



TENTATIVE MAP INFORMATION	
OWNER/DEVELOPER:	EAGLE COMMERCIAL PARTNERS, LLC 555 California Street #3450 San Francisco, CA 94104 (916) 484-7900
ENGINEER:	MacKAY & SOMPS CIVIL ENGINEERS, INC. 1025 Creekside Ridge Drive, Suite 150 Roseville, CA 95678-3575 (916) 773-1189
ASSESSORS PARCEL NO:	072-3190-056
SITE ACREAGE:	47.47 ± Ac Gross
EXISTING LAND USE ZONE:	A portion of the Folsom Plan Area Specific Plan
NUMBER OF LOTS:	4 lots
SERVICE PROVIDERS	Folsom Cordova Unified School District
SCHOOL DISTRICTS:	City of Folsom
PARKS & RECREATION:	City of Folsom
POLICE PROTECTION:	City of Folsom
FIRE PROTECTION:	City of Folsom
SANITARY SEWER:	City of Folsom
DOMESTIC WATER:	City of Folsom
STORM DRAIN:	City of Folsom
ELECTRICITY:	SMUD
TELEPHONE:	AT&T
GAS:	P.G.&E.
CABLE:	COMCAST

- ### TENTATIVE MAP NOTES
- PROPERTY DESCRIPTION: "REMAINDER" PARCEL OF THAT CERTAIN PARCEL MAP FILED FOR RECORD ON OCTOBER 12, 2021 IN BOOK 245 OF PARCEL MAPS, AT PAGE 2, SACRAMENTO COUNTY RECORDS.
- Lot dimensions and acreages are approximate and subject to change.
  - Lot lines and lot areas may be adjusted at the time of the Final Map(s) provided no additional private development lots are created, subject to the approval of the City of Folsom. Flexibility in lot configuration as shown hereon is allowed provided the new configuration is in substantial compliance with the approved Specific Plan, subject to the approval of the City of Folsom.
  - The Final Mapping and subsequent development of lots may be phased.
  - Lot numbering is for identification purposes only and does not indicate order of development.
  - Additional easements to accommodate public utility improvements, access required for lot development, or other similar mapping requirements needed to accomplish the final design may be added prior to each Final Map based on this Tentative Parcel Map.
  - Roadway medians and configurations shown are conceptual and subject to traffic analysis and study at the time of actual site development.
  - Net acres are measured to right-of-way.
  - Lot 2 is intended for 64 deed-restricted affordable dwelling units.
  - Lot 4 is intended for a public park site sized to meet the park dedication requirements for 665 total dwelling units. This includes 238 approved dwelling units on Parcels 85A-3 and 85A-4 and 427 dwelling units planned for Parcel 61 (to be entitled in the future by separate Tentative Map and/or PD Permit/Site Design Review).
  - There are no development rights sought with this Tentative Parcel Map.

PARCEL SUMMARY					
PARCEL NO.	GENERAL PLAN DESIGNATION	SPECIFIC PLAN DESIGNATION	LAND USE	GROSS ACRES	NET ACRES
1	RC	SP-RC-PD	Regional Commercial	19.68	19.08
2	RC	SP-RC-PD	Regional Commercial	2.62	2.20
3	RC	SP-RC-PD	Regional Commercial	17.32	14.74
4	RC	SP-RC-PD	Regional Commercial	7.85	6.45
IOD	RC	SP-RC-PD	Regional Commercial	-	4.11
R/W	RC	SP-RC-PD	Regional Commercial	-	0.89
TOTAL				47.47	47.47

NAVD88 BENCHMARK-CITY OF FOLSOM  
BENCHMARK 71  
ELEVATION = 444.84  
NAVD88  
BRASS DISK STAMPED "CITY OF FOLSOM 8M 71" ON THE SOUTHWEST CORNER OF THE CONCRETE FOOTING FOR A 69KV POWER POLE #UD126803. LOCATION OF SITE IS APPROXIMATELY 100 FEET SOUTH OF HIGHWAY 50 AND 38' EAST OF THE RAILROAD TRACKS ALONG OLD PLACERVILLE ROAD. APPROXIMATE LATITUDE: N80D 38' 34.68" LONGITUDE: W121D 08' 33.76". THE ELEVATION OF 444.84 WAS DETERMINED BY A DIFFERENTIAL LEVEL CIRCUIT FROM COUNTY BENCHMARK U01B-009 STAMPED "K-856" IN FEBRUARY 2014 BY MACKAY AND SOMPS CIVIL ENGINEERS, INC.

ABBREVIATION KEY	
IOD	Irrevocable Offer of Dedication
LE	Landscape Easement
PAE	Pedestrian Access Easement
PUA	Public Utility Easement
R/W	Right-of-Way
SE	Sewer Easement

VESTING TENTATIVE PARCEL MAP

PARCEL 61 REMAINDER

a portion of the Folsom Plan Area Specific Plan

Mackay & SompS  
ENGINEERS PLANNERS SURVEYORS

Folsom, CA July 20, 2023

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