

**Revised Conditions for TM12-1506, West Valley Village Lot W**

30. **Road Improvements:** The applicant shall construct the roads in Lot W in conformance with ~~Condition of Approval #20 (local streets and cul-de-sacs) of West Valley Village Tentative Map TM99-1359.~~ the Design and Improvements Standards Manual (DISM) and as shown in Table 1:

**Table12: Roadway Details**

<u>Road</u>	<u>Right-of-Way Width</u>	<u>Road Width</u>	<u>Drive Aisle Width</u>	<u>Notes</u>
<u>Main B Street</u>	<u>37 feet</u>	<u>29 feet</u>	<u>(2) 12-foot aisle</u>	<u>Includes curb and gutter pans; sewer, water and recycle water utilities within the ROW, and a 4 foot sidewalk on both sides of the ROW. ROW width based on modified DISM Standard Plan 101B.</u>
<u>T Courts</u>	<u>33 feet</u>	<u>29 feet</u>	<u>(2) 12-foot aisle</u>	<u>Includes curb, gutter pans and sidewalk on one side of the ROW. ROW width based on modified DISM Standard Plan 101B.</u>
<u>Primary Access</u>	<u>69 feet</u>	<u>61 feet</u>	<u>(2) 12-foot aisle</u>	<u>Includes curb and gutter, barrier curb, and sidewalk on both sides of ROW. ROW width based on modified DISM Standard Plan 101B.</u>
<u>Secondary Gated Egress</u>	<u>35 feet</u>	<u>30.5 feet</u>	<u>(2) 12-foot aisle</u>	<u>Includes curb and gutter pans; sewer, water and recycle water utilities within the ROW, and a 4 foot sidewalk on one side of the ROW. ROW width based on modified DISM Standard Plan 101B.</u>
<u>B Street-end</u>	<u>29 feet</u>	<u>29 feet</u>	<u>(2) 12-foot aisle</u>	<u>Includes curb and gutter pans within the ROW. ROW width based on modified DISM Standard Plan 101B.</u>

63. **Parking Restrictions:** All parking restrictions as stated in the El Dorado Hills County Water District Ordinance 35 shall be in effect. Parking restrictions shall be as follows:

- a. Typical Section 29' Lot R: No parking allowed. Street curbs shall be marked red.
- b. Typical Section 33' Lot R: Parking allowed on side of street opposite sidewalk only. Street curb shall be marked red adjacent to sidewalk.
- c. Typical Section 35' Lot R: No parking allowed. Street curbs shall be marked red.
- d. Typical Section 37' Lot R: Parking allowed on one side of street (developer may choose which side may be designated as allowable for parking). Street curb shall be marked red on one side of the street.

In lieu of marking the curb red, the streets may be signed every 25 feet "No Parking Fire Lane"

## **Additional Condition**

**Removal of Notice of Restriction:** A Notice of Restriction was placed on the Lots V, W, and X with the recording of the Phase O large lot map for West Valley Village, which states the following:

On lot V, development shall be limited to non-residential only, with a square footage limitation of 60,000 square feet. Similarly, on Lots W and X, development shall be limited to non-residential only, with a square footage limitation 60,000 square feet for Lot W and 60,000 square feet for Lot X, or a combination of 120,000 square feet between the two Lots. Any development beyond those limitations which is consistent with the Valley View Specific Plan, which includes residential, multi-family, commercial, office and mixed use, shall require an additional or supplemental traffic study meeting the requirements of the Valley View Specific Plan's EIR Mitigation Measure T-16 as adopted by the Board of Supervisors.

The Notice of Restriction shall be removed for Lot W with the approval of this Tentative Map.