

**LEGEND:**

- S SEWER
- W WATER
- TRANSFORMER
- STREET LIGHT
- FIRE HYDRANT
- DRAIN INLET
- 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

**APPROVED BY**  
**EL DORADO COUNTY**  
**PLANNING SERVICES**

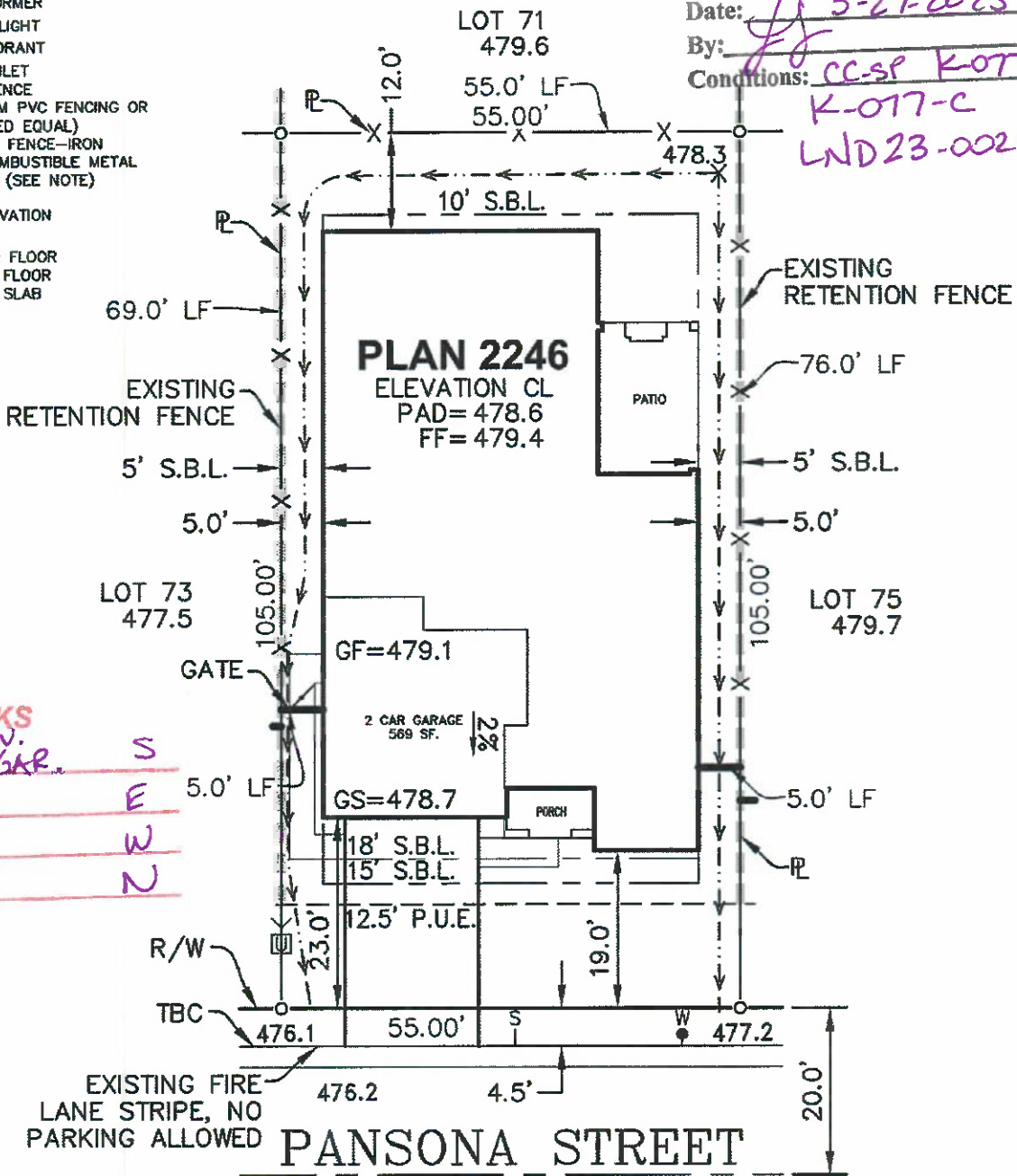
Date: 3-27-2025

By: [Signature]

Conditions: CC-SP K-077

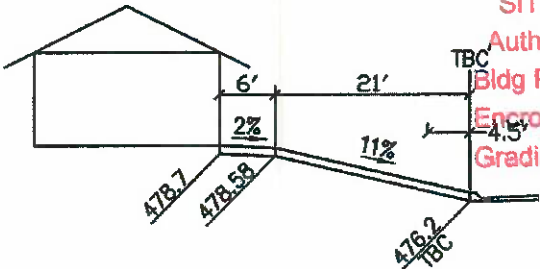
K-077-C

LND 23-0025



El Dorado County Building Dept.  
 SITE/GRADING PLAN REVIEW BACKWATER VALVE REQ.

Auth By: [Signature]  
 Bldg Permit: 380969  
 Encroachment: \_\_\_\_\_  
 Grading: \_\_\_\_\_



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

**TOTAL FENCING REQUIRED**  
**210.0 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 EFFECT 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 LEFT SIDE OF LOT.

PAD = 478.6  
 PLAN = 2246CL  
 FOOTPRINT = 3,095 SF  
 LOT AREA = 5,775 SF  
 COVERAGE = 54%  
 APN NO. = 117-860-045

**LOT 74**      **380969**      **CARSON CREEK VILLAGE 11C**  
**3017 PANSONA STREET**      **EL DORADO COUNTY, CALIFORNIA**

**LENNAR**

905 Sutter Street, Suite 200, Folsom, CA 95630  
 (916) 366-3340 Fax (916) 266-3303  
 R. E. Y. ENGINEERS, Inc.  
 Civil Engineers / Land Surveyors



|         |          |
|---------|----------|
| JOB NO. | 7310.028 |
| DRAWN   | KS       |
| CHECKED | VH       |
| DATE    | 3.7.25   |
| SCALE   | 1"=20'   |