

alignment between STA: 10+00 to STA: 15+37 (Preliminary Grading and Drainage Plan, February 26, 2014)					
Wolf Creek Road (Offsite)	Modified Std Plan 101B	20ft / 2ft 3" AC over 8" AB	50ft	25 mph	No curb, gutter, or sidewalk, road width is measured EP to EP.

* Road widths in the preceding table are measured from curb face to curb face.

Curb face for rolled curb and gutter is 6" from the back of the curb.

** Non-exclusive road and public utility easements included

Transportation Division Condition 12

The following recommended revision to Condition 12 clarifies the Lakehills Court neighbor's concern about future potential access. There is an existing 25-foot wide Road and Public Utility Easement already recorded from Parcel Map PM 25-40 that currently allows that access. That easement would be carried forward on the final subdivision map and would allow access for Lot 2 only.

14.12. **Maintenance Entity:** The proposed project must form an entity for the maintenance of the private roads and drainage facilities. If there is an existing entity, the property owner shall modify the document if the current document does not sufficiently address maintenance of the roads and drainage facilities of the current project. ~~DOF~~ EDCTD shall review the document forming the entity to ensure the provisions are adequate prior to filing of the parcel map.

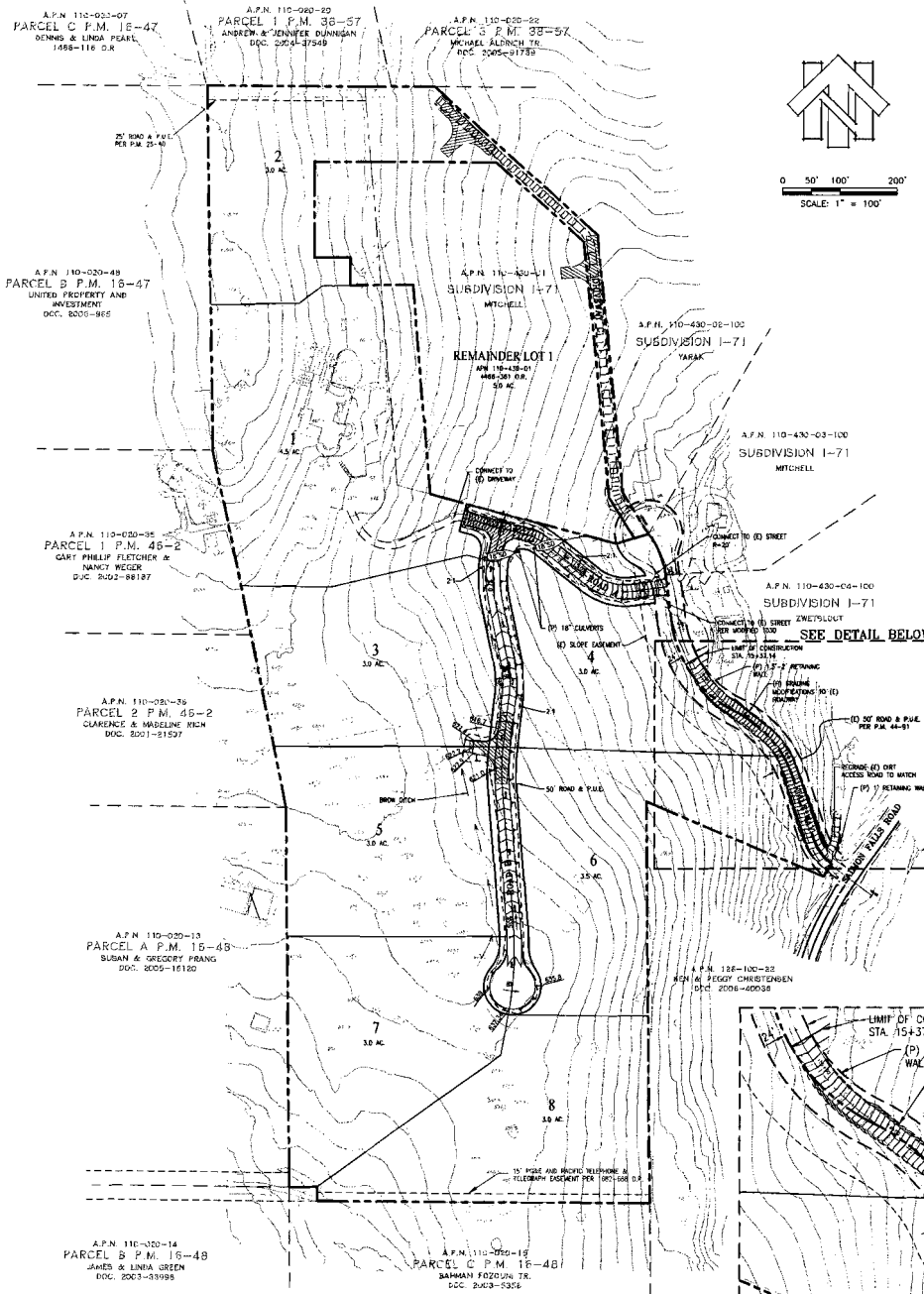
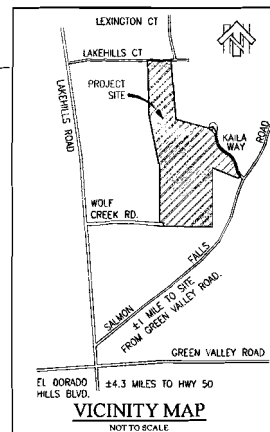
In the event that the Lot 2 owner within this subdivision chooses to take access from Lakehills Court, said lot shall provide for reasonable maintenance and repair of the Lakehills Court on a pro rata share of residential lots currently contributing to its repair and maintenance and shall become a part of the Road Maintenance Agreement for this road by the action of its maintenance assessment entity. The applicant shall make this election prior to filing of the Final Map by requesting County's Surveyor Office to assign Lakehills Court address for Lot 2.

Neither change to conditions 11 or 12 increases the project's impacts beyond what was previously analyzed.

PRELIMINARY GRADING & DRAINAGE PLAN

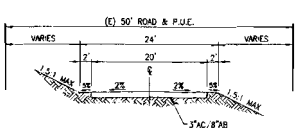
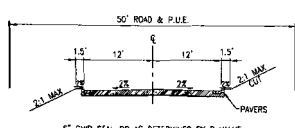
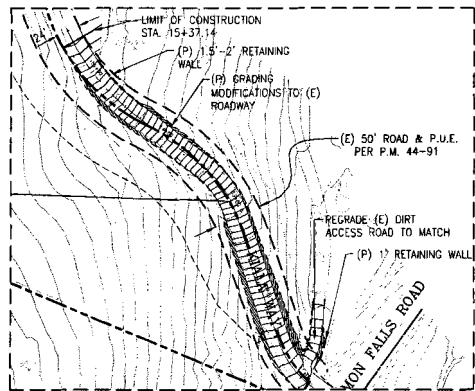
TM-07-1458 MIGIANELLA

COUNTY OF EL DORADO FEBRUARY 26, 2014 STATE OF CALIFORNIA



LEGEND:

- SUBDIVISION BOUNDARY
- LOT LINE
- ROAD EASEMENT & P.U.E.
- DAYLIGHT LINE
- APPROXIMATE SPOT ELEVATION
- BROW DITCH
- GRADE BREAK
- DRAINAGE CULVERT
- APPROXIMATE ROADWAY GRADE



CUT: 342 CU. YD.
FILL: 655 CU. YD.
TOTAL: 313 CU. YD FILL
 NOTE: FILL TO BE IMPORTED FROM LOCAL ON-SITE BORROW.

NO ON-STREET PARKING
 PARKING MAY BE ACCOMMODATED THROUGH
 THE USE OF PARKING BAY(S) PER HILLSIDE STANDARDS

KAILA WAY GRADING DETAIL

TM-07-1458 MIGIANELLA

COUNTY OF EL DORADO FEBRUARY 26, 2014 STATE OF CALIFORNIA

