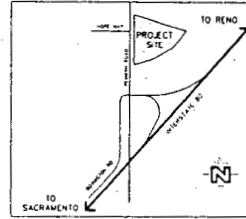


PENRYN TOWNHOMES PD TENTATIVE SUBDIVISION MAP

PENRYN ROAD, PENRYN
PLACER COUNTY, CALIFORNIA
SITE & LOTTING PLAN

SHEET 1 OF 3
JULY 2007 (UPDATED DECEMBER 2007)



SHEET INDEX:

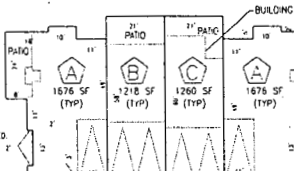
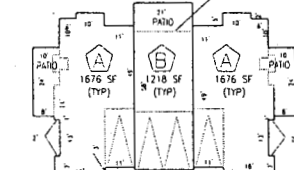
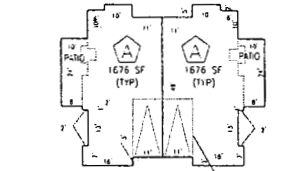
- 1 SITE & LOTTING PLAN
- 2 UTILITY PLAN
- 3 GRADING & DRAINAGE PLAN

LEGEND

- PROJECT BOUNDARY (E)
- COMMON AREA LOT LINES
- TOWN HOUSE LOT LINES
- CENTER LINE
- EXISTING EASEMENT
- MPE
- PUE
- R/W DEDICATION
- EXISTING ROAD
- PROPOSED WALL
- BUILDING LINES
- TUBULAR STEEL FENCE
- EMERGENCY VEHICLE ACCESS
- ADDITIONAL PAVING

DENSITY CALCULATION EXHIBIT

PD DESIGN AND DEVELOPMENT STANDARDS PER SECTION 16.12.040 OF PLACER COUNTY CODES
 BASE ZONE: R-100
 PARCEL SIZE: 37 ACRES AND 1.28 ACRES (NET AREA)
 STANDARD DEDUCTION FOR SUBDIVISION: 10% OF TOTAL BUILDING AREA
 NUMBER OF UNITS PERMITTED BY BASE ZONING: 234 AC @ 1.5 UNITS/AC = 351 UNITS
 EDGING: 23 UNITS/AC @ 1.5 UNITS/AC = 34.5 UNITS
 RECALCULATED OPEN SPACE: 47% @ 1.5 UNITS/AC = 70.5 UNITS
 PROPOSED RECREATION FACILITIES: 0.68 ACRE MINI-PARK



TYPICAL TOWNHOUSE LOT DIMENSIONS AND AREAS

PROJECT INFORMATION:

PROPERTY NOTES:
 ACREAGE OF PARCEL NO.: 043-000-081
 37 ACRES
 SITE AREA: 37 ACRES
 LOCATION: 30% 1/4 SEC 2, 1/4 R 7E W 2M
 EXISTING USE: VACANT
 GENERAL PLAN: PENRYN PARKWAY (PP)
 ZONING: NEIGHBORHOOD COMMERCIAL
 COBBING USE PERMIT
 COMBINING DESIGN REVIEW ZONE (C1-UP-05)

PROPOSED USES

RESIDENTIAL TOWN HOME LOTS	No.	Acres	% COVER
RESIDENTIAL TOWN HOME LOTS	23	0.18	74.1
OPEN SPACE (LOT A)	1	0.87	2.0
OPEN SPACE (MINI-PARK) (LOT B)	1	0.96	2.4
STREET A AND PARKING (LOT C)	1	0.87	2.0
FRONT-YARD DEDICATION	1	0.25	1.5
TOTAL	33	100.0	

PARKING

REQUIRED	PROVIDED
3 SPACES	3 SPACES
52 SPACES	52 SPACES
STANDARD/COMPACT	STANDARD/COMPACT
49 SPACES	49 SPACES
TOTAL	TOTAL
52 SPACES	61 SPACES

PROPOSED PD STANDARDS

LOT SIZE (MIN): 1,200 SQ FT
 LOT WIDTH (MIN): 30 FEET
 SETBACKS:
 FROM PENRYN ROAD: 30 FEET MINIMUM
 FRONT GARAGE: 10 FEET MINIMUM
 FRONT DWELLING UNIT: 5 FEET MINIMUM
 BETWEEN BUILDINGS: 30 FEET MINIMUM
 BETWEEN PATIOS: 8 FEET MINIMUM
 FROM PROJECT BOUNDARY: 11 FEET MINIMUM
 SITE COVERAGE:
 OPEN SPACE: 20% MINIMUM ALLOWED, 34% PROPOSED
 45% MINIMUM REQUIRED, 47% PROPOSED
 HEIGHT LIMIT: 30 FEET MAXIMUM

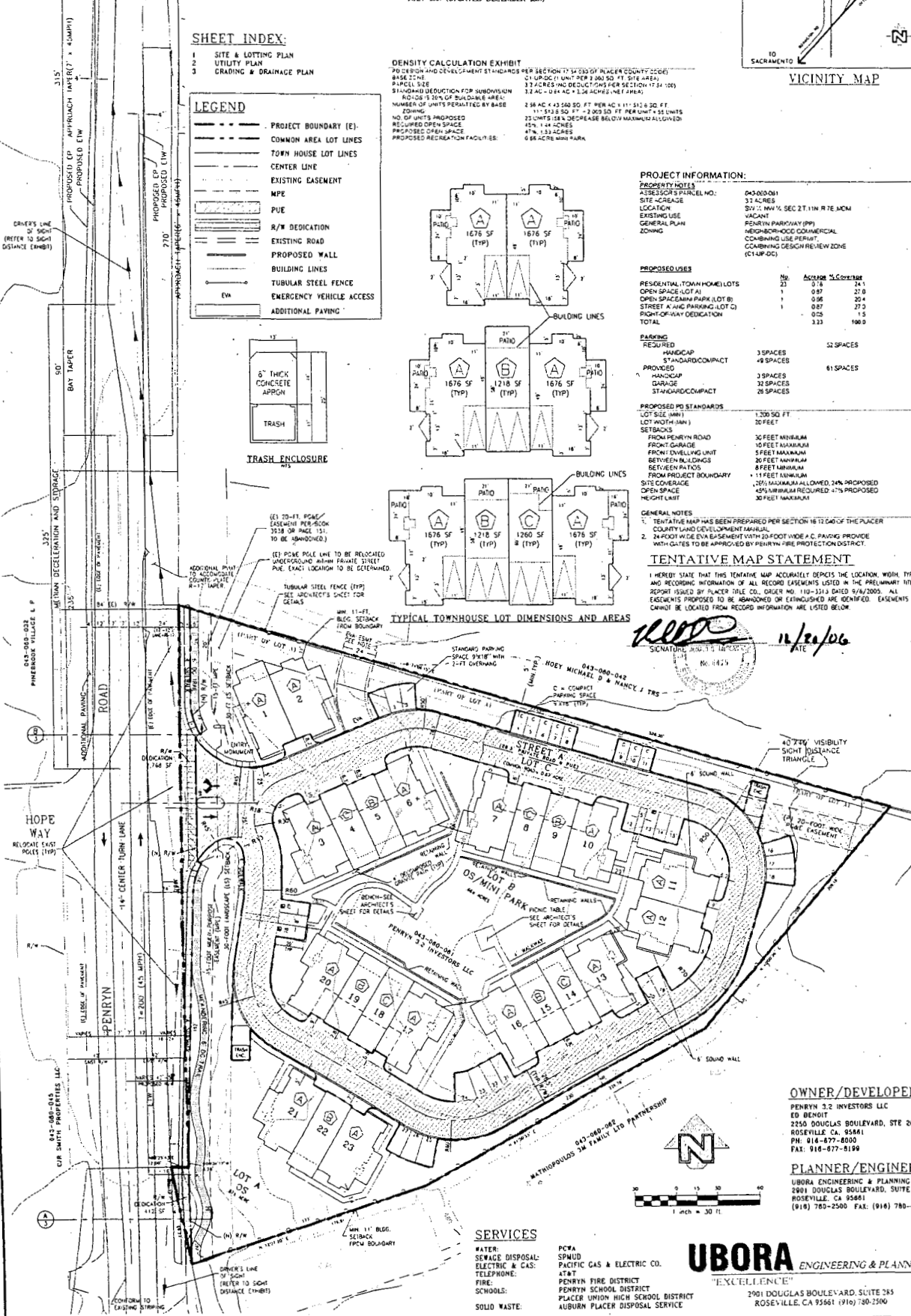
GENERAL NOTES

1. TENTATIVE MAP HAS BEEN PREPARED PER SECTION 16.12.040 OF THE PLACER COUNTY LAND DEVELOPMENT MANUAL.
2. 24 FOOT WIDE EASEMENT WITH 20 FOOT WIDE C. PAVING PROVIDE WITH GATES TO BE APPROVED BY PENRYN FIRE PROTECTION DISTRICT.

TENTATIVE MAP STATEMENT

I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY PACER TITLE CO. ORDER NO. 110-1313 DATED 9/4/2005. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED BELOW.

[Signature]
 SIGNATURE: 000315 10/20/06
 No. 0425



OWNER/DEVELOPER
 PENRYN 3.2 INVESTORS LLC
 ED BENNETT
 2250 DOUGLAS BOULEVARD, STE 200
 ROSEVILLE, CA 95661
 PH: 916-877-8000
 FAX: 916-877-8199

PLANNER/ENGINEER
 UBORA ENGINEERING & PLANNING
 2901 DOUGLAS BOULEVARD, SUITE 285
 ROSEVILLE, CA 95661
 (916) 780-2500 FAX: (916) 780-6777

SERVICES

- WATER: PCWA
- SEWER DISPOSAL: SPMUD
- ELECTRIC & GAS: PACIFIC GAS & ELECTRIC CO.
- TELEPHONE: AT&T
- FIRE: PENRYN FIRE DISTRICT
- SCHOOLS: PENRYN SCHOOL DISTRICT
PLACER UNION HIGH SCHOOL DISTRICT
- SOLID WASTE: AUBURN PLACER DISPOSAL SERVICE

UBORA ENGINEERING & PLANNING
 "EXCELLENCE"
 2901 DOUGLAS BOULEVARD, SUITE 285
 ROSEVILLE, CA 95661 (916) 780-2500