







"PLACERVILLE"  
THROUGH THE TIME...

Renamed  
"Placerville in 1854"  
150th Anniversary

M. H. Mohanna Development Co.



Designations

Existing County Bike Trail

Park/Open Space

School

Church

TOWN & COUNTRY VILLAGE

EL DORADO

MOHANNA

DEVELOPMENT CO.

PANFINO

General Partnership

cta

Engineering & Surveying

HRGA

ARCHITECTS

GLABE + TAYLOR

ARCHITECTS

YOUNGDAHL

CONSULTING GROUP, INC.

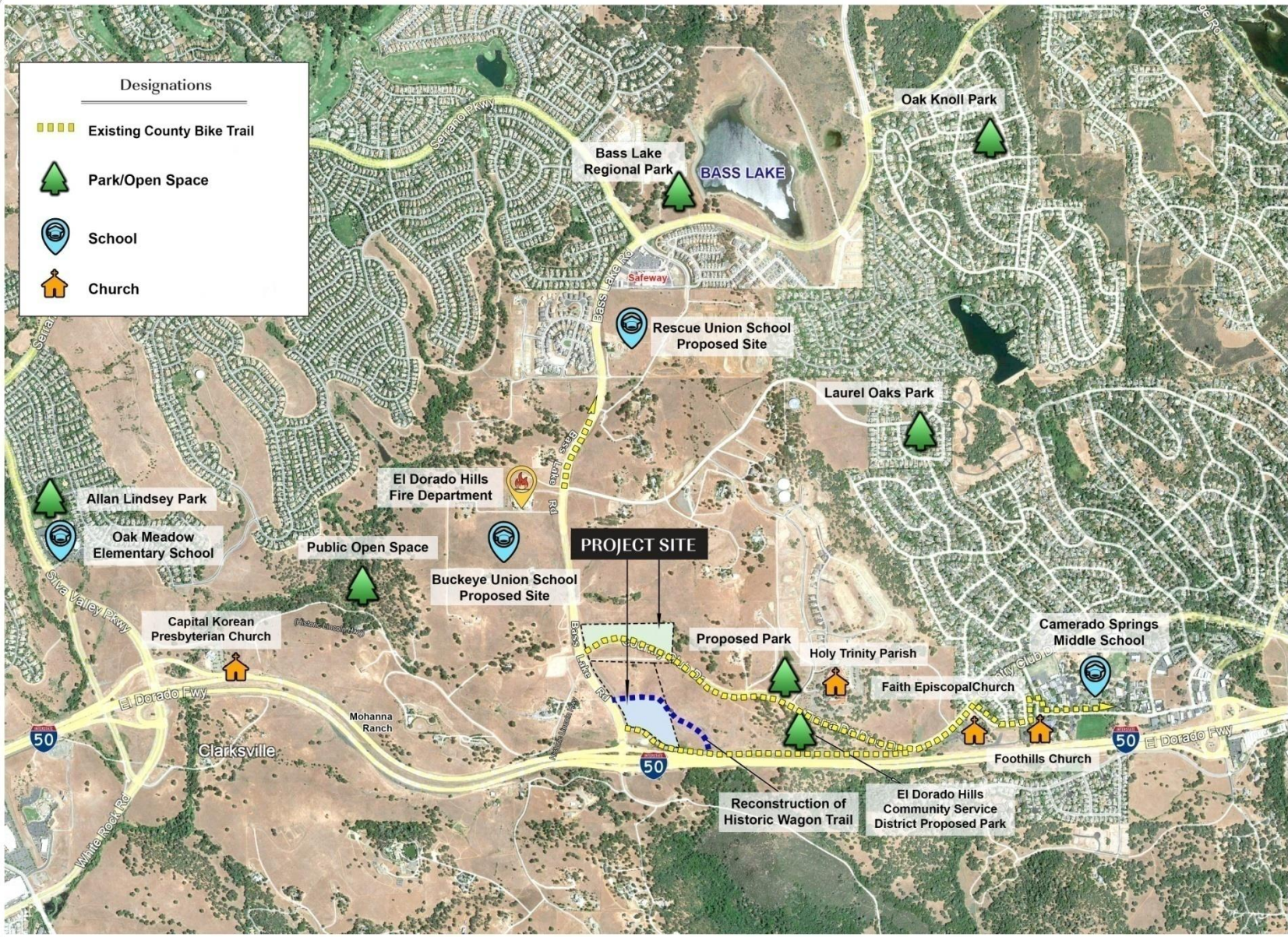
DRAWING TITLE:

Public Facilities

DATE:

SHEET NUMBER:

PD-Exhibit 21























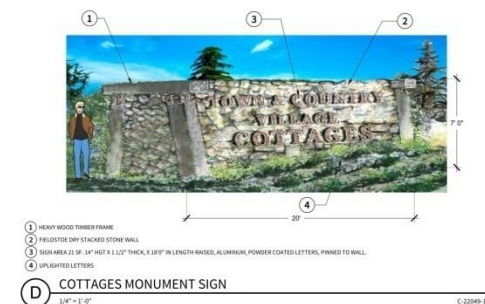
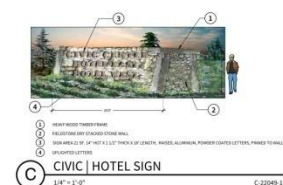
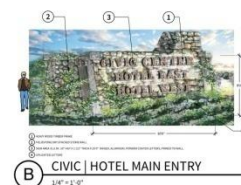
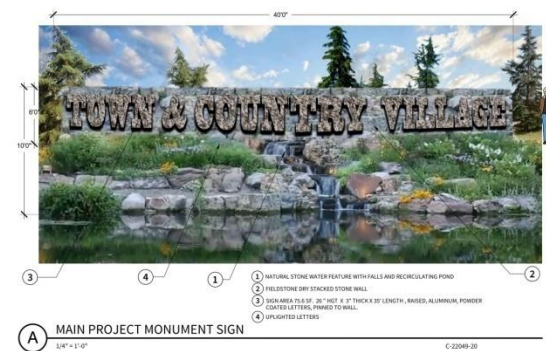








**TOWN AND COUNTRY VILLAGE, EL DORADO**  
El Dorado County, California



PRELIMINARY SITE PLAN  
Civic | Hotel | Cottages

**FUHRMANLEAMY**  
LAND GROUP  
DESIGN + SERVICE + DEVELOPMENT  
BIG PROFESSIONAL DRIVE, SUITE 100, AGEEVILLE, CA 95626  
DATE: 02/27/2025  
PROJECT: MMH 22049





**HRGA**

2277 Fair Oaks Boulevard, Suite 200  
 Sacramento, California 95833  
 916.993.4800 | www.hrgarchitects.com

RESIDENTIAL COTTAGES  
**THE TOWN AND COUNTRY VILLAGE, EL DORADO**  
 EL DORADO HILLS, CALIFORNIA

2



**Table 1: Town & Country Village El Dorado Land Use Summary**

Land Use Symbol	Land Use Designation	Gross Area (Ac.)	% of Total Project Area	Allocated Hotel Units	Allocated Bldg. Area (Sq. Ft.)	Allocated Residential Dwelling Units	Density Range	F.A.R. [4]
<b>Proposed Project Development Area</b>								
MFR	Multi-Family Residential	8.0	13.2%			112	12-24	
C	Commercial [1]	10.9	18.0%	300	181,000			0.38
OS	Open Space [3]	4.4	7.3%					
	Major Circulation [2]	2.5	4.1%					
<b>Subtotal</b>		<b>25.8</b>	<b>42.6%</b>	<b>300</b>	<b>181,000</b>	<b>112</b>		
<b>Program Study Area</b>								
MFR	Multi-Family Residential	15.9	26.3%			352	12-24	
C	Commercial [1] [5]	15.3	25.3%		90,000	350	22-30	0.04 & 0.28
OS	Open Space	3.5	5.8%					
<b>Subtotal</b>		<b>34.7</b>	<b>57.4%</b>		<b>90,000</b>	<b>702</b>		
<b>Grand Total</b>		<b>60.5</b>	<b>100.0%</b>	<b>300</b>	<b>271,000</b>	<b>814</b>		

[1] Mixed Use development is allowed per General Plan Policies 2.1.1.3 and 2.1.2.5.

[2] New Country Club Drive I.O.D. right-of-way area included in total *Project* area.

[3] 38% of Proposed Project Development Area north of Country Club Drive.

[4] Refer to Table 130.22.030 - Commercial Zones Development Standards of the El Dorado County Code.

[5] 6.0 acres of commercial land use reserved for a mixed use senior housing development of 150 units and 10,000 Sq.Ft. of commercial development.

9.3 acres of commercial land use reserved for a mixed use development project consisting of 80,000 Sq. Ft. of commercial use and 200 apartment/condominium residential dwelling units.



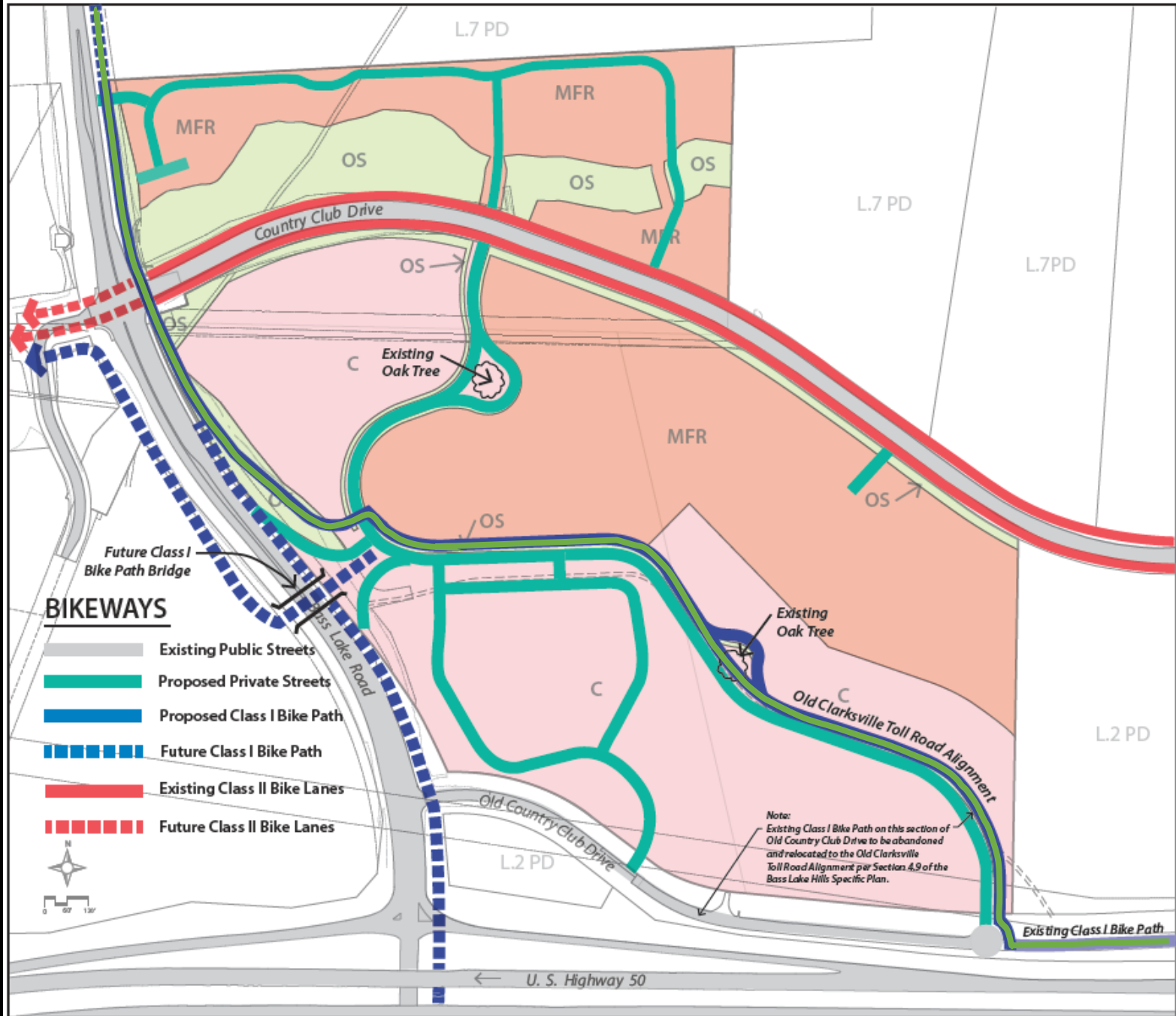


Figure 13 - Bikeways



# TOWN & COUNTRY VILLAGE EL DORADO

OVERALL SITE PLAN  
EL DORADO COUNTY, CALIFORNIA  
SCALE 1"=100' JANUARY, 2023

## APPLICANT

JOSH PANE  
1123 J STREET, 3RD FLOOR  
SACRAMENTO, CA 95814

## OWNER

MOHAMMAD MOHAMMAD  
CAP FUNDING  
1025 9th STREET, SUITE 205  
SACRAMENTO, CA 95814

## ENGINEER

**cta** Engineering & Surveying  
Civil Engineering • Land Surveying • Land Planning  
3025 Market Street, Suite 200, CA 95834  
916.442.0000 • 916.442.0001 • ctaengineers.com

PROPOSED BUILDINGS	GROSS SQUARE FOOTAGE (FOOTPRINT)
HOTELS	16,000
EVENT CENTER	7,000
COTTAGES	280
CLUBHOUSES	600

LEGEND

PROJECT BOUNDARY

(E) LOT BOUNDARY

(E) RIGHT OF WAY

(E) EASEMENT

(E) EDGE OF PAVEMENT

(E) FENCE

GRASS PAVERS

LANDSCAPE PAVERS

FIRE DEPARTMENT PATH OF TRAVEL

TURNING RADIUS

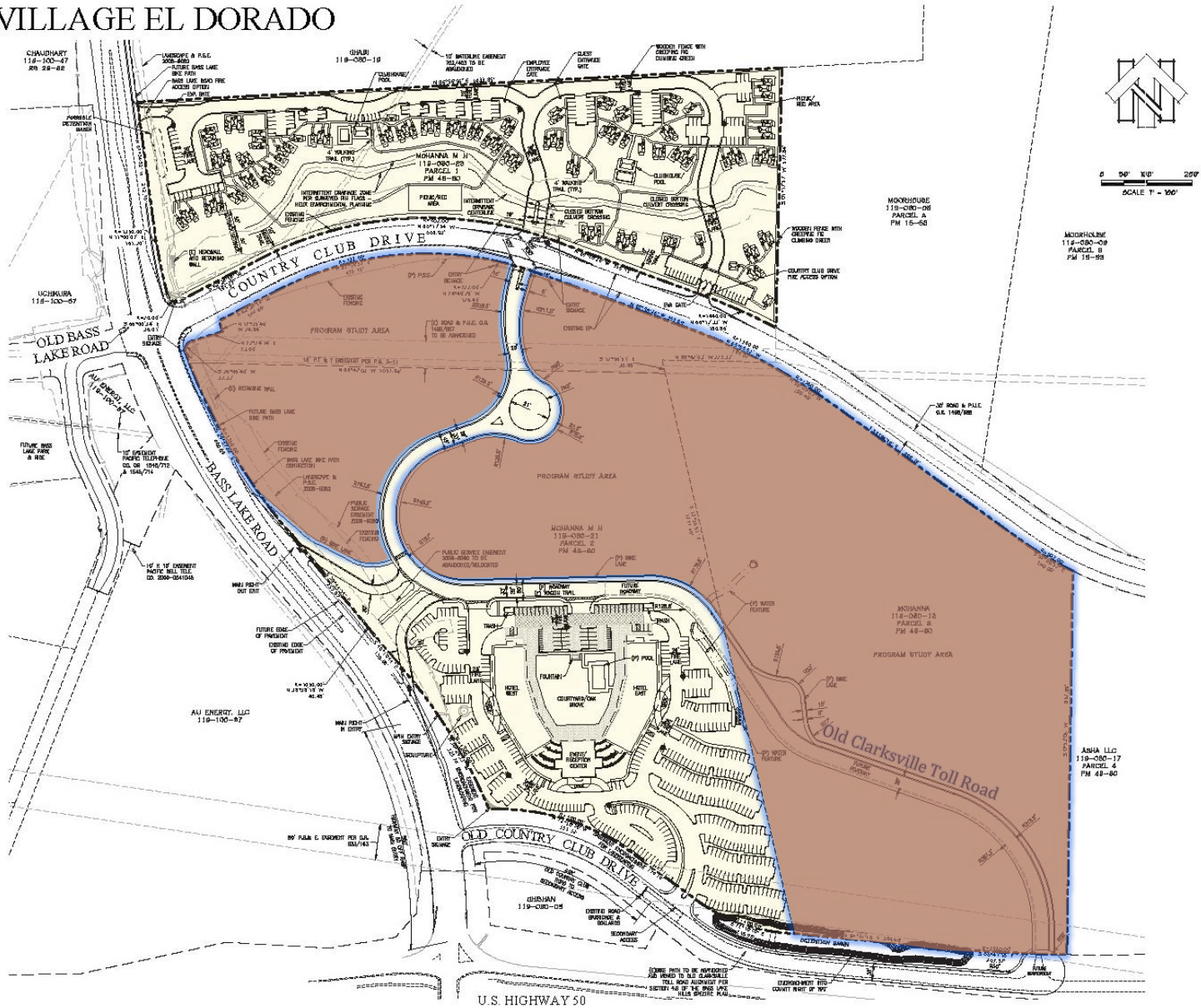
INSIDE RADIUS=35'

OUTSIDE RADIUS=55'

FIRE HYDRANT

PROJECT DEVELOPMENT AREA

PROGRAM STUDY AREA





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