

**Bellevue Ranch Master Development Plan (MDP) Table 6.1
Major Infrastructure Phasing**

~~(Revised & Adopted by City Council on June 21, 2004)~~

~~(Revision & Adopted by Planning Staff on August 17, 2005)~~

(Revision & Adopted by Planning Commission on June 18, 2008)

The following table shows the same circulation and major infrastructure improvements listed in the MDP Table 6.1, adopted by the City Council May 15, 1995, in the columns for contiguous and non-contiguous improvements. Two new columns have been added to show the village interior improvements as well as concurrent construction phasing. This table indicates when certain improvements are **warranted** by Sub-Phase development. It does not address funding sources or the timing of available funding. In general, each Developer shall be responsible for construction of the warranted improvements, with the exception of wells, which the City will construct.

The Sub-Phases have been reorganized to show the order in which the Villages are now expected to be developed by Crosswinds and Woodside, for the area south of Bellevue Road. North of Bellevue Road the order shown in the adopted Table 6.1 shall be maintained **except as noted**. MDP Villages 6, 11, 13 and 19 have been excluded from this proposed sequence due to floodplain constraints.

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Sub-Phase (Village)	Contiguous Improvements	Non-Contiguous Improvements	Interior Improvements	Villages Able to Construct out of sequence with this sub-phase
BIIP I	None	• M St (Barclay Rd. to Lehigh)(1/2 street) • M St Cottonwood Creek Bridge (1/2 Street) • Well Site (G St/ Cardella Rd)	• BIIP I Collectors • Sewer, Drain and Water • Detention Basins DB-P, T and U • Storm Drain and Sewer Pump Stations Outfalls	• Village 15, 16, 8A, 14 and 9
8A	None	None	• V-8A streets and utilities	• Concurrent with BIIP I
15	None	• Fire Station Dedication	• Village-15 streets and utilities	• Concurrent with BIIP I
1	• M St: Lehigh to Cottonwood Ck (1/2 Street) • M St: Cottonwood Bridge (1/2 street) and bike crossing	• M St: Cottonwood Ck to Cardella Rd intersection (1/2 street)	• V-1 streets and utilities	• None Note: Sub-Phase (Village) 1 is not dependent on Sub-Phases BIIP I, 8A, and 15.
9	None	None	• V-9 streets and utilities	• Concurrent with BIIP I

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3	- Cardella Road: M St to Bancroft Dr (1/2 street) - Cottonwood Ck bike path/imp. - Cardella Rd (Bancroft Dr to G St) (1/2 street)	None	- V-3 streets and utilities - V-11 drainage basin	Village 2 Note: Sub-Phase (Village) 3 is not dependent on Sub-Phases BBIP I, 8A, 9, and 15.
2	Cottonwood Ck bike path/improvements	None	V-2 streets and utilities	Concurrent with Village 3
5	- Cardella: (M St to Round Hill Dr (Freemark)) (4 lanes total) - Well site (Cardella Rd/Fahrens Ck.)	None	V-5 streets and utilities	Villages 4, 10, & 12 Note: Sub-Phase (Village) 5 is not dependent on Sub-Phases BBIP I, 8A, 15 and 9.
14	None	None	Village-14 streets and utilities	Concurrent with BIIP I
16	Well Site (G Street/Bellevue Road)	M St: Cardella to Barclay (remainder to full improvements)	Village-16 streets and utilities	Concurrent with BIIP I
BIIP II	None	None	BIIP II Collector Roadways Sewer, Drain and Water	Village 8B, 7 and Lot Q
4	Cottonwood Ck pedestrian bridge	None	V-4 streets and utilities	Concurrent with Village 5
8B	None	None	V-8B streets and utilities	Concurrent with BIIP II
7	Cardella Rd (M St to G St)(1/2 street) Cardella Road/G Street signal		V-7 streets and utilities	Concurrent with BIIP II
10	None	None	V-10 streets and utilities	Concurrent with Villages 5 and BBIP I (M Street component only)
12	None	M St/Cardella Rd signal¹	V-12 streets and utilities	Concurrent with Village 10

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17	None	• R St (Yosemite to Cardella)(4 lanes total) ^{1, 8} • Cardella Rd (Round Hill Dr (Freemark) to R St) (4 lanes total) ^{1, 8} • Fahrens Ck Bridge at /Cardella Rd (4 lanes total) ^{1, 8} • R St/Cardella Rd Signal¹	• V-17 streets and utilities	• Villages 18 & 19 • Note: Sub-Phase (Village) 17 is not dependent on Sub-Phases BBIP I, 8A, 15, 9, 14, 16, BBIP II, 8B and 7. Excepting "M" Street portion of BBIP I.
18	None	• R Street: Cardella Rd to Franciscan Dr (4 lanes total)^{1, 8} • R Street: Franciscan Dr to Bellevue Rd (4 lanes total)^{1, 8} • Cardella Rd/Bancroft Signal • Franciscan Dr/R St signal^{1, 8} • R St/Bellevue Rd Signal¹ • Cardella Rd/Round Hill Dr (Freemark) signal	• V-18 streets and utilities	• Concurrent with Village 17 •
19	None	• Franciscan Dr (Freemark Ave to R St)^{1, 8} • Fahrens Creek Bridge at Franciscan Dr⁸	• V-19 streets and utilities	• Concurrent with Village 17
Lot Q	None	• None	• Lot Q streets & utilities	• Concurrent with BIIP II
22⁶ (MFR)	• M Street (Barclay Drive to Bellevue Road) (2 lanes) including Transit Circle w/ V-21 segments	• Bellevue/G Signal¹ • Well site (Bellevue/R St)⁷ • Fahrens Creek Bridge at Bellevue Rd(3 lanes)⁸ • Bellevue Rd: R St to G St (3 lanes)⁸	None	None
<u>22-East⁶ (MFR)</u>	• <u>M Street (Barclay Drive to Bellevue Road) (2 lanes) on east side including Transit Circle w/ V-21 segments⁸</u>	• <u>Bellevue/G Signal^{1, 8}</u> • <u>Bellevue Rd: M St to G St (3 lanes)^{8, 9}</u>	<u>None</u>	<u>None</u>

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<u>22-West (MFR)</u>	<u>M Street (Barclay Drive to Bellevue Road) (2 lanes) on west side including Transit Circle w/ V-21 segments '8</u>	<u>Well site (Bellevue/R St)^{7, 8}</u> <u>Bellevue Rd: R St to M St (3 lanes)^{8, 9}</u>	<u>None</u>	<u>None</u>
21⁶ (Comm)		M & Bellevue Signal¹ G St: Bellevue to Merced College (4 lanes total)³ G & Foothill (Harvest) Signal¹ <u>Fahrens Creek Bridge at Bellevue Rd(3 lanes)⁸</u>	None	

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Above Bellevue Road	Same as adopted in the MDP, 5/15/95 (see below)	Non-Contiguous Improvements	Each village's streets and utilities
20	Fahrens Creek Bypass (Drainage Phase 3)	G St: 2 lanes Bellevue to Yosemite (4 lanes total) G St/Bellevue Traffic Signal G St/Cardella Traffic Signal G St/Collector St. Traffic Signal (in Phase 15) - Fahrens Creek Bypass (Phase 3)	V. 20 streets and utilities
23	None	None	V. 23 streets and utilities
24	- Well Site No. 6 - Old Lake Rd (2 lanes)	None	V. 24 streets and utilities
25	- Collector St./Fahrens Cr. Bridge (near Phase 23/24) - Collector St./Fahrens Cr. Bridge (near Phase 20)	None	V. 25 streets and utilities
26	- Old Lake Rd: 2 lanes - Old Lake Rd/Fahrens Creek Bridge	- G St: 2 lanes Old Lake Rd to Bellevue Rd (4 lanes total) - G St/Collector St Traffic Signal (near Phase 20/23)	V. 26 streets and utilities
27	M St: 2 lane ultimate section	- Collector St/Fahrens Cr. Bridge (near Phase 20/23) - N/S Collector/Bellevue Signal	V. 27 streets and utilities
28	None	None	V. 28 streets and utilities
29	M St: 2 lane ultimate section	- N/S Collector/Fahrens Creek Bridge (between M & R Sts.) - M St: 2 lanes (So. To Bellevue) - M St/Fahrens Creek Bridge	V. 29 streets and utilities
30	- R St: 2 lanes - Fire Station	R St: 2 lanes ½ mile north of Bellevue to	V. 30 streets and utilities

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		Bellevue Rd • R St: 2 lanes Bellevue to ½ mile south of Bellevue (4 lanes total) • R St/Fahrens Creek Bridge: 2 lanes (4 lanes total) • R St/Collector St Traffic Signal (near Phases 13/18)	
31	None	None	• V. 31 streets and utilities
32	None	None	• V. 32 streets and utilities
33	• R St: 2 lanes • Old Lake Rd: 2 lanes	• Old Lake Rd: 2 lanes (in Phase 35)	• V. 33 streets and utilities
34	None	None	• V. 34 streets and utilities
35	None	None	• V. 35 streets and utilities
36	None	None	• V. 36 streets and utilities

Color Coding of Responsible Areas:

Red Bold=Bellevue Ranch East Improvements (Crosswinds)

Blue Underlined=Bellevue Ranch West Improvements (Woodside)

Black Bold=Bellevue Ranch Improvements, joint responsibility in Villages ~~21 and 22~~

Black=Bellevue Ranch Improvements, North of Bellevue Road (unchanged since May 15, 1995).

[Phases are as noted on Minor Phasing Diagram in Master Development Plan—page 60 and Attachment B of Planning Commission Staff Report #04-13 2nd Addendum]

Notes:

1. The R Street improvements as well as the staging of signal improvements throughout the plan area have been revised as recommended by the memorandum dated December 2, 2004 entitled "Timing of off-site roadway improvements for Bellevue Ranch" prepared by Fehr & Peers.
2. Not used.
3. The G Street improvements have been revised as recommended by the memorandum dated December 2, 2004 entitled "Timing of off-site roadway improvements for Bellevue Ranch" prepared by Fehr & Peers.
4. Projects revised due to lack of Corps of Engineers drainage projects:
 - a. Cottonwood Creek Bypass (Drainage Phase 1, 2): By Bellevue Ranch West, Villages 1-3.
 - b. Fahrens Creek Bypass (Drainage Phase 1, 2, 3): deleted
5. Project moved to a later phase: Bellevue Rd: M to R (last 1 of 6 lanes) is moved into Phase 3/4.
6. The timing and responsibility (Crosswinds or Woodside) for these improvements in Villages 21 (commercial) and ~~22 (multi-family)~~ will be determined at the time of conditional use permit approval for these areas this village.
7. Well site may be required sooner if deemed necessary by the City Engineer.

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8. Improvements shall be completed prior to occupancy of any unit in this village.
9. Frontage improvements per Table B (Attachment H) of PC Staff Report #07-32 – 3rd Addendum.