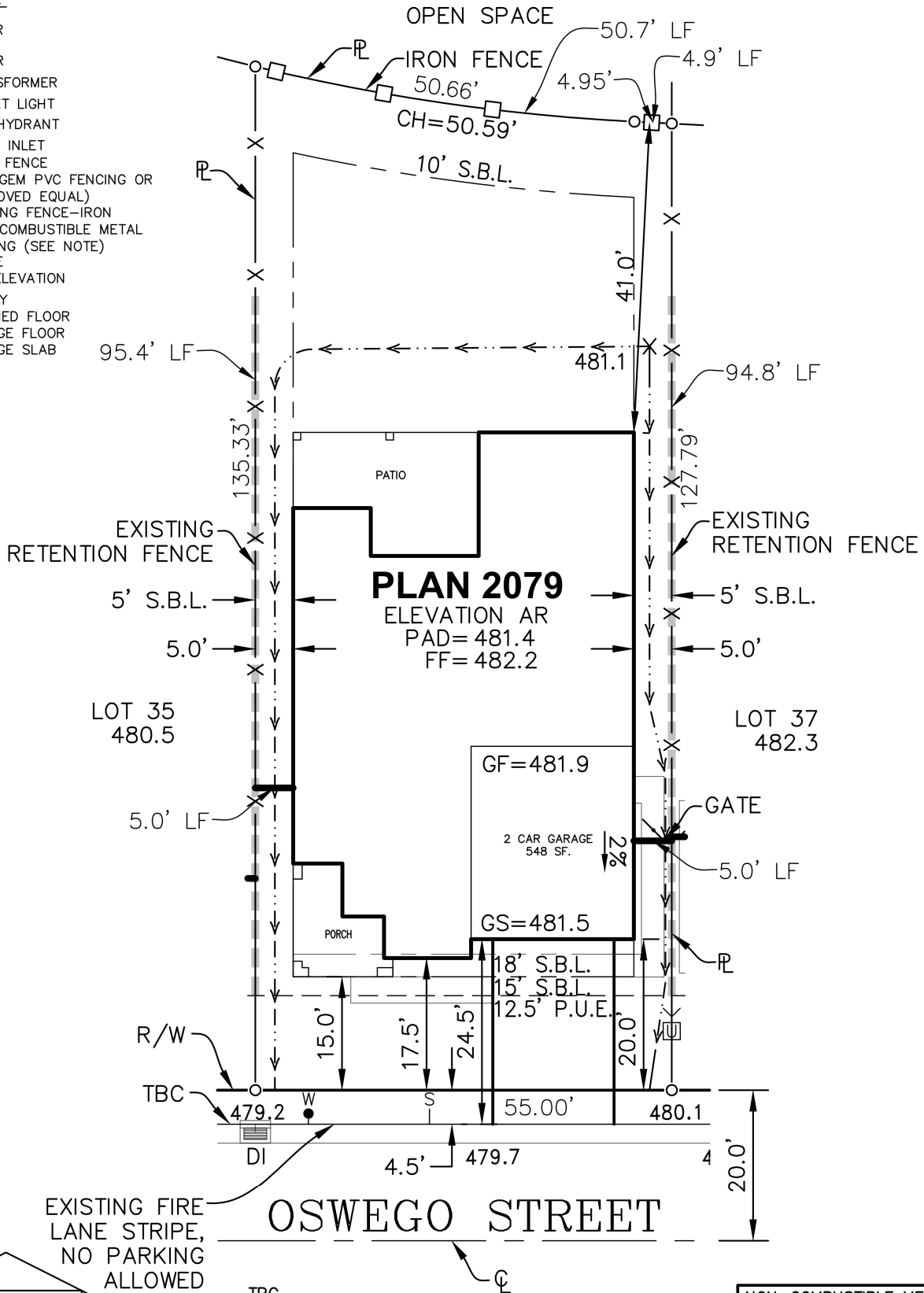


LEGEND:

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



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

**TOTAL FENCING REQUIRED
255.8 L.F.**

DRIVEWAY PROFILE
NOT TO SCALE LEFT SIDE

ELECTRICAL SERVICE ON RIGHT SIDE OF LOT.

PAD = 481.4
PLAN = 2079AR
FOOTPRINT = 3,106 SF
LOT AREA = 7,184 SF
COVERAGE = 43%
APN NO. = 117-860-007

NOTE

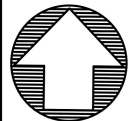
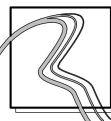
1. TBC ELEVATION SHOWN ARE BASED ON ENGINEER'S APPROVED GRADING PLAN DESIGN, WHICH MAY VARY SLIGHTLY FROM AS-BUILT CONDITIONS. SIMILARLY, SLOPES SHOWN HEREON MAY VARY SLIGHTLY FROM ACTUAL AS-BUILT CONDITIONS.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE BUILDING LAYOUT BE WITHIN THE 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.

LOT 36
1981 OSWEGO STREET

CARSON CREEK VILLAGE 11C
EL DORADO COUNTY, CALIFORNIA



R.E.Y. ENGINEERS, INC.
Civil Engineers | Land Surveyors | LiDAR
905 Sutter Street, Suite 200 Folsom, CA 95630
Phone: (916) 366-3040 Fax: (916) 366-3303



| | |
|---------|----------|
| JOB NO. | 7310.028 |
| DRAWN | KS |
| CHECKED | VH |
| DATE | 1.14.26 |
| SCALE | 1"=20' |