

# Ananda Planned Development - Clusters I & J

## 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

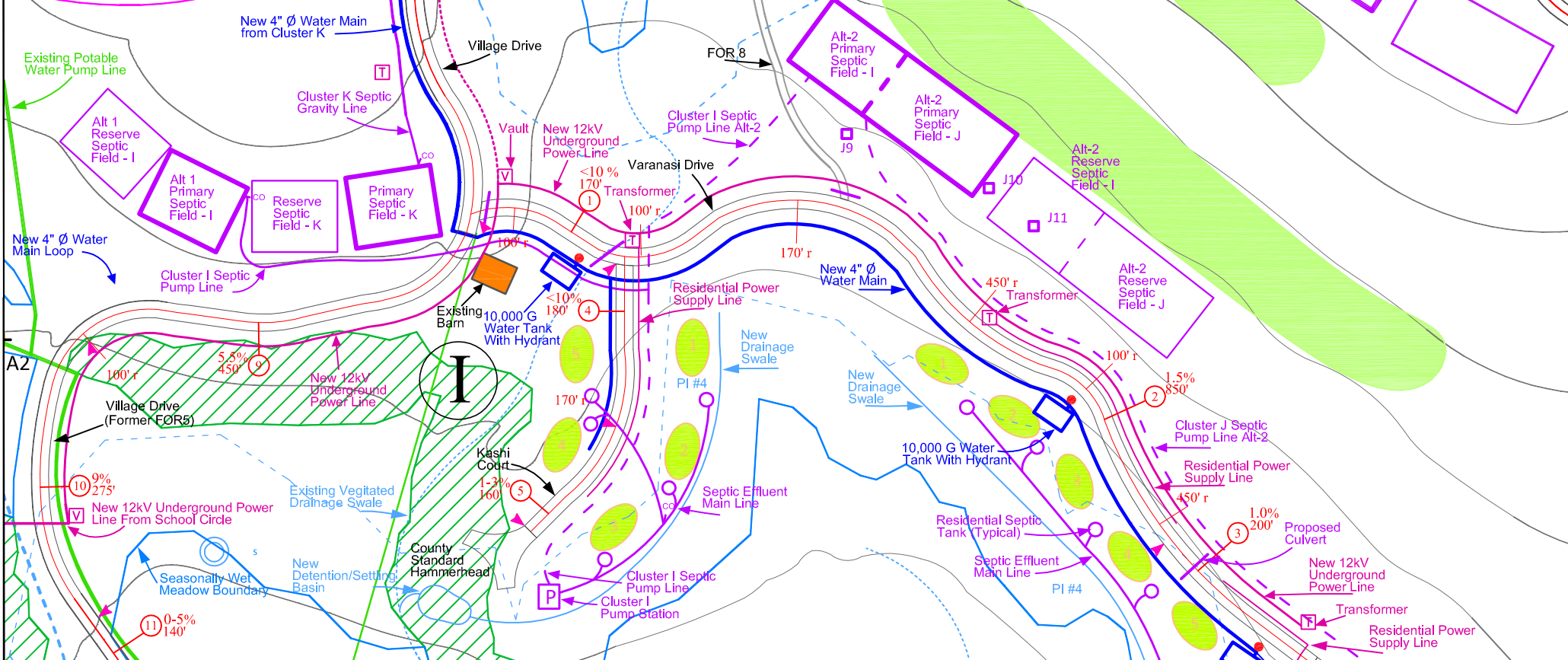
- Existing Vegetated Drainage Swale
- New Drainage Swale
- Spring
- 100' Wetland Buffer
- PI #4 Project Impact Area # 4
- Seasonally Wet Meadow Area Boundary (See Exhibit A, Ananda Village Comprehensive Master Plan)
- Proposed Dwelling Unit Sites
- Fire Safe Road With Centerline
- Road Slope Segment
- Residential Septic Line with Tank
- Proposed Active Septic Field
- Proposed Reserve Septic Field
- Approved Septic Site
- Existing Potable Water Pump Line
- 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
- Existing Culvert
- Proposed Culvert

### Notes - Continued

**ELECTRIC POWER**  
 Alt 1: Extend 12kV underground power from Cluster K.  
 Alt 2: Extend 12kV underground power from School Circle. One power vault and (3) transformers serving 4 to 5 DU each.  
 Residential service lines underground  
 Electric meter at each residence  
 Residences oriented parallel to road

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

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



### Notes

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

**ROAD DATA**  
 Alternate 1 - Extend "Village Drive" over FOR 5 from Cluster K to Cluster I/J at Fire Safe Standards:  
 Travel Way 18'  
 Shoulders 1' wide Each Side  
 Grades for each road segment:  
 (6) 11.3%, 220', Gravel  
 (7) 10.0%, 250', Gravel  
 (8) 17.9%, 140', Asphalt  
 Alternate 2 - Extend "Village Drive" over FOR 5 from Village Center to Cluster I/J at Fire Safe Standards:  
 Travel Way 18'  
 Shoulders 1' wide Each Side  
 Grades for each road segment:  
 (9) 5.5%, 450', Gravel  
 (10) 9.0%, 275', Gravel  
 (11) 0-5%, 750', Gravel  
 Develop Existing Forest Road as "Varanasi Drive" @ Fire Safe Standards (see above). Grades for each road segment:  
 (1) <10%, 170', Gravel  
 (2) 1.5%, 840', Gravel  
 (3) 1.0%, 200', Gravel  
 Develop "Kashi Court" @ Fire Safe Standards(see above). Grades for each road segment:  
 (4) <10%, 180', Gravel  
 (5) 1-3%, 160', Gravel

**NOTE:**  
 For Wetland Encroachment & Mitigation Areas, See Wetland Management Plan Figure 4 and Project Impacts, pg 10

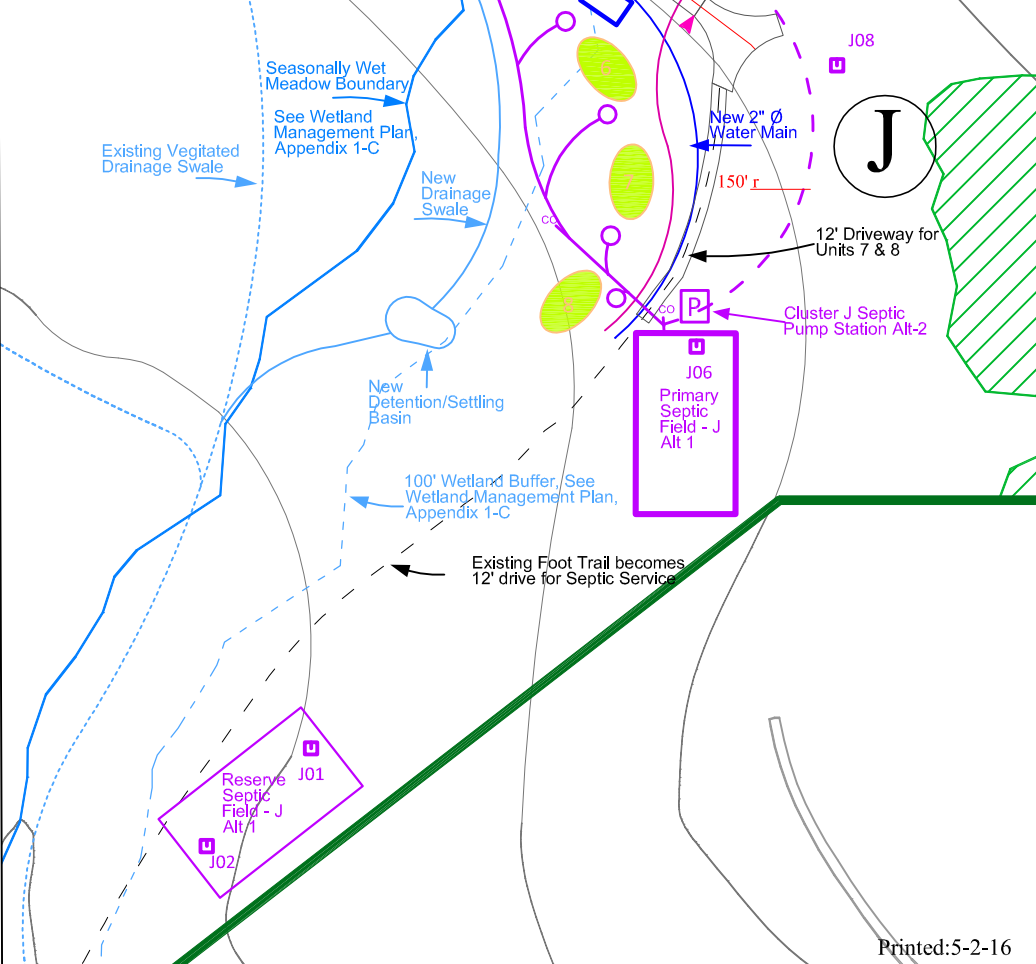
**RESIDENCES**  
 Cluster I: 5 sites, 7 dwelling Units Maximum  
 Multiplex Units 40% of Maximum  
 Group Homes as Needed  
 Building Slopes 3% to 20% Maximum  
 Building 50' from Access Area Maximum  
 Cluster J: 8 Sites, 12 Dwelling Units Maximum  
 Multiplex Units 40% Maximum.  
 Group Homes as Needed  
 Building Slopes 3% to 20% Maximum  
 Building 50' From Access Area Maximum

**PARKING AREAS**  
 25' L, 10' W Per Space  
 40 Parking Spaces Total  
 2.1 Spaces per Dwelling Unit

**POTABLE / FIRE WATER**  
 Alt 1: Extend Cluster K 4" Ø main with pressure reducer.  
 Alt 2: Extend new 4" Ø main from Village Center  
 ¾" Residential Water Service Line  
 ¾" Water Meter at each Residence  
 (3) 10,000 Gallon Fire Water Tanks with Hydrant

**SEPTIC**  
 (2) Primary Group Septic Fields (Alt 1 or Alt 2)  
 (2) Reserve Group Septic Fields (Alt 1 or Alt 2)  
 Septic pump station for (2) fields maximum  
 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

**NOTE:**  
 THIS MAP IS NOT INTENDED FOR CONSTRUCTION PURPOSES



Drawn By: GB
Checked By: AF
Date: 10-15-15
Exhibit POC-1

## Cluster I/J

### 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	