### 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

SCHOOL DISTRICTS: Folsom Cordova Unified School District

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.

- 1. Lot dimensions and acreages are approximate and subject to change.
- 2. 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
- 3. The Final Mapping and subsequent development of lots may be phased.
- 4. 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.
- 6. Roadway medians and configurations shown are conceptual and subject to traffic analysis and study at the time of actual site development.
- 7. Net acres are measured to right-of-way.
- 8. Lot 2 is intended for 64 deed-restricted affordable dwelling units.
- 9. 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).
- 10. There are no development rights sought with this Tentative Parcel Map.

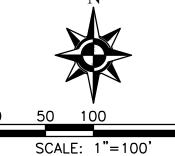
#### PARCEL SUMMARY GENERAL PLAN | SPECIFIC PLAN GROSS PARCEL NO. ACRES DESIGNATION DESIGNATION ACRES Regional Commercial 19.68 SP-RC-PD 19.08 SP-RC-PD Regional Commercial 2.62 2.20 SP-RC-PD Regional Commercial 17.32 14.74 RC SP-GC-PD Regional Commercial 7.85 6.45 IOD SP-RC-PD Regional Commercial 4.11 R/W SP-RC-PD Regional Commercial 0.89 **TOTAL** 47.47 47.47

# NAVD88 BENCHMARK-CITY OF FOLSOM

W121D 06' 33.76". THE ELEVATION OF 444.84 WAS DETERMINED BY A DIFFERENTIAL LEVEL CIRCUIT FROM COUNTY

## ABBREVIATION KEY

Irrevocable Offer of Dedication Landscape Easement Pedestrian Access Easment Public Utility Easement Right-of-Way Sewer Easement



VESTING TENTATIVE PARCEL MAP

**MACKAY & SOMPS** 

Sheet 1 of

July 20, 2023