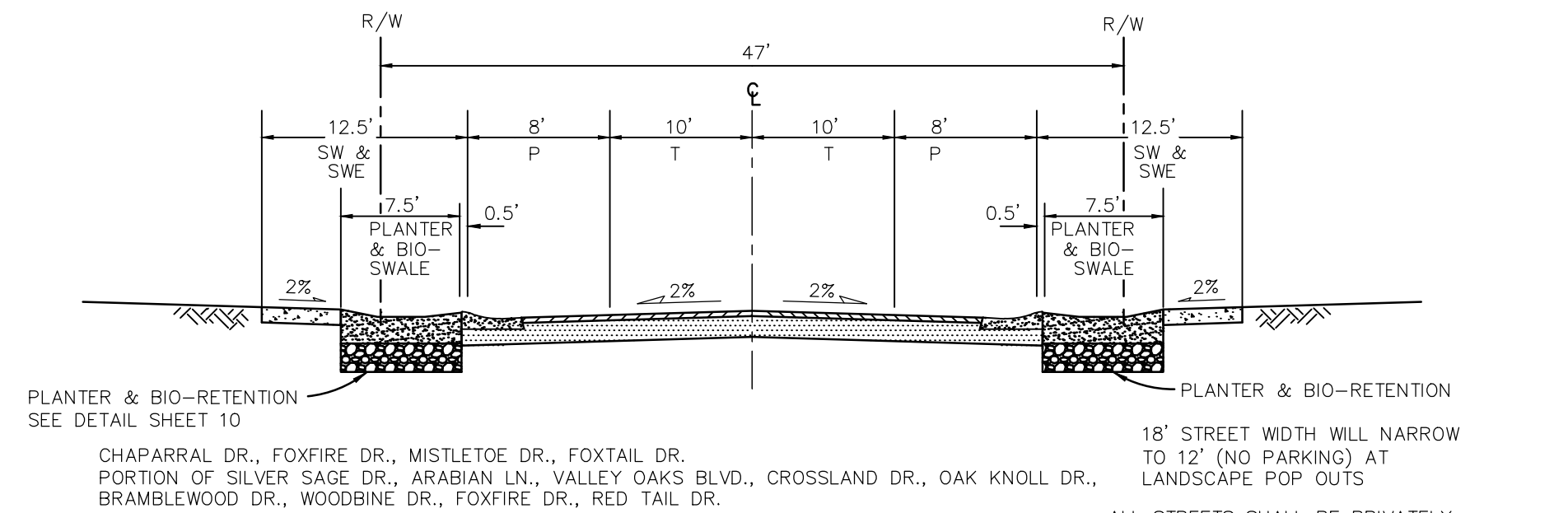


VALLEY OAKS VESTING TENTATIVE SUBDIVISION MAP

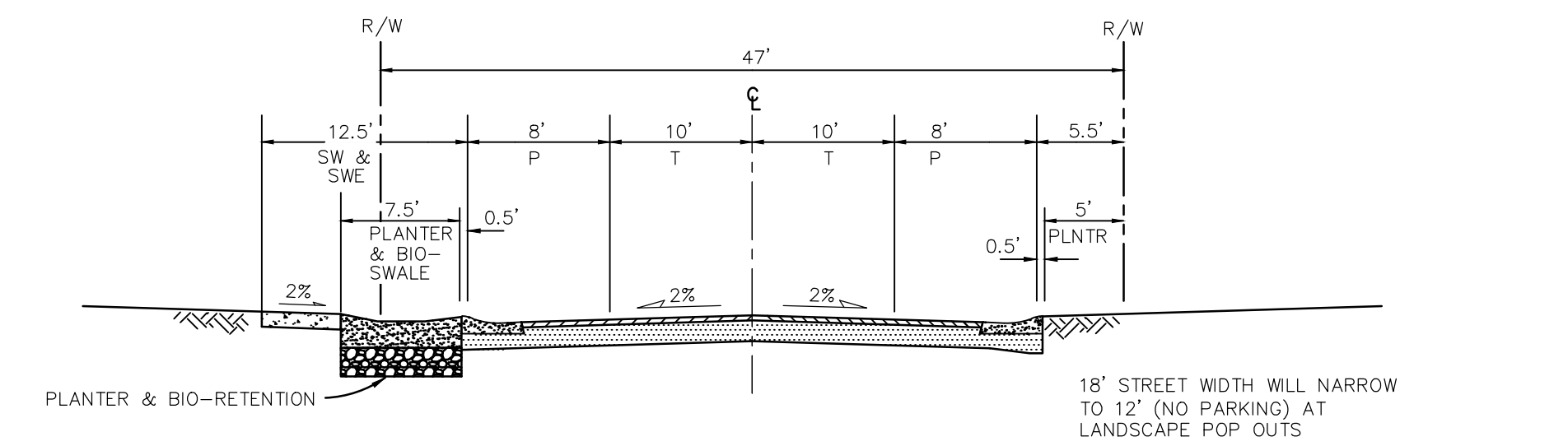
AND SPECIFIC PLAN OF DEVELOPMENT



47' STREET

WITH SIDEWALK ON BOTH SIDES

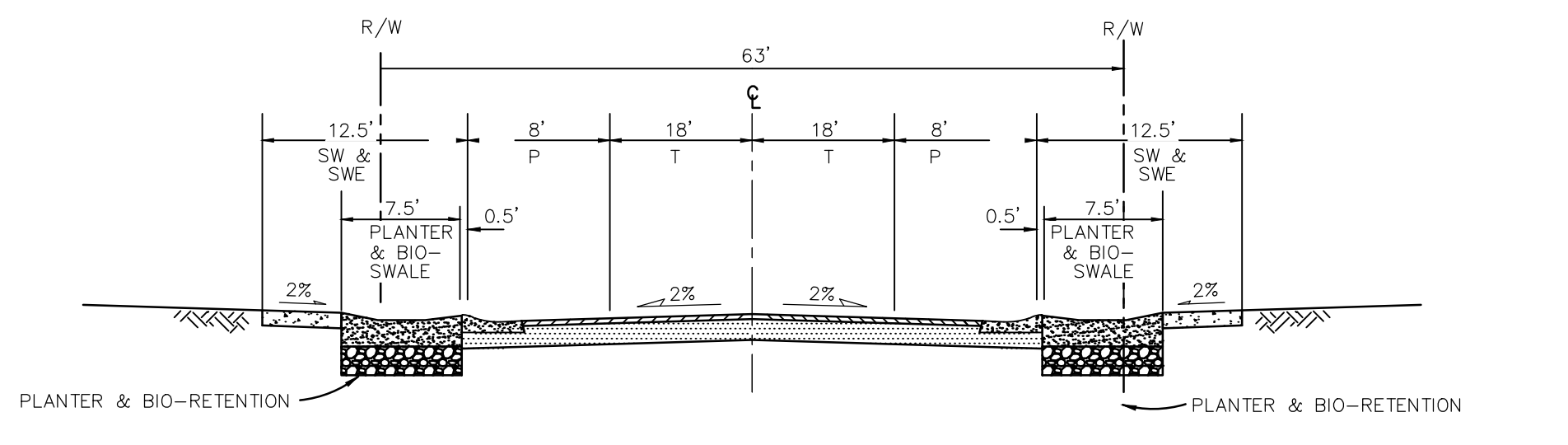
NO SCALE



47' STREET

WITH SIDEWALK ON ONE SIDE

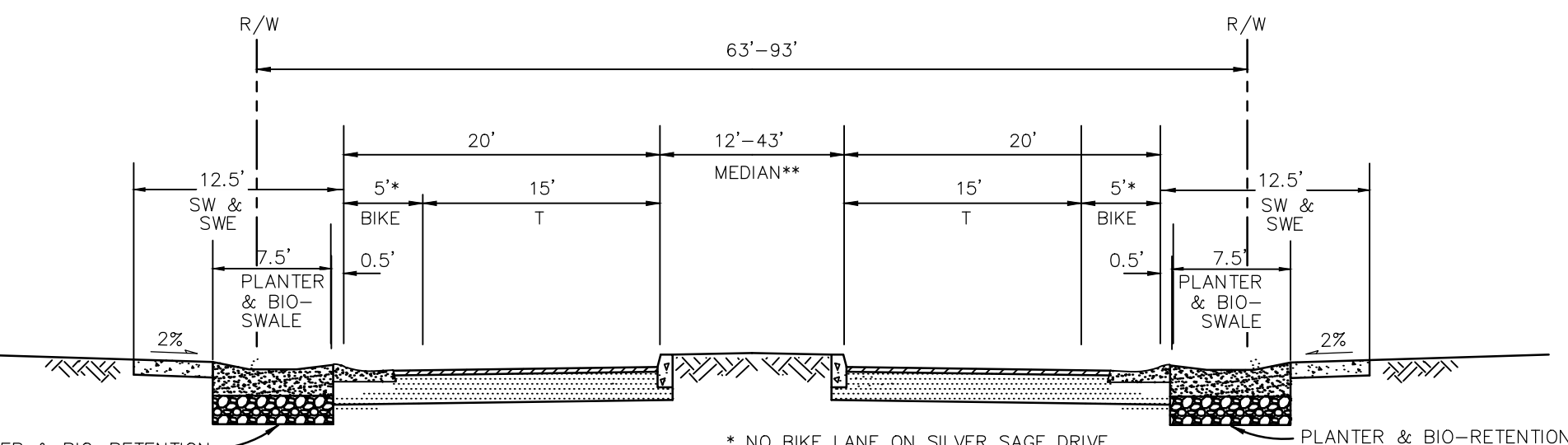
NO SCALE



63' STREET

PORTION OF VALLEY OAKS BLVD.

NO SCALE



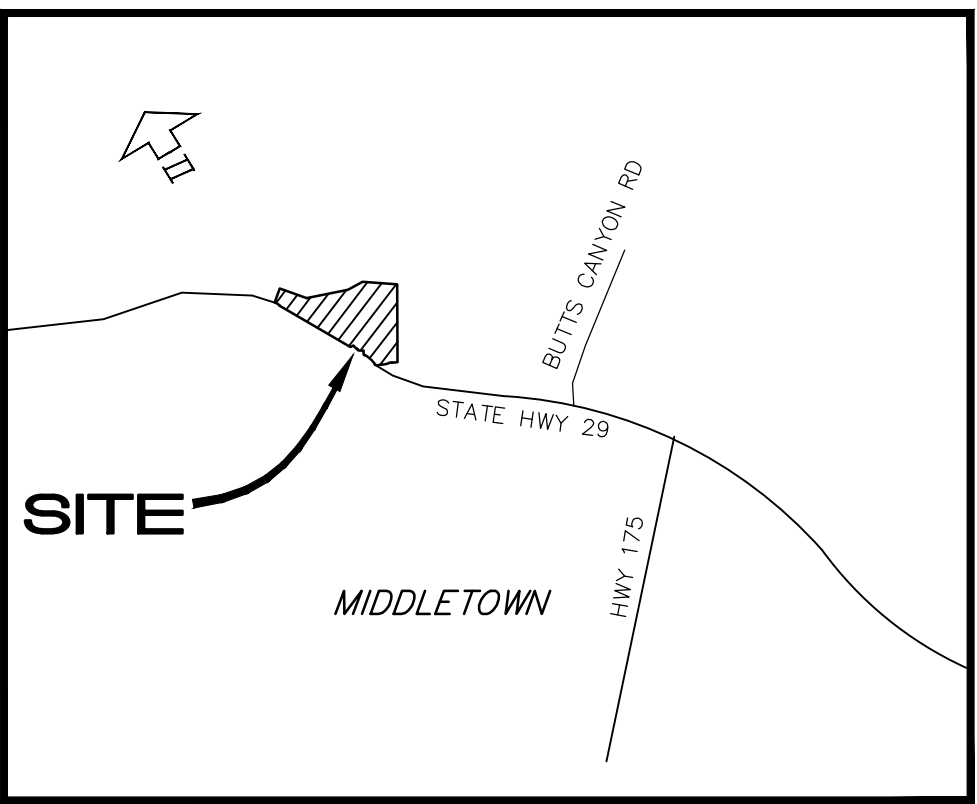
STREET WITH MEDIAN

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

NO SCALE

NOTICE:

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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

ANDREW BORDESSA, R.C.E. 34368
CIVIL DESIGN CONSULTANTS, INC.
2200 RANGE AVENUE, SUITE 204
SANTA ROSA, CA 95403
(707) 542-4820

SURVEYOR THROUGH 3-3-17

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

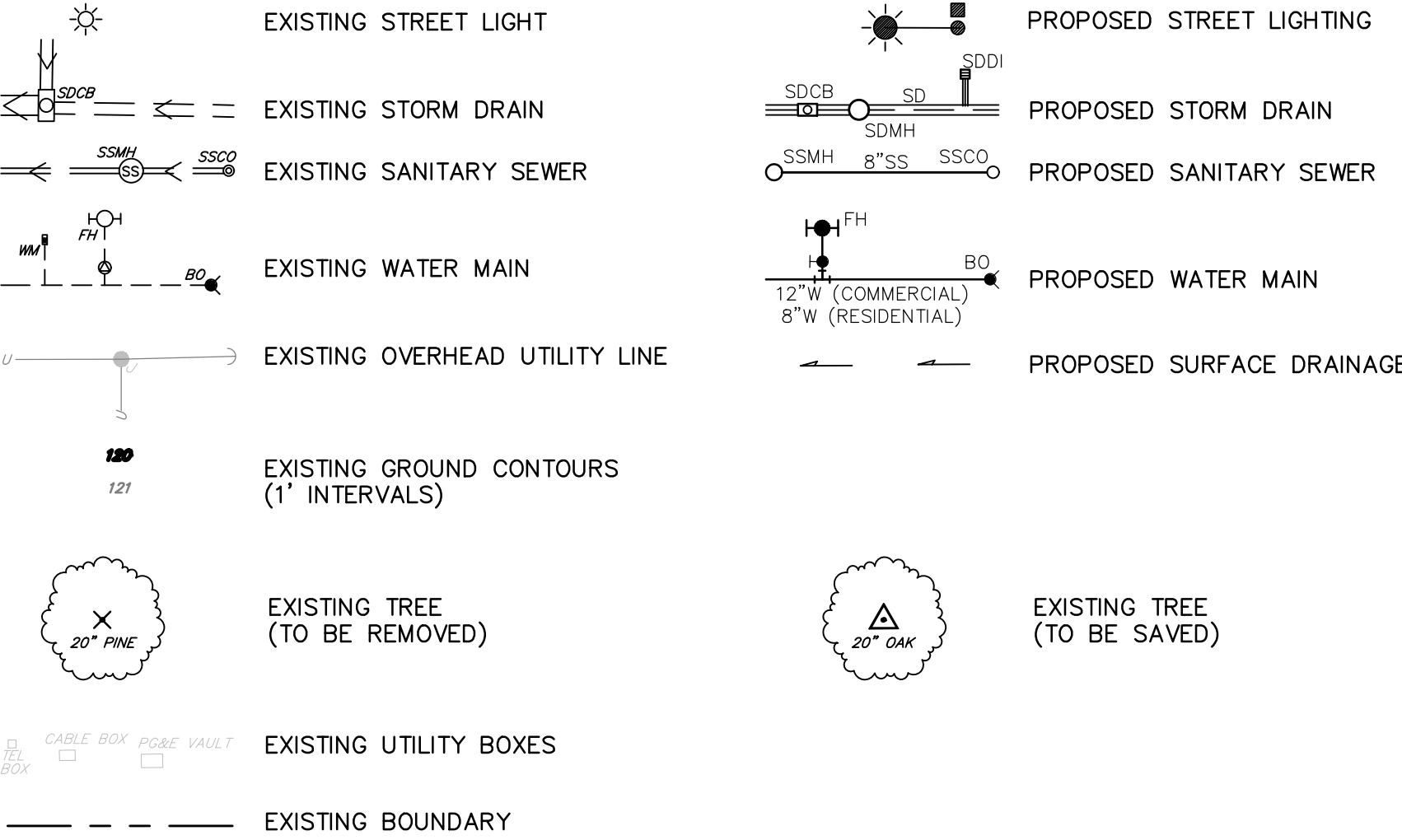
ENGINEER FROM 4-1-17 FOWARD

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

SURVEYOR FROM 4-1-17 FOWARD

GEORGE NYSTROM, P.L.S. 8108
RUZICKA ASSOCIATES
2495 PARALLEL DRIVE
LAKEPORT, CA 95453
(707) 263-6155

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

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

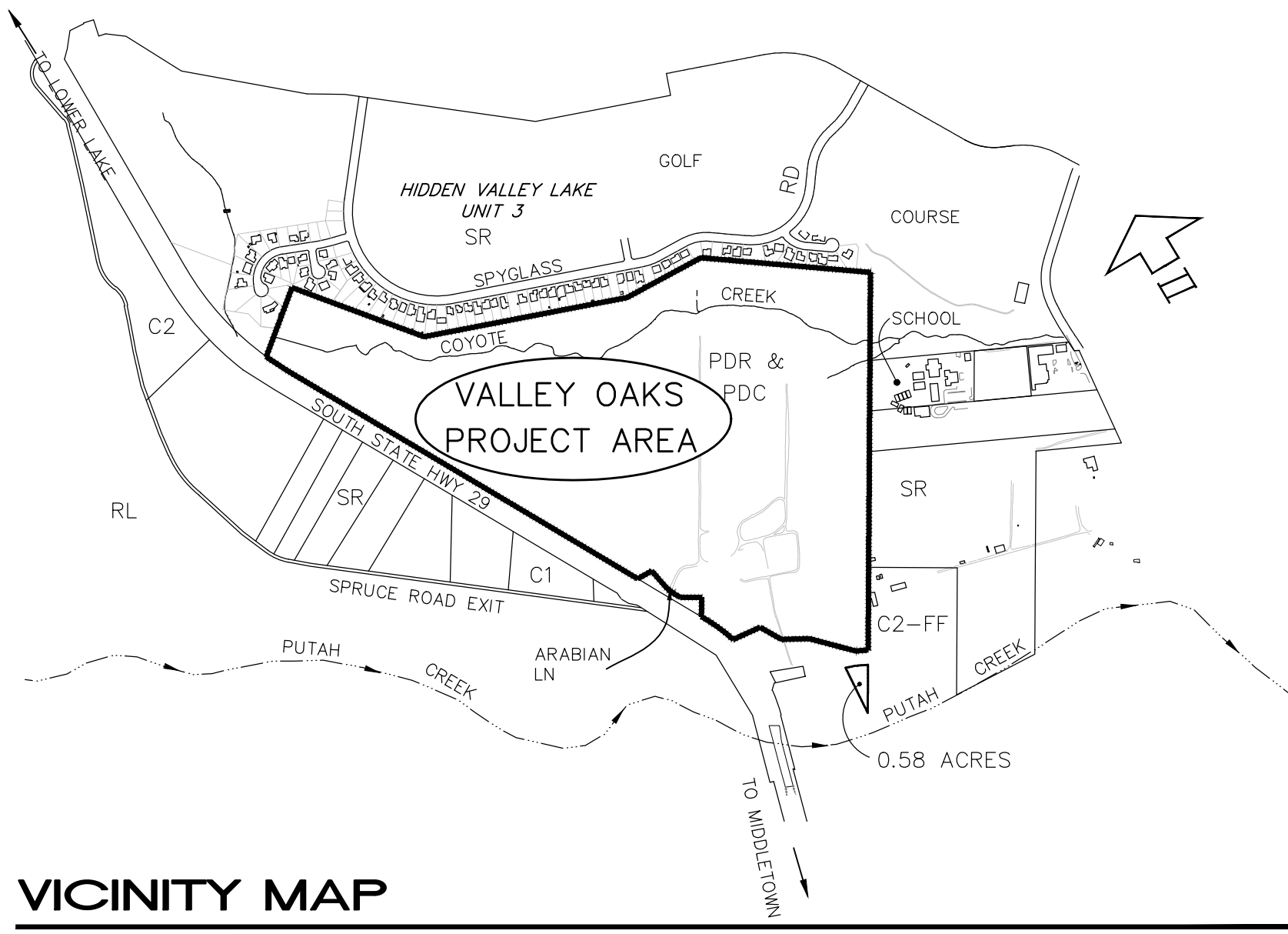
SINGLE FAMILY RESIDENTIAL LOTS:	380	COMMON AREA PARCELS:	3
55 UNIT MEDIUM DENSITY RESIDENTIAL LOT	1	PARKS:	3
53 UNIT MULTIFAMILY RESIDENTIAL SENIOR LOT	1		
COMMERCIAL DEVELOPMENT LOTS:	6		

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

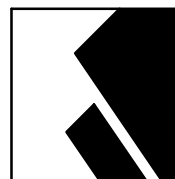


VICINITY MAP

SCALE: 1"=1000'

REV. #4 XX-XX-17

RUZICKA ASSOCIATES
CIVIL ENGINEERING, PLANNING, SURVEYING
P.O. BOX 1189
LAKEPORT, CA 95453
(707) 263-6155



CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

VESTING TENTATIVE MAP AND SPECIFIC PLAN OF DEVELOPMENT
COVER SHEET
VALLEY OAKS SUBDIVISION
APN 014-260-036, 037
DN 2006-09287
REVISION 44
NOVEMBER 7, 2017
150.34 ACRES
MIDDLETOWN, CALIFORNIA
COUNTY OF LAKE

JOB NO.

17-8313

SHEET NO.

1

OF 10 SHEETS

REV. #4 XX-XX-17

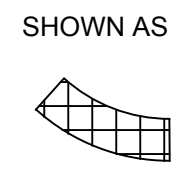
NOTES

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

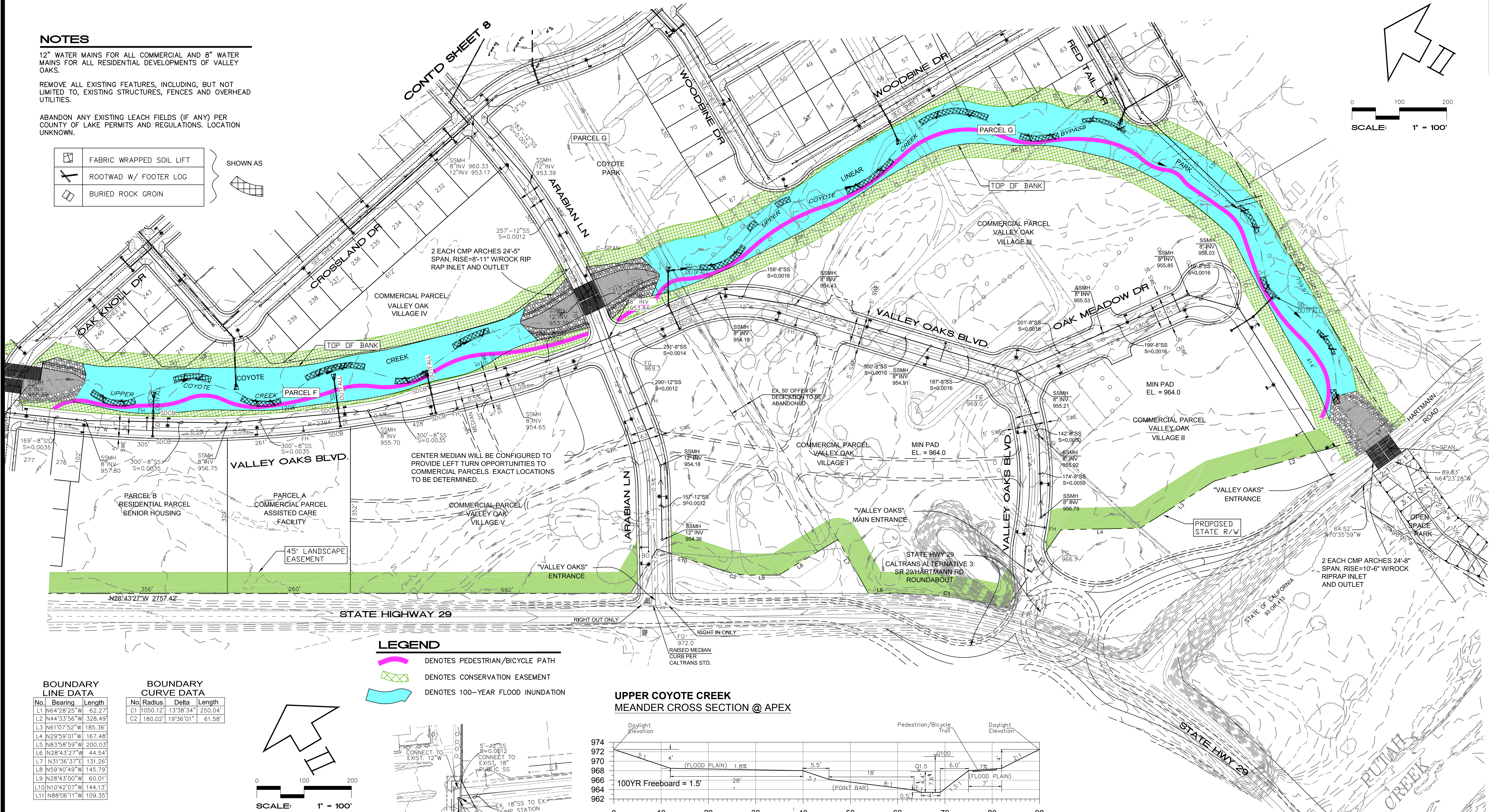
REMOVE ALL EXISTING FEATURES, INCLUDING, BUT NOT LIMITED TO, EXISTING STRUCTURES, FENCES AND OVERHEAD UTILITIES.

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



0 100 200
SCALE: 1" = 100'



LEGEND

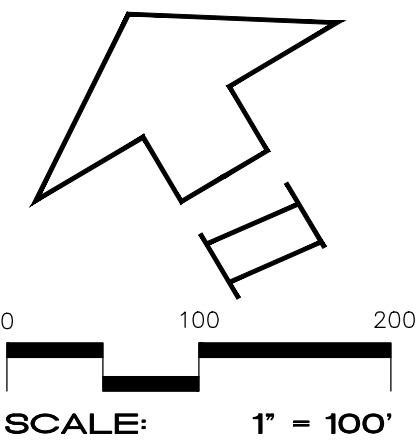
- DENOTES PEDESTRIAN/BICYCLE PATH
- DENOTES CONSERVATION EASEMENT
- DENOTES 100-YEAR FLOOD INUNDATION

BOUNDARY LINE DATA

No.	Bearing	Length
L1	N64°28'25"W	62.27'
L2	N44°33'56"W	328.49'
L3	N61°07'52"W	185.36'
L4	N29°59'01"W	167.48'
L5	N83°58'59"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'

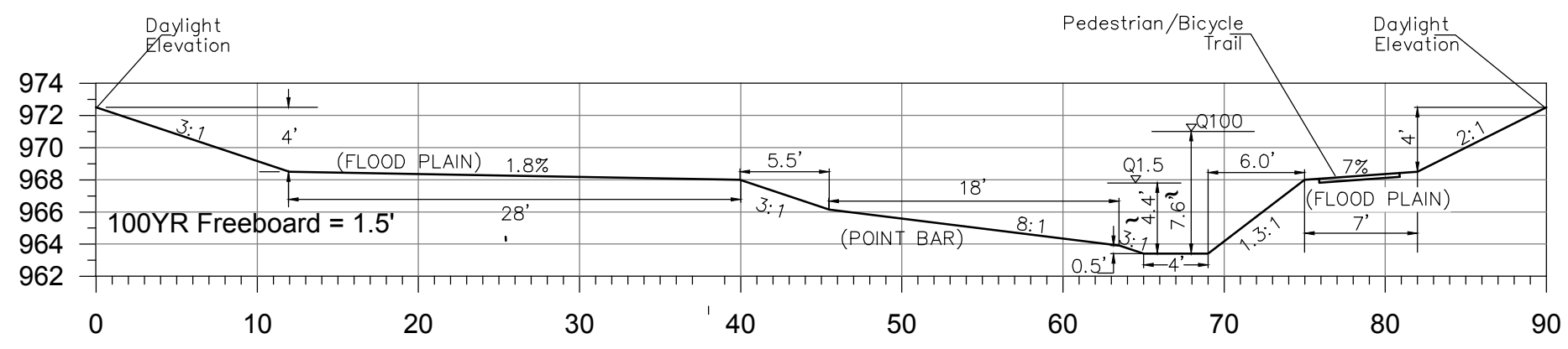
BOUNDARY CURVE DATA

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



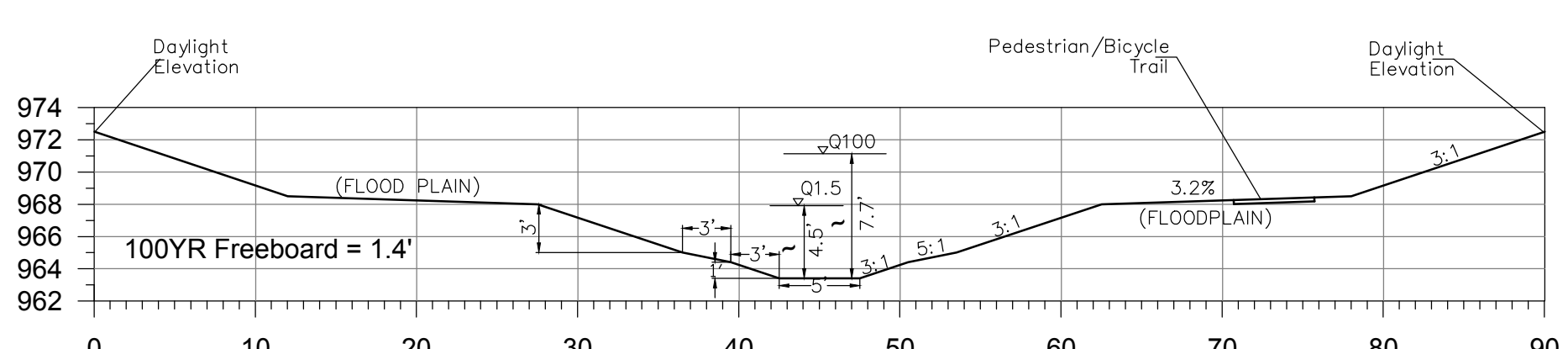
0 100 200
SCALE: 1" = 100'

UPPER COYOTE CREEK
MEANDER CROSS SECTION @ APEX



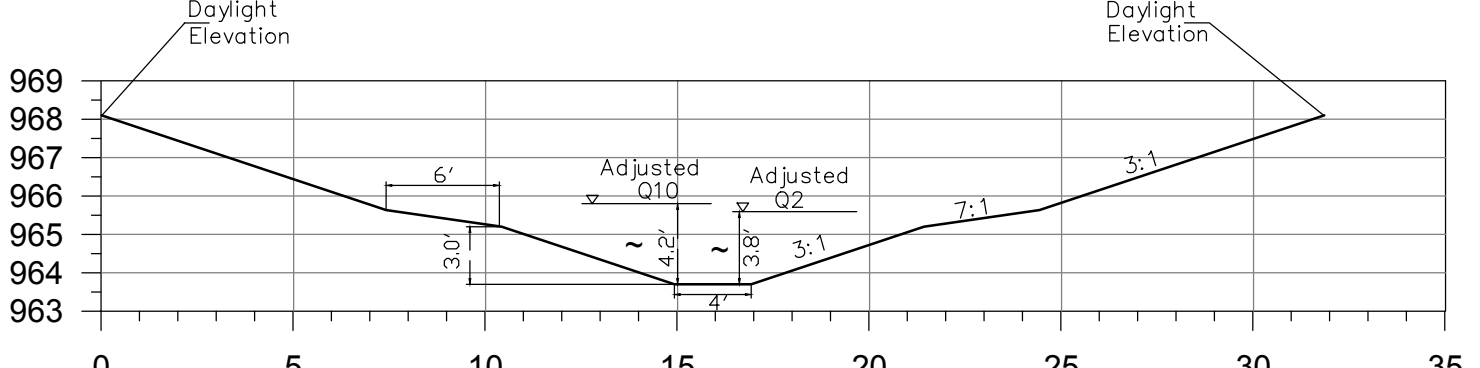
Note: Bank slopes & terrace widths will vary based on location within meander.

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

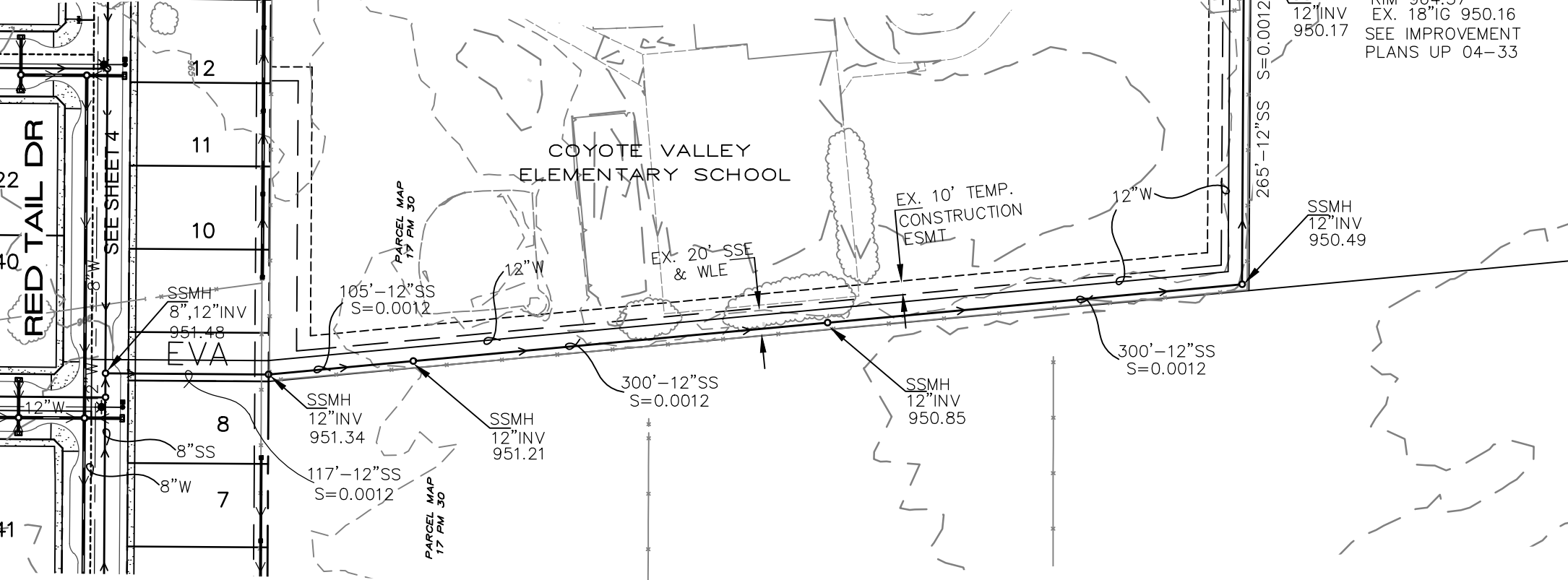


NOTE: FLOODPLAIN WIDTHS & SLOPES WILL VARY BASED ON FINAL ALIGNMENT.

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

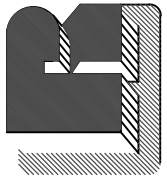


NOTE: ADJUSTED Q EQUALS THE FLOW RATE CALCULATED FOR THE PROPOSED DEVELOPMENT AREA DRAINING TO LOWER COYOTE CREEK AT A DESIGNATED POINT OF CONCENTRATION PLUS 10 CFS FROM THE EXISTING DEVELOPMENT TO THE NORTH OF THE PROJECT AREA.



OFF-SITE SANITARY SEWER AND WATER MAIN

RUZICKA ASSOCIATES
CONSULTING ENGINEERS
CIVIL ENGINEERING PLANNING SURVEYING
P.O. BOX 1188 2485 PARALLEL DRIVE
LAKEVIEW, CA 94039
LANDMARK, CA (707) 263-2708



PRELIMINARY
PLANS



CIVIL DESIGN CONSULTANTS, INC.
2200 Renge Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

VESTING TENTATIVE MAP AND SPECIFIC PLAN OF DEVELOPMENT
GRADING, DRAINAGE AND UTILITY PLAN - COMMERCIAL PORTION
VALLEY OAKS SUBDIVISION
REVISION #4
NOVEMBER 7, 2017
18196 AND 18426 SOUTH STATE HWY 29
MIDDLETOWN, CALIFORNIA
150.34 ACRES
COUNTY OF LAKE

JOB NO.
17-8313

SHEET NO.

5

OF 10 SHEETS

REV. #4 XX-XX-17



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.

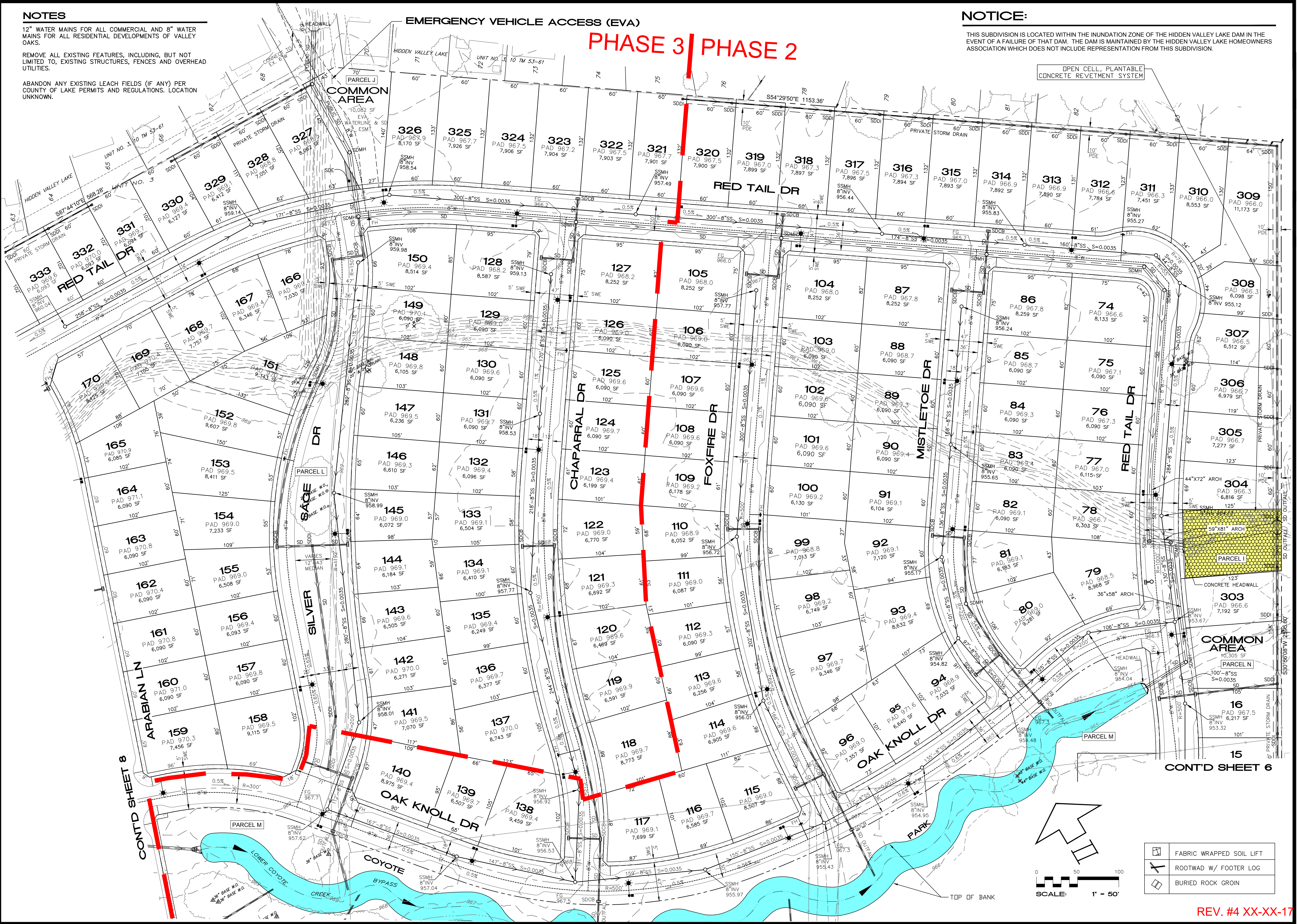
ABANDON ANY EXISTING LEACH FIELDS (IF ANY) PER COUNTY OF LAKE PERMITS AND REGULATIONS. LOCATION UNKNOWN.

NOTICE:

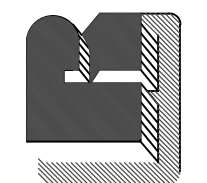
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EMERGENCY VEHICLE ACCESS (EVA)

PHASE 3 | PHASE 2



RUZICKA ASSOCIATES
CONSULTING ENGINEERS
CIVIL ENGINEERING PLANNING SURVEYING
P.O. BOX 1188 2485 PARALLEL DRIVE
LAKEVIEW PARK (707) 263-0788



PRELIMINARY
PLANS

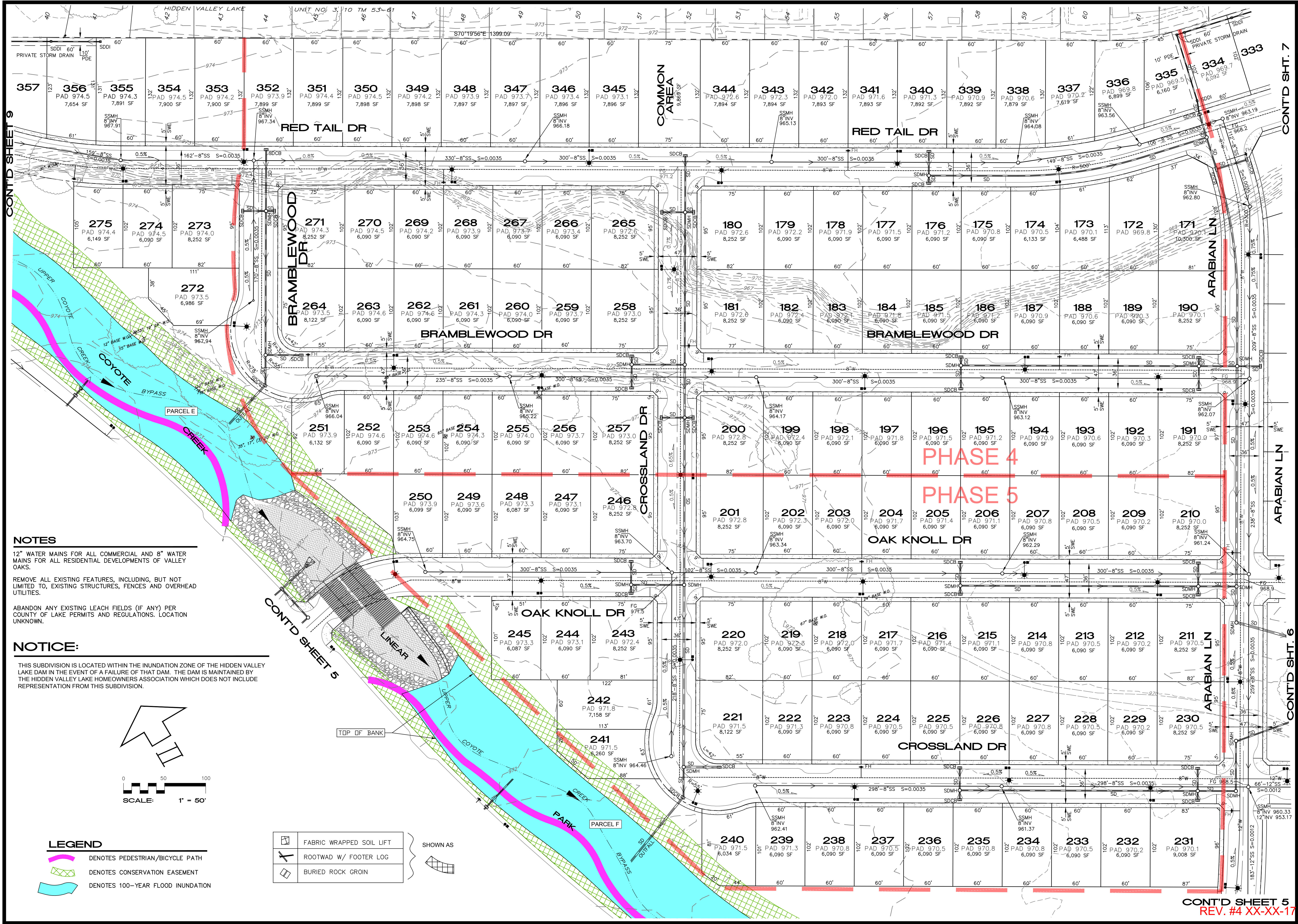


CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

VESTING TENTATIVE MAP AND SPECIFIC PLAN OF DEVELOPMENT
GRADING, DRAINAGE AND UTILITY PLAN - PHASE 2 AND 3
VALLEY OAKS SUBDIVISION
REVISION #4
NOVEMBER 7, 2017
18196 AND 18426 SOUTH STATE HWY 29
MIDDELTON, CALIFORNIA
150.34 ACRES
APN 04-260-028, 051
DN 2006-030731

JOB NO. 17-8313
SHEET NO. 7
OF 10 SHEETS

REV. #4 XX-XX-17



NOTES

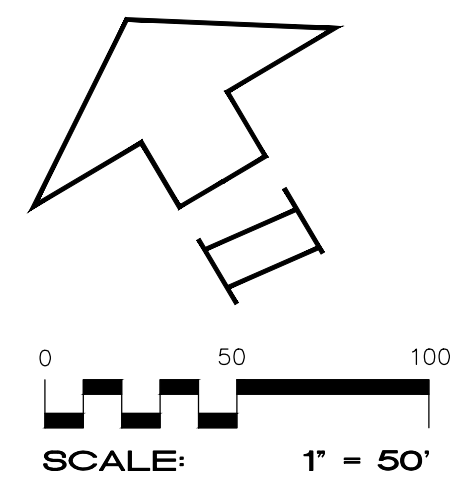
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- LEGEND**
- DENOTES PEDESTRIAN/BICYCLE PATH
 - DENOTES CONSERVATION EASEMENT
 - DENOTES 100-YEAR FLOOD INUNDATION

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

CONT'D SHEET 5
REV. #4 XX-XX-17

RUZICKA ASSOCIATES
CONSULTING ENGINEERS
ONE RANCHO AVENUE, SUITE 204
SAN JOSE, CA 95128
P.O. BOX 1189
LANCASTER, CA 93533
(707) 263-6155
FAX (707) 263-0988

PRELIMINARY PLANS

CIVIL DESIGN CONSULTANTS, INC.
2200 Rancho Avenue, Suite 204
San Jose, CA 95128
(707) 542-4820

**VESTING TENTATIVE MAP AND SPECIFIC PLAN OF DEVELOPMENT
GRADING, DRAINAGE AND UTILITY PLAN - PHASE 4 AND 5
VALLEY OAKS SUBDIVISION**

REVISION #4
18196 AND 18426 SOUTH STATE HWY 29
MIDDLETOWN, CALIFORNIA
COUNTY OF LAKE
180.34 ACRES

APN 014-260-036, 051
DN 2006-020817
DN 2006-030731

JOB NO.
17-8313

SHEET NO.
8

OF 10 SHEETS

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COUNTY OF LAKE PERMITS AND REGULATIONS. LOCATION
UNKNOWN.

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

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

SEE BELOW

SEE ABOVE

CONT'D SHEET 5

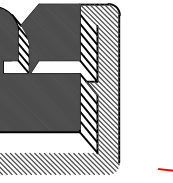
PARCEL C
MEDIUM DENSITY
RESIDENTIAL PARCEL

VALLEY OAKS BLVD

OAK KNOLL DR

STATE HIGHWAY 29

REV. #4 XX-XX-17



PRELIMINARY



CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

VALLEY OAKS SUBDIVISION
 DETAILS AND NOTES
 REVISION #4
 NOVEMBER 7, 2017
 150.34 ACRES
 18196 AND 18426 SOUTH STATE HWY 29
 MIDDLETOWN, CALIFORNIA
 COUNTY OF LAKE
 APN 014-280-036, 04
 DN 2006-028181
 DN 2006-030375

3 NO.
17-8313

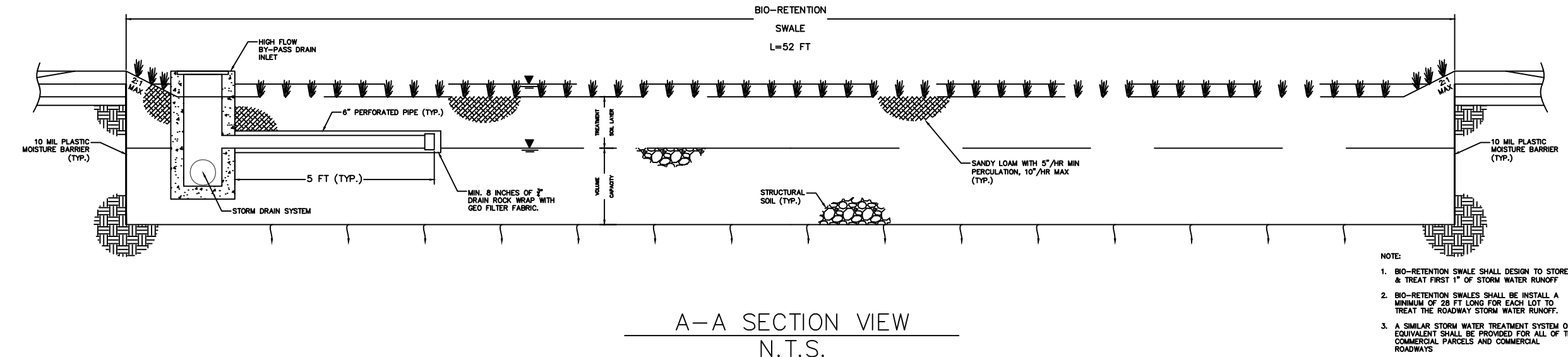
ET NO.

10

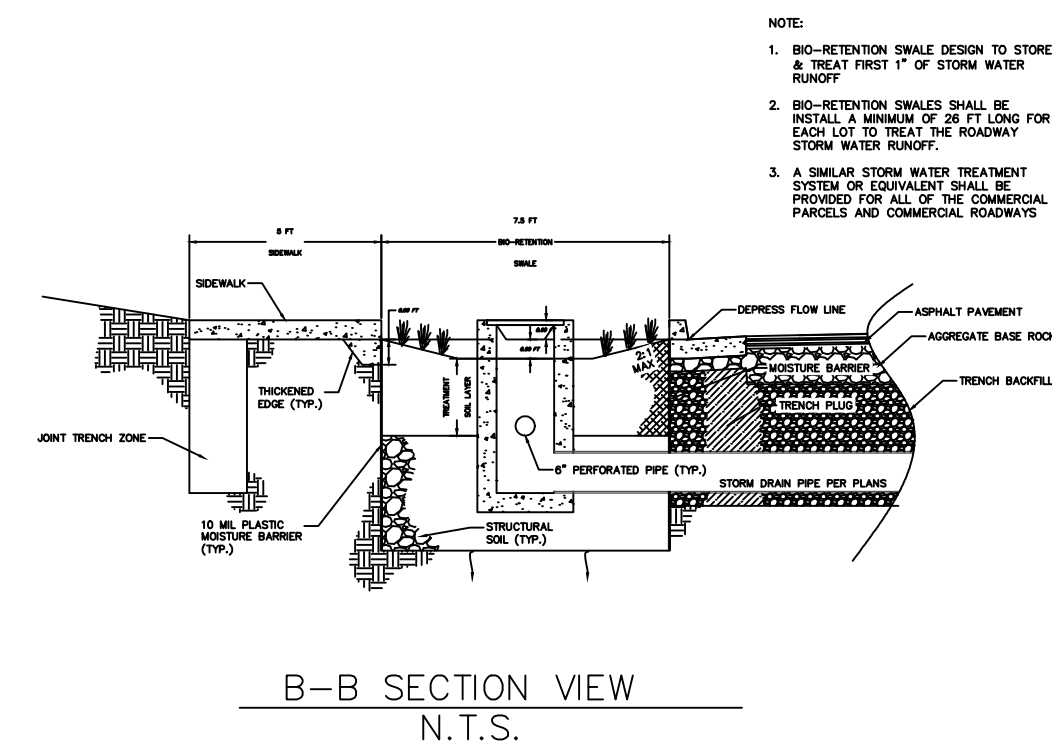
10 SHEETS

PLAN VIEW
N.T.S.

PLAN VIEW
N.T.S.

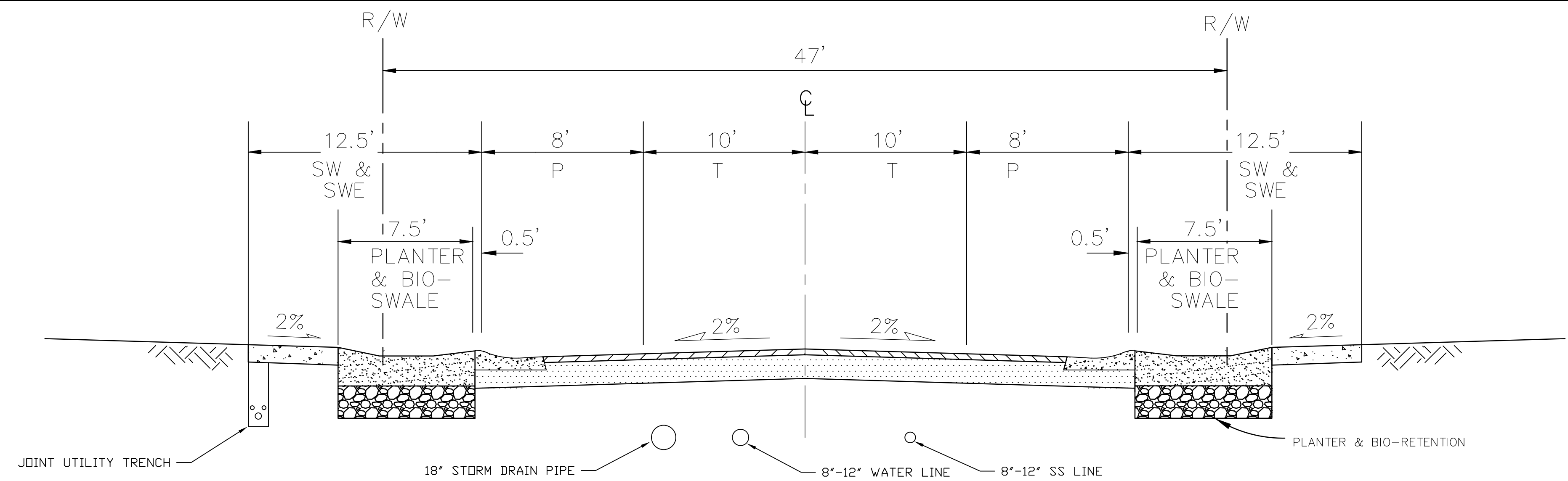


A-A SECTION VIEW
N.T.S.



B-B SECTION VIEW
N.T.S.

TYPICAL ROLL CURB AND GUTTER
N.T.S.



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

REV. #4 XX-XX-17