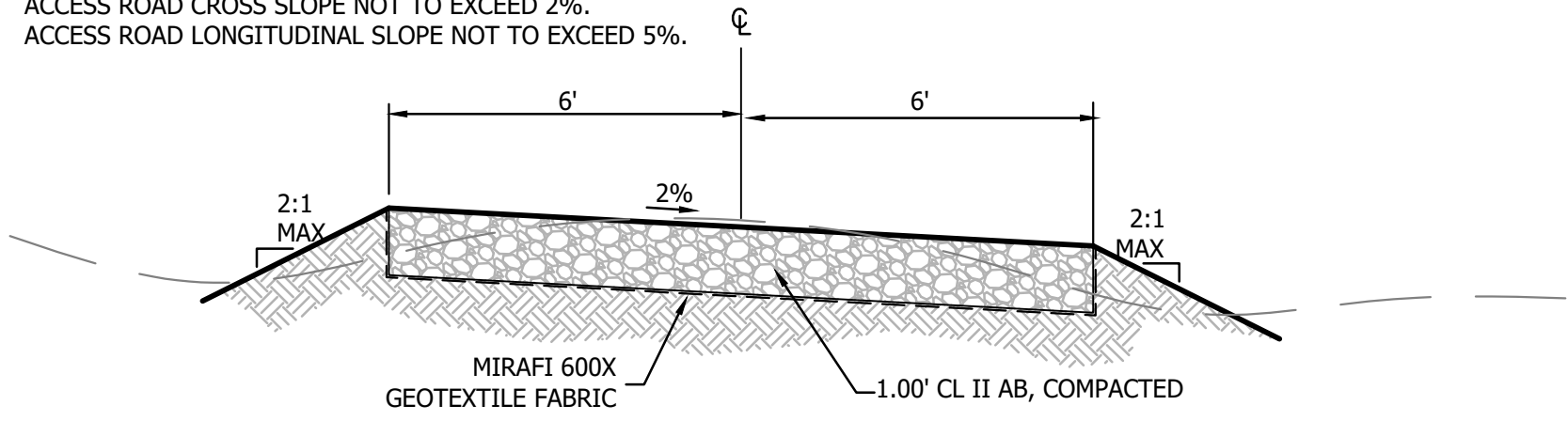


10/28/2020 9:13 AM Plotted by: Jessica Begley S:\Clients\1840-18 Kimco Developments - Valley Oaks Subdivision - Hidden Valley, CA\840-18 CAD\Draw - Valley Oaks Village 2\840-18 CADD - Emergency Access Road\840-18 CL D EVA Site.dwg

- NOTES:
1. ACCESS ROAD TO BE CONSTRUCTED ON GRADE. CONFORM TO EG AT 2:1 MAX SLOPE WHERE NECESSARY.
 2. ACCESS ROAD CROSS SLOPE NOT TO EXCEED 2%.
 3. ACCESS ROAD LONGITUDINAL SLOPE NOT TO EXCEED 5%.



DS TYPICAL ACCESS ROAD SECTION NO SCALE

SITE IMPROVEMENT DRAWINGS FOR VALLEY OAKS VILLAGE II EMERGENCY VEHICLE ACCESS ROAD 18196 AND 18426 SOUTH STATE HWY 29 MIDDLETOWN, CA



PROJECT INFORMATION

OWNER/DEVELOPER: KIMCO DEVELOPMENT INC.
KEN PORTER
PO BOX 7129
SANTA ROSA, CA 95407
(707) 264-9618

CIVIL ENGINEER: THOMAS J. BILLETER, P.E.
BC ENGINEERING GROUP, INC.
418 B STREET, THIRD FLOOR
SANTA ROSA, CA 95401
(707) 542-4321

SURVEYOR: CINQUINI & PASSARINO, INC.
1360 NORTH DUTTON AVENUE, SUITE 150
SANTA ROSA, CA 95401
(707) 542-6268

AREA: 149.76 ACRES

DATUM

BENCHMARK: BEING A U.S.G.S. TABLET STAMPED 97M1933 1017, IN THE NORTHEAST CORNER OF SPRUCE GROVE AND HIDDEN VALLEY ROADS, ON THE SIDE OF THE HILL ON TOP OF A BOULDER, 37 FEET NORTH OF SPRUCE GROVE ROAD AND 60 FEET EAST OF HIDDEN VALLEY ROAD. ELEVATION 1017.38 FEET.

LEGEND

EXISTING	PROPOSED	DEFINITION
---	---	PROPERTY LINE
---	---	ROAD CENTERLINE
---	---	EASEMENT
---	---	DRAINAGE SWALE FLOW LINE
---	---	EDGE OF PAVEMENT
---	---	FENCE
---	---	CONFORM LINE
	---	GRAVEL

ABBREVIATIONS

CL	CENTERLINE
AB	AGGREGATE BASE
APN	ASSESSOR'S PARCEL NUMBER
CL	CLASS
EVA	EMERGENCY VEHICLE ACCESS EASEMENT
MAX	MAXIMUM
R	RADIUS

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SITE IMPROVEMENT DRAWINGS
EMERGENCY VEHICLE ACCESS ROAD SITE PLAN
VALLEY OAKS SUBDIVISION
VALLEY OAKS VILLAGE II
18196 AND 18426 SOUTH STATE HWY 29
MIDDLETOWN, CA

PROFESSIONAL SEAL
THOMAS J. BILLETER
C 78125
Exp. 9-30-21
STATE OF CALIFORNIA
CIVIL ENGINEER

Date: 10/28/2020
Job: 840-18
Drawn: JAB
Scale: AS SHOWN
APN: 014-260-036, 051
Permit #:
Sheet: C1.0
1 of 1