



- NOTES:**
- THE PRESERVE AT A THOUSAND OAKS IS A MIXED USE PROJECT LOCATED ON THE SOUTH SIDE OF STAGECOACH ROAD AND WEST OF E. TRIMMIER ROAD.
  - ZONING ACREAGE
    - SF-2: 52.63 AC
    - R-1: 133.82 AC
    - R-2: 94.18 AC
    - SR-1: 29.03 AC
    - SR-2: 30.39 AC
    - A-R1: 40.00 AC
    - B-5: 10.67 AC
    - TOTAL: 390.72 AC
  - THE PUD IS PROPOSED TO BE CONSTRUCTED IN 6 TOTAL PHASES. SEE PHASING SHEET FOR DETAILS.
  - THE PUD HAS 3 ACCESS POINTS TO STAGECOACH RD. ON THE NORTH SIDE. 1 ACCESS POINT TO CRAIGPARK DR. ON THE WEST SIDE. 1 ACCESS POINT TO E. TRIMMIER RD. ON THE EAST SIDE AND TWO FUTURE ACCESS POINTS TO THE SOUTH.
  - ONE ENTRANCE TO STAGECOACH AND ONE ENTRANCE TO E. TRIMMIER WILL HAVE A DIVIDED MEDIAN, WIDENED STREET, LANDSCAPING AND SIGNAGE.
  - ALL STREETS CONNECTED TO THE TRAFFIC CIRCLES (COLLECTOR STREETS) ARE TO BE 60' RIGHT-OF-WAY WITH 36' BOC-BOC WIDTH.
  - ALL STREETS NOT CONNECTED TO THE TRAFFIC CIRCLES (LOCAL STREETS) ARE TO BE 52' RIGHT-OF-WAY WITH 31' BOC-BOC WIDTH. SEE SHEET 2 FOR TYPICAL STREET SECTIONS.
  - ONE HOME OWNERS ASSOCIATION (HOA) IS PROPOSED WITH THIS PUD.
  - APPROXIMATELY 90 ACRES OF PARK / OPEN SPACE IS PROPOSED WITH THIS PUD. SEE THE PARK PLAN SHEET FOR DETAILS.
  - ALL CONTOURS SHOWN ARE 2' CONTOURS.
  - SEE ADDITIONAL PUD DOCUMENT FOR DETAILED SPECIFICATIONS.
  - ALL PEDESTRIAN EASEMENTS WILL BE MAINTAINED BY THE HOA.

|      |                            |            |
|------|----------------------------|------------|
| 3    | UPDATED SIDEWALK LOCATIONS | 06/02/2022 |
| 2    | UPDATED PER CITY COMMENTS  | 05/20/2022 |
| 1    | ORIGINAL RELEASE           | 04/01/2022 |
| REV. | DESCRIPTION                | DATE       |



## THE PRESERVE AT A THOUSAND OAKS

### TYPICAL LOT & STREET DIMENSIONS

|   |  |           |            |
|---|--|-----------|------------|
| SIGNATURE   |  | DATE      |            |
| THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JOSEPH THERIOT, P.E. 120299 ON 06/02/2022. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. |  | PM        | JAT        |
|   |  | DESIGN    | JAT        |
|   |  | DRAFTED   | JAT        |
|   |  | CHECKED   | JAT        |
|   |  | PROJECT # | 21-020-002 |
|   |  | DRAWING # | 2          |