NOTES:

1. VERTICAL DATUM BASED ON GOOGLE EARTH AND SHOULD BE VERIFIED PRIOR TO USE IN ANY DESIGN. DATUM = WGS 84. HORIZONTAL DATUM IS ASSUMED.
2. THE BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD DATA. PROFESSIONAL LAND SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE & CURRENT TITLE SEARCH MAY DISCLOSE.
3. THE TOPOGRAPHY SHOWN HEREON MEETS THE STANDARDS OF THE AMERICAN CONGRESS OF SURVEYING & MAPPING WITH 90% OF THE CONTOURS TO BE WITHIN PLUS OR MINUS ONE HALF OF A CONTOUR INTERVAL.
4. NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UNDERGROUND UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
5. ALL UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
6. DATE OF FIELD WORK OCTOBER 23, 2018.
7. BUILDING SETBACKS AND COVERAGE CALCULATIONS BASED ON PLACER COUNTY ZONING ORDINANCE AND THE TRPA AND MUST BE VERIFIED DIRECTLY WITH THE RELEVANT GOVERNING BODY PRIOR TO USE IN ANY DESIGN.
8. THE DIGITAL DATA AND SURVEY CONTROL POINTS CONTAINED WITHIN THIS SURVEY ARE THE PROPERTY OF THE PROFESSIONAL LAND SURVEYOR. THE CLIENT NAMED ON THE TITLE SHEET IS PERMITTED A SINGLE-USE LICENSE FOR SAID DATA AND CONTROL POINTS FOR A PERIOD OF 2 YEARS FROM THE DATE OF FIELD WORK OUTLINED IN NOTE #6.
9. THIS SURVEY SHALL NOT BE USED IN ANY DESIGN DOCUMENT, SUBMITTAL, OR FOR CONSTRUCTION UNLESS STAMPED AND SIGNED BY PROFESSIONAL LAND SURVEYOR.
10. THE PROFESSIONAL LAND SURVEYOR ASSUMES NO LIABILITY IN THE USE TO THE DATA CONTAINED IN THIS SURVEY IF ANY EDITS ARE MADE TO SAID INFORMATION.

ABBREVIATIONS:

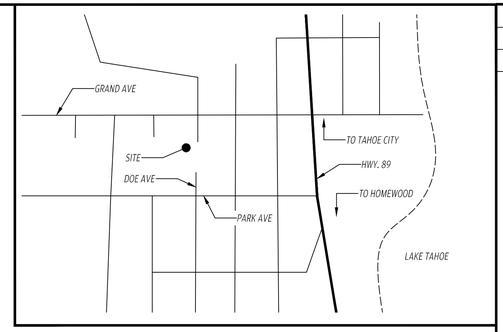
A	ASPEN	MPE	MULTI-PURPOSE EASEMENT
AE	ACCESS EASEMENT	N	NORTH
AC	ASPHALT CONCRETE	OHW	OVERHEAD WIRES
APN	ASSESSORS PARCEL NUMBER	P	PINE
BLDG	BUILDING	PP	POWER POLE
BSBL	BUILDING SETBACK LINE	PUE	PUBLIC UTILITY EASEMENT
BMP	BEST MANAGEMENT PRACTICE	R	RADIUS
C	CEDAR	RE	RECREATION EASEMENT
CATV	CABLE TELEVISION	ROW	RIGHT OF WAY
CL	CENTERLINE	S	SOUTH
CMP	CORRUGATED METAL PIPE	SE	SEWER EASEMENT
COM	COMMUNICATIONS	SF	SQUARE FEET
D	DELTA ANGLE	SS	SANITARY SEWER
DE	DRAINAGE EASEMENT	SSE	SNOW STORAGE EASEMENT
DI	DRAINAGE INLET	SSCO	SANITARY SEWER CLEANOUT
E	EAST	SSMH	SANITARY SEWER MANHOLE
ELEC	ELECTRICAL	ST	STREET
ELEV	ELEVATION	T	TREE
EP	EDGE OF PAVEMENT	TBM	TEMPORARY BENCHMARK
F	FIR	TELE	TELEPHONE
FF	FINISH FLOOR	W	WEST, WATER
GM	GAS METER	WM	WATER METER
HR	HEIGHT REDUCTION	WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE		
L	LENGTH		
LF	LINEAR FEET		

PRELIMINARY COVERAGE CALCULATIONS:

PARCEL AREA (SF)		**10,000**
EXISTING ONSITE COVERAGE		**AREA (SF)**
RESIDENCE		864
SHED		26
CONCRETE STOOPS (3)		17
ENTRY DECK		33
REAR DECK & STAIRS*		208
COMPACTED DIRT PATHS		308
AC DRIVEWAY		912
NET AREA OF REMOVED DECK		315
	TOTAL =	**2,683**
	PERCENT COVERAGE =	**26.83%**
EXISTING OFFSITE COVERAGE		
AC DRIVEWAY		545
	TOTAL =	**545**

COVERAGE CALCULATION NOTES:

1. * = INCLUDES TRPA 1:3 OVERHANG COVERAGE REDUCTION.
2. COVERAGE CALCULATIONS ARE CONSIDERED PRELIMINARY UNTIL VERIFIED BY TRPA.
3. NO INVESTIGATION INTO EXISTING VERIFIED COVERAGE CALCULATIONS WAS PERFORMED IN THE CREATION OF THIS MAP.

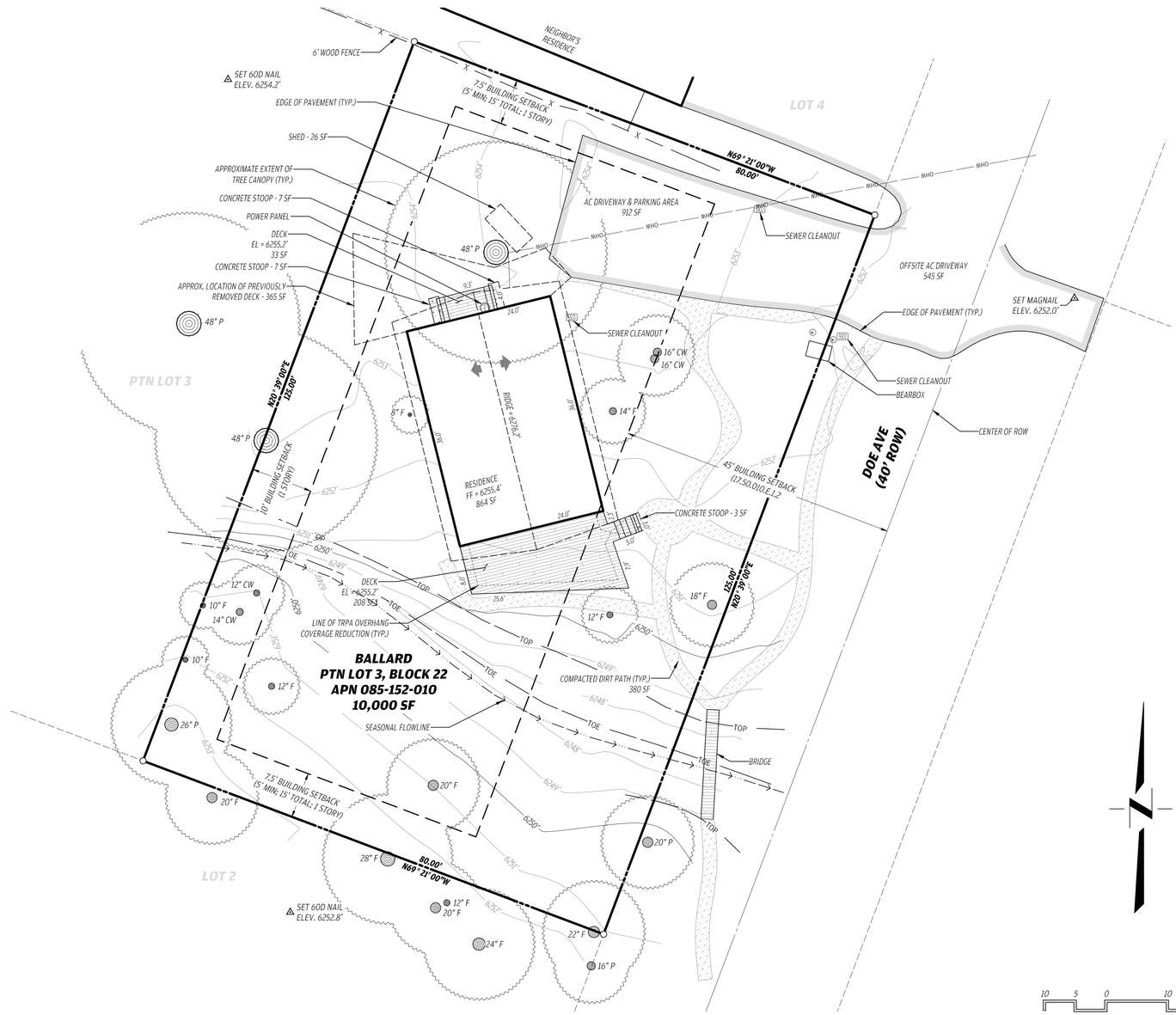


VICINITY MAP

NOT TO SCALE

LEGEND:

- N90° 00' 00"W 25.00' — RECORD PROPERTY LINE W/BEARING & DISTANCE
- RECORD ADJACENT PROPERTY LINES
- RECORD R/W CENTERLINE
- SETBACK LINE PER ZONING CODE
- RECORD EASEMENT
- EDGE OF AC PAVING
- 6001 — INTERMEDIATE CONTOUR (1' INTERVAL)
- 6000 — INDEXED CONTOUR (5' INTERVAL)
- TOP — TOP OF SLOPE
- TOE — TOE OF SLOPE
- FLOWLINE
- X — FENCE
- OHW — OHW — OVERHEAD UTILITY
- 8" P — SAPLING — EXISTING TREES WITH APPROXIMATE DRIPLINE P=PINE, F=FIR, C=CEDAR, A=ASPEN T=UNKNOWN TYPE, -D=DEAD
- SN = STUMP OR SNAG
- LARGE SURFACE BOULDER
- SET 60D NAIL ELEV. 100.0' — SURVEY CONTROL POINT (AS NOTED)
- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- DIMENSION POINT; NOTHING FOUND
- SSMH, SS, SSCO, ICV, WV, USTC — UTILITY BOX (AS NOTED)
- WTR, VLT, COM, CATV, TELE, ELEC — UTILITY VAULT (AS NOTED)
- E, G — ABOVE GROUND UTILITY METER (AS NOTED)
- G, WV — UTILITY VALVE (AS NOTED)
- SSMH — SANITARY SEWER MANHOLE
- DRAINAGE INLET; TRANS — ELECTRICAL TRANSFORMER
- BEAR, BEAR — TRASH ENCLOSURE
- BOLLARD POST
- FH — FIRE HYDRANT
- PP — UTILITY POLE
- EXISTING BUILDINGS W/EAVES
- EXISTING DECKS
- ROCK RIP RAP
- GRAVEL
- STONE MASONRY
- CONCRETE
- COMPACTED DIRT



REVISIONS | BY

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TOPOGRAPHIC SURVEY
FOR
AARON BALLARD

4030 DOE AVE - APN 085-152-010
PTN LOT 3, BLOCK 22, TAHOE PINES, C/MAPS/12
PLACER

HOMEWOOD — CALIFORNIA

DATE	10/24/18
SCALE	1" = 10'
DRAWN	AM
JOB NO.	18145
SHEET	1

TRAVIS T. MACHADO PLS 8186 EXP. 9/30/19