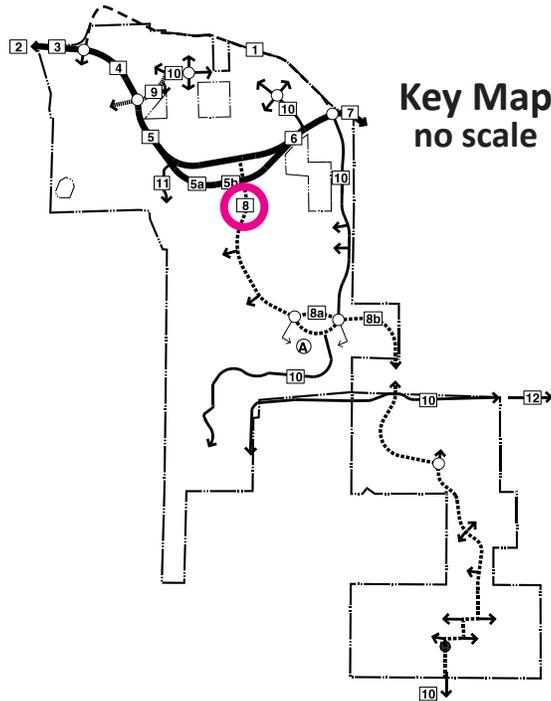
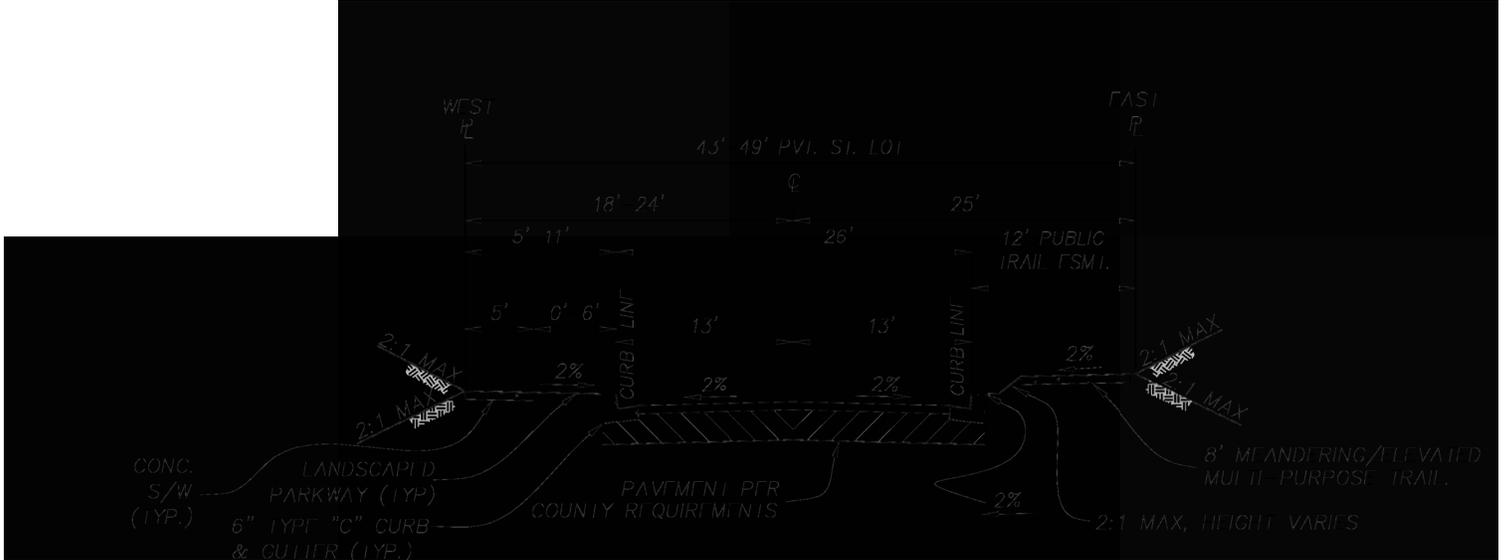


### Lilac Hills Ranch Road - Alt. 2 (On-Site)

(w/ Community Trail and No Parking)

No Scale

(Private)



### Typical Street Section

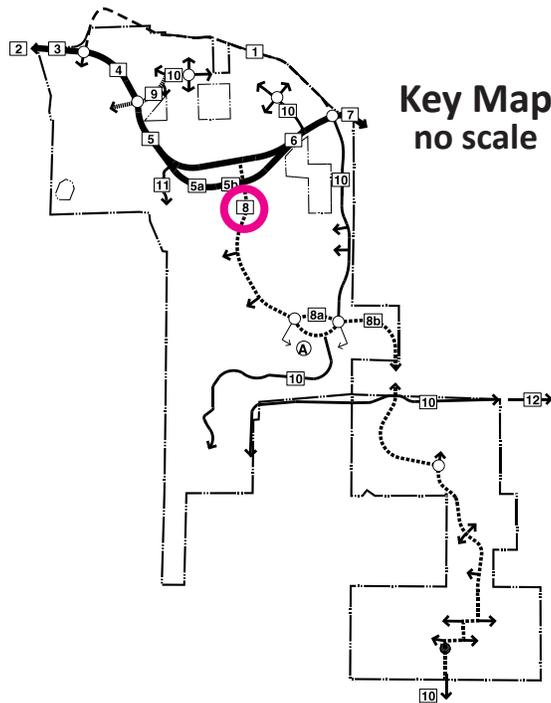
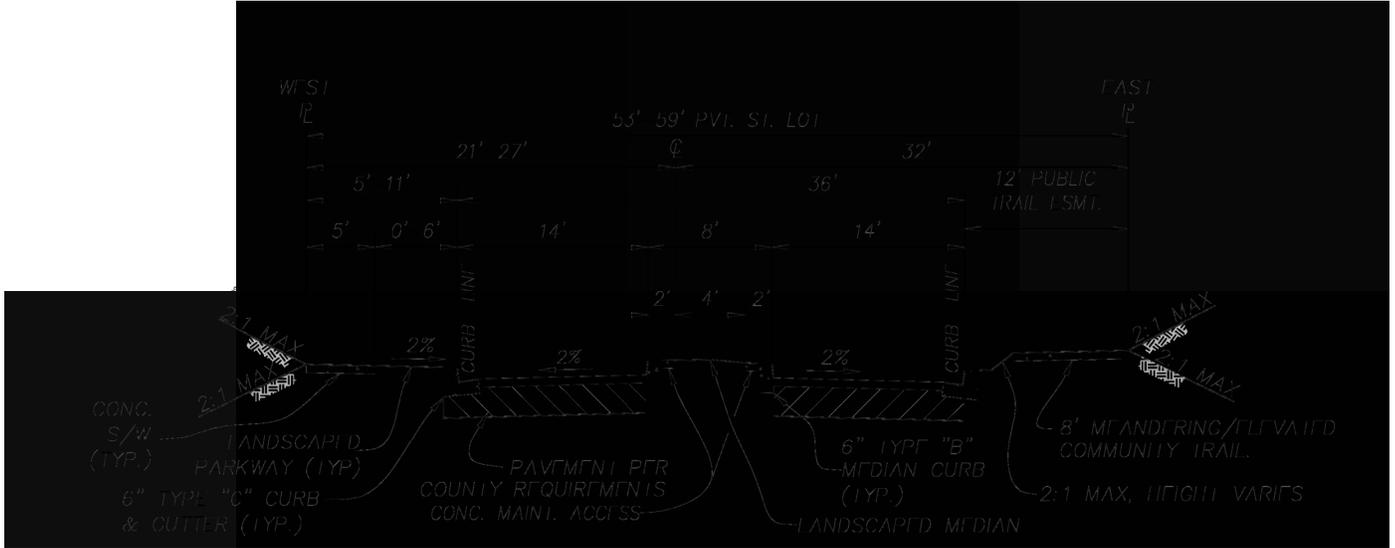
LILAC HILLS RANCH SPECIFIC PLAN

### Lilac Hills Ranch Road - Alt. 3 (On-Site)

(w/ Median, Community Trail and No Parking)

No Scale

(Private)



Key Map  
no scale

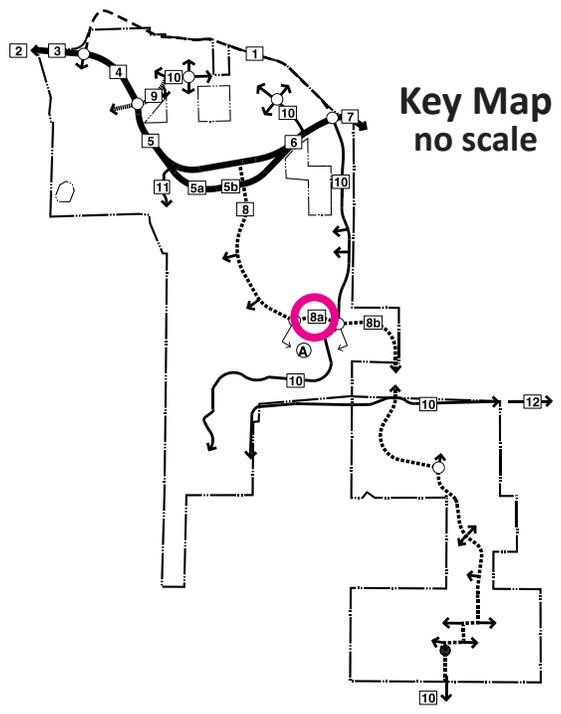
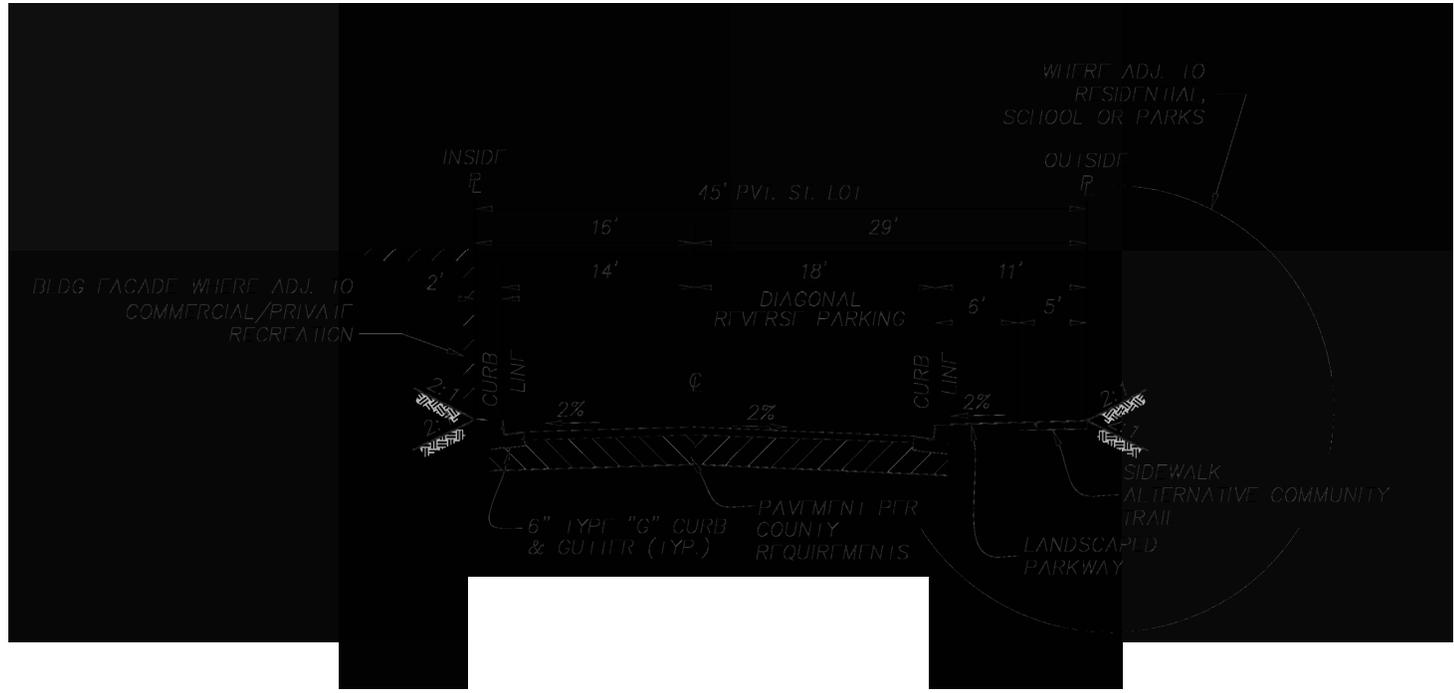
### Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

8a

# Lilac Hills Ranch Road (On-Site)

(One-Way Collector Couplet)  
No Scale (Private)

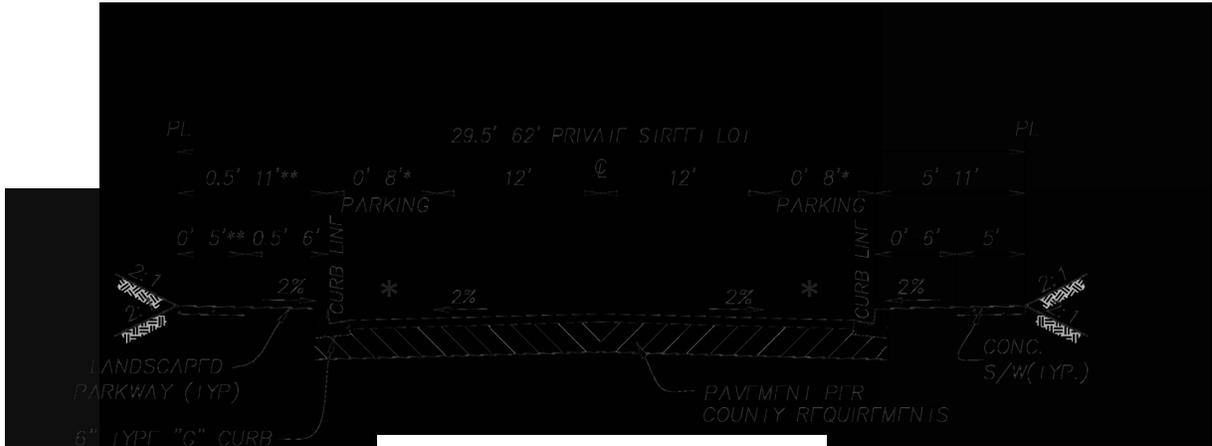


## Typical Street Section

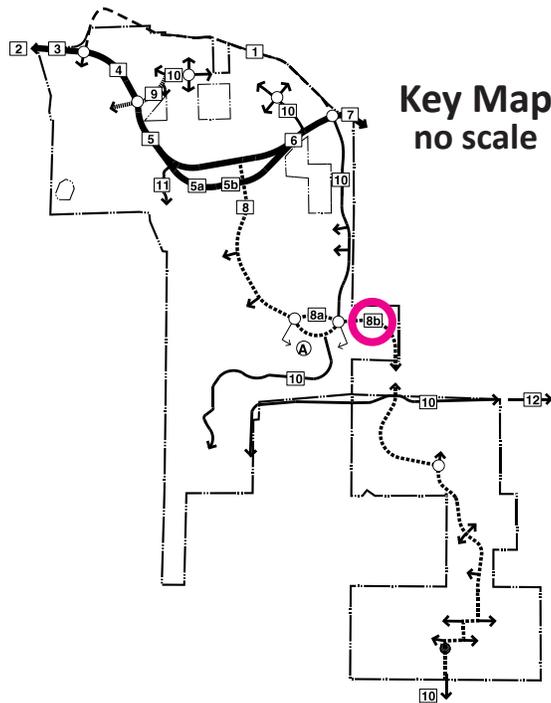
LILAC HILLS RANCH SPECIFIC PLAN

8b

**Lilac Hills Ranch Road (On-Site)**  
(From Couplet To Covey Lane)  
No Scale (Private)



\* PARKING WHEN ADJACENT TO HOMES FRONTING ROAD

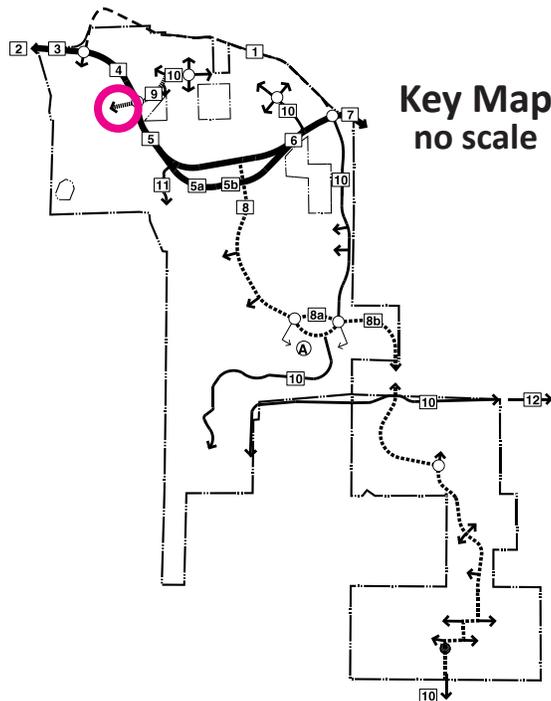
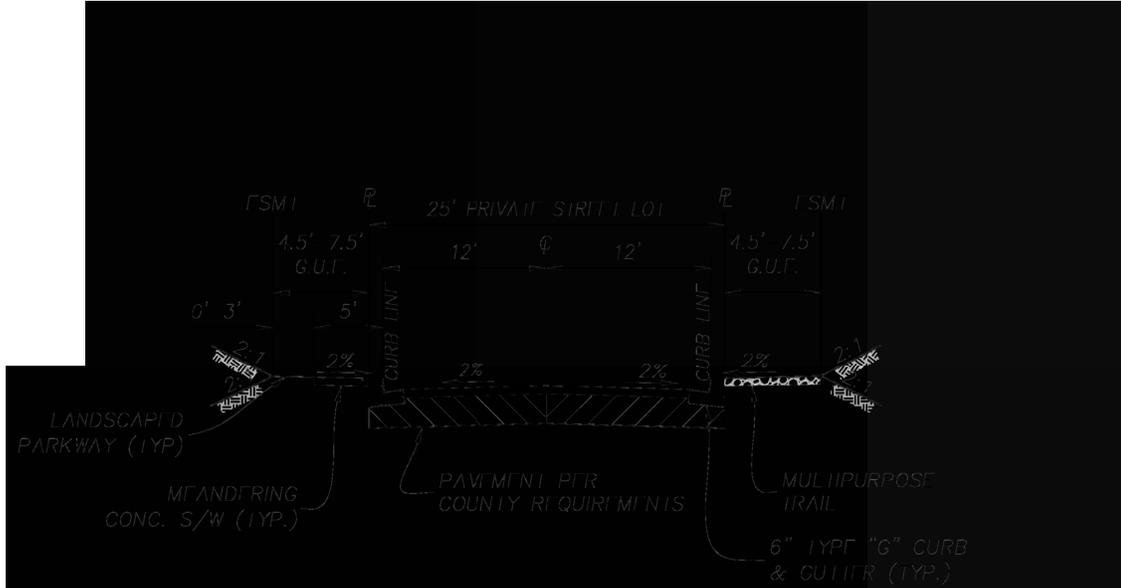


**Typical Street Section**

LILAC HILLS RANCH SPECIFIC PLAN

# Residential Entry Street - Typ.

No Scale  
(Private)



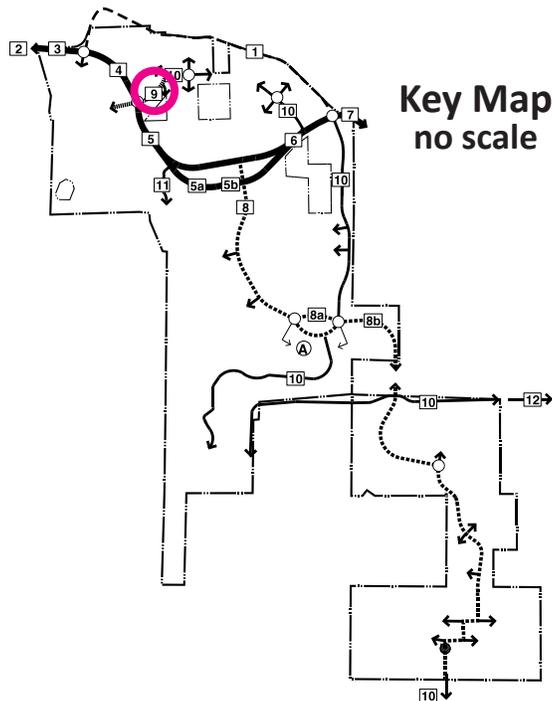
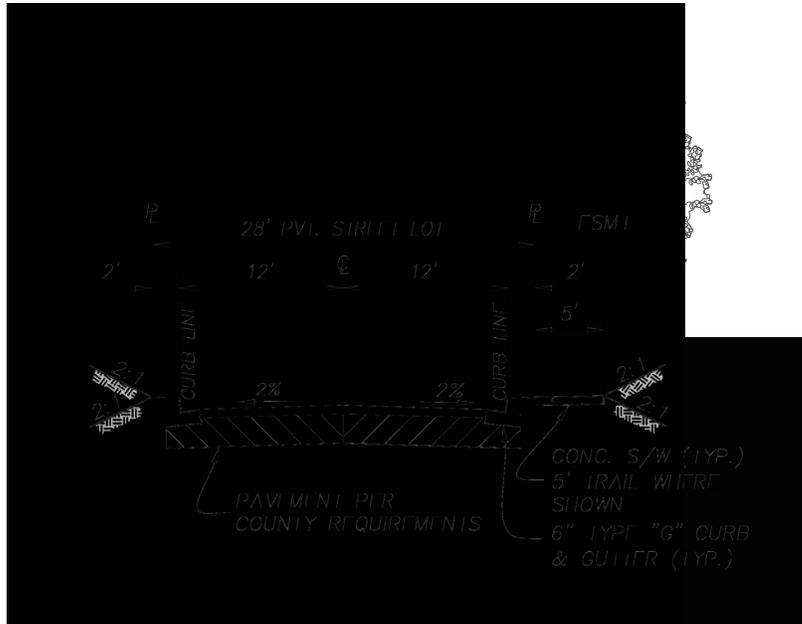
Key Map  
no scale

## Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

### Residential Entry Street - Typ.

No Scale  
(Private)

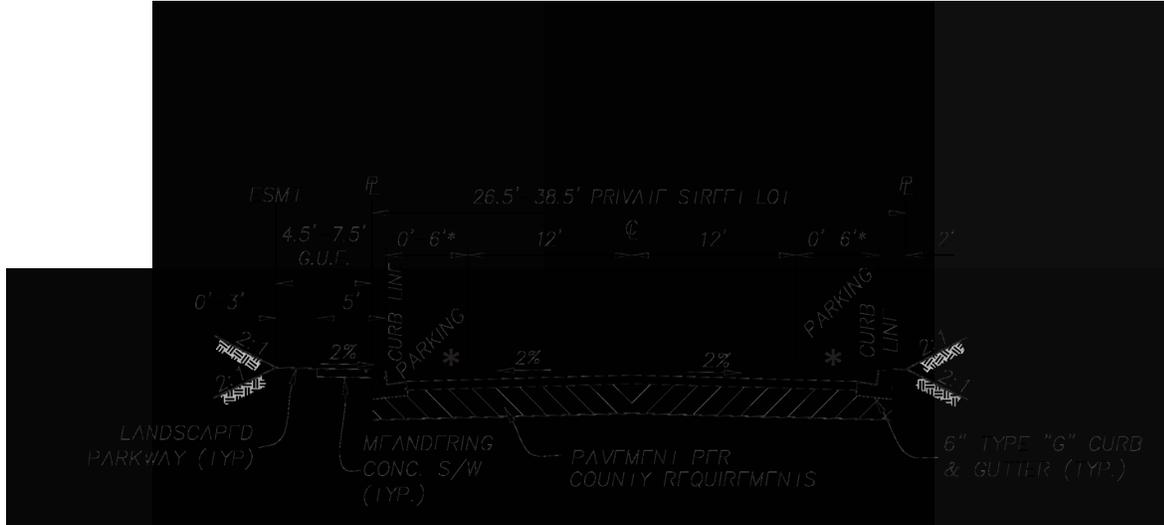


### Typical Street Section

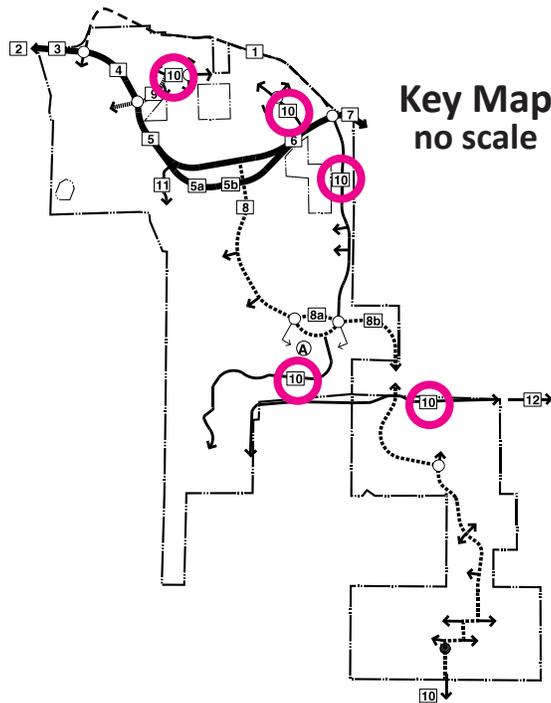
LILAC HILLS RANCH SPECIFIC PLAN

# Typical Residential Road

No Scale  
(Private)



\* PARKING WHEN ADJACENT TO HOMES FRONTING ROAD

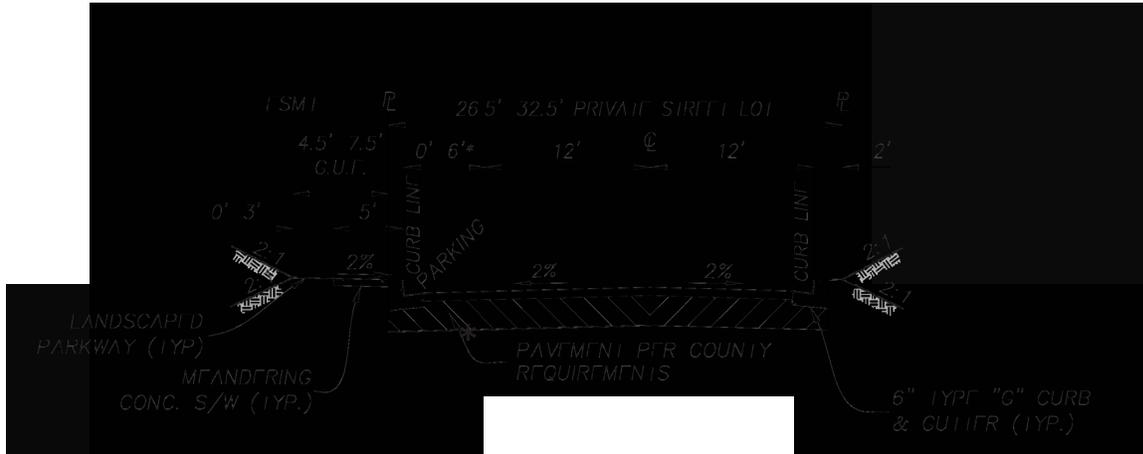


## Typical Street Section

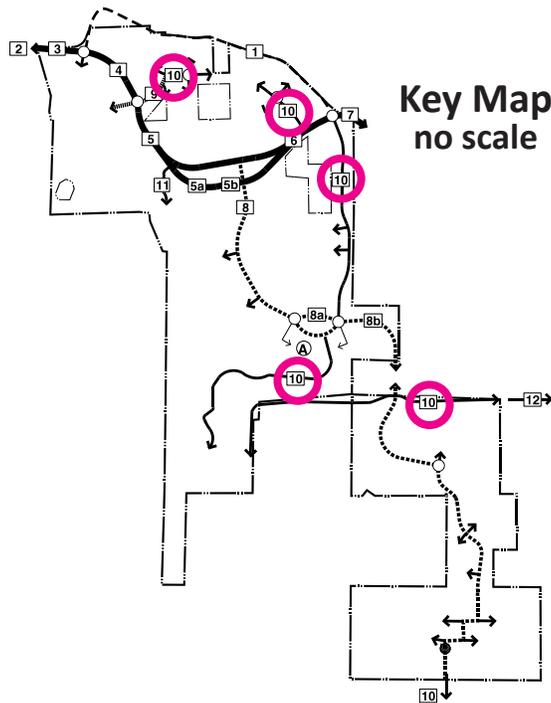
LILAC HILLS RANCH SPECIFIC PLAN

# Typical Residential Road

No Scale  
(Private)



\* PARKING WHEN ADJACENT TO HOMES FRONTING ROAD

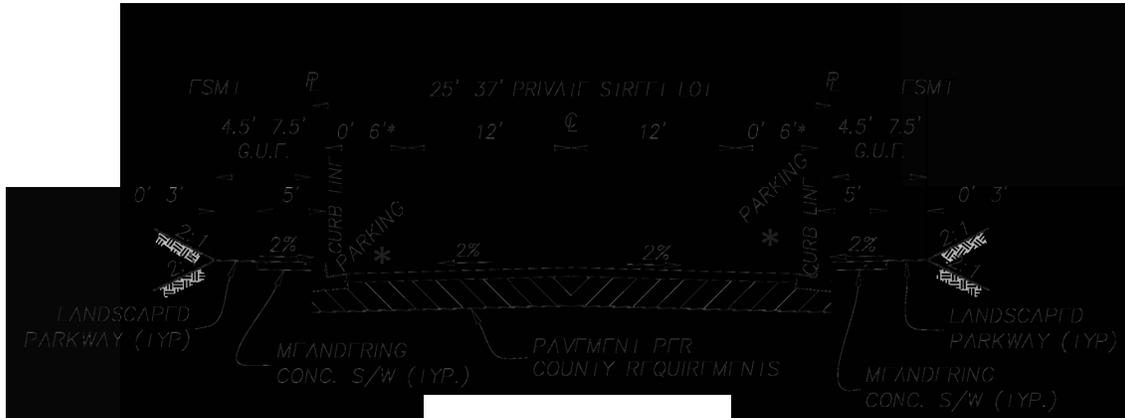


## Typical Street Section

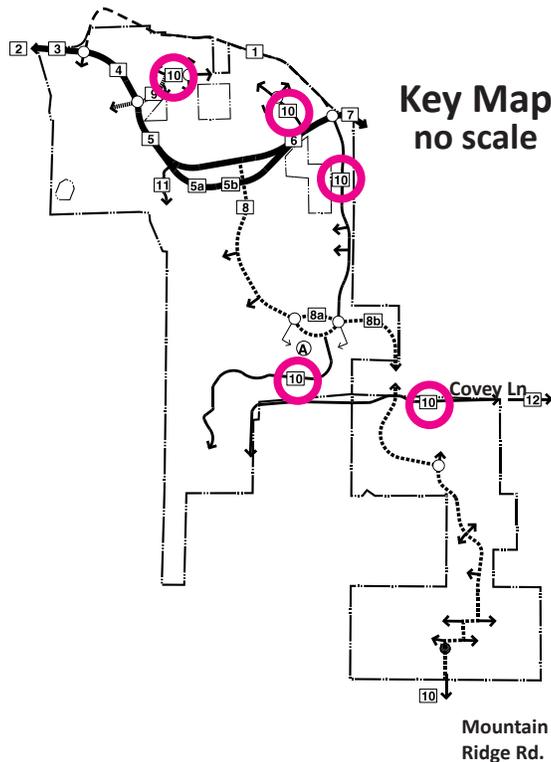
LILAC HILLS RANCH SPECIFIC PLAN

# Typical Residential Road

No Scale  
(Private)



\* PARKING WHEN ADJACENT TO HOMES FRONTING ROAD

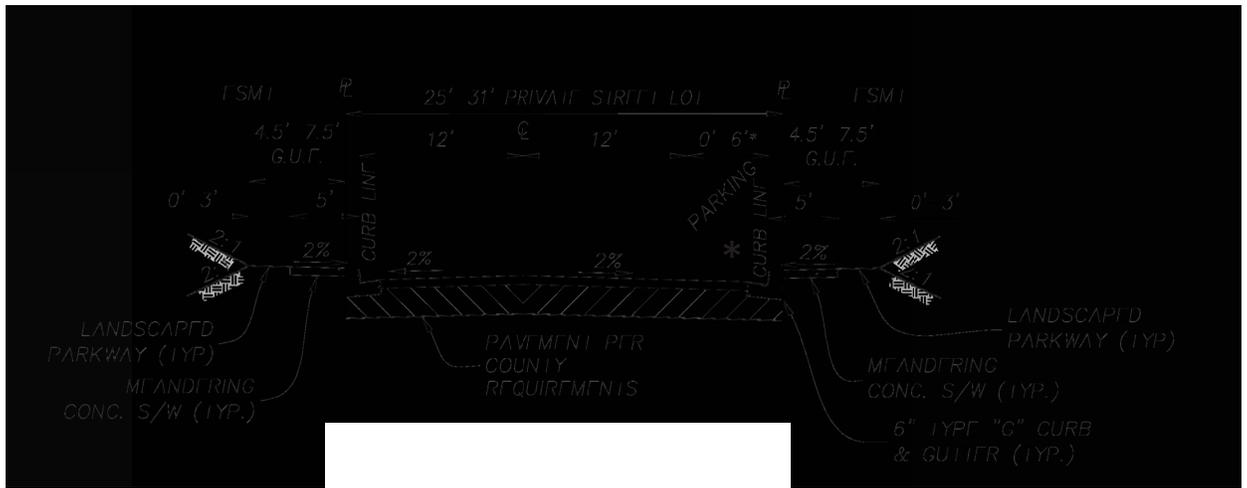


## Typical Street Section

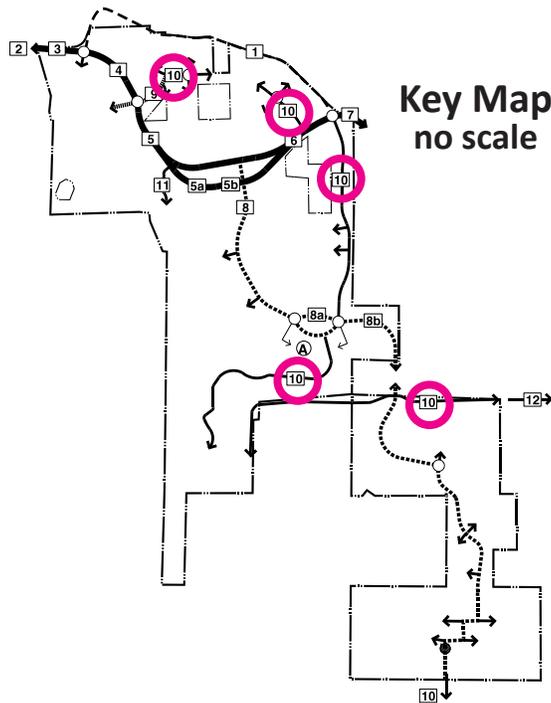
LILAC HILLS RANCH SPECIFIC PLAN

# Typical Residential Road

No Scale  
(Private)



\* PARKING WHEN ADJACENT TO HOMES FRONTING ROAD

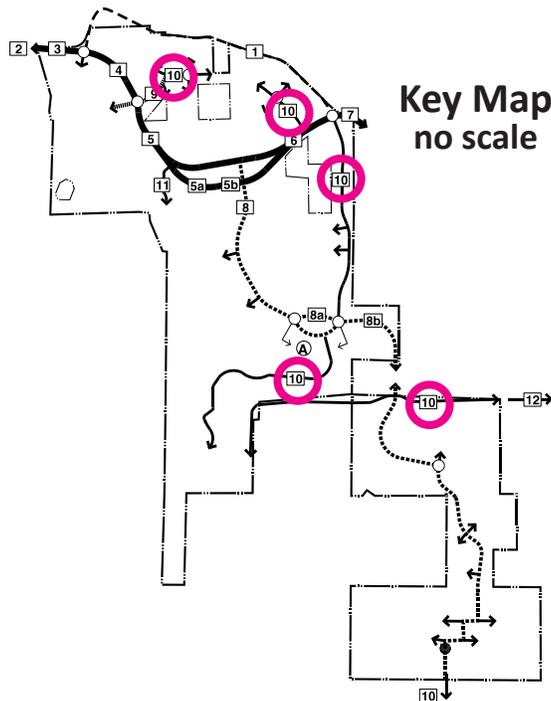
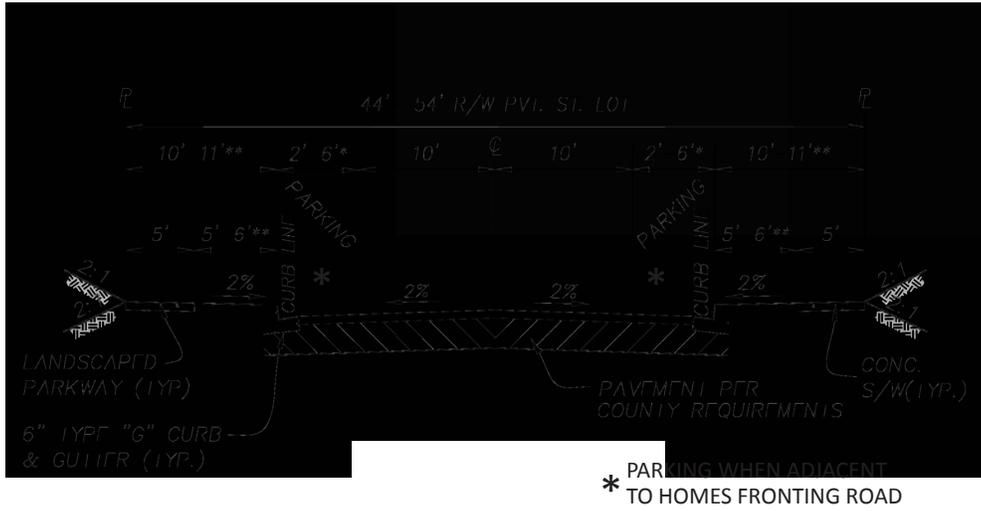


## Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

# Typical Private Residential Street Cul-De-Sac or Loop

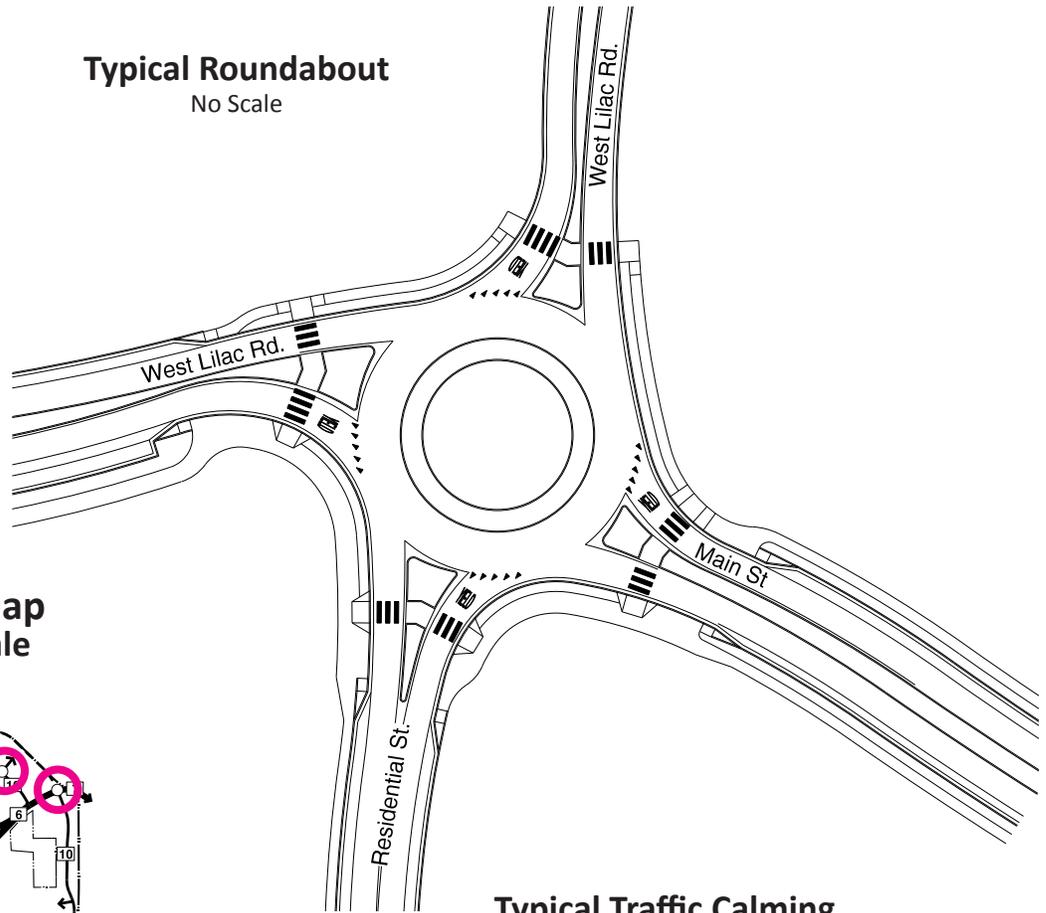
No Scale  
(Private)



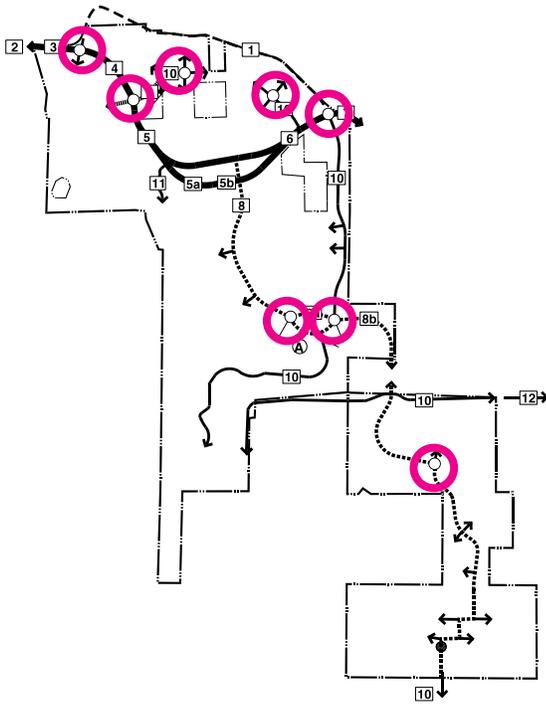
## Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

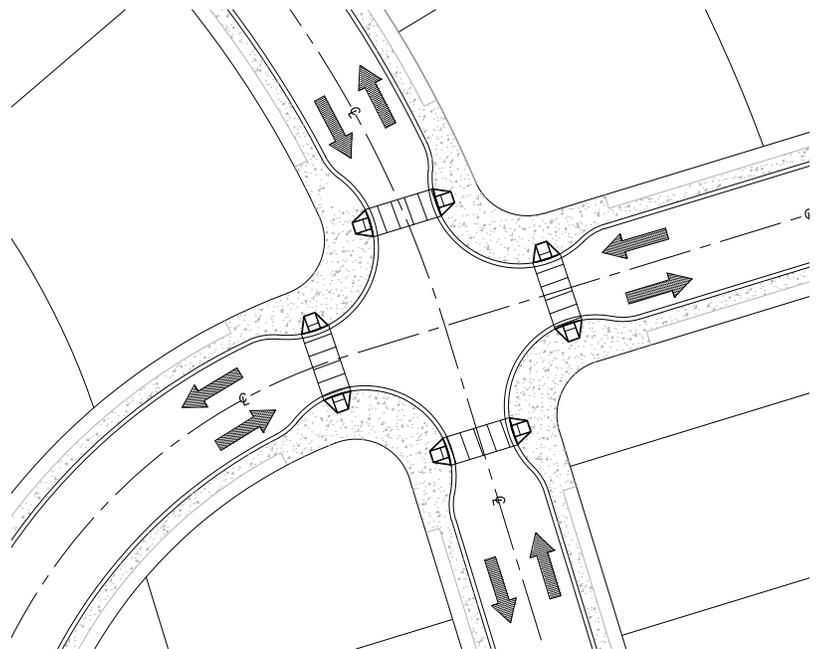
**Typical Roundabout**  
No Scale



**Key Map**  
no scale

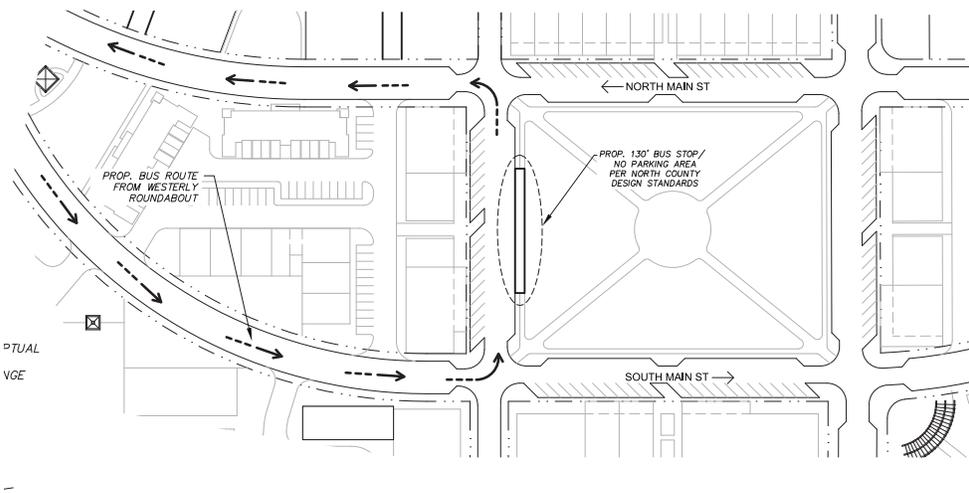


**Typical Traffic Calming Intersection Neckdown**  
No Scale

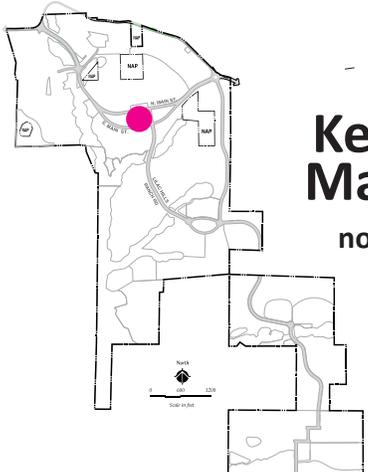


**Roundabout & Traffic Calming Intersection Neckdown**

LILAC HILLS RANCH SPECIFIC PLAN



**CONCEPTUAL TOWN CENTER  
TRANSIT STOP**  
no scale

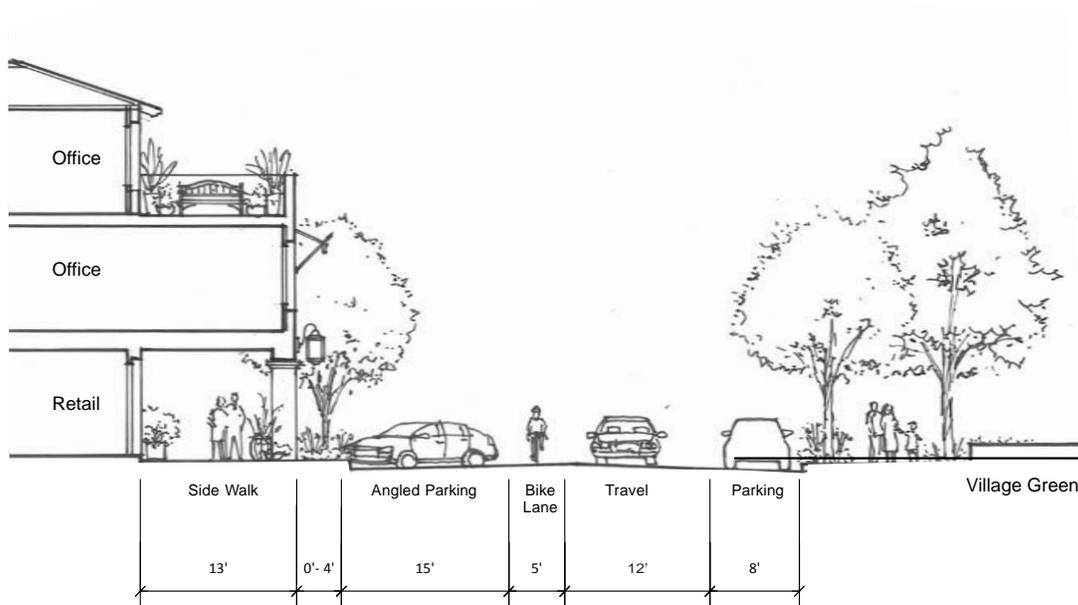


**Key Map**  
no scale

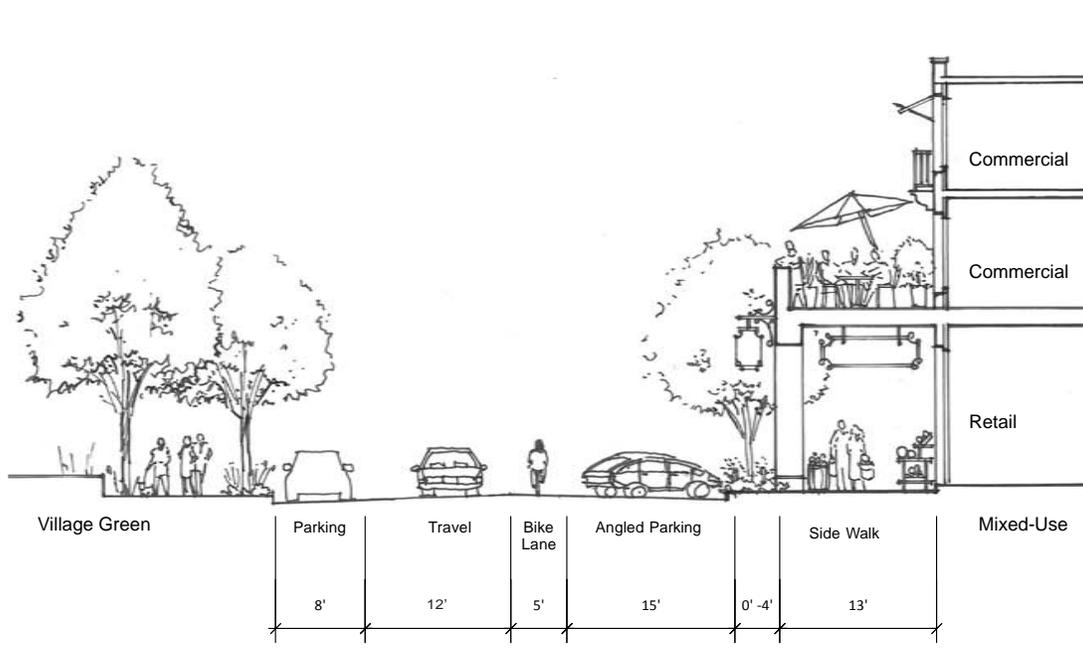
This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.

**Town Center Concept Plan / Conceptual Transit Stop**

LILAC HILLS RANCH SPECIFIC PLAN



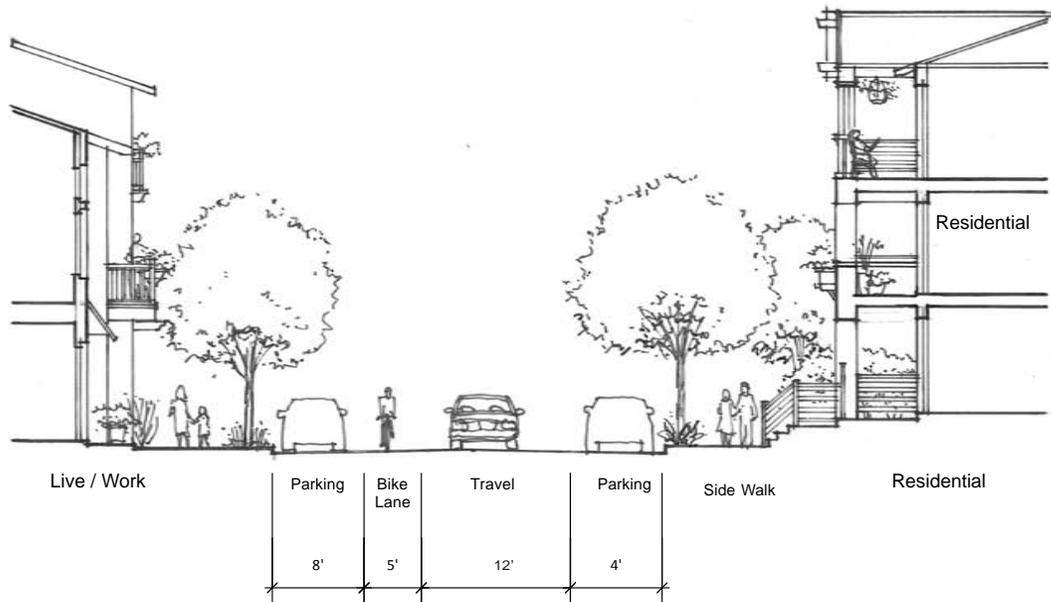
**North Main Street**  
no scale



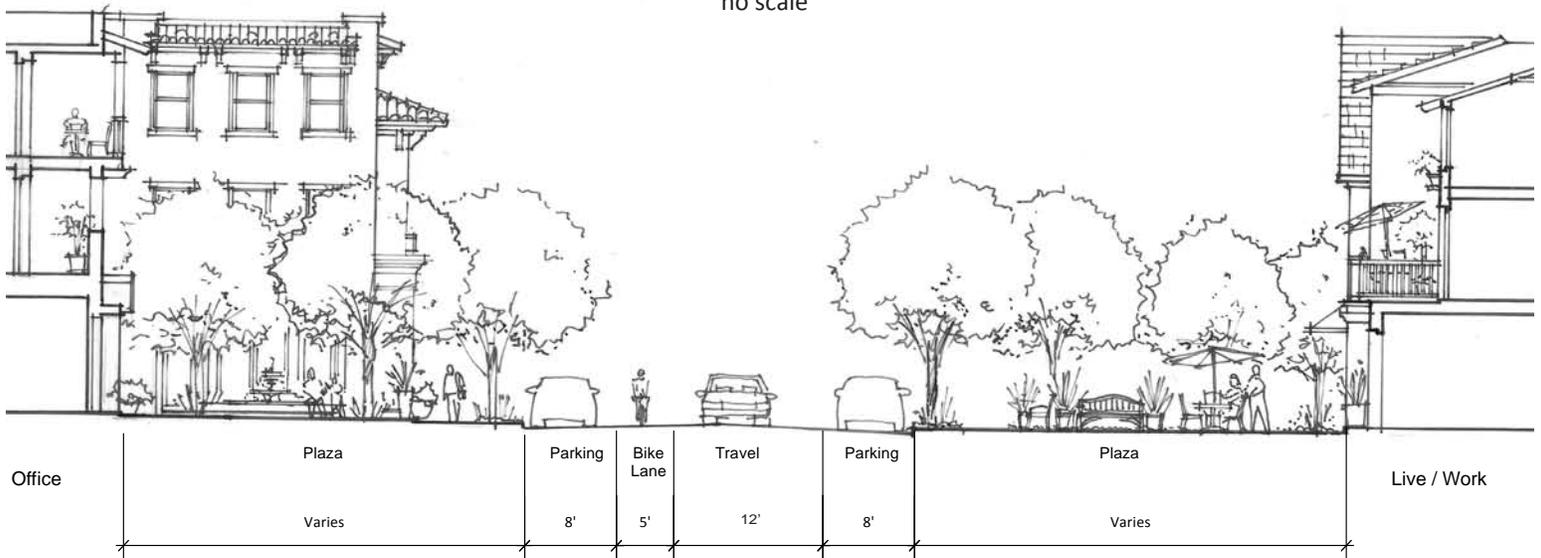
**South Main Street**  
no scale

**Town Center Sections**

LILAC HILLS RANCH SPECIFIC PLAN



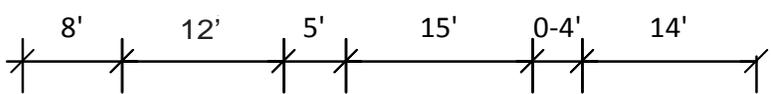
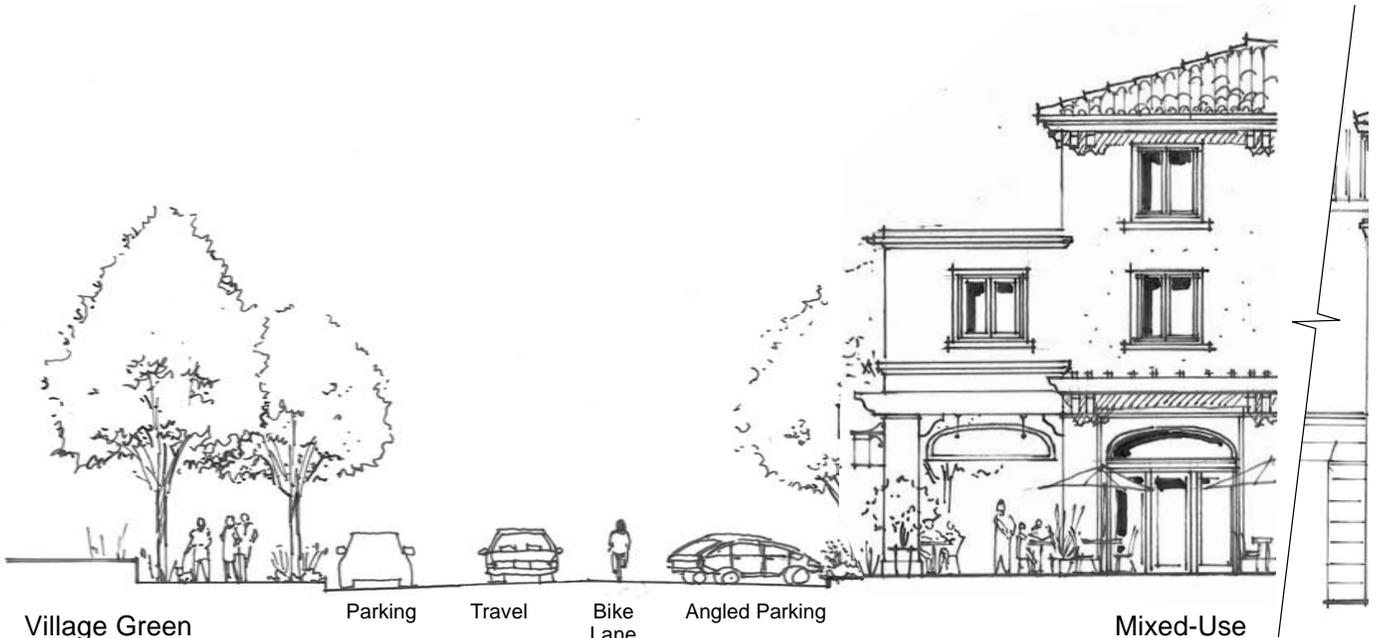
**South Main Street  
East of Lilac Hills Ranch Rd.**  
no scale



**South Main Street  
West of Market Street**  
no scale

**Town Center Sections**

LILAC HILLS RANCH SPECIFIC PLAN



South Main Street

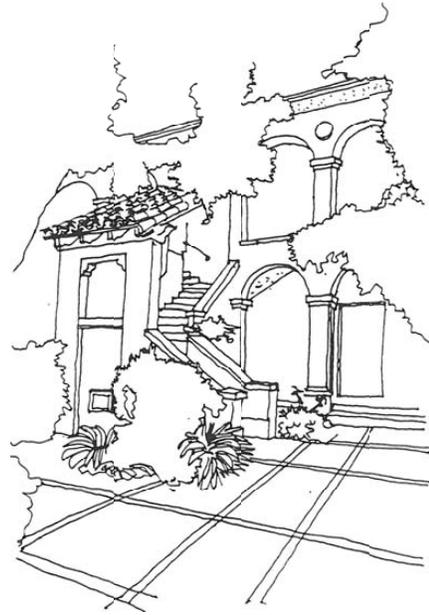
**Promenade Section - Town Center Retail**  
no scale

**Town Center Sections**

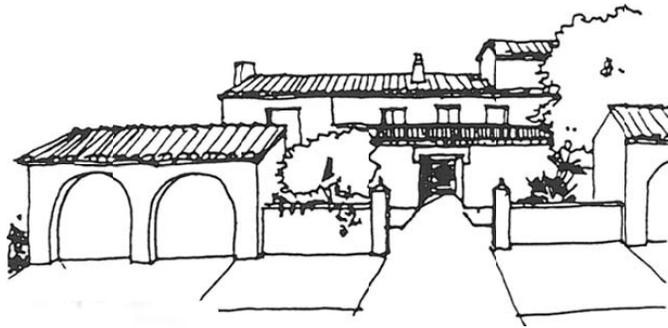
LILAC HILLS RANCH SPECIFIC PLAN



View of Cluster Courtyard from above



Enhanced exterior staircase and Loggia



SF Attached Garage and entry court



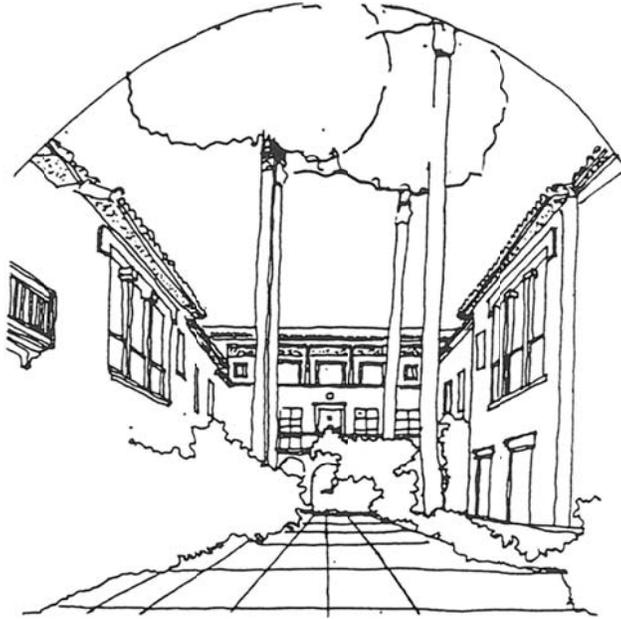
Garages integrated into building mass with pedestrian paseo.



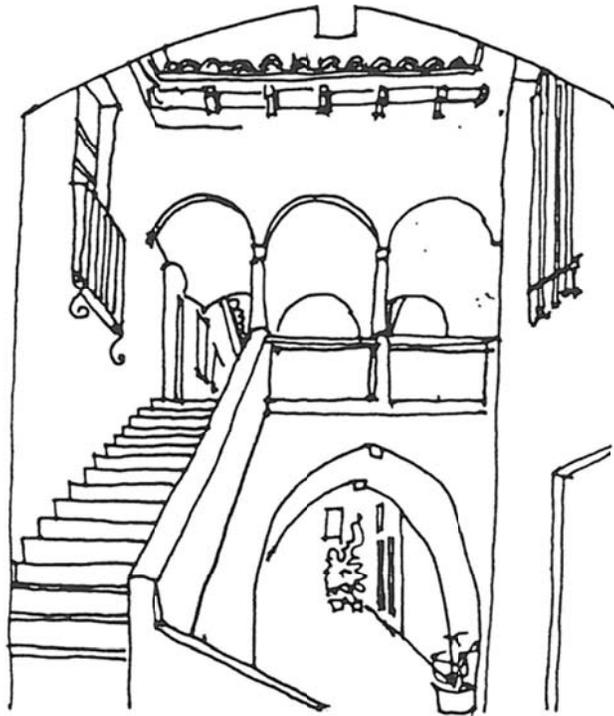
Town Center courtyard with fountain

## Single Family Attached Design Vignettes

LILAC HILLS RANCH SPECIFIC PLAN



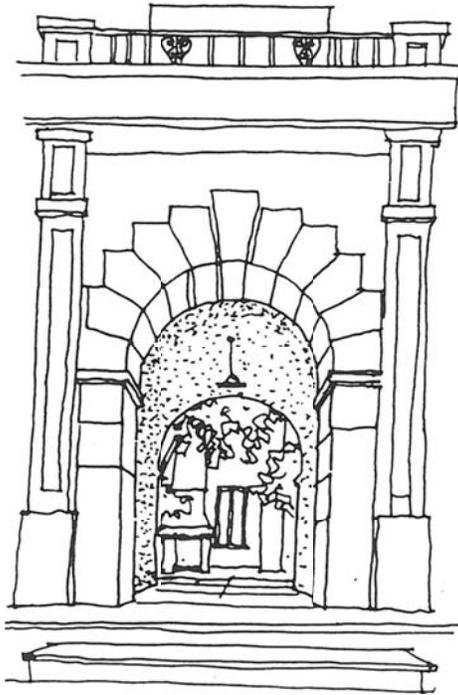
Courtyard framed with single family / attached buildings



Exterior entry to units on the second floor

## Single Family Attached Design Vignettes

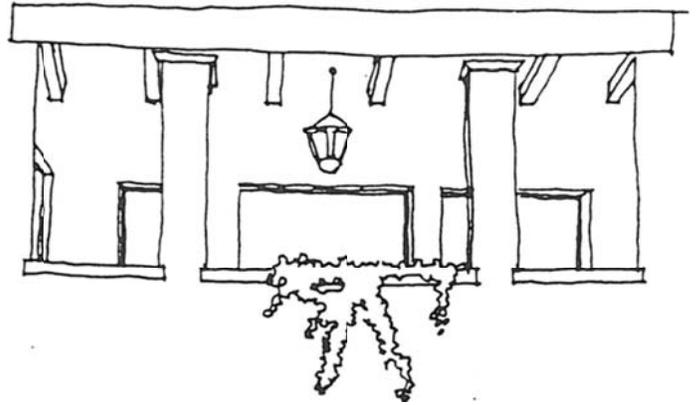
LILAC HILLS RANCH SPECIFIC PLAN



Main entry in building with a courtyard



Two and Three story massing with a corner deck



Exterior living area on an upper floor



Enhanced entry sequence with landscaping, steps and walls.

## Single Family Attached/Mixed-Use Design Vignettes

LILAC HILLS RANCH SPECIFIC PLAN

### III. DEVELOPMENT STANDARDS AND REGULATIONS

segment within the loop is labeled as a Ranch Multi-Use Trail which also allows for equestrian uses. This connects to the Ranch Multi-Use Trail that extends to the southern edge of the Community including linkages to the County Multi-Purpose trail at the southeast and southwest of the Community in Phase 5.

#### **b. Ranch Multi-Use Trail**

The Ranch Multi Use Trail type includes two different trail standards. The County Master trail segment which passes through the southern portion of the Community over the SDCWA easement will be classified as a Ranch Multi Use trail, but will be built to the same Type D standard as the Type D trail along West Lilac Road (12-foot to 15-foot trail easement with an 8' graded/surfaced treadway and surfaced with decomposed granite or other suitable material).

The north-south Ranch Multi-Use Trail system located within the natural and/or improved open space is also located within a public trail easement. The Ranch Multi-Use Trail is used to connect to the County Master trail segments on the north and south of the Community and the Feeder Trails. This public trail easement will be 10 to 12 feet wide and the treadway will be a minimum 3-foot wide constructed with decomposed granite or other suitable material per the county Type C trail standards.

#### **c. Community Trails**

The Community Trails as shown on the Lilac Hills Ranch Trails Plan (**Figure 20**) provide access from one neighborhood to another, from the Town Center to the northern Neighborhood Center and connect to the County Regional Trails, Ranch Multi-Use Trails and Feeder Trails. Community private trail easements will be 5-12 feet wide with a minimum 3-foot decomposed granite treadway. These trails will be privately owned and maintained by the HOA and open to the public except the trails within Phases 4 and 5, which would not be available to the public.

#### **d. Feeder Trails**

The Feeder Trails are multi-purpose trails, located within private neighborhoods, community open space, and dedicated open space within private trail easements which parallel private streets in the Community. These trail easements will be between 5 to 12 feet wide and the treadway will be a minimum of 2 feet wide constructed with native materials from their immediate location, decomposed granite or other suitable material. These trail will be privately owned and maintained by the HOA and open to the public except the trails within Phases 4 and 5, which would not be available to the public.

#### **e. Bike Lanes, Paths and Parking**

Bike travel is accommodated both on Main Street with 5-foot wide bike lanes in each direction (including through the Town Center) and on all of the Multi-Purpose and Multi-Use trails. These bike lanes and trails will provide another alternative to the

## III. DEVELOPMENT STANDARDS AND REGULATIONS

automobile and further prioritize non-automotive transportation within the Community. In addition, these bike lanes and trails are designed to increase the safety of the bicyclist as they navigate the road and trail system in this part of the County.

All trail locations are graphically depicted on **Figure 20 – Trails Plan & Biological Open Space Signage**. Trail cross sections are depicted on **Figure 21** and **22**. The majority of trails dedicated to the public and maintained by the Lilac Hills Ranch HOA are in Phases 1 through 3. The private trail system is within the gated Senior Citizen Neighborhood in Phases 4 and 5. **Bicycle parking facilities will be provided at various locations throughout the Community in accordance with the Zoning Ordinance.**

#### **4. Transportation Demand Management**

To reduce vehicle generated trips to the extent feasible, the project applicant proposes implementation of a Transportation Demand Management (TDM) program that would be prepared prior to Final Map, to reduce vehicle trips in favor of alternative modes of transportation. The TDM program will facilitate increased opportunities for transit, bicycling, and pedestrian travel, and would include implementation of the following TDM measures during project design and development. Prior to the recordation of the last Final Map in the Town Center the Community HOA shall:

- a) Implement a ride-share program with transit vouchers or other options that may be determined by the HOA.
- b) Implement bicycle circulation improvements to improve internal bicycle circulation and encourage the usage of bicycles to include requiring provision of bicycle parking facilities including secured bicycle parking facilities in specific locations as specified in this Specific Plan.**
- c) Promote Carpool/Vanpool programs which may include a Senior Transportation service.
- d) Promote available websites providing transportation options for residents and businesses.
- e) Create and distribute a “new resident” information packet addressing alternative modes of transportation.
- f) Promote programs to encourage workplace peak hour trip reduction, including staggered work hours, regional ride-matching services, and telecommuting.
- g) When transit routes are extended to the Community, participate in providing the necessary transit facilities, such as bus pads, shelters, signs, lighting, and trash receptacles.
- h) Coordinate with the NCTD as to the future sighting of transit stops/stations within the project site.

## III. DEVELOPMENT STANDARDS AND REGULATIONS

- f. Prior to Final Map an HOA Operations and Maintenance Manual will be prepared and adopted by the HOA. The manual will provide guidelines and standards for the common open space management activities.
- g. As a condition of the conveyance of the biological open space properties to third party open space managers (TPOSM). The TPOSM will provide to the HOA an appropriate document which details the standards and scheduling for the open space operations and maintenance practices. Included with the documentation will be contact information so that the HOA and TPOSM can effectively coordinate any ongoing issues and concerns.
- h. The onsite stormwater system will be owned and managed by the HOA. Prior to Final Map a Stormwater Management and Operations Manual, approved by the RWQCB, will be prepared and adopted by the HOA. The manual will provide guidelines and standards for the operations and management activities for the storm drain system. Included with the documentation will be contact information so that the HOA and the County Department of Public Works can effectively coordinate issues and concerns regarding the operation of the system.

**3. Circulation Systems**

- a. Permeable road pavers, meeting applicable private road and Consolidated Fire Code requirements may be allowed as a road surface on the private road system within the Lilac Hills Ranch Community.
- b. The pathway within the road right of way for West Lilac Road along the Communities northern boundary will be maintained by a Landscape Maintenance District.
- c. Bicycle parking spaces shall be provided in accordance with the Zoning Ordinance on all Site Plans for uses that require bicycle parking. In addition the Site Plans for the civic uses allowed outside of the town and neighborhood centers (School, Private Recreation, Senior Center, etc.) shall also include bike parking in accordance with the Zoning Section. The Private Community Ride Share facility (Figure 130) at the western entrance to the Community shall also provide secured bicycle parking.

**4. Building Use Standards**

- a. Site Plans shall be conditioned to require all buildings to include the infrastructure necessary to accommodate the future use of solar panels and/or systems, including wiring for roof mounted solar systems and an electrical vehicle charging connection in the garage.
- b. Site Plans for Mixed-use projects shall be conditioned to require that recycling bins are included in their trash enclosures. Residents will be notified that recycling is required when they move in.

### III. DEVELOPMENT STANDARDS AND REGULATIONS

As the project is built-out, the NCTD may adjust routes and services to meet the needs of the growing community. The project would allocate a site for public transportation within the Town Center. The applicants will continue to coordinate with NCTD and MTS regarding potential transit options for the project site.

#### 5. Interim Private Transit Services

Interim transit services providing transit service between the Community and the transit center would be provided by the HOA upon build-out of the community and would terminate when a transit linkage is proposed by the local transit district. This interim service will include the following features:

- a) Service for Community residents would be provided on demand.
- b) Rides would be subsidized on commercially available services such as taxis and/or shuttle vans.
- c) Pick-ups and drop-offs would be at a central location in the development.
- d) The HOA could set up accounts with the providers allowing residents to call a dispatcher to request service and obtain the discounted rate. The same or similar service could be called to return the rider to Lilac Hills Ranch.

#### Additional Options

The subsidized private or group shuttle trips could be supplemented by any of the options below to provide alternative ways to make connections to the regional transit system or to local destinations not served by that system:

- a) Provide subsidized transit passes to encourage use of public or private transit. The subsidized private or group shuttle rides would increase the convenience of the regional public transportation system and therefore encourage a higher level of utilization.
- b) Provide coordination/support of a Car Sharing system for those who want/need the improved convenience of driving to encourage Lilac Hills Ranch residents to drive themselves and other residents to their employment destination or a regional transit center.
- c) Provide coordination/support for ride sharing or shuttle services with volunteer drivers such as the designated drivers sponsored by the Independent Transportation Network (ITN) upon build-out of the community.

### C. Zoning Regulations

#### 1. Planning Areas – Description and Zone Boxes

The following section provides a description of land uses and zoning found in the Lilac Hills Ranch. Dimensions and standards noted are minimums. Minor variations may be permitted subject to PDS Director review or Final Map approval, providing the

**NGBS Credit**

***405.7 - Minimum Density Calculation***

| <b>Use</b> | <b>Description</b>     | <b>Acres</b>  | <b>Units</b> | <b>Density</b> |            |
|------------|------------------------|---------------|--------------|----------------|------------|
| SFD        | SINGLE FAMILY DETACHED | 156.9         | 903          | 5.8            | du/ac      |
| SFS        | SINGLE FAMILY - SENIOR | 76.9          | 468          | 6.1            | du/ac      |
| SFA        | SINGLE FAMILY ATTACHED | 7.9           | 164          | 20.8           | du/ac      |
| C          | COMMERICAL/MIXED USE   | 14.36         | 211          | 14.7           | du/ac      |
| GC         | Group Care             | 6.5           | 200          | 30.8           | du/ac      |
|            |                        |               |              |                |            |
|            | <b>Total</b>           | <b>262.56</b> | <b>1,946</b> | <b>7.4</b>     | <b>Avg</b> |