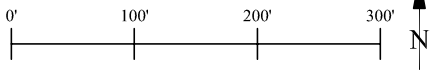


Ananda Planned Development - Cluster N

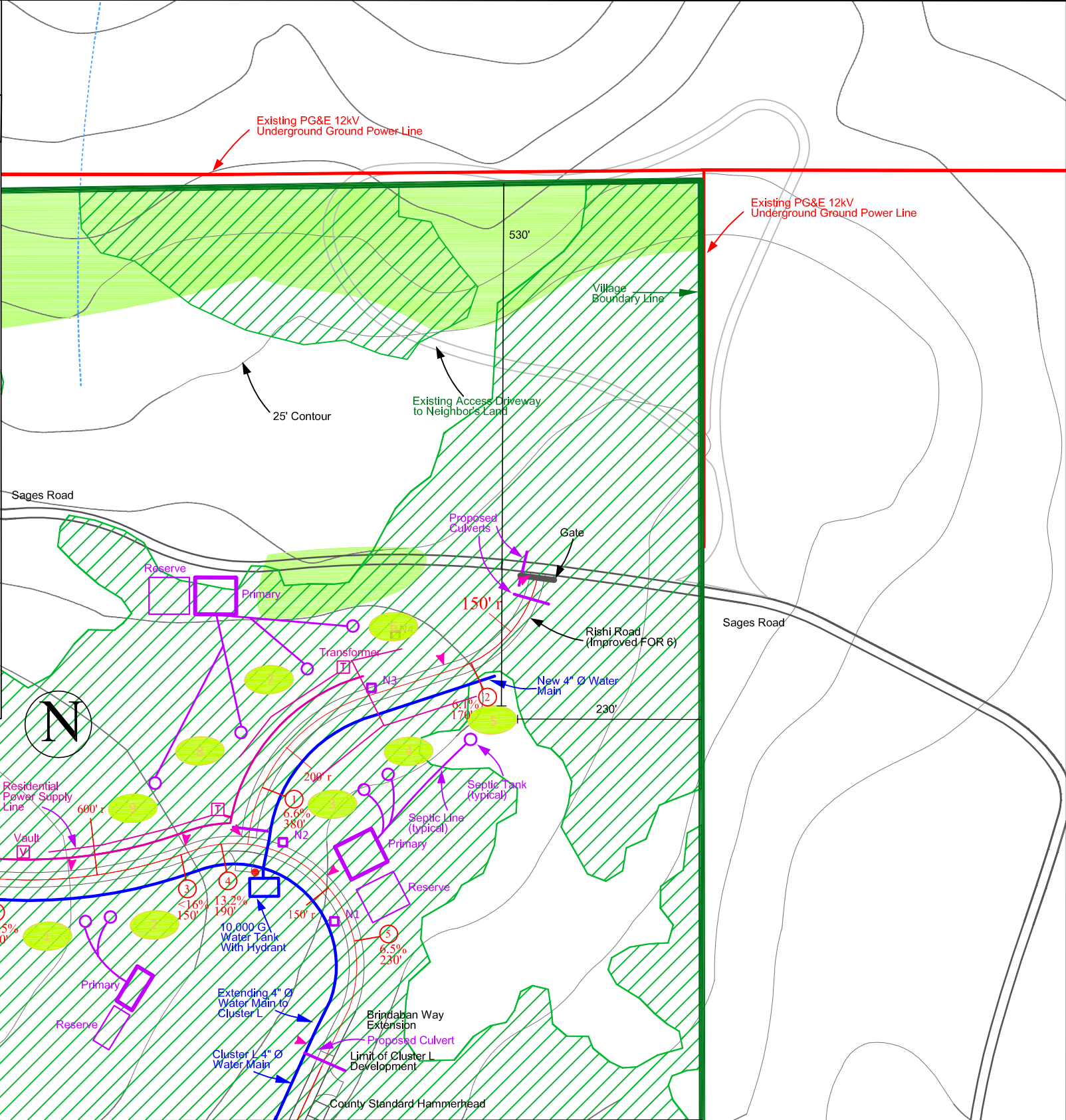
Road and Utility Site Plan - Proof of Concept

Scale: 1"= 100'



Legend

- Ananda P.D. Boundary Line
- 25' Contour Intervals
- ≥ 30% Slope
- Black Oak Canopy
- Existing Vegetated Drainage Swale
- Proposed Dwelling Unit Sites
- Fire Safe Road With Centerline
- Road Slope Segment
- Gate
- Existing Culvert
- Proposed Culvert
- Residential Septic Line with Tank
- Proposed Active Septic Field
- Proposed Reserve Septic Field
- L1 Approved Septic Site
- New Potable Water Main Line
- 10,000 G Fire Water Tank with Hydrant
- New Underground 12kV Power Main Line
- Residential Power Line
- Power Vault
- Power Transformer



Notes

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

RESIDENCES
9 Sites, 13 Dwelling Units Maximum
Multiplex Units 40% 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
27 Parking Spaces Total
3.0 Spaces per Dwelling Unit

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

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

ROAD DATA
Improve Rishi Road (existing "FOR 6") for Cluster N to Fire Safe Standards:
Travel Way 18'
Shoulders 1' wide Each Side
Grades for each road segment:
(1) 6.6%, 380', Gravel
(2) 6.1%, 170', Gravel

Extend "Brindaban Way" from Cluster M to Cluster L at Fire Safe Standards:
Travel Way 18'
Shoulders 1' wide Each Side
Grades for each road segment:
(1) 13.9%, 180', Asphalt
(2) 12.5%, 200', Asphalt
(3) <16%, 150', Asphalt
(4) 13.2%, 190', Asphalt
(5) 6.5%, 230', Asphalt

POTABLE / FIRE WATER
Extend Cluster M 4" Ø Water Main Along Rishi Road
¾" Residential Water Service Line
¾" Water Meter at Each Residence
(1) 15,000 G Water Tank 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
Extend Existing 12kV Underground Line at Almora to Serve the New Development
(2) Transformers Serving 3 to 6 DU Each
Residential Service Lines Underground
Electric Meter at Each Residence
All Residences Oriented E/W to Maximize Passive Solar and Photovoltaic Potential

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.

Sages Road Gravel Roadway Begins
Sages Road Paved Roadway Ends

NOTE:
THIS MAP IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Printed: 5-2-16

Cluster N

Road and Utility Site Plan

Proof of Concept

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Checked By: AF
Date: 2/15/16

Exhibit
POC-5

No.	Date	By	Revisions
1	6/4/14	AF	
2	10/15/15	AF	
3	2/15/16	AF	