1. THE TITLE REPORT USED FOR THIS PLAN WAS FURNISHED BY FIDELITY NATIONAL TITLE.

2. THE AREA OF THIS PARCEL IS 16.855 ACRES NET.

3. THE ZONING CLASSIFICATION FOR THIS PARCEL IS: COMMERCIAL WITH DESIGN CONTROL.

4. THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER FEMA MAP NUMBER 06017C0725E DATED 27, 2009, IMPROVEMENT PLANS AND AS BUILT SURVEY FIELD TOPO.

5. THE FEMA FLOOD ZONE DESIGNATION FOR THIS PARCEL IS ZONED X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD ZONE) PER FEMA MAP NUMBER 06017C0725E DATED 27, 2009, IMPROVEMENT PLANS AND AS BUILT SURVEY FIELD TOPO.

6. THERE ARE ANTICIPATED RIGHT OF WAY CHANGES FOR THIS PARCEL ALONG LATROBE SITE AT THE DATE OF THIS SURVEY.

7. THE BUILDINGS ON THIS SITE ARE ON PUBLIC SEWER AND WATER SERVICES.

8. FOUND OR SET MONUMENT AS SHOWN

9. ROW TO EL DORADO COUNTY PER DOCUMENT NO. 2004-0054055, O.R.

10. AUBURN MANOR TEMPORARY ACCESS ROAD SHOWN ON EXHIBIT 'D' PER DOCUMENT NO. 2005-0085918 O.R. EL DORADO COUNTY

11. WATER EASEMENT TO E.I.D. PER DOCUMENT NO. 2006-0075980, O.R. C2

12. TRAFFIC SIGNAL APPURTENANCE EASEMENT PER DOCUMENT NO. 2008-0054309, O.R.

13. 20' SEWER LINE EASEMENT IN FAVOR OF E.I.D. PER DOCUMENT NO. 2006-0075978-00

14. SEWER MANHOLE

15. STORM DRAIN MANHOLE

16. SANITARY SEWER

17. INTERMEDIATE CONTOURS

18. IMPLEMENTED RECORD DISTANCE IN FEET

19. ANNEXATION縣 PAN TO PUBLIC SEWER AND WATER SERVICES.

20. FOUND CONDITIONS AS SHOWN

21. SITE AT A POINT OF 1500 FEET SOUTHWEST OF LATROBE ROAD.

22. EXISTING CONDITIONS

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

24. THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER FEMA MAP NUMBER 06017C0725E DATED 27, 2009, IMPROVEMENT PLANS AND AS BUILT SURVEY FIELD TOPO.

25. THE FEMA FLOOD ZONE DESIGNATION FOR THIS PARCEL IS ZONED X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD ZONE) PER FEMA MAP NUMBER 06017C0725E DATED 27, 2009, IMPROVEMENT PLANS AND AS BUILT SURVEY FIELD TOPO.
ACCOUNT SHRINKAGE, EXCESS MATERIALS FROM TRENCHING AND MISC. UNKNOWN

EARTHWORK QUANTITIES ARE ESTIMATED TO SUBGRADE AND DO NOT TAKE INTO

NET: 140,000 CY EXPORT

DRAINAGE & PAVING PLAN

SUMMARY

WHITE ROCK ROAD & LATROBE ROAD

PRELIMINARY RAW EARTHWORK

(P) RESTAURANT

EL DORADO HILLS, CA

4,341 SF

31,902 SF

4,063 SF

BUILDING 8

BUILDING 4 (P) RETAIL

13,498 SF

Call 916-772-7800  Fax: 916-772-7804

4020 SIERRA COLLEGE BLVD., # 200

ROCKLIN, CA 95677

DEVELOPER:

3 SEGMENTAL OR CMU RETAINING WALL

8 DRIVEWAY PER EL DORADO COUNTY STDS.

9 RETAINING WALL ALONG LATROBE RD. TO MATCH E1 IN TYPE AND KIND

10 DECORATIVE ASPHALT PAVEMENT

8 DRIVEWAY PER EL DORADO COUNTY STDS.

10 DECORATIVE ASPHALT PAVEMENT

STORM DRAIN CONSTRUCTION NOTES:

- DRAINAGE INLET WITH GRADE FLOW
- DRAINAGE INLET WITH GRADE FLOW
- DRAINAGE INLET WITH GRADE FLOW
- DRAINAGE INLET WITH GRADE FLOW
- DRAINAGE INLET WITH GRADE FLOW
- DRAINAGE INLET WITH GRADE FLOW
- DRAINAGE INLET WITH GRADE FLOW

GRADING CONSTRUCTION NOTES:

- 6" CONCRETE CURB AND GUTTER
- 6" CONCRETE CURB AND GUTTER
- 6" CONCRETE CURB AND GUTTER
- 6" CONCRETE CURB AND GUTTER
- 6" CONCRETE CURB AND GUTTER
- 6" CONCRETE CURB AND GUTTER
- 6" CONCRETE CURB AND GUTTER

DEVELOPER:

MARCI RAE

ALISHA MECIER

SHALINI PANDEY

APN: 118-090-03

APN: 118-090-02

APN: 118-090-01

APN: 118-090-04

APN: 118-090-05

APN: 118-090-07

APN: 118-090-06

APN: 118-090-08

APN: 118-090-09

APN: 118-090-10

APN: 118-090-11

APN: 118-090-12

STEVEN & SUSAN BETH DRAYLEKE FAMILY TRUST

FRANK & OLGA DEUTSCH

WHITE ROCK ROAD & LATROBE ROAD

DRAINAGE AND PAVING PLAN

MONTANO DE EL DORADO PHASE II MASTER PLAN

WHITE ROCK ROAD & LATROBE ROAD

EL DORADO HILLS, CA

COUNTY OF EL DORADO

APNs: 118-010-012, 014, & 015

PRELIMINARY RAW EARTHWORK SUMMARY

CUT: 133,600 CY

FILL: 41,000 CY

REF: 140,000 CY EXPORT

DISTURBED AREA: 18.0 AC

NOT FOR CONSTRUCTION
PLANT SCHEDULE

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NOTES:
- PLANT MATERIAL WILL COMPLY WITH THE STATE OF CALIFORNIA LANDSCAPE MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE (WELMO).
- THE IRRIGATION SYSTEM WILL CONSIST PRIMARILY OF Drip Irrigation IN ACCORDANCE WITH WELMO GUIDELINES.
- SEE SHEET L12 FOR FULL PLANT SCHEDULE AND PARKING LOT SHADE TREE CALCULATIONS.