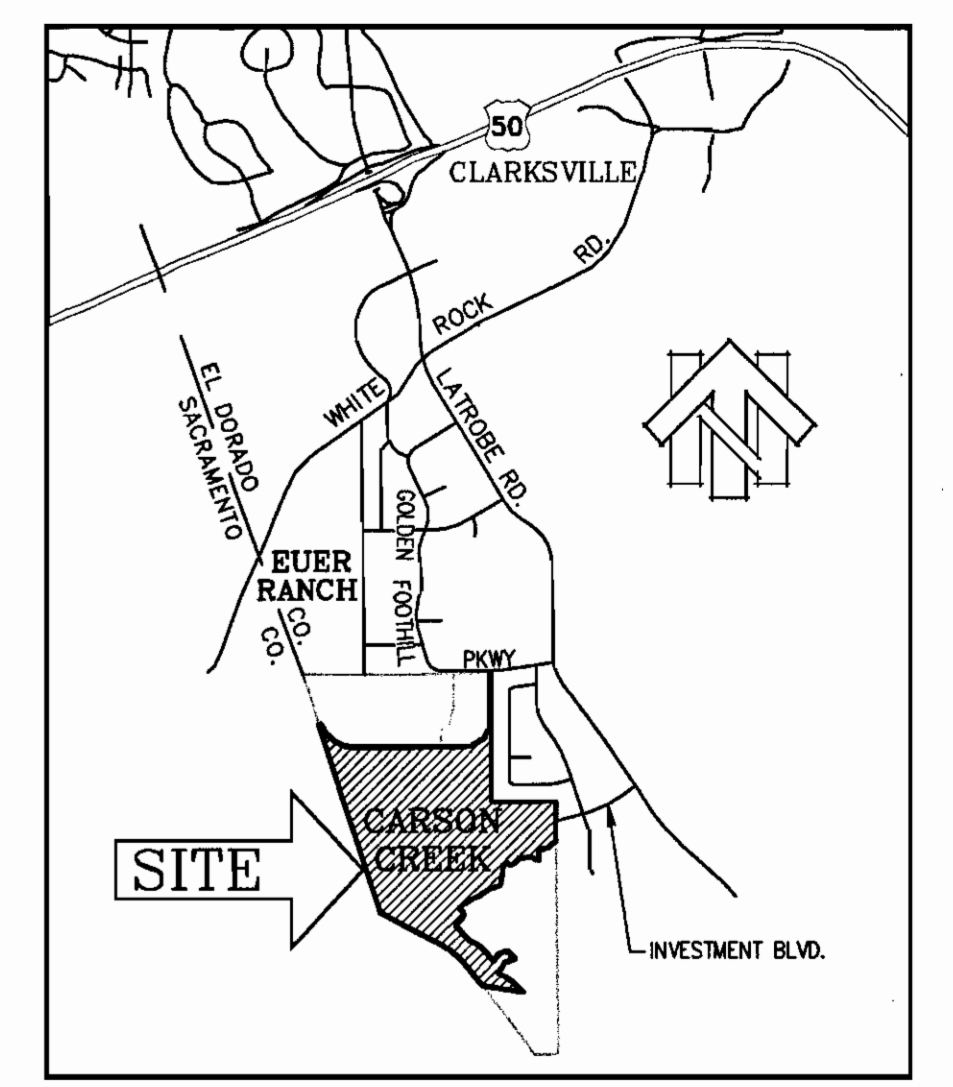


REVISED TENTATIVE MAP
CARSON CREEK, UNIT 2
PHASE TWO PORTION OF "CARSON CREEK SPECIFIC PLAN"
OVERALL LAYOUT AND ZONING

COUNTY OF EL DORADO
 MAY, 2015

SHEET 1 OF 2

STATE OF CALIFORNIA
 SCALE: 1"=200'



OWNERS / APPLICANT

LENNAR HOMES OF CALIFORNIA
 1420 ROCKY RIDGE DR #320
 ROSEVILLE, CA 95661

ENGINEER

cta Engineering & Surveying
 Civil Engineering • Land Surveying • Land Planning
 10000 Old River Road, Suite 200
 El Dorado Hills, CA 95762
 (916) 437-1100

MAP SCALE

1" = 200'

CONTOUR INTERVAL

CONTOUR INTERVAL: 5'

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP and RANGE

SECTIONS 15, 23 & 26, T. 9 N., R. 8 E. M.D.M.

ASSESSOR'S PARCEL NUMBERS

*117-570-10 *117-570-11 *117-570-14 *117-570-15

THE THREE APN'S COMPRISE A TOTAL OF 546.0 ACRES. THE PROPOSED PROJECT WHICH COMPRISES A PORTION OF THE 3 APN'S NOTED ABOVE CONSISTS OF 446.7 ACRES.

EXISTING/PROPOSED ZONING

SP-2 / MULTI FAMILY (MF), SINGLE FAMILY HIGH DENSITY (SFHD)

MINIMUM SINGLE FAMILY LOT AREA

4,577 SQUARE FEET

WATER, RECYCLED WATER SUPPLY & SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT (FIRE DEPT.)

DATE OF PREPARATION

MAY, 2015

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS CARSON CREEK, UNIT 2 OF THE "CARSON CREEK SPECIFIC PLAN" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

DAVID R. PROSSNOL R.C.E. 34520 **5-15-15** DATE

TOTAL AREA

299.96 ACRES

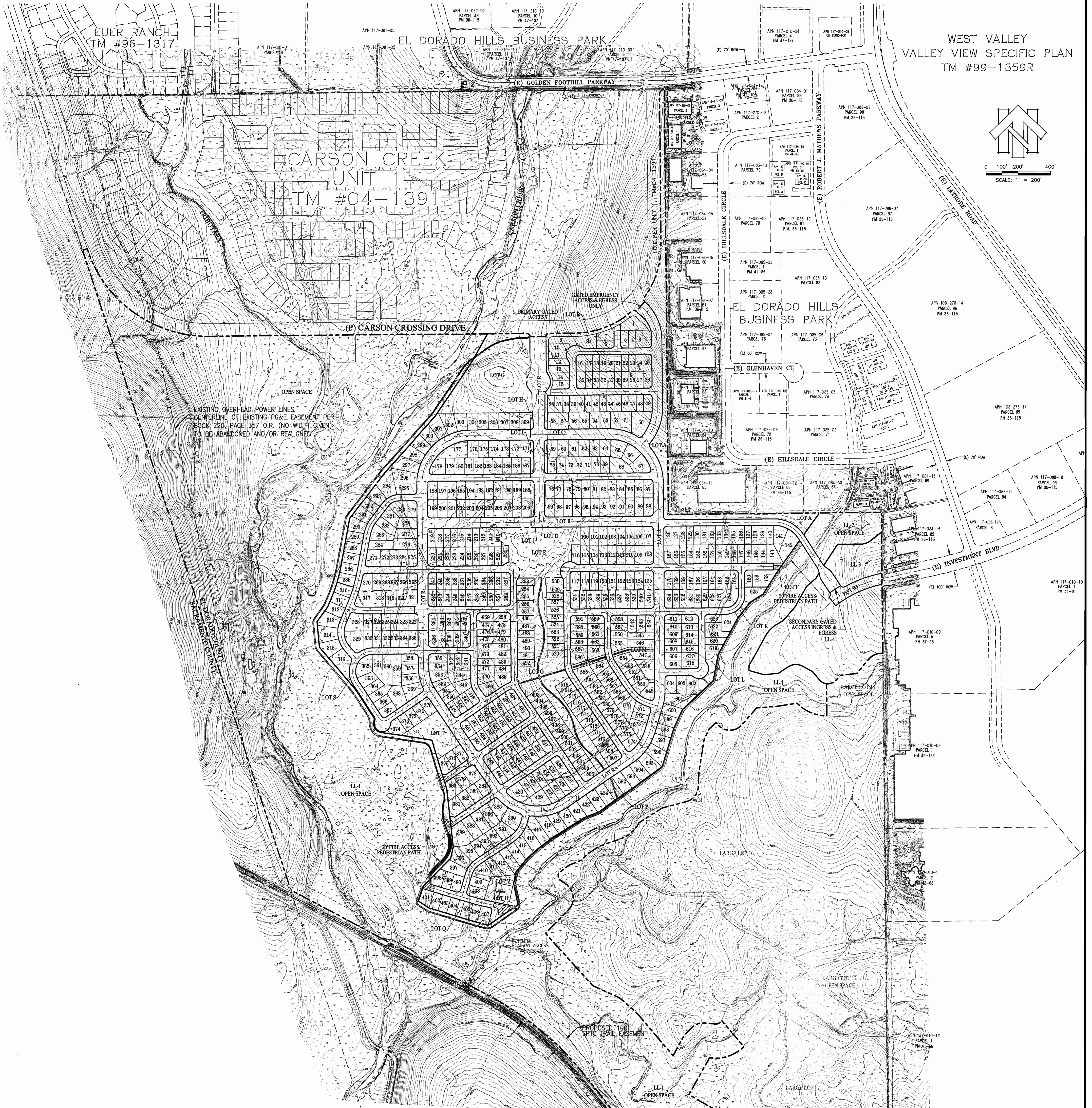
TOTAL NO. of LOTS/AREA per VILLAGE

VILLAGE 10	
TOTAL.....634 RESIDENTIAL LOTS	91.29 AC.
LOTS A THRU D, F, H THRU Q, S, & V (LANDSCAPE)	9.11 AC.
LOT E (SOCIAL CLUB HOUSE)	2.75 AC.
LOT G (PUBLIC PARK)	4.65 AC.
LOT T (PRIVATE PARK)	1.00 AC.
LOT U (EID LIFT STATION)	0.23 AC.
*LOT R (INTRACT PRIVATE ROADS)	32.84 AC.
LOT R1 (INVESTMENT BLVD EXTENSION)	0.56 AC.
LOT LL-1, LL-2 (OPEN SPACE)	148.19 AC.
LOT LL-3, LL-4 (RESEARCH & DEVELOPMENT)	9.34 AC.
TOTAL, UNIT 2	299.96 AC.

*THE CONFIGURATION OF LOT R IS DEPENDENT ON THE UNIT PHASING AND ITS ASSOCIATED FINAL MAP.

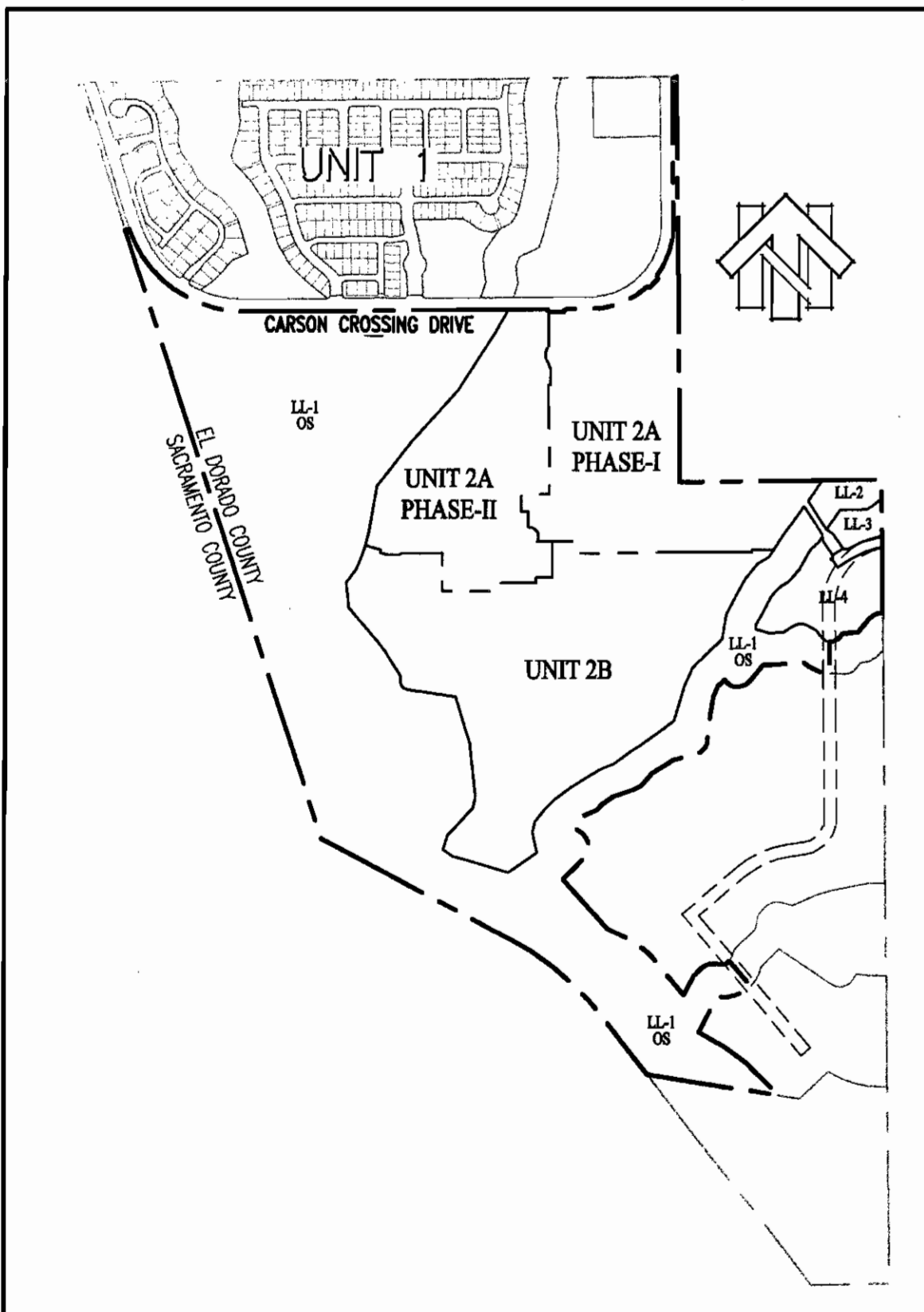
NOTE

SUBDIVIDER RESERVES THE RIGHT TO ADJUST THE RESIDENTIAL LOT SIZES WITHIN THE TENTATIVE MAP IN CONFORMANCE WITH THE "CARSON CREEK SPECIFIC PLAN" DEVELOPMENT STANDARDS.



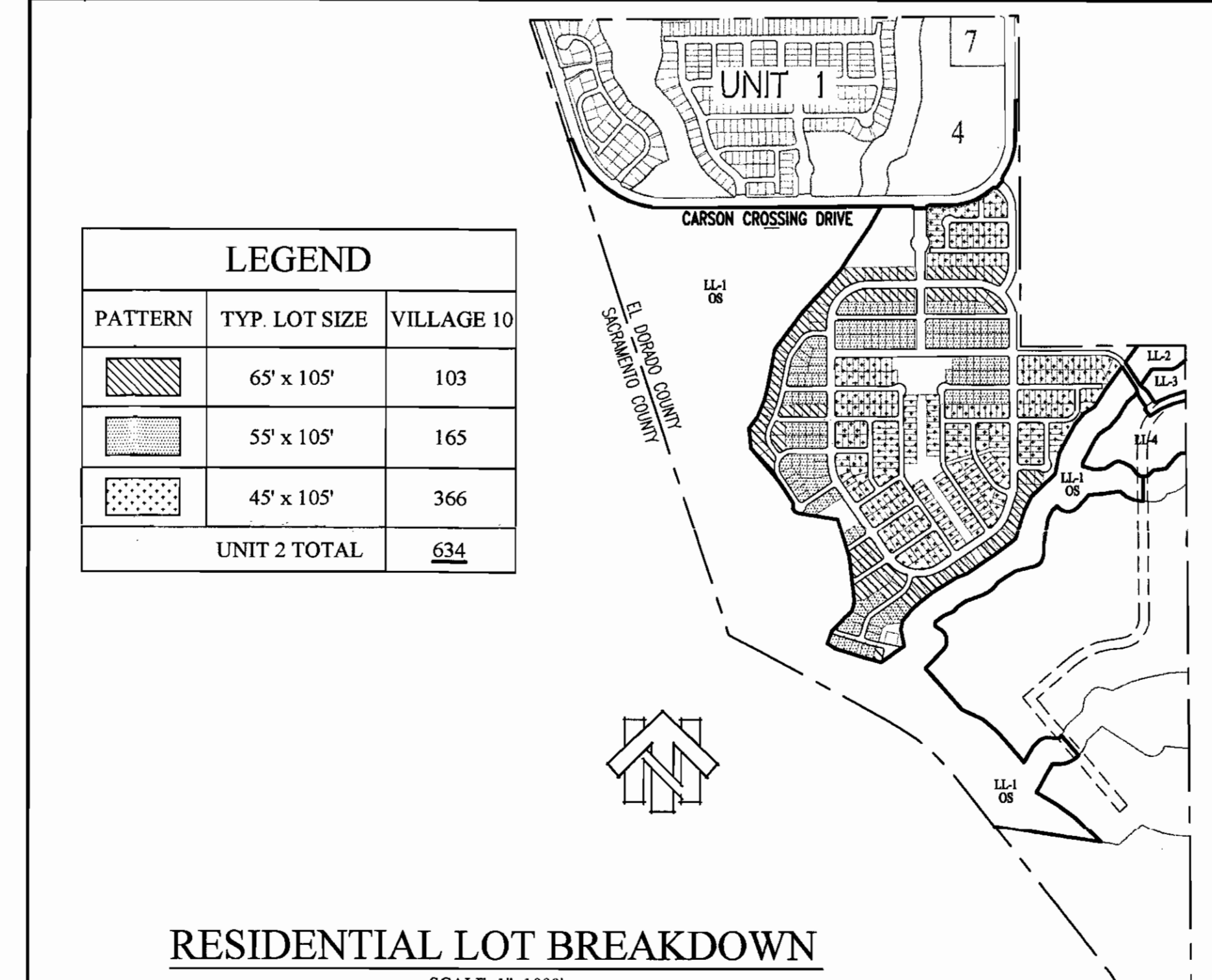
PHASING PLAN NOTICE

THE FILING OF MULTIPLE FINAL MAPS WILL BE COMPLETED FOR THIS PROJECT. BY PROVIDING THIS NOTICE, THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, 2002 EDITION, SECTION 66456.1)



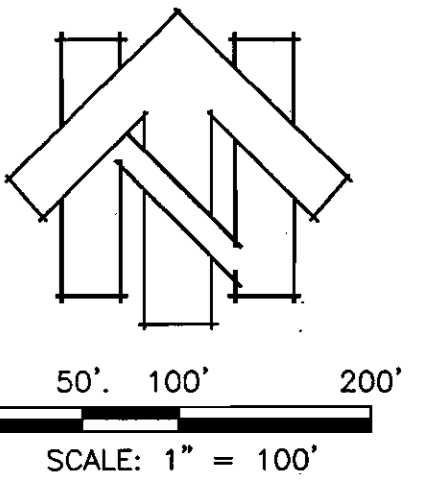
PHASING MAP
 NOT TO SCALE

PLANNING COMMISSION: _____
 APPROVAL/DATE: _____
 BOARD OF SUPERVISORS: _____
 APPROVAL/DATE: _____



APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 DATE: July 9, 2015
 BY: [Signature]
 EXECUTIVE SECRETARY

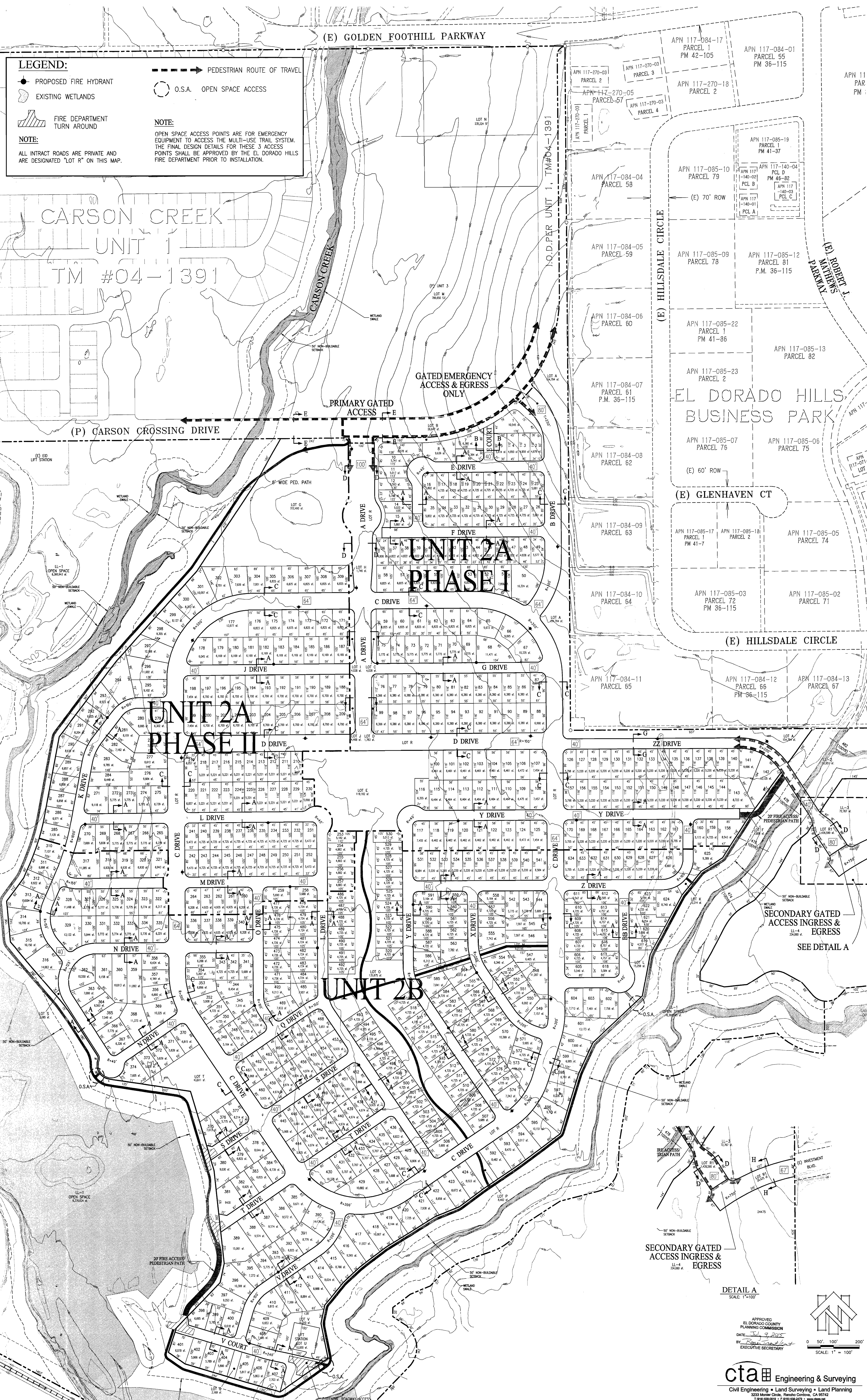
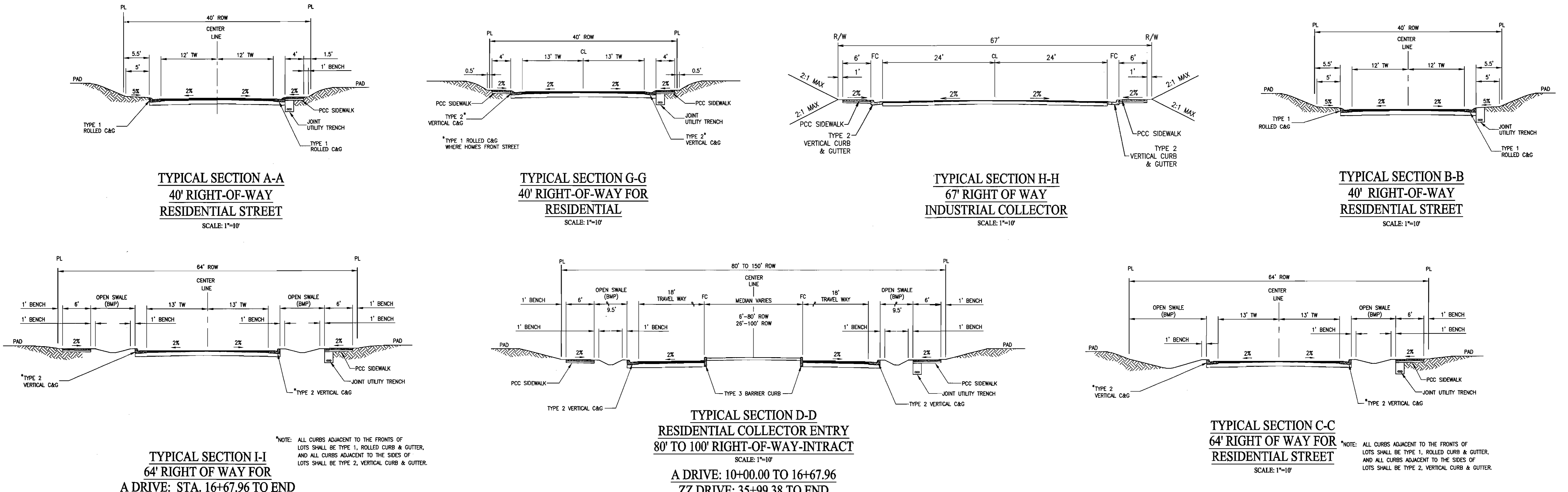
REVISED TENTATIVE MAP
CARSON CREEK, UNIT 2
PHASE TWO PORTION OF "CARSON CREEK SPECIFIC PLAN"
OVERALL LAYOUT AND ZONING



COUNTY OF EL DORADO
MAY, 2015

SHEET 2 OF 2

STATE OF CALIFORNIA
SCALE: 1"=200'



LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING WETLANDS
- FIRE DEPARTMENT TURN AROUND
- NOTE:** ALL INTRACT ROADS ARE PRIVATE AND ARE DESIGNATED "LOT R" ON THIS MAP.

NOTE: OPEN SPACE ACCESS POINTS ARE FOR EMERGENCY EQUIPMENT TO ACCESS THE MULTI-USE TRAIL SYSTEM. THE FINAL DESIGN DETAILS FOR THESE 3 ACCESS POINTS SHALL BE APPROVED BY THE EL DORADO HILLS FIRE DEPARTMENT PRIOR TO INSTALLATION.

NOTE: ALL CURBS ADJACENT TO THE FRONTS OF LOTS SHALL BE TYPE 1, ROLLED CURB & GUTTER. AND ALL CURBS ADJACENT TO THE SIDES OF LOTS SHALL BE TYPE 2, VERTICAL CURB & GUTTER.

NOTE: ALL CURBS ADJACENT TO THE FRONTS OF LOTS SHALL BE TYPE 1, ROLLED CURB & GUTTER. AND ALL CURBS ADJACENT TO THE SIDES OF LOTS SHALL BE TYPE 2, VERTICAL CURB & GUTTER.

APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 DATE:
 BY:
 EXECUTIVE SECRETARY

cta Engineering & Surveying
 Civil Engineering • Land Surveying • Land Planning
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