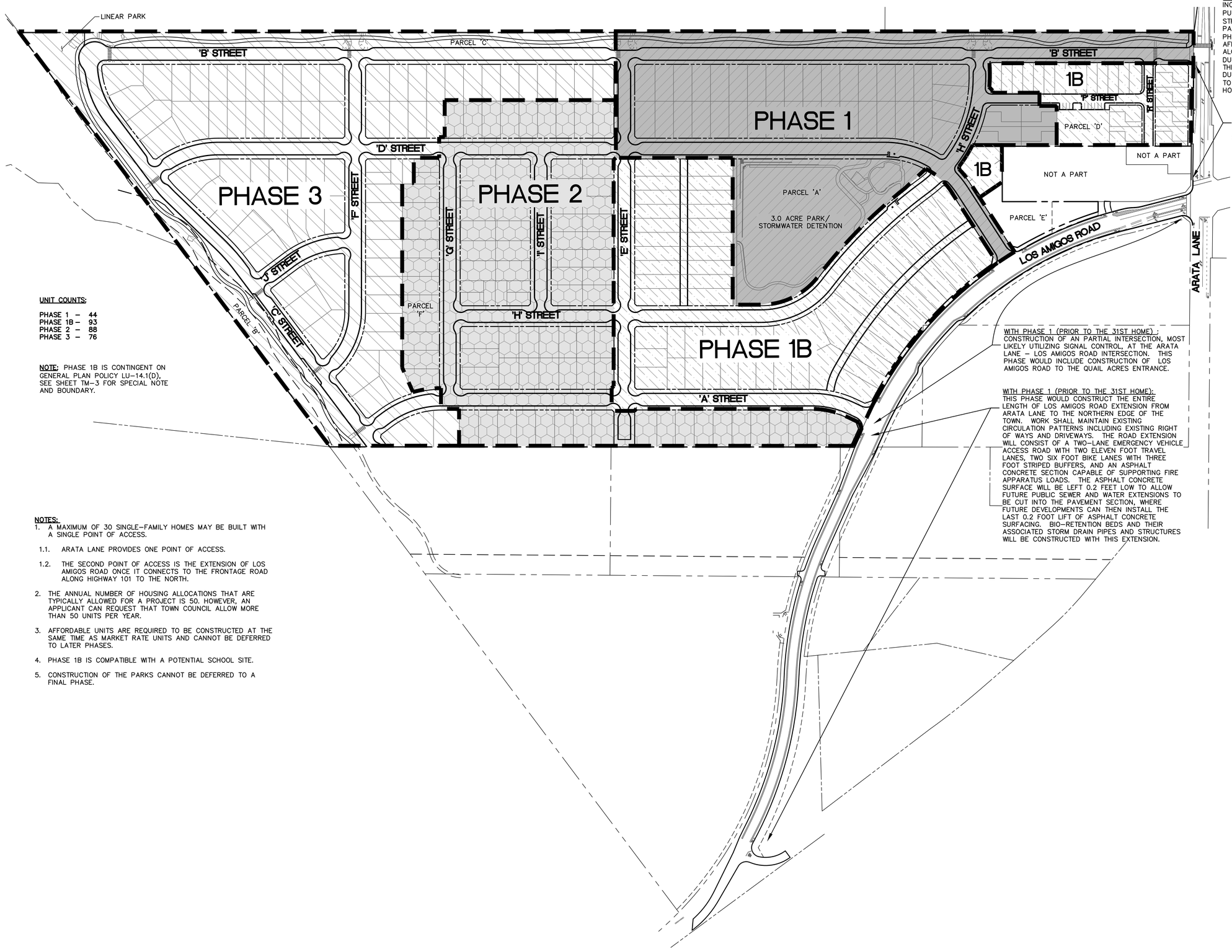


PHASE 1B:
INCLUDES THE CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE TO COMPLETE 'P' STREET AND 'R' STREET. SIX AFFORDABLE PARK DUETS WILL BE CONSTRUCTED WITH PHASE 1B TO MEET THE TOWN'S AFFORDABLE HOUSING REQUIREMENT, ALONG WITH THE MARKET RATE PARK DUETS AND PARCEL 'D' IMPROVEMENTS. THE REMAINING FOUR AFFORDABLE PARK DUETS WILL BE CONSTRUCTED AS NEEDED TO MEET PHASE 2 & 3's AFFORDABLE HOUSING REQUIREMENTS.

ARATA LANE FRONTAGE IMPROVEMENTS:
TO BE COMPLETED WITH THE CONSTRUCTION OF LOTS 215–222 FRONTING ARATA LANE.

UNIT COUNTS:

PHASE 1 – 44
PHASE 1B – 93
PHASE 2 – 88
PHASE 3 – 76

NOTE: PHASE 1B IS CONTINGENT ON GENERAL PLAN POLICY LU–14.1(D), SEE SHEET TM–3 FOR SPECIAL NOTE AND BOUNDARY.

WITH PHASE 1 (PRIOR TO THE 31ST HOME):
CONSTRUCTION OF AN PARTIAL INTERSECTION, MOST LIKELY UTILIZING SIGNAL CONTROL, AT THE ARATA LANE – LOS AMIGOS ROAD INTERSECTION. THIS PHASE WOULD INCLUDE CONSTRUCTION OF LOS AMIGOS ROAD TO THE QUAIL ACRES ENTRANCE.

WITH PHASE 1 (PRIOR TO THE 31ST HOME):
THIS PHASE WOULD CONSTRUCT THE ENTIRE LENGTH OF LOS AMIGOS ROAD EXTENSION FROM ARATA LANE TO THE NORTHERN EDGE OF THE TOWN. WORK SHALL MAINTAIN EXISTING CIRCULATION PATTERNS INCLUDING EXISTING RIGHT OF WAYS AND DRIVEWAYS. THE ROAD EXTENSION WILL CONSIST OF A TWO–LANE EMERGENCY VEHICLE ACCESS ROAD WITH TWO ELEVEN FOOT TRAVEL LANES, TWO SIX FOOT BIKE LANES WITH THREE FOOT STRIPED BUFFERS, AND AN ASPHALT CONCRETE SECTION CAPABLE OF SUPPORTING FIRE APPARATUS LOADS. THE ASPHALT CONCRETE SURFACE WILL BE LEFT 0.2 FEET LOW TO ALLOW FUTURE PUBLIC SEWER AND WATER EXTENSIONS TO BE CUT INTO THE PAVEMENT SECTION, WHERE FUTURE DEVELOPMENTS CAN THEN INSTALL THE LAST 0.2 FOOT LIFT OF ASPHALT CONCRETE SURFACING. BIO–RETENTION BEDS AND THEIR ASSOCIATED STORM DRAIN PIPES AND STRUCTURES WILL BE CONSTRUCTED WITH THIS EXTENSION.

NOTES:
1. A MAXIMUM OF 30 SINGLE–FAMILY HOMES MAY BE BUILT WITH A SINGLE POINT OF ACCESS.
   1.1. ARATA LANE PROVIDES ONE POINT OF ACCESS.
   1.2. THE SECOND POINT OF ACCESS IS THE EXTENSION OF LOS AMIGOS ROAD ONCE IT CONNECTS TO THE FRONTAGE ROAD ALONG HIGHWAY 101 TO THE NORTH.
2. THE ANNUAL NUMBER OF HOUSING ALLOCATIONS THAT ARE TYPICALLY ALLOWED FOR A PROJECT IS 50. HOWEVER, AN APPLICANT CAN REQUEST THAT TOWN COUNCIL ALLOW MORE THAN 50 UNITS PER YEAR.
3. AFFORDABLE UNITS ARE REQUIRED TO BE CONSTRUCTED AT THE SAME TIME AS MARKET RATE UNITS AND CANNOT BE DEFERRED TO LATER PHASES.
4. PHASE 1B IS COMPATIBLE WITH A POTENTIAL SCHOOL SITE.
5. CONSTRUCTION OF THE PARKS CANNOT BE DEFERRED TO A FINAL PHASE.

0 120 240
SCALE: 1" = 120'

PROFESSIONAL ENGINEER * CALIFORNIA * DENNIS D. DALBY * No. 44511 * CIVIL * REGISTERED * STATE OF CALIFORNIA
DATE 6/13/24
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PHASING PLAN
QUAIL ACRES
NORTH OF ARATA
259, 325 ARATA LANE WINDSOR, CALIFORNIA
JUNE 2024

JOB NO. 18–136

SHEET NO. TM4
OF 16 SHEETS