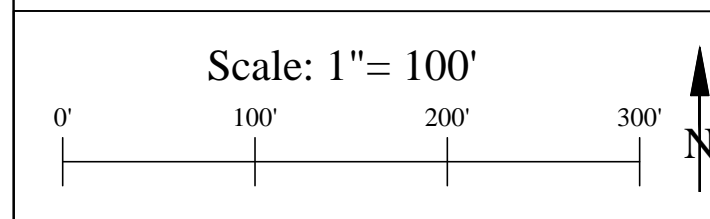


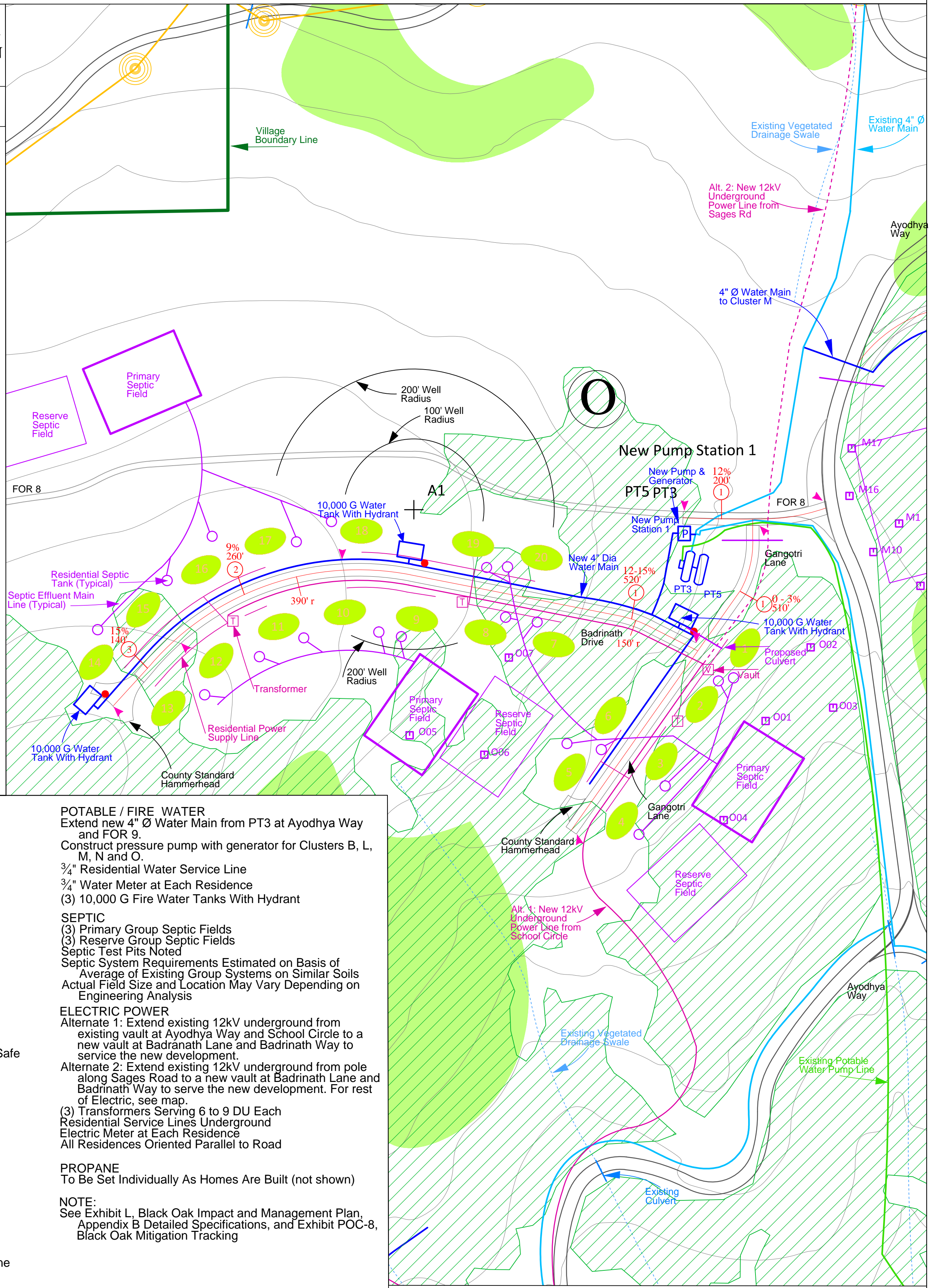
Ananda Planned Development - Cluster O

Road and Utility Site Plan - Proof of Concept



Legend

- Ananda P.D. Boundary Line
- 25' Contour Intervals
- ≥ 30% Slope
- Black Oak Canopy
- Existing Vegetated Drainage Swale
- Fire Safe Road With Centerline
- Road Slope Segment
- Existing Culvert
- Proposed Culvert
- Proposed Dwelling Unit Sites
- Parking Area
- + Existing Well
- Existing Potable Water Main Line
- Existing Potable Water Pump Line
- PT5 Proposed Potable Water Tank
- Proposed Pump Station
- New Potable Water Main Line
- 10,000 G Fire Water Tank with Hydrant
- Residential Septic Line with Tank
- Proposed Active Septic Field
- Proposed Reserve Septic Field
- Approved Septic Site
- Existing Power Pole
- Existing Above Ground Power Line
- New 12kV Underground Power Main Line
- New 12kV Underground Power Main Line Alternate Route
- Residential Power Line
- Vault
- Transformer



Notes

CONTOURS
25' Contour Interval
Contour Basis from USGS Contours, Aerial Flyover, and Ground Check

ROAD DATA
Improve "FOR 8" from existing Ayodhya Way 200' to Fire Safe Standards:
Travel Way is 18' wide
Shoulders are 1' wide Each Side
Total Road Width is 20'
Grades for each road segment:
(1) 12%, 200' Gravel

Improve Existing Service Road as "Gangotri Lane" 510' to Fire Safe Standards:
Travel Way is 18' wide
Shoulders are 1' wide Each Side
Total Road Width is 20'
Grades for each road segment:
(1) 0-3%, 510' Gravel

Construct new "Badrinath Drive" 920' to Fire Safe Standards:
Travel Way is 18' wide
Shoulders are 1' wide Each Side
Total Road Width is 20'
Grades for each road segment:
(1) 12-15%, 520' Asphalt
(2) 9%, 260', Asphalt
(3) 15%, 140', Asphalt

Both new roads end in County Standard Hammerhead.

RESIDENCES
20 Sites, 28 Dwelling Units Maximum
Multiplex Units 40% of Maximum
Group Houses as Needed
Building Slopes 3% to 20% Maximum
Building 50' From Access Maximum

TELEPHONE/CABLE
Village System to be Extended with Power Line (not shown)

PARKING AREAS
25' L, 10' W Per Space
46 Parking Spaces Total
2.3 Spaces per Dwelling Unit

POTABLE / FIRE WATER
Extend new 4" Ø Water Main from PT3 at Ayodhya Way and FOR 9.
Construct pressure pump with generator for Clusters B, L, M, N and O.
¾" Residential Water Service Line
¾" Water Meter at Each Residence
(3) 10,000 G Fire Water Tanks With Hydrant

SEPTIC
(3) Primary Group Septic Fields
(3) Reserve Group Septic Fields
Septic Test Pits Noted
Septic System Requirements Estimated on Basis of Average of Existing Group Systems on Similar Soils
Actual Field Size and Location May Vary Depending on Engineering Analysis

ELECTRIC POWER
Alternate 1: Extend existing 12kV underground from existing vault at Ayodhya Way and School Circle to a new vault at Badrinath Lane and Badrinath Way to service the new development.
Alternate 2: Extend existing 12kV underground from pole along Sages Road to a new vault at Badrinath Lane and Badrinath Way to serve the new development. For rest of Electric, see map.
(3) Transformers Serving 6 to 9 DU Each
Residential Service Lines Underground
Electric Meter at Each Residence
All Residences Oriented Parallel to Road

PROPANE
To Be Set Individually As Homes Are Built (not shown)

NOTE:
See Exhibit L, Black Oak Impact and Management Plan, Appendix B Detailed Specifications, and Exhibit POC-8, Black Oak Mitigation Tracking

NOTE:
THIS MAP IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Printed: 5-2-16

Exhibit
POC-6

Drawn By: GB
Checked By: AF
Date: 10/15/15

Cluster O

Road and Utility Site Plan Proof of Concept

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No.	Date	By	Revisions
1	6/4/14	AF	
2	10/15/15	AF	