

LEGEND

---	EASEMENT
---	1/2" WALK
---	PROPERTY LINE
---	STRAW HAT
GA	GRADE BREAK
FF=100.00	FINISH FLOOR ELEVATION
EF=100.00	EDGE OF PAVEMENT ELEVATION
FL=100.00	FINISHED GRADE ELEVATION
FL=100.00	FURNISH ELEVATION

DRAGNEA SITE PLAN 20328 HIGHWAY 50 APN: 037-362-003

SITE INFORMATION

OWNER: CONNOR DRAGNEA
CONTRACT NUMBER: 916-215-0365
APN: 037-362-003, 0355 ACRES
ZONE: R1
LAND USE: HMK
SETBACKS: FRONT 20' SIDE 5' REAR 15'
WATERWAYS: BRIDGES, SEWER/SEPTIC, FIRE/LAKE VALLEY FPD
AREA OF DISTURBANCE: 1700 SF (4800 SF INCLUDING DRIVEWAY)
SURVEY PROVIDED BY CONNOR DRAGNEA, NOV 2023. THIS SITE SURVEY IS IN THE PROCESS OF BEING RECORDED WITH A RECORD OF SURVEY WITH THE COUNTY OF EL DORADO. THERE WAS NO TIE REPORT SUPPLIED. NEIGHBORING EASEMENTS OF RECORD MAY EXIST.

GENERAL NOTES:

- CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO GRADING.
- NO GRADING IS REQUIRED ON THE PARCELS FOR THE LONG BUILDING UP THE HILLSIDE.
- DRIVEWAY (FIRE REGULATIONS) SHALL NOT EXCEED 16' WIDE (20% PAVED), SHALL BE A MIN OF 12" WIDE, SHALL HAVE 1:4 LONGITUDINAL DRAINAGE, SHALL HAVE 10 VERTICAL DISTANCE MIN. CORRELATION OF 50% TO 55% FIVE PERCENT, SHALL BE ALL WEATHER SURFACE AND DESIGNED TO DRAIN TO THE STREET.
- EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE IN PLACE AT THE TERMINATION OF GRADING OPERATIONS AND SHALL BE IN PLACE PERMANENTLY BETWEEN OCT 15 TO MAY 1.
- EROSION CONTROL SHALL CONFORM TO THE "COMBINED EL DORADO COUNTY RESOURCE LUNDAK RECOMMENDATIONS AND SPECIFICATIONS, FEBRUARY 2005" AND THE WESTERN EL DORADO COUNTY STORM WATER MANAGEMENT PLAN.

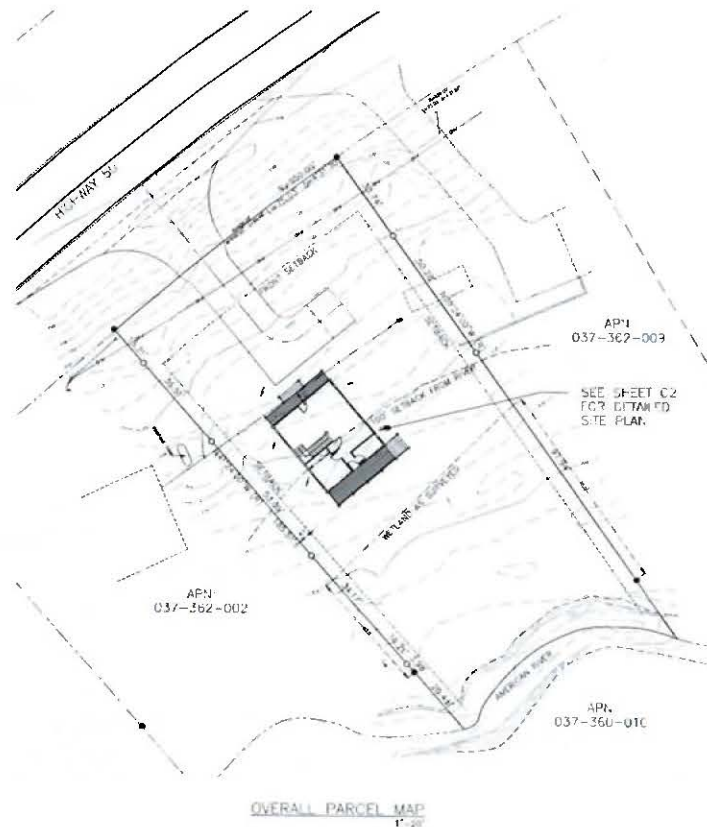
EARTHWORK		
CUT	FILL	IMPORT/EXPORT
0 CY	0 CY	0 CY

*EARTHWORK QUANTITIES ARE APPROXIMATE AND GRADING IS REQUIRED FOR THE PROJECT.

APPROVED
EL DORADO COUNTY
ZONING ADMINISTRATOR

DATE May 7, 2025

BY Kyle Zumbelman / drc
ZONING ADMINISTRATOR
MUP24-0001



OVERALL PARCEL MAP
1"=20'



DRIVEWAY PROFILE
1"=20'



VICINITY MAP
1"=20'

DRAGNEA SITE PLAN

20328 US HWY 50, TWIN BRIDGES, CA
APN: 037-362-003

SCALE 1"=20'



SHEET C1

