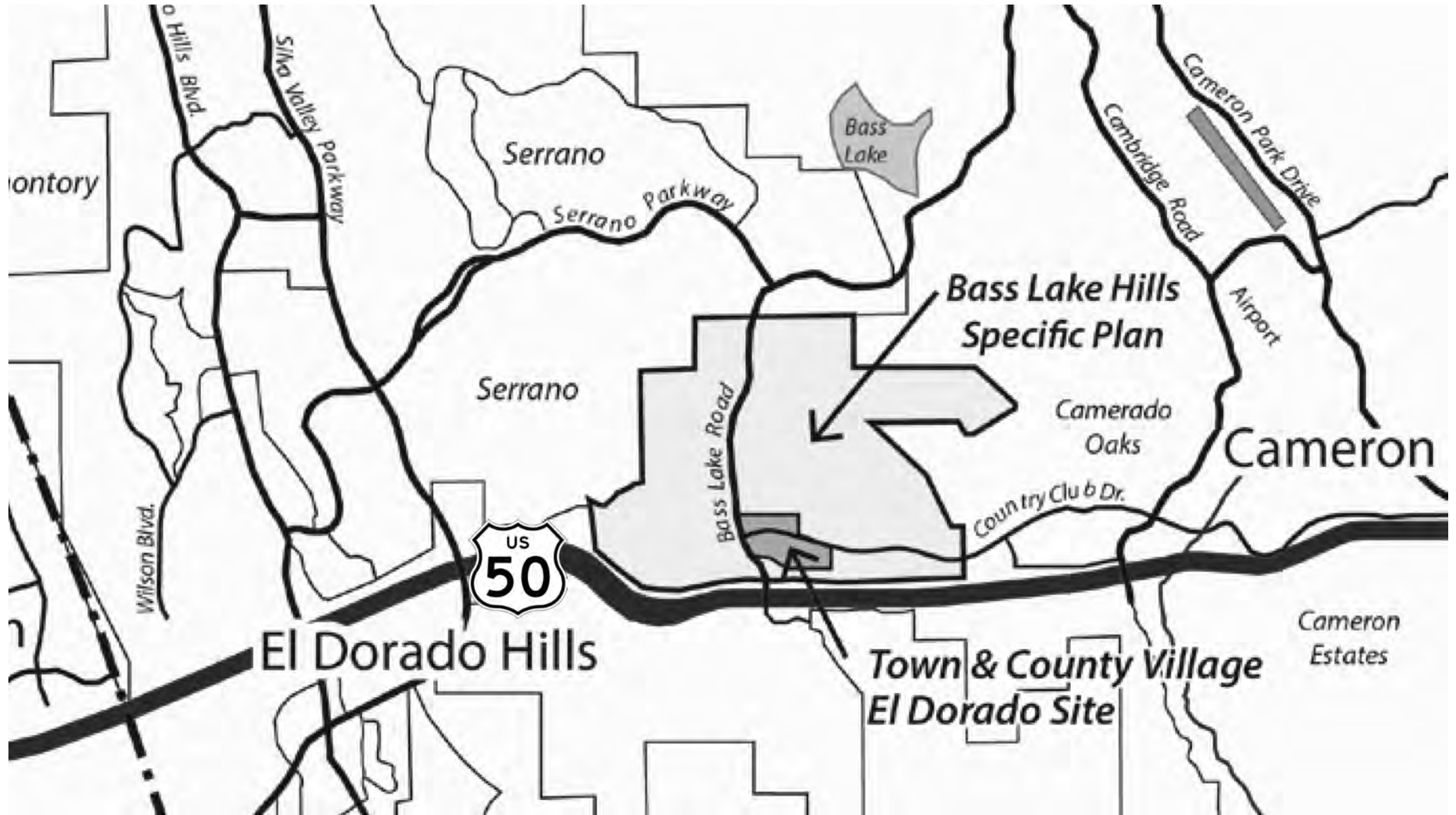


Project Location

TOWN & COUNTRY VILLAGE


EL DORADO



California National Historic Trail



CONSULTANTS AND TEAM MEMBERS

	PANE and PANE ASSOCIATES, INC	DEVELOPER'S REPRESENTATIVE
	TORRENCE PLANNING	PROJECT PLANNER, LAND PLANNING
	CTA ENGINEERING AND SURVAYING	PROJECT SITE PLANNING AND CIVIL ENGINEERING
	HRGA	ARCHITECT
	FUHRMAN LEAMY LAND GROUP	LANDSCAPE ARCHITECT
	SANDBURG LAW	LAND USE ATTORNEY
	YOUNGDAHL CONSULTING GROUP, INC	PRELIMINARY GEOTECHNICAL ENGINEERING STUDY ONSITE WASTEWATER FEASIBILITY (subsurface exploration and percolation testing)
	DOWNEY BRAND LLP	LAND USE ATTORNEY
	ECONOMICS & PLANNING SYSTEMS	PUBLIC FACILITIES FINANCING PLAN (PFFP) AND A FISCAL IMPACT ANALYSIS (FIA)
	CALIFORNIA TREE AND LANDSCAPE CONSULTING, INC.	ARBORIST REPORT FOR OAK WOODLAND RESOURCES
	FLOURISH	NATURE SCAPING PLANT PALETTE
	OMVI ARCHITECTURE	PHOTO SIMULATION STUDY
	HELIX ENVIRONMENTAL PLANNING	DRAINAGE FLAGGING
	CWE-RFE	PRELIMINARY SANITARY SEWER FEASIBILITY STUDY PRELIMINARY SANITARY SEWER FLOWS REPORT

TOWN & COUNTRY VILLAGE EL DORADO







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 Mosier Circle, Rancho Cordova, CA 95662
 916.454.8813 • 916.454.8813 • www.cta.com

PROPOSED BUILDINGS	GROSS SQUARE FOOTAGE (FOOTPRINT)
HOTELS	16,000
EVENT CENTER	7,000
COTTAGES	200
CLUBHOUSES	600

LEGEND

PROJECT BOUNDARY	
(E) LOT BOUNDARY	
(E) RIGHT OF WAY	
(E) EASEMENT	
(E) EDGE OF PAVEMENT	
(F) FENCE	
GRASS PAVERS	
LANDSCAPE PAVERS	
FIRE DEPARTMENT PATH OF TRAVEL	
TURNING RADIUS	
INSIDE RADIUS=35'	
OUTSIDE RADIUS=55'	
FIRE HYDRANT	





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



- 1 NATURAL STONE WATER FEATURE WITH FALLS AND RECREATING POND
- 2 FIELDSTONE DRY STACKED STONE WALL
- 3 SIGN AREA 21 SF, 36" HGT X 3' THICK X 3'3" LENGTH, RAISED, ALUMINUM, POWDER COATED LETTERS, PINNED TO WALL
- 4 UNLIGHTED LETTERS

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



- 1 HEAVY WOOD TIMBER FRAME
- 2 FIELDSTONE DRY STACKED STONE WALL
- 3 SIGN AREA 21 SF, 14" HGT X 112" THICK, X 36" 0" IN LENGTH RAISED, ALUMINUM, POWDER COATED LETTERS, PINNED TO WALL
- 4 UNLIGHTED LETTERS

B CIVIC | HOTEL MAIN ENTRY C-22049-22
C CIVIC | HOTEL SIGN C-22049-19



- 1 HEAVY WOOD TIMBER FRAME
- 2 FIELDSTONE DRY STACKED STONE WALL
- 3 SIGN AREA 21 SF, 14" HGT X 112" THICK, X 36" 0" IN LENGTH RAISED, ALUMINUM, POWDER COATED LETTERS, PINNED TO WALL
- 4 UNLIGHTED LETTERS

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









View north towards the “oak grove”, between hotel west & civic center









North bound Bass Lake Rd. at Highway 50 before west bound off-ramp



Looking west bound on Highway 50 before off-ramp

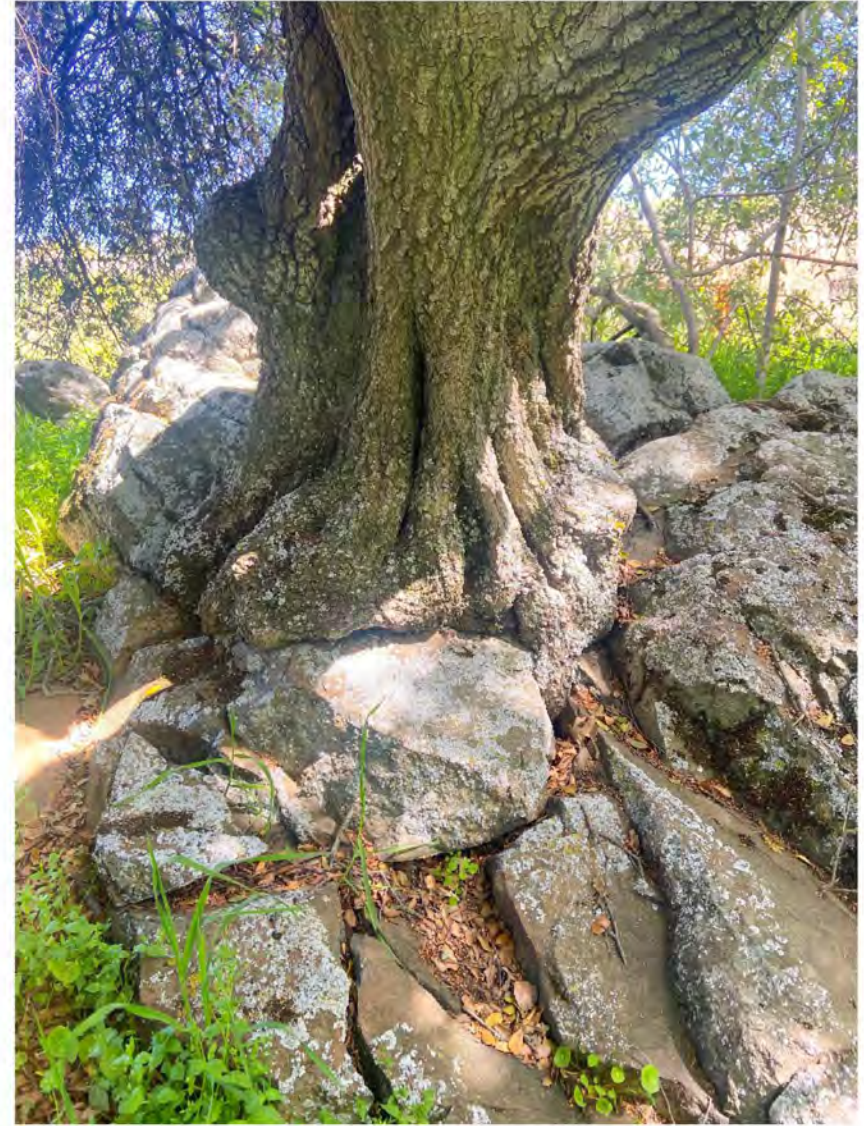








Civic Center – Looking north from Bass Lake Road at Highway 50



Beautiful oak trees at the project site

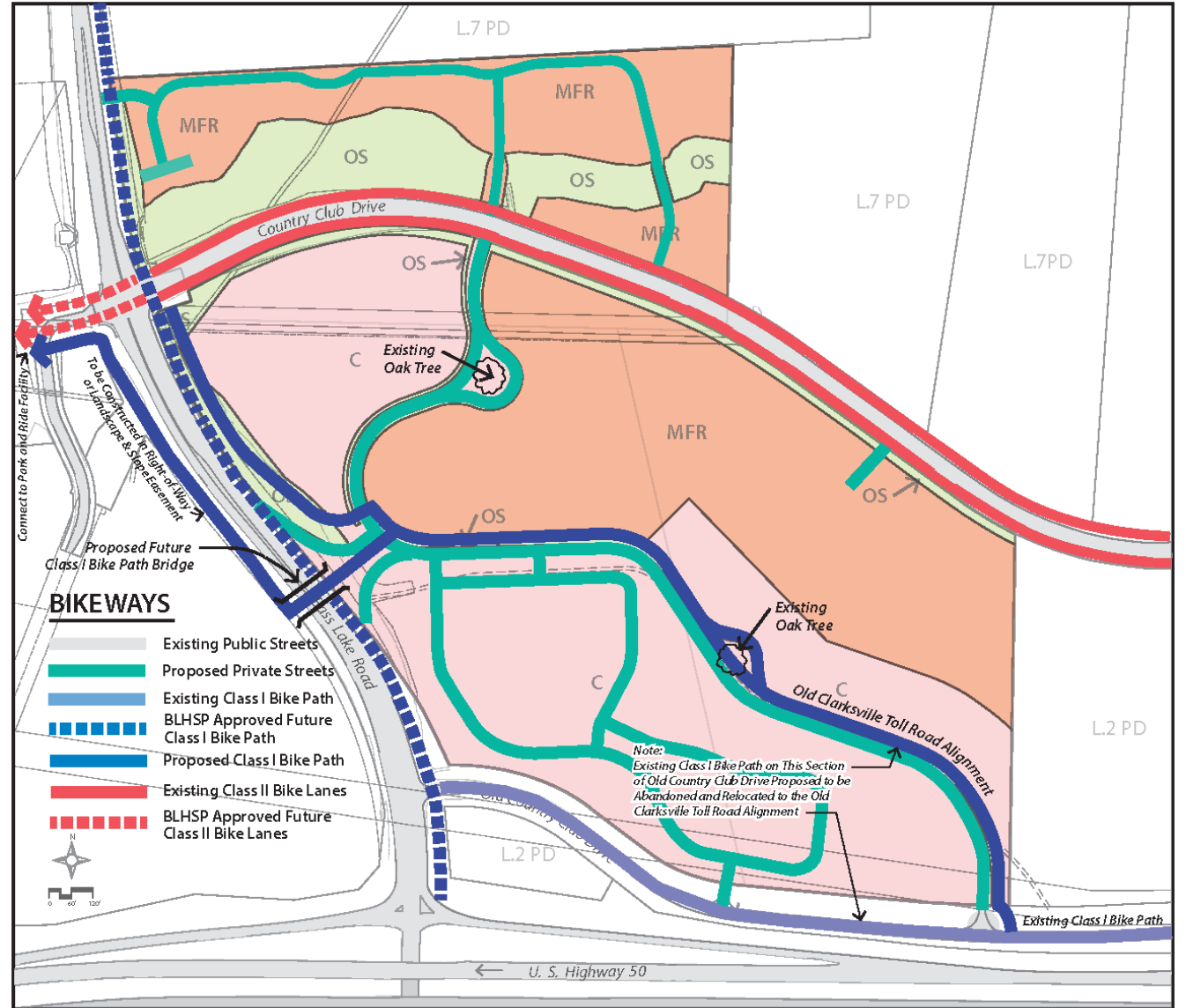


Cottage Inspiration



West bound Country Club Dr. at property line

Bikeways



Designations

-  Proposed Bike Trail
-  Park/Open Space
-  School
-  Church



PROPOSED BIKE PATH CONNECTIVITY



Inspiration - Ahwahnee Hotel, Yosemite National Park



Ahwahnee Hotel
Great Lounge
and Mural Room with Persian carpets





TOWN &
COUNTRY
VILLAGE

EL DORADO





TOWN & COUNTRY VILLAGE MUSEUM
Inspired by San Francisco Asian Art Museum
Proposed by Mohanna Development Co.



Historic Eastern Star Temple on Lincoln Highway



Hyatt House, Sacramento
Recently Restored by Hume Development Inc.



La Borgata Shopping Center, El Dorado Hills
by Hume Development Inc.



