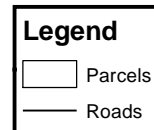
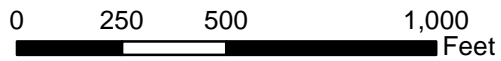
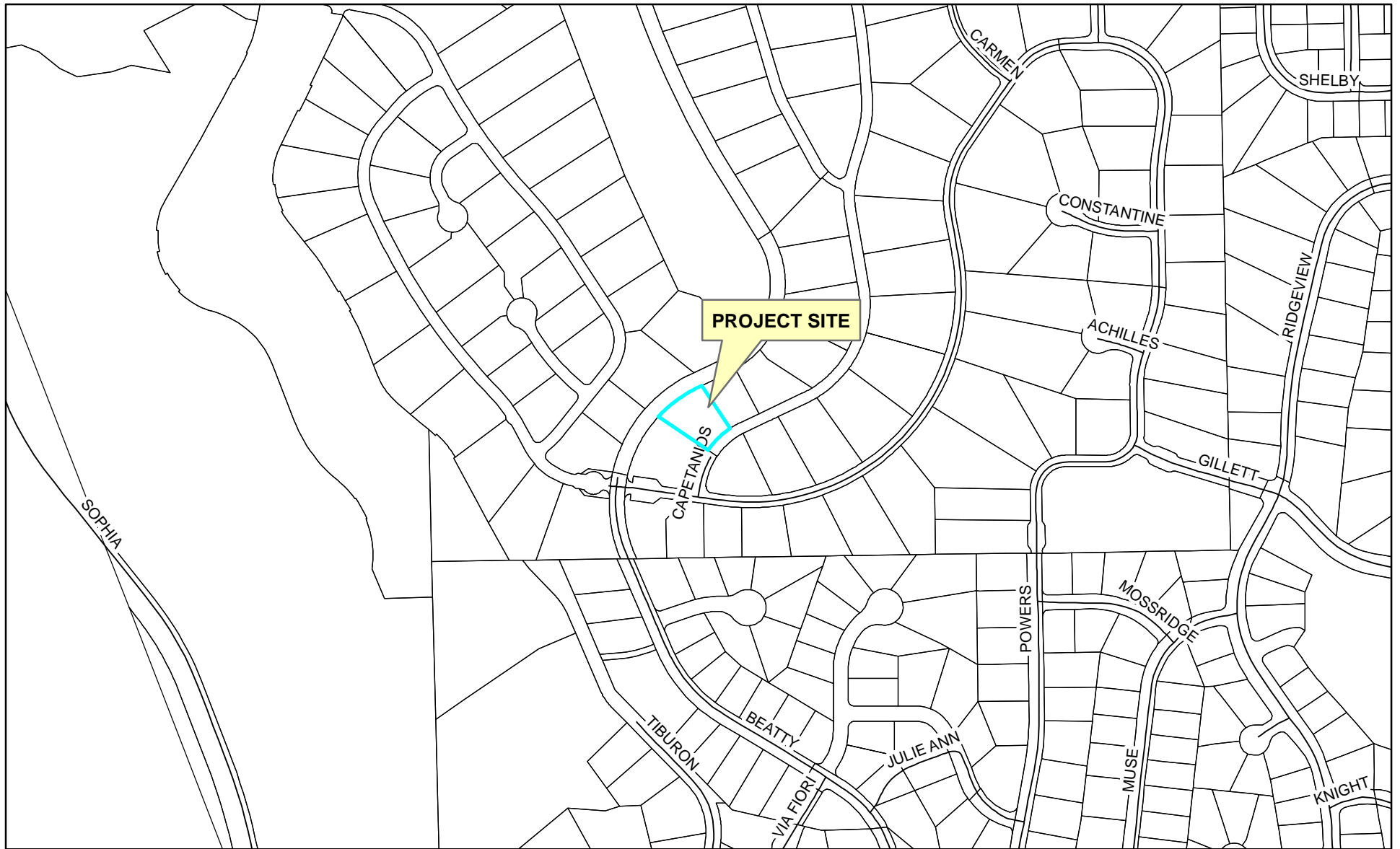
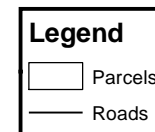
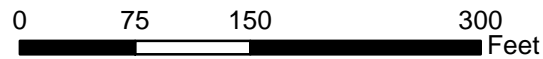
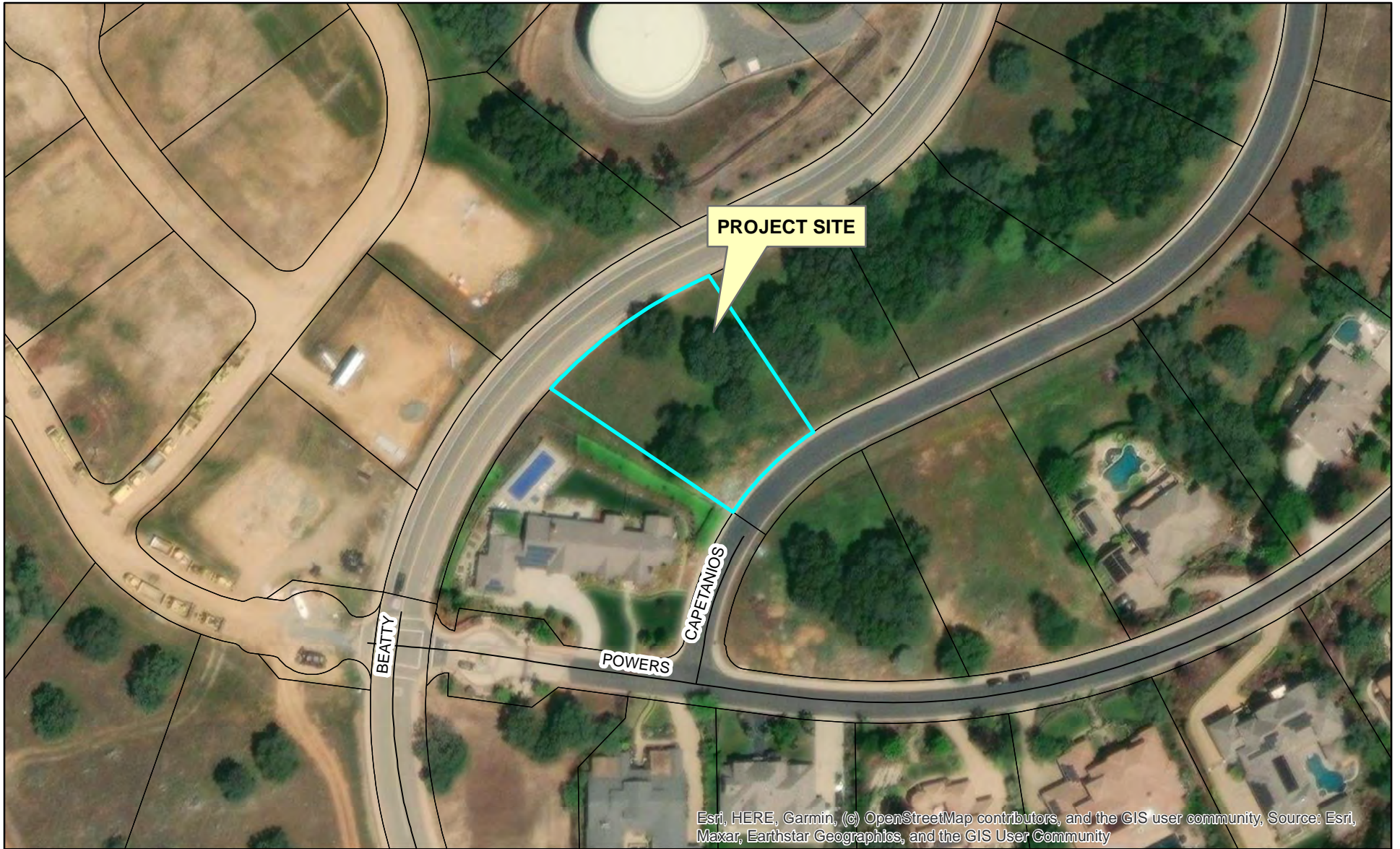


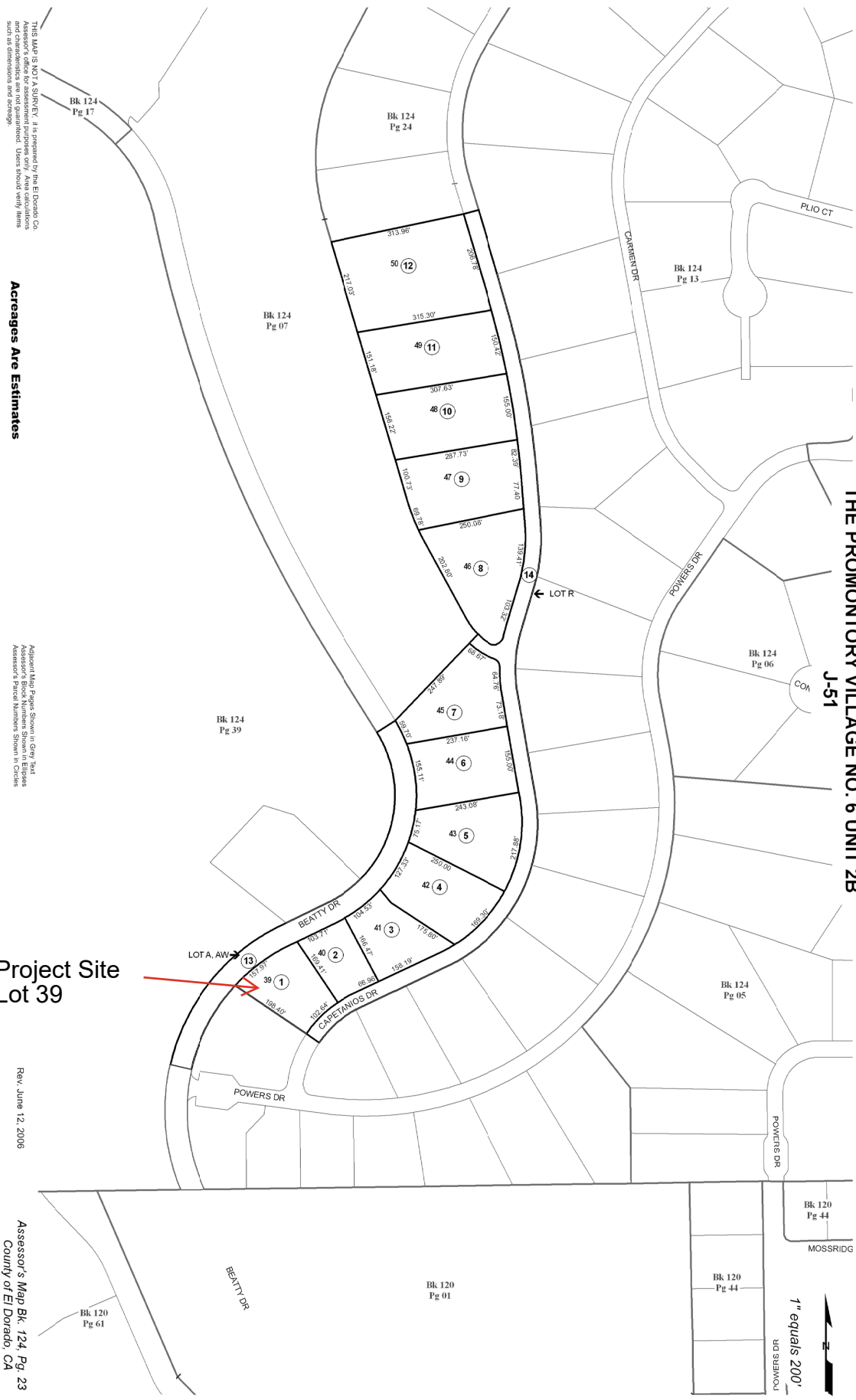
SP-R23-0002 PROMONTORY LOT 39 REZONE
EXHIBIT A - LOCATION MAP



SP-R23-0002 PROMONTORY LOT 39 REZONE
EXHIBIT B - AERIAL MAP



**SP-R23-0002 PROMONTORY LOT 39 REZONE
EXHIBIT C - ASSESSORS PARCEL PAGE**



**POR. SECS. 27 & 34, T10N., R8E., M.D.M.
THE PROMONTORY VILLAGE NO. 6 UNIT 2B
J-51**

124.23

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's Office for information purposes only. Users should verify items such as dimensions and acreages.

Acreages Are Estimates

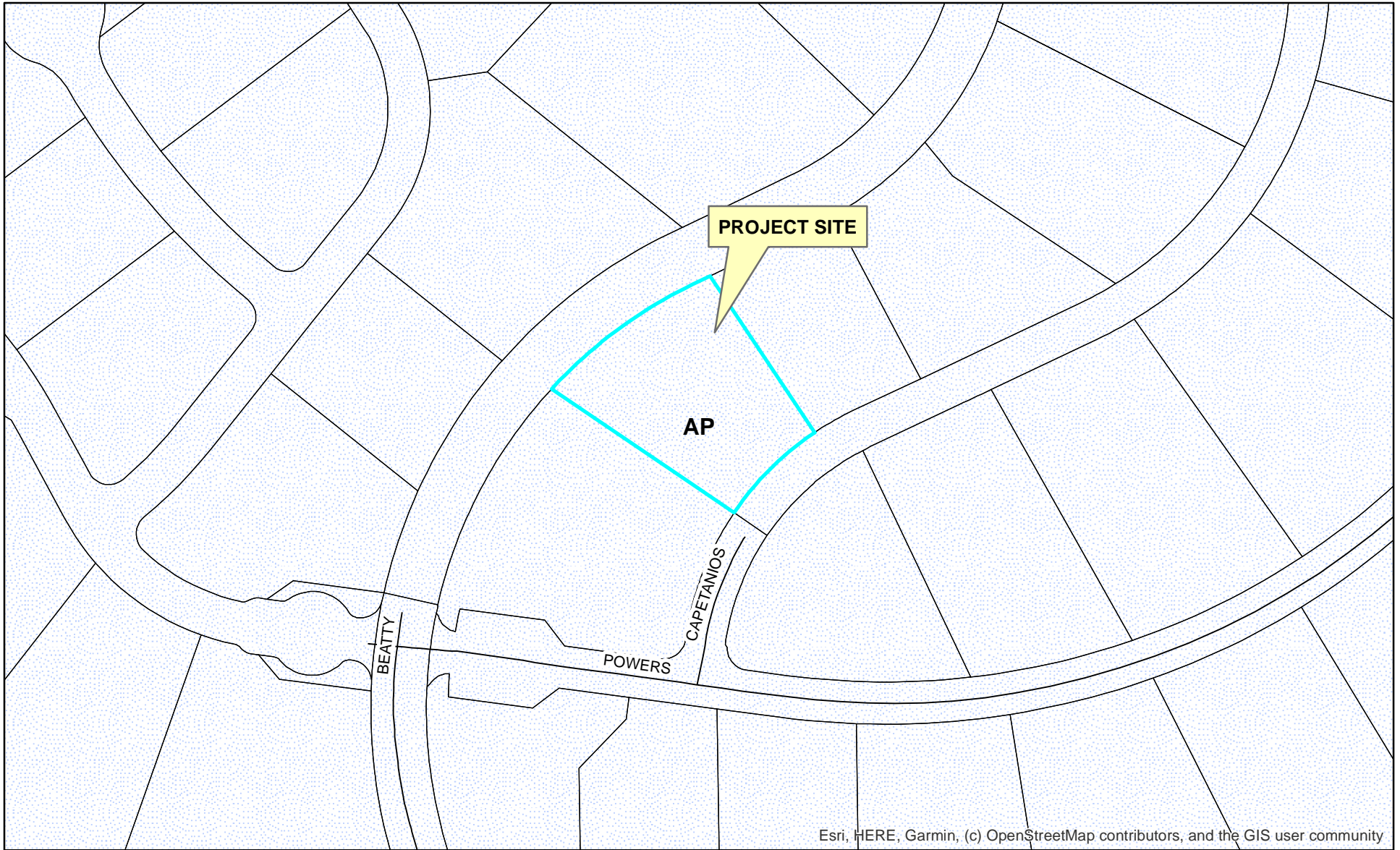
Adjacent Map Pages Shown in Grey Tint
Assessor's Block Number Shown in Ellipse
Assessor's Parcel Number Shown in Circle

**Project Site
Lot 39**

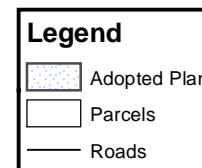
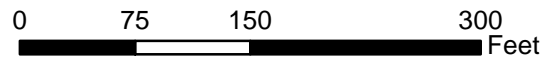
Rev. June 12, 2006

Assessor's Map Bk. 124 Pg. 23
County of El Dorado, CA

SP-R23-0002 PROMONTORY LOT 39 REZONE
EXHIBIT D - GENERAL PLAN LAND USE MAP

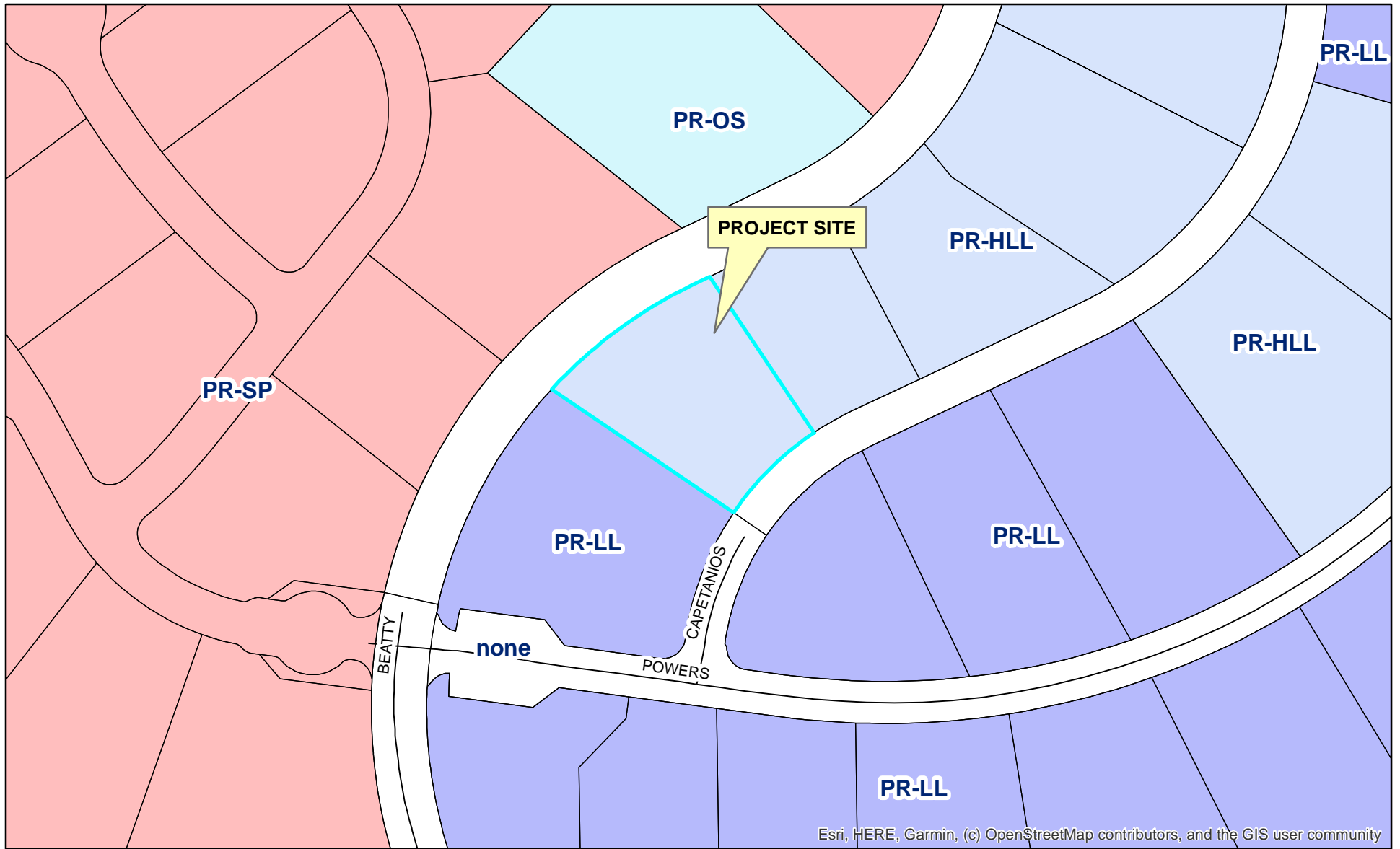


Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

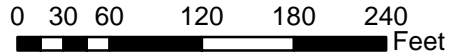


SP-R23-0002 PROMONTORY LOT 39 REZONE

EXHIBIT E - ZONING MAP



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



Legend

Specific Plan Zoning

- Promontory-Large Lot (PR-LL)
- Promontory-Hillside Large Lot (PR-HLL)
- Promontory-Open Space (PR-OS)
- Promontory Specific Plan (PR-SP)
- Parcels
- Roads

SP-R23-0002 PROMONTORY LOT 39 REZONE
EXHIBIT F - SITE PLAN

RECEIVED

OCT 24 2023

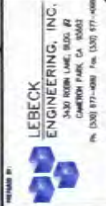
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

THIS 2:1 CUT SLOPE AREA ADJACENT TO THE BEATTY SIDEWALK IS AN ARTIFICIAL SLOPE. IT SHOWS STEEPER THAN 30% ON THE SLOPE MAP BECAUSE IT WAS GRADED WHEN BEATTY RIVE WAS CONSTRUCTED

THIS DIRT/ROCK PILE APPEARS TO HAVE BEEN PLACED ON THE LOT BETWEEN 10/2020 AND 4/2021 (PER AERIAL PHOTOS) BY UNKNOWN SOURCES. THIS PILE SLOPES AT 1.8:1. IT IS AN ARTIFICIAL SLOPE AND DOES NOT REPRESENT THE NATURAL SLOPE OF THIS LOT. THE AVERAGE SLOPE OF THIS LOT IS LESS THAN 20% AS SHOWN.

AVERAGE CROSS SLOPE = 17.1%

LOT 39
0.59 ACRES
A.P.N. 124-230-001



SLOPE MAP SHOWING AVERAGE EXISTING CROSS SLOPE

Lot 39, The Promontory Village No. 6, Unit 2B
2561 Capetanos Dr., El Dorado Hills, CA APN: 124-230-001

PROJECT NO.
STORY CONSTRUCTION
C/O SCOTT STORY
2201 HAWK DR., STE.
MAYWOOD, CA 95752
EL DORADO HILLS, CA 95762
916-843-7748 cell
EMAIL: storyconstruction@abcgoi.net

Project # 22-139
Date: MAY 2023
Scale: 1" = 30'
Designed by: E. Lebeck
Drawn by: J. Parilla
SHEET NO.
EX-2
Print Date: Aug 31, 2023



SCALE: 1" = 30'

SP-R23-0002

**SP-R23-0002 PROMONTORY LOT 39 REZONE
EXHIBIT G - SLOPE MAP**

RECEIVED

OCT 24 2023

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT






SLOPE MAP

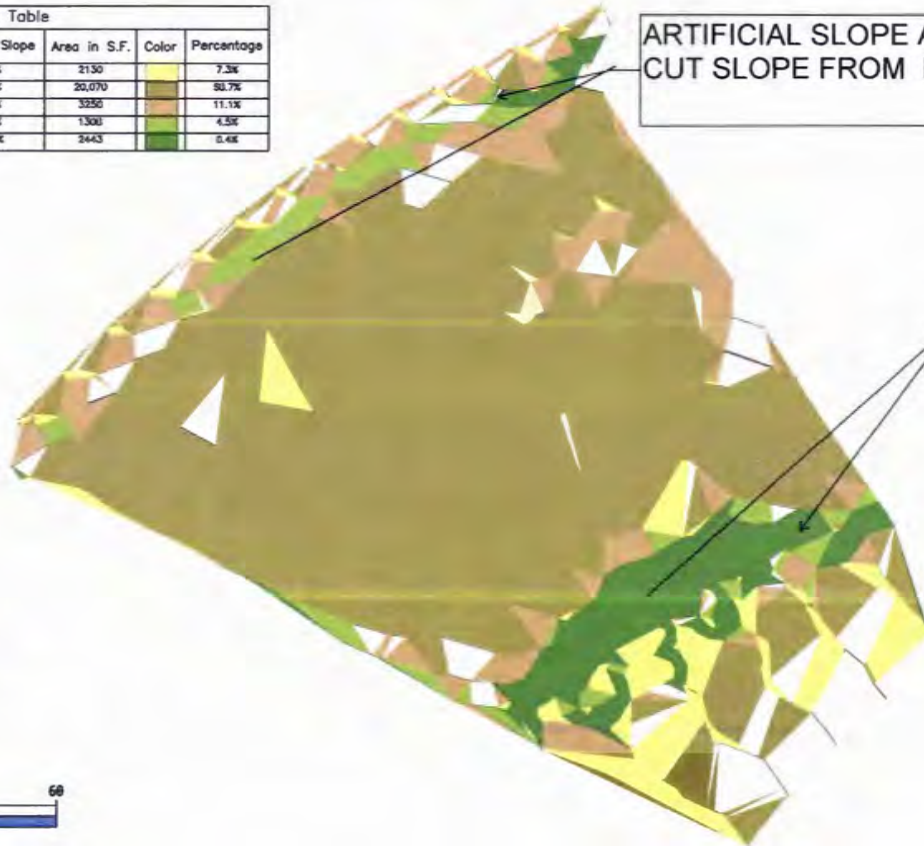
MINOR REVISION TO APPROVED MAP

APN: 124-230-001

Lot 39, The Promontory Village No. 6, Unit 2B
2561 Capitanios Dr., El Dorado Hills, CA 95762

July 2023

Slope Table					
Number	Minimum Slope	Maximum Slope	Area in S.F.	Color	Percentage
1	0.00%	10.00%	2130		7.3%
2	11.00%	20.00%	20,070		50.7%
3	21.00%	25.00%	3250		11.1%
4	30.00%	32.00%	1300		4.5%
5	40.00%	100.00%	2443		8.4%



ARTIFICIAL SLOPE ALONG BEATTY DRIVE IS CUT SLOPE FROM ROAD CONSTRUCTION

ARTIFICIAL FILL SLOPE FROM DIRT PILE PLACED 10/2020 TO 4/2021 BY UNKNOWN SOURCES



SCALE: 1" = 30'

PREPARED BY:  LEBECK ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95002 PH. (530) 577-6800 www.lebeckeng.com	
PLANNING SERVICES DIVISION: _____	
APPROVAL/DENIAL DATE: _____	
BOARD OF SUPERVISORS: _____	
APPROVAL/DENIAL DATE: _____	
SLOPE MAP	SHEET NO. SL-1

SP-R23-0002