

LEGEND	
PROPERTY LINE/LOT LINE	---
SETBACK LINE	- - - -
AC DKE	---
EASEMENT	---
MATCH EXISTING PROPERTY FENCE STYLE	---
6-FOOT SOLID WOOD FENCING	---
6-FOOT WROUGHT IRON FENCE	---
ACCESS GATE	---

PROPERTY INFORMATION	
LOCATION	APN: 101-170-029
PROPERTY AREA	COLFAX, CA 95713
PARCEL	4 EXISTING ZONING: R-M-1 12,903 AC
PERMITTED USE	SINGLE FAMILY
PROPOSED USE	SINGLE FAMILY
PROPOSED SFR LOTS	39 TOTAL

# VESTING TENTATIVE SUBDIVISION MAP

## VILLAGE OAKS

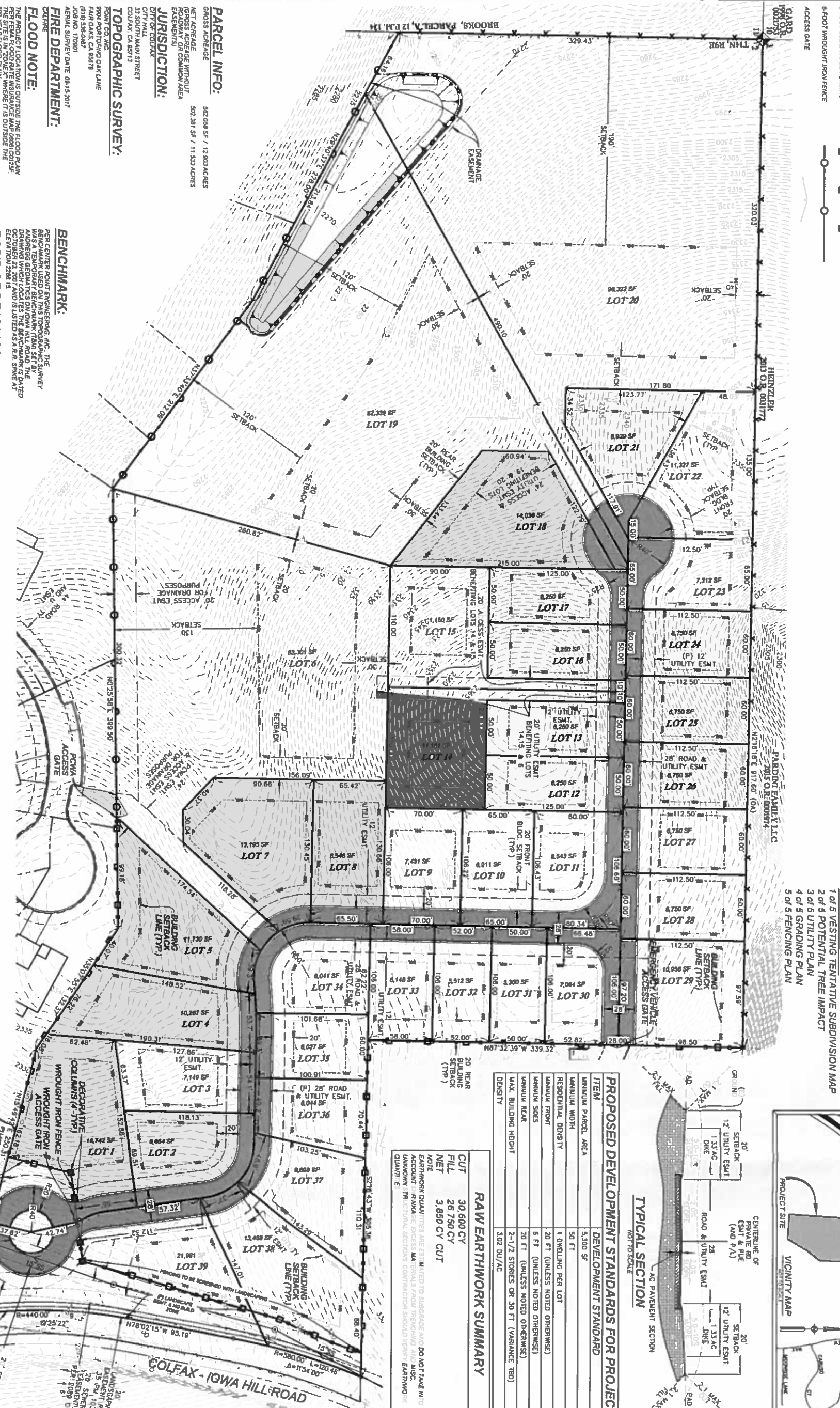
### COLFAX - IOWA HILL ROAD

### COLFAX, CA 95713

APN: 101-170-029

**SHEET INDEX:**

- 1 of 5 VESTING TENTATIVE SUBDIVISION MAP
- 2 of 5 POTENTIAL TREE IMPACT
- 3 of 5 UTILITY PLAN
- 4 of 5 GRADING PLAN
- 5 of 5 FENCING PLAN



**PARCEL INFO:**  
 GROSS ACREAGE: 582,048 SF / 13,903 ACRES  
 NET ACREAGE WITHOUT EASEMENT OR COMMON AREA: 502,381 SF / 11,533 ACRES

**JURISDICTION:**  
 CITY OF COLFAX  
 23 SOUTH MAIN STREET  
 COLFAX, CA 95713

**TOPOGRAPHIC SURVEY:**  
 POINT CO. INC.  
 9904 PORTLAND OAK LANE  
 FAIR OAKS, CA 94628  
 (916) 536-0487  
 JOB NO: 170601  
 AERIAL SURVEY DATE: 09-15-2017

**FIRE DEPARTMENT:**  
 CULTURE

**FLOOD NOTE:**  
 THE PROJECT LOCATION IS OUTSIDE THE FLOOD PLAIN PER FEMA FLOOD HAZARD INSURANCE MAP 06091C0235F. THE SITE IS IN ZONE "X" WHERE IT IS OUTSIDE THE 500-YEAR FLOOD-PLAIN.

**PROPERTY OWNER / DEVELOPER:**  
 VILLAGE OAKS COMMUNITY, LLC  
 6611 FOLSOM AUBURN RD., STE N  
 FOLSOM, CA 95630  
 PHONE: (916) 802-8052

**BENCHMARK:**  
 PER CENTER POINT ENGINEERING, INC. THE BENCHMARK USED ON THIS TOPOGRAPHIC SURVEY AND ALL ADJACENT ADJACENT SURVEYS IS THE ANGELO DEPOSIT ON THE EAST SIDE OF THE DRAWING WHICH LOCATES THE BENCHMARK IS DATED OCTOBER 21, 2007 AND IS LISTED AS A R SPIKE AT ELEVATION 2288.15.

**BASIS OF BEARINGS:**  
 THE LINE BETWEEN THE FOUND CENTRAL BENCHMARKS OF COLFAX HILL ROAD AS SHOWN ON THE PARCEL MAP AND RECORDS IN BOOK 19 OF PLACER COUNTY RECORDS. THE BEARING OF WHICH IS CALCULATED AS SOUTH 89°38' EAST.

**PROPOSED DEVELOPMENT STANDARDS FOR PROJECT**

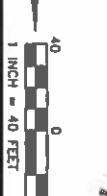
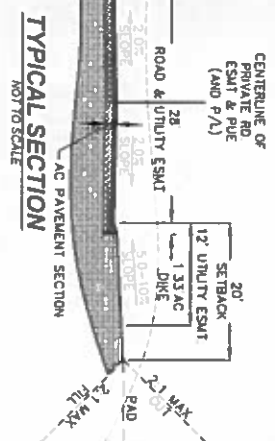
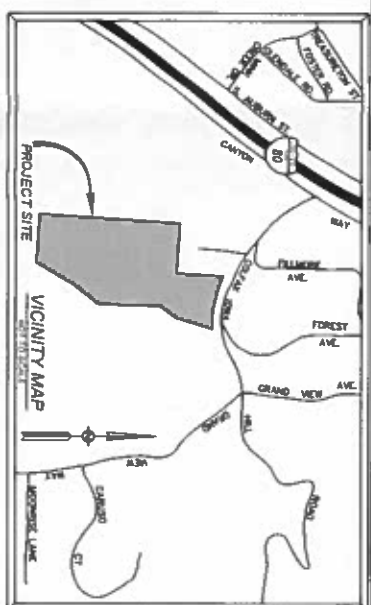
ITEM	DEVELOPMENT STANDARD
MINIMUM PARCEL AREA	5,300 SF
MINIMUM WIDTH	50 FT
RESIDENTIAL DENSITY	20 FT (UNLESS NOTED OTHERWISE)
MINIMUM FRONT	8 FT (UNLESS NOTED OTHERWISE)
MINIMUM SIDES	20 FT (UNLESS NOTED OTHERWISE)
MINIMUM REAR	2-1/2 STORIES OR 30 FT (VARIANCE TBO)
MAX. BUILDING HEIGHT	30 FT (VARIANCE TBO)
DENSITY	3.02 DU/AC

**RAW EARTHWORK SUMMARY**

CUT	30,600 CY
FILL	26,750 CY
NET	3,850 CY CUT

NOTE: EARTHWORK QUANTITIES ARE ESTIMATED TO SUBGRADE AND DO NOT TAKE INTO ACCOUNT TRUCKS, EXCESS MATERIALS FROM TRUCKING AND MISCELLANEOUS. TRUCKING SECTIONS CONTRACTION SHOULD VERIFY EARTHWORK QUANTITIES.



VILLAGE OAKS  
 (PARCEL 4 OF 35 PM 103)

## VESTING TENTATIVE SUBDIVISION MAP

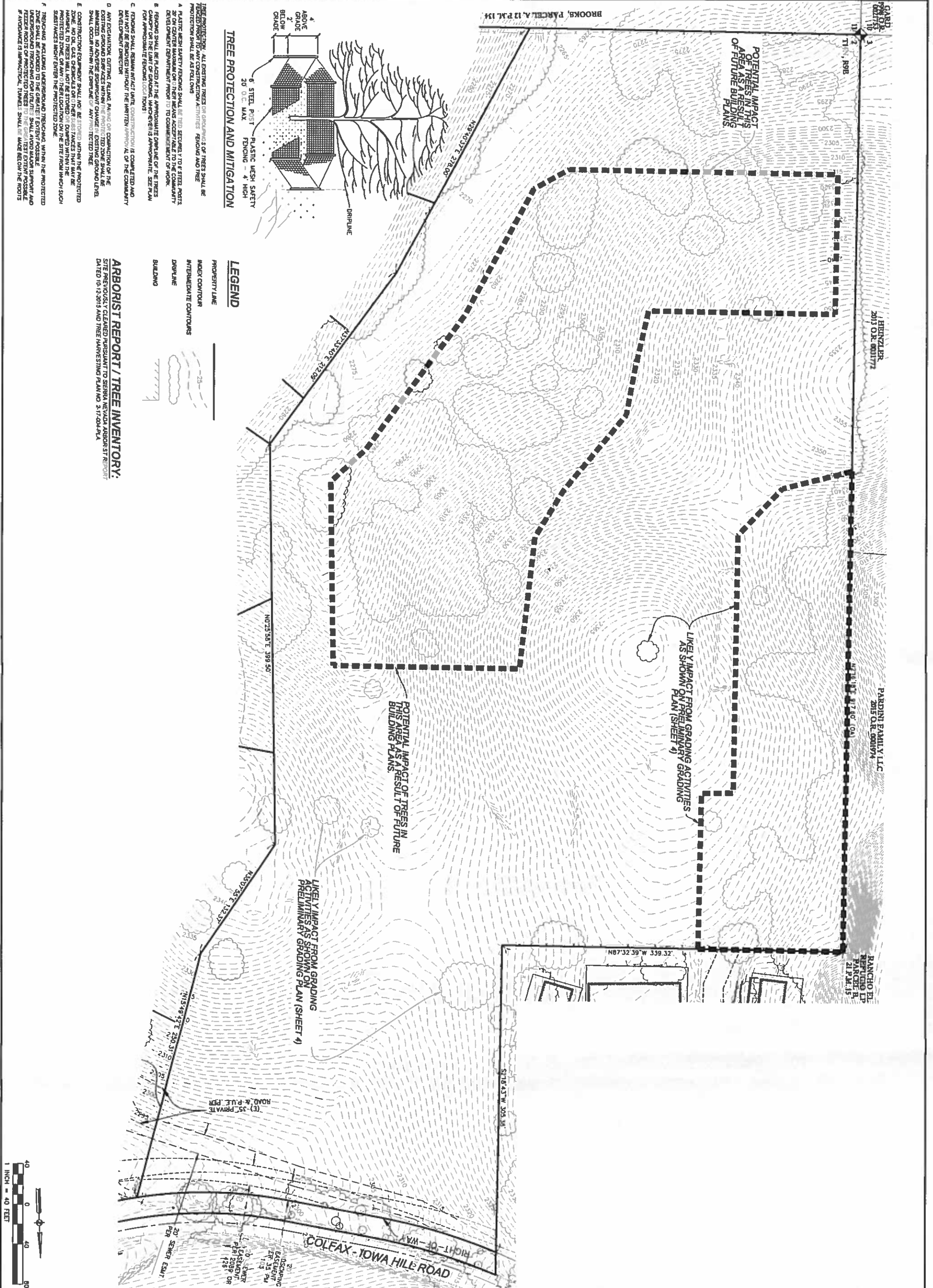
VILLAGE OAKS COMMUNITY, LLC  
 6611 FOLSOM AUBURN RD., STE N  
 FOLSOM, CA 95630  
 PHONE: (916) 802-8052

**RFE ENGINEERING, INC.**  
 Civil Engineers • Planners • Surveyors  
 2240 Douglas Blvd., Suite 110, Roseville, CA 95661  
 P: 916-779-7000 Fax: 916-779-7204  
 www.RFEEngineering.com

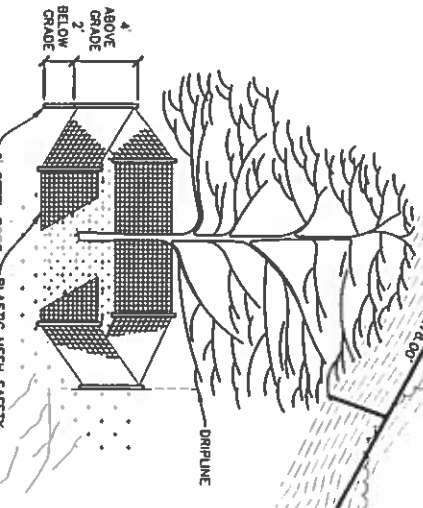


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DESIGN	TEE	RFE				
DRAWN	TEE	RFE				
QUANT.						

ORIGNAL SCALE: 1/4" = 8' INCHES



**TREE PROTECTION AND MITIGATION**



- LEGEND**
- PROPERTY LINE
  - INDEX CONTOUR
  - INTERMEDIATE CONTOURS
  - DRIPLINE
  - BUILDING
- ARBORIST REPORT / TREE INVENTORY:**  
 SITE PREVIOUSLY CLEARED PURSUANT TO SEBIRA NEVADA 48908 ST REPORT DATED 10-12-2015 AND TREE HARVESTING PLAN NO. 3-17-2014-PLA

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2				

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1	TEC	RFE
2	TEC	RFE

NO	QUANT.
1	
2	

**VILLAGE OAKS**  
 (PARCEL 4 OF 35 PM 103)  
**POTENTIAL TREE IMPACT**

**VILLAGE OAKS COMMUNITY, LLC**  
 6611 FOLSOM AUBURN RD., STE N  
 FOLSOM, CA 95630  
 PHONE: (916) 802-8052

**RFE ENGINEERING, INC.**  
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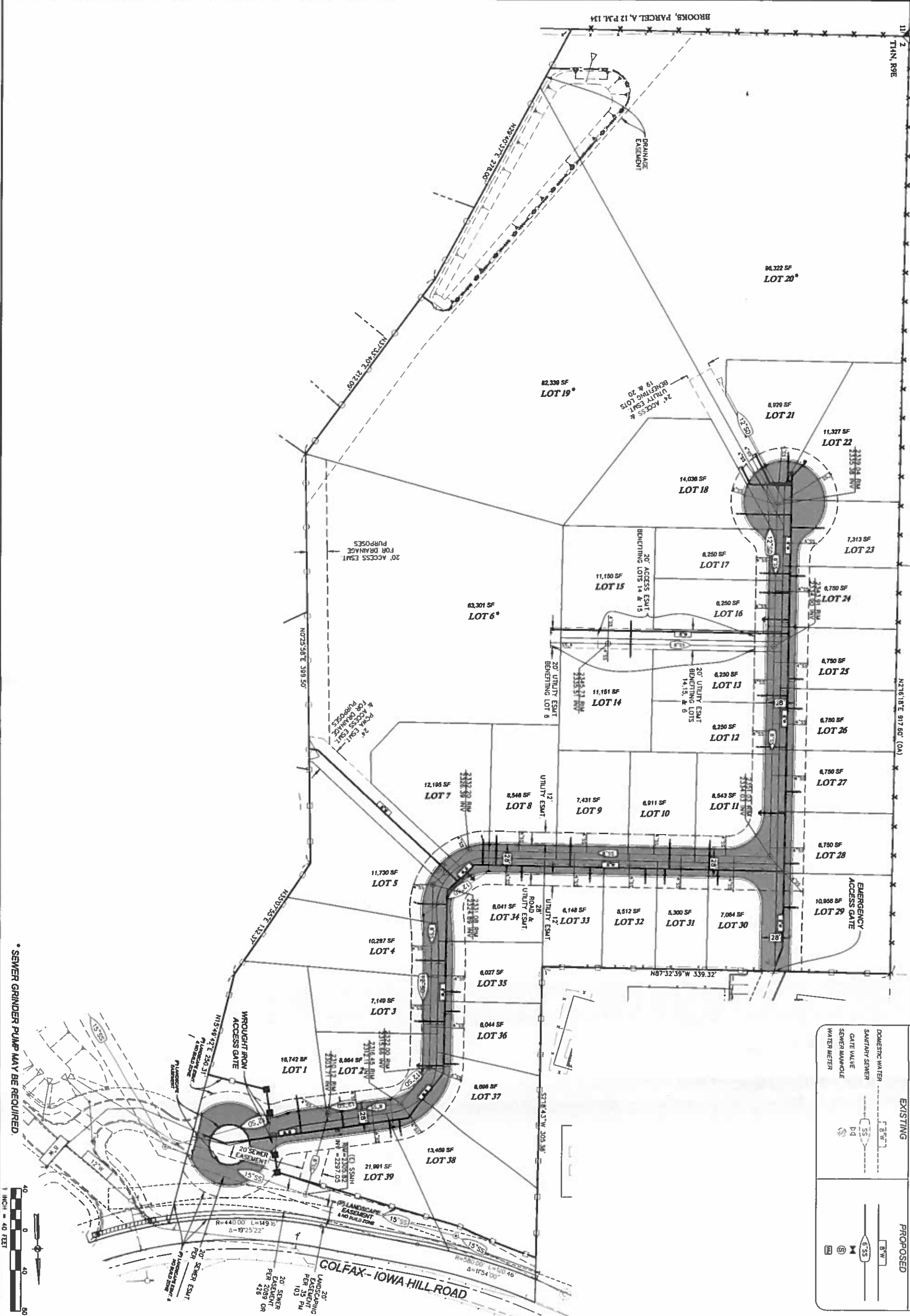


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GARD  
1981 OR  
0021750

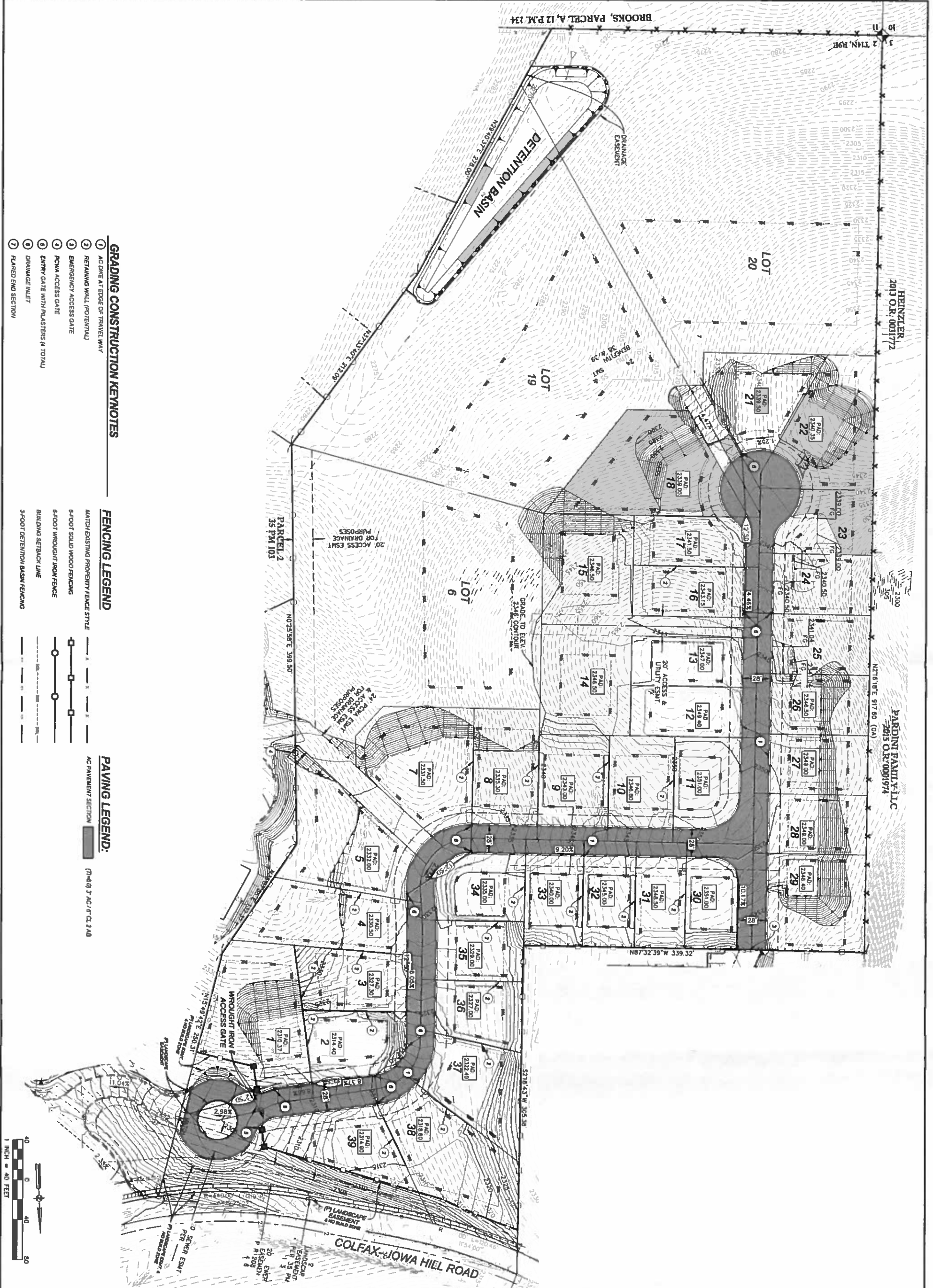
HEINZLER  
2013 O.R. 0011772

PARDINI FAMILY LLC  
2015 O.R. 0001974



UTILITY LEGEND	
EXISTING	PROPOSED
DOMESTIC WATER SANITARY SEWER SEWER MANHOLE WATER METER	DOMESTIC WATER SANITARY SEWER SEWER MANHOLE WATER METER

Drawing of 3 of 5 Total 11-14-2017	<b>VILLAGE OAKS</b> (PARCEL 4 OF 35 PM 103) <b>PRELIMINARY UTILITY PLAN</b>	<b>VILLAGE OAKS COMMUNITY, LLC</b> 6611 FOLSOM AUBURN RD., STE N FOLSOM, CA 95630 PHONE: (916) 802-8052	<b>RFE ENGINEERING, INC.</b> Civil Engineers • Planners • Surveyors 2700 Douglas Blvd., Suite 100, Roseville, CA 95601 P.O. Box 177-7000, Roseville, CA 95672-7004 www.RFEengineering.com		<table border="1"> <thead> <tr> <th>BY</th> <th>CHECK</th> <th>NO.</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> <th>APPROV</th> </tr> </thead> <tbody> <tr> <td>DESIGN</td> <td>TEC</td> <td>RFE</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>DRAWN</td> <td>TEC</td> <td>RFE</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>QUANT.</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	BY	CHECK	NO.	REVISION	DATE	BY	APPROV	DESIGN	TEC	RFE					DRAWN	TEC	RFE					QUANT.						
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- GRADING CONSTRUCTION KEYNOTES**
- 1 AC DIKE AT EDGE OF TRAVEL WAY
  - 2 RETAINING WALL (POTENTIAL)
  - 3 EMERGENCY ACCESS GATE
  - 4 ROWA ACCESS GATE
  - 5 ENTRY GATE WITH PULSTERS (A TOTAL)
  - 6 DRAINAGE INLET
  - 7 FLARED END SECTION

- FENCING LEGEND**
- MATCH EXISTING PROPERTY FENCE STYLE
- 6-FOOT SOLID WOOD FENCING
  - 6-FOOT WROUGHT IRON FENCE
  - BUILDING SETBACK LINE
  - 3-FOOT DETENTION BASIN FENCING

- PAVING LEGEND:**
- AC PAVEMENT SECTION
- (7'-4" @ 3' AC / 16' @ 2' AS

VILLAGE OAKS  
(PARCEL 4 OF 35 PM 103)

**PRELIMINARY GRADING PLAN**

Drawing Sheet  
4 of 5  
Total  
11-14-2017

VILLAGE OAKS COMMUNITY, LLC

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www.RFEEngineering.com



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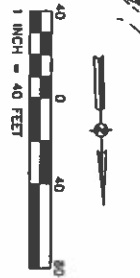
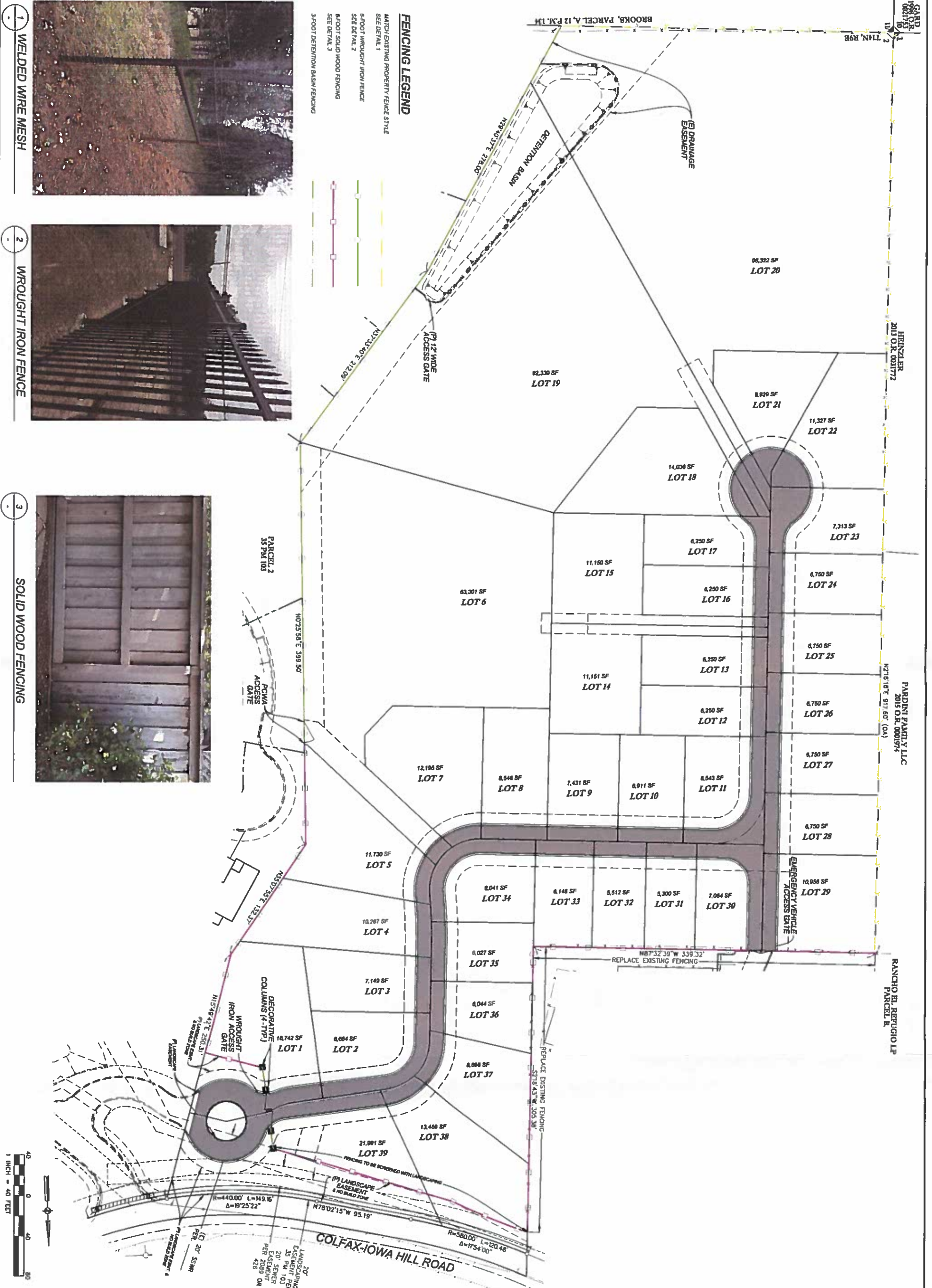


2 WROUGHT IRON FENCE



3 SOLID WOOD FENCING

**FENCING LEGEND**  
 MATCH EXISTING PROPERTY FENCE STYLE  
 SEE DETAIL 1  
 6 FOOT WROUGHT IRON FENCE  
 SEE DETAIL 2  
 4 FOOT SOLID WOOD FENCING  
 SEE DETAIL 3  
 3 FOOT DEFLECTION BASKET FENCING



<b>VILLAGE OAKS</b> (PARCEL 4 OF 35 PM 103)  <b>FENCING PLAN</b>		<b>VILLAGE OAKS COMMUNITY, LLC</b> 6611 FOLSOM AUBURN RD. STE N FOLSOM, CA 95630 PHONE: (916) 802-8052		 <b>RFE ENGINEERING, INC.</b> Civil Engineers - Planners - Surveyors 2760 Douglas Blvd, Suite 100, Roseville, CA 95601 Ph: 916-772-7899 Fax: 916-772-7894 www.RFEengineering.com		 <b>TEE</b> No. C83308 Exp. 12/31/18		<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> <th>APPRVD</th> </tr> </thead> <tbody> <tr> <td>0</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		NO.	REVISION	DATE	BY	APPRVD	0					1					2				
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