



PLANNING AND BUILDING DEPARTMENT

<https://www.edcgov.us/Government/Planning>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667
BUILDING
(530) 621-5315 / (530) 622-1708 Fax
bldgdept@edcgov.us
PLANNING
(530) 621-5355 / (530) 642-0508 Fax
planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd
South Lake Tahoe, CA 96150
(530) 573-3330
(530) 542-9082 Fax

TO: County of El Dorado Agricultural Commissioner/Commission

FROM: Robert Peters, Planning Manager

DATE: September 11, 2019

RE: **ADM19-0031/Case**
Administrative Relief from Agricultural Setback
Assessor's Parcel Number: 085-450-008

Planning Request and Project Description:

Planning Services is requesting review for administrative relief from the required 200-foot agricultural setback for the above referenced project. The applicant's request is for a manufactured home replacement to be located 130 feet from the northern property line (a 35% reduction). The property to the north is identified as Assessor's Parcel Numbers 085-450-007, is 10.24 acres, is zoned Limited Agricultural-20 acre (LA-20), and has a General Plan Designation of Rural Residential-Agricultural District (RR-A). The applicant's parcel, identified as APN 085-450-008, is 17.57 acres, zoned Planned Agriculture-20 acre (PA-20), has a General Plan Designation of Agricultural Lands – Agricultural District (AL-A) and is located at 3100 Greenbrook Drive (Supervisor District 3).

Please see attached application packet that includes site plans that illustrate this request.



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5355 www.edcgov.us/Planning/

APPLICATION FOR: **ADMINISTRATIVE PERMIT**

FILE # ADM 19-0031

ASSESSOR'S PARCEL NO.(s) 085-450-008-100

PROJECT NAME/REQUEST: (Describe proposed use) Ag. setback relief

APPLICANT/AGENT Lori Burne (Agent)

Mailing Address 5047 Robert J Mathews Pkwy Ste 600, El Dorado Hills, CA 95762

P.O. Box or Street

City

State & Zip

Phone (530) 672-1600

EMAIL: Lori@BurneEngineering.com

PROPERTY OWNER Earl Case

Mailing Address 3100 Greenbrook Dr, Camino CA 95709

P.O. Box or Street

City

State & Zip

Phone (530) 626-4748

EMAIL: EeCase@yahoo.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Lori Burne, SE

Mailing Address 5047 Robert J Mathews Pkwy Ste 600, El Dorado Hills, CA 95762

P.O. Box or Street

City

State & Zip

Phone (530) 672-1600

EMAIL: Lori@BurneEngineering.com

LOCATION: The property is located on the South side of Greenbrook Drive

N / E / W / S

street or road

.8 miles feet/miles North of the intersection with Hassler and Greenbrook Drive

N / E / W / S

major street or road

in the Camino area.

PROPERTY SIZE 17.057

acreage / square footage

X [Signature] Date 7-26-2019

signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 7-29-19 Fee \$ 507 Receipt # R12924 Rec'd by JPM Census _____

Zoning PA-20 GPD AL-A Supervisor Dist 3 Sec _____ TwN _____ Rng _____

ACTION BY: _____ DIRECTOR

_____ ZONING ADMINISTRATOR

Hearing Date _____

Approved _____ Denied _____
Findings and/or conditions attached

Approved _____ Denied _____
Findings and/or conditions attached

APPEAL:

Approved _____ Denied _____

Title

Application Revised 11/2017



DEPARTMENT OF AGRICULTURE WEIGHTS AND MEASURES

Charlene Carveth
Agricultural Commissioner
Sealer of Weights and Measures

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756 FAX
eldcag@edcgov.us

REQUEST FOR ADMINISTRATIVE RELIEF FROM AN AGRICULTURAL SETBACK – APPLICATION

APPLICANT(S) NAME(S): Earl Case

SITE ADDRESS: 3060 Greenbrook Drive, Camino CA 95709

MAILING ADDRESS: 3100 Greenbrook Drive, Camino CA 95709

TELEPHONE NUMBER(S): (DAY) 530-626-4748 (EVE) 530-626-4748

APN#: 085-450-008-100 PARCEL SIZE: 17.0574 Acres ZONING: PA 20

LOCATED WITHIN AN AG DISTRICT? ☒ YES ☐ NO ADJACENT PARCEL ZONING: LA-20

IF THE ADJACENT PARCEL IS ZONED TPZ OR NATURAL RESOURCES, IS YOUR PROPERTY LOCATED WITHIN
A COMMUNITY REGION OR RURAL CENTER? ☐ YES ☐ NO ☒ NOT APPLICABLE

REQUIRED AG SETBACK: 200 foot SETBACK YOU ARE REQUESTING: 130 foot

REQUESTED USE (AGRICULTURALLY-INCOMPATIBLE):

S.F.D.

DO YOU HAVE A BUILDING PERMIT FOR REQUESTED USE? ☒ YES (Permit # 0308338) ☐ NO

PLEASE ANSWER THE FOLLOWING:


- ☐ YES ☒ NO Does a natural barrier exist that reduces the need for a setback?
(☐ Topography ☐ Other _____)
- ☒ YES ☐ NO Is there any other suitable building site that exists on the parcel except within the
required setback?
- ☐ YES ☒ NO Is your proposed agriculturally-incompatible use located on the property to minimize any
potential negative impact on the adjacent agricultural land?
- List any site characteristics of your parcel and the adjacent agricultural land that the Agricultural Commission
should consider (including, but not limited to, topography, vegetation, and location of agricultural
improvements, etc.).

see attached

2019 JUL 29 PM 4:42
RECEIVED
PLANNING DEPARTMENT

IN THE DIAGRAM BELOW, SHOW THE FOLLOWING:

- A. Zoning of your parcel
- B. Zoning of adjacent parcels
- C. Placement of agriculturally-incompatible use
- D. Indicate requested setback distance
- E. Indicate any unique site characteristics of property

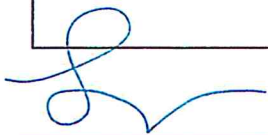


Please see attached.

APPLICANT'S PARCEL

ANY ADDITIONAL COMMENTS?

see attached



APPLICANT'S SIGNATURE

07.29.19

DATE

OFFICE USE ONLY: <input type="checkbox"/> Fee Paid	Date: _____	Receipt #: _____	Initials: _____
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Request for Administrative Relief from Agricultural Setback

Earl Case
3060 Greenbrook Drive
Camino, CA 95709

APN: 085-450-008-100

along the Northern property line

2019 JUL 29 PM 4:43
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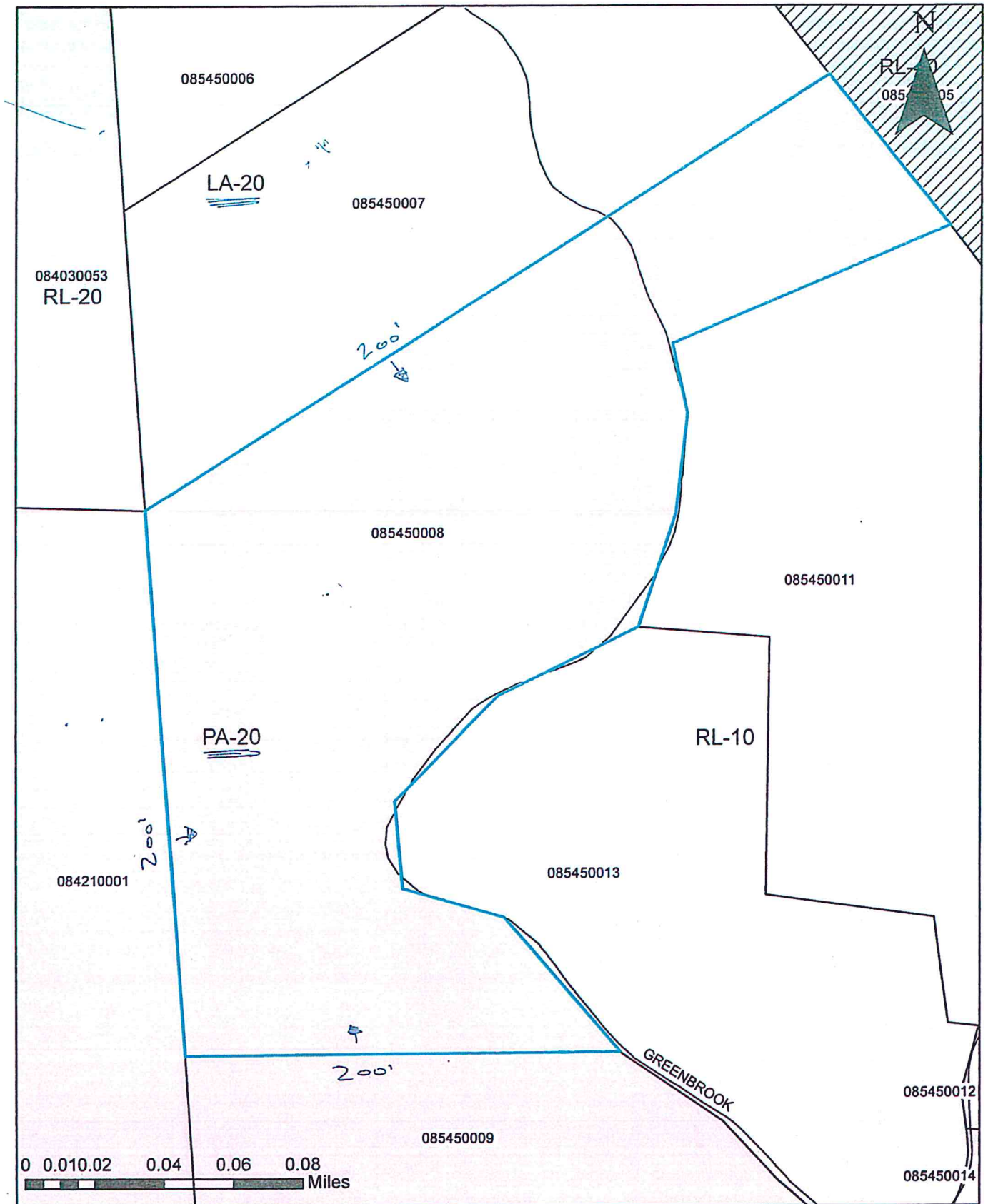
We are requesting a reduction from the 200ft Agricultural Setback to 130ft for a manufactured home replacement. There was a legal, smaller manufactured home in this same location, connected to the same water, power and septic system. The owner placed a new, larger manufactured home in its current location and is trying to obtain a permit for this structure, currently on a permanent foundation. We have obtained a demo permit for the previous manufactured home, which has already been removed. A few of the reasons we make this request are as follows:

- This property has had a single-family residence continuously in this location since 1971, so we believe this provides a historical basis and will not create new disturbance to any existing agricultural activities in this area.
- The parcel is long and skinny, with length to width ratios of approximately 3:1 or greater, making a 200ft setback difficult to achieve along the entire north boundary of the parcel.
- There is an existing pond approximately 130 ft south of the existing manufactured home.
- This parcel is bordered by 7 other parcels due to its unusual shape. We believe the existing location for the single-family residence provides good space for all adjacent parcels to engage in agricultural activities.
- Remaining areas for placement appear to be in continuous Oak Canopy areas which may cause the need for removal and/or mitigation of Oak Tree Canopy.
- The existing driveway and all existing utilities (water, power, and septic) that were installed with the previous building permit may not be usable with the relocation of this structure. The foundation for the existing manufactured home is poured-in-place concrete and is not able to be relocated.

We appreciate your consideration of this request. Please contact Lori Burne (530) 672-1600 or Lori@BurneEngineering.com if you have any questions or require further information.

Lori Burne (Authorized Agent for Earl Case, owner)

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Project Area/APN



RESOLUTION NO. 079-2007
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

**RESOLUTION ADOPTING THE CRITERIA AND PROCEDURES
FOR ADMINISTRATIVE RELIEF FROM AGRICULTURAL SETBACKS**

WHEREAS, agriculture is important to the vitality of El Dorado County as recognized in the 1996 and 2004 General Plan; and

WHEREAS, expansion of agricultural lands and operations are important to the economic health of the County; and

WHEREAS, the 2004 General Plan EIR recognized that locating incompatible uses near agricultural operations could result in premature agricultural land conversion while making it harder to maintain agricultural viability on surrounding properties; and

WHEREAS, the General Plan EIR found that certain agricultural uses and surrounding uses could be incompatible with each other, resulting in conversion of agricultural lands; and

WHEREAS, the General Plan EIR recommended special agricultural setbacks to which the Board of Supervisors agreed that these setbacks were needed; and

WHEREAS, the Board of Supervisors adopted, in 1996 and again in 2004, Policy 8.1.3.2 which provided that a minimum 200-foot setback would be placed on adjacent land for incompatible uses but also provided for administrative relief from these setbacks; the most important asset to agricultural operations is the use of the land for agricultural production; and

WHEREAS, owners of land adjacent to agricultural land have testified that the current standards for administrative relief do not address all situations where setbacks cause undue hardship or all situations where setbacks may be modified without significant impact to the adjacent agricultural operations; and

WHEREAS, individual property rights are deemed to be co-equal regardless of the uses of adjacent lands; "and

WHEREAS, the Board of Supervisors directed staff to work to revise the administrative relief policies to address these concerns; and

WHEREAS, a committee comprised of agriculturalists, business owners, property owners, and the Agricultural Commissioner held several meetings to formulate appropriate criteria and procedures which were forwarded to the El Dorado County Agricultural Commission; and

Page 2
Resolution No.

WHEREAS, the El Dorado County Agricultural Commission held two public hearings on December 13, 2006, and January 10, 2007, to discuss the proposed criteria and procedures for Administrative Relief; and

WHEREAS, on January 10, 2007, the El Dorado County Agricultural Commission unanimously recommended that the El Dorado County Board of Supervisors amend the current criteria and procedures; and

WHEREAS, the Board of Supervisors has reviewed and held a public hearing to consider the proposed criteria and procedures including revisions also considered at that time; and

WHEREAS, Resolution No. 176-97 adopted by the Board of Supervisors on July 22, 1997, included administrative relief procedures and criteria provisions, but those adopted provisions did not provide the necessary relief in all circumstances when the setback caused unnecessary hardship to the adjacent property owner; and

WHEREAS, the Board of Supervisors desires to protect agriculture, encourage more land converting to agriculture, when appropriate, and wishes to grant certainty of neighbor's lands adjacent to proposed agricultural rezones.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of El Dorado County adopts the Revised Criteria and Procedures for Administrative Relief from Agricultural Setbacks as contained in Exhibit A of this Resolution.

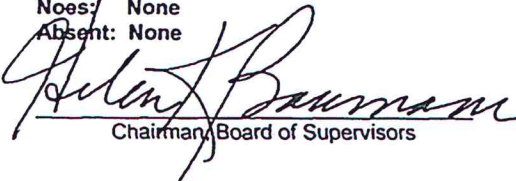
PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 17 day of APRIL, 2007, by the following vote of said Board:

Attest:
Cindy Keck
Clerk of the Board of Supervisors

By: 
Deputy Clerk

Ayes: Dupray, Baumann, Sweeney, Briggs, Santiago

Noes: None
Absent: None


Chairman, Board of Supervisors

I CERTIFY THAT:
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE: _____

Attest: CINDY KECK, Clerk of the Board of Supervisors of the County of El Dorado, State of California.

By: _____

EXHIBIT A

CRITERIA AND PROCEDURES FOR ADMINISTRATIVE RELIEF FROM AGRICULTURAL SETBACKS

A. Procedure

1. Upon a determination by the Development Services Department that the agricultural setbacks required pursuant to General Plan Policies 8.1.3.1, 8.1.3.2, 8.1.3.3 and 8.4.1.2 or Section 17.06.150 of the zoning ordinance apply to a parcel, the property owner or his/her agent (applicant) may petition for administrative relief.
2. In order to petition for administrative relief, the applicant shall provide to the Development Services Department sufficient information to show that the required setback would render the parcel unbuildable, or otherwise severely restrict the use and enjoyment of the property if the agricultural setback is applied.
3. Under certain circumstances identified in Section B, Criteria, the Development Services Director or his/her designee may approve a reduction in the setback up to seventy-five percent (75%).
4. If the reduction in setback requested is greater than seventy-five percent (75%), or the subject property is located adjacent to agricultural or TPZ zoned land or the applicant is dissatisfied with the decision of the Development Services Director under 3. above, the Agricultural Commission shall review the request. The applicant shall submit to the Development Services Department the requested reduction in setback, together with the information supporting the request. The Development Services Department shall then route the information to the Agricultural Commission for review on the next available Commission agenda.

If the requested reduction cannot meet the administrative criteria in either 3 or 4 above, an application may be made to the Board of Supervisors for administrative relief, such relief may be granted by the Board of Supervisors upon a determination by the Board taking all relevant facts into consideration that the public interest is served by the granting of the relief. Such applications shall be made to the Development Services Department and a recommendation made to the Board of Supervisors.

B. Criteria

1. Development Services Director Approval. The Development Services Director, shall approve a reduction in the required setback for a proposed non-compatible use/structure of up to fifty percent (50%) when all of the following exists:
 - a) No suitable building site exists on the subject parcel except within the required setback;

- b) The adjacent agricultural land does not contain choice soils or choice timber production soils as defined in the General Plan;
 - c) The adjacent land is not located within an agricultural district as designated in the General Plan or within a Natural Resource designated area if timberland;
 - d) The portion of the adjacent agricultural land adjacent to the subject property does not contain an existing agricultural or timber operation;
 - e) The adjacent agricultural land is not zoned AE - Exclusive Agricultural, AP - Agricultural Preserve, or TPZ - Timberland Production Zone;
 - f) The Agricultural Commissioner concurs with the proposed setback reduction.
2. If the subject parcel cannot meet criteria (a)-(f) above, the Development Services Director may approve a reduction in the required agricultural setback of up to seventy-five percent (75%), subject to the concurrence of the Agricultural Commissioner, provided that the proposed non-compatible use/structure is located in a manner that would reasonably minimize the potential negative impact(s) on the adjacent agricultural or TPZ zoned land and the subject parcel can meet at least one of the criteria below:
- a) The subject parcel is 5 acres or less;
 - b) The subject parcel has a width to length ratio of greater than 1 to 3 and the longer of the boundary measurements abut the adjacent agricultural or TPZ zoned land;
 - c) The subject parcel is located in a Community Region or Rural Center as designated in the General Plan;
 - d) The non-compatible use/structure involves the addition, re-model or re-building of a current structure or demolished structure that was lawfully placed. Under this criterion, a reduction in the agricultural setback may only be granted when the non-compatible use/structure does not encroach closer to the agricultural property. If the proposed non-compatible use/structure would further encroach into the agricultural setback, Agricultural Commission review shall be required pursuant to 3. below;
 - e) The agricultural setback on the subject parcel results from the approval of a new Williamson Act or Farmland Security Zone contract when the parcel or parcels included in the contract application are rezoned from residential to agricultural zoning. Fees for reductions in agricultural setbacks under this criterion are waived for each parcel adjacent to the new contract parcel(s);

- f) The proposed location of the non-compatible use/structure would be directly adjacent to a parcel or parcels that are not zoned for agricultural or TPZ use.
3. Agricultural Commission Approval. If the subject parcel does not meet the criteria for a reduction in the agricultural setback pursuant to B.1. and B.2 above, the applicant may request review by the Agricultural Commission. The Agricultural Commission may approve a reduction of up to one hundred percent (100%) of the special agricultural setback (not less than 30 feet from the agriculturally zoned parcel) when it can be demonstrated that a natural or man-made barrier or buffer already exists such as, but not limited to, topography, roads, wetlands, streams, utility or other easements, swales, etc., that would reduce the need for such a setback, or the Commission finds that three of four of the following exists:
- a) No suitable building site exists on the subject parcel except within the required setback due, but not limited to, compliance with other requirements of the General Plan or other County development regulations;
 - b) The proposed noncompatible use/structure is located on the property to reasonably minimize the potential negative impact on the adjacent agricultural or TPZ zoned land;
 - c) Based on the site characteristics of the subject parcel and the adjacent agricultural or TPZ zoned land including, but not limited to, topography and location of agricultural improvements, etc, the Commission determines that the location of the proposed non-compatible use/structure would reasonably minimize potential negative impacts on agricultural or timber production use.
 - d) There is currently no agricultural activity on the agriculturally zoned parcel(s) adjacent to the subject parcel and the Commission determines that the conversion to a low or high intensive farming operation is not likely to take place due to the soil and/or topographic characteristics of the adjacent agriculturally zoned parcel(s) or because the General Plan Land Use Designation of the surrounding or adjacent parcels is not agricultural (e.g. Light/Medium/High Density Residential);
4. Board of Supervisors Administrative Relief: The Board of Supervisors may approve a reduction of up to one hundred percent (100%) of the special agricultural setback (not less than 30 feet from the agriculturally zoned parcel) on adjacent parcels concurrently with the approval of any parcel rezone to any agricultural designation. Whenever a rezone to an agricultural designation is recommended by the Planning Commission, the recommendation shall also include an analysis and recommendation for the setback for each surrounding parcel that would be affected by the new setback.
5. In all cases, if a reduction in the agricultural setback is granted for a non-compatible use/structure, prior to the issuance of a building permit, a Notice of Restriction must be recorded identifying that the non-compatible use/structure is constructed within an agricultural setback and that the owner of the parcel granted the reduction in the agricultural setback acknowledges and accepts responsibility for the risks associated with building a non-compatible use/structure within the setback.

6. "Non-compatible use/structure" means those uses of the land which are apt to conflict with agricultural uses/operations due to sprays, dust, noise, odors, equipment or products escaping the agricultural property in a manner which threatens the health, safety, welfare or repose of adjacent occupants or land uses. It also means those uses which are apt to cause conflict and threaten the loss of viability of agricultural use due to trespass, vandalism, theft, complaint and dog related problems. It includes, but is not limited to:
- a. Residential structures;
 - b. Nursing homes;
 - c. Public or private schools;
 - e. Daycare centers;
 - f. Playgrounds;
 - g. Swimming pools;
 - g. Spas;
 - h. Ponds; and
 - i. Churches
7. Fee for Administrative Relief Review. The applicant shall pay the following fee prior to consideration for administrative relief:

Development Services Director... \$50
Agricultural Commission\$350

CASE RESIDANCE

INDEX

Sheet C-1 - Cover Sheet

Sheet C-2 - Notes/Details

Sheet C-3 - Plot/Grading Plan

Sheet C-4 - Site Plan/Driveway Profile

Sheet C-5 - Erosion Notes/Details

PROJECT INFORMATION		SHEET: C-1	
3060 GREENBROOK DRIVE CAMINO, CA 95709		DATE: 6/25/2019	
APN: 085-450-08		17.57 ACRES	

TOPOGRAPHIC DESIGN SITE / LOT PLANS • GRADING PLANS 4649 MONTE VISTA DR. #1504 PHOENIX, AZ 85018 PHONE: (602) 448-4164 EMAIL: dave@topographicdesign.com	ORB	SCALE:	1" =
	COVER		

[illegible]

OWNER INFORMATION
EARL CASE
6090 GREENBROOK DRIVE
CAMINO, CA 95709

VICINITY MAP
NTS

JOB SITE

UNION RIDGE ROAD

CARSON ROAD

ABBREVIATIONS

BOUNDARY	
APN	ASSESSORS PARCEL NUMBER
RM	REMARKS
C/L	CENTERLINE
P/L	PROPERTY LINE
P/B	POINT OF BEGINNING
P/E	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
S/L	SETBACK LINE

COMMON MISC. ABBREVIATIONS

BC	BEGIN CURVE
(E)	EXISTING
EC	END CURVE
EL	ELEVATION
(F)	FUTURE
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
OC	ON CENTER
(P)	PROPOSED
R	RADIUS
STA	STATION
TC	TOP OF CURB
SW	BOTTOM WALL
TW	TOP WALL

PIPE TYPES

CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE

TOPOGRAPHICAL NOTES

LEGEND

- ◆ ANCHOR POLE
- ◆ DOLLAR
- ◆ DRAINAGE DRAIN PREVENTER
- ◆ 20' DRAIN INLET
- ◆ 20' DRAIN INLET
- ◆ FIBRE WIRE
- ◆ GAS METER
- ◆ GAS VALVE
- ◆ GUT ANCHOR
- ◆ GUAY PILE
- ◆ LANDSCAPE LIGHT
- ◆ LIGHT POLE
- ◆ MAILBOX
- ◆ MISC. MANHOLE
- ◆ MISC. VALVE
- ◆ MONITOR WELL
- ◆ PATHTONE
- ◆ PESTICIDIAL PUSH BUTTON
- ◆ POST INDICATION
- ◆ PUDER POLE
- ◆ REFLECTOR PADDOLE
- ◆ SECURITY LIGHT
- ◆ SIGN
- ◆ SIGN INDICATION VALVE (ROUND/SQUARE)
- ◆ SINKER CEMENT
- ◆ TELEPHONE POLE
- ◆ TRAFFIC SIGNAL
- ◆ UNDERGROUND UTILITY MARKER
- ◆ WATER METER
- ◆ WATER VALVE
- ◆ PALE
- ◆ METAL PENCE (1000, TUNE, ETC.)
- ◆ WOOD PENCE
- ◆ WOOD PENCE (VINTAL, P.V.C. ETC.)
- ◆ WINE PENCE

CONTINUATION OF LEGEND

ALL PROPOSED CUT OR FILL SLOPES WILL HAVE NO MORE THAN A MAX SLOPE OF 2:1

[illegible]

PROJECT LAYOUT
SCALE: 1" = 20'

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD DATA AND/OR EXISTING DRAWINGS. NO GUARANTEE IS MADE THAT THE UNDERGROUND UTILITIES HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. FURTHER MORE, NO GUARANTEE IS GIVEN THAT THE UNDERGROUND UTILITIES SHOWN ARE AT THE EXACT LOCATION INDICATED, ALTHOUGH EVERY EFFORT HAS BEEN MADE TO DEPICT THEM AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE UNDERGROUND UTILITIES SHOWN HAVE NOT BEEN PHYSICALLY LOCATED.

SURVEY STATEMENT

NOTE: THIS PLAN IS NOT AN OFFICIAL BOUNDARY SURVEY OF THE LAND DEDICATED HEREON AND SHOULD NOT BE RELIED ON FOR ANY PURPOSE OTHER THAN OBTAINING A BUILDING PERMIT AND/OR PROVIDING ORIENTATION AND GENERAL LOCATION OF EXISTING AND/OR PROPOSED STRUCTURES, OBJECTS AND FEATURES. ALL BOUNDARY MATTERS, PROPERTY LINES AND EASEMENTS, IF ANY, ARE TO BE CONSTRUCTED PURSUANT TO A PLAT-COMMATION USING EXISTING COUNTY-RECORDED AND/OR SURVEYED GROUND. THE CONTOUR LINES ARE A COMPUTERIZED INTERPRETATION OF THE ACTUAL GROUND CONTOUR, AS SUCH, THE CONTOURS REPRESENTED HEREON MAY DIFFER FROM THE ACTUAL GROUND CONTOUR. THE ACTUAL LOCATION OF TILES SHOULD BE FIELD CHECKED PRIOR TO CONSTRUCTION. TREE DROP LINES ARE AN APPROXIMATE NOTATION AND ARE NOT BASED ON SOUNDED ELEVATION UNLESS OTHERWISE NOTED, AND ARE MARKED TO ANY ESTABLISHED BENCHMARK.



