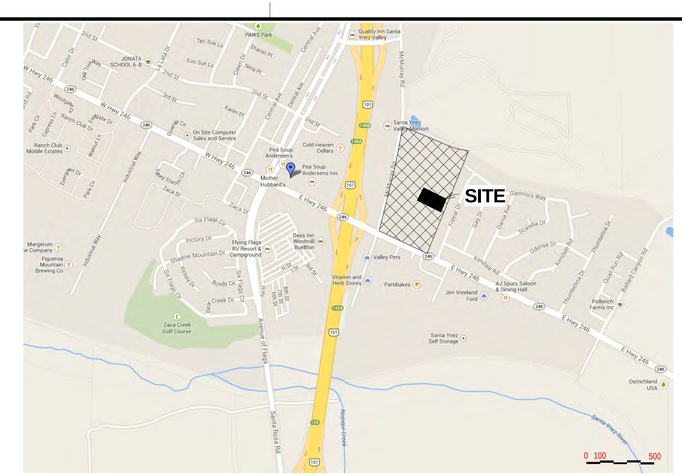
VILLAGE SENIOR APARTMENTS

PROJECT TITLE | 4



LOCATION MAP | 1

Low Impact Development and Sustainable Features
Buellton: Village Senior Apartments
Cabrillo Economic Development Corp.

Sustainable features are carefully designed into the project to ensure energy / resource conservation, a healthy environment and a sustainable future. Examples of this include:

Air Quality
- High quality MERV air filters for indoor spaces;
- Low VOC content in all building materials;
- Dense landscaping with plants / trees;

Water Conservation
- Low flow water plumbing fixtures;
- High efficiency irrigation for planter areas;
- Irrigation controls with rain shut-off sensors;
- Mulch and ground cover to prevent evaporation of irrigation water;
- Native and low water plant palette;
- Onsite water retention with:
- Retention basin to collect and percolate site water back into the local aquifers;
- Bio swale to do the same;
- Extensive permeable paving to do the same;

Energy Conservation
- LED light fixtures throughout.
- Efficient building envelop:
- generous building insulation;
- dual glazed, low-e windows;
- light colored roofing to reflect heat, not absorb heat;

* Judiciously planted trees to block summer sun yet allow winter sun;

Context
- Light Pollution: Shielded lighting to prevent light bleed to neighbors or to sky;
- Scale: Massing and setbacks designed to be sensitive to adjacent properties;
- Noise Pollution: Bigger setbacks, cars next to park, not neighbors; tight building envelop;
- Open Space: More open space (48% of site) than required (40% of site);
- CPTED (Crime Prevention Through Environmental Design): We offer good lighting where needed, attractive fencing to secure the tenants, and landscaping that does not create unsafe nooks.
- Material Recycling: Much of the construction debris will be recycled and many specified products will include recycled materials.

LOW IMPACT DEVELOPMENT & SUSTAINABILITY

Proposed measures to reduce noise exposure:

Methodologies used to reduce noise exposure are as follows:

1. Setbacks employed from street and side yard are optimized to provide a maximum distance from adjacent properties.
2. Double-paned windows used throughout.
3. Acoustical Insulation:
a. Floor to floor noise reduction incorporates insulating cement underlayment over ¼" thick "Acoustimat" underlayment over 5/8" minimum plywood flooring, R19 batt insulation in the cavity space with resilient sound channels carrying 2 layers of gypsum board.
b. Roof has R19 minimum batt insulation.
c. Interior sound walls have R13 minimum batt insulation.
d. Exterior walls will have R19 batt insulation.
4. Landscape design will employ large trees and shrubs at site all perimeters.
5. Living units face into internal courtyards.
6. 8 foot high CMU sound wall to be constructed along the entire east perimeter to reduce sound into the adjacent single family neighborhood.
7. Setbacks at north and east property lines are a minimum of 30 feet, over 53 feet at the west, the south property line fronts the park.
8. Parking is contained at the south property area which fronts the park.

MEASURE TO REDUCE NOISE EXPOSURE

Description of Proposed Architecture

The design approach for the 50 unit senior affordable housing project is a quiet architecture with a 'Ranch Style' theme compatible with the senior population as well as the Village community at large. The 2.0 Ac site is generously landscaped with native and drought tolerant plantings. A combination of trees and large shrubs will ensure privacy as well as screen the project from the adjacent community. Parking is provided and contained on the south portion of the site which provides reserved parking for the residents and open parking for guests and the community center. Resident outdoor activities are available within internal courtyards and throughout the site complex while areas around the building perimeter allow for unimpeded pedestrian access to walking trails located in the north and east setback areas and south to the proposed park area.

The scale and character of this senior community contributes a one to three story three building residential complex with deference to the existing low scale single family residential areas adjacent to the east of the project site. The east end of the building breaks down to a two story wing additionally differing to the scale of the adjacent community. The primarily one bedroom living units have separate living and sleeping areas as well as patios or balconies. Internal building corridors and connecting walkways and bridges provide a safe and comfortable conveyance to individual units as well as common areas.

The building complex is comprised of three separate buildings with internal building corridors connecting the three buildings by walkways and bridges which provide a safe, comfortable and secure conveyance to individual units as well as common areas. The units face east and west toward the internal courtyards which are lushly landscaped with trees, low shrubs and colorful flowering plants. Also included in the courtyards are intimate hardscape terrace areas which provide opportunities for visitation with neighbors and enjoyment of the outdoors. The courtyards break up the building massing and provide visual and physical fluidity for residents throughout the site.

The west boundary is the street entry to the site and the front door to the project. The initial building wing is a one story low scale senior community center combined with a two story eight unit residential component, which is setback over 53 feet from the property line. Beyond this is the linear main body consisting of two to three story residential buildings which is publically viewed primarily from the north and south orientation.

The elevations of the building complex are composed with private front porches and balconies extending outdoor living areas beyond the living units interiors. The vertical and horizontal recesses and projections of the building as well as the individual building massing create variety and interest in the façade. Roof forms are low pitched and primarily hipped with wide overhangs to scale down the size of the building. The roof material is textured composition asphalt shingles.

The primary siding materials used are Hardie Board fire resistant siding and trim in a vertical board and batten orientation as well as stucco veneer. Various warm tone colors are chosen to add character and vibrancy to the façade. Windows are double paned and are designed in horizontal bands with rustic trim detailing.
Deck and patio railings are a decorative wood composite as well as trellis structures throughout the complex adding shade, shadow and human scale.

DESCRIPTION OF ARCHITECTURE

ARCHITECTURAL

G001 COVER SHEET

A101 SITE PLAN
A102 SITE PHOTOMETRICS
A103 SITE FIRE DEPARTMENT ACCESS

A201 GROUND & SECOND FLOOR PLANS
A202 THIRD FLOOR AND ROOF PLANS

A301 BUILDING ELEVATIONS

LANDSCAPE

L-1 CONCEPTUAL LANDSCAPE PLAN

CIVIL

C-1 PRELIMINARY CONCEPTUAL PLAN
C-2 PRELIMINARY UTILITY PLAN

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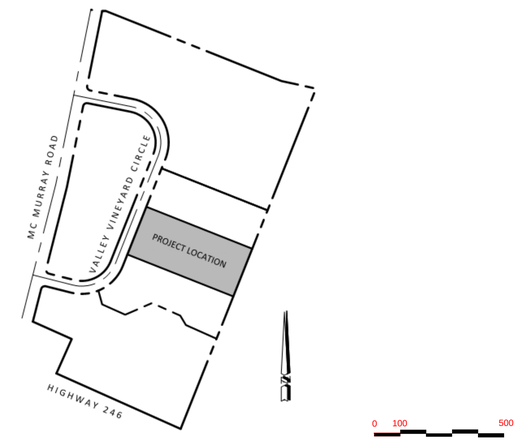

VICINITY PLAN | 2

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1638 19th Street
Santa Monica CA 90404

CONTACT:
TOM CESTARTE, AIA
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E: thomas@cardeten.com

CIVIL:

Civil Design Studio, Inc.
9700 El Camino Real,
Atascadero, CA 93422

CONTACT:
Robert Winslow, PE QSD
T: 805.706.0401 office ext 101
E: robert@civil-studio.com

LANDSCAPE:

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CONTACT:
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E: dblack@davidblackla.com

PROJECT MANAGER:

CABRILLO ECONOMIC DEVELOPMENT CORPORATION
702 County Square Drive
Ventura, CA 93003

CONTACT:
Nicole Norori, Project Manager
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F: 805.647.4419
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PARTICIPANTS | 6

SITE AREA = 2.0 ACRES (~87,120 SF)

OPEN SPACE AREA = 41, 576 SF

% OPEN SPACE = 41, 576 / 87,120 = 47.72%

BLDG GROSS SQUARE FOOTAGE = 45,896 SF

NO. OF STORIES = 2 & 3

NO. OF UNITS = 50 UNITS (49 X 1 BDRM + 1 X 2 BDRM)

MAX. BUILDING HEIGHT = 37'-1"

NO. OF PARKING SPACES = 76 SPACES (73 REGULAR + 3 ADA)

PROJECT DATA | 3

project name
VILLAGE SENIOR APARTMENTS
Buellton, CA 93427

Owner:
Cabrillo Economic Development Corporation

Assessor Parcel No.
Project Status

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consultant

stamp

revision

No.	Description	Date

Proj. No.	21202
Date	AUG 11, 2014
Drawn	MI
Designed	TC
Checked	SC

drawing title
COVER SHEET

drawing sheet
G001

scale
As indicated

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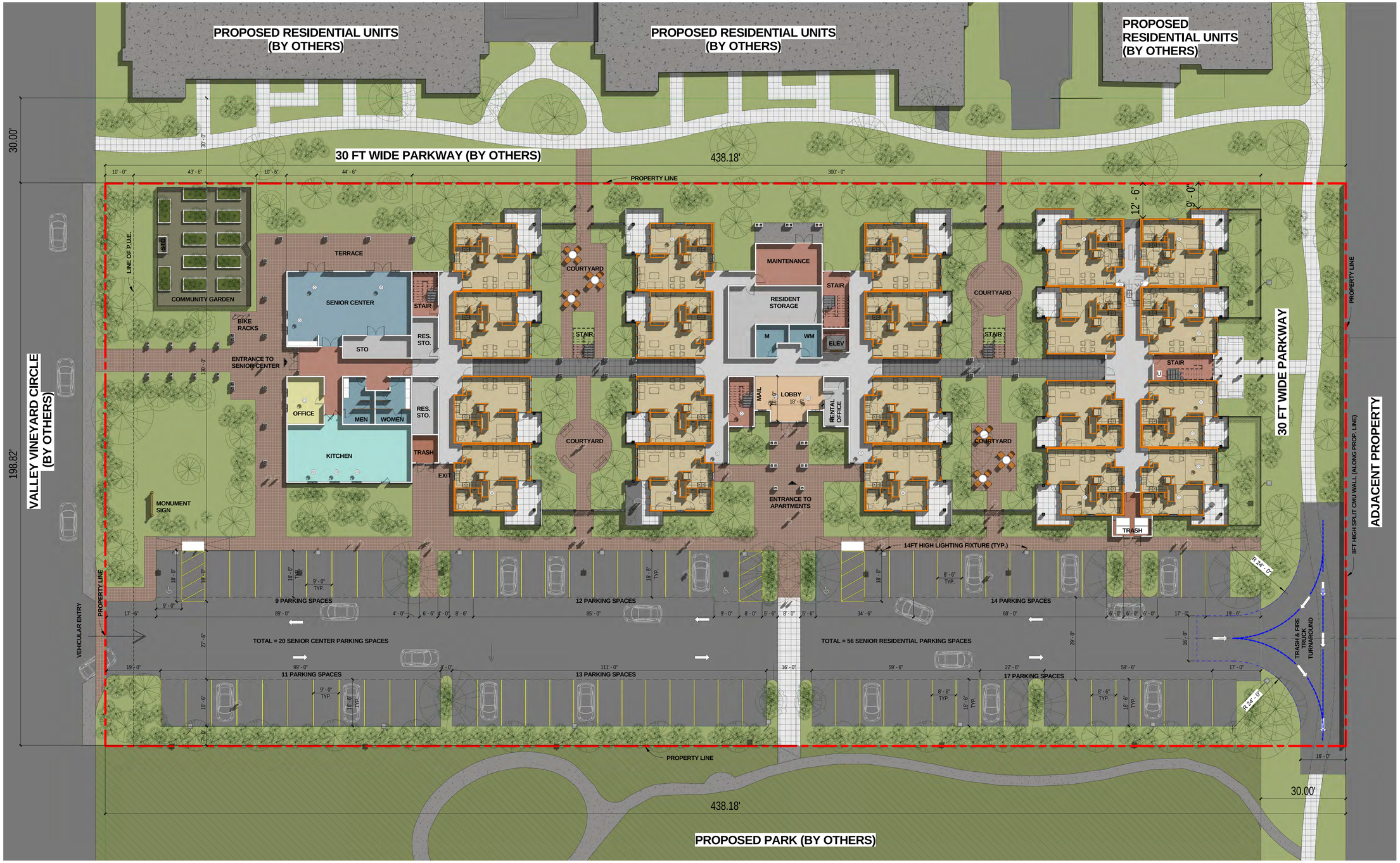

CONCEPT SITE PLAN | 1
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project name
VILLAGE SENIOR APARTMENTS
Buellton, CA 93427

Owner:
Cabrillo Economic Development Corporation

Assessor Parcel No.
Project Status

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Checked	SC

drawing title
SITE PLAN

drawing sheet
A.101

scale
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SITE PHOTOMETRICS | 1
Scale: 1/16" = 1'-0"

project name
VILLAGE SENIOR APARTMENTS
Buellton, CA 93427

Owner:
Cabrillo Economic Development Corporation

Assessor Parcel No.
Project Status

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Date	AUG 11, 2014
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drawing title
SITE PHOTO-METRICS

drawing sheet
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scale
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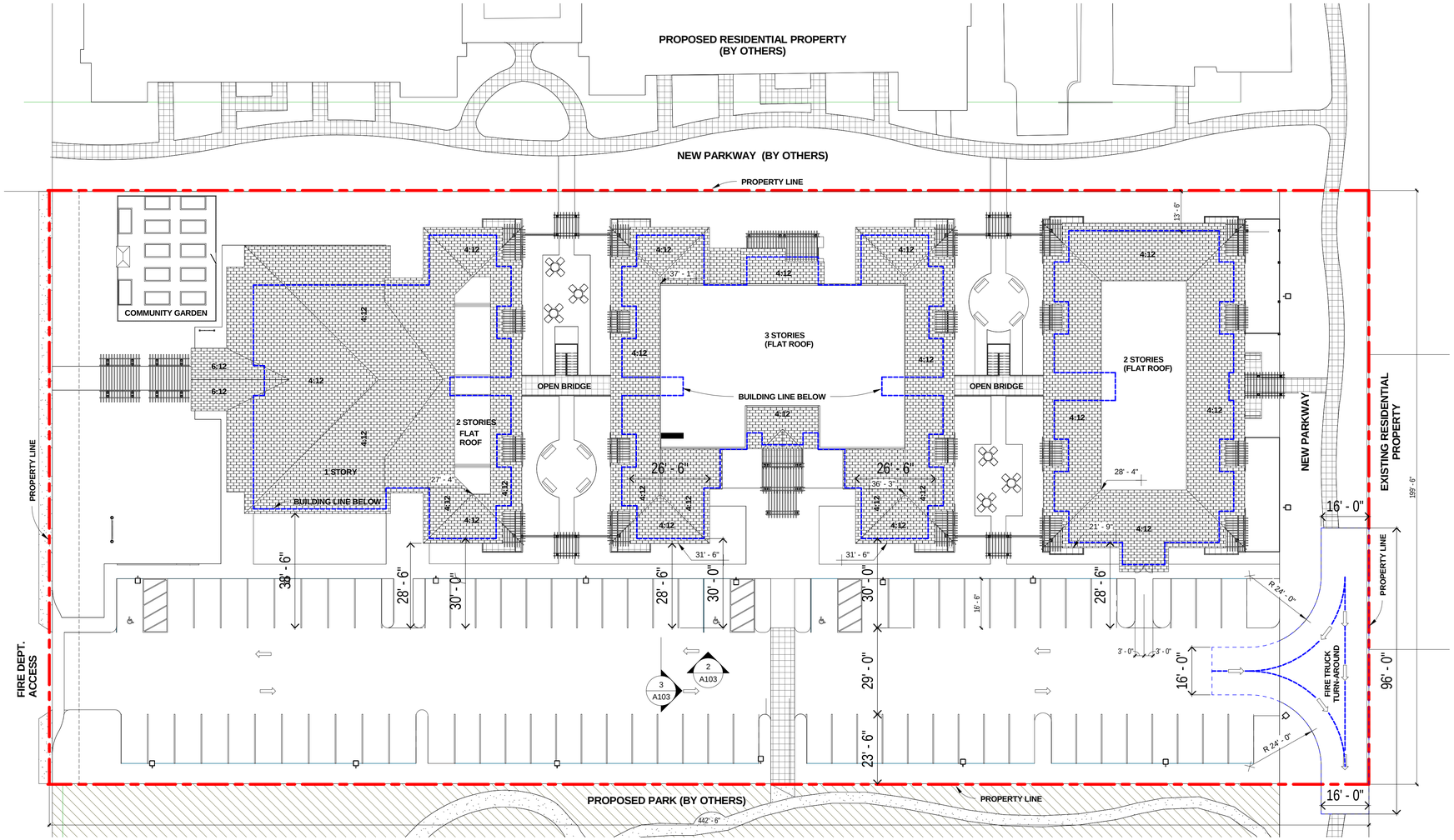

SITE PLAN | 1

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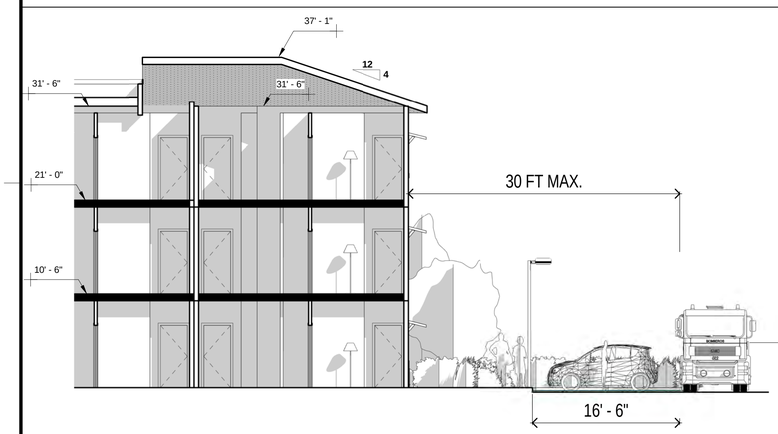

Section A | 3

Scale: 1/8" = 1'-0"

SOUTH ELEVATION (PARKING SIDE) | 2

Scale: 1" = 20'-0"

project name

VILLAGE SENIOR APARTMENTS

Buellton, CA 93427

Owner:

Cabrillo Economic Development Corporation

Assessor Parcel No.

Project Status

architect

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Date	AUG 11, 2014
Drawn	Author
Designed	Designer
Checked	Checker

drawing title

SITE PLAN
FD ACCESS

drawing sheet

A103

scale

As indicated

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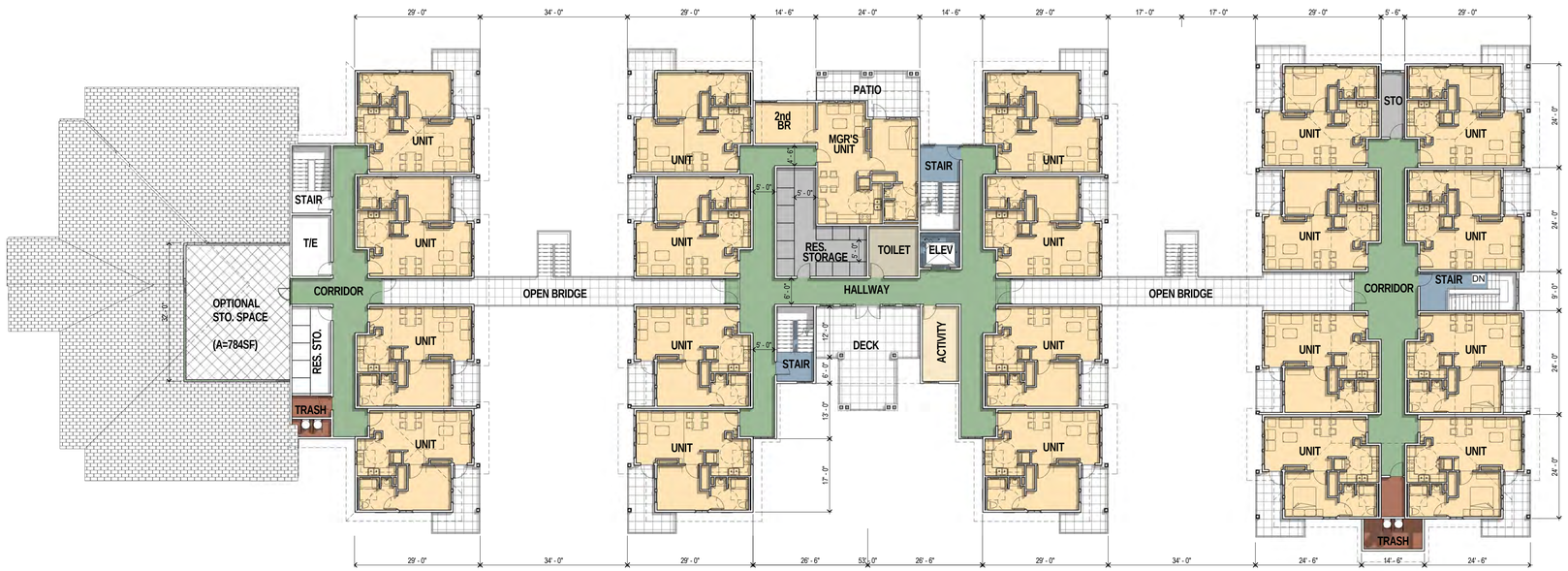
GROUND FLOOR PLAN 01

Scale: 1/16" = 1'-0"



SECOND FLOOR PLAN 02

Scale: 1/16" = 1'-0"

project name

VILLAGE SENIOR APARTMENTS

BUELTON, CA

Owner:

Cabrillo Economic Development Corporation

Assessor Parcel No.

137-090-045 (portion)

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drawing title

GROUND & SECOND FLOOR PLANS

drawing sheet

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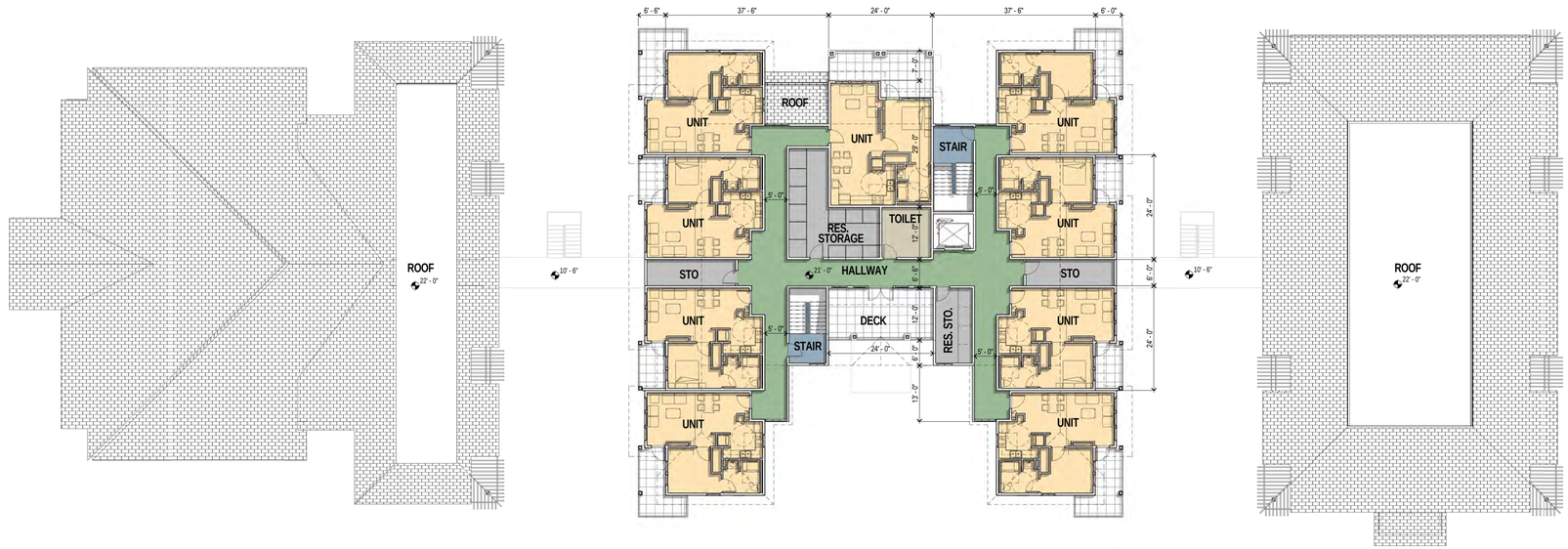

THIRD FLOOR PLAN | 01

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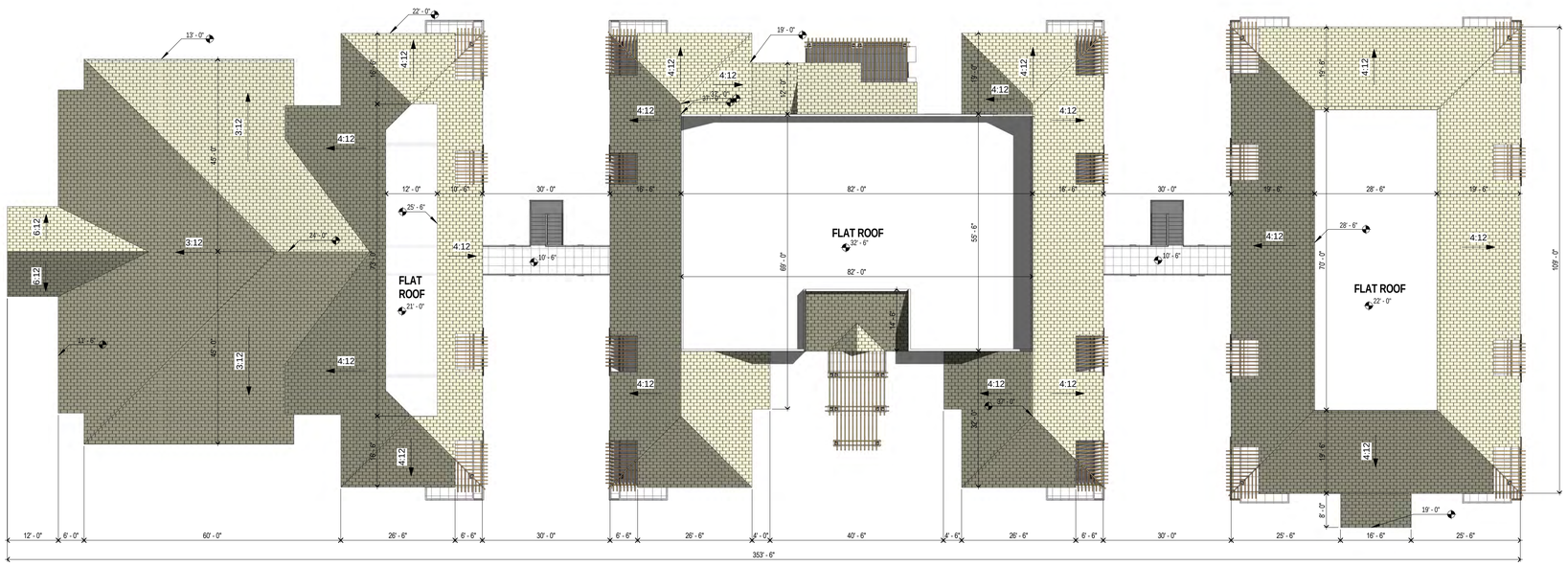

ROOF PLAN | 02

Scale: 1/16" = 1'-0"

project name

VILLAGE SENIOR APARTMENTS

BUELTON, CA

Owner:
Cabrillo Economic Development Corporation

Assessor Parcel No.
137-090-045 (portion)

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drawing title

THIRD FLOOR & ROOF PLAN

drawing sheet

A202

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EAST ELEVATION 04

Scale: 1/16" = 1'-0"

WEST ELEVATION 03

Scale: 1/16" = 1'-0"

NORTH ELEVATION 02

Scale: 1/16" = 1'-0"

SOUTH ELEVATION 01

Scale: 1/16" = 1'-0"

project name

VILLAGE SENIOR APARTMENTS

BUELTON, CA

Owner:
Cabrillo Economic Development Corporation

Assessor Parcel No.
137-090-045 (portion)

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No.	Description	Date

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Date	**AUG 11, 2014**
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BUILDING ELEVATIONS

drawing sheet

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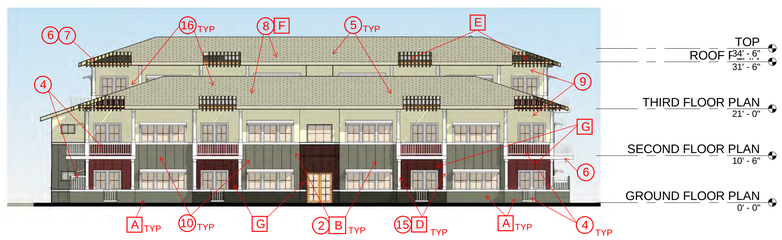
ELEVATION KEYNOTES:

The following keynotes are “Ranch - Architectural Character” design elements as prescribed by the Community Design Guidelines for the City of Buellton.

1.Outdoor living areas
2.Linear arrangement of rooms
3.Terrace
4.Private Patios/Balconies
5.Low pitched roof forms (4:12)
6.Moderate to wide overhangs
7.Deep roof overhangs
8.Textured composition asphalt shingle roofing
9.Stucco
10.Fire resistant composition hardboard vertical board and batten siding (Hardie Board) in earth tone colors
11.Decorative wood composite railing
12.Wood composite trim and accent materials
13.Fixed awnings
14.Wood composite trellis structure
15.Wood composite square columns
16.Double glazed single hung horizontal banded windows

EXTERIOR MATERIAL COLOR KEY:

A.Adaptive Shade (Dark Green) – Hardie Board Siding
B.Chatroom (Medium Green) – Hardie Board Siding
C.Ivory Lace (Off White) – Stucco
D.Snowbound (White) – Hardie Board Trim & Columns
E.Hopsack (Ochre) – Hardie Board Trellis & Railing
F.Dorian Gray (Light Gray) – Composite Roof Shingles
G.Carriage Door (Dark Red) - Hardie Board Siding



EAST ELEVATION 04
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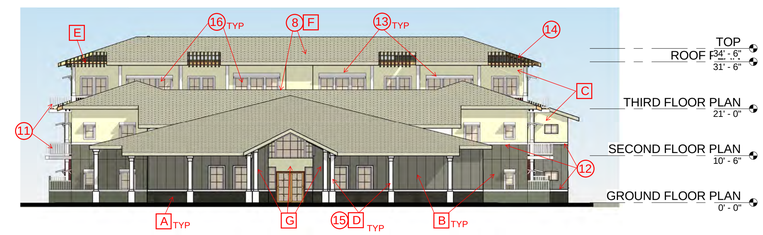

WEST ELEVATION 03
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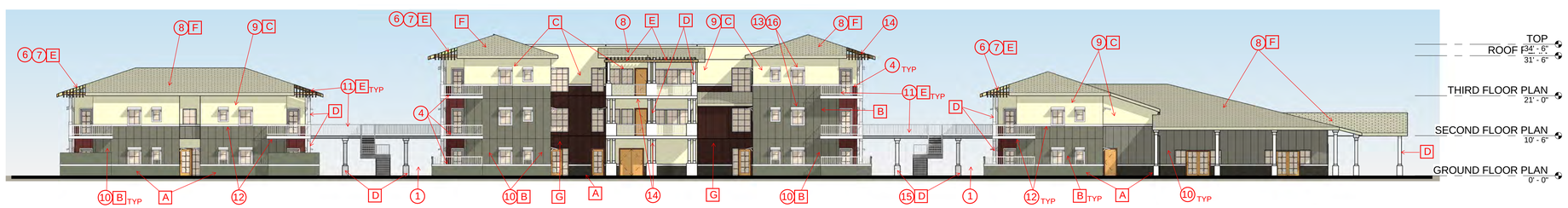

NORTH ELEVATION 02
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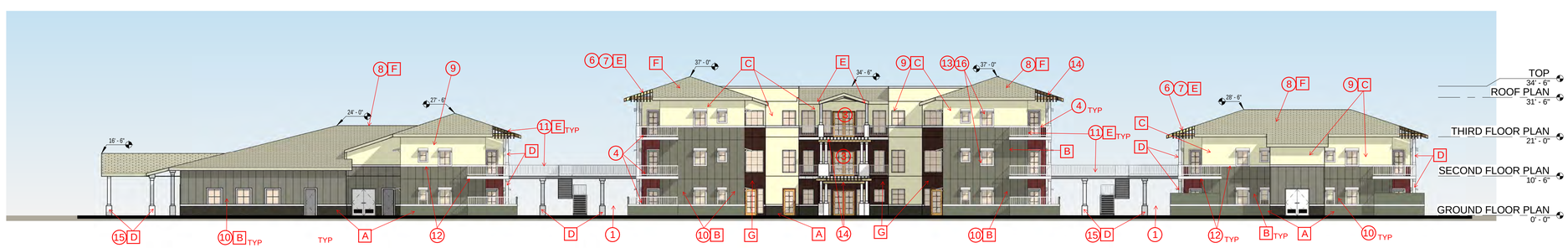

SOUTH ELEVATION 01
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project name
VILLAGE SENIOR APARTMENTS
BUELTON, CA

Owner:
Cabrillo Economic Development Corporation

Assessor Parcel No.
137-090-045 (portion)

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No.	Description	Date

Proj. No.	21202
Date	AUG 11, 2014
Drawn	MI
Designed	TC
Checked	SC

drawing title
BUILDING ELEVATIONS

drawing sheet
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scale
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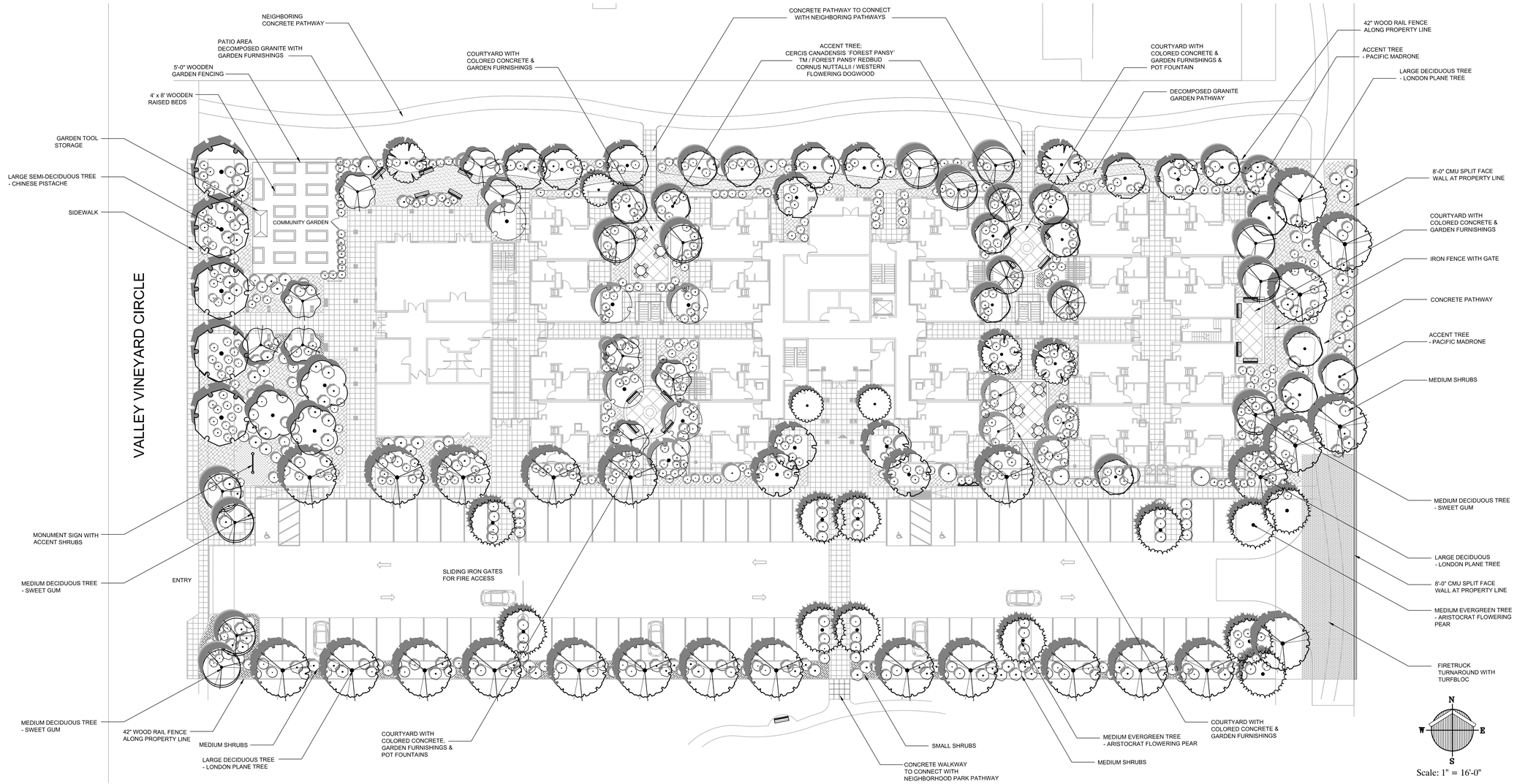

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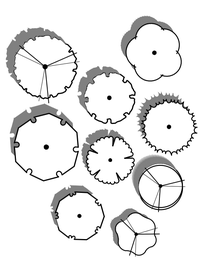
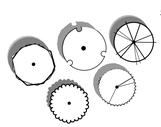


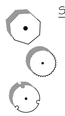
TREES

Aesculus californica / California Buckeye
Acacia stenophylla/ Shoestring Acacia
Celtis reticulata/ western hackberry
Cornus florida/ Flowering Dogwood
Geijera parvifolia/ Australian Willow
Lephostemon confertus/ Brisbane Box
Liquidambar styraciflua / Sweet Gum
Magnolia g. 'Little Gem'/ Dwarf Southern Magnolia
Melaleuca nesophila/ Pink Melaleuca
Pistache chinensis / Chinese Pistache
Platanus x acerfolia / London Plane Tree
Pyrus calleryana `Aristocrat` TM / Aristocrat Flowering Pear
Quercus agrifolia / Coast Live Oak
Quercus lobata / Valley Oak
Rhus lancea/ African Sumac



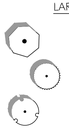
ACCENT TREES

Arbutus menziesii / Pacific Madrone
Cercis canadensis `Forest Pansy` TM / Forest Pansy Redbud
Cercis occidentalis/ Western Redbud
Chitalpa tashkentensis 'Pink Dawn'/ Chitalpa Tree
Cornus nuttallii / Western Flowering Dogwood
Prunus cerasifera `Krauter Vesuvius'/ Purple Leaf Plum



SCREEN SHRUBS 10-25 FT

Ceanothus x `Ray Hartman` / California Lilac
Cercocarpus betuloides / Mountain Mahogany
Heteromeles arbutifolia / Toyon
Prunus ilicifolia ilicifolia / Hollyleaf Cherry
Rhamnus californica / California Coffee Berry
Rhus integrifolia / Lemonade Berry
Rhus ovata / Sugar Bush



LARGE SHRUBS 5-8 FT

Arctostaphylos d. `Hwrd McMnn` / Howard McMinn Manzanita
Carpenteria californica / Bush Anemone
Ceanothus x `Concha` / California Lilac
Ceanothus x `Dark Star` / California Lilac
Ceanothus x `Ray Hartman` / California Lilac
Lavatera assurgentiflora / Mallow
Rhamnus c. `Eve Case` / California Coffeeberry
Rhamnus c. `Mound San Bruno` / California Coffeeberry
Ribes speciosum / Fuchsia Flowering Gooseberry
Rosa californica / California Wild Rose

MEDIUM SHRUBS 3-5 FT

Grevillea x `Canberra Gem` / Canberra Gem Grevillea
Lavandula heterophylla / Lavender
Lavandula stoechas / Spanish Lavender
Ribes viburnifolium / Evergreen Currant
Salvia clevelandii `Winifred Gillman` / Cleveland Sage
Salvia greggii `Red` / Autumn Sage
Salvia x `Allen Chickering` / Sage

LOW SHRUBS 2-3 FT

Arctostaphylos x `John Dourley` / John Dourley Manzanita
Galvezia speciosa / Island Bush Snapdragon
Salvia leucantha `Santa Barbara` / Mexican Bush Sage

PERENNIALS

Achillea millefolium `Moonwalker` / Moonwalker Yarrow
Achillea millefolium `Paprika` / Red Yarrow
Geranium x cantabrigiense `Biokovo` / Biokovo Cranesbill
Heuchera maxima `Santa Ana Cardinal` / Island Alum Root
Penstemon heterophyllus `Blue Bedder` / Foothill Penstemon
Penstemon heterophyllus `Margarita BOP` / Beard Tongue

GRASSES

Carex divulsa / Berkeley Sedge
Festuca californica / California Fescue
Leymus condensatus `Canyon Prince` / Native Blue Rye
Muhlenbergia rigens / Deer Grass

GROUNDCOVERS

Arctostaphylos x `Emerald Carpet` / Emerald Carpet Manzanita
Ceanothus glorious `Anchor Bay` / Anchor Bay Ceanothus
Ceanothus gracus horizontalis `Yankee Point` / California Lilac
Fragaria chiloensis / Beach Strawberry
Gazania x `Fiesta Red` / Gazania
Geranium x cantabrigiense `Biokovo` / Biokovo Cranesbill
Symphoricarpos mollis / Creeping Snowberry

TURFBLOC

Planted Concrete Cells for Fire Access and Turn-a- Round
Dymondia margaratae/ Silver Carpet Planting

DAVID R. BLACK & ASSOCIATES
LANDSCAPE ARCHITECTURE URBAN DESIGN
1718 PAMPAS AVE. SANTA BARBARA, CALIFORNIA 93101
Telephone 805.898.3717 Fax 898.0373
dblack@davidblackla.com

LICENSED LANDSCAPE ARCHITECT
DAVID R. BLACK
SIGNATURE
06.30.14
RENEWAL DATE
DATE
STATE OF CALIFORNIA

Project
VILLAGE SENIOR APARTMENTS
BUELLTON, CA

Sheet Title
PRELIMINARY LANDSCAPE PLAN

Revisions

No.	Date	Revision

Date
08.08.14

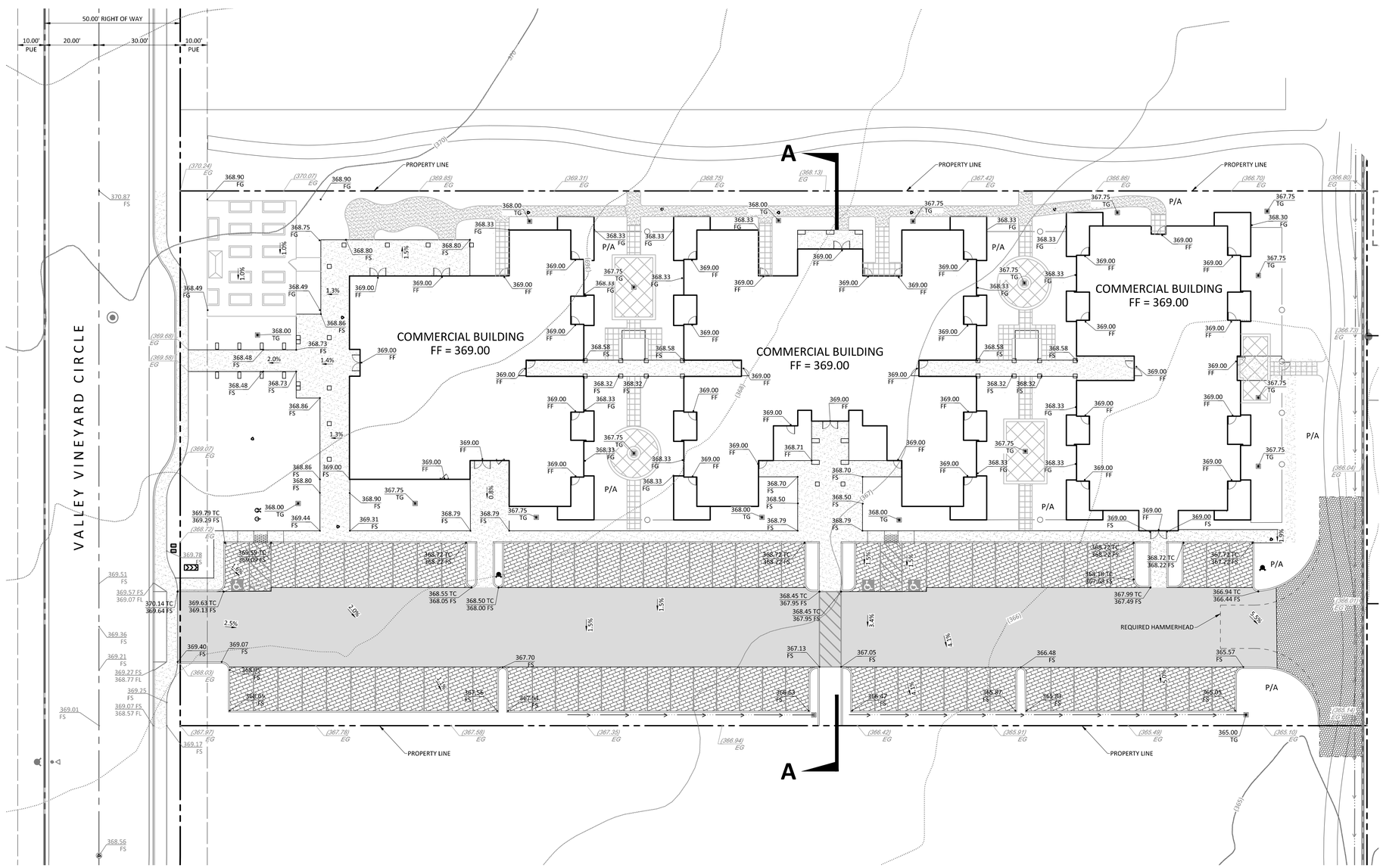
Scale
1" = 16'-0"

Drawn
JMM

Job

Sheet Number
L-1

1 of 1



LEGEND

- ASPHALT
- PERVIOUS ASPHALT
- CONCRETE IN PEDESTRIAN AREA
- DECOMPOSED GRANITE
- PLANTER AREA
- DETECTABLE WARNING SURFACE
- FIRE TRUCK RATED GRASS PAVER

GRADING PLAN NARRATIVE

LAND DESCRIPTION: THE EXISTING SITE IS AN UNDEVELOPED LOT.

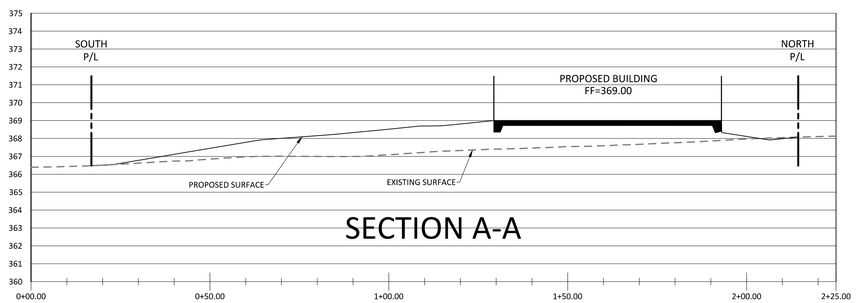
STRUCTURES: THERE ARE NO EXISTING STRUCTURES ON THIS PROPERTY. THE PROPOSED USE IS A COMMERCIAL BUILDING.

GRADING QUANTITIES: SEE GRADING QUANTITIES TABLE BELOW.

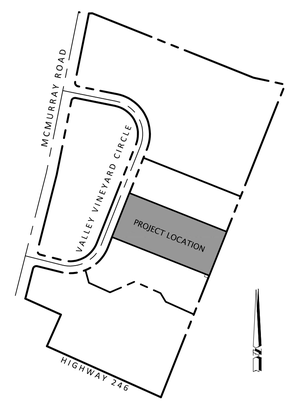
GRADING QUANTITIES		
CUT (CUBIC YDS)	FILL (CUBIC YDS)	IMPORT/EXPORT (CUBIC YDS)
1400	1300	100 EXPORT

*GRADING QUANTITIES ARE PROVIDED FOR PERMIT INFORMATION ONLY. THE QUANTITIES SHOWN ABOVE ARE NOT INTENDED FOR USE BY THE CONTRACTOR WHEN ESTIMATING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO GENERATE AND/OR VERIFY EARTHWORK QUANTITIES.

SCALE: 1" = 20'



SECTION A-A



INDEX MAP

SCALE: NTS

PLAN PREPARED BY:
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ENGINEER OF RECORD:

PLANS PREPARED FOR:
CABRILLO ECONOMIC DEVELOPMENT CORPORATION
702 COUNTY SQUARE DRIVE
VENTURA, CA 93003

PROJECT NAME: THE VILLAGE

PROJECT LOCATION: VALLEY CIRCLE ROAD BUELLTON, CA

REVISIONS:

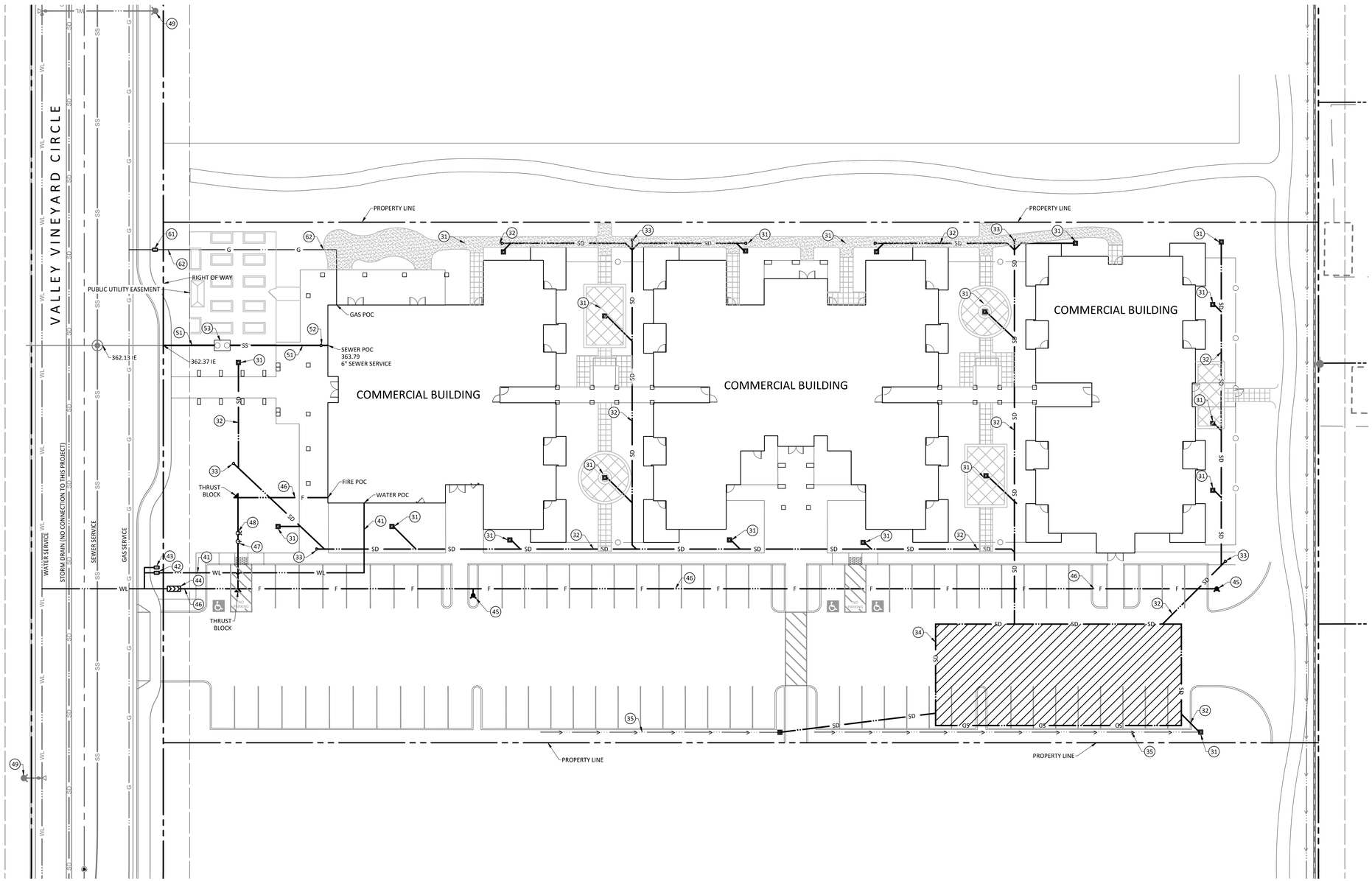
REVIEWED BY:	RDW
PREPARED BY:	MRS
DATE:	August 8, 2014
SCALE:	AS SHOWN
CDS JOB #:	13-119

PRELIMINARY GRADING PLAN

C-1

SHEET 1 OF 2 SHEETS

C:_Work\GIS\active Jobs\13-119 The Village_Project\1_Prelim Docs\C-1 PRELIMINARY GRADING PLAN.dwg, August 8, 2014



SCALE: 1" = 20'

20 10 0 20

PRELIMINARY UTILITY CONSTRUCTION NOTES:

31 PROPOSED CATCH BASIN IN LANDSCAPE AREA WITH ATRIUM GRATE
32 PROPOSED PVC STORM DRAIN. MATERIAL AND SIZE PER PLAN
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35 PROPOSED BIOSWALE @ 1%
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41 PROPOSED COMMERCIAL WATER SERVICE
42 PROPOSED WATER METER
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61 PROPOSED GAS METER
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ENGINEER OF RECORD:

PLAN REVIEW SET
NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
ROBERT D. WINSLOW
C 049 CIVIL
STATE OF CALIFORNIA

PROJECT NAME:
THE VILLAGE

PROJECT LOCATION:
VALLEY CIRCLE ROAD
BUELLTON, CA

PLANS PREPARED FOR:
CABRILLO ECONOMIC
DEVELOPMENT CORPORATION
702 COUNTY SQUARE DRIVE
VENTURA, CA 93003

REVISIONS:

REVIEWED BY:	RDW
PREPARED BY:	MRS
DATE:	August 8, 2014
SCALE:	AS SHOWN
CDS JOB #:	13-119

PRELIMINARY
UTILITY PLAN

C-2

SHEET 2 OF 2 SHEETS

C:_Work\CDS\Active Jobs\13-119 The Village_Project\1_Prelim Docs\PRELIM UTILITY.dwg, August 8, 2014