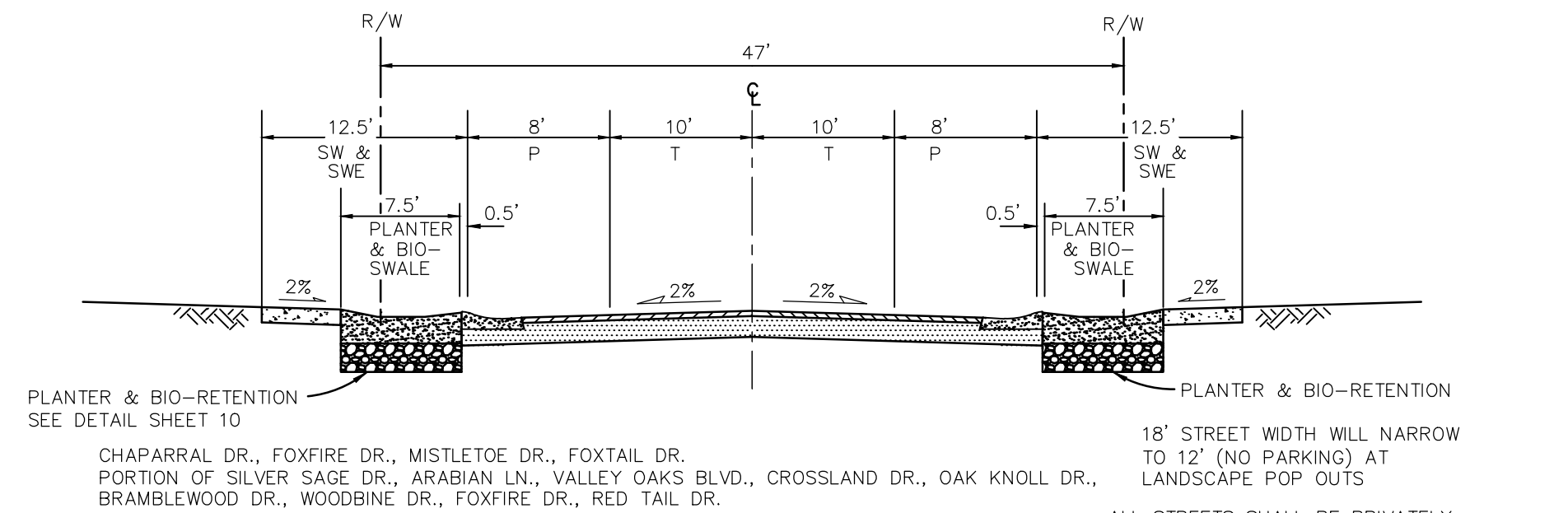


# VALLEY OAKS VESTING TENTATIVE SUBDIVISION MAP

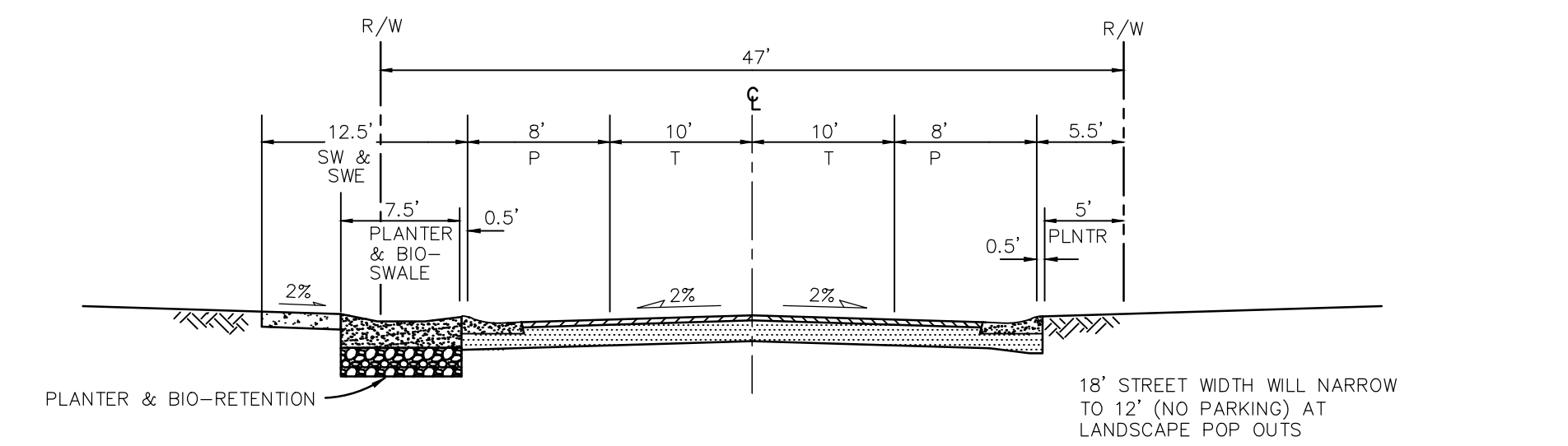
## AND SPECIFIC PLAN OF DEVELOPMENT



### 47' STREET

WITH SIDEWALK ON BOTH SIDES

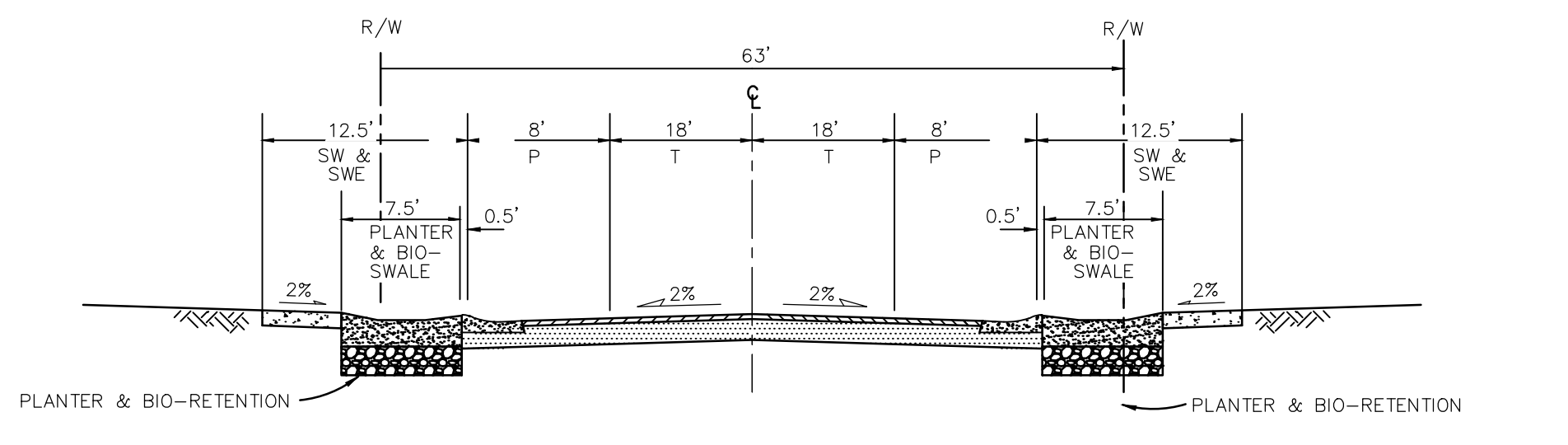
NO SCALE



### 47' STREET

WITH SIDEWALK ON ONE SIDE

NO SCALE

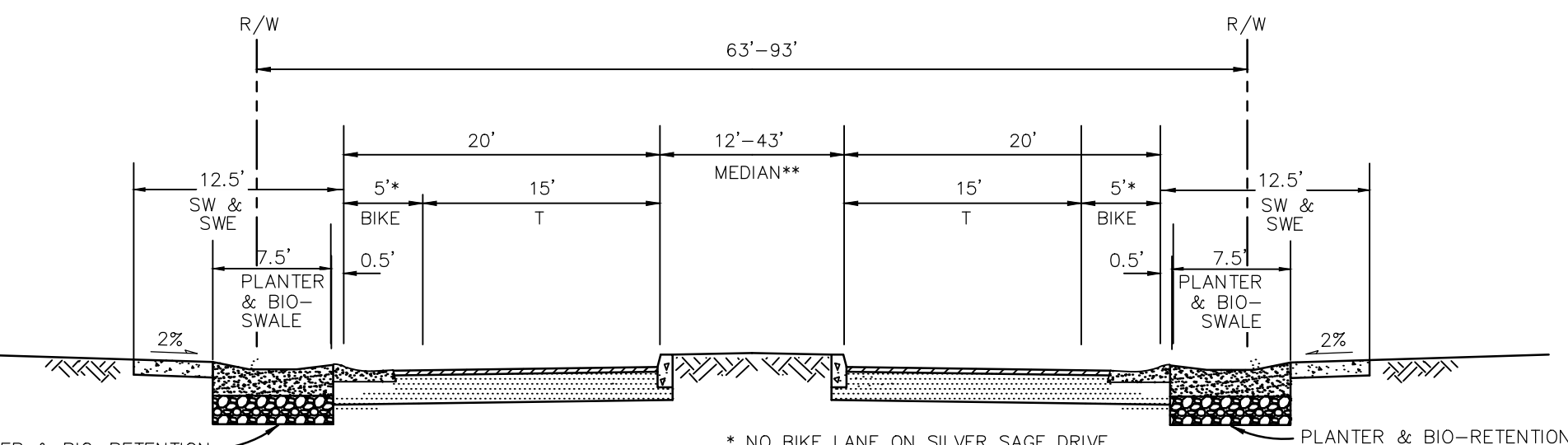


### 63' STREET

PORTION OF VALLEY OAKS BLVD.

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

NO SCALE



### STREET WITH MEDIAN

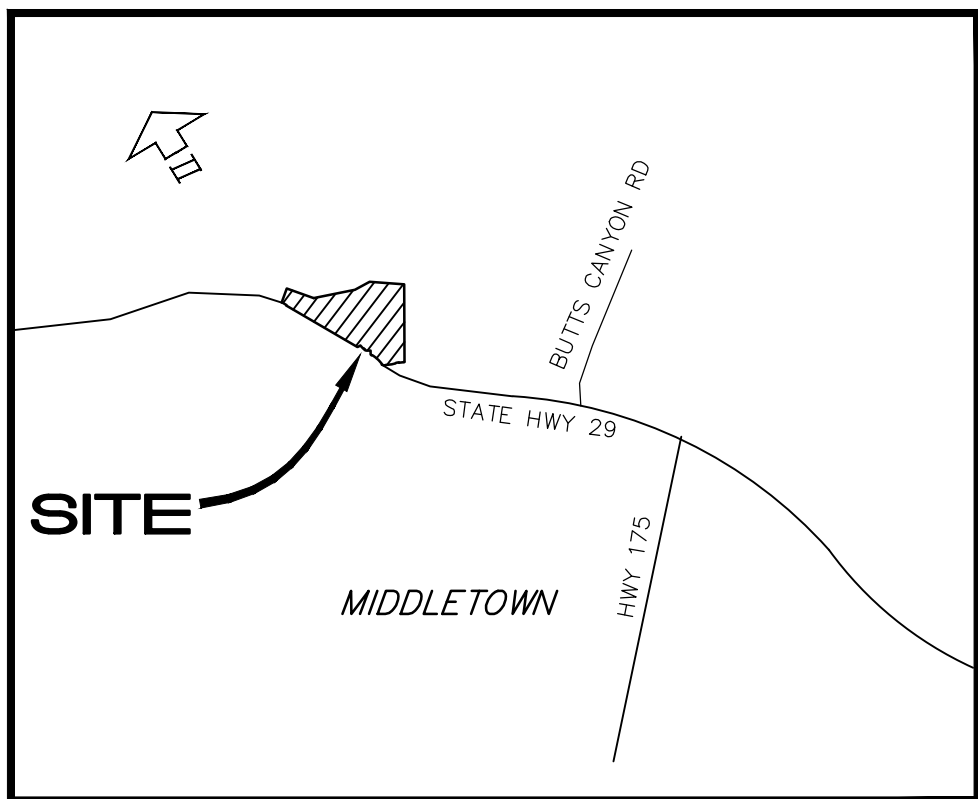
PORTION OF VALLEY OAKS BLVD., ARABIAN LANE & SILVER SAGE DRIVE

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.



### 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

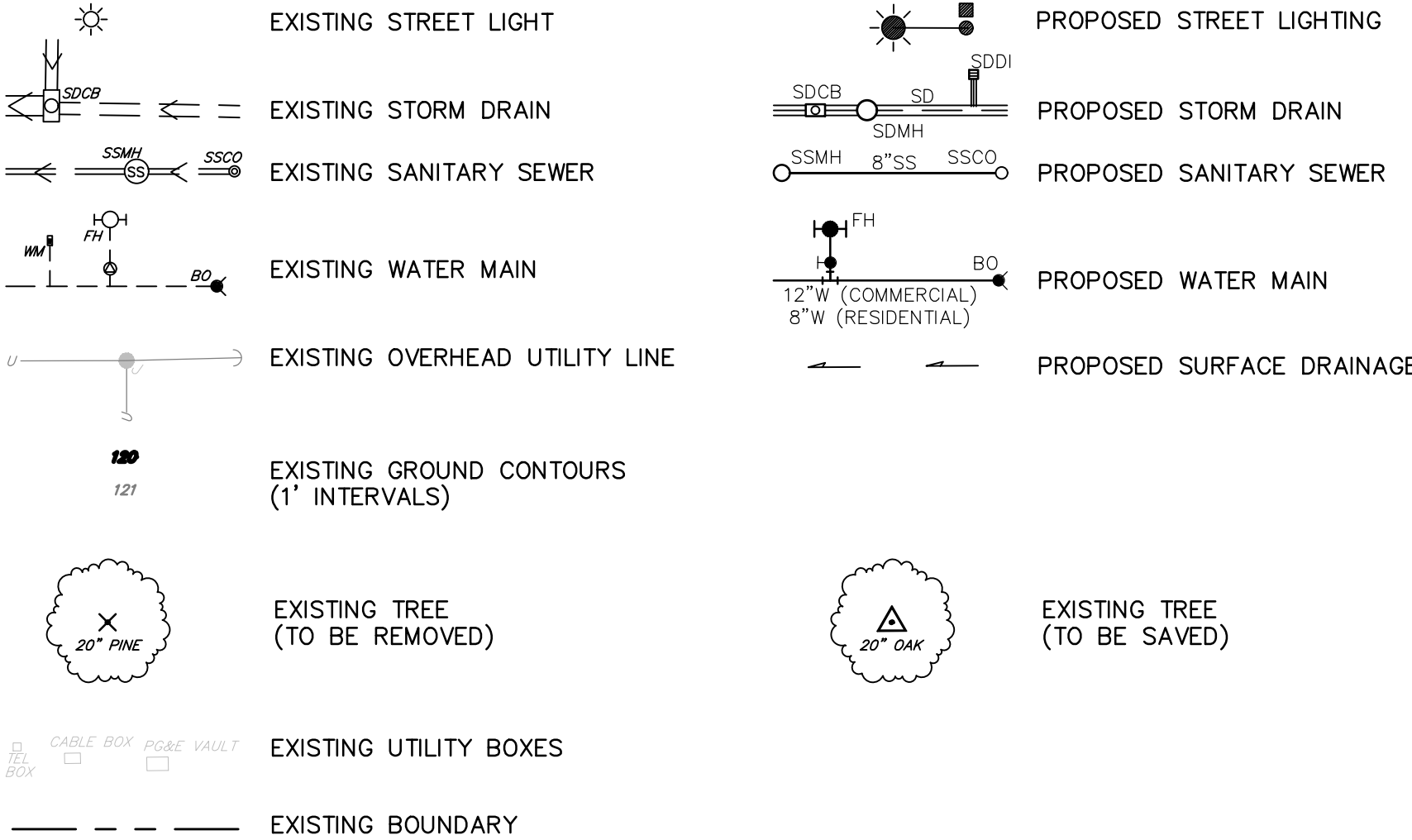
### ENGINEER FROM 4-1-17 FOWARD

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                                                                                 |

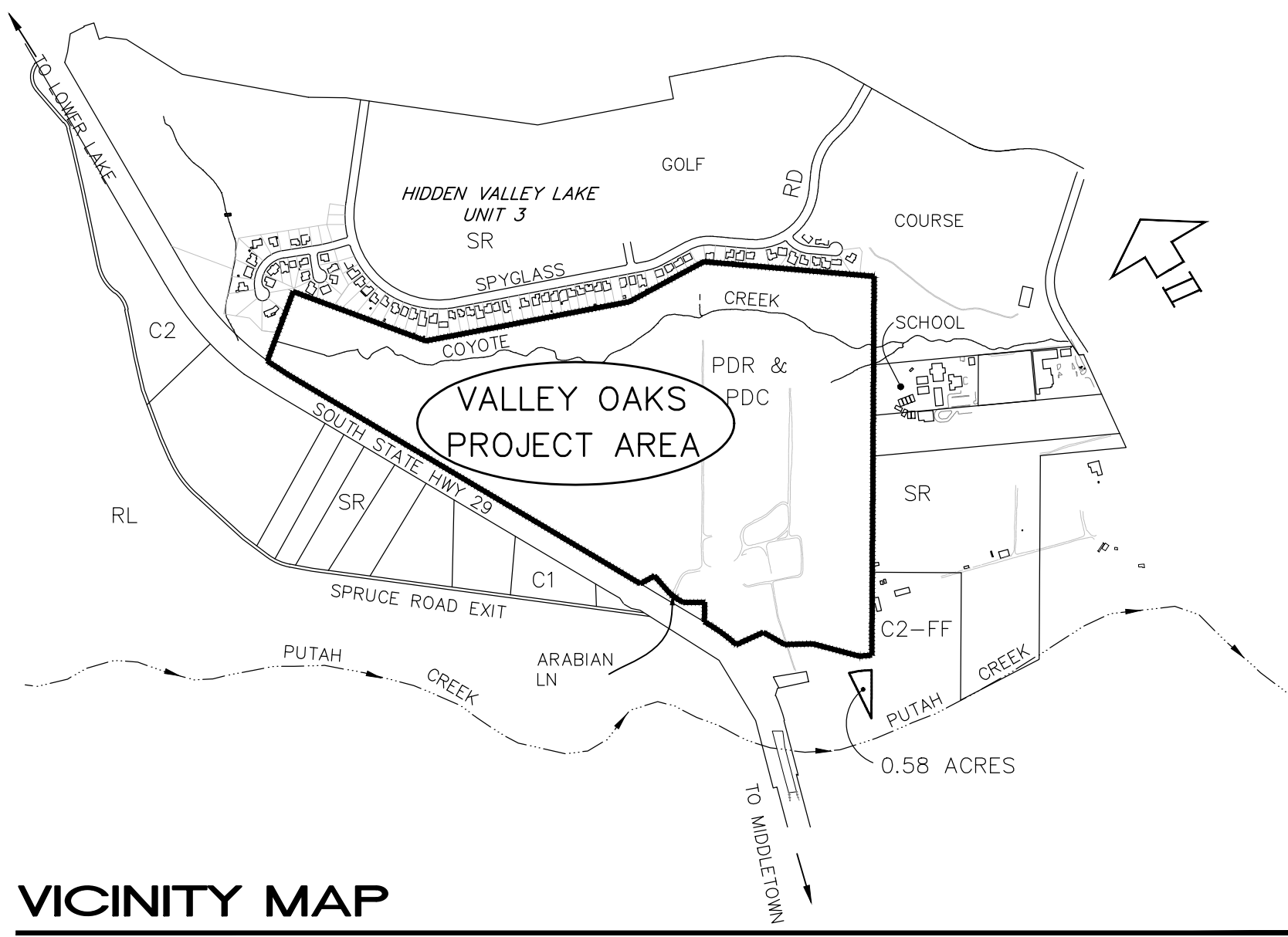
|                                            |     |                      |   |
|--------------------------------------------|-----|----------------------|---|
| SINGLE FAMILY RESIDENTIAL LOTS:            | 380 | COMMON AREA PARCELS: | 3 |
| 55 UNIT MEDIUM DENSITY RESIDENTIAL LOT     | 1   | PARKS:               | 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

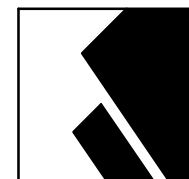
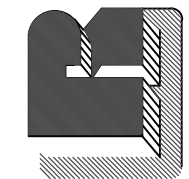


### VICINITY MAP

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  
MIDDLETOWN, CALIFORNIA  
APN 014-260-036, 037  
DN 2006-09287  
DN 2006-092791

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  
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  | 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

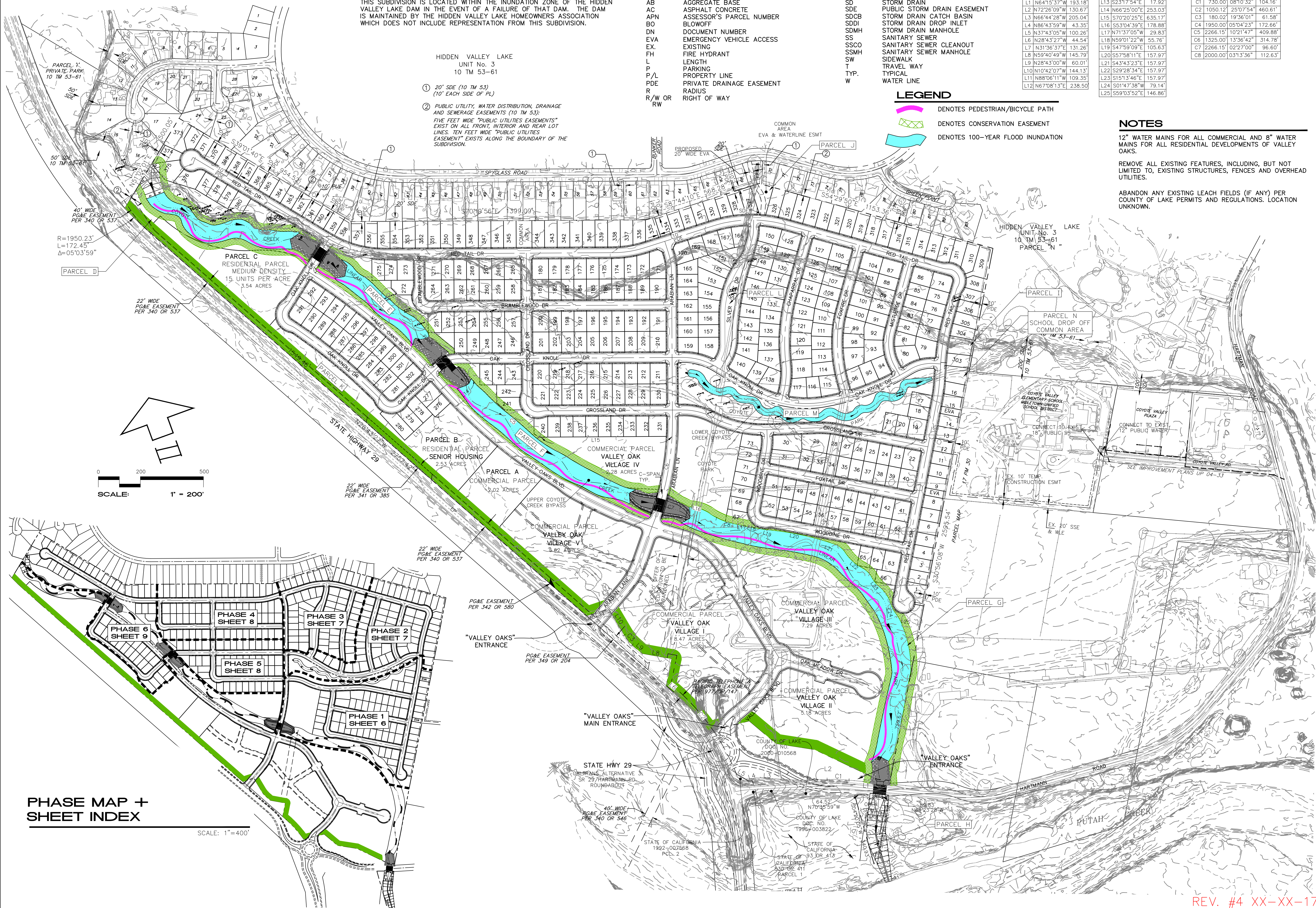
| No. | Radius   | Bearing   | Length  |
|-----|----------|-----------|---------|
| C1  | 730.00'  | 08°10'32" | 104.16' |
| C2  | 1050.12' | 25°07'54" | 460.61' |
| C3  | 180.02'  | 19°36'01" | 61.58'  |
| C4  | 1950.00' | 05°04'23" | 172.66' |
| C5  | 2266.15' | 10°21'47" | 409.88' |
| C6  | 1325.00'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

## NOTES

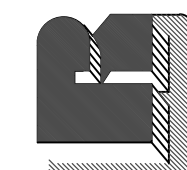
12" WATER MAINS FOR ALL COMMERCIAL AND 8" WATER MAINS FOR ALL RESIDENTIAL DEVELOPMENTS OF VALLEY OAKS.

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



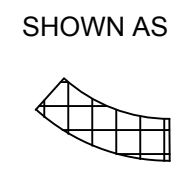
NOTES

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

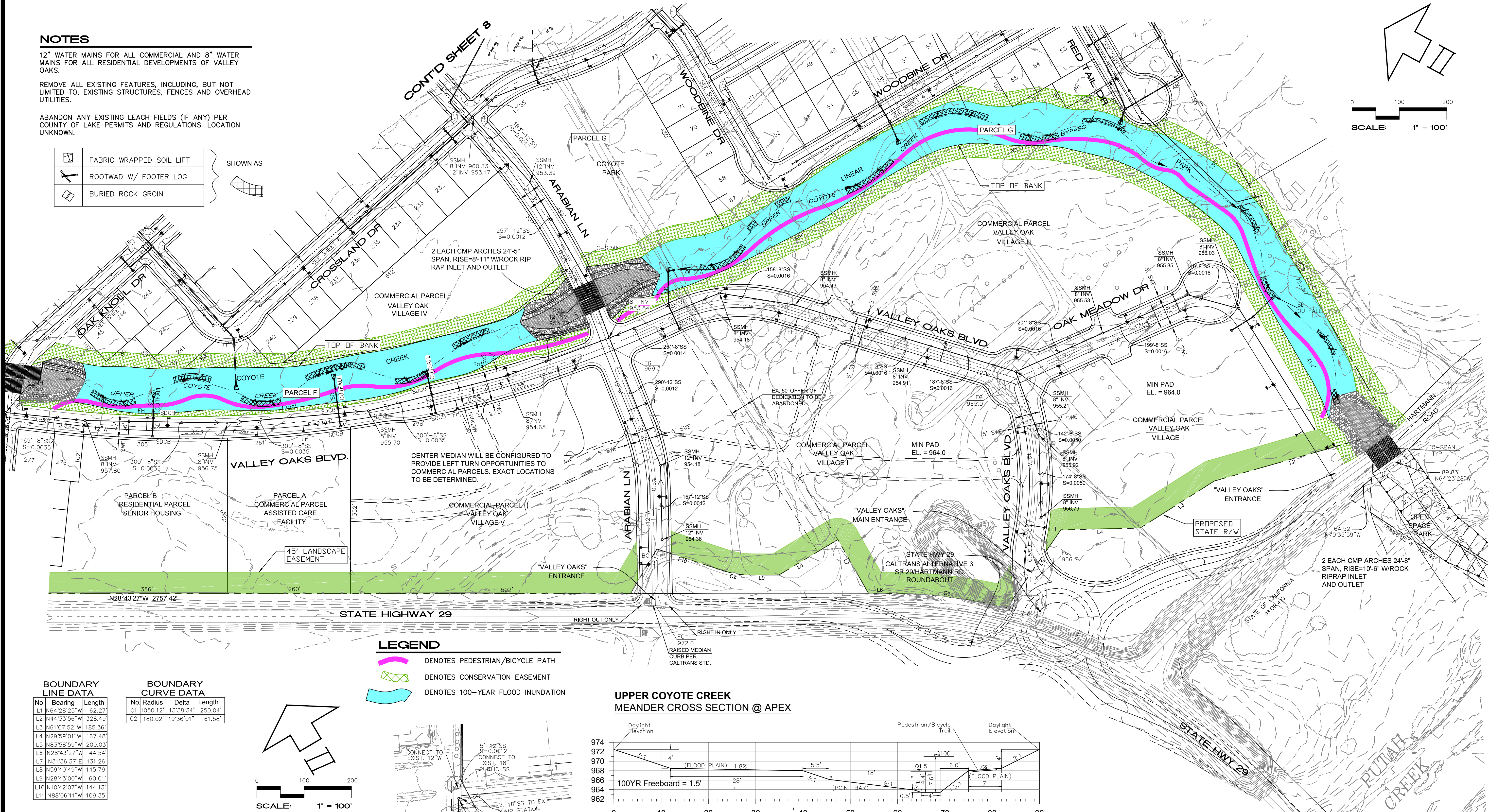
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ABANDON ANY EXISTING LEACH FIELDS (IF ANY) PER COUNTY OF LAKE PERMITS AND REGULATIONS. LOCATION UNKNOWN.

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



0 100 200  
SCALE: 1" = 100'



LEGEND

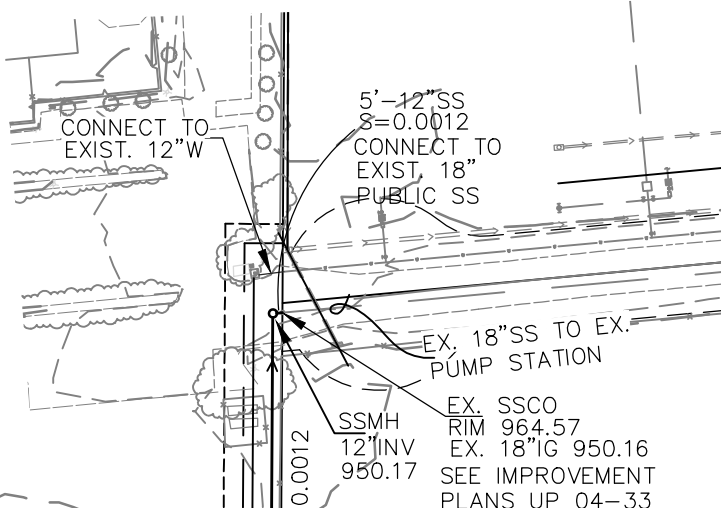
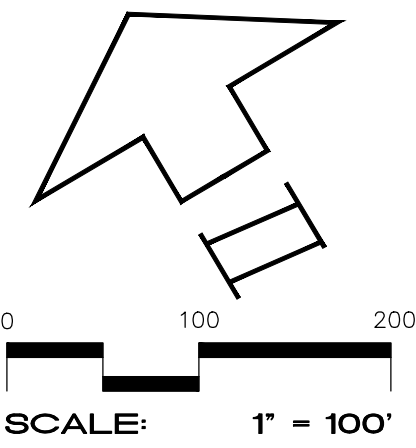
- DENOTES PEDESTRIAN/BICYCLE PATH
- DENOTES CONSERVATION EASEMENT
- DENOTES 100-YEAR FLOOD INUNDATION

BOUNDARY LINE DATA

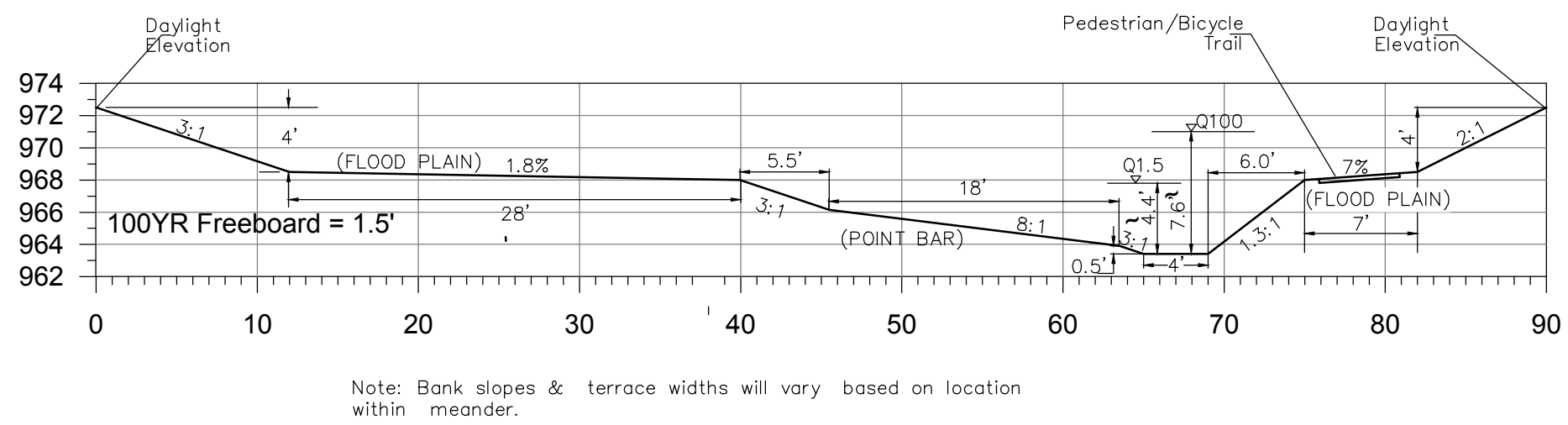
| No. | Bearing     | Length  |
|-----|-------------|---------|
| L1  | N64°28'25"W | 62.27'  |
| L2  | N44°33'56"W | 328.49' |
| L3  | N61°07'52"W | 185.36' |
| L4  | N29°59'01"W | 167.48' |
| L5  | N83°58'59"W | 200.03' |
| L6  | N28°43'27"W | 44.54'  |
| L7  | N31°36'37"E | 131.26' |
| L8  | N59°40'49"W | 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

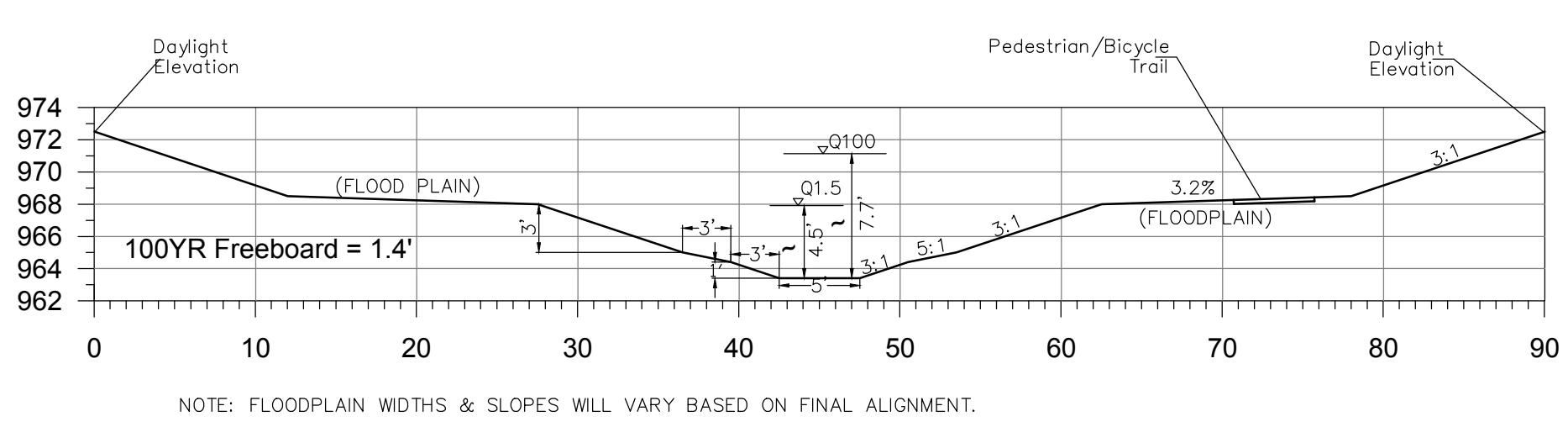
| No. | Radius   | Delta     | Length  |
|-----|----------|-----------|---------|
| C1  | 1050.12' | 13°38'34" | 250.04' |
| C2  | 180.02'  | 19°36'01" | 61.58'  |



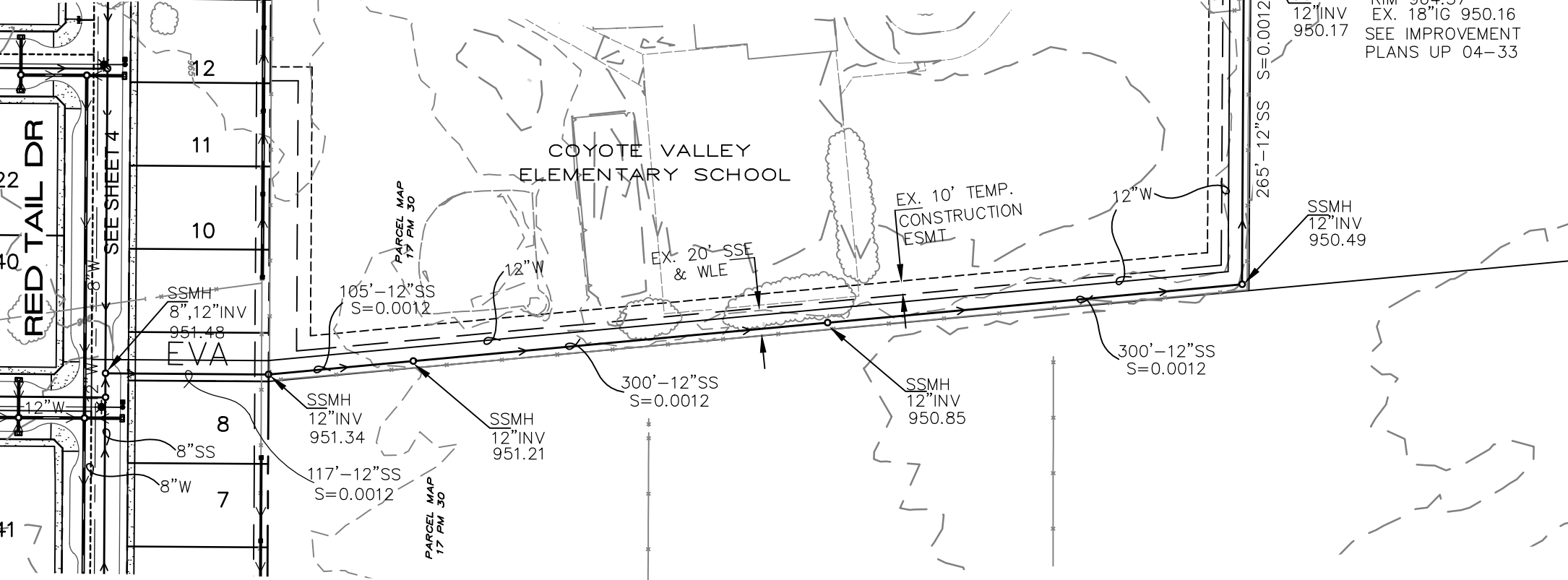
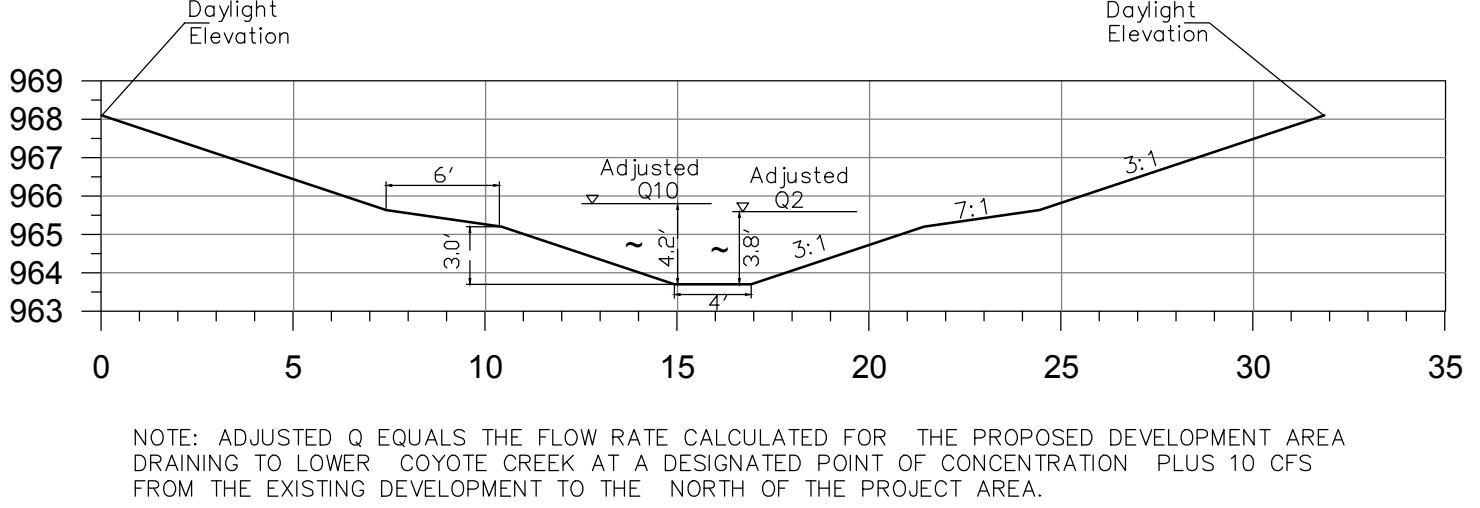
UPPER COYOTE CREEK  
MEANDER CROSS SECTION @ APEX



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

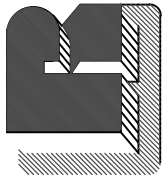


LOWER COYOTE CREEK  
STRAIGHT CROSS SECTION W/ THALWEG @ CENTER OF CORRIDOR



OFF-SITE SANITARY SEWER AND WATER MAIN

RUZICKA ASSOCIATES  
CONSULTING ENGINEERS  
CIVIL ENGINEERING PLANNING SURVEYING  
P.O. BOX 1188 2485 PARALLEL DRIVE  
LAKEVIEW, CA 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**  
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.

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.

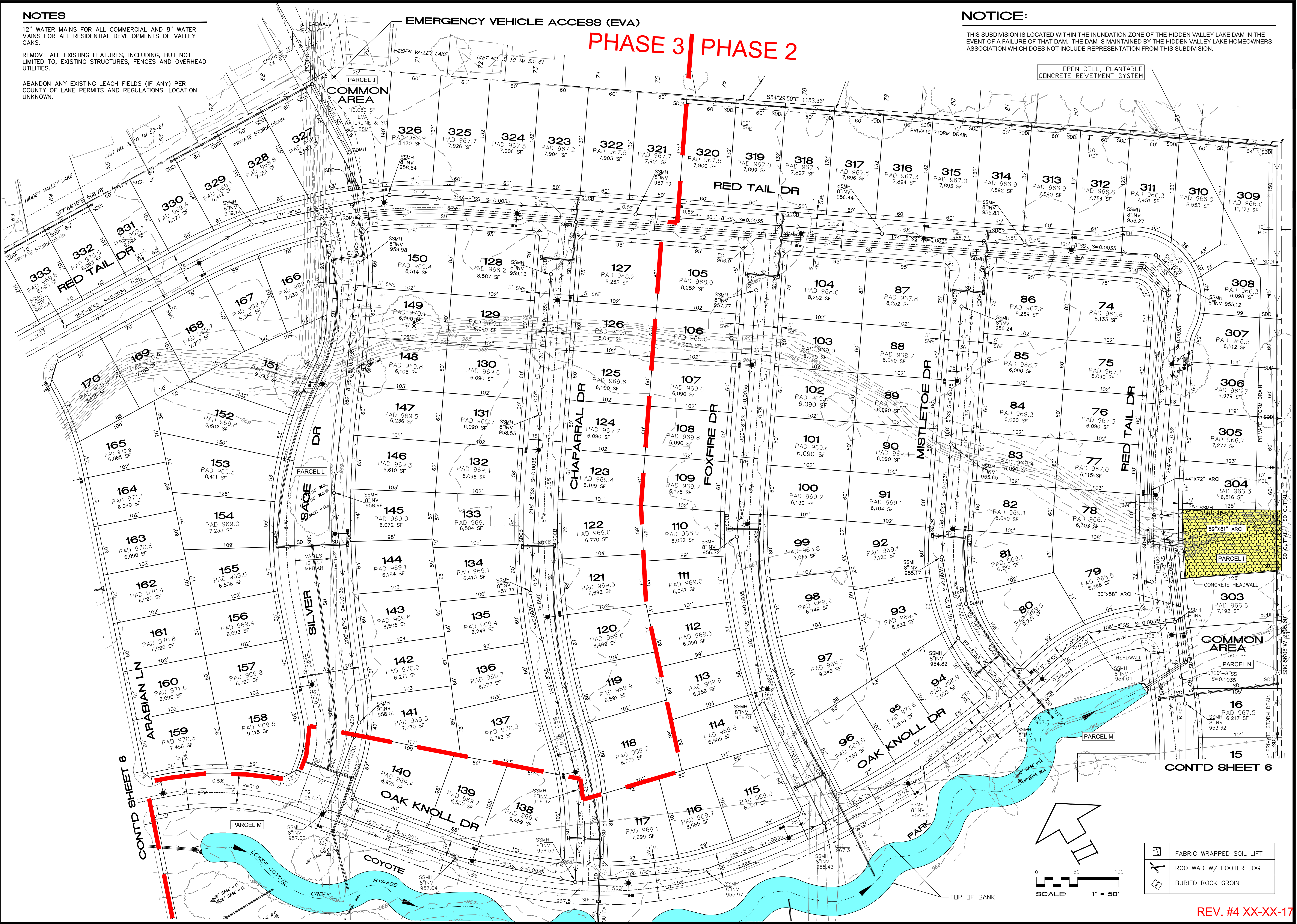
ABANDON ANY EXISTING LEACH FIELDS (IF ANY) PER COUNTY OF LAKE PERMITS AND REGULATIONS. LOCATION UNKNOWN.

NOTICE:

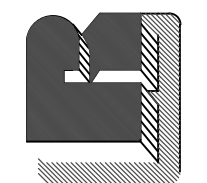
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EMERGENCY VEHICLE ACCESS (EVA)

PHASE 3 | PHASE 2



RUZICKA ASSOCIATES  
CONSULTING ENGINEERS  
CIVIL ENGINEERING PLANNING SURVEYING  
P.O. BOX 1188 2485 PARALLEL DRIVE  
LAKEVIEW, CA 94551  
TEL: (925) 283-4788 FAX: (925) 283-4788



PRELIMINARY  
PLANS



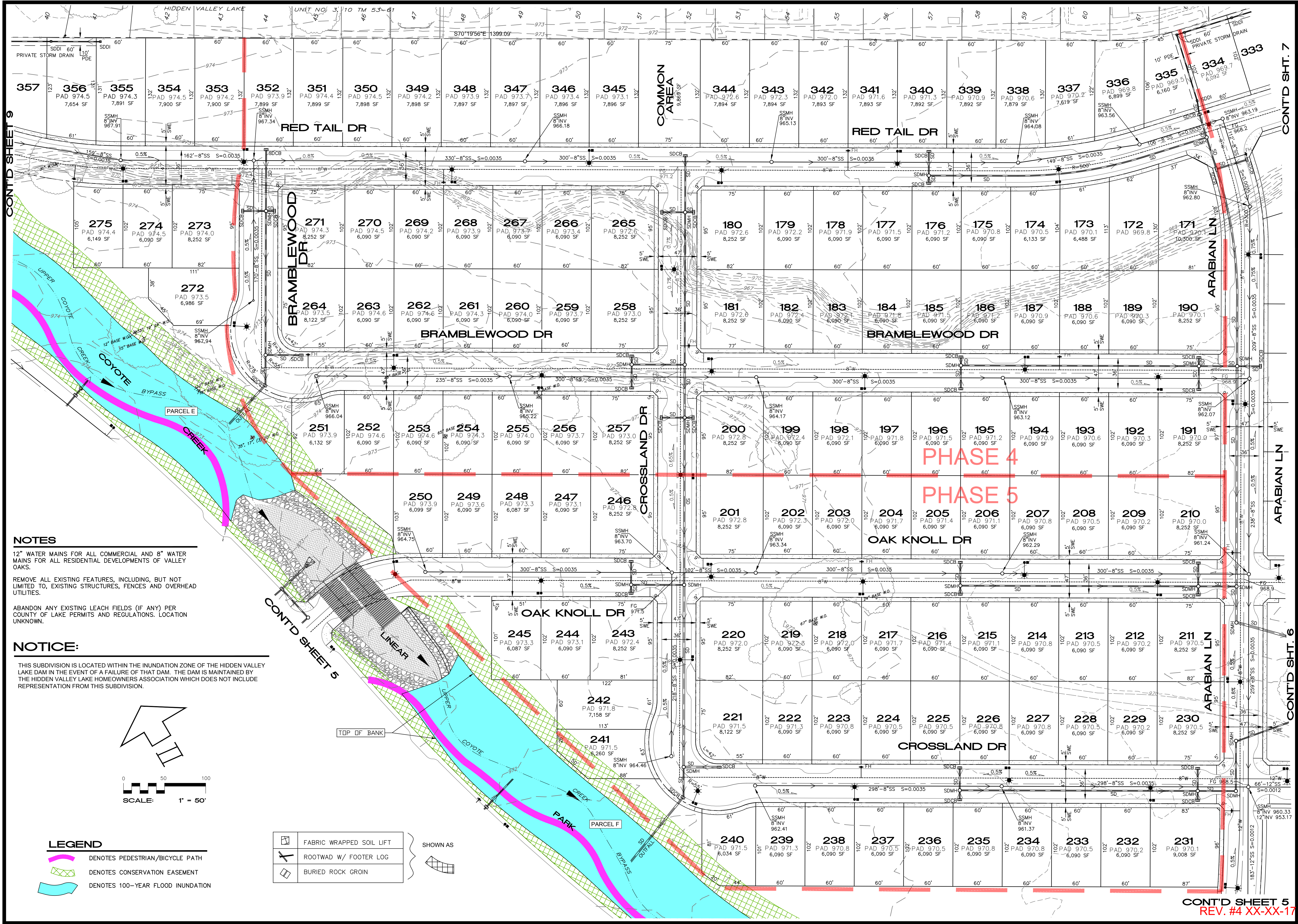
CIVIL DESIGN CONSULTANTS, INC.  
2200 Range Avenue, Suite 204  
Santa Rosa, CA 95403  
(707) 542-4820

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**

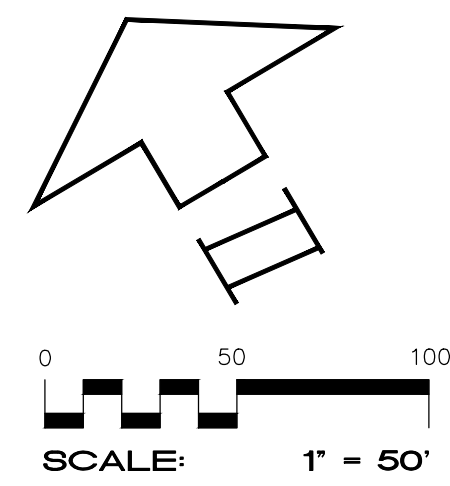
12" WATER MAINS FOR ALL COMMERCIAL AND 8" WATER MAINS FOR ALL RESIDENTIAL DEVELOPMENTS OF VALLEY OAKS.

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**NOTICE:**

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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  
LAKEPORT, CA 94530  
(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



**NOTICE:**

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**NOTES**

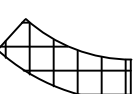
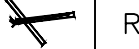
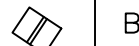
12" WATER MAINS FOR ALL COMMERCIAL AND 8" WATER MAINS FOR ALL RESIDENTIAL DEVELOPMENTS OF VALLEY OAKS.

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.

**LEGEND**

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

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

RUZICKA ASSOCIATES  
CONSULTING ENGINEERS  
CIVIL ENGINEERING PLANNING SURVEYING  
P.O. BOX 1188 2485 PARALLEL DRIVE  
LAKEVIEW, CA 94551  
TEL: (925) 283-4788 FAX: (925) 283-4788



**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 6  
**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.

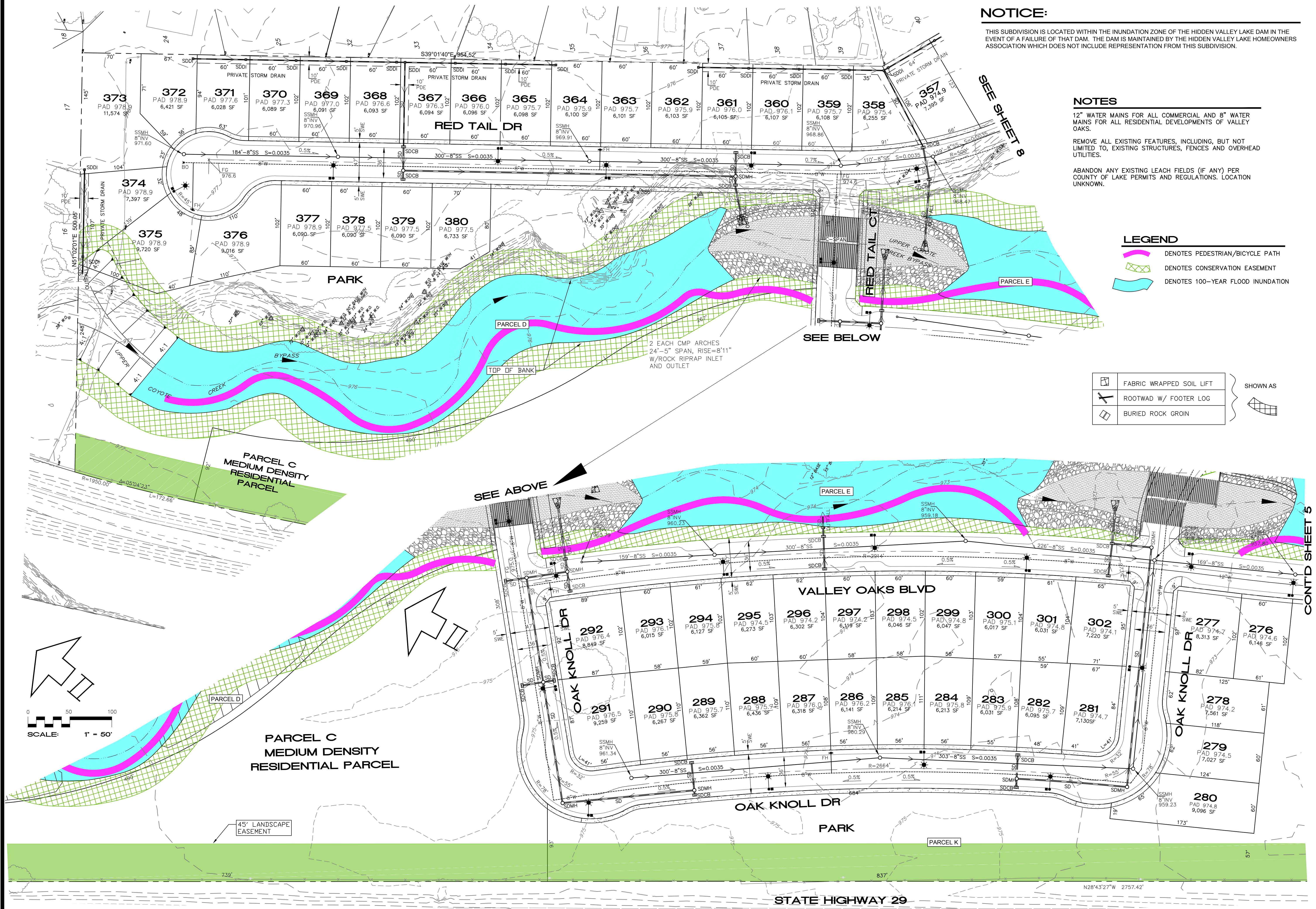
17-8313

SHEET NO.

9

OF 10 SHEETS

REV. #4 XX-XX-17





REV. #4 XX-XX-17