

El Dorado Hills Apartments





A.G. Spanos Companies is a family-owned builder of multifamily housing and master-planned communities with fifty years of operational experience. Our mission is to enhance the communities where we build and develop projects that endure.







Looking East

Looking West



Site Photos

Looking
West



Looking
North



Site
Photos



Neighborhood Context



PROPERTY DESCRIPTION	
ADDRESS:	TOWN CENTER BLVD EL DORADO HILLS, CA SUNOLAS COUNTY
APN:	121-280-00-100, 121-280-01-100, & 121-280-02-
PROPERTY AREA:	156 6568 AC (156,882 SF)
BUILDING DESCRIPTION	
~ 277,267 SF 4 STORY APARTMENT BUILDING	
STUDIO UNITS:	24
ONE-BEDROOM UNITS:	131
TWO-BEDROOM UNITS:	85
TOTAL UNITS:	250
PARKING SUMMARY	
GARAGE STALLS	421
ON-SITE (EXCLUSIVE)	4
ON-SITE ACCESSIBLE (EXCLUSIVE)	1
TOTAL PROPOSED:	426
TOTAL REQUIRED (DESIGN GUIDELINES):	
1.8 STALLS PER STUDIO	24
1.5 STALLS PER ONE-BEDROOM	131
2.0 STALLS PER TWO-BEDROOM	100
0.1 GUEST STALLS PER UNIT	25
TOTAL	426

EL DORADO HILLS APARTMENTS

06/26/24

ILLUSTRATIVE SITE PLAN

2





PIAZZA PERSPECTIVE

EL DORADO HILLS APARTMENTS

06/26/14

PIAZZA
3





MERCEDES AND GREENBELT PERSPECTIVE



TOWN CENTER AND GREENBELT PERSPECTIVE

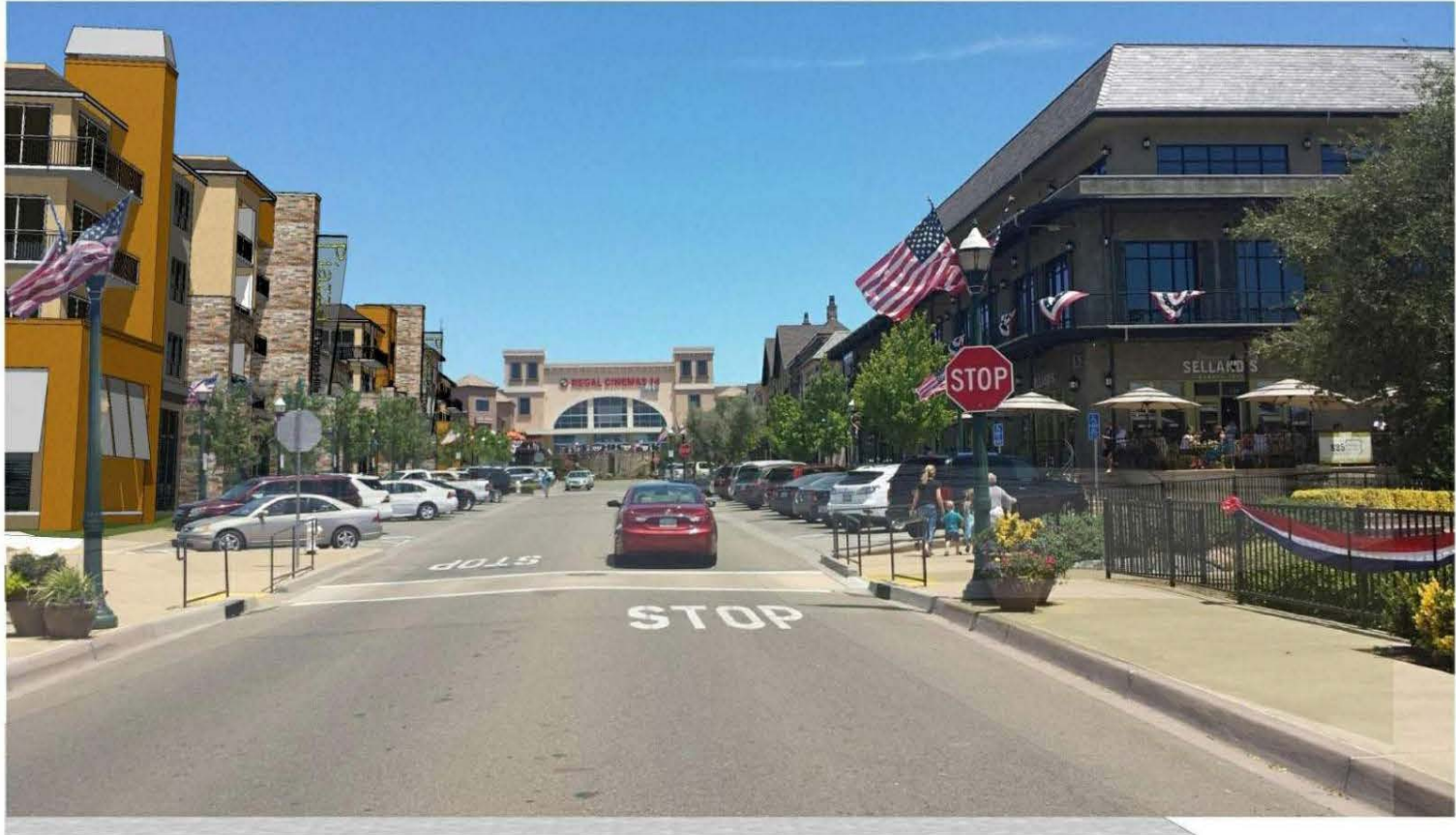
EL DORADO HILLS APARTMENTS

06/06/14

3D
PERSPECTIVES

4





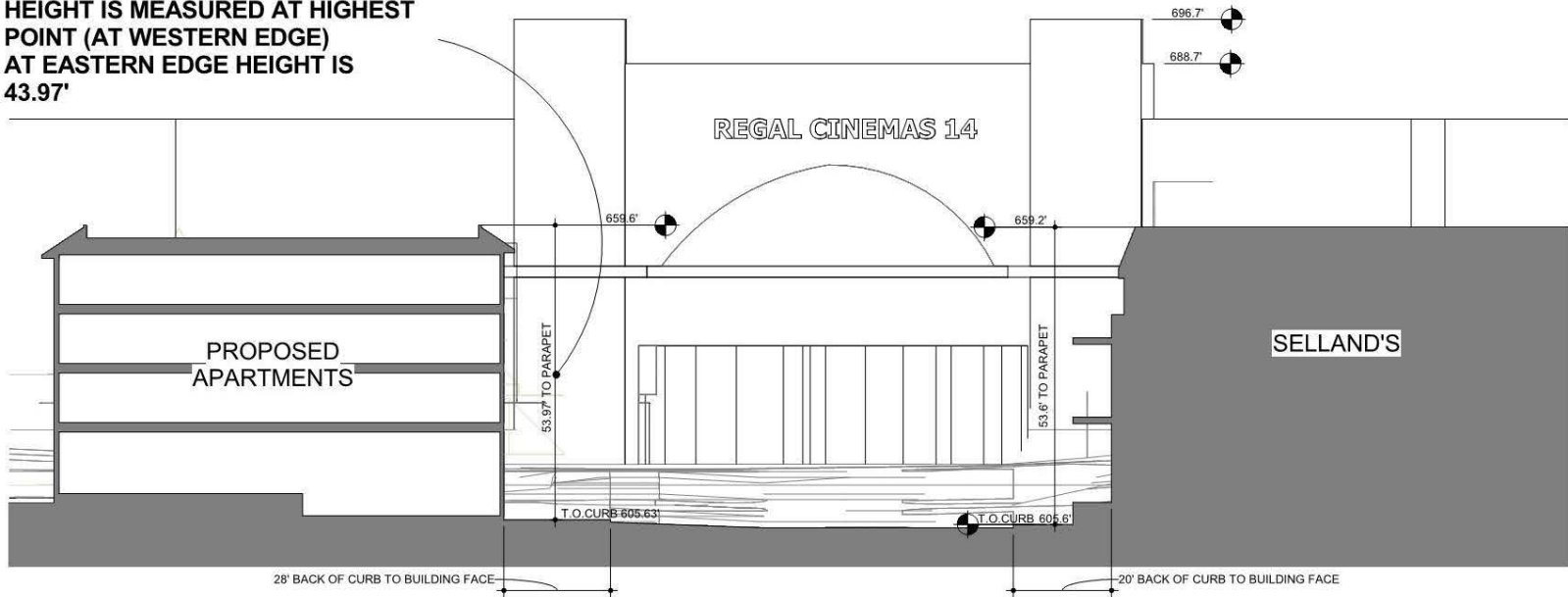
EL DORADO HILLS APARTMENTS

213080
TOWN CENTER BLVD LOOKING EAST
P2



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community ■ planning ■ architecture
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**NOTE:
HEIGHT IS MEASURED AT HIGHEST
POINT (AT WESTERN EDGE)
AT EASTERN EDGE HEIGHT IS
43.97'**



1 TOWN CENTER BLVD STREET SECTION
1" = 20'-0"

EL DORADO HILLS APARTMENTS

213080
**STREET SECTION
P4a**





EL DORADO HILLS APARTMENTS

TOWN CENTER BLVD LOOKING WEST
P3

213080



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EL DORADO HILLS APARTMENTS



PROPERTY DESCRIPTION	
ADDRESS:	TOWN CENTER BLVD EL DORADO HILLS, CA SUNOLAS COUNTY
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PROPERTY AREA:	156 6568 AC (156,882 SF)
BUILDING DESCRIPTION	
~ 277,267 SF 4 STORY APARTMENT BUILDING	
STUDIO UNITS:	24
ONE-BEDROOM UNITS:	131
TWO-BEDROOM UNITS:	85
TOTAL UNITS:	250
PARKING SUMMARY	
GARAGE STALLS	401
ON-SITE (EXCLUSIVE)	4
ON-SITE ACCESSIBLE (EXCLUSIVE)	1
TOTAL PROPOSED:	406
TOTAL REQUIRED (DESIGN GUIDELINES):	
1.8 STALLS PER STUDIO	24
1.5 STALLS PER ONE-BEDROOM	131
2.8 STALLS PER TWO-BEDROOM	190
0.1 GUEST STALLS PER UNIT	25
TOTAL	406

EL DORADO HILLS APARTMENTS

06/06/24

ILLUSTRATIVE SITE PLAN

2



Supplemental Slides

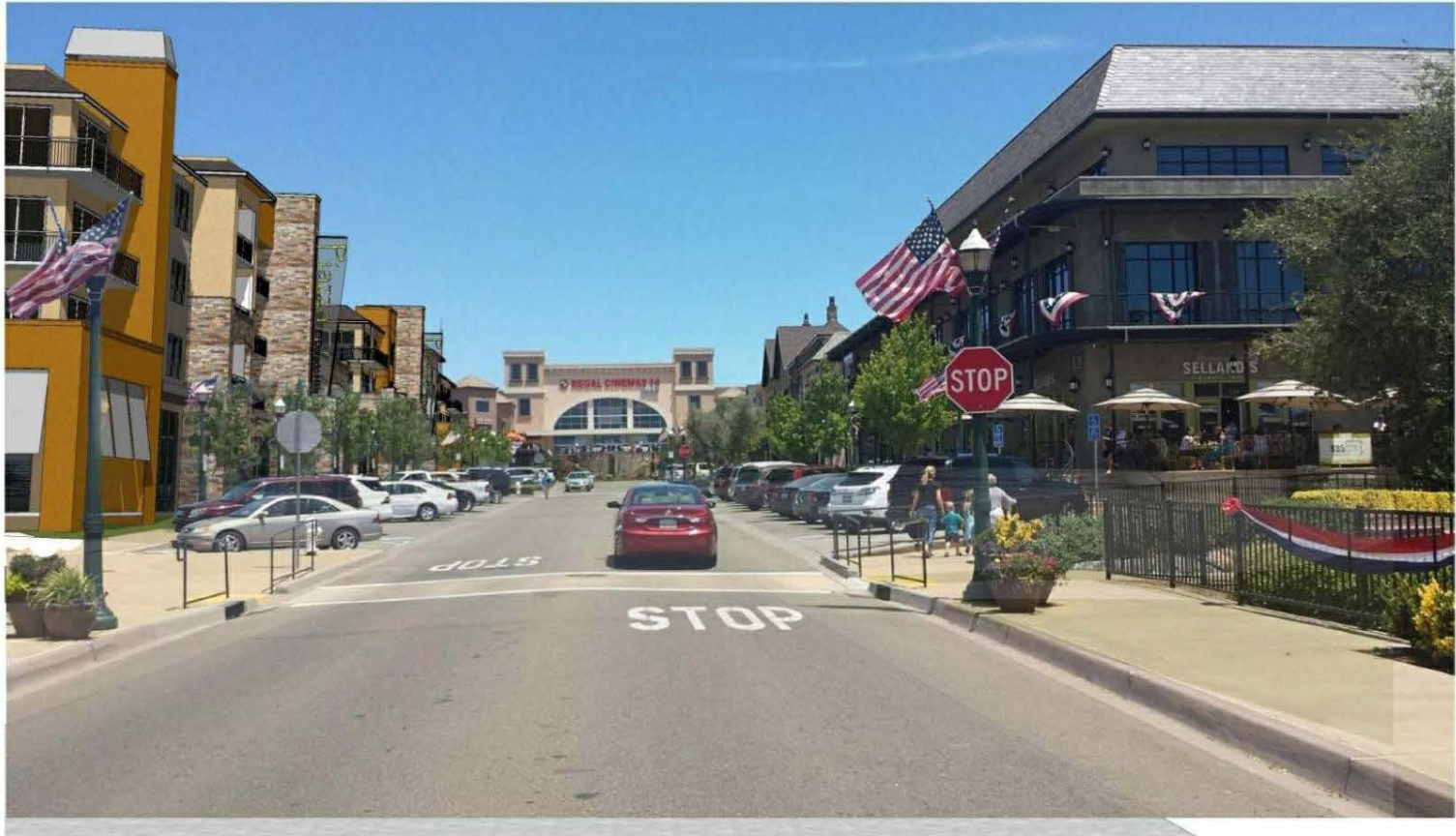


EL DORADO HILLS APARTMENTS

213080
KEY PLAN
P1



Views Requested at First Planning Commission Meeting



30

EL DORADO HILLS APARTMENTS

213080
TOWN CENTER BLVD LOOKING EAST
P2



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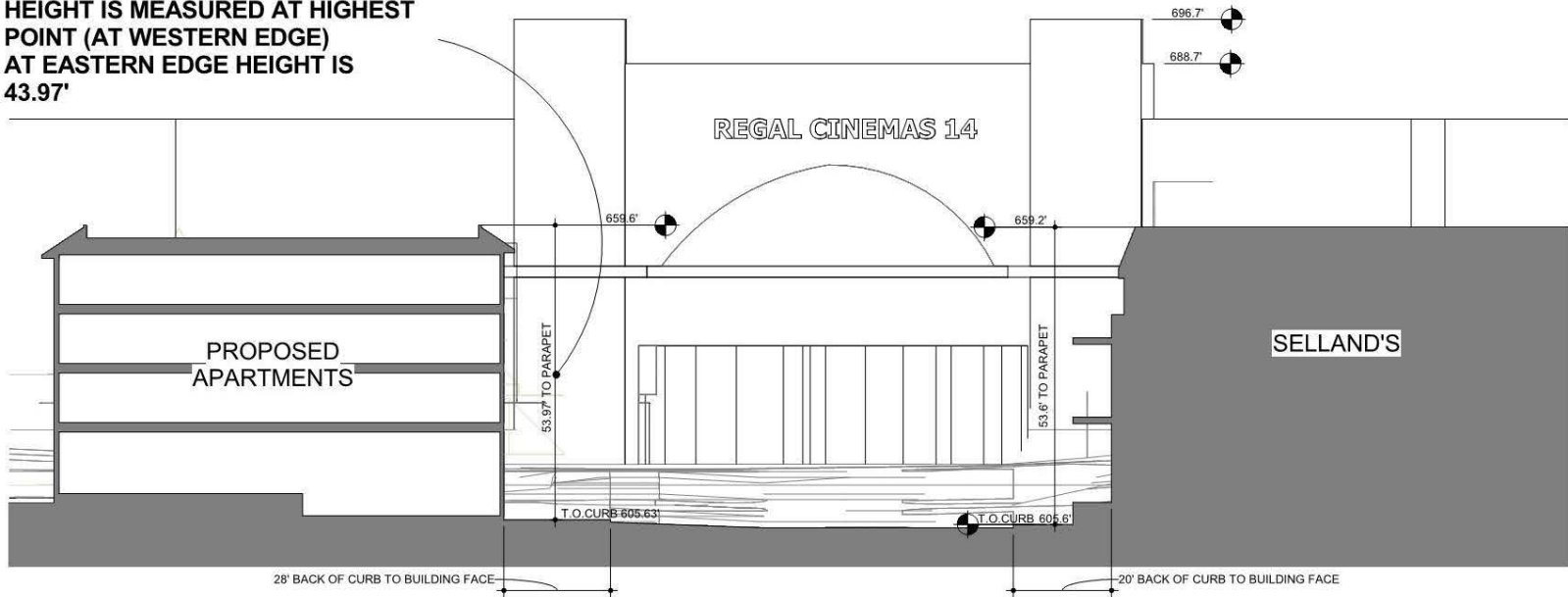
EL DORADO HILLS APARTMENTS

213080
TOWN CENTER BLVD LOOKING WEST
P3



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43.97'**



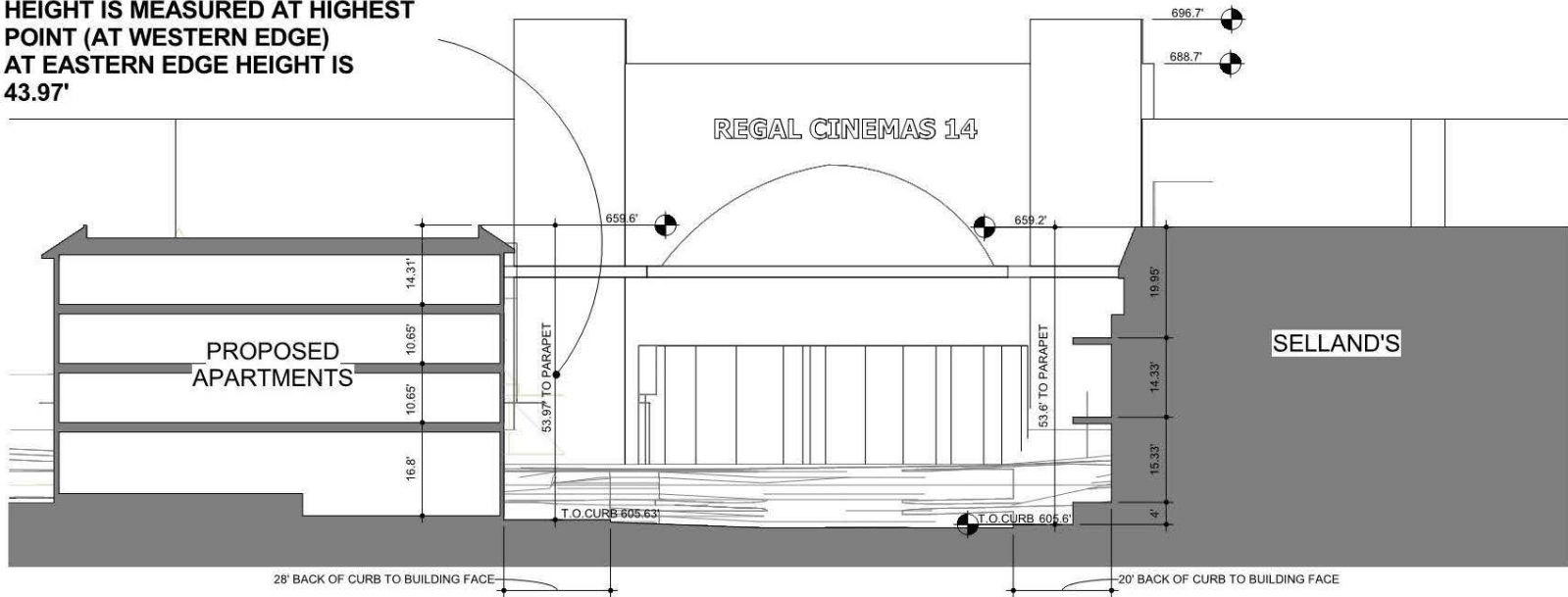
1 TOWN CENTER BLVD STREET SECTION
1" = 20'-0"

EL DORADO HILLS APARTMENTS

213080
**STREET SECTION
P4a**



**NOTE:
HEIGHT IS MEASURED AT HIGHEST POINT (AT WESTERN EDGE)
AT EASTERN EDGE HEIGHT IS
43.97'**



1 TOWN CENTER BLVD STREET SECTION
1" = 20'-0"

EL DORADO HILLS APARTMENTS

213080
**STREET SECTION
P4b**





EL DORADO HILLS APARTMENTS

213080
**MERCEDES LANE LOOKING WEST
P5**





EL DORADO HILLS APARTMENTS

213080
I-50 & LATROBE
P6





TOWN CENTER BEHIND HILL

Google earth

EL DORADO HILLS APARTMENTS

213080
I-50 & SILVA VALLEY ROAD
P7



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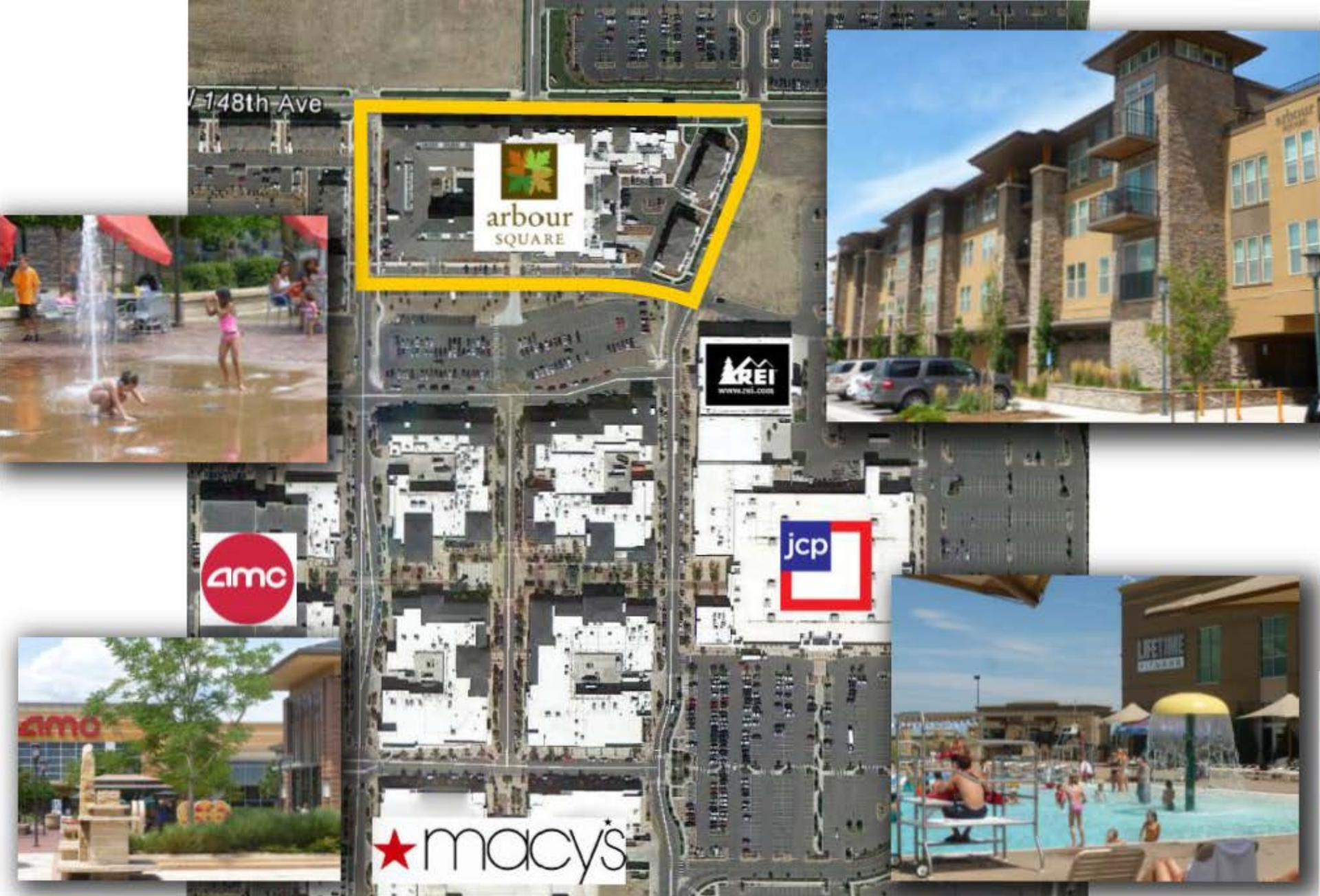
EL DORADO HILLS APARTMENTS

213080
CHURCH LOOKING WEST
P8





ARCHSTONE SAN MATEO – SAN MATEO, CA



ARBOR SQUARE & THE ORCHARDS TOWN CENTER – 14-0769 6A 27 of 32, CO

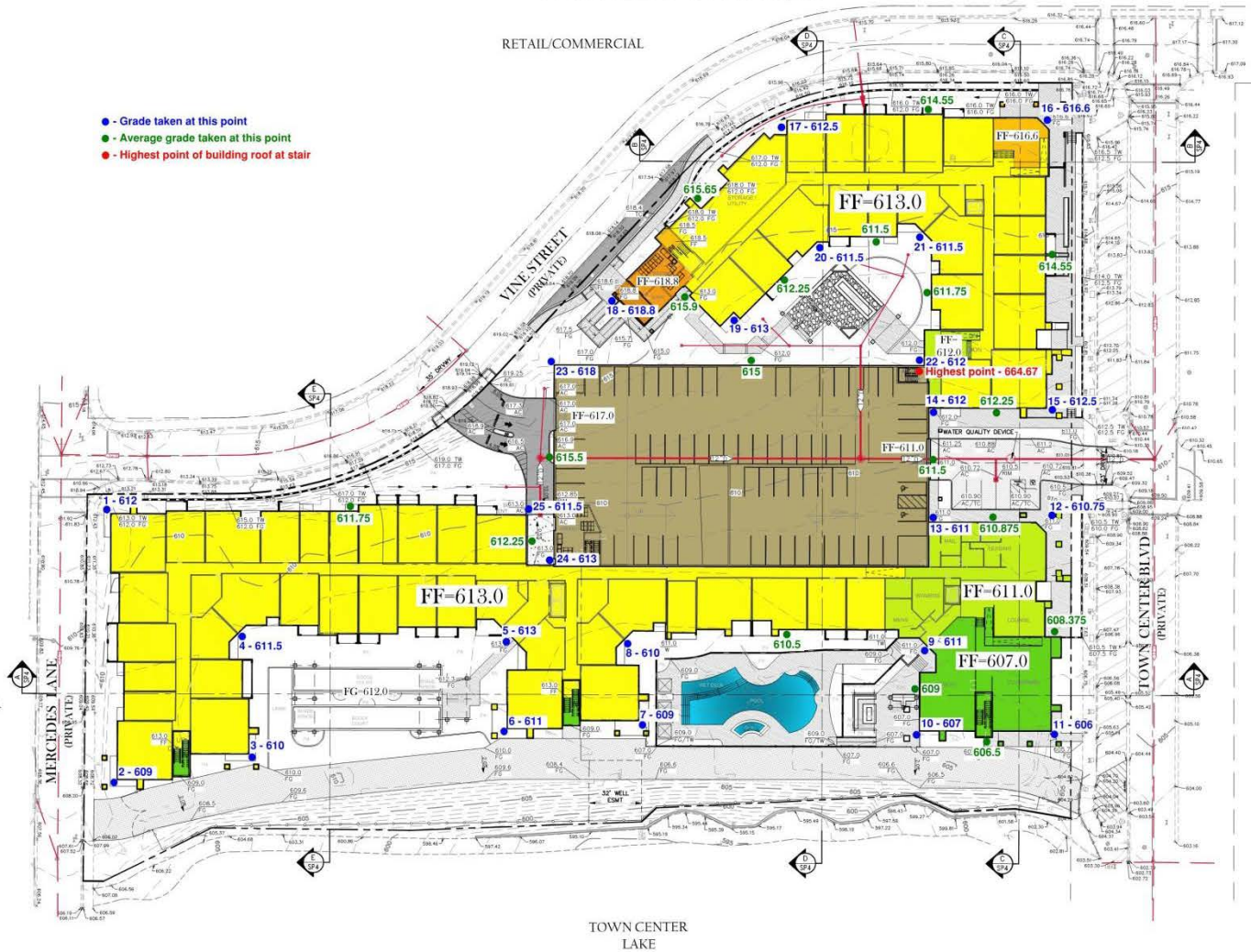


BROADSTONE CORNERSTAR – PARKER, CO



PRELIMINARY GRADING & DRAINAGE PLAN
EL DORADO HILLS APARTMENTS
 TOWN CENTER
 EL DORADO COUNTY, CA

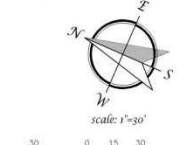
- - Grade taken at this point
- - Average grade taken at this point
- - Highest point of building roof at stair



RETAIL/COMMERCIAL

RETAIL/COMMERCIAL

RETAIL/COMMERCIAL



PRELIMINARY GRADING & DRAINAGE PLAN
 JANUARY 16, 2014
 REVISED MAY 19, 2014

TSD ENGINEERING, INC.
 expect more.

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

SP-3

GENERAL LANDSCAPE DESIGN NOTICE

The design of the landscape irrigation system is intended to meet the State of California's Landscape Water Conservation Model Ordinance. Toward this end, the project will include the following best practices:

1. High water use lawn grass areas will be limited to not more than 30% of the landscape, and shall be irrigated by a low volume pop-up rotary system.
2. Plant materials will be selected based on their proposed location and micro-climate expectations.
3. Hydrozone irrigation techniques will be incorporated.
4. The plant palette will utilize at least 90% native California or low water use plant materials appropriate to the climate zone region.
5. Common area and perimeter area landscape irrigation will consist of a combination of water conserving low volume rotary sprays (where appropriate in large ground cover areas), traditional drip irrigation, and/or in-line drip irrigation systems.
6. All electronic irrigation valves shall be connected to an automatic "SMART" irrigation control system.
7. The irrigation system shall be designed to meet the most current State and local agency water conservation policies / standards.



STATION POINT	GRADE AT POINT	AVG. GRADE BETWEEN POINTS
1	612	
2	609	
		610.5
2	609	
3	610	
		609.5
3	610	
4	611.5	
		610.75
4	611.5	
5	613	
		612.25
5	613	
6	611	
		612
6	611	
7	609	
		610
7	609	
8	610	
		609.5
8	610	
9	611	
		610.5
9	611	
10	607	
		609
10	607	
11	606	
		606.5
11	606	
12	610.75	
		608.375
12	610.75	
13	611	
		610.875
13	611	
14	612	
		611.5
14	612	
15	612.5	
		612.25
15	612.5	
16	616.6	
		614.55
16	616.6	
17	612.5	
		614.55
17	612.5	
18	618.8	
		615.65
18	618.8	
19	613	
		615.9
19	613	
20	611.5	
		612.25
20	611.5	
21	611.5	
		611.5
21	611.5	
22	612	
		611.75
22	612	
23	618	
		615
23	618	
24	613	
		615.5
24	613	
25	611.5	
		612.25
25	611.5	
1	612	
		611.75
BUILDING AVERAGE GRADE		611.766
HIGHEST POINT OF BUILDING ROOF		664.67
BUILDING HEIGHT		52.904



note: tallest point of building is roof on SE stair at Parking structure.
Next highest roof line is approx. 5' lower.