

OWNER:

NICOLE FARB (BUYER)
3724 DIVISADERO STREET
SAN FRANCISCO, CALIFORNIA 94123

ASSESSOR'S PARCEL NUMBER:

034-421-20 & 21

ZONING:

"CR-FF-WW-DR" RESORT COMMERCIAL

WATER SUPPLY:

CALIFORNIA WATER COMPANY
EXISTING (2) WATER METERS AND LATERALS
TO BE REPLACED

SEWAGE DISPOSAL:

LAKE COUNTY SPECIAL DISTRICTS
(2) SEWER LATERALS

PROPOSED IMPROVEMENTS

- 15 PARKING SPACES (1) ADA VAN ACCESSIBLE SPAC, (4) 8'X16' COMPACT SPACES, AND (10) 9'X18' SPACES
- 1 LOADING ZONE PARKING SPACE
- 9 CASITAS, INCLUDING ONE (1) ADA ACCESSIBLE.
- BOAT DOCK
- POOL & HOT TUB
- COMMON BBQ & OUTDOOR KITCHEN
- LOBBY, DINING ROOM - MINI STORE
- MINIMAL GRADING PROPOSED - ESTIMATED 100 CY IMPORT FOR PARKING LOT, STORMWATER INFRASTRUCTURE AND LANDSCAPING.

LEGEND:

- (E) FENCE (to be removed/replaced)
- PROPERTY LINE (APPROXIMATE)
- (E) SEWER LINE
- (P) SEWER LATERAL W/ CLEANOUT
- (P) WATER SERVICE
- (E) OVERHEAD UTILITIES
- (P) IRON FENCE
- (E) WATER SPIGOT
- (E) POWER POLE
- SEWER MANHOLE
- GAS PIPE CONNECTION
- ROCK SEA WALL
- CONCRETE BLOCK
- SEWER CLEANOUT (E)
- TREE (SIZE AND TYPE NOTED)
- (P) LANDSCAPE AREAS
- (P) TRASH/RECYCLING CONTAINERS
- SURFACE RUN OF DIRECTION

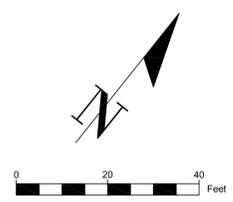
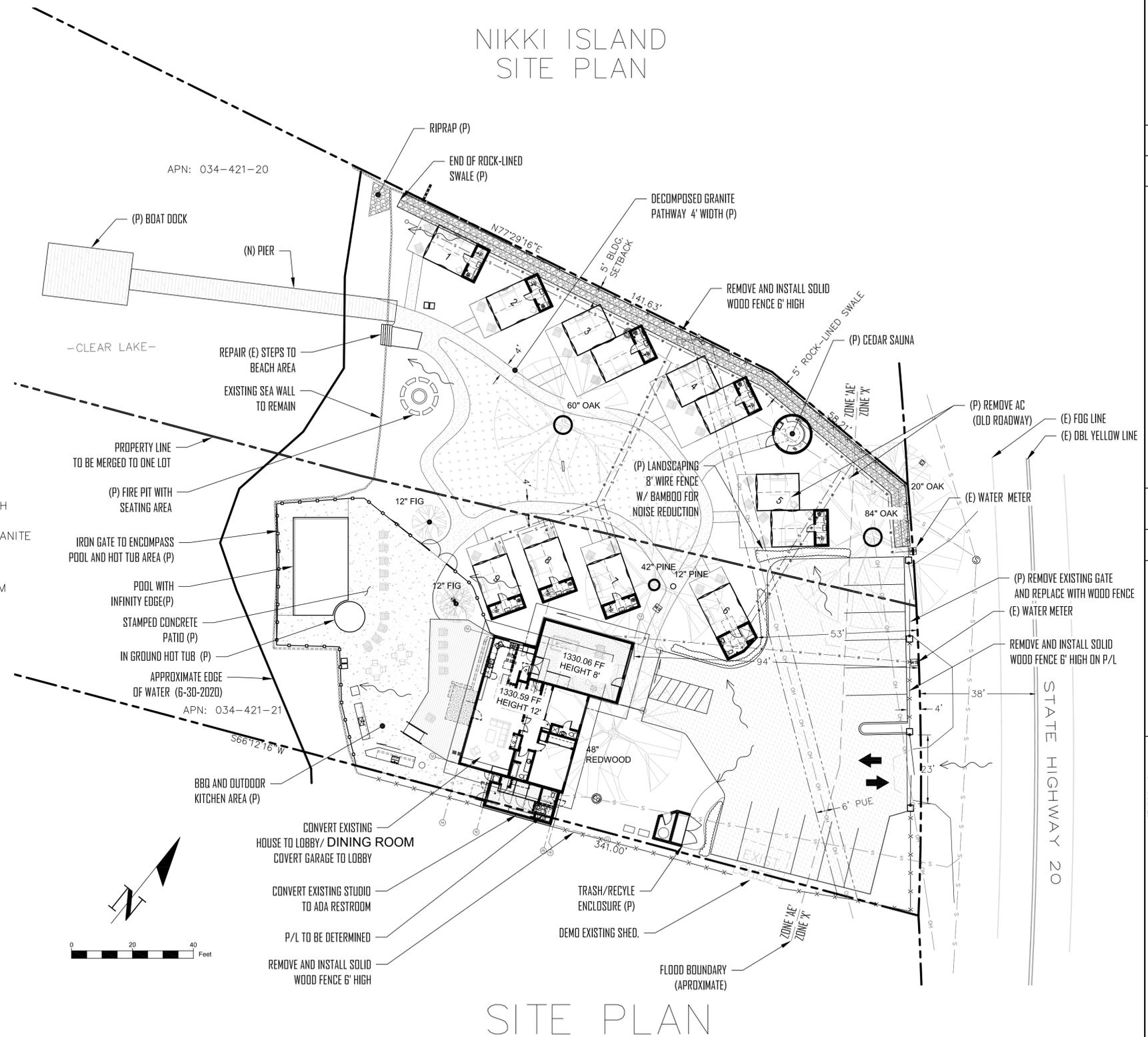
HATCH LEGEND:

- (P) CONCRETE AREA
- (P) WOOD DECK/PATH
- (P) DECOMPOSED GRANITE
- (P) PERMEABLE d-RAIN JOINT™ DRAINAGE SYSTEM

NOTE:

INSPECT AND REPLACE EXISTING SEWER AND WATER LINES IF NEEDED

NIKKI ISLAND
SITE PLAN



FIRE PROTECTION:
NORTH SHORE FIRE PROTECTION DISTRICT

FLOOD PLAIN NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP DATED SEPT. 30, 2005 THE SITE IS LOCATED IN THE ZONE "AE" AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATION 1331.0

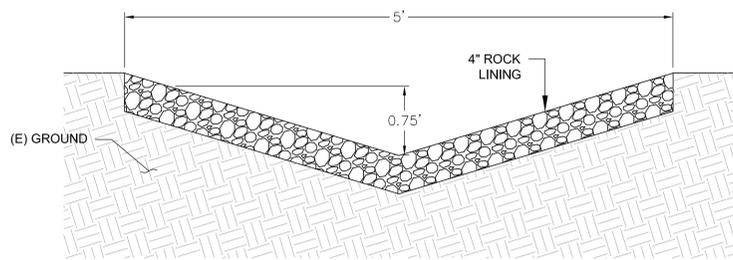
SITE TOPOGRAPHY
THE AVERAGE SLOPE OF THE LOT IS 1%. THE LOT SLOPE DOWN GRADIENT FROM THE EAST TO THE WEST END (LAKE SIDE) THE SITE IS RELATIVELY FLAT, THEREFORE TOPOGRAPHIC CONTOUR LINES ARE NOT SHOWN.

STORMWATER NOTE:
THIS PROJECT IS WITHIN THE MS4 BOUNDARY OF THE LAKE COUNTY CLEAN WATER PROGRAM. PROPOSED IMPERVIOUS SURFACE IS GREATER THAN 2,500 SF AND THEREFOR IS SUBJECT TO THE LOW IMPACT DEVELOPMENT MANUAL PREPARED BY LAKE COUNTY DEPARTMENT OF WATER RESOURCES.

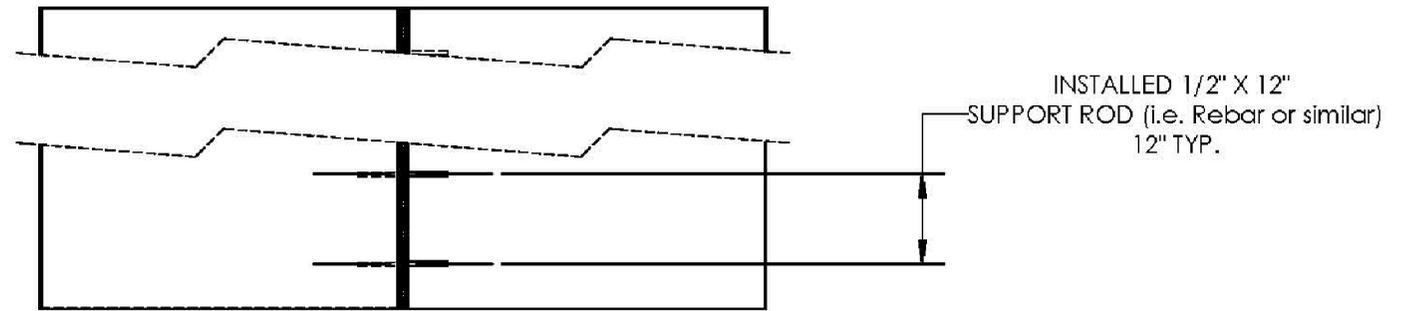
THE SITE IS RELATIVELY LEVEL SLOPING TOWARDS THE LAKE

APPROVER		BY		APVD	
Vanderwall		CHK		APVD	
DR		NO.		DATE	
Vanderwall		DSGN		NO.	
NIKKI ISLAND RESORT		APN: 034-421-20&21		5825 & 5835 EAST HWY 20	
LUCERNE, CALIFORNIA		LAKE COUNTY			
3745 Main Street		PO BOX 431		Kelseyville, CA 95451	
(707) 279-4887 P		www.vdwengr.com			
VanDerWall Engineering, Inc.		NIKKI ISLAND		SITE PLAN	
VERIFY SCALE		DATE		DEC. 2020	
BAR IS ONE INCH ON ORIGINAL DRAWING		PROJ		20-34	
DWG		C-1			
SHEET		1 OF 2			

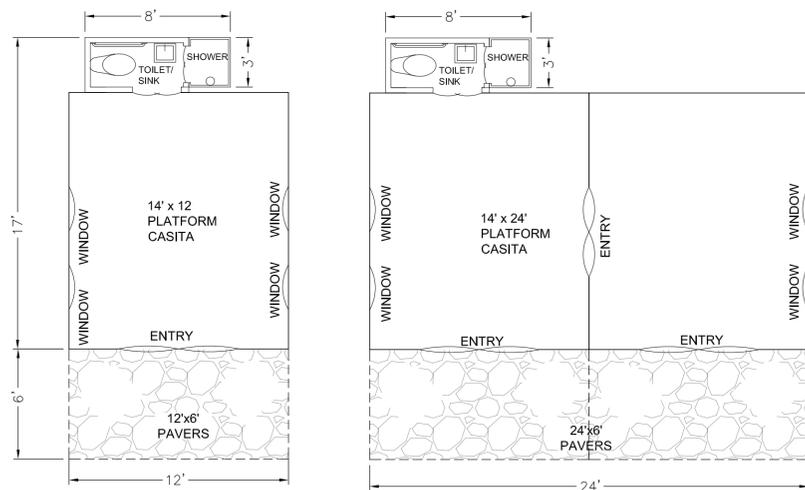
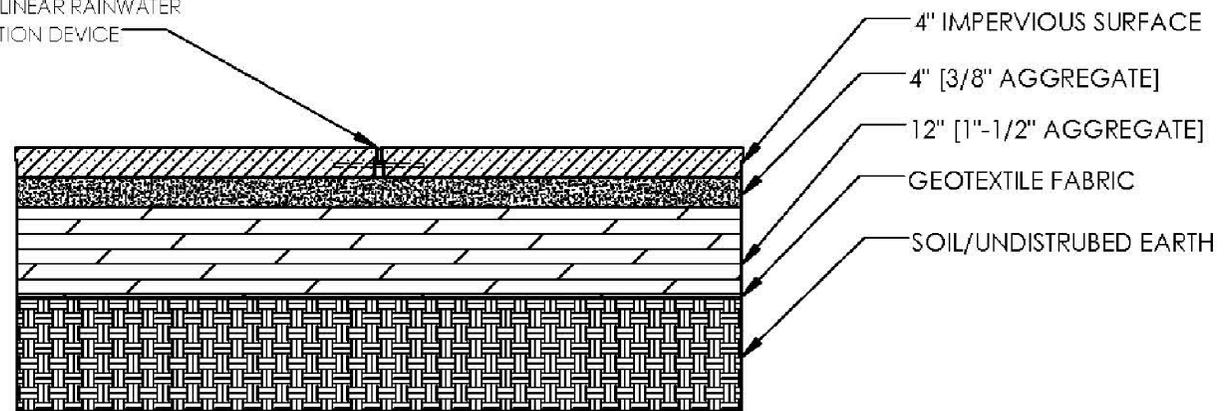
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ROCK-LINED SWALE
(N.T.S.)



QTY 1 LINEAR RAINWATER
FILTRATION DEVICE



SINGLE UNIT
UNIT 3, 4, 5, 6, & 7

FAMILY UNIT
UNIT 1, 2, & 8

CASITA FLOOR PLAN



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MATERIAL		<p>BETTER WATER. BETTER WORLD.™</p> <p>d-Rain Joint™</p>	<p>SIZE A</p> <p>TITLE: Single d-Rain Joint™ Installation</p>	<p>SHEET 1 OF 6</p>
<p>DO NOT SCALE</p> <p>UNLESS OTHERWISE SPECIFIED:</p> <p>DIMENSIONS ARE IN INCHES / CENTIMETERS</p> <p>TOLERANCES: ± 0.02 IN./IN. ± 0.05 CM./CM.</p>				
DRAWN	HRA	06/10/16	REV A	
RELEASED	HRA	06/10/16		

APPROVED	BY	APVD
DESIGNED	NO.	DATE
DRAWN	DR	APVD
CHECKED	CHK	APVD

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NIKKI ISLAND
SITE PLAN

VERIFY SCALE	
BAR IS ONE INCH ON ORIGINAL DRAWING.	
DATE	DEC. 2020
PROJ	20-34
DWG	C-2
SHEET	2 OF 2

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