

Design Review Committee approval is subject to Final Approval by County Building and Planning Departments. Applicant must meet all County Standards including Development Envelope Restrictions and Setback Requirement.

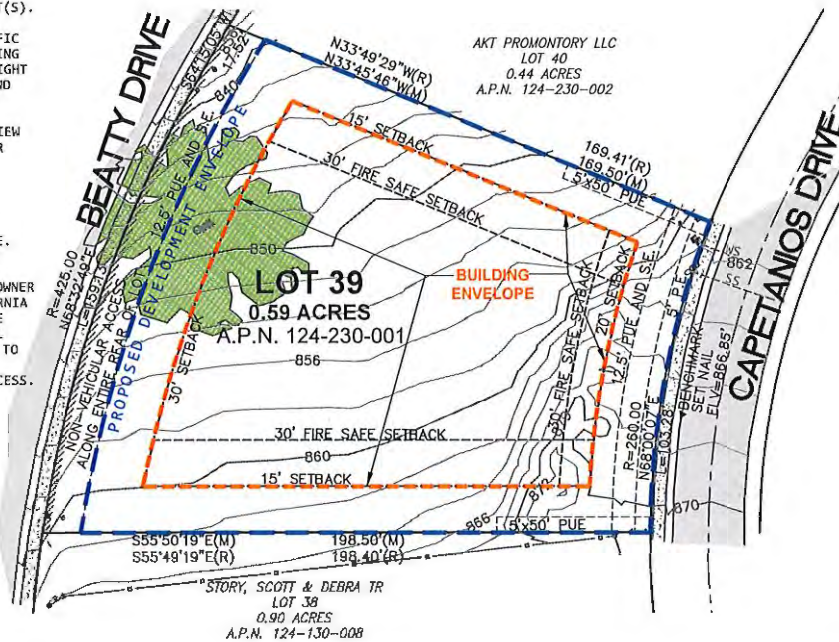


#### NOTES FOR LOT 39

- APPROXIMATE LOT SIZE = 25,251.87 S.F.
- ZONING: SINGLE FAMILY, LARGE LOT (PRLL) PER THE PROMONTORY SPECIFIC PLAN. (NOTE: THIS LOT WAS REZONED TO PRLL PER APPROVED SP-R23-0002)
- ALL LANDSCAPING MUST TRANSITION TO LANDSCAPING INSTALLED ON ADJACENT LOT(S).
- REFER TO DESIGN GUIDELINES AND SPECIFIC PLAN FOR SPECIFIC INFORMATION REGARDING SITE PLANNING, GRADING, DRAINAGE, HEIGHT LIMITATIONS, ARCHITECTURAL DESIGN, AND LANDSCAPING REQUIREMENTS. PLEASE BE ADVISED THAT THESE DOCUMENTS ARE GUIDELINES AND THE ARCHITECTURAL REVIEW COMMITTEE CAN BE MORE FLEXIBLE AND/OR RESTRICTIVE THAN WHAT IS SPECIFIED, DEPENDING UPON THE HOME PROPOSAL.
- PUMPED SEWER SERVICE
- NO VEHICULAR ACCESS FROM BEATTY DRIVE.
- THIS LOT IS SUBJECT TO A 30' SETBACK REQUIREMENT PER STATE LAW. PROPERTY OWNER MAY REQUEST A WAIVER FROM THE CALIFORNIA DEPARTMENT OF FORESTRY AND LOCAL FIRE DEPARTMENT, AND MUST PROVIDE APPROVAL LETTERS AND ANY SPECIAL REQUIREMENTS TO THE PROMONTORY ARCHITECTURAL REVIEW COMMITTEE PRIOR TO DESIGN REVIEW PROCESS.

### The Promontory Village No. 6, Unit 2B- LOT 39

EL DORADO COUNTY, CALIFORNIA  
MARCH 2025



#### SURVEY LEGEND:

- FOUND SURVEY MONUMENT PER RECORD DATA
- ⊗ STORM DRAIN MANHOLE
- ⊠ ELECTRIC TRANSFORMER
- ⊙ SEWER CLEANOUT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ PHONE BOX
- ⊙ WATER BOX
- ⊙ RAW WATER BOX
- ⊙ WATER VALVE
- ⊙ CUT MARK IN CURB
- ⊙ ELECTRIC BOX
- ⊙ CABLE BOX
- ⊙ DRAINAGE INLET
- ⊙ FIRE HYDRANT
- ⊙ ELECTRIC CONDUIT (UNKNOWN)
- ⊙ OAK TREE
- ⊙ OAK TREE CLUSTER
- P.E. POSTAL EASEMENT
- S.E. SLOPE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- (M) MEASURED
- (R) RECORD PER J-MAPS-51

SCALE 1" = 30'

ORIGINAL LOT NOTEBOOK  
BY WOOD ROGERS

AKT PROMONTORY LLC  
7919 FOLSOM BLVD.  
SACRAMENTO, CA 95826  
916-771-8551

LOT NOTEBOOK  
MODIFICATION EXHIBIT - REV 1  
Lot 39, The Promontory Village No. 6, Unit 2B  
2561 Capitanios Dr., El Dorado Hills, CA - APN: 124-230-001



LEBECK •  
ENGINEERING, INC.  
3430 ROBIN LANE, BLDG. #2  
CAMERON PARK, CA 95602  
PH. (530) 877-4080 FAX. (530) 877-4089