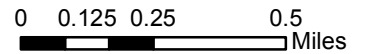


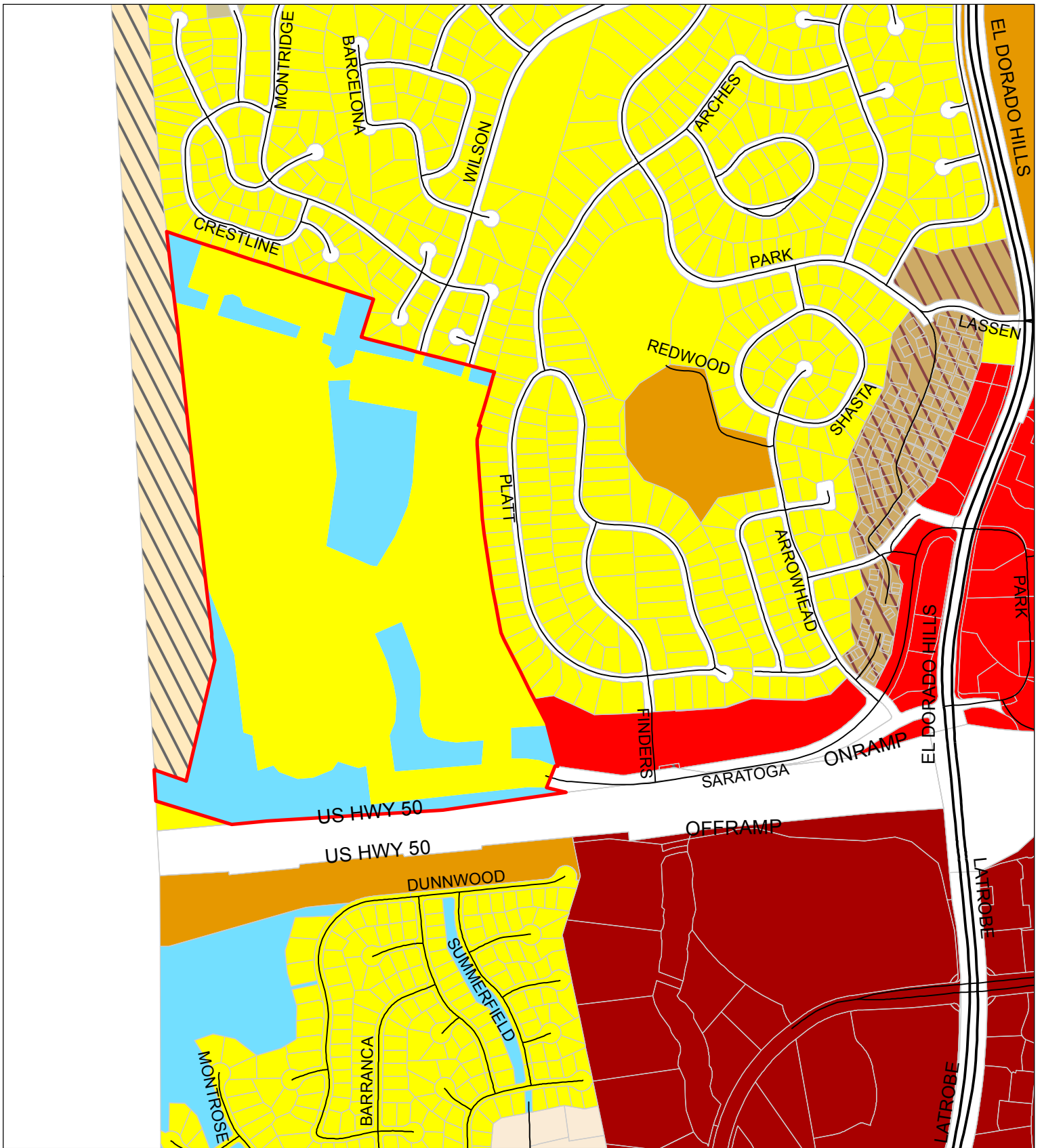
**File No. TM14-1520 /
Z14-0007 / PD14-0006
Location Map**

 Saratoga Estates Site



Saratoga Estates
Tentative Subdivision Map





**File No. TM14-1520 /
Z14-0007 / PD14-0006
Zoning Map**

Saratoga Estates
Tentative Subdivision Map

- Saratoga Estates Site
- CC = Commercial Community
- CG = Commercial General
- CL = Commercial Limited
- OS = Open Space
- R1 = Residential Single Unit

- RM = Residential Multi-Unit
- R20K = Residential 20,000
- R1A = Residential 1 Acre
- RF-H = Recreational Facility High
- PR-SP = Promontory Specific Plan
- TC = Transportation Corridor
- PD = Planned Development Overlay

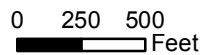
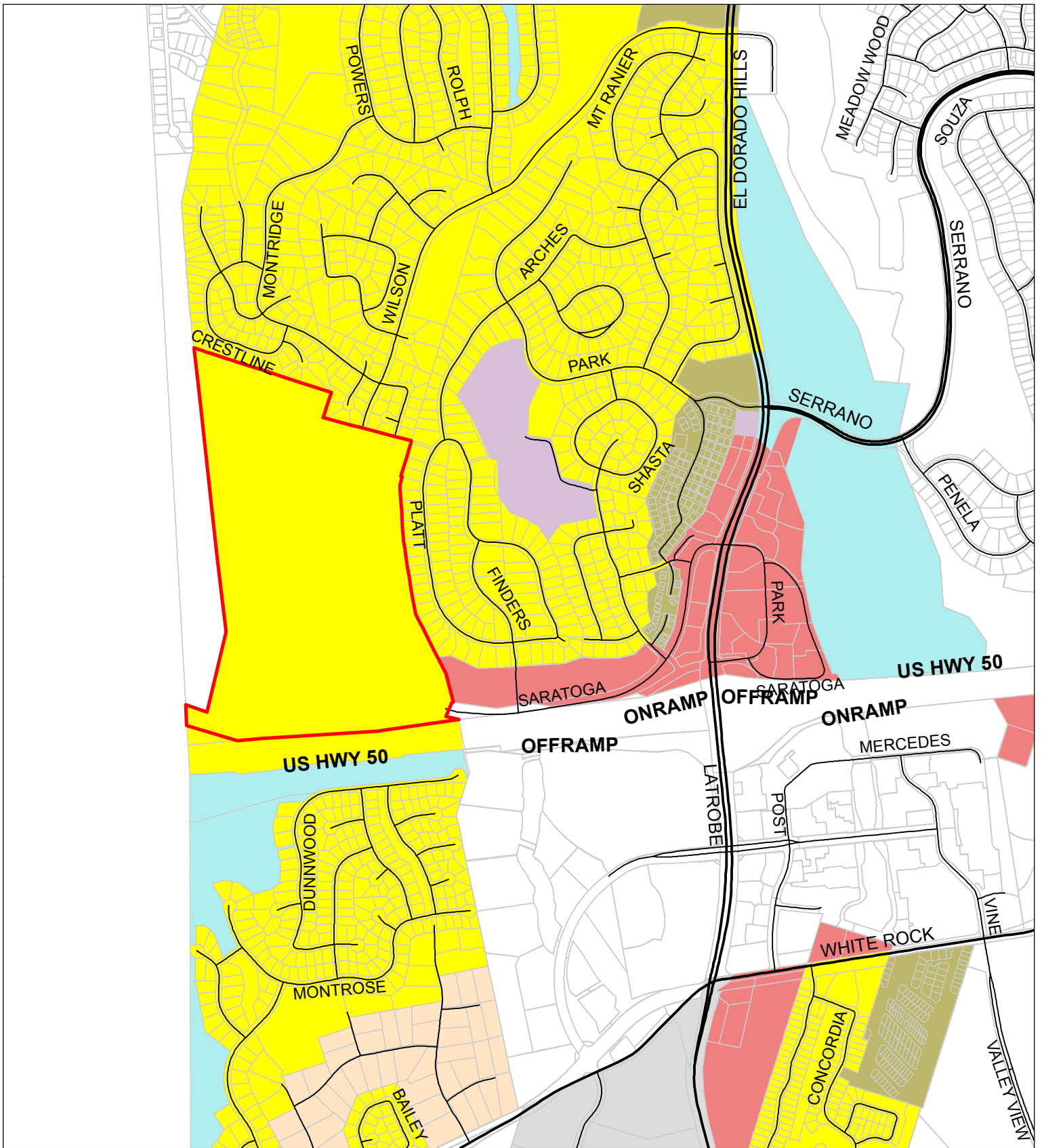











Exhibit B



**File No. TM14-1520 /
Z14-0007 / PD14-0006
Land Use Map**

**Saratoga Estates
Tentative Subdivision Map**

- | | |
|--|--|
|  Saratoga Estates Site |  Multi-Family Residential |
|  Adopted Plan |  Open Space |
|  Commercial |  Public Facilities |
|  High Density Residential |  Research & Development |
|  Medium Density Residential | |

0 500 1,000
Feet



OWNERS OF RECORD

MIN NAN TSENG & GERI CHI CHEN
4738 SAINT ANDREWS DRIVE
STOCKTON, CA 95219

APPLICANT

RENASCI DEVELOPMENT
28118 AGOURA ROAD, SUITE 105
AGOURA HILLS, CA 91301

ENGINEER

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3233 Montez Circle, Rancho Cordova, CA 95742
TEL: (916) 638-0119 • FAX: (916) 638-2479 • www.cta.com

MAP SCALE

1" = 100'

CONTOUR INTERVAL

CONTOUR INTERVAL = 5 FOOT

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP and RANGE

PORTION OF S. 1/2 OF SECTION 3 &
PORTION OF N. 1/2 OF SECTION 10
T.9 N., R. 8 E., M.D.M

ASSESSOR'S PARCEL NUMBERS

A.P.N. 120-070-02

PROPOSED ZONING

R1- PD

PRESENT ZONING

R1

TOTAL AREA

121.28 ACRES

TOTAL NUMBER OF PARCELS

316 - RESIDENTIAL LOTS.....58.10 AC
12 - OPEN SPACE & LANDSCAPE LOTS (35%).....42.11 AC
4 - ROADWAY LOTS.....21.07 AC
328 LOTS TOTAL.....121.28 AC

MINIMUM LOT AREA

6,000 SQUARE FEET

WATER SUPPLY and SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT

DATE OF PREPARATION

DECEMBER, 2015

PHASING PLAN NOTICE

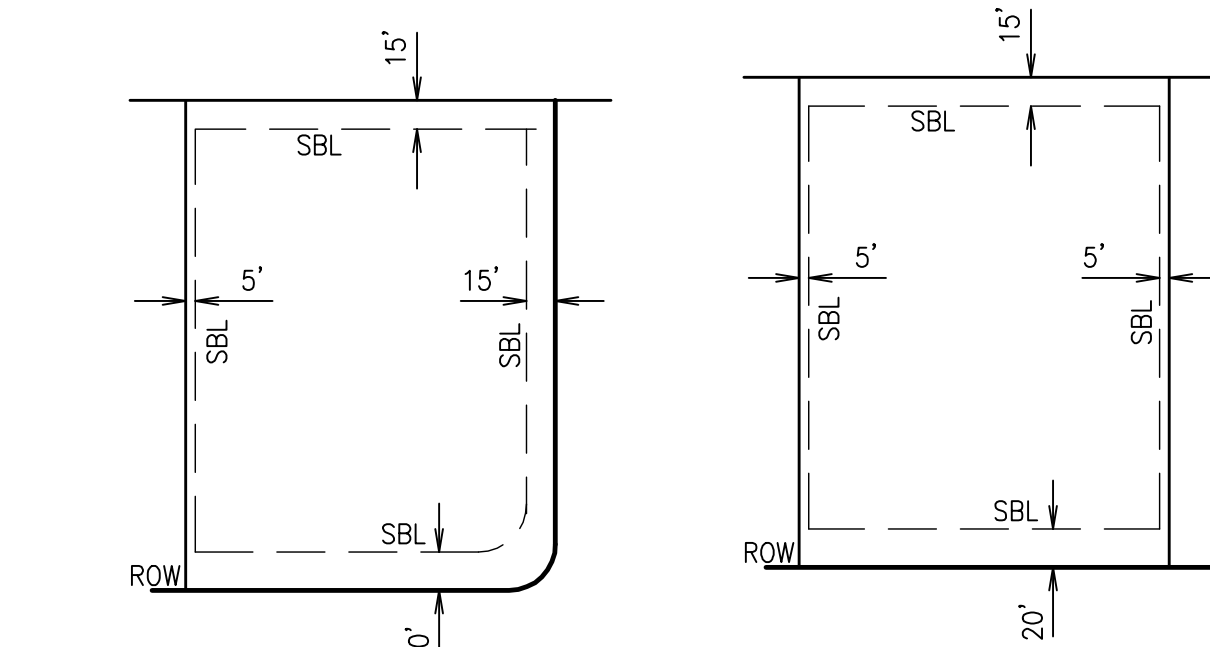
THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, SECTION 66456.1)

ENGINEER'S CERTIFICATE

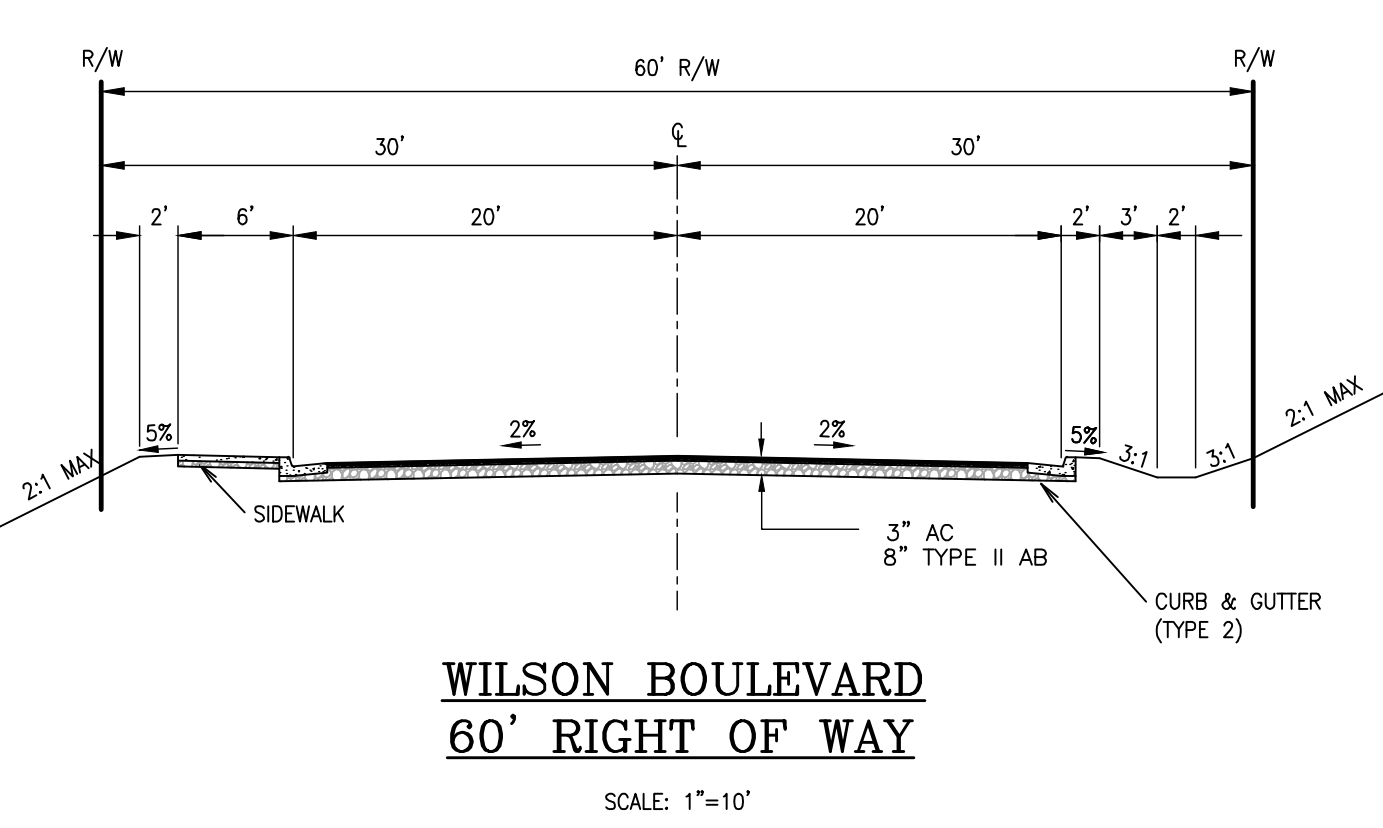
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "SARATOGA ESTATES" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

OLGA SCIORRELLI R.C.E. 71204

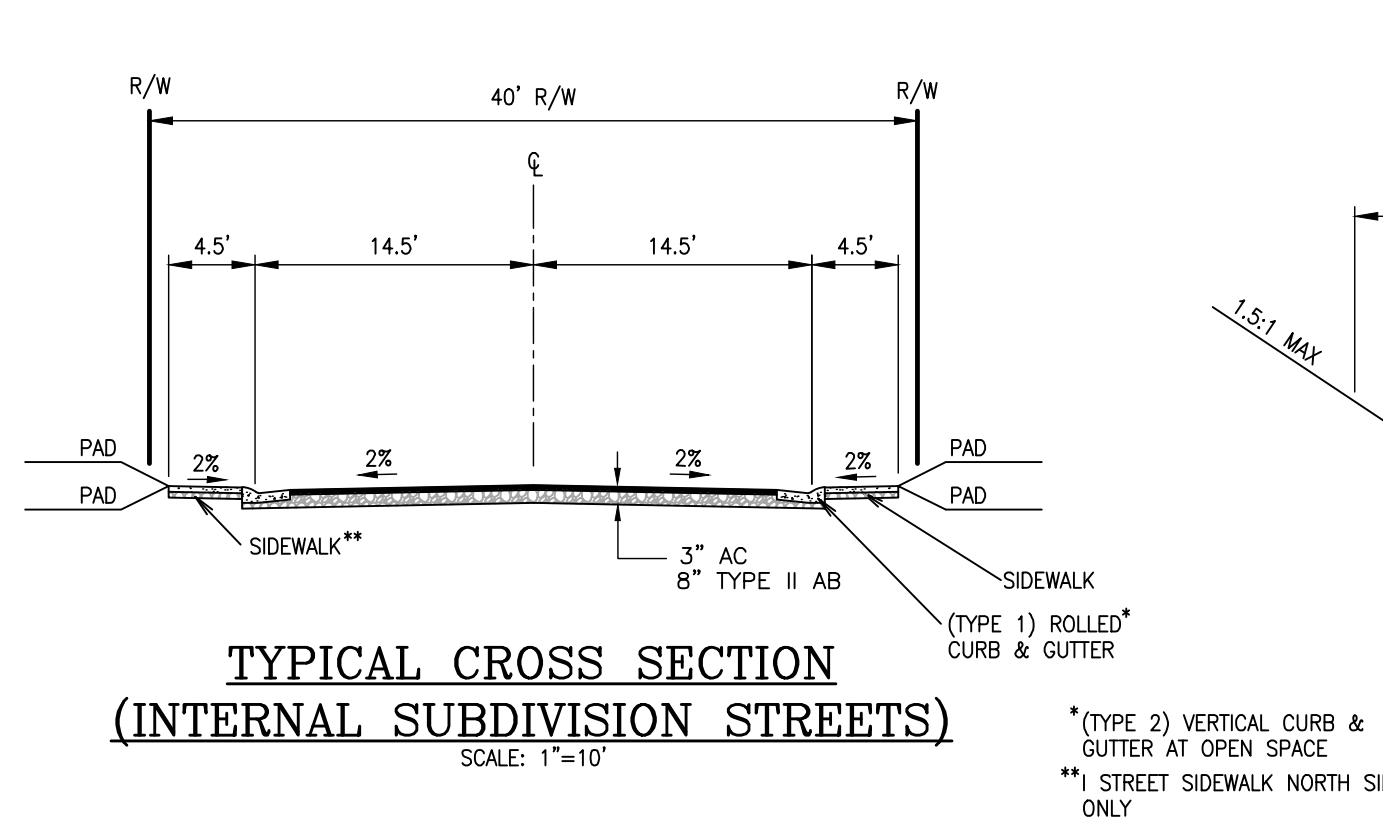
DATE



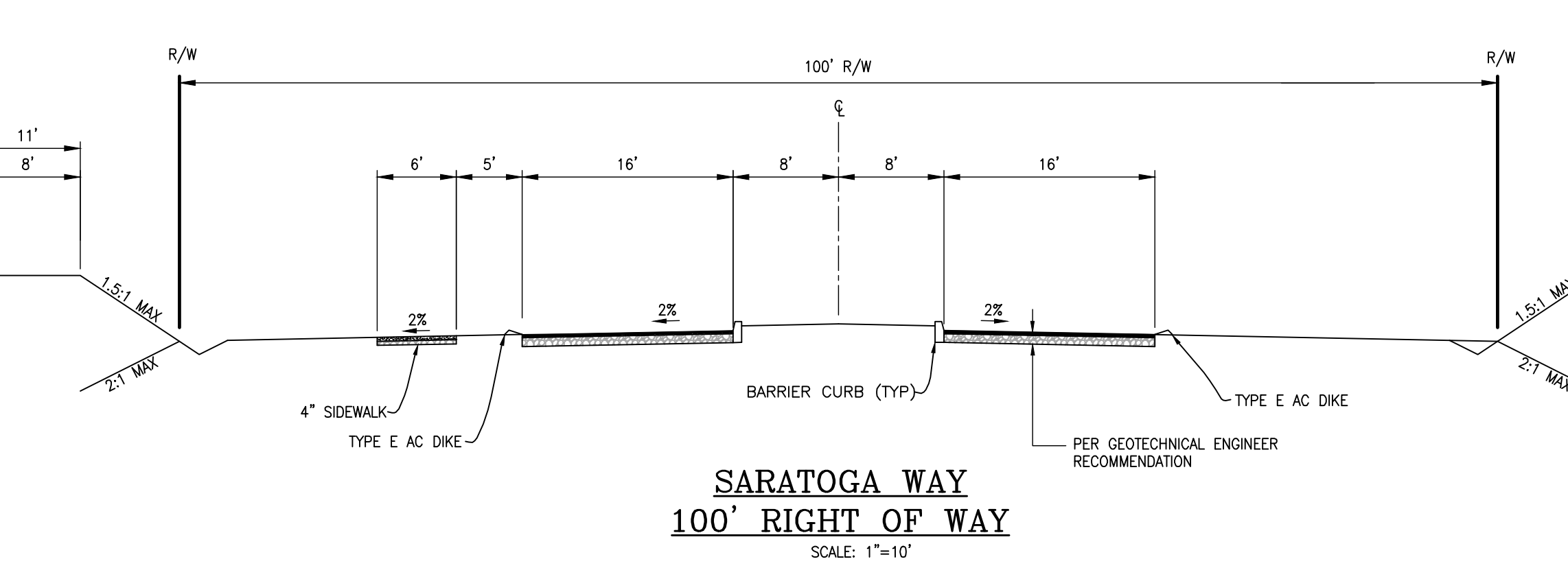
TYPICAL BUILDING SETBACKS
ONE-FAMILY RESIDENTIAL (R1 PD)
N.T.S.



WILSON BOULEVARD
60' RIGHT OF WAY
SCALE: 1"=10'



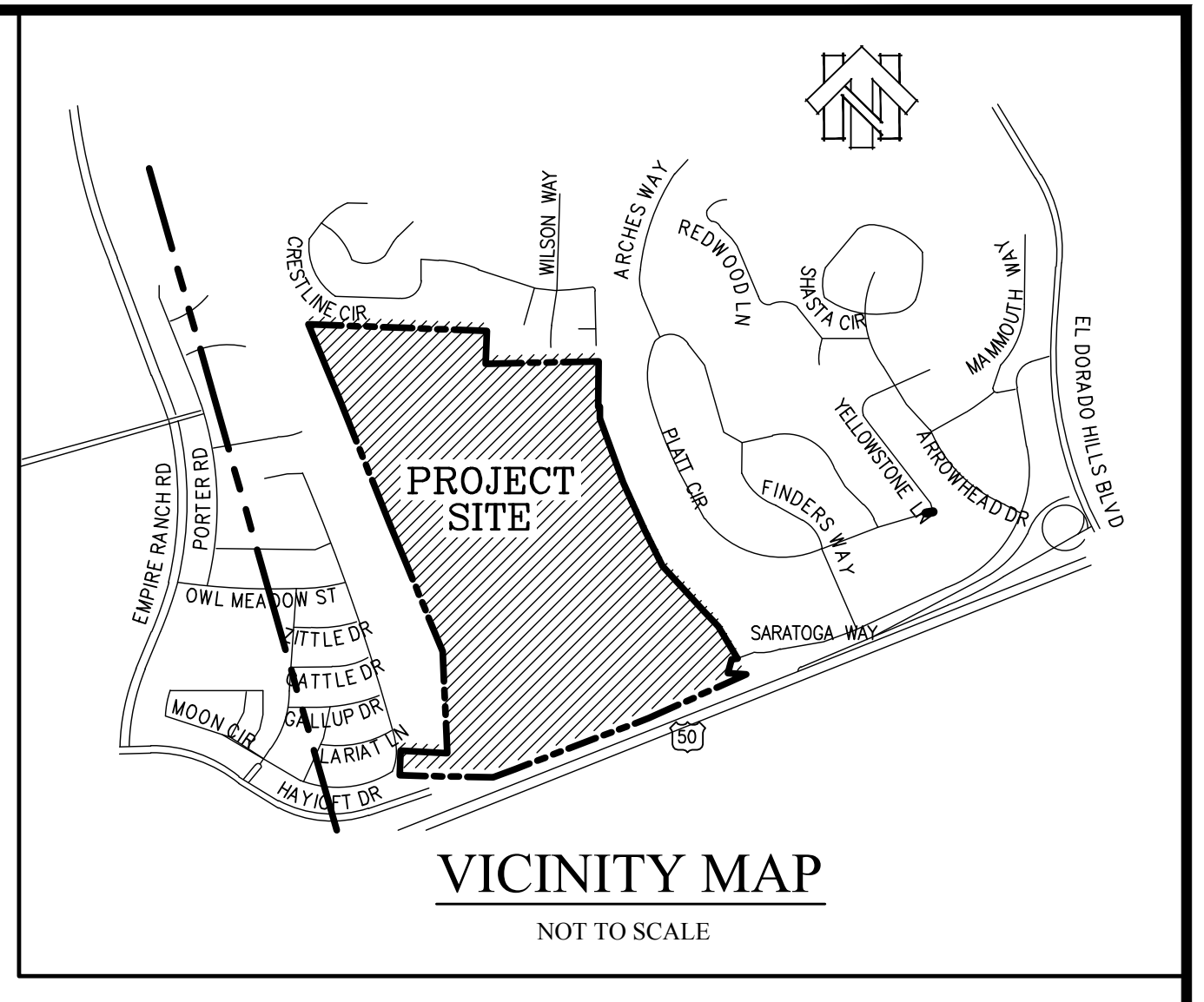
TYPICAL CROSS SECTION
(INTERNAL SUBDIVISION STREETS)
SCALE: 1"=10'



SARATOGA WAY
100' RIGHT OF WAY
SCALE: 1"=10'

* (TYPE 2) VERTICAL CURB & GUTTER AT OPEN SPACE
** STREET SIDEWALK NORTH SIDE ONLY

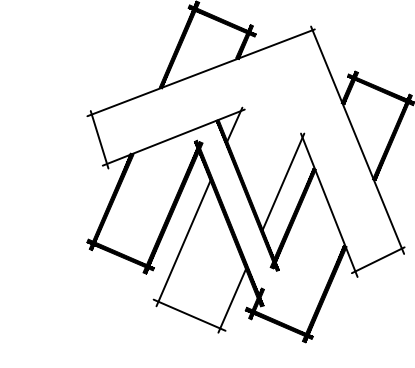
TENTATIVE MAP
SARATOGA ESTATES
PORTION OF SECTIONS 3 & 10 T.9 N., R. 8 E., MDM
COUNTY OF EL DORADO DECEMBER, 2015 STATE OF CALIFORNIA



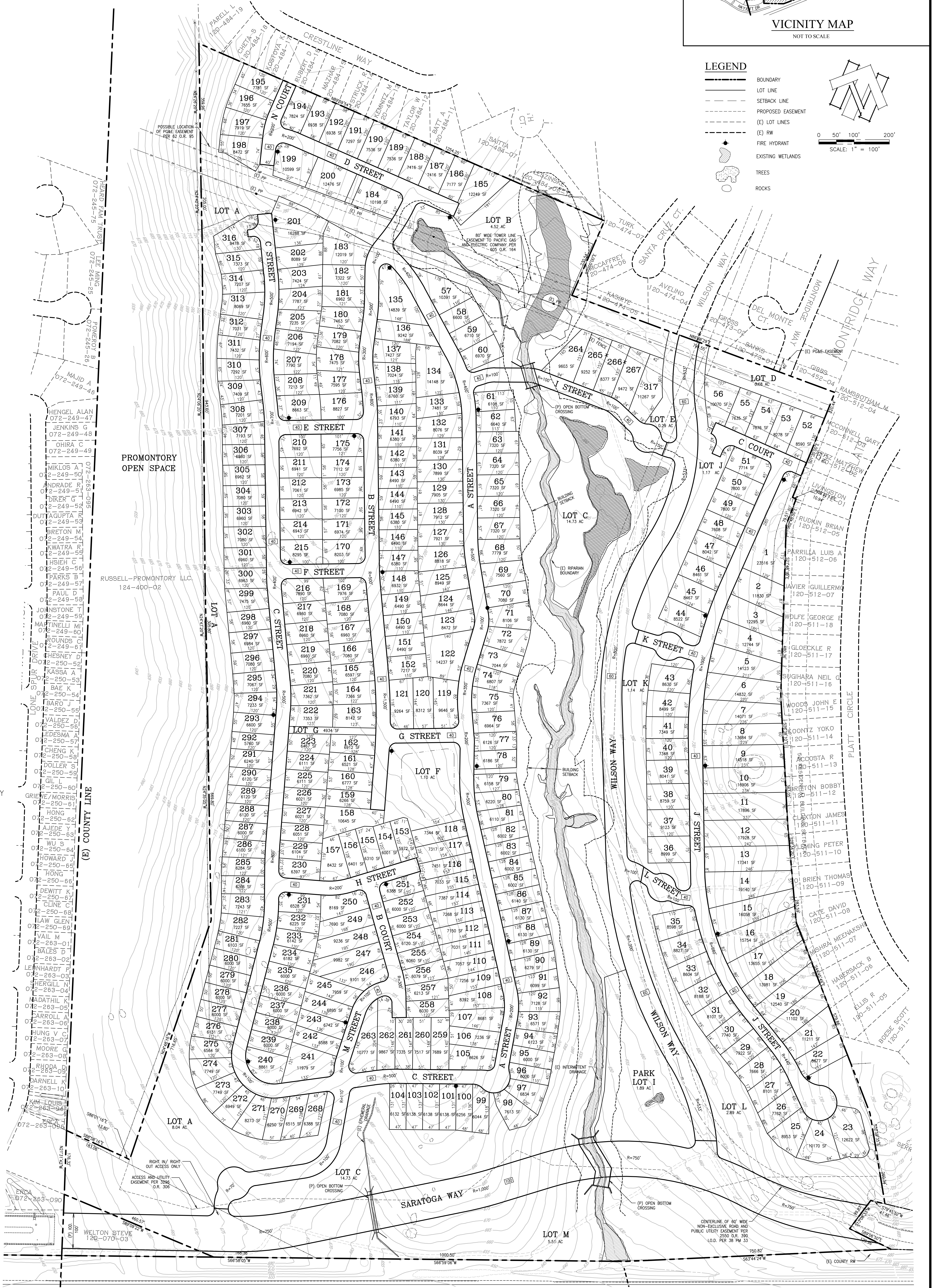
VICINITY MAP
NOT TO SCALE

LEGEND

- BOUNDARY
- LOT LINE
- SETBACK LINE
- PROPOSED EASEMENT
- (E) LOT LINES
- (E) RW
- FIRE HYDRANT
- EXISTING WETLANDS
- TREES
- ROCKS



0 50' 100' 200'
SCALE: 1" = 100'



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

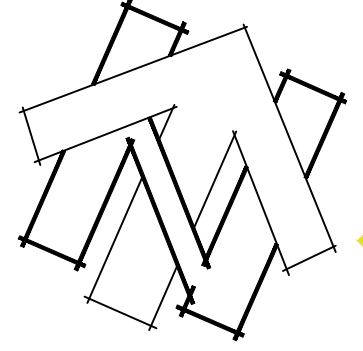
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TEL: (916) 638-0119 • FAX: (916) 638-2479 • www.cta.com

SITE PLAN SARATOGA ESTATES

COUNTY OF EL DORADO

JULY, 2015

STATE OF CALIFORNIA



0 100' 200' 400'
SCALE: 1" = 200'

| LEGEND | |
|-------------------------------|---------------------------|
| | PROJECT BOUNDARY |
| | 6,000-9,000 SF LOTS |
| | 7,700-19,000 SF LOTS |
| | OPEN SPACE (27.4 AC) |
| | PARKS (8.3 AC) |
| TOTAL RESIDENTIAL UNITS - 317 | |
| | LANDSCAPE LOTS (6.2 AC) |
| | (E) DRAINAGE |
| PEDESTRIAN CIRCULATION | |
| | ATTACHED 6' SIDEWALK |
| | (E) PEDESTRIAN FACILITIES |
| | OPEN SPACE TRAIL |
| | FUTURE TRAIL |
| | DETACHED 6' SIDEWALK |
| | SOUND WALL |



Exhibit E

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