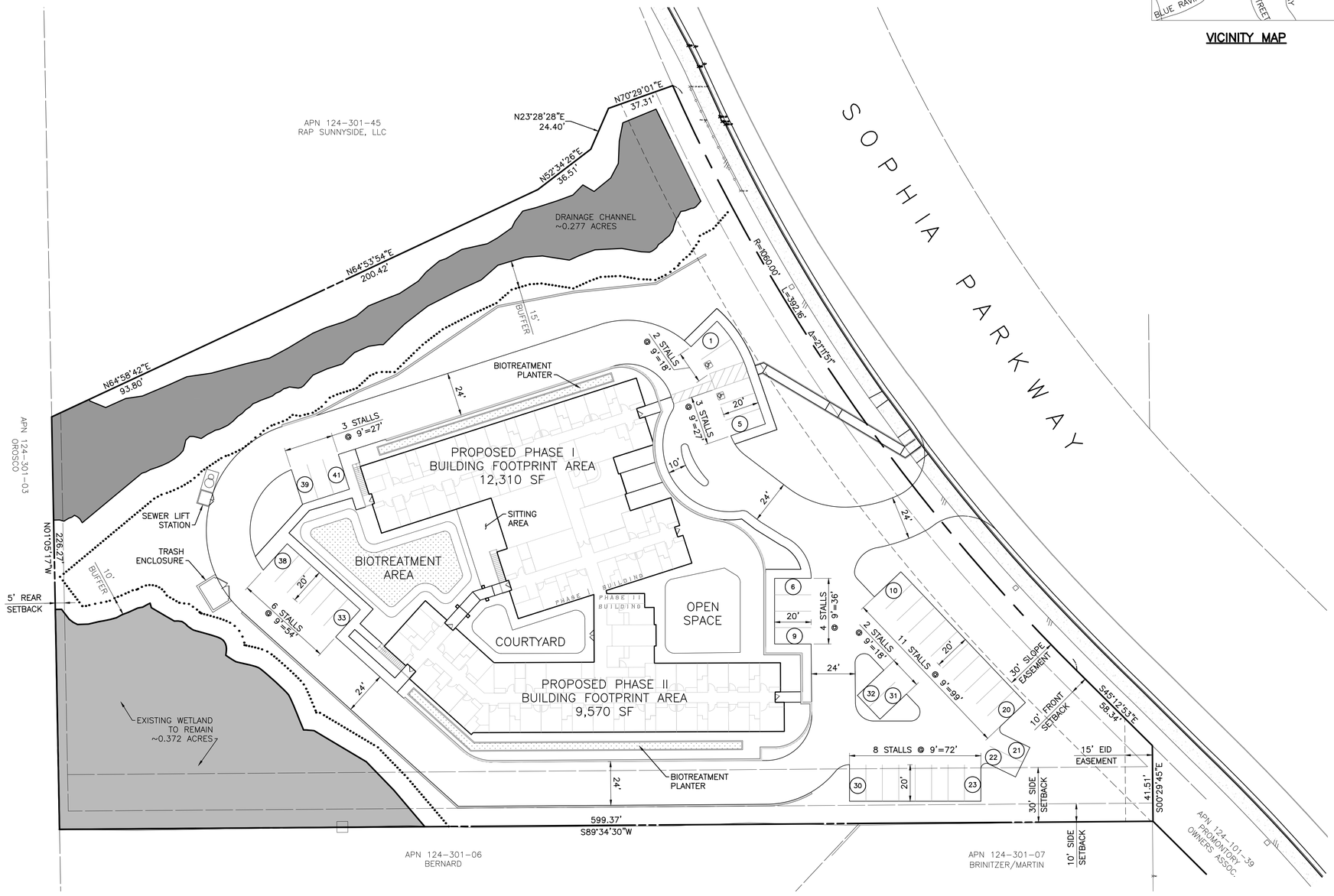

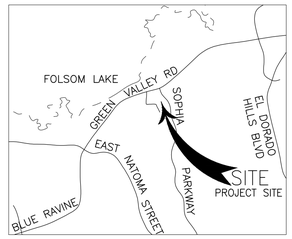

VICINITY MAP

GENERAL NOTES

OWNER:	RAP SUNNYSIDE, LLC.
DEVELOPER:	PLACERVILLE SENIOR LIVING, LLC. 2287 MORLEY WAY SACRAMENTO, CA 95864
CIVIL ENGINEER:	RICK ENGINEERING COMPANY 2525 EAST BIDWELL STREET, SUITE 100 FOLSOM, CALIFORNIA 95630
PARCEL NO:	124-301-47
PARCEL AREA:	3.6± ACRES
EXISTING USE:	VACANT
PROPOSED USE:	ASSISTED LIVING FACILITY
WATER:	EL DORADO IRRIGATION DISTRICT
SEWER:	EL DORADO IRRIGATION DISTRICT
POWER:	PG&E
GAS:	PG&E
EXISTING ZONING:	CC-PD
PROPOSED ZONING:	CC-PD

NOTES:

1. THE TOPOGRAPHY USED ON THIS DRAWING WAS PROVIDED BY RSC ENGINEERING AND IS BASED ON AN AERIAL SURVEY, PROVIDED TO RICK ENGINEERING ON JANUARY 11, 2018.
2. BOUNDARY INFORMATION SHOWN HEREON WAS PREPARED BY RSC ENGINEERING AND PROVIDED TO RICK ENGINEERING ON JANUARY 11, 2018.
4. A CONCEPTUAL LANDSCAPE PLAN FOR THIS PROJECT HAS BEEN PREPARED BY RICK ENGINEERING COMPANY.
5. THIS PROPERTY IS DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD) DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY – PANEL NUMBER 06017C0725E, EFFECTIVE DATE SEPT. 26, 2008.

BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED UPON EL DORADO COUNTY VERTICAL DATUM (NGVD29)

BASIS OF BEARINGS:

THE MERIDIAN OF THIS SURVEY IS THE NORTH LINE OF PARCEL 'A' AS SHOWN ON THAT PARCEL MAP FILED IN BOOK 39 OF PARCEL MAPS AT PAGE 30, EL DORADO COUNTY OFFICAL RECORDS, DETERMINED FROM MONUMENTS HEREON AS FOUND..

LEGEND:

C	CONCRETE GRADE ELEVATION
FG	FINISH GRADE ELEVATION
LP	LOW POINT
TC	TOP OF CURB
	CATCH BASIN
	EXISTING TREE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	BACK FLOW PREVENTOR
	WATER METER
	SEWER CLEANOUT
S	SEWER MANHOLE
FW	FIRE WATER
	PROPERTY LINE
	RIGHT OF WAY
FM	SEWER FORCE MAIN
S	SEWER SERVICE
W	WATER SERVICE
	RETAINING WALL

GRAPHIC SCALE

−30 0 30

1 inch = 30 ft.

PRELIMINARY
NOT FOR CONSTRUCTION

PREPARED UNDER THE DIRECTIONS OF:

M. SCOTT LILLIBRIDGE, P.E.
RCE 52504

DATE

REGISTERED PROFESSIONAL ENGINEER
M. SCOTT LILLIBRIDGE
No.52504
CIVIL
STATE OF CALIFORNIA

REV	DATE	DESCRIPTION	APP'D

RICK ENGINEERING COMPANY
Sacramento
2525 EAST BIDWELL STREET
FOLSOM, CA 95630
(916) 934-5000
(FAX)916.934.5144
rickengineering.com
San Diego - San Luis Obispo - Bakersfield - Riverside - Orange - Phoenix - Tucson

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DESIGNED BY:	GA
DRAWN BY:	WD
REVIEWED BY:	SL
SCALE (H):	1" = 30'
(V):	N/A

PLACERVILLE SENIOR LIVING, LLC.
SOPHIA PARKWAY ASSISTED LIVING FACILITY

DIMENSION PLAN

EL DORADO HILLS — EL DORADO COUNTY — CALIFORNIA

DATE
01-31-2019

JOB NUMBER
18234

SHEET NUMBER
1
OF 2 SHEETS

PRINT DATE: April 10, 2019 FILENAME: S:\18234_Sophia Parkway Assisted Living\Civil\CAD\Exhibits\Dwg\18234-DI DIMENSION PLAN.dwg BY: Francis Arbis