

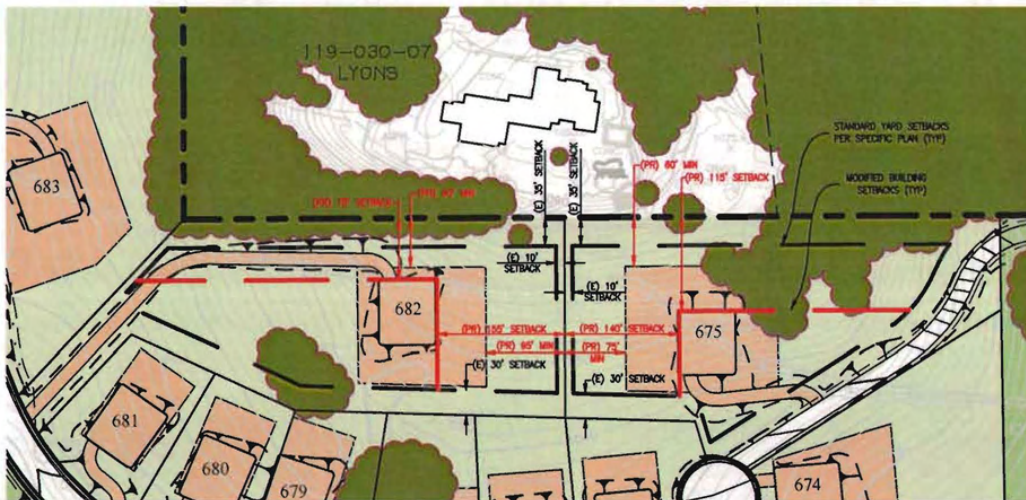
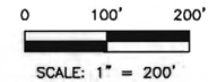
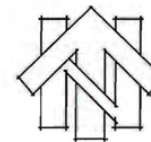
(Distributed at hearing by staff) [on behalf of applicant] PC 6/11/15 #2

EXHIBIT A EAST RIDGE VILLAGE

COUNTY OF EL DORADO

MODIFIED SETBACKS FOR
LOTS 675 & 682
JUNE, 2015

STATE OF CALIFORNIA



PLAN VIEW
SCALE: 1" = 200'

LEGEND

- PRIMARY BUILDING AREA/ENVELOPE (12K SF OR 25% OF LOT AREA, WHICHEVER IS GREATER) SEE NOTE
- TRANSITION OPEN SPACE
- OPEN SPACE
- OAK CANOPY

NOTE:

PRIMARY BUILDING AREA CONTAINS THOSE AREAS WITHIN THE PRIVATE LOTS WHERE THE DRIVEWAY, HOUSE, YARD, OUTBUILDINGS (e.g. TOOL SHEDS, POOLS, AND INTENSIVE LANDSCAPING ARE PERMITTED. INFRASTRUCTURE NEEDED (GRADING, RETAINING WALLS, UTILITY SERVICES, ETC...) TO PROVIDE REASONABLE USE OF THE PRIMARY BUILDING AREA MAY BE CONSTRUCTED OUTSIDE OF THE DEFINED LIMIT.

MODIFIED SETBACK NOTES:

1. "-" INDICATES NO MODIFIED SETBACK PROPOSED. TYPICAL SETBACK SHALL APPLY.
2. (SW) INDICATES MODIFIED SETBACK ON ONE SIDE ONLY W/ CARDINAL DIRECTION TO MODIFIED SETBACK.

MODIFIED BUILDING SETBACKS

LOT NO	SPECIFIC PLAN LAND USE	FRONT YARD / PRIMARY FRONT YARD	SIDE YARD	SECONDARY FRONT YARD	REAR YARD
675	ER-LL	-	140'(W)	-	115'
682	ER-LL	-	155'(E)	-	75'

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