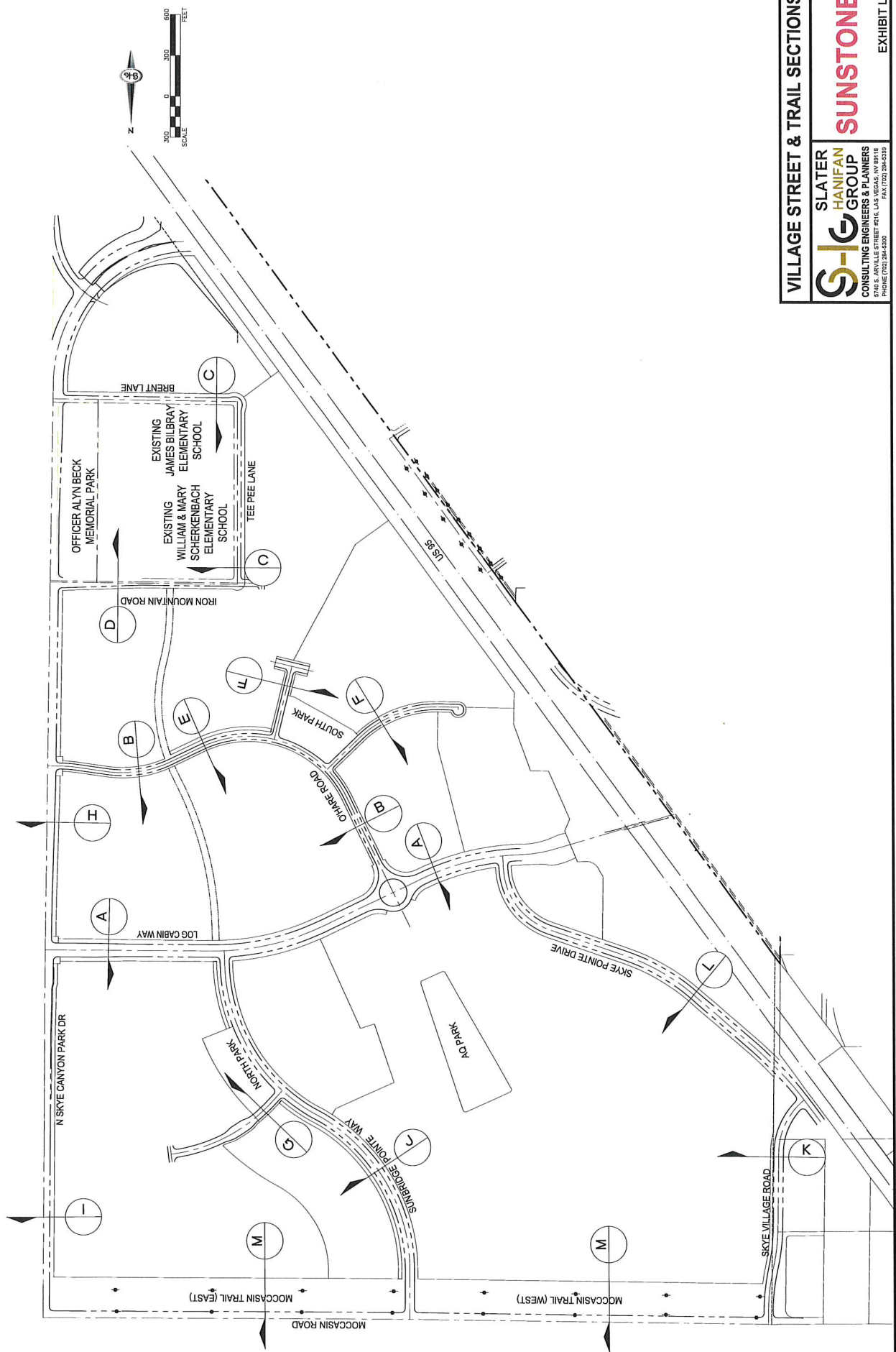


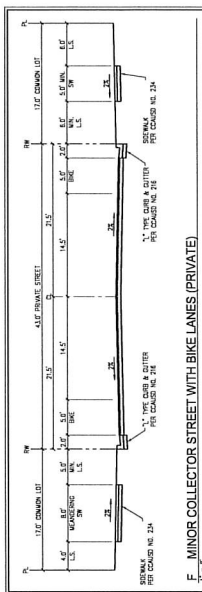
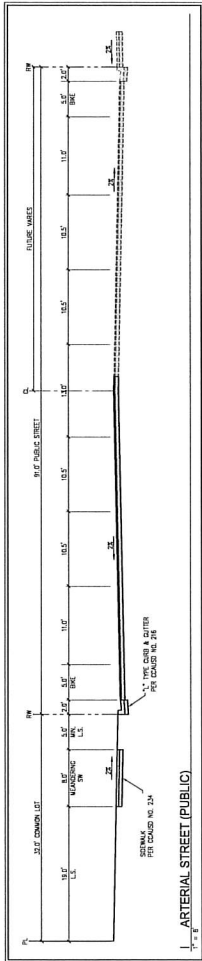
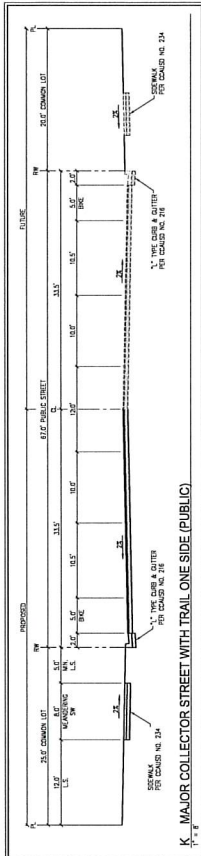
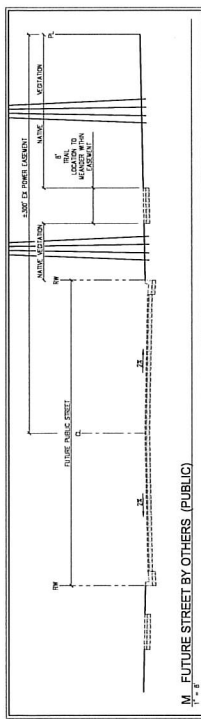
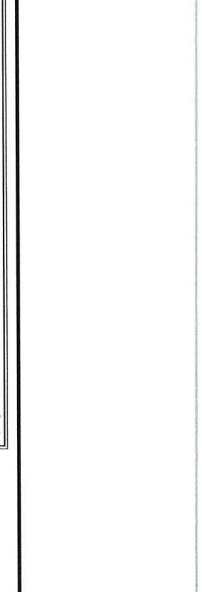
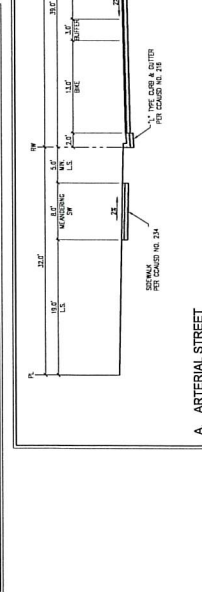
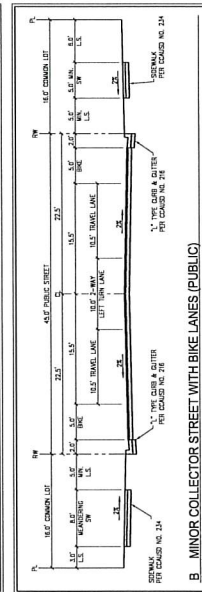
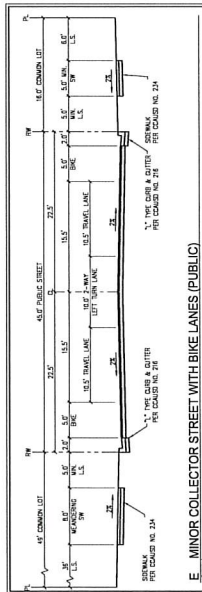
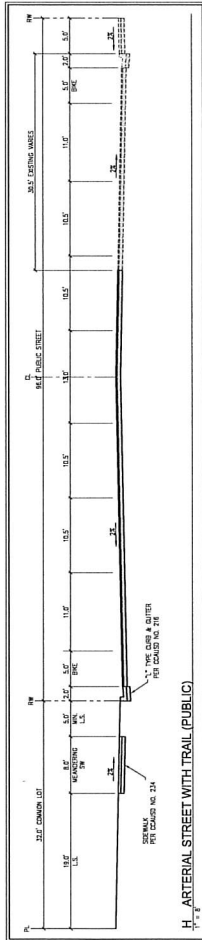
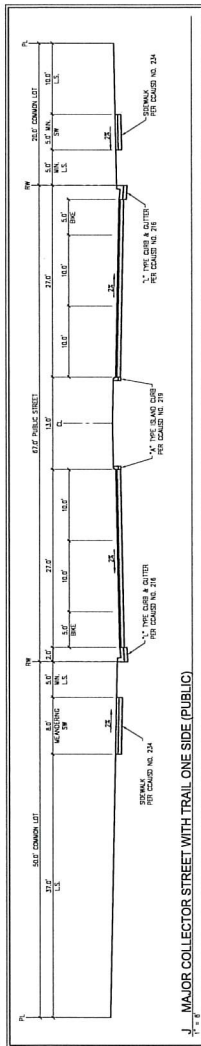
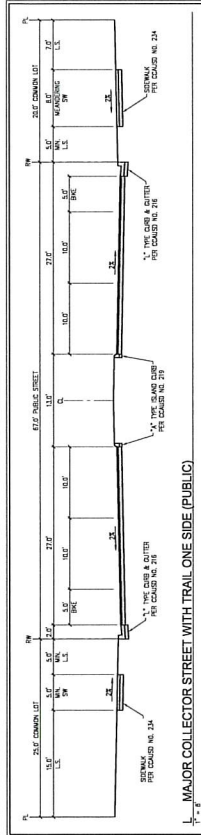


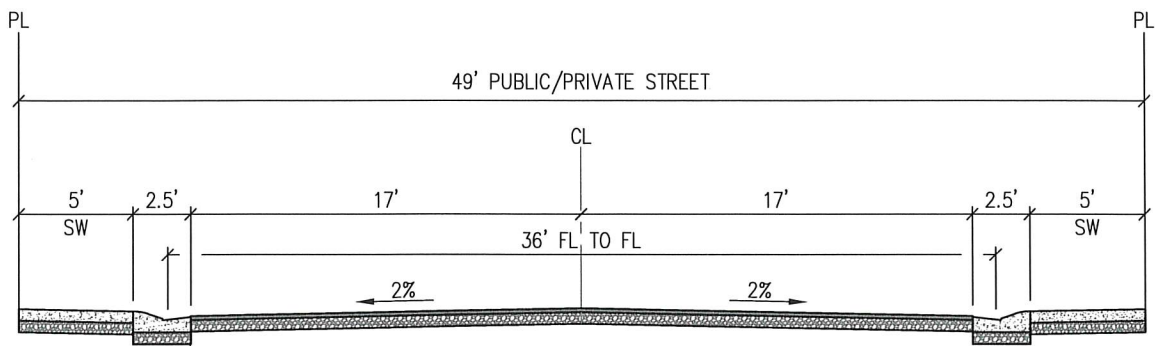
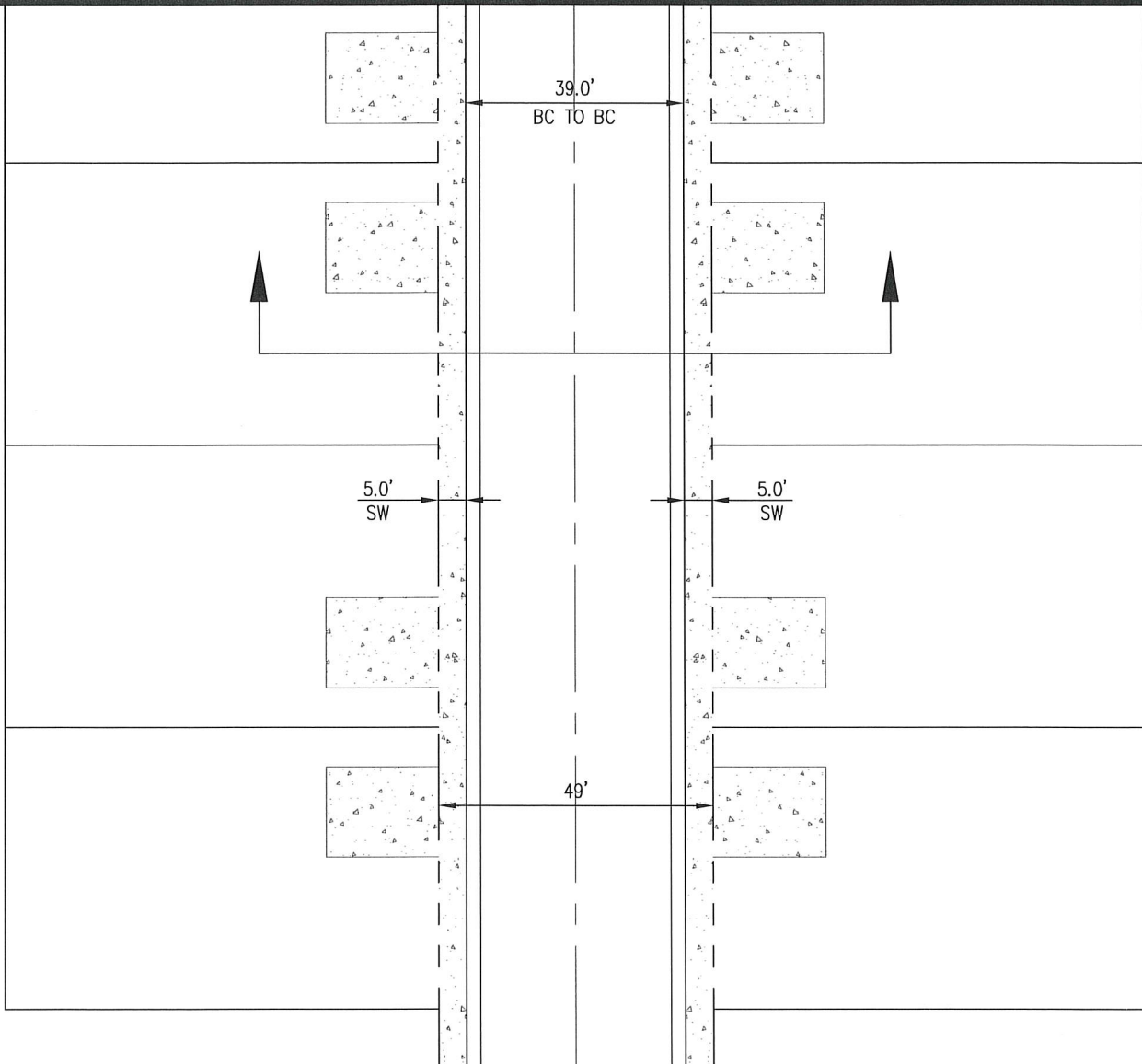
VILLAGE STREET & TRAIL SECTIONS

S-I-G SLATER
HANIFAN
GROUP
CONSULTING ENGINEERS & PLANNERS
1000 S. GARDEN AVENUE, SUITE 400
PHOENIX, AZ 85026
PHONE (602) 246-5300 FAX (602) 246-5335

SUNSTONE

EXHIBIT L1





"L" TYPE (PER USDCCA NO. 216), 30" ROLL CURB
PER (USDCCA NO. 217.1 OR 217.2.S1), OR 18" "L"
TYPE (PER USDCCA NO. 219) CURB & GUTTER
(BOTH SIDES)

NOTES:

1. PARKING ALLOWED ON BOTH SIDES OF THE STREET

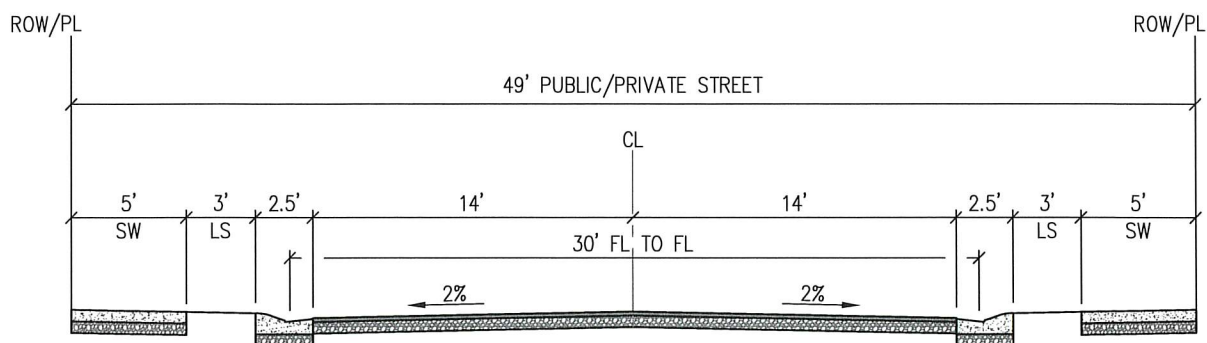
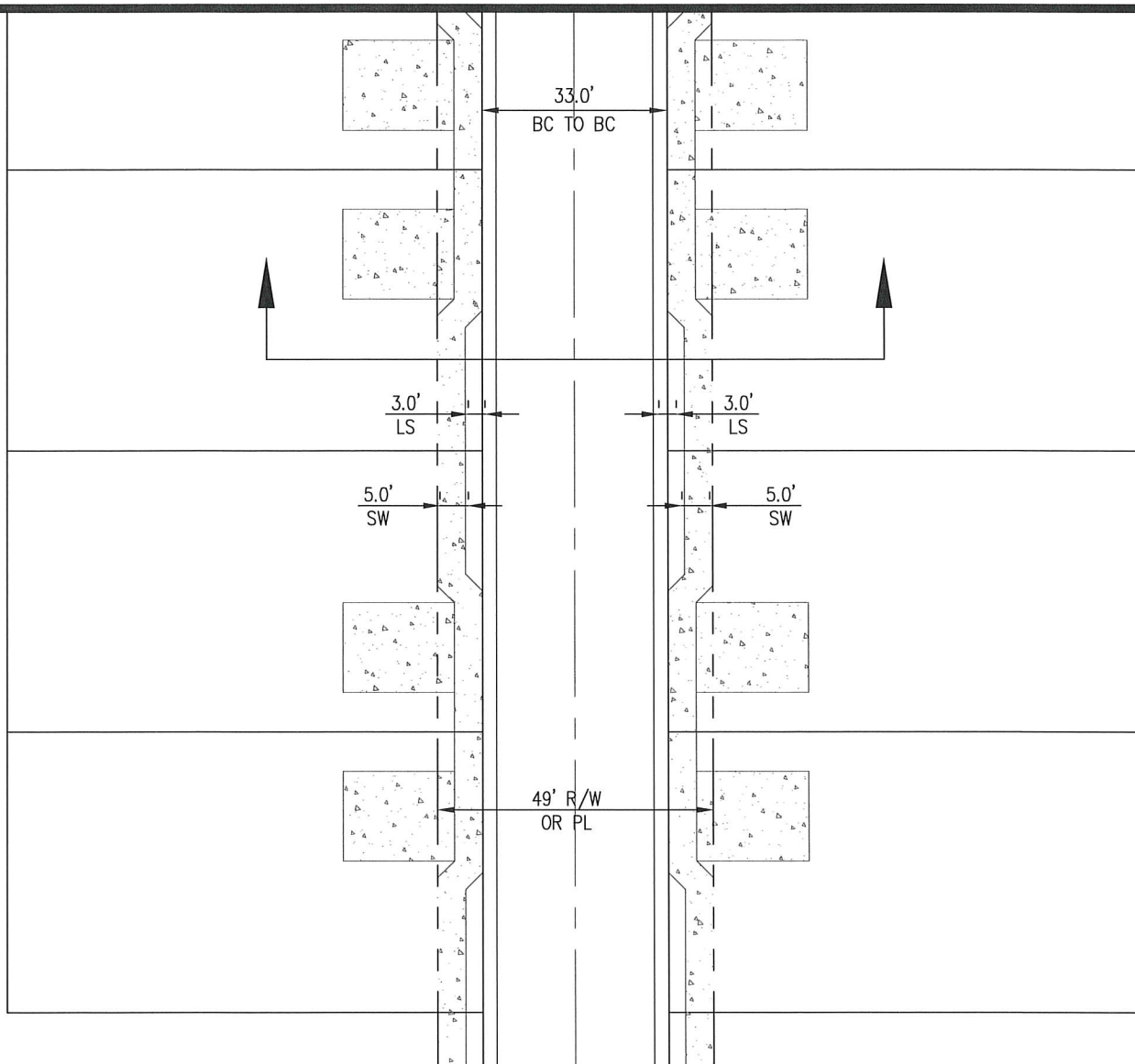
49' PUBLIC/PRIVATE STREET SECTION

VILLAGE STREET & TRAIL SECTIONS

S-I-G SLATER
HANIFAN
GROUP
CONSULTING ENGINEERS & PLANNERS
2000 S. ARVILLE STREET #210 LAS VEGAS, NV 89119
PHONE (702) 264-5300 FAX (702) 264-5309

SUNSTONE

EXHIBIT L5



"L" TYPE (PER USDCCA NO. 216), 30" ROLL CURB
PER (USDCCA NO. 217.1 OR 217.2.S1), OR 18" "L"
TYPE (PER USDCCA NO. 219) CURB & GUTTER
(BOTH SIDES)

NOTES:

1. PARKING ALLOWED ON BOTH SIDES OF THE STREET
2. HOUSES MUST BE SPRINKLED

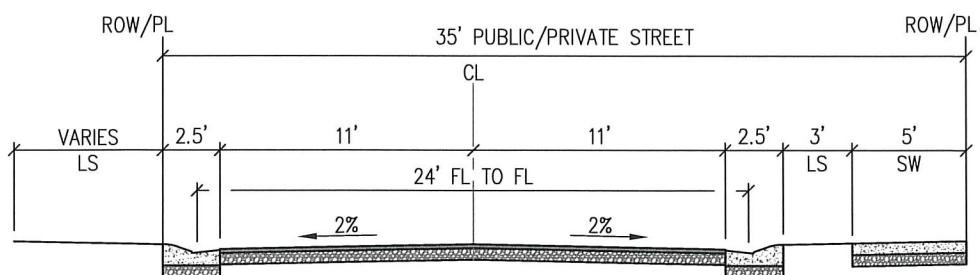
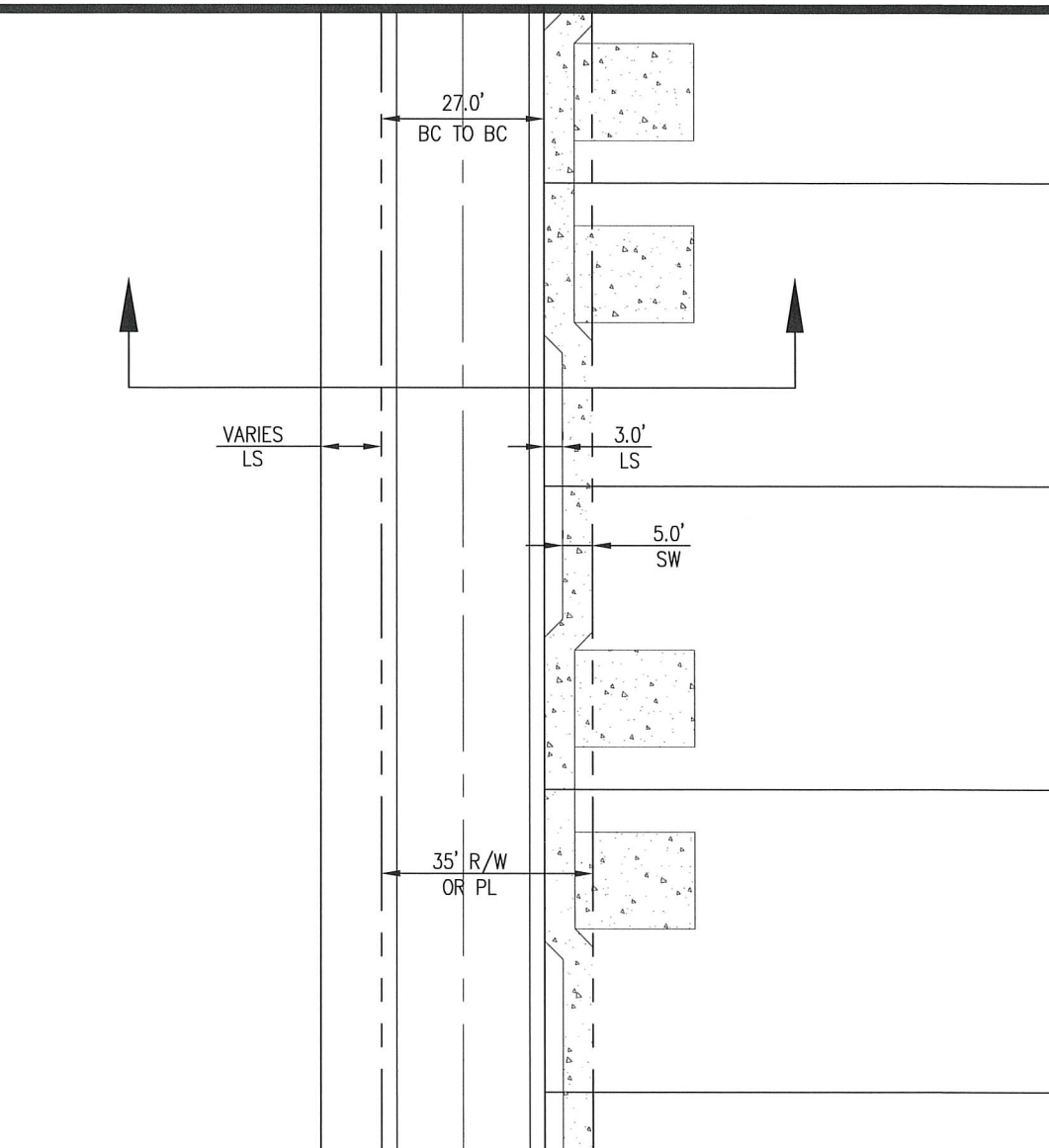
49' PUBLIC/PRIVATE STREET SECTION (ALT 1)

VILLAGE STREET & TRAIL SECTIONS

S-I-G SLATER
HANIFAN
GROUP
CONSULTING ENGINEERS & PLANNERS
2145 S. AVENUE STREET, P.O. BOX 1000, WY 84015
PHONE (202) 214-3300 FAX (202) 214-3301

SUNSTONE

EXHIBIT L6



"L" TYPE (PER USDCCA NO. 216), 30" ROLL CURB
PER (USDCCA NO. 217.1 OR 217.2.S1), OR 18" "L"
TYPE (PER USDCCA NO. 219) CURB & GUTTER
(BOTH SIDES)

NOTES:

1. PARKING ALLOWED RESIDENTIAL SIDE OF THE STREET ONLY
2. HOUSES MUST BE SPRINKLED

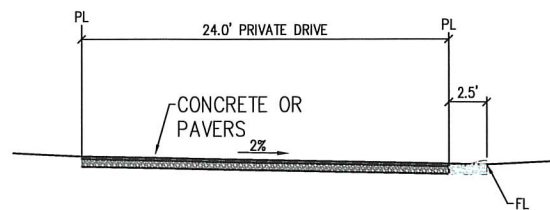
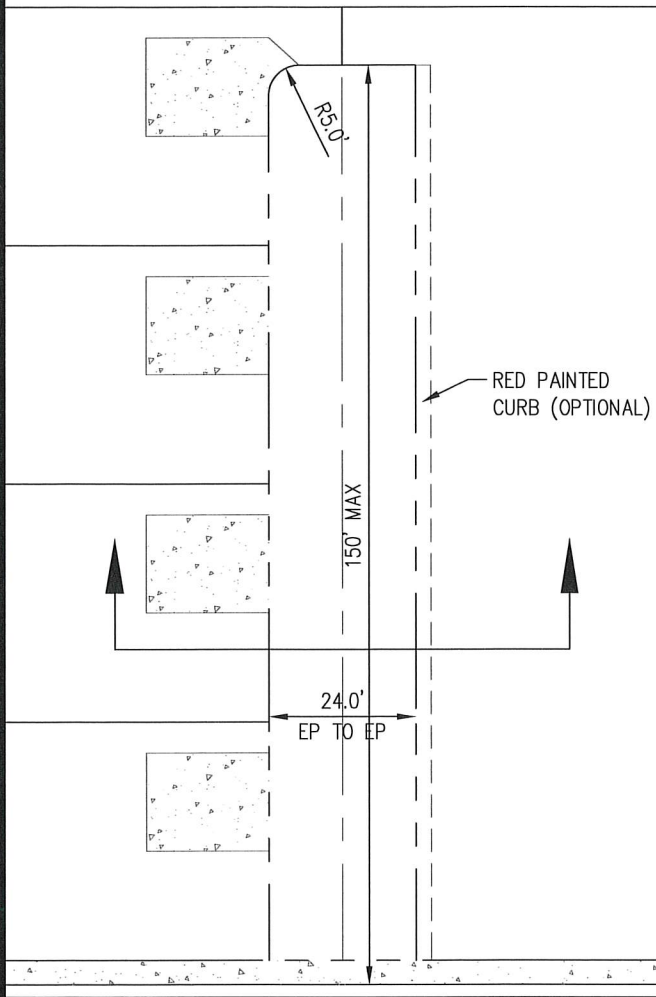
35' PUBLIC/PRIVATE
SINGLE-LOADED STREET SECTION

VILLAGE STREET & TRAIL SECTIONS



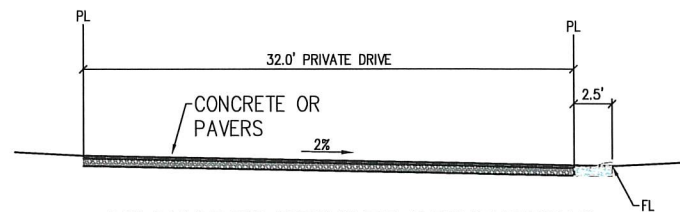
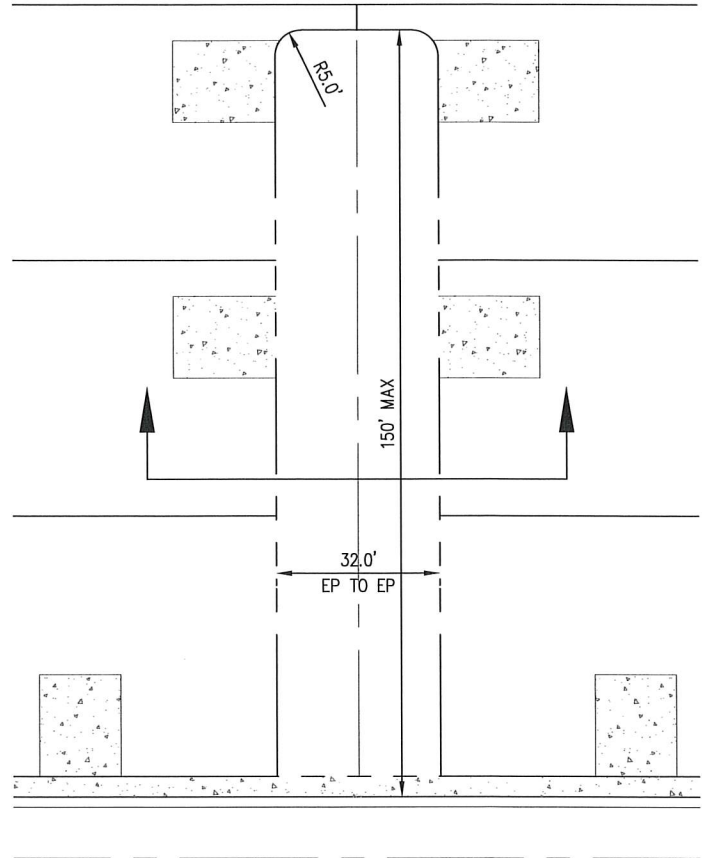
SUNSTONE

EXHIBIT L7



24' SHARED PRIVATE DRIVE DETAIL

NOTE: NOTWITHSTANDING ANY OTHER LANGUAGE TO THE CONTRARY IN THE DESIGN GUIDELINES OR THE AGREEMENT, NO PARKING ALLOWED IN FIRE LANES LESS THAN 32 FEET IN WIDTH. FIRE LANES SHALL BE MARKED IN ACCORDANCE WITH ADOPTED FIRE CODE.



32' SHARED PRIVATE DRIVE DETAIL

NOTE: NOTWITHSTANDING ANY OTHER LANGUAGE TO THE CONTRARY IN THE DESIGN GUIDELINES OR THE AGREEMENT, PARKING ALLOWED ON ONE SIDE ONLY, OF PART OF THE FIRE DEPARTMENT ACCESS LANE

NOTES:

1. 150' MAXIMUM LENGTH FROM BACK OF CURB
2. MAXIMUM OF FOUR LOTS FRONTING PRIVATE DRIVE
3. ALLOWS PARKING ON ONE SIDE
4. OPTIONAL CURB AND GUTTER ONE SIDE
5. OPTIONAL PAN DRIVEWAY WITH INVERTED CROWN

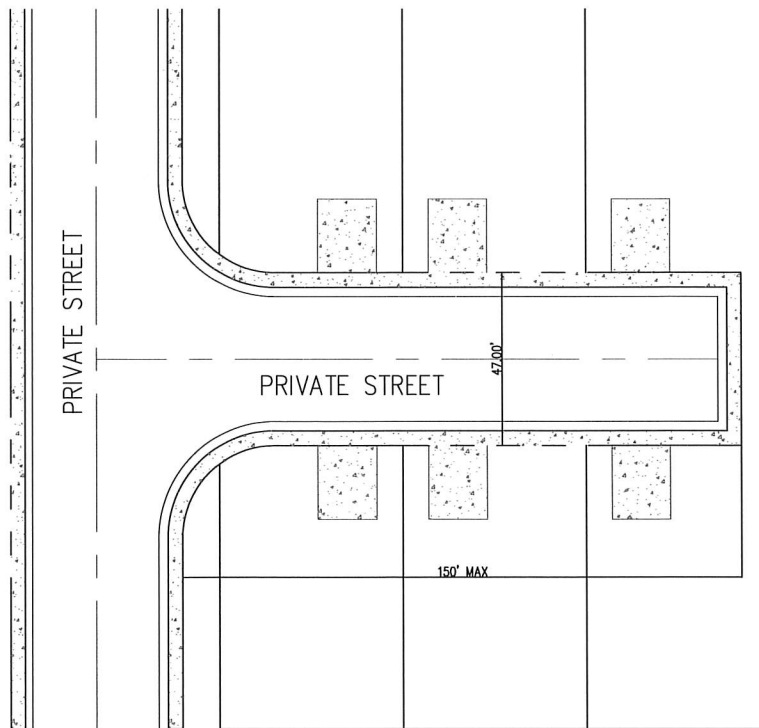
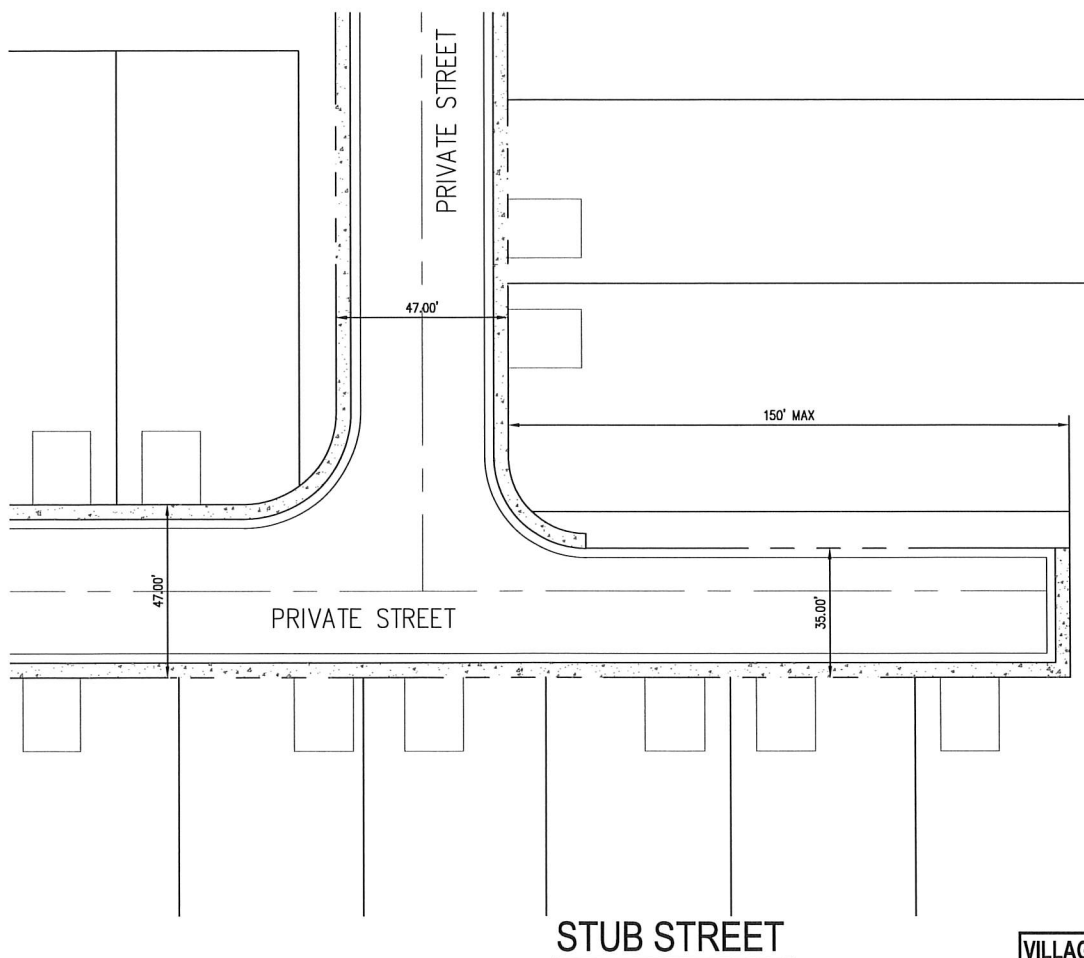
VILLAGE STREET & TRAIL SECTIONS

S-I-G SLATER
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2040 S. ARVILLE STREET #200 LAS VEGAS, NV 89119
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SUNSTONE

EXHIBIT L8

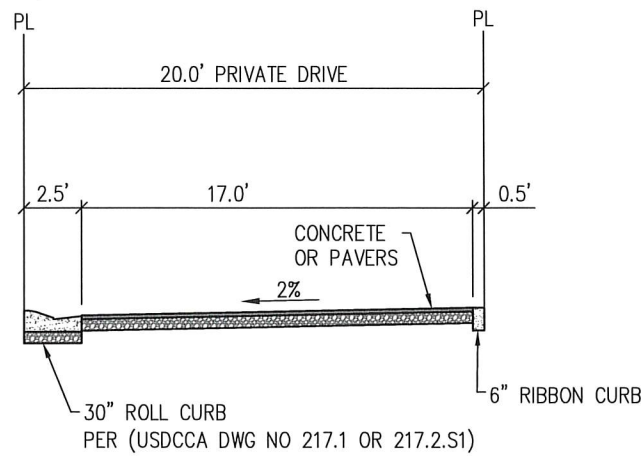
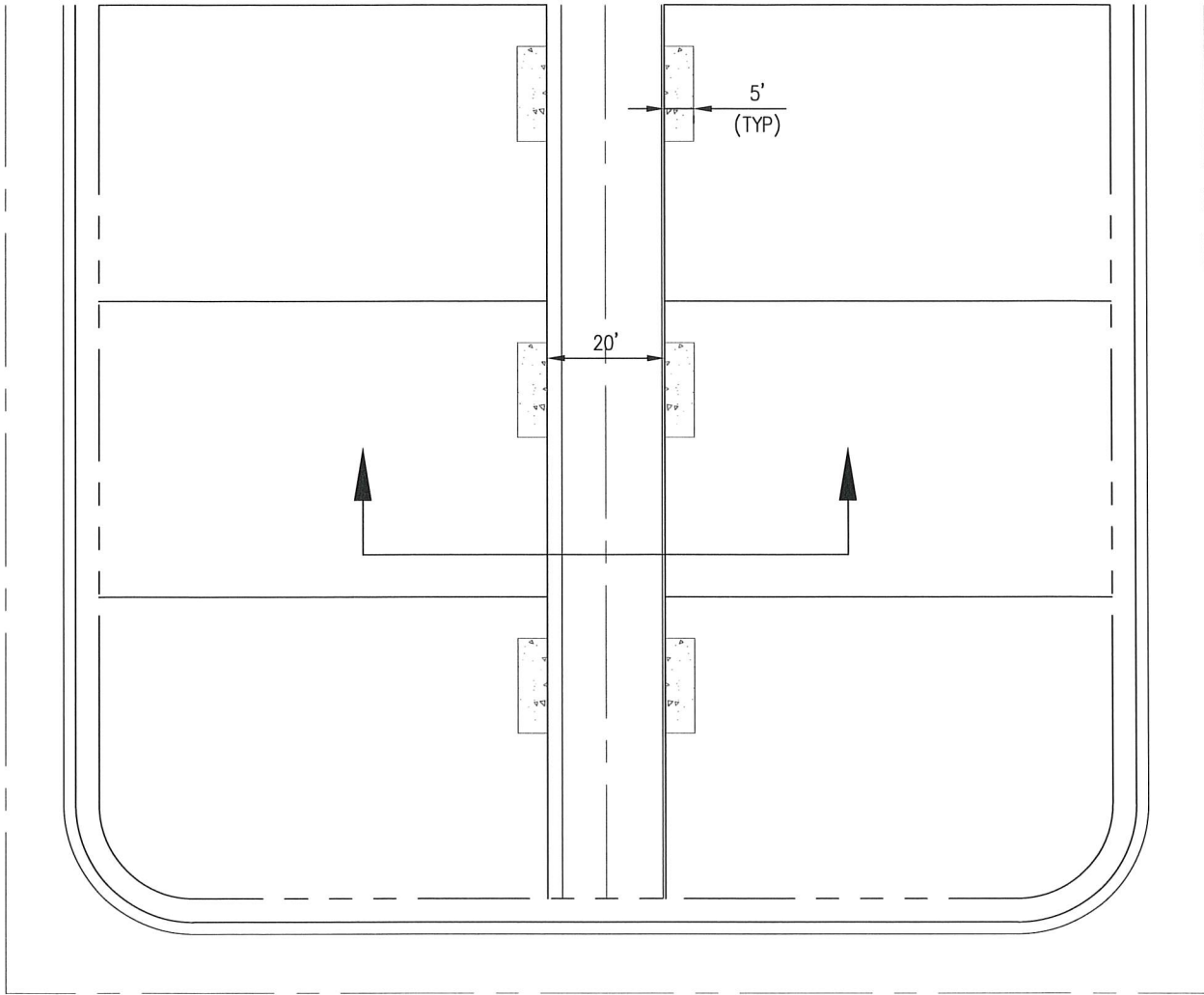
F:\est1804-000 sunstone da and mod exhibits\dwg\entitlements\da majmod\DWG\DESIGN_GUIDELINES\EST1804-000 DESIGN STANDARDS-2.dwg 4/10/2019



NOTE: MAXIMUM 6 LOTS ON STUB STREET

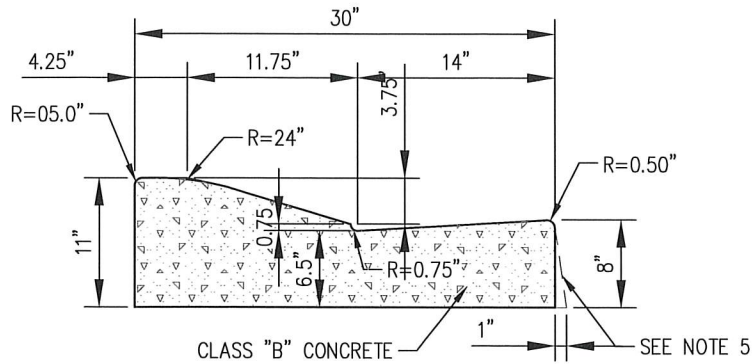
STUB STREET
NTS

VILLAGE STREET & TRAIL SECTIONS	
 SLATER HANIFAN GROUP CONSULTING ENGINEERS & PLANNERS 3140 S. ADRIAN STREET #216, LAS VEGAS, NV 89119 PHONE (702) 264-5300 FAX (702) 264-5309	SUNSTONE EXHIBIT L9



NOTE: NOTWITHSTANDING ANY OTHER LANGUAGE TO THE CONTRARY IN THE DESIGN GUIDELINES OR THE AGREEMENT. NOT ALLOWED FOR REQUIRED FIRE APPARATUS ACCESS.

20' PRIVATE ALLEY DRIVE

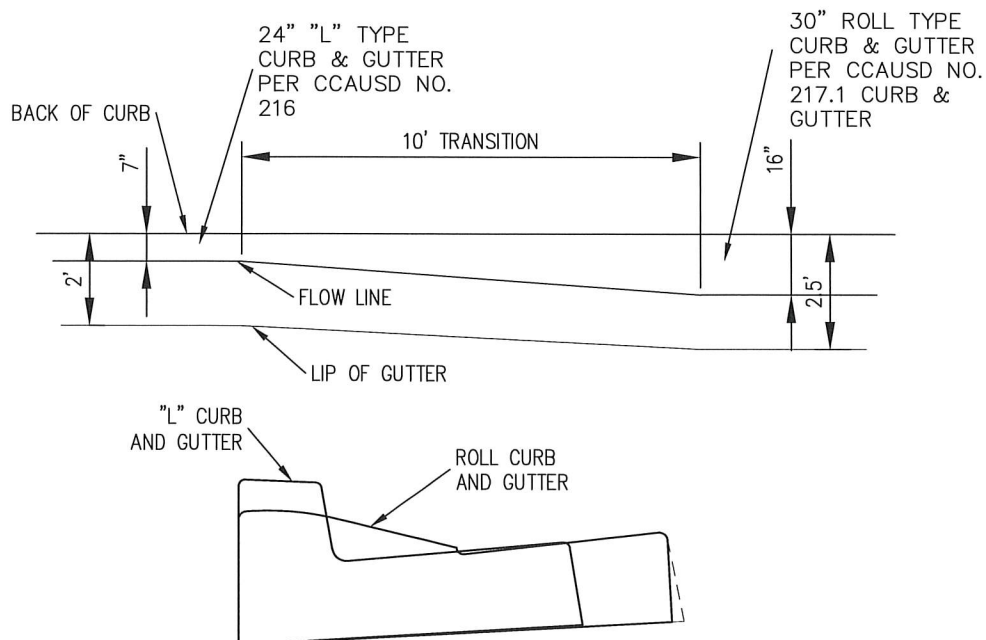


NOTES:

1. ALL CURB FLOW LINES SHALL BE WATER TESTED. ANY CURB THAT DOES NOT FLOW SHALL BE REMOVED AND REPLACED AS DIRECTED BY PERMITTING AGENCY AT THE SOLE EXPENSE OF THE CONTRACTOR.

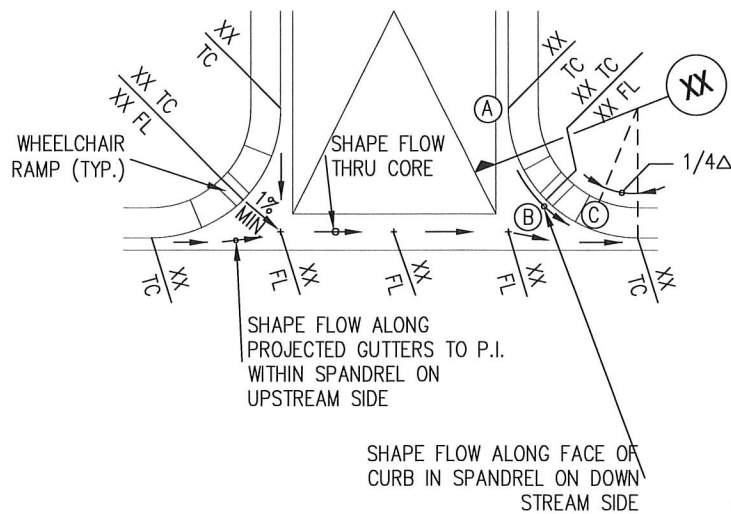
30" MODIFIED ROLL CURB AND GUTTER

NTS



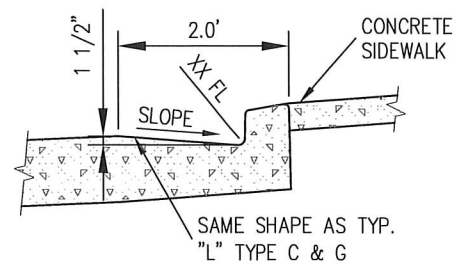
10' TRANSITION FROM 'L' CURB TO ROLL CURB

NTS



NOTES:

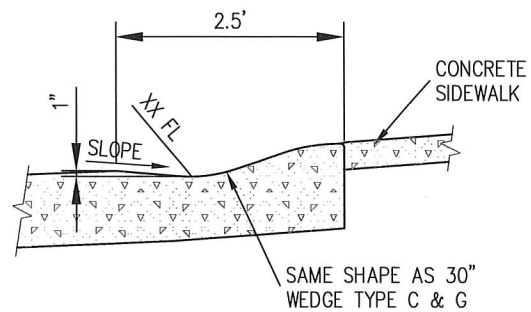
1. MODIFIED CCAUSD NO. 228
2. CROSS GUTTERS TO FLOW AT GRADES SHOWN ON DRAWINGS.
3. CONSTRUCTION STAKING TO BE PROVIDED AT ALL POINTS DESIGNATED BY XX SHOWN ON DETAIL ABOVE.
4. MAINTAIN SECTION "X" FROM POINT A TO POINT B, TRANSITION AREA FROM POINT B TO POINT C.



CASE I SECTION

SEE CCAUSD 228

XX

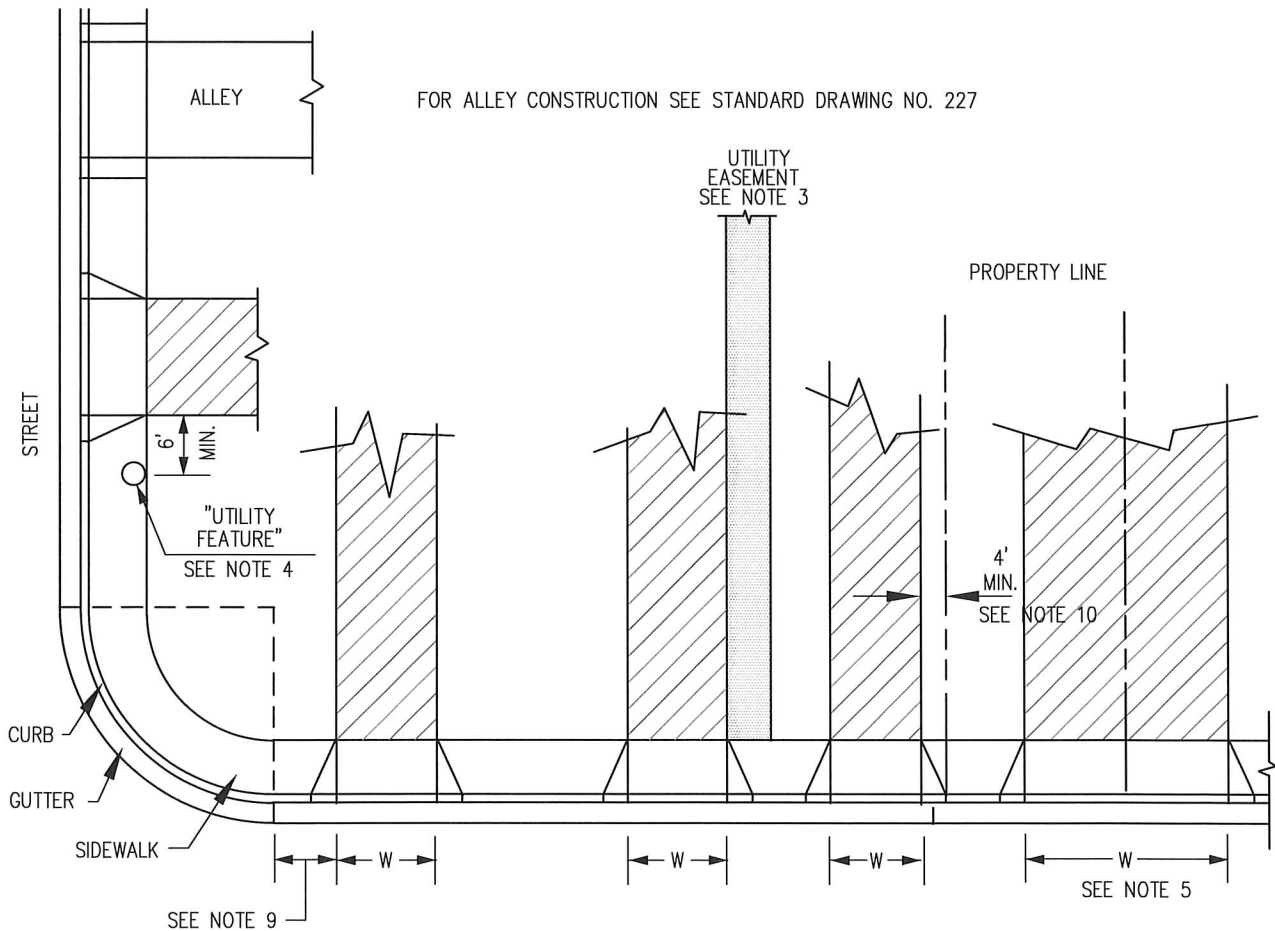


CASE II SECTION

SEE 30" MODIFIED ROLL CURB DETAIL

XX

**TYPICAL CROSS GUTTER W/ 30" ROLL
TYPE CURB AND GUTTER DETAIL**



W = WIDTH OF DRIVEWAY = 16' MAX. FOR 1 OR 2 CAR GARAGE, OR 28' MAX. FOR 3+ GARAGE

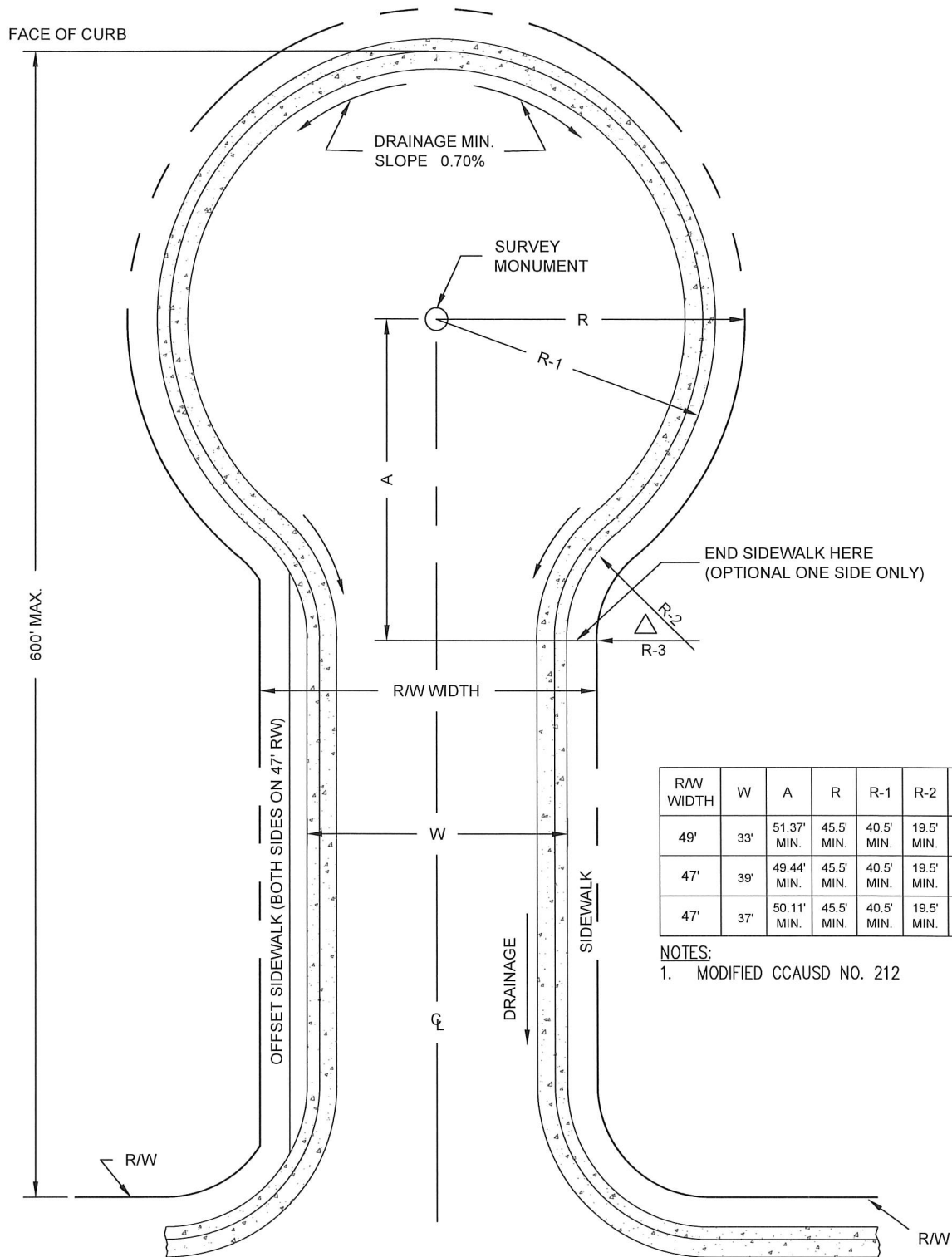
NOTES:

- ALL RESIDENTIAL PROPERTIES MAY HAVE ONLY ONE CURB CUT EXCEPT CIRCULAR DRIVEWAYS AS SHOWN.
- NO DRIVEWAY SHALL BE LOCATED WHOLLY OR PARTIALLY, ON OR OVER A UTILITY EASEMENT WHICH RUNS PERPENDICULAR TO THE CURB LINE.
- NO DRIVEWAY SHALL BE LOCATED WITHIN 6 FEET OF A LIGHT POLE (UNLESS ACCEPTED BY THE ENTITY TRAFFIC ENGINEER), FIRE HYDRANT, MAIL BOX, ABOVE-GROUND ELECTRICAL TRANSFER BOX, BLOCK WALL HIGHER THAN 2 FEET.
- COMMON DRIVEWAY CONSTRUCTION MAY BE PERMITTED AT ANY TWO RESIDENTIAL PROPERTIES OF 60 FEET IN WIDTH OR LESS. THE WIDTH OF THE JOINT DRIVEWAY SHALL BE A MAXIMUM OF 24 FEET. A JOINT DRIVEWAY AGREEMENT SHALL BE REQUIRED.
- GEOMETRICS APPLY TO NEW CONSTRUCTION ONLY, AND MAY VARY IN EXISTING SUBDIVISIONS SUBJECT TO APPROVAL OF THE ENGINEER.
- MULTI-FAMILY RESIDENTIAL AND ALL NON-RESIDENTIAL DRIVEWAYS SHALL CONFORM TO THE COMMERCIAL DRIVEWAY STANDARDS.
- ALL DRIVEWAY LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE ENGINEER.
- FOR CURB DEPRESSION AND DRIVEWAY APRON DETAIL, SEE CCAUSD NO. 223.
- 2.0' MINIMUM AT INTERNAL SUBDIVISION INTERSECTIONS FOR LOTS 40' WIDE OR LESS AND 6.0' MINIMUM AT SUBDIVISION ENTRANCE.
- THE 4.0' DISTANCE FROM DRIVEWAY TO SIDE PROPERTY LINE SHOULD BE FOR LOTS 40' WIDE OR LESS AND ALL WIDER LOT PRODUCTS SHOULD HAVE THE STANDARD 6.0'.

MODIFIED RESIDENTIAL DRIVEWAY GEOMETRICS

MODIFIED CCAUSD NO. 222 (INTERIOR STREETS ONLY)

NTS



CUL-DE-SAC (ALTERNATE)

NTS

NOTES:

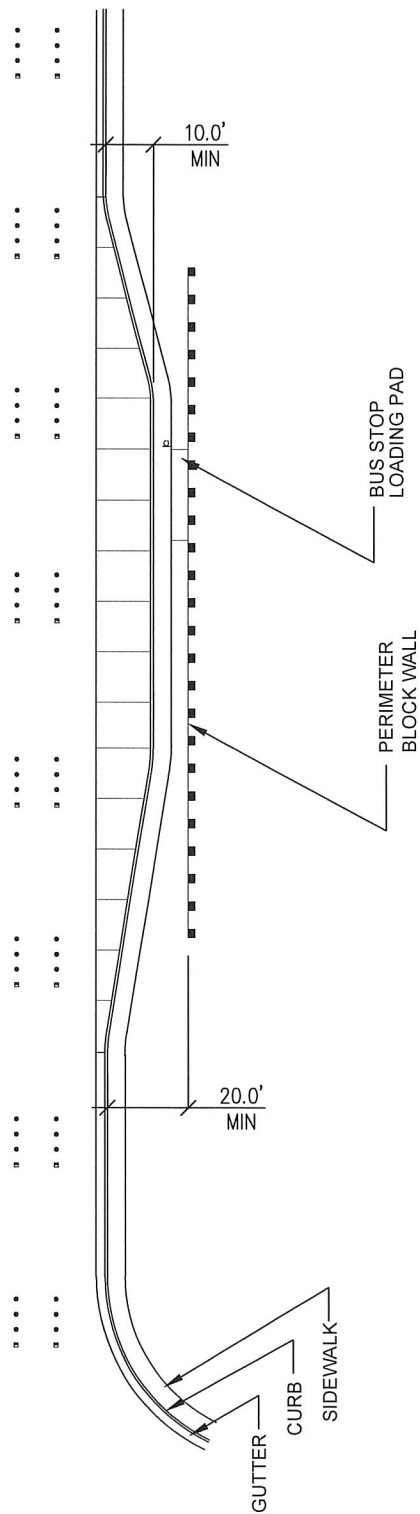
1. MODIFIED CCAUSD NO. 212

VILLAGE STREET & TRAIL SECTIONS

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SUNSTONE

EXHIBIT L14



LANDSCAPE BUFFER ALONG BUS TURN-OUT

MODIFIED CCAUSD NO. 234.1
NTS