

OWNER/APPLICANT

EDH 52 G.P.
7919 FOLSOM BLVD, SUITE 300
SACRAMENTO, CA 95826
PHONE: (916) 383-2500

ENGINEER

RSC ENGINEERING, INC.
1420 ROCKY RIDGE DRIVE, SUITE 150
ROSEVILLE, CA 95661
PHONE: (916) 788-2884

SITE DATA

OVERALL NORTH AREA: 24.83± ACRES (1,081,672± SF)
LAND USE CLASSIFICATION: COMMERCIAL
PROPOSED ZONING CLASSIFICATION: COMMUNITY COMMERCIAL PLANNED DEVELOPMENT
APN: 122-720-019, 020 AND 021

UTILITY PROVIDERS

WATER: EL DORADO IRRIGATION DISTRICT
SANITARY SEWER: EL DORADO IRRIGATION DISTRICT
STORM DRAIN: EL DORADO COUNTY
FIRE: EL DORADO FIRE PROTECTION DISTRICT
ELECTRIC: PG&E
GAS: PG&E
TELEPHONE: AT&T
CABLE: AT&T

NOTES

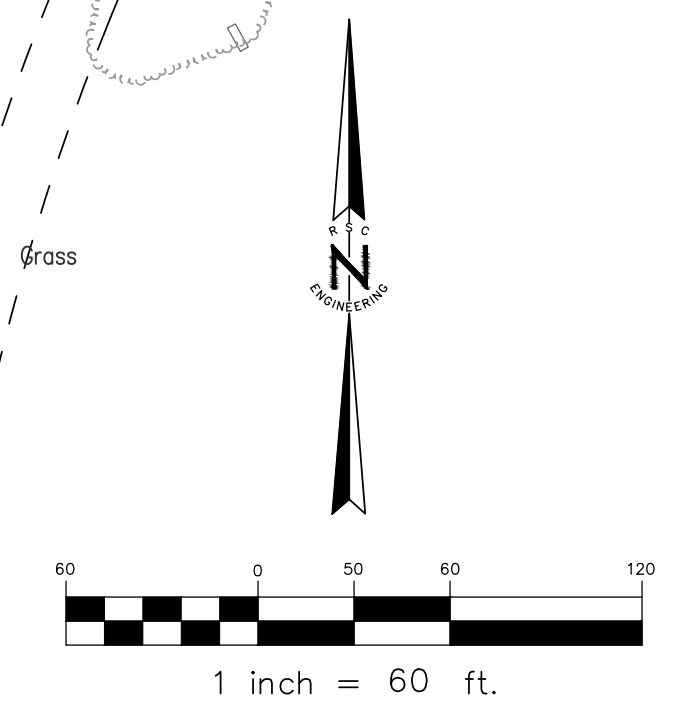
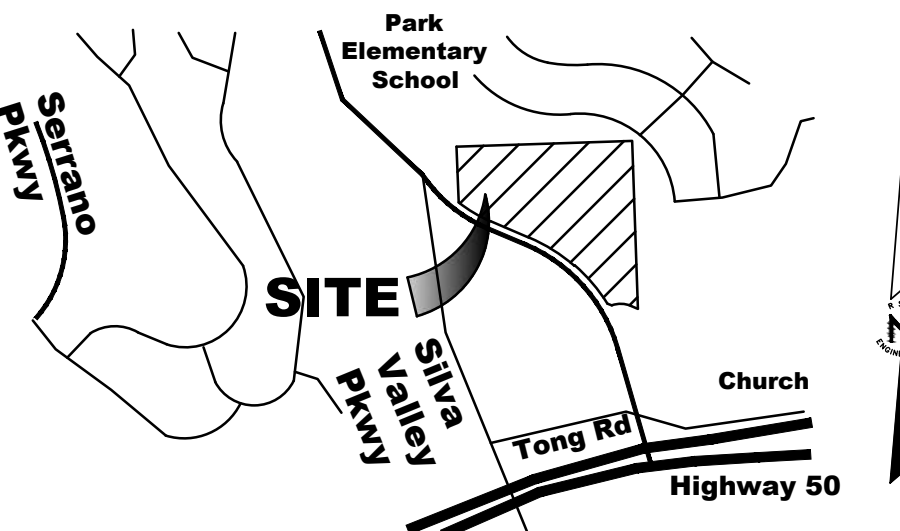
- PARKING SHOWN CONTAINS 90' PARKING SPACES.
- TYPICAL PARKING STALL DIMENSIONS:
STANDARD STALLS WIDTH: 9' DEPTH: 18' MIN.
COMPACT STALLS WIDTH: 9' DEPTH: 15.0'
TWO WAY AISLES: 24' MIN.
- TREES AND WETLANDS NOT SHOWN ON SITE PLAN ARE PROPOSED TO BE REMOVED AND FILLED PER COUNTY MITIGATION AND ARMY CORP PERMIT.
- EXISTING EASEMENT WIDTHS VARY. PROPOSED EASEMENTS ARE UNKNOWN AT THIS TIME.

SITE ANALYSIS - RETAIL

ACREAGE:	106,282± SF (2.44± AC)
RETAIL PARCEL:	13.17%
LOT COVERAGE:	
BUILDINGS:	
BUILDING A:	5,000 SF
BUILDING B:	9,000 SF
TOTAL:	14,000 SF
PARKING STALLS:	
STANDARD PARKING:	59 STALLS
ACCESSIBLE PARKING:	7 STALLS
EV PARKING:	2 STALLS
RV PARKING:	2 STALLS
TOTAL:	65 STALLS
PARKING RATIO:	4.64/1,000

SITE ANALYSIS - MULTI FAMILY

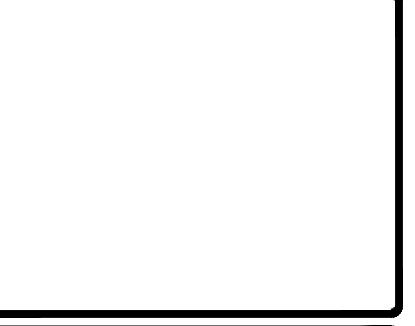
ACREAGE:	16.81± AC
UNITS:	295 UNITS
DWELLING UNITS (DU)/AC:	17.55
PARKING	
UNCOVERED	
STANDARD:	147 STALLS
COMPACT:	23 STALLS
ADA:	7 STALLS
EV CAPABLE:	75 STALLS
TANDEM:	17 STALLS
UNCOVERED TOTAL:	269 STALLS
COVERED	
GARAGE/EV READY:	68 STALLS
GARAGE/ADA:	5 STALLS
CARPOR:	223 STALLS
COVERED TOTAL:	296 STALLS
TOTAL PARKING:	565 STALLS
STALLS/DWELLING UNIT:	1.92



**PROPOSED COSTCO
SEE COSTCO PLANS**

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SACRAMENTO, CA 95826
PHONE: (916) 383-2500

NO.	DATE	BY	DESCRIPTION



RSC ENGINEERING
1420 Rocky Ridge Drive, Suite 150
Roseville, CA 95661
Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO: 104-003C
DRAWN BY: RSC Eng
CHECKED BY: RSC Eng
DESIGNED BY: RSC Eng

**PLANNED DEVELOPMENT
APPLICATION FOR EDH 52**
**HIGHWAY 50 & SILVA VALLEY PARKWAY
EL DORADO HILLS, CA 95762
EL DORADO COUNTY**

SHEET TITLE
**PRELIMINARY
SITE PLAN
INTERIM**

SHEET NO.
SP1
1 OF XX

DATE: MAY 5, 2023

DATE: 5/5/23 11:53 AM
PROJECT: 104-003C Preliminary Development/104003C_S01.dwg
PLOT DATE: 5/5/23 11:53 AM