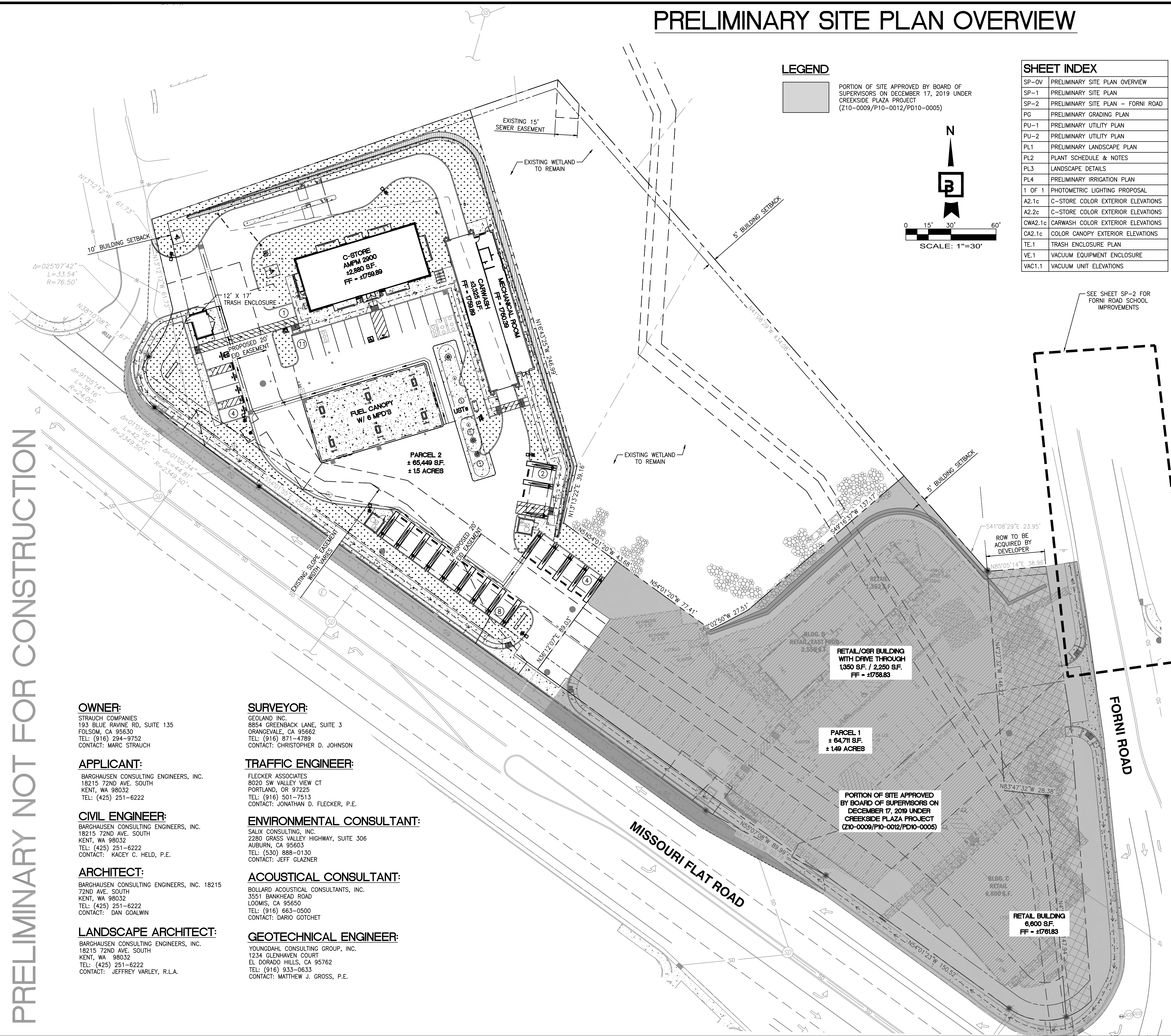


PRELIMINARY SITE PLAN OVERVIEW



LEGEND

PORTION OF SITE APPROVED BY BOARD OF SUPERVISORS ON DECEMBER 17, 2019 UNDER CREEKSIDE PLAZA PROJECT (Z10-0009/P10-0012/PD10-0005)

SHEET INDEX

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SP-2	PRELIMINARY SITE PLAN - FORNI ROAD
PG	PRELIMINARY GRADING PLAN
PU-1	PRELIMINARY UTILITY PLAN
PU-2	PRELIMINARY UTILITY PLAN
PL1	PRELIMINARY LANDSCAPE PLAN
PL2	PLANT SCHEDULE & NOTES
PL3	LANDSCAPE DETAILS
PL4	PRELIMINARY IRRIGATION PLAN
1 OF 1	PHOTOMETRIC LIGHTING PROPOSAL
A2.1c	C-STORE COLOR EXTERIOR ELEVATIONS
A2.2c	C-STORE COLOR EXTERIOR ELEVATIONS
CW2.1c	CARWASH COLOR EXTERIOR ELEVATIONS
CA2.1c	COLOR CANOPY EXTERIOR ELEVATIONS
TE.1	TRASH ENCLOSURE PLAN
VE.1	VACUUM EQUIPMENT ENCLOSURE
VAC1.1	VACUUM UNIT ELEVATIONS



VICINITY MAP

PARCEL 2 DATA:

LOCATION: NWC MISSOURI FLAT RD AND FORNI RD
EL DORADO COUNTY, CA

JURISDICTION: EL DORADO COUNTY

A: A.P.N.: 327-211-025

COMMUNITY COMMERCIAL - PLANNED DEVELOPMENT

PLOT AREA: ±65,449 SF (±1.5 ACRES)

BUILDING SETBACKS:

FRONT: 10'
REAR: 5'
SIDE (ADJACENT TO RESIDENTIAL): 10'

FLOOD ZONE:

FEMA INDICATES THAT THE MAJORITY OF THE SITE IS WITHIN FLOOD ZONE AREA X - AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE FLOODPLAIN; A SMALL PORTION OF THE SOUTHWEST SIDE OF THE PROPERTY IS WITHIN THE 0.2%/1% ANNUAL CHANCE FLOODPLAIN.

LOADING ZONE: NONE REQUIRED

PARKING REQUIREMENTS (PER TABLE 130.35.030.1 OF EL DORADO COUNTY CODE):

C-STORE: 2,280 SF
(1 PER 300 S.F. OF AUA PLUS 1 PER 600 SF OF STORAGE AREA)
2,880/300 = 9.6 = 10 SPACES

CARWASH: 1 WASHING STALL
(CAR WASH 2 PER WASHING STALL)
1*2 = 2 SPACES

PARKING SPACES REQUIRED: 10+2 = 12 SPACES
PARKING SPACES PROVIDED: 11 STANDARD
12 UNDER CANOPY
4 EV SPACES
14 VACUUM SPACE
1 AIR/WATER SPACE
TOTAL = 42 SPACES

BICYCLE PARKING REQUIREMENTS:

SHORT-TERM BICYCLE PARKING SPACES REQUIRED (PER PARKING AND LOADING COMMUNITY DESIGN STANDARDS):
(1 PER EVERY 5 REQUIRED VEHICLE PARKING SPACES)
12/5 = 2.4 = 3 SPACES

SHORT-TERM BICYCLE PARKING SPACES PROVIDED: 4 SPACES (2 PER RACK)

LONG-TERM BICYCLE PARKING SPACES REQUIRED (PER SECTION 5.106.4.1.2 OF COBG):
(FOR NEW BUILDINGS WITH TENANT SPACES THAT HAVE 10 OR MORE TENANT-OCCUPANTS, PROVIDE PARKING FOR 5% OF TENANT-OCCUPANT VEHICULAR SPACES)
0 TENANT SPACES = 0 SPACES

LONG-TERM BICYCLE PARKING SPACES PROVIDED: 0 SPACES

④ NUMBER OF PARKING STALLS IN ISOLATED AREA.

PROPOSED GROUND COVER SUMMARY:

ONSITE:
BUILDINGS: 6,027 SF (9.2%)
PARKING AND MANEUVERING: 31,932 SF (48.7%)
FUELING CANOPY: 3,768 SF (5.6%)
WALKWAYS: 5,560 SF (8.4%)
LANDSCAPE: 18,162 SF (28%)

65,449 SF (100.0%)

OFFSITE:
WALKWAYS: 6,332 SF (29%)
LANDSCAPE: 4,360 SF (20%)
PAVEMENT: 11,202 SF (51%)

21,894 SF (100.0%)

OWNER:

STRAUCH COMPANIES
193 BLUE RAVINE RD, SUITE 135
FOLSOM, CA 95630
TEL: (916) 294-9752
CONTACT: MARC STRAUCH

APPLICANT:

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: (425) 251-6222

CIVIL ENGINEER:

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: (425) 251-6222
CONTACT: KACEY C. HELD, P.E.

ARCHITECT:

BARGHAUSEN CONSULTING ENGINEERS, INC. 18215
72ND AVE. SOUTH
KENT, WA 98032
TEL: (425) 251-6222
CONTACT: DAN GOALWIN

LANDSCAPE ARCHITECT:

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: (425) 251-6222
CONTACT: JEFFREY VARLEY, R.L.A.

SURVEYOR:

GEOLAND INC.
8854 GREENBACK LANE, SUITE 3
ORANGEVALE, CA 95662
TEL: (916) 871-4789
CONTACT: CHRISTOPHER D. JOHNSON

TRAFFIC ENGINEER:

FLECKER ASSOCIATES
8020 SW VALLEY VIEW CT
PORTLAND, OR 97225
TEL: (916) 501-7513
CONTACT: JONATHAN D. FLECKER, P.E.

ENVIRONMENTAL CONSULTANT:

SALIX CONSULTING, INC.
2280 GRASS VALLEY HIGHWAY, SUITE 306
AUBURN, CA 95603
TEL: (530) 888-0130
CONTACT: JEFF GLAZNER

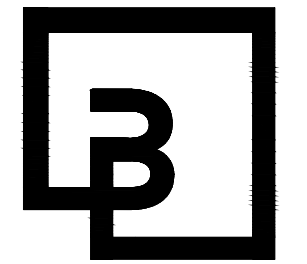
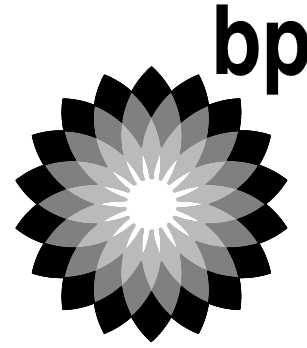
ACOUSTICAL CONSULTANT:

BOLLARD ACOUSTICAL CONSULTANTS, INC.
3551 BANKHEAD ROAD
LOOMIS, CA 95650
TEL: (916) 663-0500
CONTACT: DARIO GOTCHET

GEOTECHNICAL ENGINEER:

YOUNGDAHL CONSULTING GROUP, INC.
1234 GLENHAVEN COURT
EL DORADO HILLS, CA 95762
TEL: (916) 933-0633
CONTACT: MATTHEW J. GROSS, P.E.

CLIENT:

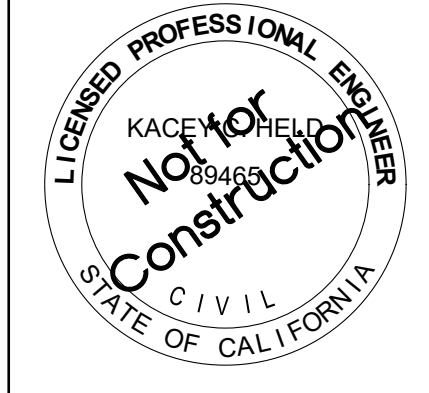


Barghausen
Consulting Engineers, Inc.

18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

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SEAL:



DEVELOPMENT INFORMATION:

ARCO NTI
2900 am/pm
FUEL CANOPY w/ 6 MPD's
105' CAR WASH

SITE ADDRESS:

4221 MISSOURI FLAT RD
@ FORNI ROAD
PLACERVILLE, CALIFORNIA

FACILITY #TBD

DESIGNED BY: EVS ALLIANCE 280N:
CHECKED BY: KCH BP REP:
DRAWN BY: NW ALLIANCE PM:
VERSION: PROJECT NO:
21517

DRAWING TITLE:

PRELIMINARY SITE
PLAN OVERVIEW

SHEET NO:

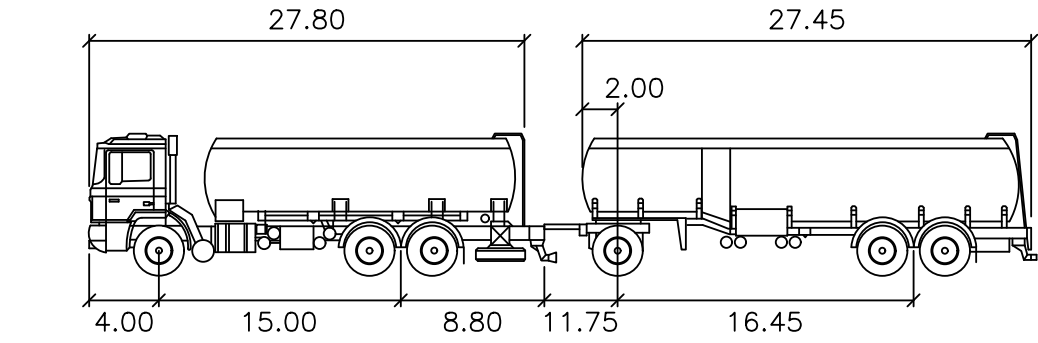
SP-OV

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PORTION OF SITE APPROVED BY BOARD OF SUPERVISORS ON DECEMBER 17, 2019 UNDER CREEKSIDE PLAZA PROJECT (Z10-0009/P10-0012/PD10-0005)



Arco65' feet

First Part Width : 8.00
Trailer Width : 8.00
First Part Track : 7.70
Lock to Lock Time : 6.0
Steering Angle : 35.0
Articulating Angle : 70.0

0 10' 20' 40'
SCALE: 1"=20'

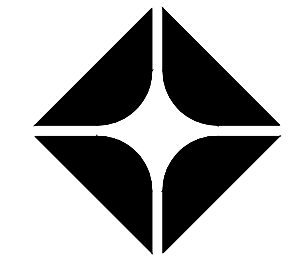
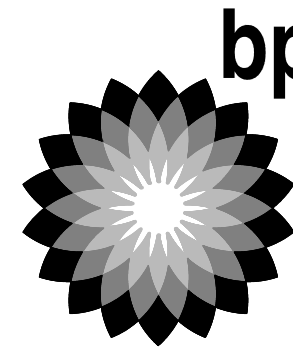
KEYED NOTES:

- EXISTING RIGHT-OF-WAY LINE TO BE ABANDONED VIA SEPARATE MAPPING PROCESS.
- PROPOSED BUILDING AS NOTED; REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- PROPOSED SOLID WASTE ENCLOSURE; REFER TO ARCHITECTURAL PLANS.
- EXISTING EASEMENT, WIDTH AND DESCRIPTION AS NOTED ON THE SURVEY, TYPICAL.
- PROPOSED HYDRAULICALLY ISOLATED FUELING ISLAND WITH OVERHEAD CANOPY; REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- PROPOSED UNDERGROUND STORAGE TANKS.
- PROPOSED ASPHALT PAVING.
- PROPOSED CONCRETE PAVING.
- PROPOSED BARRIER CURB.
- PROPOSED CURB AND GUTTER.
- PROPOSED CONCRETE SIDEWALK, WIDTH VARIES.
- PROPOSED ACCESSIBLE CURB RAMP, TYPICAL.
- PROPOSED PUBLIC SIDEWALK (WIDTH PER PLAN).
- PROPOSED PUBLIC ACCESSIBLE CURB RAMP AND/OR DETECTABLE WARNING.
- PROPOSED LOCATION OF MONUMENT SIGN.
- PROPOSED LANDSCAPING AREA; REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- PROPOSED ACCESSIBLE PARKING SPACE.
- PROPOSED STANDARD PARKING STALL, TYPICAL.
- PROPOSED SHORT-TERM BICYCLE PARKING.
- PROPOSED LOCATION OF AIR/WATER UNIT.
- PROPOSED LOCATION OF CAR WASH CLEARANCE BAR; REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- PROPOSED CARWASH PAY STATION; REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- PROPOSED CAR WASH MENU BOARD; REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- PROPOSED CARWASH ENTRY GATE.
- PROPOSED VACUUM SPACE, TYPICAL.
- PROPOSED DRIVEWAY PER EDC STANDARDS (WIDTH PER PLAN).
- PROPOSED RETAINING WALL (HEIGHT VARIES; REFER TO GRADING PLAN).
- PROPOSED PUBLIC ASPHALT PAVING.
- PROPOSED EV STALL, TYPICAL.
- PROPOSED VAN ACCESSIBLE EV CHARGING STALL.
- PROPOSED ROCK PROTECTION.
- PROPOSED VACUUM EQUIPMENT ENCLOSURE.
- PROPOSED LOT LIGHT, TYPICAL.
- EXISTING BOUNDARY LINE TO REMAIN.
- PROPOSED GUARD POST.
- PROPOSED PAD-MOUNTED TRANSFORMER PER PURVEYOR REQUIREMENTS.
- PROPOSED LOCATION OF CARWASH AND MECHANICAL ROOM; REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- EXISTING PROPERTY LINE TO BE REMOVED VIA SEPARATE MAPPING PROCESS.
- SAWCUT LIMITS, TYPICAL.
- PROPOSED VAPOR RISERS AND HEALY TANK.
- PROPOSED FIRE HYDRANT ASSEMBLY.
- EXISTING TELEPHONE BOX TO BE RELOCATED.
- PROPOSED VACUUM CANOPY, TYPICAL.
- PROPOSED VALLEY GUTTER, TYPICAL.
- PROPOSED PROPERTY LINE VIA SEPARATE MAPPING PROCESS.
- PROPOSED RIGHT-OF-WAY LINE VIA SEPARATE MAPPING PROCESS.

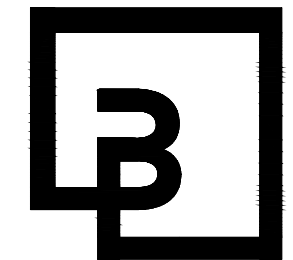
LEGEND:

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- EASEMENT LINE

CLIENT:



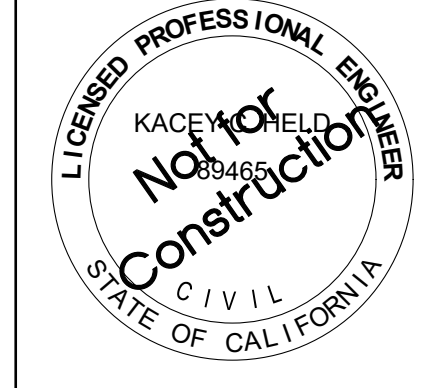
BP WEST COAST PRODUCTS, LLC



Barghausen
Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
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SEAL:



DEVELOPMENT INFORMATION:

ARCO NTI
2900 am/pm
FUEL CANOPY w/ 6 MPD's
105' CAR WASH

SITE ADDRESS:

4221 MISSOURI FLAT RD
@ FORNI ROAD
PLACERVILLE, CALIFORNIA

FACILITY #TBD

DESIGNED BY: **EVS** ALLIANCE Z&M:
CHECKED BY: **KCH** BP REP:
DRAWN BY: **NW** ALLIANCE PM:
VERSION: **-** PROJECT NO:
21517

DRAWING TITLE:

PRELIMINARY SITE PLAN

SHEET NO:

SP-1

PRELIMINARY SITE PLAN - FORNI ROAD

MATCHLINE - SEE BELOW

PRIVATE
DRIVEWAY

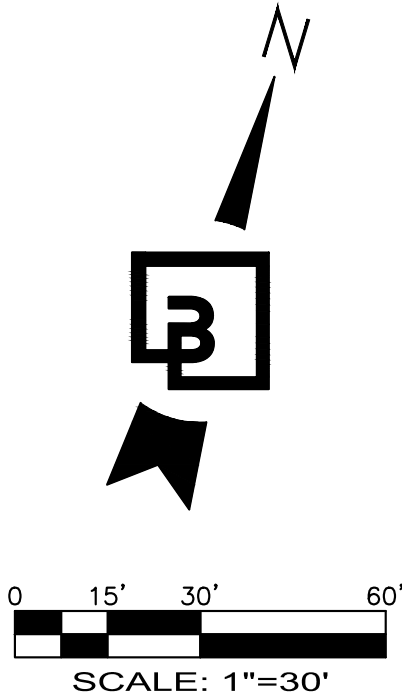
PORTION OF SITE APPROVED BY BOARD OF
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(Z10-0009/P10-0012/PD10-0005)

NOTE:

LINE WORK FOR EXISTING SURFACE
IMPROVEMENTS AND LOCATION OF SIGN IS
BASED ON AERIAL IMAGERY AND IS FOR
PRELIMINARY PURPOSES ONLY.

KEYED NOTES:

1. PROPOSED STOP BAR PER EL DORADO COUNTY STANDARD DETAIL 105A.
2. REPAINT THE WORD "STOP" PER CALTRANS STANDARD DETAIL A24D.
3. PROPOSED CROSSWALK SIGNAGE PER CA MUTCD SECTION 2B.51.
4. PROPOSED HIGH VISIBILITY LADDER CROSSWALK. RE-STRIPE PER CALTRANS STANDARD DETAIL A24F. PAINT YELLOW PER CA MUTCD REQUIREMENTS.
5. REPLACE EXISTING NON-FLASHING SCHOOL ZONE SIGNS WITH RAPID SCHOOL ZONE FLASHING BEACON PER CA MUTCD SECTION 4L101.
6. INSTALL FLEXIBLE DELINEATORS AT 6' O.C. UP TO SCHOOL DRIVEWAY; TYPICAL OF 32 DELINEATORS.



HERBERT C.
GREEN MIDDLE
SCHOOL
DRIVEWAY

BESTAFA CT.

PRIVATE DRIVEWAY

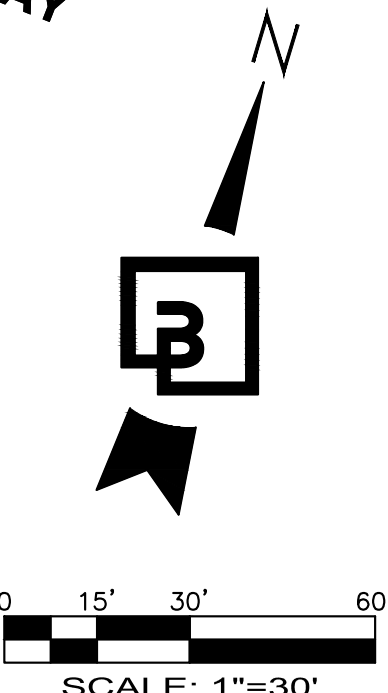
FORNI ROAD

ARROYO
VISTA WAY

GOLDEN CENTER
DRIVE

PRIVATE
DRIVEWAY

MOTHER LODE
UNION SCHOOL
DISTRICT
DRIVEWAY



LEGEND:

- EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - SETBACK LINE
- - - PROPOSED RIGHT-OF-WAY
- - - EXISTING RIGHT-OF-WAY
- - - EASEMENT LINE

RETAIL/OSR BUILDING
WITH DRIVE THROUGH
1,350 S.F. / 2,250 S.F.
FF = ±1758.83

EXISTING 15'
SEWER EASEMENT
APPROXIMATE LOCATION

PORTION OF SITE APPROVED BY BOARD OF SUPERVISORS ON
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CREEKSIDE PLAZA PROJECT
(Z10-0009/P10-0012/PD10-0005)

PROPOSED 20'
EOD EASEMENT

PARCEL 1
± 64.711 S.F.
± 149 ACRES

RETAIL BUILDING
6,800 S.F.
FF = ±1761.83

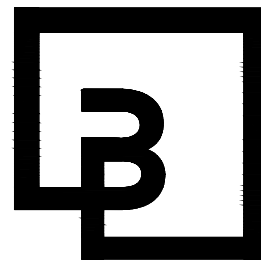
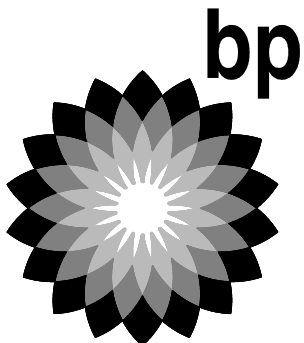
10' BUILDING SETBACK

MISSOURI FLAT ROAD

FORNI ROAD

MATCHLINE - SEE ABOVE

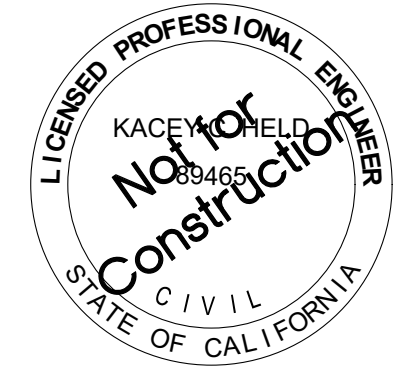
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DRAWING TITLE:

PRELIMINARY SITE
PLAN - FORNI ROAD

SHEET NO:

SP-2