

**AGREEMENT TO MAKE SUBDIVISION IMPROVEMENTS
FOR CLASS 1 SUBDIVISION
BETWEEN COUNTY AND OWNER**

THIS AGREEMENT, made and entered into by and between the **COUNTY OF EL DORADO**, a political subdivision of the State of California, (hereinafter referred to as "County"), and **RENASCI WILSON ESTATES, LLC**, a Delaware limited liability company, duly qualified to conduct business in the State of California, whose principal place of business is 28118 Agoura Road, Suite 105, Agoura Hills, California 91301 (hereinafter referred to as "Owner"); concerning **WILSON ESTATES, TM 14-1515** (hereinafter referred to as "Subdivision"); the Final Map of which was filed with the El Dorado County Board of Supervisors on the 16th day of Aug, 2016.

RECITALS

Owner is vested with fee title to Subdivision; a tract of land located in the County of El Dorado, State of California, and described as **WILSON ESTATES, TM 14-1515**. Owner desires to construct on said property certain public improvements as hereinafter described, in connection with the Subdivision.

In consideration for the complete construction and dedication of all the public improvements specified in this Agreement, the approval and acceptance by County's Board of Supervisors of the Conditions of Approval, and the Final Map to be filed and recorded, the parties agree as follows:

AGREEMENT

OWNER WILL:

1. Make or cause to be made all those public improvements in Subdivision required by Section 120.16.010 of the El Dorado County Ordinance Code (hereinafter referred to as "Code") and shown or described in the improvement plans, specifications and cost estimates entitled Wilson Estates in its entirety which were approved by the County Engineer, Community Development Agency, Transportation Division, on April 13, 2016. Attached hereto is Exhibit A, marked "Engineer's Cost Estimate;" which is incorporated herein and made by reference a part hereof. The Exhibit describes quantities, units and costs associated with the improvements to be made.

2. Prior to commencing construction, obtain all necessary environmental clearances, acquire any necessary right-of-way and obtain any necessary permits from any outside agencies.

3. Complete the Subdivision improvements contemplated under this Agreement within two (2) years from the date that the Subdivision Final Map is filed with the El Dorado County Board of Supervisors.

4. Install or cause to be installed, modify or cause to be modified, any and all erosion and sediment control features, whether temporary or permanent, deemed necessary by the County Engineer to ensure compliance with the Clean Water Act, the Statewide General Permit, and County's, Grading, Erosion and Sediment Control Ordinances. Failure to comply with this provision shall constitute a material breach of this Agreement.

5. Post security acceptable to County as provided in Section 120.16.050 of the Code. In the event that the Sureties issuing the posted securities are subsequently downgraded to a rating unacceptable to County in its sole discretion, Owner shall, upon twenty (20) days written notice by County, post replacement securities that are acceptable to County.

6. Provide for and pay the costs of related civil engineering services, including the costs of inspection and utility relocation when required, and attorneys' fees, costs, and expenses of legal services.

7. Provide deposit for and pay to County all costs of construction oversight, inspection, administration and acceptance of the work by County in accordance with the County Engineer Fee Schedule adopted by Resolution of the Board of Supervisors of El Dorado County.

8. Have as-built plans prepared by a civil engineer acceptable to County's Community Development Agency, Transportation Division and filed with the Transportation Division Director as provided in Section 120.16.060 of the Code.

9. Repair at Owner's sole cost and expense, any defects, in workmanship or materials, which appear in the work within one (1) year following acceptance of the work by County.

10. To the fullest extent allowed by law, defend, indemnify and hold County and its officers, agents, employees and representatives harmless against and from any and all claims, suits, losses, damages and liability for damages of every name, kind and description, including attorneys fees and costs incurred, brought for, or on account of, injuries to or death of any person, including but not limited to workers, County employees, and the public, or damage to property, or any other economic or consequential losses, which are claimed to or in any way arise out of or are connected with Owner's work, design, operation, construction of the improvements, or performance of this Agreement, regardless of the existence or degree of fault or negligence on the part of County, Owner, any contractor(s), subcontractor(s) and employee(s) of any of these, except for the sole, or active negligence of County, its officers, agents, employees and representatives, or as expressly provided by statute. This duty of Owner to indemnify and save County harmless includes the duties to defend set forth in California Civil Code section 2778.

This duty to indemnify is separate and apart from any insurance requirements and shall not be limited thereto.

11. Enter into another agreement with County for all road improvements to be performed on County property. Such agreement shall also include a requirement that Owner furnish insurance and bonds that comply with the standard County insurance and bonding requirements in the amounts stated, to be approved by the County's Risk Management Division.

12. Provide continuous, sufficient access to County, Owner's successors and assigns, including but not limited to its Surety and Surety's agents, to the Subdivision to enable the public improvements to be constructed and completed. Access shall be continuous until completion of said public improvements, and release by County of the security underlying this Agreement.

13. Agree that said agreement to provide continuous, sufficient access is irrevocable and shall run with the land and shall be binding upon and inure to the benefit of the heirs, successors, assigns and personal representatives of Owner.

COUNTY WILL:

14. Upon execution of this Agreement and receipt of good and sufficient security as required by Section 120.16.050 of the Code, and upon compliance with all requirements of law, including all County ordinances, approve the Final Map of the Subdivision.

15. Upon receipt of a Certificate from the County Engineer stating that a portion of the public improvements agreed to be performed herein has been completed, describing generally the work so completed and the estimated total cost of completing the remainder of the public improvements agreed upon to be performed herein, accept new security as provided in Section 120.16.040 of the Code.

16. Release the security posted in accordance with Sections 120.16.040 and 120.16.052 of the Code.

17. Require Owner to make such alterations, deviations, additions to, or deletions from, the improvements shown and described on the plans, specifications, and cost estimates as may be deemed by the County Engineer to be necessary or advisable for the proper completion or construction of the whole work contemplated.

18. Require Owner to maintain, and to make such alterations, deviations, additions to, or deletions from, the project erosion control features shown and described on the plans, specifications and cost estimates and the Storm Water Pollution Prevention Plan (SWPPP) as may be deemed by the County Engineer to be necessary or advisable for compliance with the Clean Water Act, Statewide General Permit requirements and County's Grading, Erosion and Sediment Control Ordinances.

19. Upon completion of the public improvements agreed to be performed herein, adopt a resolution accepting or rejecting the streets of said Subdivision into County's road system for maintenance.

20. Retain a portion of the security posted in the amount of ten percent (10%) of the estimated cost of all of the improvements for one (1) year following acceptance of the work by County to secure the repair of any hidden defects in workmanship or materials which may appear.

21. Require Owner to pay County for costs, expenses and reasonable attorneys' fees to be paid by Owner should County be required to commence an action to enforce the provisions of this Agreement, to enforce the security obligations provided herein, and all attorneys' fees, costs, and expenses of litigation incurred by County even if Owner subsequently proceeds to complete the work.

ADDITIONAL PROVISIONS:

22. The estimated cost of installing all of the improvements is **Two Million Four Hundred Sixty-Five Thousand Three Hundred Forty-One Dollars and Forty-Four Cents (\$ 2,465,341.44)**.

23. Owner shall conform to and abide by all Federal, State and local building, labor and safety laws, ordinances, rules and regulations. All Work and materials shall be in full accordance with the latest rules and regulations of the State Fire Marshal, safety orders of the Division of Industrial Safety, California Electrical Code, California Building Code, California Plumbing Code, and any and all other applicable laws and regulations. Nothing in this Agreement, including but not limited to the improvement plans and specifications and cost estimates, is to be construed to permit work not conforming to these codes.

24. Inspection of the work and/or materials or statements by any officer, agent, or employee of County indicating that the work or any part thereof complies with the requirements of this Agreement, or acceptance of the whole or any part of said work and/or materials, or payments therefore, or any combination or all of these acts, shall not relieve Owner of its obligation to fulfill this Agreement as prescribed; nor shall County be stopped from bringing any action for damages arising from the failure to comply with any terms and conditions hereof.

25. This Agreement may be amended by mutual consent of the parties hereto. Said amendments shall become effective only when in writing and fully executed by duly authorized officers of the parties hereto.

26. Neither this Agreement, nor any part thereof may be assigned by Owner without the express written approval of County.

27. All notices to be given by the parties hereto shall be in writing and served by depositing same in the United States Post Office, postage prepaid and return receipt requested.

Notices to County shall be in duplicate and addressed as follows:

County of El Dorado
Community Development Agency
Transportation Division
2850 Fairlane Court
Placerville, CA 95667

Attn.: Andrew S. Gaber, P.E.
Deputy Director
Development/ROW/Environmental

County of El Dorado
Community Development Agency
Transportation Division
2850 Fairlane Court
Placerville, CA 95667

Attn.: Adam Bane, P.E.
Senior Civil Engineer

or to such other location as County directs.

Notices to Owner shall be addressed as follows:

Renasci Development, LLC
28118 Agoura Road, Suite 105
Agoura Hills, CA 91301
Attn.: Steve Kessler,
Manager

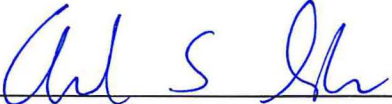
or to such other location as Owner directs.

28. The County officer or employee with responsibility for administering this Agreement is Andrew S. Gaber, P.E., Deputy Director, Development/ROW/ Environmental, Community Development Agency, or successor.

29. Any action arising out of this Agreement, including, but not limited to, litigation, mediation, or arbitration, shall be brought in El Dorado County, California, and shall be resolved in accordance with the laws of the State of California.

30. The parties to this Agreement represent that the undersigned individuals executing this Agreement on their respective behalf are fully authorized to do so by law or other appropriate instrument and to bind upon said parties to the obligations set forth herein.

Requesting Division and Contract Administrator Concurrence:

By: 

Andrew S. Gaber, P.E.
Deputy Director
Development/ROW/Environmental
Community Development Agency

Dated: 7/27/2016

Requesting Department Concurrence:

By: 

Steven M. Pedretti, Director
Community Development Agency

Dated: 7/27/16

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates indicated below, the latest of which shall be deemed to be the effective date of this Agreement.

--COUNTY OF EL DORADO--

By: 

Dated: 8/16/16

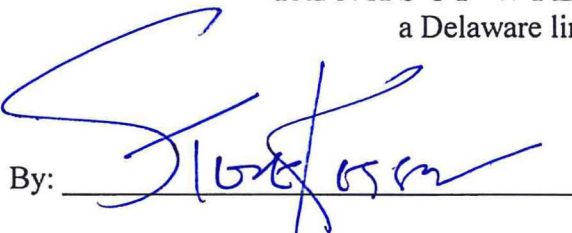
Ron Mikulaco
Board of Supervisors
"County"

Attest:
James S. Mitrison
Clerk of the Board of Supervisors

By: 
Deputy Clerk

Dated: 8/16/16

--RENASCI WILSON ESTATES, LLC--
a Delaware limited liability company

By: 

Dated: 7.18.16

Steven J. Kessler, Manager
Authorized Signatory
"Owner"

Notary Acknowledgment Attached

OWNER

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

Los Angeles


On 7/18/16 before me, Ana Elia Perez, Notary Public
(here insert name and title of the officer)

personally appeared Steven J. Kessler

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

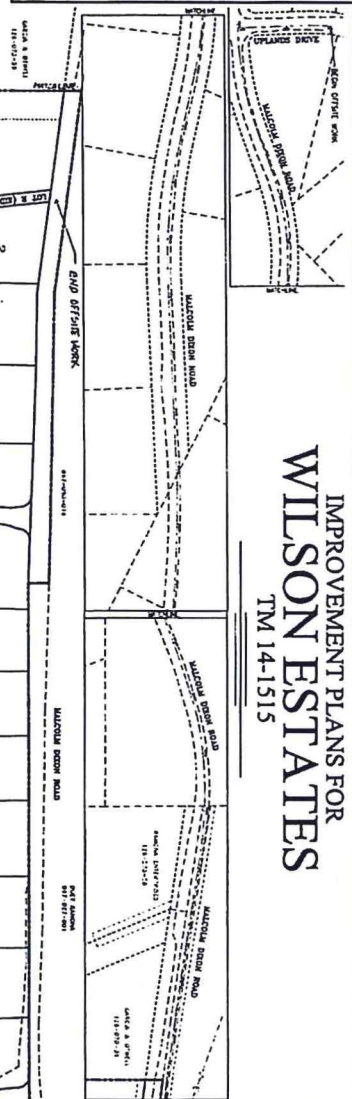
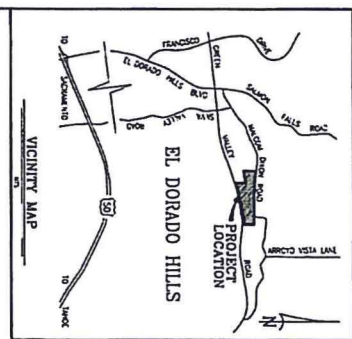
WITNESS my hand and official seal.

Signature 



(Seal)

IMPROVEMENT PLANS FOR WILSON ESTATES TM 14-1515



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| 200 | CABLE TV |

LEGEND

| | |
|--------------------|------------|
| GRADING & DRAINAGE | LAND |
| WATER | SEWER |
| CONCRETE | IRON |
| STEEL | WOOD |
| GLASS | PLASTER |
| PAINT | ROOFING |
| MECHANICAL | ELECTRICAL |
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| PAINT | ROOFING |
| MECHANICAL | ELECTRICAL |
| TELEPHONE | CABLE TV |
| LANDSCAPE | ASPHALT |

SOILS REPORT TITLED: GRADING AND GEOTECHNICAL SPECIFICATIONS

DATE: 1/15/15
PROJECT: WILSON ESTATES
ENGINEER: [Signature]

KEYSTONE RETAINING WALL DESIGN

DATE: 1/15/15
PROJECT: WILSON ESTATES
ENGINEER: [Signature]

AREA OF DISTURBANCE

DATE: 1/15/15
PROJECT: WILSON ESTATES
ENGINEER: [Signature]

UTILITY REPRESENTATIVES

| UTILITY | REPRESENTATIVE | CONTACT |
|------------|----------------|----------------|
| WATER | AMERICAN WATER | (916) 435-1111 |
| SEWER | AMERICAN WATER | (916) 435-1111 |
| ELECTRICAL | AMERICAN WATER | (916) 435-1111 |
| TELEPHONE | AMERICAN WATER | (916) 435-1111 |
| CABLE TV | AMERICAN WATER | (916) 435-1111 |

STREET NAME SIGN TABLE

| STREET NAME | TYPE | LOCATION |
|-------------|-------------|----------|
| LOT A | RESIDENTIAL | LOT A |
| LOT B | RESIDENTIAL | LOT B |
| LOT C | RESIDENTIAL | LOT C |
| LOT D | RESIDENTIAL | LOT D |
| LOT E | RESIDENTIAL | LOT E |
| LOT F | RESIDENTIAL | LOT F |
| LOT G | RESIDENTIAL | LOT G |
| LOT H | RESIDENTIAL | LOT H |
| LOT I | RESIDENTIAL | LOT I |
| LOT J | RESIDENTIAL | LOT J |
| LOT K | RESIDENTIAL | LOT K |
| LOT L | RESIDENTIAL | LOT L |
| LOT M | RESIDENTIAL | LOT M |
| LOT N | RESIDENTIAL | LOT N |
| LOT O | RESIDENTIAL | LOT O |
| LOT P | RESIDENTIAL | LOT P |
| LOT Q | RESIDENTIAL | LOT Q |
| LOT R | RESIDENTIAL | LOT R |
| LOT S | RESIDENTIAL | LOT S |
| LOT T | RESIDENTIAL | LOT T |
| LOT U | RESIDENTIAL | LOT U |
| LOT V | RESIDENTIAL | LOT V |
| LOT W | RESIDENTIAL | LOT W |
| LOT X | RESIDENTIAL | LOT X |
| LOT Y | RESIDENTIAL | LOT Y |
| LOT Z | RESIDENTIAL | LOT Z |

APPROVED BY

DATE: 1/15/15
PROJECT: WILSON ESTATES
ENGINEER: [Signature]

CONTRACT INFORMATION

DATE: 1/15/15
PROJECT: WILSON ESTATES
ENGINEER: [Signature]

COVER SHEET

DATE: 1/15/15
PROJECT: WILSON ESTATES
ENGINEER: [Signature]

WILSON ESTATES

COVER SHEET
TM 14-1515

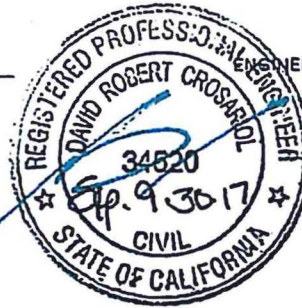
DEVELOPER/OWNER
RENACI WILSON ESTATES LLC
28118 ACOURA ROAD, SUITE 105
ACOURA HILLS, CA 91301

cta Engineering & Surveying
Civil Engineering Land Surveying Land Planning
3112 Maple Lake Ranch Circle, CA 91342

EXHIBIT A
Engineer's Cost Estimate



Civil Engineering ■ Land Surveying ■ Land Planning



ENGINEERING SOLUTIONS ■



Improvement Plans for Wilson Estates (TM14-1515)
Engineer's Bond Estimate - Onsite
July 5, 2016

| Item No. | Item Description | Quantity | Unit | Unit Price | Total Amount |
|--|--|----------|------|------------|--------------|
| IN-TRACT GRADING | | | | | |
| 1 | Clear & Grub | 18.0 | AC | \$1,600.00 | \$28,800.00 |
| 2 | Excavation | 65,000 | CY | \$10.00 | \$650,000.00 |
| 3 | Finish Pads | 28 | EA | \$500.00 | \$14,000.00 |
| 4 | Site Retaining Walls | 1,920 | SF | \$25.00 | \$48,000.00 |
| | | | | Subtotal | \$740,800.00 |
| EROSION CONTROL AND FUGITIVE DUST | | | | | |
| 5 | Erosion Control & SWPPP | 28 | LOT | \$2,000.00 | \$56,000.00 |
| 6 | Fugitive Dust Control | 28 | LOT | \$625.00 | \$17,500.00 |
| | | | | Subtotal | \$73,500.00 |
| STREET IMPROVEMENTS | | | | | |
| 7 | 3" AC | 60,290 | SF | \$1.75 | \$105,507.50 |
| 8 | 5" AB | 60,290 | SF | \$0.85 | \$51,246.50 |
| 9 | Modified Type 1 Roller Curb & Gutter | 90 | LF | \$20.00 | \$1,800.00 |
| 10 | CalTrans Type A1-6 | 65 | LF | \$16.00 | \$1,040.00 |
| 11 | Chip Seal | 12,750 | SF | \$1.00 | \$12,750.00 |
| 12 | Type 2 Vertical Curb & Gutter | 550 | LF | \$20.00 | \$11,000.00 |
| 13 | AC Dike - Type E | 3,985 | LF | \$8.00 | \$31,880.00 |
| 14 | PCC Valley Gutter | 162 | SY | \$25.00 | \$4,050.00 |
| 15 | Street Lights | 1 | EA | \$1,580.00 | \$1,580.00 |
| 16 | Stop Sign and Bar | 1 | EA | \$762.00 | \$762.00 |
| 17 | Street Name Sign | 2 | EA | \$406.40 | \$812.80 |
| 18 | Gate/Barricade | 40 | LF | \$40.00 | \$1,600.00 |
| | | | | Subtotal | \$224,028.80 |
| POTABLE WATER IMPROVEMENTS | | | | | |
| 19 | 8" Line (including fittings) | 810 | LF | \$45.00 | \$36,450.00 |
| 20 | 8" Gate Valve | 1 | EA | \$1,978.00 | \$1,978.00 |
| 21 | 12" Line (including fittings) | 2,080 | LF | \$63.00 | \$129,760.00 |
| 22 | 12" Gate Valve | 8 | EA | \$2,787.00 | \$22,296.00 |
| 23 | 1" ARV | 2 | EA | \$3,000.00 | \$6,000.00 |
| 24 | 2" ARV | 1 | EA | \$4,627.00 | \$4,627.00 |
| 25 | 2" Blow Off | 1 | EA | \$2,000.00 | \$2,000.00 |
| 26 | 4" Blow Off | 2 | EA | \$3,575.00 | \$7,150.00 |
| 27 | Fire Hydrant Assembly (including line and valve) | 5 | EA | \$5,784.00 | \$28,920.00 |
| 28 | Water Services | 28 | EA | \$1,500.00 | \$42,000.00 |
| | | | | Subtotal | \$281,199.00 |

| DRAINAGE IMPROVEMENTS | | | | | |
|--|--|-------|-----|-----------------|-----------------------|
| 29 | 12" HDPE | 110 | LF | \$35.00 | \$3,850.00 |
| 30 | 18" HDPE | 1,080 | LF | \$45.00 | \$48,600.00 |
| 31 | 18" Trash Rack | 4 | EA | \$2,100.00 | \$8,400.00 |
| 32 | Drainage Inlet | 9 | EA | \$3,600.00 | \$32,400.00 |
| 33 | OMPI | 1 | EA | \$3,600.00 | \$3,600.00 |
| 34 | 18" Flared End Section | 4 | EA | \$762.00 | \$3,048.00 |
| 35 | Drainage Outfall | 2 | EA | \$650.00 | \$1,300.00 |
| 36 | TV Storm Drain | 935 | LF | \$2.05 | \$1,916.75 |
| | | | | Subtotal | \$103,114.75 |
| SEWER IMPROVEMENTS | | | | | |
| 37 | 6" Line - Onsite | 1,590 | LF | \$58.00 | \$92,220.00 |
| 38 | 4" Force Main | 150 | LF | \$61.00 | \$9,150.00 |
| 39 | Manhole (48") - onsite | 4 | EA | \$6,620.00 | \$26,480.00 |
| 40 | Manhole (48") w/ Lining - onsite | 4 | EA | \$9,987.00 | \$39,868.00 |
| 41 | Manhole (60") - Lined | 1 | EA | \$16,000.00 | \$16,000.00 |
| 42 | Pumped Services | 3 | EA | \$1,500.00 | \$4,500.00 |
| 43 | Sewer Service (4") | 25 | EA | \$1,799.00 | \$44,975.00 |
| 44 | TV Sewer | 4,445 | LF | \$2.05 | \$9,112.25 |
| 45 | Connect to Existing Sewerline | 1 | EA | \$2,500.00 | \$2,500.00 |
| | | | | Subtotal | \$244,805.25 |
| DRY UTILITY COSTS | | | | | |
| 46 | Includes- Joint Utility Trench, Utility Services, Conduit & Service Boxes and Wiring & Transformer | 28 | LOT | \$7,000.00 | \$196,000.00 |
| | | | | Subtotal | \$196,000.00 |
| Estimated Direct Construction Cost | | | | | \$1,863,447.80 |
| Mobilization (5% of Estimated Direct Construction Cost) | | | | | \$93,172.39 |
| Total Hard Cost | | | | | \$1,956,620.19 |
| SOFT COSTS | | | | | |
| A | Bond Enforcement Costs | 2% | | | \$39,132.40 |
| B | Construction Staking | 4% | | | \$78,264.81 |
| C | Construction Management & Inspection | 10% | | | \$195,662.02 |
| D | Contingency | 10% | | | \$195,662.02 |
| Subtotal Soft Cost | | | | | \$508,721.25 |
| Total Estimated Cost | | | | | \$2,465,341.44 |

[Signature] 7-15-16
EDC-CDA-TD: No Exceptions Taken

[Signature] 7/17/16
EID: No Exceptions Taken



EXHIBIT B

Certificate of Partial Completion of Subdivision Improvements

I hereby certify that the following improvements for Wilson Estates, TM 14-1515 have been completed, to wit:

| | Total Amount | Percent Complete | Remaining Amount |
|-----------------------------------|------------------------|------------------|----------------------|
| Grading Improvements | \$ 933,408.00 | 90% | \$ 93,340.80 |
| Erosion Control and Fugitive Dust | \$ 92,610.00 | 75% | \$ 23,152.50 |
| Streets Improvements | \$ 282,276.29 | 0% | \$ 282,276.29 |
| Potable Water Improvements | \$ 354,310.74 | 85% | \$ 53,146.61 |
| Drainage Improvements | \$ 129,924.59 | 85% | \$ 19,488.69 |
| Sewer Improvements | \$ 308,454.62 | 85% | \$ 46,268.19 |
| Dry Utility Cost | \$ 246,960.00 | 0% | \$ 246,960.00 |
| Mobilization | \$ 117,397.20 | 80% | \$ 23,479.44 |
| Total | \$ 2,465,341.44 | | \$ 788,112.52 |

I estimate the total cost of completing the improvements agreed to be performed by the Owner to be **Two Million Four Hundred Sixty-Five Thousand Three Hundred Forty-One Dollars and Forty-Four Cents (\$2,465,341.44)**.

I estimate the total cost of completing the remainder of the improvements to be **Seven Hundred Eighty-Eight Thousand One Hundred Twelve Dollars and Fifty-Two Cents (\$788,112.52)** and the cost of the completed work to be **One Million Six Hundred Seventy-Seven Thousand Two Hundred Twenty-Eight**

The amount of the Performance Bond is **Seven Hundred Eighty-Eight Thousand One Hundred Twelve Dollars and Fifty-Two Cents (\$788,112.52)**, representing 100% of the Remaining Amount.


The amount of the Laborers and Materialmens Bond is **One Million Two Hundred Thirty-Two Thousand Six Hundred Seventy Dollars and Seventy-Two Cents (\$1,232,670.72)**, which is 50% of the Total Cost of the Improvements.

DATED: 7-13-16


 David Robert Crosariol, PE 34520
 CTA Engineering & Surveying
 3233 Monier Circle
 Rancho Cordova, CA 95742

ACCEPTED BY THE COUNTY OF EL DORADO

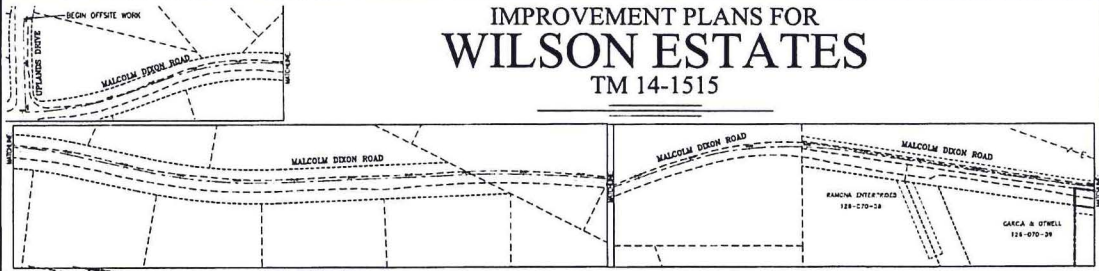
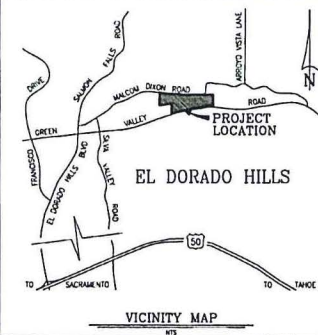
DATED: 7/18/2016


 Andrew S. Gaber, P.E.
 Deputy Director
 Development/ROW/Environmental

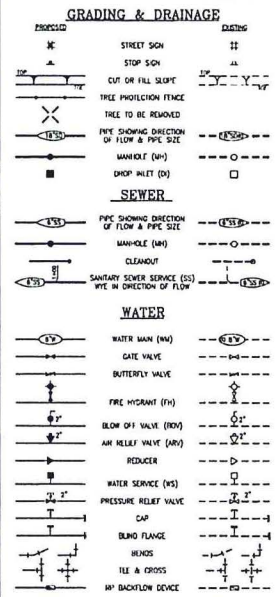
IMPROVEMENT PLANS FOR WILSON ESTATES TM 14-1515

SHEET INDEX

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. COVER SHEET 2. CONSTRUCTION NOTES 3. CONDITIONS OF APPROVAL - SHEET 1 4. CONDITIONS OF APPROVAL - SHEET 2 5. ROAD SECTION & DETAILS 6. OVERALL UTILITY PLAN 7. SOURCE AND STRIPING PLAN 8. PLAN & PROFILE - ROAD A 19+00 TO 19+100 9. PLAN & PROFILE - ROAD A 19+100 TO END 10. PLAN & PROFILE - ROAD B & NEW CONNECTION 11. PLAN & PROFILE - WATER LATERAL A & SEWER LATERAL A 12. PLAN & PROFILE - DRAIN LATERAL A, B & C 13. PLAN & PROFILE - OFFSITE SEWER - SHEET 1 14. PLAN & PROFILE - OFFSITE SEWER - SHEET 2 15. PLAN & PROFILE - OFFSITE SEWER - SHEET 3 16. PLAN & PROFILE - OFFSITE SEWER - SHEET 4 & DRAIN LATERAL D 17. PLAN & PROFILE - GREEN VALLEY ROAD WIDENING 18. B&B & ENTRY B&B DETAILS 19. DRAINAGE PLAN - AREA 1 20. DRAINAGE PLAN - AREA 2 21. DRAINAGE DETAILS | <ol style="list-style-type: none"> 22. RETAINING WALL PROFILES - WALLS 1-4 23. RETAINING WALL PROFILES - WALLS 5-6 24. GREEN VALLEY ROAD & DRAINAGE 25. 4" WASHORY ROAD WALL PROFILE 26. DRAIN DETAILS 27. EROSION CONTROL PLAN |
|---|---|



LEGEND



SPECIAL NOTES

1. 11-2 STRUCTURE ELEVATION AND DETAIL PER SECTION 19-2.04 (2) (A)
2. EXISTING SOUP DRAINAGES FOR TRENCH SHAKING AND SHORING PLANS FOR STRUCTURAL ELEVATION THAT IS PERFORMED IN THE COUNTY RIGHT OF WAY (E.G. GREEN VALLEY ROAD, WILSON DRAIN ROAD AND UPWARD COURT) SHALL BE MAINTAINED AND RECONSTRUCTED IN THE SOUP DRAINAGE. SOUP DRAINAGE MUST BE GRADED AND FINISHED BY THE ENGINEER WHO IS RESPONSIBLE FOR THE SITE.
3. SUBMIT 3 SETS OF SOUP DRAINAGE FOR REVIEW - AGAIN 30 DAYS BEFORE THE BID FOR REVIEW. NO WORK SHALL BE PERFORMED IN THE COUNTY RIGHT OF WAY UNTIL THE CONTRACTOR RECEIVES A "NO OBJECTION" LETTER IN WRITING FROM THE ENGINEER.
4. SECTION 12 TEMPORARY TRAFFIC CONTROL (TTC)
5. CONTRACTOR TO PROVIDE A TIC PLAN FOR WORK THAT IS PERFORMED IN THE COUNTY RIGHT OF WAY (E.G. GREEN VALLEY ROAD, WILSON DRAIN ROAD AND UPWARD COURT). WORK SHALL BE DONE IN ACCORDANCE WITH THE WATER PART 6, FIGURE 6H-12 (2). WORK SPECIFICALLY THE STOPPING PLAN 11-3 TYPICAL LINE CLOSURE WITH ROBBERS CONTROL. VARIATION BEYOND THE RESPONSIBILITY OF THE CONTRACTOR AND IS NOT SHOWN.
6. SUBMIT 3 SETS OF THE TIC PLAN FOR REVIEW PRIOR TO THE START OF WORK ON PROJECT (PER PA). NO WORK SHALL BE PERFORMED IN THE COUNTY RIGHT OF WAY UNTIL THE CONTRACTOR RECEIVES A "NO OBJECTION" LETTER IN WRITING FROM THE ENGINEER.
7. SECTION 7-1.83 PUBLIC CONCERN
8. USE ROBBER CONTROL FOR THE CONTRACTOR USE ON WILSON DRAIN ROAD BETWEEN STATION 24+00 AND STATION 20+00 OR LATER TO THE EXISTING PAVEMENT WIDTH PLUS 2 FEET ON EACH SIDE AND BETWEEN 20+00 TO STATION 24+00 THE NORTH SIDE OF THE EXISTING PAVEMENT PLUS 2 FEET ON EACH SIDE AND BETWEEN 20+00 AND 24+00. THE CENTERLINE PLUS 2 FEET SHOWN IS AVAILABLE IN THIS SECTION. THE CONTRACTOR SHALL MAINTAIN EASEMENT ACCESS TO EXISTING HOMES AND DRIVERS THROUGH THE WORK AREA AT ALL TIMES.

KEYSTONE RETAINING WALL DESIGN:

GEOTECHNICAL ENGINEERING STUDY FOR:
WILSON ESTATES
EL DORADO HILLS, CALIFORNIA
PROJECT NO. 123111002
DATED: OCTOBER 2013

SOILS REPORT TITLED:

GEOTECHNICAL ENGINEERING STUDY FOR:
WILSON ESTATES
EL DORADO HILLS, CALIFORNIA
PROJECT NO. 123111001
DATED: JUNE 2013

SOILS ENGINEER

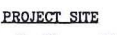
WILSON CONSULTING GROUP, INC.
1234 BLENHEIM CT.
EL DORADO HILLS, CALIFORNIA, 91731

GRADING AND GEOTECHNICAL SPECIFICATIONS

ALL GRADING SHALL BE DONE UNDER SUPERVISION AND TESTING BY A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND A REGISTERED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND AN ADVERTISING GEODESIST. ALL GRADING SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE COUNTY ORDINANCES AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE SOILS REPORT OR GEOTECHNICAL INVESTIGATION DATED: SEE SHEET.

AT COMPLETION OF THE CHANGING OPERATIONS, AN AS-GRADED SOILS AND GEOTECHNICAL REPORT WILL BE PREPARED. A COPY OF THE AS-GRADED REPORT WILL BE SUBMITTED TO BOTH, THE NEP INSPECTOR AND CIVIL ENGINEERING SERVICES (NEP).

GEOTECHNICAL ENGINEERING SERVICES STATE
THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNLICENSED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS OUTLINED IN THE REFERENCE SOILS REPORT OR GEOTECHNICAL INVESTIGATION PROVIDED FOR THIS DEVELOPMENT.



EARTHWORK QUANTITIES

CUT: 83,000 CY
FILL: 83,000 CY

AREA OF DISTURBANCE

AC: 402,748 SF
FLL: 337,324 SF

STREET NAME SIGN TABLE

STREET NAME SIGN PLAN
ROAD A =
ROAD B =
NEW CONNECTION =

REGISTERED CIVIL ENGINEER
RCE NO. _____
DATE: _____

UTILITY REPRESENTATIVES

| UTILITY | REPRESENTATIVE | TELEPHONE |
|---------|----------------------|---------------------------------|
| SDG | PG & E | JENNIFER BORDMAN (323)621-7228 |
| AW | PG & E | JENNIFER BORDMAN (323)621-7228 |
| SDG | AW | WILLARD AETHRO (916)462-8126 |
| SDG | ED | MIKE BRINK (330)943-0254 |
| SDG | ED | MIKE BRINK (330)943-0254 |
| SDG | EL DORADO COUNTY | CONTACT INSPECTOR (330)911-3600 |
| SDG | CONAGT | (805) 237-3900 |
| SDG | EL DORADO HILLS FIRE | MARSHALL COE (916)833-8423 |
| SDG | CONAGT | MICHAEL WARDROUGH (916)779-7763 |

PREPARED UNDER THE DIRECTION OF:

REGISTERED CIVIL ENGINEER
RCE NO. 639520
DATE: 3-23-16

SEWER SERVICE CERTIFICATE

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

REGISTERED CIVIL ENGINEER
RCE NO. 639520
DATE: 3-23-16

WATER SERVICE CERTIFICATE

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

REGISTERED CIVIL ENGINEER
RCE NO. 639520
DATE: 3-23-16

BENCH MARK: ELEV. = 681.00

BRASS DISC EMBEDDED IN CONCRETE AT CORNER OF 1/2" X 1/2" X 1/2" SIDE OF GREEN VALLEY ROAD 8' SOUTH E OF FRANCHISE DRIVE IN TOP OF CUT BANK.

EL DORADO IRRIGATION DISTRICT

APN 126-070-22
126-070-23
126-070-30
WDID #5509C374316
ZONING: RIA-PD/OS-PD

FIRE DEPARTMENT APPROVAL

APPROVED BY: _____
DATE: 2/9/16

COMMUNITY DEVELOPMENT AGENCY - PLANNING

APPROVED BY: _____
DATE: 02/11/16

COUNTY OF EL DORADO CDA TRANSPORTATION DIVISION

APPROVED BY: _____
DATE: 1/13/2016

SCHEMATIC APPROVAL

APPROVED BY: _____
DATE: 02/11/16

CONTRACTOR APPROVAL

APPROVED BY: _____
DATE: 02/11/16

REGISTERED CIVIL ENGINEER

RCE NO. 639520
DATE: 3-23-16

PROJECT NO. / WORK ORDER NO. / DRAWING NO.

PROJECT NO. 123111002 / WORK ORDER NO. 123111002 / DRAWING NO. 123111002

SCALE

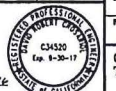
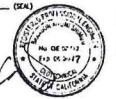
HORIZONTAL: 1" = 100'
VERTICAL: 1" = 10'
DATE: JANUARY 2016

REVISIONS

| NO. | DESCRIPTION | BY | DATE |
|-----|-------------|----|------|
| | | | |
| | | | |
| | | | |
| | | | |

| ITEM | MANUFACTURER | MODEL / TYPE / SIZE | QUANTITY |
|------------------------------|--------------|---------------------|----------|
| PIPE | | | |
| SERVICE | | | |
| FIRE HYDRANTS | | | |
| VALVES (BY TYPE) | | | |
| MATERIAL LIST - SEWER | | | |
| ITEM | MANUFACTURER | MODEL / TYPE / SIZE | QUANTITY |
| PIPE | | | |
| MANHOLES | | | |
| SERVICE | | | |

| NUMBER | DESCRIPTION | BY | DATE |
|--------|-------------|----|------|
| | | | |
| | | | |
| | | | |



Engineering & Surveying
cta
 CIVIL ENGINEERING LAND SURVEYING LAND PLANNING
 2818 ACQUORA ROAD, SUITE 105
 ACQUORA HILLS, CA 91301
 PHONE # (818) 879-7400
DEVELOPER/OWNER
 RENASCI WILSON ESTATES LLC
 2818 ACQUORA ROAD, SUITE 105
 ACQUORA HILLS, CA 91301
 PHONE # (818) 879-7400
WILSON ESTATES
 COVER SHEET
 TM 14-1515
COVER SHEET