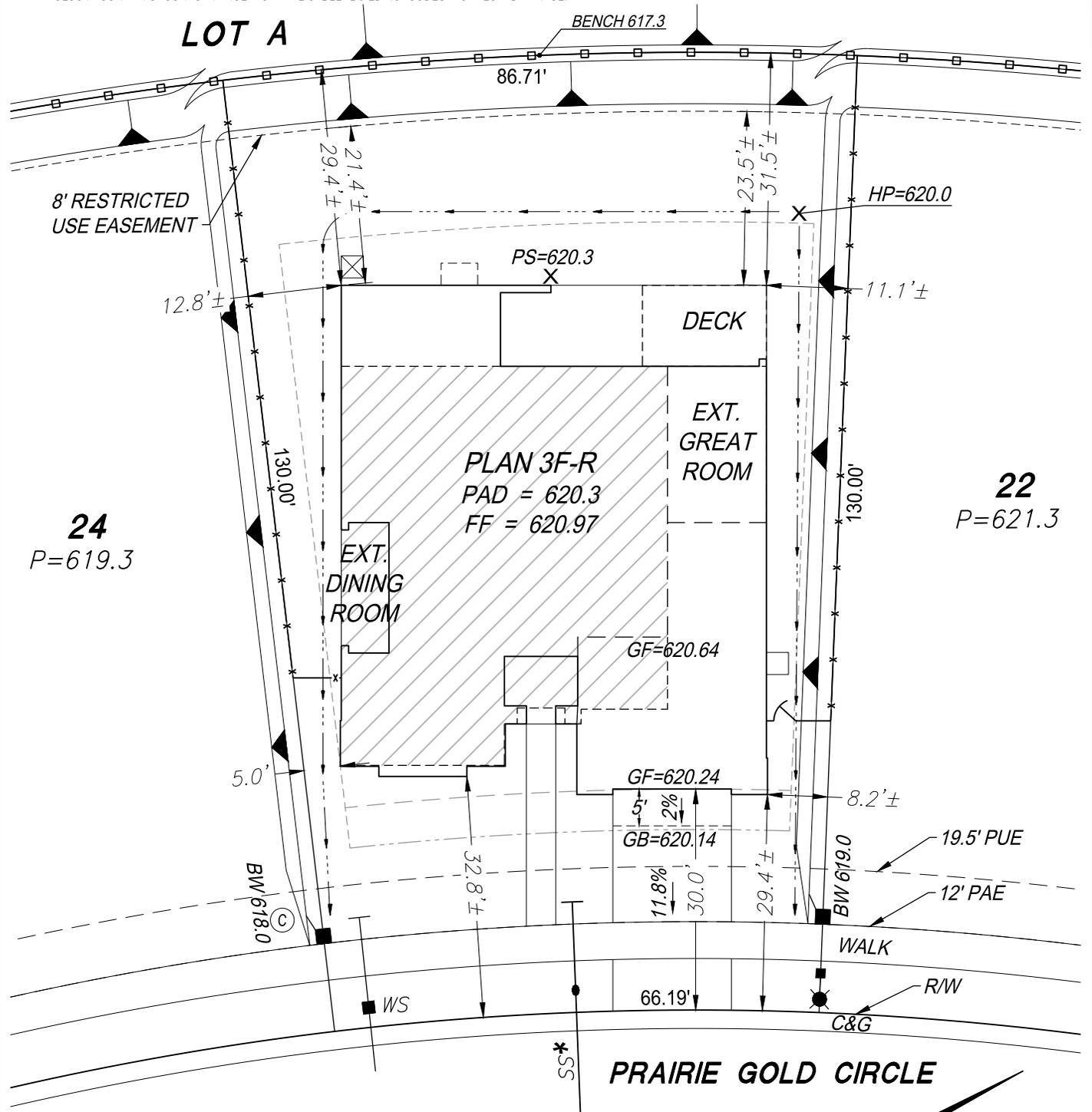


THIS PLOT PLAN HAS BEEN PREPARED AS A GENERAL LAYOUT OF THE PROPERTY AND FOR THE PURPOSE OF SHOWING THE PROPOSED LOCATION OF THE BUILDING FOUNDATION AS IT RELATES TO THE PROPERTY LINES AND THE PROPOSED LOT DRAINAGE PATTERNS AS THEY CONFORM TO LOCAL ORDINANCES. ALL INFORMATION SHOWN INCLUDING BUT NOT LIMITED TO DRIVEWAY GRADES, SLOPES, WALLS, FENCES, SERVICE LOCATIONS, STREET LIGHTS, UTILITY BOXES, AND TREES ARE APPROXIMATE AND SUBJECT TO CHANGE. THIS PLOT PLAN DOES NOT REFLECT AS-BUILT CONDITIONS, WHICH MAY VARY FROM THIS PLAN. RETAINING WALLS MAY BE ADDED, DELETED OR CHANGED AS FIELD CONDITIONS WARRANT. THIS NOTE SHALL TAKE PREVALENCE OVER ALL OTHER NOTES AND DRAWINGS ON PLOT PLAN: ALL WORK COMPLETED BY THE BUILDER SHALL CONFORM TO THE CURRENT EDITION OF CITY OF FOLSOM IMPROVEMENT STANDARDS, CONSTRUCTION SPECIFICATIONS AND STANDARD DRAWINGS AND WORK SHALL BE BASED UPON THE FINAL MAP LOT LINES AS APPROVED AND RECORDED WITH THE CITY OF FOLSOM. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND LOT DRAINAGE SHALL BE A MINIMUM SLOPE OF 1% TO STREET RIGHT-OF-WAY UNLESS OTHERWISE NOTED. SLOPES AWAY FROM FOUNDATION ARE TO BE A MINIMUM OF 5% ALONG SIDE YARDS. APPROVAL OF THIS PLOT PLAN BY CITY OF FOLSOM CONFIRMS CONFORMANCE TO APPLICABLE BUILDING CODES FOR LOT DRAINAGE.



BUILDING SETBACK LINES	---	LIVING AREA:	4,164±SF
SECOND FLOOR	▨	GARAGE AREA:	762±SF
RETAINING WALL	▧	EXT. GREAT ROOM:	280±SF
ELECTRIC SERVICE	⬛	EXT. DINING ROOM:	115±SF
WATER SERVICE	WS	DECK AREA:	186±SF
SEWER SERVICE	SS	PORCH AREA:	92±SF
AC UNIT (PROPOSED)	⊠	CA ROOM AREA:	399±SF
SLOPE	▽	LOT AREA:	9,938±SF
WOOD FENCE	-x-x-	COVERAGE AREA:	3,822±SF
VIEW FENCE	-□-	LOT COVERAGE:	38.5±%
DRAINAGE FLOW	→	BRW BOTTOM OF RETAINING WALL	
STREET LIGHT	⬛	CA CALIFORNIA	
TELEPHONE BOX	Ⓣ	TRW TOP OF RETAINING WALL	
CABLE BOX	Ⓢ	TYP TYPICAL	
TRANSFORMER	▽	HP HIGH POINT	
BUBBLE UP DRAIN	⊙	SF SQUARE FEET	
YARD DRAIN	▨	GB GRADE BREAK	
		R/W RIGHT OF WAY	
		GF GARAGE FLOOR	
		BW BACK OF WALK	
		FF FINISHED FLOOR	
		C&G CURB AND GUTTER	
		PS PROTECTIVE SLOPE	
		TBC TOP BACK OF CURB	
		PAE PEDESTRIAN ACCESS EASEMENT	
		PUE PUBLIC UTILITY EASEMENT	

**DEVELOPER NOTE:**  
THIS PLOT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND DEPICTS THE LOCATION OF THE LOT BOUNDARIES AND DIMENSIONS AND THE APPROXIMATE LOCATION OF PROPOSED IMPROVEMENTS BEING BUILT ON THE LOT. THE DEPICTIONS ARE NOT BASED UPON FINAL AS-BUILT IMPROVEMENTS. MINIMUM SETBACKS ARE SHOWN BASED UPON REQUIREMENTS OF LOCAL ORDINANCES. THE PLOT PLAN ALSO DEPICTS EASEMENTS, DEDICATIONS, SETBACKS, SLOPES, RETAINING WALLS, IF ANY, UTILITIES, DRAINAGE DEVICES, SEWER LINES AND OTHER IMPROVEMENTS THAT MAY AFFECT THE USE AND ENJOYMENT OF YOUR LOT.

PLOT PLAN - GOLD HILLS  
RUSSELL RANCH - VILLAGE 2 - LOT 23  
THE NEW HOME COMPANY  
FOLSOM, CALIFORNIA

**MACKAY & SOMPS**  
ENGINEERS PLANNERS SURVEYORS  
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

MB	1"=20'	04/15/2021	27107.V02
DRAWN BY	SCALE	DATE	JOB NO.

A.P.N.: 072-3580-023  
ADDRESS: 14901 PRAIRIE GOLD CIRCLE