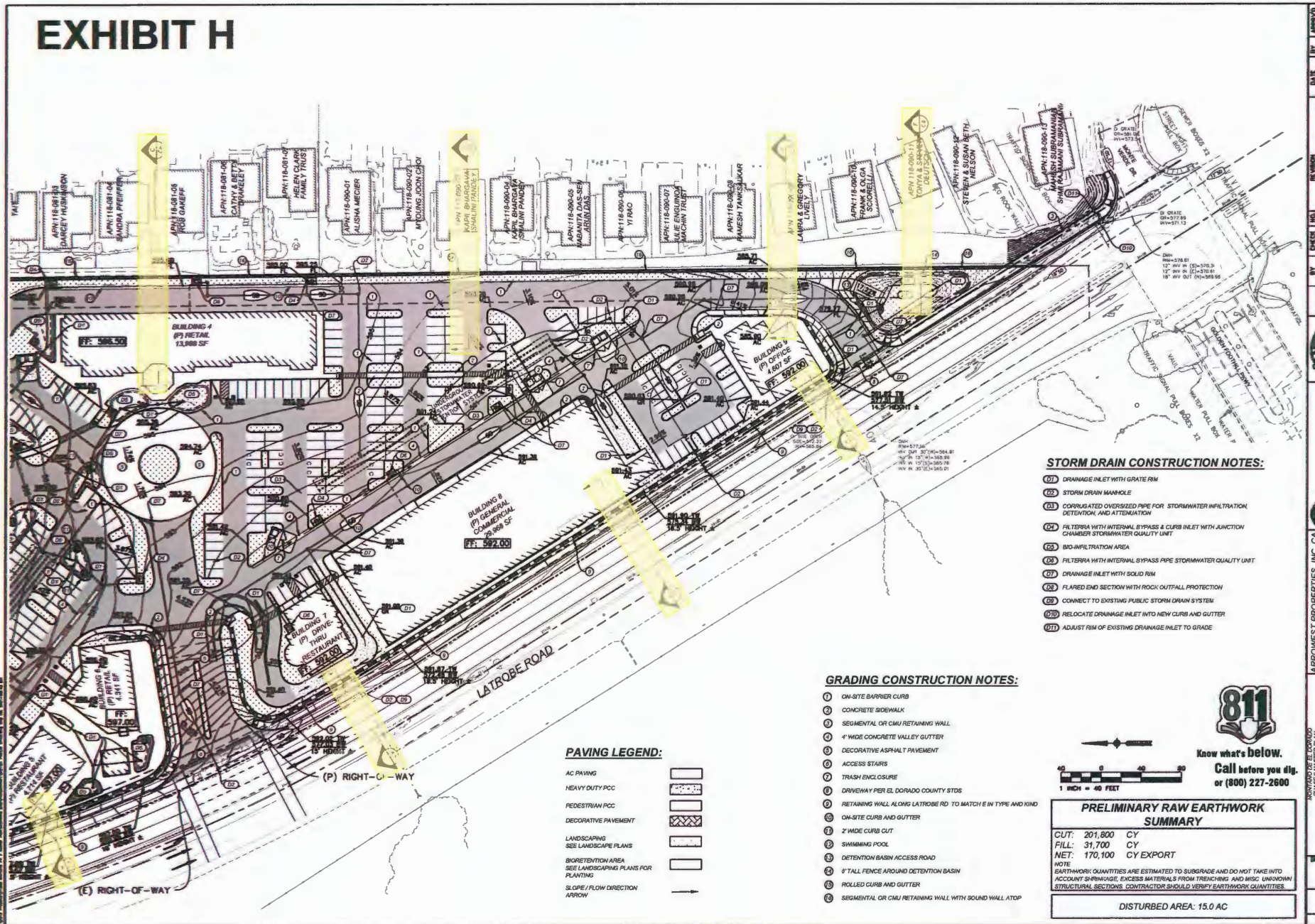






# EXHIBIT H



- STORM DRAIN CONSTRUCTION NOTES:**
- (D1) DRAINAGE INLET WITH GRATE RIM
  - (D2) STORM DRAIN MANHOLE
  - (A1) CORRUGATED OVERSIZED PIPE FOR STORMWATER INFILTRATION, DETENTION, AND ATTENUATION
  - (D4) FILTERBA WITH INTERNAL BYPASS & CURB INLET WITH JUNCTION CHAMBER STORMWATER QUALITY UNIT
  - (D5) BIO-INFILTRATION AREA
  - (D4) FILTERBA 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) 8" TALL FENCE AROUND DETENTION BASIN
  - (15) ROLLED CURB AND GUTTER
  - (16) SEGMENTAL OR CMU RETAINING WALL WITH SOUND WALL ATOP

- 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

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

1" = 40 FEET

**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

	DATE	BY	REVISION

**ARROWEST PROPERTIES, INC. CA**  
4020 SIERRA COLLEGE BLVD., # 200  
ROCKLIN, CA 95877  
VINAY PERRAINS  
916-866-3366

**PRELIMINARY GRADING, DRAINAGE & PAVING PLAN**

06/08/2021

21-119813 of 5





## Conditional Use Permit S17-0015 Outdoor Special Events Plan

The following chart shows the type, location and frequency of allowed outdoor special events within Phase I and Phase II. With the exception of infrequent outdoor movie nights (April-September) at the community pavilion concluding at 10:00 p.m., all other events as listed below must conclude no later than 9:00 p.m. Events at the community pavilion must not conduct amplified music or speech more than once per week.

All events must be the same or similar in character to those shown in the chart below. Any deviations to the type, location and frequency of outdoor special events must be reviewed and approved by the County for conformity with this Outdoor Special Events Plan. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

### Outdoor Special Events Schedule [From Draft EIR Table 2-1]

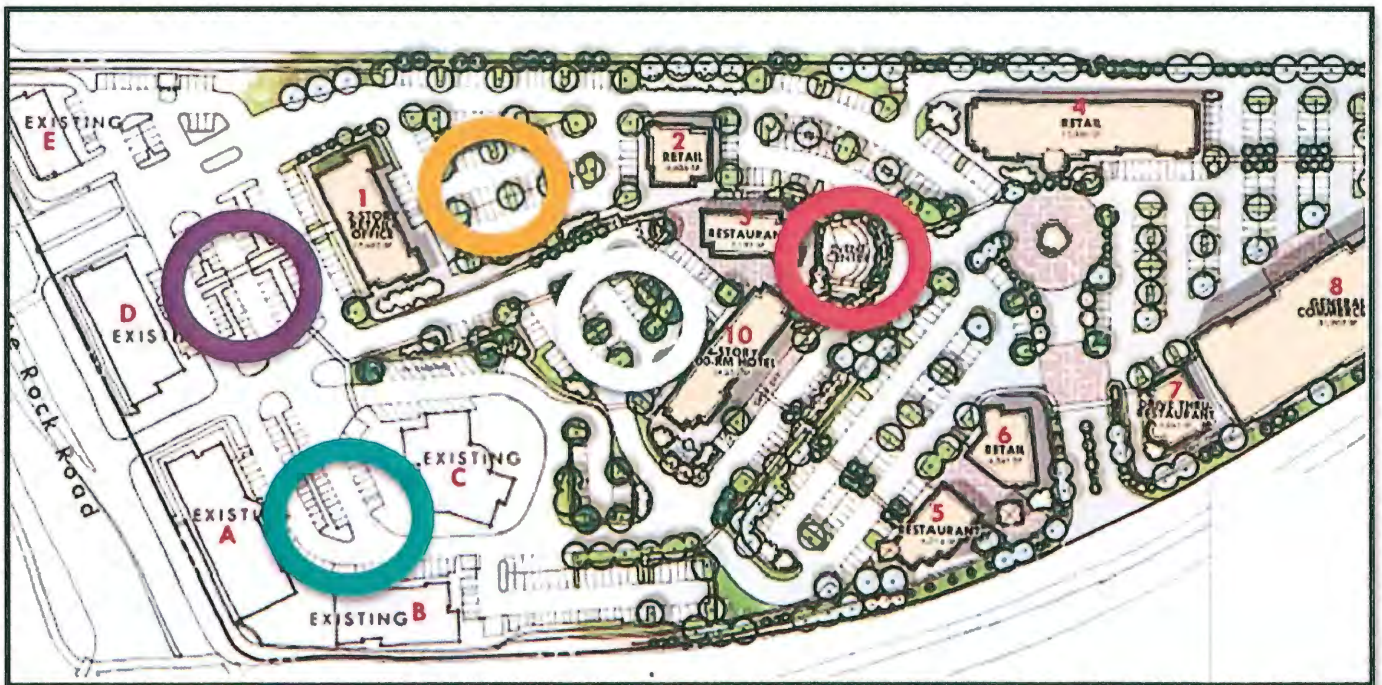
Typical Month	Typical Event	Site Location (Colored Circles in Figure 1)	Attendance Estimate
January	➤ Community Blood Drive at the Community Pavilion	Red	100
February	➤ Bridal Fashion Show at the Community Pavilion	Red	100
March	➤ Fashion Show at the Community Pavilion	Red	100
	➤ Montano Chili Cookoff/plaza Wide Craft Fair Charity Event	Green	200
April	➤ Easter Event/Egg Hunt	Orange	100
	➤ Monday Movie at Montano - Community Pavilion	Red	75
	➤ St. Patrick's Day Event	Purple	75
May	➤ Memorial Day Music - Community Pavilion	Red	150
	➤ El Dorado Music Theater (EDMT) Play (4 days)	Red	150
	➤ Local Wine Crush and Arts Festival	Green	350
	➤ Monday Movie at Montano - Community Pavilion	Red	75
	➤ Community Pavilion Music – limited amplification 5:30pm-8:30pm	Red	75
June	➤ Farmers Market 2 <sup>nd</sup> Saturday	Orange	175
	➤ Taste of El Dorado County – Food, Wine, and Crafts	Green	150
	➤ Monday Movie at Montano - Community Pavilion	Red	75
	➤ Community Pavilion Music – limited amplification 5:00 pm-8:00 pm	Red	150
July	➤ July 4 <sup>th</sup> Celebration in Coordination with Town Center	Orange	300
	➤ Farmers Market 2 <sup>nd</sup> Saturday	Orange	175
	➤ Community Pavilion Music – limited amplification 5:30pm-8:30pm (Saturdays)	Red	150
	➤ Monday Movie at Montano - Community Pavilion	Red	150
August	➤ Farmers Market 2 <sup>nd</sup> Saturday	Orange	175
	➤ El Dorado Music Theater (EDMT) Play - Community Pavilion	Red	150
	➤ Community Pavilion Music – limited amplification 5:30pm-8:30pm (Saturdays)	Red	150
	➤ Perks and Paws Festival to Benefit Humane Society	Orange	300
	➤ Monday Movie at Montano - Community Pavilion	Red	75

APPROVED  
EL DORADO COUNTY  
Board of Supervisors  
DATE: August 10, 2021  
BY: Tiffany Schmidt, 1909  
EXECUTIVE SECRETARY

Outdoor Special Events Schedule [From Draft EIR Table 2-1]

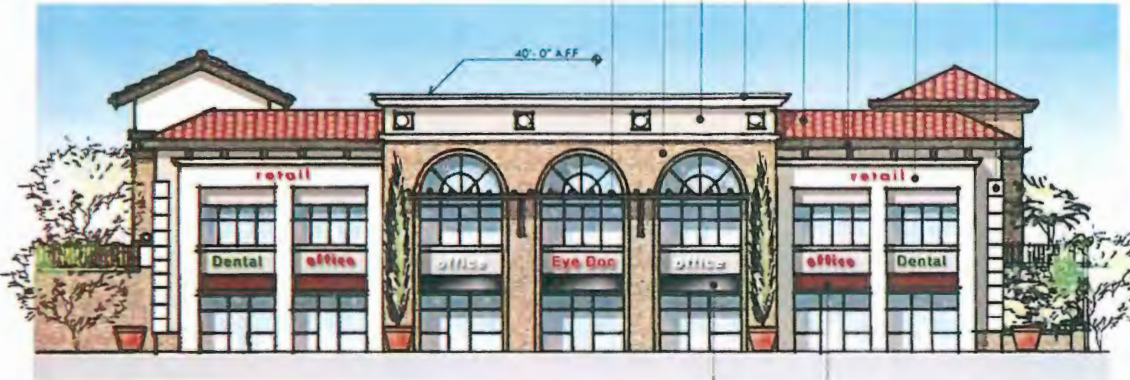
Typical Month	Typical Event	Site Location (Colored Circles in Figure 1)	Attendance Estimate
September	➤ 9/11 Patriots/Veterans Event	Blue	150
	➤ Farmers Market 2 <sup>nd</sup> Saturday	Orange	175
	➤ Monday Movie at Montano - Community Pavilion	Red	75
	➤ Community Pavilion Music – limited amplification 5:30pm-8:30pm (Saturdays)	Red	75
October	➤ Oktoberfest (2-4 days) Primarily at 36 Handles Pub	Purple	350
	➤ Craft Brew Tasting and Blue Grass	Green	50
	➤ Monday Movie at Montano - Community Pavilion	Red	50
	➤ Classic Car Show	Orange	150
November	➤ Cornish Craft Festival and Merchant Each Saturday (Thanksgiving to Christmas) Plaza Wide	Phase I and II	250
	➤ Talent Show to Benefit Charity Groups	Red	150
December	➤ Cornish Craft and Merchant Festival Each Saturday (Thanksgiving to Christmas) Plaza Wide	Phase I and II	250
	➤ Christmas Special/Charity Event	Phase I and II	250

Figure 1. Special Event Locations [From Draft EIR Figure 2-14]



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

P-1 ST-1 P-3 P-7 R-1 P-1 P-2 P-7



South Elevation

FA-3 FA-1



West Elevation

40'-0" AFF  
2ND FLR RETAIL LVL  
FF: 614.00  
GRD FLR OFFICE LVL  
FF: 602.00



North Elevation



East Elevation

35'-0" AFF  
2ND FLR RETAIL LVL  
FF: 614.00

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)	
P-4 DUNN EDWARDS #5188 "RUDDY OAK" (PAINT)	FA-1 SUNBRELLA COLOR #8631 "BURGANDY" (FABRIC AWNING)
P-5 DUNN EDWARDS #6220 "POROUS STONE" (PAINT)	FA-2 SUNBRELLA COLOR #8637 "FOREST GREEN" (FABRIC AWNING)
P-6 DUNN EDWARDS #6350 "DARK ENGINE" (PAINT)	FA-3 SUNBRELLA COLOR #8608 "BLACK" (FABRIC AWNING)
P-7 SHERWIN WILLIAMS #7100 "ARCADE WHITE" (PAINT)	FA-4 SUNBRELLA COLOR #8621 "TRUE BROWN" (FABRIC AWNING)

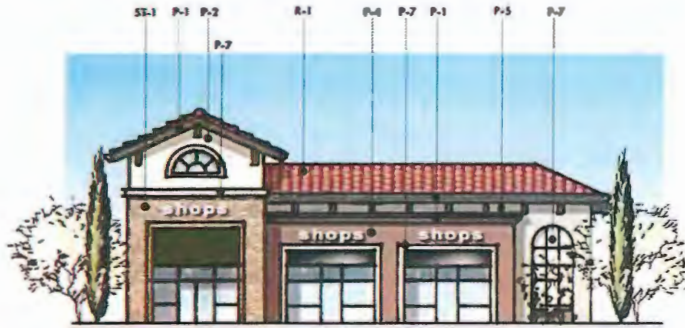
KEY PLAN



GRAPHICAL SCALE  
0 7 6 10 20



# 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)
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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 7 6 14 21

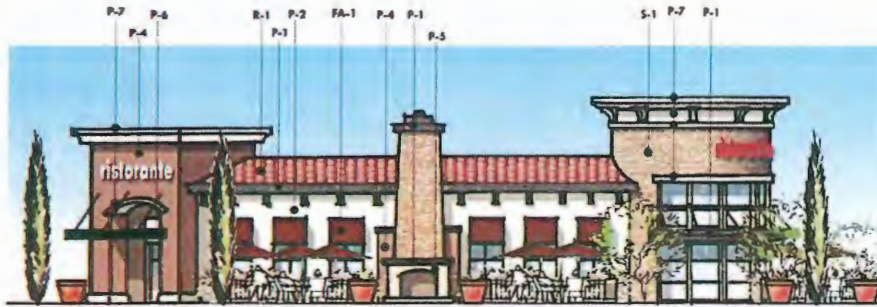
**MONTANO DE EL DORADO**

CONCEPTUAL ELEVATIONS

BUILDING-02

**Borges**

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



**West Elevation**



**South Elevation**



**East Elevation**

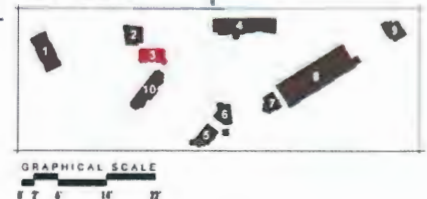


**North Elevation**

## 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)
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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

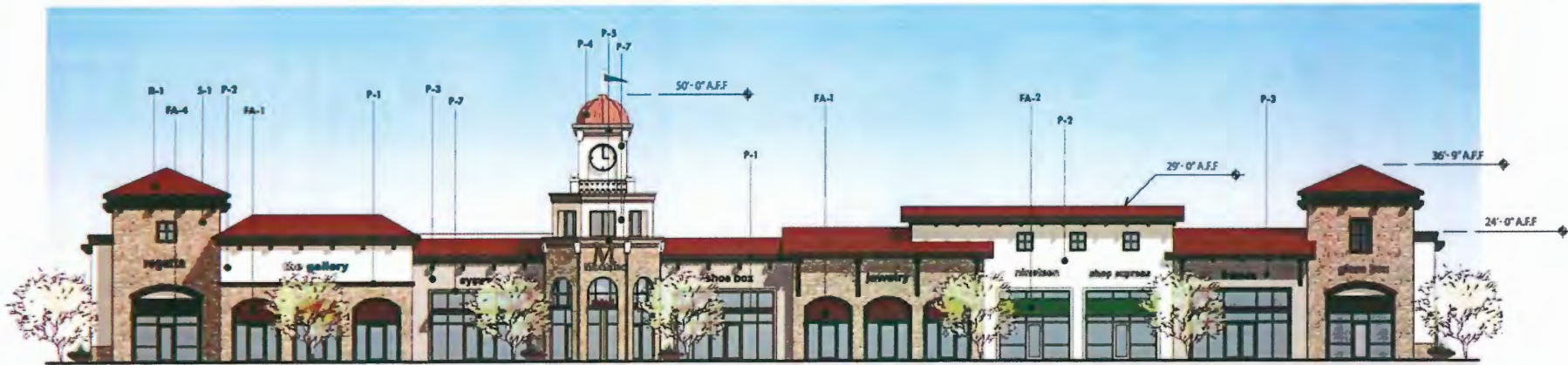


**MONTANO DE EL DORADO**

CONCEPTUAL ELEVATIONS

BUILDING-03

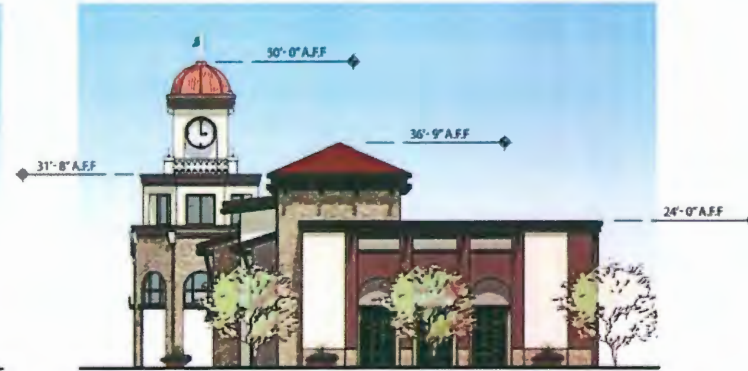
**Borges**



**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)			
P-4	DUNN EDWARDS #5188 "RUDDY OAK"	(PAINT)	FA-1	SUNBRELLA COLOR #8631 "BURGANDY"	(FABRIC AWNING)
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P-6	DUNN EDWARDS #6350 "DARK ENGINE"	(PAINT)	FA-3	SUNBRELLA COLOR #8608 "BLACK"	(FABRIC AWNING)
P-7	SHERWIN WILLIAMS #7100 "ARCADE WHITE"	(PAINT)	FA-4	SUNBRELLA COLOR #8621 "TRUE BROWN"	(FABRIC AWNING)

**KEY PLAN**



GRAPHICAL SCALE  
0 7 6 14 21

**MONTANO DE EL DORADO**

**CONCEPTUAL ELEVATIONS**

**BUILDING-04 A**

**Borges**

EL DORADO, CA

16816 ISSUE DATE: 09-17-21

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



**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**



GRAPHICAL SCALE  
0' 2' 4' 8' 16' 32'

**MONTANO DE EL DORADO**

CONCEPTUAL ELEVATIONS

BUILDING-04 B

**Borges**

EL DORADO, CA

10010

ISSUE DATE: 09-17-21

1476 STONE POINT DRIVE SUITE 300 ROSEVILLE, CA 95661

T(916) 762 7200 borgesarch.com

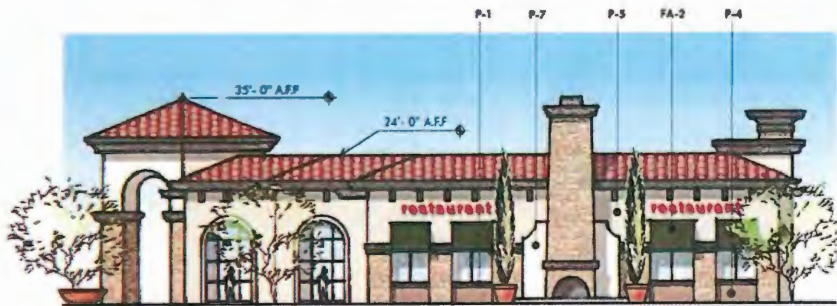
# Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT Q ARCHITECTURAL BUILDING ELEVATIONS



**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)			
P-4	DUNN EDWARDS #5188 "RUDDY OAK"	(PAINT)	FA-1	SUNBRELLA COLOR #8631 "BURGANDY"	(FABRIC AWNING)
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P-7	SHERWIN WILLIAMS #7100 "ARCADE WHITE"	(PAINT)	FA-4	SUNBRELLA COLOR #8621 "TRUE BROWN"	(FABRIC AWNING)

## KEY PLAN



GRAPHICAL SCALE  
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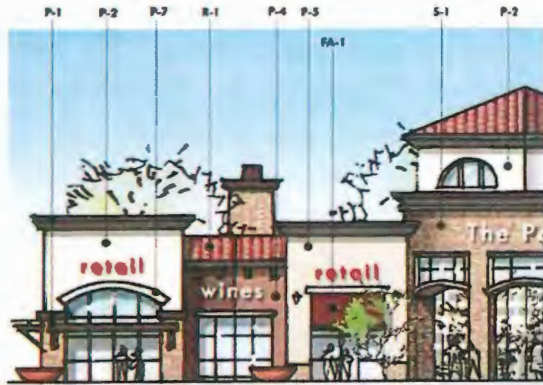
**MONTANO DE EL DORADO**

CONCEPTUAL ELEVATIONS

BUILDING-05

Borges

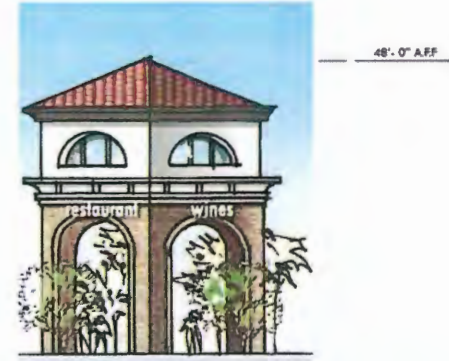
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Elevation 01



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)
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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' 10' 22'

MONTANO DE EL DORADO

CONCEPTUAL ELEVATIONS

BUILDING-06

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)			
P-4	DUNN EDWARDS #5188 "RUDDY OAK"	(PAINT)	FA-1	SUNBRELLA COLOR #8631 "BURGANDY"	(FABRIC AWNING)
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P-6	DUNN EDWARDS #6350 "DARK ENGINE"	(PAINT)	FA-3	SUNBRELLA COLOR #8608 "BLACK"	(FABRIC AWNING)
P-7	SHERWIN WILLIAMS #7100 "ARCADE WHITE"	(PAINT)	FA-4	SUNBRELLA COLOR #8621 "TRUE BROWN"	(FABRIC AWNING)

## KEY PLAN



GRAPHICAL SCALE  
0 2 4 6 8 10 12 14 16 18 20

**MONTANO DE EL DORADO**

CONCEPTUAL ELEVATIONS

BUILDING-07

**Borges**

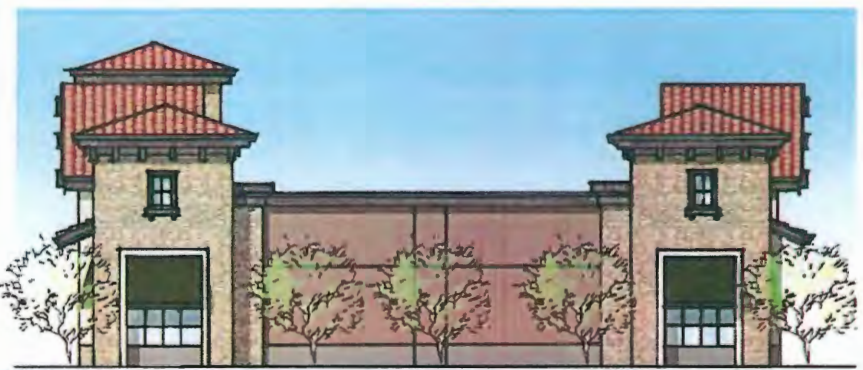
Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT Q  
**ARCHITECTURAL BUILDING ELEVATIONS**



**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)
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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 7 6 10 12

**MONTANO DE EL DORADO**

CONCEPTUAL ELEVATIONS

BUILDING-08 A

**Borges**



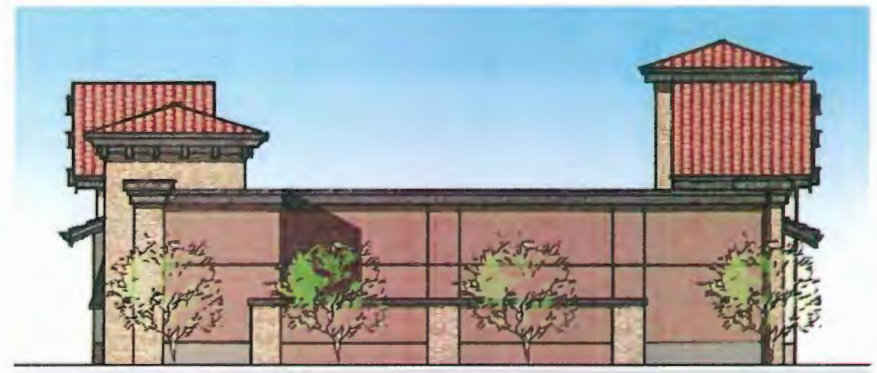
**Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT Q  
ARCHITECTURAL BUILDING ELEVATIONS**



**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)
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P-4	DUNN EDWARDS #5188 "RUDDY OAK"	(PAINT)	FA-1	SUNBRELLA COLOR #8631 "BURGANDY"	(FABRIC AWNING)
P-5	DUNN EDWARDS #6220 "POROUS STONE"	(PAINT)	FA-2	SUNBRELLA COLOR #8637 "FOREST GREEN"	(FABRIC AWNING)
P-6	DUNN EDWARDS #6350 "DARK ENGINE"	(PAINT)	FA-3	SUNBRELLA COLOR #8608 "BLACK"	(FABRIC AWNING)
P-7	SHERWIN WILLIAMS #7100 "ARCADE WHITE"	(PAINT)	FA-4	SUNBRELLA COLOR #8621 "TRUE BROWN"	(FABRIC AWNING)

**KEY PLAN**



GRAPHICAL SCALE  
0 2 6 10 14 18

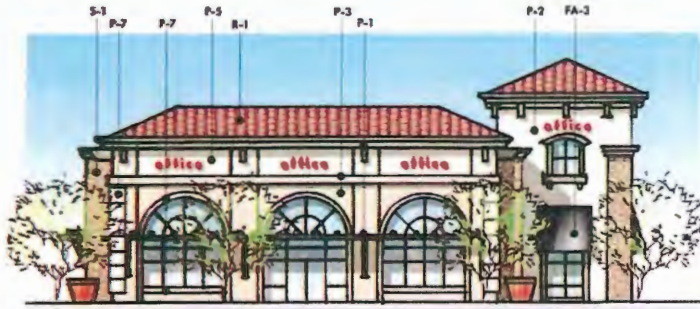
**MONTANO DE EL DORADO**

CONCEPTUAL ELEVATIONS

BUILDING-08 B

**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)			
P-4	DUNN EDWARDS #5188 "RUDDY OAK"	(PAINT)	FA-1	SUNBRELLA COLOR #8631 "BURGANDY"	(FABRIC AWNING)
P-5	DUNN EDWARDS #6220 "POROUS STONE"	(PAINT)	FA-2	SUNBRELLA COLOR #8637 "FOREST GREEN"	(FABRIC AWNING)
P-6	DUNN EDWARDS #6350 "DARK ENGINE"	(PAINT)	FA-3	SUNBRELLA COLOR #8608 "BLACK"	(FABRIC AWNING)
P-7	SHERWIN WILLIAMS #7100 "ARCADE WHITE"	(PAINT)	FA-4	SUNBRELLA COLOR #8621 "TRUE BROWN"	(FABRIC AWNING)

## KEY PLAN



GRAPHICAL SCALE  
0 2 6 10 20

**MONTANO DE EL DORADO**

CONCEPTUAL ELEVATIONS

BUILDING-09

**Borges**

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

## MATERIAL LEGEND

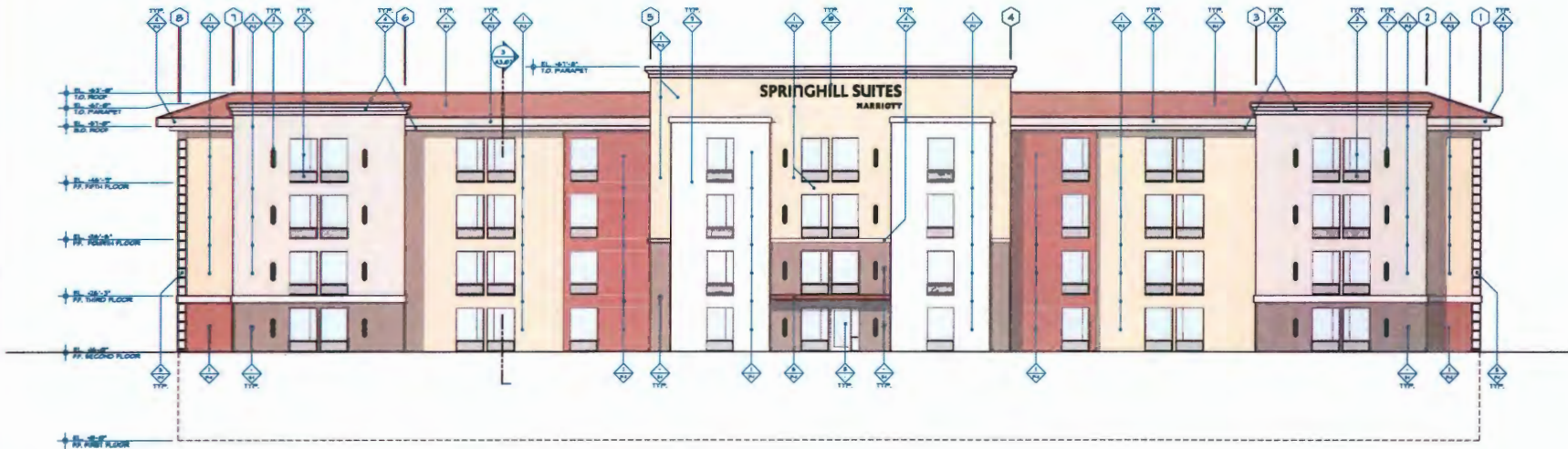
- 1-1 EPS FINISH WITH INTEGRAL COLOR PER LEADIN.
- 2-1 DECORATIVE LIGHT FINISH.
- 3-1 FROSTYPICAL WINDOW WITH PFAAC HVAC UNIT.
- 4-1 FOAM TRIM.
- 5-1 FOAM GASKET.
- 6-1 STEEL EYEBROW CANOPY, PAINTED.
- 7-1 HOLLOW METAL DOOR, PAINTED.
- 8-1 ANODIZED ALUMINUM SPANDREL WITH DUAL GLAZING.
- 9-1 EXPANSION / CONTROL JOINTS.
- 10-1 HOTEL BRAND: BASIS OF DESIGN PROTOTYPE STANDARD FINAL DESIGN SUBJECT TO DEVELOPMENT PARTNER BRANDEE SUGGESTIONS.

## KEYNOTES

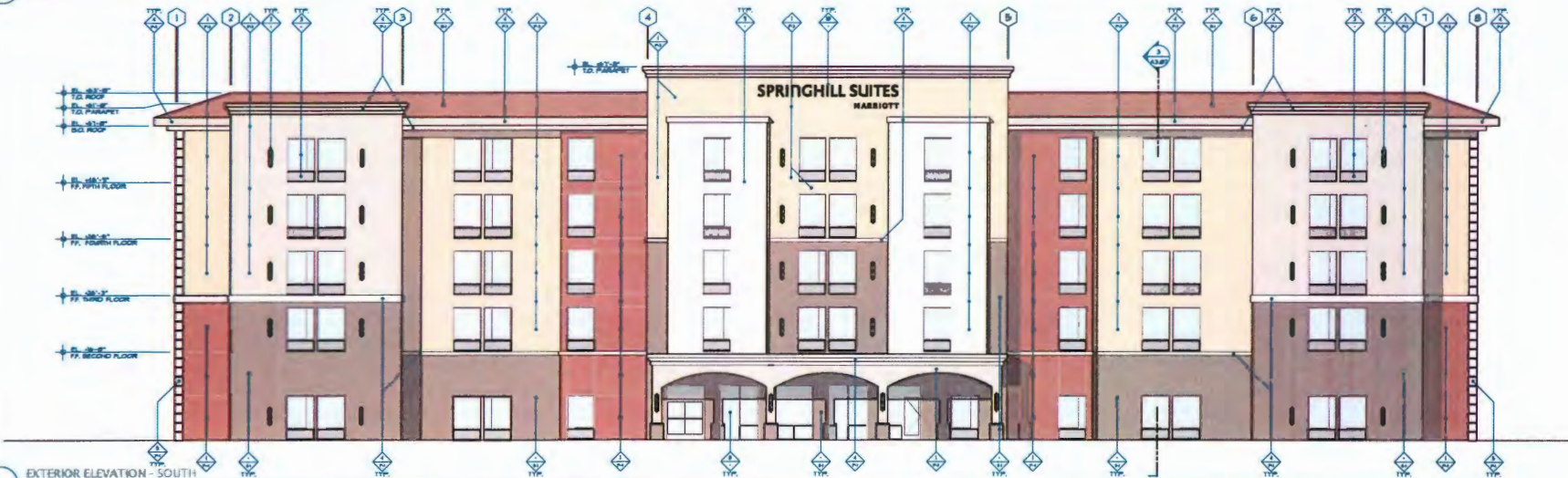
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- 3-1 FROSTYPICAL WINDOW WITH PFAAC HVAC UNIT.
- 4-1 FOAM TRIM.
- 5-1 FOAM GASKET.
- 6-1 STEEL EYEBROW CANOPY, PAINTED.
- 7-1 HOLLOW METAL DOOR, PAINTED.
- 8-1 ANODIZED ALUMINUM SPANDREL WITH DUAL GLAZING.
- 9-1 EXPANSION / CONTROL JOINTS.
- 10-1 HOTEL BRAND: BASIS OF DESIGN PROTOTYPE STANDARD FINAL DESIGN SUBJECT TO DEVELOPMENT PARTNER BRANDEE SUGGESTIONS.

## GENERAL NOTES

BUILDING ELEVATIONS ARE BASED UPON A PREVIOUSLY BOTTLED SET OF DOCUMENTS.  
 BUILDING ELEVATIONS ARE APPROXIMATE AND WILL VARY BASED UPON STRUCTURAL BYTES.  
 REFER TO EXTERIOR FINISH INDEX FOR MATERIALS AND COLORS.  
 EPS COLORS SHALL BE INTEGRAL IN THE FINISH AND SHALL NOT BE A PAINTED FINISH. FINISH COLOR SHALL BE COLORED PATCHED TO LEADIN.  
 PAINT ALL ROOFTOP MOUNTED DEVICES AND PENETRATIONS TO MATCH ADJACENT ROOF MATERIAL.  
 PROVIDE INTERNAL DOWNSPUTS, GUTTERS, ROOF DRAIN, AND OVERLAYS AS REQUIRED FOR LOCAL, NATIONAL, PREVIOUS RECORDRY OVERLAYS TO DRAINAGE IN AREAS THAT WILL NOT DRAIN ACROSS SAID ROOF SURFACE.  
 IF EQUIPMENT IS LOCATED ON THE ROOF SCREEN EQUIPMENT SO THAT IT IS NOT VISIBLE TO THE SUBSET AT GRADE LEVEL.



2 EXTERIOR ELEVATION - NORTH  
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH  
SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/15/2017
2	FOR REVIEW ONLY	08/15/2017
3	FOR REVIEW ONLY	08/15/2017
4	FOR REVIEW ONLY	08/15/2017
5	FOR REVIEW ONLY	08/15/2017
6	FOR REVIEW ONLY	08/15/2017
7	FOR REVIEW ONLY	08/15/2017
8	FOR REVIEW ONLY	08/15/2017
9	FOR REVIEW ONLY	08/15/2017
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99	FOR REVIEW ONLY	08/15/2017
100	FOR REVIEW ONLY	08/15/2017

**SPRINGHILL SUITES**  
**MONTANO DE ORO**  
**EL DORADO HILLS CA**  
 SHS-USA-CAL-EL DORADO HILLS  
 113 KEY / 5 STORY MODIFIED PROTOTYPE

FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION

**NORR**

11111 Highway 101  
 Suite 100  
 San Ramon, CA 94583  
 925.375.1000  
 www.norr.com

PROJECT: 15-0006  
 SHEET: 024-01  
 DATE: 08/15/2017

EXTERIOR ELEVATIONS  
 SCALE: 1/8" = 1'-0"  
 A3.01

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

## MATERIAL LEGEND

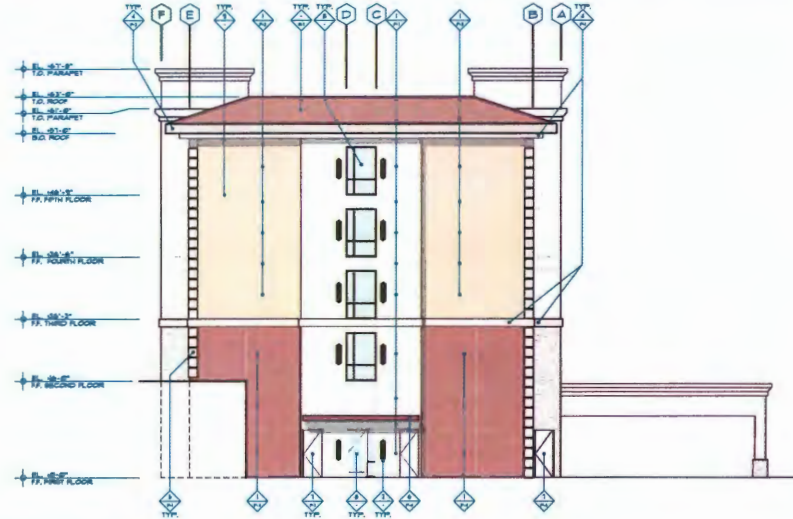
- M-1 STONE MASONRY VENEER  
EL DORADO STONE  
FOUR-STEP CLIFFSTONE
- M-2 ROOF TILE  
REDLAND CLAY TILE CO.  
SUNLA TERRAZZO TILE
- M-3 EPS STYRENE  
COLOR MATCH DUNN EDWARDS '9398  
'MASCARADE WHITE'
- M-4 EPS STYRENE  
COLOR MATCH DUNN EDWARDS '9398  
'MASCARADE WHITE'
- M-5 EPS STYRENE  
COLOR MATCH DUNN EDWARDS '9398  
'MASCARADE WHITE'
- M-6 EPS STYRENE  
COLOR MATCH DUNN EDWARDS '9398  
'MASCARADE WHITE'
- M-7 EPS STYRENE  
COLOR MATCH DUNN EDWARDS '9398  
'MASCARADE WHITE'
- M-8 EPS STYRENE  
COLOR MATCH DUNN EDWARDS '9398  
'MASCARADE WHITE'
- M-9 EPS STYRENE  
COLOR MATCH DUNN EDWARDS '9398  
'MASCARADE WHITE'
- M-10 EPS STYRENE  
COLOR MATCH DUNN EDWARDS '9398  
'MASCARADE WHITE'

## KEYNOTES

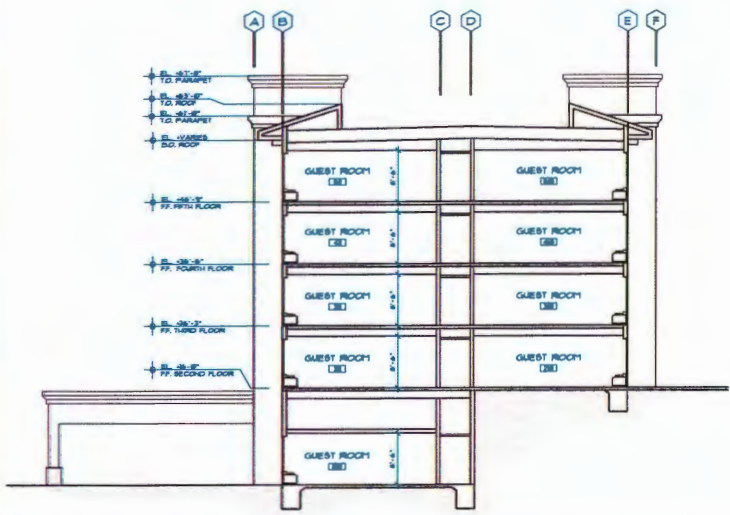
- 1 EPS FINISH WITH INTEGRAL COLOR PER LEADING.
- 2 DECORATIVE LIGHT FIXTURE.
- 3 PROTOTYPICAL WINDOW WITH PTAC HVAC UNIT.
- 4 ROAM TIRE.
- 5 ROAM CURB.
- 6 STEEL EYEBROW CANOPY, PAINTED.
- 7 HOLLOW METAL DOOR, PAINTED.
- 8 ANODIZED ALUMINUM STOREFRONT WITH DUAL GLAZING.
- 9 EXPANDED/CONTROL JOINTS.
- 10 HOTEL SIGNAGE: BASIS OF DESIGN PROTOTYPE BY ARCADIA PALM DESIGN SUBJECT TO DEVELOPMENT PARTNER SIGNAGE GUIDELINES.

## GENERAL NOTES

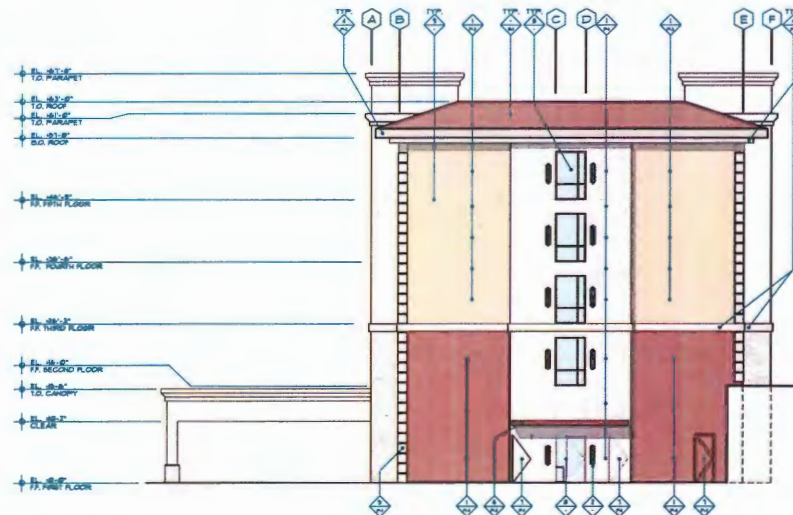
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PROVIDE INTEGRAL DOWNSPOUTS, GUTTERS, ROOF DRAINAGE, AND OVERLAPS AS REQUIRED FOR LOCAL RAINFALL. PROVIDE SECONDARY OVERLAPS TO DRAINAGE IN AREAS THAT WILL NOT DRAIN AROUND WALKWAY SURFACES.  
IF SIGNATURE IS LOCATED ON THE ROOF SCREEN EQUIPMENT SO THAT IT IS NOT VISIBLE TO THE GUEST AT GRADE LEVEL.



2 EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



3 FLOOR LAYOUT - SECTION  
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

DATE	REVISION	BY
12/11/24	01	ARCADIA PALM
12/11/24	02	ARCADIA PALM
12/11/24	03	ARCADIA PALM
12/11/24	04	ARCADIA PALM
12/11/24	05	ARCADIA PALM
12/11/24	06	ARCADIA PALM
12/11/24	07	ARCADIA PALM
12/11/24	08	ARCADIA PALM
12/11/24	09	ARCADIA PALM
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12/11/24	49	ARCADIA PALM
12/11/24	50	ARCADIA PALM

113 REV / 5 STORY MODIFIED PROTOTYPE

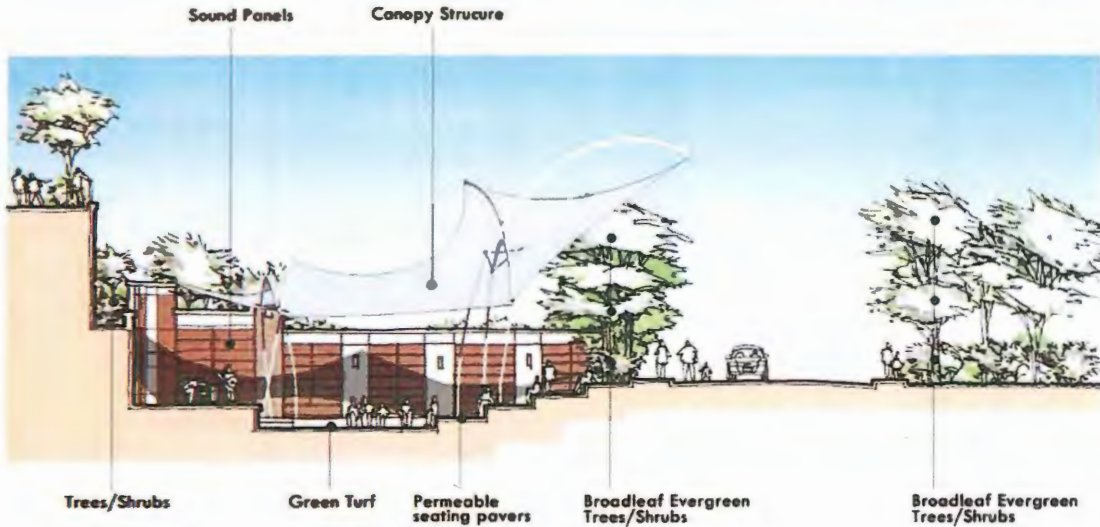
SPRINGHILL SUITES  
MONTANO DE ORO  
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SHS-USA-CA-EL DORADO HILLS  
113 REV / 5 STORY MODIFIED PROTOTYPE

FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

**NORR**  
NORR ARCHITECTURE  
ARCHITECTURAL GROUP  
1851 Antares Blvd, Suite 100  
Sacramento, CA 95816  
916.486.9300  
www.norr.com

Project Name: EXTERIOR ELEVATIONS  
Drawing Title: EXTERIOR ELEVATIONS  
Scale: 1/8" = 1'-0"  
Project No: 25401-01-0000  
Drawing No: A3.02

# 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 amphitheater. These panels are not just "sound absorbing" but also "sound blocking" to potentially mitigate low frequency sounds (30-100 HZ).

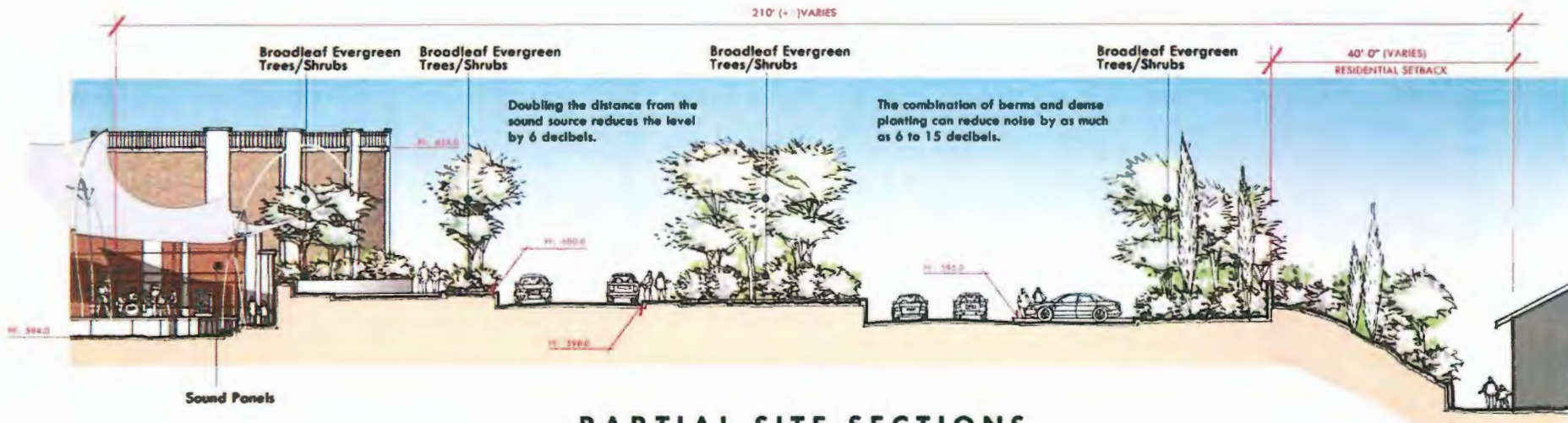
### 2. Tensioned Fabric Structure / Acoustic Canopy Feature:

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

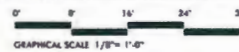
### 3. Trees-Shrubs and Berms as Noise Barrier :

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



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

16810

ISSUE DATE: 07-26-17

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 | 916 782 7300 | borgesarch.com

**Borges**  
ARCHITECTURE

**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)(2<sup>nd</sup> Crown P5)(South side Crown 2<sup>nd</sup> & 1<sup>st</sup> level - P5)(2<sup>nd</sup> 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%

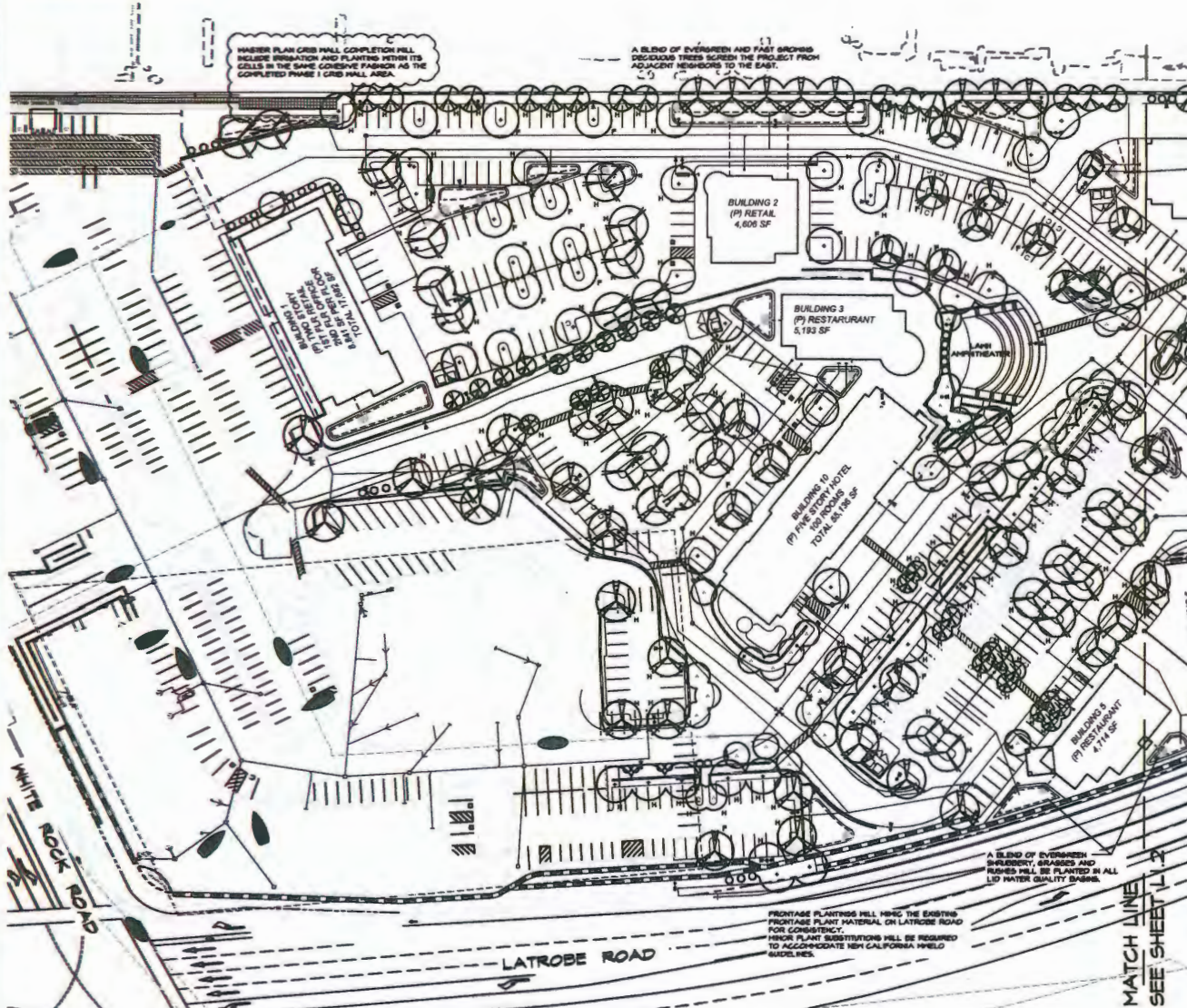


**Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT Q  
ARCHITECTURAL BUILDING ELEVATIONS**

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

# EXHIBIT R



## PLANT SCHEDULE

TREES	CODE	QTY
	ACE SH	15
	CUP SH	11
	LAS NAT	30
	LAS YU	44
	MAY BOA	23
	OLE SHA	16
	PHO CAN	3
	PS KES	74
	PLA COL	88
	SWA STA	21
	ULM TRU	36

### NOTES-

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

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

SEE SHEET L12 FOR FULL PLANT SCHEDULE AND PARKING LOT SHADE TREE CALCULATIONS.

**APPROVED  
EL DORADO COUNTY**

Board of Supervisors  
DATE: August 10, 2021

BY: *Tiffany Schmid/gas*  
EXECUTIVE SECRETARY



JEFF AMBROSIA, AIA, CASp  
1223 HIGH STREET  
JEROME, CALIFORNIA 95948  
916-738-8898  
KAL-738-8898  
www.yamasaki-la.com

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

PLANTING PLAN A



Scale: 1" = 40'  
Date: 08/10/21  
Sheet: L1.1

# EXHIBIT R

A BLEND OF EVERGREEN AND FAST GROWING DECIDUOUS TREES SCREEN THE PROJECT FROM ADJACENT NEIGHBORS TO THE EAST.

**BUILDING 4**  
A BLEND OF EVERGREEN SHRUBS, SPARGED AND TREES WILL BE PLANTED IN ALL LID WATER QUALITY BASINS.

**BUILDING 5**  
(P) GENERAL COMMERCIAL  
29,906 SF

**BUILDING 6**  
(P) OFFICE  
4,907 SF

RETENTION BASIN TO BE FENCED WITH A 6" RISE STEEL FENCE AND PLANTED WITH GATS' CLAM YUCCAS & P. O.C. TO PROVIDE A DENSE SCREEN.

PLANTING AT THE ENTRY TO THE PROJECT WILL INCLUDE DISTINCTIVE PLANTINGS SUCH AS GRAPE MYRTLE TREES, ITALIAN CYPRESS AND WHITE CARPET ROSE.

FRONTAGE PLANTING WILL REUSE THE EXISTING FRONTAGE PLANT MATERIAL ON LATROBE ROAD FOR CONSISTENCY. MINOR PLANT SUBSTITUTIONS WILL BE REQUIRED TO ACCOMMODATE NEW CALIFORNIA FIELD REGULATIONS.

LATROBE ROAD

PLANTING AT THE ENTRY TO THE PROJECT WILL INCLUDE DISTINCTIVE PLANTINGS SUCH AS GRAPE MYRTLE TREES, ITALIAN CYPRESS AND WHITE CARPET ROSE.

SEE SHEET L1.1  
MATCH LINE

## PARKING LOT SHADE CALCULATIONS

TREE SYMBOL	NO. OF TREES	SHADE PROVIDED	PERCENT SHADE
ACE. SBL	11 (107) = 1,171	2 (254) = 108	
LAS. NAT.	1 (49) = 49	3 (246) = 738	
LAS. TUS.		26 (57) = 4,082	
MAY. BOA.		12 (57) = 1,864	
OLE. SPA.		5 (246) = 1,230	
PLA. CCL.	19 (162) = 12,506	43 (48) = 20,889	
ULM. TRU.	4 (162) = 5,948	40 (48) = 14,240	

TOTAL PAVED AREA: 146,880 s.f.  
SHADE REQUIRED: 73,440 s.f.  
SHADE PROVIDED: 104,844 s.f.  
PERCENT SHADE: 72%

## PLANT SCHEDULE

TREES	CODE	QTY.	BOTANICAL NAME / COMMON NAME
	ACE SBL	15	Acer rubrum 'Red Sweet' / Red Sweet Maple
	CIP SDH	11	Cupressus sempervirens / Italian Cypress
	LAS NAT	30	Lagerstroemia x 'Natchez' / Crepe Myrtle
	LAS TUS	44	Lagerstroemia x 'Tuscanora' / Crepe Myrtle Carol Pkt.
	MAY BOA	23	Hedera helix / Hedger Tree
	OLE SPA	16	Olea europaea 'Sun Hit' / Sun Hit Olive
	PHO CAN	3	Phoenix canariensis / Canary Island Date Palm
	PIS KEI	74	Peloclea chinensis 'Kath Dewey' / Kath Dewey Chinese Peloclea
	PLA GOL	86	Platanus x 'acutifolia Columbia' / Linden Plane Tree
	RHA STA	27	Rhytidolepis indica 'Majestic Beauty' / Majestic Beauty Indian Hawthorne Standard
	ULM TRU	36	Ulmus parvifolia 'True Green' / True Green Elm

## POTENTIAL SEEDS

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 YUH: Callitriche virens 'Little John' / Dwarf Hopping Bittershrub
	COL SUN: Cotoneaster palmatus 'Sunset Gold' / Golden Branch Of Heaven
	ERI KAR: Erigeron karwinskianus / Santa Barbara Daisy
	FIG RH: Ficus pumila / Climbing Fig - Shaded
	GRE NOE: Granitella x 'Noelle' / Granitella
	HEM HYD: Hemerocallis x 'Yellow' / Daylily
	LAV MON: Lavandula monardana 'Lavender' / Lavender Lantana
	LAV STD: Lavandula stoechas / Spanish Lavender
	PAR TR: Parthenoclelea iricapsulata / Boston Ivy - Shaded
	PHO BRO: Phoenix tataru 'Bronze Baby' / Bronze Baby New Zealand Palm
	RHA BAL: Rhytidolepis indica 'Ballarina' / Ballarina Indian Hawthorn
	XYL GOH: Xylocarpus longistylus / Sting Xylocarpus

## POTENTIAL SEEDING COVERS

CODE	BOTANICAL NAME / COMMON NAME
	ARC BE: Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita
	CLE ARH: Clematis armandi / Evergreen Clematis
	GLY CAL: Glycyrrhiza calliactoides / Violet Trumpet Vine
	FIG RH: Ficus pumila / Climbing Fig
	RDS PLO: Rosa x 'Noonshade' / Flower Carpet Rosa SD/SD Red # 1666
	RDS PRO: Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary



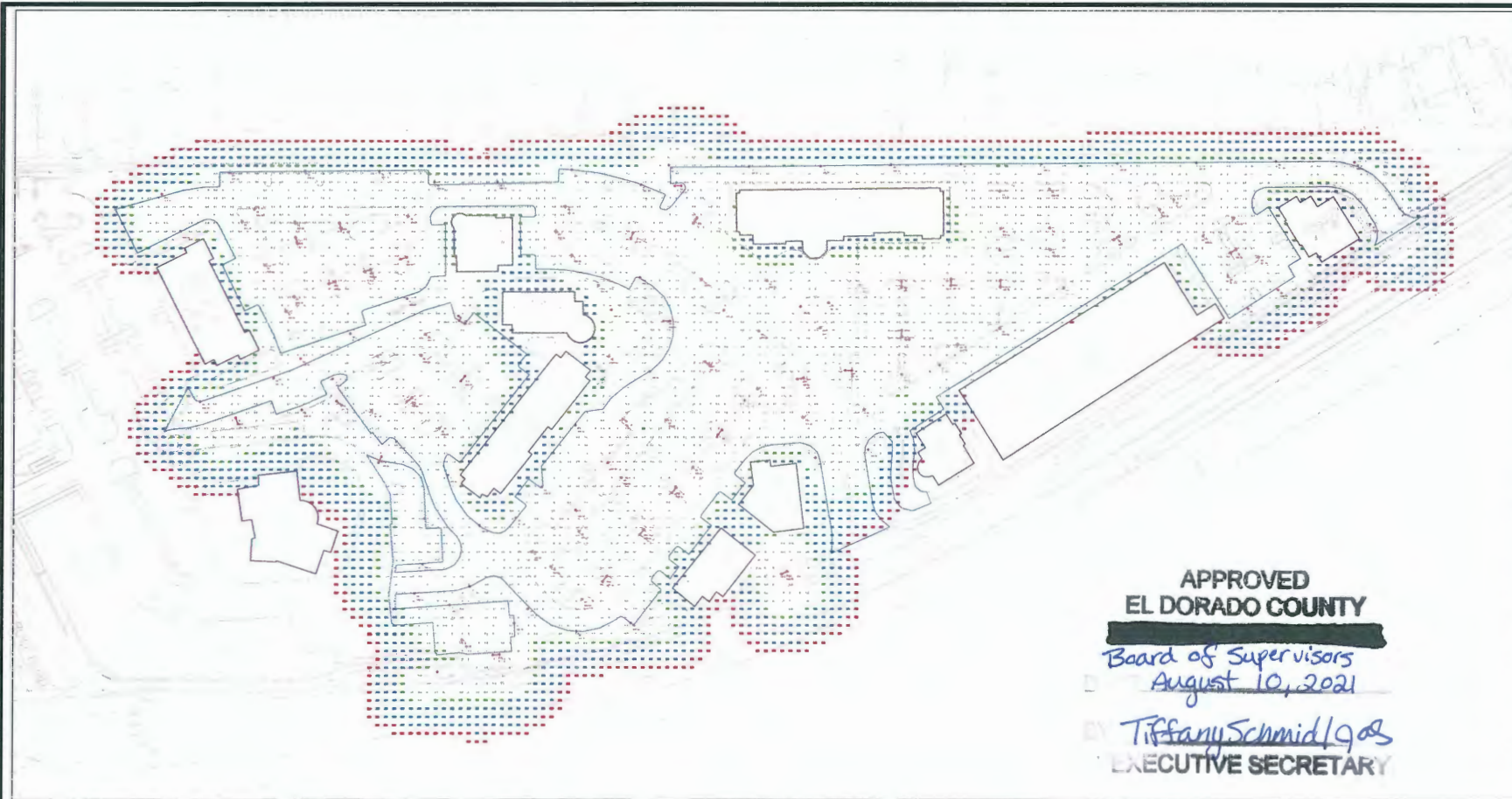
JEFF AMBROSIA, ASLA CAD2  
2225 HIGH STREET  
JANESVILLE, CALIFORNIA 95829  
TEL: (916) 885-9900  
FAX: (916) 885-9902  
www.yamasaki-la.com

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

Scale: 1" = 20'  
**PLANTING PLAN B**

Project: 2016	Sheet: L1.2
Design: 2016	
Date: 11/27/16	
Drawn: 2016/2016	
Scale: AS/200-FL	

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



**APPROVED  
EL DORADO COUNTY**  
[REDACTED]  
*Board of Supervisors*  
*August 10, 2021*  
*Tiffany Schmid / gms*  
**EXECUTIVE SECRETARY**

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.

**LIGHTING  
SYSTEMS**

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

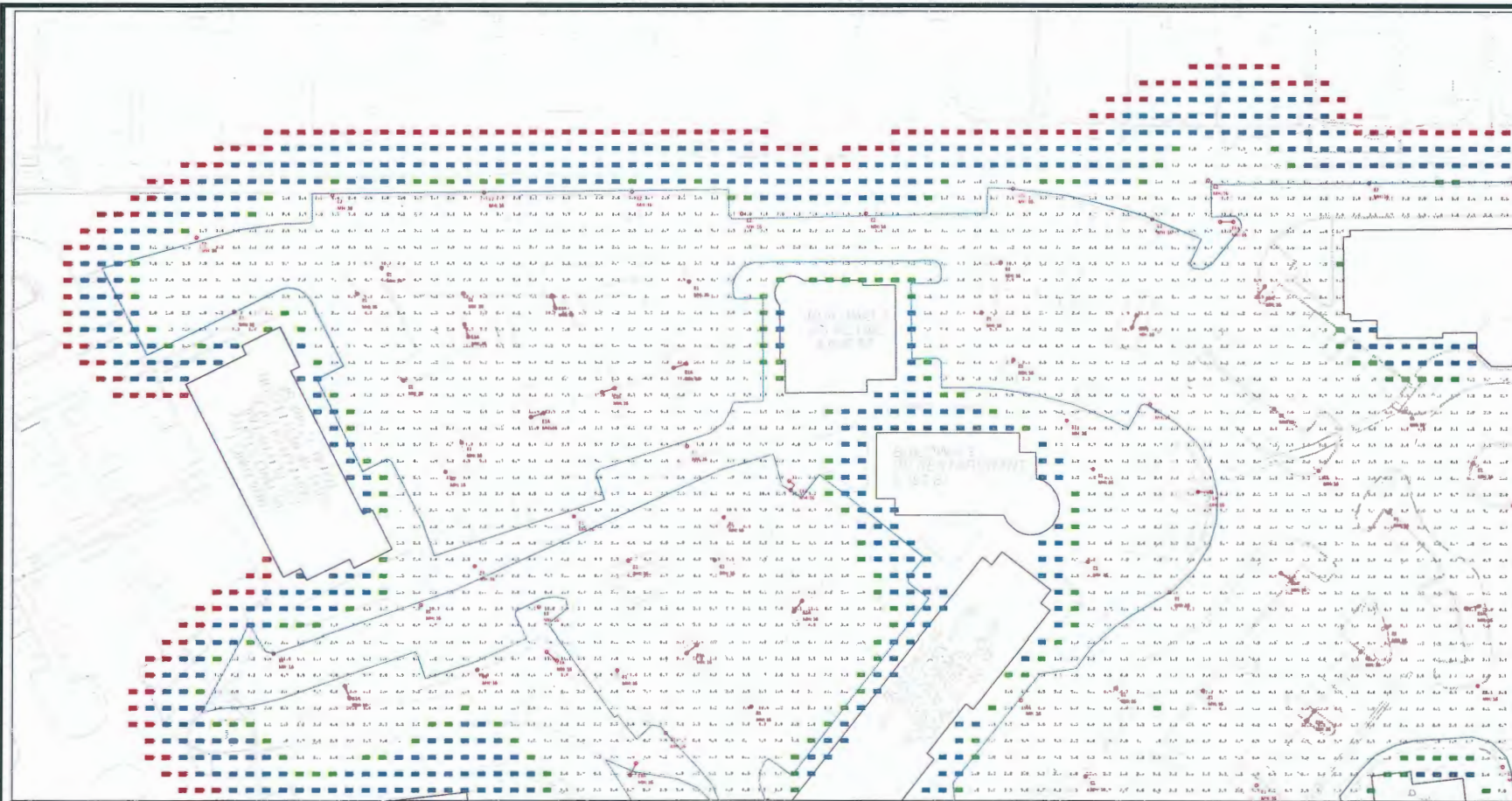
Filename: Montano Retail Center\_05-24-18 - REV01.AGI

Date: 5/24/2018

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

Page 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.
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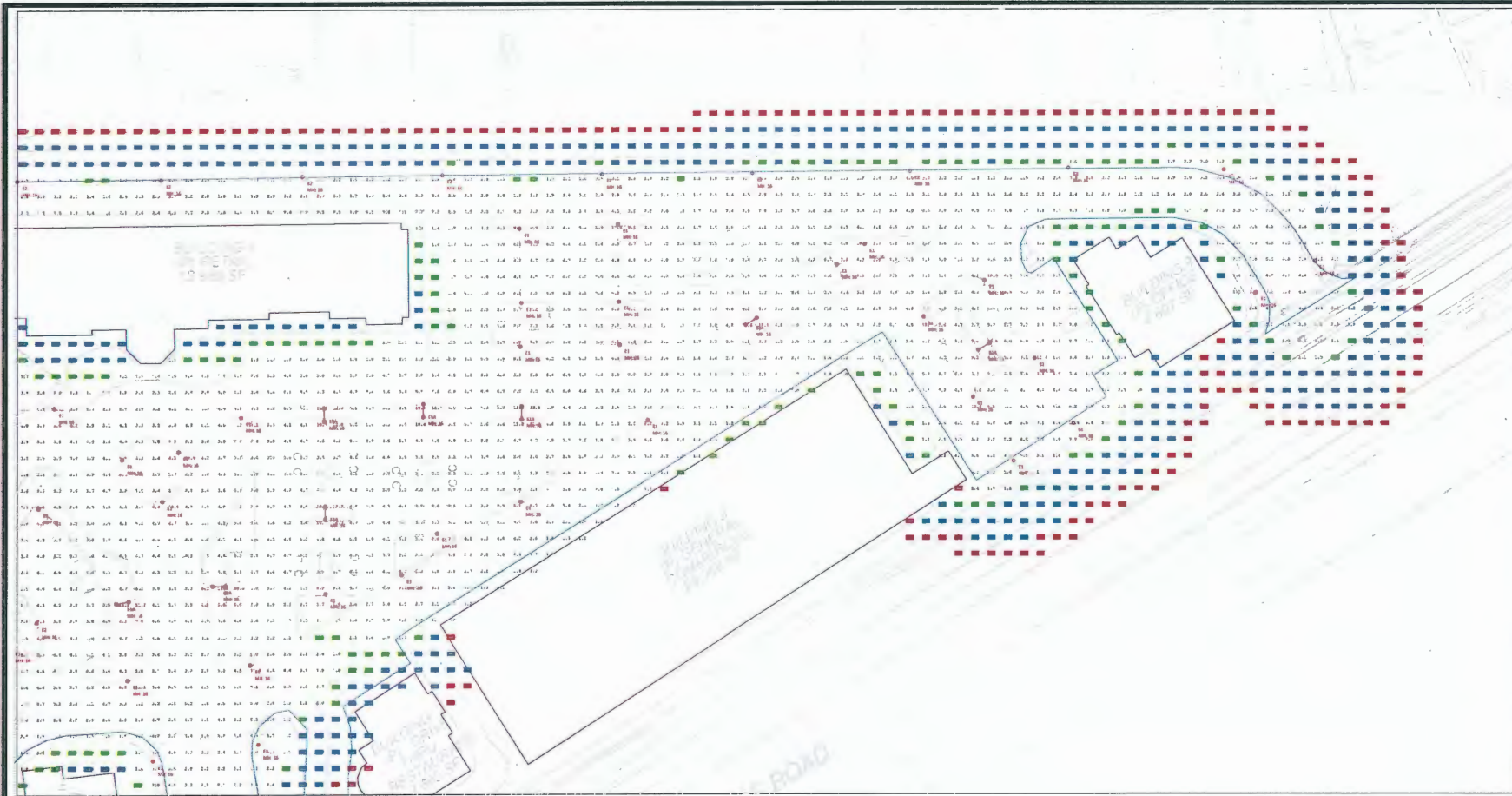
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Page 2 of 6

# 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
Complete Site and Spill	illuminance	Fc	2.69	15.4	0.0	N.A.
Parking and Drive Areas Only	illuminance	Fc	3.89	13.9	0.0	N.A.

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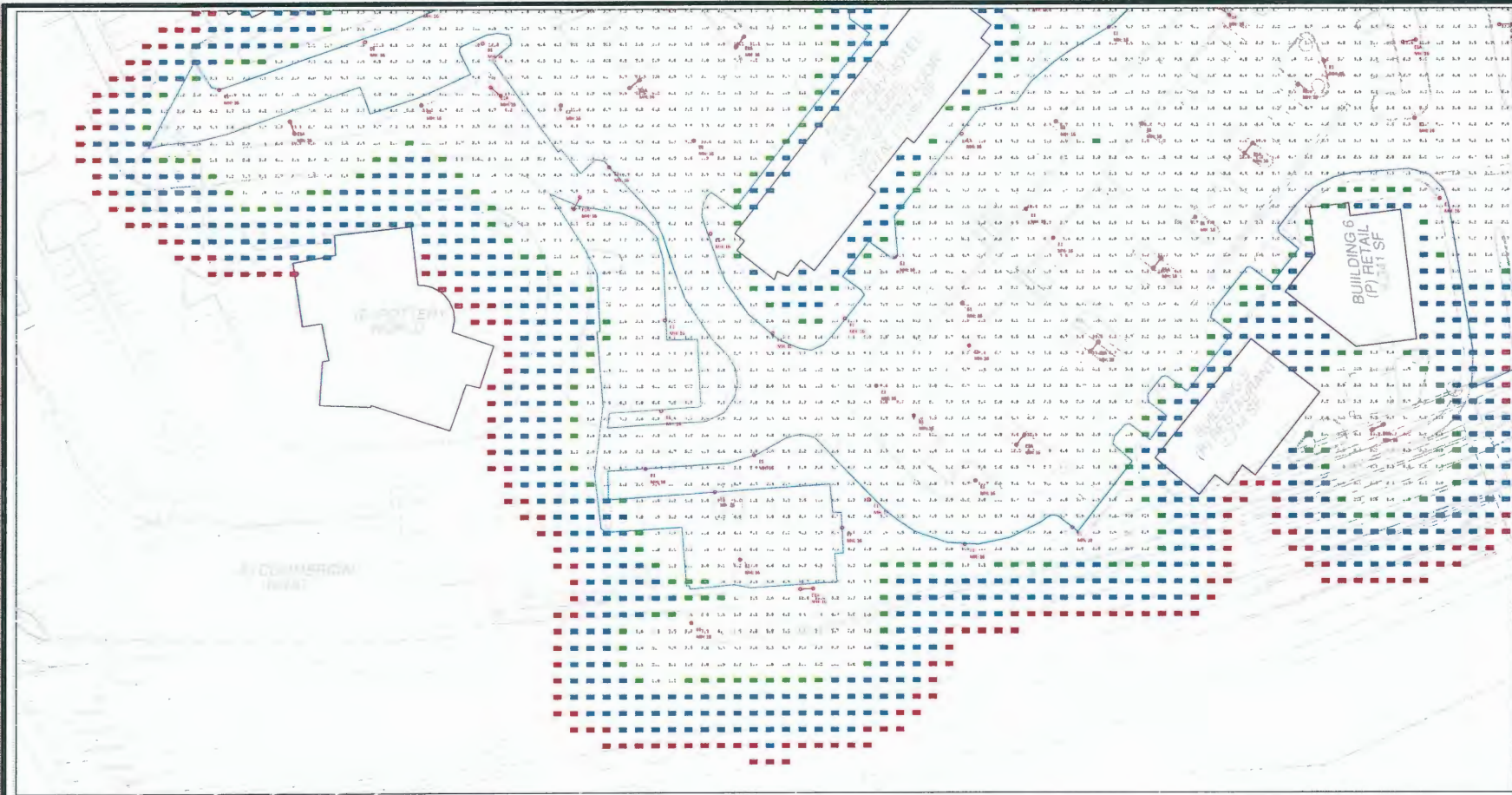
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Page 3 of 6

# 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							
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Complete Site and Spill	Illuminance	Fc	2.69	15.4	0.0	N.A.	N.A.
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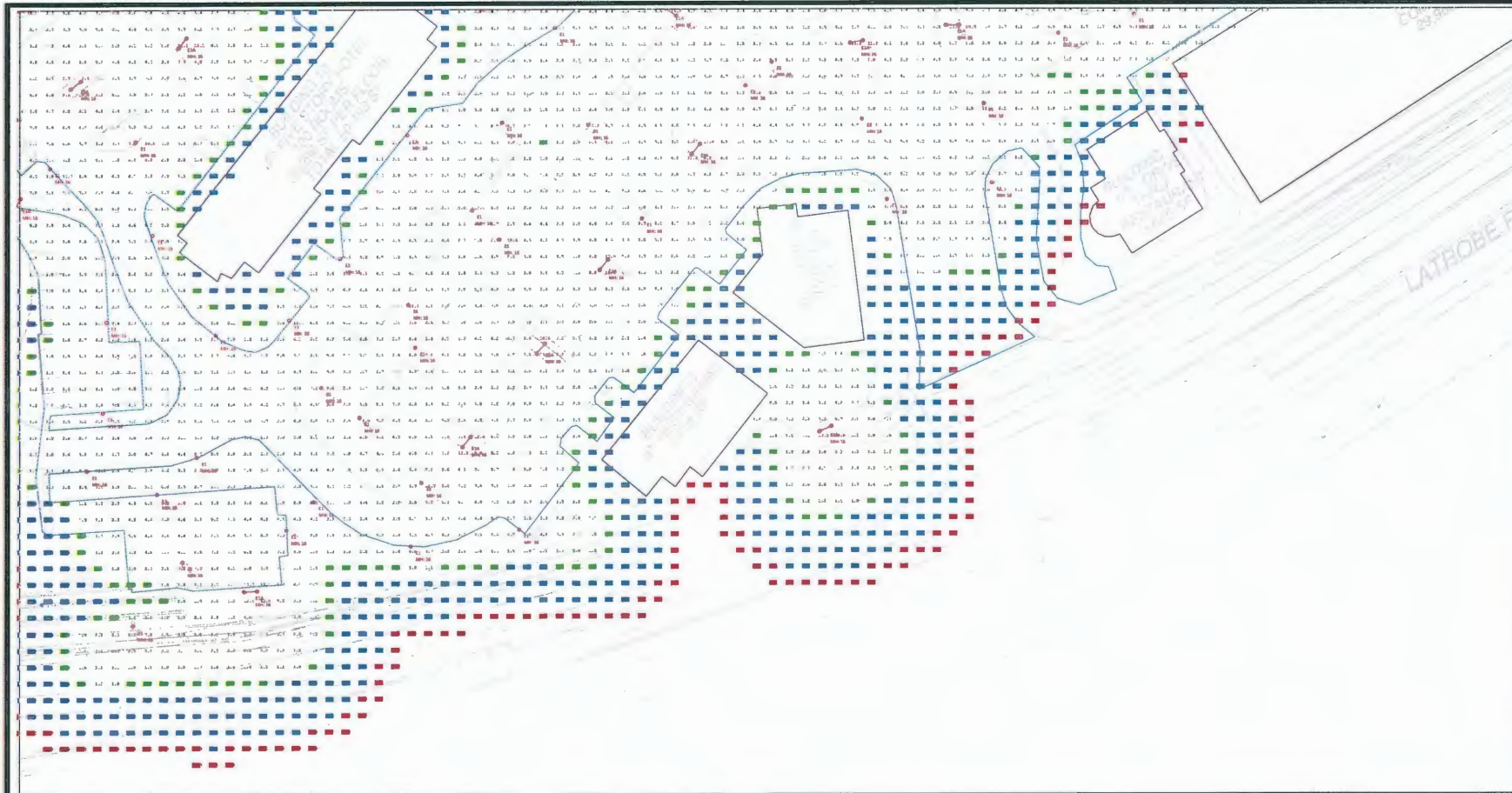
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Page 4 of 6

# 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						
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Complete Site and Spill	Illuminance	Fc	2.69	15.4	0.0	N.A.
Parking and Drive Areas Only	Illuminance	Fc	3.89	13.9	0.0	N.A.

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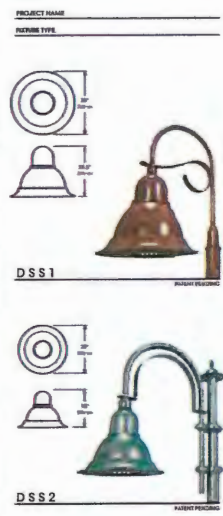
Montano Retail Center

Filename: Montano Retail Center\_05-24-18 - REV01.AGI

## SOLID STATE AREA LIGHTING DSS SERIES - LED SPECIFICATIONS

**HOUSING**  
Housing is heavy gauge cast aluminum (D61) or 0.130" thick, zinc aluminum with anod. (D85) lens housing is 0.060" thick zinc aluminum with integrated LED module and lens housing is a series of top and bottom for convective cooling of LED module. Top Driver chamber is sealed from LED Module chamber. Rubber foot cradling mount is welded to housing and isolates shock leveling and installation.

**REFLECTOR MODULE**  
Low copper A306 alloy (4.7% copper) cast aluminum housing integrated clear lensed glass face sheet with continuous silicone gasket, protect emitter (LED) and another ReflectorPhos optics, and with the module from water intrusion and environmental contaminants. Module is sealed to meet an IP67 rating. Each emitter is optically controlled by a ReflectorPhos injection molded from HD acrylic (3 types per module: one from 65° - 80°, one from 85° - 85°, one from 85° - 77°). Each ReflectorPhos has indexing site for aiming and is secured to an optical plate made of metal block anodized aluminum. The optical plate locates every ReflectorPhos over an emitter. ReflectorPhos are exposed to the optical plate with a UV curing adhesive. The ReflectorPhos are exposed to protect IES Type II, III, IV and V distributions. Thermal and optical stability is maintained in 90° increments. Both module and driver are factory wired using water resistant, insulated cord.



DSS 1

DSS 2

## DSS SERIES - LED

**MOUNTING STYLES**

**WALL MOUNT**

**LED MODULES**

**MAX INPUT WATTAGE**

MODEL	OPTICS	LED	VOLTAGE	MOUNTING	FINISH	OPTIONS
100	LED	3000K	120V	WALL MOUNT	BLACK	...
100	LED	3000K	120V	WALL MOUNT	WHITE	...
100	LED	3000K	120V	WALL MOUNT	BLACK	...
100	LED	3000K	120V	WALL MOUNT	WHITE	...

## DSS SERIES - LED

### LED/ELECTRICAL GUIDE

LED COLOR TEMP	EMITTER TYPE	SOURCE	NOMINAL LUMENS PER FOOT	NOMINAL LUMENS PER FOOT	NOMINAL LUMENS PER FOOT	LED OUTPUT PER FOOT	EMITTER TYPE	VOLTS	WATT	WATT PER FOOT
40	LED	40 W LED Optimal Module - 2000mA	4,381	4,761	4,567	84,000*	40W	68	180	0.46
40	LED	40 W LED Optimal Module - 2000mA	6,821	6,182	6,689	84,000*	40W	79	199	0.50
40	LED	40 W LED Optimal Module - 7000mA	7,815	6,079	7,465	84,000*	40W	109	250	0.51
40	LED	40 W LED Optimal Module - 7000mA	6,131	7,119	6,527	84,000*	40W	107	247	0.48
40	LED	40 W LED Optimal Module - 2000mA	6,388	4,687	6,572	84,000*	40W	76	185	0.49
40	LED	40 W LED Optimal Module - 2000mA	6,098	6,159	6,121	84,000*	40W	108	197	0.48
40	LED	40 W LED Optimal Module - 7000mA	7,982	4,988	7,584	84,000*	40W	108	198	0.49
40	LED	40 W LED Optimal Module - 7000mA	15,468	6,130	10,600	84,000*	40W	134	180	1.13
40	LED	40 W LED Optimal Module - 2000mA	2,101	4,078	7,289	84,000*	40W	66	120	0.27
40	LED	40 W LED Optimal Module - 7000mA	6,984	6,776	10,338	84,000*	40W	100	180	0.59
40	LED	40 W LED Optimal Module - 7000mA	15,468	6,130	10,600	84,000*	40W	147	180	1.46
100	LED	100 W LED Optimal Module - 2000mA	13,865	11,364	15,216	84,000*	100W	109	180	0.91
100	LED	100 W LED Optimal Module - 2000mA	6,862	2,795	6,388	84,000*	100W	109	180	0.49
100	LED	100 W LED Optimal Module - 2000mA	6,882	6,130	6,487	84,000*	100W	142	180	1.14
100	LED	100 W LED Optimal Module - 2000mA	10,861	10,784	10,827	84,000*	100W	142	180	1.14
100	LED	100 W LED Optimal Module - 2000mA	12,813	11,871	13,148	84,000*	100W	142	180	1.14
100	LED	100 W LED Optimal Module - 2000mA	10,861	6,888	10,874	84,000*	100W	138	180	1.09
100	LED	100 W LED Optimal Module - 2000mA	11,118	9,776	11,643	84,000*	100W	142	180	1.14
100	LED	100 W LED Optimal Module - 2000mA	14,713	10,811	14,087	84,000*	100W	142	180	1.46
100	LED	100 W LED Optimal Module - 2000mA	16,870	13,809	14,164	84,000*	100W	142	180	1.60

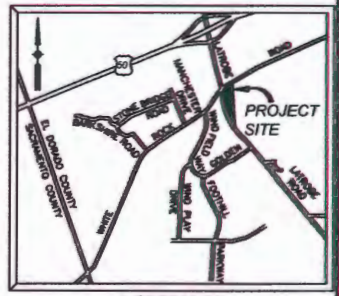
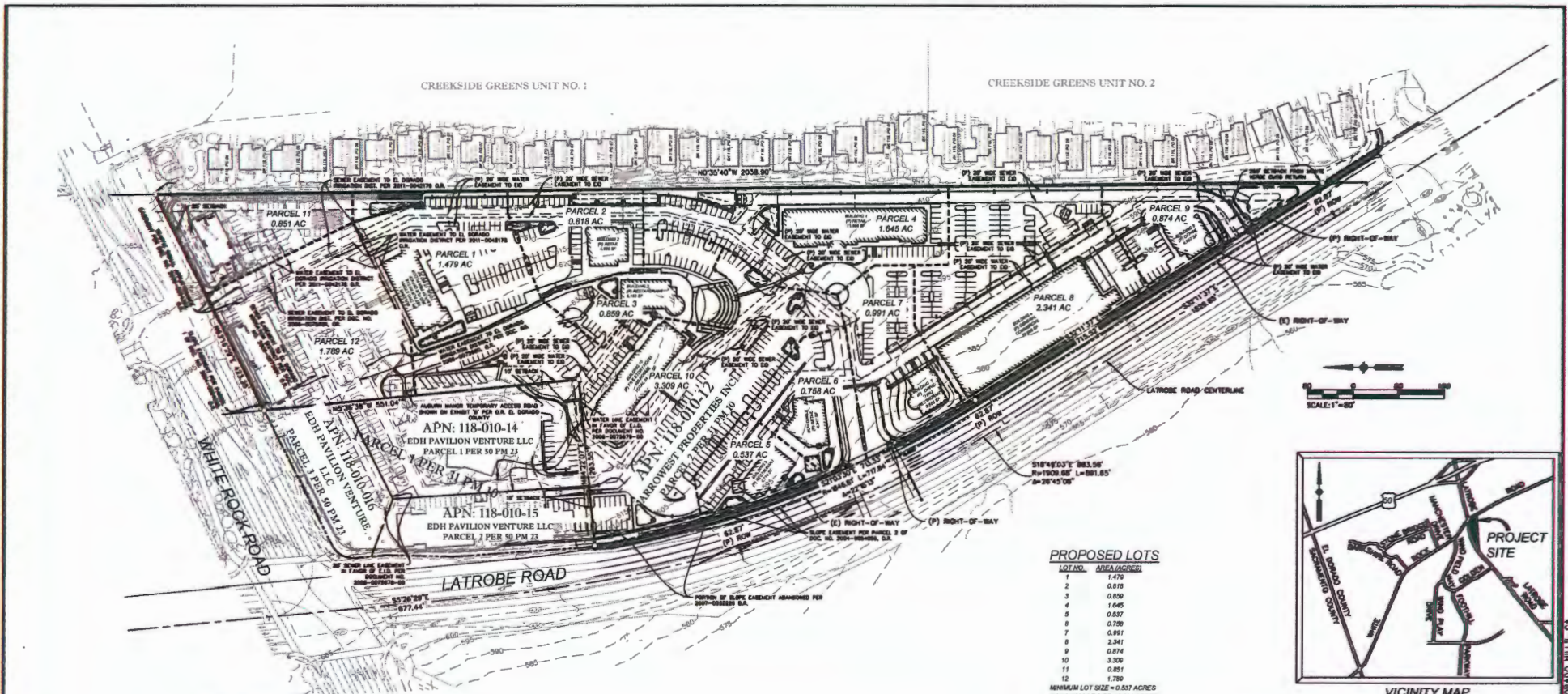
U.S. Architectural Lighting

U.S. Architectural Lighting

U.S. Architectural Lighting

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

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



**PROPOSED LOTS**

LOT NO.	AREA (ACRES)
1	1.479
2	0.816
3	0.850
4	1.645
5	0.837
6	0.789
7	0.991
8	2.341
9	0.874
10	3.309
11	0.851
12	1.700

MINIMUM LOT SIZE = 0.837 ACRES  
MAXIMUM LOT SIZE = 3.309 ACRES  
(SEE SHEET TMS 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 13-2013339-C AMENDED, AND IS DATED FEBRUARY 27, 2013.

**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**  
BLANKET RECIPROCAL ACCESS AND UTILITY EASEMENTS TO BE RECORDED WITH FINAL MAP AND INCLUDED IN CCARTS

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THAT CERTAIN RECORD OF SURVEY MAP RECORDED IN BOOK 26 OF RECORD OF SURVEYS, AT PAGE 21, AND WAS ESTABLISHED FROM RECORD MONUMENTS SHOWN HEREON.

**BENCHMARK:**  
S.I.M. U-127 ELEV = 571.285 (N.G.V.D. DATUM)  
3" BRASS DISK LOCATED IN TOP OF ROCK APPROXIMATELY 75 FEET SOUTHEAST OF THE CENTERLINE OF WHITE ROCK ROAD AT A POINT OF 1500 FEET SOUTHWEST OF LATROBE ROAD.

**SECTION, TOWNSHIP AND RANGE**  
PORTION OF SOUTH 1/4 OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 9 EAST, M.D.B. 8-N.

**BASIS OF TOPOGRAPHY**  
THE SOURCE OF VERTICAL TOPOGRAPHY SHOWN HEREON IS A COMBINATION OF AN AERIAL PHOTOGRAMMETRIC TOPO COMPILED BY CARTRIGHT AERIAL SURVEYS PER PHOTO DATE OF FEBRUARY 27, 2008, IMPROVEMENT PLANS AND AS BUILT SURVEY FIELD TOPO.

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

ZONING ADMINISTRATOR: \_\_\_\_\_  
APPROVAL / DENIAL DATE: \_\_\_\_\_  
BOARD OF SUPERVISORS: \_\_\_\_\_  
APPROVAL / DENIAL DATE: \_\_\_\_\_

**APPROVED**  
**EL DORADO COUNTY**  
Board of Supervisors  
August 10, 2021  
Tiffany Schmid Kjos  
EXECUTIVE SECRETARY

- NOTES:**
- SEE SHEETS C2 & C3 FOR PROPOSED FINISHED CONTOURS, GRADING, AND UNDERGROUND STORM DRAIN IMPROVEMENTS.
  - 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 95830  
Ph: 916-284-2555

**PREPARER OF MAP**  
RFE ENGINEERING, INC.  
2280 DOUGLAS BOULEVARD, SUITE 100  
ROSEVILLE, CA 95681

**APPLICANT**  
MONTANO VENTURE I, LLC  
1000 WHITE ROCK ROAD, SUITE 700  
EL DORADO HILLS, CA 95830  
Ph: 916-284-2555

**DATE OF PREPARATION**  
June 12, 2017



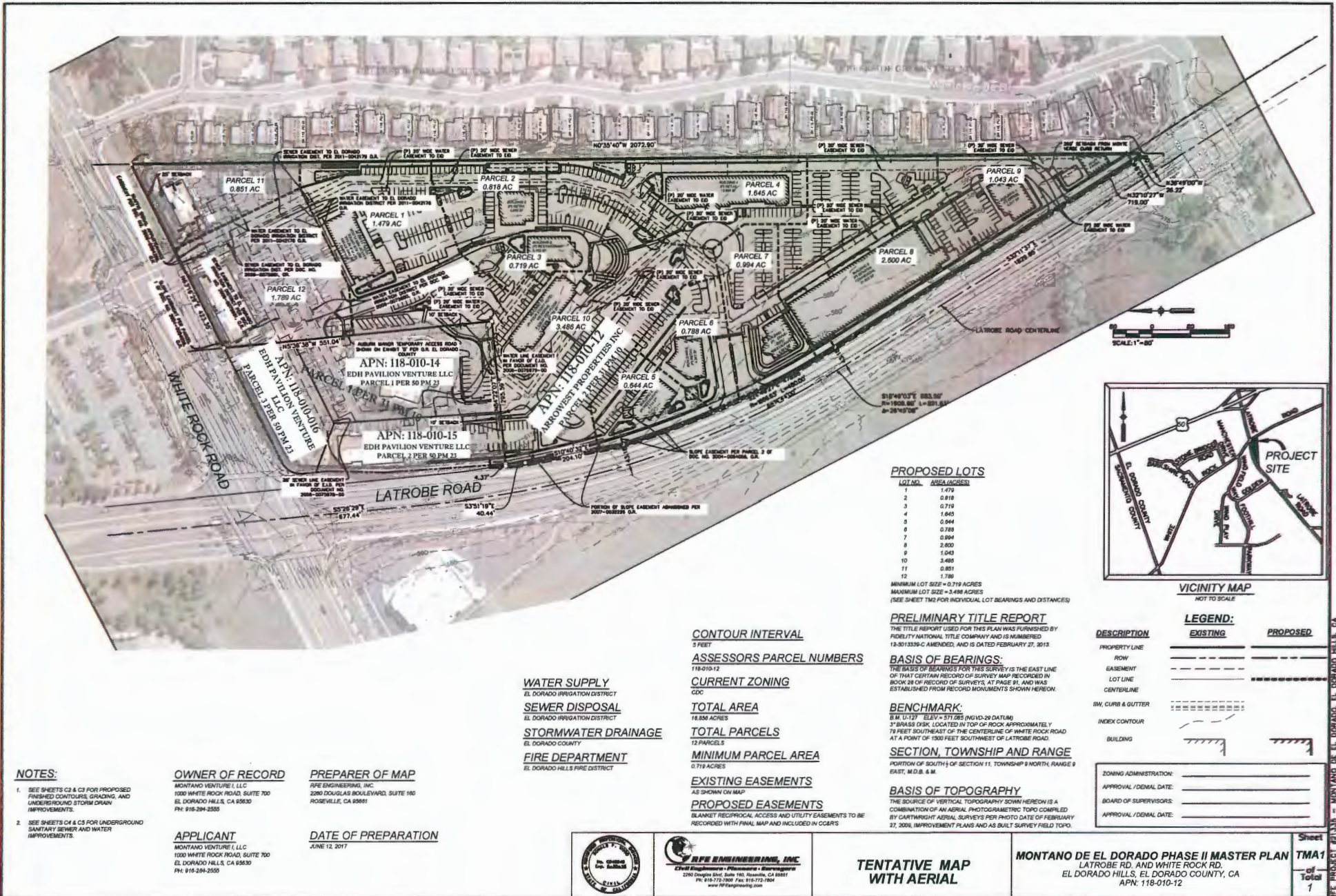
**TENTATIVE MAP**

**MONTANO DE EL DORADO PHASE II MASTER PLAN**  
WHITE ROCK ROAD & LATROBE ROAD  
EL DORADO HILLS, EL DORADO COUNTY, CA  
APN: 118-010-12

Sheet  
**TM1**  
of  
Total  
17

# Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT T

## TENTATIVE PARCEL MAP



**NOTES:**

- SEE SHEETS C2 & C3 FOR PROPOSED FINISHED CONTOURS, GRADING, AND UNDERGROUND STORM DRAIN IMPROVEMENTS.
- 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 95830  
PH: 916-284-2555

**APPLICANT**

MONTANO VENTURE I, LLC  
1000 WHITE ROCK ROAD, SUITE 700  
EL DORADO HILLS, CA 95830  
PH: 916-284-2555

**PREPARER OF MAP**

RPE ENGINEERING, INC.  
2080 DOUGLAS BOULEVARD, SUITE 160  
ROSEVILLE, CA 95661

**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**

3 FEET

**ASSESSORS PARCEL NUMBERS**

118-010-12

**CURRENT ZONING**

CDC

**TOTAL AREA**

18.88 ACRES

**TOTAL PARCELS**

12 PARCELS

**MINIMUM PARCEL AREA**

0.719 ACRES

**EXISTING EASEMENTS**

AS SHOWN ON MAP

**PROPOSED EASEMENTS**

BLANKET RECIPROCAL ACCESS AND UTILITY EASEMENTS TO BE RECORDED WITH FINAL MAP AND INCLUDED IN CCRS

**PROPOSED LOTS**

LOT NO.	AREA (ACRES)
1	1.479
2	0.819
3	0.719
4	1.645
5	0.944
6	2.783
7	0.994
8	2.800
9	1.543
10	3.485
11	0.851
12	1.786

MINIMUM LOT SIZE = 0.719 ACRES  
MAXIMUM LOT SIZE = 3.488 ACRES  
(SEE SHEET TMR 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 13-3013339-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 81, AND WAS ESTABLISHED FROM RECORD MONUMENTS SHOWN HEREON.

**BENCHMARK:**

BM U-127 ELEV = 571.885 (NGVD-29 DATUM)

3" BRASS DISK, LOCATED IN TOP OF ROCK APPROXIMATELY 75 FEET SOUTHEAST OF THE CENTERLINE OF WHITE ROCK ROAD AT A POINT OF 150 FEET SOUTHWEST OF LATROBE ROAD.

**SECTION, TOWNSHIP AND RANGE**

PORTION OF SOUTH 1/4 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, 2006, IMPROVEMENT PLANS AND AS BUILT SURVEY FIELD TOPO.

**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: \_\_\_\_\_



**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









