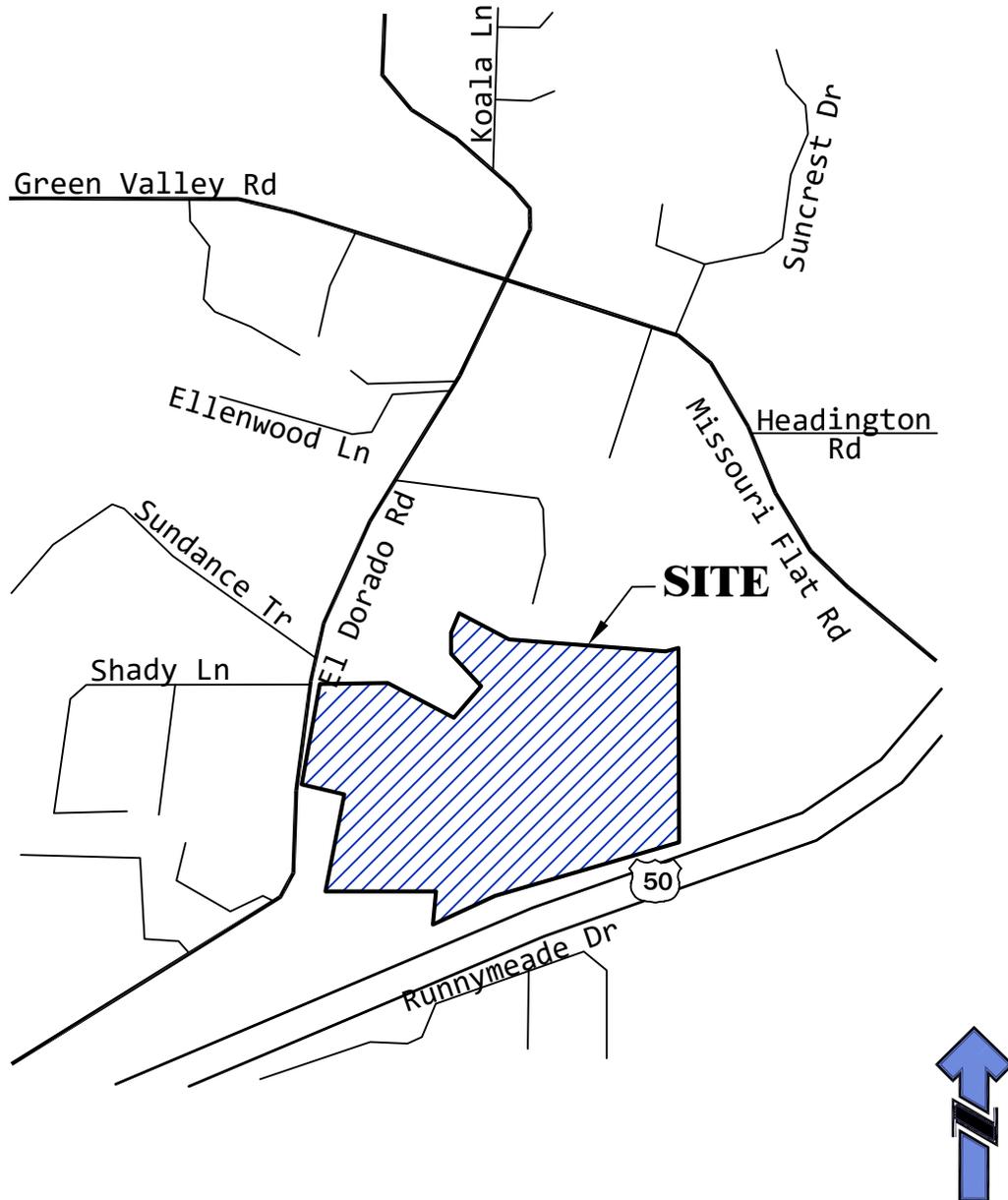
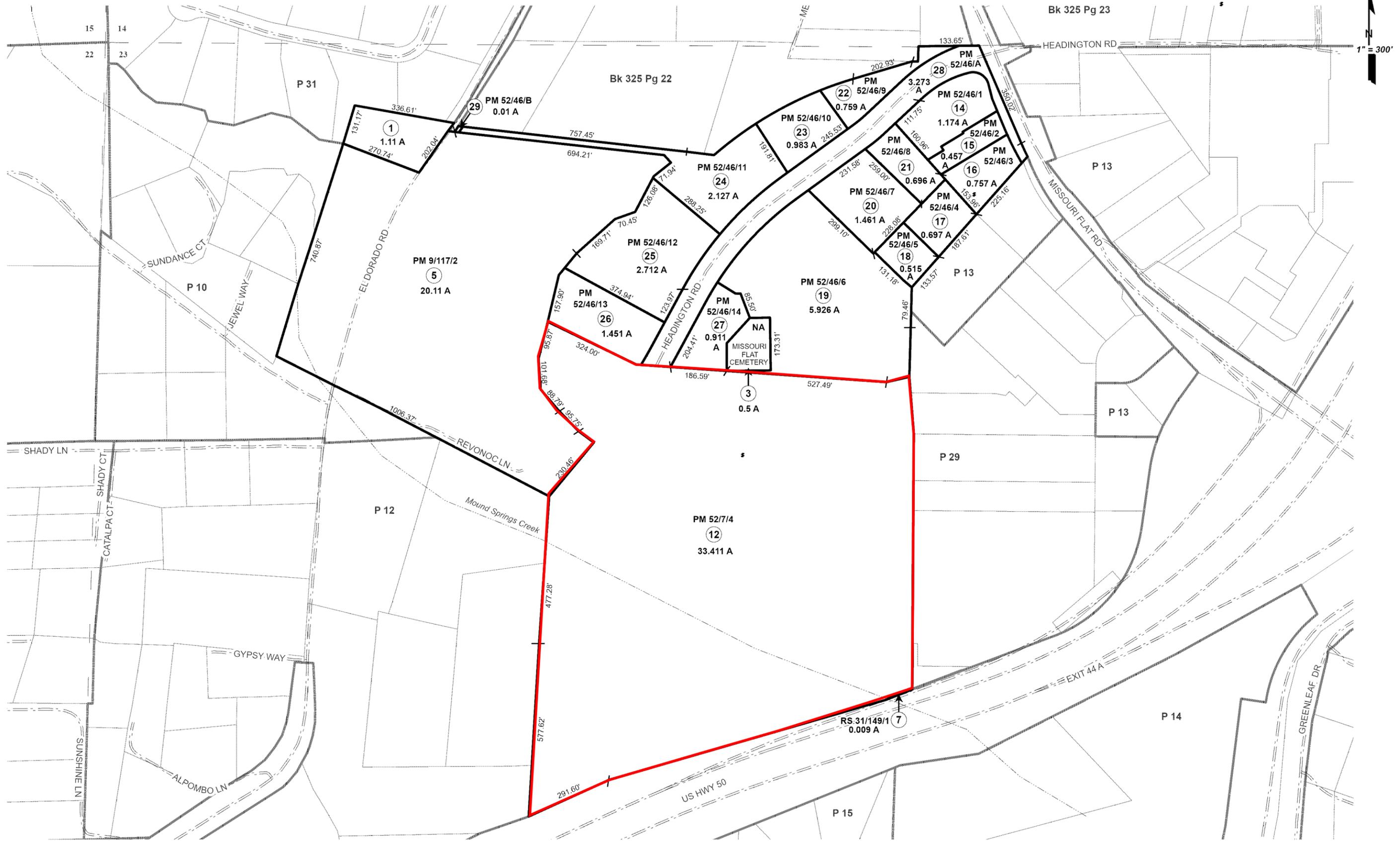


VICINITY MAP



THE CROSSINGS AT EL DORADO - PHASES 2 & 3
APNS: 327-110-012, 327-120-019, 327-120-020, N.T.S.
327-120-021, & 327-120-022



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. Map drafted 2/15/22

Acreages Are Estimates

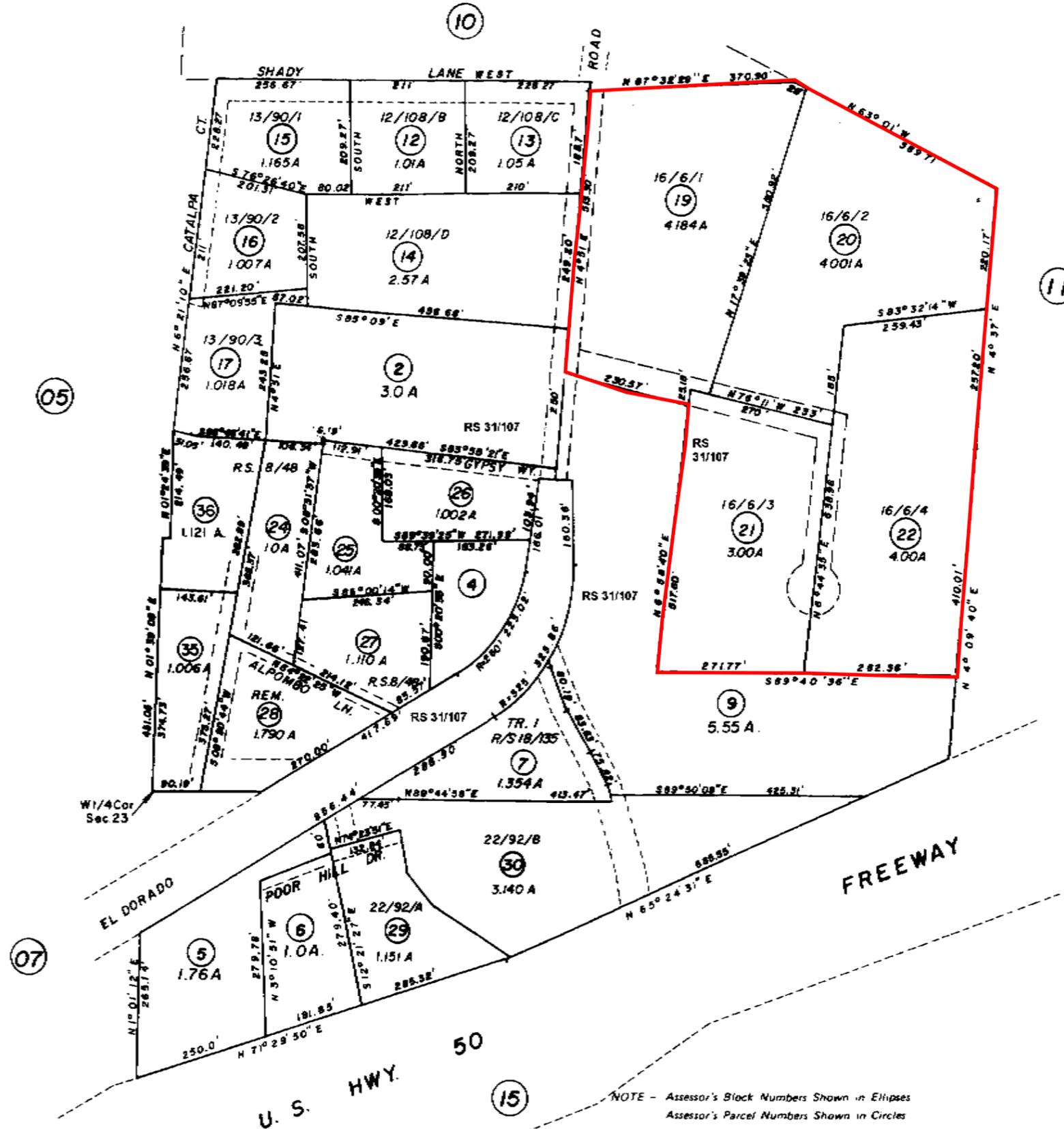
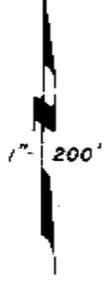
Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. April 15, 2021

POR. W. 1/2 SEC. 23, T. 10 N., R. 10 E., M. D. M.

Tax Area Code

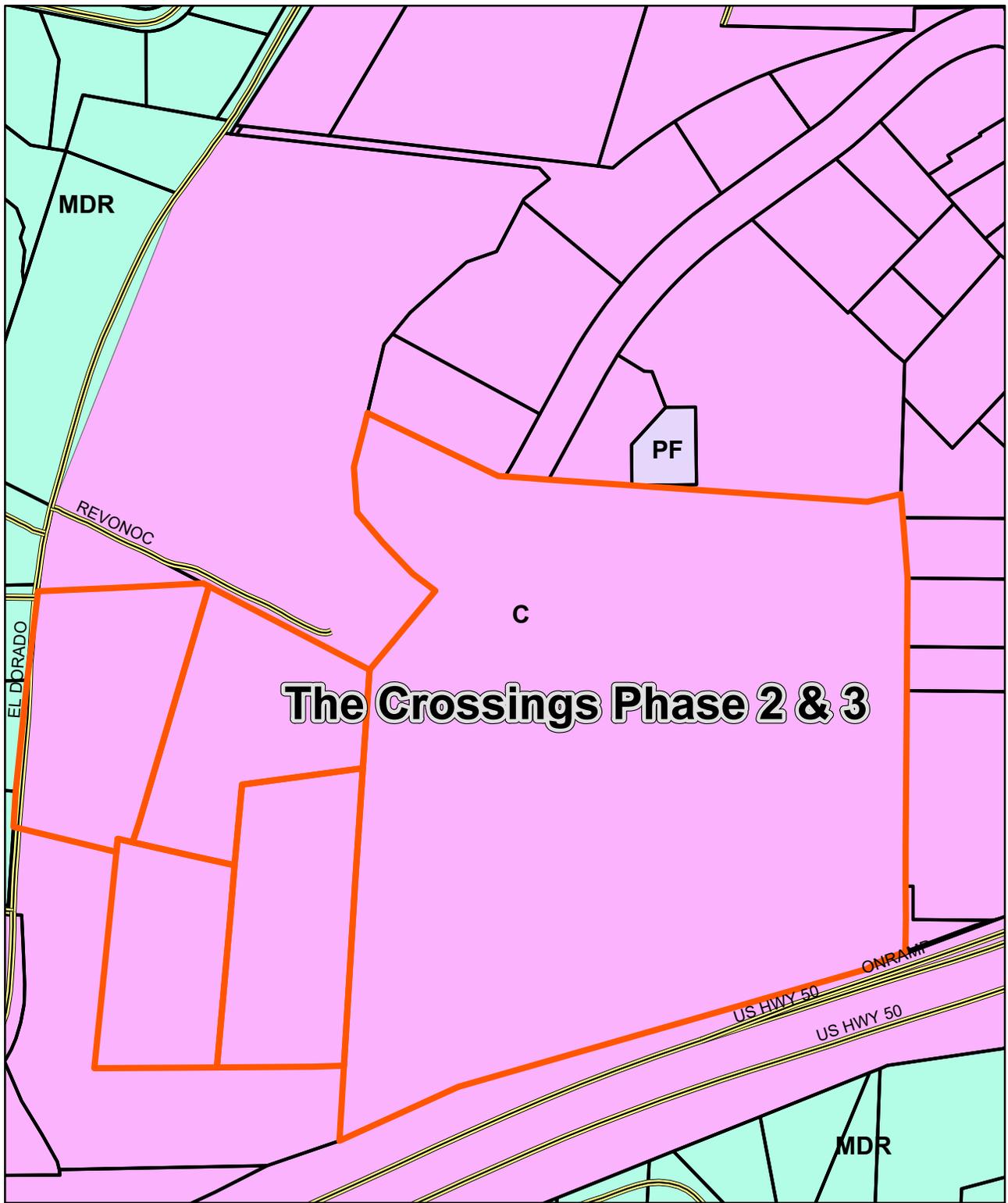
327:12



REV. APR. 6, 2009

Assessor's Map Bk. 327 - Pg. 12.
County of El Dorado, California

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

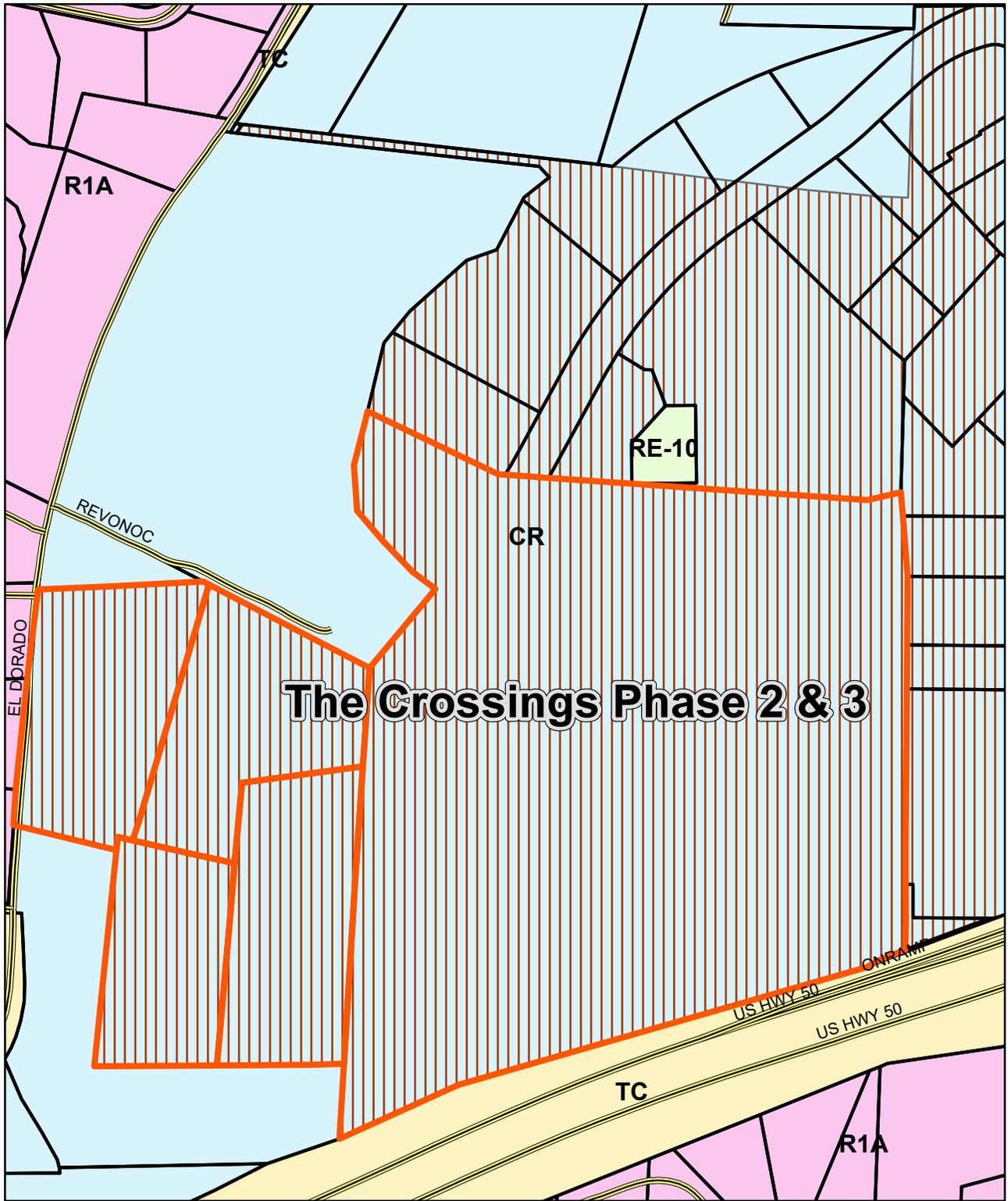


GPA24-0003/Z23-0001/PD-R23-0001/CUP23-0002/ADM25-0017
 The Crossings - El Dorado RV Resort and Campground
 Exhibit C - General Plan Land Use Map



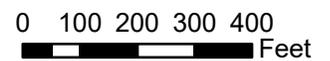
C - Commercial
 MDR - Medium-Density Residential
 PF - Public Facilities





GPA24/0003/Z23-0001/PD-R23-0001/CUP23-0002/ADM25-0017
The Crossings - El Dorado RV Resort and Campground
Exhibit D - Zoning Map

-  Planned Development
- CR - Regional Commercial
- R1A - One-Acre Residential
- RE-10 - Estate Residential 10-Acre
- TC - Transportation Corridor



SITE PLAN

for

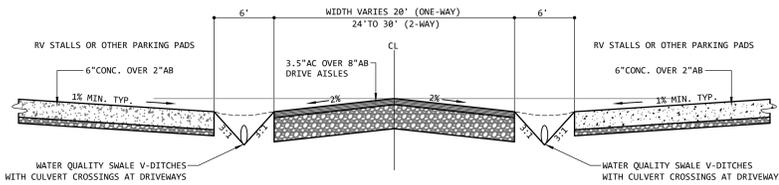
THE CROSSINGS AT EL DORADO - PHASES 2 & 3 RV RESORT & CAMPGROUND

PD REVISION(PD 97-0011), CONDITIONAL USE PERMIT (CUP), REZONE, & GENERAL PLAN AMENDMENT

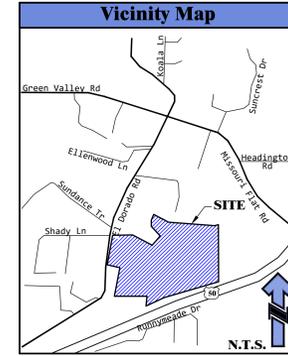
APNs: 327-110-012, 327-120-019, 327-120-020, 327-120-021, & 327-120-022

Crossings Road at El Dorado Road, Placerville, CA 95667

October 2024



ON-SITE ACCESS ROAD(S) (PRIVATE)
 TYPICAL SECTION



Buildings Summary:
 Hotel (or alternate event center): 75,100 s.f.
 Main Building/Clubhouse: 10,000 s.f.
 Apartment (=2nd Floor of Main Building): 1,400 s.f.
 Bath Houses (8 total @ 1,200 s.f. each): 9,600 s.f.
 Chapel: 2,000 s.f.
 Maintenance: 2,000 s.f.
 Outdoor Pavilions: 3,000 s.f.
 Note: A 6-Month maximum stay at the RV Park is being proposed.

Abbreviations			
BSM	BACK OF SIDEWALK	LG	PROPANE TANK
BW	BOTTOM OF WALL AT FG	(P)	PROPOSED
CH	CHORD BEARING	PAD	FINISHED PAD
CL	CHORD LENGTH	PKG	PARKING
CR	CURB RETURN	PP	POWER POLE
D	DEGREE OF CURVE	P.E.	POSTAL EASEMENT
DI	DROP INLET	PUE	PUBLIC UTILITIES
DWY	DRIVEWAY	R	CURVE RADIUS PER FINAL MAP
(E)	EXISTING	RET	RETAINING
E.D.C.	EL DORADO COUNTY	ROW	RIGHT OF WAY
EL	ELEVATION	RT	RIGHT
EP	EDGE OF PAVEMENT	RV	RECREATIONAL VEHICLE
ESM	ESTIMATE	RW	RETAINING WALL
FC	FACE OF CURB	S	SEWER
FF	FINISHED FLOOR	SD	STORM DRAIN
FG	FINISHED GRADE	SS	SEWER SERVICE
FM	FIRE MORGAN	SW	SIDEWALK
FL	FLOWLINE	TBC	TOP BACK OF CURB
FND.	FOUND	TC	TOP OF CURB ELEV.
GA	GOY ANCHOR	TW	TOP OF WALL
GB	GRADE BREAK	UP	UNIVERSAL PLUMBING CODE
HP	HIGH POINT	US	UTILITY SERVICE
JP	JOINT POLE	W or ML	WATER LINE
LF	LEFT	WS	WATER SERVICE

Project Data	
DEVELOPER/PROJECT	EL DORADO RV RESORT & CAMPGROUND, LLC
MANAGER:	C/O: LEONARD GRADY 1488 BROADWAY, PLACERVILLE, CA 95667 OFFICE: 530-622-5682; CELL: 530-409-4702 Email: lgrady@palosverdespropertiesinc.com
ENGINEER:	LEBECK ENGINEERING, INC. 340 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95602 PH: (530) 677-4080 www.lebeckeng.com
PREPARED BY	BARBARA "BOBBIE" LEBECK, P.E.
SCALE	1" = 60'
CONTOUR INTERVAL	1'
SOURCE OF TOPOGRAPHY	AERIAL TOPOGRAPHY BY CENTER POINT ENGINEERING, INC.
SECTION, TOWNSHIP AND RANGE	Por. Sec 23, T.10N., R.10E., M.D.M.
PARCEL ADDRESS	EL DORADO ROAD, PLACERVILLE, CA
ASSESSOR'S PARCEL NUMBER	327-110-012, 327-120-019, 327-120-020, 327-120-021, & 327-120-022
PRESENT ZONING CR	
PROPOSED ZONING	RFH
TOTAL AREA	APN: 327-110-012 = 33.4 (E)ACRES APN: 327-120-019 = 4.18 (E)ACRES APN: 327-120-020 = 4.80 (E)ACRES APN: 327-120-021 = 3.80 (E)ACRES APN: 327-120-022 = 4.80 (E)ACRES = 48.58 Acres Total
TOTAL # OF PARCELS	5 (E)PARCELS = 5 (P)PARCELS
WATER SUPPLY	EID
SEWAGE DISPOSAL	EID
PROPOSED FIRE PROTECTION	EL DORADO COUNTY FIRE PROTECTION DISTRICT
DATE OF PREPARATION	OCTOBER 2024
PROJECT #:	21-122

PREPARED BY:

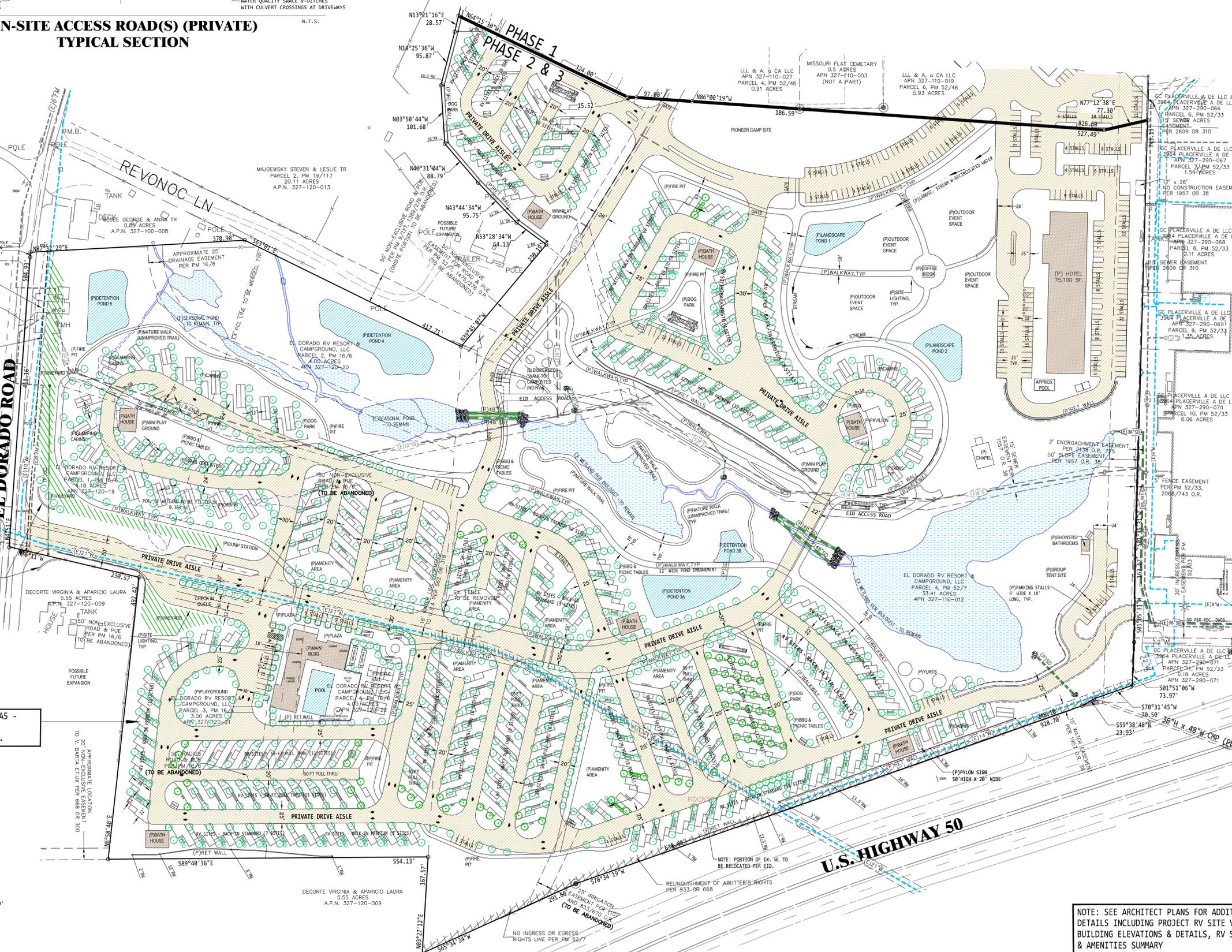
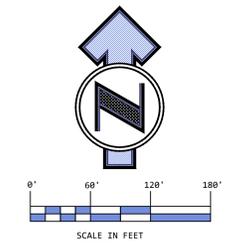
LEBECK ENGINEERING, INC.
 3430 ROBIN LANE, BLDG. #2
 CAMERON PARK, CA 95602
 Ph. (530) 677-4080 Fax (530) 677-4086

APPROVAL SERVICES DIVISION: _____
 APPROVAL/DATE: _____
 BOARD OF SUPERVISORS: _____
 APPROVAL/DATE: _____

THE CROSSINGS PHASES 2 & 3
SITE PLAN

PROJECT # _____ SHEET NO. **S-1**
 Plot Date: Dec 02, 2024

NOTE: SEE ARCHITECT SHEET A5 - "SITE PLAN VIGNETTES" FOR DETAILED SITE LAYOUTS, TYP.

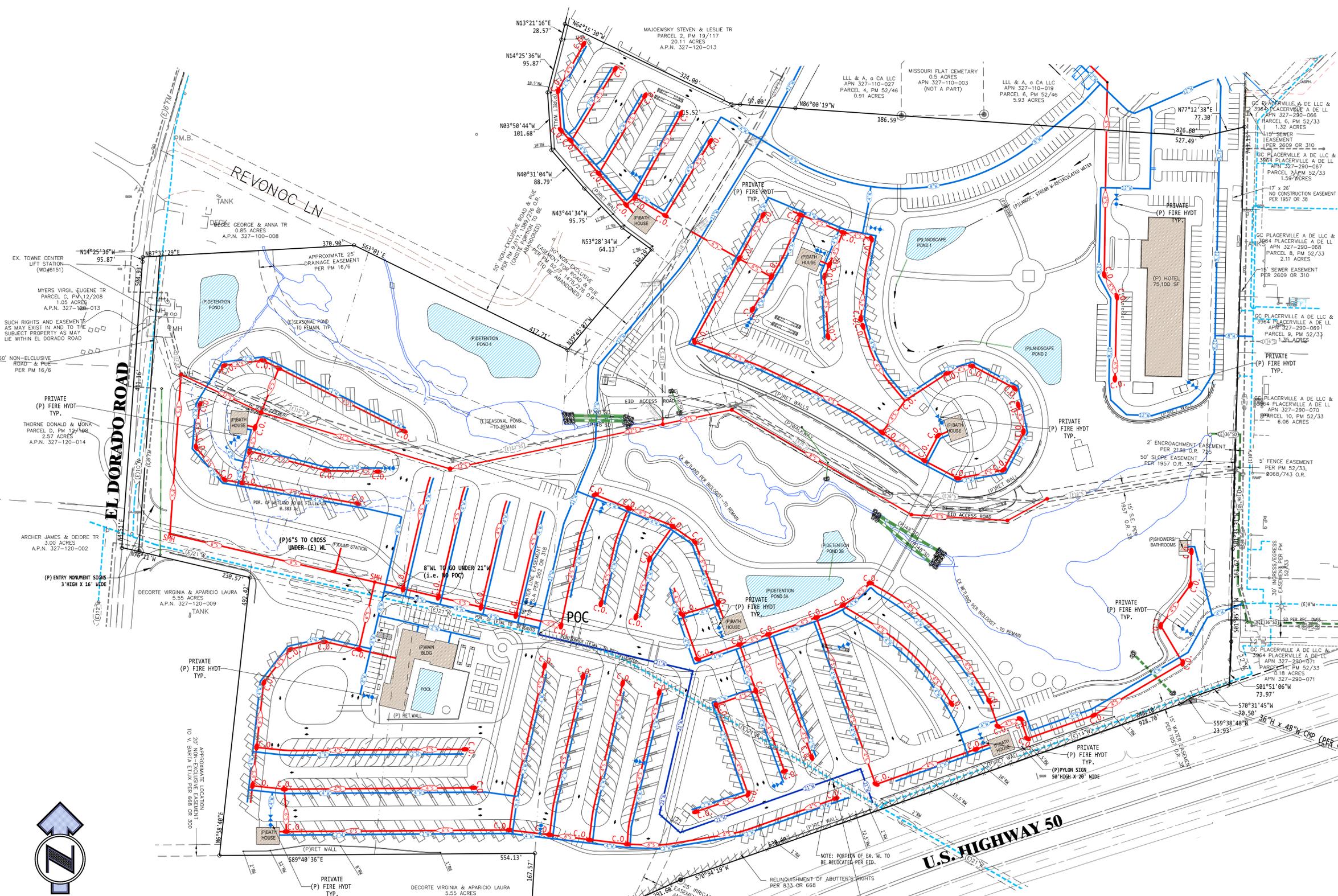
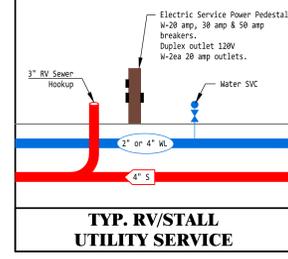
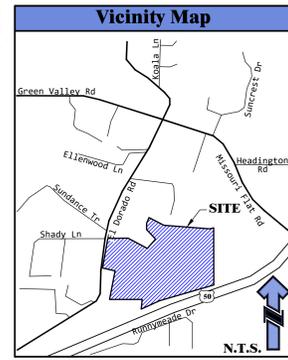


NOTE: SEE ARCHITECT PLANS FOR ADDITIONAL DETAILS INCLUDING PROJECT RV SITE VIGNETTES, BUILDING ELEVATIONS & DETAILS, RV SITE TOTALS & AMENITIES SUMMARY

THE CROSSINGS AT EL DORADO - PHASES 2 & 3 RV RESORT & CAMPGROUND PD REVISION(PD 97-0011), CONDITIONAL USE PERMIT (CUP) & REZONE (R) PRELIMINARY UTILITY PLAN

GA24-0003/Z23-0001/PD-R23-0001/CUP23-0002/ADM25-0017
The Crossings - El Dorado RV Resort and Campground
Exhibit F - Utilities Plan

APNs: 327-110-012, 327-120-019, 327-120-020, 327-120-021, & 327-120-022
Crossings Road at El Dorado Road, Placerville, CA 95667
October 2024



Abbreviations	
BSM	BACK OF SIDEWALK
BM	BOTTOM OF WALL AT FG
CH	CHORD BEARING
CL	CHORD LENGTH
CR	CURB RETURN
D	DEGREE OF CURVE
DI	DROP INLET
DNY	DRIVEWAY
(E)	EXISTING
ESMT	ESTIMATE
E.D.C.	EL DORADO COUNTY
EL	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	ESTIMATE
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FIRE HYDRANT
FL	FLOR LINE
FND.	FOUND
GA	GRADE ANCHOR
GB	GRADE BREAK
HP	HIGH POINT
JP	JOINT POLE
LF	LEFT
LRG	PROPANE TANK
(P)	PROPOSED
PAD	FINISHED PAD
PKG	PARKING
PP	POWER POLE
P.E.	POSTAL EASEMENT
PUE	PUBLIC UTILITIES EASEMENT
R	CURVE RADIUS PER FINAL MAP
RET	RETAINING
RT	RIGHT
RV	RECREATIONAL VEHICLE
RM	RETAINING WALL
ROW	RIGHT OF WAY
RT	RIGHT
RV	RECREATIONAL VEHICLE
SD	SEWER
SD	STORM DRAIN
SS	SEWER SERVICE
SW	SIDEWALK
TC	TOP OF CURB
TOP OF CURB ELEV.	TOP OF CURB ELEV.
TOP OF HALL	TOP OF HALL
UNIVERSAL PLUMBING CODE	UNIVERSAL PLUMBING CODE
US	UTILITY SERVICE
W or ML	WATER LINE
WS	WATER SERVICE

Project Data	
DEVELOPER/PROJECT	EL DORADO RV RESORT & CAMPGROUND, LLC
MANAGER:	C/O: LEONARD GRADO 1488 BROADWAY, PLACERVILLE, CA 95667 OFFICE: 530-622-5682; CELL: 530-499-4782 Email: lgrado@palosverdespropertiesinc.com
ENGINEER:	LEBECK ENGINEERING, INC. 340 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95602 PH: (530) 677-4080 www.lebeckeng.com
PREPARED BY:	BARBARA "BOBBIE" LEBECK, P.E.
SCALE:	1" = 60'
CONTOUR INTERVAL:	1'
SOURCE OF TOPOGRAPHY:	AERIAL TOPOGRAPHY BY CENTER POINT ENGINEERING, INC.
SECTION, TOWNSHIP AND RANGE:	Por. Sec 23, T.10N., R.10E., M.D.M.
PARCEL ADDRESS:	EL DORADO ROAD, PLACERVILLE, CA
ASSESSOR'S PARCEL NUMBERS:	327-110-012, 327-120-019, 327-120-020, 327-120-021, & 327-120-022
PRESENT ZONING:	CR
PROPOSED ZONING:	RFH
TOTAL AREA:	APN: 327-110-012 = 33.4 (E) ACRES APN: 327-120-019 = 4.18 (E) ACRES APN: 327-120-020 = 4.80 (E) ACRES APN: 327-120-021 = 3.80 (E) ACRES APN: 327-120-022 = 4.90 (E) ACRES = 48.582 Acres Total
TOTAL # OF PARCELS:	5 (E) PARCELS = 5 (P) PARCELS
WATER SUPPLY:	EID
SEWAGE DISPOSAL:	EID
PROPOSED FIRE PROTECTION:	EL DORADO COUNTY FIRE PROTECTION DISTRICT
DATE OF PREPARATION:	OCTOBER 2024
PROJECT #:	21-122

PREPARED BY:

LEBECK ENGINEERING, INC.
340 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682
Ph. (530) 677-4080 Fax. (530) 677-4086

PLANNING SERVICES DIVISION:

APPROVAL/DENIAL DATE: _____

BOARD OF SUPERVISORS:

APPROVAL/DENIAL DATE: _____

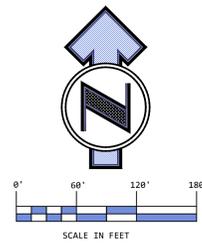
PROJECT #:

THE CROSSINGS PH. 2 HOTEL PRELIMINARY UTILITY PLAN

U-1

Plot Date: Dec 02, 2024

NOTE: PER EID PRELIMINARY MEETING, PORTION OF (E)21-IN WL & (E)WL ESMT. WILL BE RELOCATED INTO PROPOSED DRIVE AISLES AS SHOWN (APPROX 990 LF 21-IN WL TO BE CONSTRUCTED W-FITTINGS & VALVES PER EID. APPROX 675 LF OF (E)21-IN WL TO BE REMOVED.)



PRELIMINARY GRADING & DRAINAGE PLAN

for

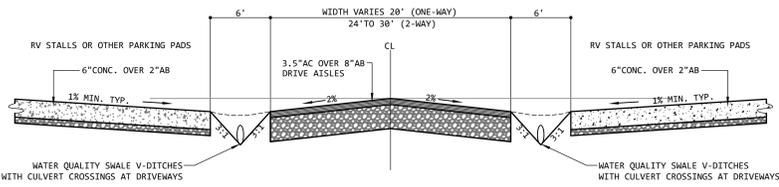
THE CROSSINGS AT EL DORADO - PHASES 2 & 3 RV RESORT & CAMPGROUND

PD REVISION(PD 97-0011), CONDITIONAL USE PERMIT (CUP), REZONE, & GENERAL PLAN AMENDMENT

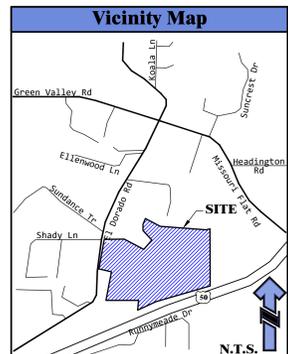
APNs: 327-110-012, 327-120-019, 327-120-020, 327-120-021, & 327-120-022

Crossings Road at El Dorado Road, Placerville, CA 95667

October 2024



ON-SITE ACCESS ROAD(S) (PRIVATE)
 TYPICAL SECTION



Earthwork Calculations

EMBAKMENT (FILL)	285,107 C.Y.
EXCAVATION (CUT)	288,765 C.Y.
LESS 18% SHRINKAGE & LOSS	28,077 C.Y.
TOTAL CUT	188,689 C.Y.
SITE TOTAL	24,419 C.Y. IMPORT
LESS PRIOR PHASE 1 IMPORT = 30,000 C.Y. STOCKPILED; LESS 5,000 C.Y. FOR POSSIBLE LLA AREA = BALANCE ON-SITE	
NOTE: THE EARTHWORK QUANTITIES CALCULATED ABOVE EXCLUDE ANY POOL DIRT, TRENCH DIRT FOR UTILITIES, WALL FOUNDATION FOOTINGS, OR OTHER LANDSCAPING ITEMS. CONTRACTOR SHALL ADJUST QUANTITIES AS NECESSARY TO ACCOUNT FOR THESE ITEMS ONCE POOL DESIGN IS KNOWN AND/OR STRUCTURAL CALCULATIONS & DETAILS ARE COMPLETED BY THE STRUCTURAL ENGINEER.	

Abbreviations

BSM	BACK OF SIDEWALK	LRG	PROPANE TANK
BM	BOTTOM OF WALL AT FG	(P)	PROPOSED
CH	CHORD BEARING	PAD	FINISHED PAD
CL	CHORD LENGTH	PKG	PARKING
CR	CURB RETURN	PP	POWER POLE
D	DEGREE OF CURVE	P.E.	POSTAL EASEMENT
DI	DROP INLET	PUE	PUBLIC UTILITIES EASEMENT
DRY	DRIVEWAY	R	CURVE RADIUS PER FINAL MAP
(E)	EXISTING	RET	RETAINING
E.D.C.	EL DORADO COUNTY	ROW	RIGHT OF WAY
EL	ELEVATION	RT	RIGHT
EP	EDGE OF PAVEMENT	RV	RECREATIONAL VEHICLE
ESM	ESTIMATE	RW	RETAINING WALL
FC	FACE OF CURB	S	SEWER
FF	FINISHED FLOOR	SD	STORM DRAIN
FG	FINISHED GRADE	SS	SEWER SERVICE
FI	FIRE HYDRANT	SW	SIDEWALK
FL	FLOW LINE	TBC	TOP BACK OF CURB
FND.	FOUND	TC	TOP OF CURB ELEV.
GA	GRADE ANCHOR	TM	TOP OF WALL
GB	GRADE BREAK	UPC	UNIVERSAL PLUMBING CODE
HP	HIGH POINT	US	UTILITY SERVICE
JP	JOINT POLE	W or WL	WATER LINE
LF	LEFT	WS	WATER SERVICE

Project Data

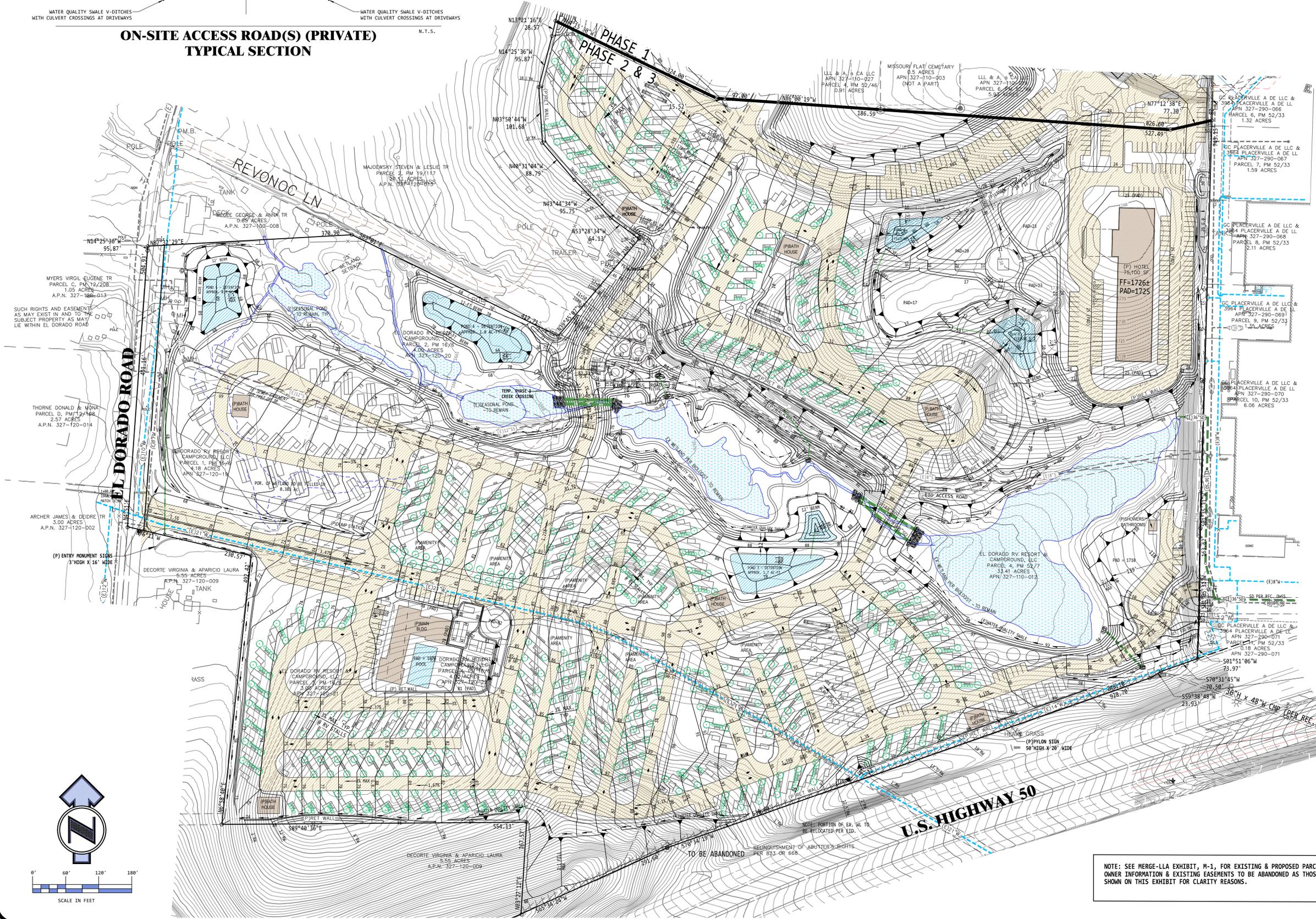
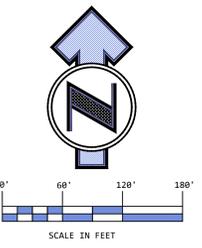
DEVELOPER/PROJECT	EL DORADO RV RESORT & CAMPGROUND, LLC
MANAGER:	C/O: LEONARD GRADO 1488 BROADWAY, PLACERVILLE, CA 95667 OFFICE: 530-624-5682; CELL: 530-409-4702 Email: lgrado@palosverdespropertiesinc.com
ENGINEER:	LEBECK ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95602 PH: (530) 677-4080 www.lebeck.com
PREPARED BY	BARBARA "BOBBIE" LEBECK, P.E.
SCALE	1" = 60'
CONTOUR INTERVAL	1'
SOURCE OF TOPOGRAPHY	AERIAL TOPOGRAPHY BY CENTER POINT ENGINEERING, INC.
SECTION, TOWNSHIP AND RANGE	Por. Sec 23, T.10N., R.10E., M.D.M.
PARCEL ADDRESS	EL DORADO ROAD, PLACERVILLE, CA
ASSESSOR'S PARCEL NUMBERS	327-110-012, 327-120-019, 327-120-020, 327-120-021, & 327-120-022
PRESENT ZONING	CR
PROPOSED ZONING	RFH
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TOTAL # OF PARCELS	5 (E) PARCELS = 5 (P) PARCELS
WATER SUPPLY	EID
SEWAGE DISPOSAL	EID
PROPOSED FIRE PROTECTION	EL DORADO COUNTY FIRE PROTECTION DISTRICT
DATE OF PREPARATION	OCTOBER 2024
PROJECT #	21-122

LEBECK ENGINEERING, INC.
 3430 ROBIN LANE, BLDG. #2
 CAMERON PARK, CA 95682
 Ph. (530) 677-4080 Fax. (530) 677-4086

PLANNING SERVICES DIVISION:
 APPROVAL/DENIAL DATE:
 BOARD OF SUPERVISORS:
 APPROVAL/DENIAL DATE:

THE CROSSINGS
 PH. 2 & 3
 PRELIMINARY
 GRADING PLAN
G-1
 Plot Date: Dec 02, 2024

NOTE: SEE MERGE-LLA EXHIBIT, M-1, FOR EXISTING & PROPOSED PARCEL LINES & OWNER INFORMATION & EXISTING EASEMENTS TO BE ABANDONED AS THOSE ARE NOT SHOWN ON THIS EXHIBIT FOR CLARITY REASONS.





MAIN BUILDING:

- CHECK-IN / MANAGER'S OFFICE / CONCIERGE
- STORE (GROCERIES, LOCAL AG ITEMS, RV ESSENTIALS, SOUVENIRS, FIREWOOD)
- BUSINESS CENTER / MAIL CENTER
- FITNESS CENTER
- CLUBHOUSE / REC ROOM / GAME ROOM
- COMMUNAL KITCHEN
- ARCADE
- LAUNDRY
- ICE CREAM
- COFFEE
- RESTROOMS
- SHOWERS

MANAGER APARTMENT

OTHER BUILDINGS:

- MAINTENANCE
- SHOWERS
- RESTROOMS
- PAVILIONS

POSSIBLE OUTDOOR RECREATION AMENITIES:

- POOL / HOT TUB / SPLASH PAD
- MINI GOLF
- PLAYGROUNDS
- DOG PARKS
- OUTDOOR TRAILS
- FIRE PITS
- HORSESHOES / CORN HOLE / LADDER BALL / SHUFFLE BOARD / BOCCI BALL / TETHER BALL
- OVERSIZED LAWN GAMES
- BBO & PICNIC TABLES
- ROCK CLIMBING WALL
- PICKLEBALL / VOLLEYBALL / BASKETBALL / TENNIS

POSSIBLE SERVICES / AMENITIES:

- SHUTTLE TO DOWNTOWN PLACERVILLE / COLOMA / APPLE HILL / SIERRA-AT-TAHOE
- FOOD TRUCKS AND/OR ICE CREAM TRUCKS
- COFFEE AND DONUT TRUCK/CART/KIOSK
- MOBILE FARM STAND
- CONCIERGE SERVICES FOR VISITING EL DORADO COUNTY
- BIKE RENTALS
- RECREATION EQUIPMENT RENTALS (PADDLE BOARDS, HIKING GEAR, SLEDS, ETC.)
- SUMMER MOVIE NIGHTS
- BINGO
- CHILDREN'S ACTIVITIES
- CHILDCARE CENTER

DATA:

90 FT PULL THRU DOUBLE:	6 DOUBLE SITES (12 SITES - 45 FT EA.)
50 FT PULL THRU:	110 SITES (INCLUDES 25 PHASE II SITES)
STANDARD BACK IN:	53 SITES
PREMIUM BACK IN:	77 SITES (INCLUDES 13 PHASE II SITES)
VAN/TENT:	9 SITES
DISPERSED TENT:	5 SITES (PHASE II ONLY)
GROUP TENT:	1 GROUP SITE
CABINS/TINY HOMES:	23 CABINS/TINY HOMES
"GLAMPING" TENT CABINS:	7 CABINS
YURTS:	4 YURTS
TOTAL:	301 UNITS TOTAL (266 SITES, 1 GROUP SITE, & 34 CABINS/YURTS)

CROSSINGS RV RESORT & CAMPGROUND

PLACERVILLE, CA

SITE CONCEPT

DATE: OCTOBER 2024
 PROJECT NO: EDEC
 SCALE: 1" = 80'-0"
 SHEET: 1



**CROSSINGS RV
RESORT &
CAMPGROUND**
PLACERVILLE, CA

PREPARED FOR:

**GRADO
CONSTRUCTION**

4330 Golden Center Drive, Suite D
Placerville, CA 95667

THIS DOCUMENT CONTAINS INFORMATION THAT IS PROPRIETARY TO GREG JONES ARCHITECTURE AND IS FURNISHED FOR THE PURPOSES OF REVIEW, BIDDING, OR CONSTRUCTION OF THE PROJECT INDICATED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE OR RELEASED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF GREG JONES ARCHITECTURE. INFORMATION CONTAINED HEREIN IS AN INSTRUMENT OF PROFESSIONAL SERVICES AND SHALL REMAIN THE PROPERTY OF GREG JONES ARCHITECTURE. ALL RIGHTS RESERVED COPYRIGHT © 2017.

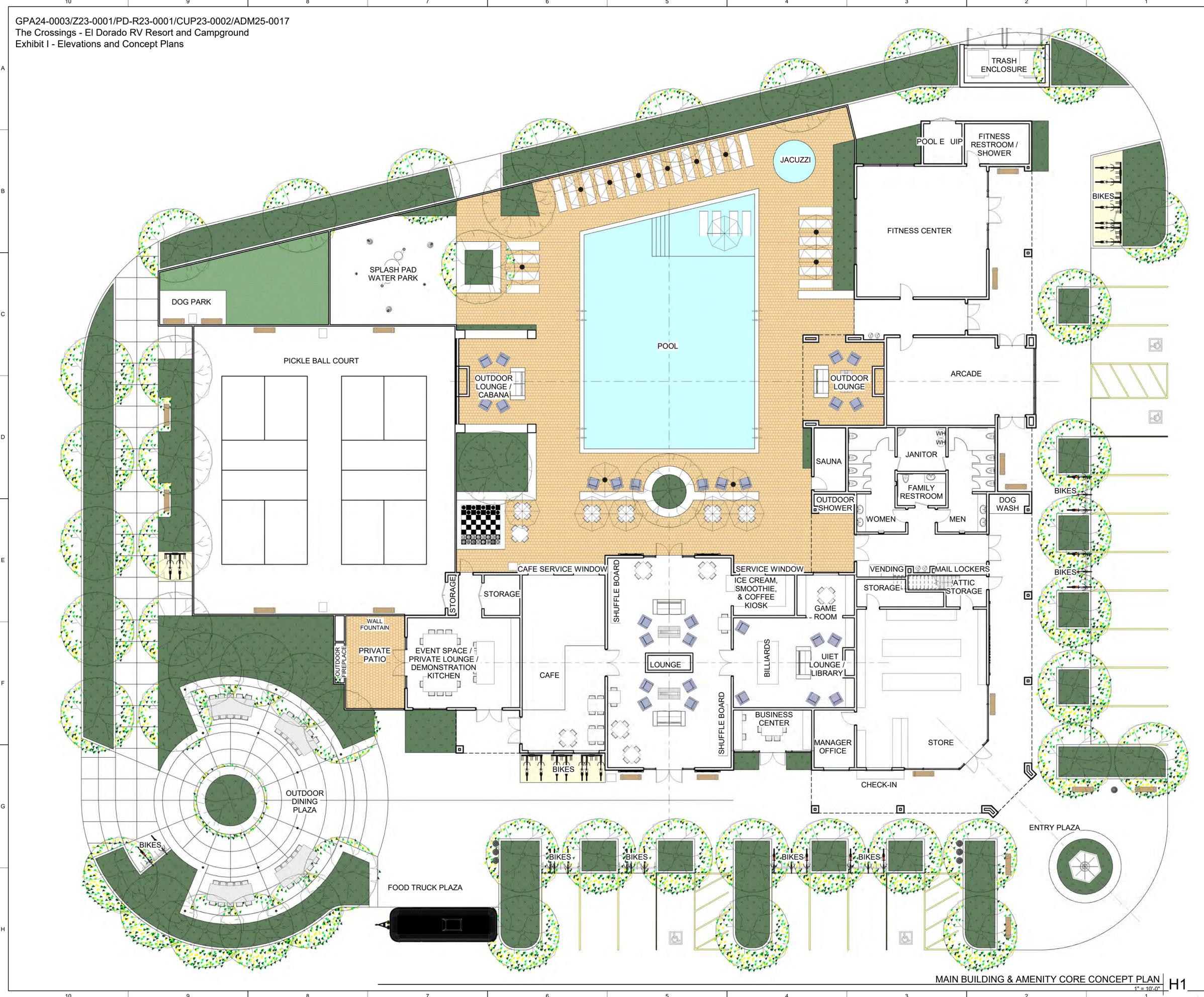
NO. ISSUE DATE

**CONCEPT PLAN -
MAIN BUILDING &
AMENITY CORE**

DATE: OCTOBER 2024

SHEET NO:

A2



MAIN BUILDING & AMENITY CORE CONCEPT PLAN
 1" = 10'-0" H1



RESORT STORE / CLUBHOUSE - EAST ELEVATION
1/8" = 1'-0" B1



RESORT STORE / CLUBHOUSE - SOUTH ELEVATION
1/8" = 1'-0" D1



RESORT STORE / CLUBHOUSE - WEST ELEVATION
1/8" = 1'-0" F1



RESORT STORE / CLUBHOUSE - NORTH ELEVATION
1/8" = 1'-0" H1

CROSSINGS RV
RESORT &
CAMPGROUND
PLACERVILLE, CA

PREPARED FOR:

GRADO
CONSTRUCTION

4330 Golden Center Drive, Suite D
Placerville, CA 95667

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NO.	ISSUE	DATE
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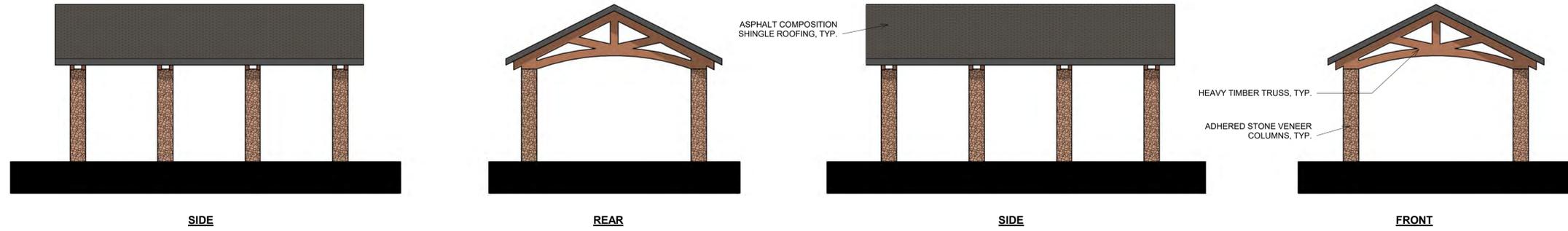
CONCEPTUAL
ELEVATIONS -
RESORT STORE /
CLUBHOUSE

DATE: OCTOBER 2024

SHEET NO:

A3

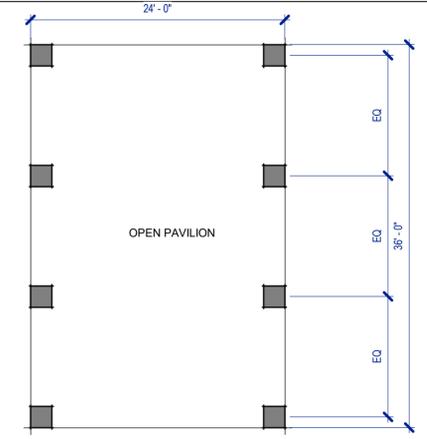




PAVILION ELEVATIONS | B1
1/8" = 1'-0"



PAVILION CONCEPTUAL PERSPECTIVE | D7



CONCEPTUAL PAVILION PLAN | D4
1/8" = 1'-0"



BATH HOUSE ELEVATION - ALTERNATE COLOR SCHEME | D1
1/8" = 1'-0"

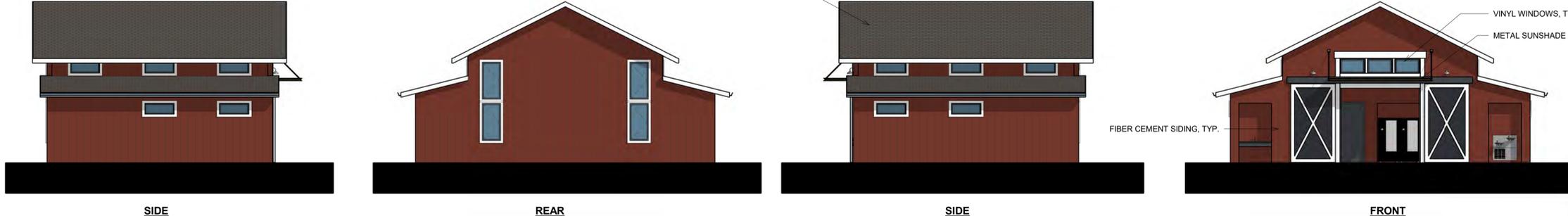
CROSSINGS RV
RESORT &
CAMPGROUND
PLACERVILLE, CA

PREPARED FOR:
**GRADO
CONSTRUCTION**

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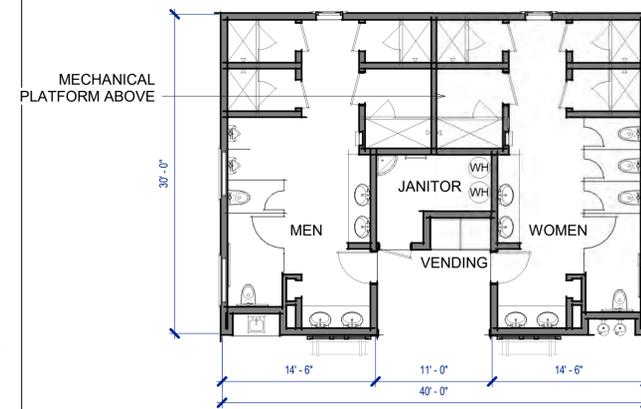
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BATH HOUSE ELEVATIONS | F1
1/8" = 1'-0"



BATH HOUSE CONCEPTUAL PERSPECTIVES | H4



CONCEPTUAL BATH HOUSE PLAN | H1
1/8" = 1'-0"

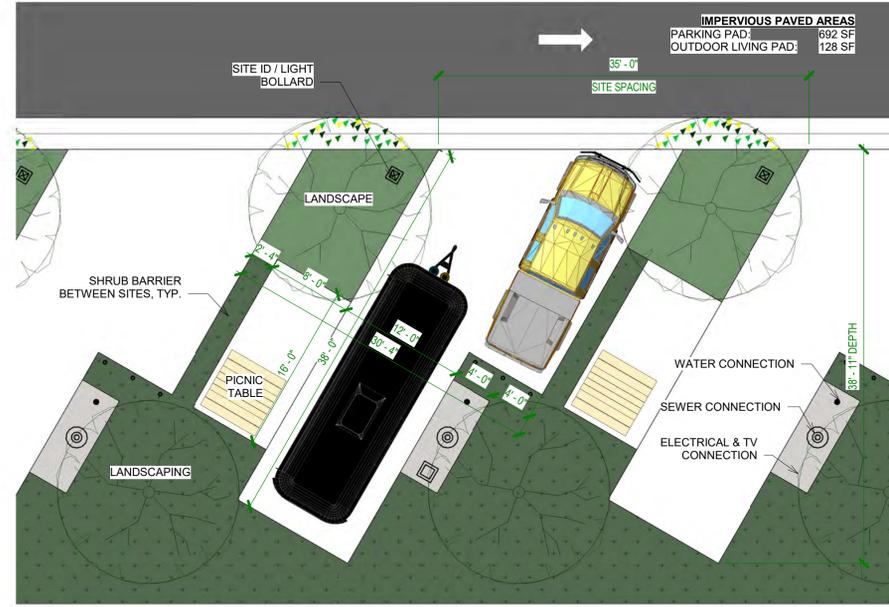
CONCEPTUAL
PLANS &
ELEVATIONS - BATH
HOUSE & PAVILION

DATE: OCTOBER 2024

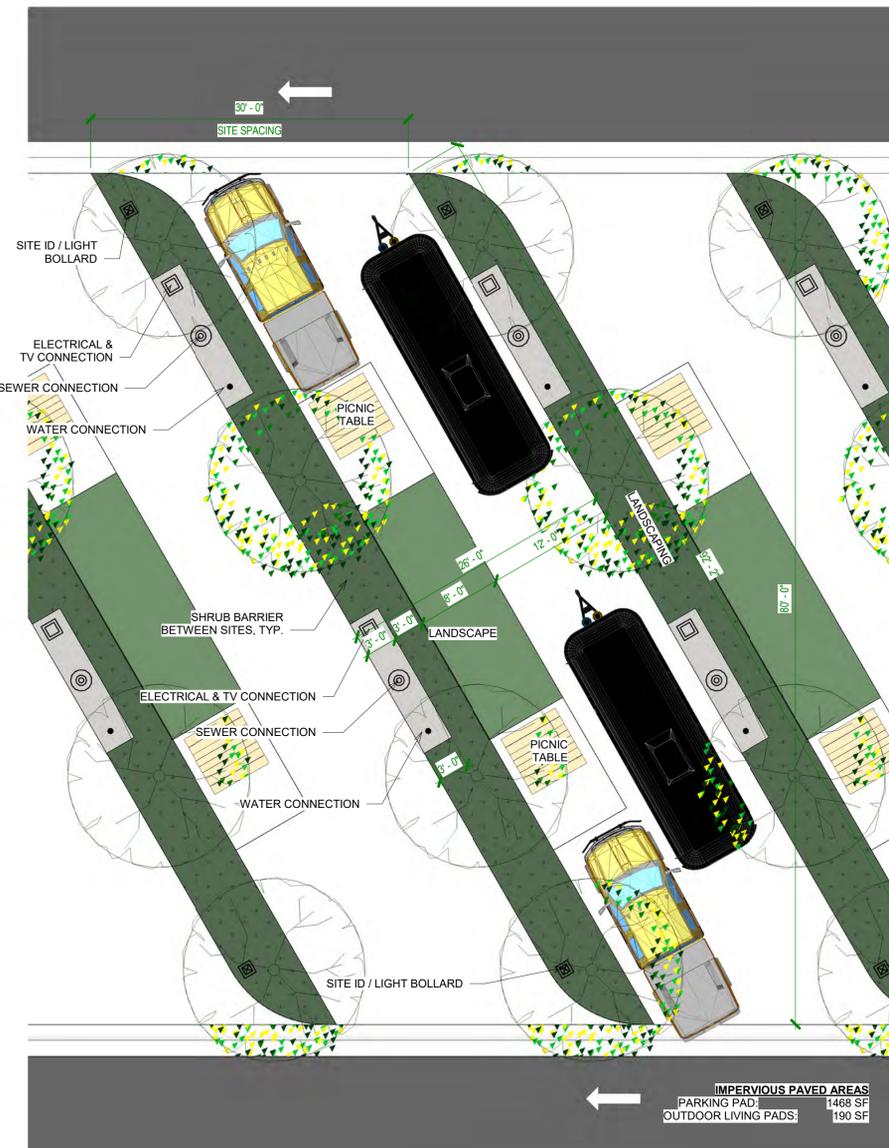
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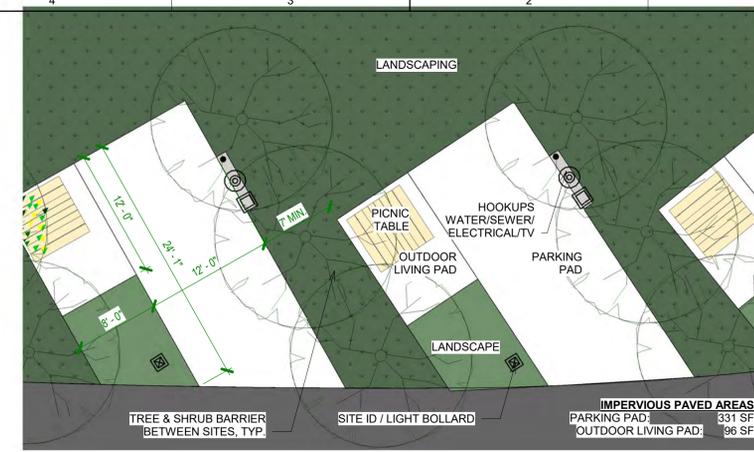




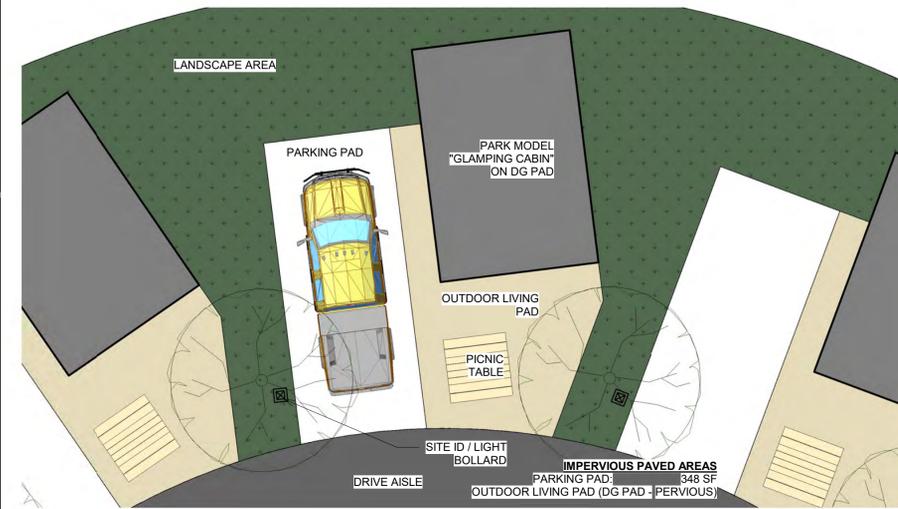
RV SITE - BACK IN STANDARD C5
 1/8" = 1'-0"



RV SITE - 90 FT PULL THRU (DOUBLE) 1
 1/8" = 1'-0"



RV SITE - VAN AND TENT B1
 1/8" = 1'-0"



CABIN - GLAMPING CABIN E1
 1/8" = 1'-0"



RV SITE - 50 FT PULL THRU H1
 1/8" = 1'-0"



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CROSSINGS RV RESORT & CAMPGROUND
 PLACERVILLE, CA

PREPARED FOR:

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SITE PLAN VIGNETTES

DATE: OCTOBER 2024

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A5



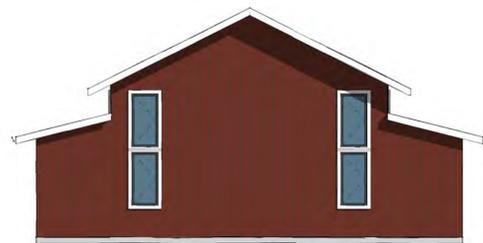
**CROSSINGS RV
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BATH HOUSE ELEVATIONS - COLOR SCHEME 1
 1/8" = 1'-0" | 1



BATH HOUSE ELEVATIONS - COLOR SCHEME 2
 1/8" = 1'-0" | H1

COLOR SCHEMES

DATE: OCTOBER 2024

SHEET NO:

A6





P L A N T I N G P L A N
 1" = 10'

Plant List				
BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
TREES				
 <i>Arbutus x 'Marina'</i>	Marina Strawberry Tree	16	15 Gallon	
 <i>Quercus wislizenii</i>	Interior Live Oak	13	15 Gallon	
 <i>Lagerstroemia indica 'Dynamite'</i>	Dynamite Crape Myrtle	13	15 Gallon	
SHRUBS				
 <i>Arctostaphylos 'Sunset'</i>	Sunset Manzanita	18	5 Gallon	
 <i>Carpenteria californica</i>	Bush Anemone	10	5 Gallon	
 <i>Mahonia aquifolium 'Compacta'</i>	Compact Oregon Grape Holly	24	1 Gallon	
 <i>Spiraea japonica 'Neon Flash'</i>	Neon Flash Spirea	17	5 Gallon	
 <i>Salvia x microphylla 'Hot Lips'</i>	Hot Lips Sage	28	1 Gallon	
GRASSES				
 <i>Helictotrichon sempervirens 'Sapphire'</i>	Sapphire Blue Oat Grass	18	1 Gallon	

**CROSSINGS RV
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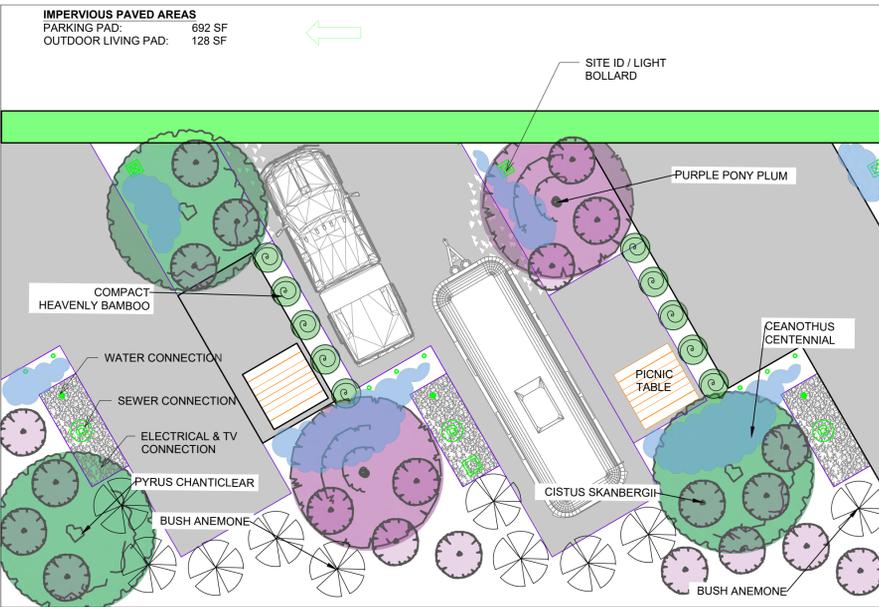
Email Address: tadams@taldesign.net
 Phone: 530-622-6200

**MAIN
 BUILDING**

DATE: 05.18.2023

SHEET NO:

L1

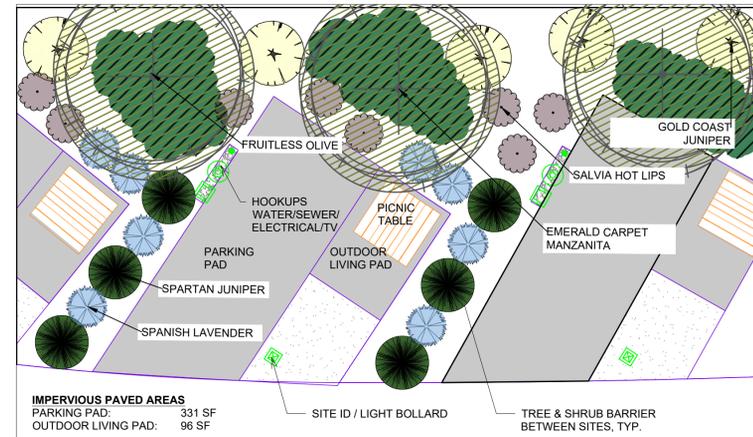


Back in Standard Plants	
<i>Carpenteria californica</i>	Bush Anemone
<i>Ceanothus 'Centennial'</i>	Ceanothus Centennial
<i>Cistus x skanbergii</i>	Magenta Rockrose
<i>Nandina domestica 'Compacta'</i>	Compact Heavenly Bamboo
<i>Pyrus calleryana 'Chanticleer'</i>	Chanticleer Flowering Pear
<i>Prunus cerasifera 'Purple Pony'</i>	Purple Pony Plum

RV SITE - BACK IN STANDARD
1/8" = 1'-0" C5

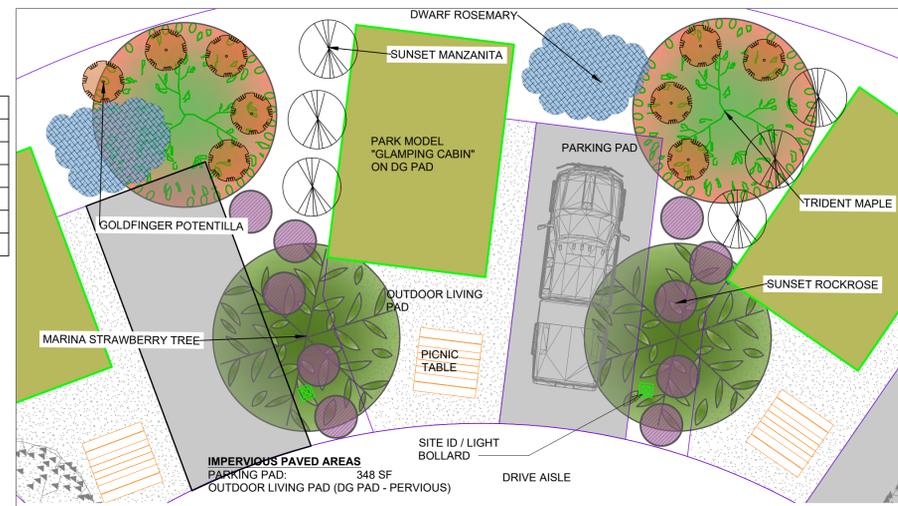
GPA24-0003/Z23-0001/PD-R23-0001/CUP23-0002/ADM25-0017
The Crossings - El Dorado RV Resort and Campground
Exhibit K - Conceptual RV/Camping Landscape Plan

Van and Tent Plant List	
<i>Arctostaphylos 'Emerald Carpet'</i>	Emerald Carpet Manzanita
<i>Juniperus chinensis 'Spartan'</i>	Spartan Juniper
<i>Juniperus x pfitzeriana 'Aurea Improved'</i>	Gold Coast Juniper
<i>Lavandula stoechas 'Otto Quast'</i>	Spanish Lavender
<i>Olea europea 'Wilsoni'</i>	Fruitless Olive
<i>Salvia x microphylla 'Hot Lips'</i>	Hot Lips Sage

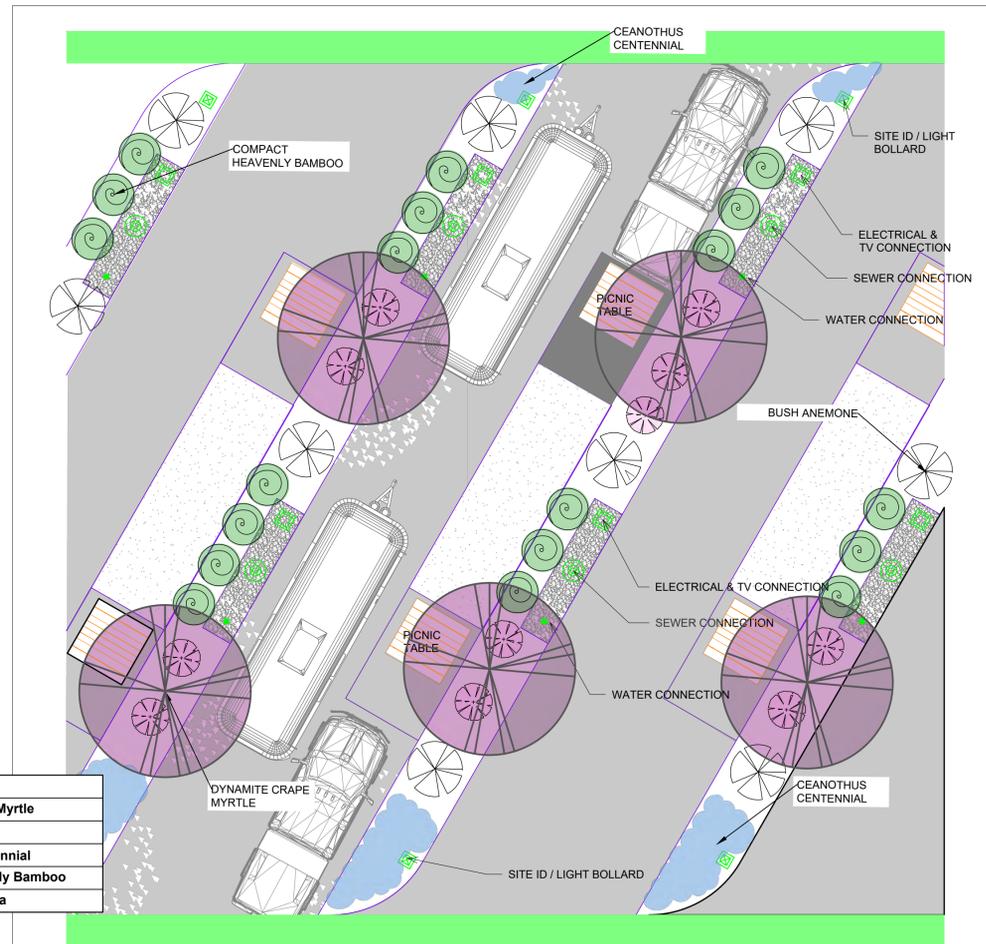


RV SITE - VAN AND TENT
1/8" = 1'-0" B1

Glamping Cabin Plant List	
<i>Acer buergerianum 'Trident Maple'</i>	Trident Maple
<i>Arbutus x 'Marina'</i>	Marina Strawberry Tree
<i>Arctostaphylos 'Sunset'</i>	Sunset Manzanita
<i>Cistus x pulverulentus 'Sunset'</i>	Sunset Rockrose
<i>Potentilla fruticosa 'Goldfinger'</i>	Goldfinger Potentilla
<i>Rosmarinus officinalis 'Irene'</i>	Dwarf Rosemary



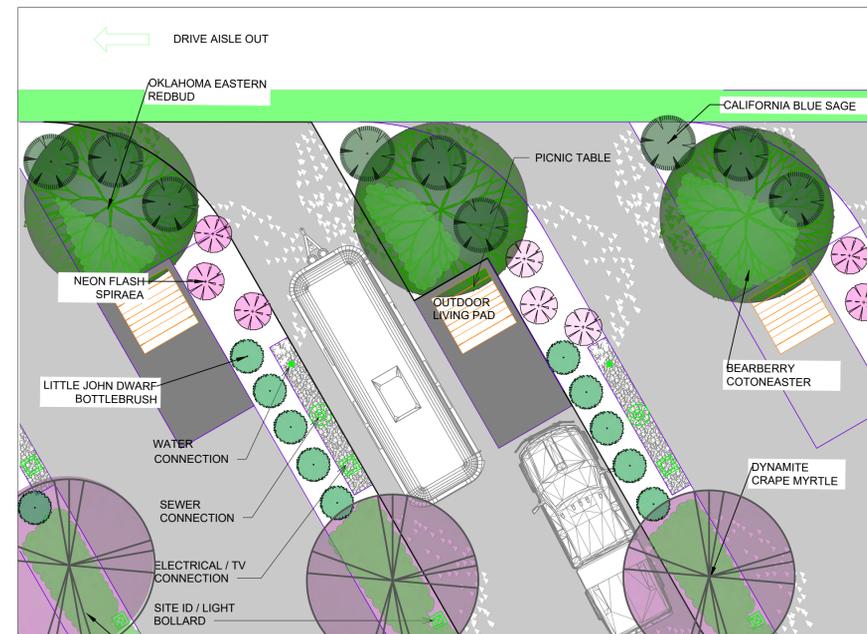
CABIN - GLAMPING CABIN
1/8" = 1'-0" E1



90 ft. Pull Thru Plant List	
<i>Lagerstroemia indica 'Dynamite'</i>	Dynamite Grape Myrtle
<i>Carpenteria californica</i>	Bush Anemone
<i>Ceanothus 'Centennial'</i>	Ceanothus Centennial
<i>Nandina domestica 'Compacta'</i>	Compact Heavenly Bamboo
<i>Spiraea japonica 'Neon Flash'</i>	Neon Flash Spirea

IMPERVIOUS PAVED AREAS
PARKING PAD: 1468 SF
OUTDOOR LIVING PADS: 190 SF

RV SITE - 90 FT PULL THRU (DOUBLE)
1/8" = 1'-0" 1



50 ft. Pull Thru Plant List	
<i>Callistemon citrinus 'Little John'</i>	Little John Dwarf Bottlebrush
<i>Cercis canadensis 'Oklahoma'</i>	Oklahoma Eastern Redbud
<i>Cotoneaster dammeri 'Coral Beauty'</i>	Bearberry Cotoneaster
<i>Lagerstroemia indica 'Dynamite'</i>	Dynamite Grape Myrtle
<i>Salvia 'Alien Chickering'</i>	California Blue Sage
<i>Spiraea japonica 'Neon Flash'</i>	Neon Flash Spirea

IMPERVIOUS PAVED AREAS
PARKING PAD: 913 SF
OUTDOOR LIVING PAD: 128 SF

RV SITE - 50 FT PULL THRU
1/8" = 1'-0" H1

CROSSINGS RV RESORT & CAMPGROUND

PLACERVILLE, CA

PREPARED FOR:

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SITE PLAN VIGNETTES

DATE: 04.10.2023

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L1