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 precedence 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 3% along side yards. Approval of this plot plan by City of Folsom confirms conformance to applicable building codes for lot drainage.

RUSSELL RANCH LARGE LOT
398 B.M. 1

Pool House
14' x 20'
Min setback = 5'

28
P=527.8

30
P=528.4

Wildland Court

Building
Setback Lines
Masonry Wall
Retaining Wall
Electric Service
Water Service
Sewer Service
AC Unit (Proposed)
Slope
Open Tubular Steel Fence
Wood Fence
Possible Retaining
Drainage Flow

Living Area: 2,953±SF
Garage Area: 585±SF
Porch Area: 42±SF
California Room: 117±SF
Lot Area: 6,251±SF
Coverage Area: 2,147±SF
Lot Coverage: 34.3±%

Developer's 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.