

NOTICE:

THIS SUBDIVISION IS LOCATED WITHIN THE INUNDATION ZONE OF THE HIDDEN VALLEY LAKE DAM IN THE EVENT OF A FAILURE OF THAT DAM. THE DAM IS MAINTAINED BY THE HIDDEN VALLEY LAKE HOMEOWNERS ASSOCIATION WHICH DOES NOT INCLUDE REPRESENTATION FROM THIS SUBDIVISION.

HIDDEN VALLEY LAKE
UNIT No. 3
10 TM 53-61

- ① 20' SIDE (10 TM 53)
(10' EACH SIDE OF PL)
- ② PUBLIC UTILITY, WATER DISTRIBUTION, DRAINAGE AND SEWERAGE EASEMENTS (10 TM 53):
THE FEET WIDE "PUBLIC UTILITIES EASEMENTS" EXIST ON ALL FRONT, INTERIOR AND REAR LOT LINES. TEN FEET WIDE "PUBLIC UTILITIES EASEMENT" EXISTS ALONG THE BOUNDARY OF THE SUBDIVISION.

ABBREVIATIONS

- | | | | |
|-----------|---------------------------|------|-----------------------------|
| AB | AGGREGATE BASE | SD | STORM DRAIN |
| AC | ASPHALT CONCRETE | SE | PUBLIC STORM DRAIN EASEMENT |
| APN | ASSESSOR'S PARCEL NUMBER | SDCB | STORM DRAIN CATCH BASIN |
| BO | BLOWOFF | SDDI | STORM DRAIN DROP INLET |
| DN | DOCUMENT NUMBER | SNMH | STORM DRAIN MANHOLE |
| EVA | EMERGENCY VEHICLE ACCESS | SS | SANITARY SEWER |
| EX | EXISTING | SSGD | SANITARY SEWER CLEANOUT |
| FH | FIRE HYDRANT | SSMH | SANITARY SEWER MANHOLE |
| L | LENGTH | SW | SIDEWALK |
| P/L | PROPERTY LINE | T | TRAVEL WAY |
| PDE | PRIVATE DRAINAGE EASEMENT | W | TYPICAL WATER LINE |
| R | RADIUS | | |
| R/W OR RW | RIGHT OF WAY | | |

BOUNDARY LINE DATA

No.	Bearing	Length
L1	N64°28'25"W	62.27'
L2	N44°35'56"W	328.49'
L3	N61°19'52"W	185.36'
L4	N28°50'07"W	167.48'
L5	N63°58'59"W	200.03'
L6	N28°43'27"W	44.54'
L7	N33°36'37"E	131.26'
L8	N59°40'49"W	145.79'
L9	N28°43'00"W	60.07'
L10	N10°42'07"W	144.17'
L11	N88°08'11"W	109.35'

BOUNDARY CURVE DATA

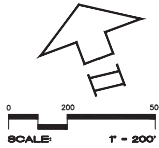
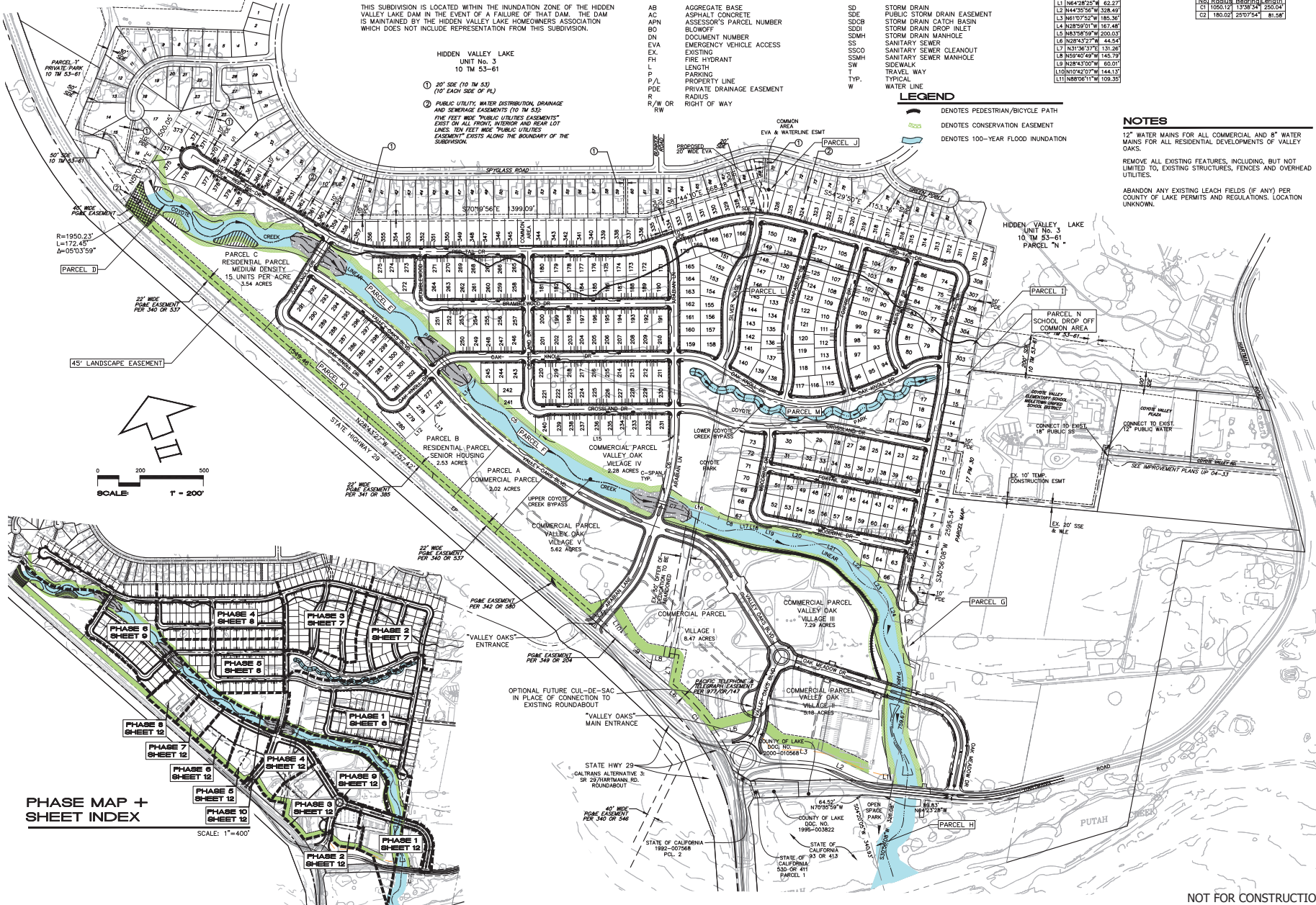
No.	Radius	Chord Length	Chord Bearing
C1	106.12'	13.98'	S25.04'
C2	180.02'	25.07'	S41'

LEGEND

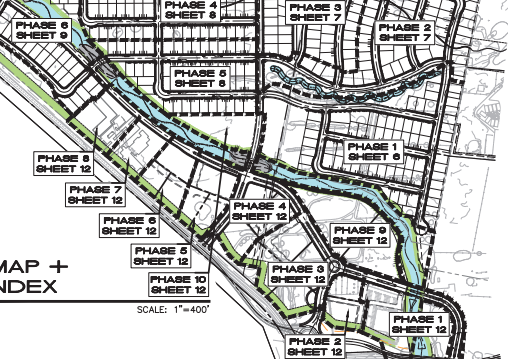
- Denotes PEDESTRIAN/BICYCLE PATH
- Denotes CONSERVATION EASEMENT
- Denotes 100-YEAR FLOOD INUNDATION

NOTES

12" WATER MAINS FOR ALL COMMERCIAL AND 8" WATER MAINS FOR ALL RESIDENTIAL DEVELOPMENTS OF VALLEY OAKS.
REMOVE ALL EXISTING FEATURES, INCLUDING, BUT NOT LIMITED TO, EXISTING STRUCTURES, FENCES AND OVERHEAD UTILITIES.
ABANDON ANY EXISTING LEACH FIELDS (IF ANY) PER COUNTY OF LAKE PERMITS AND REGULATIONS. LOCATION UNKNOWN.



PHASE MAP + SHEET INDEX



	DATE								
	REV.	DESCRIPTION							
<p>BC ENGINEERING & LAND PLANNING www.bceland.com 4188 Street, Third Floor, Brentwood, CA 95015 (603) S. State Street, South CA 9582</p>									
<p>VALLEY OAKS SUBDIVISION (VESTING TENTATIVE MAP 50 06-01) SITE PLAN - TENTATIVE SUBDIVISION AND SPECIFIC PLAN OF DEVELOPMENT 10000 MIDLETON, CA 95461 COUNTY OF LAKE</p>									
Date: OCT 2022									
Job: 840-18									
Drawn: JAB									
Scale: AS SHOWN									
APN: 014-260-24									
Parcel #:									
Sheet:									

NOT FOR CONSTRUCTION

NOTICE:

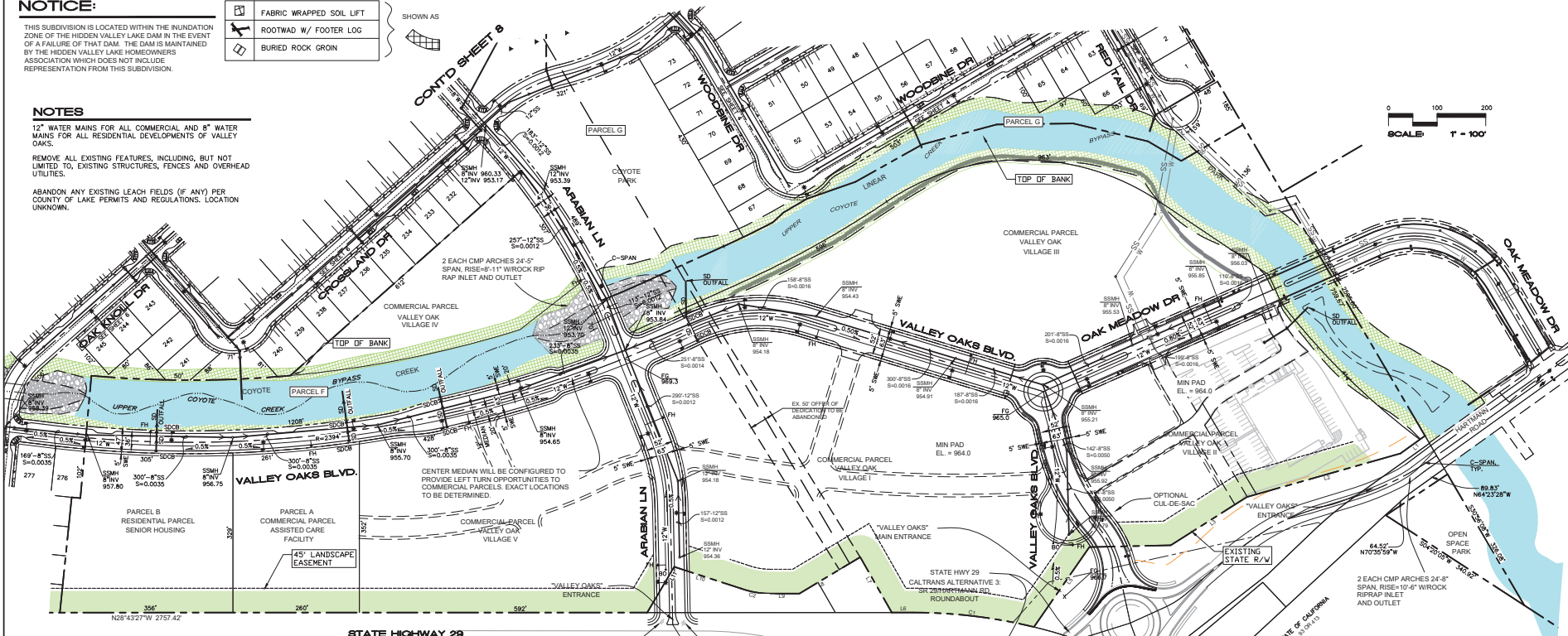
THIS SUBDIVISION IS LOCATED WITHIN THE INUNDATION ZONE OF THE HIDDEN VALLEY LAKE DAM IN THE EVENT OF A FAILURE OF THAT DAM. THE DAM IS MAINTAINED BY THE HIDDEN VALLEY LAKE HOMEOWNERS ASSOCIATION WHICH DOES NOT INCLUDE REPRESENTATION FROM THIS SUBDIVISION.

- FABRIC WRAPPED SOIL LIFT
- FOOTPAD W/ FOOTER LOG
- BURIED ROCK GROIN

SHOWN AS

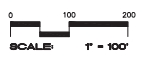
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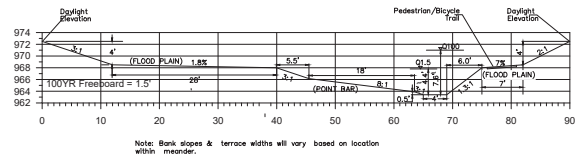


BOUNDARY LINE DATA		BOUNDARY CURVE DATA	
No	Bearing	Length	
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L9	N28°43'00"W	65.01	
L10	N04°42'07"W	144.13	
L11	N88°08'11"W	109.35	

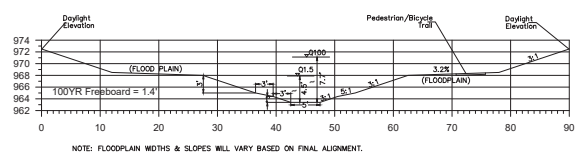
- DENOTES PEDESTRIAN/BICYCLE PATH
- DENOTES CONSERVATION EASEMENT
- DENOTES 100-YEAR FLOOD INUNDATION



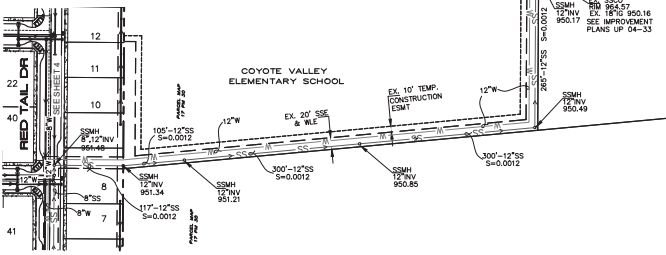
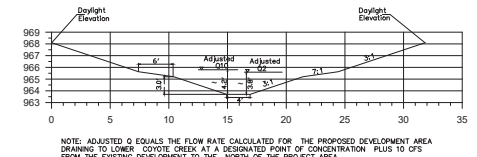
UPPER COYOTE CREEK MEANDER CROSS SECTION @ APEX



UPPER COYOTE CREEK STRAIGHT CROSS SECTION W/ THALWEG @ CENTER OF CORRIDOR



LOWER COYOTE CREEK STRAIGHT CROSS SECTION W/ THALWEG @ CENTER OF CORRIDOR



OFF-SITE SANITARY SEWER AND WATER MAIN

REV	DESCRIPTION	BY	DATE

BC ENGINEERING GROUP, INC.
 CIVIL ENGINEERING & LAND PLANNING
 418 B Street, Third Floor, Santa Rosa, CA 95401
 WWW.BCENGINEERINGGROUP.COM
 530.426.1234
 SANTA ROSA OFFICE:
 418 B Street, Third Floor, Santa Rosa, CA 95401
 603.5.5346.5346



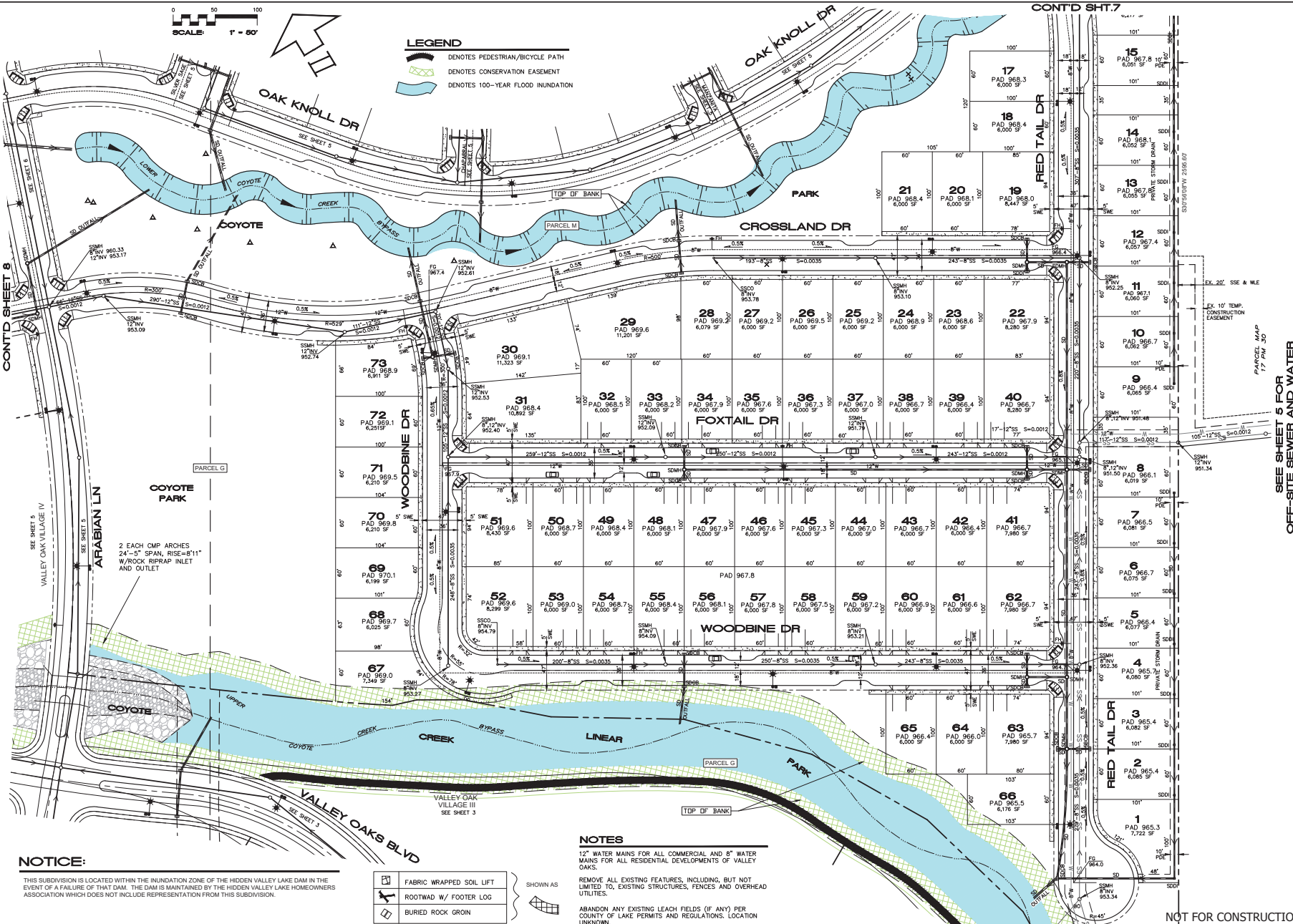
VALLEY OAKS SUBDIVISION
 (VESTING TENTATIVE MAP 50 06-01)
 PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR
 COMMERCIAL PARCELS
 MIDDLE TOWN, CA 95401
 COUNTY OF LAKE

Date: OCT 2022
 Job: 840-18
 Drawn: JAB
 Scale: AS SHOWN
 A/N: 014-260-24
 Permit #:
 Sheet:

NOT FOR CONSTRUCTION



- LEGEND**
- DENOTES PEDESTRIAN/BICYCLE PATH
 - DENOTES CONSERVATION EASEMENT
 - DENOTES 100-YEAR FLOOD INUNDATION



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- FABRIC WRAPPED SOIL LIFT
- ROOTWAD W/ FOOTER LOG
- BURIED ROCK GROIN

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SEE SHEET 5 FOR OFF-SITE SEWER AND WATER

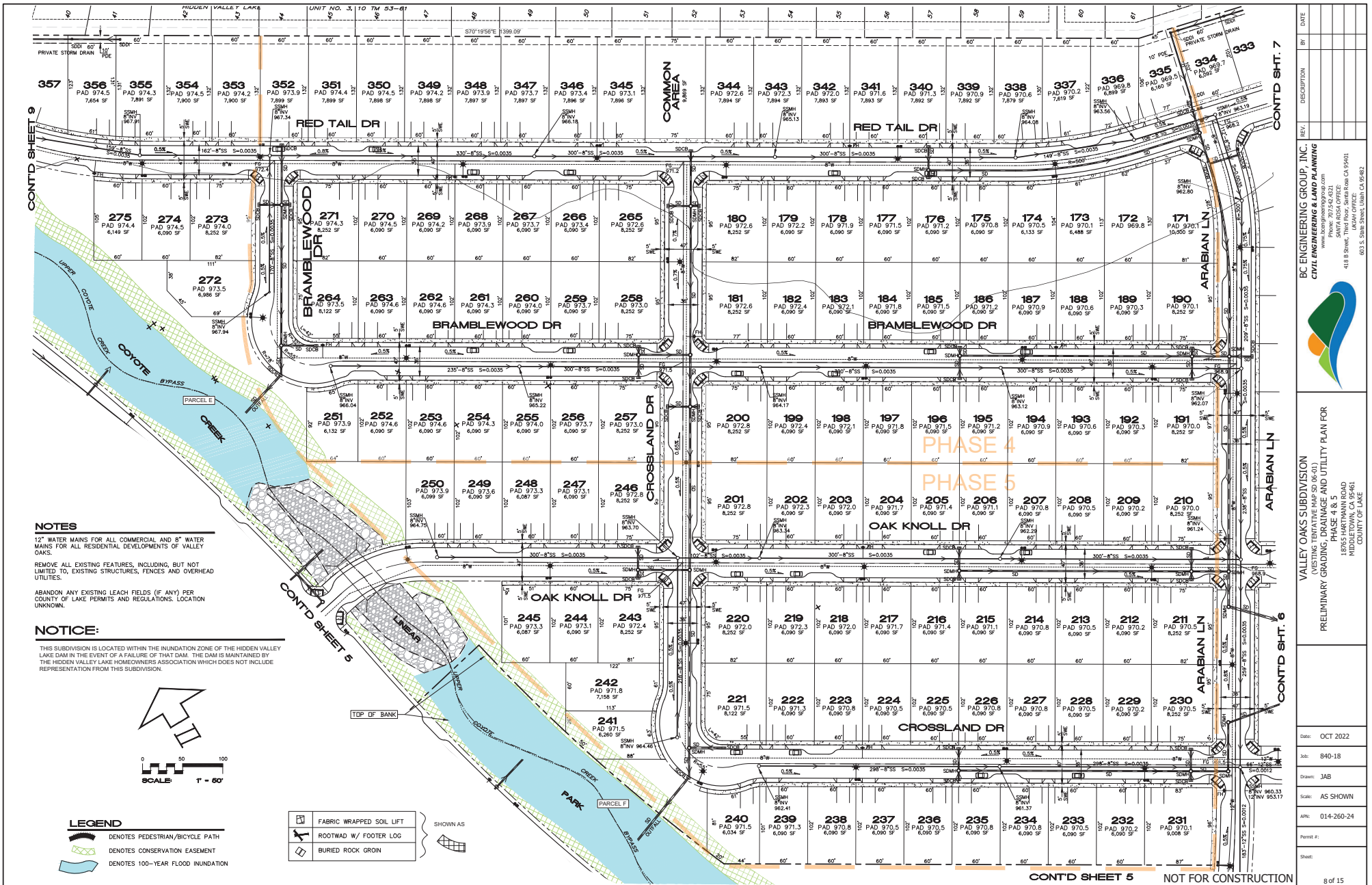
VALLEY OAKS SUBDIVISION
 (VESTING TENTATIVE MAP 50 06-01)
 PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR
 PHASE I
 LOTS 1 THROUGH 73
 MIDDLETOWN, CA 95461
 COUNTY OF LAKE

BC ENGINEERING GROUP, INC.
 CIVIL ENGINEERING & LAND PLANNING
 www.bcegroup.com
 418 B Street, Third Floor, Santa Rosa, CA 95401
 916.875.8800
 6031 S. STATE STREET, UNIT A, CA 95402

DATE	BY	DESCRIPTION
OCT 2022	JAB	840-18

Date: OCT 2022
 Job: 840-18
 Drawn: JAB
 Scale: AS SHOWN
 APR: 014-260-24
 Permit #:
 Sheet:

NOT FOR CONSTRUCTION 6 of 15



NOTES

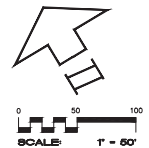
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 - DENOTES PEDESTRIAN/BICYCLE PATH
 - DENOTES CONSERVATION EASEMENT
 - DENOTES 100-YEAR FLOOD INUNDATION

- SHOWN AS**
- ROOTWAD W/ FOOTER LOG
 - BURIED ROCK GROIN

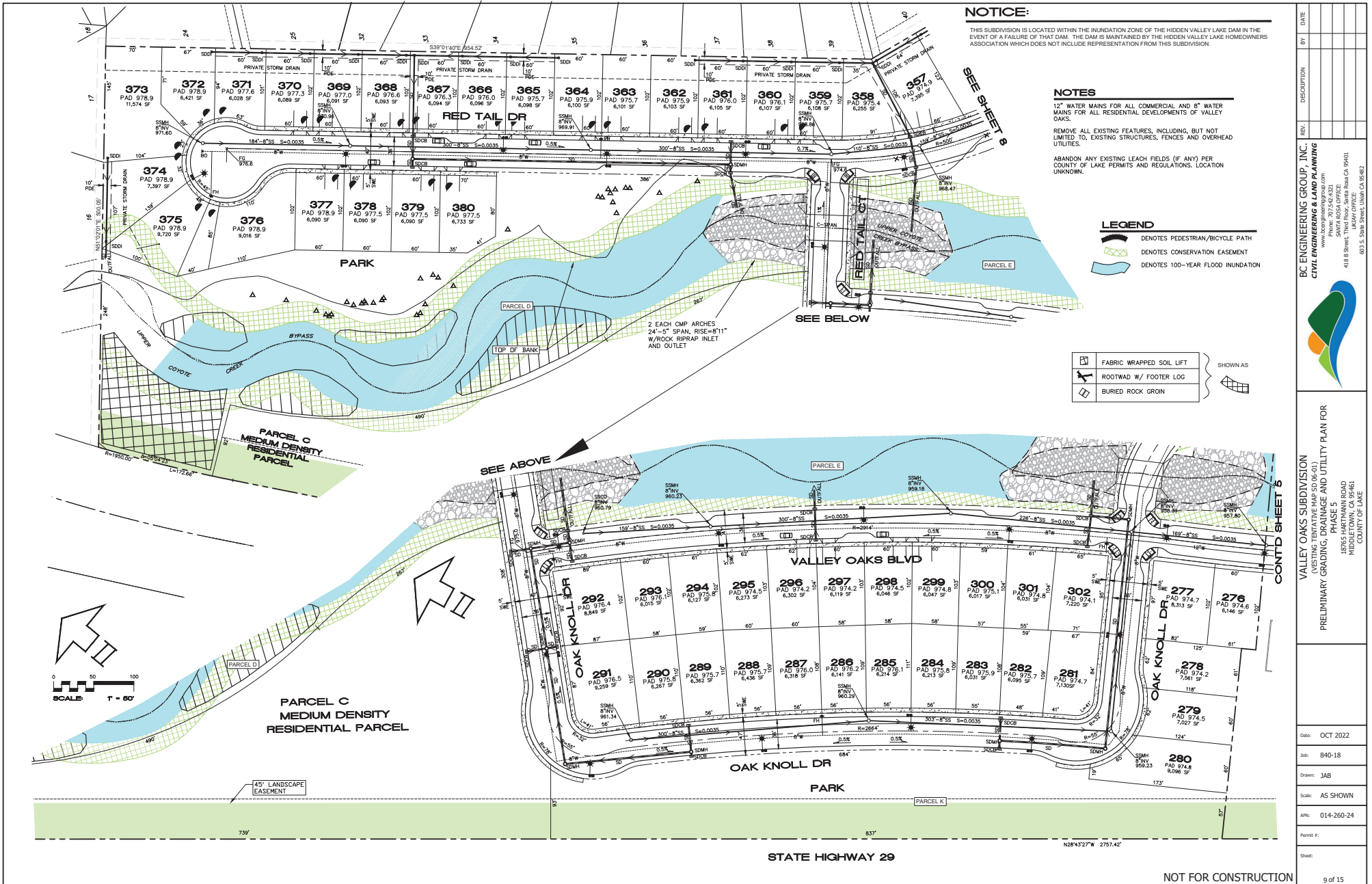
DATE	OCT 2022
BY	JAB
DESCRIPTION	PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR PHASE 4 & 5
REV#	AS SHOWN
DATE	014-260-24
PROJECT #	
SHEET	

VALLEY OAKS SUBDIVISION
 (VESTING TENTATIVE MAP 50 06-01)
 PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR
 PHASE 4 & 5
 18350 VALLEY OAKS ROAD
 MIDDLETOWN, CA 95461
 COUNTY OF LAKE

BC ENGINEERING GROUP, INC.
 CIVIL ENGINEERING & LAND PLANNING
 www.bcegroup.com
 418 B Street, Third Floor, Santa Rosa, CA 95401
 SANTA ROSA OFFICE
 6031 S. State Street, Unit A, CA 9582

OCT 2022
 JAB
 AS SHOWN
 014-260-24

NOT FOR CONSTRUCTION
 8 of 15



BC ENGINEERING GROUP, INC.
 CIVIL ENGINEERING & LAND PLANNING
 www.bcegroup.com
 10000 S. VALLEY BLVD., SUITE 100
 SANTA ROSA OFFICE: 418 B Street, Third Floor, Santa Rosa, CA 95401
 6031 S. STATE STREET, UNION, CA 95482

DATE: OCT 2022
JOB: 840-18
DRAWN: JAB
SCALE: AS SHOWN
APP: 014-260-24
PERMIT #:
SHEET:

NOT FOR CONSTRUCTION

9 of 15

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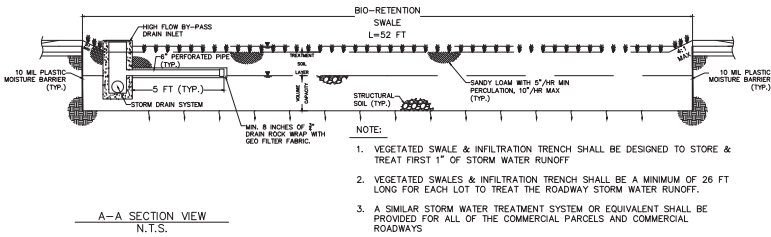
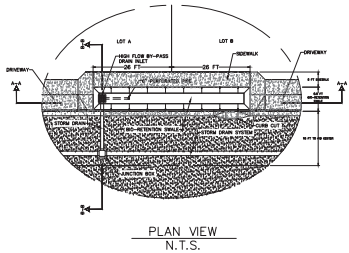
REV.	DESCRIPTION	BY	DATE

BC ENGINEERING GROUP, INC.
 CIVIL ENGINEERING & LAND PLANNING
 www.bcegroup.com
 418 B Street, Third Floor, Santa Rosa, CA 95401
 603 S. State Street, Unit 101, CA 95402

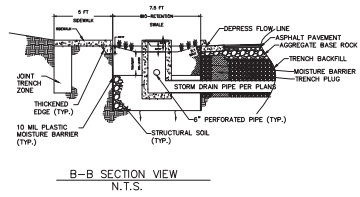


VALLEY OAKS SUBDIVISION
 (VESTING TENTATIVE MAP 50 06-01)
 DETAILS AND NOTES
 10355 HARTMAN ROAD
 MIDDLETOWN, CA 95461
 COUNTY OF LAKE

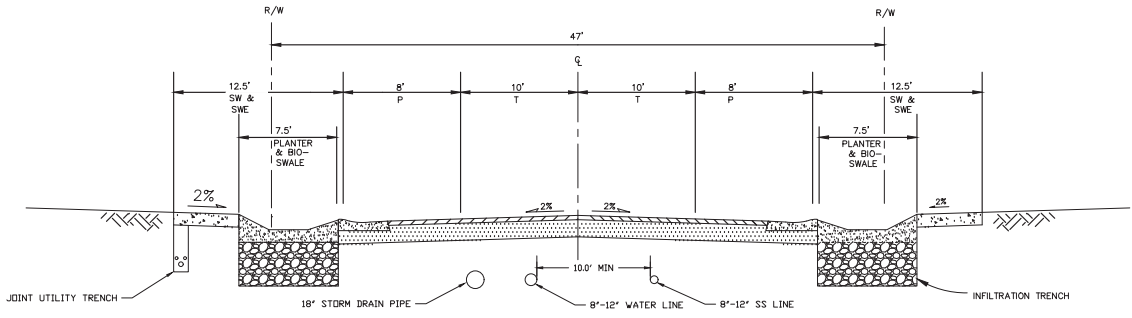
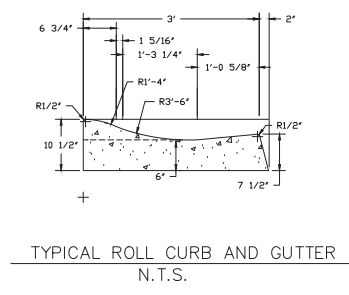
Date:	OCT 2022
Job:	840-18
Drawn:	JAB
Scale:	AS SHOWN
APN:	014-260-24
Permit #:	
Sheet:	



- NOTE:
1. VEGETATED SWALE & INFILTRATION TRENCH SHALL BE DESIGNED TO STORE & TREAT FIRST 1" OF STORM WATER RUNOFF
 2. VEGETATED SWALES & INFILTRATION TRENCH SHALL BE A MINIMUM OF 26 FT LONG FOR EACH LOT TO TREAT THE ROADWAY STORM WATER RUNOFF.
 3. A SIMILAR STORM WATER TREATMENT SYSTEM OR EQUIVALENT SHALL BE PROVIDED FOR ALL OF THE COMMERCIAL PARCELS AND COMMERCIAL ROADWAYS

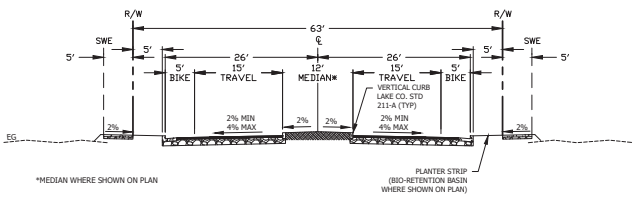


TYPICAL VEGETATED SWALE AND INFILTRATION TRENCH FOR STORM WATER STORAGE AND TREATMENT



TYPICAL STREET SECTION SHOWING WATER, SEWER, STORM DRAIN AND UTILITY TRENCH

NOT FOR CONSTRUCTION



OAK MEADOW DR
63' STREET WITH MEDIAN

ROAD TO BE DEDICATED TO COUNTY AND MAINTAINED THROUGH CC&Rs

NO SCALE

- LEGEND**
- DENOTES 25' CONSERVATION EASEMENT
 - DENOTES 100-YEAR FLOOD INUNDATION
 - DENOTES 45' LANDSCAPE EASEMENT

NOTES:

SEE IMPROVEMENT DRAWINGS SUBMITTED TO COUNTY OF LAKE DEPARTMENT OF PUBLIC WORKS UNDER ENCROACHMENT PERMIT NO. 13663, ISSUED ON AUGUST 17, 2020 FOR FURTHER DETAILS ON ROAD RELOCATION.

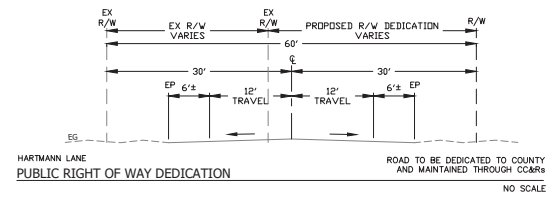
APN 014-260-24 IS NOT A PART OF THE PROPOSED SUBDIVISION THE ACCESS ROAD EXTENSION WILL BE AS PART OF THE SUBDIVISION IMPROVEMENTS. THIS MAP IS TO FACILITATE THE ACQUISITION OF AN OFFSITE ROADWAY EXTENSION AND DEDICATION FOR THE VALLEY OAKS SUBDIVISION, WHICH WAS APPROVED UNDER THE VESTING TENTATIVE MAP PERMIT NO. SD 06-01 ON MARCH 22, 2018.

THE RESULTANT PARCEL WILL REMAIN AS ONE PARCEL. THE OWNER RESERVES THE RIGHT TO SUBDIVIDE THIS PARCEL IN THE FUTURE UNDER A SEPARATE APPLICATION.

THIS SHEET SHOWS THE REVISED LOCATION OF OAK MEADOW DRIVE OFF OF HARTMANN ROAD AND SUPERSEDES THE LOCATION AS SHOWN ON SHEETS 4 & 5 OF THE TENTATIVE MAP SUBMITTED ON 11/30/2017.

- ABBREVIATIONS**
- | | |
|------------|---------------------------|
| APN | ASSESSOR'S PARCEL NUMBER |
| C | CENTERLINE |
| CB | CATCH BASIN |
| DN | DOCUMENT NUMBER |
| EX | EXISTING |
| EP | EDGE OF PAVEMENT |
| INVT | INVERT |
| MAX | MAXIMUM |
| MIN | MINIMUM |
| PDE | PRIVATE DRAINAGE EASEMENT |
| ROW or R/W | RIGHT OF WAY |
| SD | STORM DRAIN |
| SS | SANITARY SEWER |
| SSE | SANITARY SEWER EASEMENT |
| SSMH | SANITARY SEWER MANHOLE |
| SWE | SIDEWALK EASEMENT |
| W | WATER |
| WLE | WATER LINE EASEMENT |

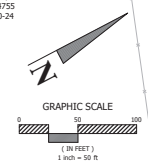
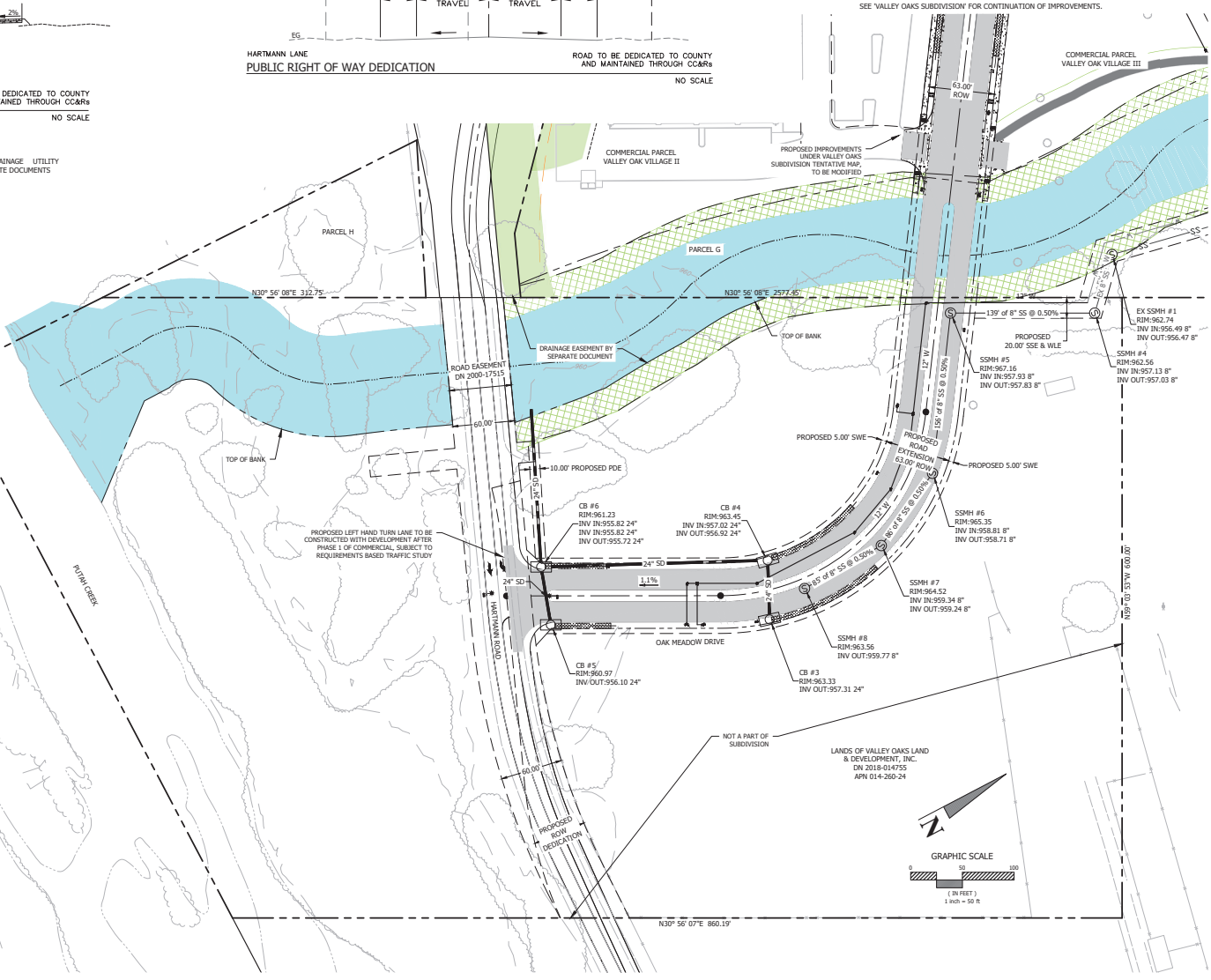
- LEGEND**
- | EXISTING | PROPOSED | DEFINITION |
|----------|----------|--------------------------|
| | | PROPERTY LINE |
| | | ROAD CENTERLINE |
| | | EASEMENT |
| | | HYDRANT |
| | | SANITARY SEWER PIPE |
| | | STORM WATER DRAIN PIPE |
| | | STREET LIGHT |
| | | WATER LINE |
| | | DRAINAGE SWALE FLOW LINE |
| | | EDGE OF PAVEMENT |
| | | FENCE |
| | | CONCRETE |
| | | ASPHALT PAVING |



HARTMANN LANE
PUBLIC RIGHT OF WAY DEDICATION

ROAD TO BE DEDICATED TO COUNTY AND MAINTAINED THROUGH CC&Rs

NO SCALE



NOT FOR CONSTRUCTION

REV	DESCRIPTION	BY	DATE

BC ENGINEERING GROUP, INC.
CIVIL ENGINEERING & LAND PLANNING

www.bcegroup.com
www.bcegroup.com

418 B Street, Third Floor, Santa Rosa, CA 95401
SANTA ROSA OFFICE:
603 S. State Street, Ukiah, CA 95482



VALLEY OAKS SUBDIVISION
(VESTING TENTATIVE MAP SD 06-01)

OAK MEADOW ROAD EXTENSION
OFFSITE HARTMANN ROAD
MIDDLETON, CA 95461
COUNTY OF LAKE

Date: OCT 2022
Job: 840-18
Drawn: JAB
Scale: AS SHOWN
APN: 014-260-24
Permit #:
Sheet:

- LEGEND**
- DENOTES 25' CONSERVATION EASEMENT
 - DENOTES 100-YEAR FLOOD INUNDATION
 - DENOTES 45' LANDSCAPE EASEMENT

NOTES:

SEE IMPROVEMENT DRAWINGS SUBMITTED TO COUNTY OF LAKE DEPARTMENT OF PUBLIC WORKS UNDER ENCROACHMENT PERMIT NO. 13683, ISSUED ON AUGUST 17, 2020 FOR FURTHER DETAILS ON ROAD RELOCATION.

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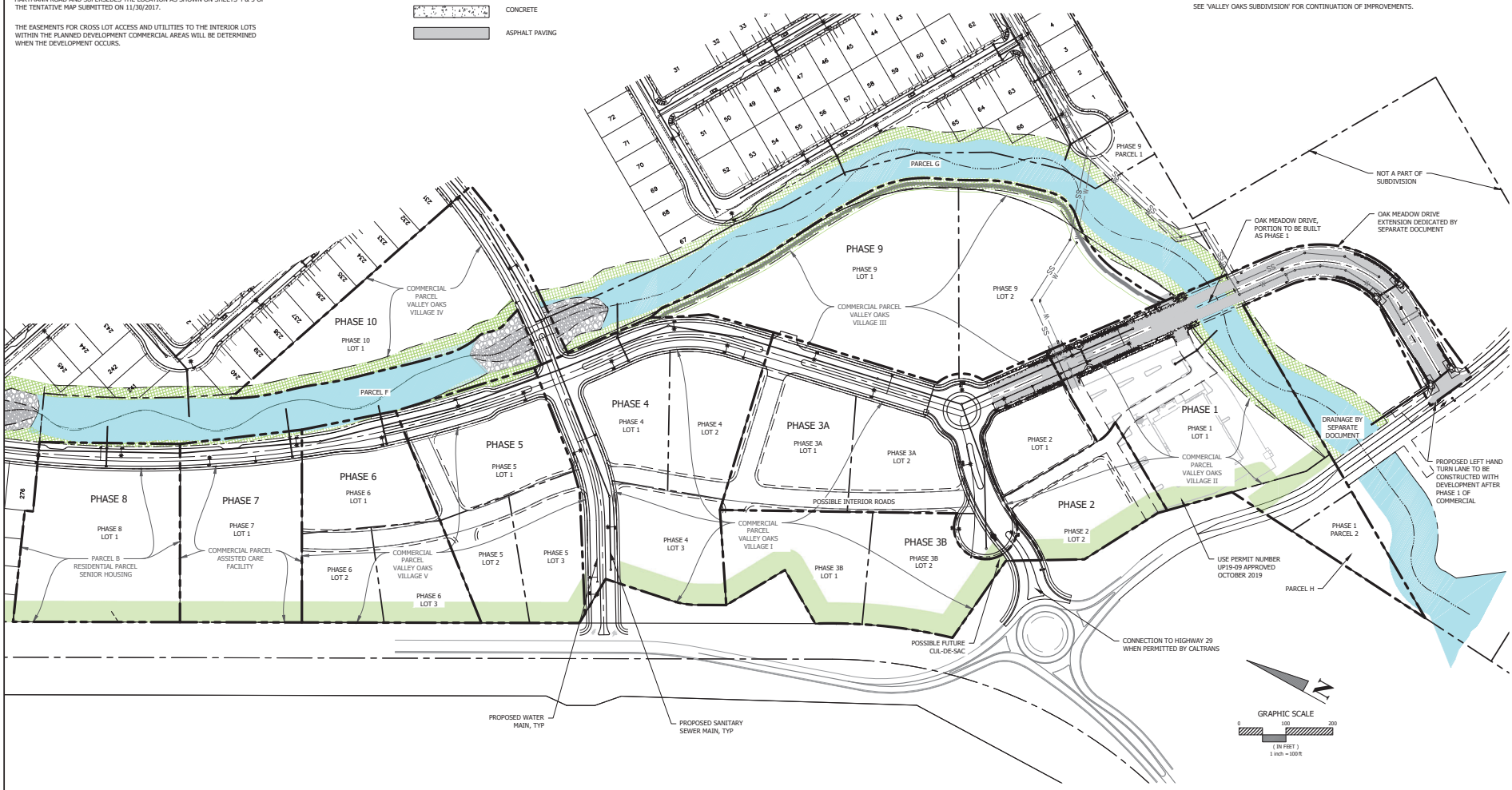
THE EASEMENTS FOR CROSS LOT ACCESS AND UTILITIES TO THE INTERIOR LOTS WITHIN THE PLANNED DEVELOPMENT COMMERCIAL AREAS WILL BE DETERMINED WHEN THE DEVELOPMENT OCCURS.

LEGEND

EXISTING	PROPOSED	DEFINITION
---	---	PROPERTY LINE
---	---	ROAD CENTERLINE EASEMENT
---	---	HYDRANT
SS	HOH	SANITARY SEWER PIPE
---	---	STORM WATER DRAIN PIPE
---	---	STREET LIGHT
---	---	WATER LINE
---	---	DRAINAGE SWALE FLOW LINE
---	---	EDGE OF PAVEMENT
---	---	FENCE
---	---	CONCRETE
---	---	ASPHALT PAVING

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
CL	CENTERLINE
CB	CATCH BASIN
DN	DOCUMENT NUMBER
EX	EXISTING
EP	EDGE OF PAVEMENT
IN	INVERT
MAX	MAXIMUM
MIN	MINIMUM
PDE	PRIVATE DRAINAGE EASEMENT
ROW or R/W	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
SWE	SIDEWALK EASEMENT
W	WATER
WLE	WATER LINE EASEMENT



SEE 'VALLEY OAKS SUBDIVISION' FOR CONTINUATION OF IMPROVEMENTS.

REV.	DATE	DESCRIPTION

BC ENGINEERING GROUP, INC.
CIVIL ENGINEERING & LAND PLANNING
 www.bcegroup.com
 418 B Street, Third Floor, Santa Rosa, CA 95401
 603 J. S. Starr Street, Ukiah, CA 95482

VALLEY OAKS SUBDIVISION
 (VESTING TENTATIVE MAP SD 06-01)
COMMERCIAL AREA PHASE PLAN
 1075E HARTMANN ROAD
 MIDDLETON, CA 95461
 COUNTY OF LAKE

Date: OCT 2022
 Job: 840-18
 Drawn: JAB
 Scale: AS SHOWN
 APN: 014-260-24
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 Sheet:
 12 of 15

NOT FOR CONSTRUCTION

- LEGEND**
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 - DENOTES 100-YEAR FLOOD INUNDATION
 - DENOTES 45' LANDSCAPE EASEMENT

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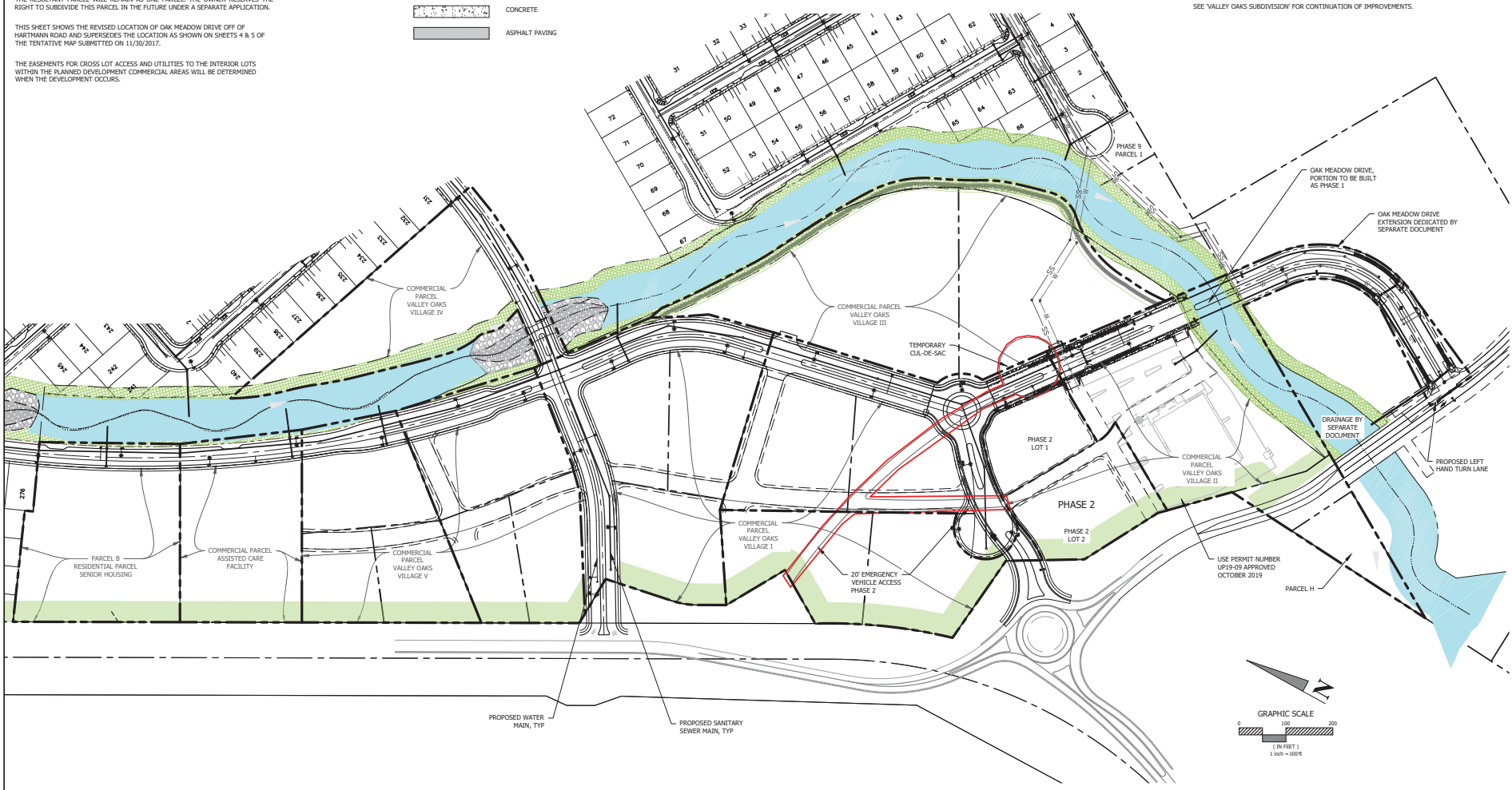
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LEGEND

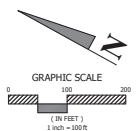
EXISTING	PROPOSED	DEFINITION
		PROPERTY LINE
		ROAD CENTERLINE EASEMENT
		HYDRANT SANITARY SEWER PIPE
		STORM WATER DRAIN PIPE
		STREET LIGHT
		WATER LINE
		DRAINAGE SWALE FLOW LINE
		EDGE OF PAVEMENT
		FENCE
		CONCRETE
		ASPHALT PAVING

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
CL	CENTERLINE
CB	CATCH BASIN
DN	DOCUMENT NUMBER
EX	EXISTING
EP	EDGE OF PAVEMENT
DN	INVERT
MAX	MAXIMUM
MIN	MINIMUM
FOE	PRIVATE DRAINAGE EASEMENT
ROW or R/W	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
SWE	SIDEWALK EASEMENT
W	WATER
WLE	WATER LINE EASEMENT



SEE 'VALLEY OAKS SUBDIVISION' FOR CONTINUATION OF IMPROVEMENTS.



NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION

BC ENGINEERING GROUP, INC.
CIVIL ENGINEERING & LAND PLANNING
 www.bcegroup.com
 418 B Street, Third Floor, Santa Rosa, CA 95401
 SANTA ROSA OFFICE:
 603 S. State Street, Ukiah, CA 95482

VALLEY OAKS SUBDIVISION
 (VESTING TENTATIVE MAP SD 06-01)
COMMERCIAL PHASE 2, ACCESS PLAN
 OFFICE: HARTMANN ROAD
 MIDDLETON, CA 95461
 COUNTY OF LAKE

Date: OCT 2022
 Job: 840-18
 Drawn: JAB
 Scale: AS SHOWN
 APN: 014-260-24
 Permit #:
 Sheet:
 14 of 15

- LEGEND**
- DENOTES 25' CONSERVATION EASEMENT
 - DENOTES 100-YEAR FLOOD INUNDATION
 - DENOTES 45' LANDSCAPE EASEMENT

NOTES:

SEE IMPROVEMENT DRAWINGS SUBMITTED TO COUNTY OF LAKE DEPARTMENT OF PUBLIC WORKS UNDER ENCROACHMENT PERMIT NO. 13683, ISSUED ON AUGUST 17, 2020 FOR FURTHER DETAILS ON ROAD RELOCATION.

THIS IS NOT A SUBDIVISION OF THE SUBJECT PROPERTY. THIS MAP IS TO FACILITATE THE ADDITION OF AN OFFSITE ROADWAY EXTENSION AND DEDICATION FOR THE VALLEY OAKS SUBDIVISION, WHICH WAS APPROVED UNDER THE VESTING TENTATIVE MAP PERMIT NO. SD 06-01 ON MARCH 22, 2018.

THE RESULTANT PARCEL WILL REMAIN AS ONE PARCEL. THE OWNER RESERVES THE RIGHT TO SUBDIVIDE THIS PARCEL IN THE FUTURE UNDER A SEPARATE APPLICATION.

THIS SHEET SHOWS THE REVISED LOCATION OF OAK MEADOW DRIVE OFF OF HARTMANN ROAD AND SUPERSEDES THE LOCATION AS SHOWN ON SHEETS 4 & 5 OF THE TENTATIVE MAP SUBMITTED ON 11/30/2017.

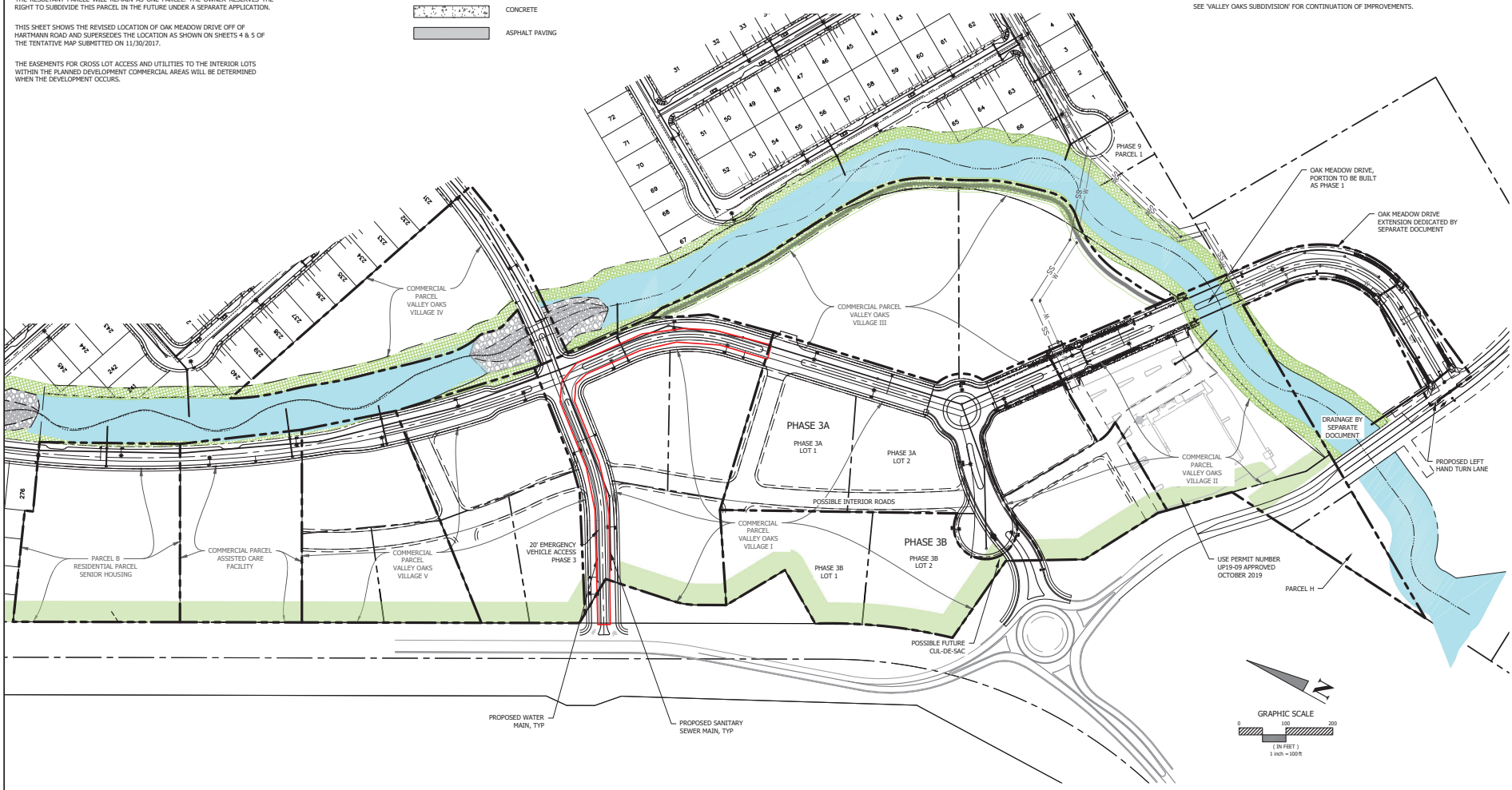
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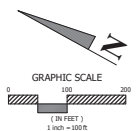
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SEE 'VALLEY OAKS SUBDIVISION' FOR CONTINUATION OF IMPROVEMENTS.



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VALLEY OAKS SUBDIVISION
 (VESTING TENTATIVE MAP SD 06-01)
COMMERCIAL PHASE 3 ACCESS PLAN
 OFFICE: 418 B STREET, 3RD FLOOR, SANTA ROSA, CA 95401
 COUNTY OF LAKE

Date: OCT 2022
 Job: 840-18
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