

PRELIMINARY SITE PLAN

EL DORADO HILLS APARTMENTS

TOWN CENTER EL DORADO COUNTY, CA

RETAIL/COMMERCIAL
APN: 121-290-41-100

PROPERTY DESCRIPTION

ADDRESS: TOWN CENTER BLVD
EL DORADO HILLS, CA
EL DORADO COUNTY

APN: 121-290-60-100, 121-290-61-100,
& 121-290-62-100

PROPERTY AREA: 4.565 AC (198,862 SF)

BUILDING DESCRIPTION

4-STORY APARTMENT BUILDING

STUDIO UNITS	26
ONE-BEDROOM UNITS	88
TWO-BEDROOM UNITS	100
TOTAL UNITS	214

PARKING SUMMARY

TOTAL REQUIRED (Zoning Code)

1.5 STALLS PER 1-BEDROOM/STUDIO	171
2 STALLS PER 2-BEDROOM	200
GUEST; 0.25 STALL PER UNIT	54
TOTAL STALLS REQUIRED	425

PROVIDED (EXCLUSIVE)

VEHICLE SURFACE	5
VEHICLE GARAGE	409
MOTORCYCLE GARAGE	22 (EQUALS 11 VEHICLE)
TOTAL PROPOSED	425

RETAIL/COMMERCIAL
APN: 121-290-55-100

PROJECT INFORMATION

OWNER
TRADEWINDS LODGE A CA GP
2920 ARDEN WAY #1
SACRAMENTO, CA 95825

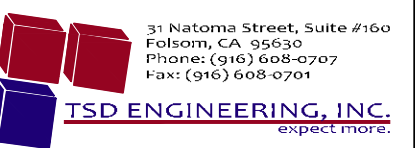
DEVELOPER/APPLICANT
A.G. SPANOS COMPANIES
10100 TRINITY PARKWAY, 5TH FLOOR
STOCKTON, CA 95219
ATTN: ALEXANDROS ECONOMOU
209-908-7954

PLANNER/ENGINEER
TSD ENGINEERING, INC.
31 NATOMA STREET, SUITE 160
FOLSOM, CA 95630
ATTN: CHRIS SCHULZE
916-608-0707 x 101

ARCHITECT
KEPHART
2555 WALNUT STREET
DENVER, CO 80205
ATTN: MAX REINER
303-832-4474 x 7145

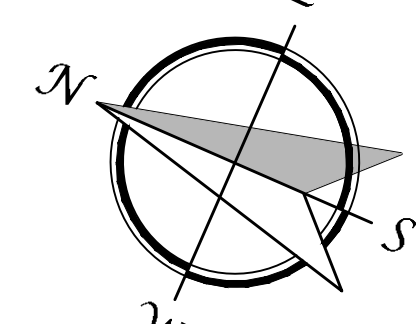
LANDSCAPE ARCHITECT
OMNI MEANS, LTD.
943 RESERVE DRIVE, SUITE 100
ROSEVILLE, CA 95678
ATTN: SCOTT ROBERTSON
916-782-8688

SITE ELECTRICAL
CAPITOL CITY DESIGN, INC.
1751 CEBRIAN STREET
WEST SACRAMENTO, CA 95691
916-375-0135
ATTN: TONY BAKER

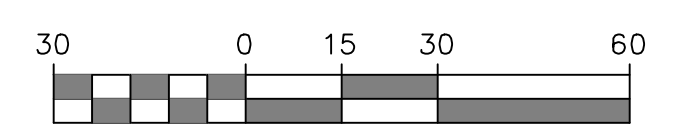


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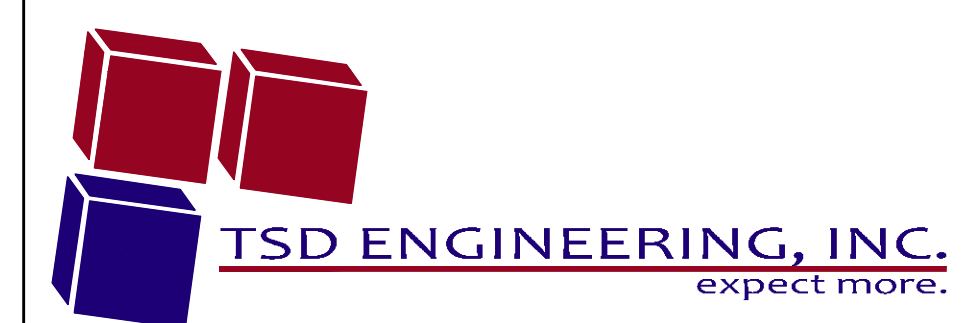
RETAIL/COMMERCIAL
APN: 121-290-48-100



scale: 1"=30'

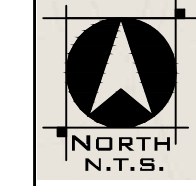
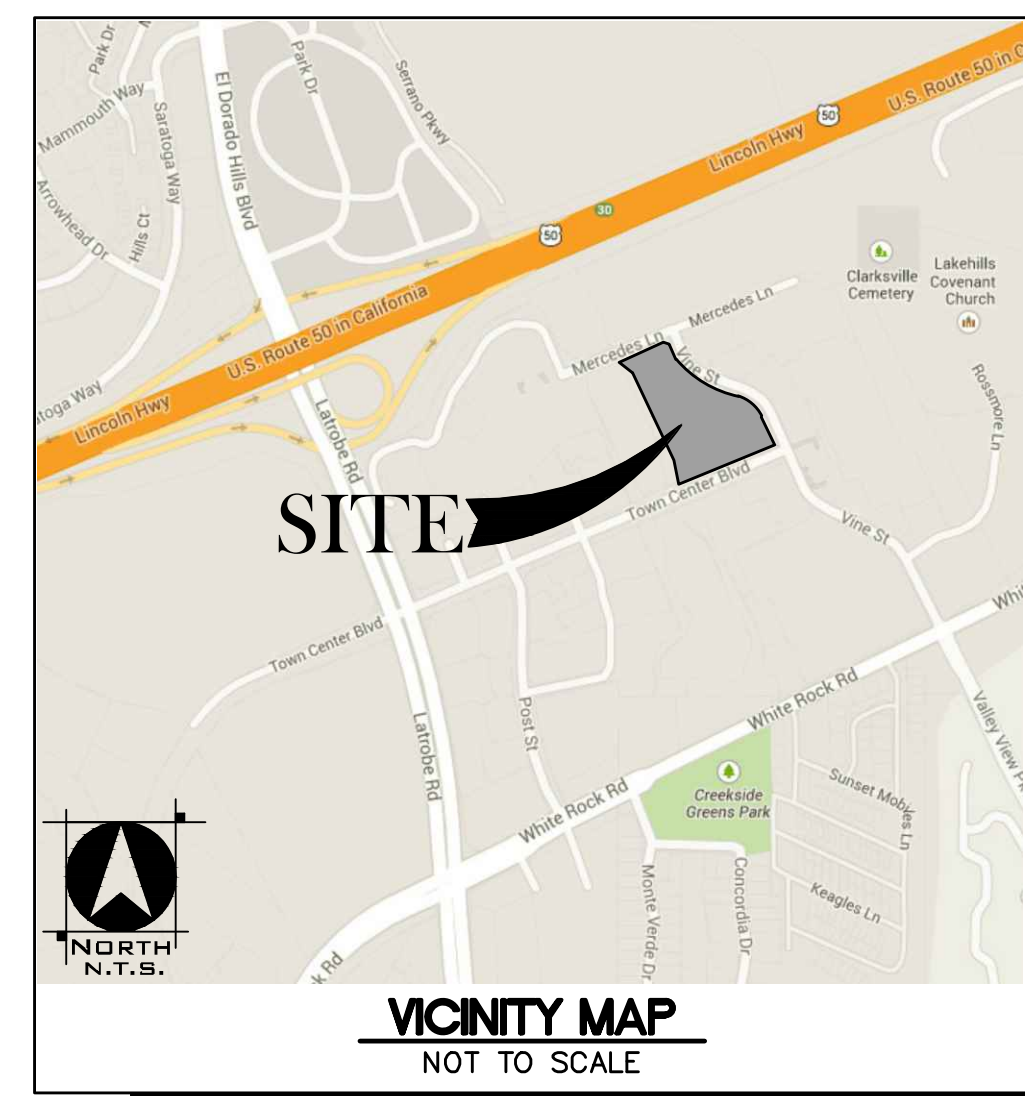


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APRIL 07, 2016
REVISED JUNE 29, 2017

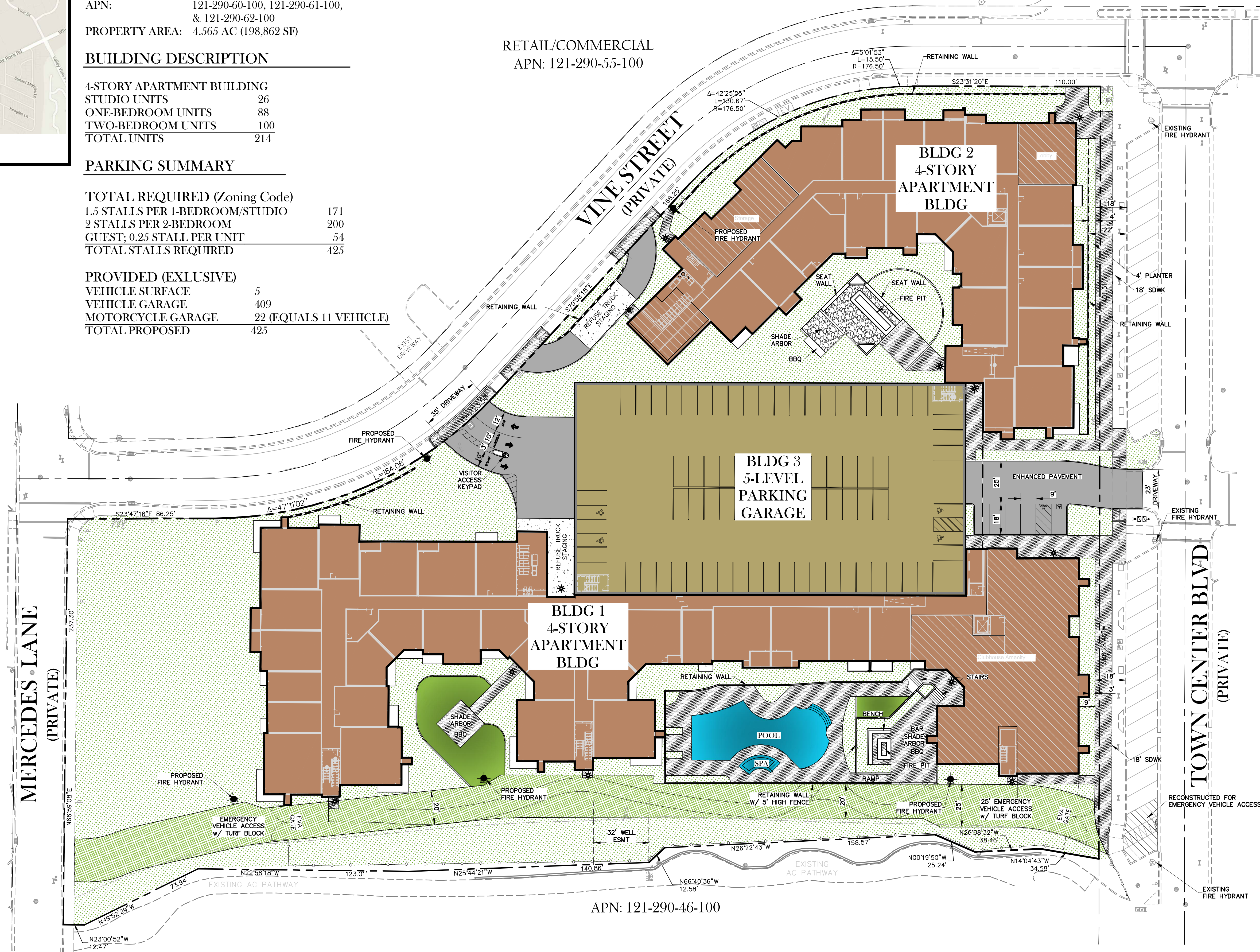


31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

SP-2



VICINITY MAP
NOT TO SCALE



RETAIL/COMMERCIAL
APN: 121-280-04-100

TOWN CENTER LAKE
APN: 121-290-14-100

P:\Projects\303-064\02 DWG\8- Planning\SP-2 Preliminary Site Plan.dwg, TSD\stg, 04-22-11, 08-29-17