

- *PARCEL NOTES**
All parcels on this page are Assessor's Block 1
- 17 - PM 14/145/3
 - 19 - PM 14/129/A, 0.23 A
 - 20 - PM 14/129/B, 0.169 A
 - 21 - PM 14/129/C, 0.23 A
 - 22 - PM 10/1/1
 - 23 - PM 10/1/2
 - 26 - PPM 46/65/3
 - 27 - PPM 46/65/2
 - 31 - PM 6/65
 - 32 - PPM 6/65/B
 - 33 - PM 3/88/A
 - 34 - PM 14/128/1, 0.46 A
 - 35 - PPM 14/128/2, 0.408 A
 - 44 - PM 14/145/2, 0.32 A
 - 49 - PM 14/145/1, 0.19 A



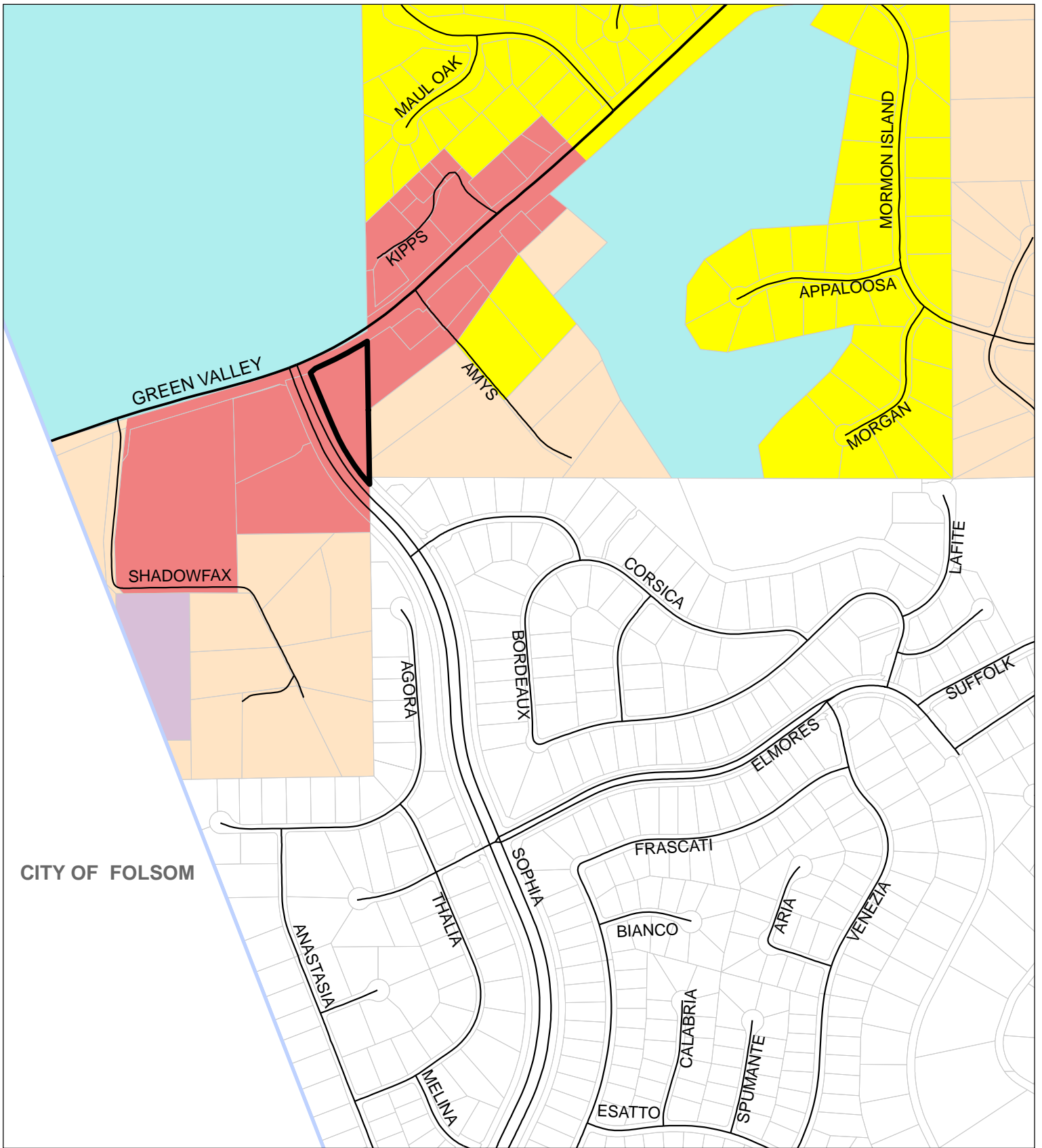
THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor Block Numbers Shown in Ellipses
Assessor Parcel Numbers Shown in Circles

Rev. Dec. 1, 2010

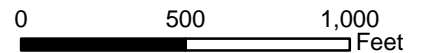
Assessor's Map Bk. 124 - Pg. 30
County of El Dorado, CA

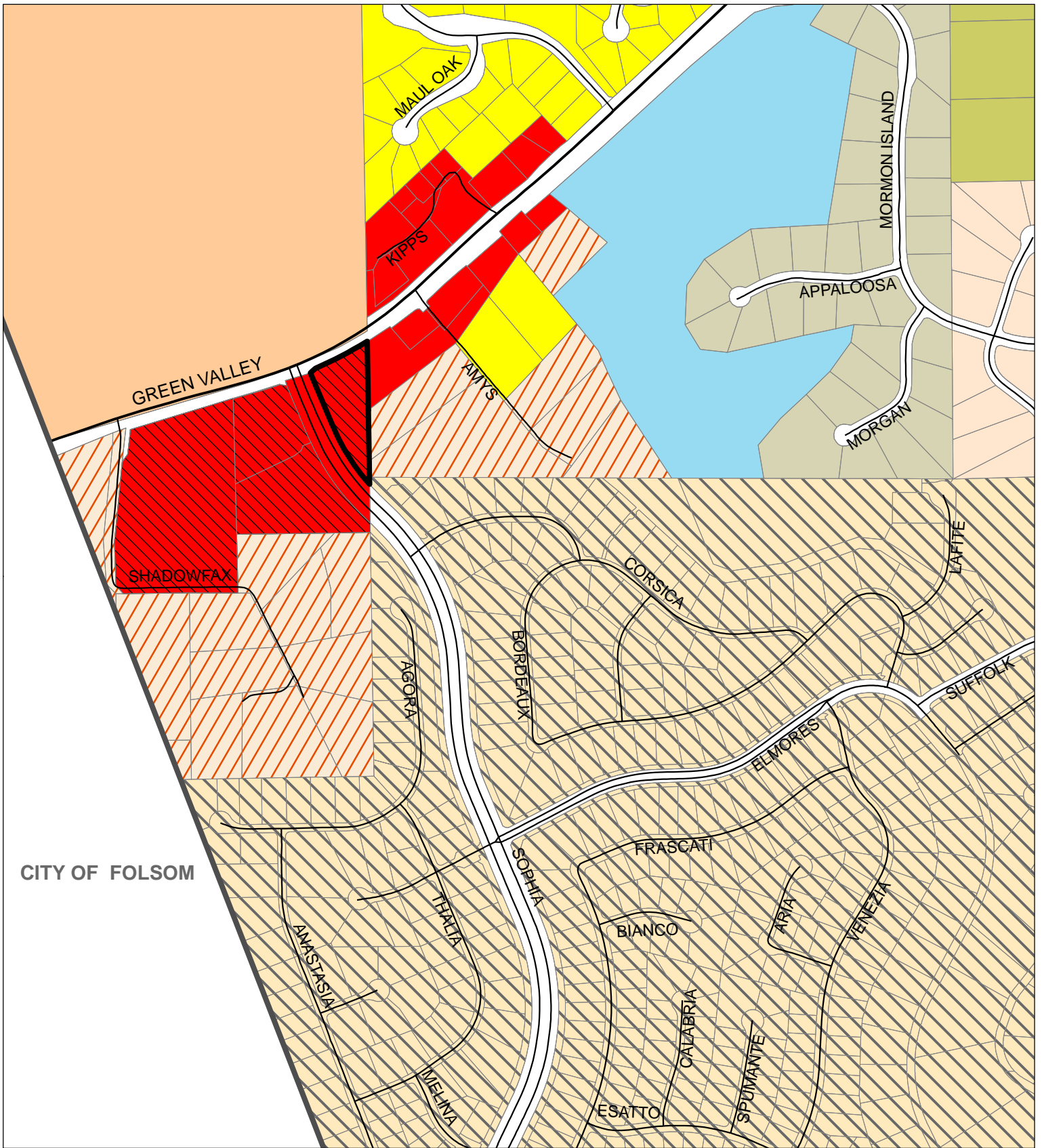


**File No. PD12-0003
Land Use Map**

Green Valley Convenience Center
Planned Development

-  Site
-  Commercial
-  High Density Residential
-  Medium Density Residential
-  Open Space
-  Public Facilities
-  Adopted Plan: Promontory





File No. PD12-0003
Zoning Map
 Green Valley
 Convenience Center
 Planned Development

- Site
- Planned Development Combining Zone
- Zoning**
- Community Commercial (CC)
- Commercial Limited (CL)
- Open Space (OS)
- Promontory - Specific Plan (SP)

- Residential Single Unit (R)
- Residential One-Acre (R1A)
- Residential 20,000 (R20K)
- Residential 2 Acre (R2A)
- Residential Estate - 5 Acres (RE-5)
- Residential Facility - Low (RF-L)
- Transportation Corridor (TC)

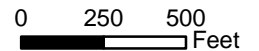
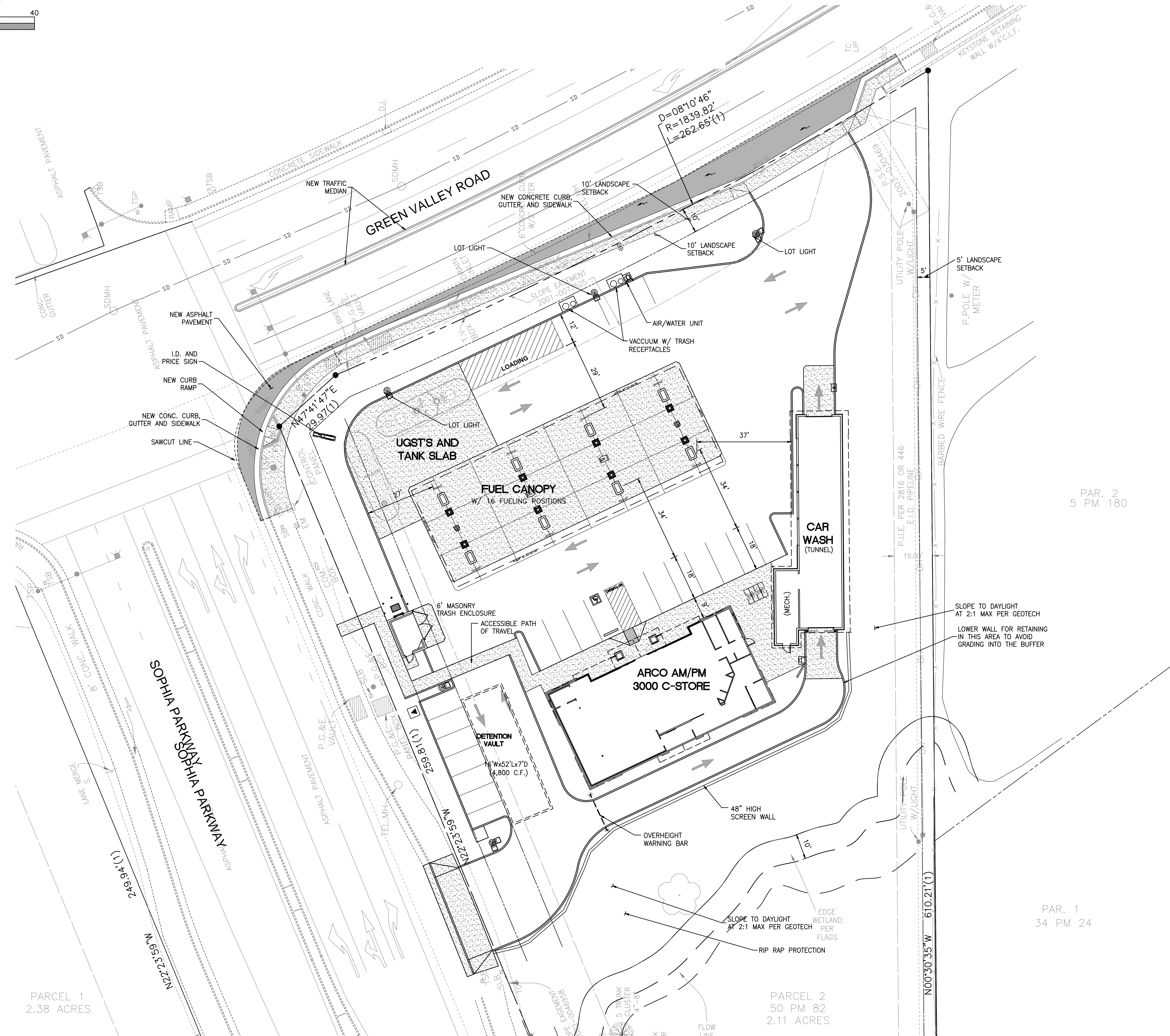
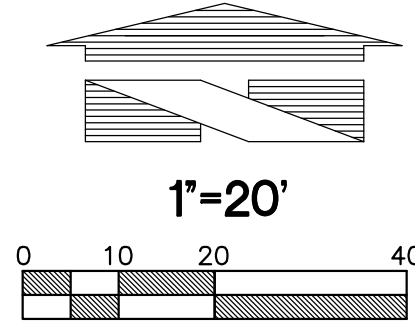
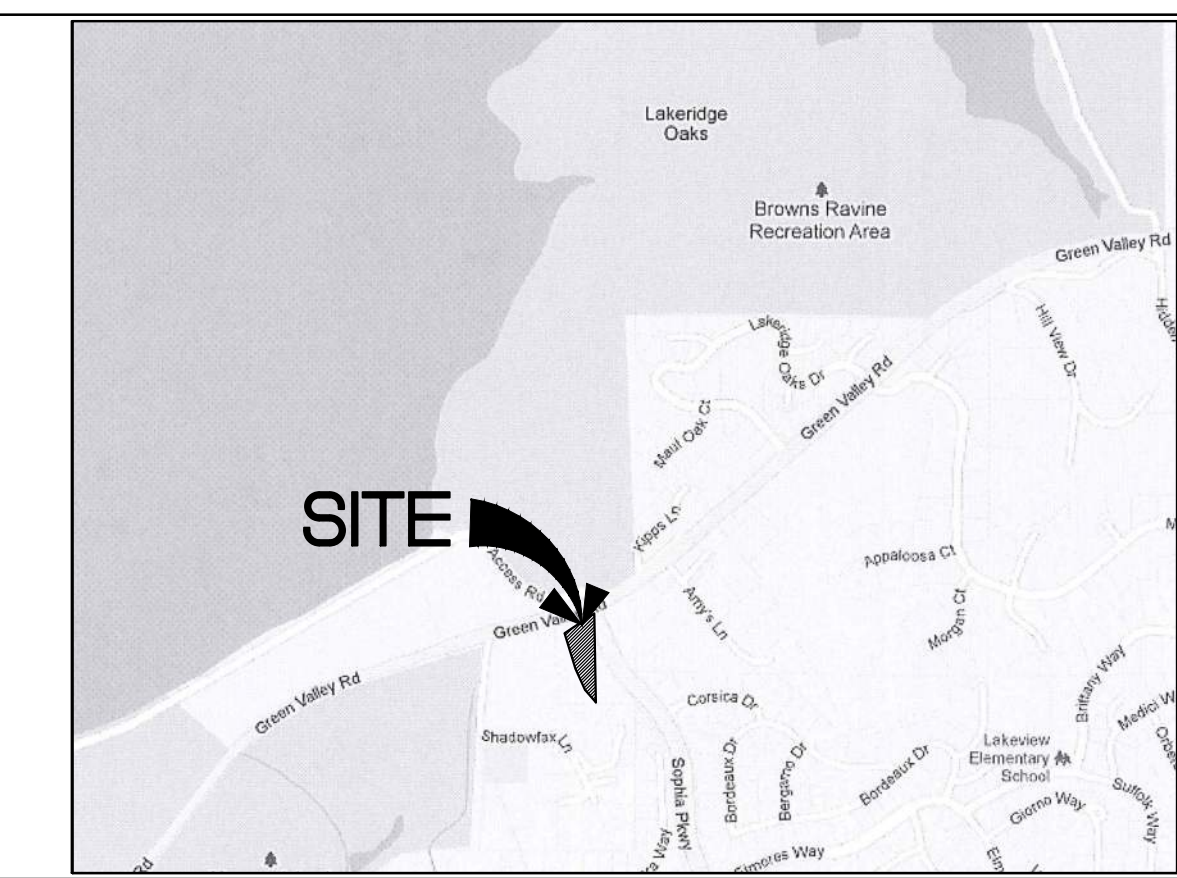


Exhibit C

ARCO AM/PM - ELDORADO HILLS, CALIFORNIA PRELIMINARY SITE PLAN



VICINITY MAP



SITE DATA

PROPOSED USE: CONVENIENCE STORE, GASOLINE SALES, CARWASH

APN #124-301-46 ZONE: CPD
GROSS LAND AREA: 91,768.6 S.F.(2.1 ACRES)
DEVELOPMENT AREA: 58,653.3 S.F.(1.3 ACRES)

REQUIRED SETBACKS:
 FRONT (GREEN VALLEY ROAD) 10 FEET
 SIDE (SOPHIA PARKWAY) 5 FEET (ASSUMED-NOT SPECIFIED)
 SIDE 5 FEET
 REAR 5 FEET

LANDSCAPE AREA: ±44,999 S.F. (49%)

PARKING DATA:
REQUIRED: 3,054 S.F. C-STORE/300 = 10.2 SPACES
 CARWASH=2/STALL w/STACKING CREDIT = NA
TOTAL =10.2 SPACES REQUIRED

PROVIDED:
 ON-SITE = 26 PARKING SPACES
 26x0.35 = 9.1 COMPACT STALLS (EDCZO sec.17.18.040)
 1-40 STALLS = 1 REQ'D ACCESSIBLE STALL)

STALL DESIGNATIONS:
 S = STANDARD STALL 10 STALLS PROVIDED 9'x19'
 C = COMPACT STALL 7 STALLS PROVIDED 8'x15'
 A = ACCESSIBLE STALL 1 STALLS PROVIDED 9'x19'
 18 STALLS

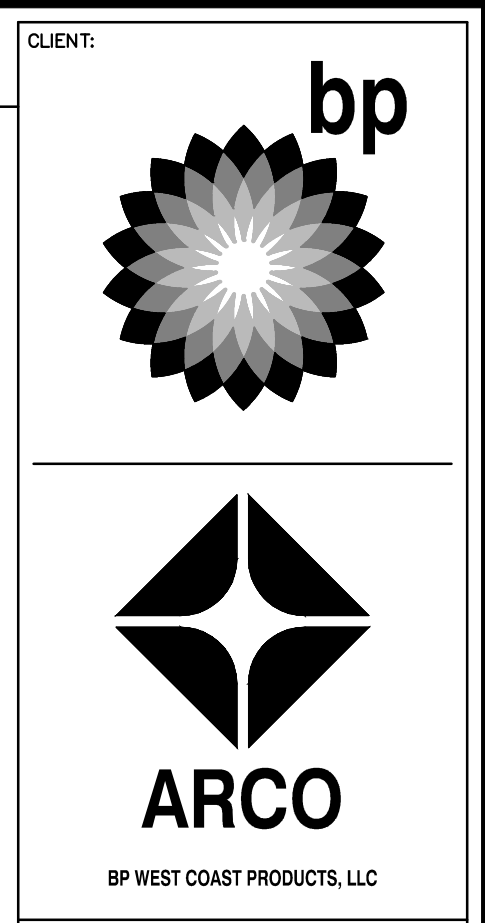
BICYCLE PARKING: 1:5 VEHICLE STALLS = 18/5 = 3.6 = 4

BUILDING DATA:
 C-STORE BUILDING AREA: 3,058 S.F.
 CARWASH AREA: 1,804 S.F.
 TRASH ENCLOSURE: 171 S.F.
 FUEL CANOPY AREA: 4,872 S.F.
 C-STORE BUILDING HEIGHT: 26'-9"
 CANOPY HEIGHT: 29'-3"
 CARWASH HEIGHT: 18'-10"
 TRASH ENCLOSURE HEIGHT: 6'-0"

LOT COVERAGE:
 BLDG AREA (9,905)/LOT AREA (91,768.6) = 10.8%

SITE DEVELOPMENT COMPONENTS:

- ARCO AM/PM 300 STYLE WOOD FRAMED BUILDING W/ CLERESTORY CUPOLA
 AREA: 3058
 CONSTRUCTION TYPE: VB
 OCCUPANCY: M
- CARWASH BUILDING CMU CONSTRUCTION W/ SLOPED ROOF AND SOLAR PANELS FACING WEST, AUTOMATED CARWASH W/ EXTENDED DRYING AREA
 AREA: 1804
 CONSTRUCTION TYPE: VB
 OCCUPANCY: M
- ARCO FUELING CANOPY STEEL FRAME CONSTRUCTION W/ SLOPED ROOF AND SOLAR PANELS FACING SOUTH, FUELING AREA CONSISTING OF 8 MULTI-PRODUCT DISPENSERS (MPD'S) AND 4 PAYMENT ISLAND CASH/DEBIT ACCEPTORS (DUAL SIDED)
 AREA: 4872
 CONSTRUCTION TYPE: IIB
 OCCUPANCY: M
- UNDERGROUND STORAGE TANKS DOUBLE WALL FIBERGLASS WET ANNULAR SPACE CONSISTING OF SINGLE COMPARTMENT 25,000 GAL TANK REGULAR UNLEADED (87 OCTANE), AND DUAL COMPARTMENT 20,000 GAL TANK W/ PREMIUM (92 OCTANE) 12,000 GAL, AND 8,000 GAL DIESEL
- SEE SITE PLAN FOR OTHER SITE AMENITIES AND FACILITIES.



18215 72ND AVENUE SOUTH
 KENT, WA 98032
 (425)251-6222
 (425)251-8782 FAX
 CIVIL ENGINEERING, LAND PLANNING,
 SURVEYING, ENVIRONMENTAL SERVICES

NO.	DATE	REVISION DESCRIPTION
1	12/19/13	PERMIT APPLICATION SET
2	05/20/15	SITE REVISION
3		
4		
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8		
9		
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11		
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DEVELOPMENT INFORMATION:
ARCO NTI
3000 am/pm
w/ 27'-4"x90'-8" CAR WASH
FUEL CANOPY w/ 8 MPD'S

SITE ADDRESS:
GREEN VALLEY ROAD
@ SOPHIA PARKWAY
ELDORADO HILLS, CA

FACILITY # TBD

DESIGNED BY: ALLIANCE ZADRA
CHECKED BY: BP REP: []
DRAWN BY: ALLIANCE PM: []
VERSION: PROJECT NO: 15593

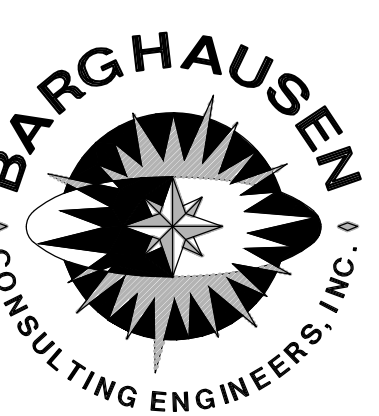
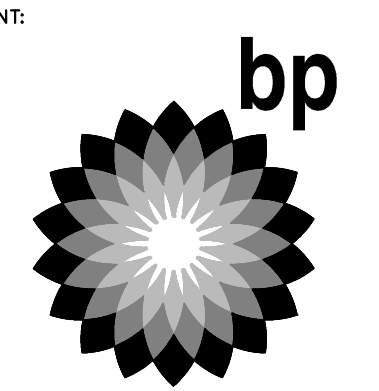
DRAWING TITLE:
PRELIMINARY SITE PLAN

SHEET NO:
PS-1

For Reference Only (Not for Construction)

Exhibit D

ARCO AM/PM - ELDORADO HILLS, CALIFORNIA



18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
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CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES

GENERAL NOTES

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

EYED NOTES

- 1 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM, REFER TO SHEET AS.3 & SPECIFICATION.
- 2 NOT USED
- 3 OVERFLOW DRAIN
- 4 WALL POSTER
- 5 INTERNALLY ILLUMINATED SURFACE MOUNTED WALL SIGN
- 6 WALL MOUNTED LED FIXTURE
- 7 WALL MOUNTED SIGN LIGHTING
- 8 ROOFTOP EQUIPMENT BEYOND
- 9 24X36 WINDOW W/ BLACKED OUT PLYWOOD BACKING
- 10 30X36 WINDOW

COLOR LEGEND

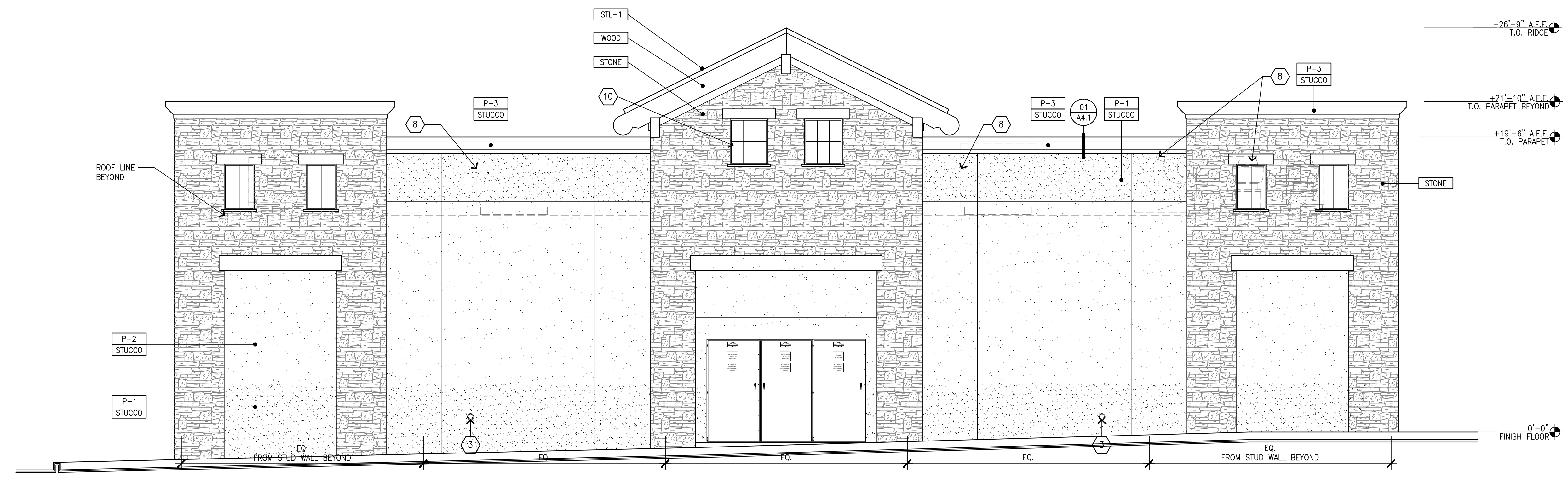
- P-1 DUNN EDWARDS, DE6130, "WOODED ACRE"
- P-2 DUNN EDWARDS DE6128, "SAND DUNE"
- P-3 DUNN EDWARDS DEC756, "WEATHERED BROWN", HIGH GLOSS
- P-4 CABOT SEMI-TRANSPARENT STAIN, "MISSION BROWN"

MATERIAL LEGEND

- STUCCO 3/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- S-FLEX STUCCO-O-FLEX ELASTOMERIC ACRYLIC FINISH OVER CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- ALUM CLEAR ANODIZED ALUMINUM
- STL-1 STANDING SEAM METAL ROOF; MFG: TAYLOR MTL PRODUCTS, PRODUCT: VERSA SPAN; COLOR: MEDIUM BRONZE
- STONE MANUFACTURED STONE VENEER; MFG: ELDORADO STONE, PRODUCT: SHADOW ROCK; COLOR: CHESAPEAKE
- WOOD ROUGH-SAWN DIMENSIONAL WOOD TRIM



03 FRONT ELEVATION
SCALE: 1/4"=1'-0"



04 REAR ELEVATION
SCALE: 1/4"=1'-0"

NO.	DATE	REVISION DESCRIPTION
1	12/19/13	PERMIT APPLICATION SET
2	05/20/15	SITE REVISION
3		
4		
5		
6		
7		
8		
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10		

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ARCO NTI
3000 am/pm
w/ 27'-4"x90'-8" CAR WASH
FUEL CANOPY w/ 8 MPD's

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FACILITY # TBD

DESIGNED BY: ALLIANCE ZADRA
CHECKED BY: BP REP:
DRAWN BY: ALLIANCE PM:
VERSION: PROJECT NO:
15593

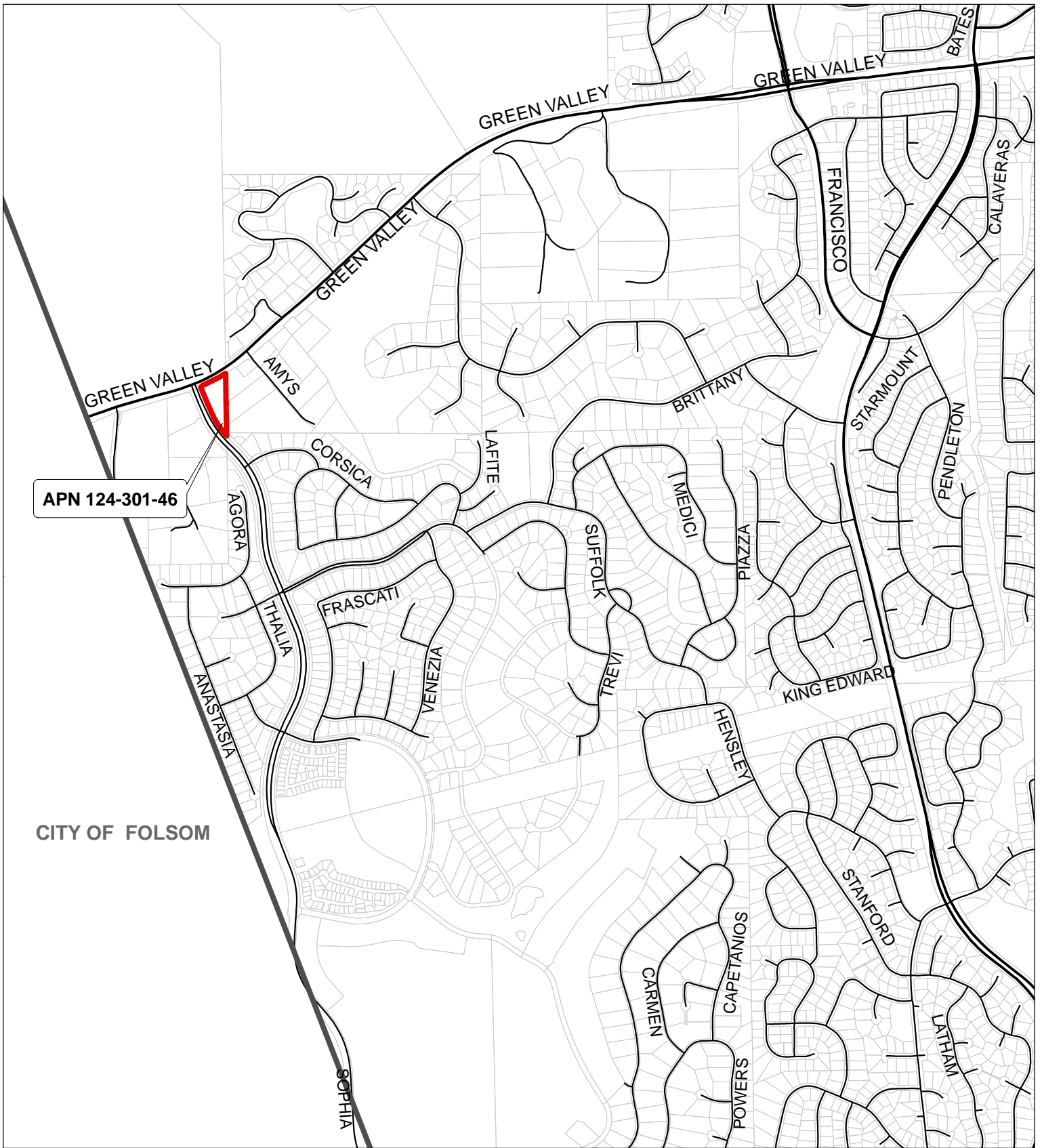
DRAWING TITLE:
EXTERIOR ELEVATIONS

SHEET NO:

Preliminary Not For Construction

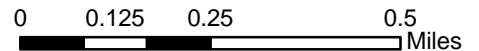
Exhibit G

A2?



File No. PD12-0003
Location Map

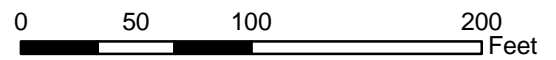
Green Valley Convenience Center
 Planned Development





File No. PD12-0003
Aerial Map

 Project Site



Green Valley Convenience Center
Planned Development



Exhibit L