

# IMPROVEMENT PLANS FOR MALCOLM DIXON ROAD MULTI PROJECT AREA OF BENEFIT

## PRIVATE FUNDING AGREEMENT ADH-MALCOLM DIXON AREA OF BENEFITS

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cta Engineering & Surveying  
Civil Engineering • Land Surveying • Land Planning  
3233 Markle Circle, Rancho Cordova, CA 95742  
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OMNI FINANCIAL, LLC  
DIAMANTE DEVELOPMENT, LLC  
SALMON FALLS LAND AND CATTLE COMPANY, LLC  
1280 41ST AVENUE, SUITE 0  
CAPITOLA, CA 95010  
PHONE # (831) 464-5021  
CALIFORNIA

IMPROVEMENT PLANS FOR  
MALCOLM DIXON ROAD  
MULTI PROJECT AREA OF BENEFIT  
COVER SHEET  
ADH - MALCOLM DIXON AREA OF BENEFITS  
EL DORADO COUNTY

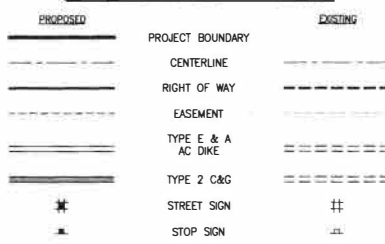
COVER SHEET

DRAWN BY: S. LATHROP  
DESIGNED BY: D. MERLO  
CHECKED BY: D. CROSAROL  
SCALE  
HORIZONTAL: 1"=200'  
VERTICAL: N/A  
DATE: FEBRUARY, 2019  
SHEET NO. 26  
JOB NO.: 15-030-001

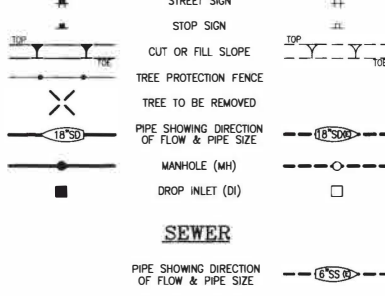


MATERIAL LIST - WATER			
ITEM	MANUFACTURER	MODEL/TYPE/SIZE	QUANTITY
PIPE			
SERVICI			
FIRE H' RANTS			
VALVES (BY TYPE)			
ARV			
BOV			

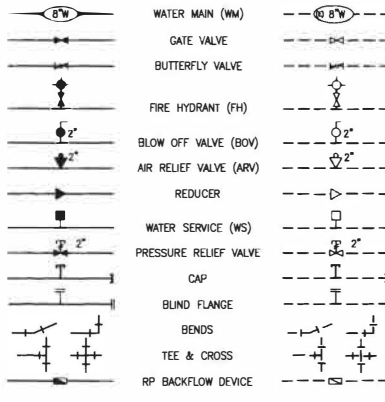
### LEGEND



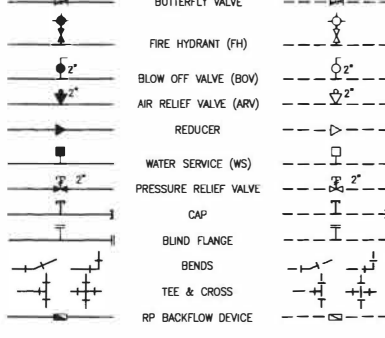
### GRADING & DRAINAGE



### SEWER



### WATER



**WATER SERVICE CERTIFICATE**

I HEREBY CERTIFY THAT THE WATER SYSTEM AS SHOWN ON DRAWING NUMBER SHEETS 1 THROUGH 22 HAS BEEN DESIGNED TO PROVIDE EACH LOT (OR FACILITY) OF THIS TRACT (PROJECT) WITH ADEQUATE WATER PRESSURE AND FIRE FLOW AS OF THE DATE SHOWN, BASED ON CRITERIA SUPPLIED BY EL DORADO IRRIGATION DISTRICT.

REGISTERED CIVIL ENGINEER C34520 DATE 2-28-19

**STORM WATER QUALITY PRESERVATION**

I ACKNOWLEDGE THAT THIS PROJECT IS SUBJECT TO THE STORM WATER QUALITY REQUIREMENTS OF APPLICABLE GOVERNING AGENCIES, INCLUDING THE COUNTY OF EL DORADO. IN-LIEU OF PROVIDING A SITE SPECIFIC EROSION AND SEDIMENT CONTROL PLAN (ESCP), THE PROJECT WILL PREPARE AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP). I AUTHORIZE THE COUNTY OF EL DORADO TO REVIEW AND REQUIRE REVISIONS TO THE SWPPP, AND TO INSPECT AND ENFORCE ALL TEMPORARY AND PERMANENT STORM WATER QUALITY AND EROSION AND SEDIMENT CONTROL MEASURES AT THE SITE DURING CONSTRUCTION, AT THE COUNTY'S DISCRETION.

ENGINEER [Signature] DATE 2-28-19

OWNER/DEVELOPER Mark Boon DATE MAR 29, 2019

**SOILS REPORT TITLED:**

GEOTECHNICAL ENGINEERING STUDY-UPDATE FOR: MALCOLM DIXON ROAD MULTI PROJECT AREA OF BENEFIT EL DORADO HILLS, CALIFORNIA PROJECT NO. E17341-001 DATED: OCTOBER 2017

**SOILS ENGINEER**

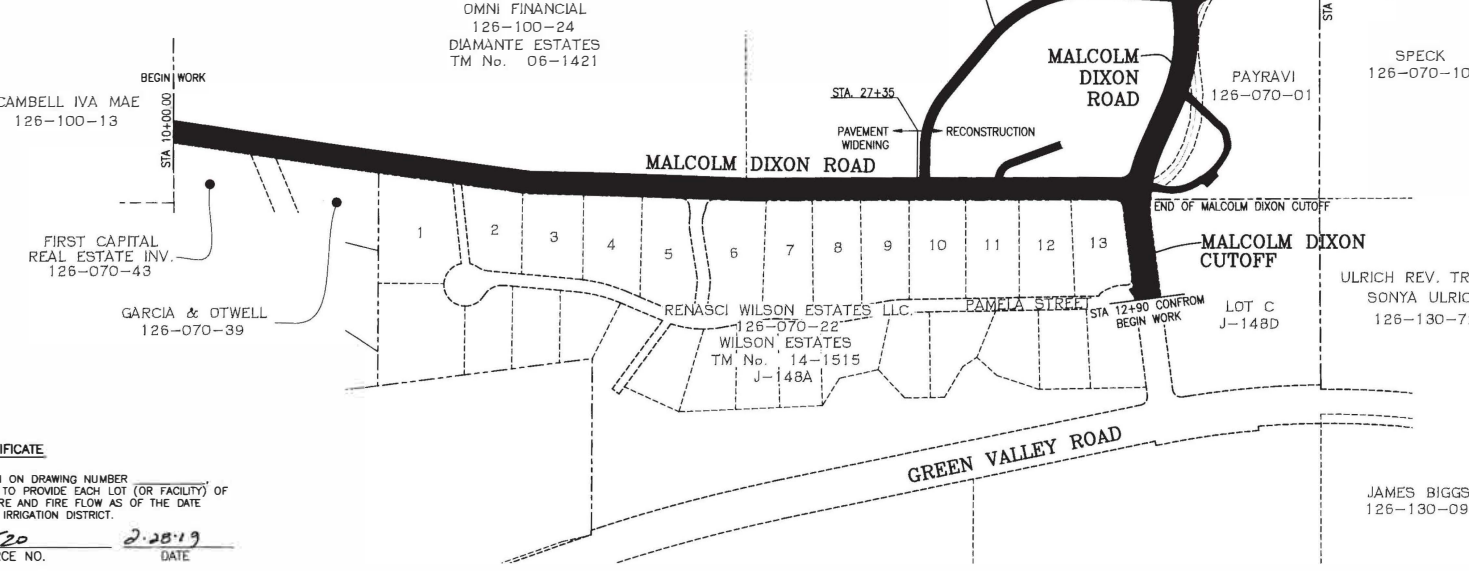
YOUNGJAHL CONSULTING GROUP, INC. 1234 GLENHAVEN CT. EL DORADO HILLS, CALIFORNIA, 95762

**EARTHWORK QUANTITIES**

CUT: 35,595 CY  
FILL: 665 CY  
EXPORT: 34,930 CY

**AREA OF DISTURBANCE**

AREA = 3.72 AC



**RECORD DRAWING CERTIFICATE**

THIS SET OF PLANS, HAVING BEEN REVIEWED BY ME, REFLECT ALL APPROVED REVISIONS TO THE PROJECT KNOWN TO ME, AND ALL FIELD DEVIATIONS TO THE PLANNED IMPROVEMENTS BY THE CONSTRUCTION CONTRACTOR, AS REPORTED TO ME AS OF \_\_\_\_\_. IT DOES NOT REPRESENT FIELD VERIFICATION OF PLANNED IMPROVEMENTS BY ME.

REGISTERED CIVIL ENGINEER RCE NO. \_\_\_\_\_ DATE \_\_\_\_\_

**GRADING AND GEOTECHNICAL SPECIFICATIONS**

ALL GRADING SHALL BE DONE UNDER OBSERVATION AND TESTING BY A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND IF REQUIRED BOTH A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND AN ENGINEERING GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE COUNTY ORDINANCES AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE SOILS REPORT OR GEOLOGICAL/GEO-TECHNICAL INVESTIGATION ENTITLED:

Malcolm Dixon Road MOB  
Prepared By: Youngjahl Consulting Group  
Dated: October 2017  
C42560 RCE # DATE: 3/7/19 EXPIRES: 3-31-20 (SEAL)

**GEOTECHNICAL ENGINEERS STATEMENT**

THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS OUTLINED IN THE REFERENCE SOILS REPORT OR GEOLOGICAL/GEO-TECHNICAL INVESTIGATION PREPARED FOR THIS DEVELOPMENT.

REGISTERED CIVIL ENGINEER RCE NO. \_\_\_\_\_ DATE \_\_\_\_\_

WDID #: 5S09C386224

UTILITY REPRESENTATIVES		
UTILITY	REPRESENTATIVE	TELEPHONE
GAS	PG & E JENNIFER DONOVAN	(530)621-7228
ELECTRICITY	PG & E JENNIFER DONOVAN	(530)621-7228
TELEPHONE	AT&T WILLARD ASTIRD	(916)433-6136
WATER	ED MIKE BRINK	(530)642-4054
SEWER	ED MIKE BRINK	(530)642-4054
DRAINAGE	EL DORADO COUNTY CONTACT INSPECTOR	(530)621-5900
U.S.A.	(800)227-2600	
FIRE	EL DORADO HILLS FIRE MARSHALL COX	(916)933-6623
CABLE	COMCAST ANTOUSTIN MARCHENKO	(916)376-7783

PREPARED UNDER THE DIRECTION OF:

[Signature] DATE: 2-28-19

DAVID R. CROSAROL

**BENCH MARK: ELEV.=661.00**

BRASS DISC STAMPED "EL DORADO DEPT. OF TRANS. BM EL 661.00" S. SIDE OF GREEN VALLEY ROAD ± 500' E. OF FRANCISCO DRIVE IN TOP OF CUT BANK.

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS SURVEY IS IDENTICAL WITH THAT CERTAIN RECORD OF SURVEY FIELD IN BOOK 28 OF RECORD OF SURVEYS, PAGE 30 BASED UPON THE MONUMENTS SHOWN AS FOUND HEREON AND CITED AS GRID NORTH.

**FIRE DEPARTMENT APPROVAL**

APPROVED BY: [Signature] DATE: 3/20/19

EL DORADO HILLS FIRE DEPT.

**COUNTY OF EL DORADO - CDS PLANNING & BUILDING DEPARTMENT**

APPROVED BY: [Signature] DATE: 4/11/19

MEL PABALINAS

**EL DORADO IRRIGATION DISTRICT**

APPROVED BY: [Signature] DATE: 4/2/19

**COUNTY OF EL DORADO - CDS DEPARTMENT OF TRANSPORTATION**

APPROVED BY: [Signature] DATE: 4/12/16

ANDREW GABER, DEPUTY DIRECTOR, R.C.E. 45187

THE COUNTY'S SIGNATURE IS FOUNDED ON THE PREMISE THAT THE OWNER AND ENGINEER OF RECORD HAVE PROVIDED ACCURATE INFORMATION TO THE COUNTY. IF ANY OF THE INFORMATION IS FOUND TO BE ERRONEOUS, THEN THE COUNTY MAY REQUIRE THE OWNER, ENGINEER OF RECORD AND CONTRACTOR TO STOP ALL NON-EROSION CONTROL RELATED WORK UNTIL THE DISCREPANCY IS RECTIFIED TO THE SATISFACTION OF THE COUNTY.

REVISIONS			
NUMBER	DESCRIPTION	BY	DATE