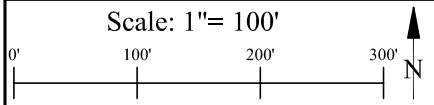


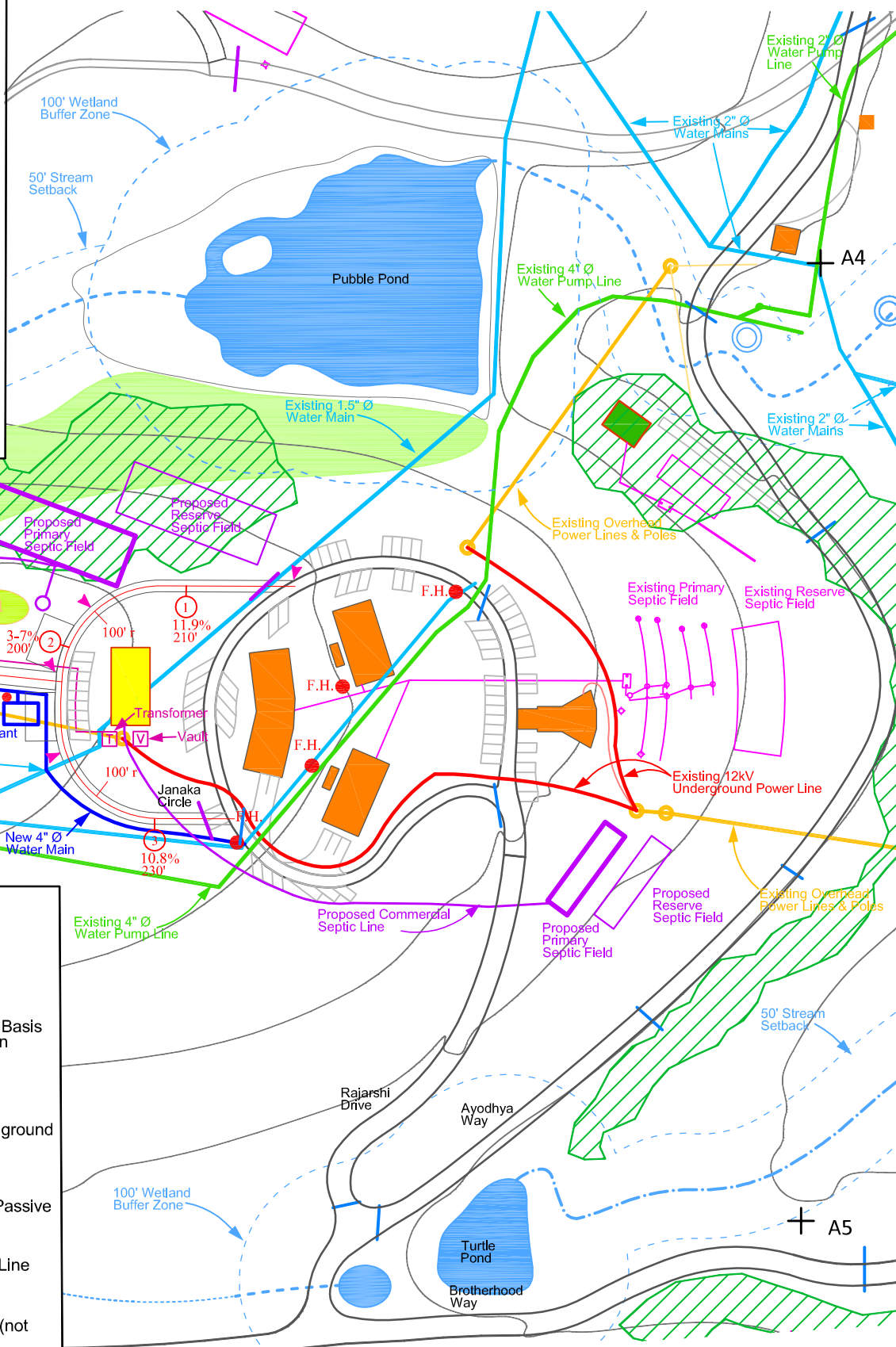
Ananda Planned Development - Cluster P

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
- Ephemeral Streams
- Intermittent Streams
- Spring
- 100' Wetland Buffer & 50' Stream Setback
- Fire Safe Road With Centerline
- Road Slope Segment
- Existing Culvert
- Proposed Culvert
- Proposed Residential Sites
- Proposed Non-Residential Buildings
- Existing Residential Buildings
- Existing Non-Residential Buildings
- Parking Area
- Existing Potable Water Pump Lines
- Existing Potable Water Main Lines
- New Potable Water Main Line
- 10,000 G Fire Water Tank with Hydrant
- + Potable Water Well
- Existing Primary Septic Field
- Existing Reserve Septic Field
- Proposed Residential Septic Line & Tank
- Proposed Primary Septic Field
- Proposed Reserve Septic Field
- L1 Approved Septic Site
- Existing Underground 12kV Power Line
- Existing Above Ground 12kV Power Line
- Existing Power Pole
- New 12kV Power Main Line
- New Residential Power Line
- Vault
- Transformer



Notes

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

ROAD DATA
Construct "Janaka Circle" from existing Rajarshi Drive at Fire Safe Standards:
Travel Way is 18' wide
Shoulders are 1' wide Each Side
Total Road Width is 20'
Grade for each road segment:
(1) 11.9%, 210', Asphalt
(2) 3-7%, 200', Asphalt
(3) 10.8%, 230', Asphalt
Construct "Janaka Lane" from "Janaka Circle" at Fire Safe Standards:
Travel Way is 18' wide
Shoulders are 1' wide Each Side
Total Road Width is 20'
Grade for each road segment:
(1) 0-3%, 320', Gravel

SEPTIC
(2) Proposed Active Group Septic Fields
(2) Proposed 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
Place 390' segment of existing 12kV above ground power line underground.
(1) Transformer Serving up to 9 DU Each Residential Service Lines Underground Electric Meter at Each Residence
All Residences Oriented E/W to Maximize Passive Solar and Photovoltaic Potential

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

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

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

RESIDENCES
3 Sites, 9 Dwelling Units Maximum
Multiplex Units 100% of Maximum
Group Homes as Needed
Building Slopes 0% to 20% Maximum
Building 50' From Access Area Maximum

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

POTABLE / FIRE WATER
Extend Residential Water Main from existing 8"Ø water main at fire hydrant on Rajarshi Drive.
¾" Residential Water Service Line
¾" Water Meter at Each Residence
(1) 10,000 G Fire Water Tank With Hydrant

NOTE:
THIS MAP IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Cluster P	Road and Utility Site Plan	Proof of Concept			
Date: 10/15/15	Checked By: AF	Drawn By: GB	Exhibit POC-7		

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

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