

BUILDING AND LOT REQUIREMENTS

Canyon View Subdivision

APN _____ ADDRESS _____

LOT SIZE 14,974 sq.ft. LOT NUMBER 22

BUILDING SETBACKS

Front(s) 20' from property line (south/west)

Side(s) 10'/10'/20' from property line (north property line/single story/double story on east)

POOL AND SPA AND EQUIPMENT SETBACKS

As defined under Building Setbacks above.

MAXIMUM LOT COVERAGE: 40% for a single story building
35% for a double story building

BUILDING HEIGHT: Maximum 30 feet

MAXIMUM BUILDING SPACE RATIO:		<u>5.990</u> sq.ft. Single Story
		<u>5.241</u> sq.ft. Double Story
Ground floor	_____ sq.ft.	
Garage	_____ sq.ft.	
Covered porches	_____ sq.ft.	
Other	_____ sq.ft.	
Total	_____ sq.ft.	Date _____

ADDITIONAL COMMENTS:

1. Driveway locations and gradients established with subdivision improvements may not be modified without express consent of DPW.
2. No concrete slab foundations, except for garages and basements, shall be permitted. Alternative foundations (no slabs) will be required on lots with slopes of 10% or greater. Alternative footings shall consist of continuous spread footings; stem walls; pier and grade beams.
3. Tree Mitigation Fees have been paid – apply Tree Ordinance to tree removal on each lot.
4. Hours of construction:

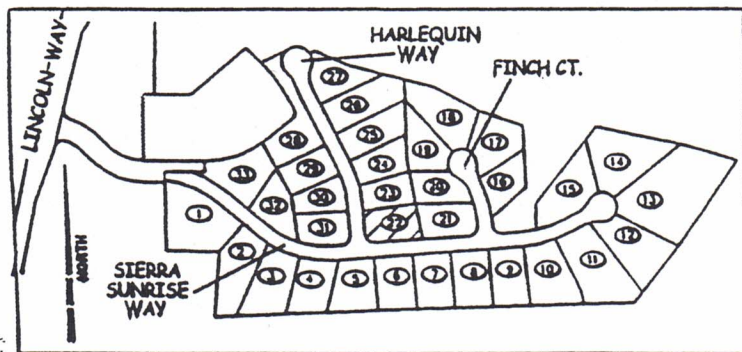
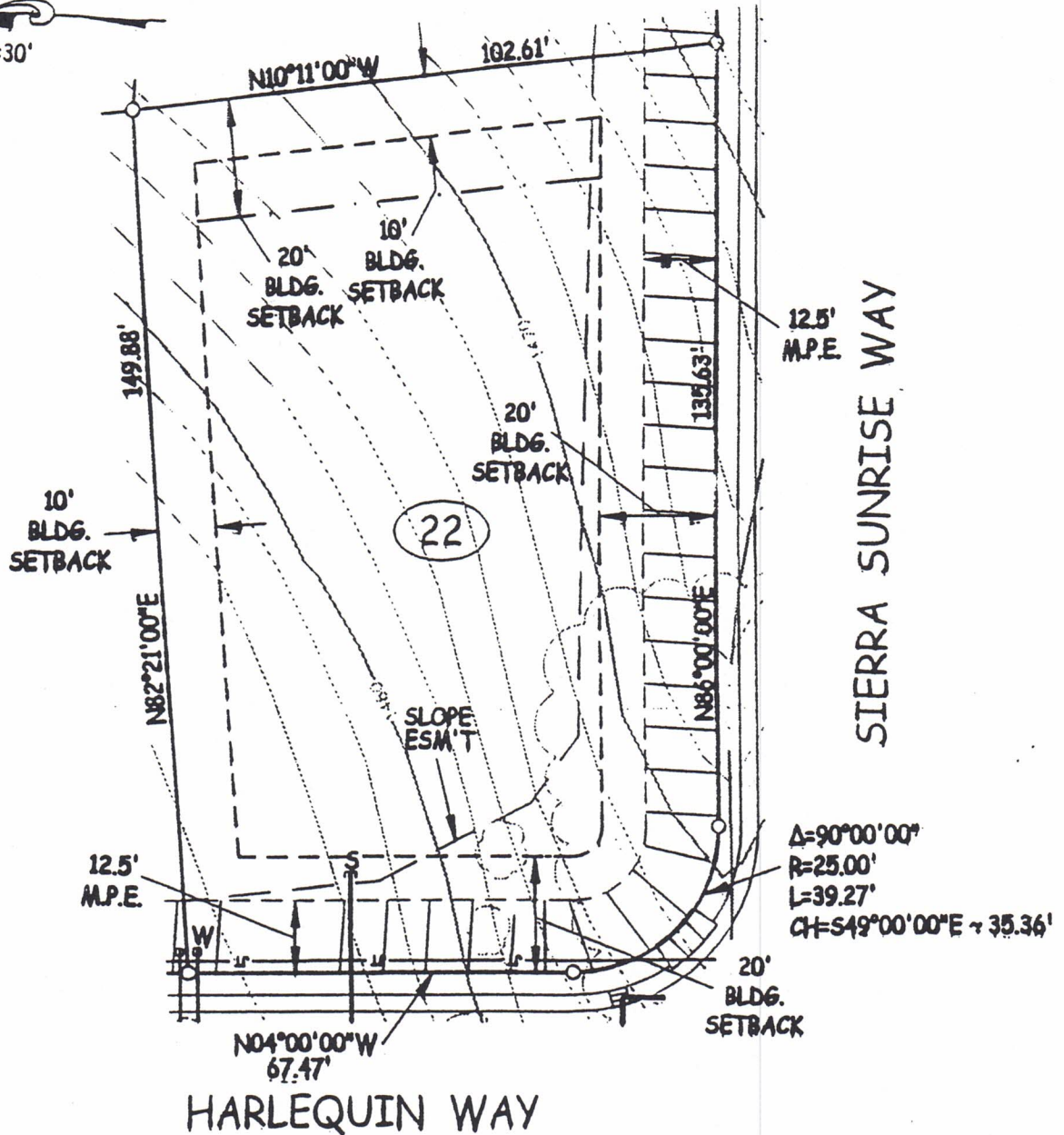
Monday through Friday	6 am to 8 pm
Saturday	8 am to 6 pm
5. Pursuant to Planning Commission policy, any modifications to the lot boundaries or other aspects of the recorded Final Map and/or any modification to the conditions of approval for the Tentative Map, Vesting Tentative Map and/or Conditional Use Permit for the Planned Unit Development, shall be processed as a re-subdivision and/or Conditional Use Permit modification by the Planning Commission. Variances, Minor Boundary Resolutions, Minor Subdivisions, or other administrative procedures shall not be used in such instances unless specifically authorized by the Planning Commission.

Verification of Architectural Review Committee Stamp:

Primary structure _____
Pool/spa _____
Accessory building(s) _____
Other _____

CANYON VIEW SUBDIVISION LOT 22

SCALE: 1"=30'



KEY MAP

LEGEND

- MULTIPLE PURPOSE EASEMENT
- - - BLDG. SETBACK LINE
- - - SLOPE EASEMENT
- - - JOINT TRENCH
- - - W WATER SERVICE
- - - S SEWER SERVICE
- DROP INLET
- ⊕ FIRE HYDRANT ASSEMBLY
- /// NO ACCESS

NOTE:

THE EAST SIDE SETBACK LINE FOR A SINGLE STORY DWELLING IS 10'. A DOUBLE STORY DWELLING SETBACK LINE IS 20'.

Spannagel and Assoc., Inc. 3845 Atherton Rd. #7 Rocklin, CA 95765 (916) 624-1618

BUILDING AND LOT REQUIREMENTS

Canyon View Subdivision

APN _____ ADDRESS _____

LOT SIZE 12,136 sq.ft. LOT NUMBER 23

BUILDING SETBACKS

Front(s) 20' from property line
Side(s) 10' from property line
Rear 10'/20' from property line (single story bldg./double story bldg.)

POOL AND SPA AND EQUIPMENT SETBACKS

As defined under Building Setbacks above.

MAXIMUM LOT COVERAGE: 40% for a single story building
35% for a double story building

BUILDING HEIGHT: Maximum 30 feet

MAXIMUM BUILDING SPACE RATIO:	<u>4,854</u> sq.ft. Single Story
	<u>4,248</u> sq.ft. Double Story
Ground floor _____ sq.ft.	
Garage _____ sq.ft.	
Covered porches _____ sq.ft.	
Other _____ sq.ft.	
Total _____ sq.ft.	Date _____

ADDITIONAL COMMENTS:

1. Driveway locations and gradients established with subdivision improvements may not be modified without express consent of DPW.
2. No concrete slab foundations, except for garages and basements, shall be permitted. Alternative foundations (no slabs) will be required on lots with slopes of 10% or greater. Alternative footings shall consist of continuous spread footings; stem walls; pier and grade beams.
3. Tree Mitigation Fees have been paid – apply Tree Ordinance to tree removal on each lot.
4. Hours of construction:

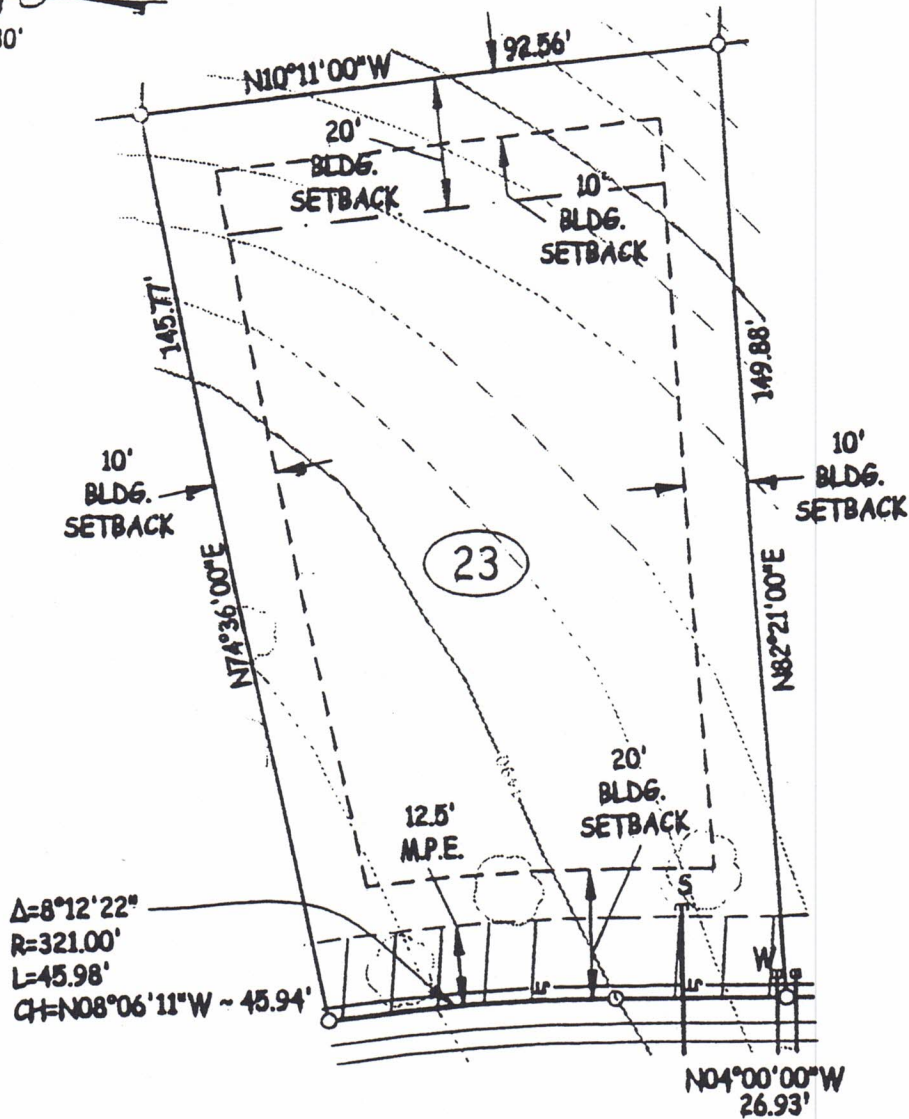
Monday through Friday	6 am to 8 pm
Saturday	8 am to 6 pm
5. Pursuant to Planning Commission policy, any modifications to the lot boundaries or other aspects of the recorded Final Map and/or any modification to the conditions of approval for the Tentative Map, Vesting Tentative Map and/or Conditional Use Permit for the Planned Unit Development, shall be processed as a re-subdivision and/or Conditional Use Permit modification by the Planning Commission. Variances, Minor Boundary Resolutions, Minor Subdivisions, or other administrative procedures shall not be used in such instances unless specifically authorized by the Planning Commission.

Verification of Architectural Review Committee Stamp:

Primary structure _____
Pool/spa _____
Accessory building(s) _____
Other _____

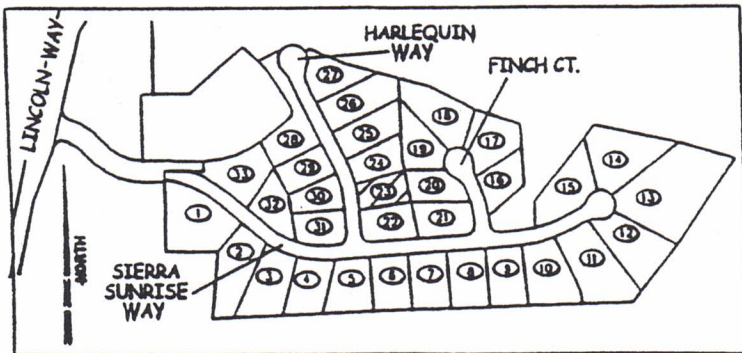
CANYON VIEW SUBDIVISION LOT 23

SCALE: 1"=30'



HARLEQUIN WAY

NOTE:
THE REAR SETBACK LINE FOR A SINGLE STORY DWELLING IS 10'. A DOUBLE STORY DWELLING SETBACK LINE IS 20'.



KEY MAP

LEGEND

---	MULTIPLE PURPOSE EASEMENT
---	BLDG. SETBACK LINE
---	SLOPE EASEMENT
-JT- JT-	JOINT TRENCH
W	WATER SERVICE
S	SEWER SERVICE
■	DROP INLET
⦿	FIRE HYDRANT ASSEMBLY
///	NO ACCESS

BUILDING AND LOT REQUIREMENTS
Canyon View Subdivision

APN _____ ADDRESS _____

LOT SIZE 13,304 sq.ft. LOT NUMBER 24

BUILDING SETBACKS

Front(s) 20' from property line
Side(s) 10' from property line
Rear 10'/20' from property line (single story bldg./double story bldg.)

POOL AND SPA AND EQUIPMENT SETBACKS

As defined under Building Setbacks above.

MAXIMUM LOT COVERAGE: 40% for a single story building
35% for a double story building

BUILDING HEIGHT: Maximum 30 feet

MAXIMUM BUILDING SPACE RATIO:	<u>5,322</u> sq.ft. Single Story
	<u>4,656</u> sq.ft. Double Story
Ground floor _____ sq.ft.	
Garage _____ sq.ft.	
Covered porches _____ sq.ft.	
Other _____ sq.ft.	
Total _____ sq.ft.	Date _____

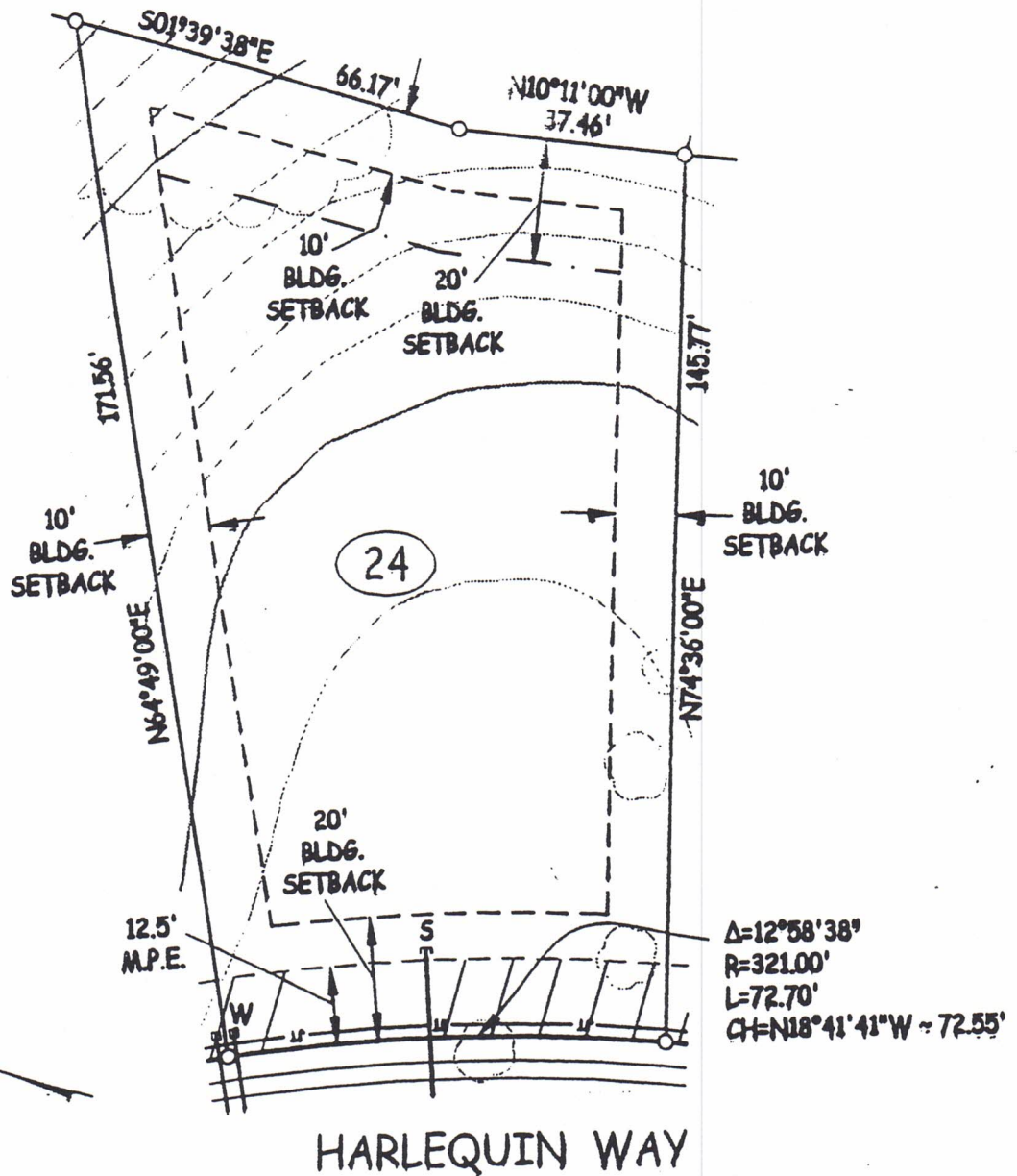
ADDITIONAL COMMENTS:

1. Driveway locations and gradients established with subdivision improvements may not be modified without express consent of DPW.
2. No concrete slab foundations, except for garages and basements, shall be permitted.
3. Tree Mitigation Fees have been paid – apply Tree Ordinance to tree removal on each lot.
4. Hours of construction: Monday through Friday 6 am to 8 pm
 Saturday 8 am to 6 pm
5. Pursuant to Planning Commission policy, any modifications to the lot boundaries or other aspects of the recorded Final Map and/or any modification to the conditions of approval for the Tentative Map, Vesting Tentative Map and/or Conditional Use Permit for the Planned Unit Development, shall be processed as a re-subdivision and/or Conditional Use Permit modification by the Planning Commission. Variances, Minor Boundary Resolutions, Minor Subdivisions, or other administrative procedures shall not be used in such instances unless specifically authorized by the Planning Commission.

Verification of Architectural Review Committee Stamp:

Primary structure _____
Pool/spa _____
Accessory building(s) _____
Other _____

CANYON VIEW SUBDIVISION LOT 24

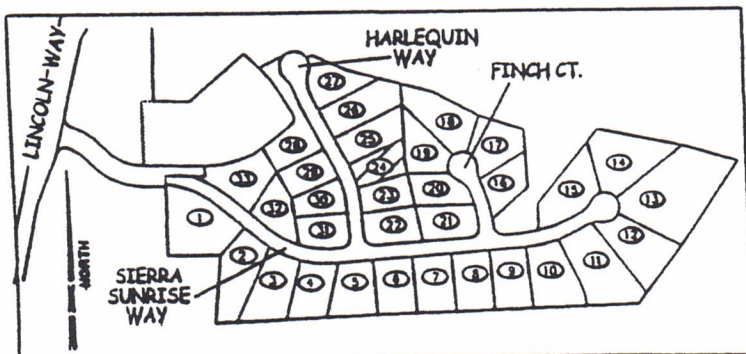


SCALE: 1"=30'

NOTE:
THE REAR SETBACK LINE FOR A SINGLE STORY DWELLING IS 10'. A DOUBLE STORY DWELLING SETBACK LINE IS 20'.

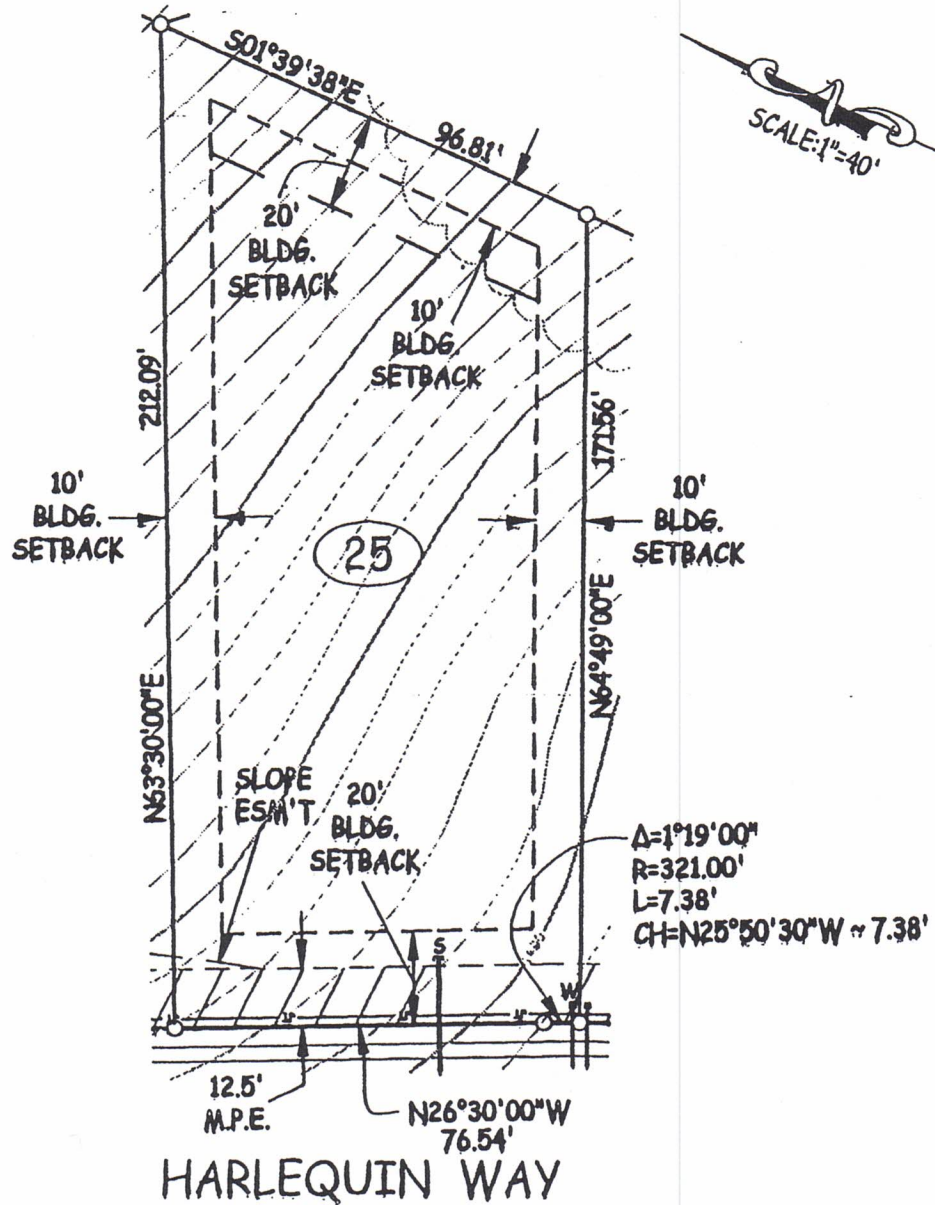
LEGEND

- MULTIPLE PURPOSE EASEMENT
- - - BLDG. SETBACK LINE
- - - SLOPE EASEMENT
- JT - JT - JOINT TRENCH
- W WATER SERVICE
- S SEWER SERVICE
- DROP INLET
- Fire Hydrant Assembly
- /// NO ACCESS



KEY MAP

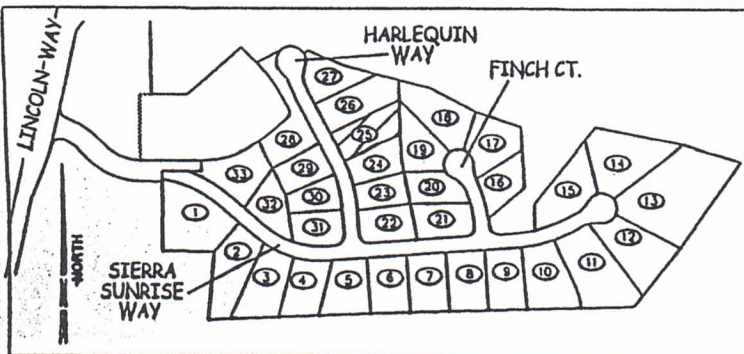
CANYON VIEW SUBDIVISION LOT 25



SCALE: 1"=40'

NOTE:

THE REAR SETBACK LINE FOR A SINGLE STORY DWELLING IS 10'. A DOUBLE STORY DWELLING SETBACK LINE IS 20'.



KEY MAP

* SEWER PUMP REQUIRED

LEGEND

---	MULTIPLE PURPOSE EASEMENT
---	BLDG. SETBACK LINE
---	SLOPE EASEMENT
—JT—JT—	JOINT TRENCH
—W—	WATER SERVICE
—S—	SEWER SERVICE
—	DROP INLET
—	FIRE HYDRANT ASSEMBLY
///	NO ACCESS

BUILDING AND LOT REQUIREMENTS
Canyon View Subdivision

APN _____ ADDRESS _____

LOT SIZE 20,279 sq.ft. LOT NUMBER 26

BUILDING SETBACKS

Front(s) 20' from property line
Side(s) 10' from property line
Rear 10' or 20'/30' from property line (east single story or double story/north fuel break)

POOL AND SPA AND EQUIPMENT SETBACKS

As defined under Building Setbacks above.

MAXIMUM LOT COVERAGE: 40% for a single story building
35% for a double story building

BUILDING HEIGHT: Maximum 30 feet

MAXIMUM BUILDING SPACE RATIO:	<u>8,112</u> sq.ft. Single Story
	<u>7,098</u> sq.ft. Double Story
Ground floor _____ sq.ft.	
Garage _____ sq.ft.	
Covered porches _____ sq.ft.	
Other _____ sq.ft.	
Total _____ sq.ft.	Date _____

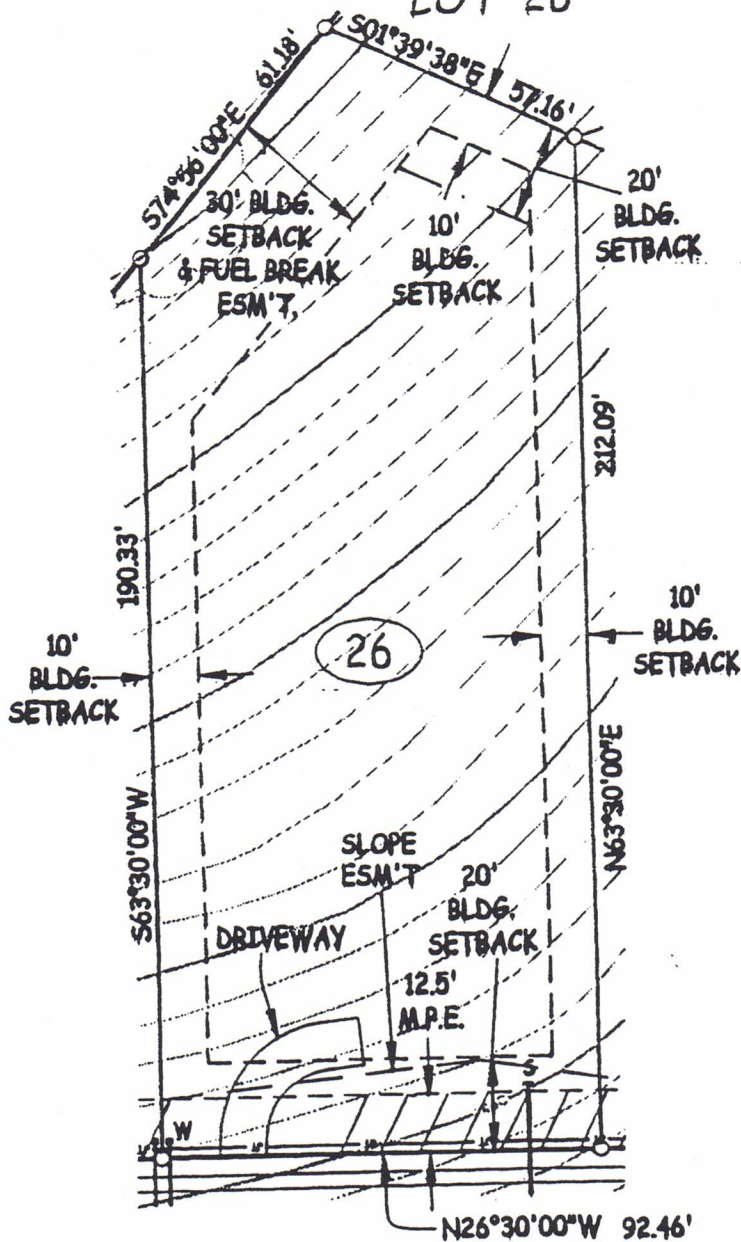
ADDITIONAL COMMENTS:

1. Prior to the issuance of any building permits, grading permit shall be required. Driveway locations and gradients established with subdivision improvements may not be modified without express consent of DPW.
2. No concrete slab foundations, except for garages and basements, shall be permitted. Alternative foundations (no slabs) will be required on lots with slopes of 10% or greater. Alternative footings shall consist of continuous spread footings; stem walls; pier and grade beams.
3. Tree Mitigation Fees have been paid – apply Tree Ordinance to tree removal on each lot.
4. Hours of construction: Monday through Friday 6 am to 8 pm
 Saturday 8 am to 6 pm
5. Pursuant to Planning Commission policy, any modifications to the lot boundaries or other aspects of the recorded Final Map and/or any modification to the conditions of approval for the Tentative Map, Vesting Tentative Map and/or Conditional Use Permit for the Planned Unit Development, shall be processed as a re-subdivision and/or Conditional Use Permit modification by the Planning Commission. Variances, Minor Boundary Resolutions, Minor Subdivisions, or other administrative procedures shall not be used in such instances unless specifically authorized by the Planning Commission.

Verification of Architectural Review Committee Stamp:

Primary structure _____
Pool/spa _____
Accessory building(s) _____
Other _____

CANYON VIEW SUBDIVISION LOT 26



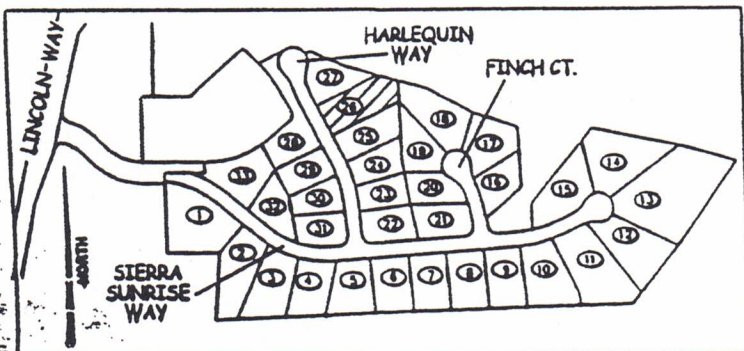
SCALE: 1"=40'

HARLEQUIN WAY

* SEWER PUMP REQUIRED

LEGEND

- MULTIPLE PURPOSE EASEMENT
- BLDG. SETBACK LINE
- SLOPE EASEMENT
- JOINT TRENCH
- W WATER SERVICE
- S SEWER SERVICE
- DROP INLET
- ⊕ FIRE HYDRANT ASSEMBLY
- /// NO ACCESS



KEY MAP