

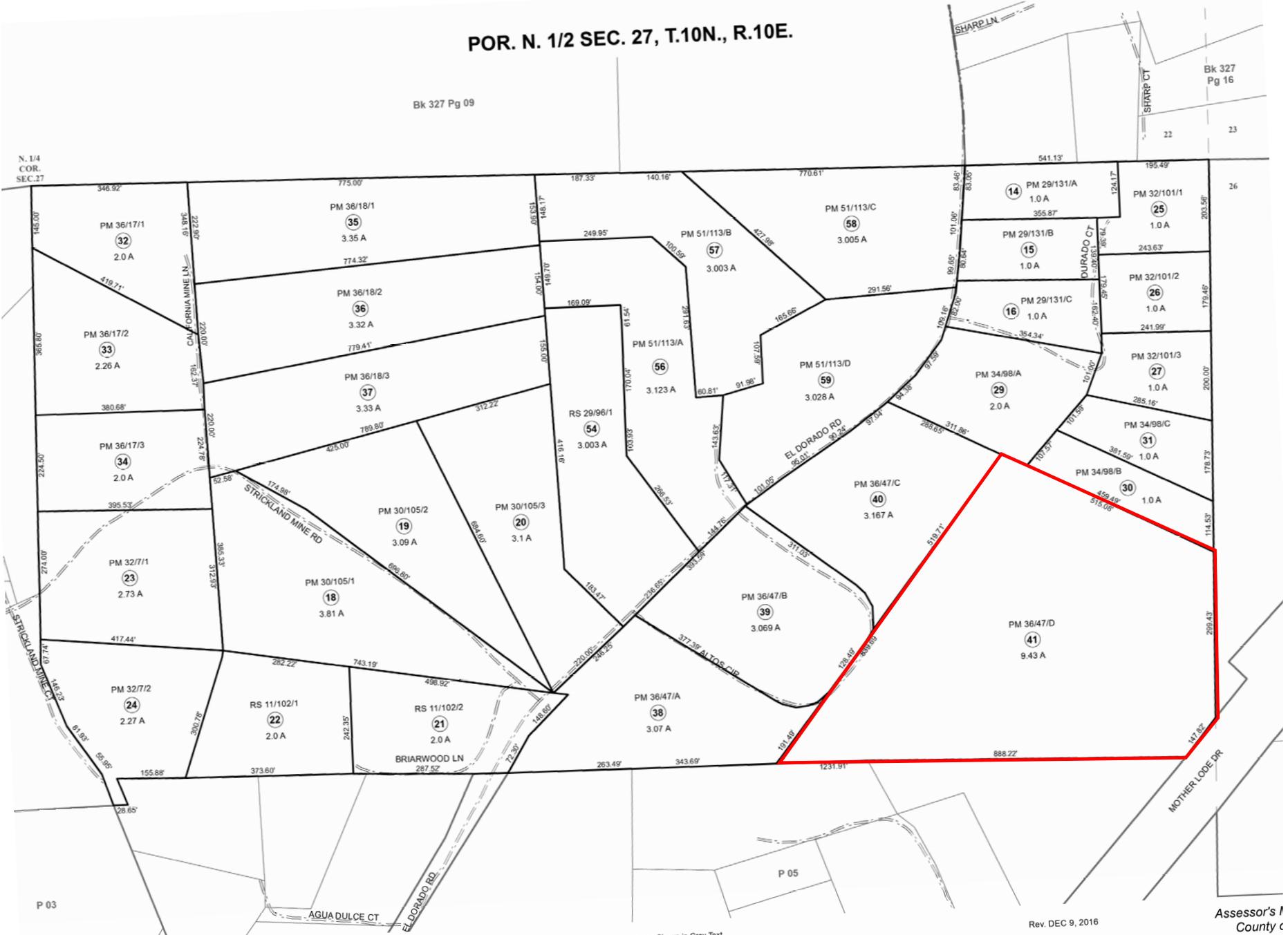
Exhibit A: Location/Vicinity Map
CUP22-0015/Farrell Nonconforming Use (New Build)

POR. N. 1/2 SEC. 27, T.10N., R.10E.

Bk 327 Pg 09

Bk 327 Pg 16

N. 1/4 COR. SEC. 27



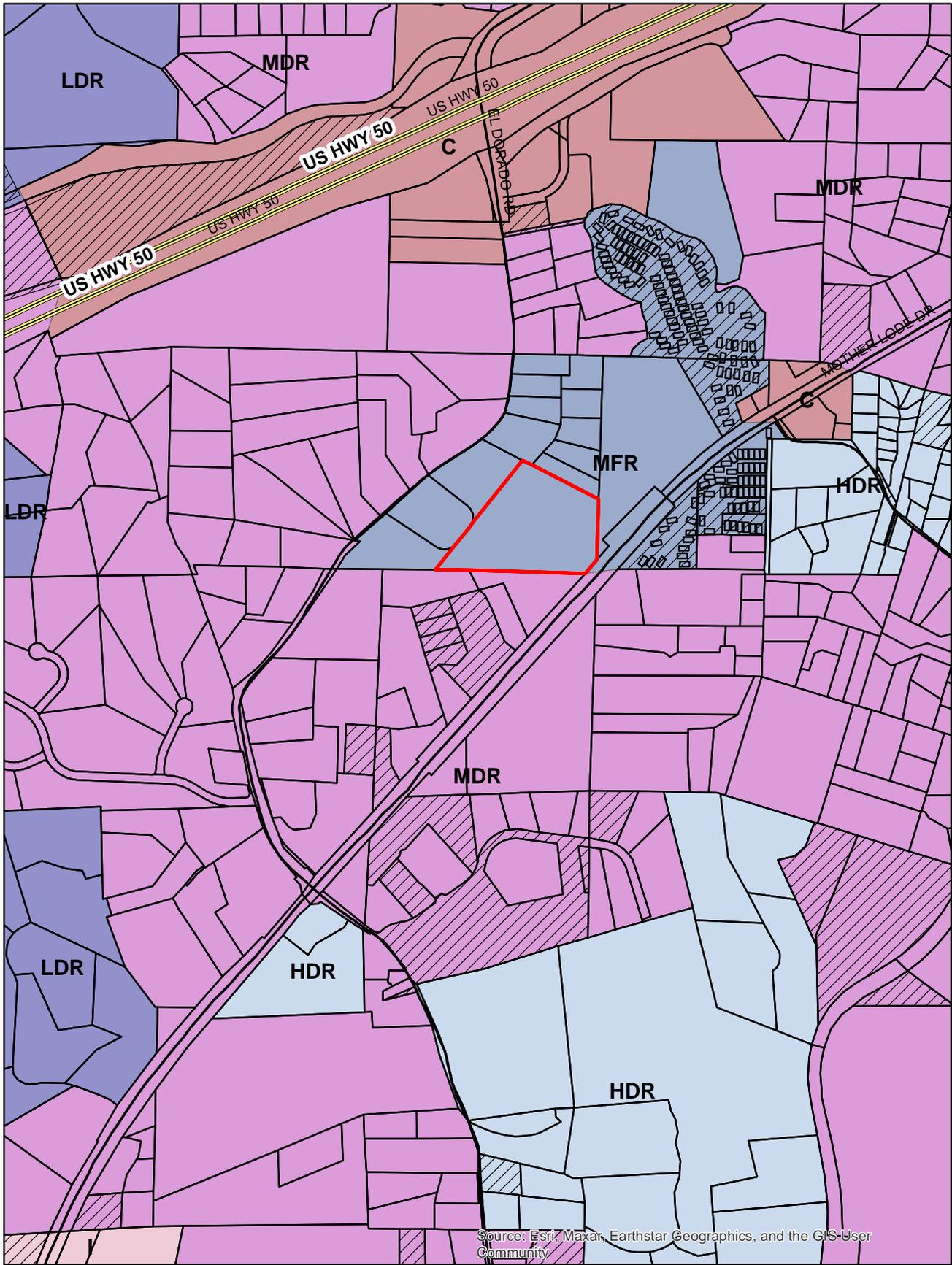
VEY, it is prepared by the El Dorado Co assessment purposes only. Area calculations are not guaranteed. Users should verify items created.

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Parcel Numbers Shown in Circles
Exhibit B: Assessor's Parcel Map
CUP22-0015/Farrell Nonconforming Use (New Build)

Rev. DEC 9, 2016

Assessor's Office
County of El Dorado



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Exhibit C: General Plan Land Use Map
 CUP22-0015/Farrell Nonconforming Use (New Build)

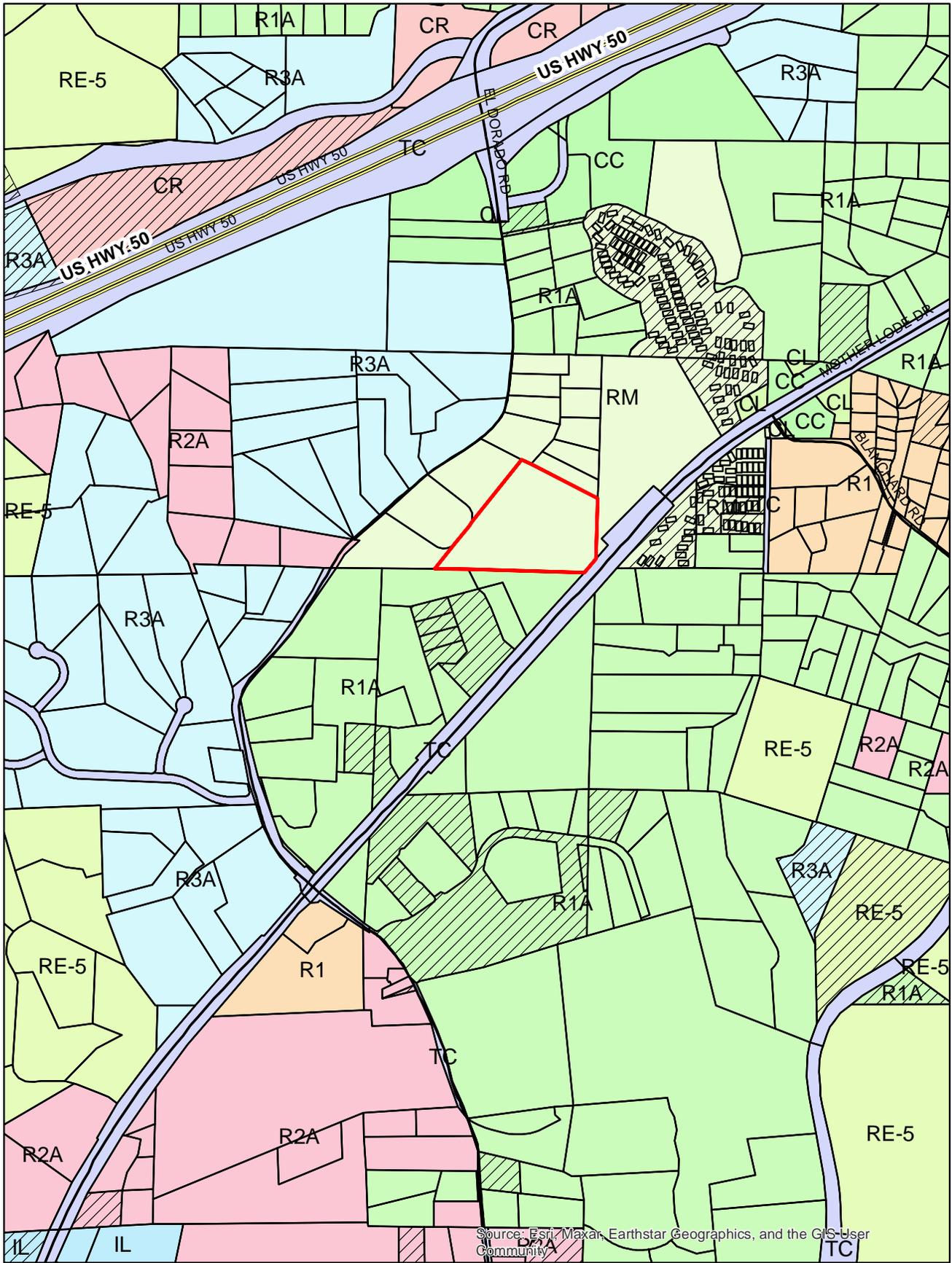


Exhibit D: Zoning Map
 CUP22-0015/Farrell Nonconforming Use (New Build)

GENERAL NOTES

ALL CONSTRUCTION SHALL CONFORM WITH THE 2019 CALIFORNIA RESIDENTIAL CODE (CRC), 2019 CALIFORNIA ELECTRIC CODE (CEC), 2019 CALIFORNIA PLUMBING CODE (CPC), 2019 CALIFORNIA MECHANICAL CODE (CMC), THE 2019 CALIFORNIA ENERGY CODE REQUIREMENTS (CESC), 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (LOW-RISE RESIDENTIAL) AND LOCAL ORDINANCES TO ASSURE THE SAFETY AND COMPLIANCE OF THE BUILDINGS CONSTRUCTED FROM THESE PLANS.

THE CONTRACTOR(S) SHALL REMAIN RESPONSIBLE FOR ALL DETAILING, FABRICATION AND CORRECT FITTING OF MATERIALS, INCLUDING COORDINATION WITH OTHER TRADES.

ANY DISCREPANCIES IN THESE PLANS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER, BEFORE PROCEEDING WITH THE WORK.

CONTRACTORS AND SUB-CONTRACTOR ARE RESPONSIBLE FOR COMPLETE JOB SITE SAFETY PER THE "CONSTRUCTION SAFETY ORDERS" ISSUED BY THE STATE OF CALIFORNIA AND ALL OSHA REQUIREMENTS. THE PROJECT OWNERS, ENGINEERS AND DESIGN CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO COMPLY WITH THESE REQUIREMENTS.

FILL PLACEMENT: FILLS SHALL BE CONSTRUCTED IN LAYERS (MAXIMUM LOOSE THICKNESS OF 8") OF EARTHEN MATERIAL WITH NO DETRIMENTAL AMOUNTS OF ORGANIC MATTER AND NO ROCKS LARGER THAN 12". PLACEMENT OF LARGER ROCK MAY BE PERMITTED UNDER THE AUTHORITY OF A GEOTECHNICAL OR CIVIL ENGINEER.

FILL COMPACTION: ALL FILLS MUST BE COMPACTED TO A MINIMUM OF 90%, EXCEPT FOR THE TOP 6 INCHES.

GROUND PREPARATION FOR FILL PLACEMENT: THE NATURAL GROUND MUST BE PREPARED FOR RECEIVING FILL BY REMOVING VEGETATION, TOP SOIL, UNSUITABLE MATERIAL AND EXISTING NON-COMPLYING FILL. WHERE THE EXISTING SLOPE IS 5:1 OR STEEPER, THE FILL MUST BE BENCHED INTO COMPETENT ORIGINAL MATERIAL WITH A 10' MINIMUM WIDTH KEY WAY AT THE BOTTOM.

SETBACKS: ALL GRADING MUST COMPLY WITH THE SETBACKS SPECIFIED IN THE CALIFORNIA BUILDING CODE.

DRAINAGE: DRAINAGE MUST BE DESIGNED TO PROTECT CUT AND FILL SLOPES AND STRUCTURES FROM EROSION AND WATER DAMAGE AND SHALL DIRECT FLOWS TO THE NEAREST ADEQUATE STREET, STORM DRAIN, OR NATURAL WATER COURSE. WHEN SURFACE DRAINAGE IS DISCHARGED ONTO ADJOINING PROPERTY, IT SHALL BE IN SUCH A MANNER THAT IT WILL NOT CAUSE EROSION OR SEDIMENTATION OR ENDANGER ANY CUTS, FILLS OR STRUCTURES ON THE ADJOINING PROPERTY.

ANY FILL PLACED WITHIN THE BUILDING ENVELOPE, SHALL BE DONE UNDER THE SUPERVISION OF A SOILS ENGINEER.

OWNER TO VERIFY THAT ALL IMPROVEMENTS TO BE MADE TO THE PROPERTY ARE NOT WITHIN RESTRICTED AREAS (EASEMENTS, SETBACKS, ETC.) AND ARE IN CONFORMANCE WITH C.C. AND P's. (IF ANY).

ESTIMATED EARTHWORK: 18 ± C.Y.S
AREA OF DISTURBANCE: 1950 S.F.

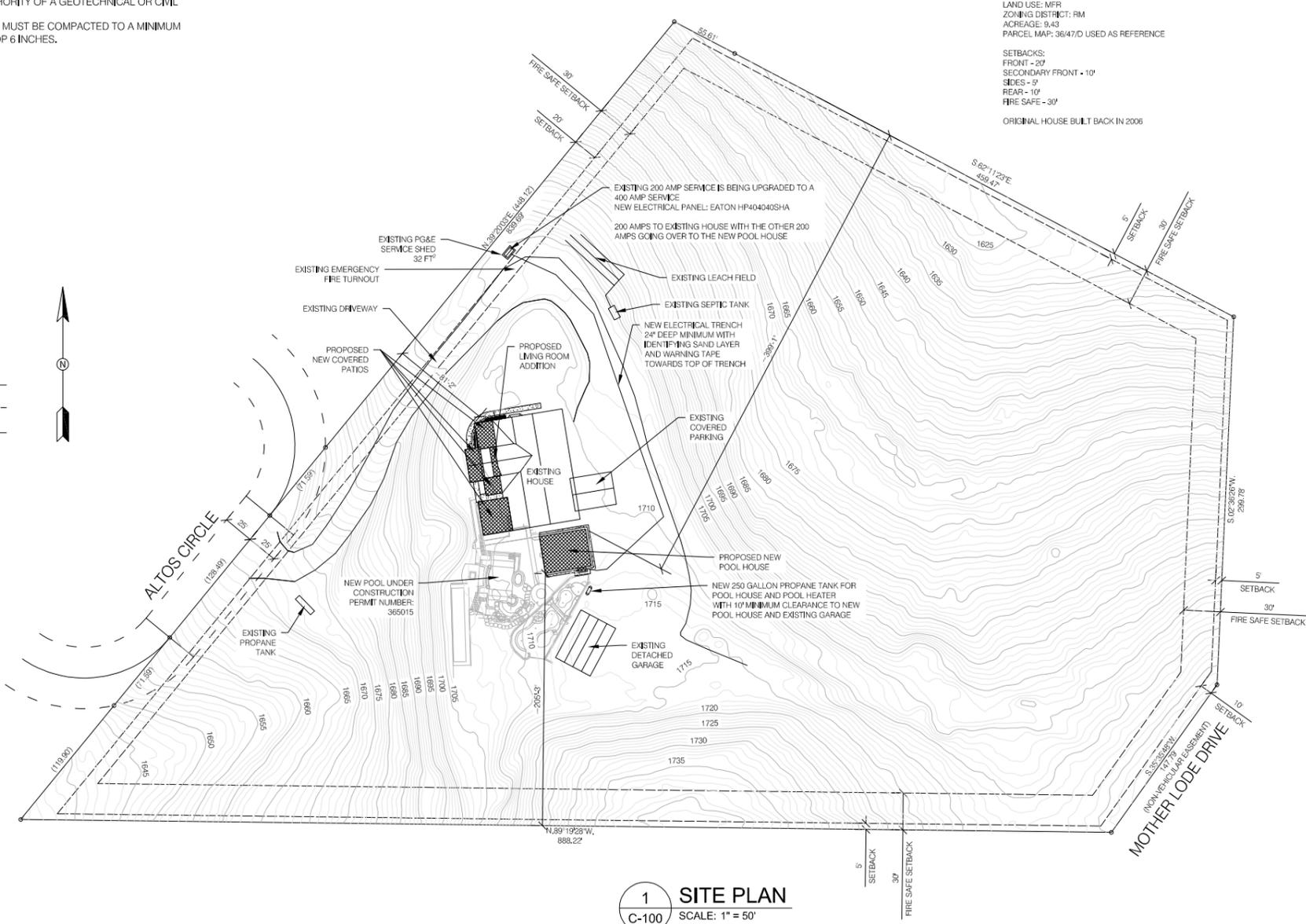
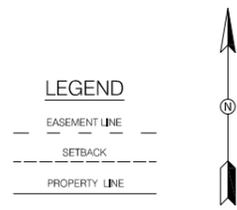
EROSION CONTROL AND WINTERIZATION

- A. SEDIMENT CONTROL MEASURES SHALL BE UTILIZED WHENEVER A 3-DAY FORECAST OF RAIN IS MADE BY THE NATIONAL WEATHER SERVICE ANY TIME DURING THE YEAR. PERMANENT EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO FINAL APPROVAL OF THE PERMITTED STRUCTURE OR BY OCTOBER 15 TO MAY 1 IN ANY GIVEN YEAR.
- B. MAN-MADE SLOPES SHALL BE HAND- OR HYDRO-SEEDED AND COVERED WITH PROPERLY-ANCHORED BURLAP JUTE OR STRAW MULCH, OR BE PLANTED WITH PERMANENT GROUND COVER.
- C. DITCHES OR SWALES STEEPER THAN 10% SHALL BE COBBLE-LINED, OR PROTECTED WITH AN APPROVED ALTERNATE MATERIAL.
- D. RUNOFF FROM ALL DISTURBED AREAS WILL BE RUN THROUGH A STRAW BALE CHECK DAM OR SEDIMENT BASIN AT POINTS OF CONCENTRATION.

LAND USE: MFR
ZONING DISTRICT: RM
ACREAGE: 9.43
PARCEL MAP: 36/47/D USED AS REFERENCE

SETBACKS:
FRONT - 20'
SECONDARY FRONT - 10'
SIDES - 5'
REAR - 10'
FIRE SAFE - 30'

ORIGINAL HOUSE BUILT BACK IN 2008



1 SITE PLAN
C-100 SCALE: 1" = 50'



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SETH@REALENGR.COM
530-401-3452

CLIENT:
TOM AND KATIE FARRELL
2040 ALTOS CR.
PLACERVILLE, CA 95667

REVISIONS:

NO.	DESCRIPTION	DATE

CLIENT NAME:
TOM AND KATIE FARRELL

PROJECT NAME:
LIVING ROOM AND POOL HOUSE ADDITION

SHEET NUMBER:
C-100

SHEET NAME:
SITE PLAN

PROJECT NUMBER:	185	DATE:	12/08/2022
CHECKED BY:	SR	DRAWN BY:	SR
SCALE:	1" = 50'		

November 19, 2022

Exhibit E: Project Plan Sheets
CUP22-0015/Farrell Nonconforming Use (New Build)



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2040 ALTOS CIR.
PLACERVILLE, CA 95667

REVISIONS:

NO.	DESCRIPTION	DATE

CLIENT NAME:
TOM AND KATIE FARRELL

PROJECT NAME:
**LIVING ROOM AND POOL HOUSE
ADDITION**

SHEET NUMBER:
A-201

SHEET NAME:
ELEVATIONS

PROJECT NUMBER: 185 DATE: 12/8/2022

CHECKED BY: SR DRAWN BY: SR

SCALE: 1/4" = 1'-0"

