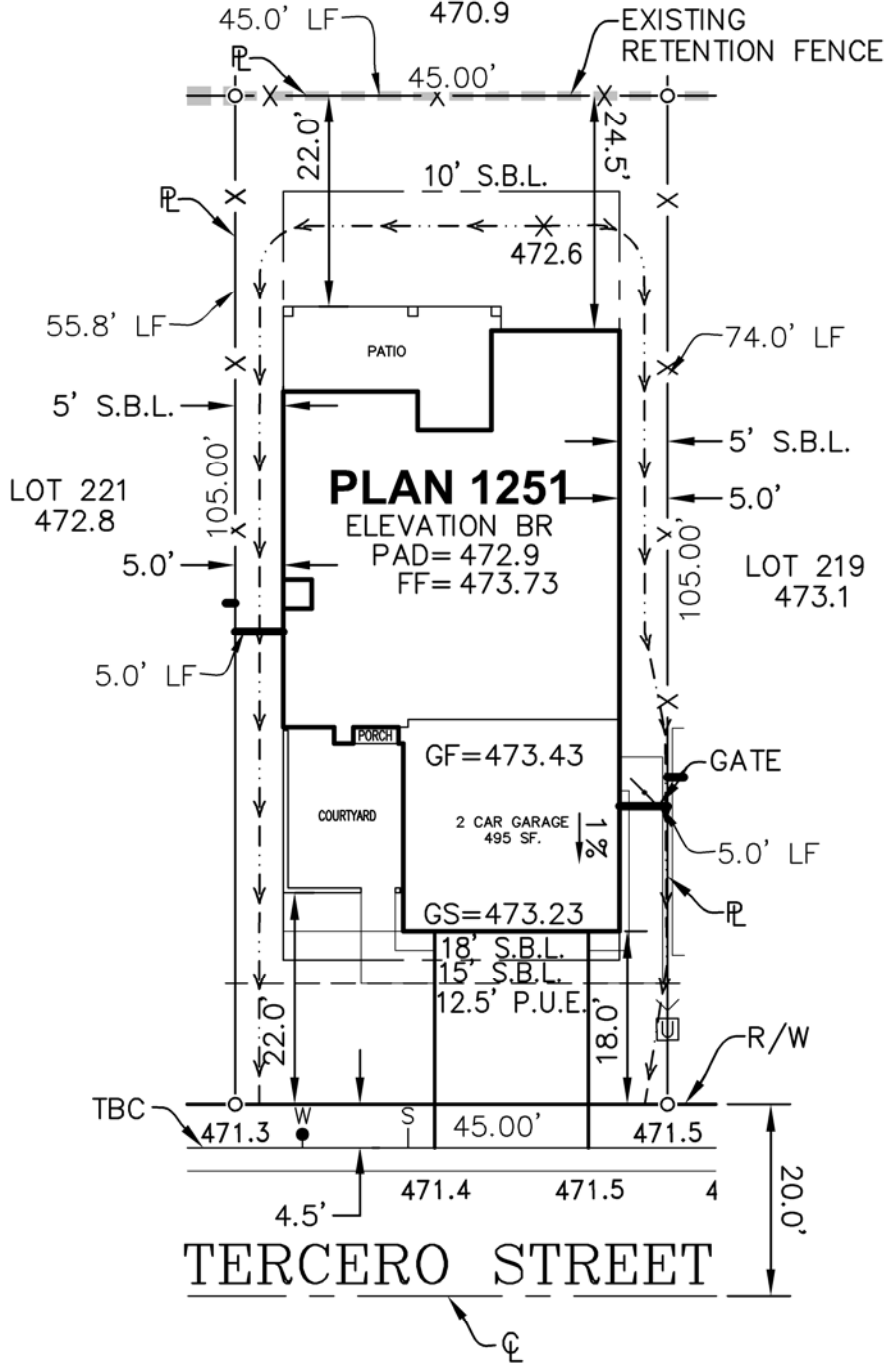


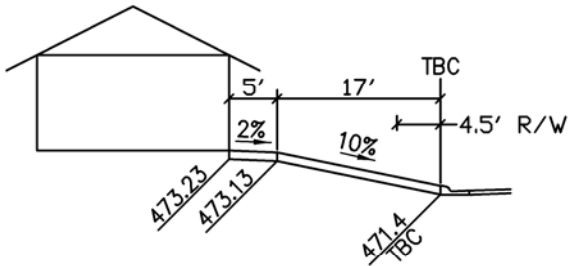
CARSON CREEK VILLAGE 11D
LOT 237
470.9



NON-COMBUSTIBLE METAL FENCING WITH OR WITHOUT GATE REQUIRED WITHIN 5' OF STRUCTURE TO SATISFACTION OF FIRE DEPARTMENT

LEGEND:

- S W SEWER
- W WATER
- TRANSFORMER
- STREET LIGHT
- FIRE HYDRANT
- DRAIN INLET
- VINYL FENCE (PLY GEM PVC FENCING OR APPROVED EQUAL)
- FENCE-IRON
- NON-COMBUSTIBLE METAL FENCING (SEE NOTE)
- SWALE
- XXX.X TBC ELEVATION
- UTILITY
- FF FINISHED FLOOR
- GF GARAGE FLOOR
- GS GARAGE SLAB



DRIVEWAY PROFILE
NOT TO SCALE LEFT SIDE

TOTAL FENCING REQUIRED
184.8 L.F.

NOTE

1. TBC ELEVATION SHOWN ARE BASED ON ENGINEER'S APPROVED GRADING PLAN DESIGN, WHICH MAY VARY SLIGHTLY FROM AS-BUILT CONDITIONS. SIMILARLY, SLOPES SHOWN HEREON MAY VARY SLIGHTLY FROM ACTUAL AS-BUILT CONDITIONS.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE BUILDING LAYOUT BE WITHIN THE COUNTY SETBACK REQUIREMENTS.
3. ALL SWALES ARE 1% MIN. SLOPE.
4. THIS PLOT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND DEPICTS THE LOCATION OF THE LOT BOUNDARIES AND DIMENSIONS AND THE APPROXIMATE LOCATION OF PROPOSED IMPROVEMENTS BEING BUILT ON THE LOT. THE DEPICTIONS ARE NOT BASED UPON FINAL AS-BUILT IMPROVEMENTS. MINIMUM SETBACKS ARE SHOWN BASED UPON REQUIREMENTS OF LOCAL ORDINANCES. THE PLOT PLAN ALSO DEPICTS EASEMENTS, DEDICATIONS, SETBACKS, SLOPES, RETAINING WALLS, IF ANY, UTILITIES, DRAINAGE DEVICES, SEWER LINES AND OTHER IMPROVEMENTS THAT MAY AFFECT THE USE AND ENJOYMENT OF YOUR LOT.
5. THIS PLOT PLAN IS INTENDED ONLY FOR THE LIMITED AND SPECIFIC PURPOSES OF POSITIONING THE HOUSE ON THE LOT, DEPICTING LOT DRAINAGE AND POSSIBLY PROVIDING DRIVEWAY ELEVATIONS, AND NOT FOR OTHER DESIGN PURPOSES. R.E.Y. ENGINEERS, INC. WILL NOT BE RESPONSIBLE FOR ANY USE OF THIS PLOT PLAN OUTSIDE OF THIS LIMITED AND SPECIFIC PURPOSE.
6. PATIO COVER IS NOT ENCLOSED BY 20% OR MORE ON ANY SIDE NOT ATTACHED TO THE PRIMARY STRUCTURE.

ELECTRICAL SERVICE ON RIGHT SIDE OF LOT.

PAD = 472.9
PLAN = 1251BR
FOOTPRINT = 1,991 SF
LOT AREA = 4,725 SF
COVERAGE = 42%
APN NO. = 117-840-045

LOT 220
290 TERCERO STREET

CARSON CREEK VILLAGE 11B
EL DORADO COUNTY, CALIFORNIA

LENNAR

905 Sutter Street, Suite 200, Folsom, CA 95630
(916) 366-3040 Fax (916) 366-3303
R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors



JOB NO. 7310.028
DRAWN KS
CHECKED VH
DATE 7.18.24
SCALE 1"=20'