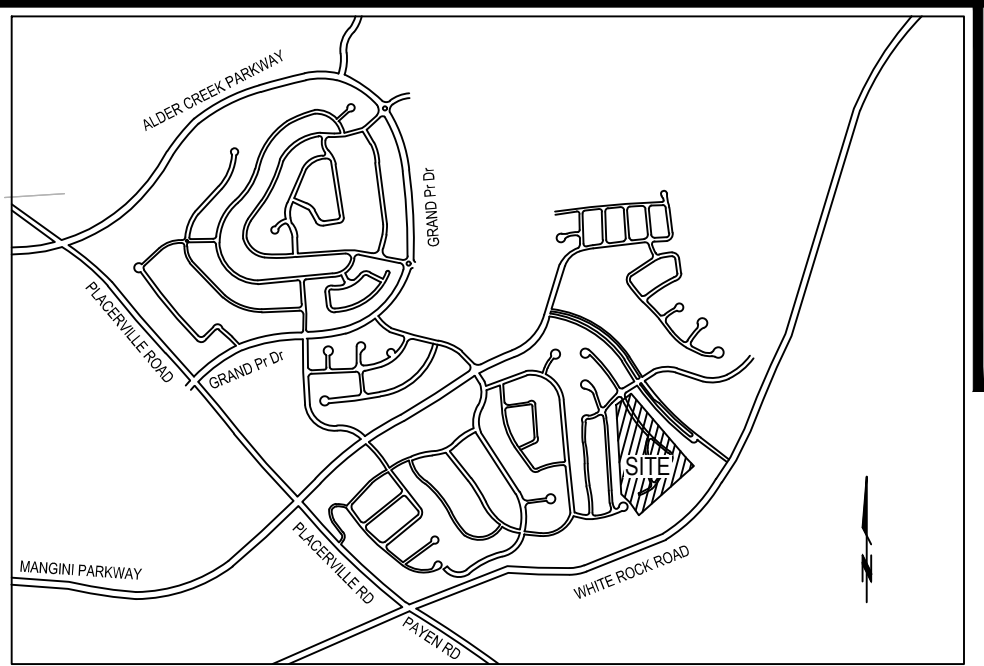
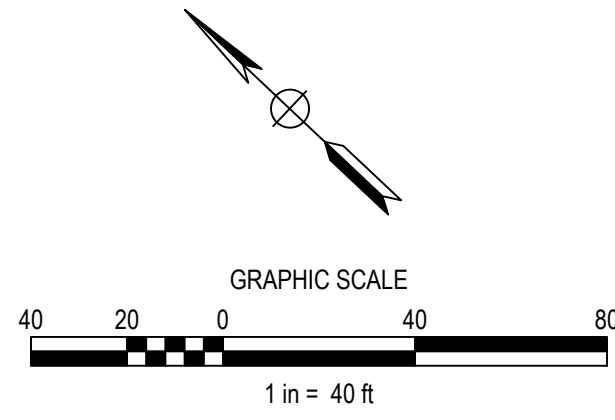




VICINITY MAP

TRUMPET VINE DRIVE

EMPIRE RANCH ROAD

PROJECT BOUNDARY

ROSE TRELLIS LANE

LOT 5
407 B.M. 1

WILD ROSE LANE

ROSE TRELLIS LANE

PROJECT BOUNDARY

HEDGE GROW DRIVE

PROJECT BOUNDARY

ELM TRAIL COURT

PARKING SUMMARY

CONDO DWELLING UNITS: 118
OFF-STREET PARKING SPACES: 236
ON-STREET PARKING SPACES: 111

PROJECT INFORMATION

APPLICANT
LENNAR HOMES OF CALIFORNIA
1025 CREEKSIDE RIDGE, SUITE 240

OWNER/DEVELOPER
TPG AG EHC III (LEN) CA 5, L.P.
8588 E. HARTFORD DRIVE, SUITE 118
SCOTTSDALE, AZ 85255

ASSESSORS PARCEL NO.:
072-3510-005-000

SITE ACREAGE
12.39 ACRES

EXISTING LAND USE ZONE
A PORTION OF THE FOLSOM PLAN AREA SPECIFIC PLAN

NUMBER OF LOTS
ONE (1) PARCEL: 118 CONDOMINIUM UNITS: UNIT LINES ARE FOR CONDOMINIUM UNIT REFERENCE ONLY. THEY ARE NOT LOT LINES.

SERVICE PROVIDERS
SCHOOL DISTRICT: FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT
PARKS & RECREATION: CITY OF FOLSOM
SANITARY SEWER: CITY OF FOLSOM
DOMESTIC WATER: CITY OF FOLSOM
STORM DRAIN: CITY OF FOLSOM
ELECTRICITY: SMUD
TELEPHONE: AT&T
CABLE: COMCAST

LAND USE SUMMARY

LOT/VILLAGE#: VILLAGE 5
GP DESIGNATION: MLD
SP/ZONING DESIGNATION: SP-MLD-PD
LAND USE: MULTI-FAMILY LOW DENSITY RESIDENTIAL / TOWNHOMES CONDOMINIUM OWNERSHIP
ACRES (GROSS): 12.4 ACRES
DWELLING UNITS: 118
DENSITY: 9.51 (GROSS)

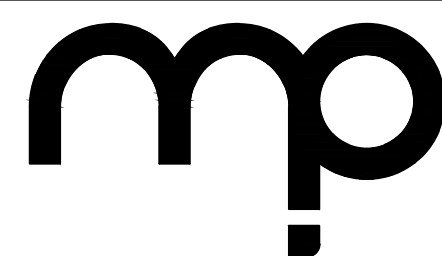
SCALE:

HORIZ. 1" = 100'

VERT. 1" = N/A

BENCH MARK

COMPUTED STAFF
DESIGNED TA
DRAWN TA
PROJ. ENGR. SMP



MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • Fresno
7643 North Ingram Avenue, Suite #105
Fresno, CA 93711
phone: (559) 853-4505
web: www.mpengr.com

ENTITLEMENT CONDO EXHIBIT
RUSSELL RANCH VILLAGE 5
SITE PLAN FOR PARCEL MAP WAIVER & CONDOMINIUM PURPOSES
COPPER VUE
FOLSOM, CA

DATE MAY 9, 2025
SHEET EX-01
OF 3