

LOT TABULATION

VILLAGE 1
 RESIDENTIAL LOTS - 111 LOTS
 -46'-50" X (75'-79') (MIN. LOT SIZE=3,630 SQ. FT) - 36 LOTS
 -45' X 95' - 55 LOTS
 -55' X 95' - 14 LOTS
 -SINGLE FAMILY DETACHED CONDOMINIUM ROW/CLUSTER - 6 LOTS*
 NON-RESIDENTIAL LOTS - 27 LOTS
 -VILLAGE CENTER - 2 LOTS
 -ACTIVE OPEN SPACE LOTS - 1 LOT
 -POCKET PARK
 PASSIVE OPEN SPACE LOTS - 24 LOTS
 -CONVEYANCE CHANNELS - (2)
 -WATER QUALITY BASINS - (5)
 -BUFFER AREAS - (6)
 -PERIMETER ENCROACHMENTS - (11)

* WITHIN VILLAGE 1 THERE ARE 6 CONDOMINIUM LOTS THAT WILL CONTAIN A TOTAL OF 43 RESIDENTIAL DWELLING UNITS CONFIGURED IN ROWS/CLUSTERS.

VILLAGE 2
 RESIDENTIAL LOTS - 60 LOTS
 -46'-50" X (75'-79') (MIN. LOT SIZE=3,630 SQ. FT) - 20 LOTS
 -45' X 95' - 24 LOTS
 -55' X 95' - 10 LOTS
 -SINGLE FAMILY DETACHED CONDOMINIUM ROW/CLUSTER - 6 LOTS**
 NON-RESIDENTIAL LOTS - 19 LOTS
 -ACTIVE OPEN SPACE LOTS - 1 LOT
 -POCKET PARK
 PASSIVE OPEN SPACE LOTS - 18 LOTS
 -CONVEYANCE CHANNELS - (2)
 -WATER QUALITY BASINS - (2)
 -BUFFER AREAS - (6)
 -PERIMETER ENCROACHMENTS - (8)

** WITHIN VILLAGE 2 THERE ARE 6 CONDOMINIUM LOTS THAT WILL CONTAIN A TOTAL OF 32 RESIDENTIAL DWELLING UNITS CONFIGURED IN ROWS/CLUSTERS.

VILLAGE 3
 RESIDENTIAL LOTS - 51 LOTS
 -46'-50" X (75'-79') (MIN. LOT SIZE=3,630 SQ. FT) - 32 LOTS
 -4 UNIT-CLUSTERS/6-UNIT CLUSTERS - 14 LOTS***
 -SINGLE FAMILY DETACHED CONDOMINIUM ROW/CLUSTER - 5 LOTS***
 NON-RESIDENTIAL LOTS - 35 LOTS
 -ACTIVE OPEN SPACE LOTS - 2 LOTS
 -POCKET PARKS
 PASSIVE OPEN SPACE LOTS - 33 LOTS
 -CONVEYANCE CHANNELS - (1)
 -WATER QUALITY BASINS - (3)
 -BUFFER AREAS - (5)
 -PERIMETER ENCROACHMENTS - (24)

*** WITHIN VILLAGE 3 THERE ARE 14 CONDOMINIUM LOTS THAT WILL CONTAIN A TOTAL OF 78 ATTACHED/DETACHED RESIDENTIAL DWELLING UNITS CONFIGURED IN 4 UNIT AND 6 UNIT CLUSTERS, AND 5 CONDOMINIUM LOTS THAT WILL CONTAIN A TOTAL OF 36 DETACHED RESIDENTIAL DWELLING UNITS CONFIGURED IN ROWS/CLUSTERS.

ABBREVIATIONS

AC	ASPHALT CONCRETE/ACRES	MIN	MINIMUM
AV	AIR RELEASE VALVE	NO	NUMBER
BC	BEGIN CURVE	OD	OUTSIDE DIAMETER
B.O.	BLOW OFF	OS	OPEN SPACE LOTS
BVC	BEGIN VERTICAL CURVE	PCR	POINT OF CURB RETURN
BW	BACK OF WALK/BOTTOM OF WALL	PCC	PORTLAND CEMENT CONCRETE
BS	BOTTOM OF STEP	PAD	PAD ELEVATION
C.B.	CATCH BASIN	PI	POINT OF INTERSECTION
CL	CENTERLINE	PL	PROPERTY LINE
C.O.	CLEANOUT	PVC	POLYVINYL CHLORIDE
CY	CUBIC YARDS	PVT	PRIVATE
D	DIAMETER	R	RADIUS
DWG	DRAWING	RD	ROOF DRAIN
DWY	DRIVEWAY	REQ'D	REQUIRED
EC	END CURVE	RCP	REINFORCED CONCRETE PIPE
EVC	END VERTICAL CURVE	RT	RIGHT
EX/EXIST	EXISTING	S	SEWER
FF	FINISH FLOOR	SD	STORM DRAIN
FG	FINISH GRADE	S/W	SIDEWALK
FH	FIRE HYDRANT	TC	TOP OF CURB
FL	FLOW LINE	TG	TOP OF GRATE
FS	FINISH SURFACE	TF	TOP OF FOOTING
FS	FIRE SERVICE	TP	TOP OF PIPE
HP	HIGH POINT	TS	TOP OF STEP
HT	HEIGHT	TW	TOP OF RETAINING WALL
IE	INVERT ELEVATION	TYP.	TYPICAL
LT	LEFT	VC	VERTICAL CURVE
LP	LOW POINT	W/	WITH
MAX	MAXIMUM	D	DELTA
MH	MANHOLE		

KEY MAP

NTS
 SUBDIVISION BOUNDARY LINE - - - - -
 LOT LINE - - - - -

SHEET INDEX

TITLE SHEET	SHEET 1
EXISTING CONDITIONS & EASEMENT MAP	SHEET 2
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TENTATIVE MAP	SHEETS 5 THRU 12
TRAFFIC SIGNING, PARKING AND CALMING PLAN	SHEETS 13 THRU 15
SPECIFIC ALIGNMENT PLAN FOR COUNTRY CLUB LANE	SHEETS 16 THRU 18
OFFSITE TRAFFIC MITIGATION MEASURES	SHEETS 19 THRU 24

GRADING EXEMPTIONS

A GRADING EXEMPTION IS REQUESTED FOR SLOPE HEIGHTS PER ARTICLE 55 EXCAVATION AND GRADING SECTION 33-1066(c) 1-4
 1. TO ALLOW FILL SLOPES WITHIN 50 FEET OF THE PROPERTY LINE GREATER THAN 10 FEET IN HEIGHT.
 2. ALLOW CUT SLOPES IN EXCESS OF 20 FEET IN HEIGHT.
 3. TO ALLOW FILL SLOPES WITHIN 50 FEET OF THE PROPERTY LINE GREATER THAN 20 FEET IN HEIGHT.

EARTHWORK

CUT: 230,000 CY
 FILL: 370,000 CY
 IMPORT: 140,000 CY

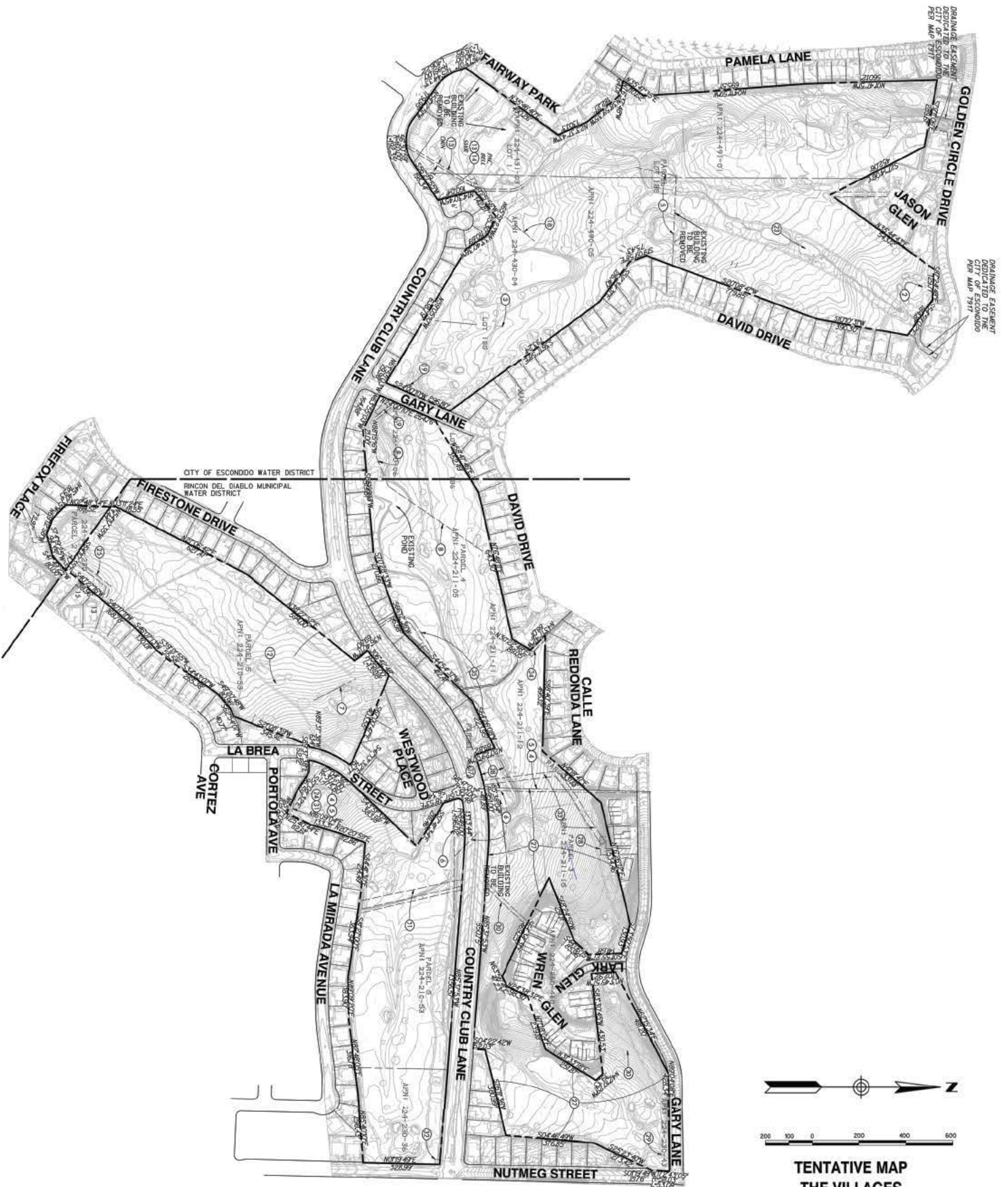
TOTAL LOTS:

RESIDENTIAL:	222 LOTS
VILLAGE CENTER:	2 LOTS
BASINS:	10 LOTS
CHANNELS:	5 LOTS
LANDSCAPE/BUFFER:	17 LOTS
POCKET PARKS:	4 LOTS
ENCROACHMENTS:	43 LOTS
TOTAL:	303 LOTS

**PROPOSED PROJECT
 SUB 16-0009**

TS

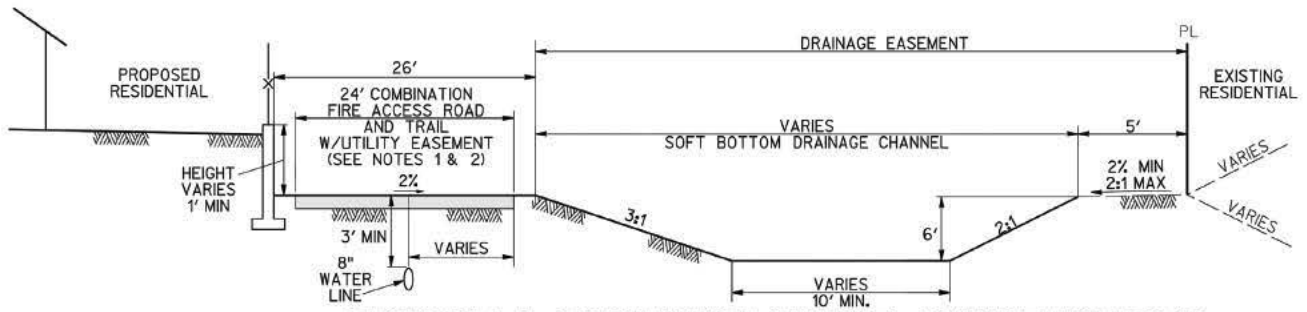
TITLE SHEET



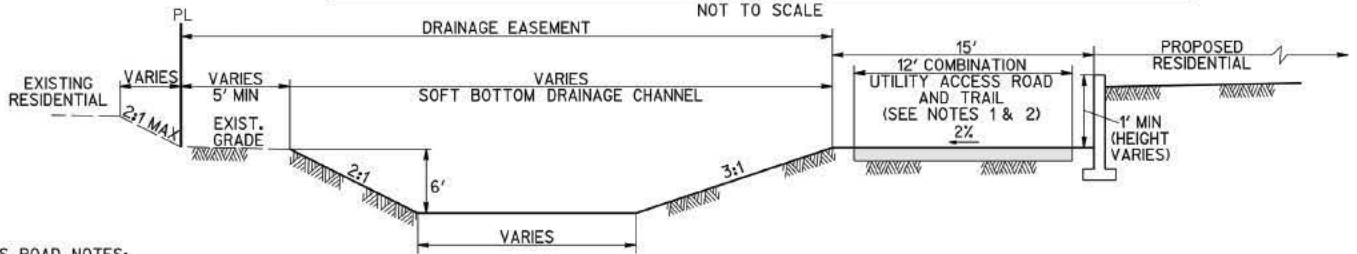
PROPOSED PROJECT
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TENTATIVE MAP



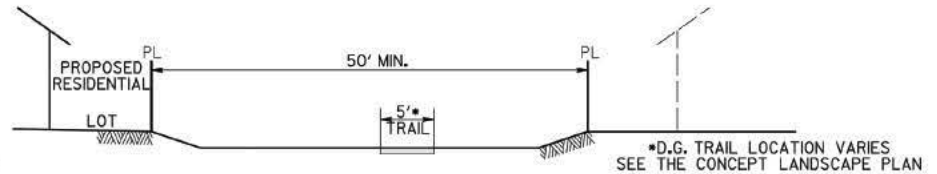
SECTION A-A - CONVEYANCE CHANNEL C2/MULTI-USE ROAD



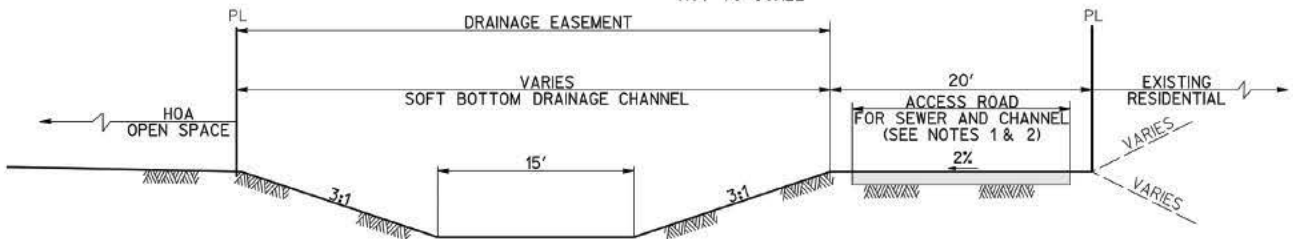
SECTION B-B - CONVEYANCE CHANNEL C1/MULTI-USE ROAD

FIRE ACCESS ROAD NOTES:

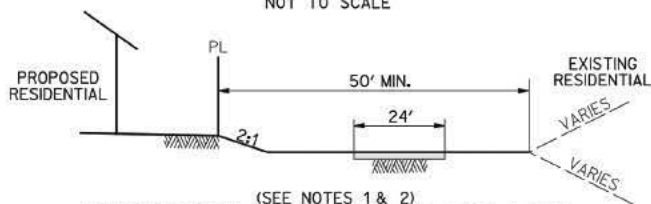
1. ACCESS FOR EMERGENCY VEHICLES, UTILITIES AND CHANNEL MAINTENANCE. PAVING SURFACE CAN BE AESTHETICALLY PLEASING. ALTERNATE TO AC OR PCC.
2. ALL FIRE ACCESS ROADS SHALL BE DESIGNED TO ACCOMMODATE H₂O (75,000 POUND) LOADING
3. INSIDE ACCESS ROAD RADIUS SHALL BE 28' MIN.
4. AUTOMATIC EMERGENCY ACCESS GATES SHALL HAVE KNOX SWITCHES AND OPTICON RECEIVERS. MANUAL EMERGENCY ACCESS GATES SHALL HAVE EITHER A KNOX PADLOCK OR KNOX BOX
5. AN APPROVED PAVE ALL WEATHER ACCESS ROADWAY AND AN ADEQUATE WATER SUPPLY SHALL BE PROVIDED ON SITE PRIOR TO AND DURING CONSTRUCTION CFC 501.4



SECTION C-C - PERIMETER BUFFER



SECTION D-D - CONVEYANCE CHANNEL C3/UTILITY ACCESS ROAD



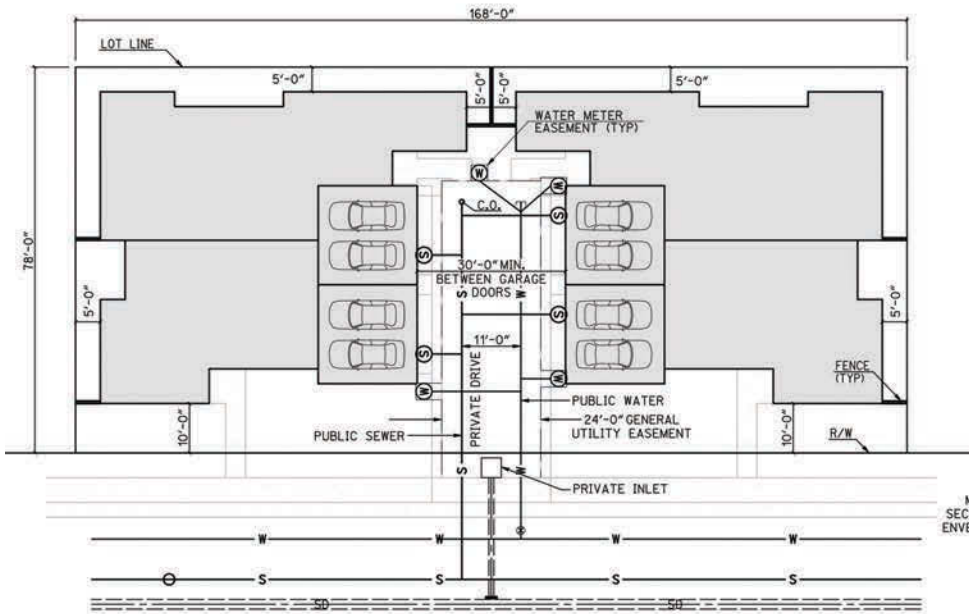
SECTION E-E - FIRE ACCESS/TRAIL

**TENTATIVE MAP
THE VILLAGES
SECTIONS AND DETAILS**

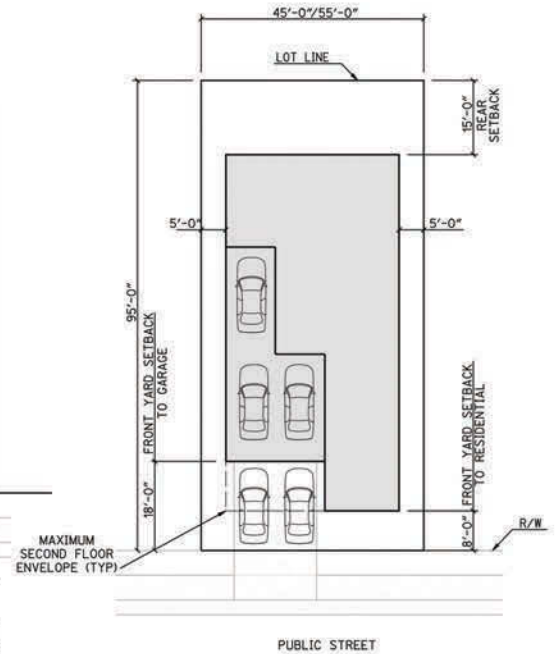
**PROPOSED PROJECT
SUB 16-0009**

S

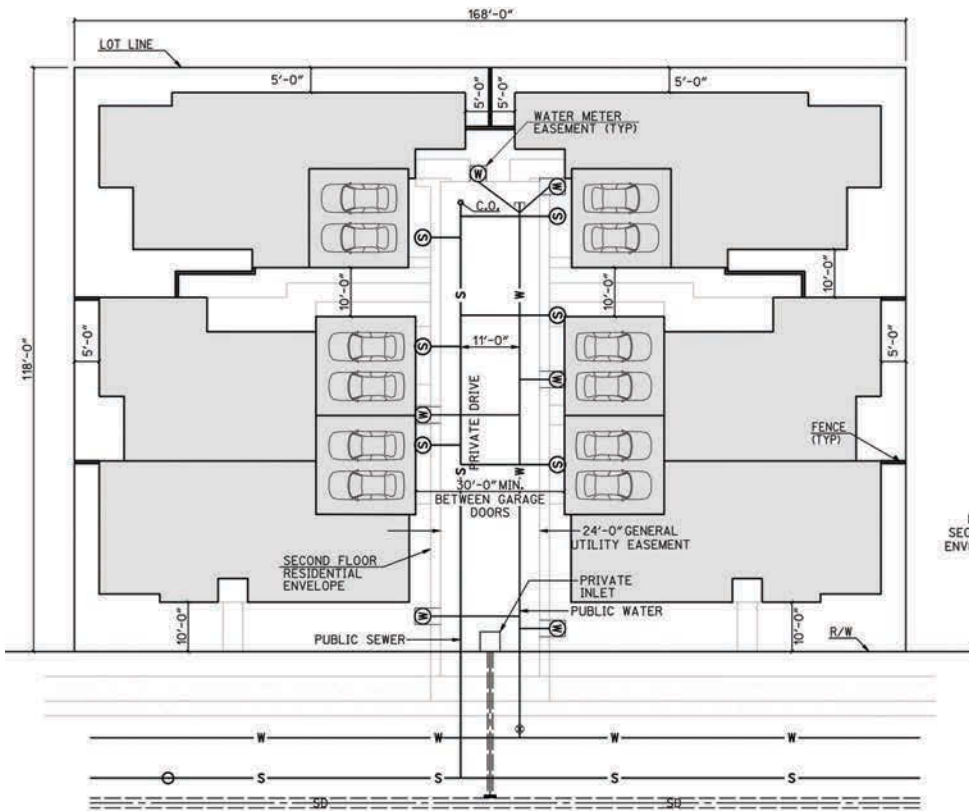
SECTIONS



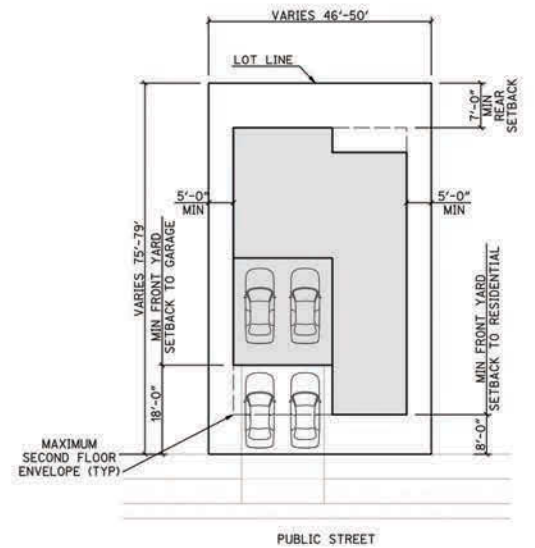
4 UNIT CLUSTER - CONDOMINIUM SINGLE FAMILY ATTACHED
(LOTS 181-183)
 NOT TO SCALE



45'/55'X95'
SINGLE FAMILY DETACHED
 NOT TO SCALE



6 UNIT CLUSTER - CONDOMINIUM SINGLE FAMILY DETACHED/ATTACHED
(LOTS 172-175,184-185,209-212)
 NOT TO SCALE



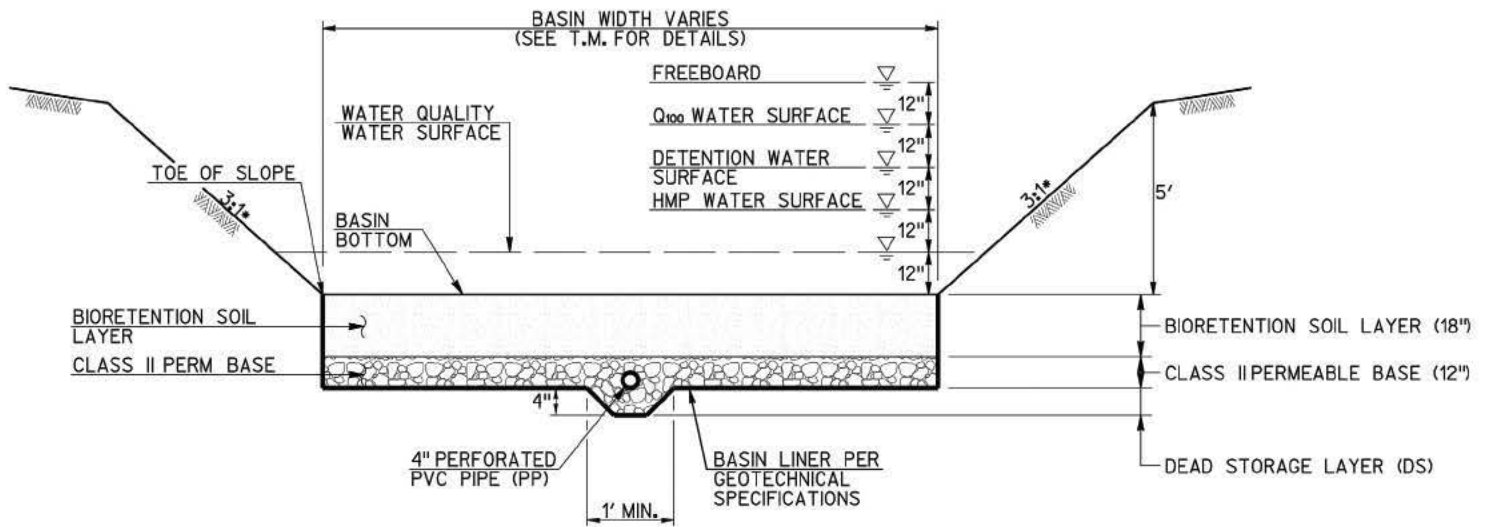
(46'-50') X (75'-79')
SINGLE FAMILY DETACHED
 NOT TO SCALE

NOTE:
 MINIMUM LOT AREA SHALL
 BE 3,630 SQ. FT.

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SUB 16-009

D

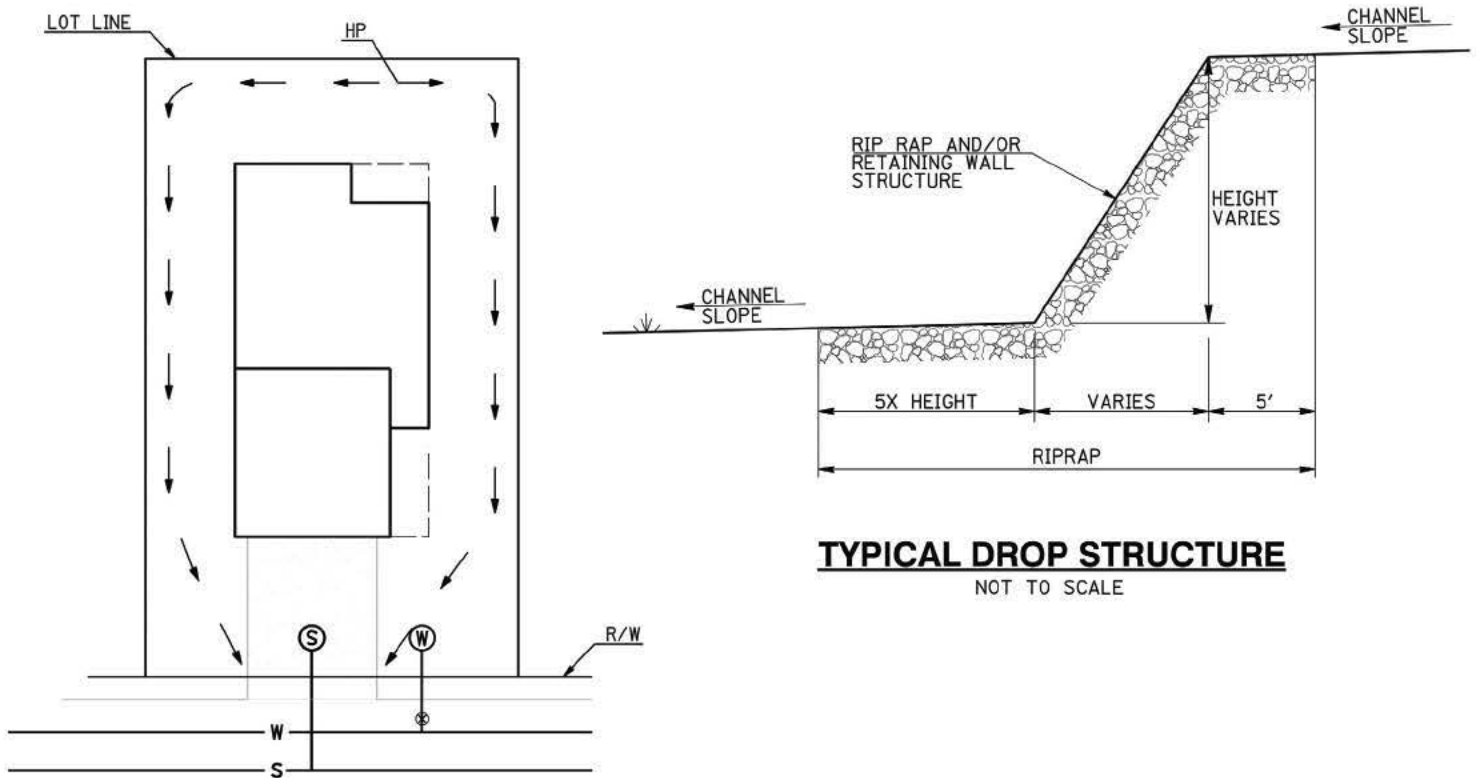
DETAILS



- NOTES:**
- PLANT PALETTE AND IRRIGATION SHALL BE APPROPRIATE FOR THE UNIQUE CONDITIONS WITHIN THE BIORETENTION BASIN.
 - * UNLESS OTHERWISE SHOWN

TYPICAL BIORETENTION BASIN CROSS-SECTION

NOT TO SCALE



TYPICAL PAD GRADING AND UTILITY LATERAL EXHIBIT

NOT TO SCALE

TYPICAL DROP STRUCTURE

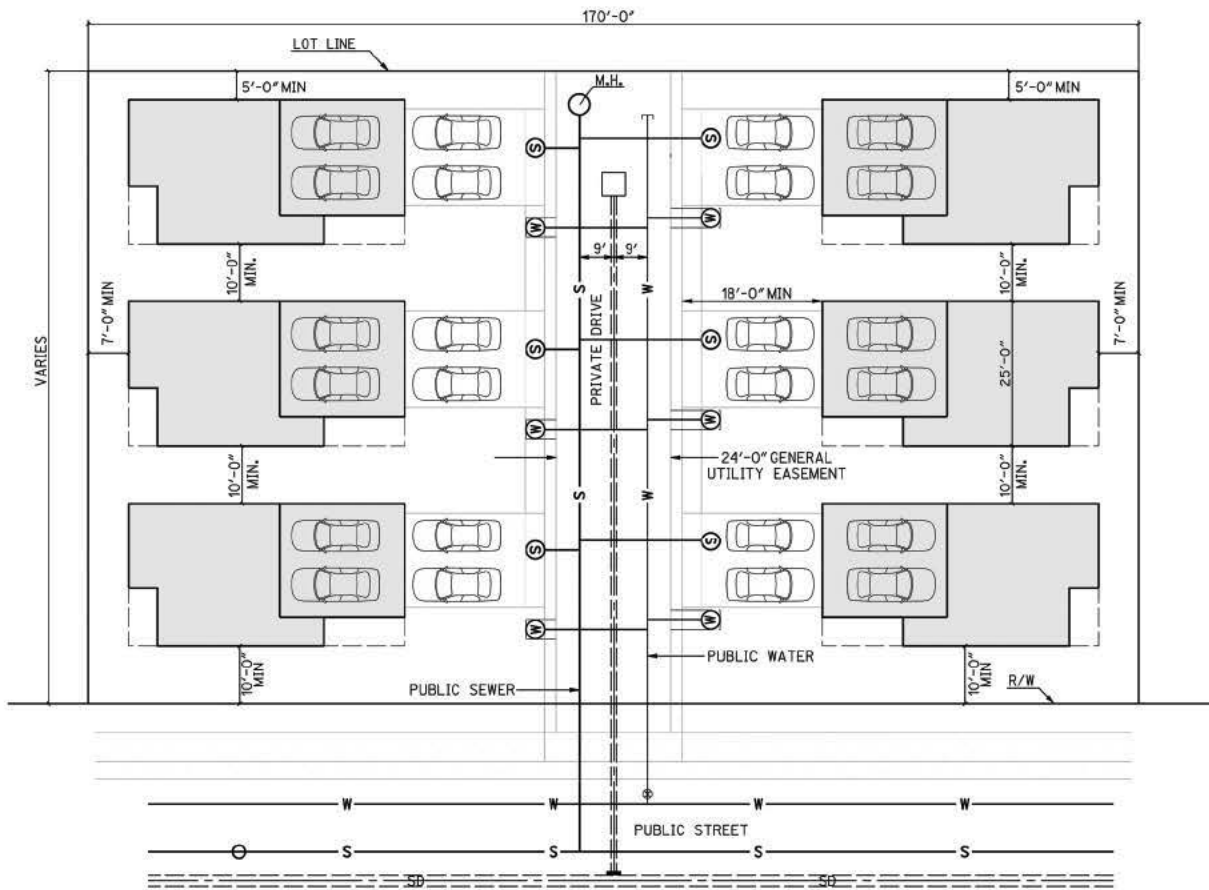
NOT TO SCALE

TENTATIVE MAP THE VILLAGES SECTIONS AND DETAILS

**PROPOSED PROJECT
SUB 16-0009**

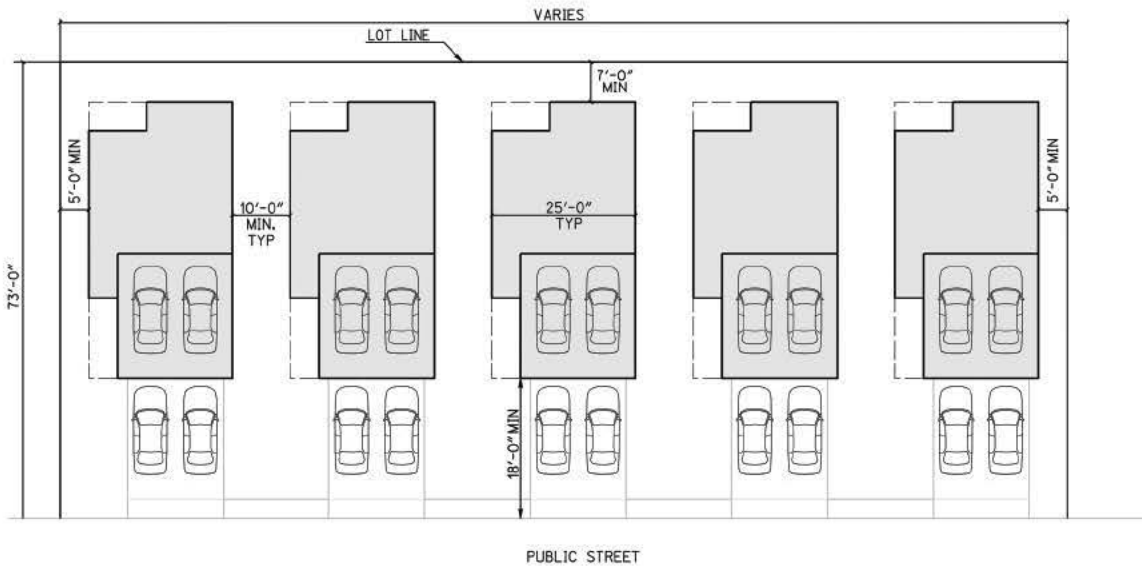
S

SECTIONS & DETAILS



TYPICAL: CLUSTER - SINGLE FAMILY DETACHED CONDOMINIUM (LOTS 1-6, 133-136, 176-179)

NOTE: NUMBER OF UNITS IN EACH CLUSTER MAY VARY
NOT TO SCALE



TYPICAL: ROW - SINGLE FAMILY DETACHED CONDOMINIUM (LOTS 132, 137, 180)

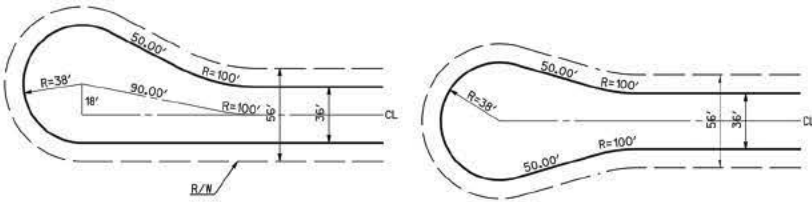
NOTE: NUMBER OF UNITS AND ORIENTATION OF UNITS MAY VARY
NOT TO SCALE

TENTATIVE MAP
THE VILLAGES
SECTIONS AND DETAILS

PROPOSED PROJECT
SUB 16-0009

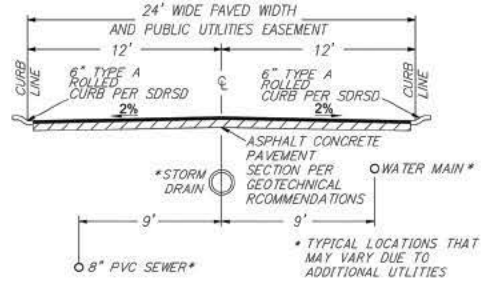
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DETAILS

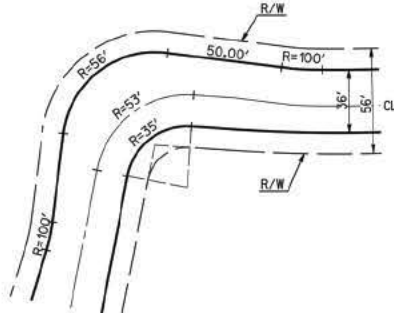


OFFSET CUL-DE-SAC
NOT TO SCALE

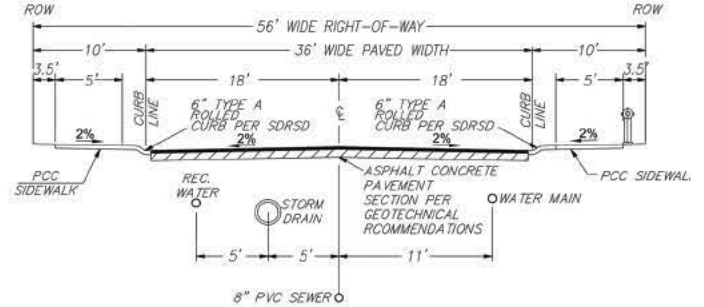
STANDARD CUL-DE-SAC
NOT TO SCALE



PROPOSED PRIVATE DRIVE
SERVING CLUSTER LOTS
NOT TO SCALE

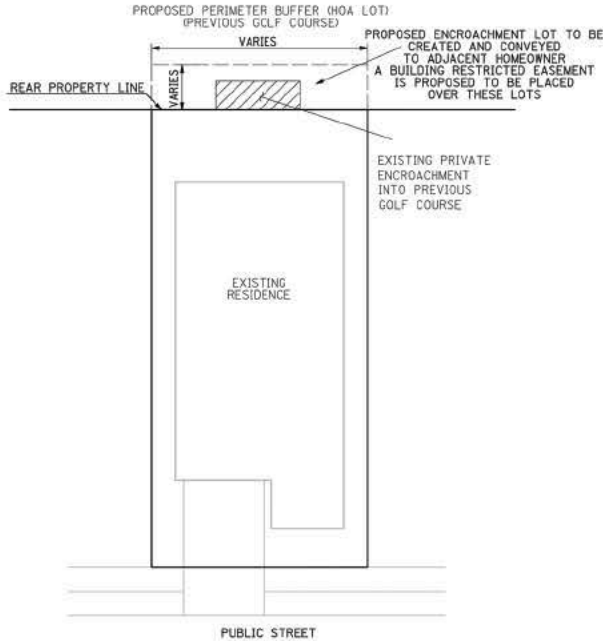


STANDARD KNUCKLE
NOT TO SCALE

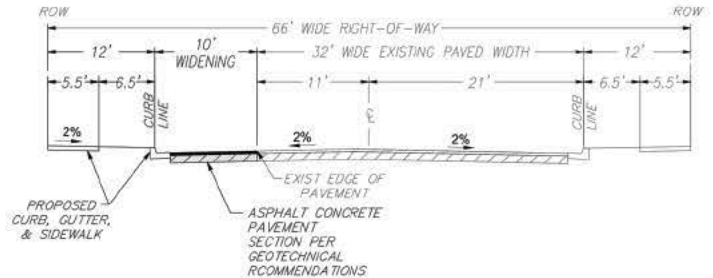


PROPOSED PUBLIC LOCAL STREET
STREETS 'A' THROUGH 'N'

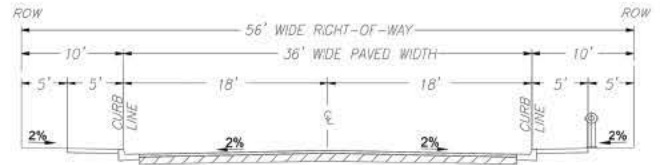
NOT TO SCALE
DESIGN SPEED= 30 MPH
MIN. RADIUS= 435 FT
NOTE: STREETS E, J, L ARE CUL-DE-SACS WITH MIN. RADII OF 200'



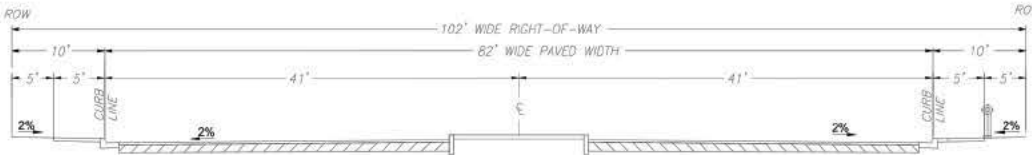
TYPICAL DETAIL
PRIVATE PROPERTY
ENCROACHMENTS INTO EXISTING GOLF COURSE
(LOTS E-1 THROUGH E-43)
NOT TO SCALE



EXISTING NUTMEG STREET
NOT TO SCALE



EXISTING GARY LANE, LA BREA STREET - NOT A PART*
NOT TO SCALE



EXISTING COUNTRY CLUB LANE - NOT A PART*
NOT TO SCALE

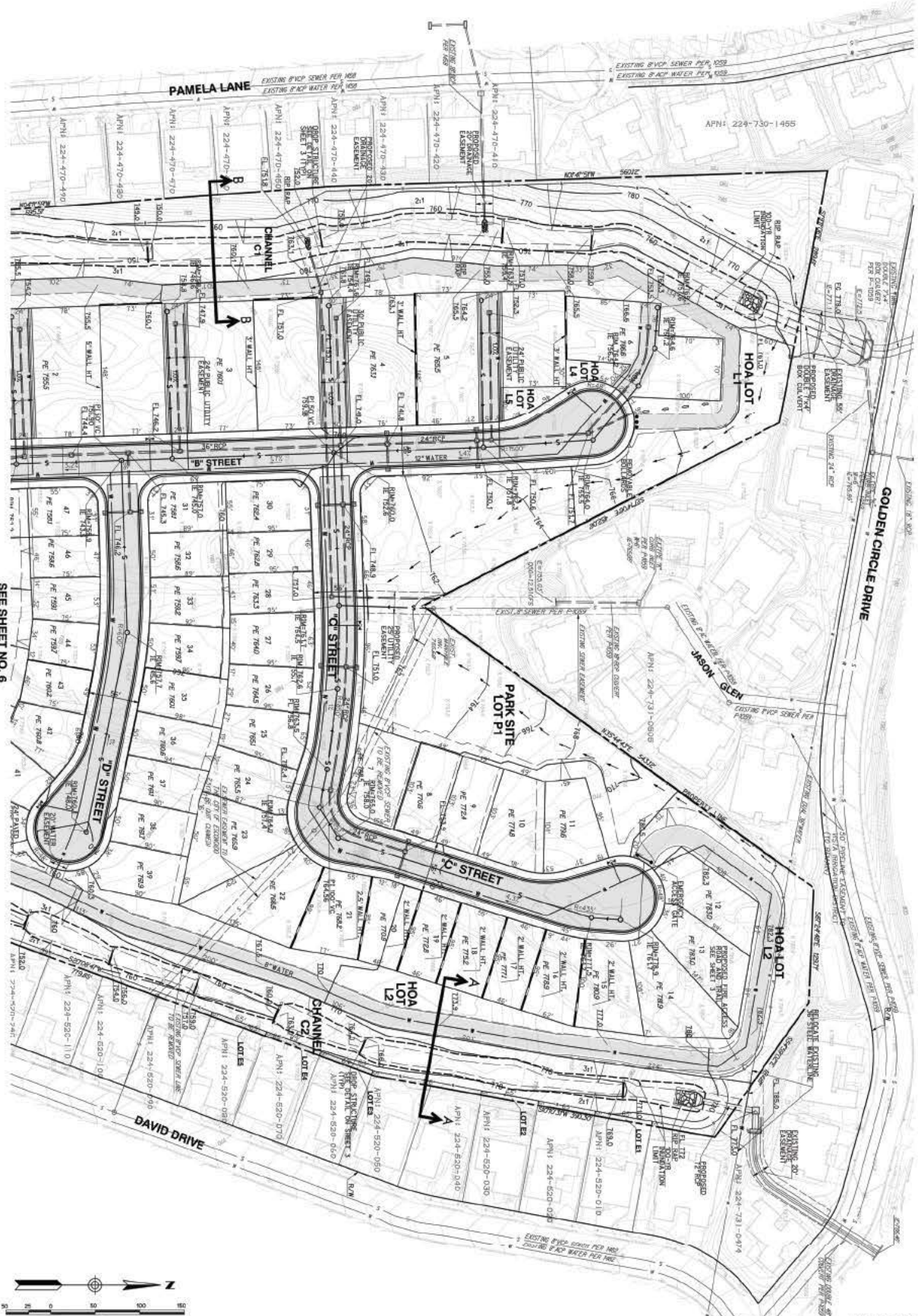
*THE EXISTING STREET SECTIONS SHOWN ARE FOR REFERENCE ONLY. THESE STREETS ARE PROVIDING ACCESS TO THE SITE

TENTATIVE MAP
THE VILLAGES
SECTIONS AND DETAILS

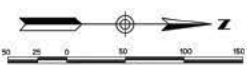
PROPOSED PROJECT
SUB 16-009

S

SECTIONS & DETAILS



SEE SHEET NO. 6

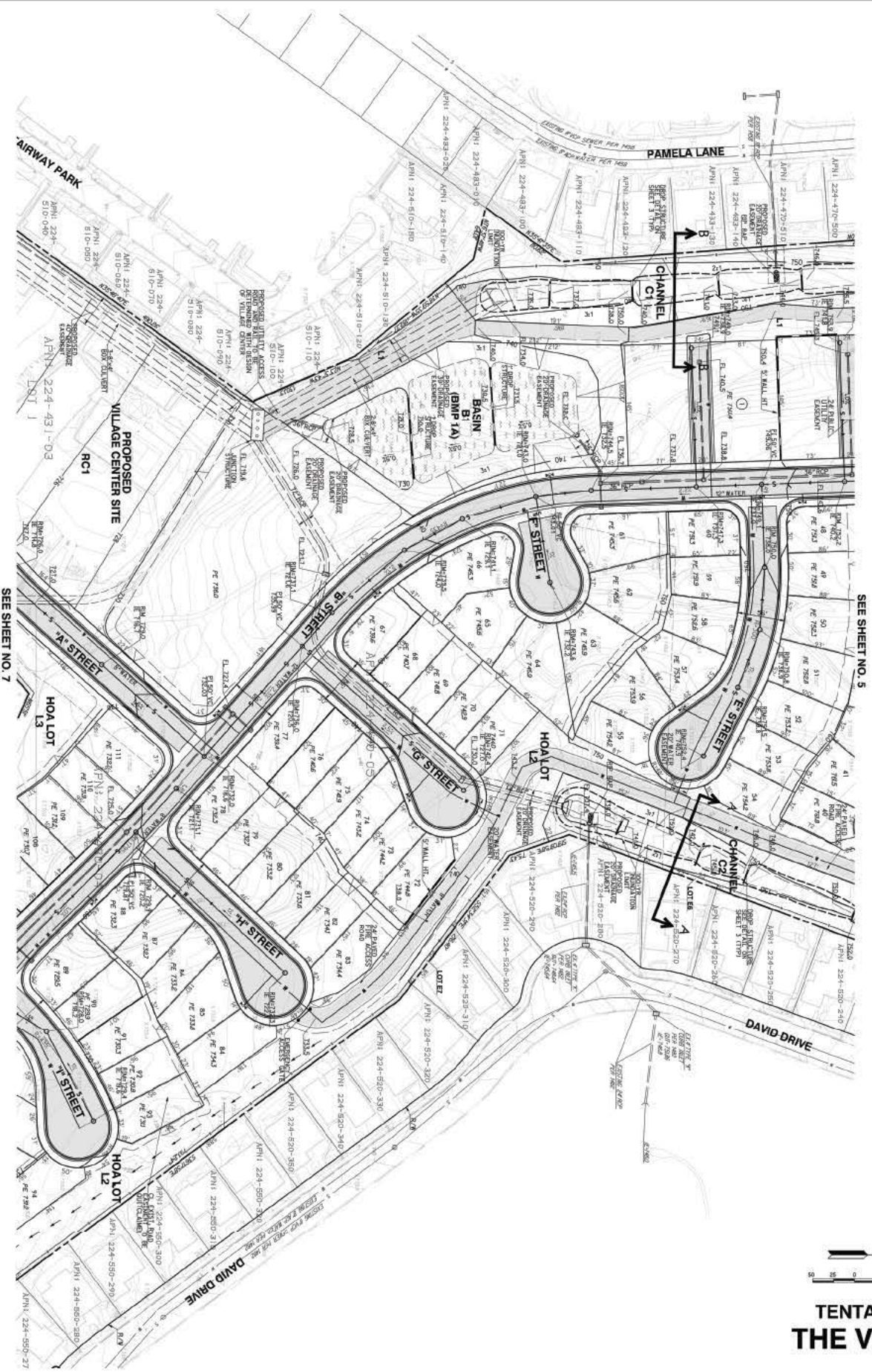


TENTATIVE MAP
THE VILLAGES



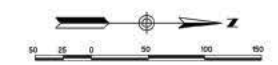
TENTATIVE MAP

PROPOSED PROJECT
SUB 16-0009



SEE SHEET NO. 7

SEE SHEET NO. 5

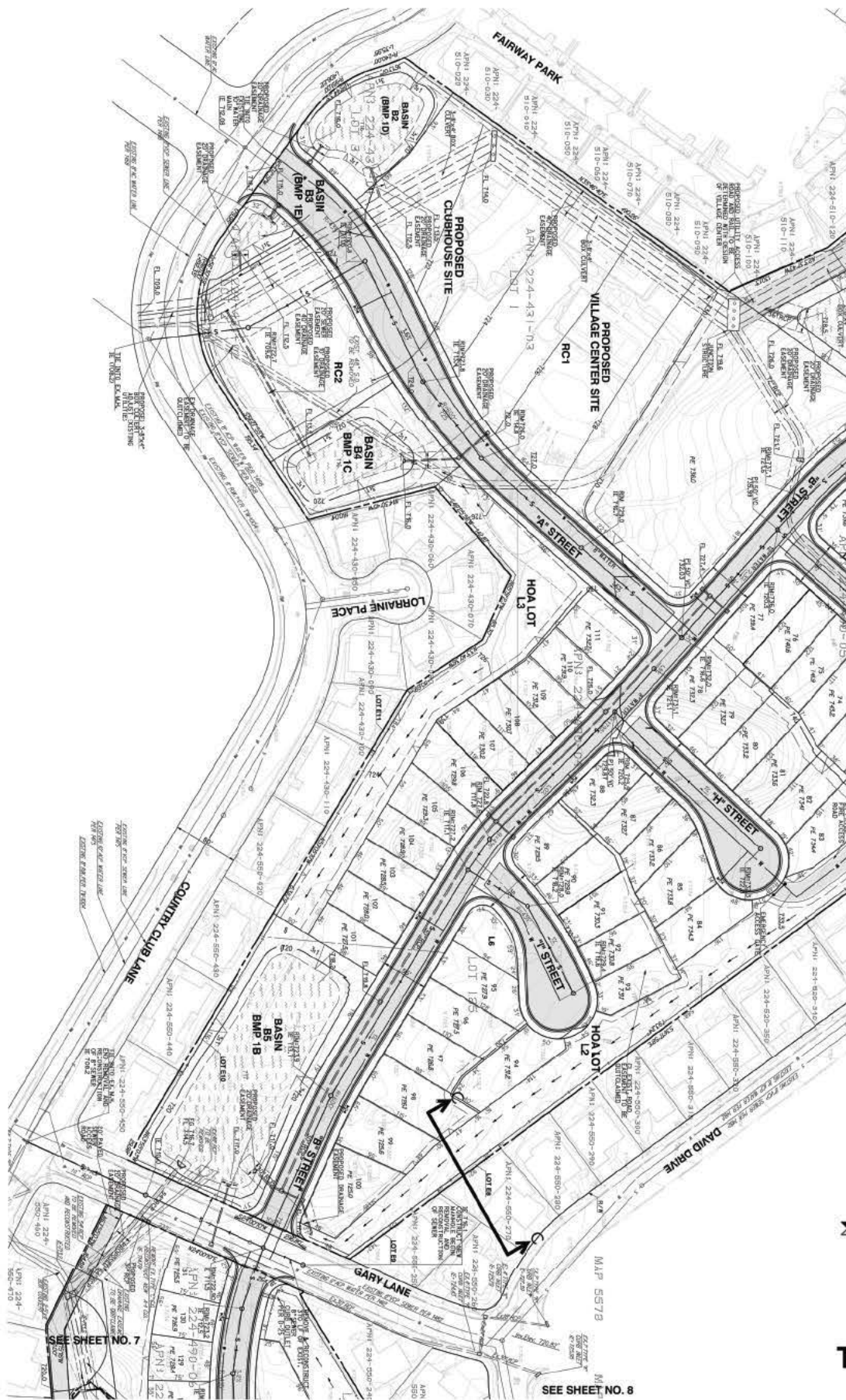


**TENTATIVE MAP
THE VILLAGES**

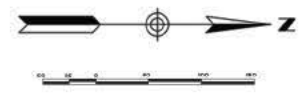
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TENTATIVE MAP



SEE SHEET NO. 6



**TENTATIVE MAP
THE VILLAGES**

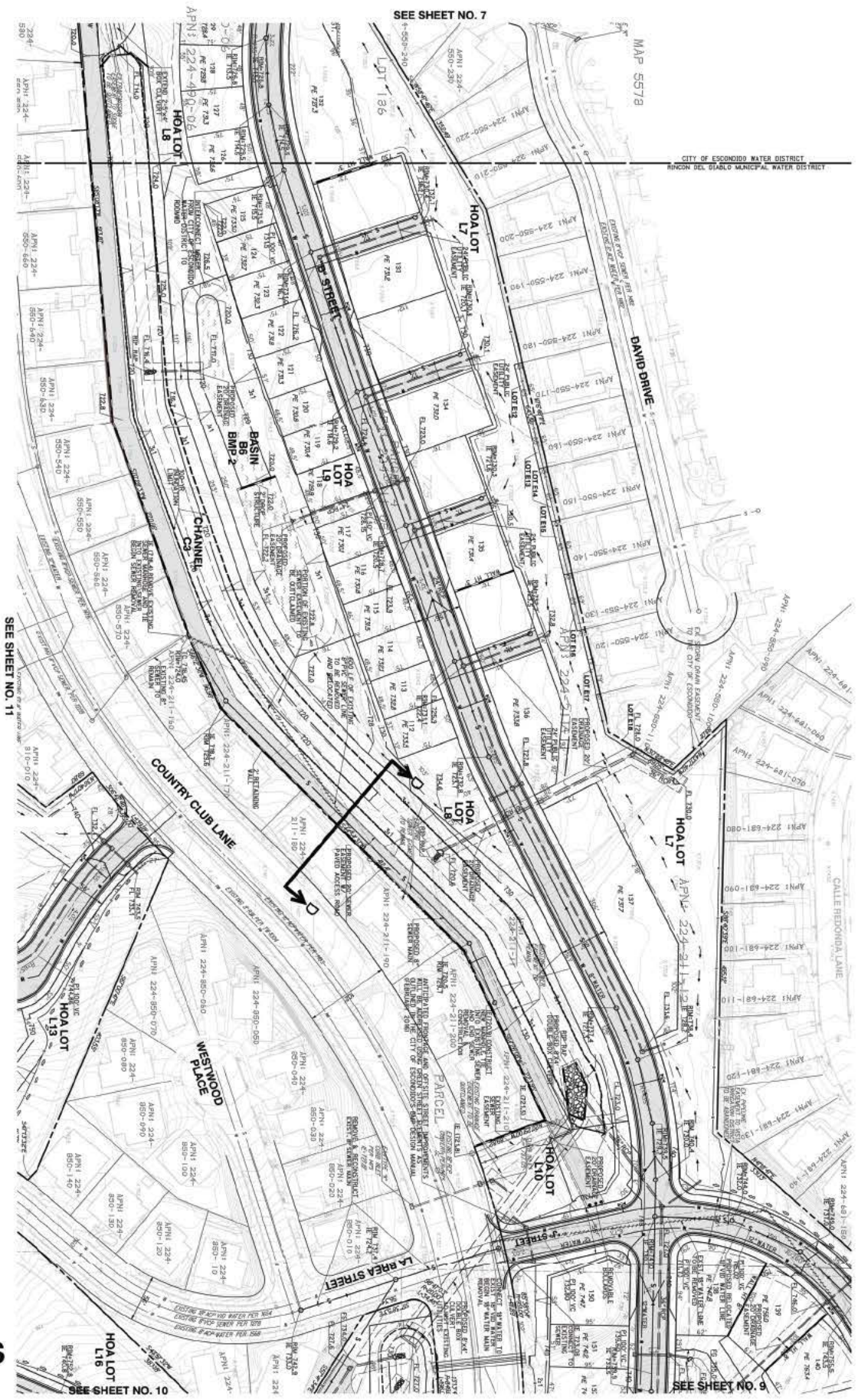
SEE SHEET NO. 7

SEE SHEET NO. 8

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TENTATIVE MAP



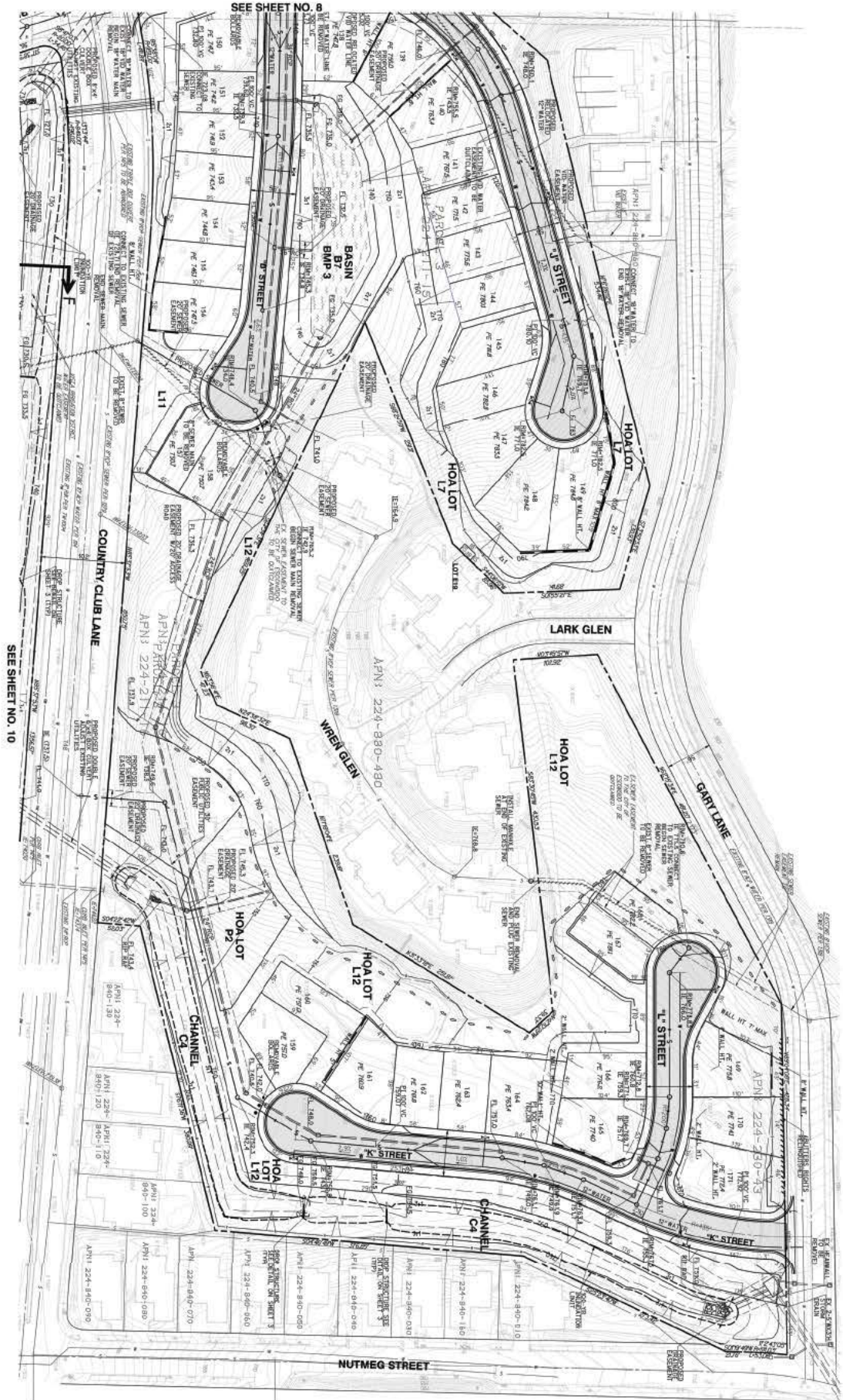
**TENTATIVE MAP
THE VILLAGES**

**PROPOSED PROJECT
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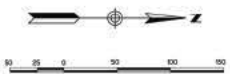


TENTATIVE MAP

SEE SHEET NO. 8



SEE SHEET NO. 10

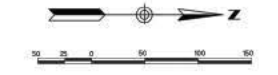
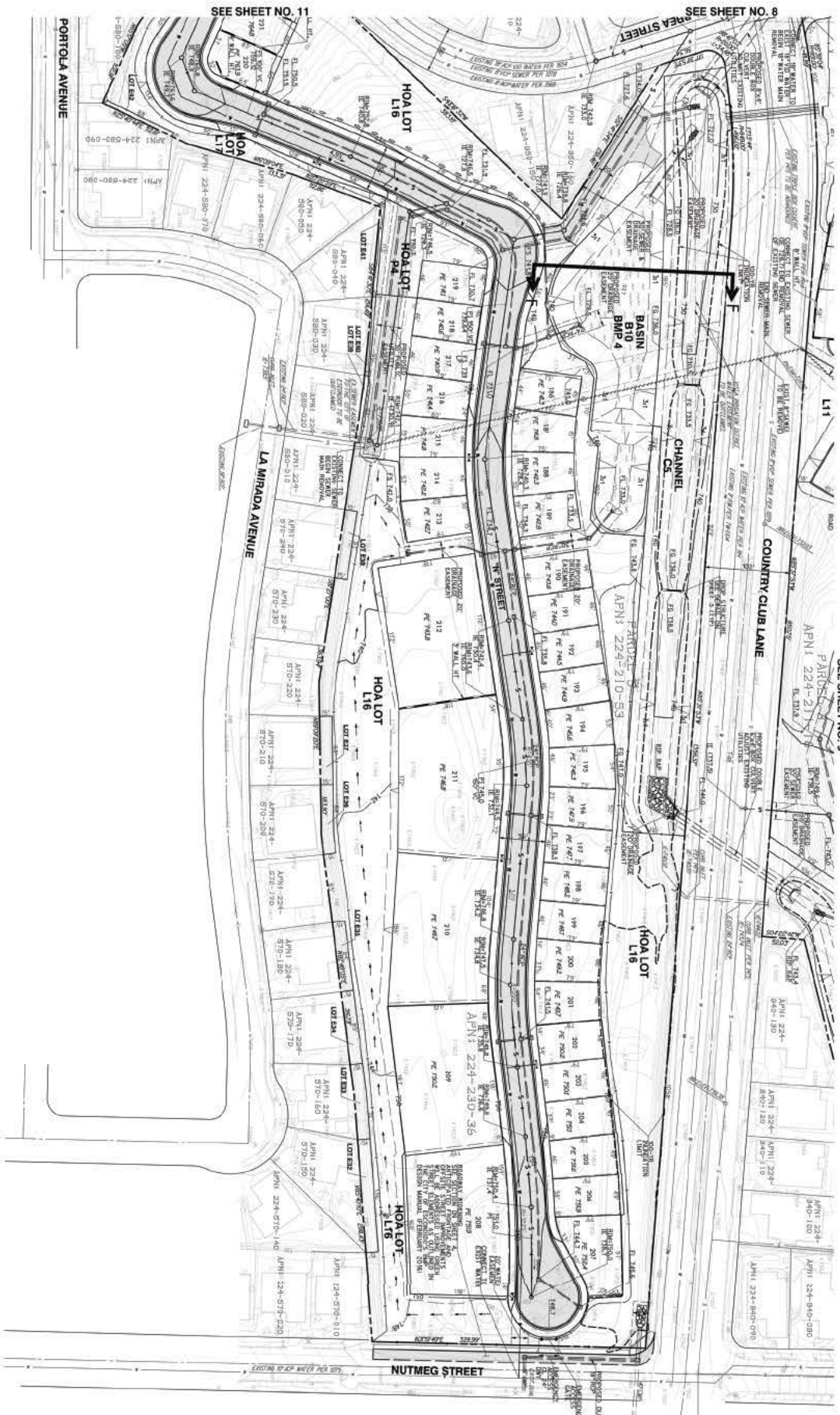


TENTATIVE MAP
THE VILLAGES



TENTATIVE MAP

PROPOSED PROJECT
SUB 16-0009

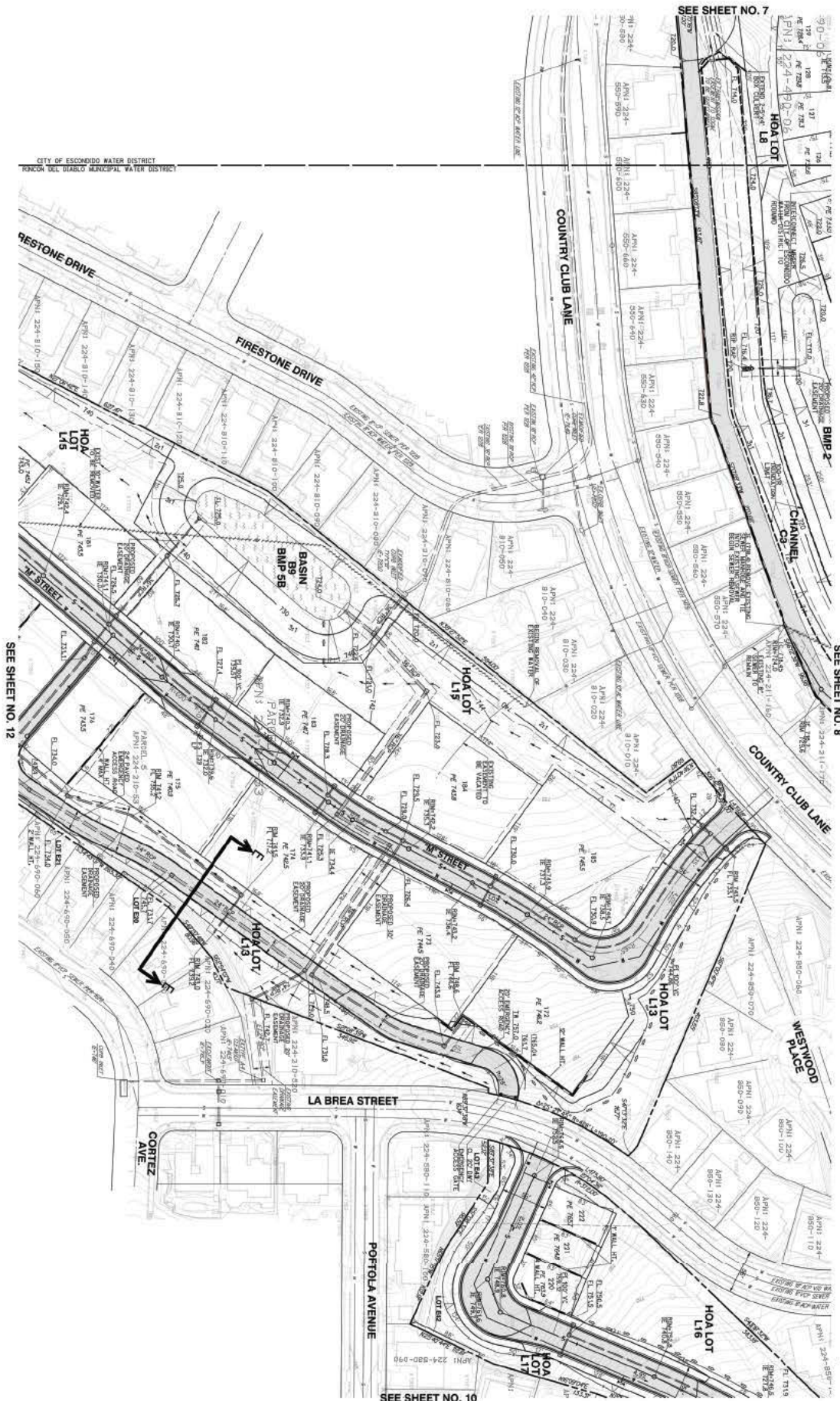


**TENTATIVE MAP
THE VILLAGES**



TENTATIVE MAP

**PROPOSED PROJECT
SUB 16-0009**



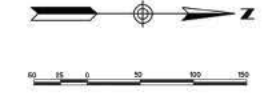
CITY OF ESCROWO WATER DISTRICT
 REGIONAL DEL DIABLO MUNICIPAL WATER DISTRICT

SEE SHEET NO. 12

SEE SHEET NO. 7

SEE SHEET NO. 8

SEE SHEET NO. 10

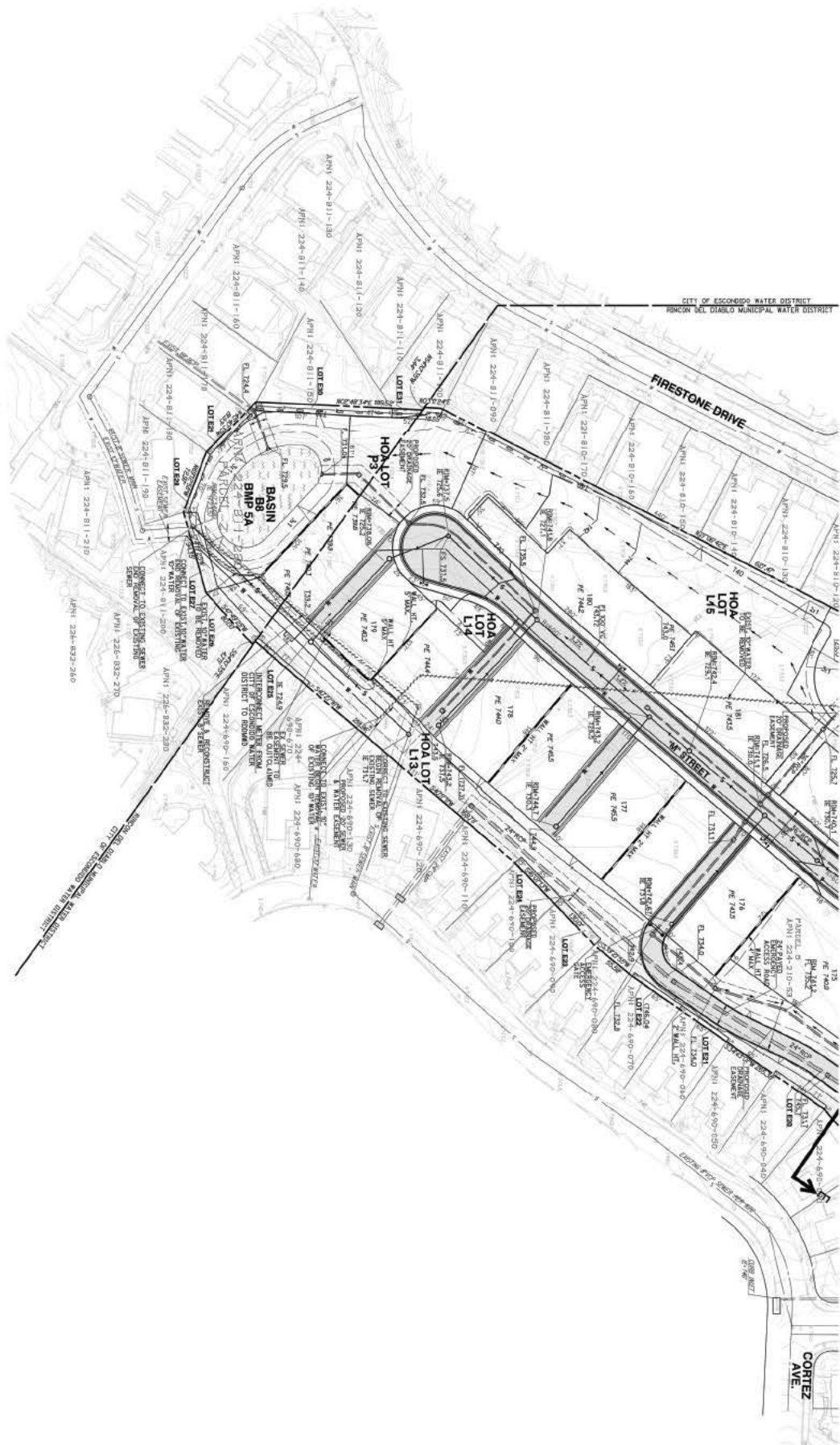


TENTATIVE MAP
 THE VILLAGES

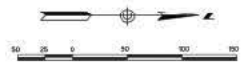


TENTATIVE MAP

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SEE SHEET NO. 11



**TENTATIVE MAP
THE VILLAGES**

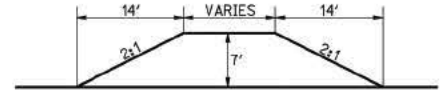


TENTATIVE MAP

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LEGEND

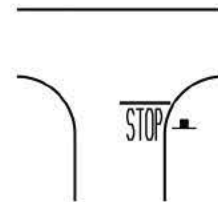
- DENOTES ON-STREET PARKING SPACE LOCATION
- ▭ DENOTES TRAFFIC CALMING CURB POPOUT LOCATION
- * DENOTES STOP CONTROLLED INTERSECTION LOCATION



TRAFFIC CALMING CURB POPOUT
NOT TO SCALE

INTERNAL / MIDDLE CONDITION	END CONDITION
7' x 21'	7' x 18'

TYPICAL PARKING SPACE
NOT TO SCALE



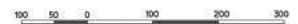
INTERSECTION STOP CONTROL *
NOT TO SCALE

TOTAL POTENTIAL ON-STREET PARKING PROVIDED*

VILLAGE 1 - 230
 VILLAGE 2 - 190
 VILLAGE 3 - 173
TOTAL - 593

* NOTE: ACTUAL NUMBER OF PARKING SPOTS MAY VARY IN FINAL DESIGN

DESIGN EXEMPTIONS FOR STREET C & RADIUS SHOWN WITH ▲			
STREET	REQ'D RADIUS	RADIUS USED	MITIGATION
E	435'	300'	RESTRICT PARKING ON INSIDE OF CURVE

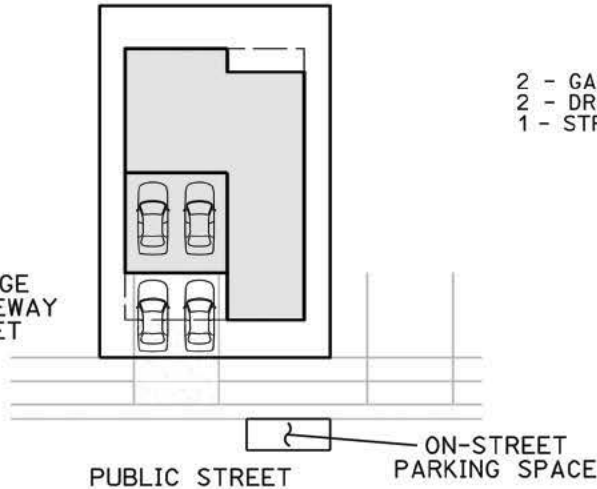


TENTATIVE MAP THE VILLAGES
 VILLAGE 1 - TRAFFIC SIGNING, PARKING AND CALMING PLAN

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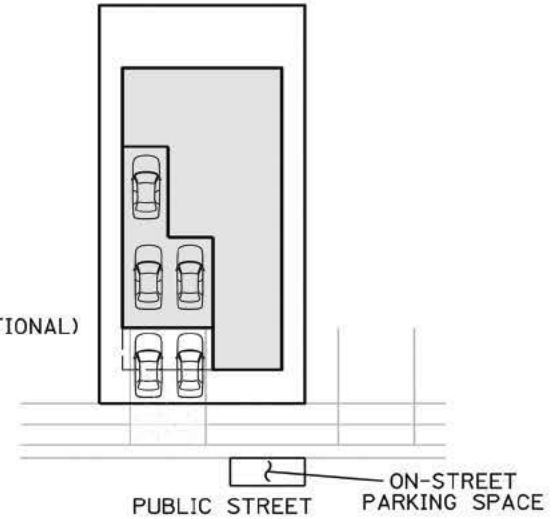
2 - GARAGE
2 - DRIVEWAY
1 - STREET



45'X75'
SINGLE FAMILY DETACHED

NOT TO SCALE

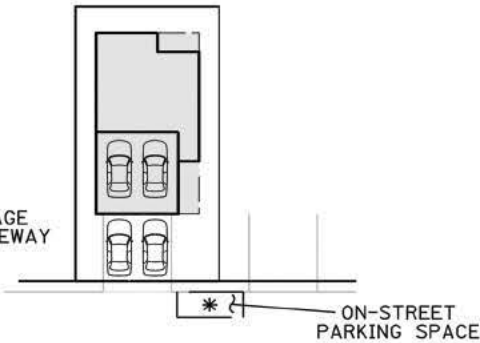
2 - GARAGE (+1 OPTIONAL)
2 - DRIVEWAY
1 - STREET



45'X95'
SINGLE FAMILY DETACHED

NOT TO SCALE

2 - GARAGE
2 - DRIVEWAY

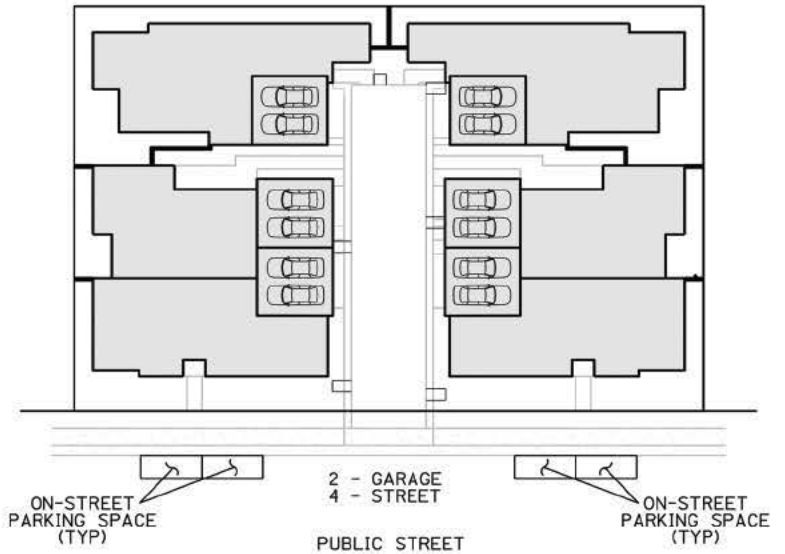


35'X73'
SINGLE FAMILY DETACHED

NOT TO SCALE

* THERE ARE LOCATIONS WHERE THIS RESIDENTIAL PRODUCT FRONTS ON A PUBLIC STREET WHEREBY A SPACE CAN BE PROVIDED

PRIVATE DRIVE
(PARKING RESTRICTED)



6 UNIT OR 4 UNIT CLUSTER
SINGLE FAMILY DETACHED AND ATTACHED

NOT TO SCALE

TYPICAL PARKING DETAILS

TENTATIVE MAP
THE VILLAGES

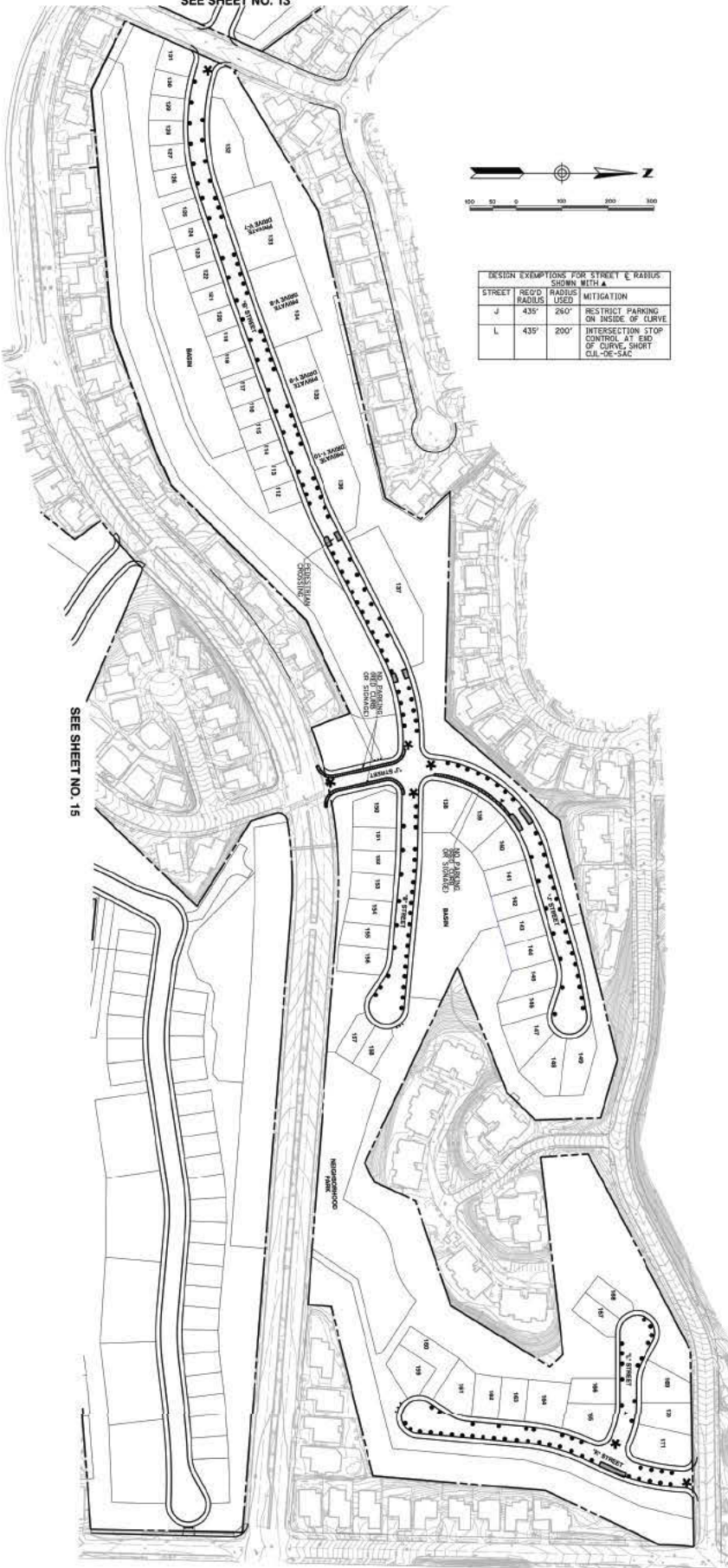
VILLAGE 1 - TRAFFIC SIGNING, PARKING AND CALMING PLAN

PROPOSED PROJECT
SUB 16-0009

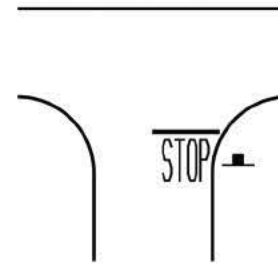


PARKING PLAN

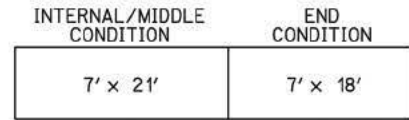
SEE SHEET NO. 13



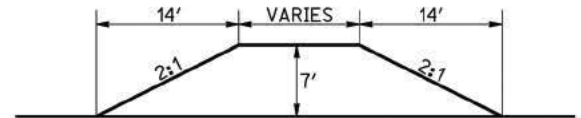
SEE SHEET NO. 15



INTERSECTION STOP CONTROL *
NOT TO SCALE



TYPICAL PARKING SPACE
NOT TO SCALE



TRAFFIC CALMING CURB POPOUT
NOT TO SCALE

LEGEND

- DENOTES ON-STREET PARKING SPACE LOCATION
- DENOTES TRAFFIC CALMING CURB POPOUT LOCATION
- * DENOTES STOP CONTROLLED INTERSECTION LOCATION

TENTATIVE MAP
THE VILLAGES
VILLAGE 2 - TRAFFIC SIGNING, PARKING AND CALMING PLAN

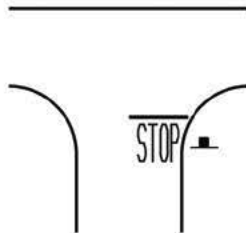
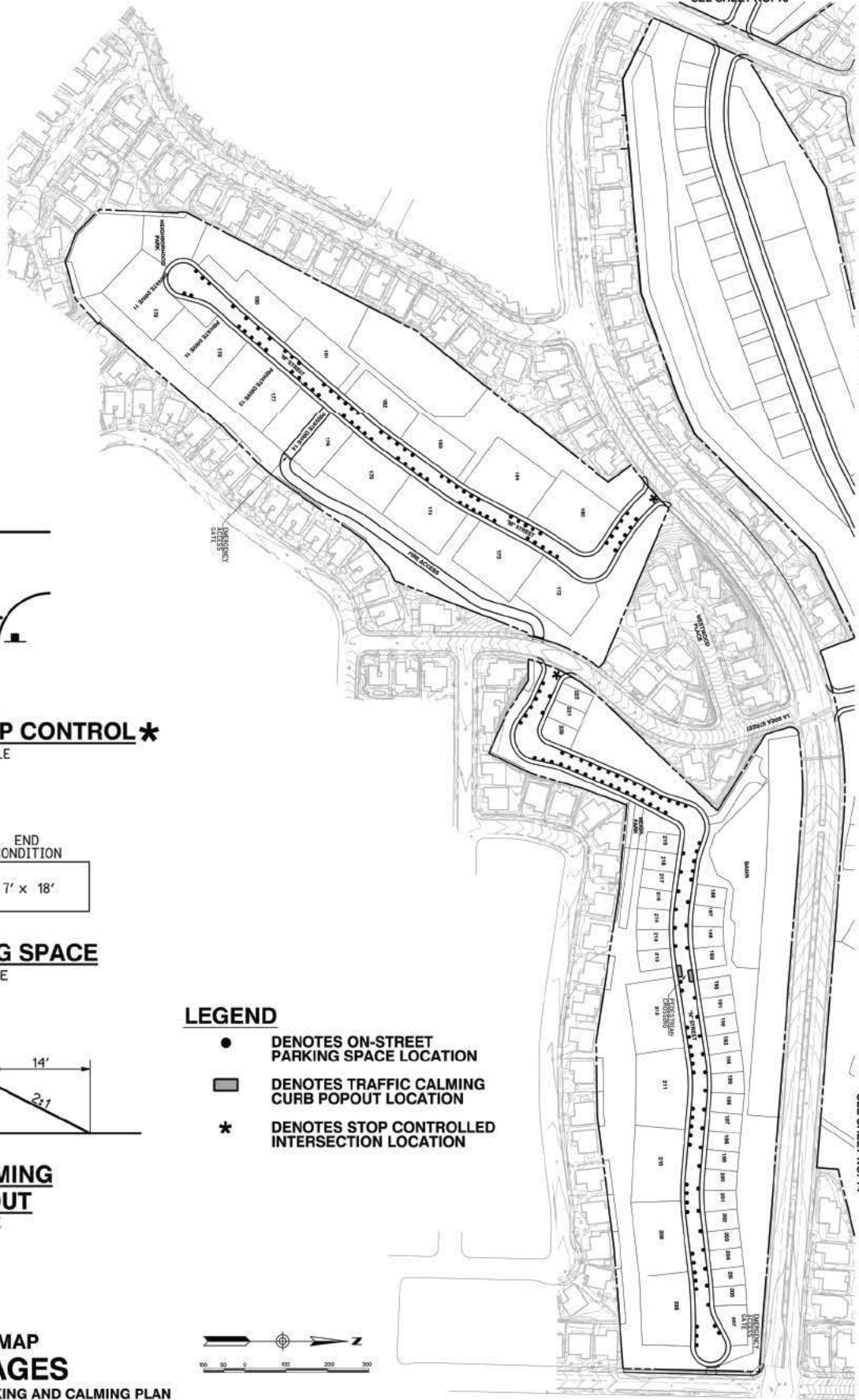
**PROPOSED PROJECT
SUB 16-0009**



SEE SHEET NO. 13

SEE SHEET NO. 14

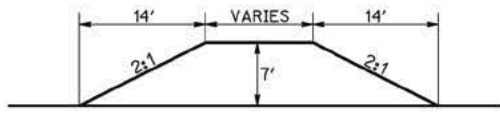
SEE SHEET NO. 14



INTERSECTION STOP CONTROL *
NOT TO SCALE

INTERNAL/MIDDLE CONDITION	END CONDITION
7' x 21'	7' x 18'

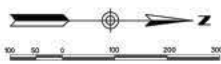
TYPICAL PARKING SPACE
NOT TO SCALE



TRAFFIC CALMING CURB POPOUT
NOT TO SCALE

LEGEND

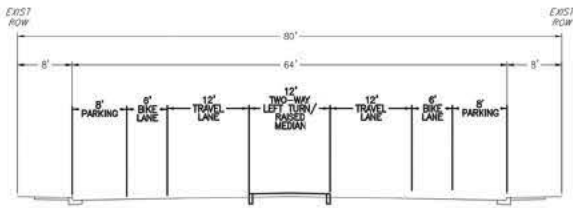
- DENOTES ON-STREET PARKING SPACE LOCATION
- DENOTES TRAFFIC CALMING CURB POPOUT LOCATION
- * DENOTES STOP CONTROLLED INTERSECTION LOCATION



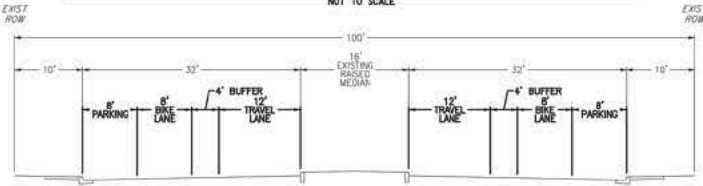
TENTATIVE MAP
THE VILLAGES
VILLAGE 3 - TRAFFIC SIGNING, PARKING AND CALMING PLAN

PROPOSED PROJECT
SUB 16-0009

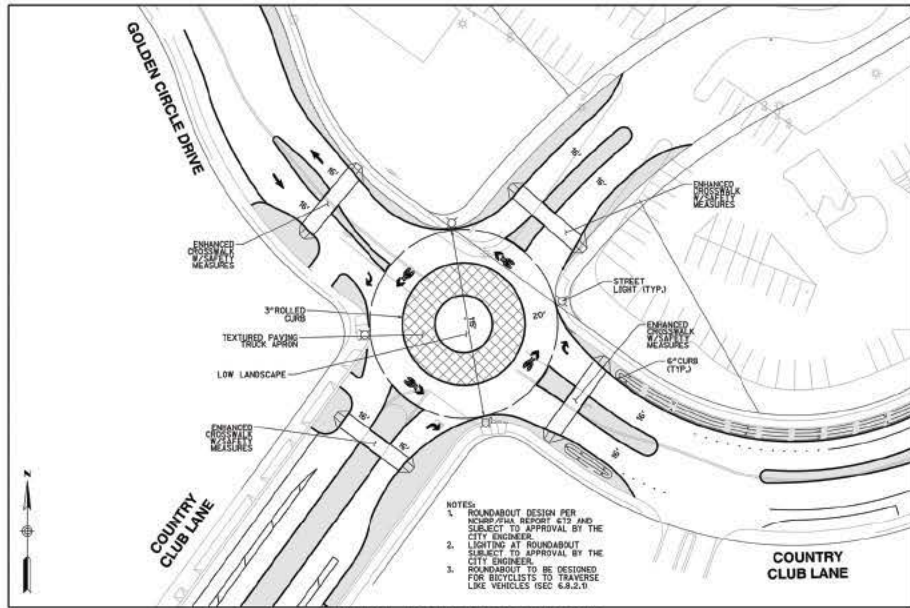
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**SECTION A-A
TYPICAL SECTION
COUNTRY CLUB LANE - BETWEEN GOLDEN CIRCLE DRIVE AND GARY LANE**
NOT TO SCALE



**SECTION B-B
TYPICAL SECTION
COUNTRY CLUB LANE - BETWEEN EL NORTE PARKWAY AND GOLDEN CIRCLE DRIVE**
NOT TO SCALE



**TYPICAL ROUNDABOUT LAYOUT
COUNTRY CLUB LANE/GOLDEN CIRCLE DRIVE**
NOT TO SCALE

**COUNTRY CLUB LANE -
FROM GOLDEN CIRCLE DRIVE TO GARY LANE**

DESIGN SPEED - 25 MPH
POSTED SPEED - 25 MPH
DESIGN SPEED THROUGH ROUNDABOUT - 15 MPH
NOTE: INSTALL TRAFFIC SIGNS, STRIPING AND PAVEMENT LEGENDS FOR ROADWAY DESIGN SPEED AND ROUNDABOUT DESIGN SPEED.

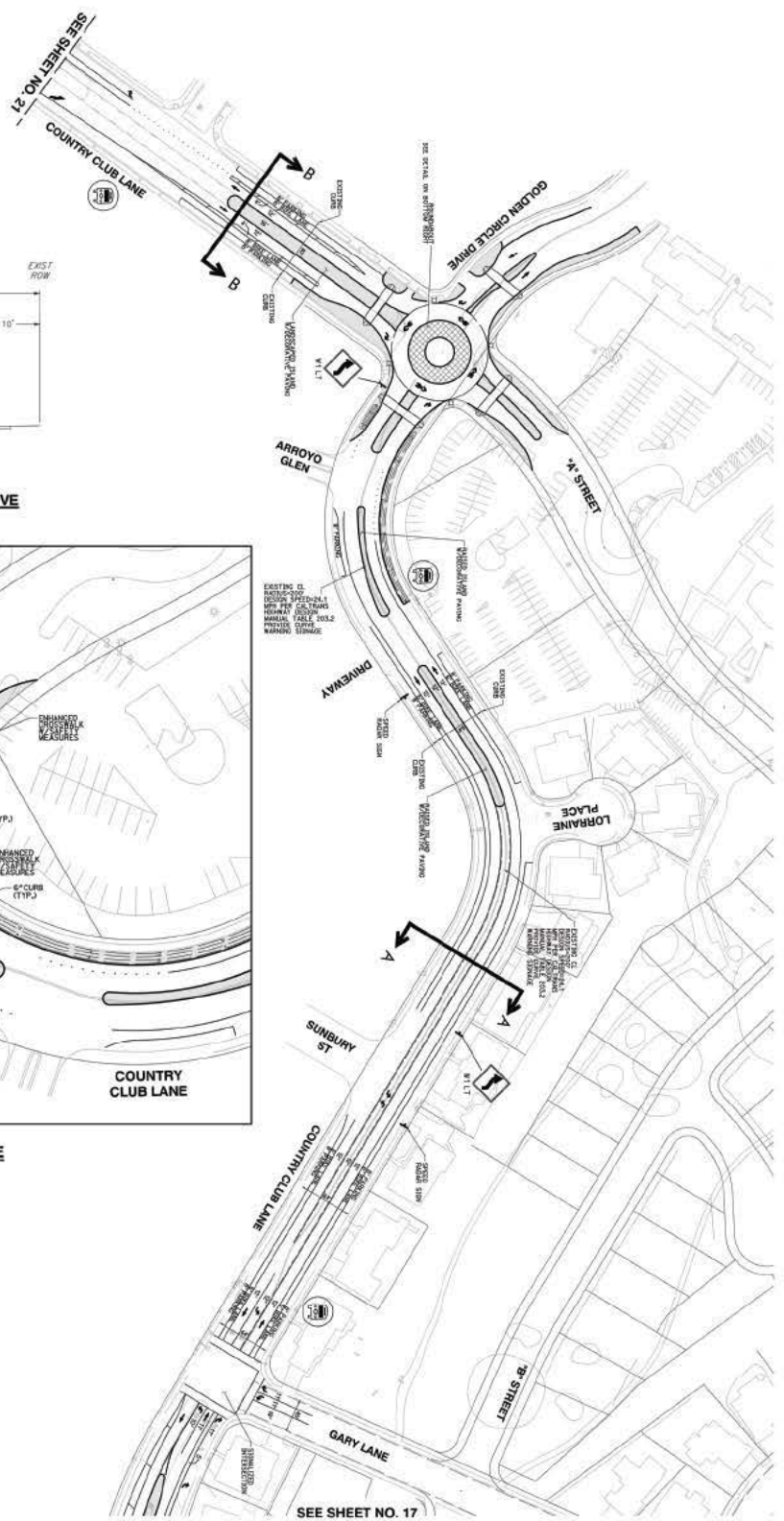
**COUNTRY CLUB LANE -
FROM EL NORTE PARKWAY TO GOLDEN CIRCLE DRIVE**

DESIGN SPEED - 25 MPH
POSTED SPEED - 25 MPH
DESIGN SPEED THROUGH ROUNDABOUT - 15 MPH
NOTE: INSTALL TRAFFIC SIGNS, STRIPING AND PAVEMENT LEGENDS FOR ROADWAY DESIGN SPEED AND ROUNDABOUT DESIGN SPEED.

LEGEND

- NEW RAISED CURB W/DECORATIVE PAVING
- TWO-WAY LEFT TURN
- BIKE LANE BUFFER
- BUS STOP W/RED CURB

NOTES:
1. LIGHTING ON COUNTRY CLUB LANE TO MEET CITY STANDARDS FOR A LOCAL COLLECTOR, SUBJECT TO APPROVAL BY THE CITY ENGINEER.



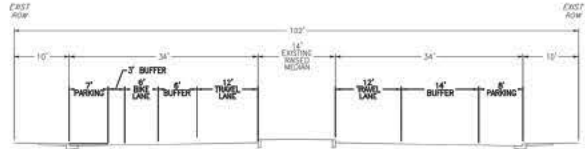
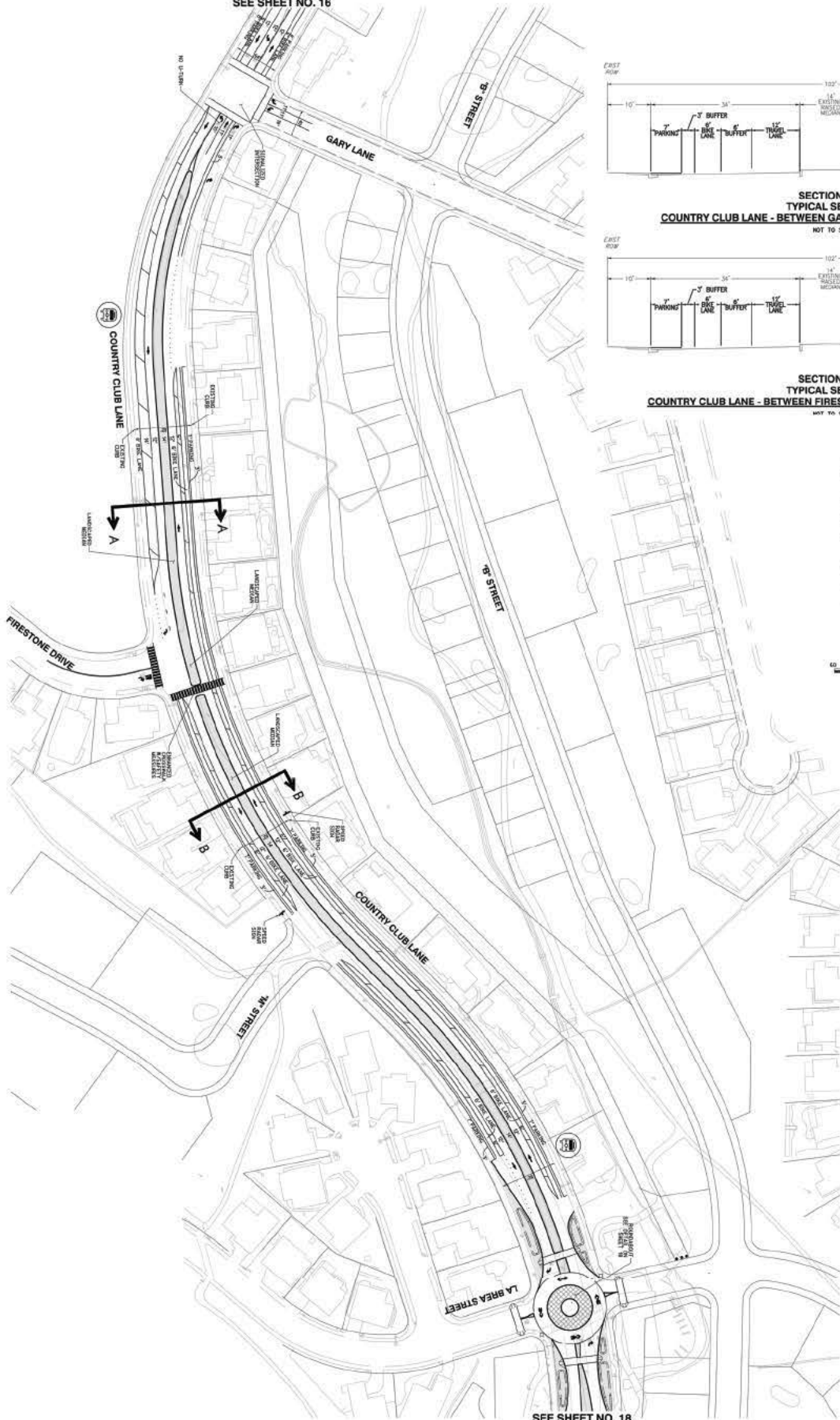
**TENTATIVE MAP
THE VILLAGES**
SPECIFIC ALIGNMENT PLAN FOR COUNTRY CLUB LANE

**PROPOSED PROJECT
SUB 16-009**

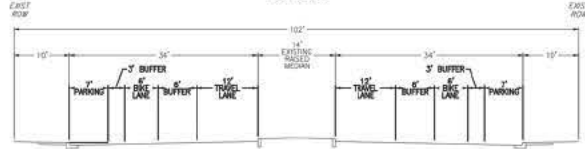
SA

SPECIFIC ALIGNMENT PLAN

SEE SHEET NO. 16



SECTION A-A
TYPICAL SECTION
COUNTRY CLUB LANE - BETWEEN GARY LANE AND FIRESTONE DRIVE



SECTION B-B
TYPICAL SECTION
COUNTRY CLUB LANE - BETWEEN FIRESTONE DRIVE AND LA BREA STREET

LEGEND

- NEW RAISED CURB
- TWO-WAY LEFT TURN
- BIKE LANE BUFFER
- BUS STOP W/RED CURB
- CROSSWALK



**COUNTRY CLUB LANE -
FROM GARY LANE TO
LA BREA STREET**

DESIGN SPEED - 35 MPH
POSTED SPEED - 25 MPH
DESIGN SPEED THROUGH
ROUNDBOUT - 15 MPH

NOTE: INSTALL TRAFFIC SIGNS,
STRIPING AND PAVEMENT
LEGENDS FOR ROADWAY
DESIGN SPEED AND
ROUNDBOUT DESIGN SPEED.

NOTES:

1. LIGHTING ON COUNTRY CLUB LANE TO MEET CITY STANDARDS FOR A LOCAL COLLECTOR, SUBJECT TO APPROVAL BY THE CITY ENGINEER.

**TENTATIVE MAP
THE VILLAGES**

SPECIFIC ALIGNMENT PLAN FOR
COUNTRY CLUB LANE

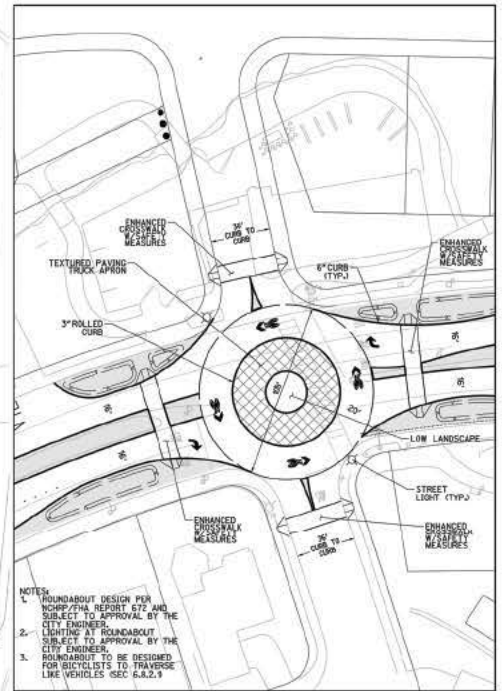
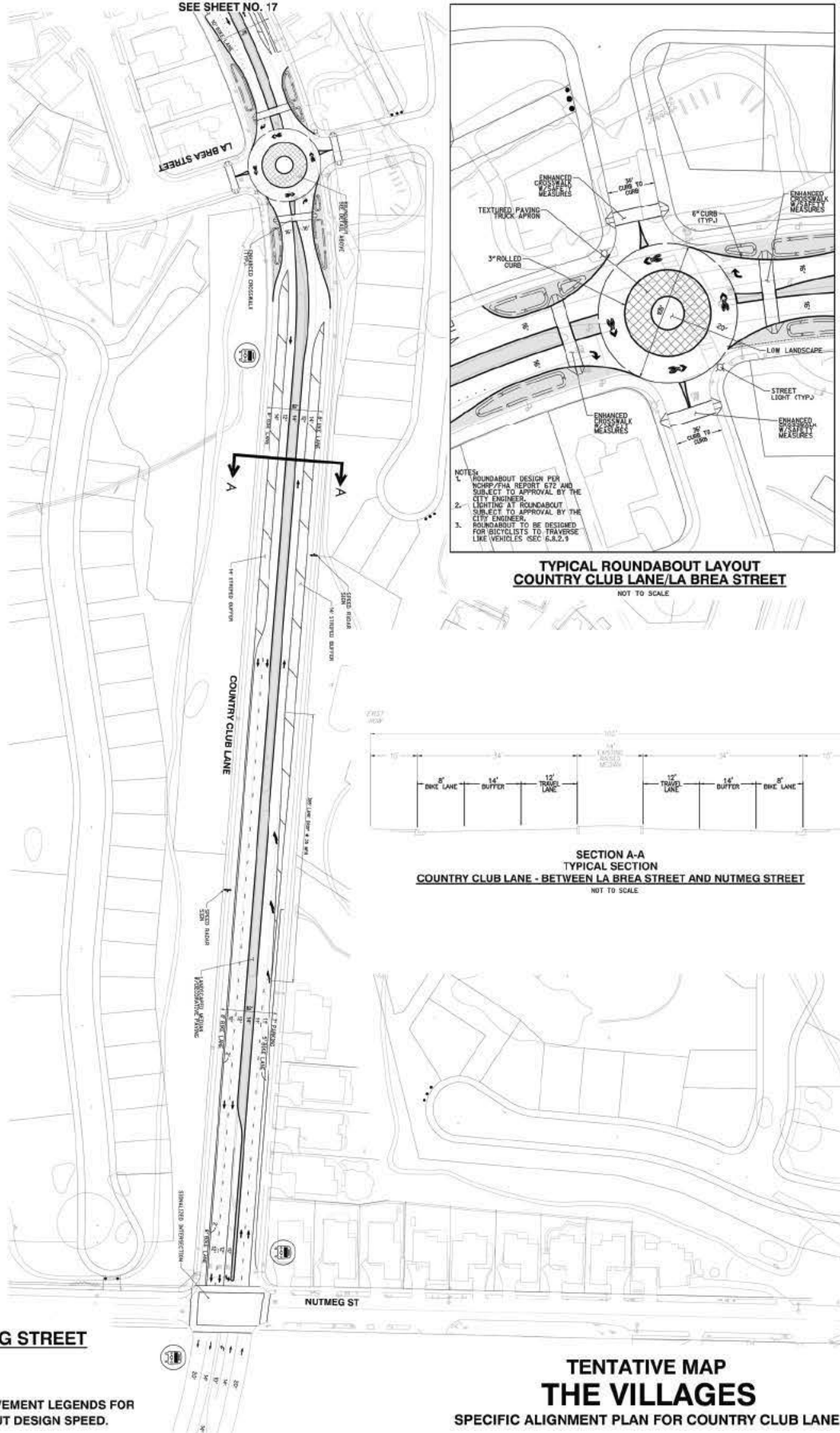
SEE SHEET NO. 18

**PROPOSED PROJECT
SUB 16-0009**

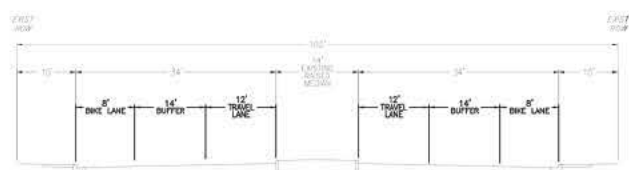
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SPECIFIC ALIGNMENT PLAN

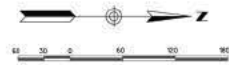
SEE SHEET NO. 17



**TYPICAL ROUNDABOUT LAYOUT
COUNTRY CLUB LANE/LA BREA STREET**
NOT TO SCALE



**SECTION A-A
TYPICAL SECTION
COUNTRY CLUB LANE - BETWEEN LA BREA STREET AND NUTMEG STREET**
NOT TO SCALE



- LEGEND**
- NEW RAISED CURB
 - TWO-WAY LEFT TURN
 - BIKE LANE BUFFER
 - BUS STOP W/RED CURB

- NOTES:**
1. LIGHTING ON COUNTRY CLUB LANE TO MEET CITY STANDARDS FOR A LOCAL COLLECTOR, SUBJECT TO APPROVAL BY THE CITY ENGINEER.

**COUNTRY CLUB LANE -
FROM LA BREA STREET TO NUTMEG STREET**

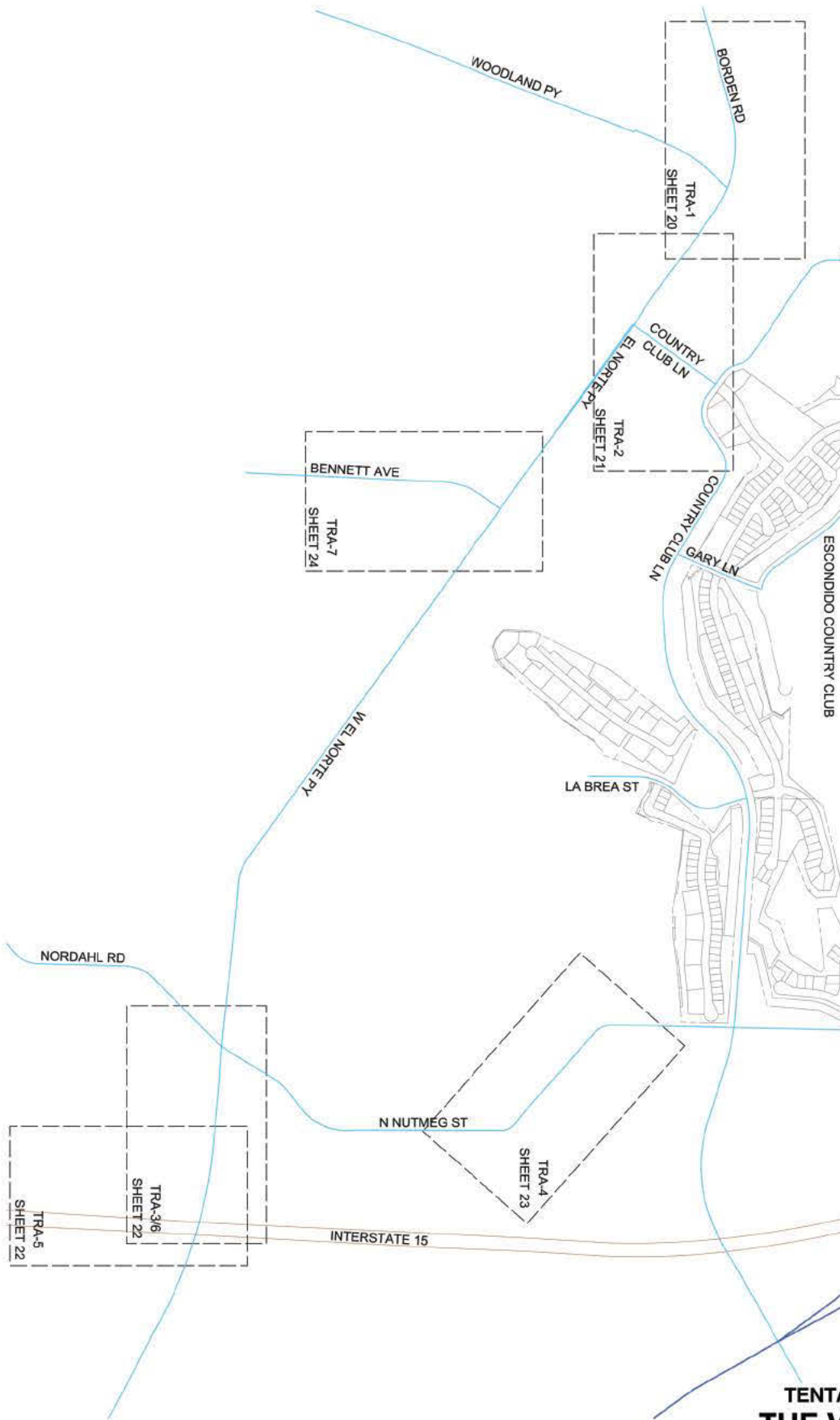
DESIGN SPEED - 35 MPH
 POSTED SPEED - 30 MPH
 DESIGN SPEED THROUGH ROUNDABOUT - 15 MPH
 NOTE: INSTALL TRAFFIC SIGNS, STRIPING AND PAVEMENT LEGENDS FOR ROADWAY DESIGN SPEED AND ROUNDABOUT DESIGN SPEED.

**TENTATIVE MAP
THE VILLAGES**
 SPECIFIC ALIGNMENT PLAN FOR COUNTRY CLUB LANE

**PROPOSED PROJECT
SUB 16-0009**



SPECIFIC ALIGNMENT PLAN



TENTATIVE MAP
THE VILLAGES
 OFFSITE TRAFFIC MITIGATION MEASURES KEYMAP

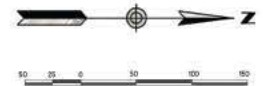
**PROPOSED PROJECT
 SUB 16-0009**



TRAFFIC MEASURES



TRA-1



TENTATIVE MAP
THE VILLAGES
OFFSITE TRAFFIC MITIGATION MEASURES

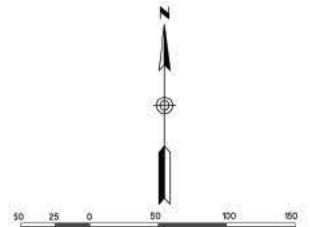
PROPOSED PROJECT
SUB 16-0009



TRAFFIC MEASURES



TRA-2



TENTATIVE MAP
THE VILLAGES
 OFFSITE TRAFFIC MITIGATION MEASURES

PROPOSED PROJECT
SUB 16-0009

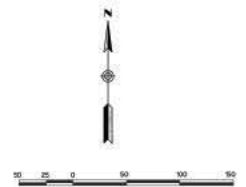


TRAFFIC MEASURES

TRA-5



TRA-3 TRA-6

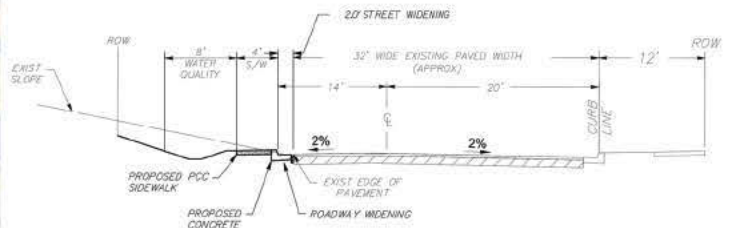
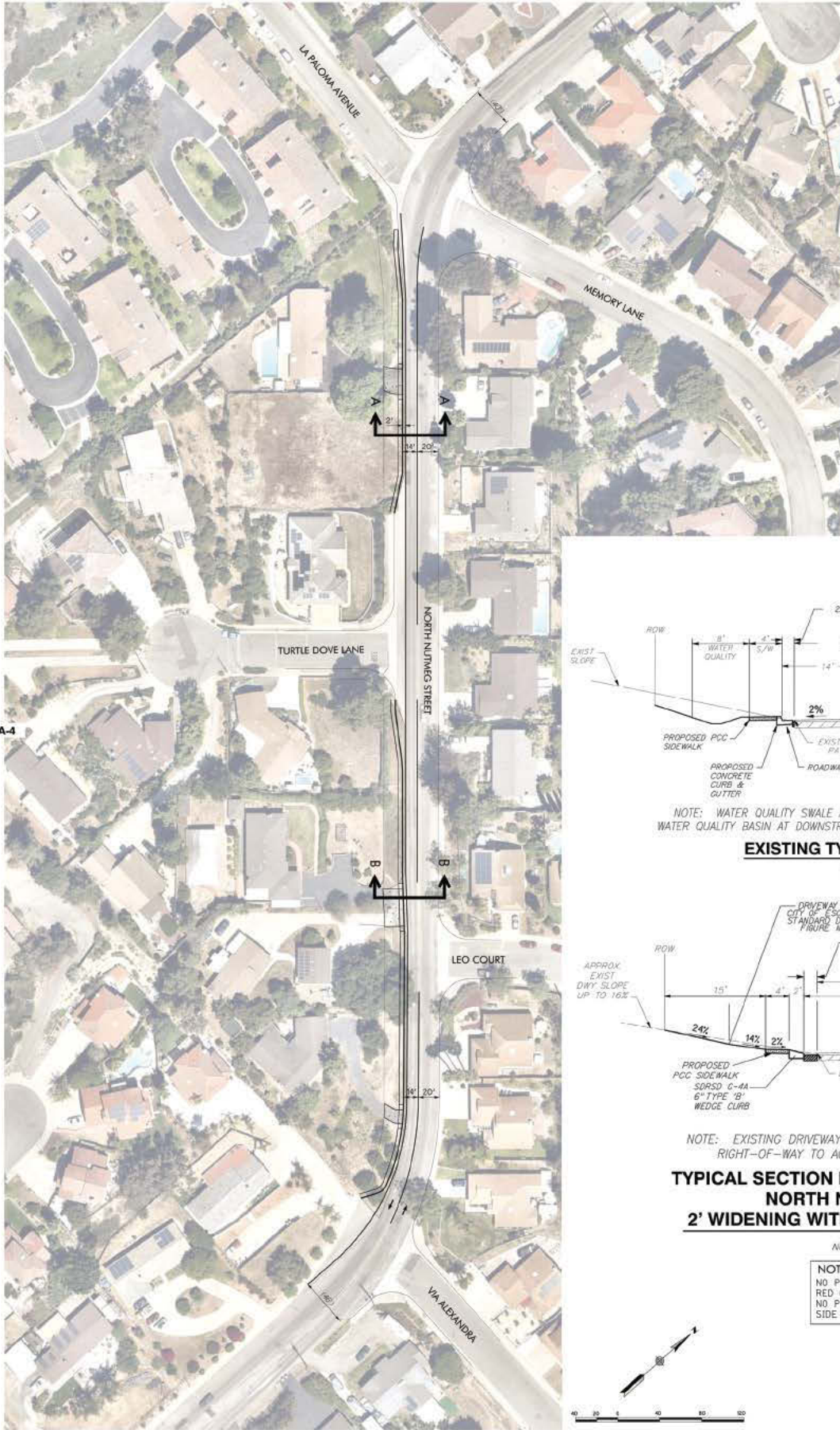


TENTATIVE MAP
THE VILLAGES
OFFSITE TRAFFIC MITIGATION MEASURES

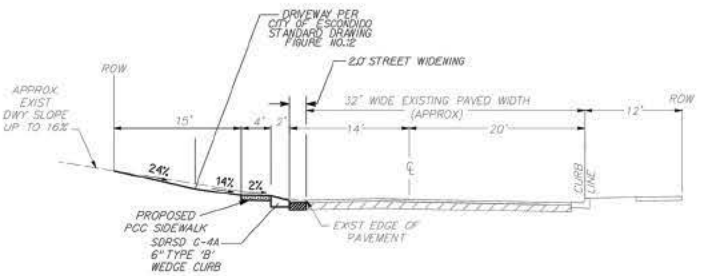
**PROPOSED PROJECT
SUB 16-0009**



TRAFFIC MEASURES



NOTE: WATER QUALITY SWALE ALONG WIDENING OR WATER QUALITY BASIN AT DOWNSTREAM END OF WIDENING
EXISTING TYPICAL SECTION A-A
 NOT TO SCALE



NOTE: EXISTING DRIVEWAYS TO BE REBUILT WITHIN THE EXISTING RIGHT-OF-WAY TO ACCOMMODATE THE STREET WIDENING
TYPICAL SECTION B-B: EXISTING DRIVEWAYS NORTH NUTMEG STREET 2' WIDENING WITH 4' SIDEWALK ADDITION
 NOT TO SCALE

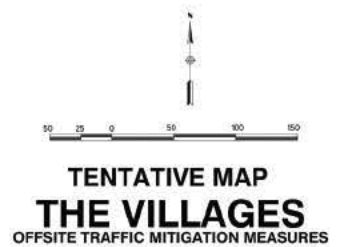
NOTE:
 NO PARKING SIGNS OR RED CURB SHALL INDICATE NO PARKING ON THE WEST SIDE ON NUTMEG.

TENTATIVE MAP
THE VILLAGES
 OFFSITE TRAFFIC MITIGATION MEASURES

PROPOSED PROJECT
SUB 16-0009



TRAFFIC MEASURES

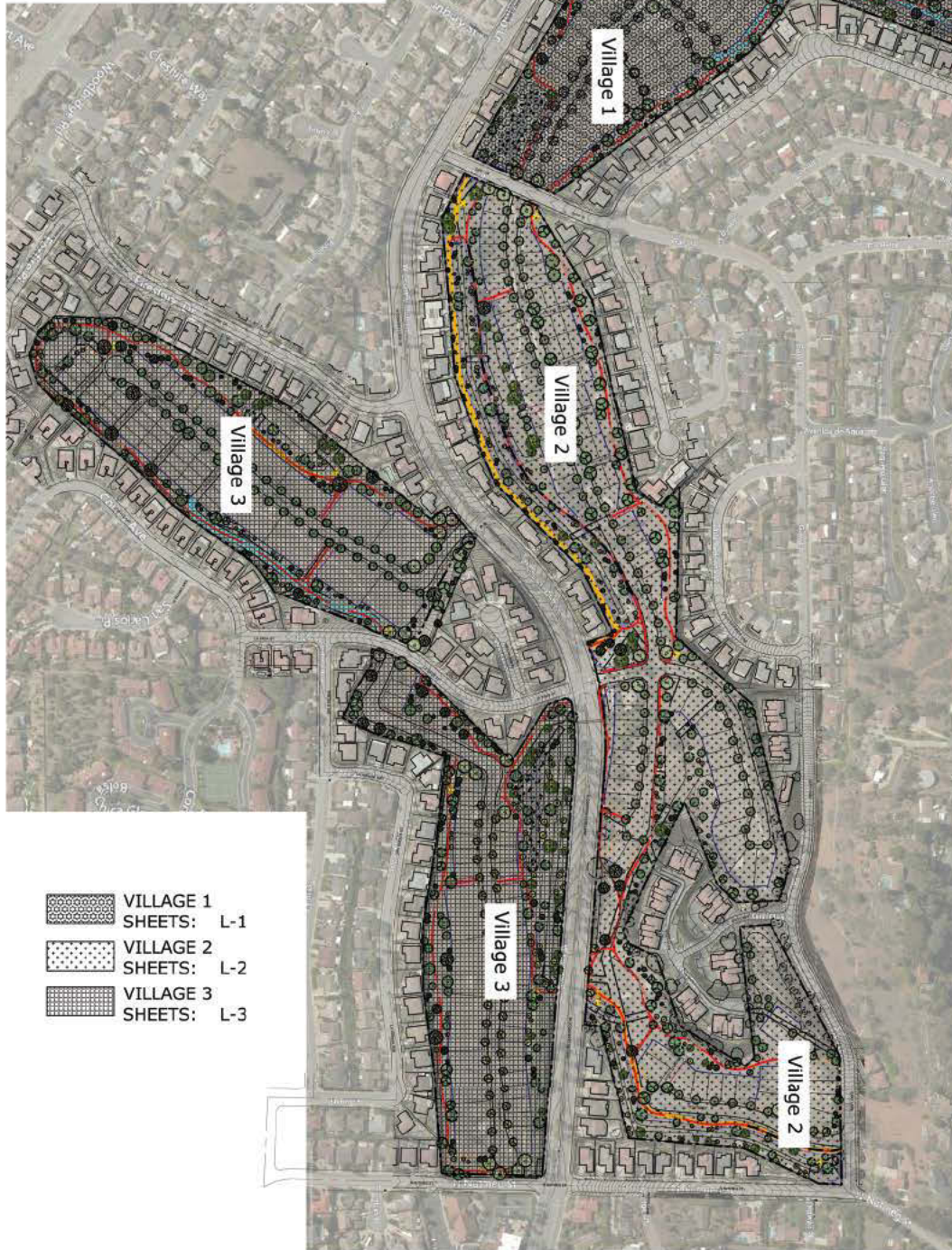


**PROPOSED PROJECT
 SUB 16-0009**



TRAFFIC MEASURES

Conceptual Landscape Overall Key Map













-  VILLAGE 1
SHEETS: L-1
-  VILLAGE 2
SHEETS: L-2
-  VILLAGE 3
SHEETS: L-3

**PROPOSED PROJECT
SUB 16-0009**






LANDSCAPE LEGEND

-  H.O.A. MAINTAINED - COMMON AREA. SEE VILLAGE THEME PALETTES
-  H.O.A. MAINTAINED - POCKET PARKS
-  H.O.A. MAINTAINED - POCKET PARKS (TURF AREAS)
-  WATER QUALITY BASIN MAINTAINED BY OUTSIDE SERVICE
-  WATER QUALITY BASIN (HYDROSEED) - MAINTAINED BY OUTSIDE SERVICE
-  H.O.A. MAINTAINED - MANUFACTURED SLOPES. SEE VILLAGE THEME PALETTES
-  H.O.A. MAINTAINED - UNDISTURBED GRADING AREA. SEE VILLAGE THEME PALETTES
-  H.O.A. MAINTAINED - UNDISTURBED GRADING AREA (HYDROSEED)
-  BUILDER INSTALLED SLOPES - HOMEOWNER MAINTAINED
-  H.O.A. MAINTAINED PARKWAYS

TRAIL LEGEND

-  **8" TRAIL** PROPOSED 8'-0" WIDE OPEN SPACE TRAIL
-  **8" TRAIL** 8'-0" WIDE MEANDERING TRAIL IN 15'-0" WIDE DRIVABLE SURFACE
-  **8" TRAIL** 8'-0" WIDE MEANDERING TRAIL IN 24'-0" WIDE DRIVABLE SURFACE

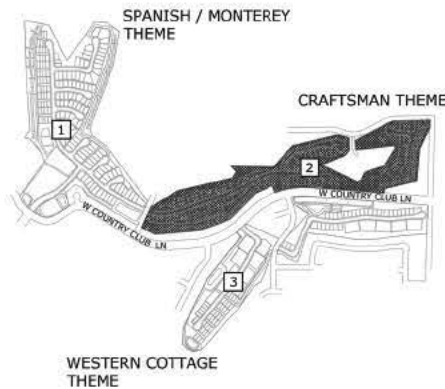
CONCEPTUAL TREE LEGEND

-  VILLAGE TRAILS & OPEN SPACE TREES: 15 Gal. - 36" Box Tree
-  CORNER LOT ENHANCEMENT TREE & CUL-DE-SAC ACCENT TREE: - 36" Box Tree
-  STREET TREE - VILLAGE 1 24" - 36" Box Tree
-  STREET TREE - VILLAGE 2 24" - 36" Box Tree
-  STREET TREE - VILLAGE 3 24" - 36" Box Tree
-  UNDERSTORY & SCREENING SHRUBS: 15 Gal. - 24" Box
-  EXISTING TREE TO REMAIN

FENCE AND WALL LEGEND

-  FENCE
-  FULL HEIGHT VILLAGE THEME WALL
-  FULL HEIGHT SOLID MASONRY WALL
-  VILLAGE THEME FENCING @ ENTRIES
-  WOOD GUARDRAIL FENCING ADJACENT BASINS & CHANNELS
-  VILLAGE THEME PILASTER

KEY MAP



N.T.S. 

A

Landscape Plans L-1

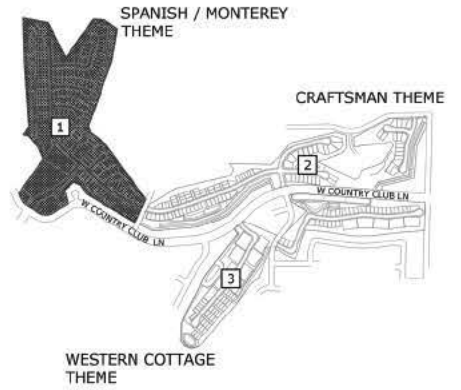


PROPOSED PROJECT SUB 16-0009

LP

LANDSCAPE PLAN

KEY MAP



FENCE AND WALL LEGEND

- FENCE
- FULL HEIGHT VILLAGE THEME WALL
- FULL HEIGHT SOLID MASONRY WALL
- VILLAGE THEME FENCING @ ENTRIES
- WOOD GUARDRAIL FENCING ADJACENT BASINS & CHANNEL
- VILLAGE THEME PILASTER

TRAIL LEGEND

- 8" TRAIL
- PROPOSED 8'-0" WIDE OPEN SPACE TRAIL
- 8" TRAIL
- 8'-0" WIDE MEANDERING TRAIL IN 15'-0" WIDE DRIVABLE SURFACE
- 8" TRAIL
- 8'-0" WIDE MEANDERING TRAIL IN 24'-0" WIDE DRIVABLE SURFACE

LANDSCAPE LEGEND

- H.O.A. MAINTAINED - COMMON AREA. SEE VILLAGE THEME PALETTES
- H.O.A. MAINTAINED - POCKET PARKS
- H.O.A. MAINTAINED - POCKET PARKS (TURF AREAS)
- WATER QUALITY BASIN MAINTAINED BY OUTSIDE SERVICE
- WATER QUALITY BASIN (HYDROSEED) - MAINTAINED BY OUTSIDE SERVICE
- H.O.A. MAINTAINED - MANUFACTURED SLOPES. SEE VILLAGE THEME PALETTES
- H.O.A. MAINTAINED - UNDISTURBED GRADING AREA. SEE VILLAGE THEME PALETTES
- H.O.A. MAINTAINED - UNDISTURBED GRADING AREA (HYDROSEED)
- BUILDER INSTALLED SLOPES - HOMEOWNER MAINTAINED
- H.O.A. MAINTAINED PARKWAYS

CONCEPTUAL TREE LEGEND

- VILLAGE TRAILS & OPEN SPACE TREES: 15 Cal. - 36" Box Tree
- CORNER LOT ENHANCEMENT TREE & CUL-DE-SAC ACCENT TREE: - 36" Box Tree
- STREET TREE - VILLAGE 1 24" - 36" Box Tree
- STREET TREE - VILLAGE 2 24" - 36" Box Tree
- STREET TREE - VILLAGE 3 24" - 36" Box Tree
- UNDERSTORY & SCREENING SHRUBS: 15 Cal. - 24" Box
- EXISTING TREE TO REMAIN

N.T.S.

B

Landscape Plans
L-2

PROPOSED PROJECT
SUB 16-0009

LP

LANDSCAPE PLAN

N.T.S.

C

Landscape Plans L-3



LANDSCAPE LEGEND

- H.O.A. MAINTAINED - COMMON AREA. SEE VILLAGE THEME PALETTES
- H.O.A. MAINTAINED - POCKET PARKS
- H.O.A. MAINTAINED - POCKET PARKS (TURF AREAS)
- WATER QUALITY BASIN MAINTAINED BY OUTSIDE SERVICE
- WATER QUALITY BASIN (HYDROSEED) - MAINTAINED BY OUTSIDE SERVICE
- H.O.A. MAINTAINED - MANUFACTURED SLOPES. SEE VILLAGE THEME PALETTES
- H.O.A. MAINTAINED - UNDISTURBED GRADING AREA. SEE VILLAGE THEME PALETTES
- H.O.A. MAINTAINED - UNDISTURBED GRADING AREA (HYDROSEED)
- BUILDER INSTALLED SLOPES - HOMEOWNER MAINTAINED
- H.O.A. MAINTAINED PARKWAYS

FENCE AND WALL LEGEND

- FENCE
- FULL HEIGHT VILLAGE THEME WALL
- FULL HEIGHT SOLID MASONRY WALL
- VILLAGE THEME FENCING @ ENTRIES
- WOOD GUARDRAIL FENCING ADJACENT BASINS & CHANNELS
- VILLAGE THEME PILASTER

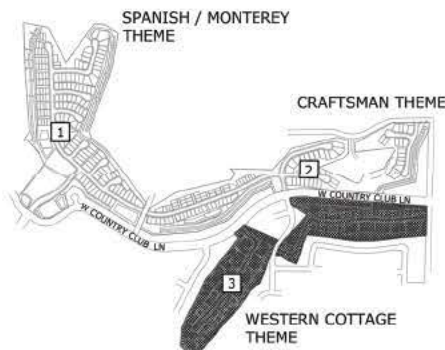
CONCEPTUAL TREE LEGEND

- VILLAGE TRAILS & OPEN SPACE TREES: 15 Gal. - 36" Box Tree
- CORNER LOT ENHANCEMENT TREE & CUL-DE-SAC ACCENT TREE: - 36" Box Tree
- STREET TREE - VILLAGE 1 24"-36" Box Tree
- STREET TREE - VILLAGE 2 24"-36" Box Tree
- STREET TREE - VILLAGE 3 24"-36" Box Tree
- UNDERSTORY & SCREENING SHRUBS: 15 Gal. - 24" Box
- EXISTING TREE TO REMAIN

TRAIL LEGEND

- 8" TRAIL PROPOSED 8'-0" WIDE OPEN SPACE TRAIL
- 8" TRAIL 8'-0" WIDE MEANDERING TRAIL IN 15'-0" WIDE DRIVABLE SURFACE
- 8" TRAIL 8'-0" WIDE MEANDERING TRAIL IN 24'-0" WIDE DRIVABLE SURFACE

KEY MAP



**PROPOSED PROJECT
SUB 16-0009**

LP

LANDSCAPE PLAN