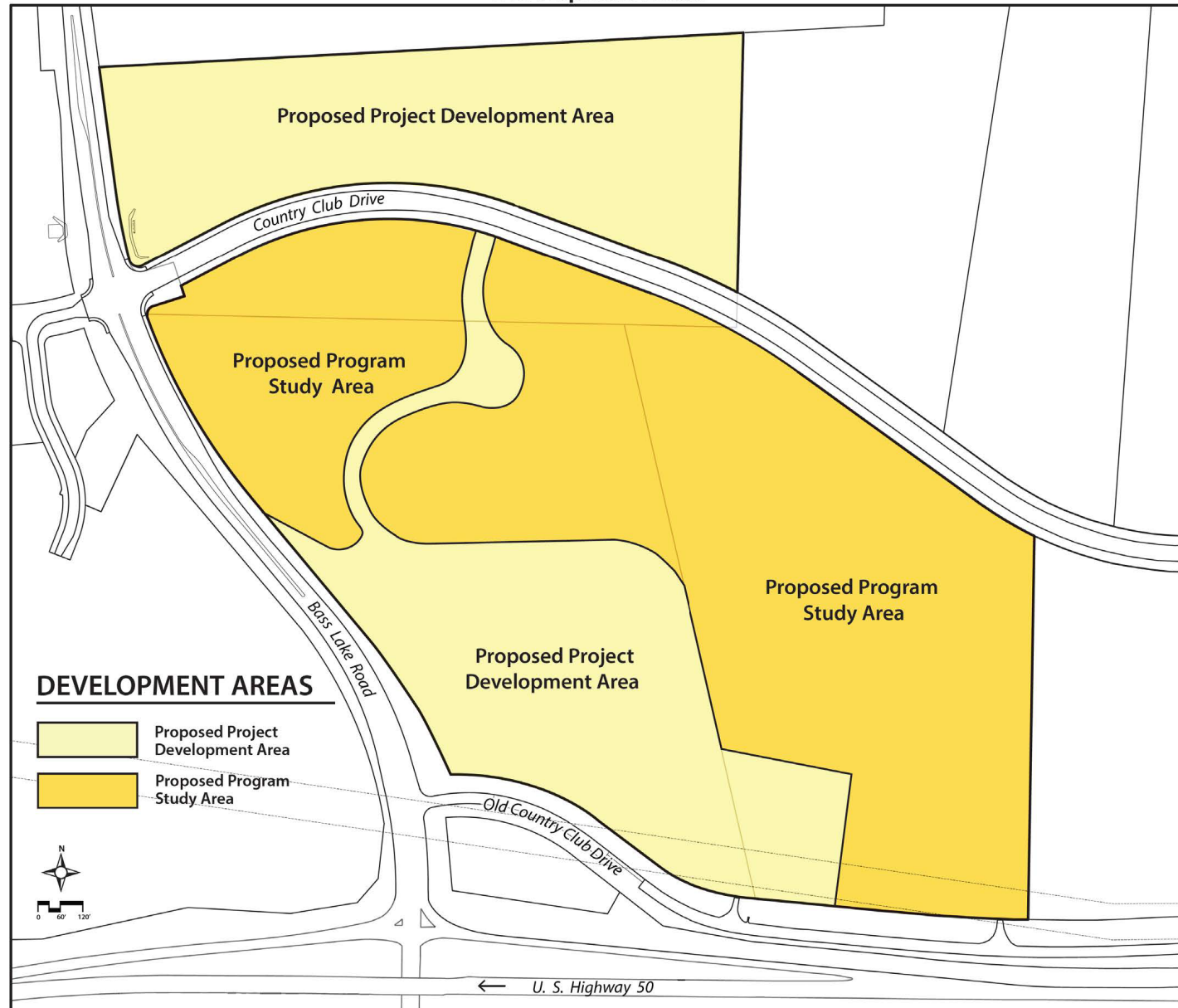


Figure 1
Project Vicinity



**Figure 2
Development Areas**



TOWN & COUNTRY VILLAGE, EL DORADO
HOSPITALITY & LODGING PERSPECTIVE VIEW



**Table 1
Proposed Land Use Summary**

Land Use Designation	Gross Area (acres)	Hotel Units	Building Area (square feet)	Residential Dwelling Units	Density Range (du/ac)	Floor-to-Area Ratio³
Project Development Area						
Multi-Family Residential	7.9	-	-	112	12-24	-
Commercial ³	14.3	300	181,000	-	-	0.38
Open Space ²	4.4	-	-	-	-	-
Major Circulation ¹	3.7	-	-	-	-	-
Subtotal	30.3	300	181,000	112	-	-
Program Study Area						
Multi-Family Residential	15.1	-	-	352	12-24	-
Commercial ^{3,4}	11.9	-	90,000	350	22-30	0.04 and 0.28
Open Space	3.2	-	-	-	-	-
Subtotal	30.2	-	90,000	702	-	-
Total	60.5	300	271,000	814	-	-

Notes:

1. New Country Club Drive I.O.D. right-of-way area included in total project area.
2. Consisting of 38 percent of the Project Development Area north of Country Club Drive.
3. Refer to Table 130.22.030 – Commercial Zones Development Standards of the El Dorado County Code.
4. Six acres of commercial land use reserved for a senior housing development of 150 units and 10,000 sf of commercial development. 9.3 acres of commercial land use reserved for a development project consisting of 80,000 sf of commercial use and 200 apartment/condominium residential dwelling units.

TOWN & COUNTRY VILLAGE EL DORADO

OVERALL SITE PLAN
EL DORADO COUNTY, CALIFORNIA

SCALE: 1"=100'

MAY, 2023

APPLICANT

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

OWNER

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

ENGINEER

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3233 Montez Circle, Rancho Cordova, CA 95742
714.946.6494 • 916.946.6496 • www.ctaeng.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 RADII	
INSIDE RADIUS=35'	
OUTSIDE RADIUS=55'	
FIRE HYDRANT	

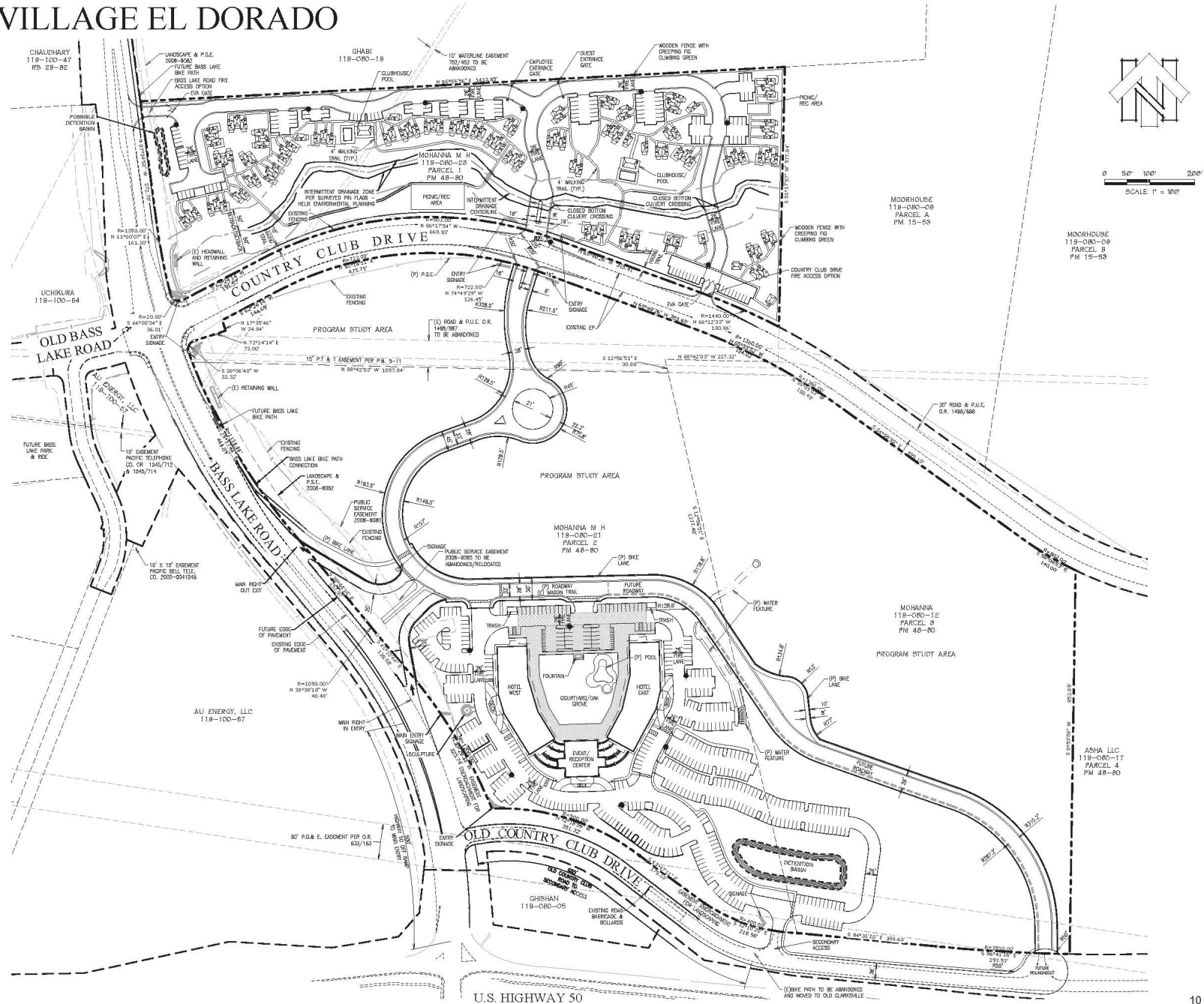
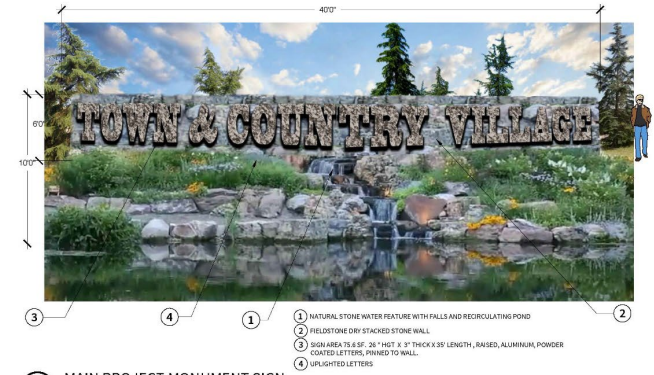
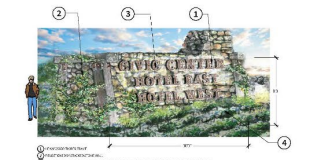


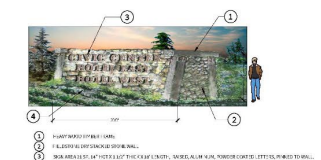
Figure 3



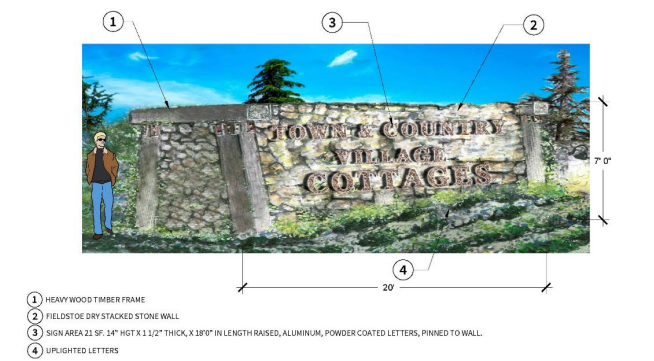
A MAIN PROJECT MONUMENT SIGN
1/4" = 1'-0" C-22049-20



B CIVIC | HOTEL MAIN ENTRY
1/4" = 1'-0" C-22049-22

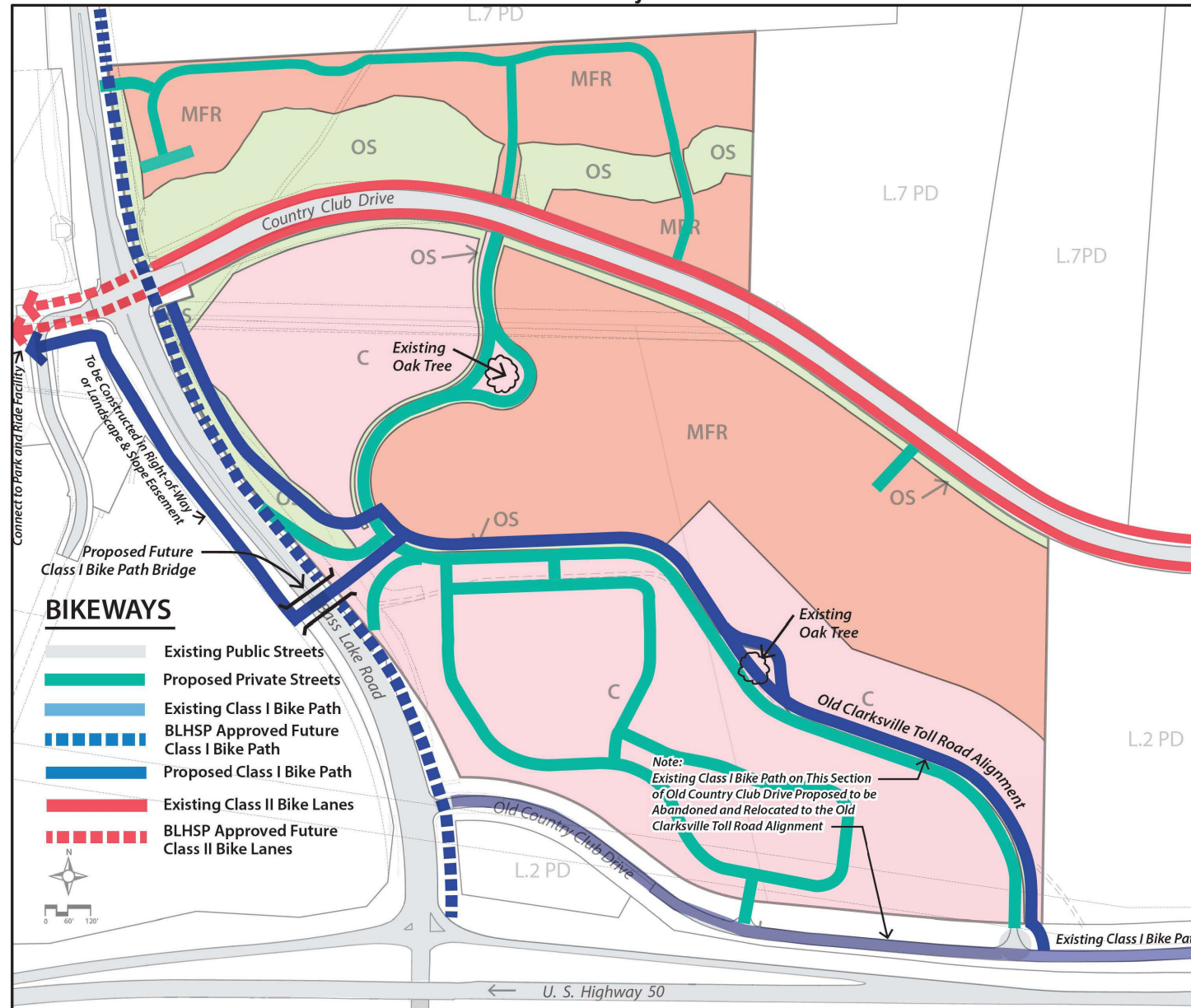


C CIVIC | HOTEL SIGN
1/4" = 1'-0" C-22049-18



D COTTAGES MONUMENT SIGN
1/4" = 1'-0" C-22049-19

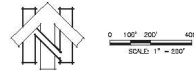
**Figure 4
Bikeways**



TOWN & COUNTRY VILLAGE, EL DORADO
HOTEL WEST, VIEW NORTH



TOWN & COUNTRY VILLAGE EL DORADO
BLHSP WATER PLAN
 EL DORADO COUNTY, CALIFORNIA
 SCALE: 1"=200' MAY, 2023



LEGEND

PROPOSED WATER MAIN - 6.645 LF		TOWN & COUNTRY VILLAGE EL DORADO BOUNDARY	
EXISTING WATER MAIN		EXISTING LOT LINES	
EXISTING BASEMENT		EXISTING RIGHT OF WAY	
BLHSP BOUNDARY			

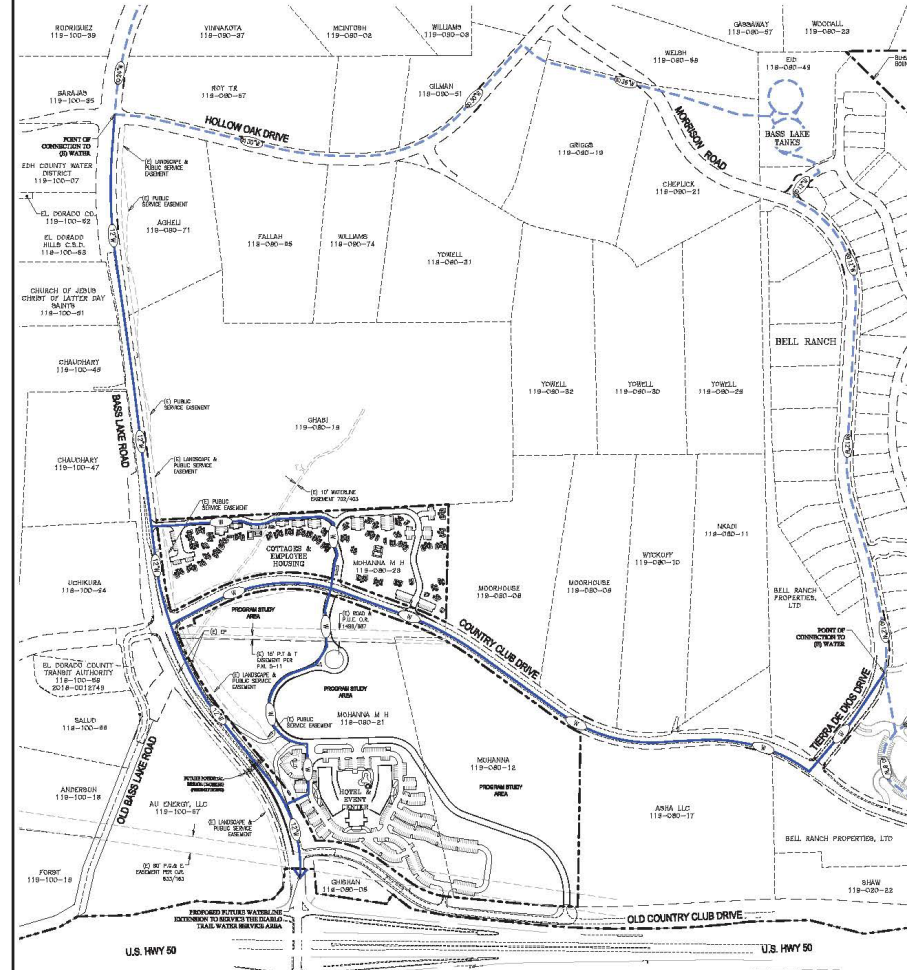


Figure 5

TOWN & COUNTRY VILLAGE, EL DORADO
VIEW NORTH TOWARDS THE "OAK GROVE", BETWEEN HOTEL WEST & CIVIC CENTER



TOWN & COUNTRY VILLAGE, EL DORADO
HOSPITALITY & LODGING PERSPECTIVE VIEW

