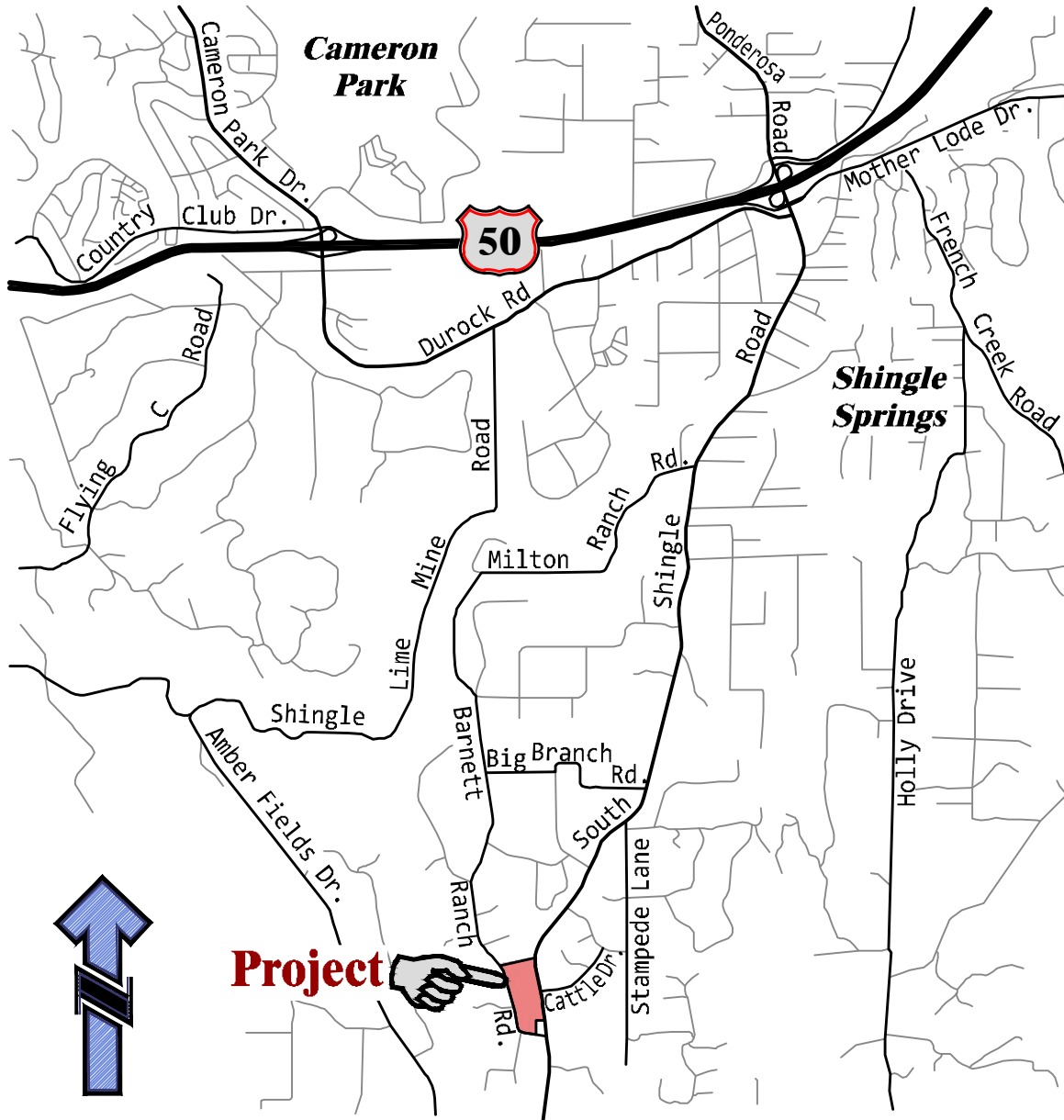


Vicinity Map

4951 Barnett Ranch Road - Parcel 3, 15/PM/93

APN: 109-320-007 - El Dorado County, CA

February 2021



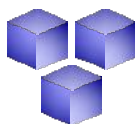
NOT TO SCALE

NAME OF APPLICANT:

William D. Jr & Kathy L. Vandegrift
8978 Bradshaw Road
Elk Grove, CA 95624
Phone: 916-504-0109
Email: bill.vandy14@gmail.com

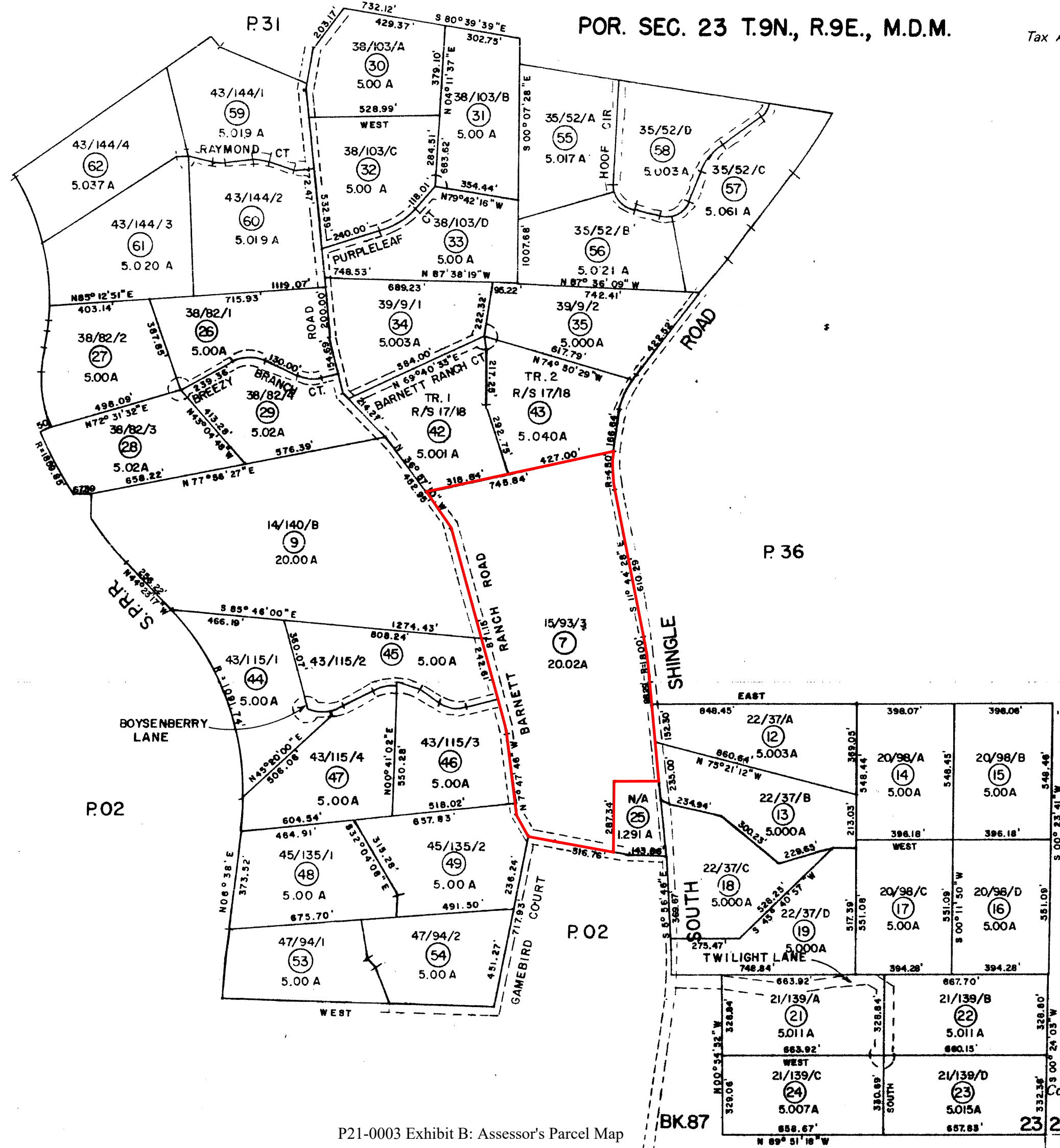
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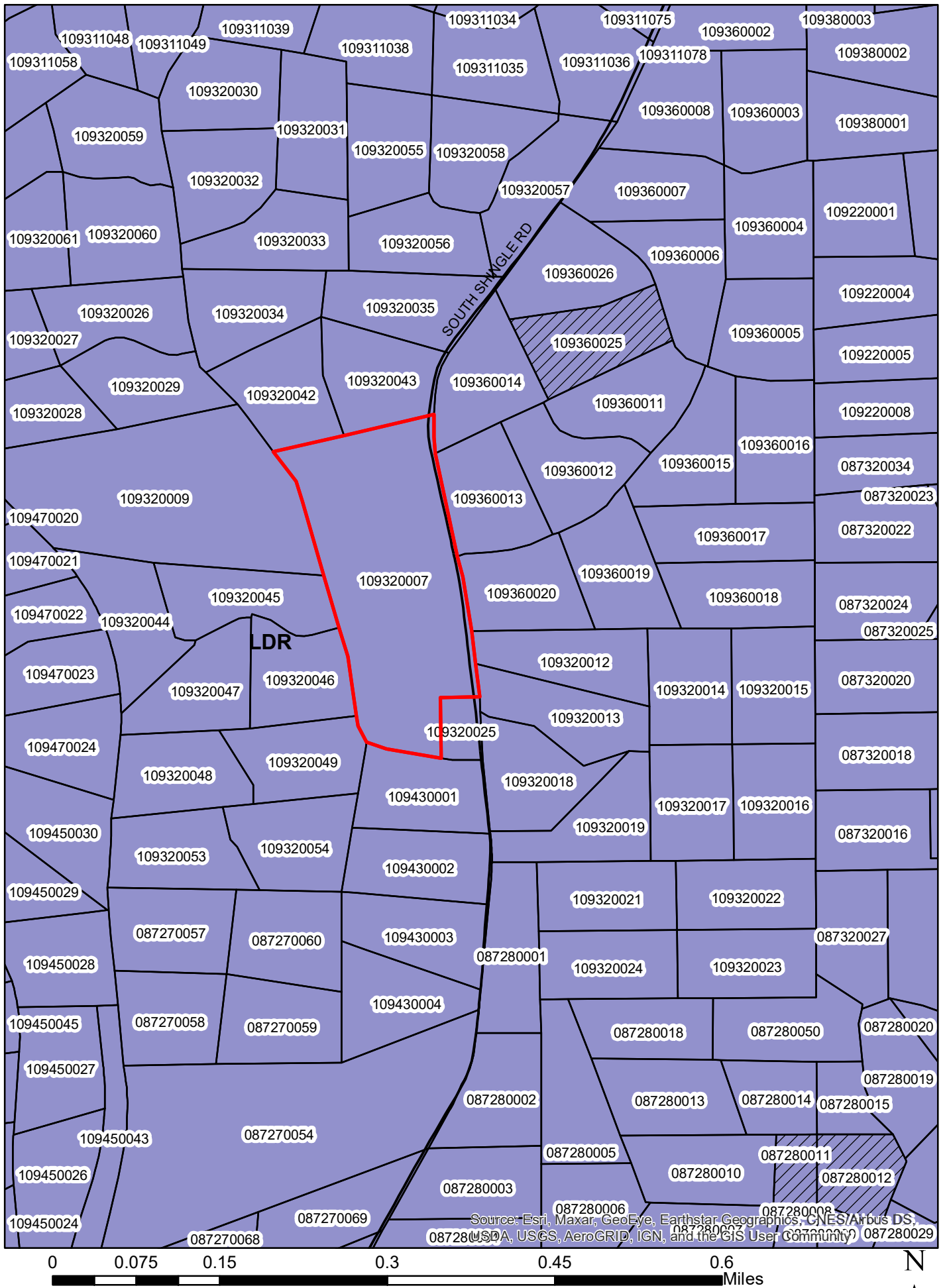
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8978 Bradshaw Road
Elk Grove, CA 95624
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Email: bill.vandy14@gmail.com



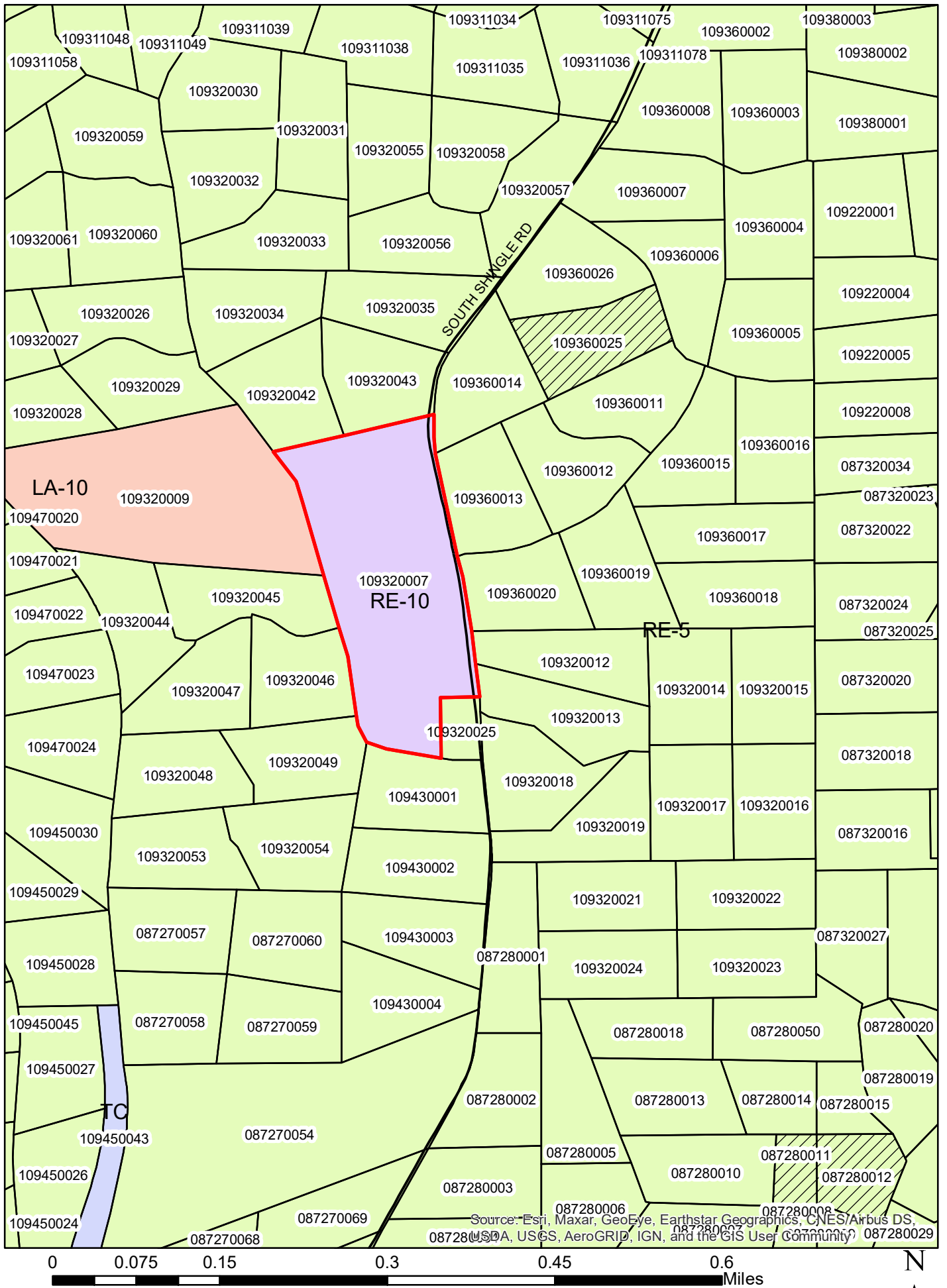
**LEBECK
ENGINEERING, INC.**

3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682
Ph. (530) 677-4080





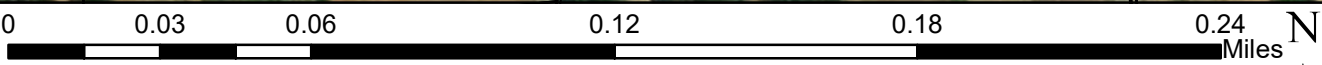
P21-0003 Exhibit C: General Plan Land Use Map



P21-0003 Exhibit D: Zoning Map



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

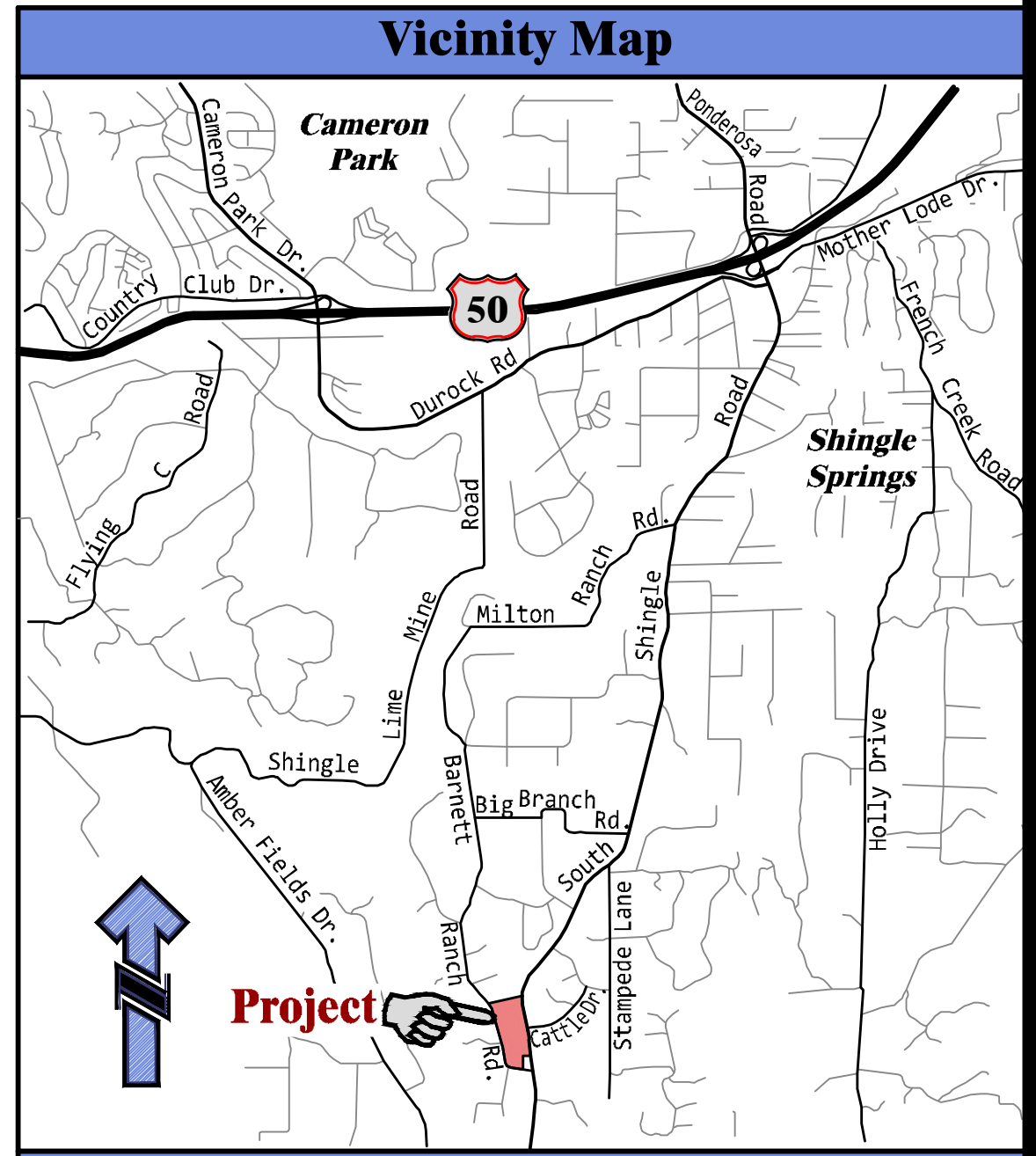
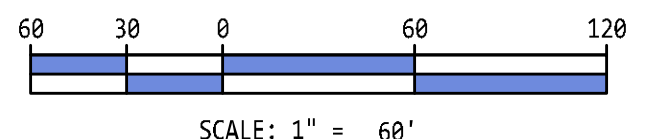
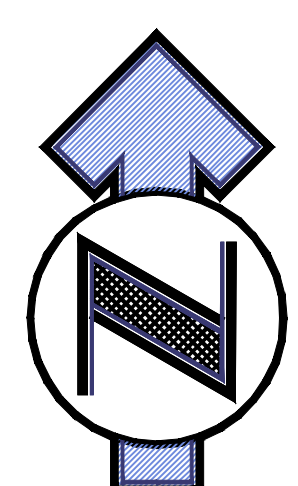
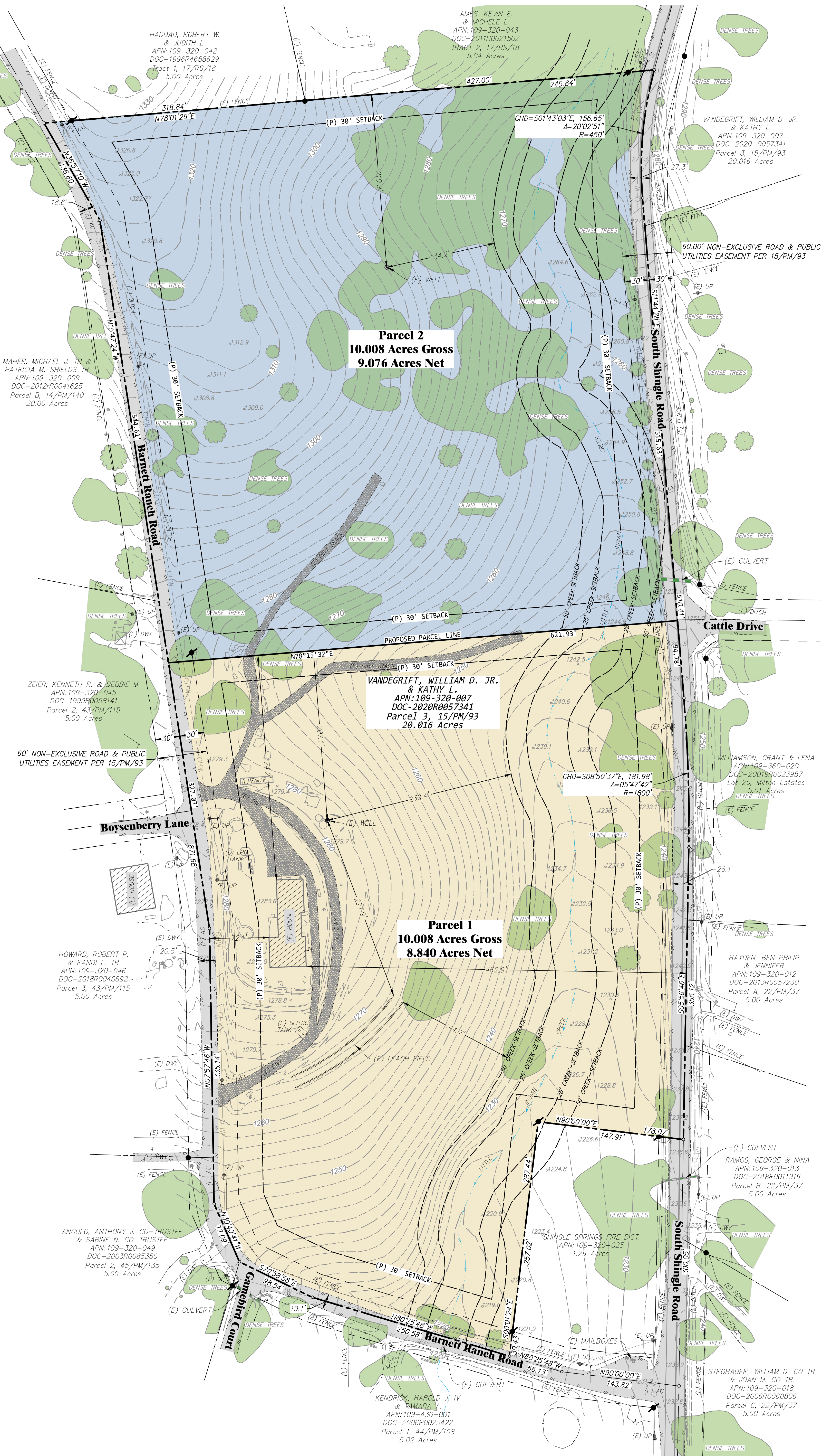


P21-0003 Exhibit E: Aerial Map



Vandegrift Tentative Parcel Map

4951 Barnett Ranch Road - Parcel 3, 15/PM/93
APN: 109-320-007 - El Dorado County, CA
March 2021



Abbreviations			
CONC	CONCRETE	OHW	OVERHEAD WIRES
(E)	EXISTING	(P)	PROPOSED
EDC	EL DORADO COUNTY	P/L	PROPERTY LINE
EL	ELEVATION	PM	PARCEL MAP
EP	EDGE OF PAVEMENT	PUE	PUBLIC UTILITY EASEMENT
FD	FOUND	R/W	RIGHT OF WAY
FF	FINISHED FLOOR	S	SEWER
FH	FIRE HYDRANT	SUB	SUBDIVISION
FL	FLOWLINE	UP	UTILITY POLE
FND	FOUND	W	WATER
MOW	MOW STRIP/LANDSCAPE BORDER	WV	WATER VALVE

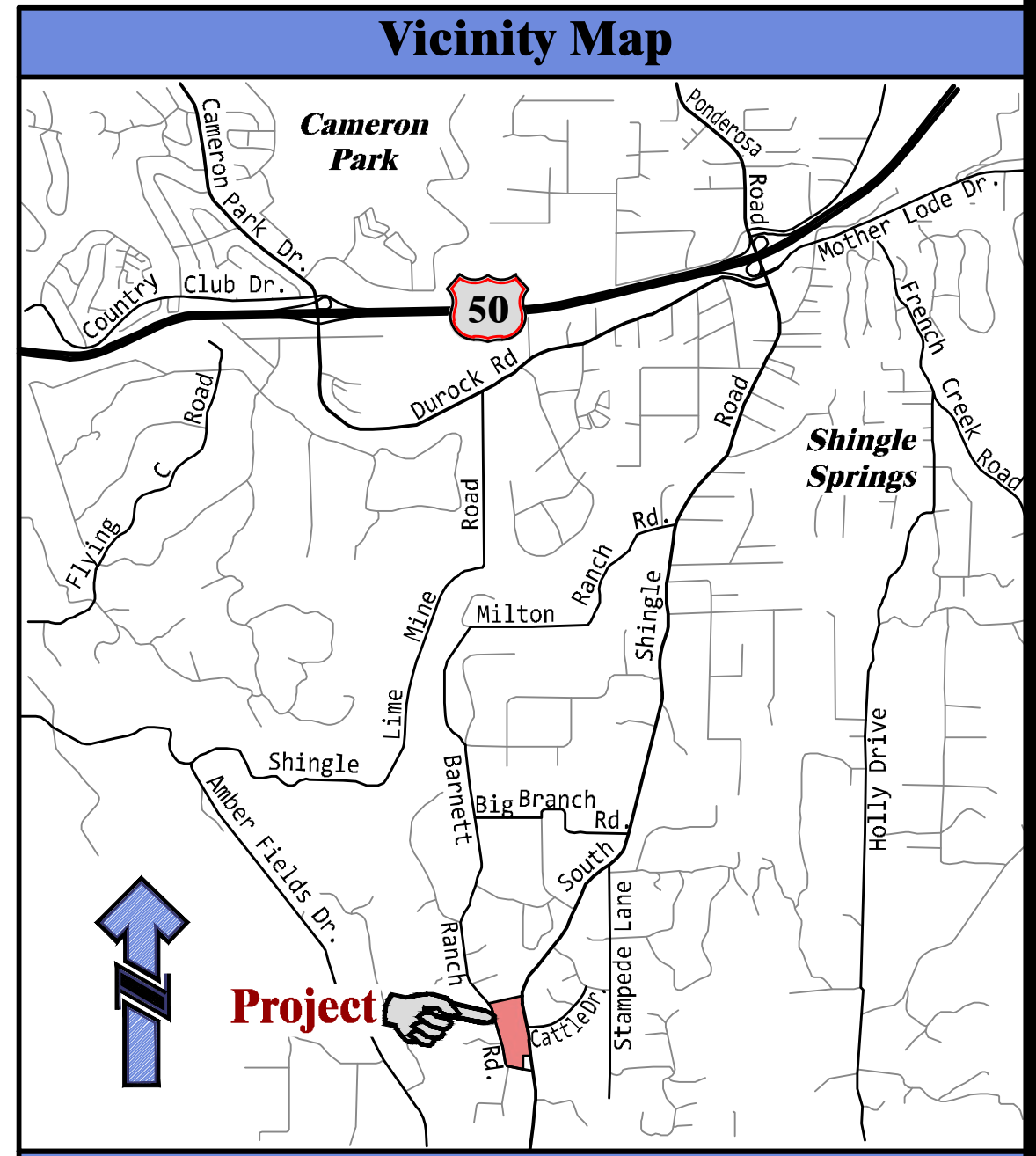
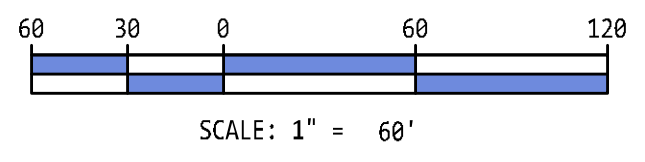
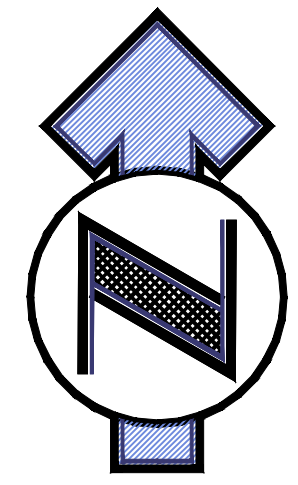
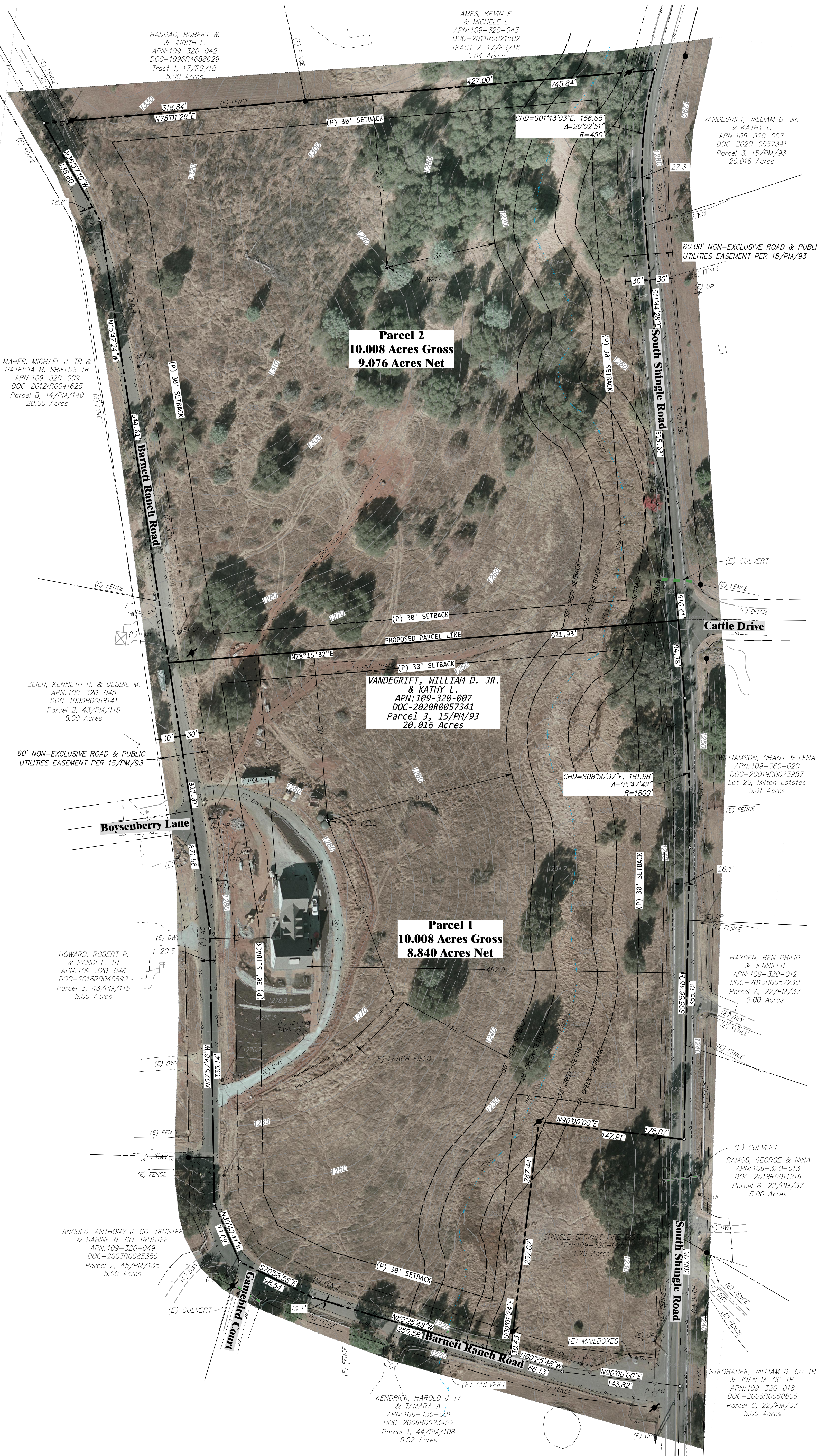
Parcel Data		
Parcel	Gross Area	Net Area
(E) APN:109-320-007	20.016 Acres	17.916 Acres
(P) Parcel 1	10.008 Acres	8.840 Acres
(P) Parcel 2	10.008 Acres	9.076 Acres

Project Data	
OWNER / APPLICANT:	WILLIAM D. JR & KATHY L. VANDEGRIFT 8978 BRADSHAW ROAD ELK GROVE, CA 95624 PHONE: 916-504-0109 EMAIL: bill.vandy14@gmail.com
PREPARED BY:	LEBECK ENGINEERING, INC. 3410 SHINGLE SPRINGS BLVD CAMERON PARK, CA 95622 PH: 530-671-6000
SCALE:	1" = 60'
CONTOUR INTERVAL:	2 FEET
SOURCES OF TOPOGRAPHY:	FIELD TOPOGRAPHY BY A.R. DIVERS PLS AERIAL TOPOGRAPHY BY VERTICAL MAPPING RESOURCES.
SECTION, TOWNSHIP & RANGE:	A PORTION OF SECTION 23, T.9N., R.9E., M.D.M.
ASSESSOR'S PARCEL NUMBER:	109-320-007
PRESENT LAND USE DESIGNATION	LDR
PROPOSED LAND USE DESIGNATION	LDR
PRESENT ZONING:	RE-10
PROPOSED ZONING:	RE-10
TOTAL AREA:	20.016 ACRES
TOTAL NUMBER OF PARCELS:	1 EXISTING, 2 PROPOSED
MINIMUM PARCEL AREA:	10.008 ACRES
WATER SUPPLY:	PRIVATE WELLS
SEWAGE DISPOSAL:	ON-SITE SEPTIC
FIRE PROTECTION:	EL DORADO COUNTY FIRE PROTECTION DISTRICT
DATE OF PREPARATION:	MARCH 2021
PROJECT #:	20-165

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

Vandegrift Tentative Parcel Map With Aerial Photo

4951 Barnett Ranch Road - Parcel 3, 15/PM/93
APN: 109-320-007 - El Dorado County, CA
March 2021



Abbreviations			
CONC	CONCRETE	OHW	OVERHEAD WIRES
(E)	EXISTING	(P)	PROPOSED
EDC	EL DORADO COUNTY	P/L	PROPERTY LINE
EL	ELEVATION	PM	PARCEL MAP
EP	EDGE OF PAVEMENT	PUE	PUBLIC UTILITY EASEMENT
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FF	FINISHED FLOOR	S	SEWER
FH	FIRE HYDRANT	SUB	SUBDIVISION
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FND	FOUND	W	WATER
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(P) Parcel 1	10.008 Acres	8.840 Acres
(P) Parcel 2	10.008 Acres	9.076 Acres

Project Data	
OWNER / APPLICANT:	WILLIAM D. JR & KATHY L. VANDEGRIFT 8978 BRADSHAW ROAD ELK GROVE, CA 95624 PHONE: 916-504-0109 EMAIL: bill.vandy14@gmail.com
PREPARED BY:	LEBECK ENGINEERING, INC. 3400 SHINGLE LANE, SUITE 80 CAMERON PARK, CA 95682 PH: 530-671-6000
SCALE:	1" = 60'
CONTOUR INTERVAL:	2 FEET
SOURCES OF TOPOGRAPHY:	FIELD TOPOGRAPHY BY A.R. DIVERS PLS AERIAL TOPOGRAPHY BY VERTICAL MAPPING RESOURCES.
SECTION, TOWNSHIP & RANGE:	A PORTION OF SECTION 23, T.9N., R.9E., M.D.M.
ASSESSOR'S PARCEL NUMBER:	109-320-007
PRESENT LAND USE DESIGNATION:	LDR
PROPOSED LAND USE DESIGNATION:	LDR
PRESENT ZONING:	RE-10
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TOTAL AREA:	20.016 ACRES
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SEWAGE DISPOSAL:	ON-SITE SEPTIC
FIRE PROTECTION:	EL DORADO COUNTY FIRE PROTECTION DISTRICT
DATE OF PREPARATION:	MARCH 2021
PROJECT #:	20-165

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

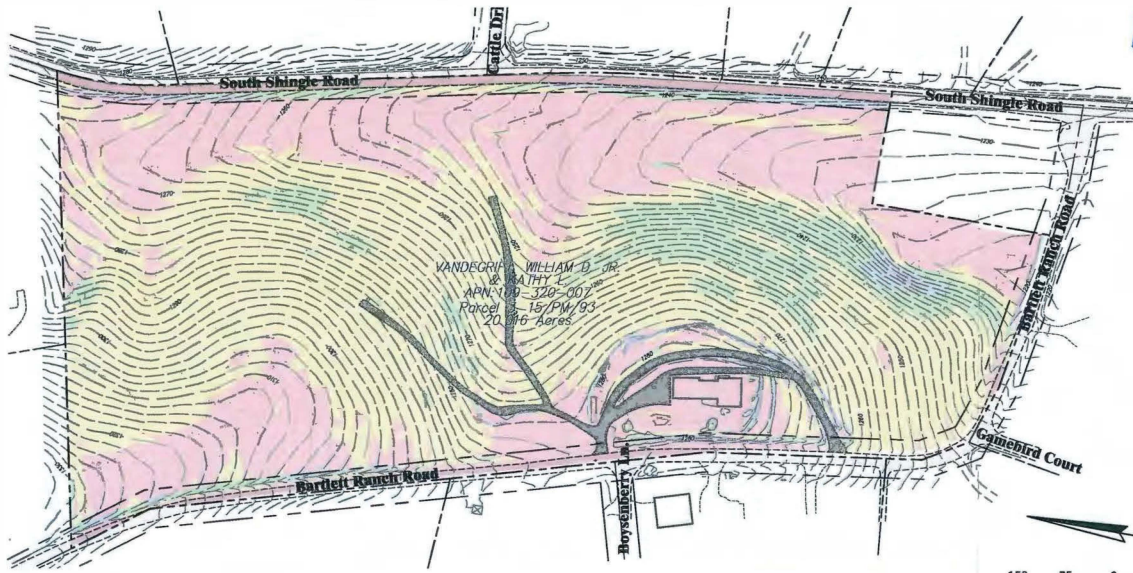


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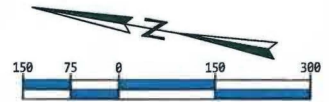
Slope Analysis

4951 Barnett Ranch Road - Parcel 3, 15/PM/93
APN: 109-320-007 - El Dorado County, CA
March 2021

FILE COPY



Project Data		Slope Analysis		
OWNER:	William D. Jr & Kathy L. Vandegrift 8978 Bradshaw Road Elk Grove, CA 95624 Ph: 916-504-0109 Email: bill.vandy14@gmail.com	Slope Range	Map Color	% of Site
PREPARATION DATE:	March 2021	0-10%	Light Pink	38.66%
PROJECT#:	20-165	>10-20%	Light Green	49.49%
		>20-30%	Light Blue	8.89%
		>30-40%	Light Purple	1.77%
		>40%	Dark Purple	1.19%



SCALE: 1" = 150'
P21-0003

**Vandegrift
Tentative Parcel Map
Slope Analysis**

Plot Date: Mar 05, 2021

P21-0003 Exhibit G: Slope Map