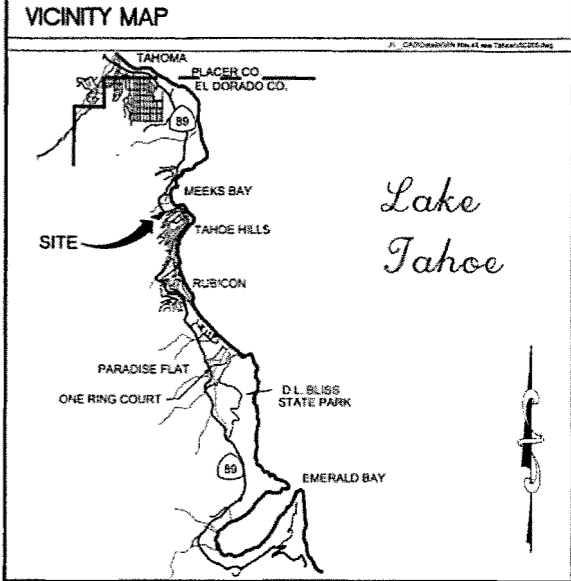


TENTATIVE PARCEL MAP OF DRYDEN MEADOW VISTA PARCEL

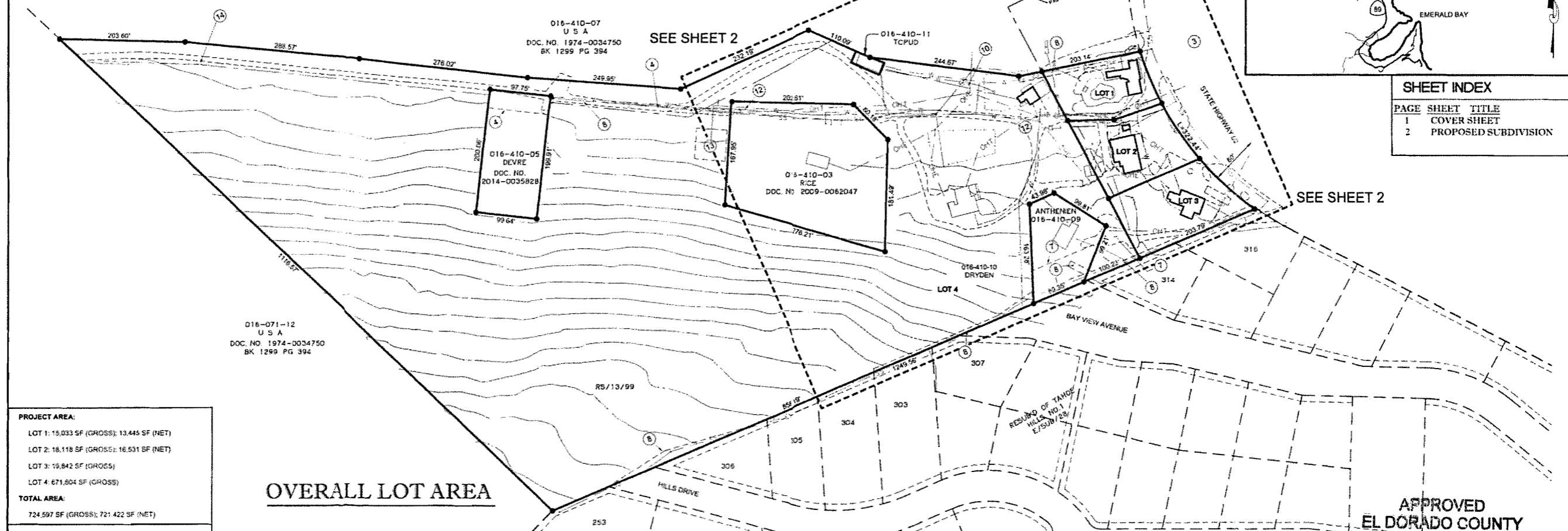
BEING A PORTION OF SECTION 29, TOWNSHIP 14 NORTH,
RANGE 17 EAST, M.D.M.

COUNTY OF EL DORADO CALIFORNIA

MARCH 4, 2015



SHEET INDEX		
PAGE	SHEET	TITLE
1	COVER SHEET	
2	PROPOSED SUBDIVISION	



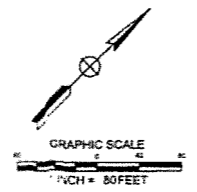
PROJECT AREA:

LOT 1: 18,033 SF (GROSS); 13,445 SF (NET)
LOT 2: 18,118 SF (GROSS); 16,531 SF (NET)
LOT 3: 19,842 SF (GROSS)
LOT 4: 671,804 SF (GROSS)
TOTAL AREA: 724,597 SF (GROSS); 721,422 SF (NET)

LEGEND

	INDEX CONTOUR W/ ELEV.
	INTERMEDIATE CONTOUR W/ ELEV.
	EDGE OF PAVEMENT
	OVERHEAD ELECTRIC
	OVERHEAD TELEPHONE
	EXISTING SEWER
	EXISTING WATER
	PROPERTY LINE
	PAS BOUNDARY
	PROPOSED EASEMENT
	FENCE
	LOT LINE

OVERALL LOT AREA



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VOICE (530) 581-1116 • FAX (530) 581-3162
WWW.AUERBACHENGINEERING.COM

J:\2200 29A\dwg\Ex-Topo\EX-TOPO-220 29A.dwg 2015/02/20

- NOTES:**
- SOURCE OF TOPOGRAPHY: GROUND SURVEY, TAHOE BASIN LAND SURVEYING, SEPTEMBER 1994 AND SUPPLEMENTAL SURVEYS AEG NOVEMBER 2014.
 - PRESENT ZONING: TAHOE COMMERCIAL (TC) TAHOE ONE FAMILY RESIDENTIAL (TR1)
 - THIS PROJECT HAS BEEN APPROVED BY TRPA AS A SUBDIVISION OF EXISTING STRUCTURES. UPON RECOGNITION OF THE PARCEL MAP, ALL STRUCTURES NOTED FOR REMOVAL WILL BE REMOVED IN ACCORDANCE WITH THE APPROVED TRPA DEMOLITION BMP PLAN.

CONTACT / PROJECT INFORMATION			
OWNER:	JOHN AND KIRSTEN DRYDEN 161 PROSPECT AVENUE LOS GATOS, CA 95030	SEWER:	TCPUD ATTN: TONY LALOTIS P.O. BOX 5249 TAHOE CITY, CA 96145 (530) 583-3796
PROJECT ADDRESS:	806 1/2 HIGHWAY 89 MEER'S BAY, CA	SOLID WASTE:	TAHOE TRUCKEE SIERRA DISPOSAL ATTN: PAULA HADZICKI P.O. BOX 6479 TAHOE CITY, CA 96145 (530) 583-0148
ENGINEER:	AUERBACH ENGINEERING CORP. ATTN: WALTER R. AUERBACH, P.E. P.O. BOX 5389 TAHOE CITY, CA 96145 (530) 581-1116	ELECTRICITY:	LIBERTY UTILITIES ATTN: RICK MADRID P.O. BOX 107 TAHOE VISTA, CA 96148 (530) 546-1720
WATER:	TCPUD ATTN: TONY LALOTIS P.O. BOX 5249 TAHOE CITY, CA 96145 (530) 583-3796	SCHOOLS:	TAHOE TRUCKEE UNIFIED SCHOOL DISTRICT ATTN: MARK BUTTON 11833 DONNER PASS RD. TRUCKEE, CA 96161 (530) 582-7600
		TELEPHONE:	AT&T ATTN: CAROL PRINCE 3545 INDUSTRIAL AVE., STE. 104 ROCKLIN, CA 95765 (916) 459-1384
		FIRE:	MEER'S BAY FIRE ATTN: MICHAEL SCHWARTZ PO BOX 189 TAHOE CITY, CA 96142 (530) 584-2318

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
Board of Supervisors
DATE: December 15, 2015
BY: Roger Trout/Kent
EXECUTIVE SECRETARY

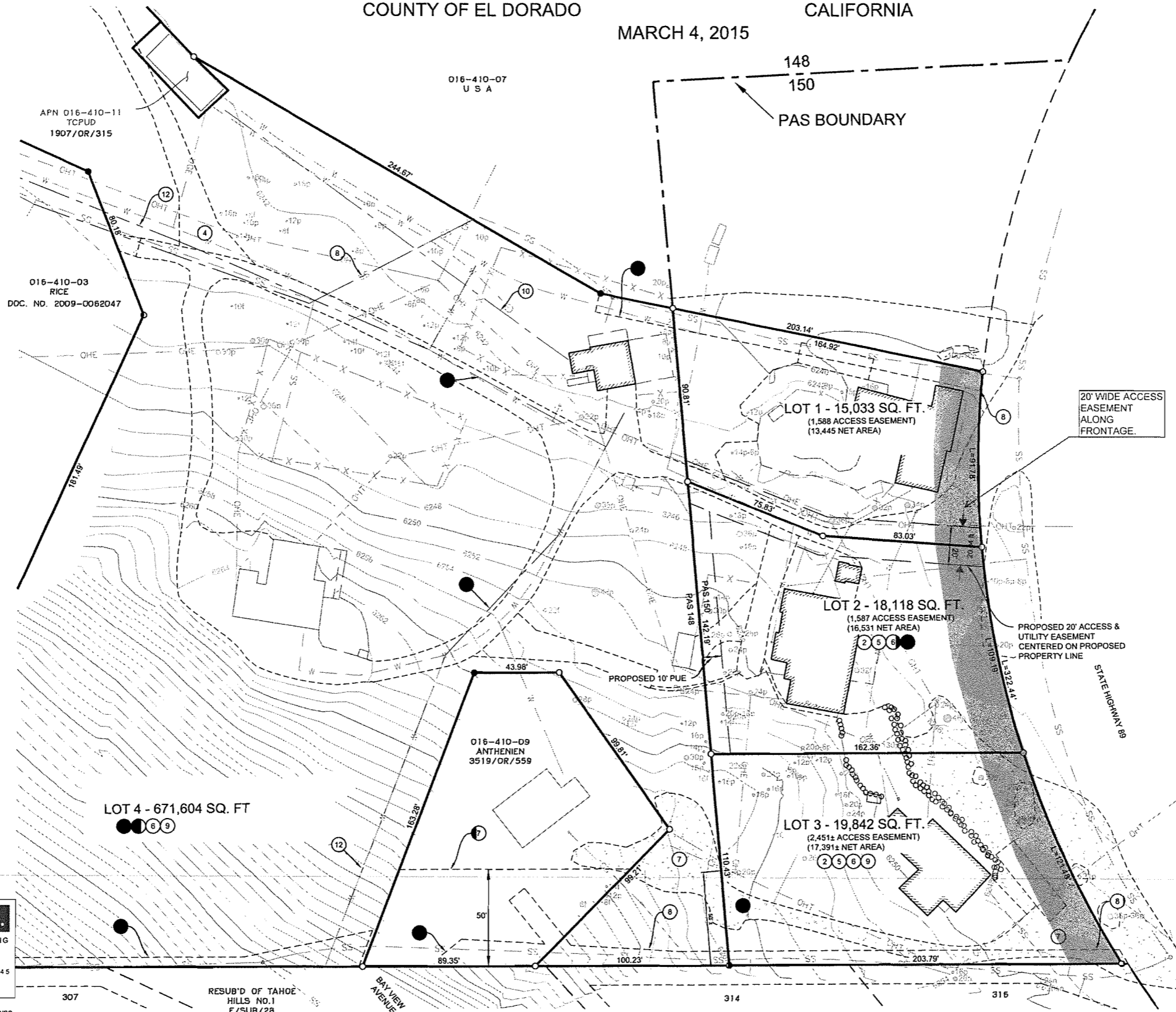
ZONING ADMINISTRATOR: _____
APPROVAL/DENIAL DATE: _____
BOARD OF SUPERVISORS: _____
APPROVAL/DENIAL DATE: _____

TENTATIVE PARCEL MAP OF DRYDEN MEADOW VISTA PARCEL

BEING A PORTION OF SECTION 29, TOWNSHIP 14 NORTH,
RANGE 17 EAST, M.D.M.

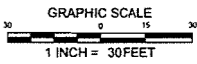
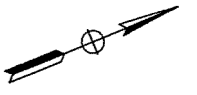
COUNTY OF EL DORADO CALIFORNIA

MARCH 4, 2015



- # EASEMENT KEYNOTES
NUMBERS CORRESPOND TO TITLE REPORT EXCEPTIONS APART FROM THE PROPOSED ACCESS EASEMENT SHOWN ON THIS EXHIBIT.
2. TELEPHONE EASEMENT RECORDED IN BOOK 100 OF DEEDS, PAGE 28
AFFECTS: NOT LOCATABLE
 3. HIGHWAY EASEMENT RECORDED IN BOOK 104 OF DEEDS, PAGE 449.
 4. INGRESS AND EGRESS EASEMENT RECORDED IN BOOK 621 OF OFFICIAL RECORDS AT PAGE 215.
AFFECTS: "EXISTING TRAVELED WAYS AS THEY PRESENTLY EXIST OR AS REASONABLY RELOCATED BY GRANTORS"
 5. WATERLINE EASEMENT RECORDED IN BOOK 924, PAGE 723 AND BOOK 924, PAGE 726, BOTH OF OFFICIAL RECORDS.
AFFECTS: AS DESCRIBED THEREIN, NOT LOCATABLE
 6. UTILITY EASEMENT AND INGRESS AND EGRESS RECORDED IN BOOK 924, PAGE 723 OF OFFICIAL RECORDS.
AFFECTS: AS DESCRIBED THEREIN, NOT LOCATABLE
 7. INGRESS AND EGRESS EASEMENT RECORDED IN BOOK 1082 OF OFFICIAL RECORDS AT PAGE 431.
AFFECTS: OVER EXISTING TRAVELED WAY
 8. SEWER EASEMENT RECORDED IN BOOK 1221, PAGES 630 AND 634 OF OFFICIAL RECORDS.
 9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT OF SALE" RECORDED APRIL 06, 1978 AS BOOK 1615, PAGE 538 OF OFFICIAL RECORDS.
 10. WATERLINE EASEMENT RECORDED IN BOOK 2012, PAGE 555 OF OFFICIAL RECORDS.
 12. WATERLINE EASEMENT WITH INGRESS AND EGRESS RECORDED IN BOOK 2560, PAGE 11 OF OFFICIAL RECORDS.
 13. WATERLINE EASEMENT WITH INGRESS AND EGRESS RECORDED IN BOOK 2560, PAGE 14 OF OFFICIAL RECORDS.
 14. ACCESS EASEMENT RECORDED WITHIN INSTRUMENT NO. 97-032390 OF OFFICIAL RECORDS (AFFECTS PROPOSED LOT 5 - BEYOND LIMITS SHOWN ON THIS EXHIBIT).

LEGEND	
	INDEX CONTOUR W/ ELEV.
	INTERMEDIATE CONTOUR W/ ELEV.
	EDGE OF PAVEMENT
	OVERHEAD ELECTRIC
	OVERHEAD TELEPHONE
	EXISTING SEWER
	EXISTING WATER
	PROPERTY LINE
	PAS BOUNDARY
	PROPOSED EASEMENT
	FENCE
	LOT LINE
	REFERS TO CORRESPONDING EXCEPTION NUMBER WITHIN REFERENCED F.A.T.C.O. TITLE REPORT DATED 12-20-2011.
	EXISTING COMMERCIAL BUILDINGS TO BE REMOVED



APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
Board of Supervisors
DATE December 15, 2015
BY Roger Tranter
EXECUTIVE SECRETARY

ZONING ADMINISTRATOR: _____
APPROVAL/DENIAL DATE: _____
BOARD OF SUPERVISORS: _____
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