

EXISTING COVERAGE AT TIME OF SURVEY

LAND CLASSIFICATIONS			
CLASS PER TRPA	LOT AREA	XX SF	SQ.FT.
TOTALS:	117-110-019	XX SF	ALLOWED SQ.FT.
LAND COVERAGE PER CLASSIFICATION			
CLASS PER TRPA			
BUILDINGS			4,141 SF
ASPHALT DRIVEWAY/PARKING			5,533 SF
CONCRETE SLAB			400 SF
RETAINING WALLS			90 SF
PAVERS/SLAB ENTRY			225 SF
REAR DECKS INCL. TRPA REDUCTION			1,225 SF
STAIRS & LANDING DECKS			94 SF
LAKE LEVEL DECKS INCL. TRPA REDUCTION			222 SF
TOTAL			11,917 SQ.FT.
TOTAL EXISTING COVERAGE			11,917 SQ.FT.
ALLOWED			XXXXXX SQ.FT.
OVERCOVERAGE/REMAINDER			XXXXXX SQ.FT.
OFFSITE LAND COVERAGE			
OFFSITE RETAINING WALL			18 SF

CHECKED BY	REVISION	DATE	DESCRIPTION	BY

GREGOR PROPERTY
7276 N. LAKE BLVD
DESIGN SITE MAP

PLACER COUNTY CALIFORNIA

DATA DATE: 5/27/2026
 PLOT DATE: 6/4/2026
 SCALE: _____
 HORIZONTAL: 1"=10'
 VERTICAL: 2"=CONTOURS

PROJECT INFORMATION

OWNER: JANET GREGOR

PROJECT ADDRESS: _____

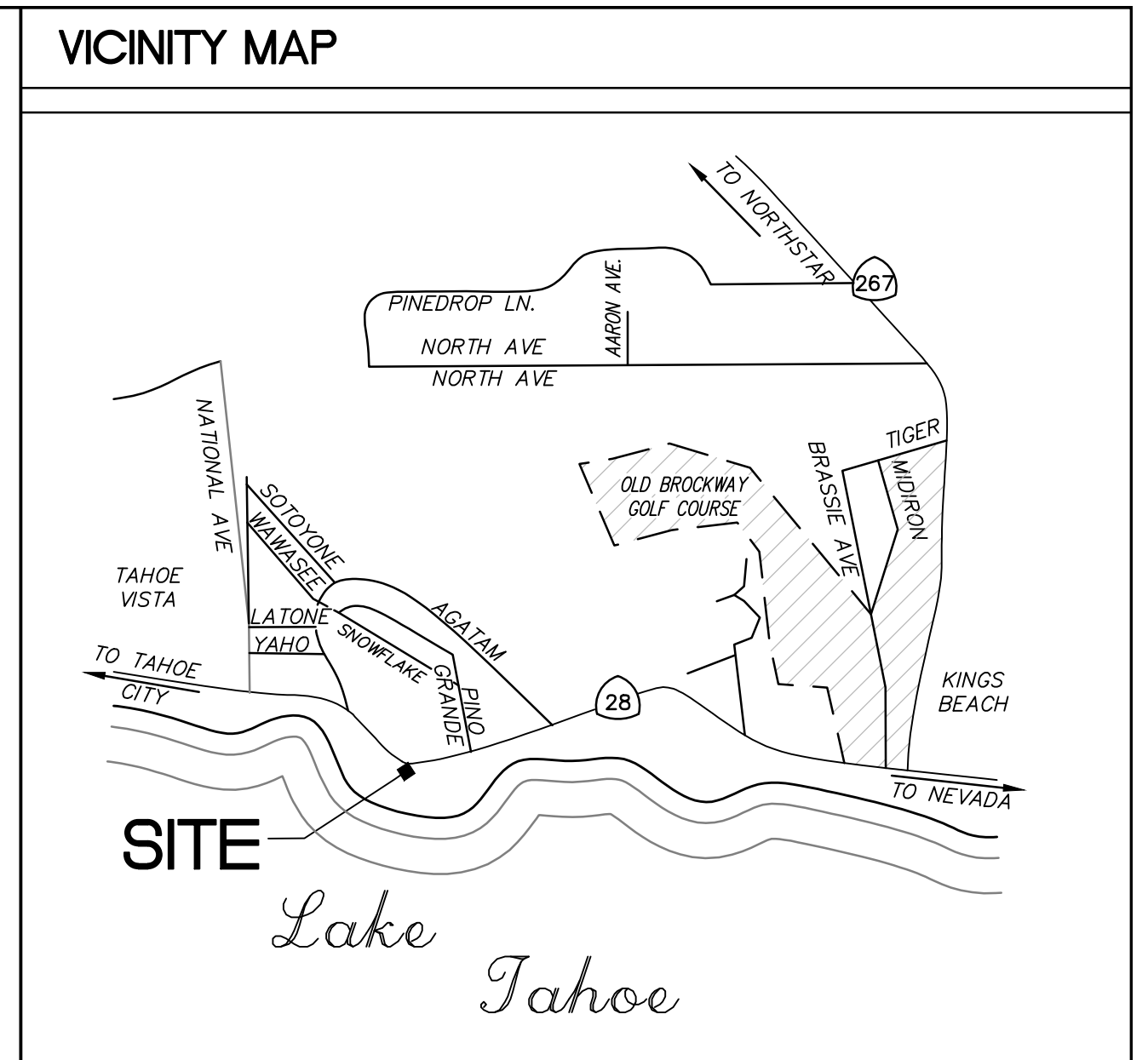
APN: 117-110-019

RECORD INFORMATION: LOT 1, HOLIDAY SHORES COMMERCIAL CONDOS UNIT NO.1 BOOK 0 OF MAPS AT PAGE 1, O.R.P.C

LAND SURVEYING SERVICES
 PLANNING
 3090 North Lake Blvd, Unit 3
 Tahoe City, CA 96145
 P.O. Box 1222
 Carnelian Bay, CA 96140
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WLS
 WEBB LAND SURVEYING, INC.

SHEET NUMBER:
1 of 1
 FILE NUMBER: 4170.00



- NOTES**
- THIS SURVEY WAS PERFORMED TO PROVIDE TOPOGRAPHIC AND BOUNDARY INFORMATION FOR DESIGN, PLANNING, AND DEVELOPMENT.
 - PROPERTY BOUNDARIES SHOWN HEREON ARE BASED ON A REVIEW OF RECORD DOCUMENTS, FIELD EVIDENCE, AND PROFESSIONAL LAND SURVEYOR ANALYSIS. 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.
 - NO INVESTIGATION CONCERNING ENVIRONMENTAL & SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
 - UTILITY LOCATIONS SHOWN HEREON, IF ANY, ARE APPROXIMATE AND BASED ON VISIBLE EVIDENCE ONLY. NO UTILITY RECORD RESEARCH OR SUBSURFACE UTILITY ENGINEERING (SUE) WAS PERFORMED. NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
 - ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
 - DATE OF FIELD WORK MAY XX, 2026.
 - TOPOGRAPHIC FEATURES AND ELEVATIONS REPRESENT CONDITIONS EXISTING AT THE TIME OF SURVEY.
 - FIELD SURVEY WAS PERFORMED USING CONVENTIONAL SURVEY METHODS AND EQUIPMENT APPROPRIATE FOR THE INTENDED PURPOSE.
 - ELEVATIONS ARE BASED ON LAKE TAHOE VERTICAL DATUM, TAKEN AT TIME OF SURVEY.
 - T.B.M.=(SEWER MANHOLE), ELEV=6268.0'
 - ALL EASEMENTS, SETBACKS, AND LAND USE RESTRICTIONS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.
 - LAND CAPABILITY CLASSIFICATION IS FROM THE TAHOE LAND GUIDE, DATED SEPTEMBER 1981 & MUST BE VERIFIED BY THE T.R.P.A.

LEGEND

500	10' CONTOUR	○#P	TREE TRUNK, DIAM., PINE
2	2' CONTOUR	○#F	TREE TRUNK, DIAM., FIR
---	PROPERTY LINE	○#A	TREE TRUNK, DIAM., ASPEN
---	RETAINING WALL	○#C	TREE TRUNK, DIAM., CEDAR
---	FLOWLINE	○#SN	TREE TRUNK, DIAM., SNAG
---	OVERHEAD UTILITIES	○#ST	TREE TRUNK, DIAM., STUMP
---	SANITARY SEWER MANHOLE	○#ORN	TREE TRUNK, DIAM., ORNAMENTAL
---	WATER VALVE	⊕ELEV	SPOT ELEVATION
---	SANITARY SEWER CLEANOUT	P.U.E.	PUBLIC UTILITY EASEMENT
---	MONUMENT	M.P.E.	MULTI-PURPOSE EASEMENT
---	DIMENSION POINT ONLY		