

City
Of
Placerville

Green Valley Rd.

El Dorado Rd.

50

Missouri Flat Rd.

Project
Location

Mother Lode Dr.

Lindberg Ave.

Forni Rd.

Blanchard Rd.

49



Not To Scale

Vicinity Map
File No. AZ 05-0002
PD 06-0031

MDR

50

C

El Dorado Rd.

MDR

MDR

MFR

Mother Lode Dr.

C

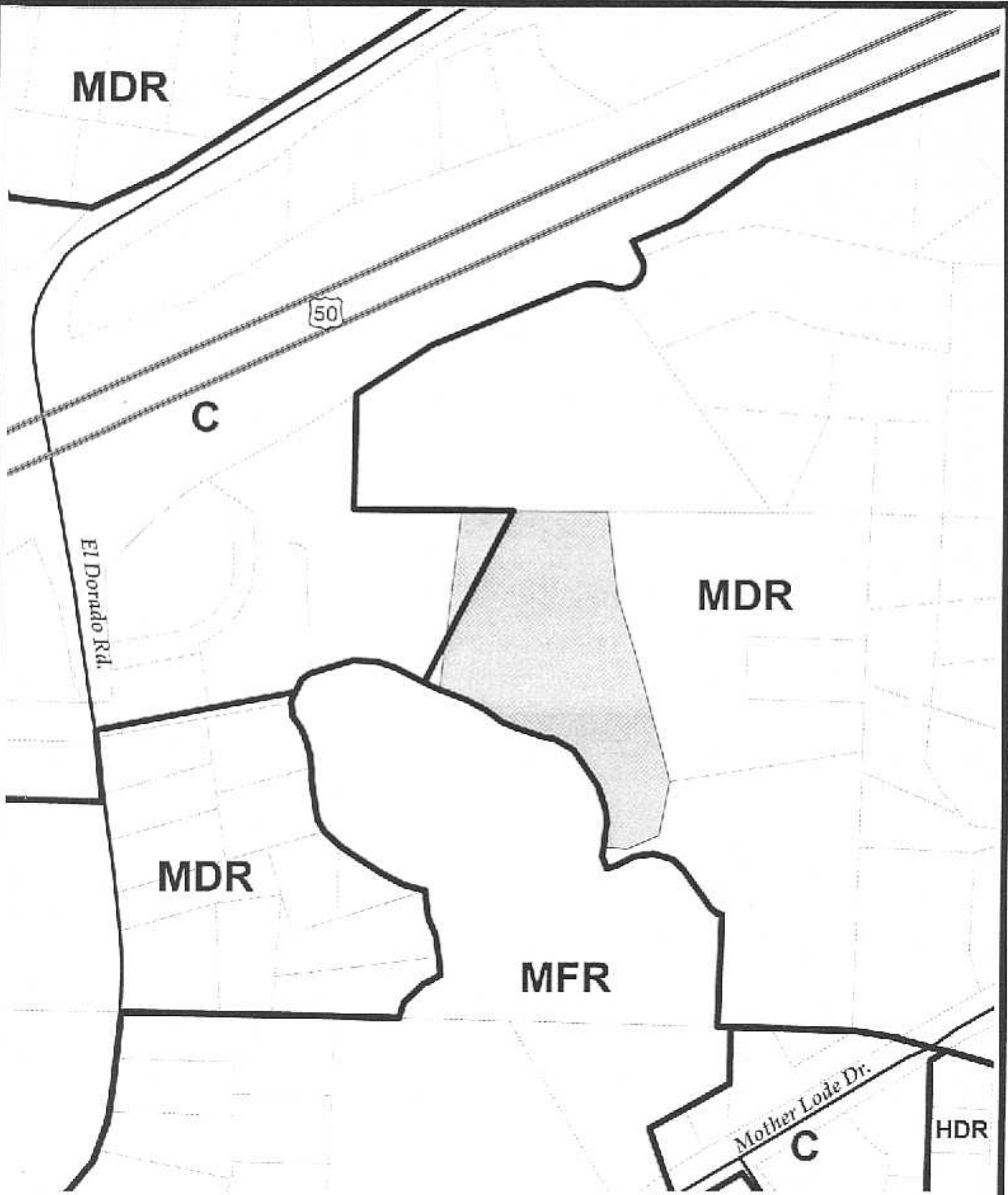
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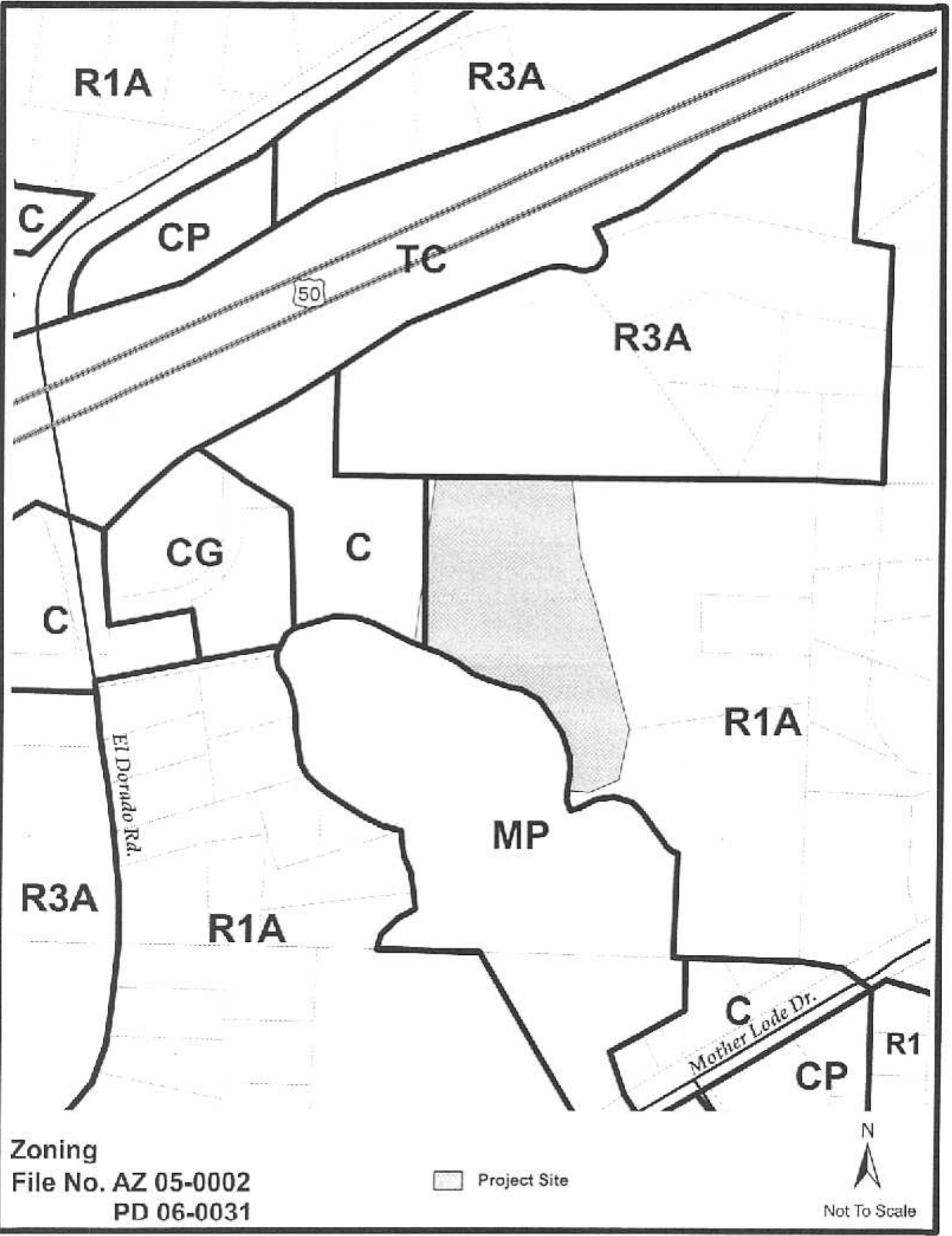
N

General Plan
File No. AZ 05-0002
PD 06-0031

Project Site

Not To Scale



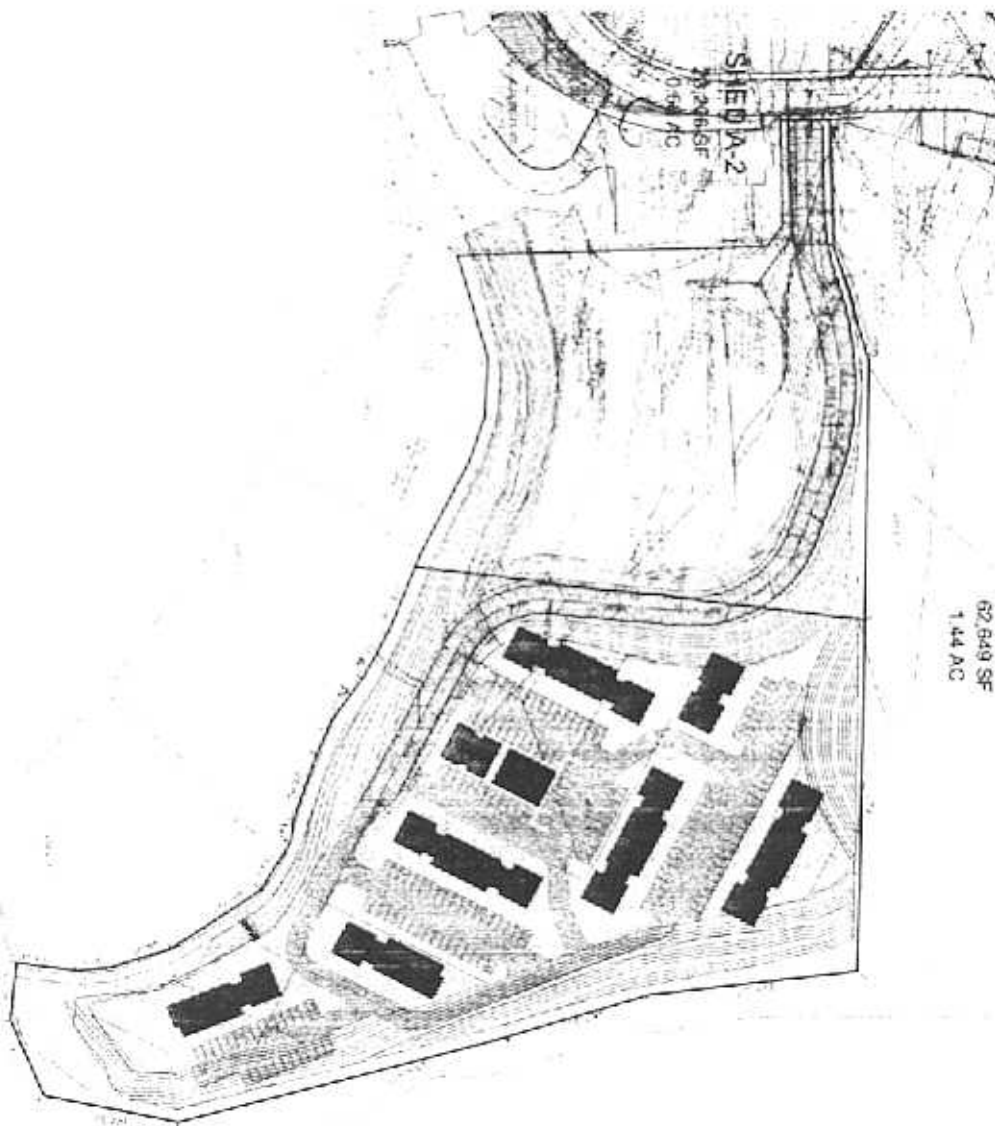


Zoning
File No. AZ 05-0002
PD 06-0031

Project Site

N
Not To Scale

62,849 SF
1.44 AC



CONCEPTUAL SITE PLAN - 70 UNITS / MULTI-FAMILY HOUSING

SCALE: 1"=40'-0"

SITE INFORMATION

ZONING:

COMMERCIAL ZONE-COM-1A
PROPOSED HEIGHT - 30 FT MAXIMUM

LOT SPECIFICATIONS:

LOT AREA: 62,849 SQUARE FEET
LOT COVERAGE: 98% MAXIMUM - 59,783 SF

LOT SPECIFICATIONS:

MAXIMUM BUILDING HEIGHT - 30 FT
MAXIMUM BUILDING FOOTPRINT - 10,000 SF

UNIT MIX:

4 BEDROOM UNITS 10%
3 BEDROOM UNITS 40%
2 BEDROOM UNITS 50%

PARKING REQUIREMENTS:

REQUIRED PARKING: 2 SPACES PER UNIT = 140
COMMUNITY CENTER, 1 STALL PER 50 SF = 8

TOTAL REQUIRED SPACES = 148

TOTAL STALLS PROVIDED = 148

BUILDING HEIGHT REQUIREMENTS:

MAXIMUM BUILDING HEIGHT - 30 FT

IF ABOVE 30 FT, SUBJECT TO INCREASE ALL YARDS
BY 5 FT FOR EVERY 10 FT OF BUILDING HEIGHT ON
PORTION THEREOF IN EXCESS OF 30 FT

EXHIBIT D



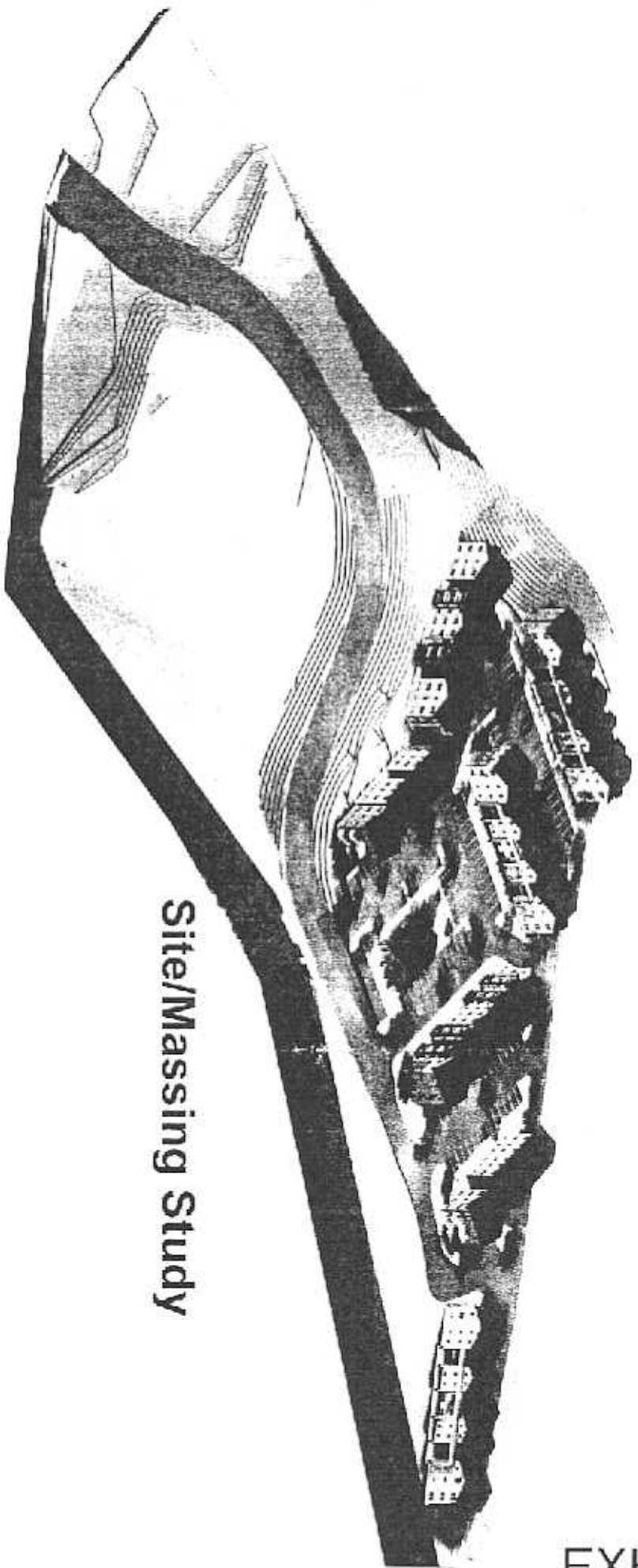
RECEIVED
PLANNING DEPARTMENT
OCT 19 PM 2:40

AZ 05-0002

URBON PLANNING & ARCHITECTURE
1000 W. WASHINGTON AVENUE
SUITE 100
PHOENIX, AZ 85001
TEL: 602.254.1111
WWW.URBONPHOENIX.COM

EL DORADO ROAD
MULTI-FAMILY HOUSING

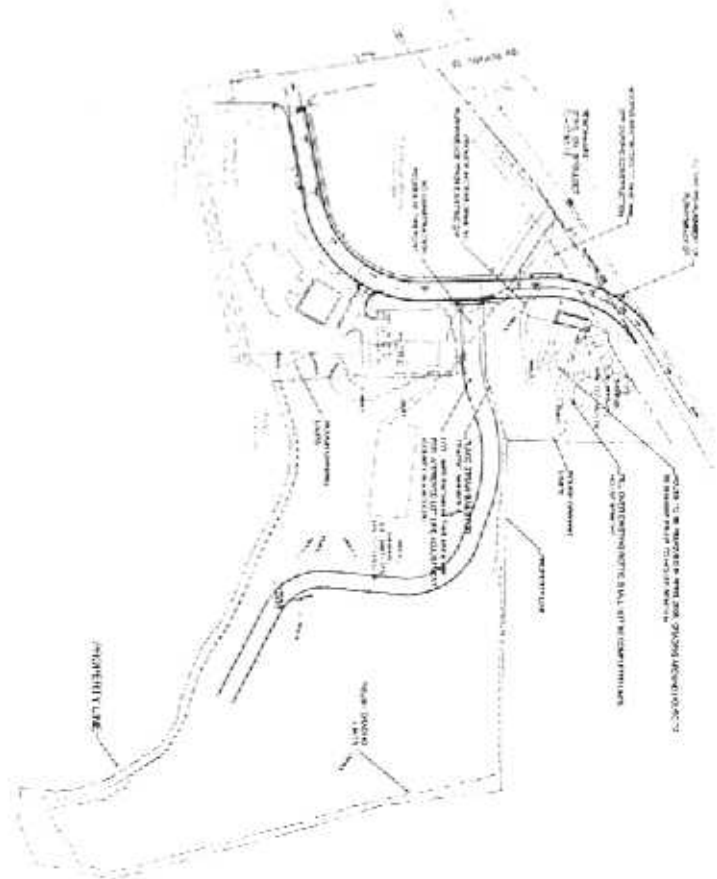
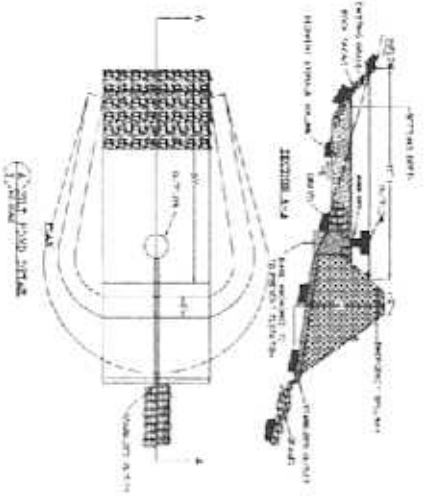
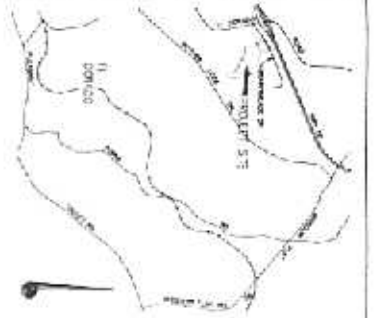
DATE: 10/15/2019	SCALE: 1"=40'-0"
DRAWN BY: [Name]	CHECKED BY: [Name]
PROJECT NO: [Number]	SHEET NO: [Number]



Site/Massing Study

**El Dorado Road Mercy Housing
CONCEPTUAL DESIGN**

ROUGH GRADING ONLY PLANS FOR
 APN: 327-160-29, 327-160-30
 STATE OF CALIFORNIA, COUNTY OF EL DORADO



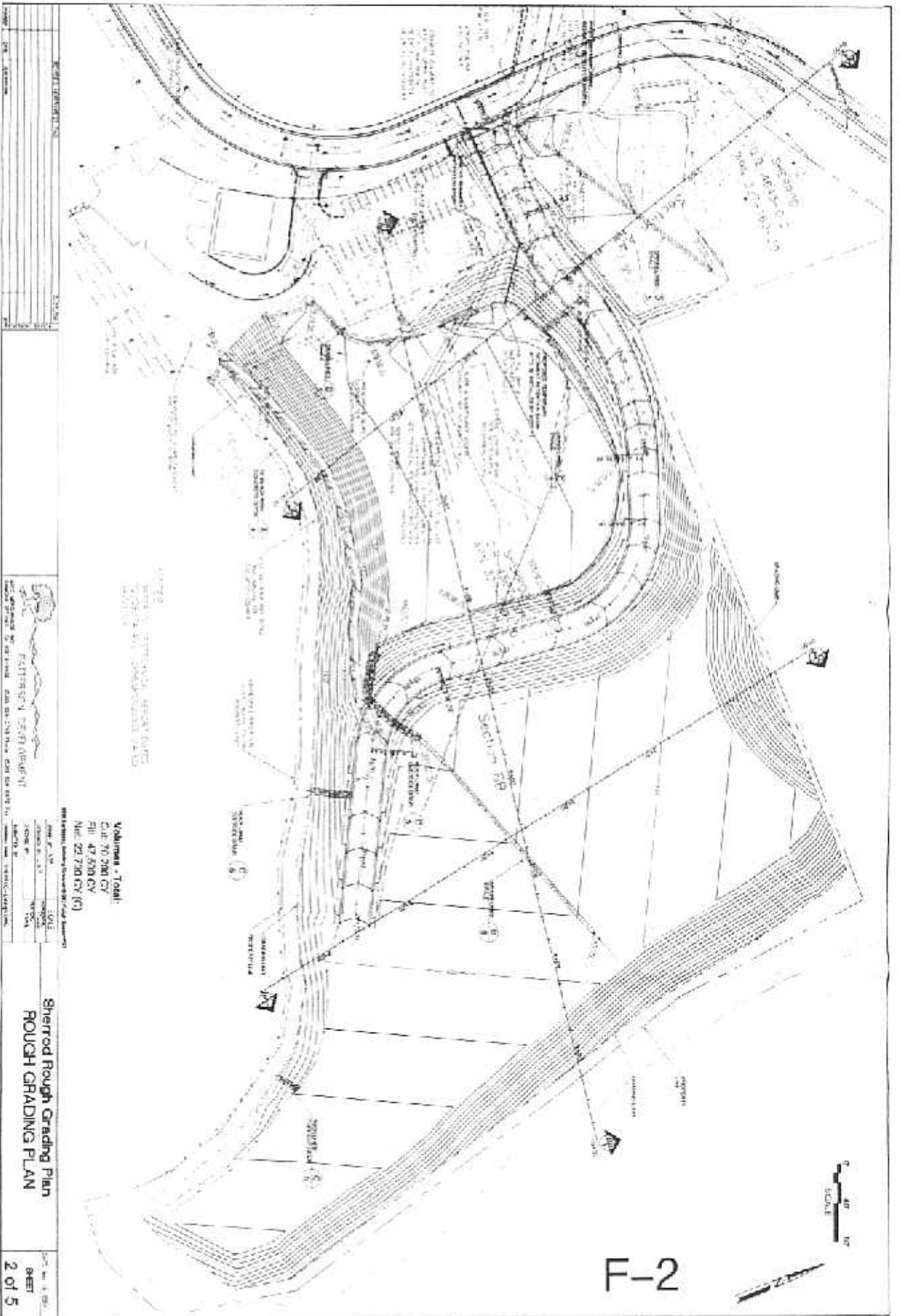
SHEET NO. 1 OF 5
 SHEET NO. 1 OF 5
 SHEET NO. 1 OF 5
 SHEET NO. 1 OF 5

EXHIBIT F-1



DATE: 11/11/80
 SHEET NO. 1 OF 5
 PROJECT NO. 80-001

PROJECT NO.	80-001
DATE	11/11/80
BY	[Signature]
CHECKED BY	[Signature]
APPROVED BY	[Signature]
SCALE	AS SHOWN
TITLE	Sherrod Rough Grading Plan Cover Sheet and Site Plan
SHEET NO.	1 of 5



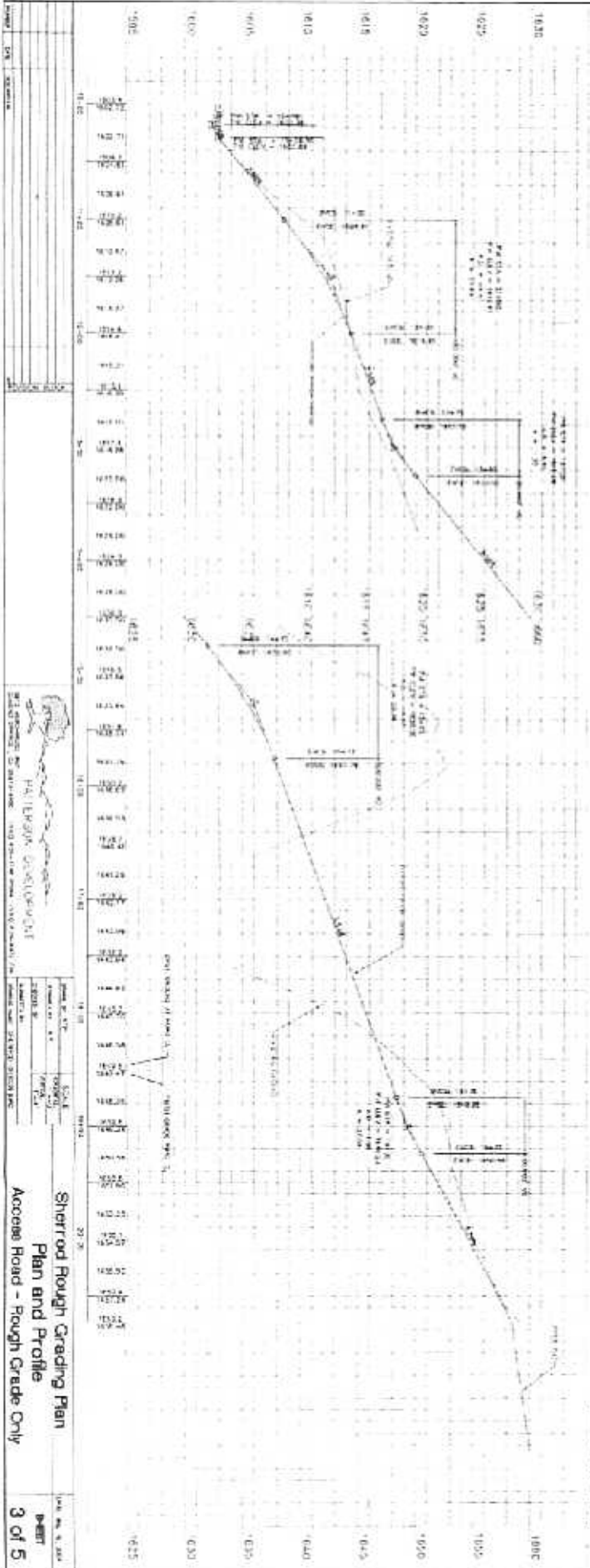
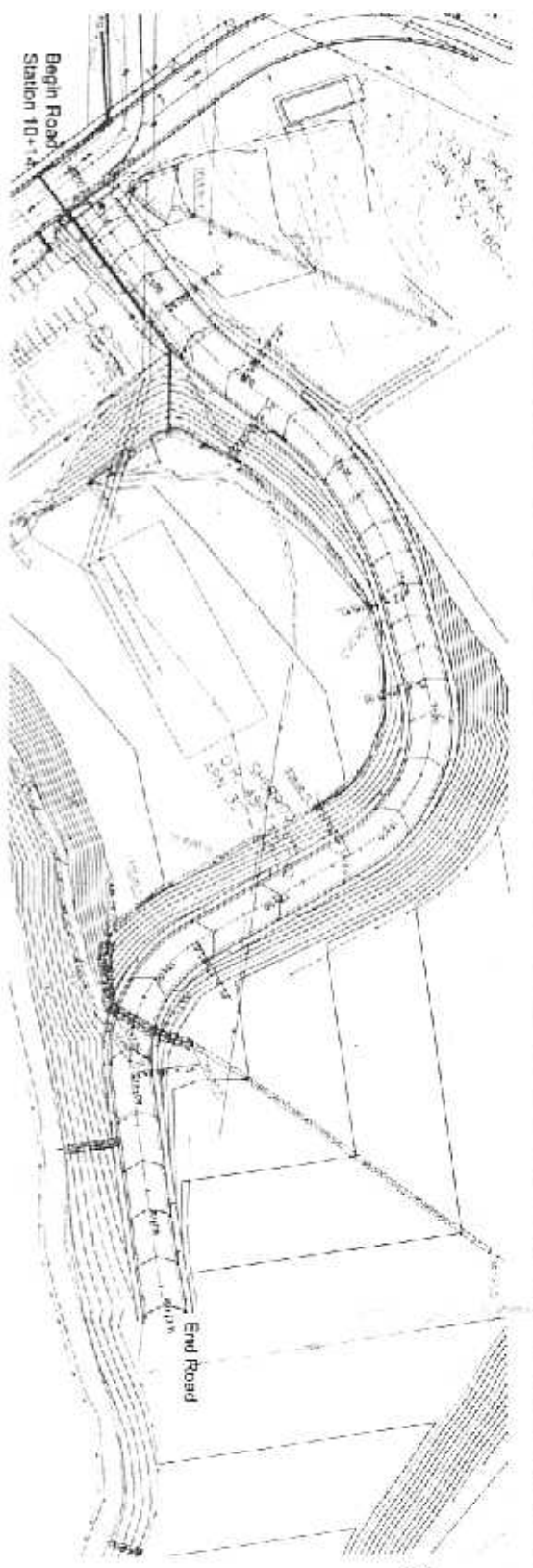
DATE	DESCRIPTION

PLATTENSON DESIGN GROUP
 1000 SHERROD RD. S.W.
 ALBUQUERQUE, NM 87105
 TEL: 505-263-1111

DATE	SCALE

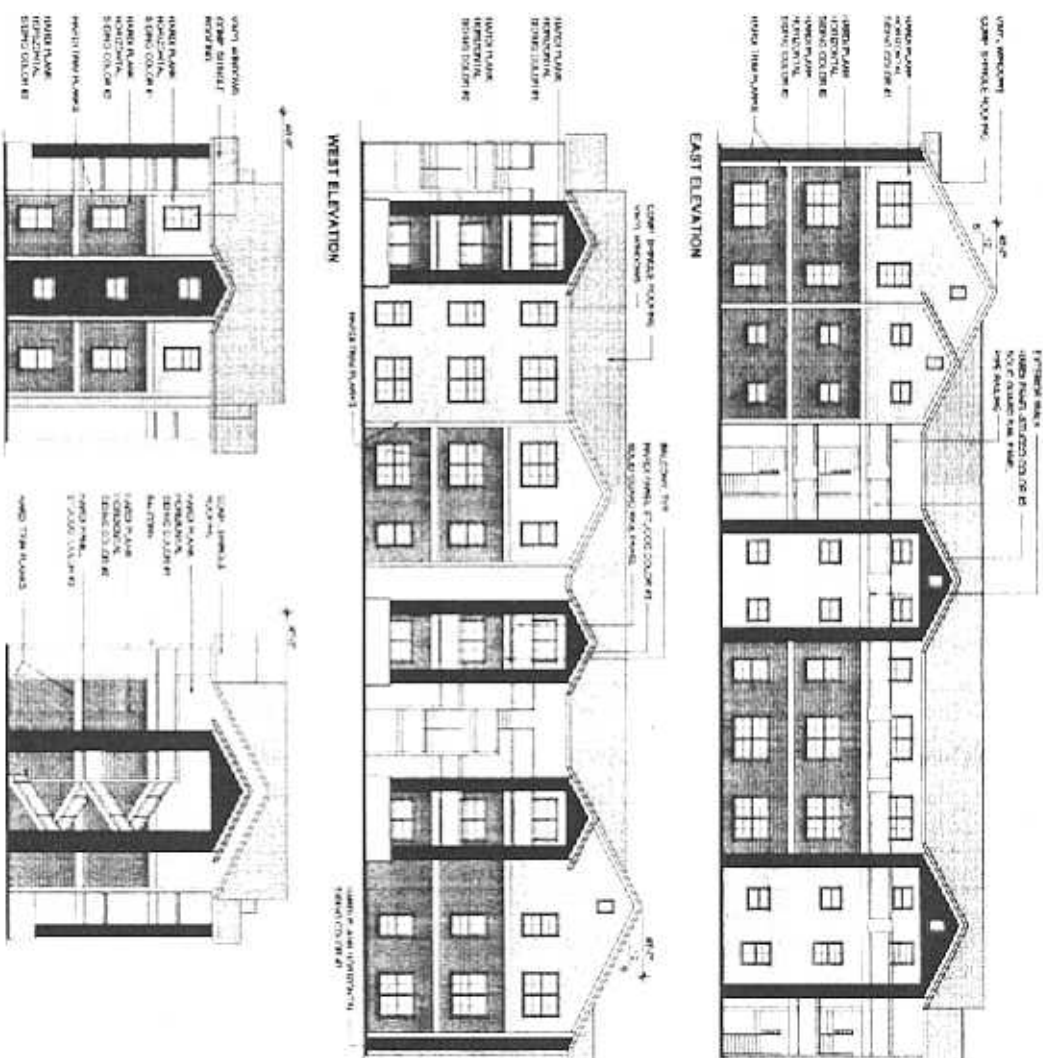
Sherrod Rough Grading Plan
ROUGH GRADING PLAN

F-2



Project No.	10000
Sheet No.	3 of 5
Scale	1" = 20'
Author	J. L. Smith
Checked	M. J. Jones
Date	10/15/20

Sherrill Rough Grading Plan
 Plan and Profile
 Access Road - Rough Grade Only



ELEVATIONS BUILDING 4

SCALE: 1/8" = 1'-0"



MERCY HOUSING
 MULTI-FAMILY HOUSING
 EL DORADO HILLS, CALIFORNIA

APM & TAM ARCHITECTS, INC.
 10000 N. GARDEN AVENUE, SUITE 100
 GARDEN GROVE, CALIFORNIA 92641
 TEL: (714) 261-1111

Project:	EL DORADO ROAD MULTI-FAMILY HOUSING
Sheet No.:	3
Scale:	1/8" = 1'-0"
Date:	



MERCY HOUSING
MULTI-FAMILY HOUSING
EL DORADO HILLS, CALIFORNIA

EL DORADO HILLS
MULTI-FAMILY HOUSING
COMMUNITY CENTER

NO.	DATE	DESCRIPTION
4		



ELEVATIONS BUILDING 6

COMMUNITY CENTER

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"