



Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

Legend

-  Parcel Lines
-  HIGHWAY

CUP24-0009 - El Dorado Ranch Trailhead
Exhibit A - Vicinity Map

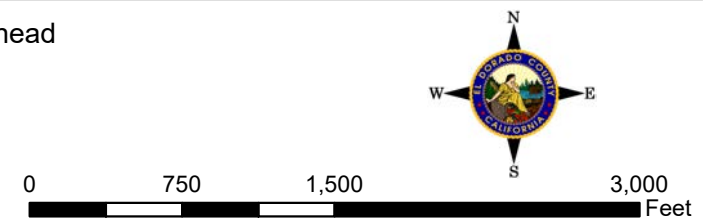
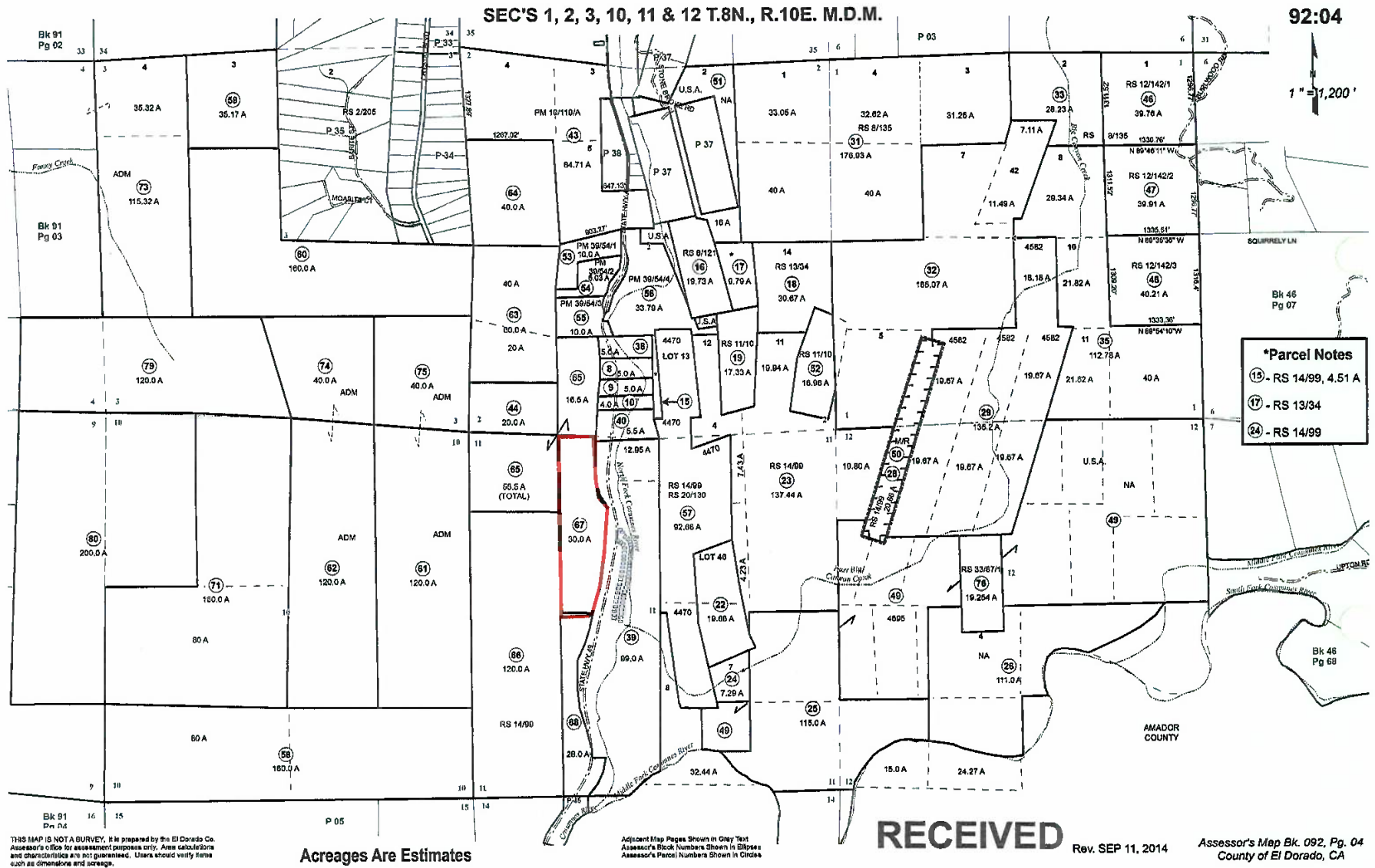
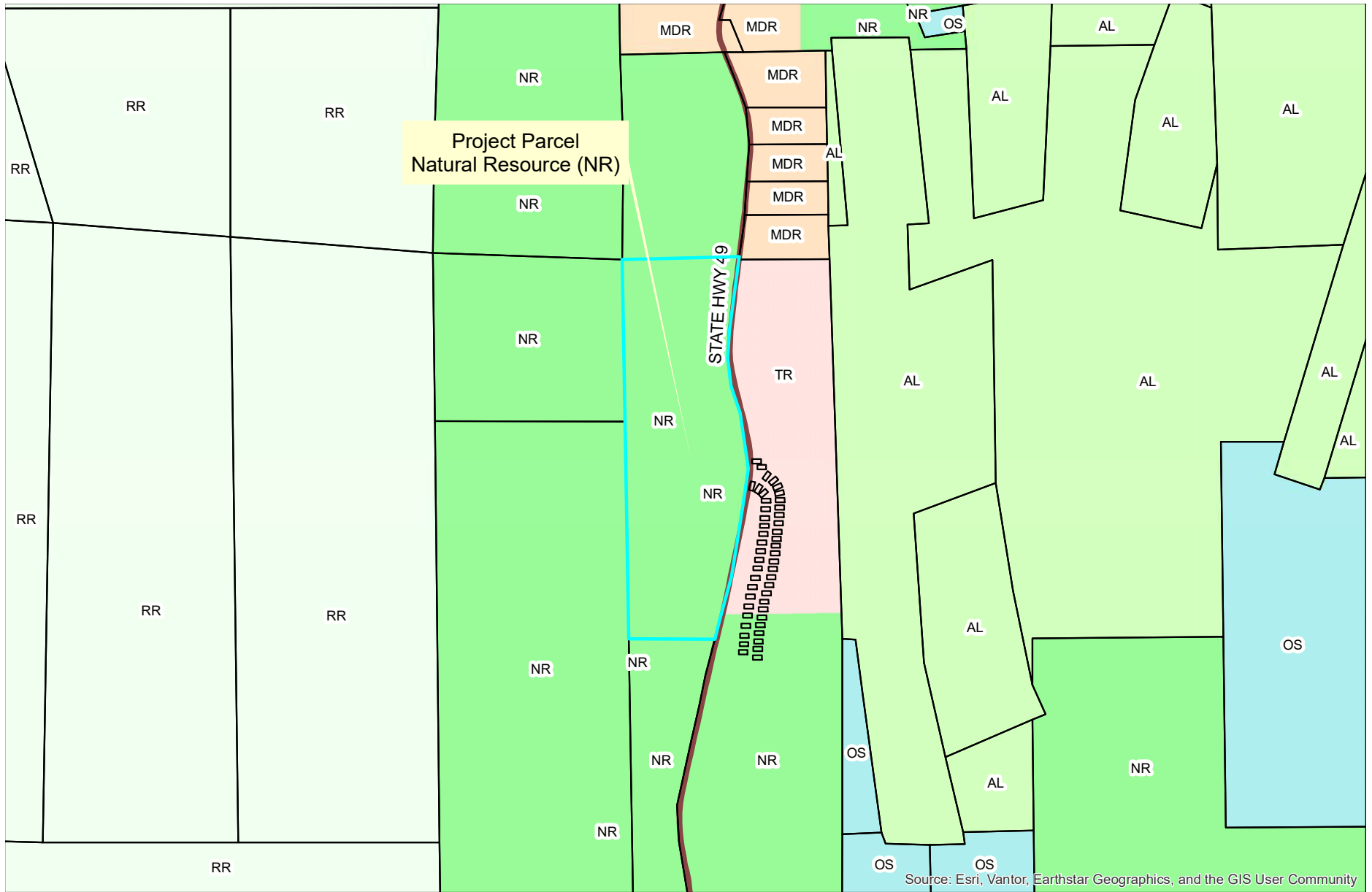


Exhibit B - Assessor's Parcel Map
CUP24-0009/EI Dorado Ranch Trailhead



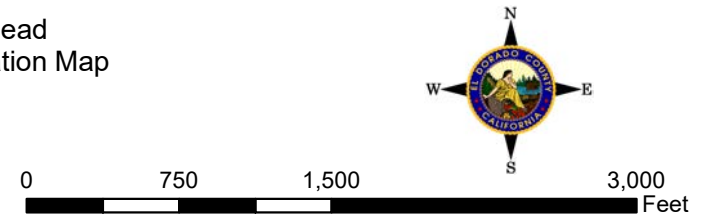


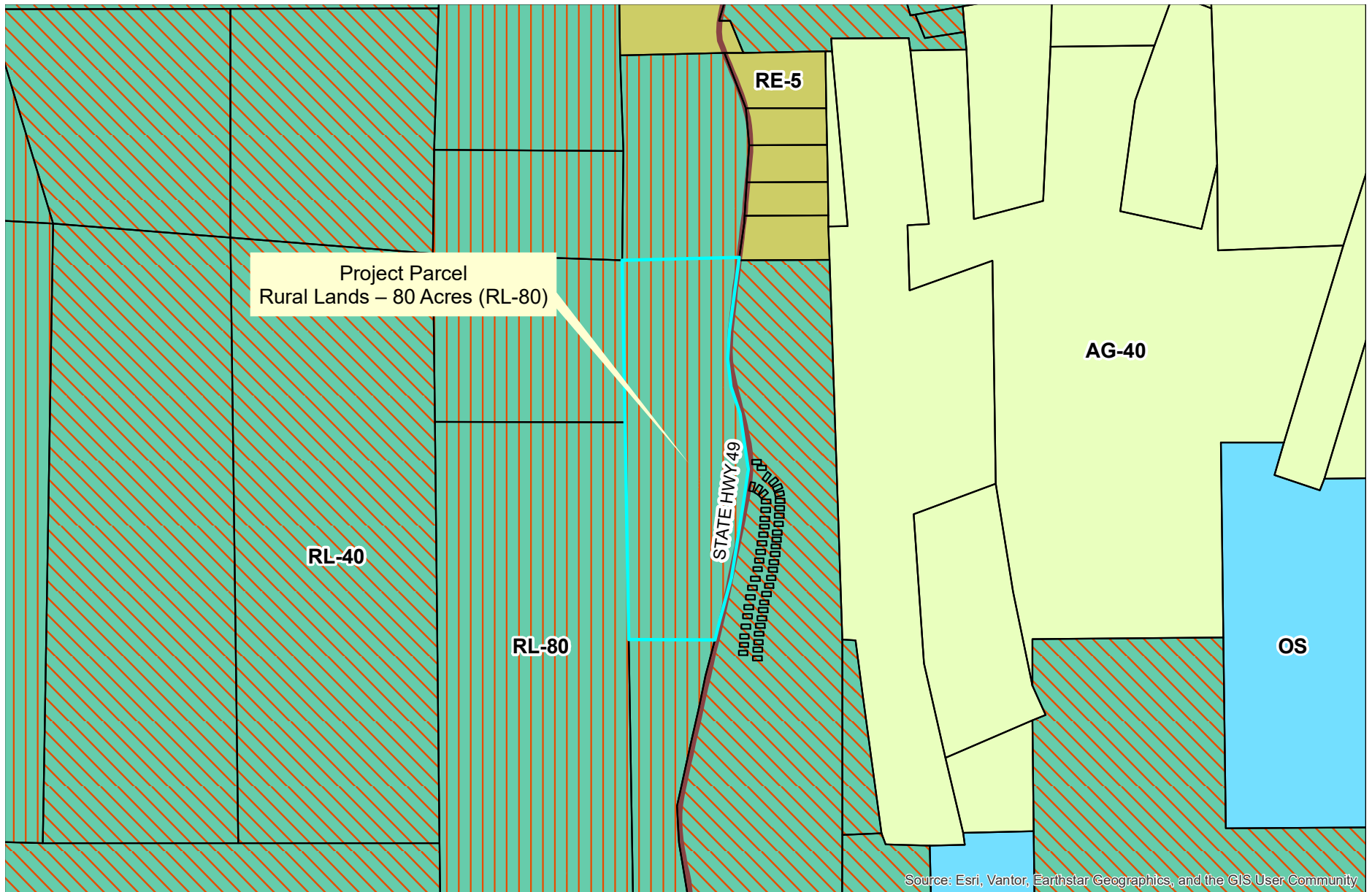
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

Legend

- | | |
|----------------------------|----------------------|
| Parcel Lines | Natural Resources |
| HIGHWAY | Open Space |
| Agricultural Lands | Rural Residential |
| Medium Density Residential | Tourist Recreational |

CUP24-0009 - El Dorado Ranch Trailhead Exhibit C - General Plan Land Use Designation Map

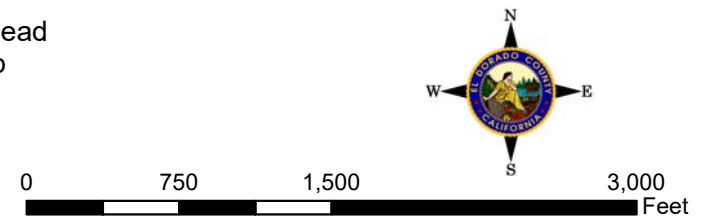




Legend

- AG-40 = Agricultural Grazing 40 Acres
- OS = Open Space
- RE-5 = Residential Estate 5 Acres
- RL-40 = Rural Land 40 Acres
- RL-80 = Rural Land 80 Acres
- Parcel Lines
- HIGHWAY
- TC = Transportation Corridor

CUP24-0009 - El Dorado Ranch Trailhead Exhibit D - Zoning Designation Map



30.0 ACRES
SEC 11 8 10
APN: 092-040-067

GOLD BEACH MANUFACT HOUSING
COMMUNITY LLC CA LLC
99 A SEC 11 8 10
99.0 ACRES
A.P.N. 092-040-039

APPROXIMATE
LOCATION 60' WIDE
CAL-TRANS RIGHT
OF WAY PER BOOK
A, PAGE 411

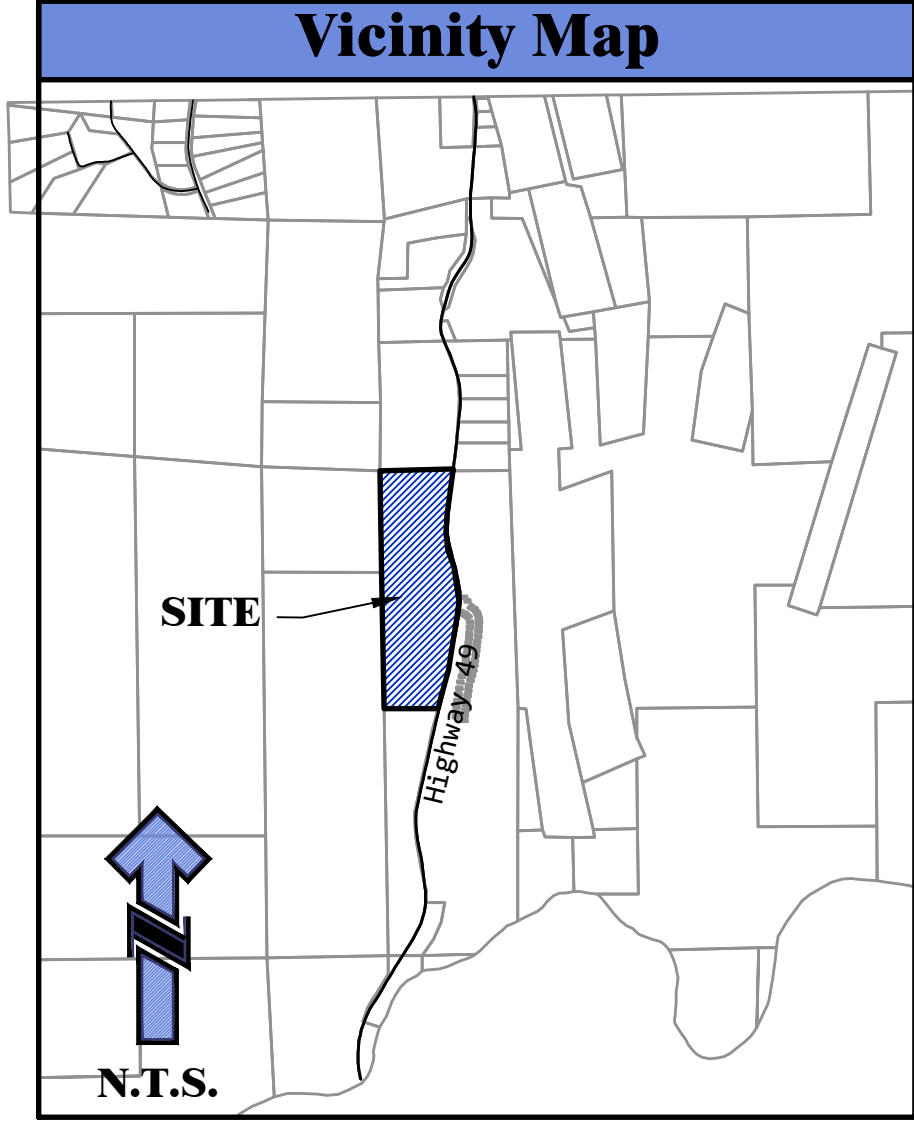
SEE PHASE 1 & 2
GRADING PLANS
FOR DETAILED
GRADING DESIGN

(P)PARKING LOT

(P)PARKING LOT

CA SR 49

Vicinity Map



PREPARED BY:

LEBECK
ENGINEERING, INC.
3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682
Ph. (530) 877-4080 Fax. (530) 877-4095

SITE PLAN - PHASE 1 & 2

SITE PLAN

State Highway 49, El Dorado, CA
APN: 092-040-067

SURVEY PREPARED BY:
NORTHERN CALIFORNIA GEOMATICS
1044 DIAMANTE ROBLES CT.
DIAMOND SPRINGS, CA 95619
(530) 957-0293

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BM	BOOK OF MAPS
BOW	BOTTOM OF WALL
CC	CONCRETE
DI	DRAIN INLET
(E)	EXISTING
ELV	ELEVATION
EP	EDGE OF PAVEMENT
F	FLOW LINE
GS	GROUND SHOT
INV	INVERT
MOW	CONCRETE MOW STRIP
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
SDMH	STORM DRAIN MANHOLE
ROW	RIGHT OF WAY
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE
TOW	TOP OF WALL

SURVEY LEGEND

⊙	SANITARY SEWER MANHOLE
⊙	STORM DRAIN MANHOLE
⊙	STORM DRAIN INLETS
⊙	VARIOUS SIZED ELECTRICAL VAULT
⊙	ELECTRICAL RISER
⊙	POWER POLE
⊙	MISC SIGN
⊙	FIRE HYDRANT
⊙	SPRINKLER
⊙	IRRIGATION CONTROL VALVE
⊙	WATER VALVE
⊙	TELEPHONE RISER
⊙	MONITORING WELL
⊙	PARCEL BOUNDARY
⊙	SECTION LINE
⊙	EDGE OF PAVEMENT
⊙	FENCE

UTILITY STATEMENT

UNDERGROUND UTILITIES THAT MAY EXIST WERE NOT LOCATED AND ARE NOT SHOWN.

BENCH MARK

ASSUMED ELEVATION BASED ON CSDS VSN NETWORK

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS GRID NORTH BASED ON CSDS VSN NETWORK

SURVEYOR'S STATEMENT

THIS SURVEY IS BASED UPON A FIELD SURVEY CONDUCTED UNDER MY DIRECTION. A UAV (MATRICE 350) WAS FLOWN AT 300' TO ACQUIRE THE INFORMATION SHOWN AND AEROTAS WAS USED TO PROCESS THE FLIGHT DATA. THE BOUNDARY IS NOT SHOWN. THERE WAS NO TITLE REPORT SUPPLIED THEREFORE EASEMENTS OF RECORD MAY EXIST.



BRENDAN WILLIAMS, P.L.S. 9049

05-24-2025

DATE

AMERICAN RIVER CONSERVANCY &
NON PROF CA PBC
SEC 11 8 10
120.0 ACRES
A.P.N. 092-040-066

AMERICAN RIVER CONSERVANCY &
NON PROF CA PBC
SEC 11 8 10
28.0 ACRES
A.P.N. 092-040-068

PREPARED FOR:

AMERICAN RIVER CONSERVANCY
c/o ELENA DELACY
348 HIGHWAY 49
COLOMA, CA 95613
530-621-1224 work
elena@arconservancy.org

Project # 25-120

Date: JUNE 2026

Scale: 1" = 80'

Designed by: B. Lebeck

Drawn by: E.A.

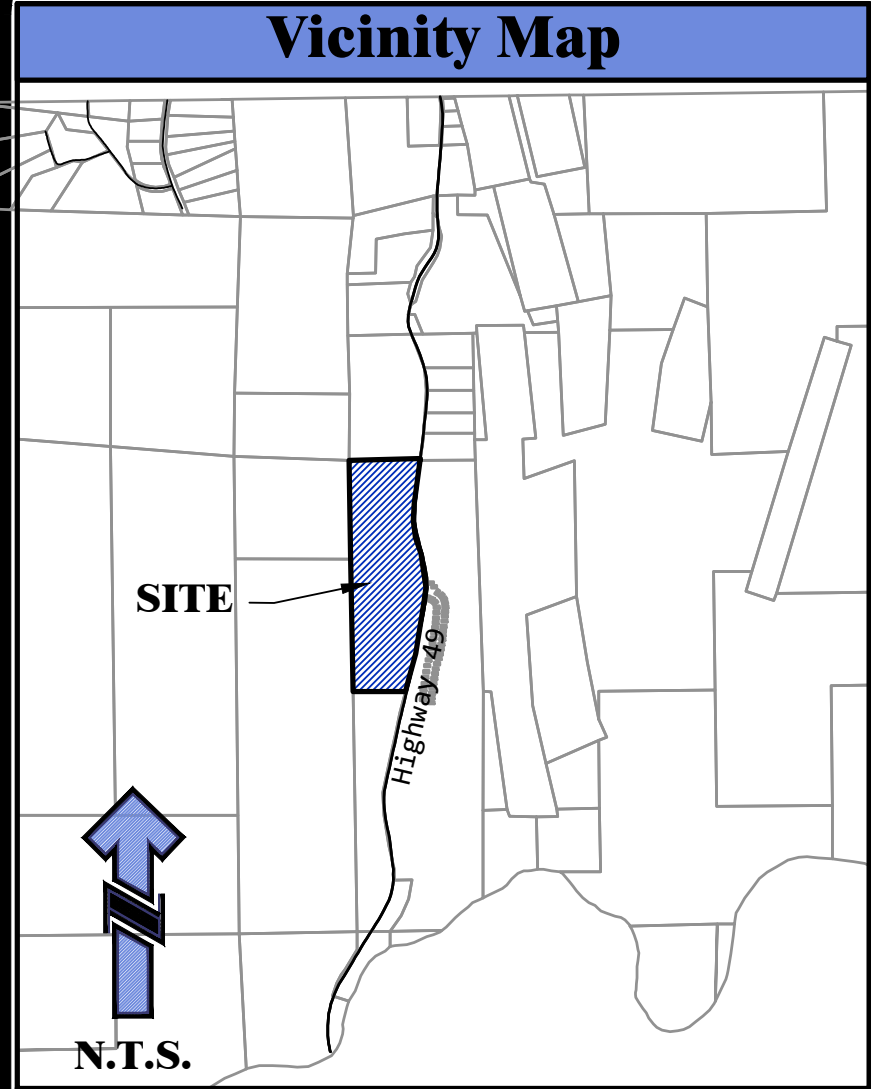
SHEET NO.

S1

Plot Date: Jun 04, 2026

GRADING PLANS - PHASE 1

for
State Highway 49, El Dorado, CA
APN: 092-040-067
January 2026



TREE TABLE

06" OAK	07" OAK
06" OAK	08" OAK
07" OAK	06" OAK
3 OAK CLUSTER 08"08"11"	06" OAK
22" OAK	06" OAK
15" OAK	10" OAK
13" OAK	06" OAK
19" OAK	07" OAK
15" TREE	08" OAK
20" OAK	3 OAK CLUSTER 06"06"06"
08" TREE	20" OAK
09" OAK	09" OAK
06" OAK	09" OAK
07" OAK	15" OAK
07" OAK	12" OAK
06" OAK	14" OAK
07" OAK	20" OAK
08" OAK	09" OAK
07" OAK	12" OAK
08" OAK	14" OAK
07" OAK	13" OAK
4 OAK CLUSTER 08"10"07"13"	2 OAK CLUSTER 14"14"
06" OAK	19" OAK
08" OAK	15" OAK
07" OAK	09" OAK
2 OAK CLUSTER 08"09"	24" OAK
09" OAK	12" OAK
06" OAK	10" OAK
06" OAK	08" OAK
13" OAK	14" OAK
18" OAK	08" OAK
07" OAK	08" OAK
08" OAK	25" OAK
08" OAK	07" TREE
08" OAK	06" OAK
05" OAK	2 OAK CLUSTER 09"06"
07" OAK	09" OAK
19" OAK	09" OAK
22" OAK	05" OAK
06" OAK	10" OAK
09" OAK	10" OAK
3 OAK CLUSTER 11"11"11"	102" OAK
06" OAK	103" OAK
06" OAK	104" OAK
06" OAK	105" OAK
08" OAK	106" OAK
07" OAK	107" OAK
10" OAK	108" OAK
06" OAK	109" OAK
08" OAK	110" OAK
08" OAK	111" OAK
10" OAK	112" OAK
09" OAK	113" OAK
06" OAK	114" OAK
06" OAK	115" OAK
2 OAK CLUSTER 06"07"	116" OAK
06" OAK	117" OAK
06" OAK	118" OAK
07" OAK	119" OAK
08" OAK	120" OAK
09" OAK	121" OAK
07" OAK	122" OAK



Project Overview

*SEE SHEET G2 FOR
DETAILED GRADING PLAN

DISTURBED AREA= 0.92 Ac.

SCALE: 1" = 60'

SURVEY PREPARED BY:

NORTHERN CALIFORNIA GEOMATICS
1044 DIAMANTE ROBLES CT.
DIAMOND SPRINGS, CA 95619
(530) 957-0293

ABBREVIATIONS

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BENCH MARK

ASSUMED ELEVATION BASED ON CSDS VSN NETWORK

BASIS OF BEARINGS

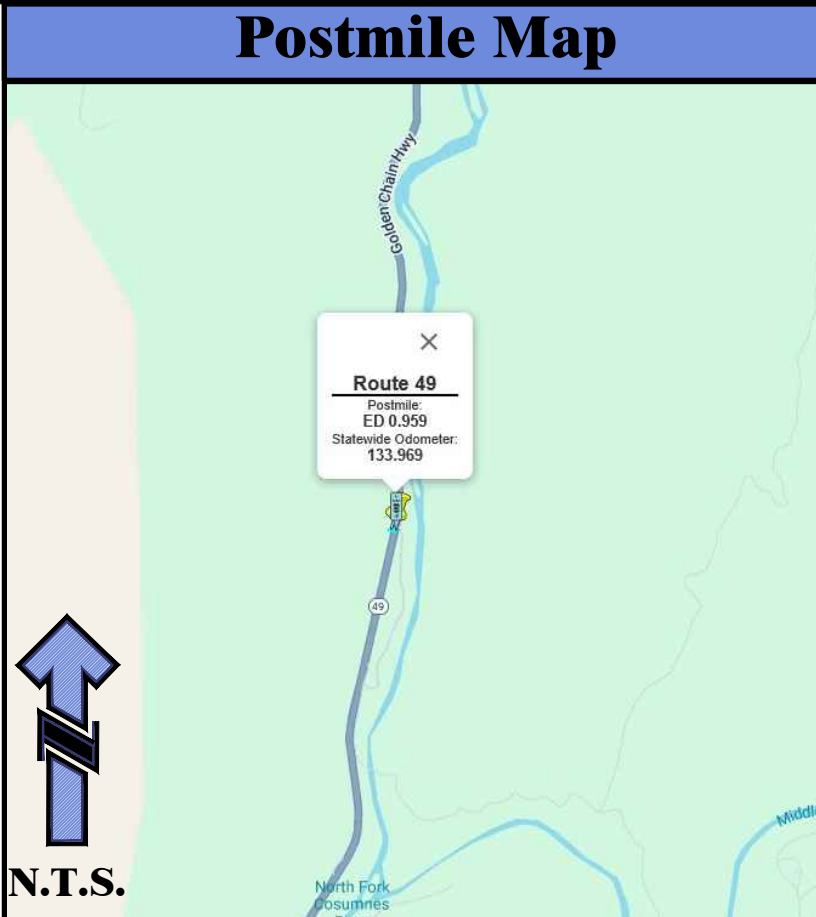
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BRENDAN WILLIAMS, P.L.S. 9049
DATE 05-24-2025

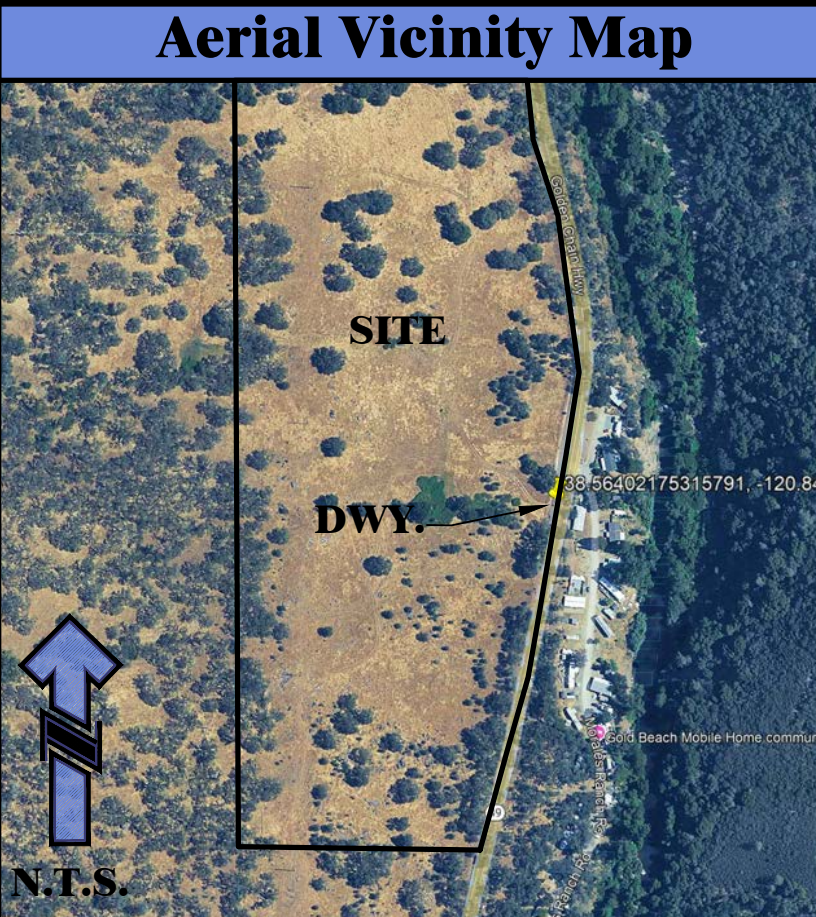


Earthwork Calculations (Phase 1)

EMBANKMENT (FILL)		3,353 C.Y.
EXCAVATION (CUT)	801 C.Y.	
LESS 10% SHRINKAGE & LOSS	80 C.Y.	
TOTAL CUT	721 C.Y.	
SITE TOTAL	SEE PH. 2 FOR EW TO BALANCE	2,632 C.Y. IMPORT

Note: earthwork calculation are approximate and may vary based upon characteristics of the soil and/or contractors methodology.

Note: The earthwork quantities calculated above exclude any trench dirt for utilities, wall/foundation footings, or other landscaping items. Contractor shall adjust quantities as necessary to account for these items once design is know and/or structural calculations & details are completed by the structural engineer.



Notes

- THE ZONING OF THIS LOT IS RL-80. THE SETBACKS ARE: 30' FRONT, 15' SIDES AND 30' REAR PER EL DORADO COUNTY.
- ALL GRADES SHOWN HEREON ARE FINISHED GRADES UNLESS OTHERWISE STATED.
- ALL CUTS AND FILLS SHOWN HEREON ARE 2:1 MAX., UNLESS OTHERWISE STATED CUTS AND/OR FILLS STEEPER THAN 2:1 REQUIRE APPROVAL FROM A LICENSED GEOTECHNICAL ENGINEER. ALL CUTS AND FILLS SHALL FOLLOW THE EDC DESIGN & IMPROVEMENT STANDARDS MANUAL.
- TOPOGRAPHICAL & BOUNDARY/PROPERTY LINE DATA IS FROM A SURVEY PROVIDED BY: NORCAL GEOMATICS. LEBECK ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF TOPOGRAPHICAL OR BOUNDARY DATA SHOWN HEREON.
- ALL FILLS SHALL BE KEYED-IN AND COMPACTED ACCORDING TO ALL APPLICABLE LOCAL AND STATE REQUIREMENTS (EDC DESIGN & IMPROV. STDS. MANUAL - SEC. B, ITEM 3).
- GRADING, DRAINAGE, & RETAINING WALL CONSTRUCTION SHALL CONFORM WITH THE EL DORADO COUNTY GRADING, EROSION, AND SEDIMENT CONTROL ORDINANCE AND THE 2019 CALIFORNIA BUILDING CODE. SEE SEPARATE STRUCTURAL CALCULATIONS (BY OTHERS) FOR ALL RETAINING WALLS AS IS REQUIRED.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, STATUTORY CONDITIONS AND SIMILAR MATTERS PERTINENT TO SAID PROPERTY WHETHER RECORDED OR NOT. LEBECK ENGINEERING ASSUMES NO LIABILITY FOR THE POSITION, ACCURACY OR CHARACTER OF SUCH INFORMATION AS IT WAS TAKEN FROM PUBLIC RECORDS, TITLE REPORTS, INFORMATION PROVIDED BY CLIENT AND/OR LAND SURVEYS PROVIDED BY OTHERS. THIS MAP IS INTENDED FOR ENGINEERING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR TITLE DOCUMENTATION.

Abbreviations

BSW	BACK OF SIDEWALK	LF	LEFT
BW	BOTTOM OF WALL AT FG	LPG	PROPANE TANK
CH	CHORD BEARING	(P)	PROPOSED
CL	CHORD LENGTH	PAD	FINISHED PAD
CR	CURB RETURN	PKG	PARKING
D	DEGREE OF CURVE	PP	POWER POLE
DI	DROP INLET	P.E.	POSTAL EASEMENT
DWY	DRIVEWAY	PUE	PUBLIC UTILITIES EASEMENT
(E)	EXISTING	R	CURVE RADIUS PER FINAL MAP
E.D.C.	EL DORADO COUNTY	ROW	RIGHT OF WAY
EL	ELEVATION	RT	RIGHT
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
FC	FACE OF CURB	SS	SEWER SERVICE
FF	FINISHED FLOOR	SW	SIDEWALK
FG	FINISHED GRADE	TBC	TOP BACK OF CURB
PH	FIRE HYDRANT	TC	TOP OF CURB ELEV.
FL	FLOWLINE	TW	TOP OF WALL
FND.	FOUND	UPC	UNIVERSAL PLUMBING CODE
GA	GUY ANCHOR	US	UTILITY SERVICE
GB	GRADE BREAK	W	WALL HEIGHT
HP	HIGH POINT	WL	WATER LINE
JP	JOINT POLE	WS	WATER SERVICE

Legend

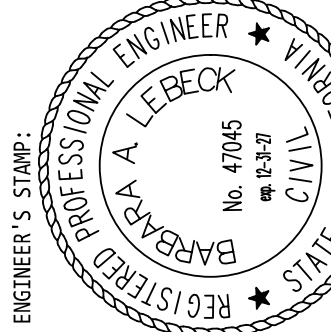
⊙	EXISTING TREE TO BE SAVED	⊙	(E) TREE TO BE REMOVED
5' SW	STEM WALL HEIGHT AS MEASURED FROM FINISHED FLOOR TO EXISTING GROUND OR FINISHED GRADE		
5' FW	HEIGHT OF FRAMED WALL & STEM WALL TOGETHER AS MEASURED FROM FINISHED FLOOR TO EXISTING GROUND OR FINISHED GRADE BELOW.		
5' RW	RETAINING WALL EXPOSED HEIGHT AS MEASURED FROM FINISHED GRADE (OR FINISHED FLOOR) TO EXISTING GROUND OR FINISHED GRADE. (This plan is prepared in advance of any structural calcs., so when structural calcs call for retaining wall to be 6" above finished grade, then wall heights will increase by that amount. Wall heights might also be increased by amount of cover a structural engineer desires over a footing before 2:1 grading can occur below it.)		

Sheet Index

G1	COVER SHEET
G2	GRADING PLAN
G3	SIGHT DISTANCE EXHIBIT
G4	EROSION CONTROL PLAN

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Stamp Date: Jan 16, 2026



ENGINEER'S STAMP:

GRADING PLANS - PHASE 1
COVER SHEET
State Highway 49, El Dorado, CA
APN: 092-040-067

AMERICAN RIVER CONSERVANCY
c/o ELENA DELACY
348 HIGHWAY 49
COLOMA, CA 95613
530-621-4224 work
elena@arconservancy.org

Project # 25-120
Date: JANUARY 2026
Scale: 1" = 60'
Designed by: B. Lebeck
Drawn by: E. Alliguié

SHEET NO.
G1
Plot Date: Jan 16, 2026

Phase 1

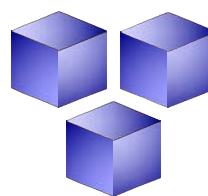


HIGHWAY DESIGN MANUAL - CHAPTER 200 GEOMETRIC DESIGN
AND STRUCTURE STANDARDS:
201.2 - The sight distance available for passing at any place is the longest distance at which a driver whose eyes are 3 1/2 feet above the pavement surface can see the top of an object 4 1/2 feet high on the road.

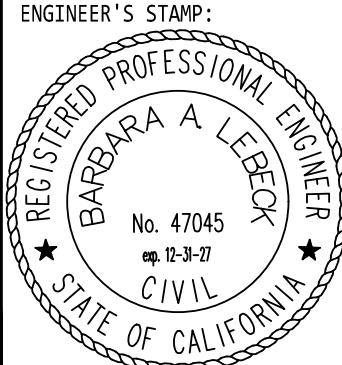
Table 201.1 Sight Distance Standards		
DESIGN SPEED (MPH)	STOPPING (FT)	PASSING (FT)
55	500	1,950

Table 201.7 Decision Sight Distance	
DESIGN SPEED (MPH)	DECISION SIGHT DISTANCE(FT)
55	865

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PREPARED BY:
Stamp Date: Jan 16, 2026



GRADING PLANS - PHASE 1
SITE DISTANCE EXHIBIT
State Highway 49, El Dorado, CA
APN: 092-040-067

PREPARED FOR:
AMERICAN RIVER CONSERVANCY
c/o ELENA DELACY
348 HIGHWAY 49
COLOMA, CA 95613
530-621-1224 work
elena@arconservancy.org

Project # 25-120
Date: JANUARY 2026
Scale: 1" = 30'
Designed by: B. Lebeck
Drawn by: E.A. & B.L.



COMBINED EL DORADO COUNTY RESOURCE CONSERVATION DISTRICT AND
EL DORADO COUNTY DEPARTMENT OF TRANSPORTATION EROSION CONTROL
REQUIREMENTS AND SPECIFICATIONS
July 2006

- The storm water management practices described below are the minimum, required water quality protection measures applicable to all construction sites, within Western El Dorado County. This listing does not include the various inspection, record keeping, training and reporting requirements. Additionally, there will be instances where project and site conditions require supplementing or deviating from these minimum protection measures. Supplementing is expected where additional measures are needed to achieve compliance with the County's Grading Ordinance; and applicable (projects which involve one acre or more of disturbed soil or are part of a larger common plan of development that encompasses one acre or more of disturbed soil), with the State Water Resources Control Board's (SWRCB) NPDES General Permit for Storm Water Discharges Associated with Construction Activity.

- A. Scheduling
Construction shall be scheduled to minimize construction activities in "high-risk areas" and the amount of active disturbed soil areas, during the rainy season (Oct. 15th to May 1st). "High-risk areas" include those areas within 50 feet of USGS watercourses, 100-year flood plains, regulated wetlands, and where slopes exceed 16%.
Unless specifically authorized by the County's on-site representative, during the rainy season the contractor shall not schedule construction activities in "high risk areas" or schedule to have more than 5% of the project area in high risk areas.
Where permanent storm water treatment devices are to be constructed, these devices should, whenever feasible, be constructed as an early work item.

Unless specifically authorized by the County's on-site representative, during the rainy season the contractor shall not schedule construction activities in "high risk areas" or schedule to have more than 5 acres of active disturbed soil area.

Where permanent storm water treatment devices are to be constructed, these devices should, whenever feasible, be constructed as an early work item.

- B. **Preservation of Natural Features**
 Projects that require the construction of fill-dumping activities, areas of existing vegetation that are to remain and environmentally sensitive areas (i.e. wetlands, protected habitats, etc) shall be fenced for protection. In general, site designs shall preserve existing vegetation to the maximum extent possible; and during construction, existing vegetation shall be preserved (and protected by fencing) for as long as possible to minimize erosion.
- C. **Storm Water Run-On and Concentrated Flows**
 Existing watercourses shall be protected; and if diverted, handled in a non-eroding fashion. To the extent feasible, all concentrated water flows shall be channeled away from disturbed soil areas / stockpiles. Concentrated water flows shall be conveyed in a non-eroding fashion.

- D. Stockpile Management
Stockpiles shall be managed as follows:
1. Soil stockpiles
Rainy season: Covered, or protected with soil stabilization measures & perimeter sediment barriers
Non-rainy season: Covered or protected with perimeter sediment barriers
 2. Concrete/asphalt rubble, rock and aggregate base/sub-base- Covered or protected with perimeter sediment barriers

3. "Cold mix" asphalt - Covered
- E. Sediment Tracking Control
- Appropriate measures shall be deployed to minimize any tracking of sediment off-site by vehicles and/or equipment. These measures include stabilized construction entrances/exits & roadways, and tire washing. Where tracking occurs, streets shall be swept using a pickup sweeper with water supply.

- F. Non-Storm Water Management
- Non-storm water discharges shall be minimized to the extent feasible. Sediment-laden non-storm water is not to be filtered (or equivalent treatment) prior to discharging. Measures required to manage non-storm water discharge include: water conservation practices, dust control, material storage practices, vehicle/equipment operation and maintenance requirements, waste management practices, and spill prevention/control measures.
- G. Disturbed Soil Area Management
- Disturbed soil areas (DSA) shall be protected with an "effective combination" of measures including soil stabilization, sediment barriers and basins / traps. There may be situations where "Sediment Basins" or "Treatment" are able to substitute as alternative control measures to the normally required "effective combination" of soil stabilization, sediment barriers and basins / traps. However, when substituting alternative measures, the total sediment control measures must be designed to ensure that storm water discharges from the construction site does not exceed natural or pre-construction levels.

1. Soil stabilization measures include:
 - Hydraulic mulch (ref. CASQA BMP # EC-3)
 - Hydroseeding (ref. CASQA BMP # EC-4)
 - Suitably stabilized, non-polluting straw / wood / organic mulch (ref. CASQA BMP # EC-6 & EC-8)
 - Geotextiles, mats, plastic covers and erosion control blankets (ref. CASQA BMP # EC-7)
 - Stabilized construction roadways (ref. CASQA BMP # TC-2)
2. Sediment barriers include:
 - Silt fences (ref. CASQA BMP # SE-1)
 - Sand/gravel bag barriers (ref. CASQA BMP # SE-6 & SE-8)
 - Straw bale barriers (ref. CASQA BMP # SE-9)
 - Fiber rolls (ref. CASQA BMP # SE-5)
3. Basin / traps include:
 - Desilting basins (ref. Caltrans BMPs)
 - Sediment traps (ref. Caltrans BMPs)
4. On DSAs with slope lengths greater than 10 feet, the following measures shall be deployed:
 - a. Rainy season (Oct. 15th to May 1st):
 - Non-active areas (no soil disturbing activities for 21 or more days)
 - On slopes equal to or flatter than 1:20 (V/H), soil stabilization
 - On slopes steeper than 1:20 (V/H), soil stabilization and sediment barriers
 - Active areas
 - On slopes steeper than 1:20 (V/H), sediment barriers
 - On slopes steeper than 1:2 (V/H) with slope lengths greater than 50 feet: soil stabilization; sediment barriers; and where feasible, basins / traps
 - b. Non-rainy season:
 - Non-active areas (no soil disturbing activities for 21 or more days)
 - On slopes steeper than 1:2 (V/H), sediment barriers
5. General:

- Protection shall be deployed on non-active DSAs within 14 days from the cessation of soil-disturbing activities or one day prior to the predicted (40% or more chance) onset of significant precipitation, whichever occurs first. Protection shall be deployed on active DSAs prior to the predicted (40% or more chance) onset of significant precipitation.
- "Terraces." For cut slopes up to 60 feet in height, terraces at least 8 feet (2.4 meters) in width shall be established at not more than 30-foot (9.1 meters) vertical intervals on all cut slopes to control surface drainage and debris except that where only one terrace is required, it shall be at midheight. For cut slopes greater than 60 feet (18 meters) and up to 120 feet (37 meters) in vertical height, one additional terrace at approximately midheight shall be 12 feet (3.6 meters) in width. Terraces shall slope a minimum of 5 percent gradient toward the hillside. Terrace widths and spacing for cut slopes greater than 120 feet (36 meters) in height shall be designed by the Civil Engineer and approved by the Director. Suitable access shall be provided to permit proper cleaning and maintenance.
- "Sediment Basin." A basin with a capacity equivalent to at least 3600 cubic feet of storage (as determined from the bottom of the basin to the principal outlet) per acre draining into the basin. The length of the basin shall be more than twice the basin's width (length is determined by measuring the distance between the inlet and the outlet). The depth of the basin must not be less than three feet nor greater than five feet.
- "Treatment": A combination of basin and treatment engineered to capture and treat (to remove 0.01 mm sized particles and larger) the 10-year, 6-hour rain event using $Q=C \times I \times A$ where $C=0.5$ and I ranges from 0.286 (El Dorado Hills) to 0.850 (Sly Park).

General reference:
El Dorado County "Storm Water Management Plan", October 2004. Available online at www.co.el-dorado.ca.us

Detailed references:

- 4. California Storm water Quality Association (CASQA) "Construction Handbook," January 2003, Errata September 2004. Available online at: www.co.el-dorado.ca.us
- 5. Caltrans "Statewide Storm Water Quality Practice Guidelines," April 2003. Available online at: www.co.el-dorado.ca.us
- 6. High Sierra Resource Conservation and Development Council "Vegetation Establishment Guidelines for the Sierra Nevada Foothills and Mountains," 2005. Available online at: <http://www.co.el-dorado.ca.us/pdf/solidwaste/StormWater/HSRCD%20Vegetation%20Guidelines%20Final%202005.pdf>



- A. CRITICAL AREA PLANTING SPECIFICATIONS (January 2006)**
- SCOPE** - Establishing vegetation on severely eroding areas or areas with an erosion potential. Its purpose is to stabilize the soil, minimize or prevent damage from sediment and runoff to downstream areas, protect wildlife habitat, and maintain aesthetic qualities.
- B. AREAS TO BE SEEDED, TIMING OF SEEDING** - Complete revegetation and stabilization of all disturbed soils, both within and outside county rights-of-way, will be accomplished with specified amounts and types of vegetative species, mulch and fertilizer materials. See Major Land Resource Area exhibits MLRA 18 OR 22. All erosion and sediment control practices performed after October 15, shall follow "rainy season" specification contained in the storm water management practices.
- C. MATERIAL**
- Seed** - All seed shall be delivered to the site tagged and labeled in accordance with the California Agricultural Code and shall be acceptable to the County Agricultural Commissioner. Seed shall be of a quality which has a minimum pure live seed content of 80% (% purity x % germination) and weed seed shall not exceed 0.5% of the aggregate of pure live seed and other materials. Legume seed shall be inoculated with inoculate specific to its needs within two hours prior to seeding. Inoculants shall not be used later than the date indicated on the container or as otherwise specified. All inoculated seed shall be labeled to show weight of seed, date of inoculation, and the weight and source of inoculant materials.
 - Fertilizer** - A commercial fertilizer shall be Ammonium Phosphate and contain a minimum of 16% nitrogen, 20% phosphorus and 0% potash, uniform in composition, dry and free flowing, pelleted or granular. All fertilizer shall be delivered in unbroken or unopened containers, labeled in accordance with applicable state regulations and bearing the warranty of the producer for the grade furnished.
 - Mulch** - Mulch shall be one of the following materials as approved by the government representative.
 - Straw** - Straw shall be new straw derived from rice, wheat, oats, or barley and be free of mold and noxious weed seed. Straw shall be furnished in air dry bales. Evidence shall be furnished that clearance has been obtained from the County Agricultural Commissioner as required by law, before straw obtained from outside the county in which it is to be used is delivered to the site of the work.
 - Wood Fiber Mulch** - Wood fiber mulch is a wood cellulose fiber that contains no germinating or growth inhibiting factors. It is colored with a non-toxic, water soluble, green dye to provide a proper gauge for metering over ground surfaces. It has the property to be evenly dispersed and suspended when agitated in water.
- D. SEEDING REQUIREMENTS**
- General** - All seeding, fertilizer and mulching operations shall begin when approval is given by the appropriate County Engineer or Conservation District representative.
 - Seeded Preparation** - The entire area to be seeded shall be reasonably smooth and conform to the desired shape before actual seeded preparation is begun. Any debris which would interfere with seeding operations, growth or maintenance of the vegetative cover will be removed. The area to be seeded shall have a firm seedbed which has previously been roughened by scarifying, disking, harrowing, chiseling, or otherwise worked to a depth of two to four inches (2" - 4"). No implement shall be used that will create an excessive amount of downward movement of soil or clods of sloping areas. Seeded may be prepared at time of completion of earth-moving work.
 - Fertilizing** - Fertilizer shall be distributed uniformly over the seedbed at the rate of 300 pounds per acre, and shall be in such physical condition to insure uniform application over the area to be fertilized. Fertilizer may be applied in any way that results in uniform distribution. The fertilizer shall be incorporated into the soil.
 - Seeding** - Seed shall be broadcast by hand, mechanical hand seeder, power operated seeder, hydroseeder or other approved equipment. 'Seed shall have a soil cover of not more than one-half inch. Seeding will be carried out using either of the following methods:
 - Method 1** The seed may be drilled, not to exceed one-half (1/2) inch deep and mulch/packed or rolled once over with a corrugated roller on all areas where equipment can be operated safely. Seed operations will be across the slope.
 - Method 2** The seed may be applied in a slurry mix of wood cellulose fiber distributed uniformly at the prescribed rate (see Item E.2, Wood Cellulose Fiber-Hydro-mulching, below). The application unit used for "Hydro mulch" shall be equipped with an agitator to maintain the seed and mulch in suspension within the unit's tank prior to and during application.
 - Method 3** Where emergency treatment of exposed soils to extend beyond October 15, emergency mulching without seed will be prescribed in accordance with "Soil stabilization measures" described previously.
- Special Note:** A minimum 70% seed germination with at least 1" growth must be obtained by December 1st, or area must be covered with straw mulch. (Section E-1)

Special Note: A minimum 70% seed germination with at least 1" growth must be obtained by December 1st, or area must be covered with straw mulch. (Section E-1)

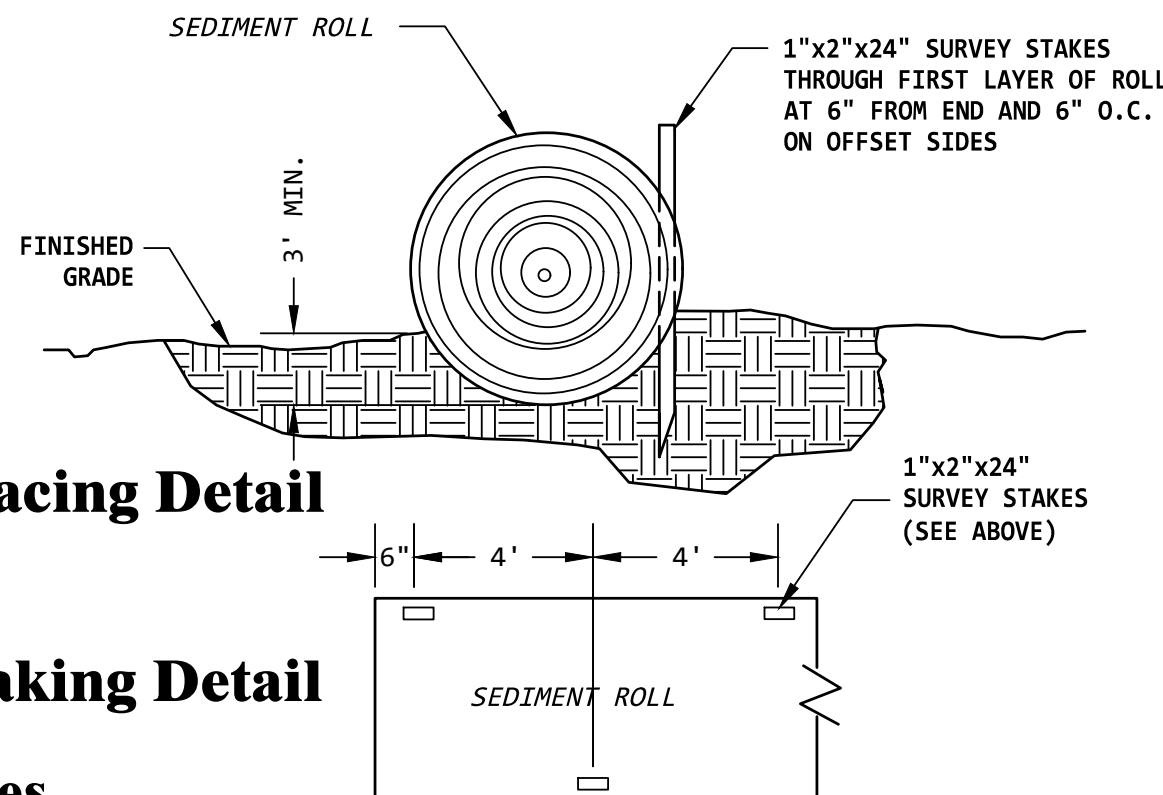
Erosion Control Legend	
DESCRIPTION	DEPICTION
STRAW WATTLE	
CRUSHED ROCK FILLED BAGS	

INSTALL ON ALL GRADED AREAS, PADS AND DRIVEWAYS (PRIOR TO PAVING) AND ON TOP AND MID-SLOPES

- 0-2% - 200' SPACING
- 2-5% - 100' SPACING
- 5-10% - 50' SPACING
- 10-20% - 25' SPACING
- 20-50% - 10' SPACING

1. THE CONTRACTOR'S EQUIPMENT AND MATERIALS STORAGE YARD SHALL BE LOCATED AT LEAST FIFTY (50) FEET AWAY FROM ANY SWALES OR INTERMITTENT STREAMS AND THE INTERVENING VEGETATION SHALL BE LEFT INTACT.
2. ON-SITE FUEL TANKS SHALL HAVE PROPER CONTAINMENT BERMS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. ALL WASTE OIL OR OTHER HAZARDOUS MATERIALS RESULTING FROM THE MAINTENANCE OF THE CONSTRUCTION EQUIPMENT ARE THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF-SITE.
3. UPON COMPLETION OF WORK, ALL MATERIALS, DEBRIS, AND EQUIPMENT SHALL BE REMOVED FROM THE STORAGE SITE AND THE SITE REGRADED AND REVEGETATED TO BRING IT BACK TO A NATURAL CONDITION.
4. NO DUST PALLIATIVE MATERIALS OTHER THAN WATER SHALL BE USED ON THIS PROPERTY.
5. NO ROAD OIL OR LIQUID ASPHALT SHALL BE SPRAYED ON ROADWAYS DURING PERIODS WHERE STORM WATER RUNOFF WOULD BE LIKELY.
6. THE CONTRACTOR SHALL CONTROL HIS OPERATIONS TO MAKE SURE THAT CONSTRUCTION TRAFFIC THAT ENTERS AND LEAVES THE SITE SHALL HAVE FIRM STABLE ACCESS SO AS TO MINIMIZE THE TRACKING OF SEDIMENTS ONTO PAVED ROADWAYS.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN SEDIMENTS TRACKED ONTO PAVED ROADWAYS BY THE END OF EACH WORKDAY. LARGE CHUNKS OF SOIL SHALL BE SCRAPED OR BROOMED FROM THE ROADWAY AND PROPERLY RETURN TO THE CONSTRUCTION SITE PRIOR TO WASHING THE PAVEMENT CLEAN.
8. THE CONTRACTOR SHALL, AT ALL TIMES, KEEP PROPERTY ON WHICH WORK IS IN PROGRESS AND THE ADJACENT PROPERTY FREE FROM ACCUMULATIONS OF WASTE MATERIAL OR RUBBISH CAUSED BY EMPLOYEES OR BY THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WASTE RECEPTACLES ON THE JOB SITE AND INFORMING ALL EMPLOYEES THAT NO LITTER WILL BE ALLOWED ON THE PROJECT SITE. UPON COMPLETION OF THE CONSTRUCTION, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY STRUCTURES, RUBBISH, AND WASTE MATERIALS RESULTING FROM HIS OPERATIONS.
9. ALL EROSION CONTROL AND DESILTATION FACILITIES FOR A CONSTRUCTION PROJECT SHALL BE IN PLACE AND FUNCTIONAL BY 15 OCTOBER. SAID FACILITIES SHALL BE INSPECTED WEEKLY AND AFTER ANY STORM EVENTS BY CONTRACTOR'S PERSONNEL TO DETERMINE THAT THE FACILITIES ARE FUNCTIONING PROPERLY. ANY REPAIRS NEEDED SHALL BE MADE PROMPTLY AND ANY SUBSTANTIAL DEPOSITS OF SILT OR DEBRIS SHALL BE CLEANED FROM THE FACILITIES AND PROPERLY DISPOSED OF.
10. ALL EROSION CONTROL AND DESILTATION FACILITIES FOR A CONSTRUCTION PROJECT SHALL BE IN PLACE AND FUNCTIONAL BY 15 OCTOBER. SAID FACILITIES SHALL BE INSPECTED WEEKLY AND AFTER ANY STORM EVENTS BY CONTRACTOR'S PERSONNEL TO DETERMINE THAT THE FACILITIES ARE FUNCTIONING PROPERLY. ANY REPAIRS NEEDED SHALL BE MADE PROMPTLY AND ANY SUBSTANTIAL DEPOSITS OF SILT OR DEBRIS SHALL BE CLEANED FROM THE FACILITIES AND PROPERLY DISPOSED OF.
11. THE CONTRACTOR SHALL CONTROL THE LOCATIONS WHERE CONCRETE TRUCK CLEAN OUT MAY OCCUR. CLEAN OUT SHALL NOT OCCUR WITHIN FIFTY (50) FEET OF A FLOWING STREAM.
12. IN ADDITION TO COMPREHENSIVE PROJECT EROSION CONTROL FEATURES (SEDIMENTATION PONDS, INLET FILTERS, ETC.) SILT FENCES/HAY BALES/STRAW ETC. SHALL BE PLACED AS A FIRST LINE OF EROSION CONTROL BELOW ALL AREAS DISTURBED (10/15-5/15), INCLUDING STOCKPILED MATERIAL FROM GRADING AND TRENCHING OPERATIONS. ANY GRADING COMPLETED SHALL BE SEEDED/STRAWED IMMEDIATELY (10/15-5/15).
13. IT IS EXPRESSLY UNDERSTOOD THAT APPROVAL OF THIS PLAN SHALL NOT RELIEVE THE DEVELOPER, ENGINEER, OR CONTRACTOR OF ANY RESPONSIBILITIES UNDER THE PERMIT, AGREEMENT, OR PLANS FOR THE SUCCESSFUL IMPLEMENTATION OF SEDIMENTATION CONTROL IN CONFORMITY WITH THE REQUIREMENTS OF ALL COUNTY, STATE AND FEDERAL ORDINANCES, LAWS, MANUALS, CONDITIONS, PERMITS OR PLANS.
14. DURING GRADING, PAVE SURFACE OR ROCK ENCROACHMENTS TO ANY EXISTING ROADWAYS.

NOT TO SCALE



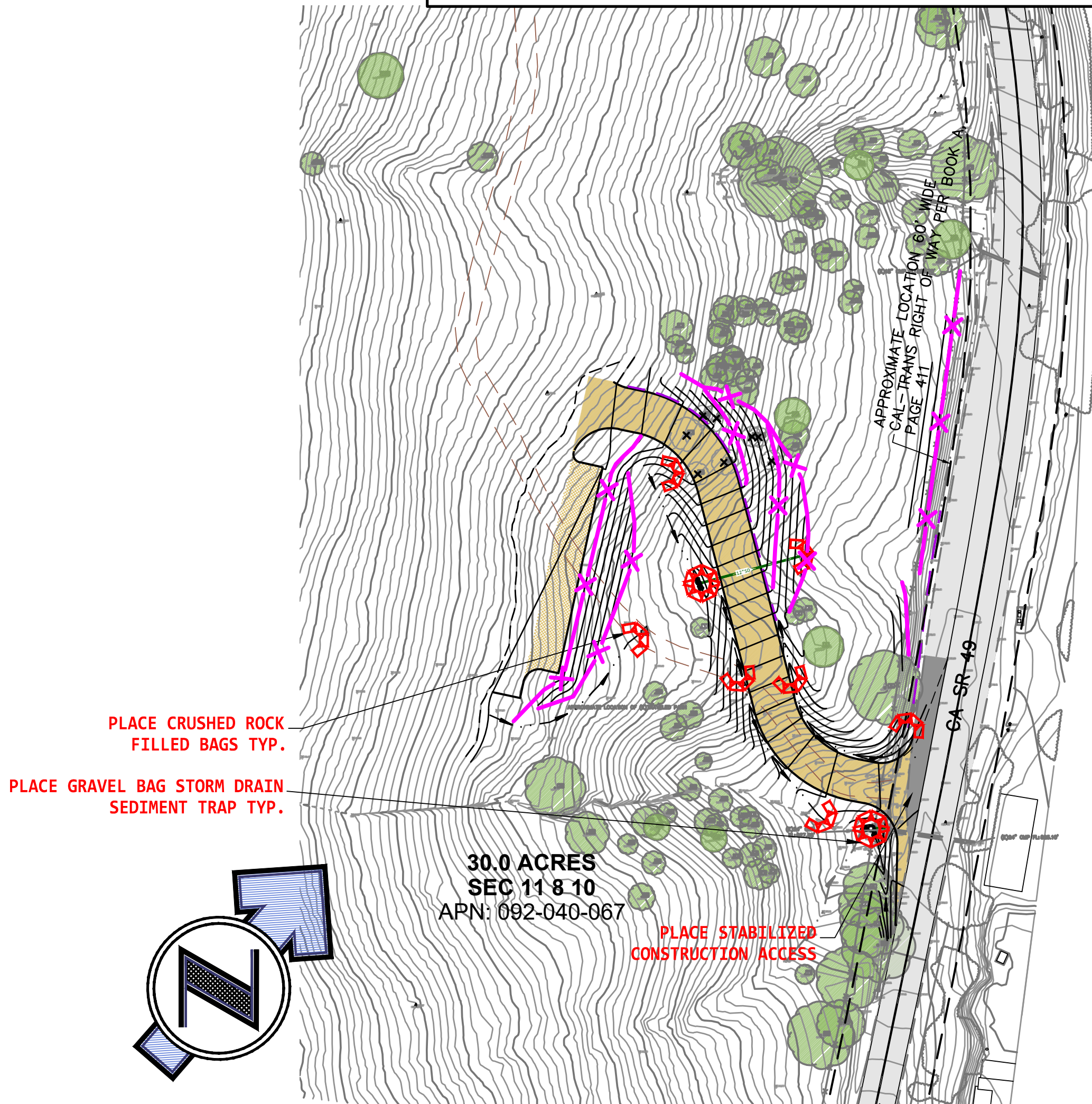
Staking Detail

Notes

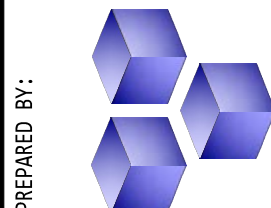
1. SEDIMENT ROLLS ARE TUBES MADE FROM BIODEGRADABLE EXCELSTOR WITH PHOTO-DEGRADABLE NETTING. THEY ARE 12" IN DIAMETER AND AS LONG AS CAN BE CONVENIENTLY PLACED.
2. SEDIMENT ROLLS TRAP AND CAPTURE SEDIMENT, INCREASE FILTRATION RATES, SLOW RUNOFF VELOCITIES AND REDUCE SHEET RILL EROSION. THEY CREATE A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. SEDIMENT ROLLS SHOULD BE PLACED INTO A TRENCH APPROXIMATELY 3" DEEP AND SECURELY STAKED AT 6' O.C. WITH 1"x2"x24" WOODEN STAKES.

MLRA 18					
PERIOD	METHOD	TYPE OF SEED	AMOUNT PER ACRE	AMOUNT PER 1000 SQUARE FEET	MULCH TYPE
SEPT 15 - OCT 15	Hydroseed	Blando Brome and either	12 lbs.	0.3 lbs.	straw or wood fiber
		Wimmera '62 or Annual Ryegrass	9 lbs.	0.2 lbs.	
SEPT 15 - OCT 15	Broadcast	Blando Brome and	12 lbs.	0.3 lbs	straw or wood fiber
		Rose Clover	9 lbs.	0.2 lbs	
OCT 16 - SEPT 14	Hydroseed	Blando Brome and either	24 lbs.	0.6 lbs.	straw only
		Wimmera '62 or Annual Ryegrass	18 lbs.	0.4 lbs.	
OCT 16 - SEPT 14	Broadcast	Blando Brome and	24 lbs.	0.6 lbs.	straw only
		Rose Clover	18 lbs.	0.4 lbs.	

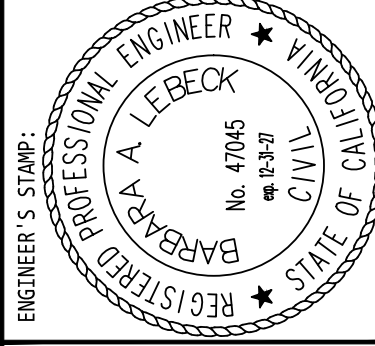
A MULCH COVERING SHALL BE APPLIED OVER THE SURFACE OF THE SEEDED AREA. MULCHING SHALL FOLLOW IMMEDIATELY AFTER SEEDING UNLESS OTHERWISE DIRECTED. MULCH WILL BE OF THE MATERIAL INDICATED.



LEBECK
ENGINEERING, INC.
3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95662
Ph. (530) 677-4080 Fax. (530) 677-4096



Stamp Date: Jan 16, 2026



GRADING PLANS - PHASE 1

EROSION CONTROL PLAN

State Highway 49, El Dorado, CA
APN: 002 040 067

AMERICAN RIVER CONSERVANCY
c/o ELENA DELACY
348 HIGHWAY 49
COLOMA, CA 95613
530-621-1224 work
elena@arconservancy.org

PREPARED FOR:

Project # 25-120

Date: JANUARY 2026

Scale: 1" = 60'

Designed by: B. Lebec

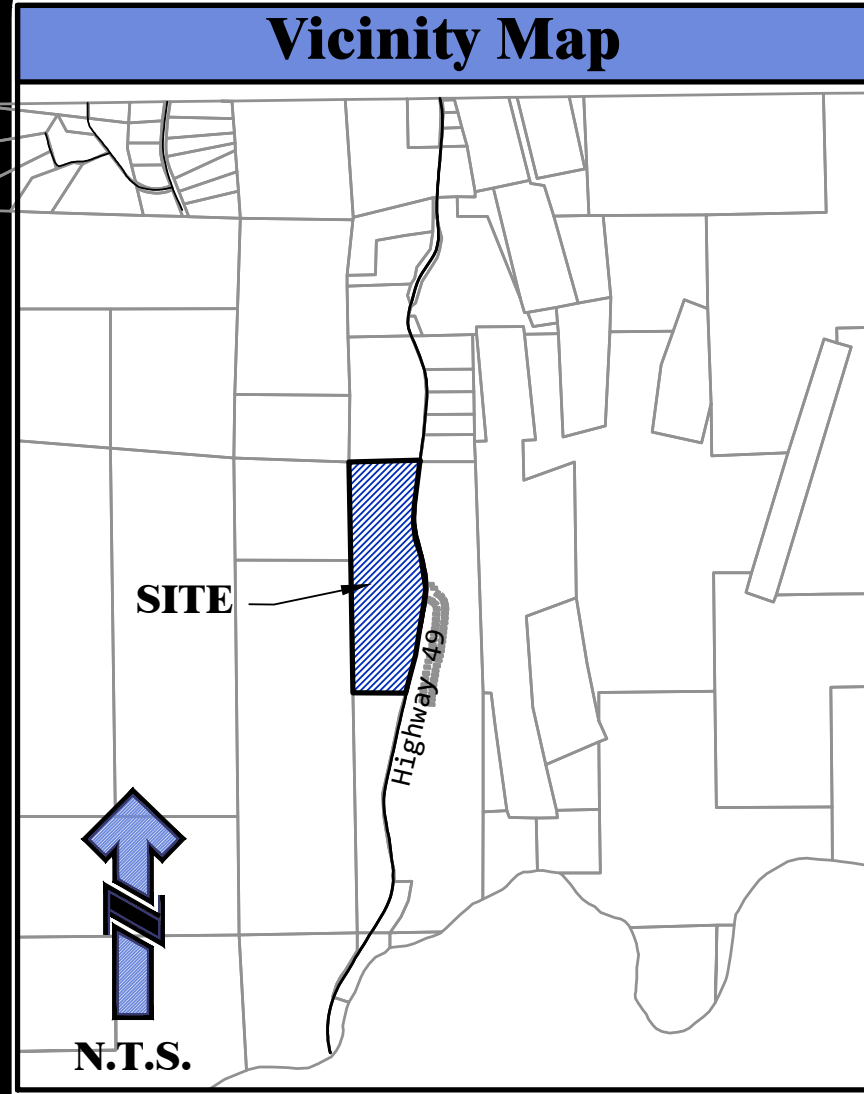
SHEET NO.

G4

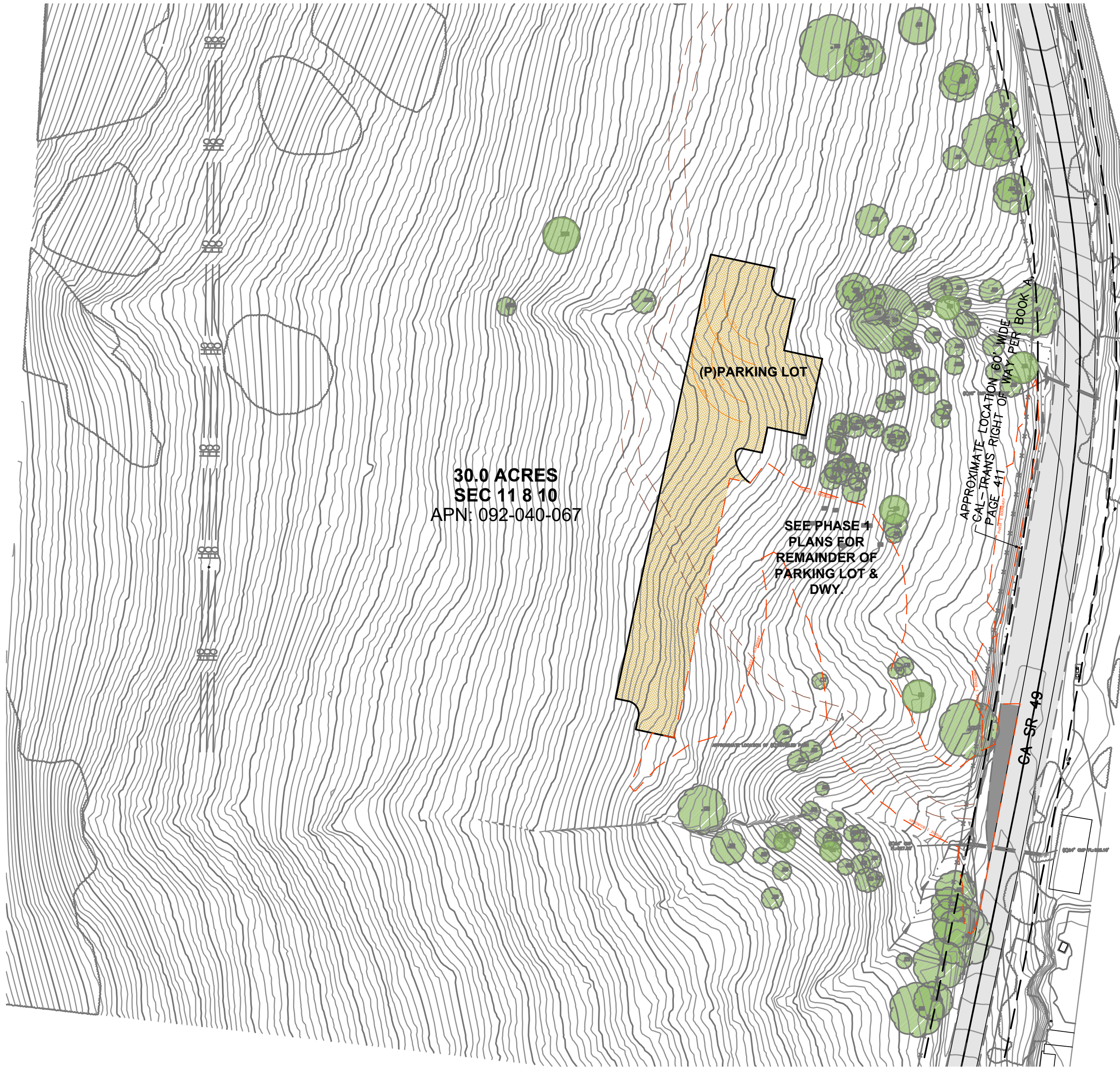
Plot Date: Jan 16, 2026

GRADING PLANS - PHASE 2

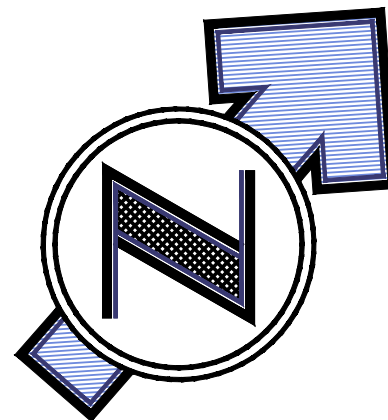
for
State Highway 49, El Dorado, CA
APN: 092-040-067
January 2026



TREE TABLE		
1 06" OAK	82 07" OAK	CLUSTER 06"06"06"
2 06" OAK	83 08" OAK	
3 07" OAK	84 06" OAK	
4 3 OAK	85 06" OAK	
5 22" OAK	86 06" OAK	
6 15" OAK	87 10" OAK	
7 13" OAK	88 07" OAK	
8 19" OAK	89 08" OAK	
9 15" TREE	90 3 OAK	
10 20" OAK	91 08" OAK	
11 06" TREE	92 08" OAK	CLUSTER 08"10"07"13"
12 09" OAK	93 15" OAK	
13 06" OAK	94 14" OAK	
14 07" OAK	95 20" OAK	
15 07" OAK	96 09" OAK	
16 06" OAK	97 12" OAK	
17 06" OAK	98 14" OAK	
18 06" OAK	99 13" OAK	
19 07" OAK	100 2 OAK	
20 08" OAK	101 19" OAK	CLUSTER 08"09"
21 07" OAK	102 15" OAK	
22 4 OAK	103 09" OAK	
23 06" OAK	104 24" OAK	
24 08" OAK	105 12" OAK	
25 07" OAK	106 10" OAK	
26 2 OAK	107 14" OAK	
27 09" OAK	108 08" OAK	
28 06" OAK	109 08" OAK	
29 06" OAK	110 25" OAK	CLUSTER 09"06"
30 13" OAK	111 07" TREE	
31 18" OAK	112 06" OAK	
32 07" OAK	113 09" OAK	
33 08" OAK	114 07" OAK	
34 08" OAK	115 06" OAK	
35 05" OAK	116 05" OAK	
36 19" OAK	117 05" OAK	
37 06" OAK	118 09" OAK	
38 22" OAK	119 3 OAK	CLUSTER 11"11"11"
39 06" OAK	120 07" OAK	
40 09" OAK	121 10" OAK	
41 3 OAK	122 06" OAK	
42 06" OAK	123 07" OAK	
43 06" OAK	124 08" TREE	
44 06" OAK	125 06" OAK	
45 08" OAK	126 06" OAK	
46 07" OAK	127 10" OAK	
47 10" OAK	128 07" OAK	CLUSTER 06"07"
48 06" OAK	129 06" OAK	
49 08" OAK	130 07" OAK	
50 08" OAK	131 07" OAK	
51 10" OAK	132 10" OAK	
52 09" OAK	133 06" OAK	
53 06" OAK	134 07" OAK	
54 2 OAK	135 06" OAK	
55 06" OAK	136 05" OAK	
56 06" OAK	137 09" OAK	CLUSTER 14"14"14"
57 06" OAK	138 09" OAK	
58 07" OAK	139 3 OAK	
59 08" OAK	140 07" OAK	
60 09" OAK	141 21" OAK	
61 07" OAK	142 10" OAK	



GOLD BEACH MANUFACT HOUSING
COMMUNITY LLC CA LLC
99 A SEC 11 8 10
99.0 ACRES
A.P.N. 092-040-039



Project Overview

*SEE SHEET G2 FOR
DETAILED GRADING PLAN

DISTURBED AREA= 0.96 Ac.

SCALE: 1" = 60'

General Construction Notes

- MATERIALS, CONSTRUCTION QUALITY, AND METHODS FOR THIS PROJECT ARE SUBJECT TO THE COUNTY OF EL DORADO DESIGN AND IMPROVEMENT STANDARDS MANUAL STANDARD PLANS, AND THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND STANDARD SPECIFICATIONS.
- ALL WORK SHALL BE ACCOMPLISHED TO THE SATISFACTION OF THE EDC DEVELOPMENT SERVICES OR THEIR AUTHORIZED REPRESENTATIVE.
- ALL REFERENCE TO THE STANDARD SPECIFICATIONS SHALL MEAN THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS DATED JULY 2006.
- THE CONTRACTOR'S ATTENTION IS DIRECTED TO SECTION 7, "LEGAL RELATIONS AND RESPONSIBILITY" OF THE STANDARD SPECIFICATIONS.
- CLEARING AND GRUBBING SHALL CONFORM TO THE PROVISIONS OF SECTION 17-2, "CLEARING AND GRUBBING" OF THE STANDARD SPECIFICATIONS.
- EARTHWORK SHALL CONFORM TO THE PROVISIONS OF SECTION 19, "EARTHWORK" OF THE STANDARD SPECIFICATIONS.
- AGGREGATE BASE SHALL CONFORM TO THE PROVISIONS OF SECTION 26, "AGGREGATE BASE" OF THE STANDARD SPECIFICATIONS FOR CLASS 2 AGGREGATE BASE, 3/4" MAXIMUM GRADATION.
- ASPHALT CONCRETE SHALL CONFORM TO THE PROVISIONS OF SECTION 39, "ASPHALT CONCRETE" OF THE STANDARD SPECIFICATIONS FOR TYPE B ASPHALT CONCRETE.
- THE GROUND ADJACENT TO THE FOUNDATION SHALL BE SLOPED SO THAT THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'. IMPERVIOUS SURFACES MAY BE SLOPED AT 2% MINIMUM (CBC R401.3).

SURVEY PREPARED BY:

NORTHERN CALIFORNIA GEOMATICS
1044 DIAMANTE ROBLES CT.
DIAMOND SPRINGS, CA 95619
(530) 957-0293

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BM	BOOK OF MAPS
BOW	BOTTOM OF WALL
CC	CONCRETE
DI	DRAIN INLET
(E)	EXISTING
ELV	ELEVATION
EP	EDGE OF PAVEMENT
FL	FLOW LINE
GS	GROUND SHOT
INV	INVERT
MOW	CONCRETE MOW STRIP
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
SDMH	STORM DRAIN MANHOLE
ROW	RIGHT OF WAY
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE
TOW	TOP OF WALL

SURVEY LEGEND

⊙	SANITARY SEWER MANHOLE
⊙	STORM DRAIN MANHOLE
■	STORM DRAIN INLETS
□	VARIOUS SIZED ELECTRICAL VAULT
○	ELECTRICAL RISER
⊕	POWER POLE
⊕	MISC SIGN
⊕	FIRE HYDRANT
⊕	SPRINKLER
⊕	IRRIGATION CONTROL VALVE
⊕	WATER VALVE
⊕	TELEPHONE RISER
⊕	MONITORING WELL
—	PARCEL BOUNDARY
—	SECTION LINE
—	EDGE OF PAVEMENT
—	FENCE

UTILITY STATEMENT

UNDERGROUND UTILITIES THAT MAY EXIST WERE NOT LOCATED AND ARE NOT SHOWN.

BENCH MARK

ASSUMED ELEVATION BASED ON CSDS VSN NETWORK

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS GRID NORTH BASED ON CSDS VSN NETWORK

SURVEYOR'S STATEMENT

THIS SURVEY IS BASED UPON A FIELD SURVEY CONDUCTED UNDER MY DIRECTION. A UAV (MATRICE 350) WAS FLOWN AT 300' TO ACQUIRE THE INFORMATION SHOWN AND AEROTAS WAS USED TO PROCESS THE FLIGHT DATA. THE BOUNDARY IS NOT SHOWN. THERE WAS NO TITLE REPORT SUPPLIED THEREFORE EASEMENTS OF RECORD MAY EXIST.



BRENDAN WILLIAMS, P.L.S. 9049

05-24-2025
DATE

Postmile Map



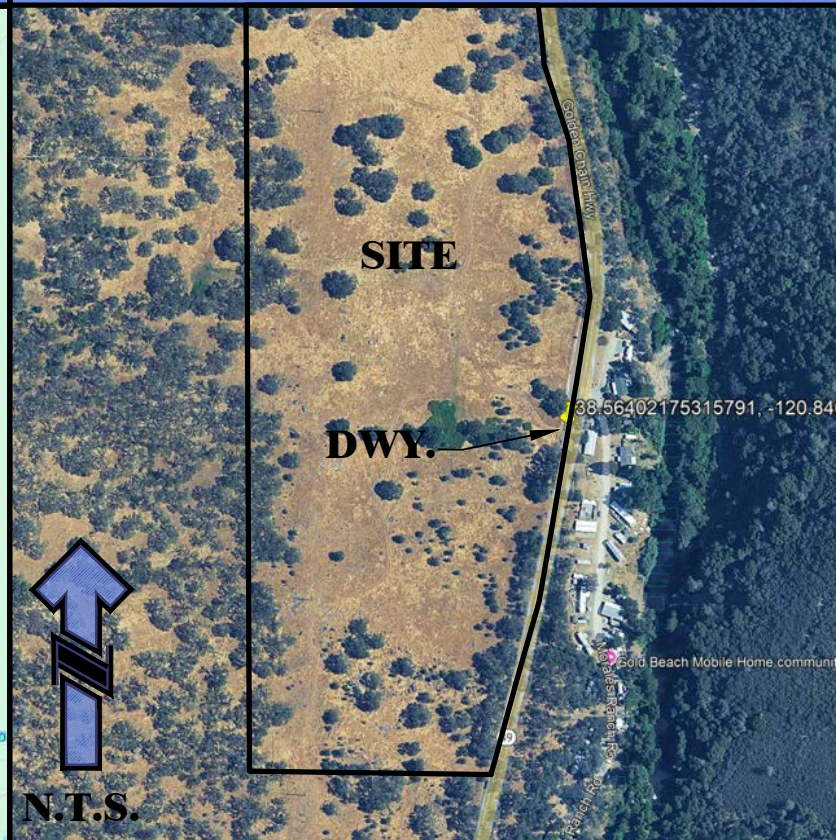
Earthwork Calculations (Phase 2)

EMBANKMENT (FILL)		707 C.Y.
EXCAVATION (CUT)	3,380 C.Y.	
LESS 10% SHRINKAGE & LOSS	338 C.Y.	
TOTAL CUT	3042 C.Y.	
SITE TOTAL	2,335 C.Y. EXPORT	BALANCE W- PH#1 EW

Note: earthwork calculation are approximate and may vary based upon characteristics of the soil and/or contractors methodology.

Note: The earthwork quantities calculated above exclude any trench dirt for utilities, wall/foundation footings, or other landscaping items. Contractor shall adjust quantities as necessary to account for these items once design is know and/or structural calculations & details are completed by the structural engineer.

Aerial Vicinity Map



Notes

- THE ZONING OF THIS LOT IS RL-80. THE SETBACKS ARE: 30' FRONT, 15' SIDES AND 30' REAR PER EL DORADO COUNTY.
- ALL GRADES SHOWN HEREON ARE FINISHED GRADES UNLESS OTHERWISE STATED.
- ALL CUTS AND FILLS SHOWN HEREON ARE 2:1 MAX., UNLESS OTHERWISE STATED CUTS AND/OR FILLS STEEPER THAN 2:1 REQUIRE APPROVAL FROM A LICENSED GEOTECHNICAL ENGINEER. ALL CUTS AND FILLS SHALL FOLLOW THE EDC DESIGN & IMPROVEMENT STANDARDS MANUAL.
- TOPOGRAPHICAL & BOUNDARY/PROPERTY LINE DATA IS FROM A SURVEY PROVIDED BY: NORCAL GEOMATICS. LEBECK ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF TOPOGRAPHICAL OR BOUNDARY DATA SHOWN HEREON.
- ALL FILLS SHALL BE KEYED-IN AND COMPACTED ACCORDING TO ALL APPLICABLE LOCAL AND STATE REQUIREMENTS (EDC DESIGN & IMPROV. STDS. MANUAL - SEC. B, ITEM 3).
- GRADING, DRAINAGE, & RETAINING WALL CONSTRUCTION SHALL CONFORM WITH THE EL DORADO COUNTY GRADING, EROSION, AND SEDIMENT CONTROL ORDINANCE AND THE 2019 CALIFORNIA BUILDING CODE. SEE SEPARATE STRUCTURAL CALCULATIONS (BY OTHERS) FOR ALL RETAINING WALLS AS IS REQUIRED.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, STATUTORY CONDITIONS AND SIMILAR MATTERS PERTINENT TO SAID PROPERTY WHETHER RECORDED OR NOT. LEBECK ENGINEERING ASSUMES NO LIABILITY FOR THE POSITION, ACCURACY OR CHARACTER OF SUCH INFORMATION AS IT WAS TAKEN FROM PUBLIC RECORDS, TITLE REPORTS, INFORMATION PROVIDED BY CLIENT AND/OR LAND SURVEYS PROVIDED BY OTHERS. THIS MAP IS INTENDED FOR ENGINEERING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR TITLE DOCUMENTATION.

Abbreviations

BSW	BACK OF SIDEWALK	LF	LEFT
BW	BOTTOM OF WALL AT FG	LPG	PROPANE TANK
CH	CHORD BEARING	(P)	PROPOSED
CL	CHORD LENGTH	PAD	FINISHED PAD
CR	CURB RETURN	PKG	PARKING
D	DEGREE OF CURVE	PP	POWER POLE
DI	DROP INLET	P.E.	POSTAL EASEMENT
DWY	DRIVEWAY	PUE	PUBLIC UTILITIES EASEMENT
(E)	EXISTING	R	CURVE RADIUS PER FINAL MAP
E.D.C.	EL DORADO COUNTY	ROW	RIGHT OF WAY
EL	ELEVATION	RT	RIGHT
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
FC	FACE OF CURB	SS	SEWER SERVICE
FF	FINISHED FLOOR	SW	SIDEWALK
FG	FINISHED GRADE	TBC	TOP BACK OF CURB
FH	FIRE HYDRANT	TC	TOP OF CURB ELEV.
FL	FLOWLINE	TW	TOP OF WALL
FND.	FOUND	UPC	UNIVERSAL PLUMBING CODE
GA	GUY ANCHOR	US	UTILITY SERVICE
GB	GRADE BREAK	W	WALL HEIGHT
HP	HIGH POINT	WL	WATER LINE
JP	JOINT POLE	WS	WATER SERVICE

Legend

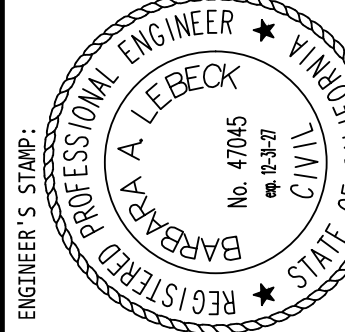
⊙	EXISTING TREE TO BE SAVED	⊙	(E) TREE TO BE REMOVED
5' SW	STEM WALL HEIGHT AS MEASURED FROM FINISHED FLOOR TO EXISTING GROUND OR FINISHED GRADE		
5' FW	HEIGHT OF FRAMED WALL & STEM WALL TOGETHER AS MEASURED FROM FINISHED FLOOR TO EXISTING GROUND OR FINISHED GRADE BELOW.		
5' RW	RETAINING WALL EXPOSED HEIGHT AS MEASURED FROM FINISHED GRADE (OR FINISHED FLOOR) TO EXISTING GROUND OR FINISHED GRADE. (This plan is prepared in advance of any structural calcs., so when structural calcs call for retaining wall to be 6" above finished grade, then wall heights will increase by that amount. Wall heights might also be increased by amount of cover a structural engineer desires over a footing before 2:1 grading can occur below it.)		

Sheet Index

G1	COVER SHEET
G2	GRADING PLAN
G3	EROSION CONTROL PLAN

LEBECK
ENGINEERING, INC.
3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682
Ph. (530) 677-4080 Fax. (530) 677-4086

Stamp Date: Jan 16, 2026



ENGINEER'S STAMP

PREPARED BY:

Project # 25-120

Date: JANUARY 2026

Scale: 1" = 60'

Designed by: B. Lebeck

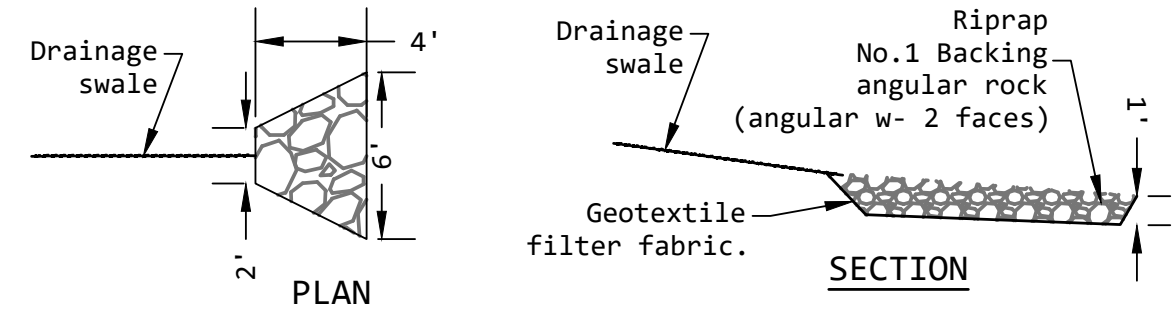
Drawn by: E. Alligui

SHEET NO.

Plot Date: Jan 16, 2026

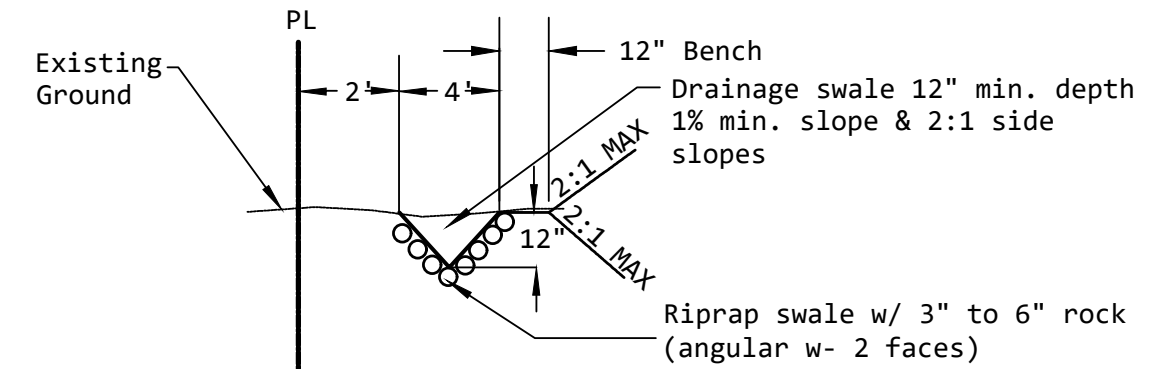
Phase 2

26-1099 B 10 of 12



Cobble Outfall (Typ.)

N.T.S.

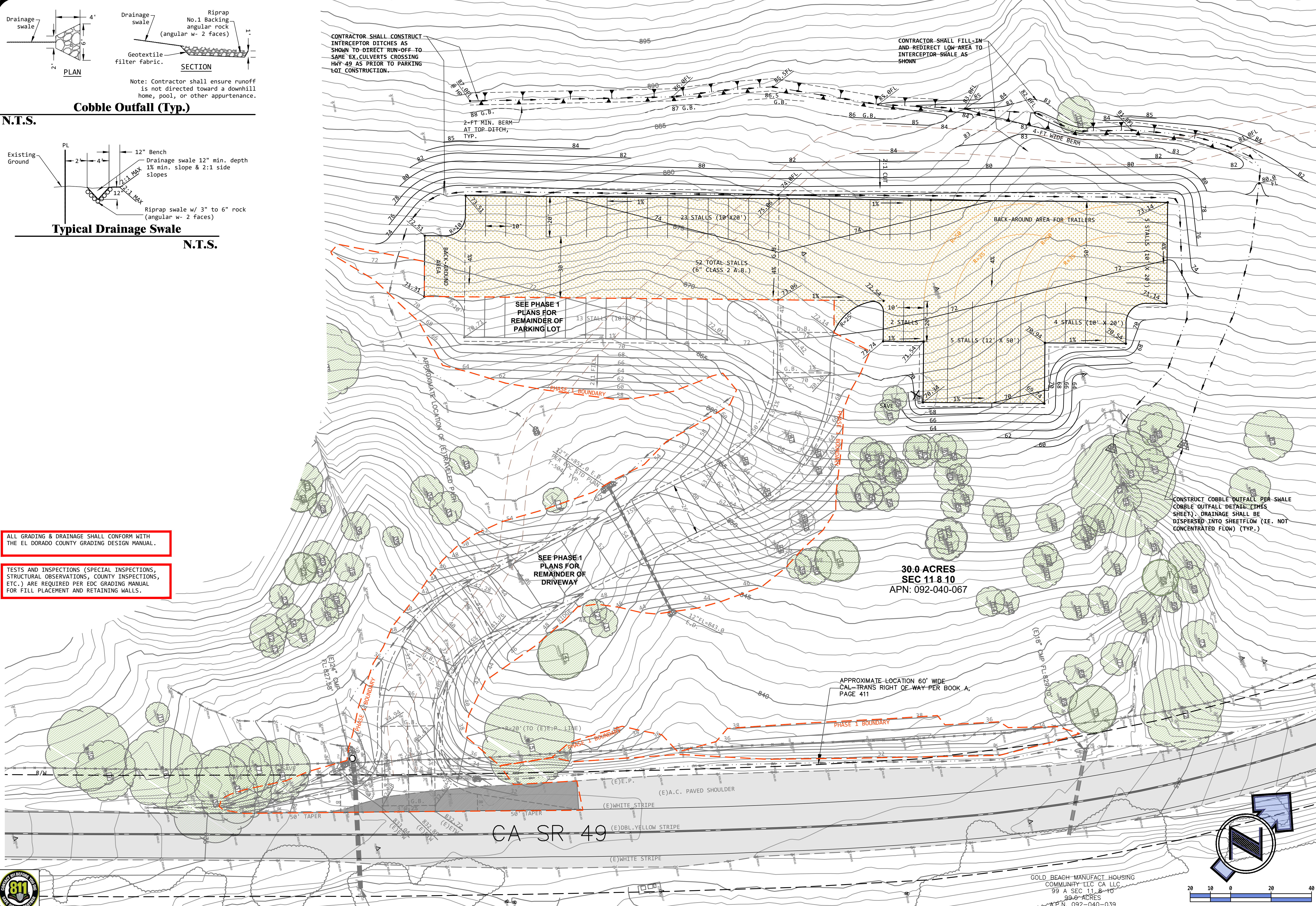


Typical Drainage Swale

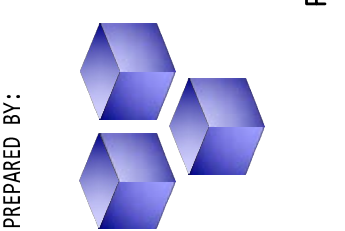
N.T.S.

ALL GRADING & DRAINAGE SHALL CONFORM WITH THE EL DORADO COUNTY GRADING DESIGN MANUAL.

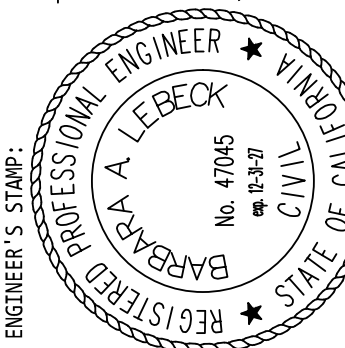
TESTS AND INSPECTIONS (SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, COUNTY INSPECTIONS, ETC.) ARE REQUIRED PER EDC GRADING MANUAL FOR FILL PLACEMENT AND RETAINING WALLS.



LEBECK
ENGINEERING, INC.
3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95862
Ph: (530) 677-4080 Fax: (530) 677-4096



Stamp Date: Jan 16, 2026



GRADING PLANS - PHASE 1
GRADING PLAN
State Highway 49, El Dorado, CA
APN: 092-040-067

AMERICAN RIVER CONSERVANCY
c/o ELENA DELACY
348 HIGHWAY 49
COLOMA, CA 95613
530-621-1224 work
elena@arconservancy.org

Project # 25-120
Date: JANUARY 2026
Scale: 1" = 20'
Designed by: B. Lebeck
Drawn by: E.A. & B.L.

SHEET NO.



Plot Date: Jan 16, 2026

Phase 2

