

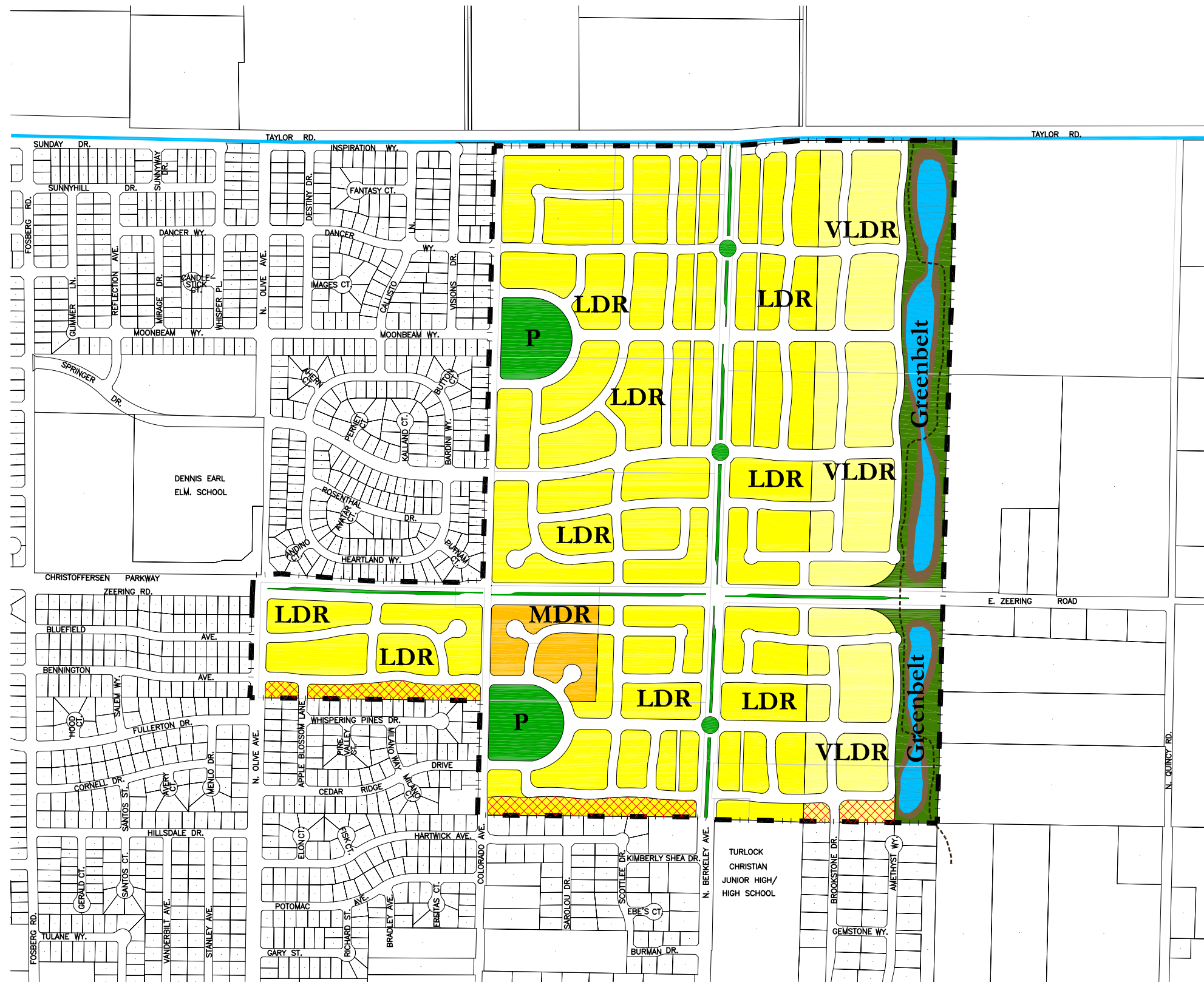
EXISTING CONDITIONS

- City Limit
- Primary Sphere of Influence
- Secondary Sphere of Influence
- Plan Area Boundary
- TID Line
- Private Line
- Existing Expressway
- Proposed Expressway
- Existing Arterial Street
- Existing Collector Street
- Proposed Collector Street
- Bikeways
- Existing Development
- Major Plan Area Gateway
- Park / Drainage Basin
- School (East of Berkeley is Denair Unified School District)
- Large Utility Wire
- Williamson Act
- Dairy



Figure 2-1 Existing Conditions





LAND USE CONCEPT

- Plan Area Boundary
- T.I.D. Lateral #3
- Community Recreational Trail
- MDR Medium Density Residential
- LDR Low Density Residential
- VLDR Very Low Density Residential
- P Neighborhood Park
- Open Space
- Refer to Section 3.2 Residential Guiding Policy (f)

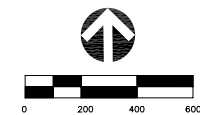
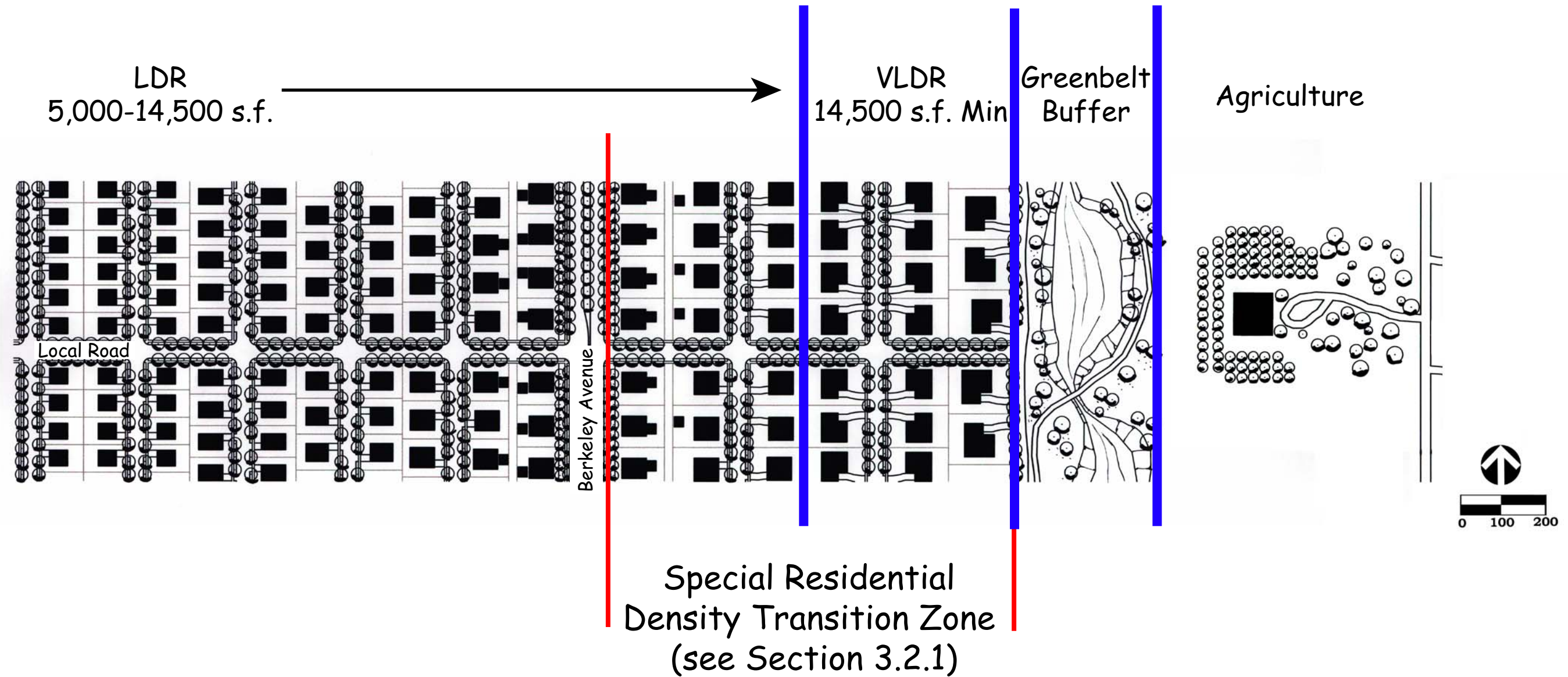


Figure 3-1 Land Use Concept










TRANSECT DIAGRAM

Figure 3-2 Transect Diagram



COMMUNITY DESIGN DIAGRAM



-  Plan Area Boundary
-  Decorative Wall
-  Retaining Wall
-  Gateway
-  Landmark

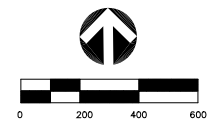
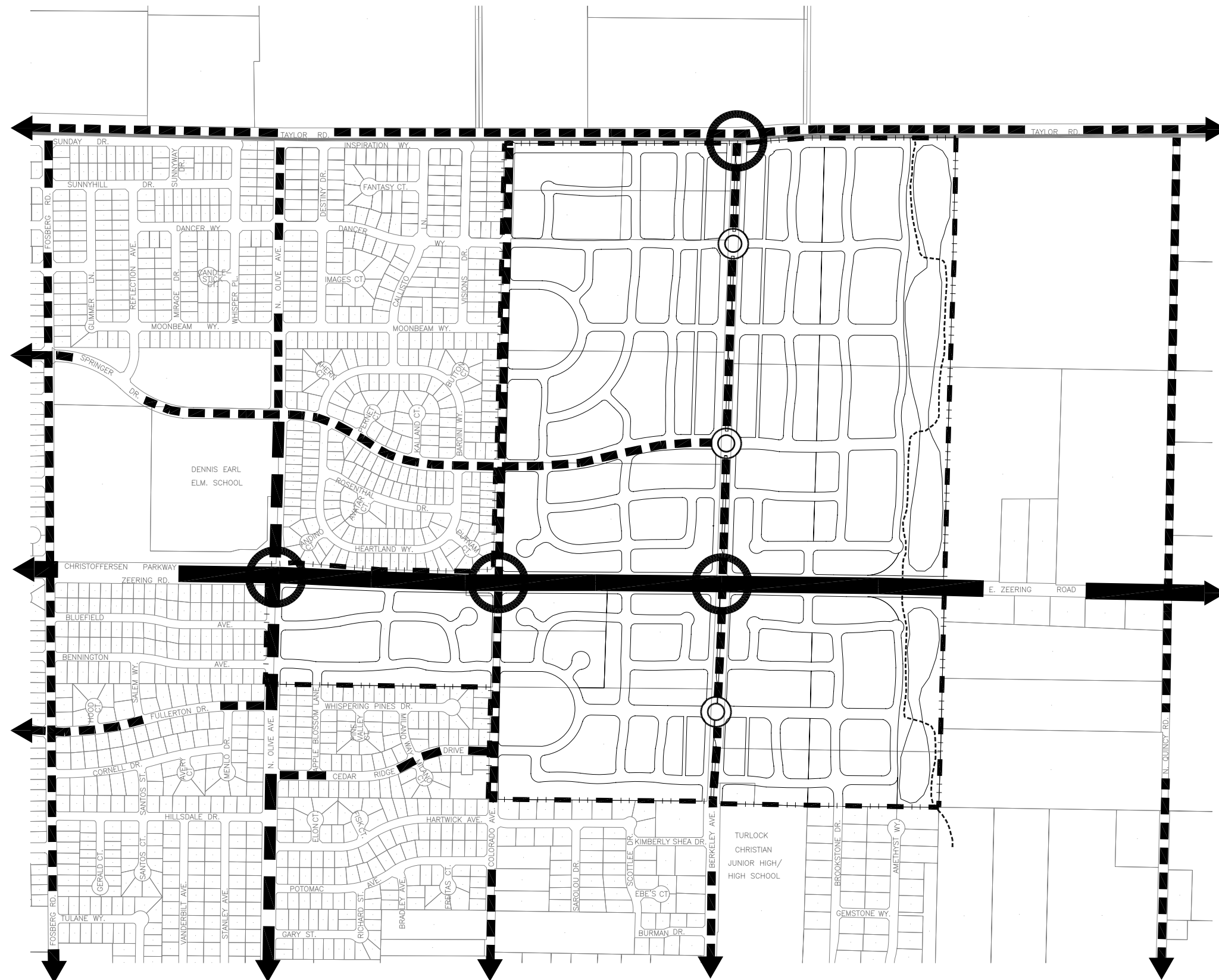


Figure 3-3 Community Design Diagram



CIRCULATION CONCEPT



- Plan Area Boundary
- T.I.D. Lateral #3
- Expressway
- Arterial
- 2-Lane Collector
- Local Street
- Alleyway
- Pedestrian/Bicycle Trail
- Signalized Intersection
- Round-A-Bout

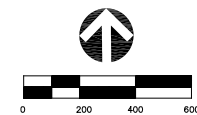


Figure 4-1 Circulation Concept



STREET SECTION AND INTERSECTION REFERENCE DIAGRAM



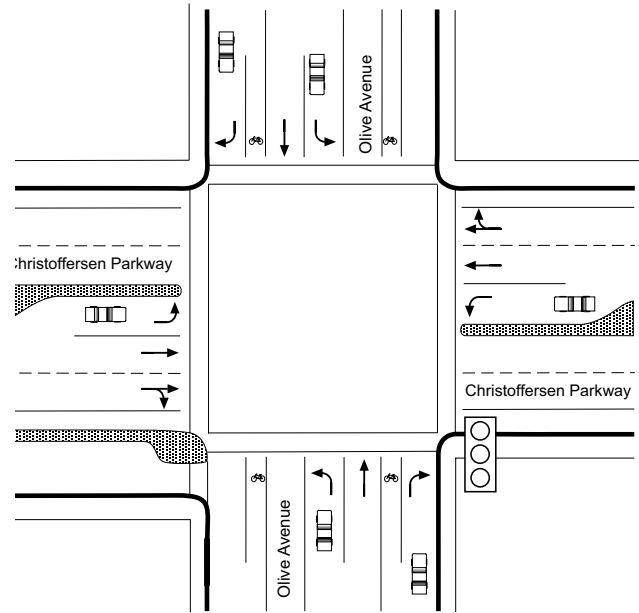
- Plan Area Boundary
- Section View
(refer to the street section diagrams in Section 4)
 - A-A Christoffersen Parkway
 - B-B Collector Road
 - C-C Berkeley Avenue
 - D-D Local Road
 - E-E Local Road Connecting Open Space
 - F-F Local Road Abutting Canal
 - G-G Local Road Abutting Greenbelt Buffer
 - H-H Alleyway
- Intersection Geometrics
(refer to the Intersection diagrams in Section 4)
 - 1 Christoffersen Parkway / Olive Avenue
 - 2 Christoffersen Parkway / Colorado Avenue
 - 3 Christoffersen Parkway / Berkeley Avenue
 - 4 Berkeley Avenue / Taylor Road
 - 5 Berkeley Avenue / Springer Drive



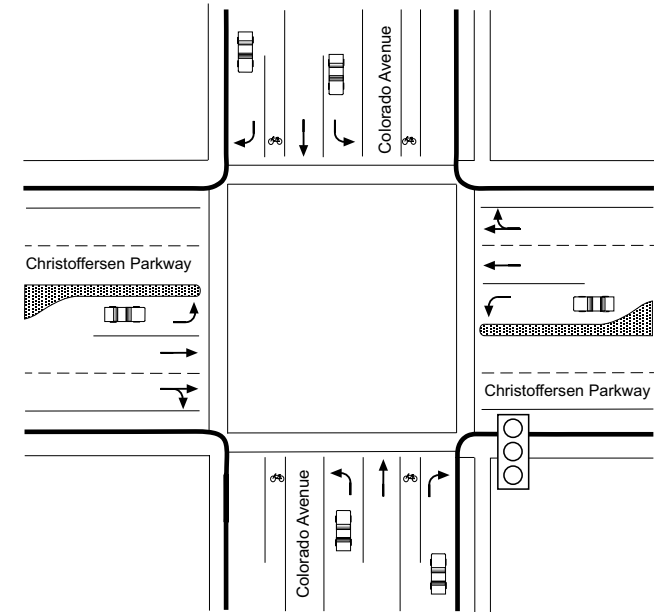
Figure 4-2 Street Section and Intersection Reference Diagram



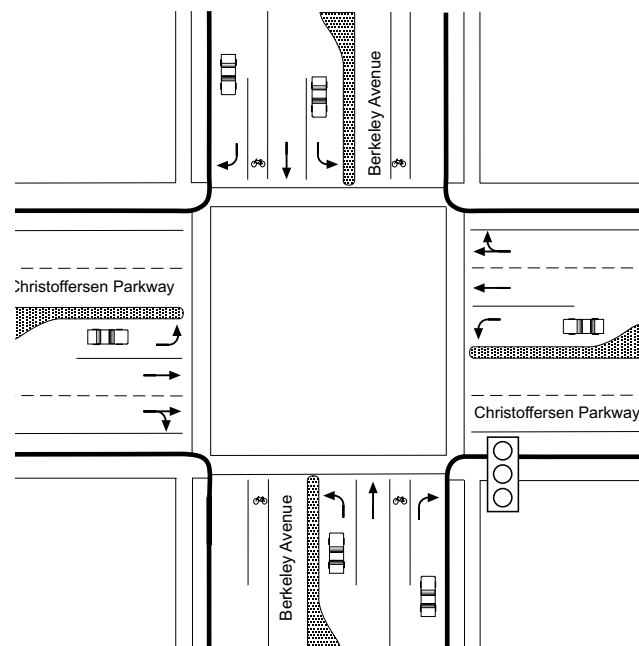
INTERSECTION GEOMETRIC DIAGRAM



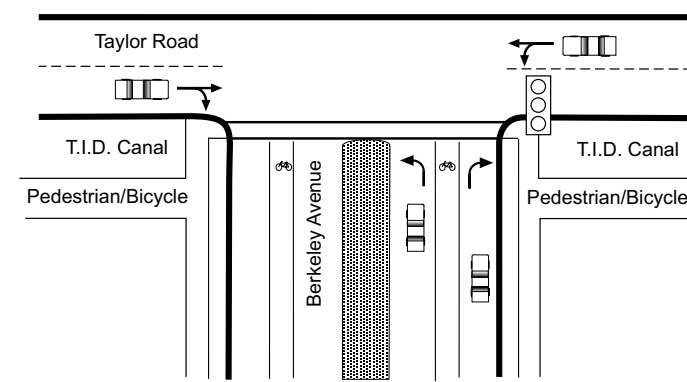
Intersection 1
Christoffersen Parkway / Olive Avenue



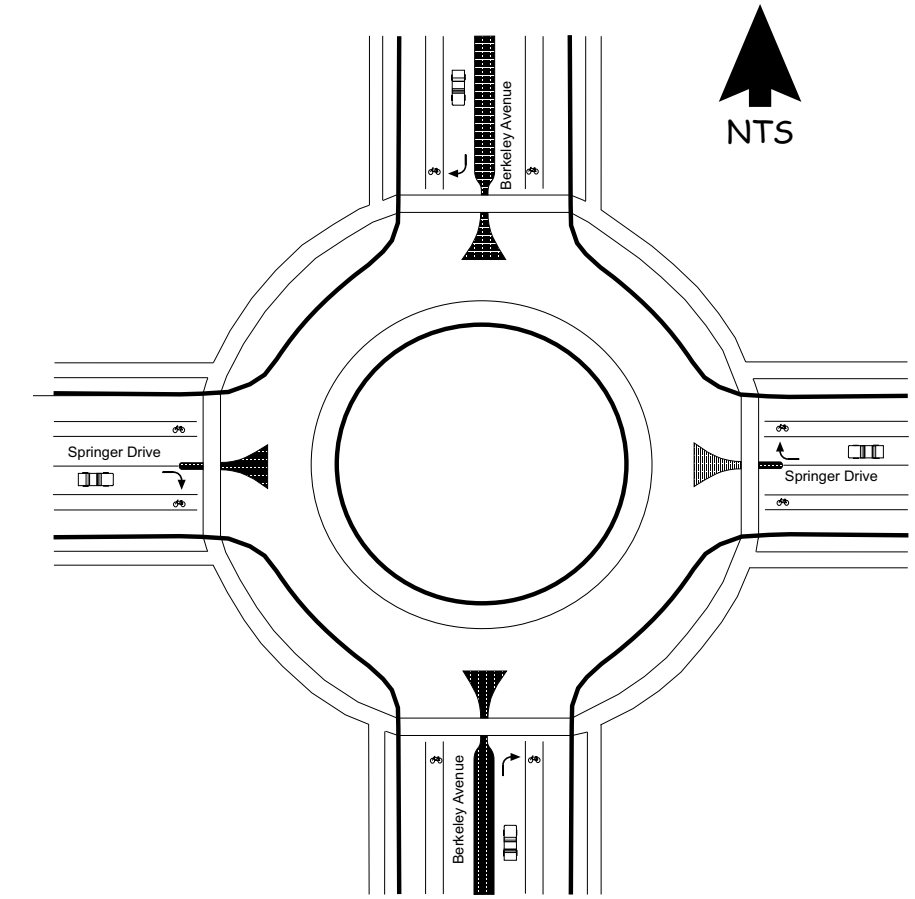
Intersection 2
Christoffersen Parkway / Colorado Avenue



Intersection 3
Christoffersen Parkway / Berkeley Avenue



Intersection 4
Berkeley Avenue / Taylor Road



Intersection 5
Berkeley Avenue / Springer Drive

Key

- Travel Lane
- Turn Lane
- Bike Lane
- Signalized Intersection

Note:
These illustrations represent conceptual interpretations and are not to scale. Actual street alignment and sizing will be determined by applicable street improvement plans.

Figure 4-14 Intersection Geometric Diagram



PARKS AND OPEN SPACE CONCEPT









-  Plan Area Boundary
-  T.I.D. Lateral #3
-  Park and Open Space
-  Landscape / Public Utility Easement
-  Pedestrian / Bicycle Trail
-  Class II Bicycle Lane



Figure 5-1 Parks and Open Space Concept





CONCEPTUAL WATER DIAGRAM

- Plan Area Boundary
- T.I.D. Lateral #3
- Water Mains (Diameter)
- #1 Document Reference Number

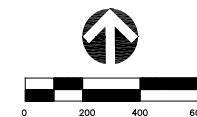


Figure 6-1 Conceptual Water Diagram





CONCEPTUAL WASTEWATER DIAGRAM

- Plan Area Boundary
- T.I.D. Lateral #3
- Sewer Pipe (Diameter)
- Document Reference

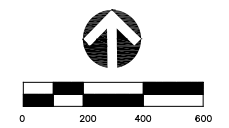
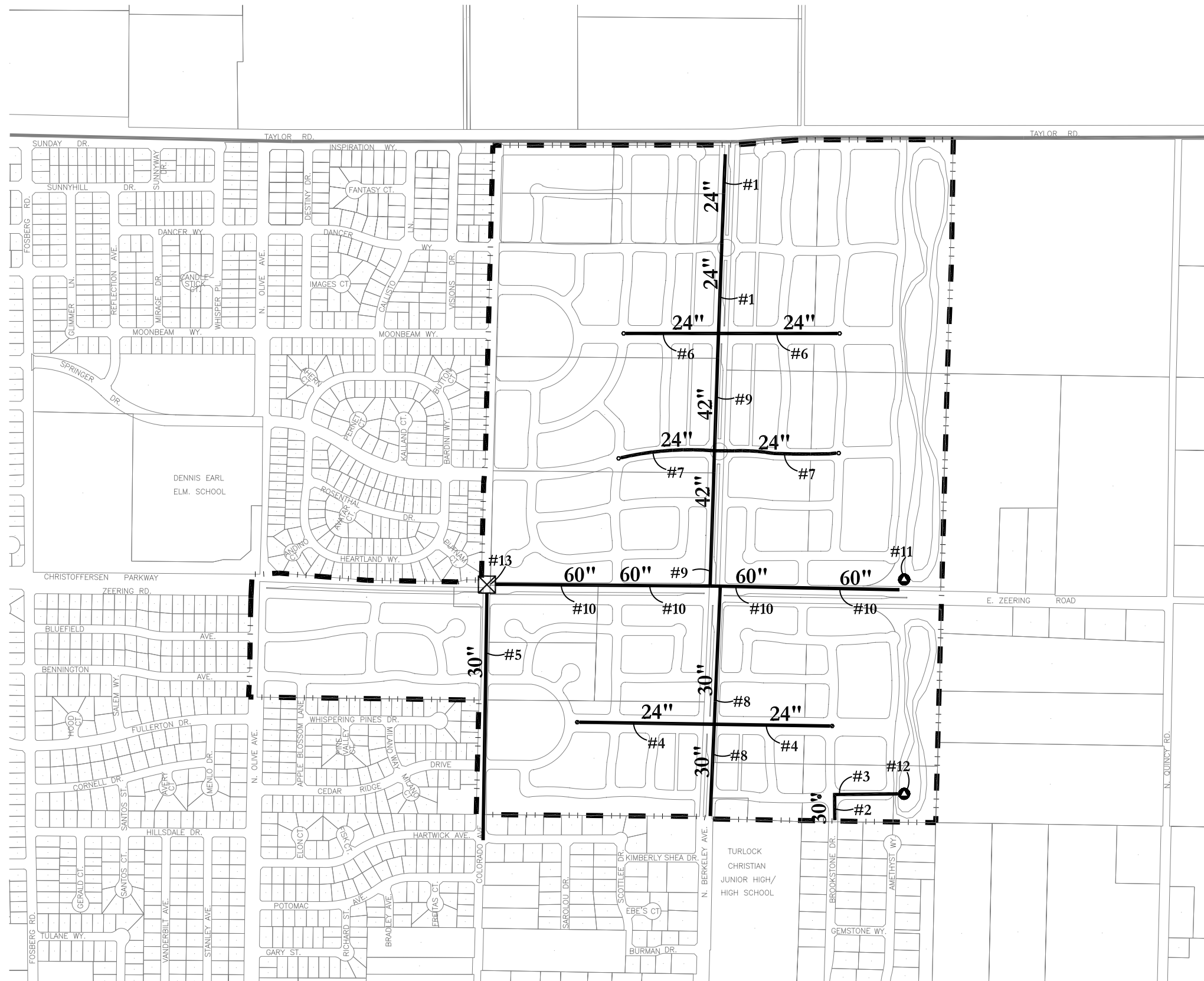


Figure 6-2 Conceptual Wastewater Diagram





CONCEPTUAL STORMWATER DIAGRAM






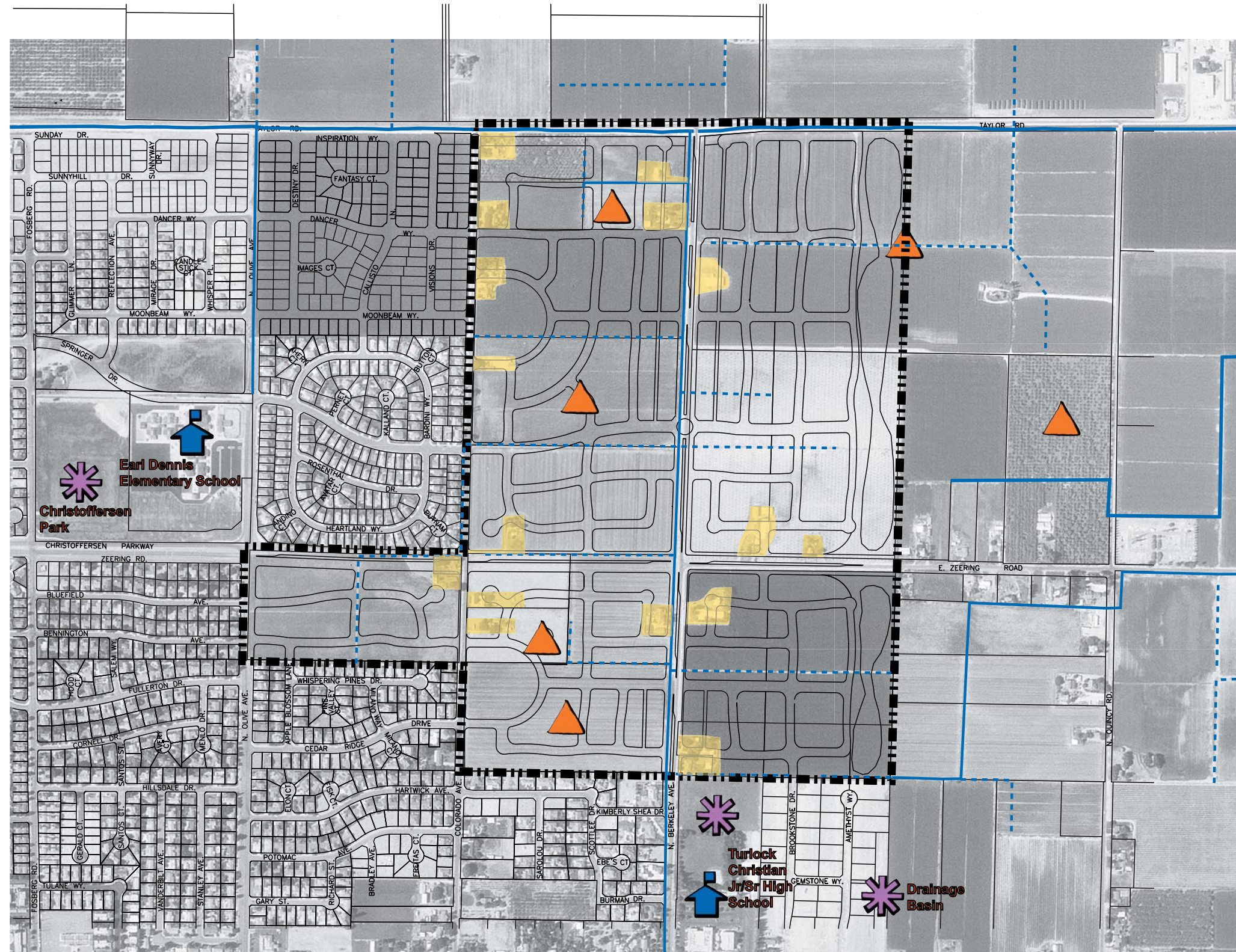
-  Plan Area Boundary
-  T.I.D. Lateral #3
-  Storm Drain (Diameter)
-  Drain
-  Flow Control Structure
- #1 Document Reference Number




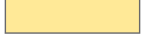





Figure 6-3 Conceptual Stormwater Diagram





IMPLEMENTATION MAP

-  Plan Area Boundary
-  T.I.D. Line
-  Private Line
-  Existing Development
-  Park / Detention Basin
-  School (East of Berkeley is Denair Unified School District)
-  Williamson Act

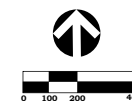
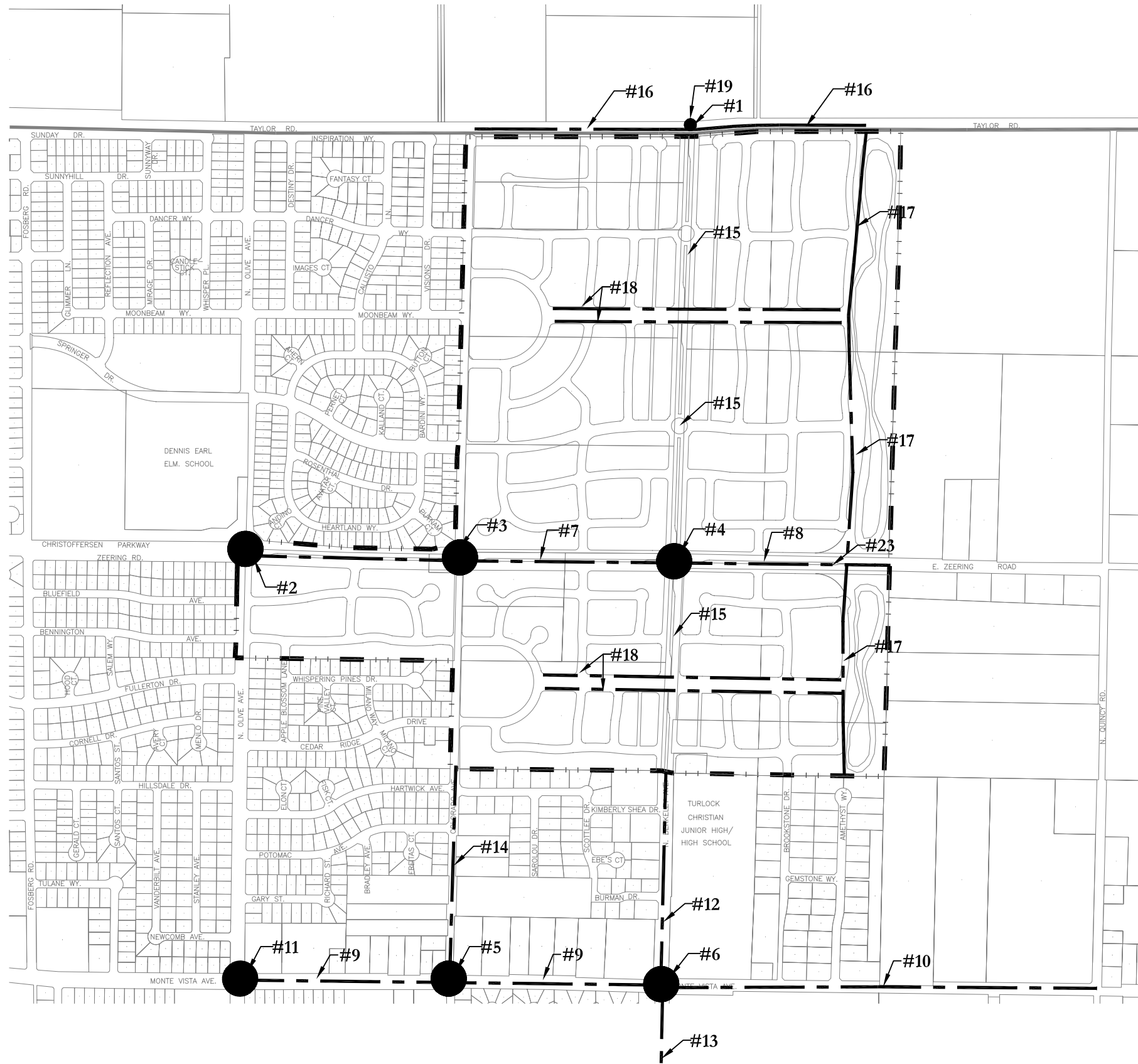





Figure 7-1 Implementation Map



TRANSPORTATION SYSTEM DIAGRAM

-  Plan Area Boundary
-  T.I.D. Lateral #3
-  #1 Document Reference Number

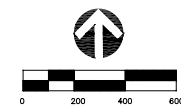


Figure 7-3 Transportation System Diagram

