

VALLEY OAKS AMENDED VESTING 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: BARNIS, CORRALS, RESIDENTIAL BLDGS. BURNED IN VALLEY FIRE, SEPTEMBER 2015
HIDDEN VALLEY LAKE COMMUNITY SERVICES DISTRICT
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

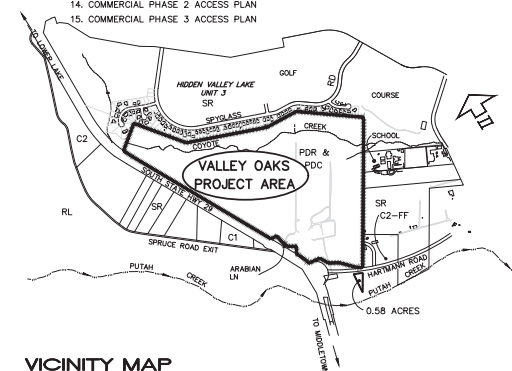
SINGLE FAMILY RESIDENTIAL LOTS:	380	COMMON AREA PARCELS:	3
58 UNIT MEDIUM DENSITY RESIDENTIAL LOT	1	PARKS:	3
53 UNIT MULTIFAMILY RESIDENTIAL SENIOR LOT	1		
COMMERCIAL DEVELOPMENT LOTS:	6		

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

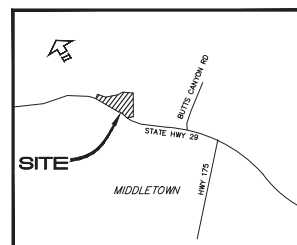
- COVER SHEET, TYPICAL STREET SECTIONS, LEGEND AND NOTES
- OMITTED
- OMITTED
- SITE PLAN - TENTATIVE SUBDIVISION AND SPECIFIC PLAN OF DEVELOPMENT
- PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR COMMERCIAL PARCELS
- PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR PHASE 1
- PRELIMINARY GRADING, 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
- OAK MEADOW ROAD EXTENSION
- COMMERCIAL AREA PHASE PLAN
- COMMERCIAL PHASE 1 ACCESS PLAN
- COMMERCIAL PHASE 2 ACCESS PLAN
- COMMERCIAL PHASE 3 ACCESS PLAN



VICINITY MAP

NOT FOR CONSTRUCTION

LOCATION MAP



OWNER/DEVELOPER

VALLEY OAKS PARTNERS LLC
9375 EAST SHEA BOULEVARD, SUITE 214
SCOTTSDALE, AZ 85260
KEITH GAPUSAN
(480) 734-5585

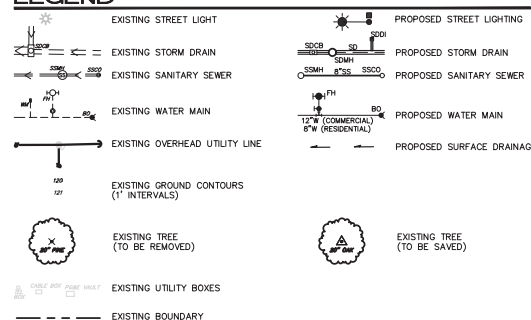
ENGINEER THROUGH 3-3-17
ANDREW BORDESSA, R.C.E. 34368
CIVIL DESIGN CONSULTANTS, INC.
2495 PARALLEL DRIVE
LAKEPORT, CA 95453
(707) 263-6155

SURVEYOR THROUGH 3-3-17
CINQUINI & PASSARINO, INC.
1360 NORTH DUTTON AVE., STE 150
SANTA ROSA, CA 95401
(707) 542-6268

ENGINEER FROM 2018
CLIFFORD D. RUZICKA, R.C.E. 14961
RUZICKA ASSOCIATES
2495 PARALLEL DRIVE
LAKEPORT, CA 95453
(707) 263-6155

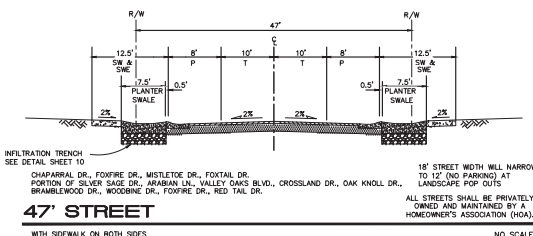
SURVEYOR FROM 2018
CINQUINI & PASSARINO, INC.
1360 NORTH DUTTON AVE., STE 150
SANTA ROSA, CA 95401
(707) 542-6268

LEGEND



FINAL CERTIFIED ENVIRONMENTAL IMPACT REPORT

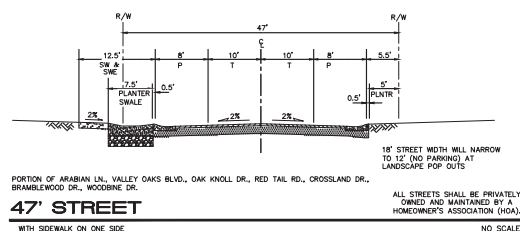
- FINAL ENVIRONMENTAL IMPACT REPORT WAS CERTIFIED BY THE COUNTY OF LAKE BOARD OF SUPERVISORS ON 8/24/2015
- ALL DEVELOPMENT AND CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE MITIGATED MEASURES ADOPTED IN THE FINAL E.I.R. WHICH ARE ATTACHED HERETO AND MADE PART OF THIS TENTATIVE SUBDIVISION MAP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



47' STREET

WITH SIDEWALK ON BOTH SIDES

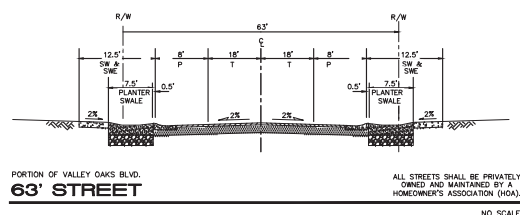
NO SCALE



47' STREET

WITH SIDEWALK ON ONE SIDE

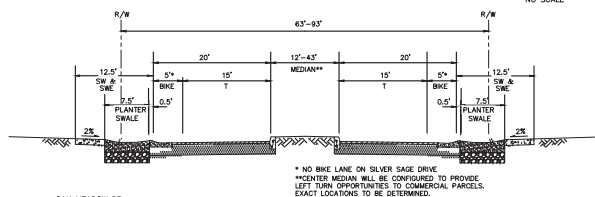
NO SCALE



63' STREET

ALL STREETS SHALL BE PRIVATELY OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION (HOA).

NO SCALE



OAK MEADOW DR.

PORTION OF VALLEY OAKS BLVD., ARABIAN LANE & SILVER SAGE DRIVE

STREET WITH MEDIAN

ALL STREETS SHALL BE PRIVATELY OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION (HOA).

NO SCALE

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.

REV.	DESCRIPTION	BY	DATE

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, Ukiah, CA 99902



VALLEY OAKS SUBDIVISION
(VESTING TENTATIVE MAP SD 06-01)
COVER SHEET, TYPICAL STREET SECTIONS, LEGEND AND NOTES
18756 HARTMANN ROAD
MIDDLETOWN, CA 95461
COUNTY OF LAKE

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

NOTICE:

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- 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 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
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
PDE PRIVATE DRAINAGE EASEMENT
RADIUS
R/W OR RIGHT OF WAY

SD STORM DRAIN
SDE PUBLIC STORM DRAIN EASEMENT
SDCB STORM DRAIN CATCH BASIN
SDDI STORM DRAIN DROP INLET
SDMH STORM DRAIN MANHOLE
SS SANITARY SEWER
SSCO SANITARY SEWER CLEANOUT
SSMH SANITARY SEWER MANHOLE
SW SIDEWALK
T TRAVEL WAY
TYP. TYPICAL
W WATER LINE

LEGEND

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

BOUNDARY LINE DATA

No.	Bearing	Length
L1	N44°28'25"W	62.37
L2	N44°30'56"W	328.49
L4	N28°50'00"W	167.48
L5	N83°58'59"W	200.03
L6	N28°43'27"W	44.54
L7	N33°36'37"E	135.36
L8	N59°40'49"W	145.79
L9	N28°43'00"W	65.07
L10	N10°04'20"W	144.17
L11	N88°06'11"W	109.35

BOUNDARY CURVE DATA

No.	Radius	Bearing	Length
C1	1050.12	13°38'34"	250.04
C2	180.00	25°07'54"	81.58

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.

REV.	DESCRIPTION	DATE
1	BC ENGINEERING & LAND PLANNING, INC. CIVIL ENGINEERING & LAND PLANNING www.bcegroup.com 4188 Street, Third Floor, Santa Rosa, CA 95401 60315, State Street, Ukiah, CA 95482	
VALLEY OAKS SUBDIVISION (VESTING TENTATIVE MAP 50 06-01) SITE PLAN - TENTATIVE SUBDIVISION DEVELOPMENT 1000+ ACRES MIDDLETOWN, CA 95461 COUNTY OF LAKE		
Date:	OCT 2022	
Job:	840-18	
Drawn:	JAB	
Scale:	AS SHOWN	
Alt:	014-260-24	
Form:	#:	
Sheet:		

NOT FOR CONSTRUCTION

NOTICE:

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NOTES

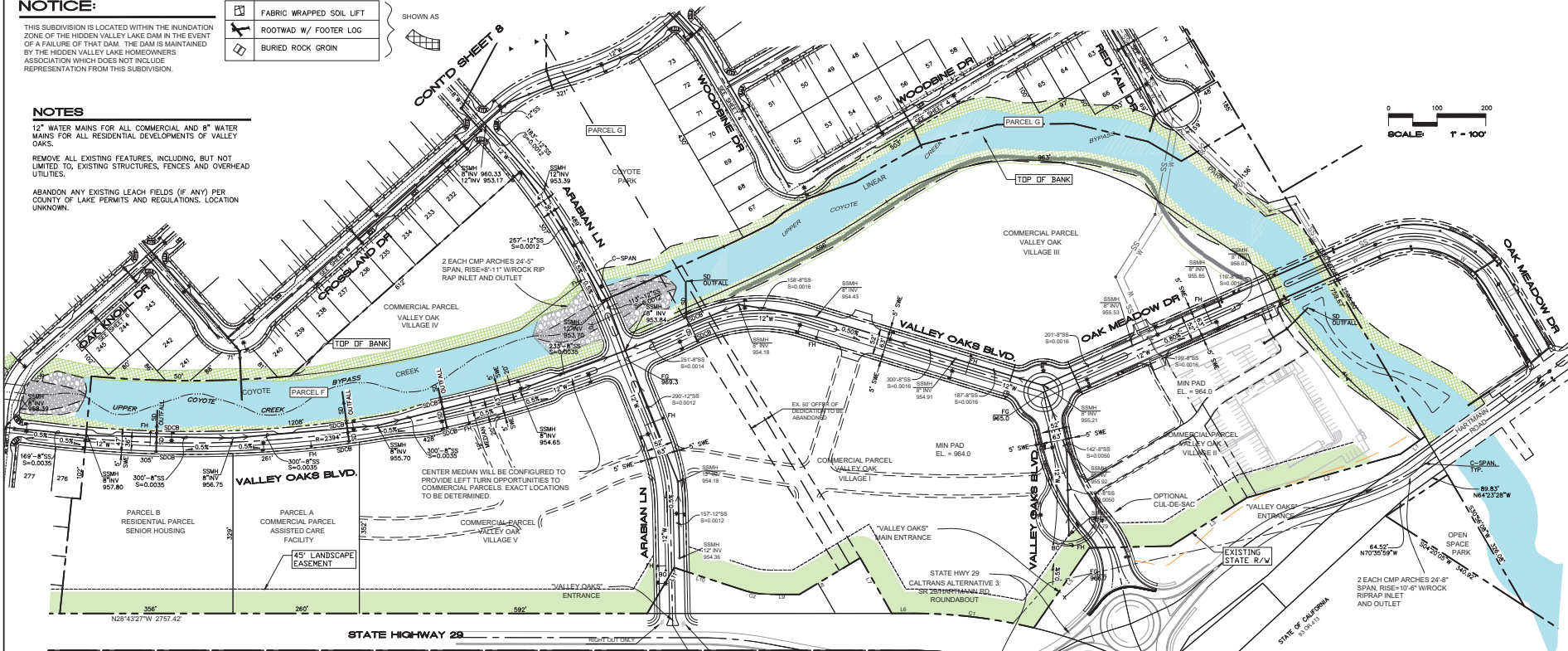
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	FABRIC WRAPPED SOIL LIFT
	ROOTWAD W/ FOOTER LOG
	BURIED ROCK GROUT

SHOWN AS

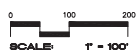


BOUNDARY LINE DATA

No.	Bearing	Length
L1	N64°28'25"W	62.27
L2	N44°33'56"W	538.49
L3	N61°07'52"W	185.36
L4	N29°59'01"W	167.48
L5	N38°58'39"W	200.03
L6	N28°43'27"W	44.54
L7	N31°36'37"E	131.26
L8	N59°40'49"W	145.79
L9	N28°43'00"W	60.01
L10	N10°42'07"W	144.13
L11	N88°06'11"W	109.35

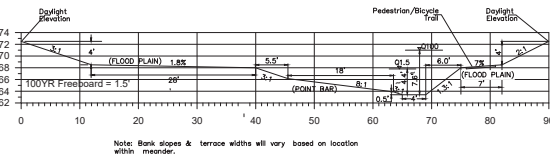
BOUNDARY CURVE DATA

No.	Radius	Delta	Length
C1	1050.12'	13°38'34"	250.04'
C2	180.02'	19°36'01"	61.58'

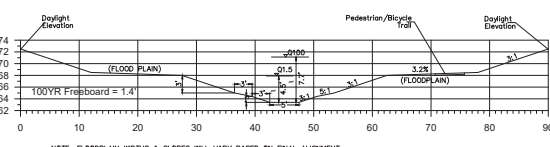


LEGEND	
	DENOTES PEDESTRIAN/BICYCLE PATH
	DENOTES CONSERVATION EASEMENT
	DENOTES 100-YEAR FLOOD INUNDATION

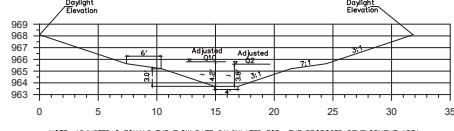
UPPER COYOTE CREEK
MEANDER CROSS SECTION @ APEX



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

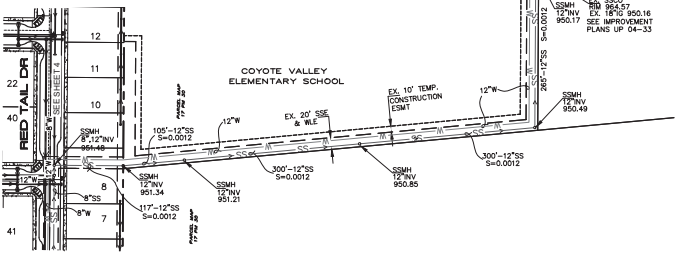


LOWER COYOTE CREEK
STRAIGHT CROSS SECTION W/ THALWEG @ CENTER OF CORRIDOR



NOTE: FLOODPLAIN WIDTHS & SLOPES WILL VARY BASED ON FINAL ALIGNMENT.

NOTE: ADJUSTED Q EQUALS THE FLOW RATE CALCULATED FOR THE PROPOSED DEVELOPMENT AREA DRAINING TO LOWER COYOTE CREEK AT A DESIGNATED POINT OF CONCENTRATION PLUS 10 CFS FROM THE EXISTING DEVELOPMENT TO THE NORTH OF THE PROJECT AREA.



OFF-SITE SANITARY SEWER AND WATER MAIN

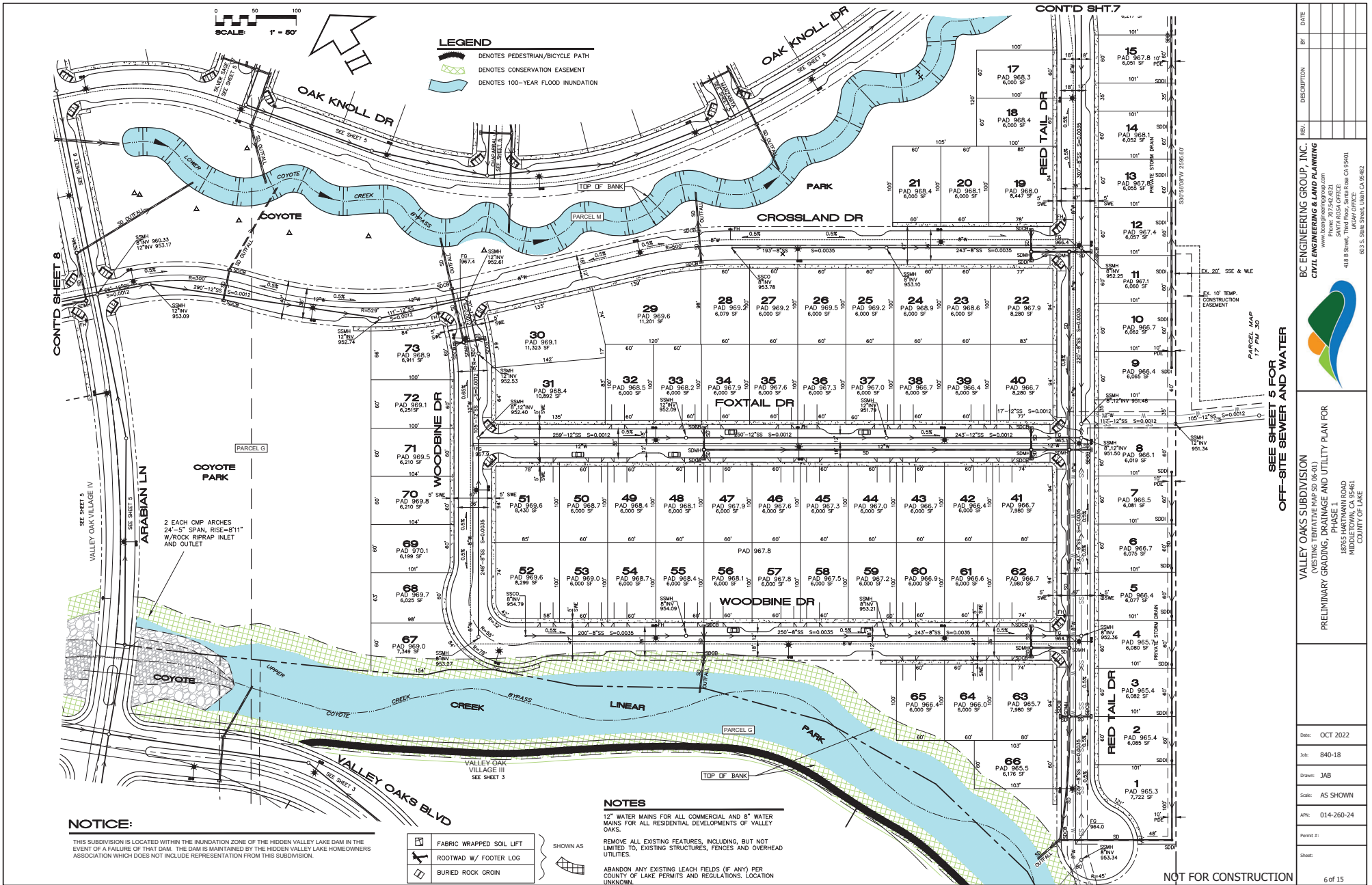
REV.	DESCRIPTION	BY	DATE

BC ENGINEERING GROUP, INC.
CIVIL ENGINEERING & LAND PLANNING
www.bcegroup.com
418 B Street, Third Floor, Santa Rosa, CA 95401
SANTA ROSA OFFICE:
418 B Street, Third Floor, Santa Rosa, CA 95401
6031 S. State Street, Ukiah, CA 99922

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
APR: 014-260-24
Permit #:
Sheet:

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REV.	DESCRIPTION	DATE
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64	64	64
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66	66	66

BC ENGINEERING GROUP, INC.
CIVIL ENGINEERING & LAND PLANNING
www.bcegroup.com
418 B Street, Third Floor, Santa Rosa, CA 95401
916.277.7575
SANTA ROSA OFFICE
6031 S. State Street, Unit A, CA 95402

VALLEY OAKS SUBDIVISION
(VESTING TENTATIVE MAP 50 06-01)
PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR
PHASE 1
18500 VALLEY OAK BLVD
MIDDLETOWN, CA 95401
COUNTY OF LAKE

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

NOT FOR CONSTRUCTION

6 of 15

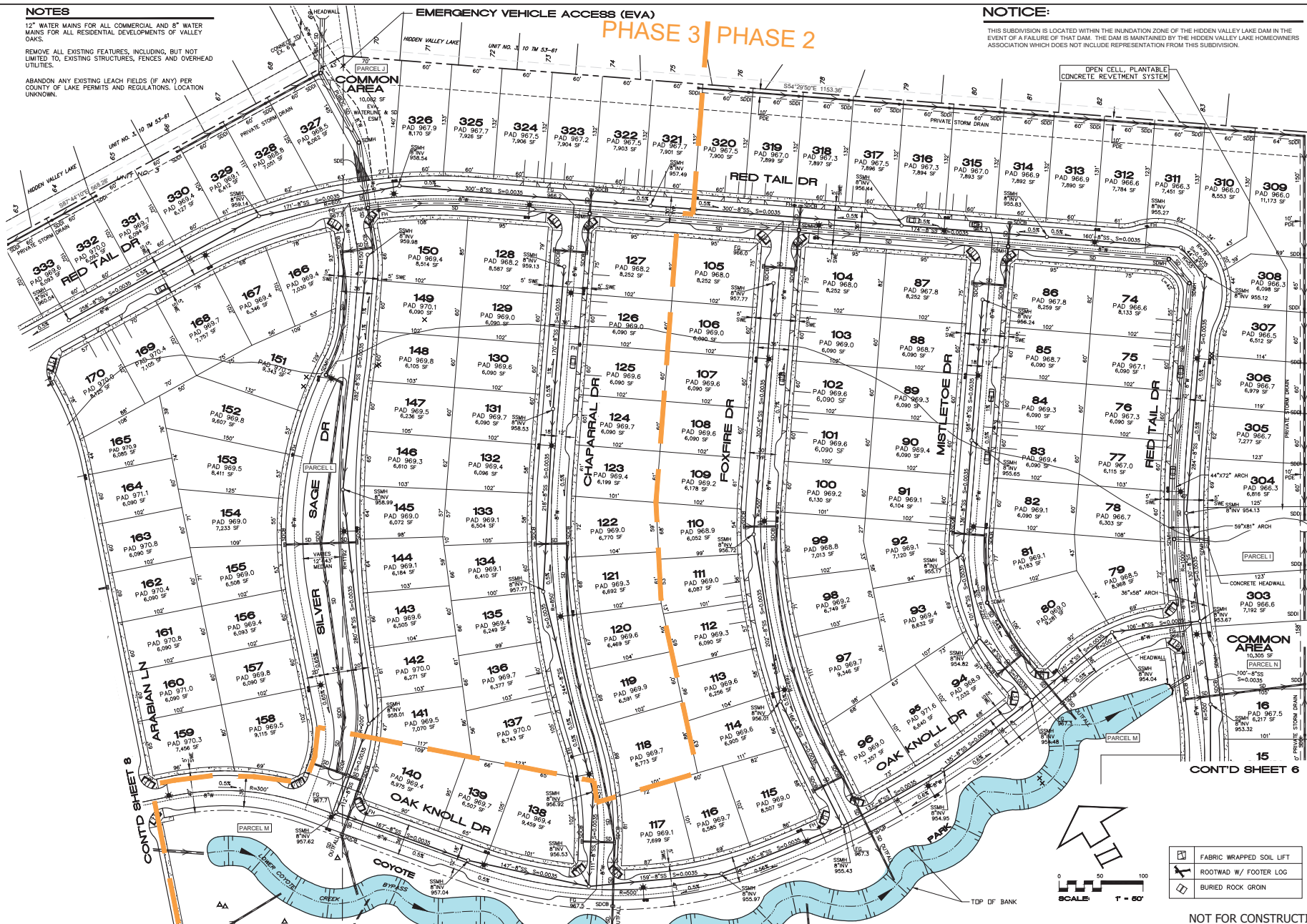
12" WATER MAINS FOR ALL COMMERCIAL AND 8" WATER MAINS FOR ALL RESIDENTIAL DEVELOPMENTS OF VALLEY OAKS.

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 3 | PHASE 2

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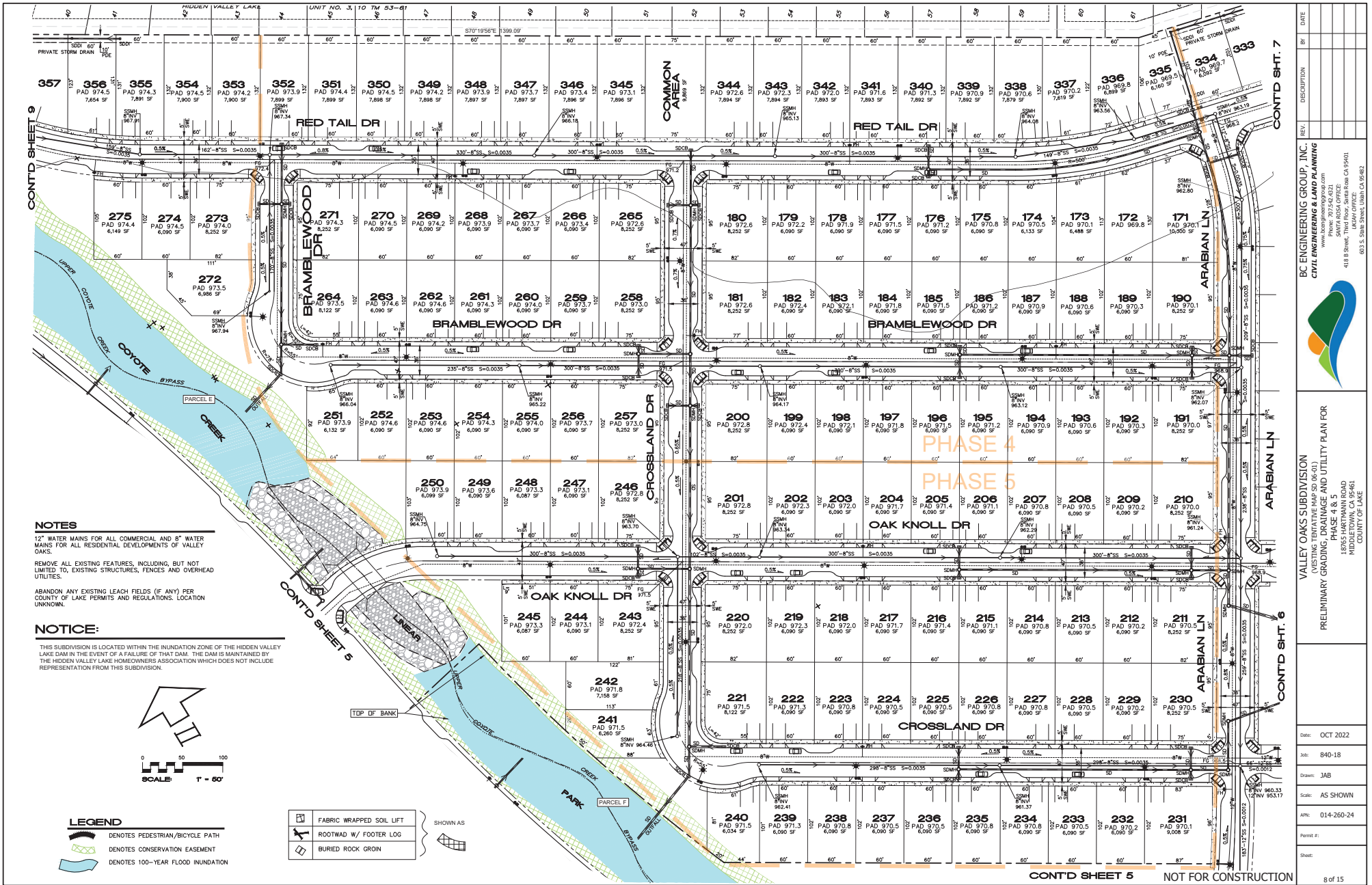
NOT FOR CONSTRUCTION

ABC ENGINEERING GROUP, INC.
CIVIL ENGINEERING & LAND PLANNING



VALLEY OAKS SUBDIVISION
(VESTING TENTATIVE MAP SD 06-01)
PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR

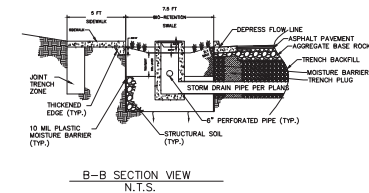
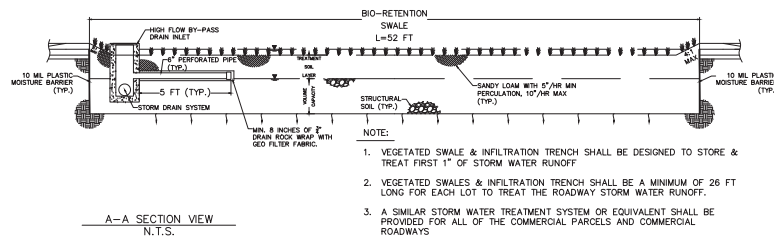
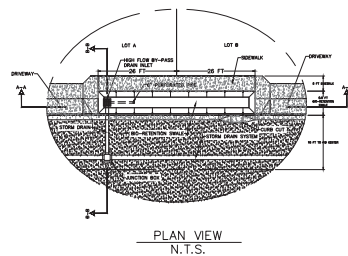
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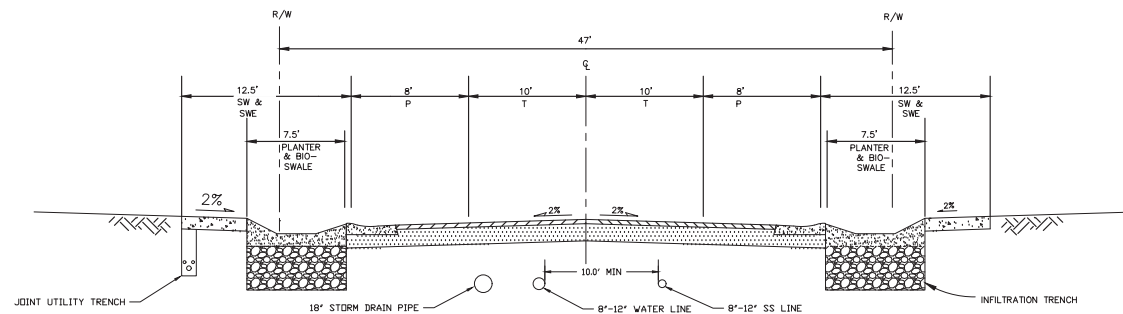
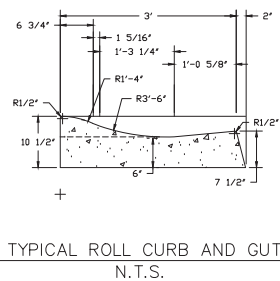
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TYPICAL VEGETATED SWALE AND INFILTRATION TRENCH FOR STORM WATER STORAGE AND TREATMENT



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

NOT FOR CONSTRUCTION

[illegible]

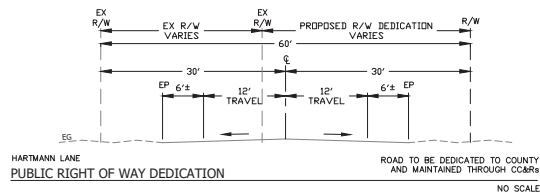
BC ENGINEERING GROUP, INC.
CIVIL ENGINEERING & LAND PLANNING
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Phone: 707-542-4321
SANTA ROSA OFFICE:
418 B Street, Third Floor, Santa Rosa CA 95401
UTAH OFFICE:
603 S. State Street, Utah CA 95482



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

18765 HARTMANN ROAD
MIDDLETOWN, CA 95461
COUNTY OF LAKE

Date:	OCT 2022
Job:	840-18
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NOTE:
OAK MEADOW DRIVE OFFSITE DRAINAGE UTILITY
EASEMENTS TO BE DEDICATED BY SEPARATE DOCUMENTS

NOTES:

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

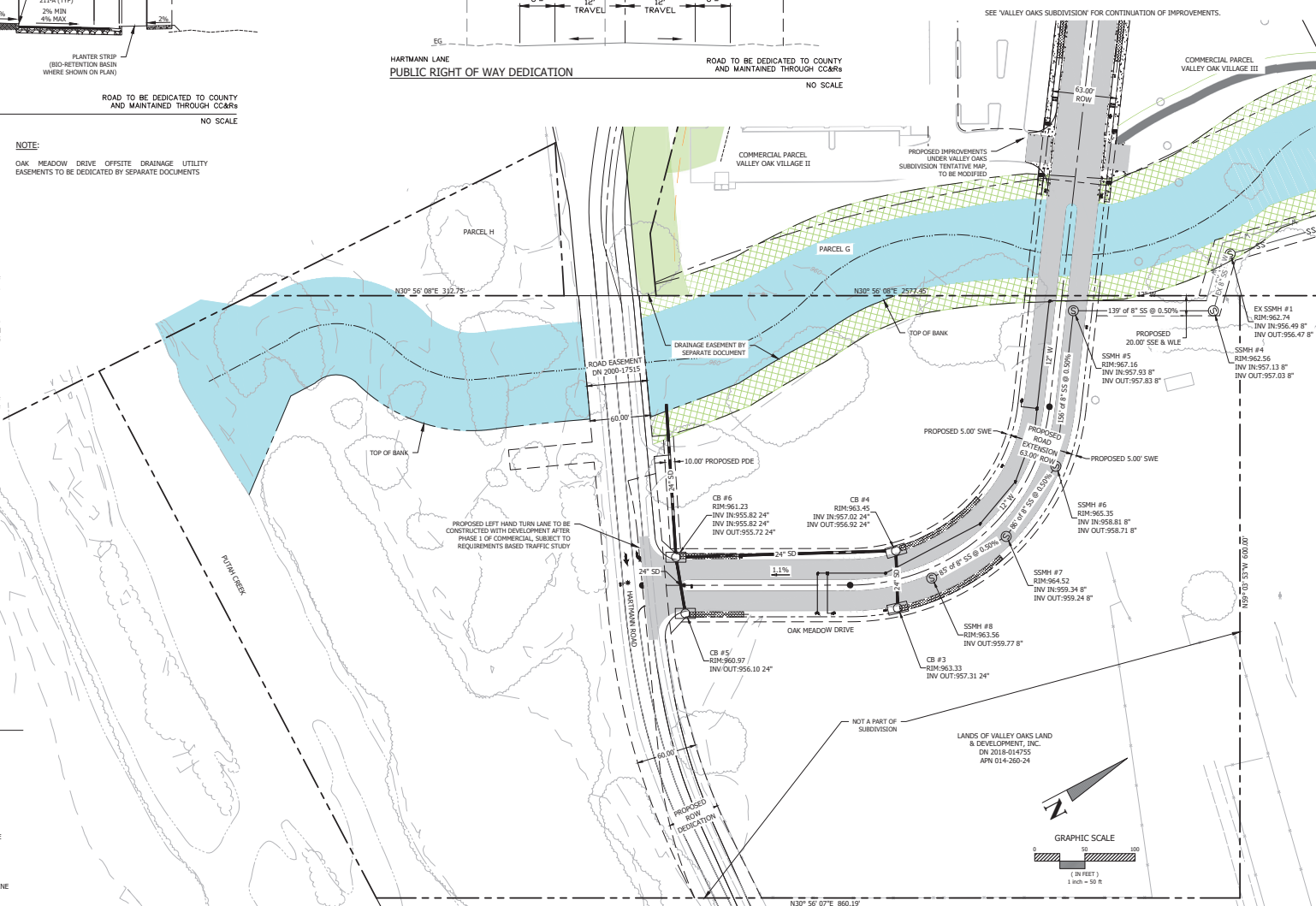
APN 014-260-24 IS NOT A PART OF THE PROPOSED SUBDIVISION THE ACCESS ROADWAY IMPROVEMENT WILL BE AS PART OF THE SUBDIVISION IMPROVEMENTS. THIS MAP IS TO FACILITATE THE ADDITION OF AN OFFSITE ROADWAY EXTENSION AND DEDICATION FOR THE VALLEY OAK SUBDIVISION, WHICH WAS APPROVED UNDER THE VESTING TENTATIVE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

THE RESULTANT PARCEL MAP 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 THE HARTMAN ROAD AND SUPERSEDES THE LOCATION AS SHOWN ON SHEETS 4 & 5 OF THE TENTATIVE MAP SUBMITTED ON 11/27/2019.

APN	ASSESSOR'S PARCEL NUMBER
C	CENTERLINE
CB	CATCH BASIN
DN	DOCUMENT NUMBER
EX	EXISTING
EP	EDGE OF PAVEMENT
INV	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
	WATER
WLE	WATER LINE EASEMENT

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



NOT FOR CONSTRUCTION

VALLEY OAKS SUBDIVISION (YEETING TENTATIVE MAP SD 06-011) OAK MEADOW ROAD EXTENSION 18765 HARTMAN ROAD MIDDLETON, CA 95661	 BC ENGINEERING & LAND PLANNING www.bceland.com Phone: 707-542-4132 SAVITA ROSA OFFICE: 418 B Street, Third Floor, Santa Rosa CA 95401 LAKSH OFFICE:	REV#	DESCRIPTION	BY	DATE

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

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.

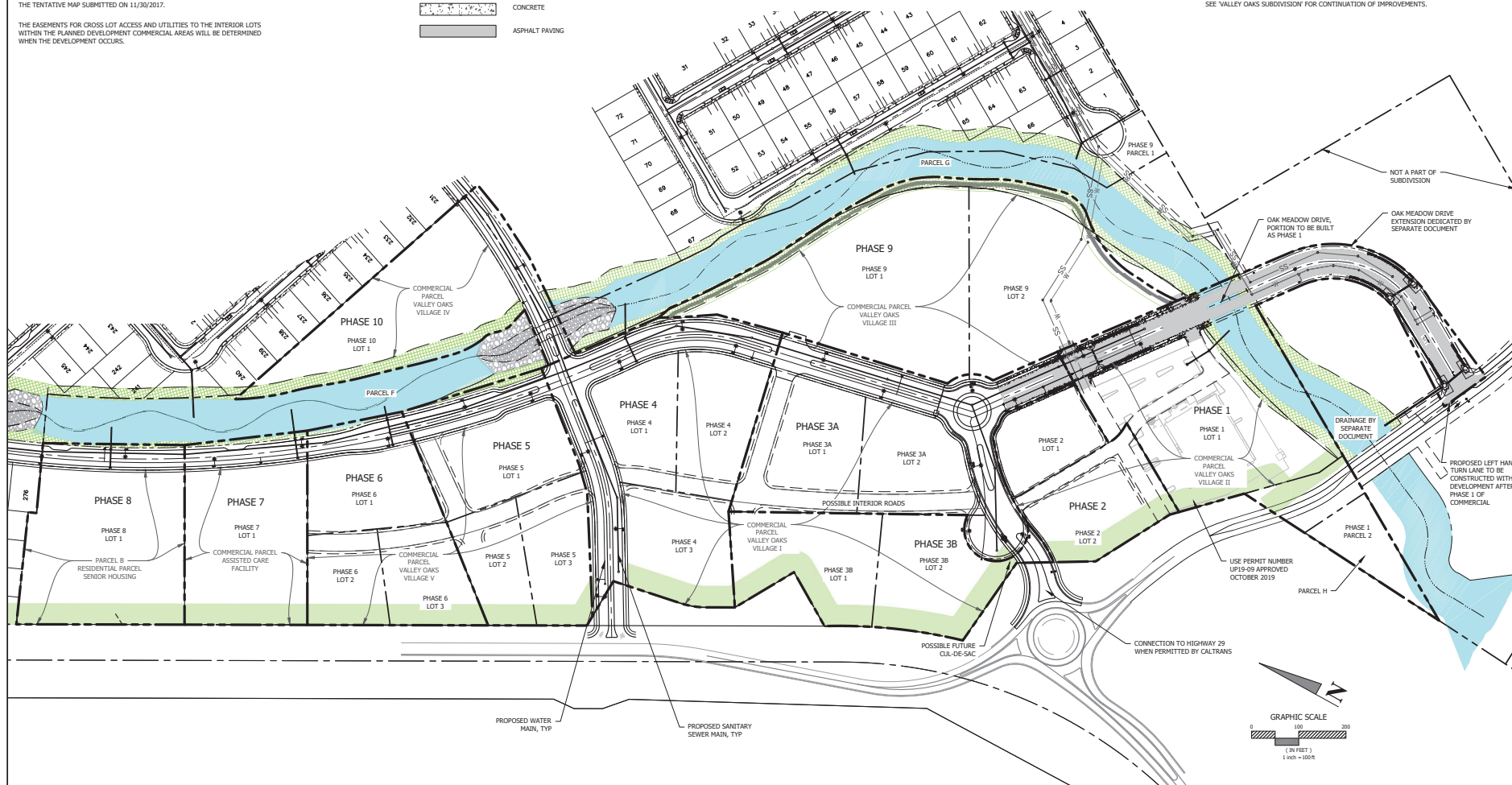
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THE EASEMENTS FOR CROSS LOT ACCESS AND UTILITIES TO THE INTERIOR LOTS WITHIN THE PLANNED DEVELOPMENT COMMERCIAL AREAS WILL BE DETERMINED WHEN THE DEVELOPMENT OCCURS.

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

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



SEE "VALLEY OAKS SUBDIVISION" FOR CONTINUATION OF IMPROVEMENTS.

[illegible]

BC ENGINEERING GROUP, INC.
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418 B Street, Third Floor, Santa Rosa CA 95401
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W/ALLEY OAKS SUBDIVISION
(VESTING TENTATIVE MAP SD 06-01)
COMMERCIAL AREA PHASE PLAN

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

NOT FOR CONSTRUCTION

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

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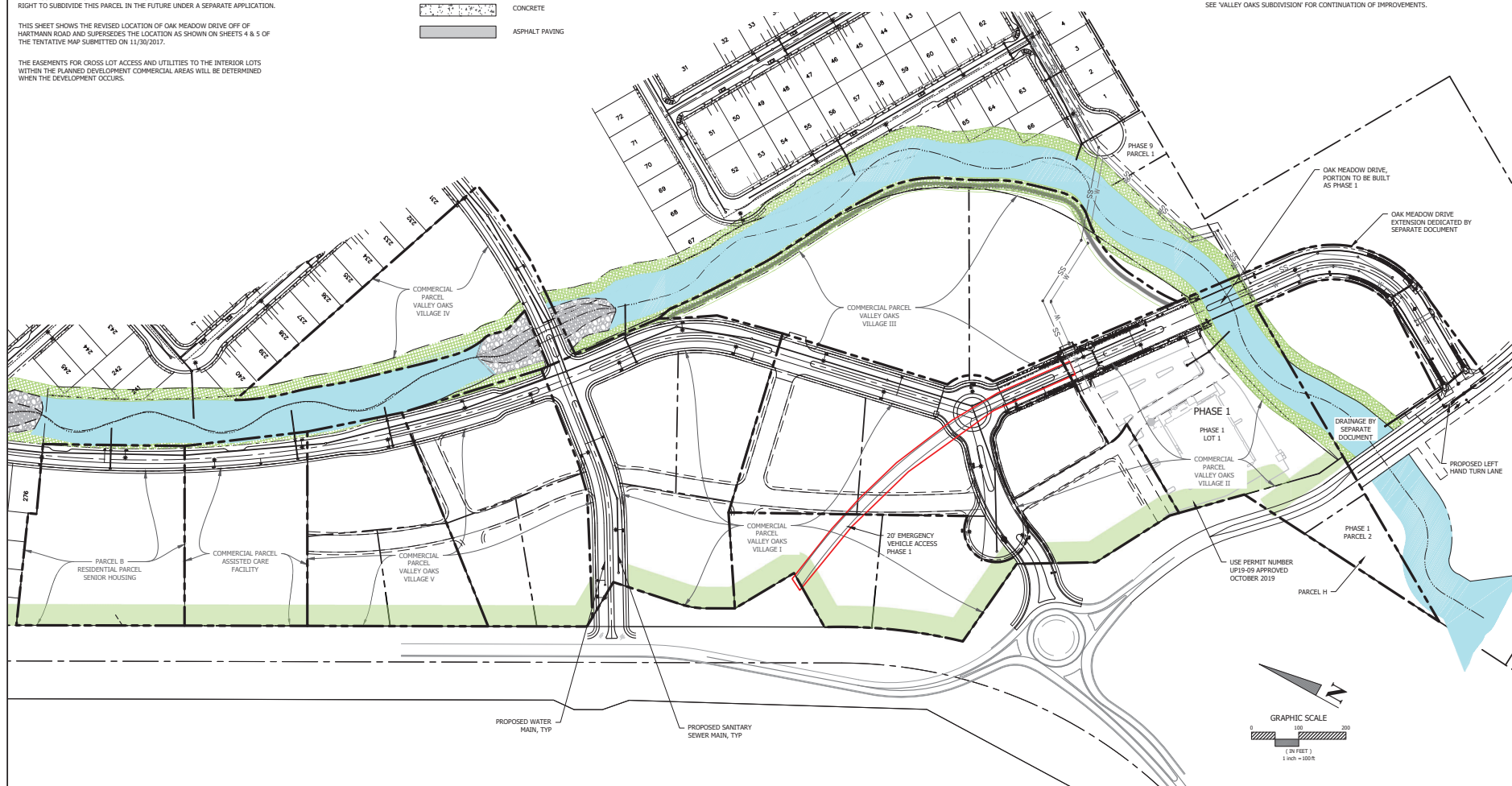
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EXISTING	PROPOSED	DEFINITION
		PROPERTY LINE
		ROAD CENTERLINE
		EASEMENT
		HYDRANT
		SANITARY SEWER PIPE
		STORM WATER DRAIN
		STREET LIGHT
		WATER LINE
		DRAINAGE SWALE FLOW
		EDGE OF PAVEMENT
		FENCE
		CONCRETE
		ASPHALT PAVING

APN	ASSESSOR'S PARCEL NUMBER
C	CENTERLINE
CB	CATCH BASIN
DN	DOCUMENT NUMBER
EX	EXISTING
EP	EDGE OF PAVEMENT
INV	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
SSEMH	SANITARY SEWER MANHOLE
SWE	SIDEWALK EASEMENT
W	WATER
WLE	WATER LINE EASEMENT



SEE "VALLEY OAKS SUBDIVISION" FOR CONTINUATION OF IMPROVEMENTS

[illegible]

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418 B Street, Third Floor, Santa Rosa CA 95401
LKJAK



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

COMMERCIAL PHASE 1 ACCESS PLAN

18765 HAR THAWN ROAD
MIDDLETOWN, CA 95461

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

NOT FOR CONSTRUCTION

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

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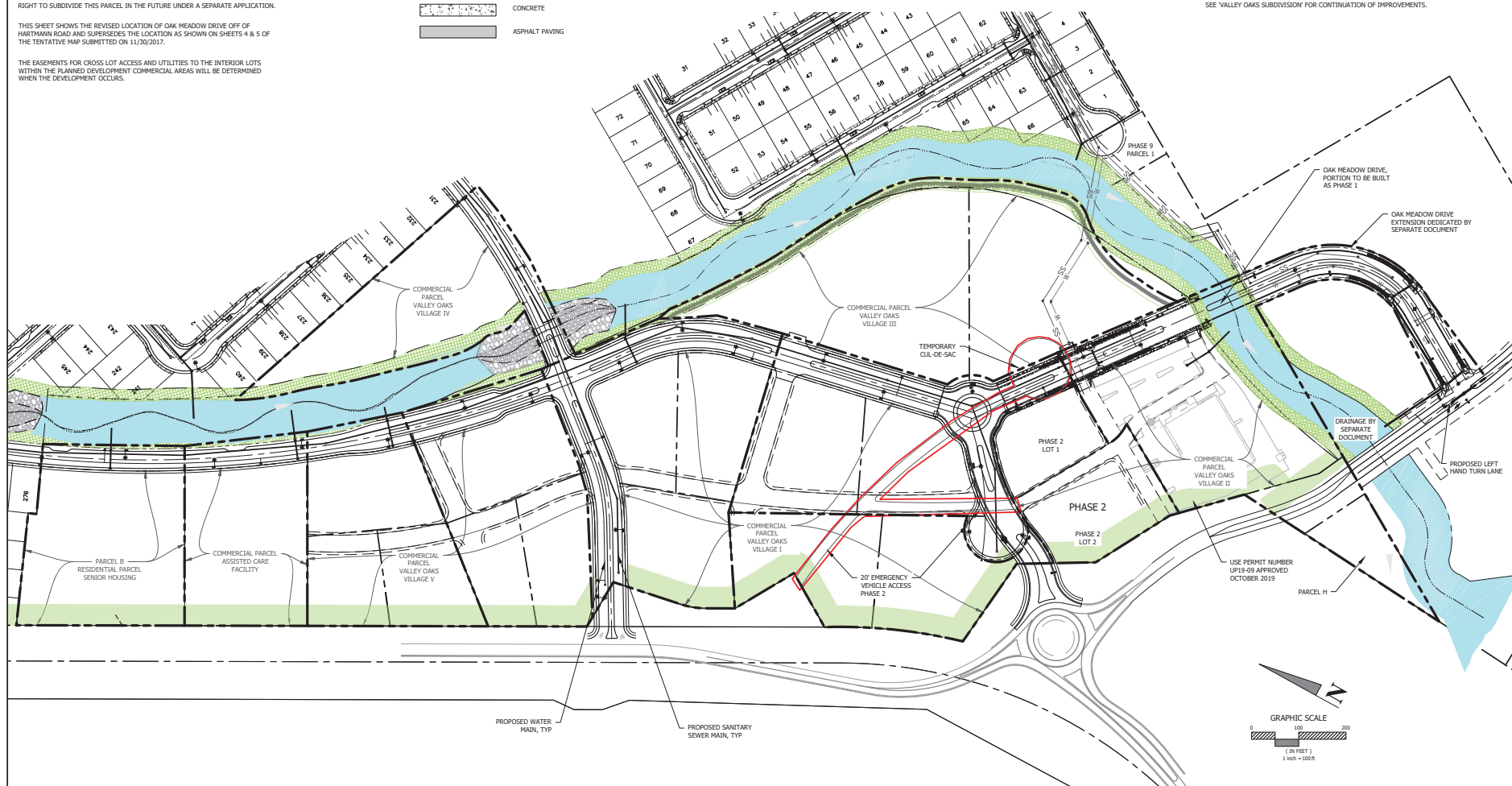
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		EASEMENT
		HYDRANT
		SANITARY SEWER PIPE
		STORM WATER DRAIN PIPE
		STREET LIGHT
		WATER LINE
		DRAINAGE SWALE FLOW LINE
		EDGE OF PAVEMENT
		FENCE
		CONCRETE
		ASPHALT PAVING

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W	WATER
WLE	WATER LINE EASEMENT



SEE "VALLEY OAKS SUBDIVISION" FOR CONTINUATION OF IMPROVEMENTS.

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

COMMERCIAL PHASE 2 ACCESS PLAN

18765 HAR THAWN ROAD
MIDDLETOWN, CA 95461

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

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14 of 15

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

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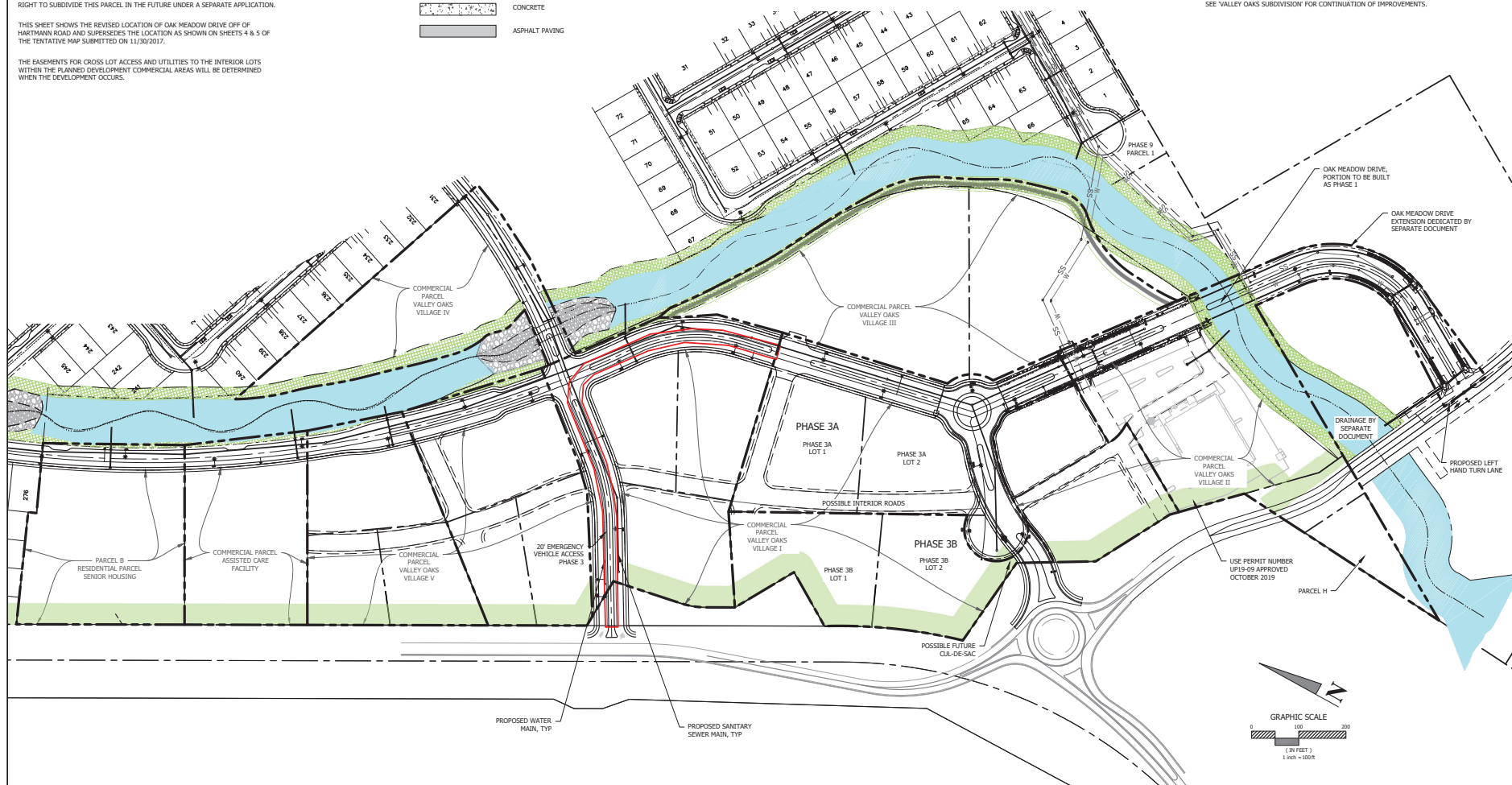
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EXISTING	PROPOSED	DEFINITION
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		STORM WATER DRAIN PIPE
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SEWH	SANITARY SEWER HANGHOLE
SWE	SIDEWALK EASEMENT
W	WATER
WL	WATER LINE EASEMENT



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LAKELAND OFFICE:



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

COMMERCIAL PHASE 3 ACCESS PLAN

18765 HARTMANN ROAD
MIDDLETOWN, CA 95461

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

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