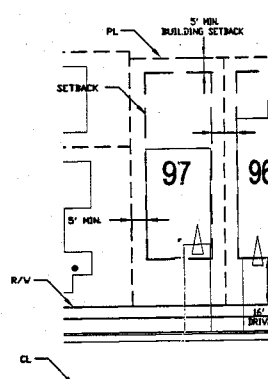
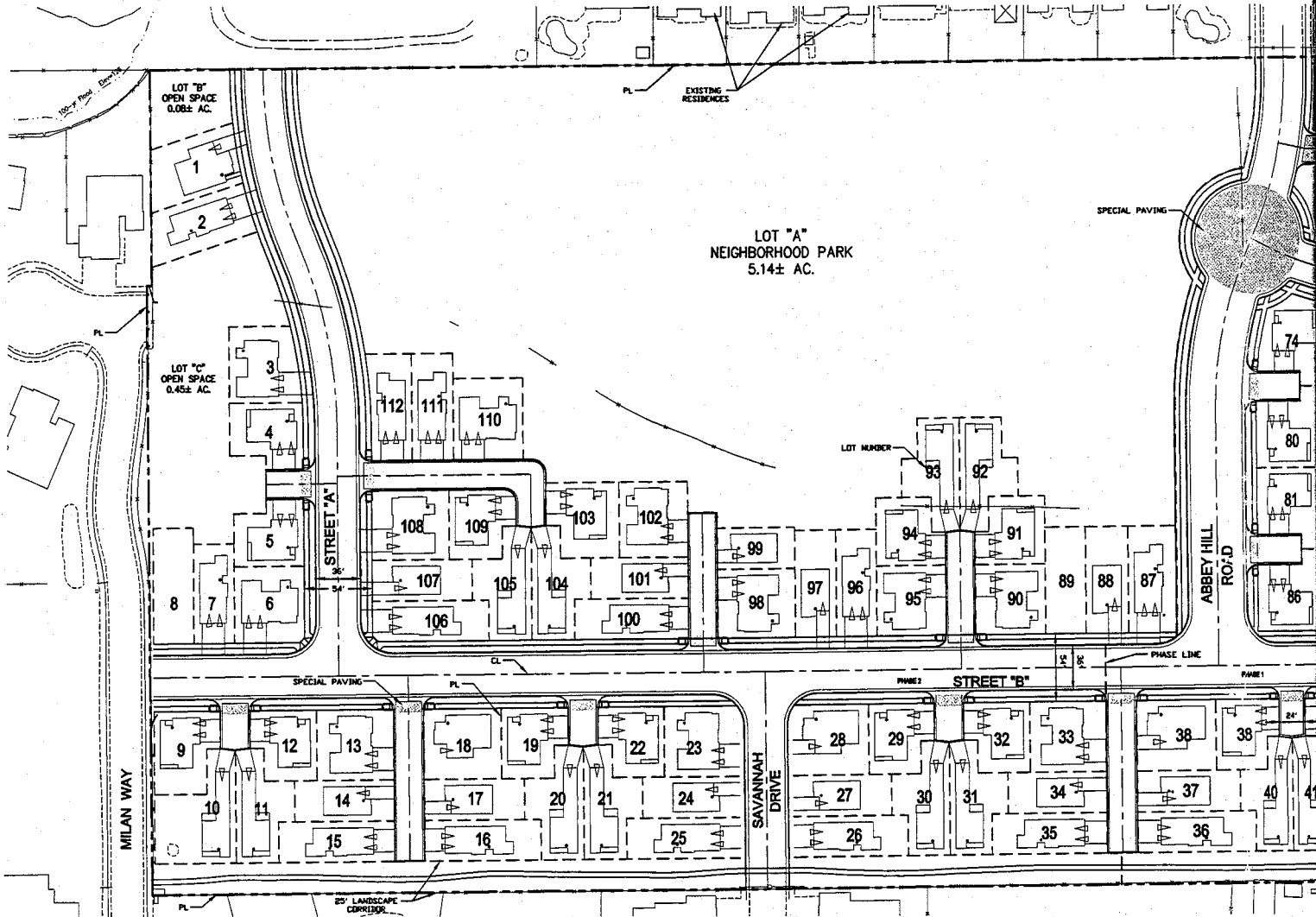


SITE MAP

WHISPERING OAKS

CITY OF LINCOLN CALIFORNIA
MAY 2006, 112 SINGLE FAMILY

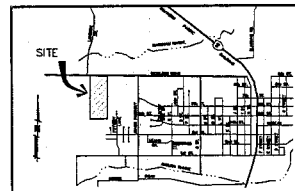
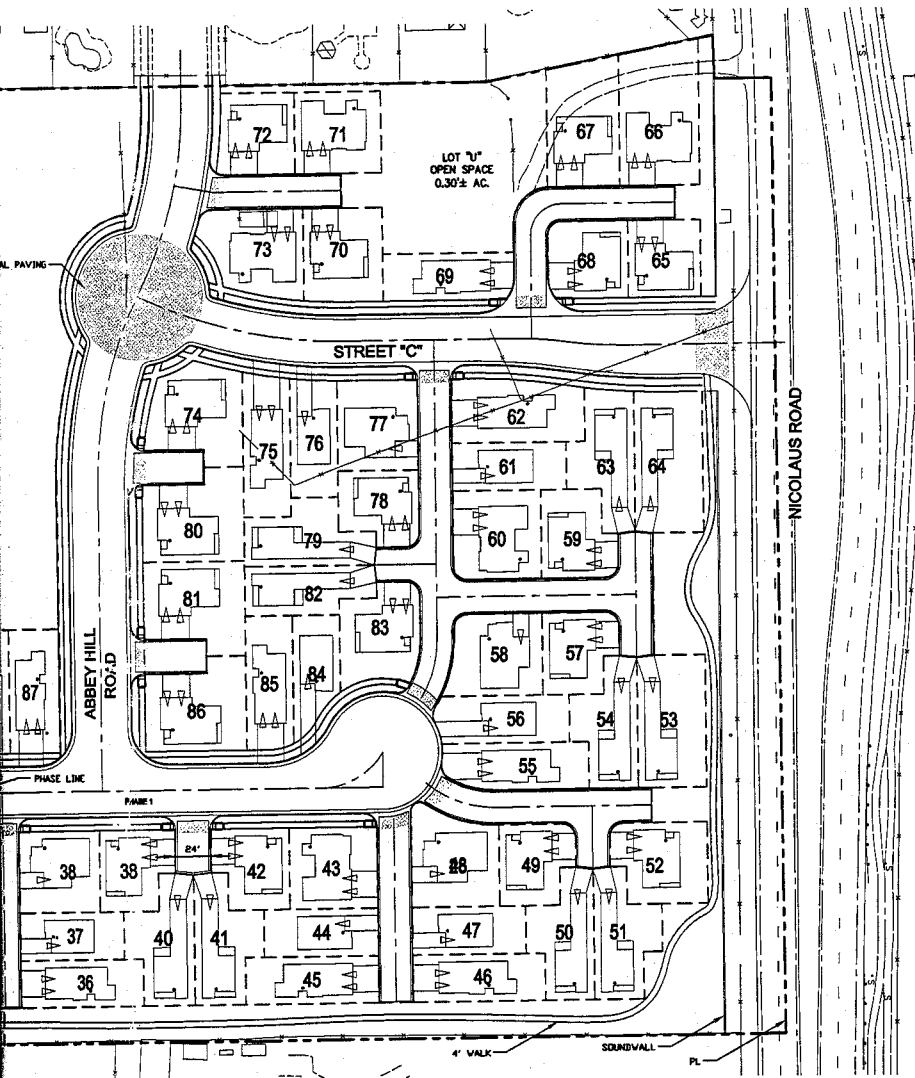
A PORTION OF THE NORTHWEST 1/4 SECTION 16, T 12N, R 6E, M.D.B.& M.
CITY OF LINCOLN, COUNTY OF PLACER, CALIFORNIA



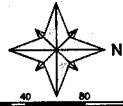
TYPICAL BUILDING SETBACK

MAP NG OAKS CALIFORNIA NGLE FAMILY LOTS

SECTION 16, T 12N, R 6E, M.D.B. & M.
F. PLACER, CALIFORNIA



VICINITY MAP



SCALE OF FEET 1" = 40'
SUTTERBROWN, INC.
 LAND ENGINEERING AND PLANNING
 775 SUNRISE AVENUE, SUITE 170
 ROSEVILLE, CA 95661
 PHONE: (916) 781-0001
 FAC: (916) 781-0151

- WATER:**
CITY OF LINCOLN
- SEWER:**
CITY OF LINCOLN
- ELECTRIC:**
PG&E
- TELEPHONE:**
SBC
- PARKS & RECREATION:**
CITY OF LINCOLN
- SCHOOL DISTRICT:**
LINCOLN UNIFIED SCHOOL DISTRICT
- COMMUNITY SERVICES:**
 STORM DRAIN = CITY OF LINCOLN
 CABLE TV = STARSTREAM CABLE TV
 NATURAL GAS = PACIFIC GAS AND ELECTRIC
 FIRE PROTECTION = CITY OF LINCOLN
 SOLID WASTE = CITY OF LINCOLN

OWNER/DEVELOPER
 DUNMORE HOMES
 Contact: MIKE STETTNER
 8781 SIERRA COLLEGE BLVD. SUITE 120
 GRANITE BAY, CA 95746
 Phone: (916) 771-7500
 Fax: (916) 771-7520

ENGINEER
 SUTTERBROWN, INC.
 775 SUNRISE AVENUE, SUITE 170
 ROSEVILLE, CA 95661
 Phone: (916) 781-0001
 Fax: (916) 781-0151

ASSESSOR'S PARCEL NUMBER
 021-310-022, 021-310-092

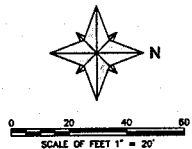
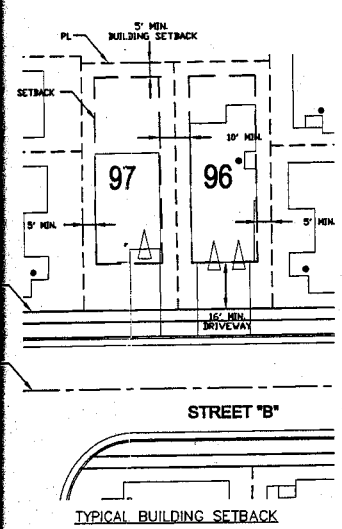
PROPOSED ZONING & USE:
 POS. 112 SINGLE FAMILY RESIDENTIAL LOTS
 TOTAL ACREAGE = 19.7 ACRES

PROPOSED PHASING:
 PHASE I LOTS 36-89
 PHASE II LOTS 1-35, 90-112

RESIDENTIAL LOT SIZES:
 MINIMUM = 2065± SQ. FT.
 MAXIMUM = 4,346± SQ. FT.
 AVERAGE = 3,014± SQ. FT.

FIT LIST:

PLAN	S.F.	QTY.	HOMES	S.F. TOTAL
1	1001	7	7	7007
2	1225	7	7	20525
3	1355	20	20	27200
4	1628	20	20	47560
5	1711	23	23	39353
6	2090	16	16	33440
TOTAL		112	112	175827



STREET "B"

TYPICAL BUILDING SETBACK