

TENTATIVE MAP

CARSON CREEK - UNIT 3

COUNTY OF EL DORADO SHEET 1 OF 1 STATE OF CALIFORNIA

OWNER/APPLICANT

LENNAR HOMES OF CALIFORNIA, LLC
1420 ROCKY RIDGE DRIVE, SUITE 320
ROSEVILLE, CA 95661

ENGINEER

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
233 Marlin Circle, Norwalk, California, CA 90742
714.940.8100 • 714.940.8101 • www.cta.com

MAP SCALE

1" = 60'

CONTOUR INTERVAL

CONTOUR INTERVAL = 1 FEET

SOURCE OF TOPOGRAPHY

AERIAL SURVEY

SECTION, TOWNSHIP and RANGE

A PORTION OF SECTIONS 15, 23 & 26, T. 9 N., R. 8 E. M.D.M.

ASSESSOR'S PARCEL NUMBERS

A.P.N. 117-010-08

PRESENT ZONING

CCSP

PROPOSED ZONING

SFHD

TOTAL AREA

19.37 ACRES

TOTAL NUMBER OF PARCELS

140 - RESIDENTIAL LOTS13.14 Ac.
1 - ROAD LOT R5.02 Ac.
4 - LETTERED LOTS (LANDSCAPING, DRAINAGE, & UTILITIES A, B, C, D)...1.21 Ac.
145 LOTS TOTAL19.37 Ac.

MINIMUM LOT AREA

3250 SQUARE FEET

WATER SUPPLY and SEWAGE DISPOSAL

EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT (FIRE DEPARTMENT)

DATE OF PREPARATION

MAY, 2015

PHASING PLAN NOTICE

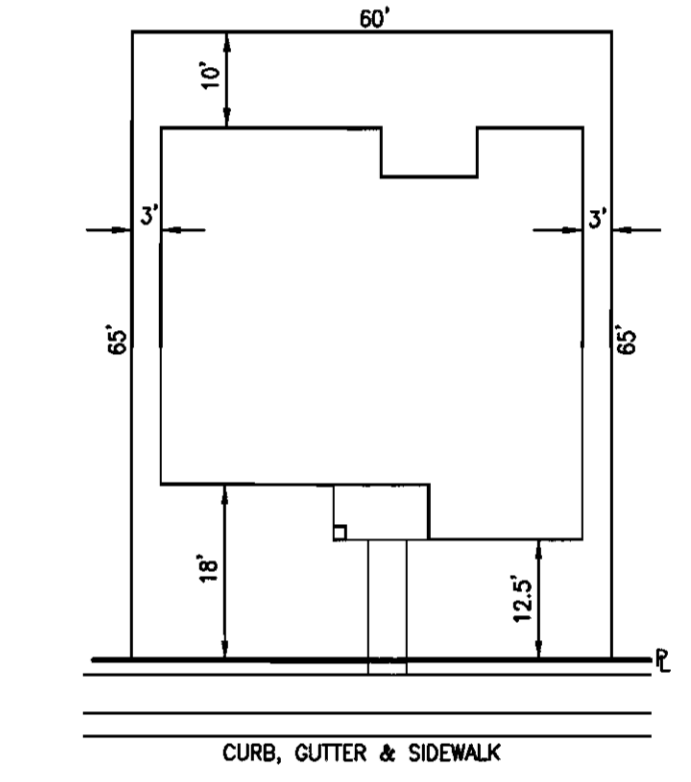
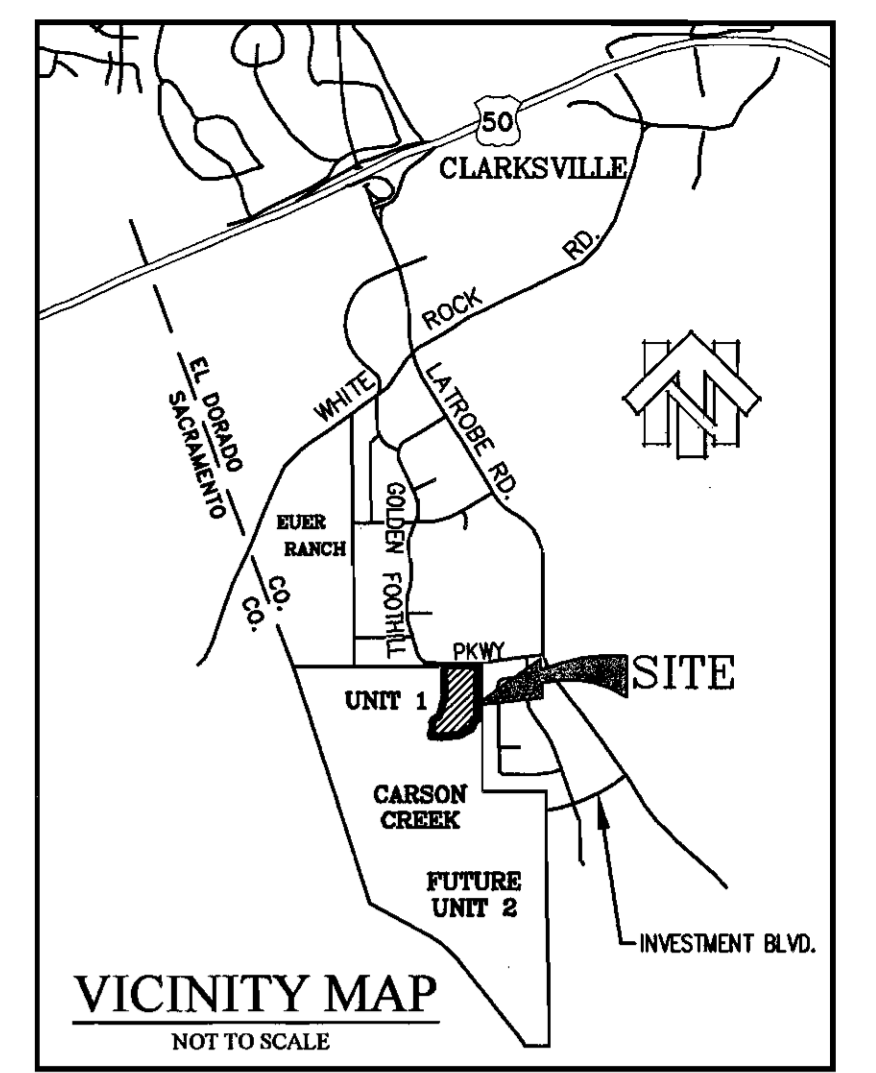
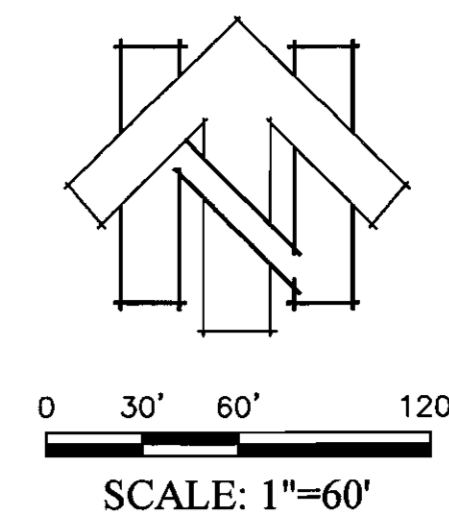
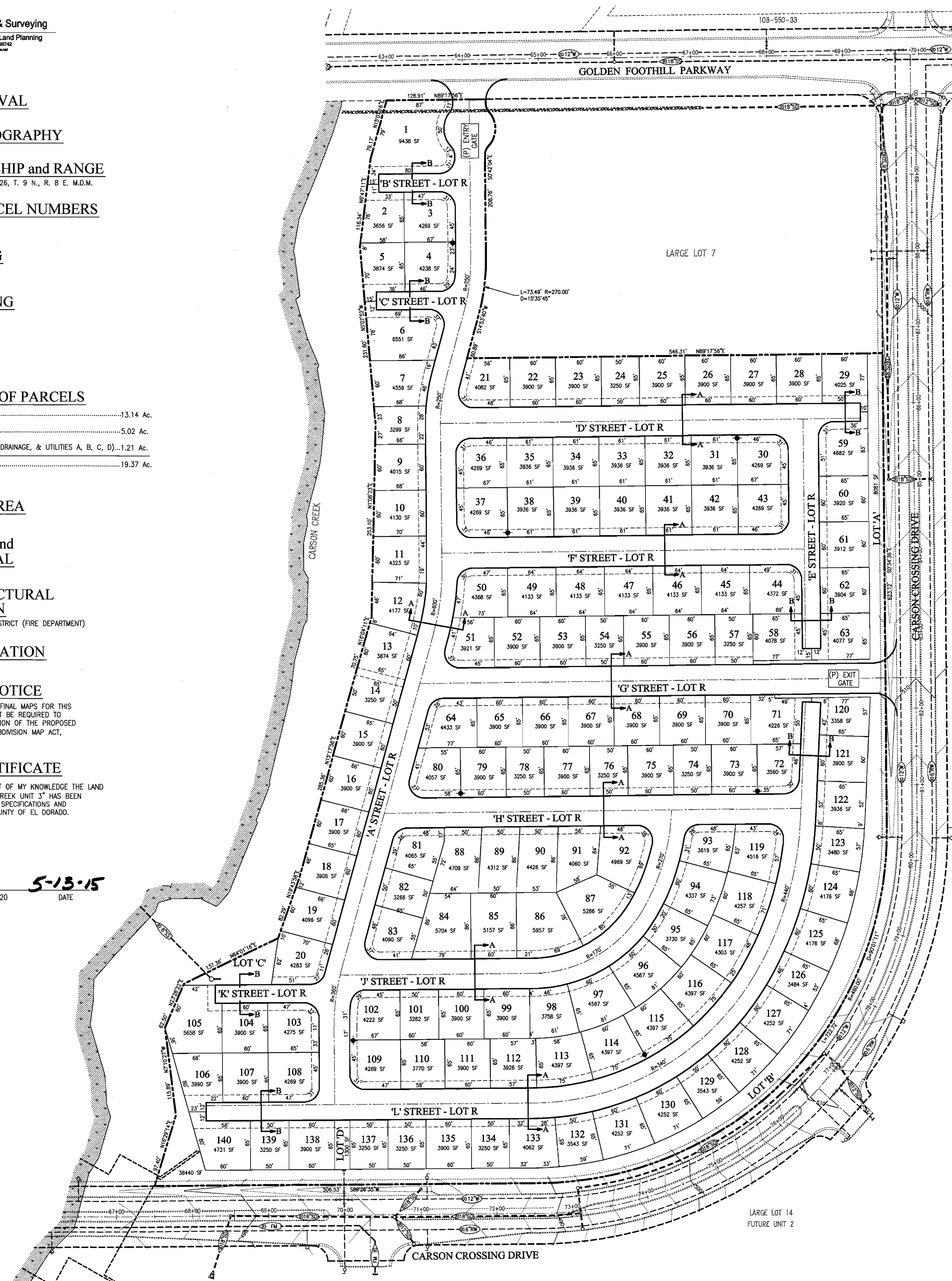
THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, SECTION 66456.1)

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "CARSON CREEK UNIT 3" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

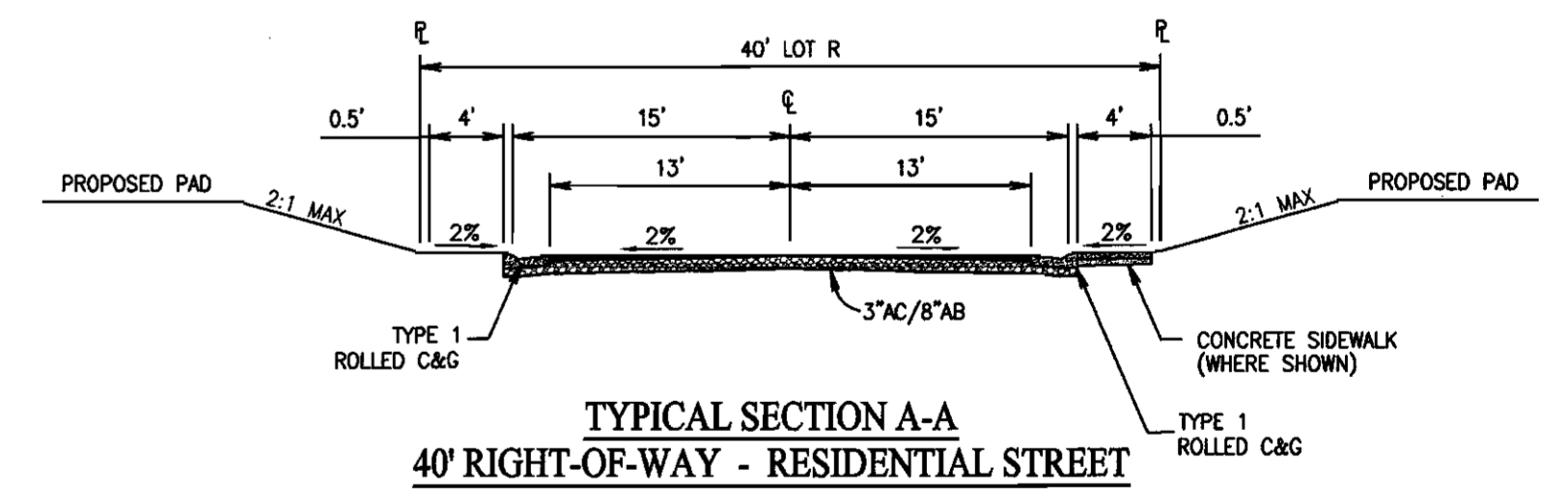
DAVID R. CROSAROL, R.C.E. 34520
5-13-15
DATE

- LEGEND**
- SUBDIVISION BOUNDARY
 - EXISTING RIGHT-OF-WAY
 - EXISTING PROPERTY LINE
 - LOT LINE
 - (P) LOT R
 - (P) FIRE HYDRANT
 - (P) 10' PILE

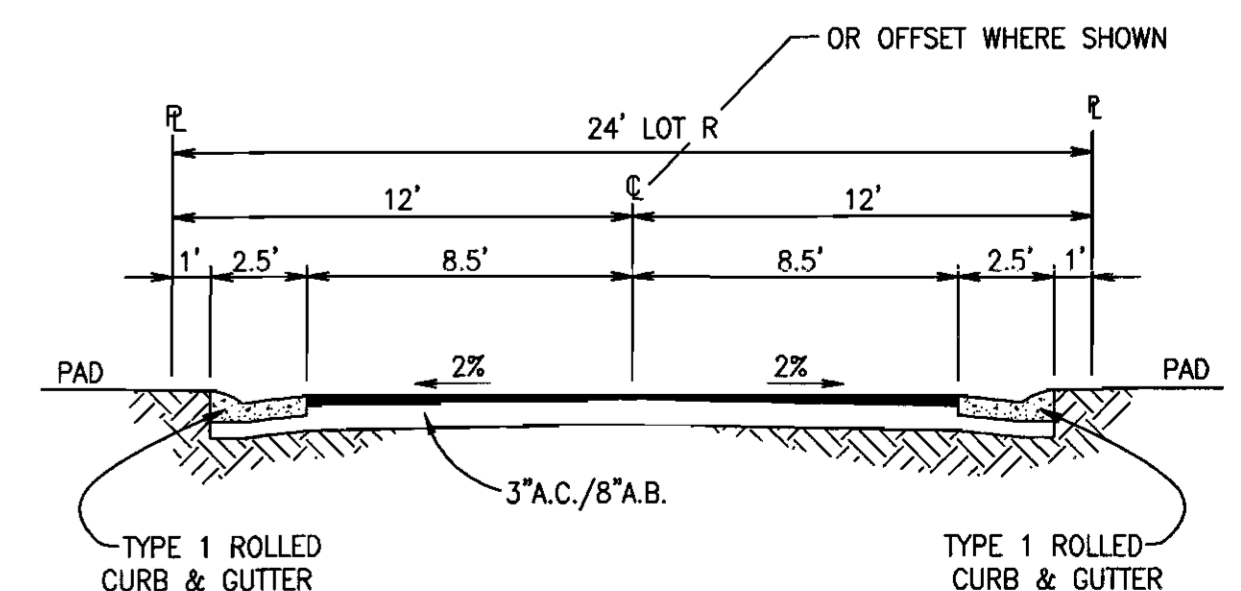


TYPICAL 50' & 60' LOT LAYOUT DETAIL
SCALE: 1"=20'

GARAGE SETBACK - 18'
LIVING AREA/ PORCH - 12.5'
INTERIOR SIDE YARD - 3'
REAR - TYPICAL 10'
* THE REAR YARD SETBACK IS 10' MINIMUM EXCEPT IN INSTANCES OF IRREGULAR SHAPE LOTS WHERE THE SETBACK MAY BE REDUCED TO LESS THAN 10'.



TYPICAL SECTION A-A
40' RIGHT-OF-WAY - RESIDENTIAL STREET
SCALE: 1"=10'



TYPICAL SECTION B-B
24' RIGHT-OF-WAY - RESIDENTIAL STREET
SCALE: 1"=10'

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
PLANNING COMMISSION: DATE: July 9, 2015
BY: [Signature]
APPROVAL/DENIAL DATE: EXECUTIVE SECRETARY