

# PD-R24-0003 GREEN VALLEY STATION EXHIBIT G - SITE PLAN AND PARKING CALCULATIONS

## PARKING CALCULATION (CURRENT BUILDINGS)

NO.	TENANT	CLASSIFICATION	PARKING REQUIREMENT	AREA	OUTDOOR	PARKING REQUIRED
T1	CV'S PHARMACY	GENERAL INDOOR RETAIL	(1) PER 300 SQ.FT. AUA (1) PER 800 SQ.FT. OF STORAGE	15,878.00 SQ.FT.		(63) STALLS
T2	STARBUCKS	RESTAURANT	(1) PER 250 SQ.FT. GFA (1) RV SPACE FOR EVERY (20) PARKING SPACES FOR OUTDOOR SEATING FIRST 300 SQ.FT. EXEMPT	1,600.00 SQ.FT.	370.00 SQ.FT.	(7) STALLS + (1) STALL + (1) RV STALL
T3	OHANA MOON YOGA	HEALTH AND FITNESS	(1) PER 200 SQ.FT. AUA 50% OF REQUIREMENTS FOR EACH ACCESSORY USE	2,400.00 SQ.FT.		(12) STALLS
T4	MENCHIE'S	RESTAURANT	(1) PER 250 SQ.FT. GFA (1) RV SPACE FOR EVERY (20) PARKING SPACES FOR OUTDOOR SEATING FIRST 300 SQ.FT. EXEMPT	1,200.00 SQ.FT.	470.00 SQ.FT.	(5) STALLS + (1) STALL + (1) RV STALL
T5	JAMBA JUICE	RESTAURANT	(1) PER 250 SQ.FT. GFA (1) RV SPACE FOR EVERY (20) PARKING SPACES FOR OUTDOOR SEATING FIRST 300 SQ.FT. EXEMPT	800.00 SQ.FT.		(4) STALLS + (1) RV STALL
T6	(EMPTY)	FUTURE RESTAURANT	(1) PER 400 SQ.FT. GFA	2,000.00 SQ.FT.		(5) STALLS
T7	MOM AND POP'S CHICKEN SHOP	RESTAURANT	(1) PER 250 SQ.FT. GFA (1) RV SPACE FOR EVERY (20) PARKING SPACES FOR OUTDOOR SEATING FIRST 300 SQ.FT. EXEMPT	1,971.00 SQ.FT.	930.00 SQ.FT.	(8) STALLS + (3) STALLS + (1) RV STALL
T8	DOMINOS PIZZA	RESTAURANT	(1) PER 250 SQ.FT. GFA (1) RV SPACE FOR EVERY (20) PARKING SPACES FOR OUTDOOR SEATING FIRST 300 SQ.FT. EXEMPT	1,480.00 SQ.FT.		(6) STALLS + (1) RV STALL
T9	(EMPTY)	RETAIL (ASSUMED)	(1) PER 400 SQ.FT. GFA	1,480.00 SQ.FT.		(4) STALLS
T10	PACK & PRINT	PACK & PRINT	(1) PER 300 SQ.FT. AUA (1) PER 600 SQ.FT. OF STORAGE	1,188.00 SQ.FT.		(4) STALLS
T11	BOOKHOUSE	GENERAL INDOOR RETAIL	(1) PER 300 SQ.FT. AUA (1) PER 600 SQ.FT. OF STORAGE	1,825.00 SQ.FT.		(6) STALLS
T12	MIKASA	RESTAURANT	(1) PER 250 SQ.FT. GFA (1) RV SPACE FOR EVERY (20) PARKING SPACES FOR OUTDOOR SEATING FIRST 300 SQ.FT. EXEMPT	1,480.00 SQ.FT.		(6) STALLS + (1) RV STALL
T13	DRY CLEANER AND ALTERATIONS	DRY CLEANER AND ALTERATIONS	(1) PER 300 SQ.FT. PLUS (1) PER	1,480.00 SQ.FT.		(5) STALLS
T14	TIPS N TOES	BARBER / BEAUTY SHOP	(2) PER CHAIR	1,095.00 SQ.FT.		(16) STALLS
T15	(EMPTY)	RETAIL (ASSUMED)	(1) PER 400 SQ.FT. GFA	1,480.00 SQ.FT.		(4) STALLS
T16	COIN WASH	LAUNDRY MAT	(1) PER (2) WASHERS	1,480.00 SQ.FT.		(10) STALLS
T17	BARBER SHOP	BARBER / BEAUTY SHOP	(2) PER CHAIR	1,225.00 SQ.FT.		(12) STALLS
T18	(EMPTY)	RETAIL (ASSUMED)	(1) PER 400 SQ.FT. GFA	2,255.00 SQ.FT.		(6) STALLS
T19	KOVARS MARTIAL ARTS	HEALTH AND FITNESS	(1) PER 200 SQ.FT. AUA 50% OF REQUIREMENTS FOR EACH ACCESSORY USE	2,654.00 SQ.FT.		(14) STALLS
T20	EL DORADO FITNESS	HEALTH AND FITNESS	(1) PER 200 SQ.FT. AUA 50% OF REQUIREMENTS FOR EACH ACCESSORY USE	6,262.00 SQ.FT.		(32) STALLS
TOTAL (CURRENT BUILDINGS)				49,343.00 SQ.FT.		(224) STALLS + (8) RV STALLS

## PARKING CALCULATION (FUTURE BUILDINGS)

NO.	TENANT	CLASSIFICATION	PARKING REQUIREMENT	AREA	PARKING REQUIRED
T21	(FUTURE BUILDING)	RETAIL (ASSUMED)	(1) PER 400 SQ.FT. GFA	4,800.00 SQ.FT.	(12) STALLS
T22	(FUTURE BUILDING)	RETAIL (ASSUMED)	(1) PER 400 SQ.FT. GFA	8,750.00 SQ.FT.	(17) STALLS
TOTAL (FUTURE)				11,550.00 SQ.FT.	(29) STALLS

## TOTAL PARKING REQUIREMENTS PER CHAPTER 130.35

PARKING ANALYSIS	AREA	PARKING REQUIRED
CURRENT BUILDINGS	49,343.00 SQ.FT.	(224) STALLS + (8) RV STALLS
FUTURE BUILDINGS	11,550.00 SQ.FT.	(29) STALLS
TOTAL STALLS REQUIRED	60,893.00 SQ.FT.	(253) STALLS + (8) RV STALLS

## EXISTING PARKING PROVIDED

PARKING TYPE	NUMBER OF STALLS
ACCESSIBLE STALLS	(18) STALLS
STANDARD STALLS	(189) STALLS
COMPACT STALLS	(73) STALLS
RV STALLS	(8) STALLS
DRIVE THRU STALLS	(14) STALLS
TOTAL EXISTING STALLS	(294) STALLS + (8) RV STALLS

## TABULATION

NO.	BEARING	DISTANCE	ARC LENGTH	RADIUS	DELTA
1	S 55° 19' 30" W	27.90'	3.688'	20.00'	88° 27' 35"
2	N 11° 05' 43" E	535.1'			
3	N 02° 24' 02" E	202.57'	303.38'	870.00'	17° 25' 22"
4	S 08° 52' 41" E	83.76'	83.82'	870.00'	07° 10' 04"
5	N 13° 27' 43" W	83.00'			
6	S 85° 23' 04" E	170.92'			
7	S 85° 23' 04" E	182.79'			
8	N 75° 36' 59" E	479.34'			
9	S 14° 23' 01" E	251.94'			
10	S 14° 23' 01" E	51.94'			
11	S 14° 23' 01" E	81.84'			
12	S 14° 23' 01" E	80.43'			
13	S 78° 51' 45" W	247.86'	247.90'	1625.00'	08° 44' 27"
14	S 84° 44' 51" W	28.20'	29.20'	1625.00'	01° 0' 47"
15	S 87° 49' 41" W	188.28'	188.72'	773.00'	13° 57' 08"
16	S 79° 29' 31" W	34.99'	34.99'	77.00'	02° 35' 13"
17	S 84° 15' 24" E	244.83'	244.87'	1840.00'	07° 37' 23"

## SITE PLAN KEYNOTES

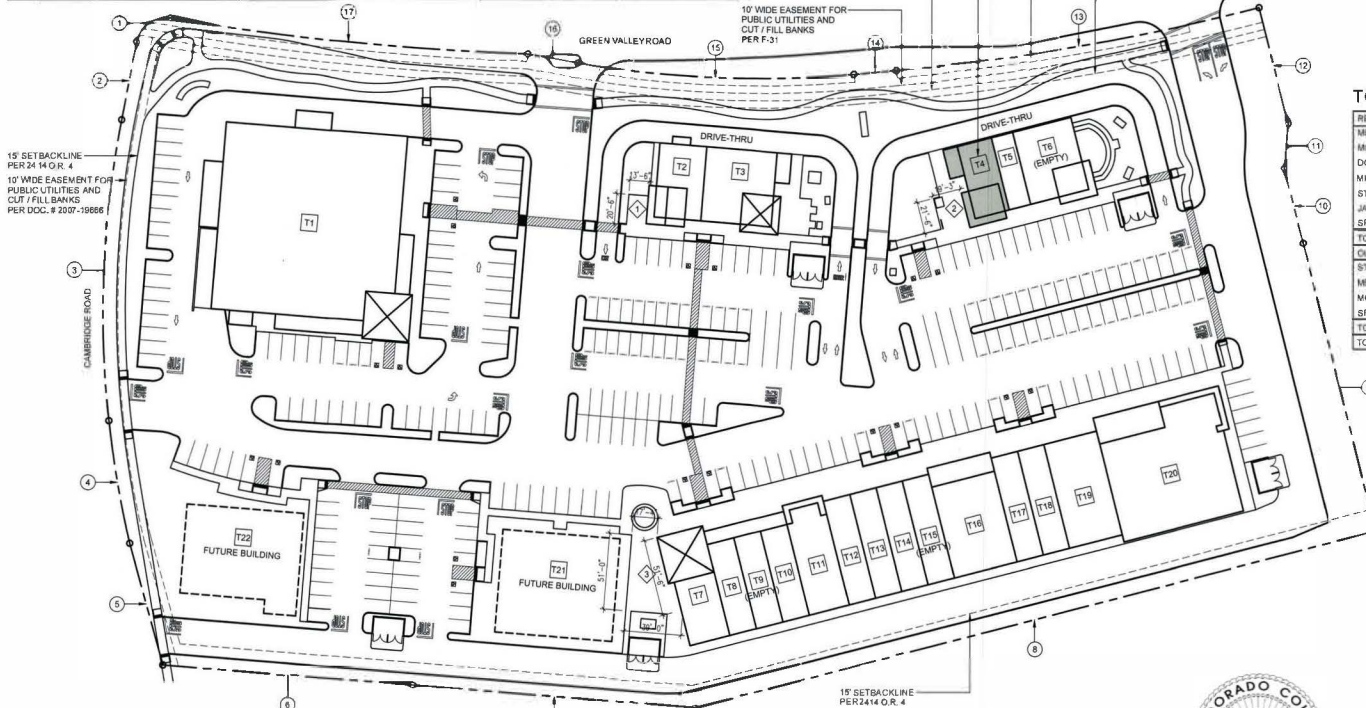
- 1 STARBUCKS OUTDOOR SEATING 370.00 SQ.FT.
- 2 MENCHIE'S OUTDOOR SEATING 470.00 SQ.FT.
- 3 CHICKEN SHOP OUTDOOR SEATING 930.00 SQ.FT.
- 4 THE OPENING "A" AND "B" IN THE NON-VEHICULAR ACCESS EASEMENT WAS SHIFTED FROM THE LOCATION SHOWN ON SUBDIVISION MAP F-31 TO COINCIDE WITH THE (E) DRIVEWAYS APPROVED BY THE EL DORADO COUNTY DEPT. OF TRANSPORTATION AND ARE LOCATED ON THE APPROVED TENTATIVE MAP.

## TOTAL ON-SITE RESTAURANT USE

RESTAURANT	AREA
MENCHIE'S	1,200.00 SQ.FT.
MOM AND POP'S CHICKEN SHOP	1,971.00 SQ.FT.
DOMINOS PIZZA	1,480.00 SQ.FT.
MIKASA	1,480.00 SQ.FT.
STARBUCKS	1,800.00 SQ.FT.
JAMBA JUICE	800.00 SQ.FT.
SPACE'S (CURRENTLY EMPTY)	2,000.00 SQ.FT.
TOTAL RESTAURANT USE	10,491.00 SQ.FT.
OUTDOOR AREAS	
STARBUCKS	370.00 SQ.FT.
MENCHIE'S	470.00 SQ.FT.
MOM AND POP'S CHICKEN SHOP	930.00 SQ.FT.
SPACE'S (CURRENTLY EMPTY)	450.00 SQ.FT.
TOTAL OUTDOOR AREAS	2,220.00 SQ.FT.
TOTAL RESTAURANT USE (INCLUDING OUTDOOR AREAS)	12,711.00 SQ.FT.

## RECEIVED

OCT 18 2024  
EL DORADO COUNTY  
PLANNING AND DEVELOPMENT DEPARTMENT



1 OVERALL SITE UTILIZATION PLAN  
A1.0 SCALE: 1" = 40'-0"



**APPROVED**  
EL DORADO COUNTY  
PLANNING COMMISSION



## OVERALL SITE UTILIZATION PLAN

DATE: 10/23/2024  
DRAWING NUMBER: **SP1.0**  
DWGS IN SET: 1



PETER M. BERCHTOLD, ARCHITECT

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DATE: October 23, 2025  
EXECUTIVE SECRETARY: Karen L. Garner