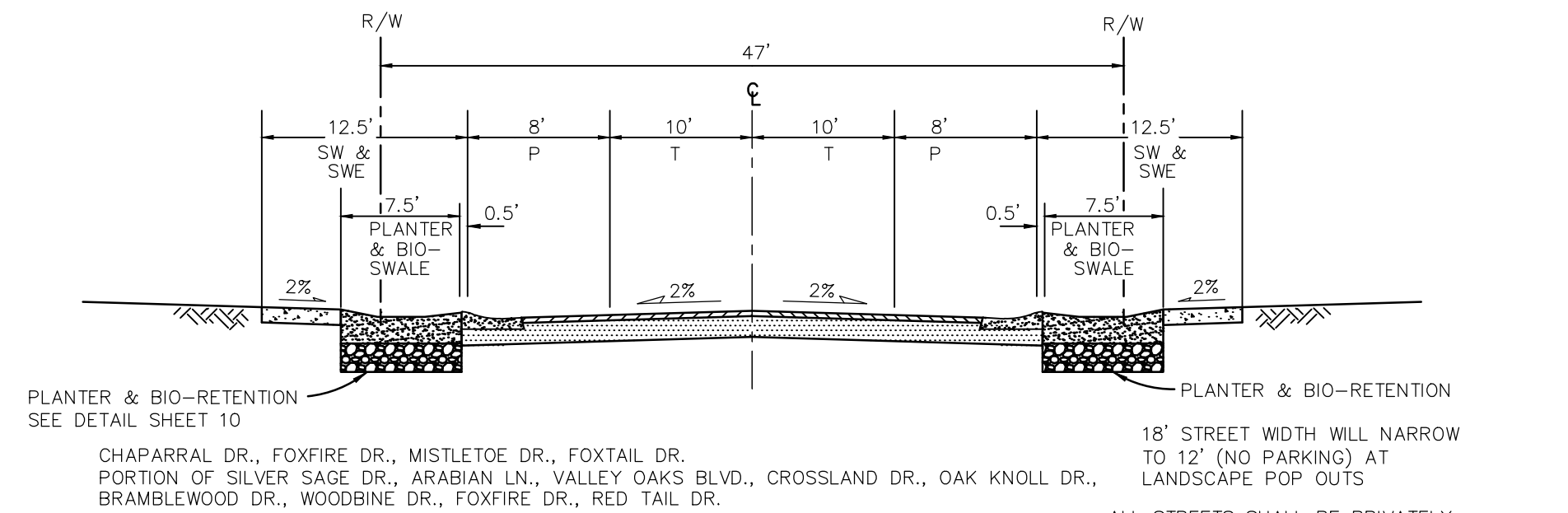


VALLEY OAKS VESTING TENTATIVE SUBDIVISION MAP

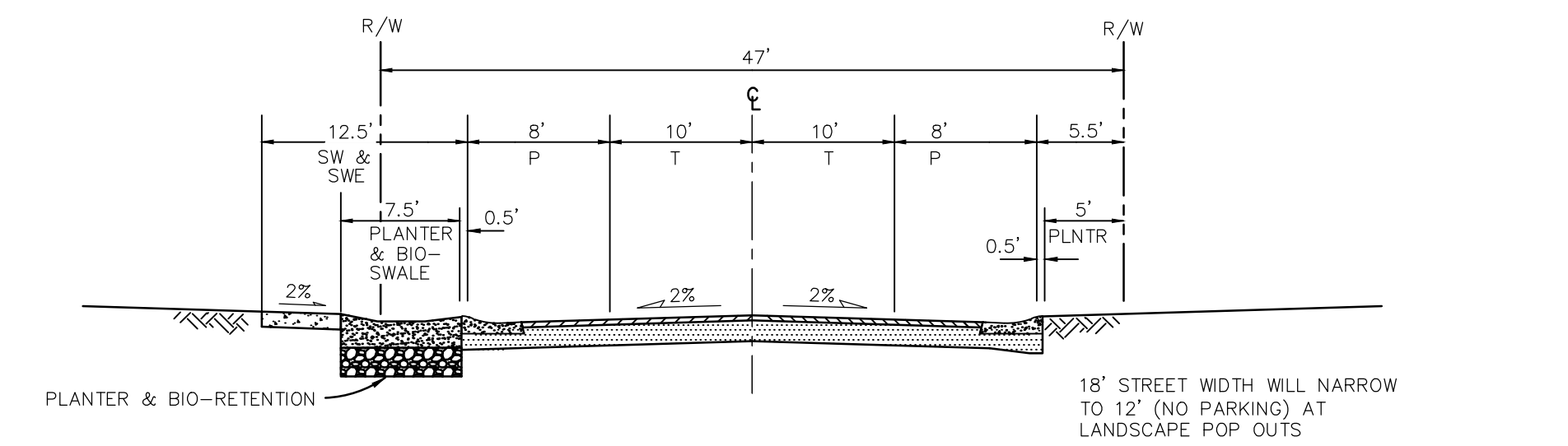
AND SPECIFIC PLAN OF DEVELOPMENT



47' STREET

WITH SIDEWALK ON BOTH SIDES

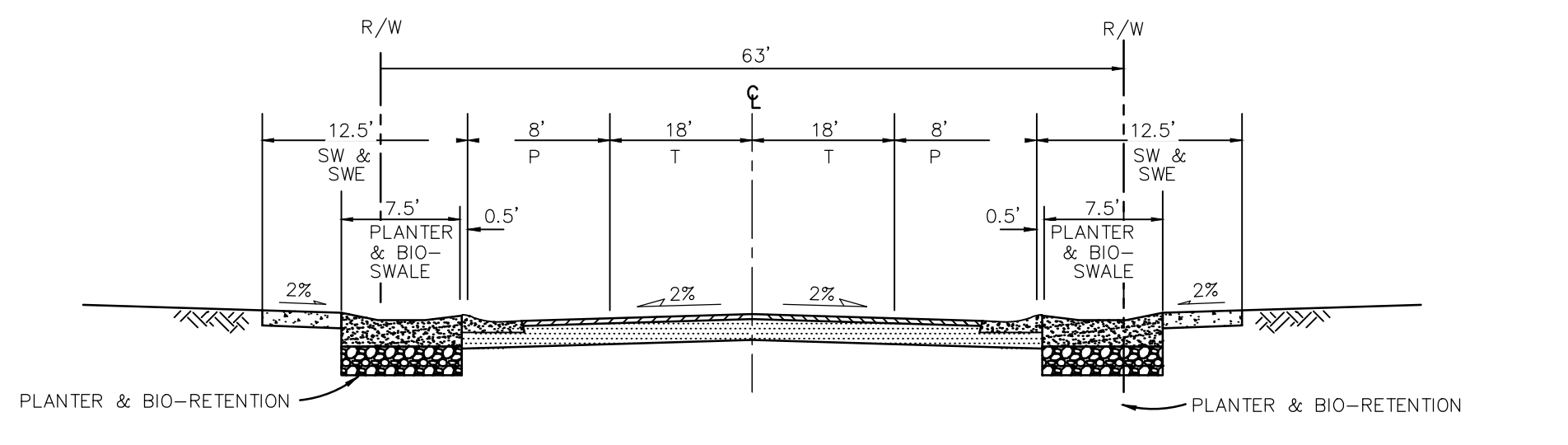
NO SCALE



47' STREET

WITH SIDEWALK ON ONE SIDE

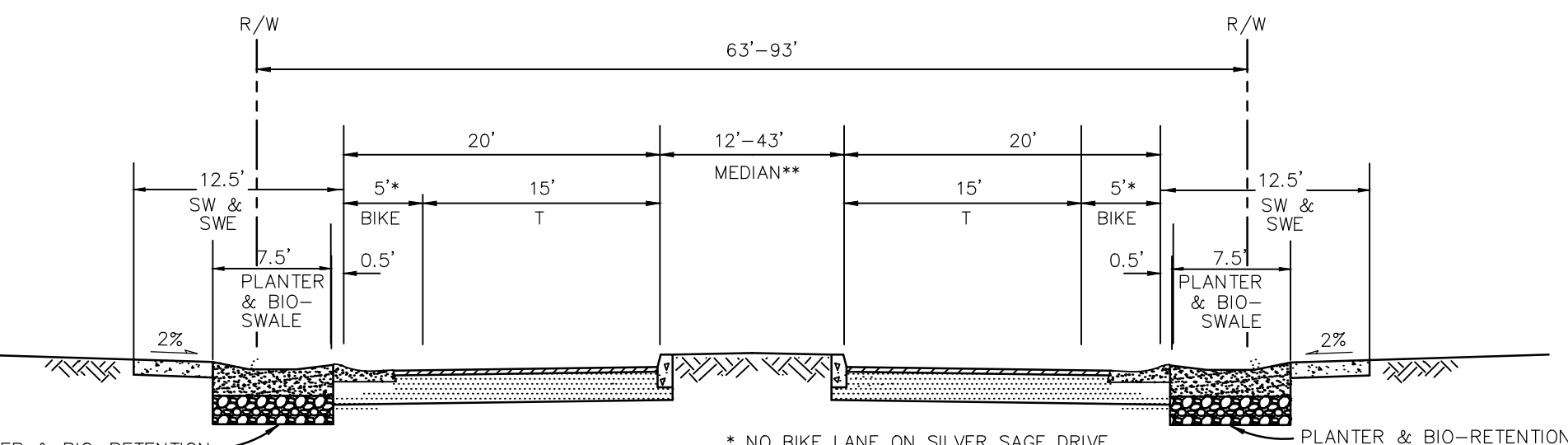
NO SCALE



63' STREET

PORTION OF VALLEY OAKS BLVD.

NO SCALE



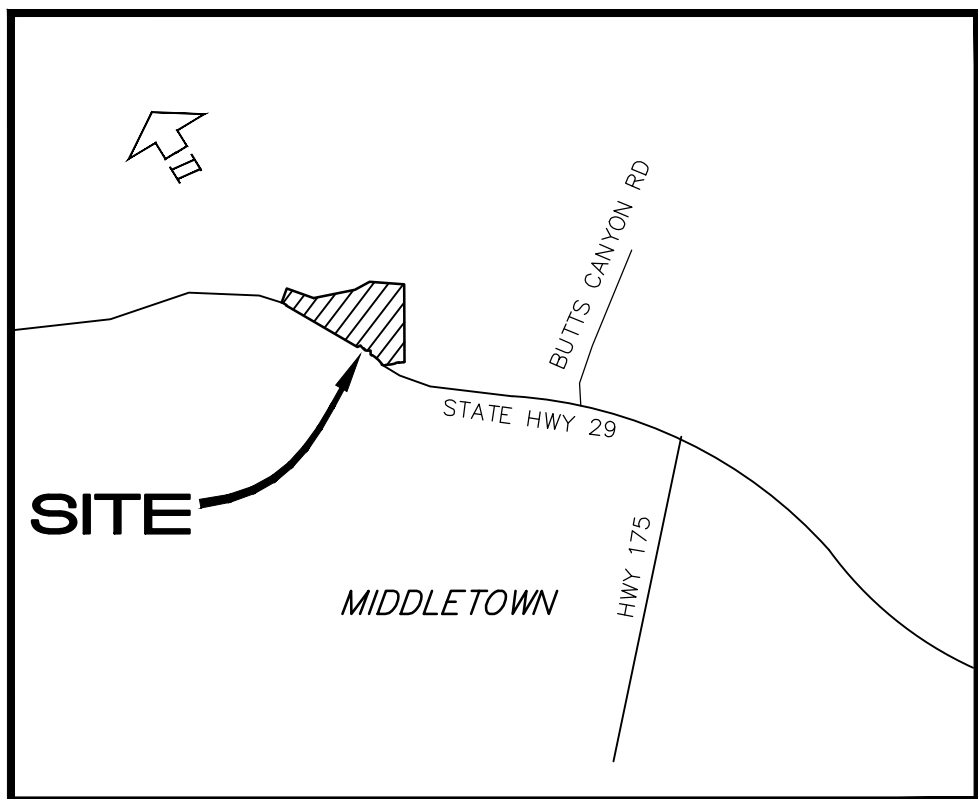
STREET WITH MEDIAN

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

NO SCALE

NOTICE:

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

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

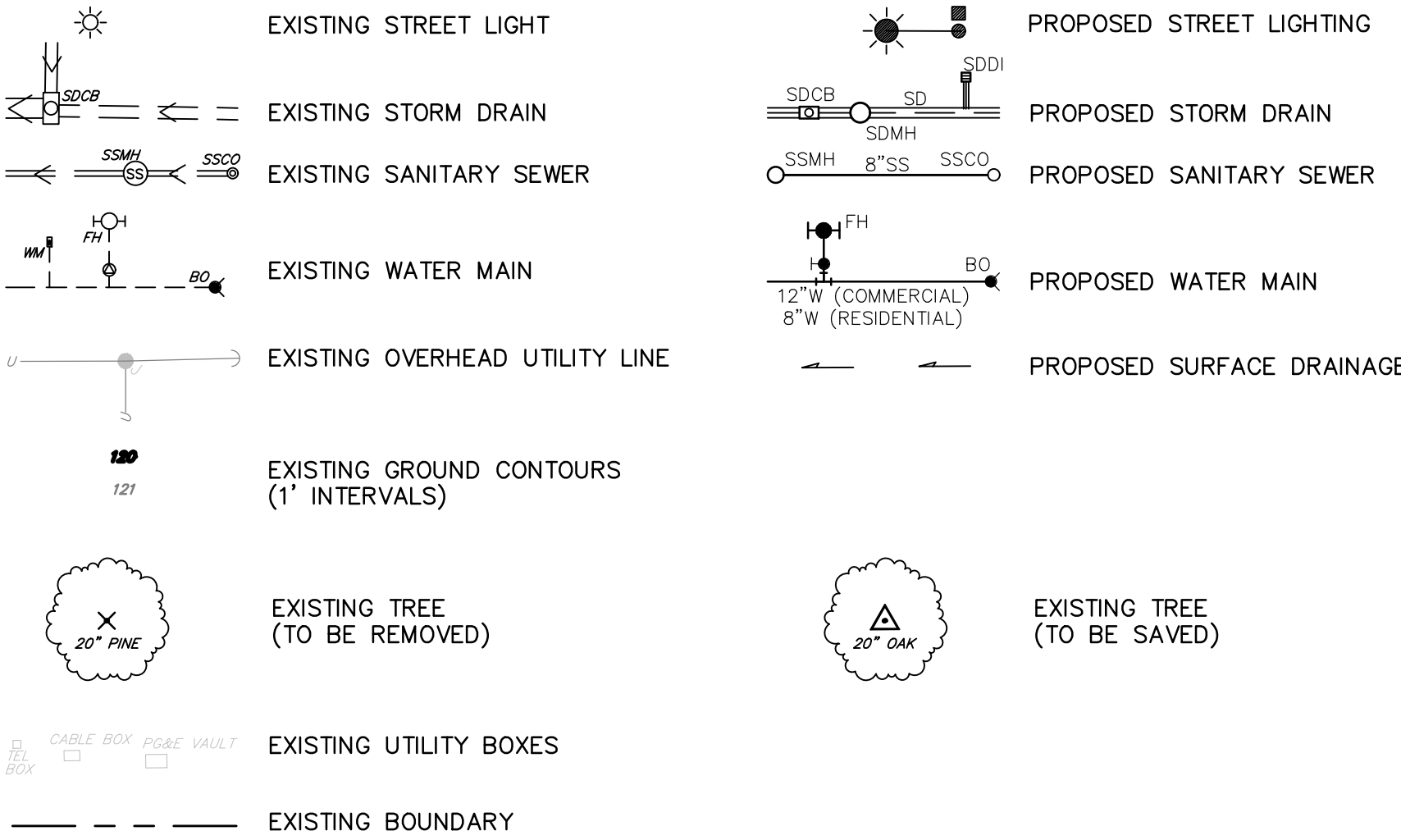
ENGINEER FROM 4-1-17 FOWARD

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

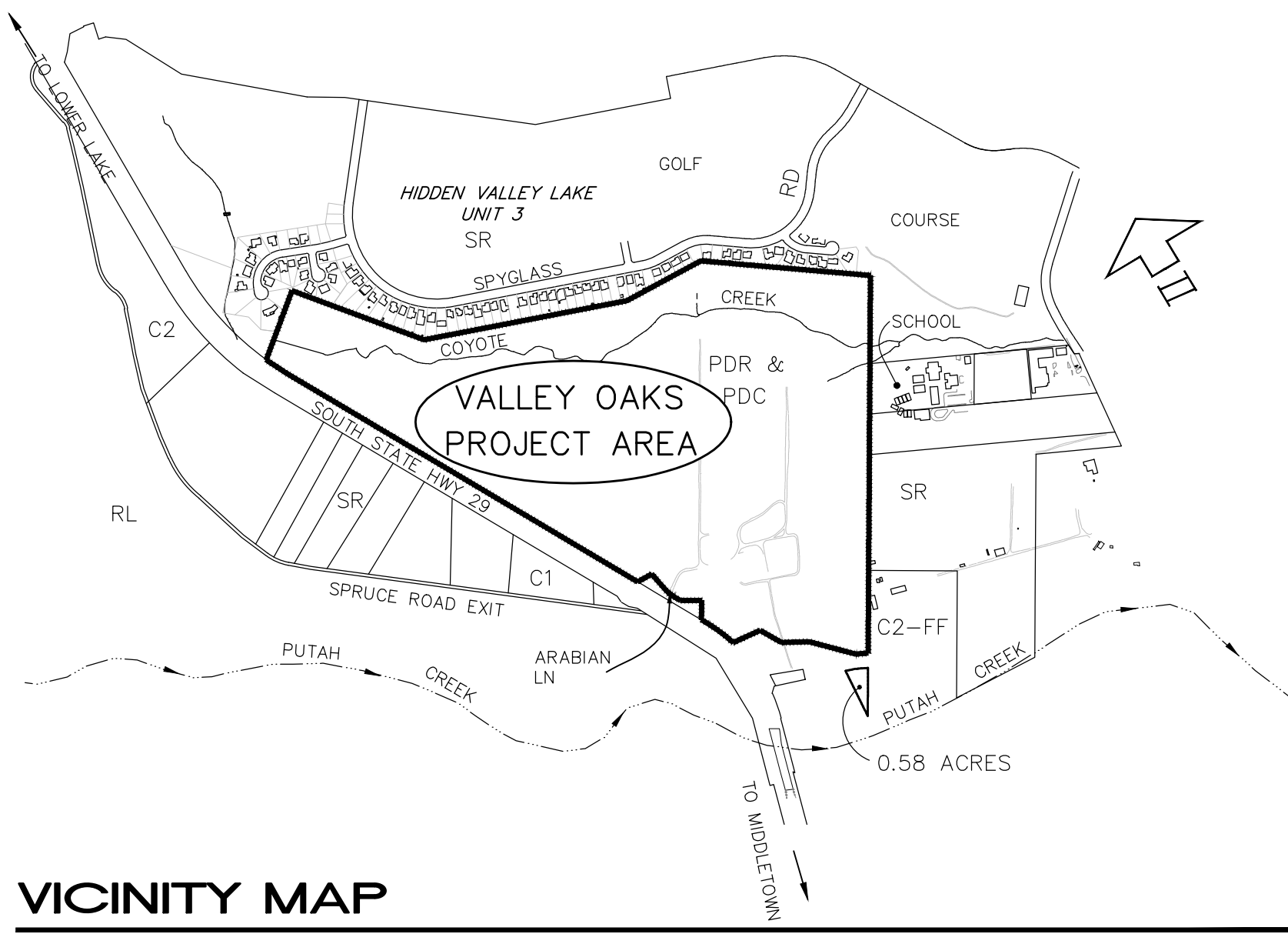
SINGLE FAMILY RESIDENTIAL LOTS:	380	COMMON AREA PARCELS:	3
55 UNIT MEDIUM DENSITY RESIDENTIAL LOT	1	PARKS:	3
53 UNIT MULTIFAMILY RESIDENTIAL SENIOR LOT	1		
COMMERCIAL DEVELOPMENT LOTS:	6		

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

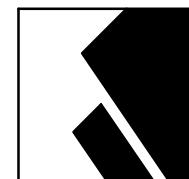
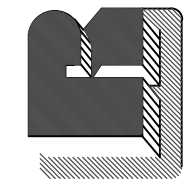


VICINITY MAP

SCALE: 1"=1000'

REV. #4 XX-XX-17

RUZICKA ASSOCIATES
CIVIL ENGINEERING
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
REVISION 44
NOVEMBER 7, 2017
150.34 ACRES

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

① 20' SDE (10 TM 53)
(10' EACH SIDE OF PL)

② PUBLIC UTILITY, WATER DISTRIBUTION, DRAINAGE AND SEWERAGE EASEMENTS (10 TM 53)
FIVE 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
R RADIUS
R/W OR RW 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
SMH 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	N64°15'37"W	130.67'
L2	N72°26'09"W	130.67'
L3	N66°44'28"W	205.04'
L4	N86°43'59"W	43.35'
L5	N37°43'05"W	100.26'
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'
L12	N67°08'13"E	238.50'

BOUNDARY CURVE DATA

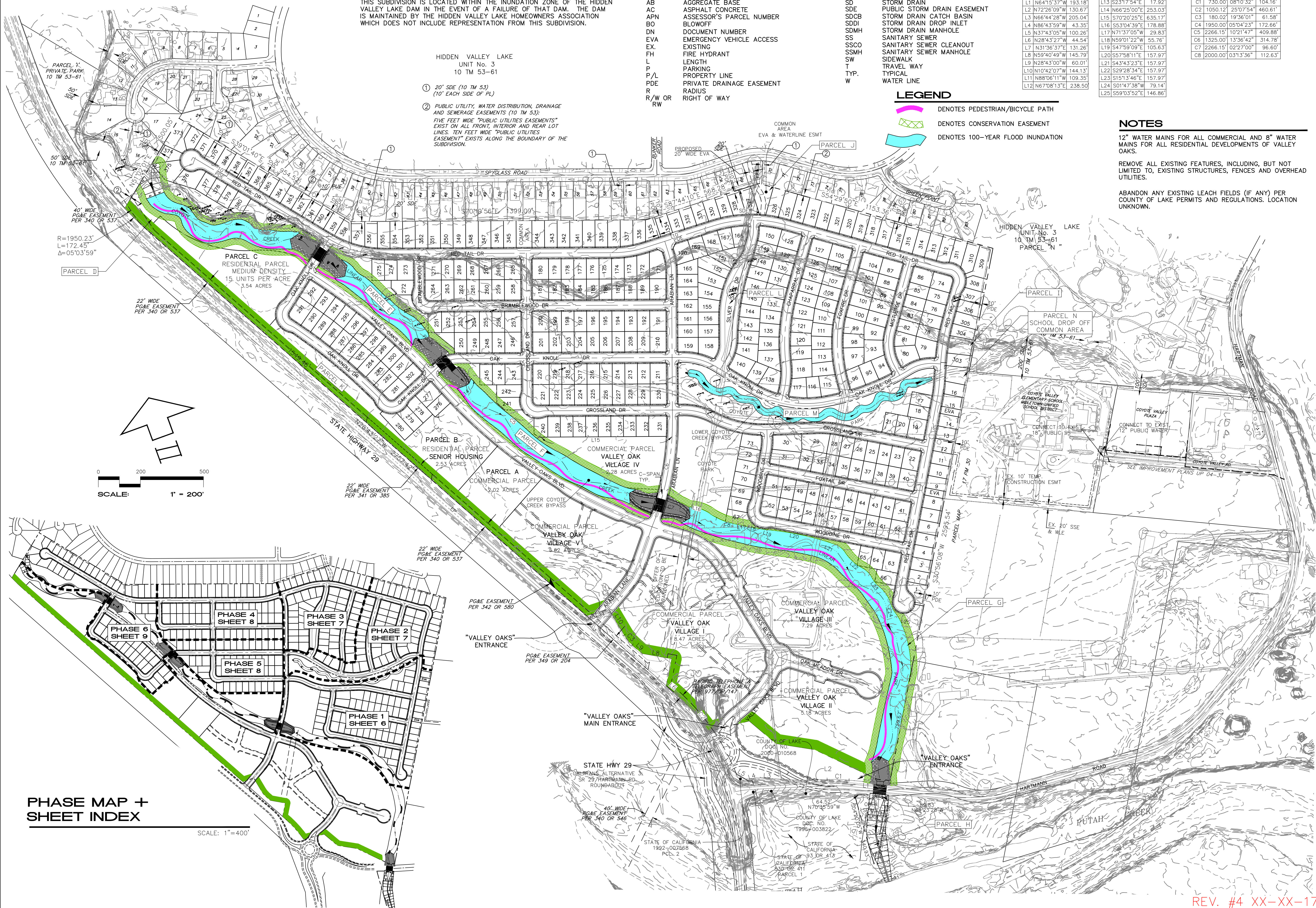
No.	Radius	Bearing	Length
C1	730.00'	08°10'32"	104.16'
C2	1050.12'	25°07'54"	460.61'
C3	180.02'	19°36'01"	61.58'
C4	1950.00'	05°04'23"	172.66'
C5	2266.15'	10°21'47"	409.88'
C6	1325.00'	13°36'42"	314.78'
C7	2266.15'	02°27'00"	96.60'
C8	2000.00'	03°13'36"	112.63'

NOTES

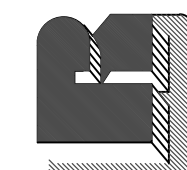
12" WATER MAINS FOR ALL COMMERCIAL AND 8" WATER MAINS FOR ALL RESIDENTIAL DEVELOPMENTS OF VALLEY OAKS.

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.



RUZICKA ASSOCIATES



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
SITE PLAN AND ABBREVIATIONS
VALLEY OAKS SUBDIVISION

18196 AND 18426 SOUTH STATE HWY 29
MIDDLETOWN, CALIFORNIA
COUNTY OF LAKE

REVISION #4
NOVEMBER 7, 2017
150.34 ACRES

JOB NO.
17-8313

SHEET NO.

4

OF 10 SHEETS

REV. #4 XX-XX-17

NOTES

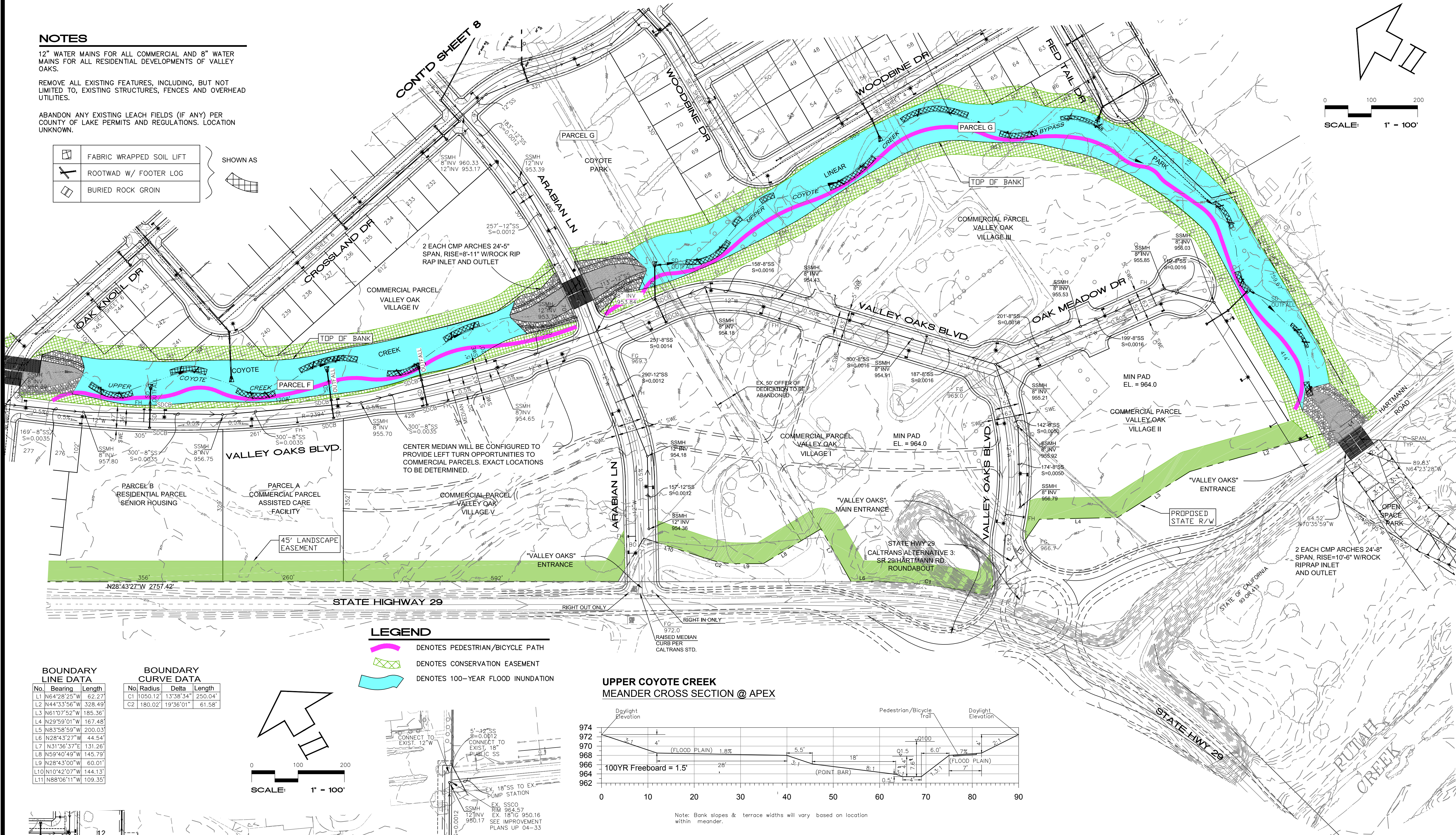
12" WATER MAINS FOR ALL COMMERCIAL AND 8" WATER MAINS FOR ALL RESIDENTIAL DEVELOPMENTS OF VALLEY OAKS.

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

SHOWN AS

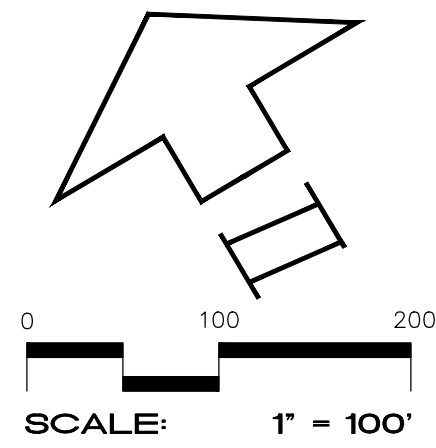


BOUNDARY LINE DATA

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'

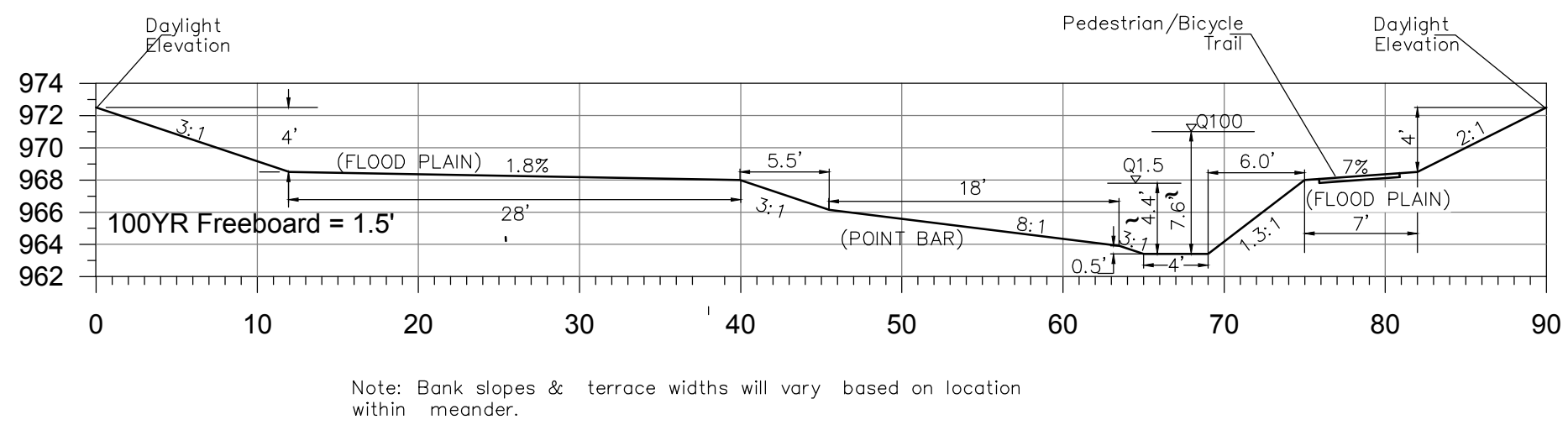
BOUNDARY CURVE DATA

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

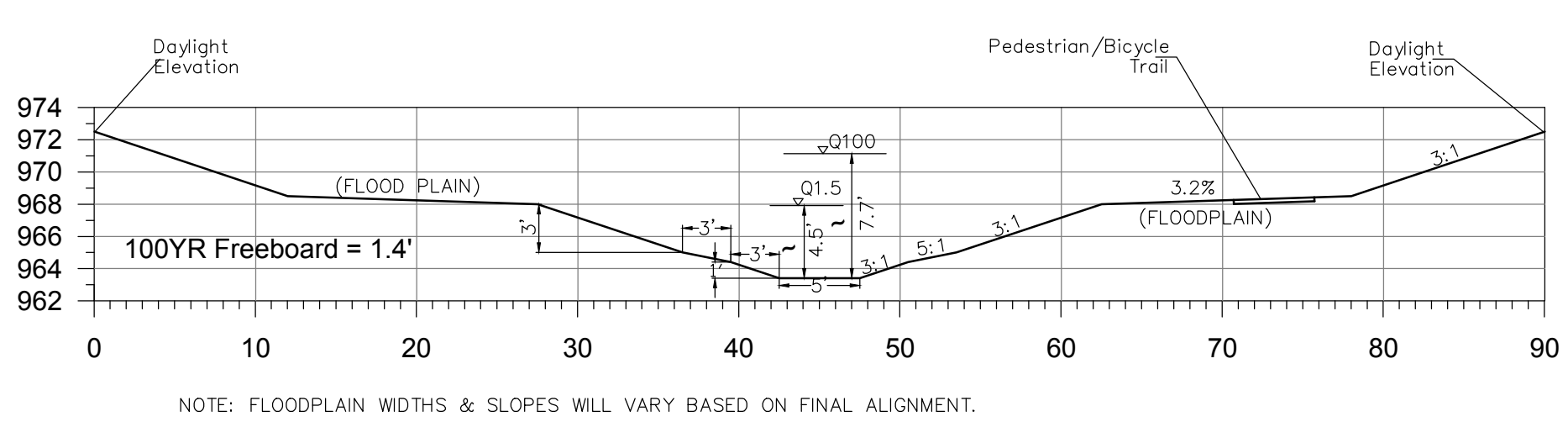


- LEGEND
- DENOTES PEDESTRIAN/BICYCLE PATH
 - DENOTES CONSERVATION EASEMENT
 - DENOTES 100-YEAR FLOOD INUNDATION

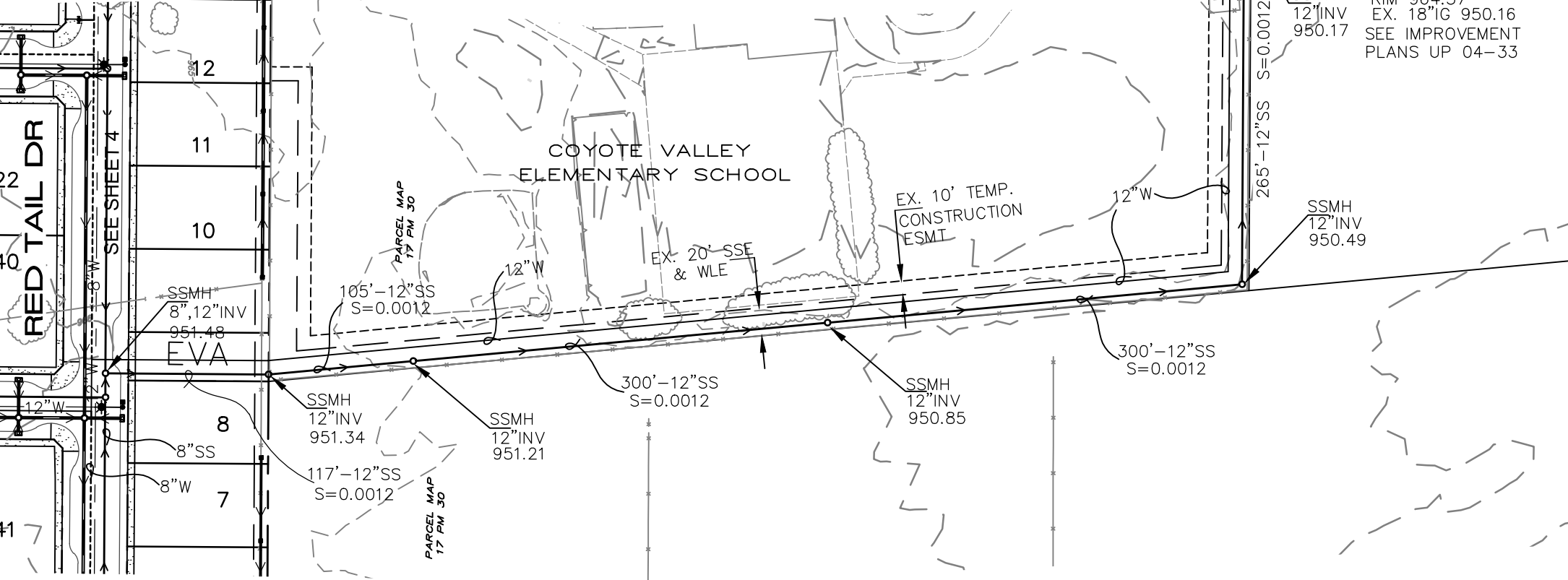
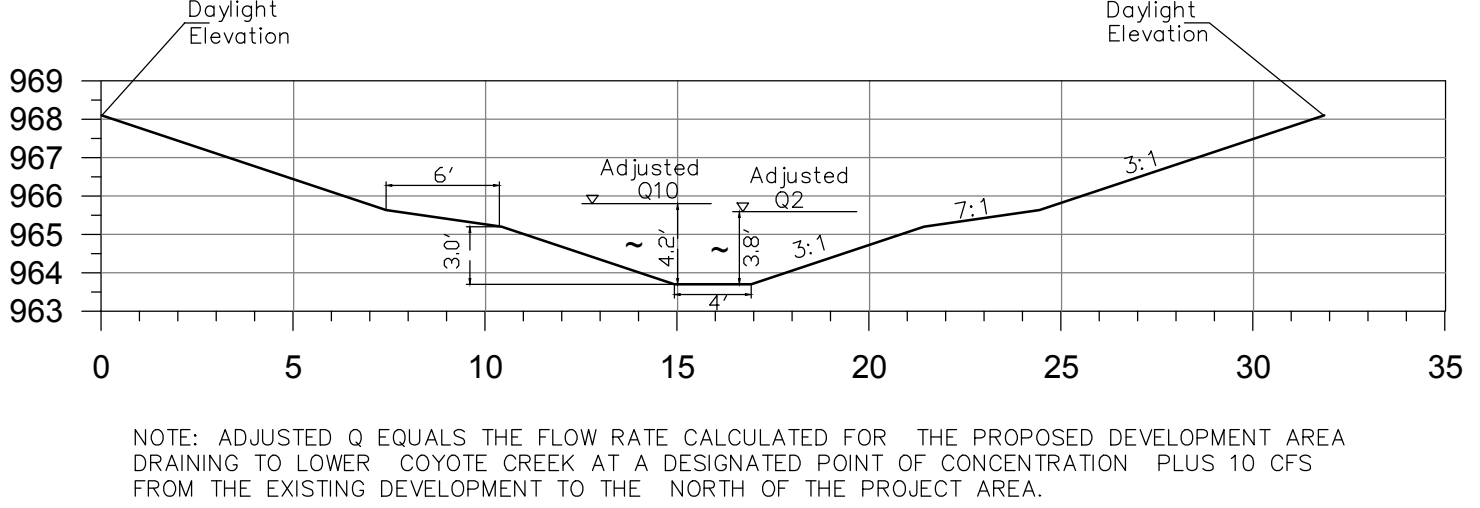
UPPER COYOTE CREEK MEANDER CROSS SECTION @ APEX



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

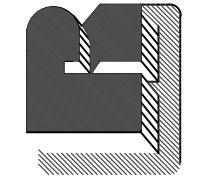


LOWER COYOTE CREEK STRAIGHT CROSS SECTION W/ THALWEG @ CENTER OF CORRIDOR

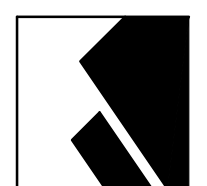


OFF-SITE SANITARY SEWER AND WATER MAIN

RUZICKA ASSOCIATES
CONSULTING ENGINEERS
CIVIL ENGINEERING PLANNING SURVEYING
P.O. BOX 1188 2485 PARALLEL DRIVE
LAKEVIEW, CA 94551
LANDFAX (707) 263-2788



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.



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.

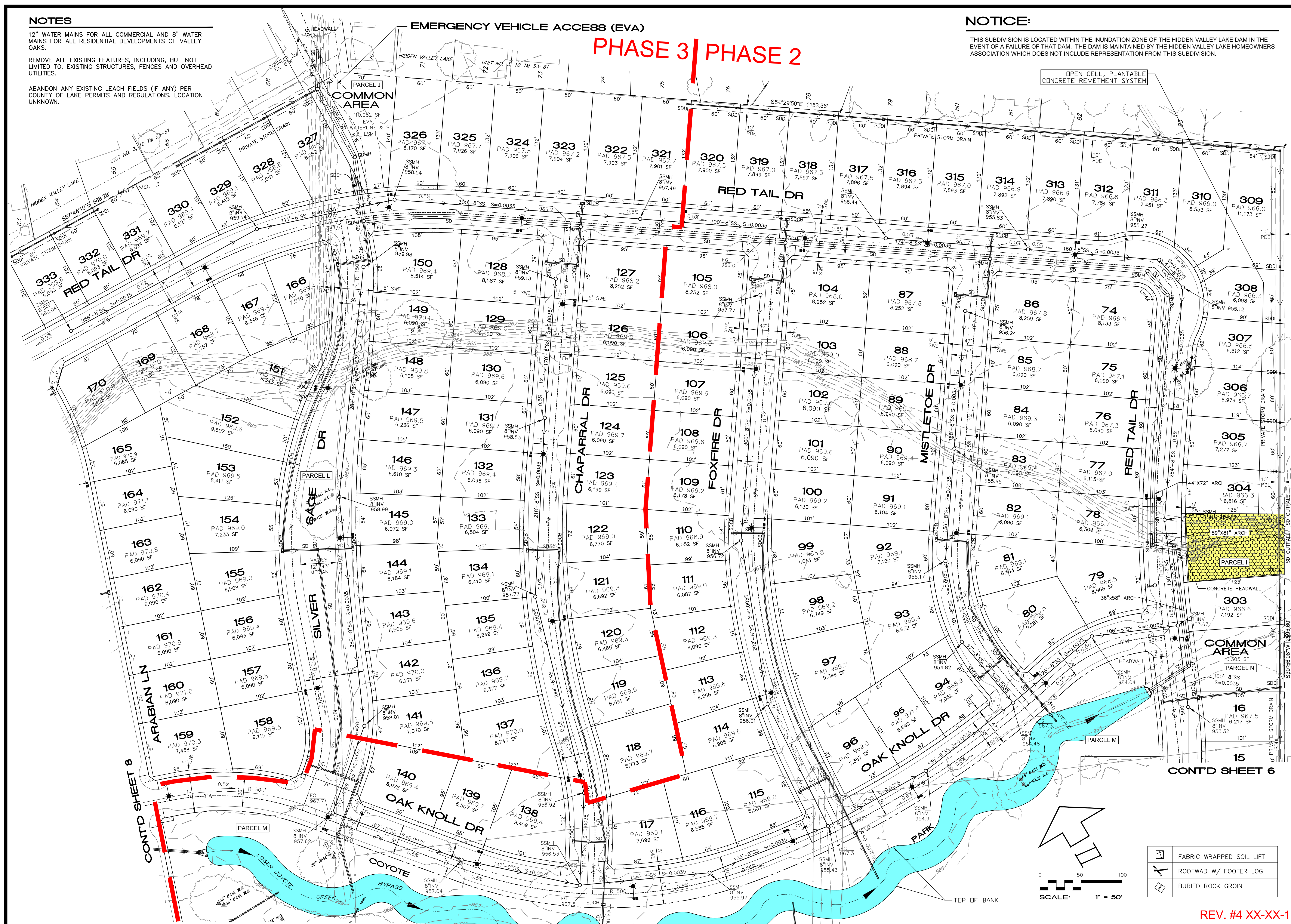
ABANDON ANY EXISTING LEACH FIELDS (IF ANY) PER COUNTY OF LAKE PERMITS AND REGULATIONS. LOCATION UNKNOWN.

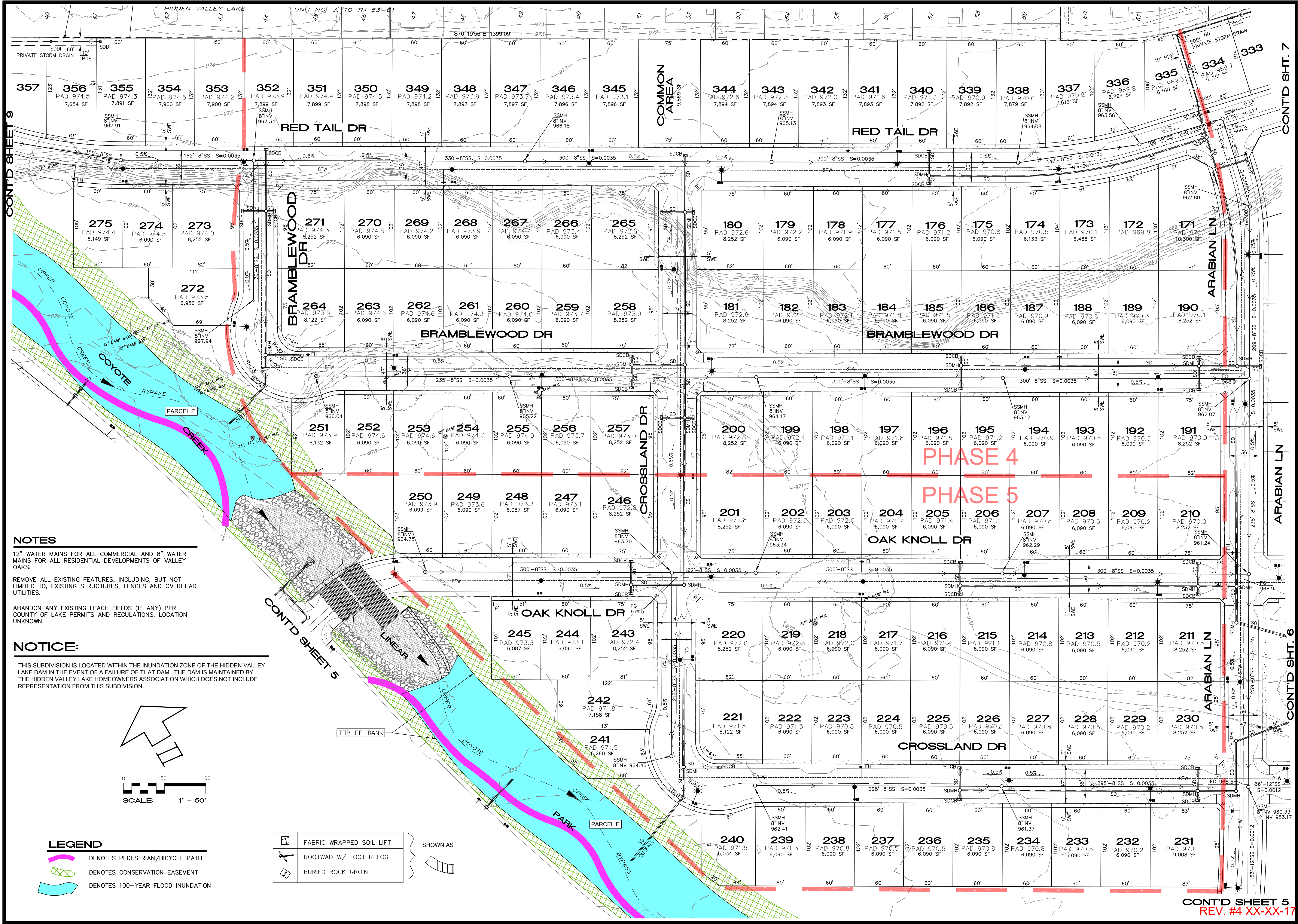
EMERGENCY VEHICLE ACCESS (EVA)

PHASE 3 | PHASE 2

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.





NOTES

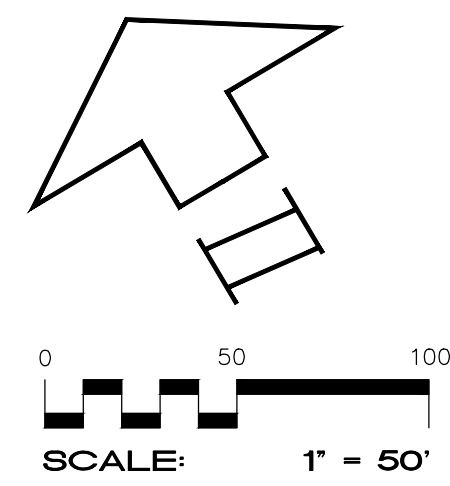
12" WATER MAINS FOR ALL COMMERCIAL AND 8" WATER MAINS FOR ALL RESIDENTIAL DEVELOPMENTS OF VALLEY OAKS.

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:

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.



LEGEND

	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	

RUZICKA ASSOCIATES
CONSULTING ENGINEERS
ONE RIVINGTON DRIVE
P.O. BOX 1189
LAKEPORT, CA 95453
(707) 263-6155
FAX (707) 263-0988

PRELIMINARY PLANS

CIVIL DESIGN CONSULTANTS, INC.
2500 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 4 AND 5
VALLEY OAKS SUBDIVISION
REVISION #4
18196 AND 18426 SOUTH STATE HWY 29
MIDDLETOWN, CALIFORNIA
COUNTY OF LAKE
APN 014-260-036, 051
DN 2006-020817
DN 2006-030731

JOB NO. 17-8313
SHEET NO. 8
OF 10 SHEETS

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

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.

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.

 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	

373 372 371 370 369 368 367 366 365 364 363 362 361 360 359 358 357

374 375 376 377 378 379 380

RED TAIL DR

PARK

COYOTE CREEK

PARCEL D

TOP OF BANK

2 EACH CMP ARCHES
24'-5" SPAN, RISE=8'11"
W/ROCK RIPRAP INLET
AND OUTLET

SEE BELOW

SEE ABOVE

PARCEL E

VALLEY OAKS BLVD

OAK KNOLL DR

PARK

STATE HIGHWAY 29

45' LANDSCAPE EASEMENT

SCALE: 1" = 50'

NOTICE

THIS SUBDIVISION IS A PART OF A LARGER DEVELOPMENT. SEE SHEET 8 FOR THE REMAINING PORTION OF THE DEVELOPMENT.

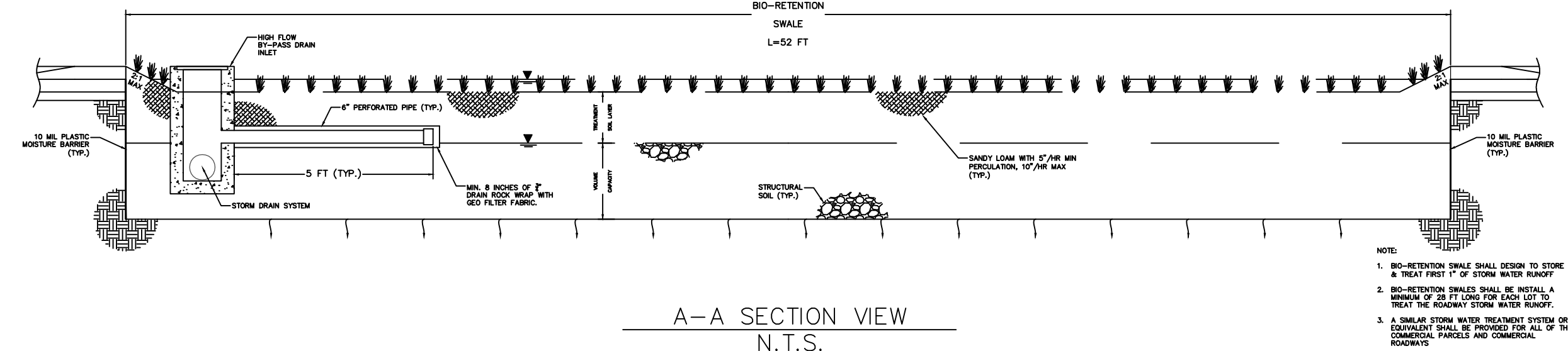
PARCEL C
MEDIUM DENSITY
RESIDENTIAL PARCEL

STATE HIGHWAY 29

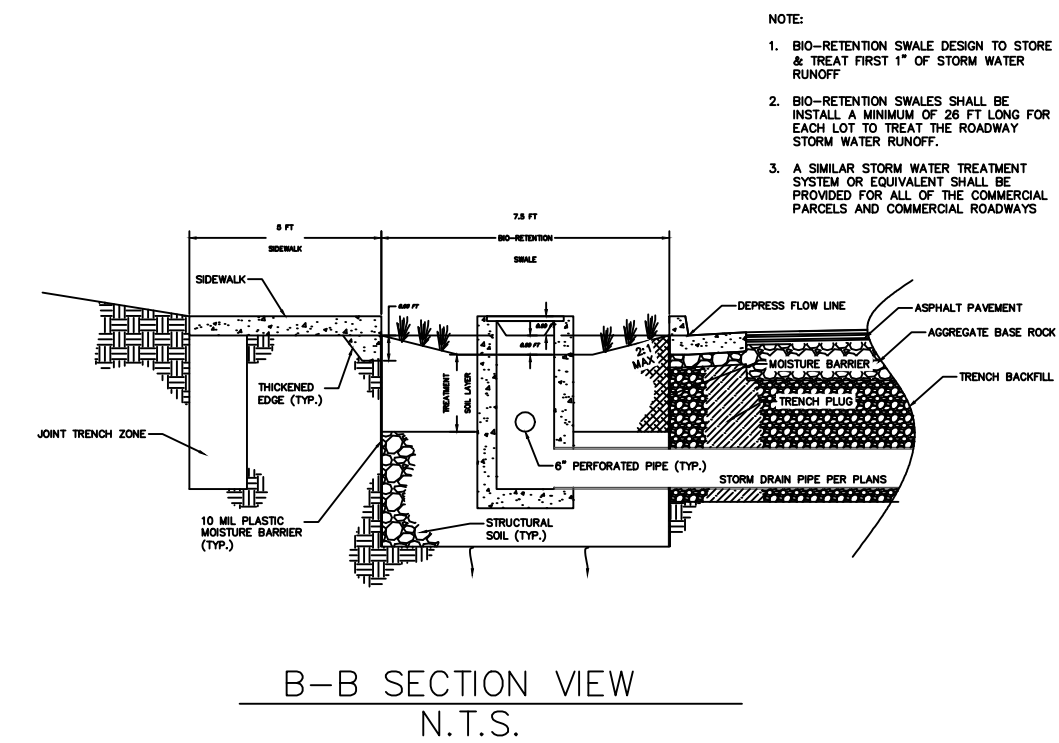
REV. #4 XX-XX-17

PLAN VIEW
N.T.S.

PLAN VIEW
N.T.S.

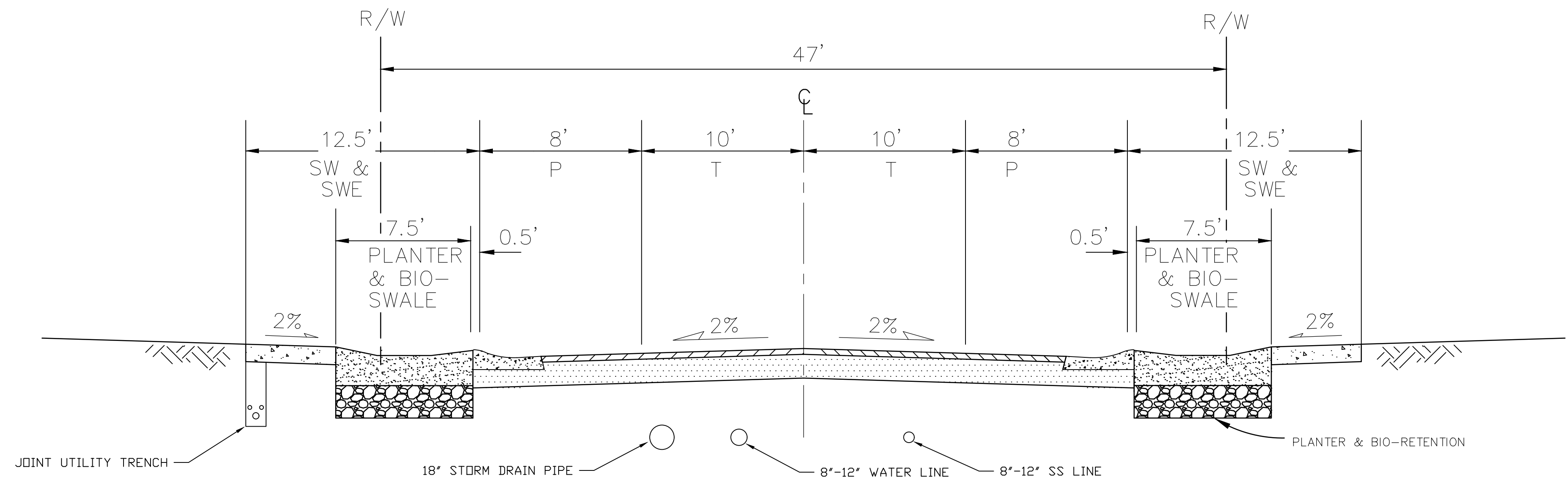


A-A SECTION VIEW
N.T.S.



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