

# Ananda Planned Development - Cluster K

## Road and Utility Site Plan - Proof of Concept

Scale: 1" = 100'

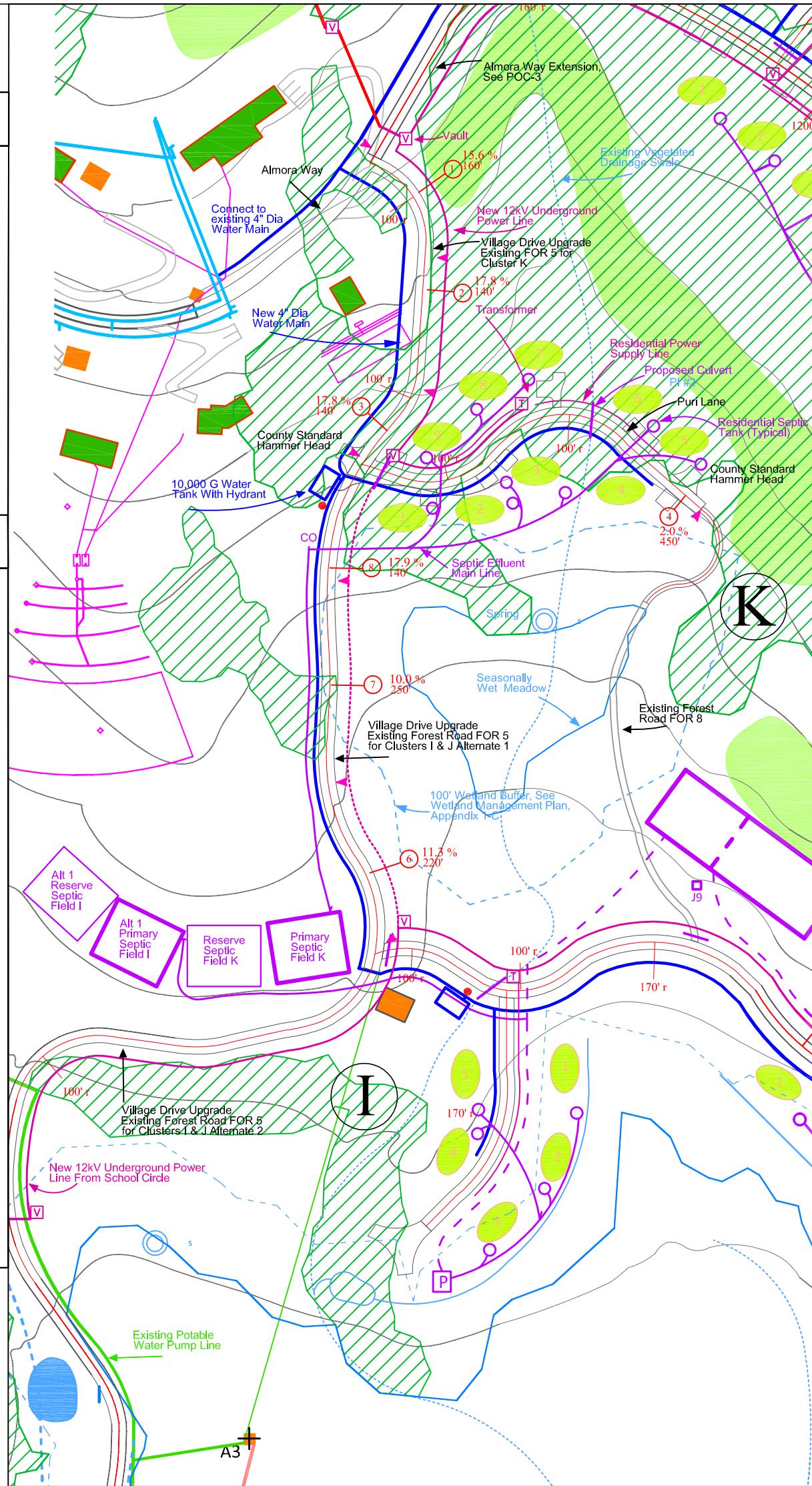


### Legend

Ananda P.D. Boundary Line	Existing Culvert
25' Contour Intervals	Proposed Culvert
≥ 30% Slope	Existing Active Septic Field
Black Oak Canopy	Existing Reserve Septic Field
Existing Vegetated Drainage Swale	Residential Septic Line with Tank
New Drainage Swale	Proposed Active Septic Field
Spring	Proposed Reserve Septic Field
Existing Vegetated Drainage Swale	Approved Septic Site
100' Wetland Buffer	Existing Potable Water Pump Line
Project Impact Area # 2	New Potable Water Main Line
Seasonally Wet Meadow Area Boundary (See Exhibit A, Ananda Village Comprehensive Master Plan)	10,000 G Fire Water Tank with Hydrant
Proposed Dwelling Unit Sites	Existing Underground 12kV Power Main Line
Existing Residential Buildings	New Underground 12kV Power Main Line
Fire Safe Road With Centerline	Residential Power Line
Road Slope Segment	Power Vault
	Power Transformer

### Notes

<p><b>CONTOURS</b> 25' Contour Interval Contour Basis from USGS Contours, Aerial Flyover, and Ground Check</p>	<p><b>POTABLE / FIRE WATER</b> Extend Almora 4" Ø Water Main 3/4" Ø Residential Water Service Line 3/4" Ø Water Meter at Each Residence (1) 15,000 G Fire Water Tanks With Hydrant</p>
<p><b>ROAD DATA</b></p> <p>Alternate 1 - Extend "Village Drive" over FOR 5 from Almora Way (Cluster B) at Fire Safe Standards: Travelway 18' Shoulders 1' wide each side Grades for each road segment: (1) 15.6%, 160', Asphalt (2) 17.8%, 140', Asphalt (3) 17.8%, 140', Asphalt</p> <p>Alternate 2 - Extend "Village Drive" over FOR 5 from Cluster I and J at Fire Safe Standards: Travelway 18' Shoulders 1' wide each side Grades for each road segment: (6) 11.3%, 220', Gravel (7) 10.0%, 250', Gravel (8) 17.0%, 140', Asphalt</p> <p>Improve Existing FOR 8 as "Puri Lane" from Market Way at Fire Safe Standards: Travelway 18' Shoulders 1' wide each side Grade: (4) 2.0%, 450', Gravel</p>	<p><b>SEPTIC</b> (1) Primary Group Septic Field (1) Reserve Group Septic Field 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</p> <p><b>ELECTRIC POWER</b> Extend Existing 12kV Underground Line at Almora to Serve the New Development (1) Transformer Serving 9 DU Residential Service Lines Underground Electric Meter at Each Residence All Residences Oriented E/W to Maximize Passive Solar and Photovoltaic Potential</p> <p><b>TELEPHONE / CABLE</b> Village System to be Extended with Power Line (not shown)</p> <p><b>PROPANE</b> To Be Set Individually As Homes Are Built (not shown)</p>
<p><b>PARKING AREAS</b> 25' L, 10' Wide Per Space 25 Parking Spaces Total 1.7 Spaces per Dwelling Unit</p> <p><b>RESIDENCES</b> 9 Sites, 15 Dwelling Units Maximum Multiplex Units 40% of Maximum Group Homes as Needed Building Slopes 0% to 20% Maximum Building 50' From Access Area Maximum</p>	<p><b>NOTE:</b> For Wetland Encroachment &amp; Mitigation Areas, See Wetland Management Plan, Figure 4 and Project Impacts, pg 10</p> <p><b>NOTE:</b> See Exhibit L, Black Oaks Impact &amp; Mitigation Areas, Oak Habitat Management Plan, Appendix B Detailed Specifications and Exhibit POC-8, Black Oak Mitigation Tracking.</p> <p><b>NOTE:</b> THIS MAP IS NOT INTENDED FOR CONSTRUCTION PURPOSES</p>



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<h2 style="margin: 0;">Cluster K</h2> <h3 style="margin: 0;">Road and Utility Site Plan</h3> <h3 style="margin: 0;">Proof of Concept</h3>	<p>Ananda Planning Department, Attn. Peter Goering 14618 Tyler Foote Rd Nevada City, CA 95959 Phone: 530-478-7639 Fax: 530-478-7649 Email: PeterG@Ananda.Org</p>	<table border="1"> <tr> <th>No.</th> <th>Date</th> <th>By</th> <th>Revisions</th> </tr> <tr> <td>1</td> <td>6/4/14</td> <td>AF</td> <td></td> </tr> <tr> <td>2</td> <td>10/15/15</td> <td>AF</td> <td></td> </tr> </table>	No.	Date	By	Revisions	1	6/4/14	AF		2	10/15/15	AF	
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