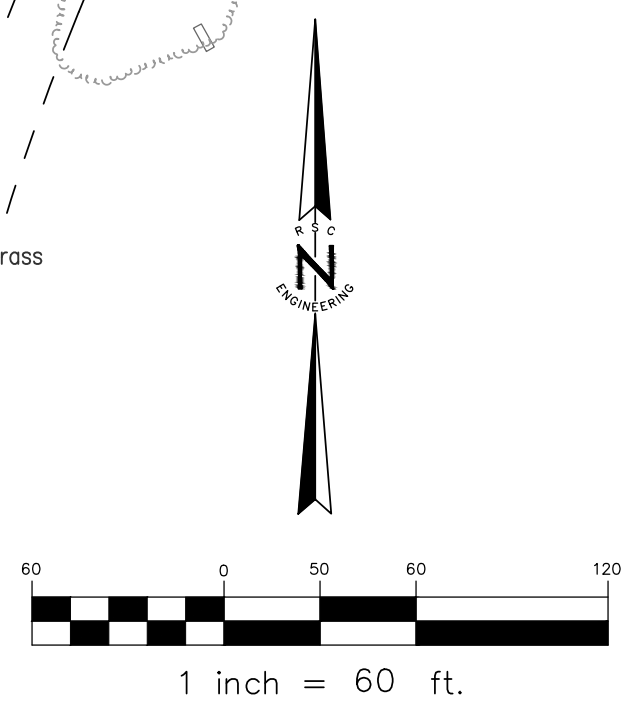


**PROPOSED  
COSTCO  
SEE COSTCO PLANS**



**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**

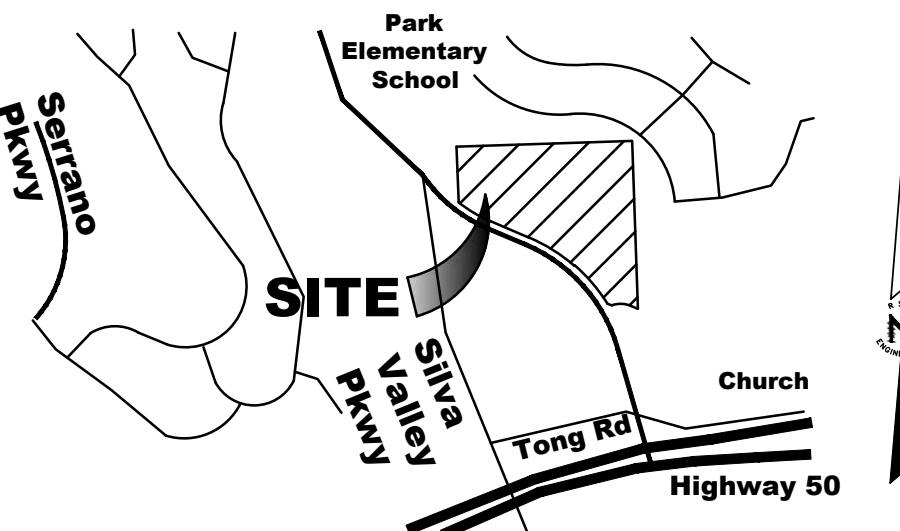
- PARKING SHOWN CONTAINS 90' PARKING SPACES.
- TYPICAL PARKING STALL DIMENSIONS:  
STANDARD STALLS: WIDTH: 9' DEPTH: 18' MIN.  
COMPACT STALLS: WIDTH: 9' DEPTH: 15.0'  
TWO WAY AISLES: 24' MIN.
- TREES AND WETLANDS NOT SHOWN ON SITE PLAN ARE PROPOSED TO BE REMOVED AND FILLED PER COUNTY MITIGATION AND 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:	
<b>BUILDINGS:</b>	
BUILDING A:	5,000 SF
BUILDING B:	9,000 SF
TOTAL:	14,000 SF
<b>PARKING STALLS:</b>	
STANDARD PARKING:	59 STALLS
ACCESSIBLE PARKING:	2 STALLS
EV PARKING:	2 STALLS
RV PARKING:	2 STALLS
TOTAL:	65 STALLS
PARKING RATIO:	4.64/1,000

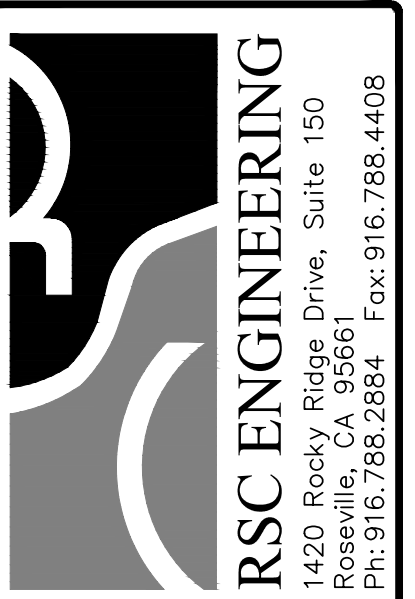
**SITE ANALYSIS - MULTI FAMILY**

ACREAGE:	16.81± AC
UNITS:	295 UNITS
DWELLING UNITS (DU)/AC:	17.55
<b>PARKING</b>	
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
CARPORIT:	223 STALLS
COVERED TOTAL:	296 STALLS
TOTAL PARKING:	565 STALLS
STALLS/DWELLING UNIT:	1.92



**OWNER:**  
EDH 52 GP  
7919 FOLSOM BLVD, SUITE 300  
SACRAMENTO, CA 95826  
PHONE: (916) 383-2500

NO.	DATE	BY	DESCRIPTION



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  
ULTIMATE**

SHEET NO.  
**SP2**  
1 OF XX

DATE: MAY 5, 2023

DATE: 5/5/23 11:58 AM  
PROJECT: EDH 52 GP  
DRAWN BY: RSC  
CHECKED BY: RSC  
DESIGNED BY: RSC