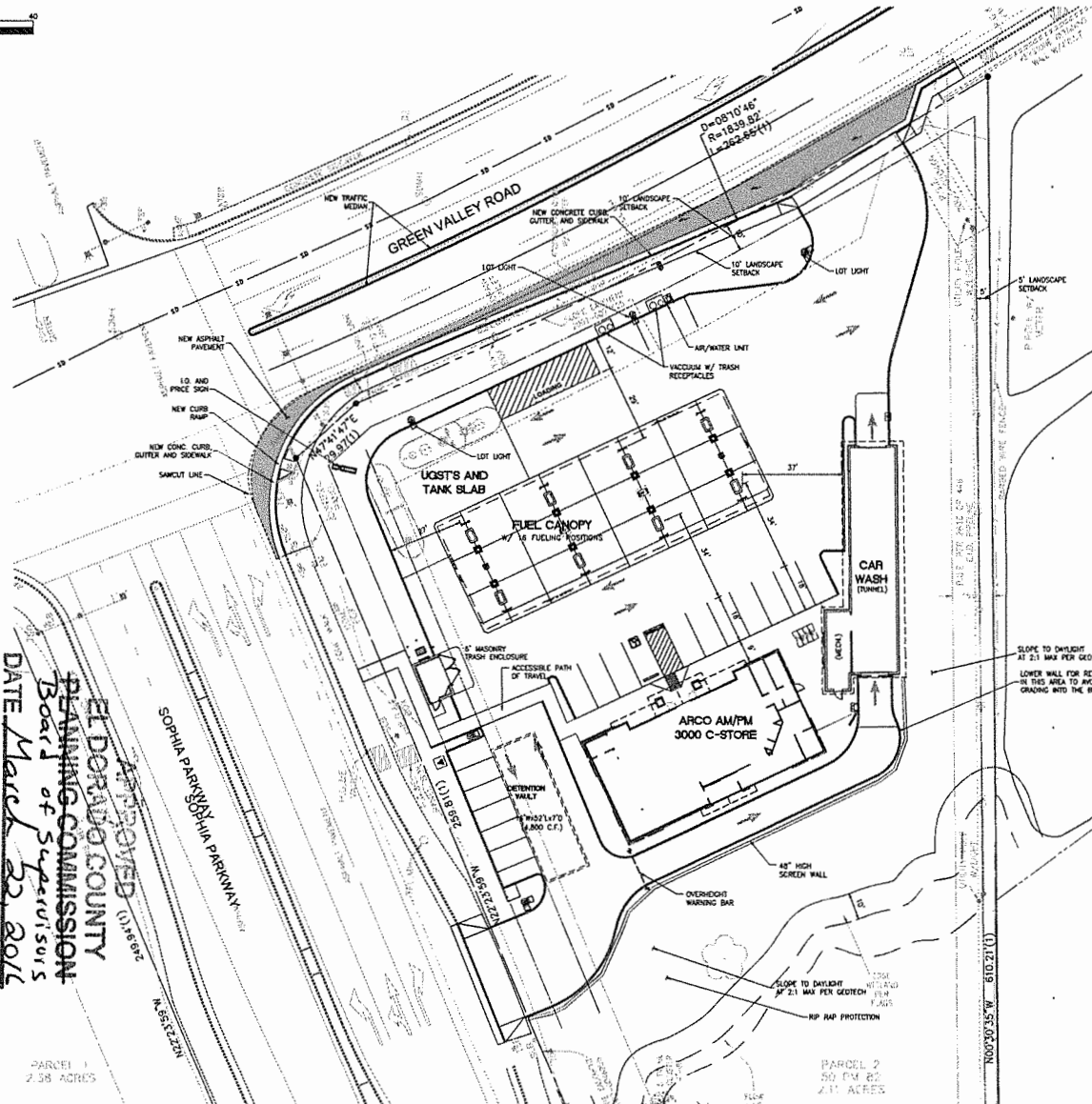
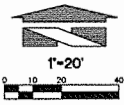


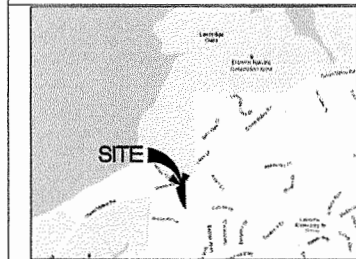
ARCO AM/PM - ELDORADO HILLS, CALIFORNIA PRELIMINARY SITE PLAN



BY *Rosemary Clark*
 EXECUTIVE SECRETARY
 DATE *March 22, 2016*
 APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 Board of Supervisors
 (0) 949-2692

For Reference Only (Not for Construction)

VICINITY MAP



SITE DATA

PROPOSED USE: CONVENIENCE STORE, GASOLINE SALES, CARWASH
 APN #24-30-48 ZONE: CPO
 GROSS LAND AREA: 91,788.8 S.F. (2.1 ACRES)
 DEVELOPMENT AREA: 56,553.3 S.F. (1.3 ACRES)

REQUIRED METRICS:
 FRONT (GREEN VALLEY ROAD) 10 FEET
 SIDE (SOPHIA PARKWAY) 5 FEET (ASSUMED - NOT SPECIFIED)
 SIDE 5 FEET
 REAR 5 FEET

LANDSCAPE AREA: 44,999 S.F. (1.02 AC)

PARKING DATA:
 REQUIRED: 3,094 S.F. C-STORAGE/300 = 10.2 SPACES
 CARWASH=2/STALL w/STAGING CREDIT = NA
 TOTAL = 10.2 SPACES REQUIRED

PROVIDED:
 ON-SITE = 38 PARKING SPACES
 26x55 = 81 COMPACT STALLS (EDCO #4617.18.04)
 1-45 STALLS = 1 RECYCLED ACCESSIBLE STALL




STALL DESIGNATIONS:
 S = STANDARD STALL 10 STALLS PROVIDED @ 8'x11'
 C = COMPACT STALL 7 STALLS PROVIDED @ 6'x11'
 A = ACCESSIBLE STALL 12 STALLS PROVIDED @ 8'x11'

BIKE PARKING: 1.5 VEHICLE STALLS = 16/5 = 3.8 = 4

BUILDING DATA:
 C-STONE BUILDING AREA: 3,058 S.F.
 CARWASH AREA: 1,204 S.F.
 TRASH ENCLOSURE: 131 S.F.
 FUEL CANOPY AREA: 4,872 S.F.
 C-STONE BUILDING HEIGHT: 20'-5"
 CANOPY HEIGHT: 18'-10"
 TRASH ENCLOSURE HEIGHT: 6'-0"

LOT COVERAGE:
 BLDG AREA (8,965)/LOT AREA (84,766) = 10.6%

- SITE DEVELOPMENT COMPONENTS:**
- ARCO AM/PM: 300 STYLE WOOD FRAMED BUILDING w/ GALLERY STYLE CULPA. AREA: 3,058. CONSTRUCTION TYPE: M8. OCCUPANCY: M.
 - CARWASH BUILDING: ONE CONSTRUCTION w/ SLOPED ROOF AND SOLAR PANELS FACING NENT. AUTOMATED CARWASH w/ EXTENDED DRYING AREA. AREA: 1,204. CONSTRUCTION TYPE: M8. OCCUPANCY: M.
 - FUEL CANOPY: STEEL FRAME CONSTRUCTION w/ SLOPED ROOF AND SOLAR PANELS FACING SOUTH. FUELING AREA CONSISTING OF 8 MULTIPURPOSE DISPENSERS (MPO'S) AND 4 PAYMENT ISLAND CASH/DEBIT ACCEPTORS (DUAL SIDE). AREA: 4,872. CONSTRUCTION TYPE: M8. OCCUPANCY: M.
 - UNDERGROUND STORAGE TANKS: DOUBLE WALL FIBERGLASS WET ANULAR SPACE CONSISTING OF SINGLE COMPARTMENT 25,000 GAL. TANK REGULAR UNLOADED (1ST OCTANE), AND DUAL COMPARTMENT 25,000 GAL. TANK w/ PREMIUM (92 OCTANE) 12,000 GALS. AND 8,000 GALS. DIESEL.
 - SEE SITE PLAN FOR OTHER SITE AMENITIES AND FACILITIES.

18215 72ND AVENUE SOUTH
 KENNY, WA 98032
 (425)251-0222
 (425)251-8752 FAX

ENVIRONMENTAL, LAND PLANNING,
 SURVEYING, ENGINEERING SERVICES

NO.	DATE	REVISION DESCRIPTION
1	12/14/15	FORM APPROVED BY
2	03/29/16	DATE REVISION

DEVELOPMENT INFORMATION:
ARCO NTI
 3000 B/TN/ST/1
 W/ 27'-4"x90'-8" CAR WASH
 FUEL CANOPY w/ 8 MPD's

SITE ADDRESS:
GREEN VALLEY ROAD
 @ SOPHIA PARKWAY
 EL DORADO HILLS, CA

FACILITY # TBD

DESIGNED BY: ALANNE DEHN
 CHECKED BY: JEFF HEN
 DRAWN BY: ALANNE DEHN
 REVISION: PROJECT NO. 15593

DRAWING TITLE:
PRELIMINARY SITE PLAN

SHEET NO.:
PS-1

Exhibit D

ARCO AM/PM - ELDORADO HILLS, CALIFORNIA PRELIMINARY LANDSCAPE PLAN

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	Very Low	Low	Medium	High
	15	Lagerhemia indica 'Watermelon Red'	Watermelon Red Crepe Myrtle	24 box			X	
	1	Quercus douglasii	Blue Oak	24 box	X	X		
	10	Quercus lobata	Valley Oak	24 box		X		

RE-VEGETATION TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	Very Low	Low	Medium	High
	4	Populus fremontii	Newport Cottonwood	Tree Pot 4			X	
	3	Quercus lobata	Valley Oak	Tree Pot 4		X		
	6	Salix exigua	Coyote Willow	D-pot 40			X	
	3	Salix goodenifolia	Willow	Tree Pot 4				X
	16	Salix lasiolepis	Red Willow	5 gal				X

SCREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	Very Low	Low	Medium	High
	12	Calocedrus decurrens	Incense Cedar	15 gal		X		
	2	Cercis occidentalis	Western Redbud	15 gal		X		
	10	Quercus douglasii	Blue Oak	15 gal	X	X		
	5	Quercus lobata	Valley Oak	15 gal		X		
	10	Quercus wislizenii	Inlet Oak	15 gal		X		

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	Very Low	Low	Medium	High
	69	Corsia macrocarpa	Hold Plant	5 gal		X		
	83	Citrus x hybridus	White Rosehip	5 gal				
	3	Cotinus coggygria 'Royal Purple'	Royal Purple Smoke Tree	15 gal		X		
	76	Delosmea exonioides	Fortnight Lily	5 gal		X		
	73	Escallonia x 'Newport Dwarf'	Newport Dwarf Escallonia	5 gal			X	
	48	Grewia x 'Hoeckii'	Grewia	5 gal		X		
	25	Juniperus pulchra	Jerusalem Sage	5 gal		X	X	
	44	Phormium x 'Allison Blackman'	New Zealand Flax	5 gal		X		

SCREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	Very Low	Low	Medium	High
	26	Ceanothus x 'Stereo Blue'	Stereo Blue Ceanothus	5 gal	X	X		
	22	Heteromeles arbutifolia	Tayon	5 gal		X		
	33	Rhamnus californica	California Coffee Berry	5 gal	X	X		

WINE PALM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	Very Low	Low	Medium	High
	2	Compsotheca	Trumpet Creeper	5 gal		X		

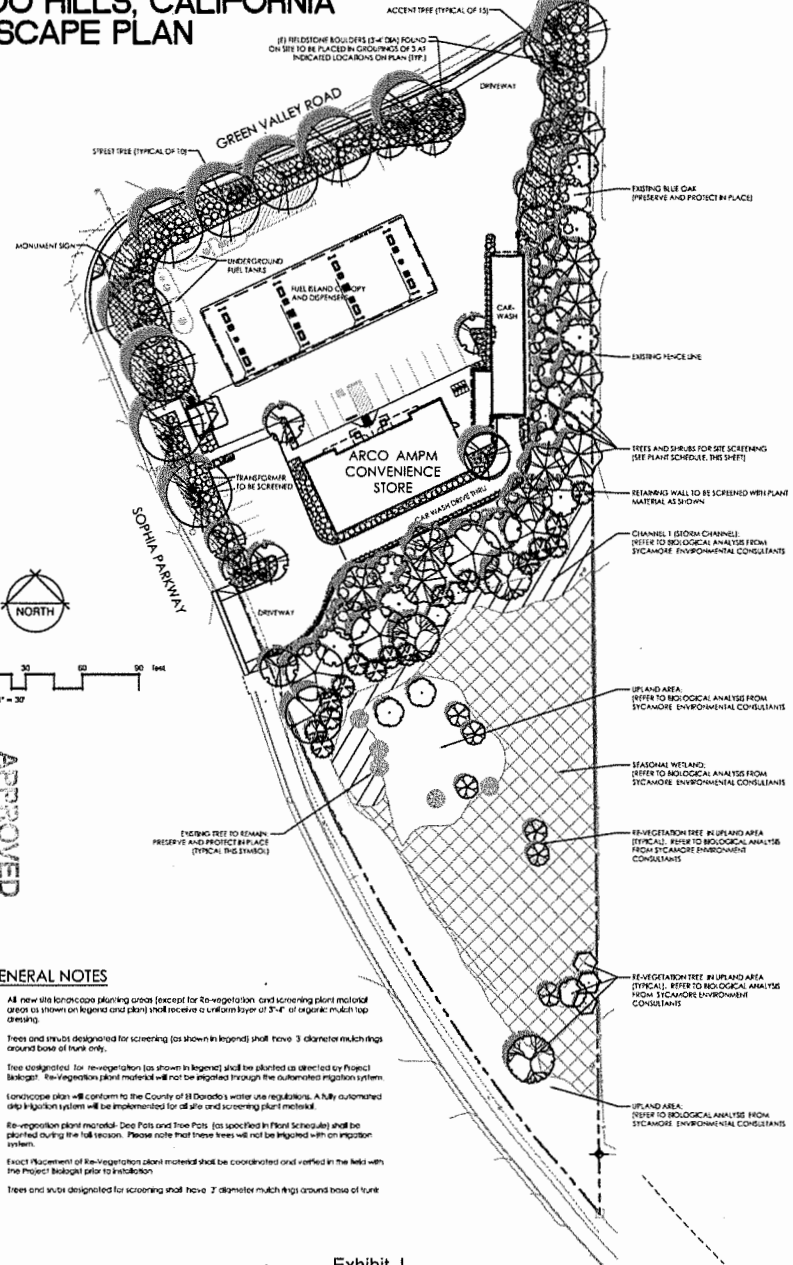
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	Very Low	Low	Medium	High
	327	Arctostaphylos uva-ursi	Firewhacker	1 gal	42" o.c.	X	X		
	204	Helictotrichon sempervirens	Blue Oak Grass	1 gal	30" o.c.		X		
	131	Rosa x 'Red Dawn'	Dawn Rose	1 gal	30" o.c.		X		
	179	Rosa x 'Huntington Carpet'	Huntington Carpet Rosemary	1 gal	42" o.c.		X		

BY *Roger Troutman*
 EXECUTIVE SECRETARY

DATE *March 23, 2016*
 APPROVED
 EL DORADO COUNTY
 PLANNING COMMISSION
 Board of Supervisors

GENERAL NOTES

- All new site landscape planting areas (except for Re-vegetation and screening plant material areas as shown on legends and plan) shall receive a uniform layer of 3" of organic mulch (top dressing).
- Trees and shrubs designated for screening (as shown in legends) shall have 3" diameter mulch rings around base of trunk only.
- Trees designated for re-vegetation (as shown in legends) shall be planted as directed by Project Biologist. Re-vegetation plant material will not be pigotted through the automated irrigation system.
- Landscape plan will conform to the County of El Dorado's water use regulations. A fully automated drip irrigation system will be implemented for all site and screening plant material.
- Re-vegetation plant material, Dog Pats and Tree Pots (as specified in Plant Schedule) shall be planted during the fall season. Please note that these trees will not be irrigated with on irrigation system.
- Exact placement of Re-vegetation plant material shall be coordinated and verified in the field with the Project Biologist prior to installation.
- Trees and shrubs designated for screening shall have 7" diameter mulch rings around base of trunk.



BY WEST COAST PRODUCTS, LLC

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CIVIL, STRUCTURAL, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

NO.	DATE	REVISION	DESCRIPTION
1	03/23/16	01	ISSUE FOR PERMIT
2	03/23/16	02	REV. COMMENTS
3	03/23/16	03	REV. COMMENTS
4	03/23/16	04	REV. COMMENTS
5	03/23/16	05	REV. COMMENTS
6	03/23/16	06	REV. COMMENTS
7	03/23/16	07	REV. COMMENTS
8	03/23/16	08	REV. COMMENTS
9	03/23/16	09	REV. COMMENTS
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28	03/23/16	28	REV. COMMENTS
29	03/23/16	29	REV. COMMENTS
30	03/23/16	30	REV. COMMENTS

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PERMIT # 15583

PRELIMINARY LANDSCAPE PLAN

L1

Exhibit J