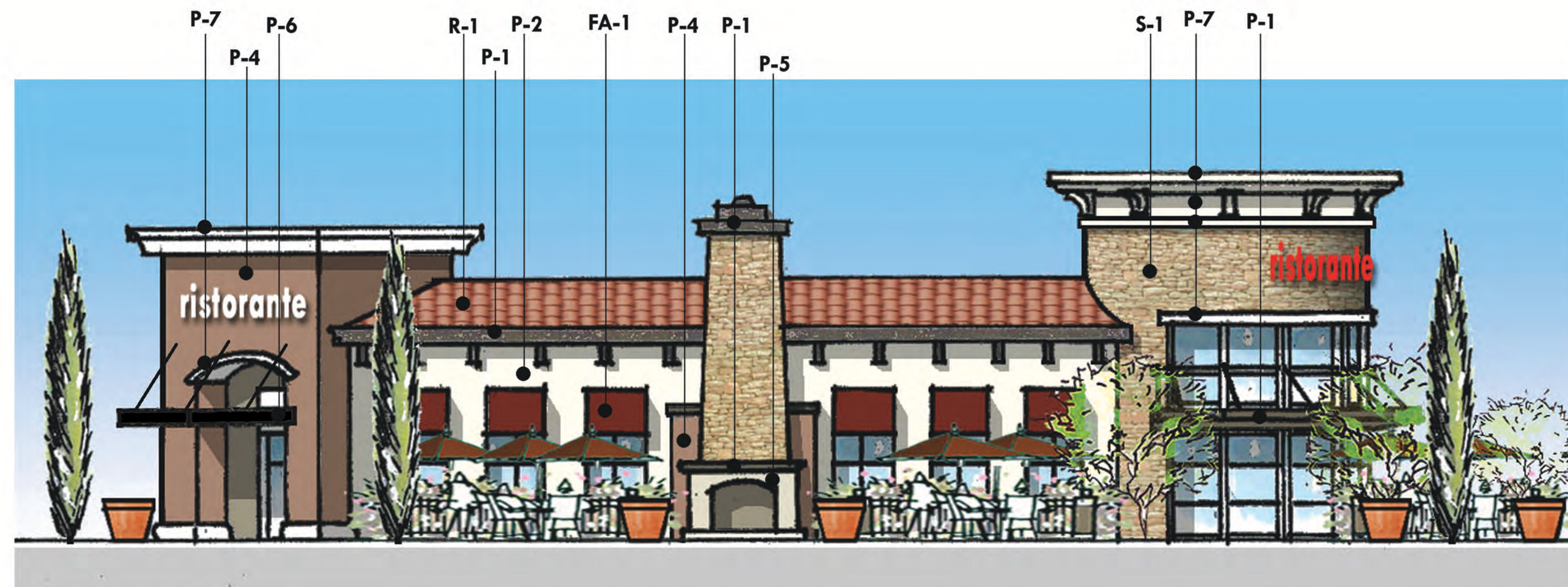
MONTANO DE EL DORADO

CONCEPTUAL ELEVATIONS

BUILDING-02

ARCHITECTURAL GROUP
Borges

Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT Q ARCHITECTURAL BUILDING ELEVATIONS



West Elevation



South Elevation



East Elevation



North Elevation

EXTERIOR MATERIALS & FINISHES

P-1	DUNN EDWARDS #6049	"CHAPS"	(PAINT)	S-1	EL DORADO STONE - PONDEROSA CLIFFSTONE	(STONE MASONRY)
P-2	DUNN EDWARDS #5322	"PALE PEARL"	(PAINT)	R-1	REDLAND CLAY TILE CO. - BAJA MISSION TILE	(ROOF TILE)
P-3	DUNN EDWARDS #5359	"CROSSROADS"	(PAINT)	FA-1	SUNBRELLA COLOR #8631 "BURGANDY"	(FABRIC AWNING)
P-4	DUNN EDWARDS #5188	"RUDDY OAK"	(PAINT)	FA-2	SUNBRELLA COLOR #8637 "FOREST GREEN"	(FABRIC AWNING)
P-5	DUNN EDWARDS #6220	"POROUS STONE"	(PAINT)	FA-3	SUNBRELLA COLOR #8608 "BLACK"	(FABRIC AWNING)
P-6	DUNN EDWARDS #6350	"DARK ENGINE"	(PAINT)	FA-4	SUNBRELLA COLOR #8621 "TRUE BROWN"	(FABRIC AWNING)
P-7	SHERWIN WILLIAMS #7100	"ARCADE WHITE"	(PAINT)			

KEY PLAN



GRAPHICAL SCALE
0' 2' 6' 14' 22'

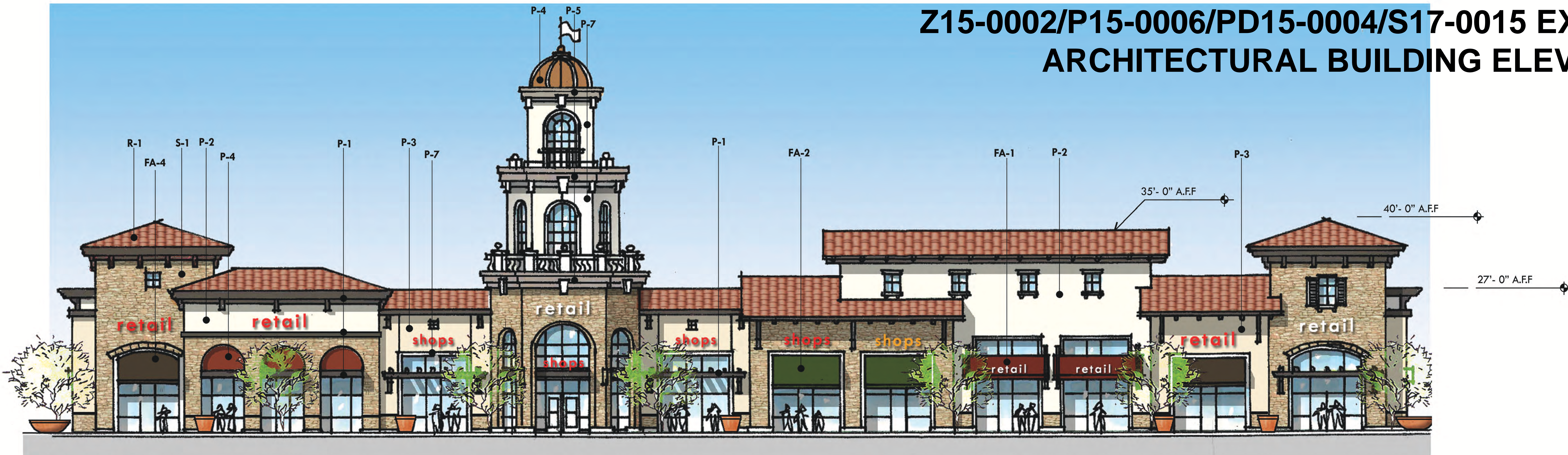
MONTANO DE EL DORADO

CONCEPTUAL ELEVATIONS

BUILDING-03

ARCHITECTURAL GROUP
Borges

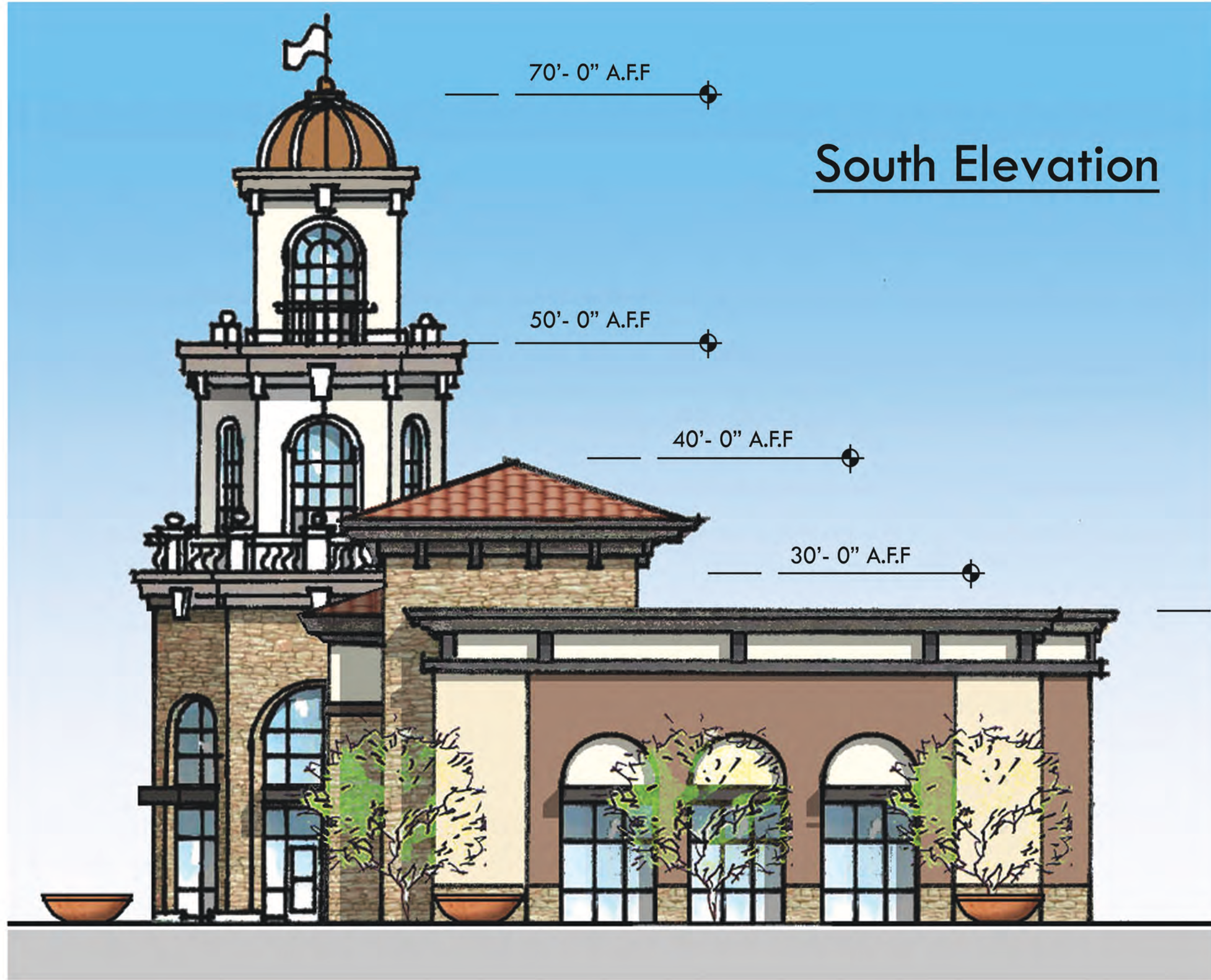
Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT Q ARCHITECTURAL BUILDING ELEVATIONS



West Elevation



North Elevation

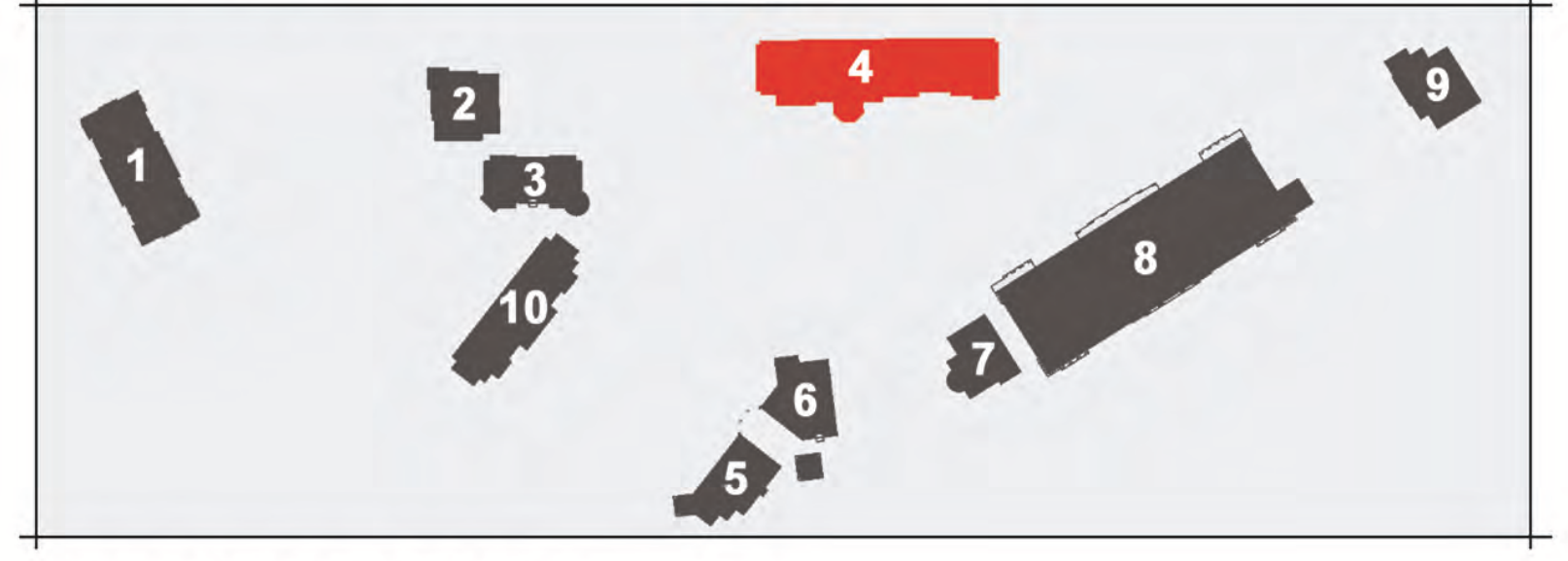


South Elevation

EXTERIOR MATERIALS & FINISHES

P-1	DUNN EDWARDS #6049	"CHAPS"	(PAINT)	S-1	EL DORADO STONE - PONDEROSA CLIFFSTONE	(STONE MASONRY)
P-2	DUNN EDWARDS #5322	"PALE PEARL"	(PAINT)	R-1	REDLAND CLAY TILE CO. - BAJA MISSION TILE	(ROOF TILE)
P-3	DUNN EDWARDS #5359	"CROSSROADS"	(PAINT)	FA-1	SUNBRELLA COLOR #8631 "BURGANDY"	(FABRIC AWNING)
P-4	DUNN EDWARDS #5188	"RUDDY OAK"	(PAINT)	FA-2	SUNBRELLA COLOR #8637 "FOREST GREEN"	(FABRIC AWNING)
P-5	DUNN EDWARDS #6220	"POROUS STONE"	(PAINT)	FA-3	SUNBRELLA COLOR #8608 "BLACK"	(FABRIC AWNING)
P-6	DUNN EDWARDS #6350	"DARK ENGINE"	(PAINT)	FA-4	SUNBRELLA COLOR #8621 "TRUE BROWN"	(FABRIC AWNING)
P-7	SHERWIN WILLIAMS #7100	"ARCADE WHITE"	(PAINT)			

KEY PLAN



MONTANO DE EL DORADO

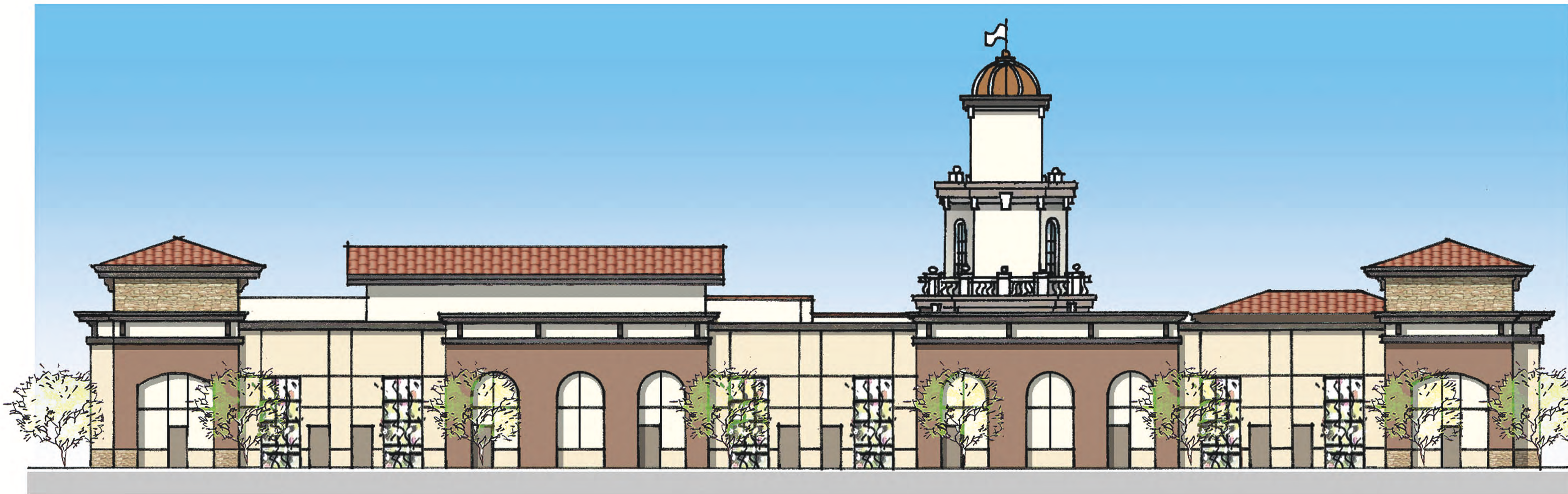
CONCEPTUAL ELEVATIONS

BUILDING-04 A



Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT Q

ARCHITECTURAL BUILDING ELEVATIONS

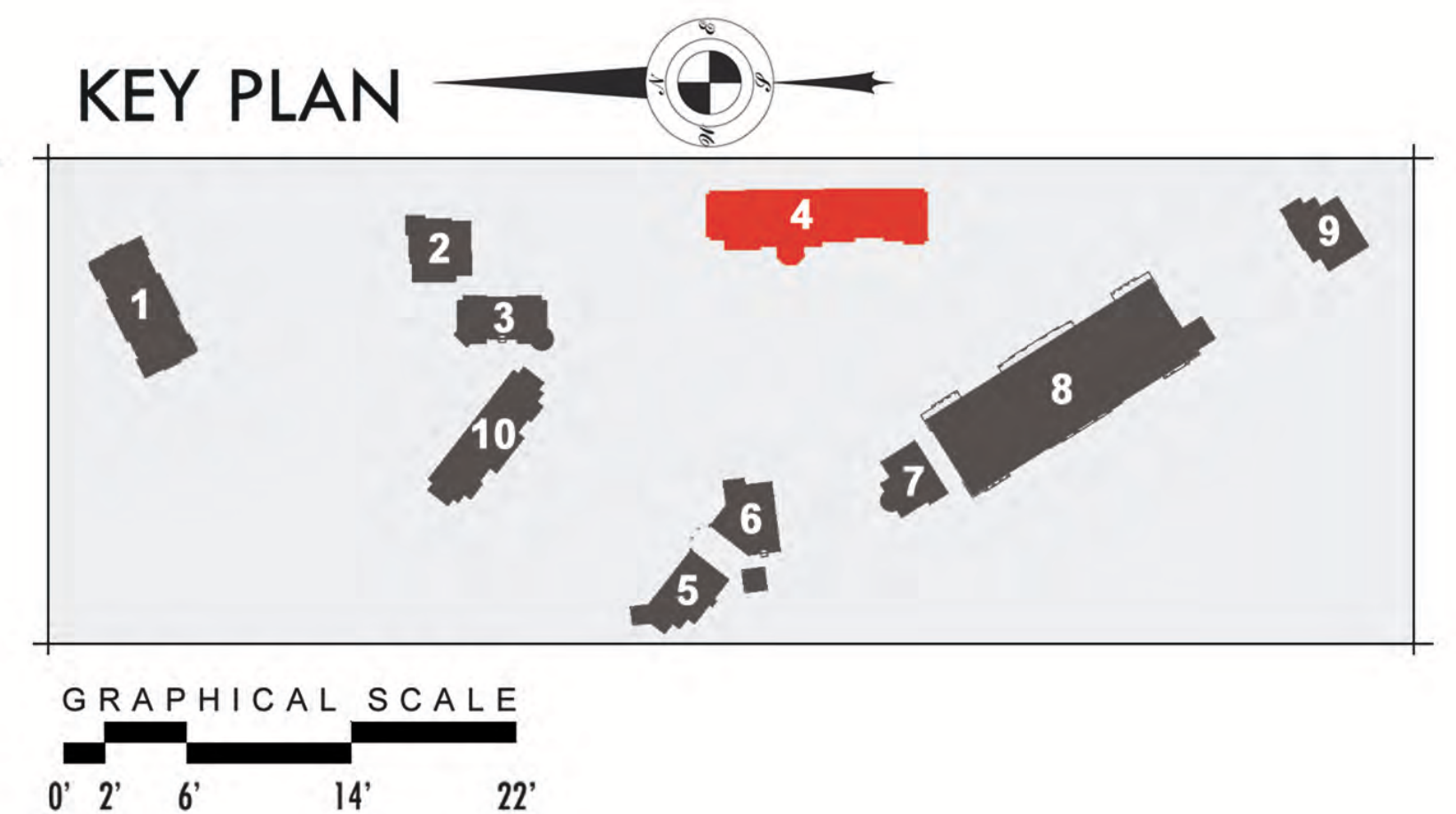


East Elevation (Rear)

EXTERIOR MATERIALS & FINISHES

P-1	DUNN EDWARDS #6049	"CHAPS"	(PAINT)	S-1	EL DORADO STONE - PONDEROSA CLIFFSTONE	(STONE MASONRY)
P-2	DUNN EDWARDS #5322	"PALE PEARL"	(PAINT)	R-1	REDLAND CLAY TILE CO. - BAJA MISSION TILE	(ROOF TILE)
P-3	DUNN EDWARDS #5359	"CROSSROADS"	(PAINT)	FA-1	SUNBRELLA COLOR #8631 "BURGANDY"	(FABRIC AWNING)
P-4	DUNN EDWARDS #5188	"RUDDY OAK"	(PAINT)	FA-2	SUNBRELLA COLOR #8637 "FOREST GREEN"	(FABRIC AWNING)
P-5	DUNN EDWARDS #6220	"POROUS STONE"	(PAINT)	FA-3	SUNBRELLA COLOR #8608 "BLACK"	(FABRIC AWNING)
P-6	DUNN EDWARDS #6350	"DARK ENGINE"	(PAINT)	FA-4	SUNBRELLA COLOR #8621 "TRUE BROWN"	(FABRIC AWNING)
P-7	SHERWIN WILLIAMS #7100	"ARCADE WHITE"	(PAINT)			

KEY PLAN



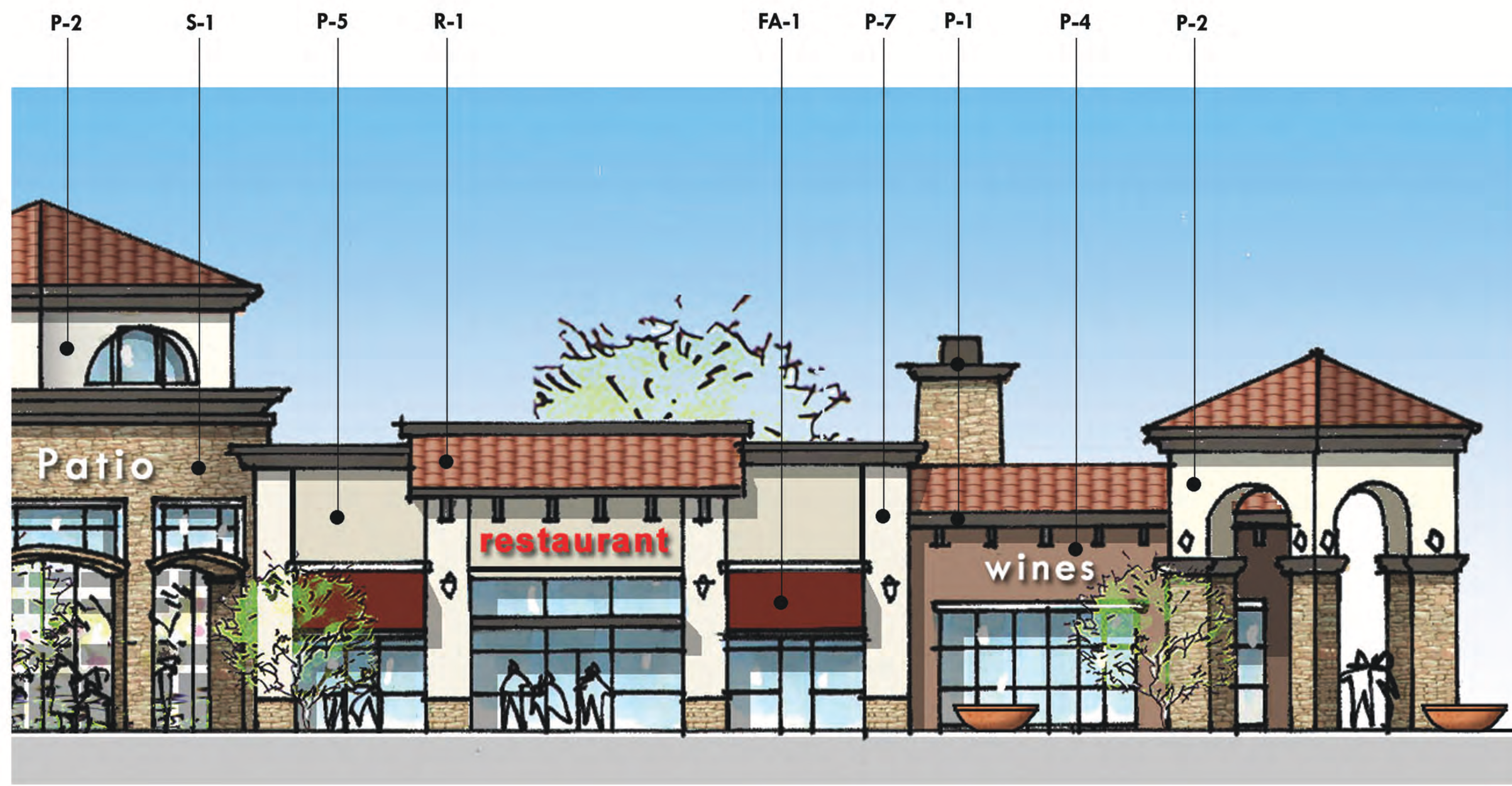
MONTANO DE EL DORADO

CONCEPTUAL ELEVATIONS

BUILDING-04 B

ARCHITECTURAL GROUP
Borges

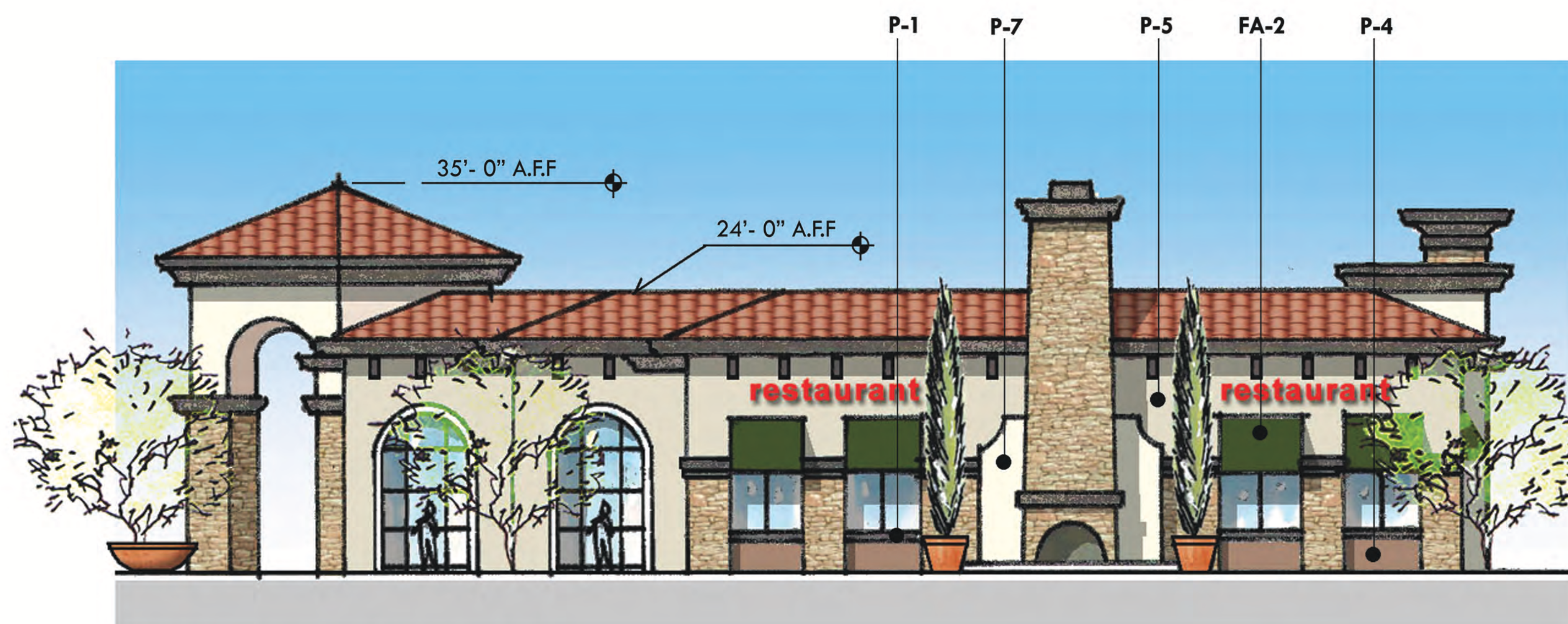
Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT Q ARCHITECTURAL BUILDING ELEVATIONS



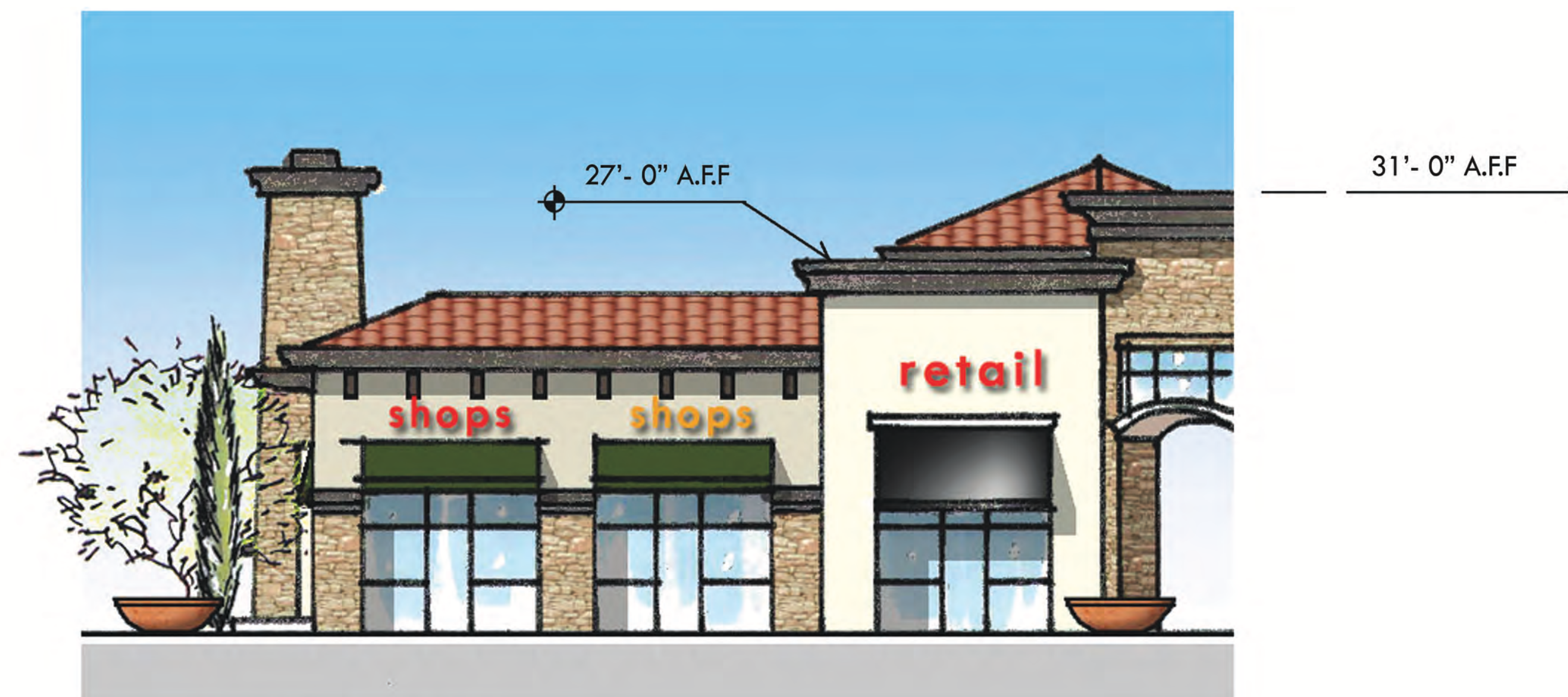
Northeast Elevation



North Elevation



Northwest Elevation

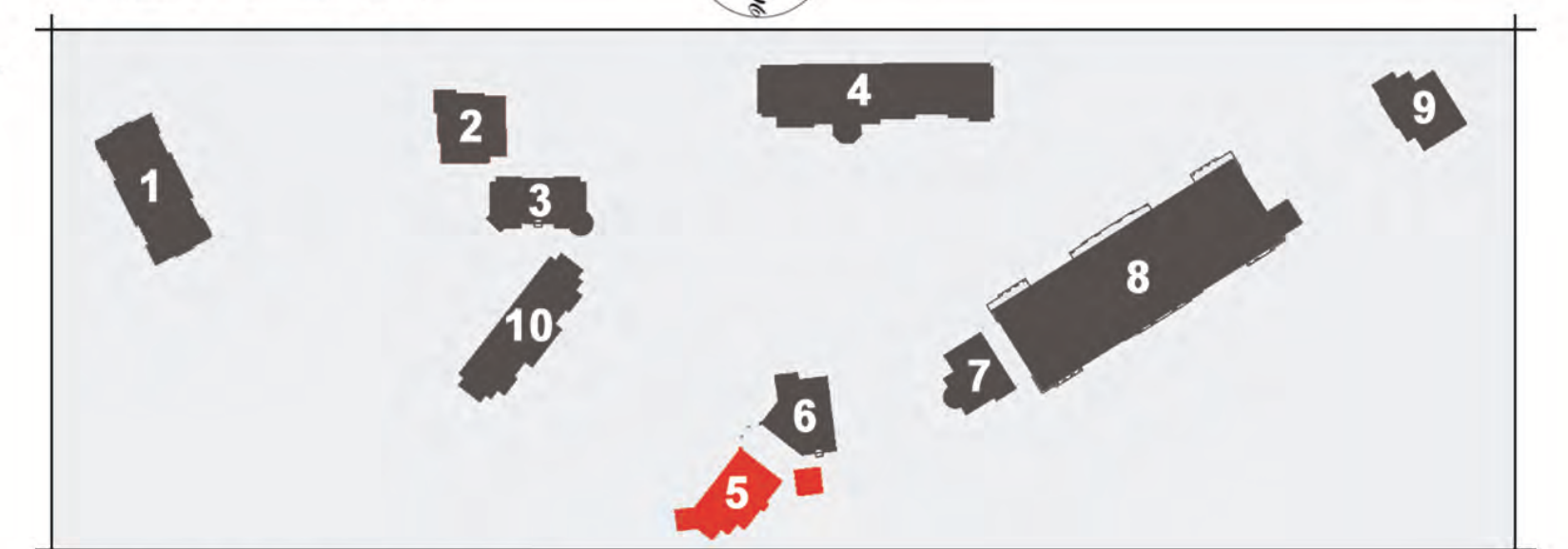


South Elevation

EXTERIOR MATERIALS & FINISHES

P-1	DUNN EDWARDS #6049	"CHAPS"	(PAINT)	S-1	EL DORADO STONE - PONDEROSA CLIFFSTONE	(STONE MASONRY)
P-2	DUNN EDWARDS #5322	"PALE PEARL"	(PAINT)	R-1	REDLAND CLAY TILE CO. - BAJA MISSION TILE	(ROOF TILE)
P-3	DUNN EDWARDS #5359	"CROSSROADS"	(PAINT)	FA-1	SUNBRELLA COLOR #8631 "BURGANDY"	(FABRIC AWNING)
P-4	DUNN EDWARDS #5188	"RUDDY OAK"	(PAINT)	FA-2	SUNBRELLA COLOR #8637 "FOREST GREEN"	(FABRIC AWNING)
P-5	DUNN EDWARDS #6220	"POROUS STONE"	(PAINT)	FA-3	SUNBRELLA COLOR #8608 "BLACK"	(FABRIC AWNING)
P-6	DUNN EDWARDS #6350	"DARK ENGINE"	(PAINT)	FA-4	SUNBRELLA COLOR #8621 "TRUE BROWN"	(FABRIC AWNING)
P-7	SHERWIN WILLIAMS #7100	"ARCADE WHITE"	(PAINT)			

KEY PLAN



GRAPHICAL SCALE
0' 2' 6' 14' 22'

MONTANO DE EL DORADO

CONCEPTUAL ELEVATIONS

BUILDING-05

ARCHITECTURAL GROUP
Borges

Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT Q

ARCHITECTURAL BUILDING ELEVATIONS



Elevation 01



Elevation 02



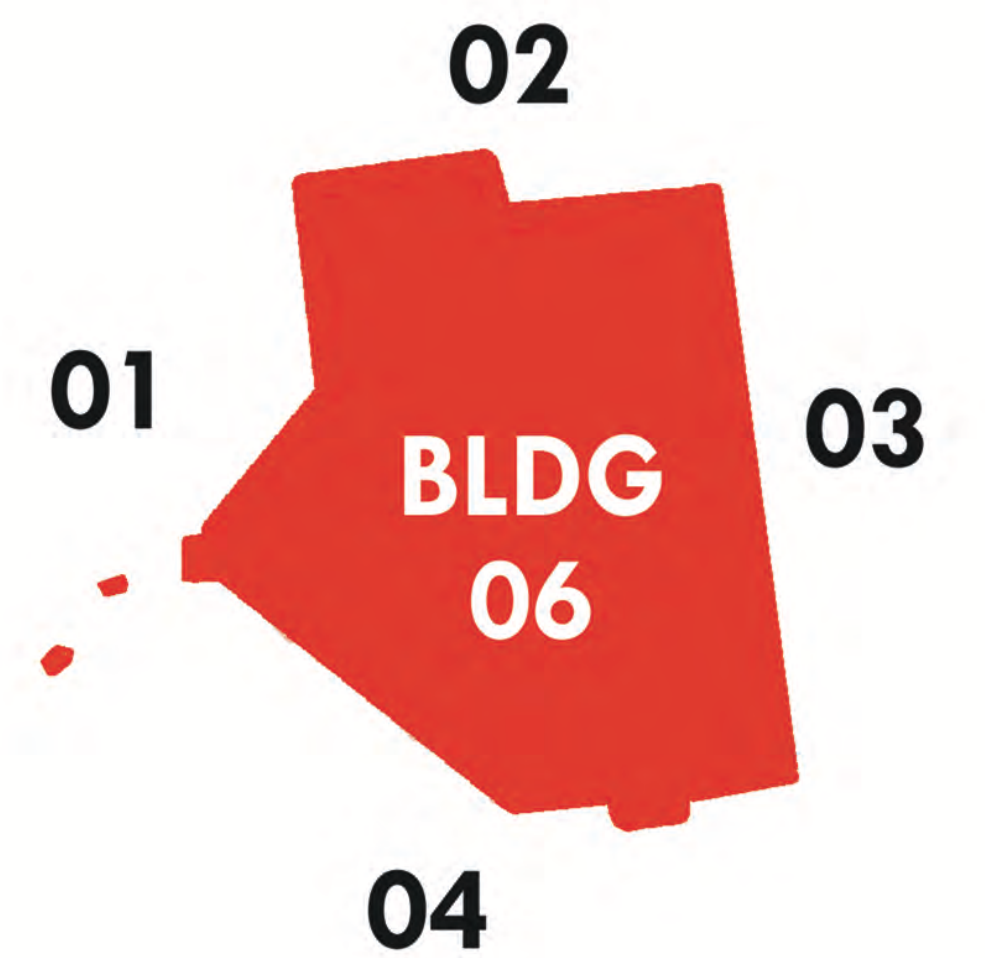
Tower Elevation



Elevation 04



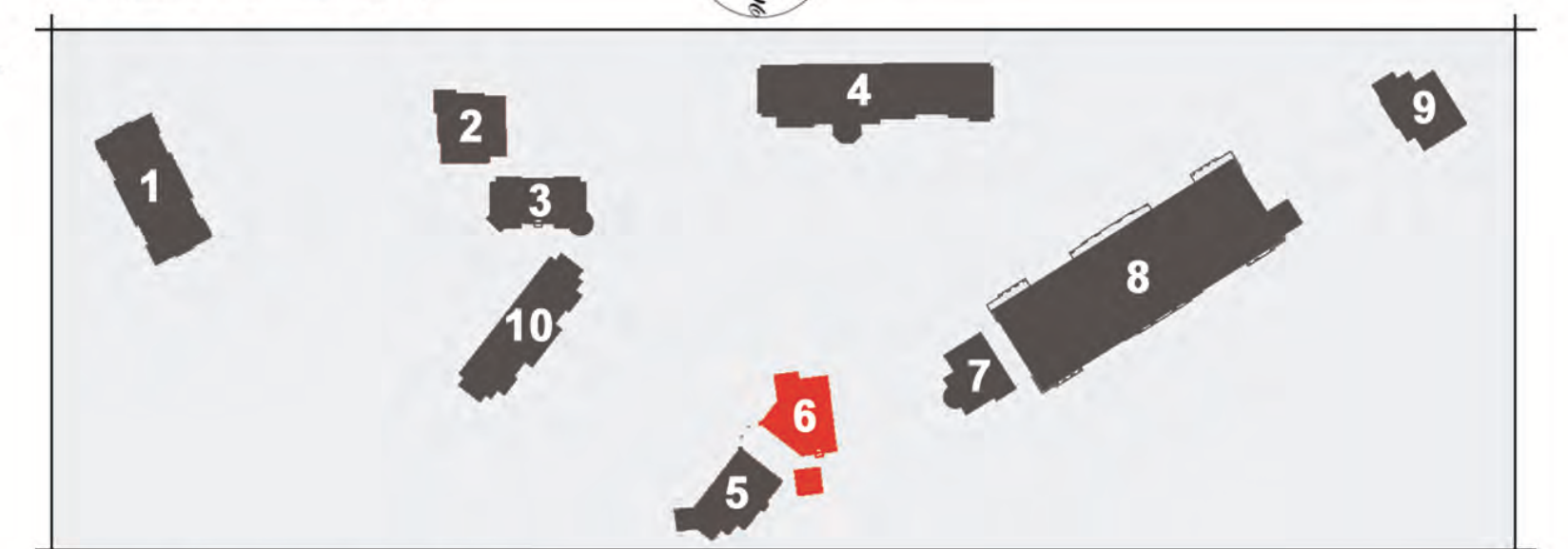
Elevation 03



EXTERIOR MATERIALS & FINISHES

P-1	DUNN EDWARDS #6049 "CHAPS"	(PAINT)	S-1	EL DORADO STONE - PONDEROSA CLIFFSTONE	(STONE MASONRY)
P-2	DUNN EDWARDS #5322 "PALE PEARL"	(PAINT)	R-1	REDLAND CLAY TILE CO. - BAJA MISSION TILE	(ROOF TILE)
P-3	DUNN EDWARDS #5359 "CROSSROADS"	(PAINT)	FA-1	SUNBRELLA COLOR #8631 "BURGANDY"	(FABRIC AWNING)
P-4	DUNN EDWARDS #5188 "RUDDY OAK"	(PAINT)	FA-2	SUNBRELLA COLOR #8637 "FOREST GREEN"	(FABRIC AWNING)
P-5	DUNN EDWARDS #6220 "POROUS STONE"	(PAINT)	FA-3	SUNBRELLA COLOR #8608 "BLACK"	(FABRIC AWNING)
P-6	DUNN EDWARDS #6350 "DARK ENGINE"	(PAINT)	FA-4	SUNBRELLA COLOR #8621 "TRUE BROWN"	(FABRIC AWNING)
P-7	SHERWIN WILLIAMS #7100 "ARCADE WHITE"	(PAINT)			

KEY PLAN



GRAPHICAL SCALE
0' 2' 6' 14' 22'

MONTANO DE EL DORADO

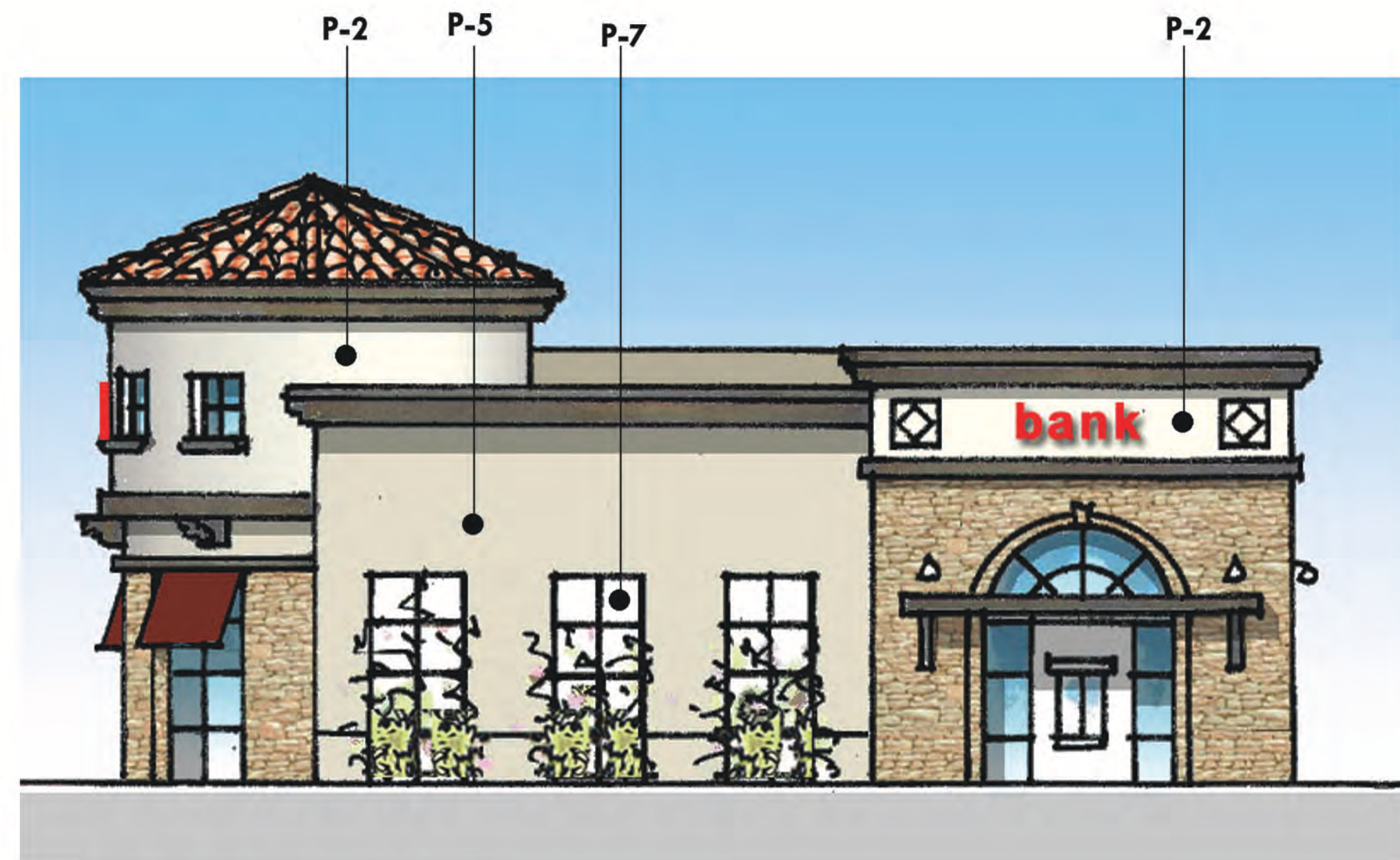
CONCEPTUAL ELEVATIONS

BUILDING-06

ARCHITECTURAL GROUP
Borges

Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT Q

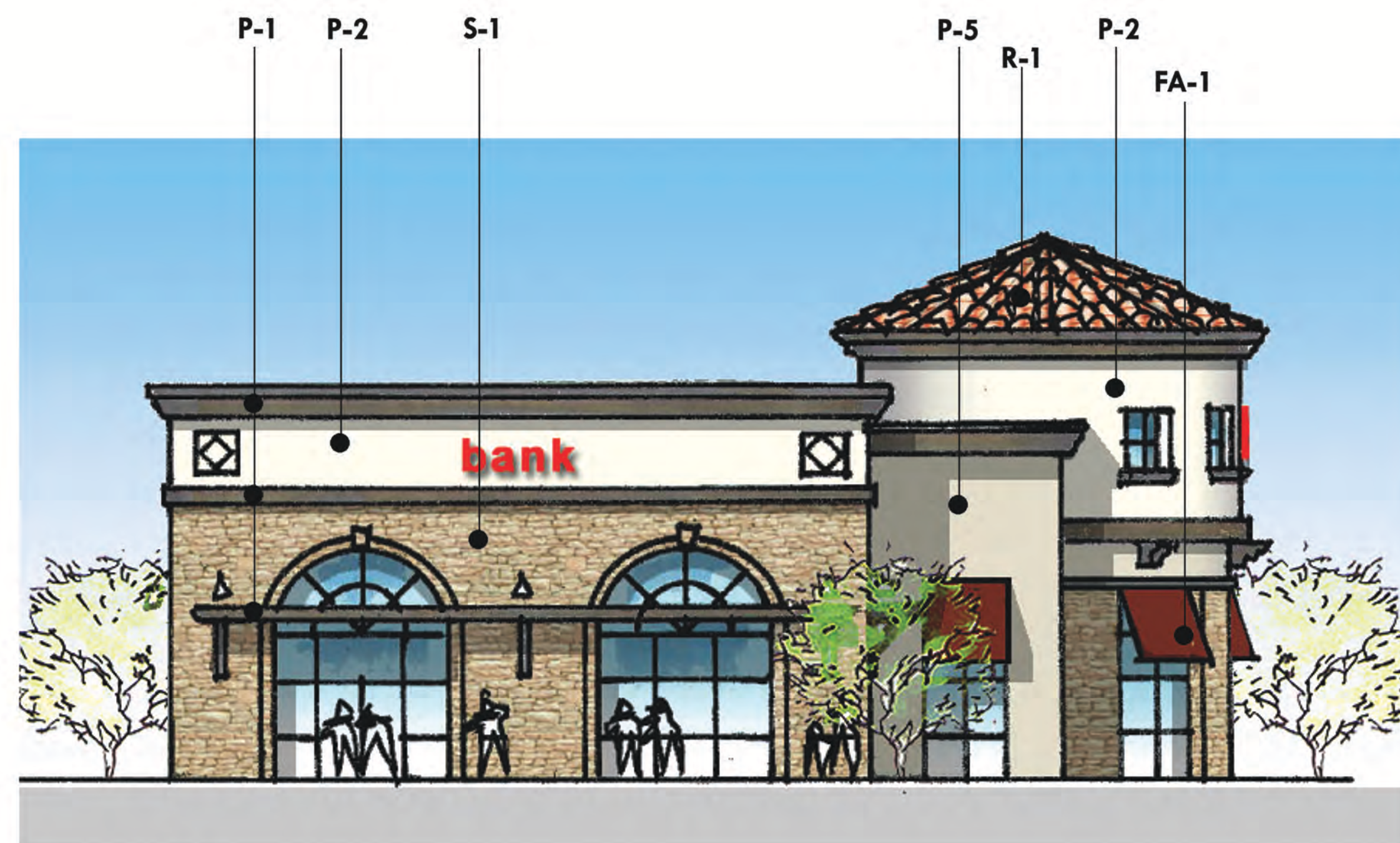
ARCHITECTURAL BUILDING ELEVATIONS



West Elevation



South Elevation



East Elevation

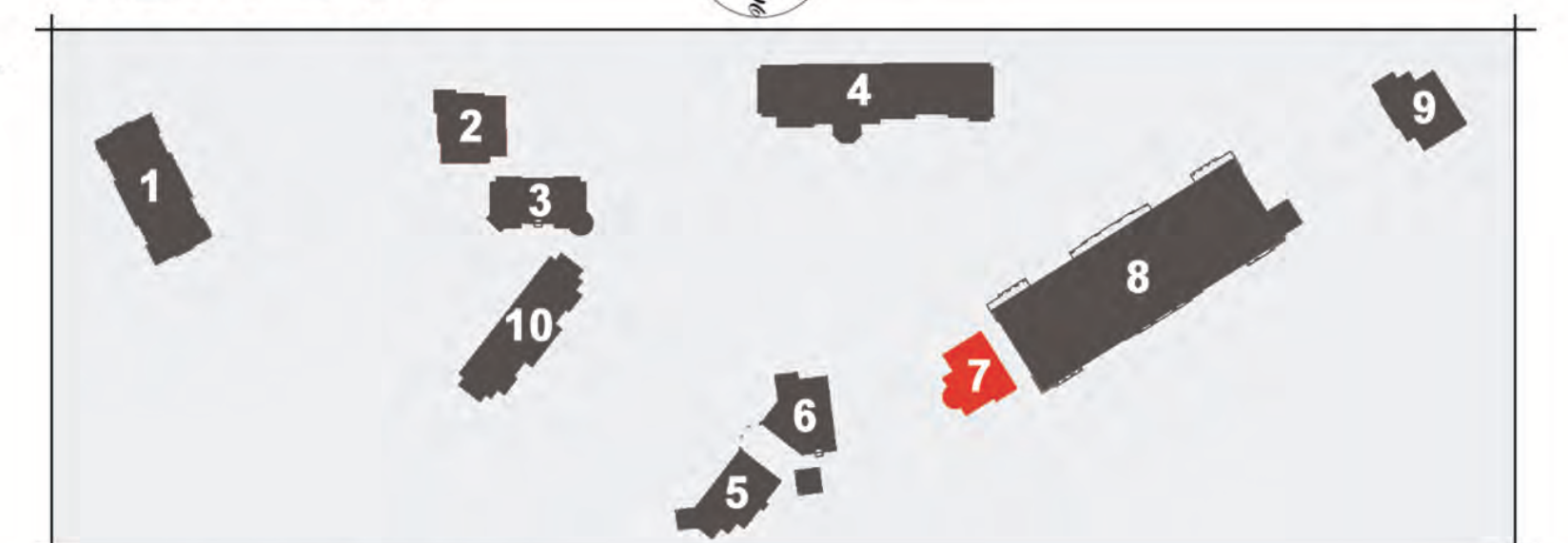


North Elevation

EXTERIOR MATERIALS & FINISHES

P-1	DUNN EDWARDS #6049 "CHAPS"	(PAINT)	S-1	EL DORADO STONE - PONDEROSA CLIFFSTONE	(STONE MASONRY)
P-2	DUNN EDWARDS #5322 "PALE PEARL"	(PAINT)	R-1	REDLAND CLAY TILE CO. - BAJA MISSION TILE	(ROOF TILE)
P-3	DUNN EDWARDS #5359 "CROSSROADS"	(PAINT)	FA-1	SUNBRELLA COLOR #8631 "BURGANDY"	(FABRIC AWNING)
P-4	DUNN EDWARDS #5188 "RUDDY OAK"	(PAINT)	FA-2	SUNBRELLA COLOR #8637 "FOREST GREEN"	(FABRIC AWNING)
P-5	DUNN EDWARDS #6220 "POROUS STONE"	(PAINT)	FA-3	SUNBRELLA COLOR #8608 "BLACK"	(FABRIC AWNING)
P-6	DUNN EDWARDS #6350 "DARK ENGINE"	(PAINT)	FA-4	SUNBRELLA COLOR #8621 "TRUE BROWN"	(FABRIC AWNING)
P-7	SHERWIN WILLIAMS #7100 "ARCADE WHITE"	(PAINT)			

KEY PLAN



GRAPHICAL SCALE
0' 2' 6' 14' 22'

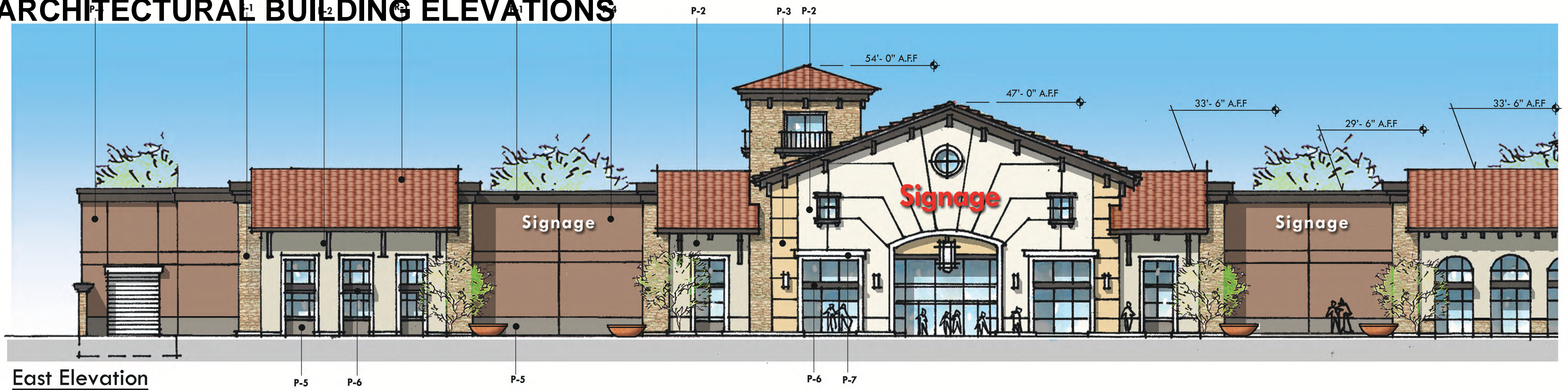
MONTANO DE EL DORADO

CONCEPTUAL ELEVATIONS

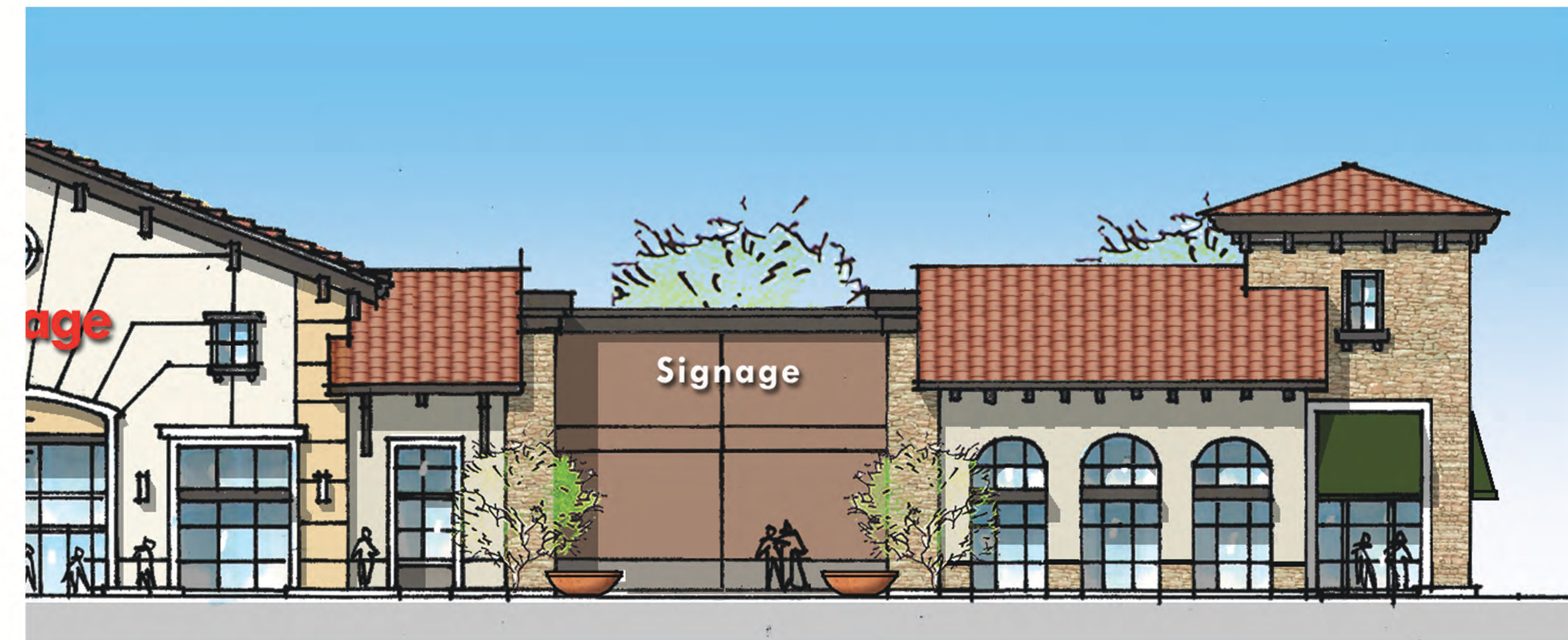
BUILDING-07

ARCHITECTURAL GROUP
Borges

Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT Q ARCHITECTURAL BUILDING ELEVATIONS



East Elevation



East Elevation (cont'd)

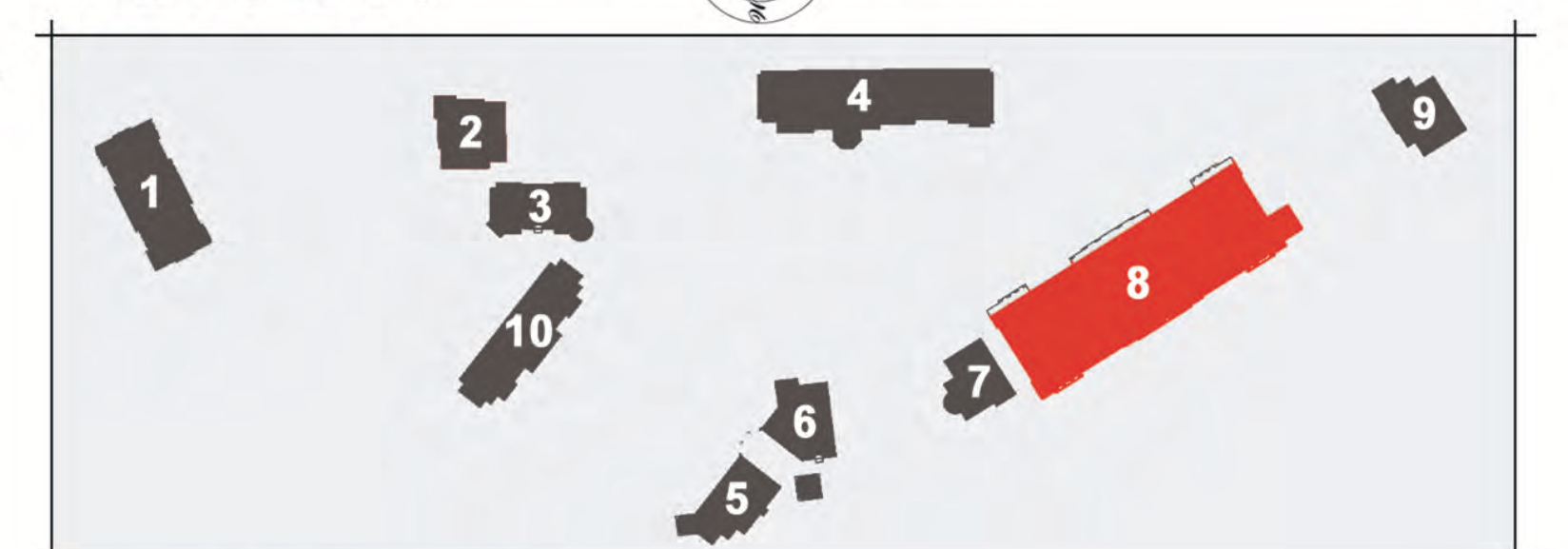


North Elevation

EXTERIOR MATERIALS & FINISHES

P-1	DUNN EDWARDS #6049 "CHAPS"	(PAINT)	S-1	EL DORADO STONE - PONDEROSA CLIFFSTONE	(STONE MASONRY)
P-2	DUNN EDWARDS #5322 "PALE PEARL"	(PAINT)	R-1	REDLAND CLAY TILE CO. - BAJA MISSION TILE	(ROOF TILE)
P-3	DUNN EDWARDS #5359 "CROSSROADS"	(PAINT)	FA-1	SUNBRELLA COLOR #8631 "BURGANDY"	(FABRIC AWNING)
P-4	DUNN EDWARDS #5188 "RUDDY OAK"	(PAINT)	FA-2	SUNBRELLA COLOR #8637 "FOREST GREEN"	(FABRIC AWNING)
P-5	DUNN EDWARDS #6220 "POROUS STONE"	(PAINT)	FA-3	SUNBRELLA COLOR #8608 "BLACK"	(FABRIC AWNING)
P-6	DUNN EDWARDS #6350 "DARK ENGINE"	(PAINT)	FA-4	SUNBRELLA COLOR #8621 "TRUE BROWN"	(FABRIC AWNING)
P-7	SHERWIN WILLIAMS #7100 "ARCADE WHITE"	(PAINT)			

KEY PLAN



GRAPHICAL SCALE
0' 2' 6' 14' 22'

MONTANO DE EL DORADO

CONCEPTUAL ELEVATIONS

BUILDING-08 A

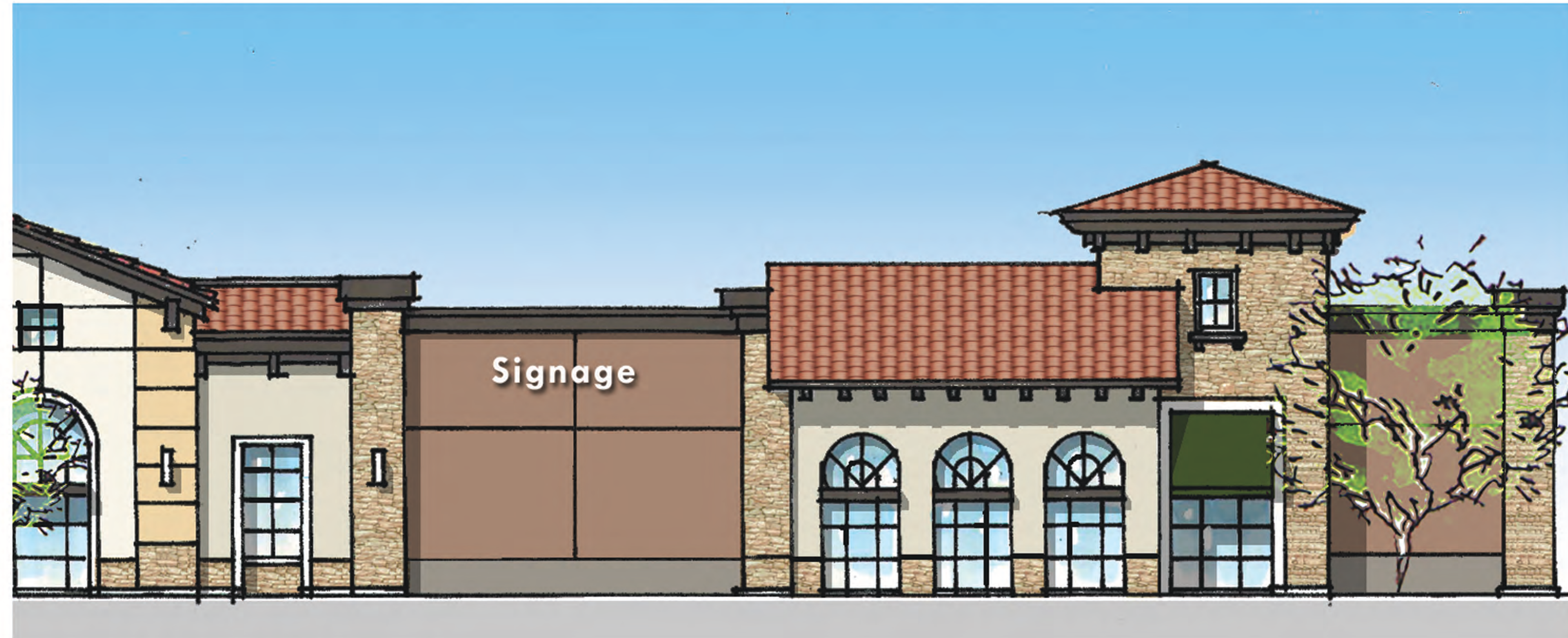
ARCHITECTURAL GROUP
Borges

Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT Q

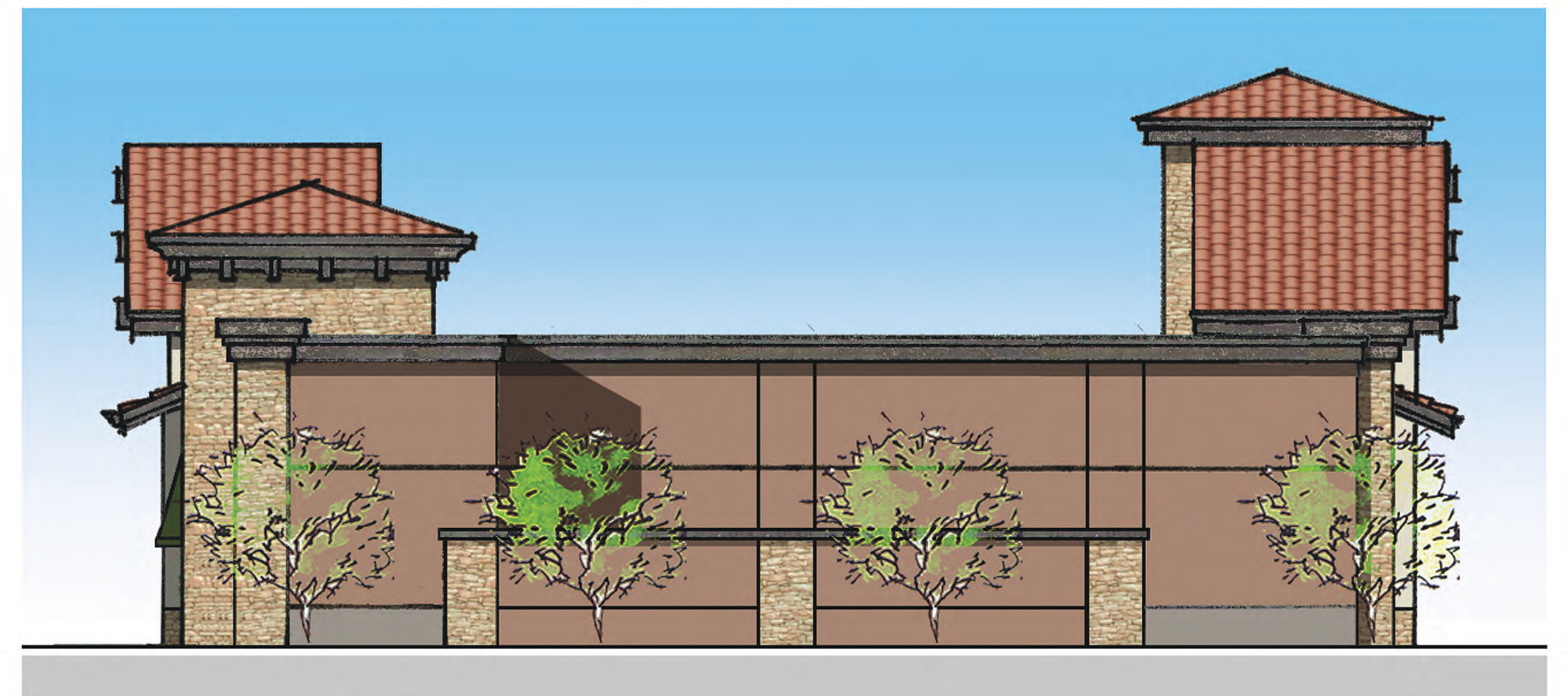
ARCHITECTURAL BUILDING ELEVATIONS



West Elevation



West Elevation (cont'd)

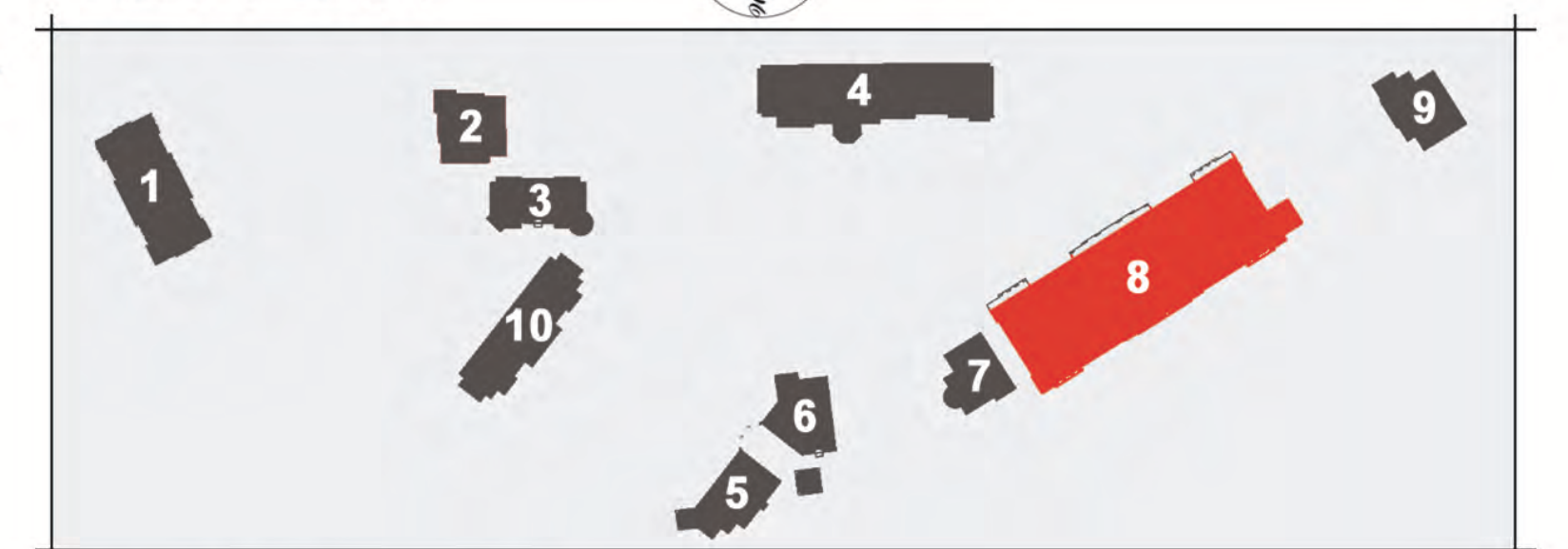


South Elevation

EXTERIOR MATERIALS & FINISHES

P-1	DUNN EDWARDS #6049	"CHAPS"	(PAINT)	S-1	EL DORADO STONE - PONDEROSA CLIFFSTONE	(STONE MASONRY)
P-2	DUNN EDWARDS #5322	"PALE PEARL"	(PAINT)	R-1	REDLAND CLAY TILE CO. - BAJA MISSION TILE	(ROOF TILE)
P-3	DUNN EDWARDS #5359	"CROSSROADS"	(PAINT)	FA-1	SUNBRELLA COLOR #8631 "BURGANDY"	(FABRIC AWNING)
P-4	DUNN EDWARDS #5188	"RUDDY OAK"	(PAINT)	FA-2	SUNBRELLA COLOR #8637 "FOREST GREEN"	(FABRIC AWNING)
P-5	DUNN EDWARDS #6220	"POROUS STONE"	(PAINT)	FA-3	SUNBRELLA COLOR #8608 "BLACK"	(FABRIC AWNING)
P-6	DUNN EDWARDS #6350	"DARK ENGINE"	(PAINT)	FA-4	SUNBRELLA COLOR #8621 "TRUE BROWN"	(FABRIC AWNING)
P-7	SHERWIN WILLIAMS #7100	"ARCADE WHITE"	(PAINT)			

KEY PLAN



GRAPHICAL SCALE
0' 2' 6' 14' 22'

MONTANO DE EL DORADO

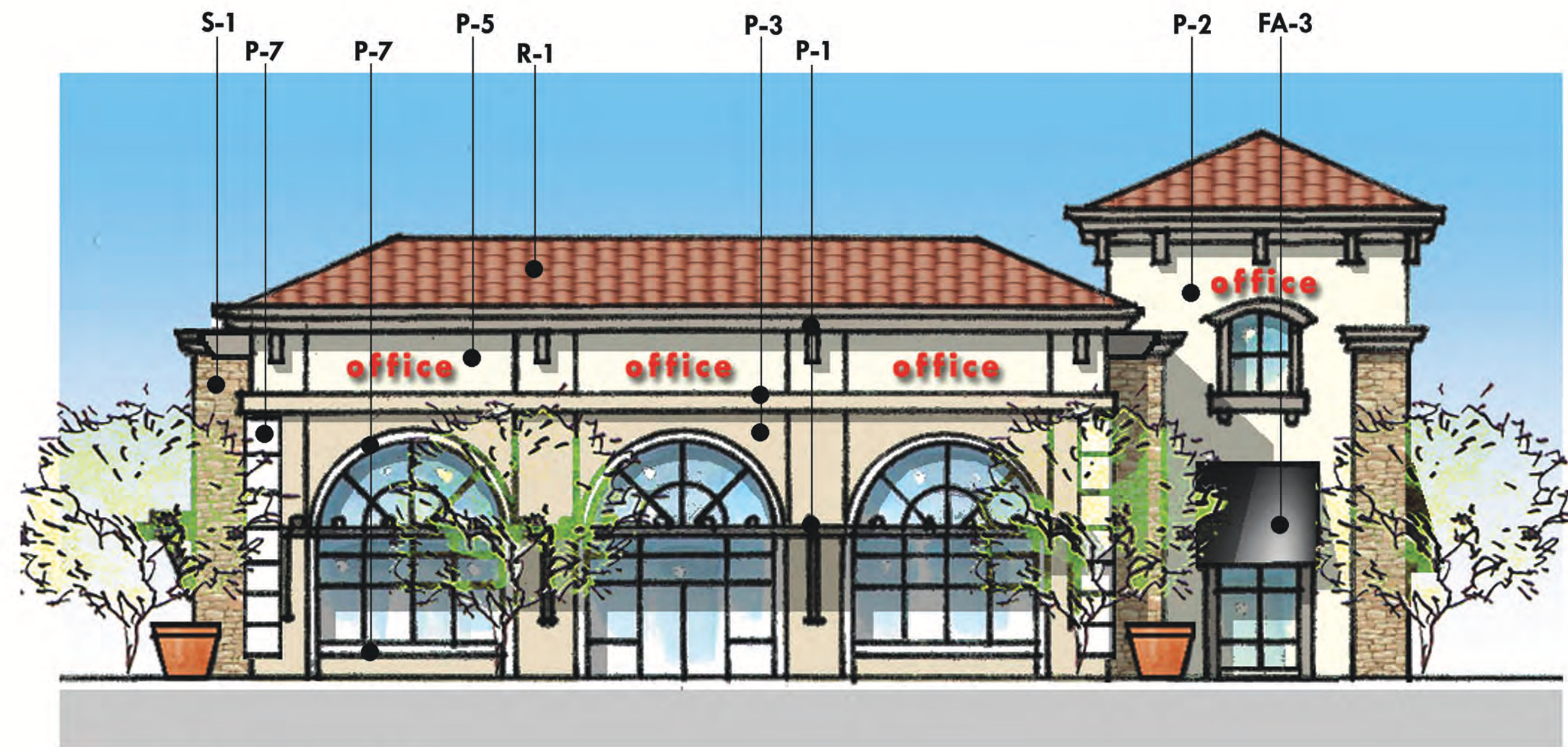
CONCEPTUAL ELEVATIONS

BUILDING-08 B

ARCHITECTURAL GROUP
Borges

Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT Q

ARCHITECTURAL BUILDING ELEVATIONS



North Elevation



West Elevation



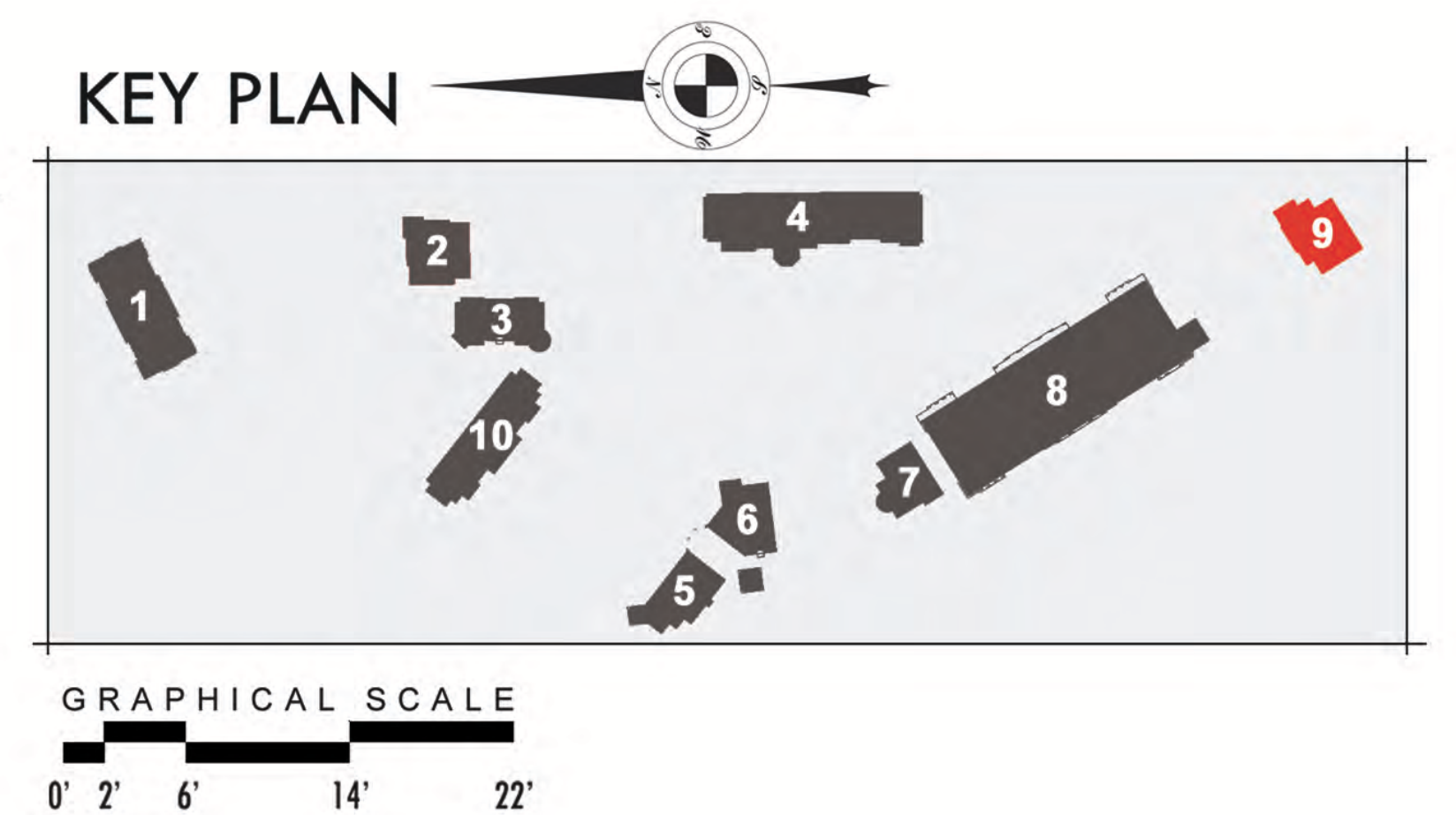
South Elevation



East Elevation

EXTERIOR MATERIALS & FINISHES

P-1	DUNN EDWARDS #6049 "CHAPS"	(PAINT)	S-1	EL DORADO STONE - PONDEROSA CLIFFSTONE	(STONE MASONRY)
P-2	DUNN EDWARDS #5322 "PALE PEARL"	(PAINT)	R-1	REDLAND CLAY TILE CO. - BAJA MISSION TILE	(ROOF TILE)
P-3	DUNN EDWARDS #5359 "CROSSROADS"	(PAINT)	FA-1	SUNBRELLA COLOR #8631 "BURGANDY"	(FABRIC AWNING)
P-4	DUNN EDWARDS #5188 "RUDDY OAK"	(PAINT)	FA-2	SUNBRELLA COLOR #8637 "FOREST GREEN"	(FABRIC AWNING)
P-5	DUNN EDWARDS #6220 "POROUS STONE"	(PAINT)	FA-3	SUNBRELLA COLOR #8608 "BLACK"	(FABRIC AWNING)
P-6	DUNN EDWARDS #6350 "DARK ENGINE"	(PAINT)	FA-4	SUNBRELLA COLOR #8621 "TRUE BROWN"	(FABRIC AWNING)
P-7	SHERWIN WILLIAMS #7100 "ARCADE WHITE"	(PAINT)			



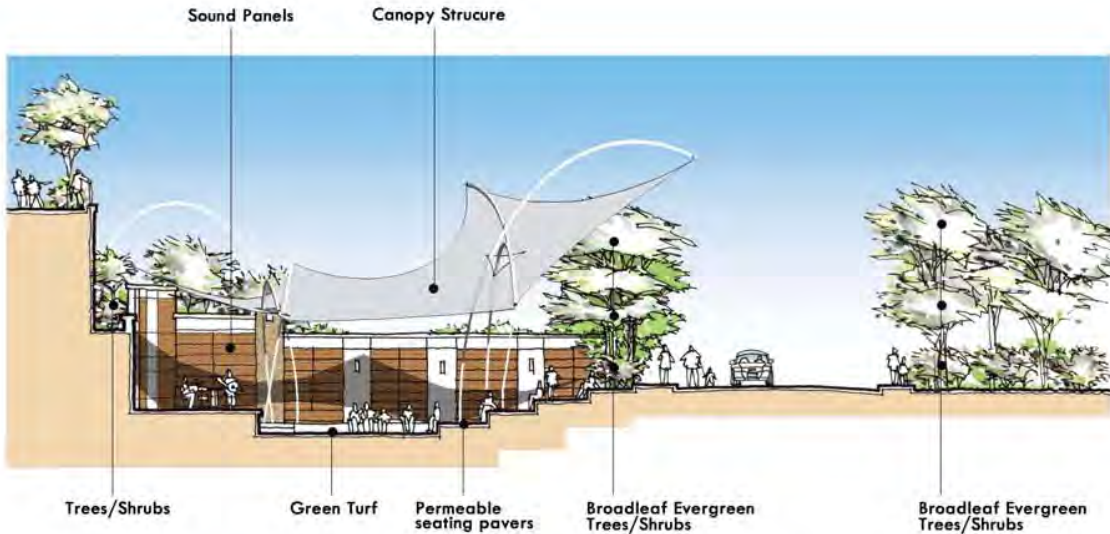
MONTANO DE EL DORADO

CONCEPTUAL ELEVATIONS

BUILDING-09

ARCHITECTURAL GROUP
Borges

Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT Q ARCHITECTURAL BUILDING ELEVATIONS (COMMUNITY PAVILION DESIGN)



Primary Sound Control Strategies:

1. Sound Barrier /Acoustic Panels along side walls:

These are all-weather sound panels that can be applied along both side walls of the amphi theater. These panels are not just "sound absorbing" but also "sound blocking" to potentially mitigate low frequency sounds (30-100 HZ).

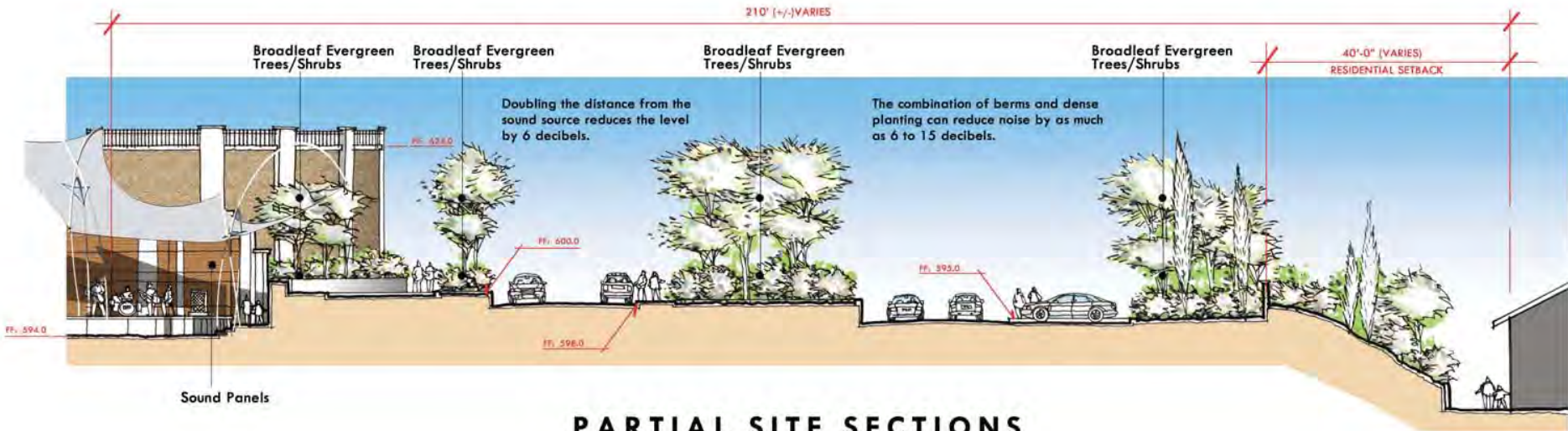
2. Tensioned Fabric Structure / Acoustic Canopy Feature:

Not only protection from the elements, but will strategically absorb and bounce reflected sounds back to the turf seating areas.

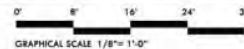
3. Trees-Shrubs and Berms as Noise Barrier :

An advantage to using trees and plants as noise blockers is that they absorb sounds best in the high frequencies that people find most annoying.

Use of Evergreen trees and shrubs provide year-round sound/noise reduction. Broadleaf evergreens are more effective than narrow-leaf plants and conifers. The combination of berms and dense planting can reduce noise by as much as 6 to 15 decibels.



PARTIAL SITE SECTIONS



MONTANO DE EL DORADO II

AMPHI THEATER PARTIAL SITE SECTIONS

Borges

EL DORADO, CA

15019 ISSUE DATE: 07-26-17

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T|916 782 7200 borgesarch.com

Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT Q
ARCHITECTURAL BUILDING ELEVATIONS (COMMUNITY PAVILION DESIGN)

PERSPECTIVE VIEWS



MONTANO DE EL DORADO II

AMPHI THEATER CONCEPTUAL DESIGN

EL DORADO, CA

16010 ISSUE DATE: 07-26-17

1476 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T|916 782 7200 borgesarch.com

INTERNATIONAL GROUP
Borges

**Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT Q
ARCHITECTURAL BUILDING ELEVATIONS**

Montano De El Dorado

PROPOSED CHANGE TO COLORS AND MATERIALS

SCHEME A

- P1: Kelley Moore #417 "Oxford Brown" 50%**
- P2: Kelley Moore #42 "Wise Owl"**
- P3: Kelley Moore 563-M "Fig Cookie"**
- P4: Kelley More #231 "Spanish Sand" 50%**
- P5: Kelley Moore #231 "Spanish Sand"**
- P6: Kelley Moore #412 "Cargo" 50%**
- M1: SAME AS APPROVED - EL DORADO STONE**
- RF1: SAME AS APPROVED- EAGLE ROOFING "CAPISTRANO"**
- AW1, 2, 3: "Oxford Brown" 50% Mocha Colors throughout**
- S: SAME AS APPROVED – Kawneer #29 "Black"**
- ST: Kelley Moore #417 "Oxford Brown" 50%**

Bldg A: (Base - P5)(Corbals/Trim, Eves, Trellace-P1) (Lower Crown & Arch – P4)(Tower Base – P6)

Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT Q ARCHITECTURAL BUILDING ELEVATIONS

Bldg B: (Base - P3)(Corbals/Trim, Eves, Trellace-P1) (Arch Trim – P2)

Bldg C: (Base – P5))(Corbals/Trim, Eves, Lower Large Crown, Trellace-P1)(2nd Crown P5)(South side Crown 2nd & 1st level - P5)(2nd level Round Rear Tower & East Tower Base- P6)

Bldg D: (Base - P3)(Corbals, Eves, Tower Trim, Trellace-P1) (Arch Trim – P2)

The colors are as follows:

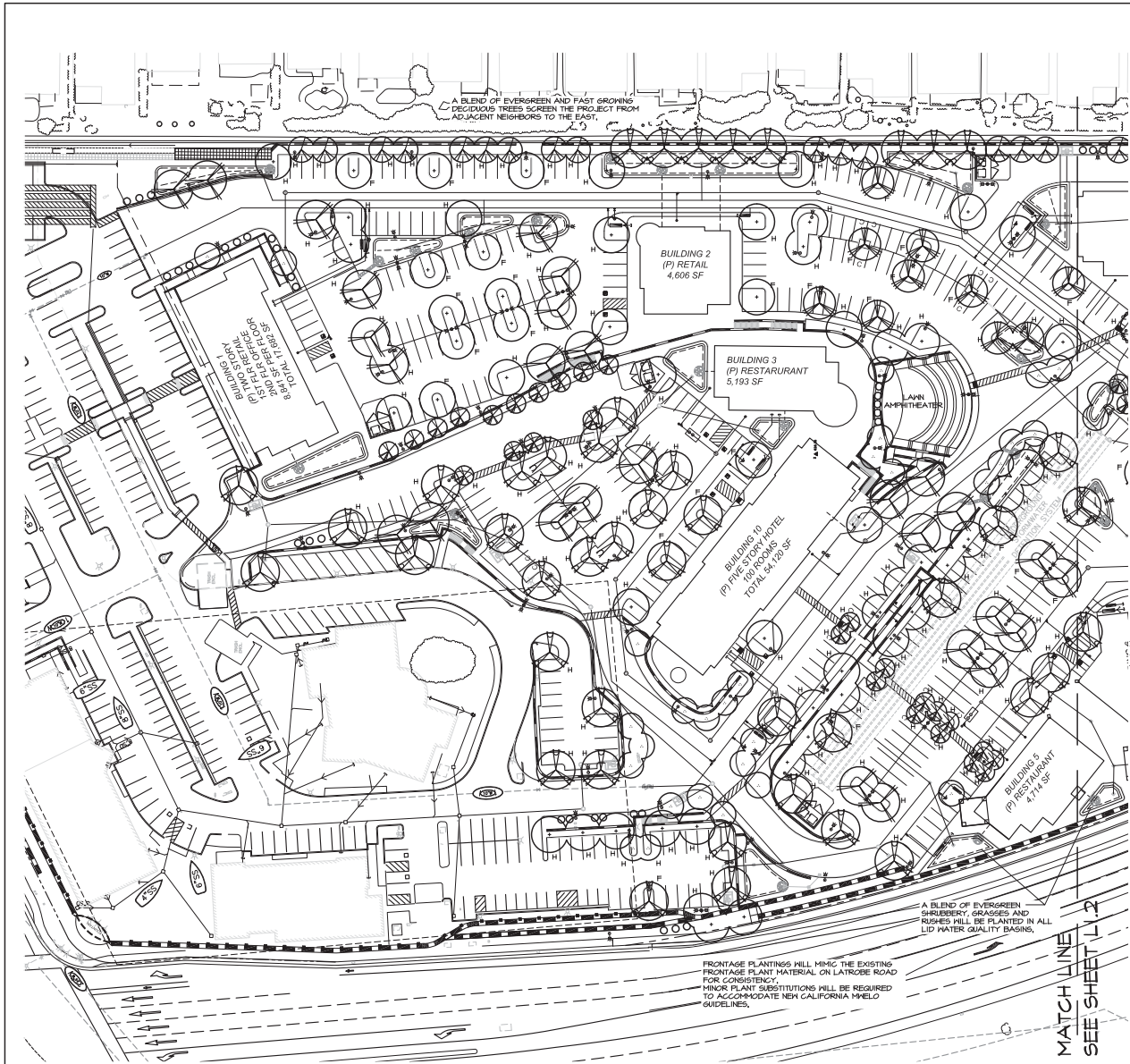
Paint – Exterior	Awning Facing P-1	Sherwin Williams	Acrylux	Oxford Brown 50%
	B & D P-3 Body	Sherwin Williams	Acrylux	Fig Cookie
	B & D P-2 Arch	Sherwin Williams	Acrylux	Wise Owl
	A & C P-6 Tower	Sherwin Williams	Acrylux	Cargo 50%
	Site Walls / Trash enclosures	Sherwin Williams	Acrylux	Flintstone
	A & C P-5 Body	Sherwin Williams	Acrylux	Spanish Sand
	A & C P-4 Arch	Sherwin Williams	Acrylux	Spanish Sand 50%
	Fountain	Sherwin Williams	UGL	Cargo 50%

**Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT Q
ARCHITECTURAL BUILDING ELEVATIONS**

Steel Trellis	Sherwin Williams	DTM	Black
Doors	Sherwin Williams	DTM	Wise Owl
Doors	Sherwin Williams	DTM	Fig Cookie
Doors	Sherwin Williams	DTM	Spanish Sand 50%

Stone Veneer: El Dorado – Manzanita Cliffstone

Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT R PRELIMINARY LANDSCAPE PLANTING PLAN



PLANT SCHEDULE

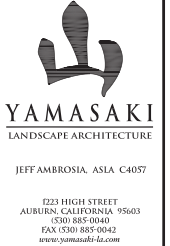
TREES	CODE	QTY
	ACE SUN	15
	CUP SEM	111
	LAG NAT	50
	LAG TUS	44
	MAY BOA	23
	OLE SHA	16
	PHO CAN	3
	PIS KEI	74
	PLA COL	86
	RHA STA	27
	ULM TRU	56

NOTES-

PLANT MATERIAL WILL COMPLY WITH THE STATE OF CALIFORNIA LANDSCAPE MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE (MNELO).

THE IRRIGATION SYSTEM WILL CONSIST PRIMARILY OF DRIP IRRIGATION IN ACCORDANCE WITH MNELO GUIDELINES.

SEE SHEET L1.2 FOR FULL PLANT SCHEDULE AND PARKING LOT SHADE TREE CALCULATIONS.



MONTANO DE EL DORADO
PHASE II MASTER PLAN
WHITEROCK ROAD
EL DORADO HILLS, CALIFORNIA

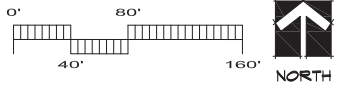
This design and its contents are the property of Yamasaki Landscape Architecture. It is to be used only for the project and site for which it was prepared. It is not to be used for any other project or site without the written consent of Yamasaki Landscape Architecture.

Sheet Title:
PLANTING PLAN A

No.	Date	Revised
▲		
▲		
▲		

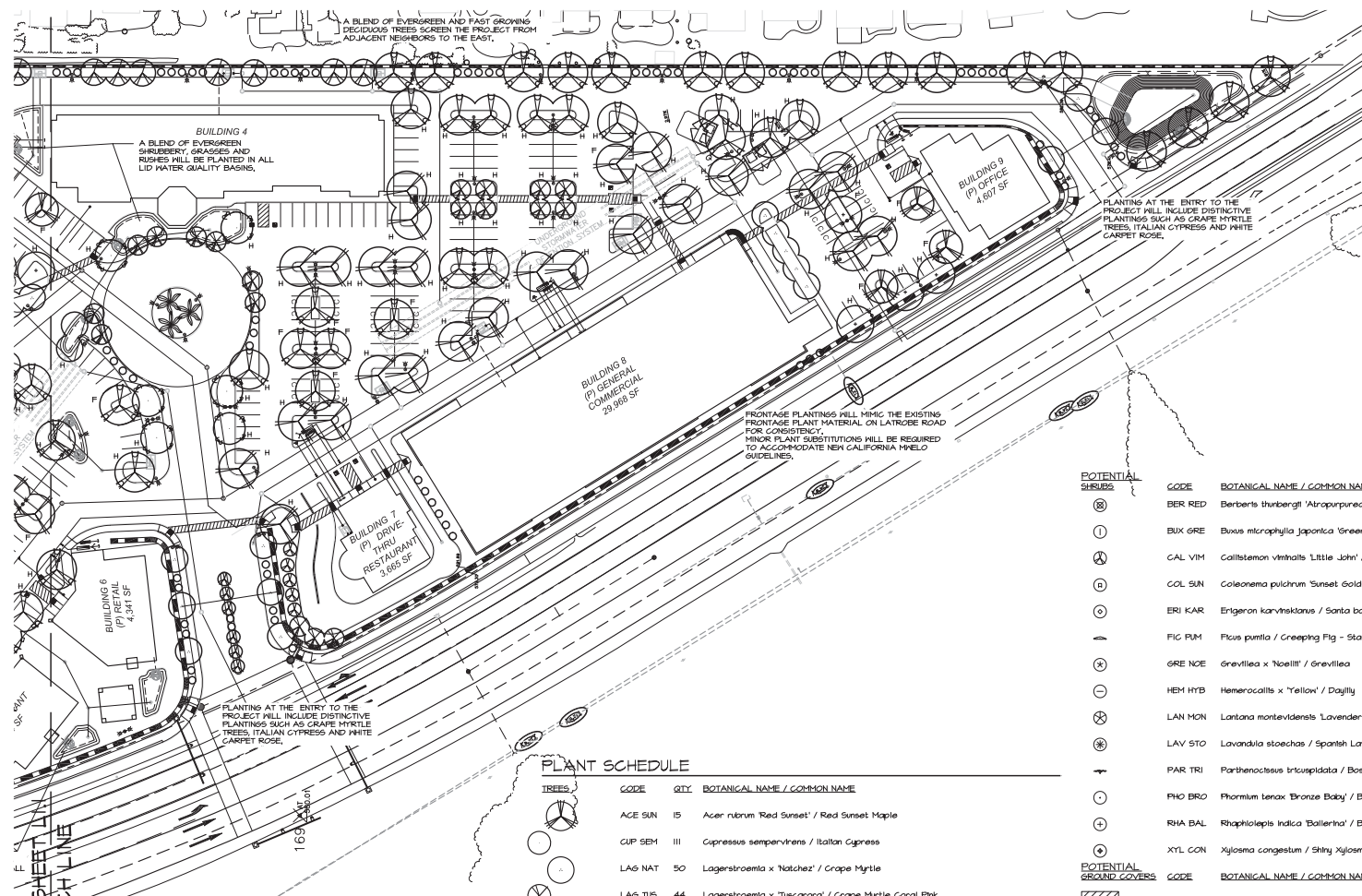
Project No.: JMA Sheet No.:
 Drawn By: JMA
 Scale: 1"=40'
 Date: JUNE 01, 2017
 File Name: MDED-PL of 2.dwg

L1.1



Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT R

PRELIMINARY LANDSCAPE PLANTING PLAN



SEE SHEET L1 MATCHLINE

PLANTING LOT SHADE CALCULATIONS

TREE SYMBOL	100%	50%	25%
ACE, SUN	11 (107) = 1,177	2 (354) = 708	
LAG, NAT	1 (41) = 41	3 (246) = 738	
LAG, TUS		26 (157) = 4,082	
MAY, BOA		12 (157) = 1,884	
OLE, SMA		5 (246) = 1,230	
PIS, KEI	13 (462) = 12,506	44 (481) = 21,64	
PLA, COL	13 (462) = 12,506	40 (481) = 14,240	1 (240) = 240
ULM, TRU	4 (462) = 3,848	41 (481) = 19,721	
TOTAL PAVED AREA	146,880 s.f.		
SHADE REQUIRED	73,440 s.f.		
SHADE PROVIDED	106,135 s.f.		
PERCENT SHADE	12%		

PLANT SCHEDULE

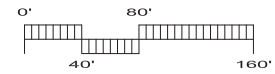
TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME
	ACE SUN	15	Acer rubrum 'Red Sunset' / Red Sunset Maple
	CUP SEM	111	Cupressus sempervirens / Italian Cypress
	LAG NAT	50	Lagerstroemia x 'Natchez' / Grape Myrtle
	LAG TUS	44	Lagerstroemia x 'Tuscarora' / Grape Myrtle Coral Pink
	MAY BOA	23	Majenus boaria / Majen Tree
	OLE SMA	16	Olea europaea 'Swan Hill' / Swan Hill Olive
	PHO CAN	3	Phoenix canariensis / Canary Island Date Palm
	PIS KEI	74	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache
	PLA COL	88	Platanus x acerifolia 'Columbia' / London Plane Tree
	RHA STA	27	Rhapidolepis indica 'Majestic Beauty' / Majestic Beauty Indian Hawthorne Standard
	ULM TRU	56	Ulmus parviflora 'True Green' / True Green Elm

POTENTIAL SHRUBS

CODE	BOTANICAL NAME / COMMON NAME
BER RED	Berberis thunbergii 'Atropurpurea' / Red Leaf Japanese Barberry
BUX GRE	Buxus microphylla Japonica 'Green Beauty' / Green Beauty Boxwood
CAL VIM	Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush
COL SUN	Coleonema pulchrum 'Sunset Gold' / Golden Breath of Heaven
ERI KAR	Eriogonum karwinskianum / Santa Barbara Daisy
FIG PUM	Ficus pumila / Creeping Fig - Staked
GRE NOE	Grevillea x 'Noelii' / Grevillea
HEM HYB	Hemerocallis x 'Yellow' / Daylily
LAN MON	Lantana montevidensis 'Lavender' / Lavender Lantana
LAV STO	Lavandula stoechas / Spanish Lavender
PAR TRI	Parthenocissus tricuspidata / Boston Ivy - Staked
PHO BRO	Phormium tenax 'Bronze Baby' / Bronze Baby New Zealand Flax
RHA BAL	Rhapidolepis indica 'Ballerina' / Ballerina Indian Hawthorn
XYL CON	Xylosma congestum / Shiny Xylosma

POTENTIAL SEED COVERS

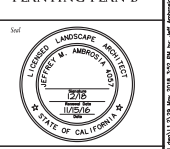
CODE	BOTANICAL NAME / COMMON NAME
ARC EHE	Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita
CLE ARM	Clematis armandi / Evergreen Clematis
GLY CAL	Glycystrima callistegioides / Violet Trumpet Vine
FIG PUM	Ficus pumila / Creeping Fig
ROS FLO	Rosa x 'Noasneeh' / Flower Carpet Rose 50/50 Red 4 White
ROS PRO	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary



JEFF AMBROSIA, ASLA C4057
 1223 HIGH STREET
 ALBUQUERQUE, CALIFORNIA 95603
 (530) 885-0040
 FAX (530) 885-0042
 www.yamasaki-la.com

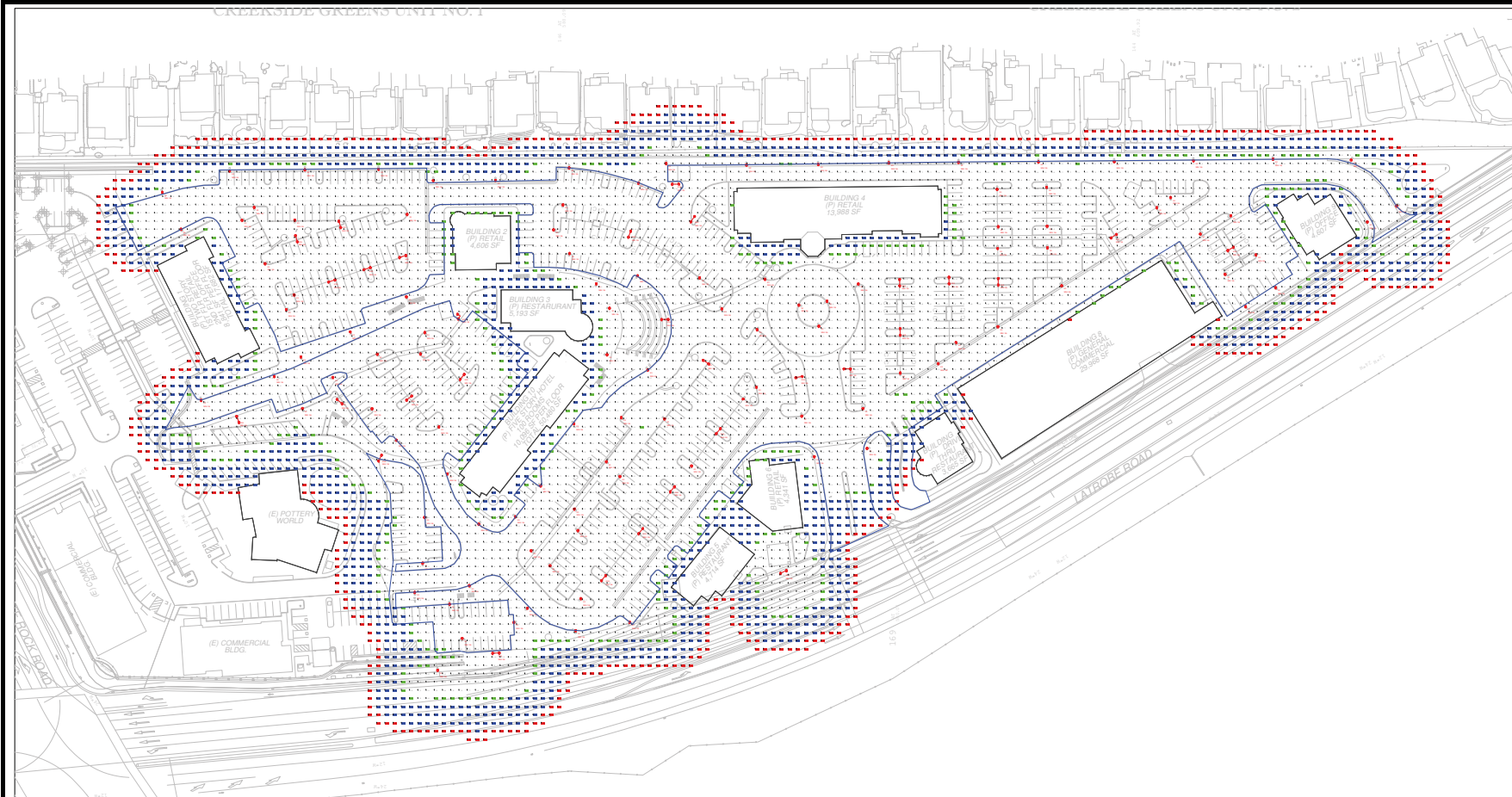
MONTANO DE EL DORADO
PHASE II MASTER PLAN
 WHITEROCK ROAD
 EL DORADO HILLS, CALIFORNIA

This design and its contents are the property of Yamasaki Landscape Architecture and shall remain the property of Yamasaki Landscape Architecture. No part of this design shall be used without the written consent of Yamasaki Landscape Architecture.



Sheet No. **L1.2**
 Project No. JMA
 Design By: JMA
 Scale: 1"=40'
 Date: JUNE 0, 2017
 File Name: MDED-PL of 2.dwg

Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT S OUTDOOR LIGHTING PLAN



Plan View - Complete Site Plan
Scale: 1 inch= 60 Ft.

NOTE: See larger scale drawings on the following pages.

Luminaire Schedule						
Symbol	Qty	Label	Description	LLF	Lum. Lumens	Lum. Watts
	90	E1	US Architectural - DSS1-VLED-III-80LED-525mA-NW	0.903	12248	130
	29	E1A	US Architectural - DSS1-VLED-III-80LED-525mA-NW-HS (2 heads at 180)	0.903	12248	260
	1	E1B	US Architectural - DSS1-VLED-III-80LED-525mA-NW-HS (2 heads at 90)	0.903	12248	260
	18	E2	US Architectural - DSS1-VLED-III-80LED-525mA-NW-HS	0.903	8037	130

NOTE: The lumen outputs listed for fixture types E1A and E1B are the outputs per fixture head.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Complete Site and Spill	Illuminance	Fc	2.69	15.4	0.0	N.A.	N.A.
Parking and Drive Areas Only	Illuminance	Fc	3.89	13.9	0.0	N.A.	N.A.

This report attempts to approximate the maintained light levels and is based on the information provided to Lighting Systems. Please verify data to ensure accuracy of the report. Many factors that can affect field-measured lighting levels cannot be anticipated in the calculation and as such Lighting Systems cannot warranty lighting levels. The product labels/descriptions/part numbers included on this calculation are for photometric purposes only and may need to be revised for real world conditions.



www.Itgsys.com

510-982-3900
2322 6th Street
Berkeley, CA 94710

916-772-5800
1310 Blue Oaks Blvd
Suite 400
Roseville, CA, 95678

Montano Retail Center

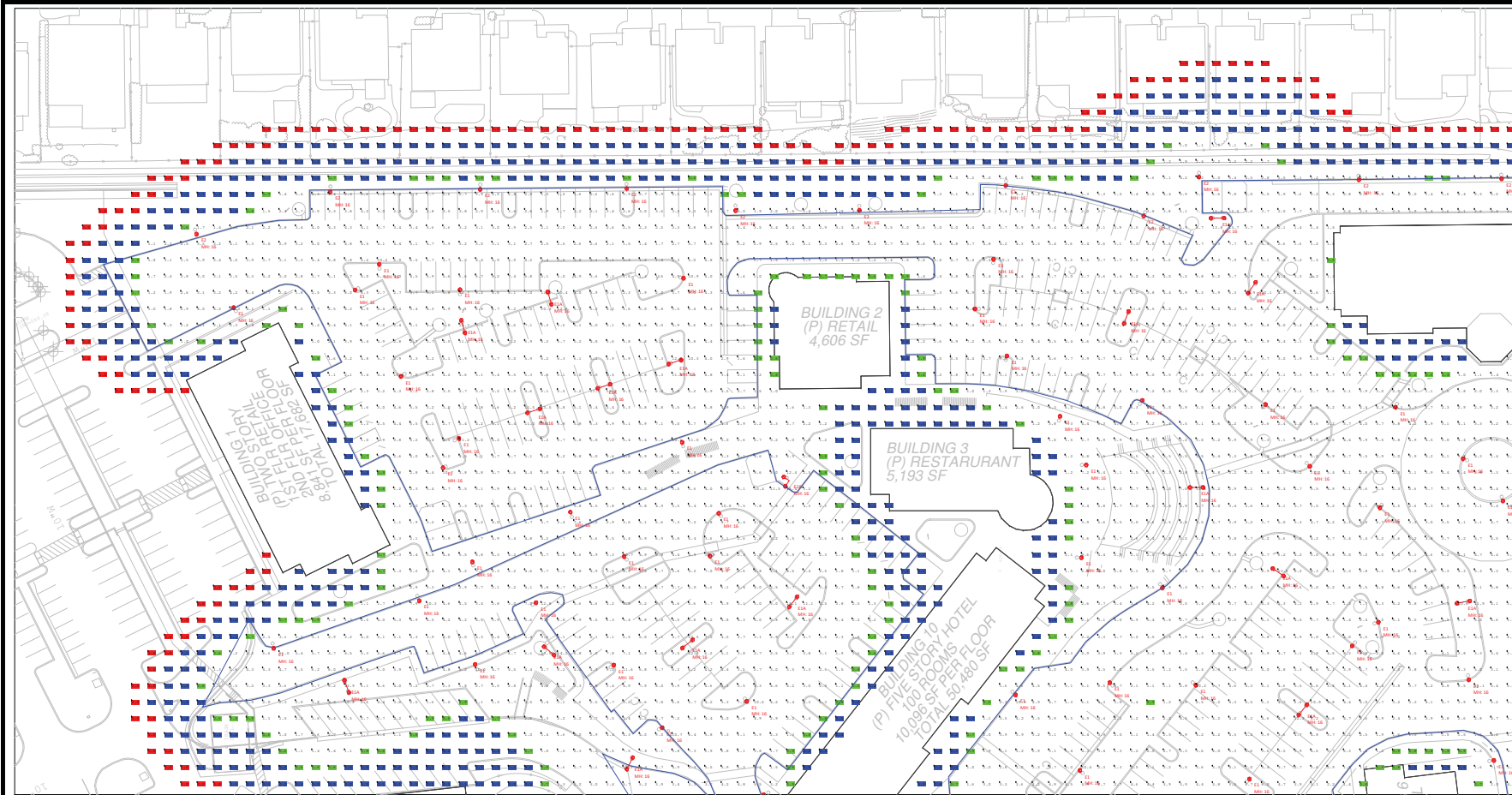
Filename: Montano Retail Center_05-24-18 - REV01.AGI

Date: 5/24/2018

Calcs by: Brian Franco
Voice: (510)-982-3938
brianf@itgsys.com

Page 1 of 6

Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT S OUTDOOR LIGHTING PLAN



Plan View
Scale: 1 inch= 30 Ft.

Luminaire Schedule						
Symbol	Qty	Label	Description	LLF	Lum. Lumens	Lum. Watts
	90	E1	US Architectural - DSS1-VLED-III-80LED-525mA-NW	0.903	12248	130
	29	E1A	US Architectural - DSS1-VLED-III-80LED-525mA-NW-HS (2 heads at 180)	0.903	12248	260
	1	E1B	US Architectural - DSS1-VLED-III-80LED-525mA-NW-HS (2 heads at 90)	0.903	12248	260
	18	E2	US Architectural - DSS1-VLED-III-80LED-525mA-NW-HS	0.903	8037	130

NOTE: The lumen outputs listed for fixture types E1A and E1B are the outputs per fixture head.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Complete Site and Spill	Illuminance	Fc	2.69	15.4	0.0	N.A.	N.A.
Parking and Drive Areas Only	Illuminance	Fc	3.89	13.9	0.0	N.A.	N.A.

This report attempts to approximate the maintained light levels and is based on the information provided to Lighting Systems. Please verify data to ensure accuracy of the report. Many factors that can affect field-measured lighting levels cannot be anticipated in the calculation and as such Lighting Systems cannot warranty lighting levels. The product labels/descriptions/part numbers included on this calculation are for photometric purposes only and may need to be revised for real world conditions.



www.Itgsys.com

510-982-3900
2322 6th Street
Berkeley, CA 94710

916-772-5800
1310 Blue Oaks Blvd
Suite 400
Roseville, CA, 95678

Montano Retail Center

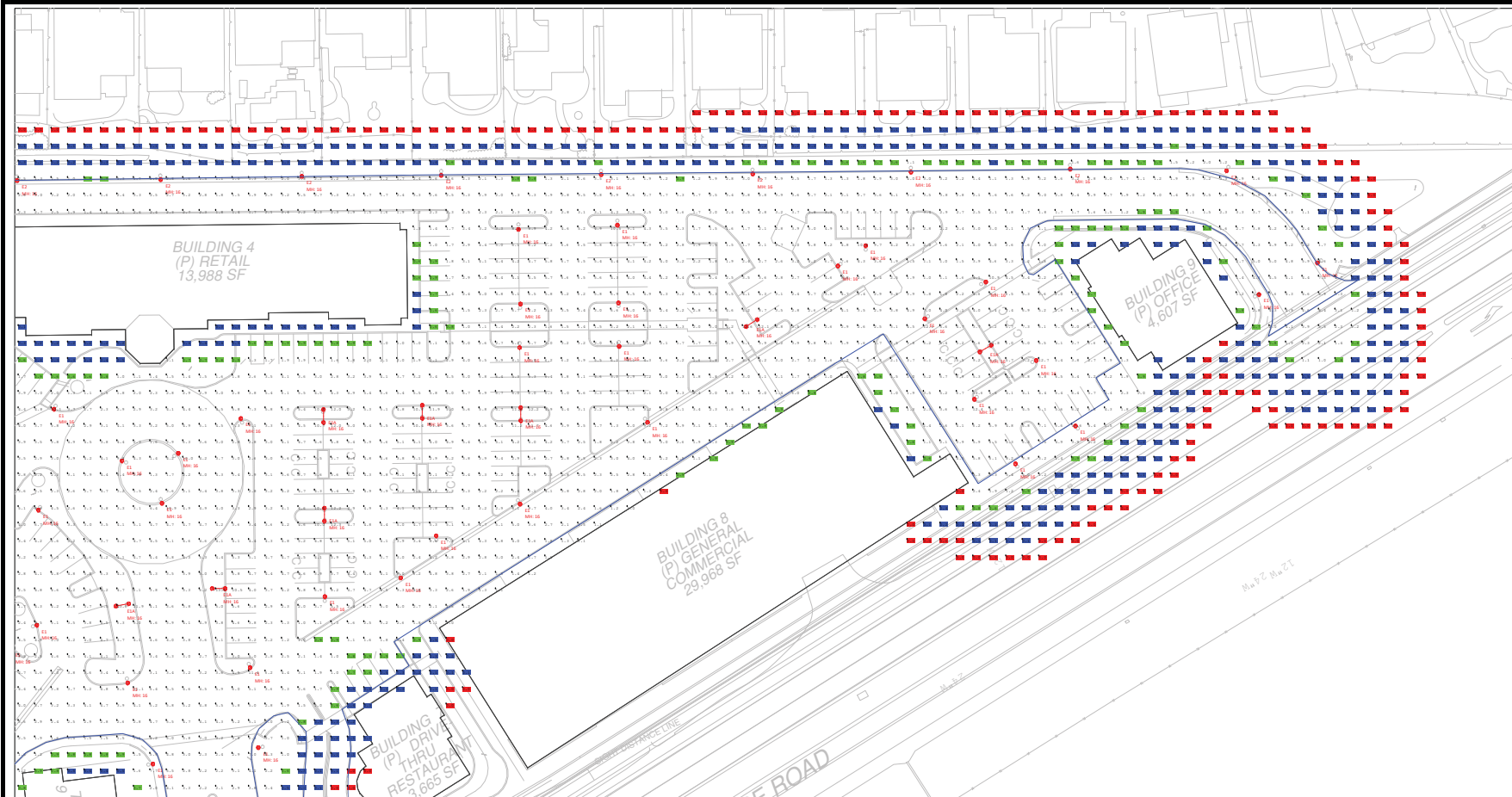
Filename: Montano Retail Center_05-24-18 - REV01.AGI

Date: 5/24/2018

Calcs by: Brian Franco
Voice: (510)-982-3938
brianf@itgsys.com

Page 2 of 6

Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT S OUTDOOR LIGHTING PLAN



Plan View
Scale: 1 inch= 30 Ft.

Luminaire Schedule						
Symbol	Qty	Label	Description	LLF	Lum. Lumens	Lum. Watts
	90	E1	US Architectural - DSS1-VLED-III-80LED-525mA-NW	0.903	12248	130
	29	E1A	US Architectural - DSS1-VLED-III-80LED-525mA-NW-HS (2 heads at 180)	0.903	12248	260
	1	E1B	US Architectural - DSS1-VLED-III-80LED-525mA-NW-HS (2 heads at 90)	0.903	12248	260
	18	E2	US Architectural - DSS1-VLED-III-80LED-525mA-NW-HS	0.903	8037	130

NOTE: The lumen outputs listed for fixture types E1A and E1B are the outputs per fixture head.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Complete Site and Spill	Illuminance	Fc	2.69	15.4	0.0	N.A.	N.A.
Parking and Drive Areas Only	Illuminance	Fc	3.89	13.9	0.0	N.A.	N.A.

This report attempts to approximate the maintained light levels and is based on the information provided to Lighting Systems. Please verify data to ensure accuracy of the report. Many factors that can affect field-measured lighting levels cannot be anticipated in the calculation and as such Lighting Systems cannot warranty lighting levels. The product labels/descriptions/part numbers included on this calculation are for photometric purposes only and may need to be revised for real world conditions.

LIGHTING SYSTEMS

www.Itgsys.com

510-982-3900
2322 6th Street
Berkeley, CA 94710

916-772-5800
1310 Blue Oaks Blvd
Suite 400
Roseville, CA, 95678

Montano Retail Center

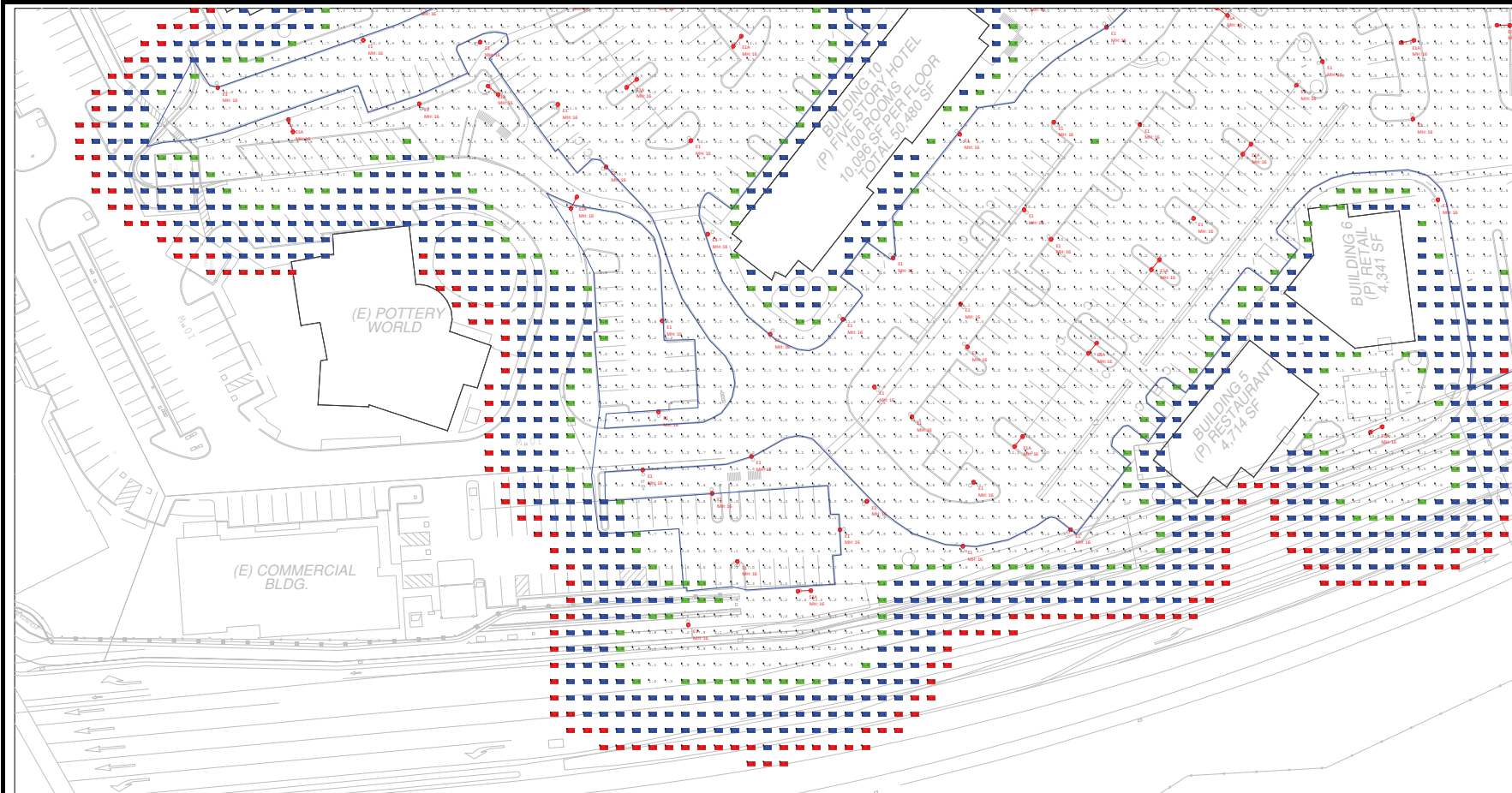
Filename: Montano Retail Center_05-24-18 - REV01.AGI

Date: 5/24/2018

Calcs by: Brian Franco
Voice: (510)-982-3938
brianf@itgsys.com

Page 3 of 6

Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT S OUTDOOR LIGHTING PLAN



Plan View
Scale: 1 inch= 30 Ft.

Luminaire Schedule						
Symbol	Qty	Label	Description	LLF	Lum. Lumens	Lum. Watts
	90	E1	US Architectural - DSS1-VLED-III-80LED-525mA-NW	0.903	12248	130
	29	E1A	US Architectural - DSS1-VLED-III-80LED-525mA-NW-HS (2 heads at 180)	0.903	12248	260
	1	E1B	US Architectural - DSS1-VLED-III-80LED-525mA-NW-HS (2 heads at 90)	0.903	12248	260
	18	E2	US Architectural - DSS1-VLED-III-80LED-525mA-NW-HS	0.903	8037	130

NOTE: The lumen outputs listed for fixture types E1A and E1B are the outputs per fixture head.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Complete Site and Spill	Illuminance	Fc	2.69	15.4	0.0	N.A.	N.A.
Parking and Drive Areas Only	Illuminance	Fc	3.89	13.9	0.0	N.A.	N.A.

This report attempts to approximate the maintained light levels and is based on the information provided to Lighting Systems. Please verify data to ensure accuracy of the report. Many factors that can affect field-measured lighting levels cannot be anticipated in the calculation and as such Lighting Systems cannot warranty lighting levels. The product labels/descriptions/part numbers included on this calculation are for photometric purposes only and may need to be revised for real world conditions.



www.Itgsys.com

510-982-3900
2322 6th Street
Berkeley, CA 94710

916-772-5800
1310 Blue Oaks Blvd
Suite 400
Roseville, CA, 95678

Montano Retail Center

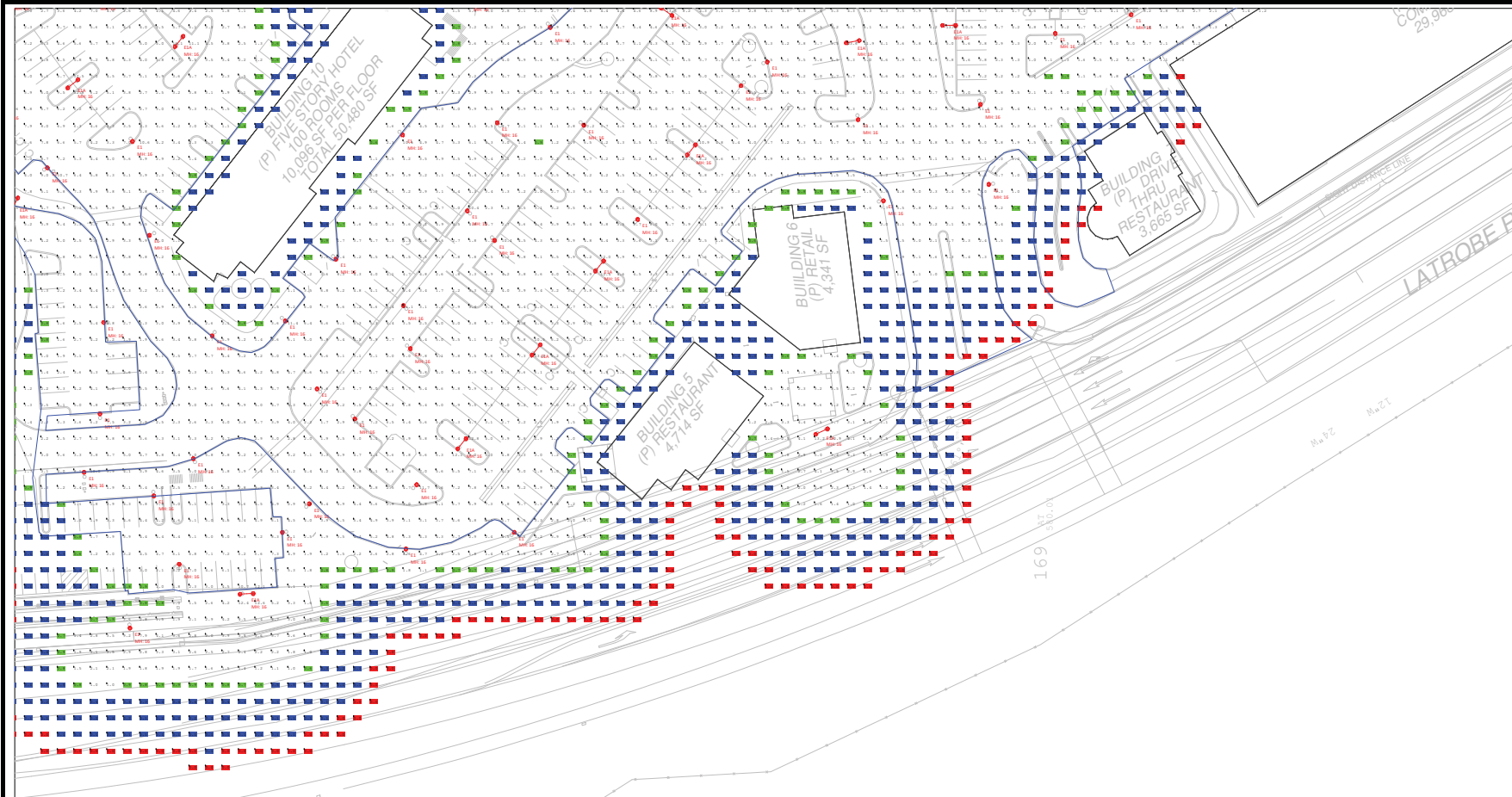
Filename: Montano Retail Center_05-24-18 - REV01.AGI

Date: 5/24/2018

Calcs by: Brian Franco
Voice: (510)-982-3938
brianf@itgsys.com

Page 4 of 6

Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT S OUTDOOR LIGHTING PLAN



Plan View
Scale: 1 inch = 30 Ft.

Luminaire Schedule						
Symbol	Qty	Label	Description	LLF	Lum. Lumens	Lum. Watts
	90	E1	US Architectural - DSS1-VLED-III-80LED-525mA-NW	0.903	12248	130
	29	E1A	US Architectural - DSS1-VLED-III-80LED-525mA-NW-HS (2 heads at 180)	0.903	12248	260
	1	E1B	US Architectural - DSS1-VLED-III-80LED-525mA-NW-HS (2 heads at 90)	0.903	12248	260
	18	E2	US Architectural - DSS1-VLED-III-80LED-525mA-NW-HS	0.903	8037	130

NOTE: The lumen outputs listed for fixture types E1A and E1B are the outputs per fixture head.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Complete Site and Spill	Illuminance	Fc	2.69	15.4	0.0	N.A.	N.A.
Parking and Drive Areas Only	Illuminance	Fc	3.89	13.9	0.0	N.A.	N.A.

This report attempts to approximate the maintained light levels and is based on the information provided to Lighting Systems. Please verify data to ensure accuracy of the report. Many factors that can affect field-measured lighting levels cannot be anticipated in the calculation and as such Lighting Systems cannot warranty lighting levels. The product labels/descriptions/part numbers included on this calculation are for photometric purposes only and may need to be revised for real world conditions.



www.ltgsys.com

510-982-3900
2322 6th Street
Berkeley, CA 94710

916-772-5800
1310 Blue Oaks Blvd
Suite 400
Roseville, CA, 95678

Montano Retail Center

Filename: Montano Retail Center_05-24-18 - REV01.AGI

Date: 5/24/2018

Calcs by: Brian Franco
Voice: (510)-982-3938
brianf@ltgsys.com

Page 5 of 6

Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT S OUTDOOR LIGHTING PLAN



www.ltgsys.com

510-982-3900
2322 6th Street
Berkeley, CA 94710

916-772-5800
1310 Blue Oaks Blvd
Suite 400
Roseville, CA, 95678

Montano Retail Center

Filename: Montano Retail Center_05-24-18 - REV01.LGI

SOLID STATE AREA LIGHTING DSS SERIES-LED SPECIFICATIONS

HOUSING
Upper housing is heavy gauge cast aluminum (DSS1) or 0.125" thick spun aluminum with reveal (DSS2). Lower housing is 0.080" thick spun aluminum with integrated LED Module seal. Lower housing is vented at top and bottom for convective cooling of LED module. Top Driver chamber is sealed from LED Module chamber. Flange ball coupling mount is welded to housing and facilitates quick leveling and installation.

V-LED OPTICAL MODULE
Low copper A356 alloy (< 2% copper) cast aluminum housing. Integrated clear tempered glass lens sealed with a continuous silicone gasket protects emitters (LED's) and emitter Reflector-Film optics. Each emitter is optically controlled by a Reflector-Film injection molded from H12 acrylic (3 types per module: one from 0° - 60° cone from 60° - 65°, one from 65° - 72°). Each Reflector-Film has indexing pins for aiming and is secured to an optical plate made of matte black anodized aluminum. The optical plate locates every Reflector-Film over an emitter. Reflector-Films are secured to the optical plate with a UV curing adhesive. The Reflector-Films are angled to produce LED Type II, III, IV and V-g distributions. The entire Optical Module is field rotatable in 10° increments. Both module and drivers are factory wired using water resistant, insulated cord.

LED DRIVERS
Drivers are UL and cUL recognized mounted on a single plate and factory prewired with quick-disconnect plugs. Constant current driver is electronic and has a power factor of > 90 and a minimum operating temperature of -40°F. Drivers accept an input of 120-277V 50/60Hz or 241-480V 50/60Hz (0 - 15V dimmable driver is standard. Driver has a minimum of 30V internal surge protection. Luminaires supplied with 20KV surge protector for field accessible installation.)

LED EMITTERS
High output LEDs are utilized with drive currents ranging from 350mA to 1050mA, 7000 Minimum. LEDs are available in standard Neutral White (0000), or optional Cool White (000K) or Warm White (3000K). Consult Factory for other LED options.

AMBER LED'S
PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to UPS lamps and have a slight output in the blue spectral bandwidth. **TBA** (True Amber) LED's utilize materials that emit light in the amber spectral bandwidth only without the use of phosphors.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step zinc phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

PROJECT NAME _____
FIXTURE TYPE _____



DSS SERIES - LED

SPECIFICATIONS

MOUNTING STYLES
XPD
XPS
WALL MOUNT
WALL PLATE

V-LED MODULES
DSS1 (P.A. = 1.72)
DSS2 (P.A. = 0.71)

MAX INPUT WATTAGE
V OF DRIVE CURRENT
LED'S OPTICAL OUTPUT
LED'S OPTICAL OUTPUT
LED'S OPTICAL OUTPUT
LED'S OPTICAL OUTPUT

ANSI A90 RECYCLED ALUMINUM CONSTRUCTION FOR ADDITIONAL INFO OPTIONS SEE ARM SECTION OF SERIALS COMPONENTS

MODEL	OPTICS	LED	VOLTAGE	MOUNTING	FINISH	OPTIONS
DSS1	30°	350mA	120	ARM HOOK	STANDARD	TEXTURED FINISH BLACK BAL-0057 WHITE BAL-0057 GREY BAL-0057 COPPER BAL-0057
DSS2	30°	350mA	120	ARM HOOK	STANDARD	TEXTURED FINISH BLACK BAL-0057 WHITE BAL-0057 GREY BAL-0057 COPPER BAL-0057

DSS SERIES - LED

LED/ELECTRICAL GUIDE

LED COUNT	SOURCE TYPE	SOURCE	INITIAL LUMENS-6000K	INITIAL LUMENS-3000K	INITIAL LUMENS-2000K	LED DIMENSION (IN)	SHIPPING WEIGHT (LBS)	SYSTEM VOLTS	MAX. INPUT AMPS
48	LED	48 V-LED Optical Module - 350mA	4,241 - 4,740	3,721 - 4,167	4,237 - 4,664	54,000"	~01F	55	120 0.68 277 0.26 347 0.16
48	LED	48 V-LED Optical Module - 350mA	5,871 - 6,509	5,182 - 5,780	4,909 - 6,111	54,000"	~01F	79	120 0.66 277 0.40 347 0.23
48	LED	48 V-LED Optical Module - 700mA	7,915 - 8,131	6,579 - 7,119	7,696 - 8,227	54,000"	~01F	109	120 0.81 277 0.40 347 0.32
64	LED	64 V-LED Optical Module - 350mA	5,295 - 5,895	4,623 - 5,189	5,373 - 6,031	54,000"	~01F	70	120 0.59 277 0.26 347 0.12
64	LED	64 V-LED Optical Module - 350mA	7,393 - 8,257	6,488 - 7,346	7,566 - 8,651	54,000"	~01F	108	120 0.90 277 0.52 347 0.32
64	LED	64 V-LED Optical Module - 700mA	9,927 - 10,460	8,691 - 9,100	10,166 - 10,585	54,000"	~01F	134	120 1.12 277 0.68 347 0.39
80	LED	80 V-LED Optical Module - 350mA	7,131 - 7,652	6,273 - 6,765	7,292 - 7,820	54,000"	~01F	85	120 0.87 277 0.31 347 0.25
80	LED	80 V-LED Optical Module - 700mA	9,054 - 10,444	8,770 - 9,160	10,228 - 10,649	54,000"	~01F	130	120 1.09 277 0.67 347 0.38
80	LED	80 V-LED Optical Module - 700mA	12,408 - 13,005	10,843 - 11,386	12,707 - 13,318	54,000"	~01F	147	120 1.45 277 0.81 347 0.49
100	LED	120V V-LED Optical Module - 350mA	8,842 - 9,650	7,796 - 8,469	9,582 - 10,400	60,000"	~01F	109	120 0.91 277 0.48 347 0.32
100	LED	120V V-LED Optical Module - 700mA	12,241 - 13,152	10,786 - 11,721	12,537 - 13,182	60,000"	~01F	160	120 1.34 277 0.80 347 0.47
120	LED	120V V-LED Optical Module - 350mA	10,824 - 11,312	9,365 - 9,776	10,834 - 11,363	60,000"	~01F	130	120 1.09 277 0.47 347 0.38
120	LED	120V V-LED Optical Module - 700mA	14,713 - 15,375	12,911 - 13,809	15,057 - 16,164	60,000"	~01F	192	120 1.60 277 0.90 347 0.56

NOTES:
1. Max Input Amps is the highest of starting, operating or open circuit currents.
2. Lumen values for LED Modules are according to the distribution light.
3. Lumen data includes the equivalent number of all other components.
4. Flux value should be sufficient to protect of varying components for electronic driver and LED component products use 100V - 200V surge protection.
5. UL94V-0 (UL 94) for flame retardant.

WARNING: All fixtures must be installed in accordance with local codes or the National Electrical Code. Failure to do so may result in personal property.

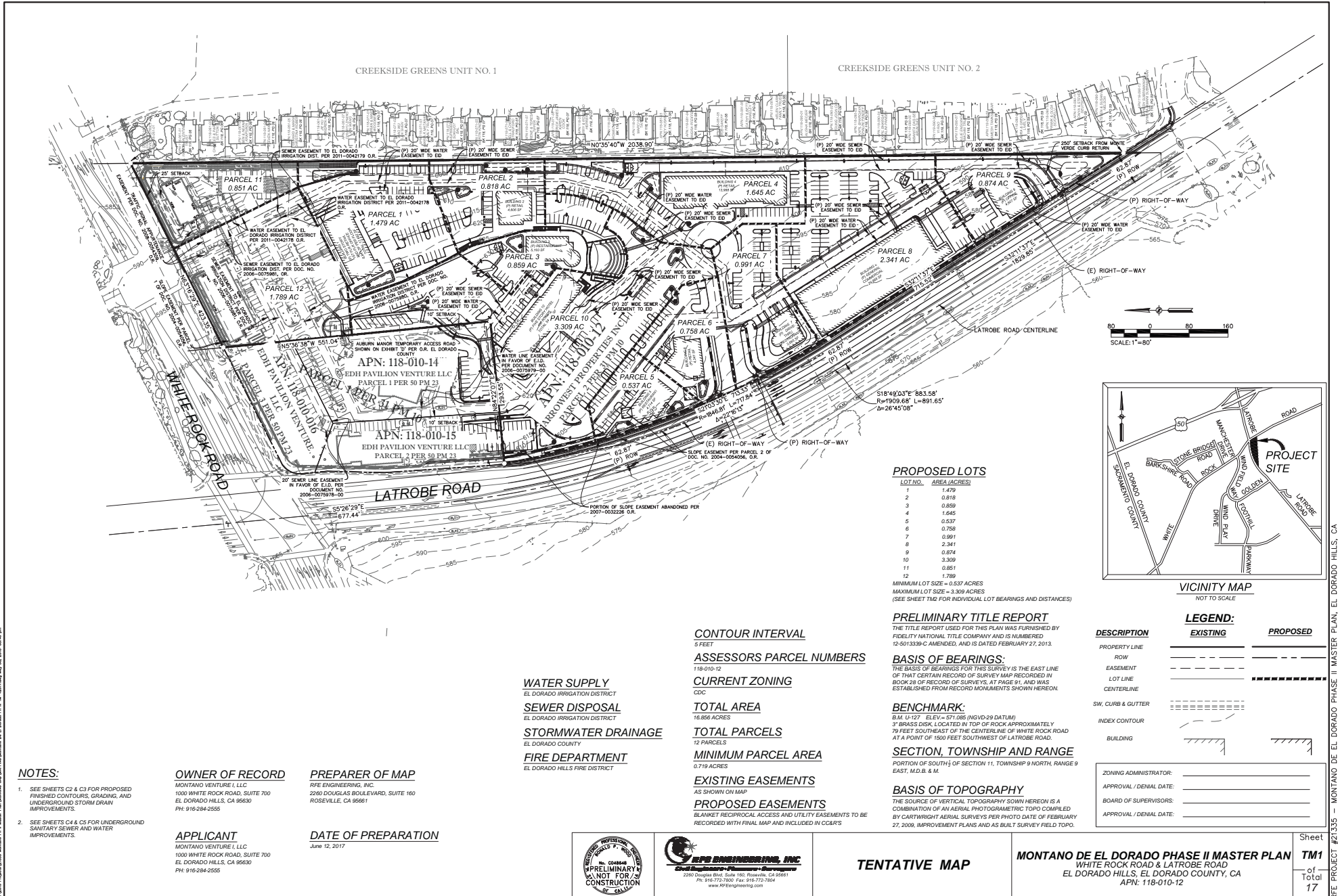
LIGHTING FIXTURE CUT SHEETS FOR FIXTURE TYPES E1, E1A, E1B, AND E2

Date: 5/24/2018

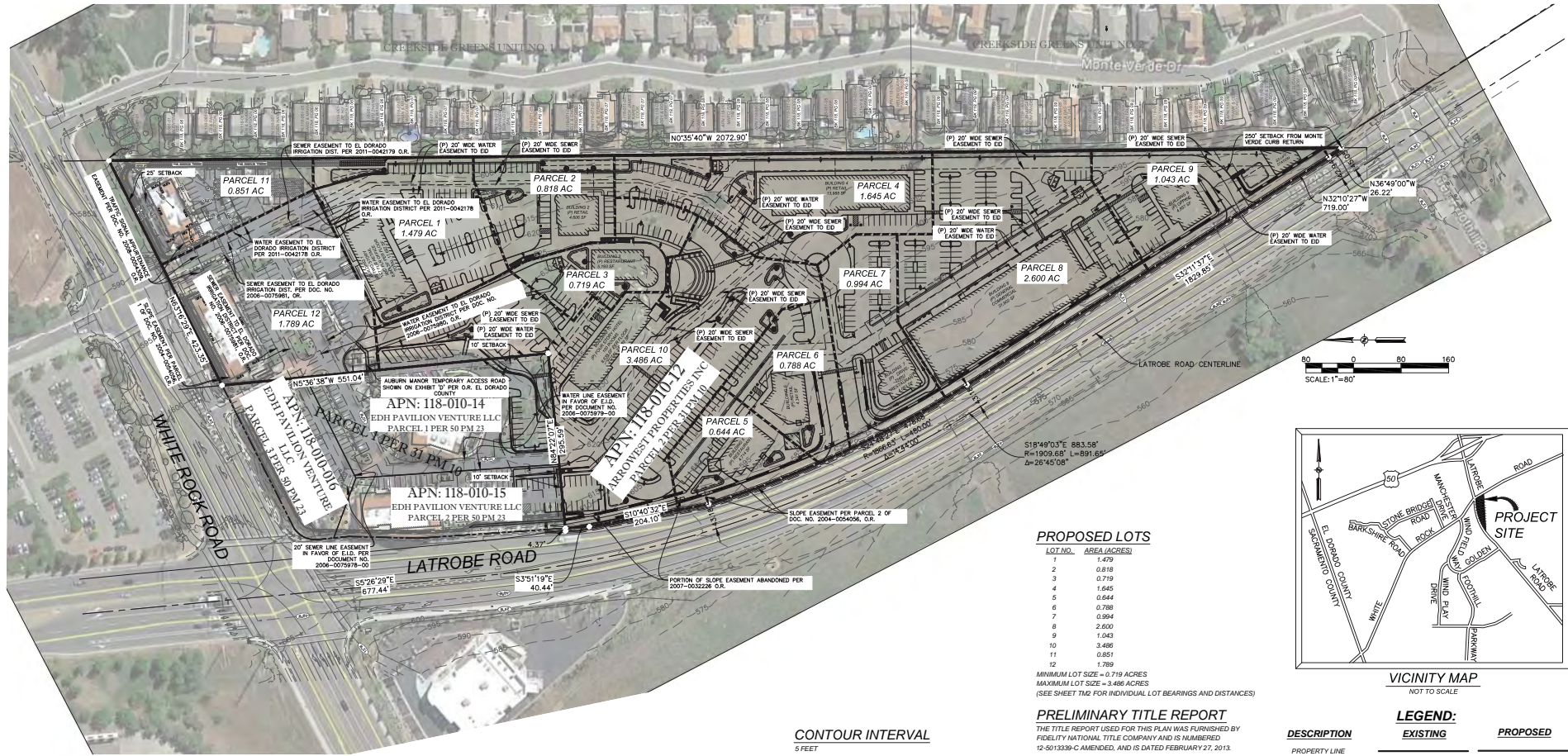
Calcs by: Brian Franco
Voice: (510)-982-3938
brianf@ltgsys.com

Page 6 of 6

Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT T TENTATIVE PARCEL MAP



Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT T TENTATIVE PARCEL MAP



PROPOSED LOTS

LOT NO.	AREA (ACRES)
1	1.479
2	0.818
3	0.719
4	1.645
5	0.644
6	0.788
7	0.994
8	2.600
9	1.043
10	3.486
11	0.851
12	1.789

MINIMUM LOT SIZE = 0.719 ACRES
MAXIMUM LOT SIZE = 3.486 ACRES
(SEE SHEET T12 FOR INDIVIDUAL LOT BEARINGS AND DISTANCES)

PRELIMINARY TITLE REPORT

THE TITLE REPORT USED FOR THIS PLAN WAS FURNISHED BY FIDELITY NATIONAL TITLE COMPANY AND IS NUMBERED 12-5013330-C AMENDED, AND IS DATED FEBRUARY 27, 2013.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THAT CERTAIN RECORD OF SURVEY MAP RECORDED IN BOOK 28 OF RECORD OF SURVEYS, AT PAGE 91, AND WAS ESTABLISHED FROM RECORD MONUMENTS SHOWN HEREON.

BENCHMARK:

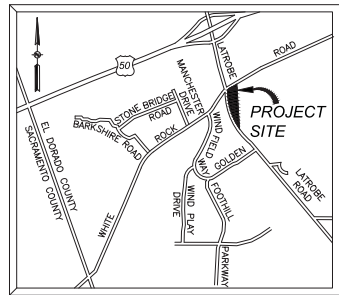
BM 15127 ELEV = 571.085 (NGVD-29 DATUM)
3" BRASS DISK, LOCATED IN TOP OF ROCK APPROXIMATELY 79 FEET SOUTHWEST OF THE CENTERLINE OF WHITE ROCK ROAD AT A POINT OF 1500 FEET SOUTHWEST OF LATROBE ROAD.

SECTION, TOWNSHIP AND RANGE

PORTION OF SOUTH 5 OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 9 EAST, M.D.B. & M.

BASIS OF TOPOGRAPHY

THE SOURCE OF VERTICAL TOPOGRAPHY SHOWN HEREON IS A COMBINATION OF AN AERIAL PHOTOGRAMETRIC TOPO COMPILED BY CARTWRIGHT AERIAL SURVEYS PER PHOTO DATE OF FEBRUARY 27, 2009, IMPROVEMENT PLANS AND AS BUILT SURVEY FIELD TOPS.



VICINITY MAP
NOT TO SCALE

LEGEND:

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
ROW	---	---
EASEMENT	---	---
LOT LINE	---	---
CENTERLINE	---	---
SW, CURB & GUTTER	---	---
INDEX CONTOUR	---	---
BUILDING	---	---

ZONING ADMINISTRATION: _____
 APPROVAL / DENIAL DATE: _____
 BOARD OF SUPERVISORS: _____
 APPROVAL / DENIAL DATE: _____

NOTES:
 1. SEE SHEETS C2 & C3 FOR PROPOSED FINISHED CONTOURS, GRADINGS, AND UNDERGROUND STORM DRAIN IMPROVEMENTS.
 2. SEE SHEETS C4 & C5 FOR UNDERGROUND SANITARY SEWER AND WATER IMPROVEMENTS.

OWNER OF RECORD
 MONTANO VENTURE I, LLC
 1000 WHITE ROCK ROAD, SUITE 700
 EL DORADO HILLS, CA 95630
 PH: 916-284-2555

PREPARER OF MAP
 RFE ENGINEERING, INC.
 2260 DOUGLAS BOULEVARD, SUITE 160
 ROSEVILLE, CA 95661

APPLICANT
 MONTANO VENTURE I, LLC
 1000 WHITE ROCK ROAD, SUITE 700
 EL DORADO HILLS, CA 95630
 PH: 916-284-2555

DATE OF PREPARATION
 JUNE 12, 2017

WATER SUPPLY
 EL DORADO IRRIGATION DISTRICT

SEWER DISPOSAL
 EL DORADO IRRIGATION DISTRICT

STORMWATER DRAINAGE
 EL DORADO COUNTY

FIRE DEPARTMENT
 EL DORADO HILLS FIRE DISTRICT

CONTOUR INTERVAL
 5 FEET

ASSESSORS PARCEL NUMBERS
 118-010-12

CURRENT ZONING
 CDC

TOTAL AREA
 16.856 ACRES

TOTAL PARCELS
 12 PARCELS

MINIMUM PARCEL AREA
 0.719 ACRES

EXISTING EASEMENTS
 AS SHOWN ON MAP

PROPOSED EASEMENTS
 BLANNET RECIPROCAL ACCESS AND UTILITY EASEMENTS TO BE RECORDED WITH FINAL MAP AND INCLUDED IN COVERS



TENTATIVE MAP WITH AERIAL

MONTANO DE EL DORADO PHASE II MASTER PLAN
 LATROBE RD. AND WHITE ROCK RD.
 EL DORADO HILLS, EL DORADO COUNTY, CA
 APN: 118-010-12

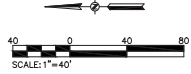
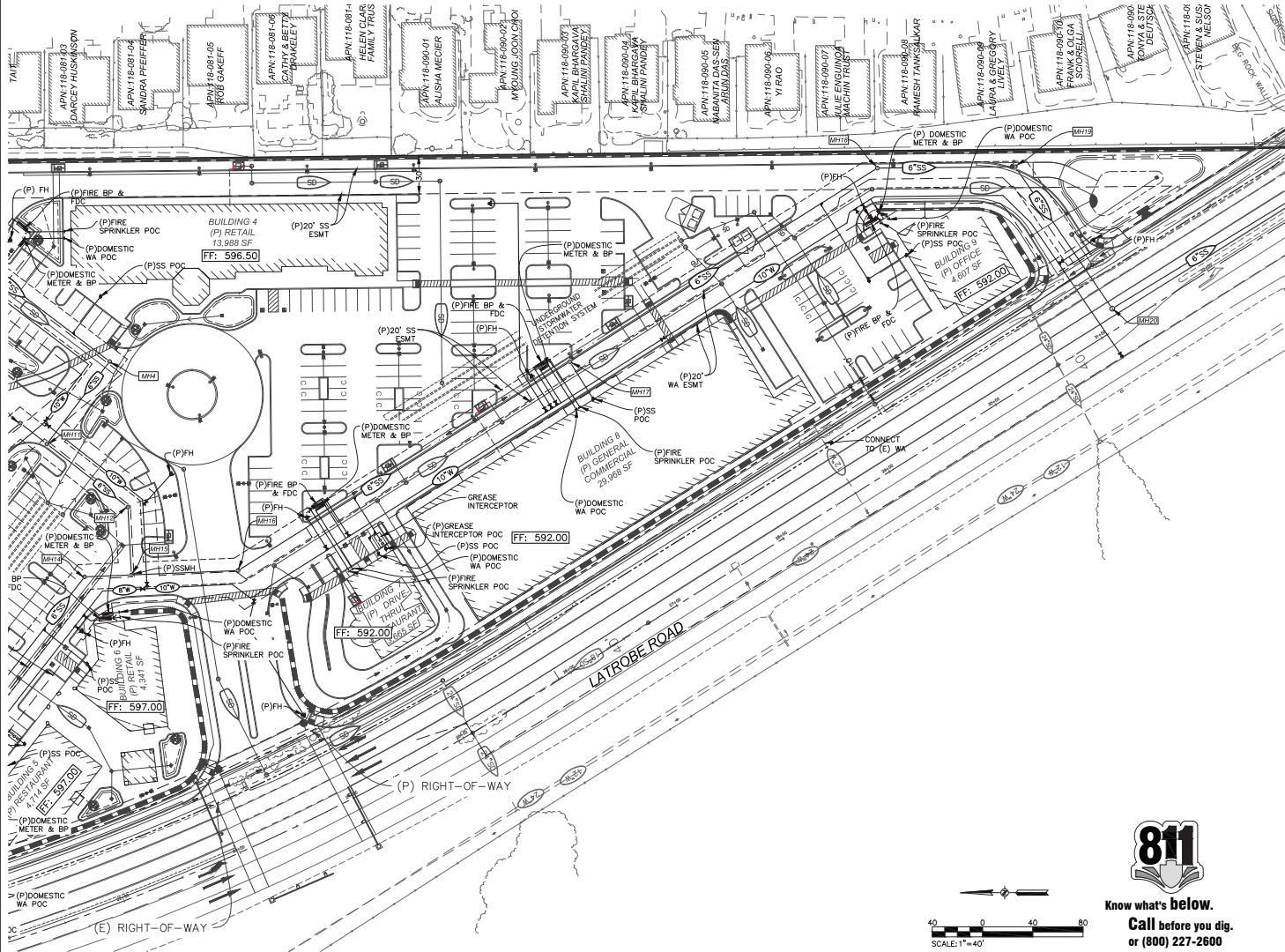
Sheet
 of
 Total
 1

RFE PROJECT #21335 - MONTANO DE EL DORADO, EL DORADO HILLS, CA

Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT U PRELIMINARY WATER AND SANITARY SEWER PLAN

MONTANO DE EL DORADO PHASE II MASTER PLAN PRELIMINARY WATER AND SANITARY SEWER PLAN

WHITE ROCK ROAD & LATROBE ROAD
EL DORADO HILLS, CA
COUNTY OF EL DORADO
APNs: 118-010-012, 014, & 015



811
Know what's below.
Call before you dig.
or (800) 227-2600

DATE	BY	APPROVED

PROFESSIONAL SEAL

CIVIL ENGINEER

WALTER PERKINS
No. 46386
Exp. 12/31/2019

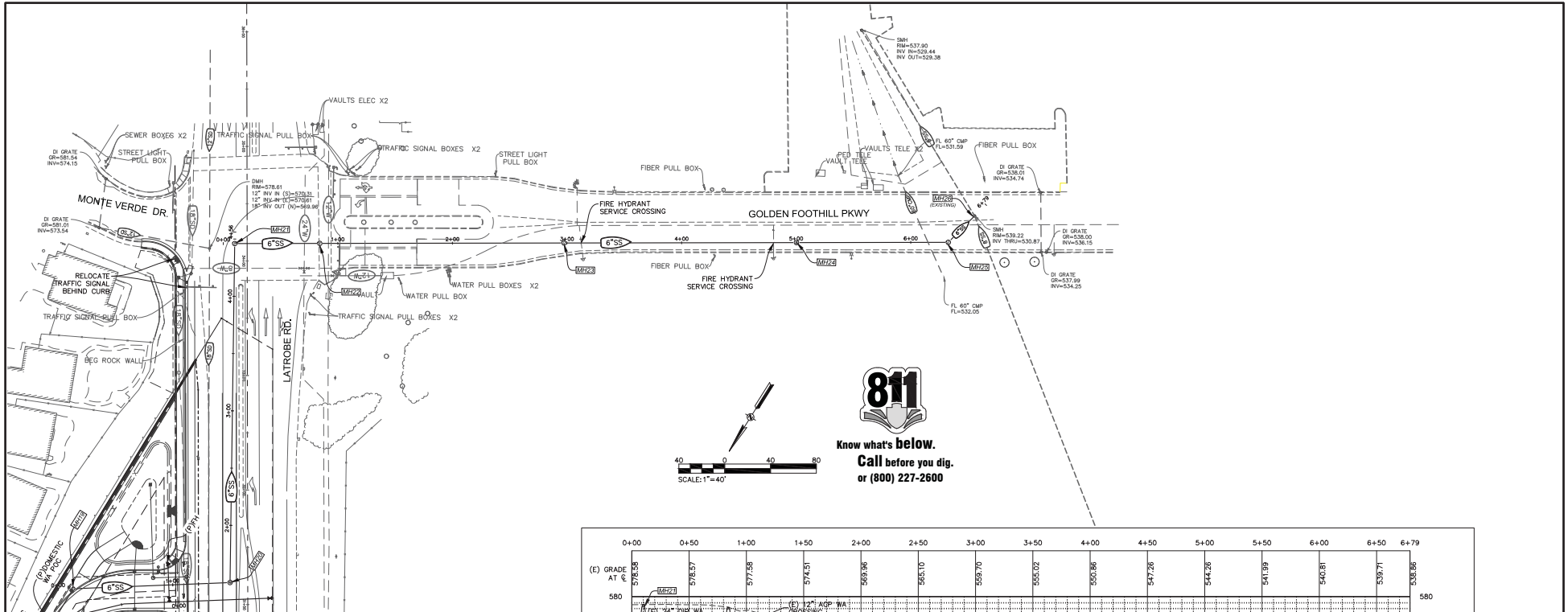
PRELIMINARY WATER AND SANITARY SEWER PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: **WALTER PERKINS**
4085 BRIDGEVILLE ROAD
EL DORADO HILLS, CA 95762
ATTN: WALTER PERKINS
TEL: 916.424.4265

Drawing	Sheet
of	of
17	17
DATE: 04/10/2019	

Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT U PRELIMINARY WATER AND SANITARY SEWER PLAN



**Know what's below.
Call before you dig.
or (800) 227-2600**

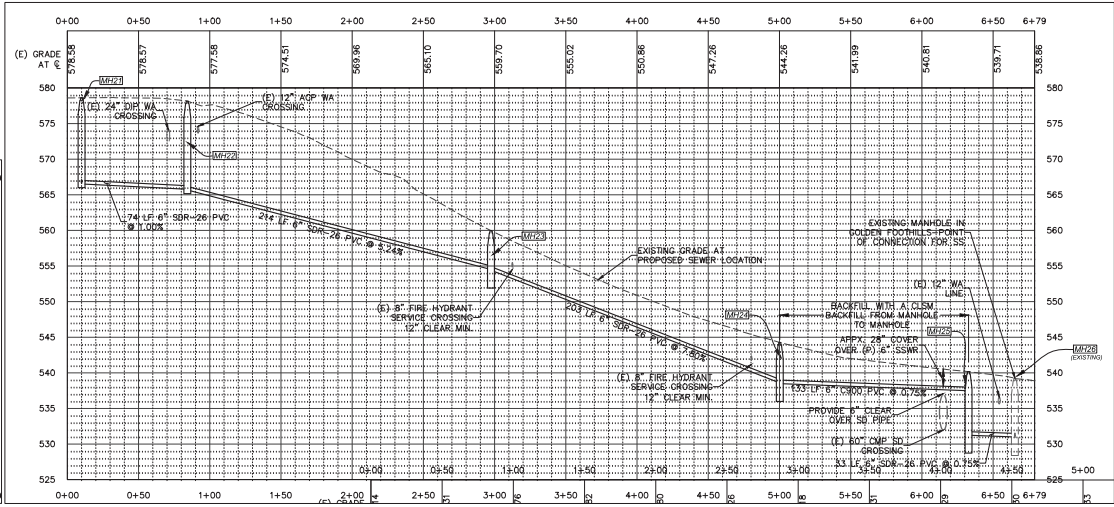
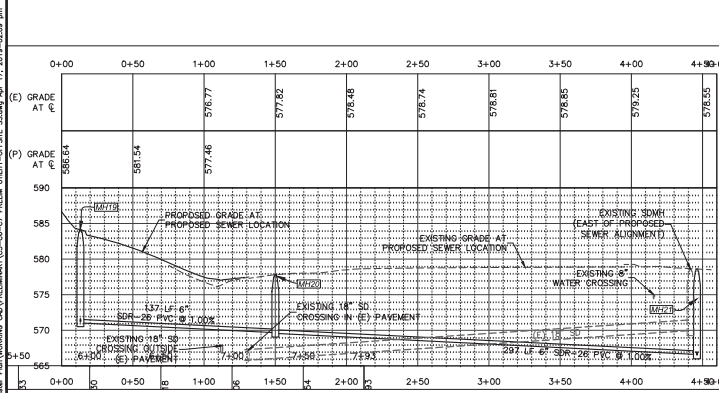


FIGURE 3
PRELIMINARY OFF-SITE SANITARY SEWER PLAN

RFE ENGINEERING, INC.
Civil Engineering • Planning • Surveying
2280 Douglas Blvd. Suite 100, Roseville, CA 95678
Tel: 916-772-7000 Fax: 916-772-7004
www.RFEengineering.com

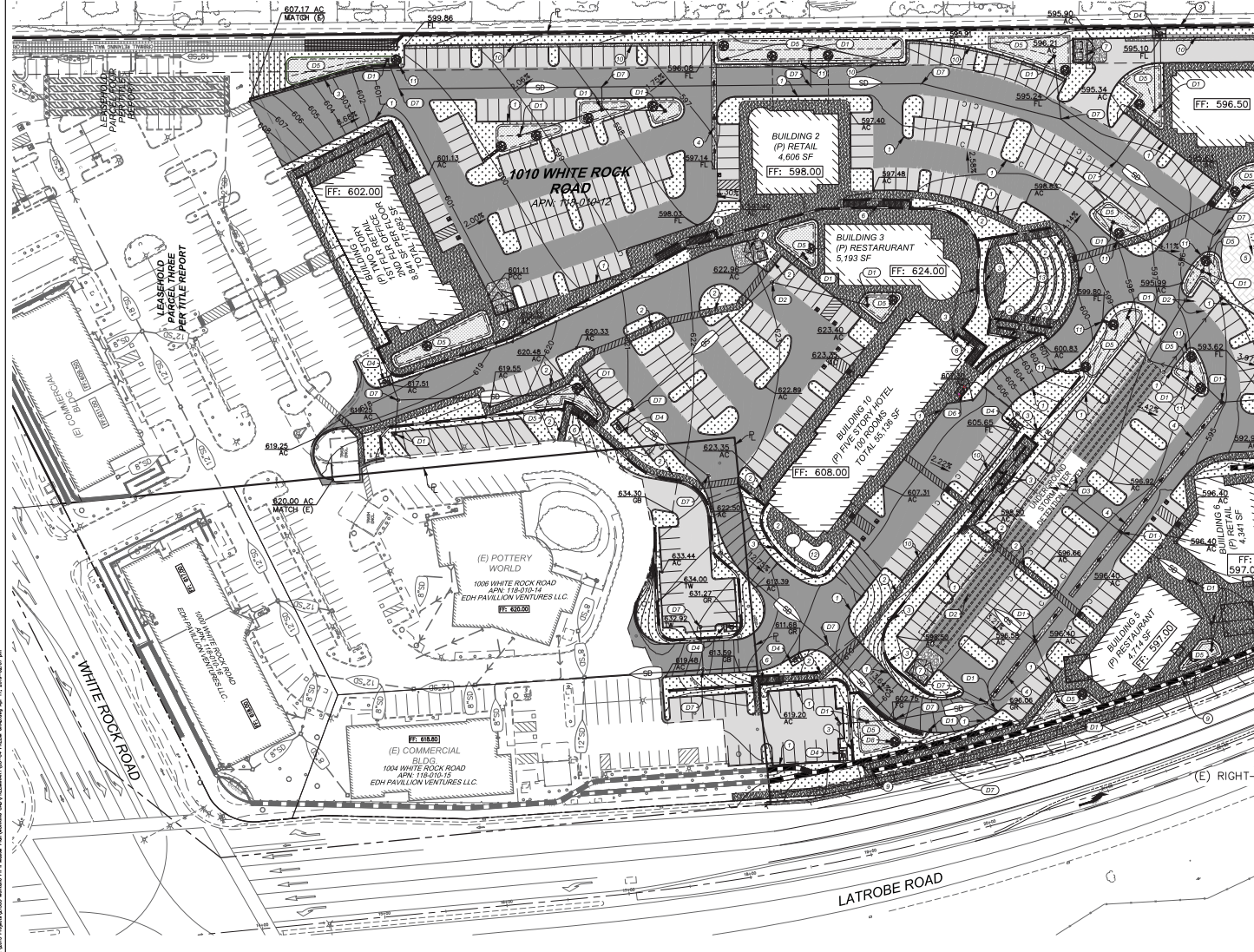
PROJECT: MONTANO PHASE II	BY: TSM	SHEET NO. 1 of 1
CLIENT: ARROWEST PROPERTIES, INC.	DATE: 04/10/2019	JOB NO. 21335
LOCATION: WHITE ROCK ROAD & LATROBE ROAD		
APN: 118-010-12, 14, 15		

201913 Project: Z15-0002/P15-0006/PD15-0004/S17-0015 Exhibit U, 17, 2019-05-09, pm

RFE PROJECT #21335 - MONTANO PHASE II, EL DORADO HILLS, CA

Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT V PRELIMINARY GRADING, DRAINAGE AND PAVING PLAN

MONTANO DE EL DORADO PHASE II MASTER PLAN PRELIMINARY GRADING, DRAINAGE AND PAVING PLAN WHITE ROCK ROAD & LATROBE ROAD EL DORADO HILLS, CA COUNTY OF EL DORADO APNs: 118-010-012, 014, & 015



PAVING LEGEND:

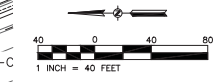
- AC PAVING
- HEAVY DUTY PCC
- PEDESTRIAN PCC
- DECORATIVE PAVEMENT
- LANDSCAPING
SEE LANDSCAPE PLANS
- BIORETENTION AREA
SEE LANDSCAPING PLANS FOR
PLANTING
- SLOPE / FLOW DIRECTION
ARROW

GRADING CONSTRUCTION NOTES:

- ① ON-SITE BARRIER CURB
- ② CONCRETE SIDEWALK
- ③ SEGMENTAL OR CMU RETAINING WALL
- ④ 4" WIDE CONCRETE VALLEY GUTTER
- ⑤ DECORATIVE ASPHALT PAVEMENT
- ⑥ ACCESS STAIRS
- ⑦ TRASH ENCLOSURE
- ⑧ DRIVEWAY PER EL DORADO COUNTY STDS.
- ⑨ RETAINING WALL ALONG LATROBE RD. TO MATCH E IN TYPE AND KIND
- ⑩ ON-SITE CURB AND GUTTER
- ⑪ 2" WIDE CURB CUT
- ⑫ SWIMMING POOL
- ⑬ AMPHITHEATER

STORM DRAIN CONSTRUCTION NOTES:

- D1 DRAINAGE INLET WITH GRATE RM
- D2 STORM DRAIN MANHOLE
- D3 CORRUGATED OVERSIZED PIPE FOR STORMWATER INFILTRATION, DETENTION, AND ATTENUATION
- D4 FILTERRA WITH INTERNAL BYPASS & CURB INLET WITH JUNCTION CHAMBER STORMWATER QUALITY UNIT.
- D5 BIO-INFILTRATION AREA
- D6 FILTERRA WITH INTERNAL BYPASS PIPE STORMWATER QUALITY UNIT
- D7 DRAINAGE INLET WITH SOLID RM
- D8 FLARED END SECTION WITH ROCK OUTFALL PROTECTION
- D9 CONNECT TO EXISTING PUBLIC STORM DRAIN SYSTEM



811
Know what's below.
Call before you dig.
or (800) 227-2600

PRELIMINARY RAW EARTHWORK SUMMARY	
CUT:	201,800 CY
FILL:	31,700 CY
NET:	170,100 CY EXPORT
NOTE: EARTHWORK QUANTITIES ARE ESTIMATED TO SUBGRADE AND DO NOT TAKE INTO ACCOUNT SHRINKAGE, EXCESS MATERIALS FROM TRENCHING, AND MISC. UNKNOWN STRUCTURAL SECTIONS. CONTRACTOR SHOULD VERIFY EARTHWORK QUANTITIES.	
DISTURBED AREA: 15.0 AC	

BY	CHECK	NO.	DATE	REVISION	APPROVED
TSM	RFM				
TSM	RFM				

DESIGN	DRAWN	QUANT.	ORIGINAL SCALE IS IN INDEX

PRELIMINARY CONSTRUCTION

RFE ENGINEERING, INC.
Civil/Structural/Plumbing/Interior/Exterior/MEP
10001 N. STATE ST. SUITE 200
ROCKY HAVEN, CA 95762
TEL: 916-927-7000 FAX: 916-927-7005
www.rfe-engineering.com

ENGINEER: RFE, INC. CA
ARCHITECT: RFE, INC. CA
400 SERRA COLLEGE BLVD. #200
ROCKY HAVEN, CA 95767
ATLANTA OFFICE: 1200 WILKINS DR. #200
TEL: 678-894-2855

MONTANO DE EL DORADO
WHITE ROCK ROAD & LATROBE ROAD
EL DORADO HILLS, CA

**PRELIMINARY GRADING
DRAINAGE & PAVING PLAN**

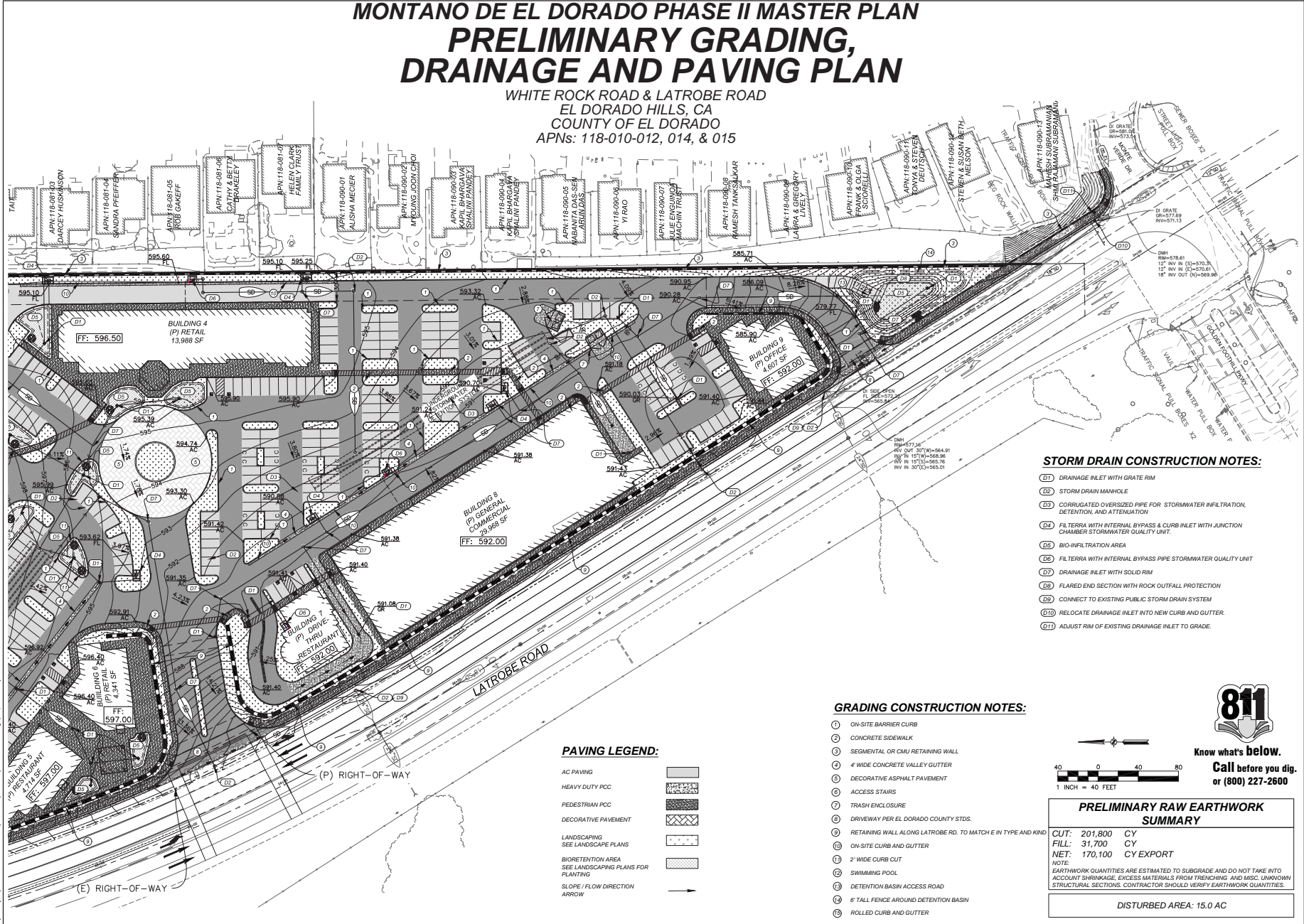
Drawing Sheet
C3
of
Total
17

04/10/2019

Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT V PRELIMINARY GRADING, DRAINAGE AND PAVING PLAN

MONTANO DE EL DORADO PHASE II MASTER PLAN PRELIMINARY GRADING, DRAINAGE AND PAVING PLAN

WHITE ROCK ROAD & LATROBE ROAD
EL DORADO HILLS, CA
COUNTY OF EL DORADO
APNs: 118-010-012, 014, & 015



STORM DRAIN CONSTRUCTION NOTES:

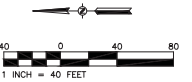
- (D1) DRAINAGE INLET WITH GRATE RIM
- (D2) STORM DRAIN MANHOLE
- (D3) CORRUGATED OVERSIZED PIPE FOR STORMWATER INFILTRATION, DETENTION, AND ATTENUATION
- (D4) FILTERA WITH INTERNAL BYPASS & CURB INLET WITH JUNCTION CHAMBER STORMWATER QUALITY UNIT.
- (D5) BIO-INFILTRATION AREA
- (D6) FILTERA WITH INTERNAL BYPASS PIPE STORMWATER QUALITY UNIT
- (D7) DRAINAGE INLET WITH SOLID RIM
- (D8) FLARED END SECTION WITH ROCK OUTFALL PROTECTION
- (D9) CONNECT TO EXISTING PUBLIC STORM DRAIN SYSTEM
- (D10) RELOCATE DRAINAGE INLET INTO NEW CURB AND GUTTER.
- (D11) ADJUST RIM OF EXISTING DRAINAGE INLET TO GRADE.

GRADING CONSTRUCTION NOTES:

- (1) ON-SITE BARRIER CURB
- (2) CONCRETE SIDEWALK
- (3) SEGMENTAL OR CMU RETAINING WALL
- (4) 4" WIDE CONCRETE VALLEY GUTTER
- (5) DECORATIVE ASPHALT PAVEMENT
- (6) ACCESS STAIRS
- (7) TRASH ENCLOSURE
- (8) DRIVEWAY PER EL DORADO COUNTY STDS.
- (9) RETAINING WALL ALONG LATROBE RD. TO MATCH E IN TYPE AND KIND
- (10) ON-SITE CURB AND GUTTER
- (11) 2" WIDE CURB CUT
- (12) SWIMMING POOL
- (13) DETENTION BASIN ACCESS ROAD
- (14) 6" TALL FENCE AROUND DETENTION BASIN
- (15) ROLLED CURB AND GUTTER

PAVING LEGEND:

- AC PAVING
- HEAVY DUTY PCC
- PEDESTRIAN PCC
- DECORATIVE PAVEMENT
- LANDSCAPING SEE LANDSCAPE PLANS
- BIORETENTION AREA SEE LANDSCAPING PLANS FOR PLANTING
- SLOPE / FLOW DIRECTION ARROW



PRELIMINARY RAW EARTHWORK SUMMARY	
CUT:	201,800 CY
FILL:	31,700 CY
NET:	170,100 CY EXPORT
NOTE: EARTHWORK QUANTITIES ARE ESTIMATED TO SUBGRADE AND DO NOT TAKE INTO ACCOUNT SHRINKAGE, EXCESS MATERIALS FROM TRENCHING AND MISC. UNKNOWN STRUCTURAL SECTIONS. CONTRACTOR SHOULD VERIFY EARTHWORK QUANTITIES.	
DISTURBED AREA: 15.0 AC	

NO.	REVISION	DATE	BY	APPROV'D

BY	CHECK	NO.	DESIGN	BY	DATE

DESIGN TSM
DRAWN TSM
QUANT.
ORIGINAL SCALE IS IN INCHES

PRELIMINARY CONSTRUCTION

IFE ENGINEERING, INC.
Civil Engineering - Surveying - Planning
10000 Rockledge Blvd., Suite 200
Rockledge, FL 32955
Tel: 407-279-7900 Fax: 407-777-7900
www.ifeengineering.com

DEVELOPER: MDC CA
18000 WHITE ROCK ROAD, SUITE 400
EL DORADO HILLS, CA 95762
ATTN: PROJECT MANAGER
TEL: 916-924-2585

PRELIMINARY GRADING DRAINAGE & PAVING PLAN

Drawing Sheet
of
Total
C4
17

04/10/2019