

**EDH 52 Tentative Parcel Map
File No. P17-0004**

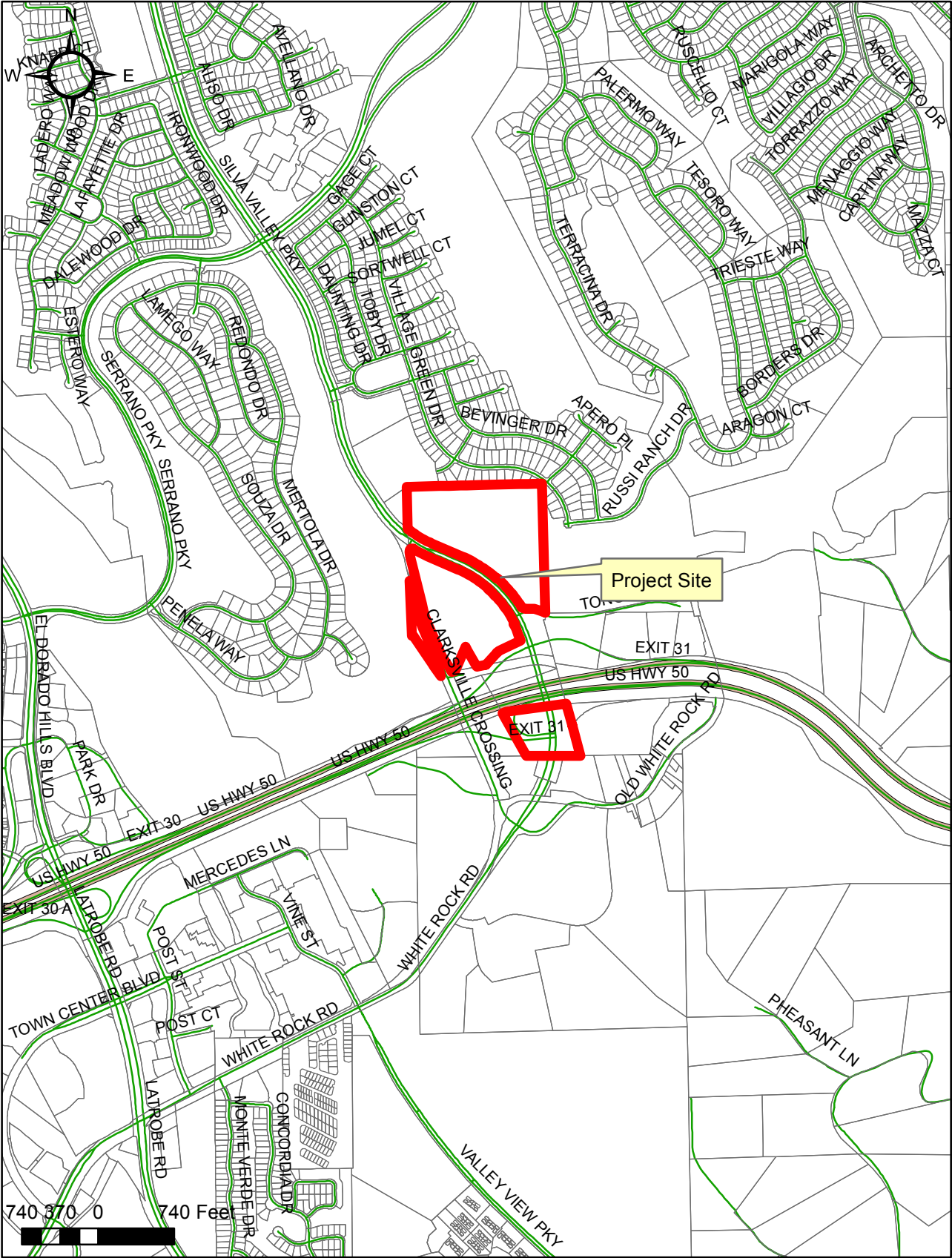
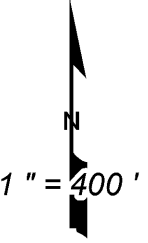


Exhibit A: Location Map



- *PARCEL NOTES**
- ② - RS 16/147/2, 0.52 A
 - ⑩ - PRS 33/150, 0.028 A, NA
 - ⑫ - PRS 18/97/1, 0.756 A, NA



Project Area

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Parcel Numbers Shown in Circles

EXHIBIT B

Rev. JUL 28, 2016

Assessor's Map Bk. 122 - Pg. 72
County of El Dorado, CA

THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

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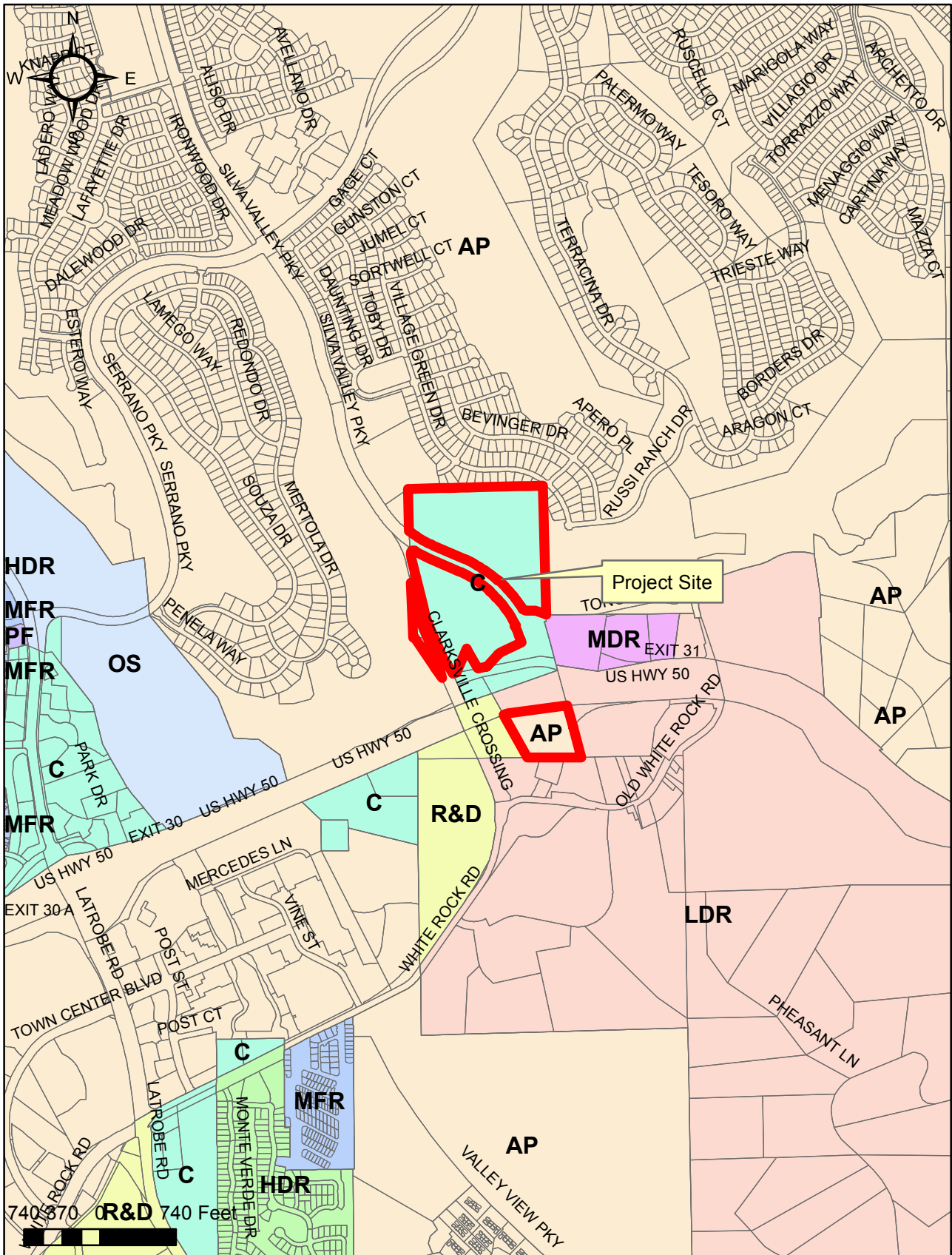


Exhibit C: General Plan Land Use Map

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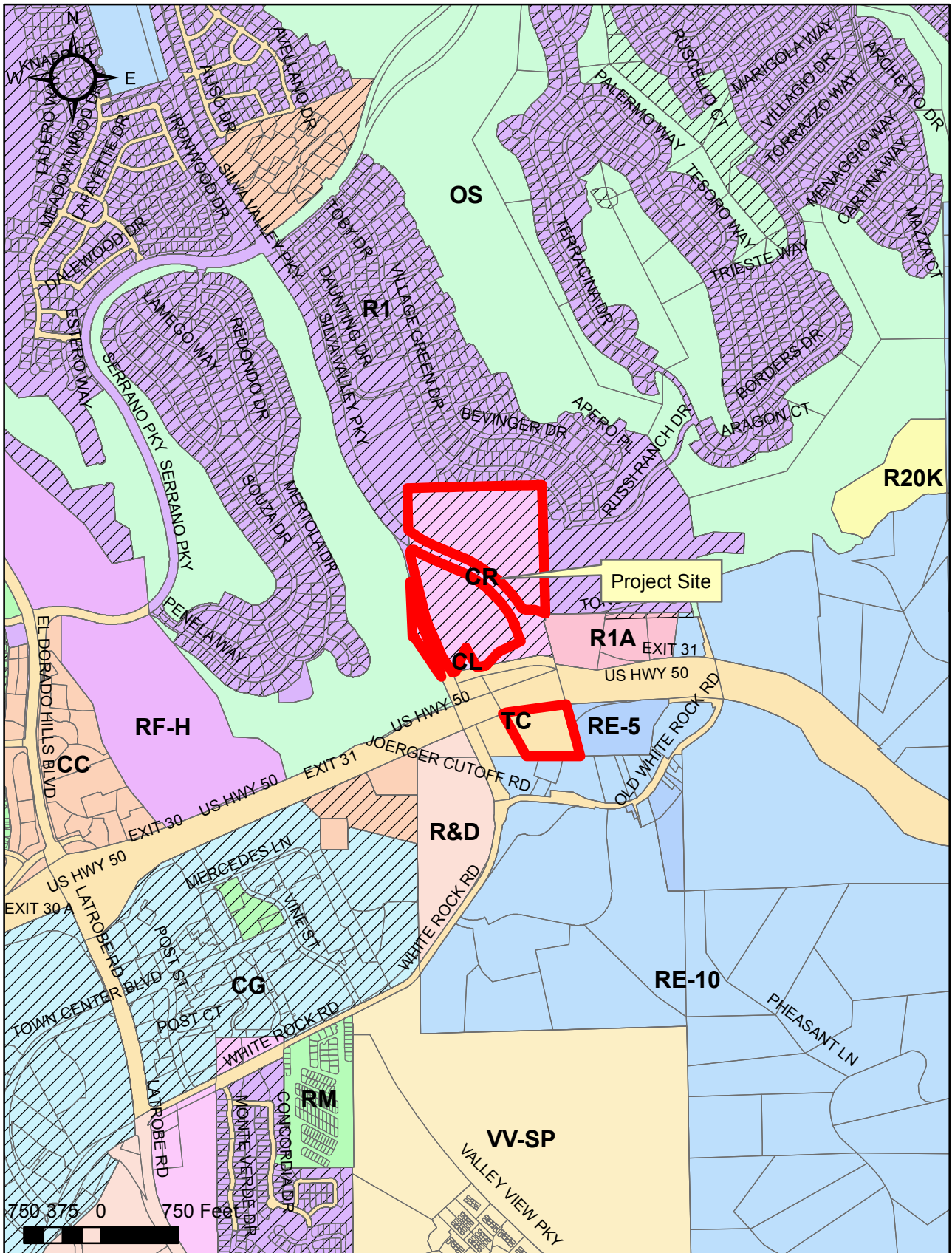
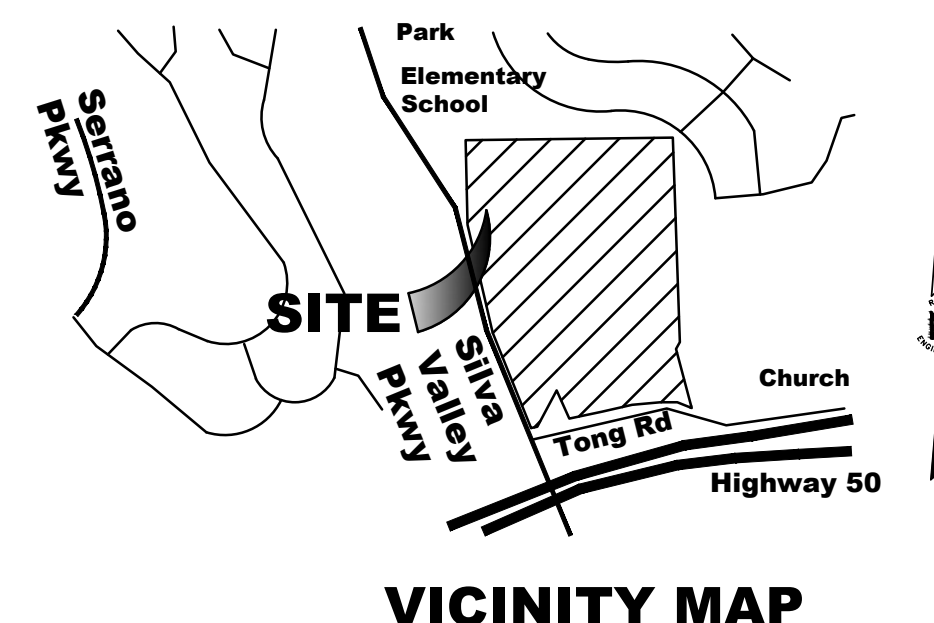
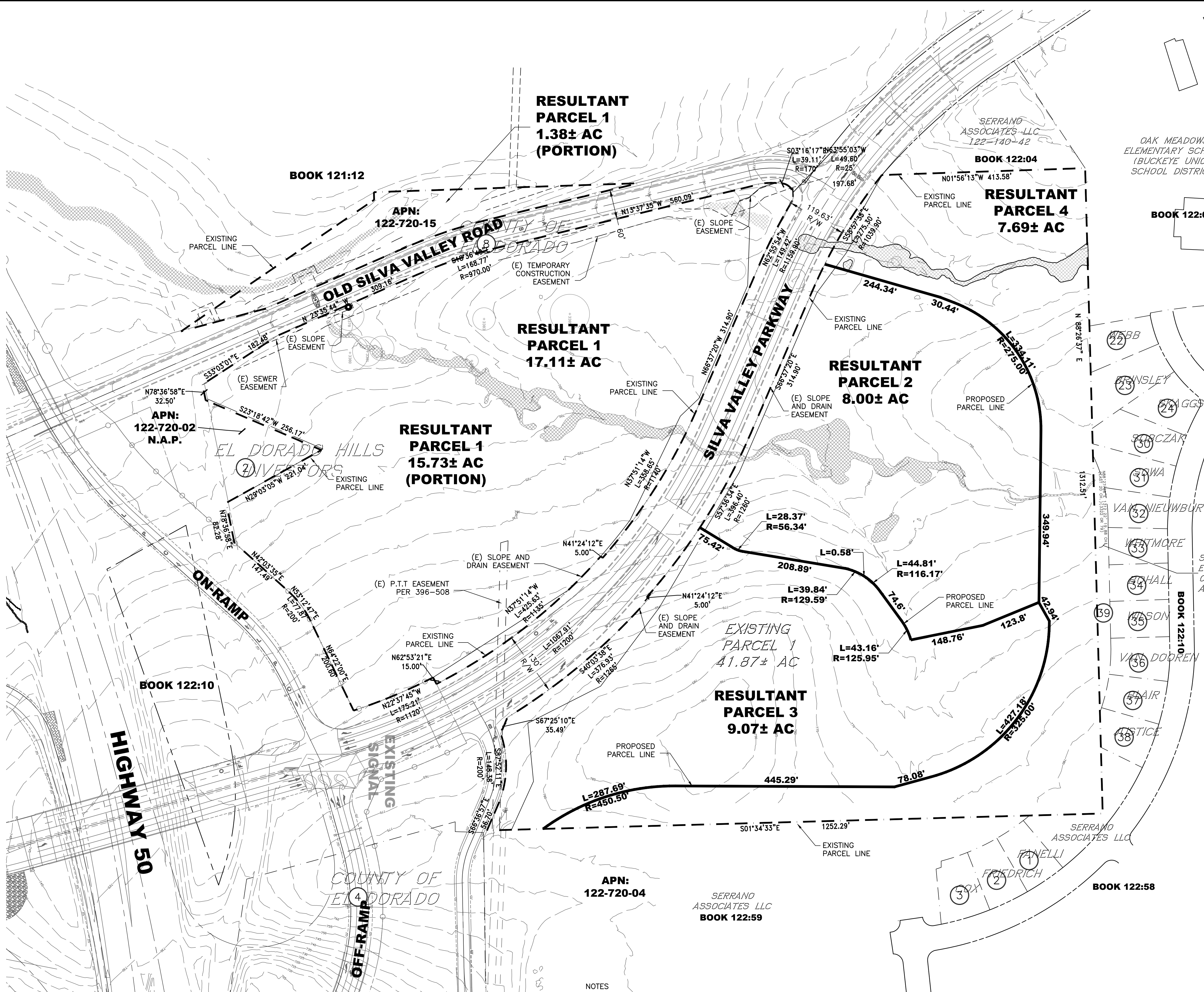


Exhibit D: Zoning Map



OWNER
 EDH 52
 7700 COLLEGE TOWN DRIVE, SUITE 101
 SACRAMENTO, CA 95826

APPLICANT/ENGINEER
 RSC ENGINEERING, INC.
 2250 DOUGLAS BLVD., SUITE 150
 ROSEVILLE, CA 95661

SCALE
 1" = 100'

CONTOUR INTERVAL
 5'

SOURCE OF TOPOGRAPHY
 CTA ENGINEERING & SURVEYING, JULY 2007

SECTION, TOWNSHIP AND RANGE
 1, 9N, 8E M.D.M.

ASSESSORS PARCEL NUMBER
 122-720-15

PRESENT ZONING
 PLANNED DEVELOPMENT COMMERCIAL (PD-CR)

UTILITY PROVIDERS

- WATER** EL DORADO IRRIGATION DISTRICT
- SANITARY SEWER** EL DORADO IRRIGATION DISTRICT
- STORM DRAIN** EL DORADO COUNTY
- FIRE** EL DORADO FIRE PROTECTION DISTRICT
- ELECTRIC** PG&E
- GAS** PG&E
- TELEPHONE** AT&T
- CABLE** AT&T
- FIRE PROTECTION** EL DORADO HILLS FIRE DEPARTMENT

EXISTING ACREAGE SUMMARY

PARCEL 1: 41.87± AC

PROPOSED ACREAGE SUMMARY

PARCEL 1: 17.11± AC
 PARCEL 2: 8.00± AC
 PARCEL 3: 9.07± AC
 PARCEL 4: 7.69± AC
 TOTAL: 41.87± AC

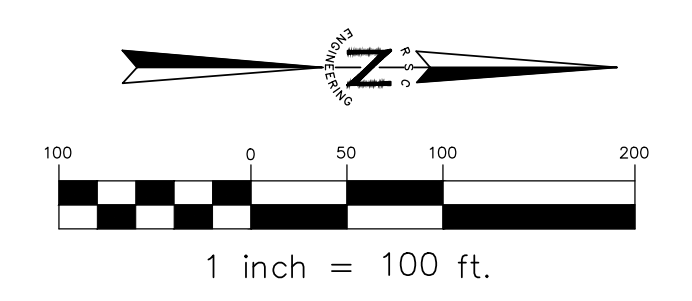
NUMBER OF PARCELS: 4
 MINIMUM PARCEL SIZE: 7.69± AC

NOTES

1. REFER TO FINAL PARCEL MAP FOR EXACT DIMENSIONS
2. FLOOD ZONE R1, FEMA NO. 060040 0700D, DATED 10/18/1995
3. WIDTH OF EXISTING EASEMENTS VARIES.

LEGEND

EXISTING BOUNDARY	---
PROPOSED PARCEL LINE	---
PROPOSED SETBACK	---
EXISTING EASEMENT	---
EXISTING WETLANDS	---



NOTES

4. NOTICE IS HEREBY GIVEN THAT A DEVELOPMENT LIMITATION IS IMPOSED ON THE LOTS DESIGNATED AS PARCELS 1 THROUGH 4, MAP BOOK _____ PAGE _____ OF THE OFFICIAL RECORDS OF THE COUNTY OF EL DORADO. PARCEL 1 THROUGH 4 ARE PHASING LOTS ONLY. NO BUILDING PERMITS SHALL BE ISSUED UNTIL FUTURE DISCRETIONARY APPROVALS, INCLUDING BUT NOT LIMITED TO, A PLANNED DEVELOPMENT ("PD") PERMIT, HAVE BEEN APPROVED BY EL DORADO COUNTY. SAID RESTRICTION SHALL BE BINDING UPON THE HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST OF THE GRANTORS, AND SHALL REMAIN IN EFFECT UNTIL RESCINDED BY EL DORADO COUNTY. THE PURPOSE OF THE NOTICE OF RESTRICTION IS TO GIVE CONSTRUCTIVE NOTICE OF THIS DEVELOPMENT LIMITATION.
5. PARCELS 1, 2 AND 3 WILL EACH BE ALLOWED ONE (1) RIGHT-IN, RIGHT-OUT ONLY ACCESS POINT ONTO SILVA VALLEY PARKWAY AT LOCATIONS DETERMINED BY THE DEPARTMENT OF TRANSPORTATION.
6. RECIPROCAL ACCESS RIGHTS SHALL BE PROVIDED MUTUALLY BETWEEN PARCELS 2, 3 AND 4, WITH AN EASEMENT SHOWN ON THE FINAL MAP FROM LOT 3, THROUGH LOT 2 TO LOT 4.
7. THIS CONDITION MAY BE MODIFIED TO PROVIDE ENHANCED COORDINATED ACCESS TO SILVA VALLEY PARKWAY BY A FUTURE PLANNED DEVELOPMENT (PD) APPROVAL.

EDH 52
 7700 COLLEGE TOWN DRIVE, SUITE 101
 SACRAMENTO, CA 95826
 PHONE: (916) 383-2500

NO.	DATE	BY	DESCRIPTION



RSC ENGINEERING
 2250 Douglas Blvd., Suite 150
 Roseville, CA 95661
 Ph: 916.768.2864 Fax: 916.788.4408

PROJECT NO: 104-003B
 DRAWN BY: RSC Eng
 CHECKED BY: RSC Eng
 DESIGNED BY: RSC Eng

TENTATIVE PARCEL MAP
 HIGHWAY 50 & SILVA VALLEY PARKWAY
 EL DORADO HILLS, CA 95762
 EL DORADO COUNTY

SHEET TITLE
TENTATIVE PARCEL MAP

SHEET NO.
TM
 OF 1

DATE: MAY 3, 2018

DATE PLOTTED: 05/03/2018 10:00 AM
 PLOT SCALE: 1" = 100'
 PLOT SHEET: 1 OF 1
 PLOT TITLE: TENTATIVE PARCEL MAP
 PLOT USER: RSC
 PLOT PATH: C:\Users\RSC\Documents\104-003B\104-003B_Tentative Parcel Map.dwg
 PLOT DEVICE: HP DesignJet T1100e