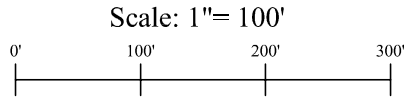


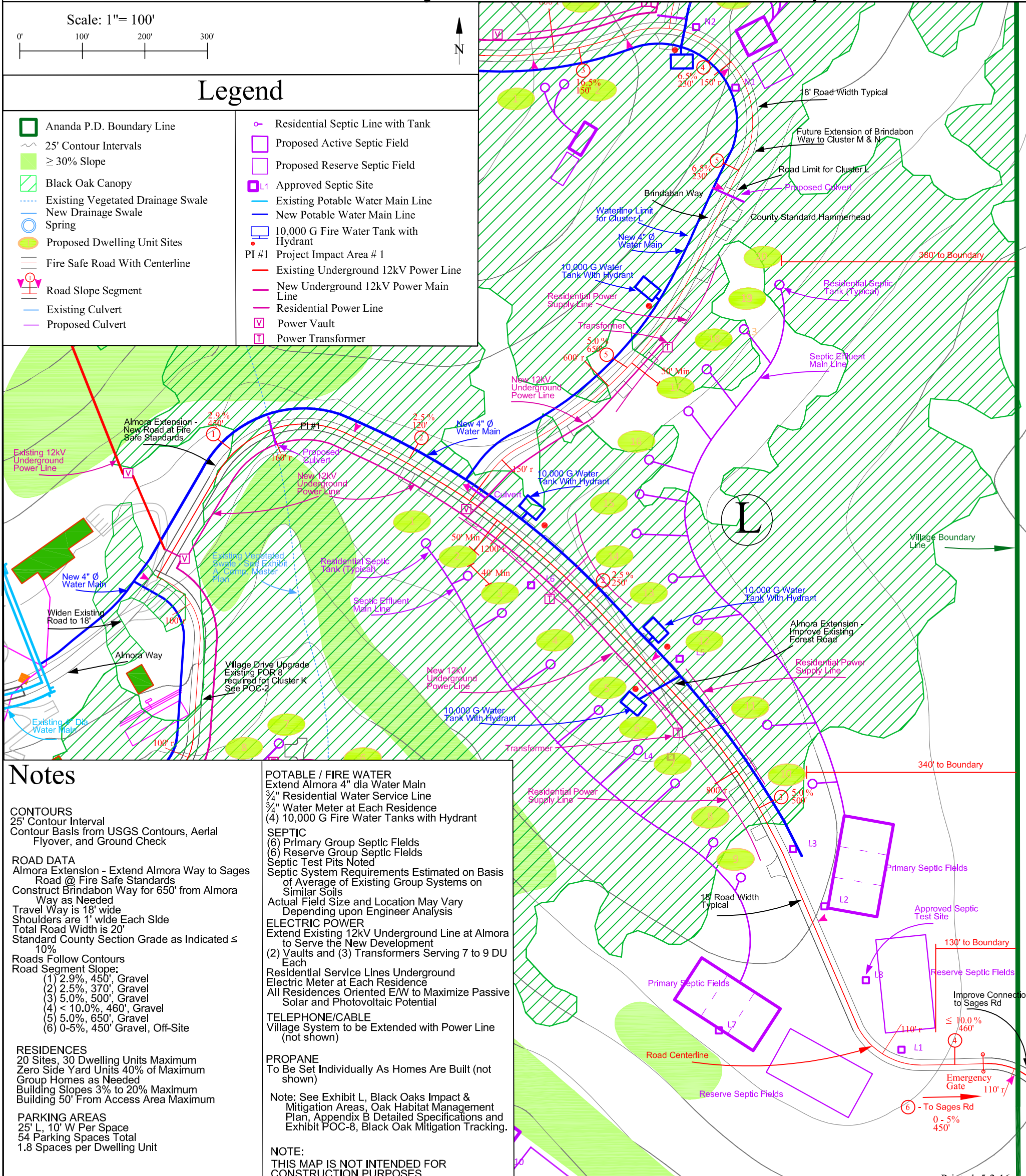
Ananda Planned Development - Cluster L

Road and Utility Site Plan - Proof of Concept



Legend

- | | |
|-----------------------------------|---------------------------------------|
| Ananda P.D. Boundary Line | Residential Septic Line with Tank |
| 25' Contour Intervals | Proposed Active Septic Field |
| ≥ 30% Slope | Proposed Reserve Septic Field |
| Black Oak Canopy | Approved Septic Site |
| Existing Vegetated Drainage Swale | Existing Potable Water Main Line |
| New Drainage Swale | New Potable Water Main Line |
| Spring | 10,000 G Fire Water Tank with Hydrant |
| Proposed Dwelling Unit Sites | Project Impact Area # 1 |
| Fire Safe Road With Centerline | Existing Underground 12kV Power Line |
| Road Slope Segment | New Underground 12kV Power Main Line |
| Existing Culvert | Residential Power Line |
| Proposed Culvert | Power Vault |
| | Power Transformer |



Notes

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

ROAD DATA
Almora Extension - Extend Almora Way to Sages Road @ Fire Safe Standards
Construct Brindaban Way for 650' from Almora Way as Needed
Travel Way is 18' wide
Shoulders are 1' wide Each Side
Total Road Width is 20'
Standard County Section Grade as Indicated ≤ 10%
Roads Follow Contours
Road Segment Slope:
(1) 2.9%, 450', Gravel
(2) 2.5%, 370', Gravel
(3) 5.0%, 500', Gravel
(4) < 10.0%, 460', Gravel
(5) 5.0%, 650', Gravel
(6) 0-5%, 450' Gravel, Off-Site

RESIDENCES
20 Sites, 30 Dwelling Units Maximum
Zero Side Yard Units 40% of 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
54 Parking Spaces Total
1.8 Spaces per Dwelling Unit

POTABLE / FIRE WATER
Extend Almora 4" dia Water Main
3/4" Residential Water Service Line
3/4" Water Meter at Each Residence
(4) 10,000 G Fire Water Tanks with Hydrant

SEPTIC
(6) Primary Group Septic Fields
(6) 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 upon Engineer Analysis

ELECTRIC POWER
Extend Existing 12kV Underground Line at Almora to Serve the New Development
(2) Vaults and (3) Transformers Serving 7 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 Built (not shown)

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

NOTE:
THIS MAP IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Exhibit POC-3	Date: 10/15/15	Checked By: AF	Drawn By: GB	Cluster L Road and Utility Site Plan Proof of Concept	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	Revisions		
						No.	Date	By
						1	6/4/14	AF
						2	10/15/15	AF

Printed: 5-2-16