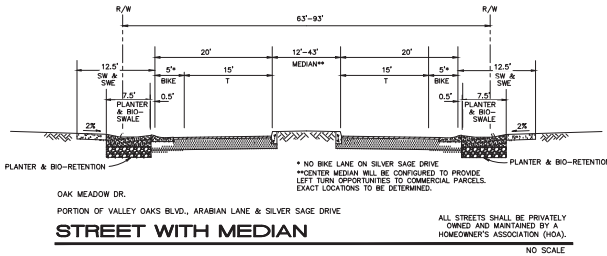
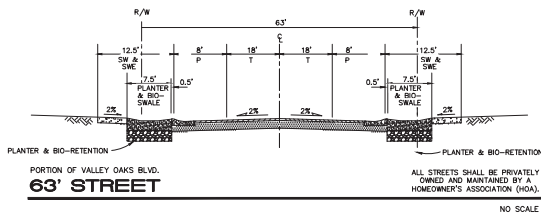
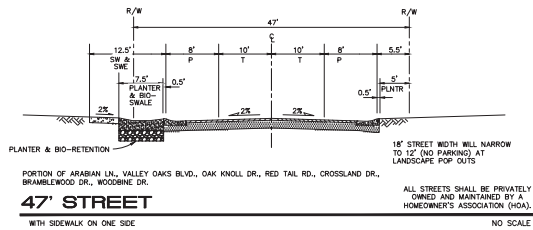
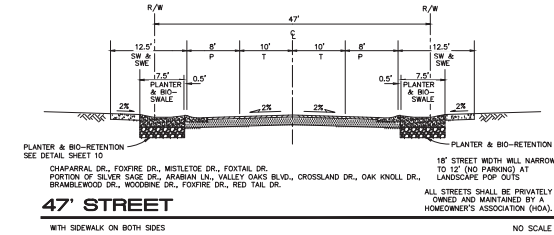
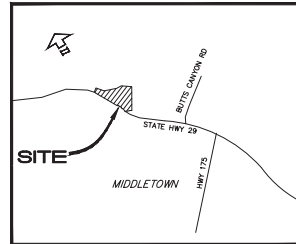


VALLEY OAKS VESTING TENTATIVE SUBDIVISION MAP AND SPECIFIC PLAN OF DEVELOPMENT



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.



LOCATION MAP

NO SCALE

OWNER/DEVELOPER

VALLEY OAKS LAND & DEVELOPMENT, INC.
KEN PORTER
P.O. BOX 7129
SANTA ROSA, CA 95407
(707) 310-3472

ENGINEER	THROUGH 3-3-17	SURVEYOR	THROUGH 3-3-17
ANDREW BORDESSA, R.C.E. 34368 CIVIL DESIGN CONSULTANTS, INC. 2200 RANGE AVENUE, SUITE 204 SANTA ROSA, CA 95403 (707) 542-4820		ONQUINI & PASSARINO, INC. 1360 NORTH DUTTON AVE., STE 150 SANTA ROSA, CA 95401 (707) 542-6268	

ENGINEER	FROM 4-1-17 FORWARD	SURVEYOR	FROM 4-1-17 FORWARD
CLIFFORD D. RUZICKA, R.C.E. 14961 RUZICKA ASSOCIATES 2495 PARALLEL DRIVE LAKEPORT, CA 95453 (707) 263-6155		GEORGE NYSTROM, P.L.S. 8108 RUZICKA ASSOCIATES 2495 PARALLEL DRIVE LAKEPORT, CA 95453 (707) 263-6155	

LEGEND

	EXISTING STREET LIGHT		PROPOSED STREET LIGHTING
	EXISTING STORM DRAIN		PROPOSED STORM DRAIN
	EXISTING SANITARY SEWER		PROPOSED SANITARY SEWER
	EXISTING WATER MAIN		PROPOSED WATER MAIN
	EXISTING OVERHEAD UTILITY LINE		PROPOSED SURFACE DRAINAGE
	EXISTING GROUND CONTOURS (1' INTERVALS)		
	EXISTING TREE (TO BE REMOVED)		EXISTING TREE (TO BE SAVED)
	EXISTING UTILITY BOXES		
	EXISTING BOUNDARY		

FINAL CERTIFIED ENVIRONMENTAL IMPACT REPORT

- FINAL ENVIRONMENTAL IMPACT REPORT WAS CERTIFIED BY THE COUNTY OF LAKE BOARD OF SUPERVISORS ON 8/24/2015
- ALL DEVELOPMENT AND CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE MITIGATED MEASURES ADOPTED IN THE FINAL E.I.R. WHICH ARE ATTACHED HERETO AND MADE PART OF THIS TENTATIVE SUBDIVISION MAP AND SPECIFIC PLAN OF DEVELOPMENT

GENERAL NOTES

THIS MAP SHALL COMPLY WITH THE STATE WATER RESOURCES CONTROL BOARD NPDES CONSTRUCTION GENERAL PERMIT, CURRENT AT THE TIME OF CONSTRUCTION.

CURRENT ZONING:	PDR AND PDC
CURRENT GENERAL PLAN:	RESIDENTIAL AND COMMUNITY COMMERCIAL
EXISTING IMPROVEMENTS:	HORSE RANCH: BARN, CORRALS, RESIDENTIAL BLDGS. BURNED IN VALLEY FIRE, SEPTEMBER 2015
WATER:	HIDDEN VALLEY LAKE COMMUNITY SERVICES DISTRICT
SEWAGE:	HIDDEN VALLEY LAKE COMMUNITY SERVICES DISTRICT
DRAINAGE:	VALLEY OAKS HOMEOWNERS ASSOCIATION
ROADS:	VALLEY OAKS HOMEOWNERS ASSOCIATION
GAS:	NONE
ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	AT & T
FIRE:	SOUTH LAKE COUNTY FIRE PROTECTION DISTRICT
SCHOOL:	MIDDLETOWN UNIFIED SCHOOL DISTRICT
PARKS & RECREATION:	NONE
FEMA:	ZONE AO (SHALLOW FLOODING, 1' OR LESS)
SPECIAL DISTRICTS:	NONE

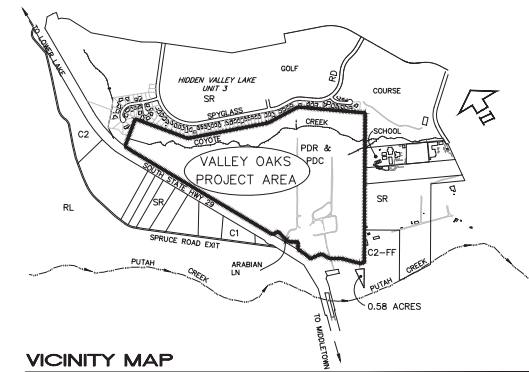
SINGLE FAMILY RESIDENTIAL LOTS:	380	COMMON AREA PARCELS:	3
55 UNIT MEDIUM DENSITY RESIDENTIAL LOT	1	PARKS:	3
53 UNIT MULTIFAMILY RESIDENTIAL SENIOR LOT	1		
COMMERCIAL DEVELOPMENT LOTS:	6		

RESIDENTIAL LOTS: (380)		COMMERCIAL LOTS: (6)
MINIMUM LOT SIZE:	6,000 SF	MINIMUM LOT SIZE: 2.02 ACRES
MAXIMUM LOT SIZE:	11,574 SF	MAXIMUM LOT SIZE: 8.47 ACRES
AVERAGE LOT SIZE:	6,832 SF	AVERAGE LOT SIZE: 5.16 ACRES

PHASING:			
PHASE 1:	LOTS 1-73	PHASE 4:	LOTS 201-250
PHASE 2:	LOTS 74-117, 138-140, 303-320	PHASE 5:	LOTS 171-200, 251-271, 335-352
PHASE 3:	LOTS 118-137, 141-170, 321-334	PHASE 6:	LOTS 272-302, 353-380

INDEX OF DRAWINGS

- COVER SHEET, TYPICAL STREET SECTIONS, LEGEND AND NOTES
- OVERALL SITE PLAN AND PROJECT FEATURES
- OVERALL SITE PLAN AND PROJECT ANALYSIS
- SITE PLAN - TENTATIVE SUBDIVISION AND SPECIFIC PLAN OF DEVELOPMENT
- PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR COMMERCIAL PARCELS
- PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR PHASE 1
- PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR PHASE 2 & 3
- PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR PHASE 4 & 5
- PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR PHASE 6
- DETAILS AND NOTES



VICINITY MAP

SCALE: 1"=1000'
REV. #4 XX-XX-17

RUZICKA ASSOCIATES
CONSULTING ENGINEERS
1400 RANG AVENUE, SUITE 204
SANTA ROSA, CA 95403
(707) 542-4820



CIVIL DESIGN CONSULTANTS, INC.
2200 RANG AVENUE, SUITE 204
SANTA ROSA, CA 95403
(707) 542-4820

VESTING TENTATIVE MAP AND SPECIFIC PLAN OF DEVELOPMENT
COVER SHEET
VALLEY OAKS SUBDIVISION
1880 SOUTH STATE HWY 29
MIDDLETOWN, CALIFORNIA 94707
1800 ACRES
COUNTY OF LAKE

JOB NO.

17-8313

SHEET NO.

1

OF 10 SHEETS

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

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

ABBREVIATIONS

AB AGGREGATE BASE
AC ASPHALT CONCRETE
APN ASSessor's PARCEL NUMBER
BO BLOWOFF
DN DOCUMENT NUMBER
EVA EMERGENCY VEHICLE ACCESS
EX EXISTING
FH FIRE HYDRANT
L LENGTH
P/L PARKING
PDE PROPERTY LINE
RADIUS
R/W OR RIGHT OF WAY

SD STORM DRAIN
SDE PUBLIC STORM DRAIN EASEMENT
SDBO STORM DRAIN CATCH BASIN
SDDI STORM DRAIN DROP INLET
SDMH STORM DRAIN MANHOLE
SS SANITARY SEWER
SSCO SANITARY SEWER CLEANOUT
SSMH SANITARY SEWER MANHOLE
TYP TYPICAL
W WATER LINE

LEGEND

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

BOUNDARY LINE DATA

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N84°53'37"E	193.18	L13	S32°57'54"E	17.92
L2	N72°26'09"W	130.67	L14	N66°28'50"W	253.03
L3	N64°42'28"W	205.04	L15	S70°02'25"E	435.17
L4	N86°43'59"W	43.30	L16	S53°54'39"E	178.88
L5	N37°43'05"W	100.26	L17	N77°37'02"W	29.83
L6	N68°43'27"E	44.54	L18	N89°01'22"W	55.70
L7	N31°36'37"E	131.26	L19	S47°59'09"E	105.63
L8	N59°45'49"W	145.79	L20	S57°58'11"E	157.97
L9	N04°43'00"W	60.01	L21	S44°43'23"E	157.97
L10	N10°42'07"W	144.13	L22	S28°28'34"E	157.97
L11	N88°06'11"W	109.35	L23	S15°13'40"E	157.97
L12	N07°00'13"E	238.02	L24	S01°47'38"E	79.14
			L25	S59°53'52"E	146.86

BOUNDARY CURVE DATA

NO.	BEARING	BEVEL LENGTH
C1	N30.00°00'00"E	104.16
C2	N100.12°20'00"E	460.61
C3	N80.02°19'00"E	61.58
C4	N195.00°00'00"E	172.86
C5	N288.15°10'21"E	409.88
C6	N132.00°13'38"E	314.78
C7	N288.15°02'27"E	96.67
C8	N000.00°03'13"E	112.83

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.

SCALE: 1" = 200'

SCALE: 1" = 400'

PHASE MAP + SHEET INDEX

REV. #4 XX-XX-17

RUZICKA ASSOCIATES



PRELIMINARY PLANS

CIVIL DESIGN CONSULTANTS, INC.

VESTING TENTATIVE MAP AND SPECIFIC PLAN OF DEVELOPMENT

JOB NO. 17-8313
SHEET NO. 4

OF 10 SHEETS

NOTES

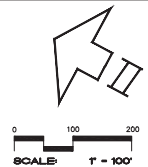
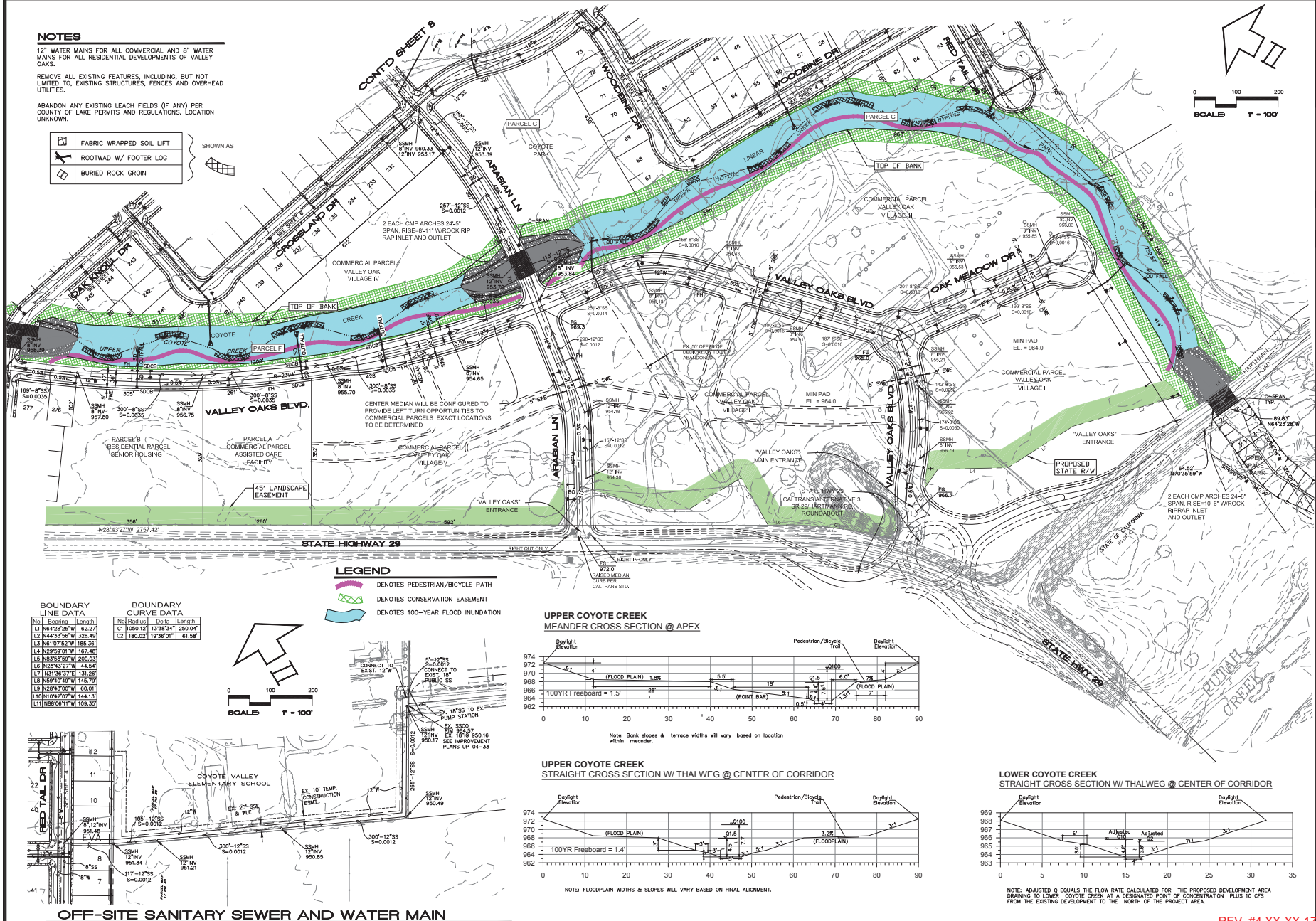
12" WATER MAINS FOR ALL COMMERCIAL AND 8" WATER MAINS FOR ALL RESIDENTIAL DEVELOPMENTS OF VALLEY OAKS.

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.

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

SHOWN AS



RUZICKA ASSOCIATES
CONSULTING ENGINEERS
10000 RING RD. STE. 200
SAN FRANCISCO, CA 94134
TEL: (415) 777-1000
FAX: (415) 777-1001



PRELIMINARY PLANS



CIVIL DESIGN CONSULTANTS, INC.
2800 RING RD. STE. 200
SAN FRANCISCO, CA 94134
TEL: (415) 777-1000
FAX: (415) 777-1001

**VESTING TENTATIVE MAP AND SPECIFIC PLAN OF DEVELOPMENT
GRADING, DRAINAGE AND UTILITY PLAN - COMMERCIAL PORTION
VALLEY OAKS SUBDIVISION
18196 AND 18438 SOUTH STATE HWY 29
MIDDLEBURY, CALIFORNIA
COUNTY OF LAKE
APR 04-2004-004, OR
APR 2008-008
CIVIL ENGINEER
CIVIL ENGINEER**

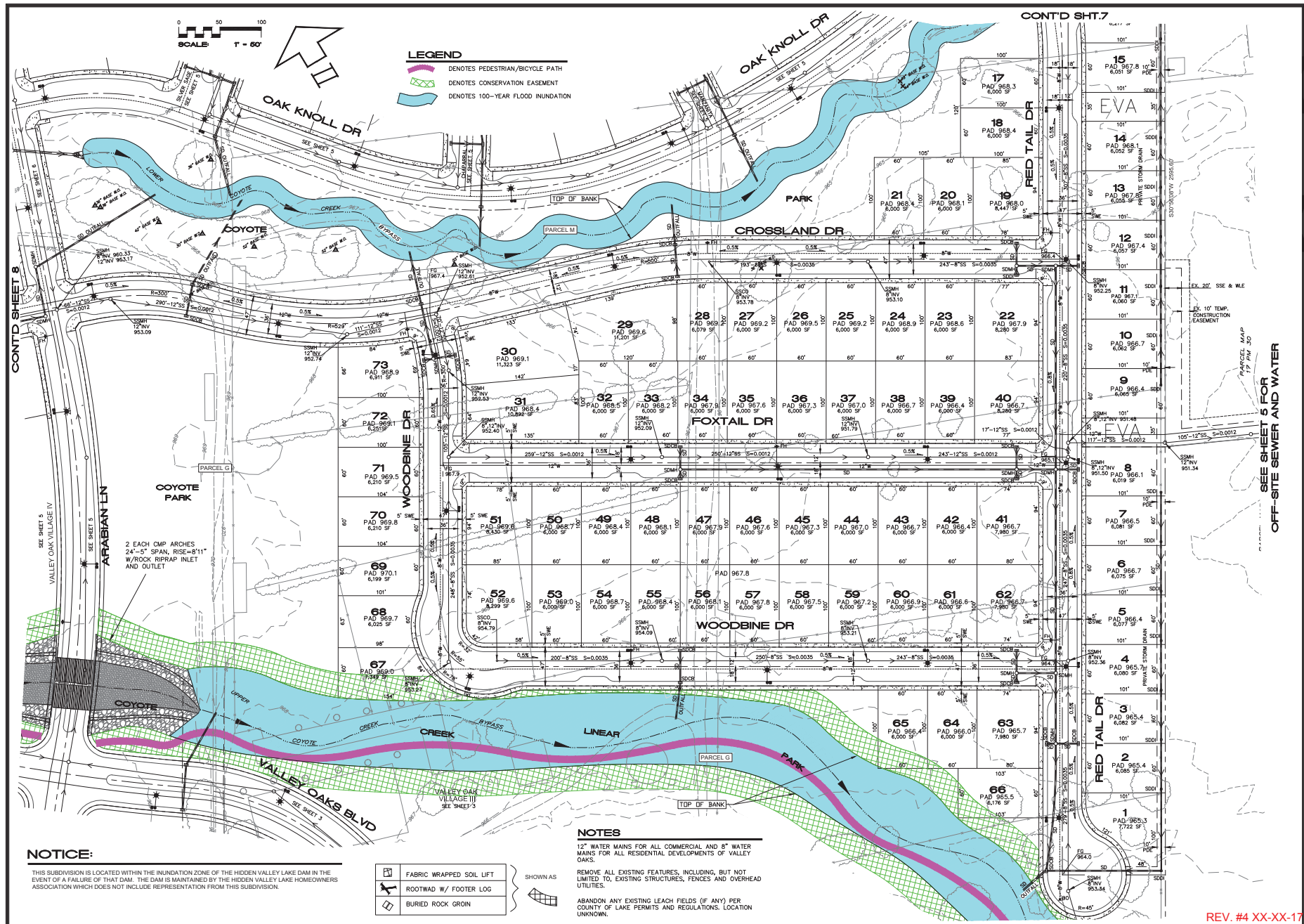
JOB NO.
17-8313

SHEET NO.

5

OF 10 SHEETS

REV. #4 XX-XX-17



RUZICKA ASSOCIATES
CONSULTING ENGINEERS
1000 N. 10TH AVE., SUITE 200
DENVER, CO 80202
TEL: (303) 733-1111
FAX: (303) 733-1112



**PRELIMINARY
PLANS**



CIVIL DESIGN CONSULTANTS, INC.
2800 Ridge Avenue, Suite 204
Boulder, CO 80501
TEL: (303) 440-4800
FAX: (303) 440-4801

VESTING TENTATIVE MAP AND SPECIFIC PLAN OF DEVELOPMENT
GRADING, DRAINAGE AND UTILITY PLAN - PHASE 1
VALLEY OAKS SUBDIVISION
18946 AND 18438 SOUTH STATE HWY 29
MERCER COUNTY, COLORADO
APN: 04-000-004-001
MDCN: 0000-0000-0000
CITY OF LAKE

JOB NO.
17-8313

SHEET NO.

6

OF 10 SHEETS

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.

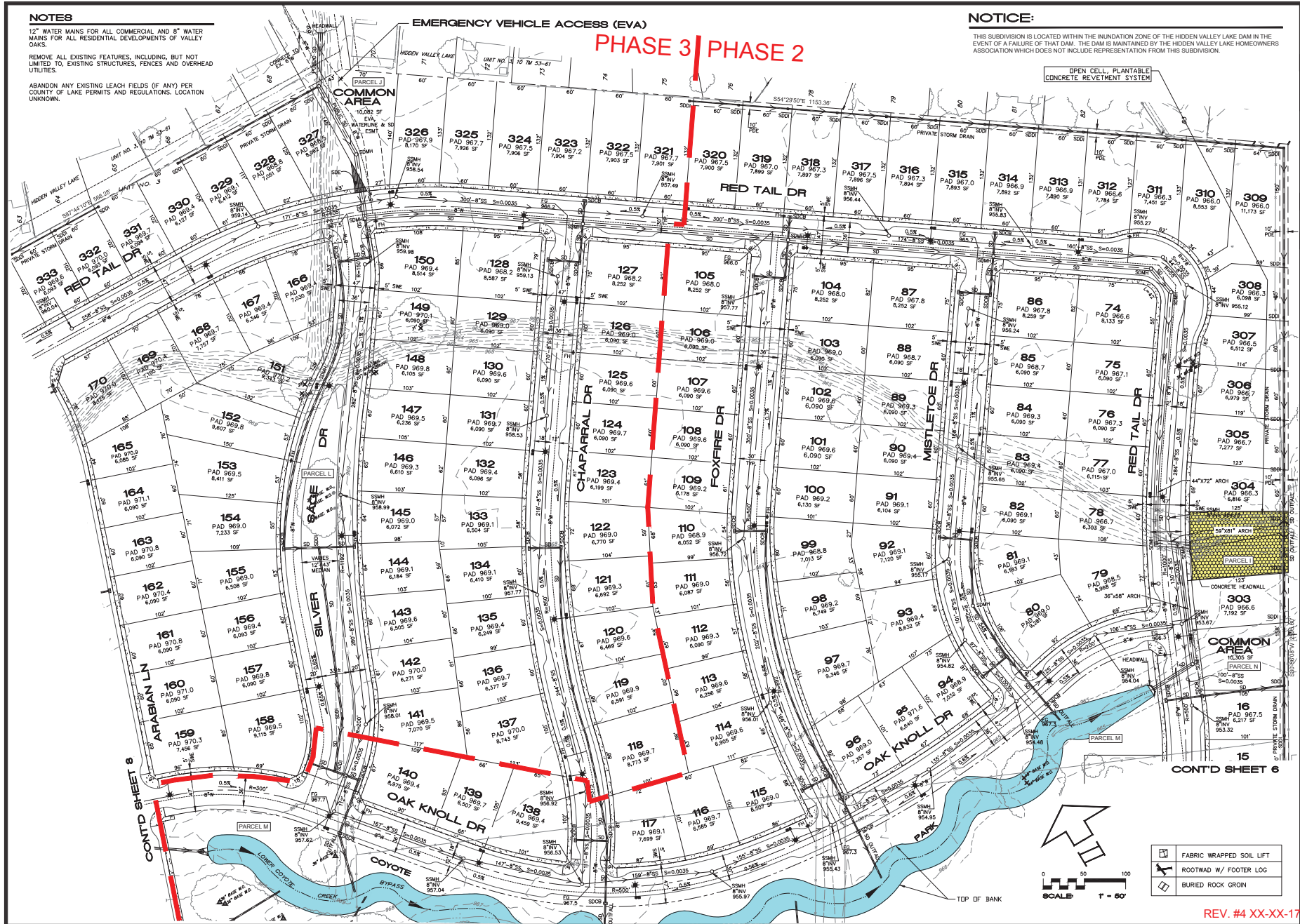
EMERGENCY VEHICLE ACCESS (EVA)

PHASE 3 | PHASE 2

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OPEN CELL, PLANTABLE CONCRETE REVEINMENT SYSTEM



REV. #4 XX-XX-17

RUZICKA ASSOCIATES
CONSULTING ENGINEERS
10000 RIVINGTON DRIVE
SAN ANTONIO, TEXAS 78240
PHONE: (214) 350-0000
FAX: (214) 350-0000



PRELIMINARY
PLANS



CIVIL DESIGN CONSULTANTS, INC.
2800 RANGER AVENUE, SUITE 204
SAN ANTONIO, TEXAS 78240
PHONE: (214) 642-4800
FAX: (214) 642-4800

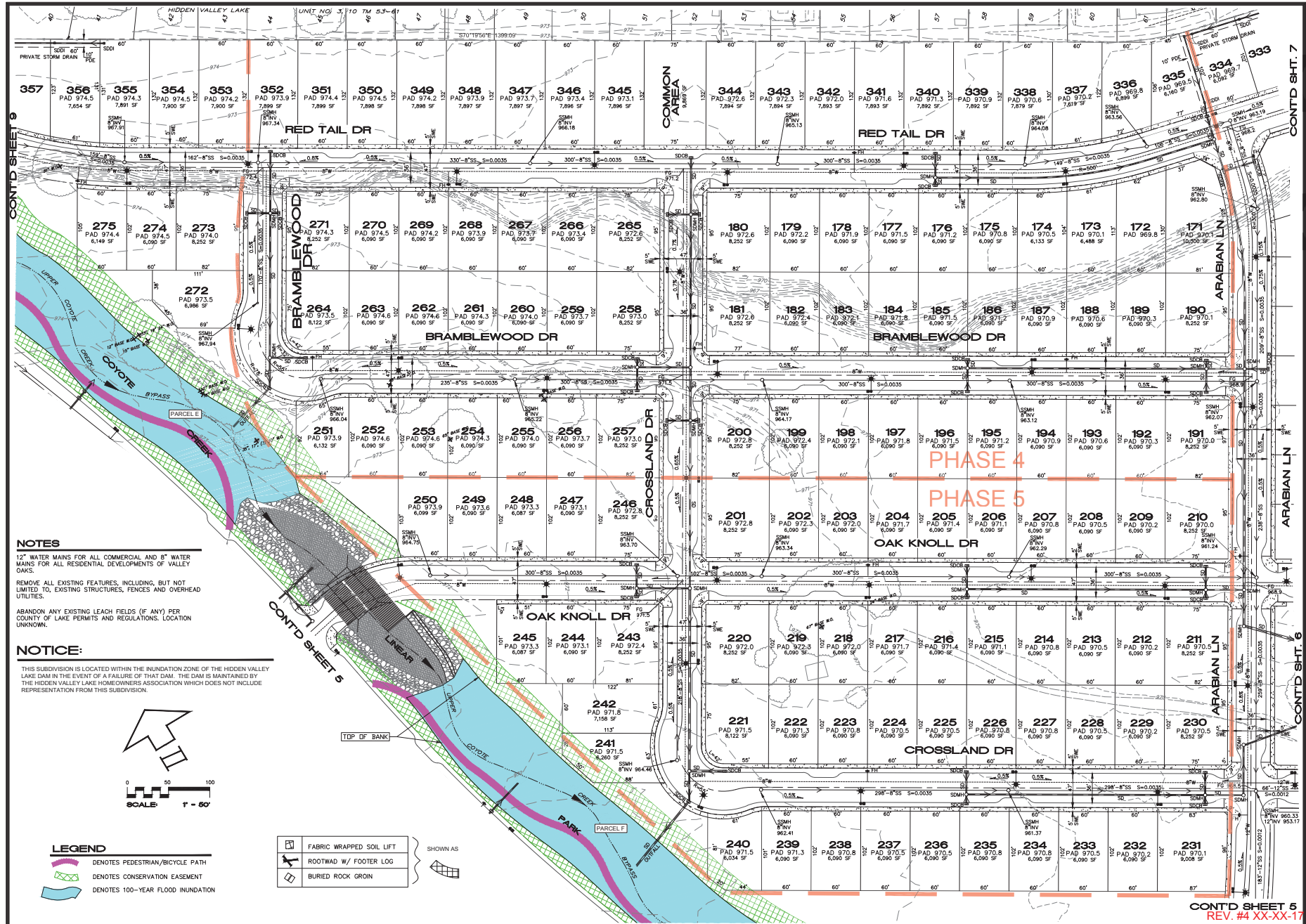
VESTING TENTATIVE MAP AND SPECIFIC PLAN OF DEVELOPMENT
GRADING, DRAINAGE AND UTILITY PLAN - PHASE 2 AND 3
VALLEY OAKS SUBDIVISION
18946 AND 18948 SOUTH STATE HWY 29
MEDICAL CENTER, SAN ANTONIO, TEXAS 78240
APRIL 2017
SHEET 64 OF 64

JOB NO.
17-8313

SHEET NO.

7

OF 10 SHEETS



RUIZICKA ASSOCIATES
CIVIL ENGINEER
17000 E. 12TH AVE. SUITE 100
DENVER, CO 80231
TEL: (303) 755-1100
FAX: (303) 755-1101



PRELIMINARY PLANS



CIVIL DESIGN CONSULTANTS, INC.
2500 Forge Avenue, Suite 204
Beverly Hills, CA 90208
TEL: (310) 274-1100
FAX: (310) 274-1101

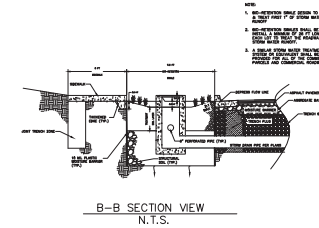
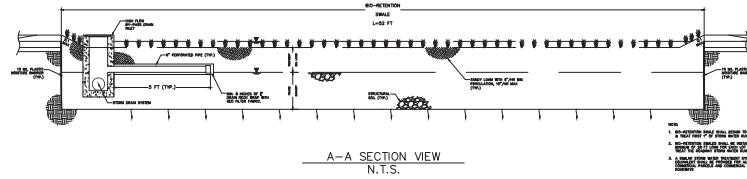
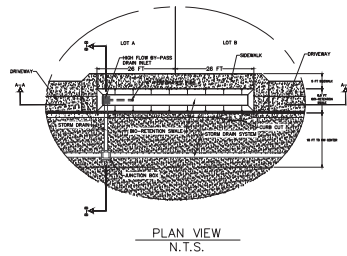
**VESTING TENTATIVE MAP AND SPECIFIC PLAN OF DEVELOPMENT
GRADING, DRAINAGE AND UTILITY PLAN - PHASE 4 AND 5
VALLEY OAKS SUBDIVISION
17000 E. 12TH AVE. SUITE 100
DENVER, CO 80231
COUNTY OF LAKE**

JOB NO. 17-8313

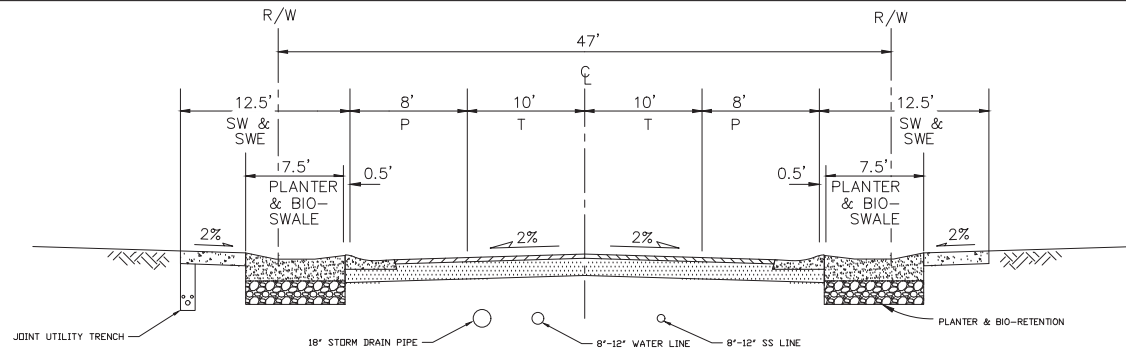
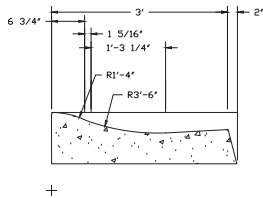
SHEET NO. 8

OF 10 SHEETS

NOTES:



TYPICAL BIO-RETENTION SWALE AND STORM WATER TREATMENT AND STORAGE



REV. #4 XX-XX-17

RUZICKA ASSOCIATES
CONSULTING ENGINEERS
1000 10TH AVE
SUITE 200
SAN FRANCISCO, CA 94103
(415) 774-1000



CIVIL DESIGN CONSULTANTS, INC.
2200 RINGGOLD AVENUE, SUITE 204
SAN FRANCISCO, CA 94134
(415) 642-4850

VESTING TENTATIVE MAP AND SPECIFIC PLAN OF DEVELOPMENT
VALLEY OAKS SUBDIVISION
19196 AND 19438 SOUTH STATE HWY 29
MERCED COUNTY, CALIFORNIA
SHEET NO. 10
OF 10 SHEETS

JOB NO.
17-8313

SHEET NO.

10

OF 10 SHEETS