CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING
Wednesday, November 13, 2024

City Hall
2729 Prospect Park Drive, Rancho Cordova

5:30 PM – Regular Meeting
David B. Roberts Council Chambers

How to Observe or Listen to the Meeting:

- Online via Zoom: https://cityofranchocordova.zoom.us/j/81381829224
  Webinar ID: 813 8182 9224
- By phone: +1 669 900 6833 or +1 253 215 8782
  Webinar ID: 813 8182 9224

Public Comment

Members of the public who wish to address the Planning Commission may do so in person during the meeting by completing and submitting a Speaker Card to the Planning Commission Clerk.

Members of the public who wish to provide public comment via email will need to submit comments to PlanningClerk@cityofranchocordova.org no later than 3:00 p.m. on Wednesday, November 13, 2024. Written comments received no later than 3:00 p.m. will be distributed to the Planning Commission, filed in the record, and will not be read aloud. All comments submitted later than 3:00 p.m. will be distributed to the Planning Commission.

If you have questions related to the Planning Commission Meeting, please contact the Planning Division at (916) 851-8750 before Wednesday, November 13, 2024, at 3:00 p.m.

AGENDA

1. PLANNING COMMISSION REGULAR MEETING - CALL TO ORDER ROLL CALL

Planning Commission Members - Surender Devarapalli, Lee Frechette, Dave Huhn, Tegan Knifton, Robert McGarvey, Leroy Tripette, and Chair Cynthia Stauss

2. PLEDGE OF ALLEGIANCE

The Chair will call on someone in attendance to lead the Pledge.

3. PUBLIC COMMENT

Members of the public wishing to address the Planning Commission for any matter not on the agenda may do so at this time by completing and submitting a Speaker Card to the Planning Commission Clerk.

For items on the agenda, speakers will be called by the Chair at the point on the agenda when the item will be heard. Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence.

Under the provisions of the California Government Code, the Planning Commission is prohibited from discussing or taking immediate action on any item not on the agenda unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of September 11, 2024.
Recommendation: Adopt the minutes.

4.2. **Subject:** 2025 Rancho Cordova Planning Commission Meeting Schedule.
Recommendation: Adopt the Resolution.

5. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

5.1. **Subject:** Arista del Sol Design Review and Special Development Permit Amendment (CEQA Exempt Pursuant to Section 15182, C, Residential Projects Implementing Specific Plans) – Project No. PLND-0824-0107 – Located South of Douglas Road, North of Chrysanthy Boulevard and West of Grant Line Road.
Recommendation: Staff recommends that the Planning Commission:

1. Determine the project Exempt per Section 15182(C), “Residential Projects Implementing Specific Plans” of the CEQA Guidelines; and
2. Adopt the Resolution approving the Arista del Sol Design Review and Special Development Permit Amendment subject to the findings contained in the Resolution and Conditions of Approval.

5.2. **Subject:** The Preserve Major Design Review, Adjustment, and Special Development Permit Amendment (CEQA Exempt Pursuant to Section 15183. Projects Consistent with the Community Plan, General Plan or Zoning and Section 15182. Residential Projects Pursuant to a Specific Plan) — Project No. PLND-0924-0108 – Located North of Edington Drive and West of Raymer Way.

Recommendation: Staff recommends that the Planning Commission:

1. Determine the project exempt per Section 15183 “Projects Consistent with a Community Plan, General Plan, or Zoning”, and Section 15182, “Residential Projects Pursuant to a Specific Plan” of the CEQA Guidelines; and
2. Adopt the Resolution approving the Major Design Review, Adjustment, and Special Development Permit Amendment for The Preserve.

5.3. **Subject:** Coloma at Rio Del Oro Parcel 66 Major Design Review (CEQA Exempt Pursuant to Section 15182, Projects Pursuant to a Specific Plan) - Project No. PLND-0824-0102 - Located at the Southeast Corner of the Intersection at White Rock Road and Rancho Cordova Parkway.
Recommendation: Staff recommends that the Planning Commission:

1. Determine the project is Exempt per Section 15182, “Projects Pursuant to a Specific Plan” of the CEQA Guidelines; and
2. Adopt the Resolution for Coloma at Rio Del Oro Parcel 66, Major Design Review.

6. PUBLIC HEARING ITEMS

6.1. **Subject:** Zinfandel First Responder Training Facility Major Design Review (CEQA Exempt Pursuant to Section 15182, Projects Pursuant to a Specific Plan) - Project No. PLND-0824-0106 - Located at 3801 Zinfandel Drive.
Recommendation: Staff recommends that the Planning Commission:

1. Determine the project Exempt per Section 15182, “Projects Pursuant to a Specific Plan” of the CEQA Guidelines; and
2. Adopt the Resolution for the Zinfandel First Responder Training Facility Major Design Review.

6.2. **Subject:** Comfort Care Rancho Cordova Conditional Use Permit (CEQA Exempt Pursuant to Section 15301 Existing Facilities) - Project No. PLND-0624-0100 - Located at 12249 Folsom Boulevard.
Recommendation: Staff recommends that the Planning Commission:

1. Determine the project Exempt per Section 15301 Existing Facilities, of the CEQA Guidelines; and
2. Adopt the Resolution approving the Conditional Use Permit for Comfort Care Rancho Cordova.

7. REGULAR CALENDAR ITEMS

7.1. **Subject:** Readoption of Meeting Minutes from Regular Planning Commission Meeting of May 8, 2024.
Recommendation: Adopt the minutes.

8. COMMISSION COMMENTS/IDEAS/QUESTIONS

9. DIRECTOR'S REPORT

10. ADJOURNMENT

ADDITIONAL INFORMATION

SPECIAL MEETINGS LISTED BELOW ARE SUBJECT TO CHANGE/CANCELLATION WITHOUT FURTHER NOTICE.

Public documents related to items on the open session portion of this agenda, which are distributed to the Planning Commission less than 72 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Planning Commission. Documents are available for inspection at the Planning Office located in Rancho Cordova City Hall.

The agenda items are accessible on the City's website at www.cityofranchocordova.org on Fridays prior to the Regular Planning Commission Meeting.

UPCOMING MEETINGS

December 11, 2024	5:30 PM Regular Meeting

If you have any technical questions related to the agenda items, please contact City Hall at (916) 851-8700.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Planning Office at (916) 851-8750 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Kelly Whitman, Planning Commission Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the November 13, 2024 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on November 6, 2024 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranchocordova.org.

Signed November 6, 2024 at Rancho Cordova, California.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM

ITEM 4.1.

DATE: November 13, 2024

TO: Planning Commission Members

FROM: Kelly Whitman, Planning Commission Clerk

SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2024**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. September 11, 2024 Planning Commission Draft Meeting Minutes

CITY OF RANCHO CORDOVA

PLANNING COMMISSION MEETING
Wednesday, September 11, 2024

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5:30 PM – Regular Meeting
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If you have questions related to the Planning Commission Meeting, please contact the Planning Division at (916) 851-8750 before Wednesday, September 11, 2024, at 3:00 p.m.

DRAFT MINUTES

1. PLANNING COMMISSION REGULAR MEETING - CALL TO ORDER ROLL CALL

Vice Chair Frechette called the Regular meeting to order in the David B. Roberts Council

Chambers at 5:31 p.m.

Planning Commission Members Present: Surender Devarapalli, Dave Huhn, Tegan Knifton, Leroy Tripette, and Vice Chair Lee Frechette

Planning Commission Members Absent: Robert McGarvey and Chair Cynthia Stuass

Staff Members Present: Krystina Baudrey, Darcy Goulart, Palmer Hilton, Nick Sosa, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Commissioner Huhn led the pledge.

3. PUBLIC COMMENT

Vice Chair Frechette opened the public comment period. Seeing no speakers, Vice Chair Frechette closed the public comment period.

4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

Vice Chair Frechette opened the public comment period. Seeing no speakers, Vice Chair Frechette closed the public comment period.

ACTION:	Motion to approve item 4.1 by Tripette second by Devarapalli; Motion passed with a 5:0 vote.
AYES:	Devarapalli, Huhn, Knifton, Tripette, Frechette
NOES:	None
ABSENT:	McGarvey, Stauss
ABSTAIN:	None

4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of August 14, 2024.
Recommendation: Adopt the minutes.

5. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

6. PUBLIC HEARING ITEMS

6.1. **Subject:** Bloom at Sunridge Park III - Major Design Review (CEQA Exemption 15182 "Projects Pursuant to a Specific Plan") - Project No. PLND-0624-0099.
Recommendation: Staff recommends that the Planning Commission:

1. Determine the project is Exempt per CEQA Guidelines Section 15182, “Projects Pursuant to a Specific Plan;” and
2. Adopt the Resolution for Bloom at Sunridge Park III Major Design Review.

Vice Chair Frechette opened the public comment period. Seeing no speakers, Vice Chair Frechette closed the public comment period.

ACTION:	Motion to approve item 6.1. by Huhn second by Devarapalli; Motion passed with a 4:1 vote.
AYES:	Devarapalli, Huhn, Knifton, Tripette
NOES:	Frechette
ABSENT:	McGarvey, Stauss
ABSTAIN:	None

6.2. **Subject:** Beazer Arista Del Sol Phase 1 & 2 - Major Design Review & Special Development Permit (CEQA Exempt Per Section 15182 "Projects Pursuant to a Specific Plan") - Project No. PLND-0424-0097.

Recommendation: Staff recommends that the Planning Commission:

1. Determine the project is Exempt per CEQA Guidelines Section 15182, “Projects Pursuant to a Specific Plan” of the CEQA Guidelines; and
2. Adopt the Resolution for Beazer Arista Del Sol Phase 1 & 2 Major Design Review and Special Development Permit.

Vice Chair Frechette opened the public comment period. Seeing no speakers, Vice Chair Frechette closed the public comment period.

ACTION:	Motion to approve item 6.2. by Tripette second by Knifton; Motion passed with a 5:0 vote.
AYES:	Devarapalli, Huhn, Knifton, Tripette, Frechette
NOES:	None
ABSENT:	McGarvey, Stauss
ABSTAIN:	None

7. REGULAR CALENDAR ITEMS

7.1. **Subject:** Readoption of Meeting Minutes from Regular Planning Commission Meeting of May 8, 2024.

Vice Chair Frechette opened the public comment period. Seeing no speakers, Vice Chair closed the public comment period.

ACTION:	Motion to continue item 7.1 to the next Regular Planning Commission Meeting by Tripette second by Devarapalli; Motion passed with a 5:0 vote.
AYES:	Devarapalli, Huhn, Knifton, Tripette, Frechette
NOES:	None
ABSENT:	McGarvey, Stauss
ABSTAIN:	None

8. COMMISSION COMMENTS/IDEAS/QUESTIONS

Planning Commission provided comments, ideas and questions since the last meeting.

9. DIRECTOR'S REPORT

Planning Manager Darcy Goulart provided her report.

10. ADJOURNMENT

Vice Chair Frechette adjourned the meeting at 6:35 p.m.

_____
Kelly Whitman
Planning Commission Clerk

MEMORANDUM

ITEM 4.2.

DATE: November 13, 2024

TO: Planning Commission Members

FROM: Darcy Goulart, Planning Manager

SUBJECT: **2025 RANCHO CORDOVA PLANNING COMMISSION MEETING SCHEDULE**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Confirm the 2025 Rancho Cordova Planning Commission meeting schedule.

BACKGROUND

To ensure maximum attendance of commission members and the community in the planning process, a meeting schedule is set well in advance. As part of its annual planning for the upcoming year, the Planning Commission reviews next year's calendar and determines its meeting schedule for the following year. Exhibit A to the attached Resolution is the proposed Planning Commission Meeting dates for 2025.

ATTACHMENT(S)

1. Resolution
2. Proposed 2025 Rancho Cordova Planning Commission Schedule

CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. ___-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, SETTING THE 2025 PLANNING COMMISSION MEETING SCHEDULE

WHEREAS, Government Code Section 54954 provides that the legislative body of a local agency may establish the time and place for regular meetings by Resolution; and

WHEREAS, at the May 2, 2022 Special Meeting the Planning Commission set the time and place for Regular meetings as 5:30 PM on the second and fourth Wednesday of the month with the meeting on the fourth Wednesday of the month only being held on an as needed basis, provided that if a regular meeting date is an official holiday, the meeting will be held on the following day; and

WHEREAS, in order to ensure maximum attendance of Commission Members and the community in the planning process the City is setting its Planning Commission meeting schedule for the calendar year 2025.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA sets its 2025 Planning Commission meeting schedule as set forth in the attached Exhibit A.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 13th day of November 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Cynthia Stuass, Chair

ATTEST:

_____
Kelly Whitman,
Planning Commission Clerk

Proposed 2025 Rancho Cordova Planning Commission Meeting Schedule

JANUARY 2025	
Wednesday, January 8	5:30 PM Regular Meeting
Wednesday, January 22	5:30 PM Regular Meeting (if needed)
FEBRUARY 2025	
Wednesday, February 12	5:30 PM Regular Meeting
Wednesday, February 26	5:30 PM Regular Meeting (if needed)
MARCH 2025	
Wednesday, March 12	5:30 PM Regular Meeting
Wednesday, March 26	5:30 PM Regular Meeting (if needed)
APRIL 2025	
Wednesday, April 9	5:30 PM Regular Meeting
Wednesday, April 23	5:30 PM Regular Meeting (if needed)
MAY 2025	
Wednesday, May 14	5:30 PM Regular Meeting
Wednesday, May 28	5:30 PM Regular Meeting (if needed)
JUNE 2025	
Wednesday, June 11	5:30 PM Regular Meeting
Wednesday, June 25	5:30 PM Regular Meeting (if needed)
JULY 2025	
Wednesday, July 9	5:30 PM Regular Meeting
Wednesday, July 23	5:30 PM Regular Meeting (if needed)
AUGUST 2025	
Wednesday, August 13	5:30 PM Regular Meeting
Wednesday, August 27	5:30 PM Regular Meeting (if needed)

SEPTEMBER 2025	
Wednesday, September 10	5:30 PM Regular Meeting
Wednesday, September 24	5:30 PM Regular Meeting (if needed)
OCTOBER 2025	
Wednesday, October 8	5:30 PM Regular Meeting
Wednesday, October 22	5:30 PM Regular Meeting (if needed)
NOVEMBER 2025	
Wednesday, November 12	5:30 PM Regular Meeting
Wednesday, November 26	CANCEL REGULAR MEETING
DECEMBER 2025	
Wednesday, December 10	5:30 PM Regular Meeting
Wednesday, December 24	CANCEL REGULAR MEETING

MEMORANDUM

ITEM 5.1.

DATE: November 13, 2024

TO: Planning Commission Members

FROM: Chance Finley-Ross, Assistant Planner

SUBJECT: **ARISTA DEL SOL DESIGN REVIEW AND SPECIAL DEVELOPMENT PERMIT AMENDMENT (CEQA EXEMPT PURSUANT TO SECTION 15182, C, RESIDENTIAL PROJECTS IMPLEMENTING SPECIFIC PLANS) – PROJECT NO. PLND-0824-0107 – LOCATED SOUTH OF DOUGLAS ROAD, NORTH OF CHRYSANTHY BOULEVARD AND WEST OF GRANT LINE ROAD**

PROPERTY OWNER: Woodside 05N, LP 1130 Iron Point Road, Suite 200 Folsom, CA 95630	**APPLICANT/DEVELOPER:** Woodside Homes Tauni Fessler 1130 Iron Point Road, Suite 200 Folsom, CA 95630
PROJECT:	The Applicant has applied for an amendment to the approved Cypress at Arista del Sol Design Review and Special Development Permit to add one additional floor plan with three architectural styles. The new floor plan is for Plan 3 in the Palo Verde collection and will replace the previously approved Plan 3 from the originally approved design review. The proposed floor plan is approximately 2,700 SF, which includes livable and non-livable spaces. The proposed plans are two-story elevations, which is consistent with the previously approved plans.
FILE:	PLND-0824-0107
LOCATION:	Located south of Douglas Road, north of Chrysanthy Boulevard & west of Grant Line Road
APN:	067-0040-037-0000
ZONING:	Sunridge Specific Plan Residential Density RD-5, RD-7, RD-10
PLANNER:	Chance Finley-Ross, Assistant Planner

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Determine the project Exempt per Section 15182(C), “Residential Projects Implementing Specific Plans” of the CEQA Guidelines; and
2. Adopt the Resolution approving the Arista del Sol Design Review and Special Development Permit Amendment subject to the findings contained in the Resolution and Conditions of Approval.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Arista del Sol Design Review and Special Development Permit Amendment to add one additional floor plan.

BACKGROUND

The Arista del Sol subdivision is located within the Sunridge Specific Plan north of Chrysanthy Boulevard, west of Grant Line Road, and south of the Grantline 208 subdivision. See **Figure 1: Cypress at Arista Del Sol Subdivision Site Location** below for reference. The Cypress at Arista del Sol Design Review and Special Development Permit was originally approved by the City Council in February 2022. Woodside Homes is requesting an amendment to the approved Design Review and Special Development Permit to replace one floor plan, Plan 3, within the Palo Verde production home collection with new floor plans and elevations.

Figure 1: Cypress at Arista del Sol Project Location



ANALYSIS

GENERAL PLAN

The project site General Plan designation is Low and Medium Density Residential, Commercial Mixed Use, and Wetland. The Low and Medium Density Residential (LDR and MDR) is generally characterized by single-family detached and small lot single-family detached and attached. The approved subdivision map is consistent with the LDR and MDR General Plan

designation, with lots, on average, approximately 45'x105' each. The MDR and LDR designation is related to the RD-10, RD-7 and RD-5 zones. The approved subdivision lot density for this area is consistent with the MDR and LDR designation. The Design Review and Special Development Permit Amendment is to an approved residential subdivision proposing single-family detached homes.

ZONING CODE

The Arista Del Sol subdivision includes several zoning districts: Residential Density RD-5, RD-7, RD-10, and Park Open Space. The proposed amendment of one single-family floor plan is consistent with the Specific Plan designation and development standards with the exception of the Special Development Permit that was previously approved to allow deviations from standard setbacks. This Amendment is not proposing to change any of the previously approved setbacks that were permitted through the Arista del Sol Special Development Permit. The newly proposed floor plan for Palo Verde Plan 3 will continue to comply with the setbacks previously approved under this Special Development Permit as follows:

	Required per Sunridge Specific Plan	**Proposed Arista Del Sol**
Front setback to building	16'	**12.5'**
Front setback to garage	19'	19'
Side yard setback	5' / 4'	5' / 4'
Street side yard setback	12.5'	12.5'
Rear yard setback	20% of the lot depth	**10' Single Story** **15' Two Story**
Minimum Distance between buildings	9'	**8'**

DESIGN REVIEW AMENDMENT

In February 2022, the Arista del Sol Major Design Review was approved by the City Council for four production home collections comprised of 16 floor plans. The approved Design Review included the following:

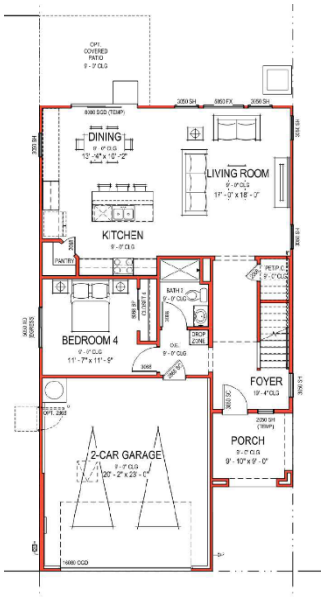
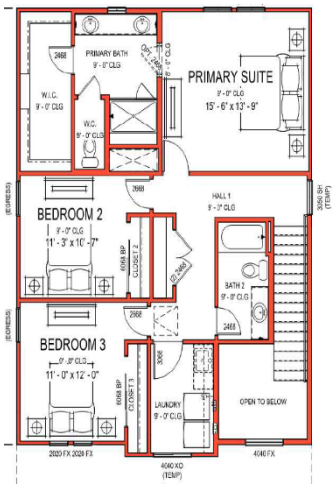
- Palo Verde – The Palo Verde collection includes smaller home types and are designated to the 40'x105' lots. They are designed to accommodate four distinct home plans ranging in size from 1,670 to 2,045 square feet.
- Valley Oak – The Valley Oak collection also includes the smaller of the home types and are designated to the 45'x105' lots. The Valley Oak collection is designed to accommodate four distinct home plans ranging in size from 1,877 to 2,438 square feet.
- Sycamore – The Sycamore collection offers the slightly larger home types and are designated to the 45'x105' lots. The Sycamore collection is designed to accommodate four distinct home plans ranging in size from 2,166 to 2,879 square feet.
- Acacia – The Acacia collection also includes the larger of the home types and are designated to the 55'x105' lots. The Acacia collection is designed to accommodate four distinct home plans ranging in size from 2,395 to 3,519 square feet.

The Arista del Sol development is comprised of many architectural styles, including Spanish, California Cottage, Modern Prairie, Modern Farmhouse, California Ranch, and California Contemporary. Each floor plan is available in three architectural styles. The approved designs include multiple color schemes and architectural details to create visual interest and variation within the subdivision. Color schemes include colors for body, fascia, trim, front door, garage door, and other accent colors.

The proposed amendment includes one new floor plan which is intended to replace the previously approved floor plan for Plan 3 of the Palo Verde collection, as shown in **Figure 2: Arista del Sol Proposed Floor Plan (Plan 3 Palo Verde)**. The additional floor plan introduces a slightly larger floor plan with optional rear porches and revised elevations to better respond to market conditions and introduce other housing opportunities for prospective home buyers. The proposed floor plan has a total living space area of 2,128 SF and approximately 600 SF for non-livable portions such as the garage. Three architectural styles (Spanish, California Cottage, Modern Prairie) are proposed for the new plan, which are consistent with the styles that were previously approved.

It should be noted that City staff processed a substantial conformance request for the Arista del Sol subdivision which included minor revisions to previously approved project exhibits, including changes in façade materials, window grids, and other various exterior features that resulted during the construction stage of development after the previous entitlement approval. All Arista del Sol house floor plans, including the proposed Plan 3 Palo Verde floor plan, elevations (front, side, rear elevations) for each floor plan, and all redline substantial conformance mark ups are shown in the attached Design Review Booklet (Attachment 2).

Figure 2: Arista del Sol Proposed Floor Plan (Plan 3 Palo Verde)

	Proposed Palo Verde Plan 3 (2,128 SF)
Floor Plan	1st Floor Plan  2nd Floor Plan 

Modern Prairie	
California Cottage	
Spanish	

The proposed designs adhere to the City's Design Guidelines in the following ways:

- All proposed home products provide one living/family/community living room at the front of the home facing the street.
- Garage doors are articulated with paneling, metal detailing, contrasting color and recessed from the garage door frame.
- Varied roof lines to increase visual contrast between surrounding floor plans.
- A minimum of one floor plan in each collection is single-story.
- Proposed elevations utilize horizontal architectural elements to soften massing.
- The front door to each residential unit is clearly visible from the adjacent street and distinctive architectural elements and materials are used to denote prominent entrances.
- Window molding, shaped frames and sills and other techniques to enhance openings are used for additional architectural relief.

In addition to the design guideline adherence provided above, this amendment is also revising a previously approved Condition of Approval to more clearly define the intent of the City's Design Guidelines. Specifically, Condition of Approval #15 has been revised to state "No two identical

elevation styles shall be located directly adjacent to each other". This revision is intended to create stricter monotony rules for the entire development to limit the same elevation styles from being placed next to each other. The Condition of Approval was previously written in a way that would only prohibit the same elevation styles from being located next to each other if they had the same floor plans; however, the change would prohibit the same styles, regardless of floor plan, from being adjacent.

Approval of the Design Review and Special Development Permit Amendment, subject to the Design Review Booklet (Attachment 2) and the Conditions of Approval (Attachment 3 and Attachment 4), must be in compliance with the City's Design Guidelines. Supportive evidence for approval is shown in Attachment 1.

FISCAL IMPACT

Approval of the Design Review and Special Development Permit Amendment for an additional floor plan within Arista del Sol will benefit the City and the community by providing direct contributions to funds needed for public infrastructure for this project and the broader community. While the project will generate additional demands for municipal services, the project will be subject to existing and new funding mechanisms to pay fair share costs for ongoing operations, maintenance, and services that will offset City costs.

ENVIRONMENTAL

The proposed project has been analyzed as part of the Sunridge Specific Plan Environmental Impact Report (EIR) and the Mitigated Negative Declaration (MND) for the Eastside properties in compliance with the California Environmental Quality Act (CEQA). Mitigation measures relating to Arista Del Sol are included in the SDCP/SRSP EIR and Sunridge East MND and are still applicable. Since the proposed residential project is in conformity with what was reviewed as part of the Specific Plan EIR and Eastside Properties MND, the project is then exempt under CEQA Exemption 15182, Residential Projects Pursuant to a Specific Plan.

RECOMMENDED MOTIONS

Staff recommends the Planning Commission find the project to be in compliance with the California Environmental Quality Act (CEQA) per Section 15182(C), Residential Projects Implementing Specific Plans and adopt the Resolution approving the Arista del Sol Design Review and Special Development Permit Amendment, subject to the findings contained in the attached Resolution and Conditions of Approval.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution – Design Review Booklet
3. Exhibit B to the Resolution – Conditions of Approval
4. Exhibit C to the Resolution – Arista del Sol (PLND-1021-0011) Previous Conditions of Approval with Redlines

CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. ___-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING A DESIGN REVIEW AND SPECIAL DEVELOPMENT PERMIT AMENDMENT FOR ARISTA DEL SOL PROJECT NO. PLND-0824-0107

WHEREAS, Woodside Homes (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Design Review and Special Development Permit Amendment for the Arista del Sol subdivision; and

WHEREAS, the Applicant is proposing one additional house floor plan to the previously approved Design Review and Special Development Permit (PLND-1021-0011, Approved February 22, 2022) to replace Plan 3 of the Palo Verde production home collection; and

WHEREAS, the submitted application is in compliance with applicable Citywide Design Guidelines; and

WHEREAS, the project site was previously analyzed as a part of the Sunridge Specific Plan Environmental Impact Report (EIR) and further analyzed within the Mitigated Negative Declaration for the Tentative Subdivision Maps for the Eastside Properties adopted by the City of Rancho Cordova, thereby satisfying the requirements for the California Environmental Quality Act (Resolution 16-2006); and

WHEREAS, the proposed residential project is in conformity with what was reviewed as part of the Specific Plan EIR and Eastside Properties Mitigated Negative Declaration, and therefore is exempt under CEQA exemption 15182, Residential Projects Pursuant to a Specific Plan; and

WHEREAS, on November 13, 2024, the Planning Commission held a properly noticed public hearing at which it received a report from city staff regarding the Design Review and Special Development Permit Amendment and oral and written testimony from the public, and deliberated on the item; and

WHEREAS, the public hearing was noticed in accordance with the requirements set forth in Government Code Section 65090 and 65091.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA HEREBY RESOLVES AS FOLLOWS:

1. Determine the project to be in compliance with the California Environmental Quality Act (CEQA) consistent with the approved Sunridge Specific Plan Environmental Impact Report.

    a) **Finding**: The project site has been analyzed and is exempt per California Environmental Quality Act exemption 15182 Residential Projects Implementing Specific Plan.

    Evidence: The proposed residential project has been analyzed as part of the Sunridge Specific Plan Environmental Impact Report (State Clearinghouse Number

97022055) and the Mitigated Negative Declaration for the Eastside Properties. Since the proposed project is in conformity with what was reviewed as part of the Specific Plan EIR, the project is then exempt under CEQA Exemption 15182, "Residential Projects Pursuant to a Specific Plan."

2. To approve the Special Development Permit as requested and as originally approved under project number PLND-1021-0011 in order to maintain the revised setbacks to accommodate the approved subdivision lot sizes and to maintain the desired housing product diversity. The following evidence supports the Special Development Permit request:

   a) **Finding:** That the proposed development will carry out the intent of the General Plan and the appropriate community plan.

      Evidence: The proposed project is consistent with the General Plan/Sunridge Specific Plan land use designation of Medium and Low Residential Density.

   b) **Finding**: That the proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries.

      Evidence: The approved Tentative Subdivision Map is of sufficient size that includes a RD-10, RD-7, and RD-5 zoning districts that meets the minimum density requirement within its own boundaries. The requested revised setbacks accommodate the smaller lot sizes and the desired housing product, that include single story homes, multi-generation options, tandem garage, 3- car garage for one plan, and California rooms within the Arista del Sol subdivision.

   c) **Finding**: That the proposed development is compatible with existing and proposed land uses in the surrounding area.

      Evidence: The proposed development is compatible with the existing and the approved adjacent Eastside property subdivision land uses and consistent with the General Plan and Sunridge Specific Plan in that they both allow for this type of development.

   d) **Finding**: any exceptions to, or deviation from, the use, density, requirements or design standards of the Land Use Zone in which the property is located, or of Title II of the Sacramento Code are justified by the design of the development or by the substantial energy savings proposed pursuant to Section 110-65(b). In the case of a residential area, the rearrangement of dwellings and the mixing of dwelling types shall be justified by larger and more usable open spaces.

      Evidence: The site is physically suitable for the proposed density of development. The 2004 General Plan Amendment included a shift from lower density conventional lots to higher density (RD-10 and RD-7 zoning district) and additional open space. The overall residential density is 6 units per acre which is consistent with the zoning district that was implemented in the 2004 General Plan and Specific Plan Amendment for the Eastside properties.

   e) **Finding**: That there is adequate assurance that all public improvements will be installed at the scheduled times, as required by Public Works.

Evidence: The project conditions of approval provide a time schedule for all public improvements as required by Public Works. In addition, infrastructure is currently being installed on site.

f) **Finding**: That there is adequate assurance that the development schedule will be met.

Evidence: Arista del Sol includes a Development Agreement that has an expiration time. The improvements for Arista del Sol are currently being installed.

g) **Finding**: That the existing or proposed utility services are adequate for the uses and population densities proposed.

Evidence: The existing and proposed utilities are adequate for the uses and population density proposed.

3. To approve the Design Review, subject to the Major Design Review Package (Exhibit A) and the Conditions of Approval (Exhibit B), and the Previous Conditions of Approval with Redlines (Exhibit C); supported by the following Findings and Evidence, as required by Zoning Code Section 23.141.070:

a) **Finding**: The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and special planning area provisions, and is consistent with the applicable Rancho Cordova Design Guidelines.

Evidence: The General Plan designation for the subdivision is Medium Density Residential (MDR), Low Density Residential (LDR), and Open Space (OS). The MDR zone is generally characterized by small lot single-family detached, single-family attached and small apartment complexes. The proposed single family project site is zoned RD-10, RD-7, and RD-5. Therefore, the project is consistent with the Sunridge Specific Plan regarding density. The project follows all zoning regulations with the request of the Special Development Permit for the revised setbacks as well as the applicable Rancho Cordova Design Guidelines including height regulations and architectural detail requirements. The proposed design review amendment does not change the approved density range or any other required development standards for the previously approved Design Review.

b) **Finding:** The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: Woodside Homes is amending a design package which includes 16 different floor plans with three elevations per plan, for a total of 48 architectural configurations. The plans provide variations in colors and materials along with living spaces and porches forward of the garage and alley loading lots that create a vibrant and welcoming streetscape that will provide a diverse house product. Conditions of Approval have been developed to alternate between sizes and architectural styles throughout the neighborhood to emphasize street variation. The proposed amendment includes one new floor plan which is intended to replace the previously

approved floor plan for Plan 3 of the Palo Verde collection, the newly proposed floor plan offers three architectural styles (Spanish, California Cottage, Modern Prairie), which are consistent with the styles that were previously approved.

c) **Finding**: The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing, and similar elements establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.

Evidence: The previously approved Arista del Sol Design Review included architecture and production home designs consistent with the Sunridge Specific Plan design standards and the City Design Guidelines. The newly proposed floor plan is consistent with the materials, style, and design of the previously approved Palo Verde plan, as well as the other proposed plans within the subdivision. The previously approved landscape plan for the Palo Verde collection will continue to be used for the newly proposed floor plan.

d) **Finding**: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The subdivision map was approved prior to this Design Review action. Vehicular, bicycle, and pedestrian circulation were studied and accepted as part of that prior approval. This Design Review approval will not impede any of the approved transportation modes.

e) **Finding**: The residential subdivision is well integrated with the city's street network.

Evidence: The Application is a Design Review for home master plans. The subdivision map for this area was a previously approved at which point the on-site circulation was analyzed to ensure that the area is well integrated with the City's street network. No modifications to the public rights of way are proposed with this application.

f) **Finding**: Unique neighborhood environments are created.

Evidence: The designs have been created to generate additional visual variety to the area and enhance the character of the neighborhood by creating a more interesting streetscape. The proposed project includes homes directly adjacent to parks and open space which will allow for more visibility in these areas and potentially create a safer environment.

g) **Finding**: Traditional or modern architectural styles are consistently applied.

Evidence: The project proposes traditional architectural styles as previously mentioned which are consistent with other home designs in the surrounding area. The project utilizes materials and color schemes that are similar to the existing homes in the neighborhood to ensure that these styles are consistent and that an overall design concept is maintained throughout the area.

h) **Finding**: Pedestrian-friendly environments are created.

Evidence: All transportation modes of circulation were reviewed as part of the previously approved Tentative Subdivision Map. No changes to the site design or pedestrian connectivity networks were proposed as part of this application.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 13th day of November 2024 by the following vote:

AYES:

NOES:

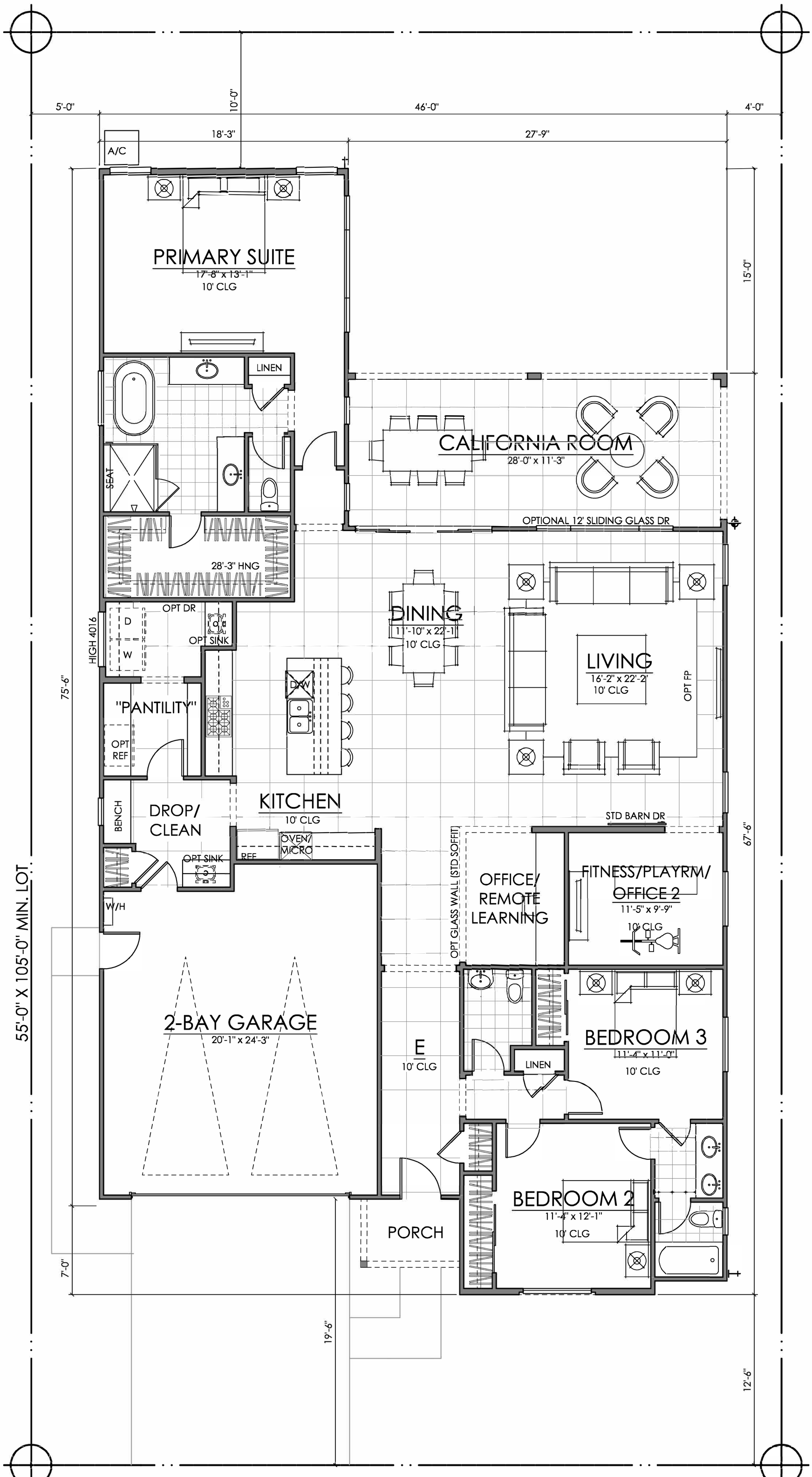
ABSENT:

ABSTAIN:

_____
Cynthia Stauss, Chair

ATTEST:

_____
Kelly Whitman,
Planning Commission Clerk



PREVIOUSLY APPROVED UNDER
PROJECT NO. PLND-1021-0011

FIRST FLOOR	2395 SQ. FT.
TOTAL LIVING	**2395 SQ. FT.**

01.28.22

PLAN ONE | 2395 SQ. FT.

ACACIA AT CYPRESS | WOODSIDE HOMES

RANCHO CORDOVA, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

Woodside Homes
BETTER BY DESIGN

WDSCA-2001

woodley architectural group,inc
colorado // 731 southpark dr. suite B
littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.8919

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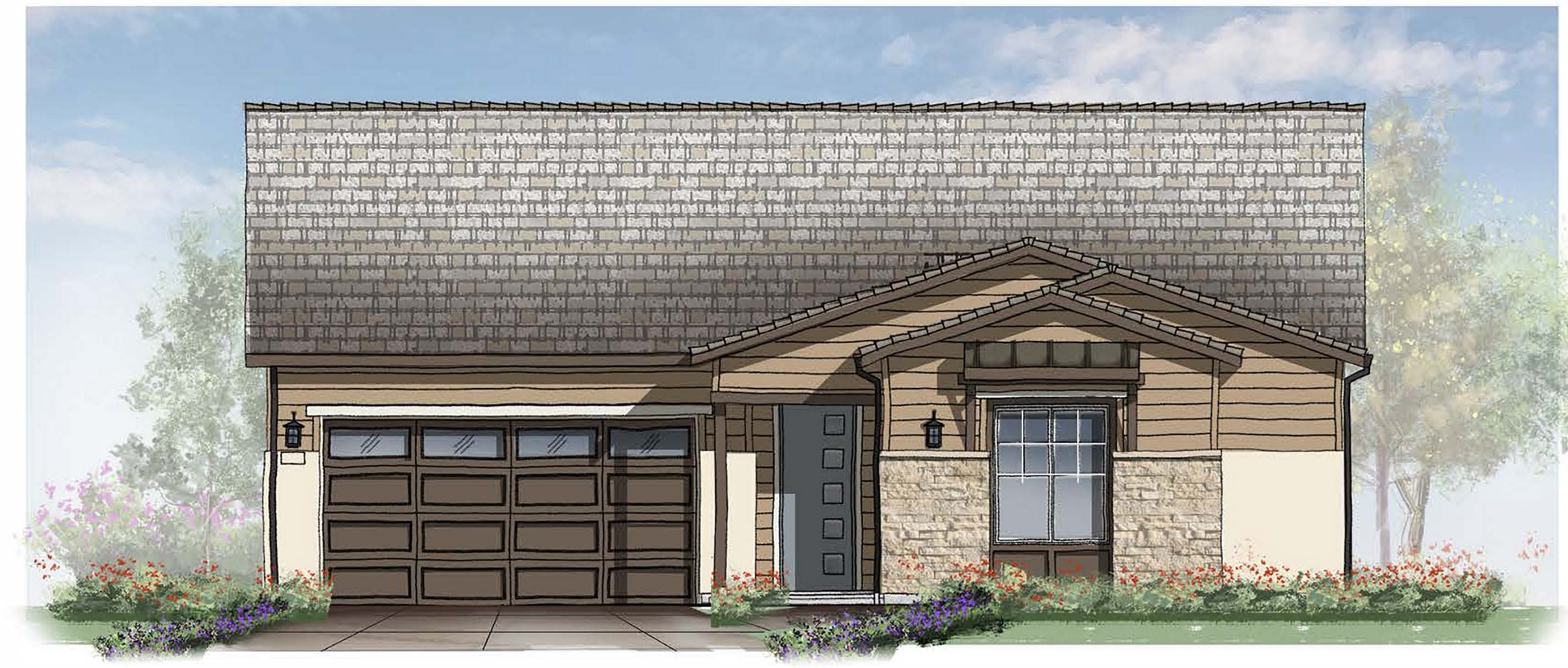

FRONT ELEVATION 'A' - MODERN CALIFORNIA RANCH

SCALE: 1/4" = 1'-0"



FRONT ELEVATION 'B' - MODERN FARMHOUSE

SCALE: 1/4" = 1'-0"

Std "B" Entry Door



FRONT ELEVATION 'C' - MODERN PRAIRIE

SCALE: 1/4" = 1'-0"

PREVIOUSLY APPROVED UNDER
PROJECT NO. PLND-1021-0011

01.28.22

PLAN ONE | FRONT ELEVATIONS

ACACIA AT CYPRESS | WOODSIDE HOMES

RANCHO CORDOVA, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

Woodside Homes
BETTER BY DESIGN

WDSCA-2001

woodley architectural group,inc
colorado // 731 southpark dr. suite B
littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
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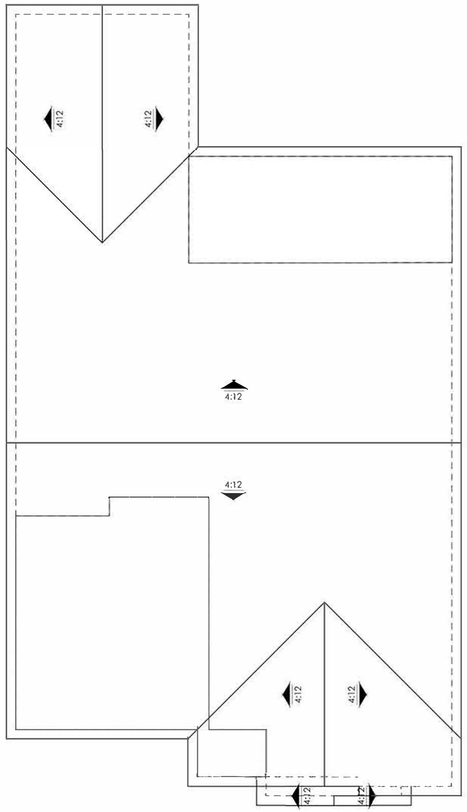
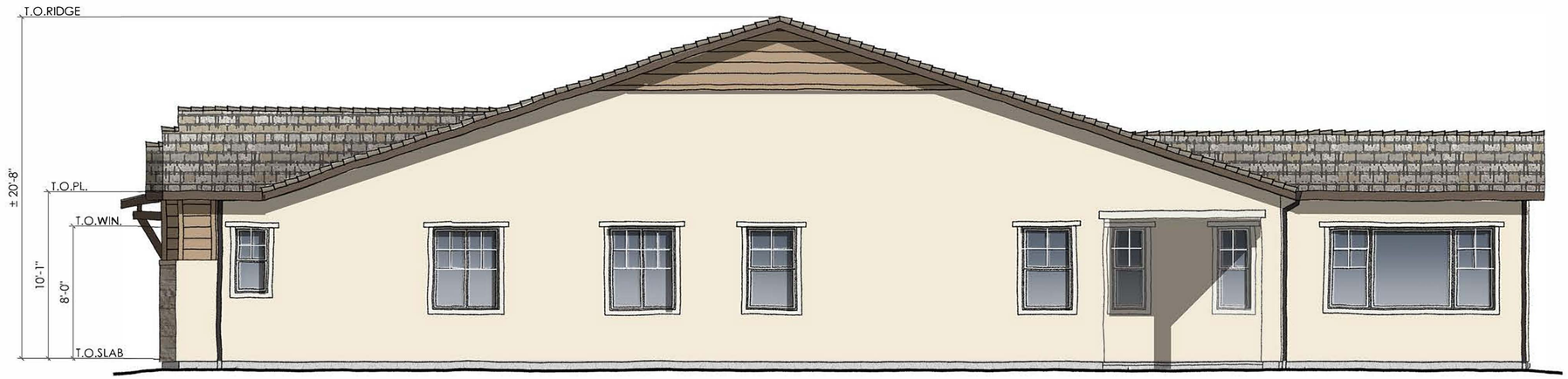


ROOF PLAN

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



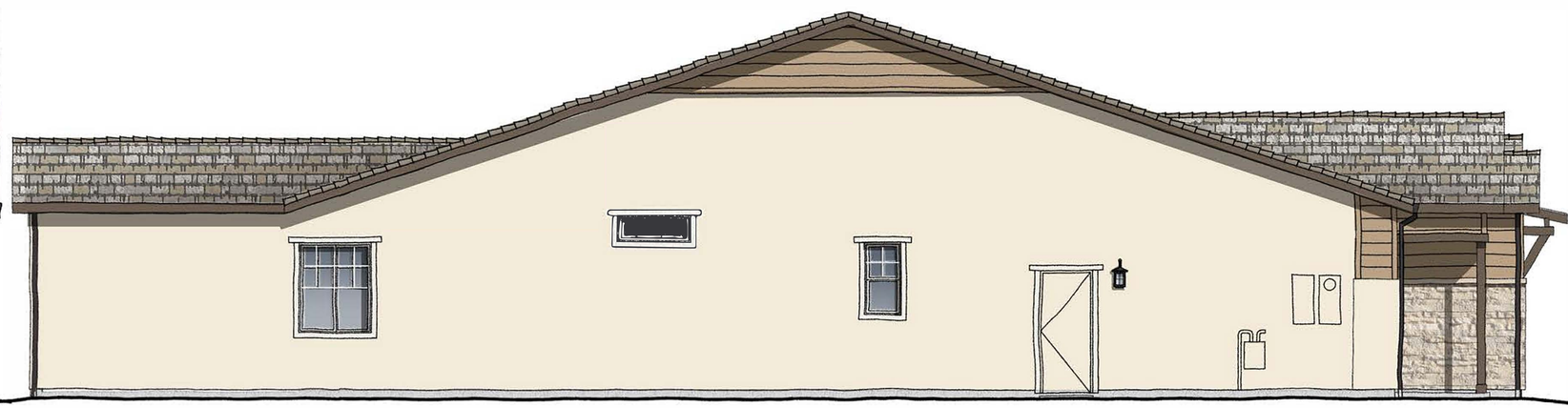
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

01.28.22

PLAN ONE | ELEVATION A | MODERN CALIFORNIA RANCH

ACACIA AT CYPRESS | WOODSIDE HOMES

RANCHO CORDOVA, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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Woodside Homes
BETTER BY DESIGN

WDSCA-2001

woodley architectural group,inc
colorado // 731 southpark dr. suite B
littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.8919

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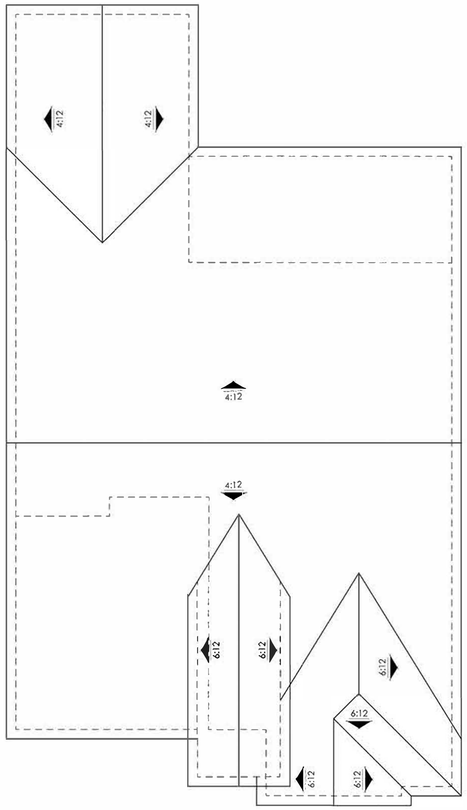


ROOF PLAN

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



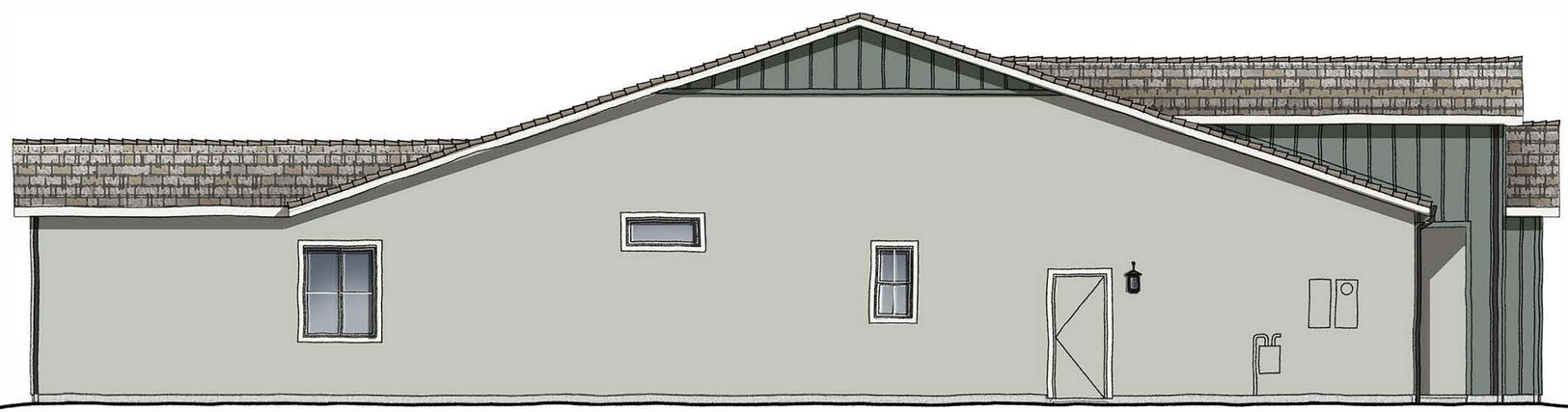
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

01.28.22

PLAN ONE | ELEVATION B | MODERN FARMHOUSE

ACACIA AT CYPRESS | WOODSIDE HOMES

RANCHO CORDOVA, CALIFORNIA

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Woodside Homes
BETTER BY DESIGN

WDSCA-2001

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colorado // 731 southpark dr. suite B
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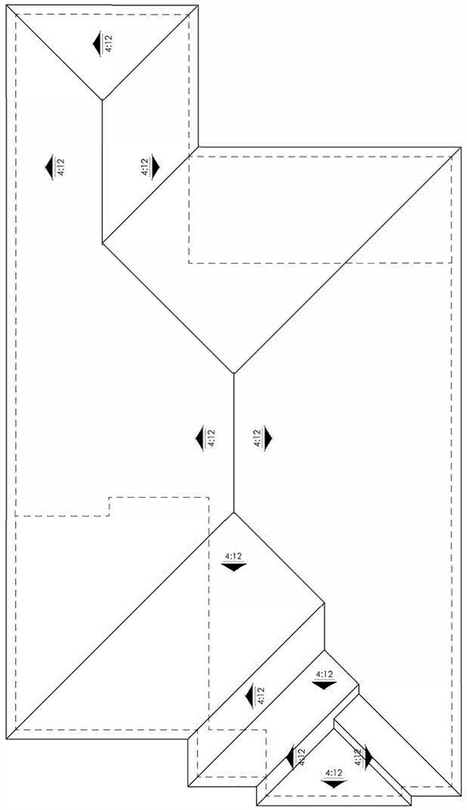
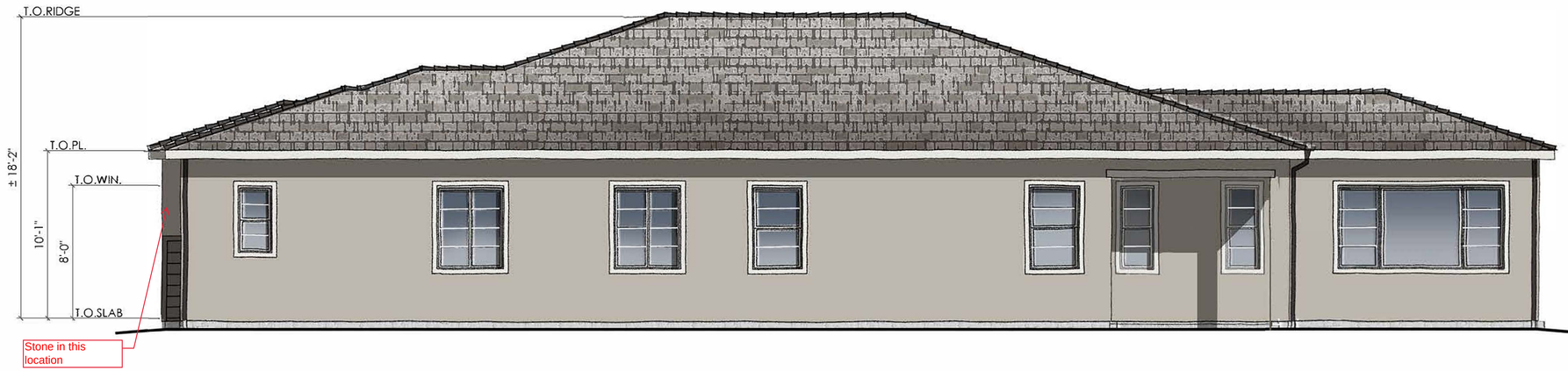


ROOF PLAN

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



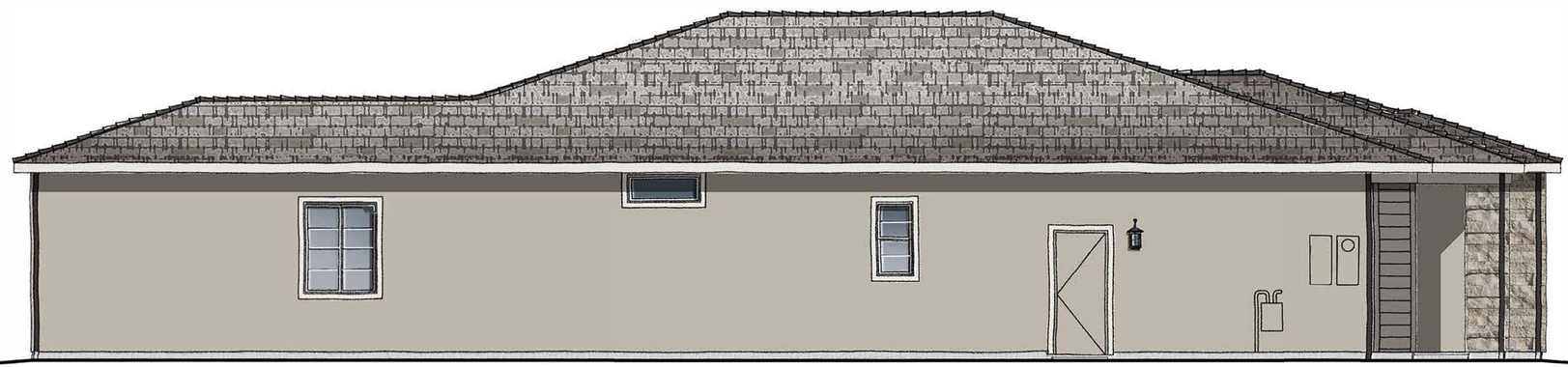
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

01.28.22

PLAN ONE | ELEVATION C | MODERN PRAIRIE

ACACIA AT CYPRESS | WOODSIDE HOMES

RANCHO CORDOVA, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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Woodside Homes
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california // 2943 pullman st. suite A
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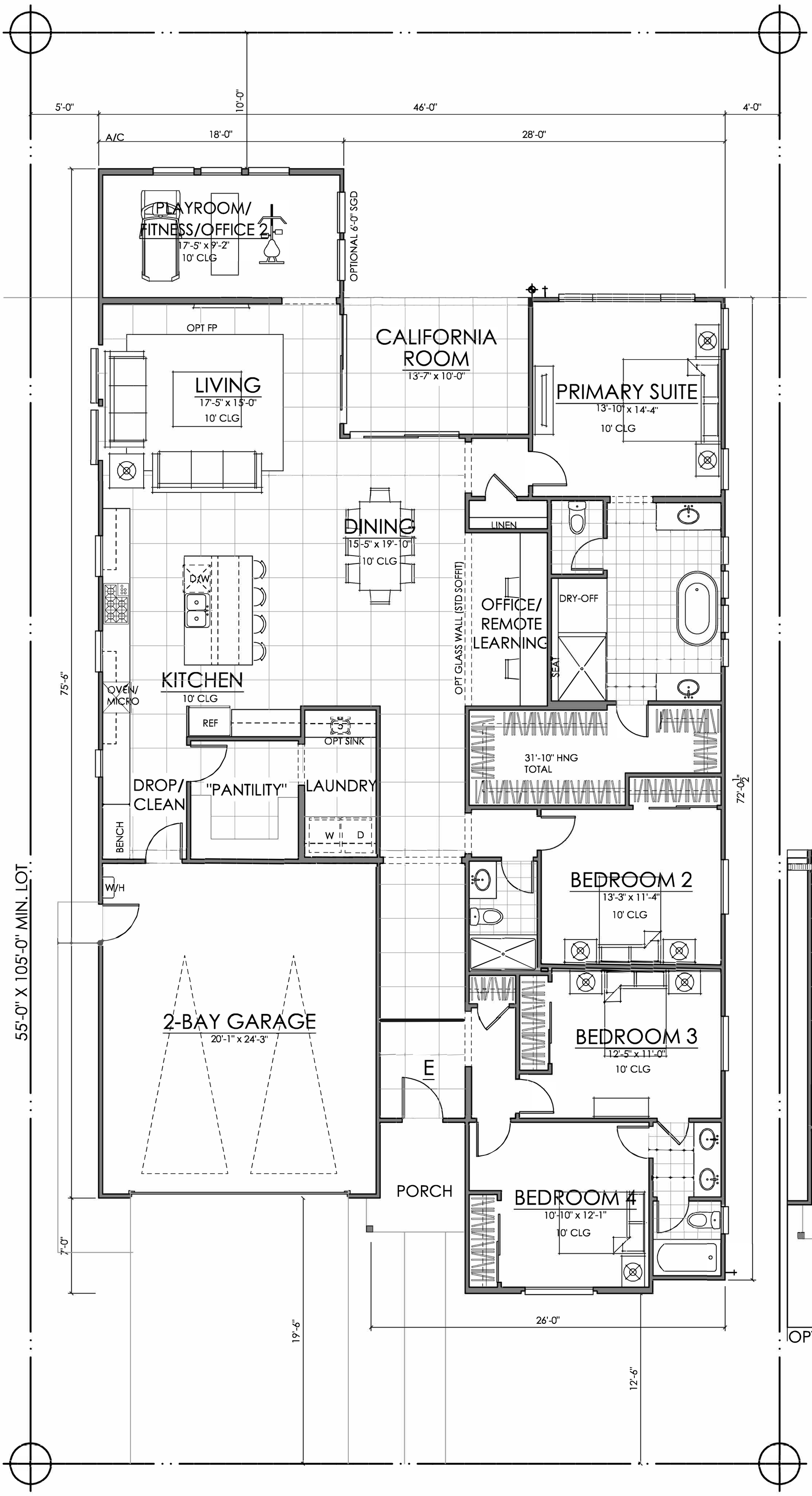
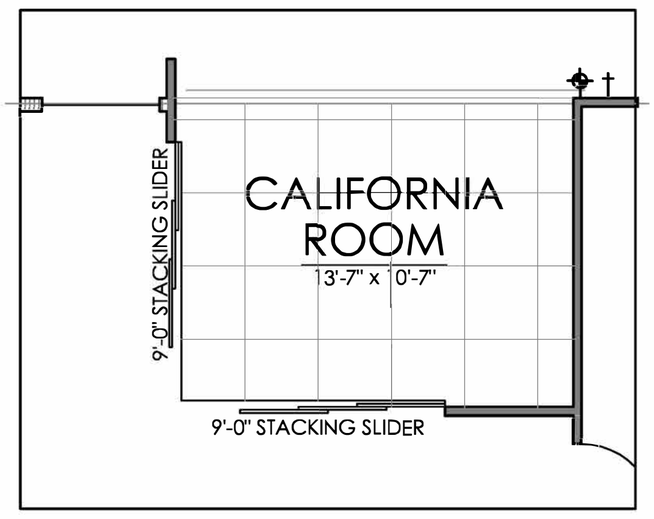
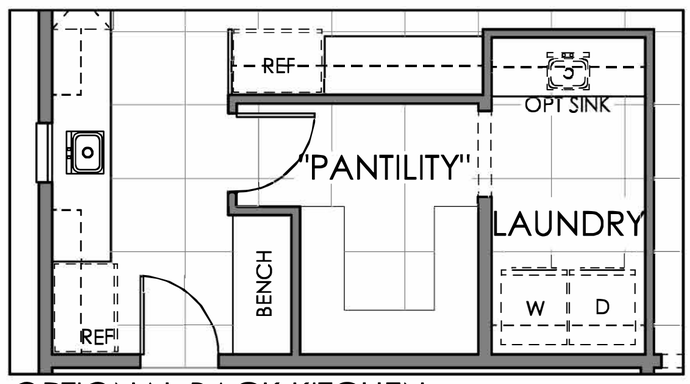
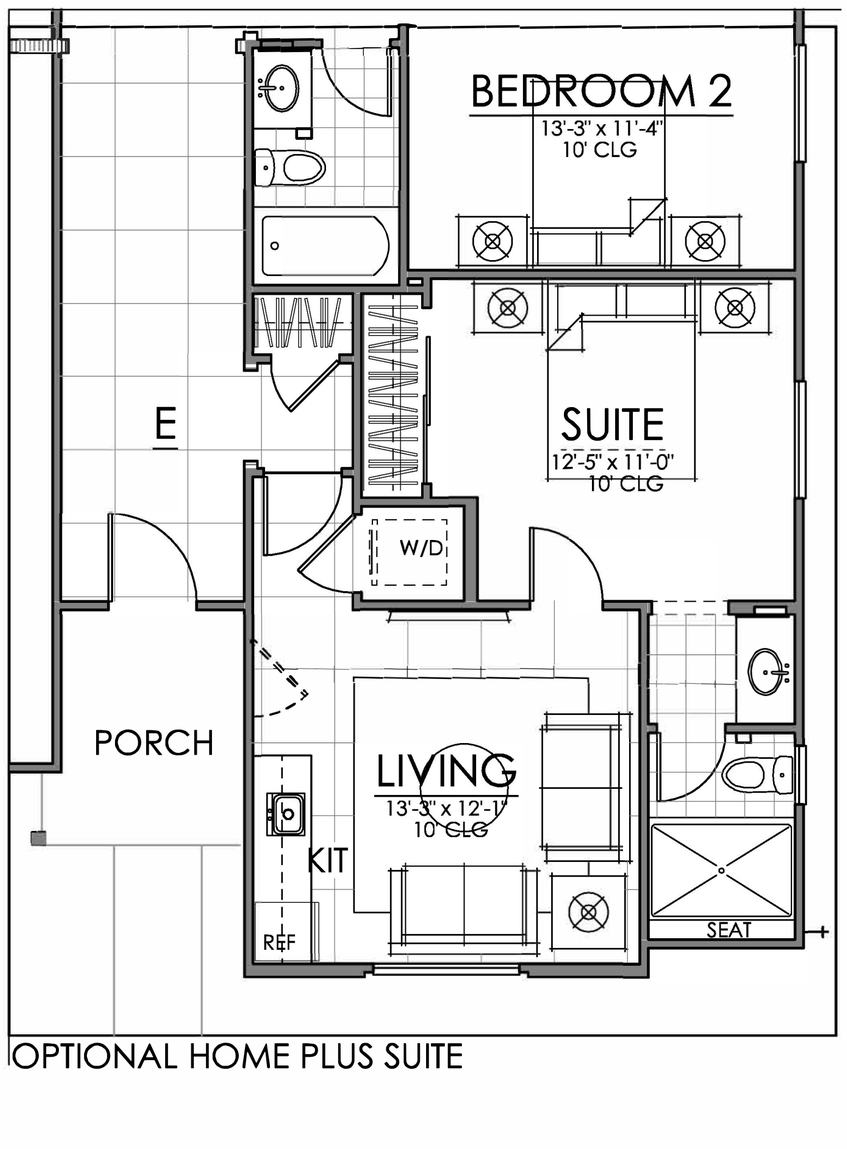




OPTIONAL CORNER-MEET
STACKING SLIDERS



OPTIONAL BACK KITCHEN



OPTIONAL HOME PLUS SUITE

FIRST FLOOR	2662 SQ. FT.
TOTAL LIVING	**2662 SQ. FT.**

01.28.22

PLAN TWO | 2662 SQ. FT.

ACACIA AT CYPRESS | WOODSIDE HOMES

RANCHO CORDOVA, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

Woodside Homes
BETTER BY DESIGN

WDSCA-2001

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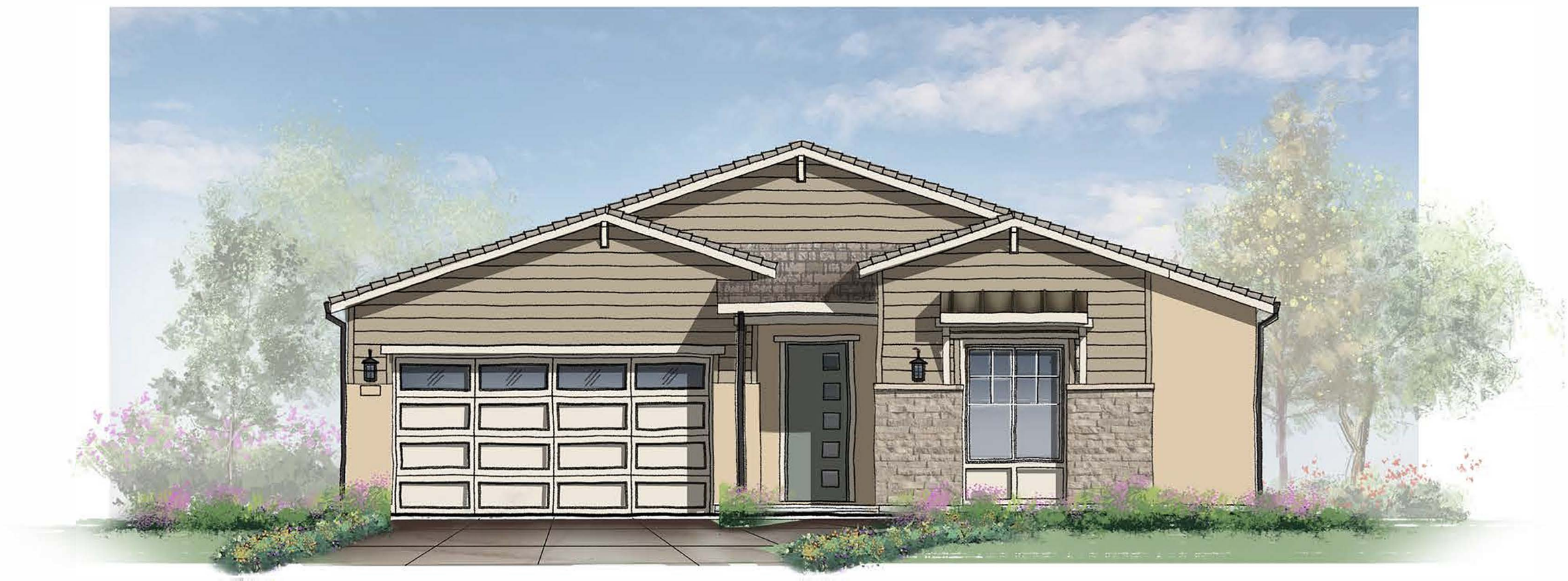
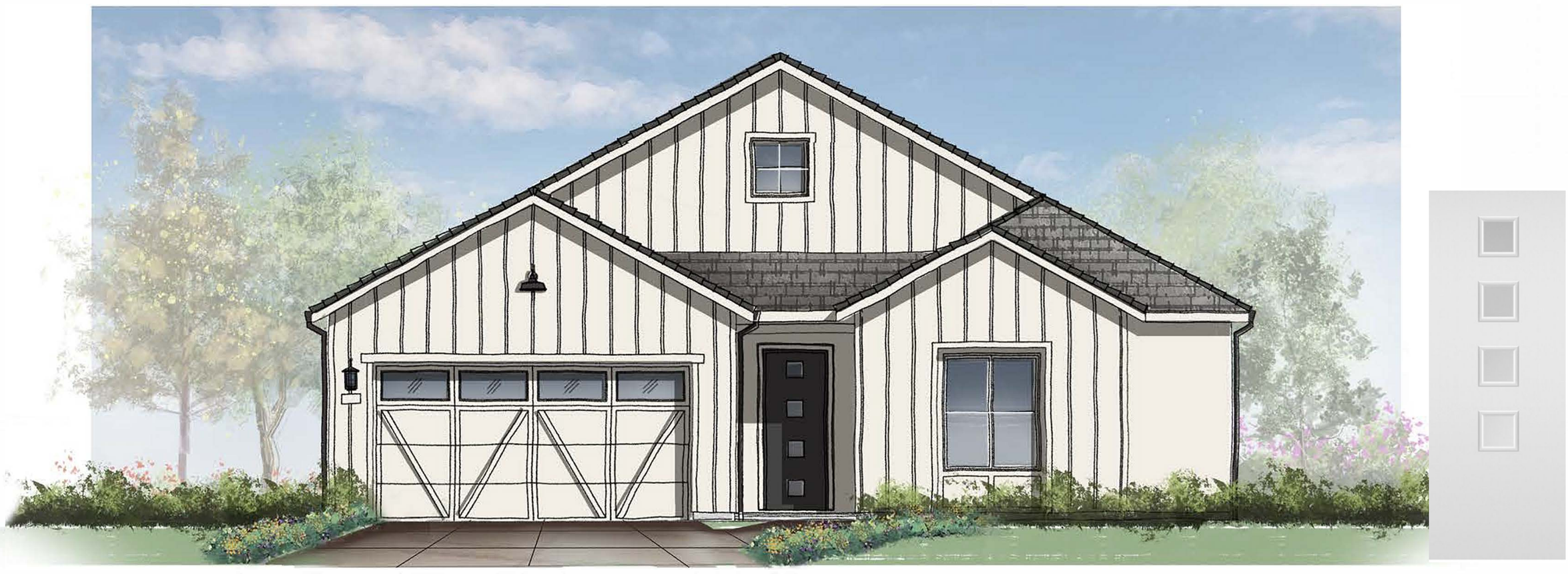


FRONT ELEVATION 'A' - MODERN CALIFORNIA RANCH

SCALE: 1/4" = 1'-0"



FRONT ELEVATION 'B' - MODERN FARMHOUSE

SCALE: 1/4" = 1'-0"

Std "B" Entry Door



FRONT ELEVATION 'C' - MODERN PRAIRIE

SCALE: 1/4" = 1'-0"

01.28.22

PLAN TWO | FRONT ELEVATIONS

ACACIA AT CYPRESS | WOODSIDE HOMES

RANCHO CORDOVA, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

WDSCA-2001

Woodside Homes
BETTER BY DESIGN

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california // 2943 pullman st. suite A
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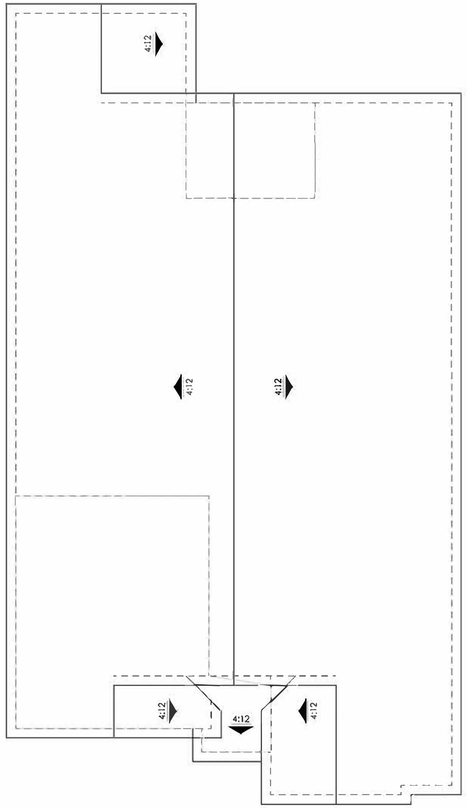
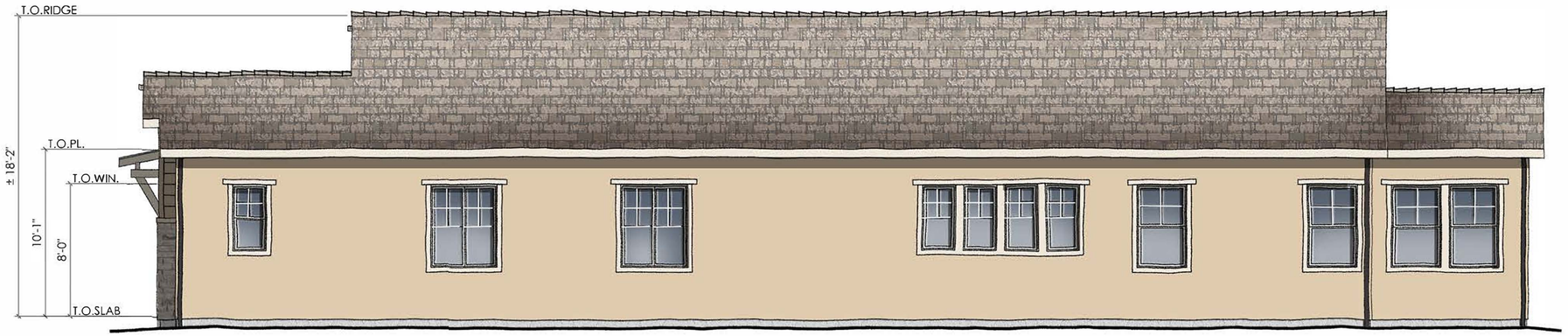


ROOF PLAN

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



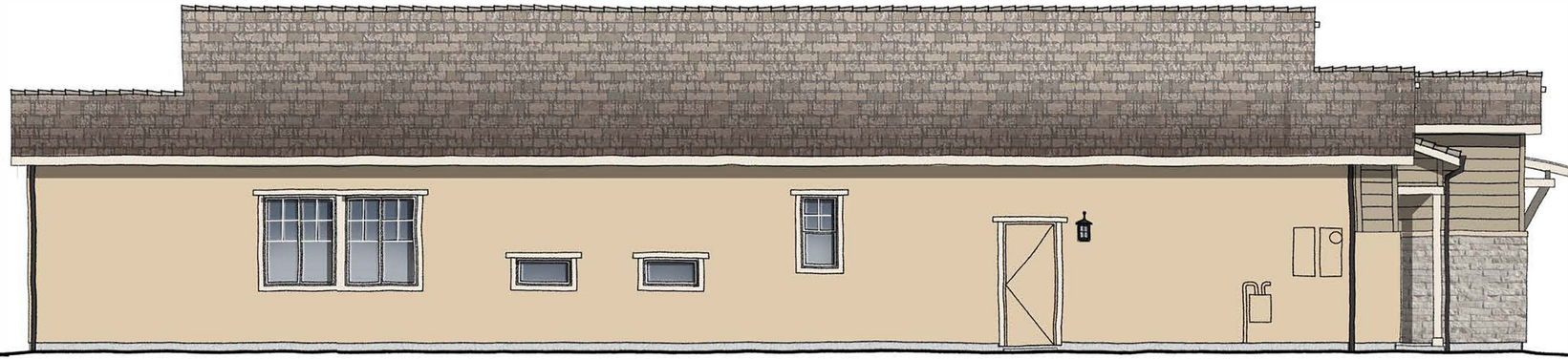
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

01.28.22

PLAN TWO | ELEVATION A | MODERN CALIFORNIA RANCH

ACACIA AT CYPRESS | WOODSIDE HOMES

RANCHO CORDOVA, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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Woodside Homes
BETTER BY DESIGN

WDSCA-2001

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california // 2943 pullman st. suite A
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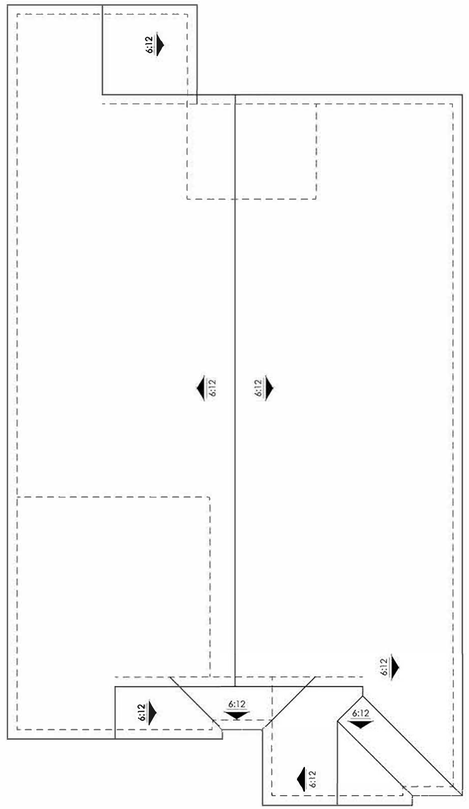


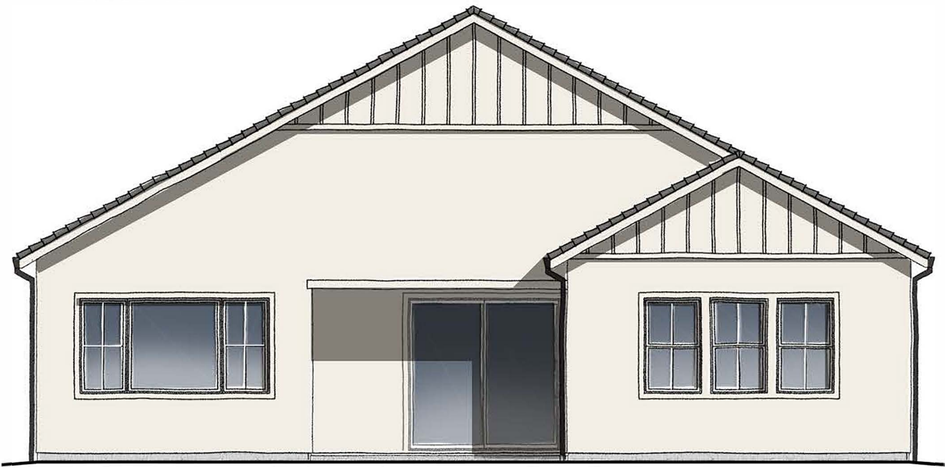
ROOF PLAN

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



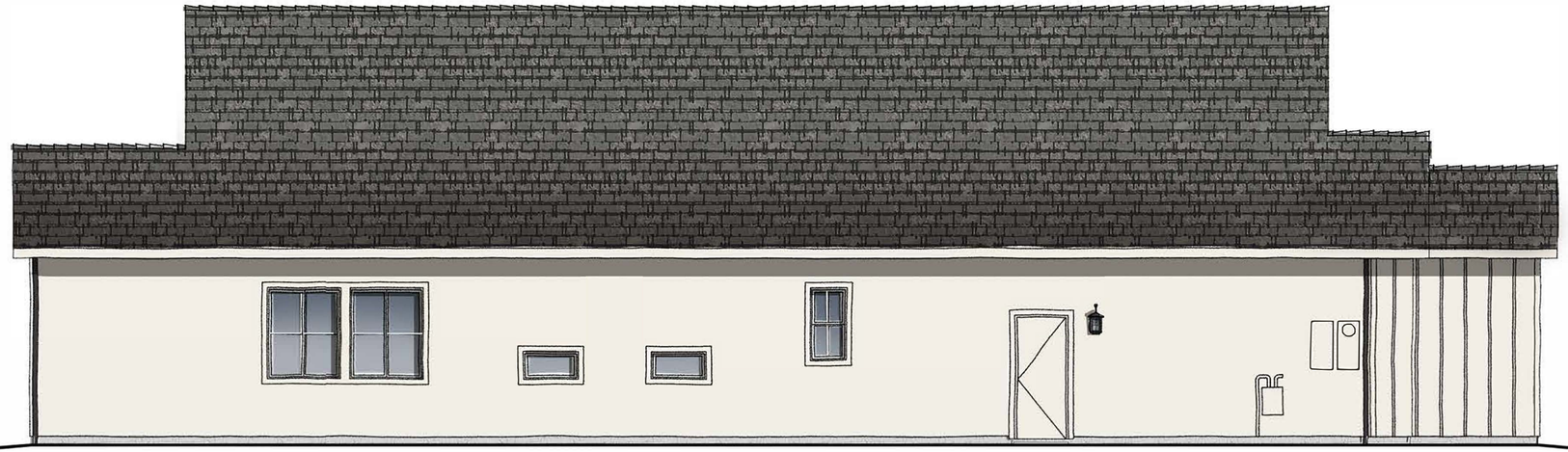
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

01.28.22

PLAN TWO | ELEVATION B | MODERN FARMHOUSE

ACACIA AT CYPRESS | WOODSIDE HOMES

RANCHO CORDOVA, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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Woodside Homes
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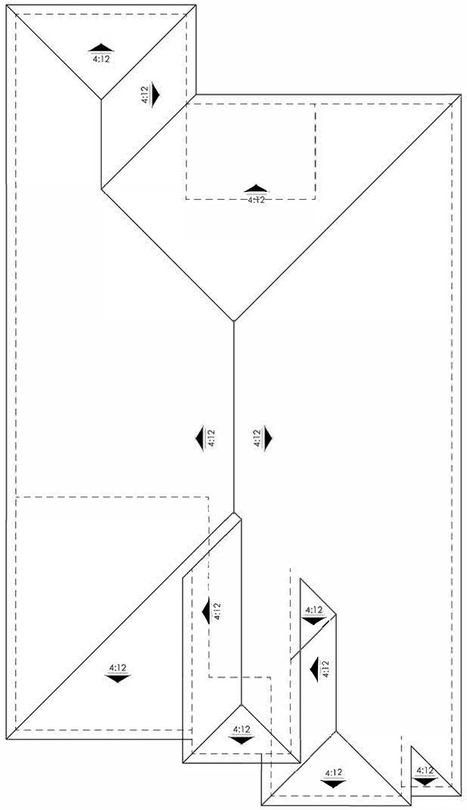
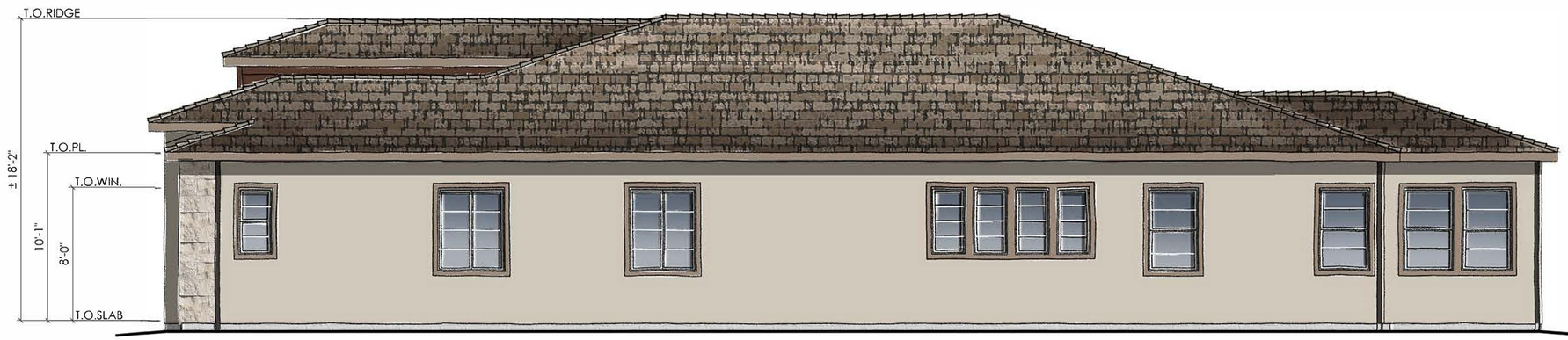


ROOF PLAN

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



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

01.28.22

PLAN TWO | ELEVATION C | MODERN PRAIRIE

ACACIA AT CYPRESS | WOODSIDE HOMES

RANCHO CORDOVA, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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Woodside Homes
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littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.8919

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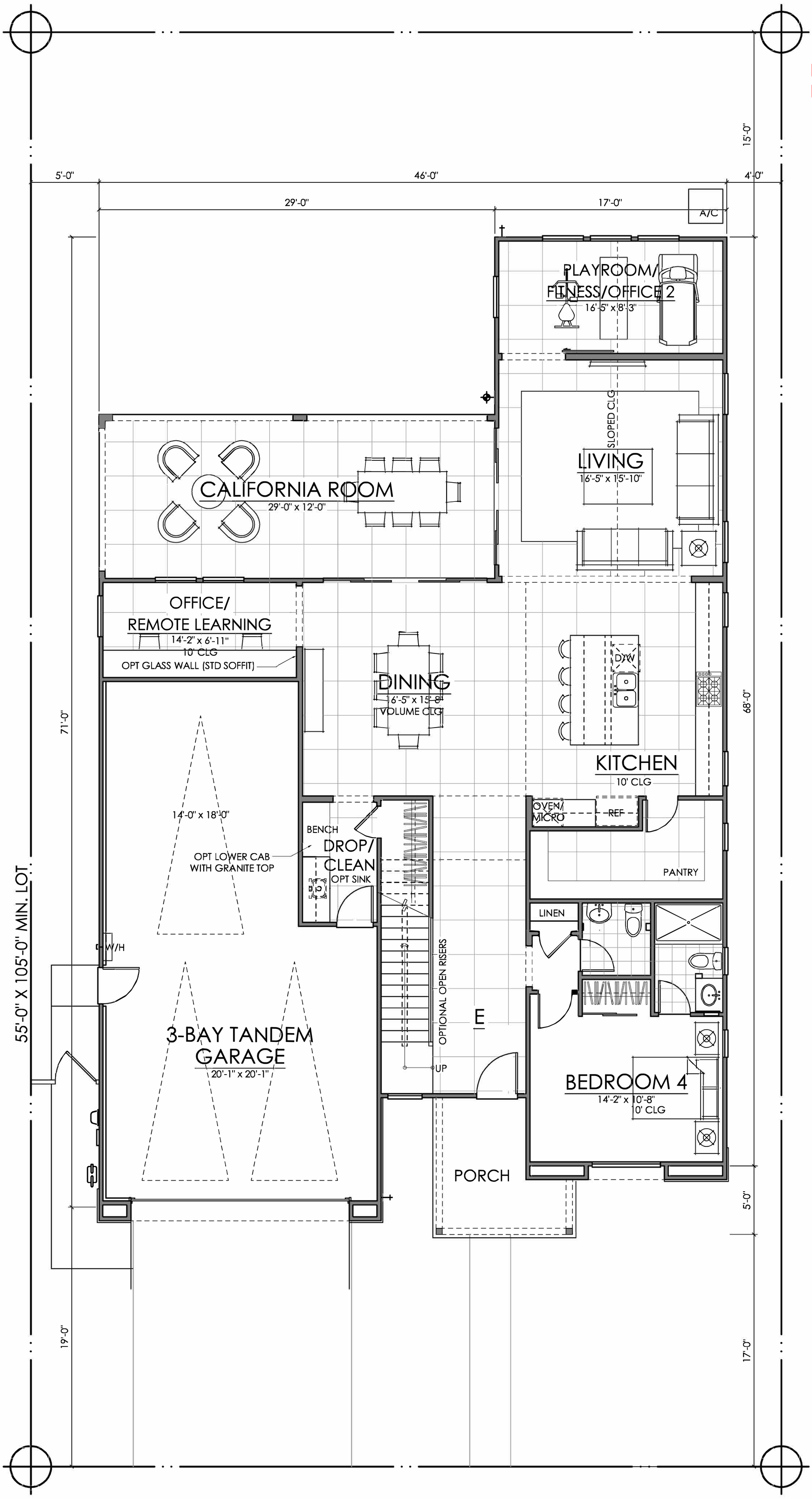

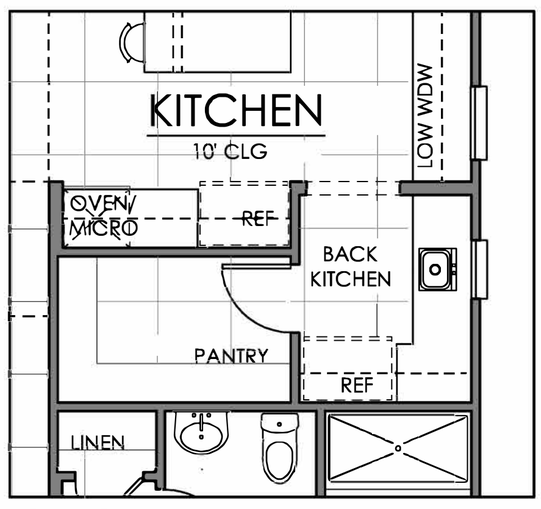

OPTIONAL BACK KITCHEN

FIRST FLOOR	1727 SQ. FT.
SECOND FLOOR	1375 SQ. FT.
TOTAL LIVING	**3102 SQ. FT.**

01.28.22

PLAN THREE | 3102 SQ. FT.

ACACIA AT CYPRESS | WOODSIDE HOMES

RANCHO CORDOVA, CALIFORNIA

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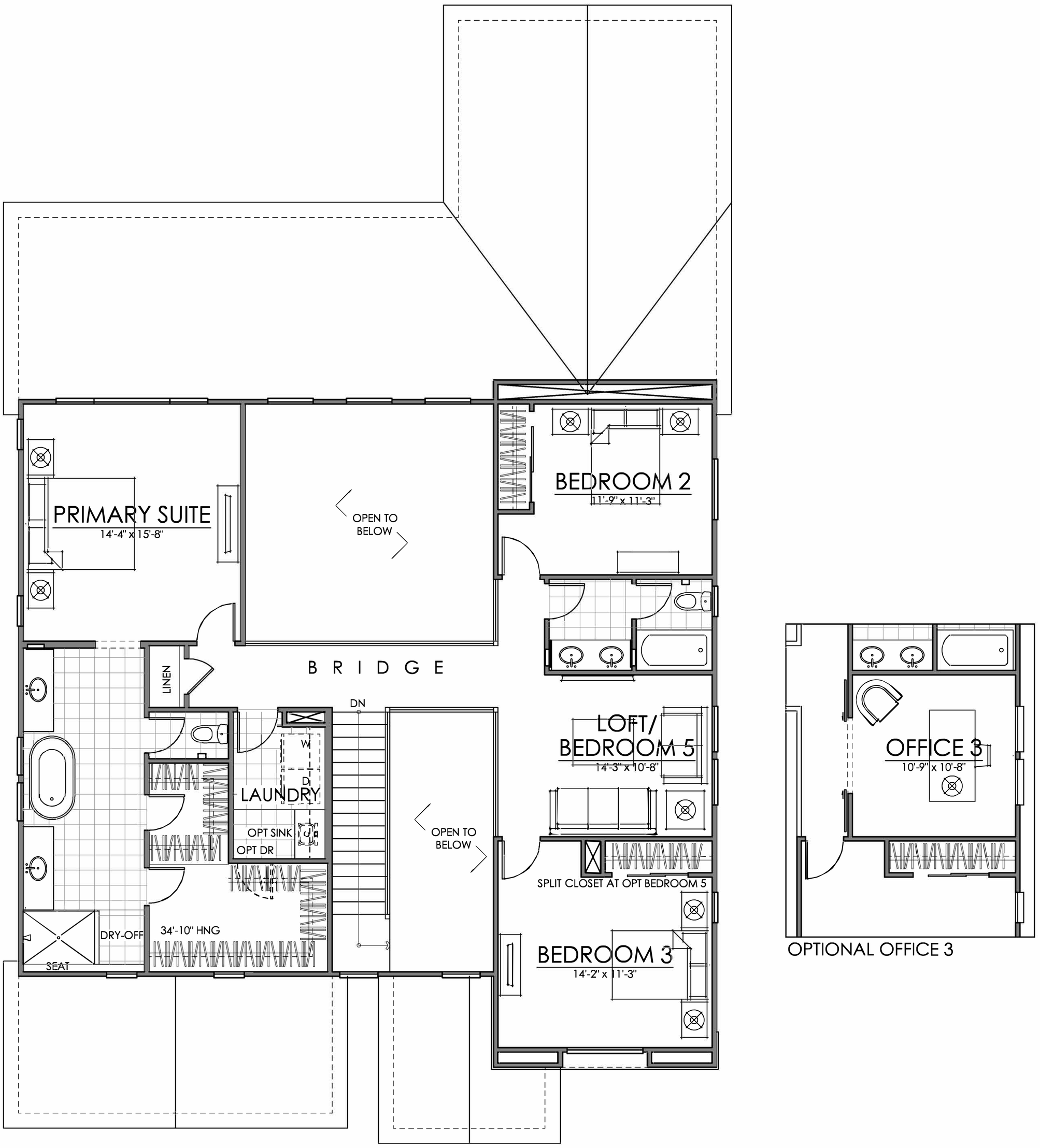

OPTIONAL OFFICE 3

FIRST FLOOR	1727 SQ. FT.
SECOND FLOOR	1375 SQ. FT.
TOTAL LIVING	**3102 SQ. FT.**

01.28.22

PLAN THREE | 3102 SQ. FT.

ACACIA AT CYPRESS | WOODSIDE HOMES

RANCHO CORDOVA, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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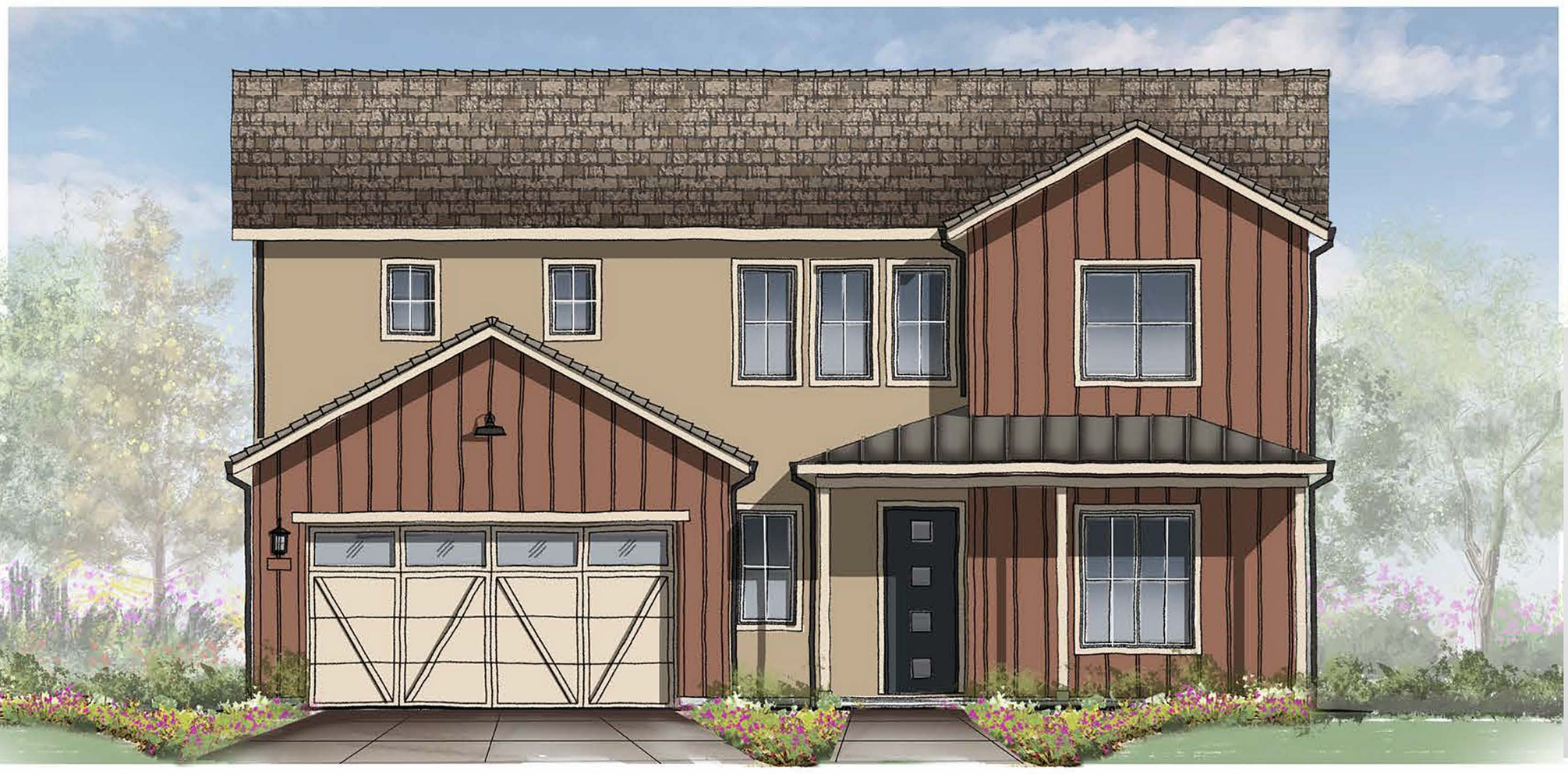
FRONT ELEVATION 'A' - MODERN CALIFORNIA RANCH

SCALE: 1/4" = 1'-0"



FRONT ELEVATION 'B' - MODERN FARMHOUSE

SCALE: 1/4" = 1'-0"

Std "B" Entry Door



FRONT ELEVATION 'C' - MODERN PRAIRIE

SCALE: 1/4" = 1'-0"

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PLAN THREE | FRONT ELEVATIONS

ACACIA AT CYPRESS | WOODSIDE HOMES

RANCHO CORDOVA, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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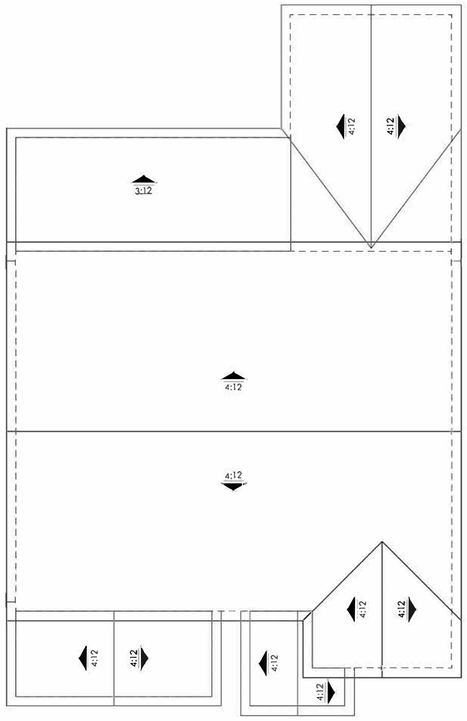
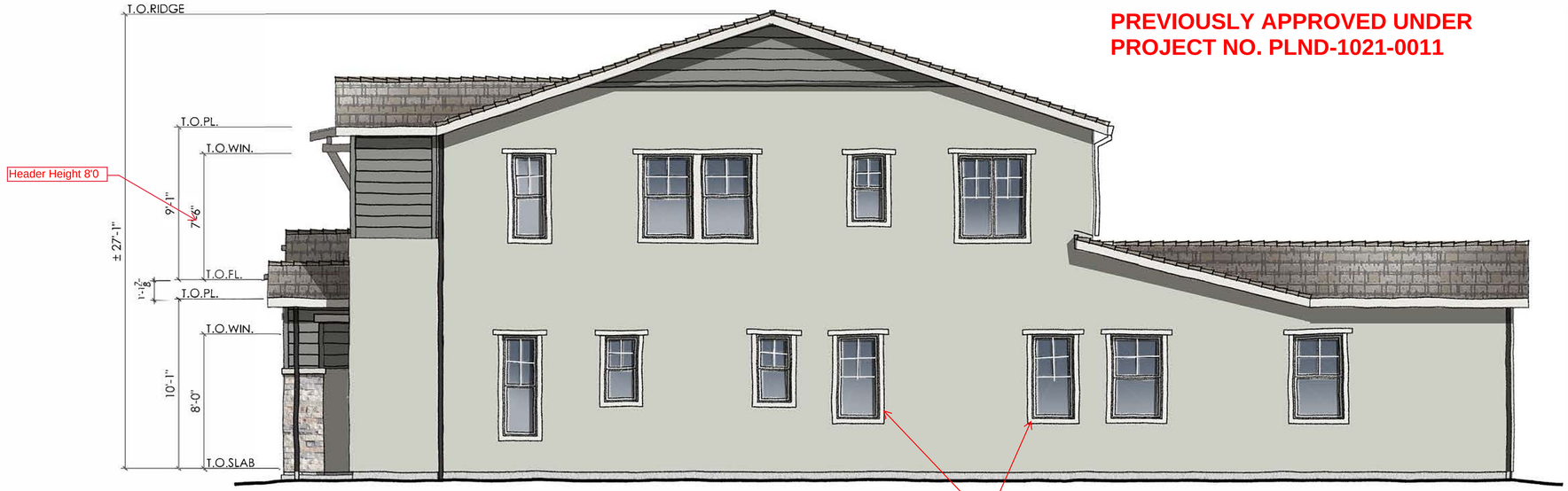


ROOF PLAN

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



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

PLAN THREE | ELEVATION A | MODERN CALIFORNIA RANCH

ACACIA AT CYPRESS | WOODSIDE HOMES

RANCHO CORDOVA, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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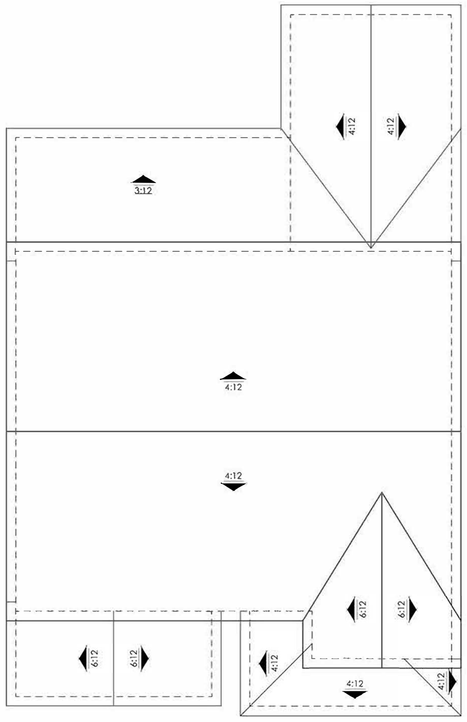
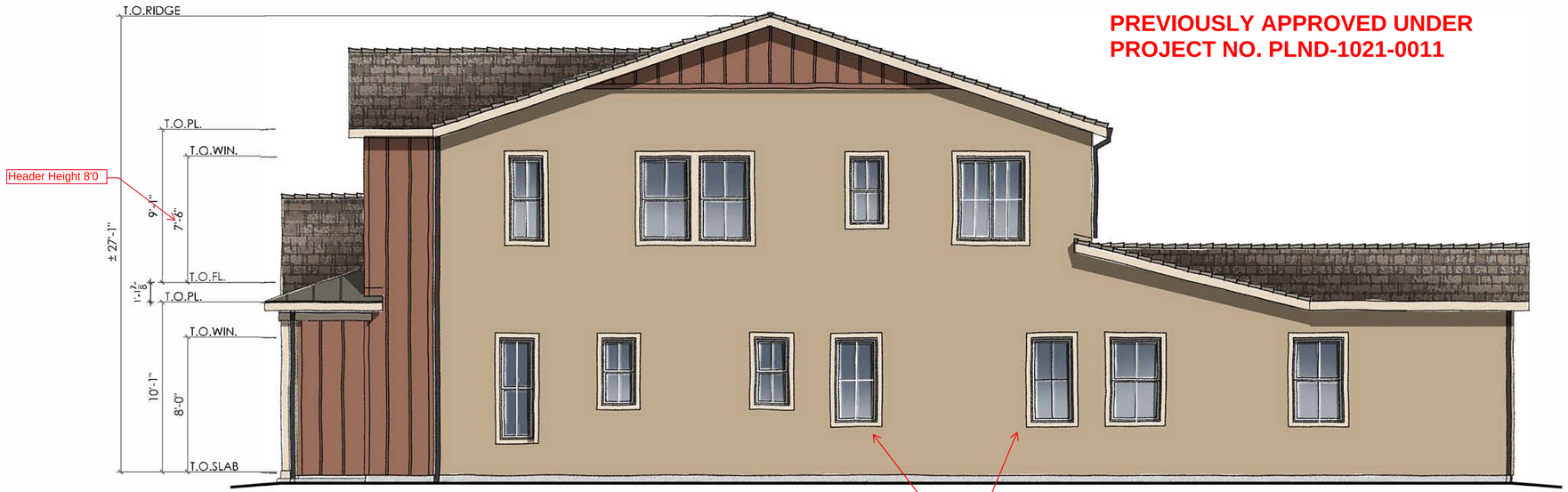


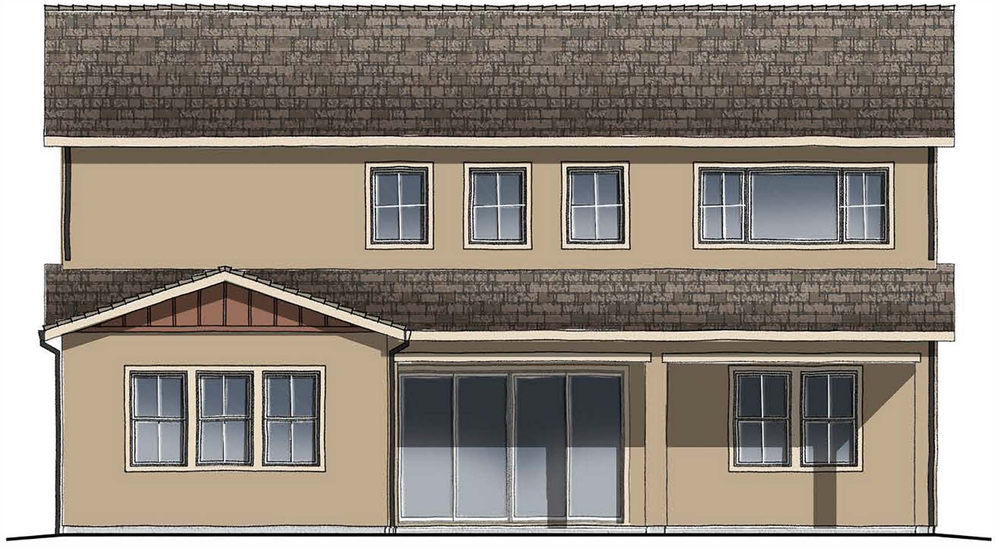
ROOF PLAN

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



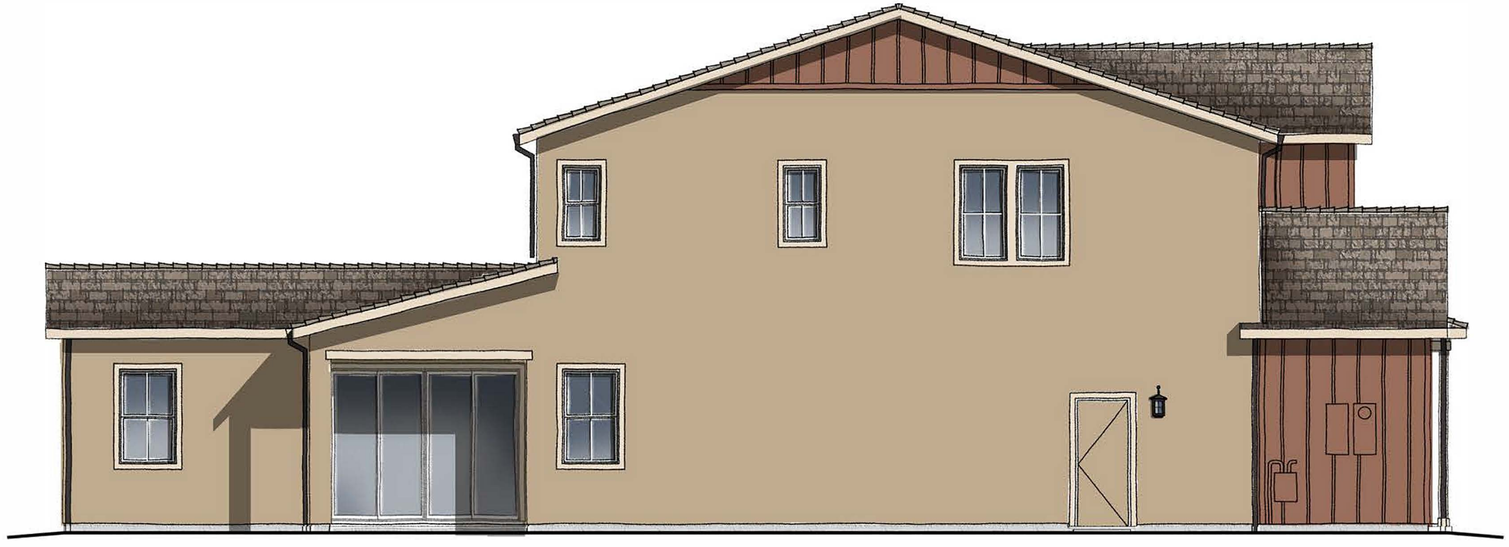
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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PLAN THREE | ELEVATION B | MODERN FARMHOUSE

ACACIA AT CYPRESS | WOODSIDE HOMES

RANCHO CORDOVA, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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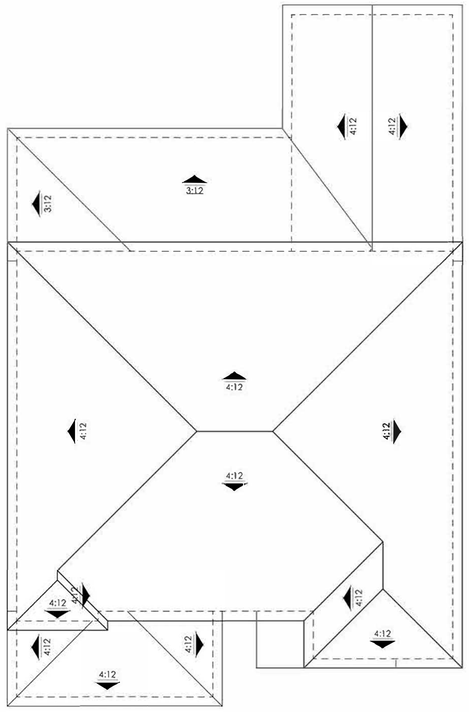
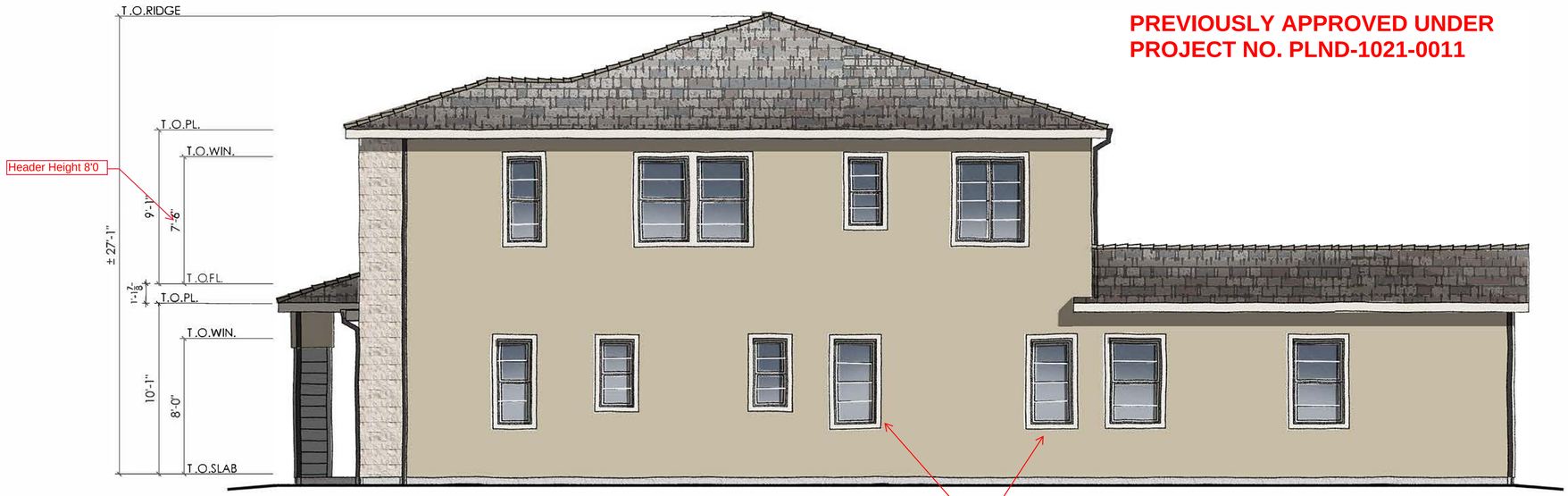


ROOF PLAN

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



PREVIOUSLY APPROVED UNDER PROJECT NO. PLND-1021-0011

RIGHT ELEVATION

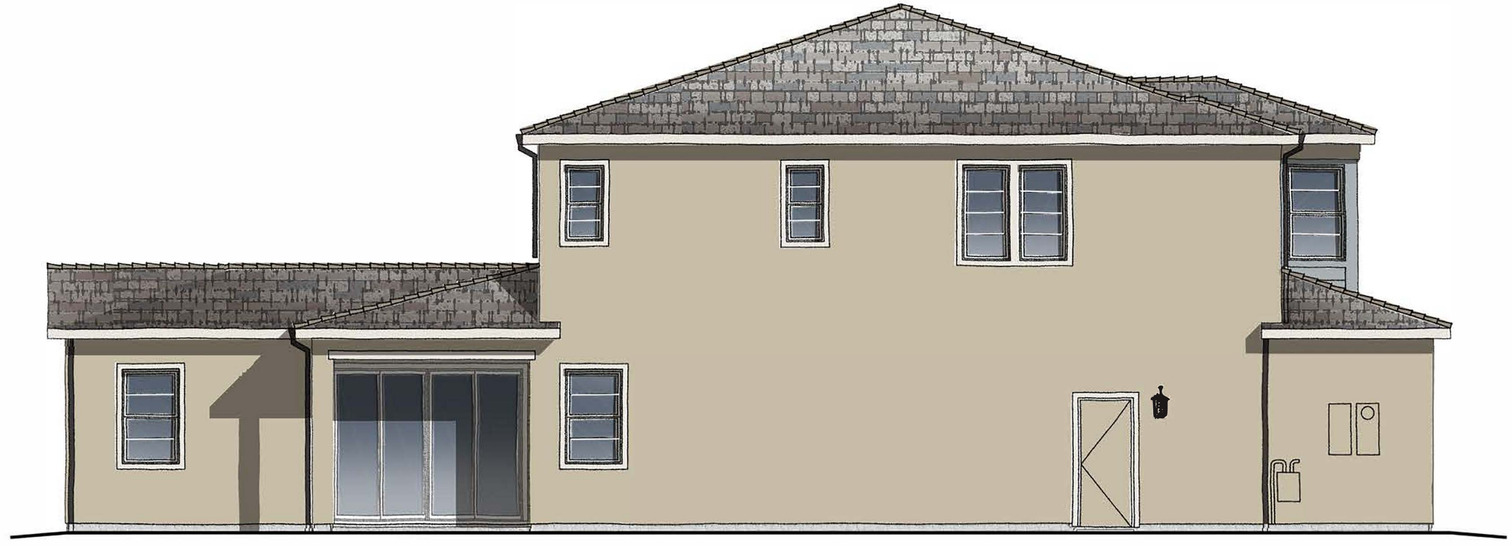
SCALE: 1/4" = 1'-0"

Windows are smaller than shown here (3616 FG)



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

01.28.22

PLAN THREE | ELEVATION C | MODERN PRAIRIE

ACACIA AT CYPRESS | WOODSIDE HOMES

RANCHO CORDOVA, CALIFORNIA

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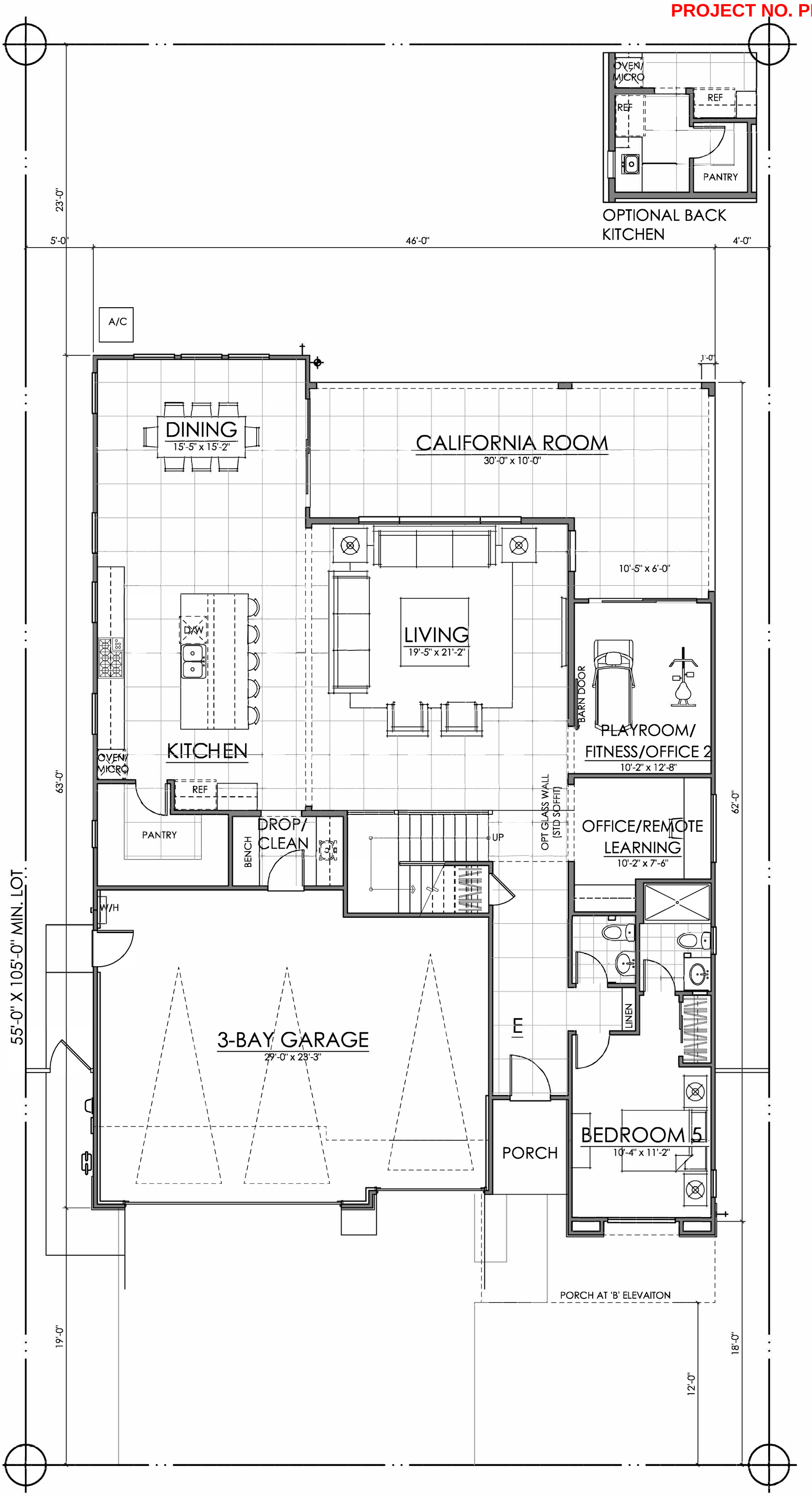

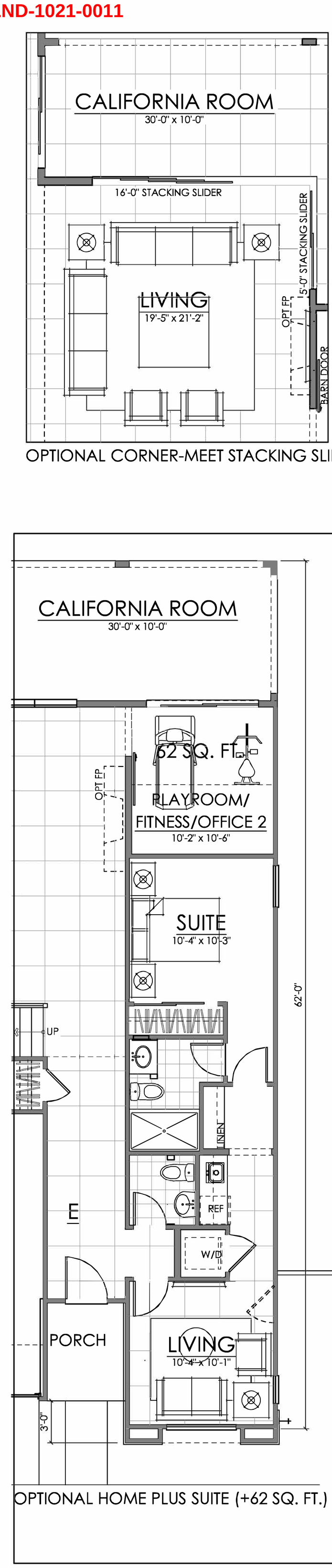

FIRST FLOOR	1774 SQ. FT.
SECOND FLOOR	1745 SQ. FT.
TOTAL LIVING	**3519 SQ. FT.**

01.28.22

PLAN FOUR | 3519 SQ. FT.

ACACIA AT CYPRESS | WOODSIDE HOMES

RANCHO CORDOVA, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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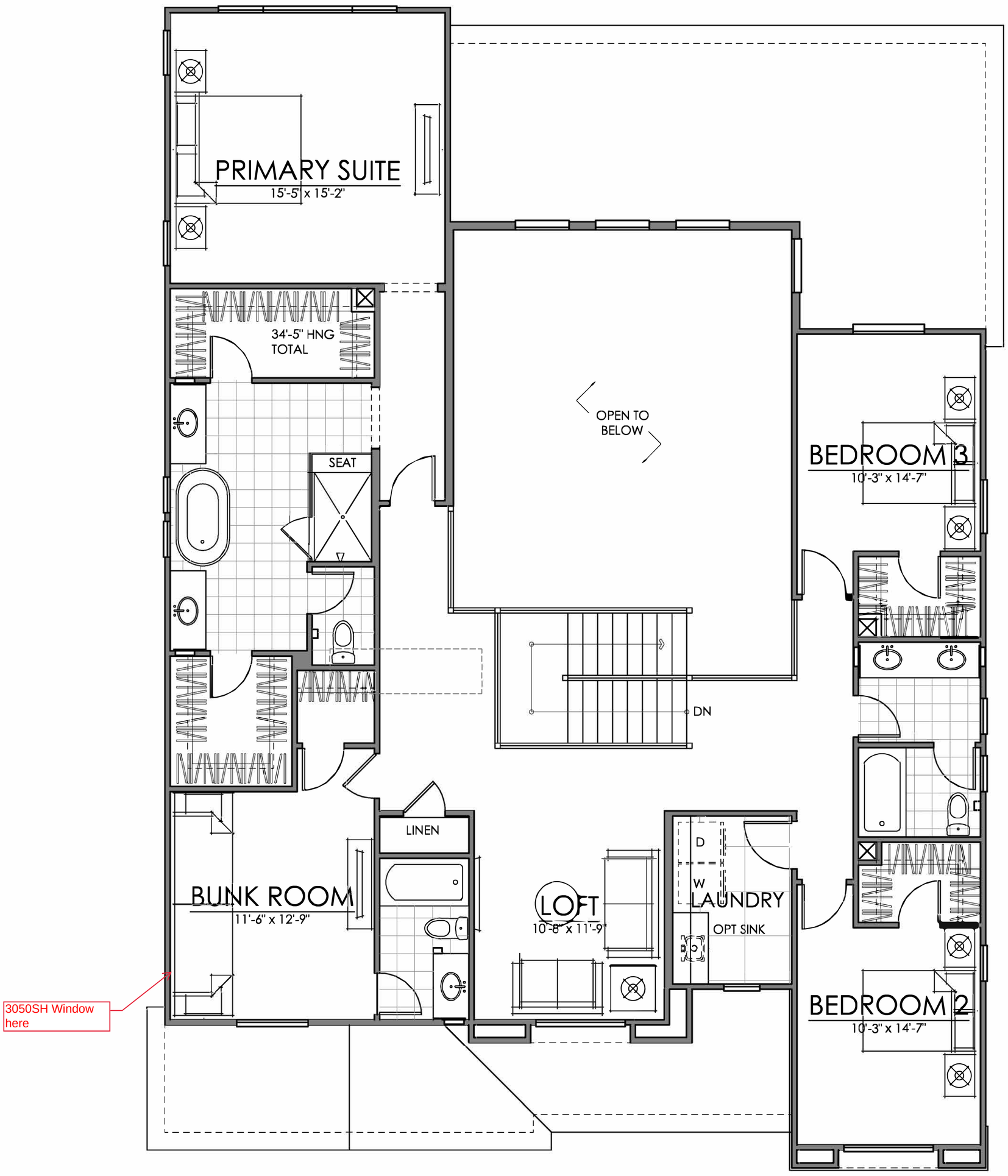

FIRST FLOOR	1774 SQ. FT.
SECOND FLOOR	1745 SQ. FT.
TOTAL LIVING	**3519 SQ. FT.**

01.28.22

PLAN FOUR | 3519 SQ. FT.

ACACIA AT CYPRESS | WOODSIDE HOMES

RANCHO CORDOVA, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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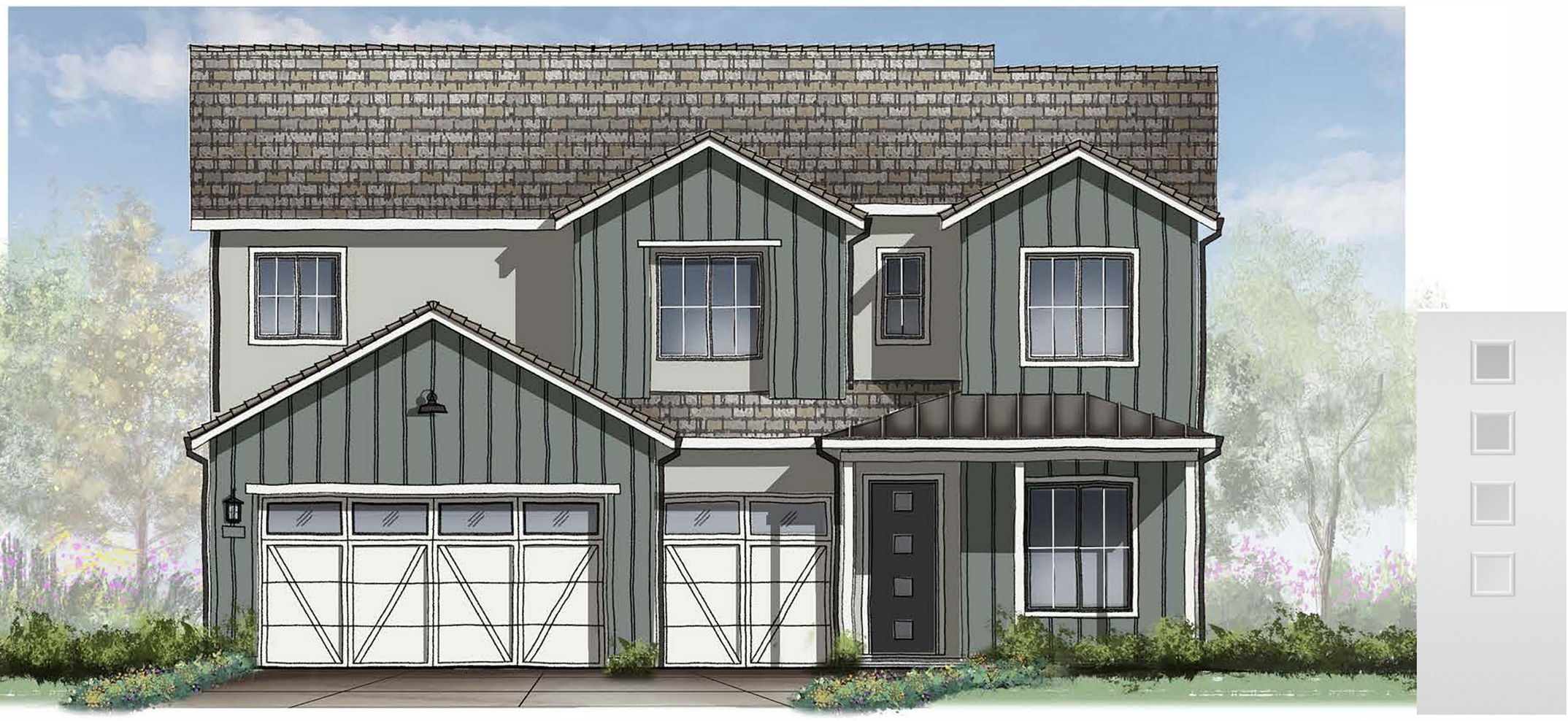
FRONT ELEVATION 'A' - MODERN CALIFORNIA RANCH

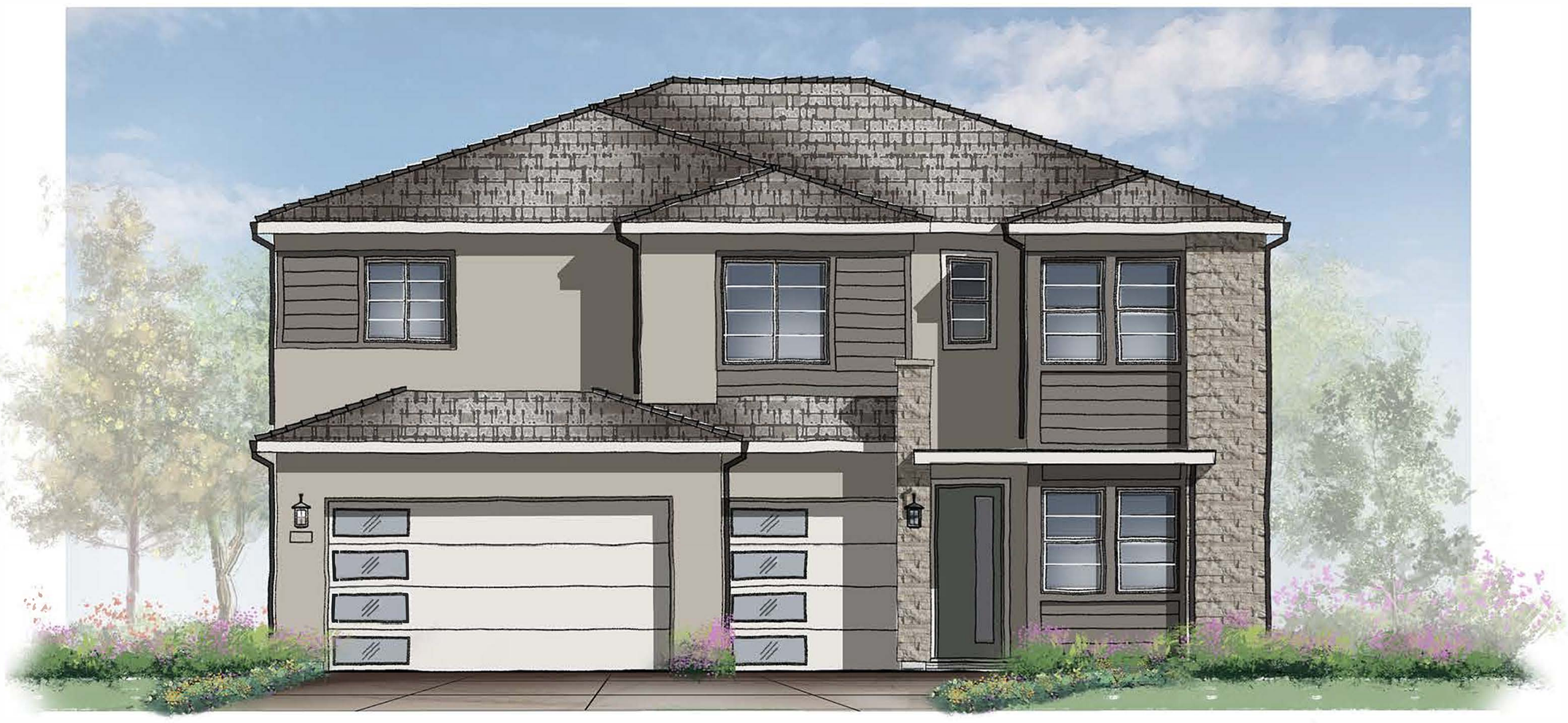
SCALE: 1/4" = 1'-0"



Std "B" Entry Door

FRONT ELEVATION 'B' - MODERN FARMHOUSE

SCALE: 1/4" = 1'-0"



FRONT ELEVATION 'C' - MODERN PRAIRIE

SCALE: 1/4" = 1'-0"

PREVIOUSLY APPROVED UNDER PROJECT NO. PLND-1021-0011

01.28.22

PLAN FOUR | FRONT ELEVATIONS

ACACIA AT CYPRESS | WOODSIDE HOMES

RANCHO CORDOVA, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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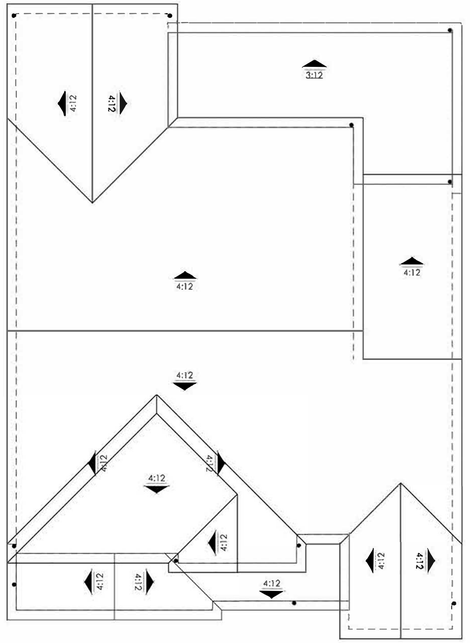
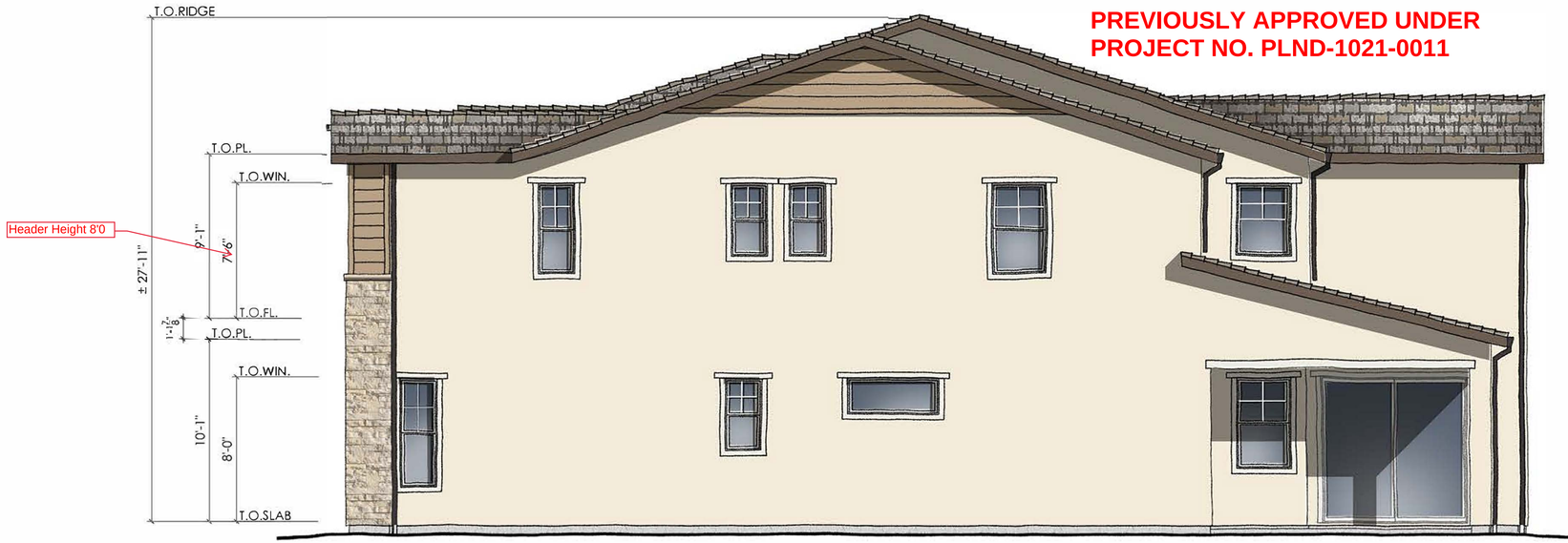


ROOF PLAN

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



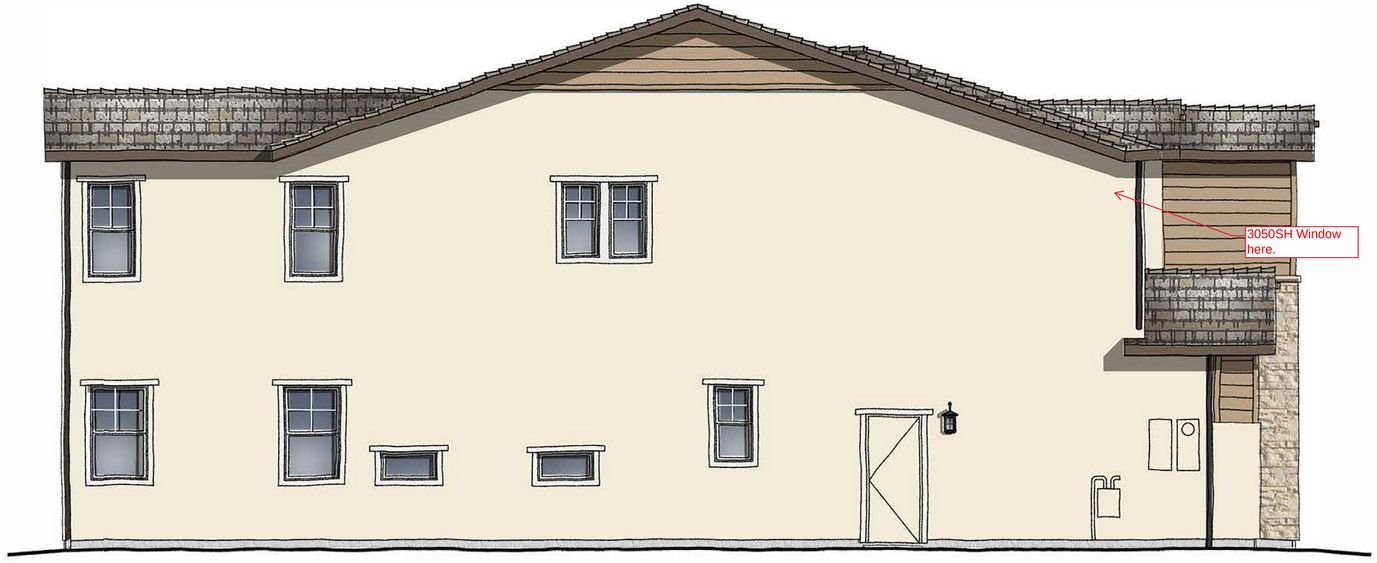
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

01.28.22

PLAN FOUR | ELEVATION A | MODERN CALIFORNIA RANCH

ACACIA AT CYPRESS | WOODSIDE HOMES

RANCHO CORDOVA, CALIFORNIA

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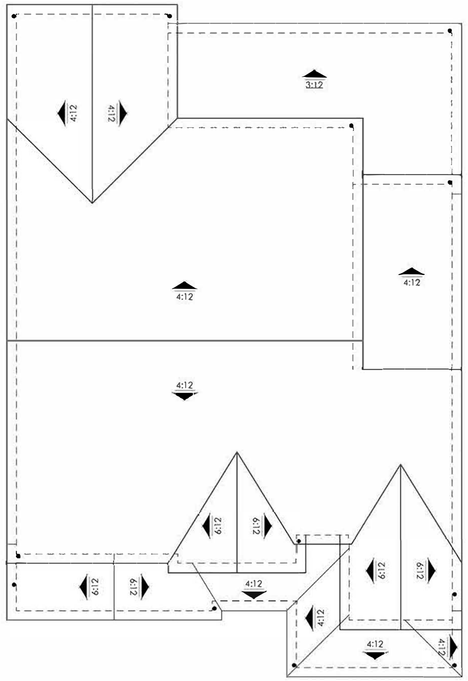
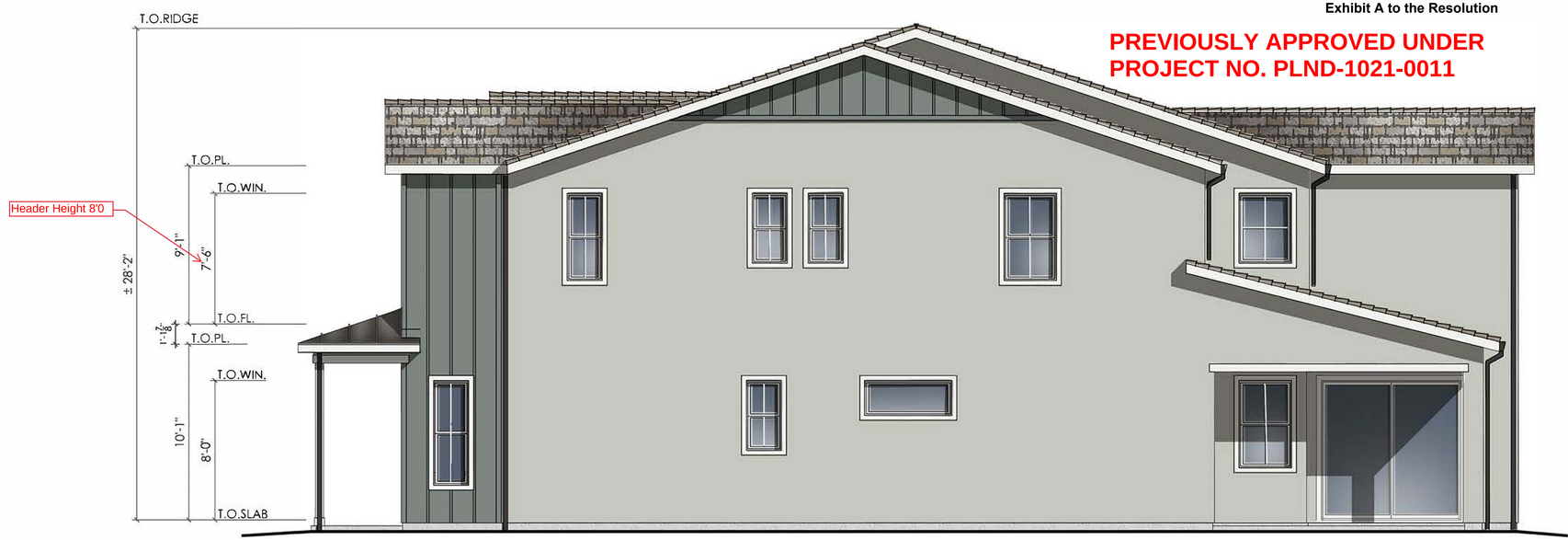


ROOF PLAN

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



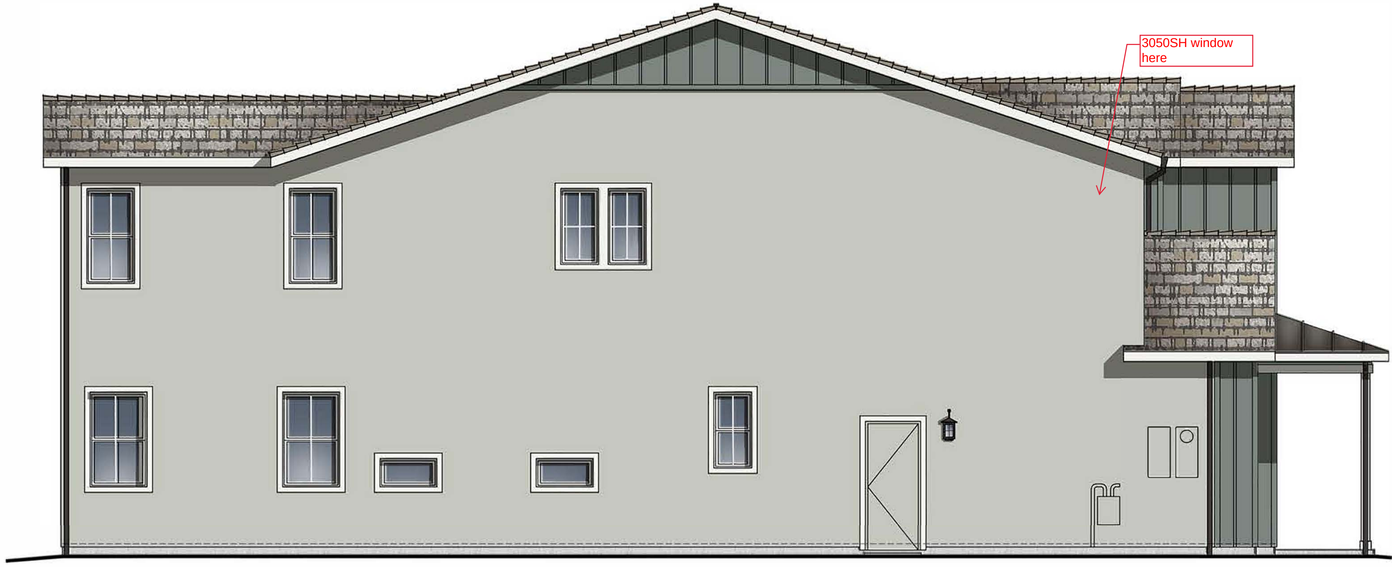
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

01.28.22

PLAN FOUR | ELEVATION B | MODERN FARMHOUSE

ACACIA AT CYPRESS | WOODSIDE HOMES

RANCHO CORDOVA, CALIFORNIA

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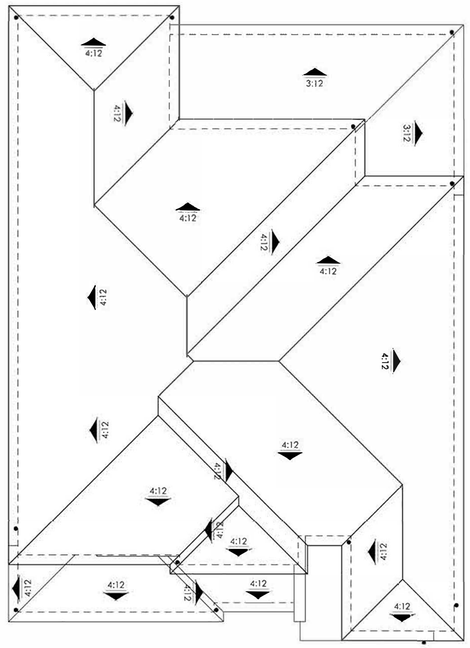
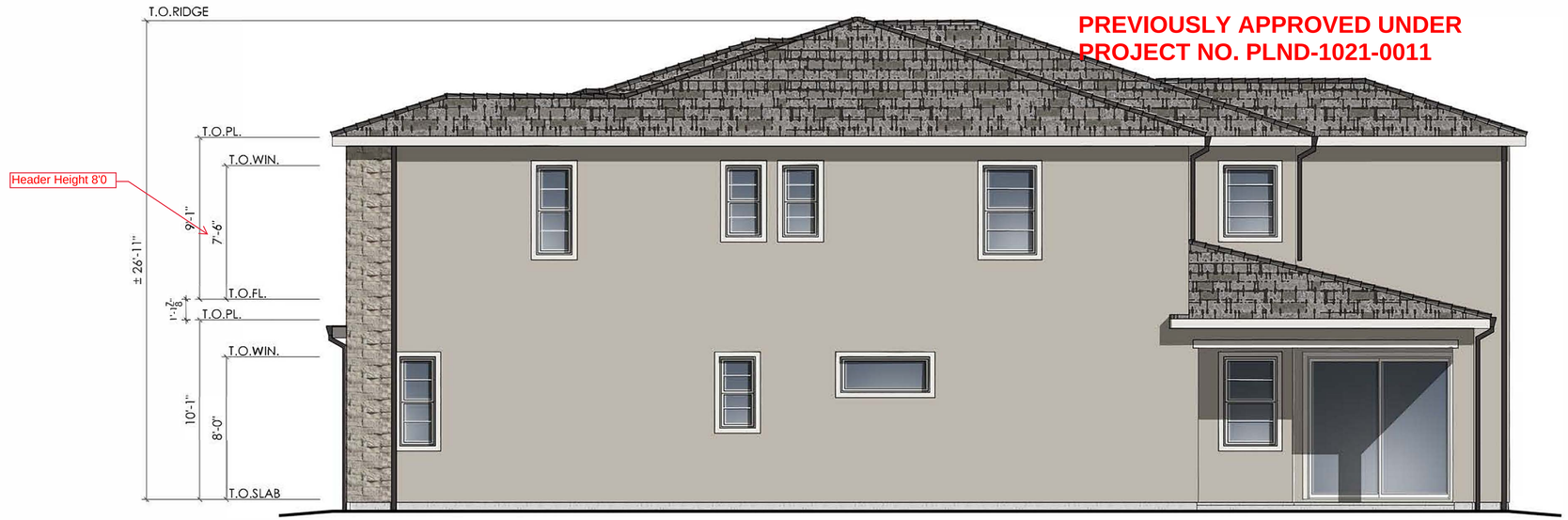


ROOF PLAN

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



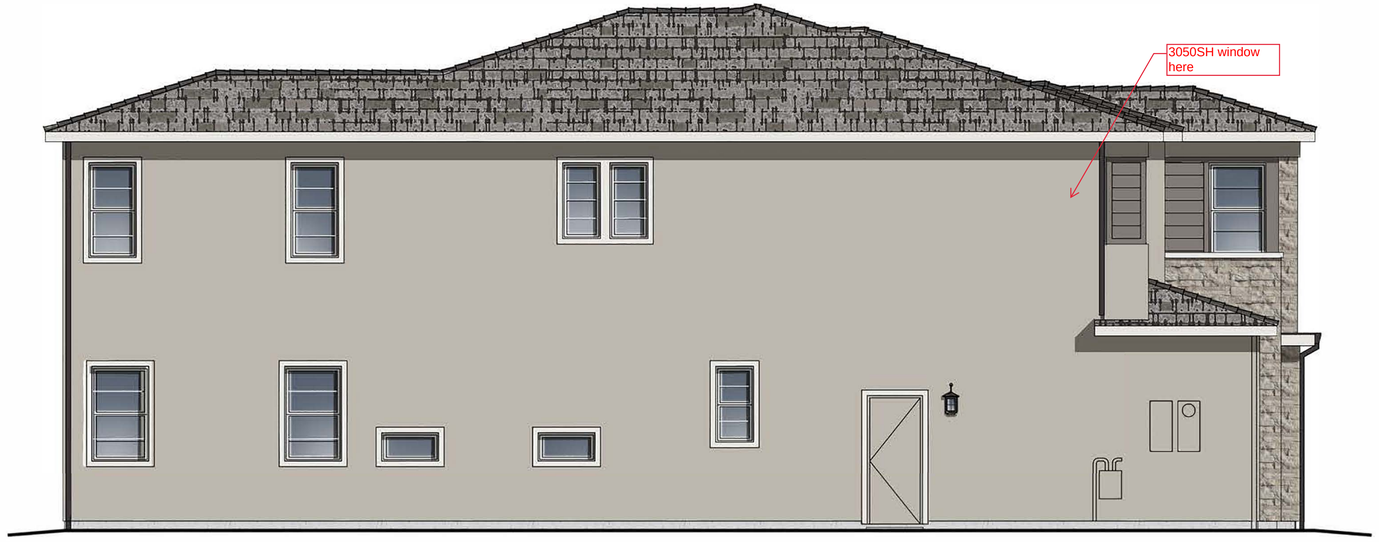
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

01.28.22

PLAN FOUR | ELEVATION C | MODERN PRAIRIE

ACACIA AT CYPRESS | WOODSIDE HOMES

RANCHO CORDOVA, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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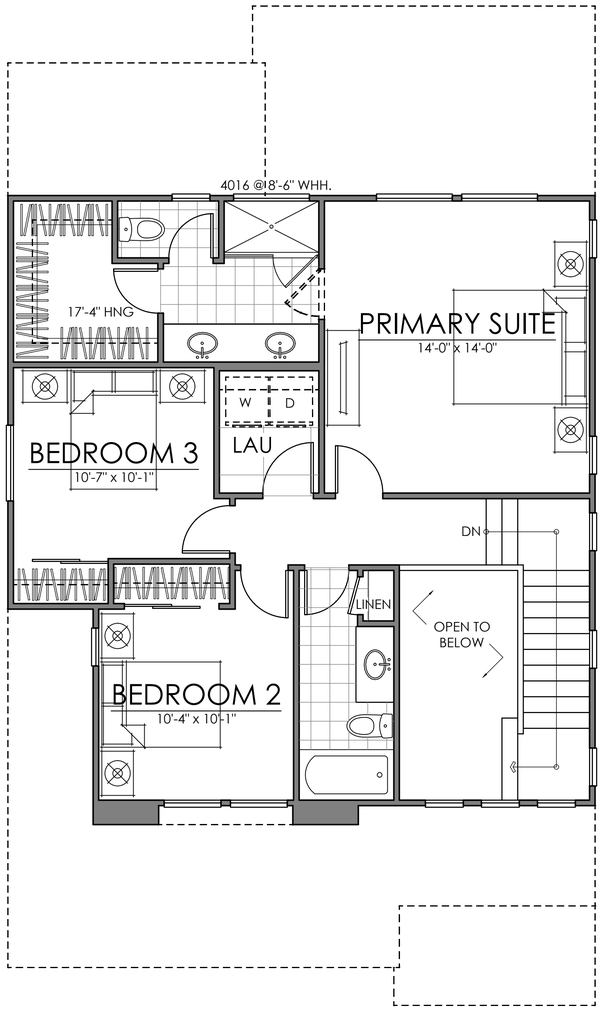

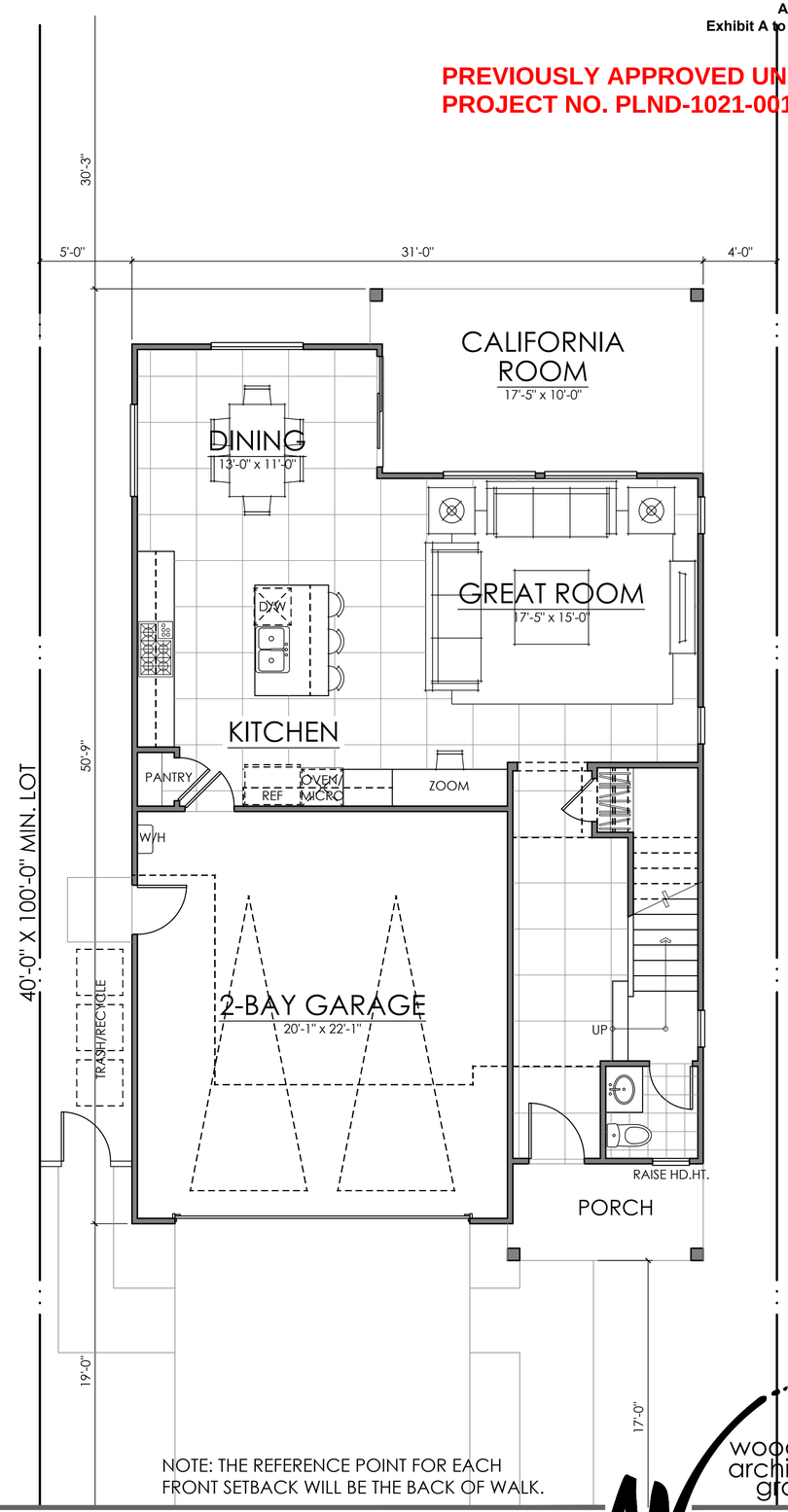

FIRST FLOOR	868 SQ. FT.
SECOND FLOOR	802 SQ. FT.
TOTAL LIVING	1670 SQ. FT.
TARGET	*1600 SQ. FT.*

NOTE: THE REFERENCE POINT FOR EACH FRONT SETBACK WILL BE THE BACK OF WALK.

01.14.22

PLAN ONE | 1670 SQ. FT.

PALO VERDE | 40' | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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Std "A" Entry Door

ELEVATION A - SPANISH

SCALE: 1/4" = 1'-0"



ELEVATION B - CALIFORNIA COTTAGE

SCALE: 1/4" = 1'-0"





No glass on entry door

Std "C" Entry Door

ELEVATION ~~E~~ C - MODERN PRAIRIE

SCALE: 1/4" = 1'-0"

01.14.22

PLAN ONE | FRONT ELEVATIONS

PALO VERDE | 40' | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA WDSCA - 2101

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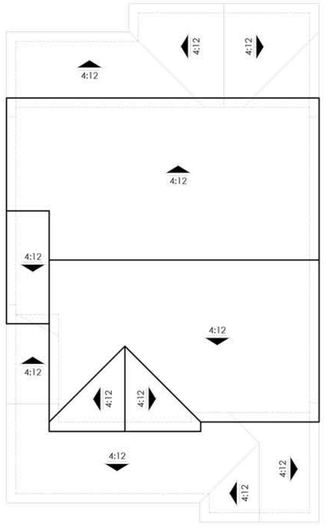
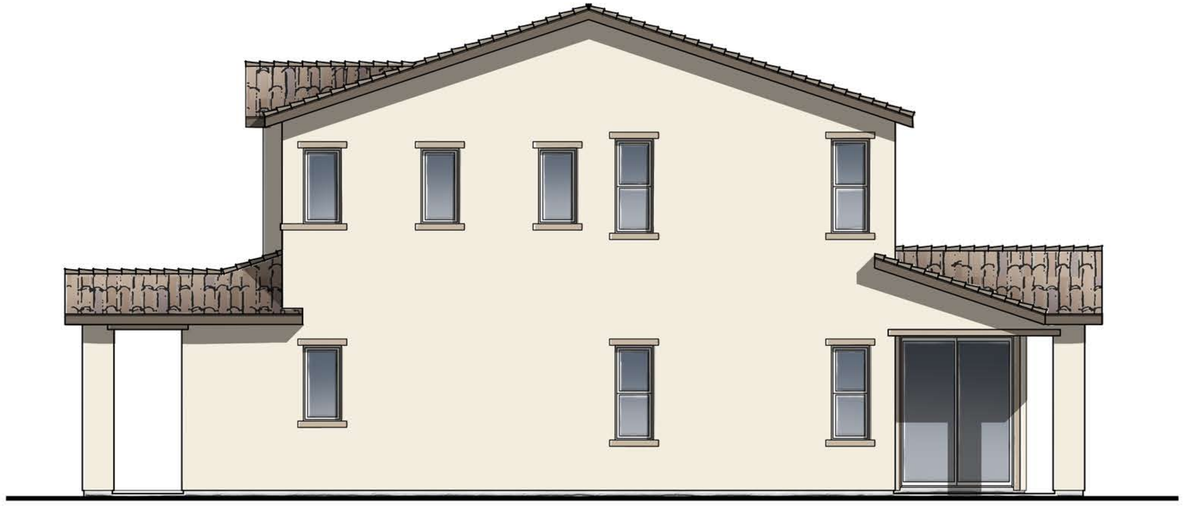


ROOF PLAN — SCALE: 1/8" = 1'-0"



RIGHT ELEVATION — SCALE: 1/4" = 1'-0"



REAR ELEVATION — SCALE: 1/4" = 1'-0"



LEFT ELEVATION — SCALE: 1/4" = 1'-0"

01.14.22

PLAN ONE | ELEVATION A | SPANISH

PALO VERDE | 40' | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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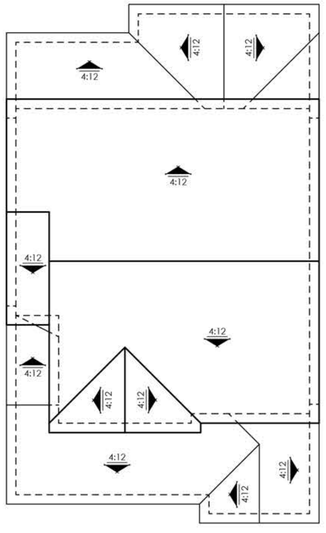
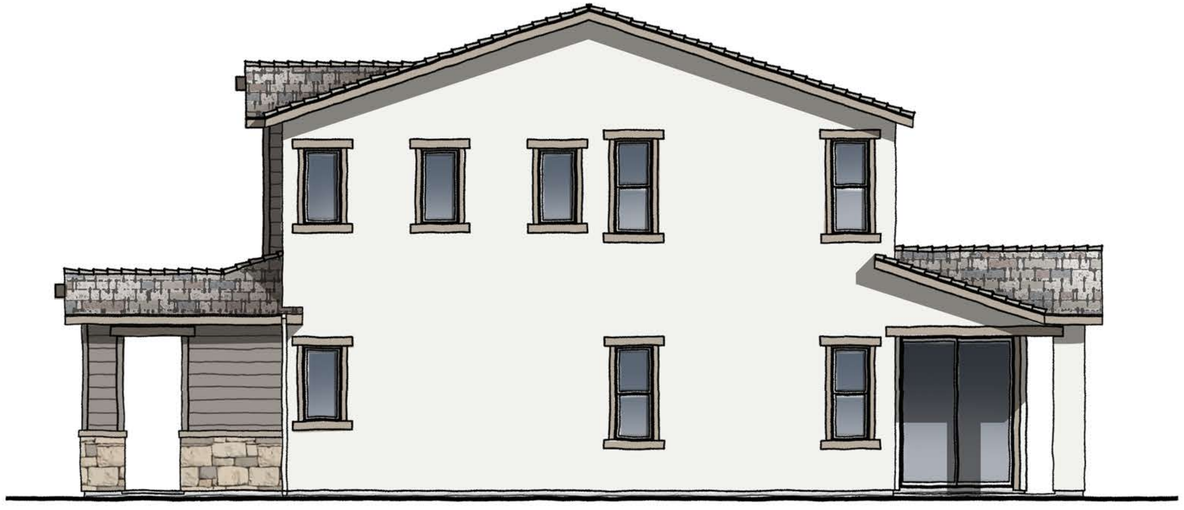


ROOF PLAN

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



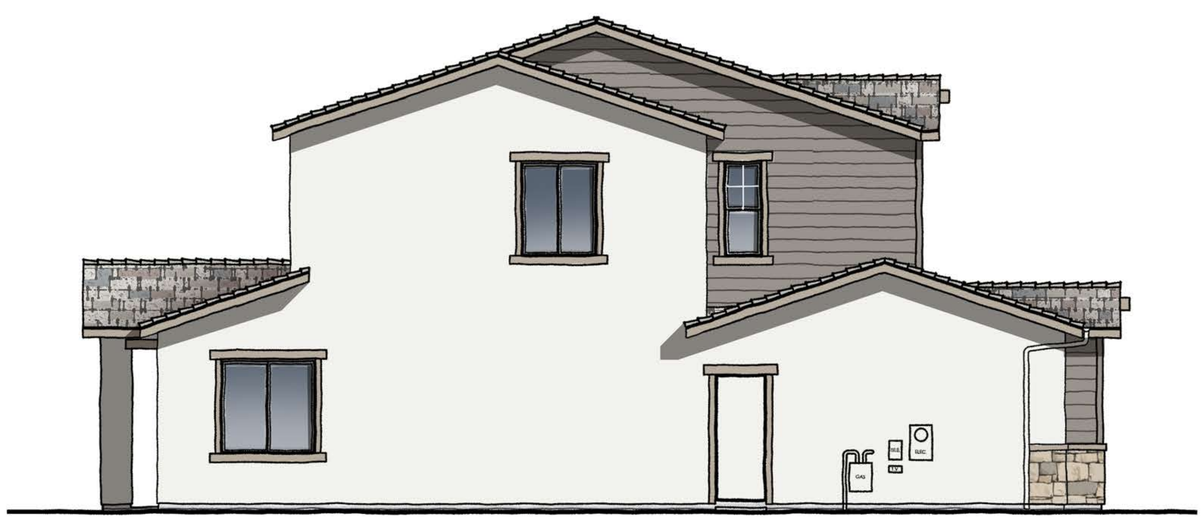
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

01.14.22

PLAN ONE | ELEVATION B | CALIFORNIA COTTAGE

PALO VERDE | 40' | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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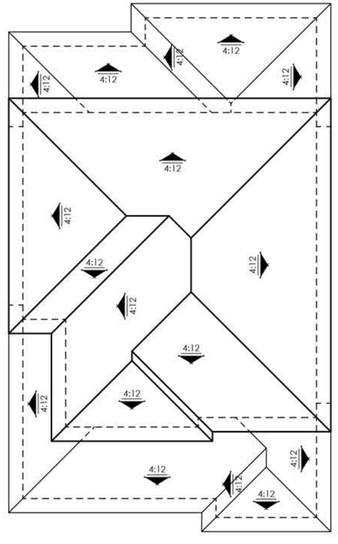

ROOF PLAN

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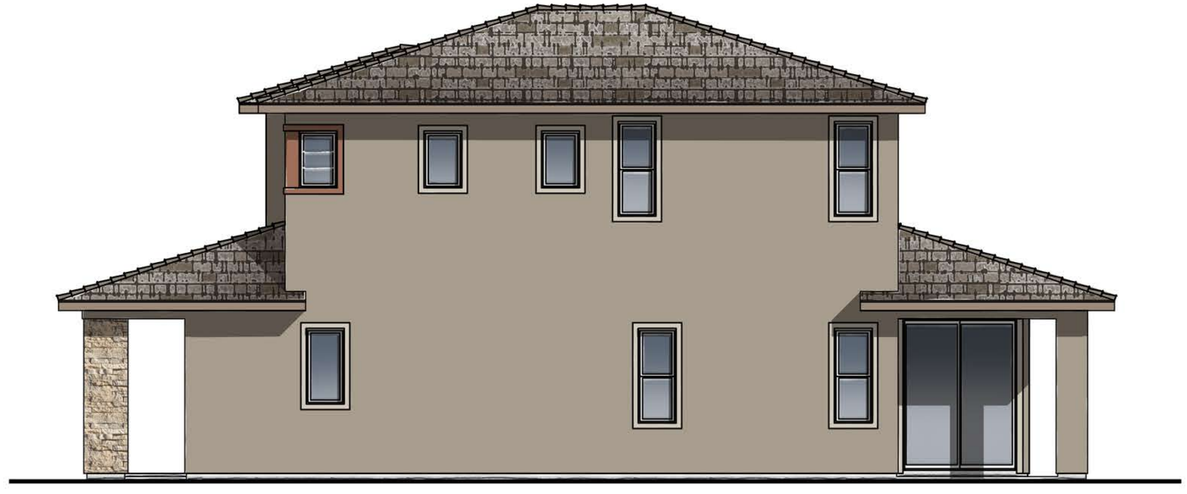


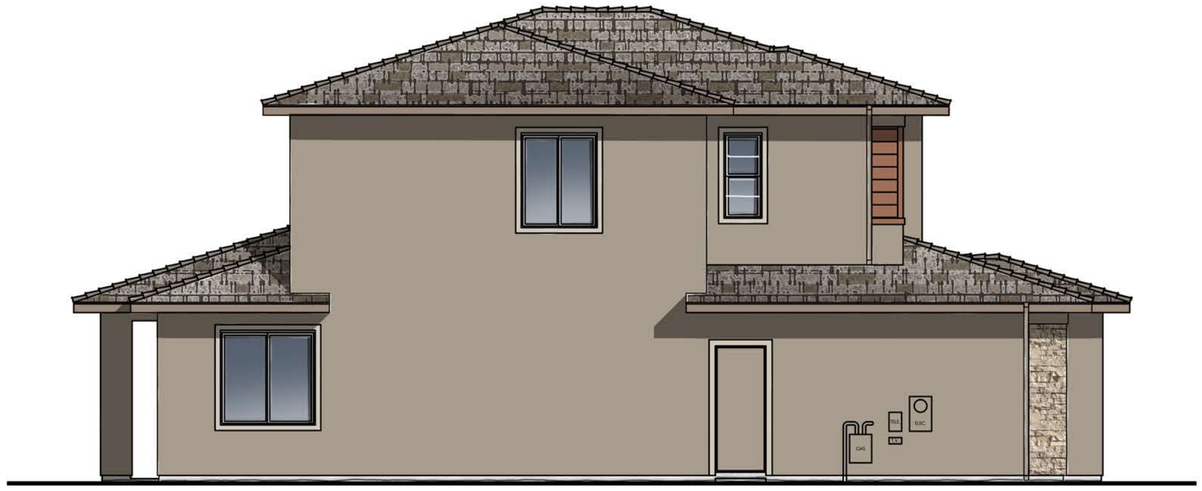
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

C

01.14.22

PLAN ONE | ELEVATION ~~E~~ | MODERN PRAIRIE

PALO VERDE | 40' | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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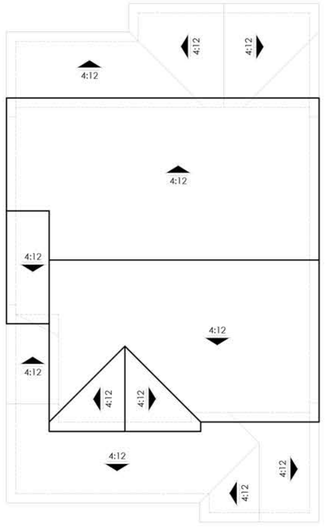
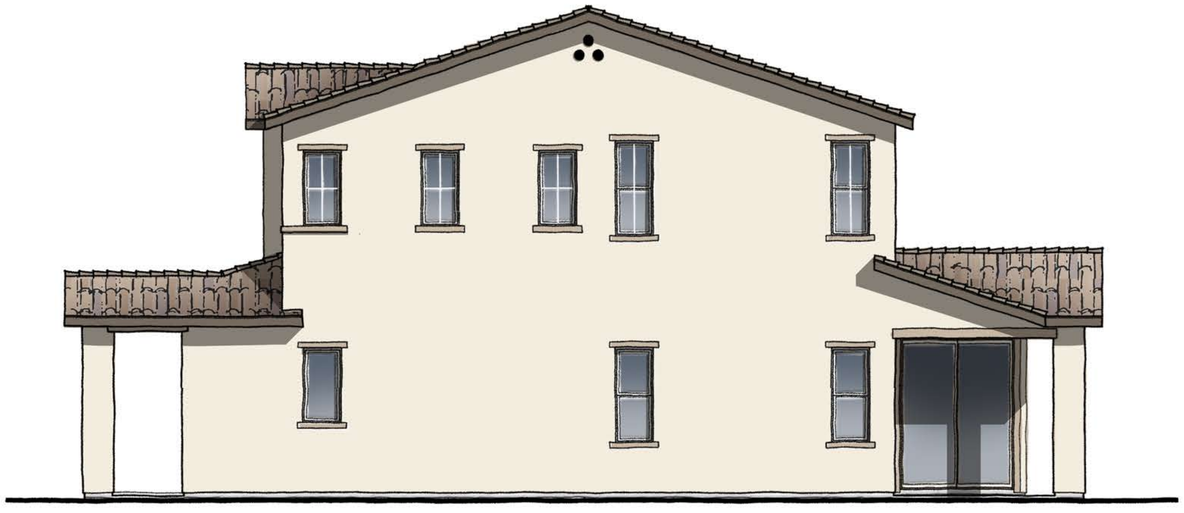


ROOF PLAN

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



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

01.14.22

PLAN ONE | ELEVATION A ENHANCED | SPANISH

PALO VERDE | 40' | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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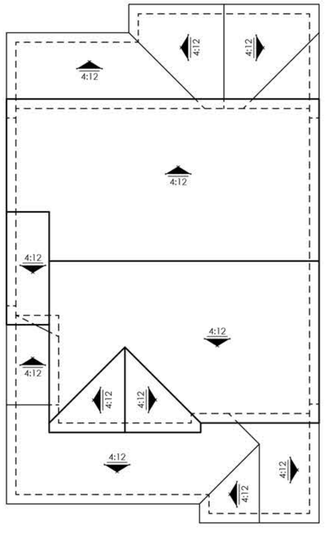

ROOF PLAN

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



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

01.14.22

PLAN ONE | ELEVATION B ENHANCED | CALIFORNIA COTTAGE

PALO VERDE | 40' | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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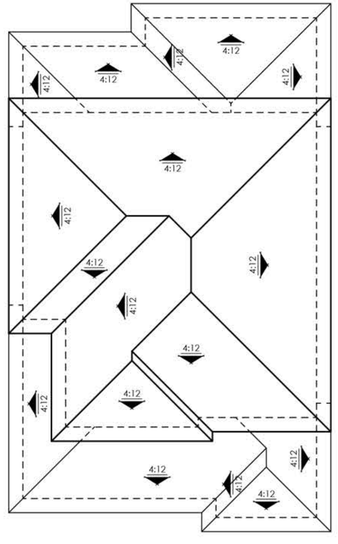
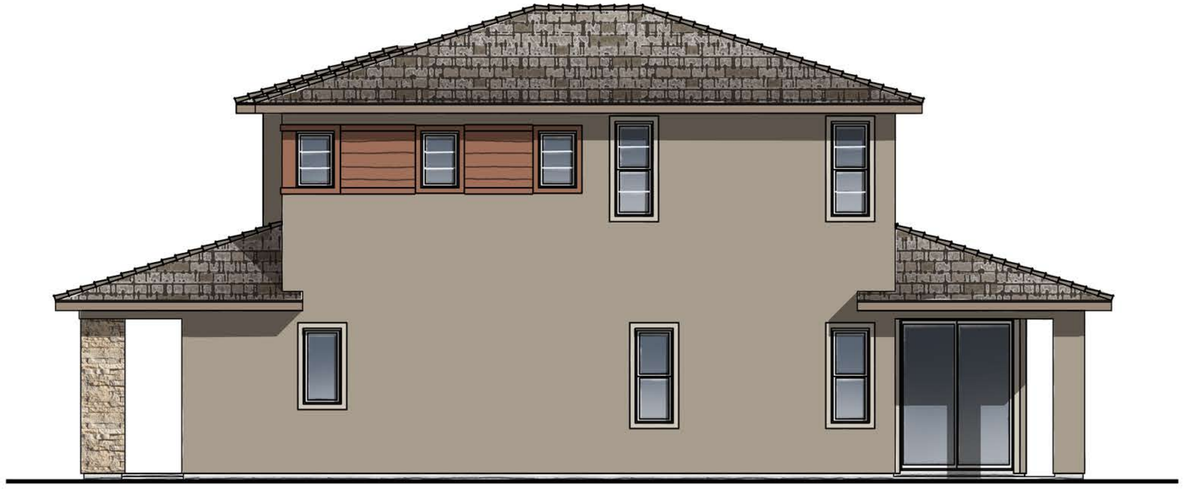


ROOF PLAN

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



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

C

01.14.22

PLAN ONE | ELEVATION ~~E~~ ENHANCED | MODERN PRAIRIE

PALO VERDE | 40' | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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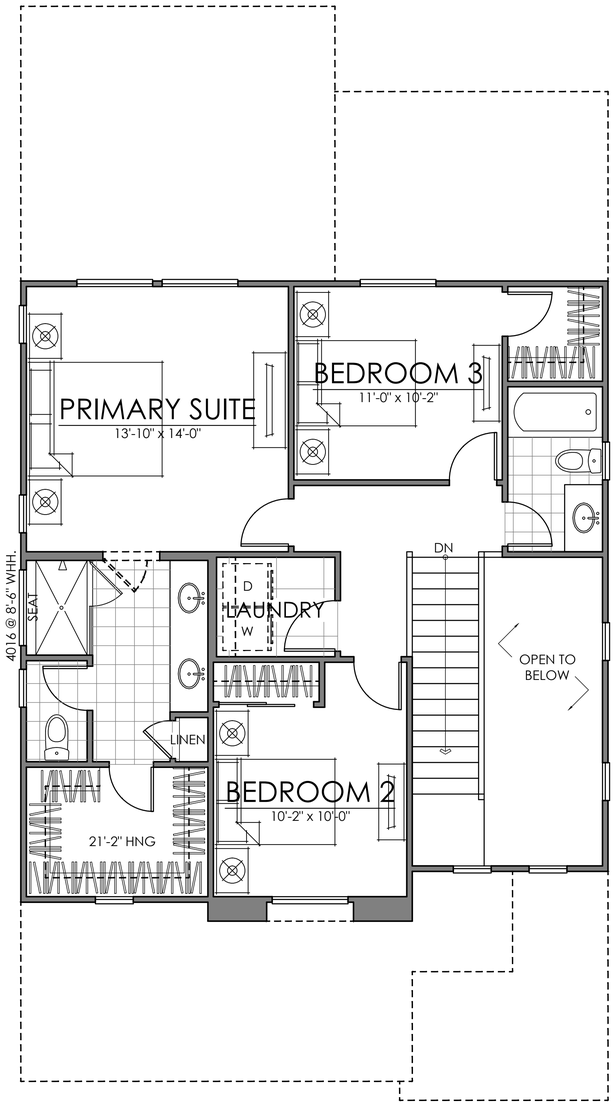

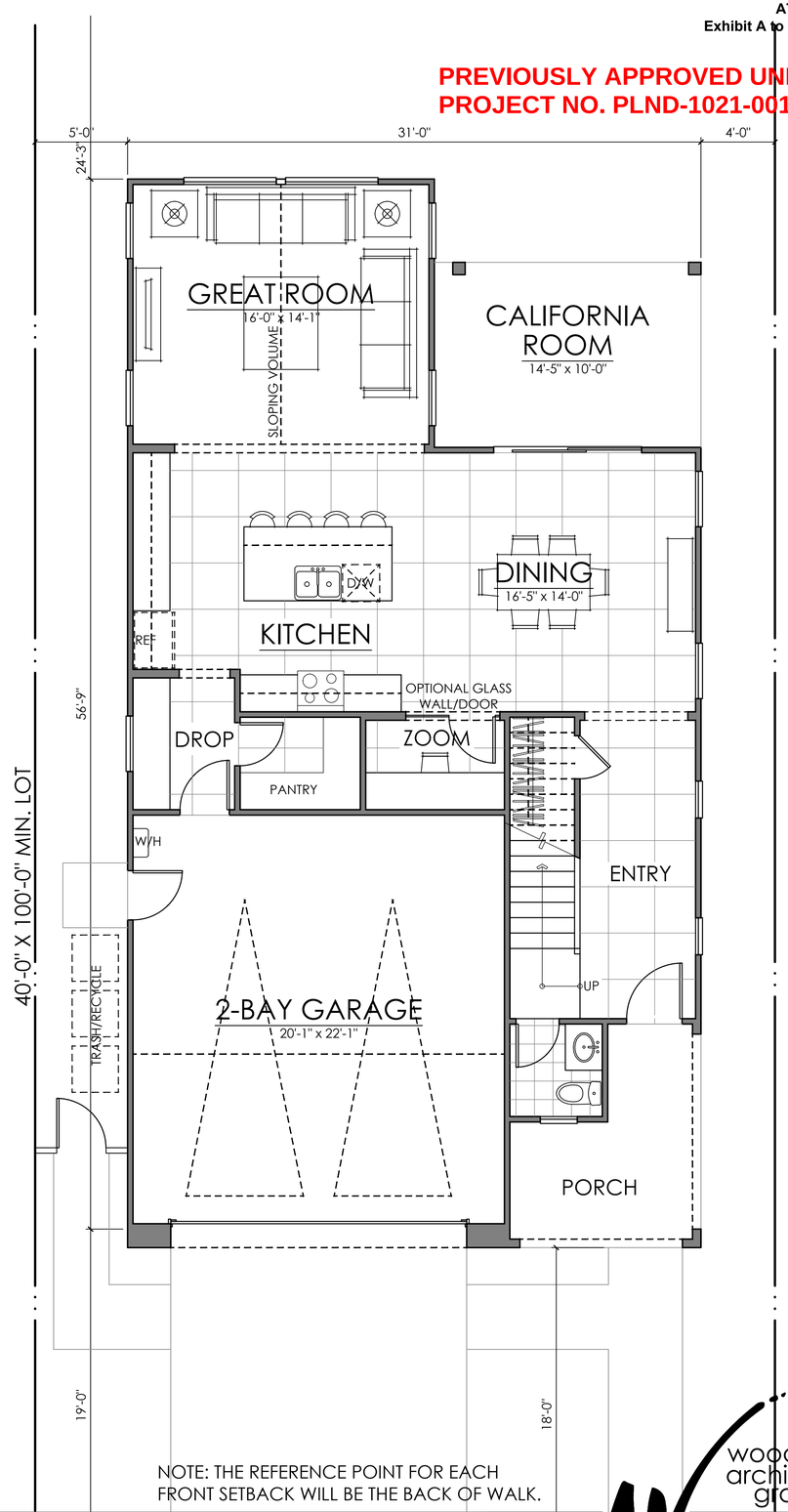

FIRST FLOOR	1006 SQ. FT.
SECOND FLOOR	828 SQ. FT.
TOTAL LIVING	1834 SQ. FT.
TARGET	*1800 SQ. FT.*

NOTE: THE REFERENCE POINT FOR EACH FRONT SETBACK WILL BE THE BACK OF WALK.

01.14.22

PLAN TWO | 1834 SQ. FT.

PALO VERDE | 40' | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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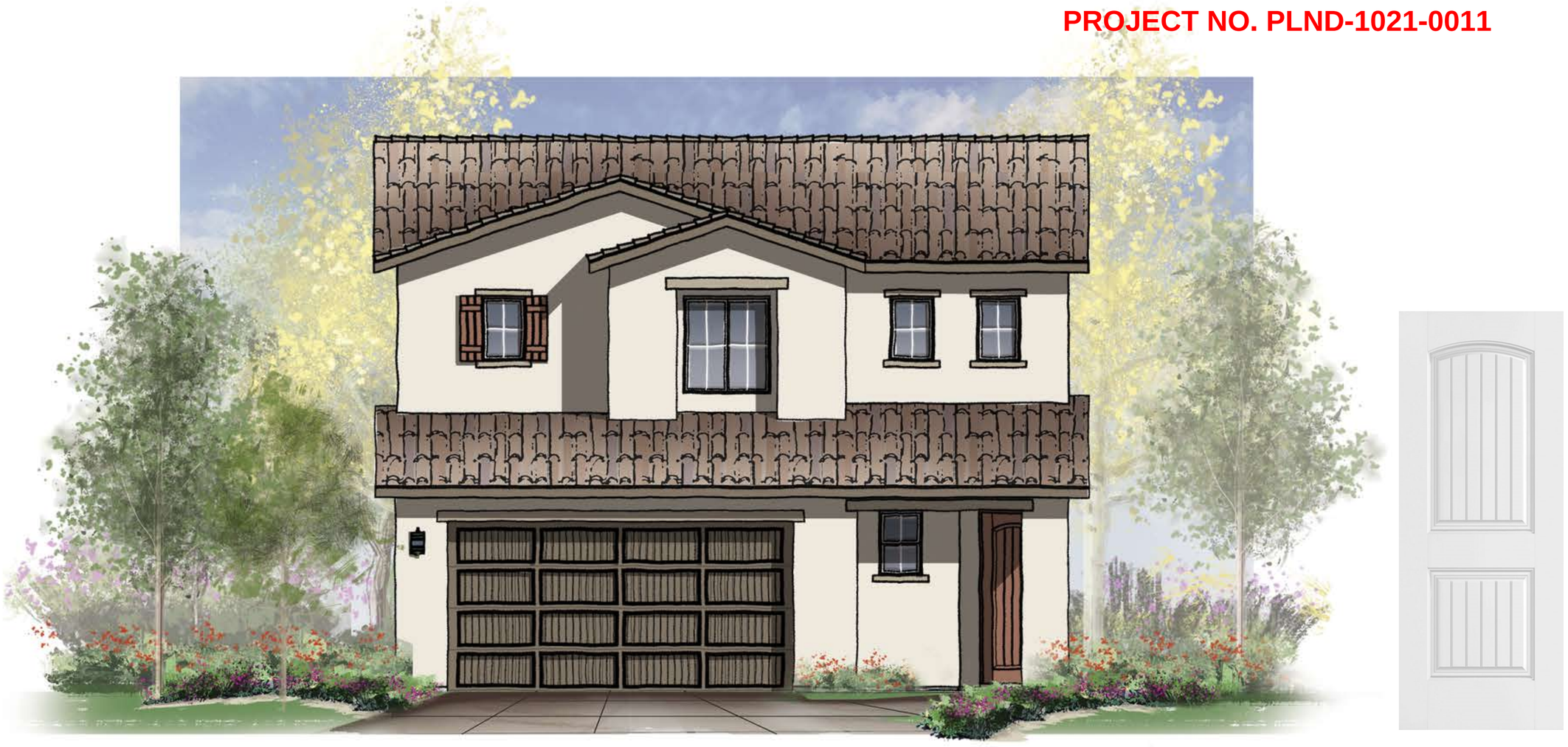

Std "A" Entry Door

ELEVATION A - SPANISH

SCALE: 1/4" = 1'-0"



ELEVATION B - CALIFORNIA COTTAGE

SCALE: 1/4" = 1'-0"



Std "C" Entry Door

ELEVATION ~~E~~ C - MODERN PRAIRIE

SCALE: 1/4" = 1'-0"

01.14.22

PLAN TWO | FRONT ELEVATIONS

PALO VERDE | 40' | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA WDSCA - 2101

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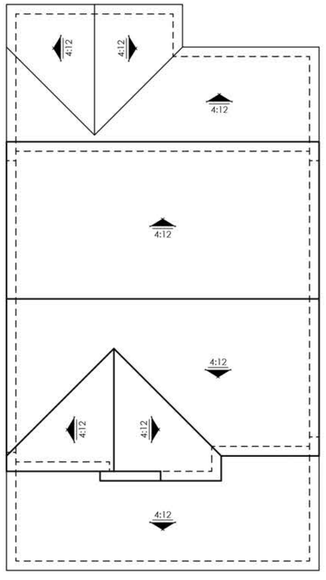
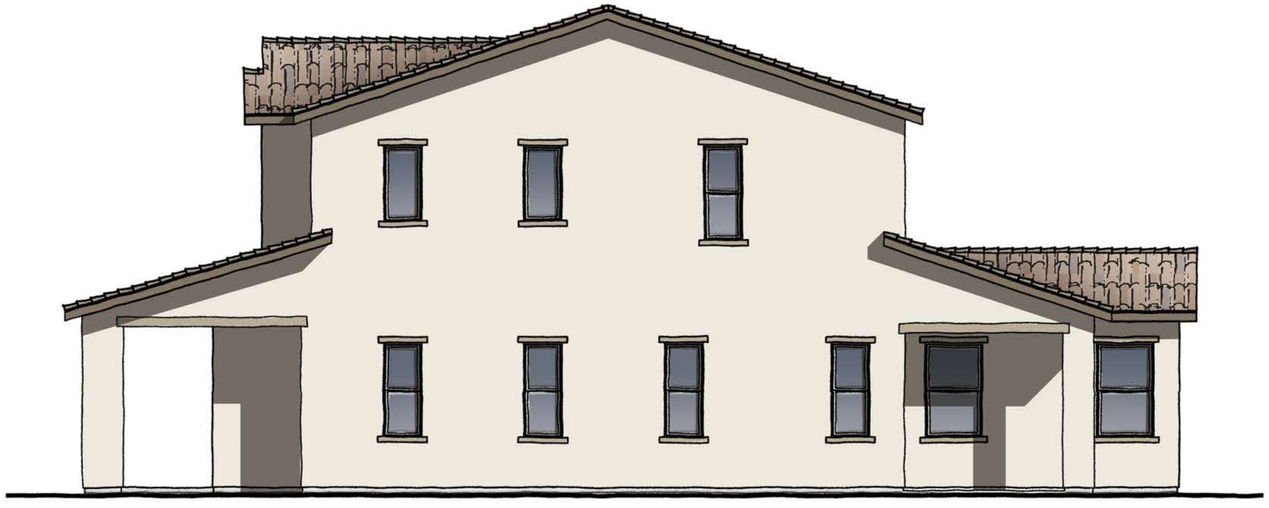


ROOF PLAN

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



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

01.14.22

PLAN TWO | ELEVATION A | SPANISH

PALO VERDE | 40' | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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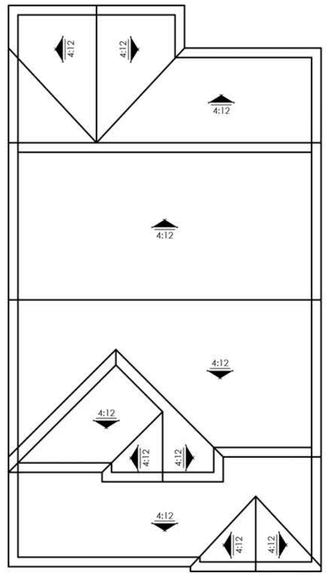
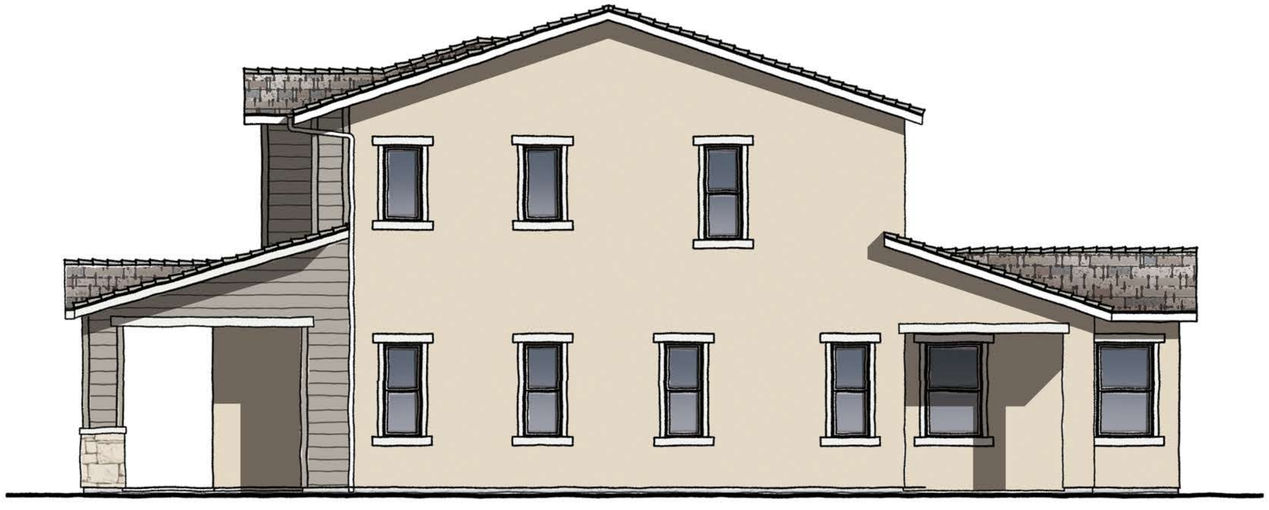


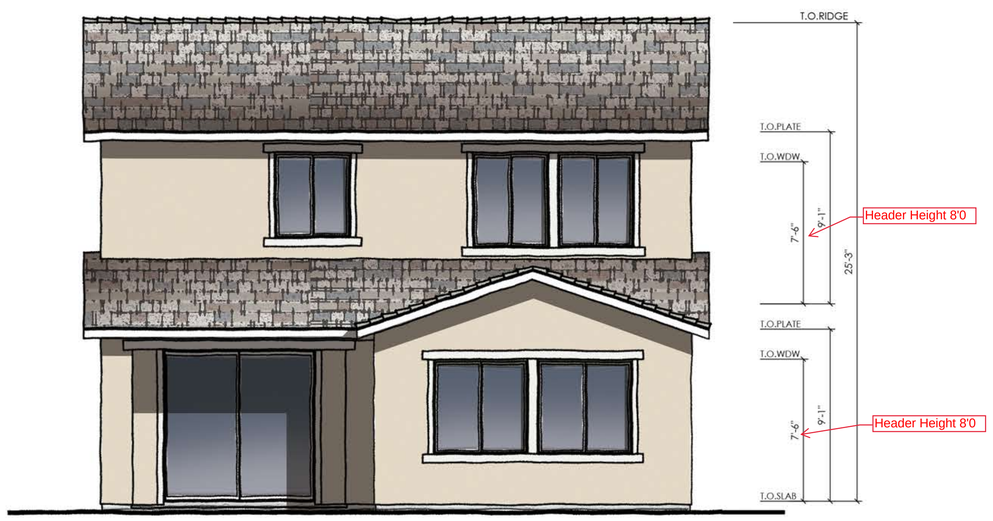
ROOF PLAN

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



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

01.14.22

PLAN TWO | ELEVATION B | CALIFORNIA COTTAGE

PALO VERDE | 40' | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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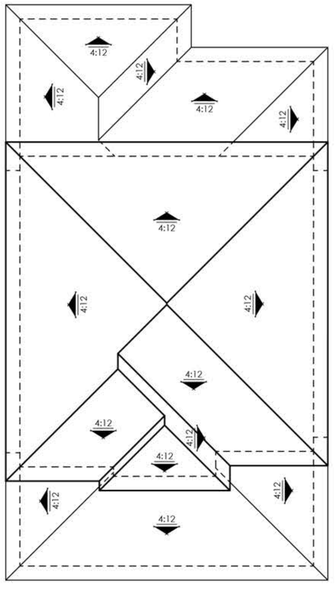
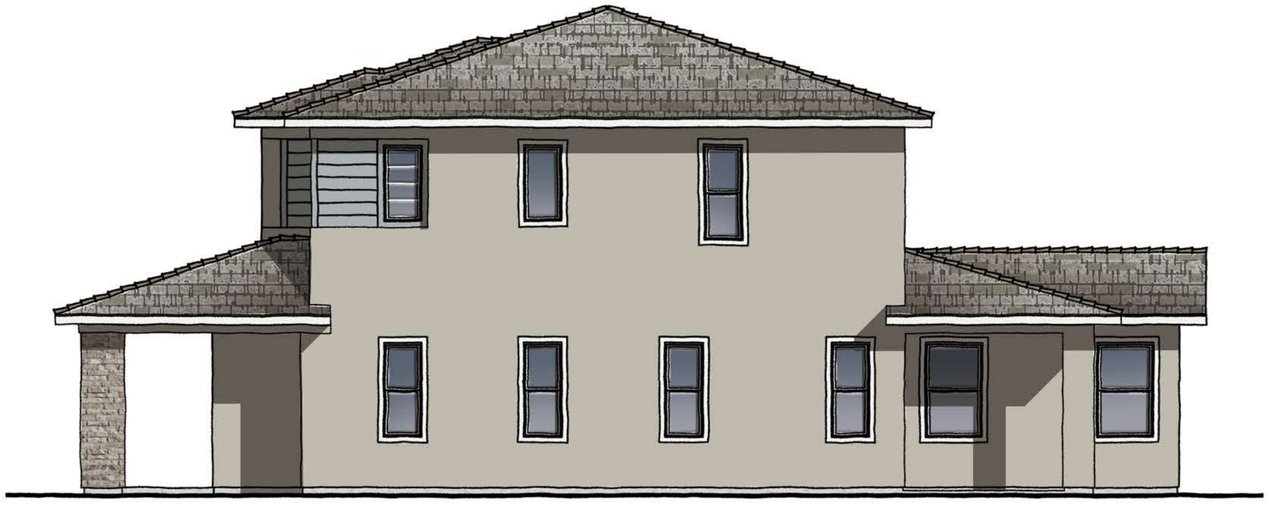


ROOF PLAN

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



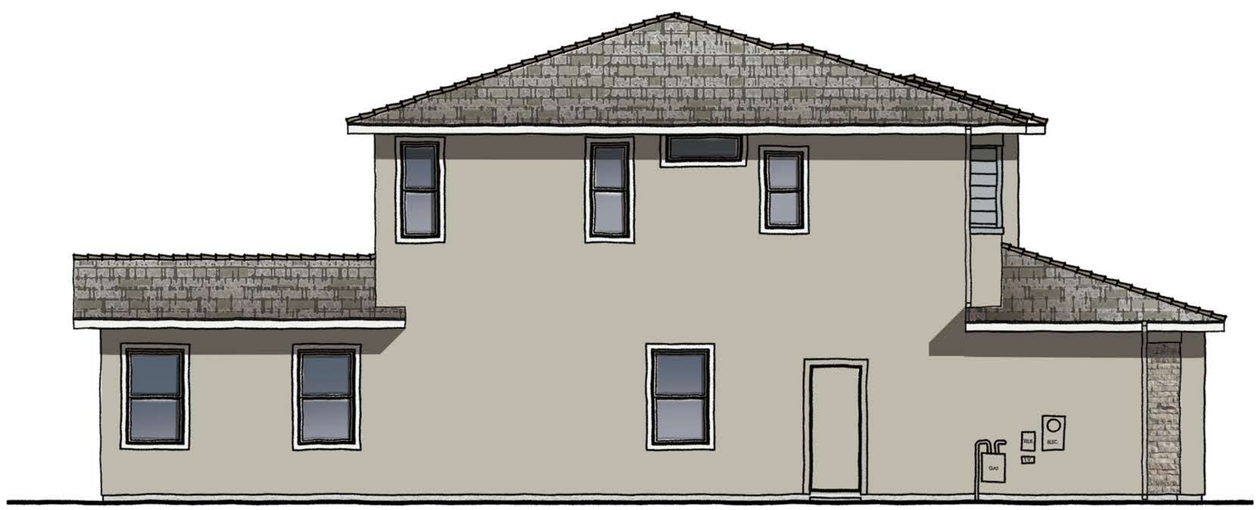
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

01.14.22

PLAN TWO | ELEVATION ~~E~~ C | MODERN PRAIRIE

PALO VERDE | 40' | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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Woodside Homes
BETTER BY DESIGN

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colorado // 731 southpark dr. suite B
littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.8919

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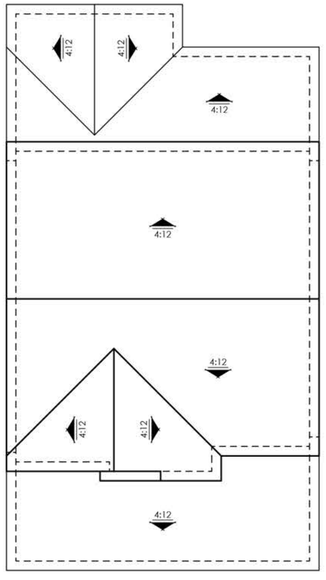
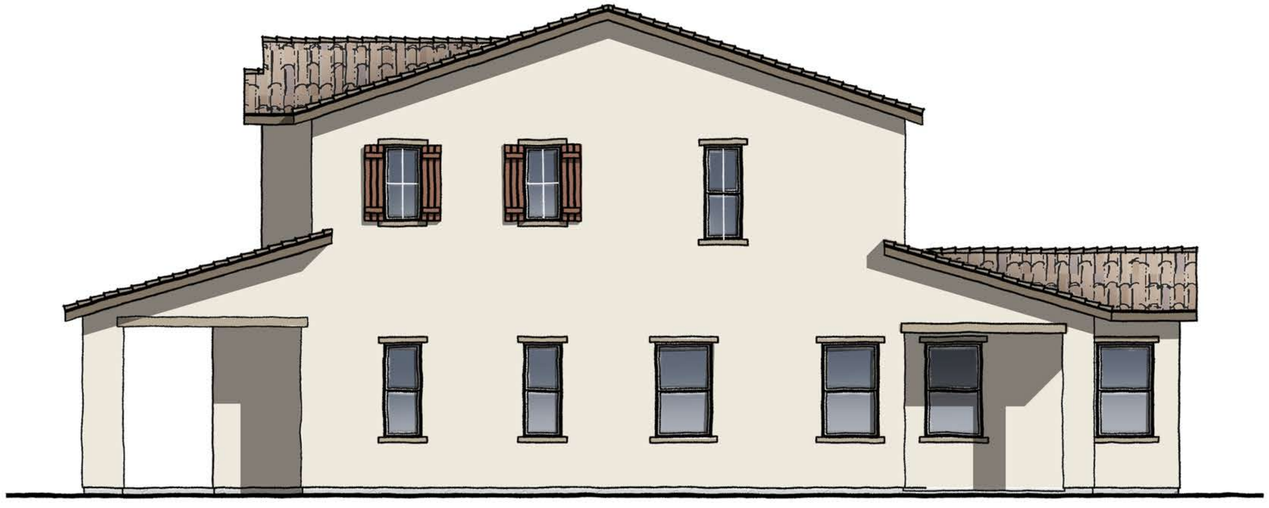


ROOF PLAN

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



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

01.14.22

PLAN TWO | ELEVATION A ENHANCED | SPANISH

PALO VERDE | 40' | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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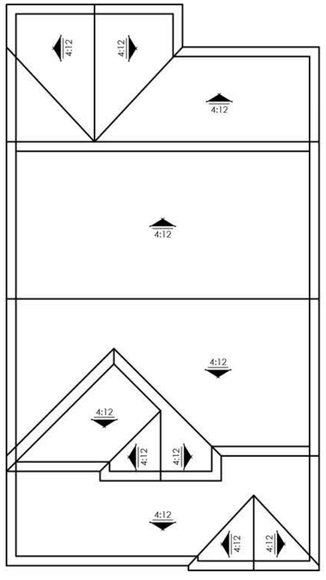
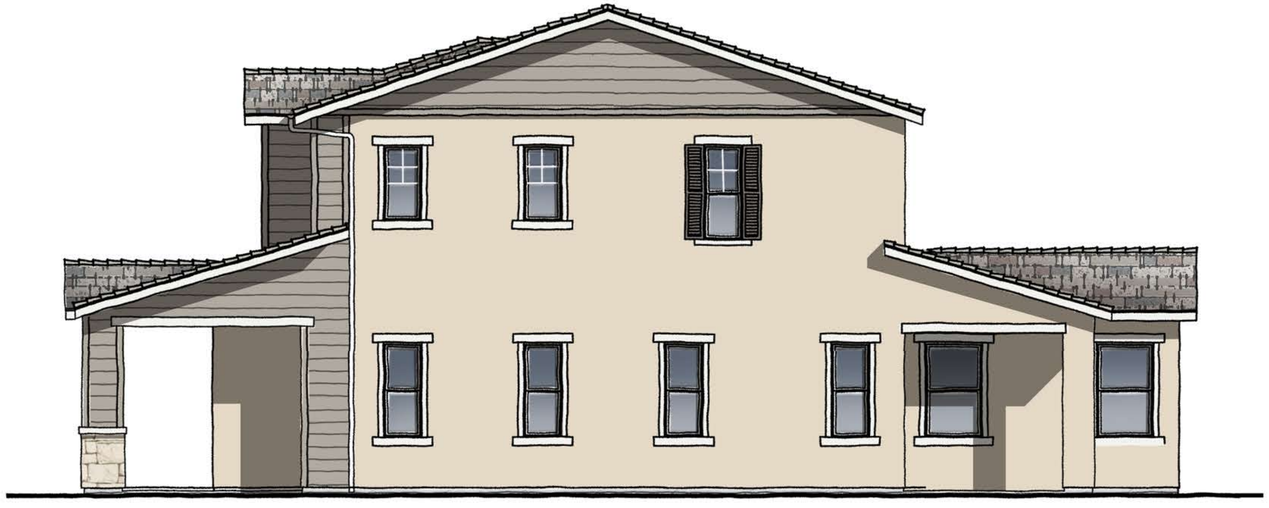


ROOF PLAN

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



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

01.14.22

PLAN TWO | ELEVATION B ENHANCED | CALIFORNIA COTTAGE

PALO VERDE | 40' | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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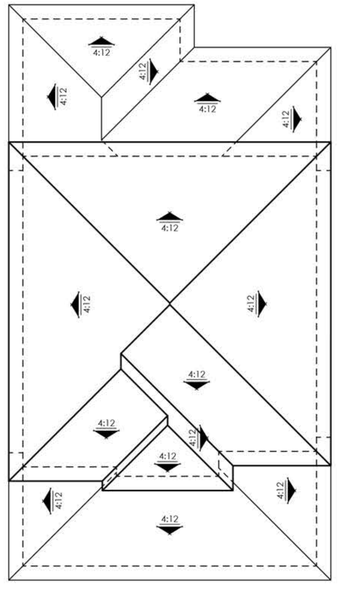
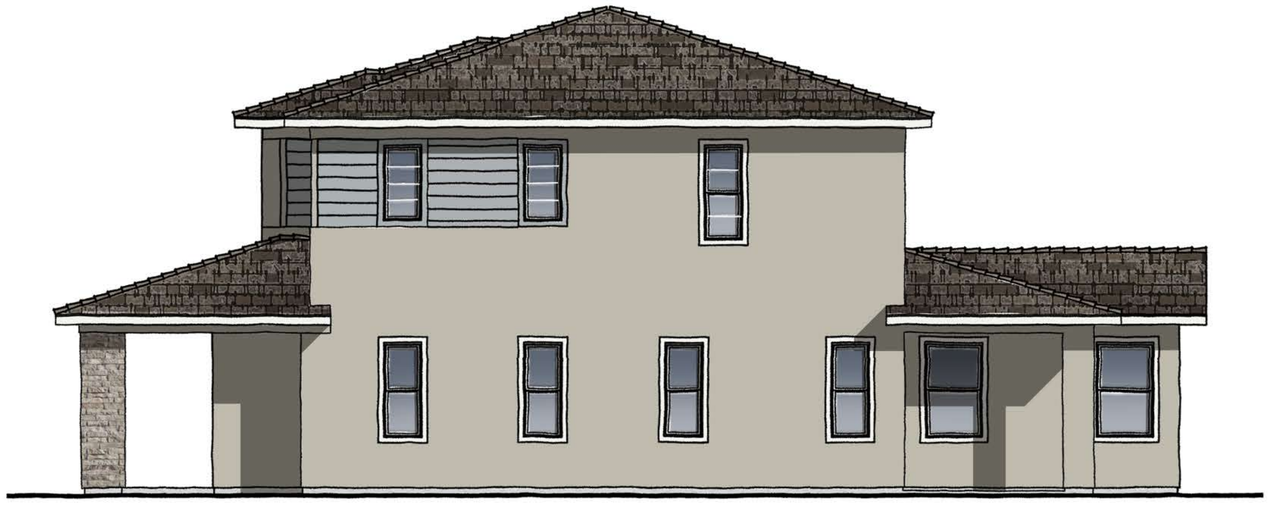


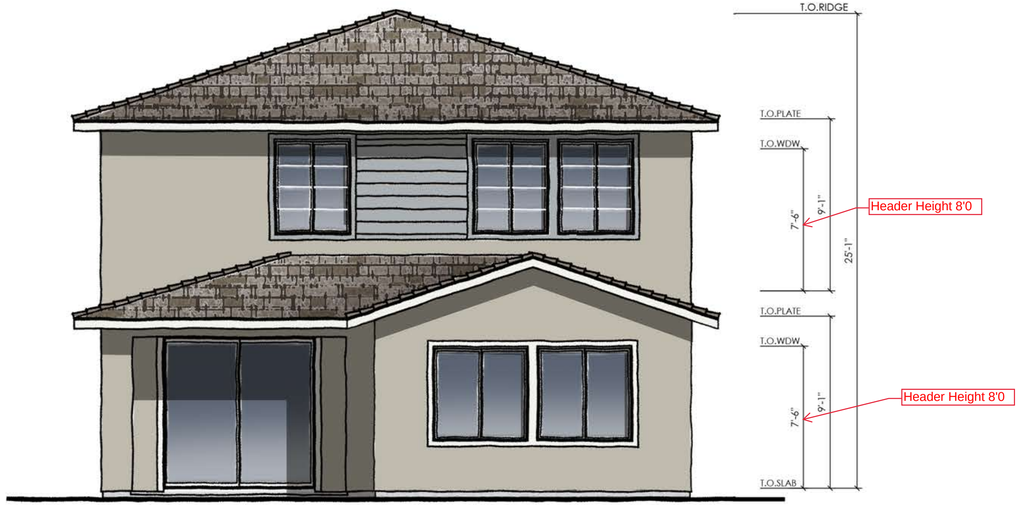
ROOF PLAN

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



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

C

PLAN TWO | ELEVATION ~~E~~ ENHANCED | MODERN PRAIRIE

PALO VERDE | 40' | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

01.14.22

Woodside Homes
BETTER BY DESIGN

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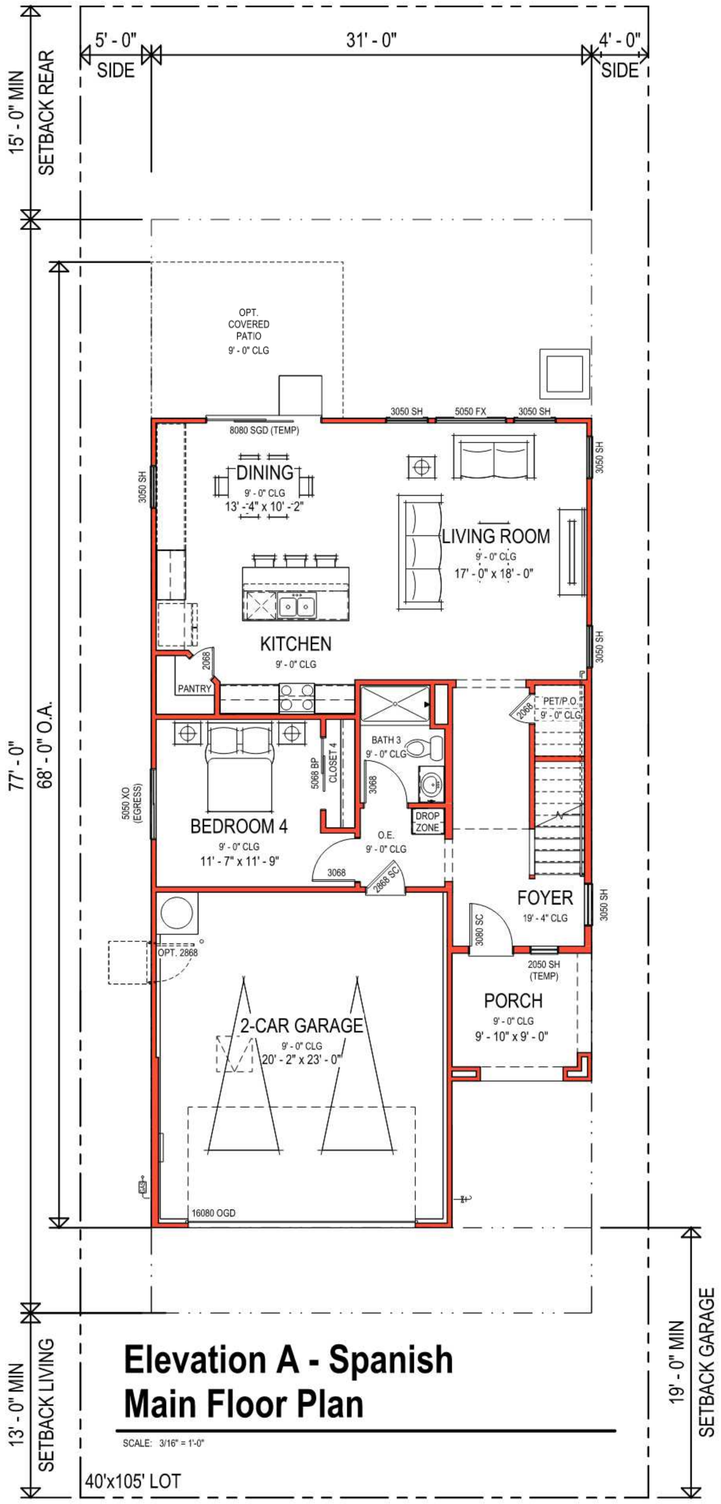
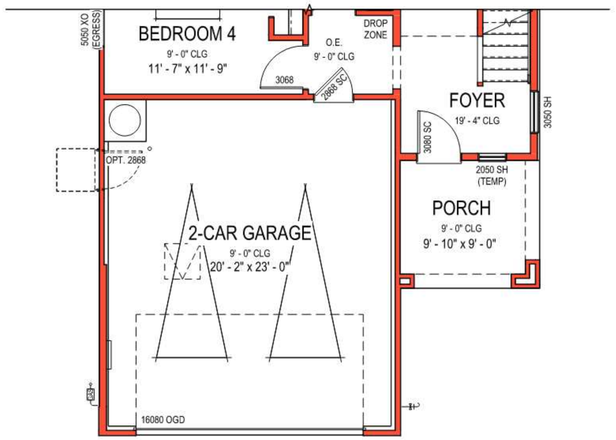
WDSCA-2101

NEWLY PROPOSED PLAN UNDER
PROJECT NO. PLND-0824-0107



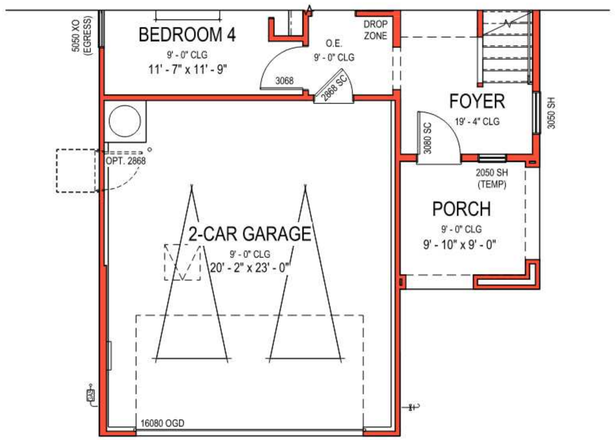
Elevation A - Spanish Main Floor Plan

SCALE: 3/16" = 1'-0"



Elevation B - California Cottage Partial Main Floor Plan

SCALE: 3/16" = 1'-0"



Elevation C - Modern Praire Partial Main Floor Plan

SCALE: 3/16" = 1'-0"

AREA SCHEDULE - STANDARD - ELEV A		
AREA KEY	AREA NAME	AREA
ELEVATION A		
A	MAIN FLOOR LIVABLE	1077 SF
B	UPPER FLOOR LIVABLE	1051 SF
LIVABLE		2128 SF
C	2-CAR GARAGE	500 SF
D	PORCH	89 SF
NON-LIVABLE		589 SF
ELEVATION A		2717 SF

PROPOSED

Woodside HOMES
Folsom, California

PLAN 1104 (3)
SCALE : 3/16" = 1'-0"

A1.7

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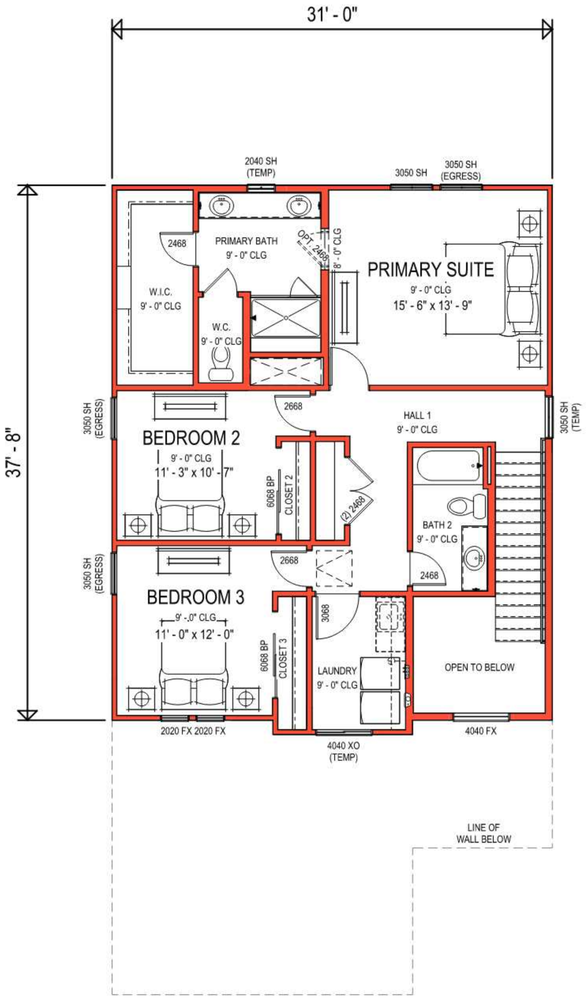

Elevation A - Spanish
Upper Floor Plan

SCALE: 3/16" = 1'-0"



Elevation B - California Cottage
Partial Upper Floor Plan

SCALE: 3/16" = 1'-0"

Elevation C - Modern Praire
Partial Upper Floor Plan

SCALE: 3/16" = 1'-0"

AREA SCHEDULE - STANDARD - ELEV A

AREA KEY	AREA NAME	AREA
ELEVATION A		
A	MAIN FLOOR LIVABLE	1077 SF
B	UPPER FLOOR LIVABLE	1051 SF
LIVABLE		2128 SF
C	2-CAR GARAGE	500 SF
D	PORCH	89 SF
NON-LIVABLE		589 SF
ELEVATION A		2717 SF

PROPOSED

Woodside HOMES
Folsom, California

PLAN 1104 (3)
SCALE : 3/16" = 1'-0"

A1.8
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PLAN 1104

NEWLY PROPOSED PLAN UNDER PROJECT NO. PLND-0824-0107

PROJECT INFORMATION

PROJECT NAME: PALO VERDE
LOCATION: RANCHO CORDOVA, CA

PROJECT TYPE: SINGLE FAMILY HOMES

OCCUPANCY GROUPS: R-3

TYPE OF CONSTRUCTION: V-B

PROJECT TEAM

LOCAL JURISDICTION:
RANCHO CORDOVA BUILDING AND SAFETY
2729 PROSPECT PARK DRIVE
RANCHO CORDOVA, CA 95630
916.851.8700

APPLICANT:
WOODSIDE HOMES OF NORTHERN CALIFORNIA
1130 IRON POINT RD., Suite 200
FOLSOM, CA 95630
CONTACT: Tauni Fessler
tauni.fessler@woodsidehomes.com
916-245-2782

ARCHITECT:
BSB DESIGN, INC.
11211 GOLD COUNTRY BLVD., STE 101
GOLD RIVER, CA 95670
CONTACT: JOE PITZNER
jpitzner@bsbdesign.com
916.941.0990

SHEET INDEX

COVER SHEET:
A0.1 COVER SHEET, SHEET INDEX, PROJECT INFO
A0.2 STREET SCENE

PLAN 1104 (3):
A1.1 ELEVATION A - SPANISH
A1.2 ELEVATION A - SPANISH - ENHANCED ELEVATIONS W/ OPT. PORCH
A1.3 ELEVATION B - CALIFORNIA COTTAGE
A1.4 ELEVATION B - CALIFORNIA COTTAGE - ENHANCED ELEVATIONS W/ OPT. PORCH
A1.5 ELEVATION C - MODERN PRAIRIE
A1.6 ELEVATION C - MODERN PRAIRIE - ENHANCED ELEVATIONS W/ OPT. PORCH
A1.7 MAIN FLOOR PLAN - ALL ELEVATIONS
A1.8 UPPER FLOOR PLAN - ALL ELEVATIONS



modern prairie



california cottage



spanish

PROPOSED

Woodside HOMES
Folsom, California

COVER SHEET

A0.1

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Rancho Cordova, California

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NEWLY PROPOSED PLAN UNDER PROJECT NO. PLND-0824-0107



Proposed Plan 3 - Spanish | Approved Plan 4 - California Cottage | Approved Plan 1 - Modern Prairie | Approved Plan 2 - Spanish | Proposed Plan 3 - California Cottage | Approved Plan 4 - Modern Prairie



Approved Plan 1 - California Cottage | Approved Plan 4 - Spanish | Approved Plan 2 - California Cottage | Proposed Plan 3 - Modern Prairie | Approved Plan 1 - Spanish | Approved Plan 2 - Modern Prairie

PROPOSED

Woodside HOMES
Folsom, California

STREET SCENE

A0.2

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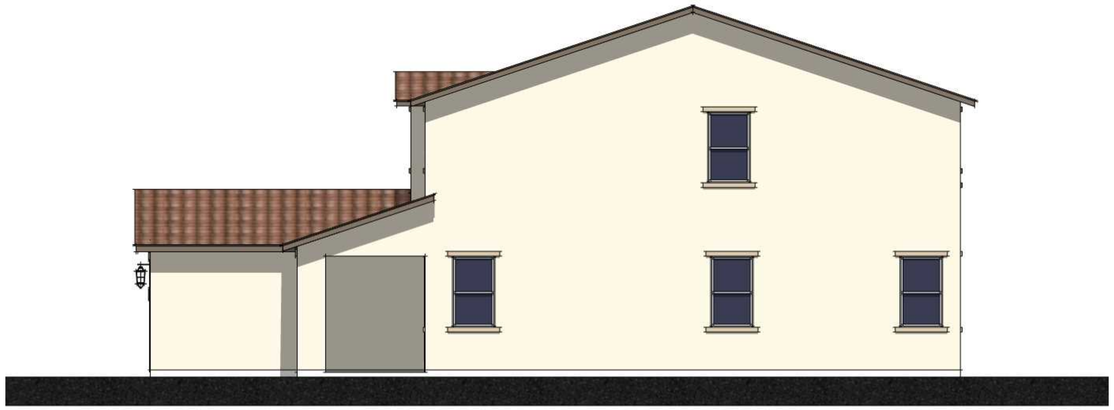
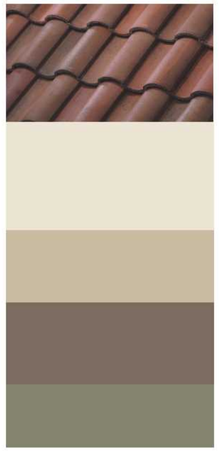


RIGHT



REAR

Arista Del Sol 40's
Elevation A
Spanish
Scheme 3



Roof Tile

Stucco

Trim

Trim Pane
Fascia | (

Entry Doc



LEFT



FRONT

PROPOSED

Woodside HOMES
Folsom, California

SPANISH
PLAN 1104 (3)
SCALE : 3/16" = 1'-0"

A1.1
CYPRESS - PALO VERDE
Rancho Cordova, California

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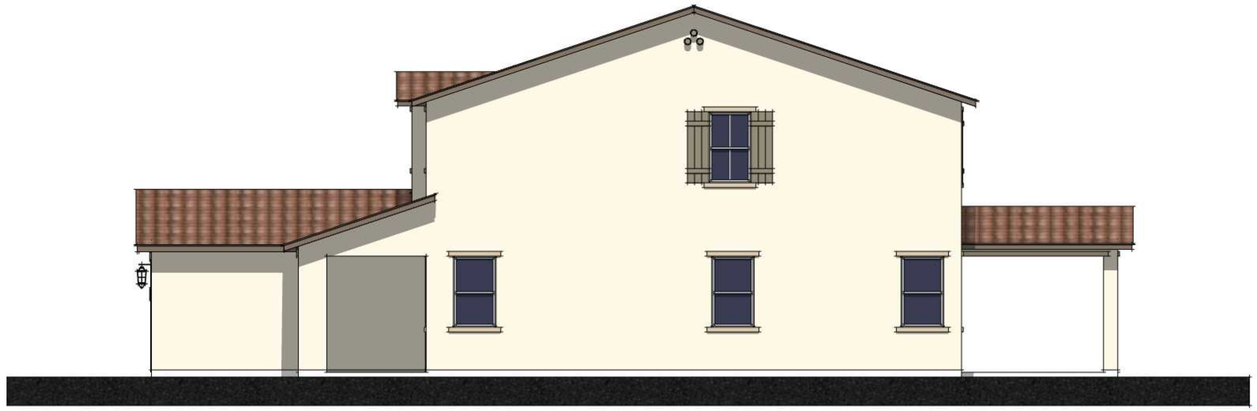
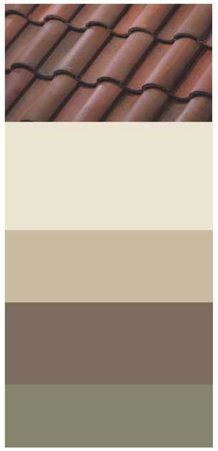


RIGHT



REAR

Arista Del Sol 40's
Elevation A
Spanish
Scheme 3



Roof Tile

Stucco

Tr

Tri
Fc

En



LEFT



FRONT

PROPOSED

Woodside HOMES
Folsom, California

SPANISH - ENHANCED ELEVATIONS W/ OPT. PORCH
PLAN 1104 (3)
SCALE : 3/16" = 1'-0"

A1.2
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Rancho Cordova, California

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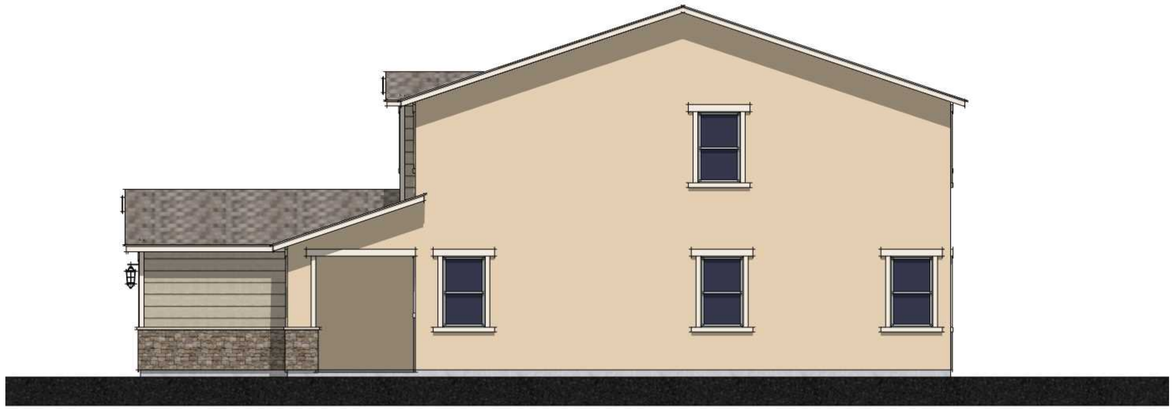
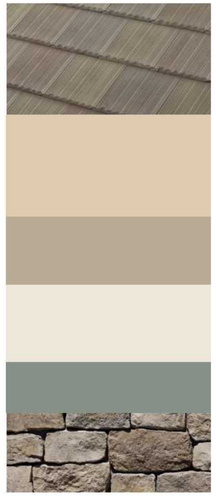


RIGHT



REAR

Arista Del Sol 40's
Elevation B
California Cottage
Scheme 6



Roof Tile

Stucco

Lap Siding

Trim | Trim Panel
Fascia | Garage Door

Entry Door

Stone



LEFT



FRONT

PROPOSED

Woodside HOMES
Folsom, California

CALIFORNIA COTTAGE
PLAN 1104 (3)
SCALE : 3/16" = 1'-0"

A1.3
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Rancho Cordova, California

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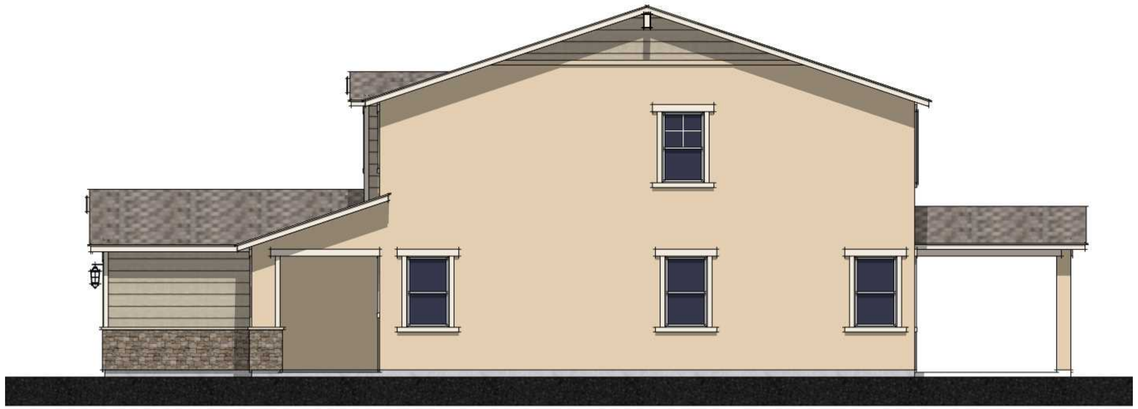
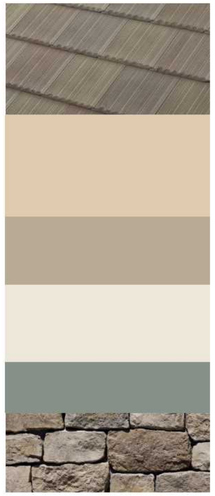


RIGHT



REAR

Arista Del Sol 40's
Elevation B
California Cottage
Scheme 6



Roof Tile

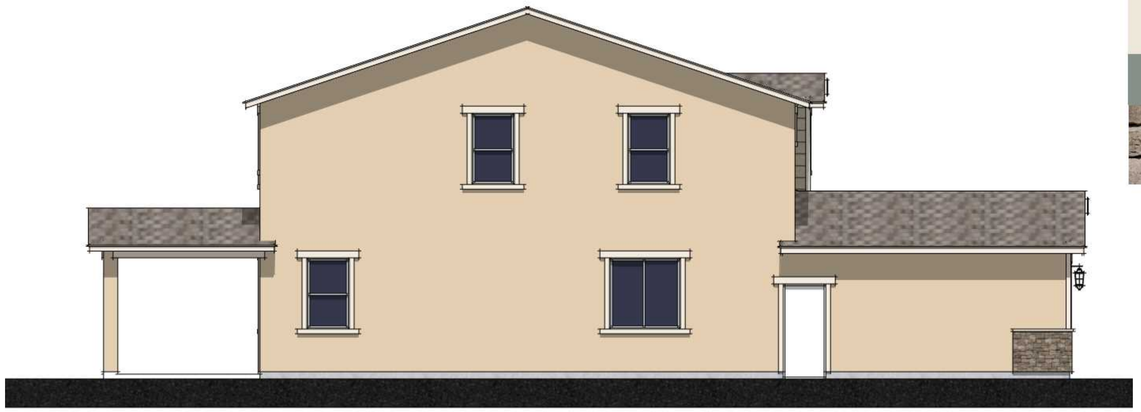
Stucco

Lap Siding

Trim | Trim Panel
Fascia | Garage Door

Entry Door

Stone



LEFT



FRONT

PROPOSED

Woodside HOMES
Folsom, California

CALIFORNIA COTTAGE - ENHANCED ELEVATIONS W/ OPT. PORCH

PLAN 1104 (3)

SCALE : 3/16" = 1'-0"

A1.4

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RIGHT

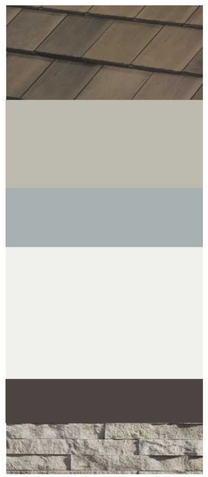


REAR



LEFT

Arista Del Sol 40's
Elevation E
Modern Prairie
Scheme 8



Roof Tile

Stucco

Lap Siding

Trim

Fascia | Garage Door

Entry Door

Stone



FRONT

PROPOSED

Woodside HOMES
Folsom, California

MODERN PRAIRIE
PLAN 1104 (3)
SCALE : 3/16" = 1'-0"

A1.5
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Rancho Cordova, California

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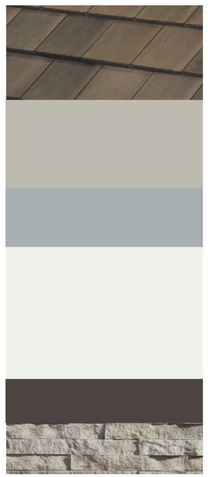
RIGHT



REAR

Arista Del Sol 40's
Elevation E
Modern Prairie
Scheme 8



Roof Tile

Stucco

Lap Siding

Trim

Fascia | Garage Door

Entry Door

Stone



LEFT



FRONT

PROPOSED

Woodside HOMES
Folsom, California

MODERN PRAIRIE - ENHANCED ELEVATIONS W/ OPT. PORCH

PLAN 1104 (3)

SCALE : 3/16" = 1'-0"

A1.6

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Rancho Cordova, California

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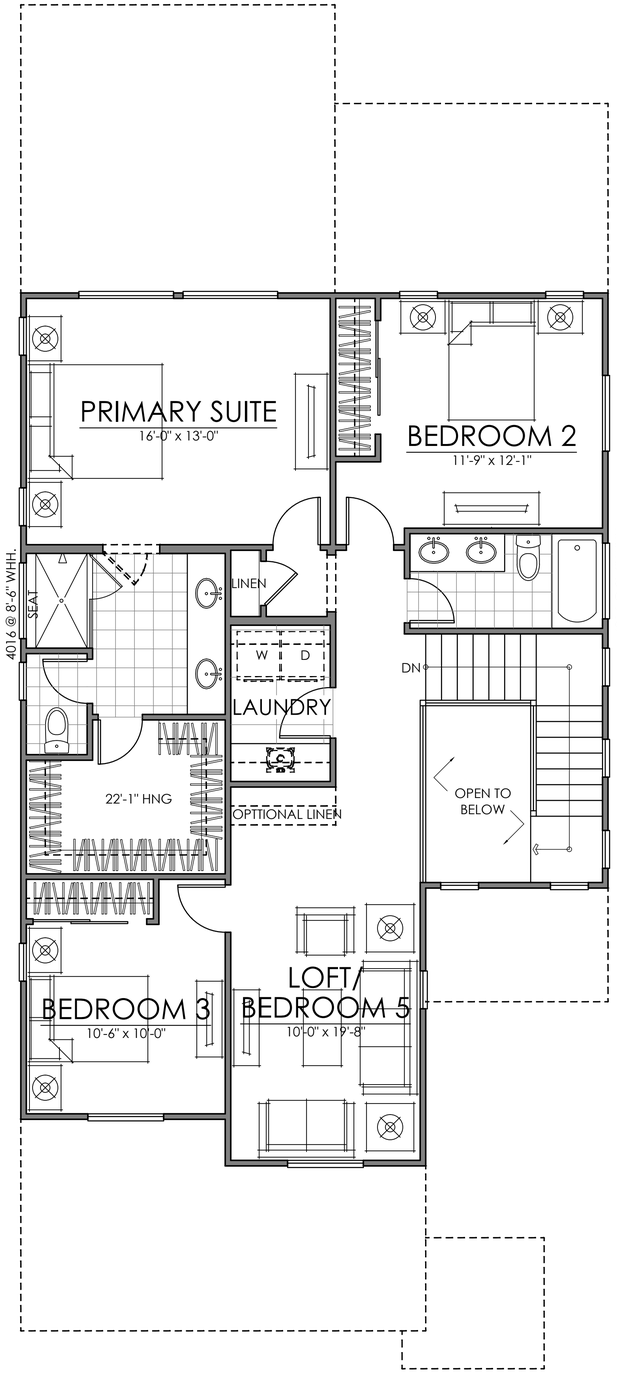
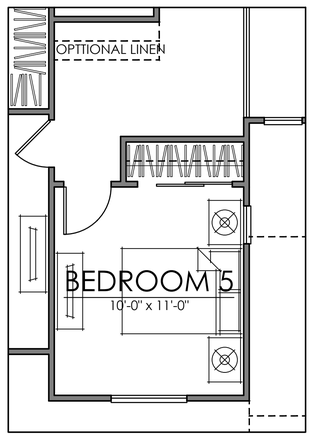
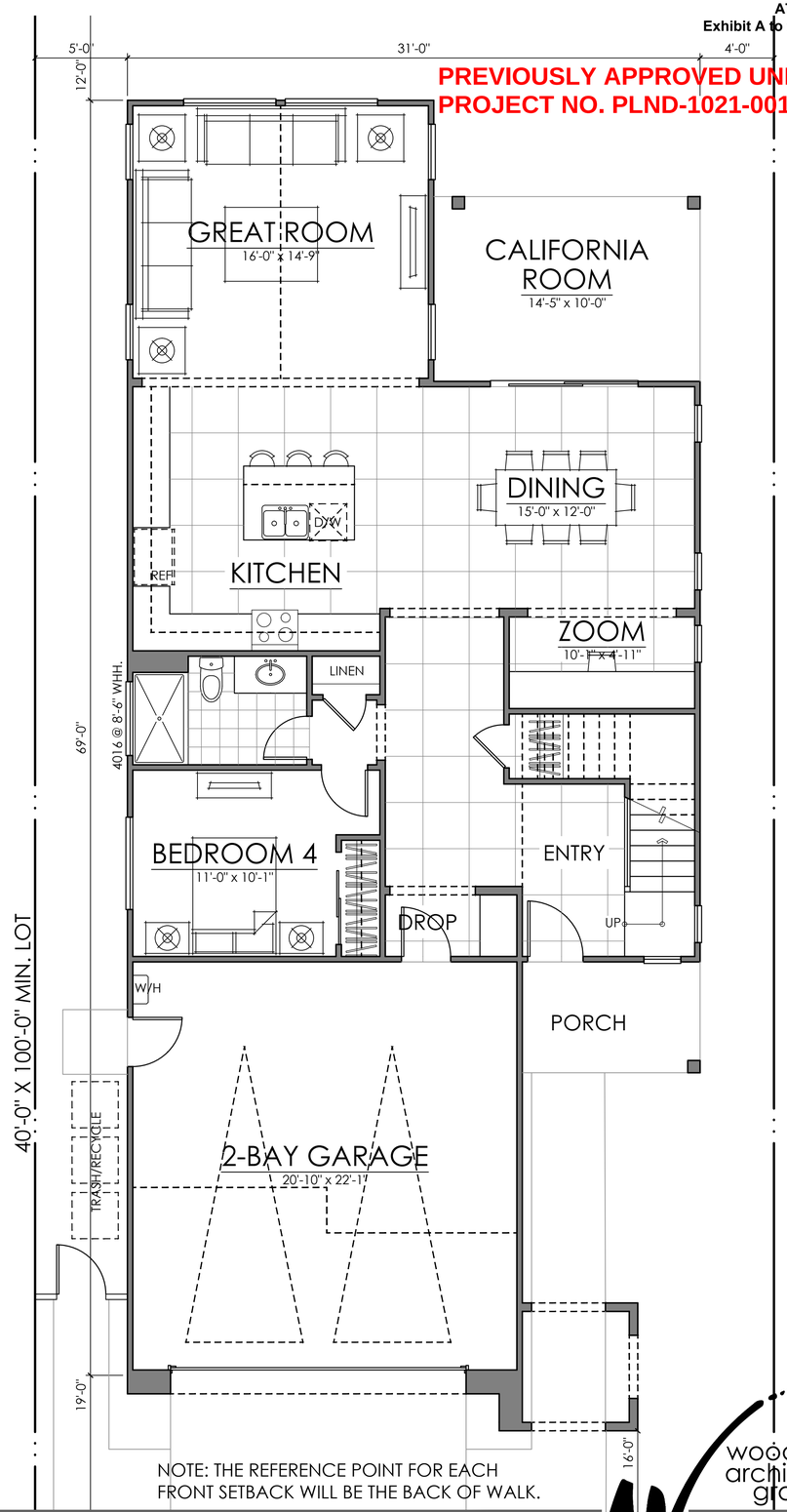




OPTIONAL BEDROOM 5

FIRST FLOOR	1226 SQ. FT.
SECOND FLOOR	1132 SQ. FT.
TOTAL LIVING	2358 SQ. FT.
TARGET	*2200 SQ. FT.*



NOTE: THE REFERENCE POINT FOR EACH FRONT SETBACK WILL BE THE BACK OF WALK.

01.14.22

PLAN FOUR | 2358 SQ. FT.

PALO VERDE | 40' | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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Woodside Homes
BETTER BY DESIGN

woodley architectural group,inc
colorado // 731 southpark dr. suite B
littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.8919

WDSCA-2101

PREVIOUSLY APPROVED UNDER PROJECT NO. PLND-1021-0011





Std "A" Entry Door

ELEVATION A - SPANISH

SCALE: 1/4" = 1'-0"



ELEVATION B - CALIFORNIA COTTAGE

SCALE: 1/4" = 1'-0"





Std "C" Entry Door

ELEVATION E~~-~~ C - MODERN PRAIRIE

SCALE: 1/4" = 1'-0"

01.14.22

PLAN FOUR | FRONT ELEVATIONS

ARISTA DEL SOL 40'S | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA WDSCA - 2101

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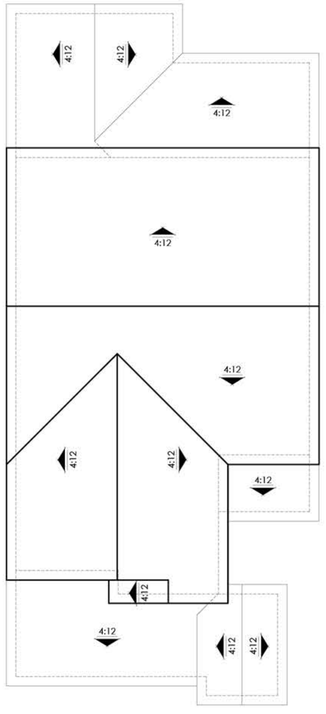
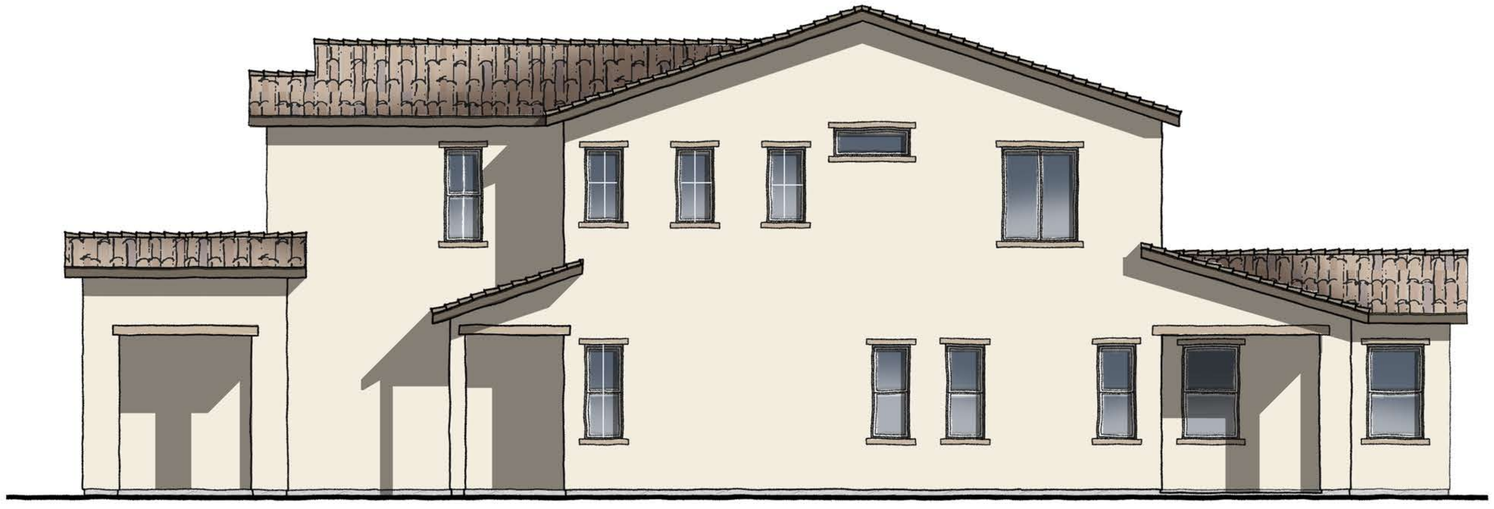


ROOF PLAN

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



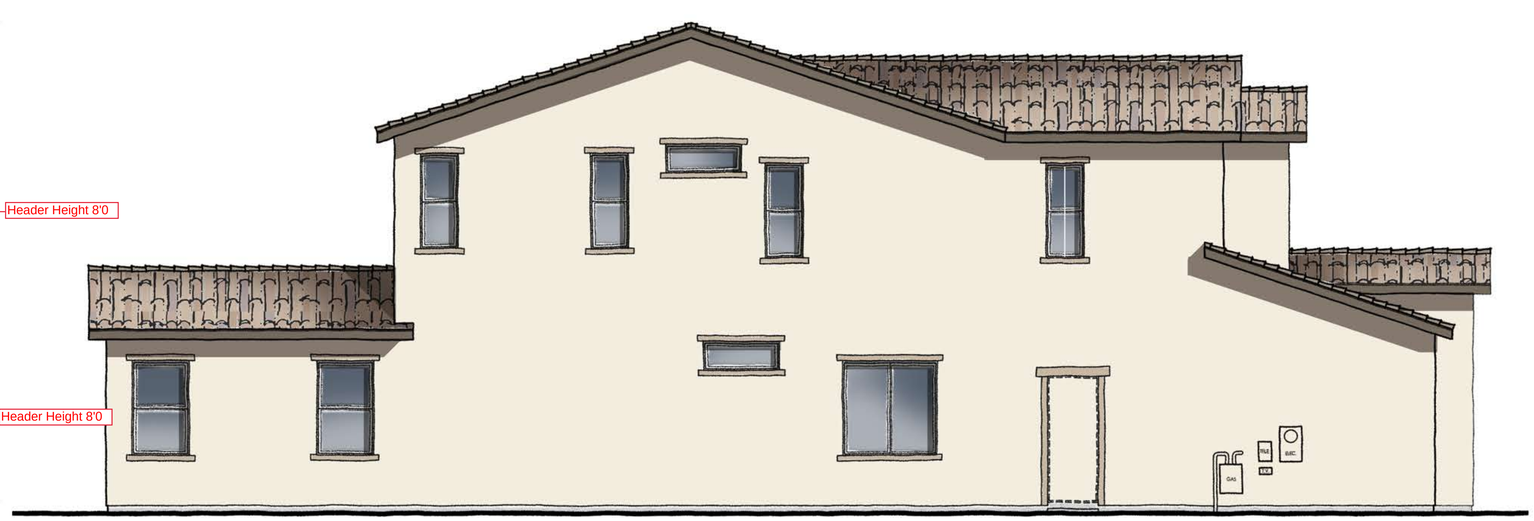
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

01.14.22

PLAN FOUR | ELEVATION A | SPANISH

PALO VERDE | 40' | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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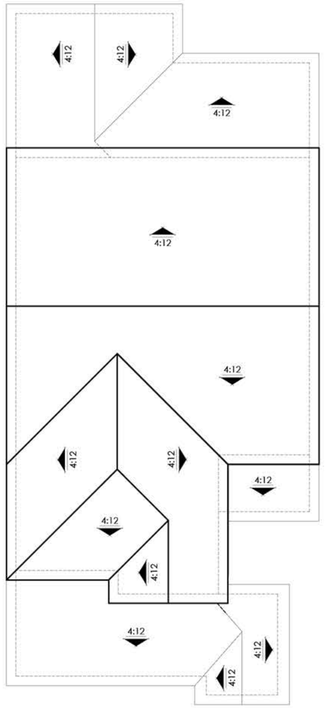
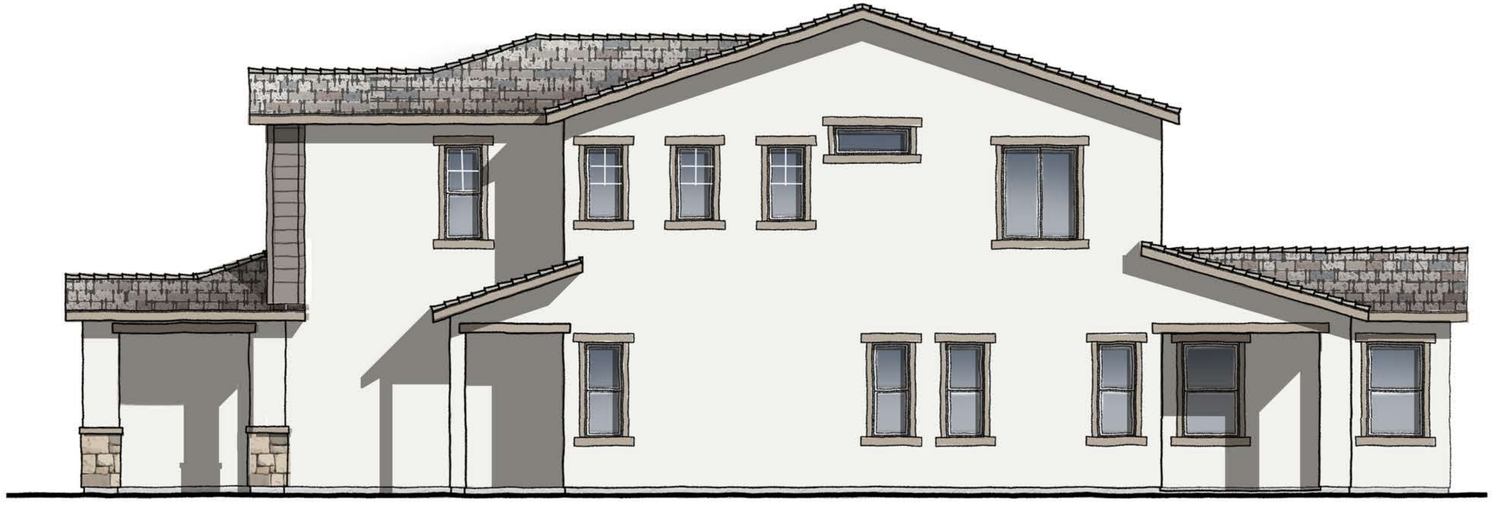


ROOF PLAN

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



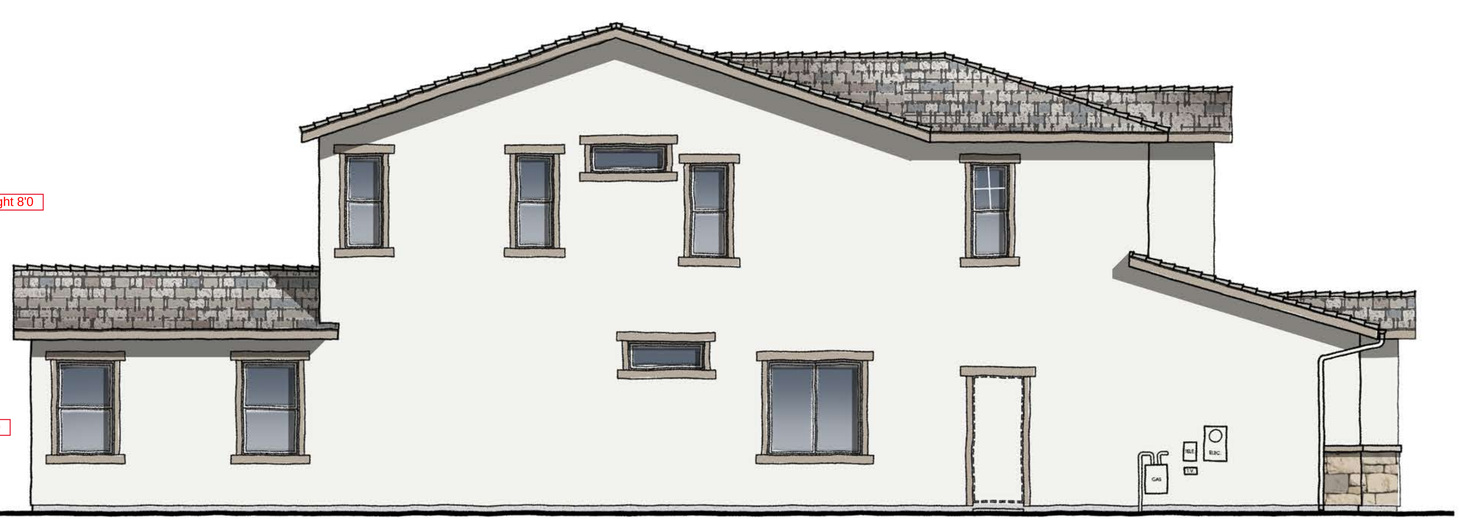
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

01.14.22

PLAN FOUR | ELEVATION B | CALIFORNIA COTTAGE

PALO VERDE | 40' | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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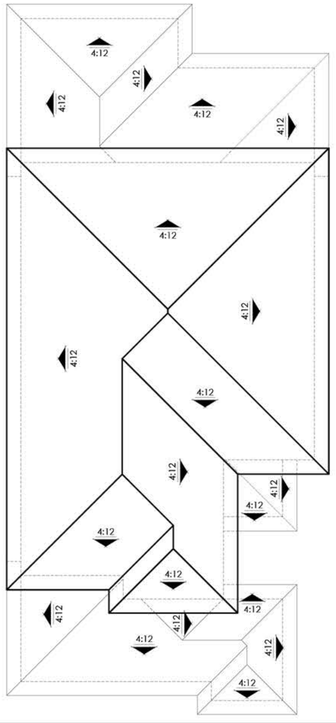


ROOF PLAN

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



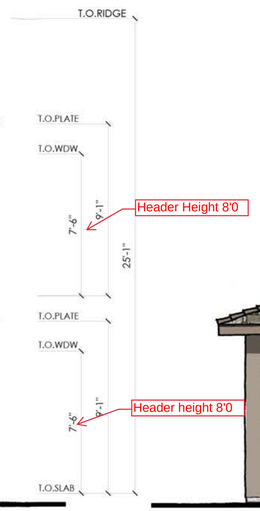
RIGHT ELEVATION

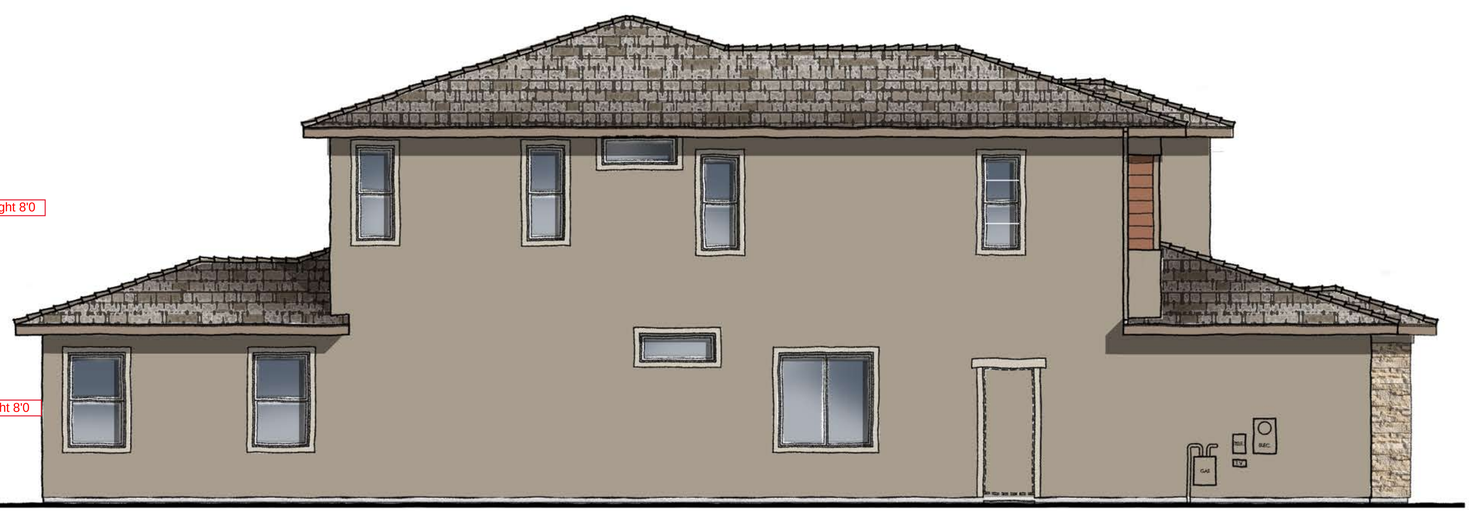
SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"





LEFT ELEVATION

SCALE: 1/4" = 1'-0"

C

PLAN FOUR | ELEVATION ~~E~~ | MODERN PRAIRIE

PALO VERDE | 40' | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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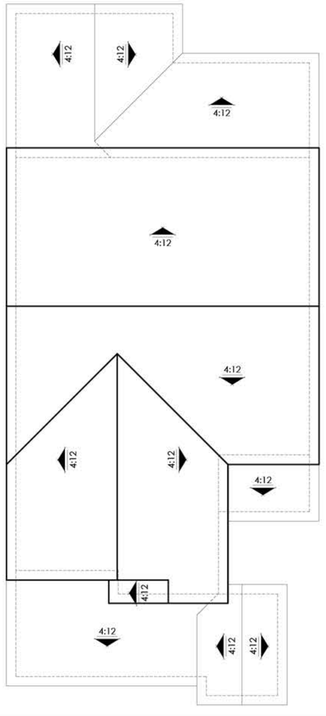
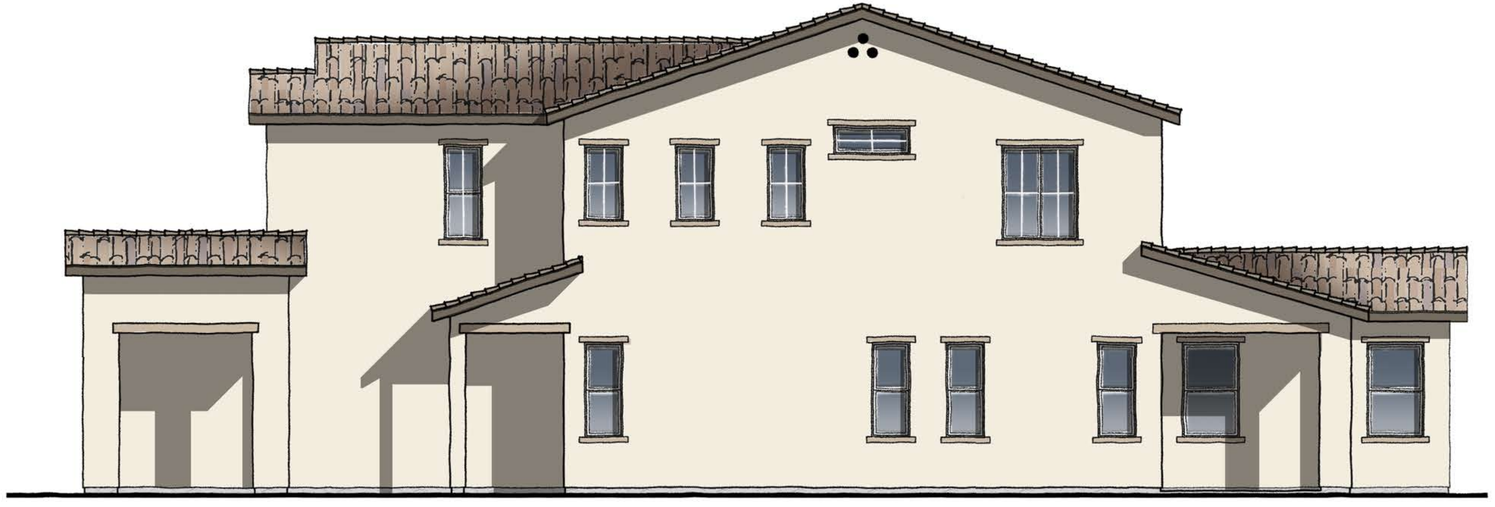


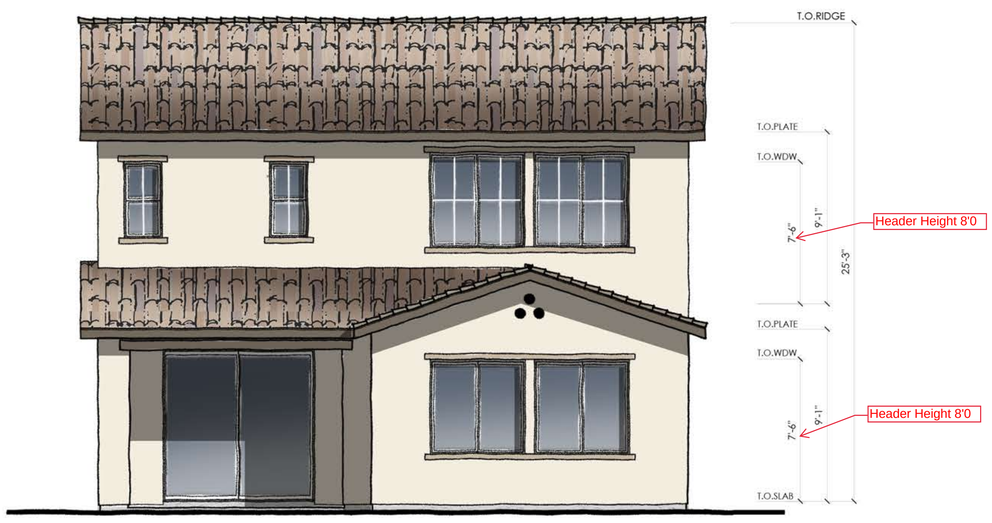
ROOF PLAN

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



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

01.14.22

PLAN FOUR | ELEVATION A ENHANCED | SPANISH

PALO VERDE | 40' | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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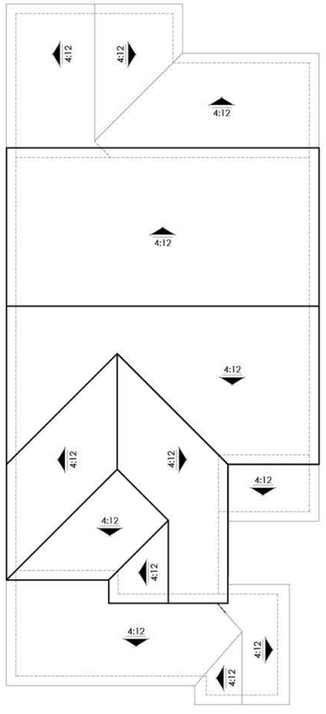
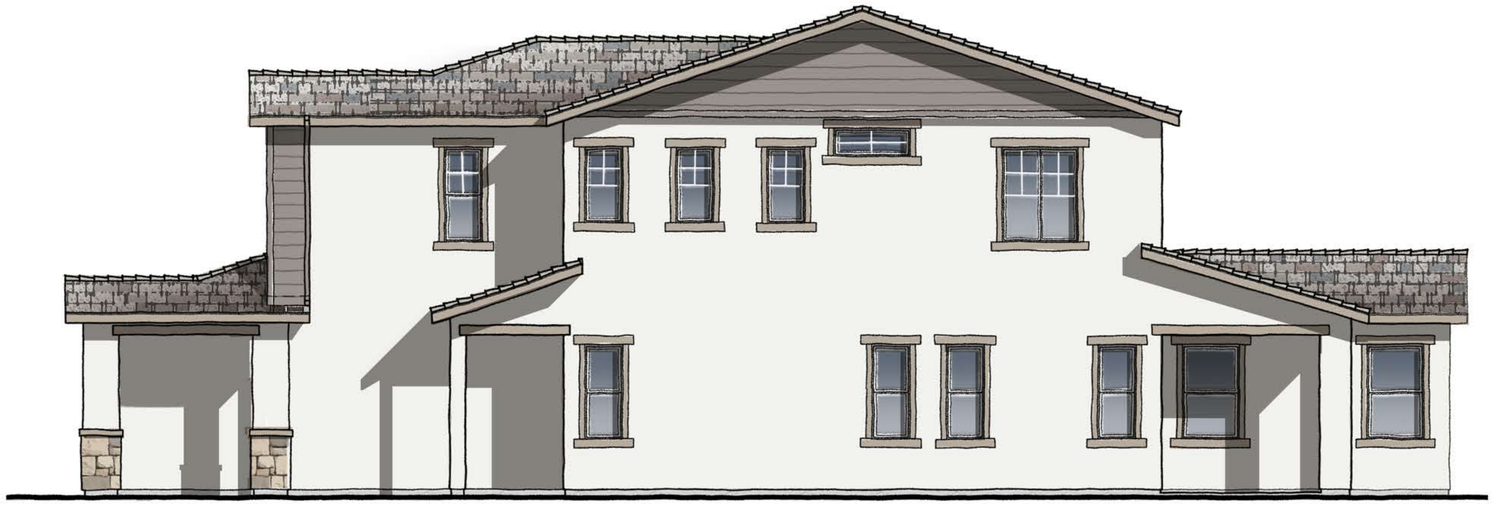


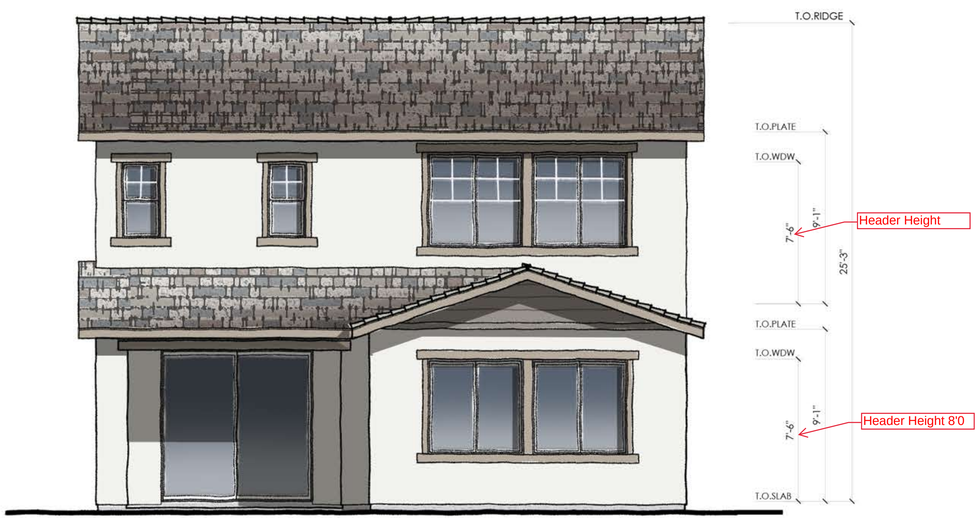
ROOF PLAN

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



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

01.14.22

PLAN FOUR | ELEVATION B ENHANCED | CALIFORNIA COTTAGE

PALO VERDE | 40' | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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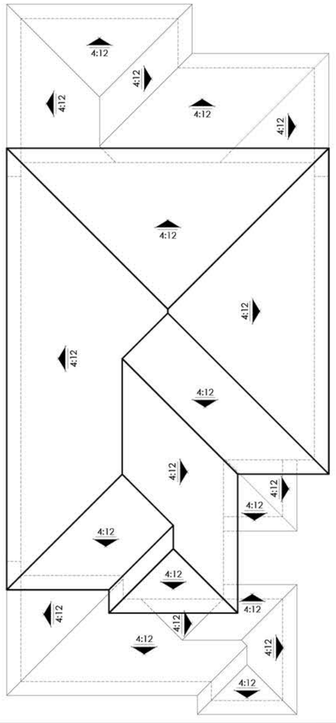

ROOF PLAN

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



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

C

PLAN FOUR | ELEVATION ~~E~~ ENHANCED | MODERN PRAIRIE

PALO VERDE | 40' | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

01.14.22

Woodside Homes
BETTER BY DESIGN

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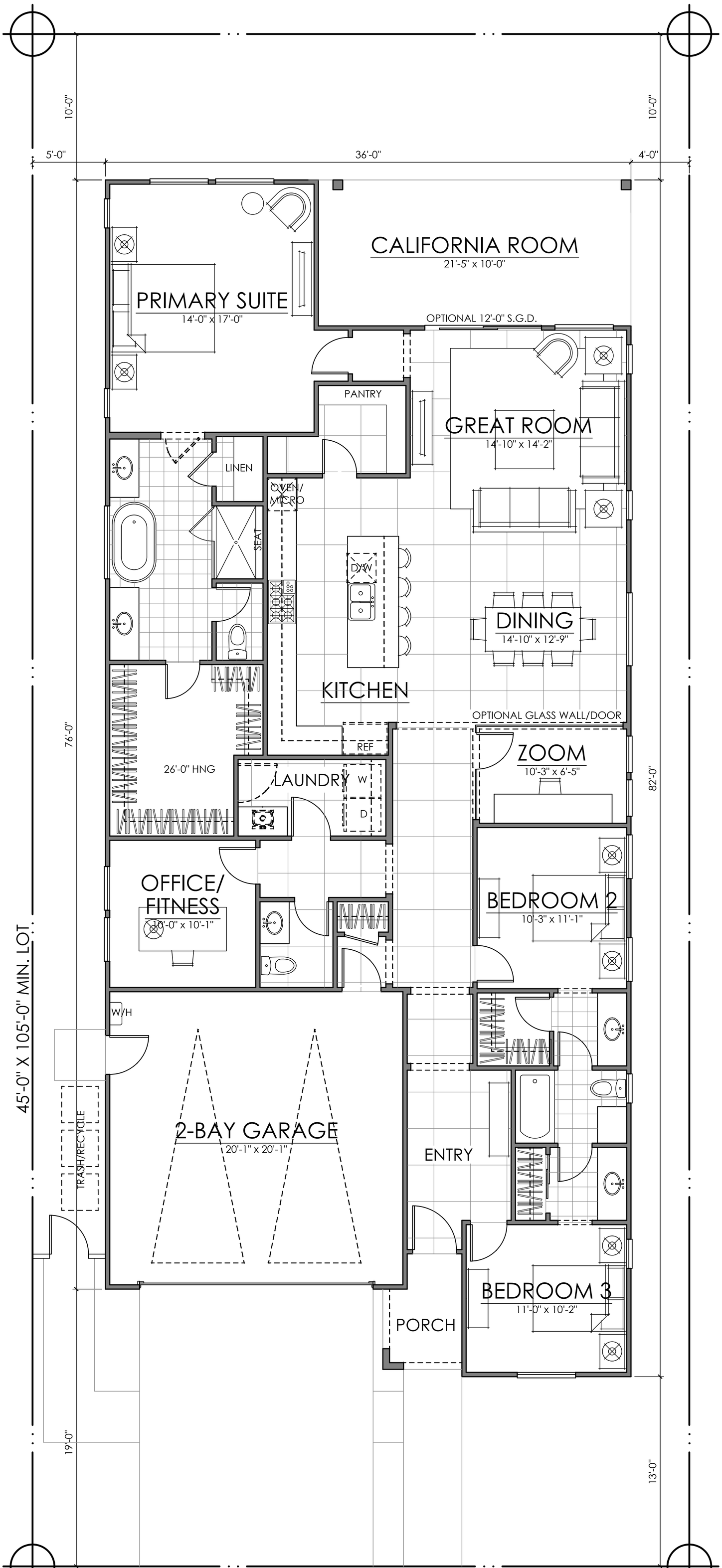

FIRST FLOOR	2166 SQ. FT.
TOTAL LIVING	2166 SQ. FT.

02.02.22

NOTE: THE REFERENCE POINT FOR EACH FRONT SETBACK WILL BE THE BACK OF WALK.

PLAN ONE | 2166 SQ. FT.

SYCAMORE | 45 B | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

WDSCA-2105

Woodside Homes
BETTER BY DESIGN

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NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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Std "A" Entry Door

ELEVATION ~~C~~ - MODERN FARMHOUSE

SCALE: 1/4" = 1'-0"

A





Std "B" Entry Door

ELEVATION ~~E~~ - MODERN PRAIRIE

SCALE: 1/4" = 1'-0"

B





Std "C" Entry Door

ELEVATION ~~F~~ - CALIFORNIA CONTEMPORARY

SCALE: 1/4" = 1'-0"

C

02.02.22

PLAN ONE | FRONT ELEVATIONS

SYCAMORE | 45 B | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA WDSCA-2105

Woodside Homes
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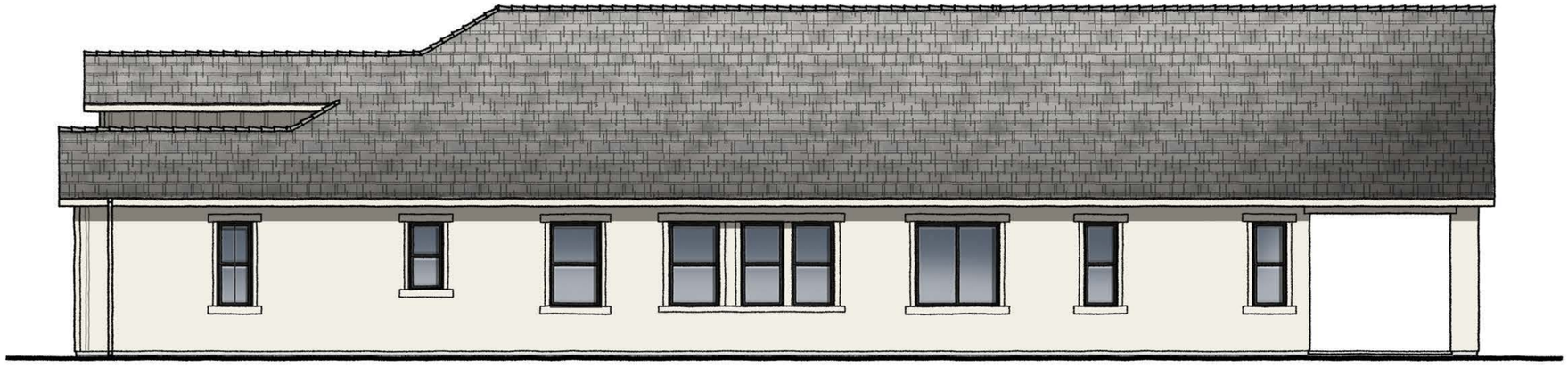

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

PLAN ONE | ELEVATION ~~C~~ A | MODERN FARMHOUSE

02.02.22

Woodside Homes
BETTER BY DESIGN

SYCAMORE | 45 B | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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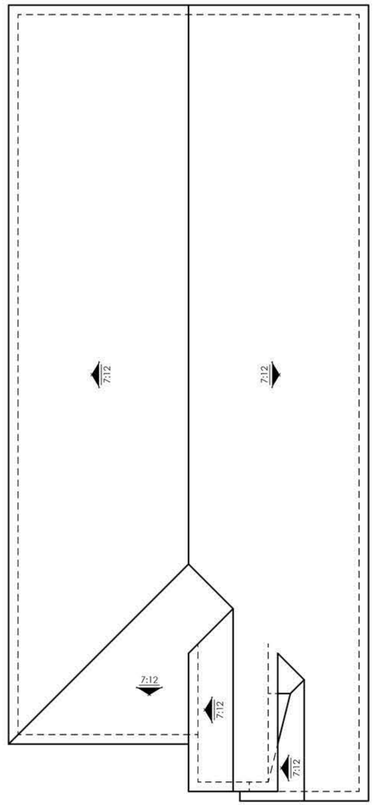

ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

PLAN ONE | ELEVATION ~~C~~ A | MODERN FARMHOUSE

02.02.22

Woodside Homes
BETTER BY DESIGN

SYCAMORE | 45 B | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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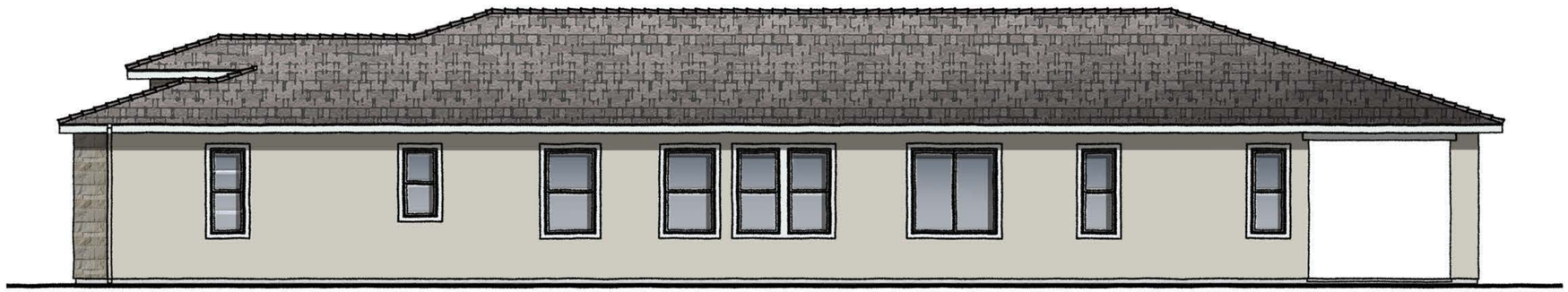
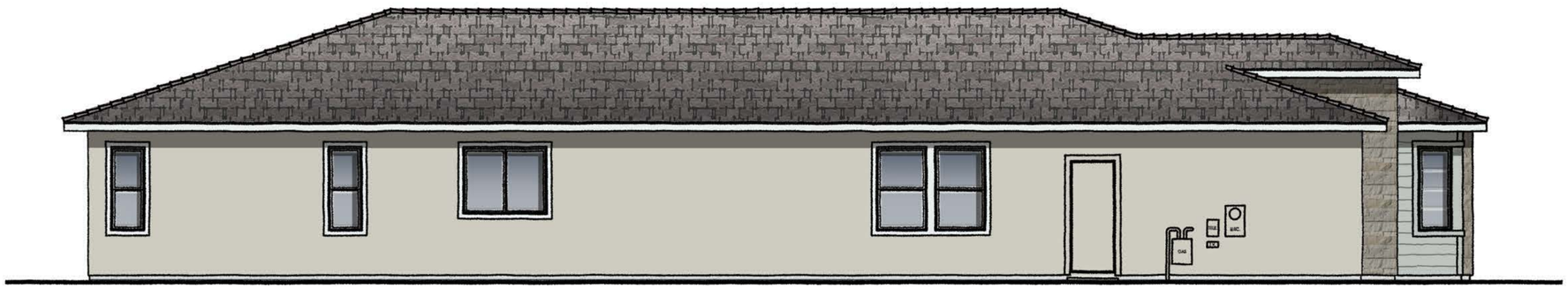


RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

PLAN ONE | ELEVATION ~~E~~ B | MODERN PRAIRIE

02.02.22

Woodside Homes
BETTER BY DESIGN

SYCAMORE | 45 B | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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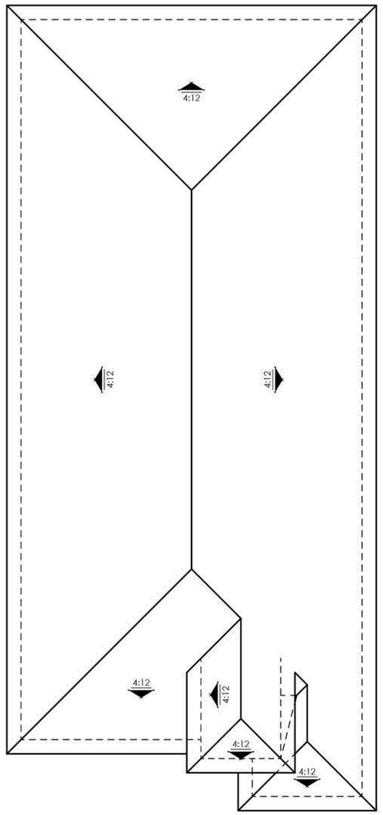
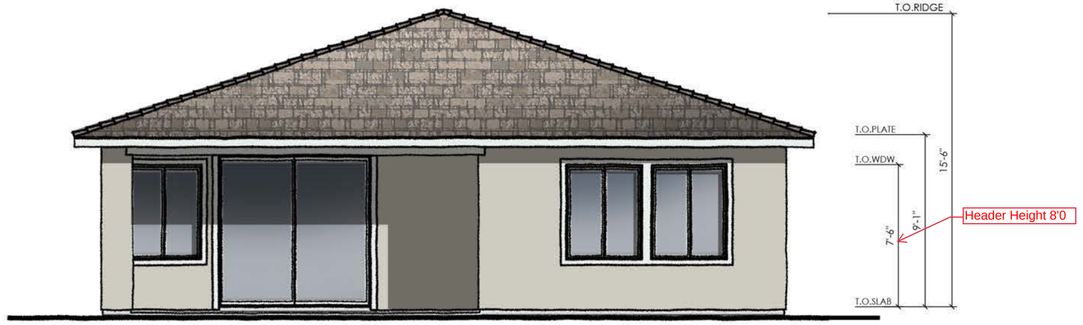


ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

B

PLAN ONE | ELEVATION ~~E~~ | MODERN PRAIRIE

02.02.22

Woodside Homes
BETTER BY DESIGN

SYCAMORE | 45 B | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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WDSCA-2105

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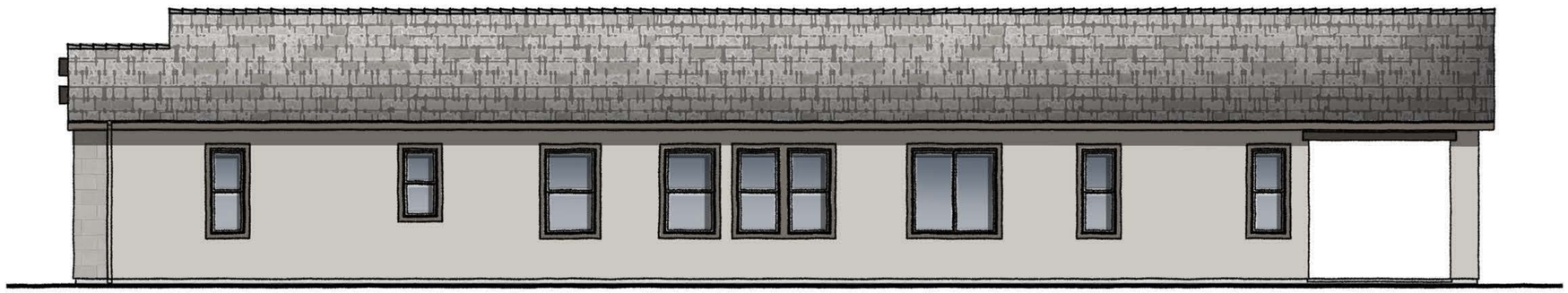
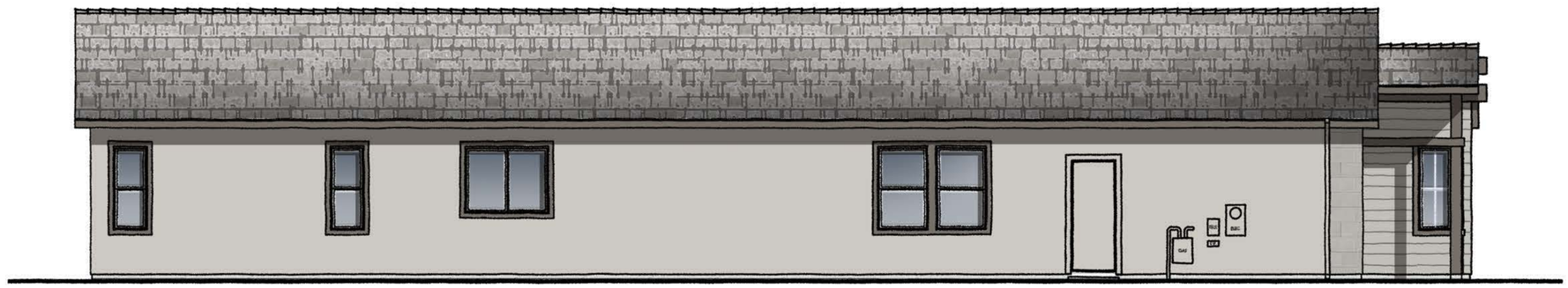


RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

PLAN ONE | ELEVATION ~~F~~ C | CALIFORNIA CONTEMPORARY

02.02.22

Woodside Homes
BETTER BY DESIGN

SYCAMORE | 45 B | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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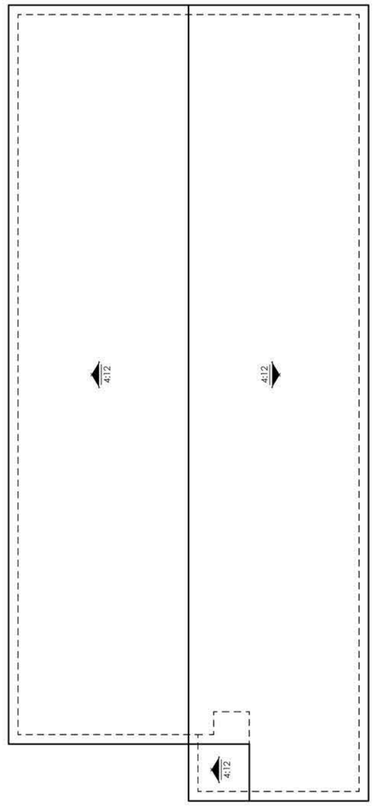
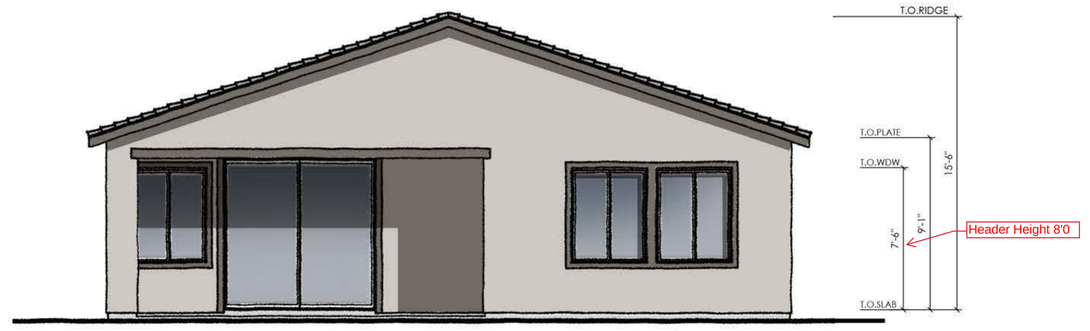


ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

PLAN ONE | ELEVATION ~~F~~ C | CALIFORNIA CONTEMPORARY

02.02.22

Woodside Homes
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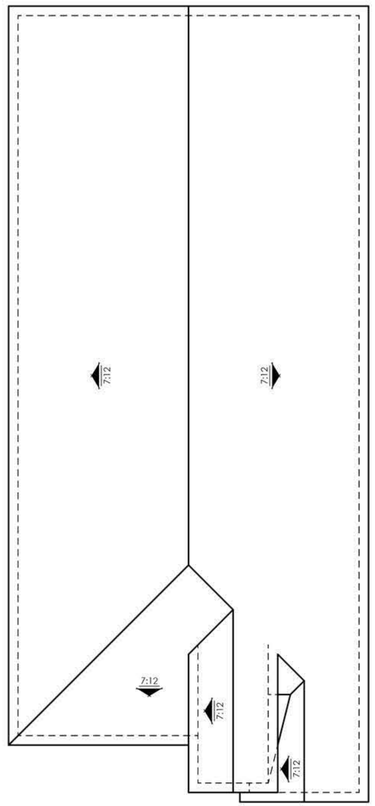
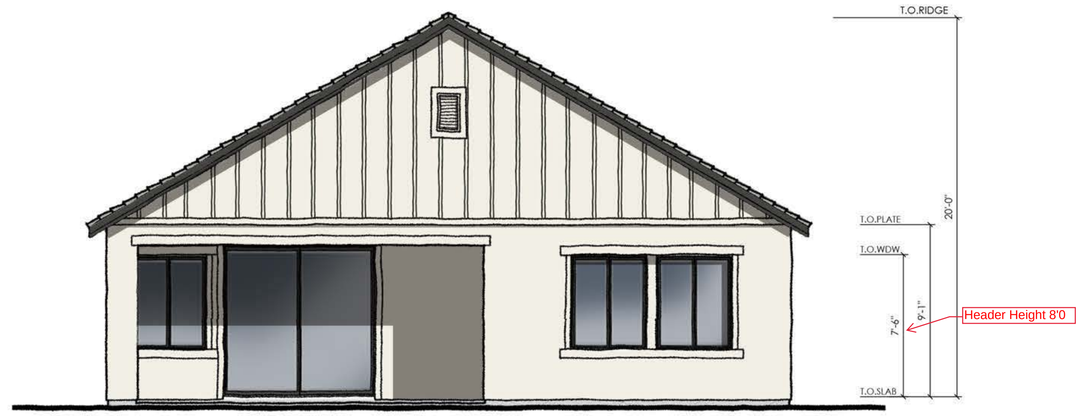


ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

PLAN ONE | ELEVATION ~~C~~ A ENHANCED | MODERN FARMHOUSE

02.02.22

Woodside Homes
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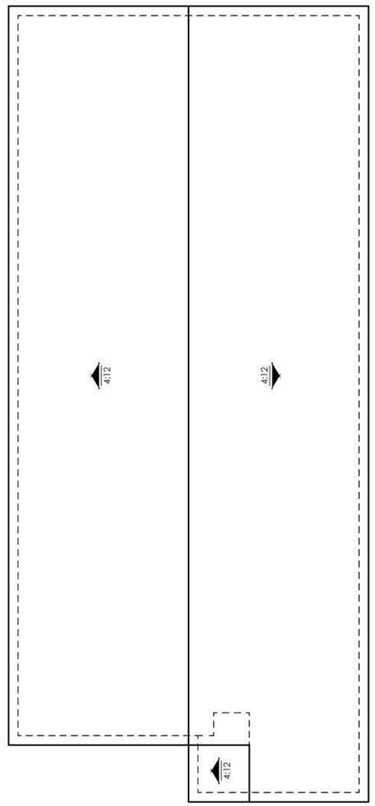
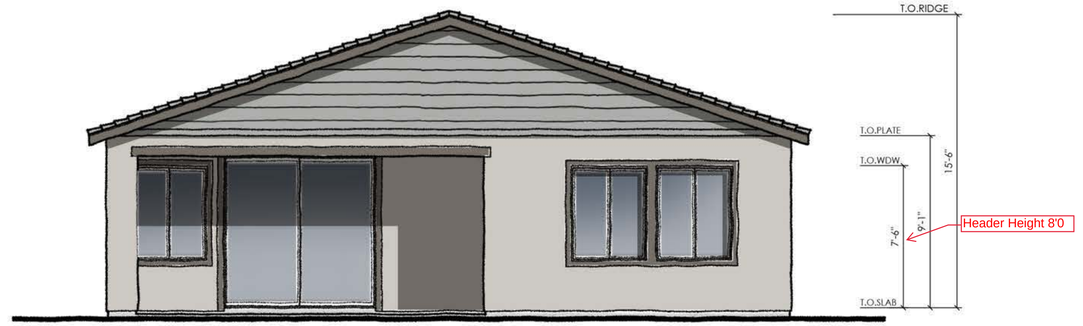


ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

PLAN ONE | ELEVATION ~~F~~ C ENHANCED | CALIFORNIA CONTEMPORARY

02.02.22

Woodside Homes
BETTER BY DESIGN

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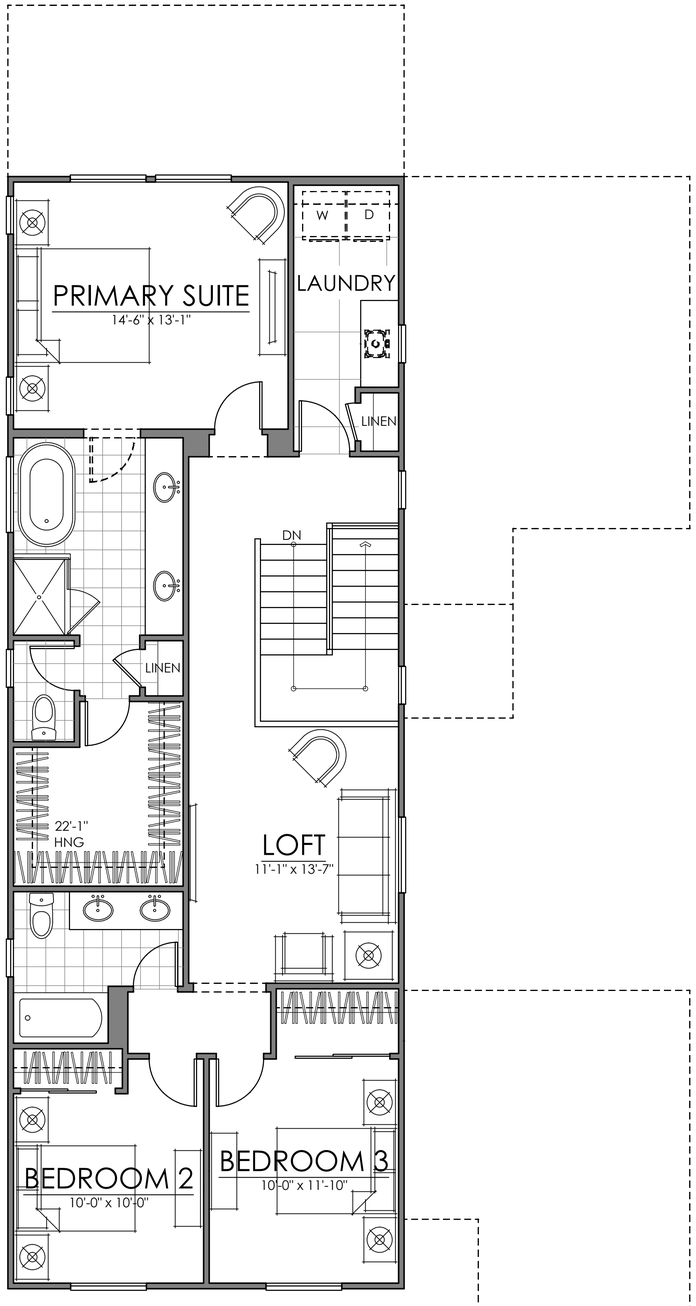

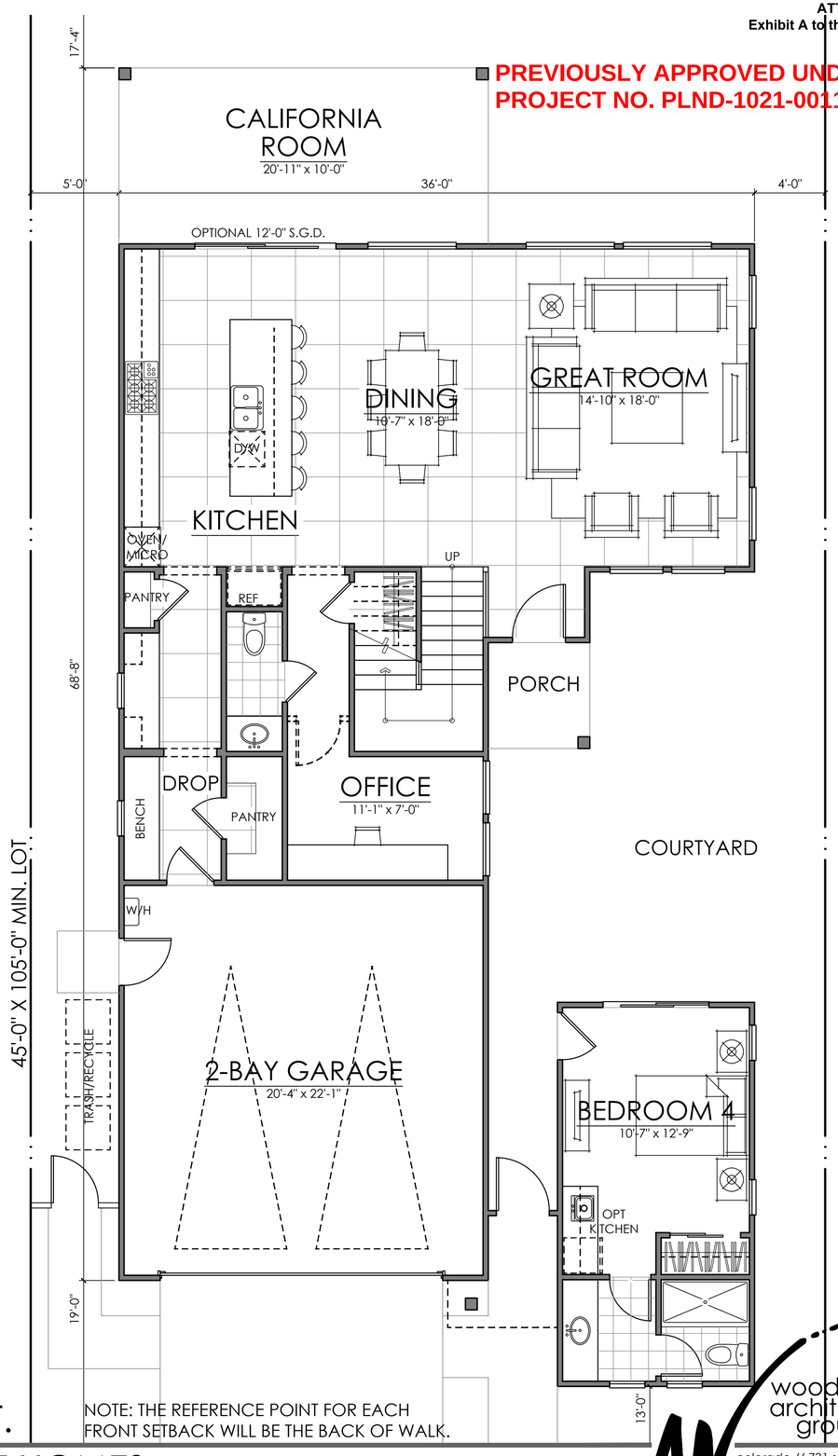

PREVIOUSLY APPROVED UNDER PROJECT NO. PLND-1021-0011

FIRST FLOOR	1306 SQ. FT.
SECOND FLOOR	1154 SQ. FT.
TOTAL LIVING	2460 SQ. FT.

NOTE: THE REFERENCE POINT FOR EACH FRONT SETBACK WILL BE THE BACK OF WALK.

PLAN TWO | 2460 SQ. FT.

02.02.22

Woodside Homes
BETTER BY DESIGN

SYCAMORE | 45 B | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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PREVIOUSLY APPROVED UNDER PROJECT NO. PLND-1021-0011



Std "A" Entry Door

ELEVATION ~~C~~ - MODERN FARMHOUSE

A

SCALE: 1/4" = 1'-0"



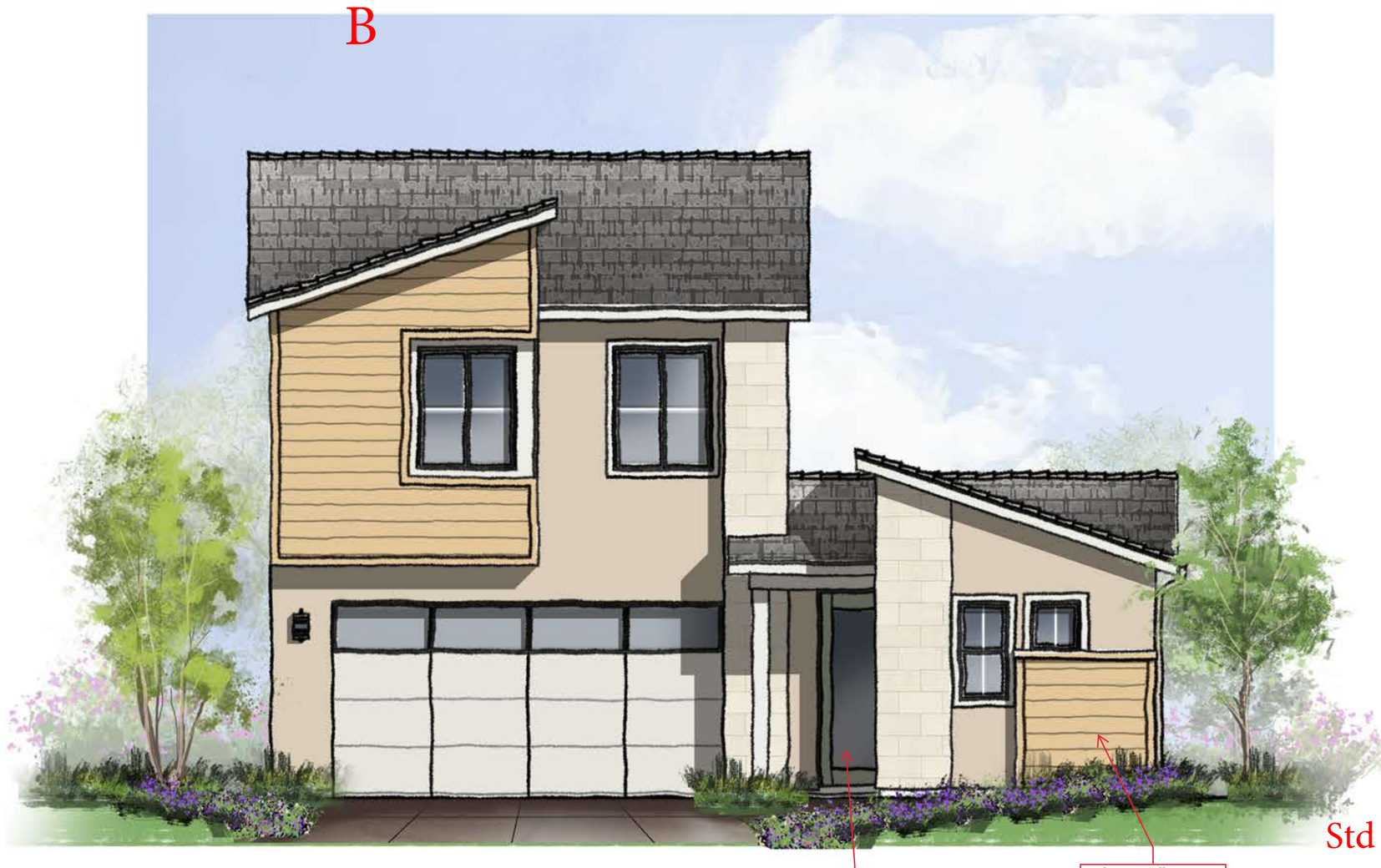


Std "B" Entry Door

ELEVATION ~~E~~ - MODERN PRAIRIE

B

SCALE: 1/4" = 1'-0"





Std "C" Entry Door

ELEVATION ~~F~~ - CALIFORNIA CONTEMPORARY

C

SCALE: 1/4" = 1'-0"

02.02.22

PLAN TWO | FRONT ELEVATIONS

SYCAMORE | 45 B | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA WDSCA-2105

Woodside Homes
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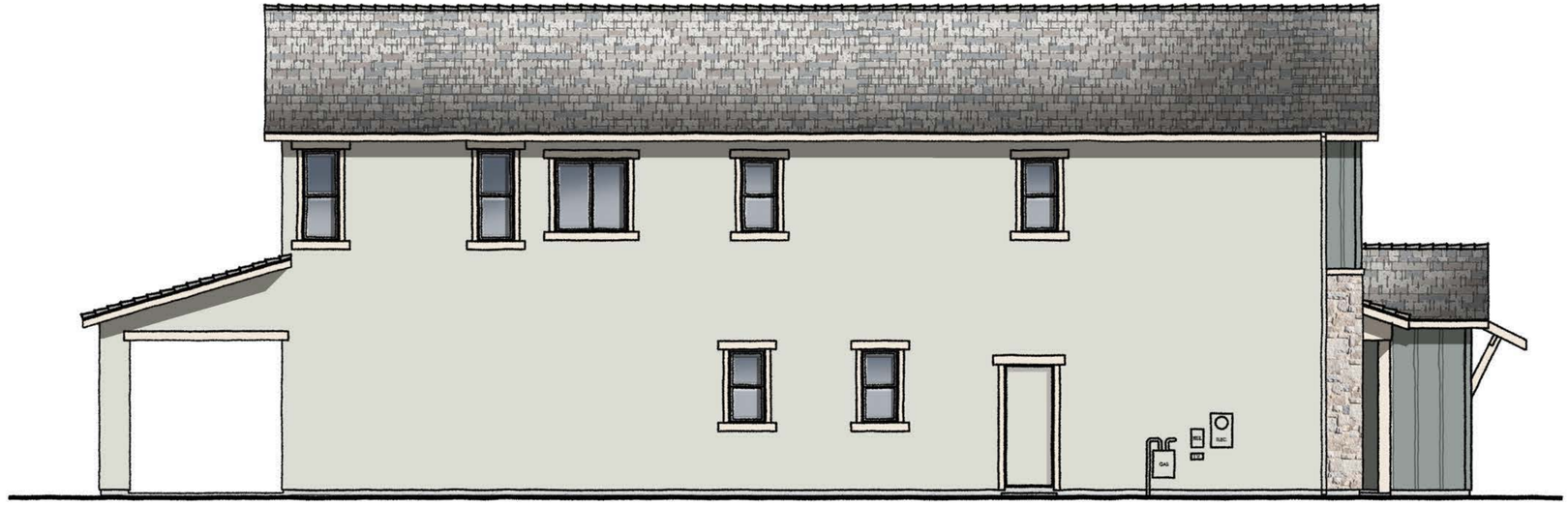
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

PLAN TWO | ELEVATION ~~C~~ A | MODERN FARMHOUSE

02.02.22

Woodside Homes
BETTER BY DESIGN

SYCAMORE | 45 B | WOODSIDE HOMES

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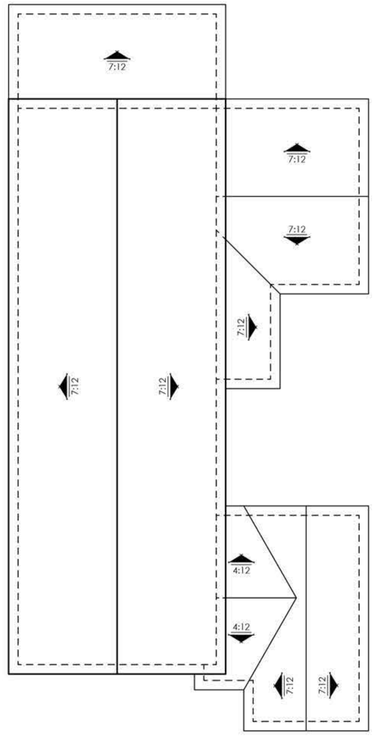

ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

A

PLAN TWO | ELEVATION ~~C~~ | MODERN FARMHOUSE

02.02.22

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BETTER BY DESIGN

SYCAMORE | 45 B | WOODSIDE HOMES

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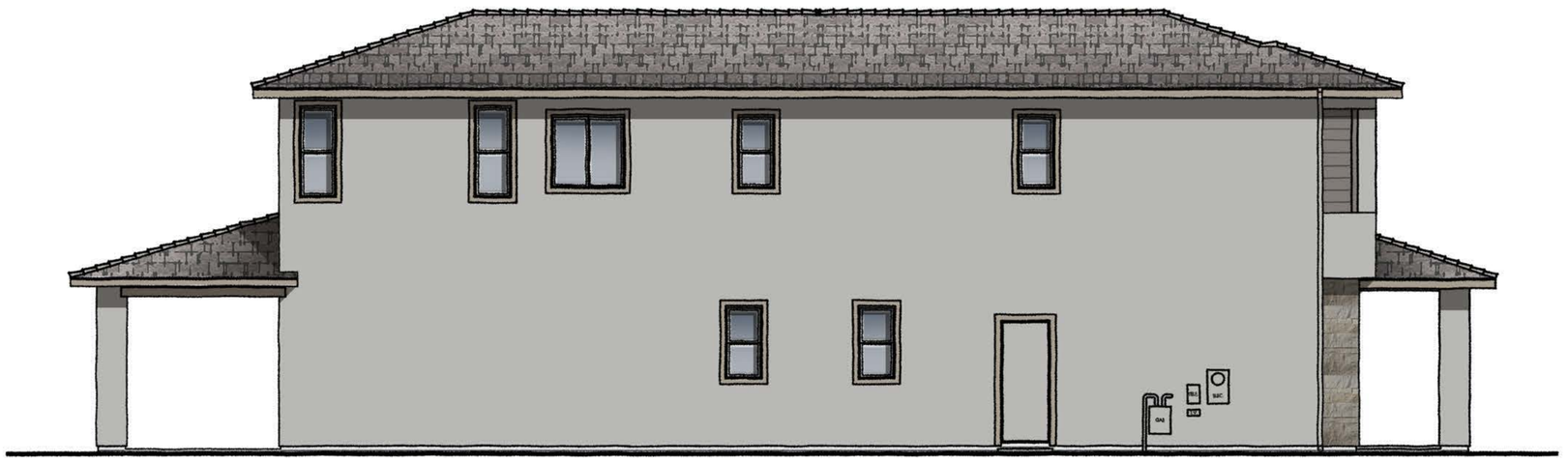
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

PLAN TWO | ELEVATION ~~E~~ B | MODERN PRAIRIE

02.02.22

Woodside Homes
BETTER BY DESIGN

SYCAMORE | 45 B | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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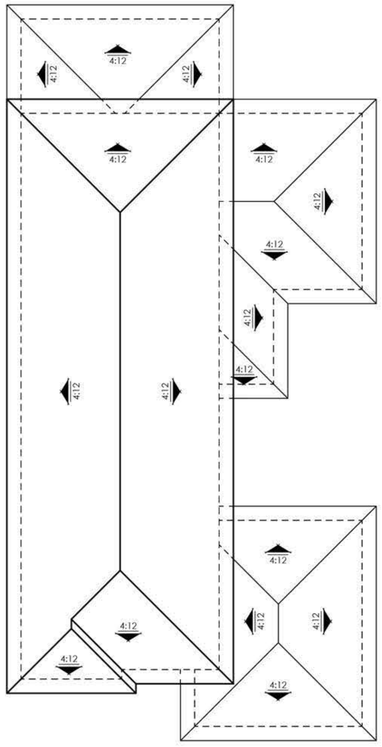

ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

PLAN TWO | ELEVATION ~~E~~ B | MODERN PRAIRIE

02.02.22

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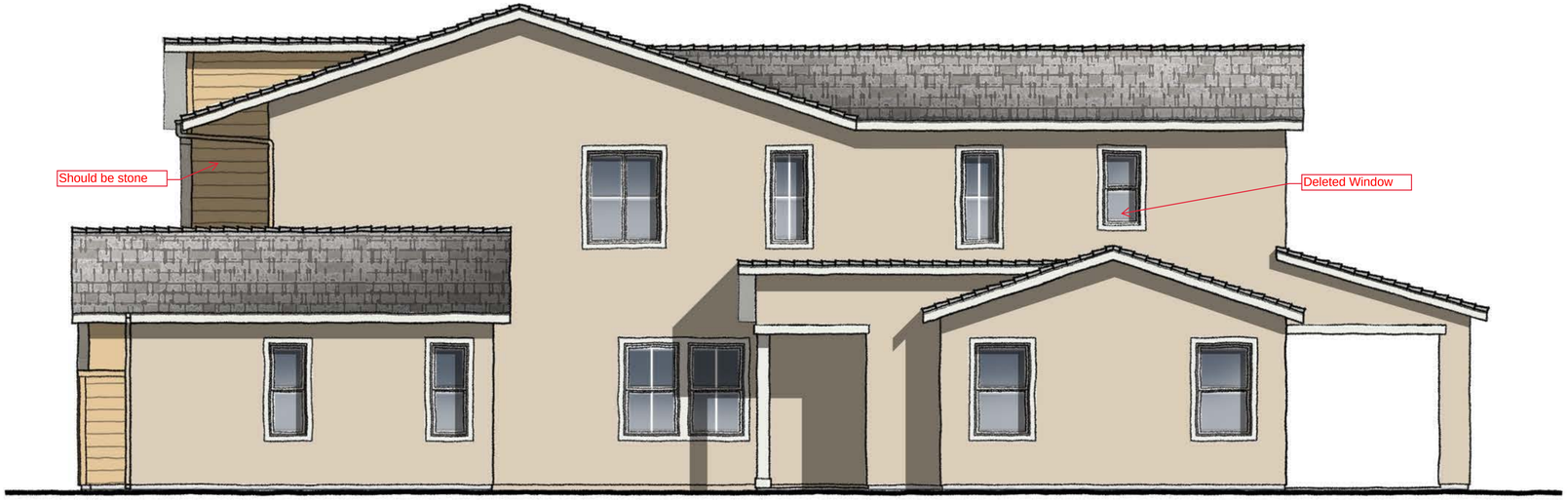
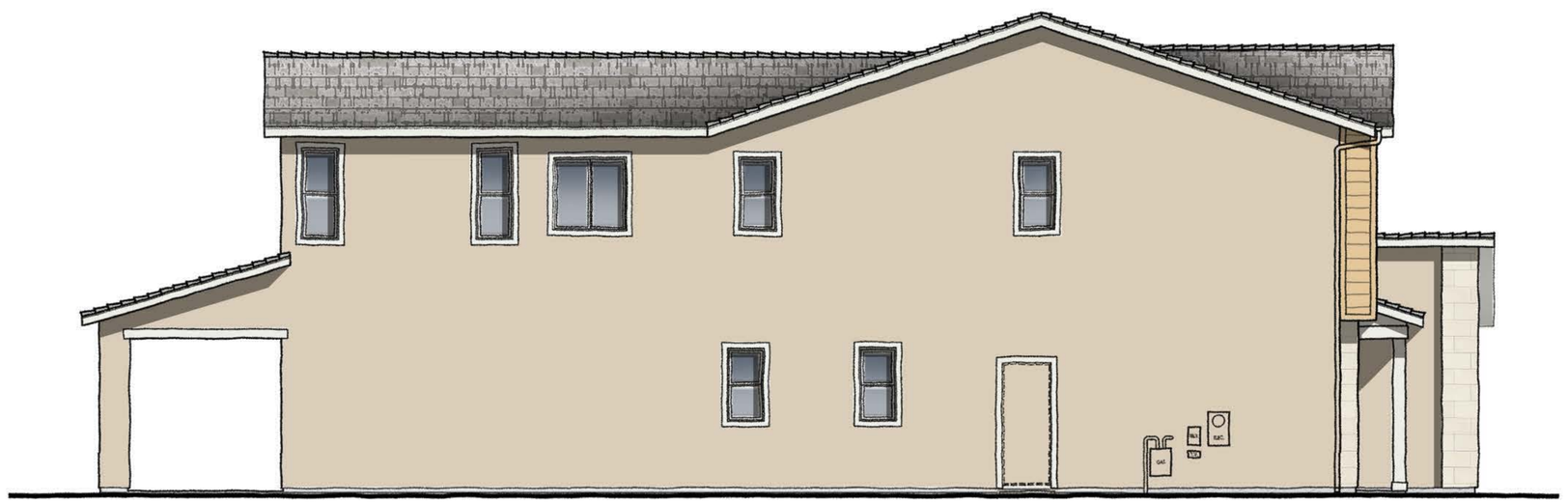


RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

PLAN TWO | ELEVATION ~~F~~ C | CALIFORNIA CONTEMPORARY

02.02.22

Woodside Homes
BETTER BY DESIGN

SYCAMORE | 45 B | WOODSIDE HOMES

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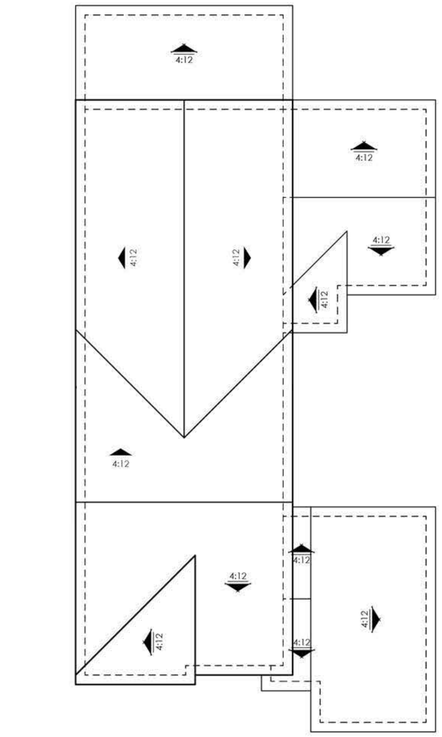
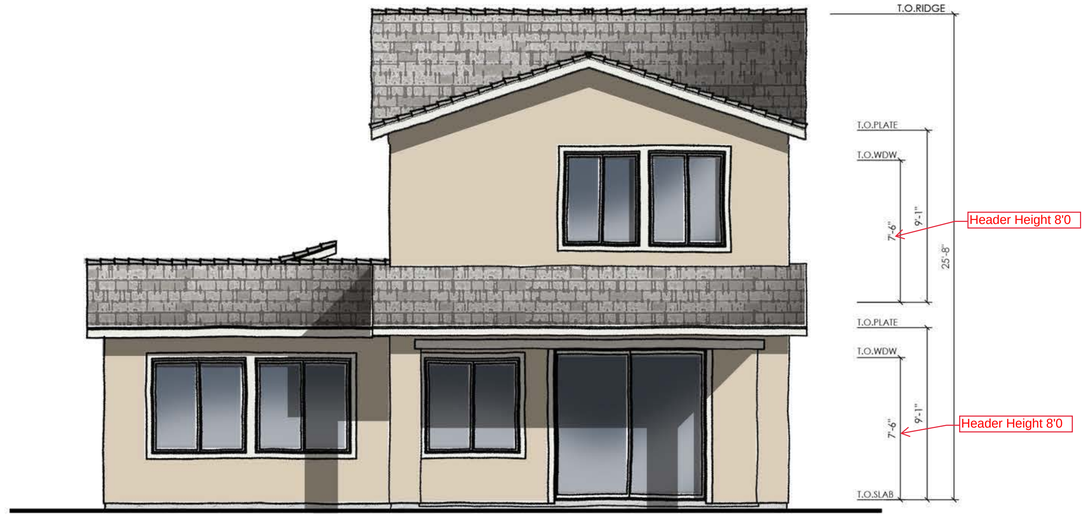


ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

PLAN TWO | ELEVATION ~~F~~ C | CALIFORNIA CONTEMPORARY

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RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

A

PLAN TWO | ELEVATION ~~C~~ ENHANCED | MODERN FARMHOUSE

02.02.22

Woodside Homes
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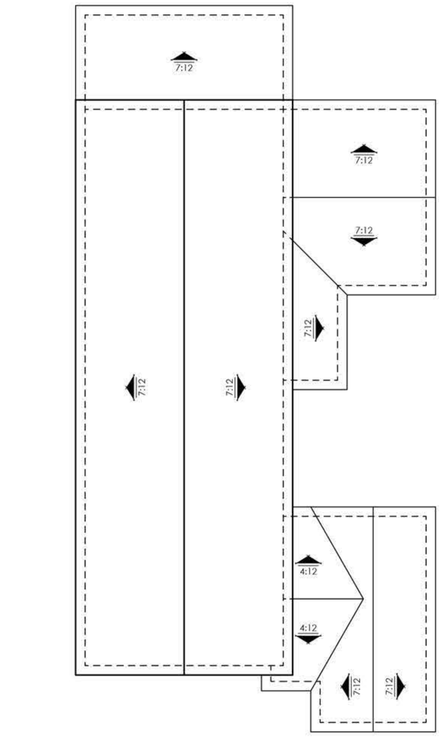

ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

PLAN TWO | ELEVATION ~~C~~ A ENHANCED | MODERN FARMHOUSE

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RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

PLAN TWO | ELEVATION ~~E~~ B ENHANCED | MODERN PRAIRIE

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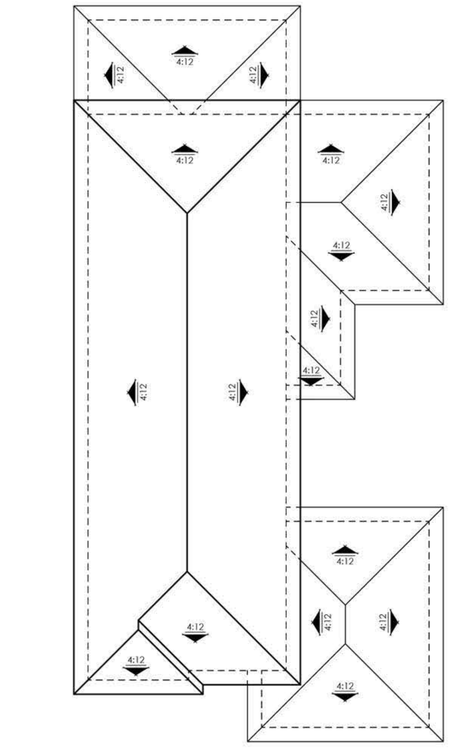

ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

PLAN TWO | ELEVATION ~~E~~ B ENHANCED | MODERN PRAIRIE

02.02.22

Woodside Homes
BETTER BY DESIGN

SYCAMORE | 45 B | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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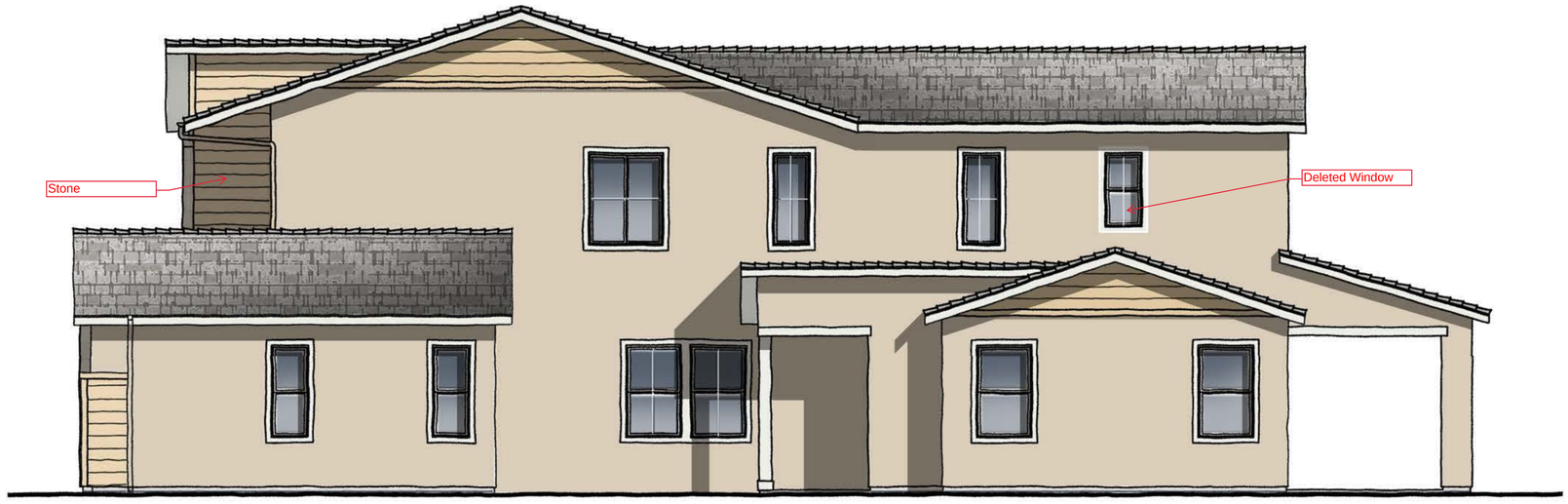

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

PLAN TWO | ELEVATION ~~F~~ C ENHANCED | CALIFORNIA CONTEMPORARY

02.02.22

Woodside Homes
BETTER BY DESIGN

SYCAMORE | 45 B | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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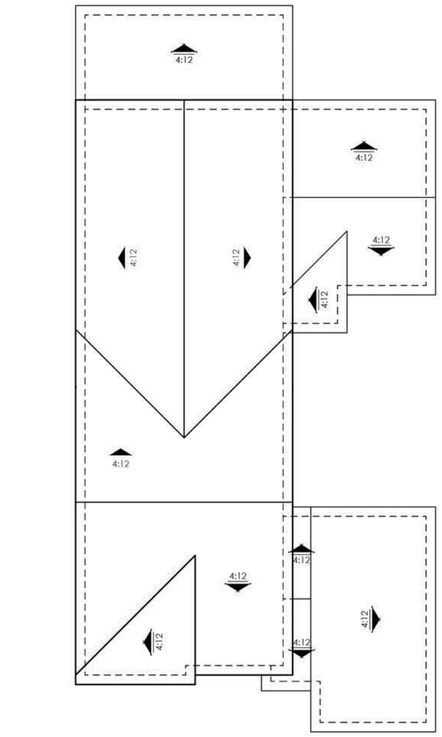

ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

C

PLAN TWO | ELEVATION ~~F~~ ENHANCED | CALIFORNIA CONTEMPORARY

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Woodside Homes
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RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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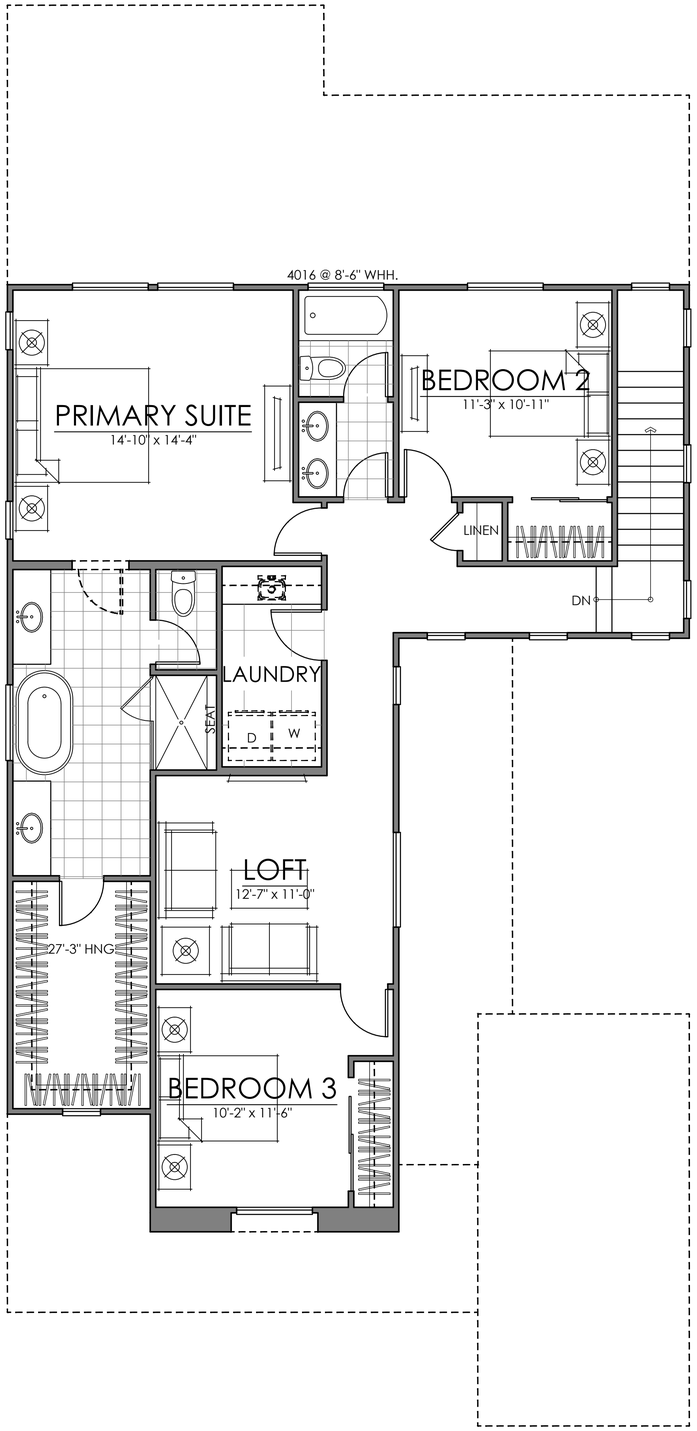

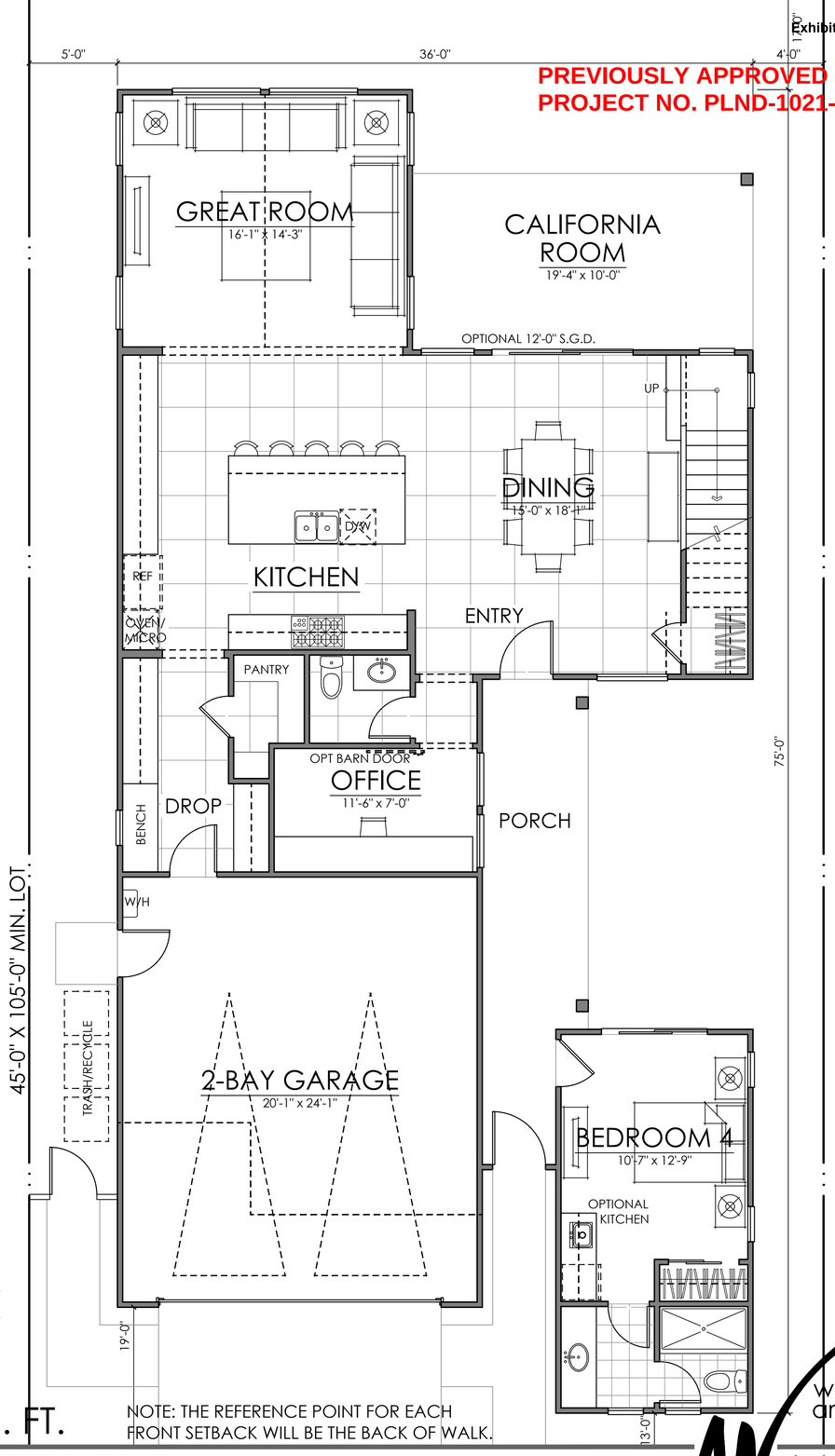

FIRST FLOOR	1393 SQ. FT.
SECOND FLOOR	1185 SQ. FT.
TOTAL LIVING	2578 SQ. FT.

PLAN THREE | 2578 SQ. FT.

NOTE: THE REFERENCE POINT FOR EACH FRONT SETBACK WILL BE THE BACK OF WALK.

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Woodside Homes
BETTER BY DESIGN

SYCAMORE | 45 B | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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Std "A" Entry Door

ELEVATION ~~C~~ - MODERN FARMHOUSE
A

SCALE: 1/4" = 1'-0"





Std "B" Entry Door

ELEVATION ~~E~~ - MODERN PRAIRIE
B

SCALE: 1/4" = 1'-0"





Std "C" Entry Door

ELEVATION ~~F~~ - CALIFORNIA CONTEMPORARY
C

SCALE: 1/4" = 1'-0"

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PLAN THREE | FRONT ELEVATIONS

SYCAMORE | 45 B | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA WDSCA-2105

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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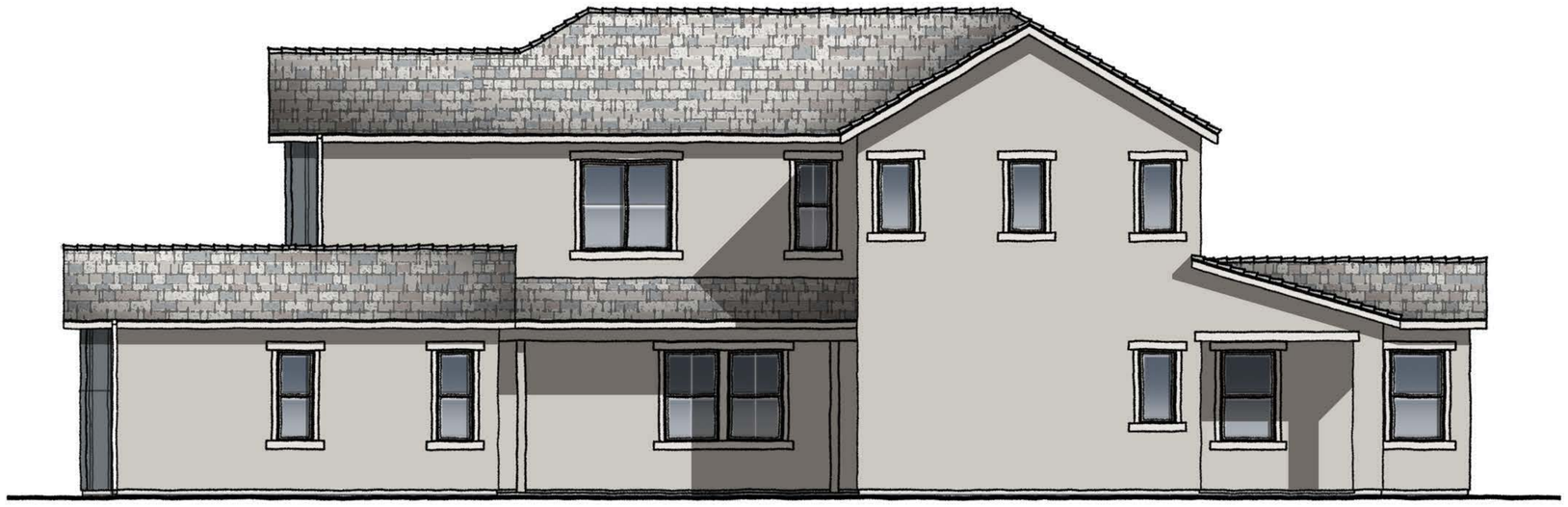
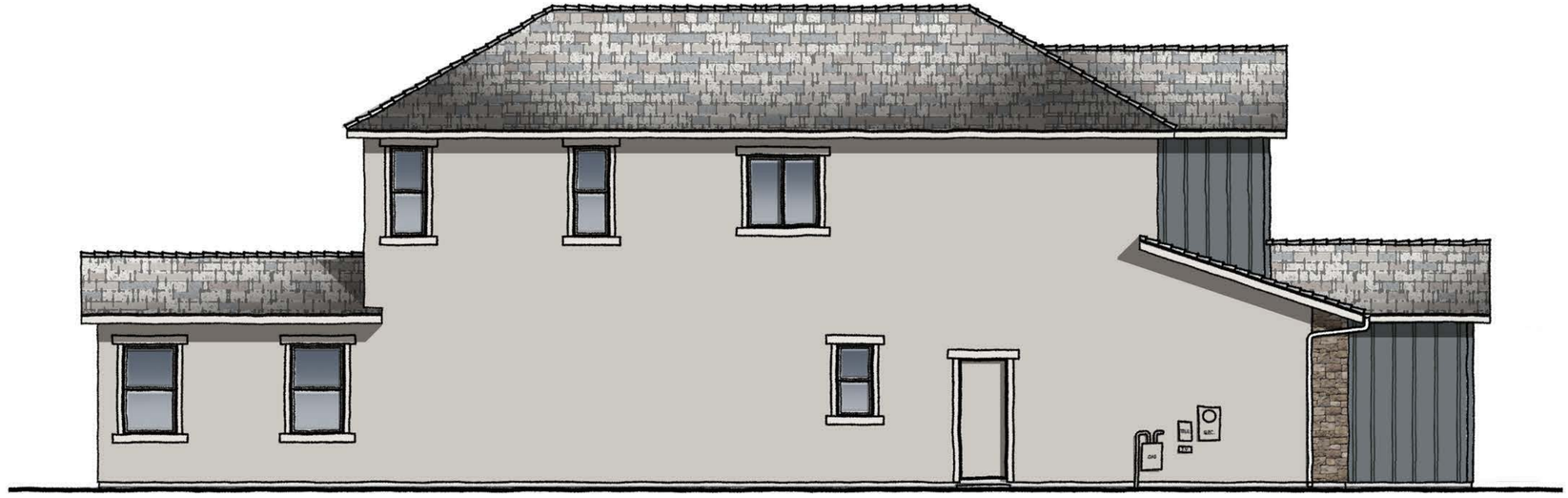


RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

PLAN THREE | ELEVATION ~~C~~ A | MODERN FARMHOUSE

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Woodside Homes
BETTER BY DESIGN

SYCAMORE | 45 B | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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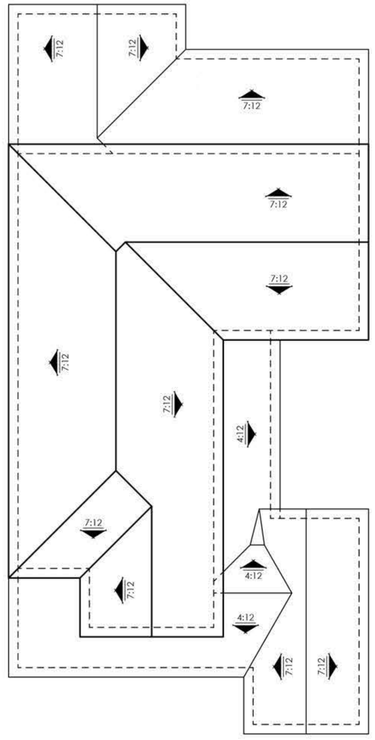
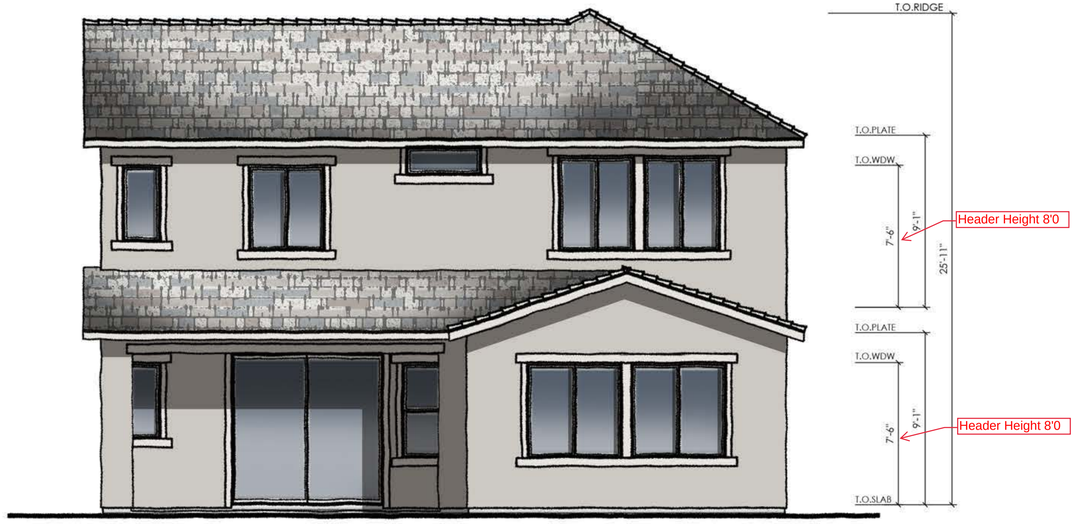


ROOF PLAN

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



REAR ELEVATION

SCALE: 1/4" = 1'-0"

PLAN THREE | ELEVATION ~~C~~ A | MODERN FARMHOUSE

02.02.22

Woodside Homes
BETTER BY DESIGN

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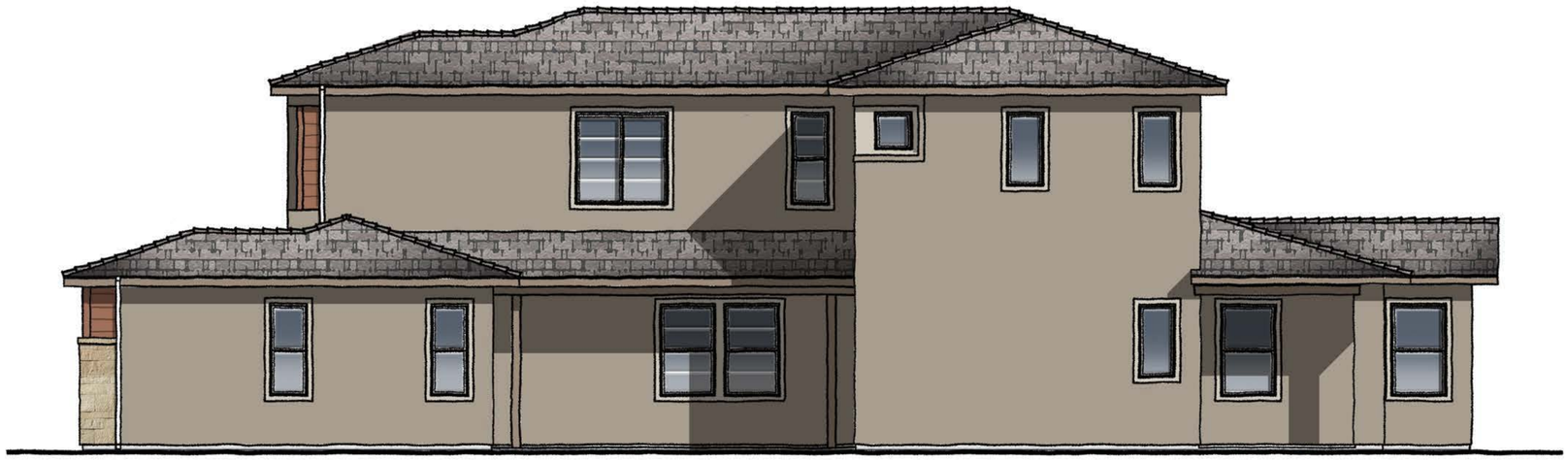
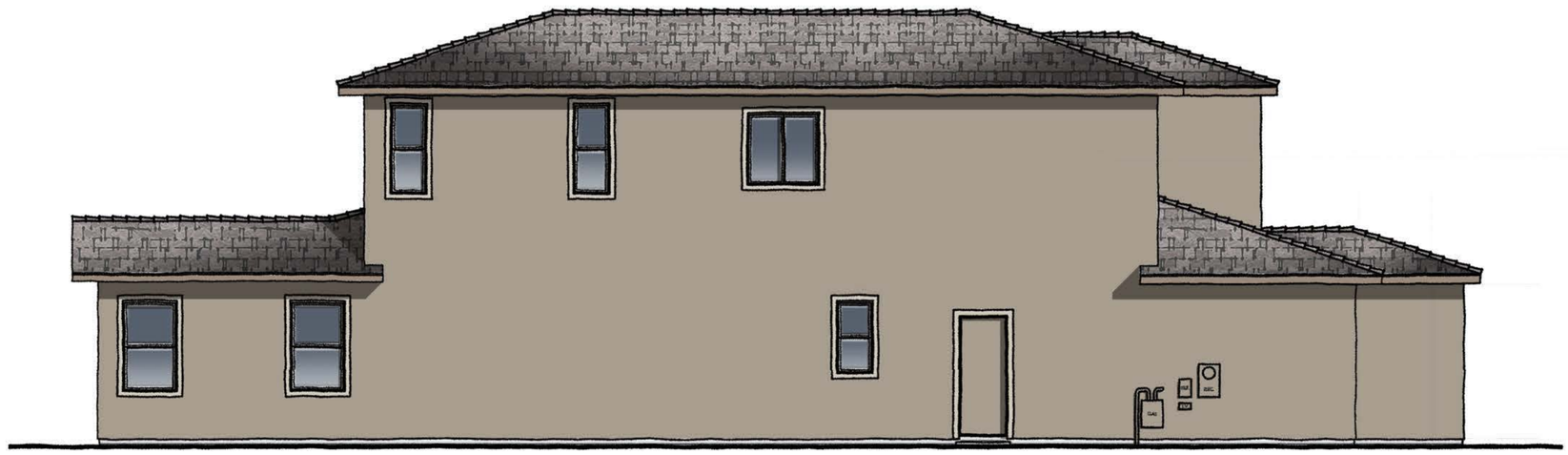


RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

PLAN THREE | ELEVATION ~~E~~ B | MODERN PRAIRIE

02.02.22

Woodside Homes
BETTER BY DESIGN

SYCAMORE | 45 B | WOODSIDE HOMES

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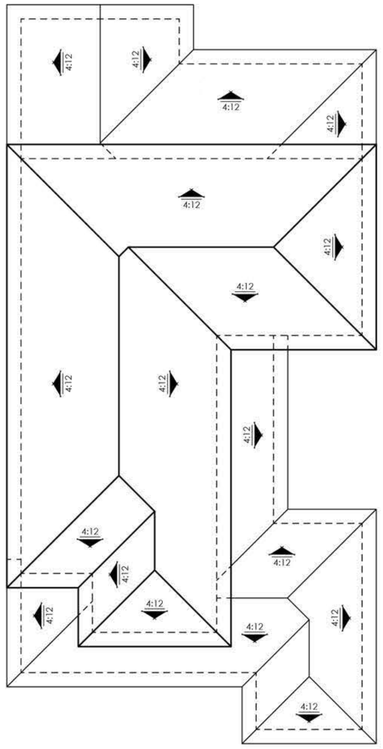
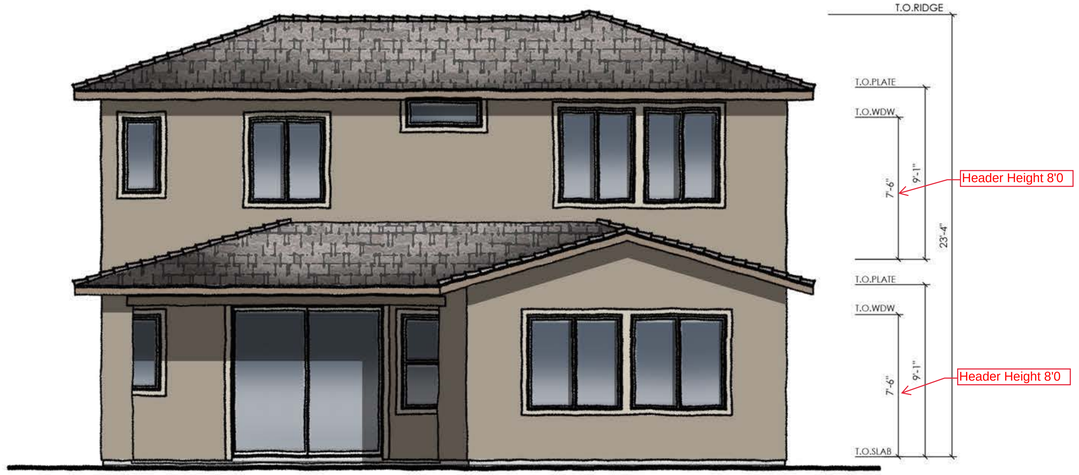


ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

PLAN THREE | ELEVATION ~~E~~ B | MODERN PRAIRIE

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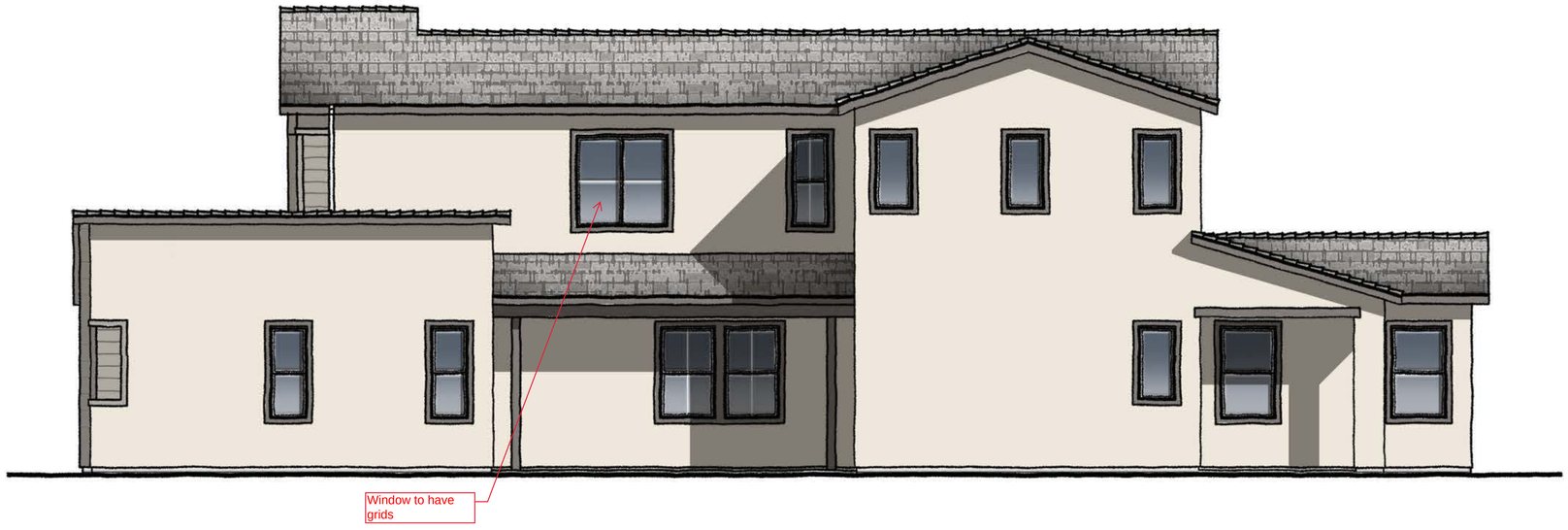

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

PLAN THREE | ELEVATION ~~F~~ C | CALIFORNIA CONTEMPORARY

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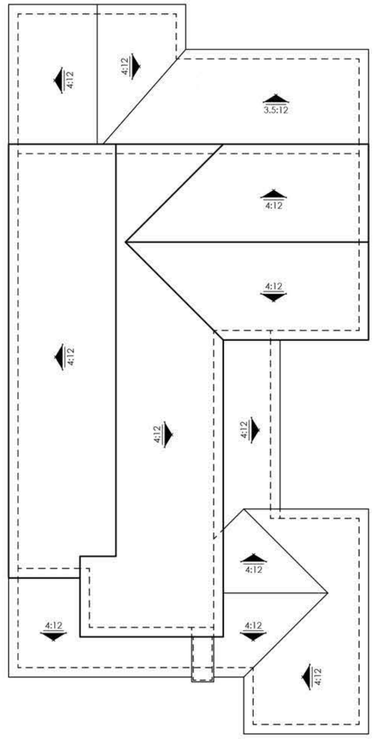
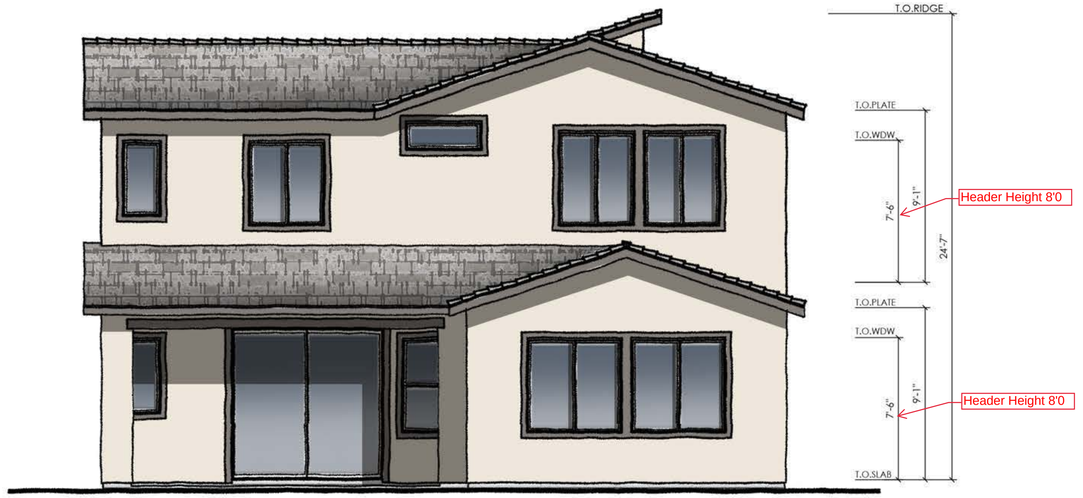


ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

C

PLAN THREE | ELEVATION ~~F~~ | CALIFORNIA CONTEMPORARY

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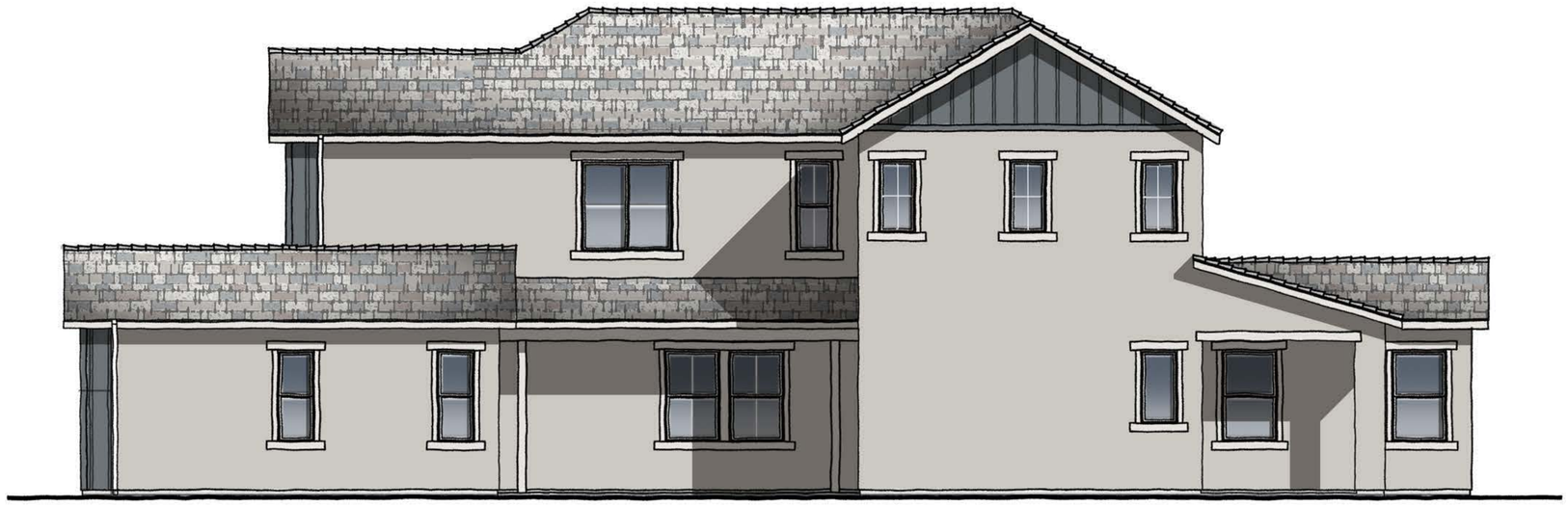

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

PLAN THREE | ELEVATION ~~C~~ A ENHANCED | MODERN FARMHOUSE

02.02.22

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BETTER BY DESIGN

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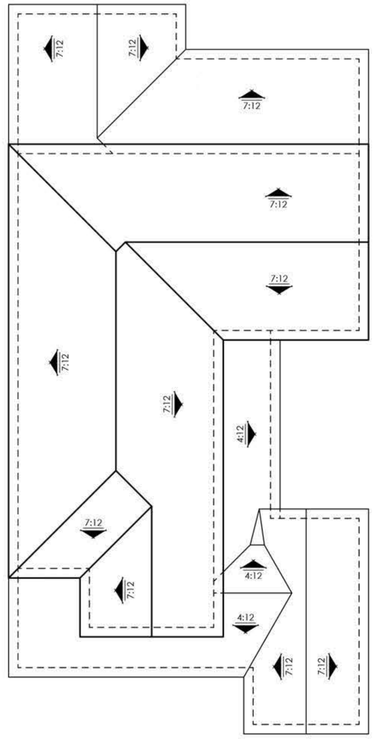

ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

PLAN THREE | ELEVATION ~~C~~ A ENHANCED | MODERN FARMHOUSE

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RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

PLAN THREE | ELEVATION ~~E~~ B ENHANCED | MODERN PRAIRIE

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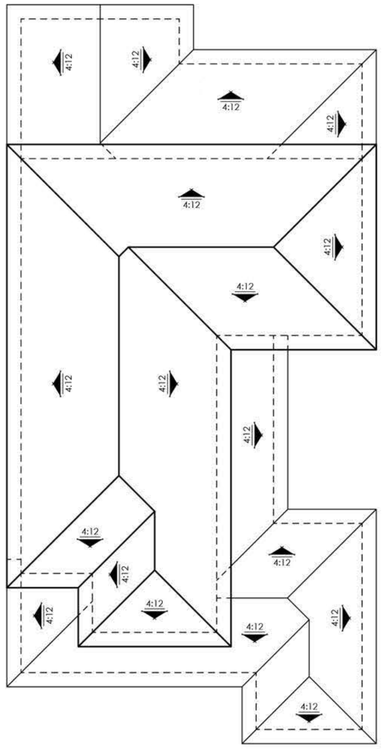
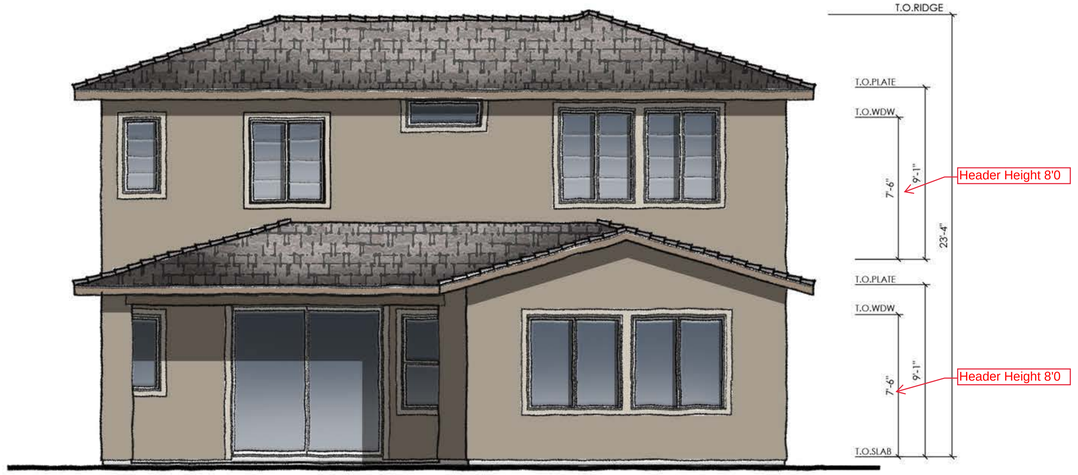


ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

B

PLAN THREE | ELEVATION ~~E~~ ENHANCED | MODERN PRAIRIE

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RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

PLAN THREE | ELEVATION ~~F~~ C ENHANCED | CALIFORNIA CONTEMPORARY

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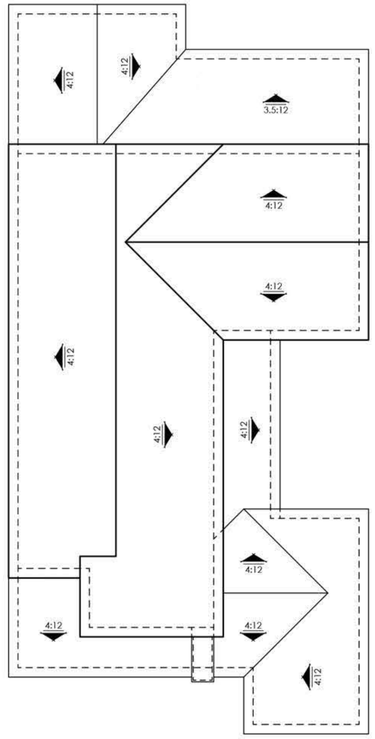
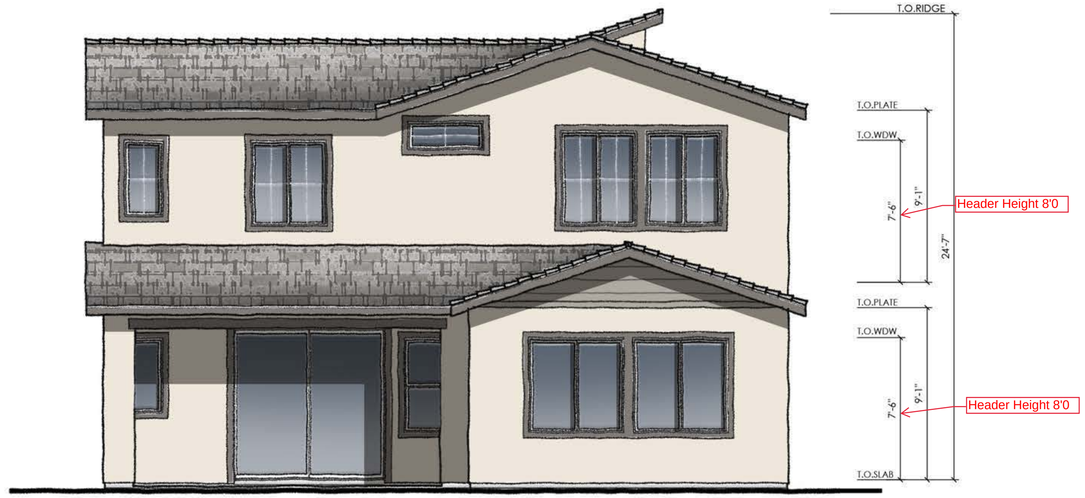


ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

PLAN THREE | ELEVATION ~~F~~ C ENHANCED | CALIFORNIA CONTEMPORARY

02.02.22

Woodside Homes
BETTER BY DESIGN

SYCAMORE | 45 B | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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FIRST FLOOR	1592 SQ. FT.
SECOND FLOOR	1287 SQ. FT.
TOTAL LIVING	**2879 SQ. FT.**

02.02.22

NOTE: THE REFERENCE POINT FOR EACH FRONT SETBACK WILL BE THE BACK OF WALK.

PLAN FOUR | 2879 SQ. FT.

SYCAMORE | 45 B | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

WDSCA-2105

Woodside Homes
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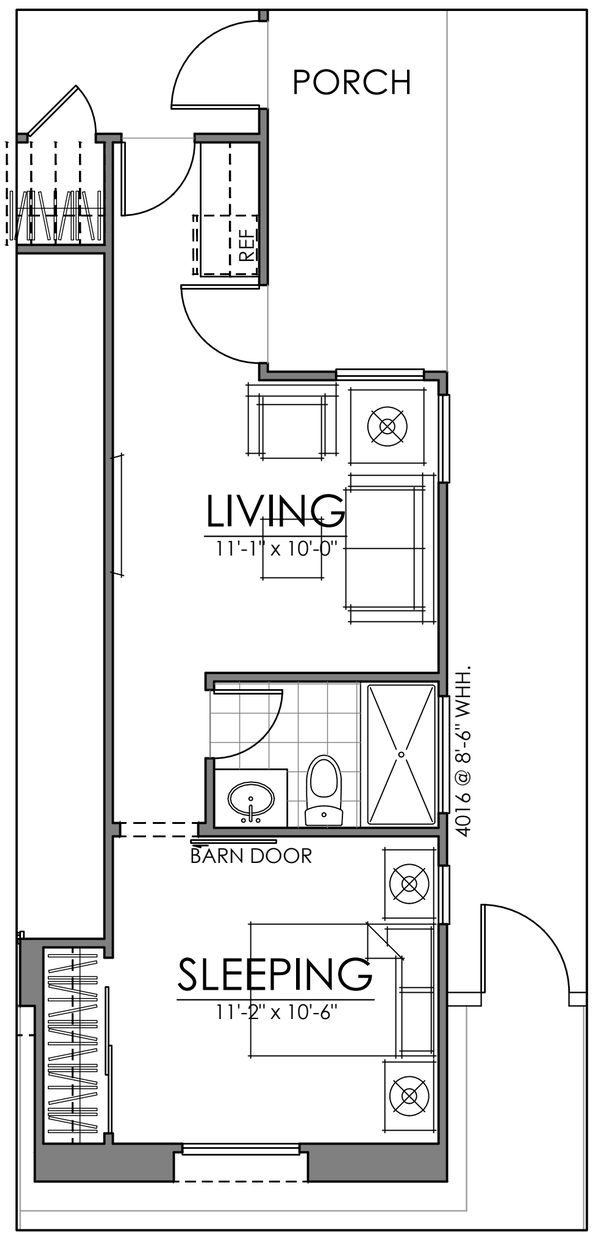

OPTIONAL HOME PLUS

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PLAN FOUR | OPTIONS

SYCAMORE | 45 B | WOODSIDE HOMES

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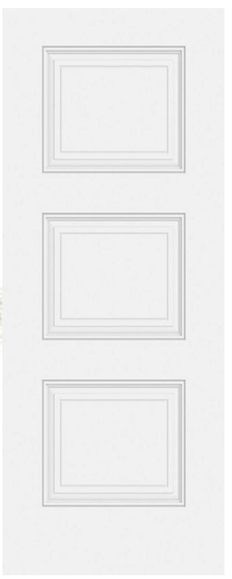
Gate is optional

Std "A" Entry Door

ELEVATION ~~C~~ A - MODERN FARMHOUSE

SCALE: 1/4" = 1'-0"





Gate is optional

Std "B" Entry Door

ELEVATION ~~E~~ B - MODERN PRAIRIE

SCALE: 1/4" = 1'-0"





Gate is optional

Std "C" Entry Door

ELEVATION ~~F~~ C – CALIFORNIA CONTEMPORARY

SCALE: 1/4" = 1'-0"

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PLAN FOUR | FRONT ELEVATIONS

SYCAMORE | 45 B | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA WDSCA-2105

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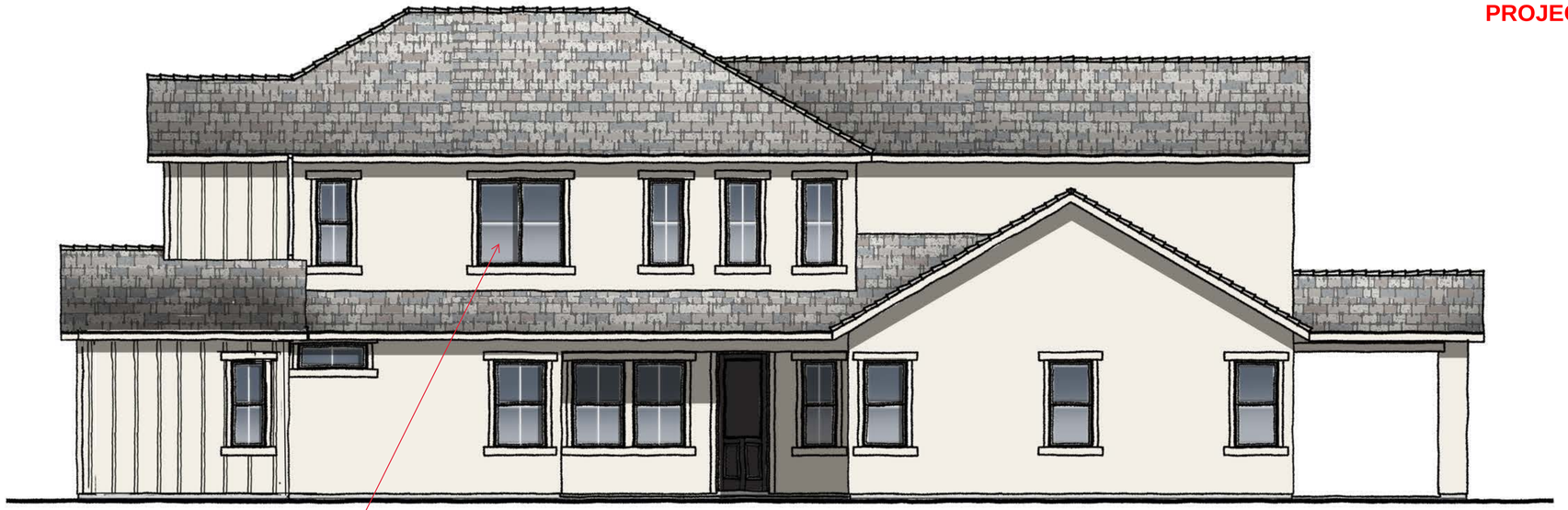
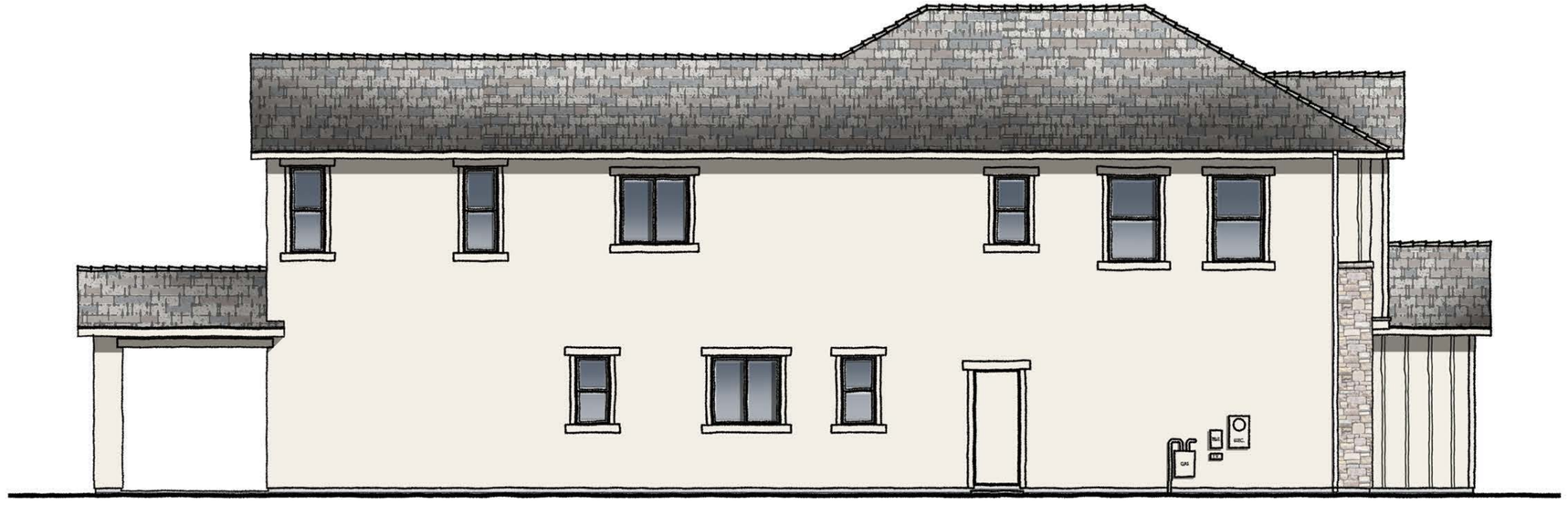


RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

PLAN FOUR | ELEVATION ~~C~~ A | MODERN FARMHOUSE

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Woodside Homes
BETTER BY DESIGN

SYCAMORE | 45 B | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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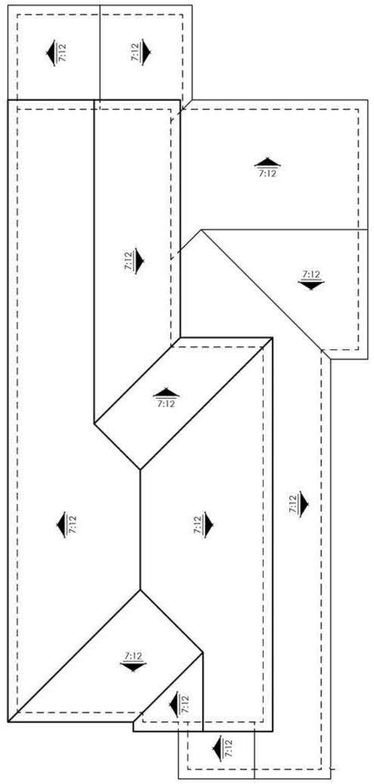

ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

PLAN FOUR | ELEVATION ~~C~~ A | MODERN FARMHOUSE

02.02.22

Woodside Homes
BETTER BY DESIGN

SYCAMORE | 45 B | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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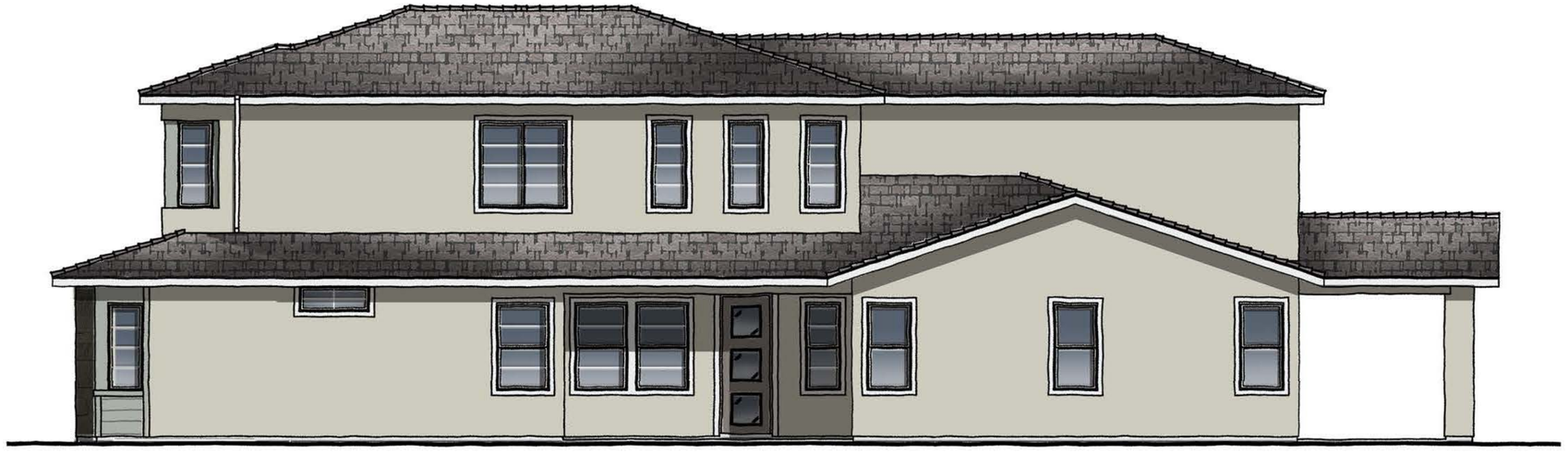
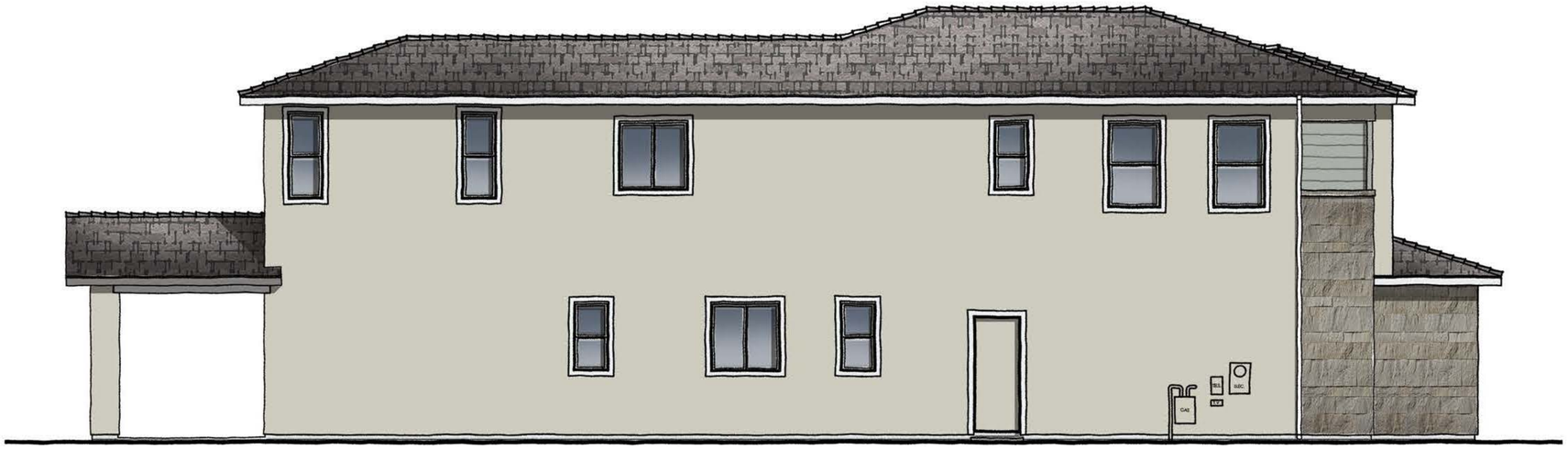


RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

PLAN FOUR | ELEVATION ~~E~~ B | MODERN PRAIRIE

02.02.22

Woodside Homes
BETTER BY DESIGN

SYCAMORE | 45 B | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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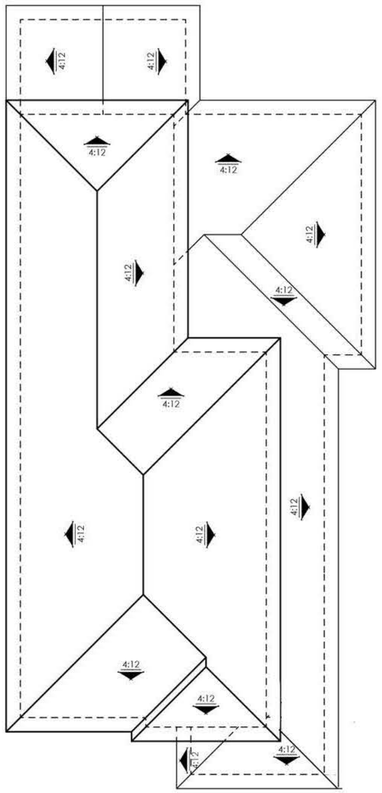

ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

PLAN FOUR | ELEVATION ~~E~~ B | MODERN PRAIRIE

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Woodside Homes
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SYCAMORE | 45 B | WOODSIDE HOMES

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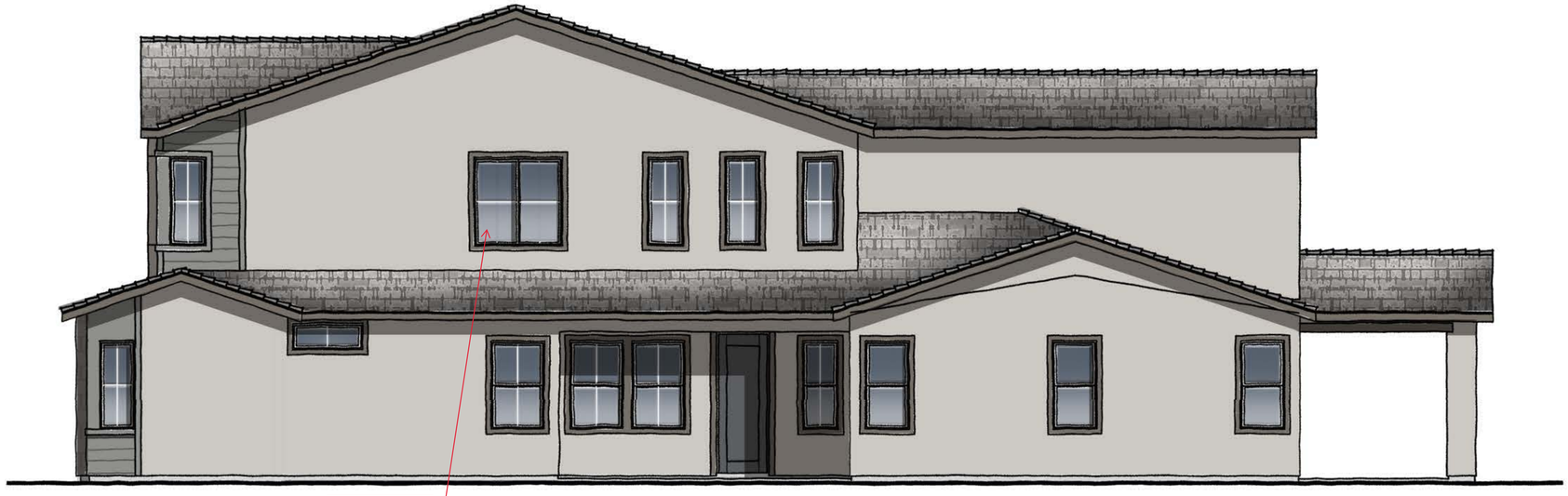
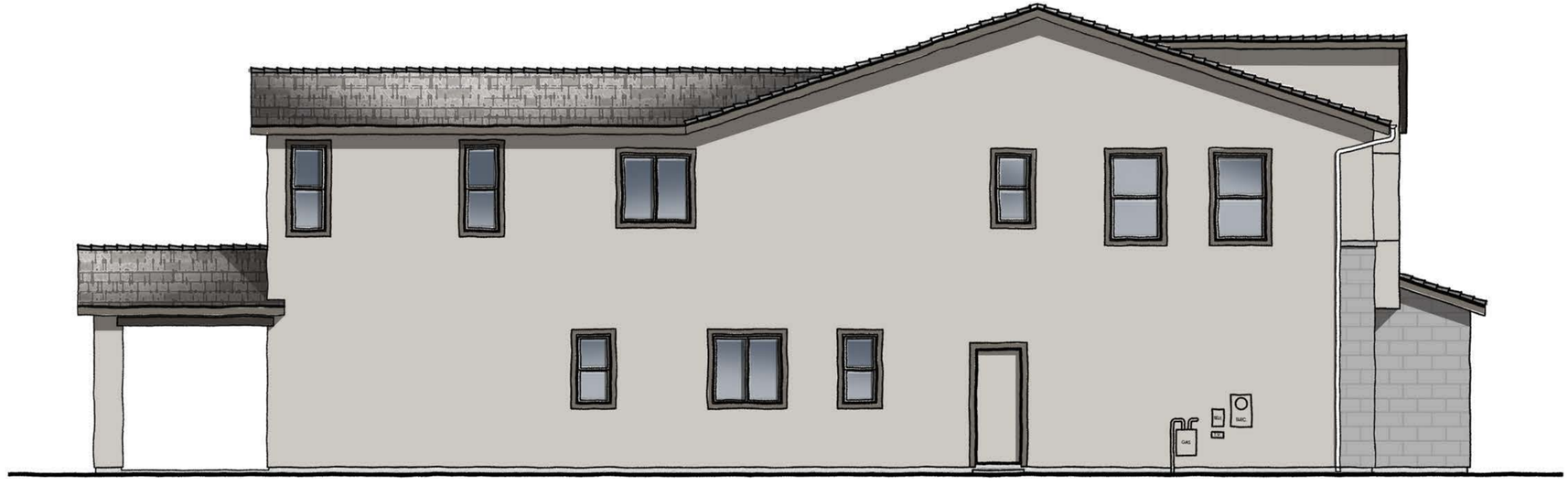


RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

PLAN FOUR | ELEVATION ~~F~~ C | CALIFORNIA CONTEMPORARY

02.02.22

Woodside Homes
BETTER BY DESIGN

SYCAMORE | 45 B | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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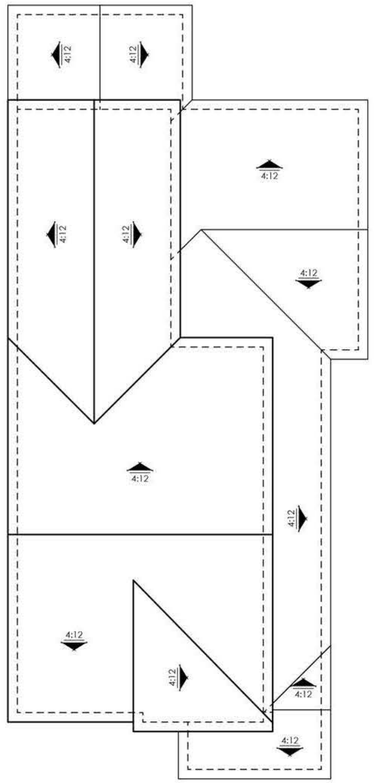

ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

C

PLAN FOUR | ELEVATION ~~F~~ | CALIFORNIA CONTEMPORARY

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RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

PLAN FOUR | ELEVATION ~~C~~ A ENHANCED | MODERN FARMHOUSE

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Woodside Homes
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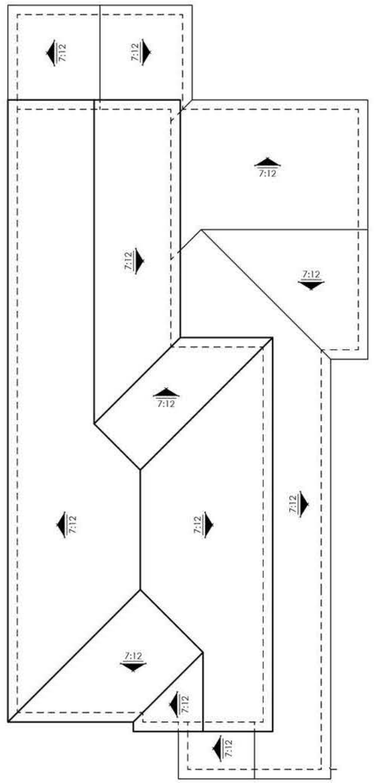

ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

PLAN FOUR | ELEVATION ~~C~~ A ENHANCED | MODERN FARMHOUSE

02.02.22

Woodside Homes
BETTER BY DESIGN

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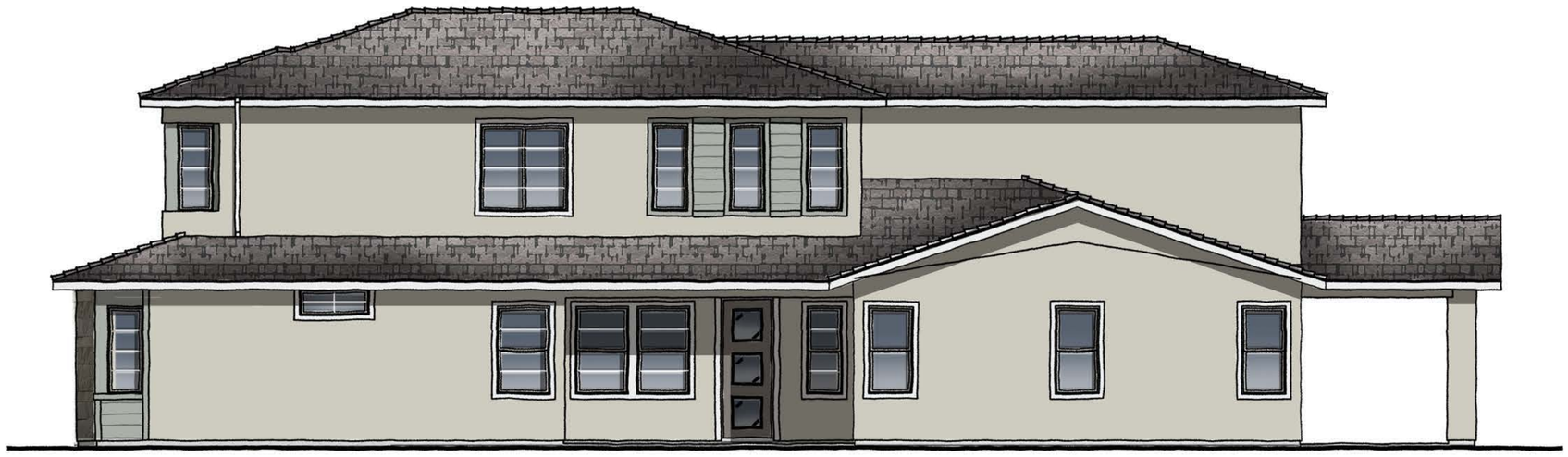

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

PLAN FOUR | ELEVATION ~~E~~ B ENHANCED | MODERN PRAIRIE

02.02.22

Woodside Homes
BETTER BY DESIGN

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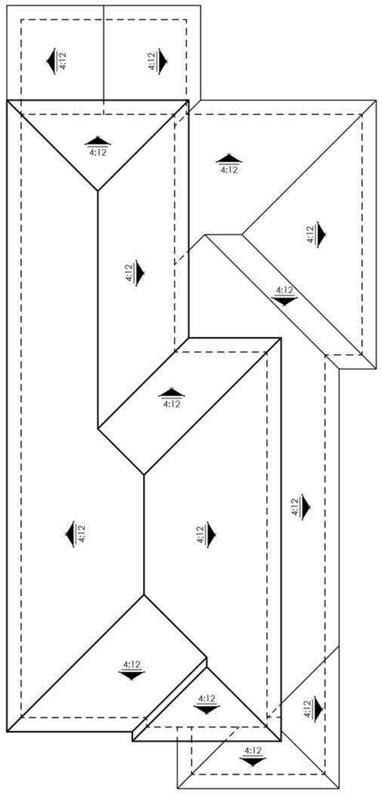

ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

B

PLAN FOUR | ELEVATION ~~E~~ ENHANCED | MODERN PRAIRIE

02.02.22

Woodside Homes
BETTER BY DESIGN

SYCAMORE | 45 B | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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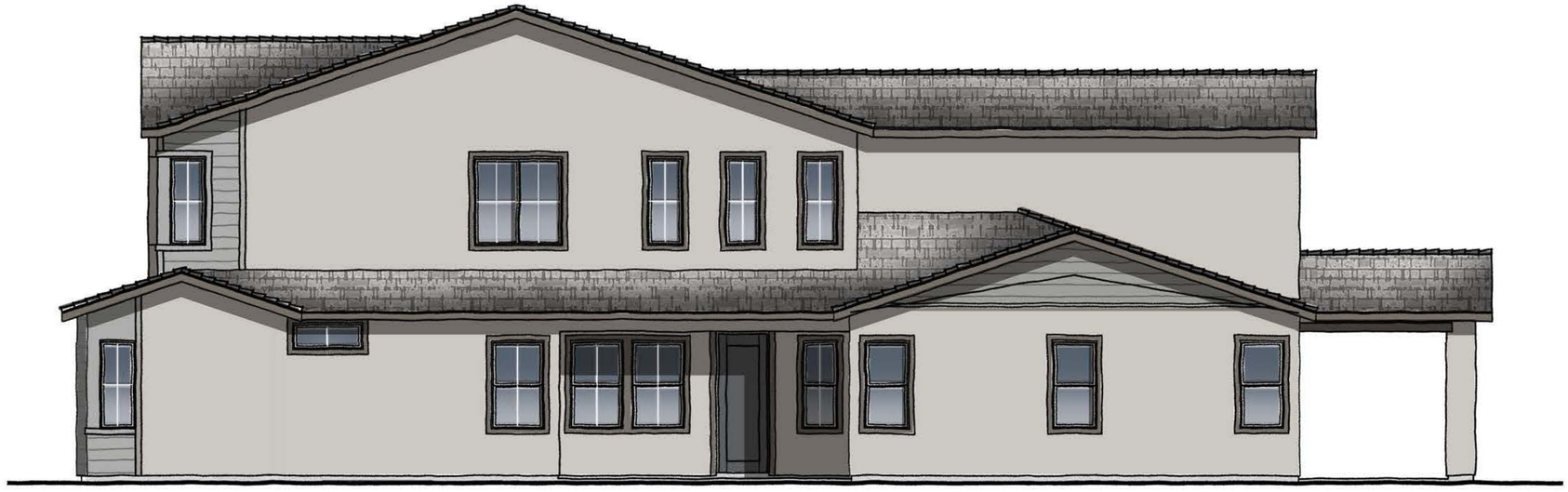

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

C

PLAN FOUR | ELEVATION ~~F~~ ENHANCED | CALIFORNIA CONTEMPORARY

02.02.22

Woodside Homes
BETTER BY DESIGN

SYCAMORE | 45 B | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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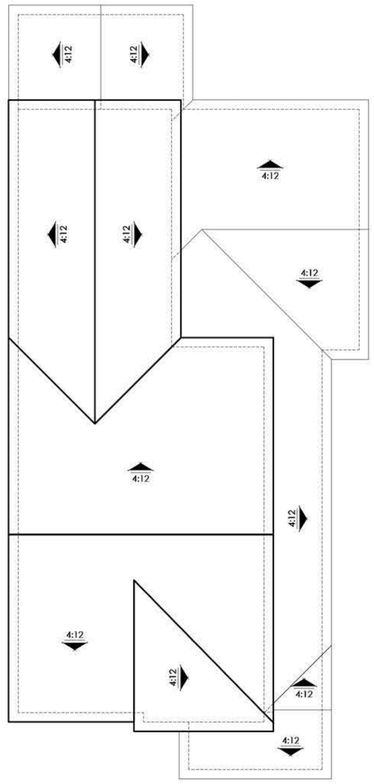

ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

C

PLAN FOUR | ELEVATION ~~F~~ ENHANCED | CALIFORNIA CONTEMPORARY

02.02.22

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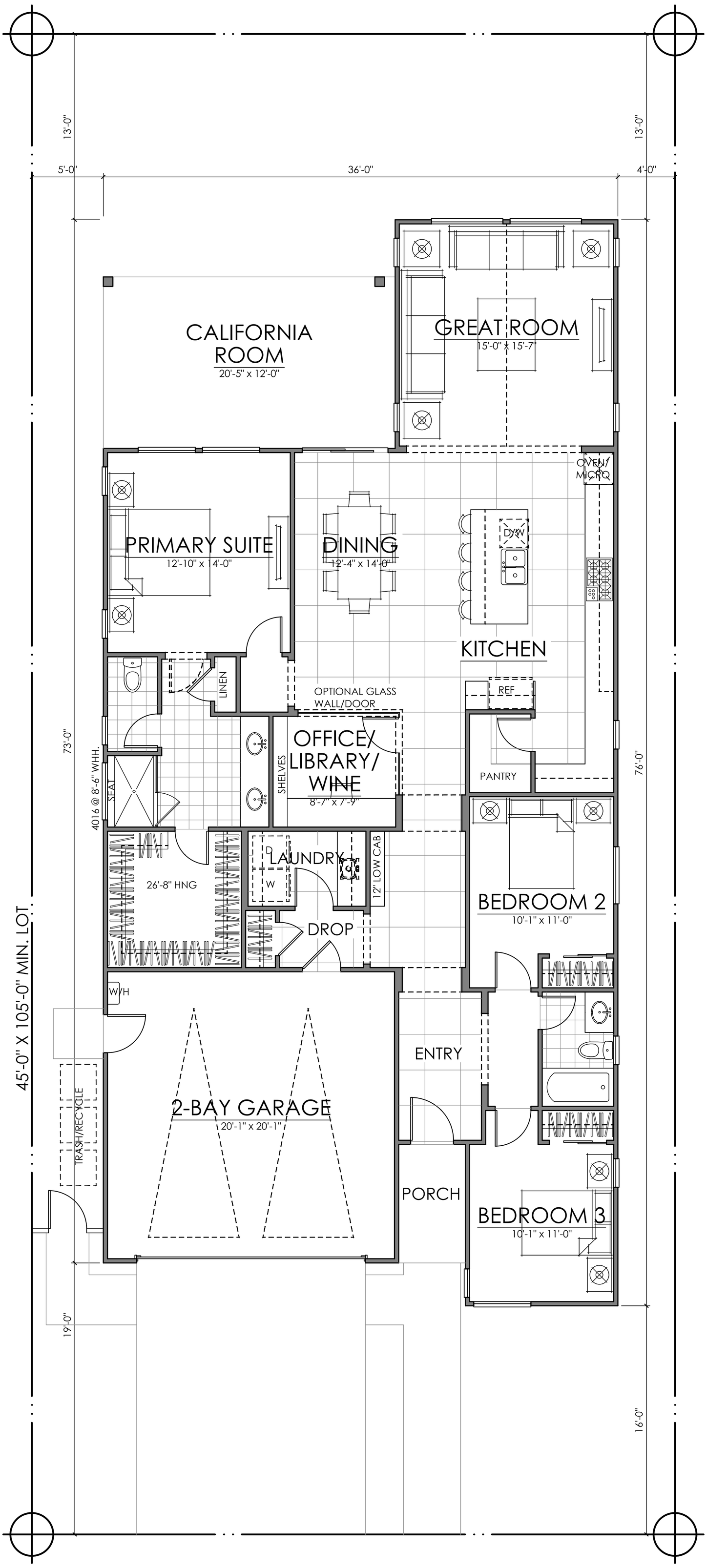

FIRST FLOOR	1877 SQ. FT.
TOTAL LIVING	1877 SQ. FT.
TARGET	*1850 SQ. FT.*

NOTE: THE REFERENCE POINT FOR EACH FRONT SETBACK WILL BE THE BACK OF WALK.

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PLAN ONE | 1877 SQ. FT.

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA WDSCA-2102

Woodside Homes
BETTER BY DESIGN

woodley architectural group,inc
colorado // 731 southpark dr. suite B
littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.8919

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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Std "A" Entry Door

ELEVATION ~~C~~ - MODERN FARMHOUSE

SCALE: 1/4" = 1'-0"

A





Std "B" Entry Door

ELEVATION ~~D~~ - CALIFORNIA RANCH

SCALE: 1/4" = 1'-0"

B





Std "C" Entry Door

ELEVATION ~~E~~ - MODERN PRAIRIE

SCALE: 1/4" = 1'-0"

C

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PLAN ONE| FRONT ELEVATIONS

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA WDSCA-2102

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RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

A

PLAN ONE | ELEVATION ~~C~~ | MODERN FARMHOUSE

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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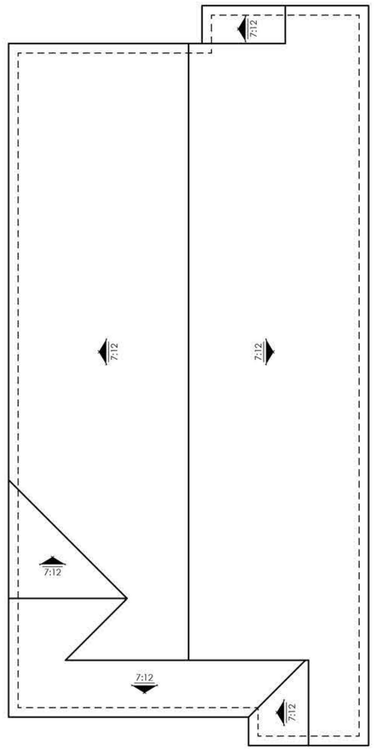

ROOF PLAN

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



REAR ELEVATION

SCALE: 1/4" = 1'-0"

A

01.14.22

PLAN ONE | ELEVATION ~~C~~ | MODERN FARMHOUSE

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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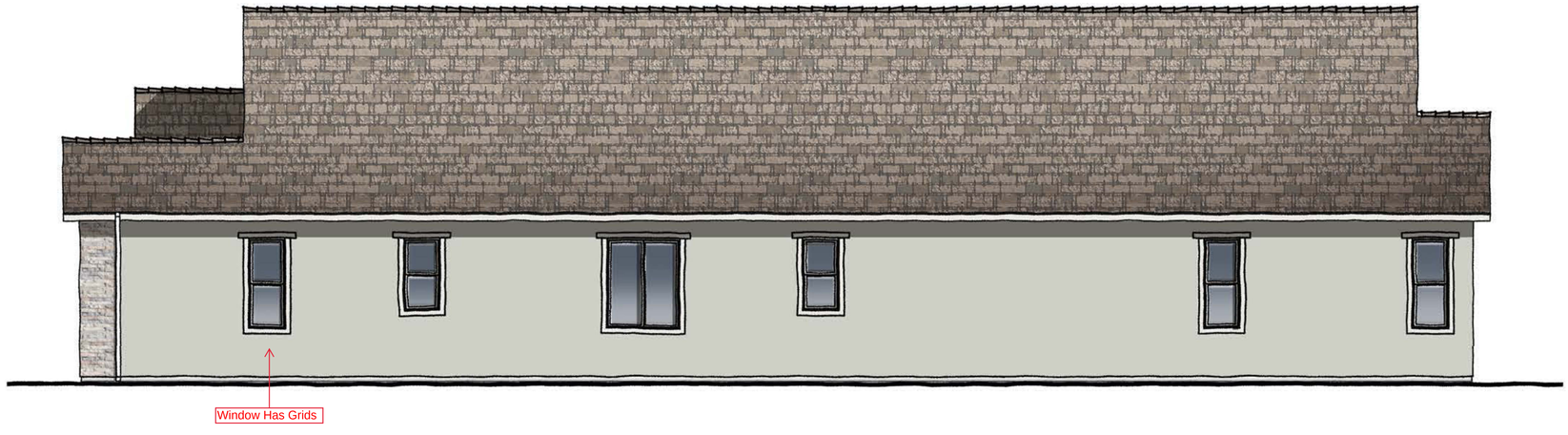

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

01.14.22

PLAN ONE | ELEVATION ~~D~~ B | CALIFORNIA RANCH

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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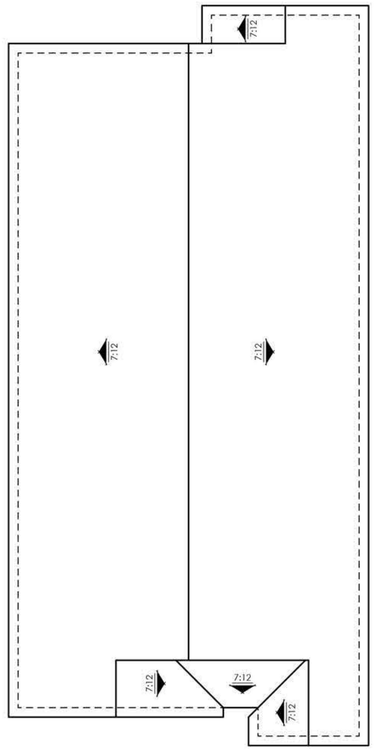

ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

01.14.22

PLAN ONE | ELEVATION ~~D~~ B | CALIFORNIA RANCH

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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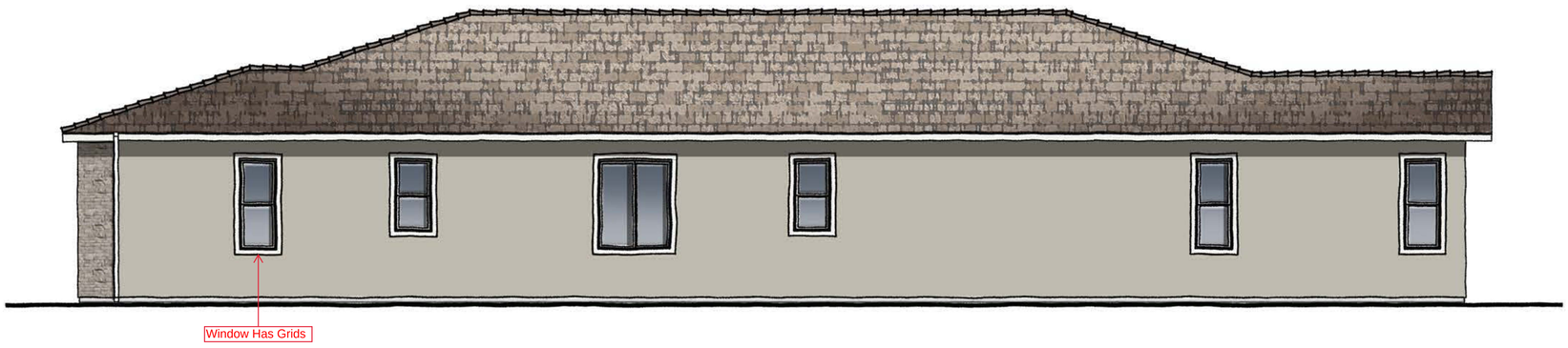
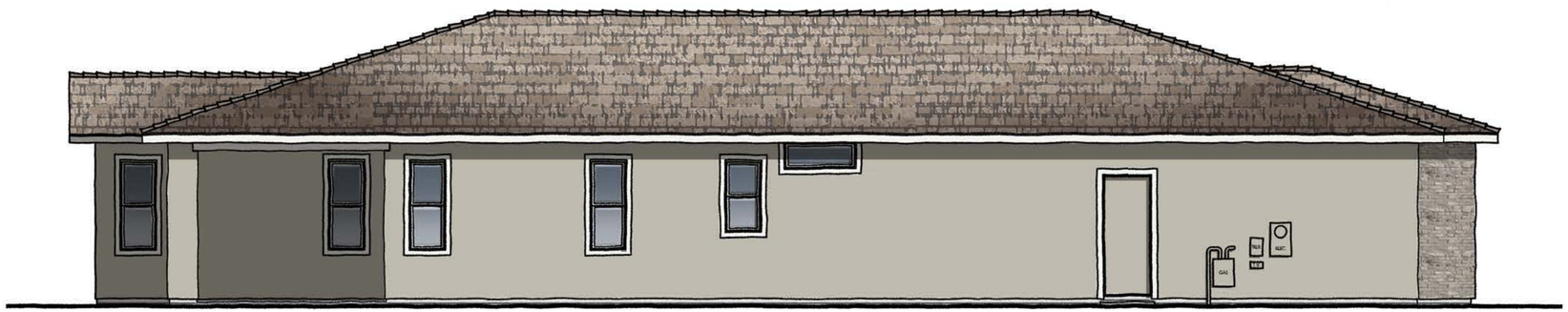


RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

01.14.22

PLAN ONE | ELEVATION ~~E~~ C | MODERN PRAIRIE

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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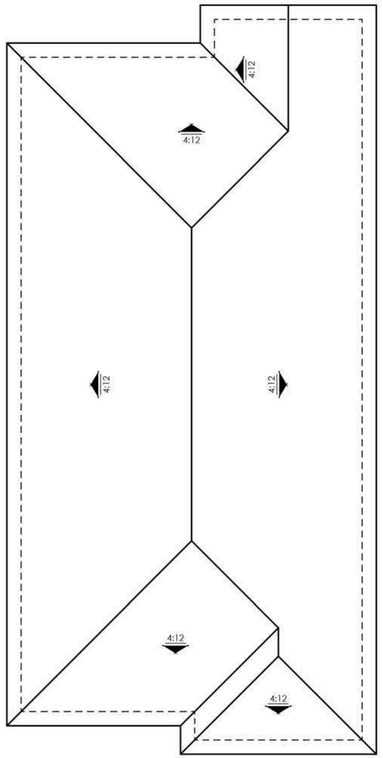

ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

01.14.22

PLAN ONE | ELEVATION ~~E~~ C | MODERN PRAIRIE

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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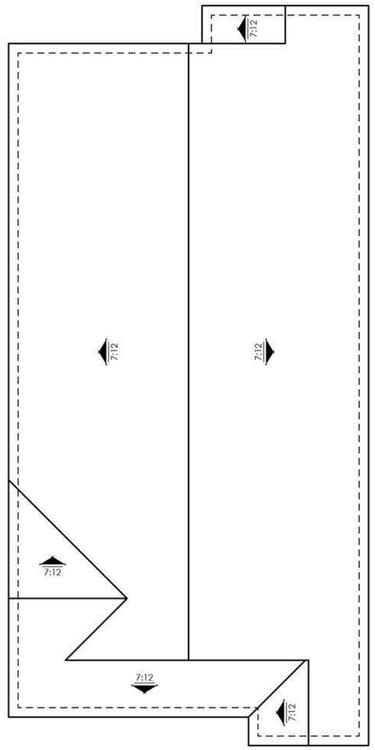

ROOF PLAN

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



REAR ELEVATION

SCALE: 1/4" = 1'-0"

A

PLAN ONE | ELEVATION ~~C~~ ENHANCED | MODERN FARMHOUSE

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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Woodside Homes
BETTER BY DESIGN

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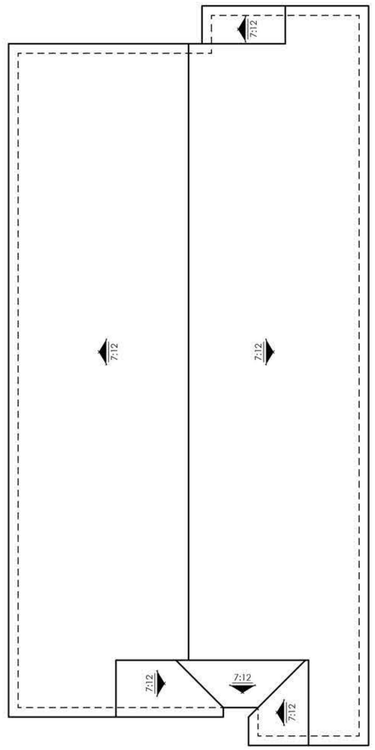

ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

01.14.22

PLAN ONE | ELEVATION ~~D~~ B ENHANCED | CALIFORNIA RANCH

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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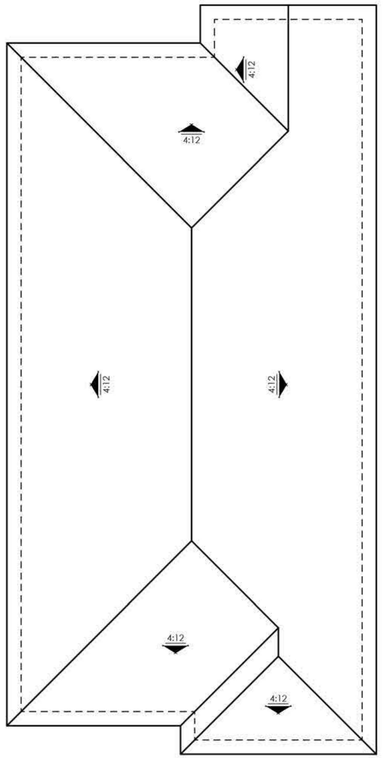
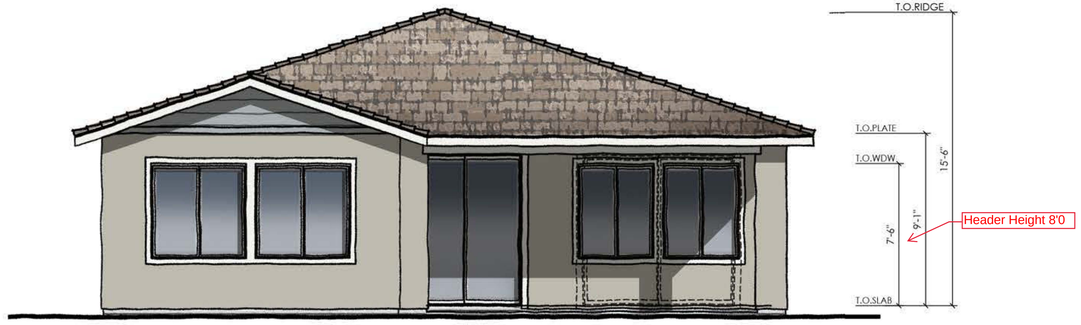


ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

01.14.22

PLAN ONE | ELEVATION ~~E~~ C ENHANCED | MODERN PRAIRIE

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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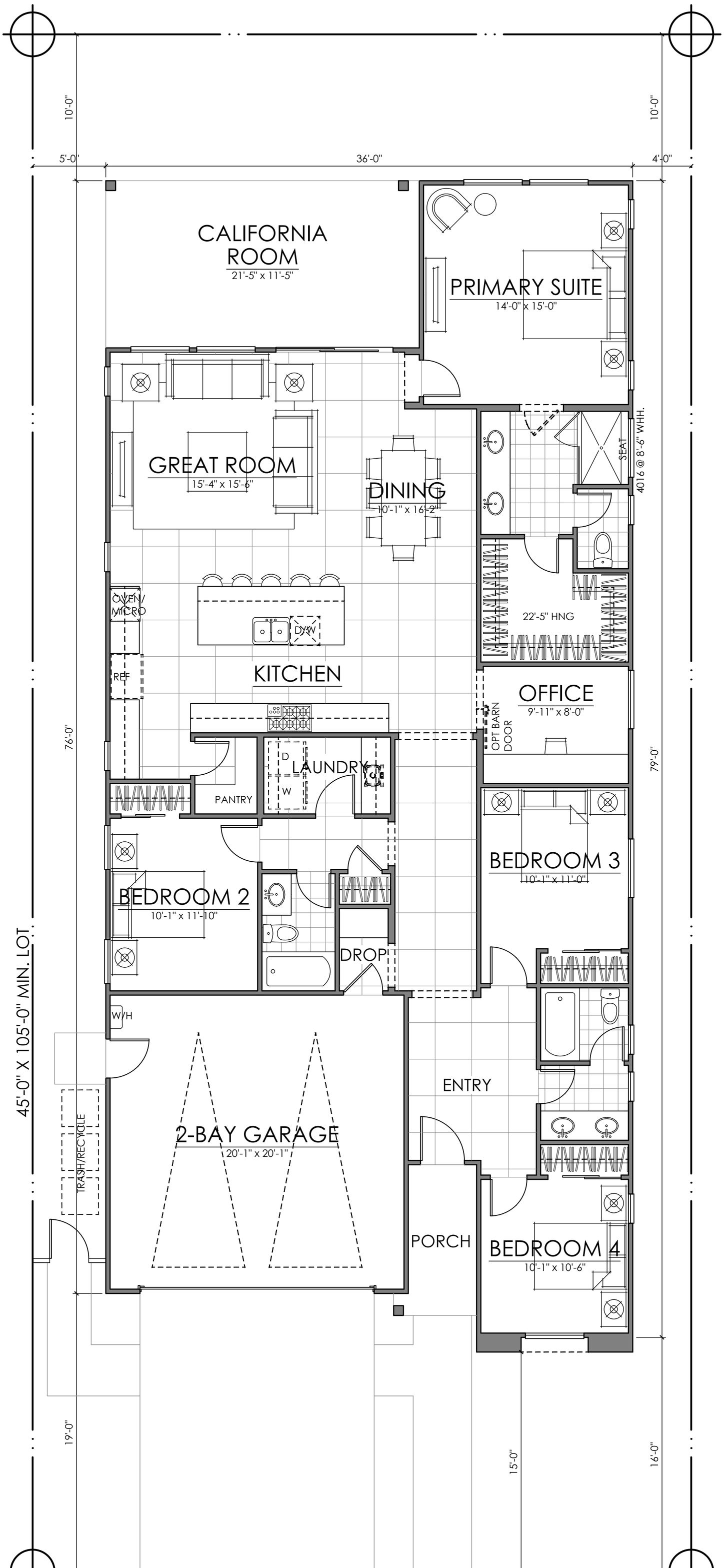

FIRST FLOOR	2070 SQ. FT.
TOTAL LIVING	2070 SQ. FT.
TARGET	*2050 SQ. FT.*

NOTE: THE REFERENCE POINT FOR EACH FRONT SETBACK WILL BE THE BACK OF WALK.

01.14.22

PLAN TWO | 2070 SQ. FT.

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA WDSCA-2102

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Std "A" Entry Door

ELEVATION ~~C~~ - MODERN FARMHOUSE

SCALE: 1/4" = 1'-0"

No glass on Entry door

A





Std "B" Entry Door

ELEVATION ~~D~~ - CALIFORNIA RANCH

SCALE: 1/4" = 1'-0"

B





Std "C" Entry Door

ELEVATION ~~E~~ - MODERN PRAIRIE

SCALE: 1/4" = 1'-0"

C

01.14.22

PLAN TWO | FRONT ELEVATIONS

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA WDSCA-2102

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

01.14.22

PLAN TWO | ELEVATION ~~C~~ A | MODERN FARMHOUSE

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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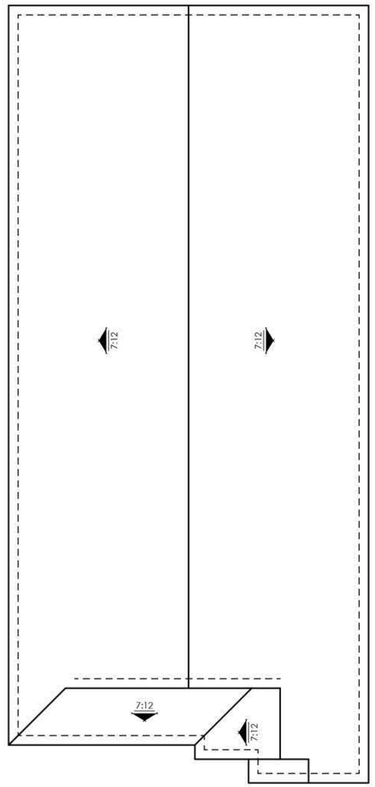

ROOF PLAN

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



REAR ELEVATION

SCALE: 1/4" = 1'-0"

A

PLAN TWO | ELEVATION ~~C~~ | MODERN FARMHOUSE

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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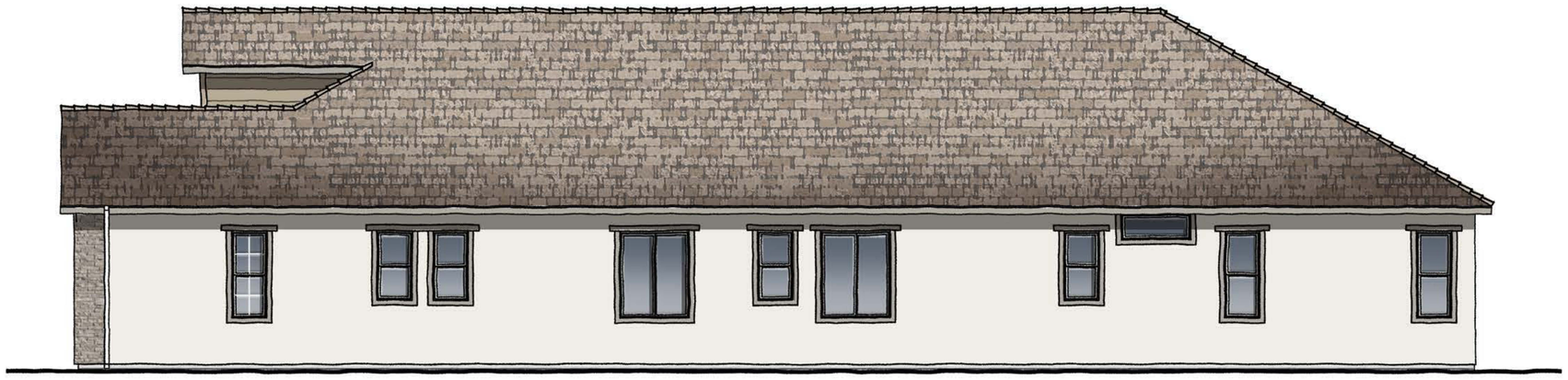
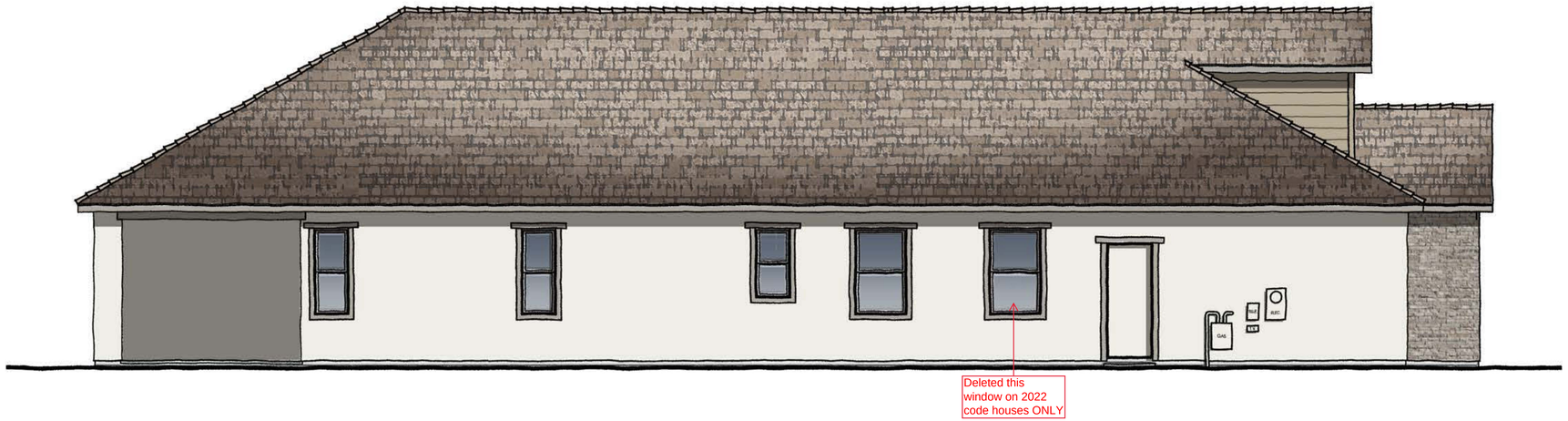


RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

B

PLAN TWO | ELEVATION ~~D~~ | CALIFORNIA RANCH

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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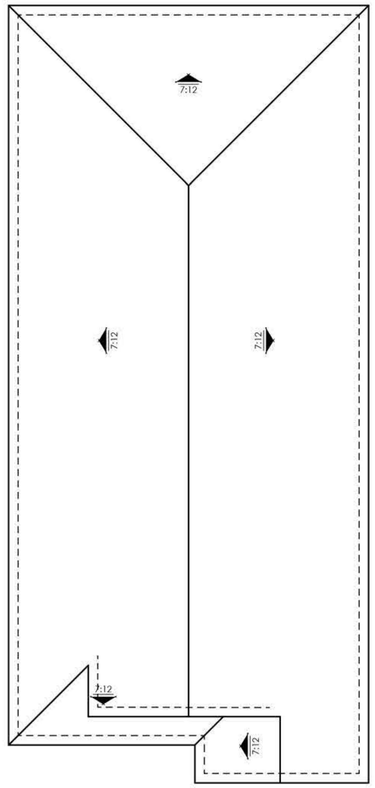

ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

01.14.22

PLAN TWO | ELEVATION ~~D~~ B | CALIFORNIA RANCH

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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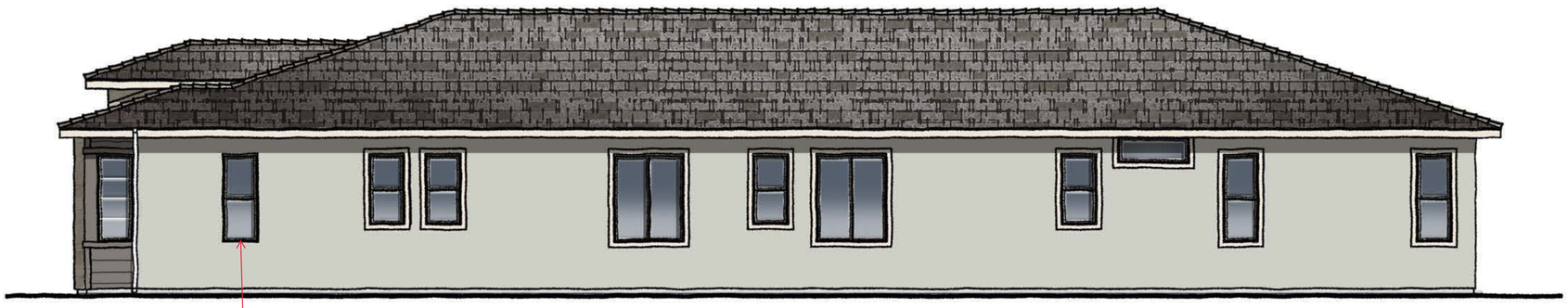
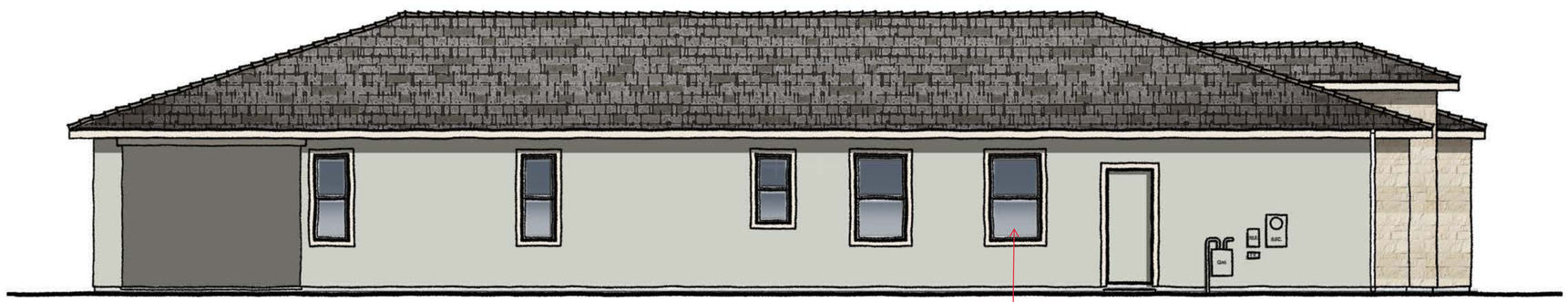


RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

11.22.21

PLAN TWO | ELEVATION ~~E~~ C | MODERN PRAIRIE

ARISTA DEL SOL 45'SA | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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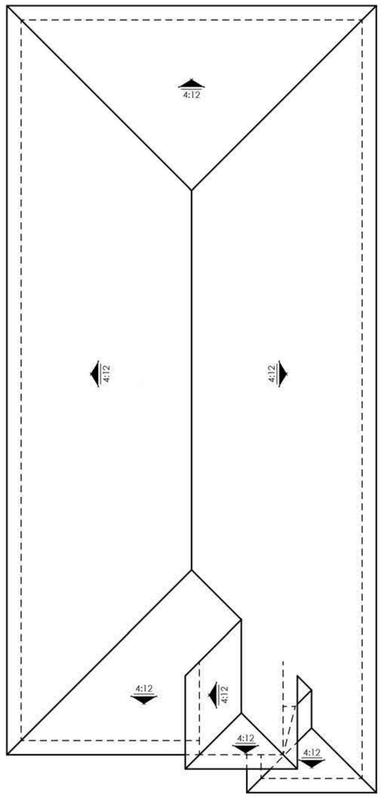
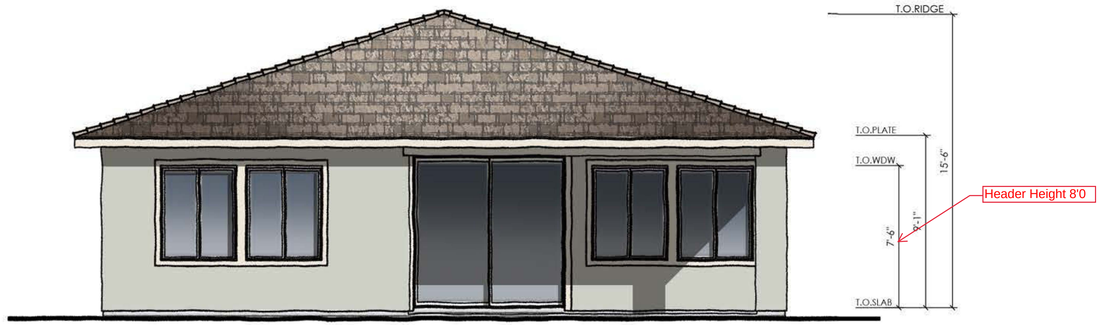


ROOF PLAN

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



REAR ELEVATION

SCALE: 1/4" = 1'-0"

01.14.22

PLAN TWO | ELEVATION ~~E~~ C | MODERN PRAIRIE

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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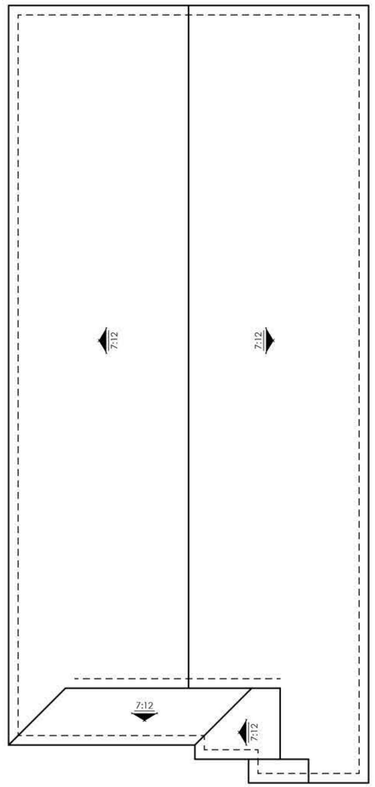

ROOF PLAN

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



REAR ELEVATION

SCALE: 1/4" = 1'-0"

01.14.22

PLAN TWO | ELEVATION ~~C~~ A ENHANCED | MODERN FARMHOUSE

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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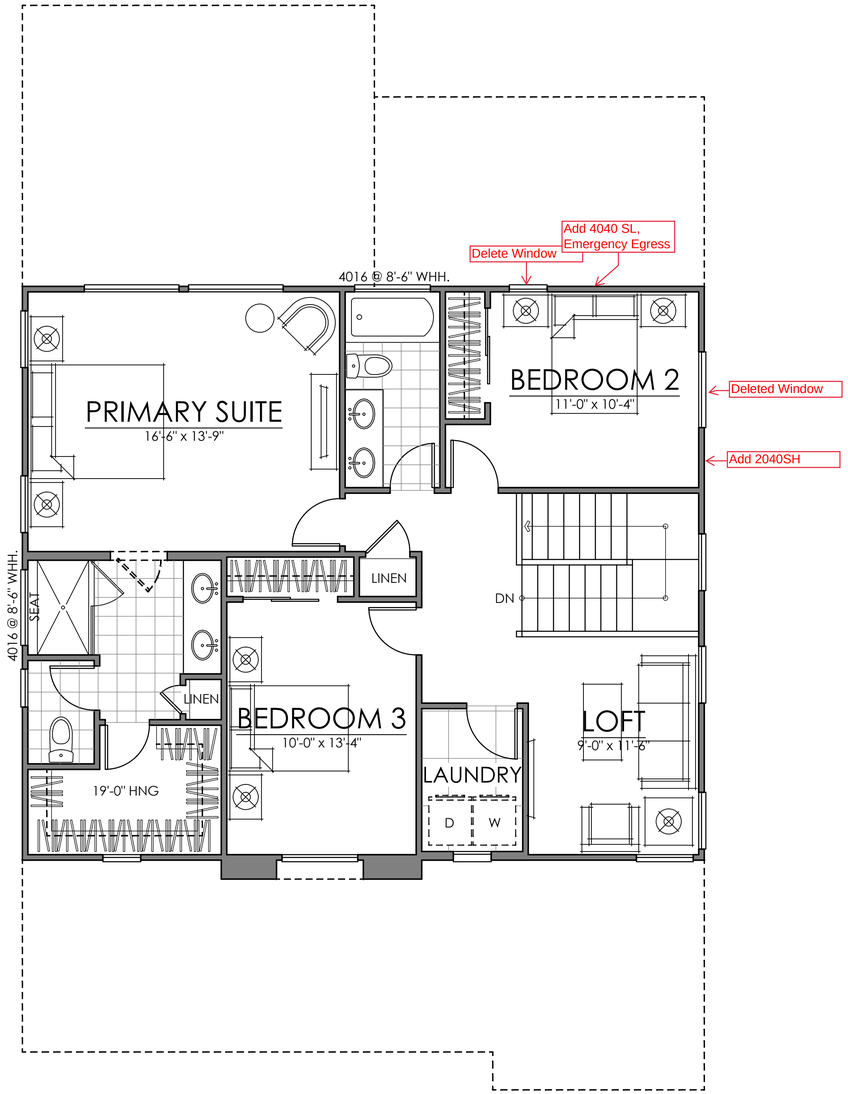

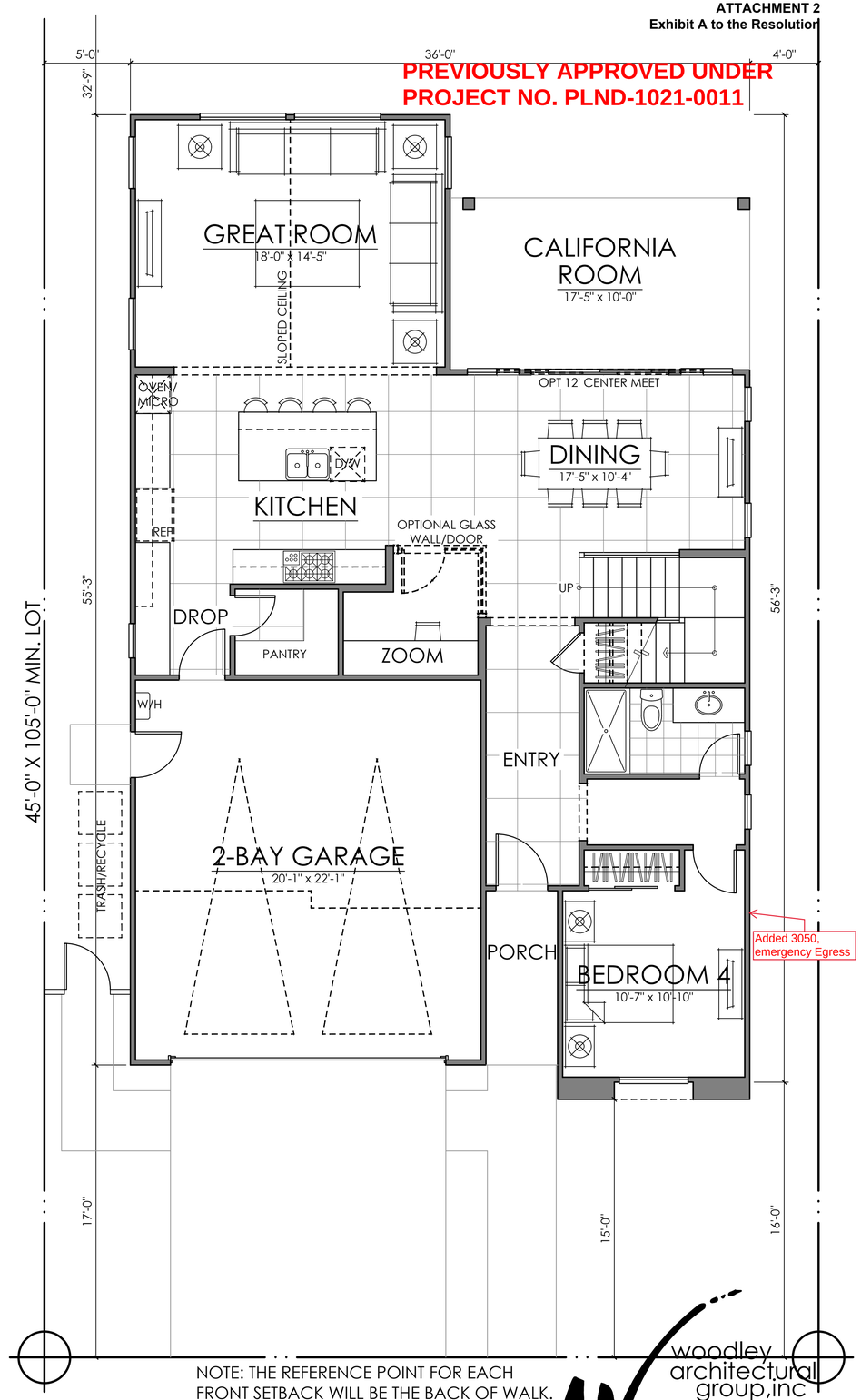

FIRST FLOOR	1241 SQ. FT.
SECOND FLOOR	1020 SQ. FT.
TOTAL LIVING	2261 SQ. FT.
TARGET	*2250 SQ. FT.*

NOTE: THE REFERENCE POINT FOR EACH FRONT SETBACK WILL BE THE BACK OF WALK.

01.14.22

PLAN THREE | 2250 SQ. FT.

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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Std "A" Entry Door

ELEVATION ~~C~~ **A** - MODERN FARMHOUSE

SCALE: 1/4" = 1'-0"



Std "B" Entry Door

ELEVATION ~~D~~ **B** - CALIFORNIA RANCH

SCALE: 1/4" = 1'-0"



Std "C" Entry Door

ELEVATION ~~E~~ **C** - MODERN PRAIRIE

SCALE: 1/4" = 1'-0"

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PLAN THREE | FRONT ELEVATIONS

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA WDSCA-2102

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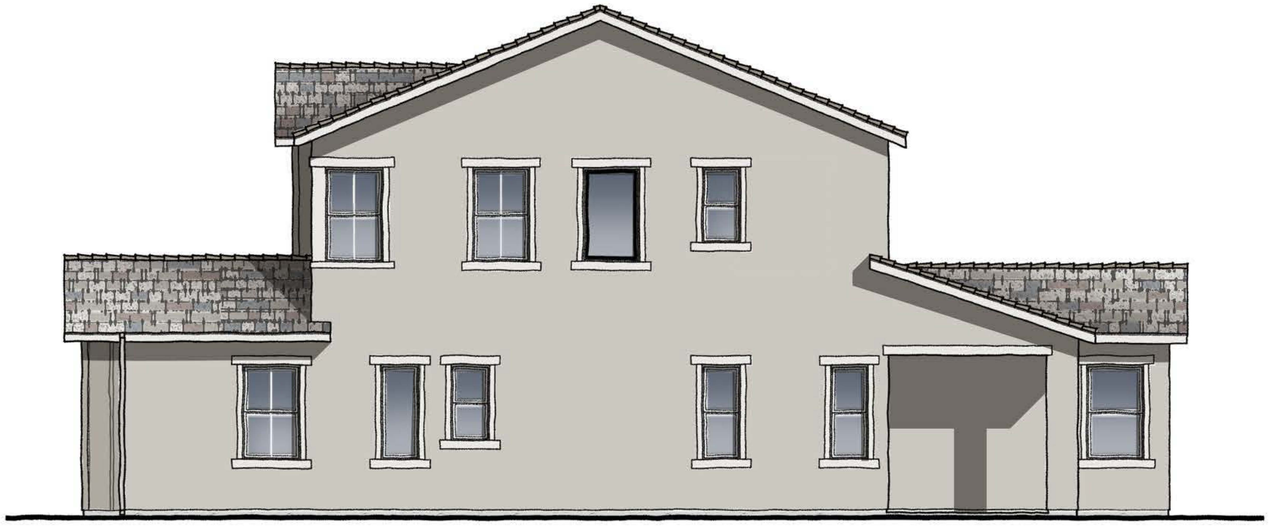
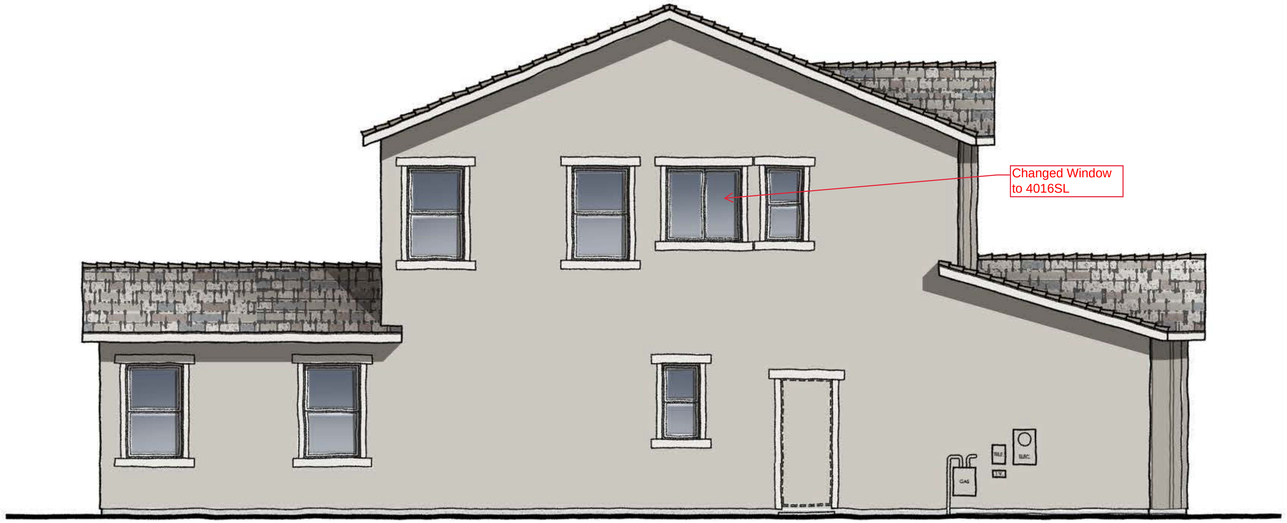


RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

A

PLAN THREE | ELEVATION ~~C~~ | MODERN FARMHOUSE

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

01.14.22

Woodside Homes
BETTER BY DESIGN

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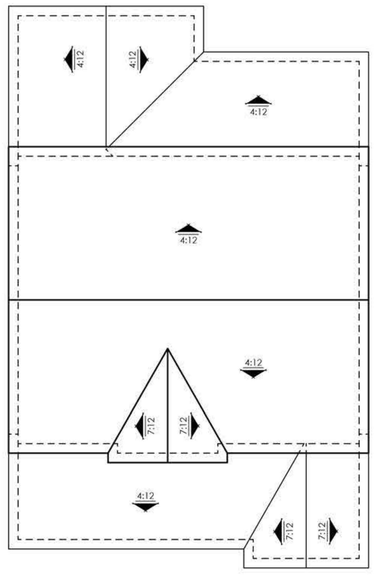
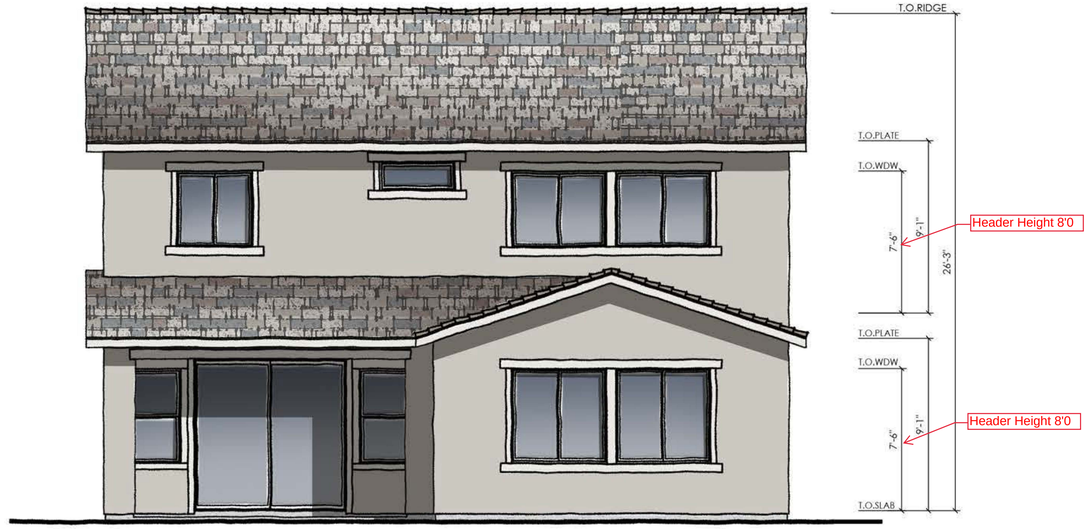


ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

01.14.22

PLAN THREE | ELEVATION ~~C~~ A | MODERN FARMHOUSE

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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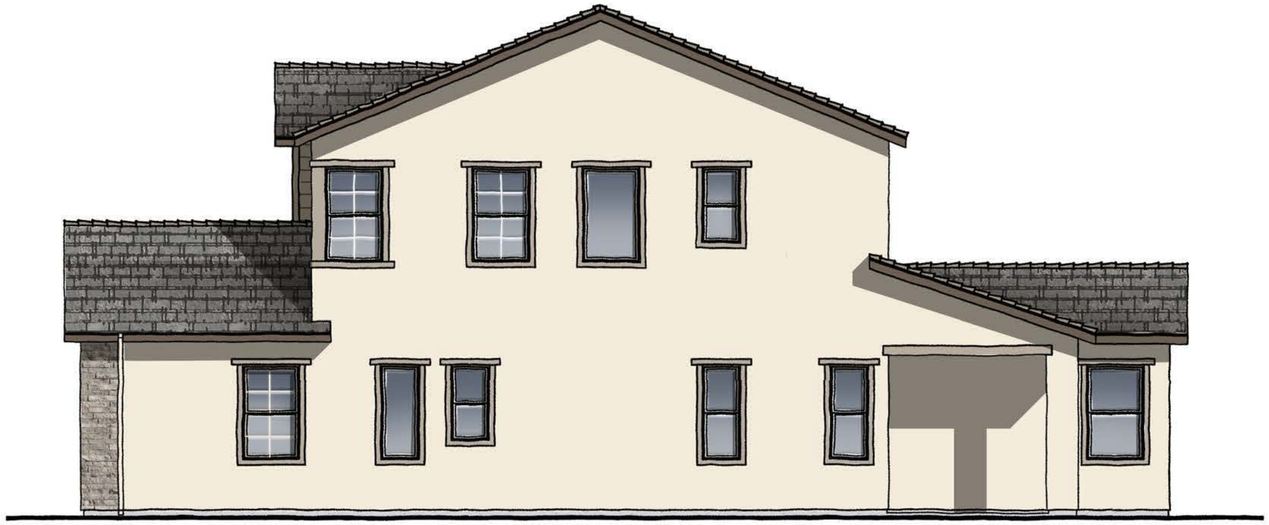
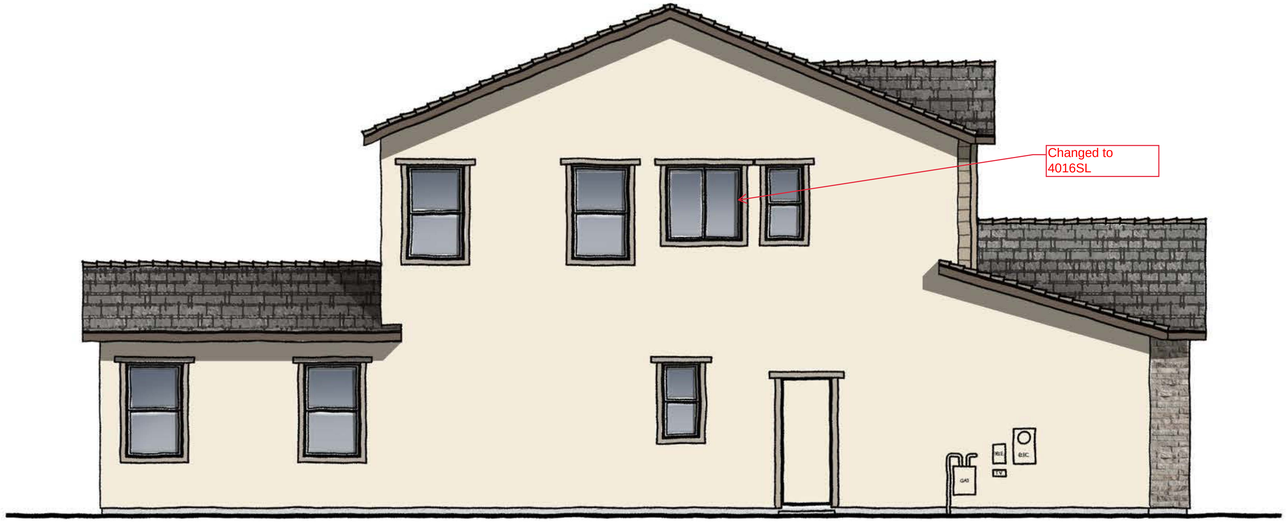


RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

B

PLAN THREE | ELEVATION ~~D~~ | CALIFORNIA RANCH

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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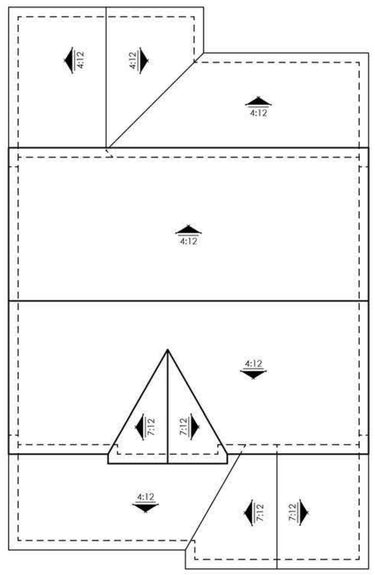

ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

B

PLAN THREE | ELEVATION ~~D~~ | CALIFORNIA RANCH

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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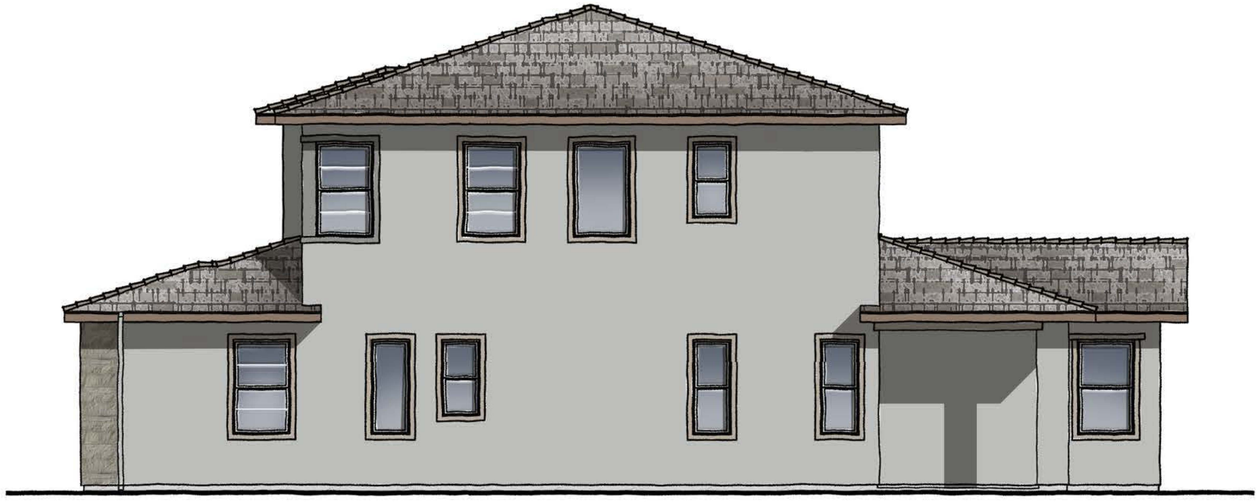
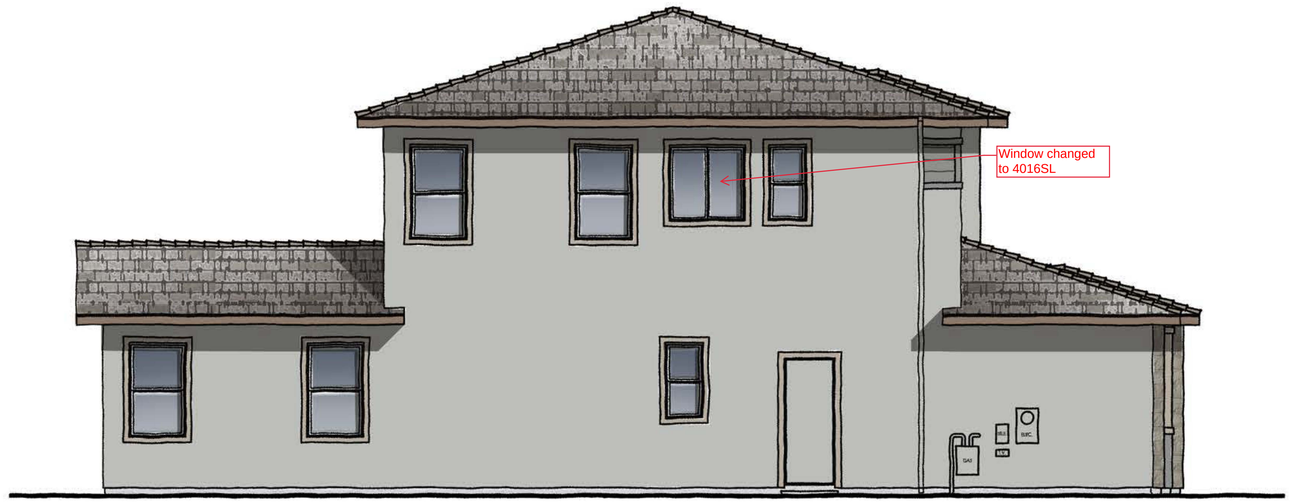


RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

01.14.22

PLAN THREE | ELEVATION ~~E~~ C | MODERN PRAIRIE

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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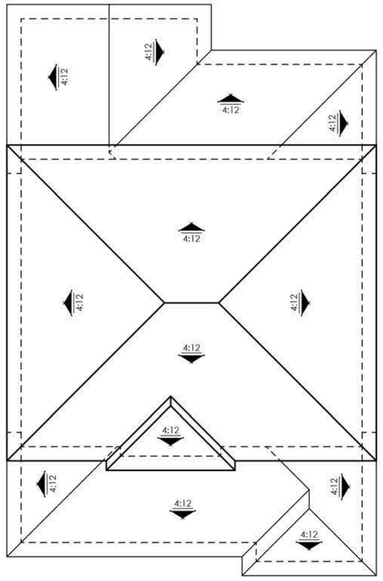

ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

PLAN THREE | ELEVATION ~~E~~ C | MODERN PRAIRIE

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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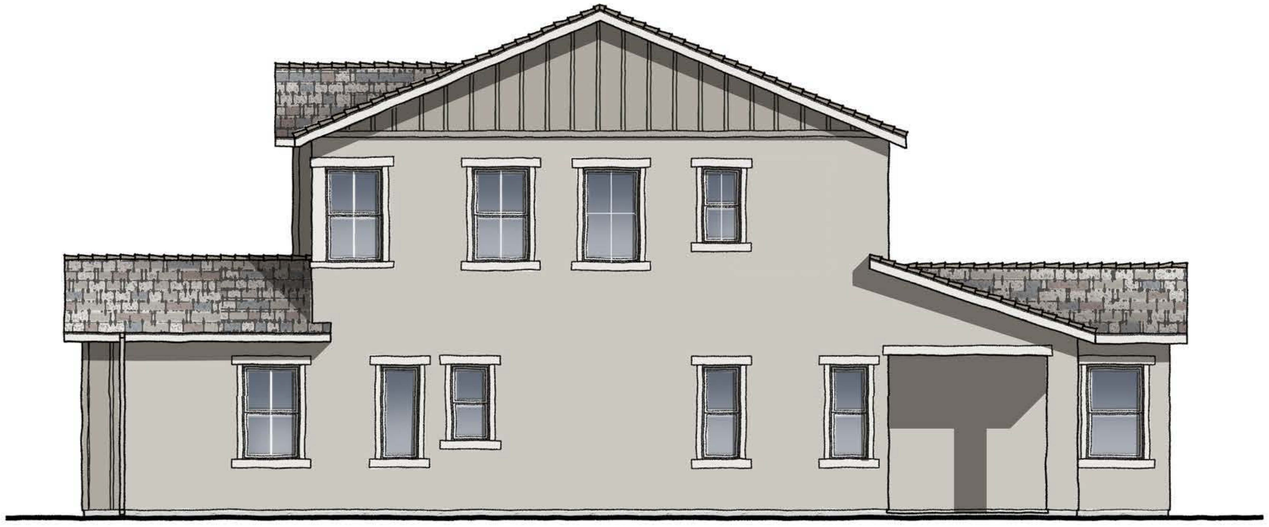

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

A

01.14.22

PLAN THREE | ELEVATION ~~C~~ ENHANCED | MODERN FARMHOUSE

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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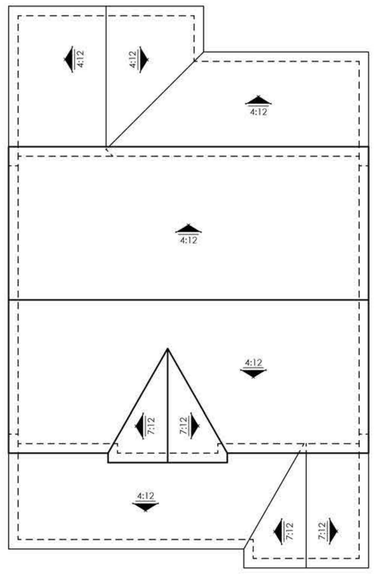
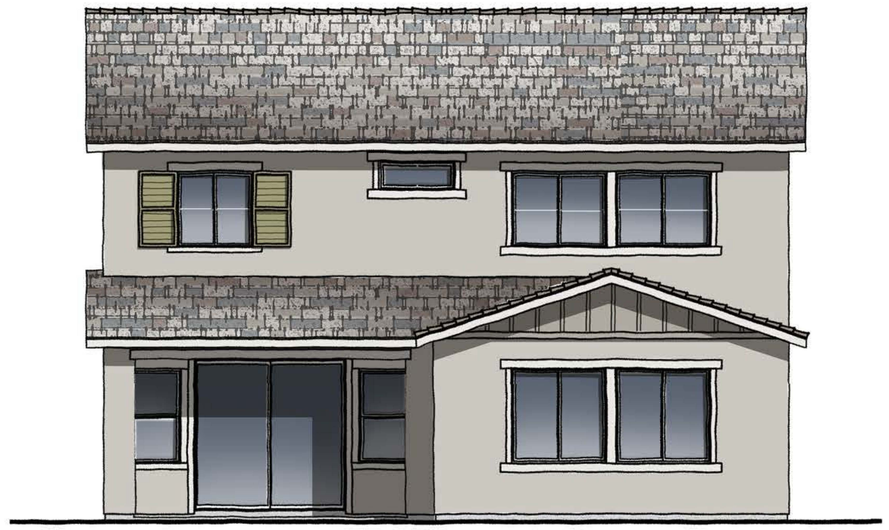


ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

A

PLAN THREE | ELEVATION ~~C~~ ENHANCED | MODERN FARMHOUSE

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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Woodside Homes
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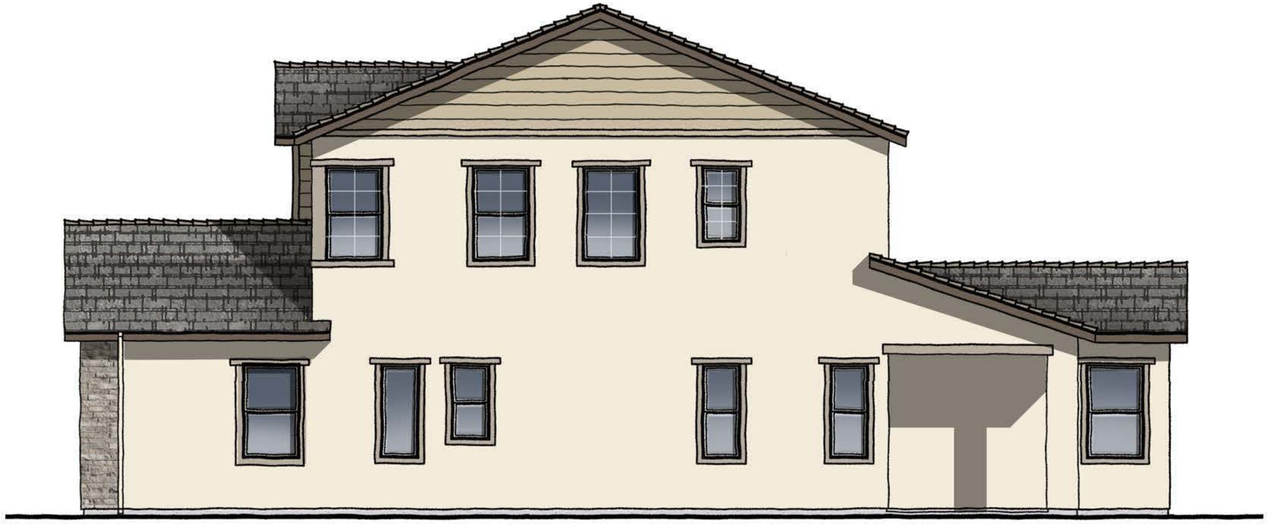

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

B

01.14.22

PLAN THREE | ELEVATION ~~D~~ ENHANCED | CALIFORNIA RANCH

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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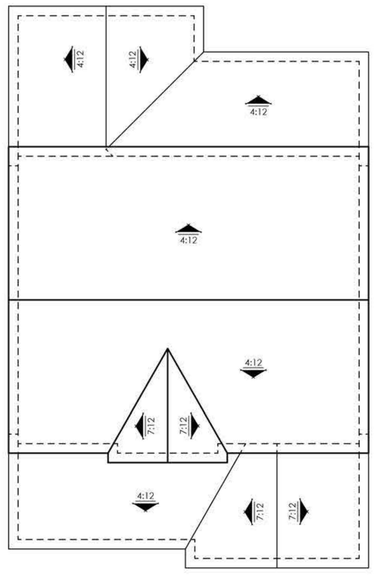
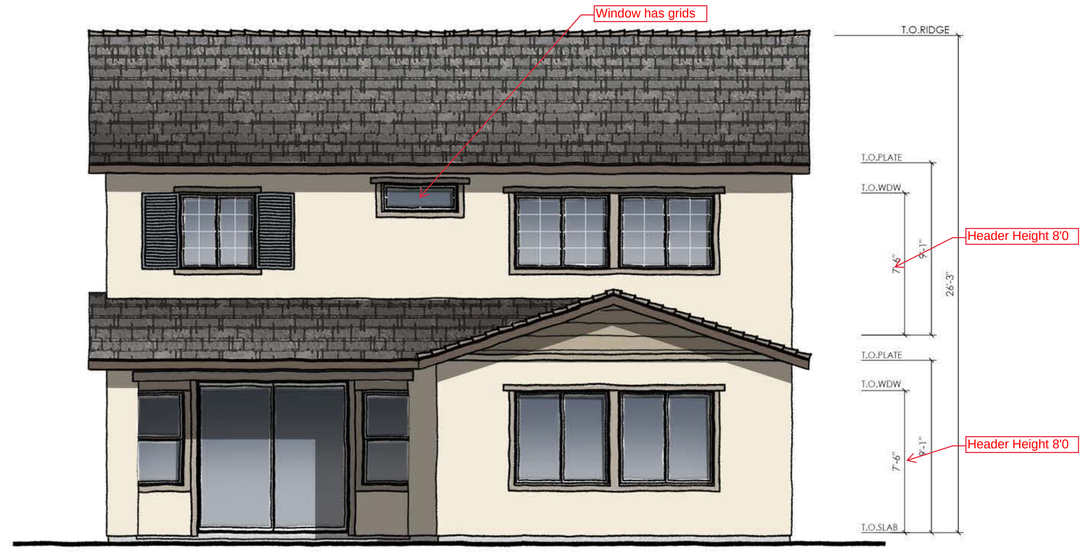


ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

B

01.14.22

PLAN THREE | ELEVATION ~~D~~ ENHANCED | CALIFORNIA RANCH

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.8919

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RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

C

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PLAN THREE | ELEVATION ~~E~~ ENHANCED | MODERN PRAIRIE

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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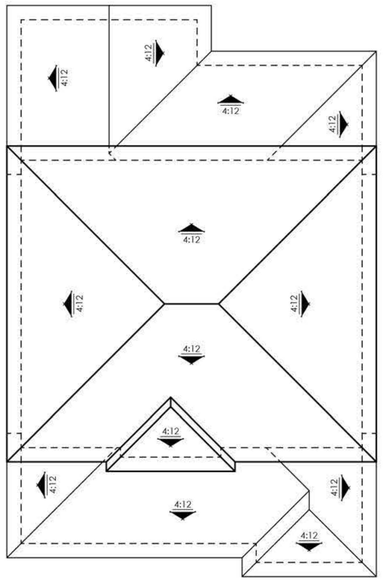
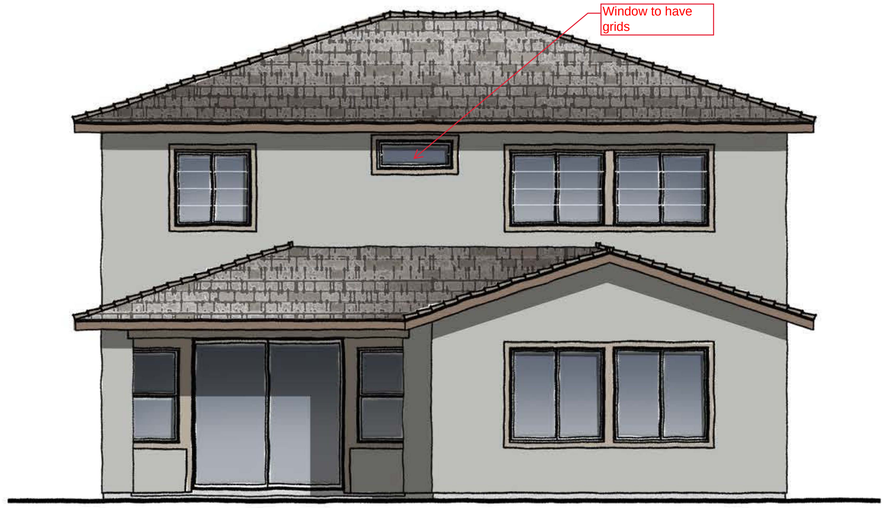


ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

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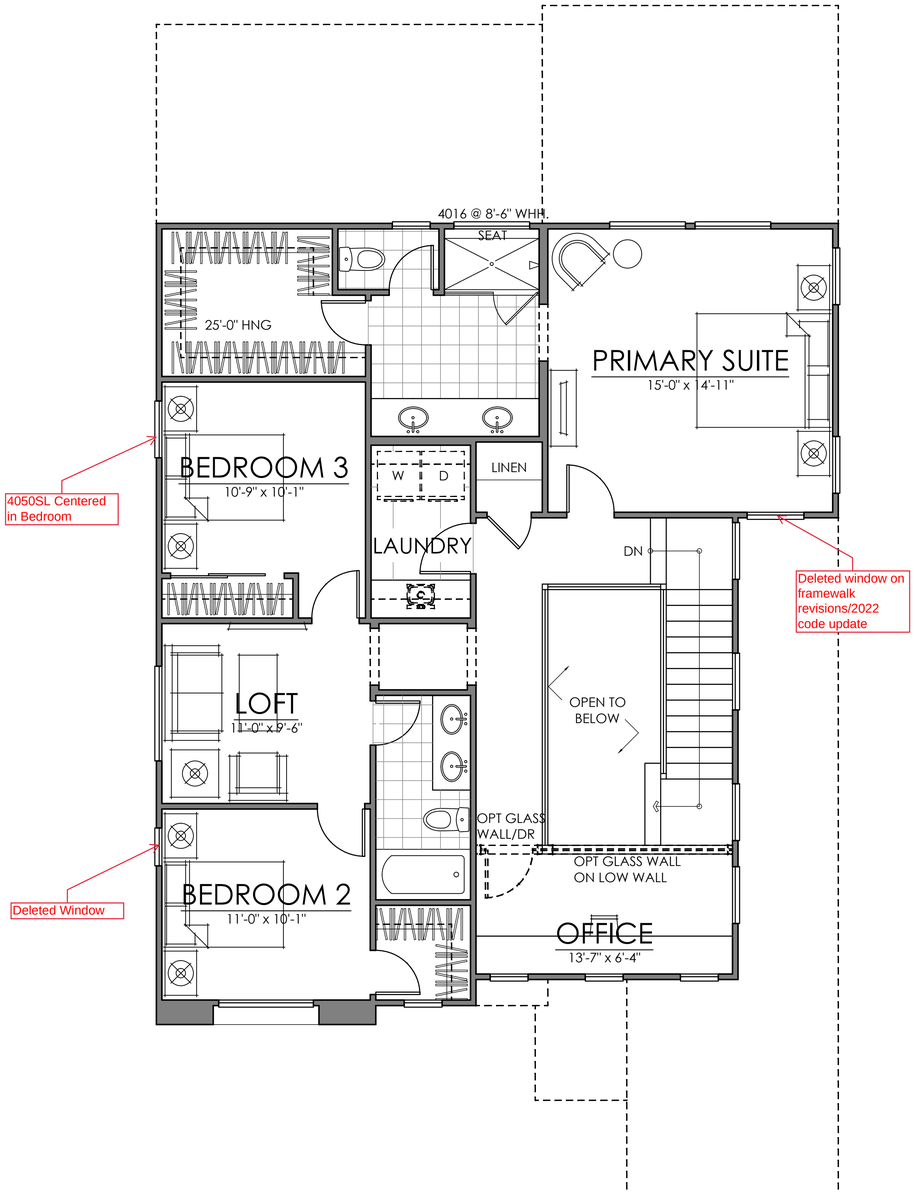

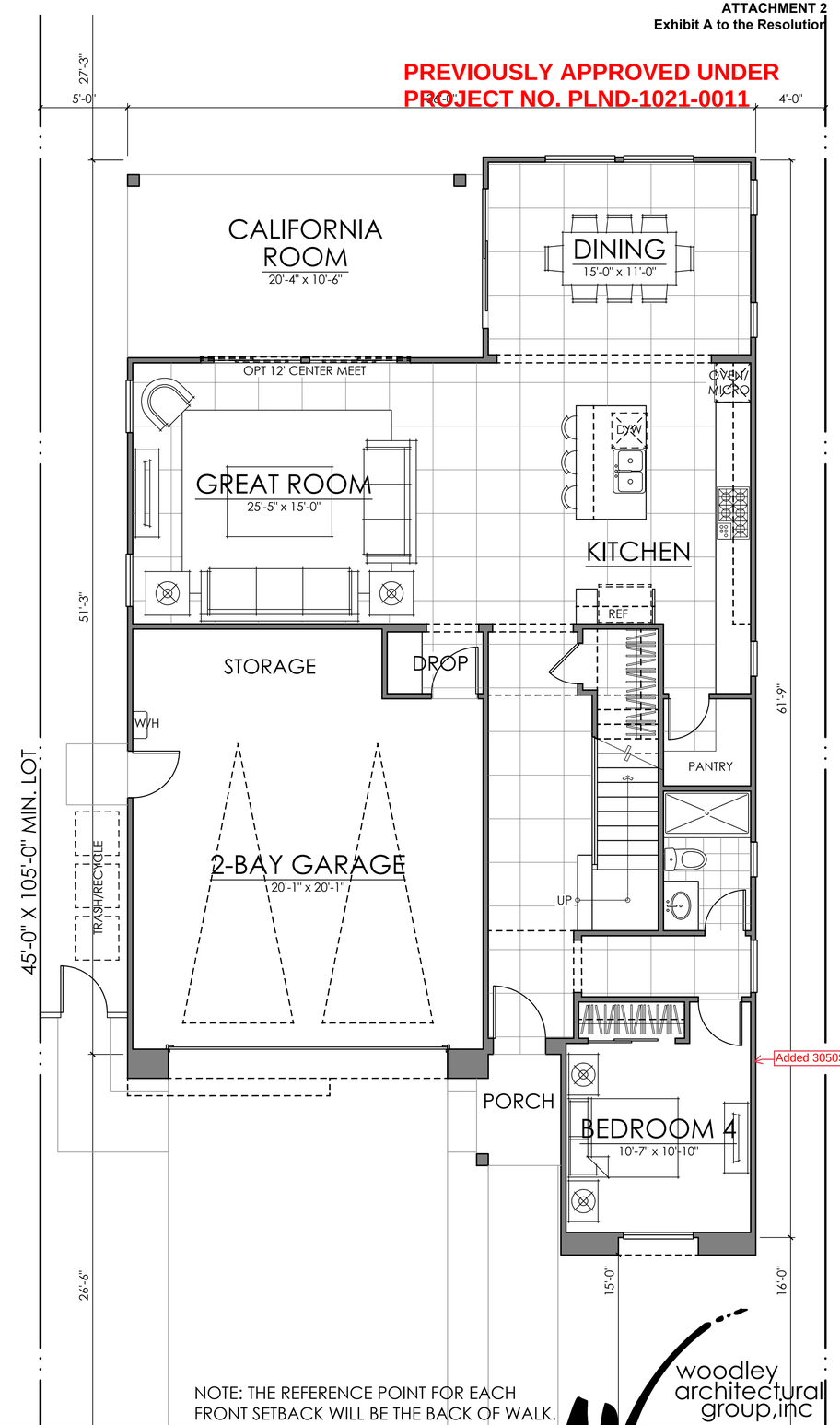

FIRST FLOOR	1260 SQ. FT.
SECOND FLOOR	1178 SQ. FT.
TOTAL LIVING	2438 SQ. FT.
TARGET	*2450 SQ. FT.*

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PLAN FOUR | 2438 SQ. FT.

NOTE: THE REFERENCE POINT FOR EACH FRONT SETBACK WILL BE THE BACK OF WALK.

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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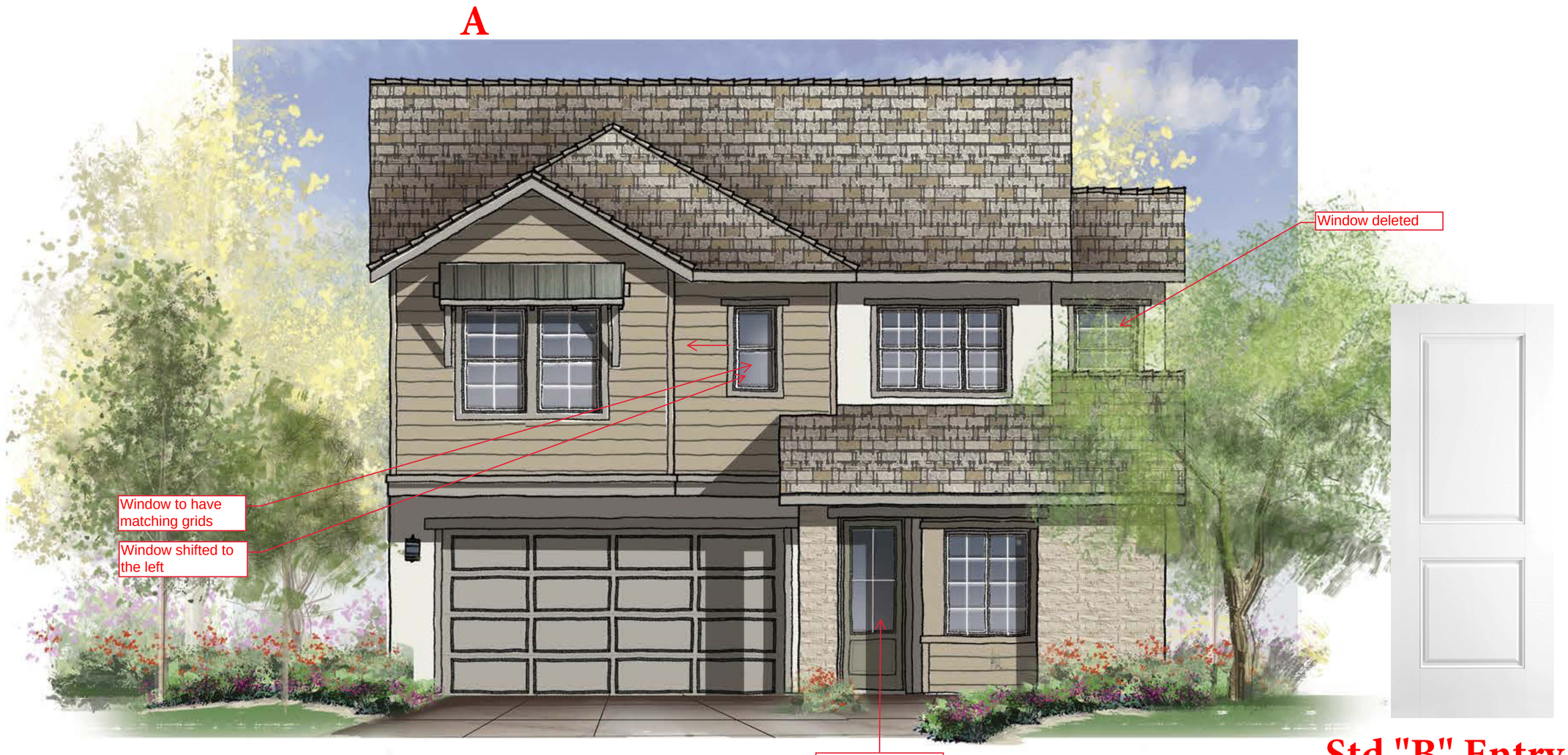
Std "A" Entry Door

ELEVATION ~~C~~ - MODERN FARMHOUSE
A

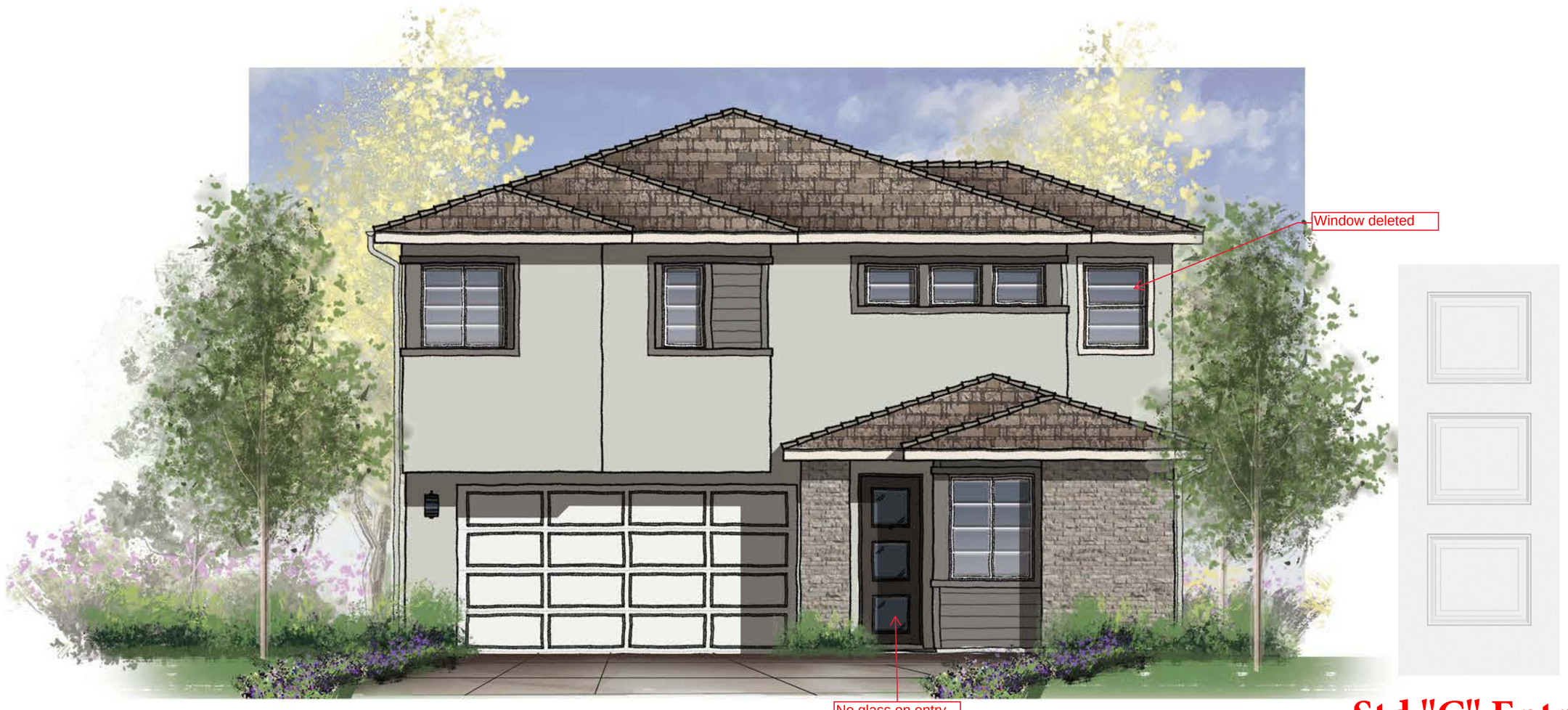
SCALE: 1/4" = 1'-0"



Std "B" Entry Door

ELEVATION ~~D~~ - CALIFORNIA RANCH
B

SCALE: 1/4" = 1'-0"



Std "C" Entry Door

ELEVATION ~~E~~ - MODERN PRAIRIE
C

SCALE: 1/4" = 1'-0"

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PLAN FOUR | FRONT ELEVATIONS

VALLEY OAK | 45' A | WOODSIDE HOMES

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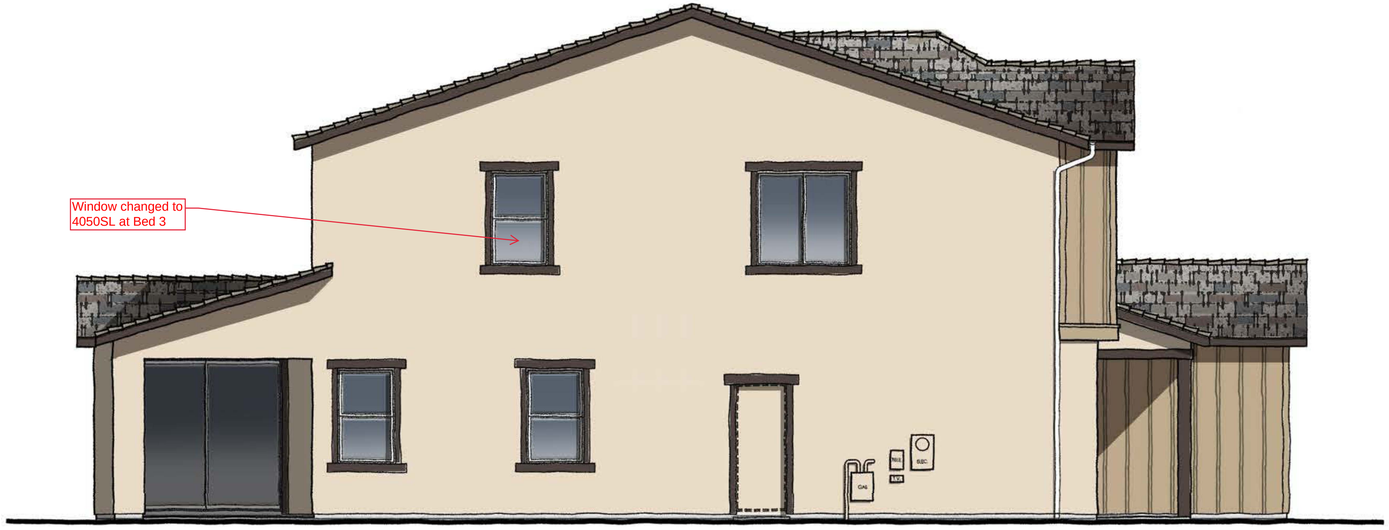
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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PLAN FOUR | ELEVATION ~~C~~ A | MODERN FARMHOUSE

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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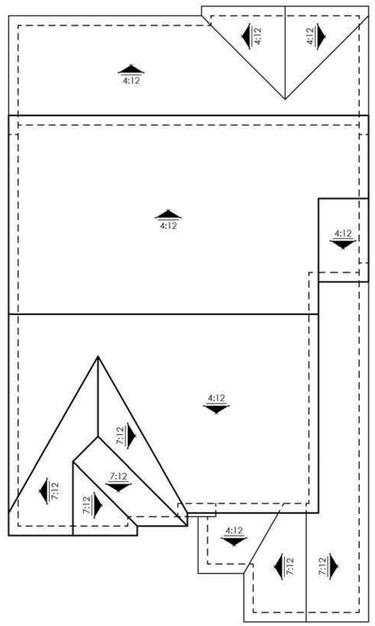

ROOF PLAN

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



REAR ELEVATION

SCALE: 1/4" = 1'-0"

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PLAN FOUR | ELEVATION ~~C~~ A | MODERN FARMHOUSE

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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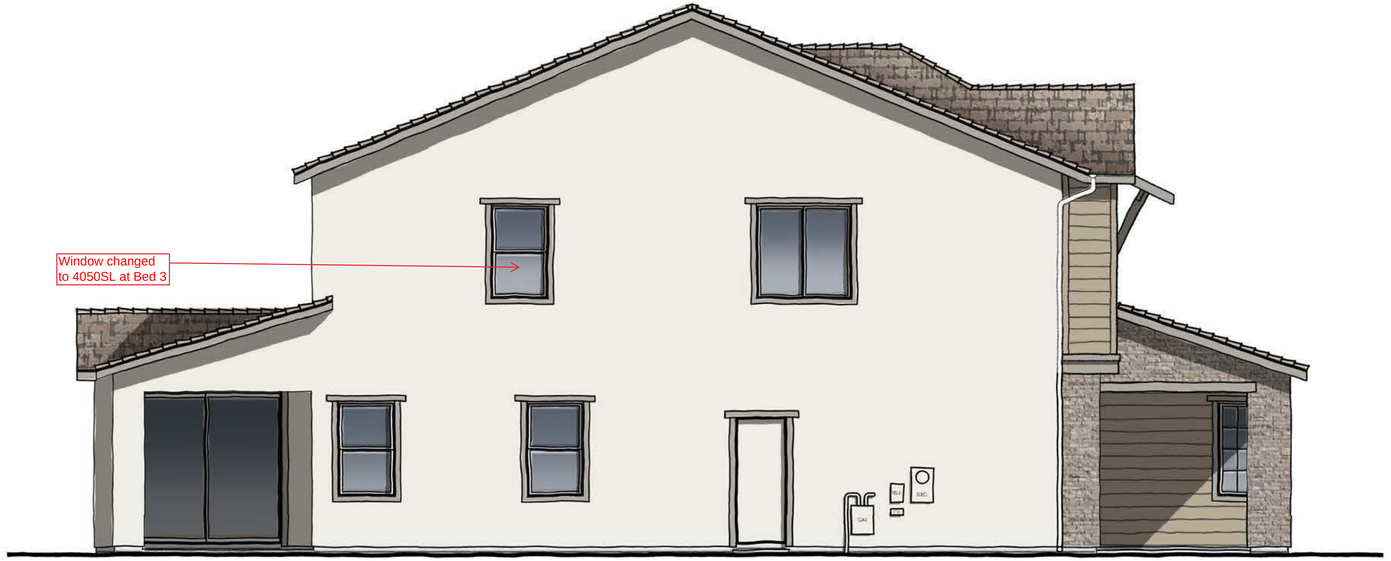
Added 3050Sh window att Bed 4. Window to have grids.

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

01.14.22

PLAN FOUR | ELEVATION ~~D~~ B | CALIFORNIA RANCH

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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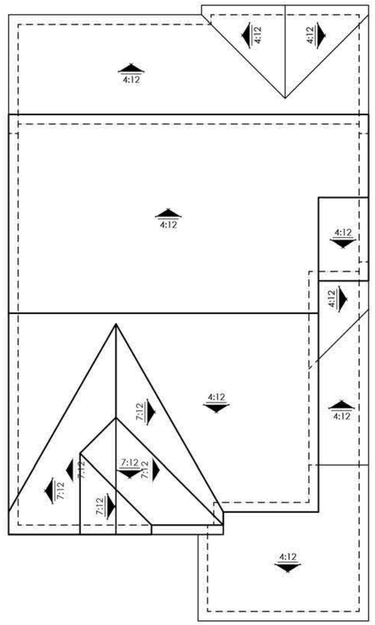

ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

01.14.22

PLAN FOUR | ELEVATION ~~D~~ B | CALIFORNIA RANCH

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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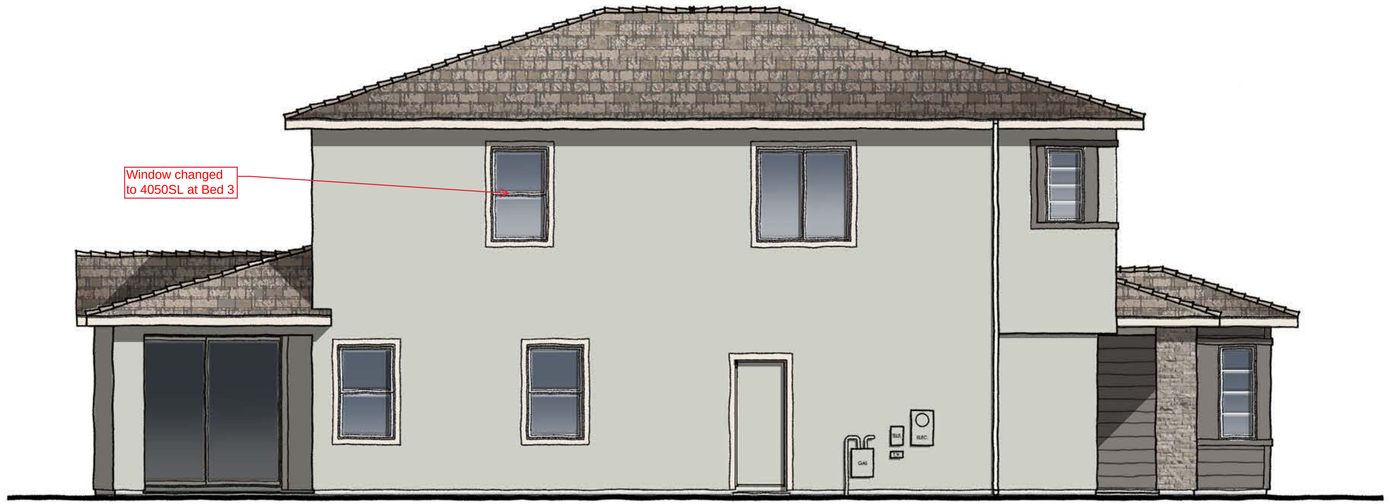
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

C

PLAN FOUR | ELEVATION ~~E~~ | MODERN PRAIRIE

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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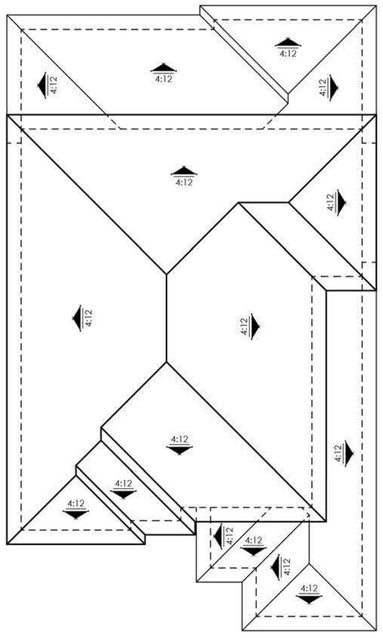
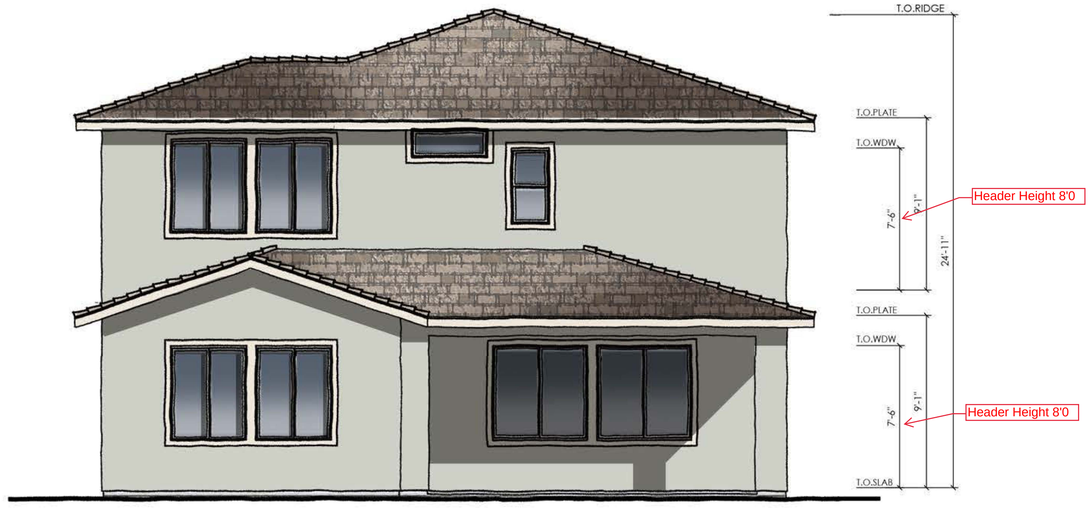


ROOF PLAN

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



REAR ELEVATION

SCALE: 1/4" = 1'-0"

01.14.22

PLAN FOUR | ELEVATION ~~E~~ C | MODERN PRAIRIE

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

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PLAN FOUR | ELEVATION ~~C~~ A ENHANCED | MODERN FARMHOUSE

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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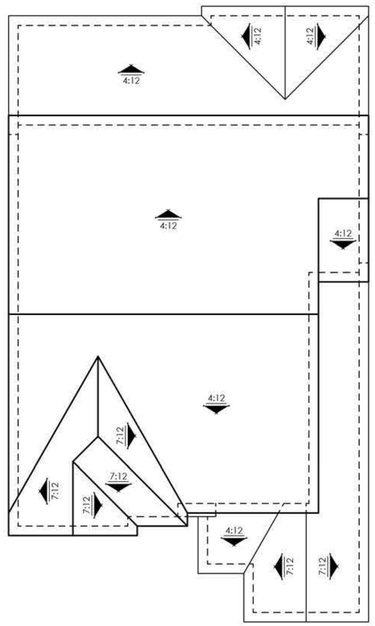

ROOF PLAN SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

01.14.22

PLAN FOUR | ELEVATION ~~C~~ A ENHANCED | MODERN FARMHOUSE

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

01.14.22

PLAN FOUR | ELEVATION ~~D~~ B ENHANCED | CALIFORNIA RANCH

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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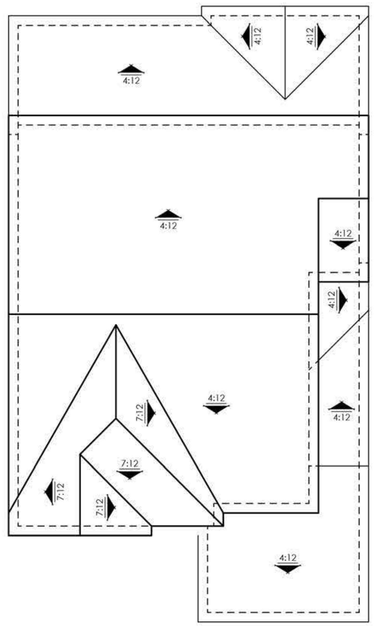

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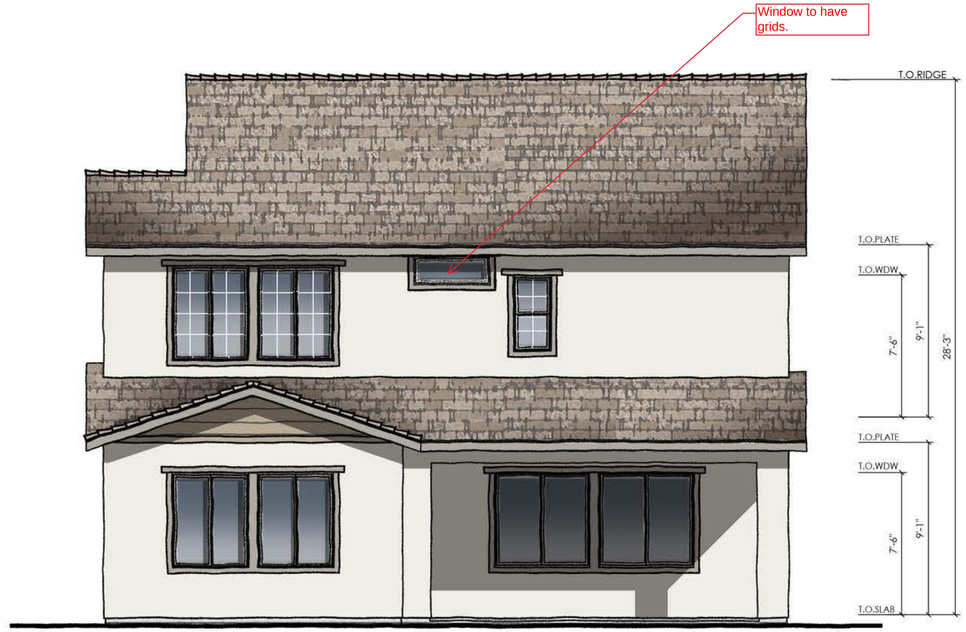

REAR ELEVATION SCALE: 1/4" = 1'-0"

B

01.14.22

PLAN FOUR | ELEVATION ~~D~~ ENHANCED | CALIFORNIA RANCH

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

01.14.22

PLAN FOUR | ELEVATION ~~E~~ C ENHANCED | MODERN PRAIRIE

VALLEY OAK | 45' A | WOODSIDE HOMES

RANCHO CORDOVA, SACRAMENTO, CALIFORNIA

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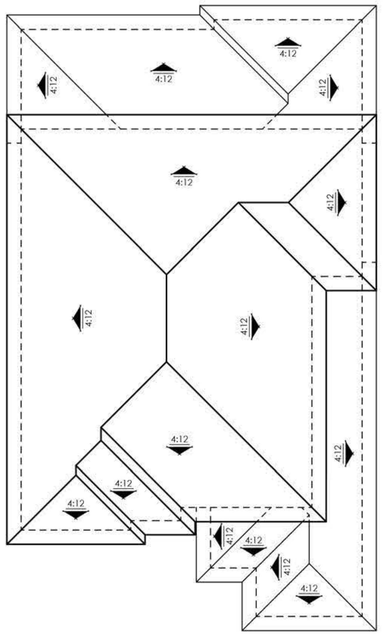

ROOF PLAN

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



REAR ELEVATION

SCALE: 1/4" = 1'-0"

01.14.22

C

PLAN FOUR | ELEVATION ~~E~~ ENHANCED | MODERN PRAIRIE

VALLEY OAK | 45' A | WOODSIDE HOMES

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Acacia

PAINT: PPG		09.03.20 | Original Date
ROOF: Boral		10.08.20
METAL ROOF: Taylor Metal Products		
STONE: El Dorado & Cultured Stone		

MODERN CALIFORNIA RANCH ELEVATION A	Scheme 1	Scheme 2	Scheme 3
ROOF *SAXONY 900 SHAKE*	1FBCJ4070 SEA PEARL BLEND	1FBCF3214 SHADOW BROWN	1FBCJ3181 SMOKEY TOPAZ BLEND
METAL ROOF	WEATHERED ZINC	MEDIUM BRONZE	VINTAGE
STUCCO	10-07 BAY OF FUNDY	12-26 ASSATEAGUE SAND	1100-2 ADOBE WHITE
LAP SIDING	1009-5 PHOENIX FOSSIL	14-27 TRUE KHAKI	15-09 ANTELOPE
TRIM	1010-1 PEGASUS	14-23 EDELWEISS	1006-1 GYPSUM
TRIM PANEL | FASCIA | GARAGE DOOR	1010-1 PEGASUS	14-23 EDELWEISS	15-18 INTROSPECTIVE
ENTRY DOOR	16-30 MUTED COPPER	1033-5 GRAY HERON	1039-4 PACHYDERM
STONE: *El Dorado Stone Ledgecut33, Drystack*	WHITECAP	BIRCH	OCEAN FLOOR
TRIM AT STONE	1006-3 EARLY EVENING	1023-4 DESERT DUNE	1097-4 DUSTY TRAIL

Notes:

*All non-decorative items such as meter doors & non-decorative vents are to be painted the surrounding color.

*Paint breaks to be turned at inside corner unless otherwise indicated.

* Metal roof vents to be painted to match the darkest color from the roofing blend.

*El Dorado & Cultured Stone: HEATHER JOHNSTONE (209) 843-3351 or Heather.Johnstone@boral.com

*Boral Roof : Please Contact Rita Torres (562) 400-9634 or Rita.Torres@boral.com

PREVIOUSLY APPROVED UNDER
PROJECT NO. PLND-1021-0011

09.03.20 | Original Date
10.08.20

MODERN FARMHOUSE ELEVATION B	Scheme 4	Scheme 5	Scheme 6
ROOF *SAXONY 900 SHAKE*	1FBCF1430 CHARCOAL BLEND	1FBCJ4072 SAHARA QUARTZ BLEND	1FBCF1132 CHARCOAL BROWN BLEND
METAL ROOF	CHARCOAL GREY	WEATHERED ZINC	VINTAGE
STUCCO	1020-1 ATRIUM WHITE	1033-3 SILENT STORM	1101-4 ROCKY CLIFFS
BOARD & BATTEN SIDING	1020-1 ATRIUM WHITE	PPG10-06 THUNDERBOLT	1071-6 PRAIRIE FIRE
TRIM | TRIM PANEL FASCIA | GARAGE DOOR	1020-1 ATRIUM WHITE	1001-1 DELICATE WHITE	12-13 CAMEL TAN
ENTRY DOOR	1011-7 ONYX	1068-6 NUTMEG	1012-7 BLACK FOREST

Notes:
*All non-decorative items such as meter doors & non-decorative vents are to be painted the surrounding color.
*Paint breaks to be turned at inside corner unless otherwise indicated.
* Metal roof vents to be painted to match the darkest color from the roofing blend.
*El Dorado & Cultured Stone: HEATHER JOHNSTONE (209) 843-3351 or Heather.Johnstone@boral.com
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09.03.20 | Original Date
10.08.20

MODERN PRAIRIE ELEVATION C	Scheme 7	Scheme 8	Scheme 9
ROOF *SAXONY 900 SLATE*	1FACS1132 CHARCOAL BROWN BLEND	1FACS0330 APPALACHIAN BLEND	1FACS1430 CHARCOAL BLEND
STUCCO	1024-4 MOTH GRAY	14-26 HIDEAWAY	1021-2 SYNCHRONICITY
LAP SIDING	16-07 SOUTHERN WOOD	1039-3 MIRROR MIRROR	1007-6 COOL CHARCOAL
TRIM FASCIA | GARAGE DOOR	15-30 ROASTED CHESTNUT	14 -24 DOGWOOD BLOSSOM	1007-1 WILLOW SPRINGS
ENTRY DOOR	1034-6 BLUE BLOOD	1002-7 PHANTOM MIST	1115-5 PINE TRAIL
STONE: *Cultured Stone* *Pattern # HSP3507, Drystack*	HEWN | FOUNDATION CULTURED STONE	HEWN | FOUNDATION CULTURED STONE	HEWN | TALUS CULTURED STONE
TRIM AT STONE :	1097-4 DUSTY TRAIL	1007-4 HOT STONE	1023-4 DESERT DUNE

Notes:
*All non-decorative items such as meter doors & non-decorative vents are to be painted the surrounding color.
*Paint breaks to be turned at inside corner unless otherwise indicated.
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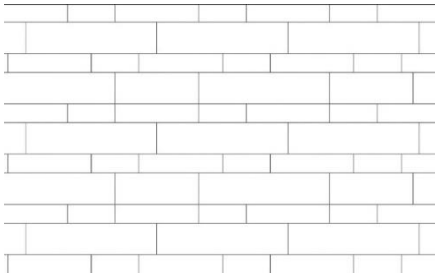
*Boral Roof : Please Contact Rita Torres (562) 400-9634 or Rita.Torres@boral.com

ELEVATION C: STONE PATTERN | HSP3507



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PROJECT NO. PLND-1021-0011

Acacia @ Cypress
Elevation A
Modern California Ranch
Scheme 1



Roof Tile

Stucco

8" Lap Siding

Trim

Trim Panel |
Fascia | Garage Door

Entry Door

Stone

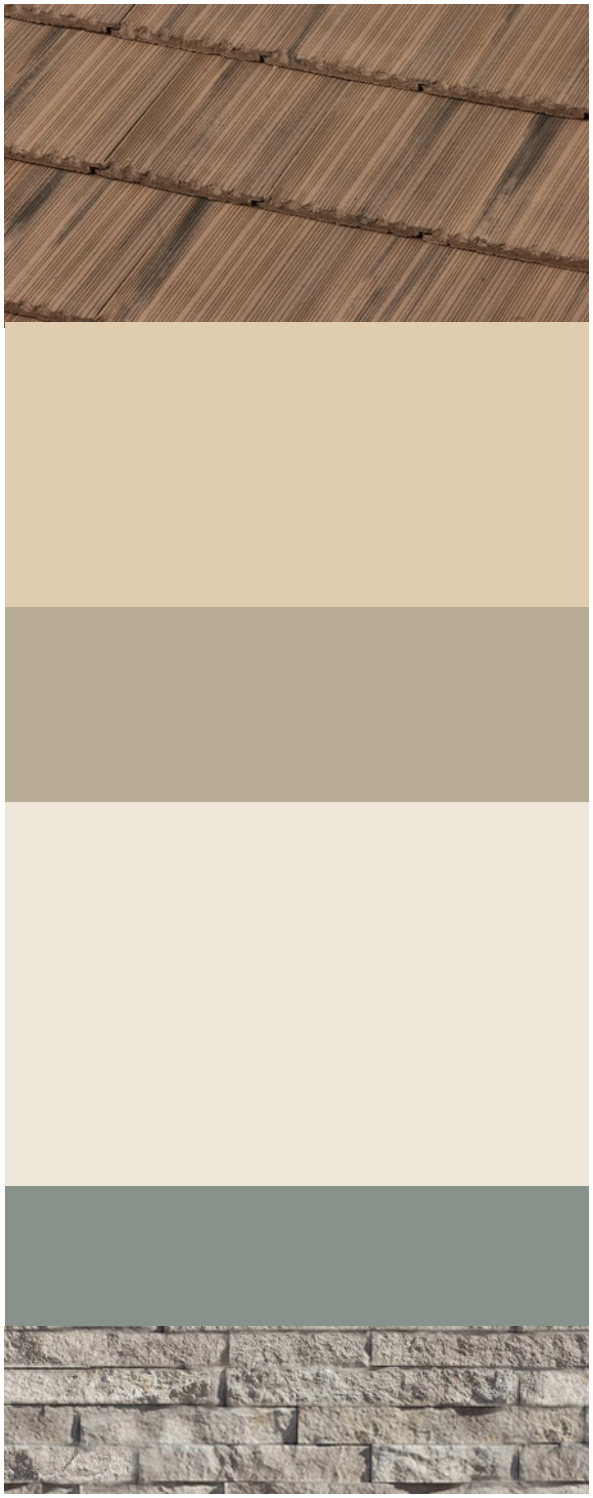
Woodside Homes
BETTER BY DESIGN

woodleyarchitecturalgroup,inc.

PREVIOUSLY APPROVED UNDER
PROJECT NO. PLND-1021-0011

ATTACHMENT 2

Acacia @ Cypress
Elevation A
Modern California Ranch
Scheme 2



Roof Tile

Stucco

8" Lap Siding

Trim

Trim Panel |
Fascia | Garage Door

Entry Door

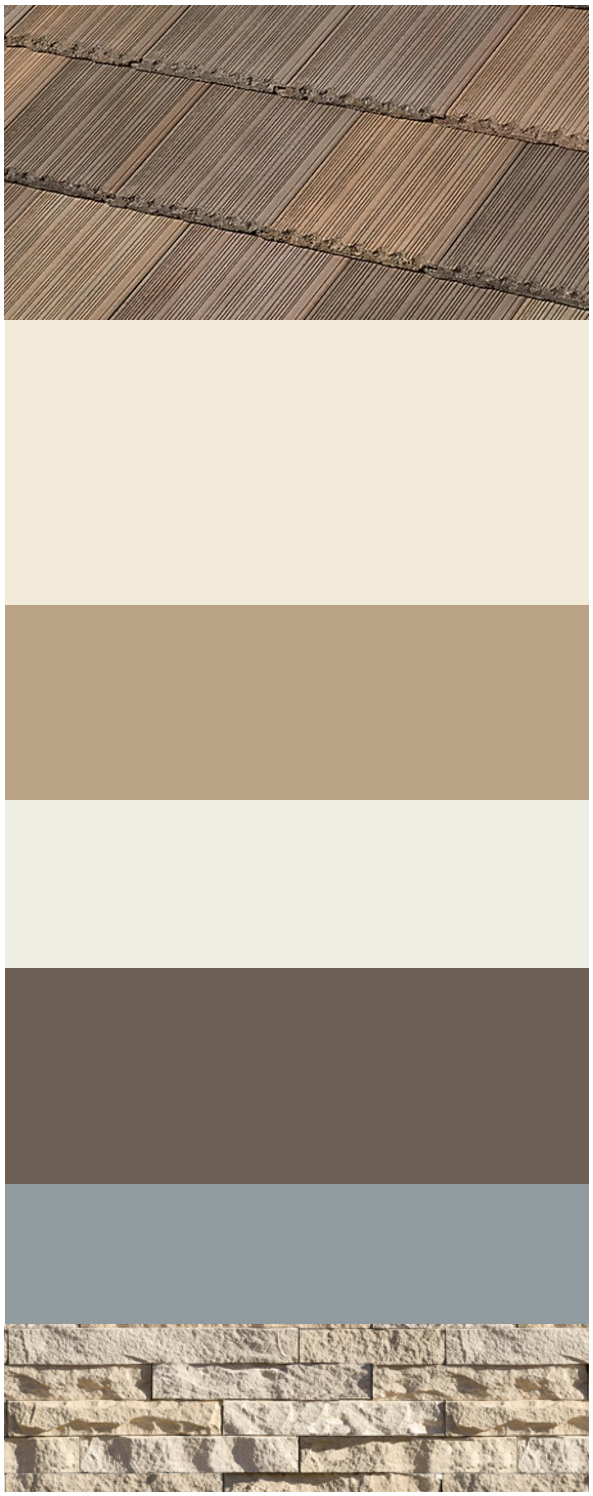
Stone

Woodside Homes
BETTER BY DESIGN

woodleyarchitecturalgroup,inc.

PREVIOUSLY APPROVED UNDER
PROJECT NO. PLND-1021-0011

Acacia @ Cypress
Elevation A
Modern California Ranch
Scheme 3



Roof Tile

Stucco

8" Lap Siding

Trim

Trim Panel |
Fascia | Garage Door

Entry Door

Stone

Woodside Homes
BETTER BY DESIGN

woodleyarchitecturalgroup,inc.

PREVIOUSLY APPROVED UNDER
PROJECT NO. PLND-1021-0011

Acacia @ Cypress
Elevation B
Modern Farmhouse
Scheme 4



Roof Tile

Stucco

Board & Batten Siding

Trim | Trim Panel
Fascia | Garage Door

Entry Door

Woodside Homes
BETTER BY DESIGN

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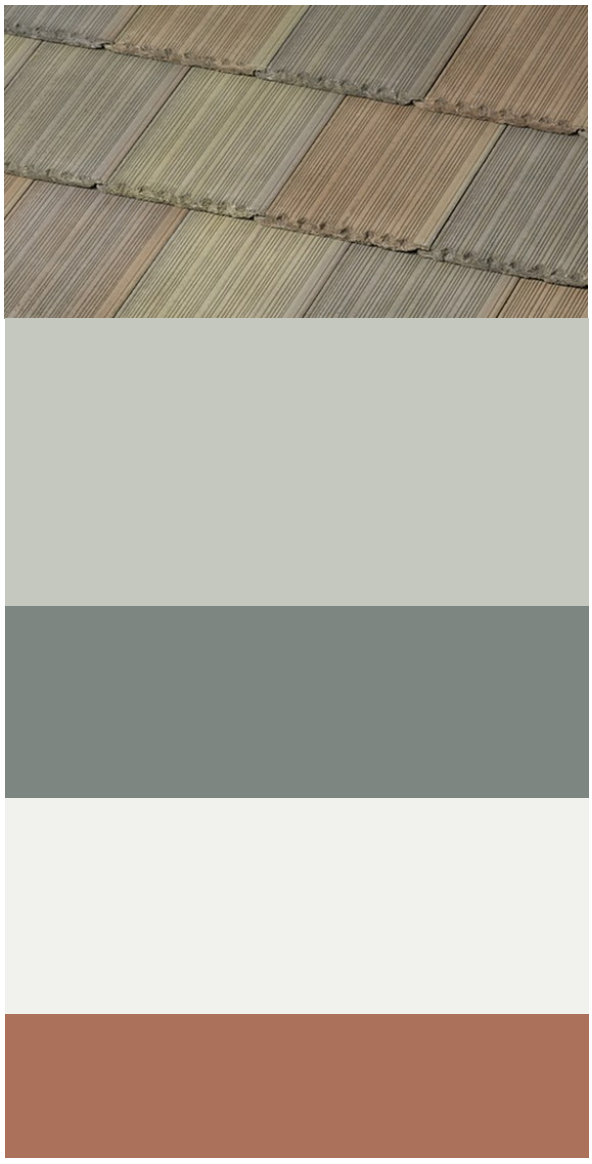
PREVIOUSLY APPROVED UNDER PROJECT NO. PLND-1021-0011

Acacia @ Cypress
Elevation B
Modern Farmhouse
Scheme 5



Roof Tile

Stucco

Board & Batten Siding

Trim | Trim Panel
Fascia | Garage Door

Entry Door

Woodside Homes
BETTER BY DESIGN

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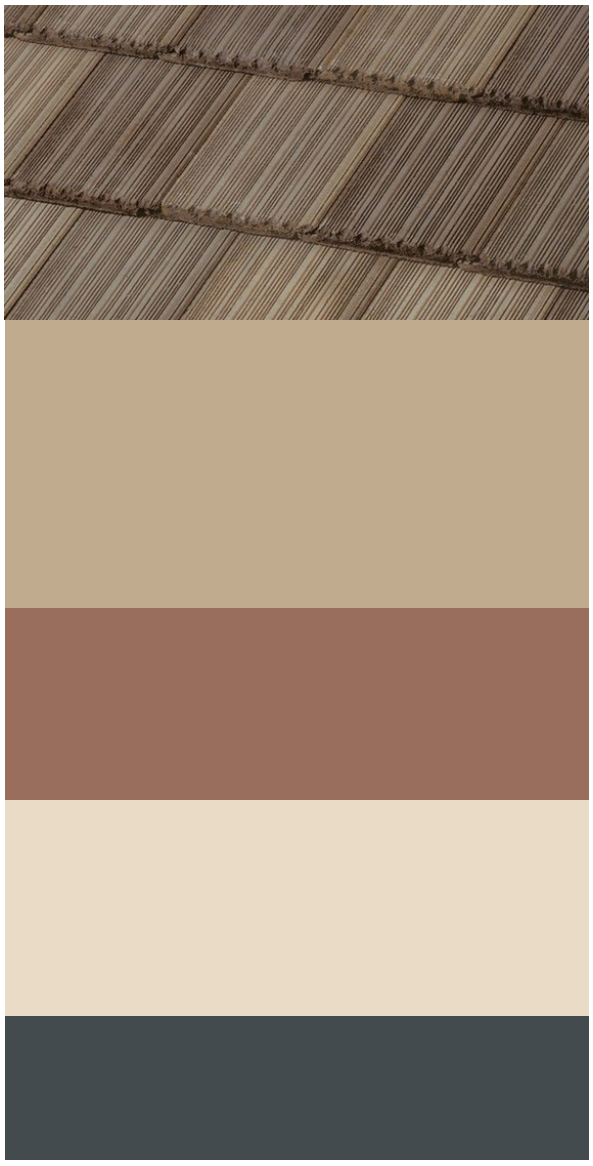
PREVIOUSLY APPROVED UNDER
PROJECT NO. PLND-1021-0011

Acacia @ Cypress
Elevation B
Modern Farmhouse
Scheme 6



Roof Tile

Stucco

Board & Batten Siding

Trim | Trim Panel
Fascia | Garage Door

Entry Door

Woodside Homes
BETTER BY DESIGN

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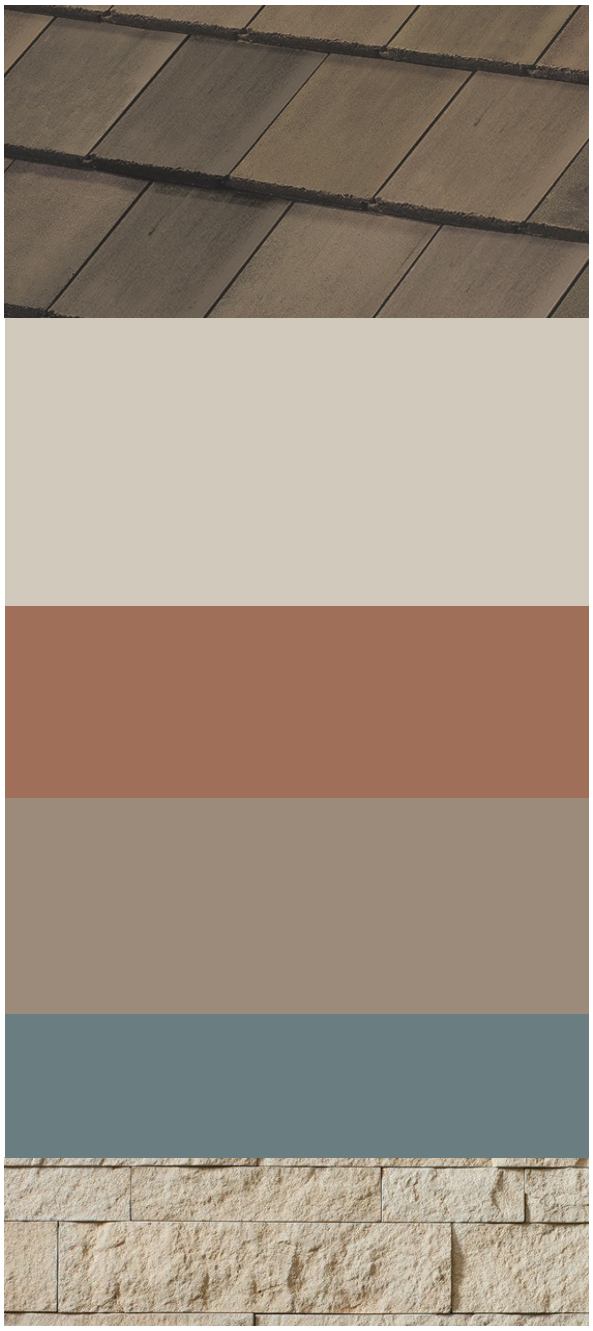
PREVIOUSLY APPROVED UNDER PROJECT NO. PLND-1021-0011

Acacia @ Cypress
Elevation C
Modern Prairie
Scheme 7



Roof Tile

Stucco

Lap Siding

Trim
Fascia | Garage Door

Entry Door

Stone

Woodside Homes
BETTER BY DESIGN

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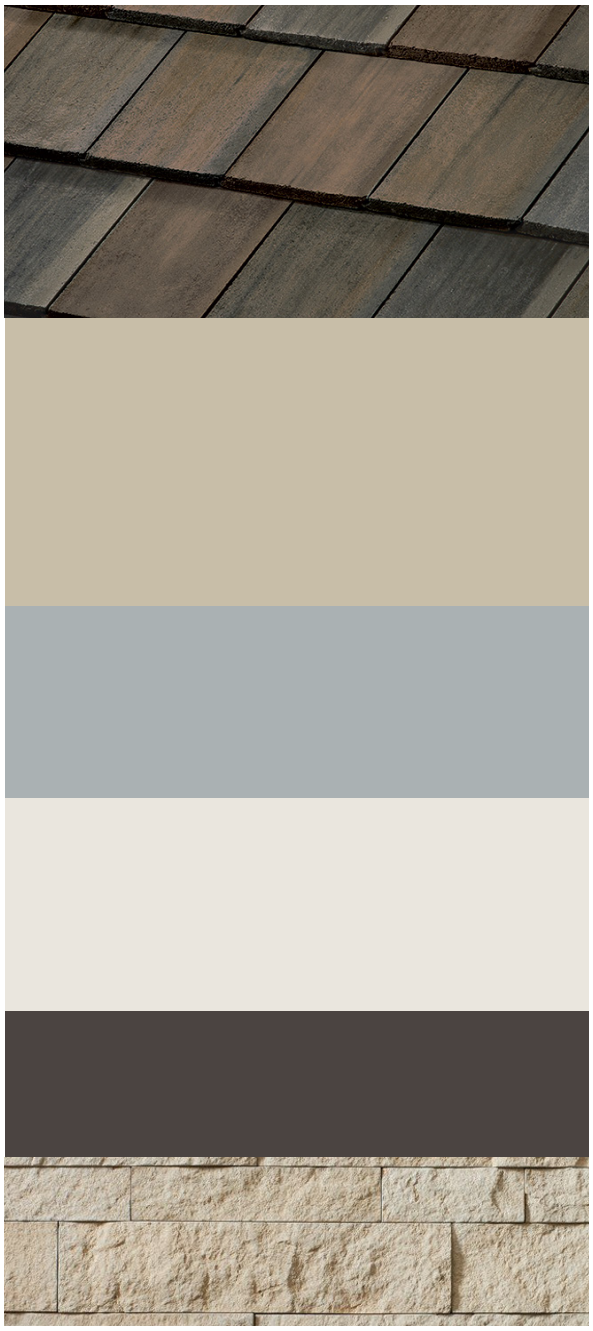
PREVIOUSLY APPROVED UNDER
PROJECT NO. PLND-1021-0011

Acacia @ Cypress
Elevation C
Modern Prairie
Scheme 8



Roof Tile

Stucco

Lap Siding

Trim
Fascia | Garage Door

Entry Door

Stone

Woodside Homes
BETTER BY DESIGN

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PREVIOUSLY APPROVED UNDER
PROJECT NO. PLND-1021-0011

Acacia @ Cypress
Elevation C
Modern Prairie
Scheme 9



Roof Tile

Stucco

Lap Siding

Trim
Fascia | Garage Door

Entry Door

Stone

Woodside Homes
BETTER BY DESIGN

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PAINT: PPG		06.18.21 | Original Date
ROOF: BORAL		
STONE: CULTURED STONE/EL DORADO		

SPANISH ELEVATION A	Scheme 1	Scheme 2	Scheme 3
ROOF *BARCELONA 900*	1HBCS6464 CALIFORNIA MISSION BLEND	1HBCS6465 CALIFORNIA MISSION BLEND	1HBCS6466 CALIFORNIA MISSION BLEND
STUCCO	1092-1 QUEEN ANNE'S LACE	14-08 HORSERADISH	1096-1 INSTANT RELIEF
TRIM	14-14 SUMMER SUEDE	14-27 TRUE KHAKI	1097-4 DUSTY TRAIL
FASCIA | GARAGE DOOR	1022-6 GRANITE	1023-6 CLAM SHELL	1025-6 SLEEPING GIANT
ENTRY DOOR	1038-7 MIDNIGHT HOUR	1071-6 PRAIRIE FIRE	1031-5 SEAWEED WRAP

Notes:

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* Metal roof vents to be painted to match the darkest color from the roofing blend.

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*Boral Roof : Please Contact Rita Torres (562) 400-9634 or Rita.Torres@boral.com

PREVIOUSLY APPROVED UNDER PROJECT NO. PLND-1021-0011

06.18.21 | Original Date

CALIFORNIA COTTAGE ELEVATION B	Scheme 4	Scheme 5	Scheme 6
ROOF *SAXONY 900 SHAKE*	31-FBCJ4070 SEA PEARL BLEND	31-FBCJ4070 SEA PEARL BLEND	31-FBCJ4070 SEA PEARL BLEND
STUCCO	1001-1 DELICATE WHITE	1085-2 BONE WHITE	12-26 ASSATEAGUE SAND
LAP SIDING	1007-5 LAZY AFTERNOON	1007-4 HOT STONE	14-27 TRUE KHAKI
TRIM | FASCIA | GARAGE DOOR	1023-4 DESERT DUNE	1001-1 DELICATE WHITE	14-23 EDELWEISS
ENTRY DOOR	1033-3 SILENT STORM	1007-6 COOL CHARCOAL	1033-5 GRAY HERON
STONE: *EL DORADO*	YORK LIMESTONE	AUSTIN CREAM LIMESTONE	MOONLIGHT ROUGH CUT
TRIM AT STONE :	1023-4 DESERT DUNE	1097-3 TOASTED ALMOND	14-32 OSTRICH FEATHER

Notes:

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06.18.21 | Original Date

MODERN PRAIRIE ELEVATION E	Scheme 7	Scheme 8	Scheme 9
ROOF *SAXONY 900 SLATE*	13-1FACS1132 CHARCOAL BROWN BLEN C/T	13-1FACS1132 CHARCOAL BROWN BLEN C/T	13-1FACS1132 CHARCOAL BROWN BLEN C/T
STUCCO	1024-5 STONEHENGE GREIGE	1032-2 HURRICANE HAZE	1009-4 GRAY STONE
LAP SIDING	16-07 SOUTHERN WOOD	1039-3 MIRROR MIRROR	1007-6 COOL CHARCOAL
TRIM	1024-4 MOTH GRAY	1001-1 DELICATE WHITE	1024-5 STONEHENGE GREIGE
FASCIA | GARAGE DOOR	15-30 ROASTED CHESTNUT	1001-1 DELICATE WHITE	1024-5 STONEHENGE GREIGE
ENTRY DOOR	1012-6 VOLCANIC ASH	1002-7 PHANTOM MIST	1035-5 PUDDLE JUMPER
STONE: *EL DORADO*	OCEAN FLOOR LEDGECUT	BIRCH LEDGECUT	WHITE CAP LEDGECUT
STONE TRIM	1097-3 TOASTED ALMOND	1024-4 MOTH GRAY	14-24 DOGWOOD

Notes:
*All non-decorative items such as meter doors & non-decorative vents are to be painted the surrounding color.
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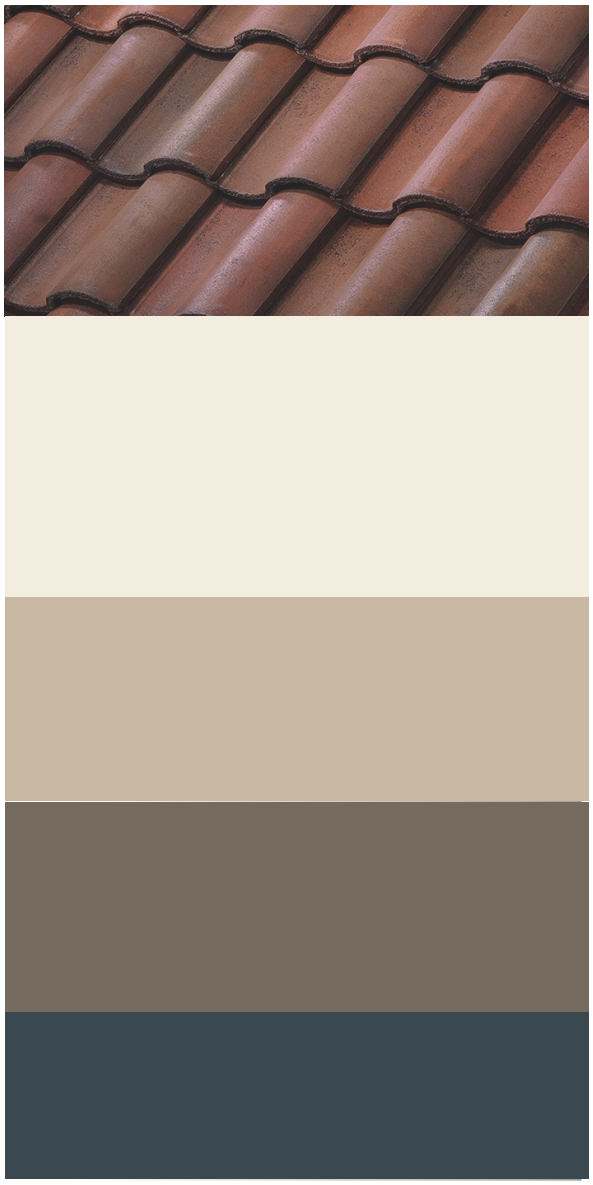
NO. PLND-1021-0011

Arista Del Sol 40's
Elevation A
Spanish
Scheme 1



Roof Tile

Stucco

Trim

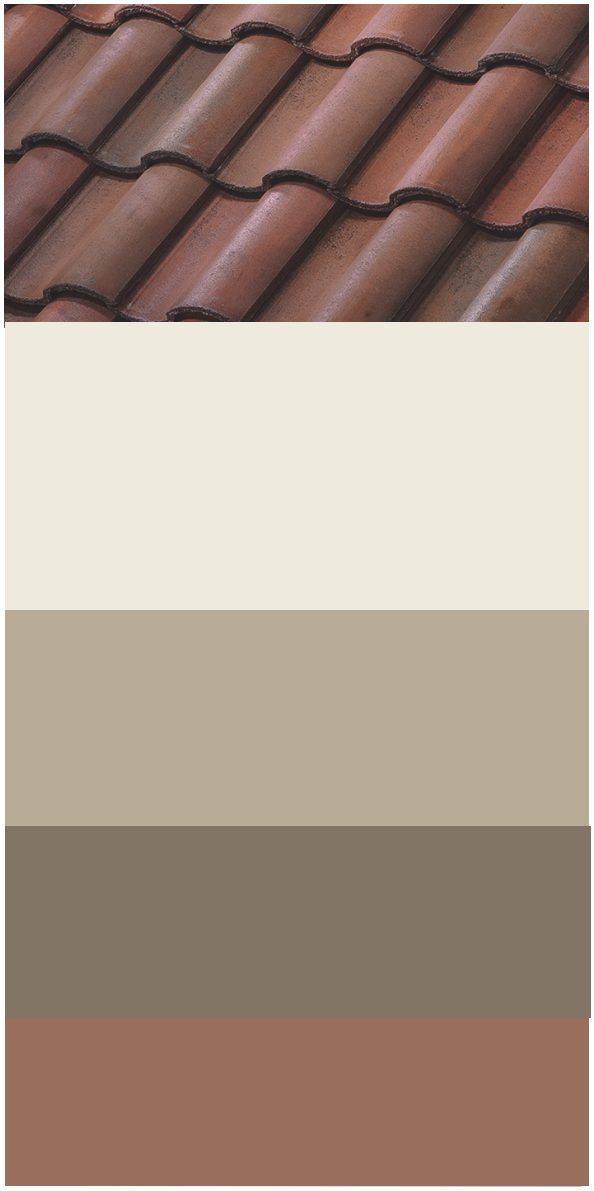
Trim Panel |
Fascia | Garage Door

Entry Door

Woodside Homes
BETTER BY DESIGN

woodleyarchitecturalgroup,inc.

Arista Del Sol 40's
Elevation A
Spanish
Scheme 2



Roof Tile

Stucco

Trim

Trim Panel |
Fascia | Garage Door

Entry Door

Woodside Homes
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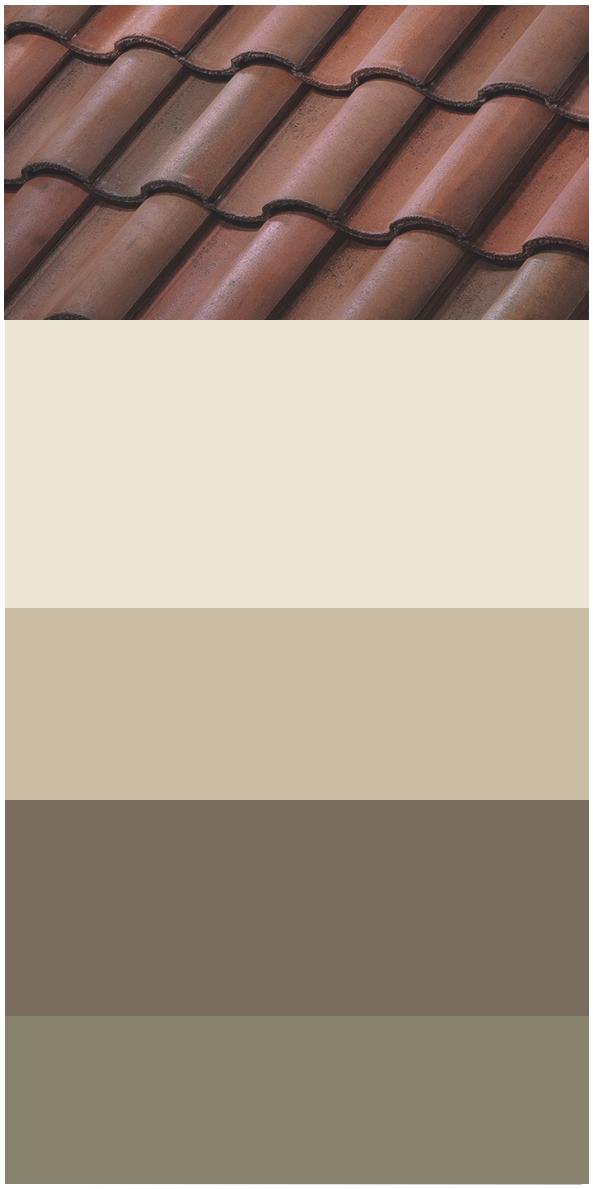
PREVIOUSLY APPROVED UNDER PROJECT
NO. PLND-1021-0011

Arista Del Sol 40's
Elevation A
Spanish
Scheme 3



Roof Tile

Stucco

Trim

Trim Panel |
Fascia | Garage Door

Entry Door

Woodside Homes
BETTER BY DESIGN

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Arista Del Sol 40's
Elevation B
California Cottage
Scheme 4



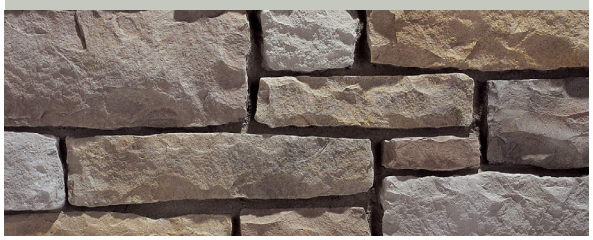
Roof Tile

Stucco

Lap Siding

Trim | Trim Panel
Fascia | Garage Door

Entry Door



Stone

Woodside Homes
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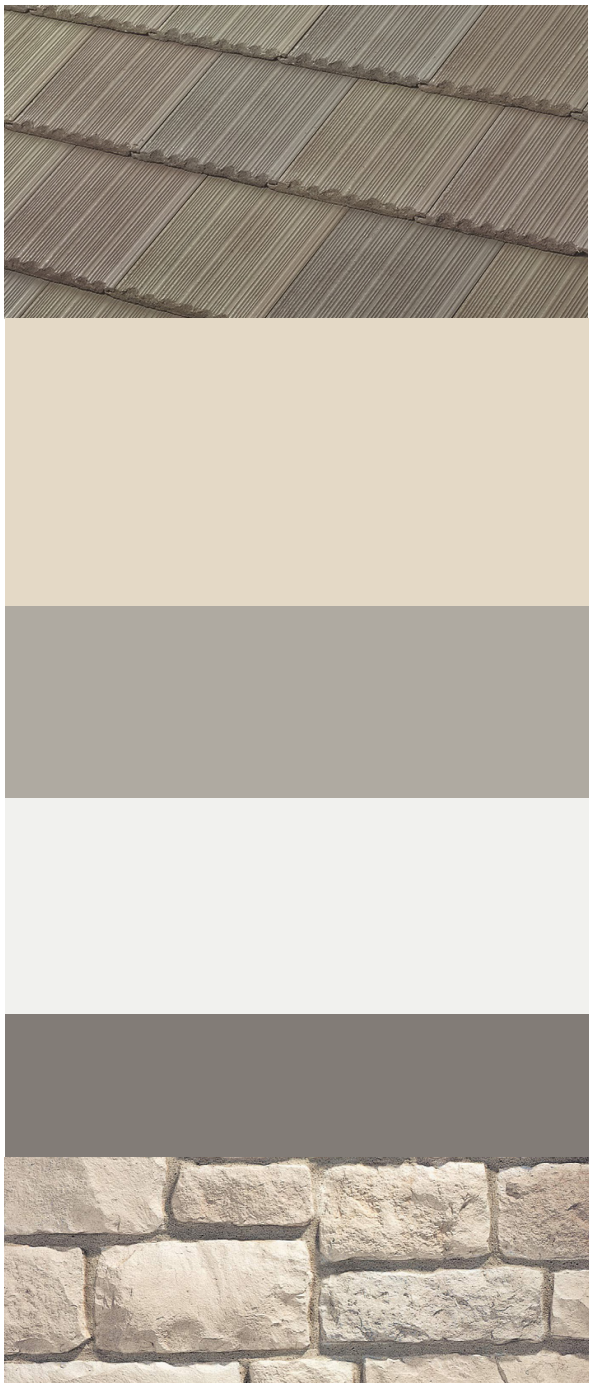
NO. PLND-1021-0011

Arista Del Sol 40's
Elevation B
California Cottage
Scheme 5



Roof Tile

Stucco

Lap Siding

Trim | Trim Panel
Fascia | Garage Door

Entry Door

Stone

Woodside Homes
BETTER BY DESIGN

woodleyarchitecturalgroup,inc.

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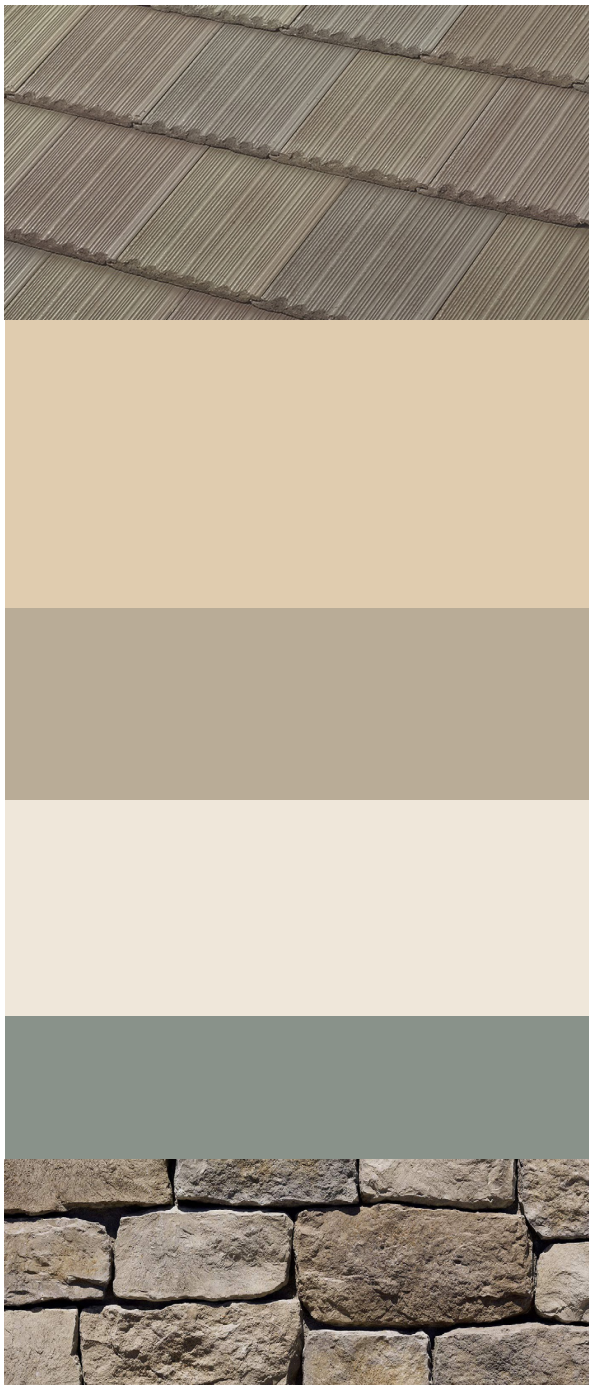
NO. PLND-1021-0011

Arista Del Sol 40's
Elevation B
California Cottage
Scheme 6



Roof Tile

Stucco

Lap Siding

Trim | Trim Panel
Fascia | Garage Door

Entry Door

Stone

Woodside Homes
BETTER BY DESIGN

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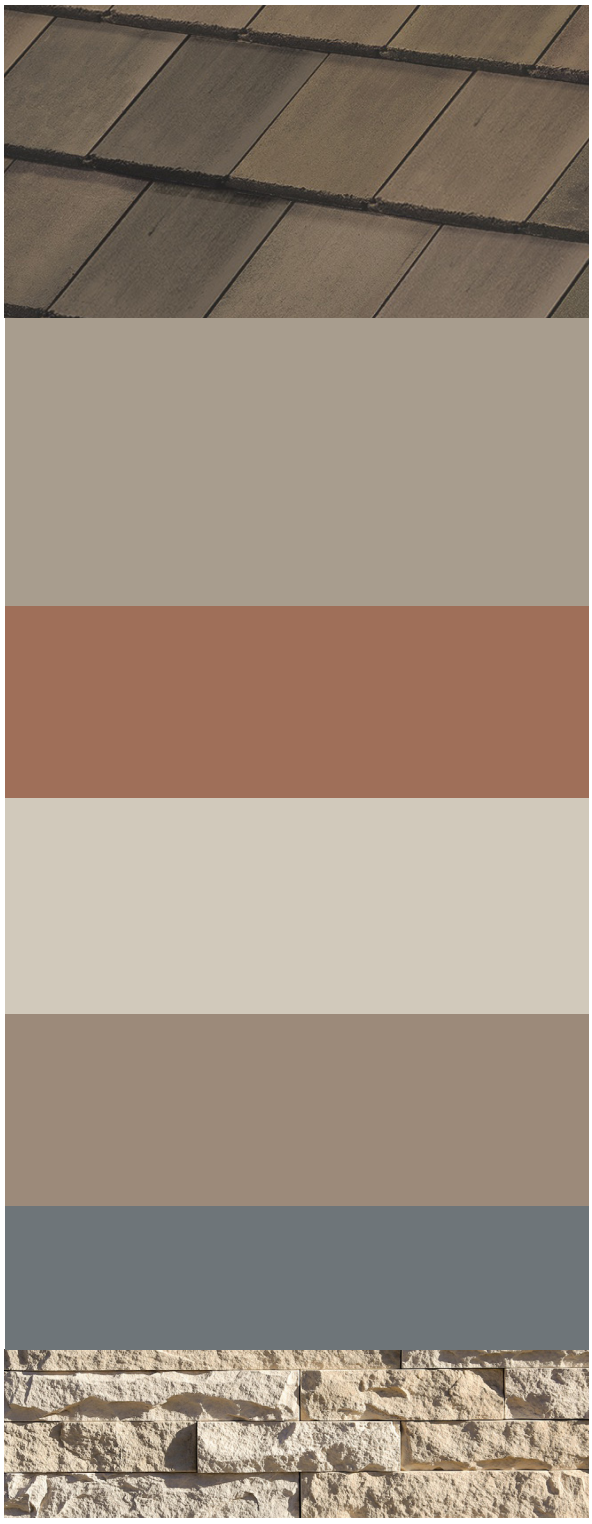
Arista Del Sol 40's
Elevation E
Modern Prairie
Scheme 7



Roof Tile

Stucco

Lap Siding

Trim

Fascia | Garage Door

Entry Door

Stone

Woodside Homes
BETTER BY DESIGN

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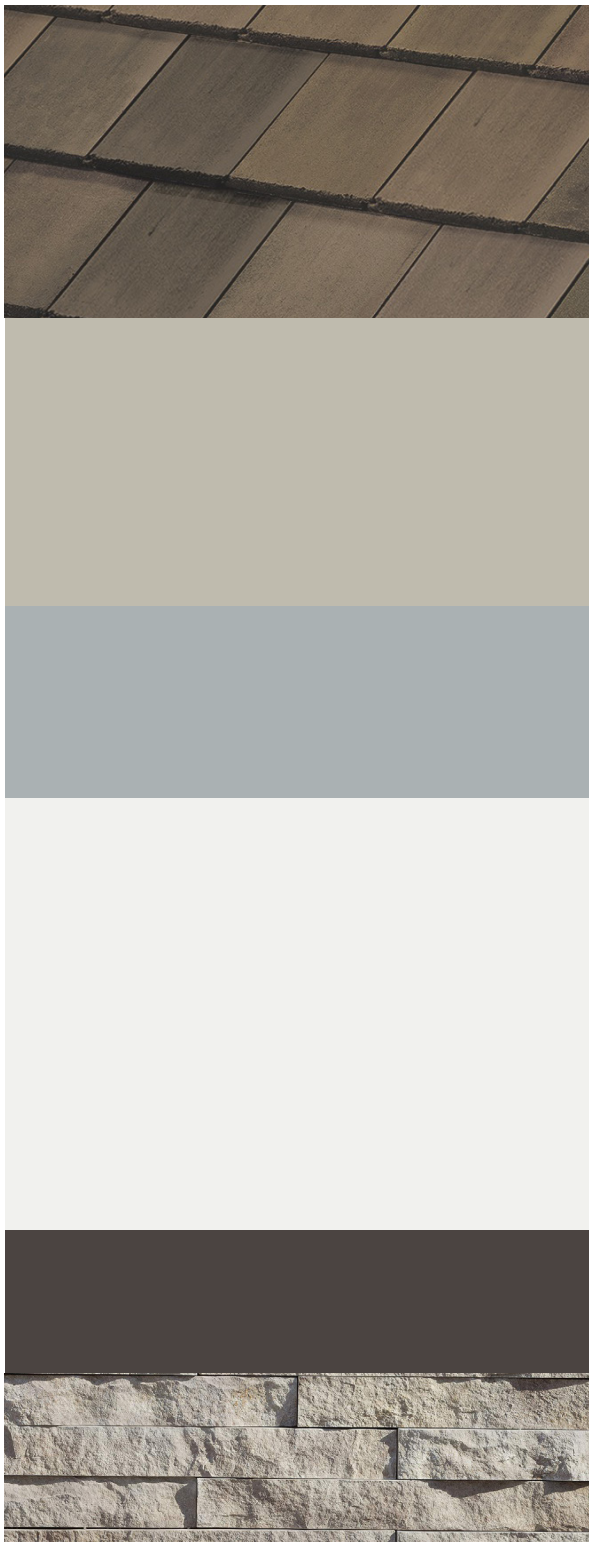
PREVIOUSLY APPROVED UNDER PROJECT
NO. PLND-1021-0011

Arista Del Sol 40's
Elevation E
Modern Prairie
Scheme 8



Roof Tile

Stucco

Lap Siding

Trim

Fascia | Garage Door

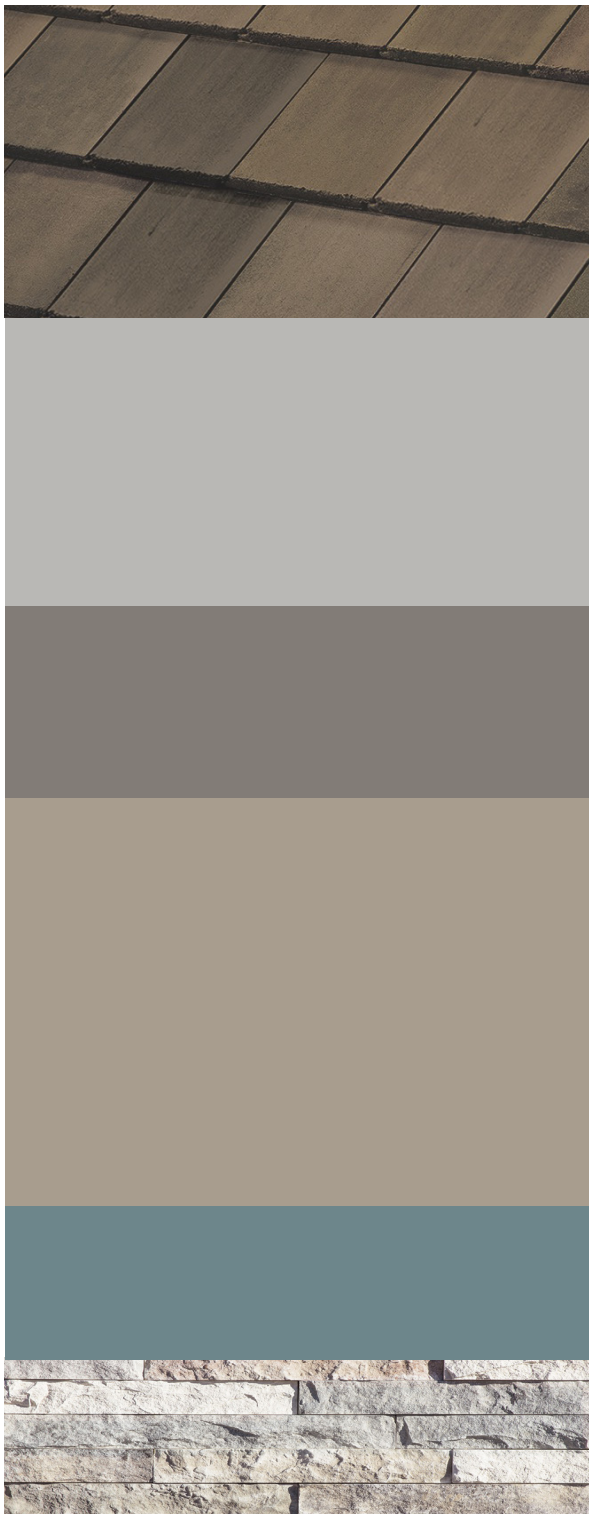
Entry Door

Stone

Woodside Homes
BETTER BY DESIGN

woodleyarchitecturalgroup,inc.

Arista Del Sol 40's
Elevation E
Modern Prairie
Scheme 9



Roof Tile

Stucco

Lap Siding

Trim

Fascia | Garage Door

Entry Door

Stone

Woodside Homes
BETTER BY DESIGN

woodleyarchitecturalgroup,inc.

PREVIOUSLY APPROVED UNDER PROJECT NO. PLND-1021-0011

PAINT: PPG	GROUT: ORCO	06.18.21 | Original Date
ROOF: BORAL		07.16.21 | Metal Roof
METAL ROOF: METAL SALES		7.27.21 | Color update
STONE: CULTURED STONE/ EL DORADO		

MODERN FARMHOUSE ELEVATION C	Scheme 1	Scheme 2	Scheme 3
ROOF	13-1FACS5353	13-1FACS5354	13-1FACS5355
SAXONY 900 SLATE	STONE MOUNTAIN BLEND	STONE MOUNTAIN BLEND	STONE MOUNTAIN BLEND
METAL ROOF	DARK BRONZE	DARK BRONZE	MISTYQUE PLUS
STUCCO	1020-1 ATRIUM WHITE	1033-2 WAYWARD WILLOW	1006-3 EARLY EVENING
BOARD & BATTEN SIDING	1020-1 ATRIUM WHITE	10-06 THUNDERBOLT	1012-6 VOLCANIC ASH
TRIM | TRIM PANEL | FASCIA | GARAGE DOOR	1020-1 ATRIUM WHITE	14-23 EDELWEISS	1002-2 ARCTIC COTTON
ENTRY DOOR	1011-7 ONYX	1009-6 ARMORY	1014-6 EAGLE EYE
STONE: *EL DORADO/ CULTURED*	GRAND BANKS LIMESTONE	LOIRE VALLEY LIMESTONE	MOONLIGHT ROUGH CUT
GROUT:	GLACIER WHITE	GLACIER WHITE	SOFT TAN
TRIM AT STONE :	1025-2 SILENT SMOKE	14-24 DOGWOOD BLOSSOM	14-32 OSTRICH FEATHER

Notes:

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*Boral Roof : Please Contact Rita Torres (562) 400-9634 or Rita.Torres@boral.com

06.18.21 | Original Date

MODERN PRAIRIE ELEVATION E	Scheme 4	Scheme 5	Scheme 6
ROOF *SAXONY 900 SHAKE*	31-1FBCF1132 CHARCOAL BROWN BLEND	31-1FBCF1133 CHARCOAL BROWN BLEND	31-1FBCF1134 CHARCOAL BROWN BLEND
STUCCO	1024-5 STONEHENGE GREIGE	1009-4 GRAY STONE	1032-1 METALLIC MIST
LAP SIDING	16-07 SOUTHERN WOOD	1007-6 COOL CHARCOAL	1033-4 LIGHT DRIZZLE
TRIM	1024-4 MOTH GRAY	1024-5 STONEHENGE GREIGE	1041-1 MOONLIT SNOW
FASCIA | GARAGE DOOR	15-30 ROASTED CHESTNUT	1024-5 STONEHENGE GREIGE	1041-1 MOONLIT SNOW
ENTRY DOOR	1012-6 VOLCANIC ASH	1035-5 PUDDLE JUMPER	1007-6 COOL CHARCOAL
STONE: *CULTURED STONE*	FOUNDATION HEWN	TALUS HEWN	SPAN HEWN
TRIM AT STONE :	14-17 ARMADILLO	1008-4 GRAB BY ME	0999-1 IN THE CLOUD

Notes:
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*Paint breaks to be turned at inside corner unless otherwise indicated.
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*Boral Roof : Please Contact Rita Torres (562) 400-9634 or Rita.Torres@boral.com

ATTACHMENT 2
Exhibit A to the Resolution

06.18.21 | Original Date
7.27.21 | Color update

CALIFORNIA CONTEMPORARY ELEVATION F	Scheme 7	Scheme 8	Scheme 9
ROOF *SAXONY 900 SLATE*	13-1FACS5037 NATURAL MARBLE	13-1FACS5038 NATURAL MARBLE	13-1FACS5039 NATURAL MARBLE
STUCCO	1006-3 EARLY EVENING	14-10 SUMMER WHEAT	14-23 EDELWEISS
LAP SIDING	1009-5 PHOENIX FOSSIL	12-18 HAYLOFT	1007-4 HOT STONE
TRIM	1008-6 ARTILLERY	1006-1 GYPSUM	1007-6 COOL CHARCOAL
FASCIA | GARAGE DOOR	1008-6 ARTILLERY	1006-1 GYPSUM	1007-6 COOL CHARCOAL
ENTRY DOOR	1011-6 GLAZED GRANITE	1124-4 LIGHT SAGE	1005-7 DARK GRANITE
STONE: *EL DORADO*	NICKEL ZEN 24	SOFT LIGHT ZEN 24	DOVE TAIL MARQUEE 24
TRIM AT STONE :	1009-4 GRAY STONE	14-24 DOGWOOD	1006-1 GYPSUM

Notes:
*All non-decorative items such as meter doors & non-decorative vents are to be painted the surrounding color.
*Paint breaks to be turned at inside corner unless otherwise indicated.
* Metal roof vents to be painted to match the darkest color from the roofing blend.
*El Dorado & Cultured Stone: HEATHER JOHNSTONE (209) 843-3351 or Heather.Johnstone@boral.com
*Boral Roof : Please Contact Rita Torres (562) 400-9634 or Rita.Torres@boral.com

SYCAMORE PREVIOUSLY APPROVED UNDER PROJECT NO. PLND-1021-0011

ATTACHMENT 2
Exhibit A to the Resolution

Arista Del Sol 45's B
Elevation C
Modern Farmhouse
Scheme 1

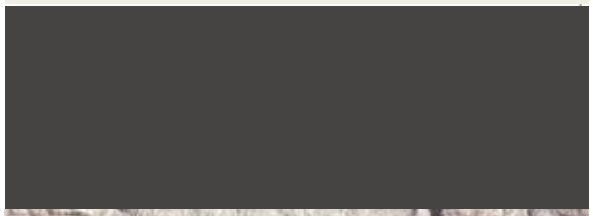


Roof Tile

Stucco

Board & Batten Siding

Trim | Trim Panel | Fascia | Garage Door



Entry Door



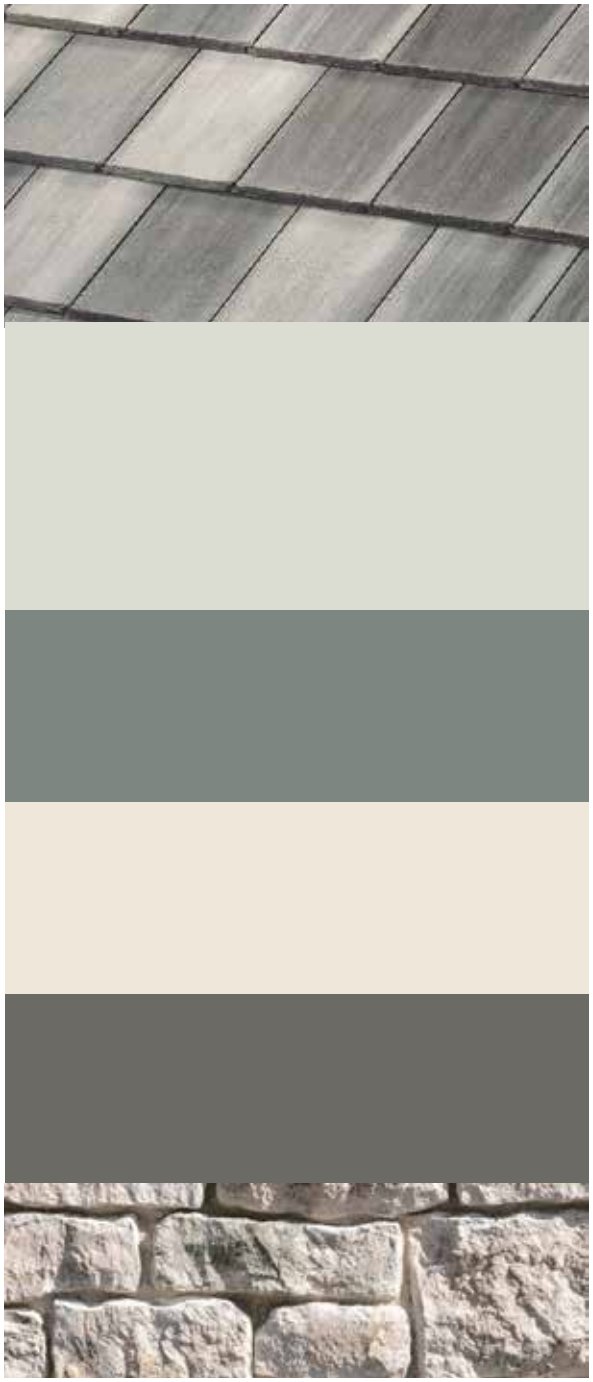
Stone

Woodside Homes
BETTER BY DESIGN

woodleyarchitecturalgroup,inc.

PREVIOUSLY APPROVED UNDER PROJECT
NO. PLND-1021-0011

Arista Del Sol 45's B
Elevation C
Modern Farmhouse
Scheme 2



Roof Tile

Stucco

Board & Batten Siding

Trim | Trim Panel |
Fascia | Garage Door

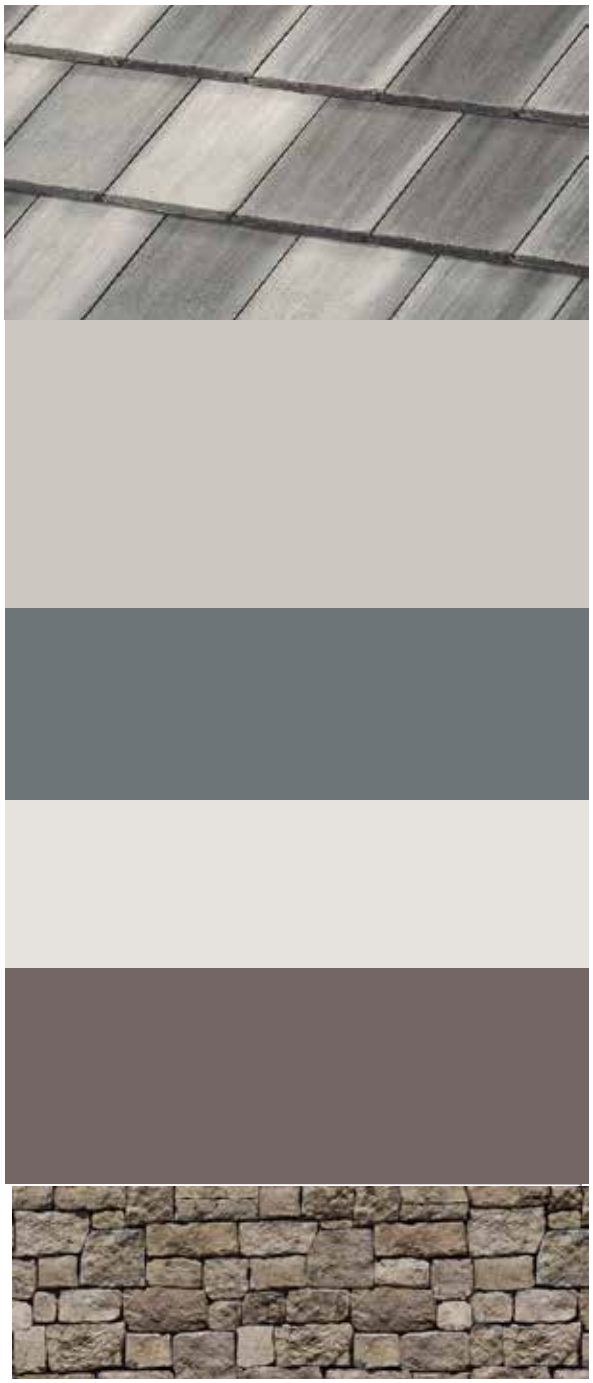
Entry Door

Stone

Woodside Homes
BETTER BY DESIGN

woodleyarchitecturalgroup,inc.

Arista Del Sol 45's B
Elevation C
Modern Farmhouse
Scheme 3



Roof Tile

Stucco

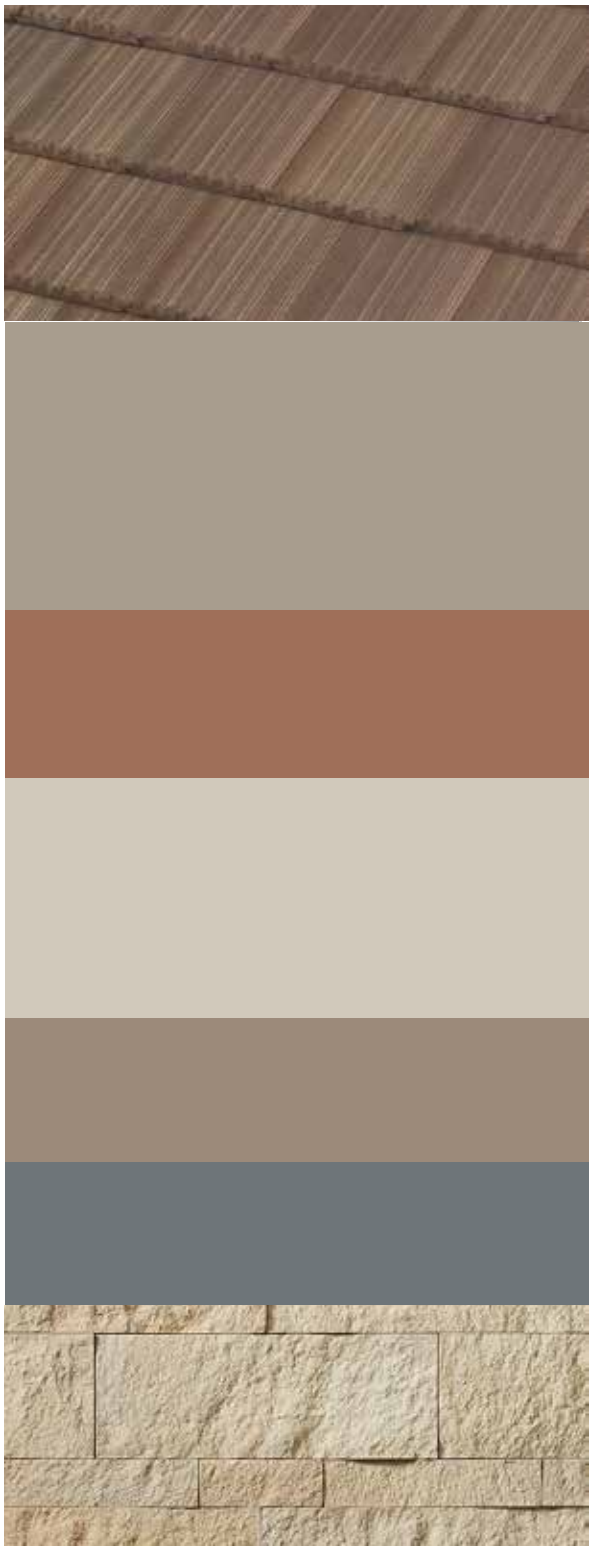
Board & Batten Siding

Trim | Trim Panel | Fascia | Garage Door

Entry Door

Stone

Arista Del Sol 45's B
Elevation E
Modern Prairie
Scheme 4



Roof Tile

Stucco

Lap Siding

Trim

Fascia | Garage Door

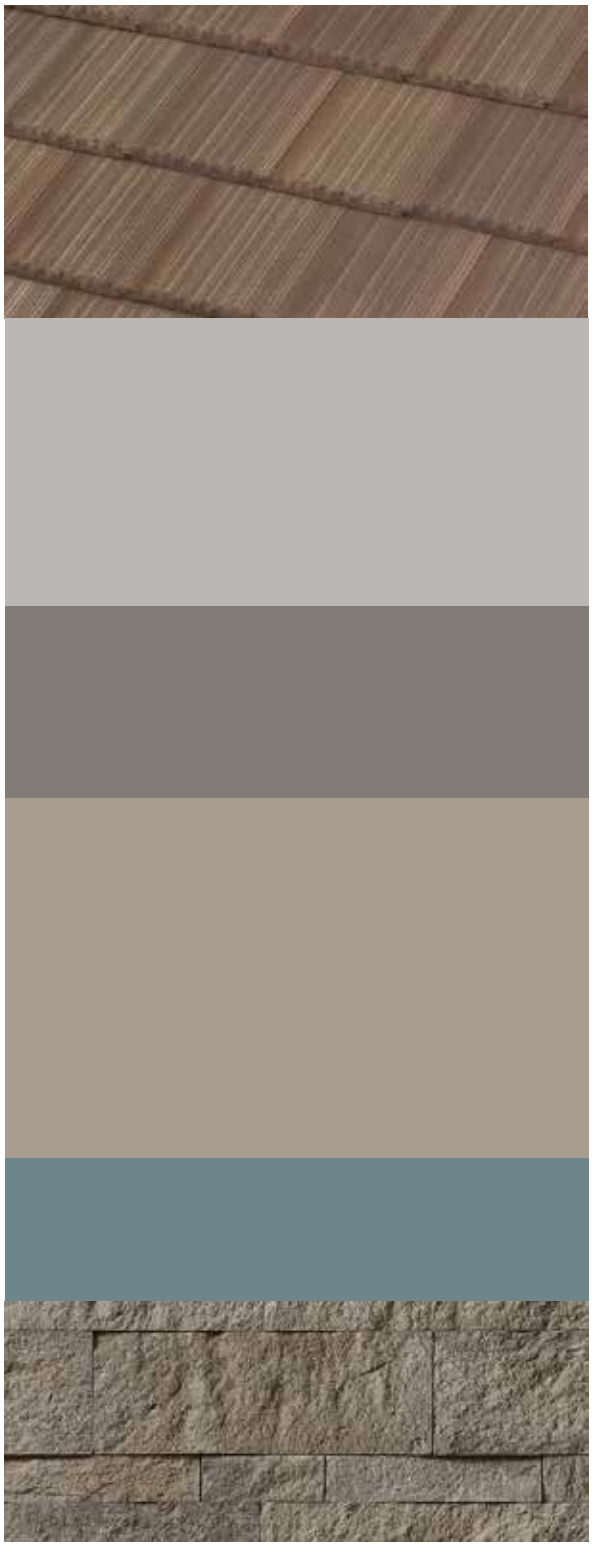
Entry Door

Stone

Woodside Homes
BETTER BY DESIGN

woodleyarchitecturalgroup,inc.

Arista Del Sol 45's B
Elevation E
Modern Prairie
Scheme 5



Roof Tile

Stucco

Lap Siding

Trim

Fascia | Garage Door

Entry Door

Stone

Woodside Homes
BETTER BY DESIGN

woodleyarchitecturalgroup,inc.

Arista Del Sol 45's B
Elevation E
Modern Prairie
Scheme 6



Roof Tile

Stucco

Lap Siding

Trim

Fascia | Garage Door

Entry Door

Stone

Woodside Homes
BETTER BY DESIGN

woodleyarchitecturalgroup,inc.

PREVIOUSLY APPROVED UNDER PROJECT
NO. PLND-1021-0011

Arista Del Sol 45's B
Elevation F
California Contemporary
Scheme 7



Roof Tile

Stucco

Lap Siding

Trim

Fascia | Garage Door

Entry Door

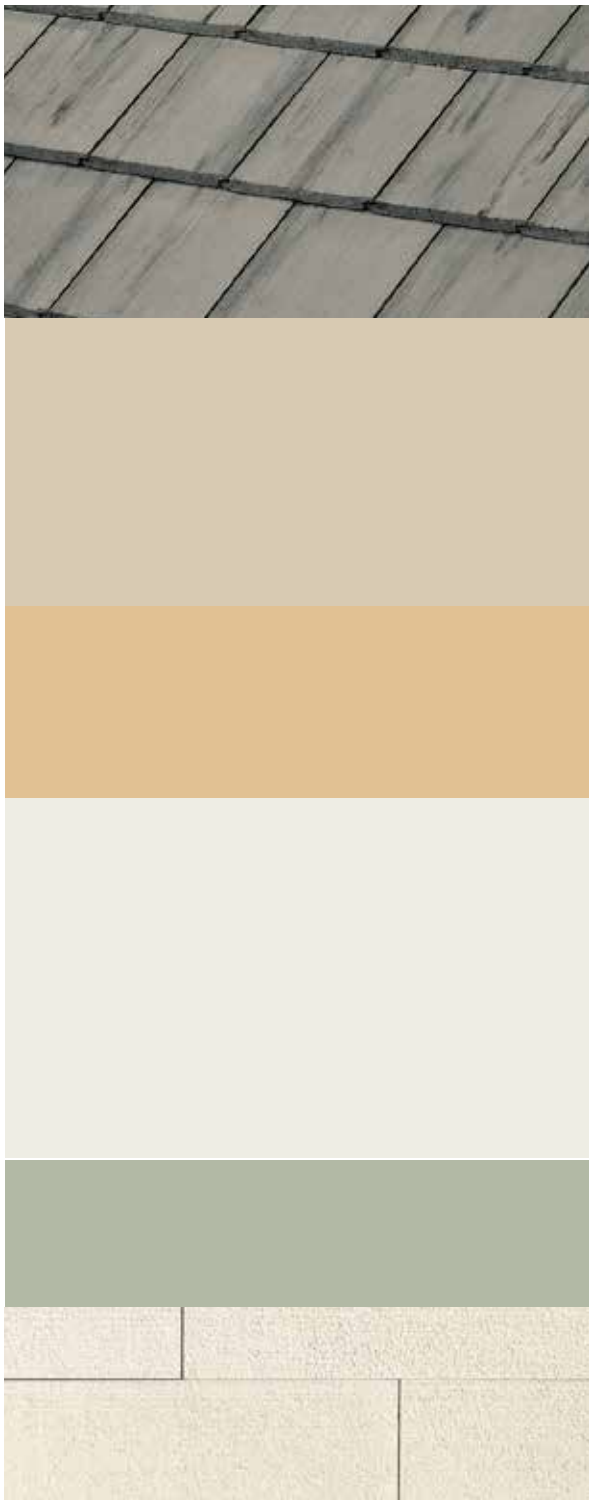
Stone

Woodside Homes
BETTER BY DESIGN

woodleyarchitecturalgroup,inc.

PREVIOUSLY APPROVED UNDER PROJECT
NO. PLND-1021-0011

Arista Del Sol 45's B
Elevation F
California Contemporary
Scheme 8



Roof Tile

Stucco

Lap Siding

Trim

Fascia | Garage Door

Entry Door

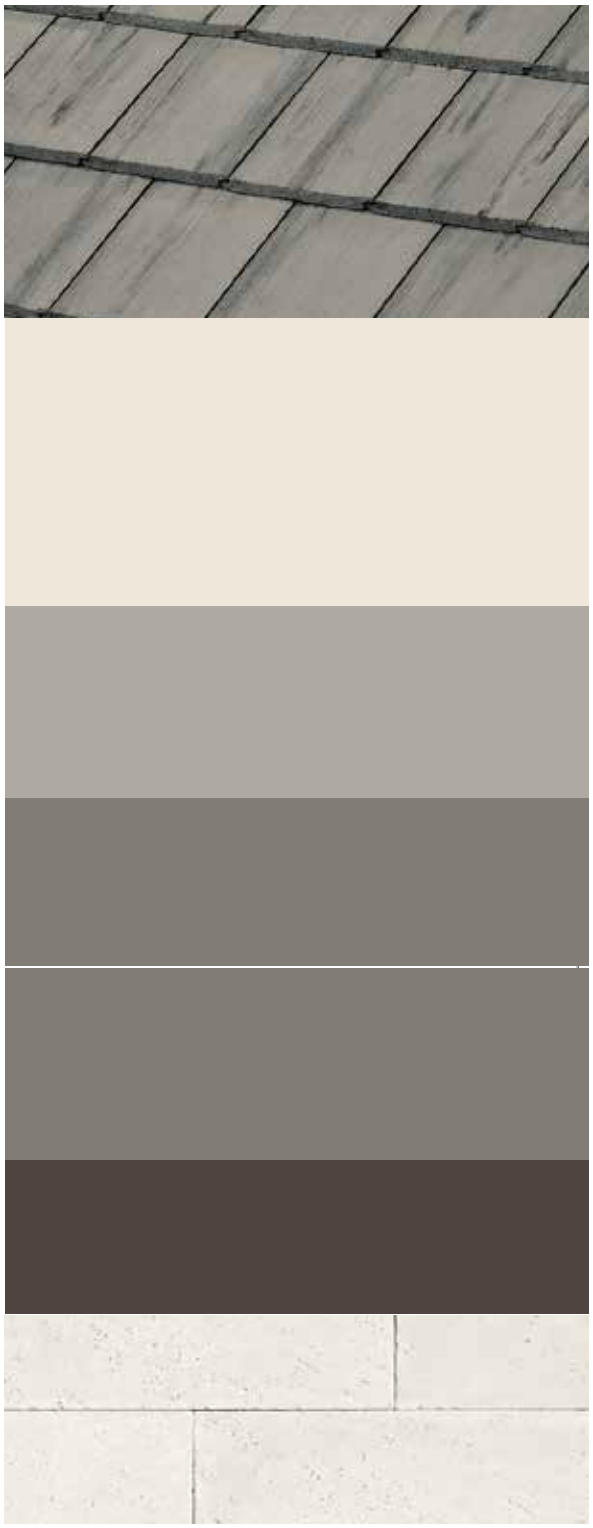
Stone

Woodside Homes
BETTER BY DESIGN

woodleyarchitecturalgroup,inc.

PREVIOUSLY APPROVED UNDER PROJECT
NO. PLND-1021-0011

Arista Del Sol 45's B
Elevation F
California Contemporary
Scheme 9



Roof Tile

Stucco

Lap Siding

Trim

Fascia | Garage Door

Entry Door

Stone

Woodside Homes
BETTER BY DESIGN

woodleyarchitecturalgroup,inc.

PAINT: PPG		06.18.21 | Original Date
ROOF: BORAL		07.16.21 | Metal Roof
METAL ROOF: Metal Sales		06.13.22 | Revise elevation style
STONE: CULTURED STONE/ EL DORADO		08.17.22 | Revise Scheme 1

MODERN FARMHOUSE ELEVATION A	**Scheme 1**	**Scheme 2**	**Scheme 3**
ROOF *COUNTRY SLATE 900 & SAXONY 900 SLATE*	1FACS5354 STONE MOUNTAIN BLEND	13-1FECY4073 SAHARA QUARTZ BLEND	13-1FECY4074 SAHARA QUARTZ BLEND
STUCCO	1020-1 ATRIUM WHITE	12-13 CAMEL TAN	1006-3 EARLY EVENING
BOARD AND BATTEN SIDING	1020-1 ATRIUM WHITE	1101-4 ROCK CLIFFS	1007-4 HOT STONE
TRIM|TRIM PANEL	1020-1 ATRIUM WHITE	1005-7 DARK GRANITE	1010-1 PEGASUS
FASCIA|GARAGE DOOR	1020-1 ATRIUM WHITE	1005-7 DARK GRANITE	1010-1 PEGASUS
ENTRY DOOR | SHUTTERS	1011-7 ONYX	1071-6 PRAIRIE FIRE	1115-5 PINE TRAIL

Notes:
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CALIFORNIA RANCH ELEVATION B	Scheme 4	Scheme 5	Scheme 6
ROOF *SAXONY 900 SHAKE*	32-1FBCJ3184 RUSTIC BROWN BLEND	32-1FBCJ3185 RUSTIC BROWN BLEND	32-1FBCJ3186 RUSTIC BROWN BLEND
METAL AWNINGS	W31 MISTIQUE PLUS	H4 MEDIUM BROWN	W31 MISTIQUE PLUS
STUCCO	10-07 BAY OF FUNDY	1100-2 ADOBE WHITE	1006-1 GYPSUM
LAP SIDING	1009-5 PHOENIX FOSSIL	1097-4 DUSTY TRAIL	14-27 TRUE KHAKI
TRIM| TRIM PANEL	1010-1 PEGASUS	1023-4 DESERT DUNE	1007-4 HOT STONE
FASCIA|GARAGE DOOR	1010--1 PEGASUS	15-18 INTROSPECTIVE	1007-4 HOT STONE
ENTRY DOOR	16-30 MUTED COPPER	1039-4 PACHYDERM	1031-4 RESTORATION
STONE: *EL DORADO*	WHITE CAP LEDGECUT	OCEAN FLOOR LEDGECUT	BIRCH LEDGECUT
STONE TRIM	14-24 DOGWOOD	1097-3 TOASTED ALMOND	1024-4 MOTH GRAY

Notes:

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*Paint breaks to be turned at inside corner unless otherwise indicated.

* Metal roof vents to be painted to match the darkest color from the roofing blend.

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MODERN PRAIRIE ELEVATION C	Scheme 7	Scheme 8	Scheme 9
ROOF *SAXONY 900 SLATE*	13-1FACS0330 APPALACHIAN BLEND	13-1FACS0331 APPALACHIAN BLEND	13-1FACS0332 APPALACHIAN BLEND
STUCCO	10-07 BAY OF FUNDY	1032-2 HURRICANE HAZE	1010-3 SOLSTICE
LAP SIDING	1007-6 COOL CHARCOAL	1039-3 MIRROR MIRROR	1009-5 PHOENIX FOSSIL
TRIM	14-23 EDELWEISS	1001-1 DELICATE WHITE	1023-4 DESERT DUNE
FASCIA | GARAGE DOOR	14-23 EDELWEISS	1001-1 DELICATE WHITE	15-32 PORTABELLA
ENTRY DOOR	1002-7 PHANTOM MIST	1002-7 PHANTOM MIST	15-03 BRONCO BROWN
STONE: *CULTURED STONE*	FOUNDATION HEWN	SPAN HEWN	TALUS HEWN
STONE TRIM	14-17 ARMADILLO	1008-4 GRAB BY ME	0999-1 IN THE CLOUD

Notes:
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PREVIOUSLY APPROVED UNDER PROJECT
NO. PLND-1021-0011

VALLEY OAK
Elevation A | Modern Farmhouse
Scheme 1



Roof Tile

Stucco

Board and Batten Siding

Trim | Trim Panel

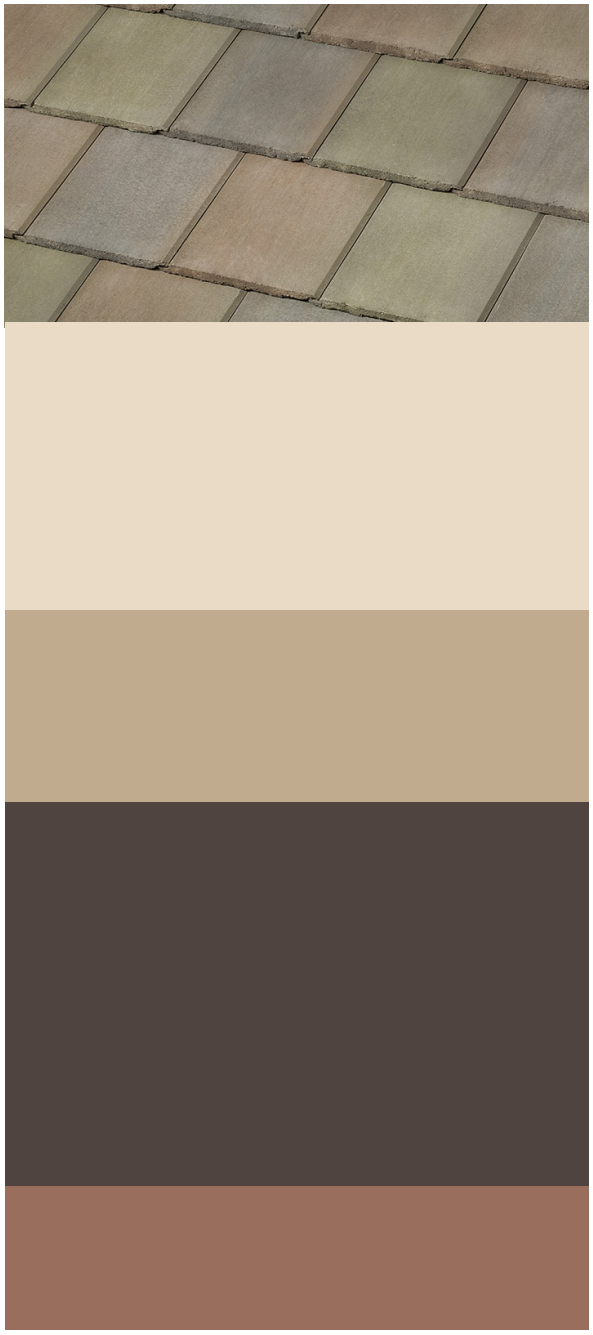
Fascia | Garage Door

Entry Door | Shutters

Woodside HOMES

woodleyarchitecturalgroup,inc.

VALLEY OAK
Elevation A | Modern Farmhouse
Scheme 2



Roof Tile

Stucco

Board and Batten Siding

Trim | Trim Panel

Fascia | Garage Door

Entry Door | Shutters

Woodside HOMES

woodleyarchitecturalgroup,inc.

PREVIOUSLY APPROVED UNDER PROJECT
NO. PLND-1021-0011

VALLEY OAK
Elevation A | Modern Farmhouse
Scheme 3



Roof Tile

Stucco

Board and Batten Siding

Trim | Trim Panel

Fascia | Garage Door

Entry Door | Shutters

Woodside HOMES

woodleyarchitecturalgroup,inc.

PREVIOUSLY APPROVED UNDER PROJECT
NO. PLND-1021-0011

VALLEY OAK
Elevation B | California Ranch
Scheme 4



Roof Tile

Stucco

Lap Siding

Trim | Trim Panel

Fascia | Garage Door

Entry Door

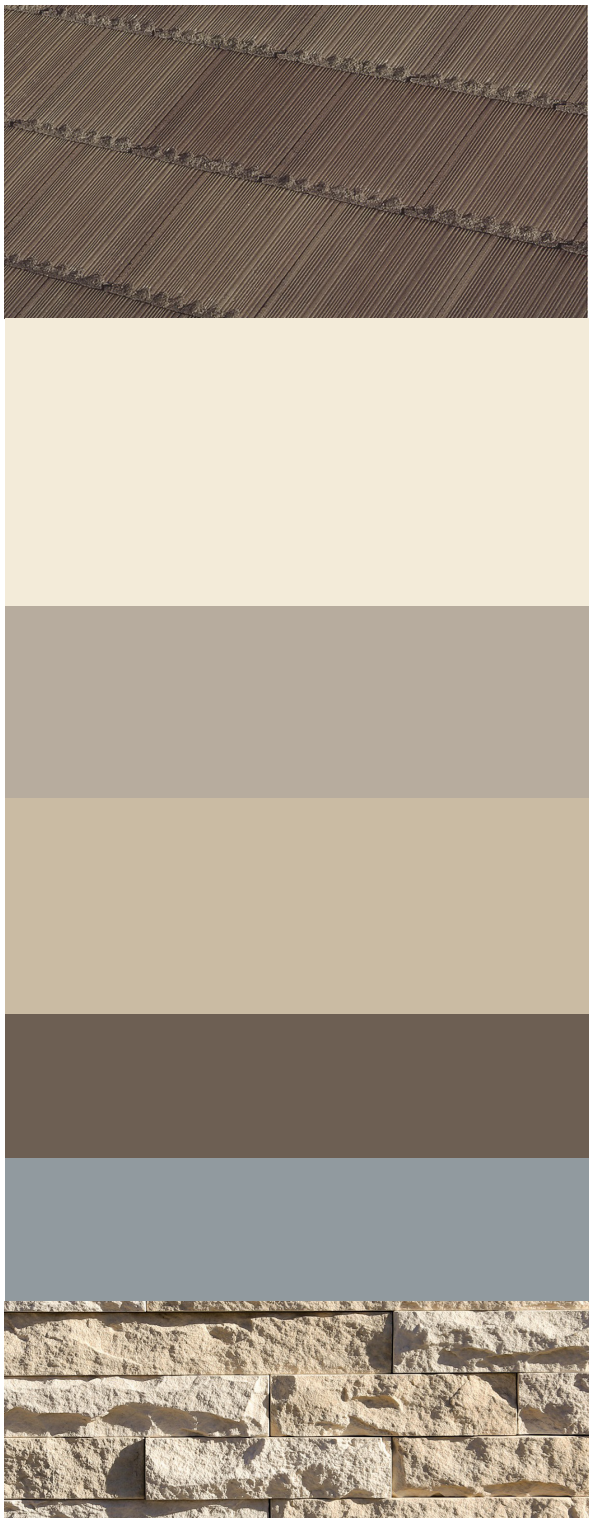
Stone

Woodside HOMES

woodleyarchitecturalgroup,inc.

PREVIOUSLY APPROVED UNDER PROJECT
NO. PLND-1021-0011

VALLEY OAK
Elevation B | California Ranch
Scheme 5



Roof Tile

Stucco

Lap Siding

Trim | Trim Panel

Fascia | Garage Door

Entry Door

Stone

Woodside HOMES

woodleyarchitecturalgroup,inc.

VALLEY OAK
Elevation B | California Ranch
Scheme 6



Roof Tile

Stucco

Lap Siding

Trim | Trim Panel

Fascia | Garage Door

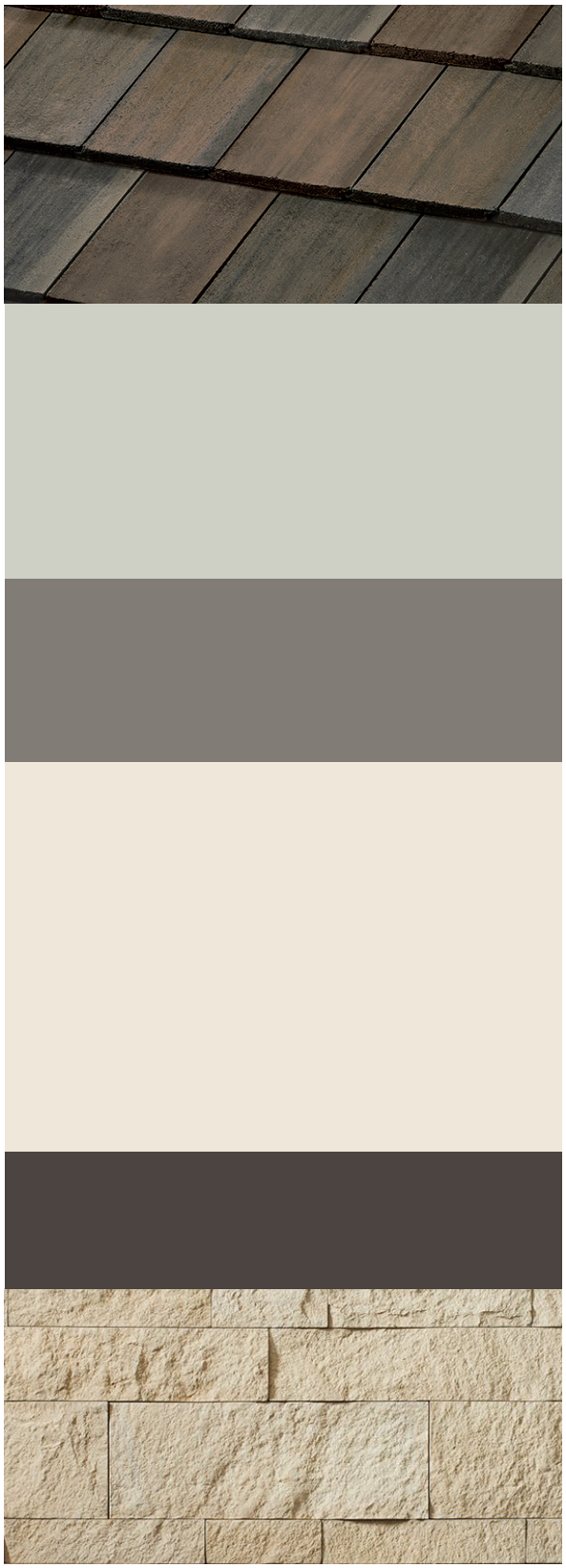
Entry Door

Stone

Woodside HOMES

woodleyarchitecturalgroup,inc.

VALLEY OAK
Elevation C | Modern Prairie
Scheme 7



Roof Tile

Stucco

Lap Siding

Trim

Fascia | Garage Door

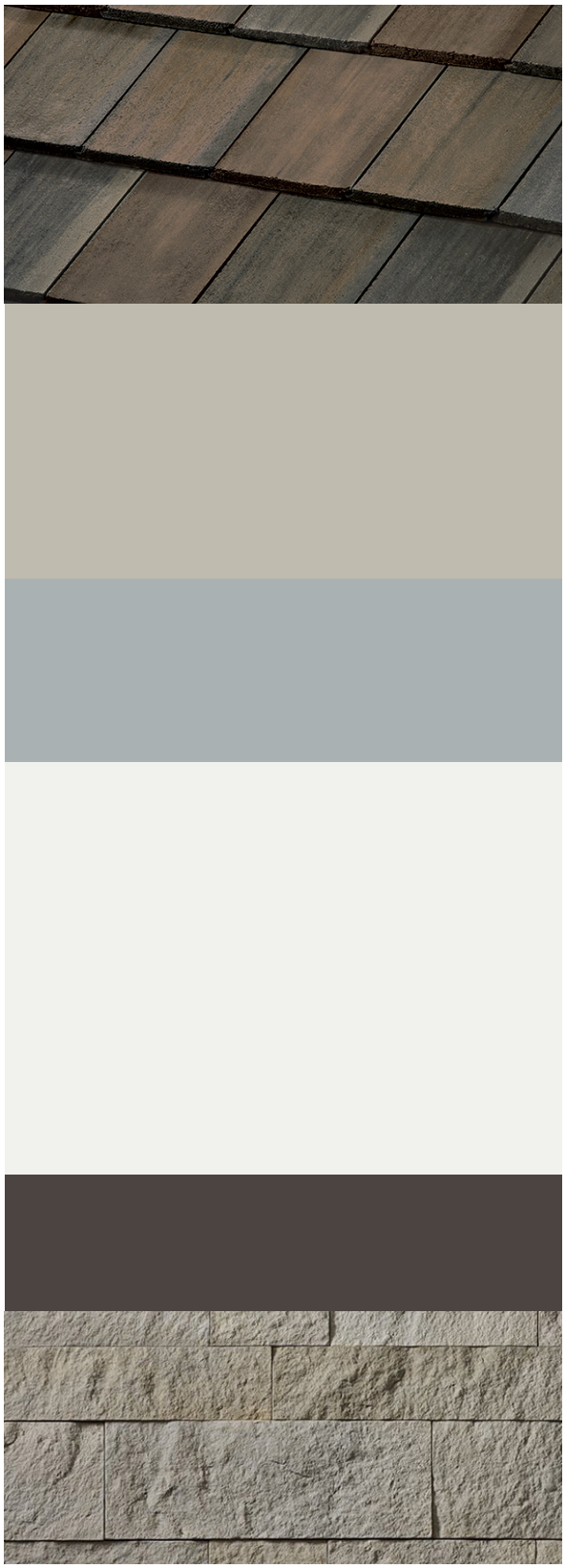
Entry Door

Stone

Woodside HOMES

woodleyarchitecturalgroup,inc.

VALLEY OAK
Elevation C | Modern Prairie
Scheme 8



Roof Tile

Stucco

Lap Siding

Trim

Fascia | Garage Door

Entry Door

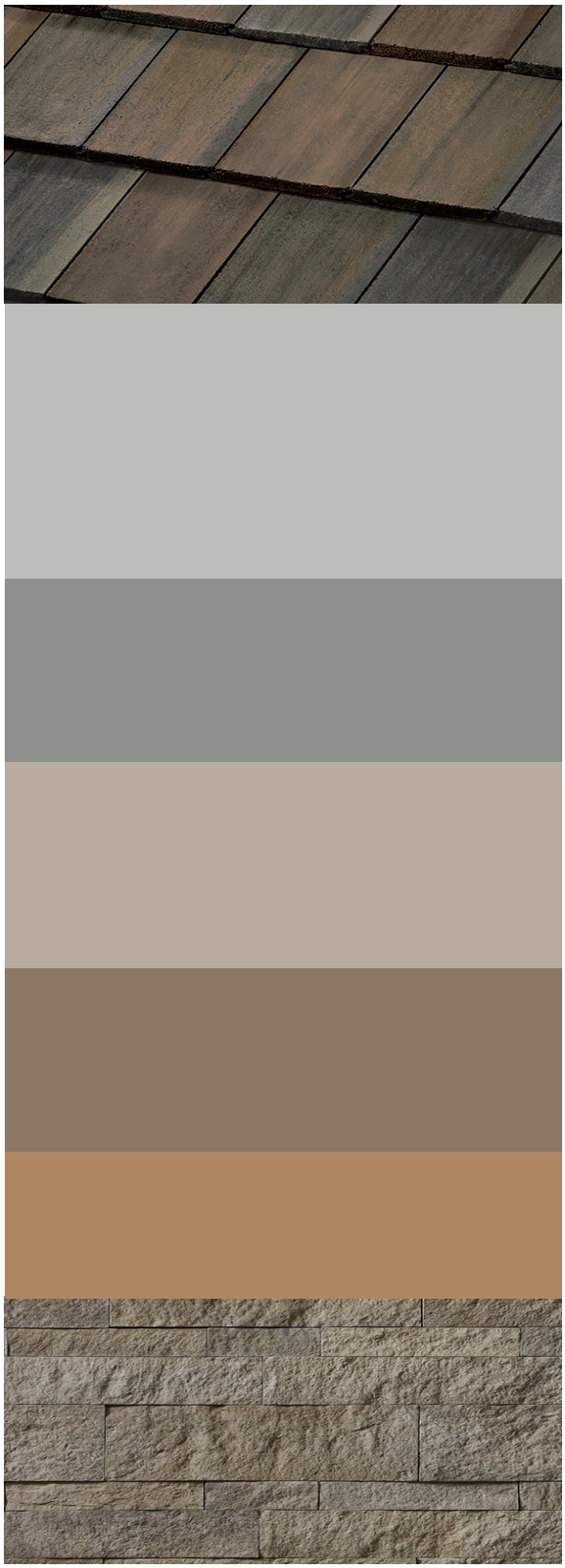
Stone

Woodside HOMES

woodleyarchitecturalgroup,inc.

PREVIOUSLY APPROVED UNDER PROJECT NO. PLND-1021-0011

VALLEY OAK
Elevation C | Modern Prairie
Scheme 9



Roof Tile

Stucco

Lap Siding

Trim

Fascia | Garage Door

Entry Door

Stone

Woodside HOMES

woodleyarchitecturalgroup,inc.

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
1.	The approved entitlement is for a Special Development Permit and Major Design Review Permit for Woodside Homes, Arista Del Sol subdivision. The project shall be constructed consistent with the Design Booklet (Exhibit A) for 16 residential plans, and preliminary landscape plans. Project PLND-0824-0107.	Project Description	On-Going	Planning
2.	The Special Development Permit setbacks shall include the following setbacks for Arista Del Sol: Front Setback (Building) 12.5 feet Front Setback (Garage) 19 feet Side Setback 5 ft/4 ft Side Setback Corner Lot 12.5 feet Rear Setback 10 feet for single story 15 feet for two story Minimum Distance Between Buildings 8 feet	Special Development Permit	On-Going	Planning/Building
3.	A minimum 5 foot side yard setback shall be on the garage man door side.	Special Development Permit	On-Going	Planning
4.	The Applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General	On-Going	Planning
5.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant	General	On-Going	Planning

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision making body.			
6.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	General	On-Going	Planning
7.	The Permit is valid for a period of three (3) years from the date of City Council approval unless an extension is granted by the Community Development Director or the Development Agreement expiration date.	Expiration	On-Going	Planning
8.	The applicant shall comply with the Sunridge Specific Plan Mitigation Monitoring Reporting Plan (MMRP) and the Eastside Property Mitigated Negative Declaration.	Environmental	On-Going	Planning
9.	Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	On-Going	Planning
10.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Code Enforcement /Building
11.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Department prior to the removal. All landscape care, maintenance, and tree pruning must adhere to RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning
12.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Infrastructure	On-Going	Public Works

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
Prior to Issuance of Building Permit				
13.	Submit Master Plans that include final landscaping and fence plans for review and approval by the Planning Department.	Landscape	Prior to Issuance of Building Permit	Planning
14.	Final landscape plan shall include the addition of weed barrier, subject to planning staff approval, installed in Front yard prior to installation of ground cover for each production home.	Weed Barrier	Prior to Issuance of Building Permit	Planning
15.	The following criteria will be used to ensure the project meets the adopted design guidelines: • No two identical elevation styles shall be located directly adjacent to each other. • Acacia Plan Four (3 car garage) shall not be located adjacent to each other. • Acacia Plan Four (3 car garage) Plan Four garage doors for all elevations shall include windows/translucent consistent with the Design Booklet (Exhibit A).	Plan Layout and Architecture	Prior to Issuance of Building Permit	Planning
16.	The applicant shall contact Permit Services Unit at PermitServices@sacsewer.com or 916-876-6100 to determine if sewer impact fees are due.	Sewer	Prior to issuance of Building Permits	Sacramento Sewer District
17.	Prior to the issuance of any building permits for the project, the project developer/owner shall pay appropriate development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.	Water	Prior to issuance of Building Permits	Sacramento Water Agency
18.	Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one and two family dwellings in accordance with the California Residential Code.	Fire Sprinklers	Prior to issuance of Building Permits	Fire
19.	A final landscape plan shall be submitted to the Planning Department in conjunction with improvement plan and or building permit submittal and approved by the Planning and	Landscaping	Prior to issuance of Building Permits	Planning/Public Works

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	Public Works Departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule			
20.	The applicant shall comply with SMUD conditions as follows; a. Structural setbacks less than 14-feet shall require the applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained. b. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs. c. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.). d. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.	SMUD Infrastructure	Prior to issuance of Building Permits	SMUD
Prior to Final Inspection				
21.	A concrete path will be provided from the driveway to the garage person door and an additional concrete pad area	Outdoor area	Prior to final Building Inspection	Planning

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	shall be installed by the developer for the storage of garbage receptacles behind the fence line.			
22.	Each home must be equipped with adequate outdoor lighting as well as an illuminated address plate located on the front elevation.	Lighting	Prior to final Building Inspection	Planning
23.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the director of the city public works department. Specifically, for the Landscape Lots along the public right of way, failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from City staff, the landscaping performance bond will be released.	Landscaping	Prior to final Building Inspection	Public Works
24.	Residential roof coverings shall consist of materials having a minimum Class C rating.	Fire	Prior to final Building Inspection	Fire
25.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Address	Prior to final Building Inspection	Fire

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
1.	The approved entitlement is for a Special Development Permit and Major Design Review Permit for Woodside Homes, Arista Del Sol subdivision. The project shall be constructed consistent with the Design Booklet (Exhibit A) for 16 residential plans, and preliminary landscape plans. Project PLND 1021-0011.	Project Description	On-Going	Planning
2.	The Special Development Permit setbacks shall include the following setbacks for Arista Del Sol: Front Setback (Building) 12.5 feet Front Setback (Garage) 19 feet Side Setback 5 ft/4 ft Side Setback Corner Lot 12.5 feet Rear Setback 10 feet for single story 15 feet for two story Minimum Distance Between Buildings 8 feet	Special Development Permit	On-Going	Planning/Building
3.	A minimum 5 foot side yard setback shall be on the garage man door side.	Special Development Permit	On-Going	Planning
4.	The Applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General	On-Going	Planning
5.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved	General	On-Going	Planning

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	administratively. Major modifications shall be approved by the applicable decision making body.			
6.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	General	On-Going	Planning
7.	The Permit is valid for a period of three (3) years from the date of City Council approval unless an extension is granted by the Community Development Director or the Development Agreement expiration date.	Expiration	On-Going	Planning
8.	The applicant shall comply with the Sunridge Specific Plan Mitigation Monitoring Reporting Plan (MMRP) and the Eastside Property Mitigated Negative Declaration.	Environmental	On-Going	Planning
9.	Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	On-Going	Planning
10.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Code Enforcement /Building
11.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Department prior to the removal. All landscape care, maintenance, and tree pruning must adhere to RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning
12.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Infrastructure	On-Going	Public Works

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
Prior to Issuance of Building Permit				
13.	Submit Master Plans that include final landscaping and fence plans for review and approval by the Planning Department.	Landscape	Prior to Issuance of Building Permit	Planning
14.	Final landscape plan shall include the addition of weed barrier, subject to planning staff approval, installed in Front yard prior to installation of ground cover for each production home.	Weed Barrier	Prior to Issuance of Building Permit	Planning
15.	The following criteria will be used to ensure the project meets the adopted design guidelines: ~~• No two identical floor plans with the same building elevations within the same master home plan series shall be located directly adjacent to each other.~~ • No two identical elevation styles shall be located directly adjacent to each other. • Acacia Plan Four (3 car garage) shall not be located adjacent to each other. • Acacia Plan Four (3 car garage) Plan Four garage doors for all elevations shall include windows/translucent consistent with the Design Booklet (Exhibit A).	Plan Layout and Architecture	Prior to Issuance of Building Permit	Planning
16.	The applicant shall contact Permit Services Unit at PermitServices@sacsewer.com or 916-876-6100 to determine if sewer impact fees are due.	Sewer	Prior to issuance of Building Permits	Sacramento Sewer District
17.	Prior to the issuance of any building permits for the project, the project developer/owner shall pay appropriate development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.	Water	Prior to issuance of Building Permits	Sacramento Water Agency
18.	Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one and two family dwellings in accordance with the California Residential Code.	Fire Sprinklers	Prior to issuance of Building Permits	Fire
19.	A final landscape plan shall be submitted to the Planning	Landscaping	Prior to issuance of	Planning/Public

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	Department in conjunction with improvement plan and or building permit submittal and approved by the Planning and Public Works Departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule		Building Permits	Works
20.	The applicant shall comply with SMUD conditions as follows; a. Structural setbacks less than 14-feet shall require the applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained. b. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs. c. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.). d. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.	SMUD Infrastructure	Prior to issuance of Building Permits	SMUD

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
Prior to Final Inspection				
21.	A concrete path will be provided from the driveway to the garage person door and an additional concrete pad area shall be installed by the developer for the storage of garbage receptacles behind the fence line.	Outdoor area	Prior to final Building Inspection	Planning
22.	Each home must be equipped with adequate outdoor lighting as well as an illuminated address plate located on the front elevation.	Lighting	Prior to final Building Inspection	Planning
23.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the director of the city public works department. Specifically, for the Landscape Lots along the public right of way, failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from City staff, the landscaping performance bond will be released.	Landscaping	Prior to final Building Inspection	Public Works
24.	Residential roof coverings shall consist of materials having a minimum Class C rating.	Fire	Prior to final Building Inspection	Fire
25.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Address	Prior to final Building Inspection	Fire

MEMORANDUM

ITEM 5.2.

DATE: November 13, 2024

TO: Planning Commission Members

FROM: Chance Finley-Ross, Assistant Planner

SUBJECT: **THE PRESERVE MAJOR DESIGN REVIEW, ADJUSTMENT, AND SPECIAL DEVELOPMENT PERMIT AMENDMENT (CEQA EXEMPT PURSUANT TO SECTION 15183. PROJECTS CONSISTENT WITH THE COMMUNITY PLAN, GENERAL PLAN OR ZONING AND SECTION 15182. RESIDENTIAL PROJECTS PURSUANT TO A SPECIFIC PLAN) — PROJECT NO. PLND-0924-0108 – LOCATED NORTH OF EDINGTON DRIVE AND WEST OF RAYMER WAY**

PROPERTY OWNER:	**APPLICANT/DEVELOPER:**
TPG AG EHC III (LEN) CA 1, L.P., a Delaware Limited Partnership 8585 E. Hartford Drive, Suite 118 Scottsdale, AZ 85255	Lennar Homes of CA, LLC Pierre Martinez 1025 Creekside Ridge Drive, Suite 230 Roseville, CA 95678

PROJECT:	The Applicant, Lennar Homes, is requesting an amendment to their previously approved Major Design Review, Setback Adjustment, and Special Development Permit for 440 finished lots within The Preserve community. The proposed amendment includes the addition of a new production line, Aqua, to the existing three product lines that were previously approved. The newly proposed collection will occupy portions of the 45'x90' lots that were originally dedicated to the Cyan product line. Aqua includes three floor plan types and three architectural styles for each plan. The proposed product lines include two-story homes ranging between 1,879 square feet to 2,623 square feet. Preliminary landscape plans are provided for the newly proposed products.
FILE:	PLND-0924-0108
LOCATION:	Located north of Edington Drive and west of Raymer Way
APN:	072-4460-029 through –038, 072-4460-067 through –074, and 072-4460-103 through –111
ZONING:	Residential, Five Dwelling Units per Acre Maximum, (RD-5); Sunridge Specific Plan, Residential, Five Dwelling Units per Acre Maximum, (RD-5)
PLANNER:	Chance Finley-Ross, Assistant Planner

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Determine the project exempt per Section 15183 “Projects Consistent with a Community Plan, General Plan, or Zoning”, and Section 15182, “Residential Projects Pursuant to a Specific Plan” of the CEQA Guidelines; and
2. Adopt the Resolution approving the Major Design Review, Adjustment, and Special Development Permit Amendment for The Preserve.

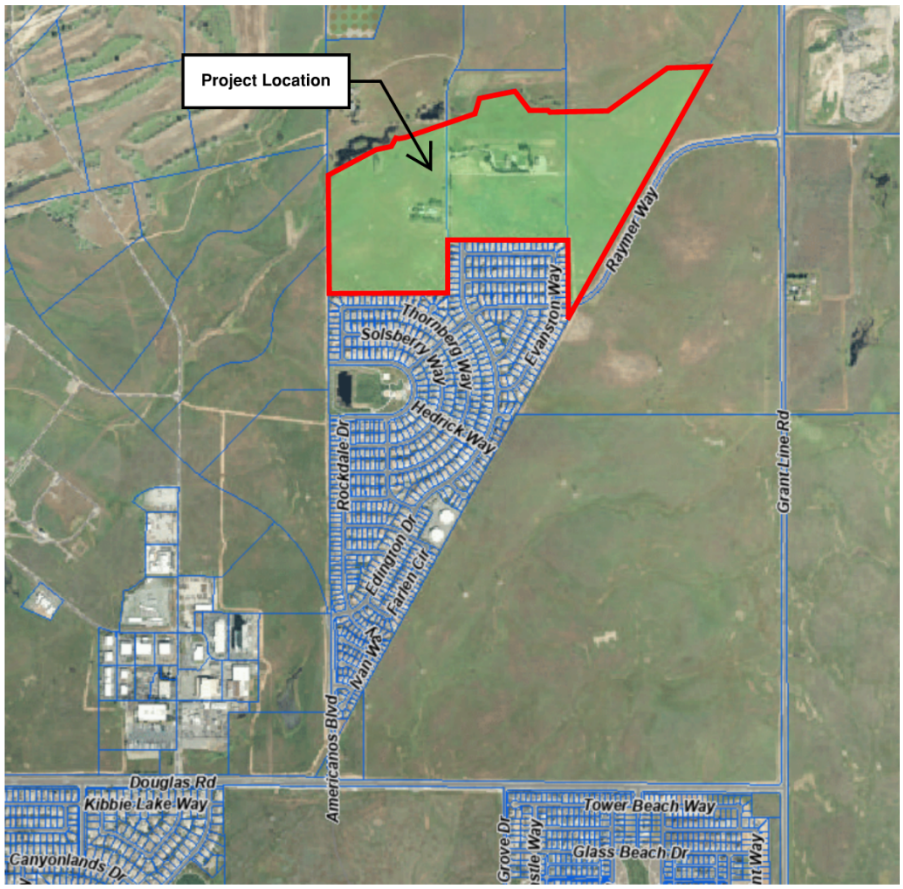
RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Applicant’s request for a Major Design Review, Setback Adjustment, and Special Development Permit Amendment to include three product lines located within the Preserve community area. Approval would allow the applicant to pursue necessary building permits for new construction.

BACKGROUND

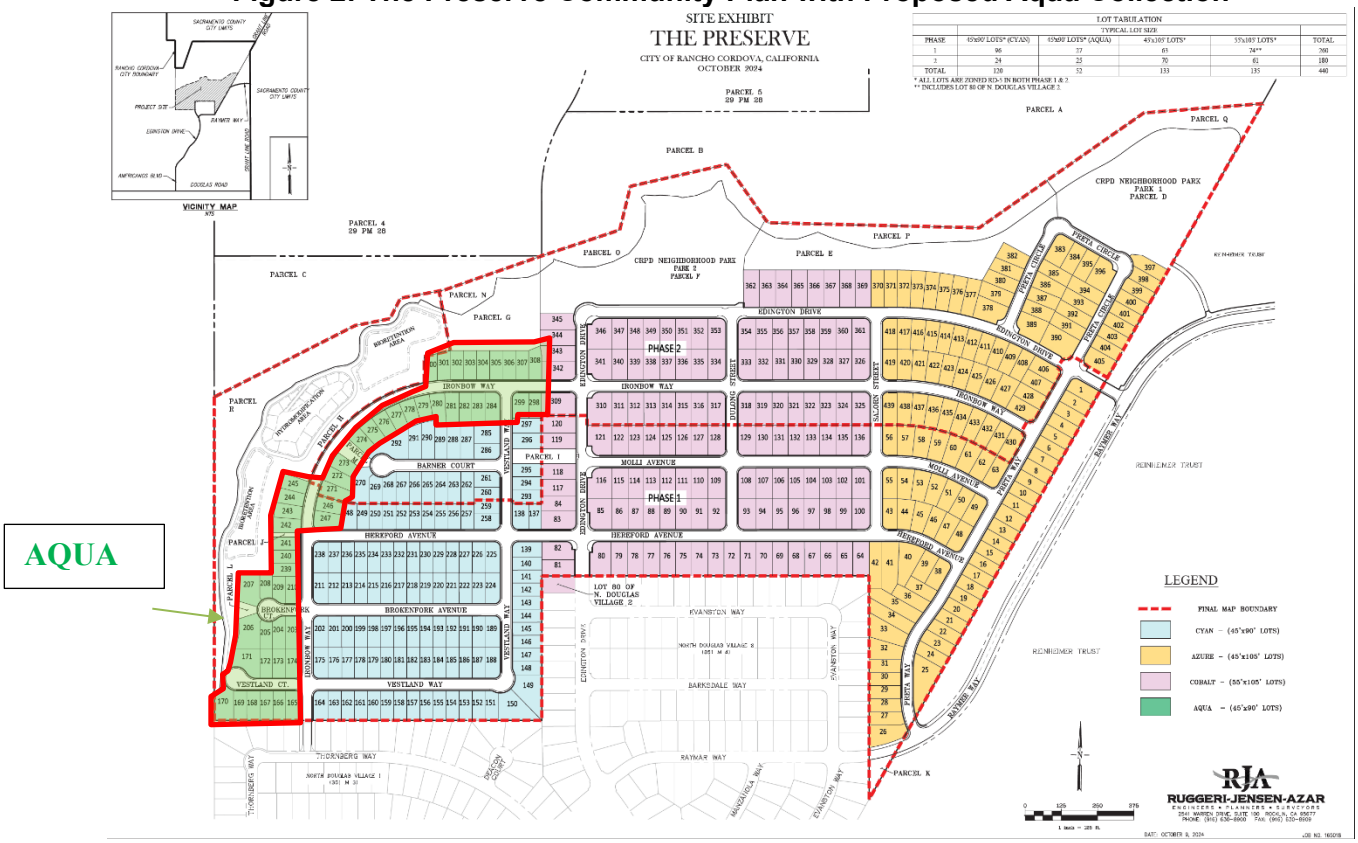
The Preserve is located west of Grant Line Road and directly north of the North Douglas subdivision, as shown in **Figure 1**. The Preserve subdivision also includes one lot that is located within the Sunridge Specific Plan, which is Lot 80 of North Douglas Village 2.

Figure 1: The Preserve Project Location



The Preserve Design Review, Adjustment, and Special Development Permit were originally approved by the Planning Commission in April 2024 and included three distinct production home collections, Cyan, Cobalt, and Azure. The Applicant is requesting an amendment to the previously approved plans to include a new collection of production homes, Aqua, to replace a portion of one of the previously approved production home collections, Cyan. **Figure 2: The Preserve Community Plan with Proposed Aqua Collection** below illustrates the proposed location of Aqua.

Figure 2: The Preserve Community Plan with Proposed Aqua Collection



ANALYSIS

GENERAL PLAN CONSISTENCY:

The project site is located within the General Plan's Low Density Residential (LDR) designation (2.1-6.0 DU/AC). A General Plan Amendment was approved for this project in April 2022 to allow for LDR zoning within this area, as a higher density was originally contemplated in the General Plan's conceptual plan. The LDR designation is typically characterized by single-family detached homes. The project provides a streetscape design that is aesthetically pleasing to pedestrians within walking distance to future neighboring amenities.

ZONING ORDINANCE:

The subject property is zoned RD-5 in the City's Zoning Code. This zoning designation allows for single-family housing with a density consistent with the LDR designation of the General Plan. Lot 80 of North Douglas Village 2 is also zoned RD-5 within the Sunridge Specific Plan. The

proposed amendment and existing plans are within the density range of the RD-5 zone and are consistent with the applicable requirements and standards of the Zoning Code, as well as the Sunridge Specific Plan, including height and setback requirements. The Applicant's requests of an adjustment to the rear yard setback for Plan 1873 in the Azure collection and a Special Development Permit to vary from the Sunridge Specific Plan's typical setbacks for Lot 80 of North Douglas Village 2 were included as part of the original entitlement submittal and have not been altered. The requests for the Adjustment and Special Development Permit were previously approved by the Planning Commission and are allowed per section 23.131.020 of the City's Zoning Code, as well as the 2003 Sacramento County Code.

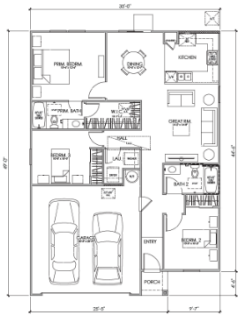
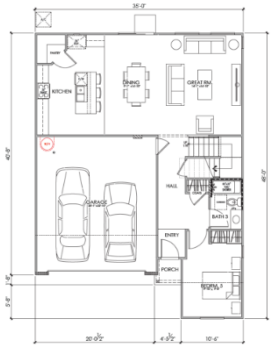
DESIGN REVIEW AMENDMENT

The previously approved Preserve Design Review included 12 different floor plans comprised of various architectural styles, including Spanish, Craftsman, Contemporary, Italianate, Italian, Farmhouse, and Prairie Progressive. Each floor plan was approved to be available in three architectural styles and is summarized by the following details:

- Cyan – The Cyan collection is planned for smaller home sites (45'x90') and will be located on the west portion of the proposed subdivision. 172 lots will be dedicated to this collection. They are designed to accommodate four distinct home plans ranging in size from 1,765 to 2,018 square feet.
- Cobalt – The Cobalt collection is planned for the largest homesites (55'x105') and will be located in the center of the proposed subdivision between the other two proposed home sites. There are 133 parcels dedicated to this collection. The Cobalt collection is designed to accommodate four distinct home plans ranging in size from 2,679 to 3,427 square feet.
- Azure – The Azure collection is planned for homesites similar in size to Cyan, but with increased lot depth (45'x105'). This collection of homesites will be located on the east portion of the subdivision. There are 135 parcels dedicated to this collection. The Azure collection is designed to accommodate four distinct home plans ranging in size from 1,873 to 2,612 square feet.

The proposed amendment includes three additional floor plans within the Aqua collection, as shown in **Figure 3: The Preserve Additional Floor Plans (Aqua)**. The additional floor plans introduce smaller home products to better respond to market conditions and introduce more housing opportunities for first-time and workforce buyers. The homes range in size from 1,879 square feet to 2,623 square feet with all floor plans proposed as two-stories. Three architectural styles (Spanish, Contemporary, and Farmhouse) are proposed for the new plans. All house floor plans, including the additional three new floor plans, and elevations (front, side, rear elevations) for each floor plan are shown in the attached Design Review Booklet (Attachment 2).

Figure 3: The Preserve Additional Floor Plans (Aqua)

	Plan 1 (1,879 SF)	Plan 2 (2,261 SF)	Plan 3 (2,623 SF)
Floor Plan			
Spanish			
Prairie			
Cottage			

The proposed designs adhere to the City's Design Guidelines in the following ways:

- The design is visually interesting and establishes streetscape variety through various roof lines, architecturally enhanced features, differing floor plans, and three architectural style options for each proposed plan.
- The majority of the proposed home products have a garage door that does not extend beyond the primary living area of the home.
- Garage doors are articulated with paneling, metal detailing, contrasting color and recessed from the garage door frame.
- Project is conditioned so that no two identical floor plans and building elevations within a master home plan series shall be located directly adjacent to one another.

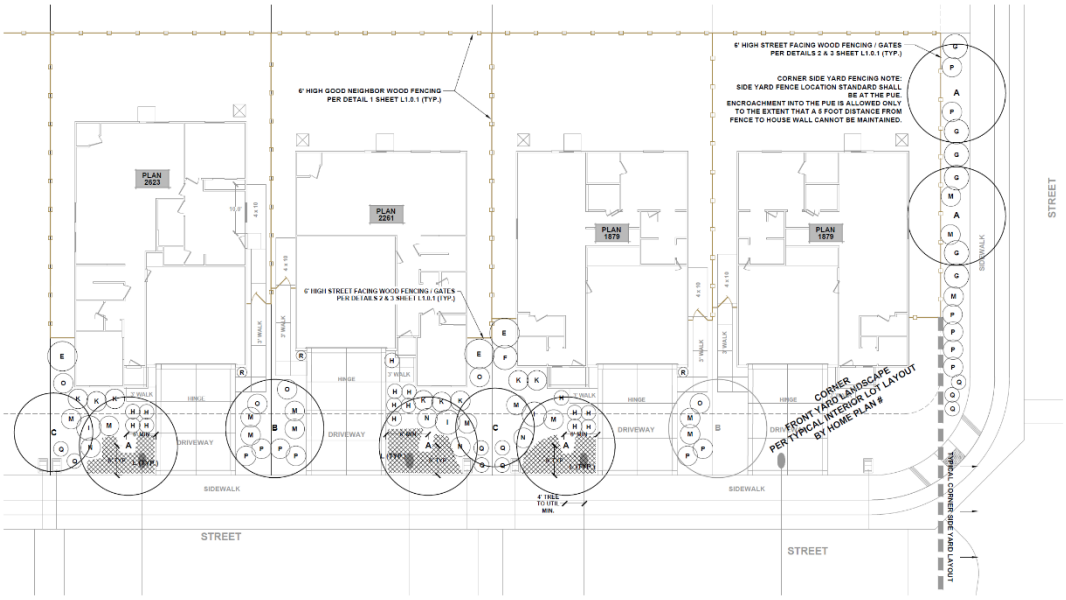
- Proposed elevations utilize horizontal architectural elements to soften massing.
- Façade materials are wrapped a minimum distance of 4 feet along the side yard elevations.
- The front door to each residential unit is clearly visible from the adjacent street and distinctive architectural elements and materials are used to denote prominent entrances.
- Window molding, shaped frames and sills and other techniques to enhance openings are used for additional architectural relief.
- Popout trim is provided around the windows and doors on all two-story elevations.

Landscape Design

The Applicant has also included a typical landscape plan (**Figure 4: Typical Landscape Plan**) for the newly proposed Aqua collection, which provides the landscaping elements for the proposed production homes and other sidewalk areas within this area. The plant details included in the project plans (Attachment 2) provide a variety of drought tolerant trees, shrubs, and ground cover that will add to the visual interest of the streetscape. As part of the landscaping installation, the project has been conditioned to provide a weed barrier under installed ground cover in order to minimize weed growth and bark runoff. Each home has also been conditioned to have a 4' x 10' concrete pad behind the side gate for storage of all trash receptacles (Green, Recycle, and Trash). A 3-foot-wide concrete path will also be provided from the driveway to the garage man-door as well as a path from the driveway to the front door for all floor plans. See **Figure 4** for Typical Landscape Plans**.**

Figure 4: Typical Landscape Plans

AQUA



ENVIRONMENTAL

The Major Design Review, Adjustment, and Special Development Permit associated with The Preserve would be exempt from CEQA review under CEQA State Guidelines 15183, "Projects Consistent with the Community Plan, General Plan or Zoning" and Section 15182, "Residential Projects Pursuant to a Specific Plan" for Lot 80 of North Douglas Village 2. Section 15183

exempts from CEQA projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15182 exempts any residential projects in a specific plan for which an EIR was prepared.

The proposal is consistent with the development densities established by the City's General Plan and Zoning, as well as the Sunridge Specific Plan, for which Environmental Impact Reports (EIR) were certified. The project is therefore exempt from further CEQA review.

FISCAL IMPACT ANALYSIS

Approval of the Major Design Review, Adjustment, and Special Development Permit Amendment for the construction of production homes within The Preserve will benefit the City and the community by providing direct contributions to fund needed public infrastructure for this project and the broader community. While the project will generate additional demands for municipal services, the project will be subject to existing and new funding mechanisms to pay fair share costs for ongoing operations, maintenance, and services that will offset City costs.

RECOMMENDED MOTION

Staff recommends that the Planning Commission find the project to be in compliance with the California Environmental Quality Act (CEQA) per Section 15183, "Projects Consistent with the Community Plan, General Plan or Zoning", and Section 15182, "Residential Projects Pursuant to a Specific Plan" for Lot 80 of North Douglas Village 2 and adopt the Resolution approving the Major Design Review, Adjustment, and Special Development Permit Amendment for The Preserve (Project No. PLND-0924-0108) subject to the findings, Project Plans (Attachment 2) and Conditions of Approval (Attachment 3).

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution – Project Plans & Design Book
3. Exhibit B to the Resolution – Conditions of Approval

CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. ___-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING A MAJOR DESIGN REVIEW, ADJUSTMENT, AND SPECIAL DEVELOPMENT PERMIT AMENDMENT FOR THE PRESERVE PROJECT NO. PLND-0924-0108

WHEREAS, Lennar Homes of CA, LLC (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Major Design Review, Adjustment, and Special Development Amendment approval for The Preserve residential subdivision; and

WHEREAS, the Applicant is proposing the addition of one new production home collection, Aqua, to the previously approved Major Design Review, Adjustment, and Special Development Permit (PLND-0923-0080, Approved April 24, 2024) to replace a portion of the lots that were originally dedicated to the Cyan collection; and

WHEREAS, the submitted application is to remain consistent with the Adjustment and Special Development Permit approval that occurred as part of the previously approved Major Design Review, Adjustment, and Special Development Permit (PLND-0923-0080, Approved April 24, 2024); and

WHEREAS, the submitted application is in compliance with applicable Citywide Design Guidelines; and

WHEREAS, the Planning Commission is the appropriate authority to hear and take action on this project; and

WHEREAS, the project site was previously analyzed as a part of The Preserve Project Environmental Impact Report (EIR) (SCH# 2019100515), as well as the Sunridge Specific Plan EIR (SCH# 1997022055) adopted by the City of Rancho Cordova, thereby satisfying the requirements for the California Environmental Quality Act (CEQA); and

WHEREAS, the proposed residential project is in conformity with what was reviewed as part of The Preserve Project EIR and the Sunridge Specific Plan EIR, and therefore is exempt under Section 15183, “Projects Consistent with the Community Plan, General Plan, or Zoning”, and Section 15182, “Residential Projects Pursuant to a Specific Plan” for Lot 80 of North Douglas Village 2; and

WHEREAS, on November 13, 2024 the Planning Commission of the City of Rancho Cordova held a properly noticed public hearing at which it received a report from city staff regarding the Major Design Review, Adjustment, and Special Development Permit Amendment and oral and written testimony from the public, and deliberated on the item; and

WHEREAS, the public hearing was noticed in accordance with the requirements set forth in Government Code Section 65090 and 65091.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA HEREBY RESOLVES AS FOLLOWS:

1. Determine the CEQA exemptions 15183 and 15182 are adequate exemptions according to the Guidelines of the California Environmental Quality Act.

   a) **Finding**: The project site has been analyzed and is exempt per California Environmental Quality Act Section 15183, "Projects Consistent with the Community Plan, General Plan, or Zoning", and Section 15182, "Residential Projects Pursuant to a Specific Plan" for Lot 80 of North Douglas Village 2.

   Evidence The Major Design Review, Adjustment, and Special Development Permit Amendment associated with The Preserve would be exempt from CEQA review under CEQA State Guidelines 15183, "Projects Consistent with the Community Plan, General Plan or Zoning" and Section 15182, "Residential Projects Pursuant to a Specific Plan" for Lot 80 of North Douglas Village 2. Section 15183 exempts from CEQA projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15182 exempts any residential projects in a specific plan for which an EIR was prepared.

   The proposal is consistent with the development densities established by the City's General Plan and Zoning, as well as the Sunridge Specific Plan, for which Environmental Impact Reports (EIR) were certified. The project is therefore exempt from further CEQA review.

2. To approve the Adjustment as requested and as originally approved under project number PLND-0923-0080 subject to the Typical Plotting Plan within the Project Plans and Design Book (Exhibit A) and the Conditions of Approval (Exhibit B) included in the project. For approval, sufficient evidence for the Findings is required by Zoning Code Section 23.131.070 Findings and supportive evidence are shown below:

   a) **Finding:** That the proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries.

   Evidence: The Preserve subdivision contains a total of 440 single-family residential units. The community is proposed to have parks, open space, as well as pedestrian connectivity to local amenities, providing a desirable environment. The Adjustment, which was previously approved as part of the original Preserve approval on April 24th, 2024, would allow for a larger single-family home on the 45' x 105' size lots which the applicant states provide a more desirable option for homeowners.

   b) **Finding:** That the proposed development is compatible with existing and proposed land uses in the surrounding area.

   Evidence: The project is surrounded by other communities of single-family homes as well as anticipated commercial areas. With the Adjustment, Plan 1873 of the Azure collection would still be compatible with the other homes in the surrounding area.

   c) **Finding:** That any exceptions to, or deviations from, the density requirements or design standards result in the creation of project amenities that would not be available through strict adherence to code provisions (e.g. additional open space, protection of natural resources, improved pedestrian connectivity, public plazas).

Evidence: The requested Adjustment does not create any deviations or exceptions from the density requirements and does not create any project amenities to the property. Reduction of the rear yard setback to 15 feet for Plan 1873 within the Azure collection would not affect any neighboring properties and the property would still be required to meet side setbacks in order to maintain fire and building safety requirements.

d) **Finding:** Granting the adjustment will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the premises in question.

Evidence: The Adjustment will continue to be in the rear setback of Plan 1873 within the Azure collection and will not affect any neighboring properties.

e) **Finding:** The adjustment is consistent with the General Plan or any applicable Specific Plan or development agreement.

Evidence: A rear yard setback adjustment for Plan 1873 in the Azure collection to allow for 15-foot rear setback, which is a deviation from the typical required rear setback of 20% of the total lot depth, was previously approved for this subdivision and no changes are being proposed to the previous approval. Chapter 23.131.20 of the Rancho Cordova Municipal Code allows for up to a 40% reduction in setbacks to accommodate unique site conditions. The maximum required rear setback under this zoning designation is 25 feet, as outlined in the Zoning Code for RD-5 zoned properties. A 15-foot rear setback would be a 40% reduction from the required 25-foot maximum, so in no circumstance would the rear setback be able to exceed a 40% reduction and would therefore be consistent with applicable General Plan and zoning regulations.

f) **Finding:** The adjustment is the minimum required to achieve the desired result.

Evidence: The requested Adjustment is the amount necessary to fit the single-story Plan 1873 floor plan on a typical 45’ x 105’ lot size. The adjustment would only be applicable to Plan 1873 homes within the Azure collection and would not be applicable to any other floor plan within The Preserve development.

3. To approve the Special Development Permit as requested and as originally approved under project number PLND-0924-0080 to vary from the Sunridge Specific Plan’s minimum setbacks, to be consistent with the setbacks outlined by the Zoning Code development standards for RD-5 zoning. The Special Development Permit would continue to only apply to Lot 80 of North Douglas Village 2:

a) **Finding:** That the proposed development will carry out the intent of the General Plan and the appropriate community plan.

Evidence: This Special Development Permit will continue to remain consistent as previously approved under project number PLND-0923-0080. Lot 80 will continue to carry out the intent of the Low Density Residential (LDR) designation, as well as the RD-5 zoning designation of the Sunridge Specific Plan. The requested Special Development Permit would allow the applicant to increase their buildable front yard living space area on Lot 80 to be consistent with the 14-foot setback as outlined by the development standards of the City’s Zoning Code for RD-5 zoned parcels. In combination with the other homes within The Preserve subdivision and North Douglas subdivision, this product will add to the overall variety of the neighborhood.

b) **Finding:** That the proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries.

Evidence: Lot 80 is consistent with the surrounding area and would provide a desirable streetscape, consistent with the intent of the Sunridge Specific Plan design and development standards. The modified front living space setback allows Lot 80 of North Douglas Village 2 to be consistent with the other 439 proposed Preserve lots that are not located within the Sunridge Specific Plan.

c) **Finding:** That the proposed development is compatible with existing and proposed land uses in the surrounding area.

Evidence: The project will continue to provide residential homes consistent with existing and proposed land uses in the area. Lot 80 of North Douglas Village 2 has a Sunridge Specific Plan designation of Low Density Residential and a zoning designation of RD-5, as does the rest of the North Douglas subdivision area. The other 439 homes that are proposed outside of the Sunridge Specific Plan have a General Plan designation of Low Density Residential and are zoned for RD-5. The requested Special Development Permit would only modify the front living space setback of Lot 80 for consistency with the rest of The Preserve development. There are no changes to the proposed use of the project location.

d) **Finding:** That any exceptions to, or deviation from, the use, density, requirements or design standards of the Land Use Zone in which the property is located, or of Title II of the Sacramento Code are justified by the design of the development or by the substantial energy savings proposed pursuant to Section 110-65(b). In case of the residential area, the rearrangement of dwellings and the mixing of dwelling types shall be justified by larger and more usable open spaces.

Evidence: The site is physically suitable for the proposed density of development. Lot 80 is consistent with the approved Tentative Subdivision Map and the Low-Density Residential development density established for this area. The applicant is requesting a reduction to the front yard living space setback for Lot 80 of North Douglas Village 2 only. This deviation would allow for this lot to remain consistent with the other 439 proposed lots that are not located within the Sunrdige Specific Plan.

e) **Finding:** That there is adequate assurance that all public improvements will be installed at the scheduled times, as required by Public Works.

Evidence: The Preserve residential products will be constructed on the lots that are finalized through a Final Map. The public improvements and infrastructure will be installed per the final approved improvement plans and Final Map for this area. The approved Tentative Subdivision Map included conditions of approval that provide an implementation schedule for all public improvements as required by Public Works.

f) **Finding:** That there is adequate assurance that the development schedule will be met.

Evidence: The Applicant will adhere to the Development Agreement that has already been implemented for the area. The Development Agreement has an expiration time of twenty (20) years from the date of approval. The project entitlement has also been conditioned with a 3-year expiration date beginning from date of approval. The Applicant must take action on the entitlements within 3 years to ensure that the approval does not expire.

g) **Finding:** That the existing or proposed utility services are adequate for the uses and population densities proposed.

Evidence: The existing and proposed utility infrastructure and services are adequate for the uses and population density proposed. Final subdivision maps and improvement plans will be reviewed and approved by both the Public Works Department as well as utility agencies to ensure that the proposed uses can be adequately served by all utilities.

4. To approve the Design Review, subject to the Major Design Review Package (Exhibit A) and the Conditions of Approval (Exhibit B) as modified; supported by the following Findings and Evidence, as required by Zoning Code Section 23.141.070 and Ordinance 14-2003 and additional approval findings for single-family residential subdivisions as listed in Section 23.141.075 and Ordinance 14-2003:

a) **Finding**: The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and special planning area provisions, and is consistent with the applicable Rancho Cordova Design Guidelines.

Evidence: The General Plan designation for The Preserve is Low Density Residential (LDR) and Lot 80 of North Douglas Village 2 is located within the Sunridge Specific Plan and is also zoned for LDR. The LDR designation is typically characterized by single-family detached homes. The project provides a streetscape design that is aesthetically pleasing to pedestrians within walking distance to future neighboring amenities such as the open spaces and park areas. The proposed project is consistent with the applicable requirements and standards of the Zoning Code, as well as the Sunridge Specific Plan. The previously approved Setback Adjustment and Special Development Permit will continue to be in place as part of this approval with no changes proposed to their applicability.

b) **Finding:** The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: Lennar Homes is amending The Preserve design package to include the Aqua collection in addition to the previously approved Cyan, Cobalt, and Azure collections. The amendment will allow the development to include 15 different floor plans comprised of many architectural styles, including Spanish, Craftsman, Contemporary, Italianate, Italian, Farmhouse, and Prairie Progressive. The proposed designs include multiple color schemes and architectural details to create visual interest and variation within the subdivision that are consistent with the other previously approved plans and the surrounding neighborhoods. Variations in colors and materials along with living spaces forward of the garage will create a vibrant and

welcoming streetscape that will complement anticipated future construction in the area. Conditions of Approval (Exhibit B) have been included and remain consistent with the previously approved Conditions of Approval.

c) **Finding**: The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing, and similar elements establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.

Evidence: The proposed residential architecture for the Aqua collection establishes a clear design concept and is compatible with other surrounding communities such as North Douglas, Douglas 98, Sunridge Park, Grantline 208, and Pradera Ranch. The proposed product line includes two-story homes ranging between 1,879 square feet to 2,623 square feet, as well as three different architectural styles that create an aesthetically appealing streetscape that would establish a standard for anticipated commercial and additional residential areas nearby.

d) **Finding**: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The subdivision map was approved prior to this Design Review action. Vehicular, bicycle, and pedestrian circulation were studied and adopted as part of that prior approval. This Design Review approval will not impede any of the approved transportation modes of circulation.

e) **Finding**: The residential subdivision is well integrated with the city's street network.

Evidence: The subdivision map was approved prior to this Design Review action. Vehicular, bicycle, and pedestrian connectivity were studied and adopted as part of that prior approval. Circulation patterns were designed to facilitate the smooth flow of vehicular traffic and internal pedestrian activity while circulation patterns and parking were designed to minimize conflict with adjacent uses.

f) **Finding**: Unique neighborhood environments are created.

Evidence: The newly proposed floor plans and elevation styles will contribute to the uniqueness of The Preserve and surrounding neighborhoods. The community is cohesively designed with a unique street scene and a quality architectural palette to create continuity across varied and diverse housing types.

g) **Finding**: Traditional or modern architectural styles are consistently applied.

Evidence: The City's and Sunridge Specific Plan's Design Guidelines specify design standards and ensure that architectural styles are consistently applied. The proposed architecture and landscaping are complementary to and compatible with the already approved subdivisions within the surrounding neighborhoods.

h) **Finding**: Pedestrian-friendly environments are created.

Evidence: The proposed project will create pedestrian-friendly environments. The project has adequate vehicular circulation and parking facilities, with a pedestrian

sidewalk system with access throughout the site. Streets provide sidewalks and large shade trees to create a pedestrian-friendly street scene. Off-street trails connect neighborhoods to parks and open space so the residents can easily walk from their homes to local amenities.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 13th day of November 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Cynthia Stauss, Chair

ATTEST:

_____
Kelly Whitman,
Planning Commission Clerk

THE PRESERVE

Rancho Cordova, Ca

PROPOSED AMENDMENT - PLND-0924-0108

10/16/2024

LENNAR

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

CYAN AT THE PRESERVE

Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

#23016
10/16/2024

A-1	Cover Sheet
A-2	Site Exhibit
A-3	Fit List Analysis - Cyan 45’x90’
A-4	Fit List Analysis - Cyan 45’x90’
A-5	Fit List Analysis - Cyan 45’x90’
A-6	Typical Plotting
A-7	Street scene
A-8	Plan 1 (1765) - Front Elevations
A-9	Plan 1A (1765) - Floor Plan
A-10	Plan 1A (1765) - Spanish Elevations
A-11	Plan 1A (1765) - Spanish Enhanced Elevations
A-12	Plan 1A (1765) - Opt. Patio Spanish Elevations
A-13	Plan 1B (1765) - Craftsman Elevations
A-14	Plan 1B (1765) - Craftsman Enhanced Elevations
A-15	Plan 1B (1765) - Opt. Patio Craftsman Elevations
A-16	Plan 1C (1765) - Contemporary Elevations
A-17	Plan 1C (1765) - Contemporary Enhanced Elevations
A-18	Plan 1C (1765) - Opt. Patio Contemporary Elevations
A-19	Plan 1 (1765) - Roof Plans
A-20	Plan 1 (1765) - Opt. Patio Roof Plans
A-21	Plan 2 (1941) - Front Elevations
A-22	Plan 2A (1941) - Floor Plan
A-23	Plan 2A (1941) - Spanish Elevations
A-24	Plan 2A (1941) - Spanish Enhanced Elevations
A-25	Plan 2A (1941) - Opt. Patio Spanish Elevations
A-26	Plan 2B (1941) - Craftsman Elevations
A-27	Plan 2B (1941) - Craftsman Enhanced Elevations
A-28	Plan 2B (1941) - Opt. Patio Craftsman Elevations
A-29	Plan 2C (1941) - Contemporary Elevations
A-30	Plan 2C (1941) - Contemporary Enhanced Elevations
A-31	Plan 2C (1941) - Opt. Patio Contemporary Elevations
A-32	Plan 2 (1941) - Roof Plans
A-33	Plan 2 (1941) - Opt. Patio Roof Plans
A-34	Plan 3 (2018) - Front Elevations
A-35	Plan 3A (2018) - Floor Plan
A-36	Plan 3A (2018) - Spanish Elevations
A-37	Plan 3A (2018) - Spanish Enhanced Elevations
A-38	Plan 3A (2018) - Opt. Patio Spanish Elevations
A-39	Plan 3B (2018) - Craftsman Elevations
A-40	Plan 3B (2018) - Craftsman Enhanced Elevations
A-41	Plan 3B (2018) - Opt. Patio Craftsman Elevations
A-42	Plan 3C (2018) - Contemporary Elevations
A-43	Plan 3C (2018) - Contemporary Enhanced Elevations
A-44	Plan 3C (2018) - Opt. Patio Contemporary Elevations
A-45	Plan 3 (2018) - Roof Plans
A-46	Plan 3 (2018) - Opt. Patio Roof Plans
A-47	Plan 4 (2179) - Front Elevations
A-48	Plan 4A (2179) - Floor Plan
A-49	Plan 4A (2179) - Spanish Elevations
A-50	Plan 4A (2179) - Spanish Enhanced Elevations
A-51	Plan 4A (2179) - Opt. Patio Spanish Elevations
A-52	Plan 4B (2179) - Craftsman Elevations
A-53	Plan 4B (2179) - Craftsman Enhanced Elevations
A-54	Plan 4B (2179) - Opt. Patio Craftsman Elevations
A-55	Plan 4C (2179) - Contemporary Elevations
A-56	Plan 4C (2179) - Contemporary Enhanced Elevations
A-57	Plan 4C (2179) - Opt. Patio Contemporary Elevations
A-58	Plan 4 (2179) - Roof Plans
A-59	Plan 4 (2179) - Opt. Patio Roof Plans
A-60	Written Color Schemes
A-61	Color Boards - Spanish
A-62	Color Boards - Craftsman
A-63	Color Boards - Contemporary
	Landscape - Cover Sheet
L1.0	Overall Street Tree + Groundcover Plan
L1.0.1	Landscape Notes - All Products
L1.0.2	Planting Palette Matrices + Details - All Products
L1.0.3	Irrigation Notes/ Details + Soil Management - All Products
L1.1	Landscape Layout Plan
L1.2	Typical Irrigation Schematic

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

#23016
10/16/2024

A-71	Cover Sheet
A-72	Site Exhibit
A-73	Fit List Analysis - Cobalt 55'x105'
A-74	Fit List Analysis - Cobalt 55'x105'
A-75	Typical Plotting
A-76	Street scene
A-77	Plan 1 (2679) - Front Elevations
A-78	Plan 1A (2679) - Floor Plan
A-79	Plan 1A (2679) - Spanish Elevations
A-80	Plan 1A (2679) - Spanish Enhanced Elevations
A-81	Plan 1A (2679) - Opt. Patio Spanish Elevations
A-82	Plan 1B (2679) - Italianate Elevations
A-83	Plan 1B (2679) - Italianate Enhanced Elevations
A-84	Plan 1B (2679) - Opt. Patio Italianate Elevations
A-85	Plan 1C (2679) - Craftsman Elevations
A-86	Plan 1C (2679) - Craftsman Enhanced Elevations
A-87	Plan 1C (2679) - Opt. Patio Craftsman Elevations
A-88	Plan 1 (2679) - Roof Plans
A-89	Plan 1 (2679) - Opt. Patio Roof Plans
A-90	Plan 2 (2789) - Front Elevations
A-91	Plan 2A (2789) - Floor Plan
A-92	Plan 2A (2789) - Spanish Elevations
A-93	Plan 2A (2789) - Spanish Enhanced Elevations
A-94	Plan 2A (2789) - Opt. Patio Spanish Elevations
A-95	Plan 2B (2789) - Italianate Elevations
A-96	Plan 2B (2789) - Italianate Enhanced Elevations
A-97	Plan 2B (2789) - Opt. Patio Italianate Elevations
A-98	Plan 2C (2789) - Craftsman Elevations
A-99	Plan 2C (2789) - Craftsman Enhanced Elevations
A-100	Plan 2C (2789) - Opt. Patio Craftsman Elevations
A-101	Plan 2 (2789) - Roof Plans
A-102	Plan 2 (2789) - Opt. Patio Roof Plans
A-103	Plan 3 (3105) - Front Elevations
A-104	Plan 3A (3105) - Floor Plan
A-105	Plan 3A (3105) - Spanish Elevations
A-106	Plan 3A (3105) - Spanish Enhanced Elevations
A-107	Plan 3A (3105) - Opt. Patio Spanish Elevations
A-108	Plan 3B (3105) - Italianate Elevations
A-109	Plan 3B (3105) - Italianate Enhanced Elevations
A-110	Plan 3B (3105) - Opt. Patio Italianate Elevations
A-111	Plan 3C (3105) - Craftsman Elevations
A-112	Plan 3C (3105) - Craftsman Enhanced Elevations
A-113	Plan 3C (3105) - Opt. Patio Craftsman Elevations
A-114	Plan 3 (3105) - Roof Plans
A-115	Plan 3 (3105) - Opt. Patio Roof Plans
A-116	Plan 4 (3427) - Front Elevations
A-117	Plan 4A (3427) - Floor Plan
A-118	Plan 4A (3427) - Spanish Elevations
A-119	Plan 4A (3427) - Spanish Enhanced Elevations
A-120	Plan 4A (3427) - Opt. Patio Spanish Elevations
A-121	Plan 4B (3427) - Italianate Elevations
A-122	Plan 4B (3427) - Italianate Enhanced Elevations
A-123	Plan 4B (3427) - Opt. Patio Italianate Elevations
A-124	Plan 4C (3427) - Craftsman Elevations
A-125	Plan 4C (3427) - Craftsman Enhanced Elevations
A-126	Plan 4C (3427) - Opt. Patio Craftsman Elevations
A-127	Plan 4 (3427) - Roof Plans
A-128	Plan 4 (3427) - Opt. Patio Roof Plans
A-129	Written Color Schemes
A-130	Color Boards - Spanish
A-131	Color Boards - Italianate
A-132	Color Boards - Craftsman
	Landscape - Cover Sheet
L1.0	Overall Street Tree + Groundcover Plan
L1.0.1	Landscape Notes - All Products
L1.0.2	Planting Palette Matrices + Details - All Products
L1.0.3	Irrigation Notes/ Details + Soil Management - All Products
L2.1	Landscape Layout Plan
L2.2	Landscape Layout Plan
L2.3	Typical Irrigation Schematic

AZURE AT THE PRESERVE

Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

#23016
10/16/2024

A-141	Cover Sheet
A-142	Site Exhibit
A-143	Fit List Analysis - Azure 45'x105'
A-144	Fit List Analysis - Azure 45'x105'
A-145	Typical Plotting
A-146	Street scene
A-147	Plan 1 (1873) - Front Elevations
A-148	Plan 1A (1873) - Floor Plan
A-149	Plan 1A (1873) - Italian Elevations
A-150	Plan 1A (1873) - Italian Enhanced Elevations
A-151	Plan 1B (1873) - Prairie Progressive Elevations
A-152	Plan 1B (1873) - Prairie Progressive Enhanced Elevations
A-153	Plan 1C (1873) - Farmhouse Elevations
A-154	Plan 1C (1873) - Farmhouse Enhanced Elevations
A-155	Plan 1 (1873) - Roof Plans
A-156	Plan 2 (2127) - Front Elevations
A-157	Plan 2A (2127) - Floor Plan
A-158	Plan 2A (2127) - Italian Elevations
A-159	Plan 2A (2127) - Italian Enhanced Elevations
A-160	Plan 2B (2127) - Prairie Progressive Elevations
A-161	Plan 2B (2127) - Prairie Progressive Enhanced Elevations
A-162	Plan 2C (2127) - Farmhouse Elevations
A-163	Plan 2C (2127) - Farmhouse Enhanced Elevations
A-164	Plan 2 (2127) - Roof Plans
A-165	Plan 3 (2386) - Front Elevations
A-166	Plan 3A (2386) - Floor Plan
A-167	Plan 3A (2386) - Italian Elevations
A-168	Plan 3A (2386) - Italian Enhanced Elevations
A-169	Plan 3B (2386) - Prairie Progressive Elevations
A-170	Plan 3B (2386) - Prairie Progressive Enhanced Elevations
A-171	Plan 3C (2386) - Farmhouse Elevations
A-172	Plan 3C (2386) - Farmhouse Enhanced Elevations
A-173	Plan 3 (2386) - Roof Plans
A-174	Plan 4 (2612) - Front Elevations
A-175	Plan 4A (2612) - Floor Plan
A-176	Plan 4A (2612) - Italian Elevations
A-177	Plan 4A (2612) - Italian Enhanced Elevations
A-178	Plan 4B (2612) - Prairie Progressive Elevations
A-179	Plan 4B (2612) - Prairie Progressive Enhanced Elevations
A-180	Plan 4C (2612) - Farmhouse Elevations
A-181	Plan 4C (2612) - Farmhouse Enhanced Elevations
A-182	Plan 4 (2612) - Roof Plans
A-183	Written Color Schemes
A-184	Color Boards - Italian
A-185	Color Boards - Prairie Progressive
A-186	Color Boards - Farmhouse
	Landscape - Cover Sheet
L1.0	Overall Street Tree + Groundcover Plan
L1.0.1	Landscape Notes - All Products
L1.0.2	Planting Palette Matrices + Details - All Products
L1.0.3	Irrigation Notes/ Details + Soil Management - All Products
L3.1	Landscape Layout Plan
L3.2	Typical Irrigation Schematic

AQUA AT THE PRESERVE

Rancho Cordova, Ca

Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

#23016
10/16/2024

A-194	Cover Sheet
A-195	Site Exhibit
A-196	Fit List Analysis - Aqua 45'x90'
A-197	Typical Plotting
A-198	Street scene
A-199	Plan 1 (1879) - Front Elevations
A-200	Plan 1A (1879) - Floor Plan
A-201	Plan 1A (1879) - "A" Elevations
A-202	Plan 1A (1879) - "A" Enhanced Elevations
A-203	Plan 1B (1879) - "B" Progressive Elevations
A-204	Plan 1B (1879) - "B" Enhanced Elevations
A-205	Plan 1C (1879) - "C" Elevations
A-206	Plan 1C (1879) - "C" Enhanced Elevations
A-207	Plan 1 (1879) - Roof Plans
A-208	Plan 2 (2261) - Front Elevations
A-209	Plan 2A (2261) - Floor Plan
A-210	Plan 2A (2261) - "A" Elevations
A-211	Plan 2A (2261) - "A" Enhanced Elevations
A-212	Plan 2B (2261) - "B" Progressive Elevations
A-213	Plan 2B (2261) - "B" Enhanced Elevations
A-214	Plan 2C (2261) - "C" Elevations
A-215	Plan 2C (2261) - "C" Enhanced Elevations
A-216	Plan 2 (2261) - Roof Plans
A-217	Plan 3 (2623) - Front Elevations
A-218	Plan 3A (2623) - Floor Plan
A-219	Plan 3A (2623) - "A" Elevations
A-220	Plan 3A (2623) - "A" Enhanced Elevations
A-221	Plan 3B (2623) - "B" Progressive Elevations
A-222	Plan 3B (2623) - "B" Enhanced Elevations
A-223	Plan 3C (2623) - "C" Elevations
A-224	Plan 3C (2623) - "C" Enhanced Elevations
A-225	Plan 3 (2623) - Roof Plans
A-226	Written Color Schemes
A-227	Color Boards - "A"
A-228	Color Boards - "B"
A-229	Color Boards - "C"
	Landscape - Cover Sheet
L1.0	Overall Street Tree + Groundcover Plan
L1.0.1	Landscape Notes - All Products
L1.0.2	Planting Palette Matrices + Details - All Products
L1.0.3	Irrigation Notes/ Details + Soil Management - All Products
L4.1	Landscape Layout Plan
L4.2	Typical Irrigation Schematic

LENNAR

Builder:
Lennar Homes
1025 Creekside Ridge Drive, Suite 240
Roseville, Ca 95678

Contact:
Pierre Martinez
Business: 916-746-8508
Www.lennar.com

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

Architect:
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Irvine, Ca 92614

Contact:
Jeff Addison
Business: 949-660-1587
Www.klcarch.com

ktgy Architecture+Planning

Architect:
KTGY, Inc.
1814 Franklin St., Suite 400
Oakland, CA 94612

Contact:
Amanda Mazzei
Business: 510-272-2910
Www.ktgy.com

HMA Architecture

Architect:
HMA Architecture
2330 East Bidwell St, Ste. 204
Folsom, CA 95630

Contact:
Justin Mays
Business: 916-597-1500
Www.hma-arch.com

LINDEROTH ASSOCIATES ARCHITECTS

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Linderoth
13430 North Scottsdale Road, Suite 205
Scottsdale, Arizona 85254

Contact:
Kevin Lazarowski
Business: 480-355-1572
Www.linderoth.com

RJA

Engineer:
Ruggeri - Jensen - Azar
2541 Warren Drive, Suite 100
Rocklin, CA 95677

Contact:
Steven B. Bowman
Business: 916- 630-8900
Www.rja-gps.com

EarthLine DESIGN GROUP

Landscape:
Earthline Design Group
P.O Box 661
Orangevale, CA 95662

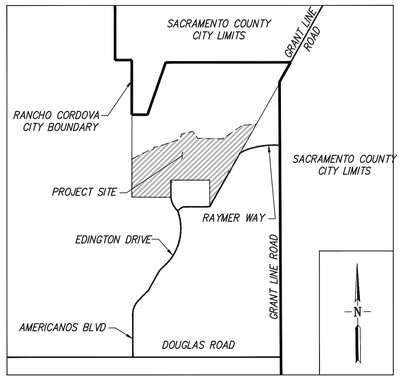
Contact:
Jim Luttrell
Business: 916-420-7864
Www.earthlinedesign.com

SITE EXHIBIT
THE PRESERVE

CITY OF RANCHO CORDOVA, CALIFORNIA
OCTOBER 2024

LOT TABULATION					
	TYPICAL LOT SIZE				
PHASE	45'x90' LOTS* (CYAN)	45'x90' LOTS* (AQUA)	45'x105' LOTS*	55'x105' LOTS*	TOTAL
1	96	27	63	74**	260
2	24	25	70	61	180
TOTAL	120	52	133	135	440

* ALL LOTS ARE ZONED RD-5 IN BOTH PHASE 1 & 2.
** INCLUDES LOT 80 OF N. DOUGLAS VILLAGE 2.



VICINITY MAP
NTS

PARCEL 5
29 PM 28

PARCEL A
PARCEL Q
PARCEL B
CRPD NEIGHBORHOOD PARK
PARK 1
PARCEL D
PARCEL 4
29 PM 28
PARCEL P
PARCEL O
CRPD NEIGHBORHOOD PARK
PARK 2
PARCEL F
PARCEL E
PARCEL C
PARCEL N
PARCEL G
REINHEIMER TRUST
EDINGTON DRIVE
PRETA CIRCLE
PHASE 2
IRONBOW WAY
DULONG STREET
SALORN STREET
PARCEL R
HYDROMODIFICATION AREA
BIORETENTION AREA
PARCEL H
PARCEL M
VESTLAND WAY
BARNER COURT
PARCEL I
MOLLI AVENUE
PHASE 1
PARCEL J
PARCEL L
HEREFORD AVENUE
BROKENFORK CT.
BROKENFORK AVENUE
VESTLAND CT.
LOT 80 OF N. DOUGLAS VILLAGE 2
EVANSTON WAY
NORTH DOUGLAS VILLAGE 2 (351 M 4)
BARKSDALE WAY
PRETA WAY
RAYMER WAY
THORNBERG WAY
NORTH DOUGLAS VILLAGE 1 (351 M 3)
DEACON COURT
MANZANOLA WAY
PARCEL K

LEGEND

- FINAL MAP BOUNDARY
- CYAN – (45'x90' LOTS)
- AZURE – (45'x105' LOTS)
- COBALT – (55'x105' LOTS)
- AQUA – (45'x90' LOTS)

N

0 125 250 375
1 inch = 125 ft.

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
2541 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677
PHONE: (916) 630-8900 FAX: (916) 630-8909

DATE: OCTOBER 9, 2024
JOB NO. 165018

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PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

CYAN AT THE PRESERVE

Rancho Cordova, Ca

Product 1 - 45x90

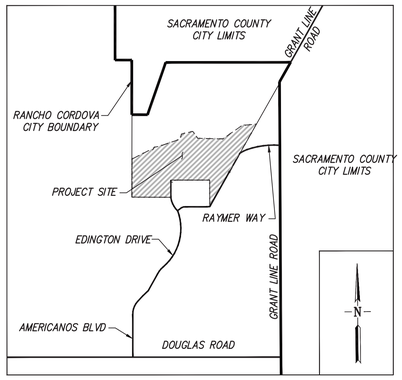
APPROVED APRIL 2024 – RESOLUTION NO. 10-2024

SITE EXHIBIT
THE PRESERVE

CITY OF RANCHO CORDOVA, CALIFORNIA
OCTOBER 2024

LOT TABULATION					
	TYPICAL LOT SIZE				
PHASE	45'x90' LOTS* (CYAN)	45'x90' LOTS* (AQUA)	45'x105' LOTS*	55'x105' LOTS*	TOTAL
1	96	27	63	74**	260
2	24	25	70	61	180
TOTAL	120	52	133	135	440

* ALL LOTS ARE ZONED RD-5 IN BOTH PHASE 1 & 2.
** INCLUDES LOT 80 OF N. DOUGLAS VILLAGE 2.



VICINITY MAP
NTS

PARCEL 5
29 PM 28

PARCEL A
PARCEL Q
PARCEL B
CRPD NEIGHBORHOOD PARK
PARK 1
PARCEL D
PARCEL 4
29 PM 28
PARCEL P
PARCEL O
PARCEL E
CRPD NEIGHBORHOOD PARK
PARK 2
PARCEL F
PARCEL C
PARCEL N
PARCEL G
REINHEIMER TRUST
PRETA CIRCLE
EDINGTON DRIVE
BIORETENTION AREA
PHASE 2
IRONBOW WAY
DULONG STREET
SALORN STREET
PARCEL R
HYDROMODIFICATION AREA
PARCEL H
PARCEL M
VESTLAND WAY
BARNER COURT
PARCEL I
MOLLI AVENUE
PRETA WAY
RAYMER WAY
PHASE 1
HEREFORD AVENUE
PARCEL J
PARCEL L
BROKENFORK CT.
BROKENFORK AVENUE
VESTLAND CT.
LOT 80 OF N. DOUGLAS VILLAGE 2
EVANSTON WAY
NORTH DOUGLAS VILLAGE 2 (351 M 4)
BARKSDALE WAY
THORNBERG WAY
NORTH DOUGLAS VILLAGE 1 (351 M 3)
DEACON COURT
MANZANOLA WAY
PARCEL K

LEGEND

FINAL MAP BOUNDARY

CYAN – (45'x90' LOTS)

N

0 125 250 375

1 inch = 125 ft.

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
2541 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677
PHONE: (916) 630-8900 FAX: (916) 630-8909

DATE: OCTOBER 9, 2024

JOB NO. 165018

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RJA Job No. 165018 February 12, 2024

ITEM 5.2

THE PRESERVE

FIT LIST ANALYSIS

CYAN - 45'x90'

MINIMUM SETBACK REQUIREMENTS

FRONT TO LIVING:	14'
FRONT TO GARAGE:	20'
SIDE:	5'
SIDE STREETSIDE:	12.5'
REAR:	20% OF LOT DEPTH

NOTES:

X HOUSE MEETS MINIMUM SETBACK REQUIREMENTS

NF HOUSE DOES NOT MEET MINIMUM SETBACK REQUIREMENTS

ATTACHMENT 2
Exhibit A to the Resolution

* LOT COVERAGE CALCULATIONS ARE CONSERVATIVELY BASED ON THE LARGEST FOOTPRINT FOR EACH BUILDING PLAN

CYAN 45' x90'				CYAN 45' x90'						CYAN 45' x90'						CYAN 45' x90'						CYAN 45' x90'					
LOT #	LOT AREA		DWY SIDE	PLAN 1765 (1)						PLAN 1941 (2)						PLAN 2018 (3)						PLAN 2179 (4)					
	SF	AC		ELEV A	ELEV AO	ELEV B	ELEV BO	ELEV C	ELEV CO	ELEV A	ELEV AO	ELEV B	ELEV BO	ELEV C	ELEV CO	ELEV A	ELEV AO	ELEV B	ELEV BO	ELEV C	ELEV CO	ELEV A	ELEV AO	ELEV B	ELEV BO	ELEV C	ELEV CO
137	4,050	0.09	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
138	4,945	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
139	5,211	0.12	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
140	4,541	0.10	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
141	4,541	0.10	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
142	4,541	0.10	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
143	4,541	0.10	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
144	4,542	0.10	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
145	4,542	0.10	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
146	4,543	0.10	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
147	4,543	0.10	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
148	4,471	0.10	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
149	10,526	0.24	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
150	10,138	0.23	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
151	4,534	0.10	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
152	4,647	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
153	4,647	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
154	4,646	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
155	4,645	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
156	4,645	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
157	4,644	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
158	4,643	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
159	4,643	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
160	4,642	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
161	4,641	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
162	4,641	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
163	4,640	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
164	5,327	0.12	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
165	5,325	0.12	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
166	4,637	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
167	4,637	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
168	4,636	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
169	4,638	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
170	7,021	0.16	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
171	7,566	0.17	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
172	4,498	0.10	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
173	4,498	0.10	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
174	5,162	0.12	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
175	5,579	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
176	4,837	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
177	4,837	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
178	4,837	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
179	4,837	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
180	4,837	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
181	4,837	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
182	4,837	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
183	4,837	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
184	4,837	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
185	4,837	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
186	4,837	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
187	4,837	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
188	4,837	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
189	4,837	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
190	4,837	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
191	4,837	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
192	4,837	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
193	4,837	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
194	4,837	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
195	4,837	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
196	4,837	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
197	4,837	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
198	4,837	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
199	4,837	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
200	4,837	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
201	4,837	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
202	5,579	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
203	5,952	0.14	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
204	4,891	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

* LOT COVERAGE (MAXIMUM ALLOWABLE = 75%)

PLAN	1765	1941	2018	2179
FOOTPRINT Sq.Ft.	1,302	1,413	1,409	1,479
	32.1%	34.9%	34.8%	36.5%
	26.3%	28.6%	28.5%	29.9%
	25.0%	27.1%	27.0%	28.4%
	28.7%	31.1%	31.0%	32.6%
	28.7%	31.1%	31.0%	32.6%
	28.7%	31.1%	31.0%	32.6%
	28.7%	31.1%	31.0%	32.6%
	28.7%	31.1%	31.0%	32.6%
	28.7%	31.1%	31.0%	32.6%
	28.7%	31.1%	31.0%	32.6%
	28.7%	31.1%	31.0%	32.6%
	29.1%	31.6%	31.5%	33.1%
	12.4%	13.4%	13.4%	14.1%
	12.8%	13.9%	13.9%	14.6%
	28.7%	31.2%	31.1%	32.6%
	28.0%	30.4%	30.3%	31.8%
	28.0%	30.4%	30.3%	31.8%
	28.0%	30.4%	30.3%	31.8%
	28.0%	30.4%	30.3%	31.8%
	28.0%	30.4%	30.3%	31.8%
	28.0%	30.4%	30.3%	31.8%
	28.0%	30.4%	30.3%	31.9%
	28.0%	30.4%	30.3%	31.9%
	28.0%	30.4%	30.4%	31.9%
	28.1%	30.4%	30.4%	31.9%
	28.1%	30.4%	30.4%	31.9%
	28.1%	30.5%	30.4%	31.9%
	28.1%	30.5%	30.4%	31.9%
	24.4%	26.5%	26.5%	27.8%
	24.5%	26.5%	26.5%	27.8%
	28.1%	30.5%	30.4%	31.9%
	28.1%	30.5%	30.4%	31.9%
	28.1%	30.5%	30.4%	31.9%
	28.1%	30.5%	30.4%	31.9%
	18.5%	20.1%	20.1%	21.1%
	17.2%	18.7%	18.6%	19.5%
	28.9%	31.4%	31.3%	32.9%
	28.9%	31.4%	31.3%	32.9%
	25.2%	27.4%	27.3%	28.7%
	23.3%	25.3%	25.3%	26.5%
	26.9%	29.2%	29.1%	30.6%
	26.9%	29.2%	29.1%	30.6%
	26.9%	29.2%	29.1%	30.6%
	26.9%	29.2%	29.1%	30.6%
	26.9%	29.2%	29.1%	30.6%
	26.9%	29.2%	29.1%	30.6%
	26.9%	29.2%	29.1%	30.6%
	26.9%	29.2%	29.1%	30.6%
	26.9%	29.2%	29.1%	30.6%
	26.9%	29.2%	29.1%	30.6%
	26.9%	29.2%	29.1%	30.6%
	26.9%	29.2%	29.1%	30.6%
	26.9%	29.2%	29.1%	30.6%
	26.9%	29.2%	29.1%	30.6%
	26.9%	29.2%	29.1%	30.6%
	26.9%	29.2%	29.1%	30.6%
	26.9%	29.2%	29.1%	30.6%
	26.9%	29.2%	29.1%	30.6%
	26.9%	29.2%	29.1%	30.6%
	23.3%	25.3%	25.3%	26.5%
	21.9%	23.7%	23.7%	24.8%
	26.6%	28.9%	28.8%	30.2%

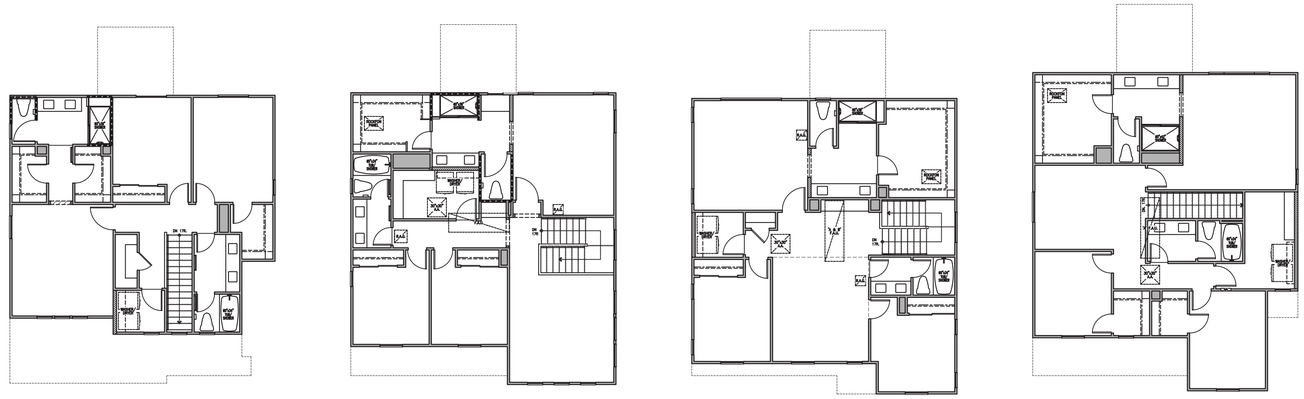
CYAN 45' x90'				CYAN 45' x90'						CYAN 45' x90'						CYAN 45' x90'						CYAN 45' x90'					
LOT #	LOT AREA		DWY SIDE	PLAN 1765 (1)						PLAN 1941 (2)						PLAN 2018 (3)						PLAN 2179 (4)					
	SF	AC		ELEV A	ELEV AO	ELEV B	ELEV BO	ELEV C	ELEV CO	ELEV A	ELEV AO	ELEV B	ELEV BO	ELEV C	ELEV CO	ELEV A	ELEV AO	ELEV B	ELEV BO	ELEV C	ELEV CO	ELEV A	ELEV AO	ELEV B	ELEV BO	ELEV C	ELEV CO
205	4,371	0.10	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
206	8,728	0.20	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
207	7,826	0.18	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
208	4,146	0.10	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
209	3,891	0.09	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
210	4,902	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
211	5,541	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
212	4,804	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
213	4,804	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
214	4,804	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
215	4,804	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
216	4,804	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
217	4,804	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
218	4,804	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
219	4,804	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
220	4,804	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
221	4,804	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
222	4,804	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
223	4,804	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
224	5,519	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
225	5,519	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
226	4,804	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
227	4,804	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
228	4,804	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
229	4,804	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
230	4,804	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
231	4,804	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
232	4,804	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
233	4,804	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
234	4,804	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
235	4,804	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
236	4,804	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
237	4,804	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
238	5,541	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
239	4,387	0.10	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
240	4,388	0.10	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
241	4,388	0.10	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
242	4,712	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
243	4,609	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
244	4,576	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
245	4,551	0.10	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
246	4,050	0.09	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
247	4,549	0.10	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
248	5,480	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
249	4,794	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
250	4,050	0.09	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
251	4,050	0.09	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
252	4,050	0.09	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
253	4,050	0.09	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
254	4,050	0.09	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
255	4,050	0.09	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
256	4,050	0.09	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
257	4,050	0.09	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
258	4,050	0.09	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
259	4,999	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
260	4,050	0.09	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
261	4,729	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
262	4,950	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
263	4,950	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
264	4,950	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
265	4,950	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
266	4,950	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
267	4,949	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
268	4,478	0.10	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
269	4,239	0.10	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
270	7,103	0.16	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
271	4,948	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
272	5,415	0.12	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
273	4,606	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
274	4,469	0.10	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
275	4,469	0.10	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

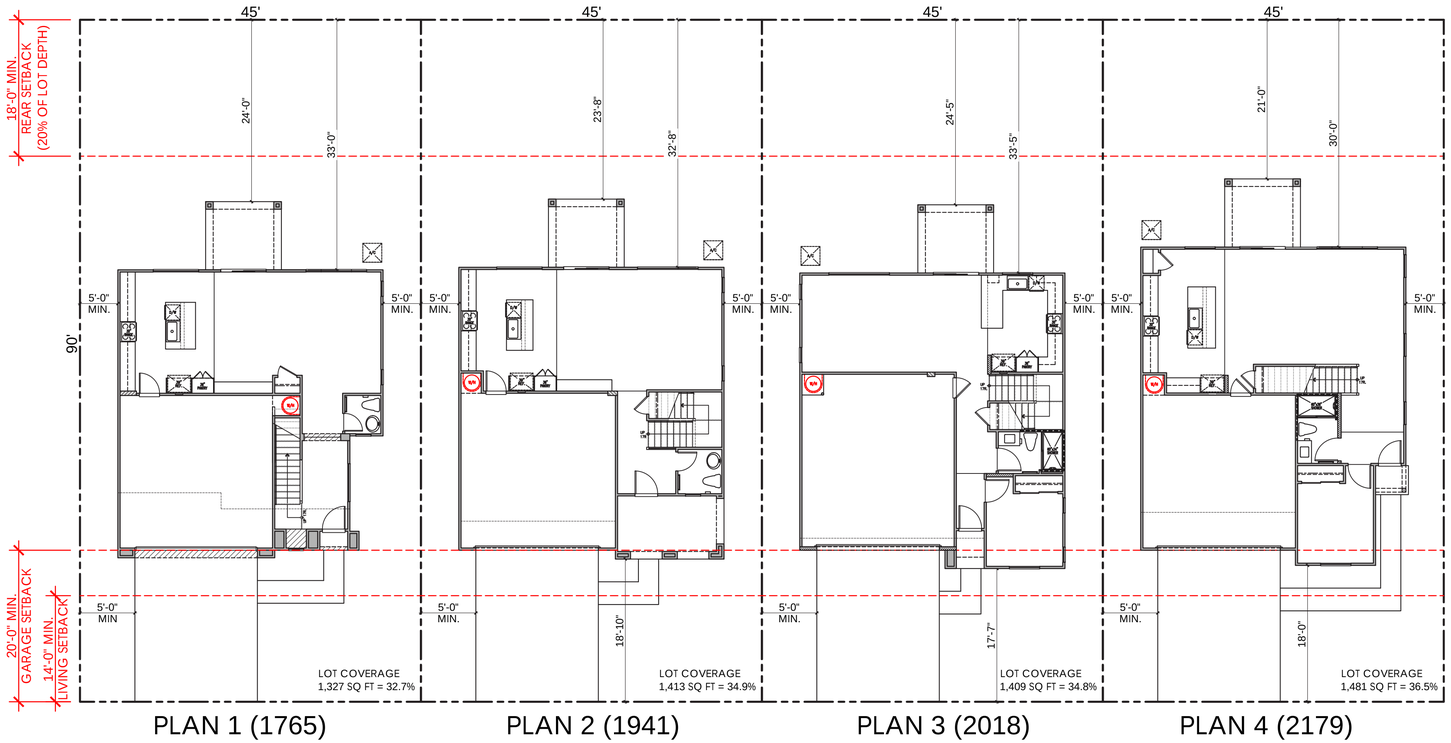
* LOT COVERAGE (MAXIMUM ALLOWABLE = 75%)				
PLAN	1765	1941	2018	2179
FOOTPRINT Sq.Ft.	1,302	1,413	1,409	1,479
	29.8%	32.3%	32.2%	33.8%
	14.9%	16.2%	16.1%	16.9%
	16.6%	18.1%	18.0%	18.9%
	31.4%	34.1%	34.0%	35.7%
	33.5%	36.3%	36.2%	38.0%
	26.6%	28.8%	28.7%	30.2%
	23.5%	25.5%	25.4%	26.7%
	27.1%	29.4%	29.3%	30.8%
	27.1%	29.4%	29.3%	30.8%
	27.1%	29.4%	29.3%	30.8%
	27.1%	29.4%	29.3%	30.8%
	27.1%	29.4%	29.3%	30.8%
	27.1%	29.4%	29.3%	30.8%
	27.1%	29.4%	29.3%	30.8%
	27.1%	29.4%	29.3%	30.8%
	27.1%	29.4%	29.3%	30.8%
	27.1%	29.4%	29.3%	30.8%
	27.1%	29.4%	29.3%	30.8%
	27.1%	29.4%	29.3%	30.8%
	27.1%	29.4%	29.3%	30.8%
	27.1%	29.4%	29.3%	30.8%
	27.1%	29.4%	29.3%	30.8%
	27.1%	29.4%	29.3%	30.8%
	27.1%	29.4%	29.3%	30.8%
	27.1%	29.4%	29.3%	30.8%
	27.1%	29.4%	29.3%	30.8%
	23.5%	25.5%	25.4%	26.7%
	29.7%	32.2%	32.1%	33.7%
	29.7%	32.2%	32.1%	33.7%
	29.7%	32.2%	32.1%	33.7%
	27.6%	30.0%	29.9%	31.4%
	28.2%	30.7%	30.6%	32.1%
	28.5%	30.9%	30.8%	32.3%
	28.6%	31.0%	31.0%	32.5%
	32.1%	34.9%	34.8%	36.5%
	28.6%	31.1%	31.0%	32.5%
	23.8%	25.8%	25.7%	27.0%
	27.2%	29.5%	29.4%	30.9%
	32.1%	34.9%	34.8%	36.5%
	32.1%	34.9%	34.8%	36.5%
	32.1%	34.9%	34.8%	36.5%
	32.1%	34.9%	34.8%	36.5%
	32.1%	34.9%	34.8%	36.5%
	32.1%	34.9%	34.8%	36.5%
	32.1%	34.9%	34.8%	36.5%
	32.1%	34.9%	34.8%	36.5%
	26.0%	28.3%	28.2%	29.6%
	32.1%	34.9%	34.8%	36.5%
	27.5%	29.9%	29.8%	31.3%
	26.3%	28.5%	28.5%	29.9%
	26.3%	28.5%	28.5%	29.9%
	26.3%	28.5%	28.5%	29.9%
	26.3%	28.5%	28.5%	29.9%
	26.3%	28.5%	28.5%	29.9%
	26.3%	28.6%	28.5%	29.9%
	29.1%	31.6%	31.5%	33.0%
	30.7%	33.3%	33.2%	34.9%
	18.3%	19.9%	19.8%	20.8%
	26.3%	28.6%	28.5%	29.9%
	24.0%	26.1%	26.0%	27.3%
	28.3%	30.7%	30.6%	32.1%
	29.1%	31.6%	31.5%	33.1%
	29.1%	31.6%	31.5%	33.1%

CYAN 45' x90'				CYAN 45' x90'						CYAN 45' x90'						CYAN 45' x90'						CYAN 45' x90'					
LOT #	LOT AREA		DWY SIDE	PLAN 1765 (1)						PLAN 1941 (2)						PLAN 2018 (3)						PLAN 2179 (4)					
	SF	AC		ELEV A	ELEV AO	ELEV B	ELEV BO	ELEV C	ELEV CO	ELEV A	ELEV AO	ELEV B	ELEV BO	ELEV C	ELEV CO	ELEV A	ELEV AO	ELEV B	ELEV BO	ELEV C	ELEV CO	ELEV A	ELEV AO	ELEV B	ELEV BO	ELEV C	ELEV CO
276	4,469	0.10	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
277	4,469	0.10	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
278	4,469	0.10	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
279	4,469	0.10	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
280	5,329	0.12	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
281	5,271	0.12	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
282	5,134	0.12	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
283	5,134	0.12	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
284	5,904	0.14	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
285	5,572	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
286	4,864	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
287	5,495	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
288	5,261	0.12	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
289	5,261	0.12	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
290	5,833	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
291	5,288	0.12	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
292	7,605	0.17	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
293	4,793	0.11	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
294	4,541	0.10	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
295	4,541	0.10	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
296	5,550	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
297	5,096	0.12	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
298	4,050	0.09	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
299	4,945	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
300	4,120	0.09	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
301	4,380	0.10	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
302	4,568	0.10	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
303	4,567	0.10	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
304	4,567	0.10	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
305	4,567	0.10	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
306	4,567	0.10	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
307	4,568	0.10	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
308	4,886	0.11	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

* LOT COVERAGE (MAXIMUM ALLOWABLE = 75%)				
PLAN	1765	1941	2018	2179
FOOTPRINT Sq.Ft.	1,302	1,413	1,409	1,479
	29.1%	31.6%	31.5%	33.1%
	29.1%	31.6%	31.5%	33.1%
	29.1%	31.6%	31.5%	33.1%
	29.1%	31.6%	31.5%	33.1%
	24.4%	26.5%	26.4%	27.8%
	24.7%	26.8%	26.7%	28.1%
	25.4%	27.5%	27.4%	28.8%
	25.4%	27.5%	27.4%	28.8%
	22.1%	23.9%	23.9%	25.1%
	23.4%	25.4%	25.3%	26.5%
	26.8%	29.1%	29.0%	30.4%
	23.7%	25.7%	25.6%	26.9%
	24.7%	26.9%	26.8%	28.1%
	24.7%	26.9%	26.8%	28.1%
	22.3%	24.2%	24.2%	25.4%
	24.6%	26.7%	26.6%	28.0%
	17.1%	18.6%	18.5%	19.4%
	27.2%	29.5%	29.4%	30.9%
	28.7%	31.1%	31.0%	32.6%
	28.7%	31.1%	31.0%	32.6%
	23.5%	25.5%	25.4%	26.6%
	25.5%	27.7%	27.6%	29.0%
	32.1%	34.9%	34.8%	36.5%
	26.3%	28.6%	28.5%	29.9%
	31.6%	34.3%	34.2%	35.9%
	29.7%	32.3%	32.2%	33.8%
	28.5%	30.9%	30.8%	32.4%
	28.5%	30.9%	30.9%	32.4%
	28.5%	30.9%	30.9%	32.4%
	28.5%	30.9%	30.9%	32.4%
	28.5%	30.9%	30.8%	32.4%
	26.6%	28.9%	28.8%	30.3%

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024





45x90 PRODUCT
TYPICAL PLOTTING

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C - CONTEMPORARY
PLAN 2C (1941)

A - SPANISH
PLAN 3A (2018)

B - CRAFTSMAN
PLAN 1B (1765)

C - CONTEMPORARY
PLAN 4C (2179)

STREET SCENE

2 4 8 12

LENNAR

CYAN AT THE PRESERVE
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-7

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



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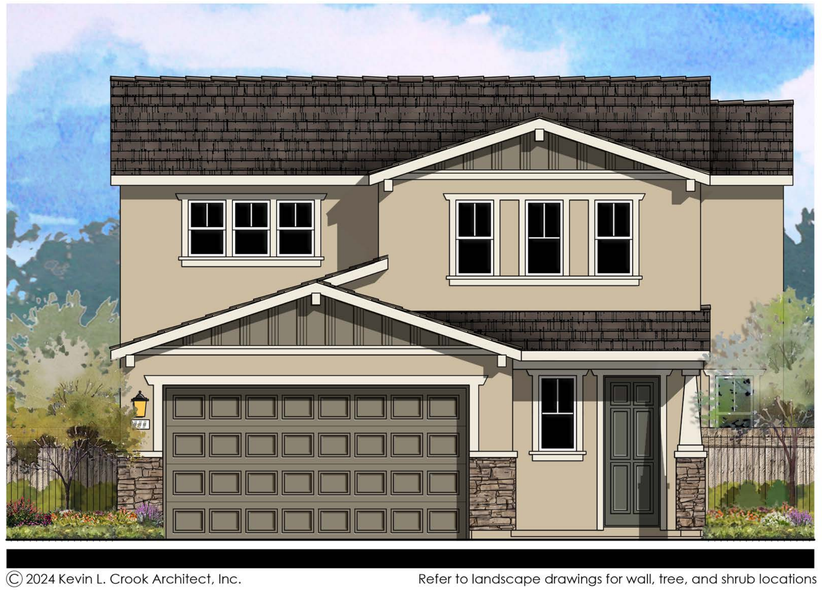
"A" SPANISH

EXTERIOR LIGHTS



YORKTOWN



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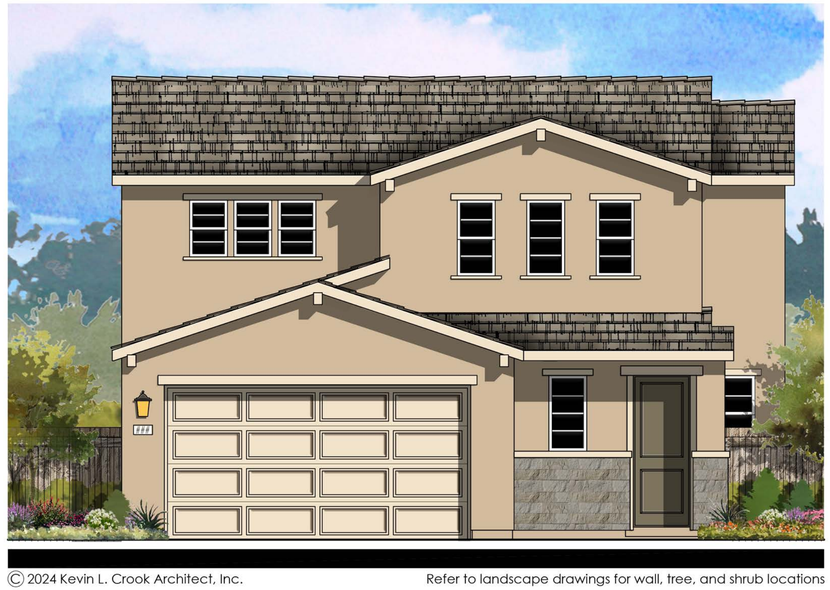
"B" CRAFTSMAN



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"C" CONTEMPORARY

PLAN 1 (1765)

FRONT ELEVATIONS

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE

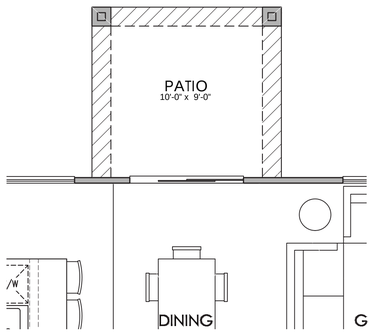
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

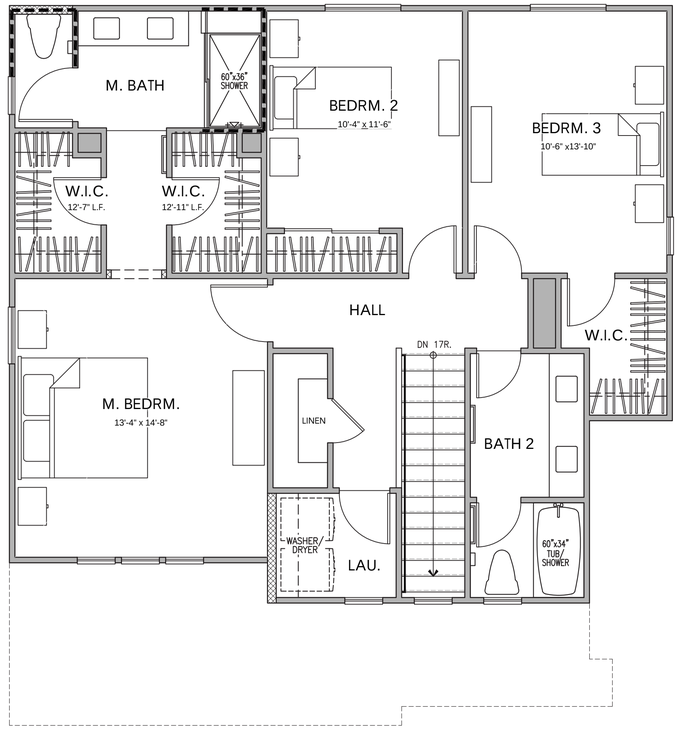
10/16/2024
A-8

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

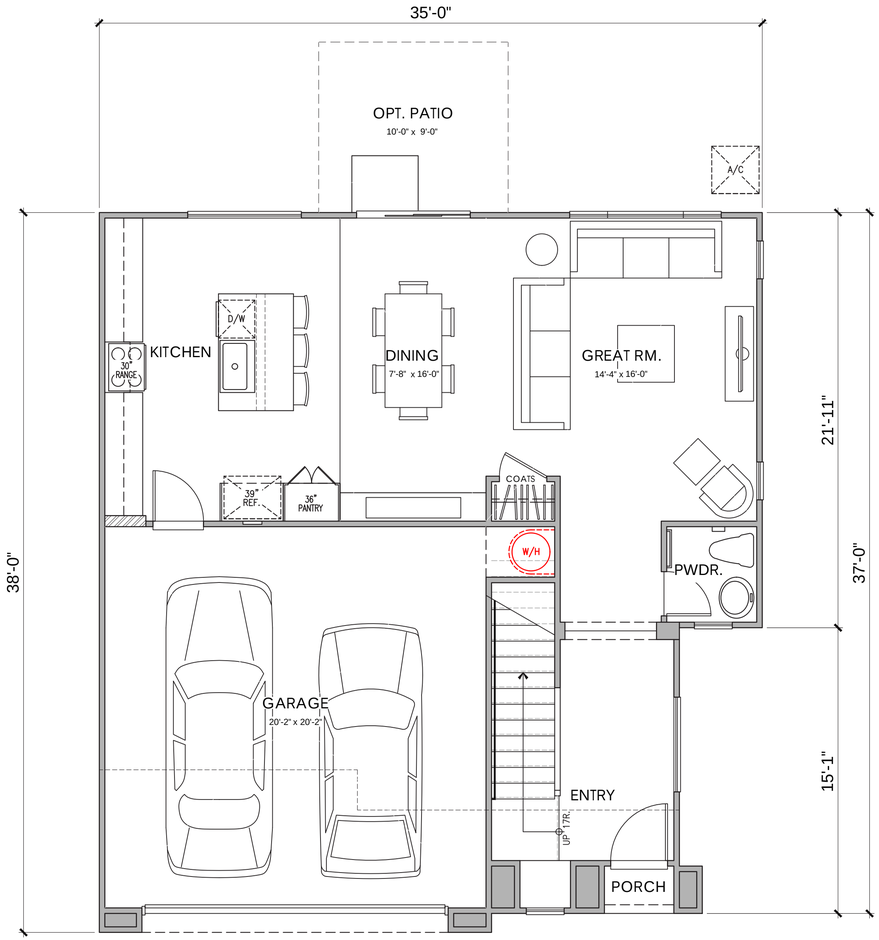
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



OPT. PATIO



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 1A (1765)
3 BEDROOM, 2.5 BATH
FLOOR PLAN

PLAN 1
AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	777	SQ. FT.
SECOND FLOOR AREA	988	SQ. FT.
TOTAL DWELLING	1,765	SQ. FT.

UNCONDITIONED SPACE

GARAGE	426	SQ. FT.
PORCH	9	SQ. FT.
OPT. PATIO	90	SQ. FT.

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-9

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

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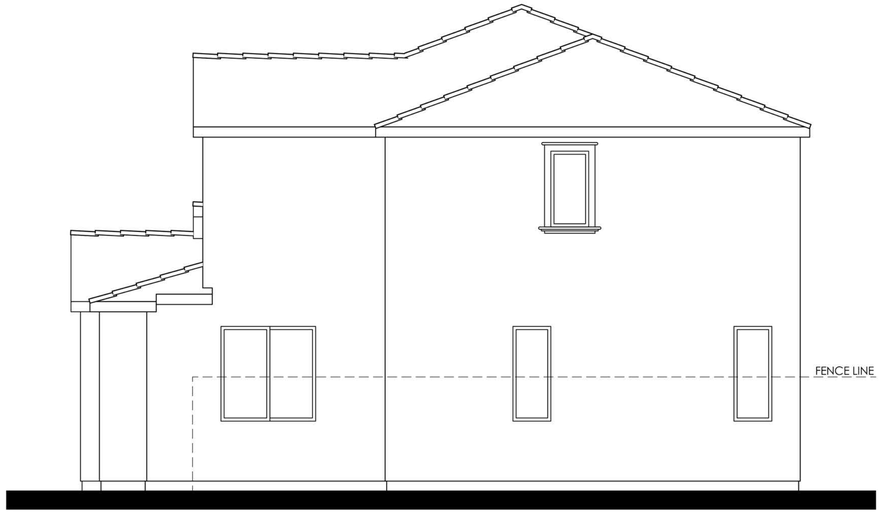
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



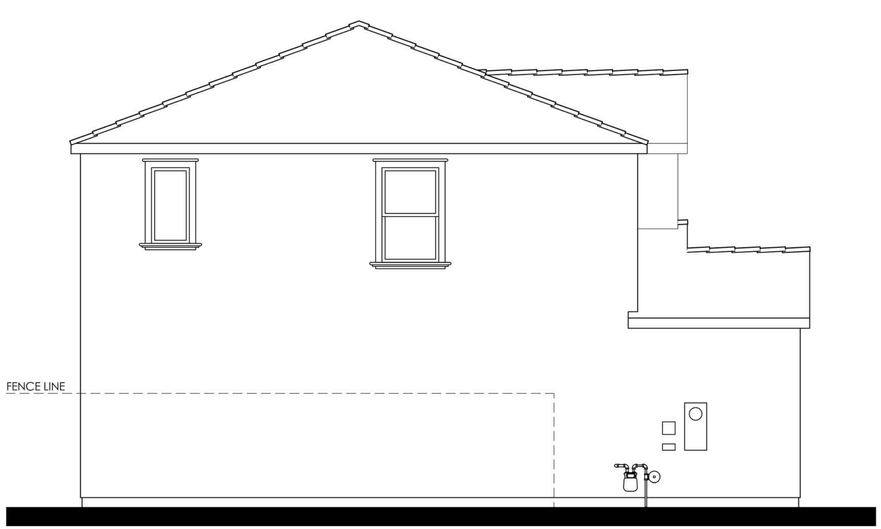
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 3

PLAN 1A (1765)

SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE

Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-10

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

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RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 3

PLAN 1A (1765)

SPANISH ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE

Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-11

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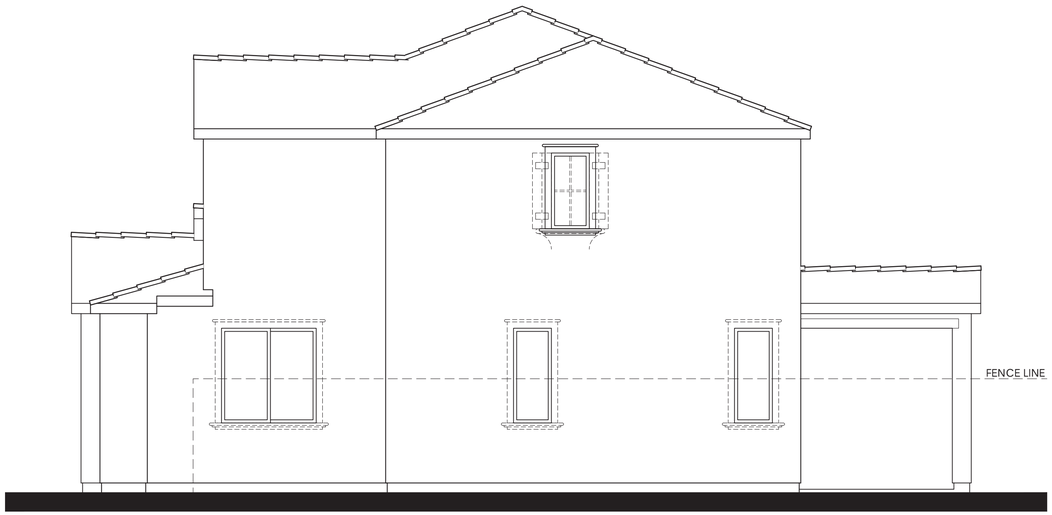


Items shown dashed shall occur at lots requiring enhancements.

RIGHT

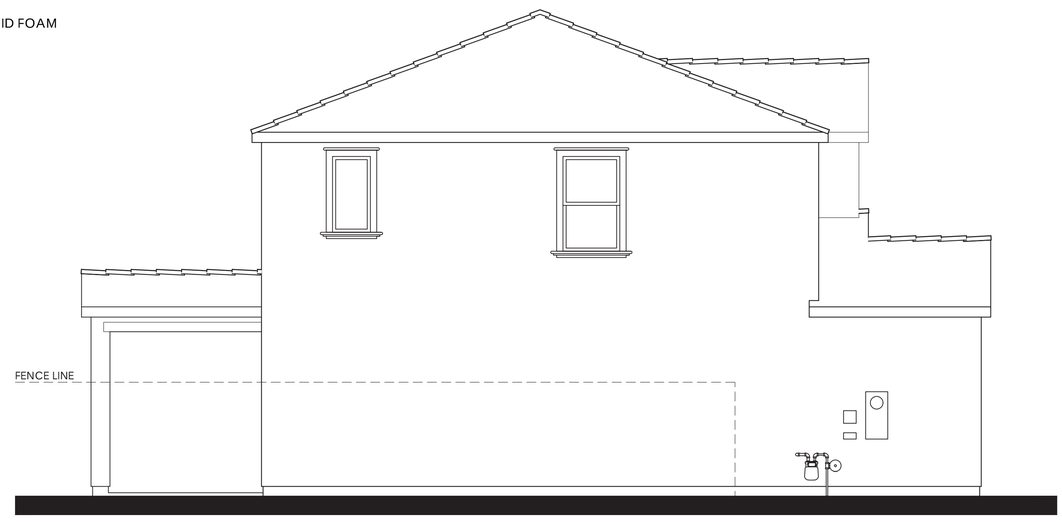
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



Items shown dashed shall occur at lots requiring enhancements.

REAR



LEFT

PLAN 1A OPT. PATIO (1765)

SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE

Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-12

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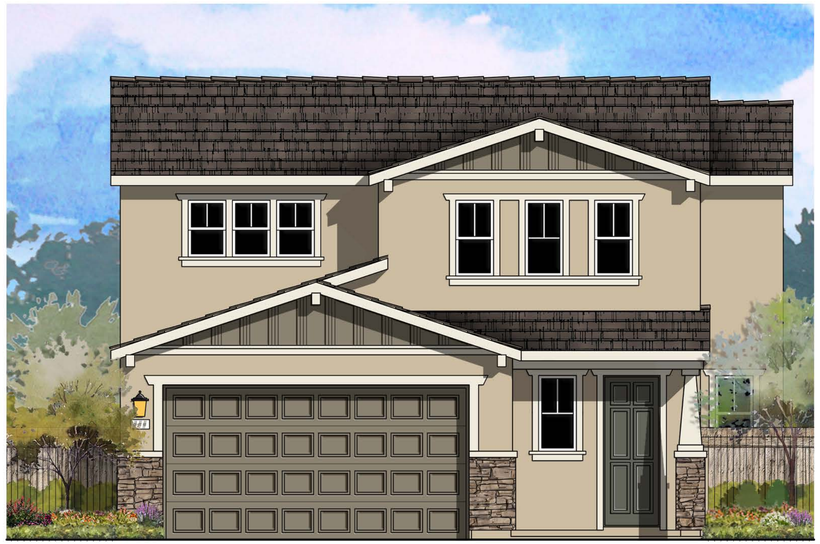

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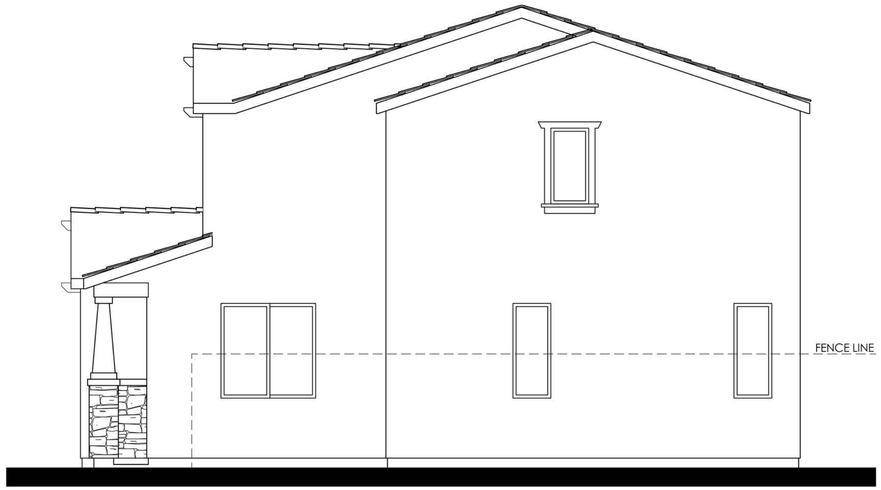
Refer to landscape drawings for wall, tree, and shrub locations

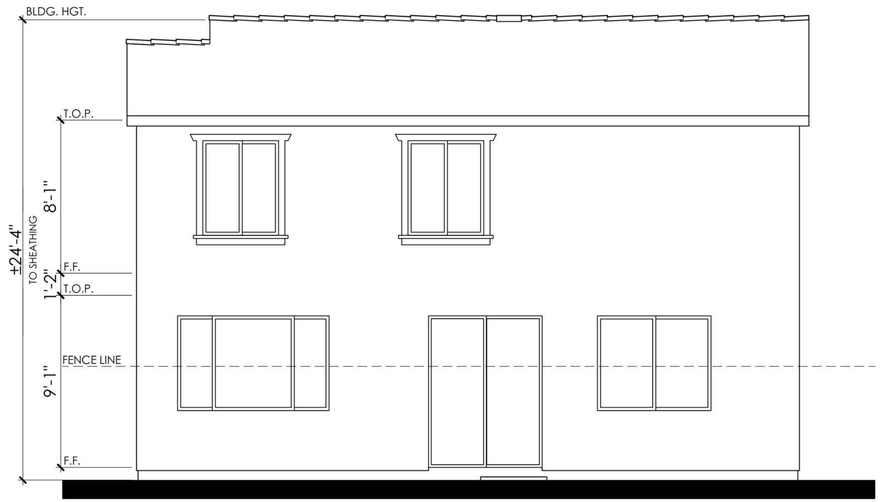
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD & BATTEN SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



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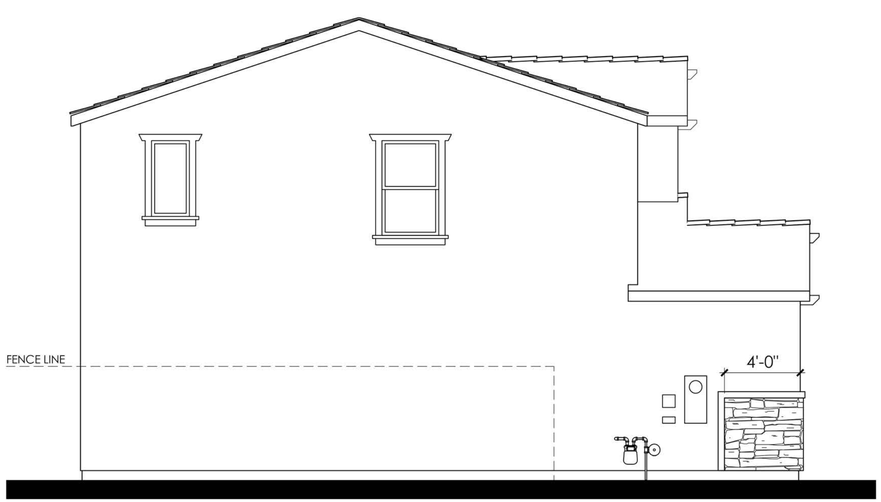

LEFT

COLOR SCHEME 6

PLAN 1B (1765)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE

Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-13

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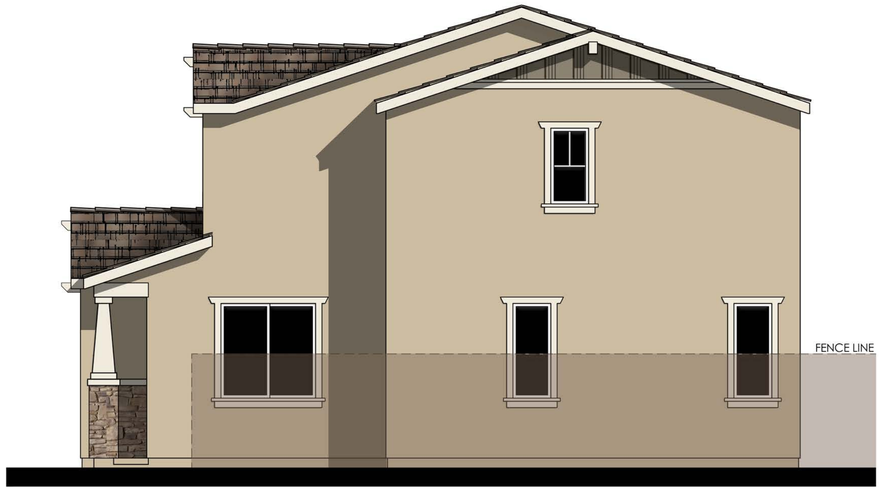

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD & BATTEN SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

COLOR SCHEME 6

PLAN 1B (1765)

CRAFTSMAN ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE

Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-14

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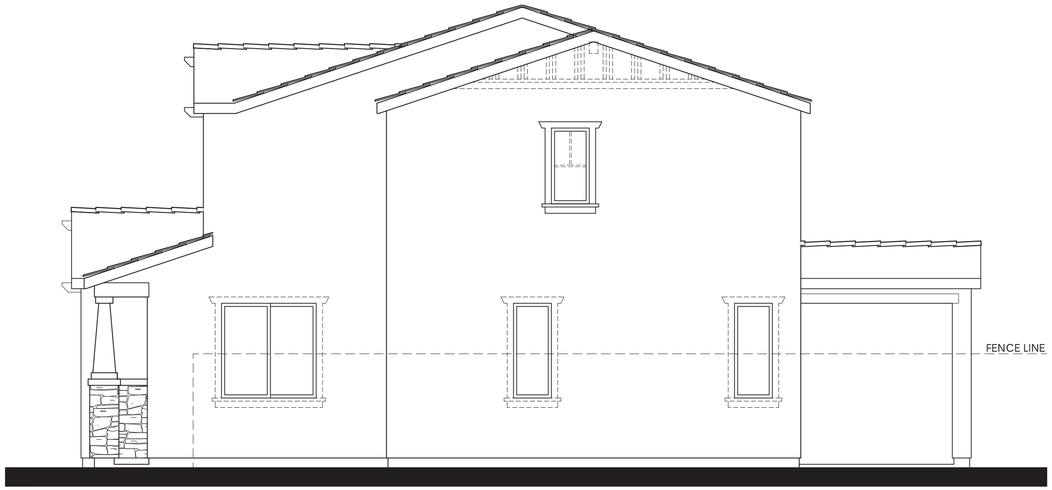


Items shown dashed shall occur at lots requiring enhancements.

RIGHT

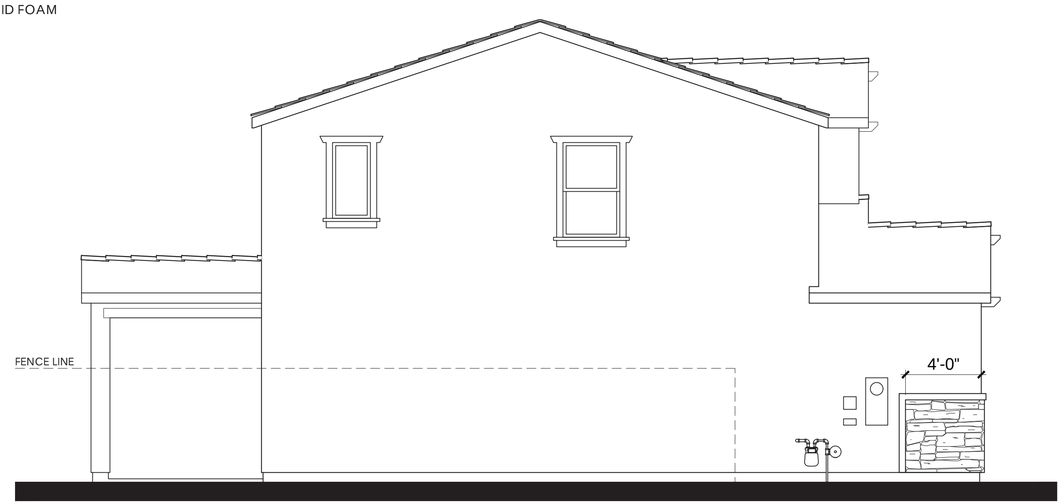
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD & BATTEN SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



Items shown dashed shall occur at lots requiring enhancements.

REAR



LEFT

PLAN 1B OPT. PATIO (1765)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE

Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-15

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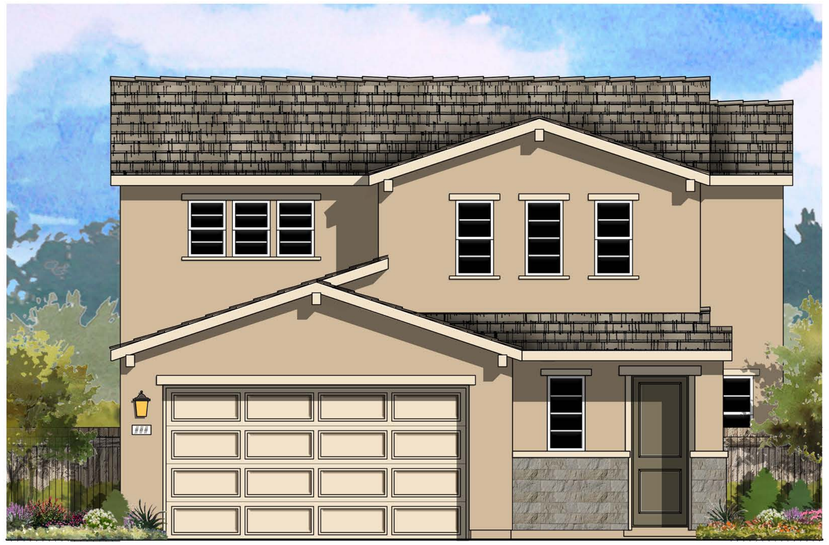

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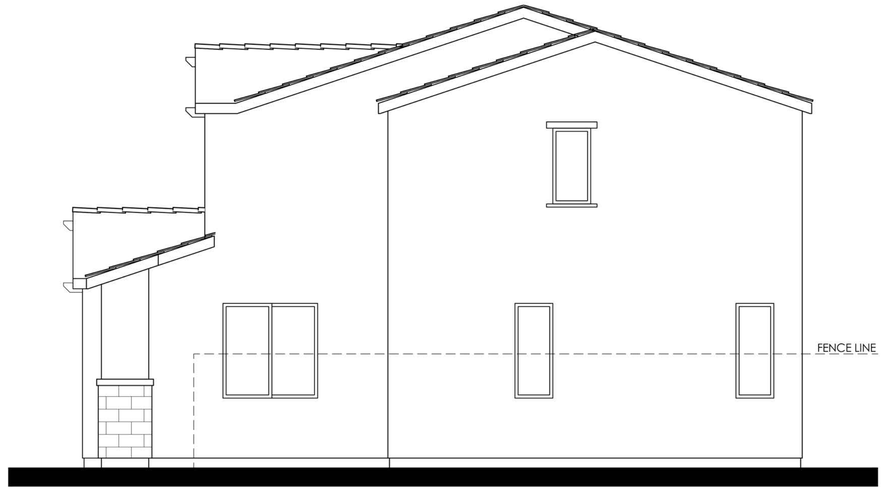
Refer to landscape drawings for wall, tree, and shrub locations

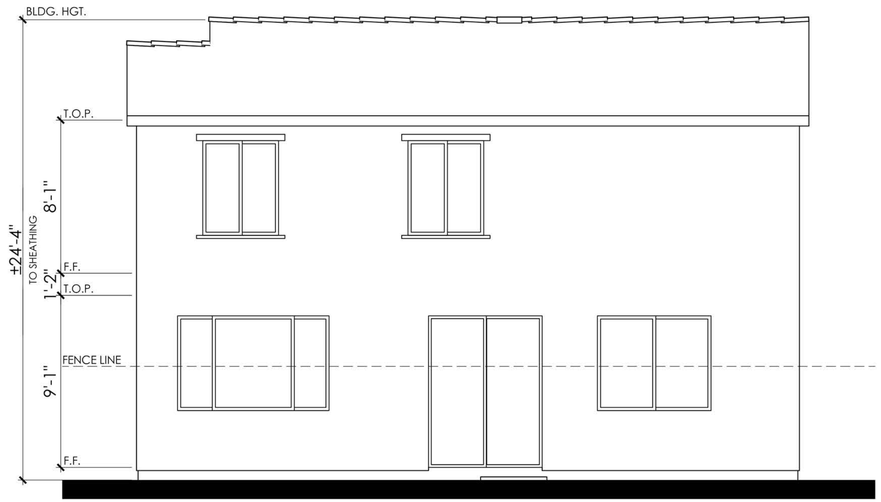
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO/ STONE VENEER
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



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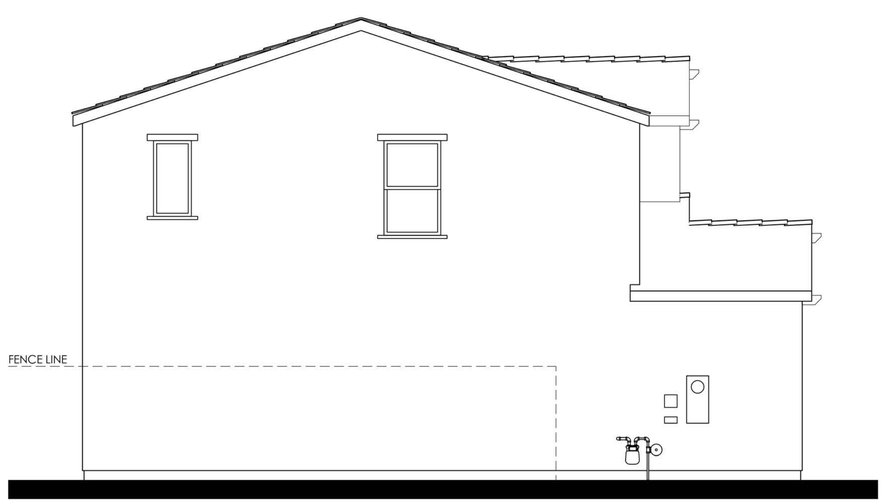

LEFT

COLOR SCHEME 9

PLAN 1C (1765)

CONTEMPORARY ELEVATIONS

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE

Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-16

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

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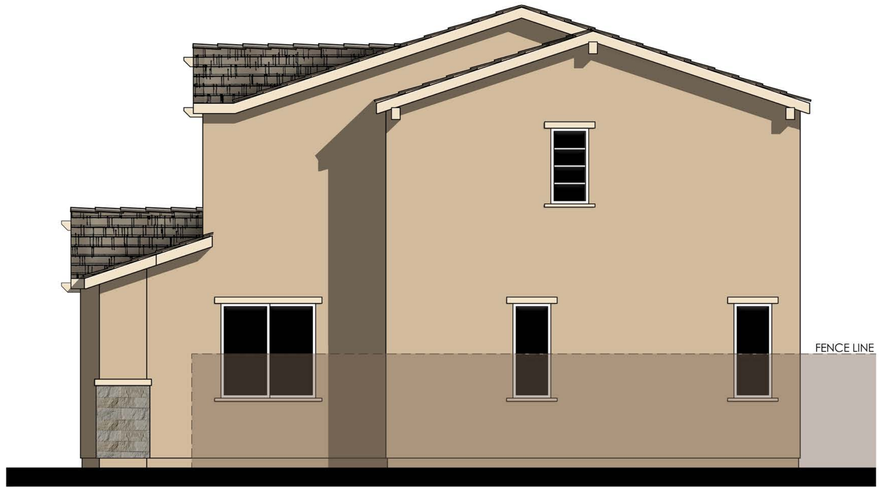

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO/ STONE VENEER
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 9

PLAN 1C (1765)

CONTEMPORARY ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE

Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-17

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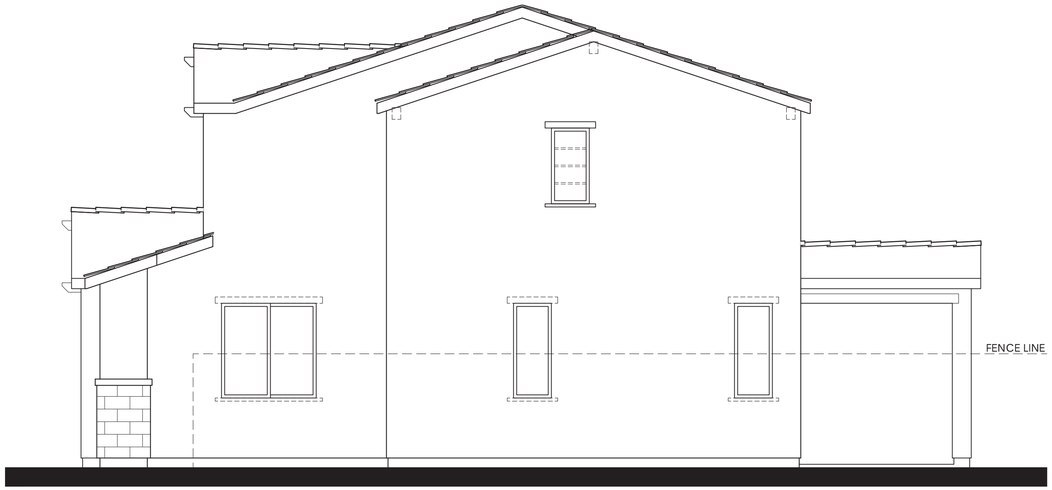
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Items shown dashed shall occur at lots requiring enhancements.

RIGHT

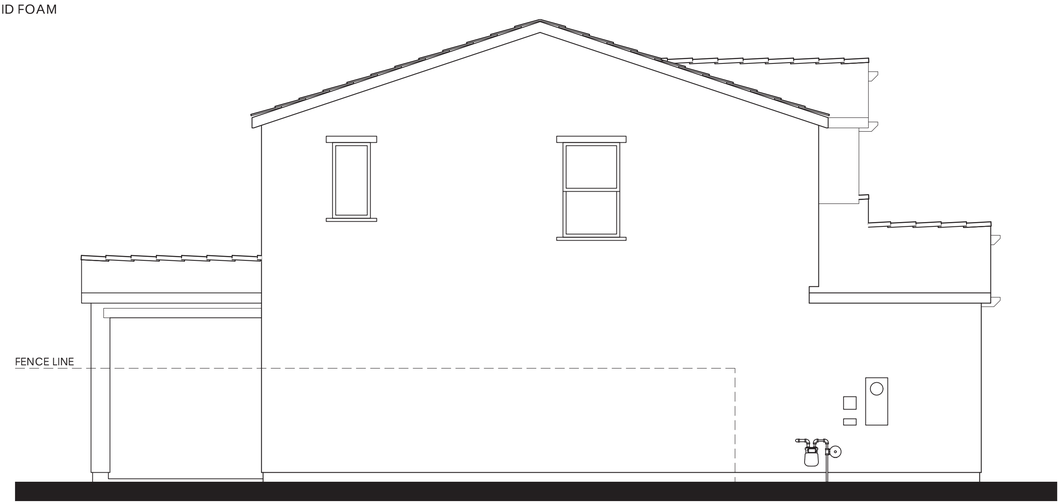
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO/ STONE VENEER
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



Items shown dashed shall occur at lots requiring enhancements.

REAR



LEFT

PLAN 1C OPT. PATIO (1765)

CONTEMPORARY ELEVATIONS

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE

Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-18

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PLANNING + ARCHITECTURE

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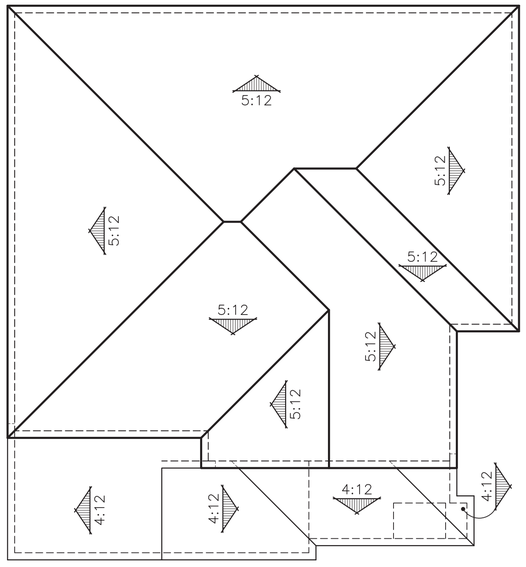
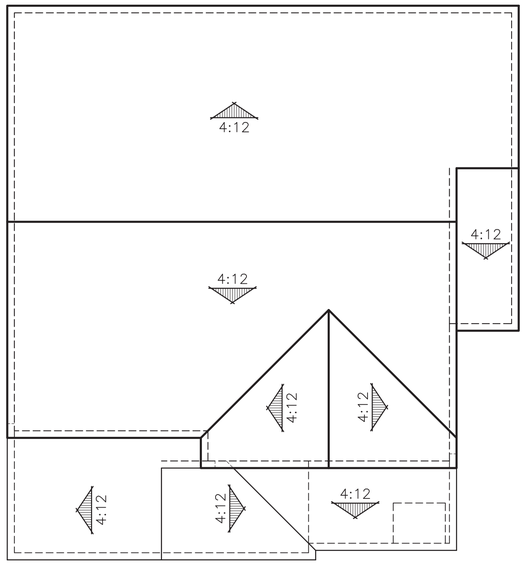
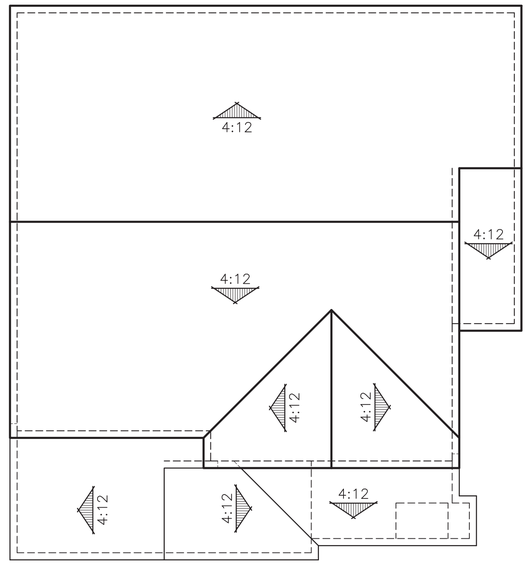


"A" SPANISH



"B" CRAFTSMAN



"C" CONTEMPORARY

ROOF PLANS

PLAN 1 (1765)

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE

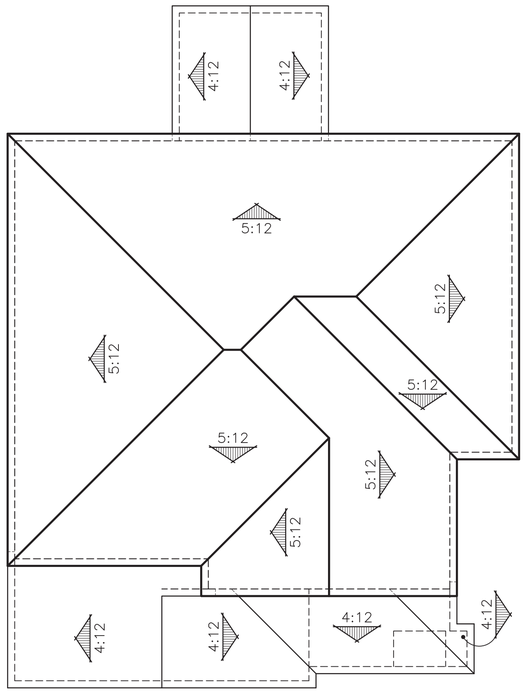
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

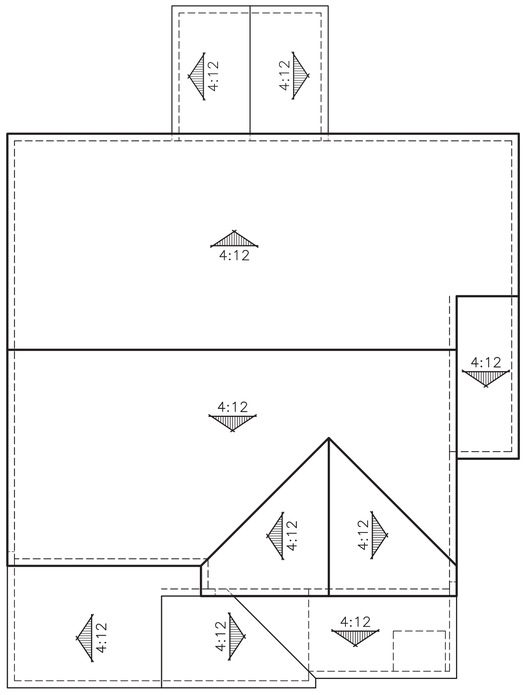
10/16/2024
A-19

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

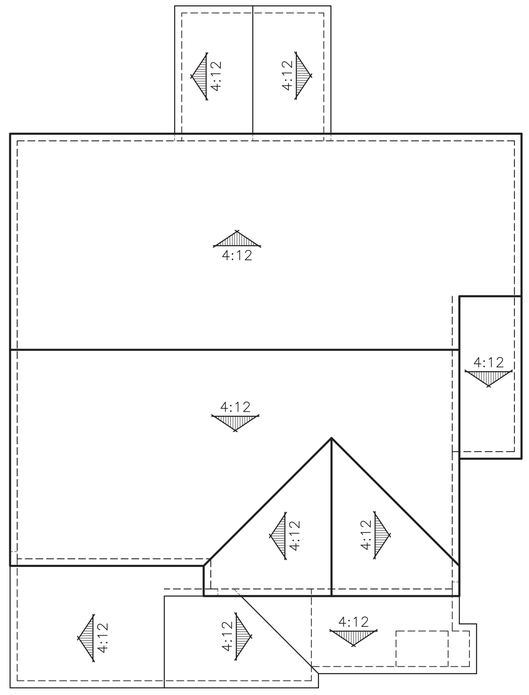
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



"A" SPANISH



"B" CRAFTSMAN



"C" CONTEMPORARY

ROOF PLANS

PLAN 1 OPT. PATIO (1765)

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE

Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-20

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PLANNING + ARCHITECTURE

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Refer to landscape drawings for wall, tree, and shrub locations

"A" SPANISH

EXTERIOR LIGHTS



YORKTOWN



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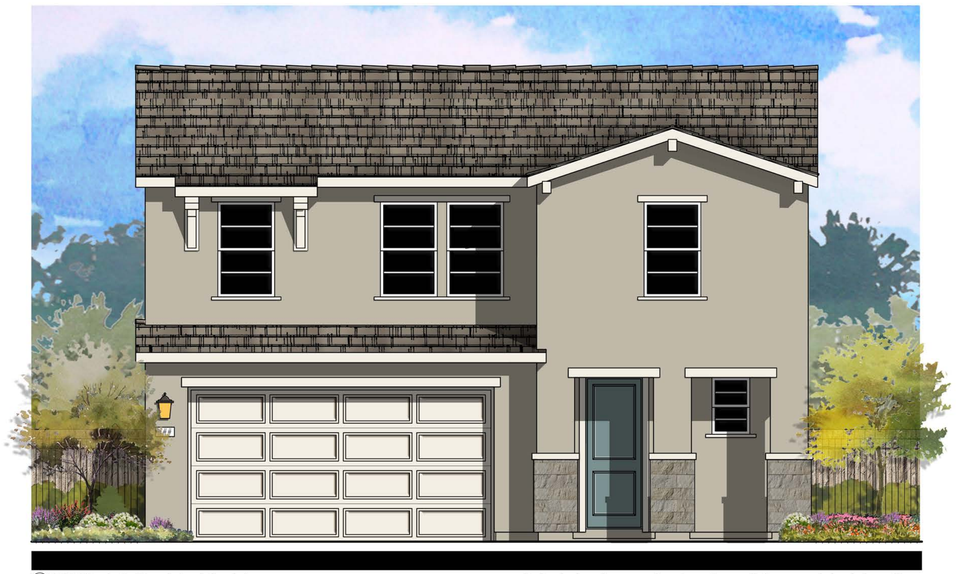
Refer to landscape drawings for wall, tree, and shrub locations

"B" CRAFTSMAN



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Refer to landscape drawings for wall, tree, and shrub locations

"C" CONTEMPORARY

PLAN 2 (1941)

FRONT ELEVATIONS

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE

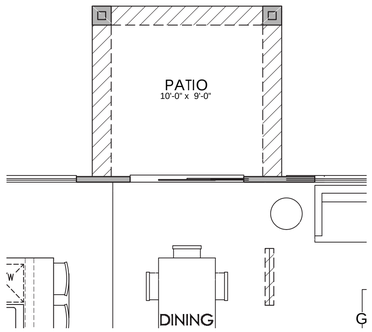
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

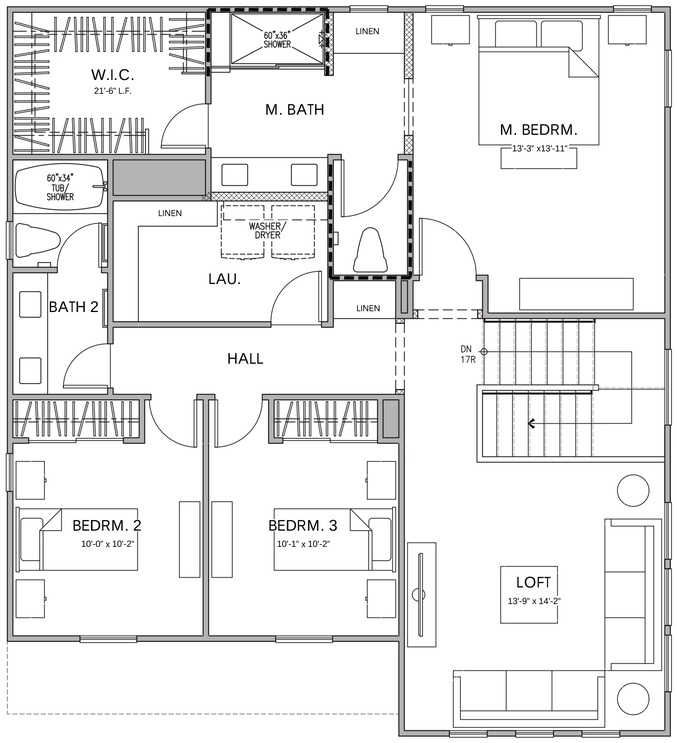
10/16/2024
A-21

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

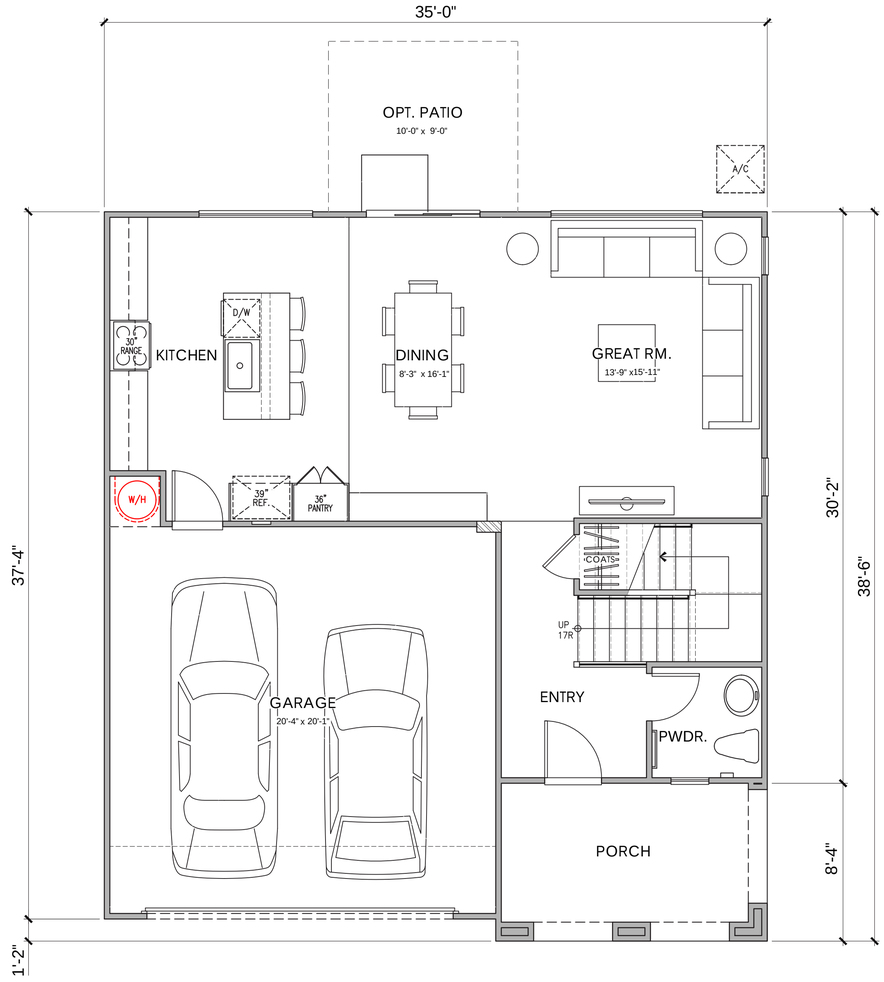
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



OPT. PATIO



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 2A (1941)
3 BEDROOM, 2.5 BATH, LOFT
FLOOR PLAN

PLAN 2
AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	768 SQ. FT.
SECOND FLOOR AREA	1,173 SQ. FT.
TOTAL DWELLING	1,941 SQ. FT.

UNCONDITIONED SPACE

GARAGE	438 SQ. FT.
PORCH "A"	117 SQ. FT.
PORCH "B"	117 SQ. FT.
PORCH "C"	117 SQ. FT.
OPT. PATIO	90 SQ. FT.

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-22

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PLANNING + ARCHITECTURE

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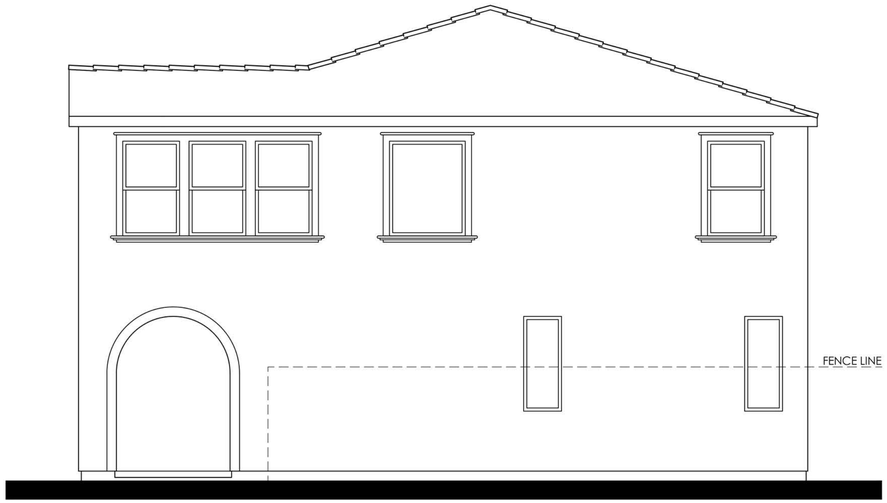
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



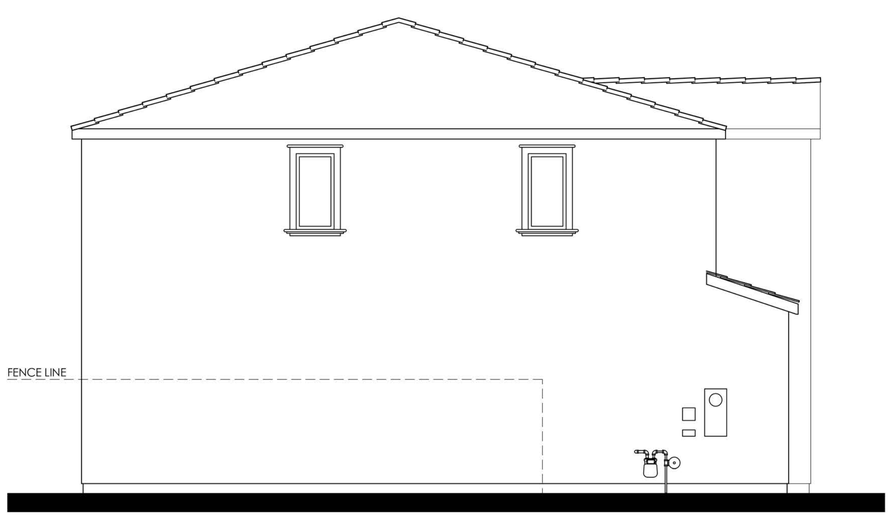
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 1

PLAN 2A (1941)

SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE

Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-23

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 1

PLAN 2A (1941)

SPANISH ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-24

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PLANNING + ARCHITECTURE

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Items shown dashed shall occur at lots requiring enhancements.

RIGHT

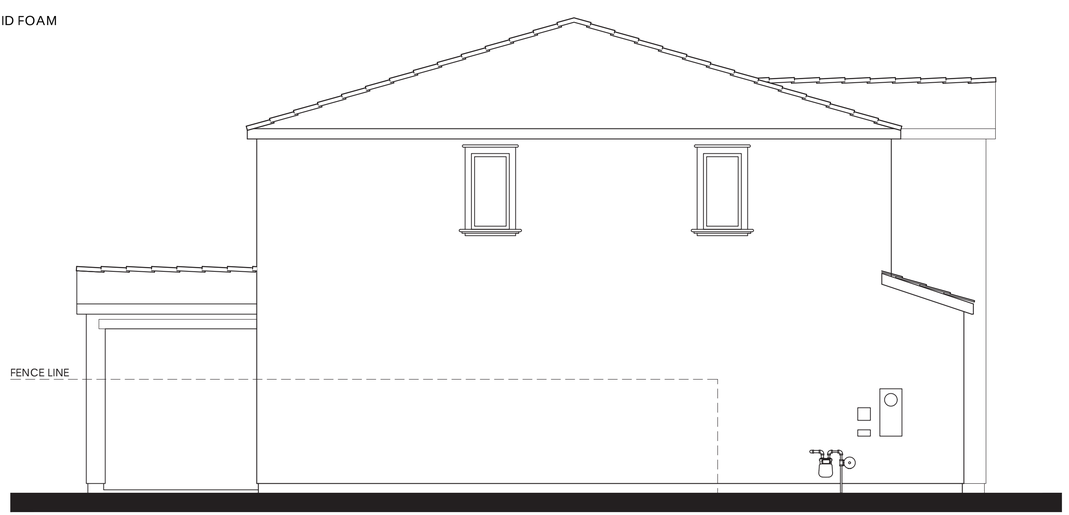
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



Items shown dashed shall occur at lots requiring enhancements.

REAR



LEFT

PLAN 2A OPT. PATIO (1941)

SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-25

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Refer to landscape drawings for wall, tree, and shrub locations

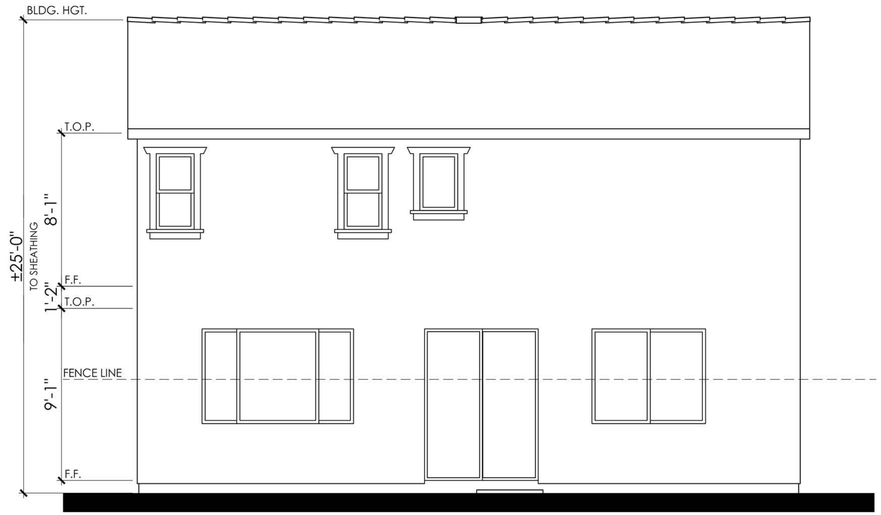
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD & BATTEN SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



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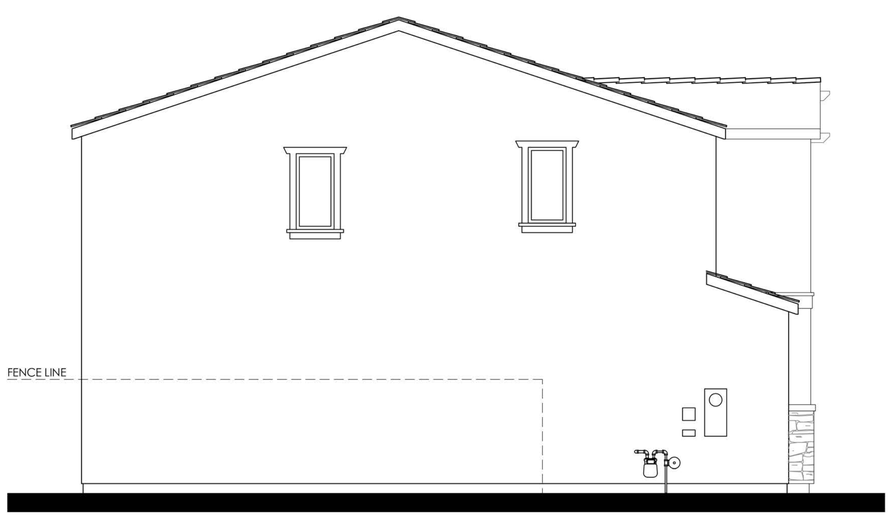

LEFT

COLOR SCHEME 4

PLAN 2B (1941)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE

Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-26

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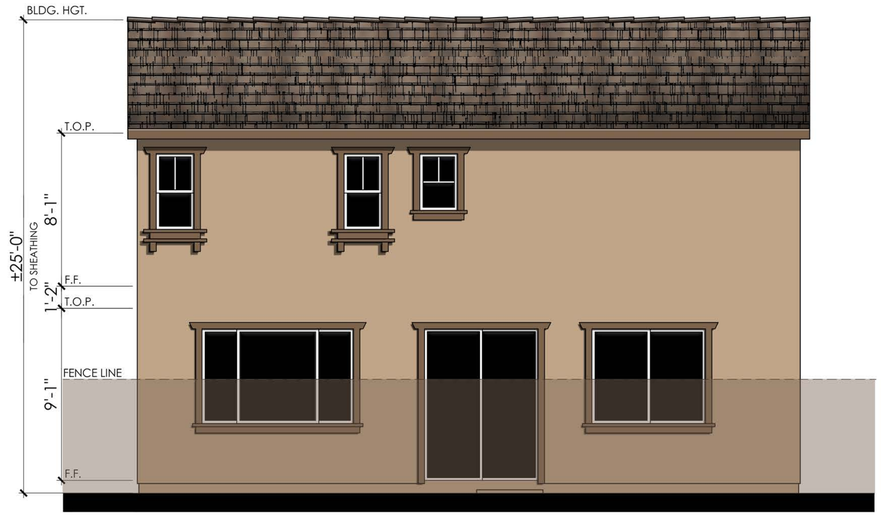
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD & BATTEN SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

0 2 4 8 12

COLOR SCHEME 4

PLAN 2B (1941)

CRAFTSMAN ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

LENNAR

CYAN AT THE PRESERVE
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-27

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

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Items shown dashed shall occur at lots requiring enhancements.

RIGHT

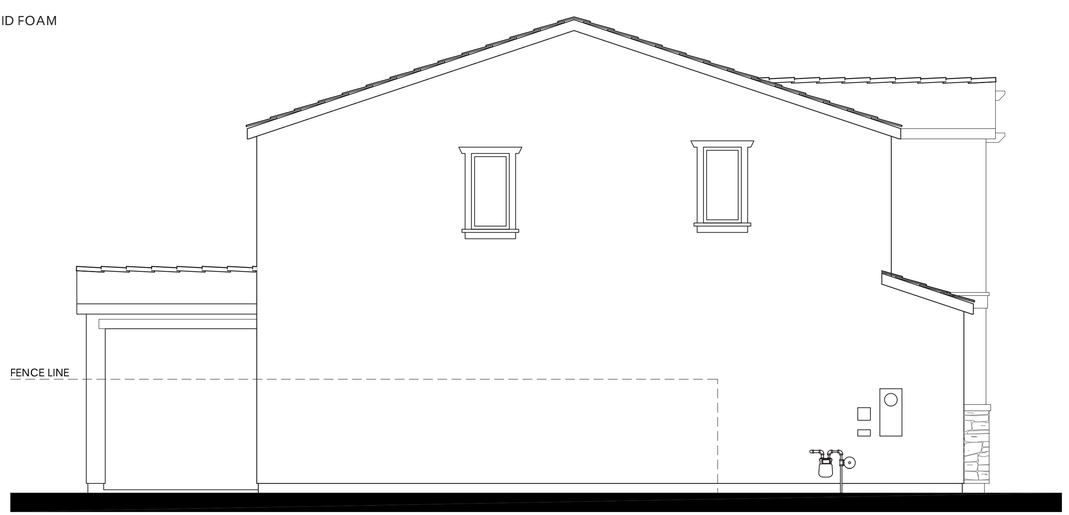
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD & BATTEN SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



Items shown dashed shall occur at lots requiring enhancements.

REAR



LEFT

PLAN 2B OPT. PATIO (1941)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-28

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

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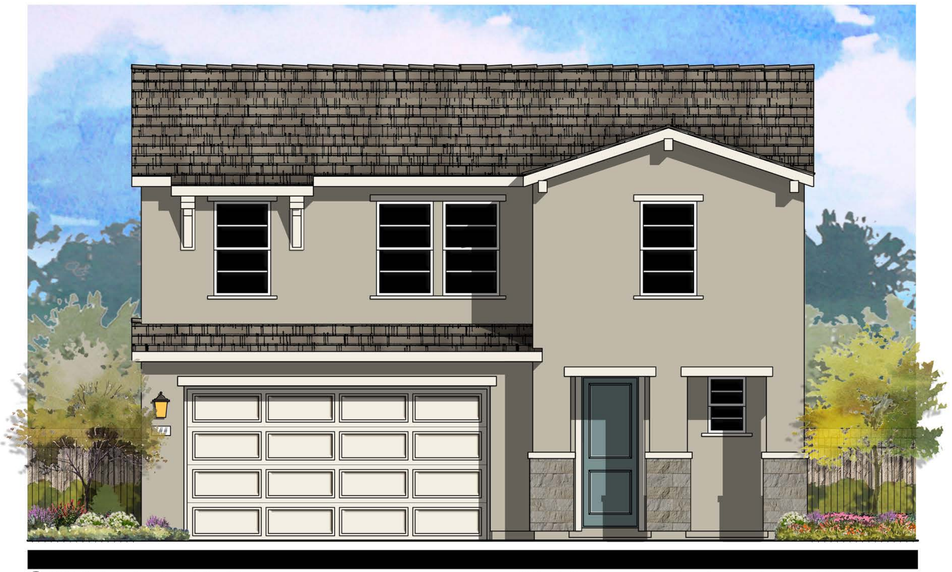

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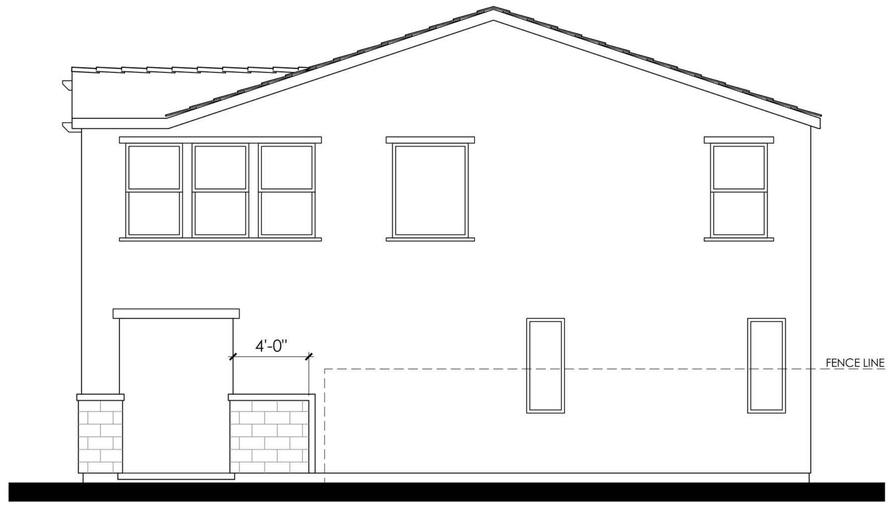
Refer to landscape drawings for wall, tree, and shrub locations

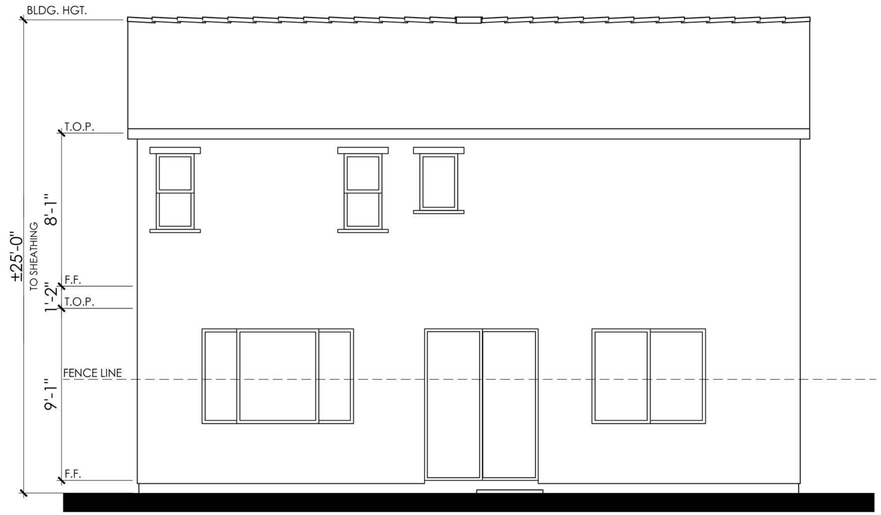
FRONT



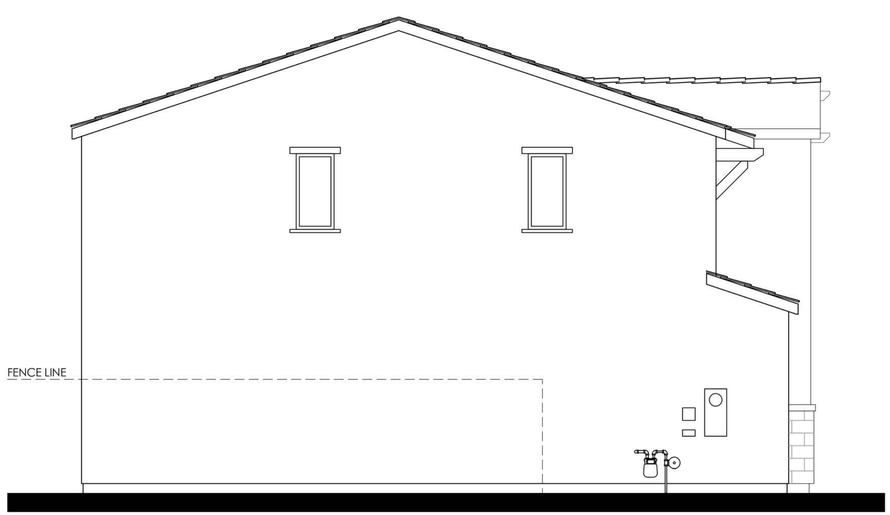
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO/ STONE VENEER
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 7

PLAN 2C (1941)

CONTEMPORARY ELEVATIONS

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE

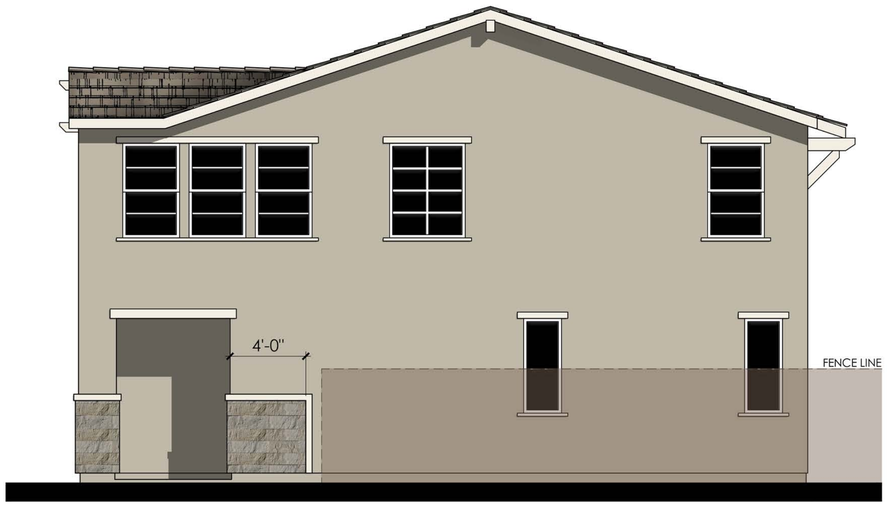
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-29

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

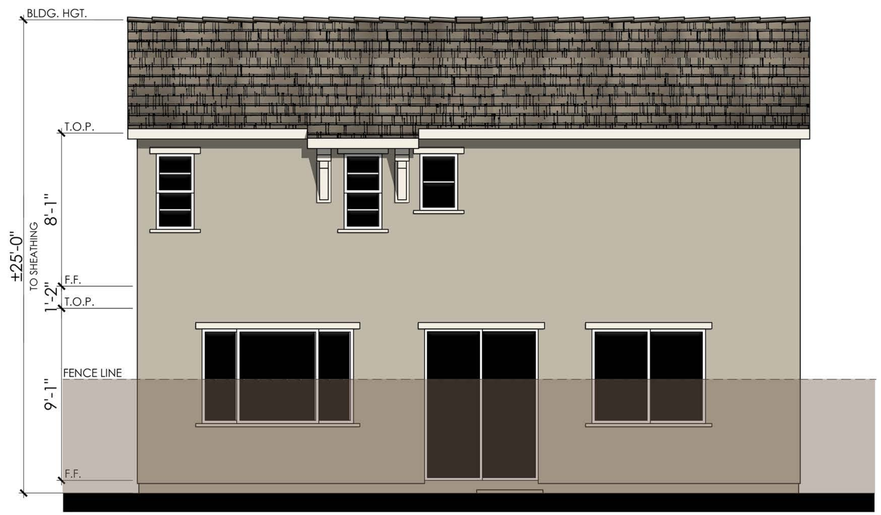
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO/ STONE VENEER
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



REAR

0 2 4 8 12

COLOR SCHEME 7

PLAN 2C (1941)

CONTEMPORARY ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

LENNAR

CYAN AT THE PRESERVE
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-30

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

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Items shown dashed shall occur at lots requiring enhancements.

RIGHT

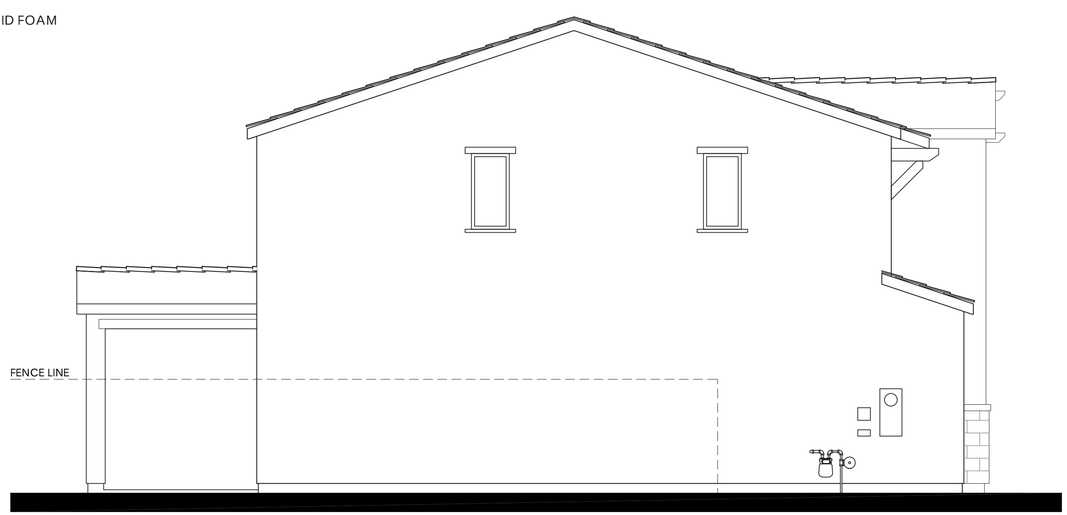
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO/ STONE VENEER
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



Items shown dashed shall occur at lots requiring enhancements.

REAR



LEFT

PLAN 2C OPT. PATIO (1941)

CONTEMPORARY ELEVATIONS

0 2 4 8 12

LENNAR

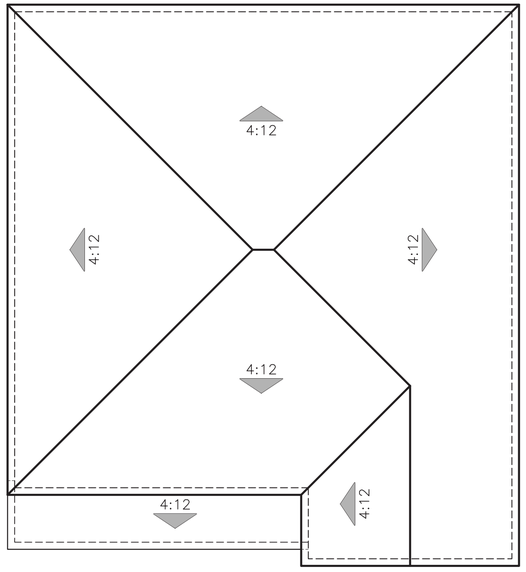
CYAN AT THE PRESERVE
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

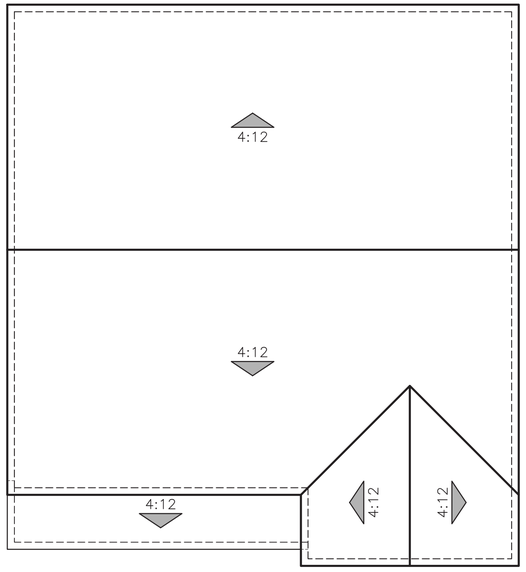
10/16/2024
A-31

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

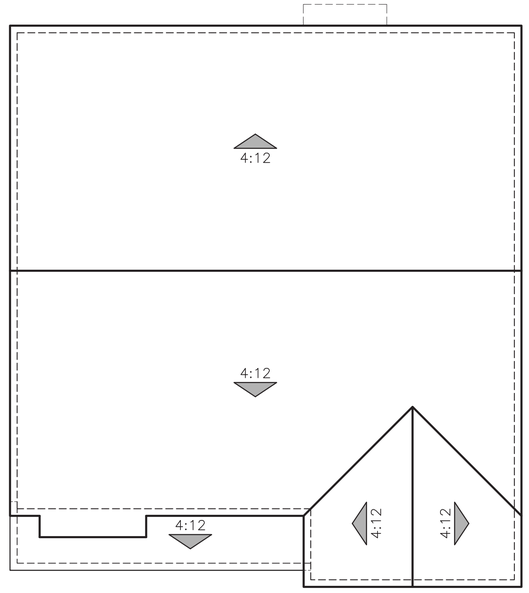
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



"A" SPANISH



"B" CRAFTSMAN



"C" CONTEMPORARY

ROOF PLANS

PLAN 2 (1941)

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE

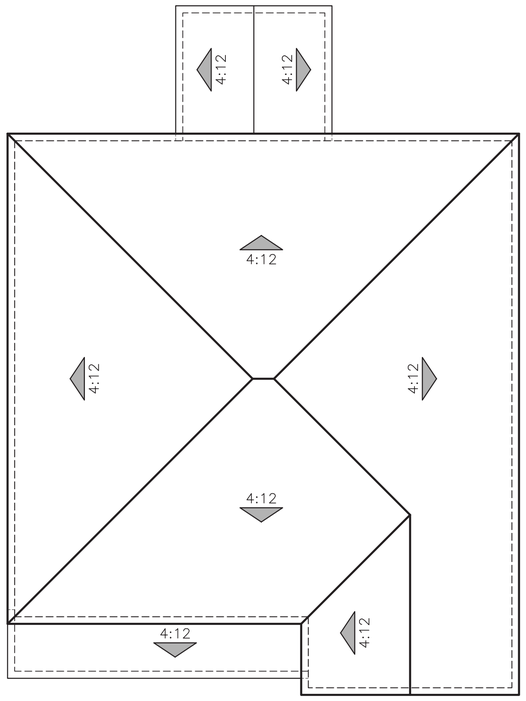
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

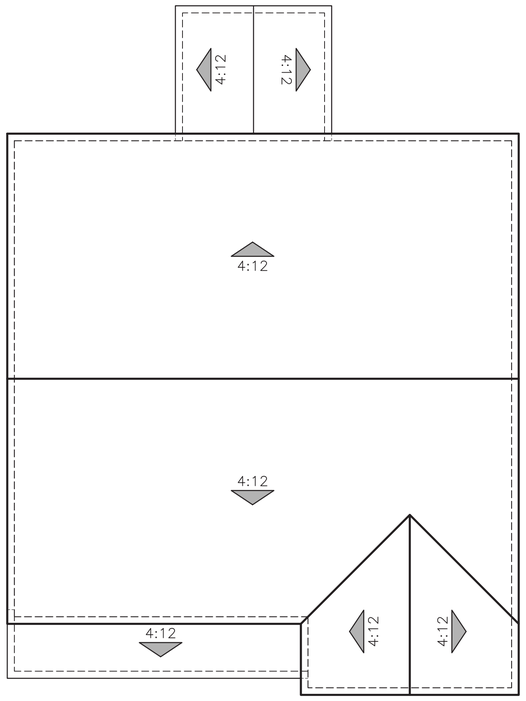
10/16/2024
A-32

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

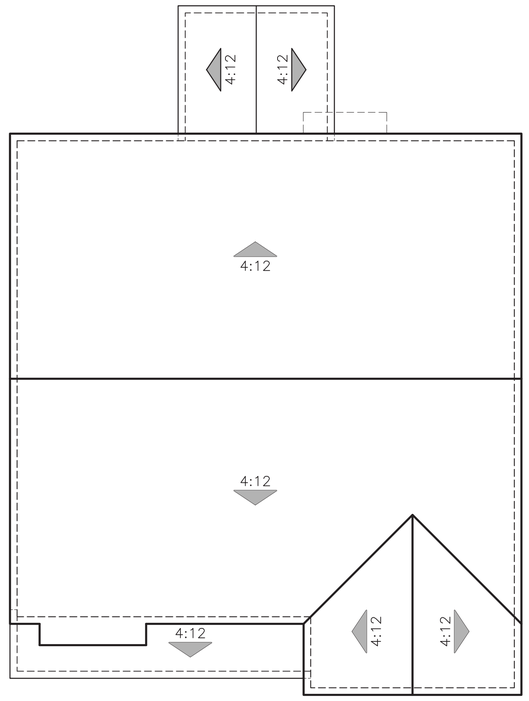
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



"A" SPANISH



"B" CRAFTSMAN



"C" CONTEMPORARY

ROOF PLANS

PLAN 2 OPT. PATIO (1941)

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE

Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-33

Kevin L. Crook Architect Inc #23016
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EXTERIOR LIGHTS



YORKTOWN



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Refer to landscape drawings for wall, tree, and shrub locations

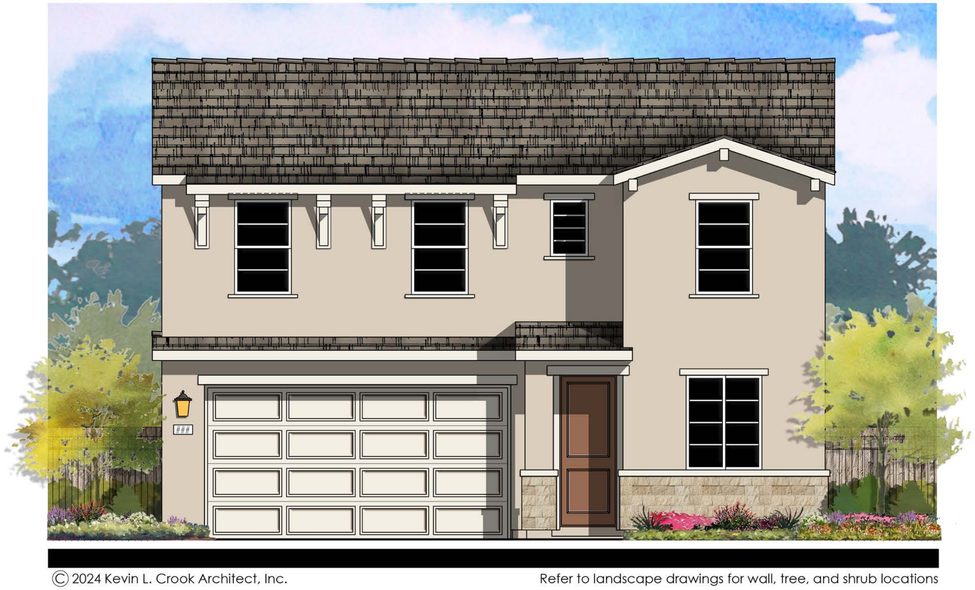
"A" SPANISH



© 2024 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

"B" CRAFTSMAN



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Refer to landscape drawings for wall, tree, and shrub locations

"C" CONTEMPORARY

PLAN 3 (2018)

FRONT ELEVATIONS

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE

Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-34

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

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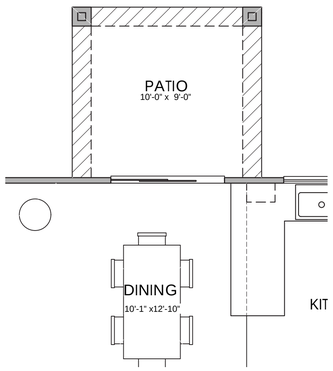
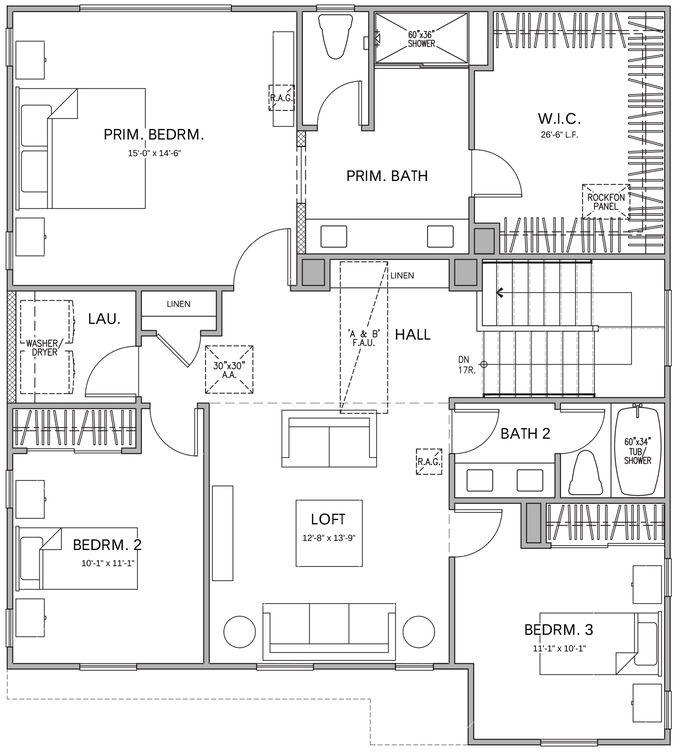
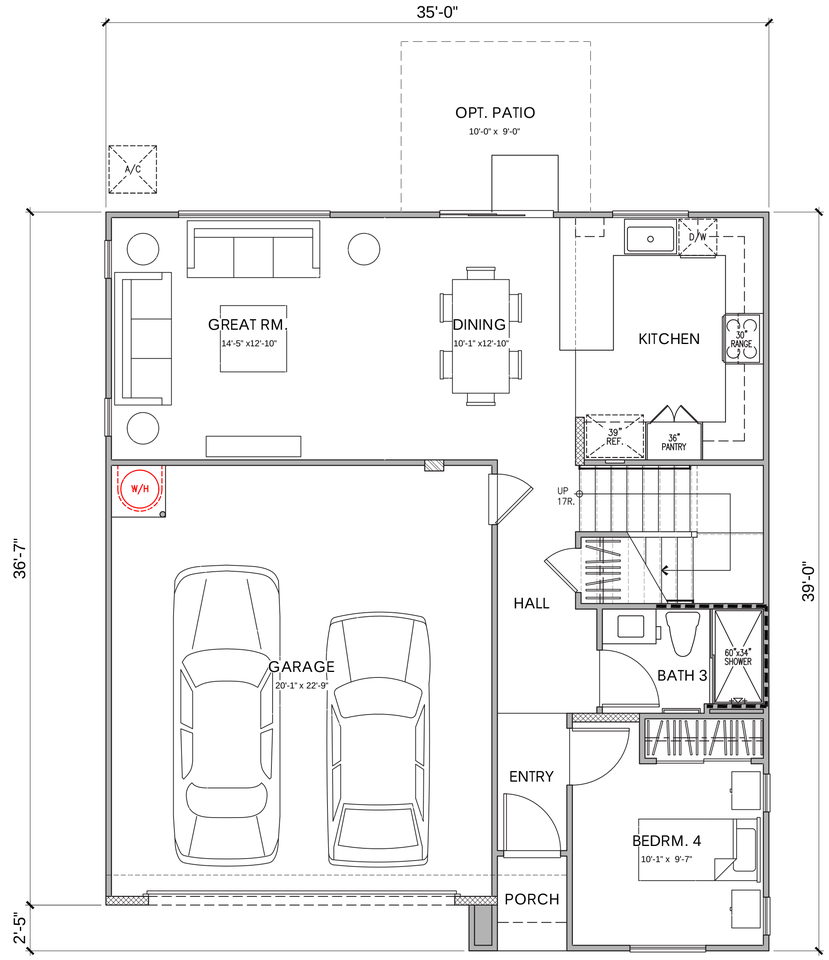


OPT. PATIO



SECOND FLOOR PLAN



FIRST FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	823 SQ. FT.
SECOND FLOOR AREA	1,195 SQ. FT.
TOTAL DWELLING	2,018 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	474 SQ. FT.
PORCH "A", "B" & "C"	22 SQ. FT.
OPT. PATIO	90 SQ. FT.

0 2 4 8 12

PLAN 3A (2018)
4 BEDROOM, 3 BATH, LOFT
FLOOR PLAN

LENNAR

CYAN AT THE PRESERVE
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-35

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

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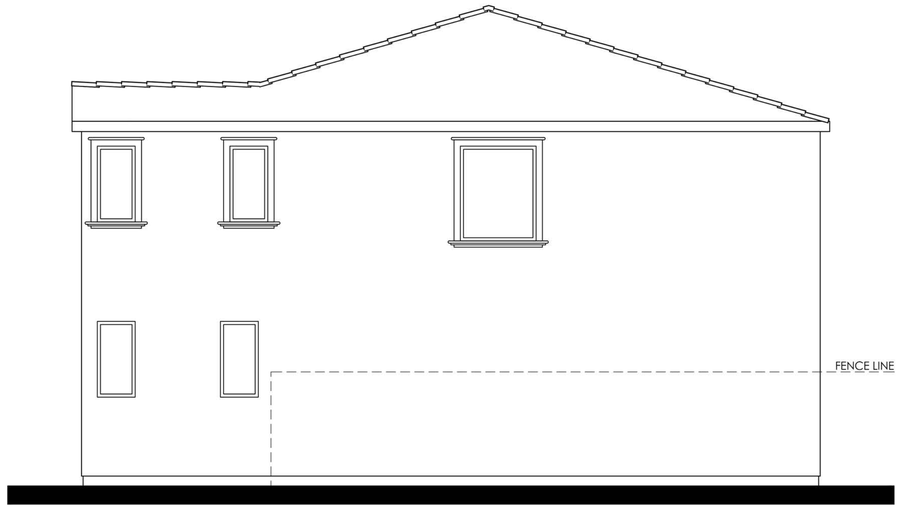
Refer to landscape drawings for wall, tree, and shrub locations

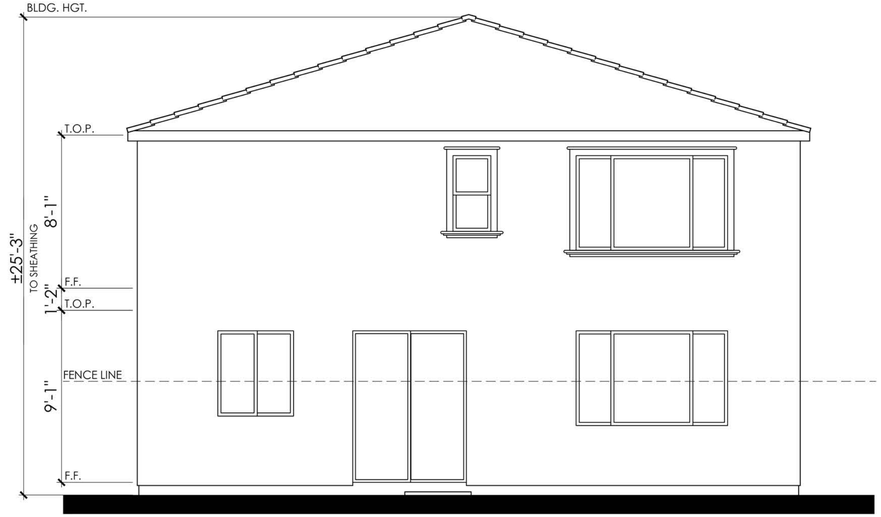
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



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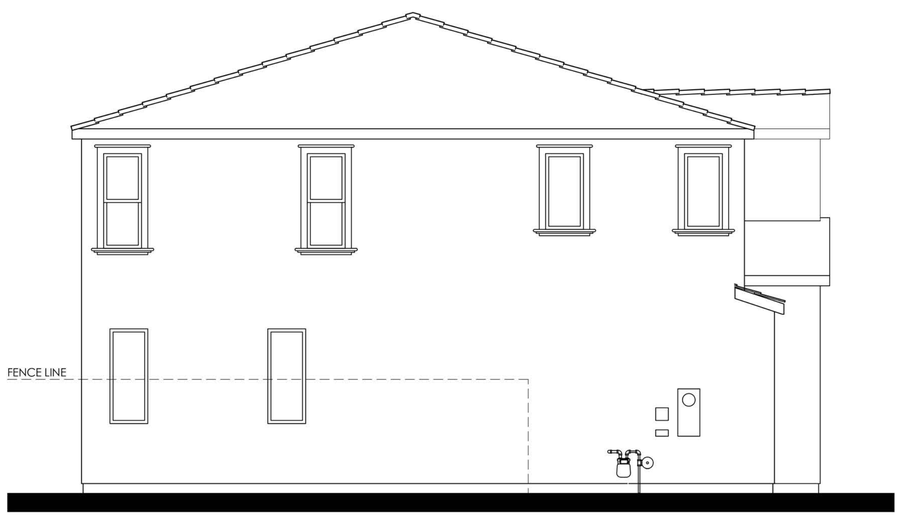


LEFT

COLOR SCHEME 2

PLAN 3A (2018)

SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE

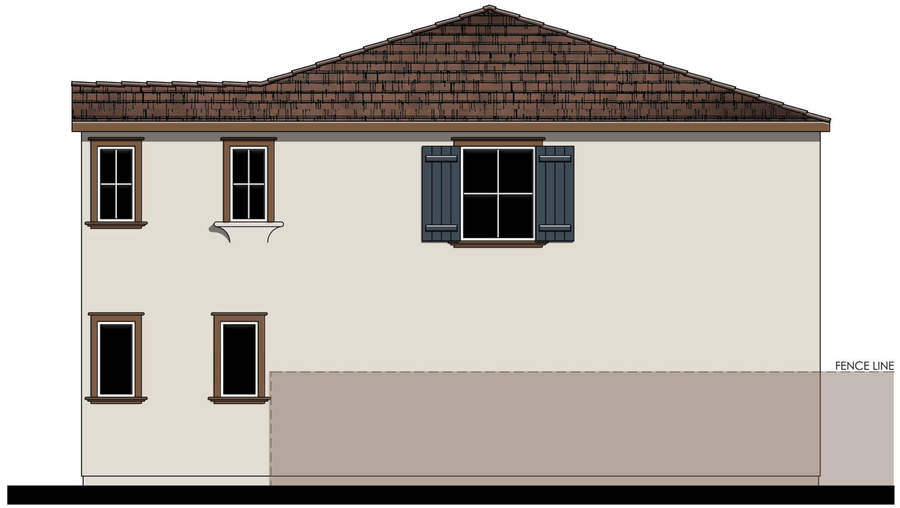
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-36

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

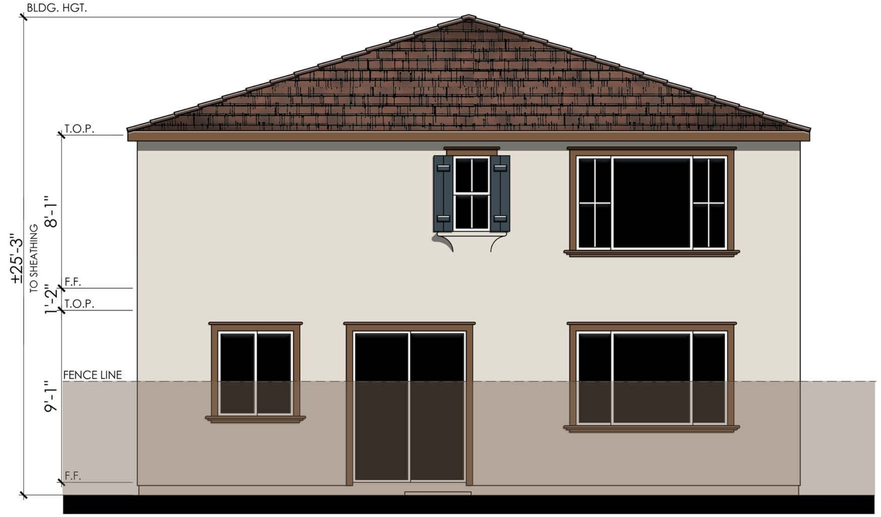
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 2

PLAN 3A (2018)

SPANISH ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

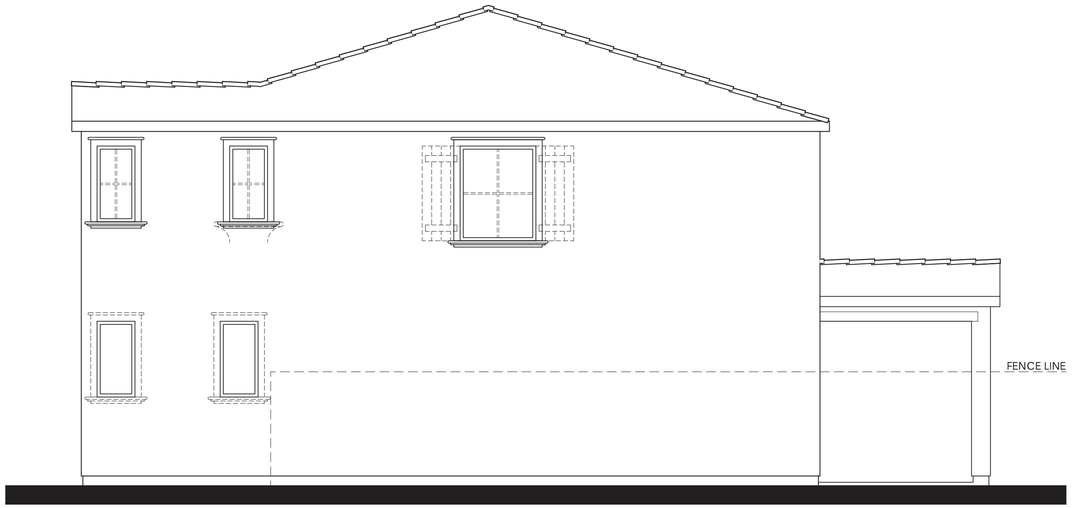
CYAN AT THE PRESERVE
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-37

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Items shown dashed shall occur at lots requiring enhancements.

RIGHT

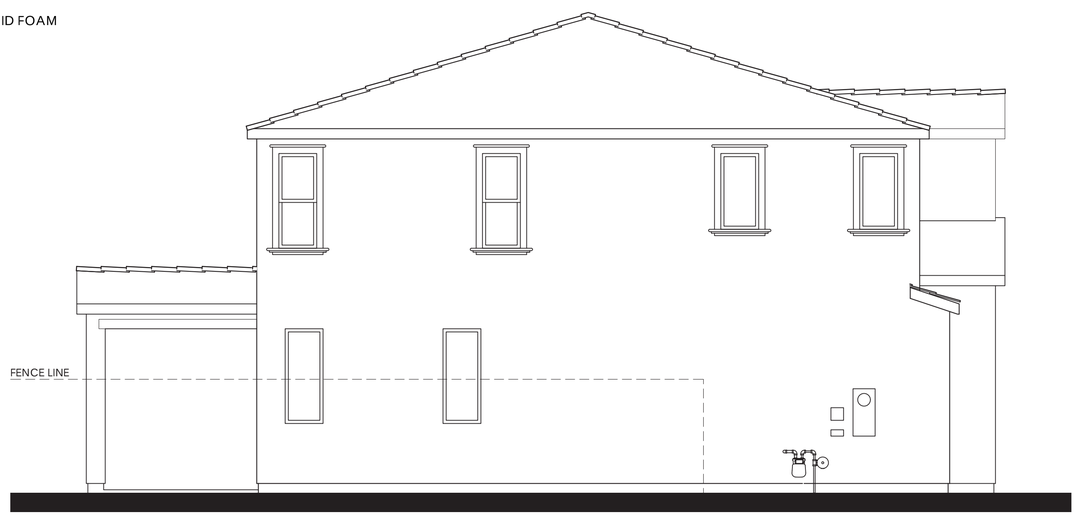
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



Items shown dashed shall occur at lots requiring enhancements.

REAR



LEFT

PLAN 3A OPT. PATIO (2018)

SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-38

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



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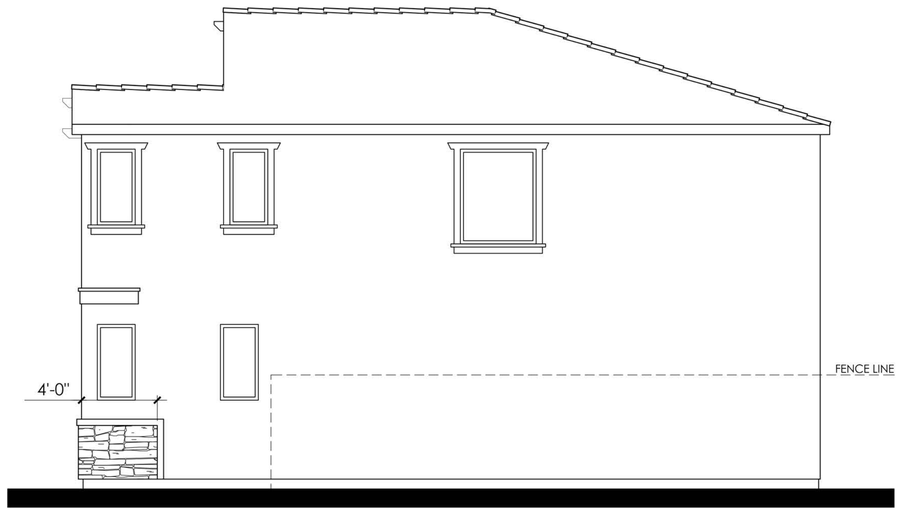
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



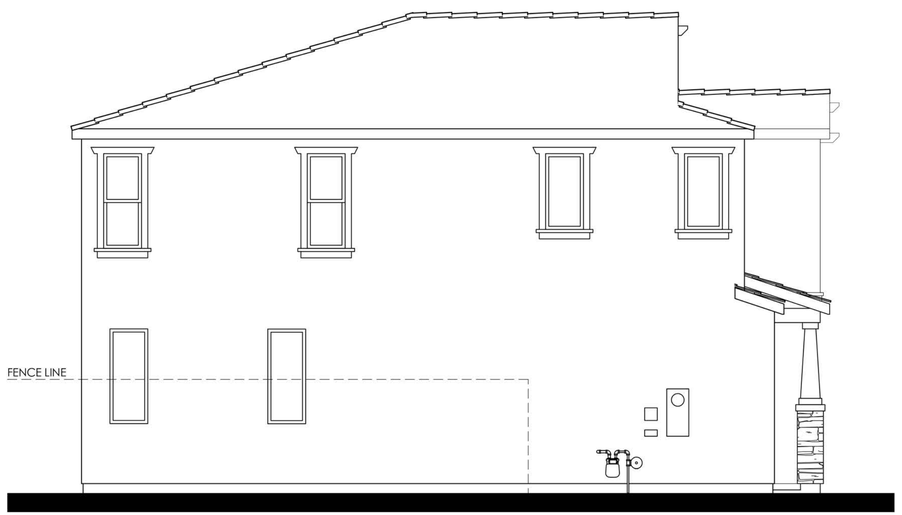
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD & BATTEN SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 5

PLAN 3B (2018)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE

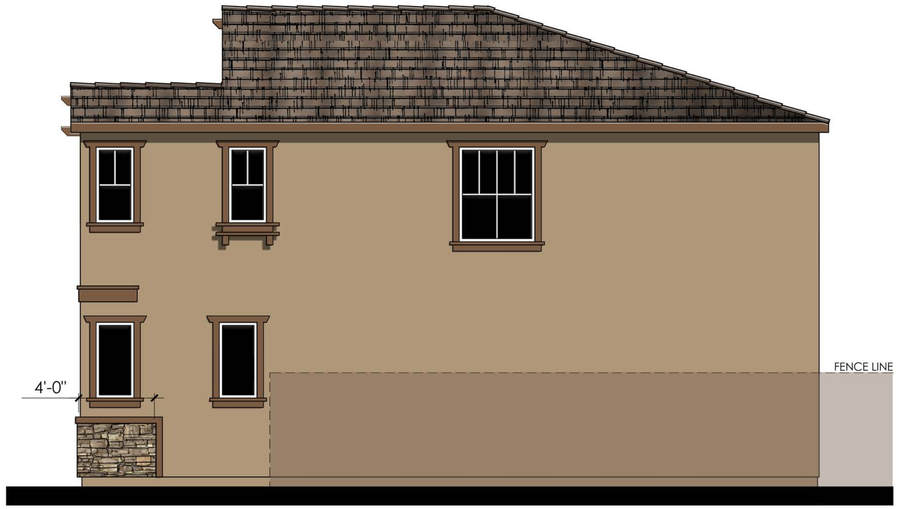
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-39

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

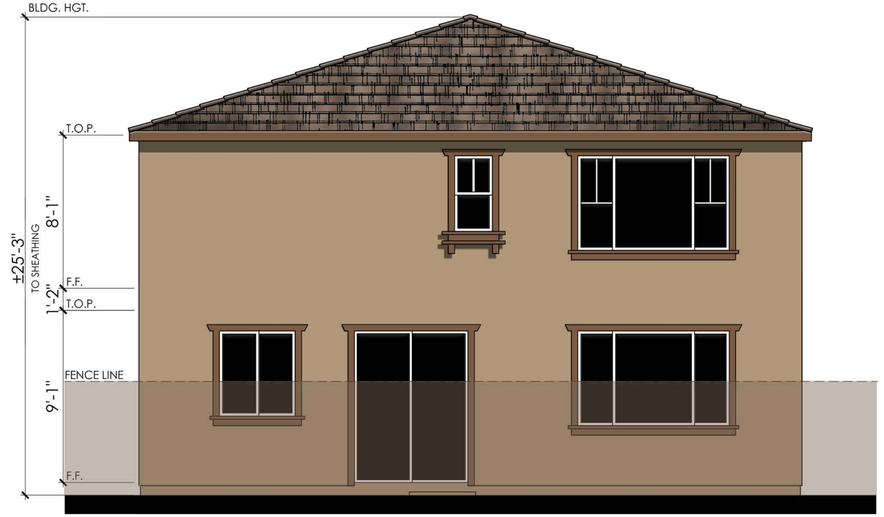
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



RIGHT

IALS LEGEND
:URS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD & BATTEN SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

COLOR SCHEME 5

PLAN 3B (2018)

CRAFTSMAN ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE

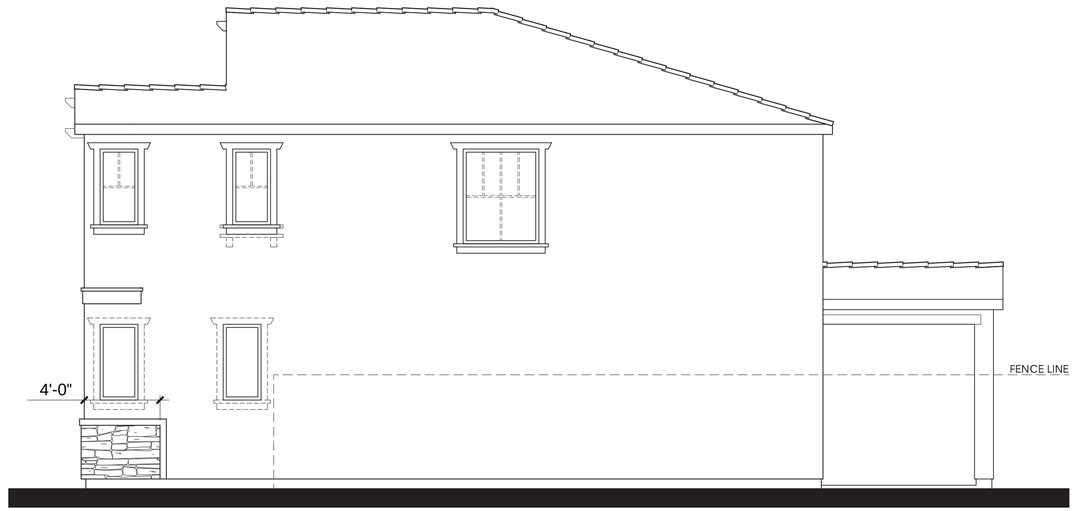
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-40

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Items shown dashed shall occur at lots requiring enhancements.

RIGHT

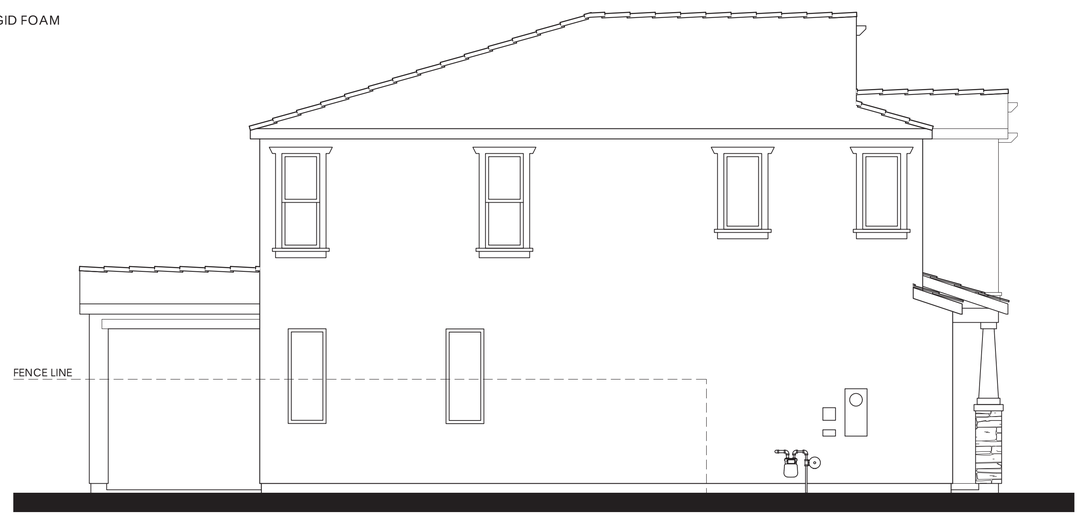
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD & BATTEN SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



Items shown dashed shall occur at lots requiring enhancements.

REAR



LEFT

PLAN 3B OPT. PATIO (2018)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-41

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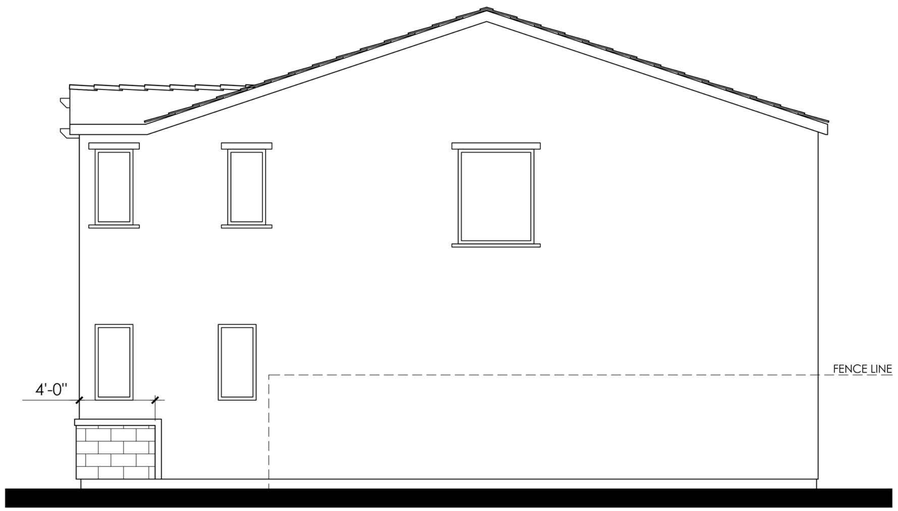
Refer to landscape drawings for wall, tree, and shrub locations

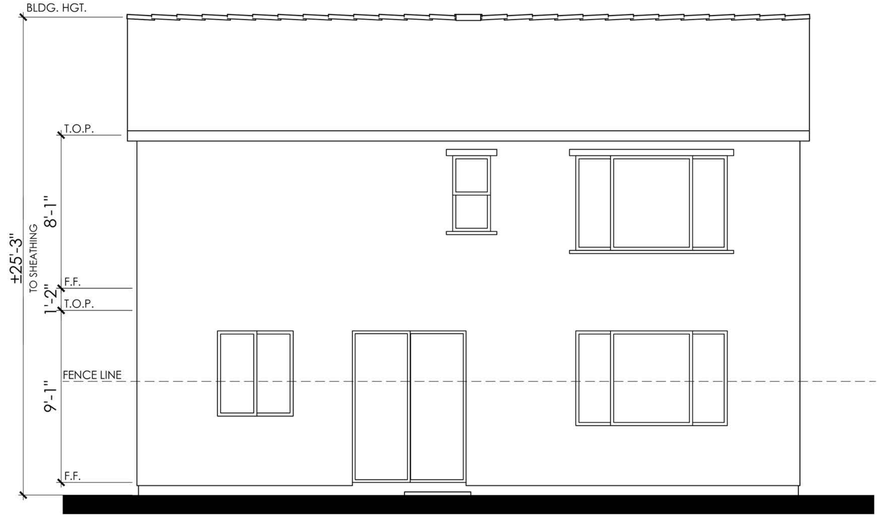
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO/ STONE VENEER
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



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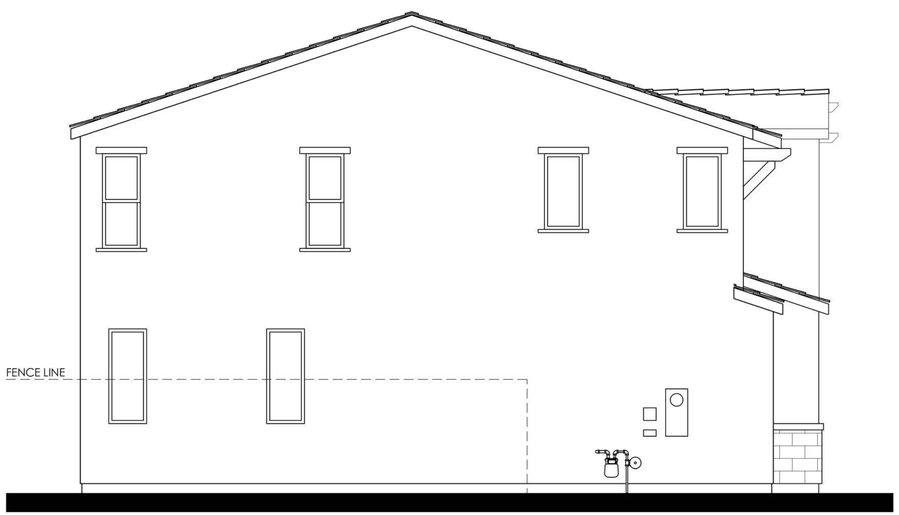

LEFT

COLOR SCHEME 8

PLAN 3C (2018)

CONTEMPORARY ELEVATIONS

2 4 8 12

LENNAR

CYAN AT THE PRESERVE

Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-42

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

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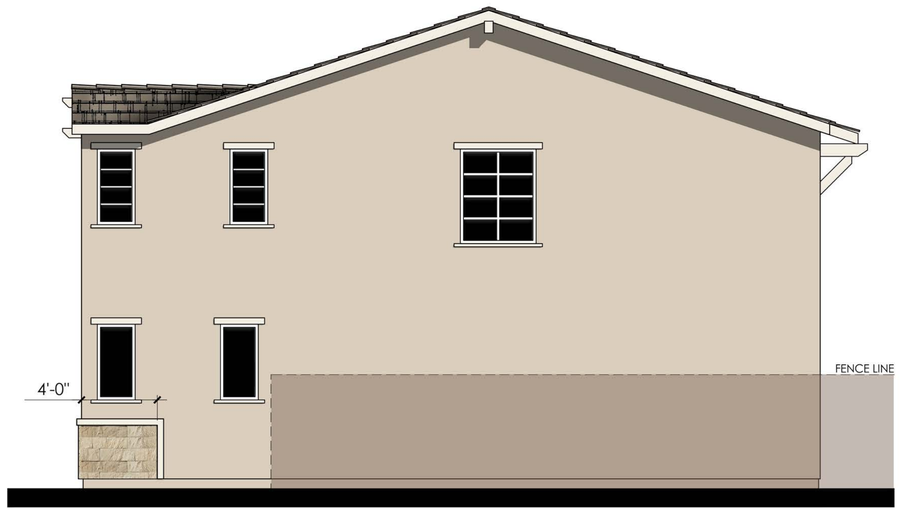
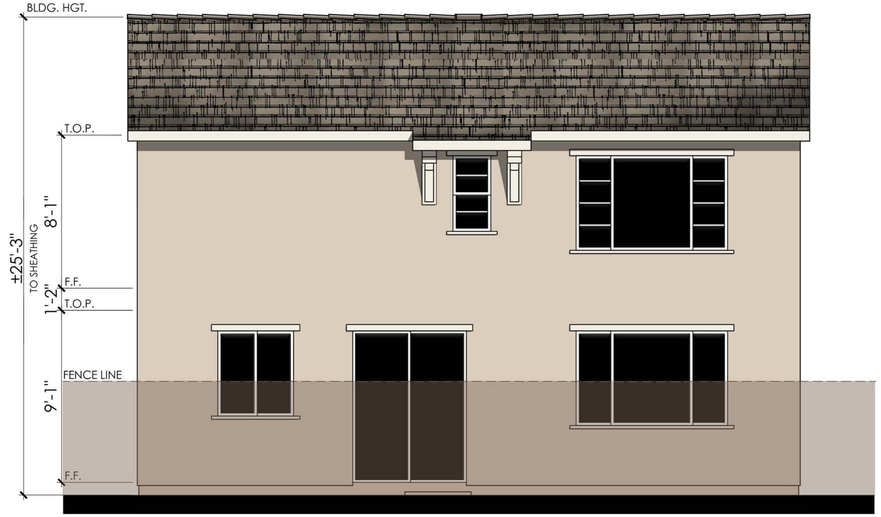


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO/ STONE VENEER
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



REAR

0 2 4 8 12

COLOR SCHEME 8

PLAN 3C (2018)

CONTEMPORARY ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

LENNAR

CYAN AT THE PRESERVE
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-43

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Items shown dashed shall occur at lots requiring enhancements.

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO/ STONE VENEER
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



Items shown dashed shall occur at lots requiring enhancements.

REAR



LEFT

PLAN 3C OPT. PATIO (2018)

CONTEMPORARY ELEVATIONS

2 4 8 12

LENNAR

CYAN AT THE PRESERVE

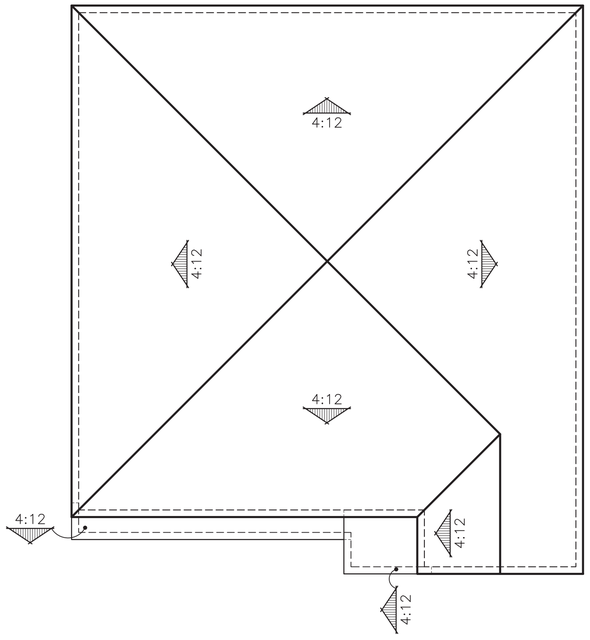
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

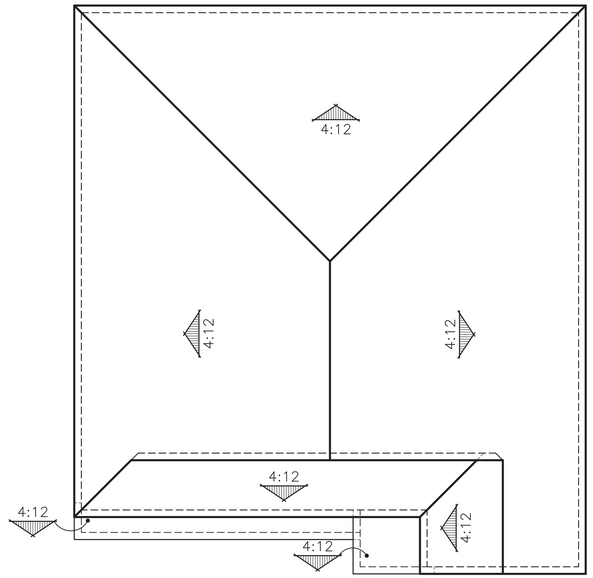
10/16/2024
A-44

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

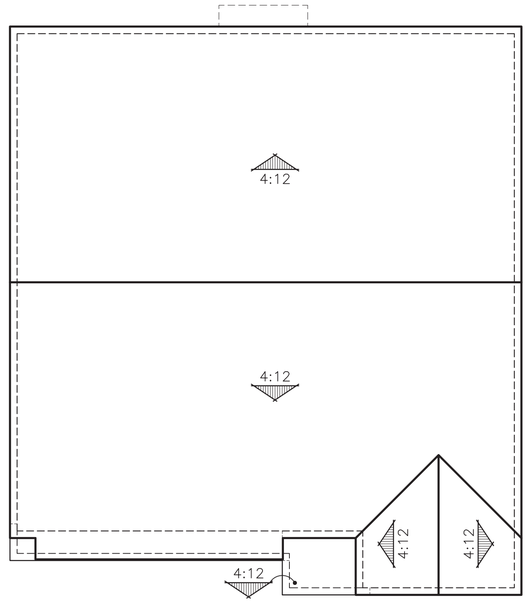
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



"A" SPANISH



"B" CRAFTSMAN



"C" CONTEMPORARY

ROOF PLANS

PLAN 3 (2018)

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE

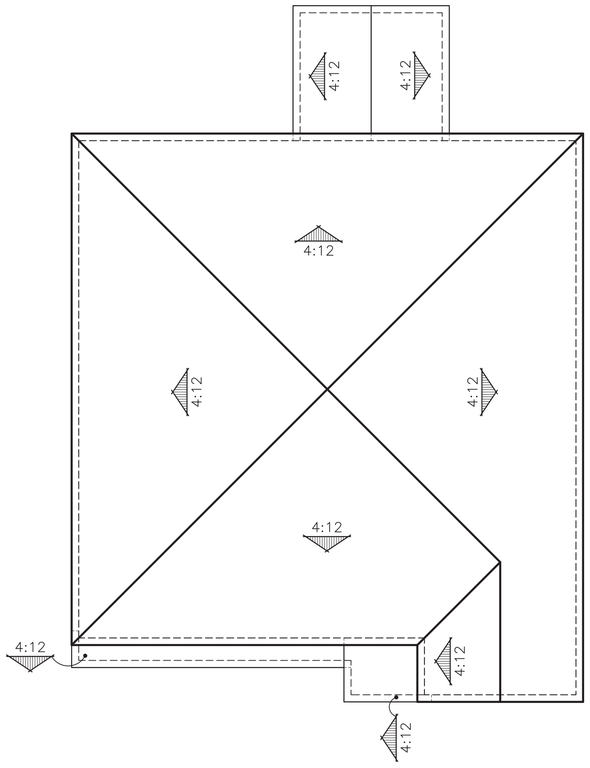
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

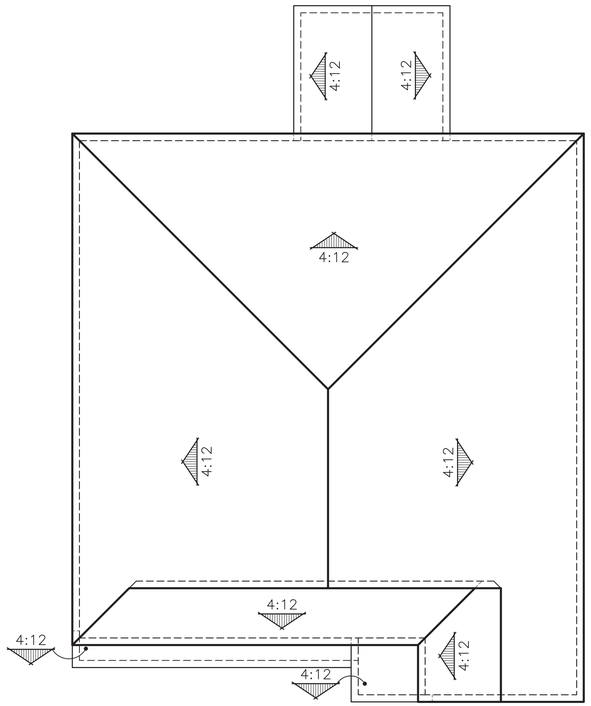
10/16/2024
A-45

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

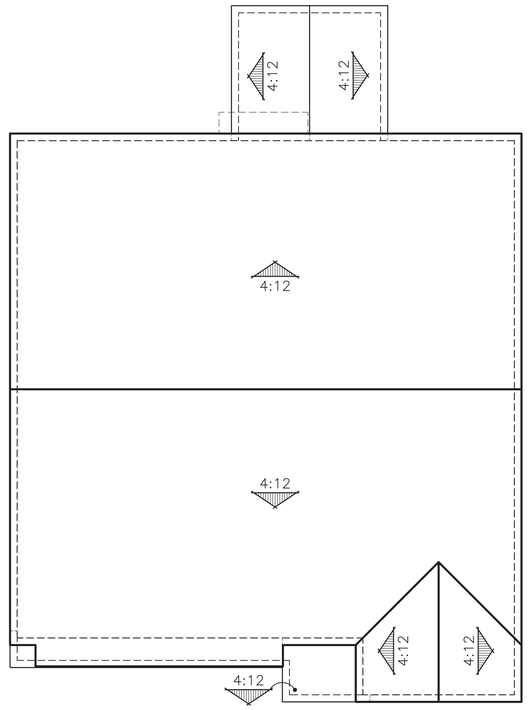
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



"A" SPANISH



"B" CRAFTSMAN



"C" CONTEMPORARY

ROOF PLANS

PLAN 3 OPT. PATIO (2018)

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE

Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-46

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PLANNING + ARCHITECTURE

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"A" SPANISH

EXTERIOR LIGHTS



YORKTOWN



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"B" CRAFTSMAN



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"C" CONTEMPORARY

PLAN 4 (2179)

FRONT ELEVATIONS

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE

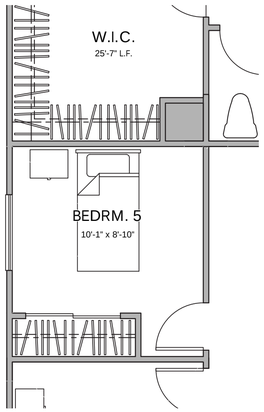
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

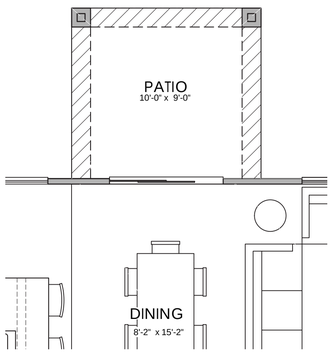
10/16/2024
A-47

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

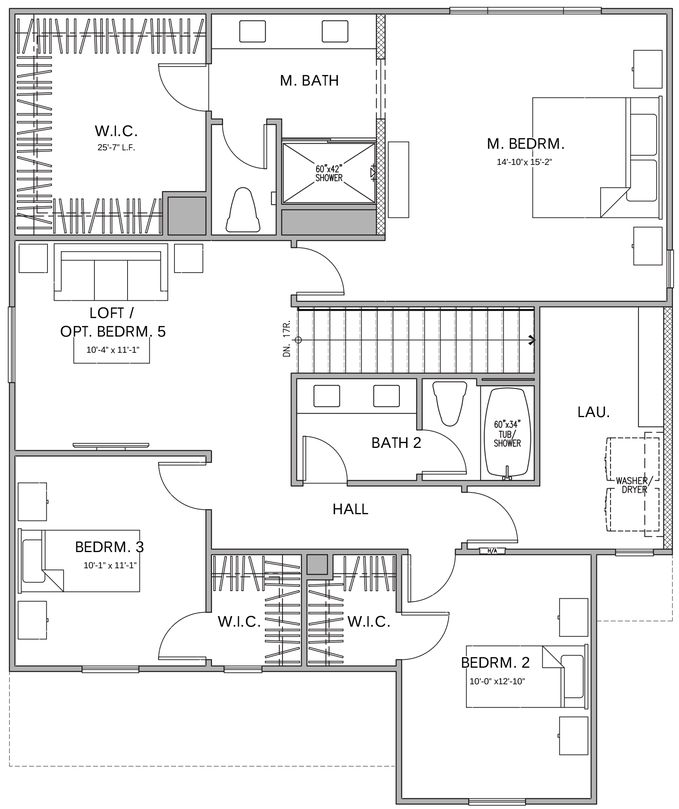
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



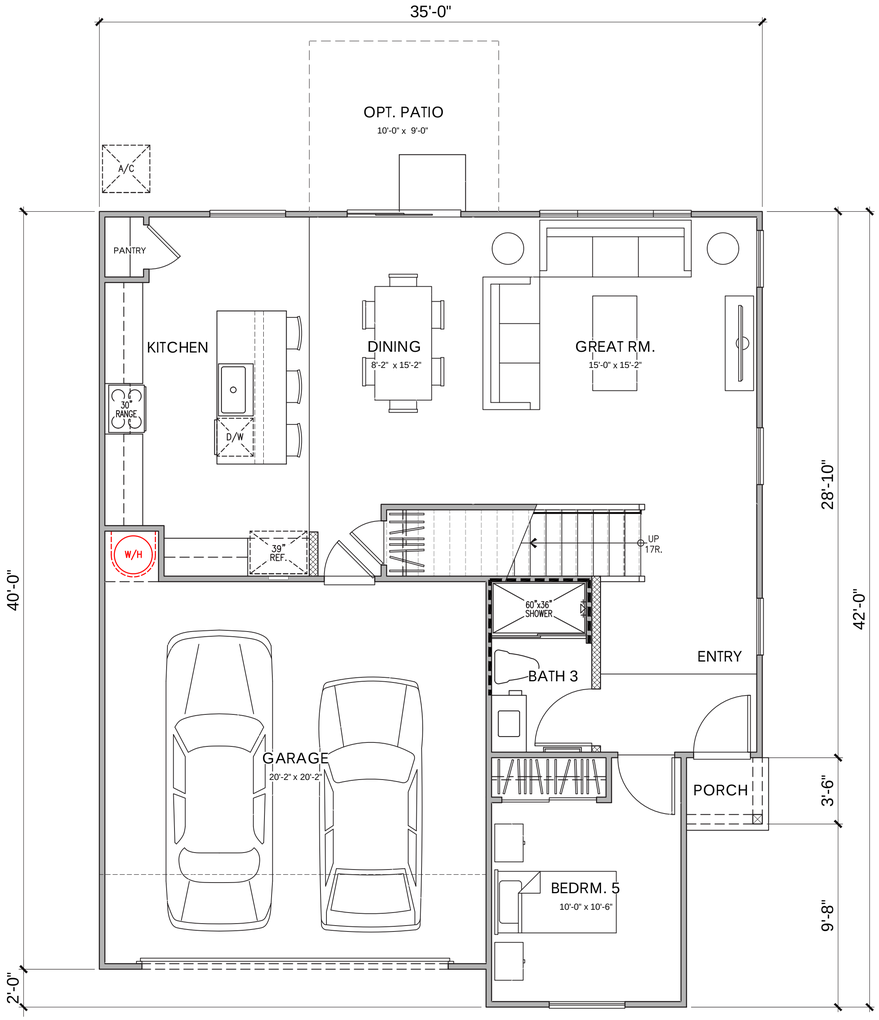
OPT. BEDRM. 5



OPT. PATIO



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 4A (2179)

4 BEDROOM, 3 BATH, LOFT/ OPT. BEDRM. 5
FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	949 SQ. FT.
SECOND FLOOR AREA	1,230 SQ. FT.
TOTAL DWELLING	2,179 SQ. FT.

UNCONDITIONED SPACE	
GARAGE	426 SQ. FT.
PORCH "A", "B" & "C"	14 SQ. FT.
OPT. PATIO	90 SQ. FT.

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-48

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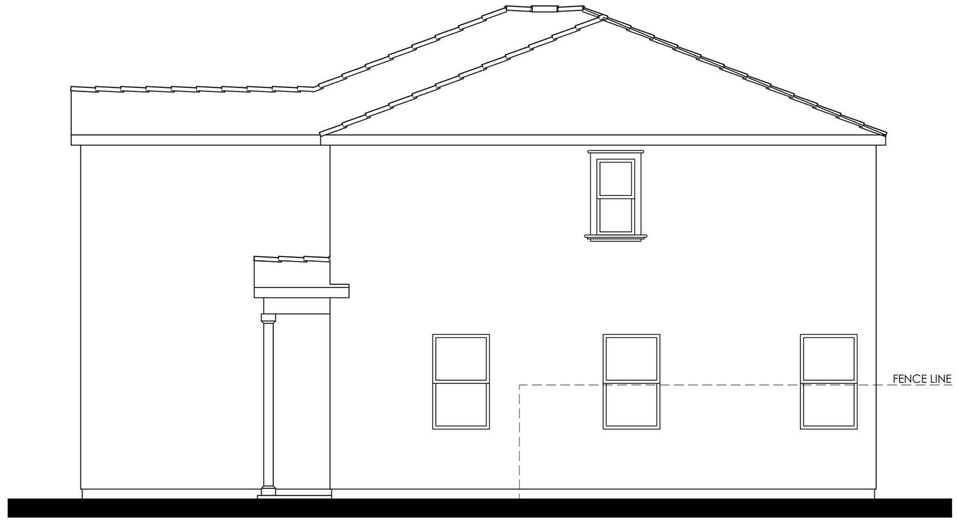
Refer to landscape drawings for wall, tree, and shrub locations

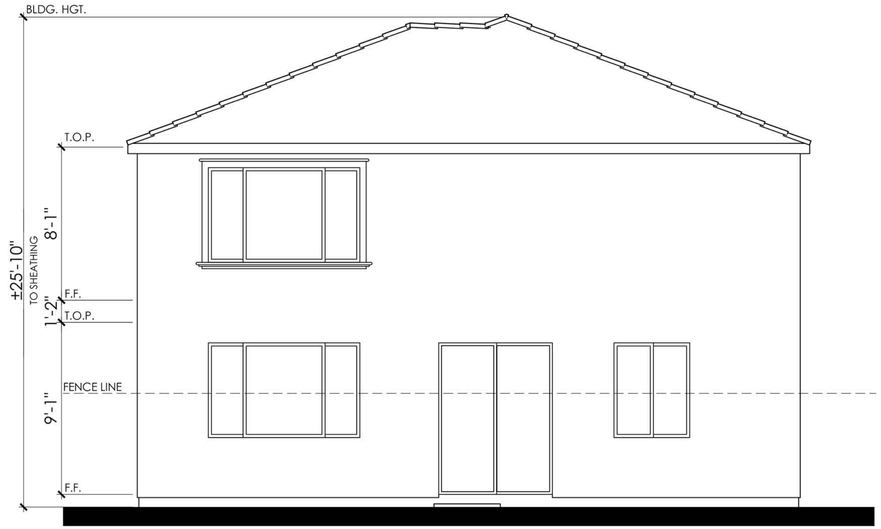
FRONT



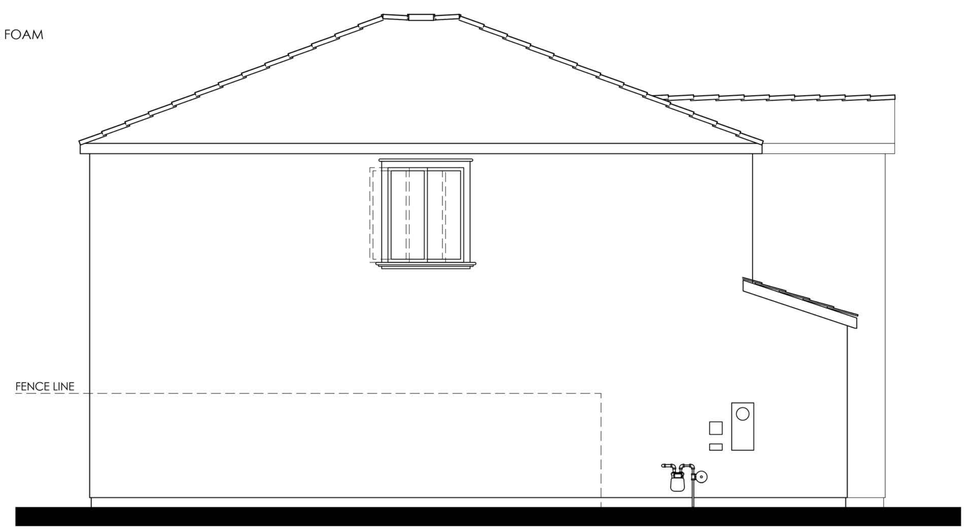
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 3

PLAN 4A (2179)

SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE

Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-49

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

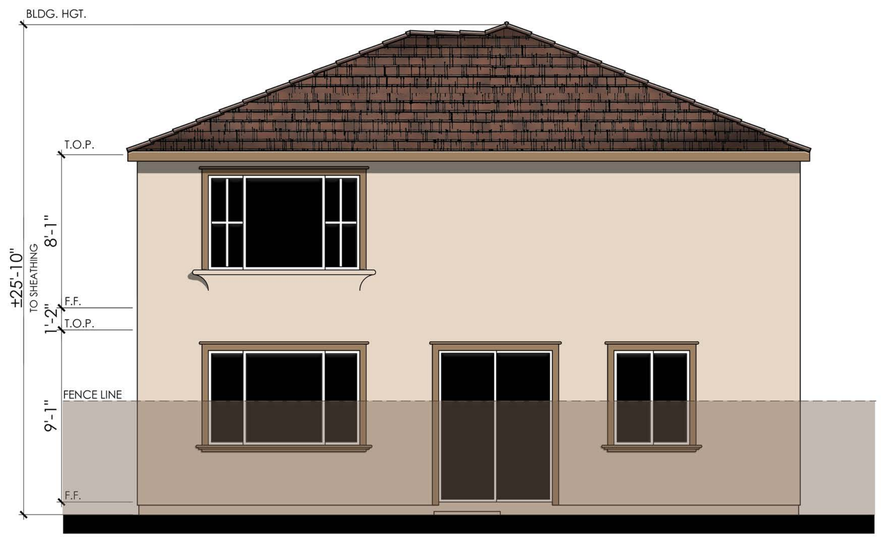
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



REAR

0 2 4 8 12

COLOR SCHEME 3

PLAN 4A (2179)

SPANISH ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

LENNAR

CYAN AT THE PRESERVE
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-50

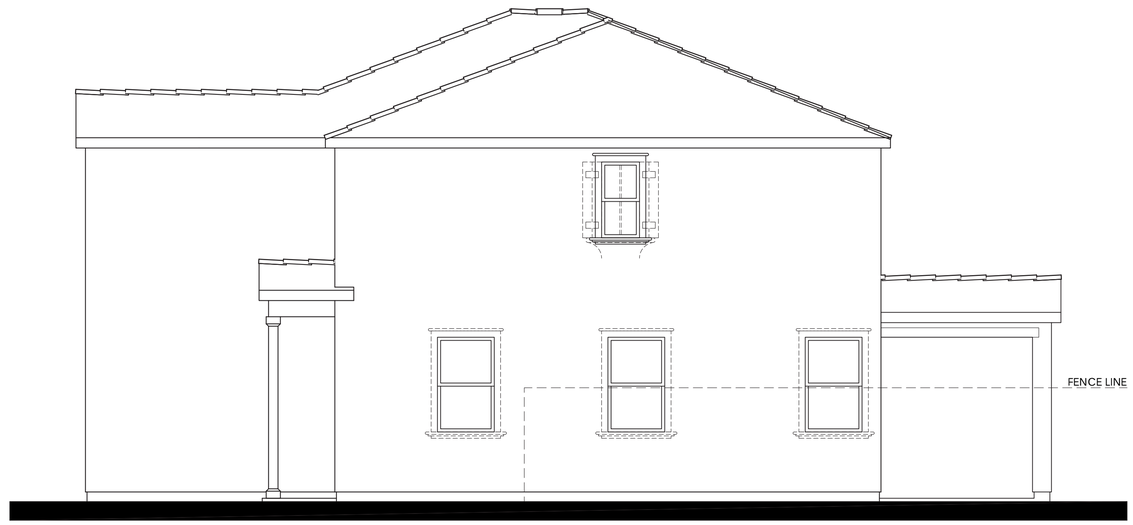
Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Items shown dashed shall occur at lots requiring enhancements.

REAR

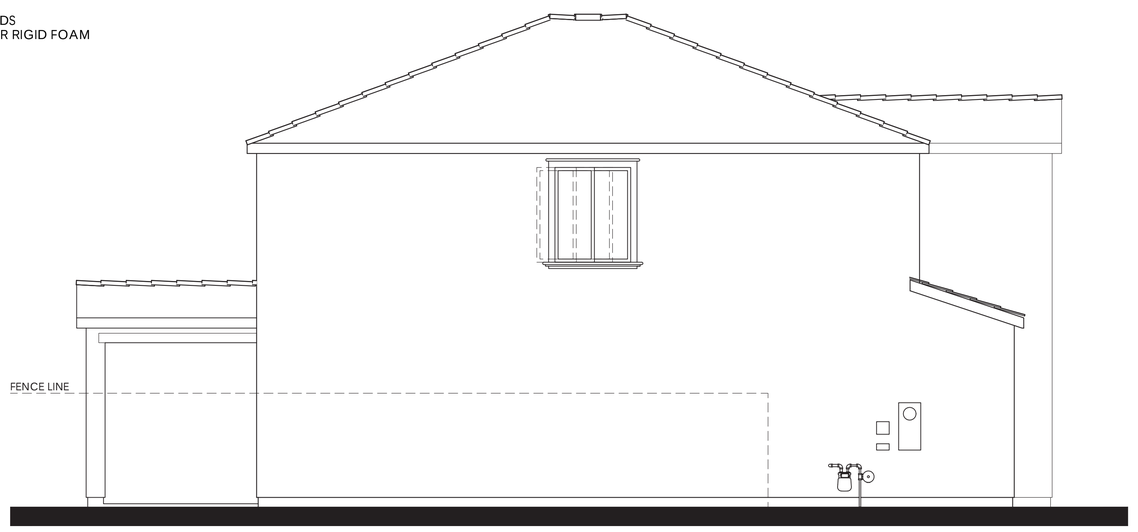


Items shown dashed shall occur at lots requiring enhancements.

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



Items shown dashed shall occur at lots requiring enhancements.

LEFT

PLAN 4A OPT. PATIO (2179)

SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE

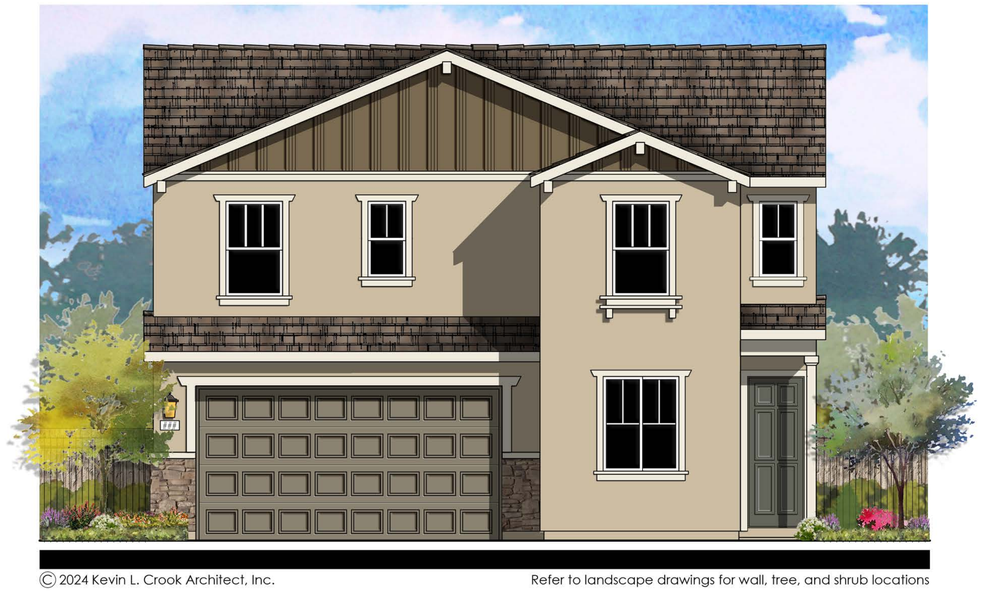
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-51

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



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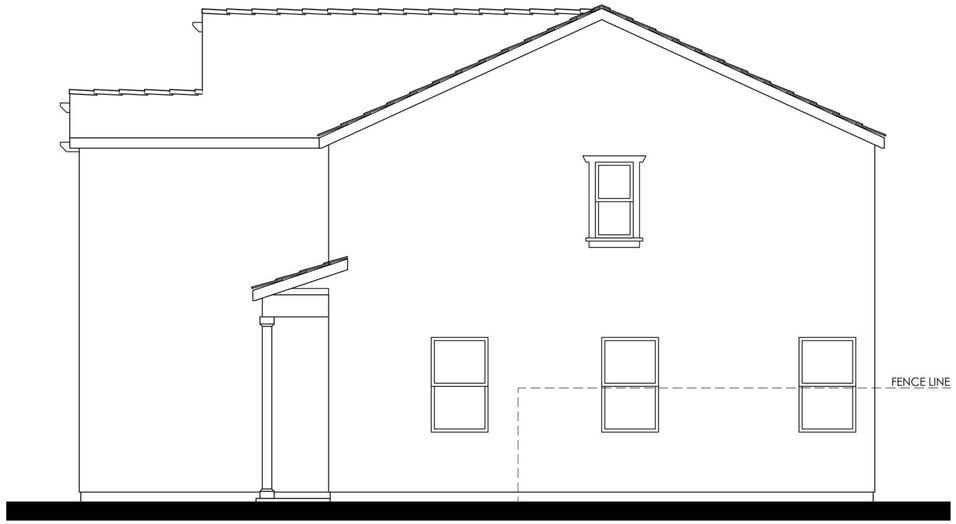
Refer to landscape drawings for wall, tree, and shrub locations

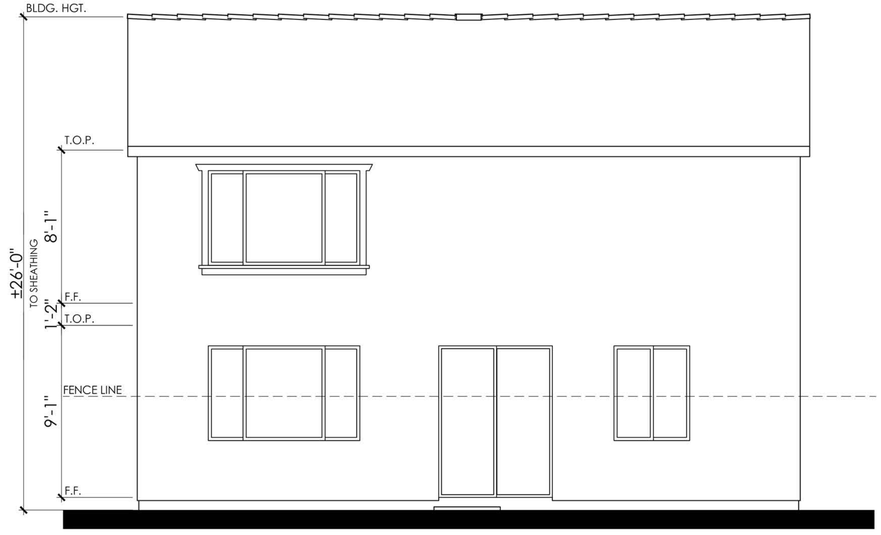
FRONT



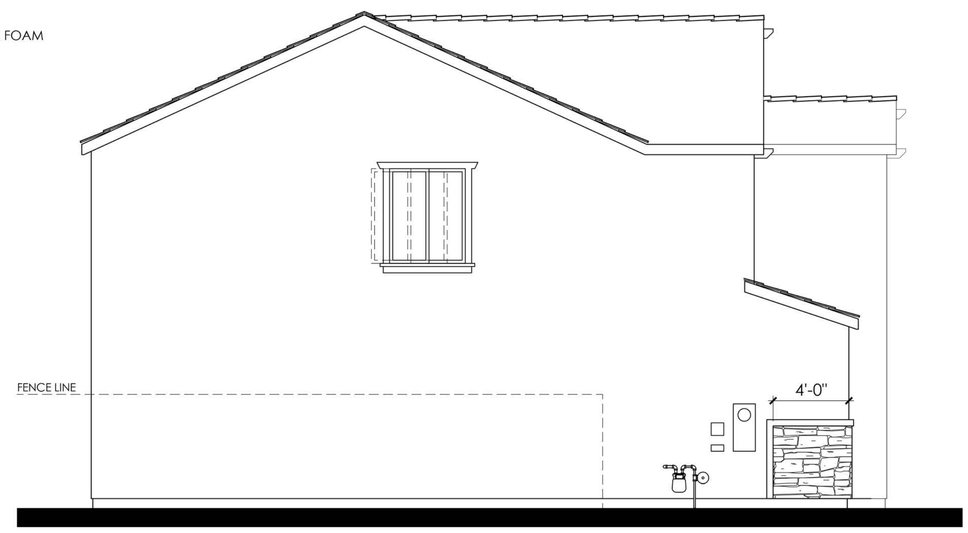
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD & BATTEN SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 6

PLAN 4B (2179)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE

Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-52

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

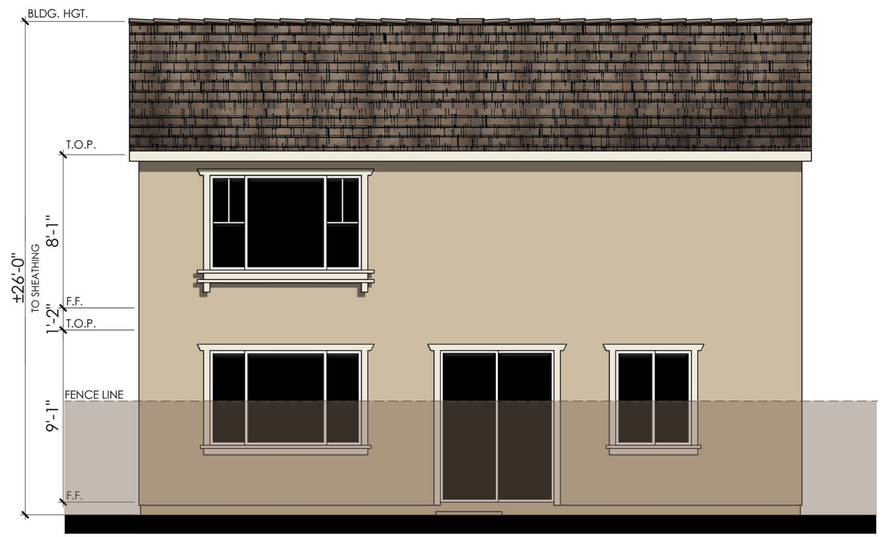
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD & BATTEN SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR

COLOR SCHEME 6

PLAN 4B (2179)

CRAFTSMAN ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE

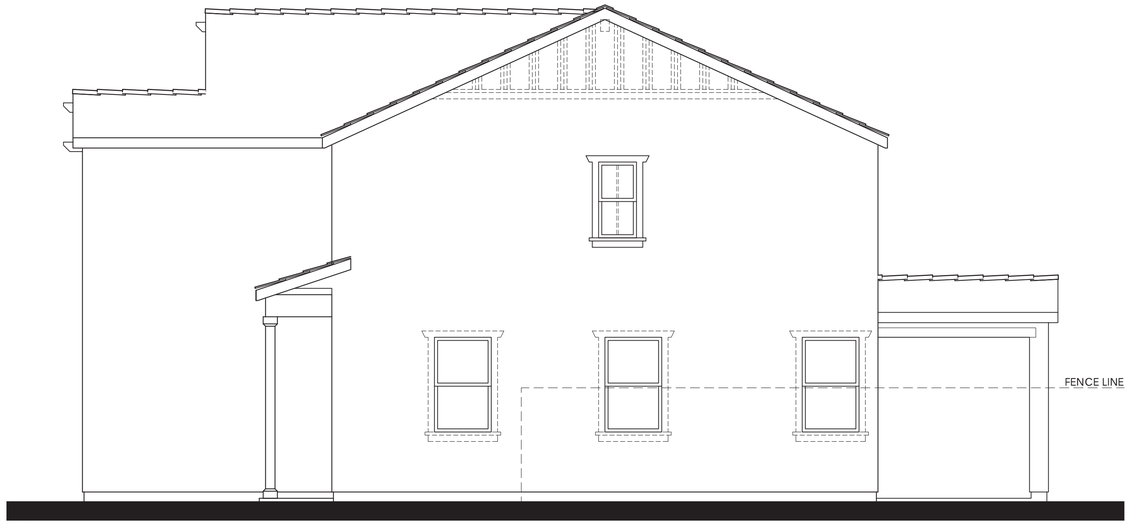
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-53

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Items shown dashed shall occur at lots requiring enhancements.

RIGHT

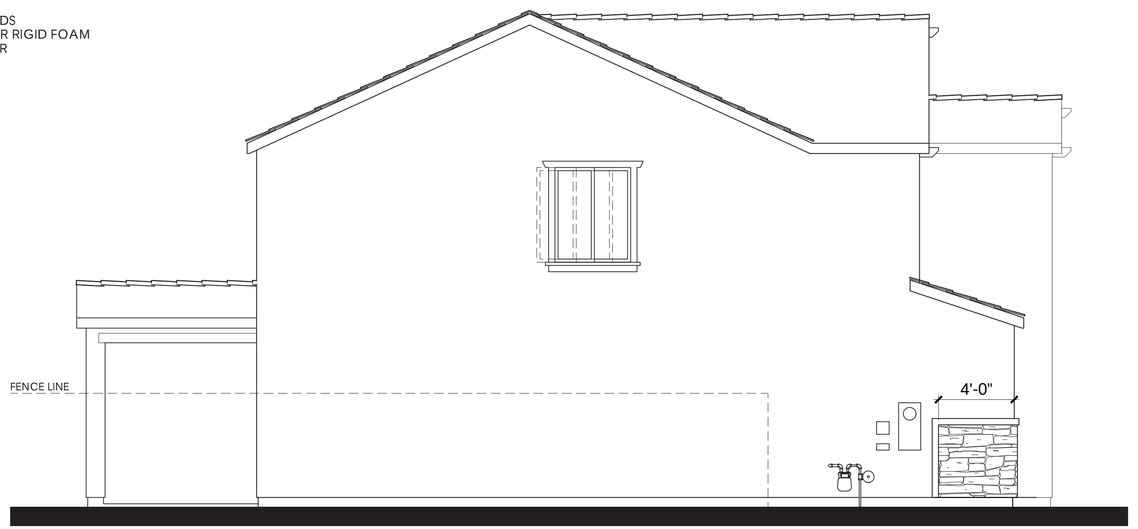
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD & BATTEN SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



Items shown dashed shall occur at lots requiring enhancements.

REAR



Items shown dashed shall occur at lots requiring enhancements.

LEFT

PLAN 4B OPT. PATIO (2179)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE

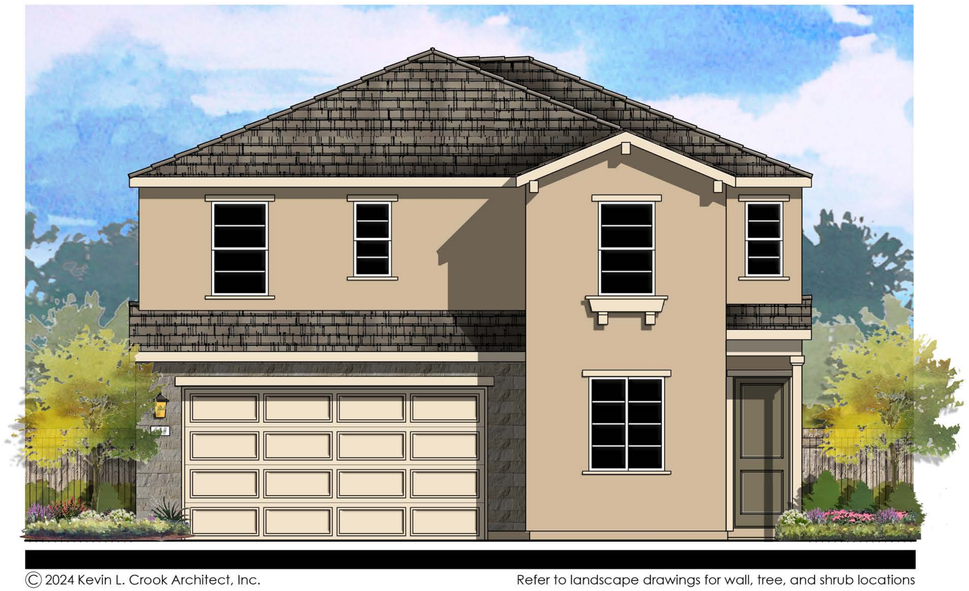
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-54

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

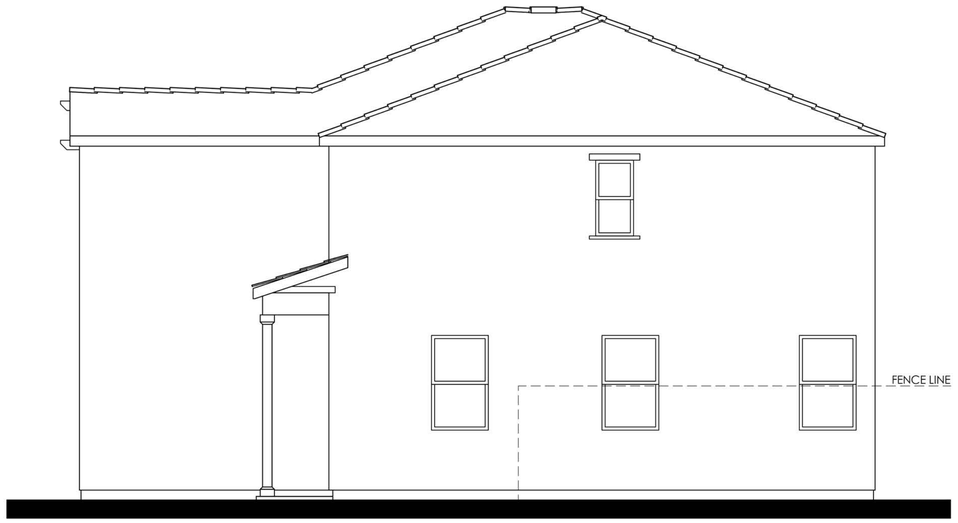
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



© 2024 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



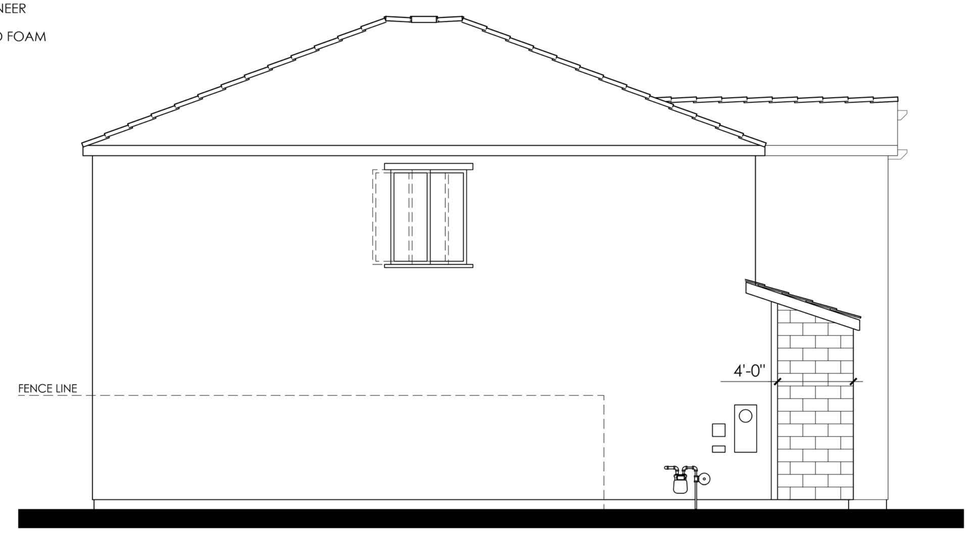
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO/ STONE VENEER
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 9

PLAN 4C (2179)

CONTEMPORARY ELEVATIONS

2 4 8 12

LENNAR

CYAN AT THE PRESERVE

Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-55

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

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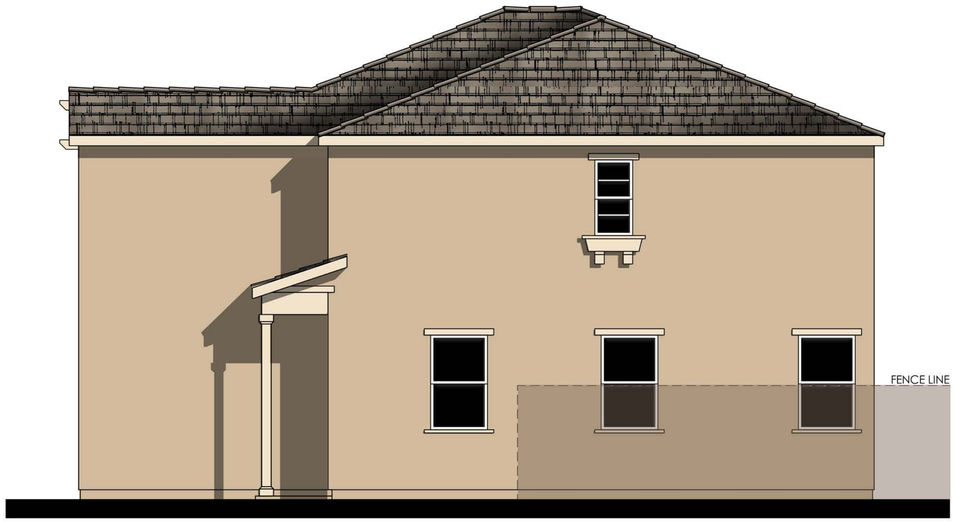
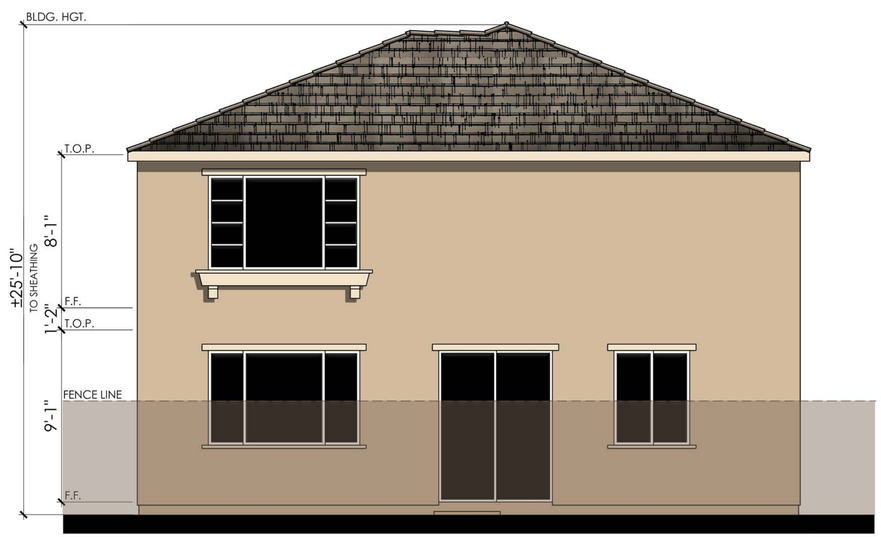


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO/ STONE VENEER
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 9

PLAN 4C (2179)

CONTEMPORARY ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

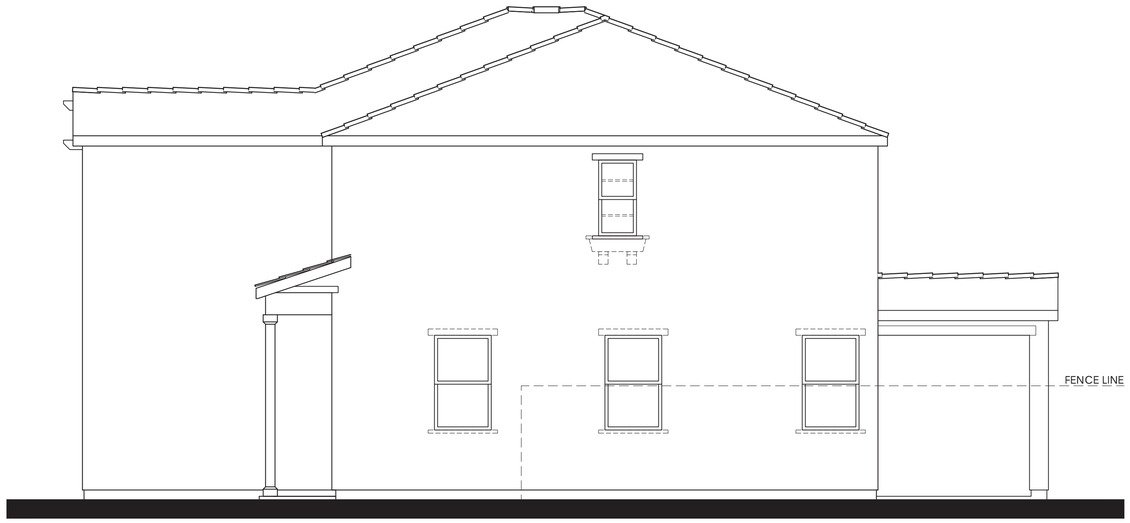
CYAN AT THE PRESERVE
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-56

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Items shown dashed shall occur at lots requiring enhancements.

RIGHT

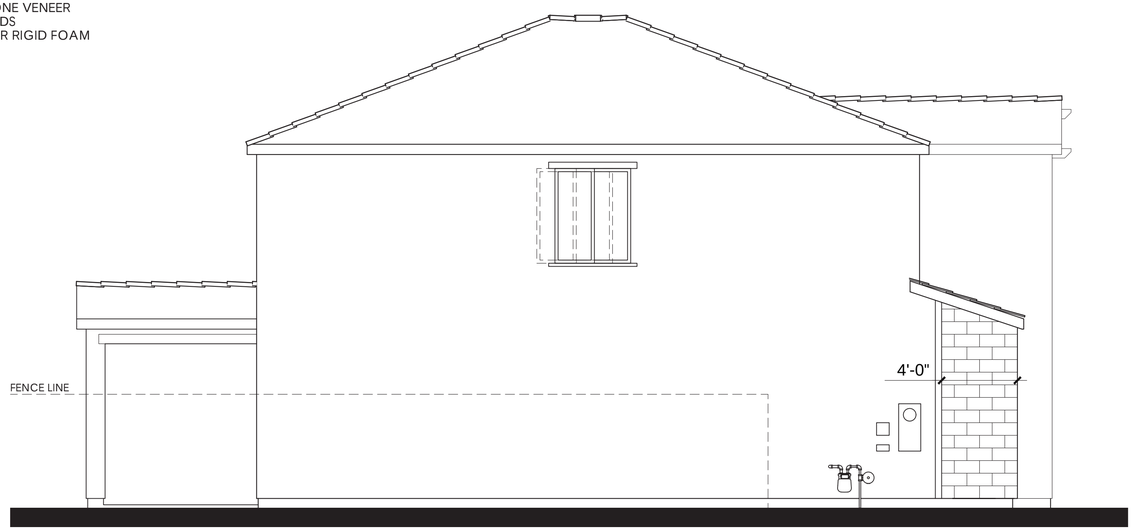
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO/ STONE VENEER
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



Items shown dashed shall occur at lots requiring enhancements.

REAR



Items shown dashed shall occur at lots requiring enhancements.

LEFT

PLAN 4C OPT. PATIO (2179)

CONTEMPORARY ELEVATIONS

2 4 8 12

LENNAR

CYAN AT THE PRESERVE

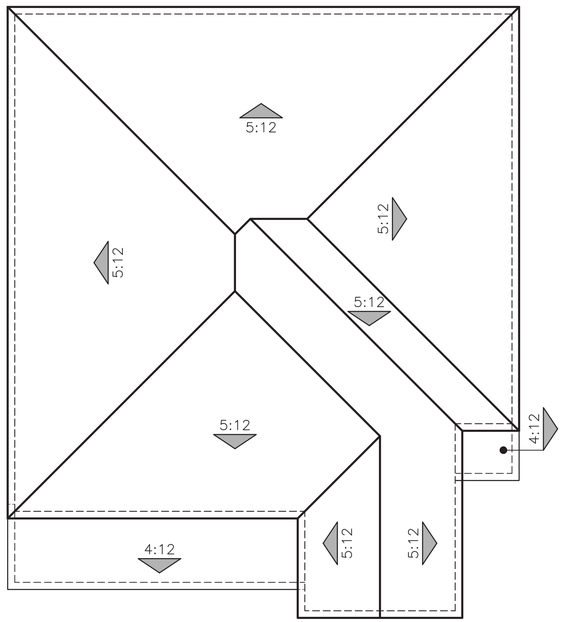
Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

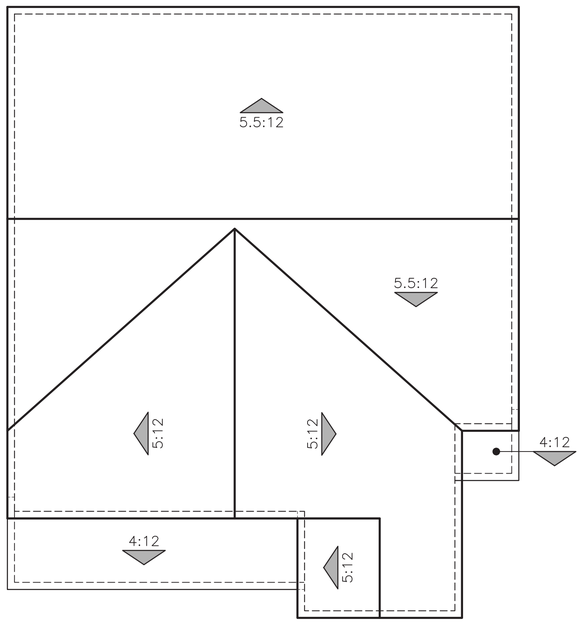
10/16/2024
A-57

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

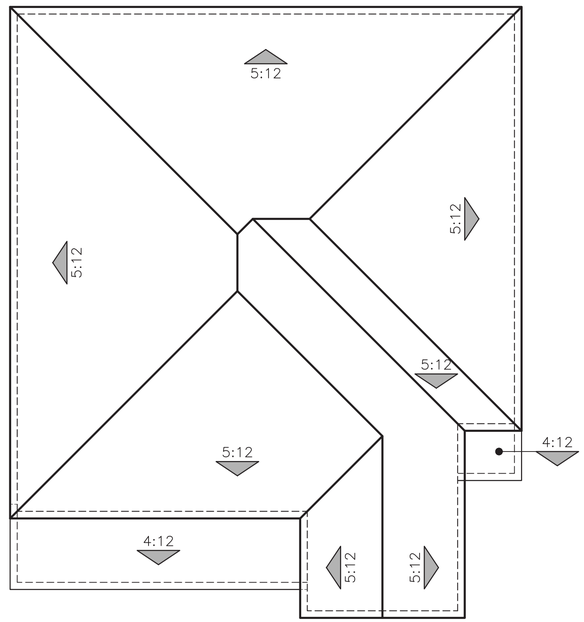
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



"A" SPANISH



"B" CRAFTSMAN



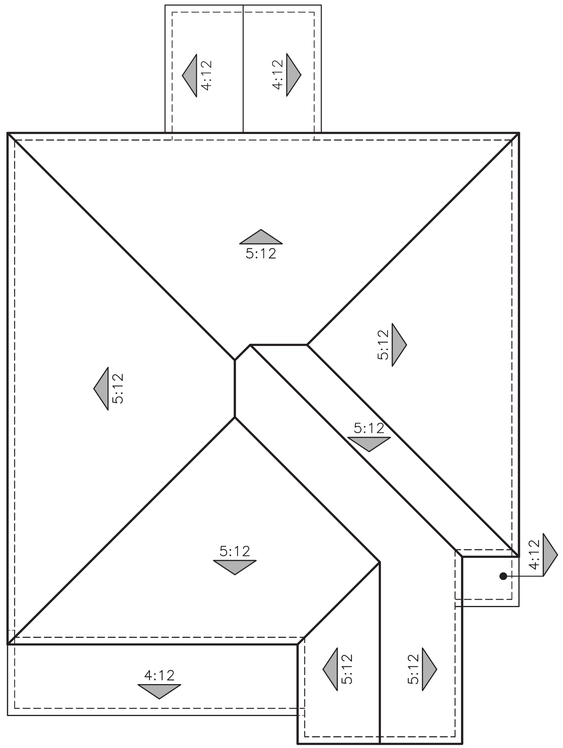
"C" CONTEMPORARY

ROOF PLANS

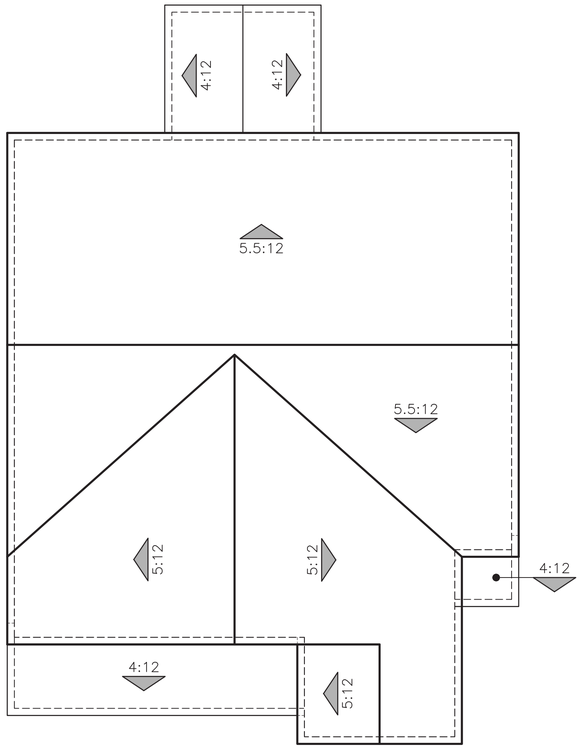
PLAN 4 (2179)

0 2 4 8 12

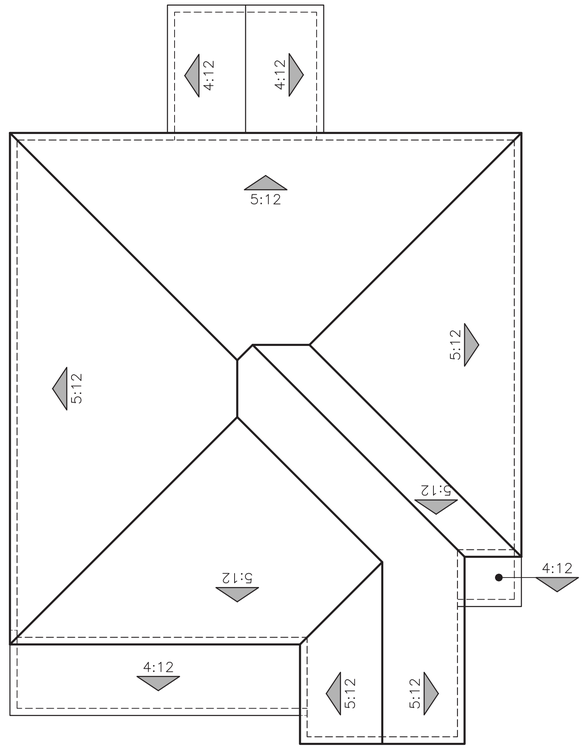
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



"A" SPANISH



"B" CRAFTSMAN



"C" CONTEMPORARY

ROOF PLANS

PLAN 4 OPT. PATIO (2179)

0 2 4 8 12

LENNAR

CYAN AT THE PRESERVE

Rancho Cordova, Ca

Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-59

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

CYAN AT THE PRESERVE

RANCHO CORDOVA, CA

JOB #	23016A
CREATED	7/6/23
Client Rev	9/9/24

PAINT:	SHERWIN WILLIAMS
STONE:	ESW
COMP SHINGLES	GAF

"A" ELEVATIONS SPANISH	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO PAINT BODY	SW6126 NAVAJO WHITE	SW7035 AESTHETIC WHITE	SW7553 FRAGILE BEAUTY
FASCIA / TRIM / GARAGE DOOR	SW6068 BREVITY BROWN	SW7523 BURNISHED BRANDY	SW6109 HOPSACK
FRONT DOOR / SHUTTERS	SW2803 RKWOOD TERRA COTTA	SW0047 STUDIO BLUE GREEN	SW7615 SEA SERPENT
COMPOSITION SHINGLES:	TIMBERLINE HDZ HICKORY	TIMBERLINE HDZ HICKORY	TIMBERLINE HDZ HICKORY

"B" ELEVATIONS CRAFTSMAN	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO PAINT BODY	SW7538 TAMARIND	SW7540 ARTISAN TAN	SW6156 RAMIE
FASCIA / TRIM	SW6103 TEA CHEST	SW7523 BURNISHED BRANDY	SW6385 DOVER WHITE
GARAGE DOOR / SIDING	SW6095 TOASTY	SW2823 ROOKWOOD CLAY	SW6172 HARDWARE
FRONT DOOR	SW0008 CAJUN RED	SW7622 HOMBURG GRAY	SW6202 CAST IRON
COMPOSITION SHINGLES:	TIMBERLINE HDZ BARKWOOD	TIMBERLINE HDZ BARKWOOD	TIMBERLINE HDZ BARKWOOD
STONE	FIELDSTONE COOL RIVER	FIELDSTONE COOL RIVER	NORTHWOODS WEATHEREDGE
GROUT	GRAY	GRAY	GRAY

"C" ELEVATIONS CONTEMPORARY	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO PAINT BODY	SW7638 JOGGING PATH	SW7517 RIVERS EDGE	SW7689 ROW HOUSE TAN
FASCIA / TRIM / GARAGE DOOR	SW7566 WESTHIGHLAND WT	SW7566 WESTHIGHLAND WT	SW6371 VANILLIN
FRONT DOOR	SW6221 MOODY BLUE	SW7705 WHEAT PENNY	SW7740 MESSENGER BAG
COMPOSITION SHINGLES:	TIMBERLINE WEATHERED WOOD	TIMBERLINE WEATHERED WOOD	TIMBERLINE WEATHERED WOOD
STONE (RUNNING BOND)	GREZZO SAN DOMINO	GREZZO BEARDSLEY	GREZZO SAN DOMINO
GROUT	GRAY	GRAY	GRAY

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
TODAS LAS TAPAJUNTAS, CAñALERAS, CAñALONES, ETC.SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO

LENNAR
Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

WRITTEN COLOR SCHEMES

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

SPANISH
SCHEME #1



LENNAR

CYAN AT THE PRESERVE
RANCHO CORDOVA, CA

#23016A
AUG. 15, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

SPANISH
SCHEME #2



LENNAR

CYAN AT THE PRESERVE
RANCHO CORDOVA, CA

#23016A
AUG. 15, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

SPANISH
SCHEME #3



LENNAR

CYAN AT THE PRESERVE
RANCHO CORDOVA, CA

#23016A
AUG. 15, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - SPANISH

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

CRAFTSMAN
SCHEME #4



LENNAR

CYAN AT THE PRESERVE
RANCHO CORDOVA, CA

#23016A
SEPT. 9, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

CRAFTSMAN
SCHEME #5



LENNAR

CYAN AT THE PRESERVE
RANCHO CORDOVA, CA

#23016A
SEPT. 9, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

CRAFTSMAN
SCHEME #6



LENNAR

CYAN AT THE PRESERVE
RANCHO CORDOVA, CA

#23016A
SEPT. 9, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - CRAFTSMAN

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

CONTEMPORARY
SCHEME #7



LENNAR

CYAN AT THE PRESERVE
RANCHO CORDOVA, CA

#23016A
SEPT. 9 , 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

CONTEMPORARY
SCHEME #8



LENNAR

CYAN AT THE PRESERVE
RANCHO CORDOVA, CA

#23016A
SEPT. 9 , 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

CONTEMPORARY
SCHEME #9



LENNAR

CYAN AT THE PRESERVE
RANCHO CORDOVA, CA

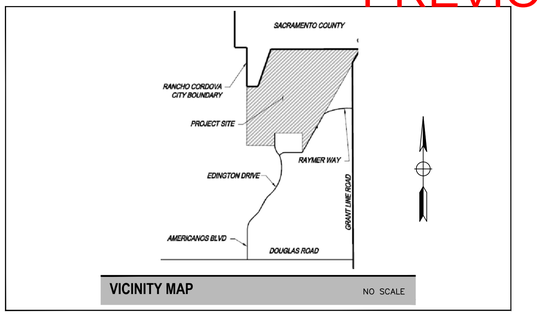
#23016A
SEPT. 9 , 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - CONTEMPORARY

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



THE PRESERVE - PHASES 1 & 2

CITY OF RANCHO CORDOVA, CA

INCLUDING:

CYAN - PRODUCT 1 / 45' x 90'
COBALT - PRODUCT 2 / 55' x 105'
AZURE - PRODUCT 3 / 45' x 105'

LENNAR HOMES OF NORTHERN CA

LENNAR®

LANDSCAPE ARCHITECTURE • SITE DESIGN
P.O. BOX 661 • ORANGEVALE • CA • 95662
916.420.7864 • www.EarthlineDesign.com
EarthLine DESIGN

FEBRUARY 12, 2024

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL (Jim)
Signature
4-30-2024
Renewal Date
2-12-2024
Date
STATE OF CALIFORNIA

PROJECT NOTES:

1. Contractor shall reference Improvement Plans by RJA for additional information, including easements, underground drainage, vertical grade control, setbacks, etc. If a discrepancy exists between plot plans and landscape plans, notify Landscape Architect immediately before proceeding with installations.
2. Bidder shall visit site and thoroughly acquaint himself with existing site conditions, grades, utilities, etc. Upon completion of rough grading, coordinate with owners as to quantity of import / export soil needed to establish finish grades throughout. Report any site discrepancies to the Landscape Architect prior to commencing with any work.
3. Upon completion of landscape installation, a Certificate of Completion shall be filled out and certified by the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project.
4. Contractor shall comply with all utility company requirements within the easements on this project.
5. Install all work per local codes and ordinances. Prior to start of construction, coordinate with other trades as needed for rough grading, sleeve work, electrical work, irrigation connections, etc.
6. Contractor shall verify location of all on-site utilities prior to start of work. Any damage to utilities shall be repaired by the contractor at no cost to the Owner or County. Call 811 (48) hours prior to commencing any work.
7. Installer shall make every effort to maintain smooth and even grades throughout contract areas, with no abrupt changes in grade.
8. Contractor shall verify all existing conditions on the project, and will report any discrepancies to the Landscape Architect prior to commencing with any work.
9. Contractor shall pay for all permits required for the completion of this project.
10. All landscaped areas within the project limits shall be graded to surface drain at 2% minimum throughout or as shown on individual plot plans.
11. Contractor shall coordinate with the Owner as to the availability of onsite services (water, electricity, restrooms, etc.) prior to beginning work on the project.

APPLICABLE CODES:

- Applicable codes for this project:

California Fire Code	2022 Edition
California Building Code	2022 Edition
California Residential Code	2022 Edition
California Mechanical Code	2022 Edition
California Plumbing Code	2022 Edition
California Electrical Code	2022 Edition
California Green Building Standards	2022 Edition
California Energy Code (CEC Part 6)	2022 Edition

811 Know what's below. Call before you dig.

LANDSCAPE DOCUMENTATION PACKAGE

APPLICANT

CONTACT	JIM LUTTRELL – EARTHLINE DESIGN
Title	Landscape Architect #3990 – CA
Company	Earthline Design LLC
Address	P.O. Box 661 Orangevale, CA 95662
Phone	916-420-7864
Email	jim@earthlinedesign.com

PROPERTY OWNER AND REPRESENTATIVE

Name	Pierre Martinez
Company	Lennar Homes of CA, Inc.
Address	1025 Creekside Ridge Dr. - #240 Roseville, CA 95678
Phone	916-746-8508
Email	pierre.martinez@lennar.com

PROJECT

Name	The Preserve – Phases 1 & 2
Address	City of Rancho Cordova, CA

PROJECT INFORMATION

Project type	Typical Front Yard Landscape and Irrigation Work
Water supply	1.5" domestic water service
Water purveyor	Sacramento County Water Agency
Total Landscape Area	319,588 square feet (total for all Phase 1 & 2 areas)

DOCUMENTATION PACKAGE

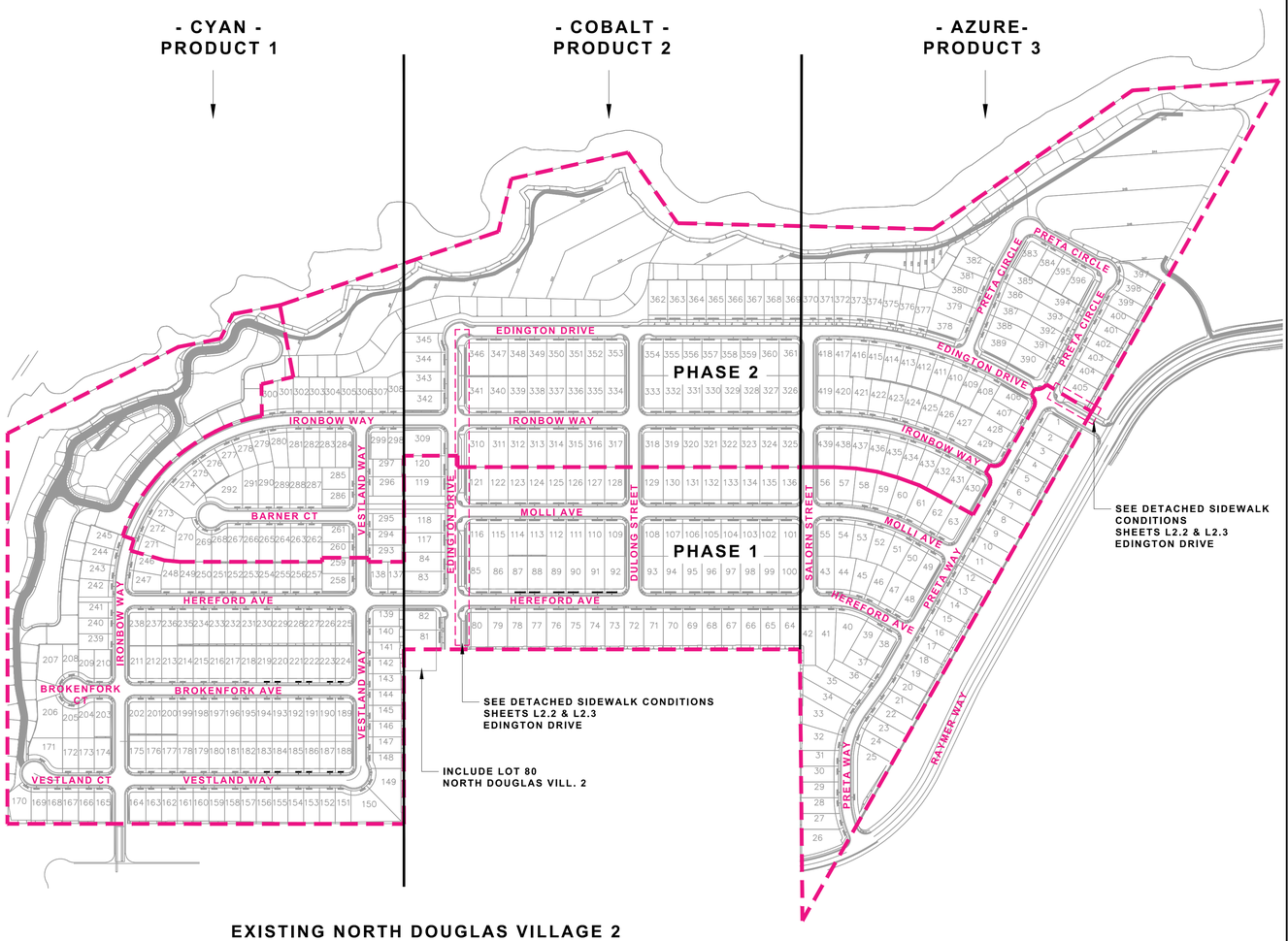
Water Efficient Worksheet	X	Soil Management Report	X
Landscape Design	X	Irrigation Design	X
Grading Design	See Civil		

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete landscape documentation package."

Signature _____ Date 2-12-2024

TYPICAL FRONT YARD LANDSCAPE PLANS

NO SCALE



EXISTING NORTH DOUGLAS VILLAGE 2

SHEET INDEX

SHEET:#	DESCRIPTION
NONE	COVER SHEET
L1.0	OVERALL STREET TREE + GROUNDCOVER PLAN
L1.0.1	LANDSCAPE NOTES - ALL PRODUCTS
L1.0.2	PLANTING PALETTE MATRICES + DETAILS ALL PRODUCTS
L1.0.3	IRRIGATION NOTES / DETAILS +SOIL MANAGEMENT ALL PRODUCTS
L1.1	TYPICAL LANDSCAPE LAYOUTS - CYAN
L1.2	TYPICAL IRRIGATION SCHEMATIC - CYAN
L2.1	TYPICAL LANDSCAPE LAYOUTS - COBALT
L2.2	TYPICAL LANDSCAPE LAYOUTS - COBALT
L2.3	TYPICAL IRRIGATION SCHEMATIC - COBALT
L3.1	TYPICAL LANDSCAPE LAYOUTS - AZURE
L3.2	TYPICAL IRRIGATION SCHEMATIC - AZURE

OWNER / DEVELOPER

Lennar Homes
1025 Creekside Ridge Dr. - #240
Roseville, CA 95678
(916) 746-8508

CIVIL ENGINEER

RJA
2541 Warren Dr. – Suite 100
Rocklin, CA 95677
(916) 630-8900

LANDSCAPE ARCHITECT

Earthline Design LLC
P.O. Box 661
Orangevale, CA 95662
(916) 420-7864

Landscape and Irrigation Maintenance Schedule for all Homes

1. Landscaping shall be maintained to ensure water use efficiency.
2. Contractor and/or owner shall maintain the landscaped areas in accordance with the following specifications and conditions:
   a. WATER AND/OR IRRIGATION – Owner shall provide all water necessary for irrigation.
      i. AUTOMATIC IRRIGATION shall be accomplished on a scheduled basis with such frequency and quantity as dictated by the weather based sensing system installed per the approved irrigation design. This system automatically adjusts the water duration based on changes in rainfall, temperature and historical weather data
      ii. Irrigation equipment shall be repaired or replaced with the originally installed components or equivalent if necessary.
3. TREES, SHRUBS AND VINES – Pruning, thinning and trimming of shrubs and trees, and training and trimming of vines shall be accomplished on a regular basis to maintain a neat appearance and promote healthy growth. Work will include removal of suckers, cross branches and dead wood. Existing staking and guying of trees shall be inspected regularly and changed as required to permit growth expansion and to prevent damage from chafing.
4. TURF AREAS – Lawn areas shall be mowed regularly and fertilized as necessary to maintain vigorous growth and good color.
5. GROUND COVER AND FLOWER BED maintenance shall consist of trimming ground cover where needed around trees, shrubs, etc. Beds to be weeded and cleaned of leaves and debris on a regular basis to maintain a neat and clean appearance.
6. FERTILIZER shall be applied as necessary to maintain healthy growth. The time of year, soils, type and condition of plants shall determine application schedule.
7. HARDSCAPED AREAS shall be cleaned of debris.

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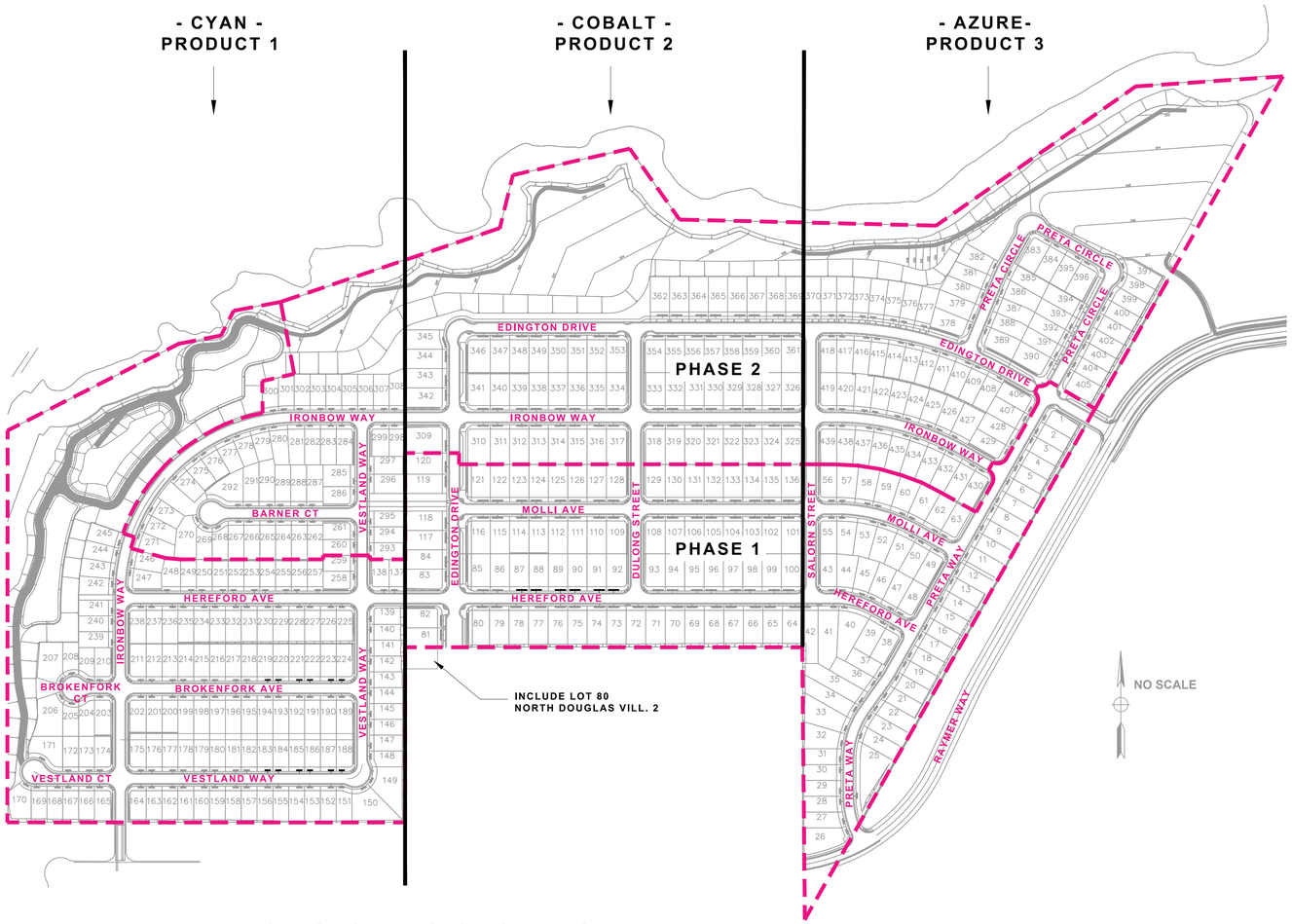

EXISTING NORTH DOUGLAS VILLAGE 2

GROUNDCOVER SCHEDULE (detached sidewalk planter strips only)

Botanical / Common name / WUCOLS / size	Location
Arctostaphylos 'Pt. Reyes' / Manzanita / Mod / #5 (5 gal)	Edington Drive

Note:

All groundcovers shall be #5 (5 gallon) planted at 36" O.C. per the Planting Details

GENERAL STREET TREE NOTES:

1. See Street Tree Matrix for Container sizes by tree type. 25% of street trees shall be 24" box / 30% shall be evergreen.
2. All street trees shall be installed per Planting Detail shown in these plans.
3. Install trees in locations and spacing as shown in the Typical Landscape Layout Sheets.
4. Where trees are planted closer than 10 feet to public curbs or sidewalks, an approved root barrier system shall be installed per Detail shown in these plans.
5. Street trees in parkway strips shall be located in the center of the planting strip. Where trees are installed in the parkway strips, they shall be installed in lieu of the street tree "A" shown in the corner side yard layout.
6. All parkway strips shall be maintained by the individual property owner.

SINGLE STORY STREET TREE NOTES (IMPORTANT):

1. Where single story homes are constructed throughout the project, contractor shall replace the street trees shown in the Street Tree Matrix with the following selections ONLY:
   a. Zelkova serrata 'City Sprite'
   b. Magnolia grandiflora 'St. Mary'
   c. Laurus nobilis 'Saratoga'
2. Contractor shall vary the single story tree selections in Note #1 above along each street.
3. In the parkway planter strips adjacent to single story home on the corner side yard, contractor shall install the selections shown in the Street Tree Matrix. Note #1 above applies ONLY to street trees located in the **front yard** of a single story home.
4. Single story home locations can be found on the individual plot plans released by Homebuilder prior to construction.

For reference, the only single story plan is as follows:
- Plan 1873 (Azure)

STREET TREE MATRIX BY STREET NAME (TREE "A" ONLY)

TREE - ALL STANDARD FORM	CONTAINER SIZE	WUCOLS	HEIGHT	SPREAD	QUANT	% OF TOTAL	LOCATIONS
Ginkgo biloba 'Autumn Gold' Autumn Gold ginkgo	24" box	Moderate	50'	30'	60	10%	Brokenfork Ave / Brokenfork Ct / Salorn St /
Koereuteria paniculata Goldenrain tree	#15	Moderate	35'	30'	102	18%	Edingon Drive / Barner Ct /
Laurus nobilis 'Saratoga' Sweet Bay	24" box	Low	35'	25'	189	26%	Vestland Way / Vestland Ct /
Magnolia grandiflora 'St. Mary' St. Mary Southern Magnolia	#15	Moderate	20'	10'	---	---	Single Story homes ONLY - contractor to specify by homesite See Single Story Street Tree Notes this sheet
Pistacia chinensis 'Keith Davey' Keith Davey Chinese pistache	#15	Low	35'	35'	147	33%	Hereford Ave / Ironbow Way / Ironbow Way /
Ulmus propinqua 'Emerald Sunshine' Emerald Sunshine Eld	#15	Moderate	35'	25'	76	13%	Molli Ave / Dulong St / Preta Way / Preta Circle
					574 TOTAL		

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CITY OF RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CHAN
Signature
4-30-2024
Renewal Date
2-12-2024
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
OVERALL STREET TREE + GROUNDCOVER PLAN

Date: FEBRUARY 12, 2024
Drawn By: JL
Scale: NOTED
Sheet: L1.0

City of Rancho Cordova Approval

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

UB 24-2 Specifications
24" DeepRoot® Tree Root Barrier

Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications in varying sizes.

A. Materials

1. The contractor shall furnish and install tree root barrier as specified. The tree root barrier shall be either product #UB 24-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, www.deeproot.com (800.458.7668).

2. Root barrier shall be recyclable, black, injection molded panels with 0.80" (2.03 mm) wall thickness in modules 24" (609 mm) long and 24" (609 mm) deep.

3. Root barrier shall be manufactured with 75% reprocessed polypropylene with added ultraviolet inhibitors.

4. Root barrier shall be comprised of 24" (60.96 cm) panels. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.075" (1.90 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Details A & D)

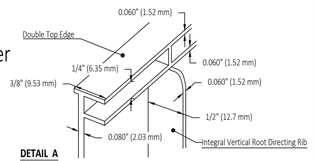
5. Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at 0.060" (1.52 mm) thickness, 3/8" (9.53 mm) wide and 1/4" (6.35 mm) apart with the lower rib attached to the vertical Root Directing Ribs (See Detail A).

6. Root barrier shall have a minimum of twelve (12) Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of minimum 0.075" (1.90 mm) thickness in the shape of a segment of an oblong, the 2" (50.8 mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53 mm) from the panel. The twelve ground locks on each panel shall be about equally spaced between each of the vertical root directing ribs (Four (4) between each set of ribs, see Details B & D).

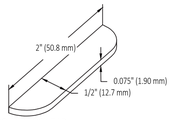
7. Root barrier shall have an integrated Zipper Joining System for assembly by sliding one panel into another (See Detail C).

U.S. Patents: 5,305,549; and 5,528,857. Other Patents Pending.

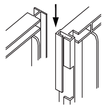
Properties	Typical Value	ASTM Test Method
Tensile strength @ yield - Wall	2.354 PSI	D638
Tensile strength @ yield - Hinge	2.846 PSI	D638
Yield Elongation - Wall	7.44%	D638
Yield Elongation - Hinge	7.01%	D638
Flexural Modulus	119,625 PSI	D790B
Notched Izod Impact - Wall	3.84 (ft-lbs)	D256A
Rockwell Hardness r. scale - Wall	84.4	D785A



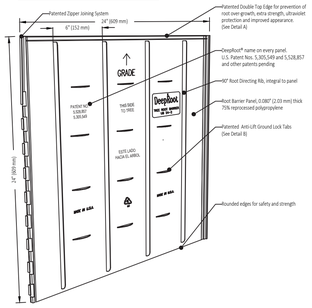
DETAIL A
DOUBLE TOP EDGE AND VERTICAL ROOT DIRECTING RIB



DETAIL B -
ANTI-LIFT GROUND LOCK TAB



DETAIL C - ZIPPER JOINING SYSTEM



DETAIL D - TREE ROOT BARRIER PANEL

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GENERAL PLANTING NOTES – TYPICAL FRONT YARD LANDSCAPES:

1. **PLANT MATERIAL:**
All plant material / container sizes shall comply with the applicable provisions set forth by the "American Standard for Nursery Stock", American Association of Nurserymen, and the "Guideline Specifications for Nursery Tree Quality, published by the Urban Tree Foundation. Landscape Architect reserves the right to reject any plant material not complying with above standards.
Where a discrepancy exists between quantities shown on plant list and plan, the quantities shown on the plan shall govern.

2. **SITE REVIEW:**
The landscape contractor shall inspect the site and be familiar with all existing site conditions prior to submitting a bid. The landscape contractor shall review related drawings and shall ensure coordination with all applicable trades prior to submitting a bid.

3. **FINISH GRADING:**
The contractor shall be responsible for final grading +/- .01 and surface drainage of all planting areas. No low spots which hold standing water for over 2 hours will be accepted.

4. **SOIL PREPARATION:**
The contractor shall follow the recommendations of the soil management report included on these plans.
For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of minimum 4 cubic yards per 1,000 square feet of permeable area shall be incorporated into the top 6 inches of soil except within the TPZ of protected trees, which shall receive a 4"-6" layer of hardwood mulch.

5. **GROUNDCOVER:**
Groundcover shall be planted at the spacings / quantities noted in the Plant List and associated Planting Details.

6. **PRE-EMERGENT:**
A pre-emergent herbicide shall be applied to all planting areas as per manufacturer's recommendations (Dimension, Ronstar, or equal). The landscape contractor shall assume responsibility for the use of chemical products, and is to supply the owner with a written record of the type of chemical used, date applied, and rate of application.

7. **MAINTENANCE:**
The landscape contractor shall maintain the project for a period of 90 days, or for a period agreed to with the owner. This period shall be determined prior to commencement of work. Regular watering, cultivating, weeding, repair of stakes and ties, spraying for insects, etc. shall be performed. Lawns, where shown, shall be mowed regularly, and fertilized as necessary to maintain vigorous growth and good color.

8. **PLANT GUARANTEE:**
All plants and plantings shall be guaranteed to be in a healthy, thriving condition until the end of the maintenance period.

9. **MULCH:**
A minimum of 3" of organic mulch ("Mocha" bark as supplied by Recology or equal) shall be applied to all soil surfaces of planting areas except turf areas, creeping rooting groundcovers, or direct seeding applications where mulch is contraindicated.

Maintain a mulch-free zone of 4" from the crown of all trees, shrubs, and 1 gallon groundcovers.

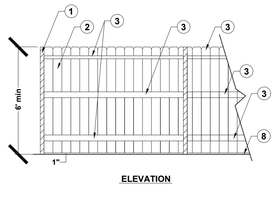
10. **EROSION CONTROL:**
All landscaped areas with a slope of 2:1 or greater shall have jute netting installed per manufacturer's instructions.

11. **TREES:**
Trees shall be 15'-0" clear of all light standards, 3' from City maintenance limits, 4' from utility installations (sewers, gas, water lines, meter vaults, catch basins, etc.), 10' from fire hydrants, 10' from front of stop signs, and a minimum of 5'-0" from the edge of curbs and walks. Coordinate tree planting with drainage and utility locations to avoid conflict.

NOTE:
Root control barriers are required for all trees planted within 10 feet of paving or hardscape.
Install recommended "Deeproot" product or equal. See typical installation detail this sheet.

TREE "B" AND "C" ARTICULATION NOTE:
The intent of these plans with respect to the layout of accent trees "B" and "C" is to have "B" and "C" alternate along the streetscape. Acknowledging that the homes will vary with respect to garage handings (articulation), contractor shall pay special attention to the tree selections in order to maintain an alternating layout of the "B" and "C" trees where possible.
Only (1) tree shall be installed near each property line ("B" or "C" tree).
Contact landscape architect if more information is needed.

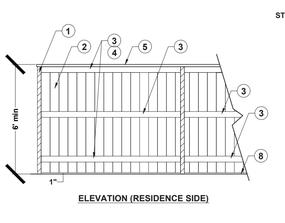
12. **WEED BARRIER FABRIC:**
Install an approved porous weed barrier fabric in all front yard planting areas per plan. Secure fabric to soil per manufacturer's instructions.



KEYNOTES:
1. 4x4 PT POST @ 8' O.C. MAX
2. 1X6 DOG-EARED FENCE BOARDS
3. 2X4 RAIL (3 REQUIRED)
4. NOT USED
5. NOT USED
6. 10" ROUND X 20" DEEP CONCRETE FOOTING
7. SUBGRADE
8. FINISH GRADE

NOTES:
1. ALL WOOD SHALL BE ATTACHED USING HOT DIPPED GALVANIZED RING SHANKED NAILS.
2. ALL WOOD SHALL BE CONSTRUCTION COMMON REDWOOD OR #2 CEDAR OR BETTER.
3. ALTERNATE EACH FENCE BOARD PANEL TO CREATE GOOD NEIGHBOR FENCING STYLE.
4. WHERE APPLICABLE, ALL FENCING AND FOOTINGS SHALL BE INSTALLED ON PRIVATE LOT (DO NOT ENCROACH INTO PUBLIC LOTS OR ROW)

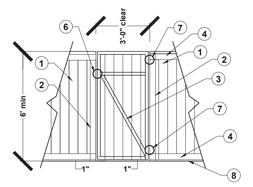
1 GOOD NEIGHBOR FENCE
NO SCALE



KEYNOTES:
1. 4x4 PT POST @ 8' O.C. MAX
2. 1X6 FENCE BOARDS
3. 2X4 RAIL (3 REQUIRED)
4. 1X4 TRIM BOARD
5. 2X6 CAP
6. 10" ROUND X 20" DEEP CONCRETE FOOTING
7. SUBGRADE
8. FINISH GRADE

NOTES:
1. ALL WOOD SHALL BE ATTACHED USING HOT DIPPED GALVANIZED RING SHANKED NAILS.
2. ALL WOOD SHALL BE CONSTRUCTION COMMON REDWOOD OR #2 CEDAR OR BETTER.
3. ALL FENCE BOARDS SHALL FACE THE STREET SIDE.
4. WHERE APPLICABLE, ALL FENCING AND FOOTINGS SHALL BE INSTALLED ON PRIVATE LOT (DO NOT ENCROACH INTO PUBLIC LOTS OR ROW)
5. EXTERIOR (STREET FACING) SIDE OF FENCE MAY BE PAINTED / STAINED PER HOMEBUILDER SELECTION. VERIFY PRIOR TO BID SUBMISSION.

2 STREET FACING FENCE
NO SCALE



KEYNOTES:
1. STREET FACING FENCE PER DETAIL
2. 4X4 PT FENCE POST OR CMU - SEE PLAN
3. 2X4 GATE FRAME WITH DIAGONAL
4. 1X4 TRIM BOARD
5. NOT USED
6. GATE LATCH / PULL STRING - PROVIDE SHOP DRAWINGS
7. GATE HINGES (2) - PROVIDE SHOP DRAWINGS
8. FINISH GRADE

NOTES:
1. ALL WOOD SHALL BE ATTACHED USING HOT DIPPED GALVANIZED RING SHANKED NAILS.
2. ALL WOOD SHALL BE CONSTRUCTION COMMON REDWOOD OR #2 CEDAR OR BETTER.
3. ALL FENCE BOARDS SHALL FACE THE STREET SIDE.
4. ALL GATES WILL OPEN AWAY FROM THE STREET SIDE.
5. WHERE APPLICABLE, ALL FENCING AND FOOTINGS SHALL BE INSTALLED ON PRIVATE LOT (DO NOT ENCROACH ONTO PUBLIC LOTS OR ROW)

3 ACCESS GATE
NO SCALE

TYPICAL PLANTING PALETTES

NOTE:

SEE PLANT PALETTE DISTRIBUTION BY LOT # ON SHEET L1.0.2 (SEE SHEET L1.0 FOR LOT #s)

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS	DIAM.	HEIGHT
PALETTE 1						
TREES:						
A	VARIES	SEE L1.0 - OVERALL STREET TREE PLAN	VARIES	VARIES	VARIES	VARIES
B	15 GAL	LAGERSTROEMIA INDICA 'TUSCARORA' - STANDARD	CRAPE MYRTLE	LOW	20'	15'
C	15 GAL	ILEX ALTACLARENSIS 'WILSONII' - STANDARD	WILSON'S HOLLY	MOD	15'	20'
SHRUBS:						
E	5 GAL	ARBUTUS UNEDO 'COMPACTA' (SHRUB)	STRAWBERRY TREE (SHRUB FORM)	LOW	5'	6'
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
G	5 GAL	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	LOW	4'	4'
H	1 GAL	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW	2'	2'
I	5 GAL	EUONYMOUS JAP. 'AUREO-MARGINATA'	VARIEGATED EUONYMOUS	LOW	4'	4'
K	5 GAL	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	LOW	4'	4'
L	1 GAL	FRAGARIA CHILOENSIS (24" O.C. / 24" FROM HARDSCAPE)	ORNAMENTAL STRAWBERRY	MOD	SPREADING	1'
M	5 GAL	ROSA 'DRIFT RED'	RED DRIFT ROSE	MOD	3'	1.5'
N	5 GAL	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	MOD	2'	2'
O	5 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
Q	1 GAL	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	MOD	3'	2'
R	1 GAL	TRACHELOSPERMUM JAS. - STAKED FORM	STAKED STAR JASMINE	MOD	2'	5'
S	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
TURF:						
TURF	SOD	DWARF FESCUE / BLUEGRASS SOD	SOD LAWN	HIGH	N/A	N/A
PALETTE 2						
TREES:						
A	VARIES	SEE L1.0 - OVERALL STREET TREE PLAN	VARIES	VARIES	VARIES	VARIES
B	15 GAL	CERCIS CANADENSIS 'FOREST PANSY' -STANDARD	FOREST PANSY EASTERN REDBUD	MOD	20'	20'
C	15 GAL	MAGNOLIA GRANDIFLORA 'LITTLE GEM' - STANDARD	DWARF SOUTHERN MAGNOLIA	MOD	15'	15'
SHRUBS:						
E	5 GAL	LIGUSTRUM J. 'TEXANUM'	TEXAS PRIVET	LOW	5'	7'
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
G	5 GAL	SALVIA GREGGII 'HOT LIPS'	HOT LIPS AUTUMN SAGE	LOW	4'	4'
H	1 GAL	CAREX DIVULSA	EUROPEAN GREY SEDGE	LOW	1'	1'
I	5 GAL	SALVIA GREGGII 'ROSEA'	AUTUMN SAGE	LOW	3'	3'
K	5 GAL	RHAPHIOLEPIS UMBELLATA MINOR	DWARF YEDDO HAWTHORN	LOW	4'	4'
L	1 GAL	FRAGARIA CHILOENSIS (24" O.C. / 24" FROM HARDSCAPE)	ORNAMENTAL STRAWBERRY	MOD	SPREADING	1'
M	5 GAL	LANTANA - TRAILING WHITE	TRAILING LANTANA	LOW	3'	1.5'
N	5 GAL	BERBERIS THUN 'CRIMSON PYGMY'	DWARF PURPLE BARBERRY	MOD	2'	2'
O	5 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	1 GAL	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	LOW	5'	1'
Q	1 GAL	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	MOD	3'	2'
R	1 GAL	TRACHELOSPERMUM JAS. - STAKED FORM	STAKED STAR JASMINE	MOD	2'	5'
S	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
TURF:						
TURF	SOD	DWARF FESCUE / BLUEGRASS SOD	SOD LAWN	HIGH	N/A	N/A
PALETTE 3						
TREES:						
A	VARIES	SEE L1.0 - OVERALL STREET TREE PLAN	VARIES	VARIES	VARIES	VARIES
B	15 GAL	CHIONANTHUS RETUSUS	CHINESE FRINGE	MOD	20'	20'
C	15 GAL	PRUNUS CAROLINIANA 'COMPACTA' - STANDARD	COMPACT CAROLINA CHERRYLAUREL	LOW	15'	15'
SHRUBS:						
E	5 GAL	ARBUTUS UNEDO 'COMPACTA' (SHRUB)	STRAWBERRY TREE (SHRUB FORM)	LOW	5'	6'
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
G	5 GAL	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	LOW	4'	4'
H	5 GAL	NANDINA DOMESTICA 'HARBOUR DWARF'	DWARF HEAVENLY BAMBOO	LOW	2'	2'
I	5 GAL	PEROVSKIA 'BLUE SPIRE'	RUSSIAN SAGE	LOW	4'	4'
K	5 GAL	BUXUS MICROPHYLLA JAP. 'GREEN BEAUTY'	DWARF JAPANESE BOXWOOD	MOD	3'	3'
L	1 GAL	ROSMARINUS OFF. 'PROSTRATUS' (24" O.C. / 24" FROM HARDSCAPE)	PROSTRATE ROSEMARY	LOW	3'	1'
M	1 GAL	WESTRINGIA FRUTICOSA 'MUNDI'	PROSTRATE COAST ROSEMARY	LOW	4'	1.5'
N	5 GAL	SALVIA GREGGII 'FUHRMAN'S RED'	AUTUMN SAGE	LOW	2'	2'
O	5 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	1 GAL	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	LOW	5'	1'
Q	1 GAL	TULBAGHIA VIOLACEA	SOCIETY GARLIC	LOW	2'	2'
R	1 GAL	GELSEMIUM SEMPERVIRENS - STAKED	STAKED CAROLINA JESSAMINE	LOW	2'	5'
S	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
TURF:						
TURF	SOD	DWARF FESCUE / BLUEGRASS SOD	SOD LAWN	HIGH	N/A	N/A
PALETTE 4						
TREES:						
A	VARIES	SEE L1.0 - OVERALL STREET TREE PLAN	VARIES	VARIES	VARIES	VARIES
B	15 GAL	CHITALPA TASHKENTENSIS 'PINK DAWN' - STANDARD	PINK DAWN CHITALPA	MOD	25'	25'
C	15 GAL	MAGNOLIA GRANDIFLORA 'LITTLE GEM' - STANDARD	DWARF SOUTHERN MAGNOLIA	MOD	15'	15'
SHRUBS:						
E	5 GAL	LIGUSTRUM J. 'TEXANUM'	TEXAS PRIVET	LOW	5'	7'
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
G	5 GAL	SALVIA GREGGII 'HOT LIPS'	HOT LIPS AUTUMN SAGE	LOW	4'	4'
H	5 GAL	TRACHELOSPERMUM JASMINOIDES - BUSH	STAR JASMINE	MOD	2'	2'
I	5 GAL	SALVIA GREGGII 'ROSEA'	AUTUMN SAGE	LOW	3'	3'
K	5 GAL	RHAPHIOLEPIS UMBELLATA MINOR	DWARF YEDDO HAWTHORN	LOW	4'	4'
L	1 GAL	ROSMARINUS OFF. 'PROSTRATUS' (24" O.C. / 24" FROM HARDSCAPE)	PROSTRATE ROSEMARY	LOW	3'	1'
M	5 GAL	ABELIA GRANDIFLORA 'KALEIDESCOPE'	VARIEGATED ABELIA	MOD	3'	2'
N	5 GAL	LANTANA - TRAILING WHITE	TRAILING LANTANA	LOW	3'	1.5'
O	5 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
Q	1 GAL	TULBAGHIA VIOLACEA	SOCIETY GARLIC	LOW	2'	2'
R	1 GAL	GELSEMIUM SEMPERVIRENS - STAKED	STAKED CAROLINA JESSAMINE	LOW	2'	5'
S	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'

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LICENSED LANDSCAPE ARCHITECT
JAMES MORGAN LUTTRELL CASBO
Signature
4-30-2024
Renewal Date
2-12-2024
Date
STATE OF CALIFORNIA

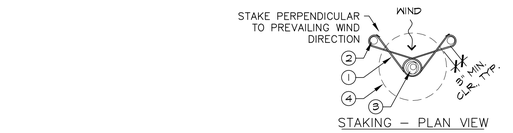
Sym.	Revision	Date

Drawing Title
LANDSCAPE NOTES
- ALL PRODUCTS -

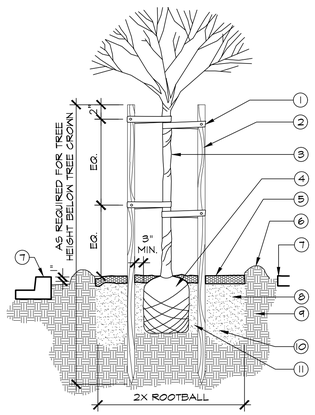
Date FEBRUARY 12, 2024
Drawn By JL
Scale NOTED
Sheet L1.0.1

City of Rancho Cordova Approval

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



STAKING – PLAN VIEW

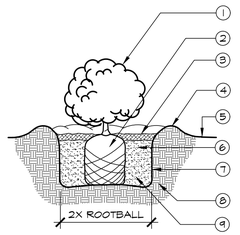


1. 24" CORDED RUBBER TIE – ATTACH TO STAKE W / 2 GALVANIZED SCREWS
2. UNTREATED LODGEPOLE PINE STAKE – INSTALL NO CLOSER THAN 18" FROM TRUNK
3. TREE – SEE PLAN FOR SIZE AND TYPE
4. ROOTBALL – SET CROWN OF ROOTBALL 2" ABOVE FINISH GRADE
5. 4" LAYER WOOD CHIP MULCH NO MULCH WITHIN 4" OF TRUNK
6. WATERING BASIN (4" MIN.) WITH WOOD CHIP MULCH
7. SIDEWALK, CURB, OR WALL
8. BACKFILL MIX– 50/50 MIX OF EXCAVATED SOIL AND AMENDED SOIL
9. SUBGRADE
10. TREE PLANTING PRE–PERCOLATE TEST ALL PITS, SCARIFY SIDES AND BOTTOM PRIOR TO BACKFILLING
11. SLOW–RELEASE GRANULAR FERTILIZER PER INSTRUCTIONS

NOTES:
1. TREES SHALL BE CLEAR OF ALL STREET LIGHT STANDARDS AND MAILBOXES PER LOCAL ORDINANCE
2. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO PLANTING TREES. TREES SHALL BE CLEAR OF UNDERGROUND UTILITIES PER LOCAL ORDINANCES.
3. NURSERY STAKE SHALL BE REMOVED FOLLOWING INSTALLATION.

TREE PLANTING

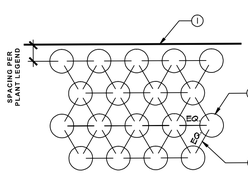
SCALE: N.T.S.



1. SHRUB – SEE PLAN FOR SIZE AND TYPE
2. ROOTBALL – SET TOP OF ROOTBALL 2" ABOVE FIN. GRADE
3. 3"–4" LAYER MULCH – NO MULCH WITHIN 4" OF TRUNK
4. WATERING BASIN (4" MIN.) WITH WOOD CHIP MULCH
5. FINISH GRADE
6. BACKFILL MIX– 50/50 MIX OF EXCAVATED SOIL AND AMENDED SOIL
7. SHRUB PLANTING PRE–PERCOLATE TEST ALL PITS, SCARIFY SIDES AND BOTTOM PRIOR TO BACKFILLING
8. SUBGRADE
9. SLOW–RELEASE GRANULAR FERTILIZER PER INSTRUCTIONS

SHRUB PLANTING

SCALE: N.T.S.



1. CURB, FENCE OR PAVEMENT EDGE
2. GROUNDCOVER OR SHRUB
3. SPACING PER PLANT LEGEND

GROUNDCOVER SPACING/LAYOUT

SCALE: N.T.S.

PLANT PALETTE KEY BY LOT

PHASE 1

LOT #	PLANT PALETTE #
1	1
2	1
3	1
4	1
5	2
6	2
7	2
8	2
9	2
10	3
11	3
12	3
13	3
14	3
15	4
16	4
17	4
18	4
19	4
20	4
21	1
22	1
23	1
24	1
25	1
26	2
27	2
28	2
29	3
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32	3
33	4
34	4
35	4
36	4
37	1
38	1
39	1
40	1
41	2
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47	4
48	4
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249	2
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251	3
252	3
253	3
254	4
255	4
256	4
257	4
258	4
259	4

PLANT PALETTE KEY BY LOT

PHASE 2

LOT #	PLANT PALETTE #
260	4
261	1
262	1
263	1
264	1
265	2
266	2
267	2
268	2
269	3
270	3
271	2
272	2
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432	4
433	1
434	1
435	1
436	1
437	2
438	2
439	3

SEE TYPICAL PLANTING PALETTES ON SHEET L1.0.1

NOTE:
LOT 80 IN NORTH DOUGLAS - VILLAGE 2 SHALL BE INSTALLED USING PLANTING PALETTE 3

SEE COVER SHEET FOR LOCATION

811 Know what's below. Call before you dig.

LANDSCAPE ARCHITECTURE • SITE DESIGN
EarthLine DESIGN
P.O. BOX 661 • ORANGEVALE • CA • 95662
916.420.7864 • www.EarthlineDesign.com

THE PRESERVE - PHASES 1 & 2

CITY OF RANCHO CORDOVA, CALIFORNIA

LENNAR

1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CASBO
Signature
4-30-2024
Renewal Date
2-12-2024
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
PLANTING PALETTE MATRICES + DETAILS
- ALL PRODUCTS -

Date: **FEBRUARY 12, 2024**
Drawn By: **JL**
Scale: **NOTED**
Sheet: **L1.0.2**

City of Rancho Cordova Approval

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

Sunland Analytical
11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 852-8557

Date Reported 02/10/2024
Date Submitted 02/06/2024

To: Jim Luttrell
Earthline Design Group
P.O. Box 661
Orangevale, CA 95662

From: Gene Oliphant, Ph.D. \ Randy Horney
General Manager \ Lab Manager

The reported analysis was requested for the following:
Location : THE PRESERVE Site ID : #1.
Thank you for your business.

* For future reference to this analysis please use SUN # 91519-189721.

SOIL ANALYSIS

Saturation Percent (SP)	29	Soil Texture	Sandy Loam
pH	6.15		
E.C.	0.08	mmho/cm	
Tot.Dissolved Salts	51.2	ppm	
Infiltration Rate (0% Slope)	0.75	in/hr	
% Organic Matter	2.6		
C.E.C.	8.0	meq/100g	
Sodium Absorption Ratio (SAR)	1.2		
Exchangable Sodium Percent (ESP)	0.6		
Gypsum Req. (CaSO4*2H2O)	None Required		
est. Nitrogen Release	1.2	#/1000 sq.ft.	

Nitrate	0.34 ppm	*
Phosphorus	14.40 ppm	**********
Potassium	179.42 ppm	************************
Sulfur	0.66 ppm	*
Chloride	No Test	
Carbonates	No Test	
Sodium	10.34 ppm	
Calcium	1252.12 ppm	*****************
Magnesium	148.68 ppm	*******
Boron	0.15 ppm	****
Copper	No Test	
Iron	No Test	
Manganese	No Test	
Zinc	No Test	

Very Low | Low | Adequate | Excessive

DATE 02/10/2024
SUN NUMBER 189721

Information requested by: Jim Luttrell, Earthline Design Group
Information for: THE PRESERVE, Sample ID: #1

SOIL RECOMMENDATIONS FOR LANDSCAPE GARDENING

SOIL pH (Acidity and Alkalinity)
The pH of this sample indicates the soil is moderately acid and should be modified for non acid-tolerant plants. Apply 15 pounds of Dolomite Lime per 1000 sq.ft. and work into ground before planting.

DISSOLVED SALTS (Indicated by E.C. & TDS)
These conditions are in the normal range for plant growth.

SOIL TEXTURE AND RATE OF WATER INFILTRATION
The infiltration rate for all soil textures decreases with increasing ground slope. At 0 to 4%, 5 to 8%, 9 to 12%, 13 to 16% and above 16% the infiltration rate of this sample decreases from 0.75 to 0.60, 0.45, 0.30, 0.19, respectively. Infiltration rate also decreases with percent of ground cover and by compaction.

WATER PENETRATION OF SOIL DUE TO CHEMICAL CHARACTERISTICS
When exchangable Sodium increases in the soil, water penetration decreases. Based on SAR and ESP values this sample has no penetration problem due to soil Sodium. No Gypsum required.

ORGANIC MATTER
Organic matter provides a slow nitrogen release and aids water retention. This sample has a moderate Organic Matter content.
To maintain moisture and provide sustained nitrogen release a level of 10% organic matter is recommended. This can be accomplished by adding 4 yards per 1000 sq.ft. of ground fir bark that is approximately 75% organic matter (i.e. typically found in ground fir bark which also has naturally low salt and boron concentrations). In California, the MWELO ordenance requires a fixed application of four yards of COMPOST if the soil organic matter is less than 6%. However, of significant concern when applying COMPOST is the potential for the compost to have high salt, high boron content, high C to N ratio and having a higly variable pH (very high to very low). All of these COMPOST characteristics can have very negative affect on plant growth. Take care by having the compost analyzed or by seeing a recent analysis of the compost to be used.

PAGE #2 DATE 02/10/2024 SUN NUMBER 189721

Information requested by: Jim Luttrell, Earthline Design Group
Information for: THE PRESERVE, Sample ID: #1

SOIL RECOMMENDATIONS FOR LANDSCAPE GARDENING

SOIL BORON
Boron concentrations are in a range allowing normal plant growth.
SOIL MACRONUTRIENTS : NITROGEN-PHOSPHORUS-POTASSIUM (N-P-K)
GENERAL N-P-K RECOMMENDATION

Use ONE of these NPK preparations for the first fertilizer application.

Standard NPK Fertilizer Preparations	6-24-24	5-20-10	16-16-16	0-10-10	28-3-4	21-0-0	Customer Choice None
#/1000 sq.ft.	21	25	N/A	N/A	N/A	N/A	**

GRASS OR SOD PREPARATION
Till in organic matter, N,P,K and micro nutrients in addition to any lime gypsum or sulfur as directed above. Smooth soil surface and follow seed or sod producers direction for moisture and product application.

TREES AND SHRUBS
Excavate holes for planting shrubs and trees to at least twice the volume of the container. Prepare backfill for tree and shrub planting holes by mixing three parts of native soil (or imported top soil) with one part organic amendment (preferably nitrogen and iron fortified) and 2.5 pounds of 6-24-24 per yard of mix. For extended fertilization, place slow release fertilizer tablets in each hole per manufacturer's instructions. If 6-24-24 was not directly added to backfill mix, during backfill apply uniformly 1/2 oz of 6-24-24 per gallon containers, 2.5 oz per 5 gallons, 6 oz per 24 inch boxes.

PAGE #3 DATE 02/10/2024 SUN NUMBER 189721

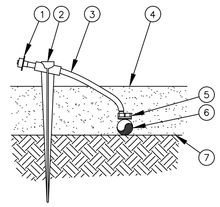
Information requested by: Jim Luttrell, Earthline Design Group
Information for: THE PRESERVE, Sample ID: #1

SOIL RECOMMENDATIONS FOR LANDSCAPE GARDENING

Summary and Suggested Sequence of Soil Improvements (#/1000 Sq.Ft.)

Dolomite Lime	15	#
Organic Amendment	4	Yd./1000 Sq.Ft. Bulk organic amendment (nitrified). or in Calif. if Org.Mat. less than 6% use 4 yd compost.
N-P-K Fertilizer	See above chart	
Magnesium	Low Magnesium compensated for by Dolomite Lime	
Sulfate-Sulfur	2	# Ammonium Sulfate

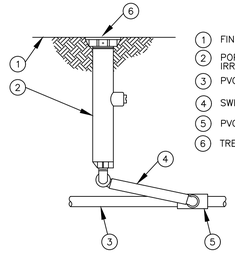
Maintenance Fertilization
Apply 5 pounds of Ammonium sulfate (21-0-0) per 1000 sq.ft.every month until plants become established. After established, apply 28-3-4 (or similar preparation) to provide desired growth rate and color.



1. DIFFUSER BUG CAP: RAIN BIRD DBC-025
2. UNIVERSAL ¼" TUBING STAKE: RAIN BIRD TS-025
3. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. PRESSURE-COMPENSATING MODULE BARB INLET X BARB OUTLET EMITTER: RAIN BIRD PC EMITTER
6. ½" POLYETHYLENE TUBING: RAIN BIRD XT-700 XERI-TUBE
7. FINISH GRADE

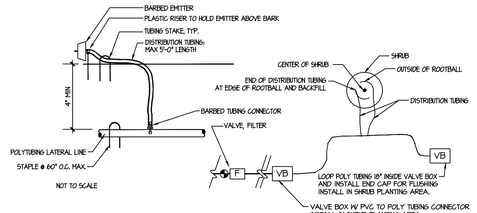
NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.

PRESSURE_COMPENSATING_EMITTER_INTO_1/4"_TUBING-STAKE



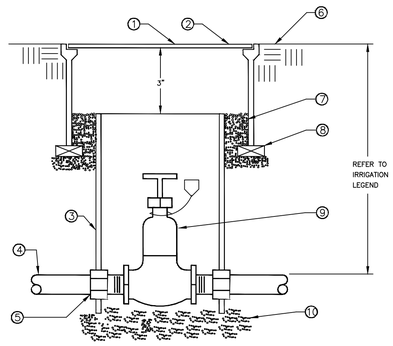
1. FINISH GRADE
2. POP-UP SPRAY SPRINKLER: IRRITROL I-400-PR OR EQUAL
3. PVC LATERAL PIPE
4. SWING ASSEMBLY:
5. PVC SCH 40 TEE (OR SWING PIPE)
6. TREE BUBBLER PER LEGEND

TREE_BUBBLER_ON_POP-UP_BODY
NO SCALE



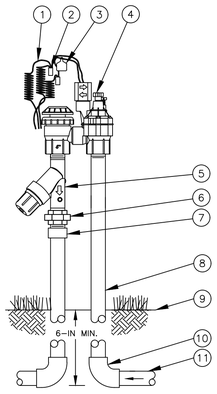
NOTES:
1. PROVIDE A DRIP EMITTER SYSTEM FOR ALL TREES, SHRUBS AND GROUNDCOVER.
2. ACTUAL LAYOUT OF EMITTER SYSTEM SHALL BE DETERMINED IN THE FIELD USING THE IRRIGATION DETAILS AND EMITTER SCHEDULE AS A GUIDE.
3. DRIP EMITTERS SHALL BE PRESSURE COMPENSATING.

DRIP DETAILS



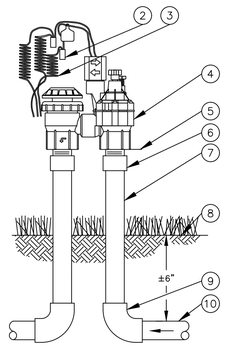
1. PERMANENTLY STAMP VALVE BOX LID WITH VALVE IDENTIFICATION (G.V.)
2. CARSON 810 ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID. TOP DIMENSION: 10".
3. 6" CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE)
4. PVC MAIN LINE
5. SCHEDULE 40 PVC MALE ADAPTER – 2 TOTAL
6. FINISH GRADE – FLUSH WITH BOX TOP IN LAWN, 1" BELOW BOX TOP IN SHRUB OR GROUND COVER AREAS.
7. PEA GRAVEL 4" DEEP (NO SOIL IN BOX)
8. BRICK-2 TOTAL
9. GATE VALVE
10. PEA GRAVEL (4" DEEP MINIMUM)

GATE VALVE
N.T.S.



1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION: RAIN BIRD DB SERIES (1 OF 2)
3. ID TAG
4. ANTI-SIPHON VALVE: IRRITROL-ASVF VALVE
5. PRESSURE REGULATING FILTER:
6. PVC SCH 80 UNION
7. PVC SCH 40 MALE ADAPTER
8. UV RADIATION RESISTANT PVC SCH 40 PIPE
9. FINISH GRADE/TOP OF MULCH
10. PVC SCH 40 ELL (1 OF 2)
11. PVC LATERAL PIPE (1 OF 2)

2711APRDK-LF_REMOTE_CONTROL_DRIP_ZONE_KIT
NO SCALE



2. WATERPROOF CONNECTION:
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. ANTI-SIPHON VALVE:
5. INSTALL 6-INCH MIN. ABOVE HIGHEST POINT OF DISCHARGE
6. UV RADIATION RESISTANT PVC SCH 40 MALE ADAPTER (1 OF 2)
7. UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
8. FINISH GRADE/TOP OF MULCH
9. PVC SCH 40 ELL (1 OF 2)
10. PVC LATERAL PIPE (1 OF 2)

2711APR_REMOTE_CONTROL_ZONE_KIT

IRRIGATION AUDIT REQUIREMENTS PER WELO 14.18.080

A. All landscape irrigation audits shall be conducted by a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.

B. In large projects or projects with multiple landscape installations (i.e. production home developments) an auditing rate of 1 in 7 lots or approximately 15% of the projects irrigation valves shall satisfy this requirement.

C. For new construction and rehabilitated landscape projects installed after December 1, 2015, as described in section 14.18.030.

1. The project applicant shall submit an irrigation audit report with the Certificate of Completion to the local agency that may include, but is not limited to: inspection, system tune up, system test distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of an irrigation schedule, including configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programing; (Environmental Utilities-WELO)

CERTIFICATE OF COMPLETION:

1. Prior to final acceptance, Contractor shall include a WELO Certificate of Completion, including Irrigation Schedules (establishment and established), maintenance schedule, Water Audit, as well as all other requirements needed.

IRRIGATION LEGEND

Symbol	Manufacturer	Model	Description	PSI	GPM
T	TORO	514-20	TREE ROOT ZONE WATERING SYSTEM-- CONTRACTOR TO INSTALL (1) UNIVERSAL FLOOD BUBBLER AT THE EDGE OF ROOTBALL (UPHILL SIDE). INSTALL BUBBLERS ON 4" POP-UP BODIES (IRRITROL I-PRO400-PR) ENSURE MINIMUM 15 PSI AT EACH BUBBLER	15	1.7 GPM PER TREE
NONE	RAINBIRD	XB-10PC (1 GPH) XB-20PC (2 GPH)	XERI-BUG DRIP EMITTER INSTALLED INTO RAINBIRD XF BLANK 1/2" DISTRIBUTION TUBING EMITTER SCHEDULE: XB-10PC ONE (1) PER 1 GALLON SHRUB XB-10PC TWO (2) PER 5 GALLON SHRUB XB-20PC FOUR (4) PER 15 GALLON TREE XB-20PC SIX (6) PER 24 INCH BOX TREE VERIFY THAT MAX FLOW THROUGH DISTRIBUTION TUBING DOES NOT EXCEED 2.5 GPM VERIFY THAT MAXIMUM RUN OF DISTRIBUTION TUBING DOES NOT EXCEED 175' (PVC TO FLUSH VALVE)	15	
C	IRRITROL	KD600-INT	6-STATION INDOOR MOUNT IRRIGATION CONTROLLER. VERIFY 120V ELECTRICAL SUPPLY BY OTHERS.		
CL	IRRITROL	CL-100-WIRELESS	WIRELESS WEATHER SENSOR AND TRANSMITTER KIT INSTALL IN APPROVED LOCATION PER MANUFACTURER'S INSTRUCTIONS		
POC	---		POINT OF CONNECTION AT EXISTING TEE (PROVIDED BY PLUMBING CONTRACTOR - VERIFY)		
GV	NIBCO	T-133	GATE VALVE. INSTALL PER LINE SIZE IN VALVE BOX IF NOT PROVIDED BY PLUMBING CONTRACTOR		
	IRRITROL	2711APR	3/4" ANTI-SIPHON CONTROL VALVE		
D	IRRITROL	2711APRDK-LF	3/4" ANTI-SIPHON CONTROL VALVE, FILTER, LOW FLOW REGULATOR, AND FITTINGS		
1"	---	SCHEDULE 40 PVC	1" SCHEDULE 40 PLASTIC IRRIGATION MAIN LINE. INSTALL ALL MAINS PER DETAILS AND MANUFACTURER'S SPECIFICATIONS.		
3/4"	---	CLASS 200 PVC	LATERAL IRRIGATION PIPE. INSTALL PER SIZE ON PLAN (OR AS NEEDED TO PROVIDE ADEQUATE PSI TO ALL IRRIGATION EQUIPMENT). CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PRESSURE THROUGHOUT THE IRRIGATION SYSTEMS. ALL LATERALS SHALL BE 3/4" SIZE UNLESS NOTED ON PLANS.		

GENERAL IRRIGATION NOTES:

1. Irrigation systems are designed based on a static water pressure of **50 P.S.I.** at the point of connection. Irrigation systems are designed at a minimum operating pressure of 15 PSI at each tree bubbler. The design flow for this project is 9.0 GPM. Report any field discrepancies to the project superintendent and landscape architect immediately and prior to material ordering for this project. Contractor shall be responsible for any changes necessary if he/she fails to notify landscape architect and project superintendent prior to material ordering and/or installation of materials.
2. Water for this project is potable, domestic water. See Civil Improvement plans for more information. Water purveyor is Sacramento County Water Agency.
3. Prior to start of work, contractor shall verify and coordinate installation of 120V electrical supply to controller location with other trades as required.
4. Prior to final project acceptance by the City, a disinterested 3rd party water audit must be performed and submitted to City for approval.
5. All main pressure lines under paving surfaces shall be placed in Schedule 40 PVC sleeves. Installer shall coordinate sleeve installation with project superintendent prior to installation of concrete flatwork.
6. The system shown on irrigation plans is diagrammatic only. Installer shall make adjustments during installation so as to insure a fully operational and efficient system. All irrigation equipment shall be installed in planter areas where possible.
7. Where field conditions (obstructions, grade changes, etc.) exist that will cause substantial changes to irrigation layout, installer shall notify project superintendent and landscape architect immediately.
8. Pressure regulating devices are required if water pressure exceeds the recommended pressure of the specified irrigation devices. If water pressure at each bubbler is less than 15 PSI, contact landscape architect prior to installation.
9. All control wires shall be multi-strand #18 irrigation control wire.
10. 110V electrical power service to controller shall be coordinated with a licensed electrical contractor. Final location of irrigation controller shall be approved by project superintendent.
11. Upon completion, installer shall provide (2) laminated 11"x17" color coded 'as-built' drawings to owner.
12. All irrigation parts and labor shall be guaranteed for a period of 1 year from date of final acceptance.

DRAINAGE NOTES:

1. Contractors shall completely familiarize themselves with the overall site drainage patterns as shown on the Civil Improvement Grading Plans and profiles by Wood Rodgers.
2. Contractors shall confirm rough grading specifications and responsibilities prior to construction.
3. All finish grades shall slope at 2% minimum throughout.
4. Finish grades shall be established at 2" below hardscape.
5. All areas that cannot be surfaced drained shall be drained using 3" SDR PVC perforated drain lines, solid fittings, inlets, etc. Any areas retaining standing water for more than 2 hours shall be corrected.
6. Contractor shall coordinate drain line installation under hardscape with other trades as required.
7. Roof downspouts (not shown) within property shall **NOT be connected to underground drainage system**. This includes all front, rear, and side yard roof downspouts. Contractor shall install a "splash block" (submit sample to Owner for approval) at each downspout location.
8. Do not install any drainage lines or other equipment on any offsite landscape lots.
9. Installer shall place catch basins and / or inlets in appropriate locations throughout each property as needed to minimize standing water (coordinate with homebuilder on site regarding finish grading by others). See standing water condition in note #5 above.
10. Installer shall be responsible for providing proper surface drainage throughout site, and in addition, for providing proper clearances per local codes and ordinances at house foundation locations.

WATER EFFICIENT LANDSCAPE ORDINANCE:

I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria to the efficient use of water in the landscape & irrigation design plans.

Signed: _____ **Date:** 2-12-2024

James Luttrell – CA Landscape Architect #3990

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P.O. BOX 661 • ORANGEVALE • CA • 95662
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THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CANNON
Signature
4-30-2024
Renewal Date
2-12-2024
Date
STATE OF CALIFORNIA

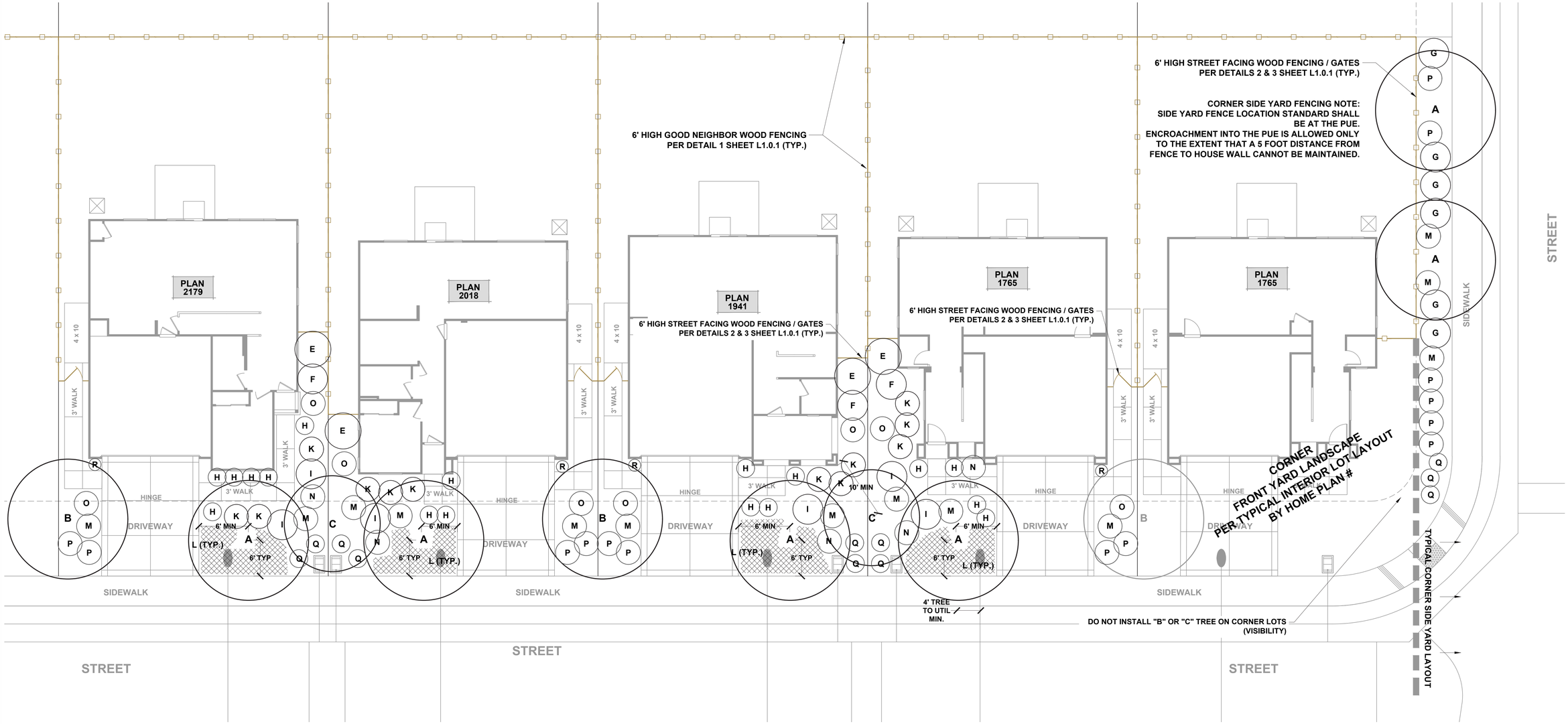
Sym.	Revision	Date

Drawing Title
IRRIGATION NOTES / DETAILS + SOIL MANAGEMENT
- ALL PRODUCTS -

Date FEBRUARY 12, 2024
Drawn By JL
Scale NOTED
Sheet L1.0.3

City of Rancho Cordova Approval

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



SEE TYPICAL PLANTING PALETTES AND NOTES ON SHEET L1.0.1

1"= 8'-0"
0 4' 8' 16'

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CITY OF RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL 5940
Signature 4-30-2024
Renewal Date 2-12-2026
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
LANDSCAPE LAYOUT PLAN
-- PRODUCT 1 -- (CYAN)

Date: FEBRUARY 12, 2024
Drawn By: JL
Scale: NOTED
Sheet: **L1.1**

City of Rancho Cordova Approval

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

TYPICAL WATER USE CALCS - PRODUCT 1 PLANS -

California Water Efficient Landscape Worksheet - Plan 1765

Reference Evapotranspiration (ET_o)	51.9		Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	686	339	10901
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**696**	**344**	**11059.70**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**11059.70**
						Maximum Allowed Water Allowance (MAWA)[e]	**12317.74**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	344
Total Area	696
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	344
Total Area	696
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

California Water Efficient Landscape Worksheet - Plan 1941

Reference Evapotranspiration (ET_o)	51.9		Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	609	301	9677
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**619**	**306**	**9836.14**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**9836.14**
						Maximum Allowed Water Allowance (MAWA)[e]	**10955.00**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	306
Total Area	619
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	306
Total Area	619
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

California Water Efficient Landscape Worksheet - Plan 2018

Reference Evapotranspiration (ET_o)	51.9		Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	532	263	8454
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**542**	**268**	**8612.58**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**8612.58**
						Maximum Allowed Water Allowance (MAWA)[e]	**9592.26**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	268
Total Area	542
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	268
Total Area	542
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

California Water Efficient Landscape Worksheet - Plan 2179

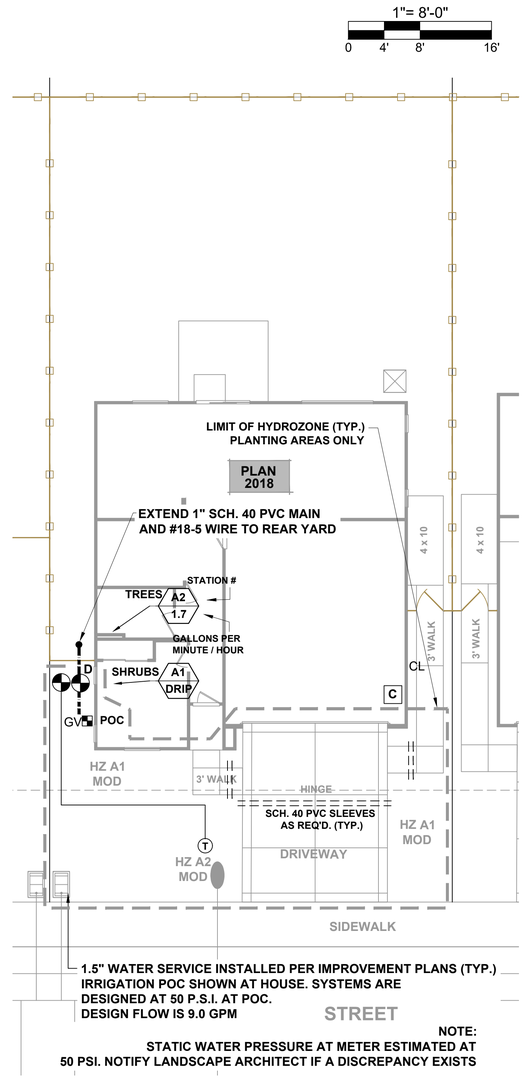
Reference Evapotranspiration (ET_o)	51.9		Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	577	285	9169
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**587**	**290**	**9327.65**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**9327.65**
						Maximum Allowed Water Allowance (MAWA)[e]	**10388.67**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	290
Total Area	587
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	290
Total Area	587
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

SEE SHEET L1.0.3 FOR IRRIGATION LEGEND, NOTES, DETAILS



1.5" WATER SERVICE INSTALLED PER IMPROVEMENT PLANS (TYP.)
IRRIGATION POC SHOWN AT HOUSE. SYSTEMS ARE DESIGNED AT 50 P.S.I. AT POC.
DESIGN FLOW IS 9.0 GPM

NOTE:
STATIC WATER PRESSURE AT METER ESTIMATED AT 50 PSI. NOTIFY LANDSCAPE ARCHITECT IF A DISCREPANCY EXISTS

TYPICAL IRRIGATION SCHEMATIC - PRODUCT 1 - ALL PLANS (PLAN 2018 SHOWN)

TOTAL IRRIGATED LANDSCAPE AREA (CYAN – PRODUCT 1):

114,512 SQUARE FEET

WATER EFFICIENT LANDSCAPE ORDINANCE:

I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria to the efficient use of water in the landscape & irrigation design plans.

Signed: _____ Date: 2-12-2024

James Luttrell – CA Landscape Architect #3990

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CITY OF RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT JAMES NORMAN LUTTRELL 5990
Signature 4-30-2024
Renewal Date 2-12-2024
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
TYPICAL IRRIGATION SCHEMATIC
- PRODUCT 1 - (CYAN)

Date FEBRUARY 12, 2024
Drawn By JL
Scale NOTED
Sheet L1.2

City of Rancho Cordova Approval

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - 55x105

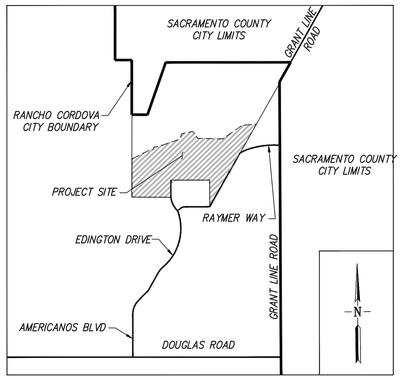
APPROVED APRIL 2024 – RESOLUTION NO. 10-2024

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

SITE EXHIBIT
THE PRESERVE
CITY OF RANCHO CORDOVA, CALIFORNIA
OCTOBER 2024

LOT TABULATION					
	TYPICAL LOT SIZE				
PHASE	45'x90' LOTS* (CYAN)	45'x90' LOTS* (AQUA)	45'x105' LOTS*	55'x105' LOTS*	TOTAL
1	96	27	63	74**	260
2	24	25	70	61	180
TOTAL	120	52	133	135	440

* ALL LOTS ARE ZONED RD-5 IN BOTH PHASE 1 & 2.
** INCLUDES LOT 80 OF N. DOUGLAS VILLAGE 2.



VICINITY MAP
NTS

PARCEL 5
29 PM 28

PARCEL A

PARCEL Q

PARCEL B

CRPD NEIGHBORHOOD PARK
PARK 1
PARCEL D

PARCEL 4
29 PM 28

PARCEL P

PARCEL O

CRPD NEIGHBORHOOD PARK
PARK 2
PARCEL F

PARCEL E

REINHEIMER TRUST

PARCEL C

PARCEL N

PARCEL G

BIORETENTION AREA

EDINGTON DRIVE

PRETA CIRCLE

PHASE 2

IRONBOW WAY

DULONG STREET

SALORN STREET

PARCEL R

HYDROMODIFICATION AREA

PARCEL H

PARCEL M

VESTLAND WAY

BARNER COURT

PARCEL I

MOLLI AVENUE

PRETA WAY

RAYMER WAY

PARCEL J

BIORETENTION AREA

HEREFORD AVENUE

PARCEL L

BROKENFORK CT.

BROKENFORK AVENUE

VESTLAND CT.

LOT 80 OF
N. DOUGLAS
VILLAGE 2

EVANSTON WAY

NORTH DOUGLAS VILLAGE 2
(351 M 4)

BARKSDALE WAY

PARCEL K

THORNBERG WAY

NORTH DOUGLAS VILLAGE 1
(351 M 3)

DEACON COURT

RAYMAR WAY

MANZANOLA WAY

LEGEND

FINAL MAP BOUNDARY

COBALT – (55'x105' LOTS)

N

0 125 250 375

1 inch = 125 ft.

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
2541 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677
PHONE: (916) 630-8900 FAX: (916) 630-8909

DATE: OCTOBER 9, 2024

JOB NO. 165018

G:\2020\165018\CVHBIT\165018-SITE EXHIBIT.DWG 9/29/2024 1:51:01 PM RON MCCLUMPHY

RJA Job No: 165018 February 12, 2024

ITEM 5.2

THE PRESERVE

FIT LIST ANALYSIS

COBALT - 55'x105'

MINIMUM SETBACK REQUIREMENTS

FRONT TO LIVING:	14'
FRONT TO GARAGE:	20'
SIDE:	5'
SIDE STREETSIDE:	12.5'
REAR:	20% OF LOT DEPTH

NOTES:

X HOUSE MEETS MINIMUM SETBACK REQUIREMENTS

NF HOUSE DOES NOT MEET MINIMUM SETBACK REQUIREMENTS

ATTACHMENT 2
Exhibit A to the Resolution

* LOT COVERAGE CALCULATIONS ARE CONSERVATIVELY BASED ON THE LARGEST FOOTPRINT FOR EACH BUILDING PLAN

COBALT 55' x105'				COBALT 55' x105'						COBALT 55' x105'						COBALT 55' x105'						COBALT 55' x105'					
LOT #	LOT AREA		DWY SIDE	PLAN 2679 (1)						PLAN 2789 (2)						PLAN 3105 (3)						PLAN 3427 (4)					
	SF	AC		ELEV A	ELEV AO	ELEV B	ELEV BO	ELEV C	ELEV CO	ELEV A	ELEV AO	ELEV B	ELEV BO	ELEV C	ELEV CO	ELEV A	ELEV AO	ELEV B	ELEV BO	ELEV C	ELEV CO	ELEV A	ELEV AO	ELEV B	ELEV BO	ELEV C	ELEV CO
64	6,564	0.15	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
65	6,642	0.15	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
66	6,536	0.15	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
67	6,536	0.15	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
68	6,536	0.15	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
69	6,536	0.15	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
70	6,536	0.15	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
71	6,536	0.15	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
72	6,536	0.15	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
73	6,536	0.15	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
74	6,536	0.15	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
75	6,536	0.15	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
76	6,536	0.15	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
77	6,536	0.15	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
78	6,536	0.15	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
79	6,536	0.15	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
80	6,536	0.15	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
81	8,746	0.20	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
82	6,355	0.15	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
83	7,102	0.16	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
84	7,320	0.17	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
85	6,518	0.15	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
86	8,626	0.20	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
87	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
88	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
89	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
90	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
91	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
92	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
93	6,564	0.15	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
94	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
95	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
96	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
97	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
98	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
99	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
100	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
101	6,564	0.15	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
102	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
103	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
104	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
105	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
106	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
107	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
108	6,564	0.15	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
109	6,566	0.15	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
110	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
111	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
112	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
113	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
114	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
115	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
116	8,626	0.20	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
117	6,518	0.15	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
118	6,517	0.15	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
119	6,517	0.15	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
120	7,110	0.16	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
121	8,626	0.20	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
122	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
123	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
124	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
125	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
126	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
127	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
128	6,566	0.15	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
129	6,564	0.15	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
130	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
131	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

* LOT COVERAGE (MAXIMUM ALLOWABLE = 75%)				
PLAN	2679	2789	3105	3427
FOOTPRINT Sq.Ft.	2,117	2,221	2,301	2,767
	32.3%	33.8%	35.1%	42.2%
	31.9%	33.4%	34.6%	41.7%
	32.4%	34.0%	35.2%	42.3%
	32.4%	34.0%	35.2%	42.3%
	32.4%	34.0%	35.2%	42.3%
	32.4%	34.0%	35.2%	42.3%
	32.4%	34.0%	35.2%	42.3%
	32.4%	34.0%	35.2%	42.3%
	32.4%	34.0%	35.2%	42.3%
	32.4%	34.0%	35.2%	42.3%
	32.4%	34.0%	35.2%	42.3%
	32.4%	34.0%	35.2%	42.3%
	32.4%	34.0%	35.2%	42.3%
	32.4%	34.0%	35.2%	42.3%
	32.4%	34.0%	35.2%	42.3%
	24.2%	25.4%	26.3%	31.6%
	33.3%	34.9%	36.2%	43.5%
	29.8%	31.3%	32.4%	39.0%
	28.9%	30.3%	31.4%	37.8%
	32.5%	34.1%	35.3%	42.5%
	24.5%	25.7%	26.7%	32.1%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	32.3%	33.8%	35.1%	42.2%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	32.3%	33.8%	35.1%	42.2%
	32.2%	33.8%	35.0%	42.1%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	24.5%	25.7%	26.7%	32.1%
	32.5%	34.1%	35.3%	42.5%
	32.5%	34.1%	35.3%	42.5%
	32.5%	34.1%	35.3%	42.5%
	29.8%	31.2%	32.4%	38.9%
	24.5%	25.7%	26.7%	32.1%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	32.2%	33.8%	35.0%	42.1%
	32.3%	33.8%	35.1%	42.2%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%

COBALT 55' x105'				COBALT 55' x105' PLAN 2679 (1)						COBALT 55' x105' PLAN 2789 (2)						COBALT 55' x105' PLAN 3105 (3)						COBALT 55' x105' PLAN 3427 (4)					
LOT #	LOT AREA		DWY SIDE	ELEV A	ELEV AO	ELEV B	ELEV BO	ELEV C	ELEV CO	ELEV A	ELEV AO	ELEV B	ELEV BO	ELEV C	ELEV CO	ELEV A	ELEV AO	ELEV B	ELEV BO	ELEV C	ELEV CO	ELEV A	ELEV AO	ELEV B	ELEV BO	ELEV C	ELEV CO
	SF	AC																									
132	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
133	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
134	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
135	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
136	6,564	0.15	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
309	6,215	0.14	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
310	6,215	0.14	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
311	6,215	0.14	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
312	6,215	0.14	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
313	6,215	0.14	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
314	7,005	0.16	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
315	7,003	0.16	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
316	6,215	0.14	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
317	6,215	0.14	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
318	6,215	0.14	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
319	6,215	0.14	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
320	6,215	0.14	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
321	6,215	0.14	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
322	7,003	0.16	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
323	6,564	0.15	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
324	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
325	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
326	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
327	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
328	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
329	5,804	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
330	6,590	0.15	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
331	6,566	0.15	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
332	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
333	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
334	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
335	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
336	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
337	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
338	8,626	0.20	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
339	7,320	0.17	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
340	6,599	0.15	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
341	6,794	0.16	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
342	6,514	0.15	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
343	8,626	0.20	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
344	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
345	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
346	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
347	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
348	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
349	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
350	6,566	0.15	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
351	6,643	0.15	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
352	5,751	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
353	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
354	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
355	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
356	5,830	0.13	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
357	5,830	0.13	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
358	6,564	0.15	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
359	7,095	0.16	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
360	7,095	0.16	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
361	7,095	0.16	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
362	7,095	0.16	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
363	7,095	0.16	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
364	7,095	0.16	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
365	7,095	0.16	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
366	7,095	0.16	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
367	7,905	0.18	L	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
368	7,095	0.16	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
369	7,095	0.16	R	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

* LOT COVERAGE (MAXIMUM ALLOWABLE = 75%)				
PLAN	2679	2789	3105	3427
FOOTPRINT Sq.Ft.	2,117	2,221	2,301	2,767
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	32.3%	33.8%	35.1%	42.2%
	34.1%	35.7%	37.0%	44.5%
	34.1%	35.7%	37.0%	44.5%
	34.1%	35.7%	37.0%	44.5%
	34.1%	35.7%	37.0%	44.5%
	34.1%	35.7%	37.0%	44.5%
	30.2%	31.7%	32.8%	39.5%
	30.2%	31.7%	32.9%	39.5%
	34.1%	35.7%	37.0%	44.5%
	34.1%	35.7%	37.0%	44.5%
	34.1%	35.7%	37.0%	44.5%
	34.1%	35.7%	37.0%	44.5%
	34.1%	35.7%	37.0%	44.5%
	34.1%	35.7%	37.0%	44.5%
	30.2%	31.7%	32.9%	39.5%
	32.3%	33.8%	35.1%	42.2%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.5%	38.3%	39.6%	47.7%
	32.1%	33.7%	34.9%	42.0%
	32.2%	33.8%	35.0%	42.1%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	24.5%	25.7%	26.7%	32.1%
	28.9%	30.3%	31.4%	37.8%
	32.1%	33.7%	34.9%	41.9%
	31.2%	32.7%	33.9%	40.7%
	32.5%	34.1%	35.3%	42.5%
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	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	24.5%	25.7%	26.7%	32.1%
	28.9%	30.3%	31.4%	37.8%
	32.1%	33.7%	34.9%	41.9%
	31.2%	32.7%	33.9%	40.7%
	32.5%	34.1%	35.3%	42.5%
	24.5%	25.7%	26.7%	32.1%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	24.5%	25.7%	26.7%	32.1%
	31.9%	33.4%	34.6%	41.7%
	36.8%	38.6%	40.0%	48.1%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	36.3%	38.1%	39.5%	47.5%
	32.3%	33.8%	35.1%	42.2%
	29.8%	31.3%	32.4%	39.0%
	29.8%	31.3%	32.4%	39.0%
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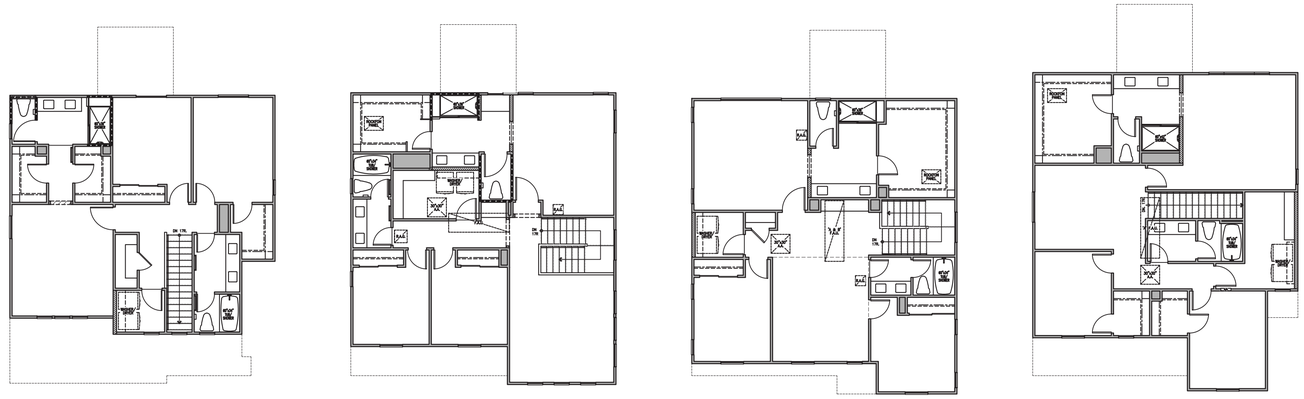
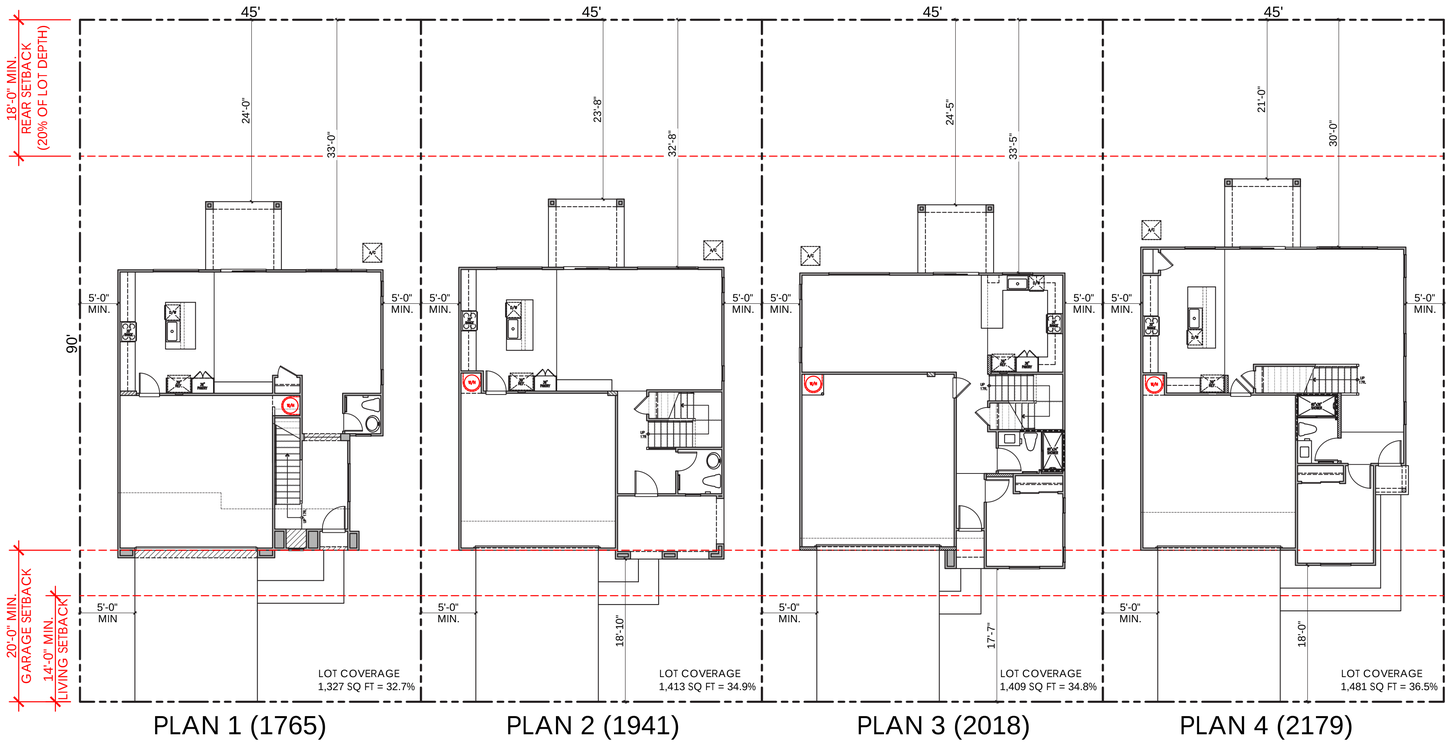
	29.8%	31.3%	32.4%	39.0%
	29.8%	31.3%	32.4%	39.0%
	29.8%	31.3%	32.4%	39.0%
	29.8%	31.3%	32.4%	39.0%
	26.8%	28.1%	29.1%	35.0%
	29.8%	31.3%	32.4%	39.0%
	29.8%	31.3%	32.4%	39.0%

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024





45x90 PRODUCT
TYPICAL PLOTTING

LENNAR

COBALT AT THE PRESERVE
Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-75

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

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A - SPANISH
PLAN 1A (2679)

C - CRAFTSMAN
PLAN 3C (3105)

B - ITALIANATE
PLAN 2B (2789)

A - SPANISH
PLAN 4A (3427)

STREET SCENE

2 4 8 12

LENNAR

COBALT AT THE PRESERVE
Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-76

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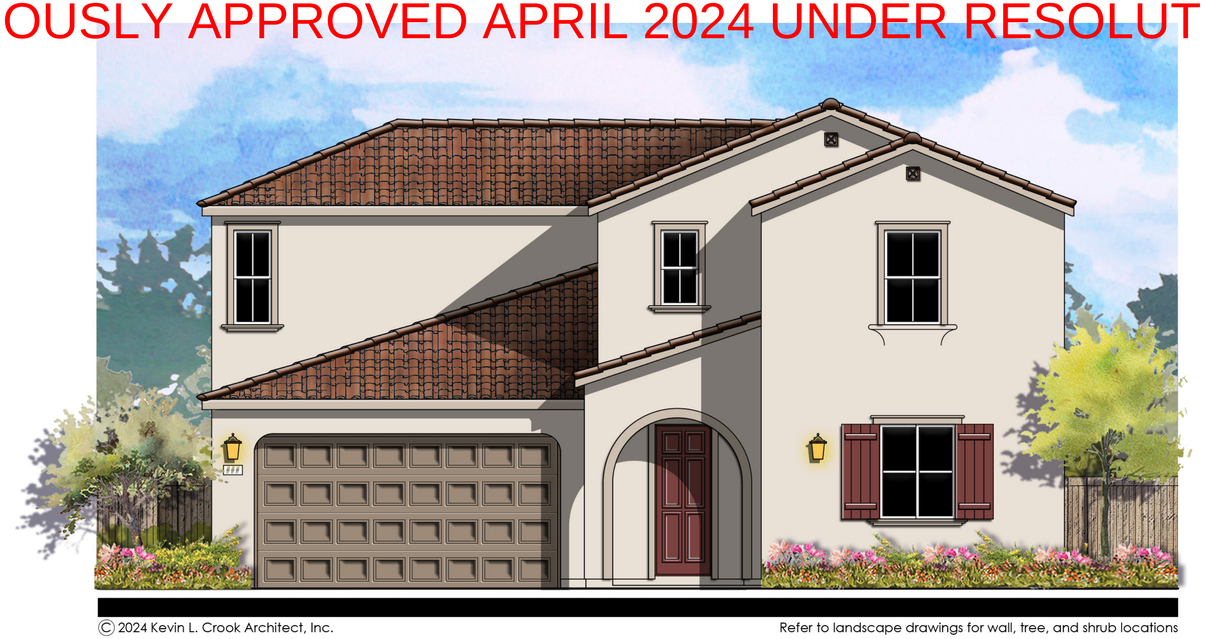
EXTERIOR LIGHTS



KENT



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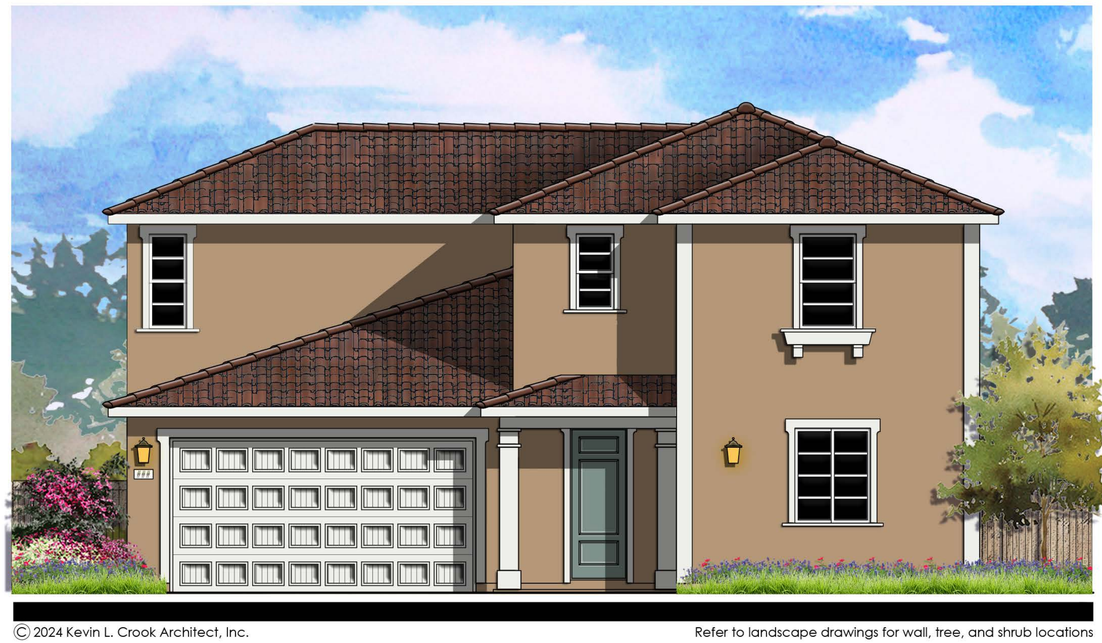
Refer to landscape drawings for wall, tree, and shrub locations

"A" SPANISH



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Refer to landscape drawings for wall, tree, and shrub locations

"B" ITALIANATE



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Refer to landscape drawings for wall, tree, and shrub locations

"C" CRAFTSMAN

PLAN 1 (2679)

FRONT ELEVATIONS

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-77

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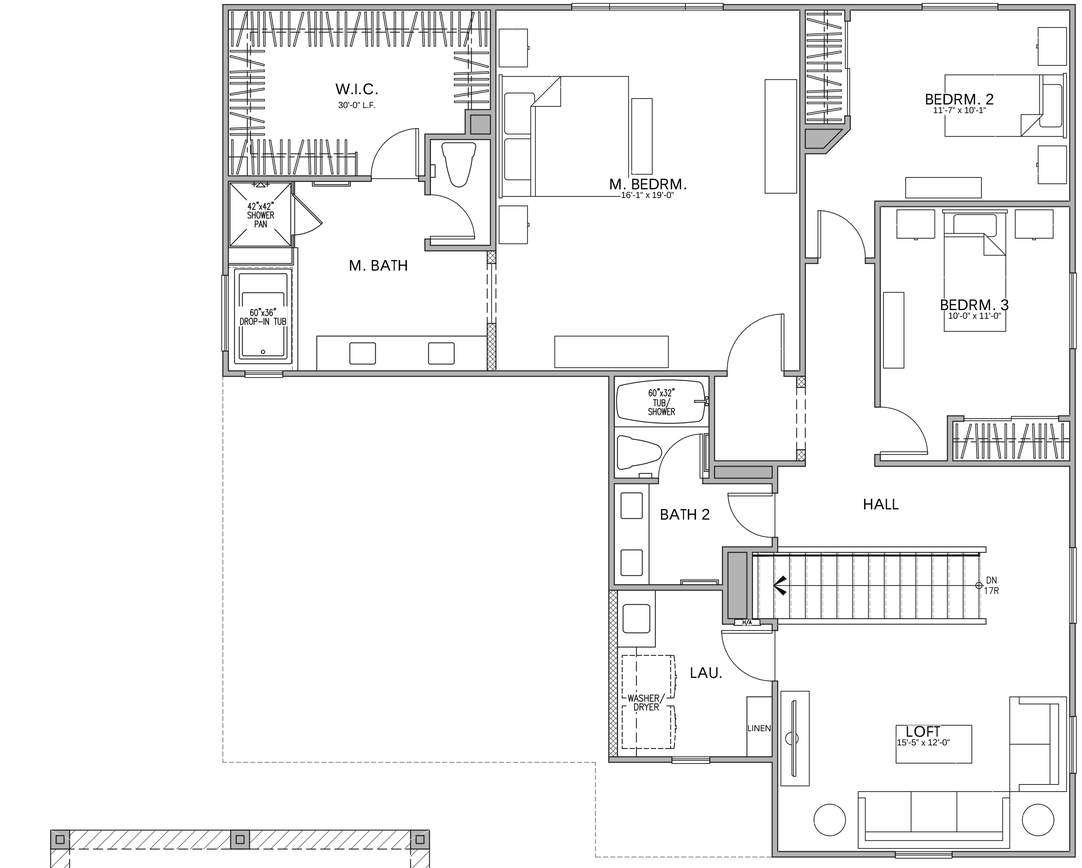
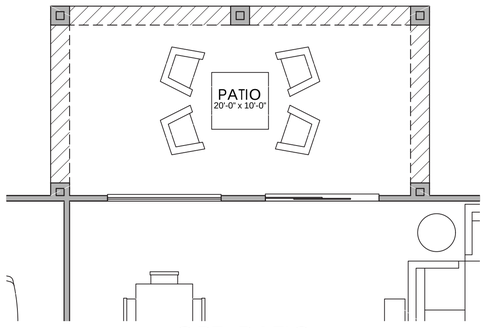
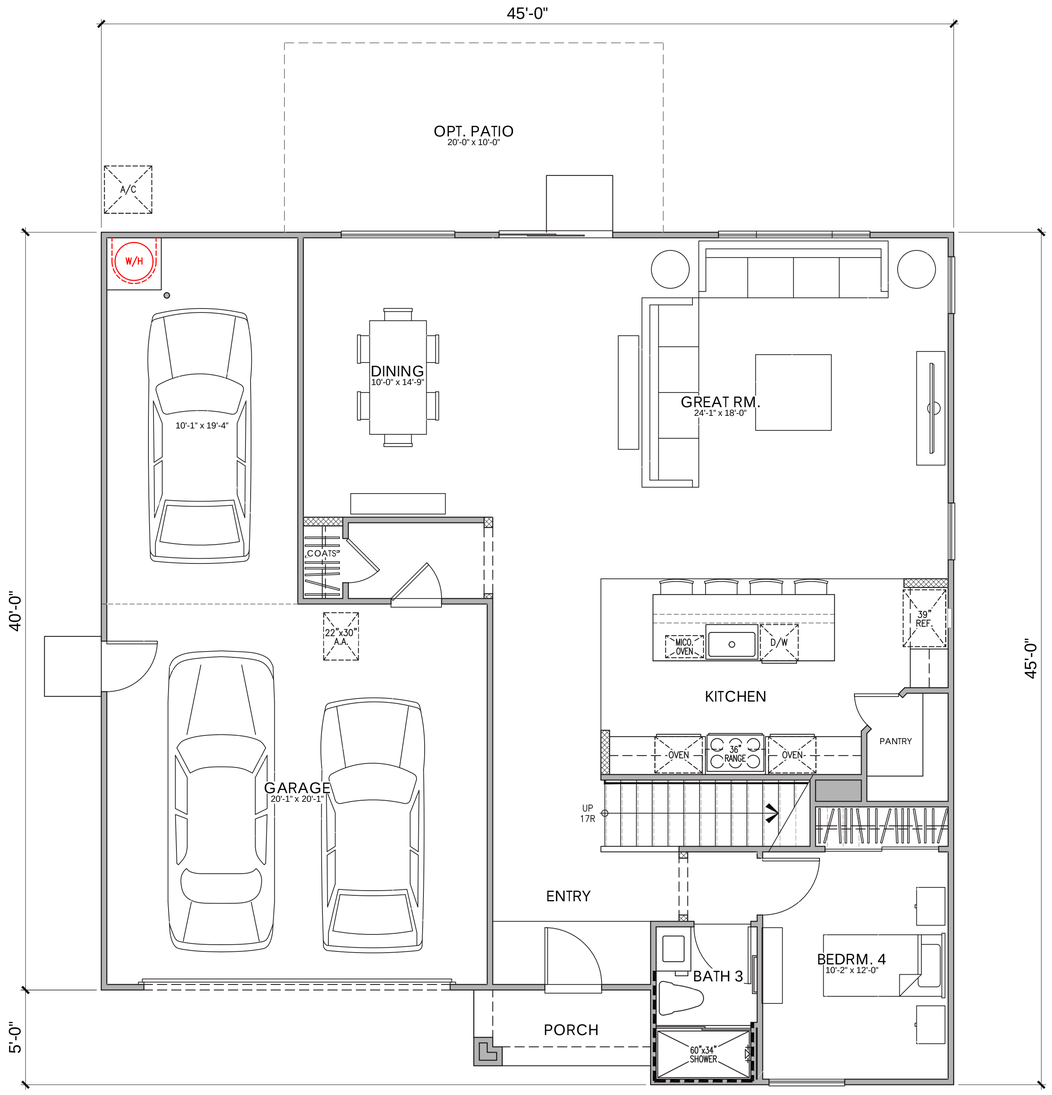


SECOND FLOOR PLAN



OPT. PATIO



FIRST FLOOR PLAN

PLAN 3
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,261 SQ. FT.
SECOND FLOOR AREA	1,418 SQ. FT.
TOTAL DWELLING	2,679 SQ. FT.

UNCONDITIONED SPACE	
GARAGE	619 SQ. FT.
PORCH "A"	37 SQ. FT.
PORCH "B"	37 SQ. FT.
PORCH "C"	37 SQ. FT.
OPT. PATIO	200 SQ. FT.

0 2 4 8 12

PLAN 1 (2679)

4 BEDROOM, 3 BATH, LOFT

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

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A-78

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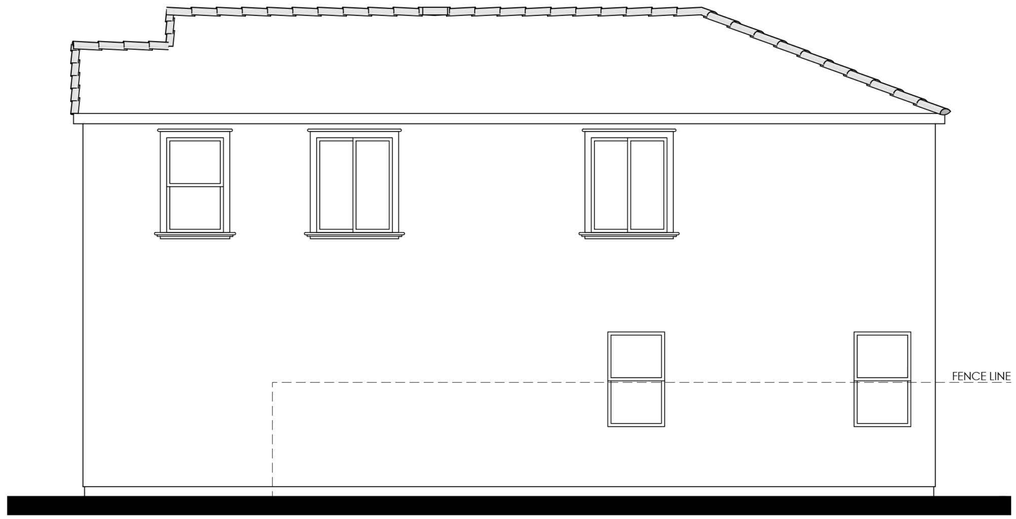
Refer to landscape drawings for wall, tree, and shrub locations

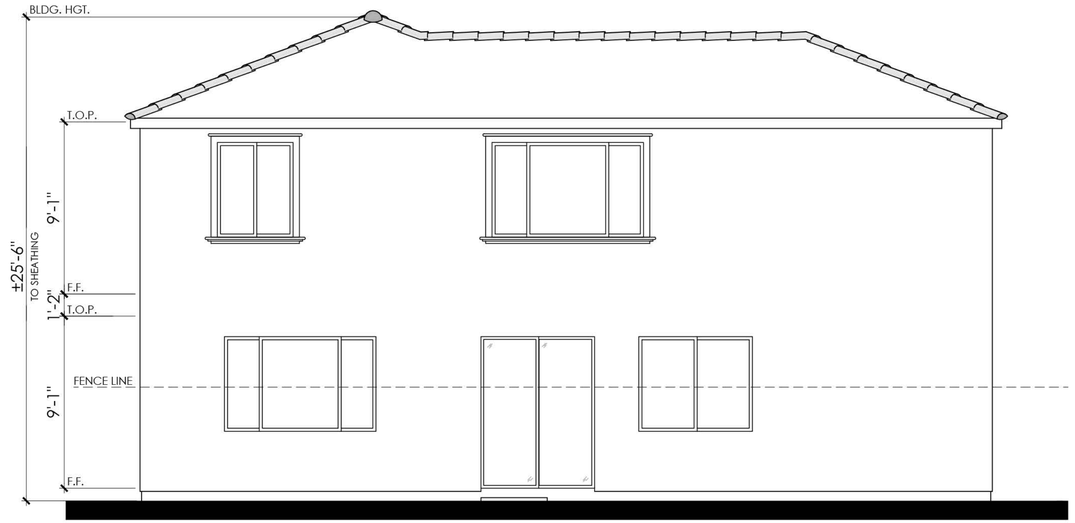
FRONT



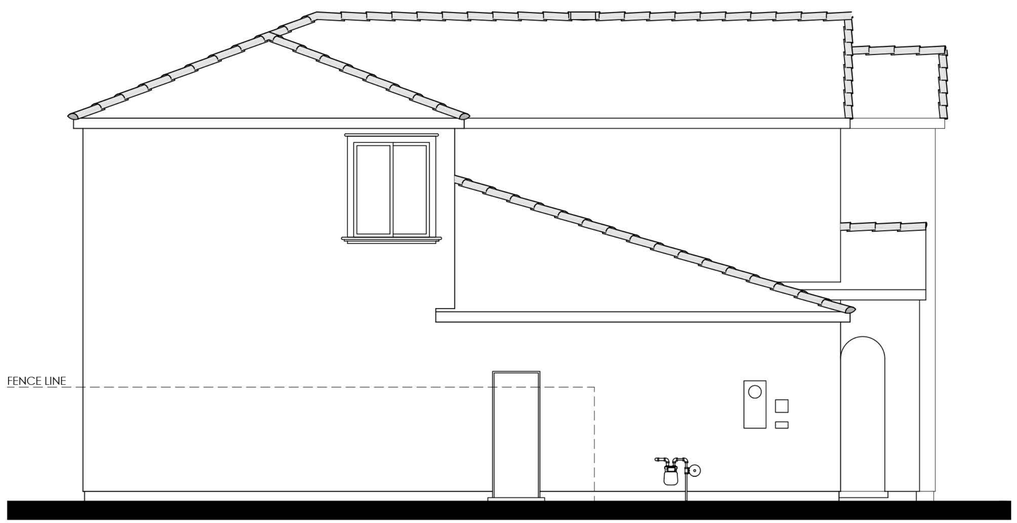
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE 'S' TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	STUCCO
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 1

PLAN 1A (2679 "A")

SPANISH ELEVATION

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-79

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PLANNING + ARCHITECTURE

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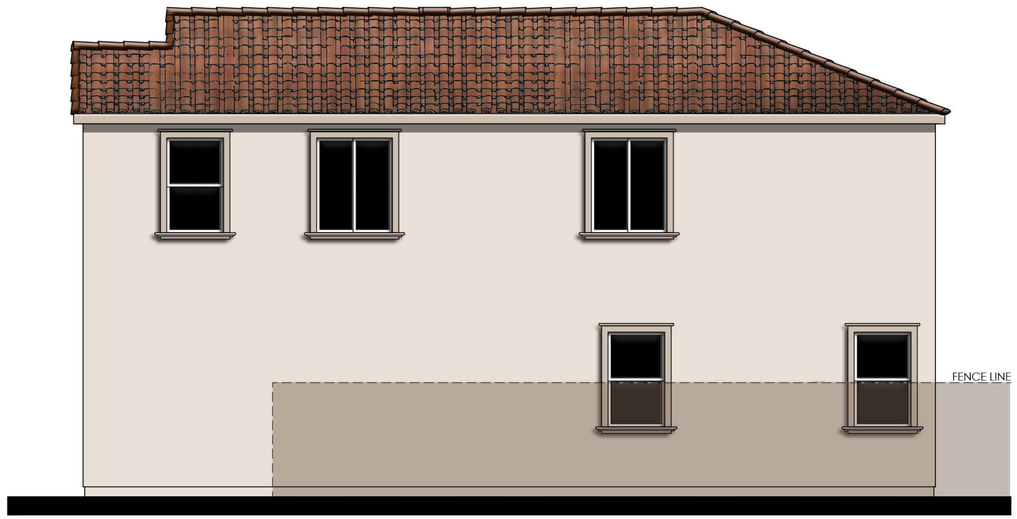

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE 'S' TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	STUCCO
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 1

PLAN 1A (2679 "A")

SPANISH ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-80

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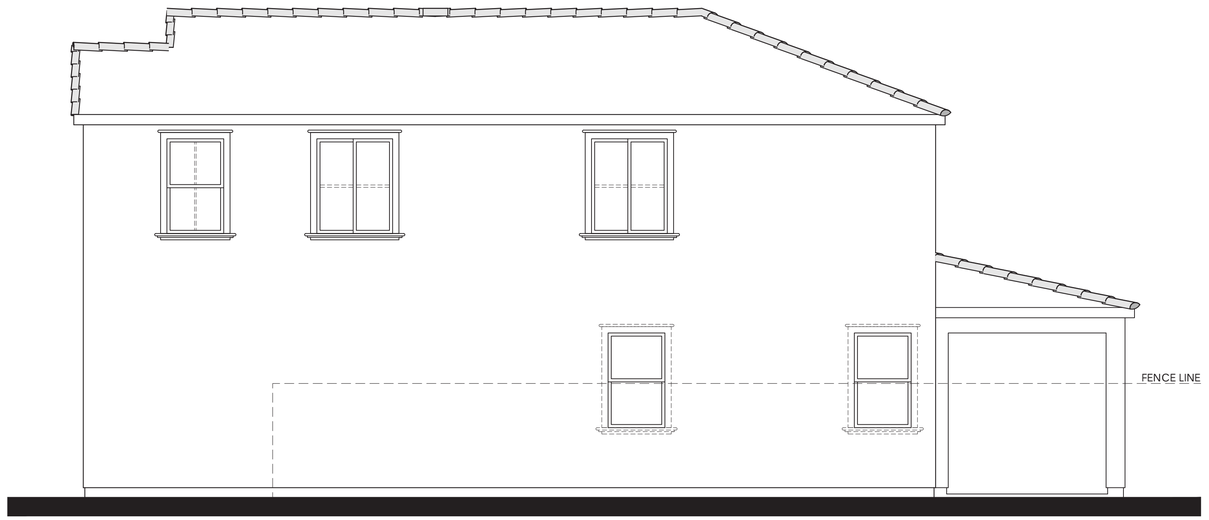
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Items shown dashed shall occur at lots requiring enhancements.

RIGHT

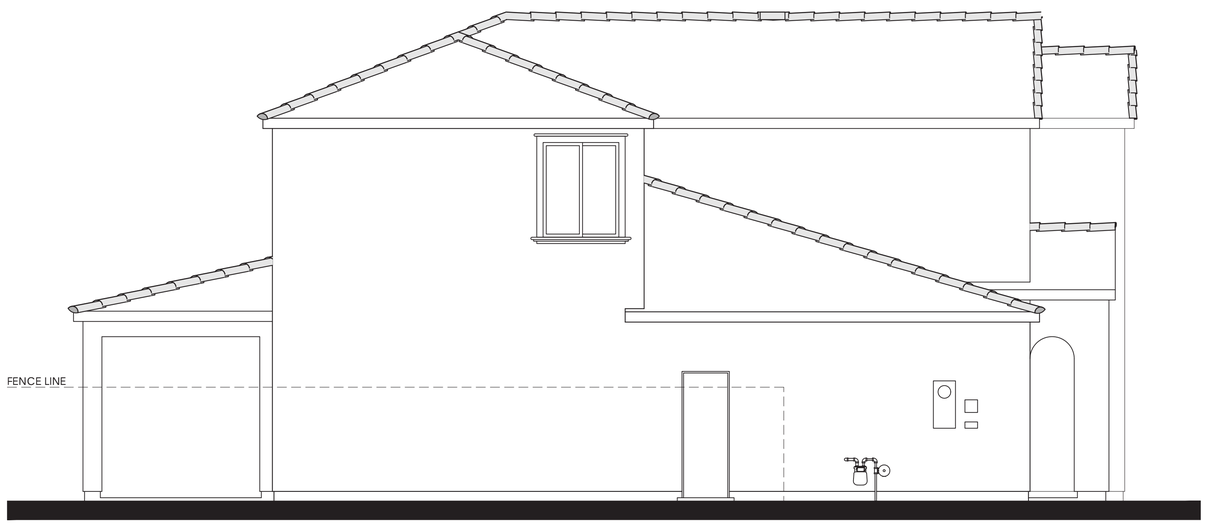
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE 'S' TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	STUCCO
TRIM:	STUCCO OVER RIGID FOAM



Items shown dashed shall occur at lots requiring enhancements.

REAR



LEFT

PLAN 1A OPT. PATIO (2679 "A")

SPANISH ELEVATION

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-81

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PLANNING + ARCHITECTURE

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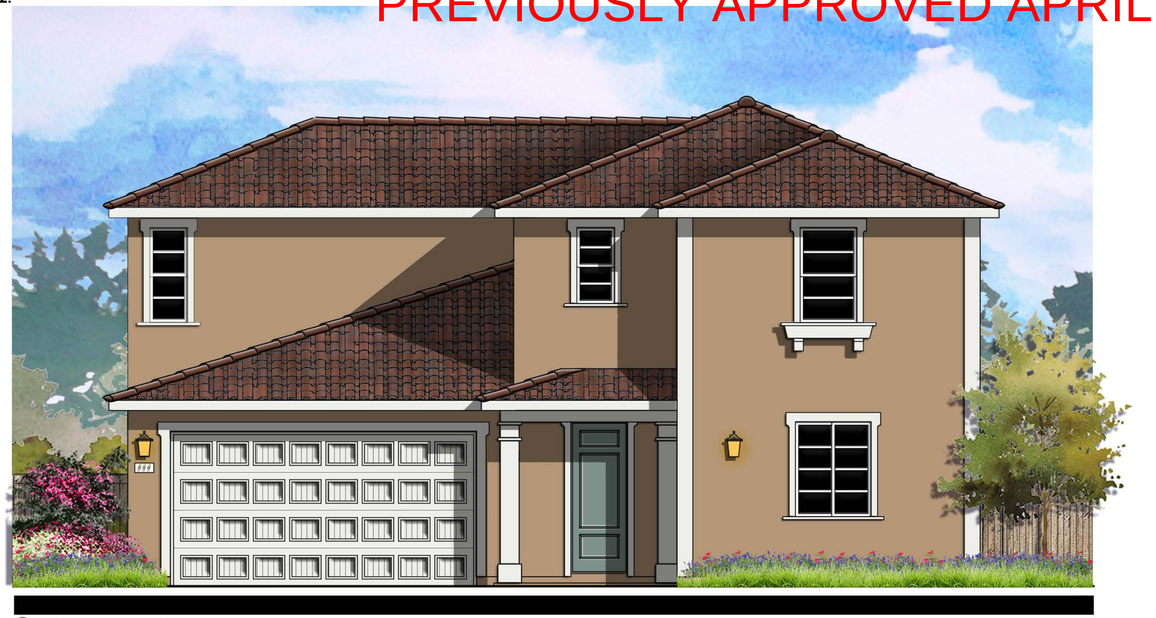

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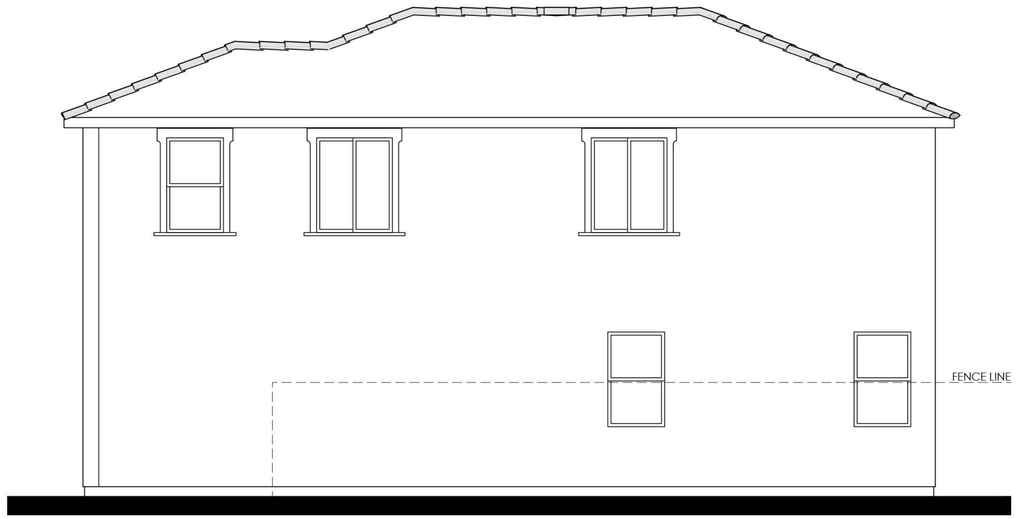
Refer to landscape drawings for wall, tree, and shrub locations

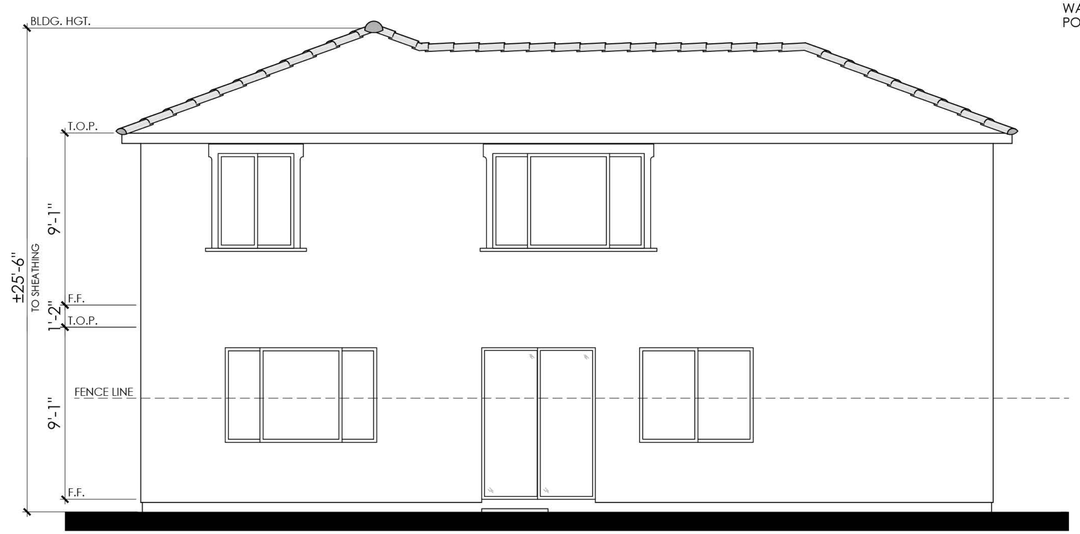
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE 'S' TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD & BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER
PORCH:	WOOD POST AND BEAM



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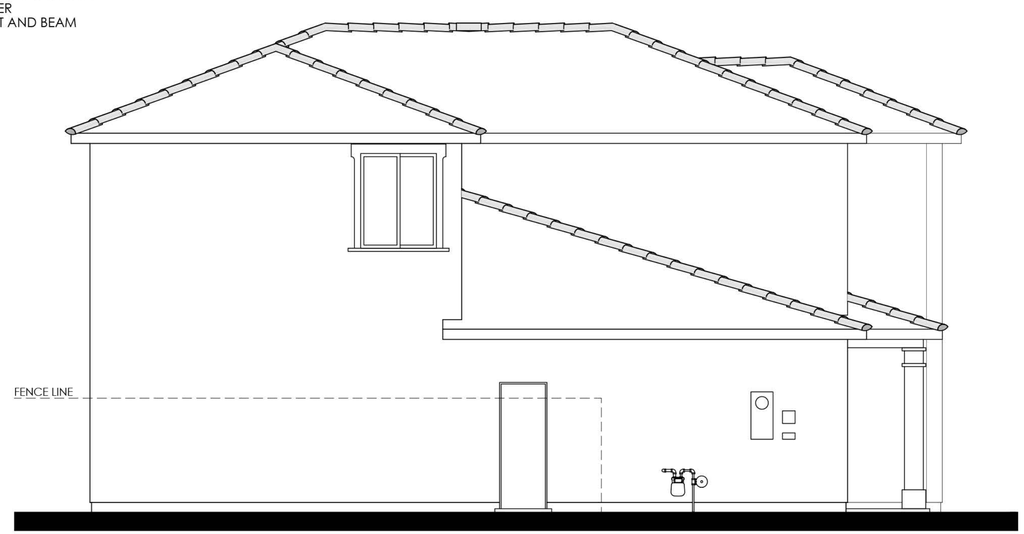

LEFT

COLOR SCHEME 4

PLAN 1B (2679 "B")

ITALIANATE ELEVATION

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-82

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PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE 'S' TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD & BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER
PORCH:	WOOD POST AND BEAM



REAR

COLOR SCHEME 4

PLAN 1B (2679 "B")

ITALIANATE ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-83

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PLANNING + ARCHITECTURE

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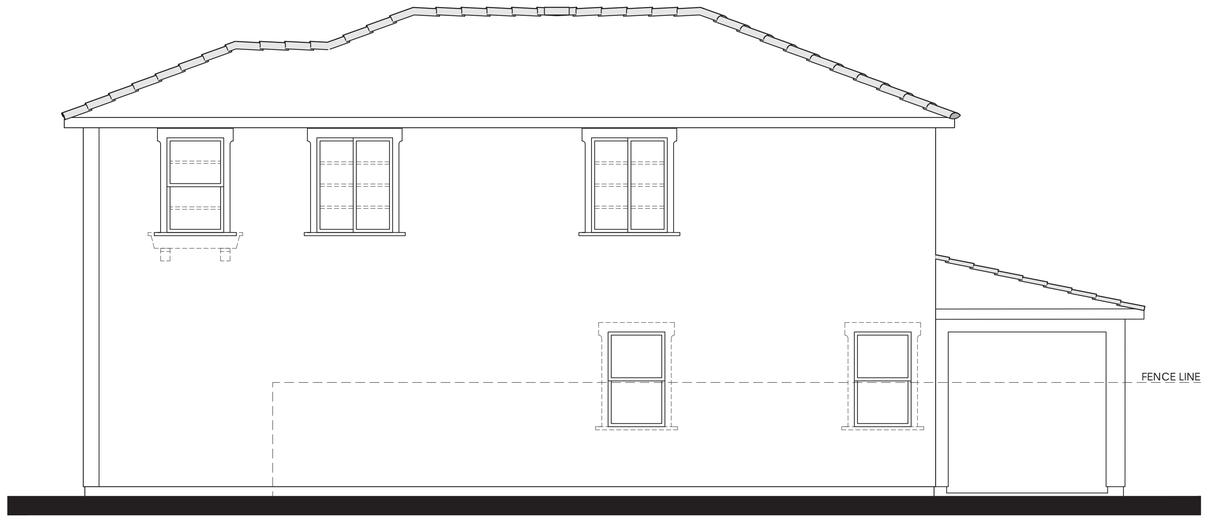


Items shown dashed shall occur at lots requiring enhancements.

RIGHT

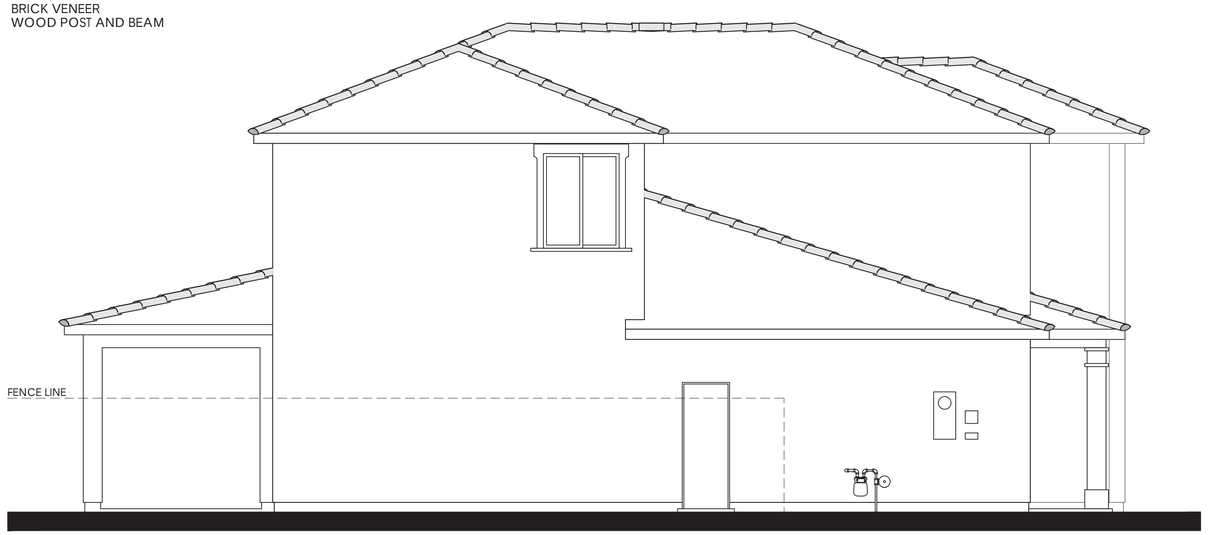
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE 'S' TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD & BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER
PORCH:	WOOD POST AND BEAM



Items shown dashed shall occur at lots requiring enhancements.

REAR



LEFT

PLAN 1B OPT. PATIO (2679 "B")

ITALIANATE ELEVATION

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-84

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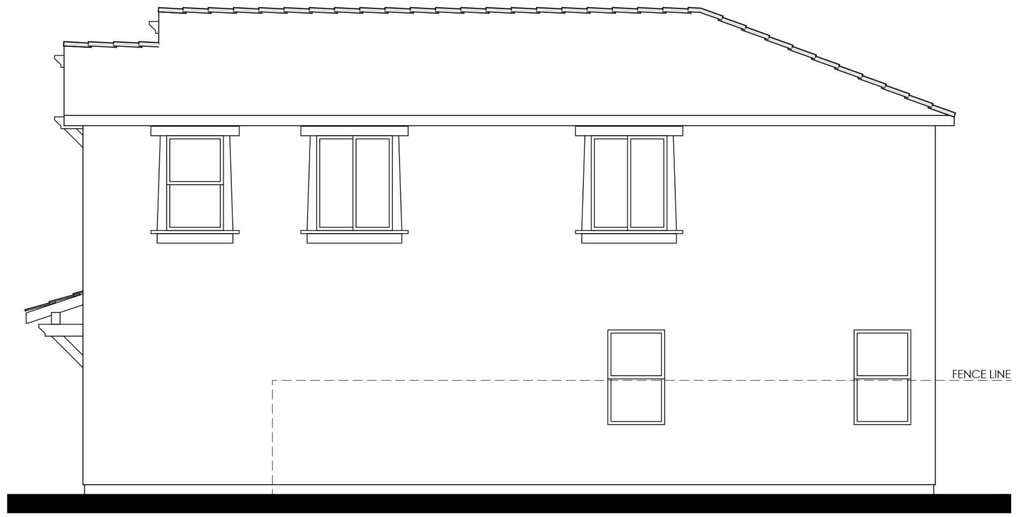
Refer to landscape drawings for wall, tree, and shrub locations

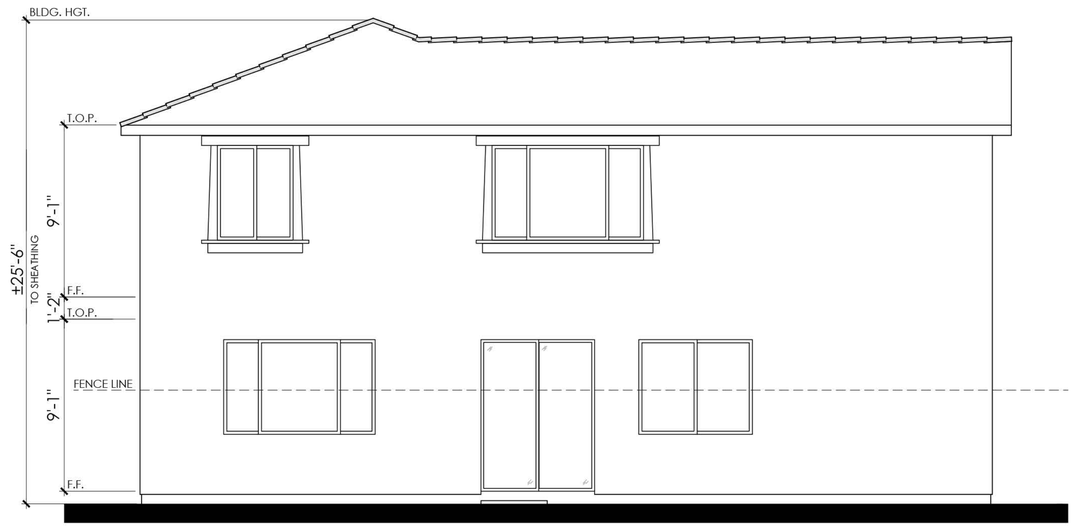
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



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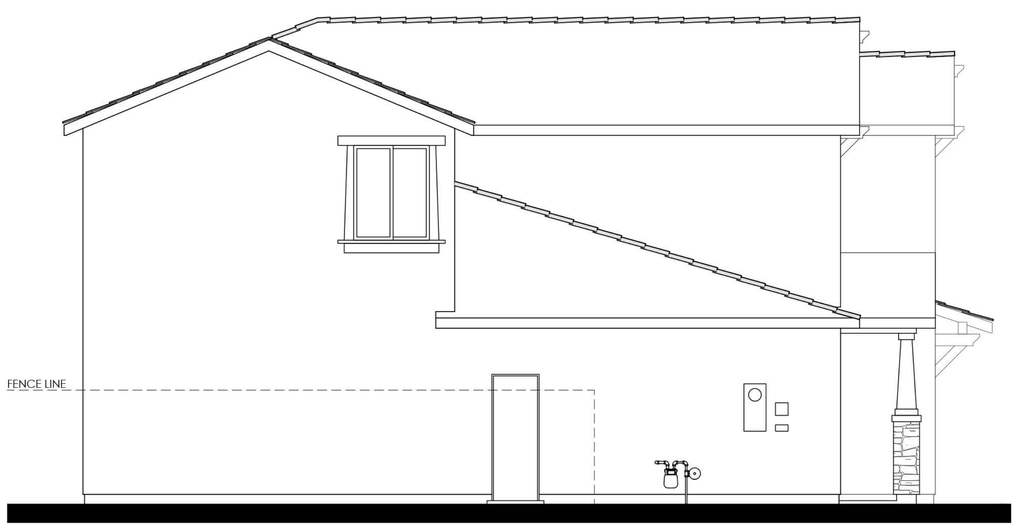

LEFT

COLOR SCHEME 7

PLAN 1C (2679 "C")

CRAFTSMAN ELEVATION

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-85

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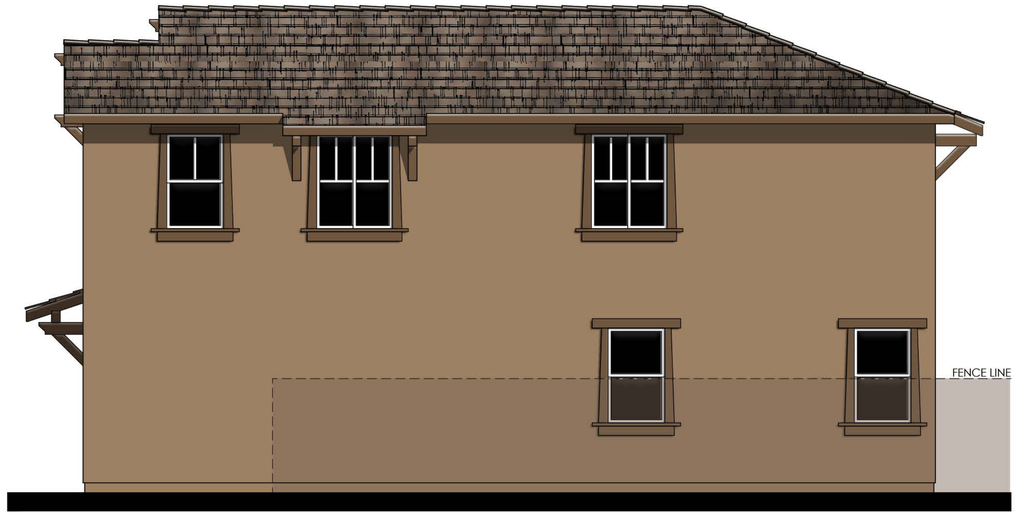


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



REAR

COLOR SCHEME 7

PLAN 1C (2679 "C")

CRAFTSMAN ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

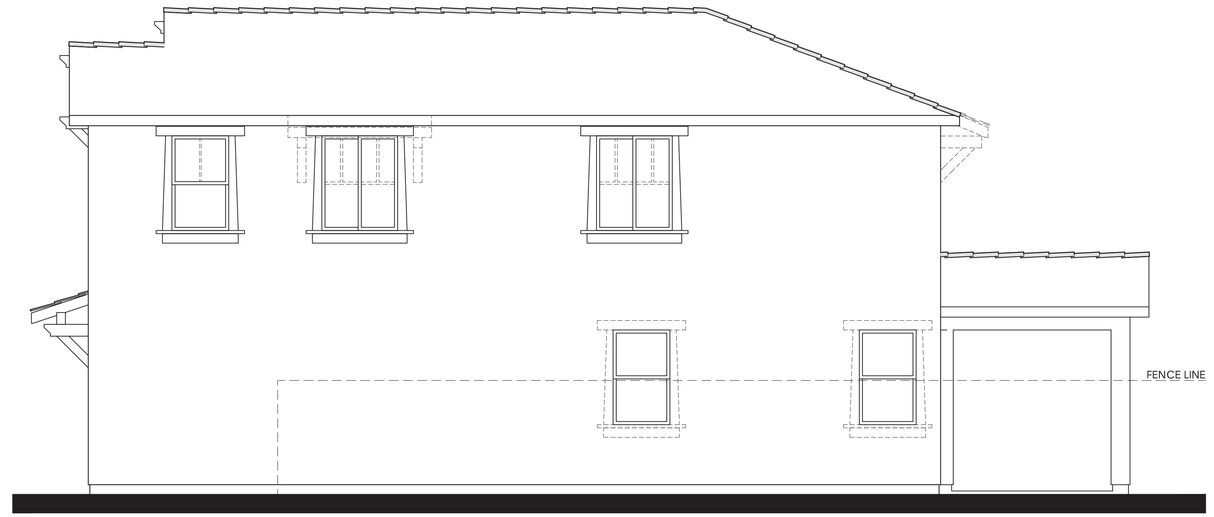
Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-86

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Items shown dashed shall occur at lots requiring enhancements.

RIGHT

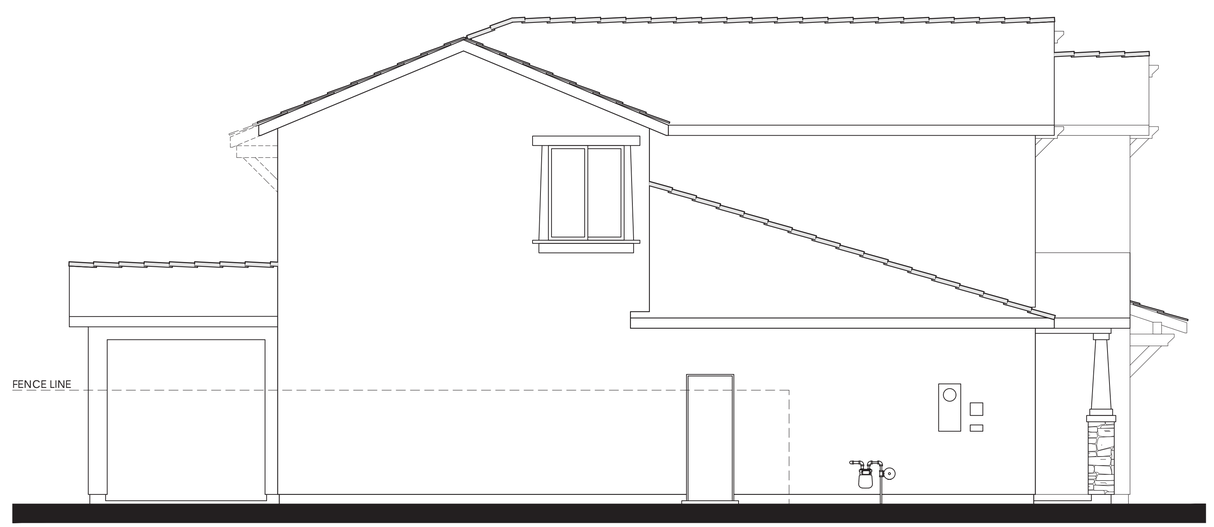
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



Items shown dashed shall occur at lots requiring enhancements.

REAR



LEFT

PLAN 1C (2679 "C")
CRAFTSMAN ELEVATION

0 2 4 8 12

LENNAR

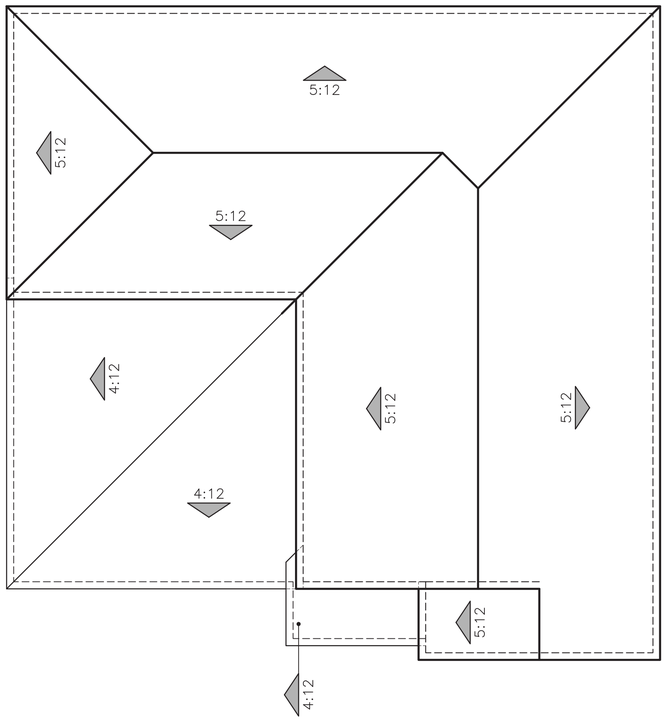
COBALT AT THE PRESERVE
Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

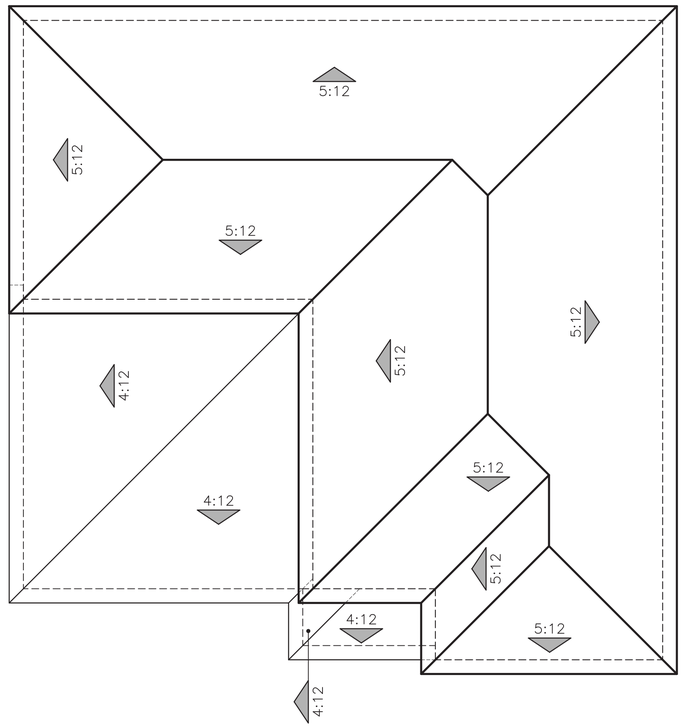
10/16/2024
A-87

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

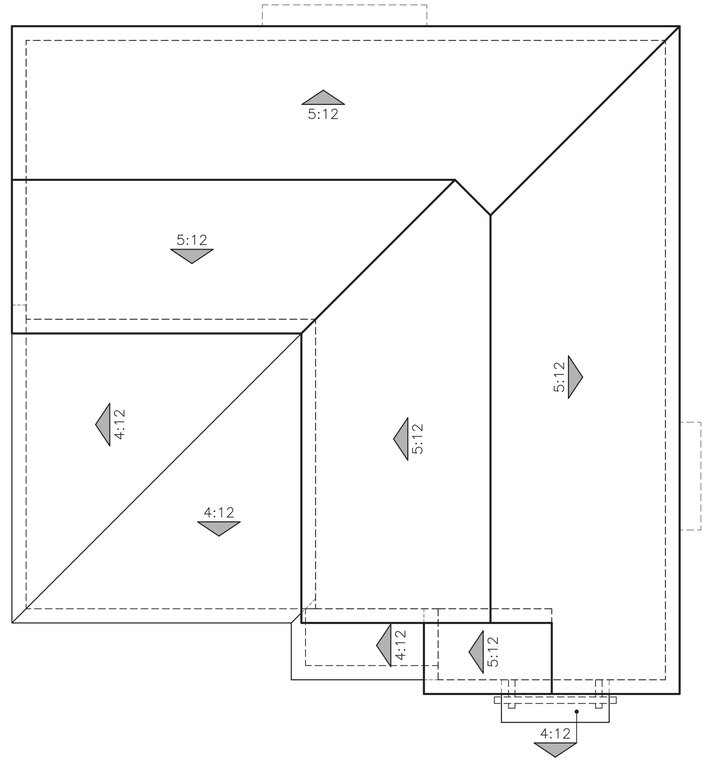
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



"A" SPANISH



"B" ITALIANATE



"C" CRAFTSMAN

ROOF PLANS

PLAN 1 (2679)

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

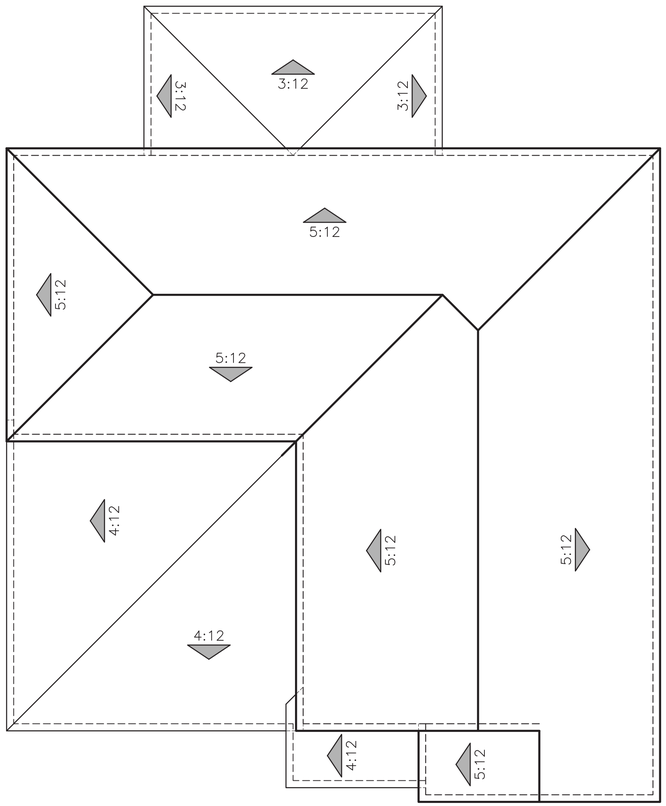
Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

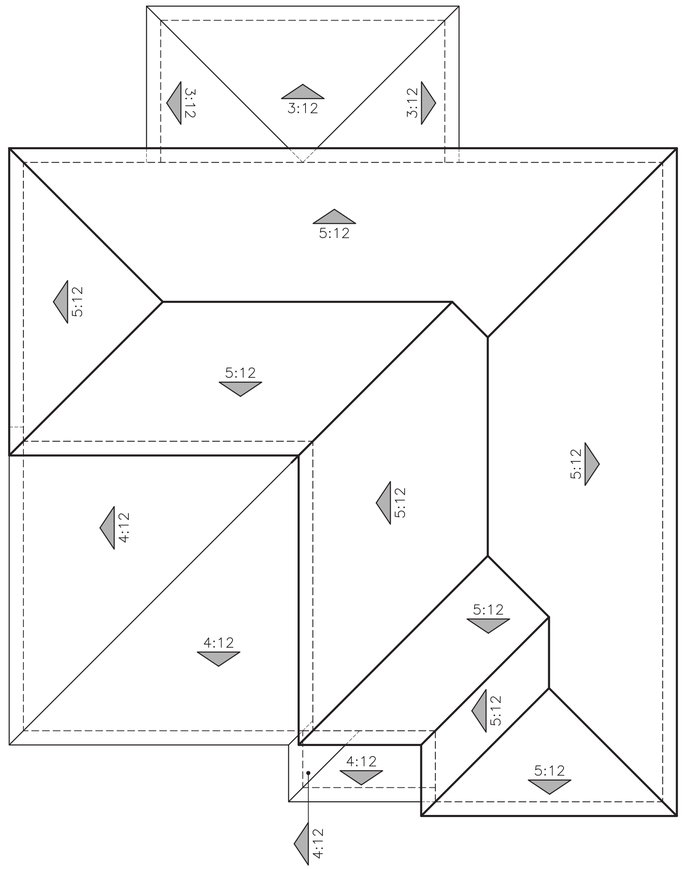
10/16/2024
A-88

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



"A" SPANISH



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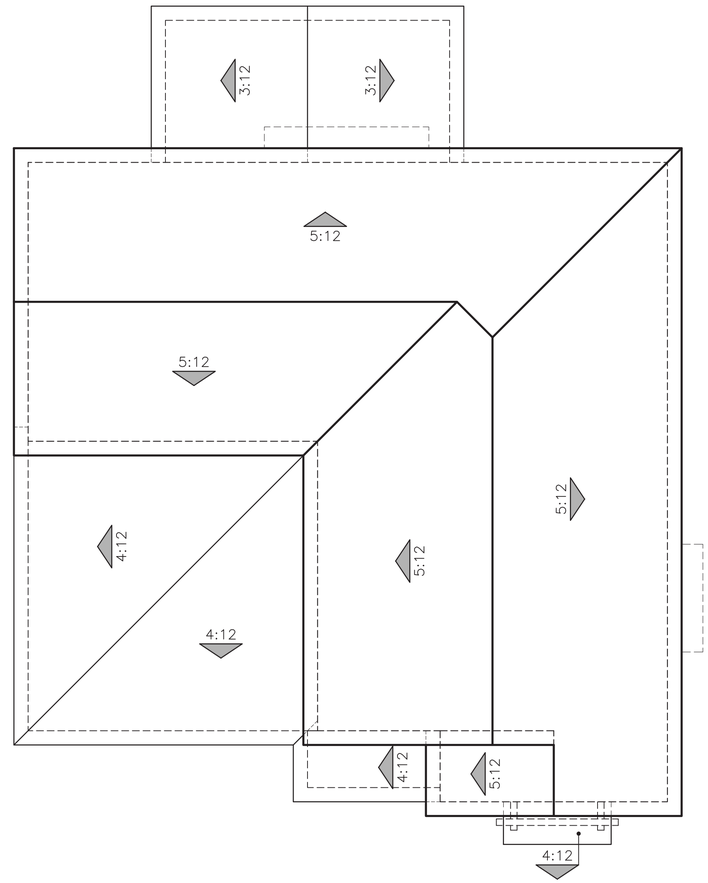


"C" CRAFTSMAN

ROOF PLANS

PLAN 1 OPT. PATIO (2679)

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-89

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



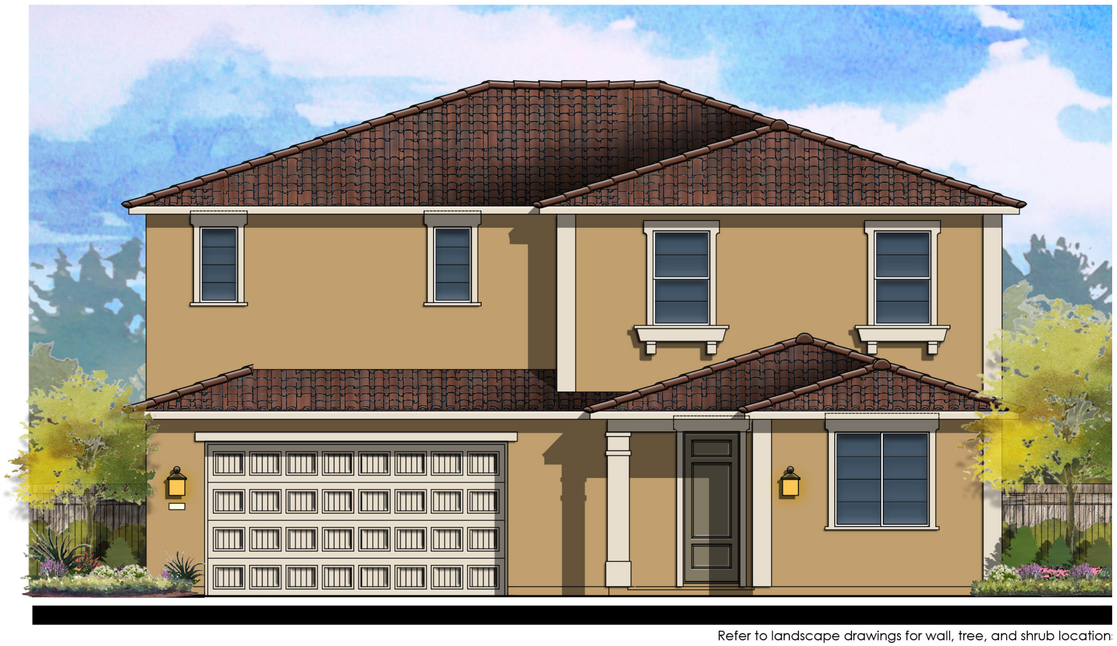
Refer to landscape drawings for wall, tree, and shrub location

"A" SPANISH

EXTERIOR LIGHTS

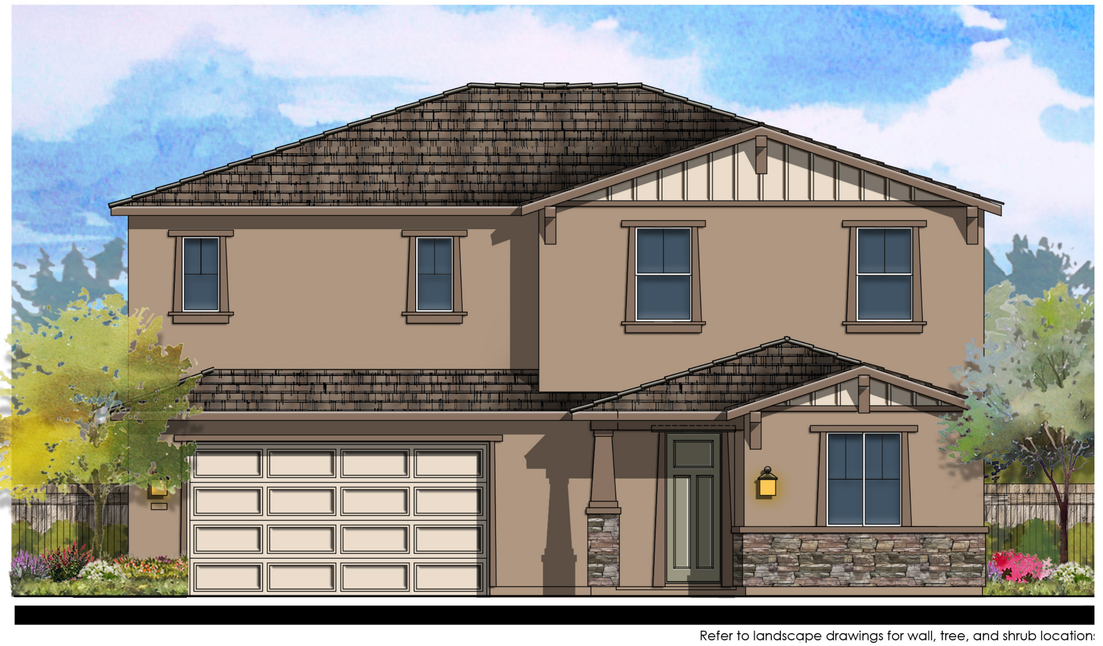


KENT



Refer to landscape drawings for wall, tree, and shrub location

"B" ITALIANATE



Refer to landscape drawings for wall, tree, and shrub location

"C" CRAFTSMAN

PLAN 2 (2789)

FRONT ELEVATIONS

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

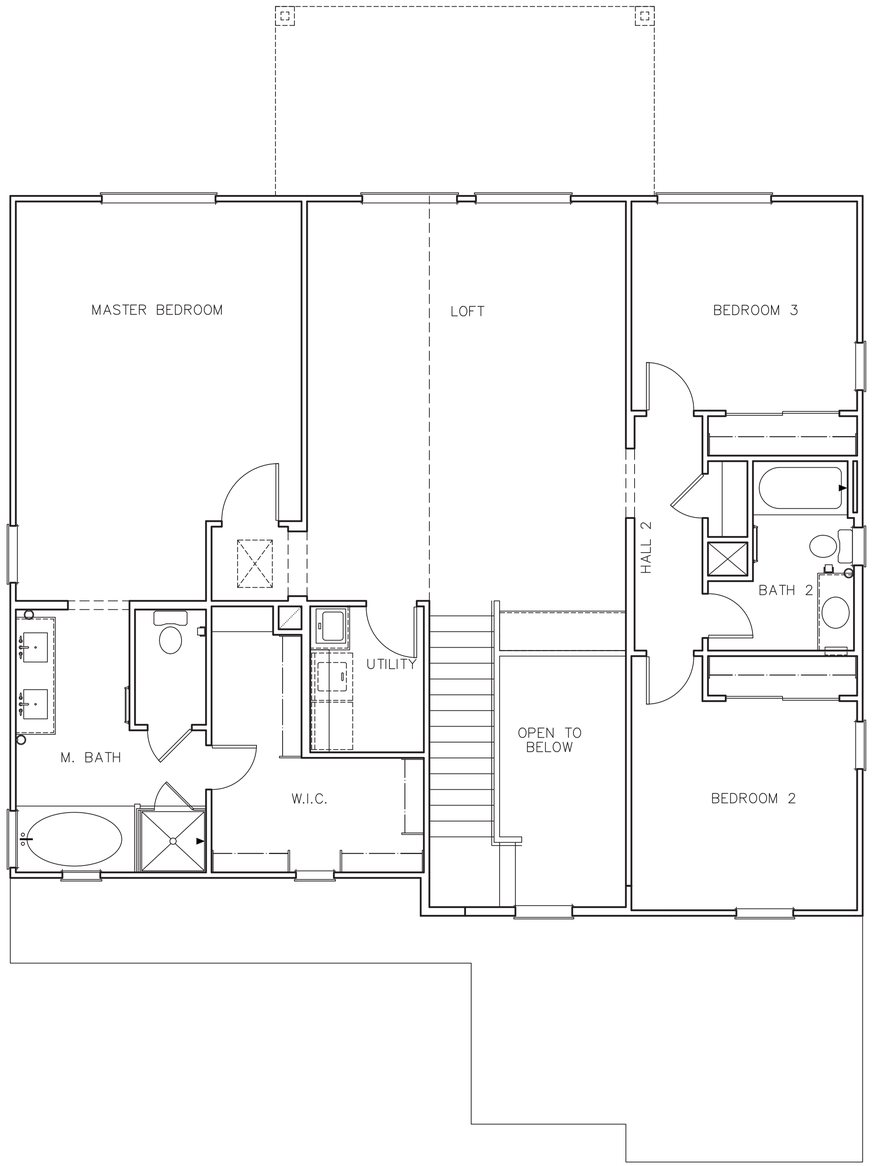
Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

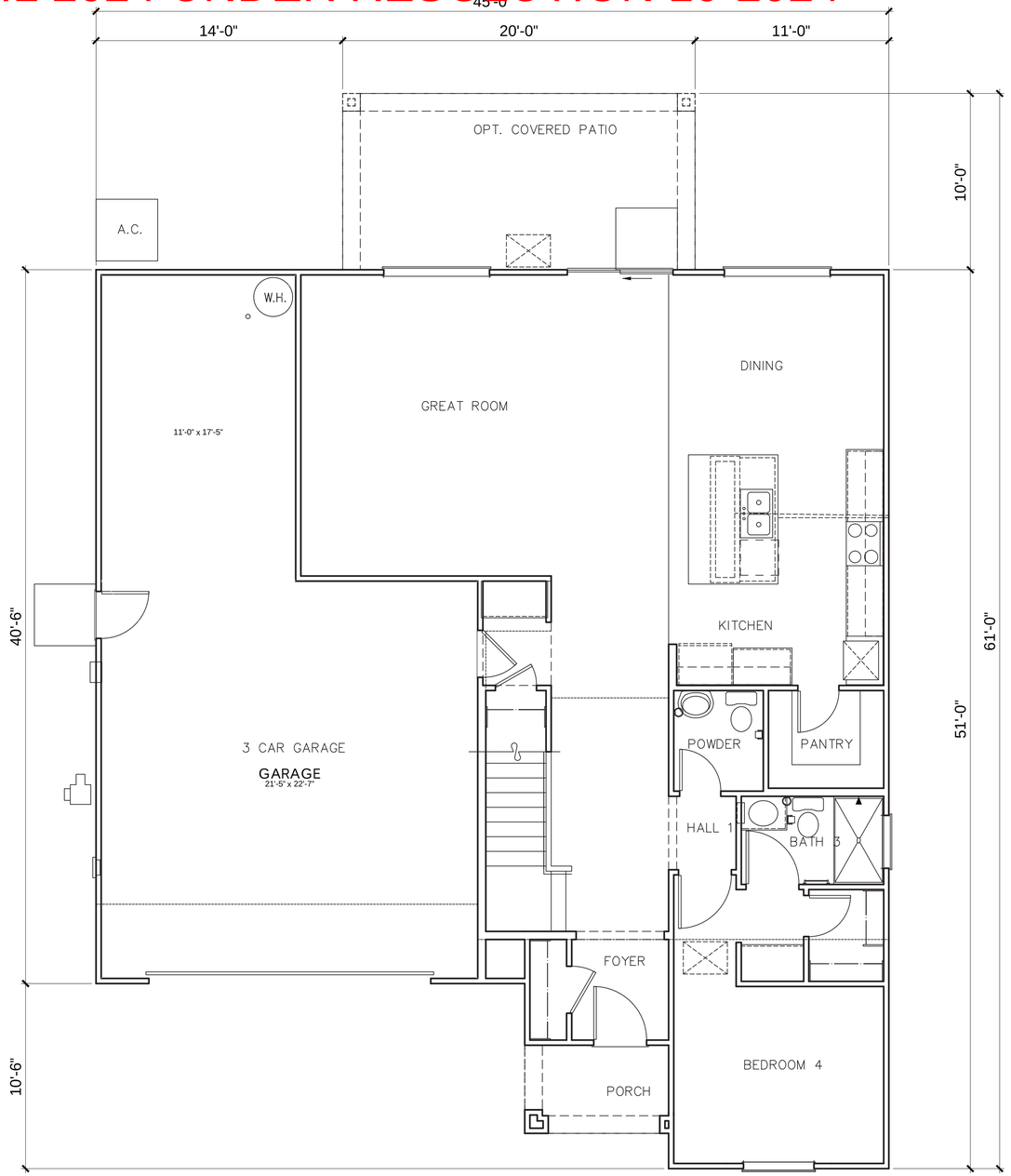
10/16/2024
A-90

LINDEROTH ASSOCIATES ARCHITECTS #23016

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 2
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,280 SQ. FT.
SECOND FLOOR AREA	1,509 SQ. FT.
TOTAL DWELLING	2,789 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	701 SQ. FT.
COVERED PORCH	40 SQ. FT.
OPT. COVERED PATIO	200 SQ. FT.

0 2 4 8 12

PLAN 2 (2789)

4 BEDROOM, 3 BATH, LOFT

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-91

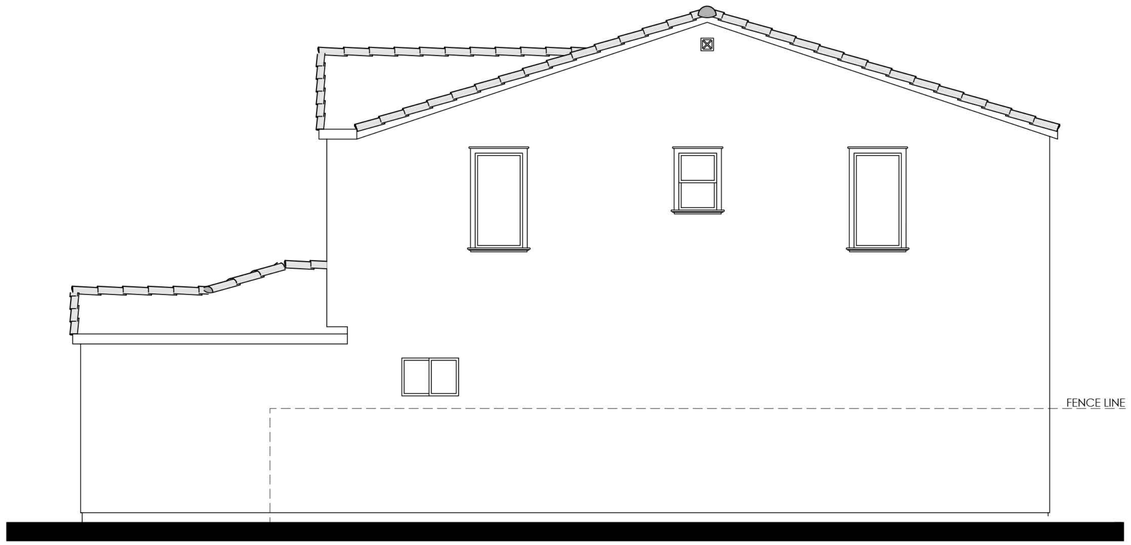
LINDEROTH ASSOCIATES ARCHITECTS #23016

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Refer to landscape drawings for wall, tree, and shrub locations

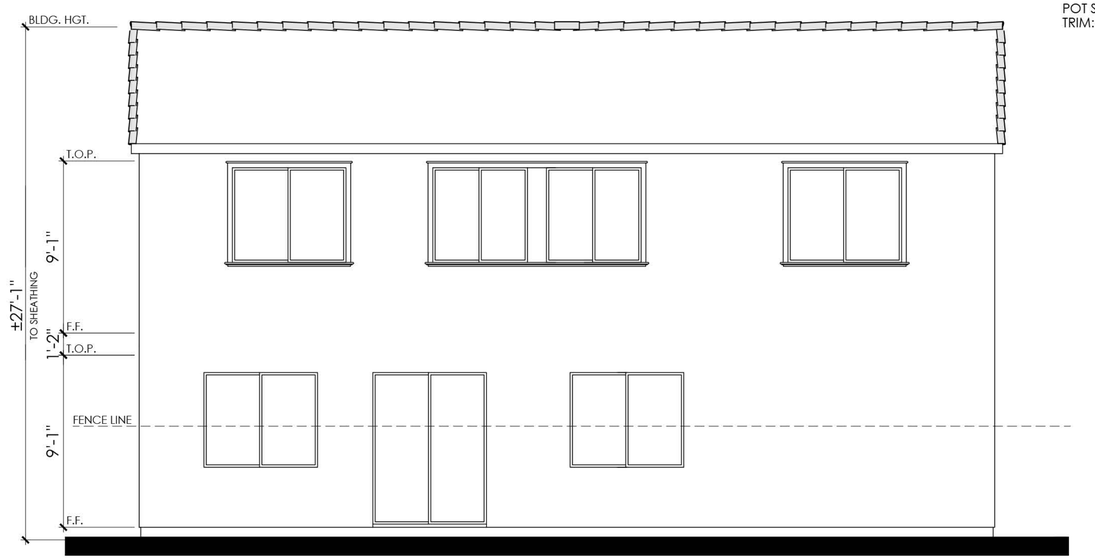
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE 'S' TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	STUCCO
TRIM:	STUCCO OVER RIGID FOAM



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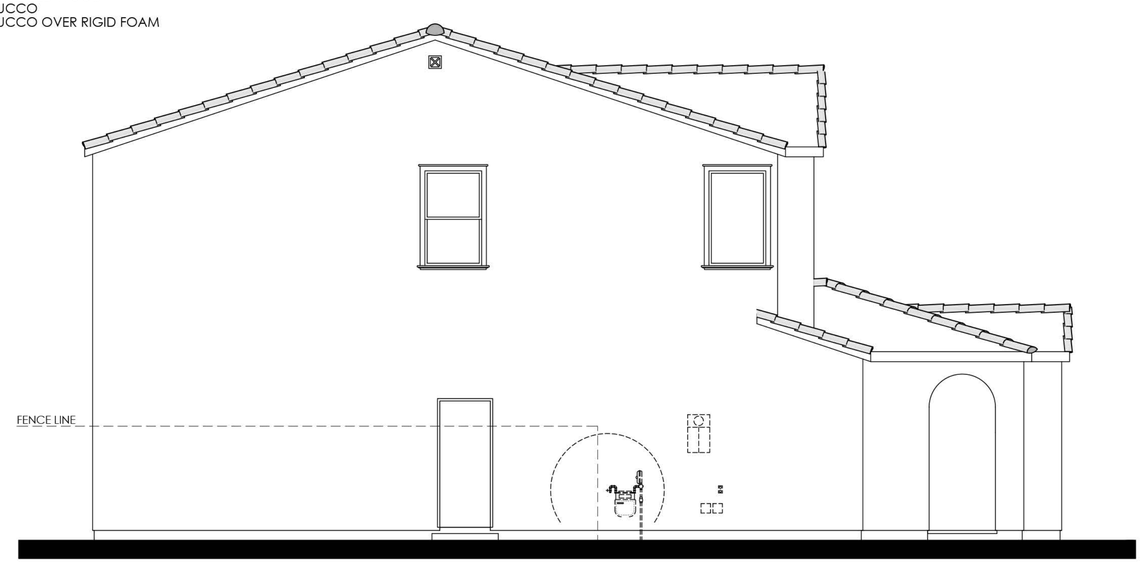


LEFT

COLOR SCHEME 2

PLAN 2A (2789 "A")

SPANISH ELEVATION

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-92

LINDEROTH ASSOCIATES ARCHITECTS #23016

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE 'S' TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	STUCCO
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 2

PLAN 2A (2789 "A")

SPANISH ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-93

LINDEROTH ASSOCIATES ARCHITECTS #23016

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Items shown dashed shall occur at lots requiring enhancements.

RIGHT

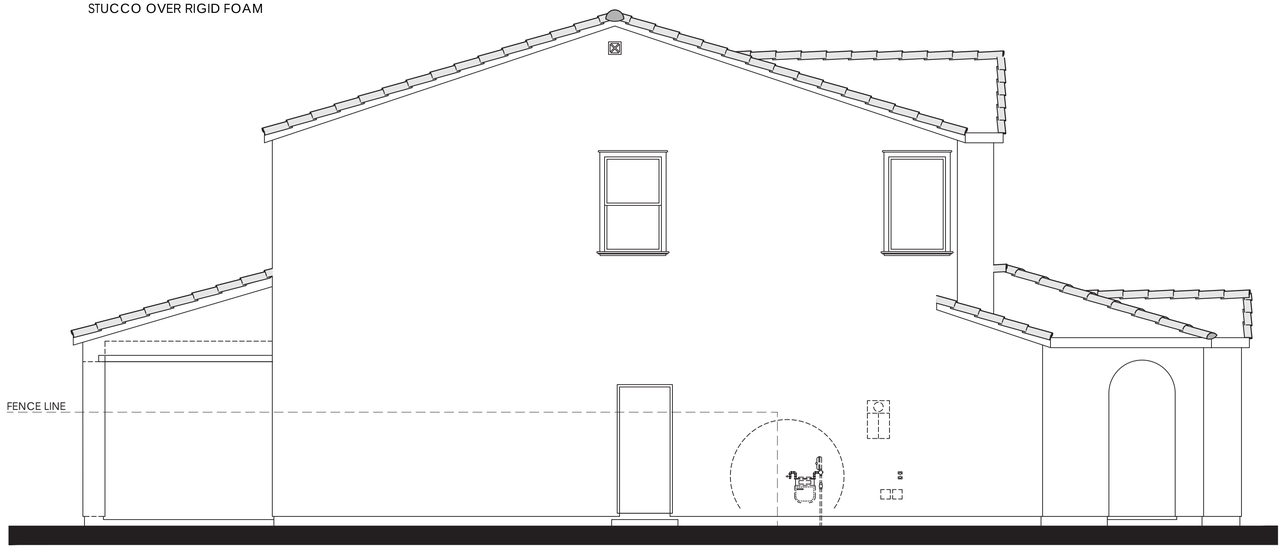
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE 'S' TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	STUCCO
TRIM:	STUCCO OVER RIGID FOAM



Items shown dashed shall occur at lots requiring enhancements.

REAR



LEFT

PLAN 2A OPT. PATIO (2789 "A")

SPANISH ELEVATION

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-94

LINDEROTH ASSOCIATES ARCHITECTS #23016

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Refer to landscape drawings for wall, tree, and shrub locations

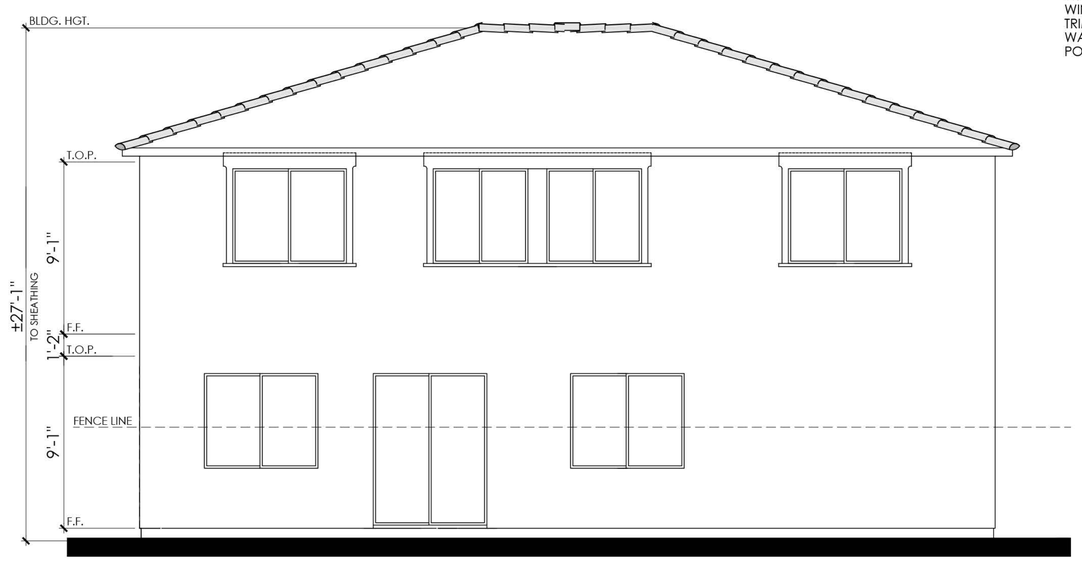
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE 'S' TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD & BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER
PORCH:	WOOD POST AND BEAM



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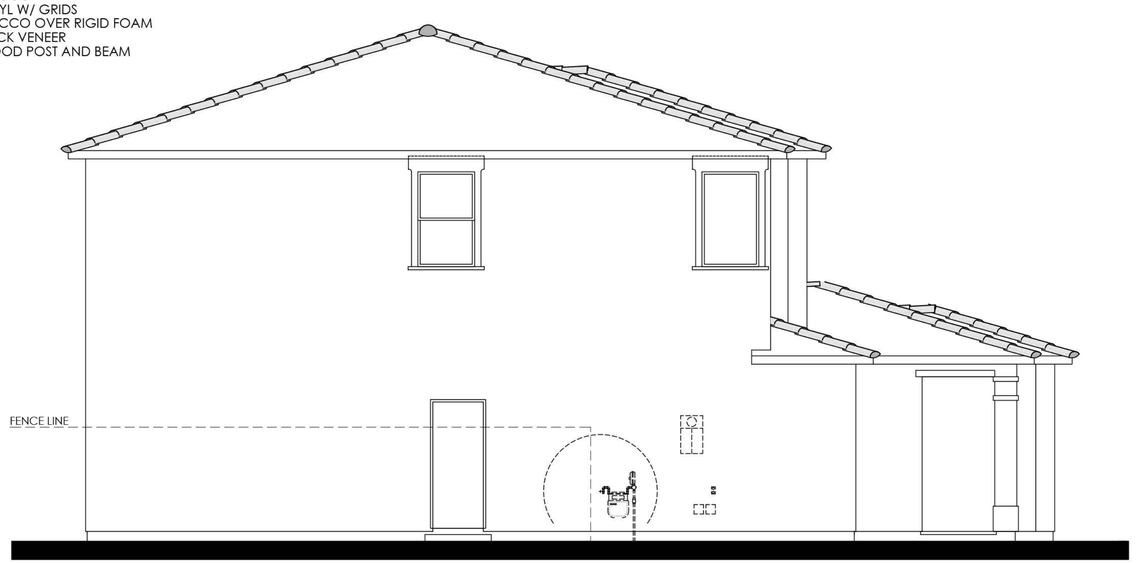


LEFT

COLOR SCHEME 5

PLAN 2B (2789 "B")

ITALIANATE ELEVATION

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-95

LINDEROTH ASSOCIATES ARCHITECTS #23016

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



RIGHT



REAR

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE 'S' TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD & BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER
PORCH:	WOOD POST AND BEAM

COLOR SCHEME 5

PLAN 2B (2789 "B")

ITALIANATE ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

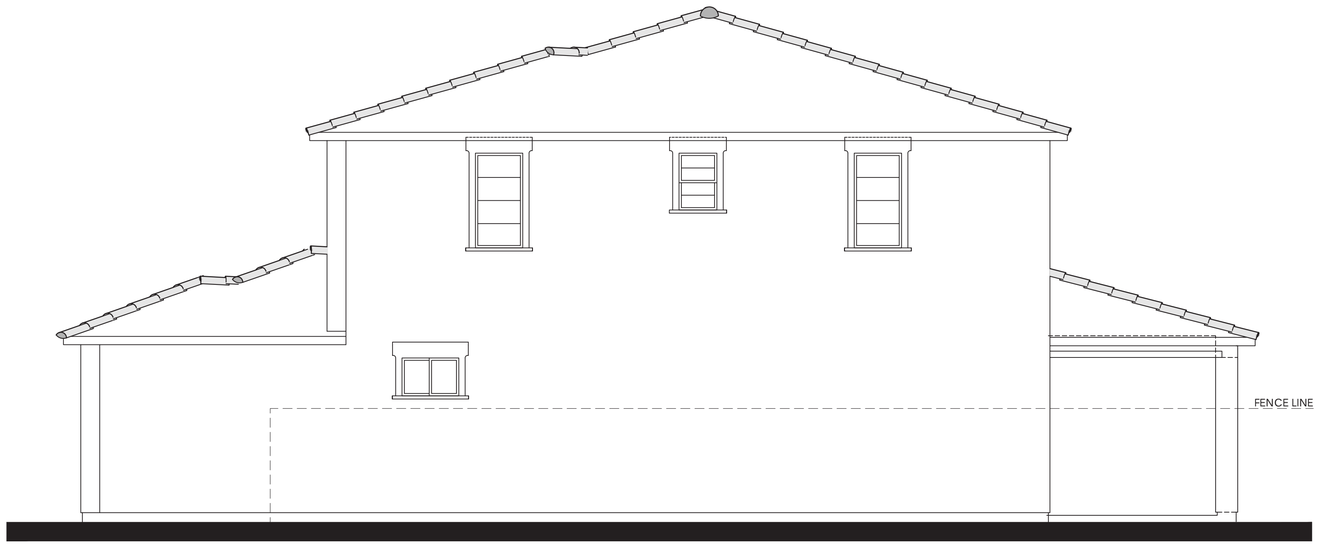
Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-96

LINDEROTH ASSOCIATES ARCHITECTS #23016

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Items shown dashed shall occur at lots requiring enhancements.

RIGHT

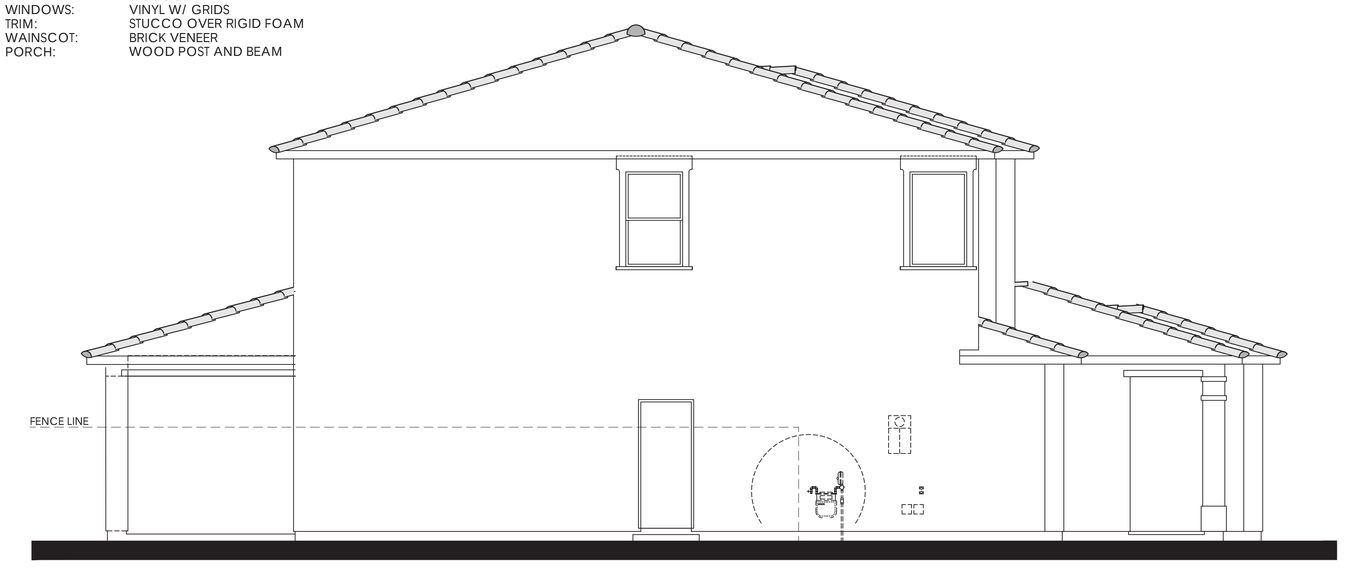
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE 'S' TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD & BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER
PORCH:	WOOD POST AND BEAM



Items shown dashed shall occur at lots requiring enhancements.

REAR



LEFT

PLAN 2B OPT. PATIO (2789 "B")

ITALIANATE ELEVATION

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-97

LINDEROTH ASSOCIATES ARCHITECTS #23016

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Refer to landscape drawings for wall, tree, and shrub locations

FRONT



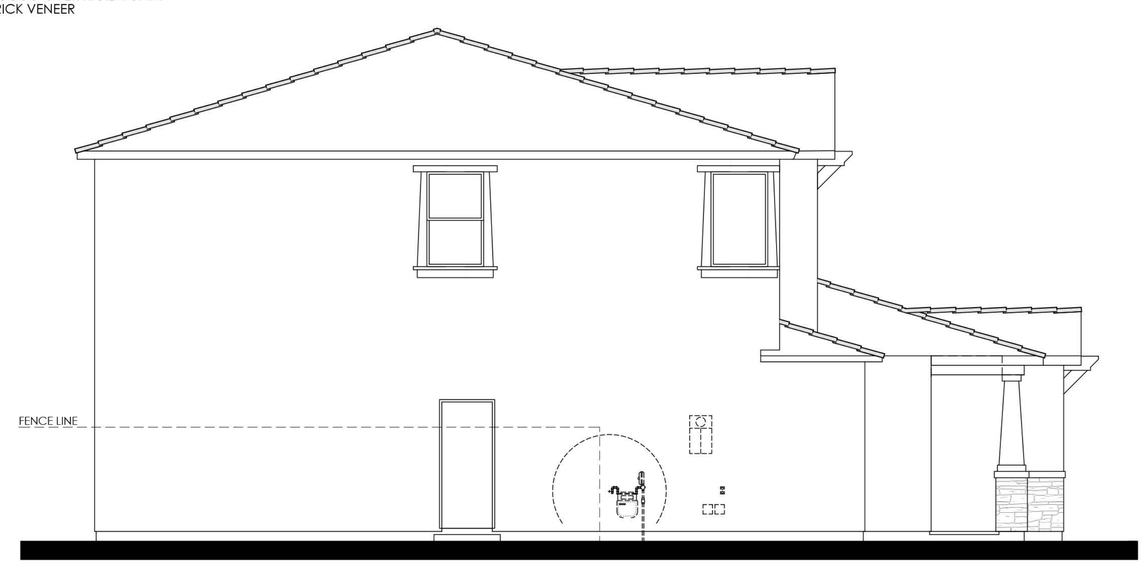
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



REAR



LEFT

COLOR SCHEME 8

PLAN 2C (2789 "C")

CRAFTSMAN ELEVATION

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-98

LINDEROTH ASSOCIATES ARCHITECTS #23016

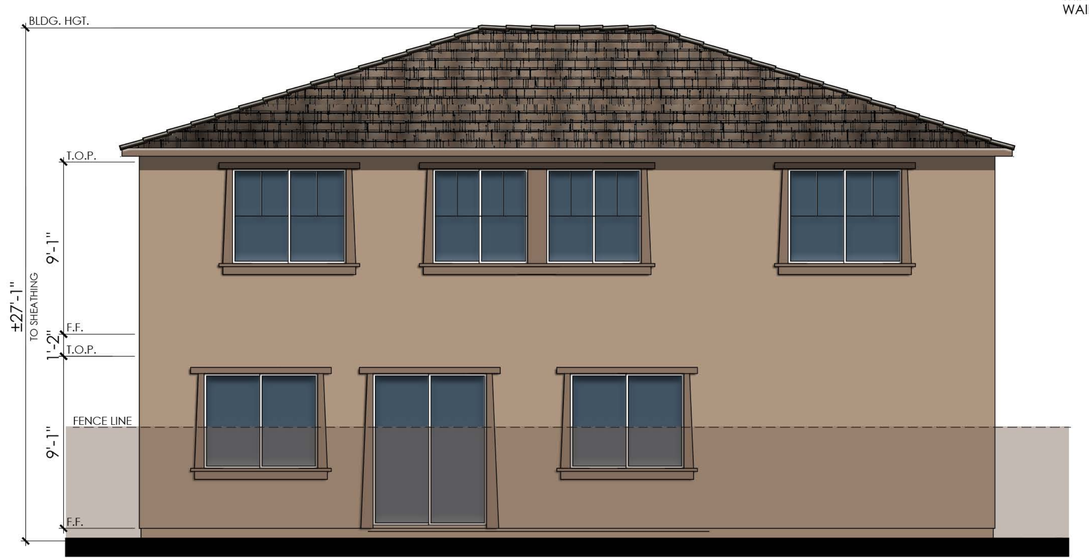
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



REAR

COLOR SCHEME 8

PLAN 2C (2789 "C")

CRAFTSMAN ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-99

LINDEROTH ASSOCIATES ARCHITECTS #23016

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Items shown dashed shall occur at lots requiring enhancements.

RIGHT

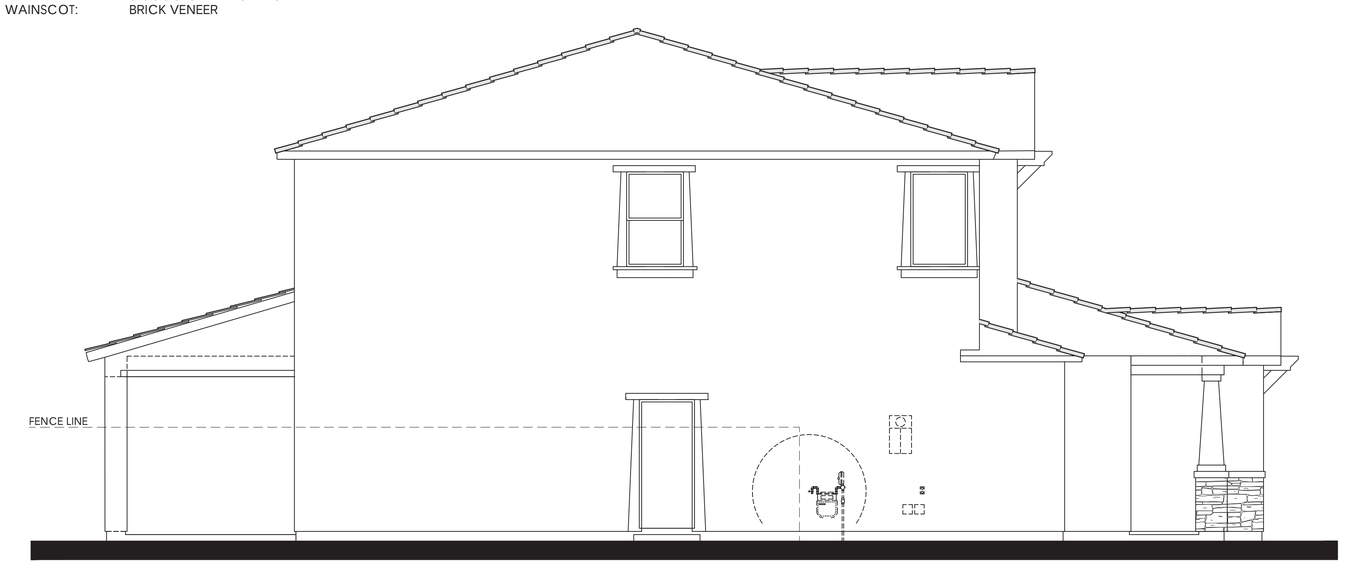
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



Items shown dashed shall occur at lots requiring enhancements.

REAR



LEFT

PLAN 2C OPT. PATIO (2789 "C")

CRAFTSMAN ELEVATION

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

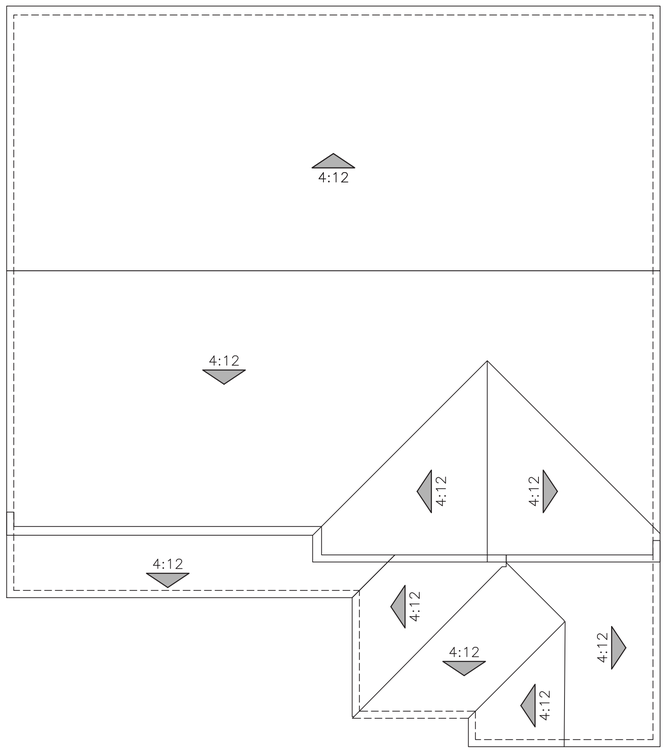
Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

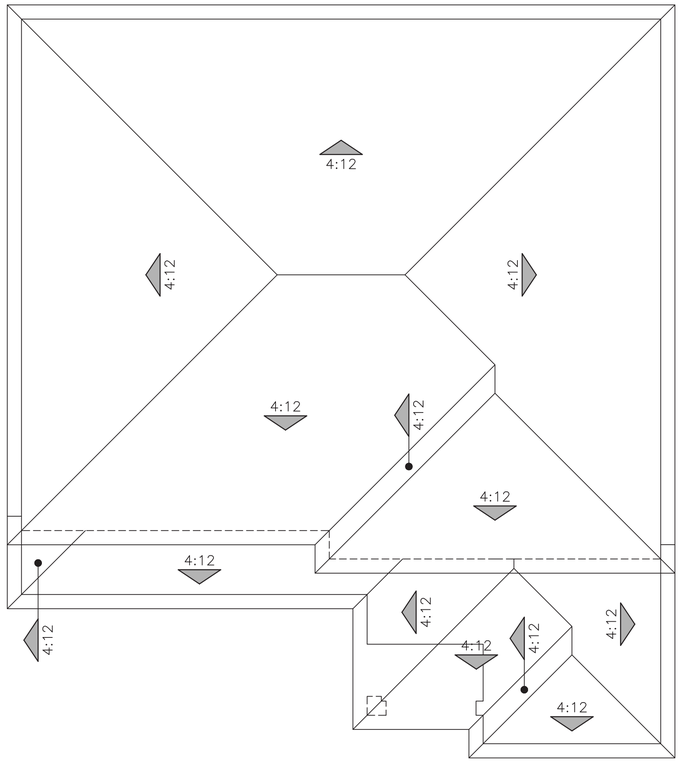
10/16/2024
A-100

LINDEROTH ASSOCIATES ARCHITECTS #23016

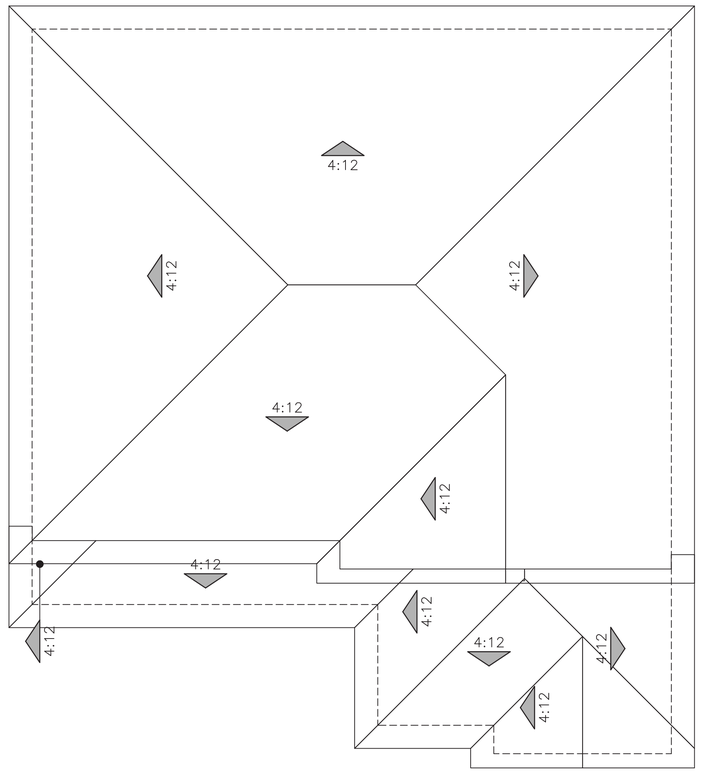
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



"A" SPANISH



"B" ITALIANATE



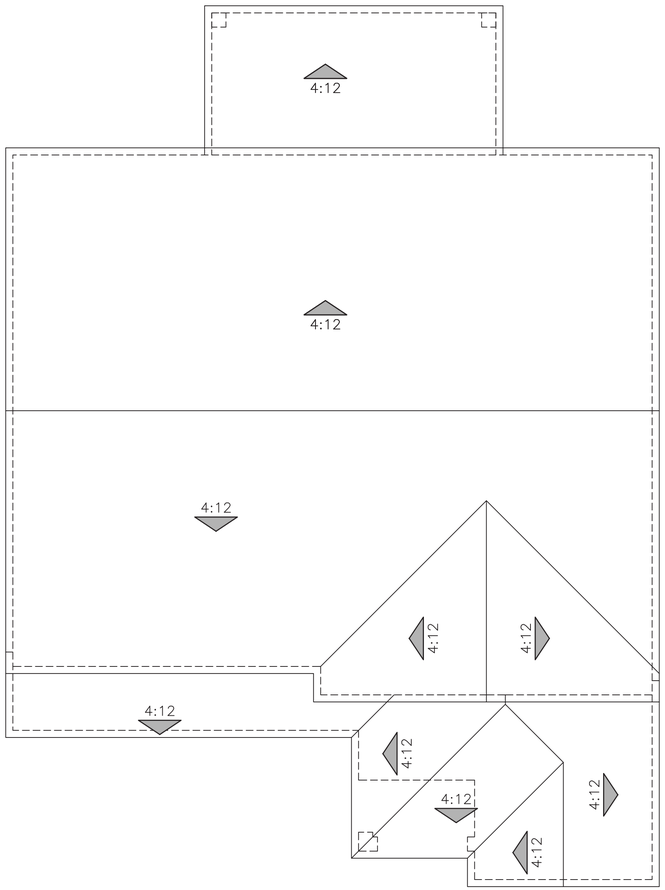
"C" CRAFTSMAN

ROOF PLANS

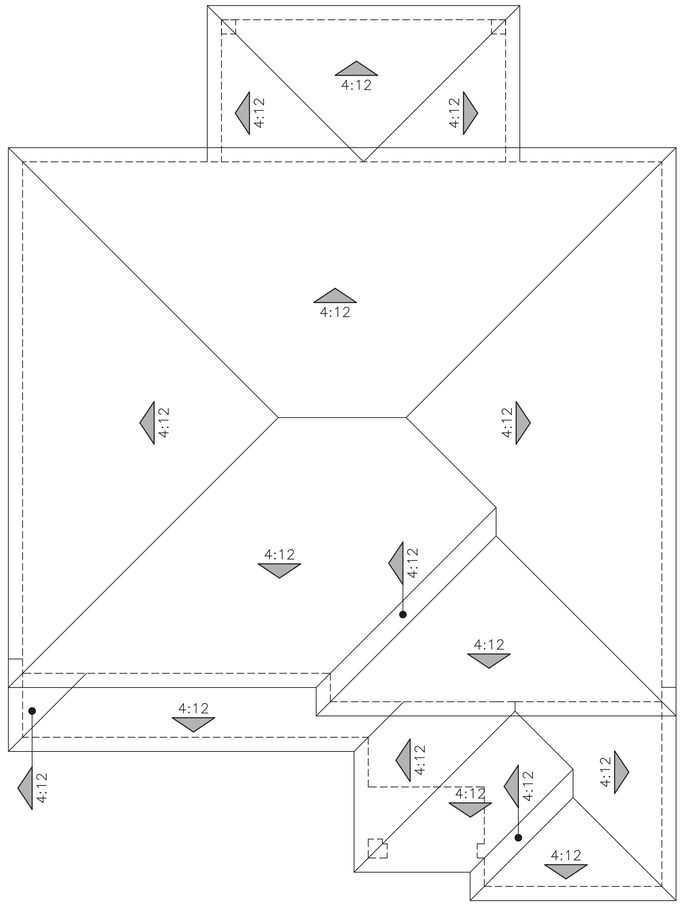
PLAN 2 (2789)

0 2 4 8 12

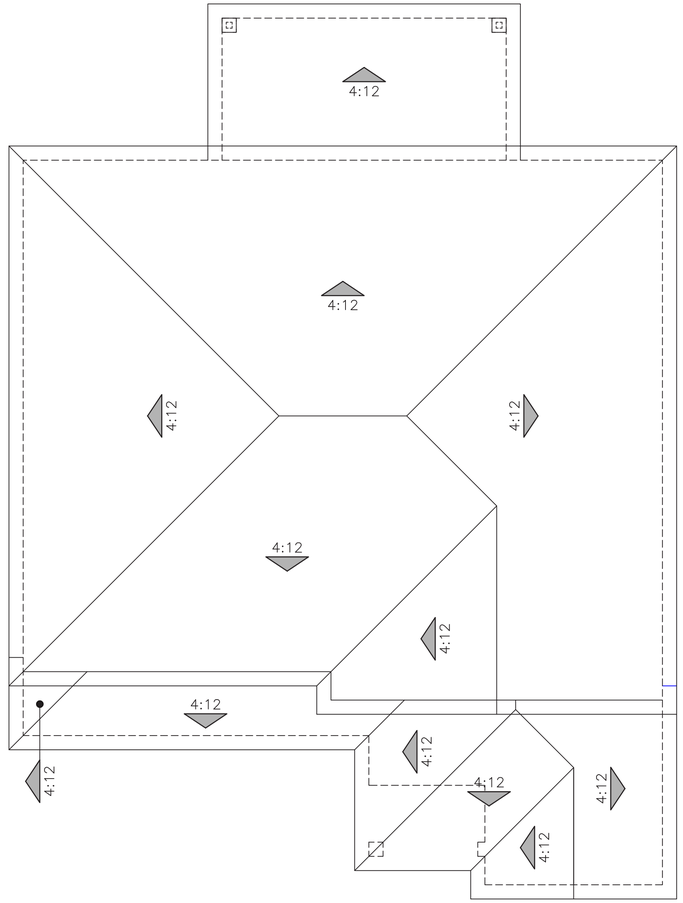
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



"A" SPANISH



"B" ITALIANATE



"C" CRAFTSMAN

ROOF PLANS

PLAN 2 OPT. PATIO (2789)

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-102

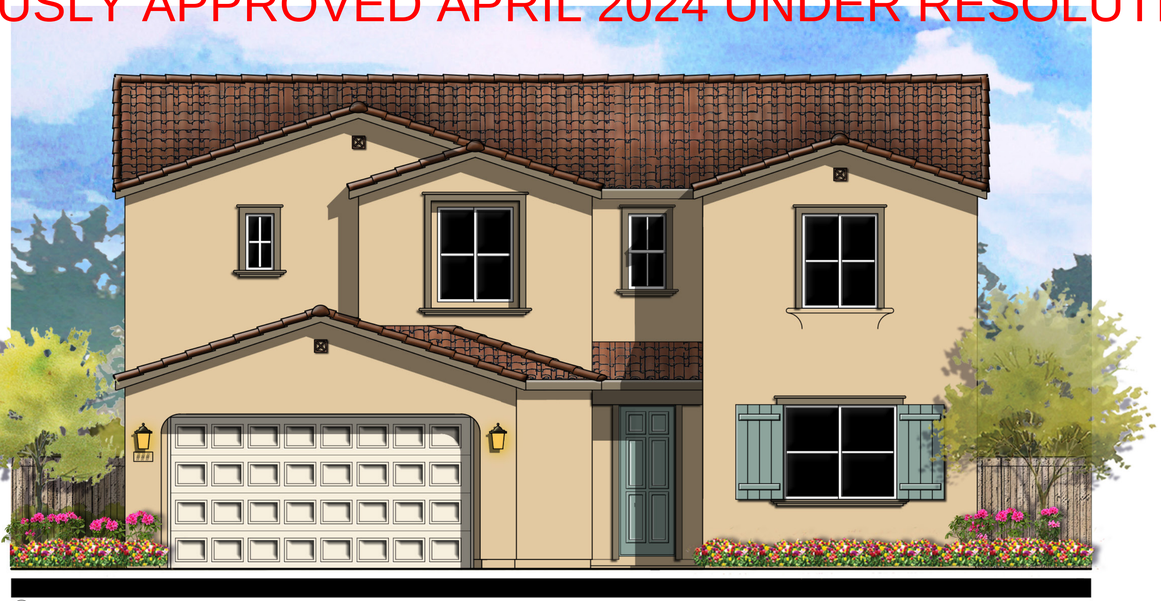
LINDEROTH ASSOCIATES ARCHITECTS #23016

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

EXTERIOR LIGHTS



KENT



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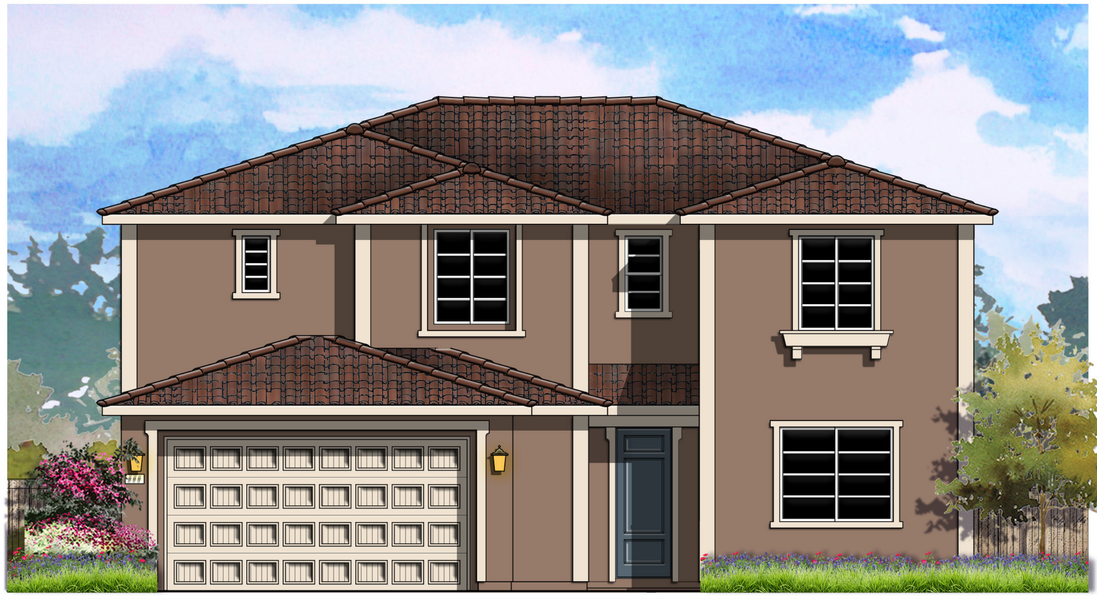
Refer to landscape drawings for wall, tree, and shrub locations

"A" SPANISH



© 2024 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

"B" ITALIANATE



© 2024 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

"C" CRAFTSMAN

PLAN 3 (3105)

FRONT ELEVATIONS

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

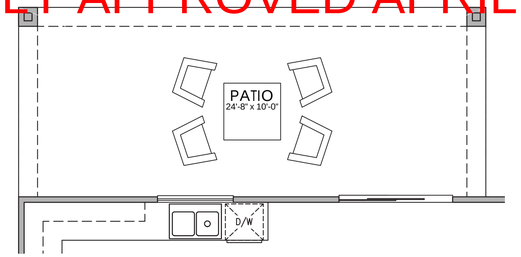
Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

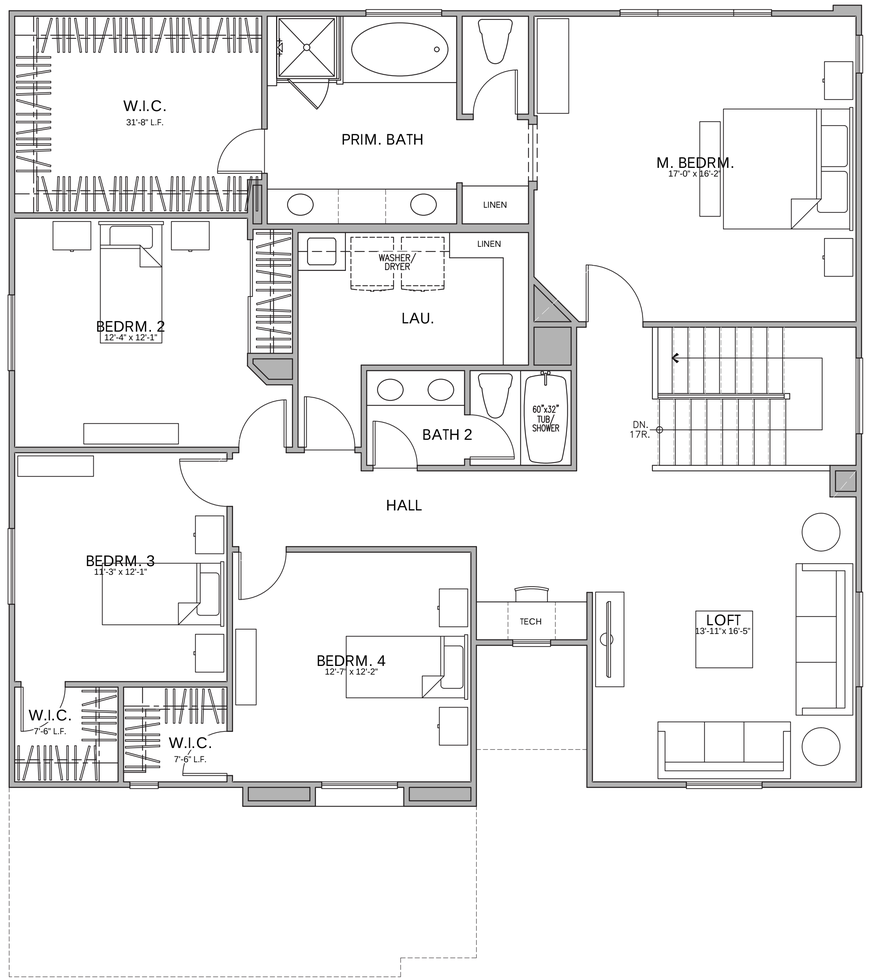
10/16/2024
A-103

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

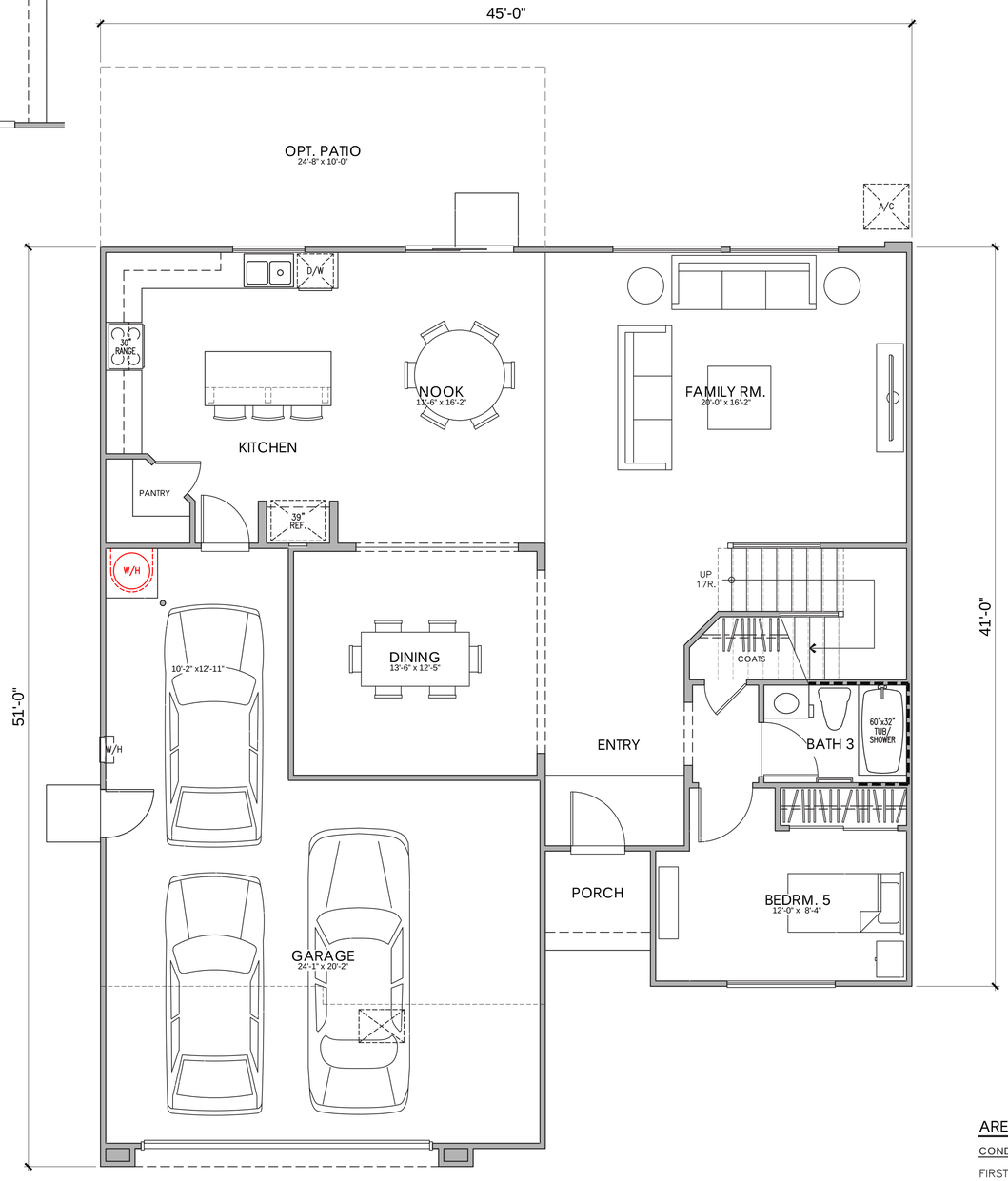
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



OPT. PATIO



SECOND FLOOR PLAN



FIRST FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,386 SQ. FT.
SECOND FLOOR AREA	1,719 SQ. FT.
TOTAL DWELLING	3,105 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	636 SQ. FT.
PORCH "A", "B" & "C"	32 SQ. FT.
OPT. PATIO	247 SQ. FT.

0 2 4 8 12

PLAN 3 (3105)

4 BEDROOM, 3 BATH, LOFT

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

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A-104

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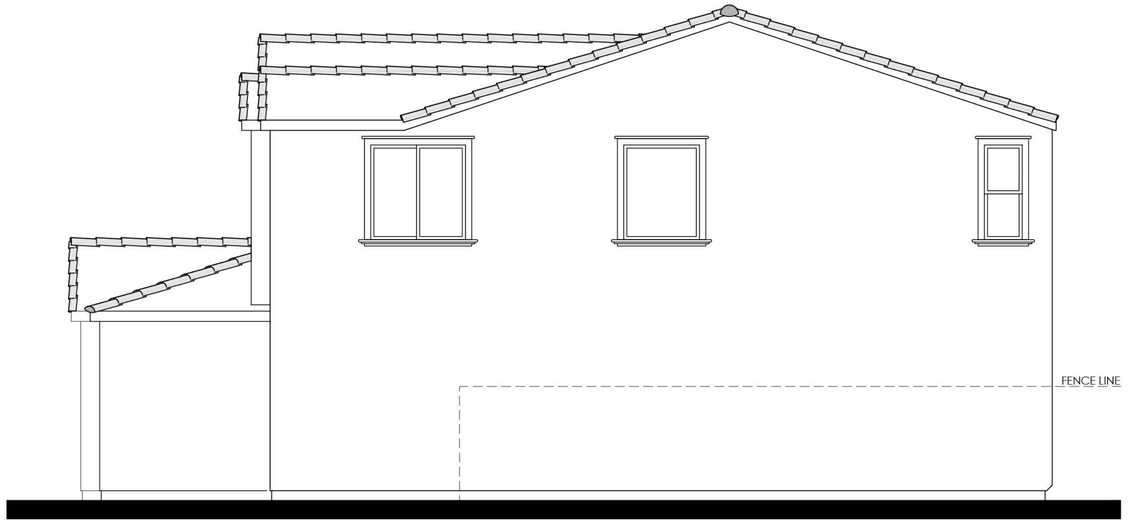
Refer to landscape drawings for wall, tree, and shrub locations

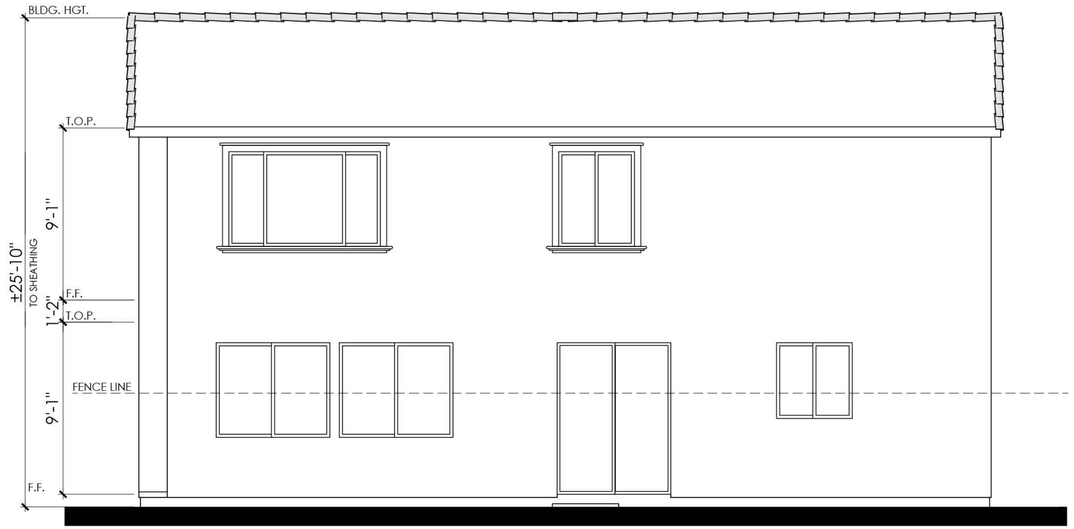
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE 'S' TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	STUCCO
TRIM:	STUCCO OVER RIGID FOAM



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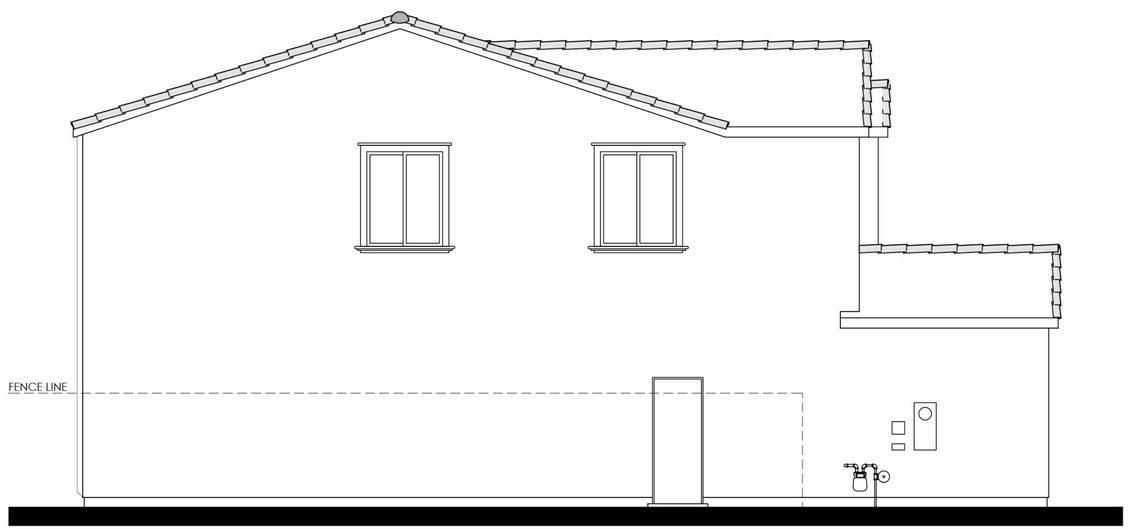

LEFT

COLOR SCHEME 3

PLAN 3A (3105)

SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-105

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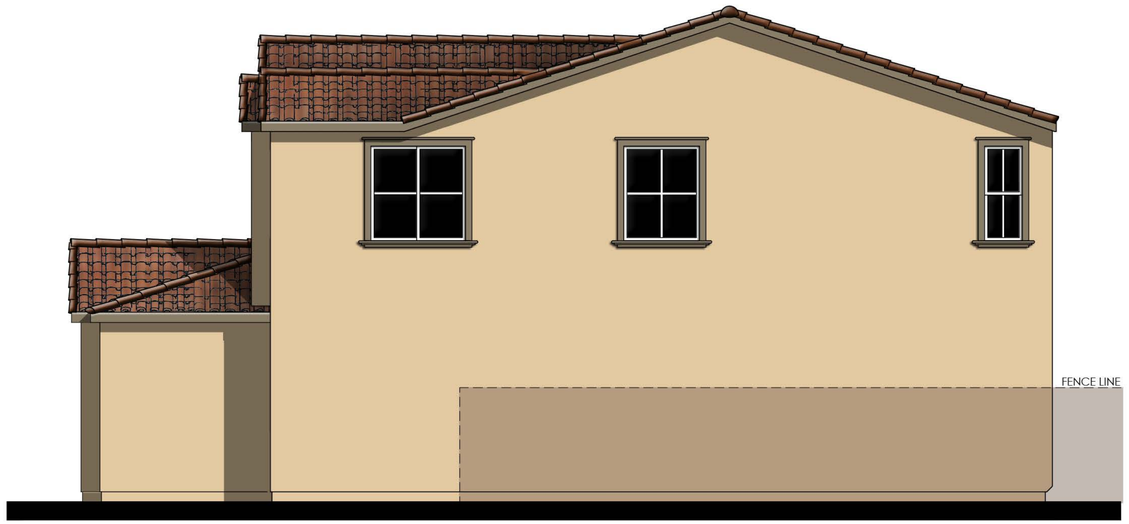


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE 'S' TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	STUCCO
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 3

PLAN 3A (3105)

SPANISH ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

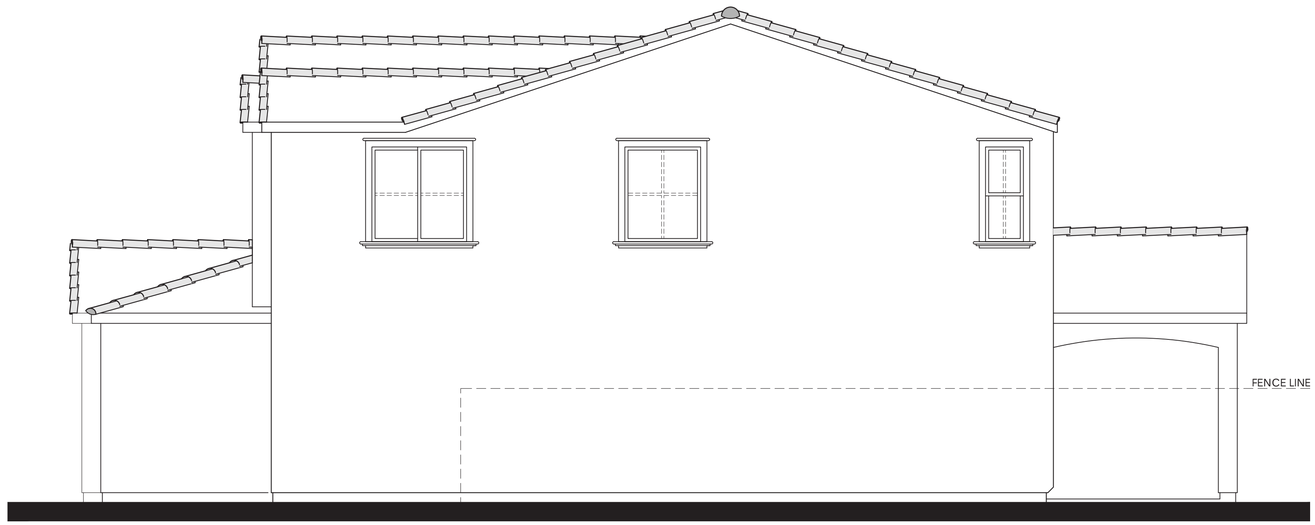
Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-106

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Items shown dashed shall occur at lots requiring enhancements.

RIGHT

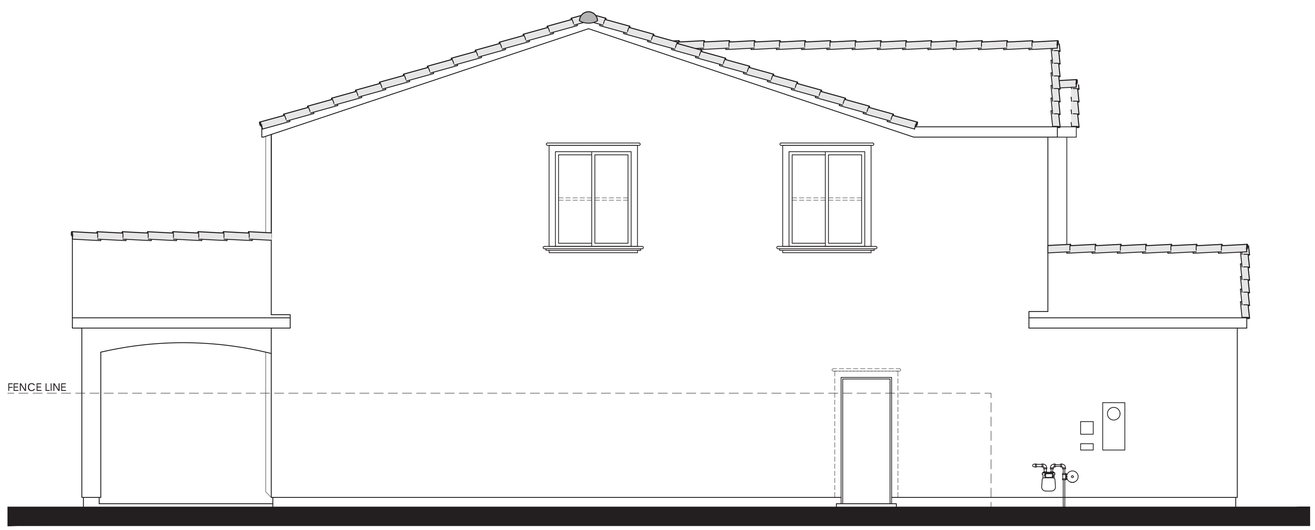
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE 'S' TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	STUCCO
TRIM:	STUCCO OVER RIGID FOAM



Items shown dashed shall occur at lots requiring enhancements.

REAR



Items shown dashed shall occur at lots requiring enhancements.

LEFT

PLAN 3A OPT. PATIO (3105)

SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-107

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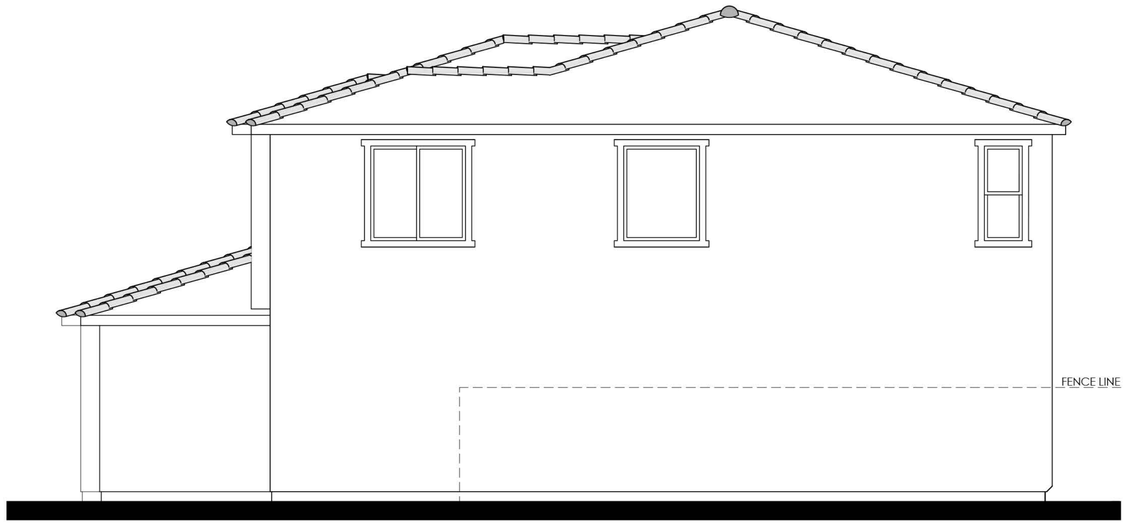
Refer to landscape drawings for wall, tree, and shrub locations

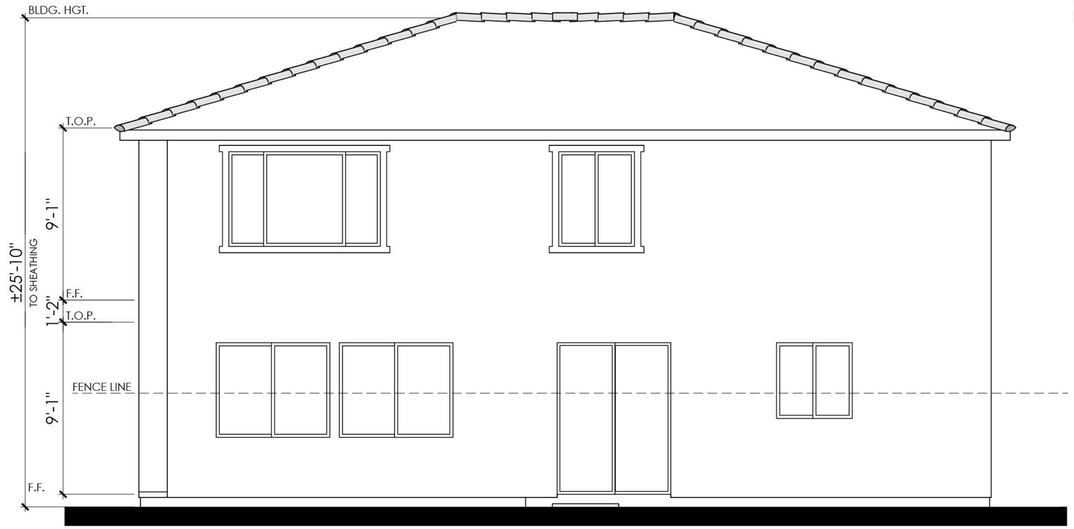
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE 'S' TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD & BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER
PORCH:	WOOD POST AND BEAM



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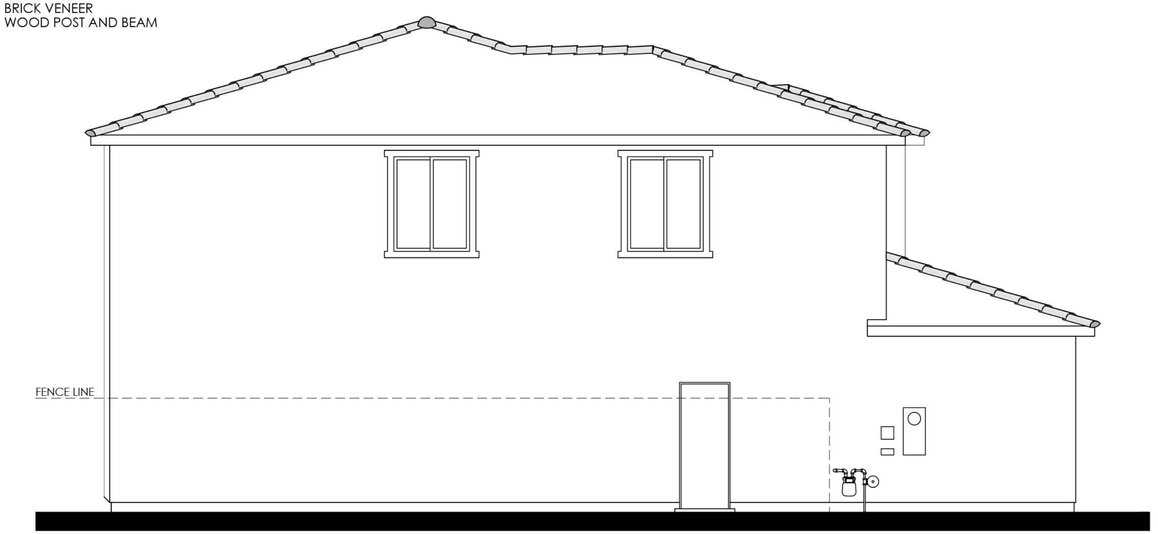

LEFT

COLOR SCHEME 6

PLAN 3B (3105)

ITALIANATE ELEVATIONS

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-108

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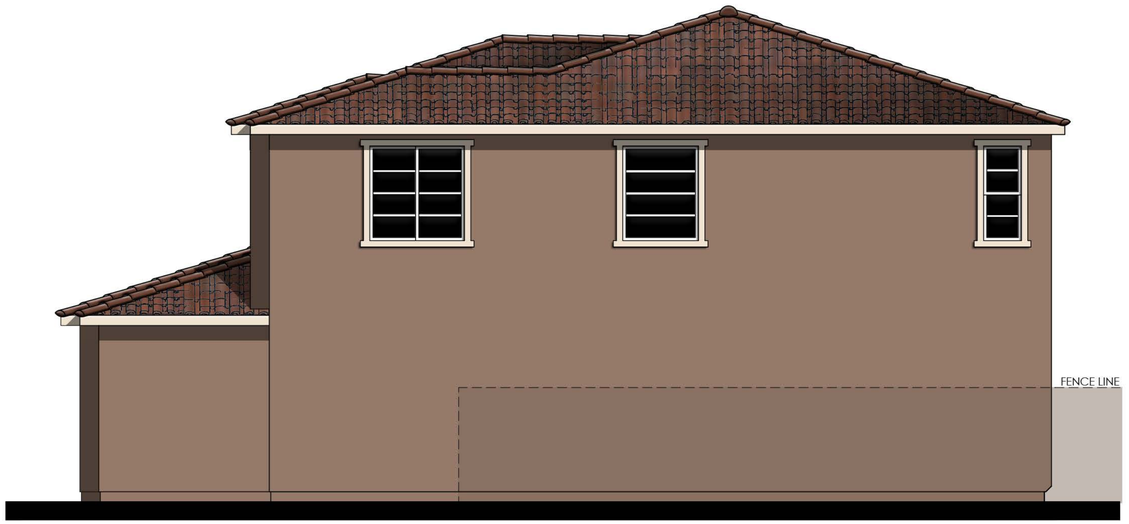
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE 'S' TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD & BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER
PORCH:	WOOD POST AND BEAM



REAR

COLOR SCHEME 6

PLAN 3B (3105)

ITALIANATE ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

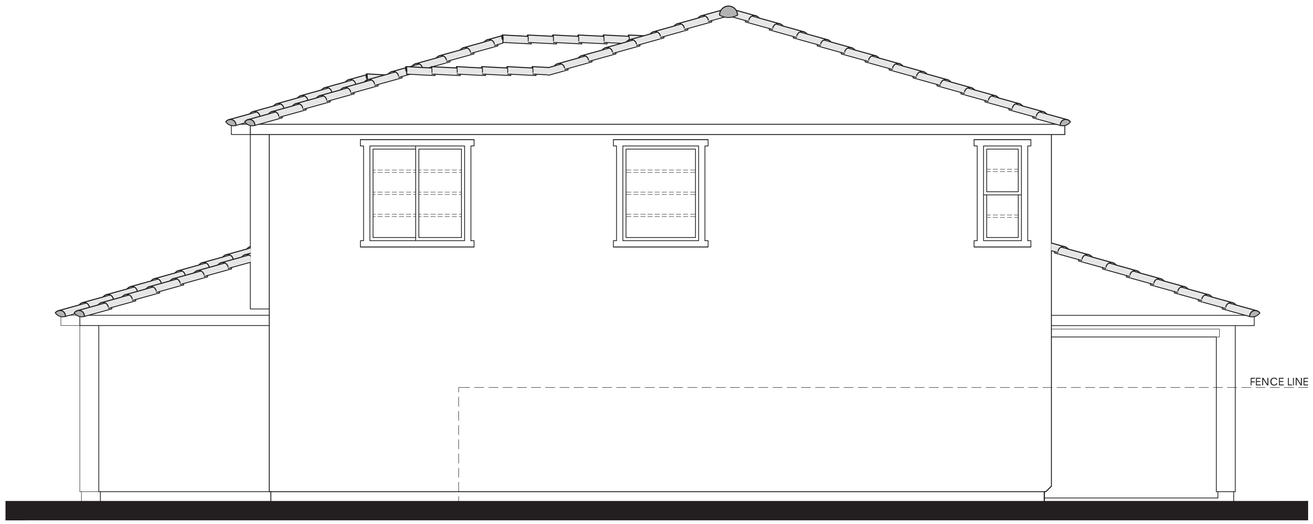
Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-109

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Items shown dashed shall occur at lots requiring enhancements.

RIGHT

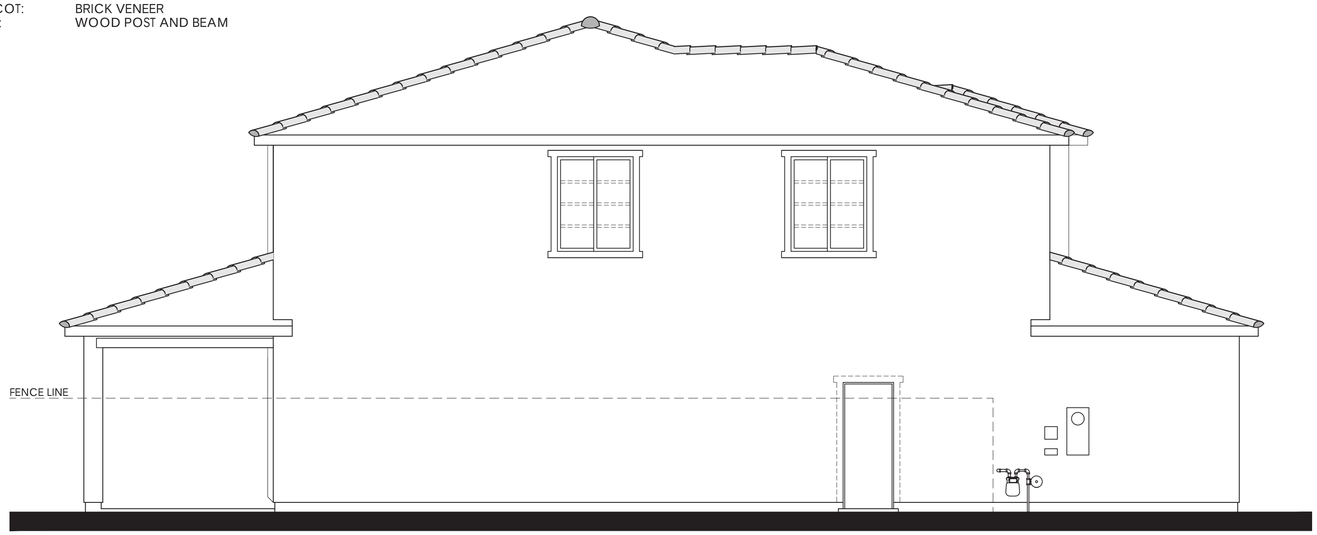
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE 'S' TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD & BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER
PORCH:	WOOD POST AND BEAM



Items shown dashed shall occur at lots requiring enhancements.

REAR



Items shown dashed shall occur at lots requiring enhancements.

LEFT

PLAN 3B OPT. PATIO (3105)

ITALIANATE ELEVATIONS

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-110

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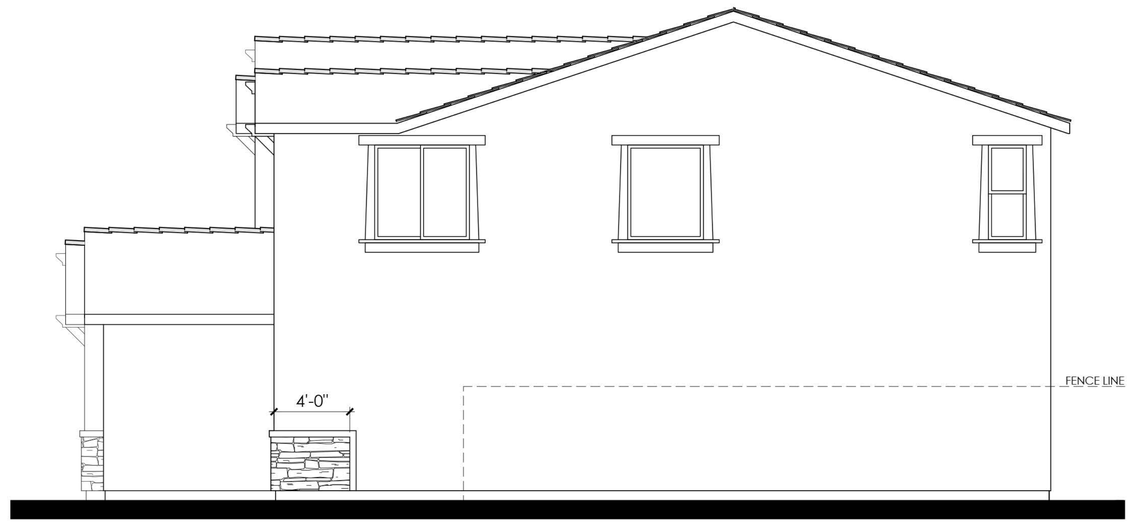
Refer to landscape drawings for wall, tree, and shrub locations

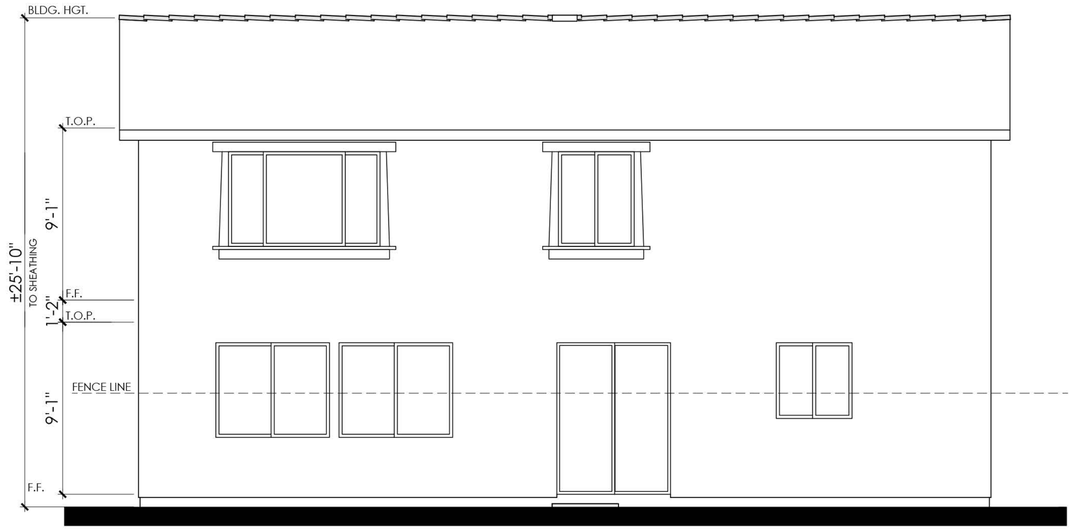
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



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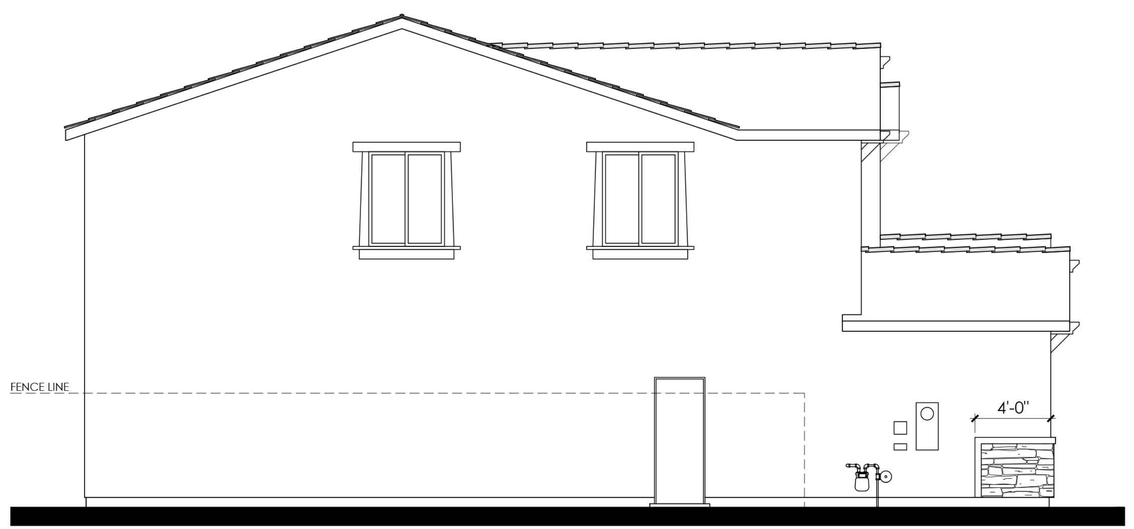

LEFT

COLOR SCHEME 9

PLAN 3C (3105)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-111

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RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



REAR

COLOR SCHEME 9

PLAN 3C (3105)

CRAFTSMAN ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-112

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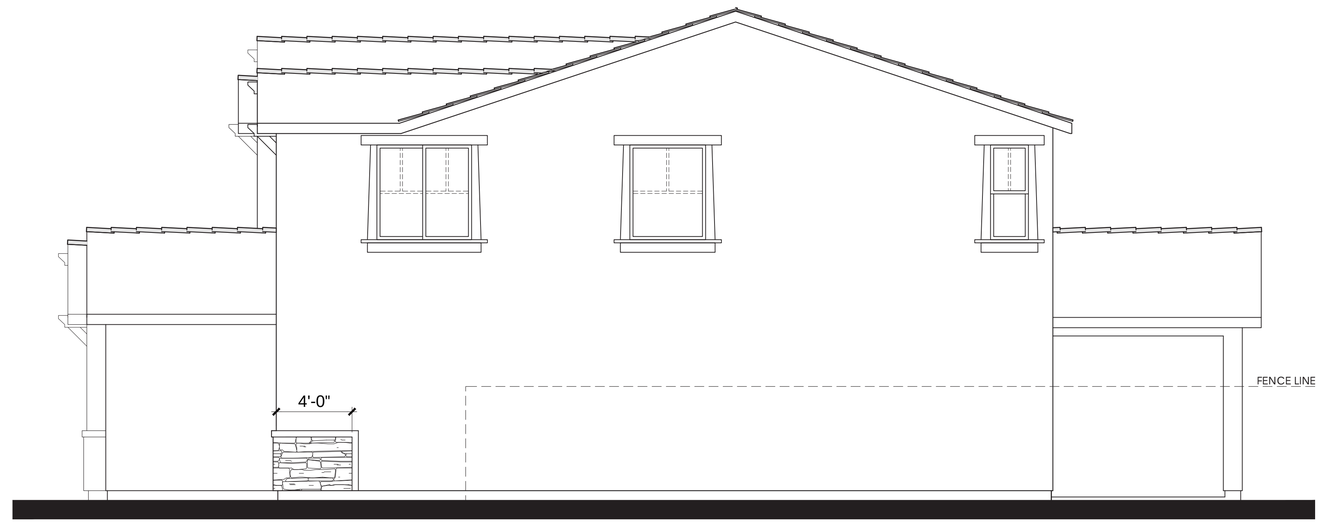


Items shown dashed shall occur at lots requiring enhancements.

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



Items shown dashed shall occur at lots requiring enhancements.

REAR



Items shown dashed shall occur at lots requiring enhancements.

LEFT

PLAN 3C OPT. PATIO (3105)

CRAFTSMAN ELEVATIONS

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

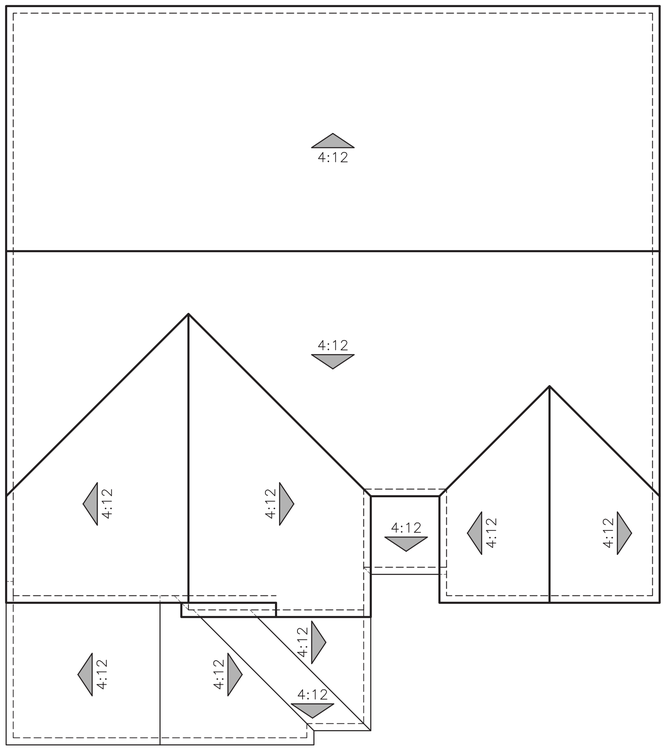
Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

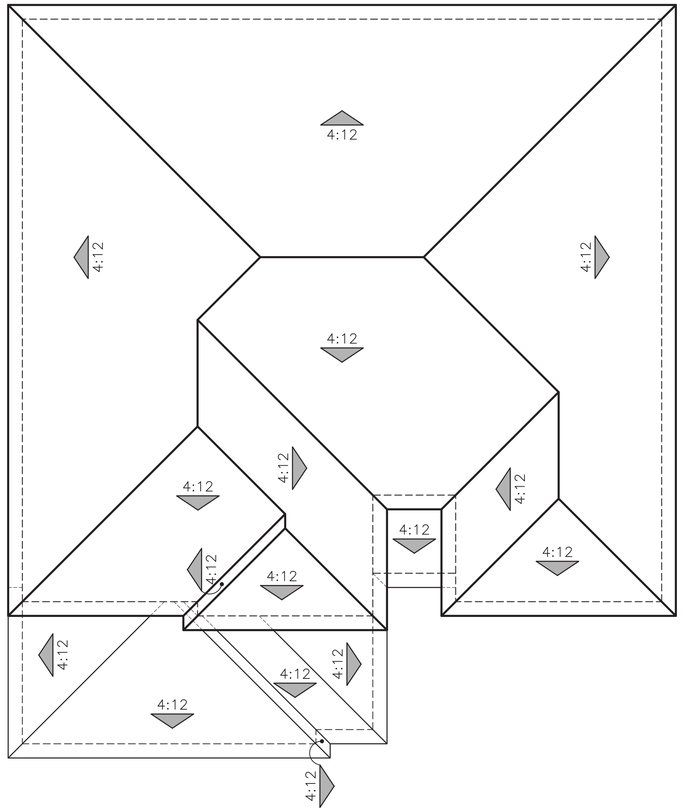
10/16/2024
A-113

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

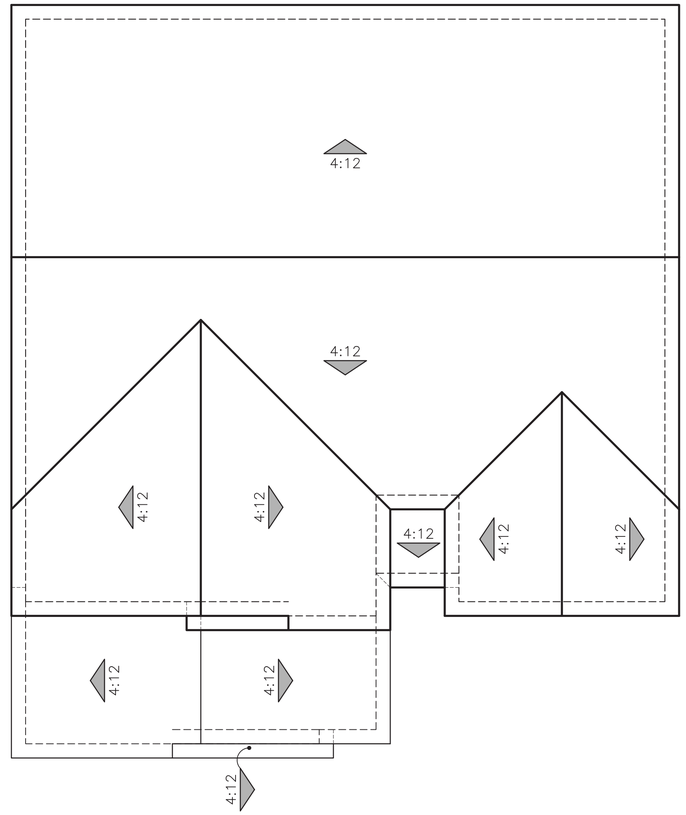
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



"A" SPANISH



"B" ITALIANATE



"C" CRAFTSMAN

ROOF PLANS

PLAN 3 (3105)

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

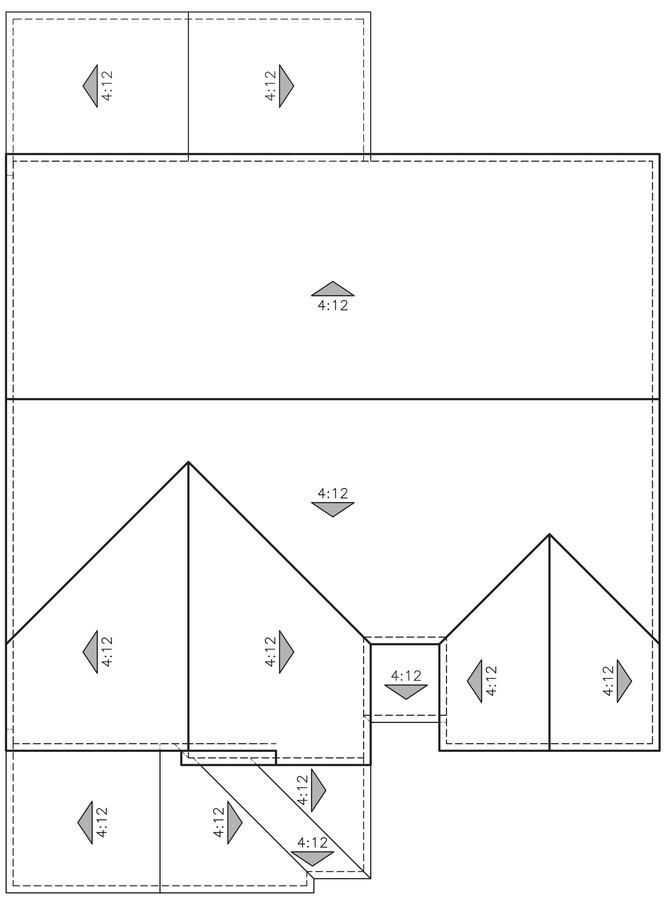
Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

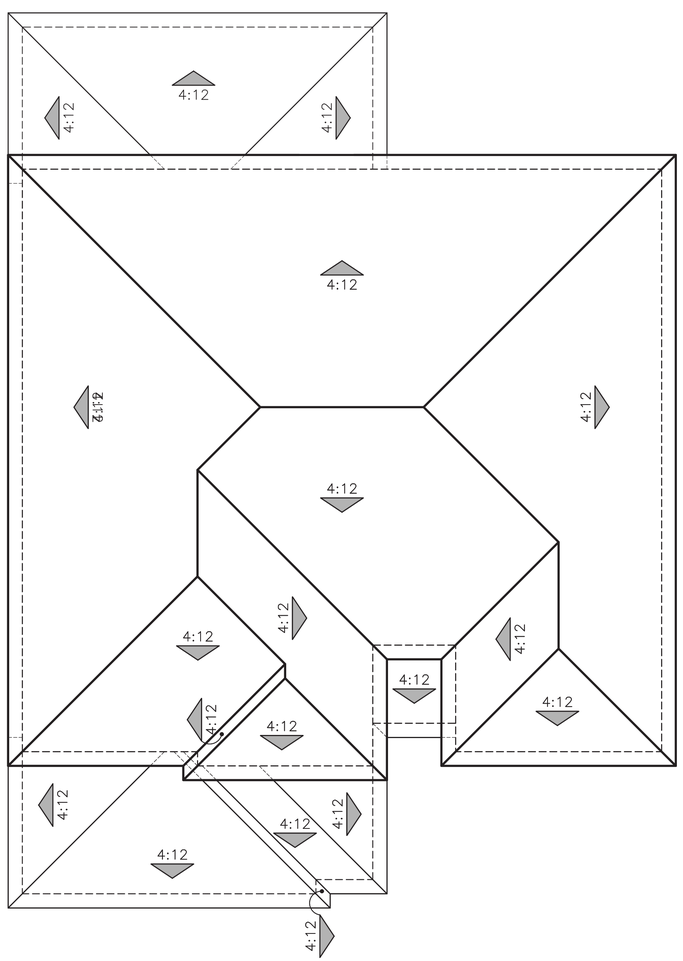
10/16/2024
A-114

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

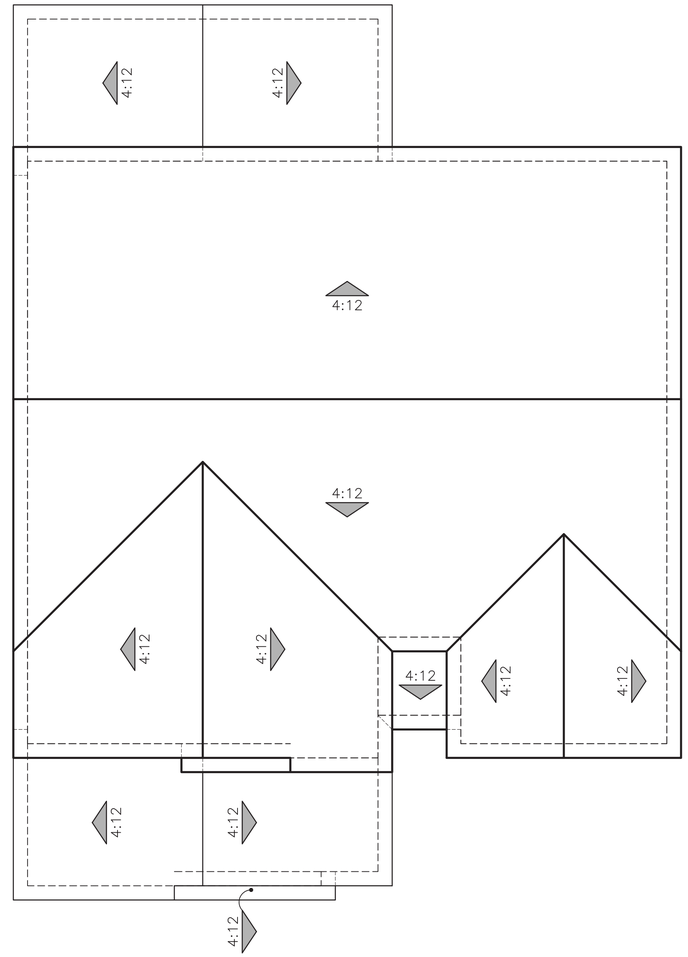
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



"A" SPANISH



"B" ITALIANATE



"C" CRAFTSMAN

ROOF PLANS

PLAN 3 OPT. PATIO (3105)

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-115

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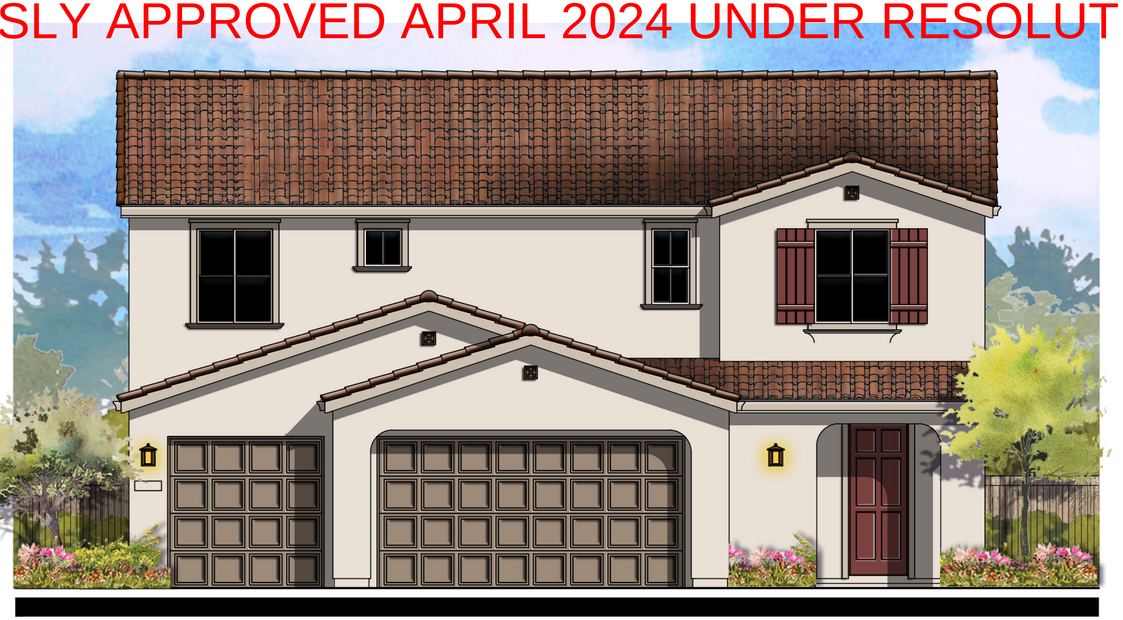
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Refer to landscape drawings for wall, tree, and shrub locations

"A" SPANISH

EXTERIOR LIGHTS



KENT



Refer to landscape drawings for wall, tree, and shrub locations

"B" ITALIANATE



Refer to landscape drawings for wall, tree, and shrub locations

"C" CRAFTSMAN

PLAN 4 (3427)

FRONT ELEVATIONS

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

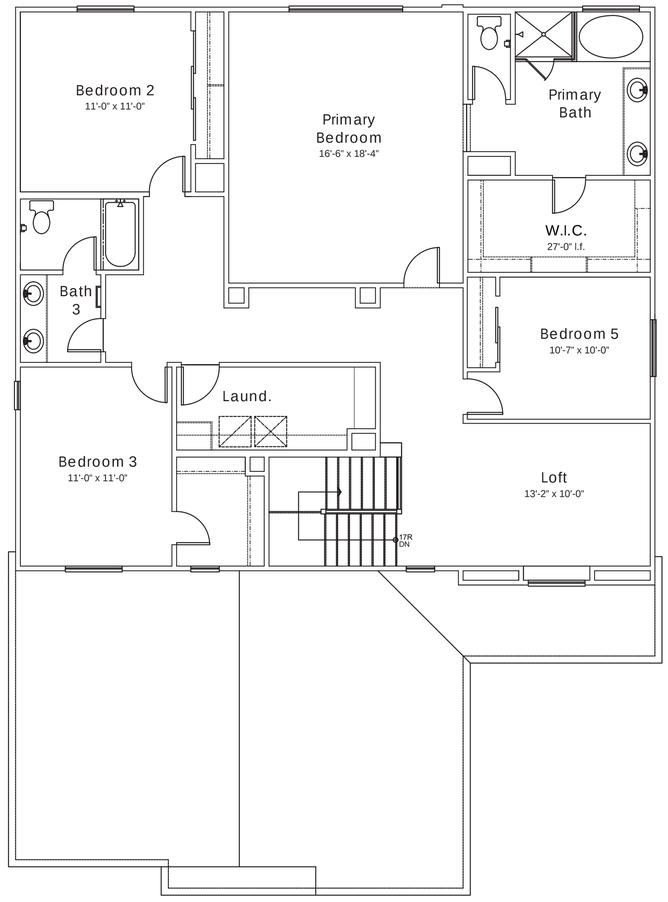
Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

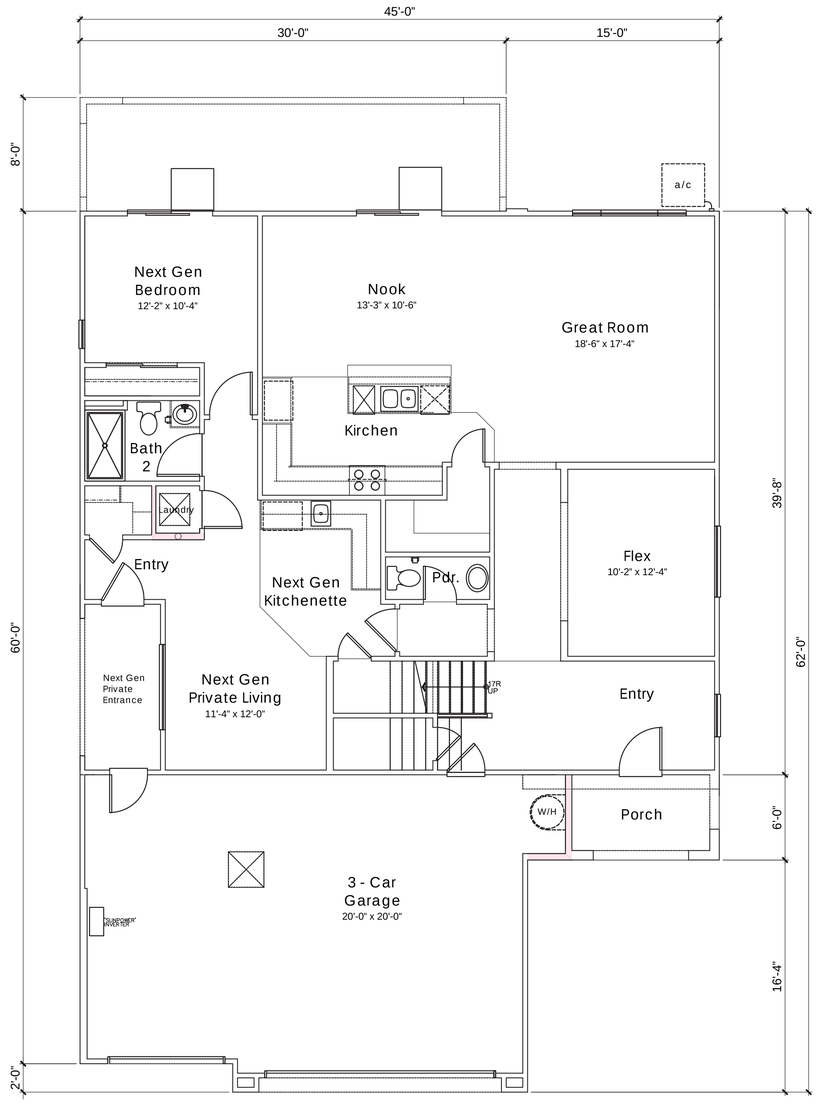
10/16/2024
A-116

ktgy Architecture+Planning #23016

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 4
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,717 SQ. FT.
SECOND FLOOR AREA	1,710 SQ. FT.
TOTAL DWELLING	3,427 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	682 SQ. FT.
COVERED PORCH	62 SQ. FT.
NEXT GEN PRIVATE ENTRY	66 SQ. FT.

PLAN 4 (3427)

4 BEDROOM, 3.5 BATH, LOFT

0 2 4 8 12

LENNAR

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HS 134

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A-117

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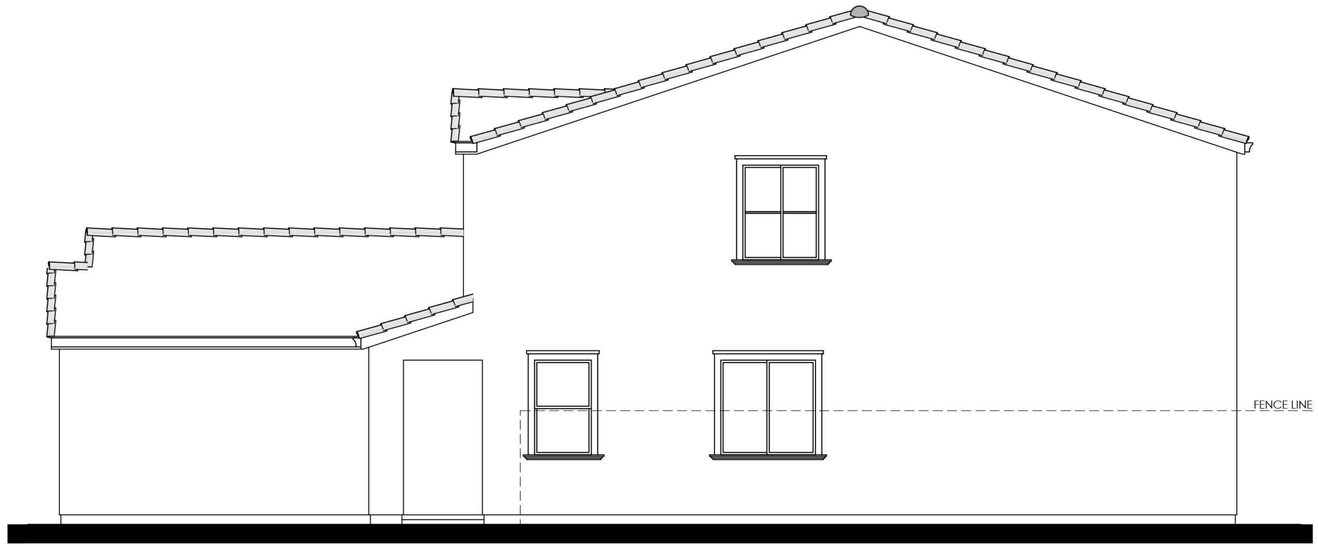
Refer to landscape drawings for wall, tree, and shrub locations

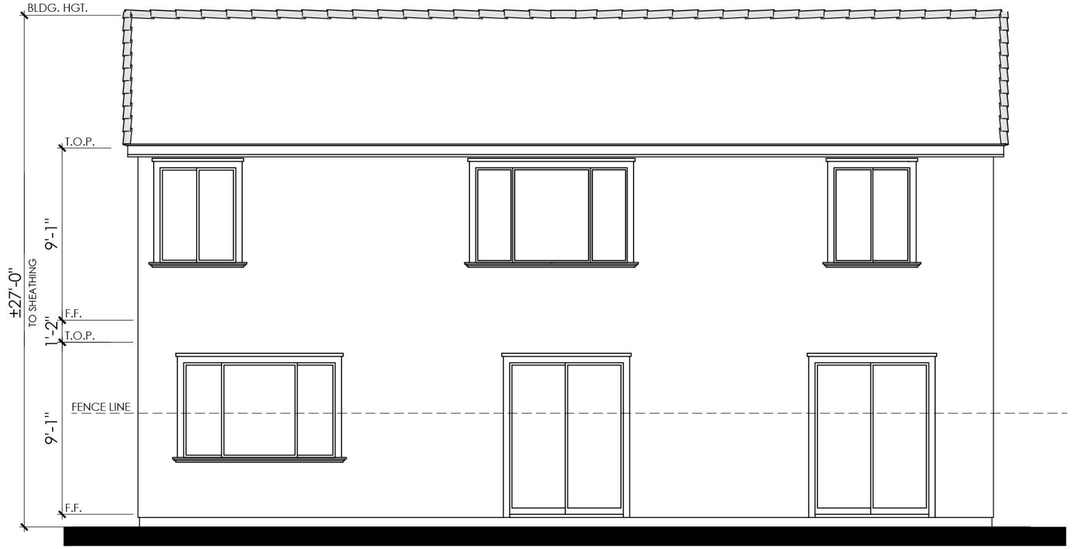
FRONT



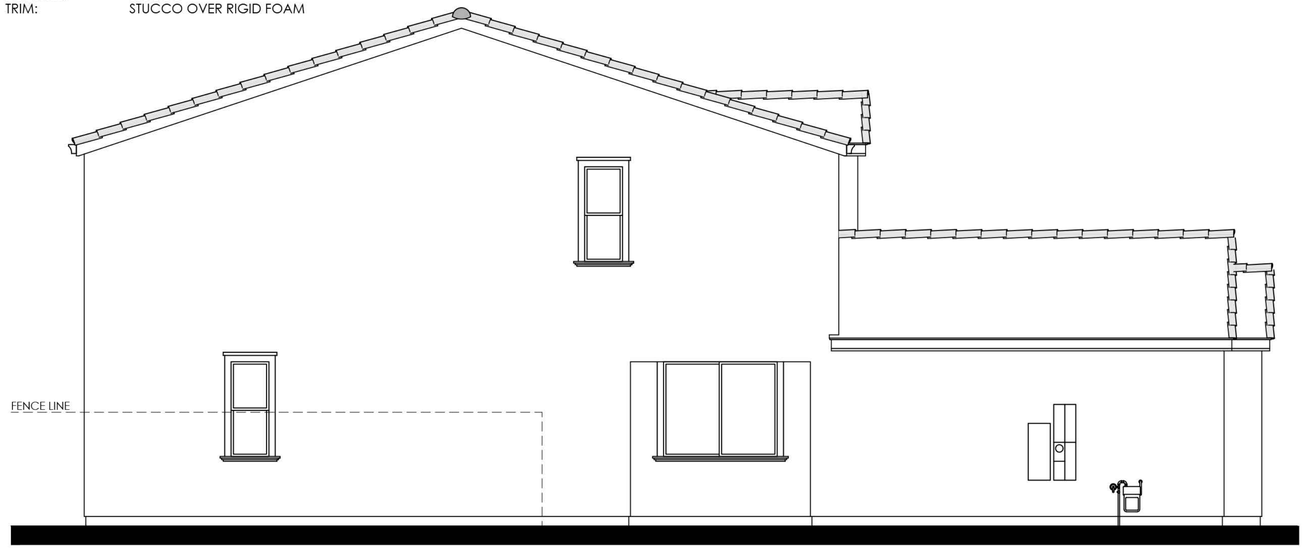
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE 'S' TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	STUCCO
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 1

PLAN 4A (3427)

SPANISH ELEVATION

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

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A-118

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RIGHT



REAR

COLOR SCHEME 1

PLAN 4A (3427)

SPANISH ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

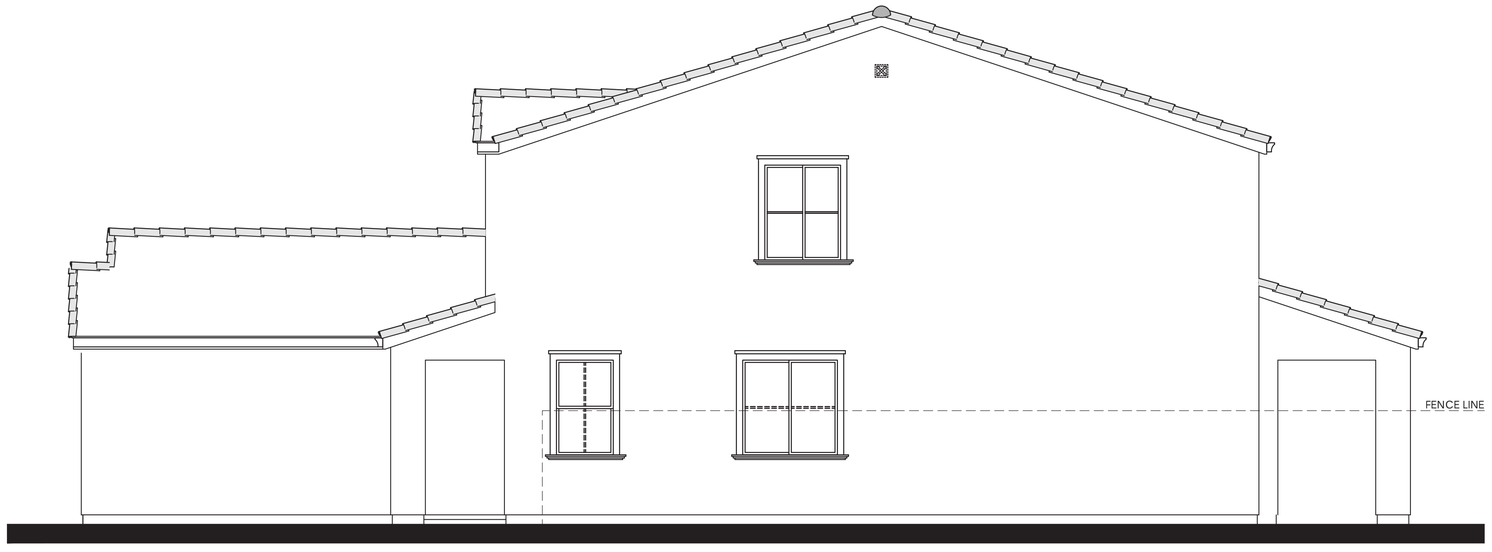
Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-119

ktgy Architecture+Planning #23016

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



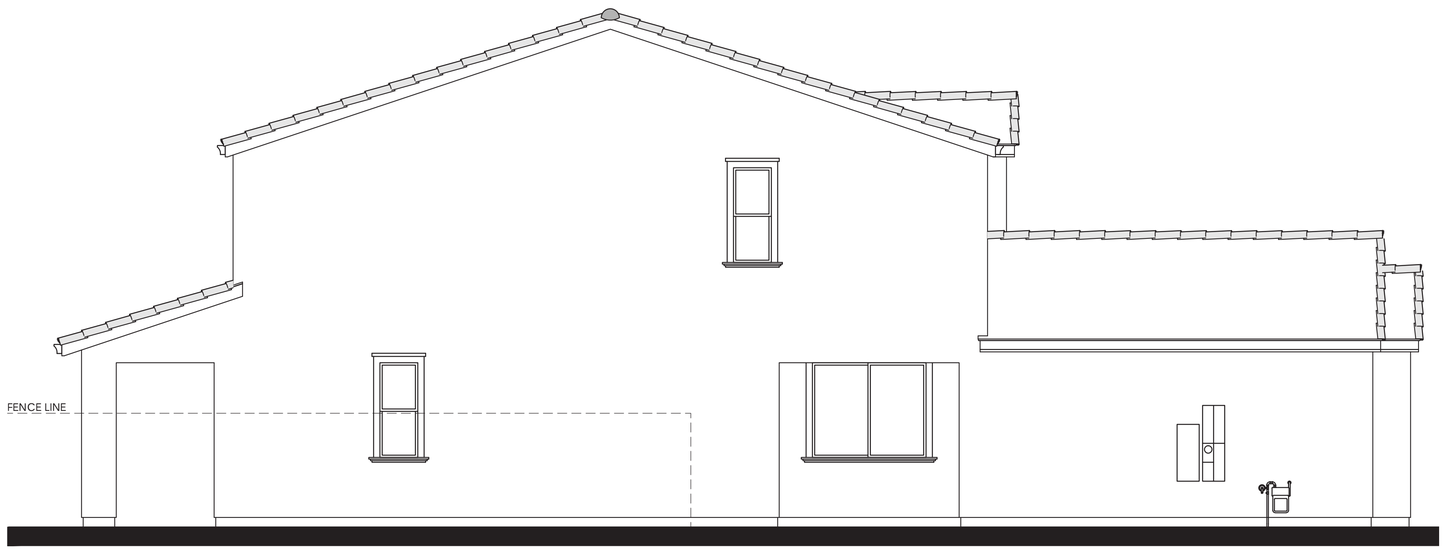
Items shown dashed shall occur at lots requiring enhancements.

RIGHT



Items shown dashed shall occur at lots requiring enhancements.

REAR



LEFT

PLAN 4A OPT. PATIO (3427)

SPANISH ELEVATION

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

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A-120

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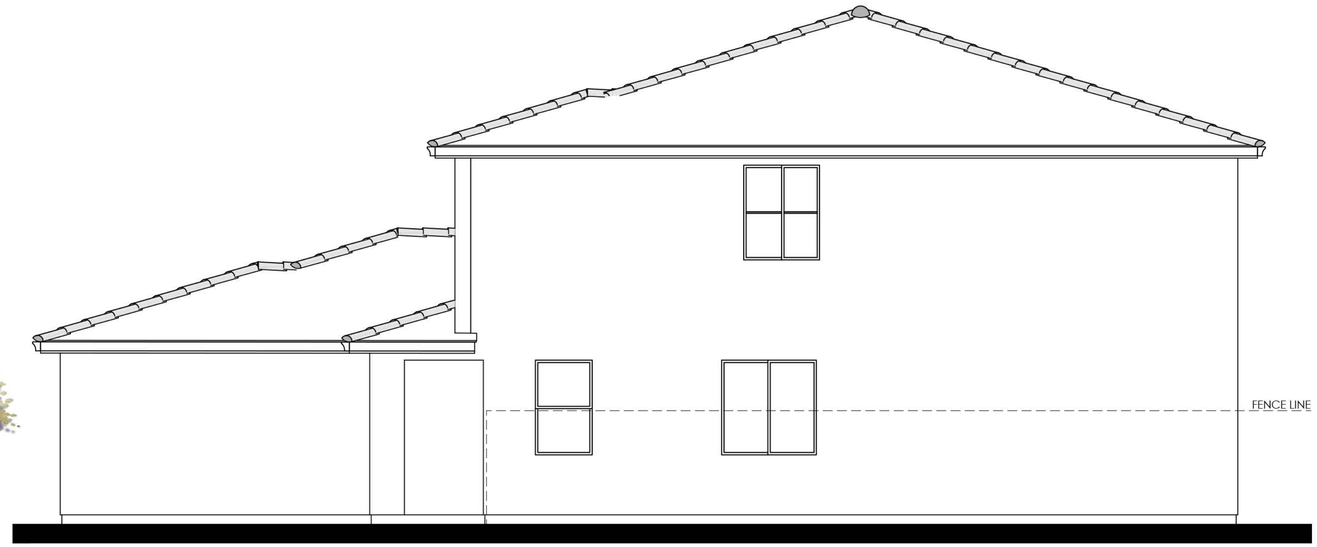
Refer to landscape drawings for wall, tree, and shrub locations

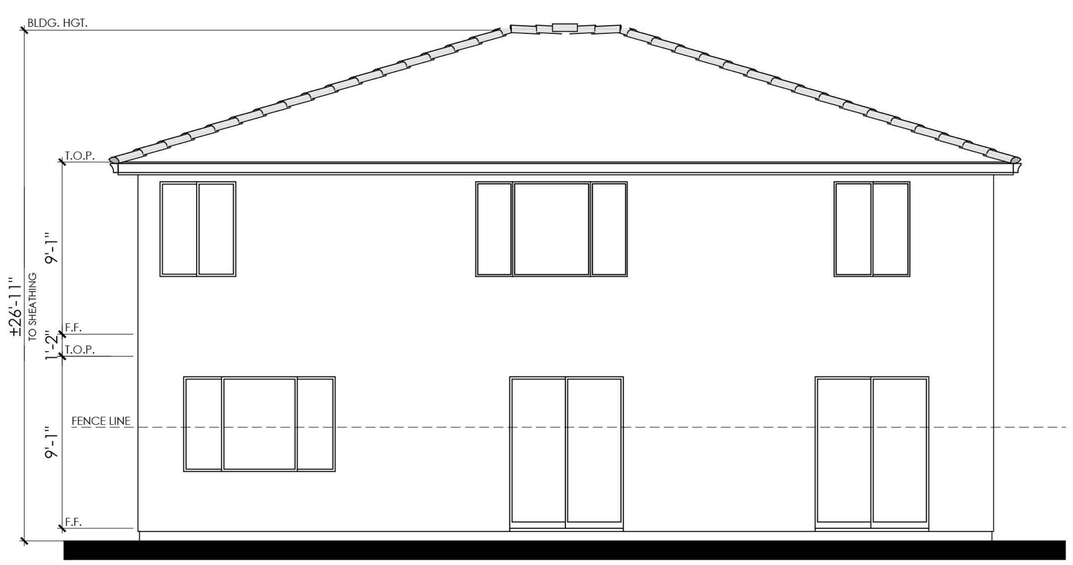
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE 'S' TILE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD & BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER
PORCH:	WOOD POST AND BEAM



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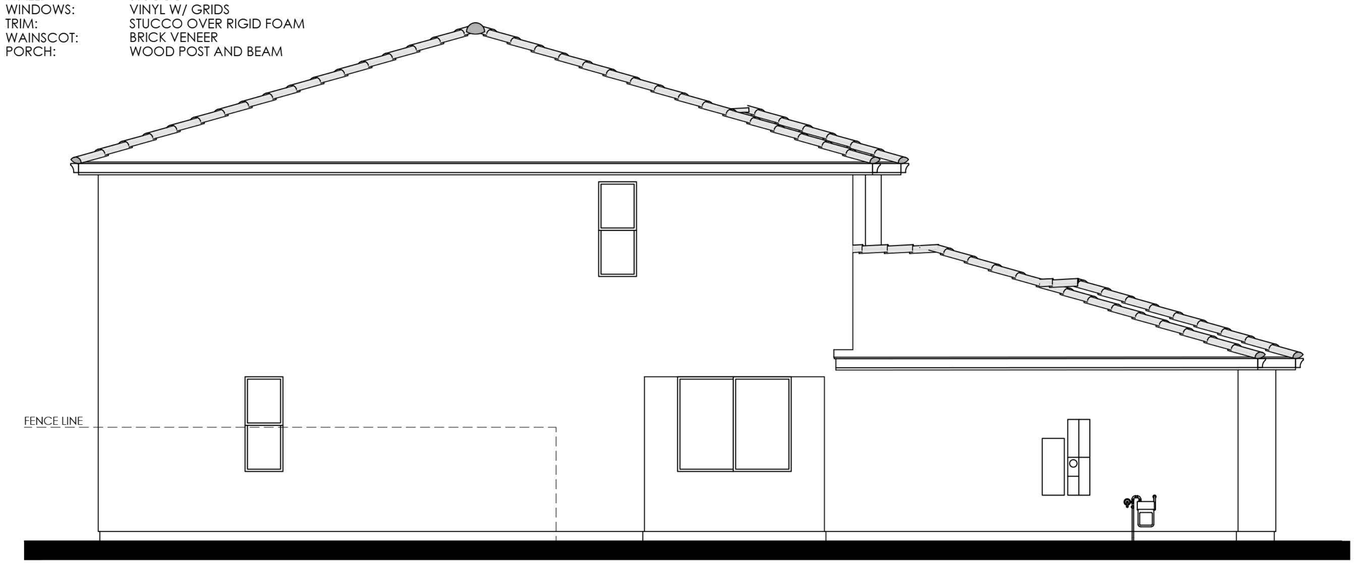

LEFT

COLOR SCHEME 4

PLAN 4B (3427)

ITALIANATE ELEVATION

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-121

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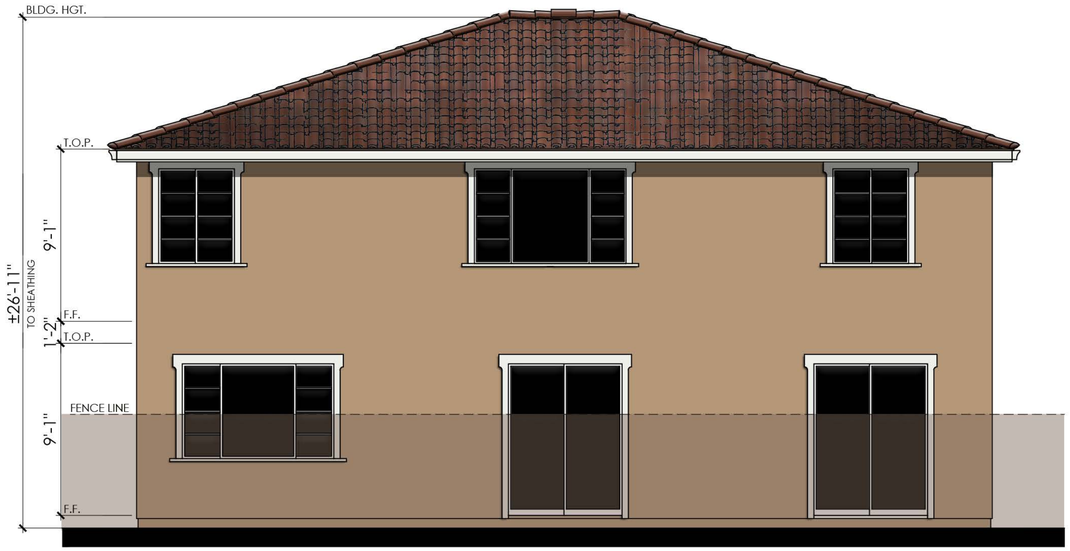
RIGHT



REAR

COLOR SCHEME 4

PLAN 4B (3427)

ITALIANATE ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-122

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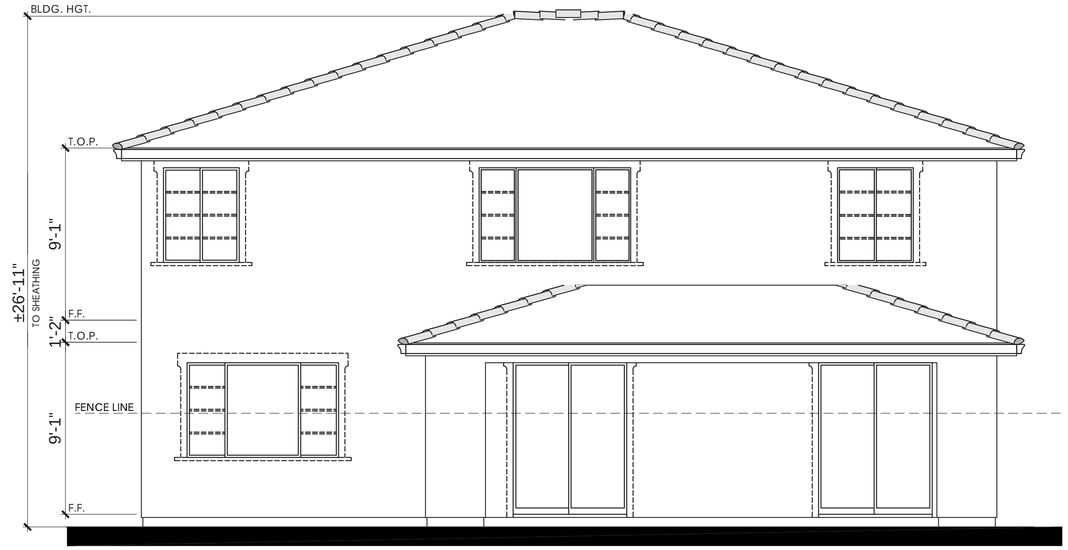
Items shown dashed shall occur at lots requiring enhancements.

RIGHT



Items shown dashed shall occur at lots requiring enhancements.

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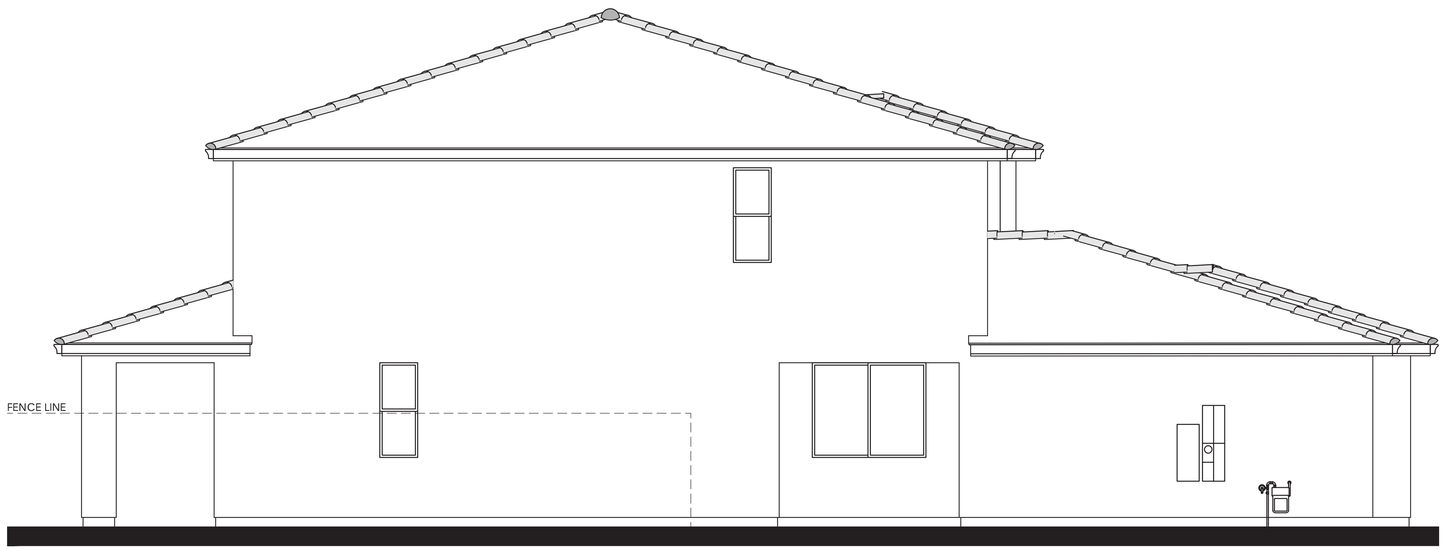

LEFT

PLAN 4B OPT. PATIO (3427)

ITALIANATE ELEVATION

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-123

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Refer to landscape drawings for wall, tree, and shrub locations

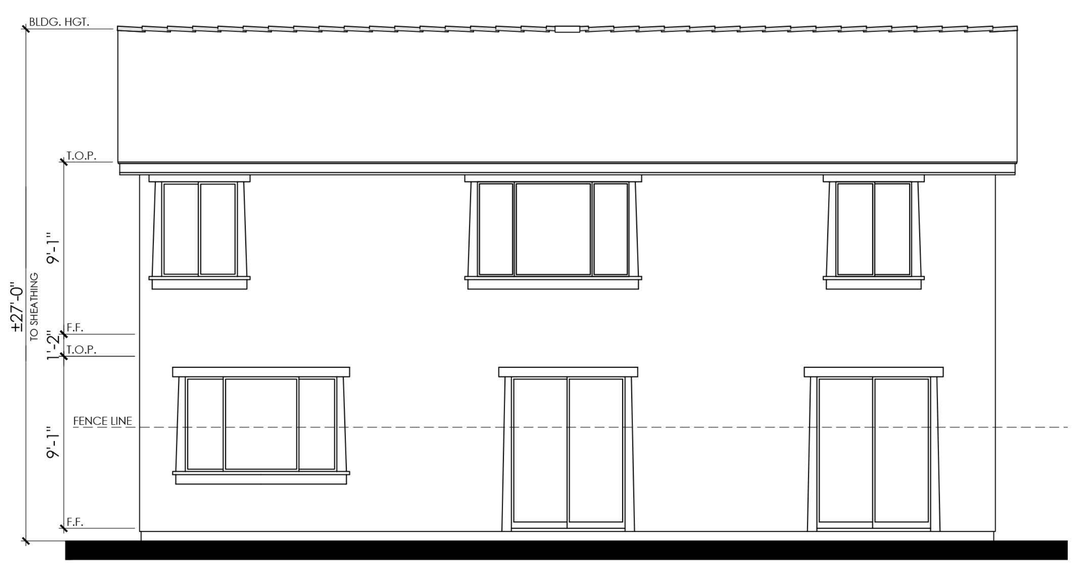
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



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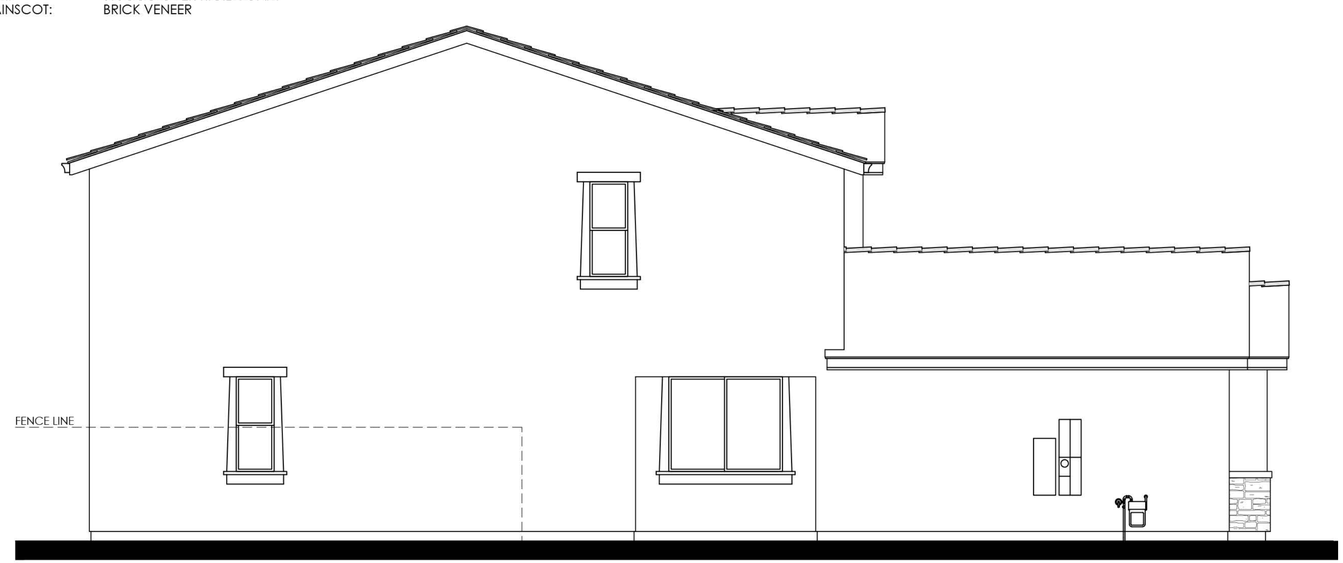

LEFT

COLOR SCHEME 7

PLAN 4C (3427)

CRAFTSMAN ELEVATION

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-124

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RIGHT



REAR

COLOR SCHEME 7

PLAN 4C (3427)

CRAFTSMAN ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

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A-125

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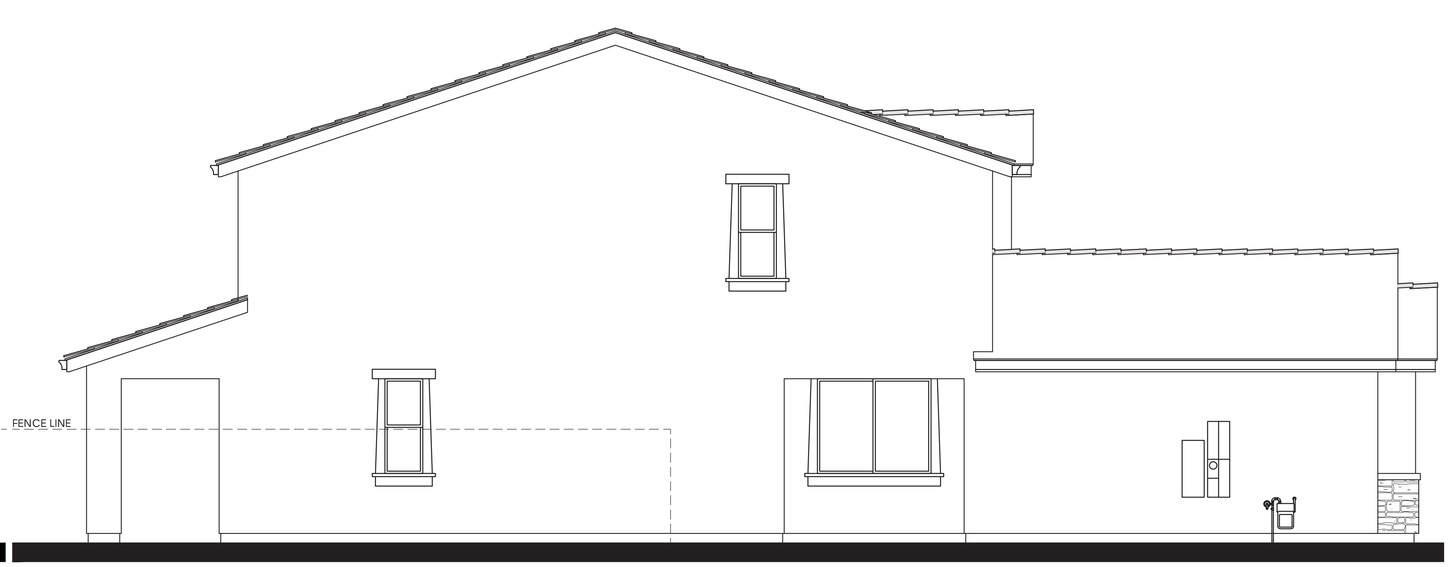
Items shown dashed shall occur at lots requiring enhancements.

RIGHT





Items shown dashed shall occur at lots requiring enhancements.

REAR

PLAN 4C OPT. PATIO (3427)

CRAFTSMAN ELEVATION

LEFT

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

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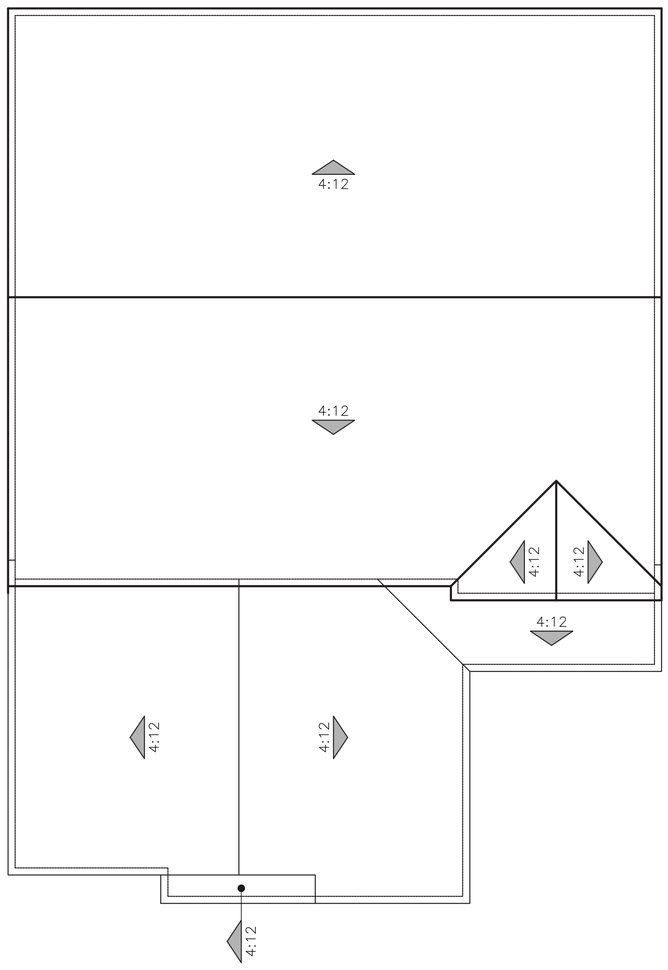
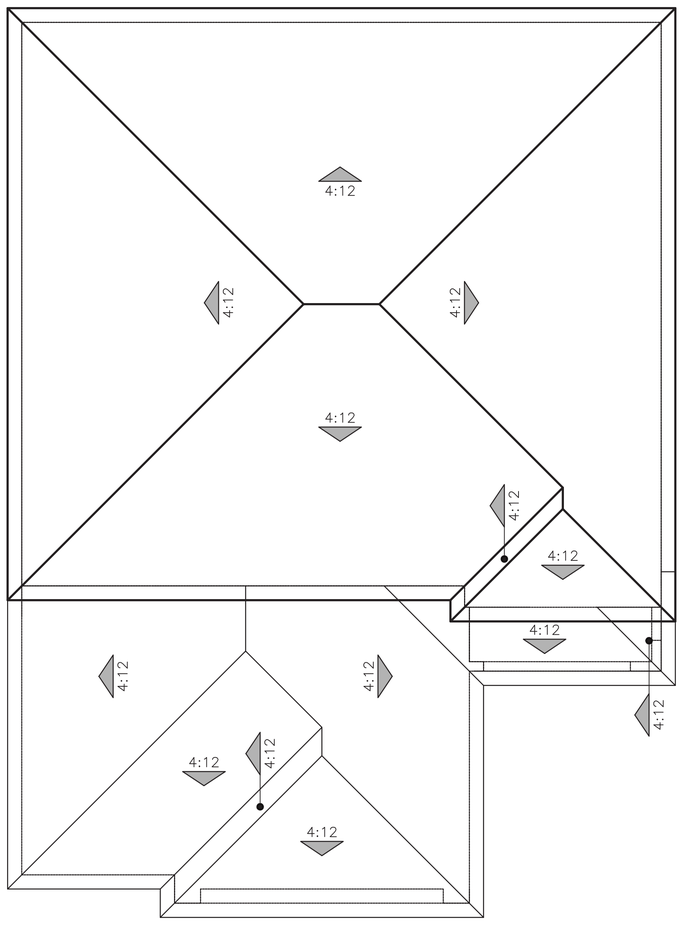
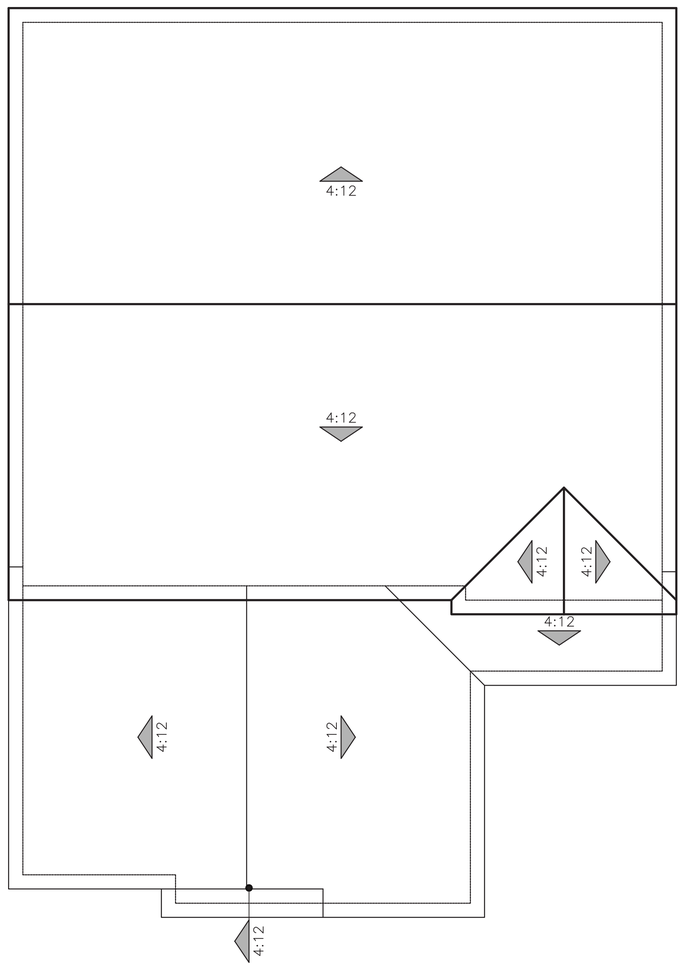


"A" SPANISH



"B" ITALIANATE



"C" CRAFTSMAN

ROOF PLANS

PLAN 4 (3427)

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-127

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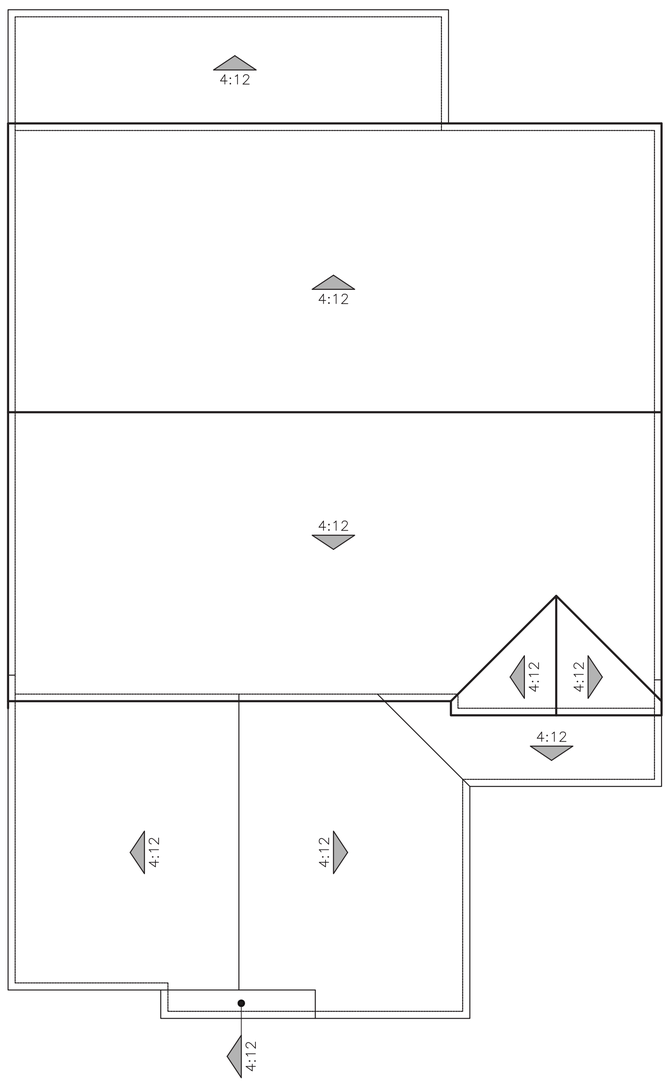

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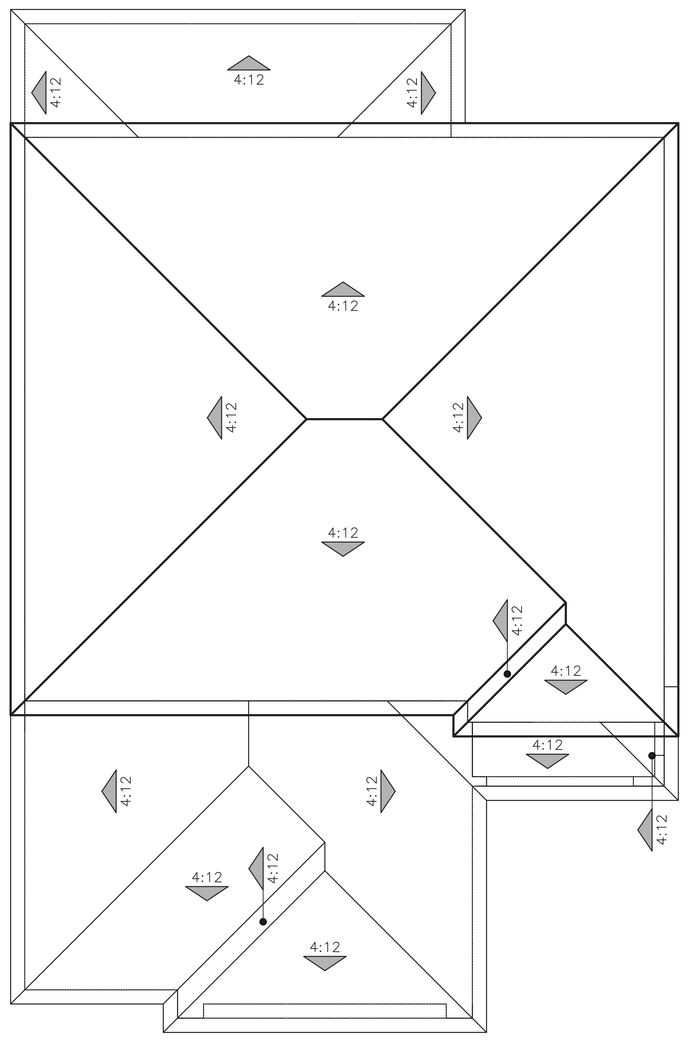

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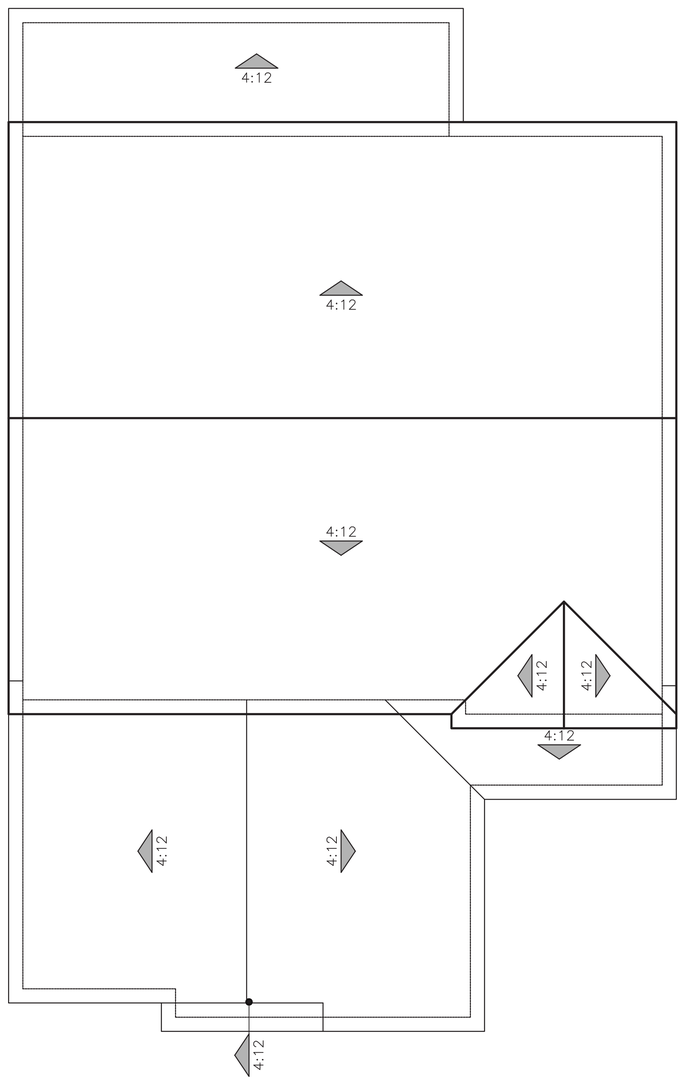

"C" CRAFTSMAN

ROOF PLANS

PLAN 4 OPT. PATIO (3427)

0 2 4 8 12

LENNAR

COBALT AT THE PRESERVE

Rancho Cordova, Ca

Product 2 - COBALT
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55x105
HS 134

10/16/2024
A-128

ktgy Architecture+Planning #23016

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COBALT AT THE PRESERVE

RANCHO CORDOVA, CA

JOB #	23016B
CREATED	7/6/23
Client Rev.	8/24/23
Planning Rev.	1/25/24
Client Rev.	9/9/24

"A" ELEVATIONS SPANISH	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO PAINT BODY	SW0053 PORCELAIN	SW7011 NATURAL CHOICE	SW7691 BILTMORE BUFF
FASCIA / TRIM	SW7511 BUNGALOW BEIGE	SW0037 MORRIS ROOM GREY	SW2820 DOWNING EARTH
GARAGE DOOR	SW7508 TAVERN TAUPE	SW7034 STATUS BRONZE	SW7105 PAPERWHITE
FRONT DOOR / SHUTTERS	SW7592 CRABBY APPLE	SW7605 GALE FORCE	**SW0017 CALICO**
ROOF: LOW PROF. "S" VILLA	1VICS6169 CASA GRANDE BLD	1VICS6169 CASA GRANDE BLD	1VICS6169 CASA GRANDE BLD

"B" ELEVATIONS ITALIANATE	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO PAINT BODY	SW9097 SOFT FAWN	SW0012 EMPIRE GOLD	SW6067 MOCHA
FASCIA / TRIM / GARAGE DOOR	SW7006 EXTRA WHITE	SW9180 AGED WHITE	SW6357 CHOICE CREAM
FRONT DOOR / SHUTTERS	SW6214 UNDERSEAS	SW7740 MESSENGER BAG	SW0032 NEEDLEPOINT NAVY
ROOF: LOW PROF. "S" VILLA	1VICS6464 CA MISSION BLEND	1VICS6464 CA MISSION BLEND	1VICS6464 CA MISSION BLEND
BRICK:	TUMBLED BRICK CASSIS MODENA BLD	TUMBLED BRICK ANTIQUE RED	TUMBLED BRICK BUFF

PAINT:	SHERWIN WILLIAMS
CONCRETE ROOF:	NEWPOINT by WESTLAKE
VENEER:	ESW

"C" ELEVATIONS CRAFTSMAN	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO PAINT BODY	SW6109 HOPSACK	SW7519 MEXICAN SAND	SW9174 MOTH WING
FASCIA / TRIM	SW6111 COCONUT HUSK	SW7525 TREE BRANCH	SW7040 SMOKEHOUSE
GARAGE DOOR	**SW6105 DIVINE WHITE**	**SW6112 BISCUIT**	**SW7040 SMOKEHOUSE**
SIDING AT GABLES	**SW7744 ZEUS**	**SW6112 BISCUIT**	**SW7526 MASON BLANCHE**
FRONT DOOR / SHUTTERS:	SW7068 GRIZZLE GRAY	**SW7748 GREEN EARTH**	SW7075 WEB GRAY
ROOF: FLAT SHAKE	1FBCJ3181 SMOKEY TOPAZ BLD	1FBCJ3181 SMOKEY TOPAZ BLD	1FBCJ3181 SMOKEY TOPAZ BLD
STONE:	TUSCAN LEDGE CULVERS WEST	WEATHEREDGE SILVERMINE	WEATHEREDGE SIERRA

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
Todas las tapajuntas, cañaleras, cañalones, etc. seran pintadas para **igualar** la superficie de junto. Todas las restauras de pintura se cortaran en las esquinas interiores.
Las elevaciones de los lados y traceras recibiran el mismo tratamiento que las delanteras.

LENNAR
Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

WRITTEN COLOR SCHEMES

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

SPANISH
SCHEME #1



LENNAR

COBALT AT THE PRESERVE
RANCHO CORDOVA, CA

#23016B
AUG. 24, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

SPANISH
SCHEME #2



LENNAR

COBALT AT THE PRESERVE
RANCHO CORDOVA, CA

#23016B
AUG. 24, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

SPANISH
SCHEME #3



LENNAR

COBALT AT THE PRESERVE
RANCHO CORDOVA, CA

#23016B
JAN. 25, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - SPANISH

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

LENNAR

COBALT AT THE PRESERVE
Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-130

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

ITALIANATE
SCHEME #4



LENNAR

COBALT AT THE PRESERVE
RANCHO CORDOVA, CA

#23016B
SEPT. 9, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

ITALIANATE
SCHEME #5



LENNAR

COBALT AT THE PRESERVE
RANCHO CORDOVA, CA

#23016B
SEPT. 9, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

ITALIANATE
SCHEME #6



LENNAR

COBALT AT THE PRESERVE
RANCHO CORDOVA, CA

#23016B
SEPT. 9, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - ITALIANATE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

CRAFTSMAN
SCHEME #7



LENNAR

COBALT AT THE PRESERVE
RANCHO CORDOVA, CA
#23016B
SEPT. 9, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

CRAFTSMAN
SCHEME #8



LENNAR

COBALT AT THE PRESERVE
RANCHO CORDOVA, CA
#23016B
SEPT. 9, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

CRAFTSMAN
SCHEME #9



LENNAR

COBALT AT THE PRESERVE
RANCHO CORDOVA, CA
#23016B
SEPT. 9, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - CRAFTSMAN

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

LENNAR

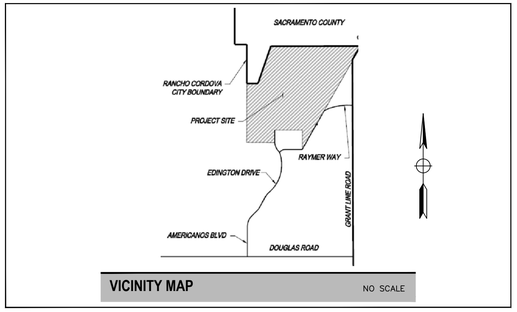
COBALT AT THE PRESERVE
Rancho Cordova, Ca

Product 2 - COBALT
PH 1& PH 2
55x105
HS 134

10/16/2024
A-132

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



THE PRESERVE - PHASES 1 & 2

CITY OF RANCHO CORDOVA, CA

INCLUDING:

CYAN - PRODUCT 1 / 45' x 90'
COBALT - PRODUCT 2 / 55' x 105'
AZURE - PRODUCT 3 / 45' x 105'

LENNAR HOMES OF NORTHERN CA

LENNAR®

LANDSCAPE ARCHITECTURE • SITE DESIGN
P.O. BOX 661 • ORANGEVALE • CA • 95662
916.420.7864 • www.EarthlineDesign.com
EarthLine DESIGN

FEBRUARY 12, 2024

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL
Signature
4-30-2024
Renewal Date
2-12-2024
Date
STATE OF CALIFORNIA

PROJECT NOTES:

1. Contractor shall reference Improvement Plans by RJA for additional information, including easements, underground drainage, vertical grade control, setbacks, etc. If a discrepancy exists between plot plans and landscape plans, notify Landscape Architect immediately before proceeding with installations.
2. Bidder shall visit site and thoroughly acquaint himself with existing site conditions, grades, utilities, etc. Upon completion of rough grading, coordinate with owners as to quantity of import / export soil needed to establish finish grades throughout. Report any site discrepancies to the Landscape Architect prior to commencing with any work.
3. Upon completion of landscape installation, a Certificate of Completion shall be filled out and certified by the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project.
4. Contractor shall comply with all utility company requirements within the easements on this project.
5. Install all work per local codes and ordinances. Prior to start of construction, coordinate with other trades as needed for rough grading, sleeve work, electrical work, irrigation connections, etc.
6. Contractor shall verify location of all on-site utilities prior to start of work. Any damage to utilities shall be repaired by the contractor at no cost to the Owner or County. Call 811 (48) hours prior to commencing any work.
7. Installer shall make every effort to maintain smooth and even grades throughout contract areas, with no abrupt changes in grade.
8. Contractor shall verify all existing conditions on the project, and will report any discrepancies to the Landscape Architect prior to commencing with any work.
9. Contractor shall pay for all permits required for the completion of this project.
10. All landscaped areas within the project limits shall be graded to surface drain at 2% minimum throughout or as shown on individual plot plans.
11. Contractor shall coordinate with the Owner as to the availability of onsite services (water, electricity, restrooms, etc.) prior to beginning work on the project.

APPLICABLE CODES:

- Applicable codes for this project:

California Fire Code	2022 Edition
California Building Code	2022 Edition
California Residential Code	2022 Edition
California Mechanical Code	2022 Edition
California Plumbing Code	2022 Edition
California Electrical Code	2022 Edition
California Green Building Standards	2022 Edition
California Energy Code (CEC Part 6)	2022 Edition

811 Know what's below. Call before you dig.

LANDSCAPE DOCUMENTATION PACKAGE

APPLICANT

CONTACT	JIM LUTTRELL – EARTHLINE DESIGN
Title	Landscape Architect #3990 – CA
Company	Earthline Design LLC
Address	P.O. Box 661 Orangevale, CA 95662
Phone	916-420-7864
Email	jim@earthlinedesign.com

PROPERTY OWNER AND REPRESENTATIVE

Name	Pierre Martinez
Company	Lennar Homes of CA, Inc.
Address	1025 Creekside Ridge Dr. - #240 Roseville, CA 95678
Phone	916-746-8508
Email	pierre.martinez@lennar.com

PROJECT

Name	The Preserve – Phases 1 & 2
Address	City of Rancho Cordova, CA

PROJECT INFORMATION

Project type	Typical Front Yard Landscape and Irrigation Work
Water supply	1.5" domestic water service
Water purveyor	Sacramento County Water Agency
Total Landscape Area	319,588 square feet (total for all Phase 1 & 2 areas)

DOCUMENTATION PACKAGE

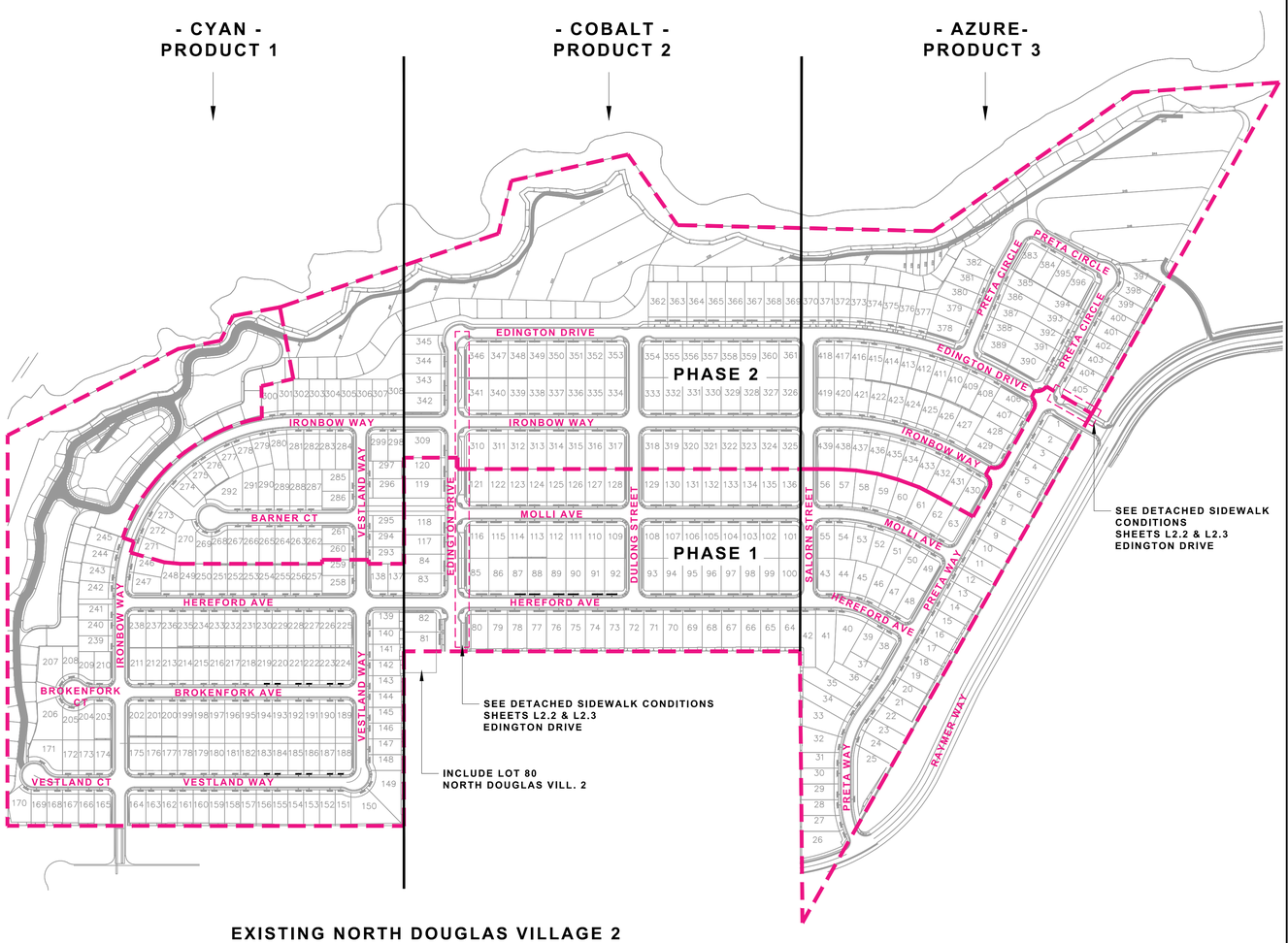
Water Efficient Worksheet	X	Soil Management Report	X
Landscape Design	X	Irrigation Design	X
Grading Design	See Civil		

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete landscape documentation package."

Signature _____ Date 2-12-2024

TYPICAL FRONT YARD LANDSCAPE PLANS

NO SCALE



SHEET INDEX

SHEET:#	DESCRIPTION
NONE	COVER SHEET
L1.0	OVERALL STREET TREE + GROUNDCOVER PLAN
L1.0.1	LANDSCAPE NOTES - ALL PRODUCTS
L1.0.2	PLANTING PALETTE MATRICES + DETAILS ALL PRODUCTS
L1.0.3	IRRIGATION NOTES / DETAILS +SOIL MANAGEMENT ALL PRODUCTS
L1.1	TYPICAL LANDSCAPE LAYOUTS - CYAN
L1.2	TYPICAL IRRIGATION SCHEMATIC - CYAN
L2.1	TYPICAL LANDSCAPE LAYOUTS - COBALT
L2.2	TYPICAL LANDSCAPE LAYOUTS - COBALT
L2.3	TYPICAL IRRIGATION SCHEMATIC - COBALT
L3.1	TYPICAL LANDSCAPE LAYOUTS - AZURE
L3.2	TYPICAL IRRIGATION SCHEMATIC - AZURE

OWNER / DEVELOPER

Lennar Homes
1025 Creekside Ridge Dr. - #240
Roseville, CA 95678
(916) 746-8508

CIVIL ENGINEER

RJA
2541 Warren Dr. – Suite 100
Rocklin, CA 95677
(916) 630-8900

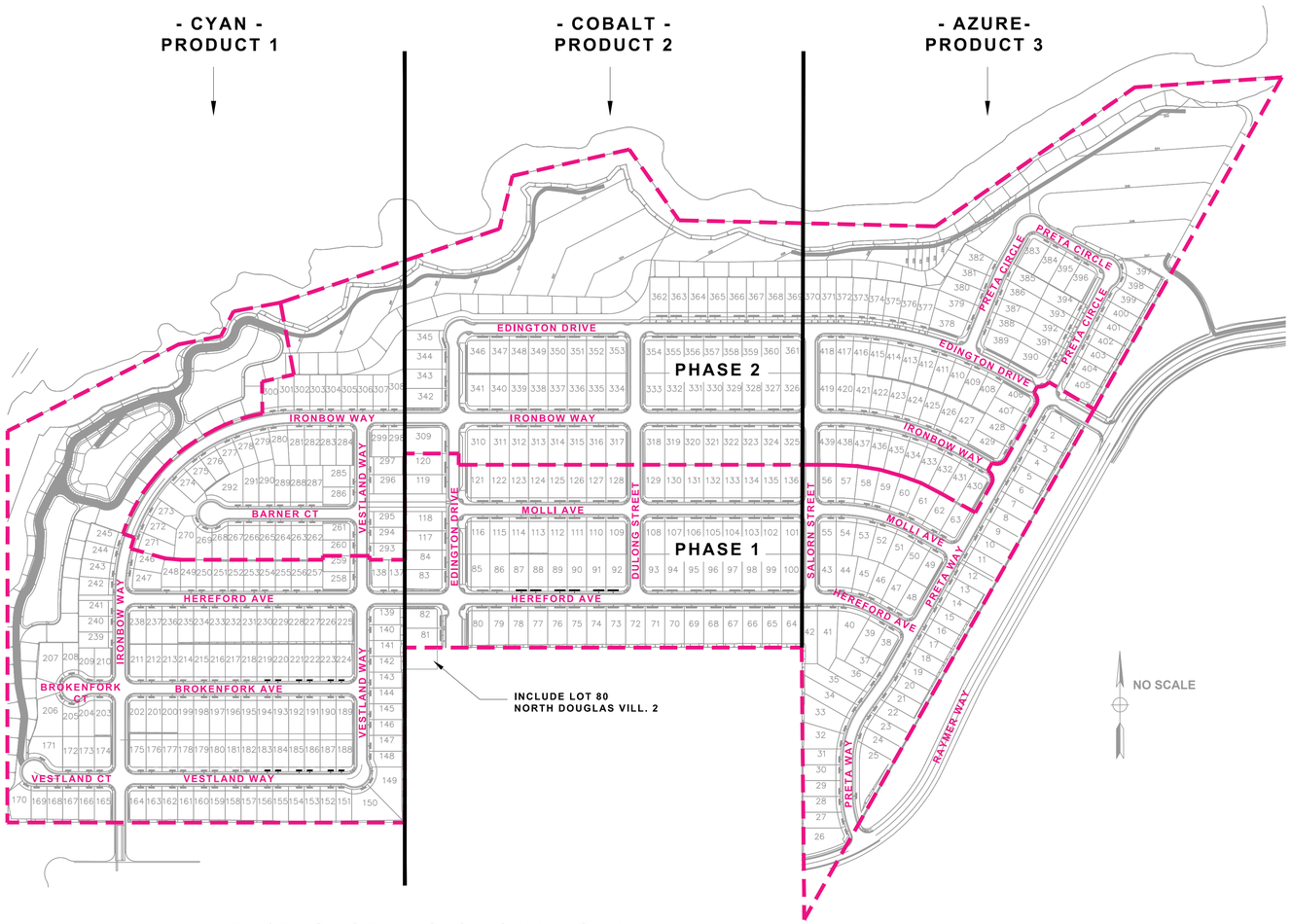
LANDSCAPE ARCHITECT

Earthline Design LLC
P.O. Box 661
Orangevale, CA 95662
(916) 420-7864

Landscape and Irrigation Maintenance Schedule for all Homes

1. Landscaping shall be maintained to ensure water use efficiency.
2. Contractor and/or owner shall maintain the landscaped areas in accordance with the following specifications and conditions:
   a. WATER AND/OR IRRIGATION – Owner shall provide all water necessary for irrigation.
      i. AUTOMATIC IRRIGATION shall be accomplished on a scheduled basis with such frequency and quantity as dictated by the weather based sensing system installed per the approved irrigation design. This system automatically adjusts the water duration based on changes in rainfall, temperature and historical weather data
      ii. Irrigation equipment shall be repaired or replaced with the originally installed components or equivalent if necessary.
3. TREES, SHRUBS AND VINES – Pruning, thinning and trimming of shrubs and trees, and training and trimming of vines shall be accomplished on a regular basis to maintain a neat appearance and promote healthy growth. Work will include removal of suckers, cross branches and dead wood. Existing staking and guying of trees shall be inspected regularly and changed as required to permit growth expansion and to prevent damage from chafing.
4. TURF AREAS – Lawn areas shall be mowed regularly and fertilized as necessary to maintain vigorous growth and good color.
5. GROUND COVER AND FLOWER BED maintenance shall consist of trimming ground cover where needed around trees, shrubs, etc. Beds to be weeded and cleaned of leaves and debris on a regular basis to maintain a neat and clean appearance.
6. FERTILIZER shall be applied as necessary to maintain healthy growth. The time of year, soils, type and condition of plants shall determine application schedule.
7. HARDSCAPED AREAS shall be cleaned of debris.

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



EXISTING NORTH DOUGLAS VILLAGE 2

GROUNDCOVER SCHEDULE (detached sidewalk planter strips only)

Botanical / Common name / WUCOLS / size	Location
Arctostaphylos 'Pt. Reyes' / Manzanita / Mod / #5 (5 gal)	Edington Drive

Note:

All groundcovers shall be #5 (5 gallon) planted at 36" O.C. per the Planting Details

GENERAL STREET TREE NOTES:

1. See Street Tree Matrix for Container sizes by tree type. 25% of street trees shall be 24" box / 30% shall be evergreen.
2. All street trees shall be installed per Planting Detail shown in these plans.
3. Install trees in locations and spacing as shown in the Typical Landscape Layout Sheets.
4. Where trees are planted closer than 10 feet to public curbs or sidewalks, an approved root barrier system shall be installed per Detail shown in these plans.
5. Street trees in parkway strips shall be located in the center of the planting strip. Where trees are installed in the parkway strips, they shall be installed in lieu of the street tree "A" shown in the corner side yard layout.
6. All parkway strips shall be maintained by the individual property owner.

SINGLE STORY STREET TREE NOTES (IMPORTANT):

1. Where single story homes are constructed throughout the project, contractor shall replace the street trees shown in the Street Tree Matrix with the following selections ONLY:
   a. Zelkova serrata 'City Sprite'
   b. Magnolia grandiflora 'St. Mary'
   c. Laurus nobilis 'Saratoga'
2. Contractor shall vary the single story tree selections in Note #1 above along each street.
3. In the parkway planter strips adjacent to single story home on the corner side yard, contractor shall install the selections shown in the Street Tree Matrix. Note #1 above applies ONLY to street trees located in the **front yard** of a single story home.
4. Single story home locations can be found on the individual plot plans released by Homebuilder prior to construction.

For reference, the only single story plan is as follows:
- Plan 1873 (Azure)

STREET TREE MATRIX BY STREET NAME (TREE "A" ONLY)

TREE - ALL STANDARD FORM	CONTAINER SIZE	WUCOLS	HEIGHT	SPREAD	QUANT	% OF TOTAL	LOCATIONS
Ginkgo biloba 'Autumn Gold' Autumn Gold ginkgo	24" box	Moderate	50'	30'	60	10%	Brokenfork Ave / Brokenfork Ct / Salorn St /
Koereuteria paniculata Goldenrain tree	#15	Moderate	35'	30'	102	18%	Edingon Drive / Barner Ct /
Laurus nobilis 'Saratoga' Sweet Bay	24" box	Low	35'	25'	189	26%	Vestland Way / Vestland Ct /
Magnolia grandiflora 'St. Mary' St. Mary Southern Magnolia	#15	Moderate	20'	10'	---	---	Single Story homes ONLY - contractor to specify by homesite See Single Story Street Tree Notes this sheet
Pistacia chinensis 'Keith Davey' Keith Davey Chinese pistache	#15	Low	35'	35'	147	33%	Hereford Ave / Ironbow Way / Ironbow Way /
Ulmus propinqua 'Emerald Sunshine' Emerald Sunshine Eld	#15	Moderate	35'	25'	76	13%	Molli Ave / Dulong St / Preta Way / Preta Circle
					574 TOTAL		

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THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CHAN
Signature 4-30-2024
Renewal Date 2-12-2024
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
OVERALL STREET TREE + GROUNDCOVER PLAN

Date FEBRUARY 12, 2024
Drawn By JL
Scale NOTED
Sheet L1.0

City of Rancho Cordova Approval

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

UB 24-2 Specifications
24" DeepRoot® Tree Root Barrier

Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications in varying sizes.

A. Materials

1. The contractor shall furnish and install tree root barrier as specified. The tree root barrier shall be either product #UB 24-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, www.deeproot.com (800.458.7668).

2. Root barrier shall be recyclable, black, injection molded panels with 0.80" (2.03 mm) wall thickness in modules 24" (609 mm) long and 24" (609 mm) deep.

3. Root barrier shall be manufactured with 75% reprocessed polypropylene with added ultraviolet inhibitors.

4. Root barrier shall be comprised of 24" (60.96 cm) panels. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.075" (1.90 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Details A & D)

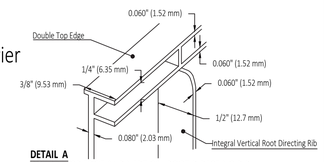
5. Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at 0.060" (1.52 mm) thickness, 3/8" (9.53 mm) wide and 1/4" (6.35 mm) apart with the lower rib attached to the vertical Root Directing Ribs (See Detail A).

6. Root barrier shall have a minimum of twelve (12) Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of minimum 0.075" (1.90 mm) thickness in the shape of a segment of an oblong, the 2" (50.8 mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53 mm) from the panel. The twelve ground locks on each panel shall be about equally spaced between each of the vertical root directing ribs (Four (4) between each set of ribs, see Details B & D).

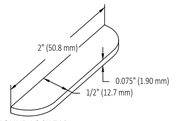
7. Root barrier shall have an integrated Zipper Joining System for assembly by sliding one panel into another (See Detail C).

U.S. Patents: 5,305,549; and 5,528,857. Other Patents Pending.

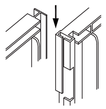
Properties	Typical Value	ASTM Test Method
Tensile strength @ yield - Wall	2.354 PSI	D638
Tensile strength @ yield - Hinge	2.846 PSI	D638
Yield Elongation - Wall	7.44%	D638
Yield Elongation - Hinge	7.01%	D638
Flexural Modulus	119,625 PSI	D790B
Notched Izod Impact - Wall	3.84 (ft-lbs)	D256A
Rockwell Hardness r. scale - Wall	84.4	D785A



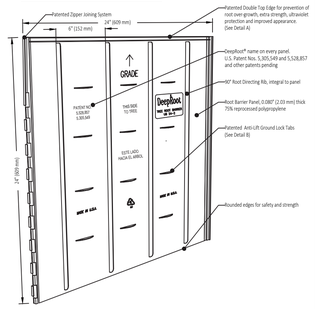
DETAIL A
DOUBLE TOP EDGE AND VERTICAL ROOT DIRECTING RIB



DETAIL B -
ANTI-LIFT GROUND LOCK TAB



DETAIL C - ZIPPER JOINING SYSTEM



DETAIL D - TREE ROOT BARRIER PANEL

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GENERAL PLANTING NOTES – TYPICAL FRONT YARD LANDSCAPES:

1. **PLANT MATERIAL:**
All plant material / container sizes shall comply with the applicable provisions set forth by the "American Standard for Nursery Stock", American Association of Nurserymen, and the "Guideline Specifications for Nursery Tree Quality, published by the Urban Tree Foundation. Landscape Architect reserves the right to reject any plant material not complying with above standards.
Where a discrepancy exists between quantities shown on plant list and plan, the quantities shown on the plan shall govern.

2. **SITE REVIEW:**
The landscape contractor shall inspect the site and be familiar with all existing site conditions prior to submitting a bid. The landscape contractor shall review related drawings and shall ensure coordination with all applicable trades prior to submitting a bid.

3. **FINISH GRADING:**
The contractor shall be responsible for final grading +/- .01 and surface drainage of all planting areas. No low spots which hold standing water for over 2 hours will be accepted.

4. **SOIL PREPARATION:**
The contractor shall follow the recommendations of the soil management report included on these plans.
For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of minimum 4 cubic yards per 1,000 square feet of permeable area shall be incorporated into the top 6 inches of soil except within the TPZ of protected trees, which shall receive a 4"-6" layer of hardwood mulch.

5. **GROUNDCOVER:**
Groundcover shall be planted at the spacings / quantities noted in the Plant List and associated Planting Details.

6. **PRE-EMERGENT:**
A pre-emergent herbicide shall be applied to all planting areas as per manufacturer's recommendations (Dimension, Ronstar, or equal). The landscape contractor shall assume responsibility for the use of chemical products, and is to supply the owner with a written record of the type of chemical used, date applied, and rate of application.

7. **MAINTENANCE:**
The landscape contractor shall maintain the project for a period of 90 days, or for a period agreed to with the owner. This period shall be determined prior to commencement of work. Regular watering, cultivating, weeding, repair of stakes and ties, spraying for insects, etc. shall be performed. Lawns, where shown, shall be mowed regularly, and fertilized as necessary to maintain vigorous growth and good color.

8. **PLANT GUARANTEE:**
All plants and plantings shall be guaranteed to be in a healthy, thriving condition until the end of the maintenance period.

9. **MULCH:**
A minimum of 3" of organic mulch ("Mocha" bark as supplied by Recology or equal) shall be applied to all soil surfaces of planting areas except turf areas, creeping rooting groundcovers, or direct seeding applications where mulch is contraindicated.

Maintain a mulch-free zone of 4" from the crown of all trees, shrubs, and 1 gallon groundcovers.

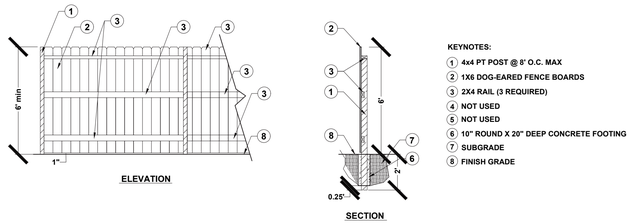
10. **EROSION CONTROL:**
All landscaped areas with a slope of 2:1 or greater shall have jute netting installed per manufacturer's instructions.

11. **TREES:**
Trees shall be 15'-0" clear of all light standards, 3' from City maintenance limits, 4' from utility installations (sewers, gas, water lines, meter vaults, catch basins, etc.), 10' from fire hydrants, 10' from front of stop signs, and a minimum of 5'-0" from the edge of curbs and walks. Coordinate tree planting with drainage and utility locations to avoid conflict.

NOTE:
Root control barriers are required for all trees planted within 10 feet of paving or hardscape.
Install recommended "Deeproot" product or equal. See typical installation detail this sheet.

TREE "B" AND "C" ARTICULATION NOTE:
The intent of these plans with respect to the layout of accent trees "B" and "C" is to have "B" and "C" alternate along the streetscape. Acknowledging that the homes will vary with respect to garage handings (articulation), contractor shall pay special attention to the tree selections in order to maintain an alternating layout of the "B" and "C" trees where possible.
Only (1) tree shall be installed near each property line ("B" or "C" tree).
Contact landscape architect if more information is needed.

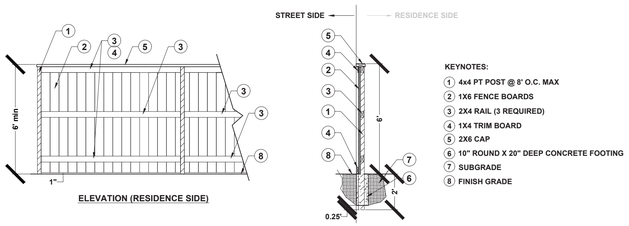
12. **WEED BARRIER FABRIC:**
Install an approved porous weed barrier fabric in all front yard planting areas per plan. Secure fabric to soil per manufacturer's instructions.



KEYNOTES:
1. 4x4 PT POST @ 8' O.C. MAX
2. 1X6 DOG-EARED FENCE BOARDS
3. 2X4 RAIL (3 REQUIRED)
4. NOT USED
5. NOT USED
6. 10" ROUND X 20" DEEP CONCRETE FOOTING
7. SUBGRADE
8. FINISH GRADE

NOTES:
1. ALL WOOD SHALL BE ATTACHED USING HOT DIPPED GALVANIZED RING SHANKED NAILS.
2. ALL WOOD SHALL BE CONSTRUCTION COMMON REDWOOD OR #2 CEDAR OR BETTER.
3. ALTERNATE EACH FENCE BOARD PANEL TO CREATE GOOD NEIGHBOR FENCING STYLE.
4. WHERE APPLICABLE, ALL FENCING AND FOOTINGS SHALL BE INSTALLED ON PRIVATE LOT (DO NOT ENCROACH INTO PUBLIC LOTS OR ROW)

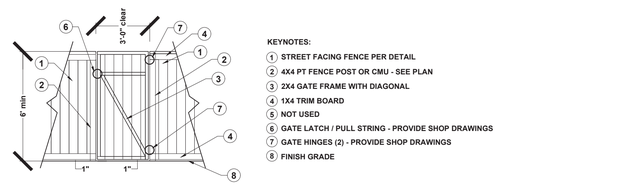
1 GOOD NEIGHBOR FENCE
NO SCALE



KEYNOTES:
1. 4x4 PT POST @ 8' O.C. MAX
2. 1X6 FENCE BOARDS
3. 2X4 RAIL (3 REQUIRED)
4. 1X4 TRIM BOARD
5. 2X6 CAP
6. 10" ROUND X 20" DEEP CONCRETE FOOTING
7. SUBGRADE
8. FINISH GRADE

NOTES:
1. ALL WOOD SHALL BE ATTACHED USING HOT DIPPED GALVANIZED RING SHANKED NAILS.
2. ALL WOOD SHALL BE CONSTRUCTION COMMON REDWOOD OR #2 CEDAR OR BETTER.
3. ALL FENCE BOARDS SHALL FACE THE STREET SIDE.
4. WHERE APPLICABLE, ALL FENCING AND FOOTINGS SHALL BE INSTALLED ON PRIVATE LOT (DO NOT ENCROACH INTO PUBLIC LOTS OR ROW)
5. EXTERIOR (STREET FACING) SIDE OF FENCE MAY BE PAINTED / STAINED PER HOMEBUILDER SELECTION. VERIFY PRIOR TO BID SUBMISSION.

2 STREET FACING FENCE
NO SCALE



KEYNOTES:
1. STREET FACING FENCE PER DETAIL
2. 4X4 PT FENCE POST OR CMU - SEE PLAN
3. 2X4 GATE FRAME WITH DIAGONAL
4. 1X4 TRIM BOARD
5. NOT USED
6. GATE LATCH / PULL STRING - PROVIDE SHOP DRAWINGS
7. GATE HINGES (2) - PROVIDE SHOP DRAWINGS
8. FINISH GRADE

NOTES:
1. ALL WOOD SHALL BE ATTACHED USING HOT DIPPED GALVANIZED RING SHANKED NAILS.
2. ALL WOOD SHALL BE CONSTRUCTION COMMON REDWOOD OR #2 CEDAR OR BETTER.
3. ALL FENCE BOARDS SHALL FACE THE STREET SIDE.
4. ALL GATES WILL OPEN AWAY FROM THE STREET SIDE.
5. WHERE APPLICABLE, ALL FENCING AND FOOTINGS SHALL BE INSTALLED ON PRIVATE LOT (DO NOT ENCROACH ONTO PUBLIC LOTS OR ROW)

3 ACCESS GATE
NO SCALE

TYPICAL PLANTING PALETTES

NOTE:

SEE PLANT PALETTE DISTRIBUTION BY LOT # ON SHEET L1.0.2 (SEE SHEET L1.0 FOR LOT #s)

PALETTE 1

TREES:

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS	DIAM.	HEIGHT
A	VARIES	SEE L1.0 - OVERALL STREET TREE PLAN	VARIES	VARIES	VARIES	VARIES
B	15 GAL	LAGERSTROEMIA INDICA 'TUSCARORA' - STANDARD	CRAPE MYRTLE	LOW	20'	15'
C	15 GAL	ILEX ALTACLARENSIS 'WILSONII' - STANDARD	WILSON'S HOLLY	MOD	15'	20'

SHRUBS:

E	5 GAL	ARBUTUS UNEDO 'COMPACTA' (SHRUB)	STRAWBERRY TREE (SHRUB FORM)	LOW	5'	6'
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
G	5 GAL	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	LOW	4'	4'
H	1 GAL	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW	2'	2'
I	5 GAL	EUONYMOUS JAP. 'AUREO-MARGINATA'	VARIEGATED EUONYMOUS	LOW	4'	4'
K	5 GAL	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	LOW	4'	4'
L	1 GAL	FRAGARIA CHILOENSIS (24" O.C. / 24" FROM HARDSCAPE)	ORNAMENTAL STRAWBERRY	MOD	SPREADING	1'
M	5 GAL	ROSA 'DRIFT RED'	RED DRIFT ROSE	MOD	3'	1.5'
N	5 GAL	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	MOD	2'	2'
O	5 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
Q	1 GAL	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	MOD	3'	2'
R	1 GAL	TRACHELOSPERMUM JAS. - STAKED FORM	STAKED STAR JASMINE	MOD	2'	5'
S	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'

TURF:

TURF	SOD	DWARF FESCUE / BLUEGRASS SOD	SOD LAWN	HIGH	N/A	N/A

PALETTE 2

TREES:

A	VARIES	SEE L1.0 - OVERALL STREET TREE PLAN	VARIES	VARIES	VARIES	VARIES
B	15 GAL	CERCIS CANADENSIS 'FOREST PANSY' -STANDARD	FOREST PANSY EASTERN REDBUD	MOD	20'	20'
C	15 GAL	MAGNOLIA GRANDIFLORA 'LITTLE GEM' - STANDARD	DWARF SOUTHERN MAGNOLIA	MOD	15'	15'

SHRUBS:

E	5 GAL	LIGUSTRUM J. 'TEXANUM'	TEXAS PRIVET	LOW	5'	7'
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
G	5 GAL	SALVIA GREGGII 'HOT LIPS'	HOT LIPS AUTUMN SAGE	LOW	4'	4'
H	1 GAL	CAREX DIVULSA	EUROPEAN GREY SEDGE	LOW	1'	1'
I	5 GAL	SALVIA GREGGII 'ROSEA'	AUTUMN SAGE	LOW	3'	3'
K	5 GAL	RHAPHIOLEPIS UMBELLATA MINOR	DWARF YEDDO HAWTHORN	LOW	4'	4'
L	1 GAL	FRAGARIA CHILOENSIS (24" O.C. / 24" FROM HARDSCAPE)	ORNAMENTAL STRAWBERRY	MOD	SPREADING	1'
M	5 GAL	LANTANA - TRAILING WHITE	TRAILING LANTANA	LOW	3'	1.5'
N	5 GAL	BERBERIS THUN 'CRIMSON PYGMY'	DWARF PURPLE BARBERRY	MOD	2'	2'
O	5 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	1 GAL	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	LOW	5'	1'
Q	1 GAL	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	MOD	3'	2'
R	1 GAL	TRACHELOSPERMUM JAS. - STAKED FORM	STAKED STAR JASMINE	MOD	2'	5'
S	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'

TURF:

TURF	SOD	DWARF FESCUE / BLUEGRASS SOD	SOD LAWN	HIGH	N/A	N/A

PALETTE 3

TREES:

A	VARIES	SEE L1.0 - OVERALL STREET TREE PLAN	VARIES	VARIES	VARIES	VARIES
B	15 GAL	CHIONANTHUS RETUSUS	CHINESE FRINGE	MOD	20'	20'
C	15 GAL	PRUNUS CAROLINIANA 'COMPACTA' - STANDARD	COMPACT CAROLINA CHERRYLAUREL	LOW	15'	15'

SHRUBS:

E	5 GAL	ARBUTUS UNEDO 'COMPACTA' (SHRUB)	STRAWBERRY TREE (SHRUB FORM)	LOW	5'	6'
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
G	5 GAL	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	LOW	4'	4'
H	5 GAL	NANDINA DOMESTICA 'HARBOUR DWARF'	DWARF HEAVENLY BAMBOO	LOW	2'	2'
I	5 GAL	PEROVSKIA 'BLUE SPIRE'	RUSSIAN SAGE	LOW	4'	4'
K	5 GAL	BUXUS MICROPHYLLA JAP. 'GREEN BEAUTY'	DWARF JAPANESE BOXWOOD	MOD	3'	3'
L	1 GAL	ROSMARINUS OFF. 'PROSTRATUS' (24" O.C. / 24" FROM HARDSCAPE)	PROSTRATE ROSEMARY	LOW	3'	1'
M	1 GAL	WESTRINGIA FRUTICOSA 'MUNDI'	PROSTRATE COAST ROSEMARY	LOW	4'	1.5'
N	5 GAL	SALVIA GREGGII 'FUHRMAN'S RED'	AUTUMN SAGE	LOW	2'	2'
O	5 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	1 GAL	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	LOW	5'	1'
Q	1 GAL	TULBAGHIA VIOLACEA	SOCIETY GARLIC	LOW	2'	2'
R	1 GAL	GELSEMIUM SEMPERVIRENS - STAKED	STAKED CAROLINA JESSAMINE	LOW	2'	5'
S	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'

TURF:

TURF	SOD	DWARF FESCUE / BLUEGRASS SOD	SOD LAWN	HIGH	N/A	N/A

PALETTE 4

TREES:

A	VARIES	SEE L1.0 - OVERALL STREET TREE PLAN	VARIES	VARIES	VARIES	VARIES
B	15 GAL	CHITALPA TASHKENTENSIS 'PINK DAWN' - STANDARD	PINK DAWN CHITALPA	MOD	25'	25'
C	15 GAL	MAGNOLIA GRANDIFLORA 'LITTLE GEM' - STANDARD	DWARF SOUTHERN MAGNOLIA	MOD	15'	15'

SHRUBS:

E	5 GAL	LIGUSTRUM J. 'TEXANUM'	TEXAS PRIVET	LOW	5'	7'
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
G	5 GAL	SALVIA GREGGII 'HOT LIPS'	HOT LIPS AUTUMN SAGE	LOW	4'	4'
H	5 GAL	TRACHELOSPERMUM JASMINOIDES - BUSH	STAR JASMINE	MOD	2'	2'
I	5 GAL	SALVIA GREGGII 'ROSEA'	AUTUMN SAGE	LOW	3'	3'
K	5 GAL	RHAPHIOLEPIS UMBELLATA MINOR	DWARF YEDDO HAWTHORN	LOW	4'	4'
L	1 GAL	ROSMARINUS OFF. 'PROSTRATUS' (24" O.C. / 24" FROM HARDSCAPE)	PROSTRATE ROSEMARY	LOW	3'	1'
M	5 GAL	ABELIA GRANDIFLORA 'KALEIDESCOPE'	VARIEGATED ABELIA	MOD	3'	2'
N	5 GAL	LANTANA - TRAILING WHITE	TRAILING LANTANA	LOW	3'	1.5'
O	5 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
Q	1 GAL	TULBAGHIA VIOLACEA	SOCIETY GARLIC	LOW	2'	2'
R	1 GAL	GELSEMIUM SEMPERVIRENS - STAKED	STAKED CAROLINA JESSAMINE	LOW	2'	5'
S	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'

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THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CAMM
Signature
4-30-2024
Renewal Date
2-12-2024
Date
STATE OF CALIFORNIA

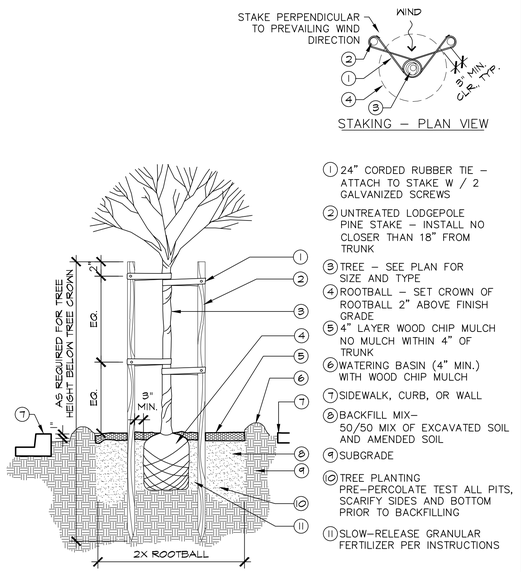
Sym.	Revision	Date

Drawing Title
LANDSCAPE NOTES
- ALL PRODUCTS -

Date FEBRUARY 12, 2024
Drawn By JL
Scale NOTED
Sheet L1.0.1

City of Rancho Cordova Approval

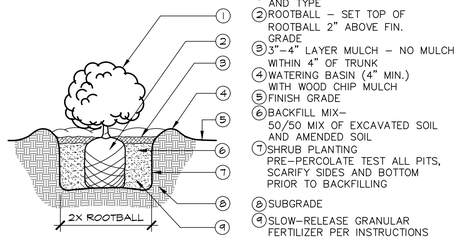
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



NOTES:
1. TREES SHALL BE CLEAR OF ALL STREET LIGHT STANDARDS AND MAILBOXES PER LOCAL ORDINANCE
2. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO PLANTING TREES. TREES SHALL BE CLEAR OF UNDERGROUND UTILITIES PER LOCAL ORDINANCES.
3. NURSERY STAKE SHALL BE REMOVED FOLLOWING INSTALLATION.

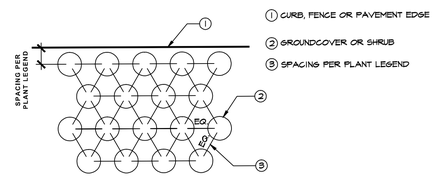
TREE PLANTING

SCALE: N.T.S.



SHRUB PLANTING

SCALE: N.T.S.



GROUNDCOVER SPACING/LAYOUT

SCALE: N.T.S.

PLANT PALETTE KEY BY LOT

PHASE 1

LOT #	PLANT PALETTE #
1	1
2	1
3	1
4	1
5	2
6	2
7	2
8	2
9	2
10	3
11	3
12	3
13	3
14	3
15	4
16	4
17	4
18	4
19	4
20	4
21	1
22	1
23	1
24	1
25	1
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249	2
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251	3
252	3
253	3
254	4
255	4
256	4
257	4
258	4
259	4

PLANT PALETTE KEY BY LOT

PHASE 2

LOT #	PLANT PALETTE #
260	4
261	1
262	1
263	1
264	1
265	2
266	2
267	2
268	2
269	3
270	3
271	2
272	2
273	2
274	3
275	3
276	3
277	3
278	4
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436	1
437	2
438	2
439	3

SEE TYPICAL PLANTING PALETTES ON SHEET L1.0.1

NOTE:
LOT 80 IN NORTH DOUGLAS - VILLAGE 2 SHALL BE INSTALLED USING PLANTING PALETTE 3

SEE COVER SHEET FOR LOCATION

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THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LENNAR

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CASEY
Signature
4-30-2024
Renewal Date
2-12-2024
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
PLANTING PALETTE MATRICES + DETAILS
- ALL PRODUCTS -

Date: FEBRUARY 12, 2024
Drawn By: JL
Scale: NOTED
Sheet: L1.0.2

City of Rancho Cordova Approval

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

Sunland Analytical
11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 852-8557

Date Reported 02/10/2024
Date Submitted 02/06/2024

To: Jim Luttrell
Earthline Design Group
P.O. Box 661
Orangevale, CA 95662

From: Gene Oliphant, Ph.D. \ Randy Horney
General Manager \ Lab Manager

The reported analysis was requested for the following:
Location : THE PRESERVE Site ID : #1.
Thank you for your business.

* For future reference to this analysis please use SUN # 91519-189721.

SOIL ANALYSIS

Saturation Percent (SP)	29		Soil Texture	Sandy Loam
pH	6.15			
E.C.	0.08	mmho/cm		
Tot.Dissolved Salts	51.2	ppm		
Infiltration Rate (0% Slope)	0.75	in/hr		
% Organic Matter	2.6			
C.E.C.	8.0	meq/100g		
Sodium Absorption Ratio (SAR)	1.2			
Exchangable Sodium Percent (ESP)	0.6			
Gypsum Req. (CaSO4*2H2O)	None Required			
est. Nitrogen Release	1.2	#/1000 sq.ft.		

Nitrate	0.34	ppm	*
Phosphorus	14.40	ppm	**********
Potassium	179.42	ppm	************************
Sulfur	0.66	ppm	*
Chloride	No Test		
Carbonates	No Test		
Sodium	10.34	ppm	
Calcium	1252.12	ppm	*****************
Magnesium	148.68	ppm	*******
Boron	0.15	ppm	****
Copper	No Test		
Iron	No Test		
Manganese	No Test		
Zinc	No Test		

Very Low	Low	Adequate	Excessive

DATE 02/10/2024
SUN NUMBER 189721

Information requested by: Jim Luttrell, Earthline Design Group
Information for: THE PRESERVE, Sample ID: #1

SOIL RECOMMENDATIONS FOR LANDSCAPE GARDENING

SOIL pH (Acidity and Alkalinity)
The pH of this sample indicates the soil is moderately acid and should be modified for non acid-tolerant plants. Apply 15 pounds of Dolomite Lime per 1000 sq.ft. and work into ground before planting.

DISSOLVED SALTS (Indicated by E.C. & TDS)
These conditions are in the normal range for plant growth.

SOIL TEXTURE AND RATE OF WATER INFILTRATION
The infiltration rate for all soil textures decreases with increasing ground slope. At 0 to 4%, 5 to 8%, 9 to 12%, 13 to 16% and above 16% the infiltration rate of this sample decreases from 0.75 to 0.60, 0.45, 0.30, 0.19, respectively. Infiltration rate also decreases with percent of ground cover and by compaction.

WATER PENETRATION OF SOIL DUE TO CHEMICAL CHARACTERISTICS
When exchangable Sodium increases in the soil, water penetration decreases. Based on SAR and ESP values this sample has no penetration problem due to soil Sodium. No Gypsum required.

ORGANIC MATTER
Organic matter provides a slow nitrogen release and aids water retention. This sample has a moderate Organic Matter content.
To maintain moisture and provide sustained nitrogen release a level of 10% organic matter is recommended. This can be accomplished by adding 4 yards per 1000 sq.ft. of ground fir bark that is approximately 75% organic matter (i.e. typically found in ground fir bark which also has naturally low salt and boron concentrations). In California, the MWELO ordenance requires a fixed application of four yards of COMPOST if the soil organic matter is less than 6%. However, if significant concern when applying COMPOST is the potential for the compost to have high salt, high boron content, high C to N ratio and having a higly variable pH (very high to very low). All of these COMPOST characteristics can have very negative affect on plant growth. Take care by having the compost analyzed or by seeing a recent analysis of the compost to be used.

PAGE #2 DATE 02/10/2024 SUN NUMBER 189721
Information requested by: Jim Luttrell, Earthline Design Group
Information for: THE PRESERVE, Sample ID: #1

SOIL RECOMMENDATIONS FOR LANDSCAPE GARDENING

SOIL BORON
Boron concenrations are in a range allowing normal plant growth.
SOIL MACRONUTRIENTS : NITROGEN-PHOSPHORUS-POTASSIUM (N-P-K)
GENERAL N-P-K RECOMMENDATION

Use ONE of these NPK preparations for the first fertilizer application.

Standard NPK Fertilizer Preparations	6-24-24	5-20-10	16-16-16	0-10-10	28-3-4	21-0-0	Customer Choice None
#/1000 sq.ft.	21	25	N/A	N/A	N/A	N/A	**

GRASS OR SOD PREPARATION
Till in organic matter, N,P,K and micro nutrients in addition to any lime gypsum or sulfur as directed above. Smooth soil surface and follow seed or sod producers direction for moisture and product application.

TREES AND SHRUBS
Excavate holes for planting shrubs and trees to at least twice the volume of the container. Prepare backfill for tree and shrub planting holes by mixing three parts of native soil (or imported top soil) with one part organic amendment (preferably nitrogen and iron fortified) and 2.5 pounds of 6-24-24 per yard of mix. For extended fertilization, place slow release fertilizer tablets in each hole per manufacturer's instructions. If 6-24-24 was not directly added to backfill mix, during backfill apply uniformly 1/2 oz of 6-24-24 per gallon containers, 2.5 oz per 5 gallons, 6 oz per 24 inch boxes.

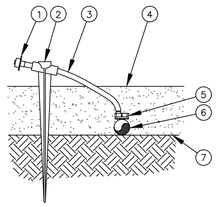
PAGE #3 DATE 02/10/2024 SUN NUMBER 189721
Information requested by: Jim Luttrell, Earthline Design Group
Information for: THE PRESERVE, Sample ID: #1

SOIL RECOMMENDATIONS FOR LANDSCAPE GARDENING

Summary and Suggested Sequence of Soil Improvements (#/1000 Sq.Ft.)

Dolomite Lime	15	#
Organic Amendment	4	Yd./1000 Sq.Ft. Bulk organic amendment (nitrified). or in Calif. if Org.Mat. less than 6% use 4 yd compost.
N-P-K Fertilizer	See above chart	
Magnesium	Low Magnesium compensated for by Dolomite Lime	
Sulfate-Sulfur	2	# Ammonium Sulfate

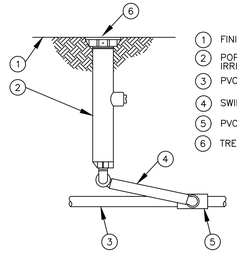
Maintenance Fertilization
Apply 5 pounds of Ammonium sulfate (21-0-0) per 1000 sq.ft.every month until plants become established. After established, apply 28-3-4 (or similar preparation) to provide desired growth rate and color.



1. DIFFUSER BUG CAP: RAIN BIRD DBC-025
2. UNIVERSAL ¼" TUBING STAKE: RAIN BIRD TS-025
3. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. PRESSURE-COMPENSATING MODULE BARB INLET X BARB OUTLET EMITTER: RAIN BIRD PC EMITTER
6. ½" POLYETHYLENE TUBING: RAIN BIRD XT-700 XERI-TUBE
7. FINISH GRADE

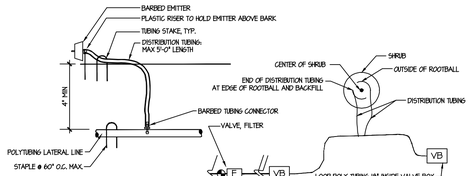
NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.

PRESSURE_COMPENSATING_EMITTER_INTO_1/4"_TUBING-STAKE



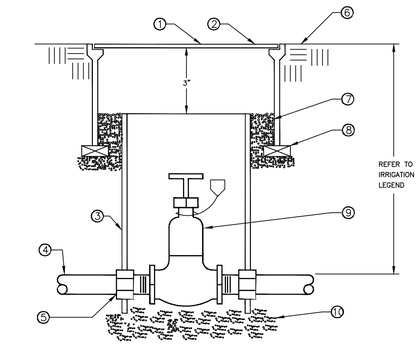
1. FINISH GRADE
2. POP-UP SPRAY SPRINKLER: IRRITROL I-400-PR OR EQUAL
3. PVC LATERAL PIPE
4. SWING ASSEMBLY:
5. PVC SCH 40 TEE (OR SWING PIPE)
6. TREE BUBBLER PER LEGEND

TREE_BUBBLER_ON_POP-UP_BODY
NO SCALE



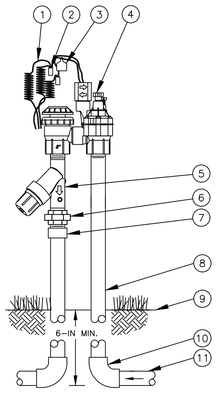
NOTES:
1. PROVIDE A DRIP EMITTER SYSTEM FOR ALL TREES, SHRUBS AND GROUNDCOVER.
2. ACTUAL LAYOUT OF EMITTER SYSTEM SHALL BE DETERMINED IN THE FIELD USING THE IRRIGATION DETAILS AND EMITTER SCHEDULE AS A GUIDE.
3. DRIP EMITTERS SHALL BE PRESSURE COMPENSATING.

DRIP DETAILS



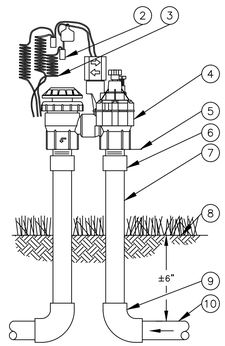
1. PERMANENTLY STAMP VALVE BOX LID WITH VALVE IDENTIFICATION (G.V.)
2. CARSON 810 ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID. TOP DIMENSION: 10".
3. 6" CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE)
4. PVC MAIN LINE
5. SCHEDULE 40 PVC MALE ADAPTER – 2 TOTAL
6. FINISH GRADE – FLUSH WITH BOX TOP IN LAWN, 1" BELOW BOX TOP IN SHRUB OR GROUND COVER AREAS.
7. PEA GRAVEL 4" DEEP (NO SOIL IN BOX)
8. BRICK–2 TOTAL
9. GATE VALVE
10. PEA GRAVEL (4" DEEP MINIMUM)

GATE VALVE
N.T.S.



1. 30–INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION: RAIN BIRD DB SERIES (1 OF 2)
3. ID TAG
4. ANTI–SIPHON VALVE: IRRITROL–ASVF VALVE
5. PRESSURE REGULATING FILTER:
6. PVC SCH 80 UNION
7. PVC SCH 40 MALE ADAPTER
8. UV RADIATION RESISTANT PVC SCH 40 PIPE
9. FINISH GRADE/TOP OF MULCH
10. PVC SCH 40 ELL (1 OF 2)
11. PVC LATERAL PIPE (1 OF 2)

2711APRDK-LF_REMOTE_CONTROL_DRIP_ZONE_KIT
NO SCALE



2. WATERPROOF CONNECTION:
3. 30–INCH LINEAR LENGTH OF WIRE, COILED
4. ANTI–SIPHON VALVE:
5. INSTALL 6–INCH MIN. ABOVE HIGHEST POINT OF DISCHARGE
6. UV RADIATION RESISTANT PVC SCH 40 MALE ADAPTER (1 OF 2)
7. UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
8. FINISH GRADE/TOP OF MULCH
9. PVC SCH 40 ELL (1 OF 2)
10. PVC LATERAL PIPE (1 OF 2)

2711APR_REMOTE_CONTROL_ZONE_KIT

IRRIGATION AUDIT REQUIREMENTS PER WELO 14.18.080

A. All landscape irrigation audits shall be conducted by a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.

B. In large projects or projects with multiple landscape installations (i.e. production home developments) an auditing rate of 1 in 7 lots or approximately 15% of the projects irrigation valves shall satisfy this requirement.

C. For new construction and rehabilitated landscape projects installed after December 1, 2015, as described in section 14.18.030.

1. The project applicant shall submit an irrigation audit report with the Certificate of Completion to the local agency that may include, but is not limited to: inspection, system tune up, system test distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of an irrigation schedule, including configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programing; (Environmental Utilities-WELO)

CERTIFICATE OF COMPLETION:

1. Prior to final acceptance, Contractor shall include a WELO Certificate of Completion, including Irrigation Schedules (establishment and established), maintenance schedule, Water Audit, as well as all other requirements needed.

IRRIGATION LEGEND

Symbol	Manufacturer	Model	Description	PSI	GPM
T	TORO	514-20	TREE ROOT ZONE WATERING SYSTEM-- CONTRACTOR TO INSTALL (1) UNIVERSAL FLOOD BUBBLER AT THE EDGE OF ROOTBALL (UPHILL SIDE). INSTALL BUBBLERS ON 4" POP-UP BODIES (IRRITROL I-PRO400-PR) ENSURE MINIMUM 15 PSI AT EACH BUBBLER	15	1.7 GPM PER TREE
NONE	RAINBIRD	XB-10PC (1 GPH) XB-20PC (2 GPH)	XERI-BUG DRIP EMITTER INSTALLED INTO RAINBIRD XF BLANK 1/2" DISTRIBUTION TUBING EMITTER SCHEDULE: XB-10PC ONE (1) PER 1 GALLON SHRUB XB-10PC TWO (2) PER 5 GALLON SHRUB XB-20PC FOUR (4) PER 15 GALLON TREE XB-20PC SIX (6) PER 24 INCH BOX TREE VERIFY THAT MAX FLOW THROUGH DISTRIBUTION TUBING DOES NOT EXCEED 2.5 GPM VERIFY THAT MAXIMUM RUN OF DISTRIBUTION TUBING DOES NOT EXCEED 175' (PVC TO FLUSH VALVE)	15	
C	IRRITROL	KD600-INT	6-STATION INDOOR MOUNT IRRIGATION CONTROLLER. VERIFY 120V ELECTRICAL SUPPLY BY OTHERS.		
CL	IRRITROL	CL-100-WIRELESS	WIRELESS WEATHER SENSOR AND TRANSMITTER KIT INSTALL IN APPROVED LOCATION PER MANUFACTURER'S INSTRUCTIONS		
POC	---		POINT OF CONNECTION AT EXISTING TEE (PROVIDED BY PLUMBING CONTRACTOR - VERIFY)		
GV	NIBCO	T-133	GATE VALVE. INSTALL PER LINE SIZE IN VALVE BOX IF NOT PROVIDED BY PLUMBING CONTRACTOR		
	IRRITROL	2711APR	3/4" ANTI-SIPHON CONTROL VALVE		
D	IRRITROL	2711APRDK-LF	3/4" ANTI-SIPHON CONTROL VALVE, FILTER, LOW FLOW REGULATOR, AND FITTINGS		
1"	---	SCHEDULE 40 PVC	1" SCHEDULE 40 PLASTIC IRRIGATION MAIN LINE. INSTALL ALL MAINS PER DETAILS AND MANUFACTURER'S SPECIFICATIONS.		
3/4"	---	CLASS 200 PVC	LATERAL IRRIGATION PIPE. INSTALL PER SIZE ON PLAN (OR AS NEEDED TO PROVIDE ADEQUATE PSI TO ALL IRRIGATION EQUIPMENT). CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PRESSURE THROUGHOUT THE IRRIGATION SYSTEMS. ALL LATERALS SHALL BE 3/4" SIZE UNLESS NOTED ON PLANS.		

GENERAL IRRIGATION NOTES:

1. Irrigation systems are designed based on a static water pressure of **50 P.S.I.** at the point of connection. Irrigation systems are designed at a minimum operating pressure of 15 PSI at each tree bubbler. The design flow for this project is 9.0 GPM. Report any field discrepancies to the project superintendent and landscape architect immediately and prior to material ordering for this project. Contractor shall be responsible for any changes necessary if he/she fails to notify landscape architect and project superintendent prior to material ordering and/or installation of materials.
2. Water for this project is potable, domestic water. See Civil Improvement plans for more information. Water purveyor is Sacramento County Water Agency.
3. Prior to start of work, contractor shall verify and coordinate installation of 120V electrical supply to controller location with other trades as required.
4. Prior to final project acceptance by the City, a disinterested 3rd party water audit must be performed and submitted to City for approval.
5. All main pressure lines under paving surfaces shall be placed in Schedule 40 PVC sleeves. Installer shall coordinate sleeve installation with project superintendent prior to installation of concrete flatwork.
6. The system shown on irrigation plans is diagrammatic only. Installer shall make adjustments during installation so as to insure a fully operational and efficient system. All irrigation equipment shall be installed in planter areas where possible.
7. Where field conditions (obstructions, grade changes, etc.) exist that will cause substantial changes to irrigation layout, installer shall notify project superintendent and landscape architect immediately.
8. Pressure regulating devices are required if water pressure exceeds the recommended pressure of the specified irrigation devices. If water pressure at each bubbler is less than 15 PSI, contact landscape architect prior to installation.
9. All control wires shall be multi-strand #18 irrigation control wire.
10. 110V electrical power service to controller shall be coordinated with a licensed electrical contractor. Final location of irrigation controller shall be approved by project superintendent.
11. Upon completion, installer shall provide (2) laminated 11"x17" color coded 'as-built' drawings to owner.
12. All irrigation parts and labor shall be guaranteed for a period of 1 year from date of final acceptance.

DRAINAGE NOTES:

1. Contractors shall completely familiarize themselves with the overall site drainage patterns as shown on the Civil Improvement Grading Plans and profiles by Wood Rodgers.
2. Contractors shall confirm rough grading specifications and responsibilities prior to construction.
3. All finish grades shall slope at 2% minimum throughout.
4. Finish grades shall be established at 2" below hardscape.
5. All areas that cannot be surfaced drained shall be drained using 3" SDR PVC perforated drain lines, solid fittings, inlets, etc. Any areas retaining standing water for more than 2 hours shall be corrected.
6. Contractor shall coordinate drain line installation under hardscape with other trades as required.
7. Roof downspouts (not shown) within property shall **NOT be connected to underground drainage system**. This includes all front, rear, and side yard roof downspouts. Contractor shall install a "splash block" (submit sample to Owner for approval) at each downspout location.
8. Do not install any drainage lines or other equipment on any offsite landscape lots.
9. Installer shall place catch basins and / or inlets in appropriate locations throughout each property as needed to minimize standing water (coordinate with homebuilder on site regarding finish grading by others). See standing water condition in note #5 above.
10. Installer shall be responsible for providing proper surface drainage throughout site, and in addition, for providing proper clearances per local codes and ordinances at house foundation locations.

WATER EFFICIENT LANDSCAPE ORDINANCE:

I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria to the efficient use of water in the landscape design plan.

Signed: _____ **Date:** 2-12-2024

James Luttrell – CA Landscape Architect #3990

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THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LENNAR

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CANNON
Signature
4-30-2024
Renewal Date
2-12-2024
Date
STATE OF CALIFORNIA

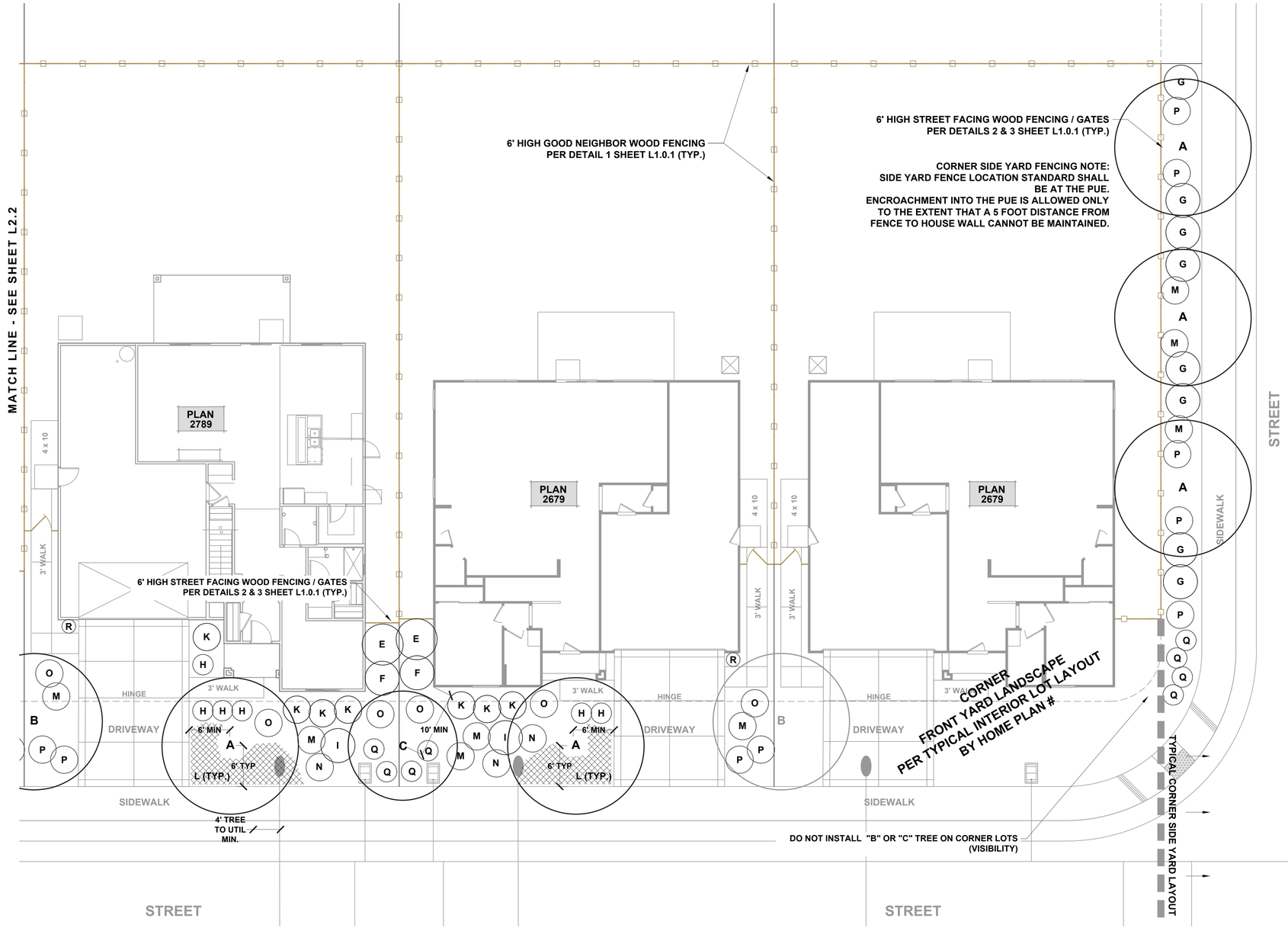
Sym.	Revision	Date

Drawing Title
IRRIGATION NOTES / DETAILS + SOIL MANAGEMENT
- ALL PRODUCTS -

Date FEBRUARY 12, 2024
Drawn By JL
Scale NOTED
Sheet L1.0.3

City of Rancho Cordova Approval

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



SEE TYPICAL PLANTING PALETTES AND NOTES ON SHEET L1.0.1

1"= 8'-0"
0 4' 8' 16'

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CITY OF RANCHO CORDOVA, CALIFORNIA

LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CANNON
Signature
4-30-2024
Renewal Date
2-12-2024
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

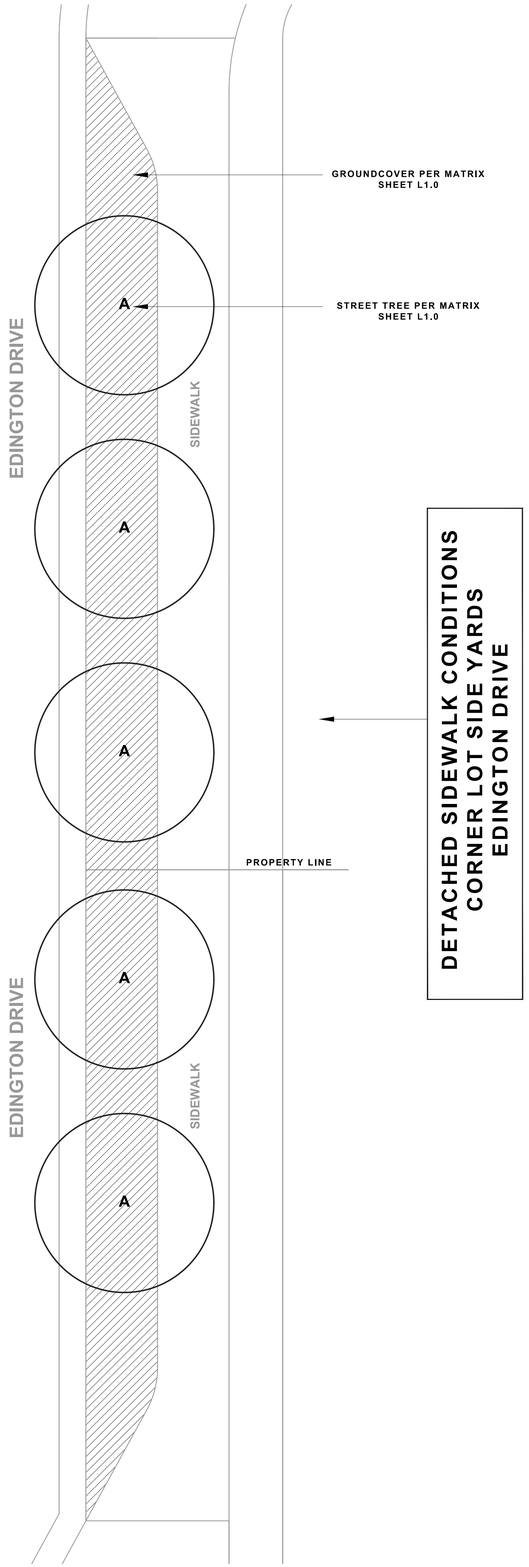
Drawing Title
LANDSCAPE
LAYOUT PLAN
-- PRODUCT 2 --
(COBALT)

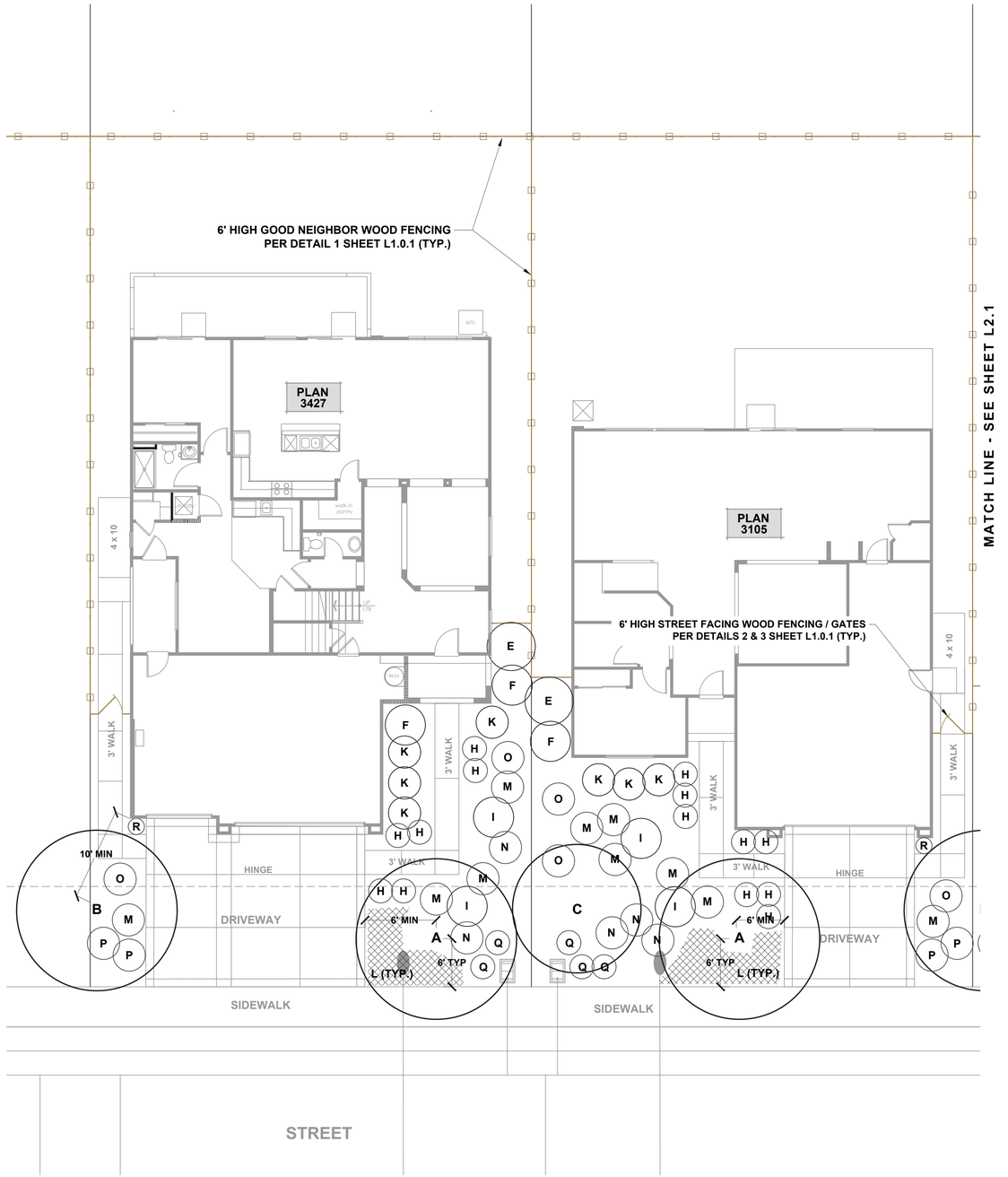
Date FEBRUARY 12, 2024
Drawn By JL
Scale NOTED

Sheet L2.1

City of Rancho Cordova Approval

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024





SEE TYPICAL PLANTING PALETTES AND NOTES ON SHEET L1.0.1

1"= 8'-0"
0 4' 8' 16'

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CITY OF RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL
Signature
4-30-2024
Renewal Date
2-12-2024
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

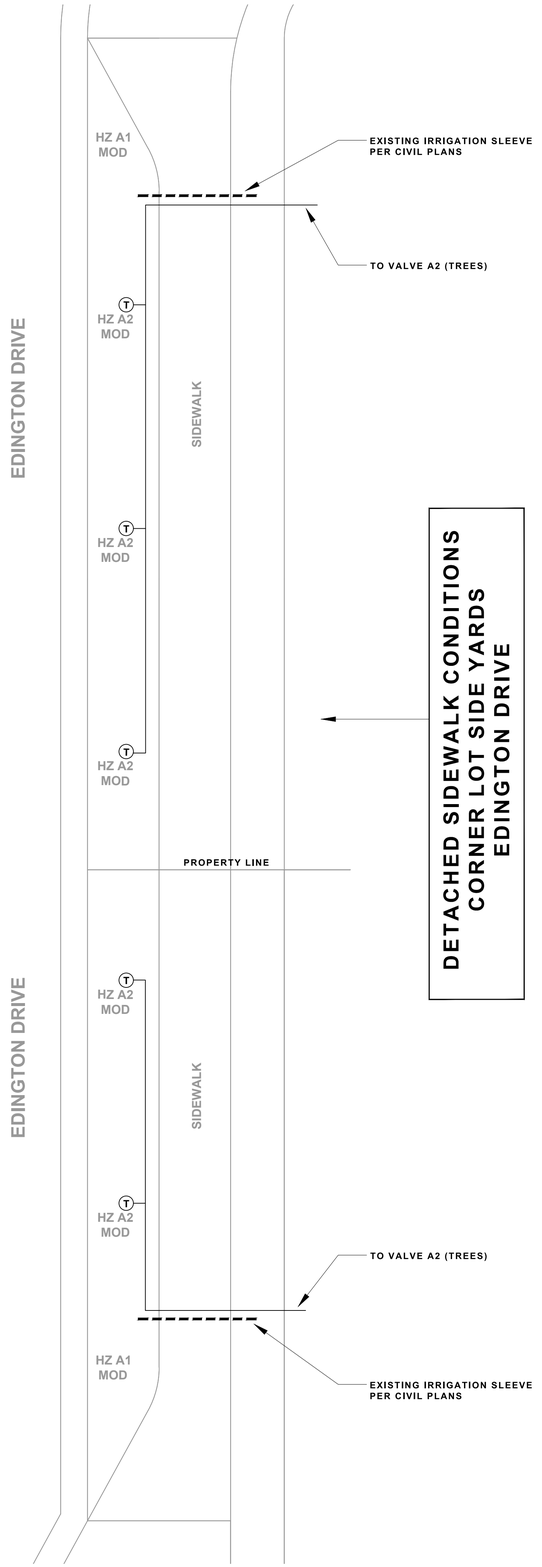
Drawing Title
LANDSCAPE LAYOUT PLAN
-- PRODUCT 2 --
(COBALT)

Date: FEBRUARY 12, 2024
Drawn By: JL
Scale: NOTED

Sheet
L2.2

City of Rancho Cordova Approval

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



TYPICAL WATER USE CALCS - PRODUCT 2 PLANS -

California Water Efficient Landscape Worksheet - Plan 2679

Reference Evapotranspiration (ET_o)	51.9		Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	655	323	10408
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**665**	**328**	**10567.10**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**10567.10**
						Maximum Allowed Water Allowance (MAWA)[e]	**11769.10**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	328
Total Area	665
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	328
Total Area	665
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

California Water Efficient Landscape Worksheet - Plan 2789

Reference Evapotranspiration (ET_o)70	51.9		Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	655	323	10408
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**665**	**328**	**10567.10**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**10567.10**
						Maximum Allowed Water Allowance (MAWA)[e]	**11769.10**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	328
Total Area	665
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	328
Total Area	665
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

California Water Efficient Landscape Worksheet - Plan 3105

Reference Evapotranspiration (ET_o)70	51.9		Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	966	477	15350
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**976**	**482**	**15509.00**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**15509.00**
						Maximum Allowed Water Allowance (MAWA)[e]	**17273.15**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	482
Total Area	976
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	482
Total Area	976
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

California Water Efficient Landscape Worksheet - Plan 3427

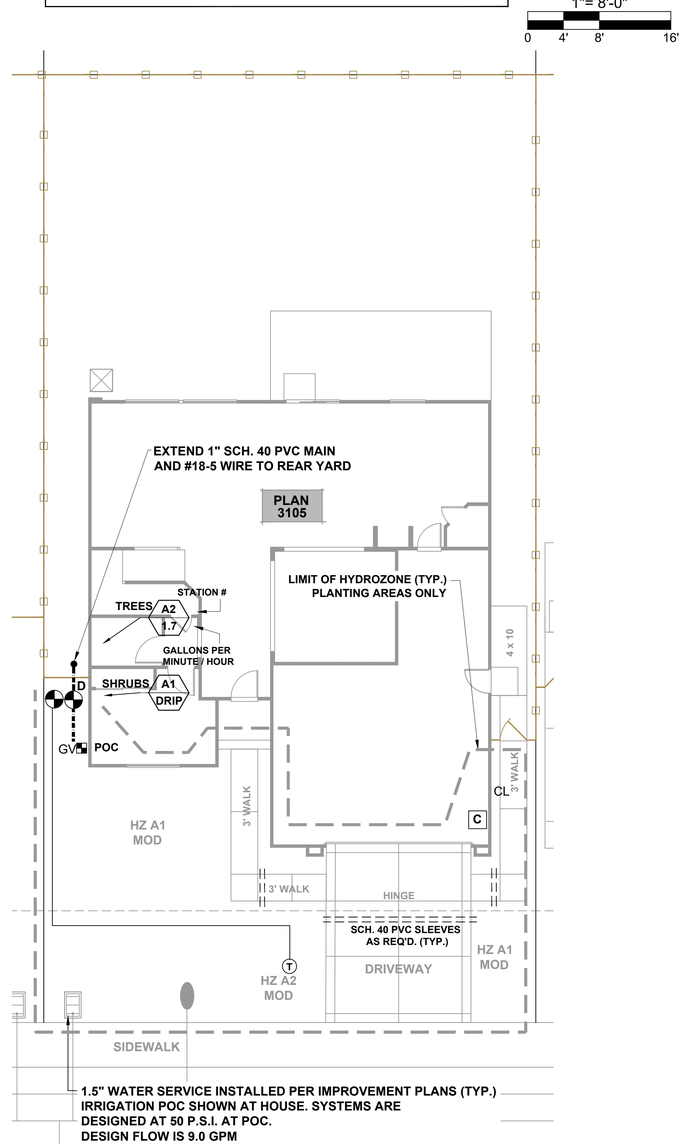
Reference Evapotranspiration (ET_o)70	51.9		Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	818	404	12998
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**828**	**409**	**13157.23**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**13157.23**
						Maximum Allowed Water Allowance (MAWA)[e]	**14653.86**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	409
Total Area	828
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	409
Total Area	828
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

SEE SHEET L1.0.3 FOR IRRIGATION LEGEND, NOTES, DETAILS



1.5" WATER SERVICE INSTALLED PER IMPROVEMENT PLANS (TYP.)
IRRIGATION POC SHOWN AT HOUSE. SYSTEMS ARE DESIGNED AT 50 P.S.I. AT POC.
DESIGN FLOW IS 9.0 GPM

NOTE:
STATIC WATER PRESSURE AT METER ESTIMATED AT 50 PSI. NOTIFY LANDSCAPE ARCHITECT IF A DISCREPANCY EXISTS

TYPICAL IRRIGATION SCHEMATIC - PRODUCT 2 - ALL PLANS (PLAN 3105 SHOWN)

TOTAL IRRIGATED LANDSCAPE AREA (COBALT – PRODUCT 2):

120,128 SQUARE FEET

WATER EFFICIENT LANDSCAPE ORDINANCE:

I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria to the efficient use of water in the landscape & irrigation design plans.

Signed: _____ **Date:** 2-12-2024

James Luttrell – CA Landscape Architect #3990

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LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL Cal#3990
Signature 4-30-2024
Renewal Date 2-12-2024
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
TYPICAL IRRIGATION SCHEMATIC
- PRODUCT 2 - (COBALT)

Date FEBRUARY 12, 2024
Drawn By JL
Scale NOTED
Sheet L2.3

City of Rancho Cordova Approval

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

AZURE AT THE PRESERVE

Rancho Cordova, Ca

Product 3 - 45x105

APPROVED APRIL 2024 – RESOLUTION NO. 10-2024

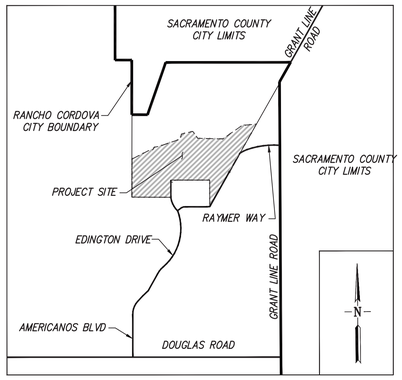
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

SITE EXHIBIT
THE PRESERVE

CITY OF RANCHO CORDOVA, CALIFORNIA
OCTOBER 2024

LOT TABULATION					
	TYPICAL LOT SIZE				
PHASE	45'x90' LOTS* (CYAN)	45'x90' LOTS* (AQUA)	45'x105' LOTS*	55'x105' LOTS*	TOTAL
1	96	27	63	74**	260
2	24	25	70	61	180
TOTAL	120	52	133	135	440

* ALL LOTS ARE ZONED RD-5 IN BOTH PHASE 1 & 2.
** INCLUDES LOT 80 OF N. DOUGLAS VILLAGE 2.



VICINITY MAP
NTS

PARCEL 5
29 PM 28

PARCEL 4
29 PM 28

PARCEL A
PARCEL Q
PARCEL B
PARCEL C
PARCEL O
PARCEL P
PARCEL E
PARCEL N
PARCEL G
PARCEL R
PARCEL H
PARCEL M
PARCEL I
PARCEL J
PARCEL L
PARCEL K

CRPD NEIGHBORHOOD PARK
PARK 1
PARCEL D

CRPD NEIGHBORHOOD PARK
PARK 2
PARCEL F

REINHEIMER TRUST

BIORETENTION AREA
HYDROMODIFICATION AREA

PHASE 2
PHASE 1

EDINGTON DRIVE
IRONBOW WAY
DULONG STREET
SALORN STREET
PRETA CIRCLE
PRETA WAY
RAYMER WAY
MOLLI AVENUE
HEREFORD AVENUE
BARNER COURT
VESTLAND WAY
VESTLAND CT.
BROKENFORK AVENUE
BROKENFORK CT.
THORNBERG WAY
DEACON COURT
EVANSTON WAY
BARKSDALE WAY
MANZANOLA WAY

LOT 80 OF
N. DOUGLAS
VILLAGE 2

NORTH DOUGLAS VILLAGE 1
(351 M 3)

NORTH DOUGLAS VILLAGE 2
(351 M 4)

LEGEND

FINAL MAP BOUNDARY

AZURE – (45'x105' LOTS)

N

0 125 250 375
1 inch = 125 ft.

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
2541 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677
PHONE: (916) 630-8900 FAX: (916) 630-8909

DATE: OCTOBER 9, 2024

JOB NO. 165018

G:\2020\165018\EXHIBIT\165018-SITE EXHIBITDWG 9/29/2024 1:51:01 PM RON MCCLIMPHY

RJA Job No: 166018 February 12, 2024

THE PRESERVE

FIT LIST ANALYSIS

AZURE - 45'x105'

MINIMUM SETBACK REQUIREMENTS

FRONT TO LIVING:	14'
FRONT TO GARAGE:	20'
SIDE:	5'
SIDE STREETSIDE:	12.5'
REAR:	20% OF LOT DEPTH
	15' MIN PER ARCHITECT'S DESIGN REVIEW PACKAGE FOR AZURE PLAN 1873

NOTES:

X HOUSE MEETS MINIMUM SETBACK REQUIREMENTS

NF HOUSE DOES NOT MEET MINIMUM SETBACK REQUIREMENTS

* LOT COVERAGE CALCULATIONS ARE CONSERVATIVELY BASED ON THE LARGEST FOOTPRINT FOR EACH BUILDING PLAN

ATTACHMENT 2
Exhibit A to the Resolution

AZURE 45' x105'				AZURE 45' x105'						AZURE 45' x105'						AZURE 45' x105'						AZURE 45' x105'					
LOT #	LOT AREA		DWY SIDE	PLAN 1873 (1)						PLAN 2127 (2)						PLAN 2386 (3)						PLAN 2612 (4)					
	SF	AC		ELEV A		ELEV B		ELEV C		ELEV A		ELEV B		ELEV C		ELEV A		ELEV B		ELEV C		ELEV A		ELEV B		ELEV C	
1	5,427	0.12	R	X		X		X		X		X		X		X		X		X		X		X		X	
2	4,725	0.11	R	X		X		X		X		X		X		X		X		X		X		X		X	
3	4,725	0.11	L	X		X		X		X		X		X		X		X		X		X		X		X	
4	4,725	0.11	R	X		X		X		X		X		X		X		X		X		X		X		X	
5	4,725	0.11	L	X		X		X		X		X		X		X		X		X		X		X		X	
6	4,725	0.11	L	X		X		X		X		X		X		X		X		X		X		X		X	
7	4,725	0.11	R	X		X		X		X		X		X		X		X		X		X		X		X	
8	4,725	0.11	L	X		X		X		X		X		X		X		X		X		X		X		X	
9	4,725	0.11	R	X		X		X		X		X		X		X		X		X		X		X		X	
10	4,725	0.11	L	X		X		X		X		X		X		X		X		X		X		X		X	
11	5,775	0.13	R	X		X		X		X		X		X		X		X		X		X		X		X	
12	4,725	0.11	R	X		X		X		X		X		X		X		X		X		X		X		X	
13	4,725	0.11	L	X		X		X		X		X		X		X		X		X		X		X		X	
14	4,725	0.11	R	X		X		X		X		X		X		X		X		X		X		X		X	
15	4,725	0.11	L	X		X		X		X		X		X		X		X		X		X		X		X	
16	4,725	0.11	R	X		X		X		X		X		X		X		X		X		X		X		X	
17	4,725	0.11	L	X		X		X		X		X		X		X		X		X		X		X		X	
18	4,725	0.11	R	X		X		X		X		X		X		X		X		X		X		X		X	
19	4,725	0.11	L	X		X		X		X		X		X		X		X		X		X		X		X	
20	4,747	0.11	L	X		X		X		X		X		X		X		X		X		X		X		X	
21	4,908	0.11	R	X		X		X		X		X		X		X		X		X		X		X		X	
22	5,122	0.12	R	X		X		X		X		X		X		X		X		X		X		X		X	
23	5,292	0.12	L	X		X		X		X		X		X		X		X		X		X		X		X	
24	5,155	0.12	R	X		X		X		X		X		X		X		X		X		X		X		X	
25	11,910	0.27	R	X		X		X		X		X		X		X		X		X		X		X		X	
26	8,114	0.19	R	X		X		X		X		X		X		X		X		X		X		X		X	
27	5,329	0.12	L	X		X		X		X		X		X		X		X		X		X		X		X	
28	5,010	0.12	R	X		X		X		X		X		X		X		X		X		X		X		X	
29	4,950	0.11	L	X		X		X		X		X		X		X		X		X		X		X		X	
30	4,950	0.11	R	X		X		X		X		X		X		X		X		X		X		X		X	
31	4,973	0.11	L	X		X		X		X		X		X		X		X		X		X		X		X	
32	7,104	0.16	L	X		X		X		X		X		X		X		X		X		X		X		X	
33	8,653	0.20	L	X		X		X		X		X		X		X		X		X		X		X		X	
34	7,676	0.18	R	X		X		X		X		X		X		X		X		X		X		X		X	
35	8,506	0.20	L	X		X		X		X		X		X		X		X		X		X		X		X	
36	5,794	0.13	R	X		X		X		X		X		X		X		X		X		X		X		X	
37	4,780	0.11	L	X		X		X		X		X		X		X		X		X		X		X		X	
38	5,427	0.12	R	X		X		X		X		X		X		X		X		X		X		X		X	
39	5,705	0.13	L	X		X		X		X		X		X		X		X		X		X		X		X	
40	9,099	0.21	R	X		X		X		X		X		X		X		X		X		X		X		X	
41	9,416	0.22	L	X		X		X		X		X		X		X		X		X		X		X		X	
42	7,368	0.17	R	X		X		X		X		X		X		X		X		X		X		X		X	
43	5,479	0.13	R	X		X		X		X		X		X		X		X		X		X		X		X	
44	5,612	0.13	L	NF		NF		NF		X		X		X		X		X		X		X		X		X	
45	5,565	0.13	R	NF		NF		NF		X		X		X		X		X		X		X		X		X	
46	5,118	0.12	L	X		X		X		X		X		X		X		X		X		X		X		X	
47	5,361	0.12	R	X		X		X		X		X		X		X		X		X		X		X		X	
48	5,479	0.13	L	X		X		X		X		X		X		X		X		X		X		X		X	
49	5,479	0.13	R	X		X		X		X		X		X		X		X		X		X		X		X	
50	5,226	0.12	R	X		X		X		X		X		X		X		X		X		X		X		X	
51	5,588	0.13	L	X		X		X		X		X		X		X		X		X		X		X		X	
52	5,636	0.13	R	X		X		X		X		X		X		X		X		X		X		X		X	
53	5,635	0.13	L	X		X		X		X		X		X		X		X		X		X		X		X	
54	5,669	0.13	R	X		X		X		X		X		X		X		X		X		X		X		X	
55	5,480	0.13	L	X		X		X		X		X		X		X		X		X		X		X		X	
56	5,479	0.13	R	X		X		X		X		X		X		X		X		X		X		X		X	
57	5,994	0.14	L	X		X		X		X		X		X		X		X		X		X		X		X	
58	5,970	0.14	R	X		X		X		X		X		X		X		X		X		X		X		X	
59	5,970	0.14	L	X		X		X		X		X		X		X		X		X		X		X		X	
60	5,970	0.14	R	X		X		X		X		X		X		X		X		X		X		X		X	
61	5,961	0.14	L	X		X		X		X		X		X		X		X		X		X		X		X	
62	5,656	0.13	R	X		X		X		X		X		X		X		X		X		X		X		X	
63	5,479	0.13	L	X		X		X		X		X		X		X		X		X		X		X		X	

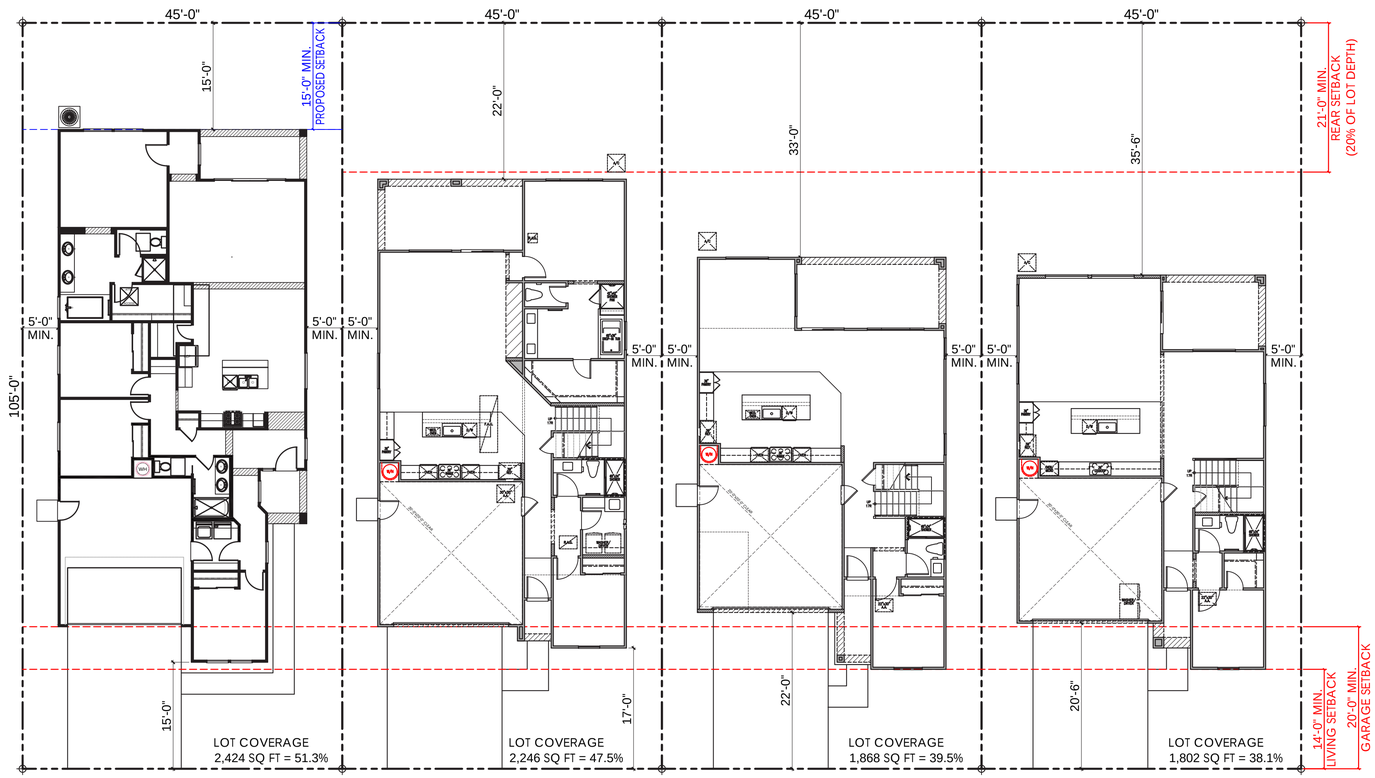
* LOT COVERAGE (MAXIMUM ALLOWABLE = 75%)				
PLAN	1873	2127	2386	2612
FOOTPRINT Sq.Ft.	2,424	2,248	1,871	1,818
	44.7%	41.4%	34.5%	33.5%
	51.3%	47.6%	39.6%	38.5%
	51.3%	47.6%	39.6%	38.5%
	51.3%	47.6%	39.6%	38.5%
	51.3%	47.6%	39.6%	38.5%
	51.3%	47.6%	39.6%	38.5%
	51.3%	47.6%	39.6%	38.5%
	51.3%	47.6%	39.6%	38.5%
	51.3%	47.6%	39.6%	38.5%
	51.3%	47.6%	39.6%	38.5%
	42.0%	38.9%	32.4%	31.5%
	51.3%	47.6%	39.6%	38.5%
	51.3%	47.6%	39.6%	38.5%
	51.3%	47.6%	39.6%	38.5%
	51.3%	47.6%	39.6%	38.5%
	51.3%	47.6%	39.6%	38.5%
	51.3%	47.6%	39.6%	38.5%
	51.3%	47.6%	39.6%	38.5%
	51.3%	47.6%	39.6%	38.5%
	51.1%	47.4%	39.4%	38.3%
	49.4%	45.8%	38.1%	37.0%
	47.3%	43.9%	36.5%	35.5%
	45.8%	42.5%	35.4%	34.4%
	47.0%	43.6%	36.3%	35.3%
	20.4%	18.9%	15.7%	15.3%
	29.9%	27.7%	23.1%	22.4%
	45.5%	42.2%	35.1%	34.1%
	48.4%	44.9%	37.3%	36.3%
	49.0%	45.4%	37.8%	36.7%
	49.0%	45.4%	37.8%	36.7%
	48.7%	45.2%	37.6%	36.6%
	34.1%	31.6%	26.3%	25.6%
	28.0%	26.0%	21.6%	21.0%
	31.6%	29.3%	24.4%	23.7%
	28.5%	26.4%	22.0%	21.4%
	41.8%	38.8%	32.3%	31.4%
	50.7%	47.0%	39.1%	38.0%
	44.7%	41.4%	34.5%	33.5%
	42.5%	39.4%	32.8%	31.9%
	26.6%	24.7%	20.6%	20.0%
	25.7%	23.9%	19.9%	19.3%
	32.9%	30.5%	25.4%	24.7%
	44.2%	41.0%	34.1%	33.2%
	43.2%	40.1%	33.3%	32.4%
	43.6%	40.4%	33.6%	32.7%
	47.4%	43.9%	36.6%	35.5%
	45.2%	41.9%	34.9%	33.9%
	44.2%	41.0%	34.1%	33.2%
	44.2%	41.0%	34.1%	33.2%
	46.4%	43.0%	35.8%	34.8%
	43.4%	40.2%	33.5%	32.5%
	43.0%	39.9%	33.2%	32.3%
	43.0%	39.9%	33.2%	32.3%
	42.8%	39.7%	33.0%	32.1%
	44.2%	41.0%	34.1%	33.2%
	44.2%	41.0%	34.1%	33.2%
	40.4%	37.5%	31.2%	30.3%
	40.6%	37.7%	31.3%	30.5%
	40.6%	37.7%	31.3%	30.5%
	40.6%	37.7%	31.3%	30.5%
	40.7%	37.7%	31.4%	30.5%
	42.9%	39.7%	33.1%	32.1%
	44.2%	41.0%	34.1%	33.2%

AZURE 45' x105'				AZURE 45' x105'						AZURE 45' x105'						AZURE 45' x105'						AZURE 45' x105'					
LOT #	LOT AREA		DWY SIDE	PLAN 1873 (1)						PLAN 2127 (2)						PLAN 2386 (3)						PLAN 2612 (4)					
	SF	AC		ELEV A		ELEV B		ELEV C		ELEV A		ELEV B		ELEV C		ELEV A		ELEV B		ELEV C		ELEV A		ELEV B		ELEV C	
370	5,805	0.13	R	X		X		X		X		X		X		X		X		X		X		X		X	
371	5,816	0.13	R	X		X		X		X		X		X		X		X		X		X		X		X	
372	5,978	0.14	L	X		X		X		X		X		X		X		X		X		X		X		X	
373	5,978	0.14	R	X		X		X		X		X		X		X		X		X		X		X		X	
374	5,978	0.14	L	X		X		X		X		X		X		X		X		X		X		X		X	
375	5,978	0.14	R	X		X		X		X		X		X		X		X		X		X		X		X	
376	5,978	0.14	L	X		X		X		X		X		X		X		X		X		X		X		X	
377	6,042	0.14	R	X		X		X		X		X		X		X		X		X		X		X		X	
378	7,749	0.18	R	X		X		X		X		X		X		X		X		X		X		X		X	
379	6,080	0.14	L	X		X		X		X		X		X		X		X		X		X		X		X	
380	5,369	0.12	R	X		X		X		X		X		X		X		X		X		X		X		X	
381	5,102	0.12	L	X		X		X		X		X		X		X		X		X		X		X		X	
382	5,555	0.13	R	X		X		X		X		X		X		X		X		X		X		X		X	
383	6,736	0.15	L	X		X		X		X		X		X		X		X		X		X		X		X	
384	5,250	0.12	R	X		X		X		X		X		X		X		X		X		X		X		X	
385	5,517	0.13	R	X		X		X		X		X		X		X		X		X		X		X		X	
386	5,668	0.13	R	X		X		X		X		X		X		X		X		X		X		X		X	
387	5,032	0.12	L	X		X		X		X		X		X		X		X		X		X		X		X	
388	4,895	0.11	R	X		X		X		X		X		X		X		X		X		X		X		X	
389	7,725	0.18	L	NF		NF		NF		X		X		X		X		X		X		X		X		X	
390	9,743	0.22	R	X		X		X		X		X		X		X		X		X		X		X		X	
391	5,672	0.13	L	X		X		X		X		X		X		X		X		X		X		X		X	
392	5,740	0.13	R	X		X		X		X		X		X		X		X		X		X		X		X	
393	5,797	0.13	L	X		X		X		X		X		X		X		X		X		X		X		X	
394	6,177	0.14	R	X		X		X		X		X		X		X		X		X		X		X		X	
395	5,250	0.12	L	X		X		X		X		X		X		X		X		X		X		X		X	
396	7,808	0.18	R	X		X		X		X		X		X		X		X		X		X		X		X	
397	5,655	0.13	L	X		X		X		X		X		X		X		X		X		X		X		X	
398	4,825	0.11	R	X		X		X		X		X		X		X		X		X		X		X		X	
399	5,047	0.12	R	X		X		X		X		X		X		X		X		X		X		X		X	
400	5,007	0.11	R	X		X		X		X		X		X		X		X		X		X		X		X	
401	4,936	0.11	L	X		X		X		X		X		X		X		X		X		X		X		X	
402	4,865	0.11	R	X		X		X		X		X		X		X		X		X		X		X		X	
403	4,795	0.11	L	X		X		X		X		X		X		X		X		X		X		X		X	
404	4,735	0.11	R	X		X		X		X		X		X		X		X		X		X		X		X	
405	8,041	0.18	L	X		X		X		X		X		X		X		X		X		X		X		X	
406	5,523	0.13	L	X		X		X		X		X		X		X		X		X		X		X		X	
407	5,716	0.13	R	X		X		X		X		X		X		X		X		X		X		X		X	
408	5,050	0.12	L	X		X		X		X		X		X		X		X		X		X		X		X	
409	5,012	0.12	R	X		X		X		X		X		X		X		X		X		X		X		X	
410	5,011	0.12	L	X		X		X		X		X		X		X		X		X		X		X		X	
411	5,012	0.12	R	X		X		X		X		X		X		X		X		X		X		X		X	
412	5,014	0.12	L	X		X		X		X		X		X		X		X		X		X		X		X	
413	5,012	0.12	R	X		X		X		X		X		X		X		X		X		X		X		X	
414	5,011	0.12	L	X		X		X		X		X		X		X		X		X		X		X		X	
415	5,010	0.12	R	X		X		X		X		X		X		X		X		X		X		X		X	
416	5,011	0.12	L	X		X		X		X		X		X		X		X		X		X		X		X	
417	4,998	0.11	R	X		X		X		X		X		X		X		X		X		X		X		X	
418	5,479	0.13	L	X		X		X		X		X		X		X		X		X		X		X		X	
419	5,479	0.13	R	X		X		X		X		X		X		X		X		X		X		X		X	
420	5,353	0.12	L	X		X		X		X		X		X		X		X		X		X		X		X	
421	5,344	0.12	R	X		X		X		X		X		X		X		X		X		X		X		X	
422	5,344	0.12	L	X		X		X		X		X		X		X		X		X		X		X		X	
423	5,344	0.12	R	X		X		X		X		X		X		X		X		X		X		X		X	
424	5,344	0.12	L	X		X		X		X		X		X		X		X		X		X		X		X	
425	5,344	0.12	R	X		X		X		X		X		X		X		X		X		X		X		X	
426	5,344	0.12	L	X		X		X		X		X		X		X		X		X		X		X		X	
427	6,632	0.15	L	X		X		X		X		X		X		X		X		X		X		X		X	
428	5,715	0.13	L	X		X		X		X		X		X		X		X		X		X		X		X	
429	5,523	0.13	R	X		X		X		X		X		X		X		X		X		X		X		X	
430	5,847	0.13	R	X		X		X		X		X		X		X		X		X		X		X		X	
431	5,342	0.12	L	X		X		X		X		X		X		X		X		X		X		X		X	
432	5,568	0.13	R	X		X		X		X		X		X		X		X		X		X		X		X	
433	5,606	0.13	L	X		X		X		X		X		X		X		X		X		X		X		X	
434	5,610	0.13	R	X		X		X		X		X		X		X		X		X		X		X		X	
435	5,616	0.13	L	X		X		X		X		X		X		X		X		X		X		X		X	
436	5,608	0.13	R	X		X		X		X		X		X		X		X		X		X		X		X	
437	5,607	0.13	L	X		X		X		X		X		X		X		X		X		X		X		X	
438	5,629	0.13	R	X		X		X		X		X		X		X		X		X		X		X		X	
439	5,847	0.13	L	X		X		X		X		X		X		X		X		X		X		X		X	

* LOT COVERAGE (MAXIMUM ALLOWABLE = 75%)				
PLAN	1873	2127	2386	2612
FOOTPRINT Sq.Ft.	2,424	2,248	1,871	1,818
	41.8%	38.7%	32.2%	31.3%
	41.7%	38.7%	32.2%	31.3%
	40.5%	37.6%	31.3%	30.4%
	40.5%	37.6%	31.3%	30.4%
	40.5%	37.6%	31.3%	30.4%
	40.5%	37.6%	31.3%	30.4%
	40.5%	37.6%	31.3%	30.4%
	40.1%	37.2%	31.0%	30.1%
	31.3%	29.0%	24.1%	23.5%
	39.9%	37.0%	30.8%	29.9%
	45.1%	41.9%	34.8%	33.9%
	47.5%	44.1%	36.7%	35.6%
	43.6%	40.5%	33.7%	32.7%
	36.0%	33.4%	27.8%	27.0%
	46.2%	42.8%	35.6%	34.6%
	43.9%	40.7%	33.9%	33.0%
	42.8%	39.7%	33.0%	32.1%
	48.2%	44.7%	37.2%	36.1%
	49.5%	45.9%	38.2%	37.1%
	31.4%	29.1%	24.2%	23.5%
	24.9%	23.1%	19.2%	18.7%
	42.7%	39.6%	33.0%	32.1%
	42.2%	39.2%	32.6%	31.7%
	41.8%	38.8%	32.3%	31.4%
	39.2%	36.4%	30.3%	29.4%
	46.2%	42.8%	35.6%	34.6%
	31.0%	28.8%	24.0%	23.3%
	42.9%	39.8%	33.1%	32.1%
	50.2%	46.6%	38.8%	37.7%
	48.0%	44.5%	37.1%	36.0%
	48.4%	44.9%	37.4%	36.3%
	49.1%	45.5%	37.9%	36.8%
	49.8%	46.2%	38.5%	37.4%
	50.6%	46.9%	39.0%	37.9%
	51.2%	47.5%	39.5%	38.4%
	30.1%	28.0%	23.3%	22.6%
	43.9%	40.7%	33.9%	32.9%
	42.4%	39.3%	32.7%	31.8%
	48.0%	44.5%	37.0%	36.0%
	48.4%	44.9%	37.3%	36.3%
	48.4%	44.9%	37.3%	36.3%
	48.4%	44.9%	37.3%	36.3%
	48.3%	44.8%	37.3%	36.3%
	48.4%	44.9%	37.3%	36.3%
	48.4%	44.9%	37.3%	36.3%
	48.4%	44.9%	37.3%	36.3%
	48.4%	44.9%	37.3%	36.3%
	48.5%	45.0%	37.4%	36.4%
	44.2%	41.0%	34.1%	33.2%
	44.2%	41.0%	34.1%	33.2%
	45.3%	42.0%	35.0%	34.0%
	45.4%	42.1%	35.0%	34.0%
	45.4%	42.1%	35.0%	34.0%
	45.4%	42.1%	35.0%	34.0%
	45.4%	42.1%	35.0%	34.0%
	45.4%	42.1%	35.0%	34.0%
	45.4%	42.1%	35.0%	34.0%
	36.6%	33.9%	28.2%	27.4%
	42.4%	39.3%	32.7%	31.8%
	43.9%	40.7%	33.9%	32.9%
	41.5%	38.4%	32.0%	31.1%
	45.4%	42.1%	35.0%	34.0%
	43.5%	40.4%	33.6%	32.7%
	43.2%	40.1%	33.4%	32.4%
	43.2%	40.1%	33.4%	32.4%
	43.2%	40.0%	33.3%	32.4%
	43.2%	40.1%	33.4%	32.4%
	43.2%	40.1%	33.4%	32.4%
	43.1%	39.9%	33.2%	32.3%
	41.5%	38.4%	32.0%	31.1%

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024





PLAN 1A (1873) PLAN 2A (2127) PLAN 3A (2386) PLAN 4A (2612)

45x105 PRODUCT
TYPICAL PLOTTING

LENNAR

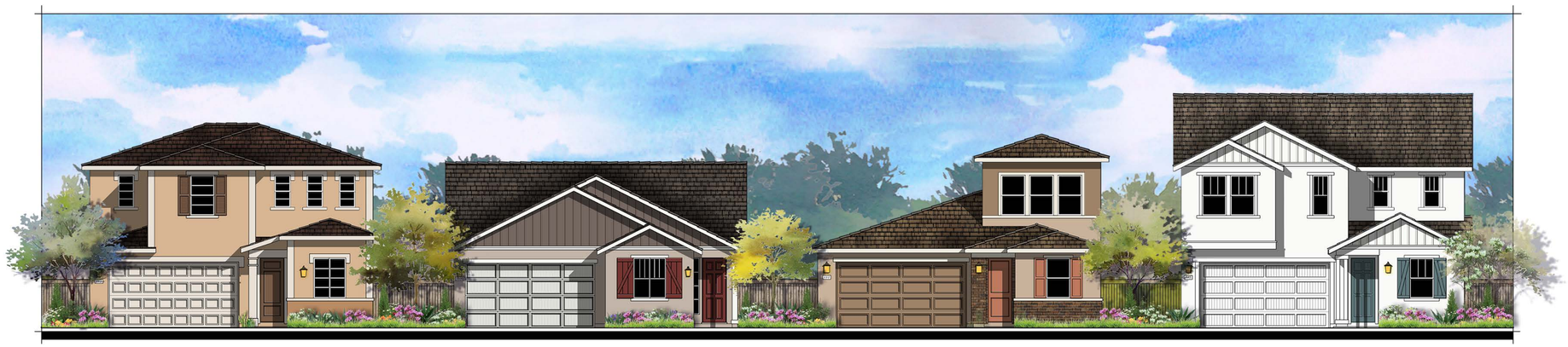
AZURE AT THE PRESERVE
Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

10/16/2024
A-145

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



A - ITALIAN
PLAN 3A (2386)

C - FARMHOUSE
PLAN 1C (1873)

B - PRAIRIE PROGRESSIVE
PLAN 2B (2127)

C - FARMHOUSE
PLAN 4C (2612)

STREET SCENE

2 4 8 12

LENNAR

AZURE AT THE PRESERVE
Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

10/16/2024
A-146

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Refer to landscape drawings for wall, tree, and shrub locations

"A" ITALIAN

EXTERIOR LIGHTS



KENT



Refer to landscape drawings for wall, tree, and shrub locations

"B" PRAIRIE PROGRESSIVE



Refer to landscape drawings for wall, tree, and shrub locations

"C" FARMHOUSE

PLAN 1 (1873)

FRONT ELEVATIONS

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE

Rancho Cordova, Ca

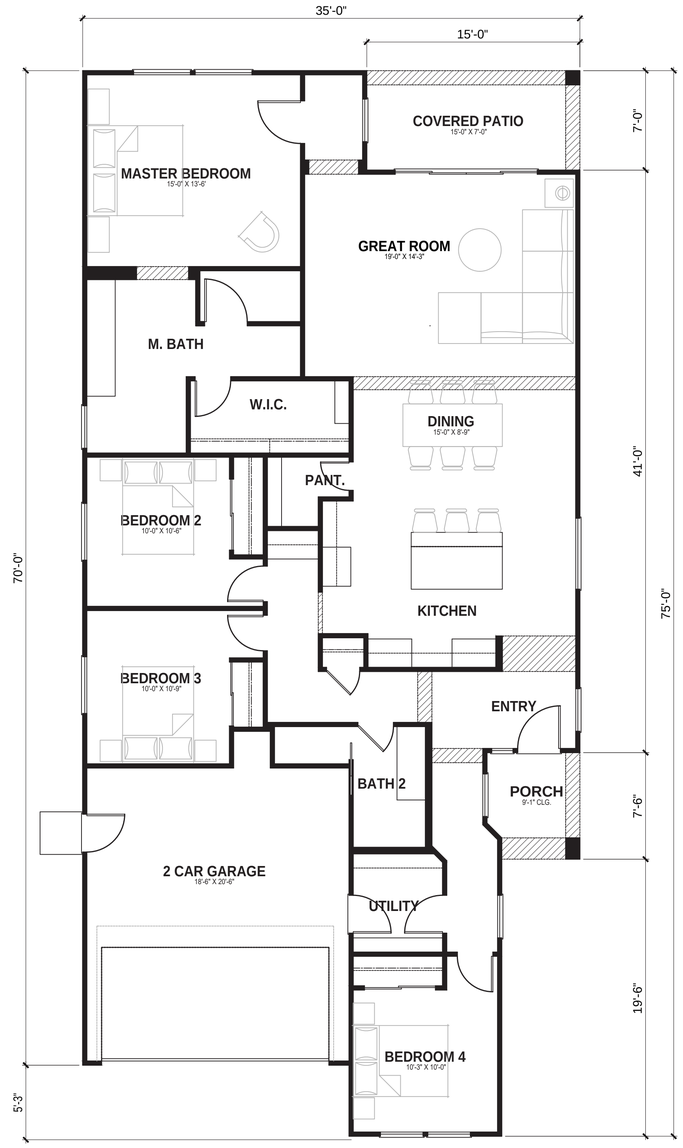
Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

10/16/2024
A-147

HMA Architecture

#23016

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



PLAN 1
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,873 SQ. FT.
TOTAL DWELLING	1,873 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	399 SQ. FT.
FRONT PORCH	47 SQ. FT.
REAR COVERED PATIO	105 SQ. FT.

FLOOR PLAN

PLAN 1A (1873)

3 BEDROOM, 3 BATH, LOFT, CALIFORNIA RM.
FLOOR PLAN

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE
Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

10/16/2024
A-148

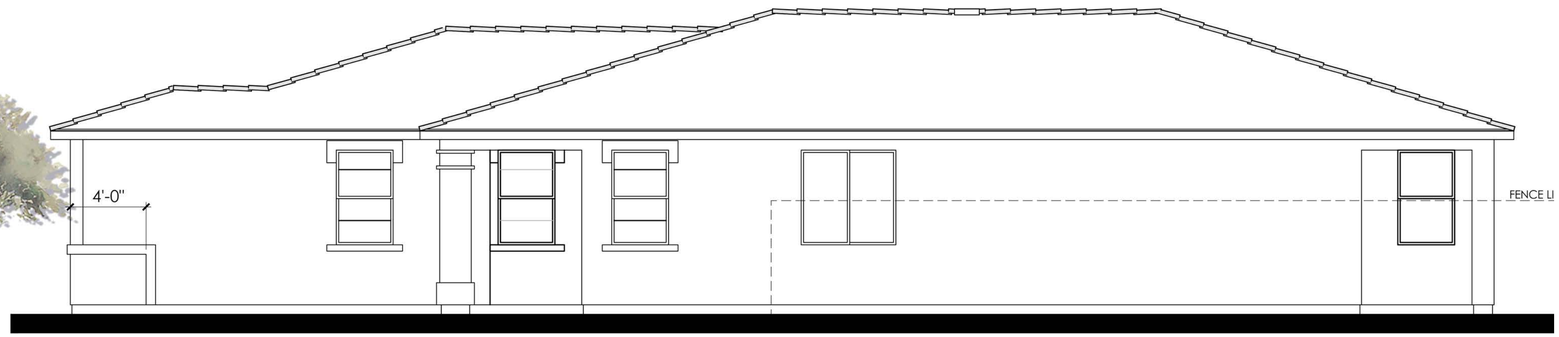
HMA Architecture
#23016

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Refer to landscape drawings for wall, tree, and shrub locations

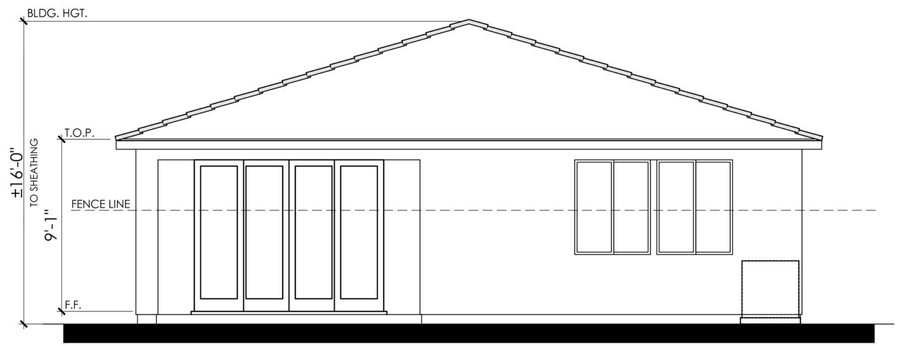
FRONT



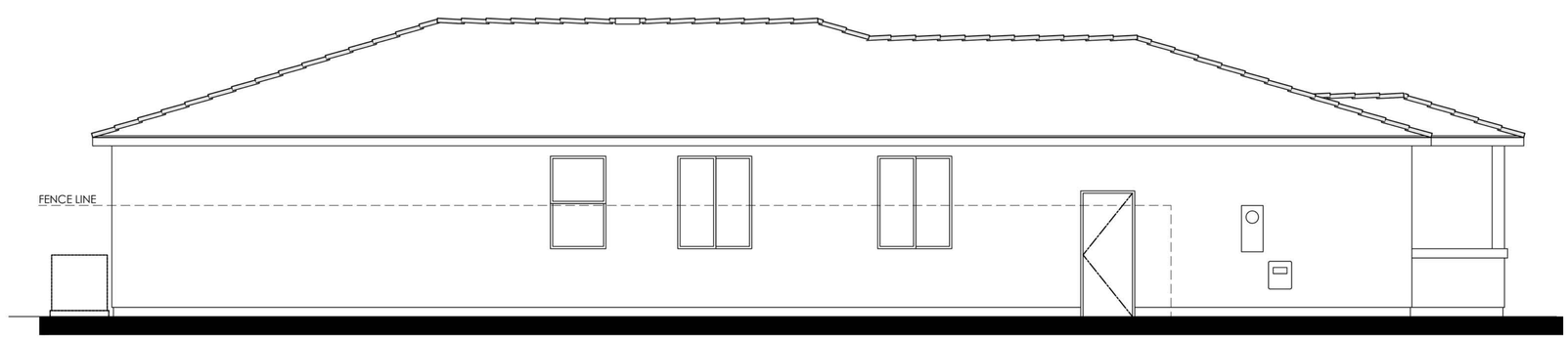
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 2

PLAN 1A (1873)

ITALIAN ELEVATION

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE

Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

10/16/2024
A-149

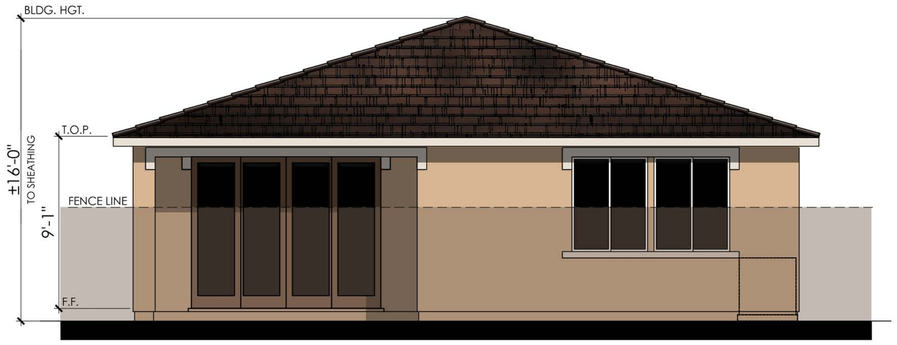
HMA Architecture

#23016

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



RIGHT



REAR

COLOR SCHEME 2

PLAN 1A (1873)

ITALIAN ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE

Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

10/16/2024
A-150

HMA Architecture

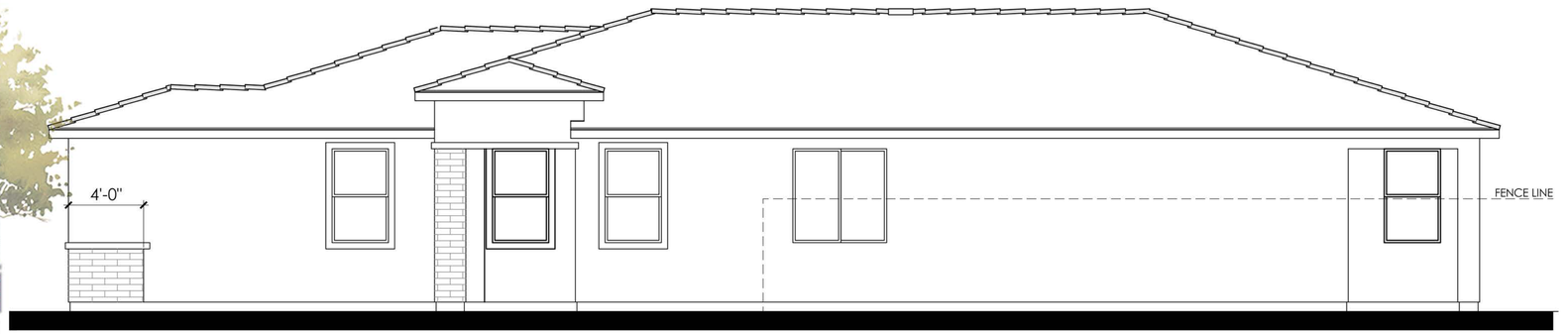
#23016

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Refer to landscape drawings for wall, tree, and shrub locations

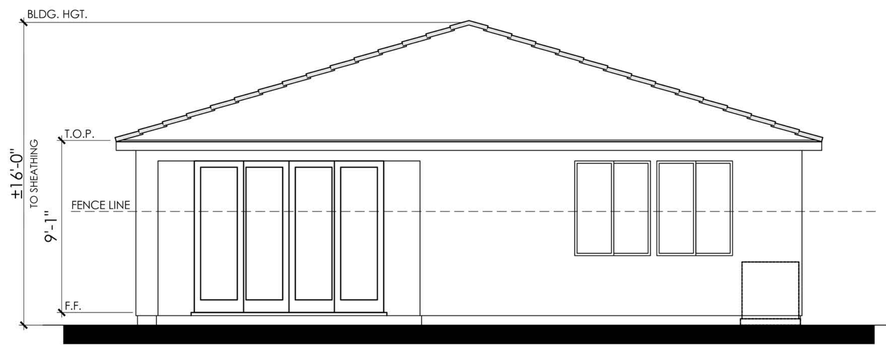
FRONT



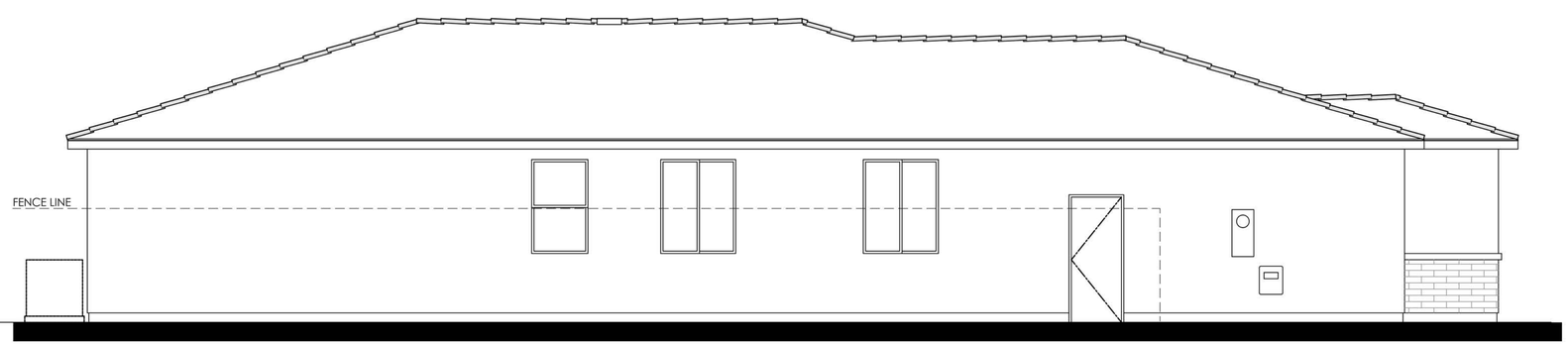
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO / BRICK VENEER
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 5

PLAN 1B (1873)
PRAIRIE PROGRESSIVE ELEVATION

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE
Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

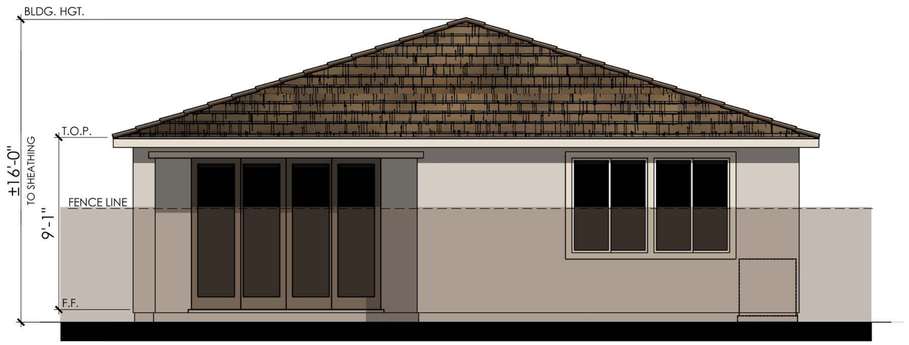
10/16/2024
A-151

HMA Architecture
#23016

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



RIGHT



REAR

COLOR SCHEME 5

PLAN 1B (1873)

PRAIRIE PROGRESSIVE ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE

Rancho Cordova, Ca

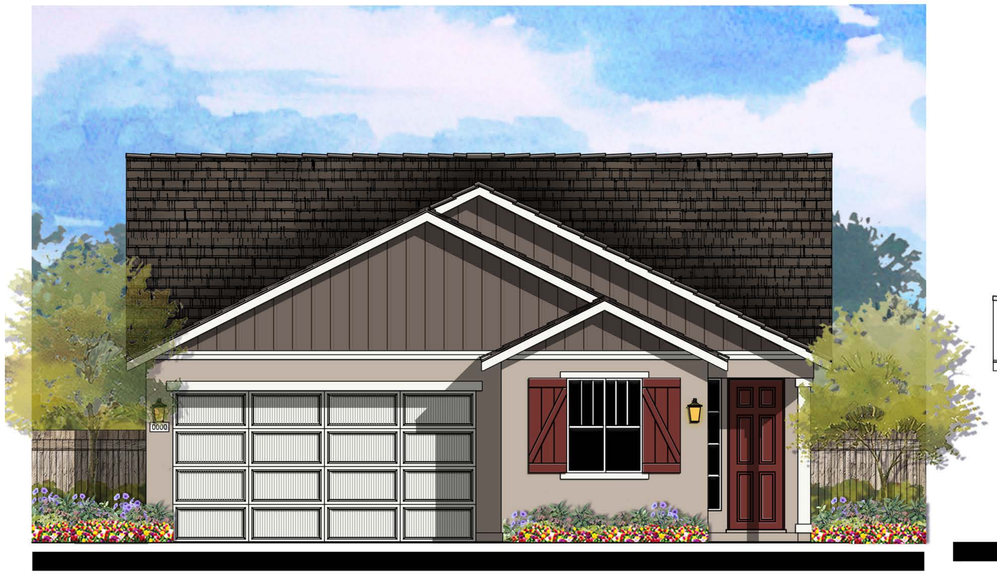
Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

10/16/2024
A-152

HMA Architecture

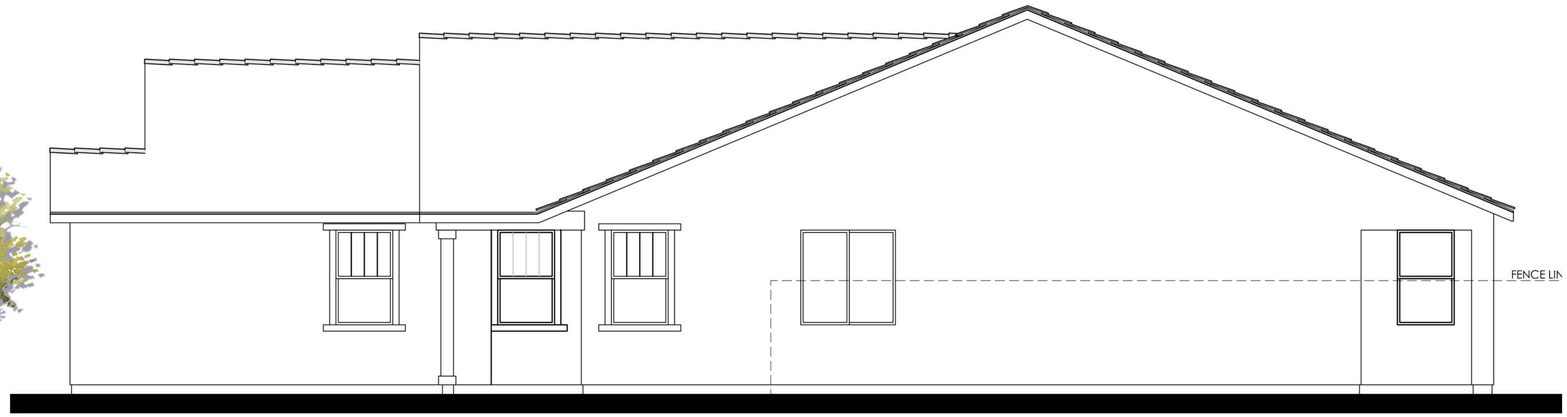
#23016

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Refer to landscape drawings for wall, tree, and shrub locations

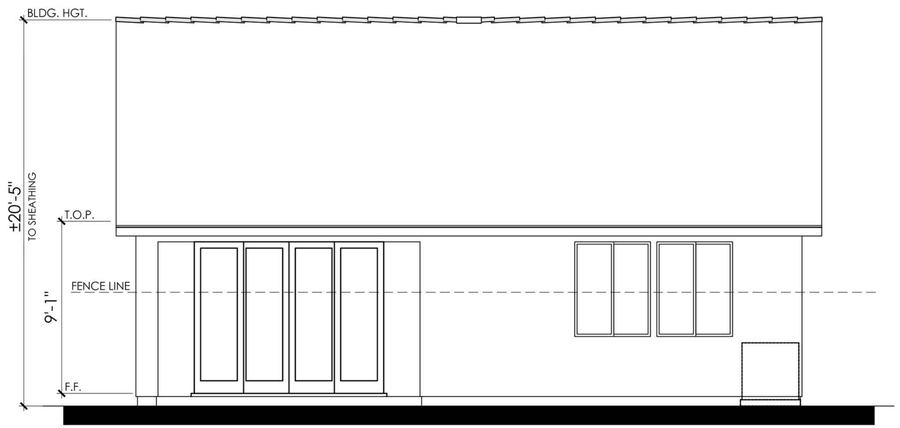
FRONT



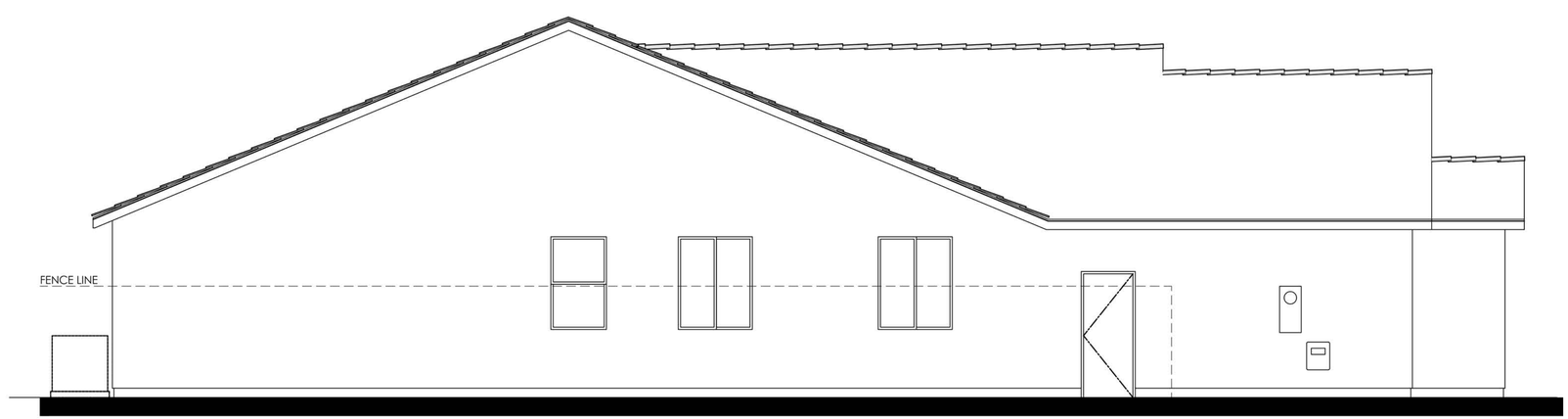
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN
WALL:	STUCCO/ STONE VENEER
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 8

PLAN 1C (1873)

FARMHOUSE ELEVATION

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE

Rancho Cordova, Ca

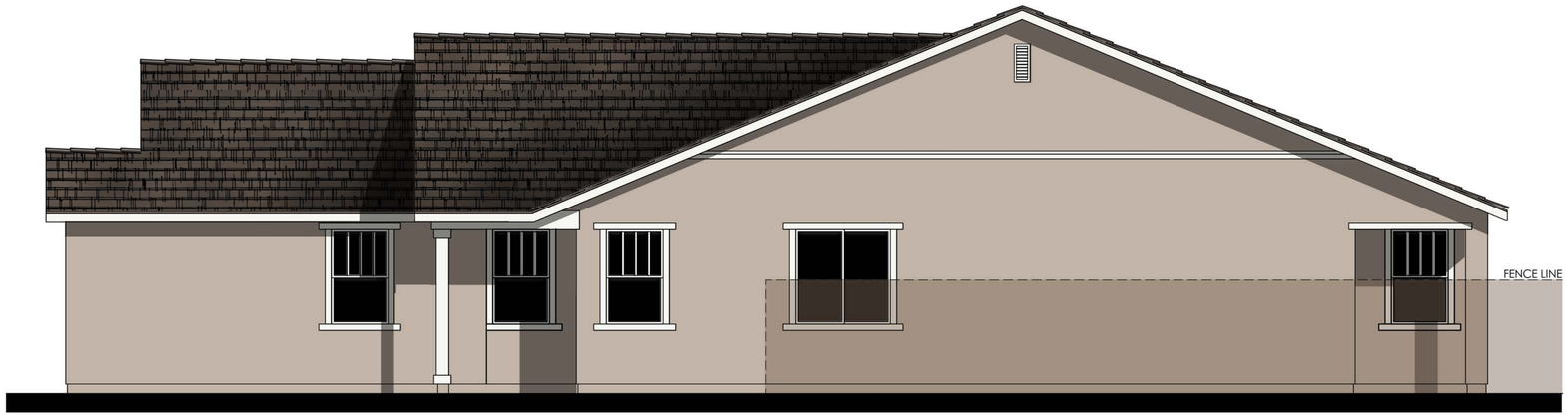
Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

10/16/2024
A-153

HMA Architecture

#23016

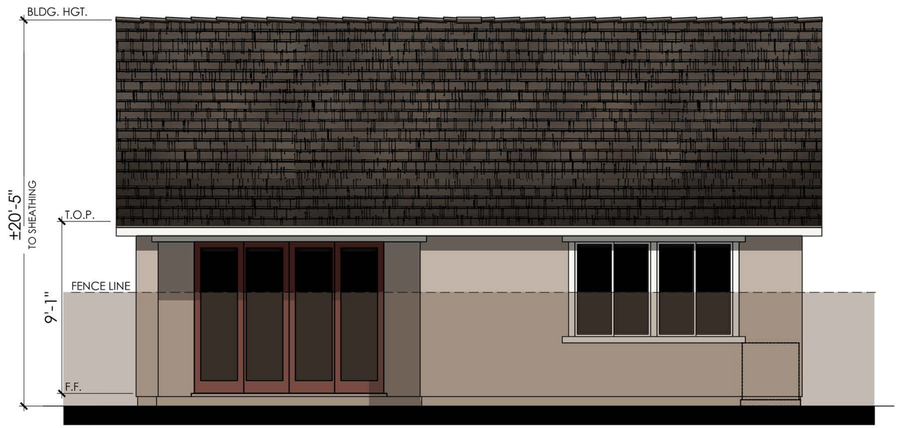
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN
WALL:	STUCCO/ STONE VENEER
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	WOOD POST AND BEAM



REAR

COLOR SCHEME 8

PLAN 1C (1873)

FARMHOUSE ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

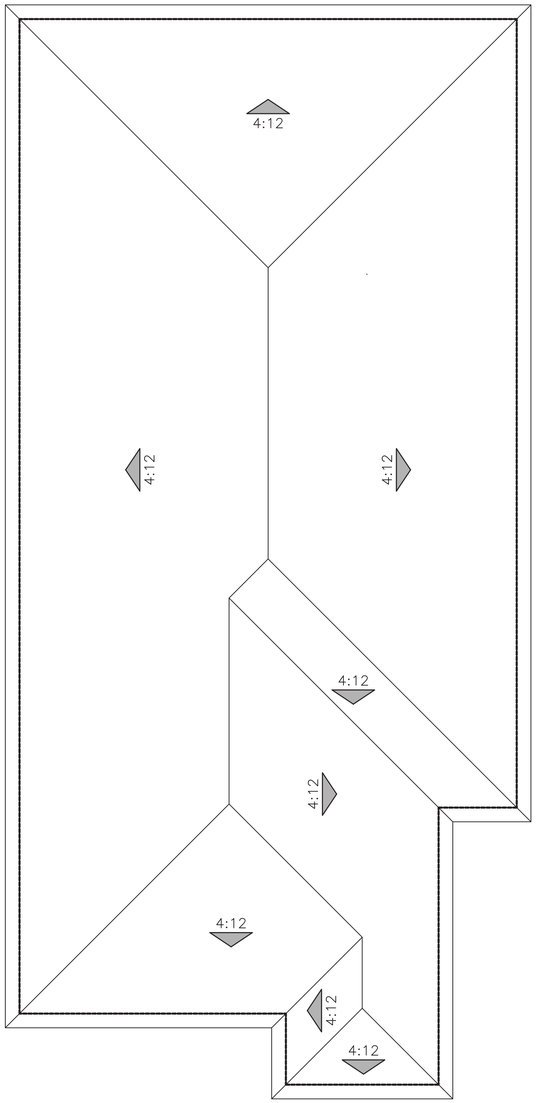
AZURE AT THE PRESERVE
Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

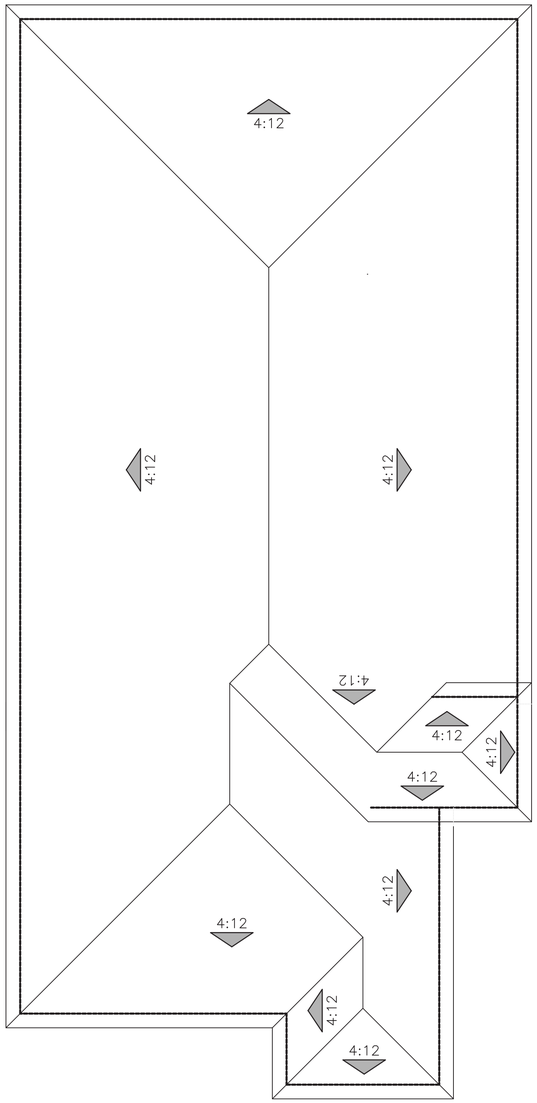
10/16/2024
A-154

HMA Architecture #23016

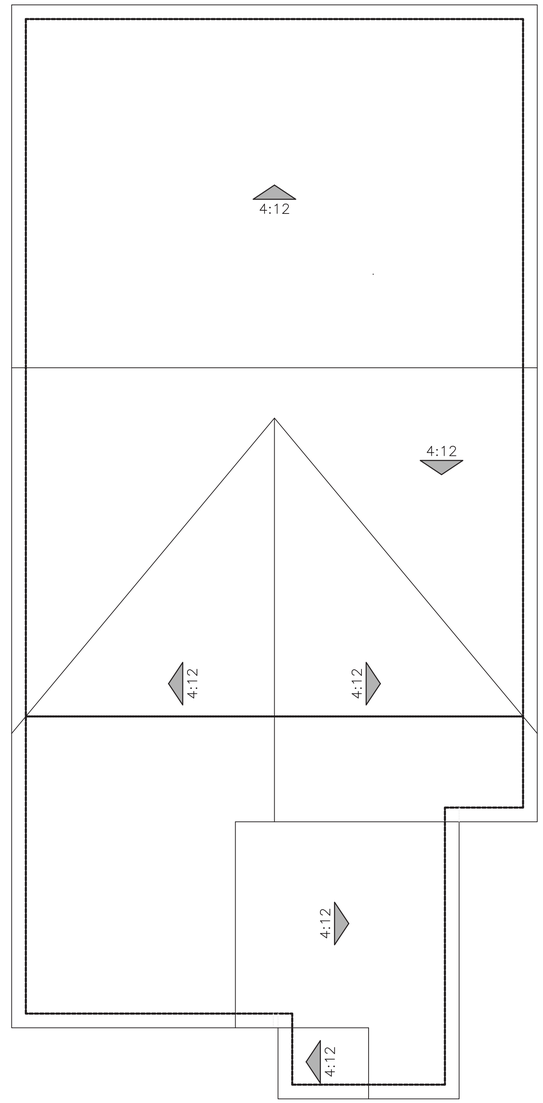
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



"A" ITALIAN



"B" PRAIRIE PROGRESSIVE



"C" FARMHOUSE

ROOF PLANS

PLAN 1 (1873)

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE

Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

10/16/2024
A-155

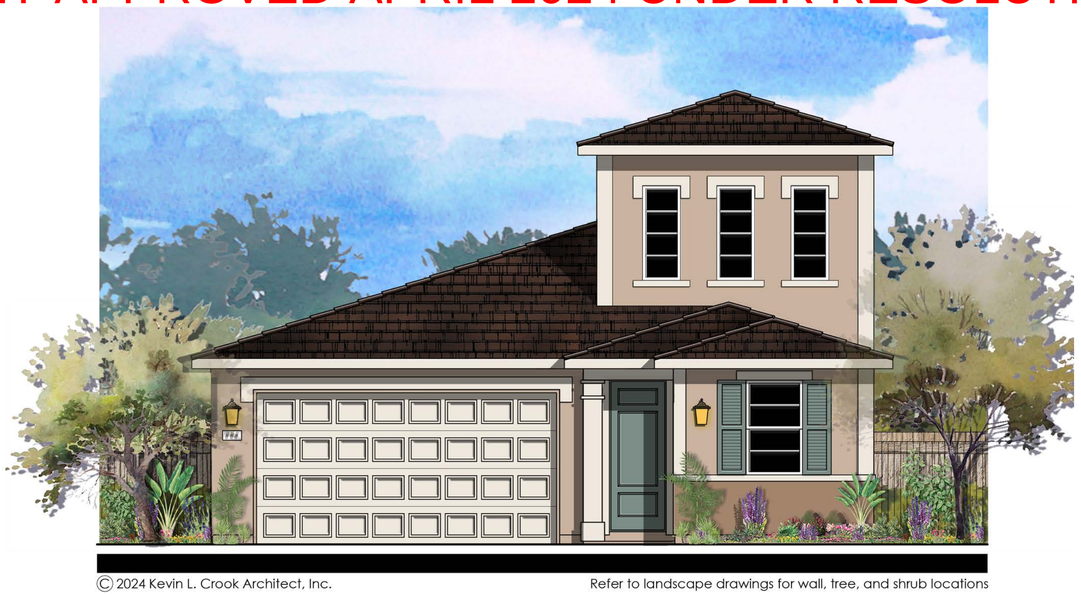
HMA Architecture #23016

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

EXTERIOR LIGHTS



KENT



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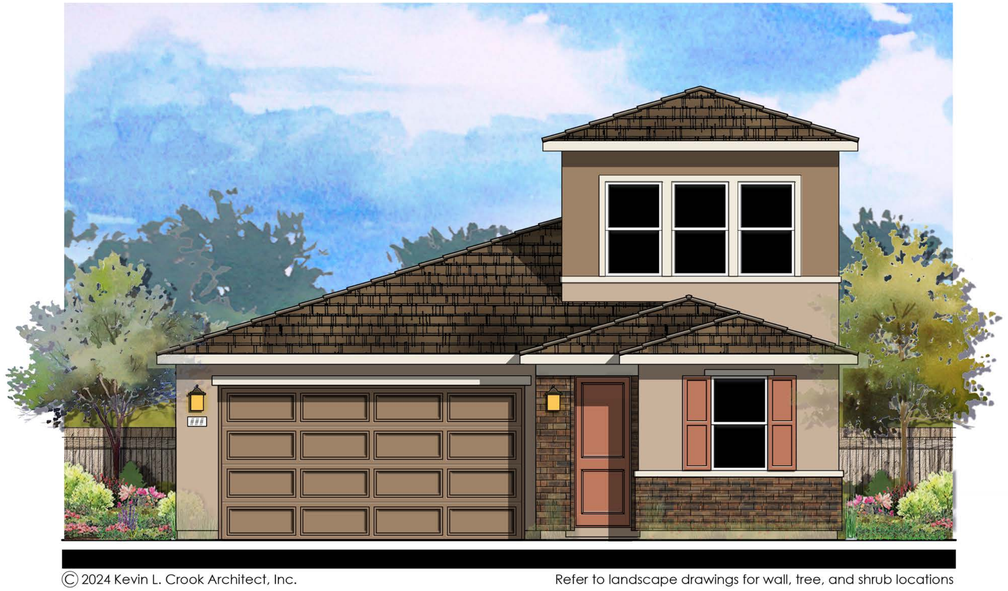
Refer to landscape drawings for wall, tree, and shrub locations

"A" ITALIAN



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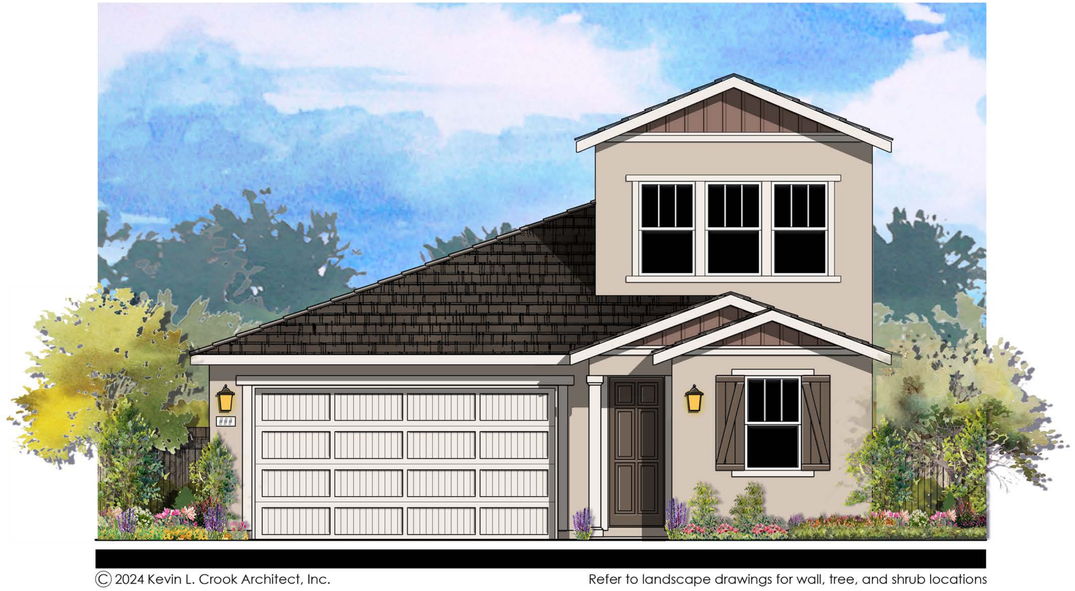
Refer to landscape drawings for wall, tree, and shrub locations

"B" PRAIRIE PROGRESSIVE



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Refer to landscape drawings for wall, tree, and shrub locations

"C" FARMHOUSE

PLAN 2 (2127)

FRONT ELEVATIONS

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE

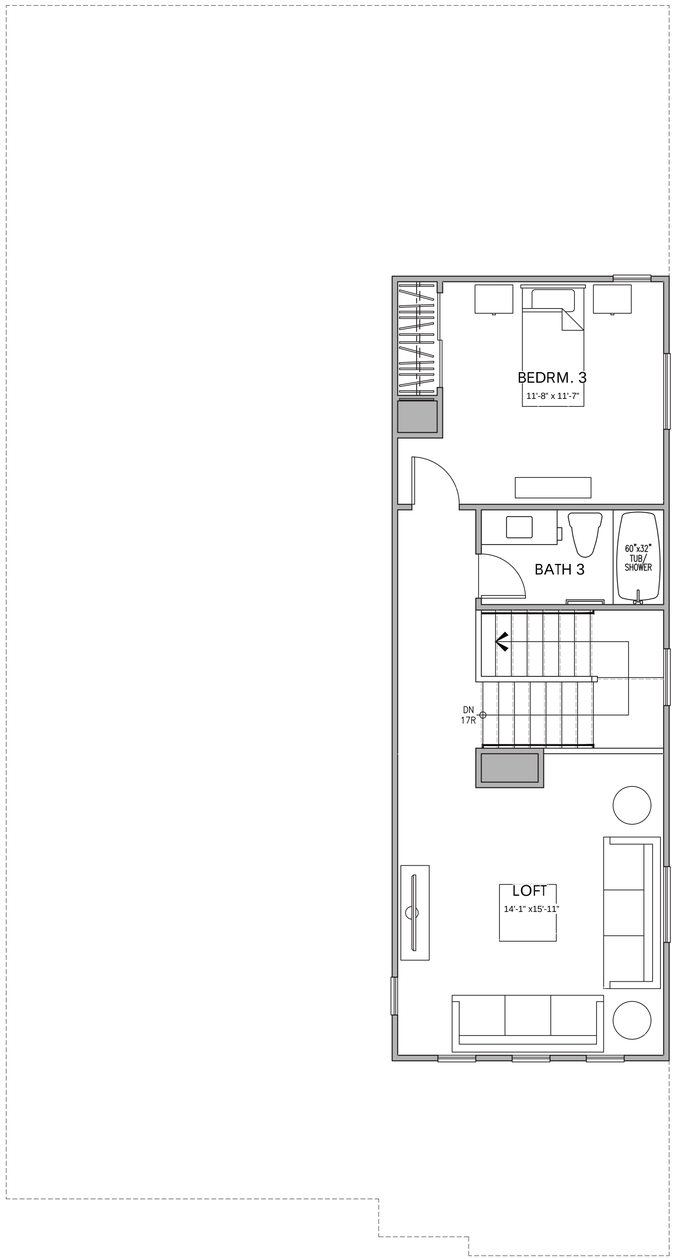
Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

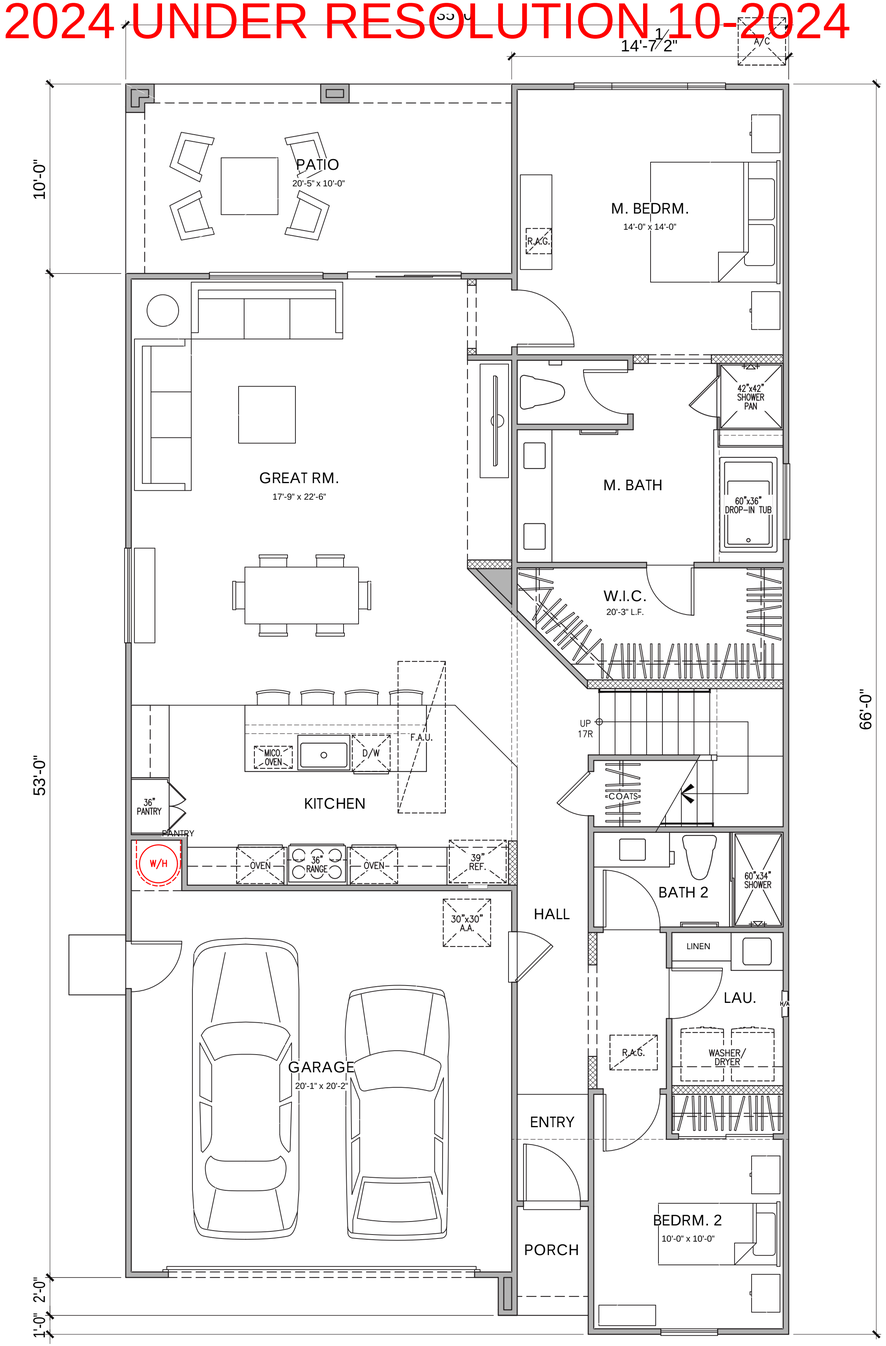
10/16/2024
A-156

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 2A (2127)

3 BEDROOM, 3 BATH, LOFT, CALIFORNIA RM. FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,594 SQ. FT.
SECOND FLOOR AREA	533 SQ. FT.
TOTAL DWELLING	2,127 SQ. FT.

UNCONDITIONED SPACE	
GARAGE	425 SQ. FT.
PORCH "A"	24 SQ. FT.
PORCH "B"	25 SQ. FT.
PORCH "C"	23 SQ. FT.
CALIFORNIA ROOM	204 SQ. FT.

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE

Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

10/16/2024
A-157

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

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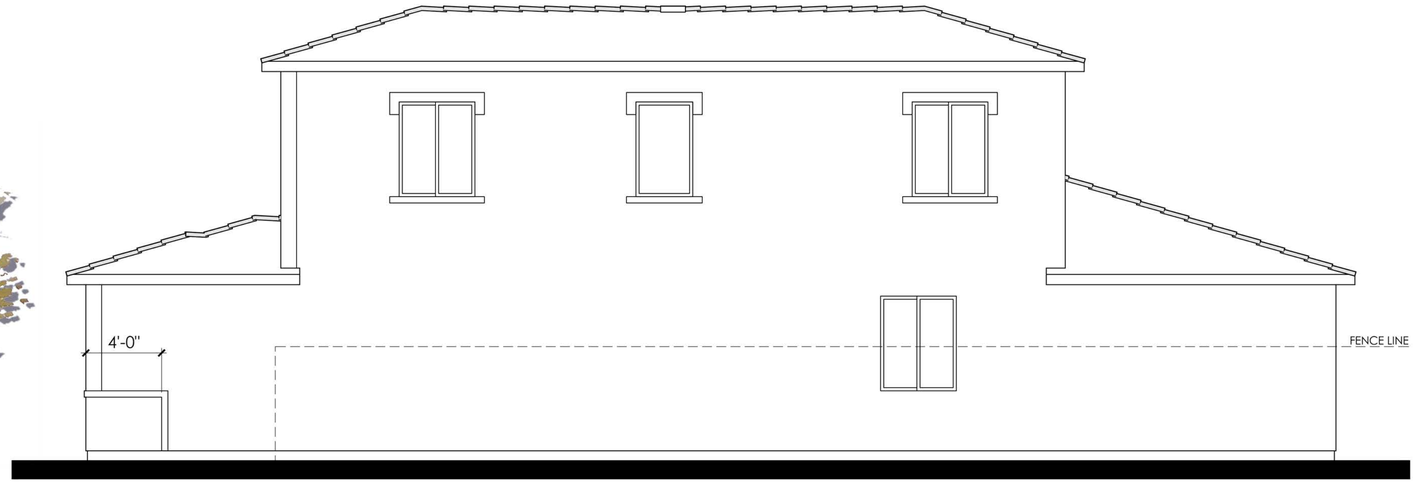
Refer to landscape drawings for wall, tree, and shrub locations

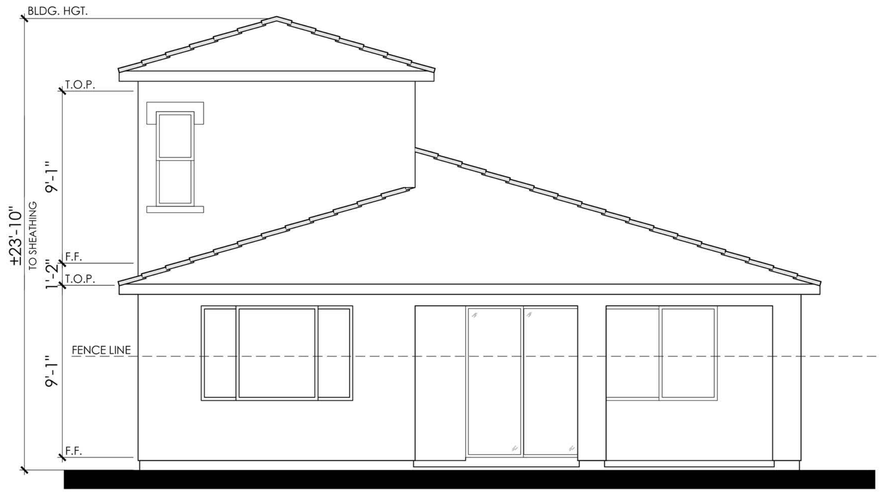
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



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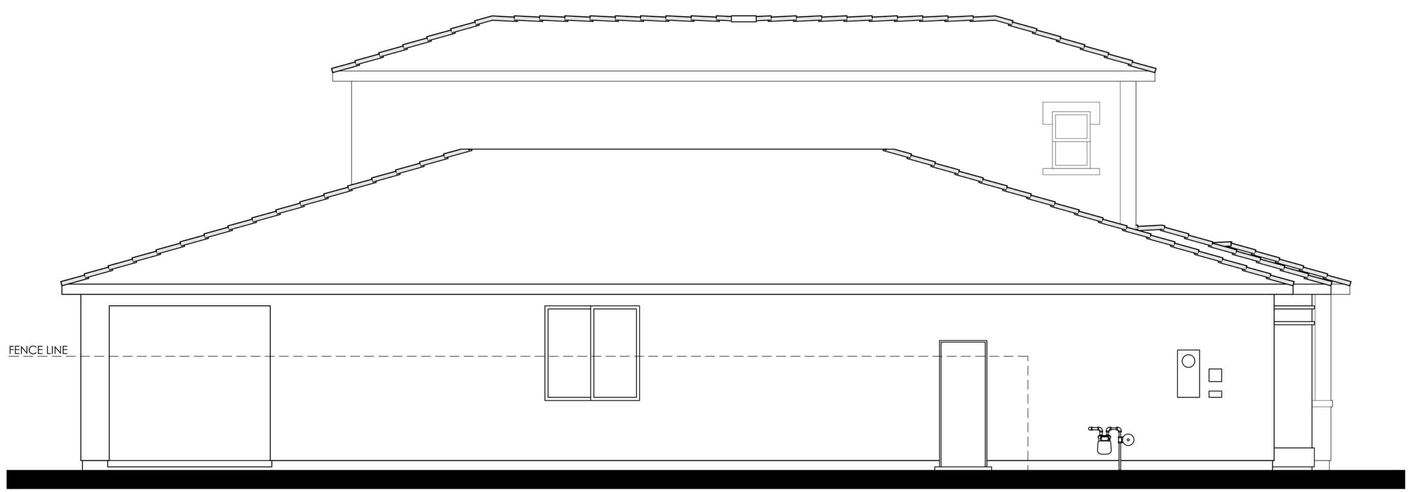


LEFT

COLOR SCHEME 1

PLAN 2A (2127)

ITALIAN ELEVATION

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE

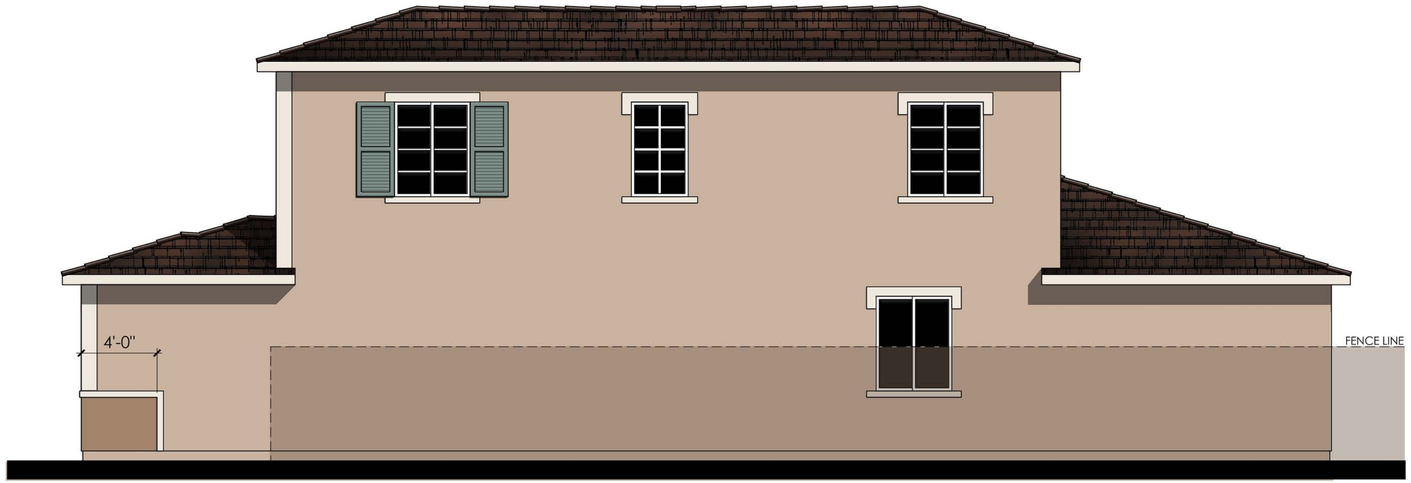
Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

10/16/2024
A-158

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



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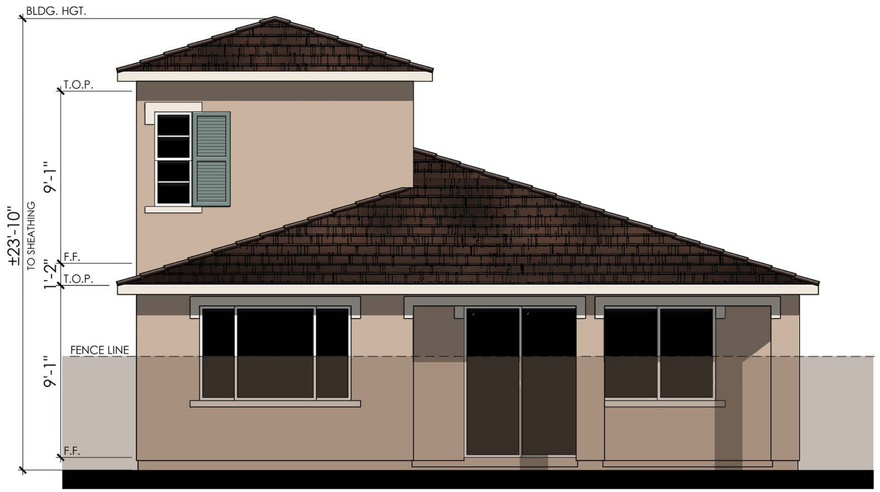
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 1

PLAN 2A (2127)

ITALIAN ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE

Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

10/16/2024
A-159

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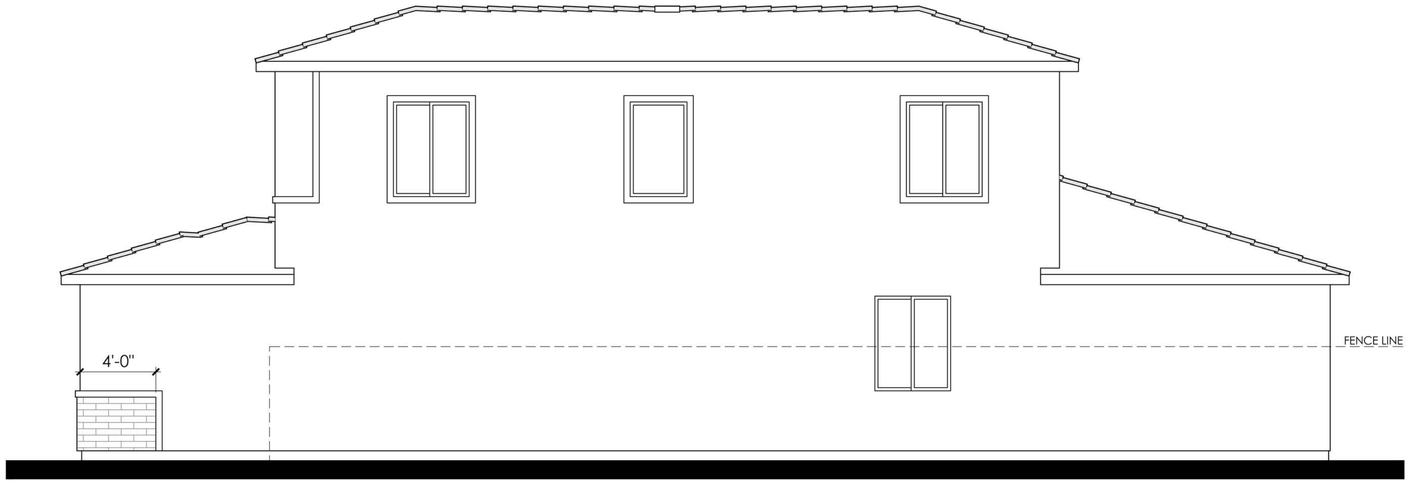
Refer to landscape drawings for wall, tree, and shrub locations

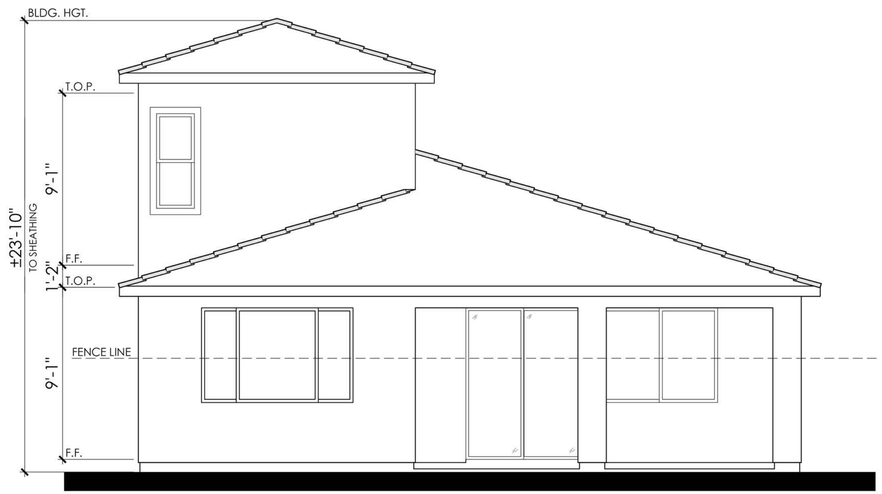
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO / BRICK VENEER
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



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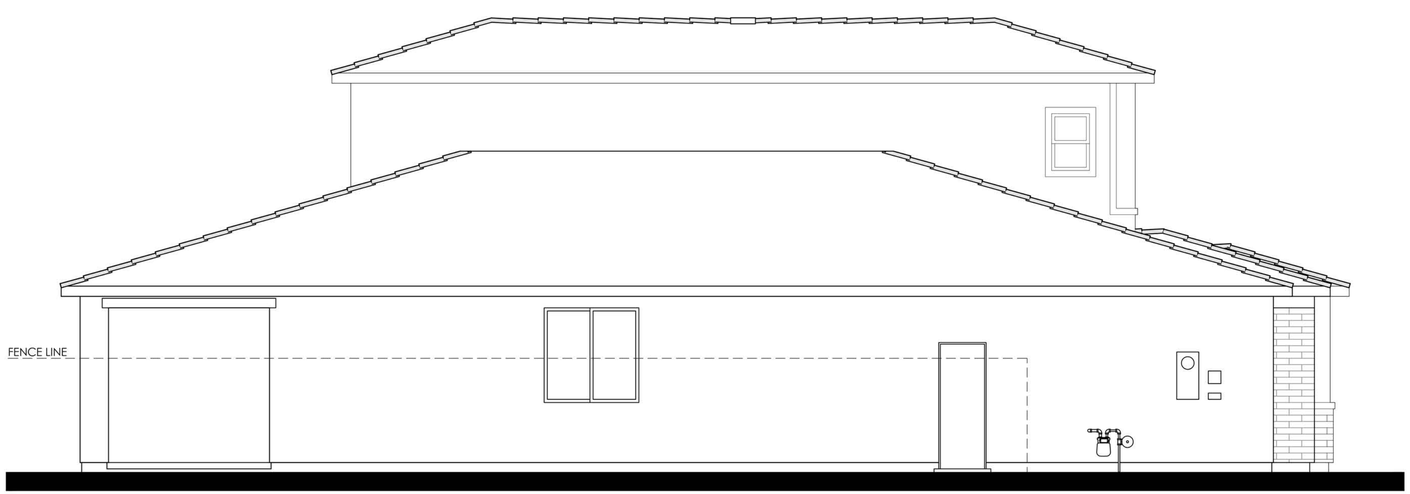


LEFT

COLOR SCHEME 4

PLAN 2B (2127)

PRAIRIE PROGRESSIVE ELEVATION

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE

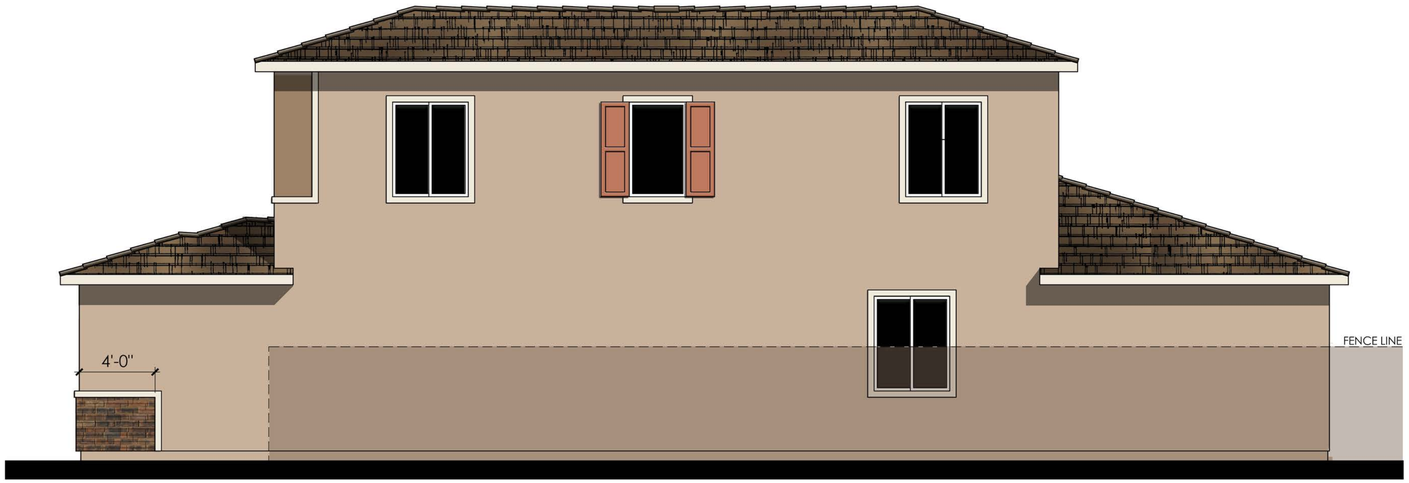
Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

10/16/2024
A-160

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

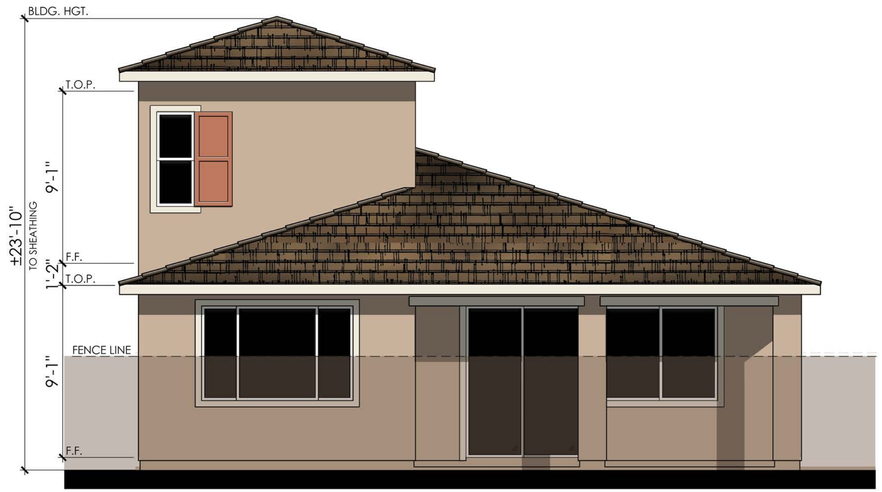
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO / BRICK VENEER
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 4

PLAN 2B (2127)

PRAIRIE PROGRESSIVE ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE
Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

10/16/2024
A-161

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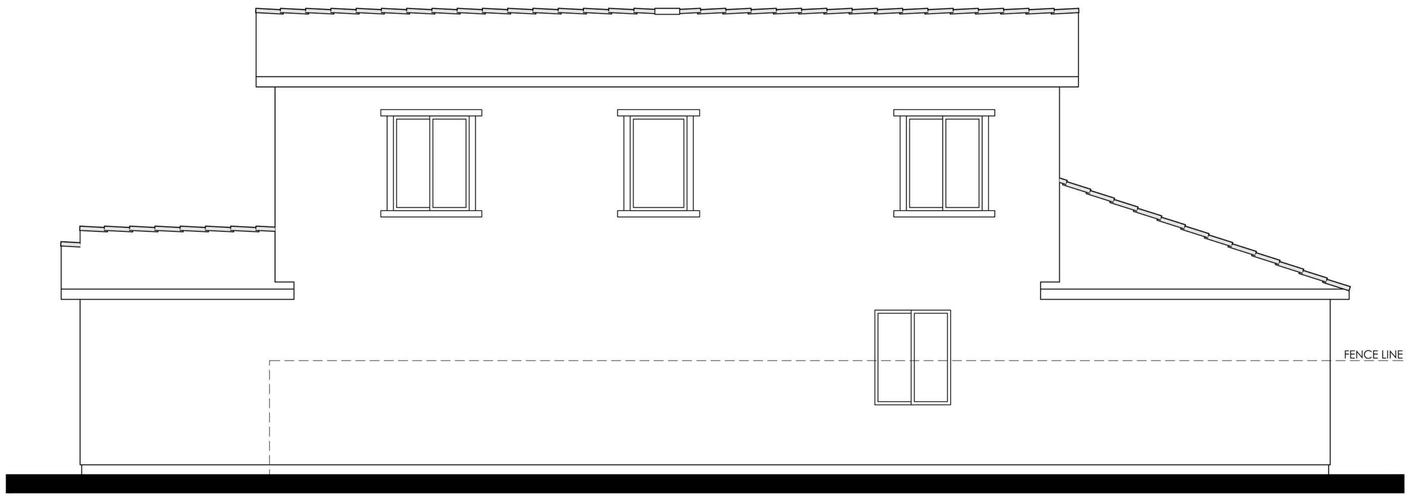
Refer to landscape drawings for wall, tree, and shrub locations

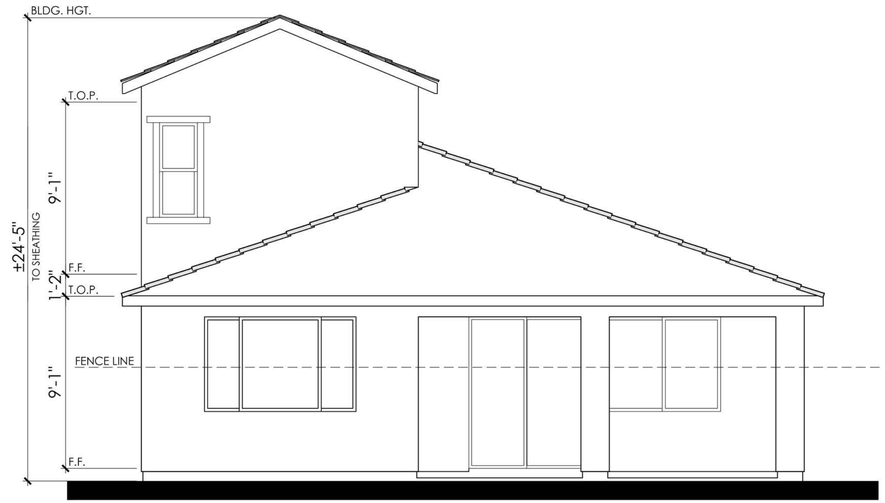
FRONT



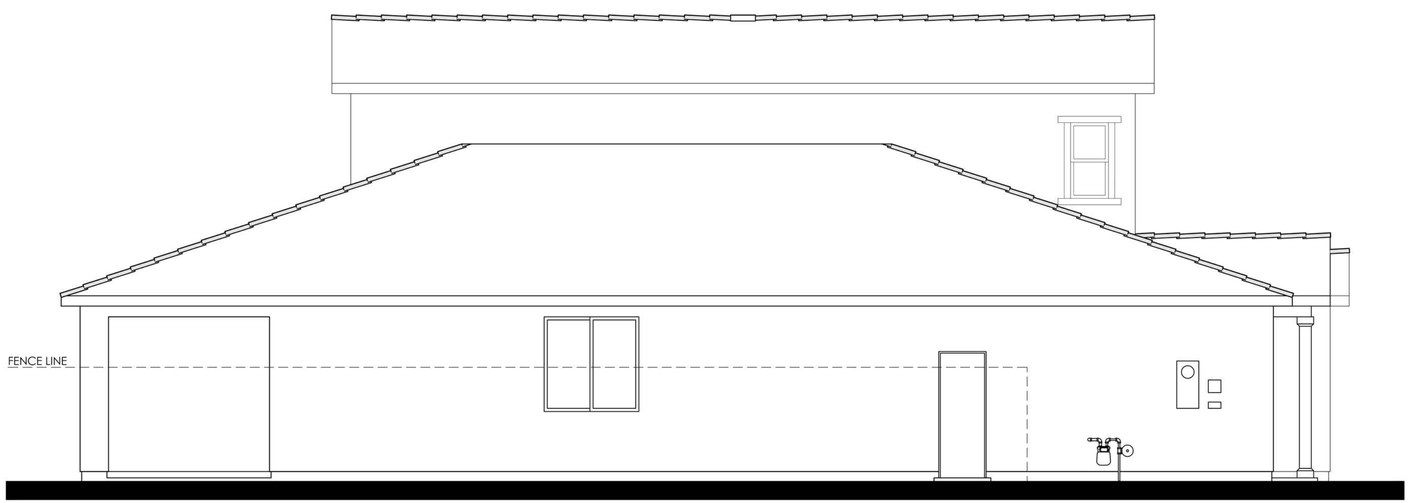
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN
WALL:	STUCCO/ STONE VENEER
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 7

PLAN 2C (2127)

FARMHOUSE ELEVATION

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE

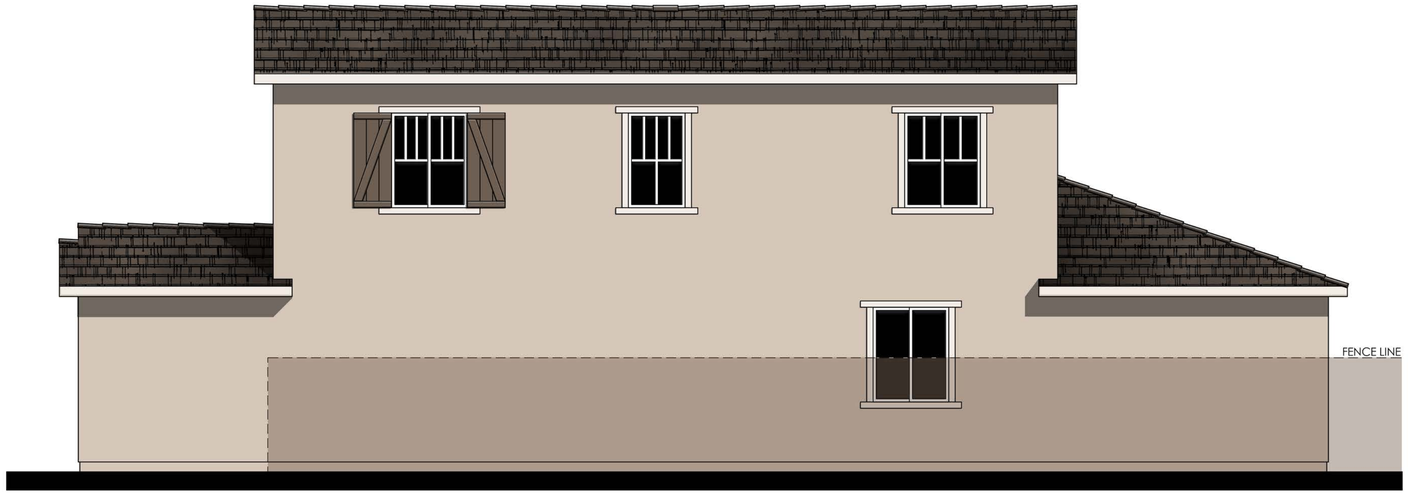
Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

10/16/2024
A-162

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

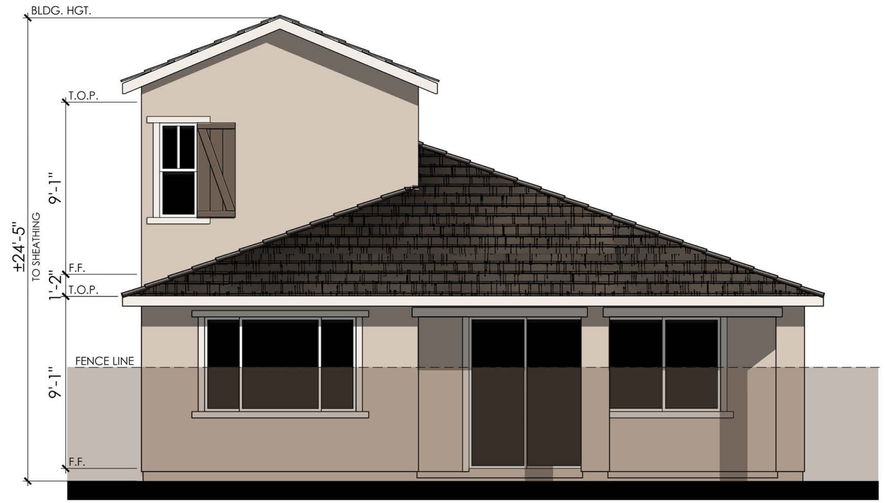
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN
WALL:	STUCCO/ STONE VENEER
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	WOOD POST AND BEAM



REAR

COLOR SCHEME 7

PLAN 2C (2127)

FARMHOUSE ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE

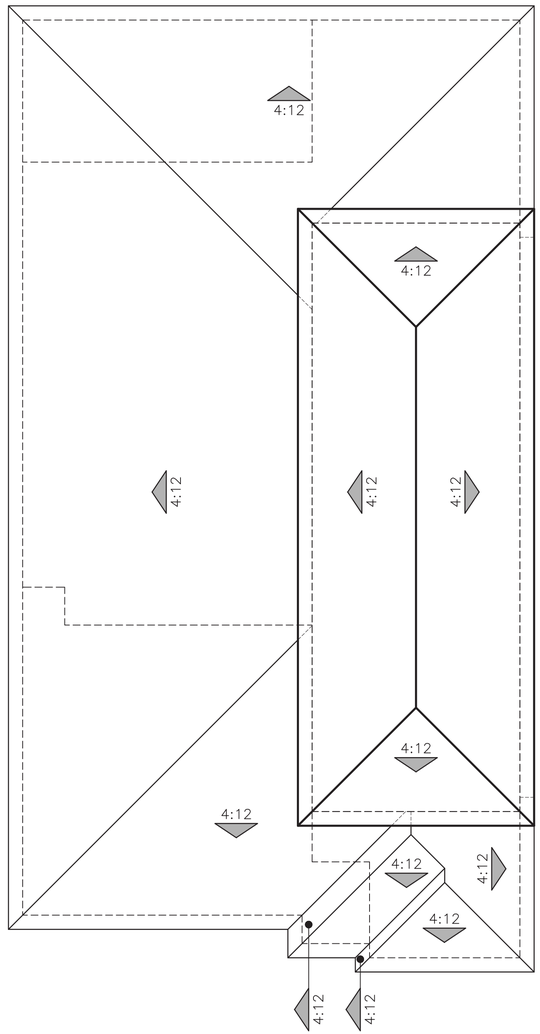
Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

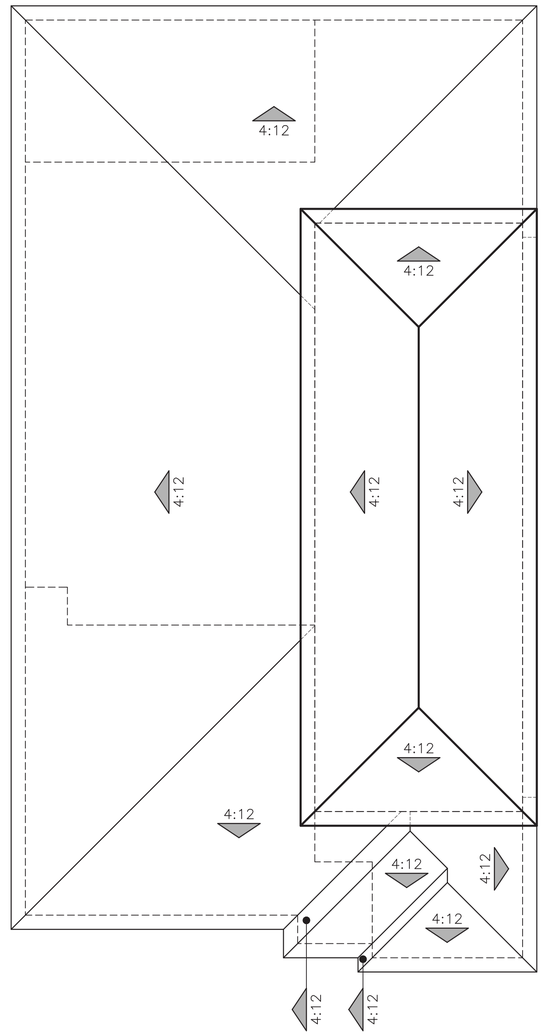
10/16/2024
A-163

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

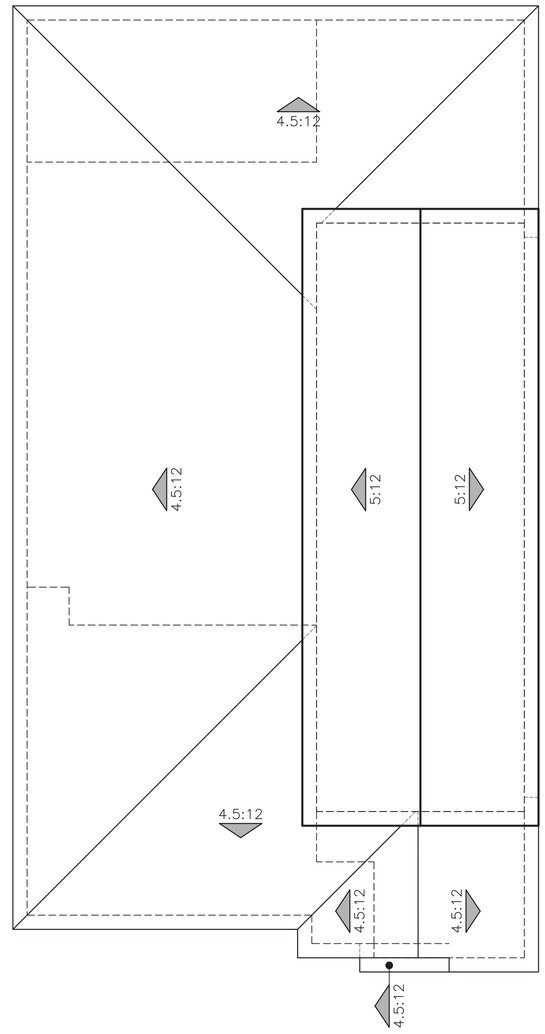
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



"A" ITALIAN



"B" PRAIRIE PROGRESSIVE



"C" FARMHOUSE

ROOF PLANS

PLAN 2 (2127)

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE

Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

10/16/2024
A-164

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

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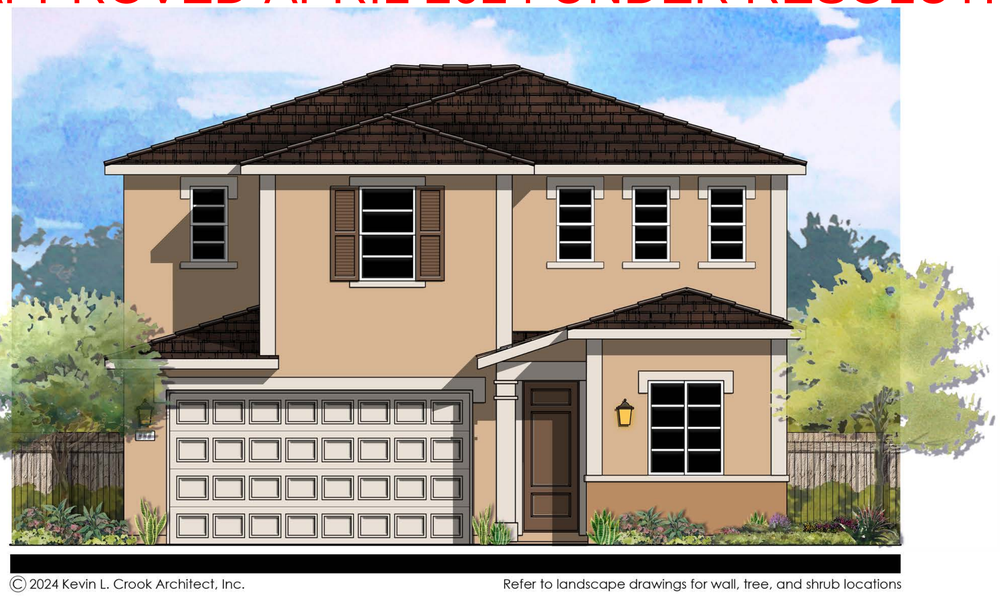
EXTERIOR LIGHTS



KENT



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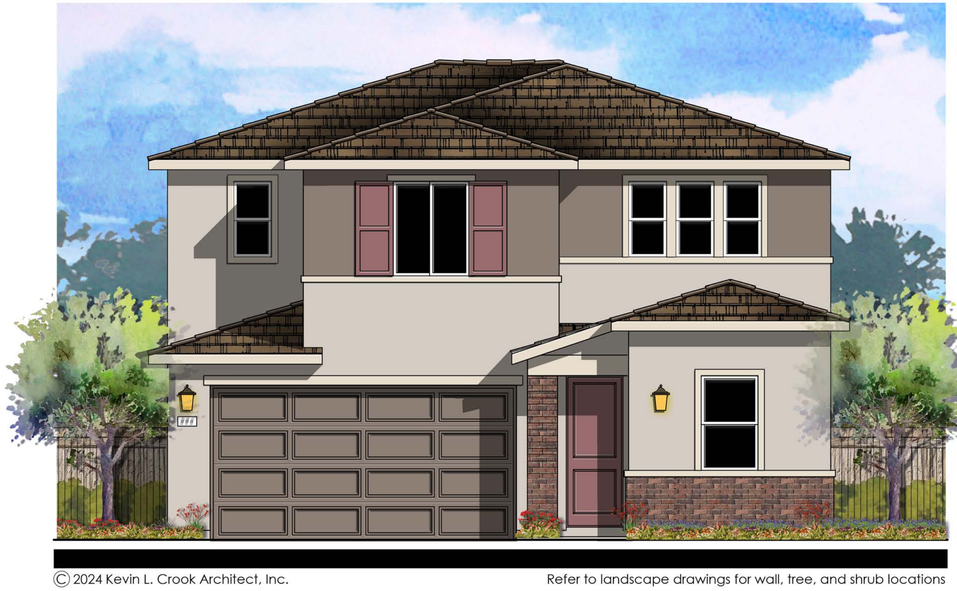
Refer to landscape drawings for wall, tree, and shrub locations

"A" ITALIAN



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Refer to landscape drawings for wall, tree, and shrub locations

"B" PRAIRIE PROGRESSIVE



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Refer to landscape drawings for wall, tree, and shrub locations

"C" FARMHOUSE

PLAN 3 (2386)

FRONT ELEVATIONS

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE

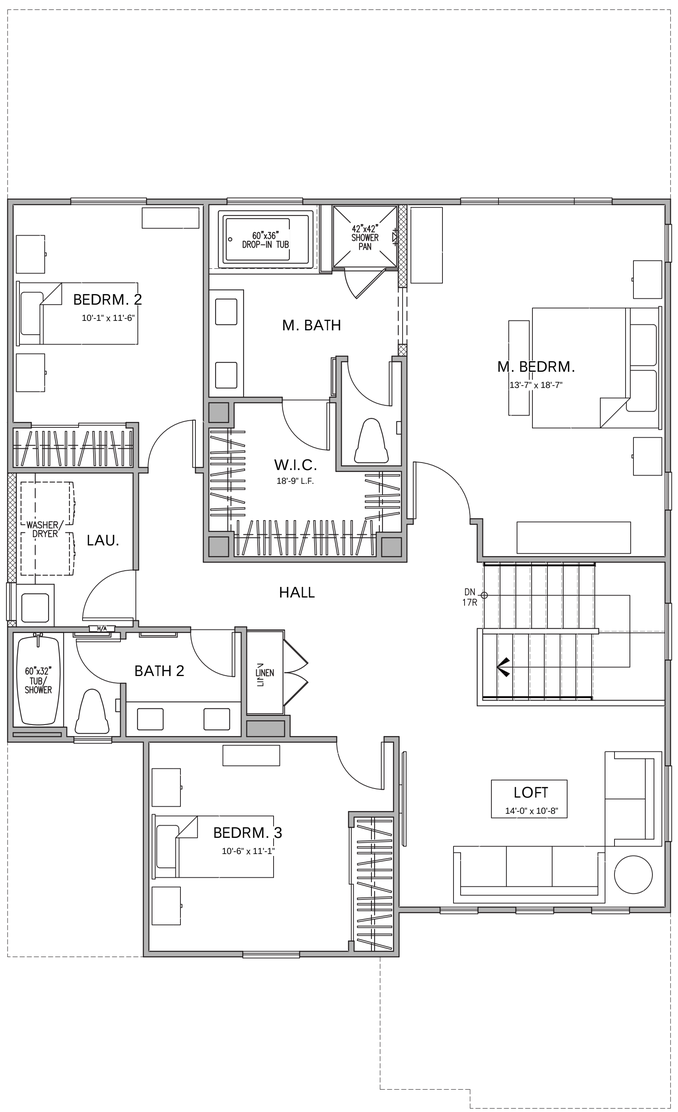
Rancho Cordova, Ca

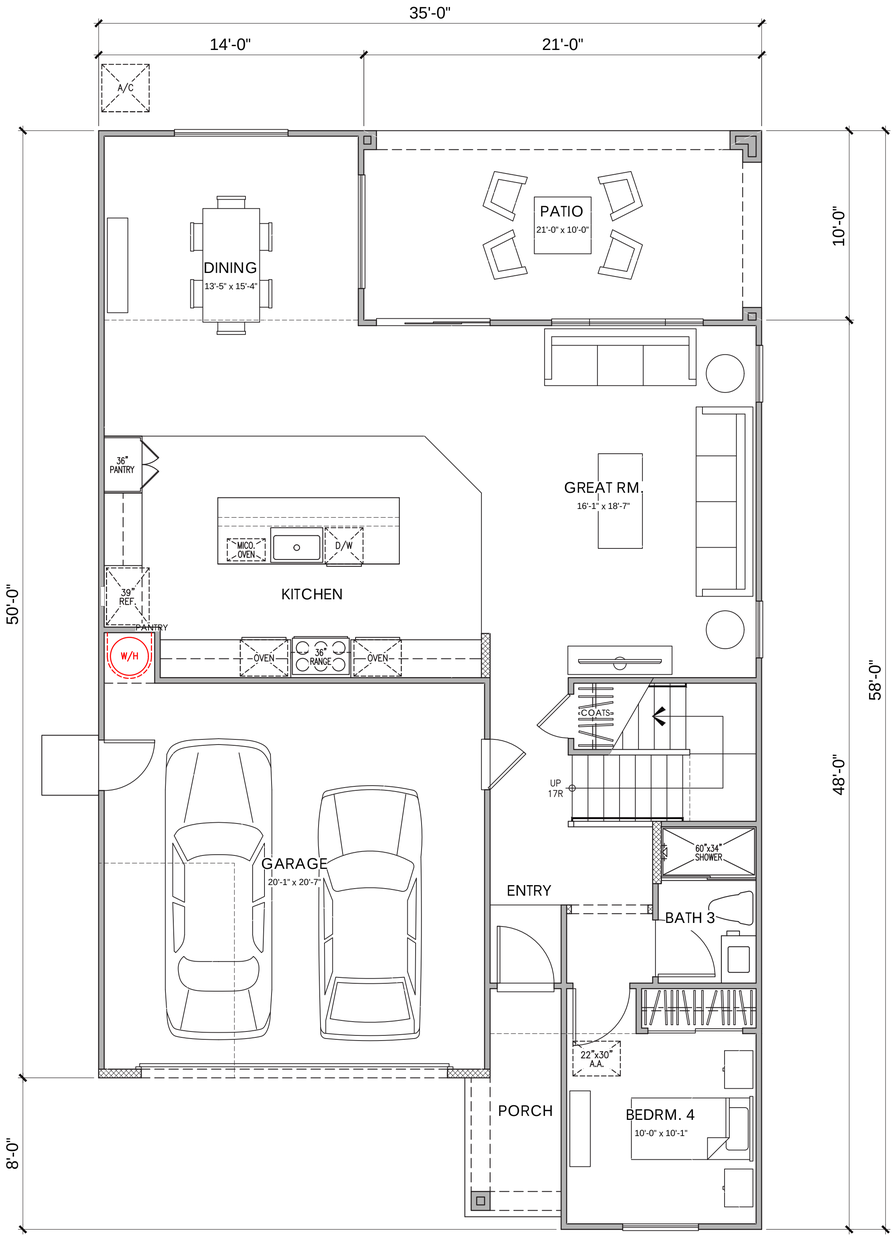
Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

10/16/2024
A-165

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024





SECOND FLOOR PLAN

FIRST FLOOR PLAN

PLAN 3A (2386)

4 BEDROOM, 3 BATH, LOFT, CALIFORNIA RM. FLOOR PLAN

PLAN 2
AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	1,173 SQ. FT.
SECOND FLOOR AREA	1,213 SQ. FT.
TOTAL DWELLING	2,386 SQ. FT.

UNCONDITIONED SPACE

GARAGE	434 SQ. FT.
PORCH "A"	51 SQ. FT.
PORCH "B"	54 SQ. FT.
PORCH "C"	51 SQ. FT.
CALIFORNIA ROOM	210 SQ. FT.

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE
Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

10/16/2024
A-166

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



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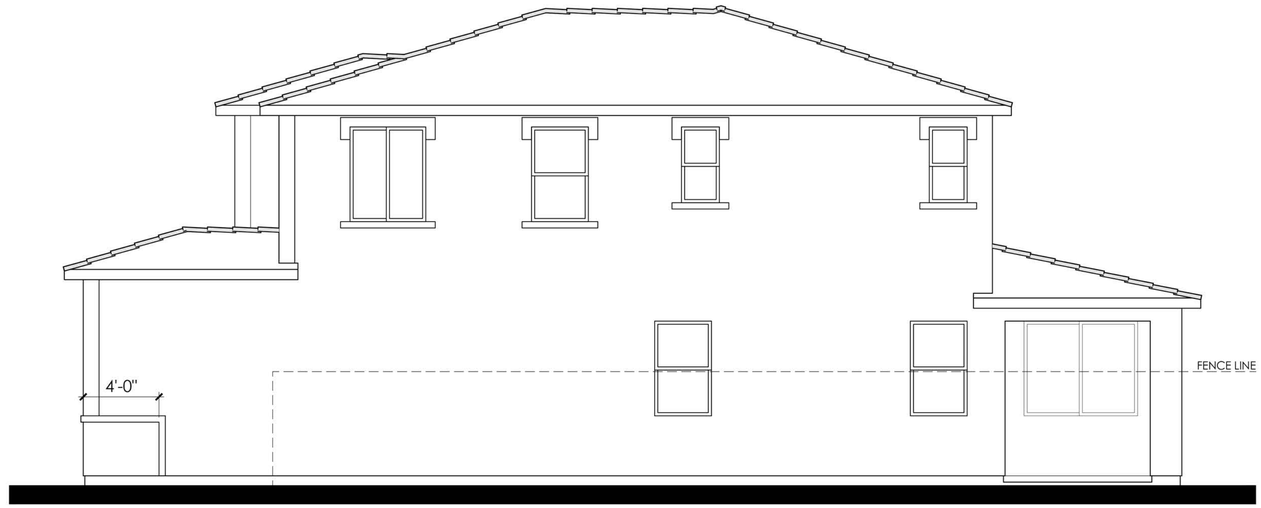
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



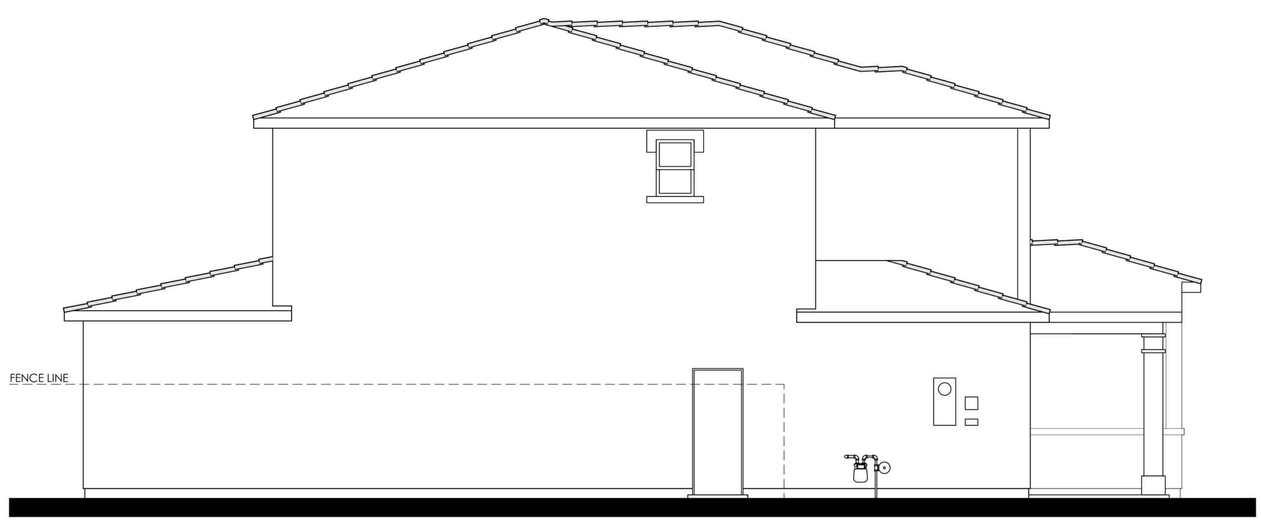
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 2

PLAN 3A (2386)

ITALIAN ELEVATION

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE

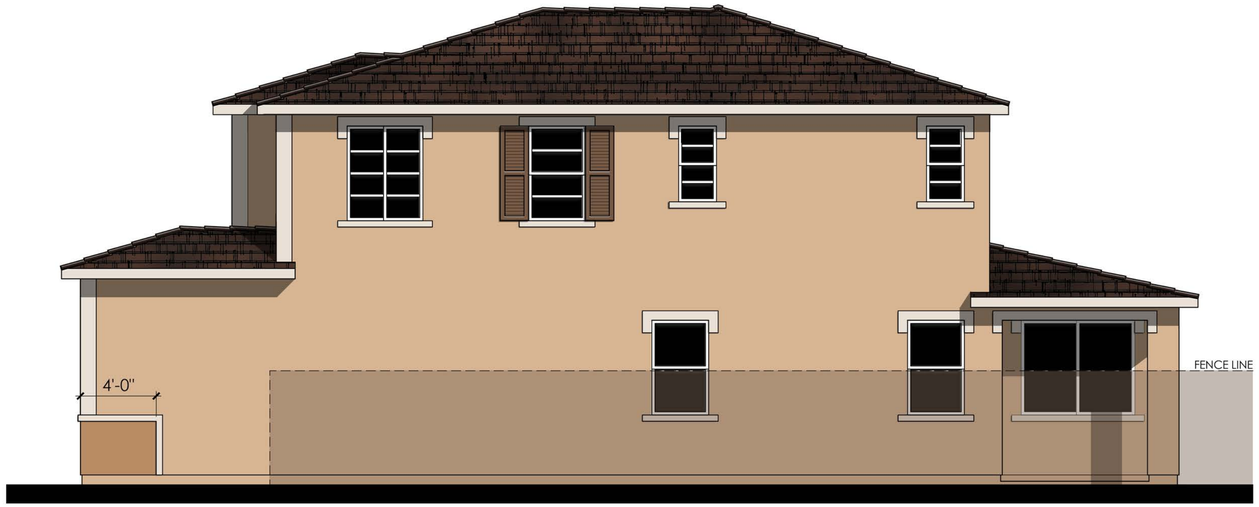
Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

10/16/2024
A-167

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 2

PLAN 3A (2386)

ITALIAN ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE

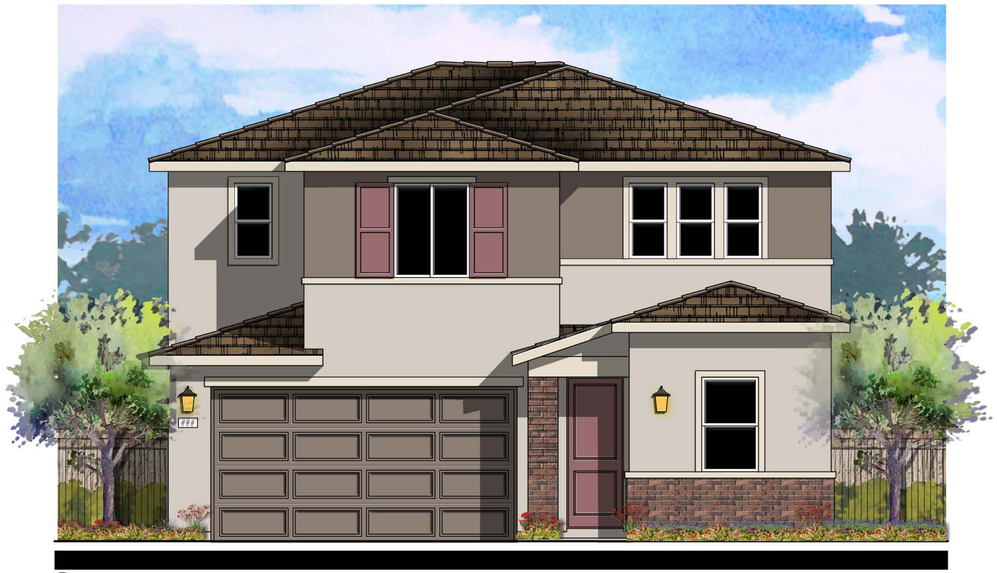
Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

10/16/2024
A-168

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



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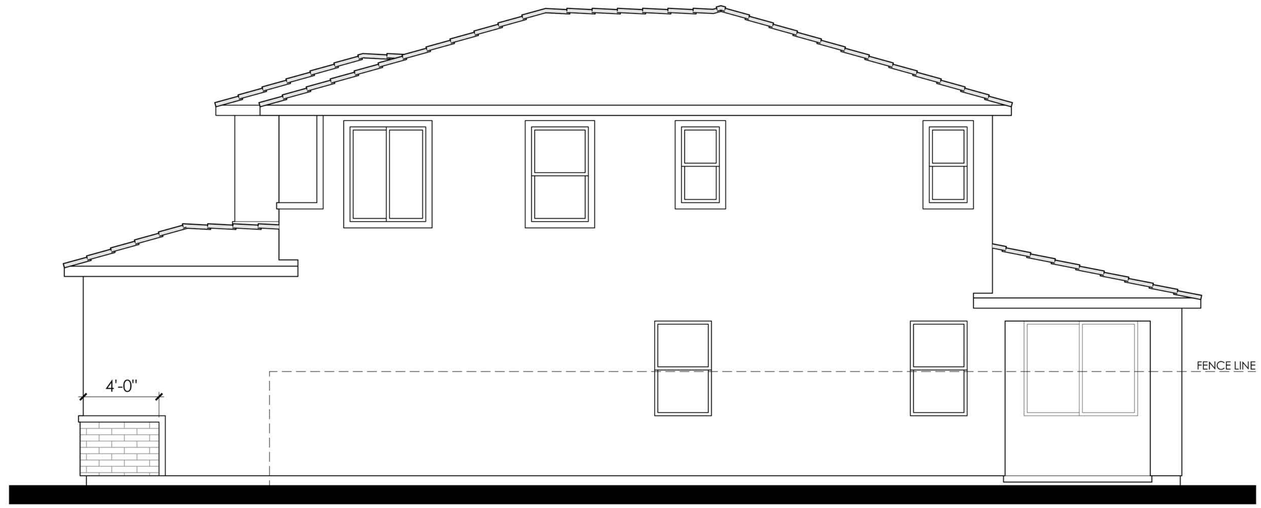
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



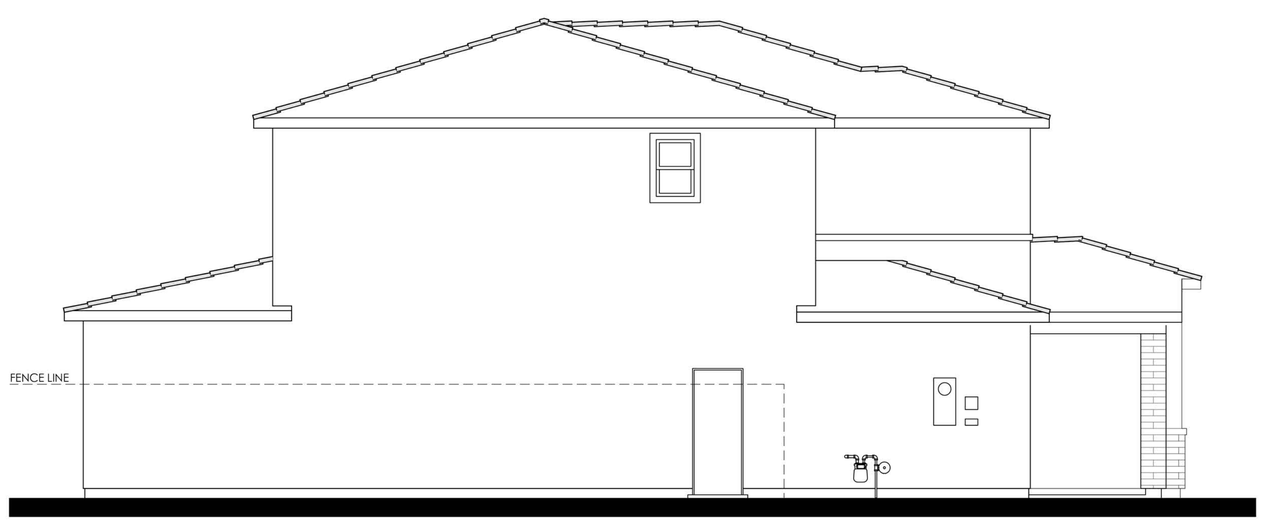
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO / BRICK VENEER
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 5

PLAN 3B (2386)

PRAIRIE PROGRESSIVE ELEVATION

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE

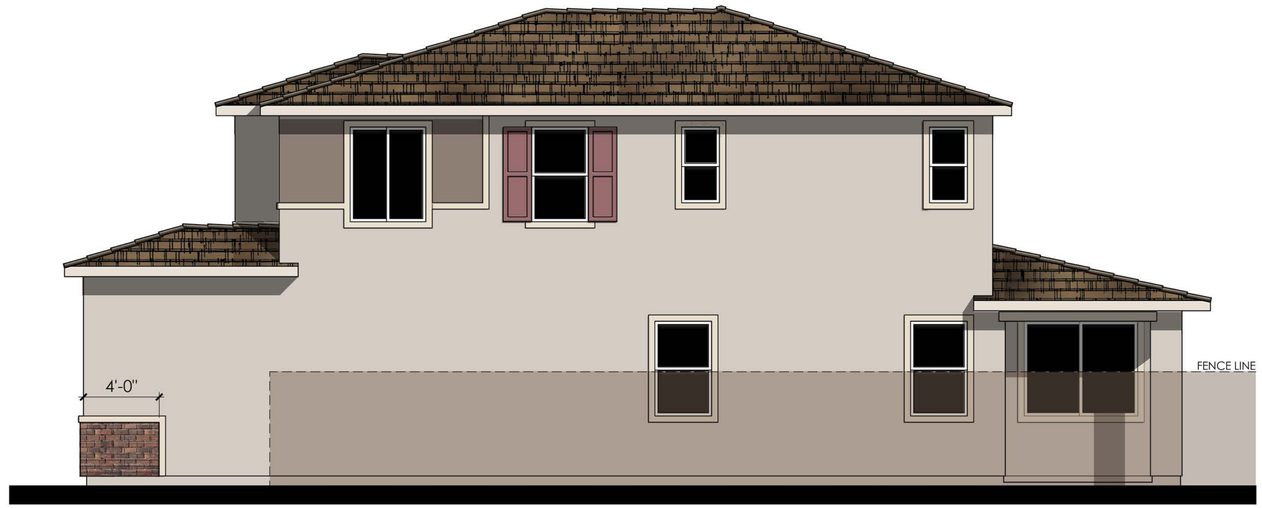
Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

10/16/2024
A-169

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

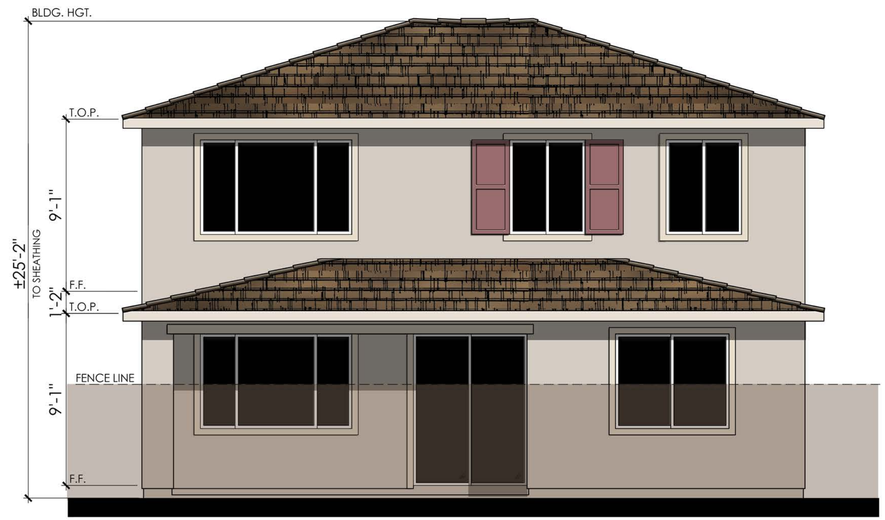
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO / BRICK VENEER
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 5

PLAN 3B (2386)

PRAIRIE PROGRESSIVE ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE

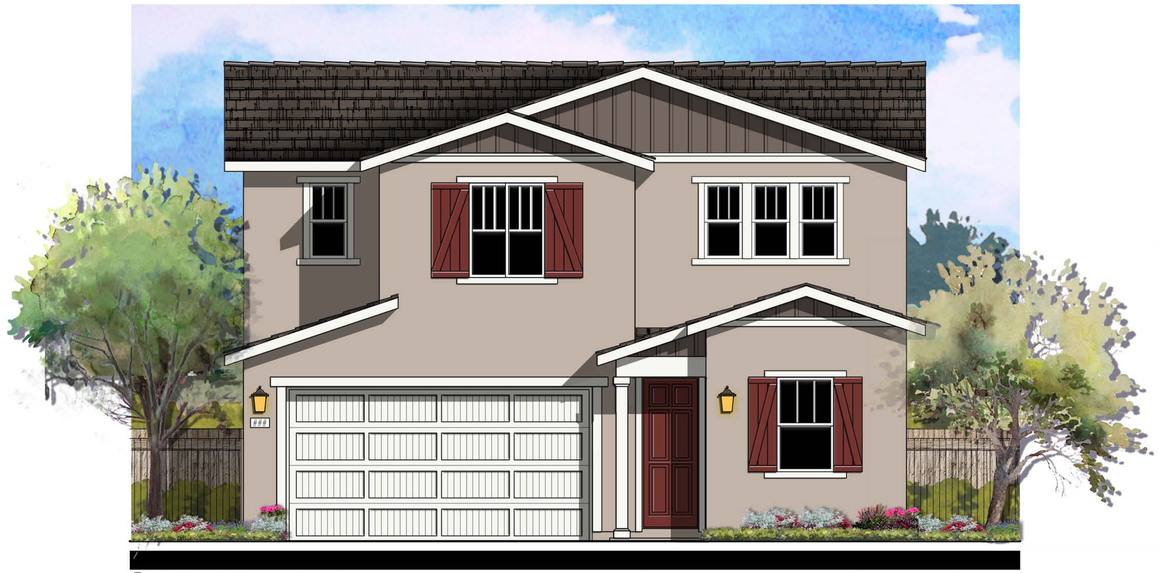
Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

10/16/2024
A-170

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



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Refer to landscape drawings for wall, tree, and shrub locations

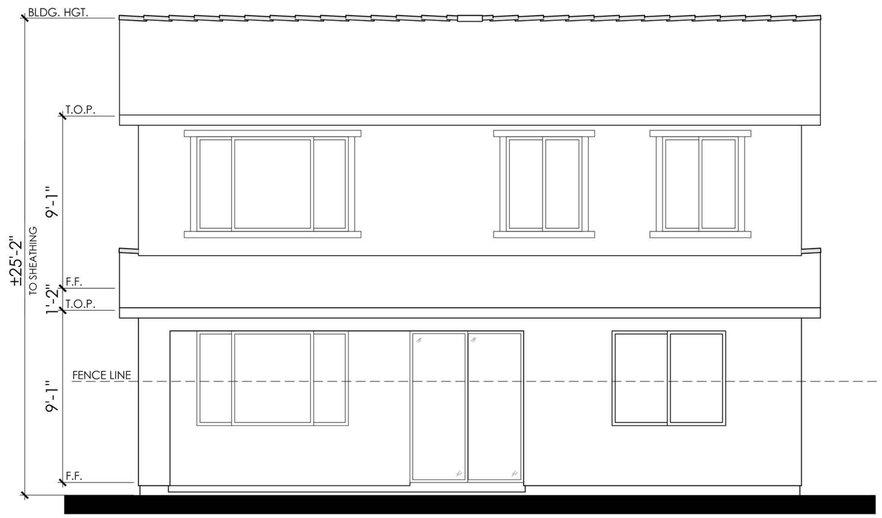
FRONT



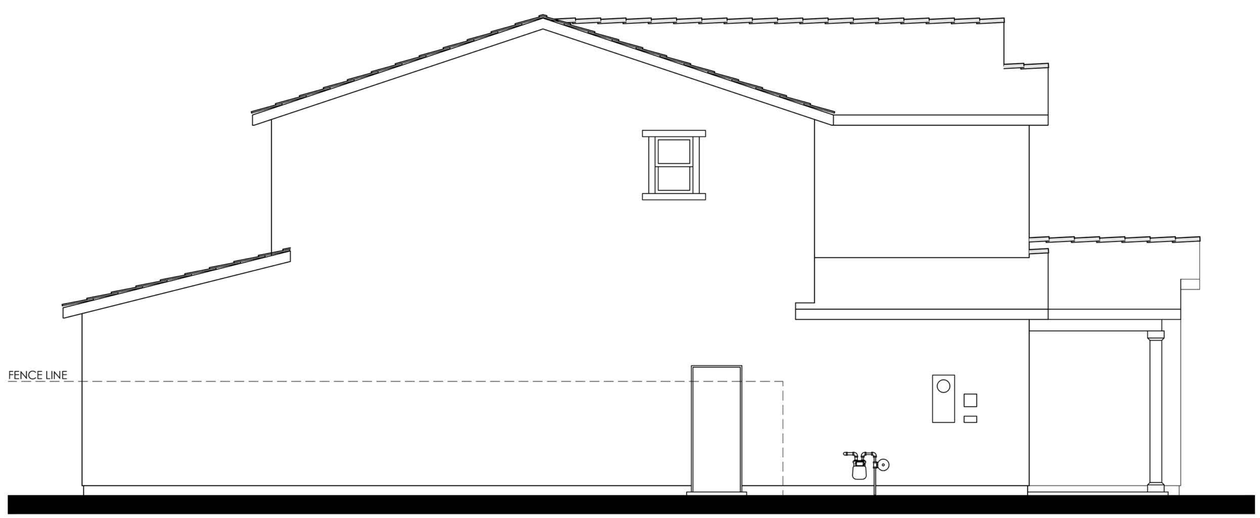
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN
WALL:	STUCCO/ STONE VENEER
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 8

PLAN 3C (2386)

FARMHOUSE ELEVATION

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE

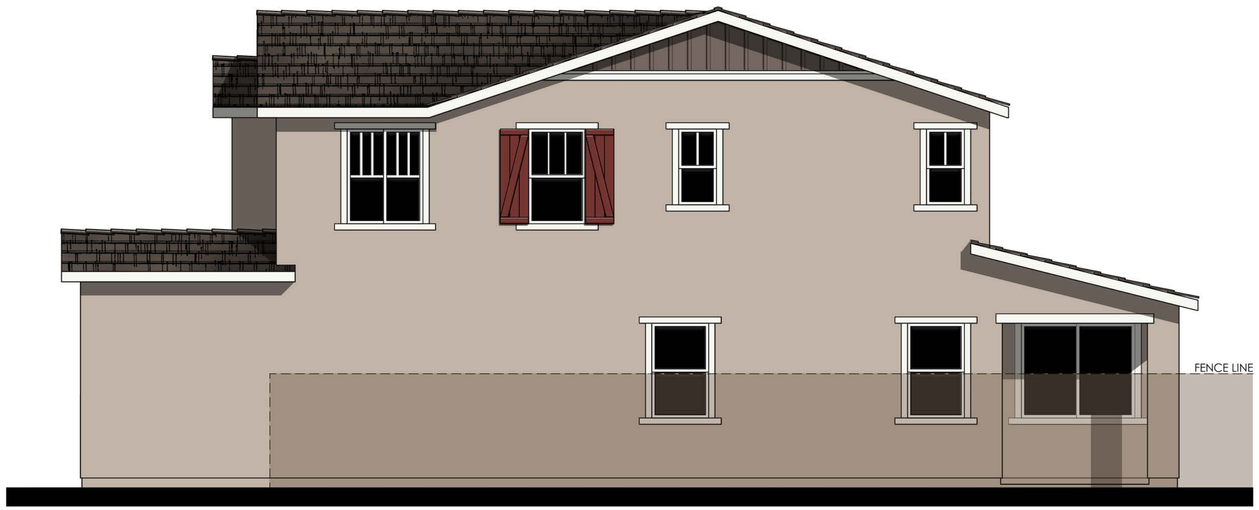
Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

10/16/2024
A-171

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN
WALL:	STUCCO/ STONE VENEER
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	WOOD POST AND BEAM



REAR

COLOR SCHEME 8

PLAN 3C (2386)

FARMHOUSE ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

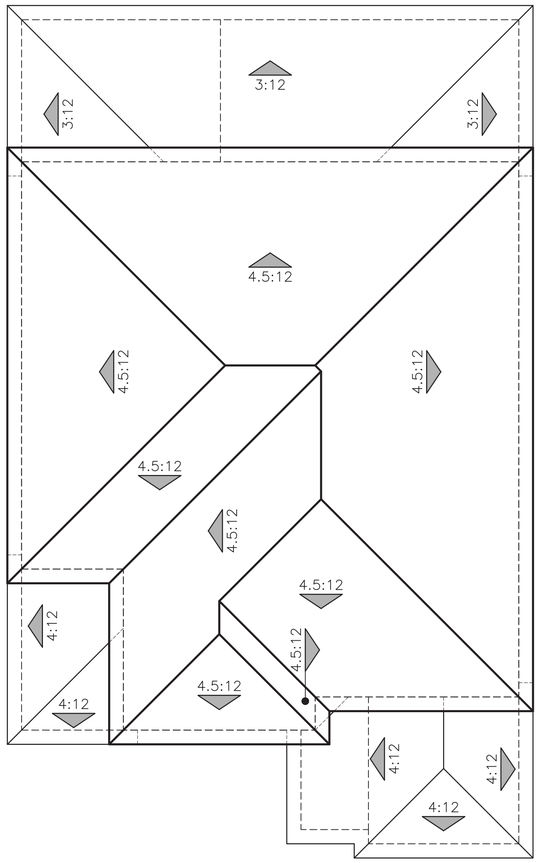
AZURE AT THE PRESERVE
Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

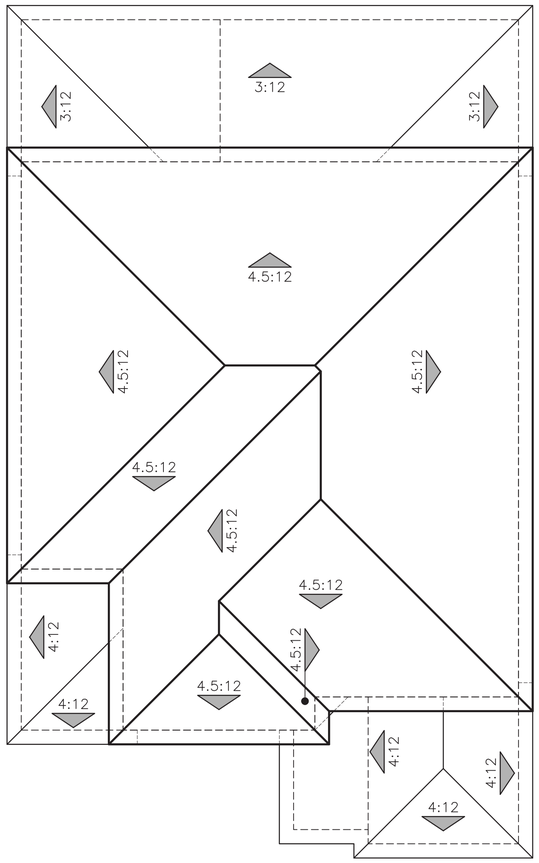
10/16/2024
A-172

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

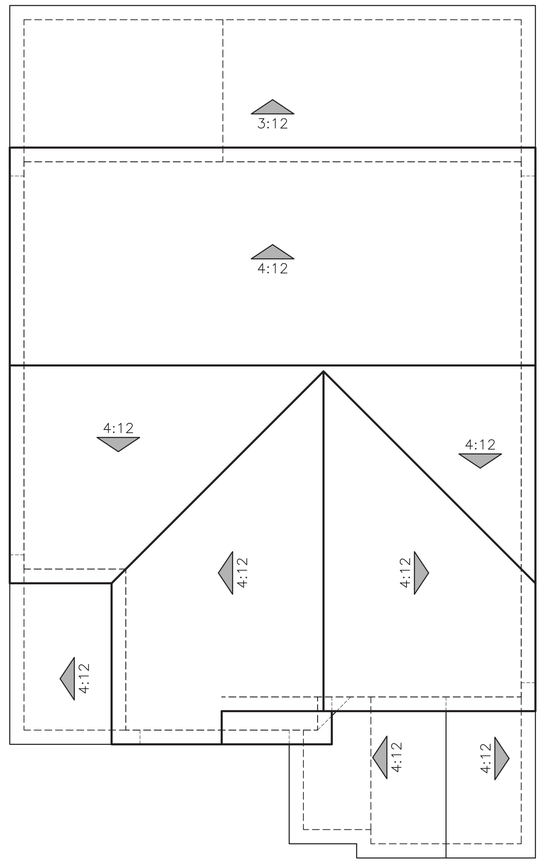
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



"A" ITALIAN



"B" PRAIRIE PROGRESSIVE



"C" FARMHOUSE

ROOF PLANS

PLAN 3 (2386)

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE

Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

10/16/2024
A-173

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EXTERIOR LIGHTS



KENT



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Refer to landscape drawings for wall, tree, and shrub locations

"A" ITALIAN

© 2024 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

"B" PRAIRIE PROGRESSIVE



© 2024 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

"C" FARMHOUSE

PLAN 4 (2612)

FRONT ELEVATIONS

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE

Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

10/16/2024
A-174

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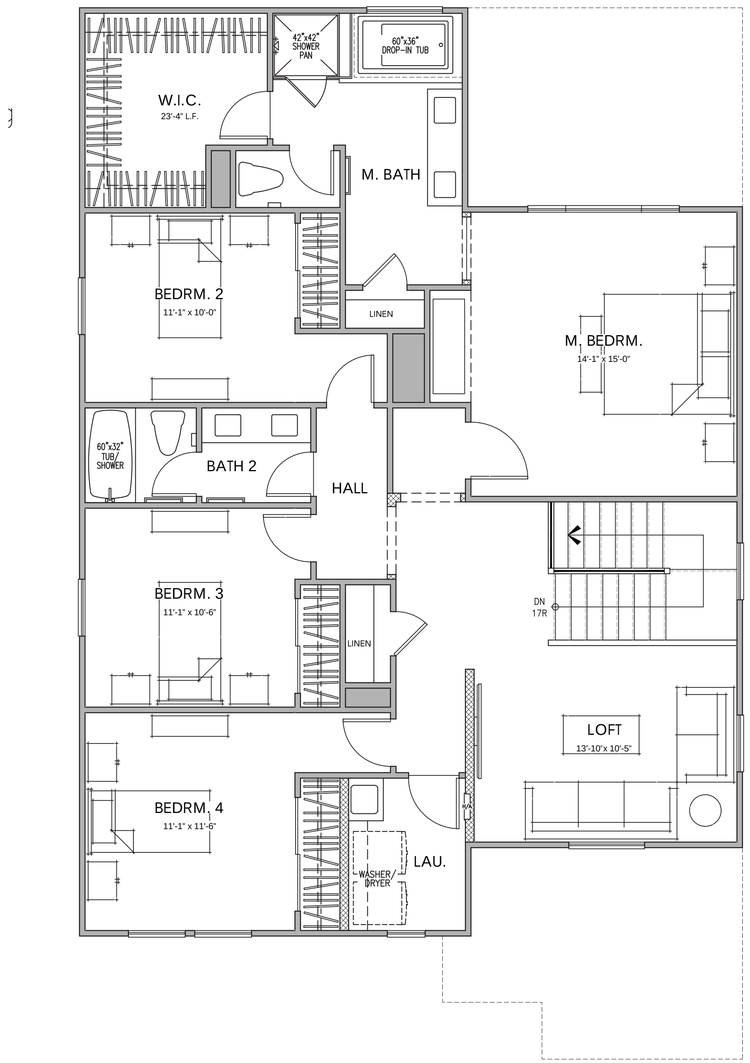
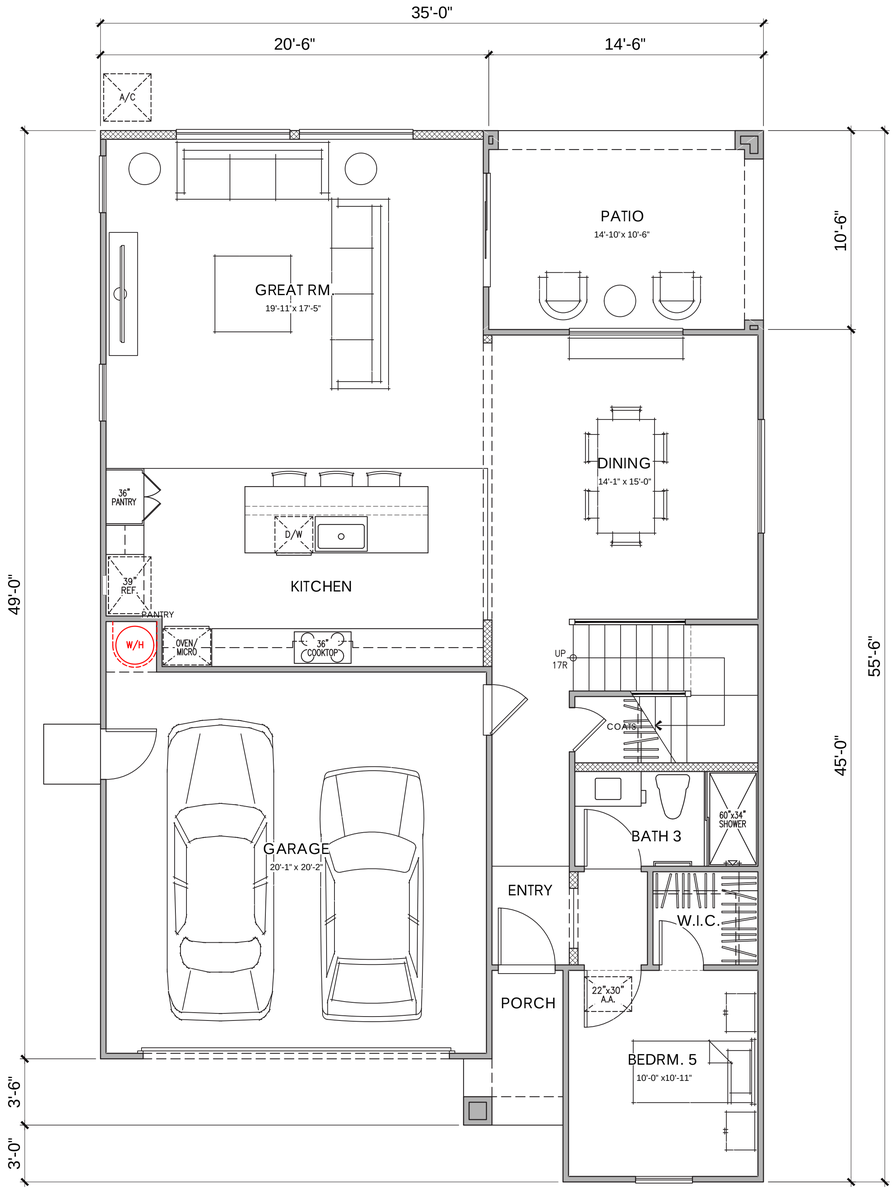


SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3
AREA TABULATION

CONDITIONED SPACE		
FIRST FLOOR AREA	1,189	SQ. FT.
SECOND FLOOR AREA	1,423	SQ. FT.
TOTAL DWELLING	2,612	SQ. FT.
UNCONDITIONED SPACE		
GARAGE	425	SQ. FT.
PORCH "A"	36	SQ. FT.
PORCH "B"	36	SQ. FT.
PORCH "C"	52	SQ. FT.
CALIFORNIA ROOM	152	SQ. FT.

PLAN 4A (2612)

5 BEDROOM, 3 BATH, LOFT, CALIFORNIA RM. FLOOR PLAN

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE

Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

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A-175

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 3

PLAN 4A (2612)

ITALIAN ELEVATION

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE

Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

10/16/2024
A-176

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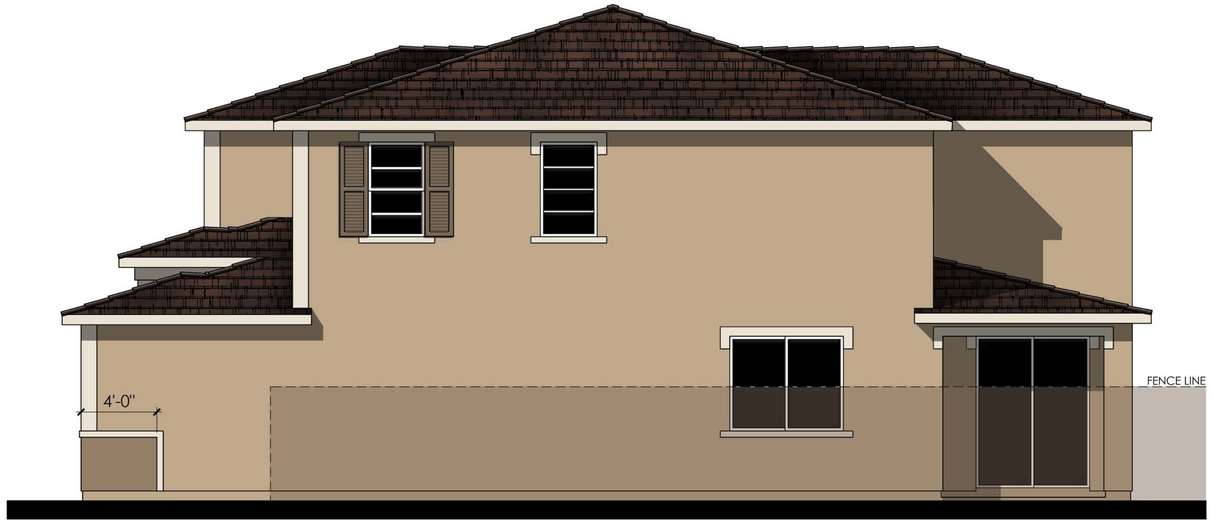

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 3

PLAN 4A (2612)

ITALIAN ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE

Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

10/16/2024
A-177

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



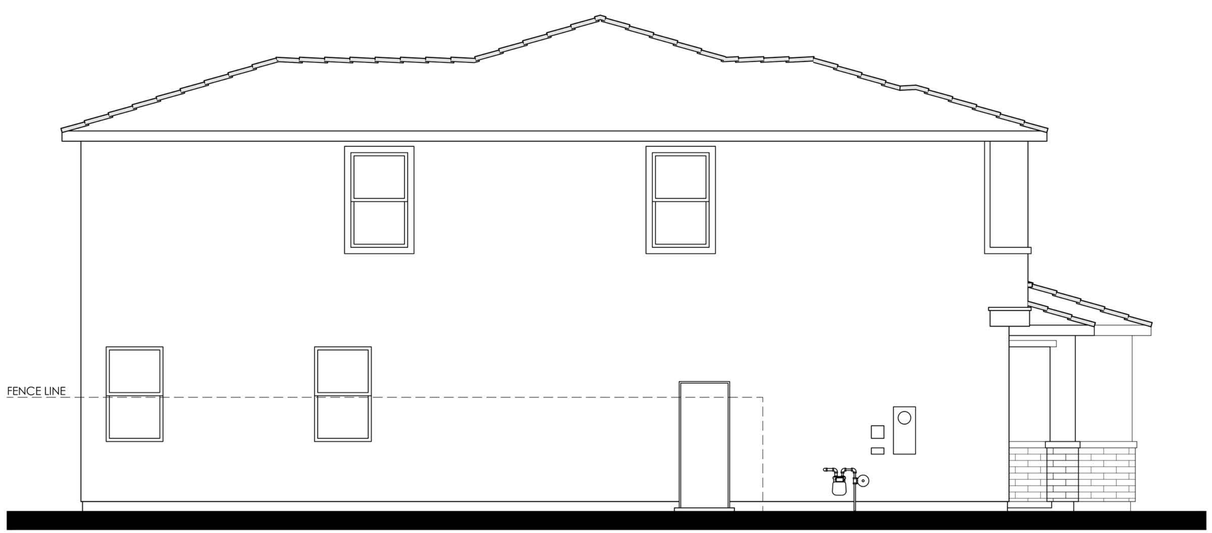
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO / BRICK VENEER
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 6

PLAN 4B (2612)

PRAIRIE PROGRESSIVE ELEVATION

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE

Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

10/16/2024
A-178

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

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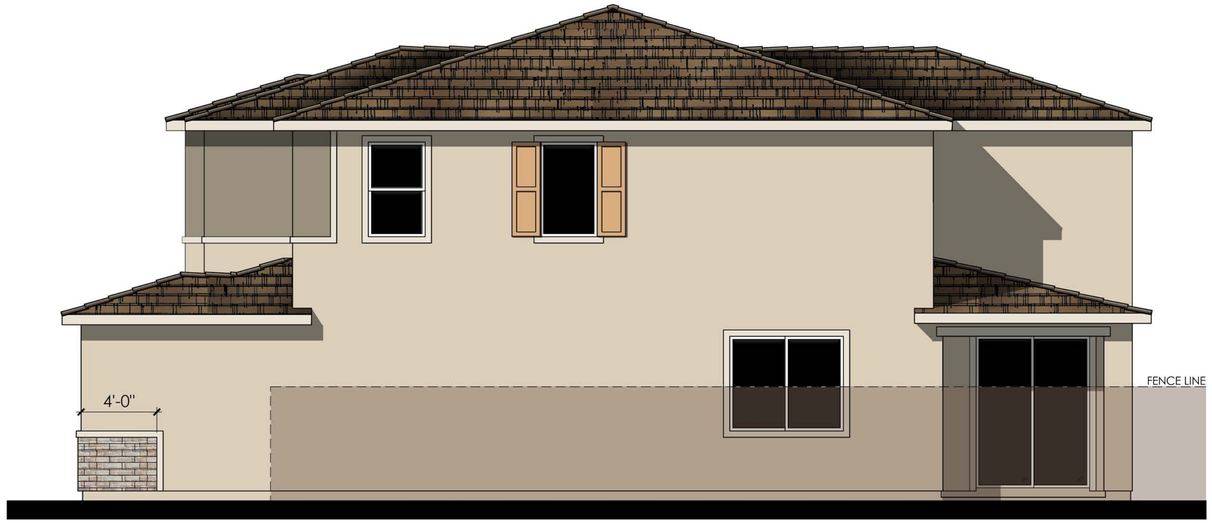
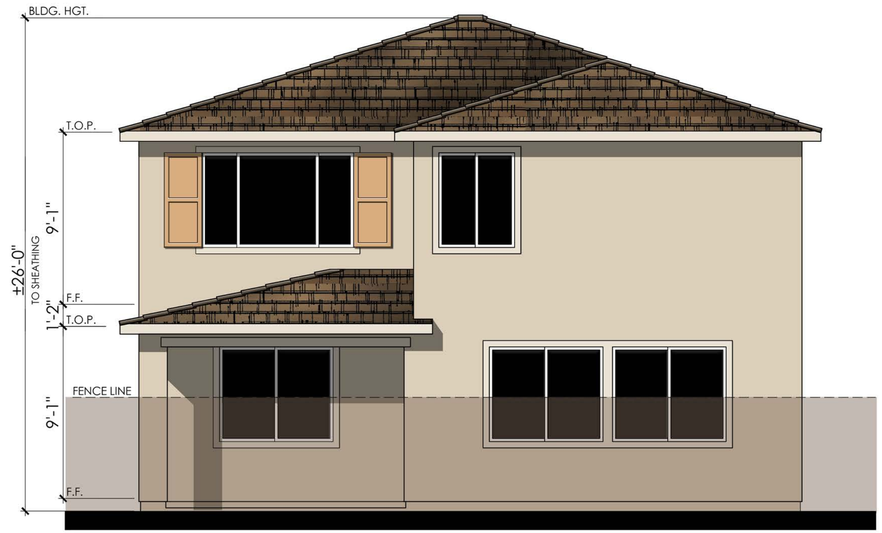


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO / BRICK VENEER
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM



REAR

COLOR SCHEME 6

PLAN 4B (2612)

PRAIRIE PROGRESSIVE ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE

Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

10/16/2024
A-179

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Refer to landscape drawings for wall, tree, and shrub locations

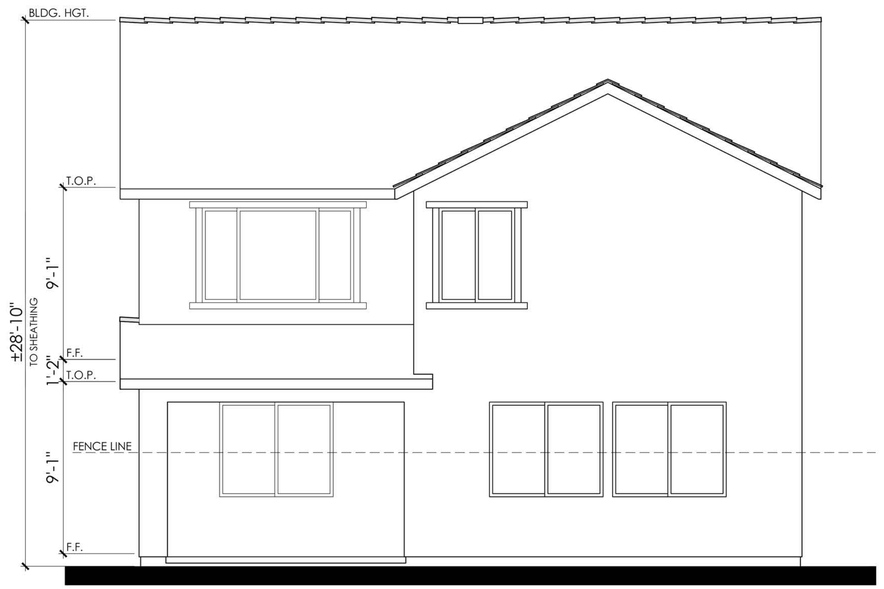
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN
WALL:	STUCCO/ STONE VENEER
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 9

PLAN 4C (2612)

FARMHOUSE ELEVATION

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE

Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

10/16/2024
A-180

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PLANNING + ARCHITECTURE

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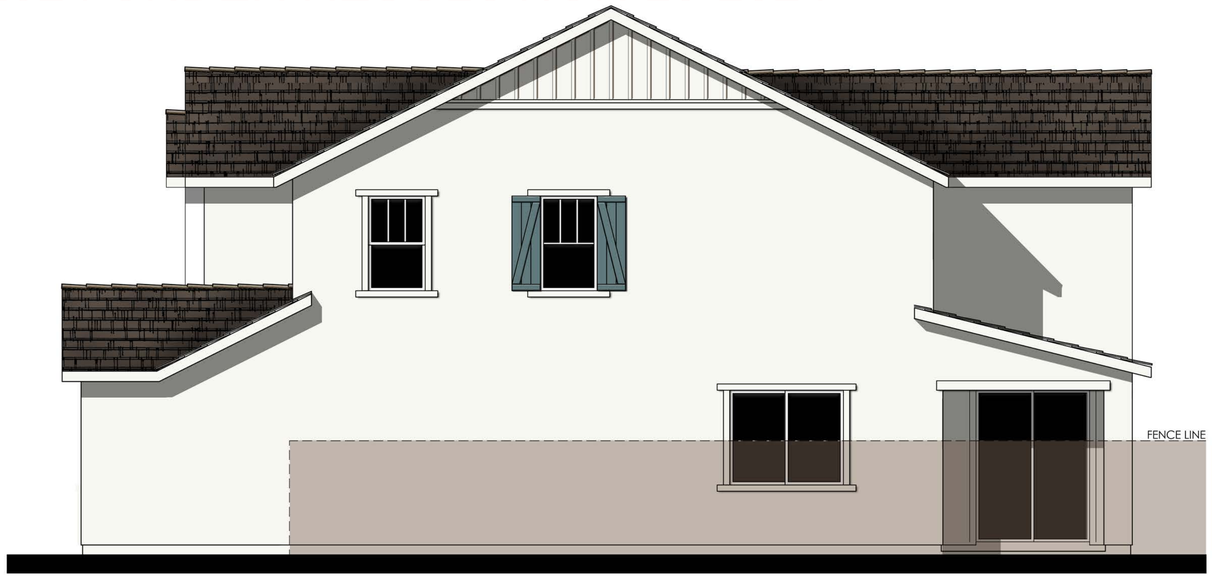
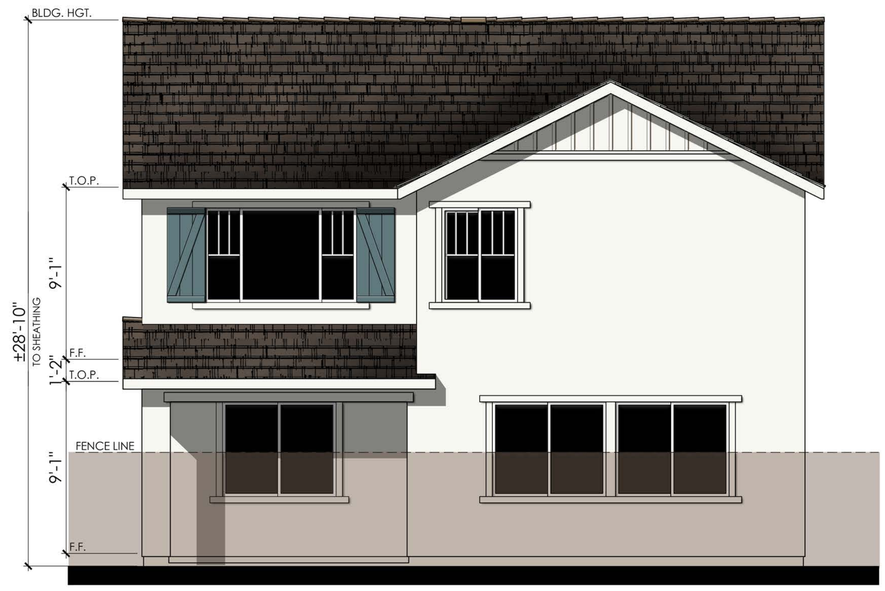


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN
WALL:	STUCCO/ STONE VENEER
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	WOOD POST AND BEAM



REAR

COLOR SCHEME 9

PLAN 4C (2612)

FARMHOUSE ENHANCED ELEVATION

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

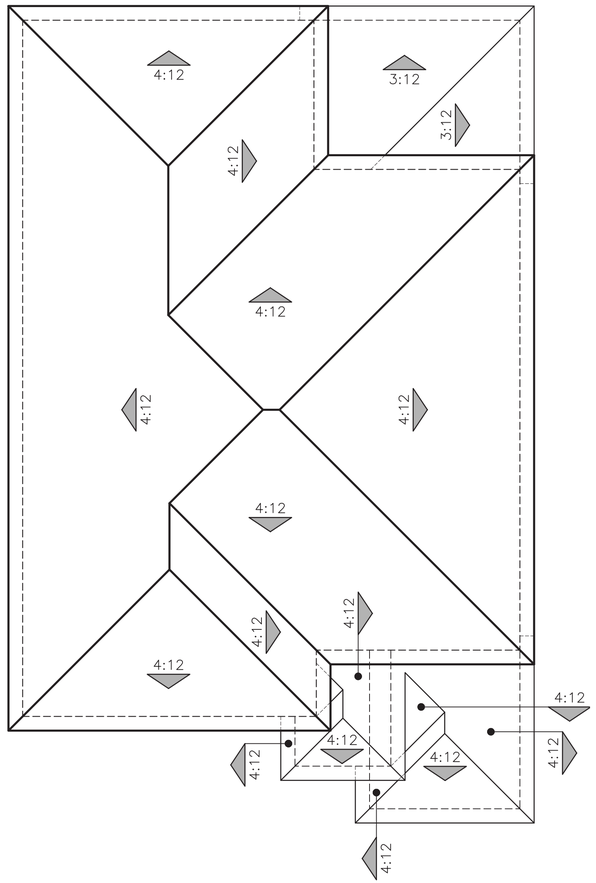
AZURE AT THE PRESERVE
Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

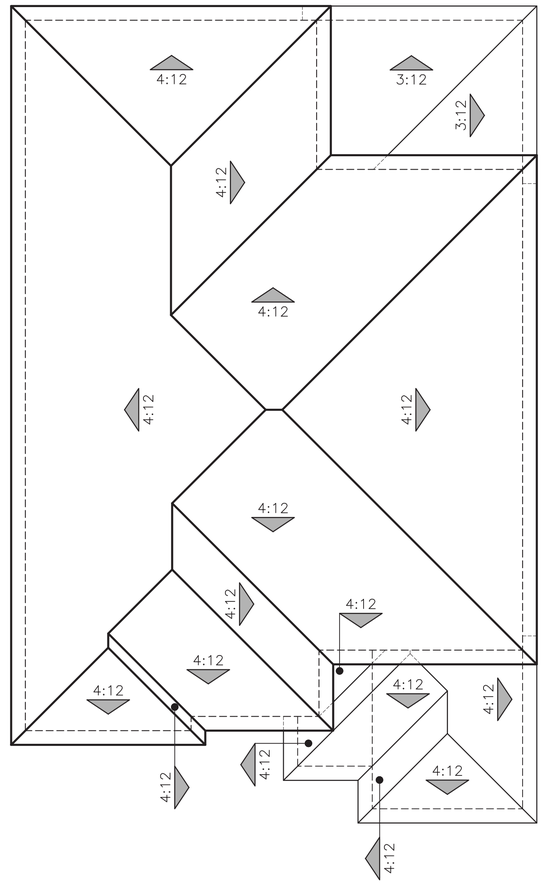
10/16/2024
A-181

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

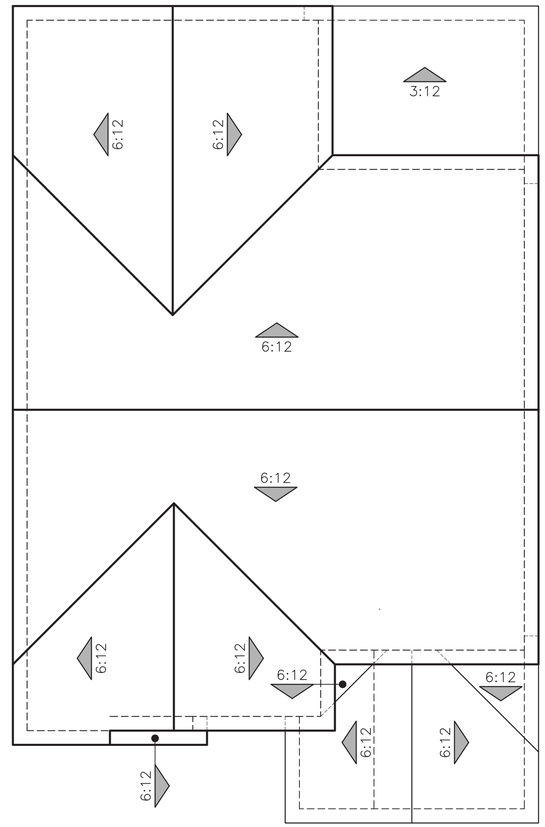
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



"A" ITALIAN



"B" PRAIRIE PROGRESSIVE



"C" FARMHOUSE

ROOF PLANS

PLAN 4 (2612)

0 2 4 8 12

LENNAR

AZURE AT THE PRESERVE

Rancho Cordova, Ca

Product 3 - AZURE
PH 1& PH 2
45x105
HS 133

10/16/2024
A-182

Kevin L. Crook Architect Inc #23016
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AZURE AT THE PRESERVE

RANCHO CORDOVA, CA

JOB #	23016C
CREATED	7/6/2023
Planning Rev	1/22/24
Planning Rev	8/15/24
Client Rev.	9/9/24

"A" ELEVATIONS ITALIAN	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO PAINT BODY	SW6093 FAMILIAR BEIGE	SW6114 BAGEL	SW6143 BASKET BEIGE
SECONDARY STUCCO	SW9092 ICED MOCHA	SW6116 TATAMI TAN	SW6144 DAPPER TAN
FASCIA / TRIM / GARAGE DOOR	SW7002 DOWNY	SW0053 PORCELAIN	SW6147 PANDA WHITE
FRONT DOOR / SHUTTERS	SW6214 UNDERSEAS	SW6089 GROUNDED	SW6152 SUPERIOR BRONZE
COMPOSITION SHINGLES	HICKORY	HICKORY	HICKORY

"B" ELEVATIONS PRAIRIE PROGRESSIVE	SCHEME 4	SCHEME 5	SCHEME 6
PRIMARY STUCCO PAINT BODY	SW7518 BEACH HOUSE	SW6071 POPULAR GRAY	SW7569 STUCCO
SECONDARY STUCCO / GARAGE DOOR	SW7522 MEADOWLARK	SW6074 SPALDING GRAY	SW7744 ZEUS
FASCIA / TRIM	SW6385 DOVER WHITE	SW9180 AGED WHITE	SW7556 CRÈME
FRONT DOOR / SHUTTERS	SW2854 CARIBBEAN CORAL	SW0004 ROSE BROCADE	SW2853 NEW COLONIAL YLW
COMPOSITION SHINGLES	SHAKEWOOD	SHAKEWOOD	SHAKEWOOD
BRICK:	TUMBLED BRICK CASSIS MODENA BLD	TUMBLED BRICK ANTIQUE RED	TUMBLED BRICK BUFF
GROUT	GRAY	GRAY	GRAY

"C" ELEVATIONS FARMHOUSE	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO PAINT BODY	SW6085 SIMPLIFY BEIGE	SW6079 DIVERSE BEIGE	SW7006 EXTRA WHITE
FASCIA / TRIM / GARAGE DOOR	SW7000 IBIS WHITE	SW7006 EXTRA WHITE	SW7006 EXTRA WHITE
BOARD & BATTEN SIDING	SW0001 MULBERRY SILK	SW6075 GARRET GRAY	SW7006 EXTRA WHITE
FRONT DOOR / SHUTTERS	SW7515 HOMESTEAD BROWN	SW7592 CRABBY APPLE	SW7617 MEDITERRANEAN
COMPOSITION SHINGLES	MISSION BROWN	MISSION BROWN	MISSION BROWN
GROUT	GRAY	GRAY	GRAY

PAINT:	SHERWIN WILLIAMS
COMP SHINGLES:	GAF TIMBERLINE
VENEER:	ESW
GROUT:	ORCO or EQUAL

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
Todas las tapajuntas, cañaleras, cañalones, etc. seran pintadas para **igualar** la superficie de junto. Todas las restauras de pintura se cortaran en las esquinas interiores.
Las elevaciones de los lados y traceras recibiran el mismo tratamiento que las delanteras.
*** FOR PHOTOSHOP PURPOSES ONLY, DO NOT USE IN THE FIELD
*** SOLO PARA USAR EN PHOTOSHOP Y REPRESENTACIONES DIGITALES, NO USAR EN EL CAMPO

WRITTEN COLOR SCHEMES

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

ITALIAN
SCHEME #1



LENNAR

AZURE AT THE PRESERVE
RANCHO CORDOVA, CA

#23016C
AUG. 15, 2024

Kevin L. Crook Architect Inc
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ITALIAN
SCHEME #2



LENNAR

AZURE AT THE PRESERVE
RANCHO CORDOVA, CA

#23016C
AUG. 15, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

ITALIAN
SCHEME #3



LENNAR

AZURE AT THE PRESERVE
RANCHO CORDOVA, CA

#23016C
JAN. 22, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - ITALIAN

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

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PRAIRIE PROGRESSIVE
SCHEME #4



LENNAR

AZURE AT THE PRESERVE
RANCHO CORDOVA, CA

#23016C
SEPT. 10, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

PRAIRIE PROGRESSIVE
SCHEME #5



LENNAR

AZURE AT THE PRESERVE
RANCHO CORDOVA, CA

#23016C
SEPT. 10, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

PRAIRIE PROGRESSIVE
SCHEME #6



LENNAR

AZURE AT THE PRESERVE
RANCHO CORDOVA, CA

#23016C
SEPT. 10, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - PRAIRIE PROGRESSIVE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

FARMHOUSE
SCHEME #7



LENNAR

AZURE AT THE PRESERVE
RANCHO CORDOVA, CA

#23016C
AUG. 15, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

FARMHOUSE
SCHEME #8



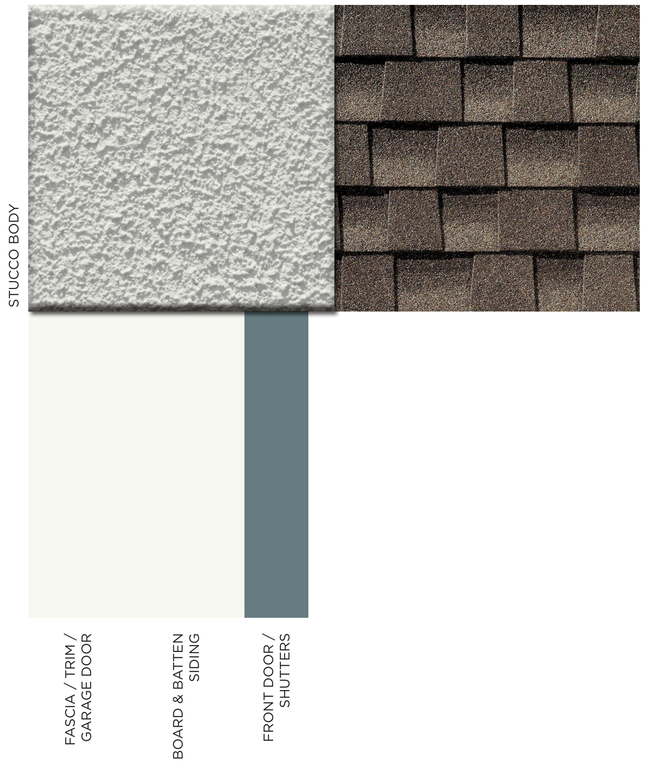
LENNAR

AZURE AT THE PRESERVE
RANCHO CORDOVA, CA

#23016C
AUG. 15, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

FARMHOUSE
SCHEME #9



LENNAR

AZURE AT THE PRESERVE
RANCHO CORDOVA, CA

#23016C
AUG. 15, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - FARMHOUSE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

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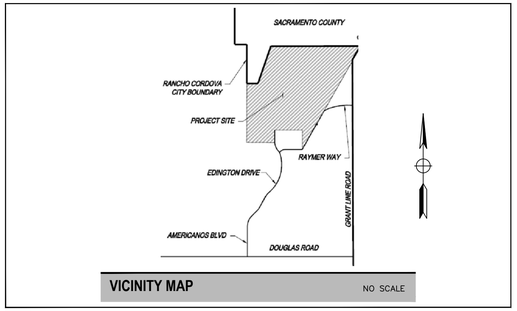


THE PRESERVE - PHASES 1 & 2

CITY OF RANCHO CORDOVA, CA

INCLUDING:

CYAN - PRODUCT 1 / 45' x 90'
COBALT - PRODUCT 2 / 55' x 105'
AZURE - PRODUCT 3 / 45' x 105'

LENNAR HOMES OF NORTHERN CA

LENNAR®

LANDSCAPE ARCHITECTURE • SITE DESIGN
P.O. BOX 661 • ORANGEVALE • CA • 95662
916.420.7864 • www.EarthlineDesign.com
EarthLine DESIGN

FEBRUARY 12, 2024

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL
Signature
4-30-2024
Renewal Date
2-12-2024
Date
STATE OF CALIFORNIA

PROJECT NOTES:

1. Contractor shall reference Improvement Plans by RJA for additional information, including easements, underground drainage, vertical grade control, setbacks, etc. If a discrepancy exists between plot plans and landscape plans, notify Landscape Architect immediately before proceeding with installations.
2. Bidder shall visit site and thoroughly acquaint himself with existing site conditions, grades, utilities, etc. Upon completion of rough grading, coordinate with owners as to quantity of import / export soil needed to establish finish grades throughout. Report any site discrepancies to the Landscape Architect prior to commencing with any work.
3. Upon completion of landscape installation, a Certificate of Completion shall be filled out and certified by the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project.
4. Contractor shall comply with all utility company requirements within the easements on this project.
5. Install all work per local codes and ordinances. Prior to start of construction, coordinate with other trades as needed for rough grading, sleeve work, electrical work, irrigation connections, etc.
6. Contractor shall verify location of all on-site utilities prior to start of work. Any damage to utilities shall be repaired by the contractor at no cost to the Owner or County. Call 811 (48) hours prior to commencing any work.
7. Installer shall make every effort to maintain smooth and even grades throughout contract areas, with no abrupt changes in grade.
8. Contractor shall verify all existing conditions on the project, and will report any discrepancies to the Landscape Architect prior to commencing with any work.
9. Contractor shall pay for all permits required for the completion of this project.
10. All landscaped areas within the project limits shall be graded to surface drain at 2% minimum throughout or as shown on individual plot plans.
11. Contractor shall coordinate with the Owner as to the availability of onsite services (water, electricity, restrooms, etc.) prior to beginning work on the project.

APPLICABLE CODES:

- Applicable codes for this project:

California Fire Code	2022 Edition
California Building Code	2022 Edition
California Residential Code	2022 Edition
California Mechanical Code	2022 Edition
California Plumbing Code	2022 Edition
California Electrical Code	2022 Edition
California Green Building Standards	2022 Edition
California Energy Code (CEC Part 6)	2022 Edition

811 Know what's below. Call before you dig.

LANDSCAPE DOCUMENTATION PACKAGE

APPLICANT

CONTACT	JIM LUTTRELL – EARTHLINE DESIGN
Title	Landscape Architect #3990 – CA
Company	Earthline Design LLC
Address	P.O. Box 661 Orangevale, CA 95662
Phone	916-420-7864
Email	jim@earthlinedesign.com

PROPERTY OWNER AND REPRESENTATIVE

Name	Pierre Martinez
Company	Lennar Homes of CA, Inc.
Address	1025 Creekside Ridge Dr. - #240 Roseville, CA 95678
Phone	916-746-8508
Email	pierre.martinez@lennar.com

PROJECT

Name	The Preserve – Phases 1 & 2
Address	City of Rancho Cordova, CA

PROJECT INFORMATION

Project type	Typical Front Yard Landscape and Irrigation Work
Water supply	1.5" domestic water service
Water purveyor	Sacramento County Water Agency
Total Landscape Area	319,588 square feet (total for all Phase 1 & 2 areas)

DOCUMENTATION PACKAGE

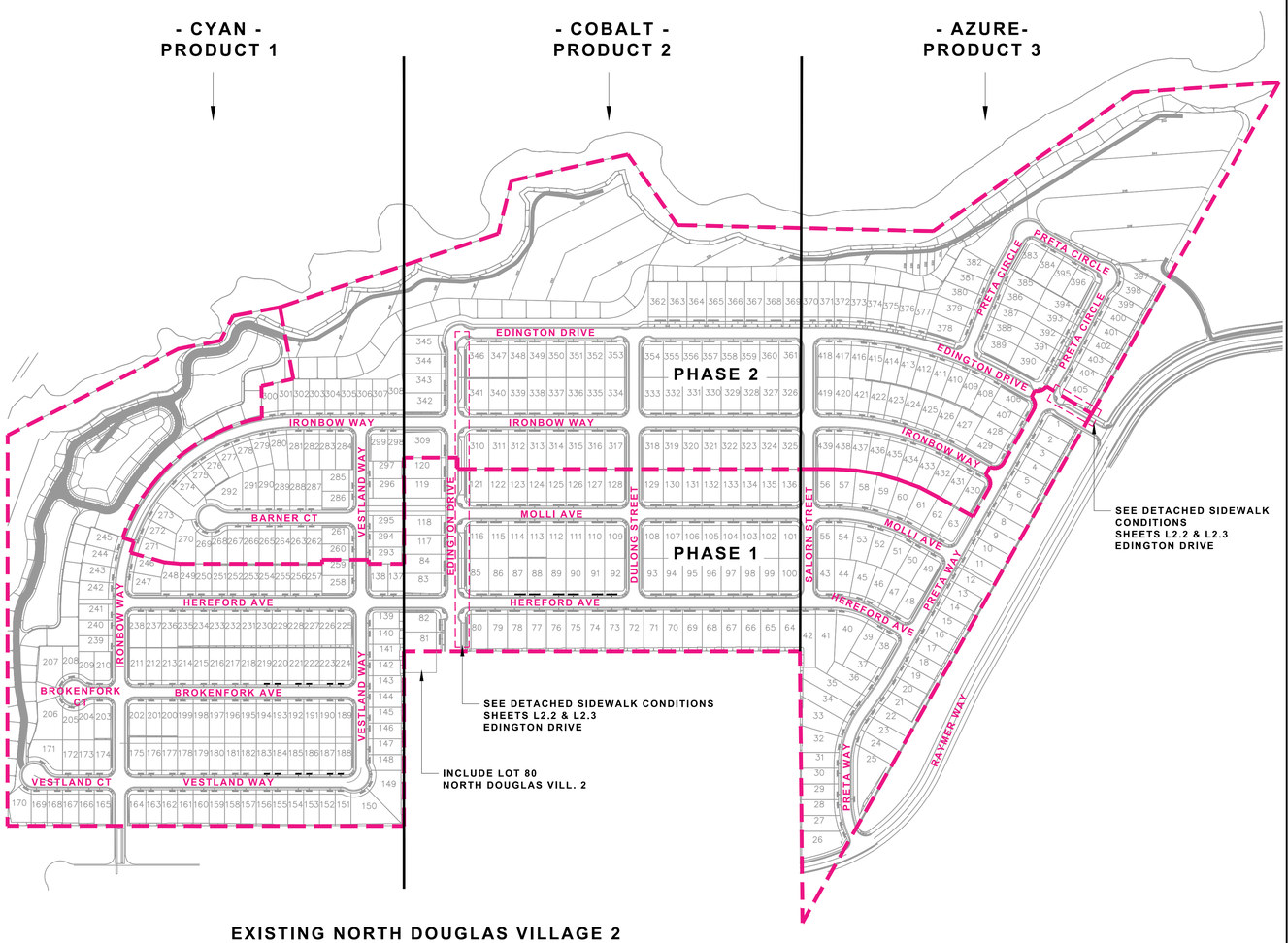
Water Efficient Worksheet	X	Soil Management Report	X
Landscape Design	X	Irrigation Design	X
Grading Design	See Civil		

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete landscape documentation package."

Signature _____ Date 2-12-2024

TYPICAL FRONT YARD LANDSCAPE PLANS

NO SCALE



EXISTING NORTH DOUGLAS VILLAGE 2

SHEET INDEX

SHEET:#	DESCRIPTION
NONE	COVER SHEET
L1.0	OVERALL STREET TREE + GROUNDCOVER PLAN
L1.0.1	LANDSCAPE NOTES - ALL PRODUCTS
L1.0.2	PLANTING PALETTE MATRICES + DETAILS ALL PRODUCTS
L1.0.3	IRRIGATION NOTES / DETAILS +SOIL MANAGEMENT ALL PRODUCTS
L1.1	TYPICAL LANDSCAPE LAYOUTS - CYAN
L1.2	TYPICAL IRRIGATION SCHEMATIC - CYAN
L2.1	TYPICAL LANDSCAPE LAYOUTS - COBALT
L2.2	TYPICAL LANDSCAPE LAYOUTS - COBALT
L2.3	TYPICAL IRRIGATION SCHEMATIC - COBALT
L3.1	TYPICAL LANDSCAPE LAYOUTS - AZURE
L3.2	TYPICAL IRRIGATION SCHEMATIC - AZURE

OWNER / DEVELOPER

Lennar Homes
1025 Creekside Ridge Dr. - #240
Roseville, CA 95678
(916) 746-8508

CIVIL ENGINEER

RJA
2541 Warren Dr. – Suite 100
Rocklin, CA 95677
(916) 630-8900

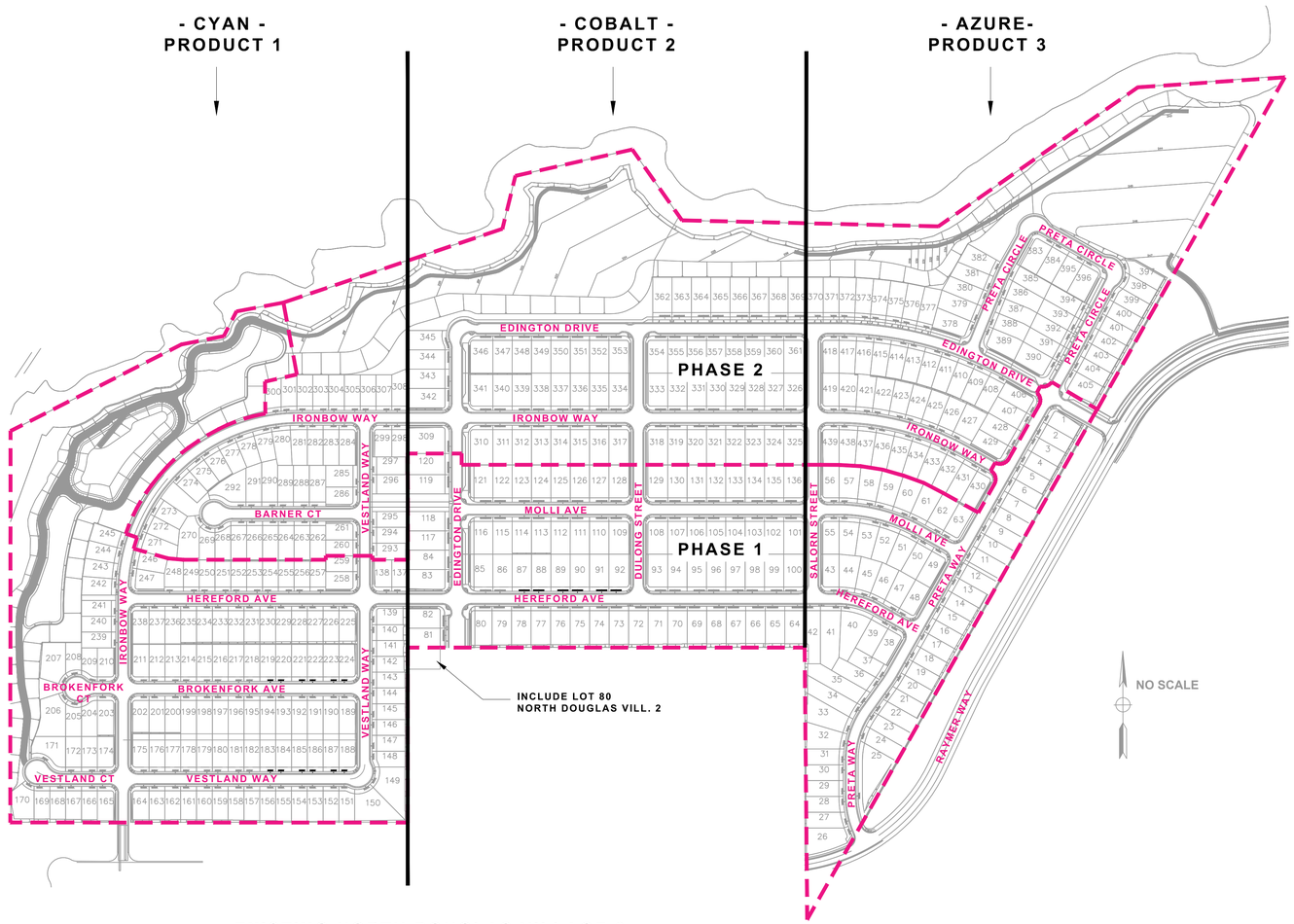
LANDSCAPE ARCHITECT

Earthline Design LLC
P.O. Box 661
Orangevale, CA 95662
(916) 420-7864

Landscape and Irrigation Maintenance Schedule for all Homes

1. Landscaping shall be maintained to ensure water use efficiency.
2. Contractor and/or owner shall maintain the landscaped areas in accordance with the following specifications and conditions:
   a. WATER AND/OR IRRIGATION – Owner shall provide all water necessary for irrigation.
      i. AUTOMATIC IRRIGATION shall be accomplished on a scheduled basis with such frequency and quantity as dictated by the weather based sensing system installed per the approved irrigation design. This system automatically adjusts the water duration based on changes in rainfall, temperature and historical weather data
      ii. Irrigation equipment shall be repaired or replaced with the originally installed components or equivalent if necessary.
3. TREES, SHRUBS AND VINES – Pruning, thinning and trimming of shrubs and trees, and training and trimming of vines shall be accomplished on a regular basis to maintain a neat appearance and promote healthy growth. Work will include removal of suckers, cross branches and dead wood. Existing staking and guying of trees shall be inspected regularly and changed as required to permit growth expansion and to prevent damage from chafing.
4. TURF AREAS – Lawn areas shall be mowed regularly and fertilized as necessary to maintain vigorous growth and good color.
5. GROUND COVER AND FLOWER BED maintenance shall consist of trimming ground cover where needed around trees, shrubs, etc. Beds to be weeded and cleaned of leaves and debris on a regular basis to maintain a neat and clean appearance.
6. FERTILIZER shall be applied as necessary to maintain healthy growth. The time of year, soils, type and condition of plants shall determine application schedule.
7. HARDSCAPED AREAS shall be cleaned of debris.

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



EXISTING NORTH DOUGLAS VILLAGE 2

GROUNDCOVER SCHEDULE (detached sidewalk planter strips only)

Botanical / Common name / WUCOLS / size	Location
Arctostaphylos 'Pt. Reyes' / Manzanita / Mod / #5 (5 gal)	Edington Drive

Note:

All groundcovers shall be #5 (5 gallon) planted at 36" O.C. per the Planting Details

GENERAL STREET TREE NOTES:

1. See Street Tree Matrix for Container sizes by tree type. 25% of street trees shall be 24" box / 30% shall be evergreen.
2. All street trees shall be installed per Planting Detail shown in these plans.
3. Install trees in locations and spacing as shown in the Typical Landscape Layout Sheets.
4. Where trees are planted closer than 10 feet to public curbs or sidewalks, an approved root barrier system shall be installed per Detail shown in these plans.
5. Street trees in parkway strips shall be located in the center of the planting strip. Where trees are installed in the parkway strips, they shall be installed in lieu of the street tree "A" shown in the corner side yard layout.
6. All parkway strips shall be maintained by the individual property owner.

SINGLE STORY STREET TREE NOTES (IMPORTANT):

1. Where single story homes are constructed throughout the project, contractor shall replace the street trees shown in the Street Tree Matrix with the following selections ONLY:
   a. Zelkova serrata 'City Sprite'
   b. Magnolia grandiflora 'St. Mary'
   c. Laurus nobilis 'Saratoga'
2. Contractor shall vary the single story tree selections in Note #1 above along each street.
3. In the parkway planter strips adjacent to single story home on the corner side yard, contractor shall install the selections shown in the Street Tree Matrix. Note #1 above applies ONLY to street trees located in the **front yard** of a single story home.
4. Single story home locations can be found on the individual plot plans released by Homebuilder prior to construction.

For reference, the only single story plan is as follows:
- Plan 1873 (Azure)

STREET TREE MATRIX BY STREET NAME (TREE "A" ONLY)

TREE - ALL STANDARD FORM	CONTAINER SIZE	WUCOLS	HEIGHT	SPREAD	QUANT	% OF TOTAL	LOCATIONS
Ginkgo biloba 'Autumn Gold' Autumn Gold ginkgo	24" box	Moderate	50'	30'	60	10%	Brokenfork Ave / Brokenfork Ct / Salorn St /
Koereuteria paniculata Goldenrain tree	#15	Moderate	35'	30'	102	18%	Edingon Drive / Barner Ct /
Laurus nobilis 'Saratoga' Sweet Bay	24" box	Low	35'	25'	189	26%	Vestland Way / Vestland Ct /
Magnolia grandiflora 'St. Mary' St. Mary Southern Magnolia	#15	Moderate	20'	10'	---	---	Single Story homes ONLY - contractor to specify by homesite See Single Story Street Tree Notes this sheet
Pistacia chinensis 'Keith Davey' Keith Davey Chinese pistache	#15	Low	35'	35'	147	33%	Hereford Ave / Ironbow Way / Ironbow Way /
Ulmus propinqua 'Emerald Sunshine' Emerald Sunshine Eld	#15	Moderate	35'	25'	76	13%	Molli Ave / Dulong St / Preta Way / Preta Circle
					574 TOTAL		

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THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CHAN
Signature
4-30-2024
Renewal Date
2-12-2024
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
OVERALL STREET TREE + GROUNDCOVER PLAN

Date: FEBRUARY 12, 2024
Drawn By: JL
Scale: NOTED
Sheet: L1.0

City of Rancho Cordova Approval

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

UB 24-2 Specifications
24" DeepRoot® Tree Root Barrier

Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications in varying sizes.

A. Materials

1. The contractor shall furnish and install tree root barrier as specified. The tree root barrier shall be either product #UB 24-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, www.deeproot.com (800.458.7668).

2. Root barrier shall be recyclable, black, injection molded panels with 0.80" (2.03 mm) wall thickness in modules 24" (609 mm) long and 24" (609 mm) deep.

3. Root barrier shall be manufactured with 75% reprocessed polypropylene with added ultraviolet inhibitors.

4. Root barrier shall be comprised of 24" (60.96 cm) panels. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.075" (1.90 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Details A & D)

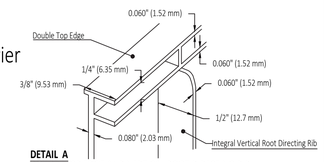
5. Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at 0.060" (1.52 mm) thickness, 3/8" (9.53 mm) wide and 1/4" (6.35 mm) apart with the lower rib attached to the vertical Root Directing Ribs (See Detail A).

6. Root barrier shall have a minimum of twelve (12) Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of minimum 0.075" (1.90 mm) thickness in the shape of a segment of an oblong, the 2" (50.8 mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53 mm) from the panel. The twelve ground locks on each panel shall be about equally spaced between each of the vertical root directing ribs (Four (4) between each set of ribs, see Details B & D).

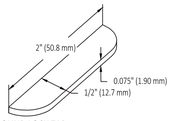
7. Root barrier shall have an integrated Zipper Joining System for assembly by sliding one panel into another (See Detail C).

U.S. Patents: 5,305,549; and 5,528,857. Other Patents Pending.

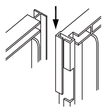
Properties	Typical Value	ASTM Test Method
Tensile strength @ yield - Wall	2.354 PSI	D638
Tensile strength @ yield - Hinge	2.846 PSI	D638
Yield Elongation - Wall	7.44%	D638
Yield Elongation - Hinge	7.01%	D638
Flexural Modulus	119,625 PSI	D790B
Notched Izod Impact - Wall	3.84 (ft-lbs)	D256A
Rockwell Hardness r. scale - Wall	84.4	D785A



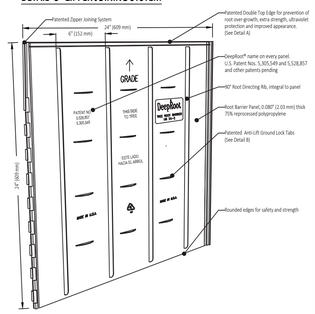
DETAIL A
DOUBLE TOP EDGE AND VERTICAL ROOT DIRECTING RIB



DETAIL B -
ANTI-LIFT GROUND LOCK TAB



DETAIL C - ZIPPER JOINING SYSTEM



DETAIL D - TREE ROOT BARRIER PANEL

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GENERAL PLANTING NOTES – TYPICAL FRONT YARD LANDSCAPES:

1. **PLANT MATERIAL:**
All plant material / container sizes shall comply with the applicable provisions set forth by the "American Standard for Nursery Stock", American Association of Nurserymen, and the "Guideline Specifications for Nursery Tree Quality, published by the Urban Tree Foundation. Landscape Architect reserves the right to reject any plant material not complying with above standards.
Where a discrepancy exists between quantities shown on plant list and plan, the quantities shown on the plan shall govern.

2. **SITE REVIEW:**
The landscape contractor shall inspect the site and be familiar with all existing site conditions prior to submitting a bid. The landscape contractor shall review related drawings and shall ensure coordination with all applicable trades prior to submitting a bid.

3. **FINISH GRADING:**
The contractor shall be responsible for final grading +/- .01 and surface drainage of all planting areas. No low spots which hold standing water for over 2 hours will be accepted.

4. **SOIL PREPARATION:**
The contractor shall follow the recommendations of the soil management report included on these plans.
For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of minimum 4 cubic yards per 1,000 square feet of permeable area shall be incorporated into the top 6 inches of soil except within the TPZ of protected trees, which shall receive a 4"-6" layer of hardwood mulch.

5. **GROUNDCOVER:**
Groundcover shall be planted at the spacings / quantities noted in the Plant List and associated Planting Details.

6. **PRE-EMERGENT:**
A pre-emergent herbicide shall be applied to all planting areas as per manufacturer's recommendations (Dimension, Ronstar, or equal). The landscape contractor shall assume responsibility for the use of chemical products, and is to supply the owner with a written record of the type of chemical used, date applied, and rate of application.

7. **MAINTENANCE:**
The landscape contractor shall maintain the project for a period of 90 days, or for a period agreed to with the owner. This period shall be determined prior to commencement of work. Regular watering, cultivating, weeding, repair of stakes and ties, spraying for insects, etc. shall be performed. Lawns, where shown, shall be mowed regularly, and fertilized as necessary to maintain vigorous growth and good color.

8. **PLANT GUARANTEE:**
All plants and plantings shall be guaranteed to be in a healthy, thriving condition until the end of the maintenance period.

9. **MULCH:**
A minimum of 3" of organic mulch ("Mocha" bark as supplied by Recology or equal) shall be applied to all soil surfaces of planting areas except turf areas, creeping rooting groundcovers, or direct seeding applications where mulch is contraindicated.

Maintain a mulch-free zone of 4" from the crown of all trees, shrubs, and 1 gallon groundcovers.

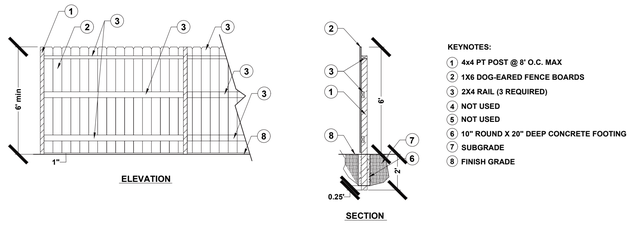
10. **EROSION CONTROL:**
All landscaped areas with a slope of 2:1 or greater shall have jute netting installed per manufacturer's instructions.

11. **TREES:**
Trees shall be 15'-0" clear of all light standards, 3' from City maintenance limits, 4' from utility installations (sewers, gas, water lines, meter vaults, catch basins, etc.), 10' from fire hydrants, 10' from front of stop signs, and a minimum of 5'-0" from the edge of curbs and walks. Coordinate tree planting with drainage and utility locations to avoid conflict.

NOTE:
Root control barriers are required for all trees planted within 10 feet of paving or hardscape.
Install recommended "Deeproot" product or equal. See typical installation detail this sheet.

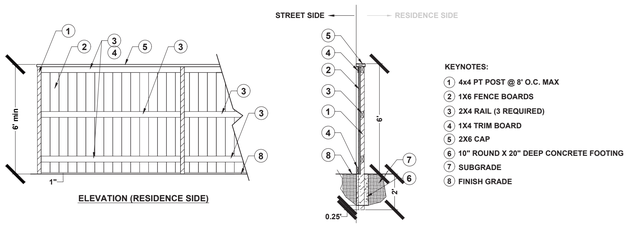
TREE "B" AND "C" ARTICULATION NOTE:
The intent of these plans with respect to the layout of accent trees "B" and "C" is to have "B" and "C" alternate along the streetscape. Acknowledging that the homes will vary with respect to garage handings (articulation), contractor shall pay special attention to the tree selections in order to maintain an alternating layout of the "B" and "C" trees where possible.
Only (1) tree shall be installed near each property line ("B" or "C" tree).
Contact landscape architect if more information is needed.

12. **WEED BARRIER FABRIC:**
Install an approved porous weed barrier fabric in all front yard planting areas per plan. Secure fabric to soil per manufacturer's instructions.



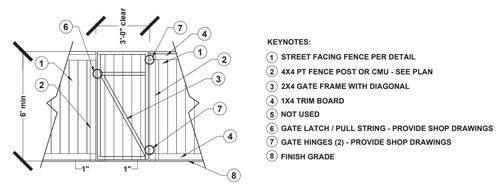
NOTES:
1. ALL WOOD SHALL BE ATTACHED USING HOT DIPPED GALVANIZED RING SHANKED NAILS.
2. ALL WOOD SHALL BE CONSTRUCTION COMMON REDWOOD OR #2 CEDAR OR BETTER.
3. ALTERNATE EACH FENCE BOARD PANEL TO CREATE GOOD NEIGHBOR FENCING STYLE.
4. WHERE APPLICABLE, ALL FENCING AND FOOTINGS SHALL BE INSTALLED ON PRIVATE LOT (DO NOT ENCROACH INTO PUBLIC LOTS OR ROW)

1 GOOD NEIGHBOR FENCE
NO SCALE



NOTES:
1. ALL WOOD SHALL BE ATTACHED USING HOT DIPPED GALVANIZED RING SHANKED NAILS.
2. ALL WOOD SHALL BE CONSTRUCTION COMMON REDWOOD OR #2 CEDAR OR BETTER.
3. ALL FENCE BOARDS SHALL FACE THE STREET SIDE.
4. WHERE APPLICABLE, ALL FENCING AND FOOTINGS SHALL BE INSTALLED ON PRIVATE LOT (DO NOT ENCROACH INTO PUBLIC LOTS OR ROW)
5. EXTERIOR (STREET FACING) SIDE OF FENCE MAY BE PAINTED / STAINED PER HOMEBUILDER SELECTION. VERIFY PRIOR TO BID SUBMISSION.

2 STREET FACING FENCE
NO SCALE



NOTES:
1. ALL WOOD SHALL BE ATTACHED USING HOT DIPPED GALVANIZED RING SHANKED NAILS.
2. ALL WOOD SHALL BE CONSTRUCTION COMMON REDWOOD OR #2 CEDAR OR BETTER.
3. ALL FENCE BOARDS SHALL FACE THE STREET SIDE.
4. ALL GATES WILL OPEN AWAY FROM THE STREET SIDE.
5. WHERE APPLICABLE, ALL FENCING AND FOOTINGS SHALL BE INSTALLED ON PRIVATE LOT (DO NOT ENCROACH ONTO PUBLIC LOTS OR ROW)

3 ACCESS GATE
NO SCALE

TYPICAL PLANTING PALETTES

NOTE:

SEE PLANT PALETTE DISTRIBUTION BY LOT # ON SHEET L1.0.2 (SEE SHEET L1.0 FOR LOT #s)

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS	DIAM.	HEIGHT
PALETTE 1						
TREES:						
A	VARIES	SEE L1.0 - OVERALL STREET TREE PLAN	VARIES	VARIES	VARIES	VARIES
B	15 GAL	LAGERSTROEMIA INDICA 'TUSCARORA' - STANDARD	CRAPE MYRTLE	LOW	20'	15'
C	15 GAL	ILEX ALTACLARENSIS 'WILSONII' - STANDARD	WILSON'S HOLLY	MOD	15'	20'
SHRUBS:						
E	5 GAL	ARBUTUS UNEDO 'COMPACTA' (SHRUB)	STRAWBERRY TREE (SHRUB FORM)	LOW	5'	6'
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
G	5 GAL	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	LOW	4'	4'
H	1 GAL	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW	2'	2'
I	5 GAL	EUONYMOUS JAP. 'AUREO-MARGINATA'	VARIEGATED EUONYMOUS	LOW	4'	4'
K	5 GAL	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	LOW	4'	4'
L	1 GAL	FRAGARIA CHILOENSIS (24" O.C. / 24" FROM HARDSCAPE)	ORNAMENTAL STRAWBERRY	MOD	SPREADING	1'
M	5 GAL	ROSA 'DRIFT RED'	RED DRIFT ROSE	MOD	3'	1.5'
N	5 GAL	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	MOD	2'	2'
O	5 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
Q	1 GAL	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	MOD	3'	2'
R	1 GAL	TRACHELOSPERMUM JAS. - STAKED FORM	STAKED STAR JASMINE	MOD	2'	5'
S	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
TURF:						
TURF	SOD	DWARF FESCUE / BLUEGRASS SOD	SOD LAWN	HIGH	N/A	N/A
PALETTE 2						
TREES:						
A	VARIES	SEE L1.0 - OVERALL STREET TREE PLAN	VARIES	VARIES	VARIES	VARIES
B	15 GAL	CERCIS CANADENSIS 'FOREST PANSY' -STANDARD	FOREST PANSY EASTERN REDBUD	MOD	20'	20'
C	15 GAL	MAGNOLIA GRANDIFLORA 'LITTLE GEM' - STANDARD	DWARF SOUTHERN MAGNOLIA	MOD	15'	15'
SHRUBS:						
E	5 GAL	LIGUSTRUM J. 'TEXANUM'	TEXAS PRIVET	LOW	5'	7'
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
G	5 GAL	SALVIA GREGGII 'HOT LIPS'	HOT LIPS AUTUMN SAGE	LOW	4'	4'
H	1 GAL	CAREX DIVULSA	EUROPEAN GREY SEDGE	LOW	1'	1'
I	5 GAL	SALVIA GREGGII 'ROSEA'	AUTUMN SAGE	LOW	3'	3'
K	5 GAL	RHAPHIOLEPIS UMBELLATA MINOR	DWARF YEDDO HAWTHORN	LOW	4'	4'
L	1 GAL	FRAGARIA CHILOENSIS (24" O.C. / 24" FROM HARDSCAPE)	ORNAMENTAL STRAWBERRY	MOD	SPREADING	1'
M	5 GAL	LANTANA - TRAILING WHITE	TRAILING LANTANA	LOW	3'	1.5'
N	5 GAL	BERBERIS THUN. 'CRIMSON PYGMY'	DWARF PURPLE BARBERRY	MOD	2'	2'
O	5 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	1 GAL	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	LOW	5'	1'
Q	1 GAL	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	MOD	3'	2'
R	1 GAL	TRACHELOSPERMUM JAS. - STAKED FORM	STAKED STAR JASMINE	MOD	2'	5'
S	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
TURF:						
TURF	SOD	DWARF FESCUE / BLUEGRASS SOD	SOD LAWN	HIGH	N/A	N/A
PALETTE 3						
TREES:						
A	VARIES	SEE L1.0 - OVERALL STREET TREE PLAN	VARIES	VARIES	VARIES	VARIES
B	15 GAL	CHIONANTHUS RETUSUS	CHINESE FRINGE	MOD	20'	20'
C	15 GAL	PRUNUS CAROLINIANA 'COMPACTA' - STANDARD	COMPACT CAROLINA CHERRYLAUREL	LOW	15'	15'
SHRUBS:						
E	5 GAL	ARBUTUS UNEDO 'COMPACTA' (SHRUB)	STRAWBERRY TREE (SHRUB FORM)	LOW	5'	6'
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
G	5 GAL	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	LOW	4'	4'
H	5 GAL	NANDINA DOMESTICA 'HARBOUR DWARF'	DWARF HEAVENLY BAMBOO	LOW	2'	2'
I	5 GAL	PEROVSKIA 'BLUE SPIRE'	RUSSIAN SAGE	LOW	4'	4'
K	5 GAL	BUXUS MICROPHYLLA JAP. 'GREEN BEAUTY'	DWARF JAPANESE BOXWOOD	MOD	3'	3'
L	1 GAL	ROSMARINUS OFF. 'PROSTRATUS' (24" O.C. / 24" FROM HARDSCAPE)	PROSTRATE ROSEMARY	LOW	3'	1'
M	1 GAL	WESTRINGIA FRUTICOSA 'MUNDI'	PROSTRATE COAST ROSEMARY	LOW	4'	1.5'
N	5 GAL	SALVIA GREGGII 'FURHMAN'S RED'	AUTUMN SAGE	LOW	2'	2'
O	5 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	1 GAL	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	LOW	5'	1'
Q	1 GAL	TULBAGHIA VIOLACEA	SOCIETY GARLIC	LOW	2'	2'
R	1 GAL	GELSEMIUM SEMPERVIRENS - STAKED	STAKED CAROLINA JESSAMINE	LOW	2'	5'
S	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
TURF:						
TURF	SOD	DWARF FESCUE / BLUEGRASS SOD	SOD LAWN	HIGH	N/A	N/A
PALETTE 4						
TREES:						
A	VARIES	SEE L1.0 - OVERALL STREET TREE PLAN	VARIES	VARIES	VARIES	VARIES
B	15 GAL	CHITALPA TASHKENTENSIS 'PINK DAWN' - STANDARD	PINK DAWN CHITALPA	MOD	25'	25'
C	15 GAL	MAGNOLIA GRANDIFLORA 'LITTLE GEM' - STANDARD	DWARF SOUTHERN MAGNOLIA	MOD	15'	15'
SHRUBS:						
E	5 GAL	LIGUSTRUM J. 'TEXANUM'	TEXAS PRIVET	LOW	5'	7'
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
G	5 GAL	SALVIA GREGGII 'HOT LIPS'	HOT LIPS AUTUMN SAGE	LOW	4'	4'
H	5 GAL	TRACHELOSPERMUM JASMINOIDES - BUSH	STAR JASMINE	MOD	2'	2'
I	5 GAL	SALVIA GREGGII 'ROSEA'	AUTUMN SAGE	LOW	3'	3'
K	5 GAL	RHAPHIOLEPIS UMBELLATA MINOR	DWARF YEDDO HAWTHORN	LOW	4'	4'
L	1 GAL	ROSMARINUS OFF. 'PROSTRATUS' (24" O.C. / 24" FROM HARDSCAPE)	PROSTRATE ROSEMARY	LOW	3'	1'
M	5 GAL	ABELIA GRANDIFLORA 'KALEIDESCOPE'	VARIEGATED ABELIA	MOD	3'	2'
N	5 GAL	LANTANA - TRAILING WHITE	TRAILING LANTANA	LOW	3'	1.5'
O	5 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
Q	1 GAL	TULBAGHIA VIOLACEA	SOCIETY GARLIC	LOW	2'	2'
R	1 GAL	GELSEMIUM SEMPERVIRENS - STAKED	STAKED CAROLINA JESSAMINE	LOW	2'	5'
S	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'

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THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LENNAR

LICENSED LANDSCAPE ARCHITECT
JAMES MORGAN LUTTRELL CABRO
Signature
4-30-2024
Renewal Date
2-12-2024
Date
STATE OF CALIFORNIA

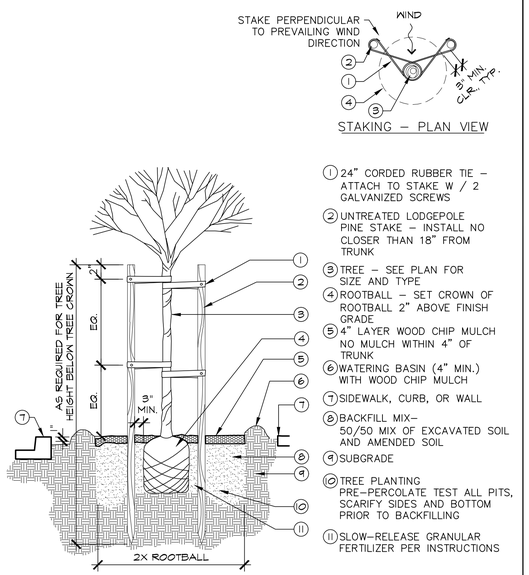
Sym.	Revision	Date

Drawing Title
LANDSCAPE NOTES
- ALL PRODUCTS -

Date FEBRUARY 12, 2024
Drawn By JL
Scale NOTED
Sheet L1.0.1

City of Rancho Cordova Approval

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

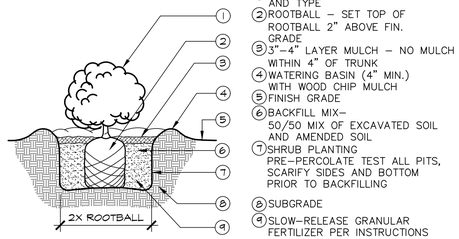


STAKING – PLAN VIEW

NOTES:
1. TREES SHALL BE CLEAR OF ALL STREET LIGHT STANDARDS AND MAILBOXES PER LOCAL ORDINANCE
2. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO PLANTING TREES. TREES SHALL BE CLEAR OF UNDERGROUND UTILITIES PER LOCAL ORDINANCES.
3. NURSERY STAKE SHALL BE REMOVED FOLLOWING INSTALLATION.

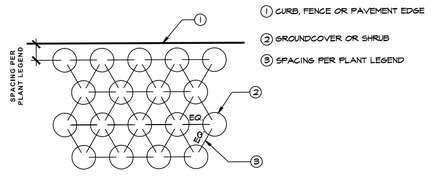
TREE PLANTING

SCALE: N.T.S.



SHRUB PLANTING

SCALE: N.T.S.



GROUNDCOVER SPACING/LAYOUT

SCALE: N.T.S.

PLANT PALETTE KEY BY LOT

PHASE 1

LOT #	PLANT PALETTE #
1	1
2	1
3	1
4	1
5	2
6	2
7	2
8	2
9	2
10	3
11	3
12	3
13	3
14	3
15	4
16	4
17	4
18	4
19	4
20	4
21	1
22	1
23	1
24	1
25	1
26	2
27	2
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29	3
30	3
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249	2
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251	3
252	3
253	3
254	4
255	4
256	4
257	4
258	4
259	4

PLANT PALETTE KEY BY LOT

PHASE 2

LOT #	PLANT PALETTE #
260	4
261	1
262	1
263	1
264	1
265	2
266	2
267	2
268	2
269	3
270	3
271	2
272	2
273	2
274	3
275	3
276	3
277	3
278	4
279	4
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432	4
433	1
434	1
435	1
436	1
437	2
438	2
439	3

SEE TYPICAL PLANTING PALETTES ON SHEET L1.0.1

NOTE:
LOT 80 IN NORTH DOUGLAS - VILLAGE 2 SHALL BE INSTALLED USING PLANTING PALETTE 3

SEE COVER SHEET FOR LOCATION

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1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LENNAR

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CASEY
Signature
4-30-2024
Renewal Date
2-12-2024
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
PLANTING PALETTE MATRICES + DETAILS
- ALL PRODUCTS -

Date: FEBRUARY 12, 2024
Drawn By: JL
Scale: NOTED
Sheet: L1.0.2

City of Rancho Cordova Approval

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

Sunland Analytical
11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 852-8557

Date Reported 02/10/2024
Date Submitted 02/06/2024

To: Jim Luttrell
Earthline Design Group
P.O. Box 661
Orangevale, CA 95662

From: Gene Oliphant, Ph.D. \ Randy Horney
General Manager \ Lab Manager

The reported analysis was requested for the following:
Location : THE PRESERVE Site ID : #1.
Thank you for your business.

* For future reference to this analysis please use SUN # 91519-189721.

SOIL ANALYSIS

Saturation Percent (SP)	29	Soil Texture	Sandy Loam
pH	6.15		
E.C.	0.08	mmho/cm	
Tot.Dissolved Salts	51.2	ppm	
Infiltration Rate (0% Slope)	0.75	in/hr	
% Organic Matter	2.6		
C.E.C.	8.0	meq/100g	
Sodium Absorption Ratio (SAR)	1.2		
Exchangable Sodium Percent (ESP)	0.6		
Gypsum Req. (CaSO4*2H2O)	None Required		
est. Nitrogen Release	1.2	#/1000 sq.ft.	

Nitrate	0.34	ppm	*
Phosphorus	14.40	ppm	**********
Potassium	179.42	ppm	************************
Sulfur	0.66	ppm	*
Chloride	No Test		
Carbonates	No Test		
Sodium	10.34	ppm	
Calcium	1252.12	ppm	*****************
Magnesium	148.68	ppm	*******
Boron	0.15	ppm	****
Copper	No Test		
Iron	No Test		
Manganese	No Test		
Zinc	No Test		

Very Low	Low	Adequate	Excessive

DATE 02/10/2024
SUN NUMBER 189721

Information requested by: Jim Luttrell, Earthline Design Group
Information for: THE PRESERVE, Sample ID: #1

SOIL RECOMMENDATIONS FOR LANDSCAPE GARDENING

SOIL pH (Acidity and Alkalinity)
The pH of this sample indicates the soil is moderately acid and should be modified for non acid-tolerant plants. Apply 15 pounds of Dolomite Lime per 1000 sq.ft. and work into ground before planting.

DISSOLVED SALTS (Indicated by E.C. & TDS)
These conditions are in the normal range for plant growth.

SOIL TEXTURE AND RATE OF WATER INFILTRATION
The infiltration rate for all soil textures decreases with increasing ground slope. At 0 to 4%, 5 to 8%, 9 to 12%, 13 to 16% and above 16% the infiltration rate of this sample decreases from 0.75 to 0.60, 0.45, 0.30, 0.19, respectively. Infiltration rate also decreases with percent of ground cover and by compaction.

WATER PENETRATION OF SOIL DUE TO CHEMICAL CHARACTERISTICS
When exchangable Sodium increases in the soil, water penetration decreases. Based on SAR and ESP values this sample has no penetration problem due to soil Sodium. No Gypsum required.

ORGANIC MATTER
Organic matter provides a slow nitrogen release and aids water retention. This sample has a moderate Organic Matter content.
To maintain moisture and provide sustained nitrogen release a level of 10% organic matter is recommended. This can be accomplished by adding 4 yards per 1000 sq.ft. of ground fir bark that is approximately 75% organic matter (i.e. typically found in ground fir bark which also has naturally low salt and boron concentrations). In California, the MWELO ordenance requires a fixed application of four yards of COMPOST if the soil organic matter is less than 6%. However, of significant concern when applying COMPOST is the potential for the compost to have high salt, high boron content, high C to N ratio and having a higly variable pH (very high to very low). All of these COMPOST characteristics can have very negative affect on plant growth. Take care by having the compost analyzed or by seeing a recent analysis of the compost to be used.

PAGE #2 DATE 02/10/2024 SUN NUMBER 189721
Information requested by: Jim Luttrell, Earthline Design Group
Information for: THE PRESERVE, Sample ID: #1

SOIL RECOMMENDATIONS FOR LANDSCAPE GARDENING

SOIL BORON
Boron concenrations are in a range allowing normal plant growth.
SOIL MACRONUTRIENTS : NITROGEN-PHOSPHORUS-POTASSIUM (N-P-K)
GENERAL N-P-K RECOMMENDATION

Use ONE of these NPK preparations for the first fertilizer application.

Standard NPK Fertilizer Preparations	6-24-24	5-20-10	16-16-16	0-10-10	28-3-4	21-0-0	Customer Choice None
#/1000 sq.ft.	21	25	N/A	N/A	N/A	N/A	**

GRASS OR SOD PREPARATION
Till in organic matter, N,P,K and micro nutrients in addition to any lime gypsum or sulfur as directed above. Smooth soil surface and follow seed or sod producers direction for moisture and product application.

TREES AND SHRUBS
Excavate holes for planting shrubs and trees to at least twice the volume of the container. Prepare backfill for tree and shrub planting holes by mixing three parts of native soil (or imported top soil) with one part organic amendment (preferably nitrogen and iron fortified) and 2.5 pounds of 6-24-24 per yard of mix. For extended fertilization, place slow release fertilizer tablets in each hole per manufacturer's instructions. If 6-24-24 was not directly added to backfill mix, during backfill apply uniformly 1/2 oz of 6-24-24 per gallon containers, 2.5 oz per 5 gallons, 6 oz per 24 inch boxes.

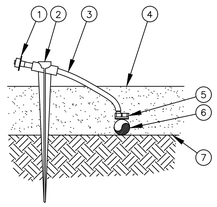
PAGE #3 DATE 02/10/2024 SUN NUMBER 189721
Information requested by: Jim Luttrell, Earthline Design Group
Information for: THE PRESERVE, Sample ID: #1

SOIL RECOMMENDATIONS FOR LANDSCAPE GARDENING

Summary and Suggested Sequence of Soil Improvements (#/1000 Sq.Ft.)

Dolomite Lime	15	#
Organic Amendment	4	Yd./1000 Sq.Ft. Bulk organic amendment (nitrified). or in Calif. if Org.Mat. less than 6% use 4 yd compost.
N-P-K Fertilizer	See above chart	
Magnesium	Low Magnesium compensated for by Dolomite Lime	
Sulfate-Sulfur	2	# Ammonium Sulfate

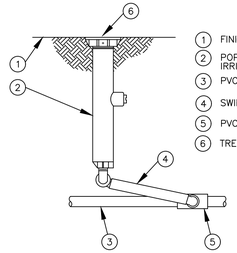
Maintenance Fertilization
Apply 5 pounds of Ammonium sulfate (21-0-0) per 1000 sq.ft.every month until plants become established. After established, apply 28-3-4 (or similar preparation) to provide desired growth rate and color.



1. DIFFUSER BUG CAP: RAIN BIRD DBC-025
2. UNIVERSAL ¼" TUBING STAKE: RAIN BIRD TS-025
3. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. PRESSURE-COMPENSATING MODULE BARB INLET X BARB OUTLET EMITTER: RAIN BIRD PC EMITTER
6. ½" POLYETHYLENE TUBING: RAIN BIRD XT-700 XERI-TUBE
7. FINISH GRADE

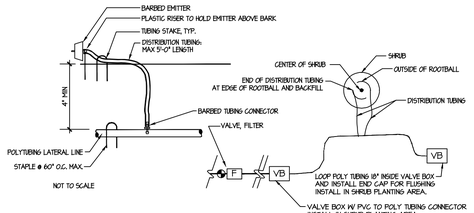
NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.

PRESSURE_COMPENSATING_EMITTER_INTO_1/4"_TUBING-STAKE



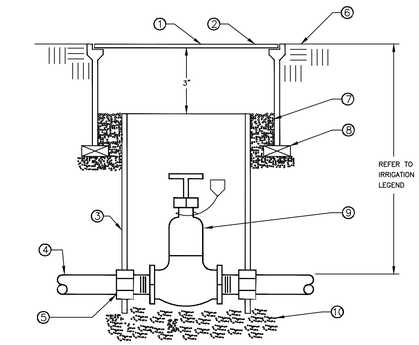
1. FINISH GRADE
2. POP-UP SPRAY SPRINKLER: IRRITROL I-400-PR OR EQUAL
3. PVC LATERAL PIPE
4. SWING ASSEMBLY:
5. PVC SCH 40 TEE (OR SWING PIPE)
6. TREE BUBBLER PER LEGEND

TREE_BUBBLER_ON_POP-UP_BODY
NO SCALE



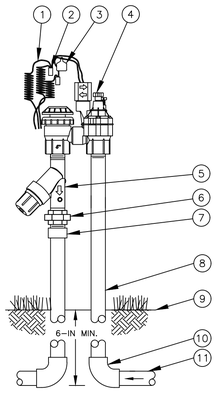
NOTES:
1. PROVIDE A DRIP EMITTER SYSTEM FOR ALL TREES, SHRUBS AND GROUNDCOVER.
2. ACTUAL LAYOUT OF EMITTER SYSTEM SHALL BE DETERMINED IN THE FIELD USING THE IRRIGATION DETAILS AND EMITTER SCHEDULE AS A GUIDE.
3. DRIP EMITTERS SHALL BE PRESSURE COMPENSATING.

DRIP DETAILS



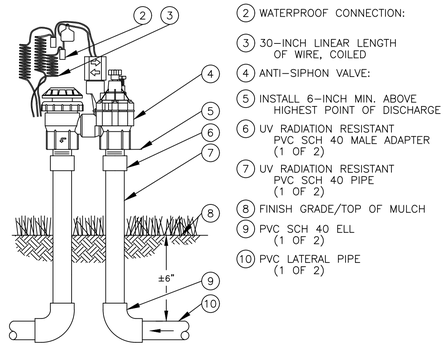
1. PERMANENTLY STAMP VALVE BOX LID WITH VALVE IDENTIFICATION (G.V.)
2. CARSON 810 ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID. TOP DIMENSION: 10".
3. 6" CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE)
4. PVC MAIN LINE
5. SCHEDULE 40 PVC MALE ADAPTER – 2 TOTAL
6. FINISH GRADE – FLUSH WITH BOX TOP IN LAWN, 1" BELOW BOX TOP IN SHRUB OR GROUND COVER AREAS.
7. PEA GRAVEL 4" DEEP (NO SOIL IN BOX)
8. BRICK–2 TOTAL
9. GATE VALVE
10. PEA GRAVEL (4" DEEP MINIMUM)

GATE VALVE
N.T.S.



1. 30–INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION: RAIN BIRD DB SERIES (1 OF 2)
3. ID TAG
4. ANTI–SIPHON VALVE: IRRITROL–ASVF VALVE
5. PRESSURE REGULATING FILTER:
6. PVC SCH 80 UNION
7. PVC SCH 40 MALE ADAPTER
8. UV RADIATION RESISTANT PVC SCH 40 PIPE
9. FINISH GRADE/TOP OF MULCH
10. PVC SCH 40 ELL (1 OF 2)
11. PVC LATERAL PIPE (1 OF 2)

2711APRDK-LF_REMOTE_CONTROL_DRIP_ZONE_KIT
NO SCALE



2. WATERPROOF CONNECTION:
3. 30–INCH LINEAR LENGTH OF WIRE, COILED
4. ANTI–SIPHON VALVE:
5. INSTALL 6–INCH MIN. ABOVE HIGHEST POINT OF DISCHARGE
6. UV RADIATION RESISTANT PVC SCH 40 MALE ADAPTER (1 OF 2)
7. UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
8. FINISH GRADE/TOP OF MULCH
9. PVC SCH 40 ELL (1 OF 2)
10. PVC LATERAL PIPE (1 OF 2)

2711APR_REMOTE_CONTROL_ZONE_KIT

IRRIGATION AUDIT REQUIREMENTS PER WELO 14.18.080

A. All landscape irrigation audits shall be conducted by a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.

B. In large projects or projects with multiple landscape installations (i.e. production home developments) an auditing rate of 1 in 7 lots or approximately 15% of the projects irrigation valves shall satisfy this requirement.

C. For new construction and rehabilitated landscape projects installed after December 1, 2015, as described in section 14.18.030.

1. The project applicant shall submit an irrigation audit report with the Certificate of Completion to the local agency that may include, but is not limited to: inspection, system tune up, system test distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of an irrigation schedule, including configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programing; (Environmental Utilities-WELO)

CERTIFICATE OF COMPLETION:

1. Prior to final acceptance, Contractor shall include a WELO Certificate of Completion, including Irrigation Schedules (establishment and established), maintenance schedule, Water Audit, as well as all other requirements needed.

IRRIGATION LEGEND

Symbol	Manufacturer	Model	Description	PSI	GPM
T	TORO	514-20	TREE ROOT ZONE WATERING SYSTEM-- CONTRACTOR TO INSTALL (1) UNIVERSAL FLOOD BUBBLER AT THE EDGE OF ROOTBALL (UPHILL SIDE). INSTALL BUBBLERS ON 4" POP-UP BODIES (IRRITROL I-PRO400-PR) ENSURE MINIMUM 15 PSI AT EACH BUBBLER	15	1.7 GPM PER TREE
NONE	RAINBIRD	XB-10PC (1 GPH) XB-20PC (2 GPH)	XERI-BUG DRIP EMITTER INSTALLED INTO RAINBIRD XF BLANK 1/2" DISTRIBUTION TUBING EMITTER SCHEDULE: XB-10PC ONE (1) PER 1 GALLON SHRUB XB-10PC TWO (2) PER 5 GALLON SHRUB XB-20PC FOUR (4) PER 15 GALLON TREE XB-20PC SIX (6) PER 24 INCH BOX TREE VERIFY THAT MAX FLOW THROUGH DISTRIBUTION TUBING DOES NOT EXCEED 2.5 GPM VERIFY THAT MAXIMUM RUN OF DISTRIBUTION TUBING DOES NOT EXCEED 175' (PVC TO FLUSH VALVE)	15	
C	IRRITROL	KD600-INT	6-STATION INDOOR MOUNT IRRIGATION CONTROLLER. VERIFY 120V ELECTRICAL SUPPLY BY OTHERS.		
CL	IRRITROL	CL-100-WIRELESS	WIRELESS WEATHER SENSOR AND TRANSMITTER KIT INSTALL IN APPROVED LOCATION PER MANUFACTURER'S INSTRUCTIONS		
POC	---		POINT OF CONNECTION AT EXISTING TEE (PROVIDED BY PLUMBING CONTRACTOR - VERIFY)		
GV	NIBCO	T-133	GATE VALVE. INSTALL PER LINE SIZE IN VALVE BOX IF NOT PROVIDED BY PLUMBING CONTRACTOR		
	IRRITROL	2711APR	3/4" ANTI-SIPHON CONTROL VALVE		
D	IRRITROL	2711APRDK-LF	3/4" ANTI-SIPHON CONTROL VALVE, FILTER, LOW FLOW REGULATOR, AND FITTINGS		
1"	---	SCHEDULE 40 PVC	1" SCHEDULE 40 PLASTIC IRRIGATION MAIN LINE. INSTALL ALL MAINS PER DETAILS AND MANUFACTURER'S SPECIFICATIONS.		
3/4"	---	CLASS 200 PVC	LATERAL IRRIGATION PIPE. INSTALL PER SIZE ON PLAN (OR AS NEEDED TO PROVIDE ADEQUATE PSI TO ALL IRRIGATION EQUIPMENT). CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PRESSURE THROUGHOUT THE IRRIGATION SYSTEMS. ALL LATERALS SHALL BE 3/4" SIZE UNLESS NOTED ON PLANS.		

GENERAL IRRIGATION NOTES:

1. Irrigation systems are designed based on a static water pressure of **50 P.S.I.** at the point of connection. Irrigation systems are designed at a minimum operating pressure of 15 PSI at each tree bubbler. The design flow for this project is 9.0 GPM. Report any field discrepancies to the project superintendent and landscape architect immediately and prior to material ordering for this project. Contractor shall be responsible for any changes necessary if he/she fails to notify landscape architect and project superintendent prior to material ordering and/or installation of materials.
2. Water for this project is potable, domestic water. See Civil Improvement plans for more information. Water purveyor is Sacramento County Water Agency.
3. Prior to start of work, contractor shall verify and coordinate installation of 120V electrical supply to controller location with other trades as required.
4. Prior to final project acceptance by the City, a disinterested 3rd party water audit must be performed and submitted to City for approval.
5. All main pressure lines under paving surfaces shall be placed in Schedule 40 PVC sleeves. Installer shall coordinate sleeve installation with project superintendent prior to installation of concrete flatwork.
6. The system shown on irrigation plans is diagrammatic only. Installer shall make adjustments during installation so as to insure a fully operational and efficient system. All irrigation equipment shall be installed in planter areas where possible.
7. Where field conditions (obstructions, grade changes, etc.) exist that will cause substantial changes to irrigation layout, installer shall notify project superintendent and landscape architect immediately.
8. Pressure regulating devices are required if water pressure exceeds the recommended pressure of the specified irrigation devices. If water pressure at each bubbler is less than 15 PSI, contact landscape architect prior to installation.
9. All control wires shall be multi-strand #18 irrigation control wire.
10. 110V electrical power service to controller shall be coordinated with a licensed electrical contractor. Final location of irrigation controller shall be approved by project superintendent.
11. Upon completion, installer shall provide (2) laminated 11"x17" color coded 'as-built' drawings to owner.
12. All irrigation parts and labor shall be guaranteed for a period of 1 year from date of final acceptance.

DRAINAGE NOTES:

1. Contractors shall completely familiarize themselves with the overall site drainage patterns as shown on the Civil Improvement Grading Plans and profiles by Wood Rodgers.
2. Contractors shall confirm rough grading specifications and responsibilities prior to construction.
3. All finish grades shall slope at 2% minimum throughout.
4. Finish grades shall be established at 2" below hardscape.
5. All areas that cannot be surfaced drained shall be drained using 3" SDR PVC perforated drain lines, solid fittings, inlets, etc. Any areas retaining standing water for more than 2 hours shall be corrected.
6. Contractor shall coordinate drain line installation under hardscape with other trades as required.
7. Roof downspouts (not shown) within property shall **NOT be connected to underground drainage system**. This includes all front, rear, and side yard roof downspouts. Contractor shall install a "splash block" (submit sample to Owner for approval) at each downspout location.
8. Do not install any drainage lines or other equipment on any offsite landscape lots.
9. Installer shall place catch basins and / or inlets in appropriate locations throughout each property as needed to minimize standing water (coordinate with homebuilder on site regarding finish grading by others). See standing water condition in note #5 above.
10. Installer shall be responsible for providing proper surface drainage throughout site, and in addition, for providing proper clearances per local codes and ordinances at house foundation locations.

WATER EFFICIENT LANDSCAPE ORDINANCE:

I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria to the efficient use of water in the landscape design plan.

Signed: _____ **Date:** 2-12-2024

James Luttrell – CA Landscape Architect #3990

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CITY OF RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CANNON
Signature
4-30-2024
Renewal Date
2-12-2024
Date
STATE OF CALIFORNIA

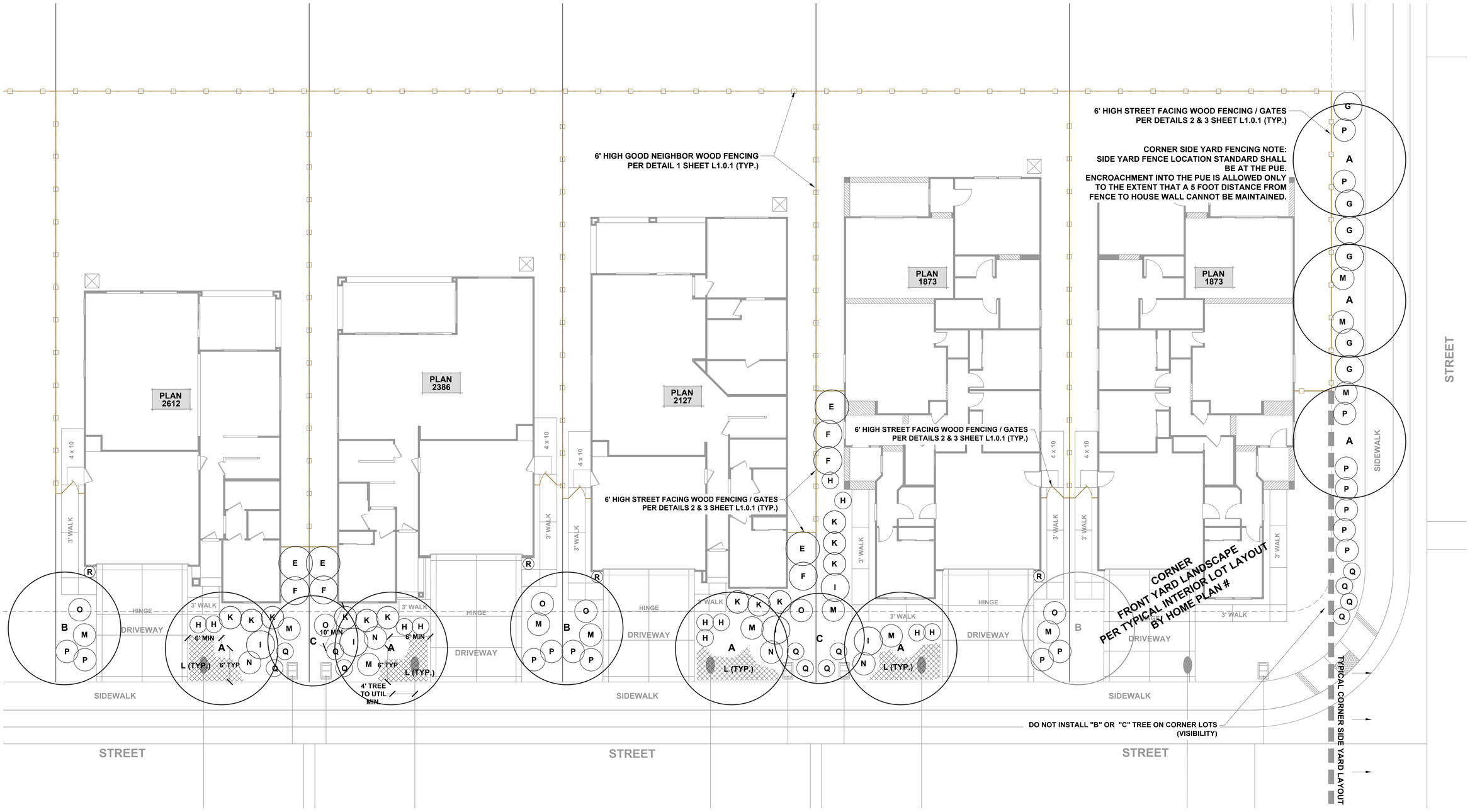
Sym.	Revision	Date

Drawing Title
IRRIGATION NOTES / DETAILS + SOIL MANAGEMENT
- ALL PRODUCTS -

Date FEBRUARY 12, 2024
Drawn By JL
Scale NOTED
Sheet L1.0.3

City of Rancho Cordova Approval

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



SEE TYPICAL PLANTING PALETTES AND NOTES ON SHEET L1.0.1

1"= 8'-0"
0 4' 8' 16'

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LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CASLA
Signature
4-30-2024
Renewal Date
2-12-2024
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
LANDSCAPE LAYOUT PLAN
-- PRODUCT 3 --
(AZURE)

Date FEBRUARY 12, 2024
Drawn By JL
Scale NOTED

Sheet
L3.1

City of Rancho Cordova Approval

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

TYPICAL WATER USE CALCS - PRODUCT 3 PLANS -

California Water Efficient Landscape Worksheet - Plan 1873

Reference Evapotranspiration (ET_o)		51.9	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	660	326	10488
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**670**	**331**	**10646.55**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**10646.55**
						Maximum Allowed Water Allowance (MAWA)[e]	**11857.59**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	331
Total Area	670
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	331
Total Area	670
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

California Water Efficient Landscape Worksheet - Plan 2127

Reference Evapotranspiration (ET_o)		51.9	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	533	263	8470
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**543**	**268**	**8628.47**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**8628.47**
						Maximum Allowed Water Allowance (MAWA)[e]	**9609.96**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	268
Total Area	543
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	268
Total Area	543
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

California Water Efficient Landscape Worksheet - Plan 2386

Reference Evapotranspiration (ET_o)		51.9	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	513	253	8152
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**523**	**258**	**8310.66**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**8310.66**
						Maximum Allowed Water Allowance (MAWA)[e]	**9256.00**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	258
Total Area	523
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	258
Total Area	523
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

California Water Efficient Landscape Worksheet - Plan 2612

Reference Evapotranspiration (ET_o)		51.9	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.4	Drip	0.81	0.49	491	242	7802
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**501**	**247**	**7961.08**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**7961.08**
						Maximum Allowed Water Allowance (MAWA)[e]	**8866.65**

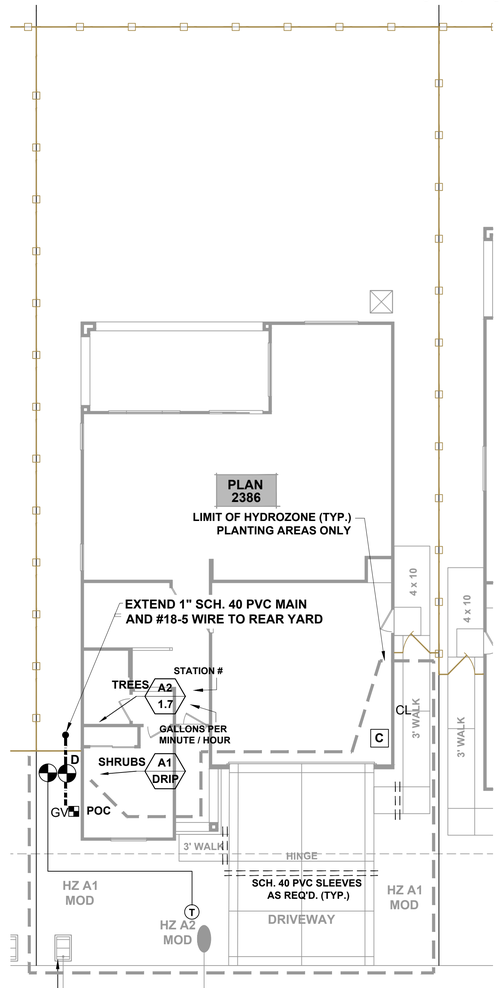
ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	247
Total Area	501
Average ETAF	0.49
All Landscape Areas	
Total ETAF x Area	247
Total Area	501
Average ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

SEE SHEET L1.0.3 FOR IRRIGATION LEGEND, NOTES, DETAILS

1"= 8'-0"
0 4' 8' 16'



1.5" WATER SERVICE INSTALLED PER IMPROVEMENT PLANS (TYP.)
IRRIGATION POC SHOWN AT HOUSE. SYSTEMS ARE DESIGNED AT 50 P.S.I. AT POC.
DESIGN FLOW IS 9.0 GPM

NOTE:
STATIC WATER PRESSURE AT METER ESTIMATED AT 50 PSI. NOTIFY LANDSCAPE ARCHITECT IF A DISCREPANCY EXISTS

TYPICAL IRRIGATION SCHEMATIC - PRODUCT 3 - ALL PLANS (PLAN 2386 SHOWN)

TOTAL IRRIGATED LANDSCAPE AREA (AZURE – PRODUCT 3):

84,948 SQUARE FEET

WATER EFFICIENT LANDSCAPE ORDINANCE:

I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria to the efficient use of water in the landscape & irrigation design plans.

Signed: _____ Date: 2-12-2024

James Luttrell – CA Landscape Architect #3990

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CITY OF RANCHO CORDOVA, CALIFORNIA

LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL JR.
Signature 4-30-2024
Revised Date 2-12-2024
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
TYPICAL IRRIGATION SCHEMATIC
- PRODUCT 3 - (AZURE)

Date FEBRUARY 12, 2024
Drawn By JL
Scale NOTED

Sheet L3.2

City of Rancho Cordova Approval

NEWLY PROPOSED PRODUCTION HOME COLLECTION
UNDER PROJECT NO. PLND-0924-0108

AQUA AT THE PRESERVE

Rancho Cordova, Ca

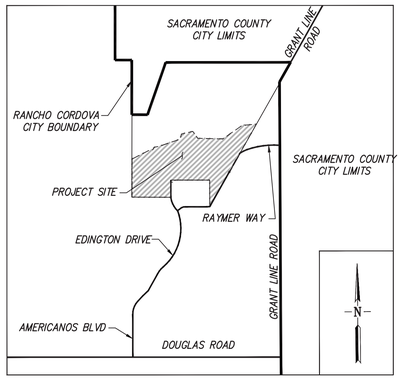
Product 4 - 45x90

SITE EXHIBIT
THE PRESERVE

CITY OF RANCHO CORDOVA, CALIFORNIA
OCTOBER 2024

LOT TABULATION					
	TYPICAL LOT SIZE				
PHASE	45'x90' LOTS* (CYAN)	45'x90' LOTS* (AQUA)	45'x105' LOTS*	55'x105' LOTS*	TOTAL
1	96	27	63	74**	260
2	24	25	70	61	180
TOTAL	120	52	133	135	440

* ALL LOTS ARE ZONED RD-5 IN BOTH PHASE 1 & 2.
** INCLUDES LOT 80 OF N. DOUGLAS VILLAGE 2.



VICINITY MAP
NTS

PARCEL 5
29 PM 28

PARCEL A

PARCEL Q

PARCEL B

CRPD NEIGHBORHOOD PARK
PARK 1
PARCEL D

PARCEL 4
29 PM 28

PARCEL P

PARCEL O

PARCEL E

CRPD NEIGHBORHOOD PARK
PARK 2
PARCEL F

REINHEIMER TRUST

PARCEL C

PARCEL N

PARCEL G

BIORETENTION AREA

EDINGTON DRIVE

PRETA CIRCLE

PHASE 2

IRONBOW WAY

DULONG STREET

SALORN STREET

PARCEL R

HYDROMODIFICATION AREA

PARCEL H

PARCEL M

VESTLAND WAY

BARNER COURT

PARCEL I

MOLLI AVENUE

PRETA WAY

RAYMER WAY

PARCEL J

BIORETENTION AREA

HEREFORD AVENUE

PARCEL L

BROKENFORK CT.

BROKENFORK AVENUE

VESTLAND CT.

LOT 80 OF
N. DOUGLAS
VILLAGE 2

EVANSTON WAY

NORTH DOUGLAS VILLAGE 2
(351 M 4)

BARKSDALE WAY

PARCEL K

THORNBERG WAY

NORTH DOUGLAS VILLAGE 1
(351 M 3)

DEACON COURT

RAYMAR WAY

MANZANOLA WAY

LEGEND

FINAL MAP BOUNDARY

AQUA – (45'x90' LOTS)

N

0 125 250 375

1 inch = 125 ft.

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
2541 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677
PHONE: (916) 630-8900 FAX: (916) 630-8909

DATE: OCTOBER 9, 2024 JOB NO. 165018

G:\2020\165018\CVHBIT\165018-SITE EXHIBIT.DWG 9/29/2024 1:51:01 PM RON MCCLUMPHY

PROPOSED UNDER PROJECT NO. PLND-0924-0108

RJA Job No.

THE PRESERVE

September 5, 2024

ATTACHMENT 2
Exhibit A to the Resolution

FIT LIST ANALYSIS

AQUA - 45'x90'

MINIMUM SETBACK REQUIREMENTS

FRONT TO LIVING:	14'
FRONT TO GARAGE:	20'
SIDE:	5'
SIDE STREETSIDE:	12.5'
REAR:	20% OF LOT DEPTH

NOTES:

X HOUSE MEETS MINIMUM SETBACK REQUIREMENTS

NF HOUSE DOES NOT MEET MINIMUM SETBACK REQUIREMENTS

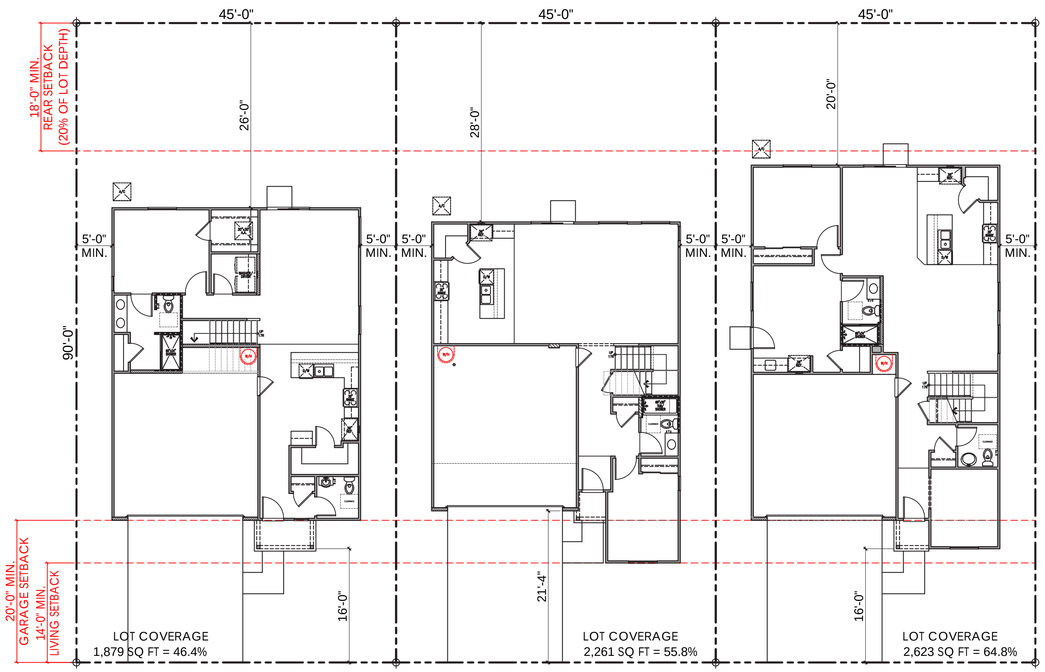
(E) ALLOWED ENCROACHMENT INTO REQUIRED YARDS AS PROVIDED BY MUNICIPAL CODE SECTION 23.704.030

* LOT COVERAGE CALCULATIONS ARE BASED ON THE LARGEST FOOTPRINT FOR EACH BUILDING PLAN

AQUA 45' x 90'						AQUA 45' x 90' PLAN 1879 (1)						AQUA 45' x 90' PLAN 2261 (2)						AQUA 45' x 90' PLAN 2623 (3)					
LOT #	LOT AREA (S.F.)	GARAGE SIDE	PLAN NO.	ELEVATION	DRIVEWAY SLOPE	ELEV A		ELEV B		ELEV C		ELEV A		ELEV B		ELEV C		ELEV A		ELEV B		ELEV C	
165	5,325	R			11.6%	X		X		X		X		X		X		X		X		X	
166	4,637	L			10.5%	X		X		X		X		X		X		X		X		X	
167	4,637	R			11.3%	X		X		X		X		X		X		X		X		X	
168	4,636	L			10.9%	X		X		X		X		X		X		X		X		X	
169	4,638	R			11.9%	X		X		X		X		X		X		X		X		X	
170	7,021	L			10.2%	X		X		X		X		X		X		X		X		X	
171	7,566	L			6.7%	X		X		X		X (E)		X (E)		X (E)		NF		NF		NF	
172	4,498	L			11.2%	X		X		X		X		X		X		X		X		X	
173	4,498	R			11.3%	X		X		X		X		X		X		X		X		X	
174	5,162	L			11.3%	X		X		X		X		X		X		X		X		X	
203	5,952	R			11.6%	X		X		X		X		X		X		X		X		X	
204	4,891	L			8.1%	X		X		X		X		X		X		X		X		X	
205	4,371	R			11.9%	X		X		X		X		X		X		X		X		X	
206	8,728	L			4.7%	X		X		X		X		X		X		X		X		X	
207	7,826	L			11.9%	X		X		X		X		X		X		X		X		X	
208	4,146	R			11.6%	X		X		X		X		X		X		X		X		X	
209	3,891	R			9.7%	X		X		X		X (E)		X (E)		X (E)		NF		NF		NF	
210	4,902	L			11.0%	X		X		X		X		X		X		X		X		X	
239	4,387	L			10.7%	X		X		X		X		X		X		X		X		X	
240	4,388	R			11.1%	X		X		X		X		X		X		X		X		X	
241	4,388	L			10.4%	X		X		X		X		X		X		X		X		X	
242	4,712	R			9.5%	X		X		X		X		X		X		X		X		X	
243	4,609	L			10.6%	X		X		X		X		X		X		X		X		X	
244	4,576	R			11.0%	X		X		X		X		X		X		X		X		X	
245	4,551	L			10.8%	X		X		X		X		X		X		X		X		X	
246	4,050	R			10.6%	X		X		X		X		X		X		X		X		X	
247	4,549	L			10.7%	X		X		X		X		X		X		X		X		X	
271	4,948	L			7.3%	X		X		X		X		X		X		X		X		X	
272	5,415	R			7.9%	X		X		X		X		X		X		X		X		X	
273	4,606	R			7.9%	X		X		X		X		X		X		X		X		X	
274	4,469	R			8.2%	X		X		X		X		X		X		X		X		X	
275	4,469	L			7.7%	X		X		X		X		X		X		X		X		X	
276	4,469	R			8.1%	X		X		X		X		X		X		X		X		X	
277	4,469	L			7.5%	X		X		X		X		X		X		X		X		X	
278	4,469	R			7.9%	X		X		X		X		X		X		X		X		X	
279	4,469	L			7.9%	X		X		X		X		X		X		X		X		X	
280	5,329	R			8.3%	X		X		X		X		X		X		X		X		X	
281	5,271	L			7.8%	X		X		X		X		X		X		X		X		X	
282	5,134	R			7.7%	X		X		X		X		X		X		X		X		X	
283	5,134	L			7.6%	X		X		X		X		X		X		X		X		X	
284	5,904	R			7.5%	X		X		X		X		X		X		X		X		X	
298	4,050	R			9.3%	X		X		X		X		X		X		X		X		X	
299	4,945	L			8.4%	X		X		X		X		X		X		X		X		X	
300	4,120	R			7.4%	X		X		X		X		X		X		X (E)		X (E)		X (E)	
301	4,380	L			8.1%	X		X		X		X		X		X		X		X		X	
302	4,568	L			7.8%	X		X		X		X		X		X		X		X		X	
303	4,567	R			7.7%	X		X		X		X		X		X		X		X		X	
304	4,567	L			8.1%	X		X		X		X		X		X		X		X		X	
305	4,567	R			7.5%	X		X		X		X		X		X		X		X		X	
306	4,567	L			8.9%	X		X		X		X		X		X		X		X		X	
307	4,568	R			8.4%	X		X		X		X		X		X		X		X		X	
308	4,886	L			9.3%	X		X		X		X		X		X		X		X		X	

* LOT COVERAGE (MAXIMUM ALLOWABLE = 75%)				
PLAN	1879	2261	2623	
FOOTPRINT Sq.Ft.	1,572	1,506	1,808	
	29.5%	28.3%	34.0%	
	33.9%	32.5%	39.0%	
	33.9%	32.5%	39.0%	
	33.9%	32.5%	39.0%	
	33.9%	32.5%	39.0%	
	22.4%	21.4%	25.8%	
	20.8%	19.9%	23.9%	
	34.9%	33.5%	40.2%	
	34.9%	33.5%	40.2%	
	30.5%	29.2%	35.0%	
	26.4%	25.3%	30.4%	
	32.1%	30.8%	37.0%	
	36.0%	34.5%	41.4%	
	18.0%	17.3%	20.7%	
	20.1%	19.2%	23.1%	
	37.9%	36.3%	43.6%	
	40.4%	38.7%	46.5%	
	32.1%	30.7%	36.9%	
	35.8%	34.3%	41.2%	
	35.8%	34.3%	41.2%	
	35.8%	34.3%	41.2%	
	33.4%	32.0%	38.4%	
	34.1%	32.7%	39.2%	
	34.4%	32.9%	39.5%	
	34.5%	33.1%	39.7%	
	38.8%	37.2%	44.6%	
	34.6%	33.1%	39.7%	
	31.8%	30.4%	36.5%	
	29.0%	27.8%	33.4%	
	34.1%	32.7%	39.3%	
	35.2%	33.7%	40.5%	
	35.2%	33.7%	40.5%	
	35.2%	33.7%	40.5%	
	35.2%	33.7%	40.5%	
	35.2%	33.7%	40.5%	
	35.2%	33.7%	40.5%	
	29.5%	28.3%	33.9%	
	29.8%	28.6%	34.3%	
	30.6%	29.3%	35.2%	
	30.6%	29.3%	35.2%	
	26.6%	25.5%	30.6%	
	38.8%	37.2%	44.6%	
	31.8%	30.5%	36.6%	
	38.2%	36.6%	43.9%	
	35.9%	34.4%	41.3%	
	34.4%	33.0%	39.6%	
	34.4%	33.0%	39.6%	
	34.4%	33.0%	39.6%	
	34.4%	33.0%	39.6%	
	34.4%	33.0%	39.6%	
	34.4%	33.0%	39.6%	
	32.2%	30.8%	37.0%	





PLAN 1 (1879) PLAN 2 (2261) PLAN 3 (2623)

TYPICAL PLOTTING

PROPOSED UNDER PROJECT NO. PLND-0924-0108

LENNAR

AQUA AT THE PRESERVE
Rancho Cordova, Ca

Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-197

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE



"C"
PLAN 1C (1879)

"A"
PLAN 3A (2623)

"B"
PLAN 1B (1879)

"C"
PLAN 2C (2261)

STREET SCENE

PROPOSED UNDER PROJECT NO. PLND-0924-0108

2 4 8 12

LENNAR

AQUA AT THE PRESERVE
Rancho Cordova, Ca

Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-198

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"A" - SPANISH



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"B" - FARMHOUSE



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"C" - CONTEMPORARY

PROPOSED UNDER PROJECT NO. PLND-0924-0108

PLAN 1 (1879)

FRONT ELEVATIONS

0 2 4 8 12

LENNAR

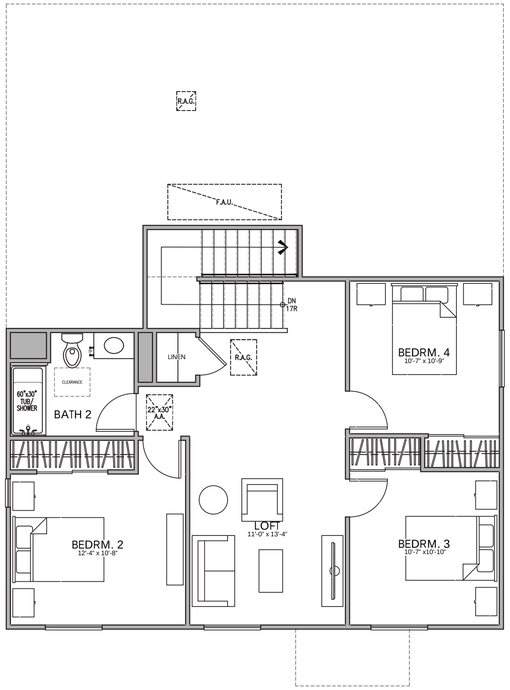
AQUA AT THE PRESERVE

Rancho Cordova, Ca

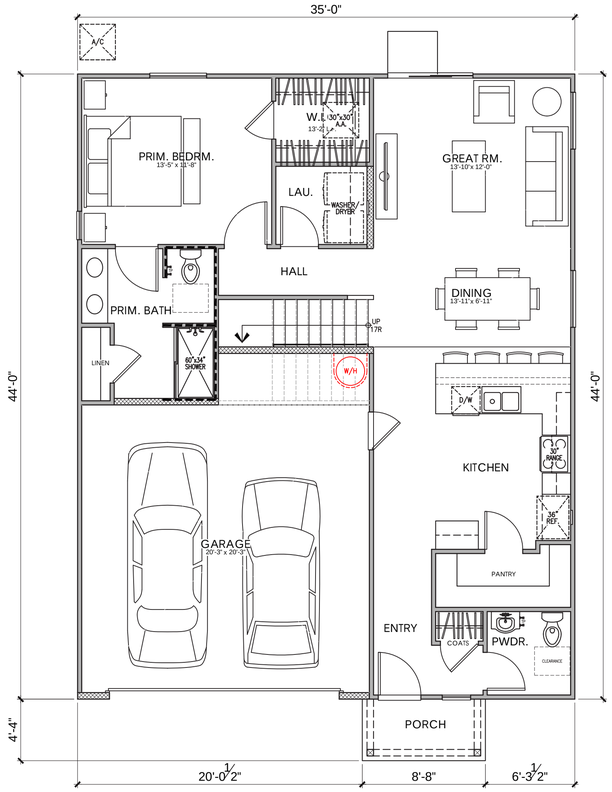
Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-199

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE



SECOND FLOOR



FIRST FLOOR

PLAN 1
AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	1,082 SQ. FT.
SECOND FLOOR AREA	797 SQ. FT.
TOTAL DWELLING	1,879 SQ. FT.

UNCONDITIONED SPACE

GARAGE	458 SQ. FT.
PORCH "A"	32 SQ. FT.
PORCH "B"	32 SQ. FT.
PORCH "C"	32 SQ. FT.

0 2 4 8 1

PROPOSED UNDER PROJECT
NO. PLND-0924-0108

M004 GOODALL (1879)

PLAN 1 (1879)

4 BEDROOM, 2.5 BATH, LOFT
FLOOR PLAN

LENNAR

AQUA AT THE PRESERVE
Rancho Cordova, Ca

Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-200

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PLANNING + ARCHITECTURE



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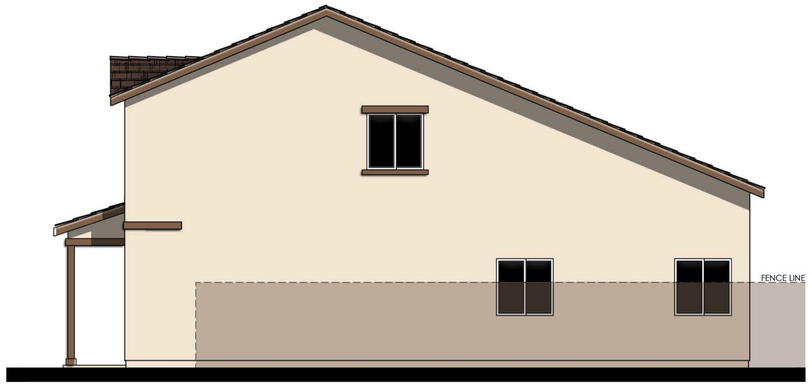
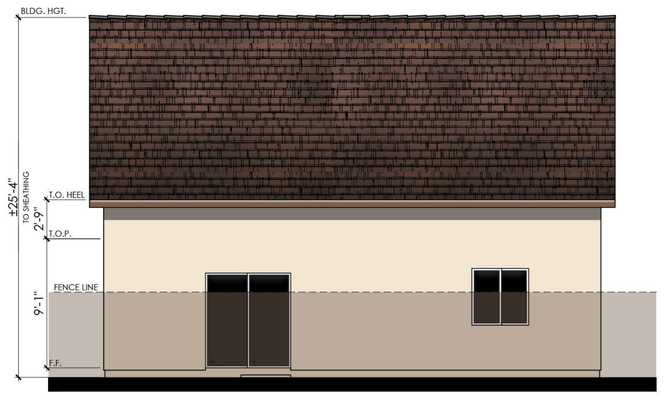
FRONT



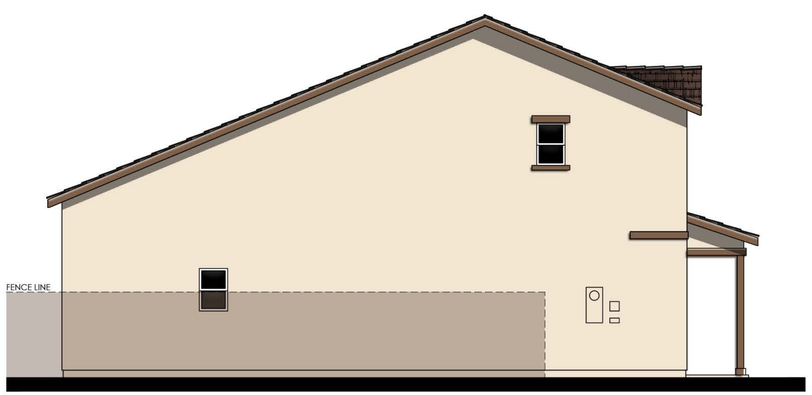
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
WINDOW BOX:	SIMULATED WOOD
POTSHELF:	STUCCO OVER RIGID FOAM
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	WOOD POST AND BEAM



REAR



LEFT

PROPOSED UNDER PROJECT NO. PLND-0924-0108

M004 GOODALL (1879)

COLOR SCHEME 1

PLAN 1A (1879)

"A" SPANISH ELEVATIONS

0 2 4 8 12

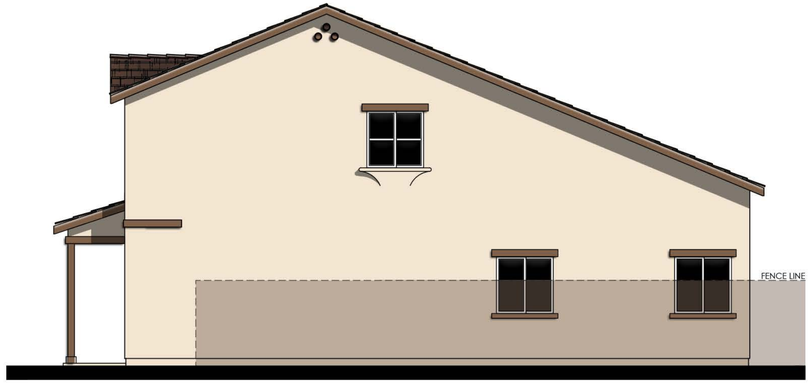
LENNAR

AQUA AT THE PRESERVE
Rancho Cordova, Ca

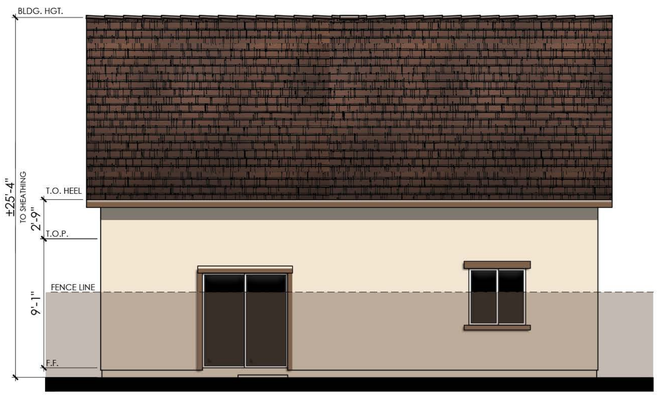
Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-201

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE



RIGHT



PROPOSED UNDER PROJECT NO. PLND-0924-0108

REAR

COLOR SCHEME 1

PLAN 1A (1879)

"A" SPANISH ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

M004 GOODALL (1879)

LENNAR

AQUA AT THE PRESERVE

Rancho Cordova, Ca

Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-202

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE



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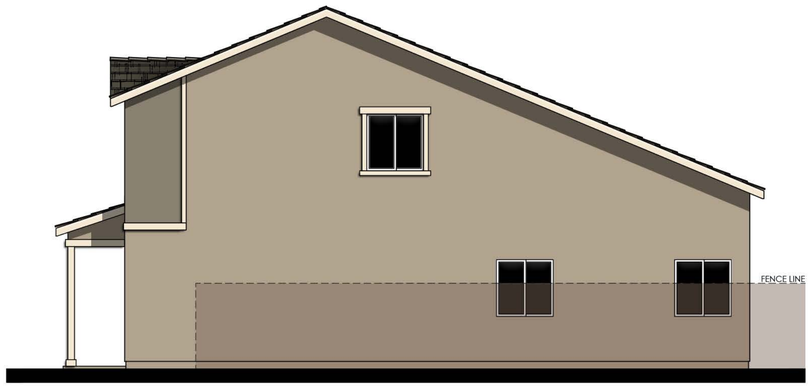
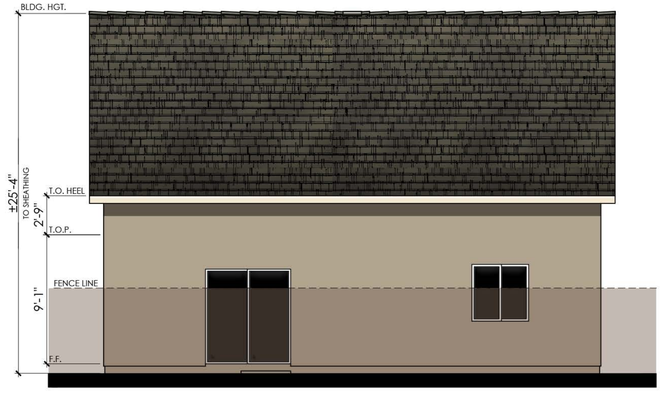
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
WINDOW BOX:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	WOOD POST AND BEAM



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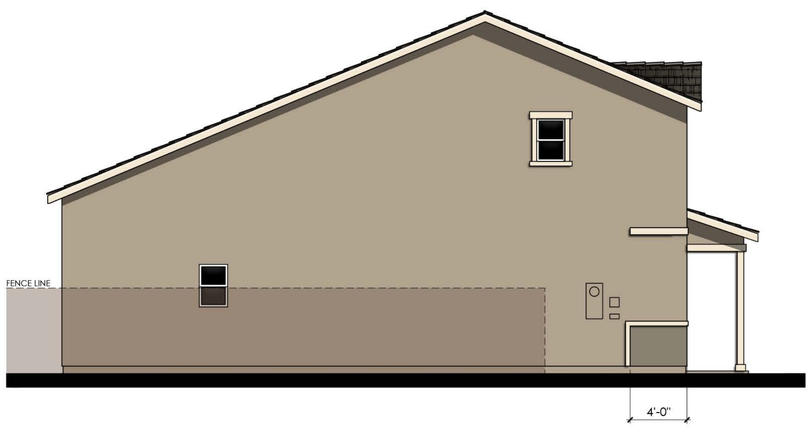


LEFT

PROPOSED UNDER PROJECT NO. PLND-0924-0108

COLOR SCHEME 4

PLAN 1B (1879)

"B" FARMHOUSE ELEVATIONS

M004 GOODALL (1879)

0 2 4 8 12

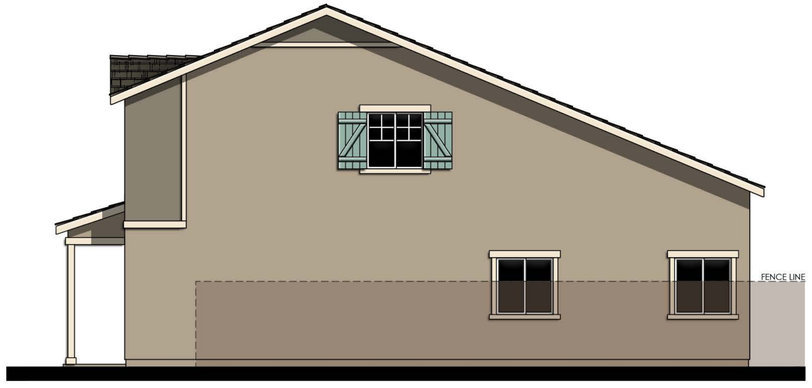
LENNAR

AQUA AT THE PRESERVE
Rancho Cordova, Ca

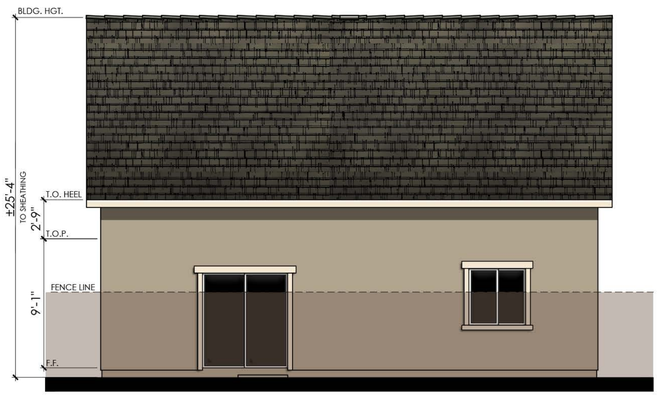
Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-203

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE



RIGHT



REAR

COLOR SCHEME 4

PLAN 1B (1879)

"B" FARMHOUSE ENHANCED ELEVATIONS

PROPOSED UNDER PROJECT NO. PLND-0924-0108

M004 GOODALL (1879)

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

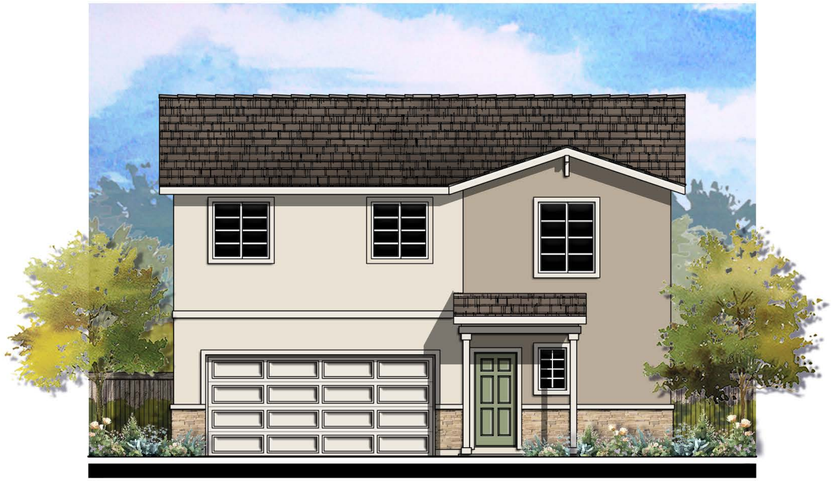
AQUA AT THE PRESERVE

Rancho Cordova, Ca

Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-204

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE



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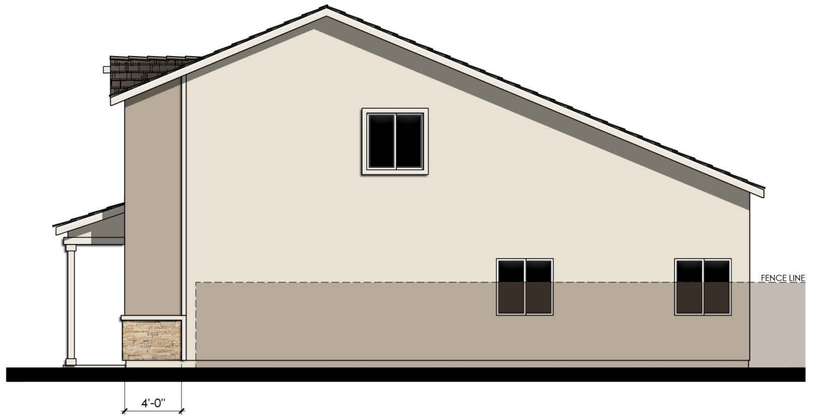
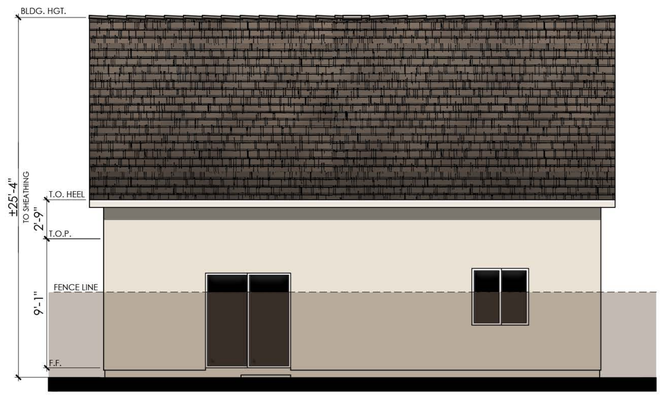
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
WINDOW BOX:	SIMULATED WOOD
POTSHELF:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
PORCH:	WOOD POST AND BEAM



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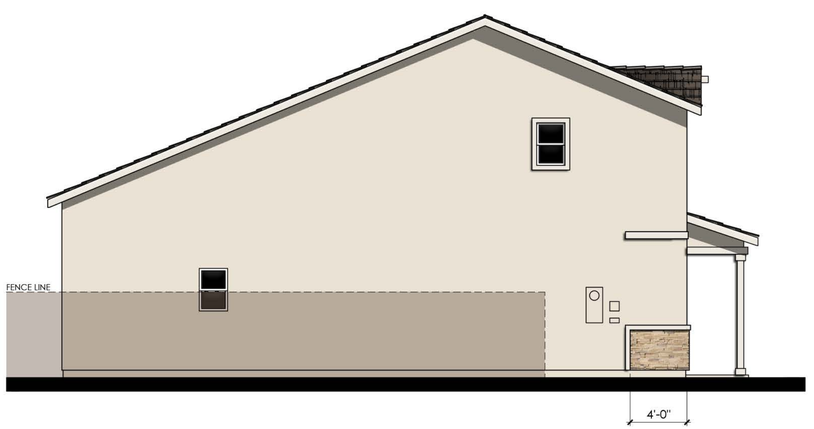


LEFT

PROPOSED UNDER PROJECT NO. PLND-0924-0108

COLOR SCHEME 7

PLAN 1C (1879)

"C" CONTEMPORARY ELEVATIONS

M004 GOODALL (1879)

0 2 4 8 12

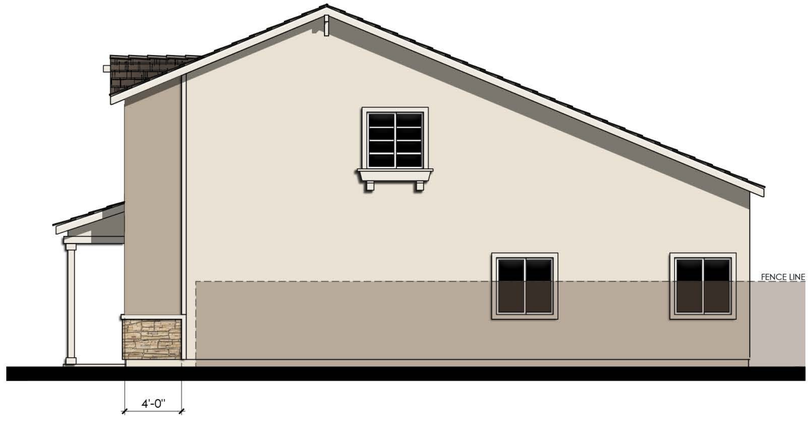
LENNAR

AQUA AT THE PRESERVE
Rancho Cordova, Ca

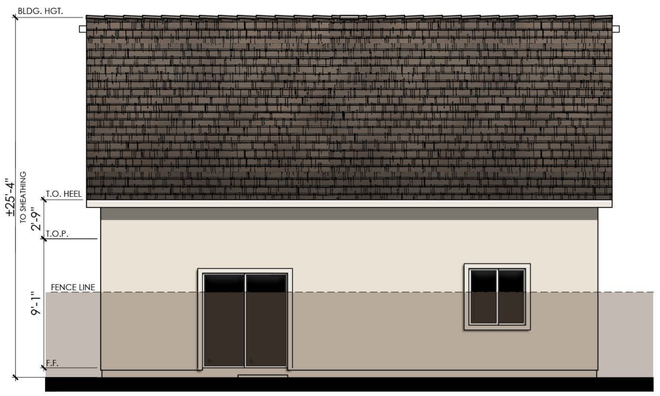
Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-205

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE



RIGHT



REAR

PROPOSED UNDER PROJECT NO. PLND-0924-0108

M004 GOODALL (1879)

COLOR SCHEME 7

PLAN 1C (1879)

"C" CONTEMPORARY ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

LENNAR

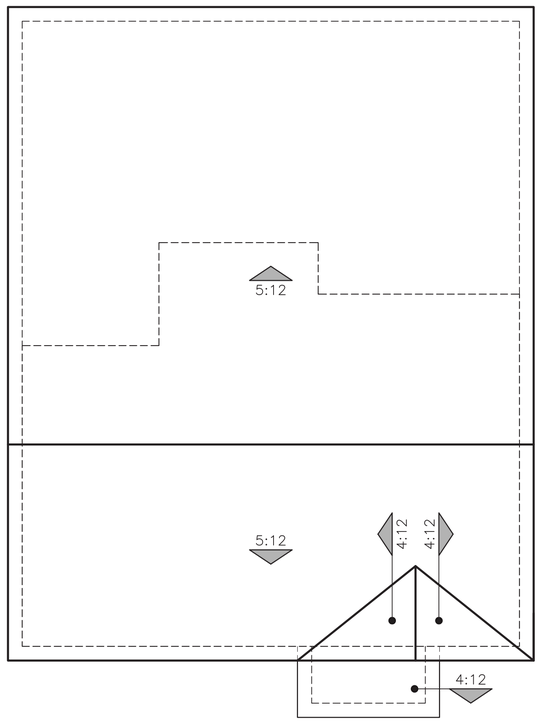
AQUA AT THE PRESERVE

Rancho Cordova, Ca

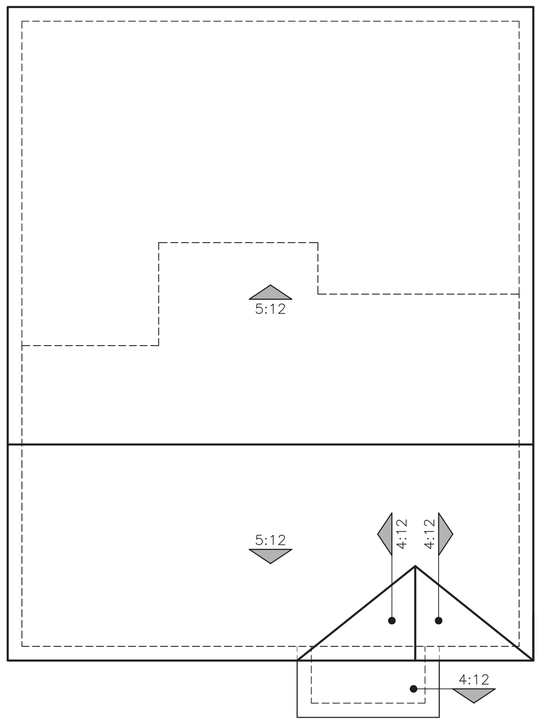
Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-206

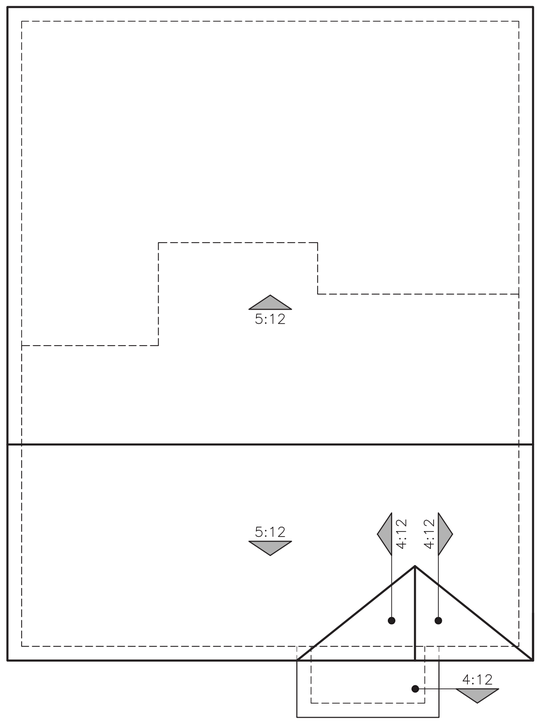
Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE



"A" - SPANISH



"B" - FARMHOUSE



"C" - CONTEMPORARY

PROPOSED UNDER PROJECT NO. PLND-0924-0108

M004 GOODALL (1879)

PLAN 1 (1879)

ROOF PLANS

0 2 4 8 12



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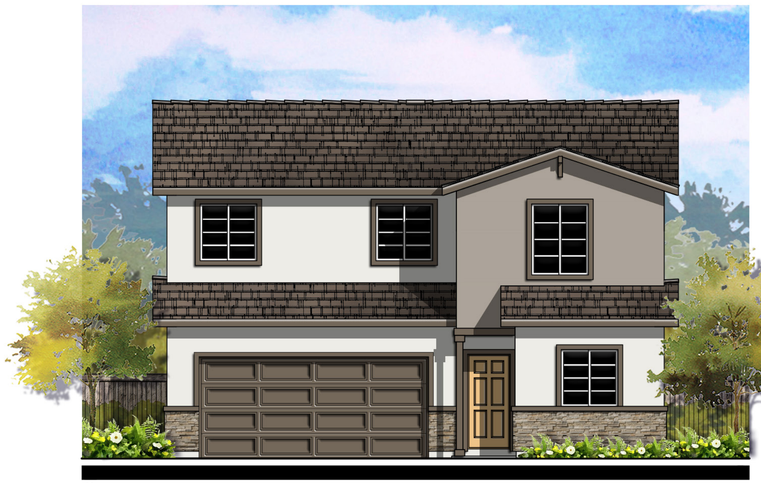
"A" - SPANISH



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"B" - FARMHOUSE



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"C" - CONTEMPORARY

PROPOSED UNDER PROJECT NO. PLND-0924-0108

PLAN 2 (2261)

FRONT ELEVATIONS

0 2 4 8 12

LENNAR

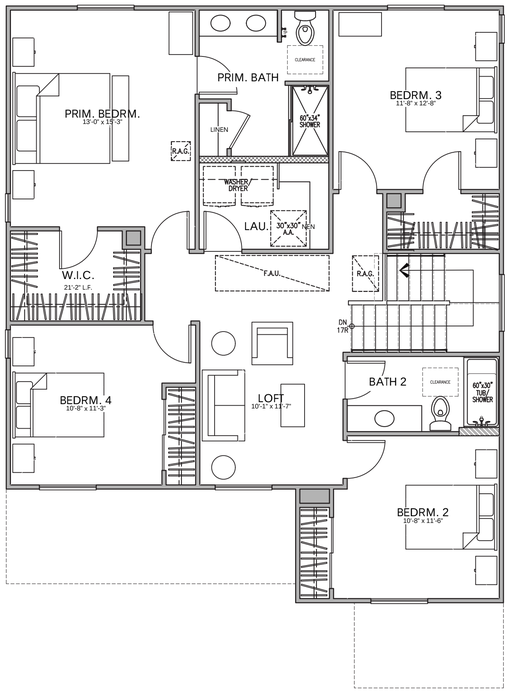
AQUA AT THE PRESERVE

Rancho Cordova, Ca

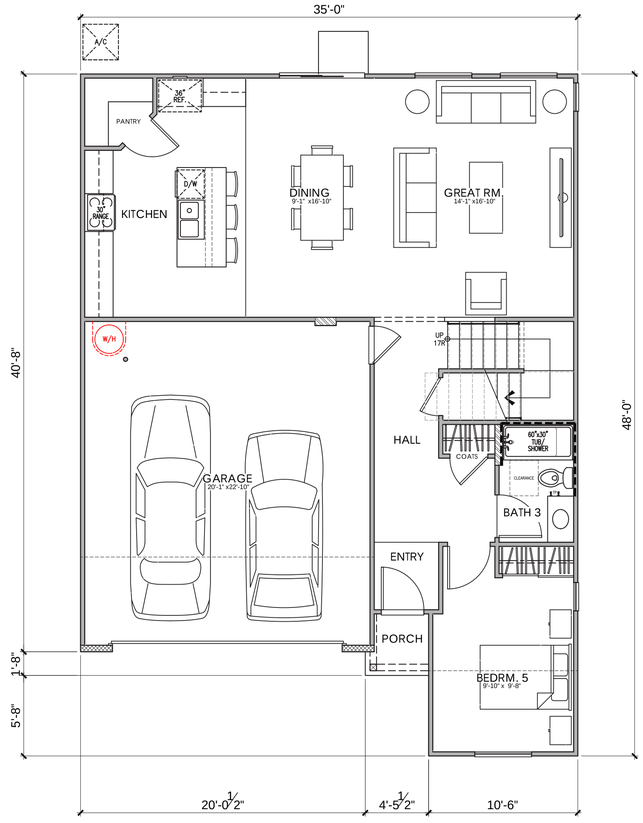
Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-208

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE



SECOND FLOOR



FIRST FLOOR

PLAN 2
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,019 SQ. FT.
SECOND FLOOR AREA	1,242 SQ. FT.
TOTAL DWELLING	2,261 SQ. FT.

UNCONDITIONED SPACE	
GARAGE	471 SQ. FT.
PORCH "A"	16 SQ. FT.
PORCH "B"	16 SQ. FT.
PORCH "C"	16 SQ. FT.

PROPOSED UNDER PROJECT NO. PLND-0924-0108

M006 MUIR (2261)

PLAN 2A (2261)

5 BEDROOM, 3 BATH, LOFT FLOOR PLAN

0 2 4 8 1

LENNAR

AQUA AT THE PRESERVE

Rancho Cordova, Ca

Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-209

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE



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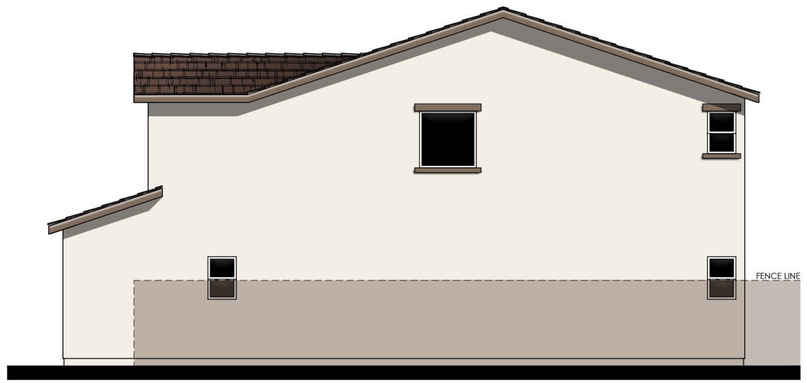
FRONT



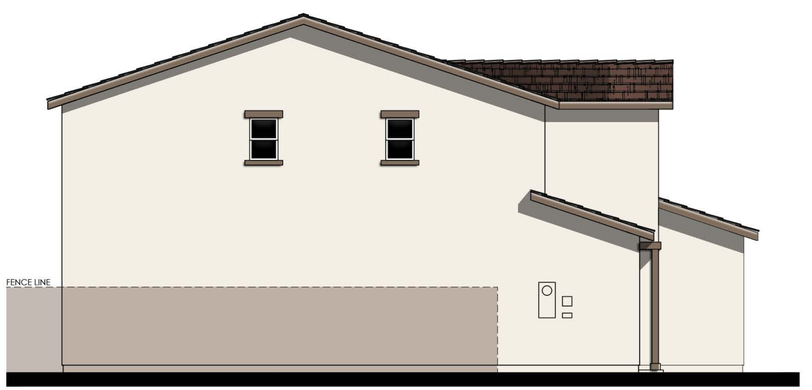
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
WINDOW BOX:	SIMULATED WOOD
POTSHELF:	STUCCO OVER RIGID FOAM
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	WOOD POST AND BEAM



REAR



LEFT

PROPOSED UNDER PROJECT NO. PLND-0924-0108

COLOR SCHEME 2

PLAN 2A (2261)

"A" SPANISH ELEVATIONS

M006 MUIR (2261)

0 2 4 8 12

LENNAR

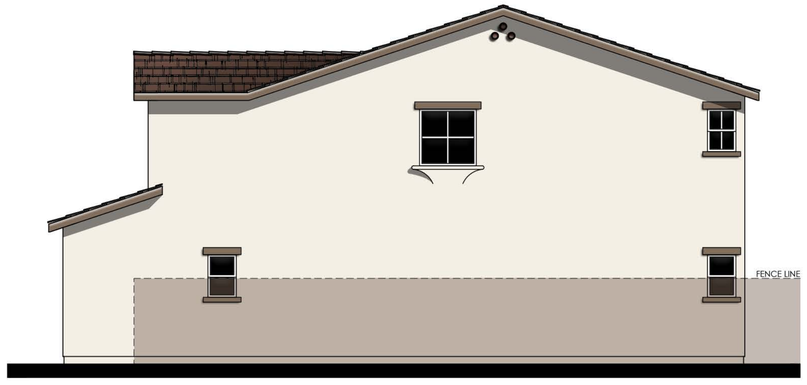
AQUA AT THE PRESERVE

Rancho Cordova, Ca

Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-210

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE



RIGHT



PROPOSED UNDER PROJECT NO. PLND-0924-0108

REAR

COLOR SCHEME 2

PLAN 2A (2261)

"A" SPANISH ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

M006 MUIR (2261)

LENNAR

AQUA AT THE PRESERVE

Rancho Cordova, Ca

Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-211

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE



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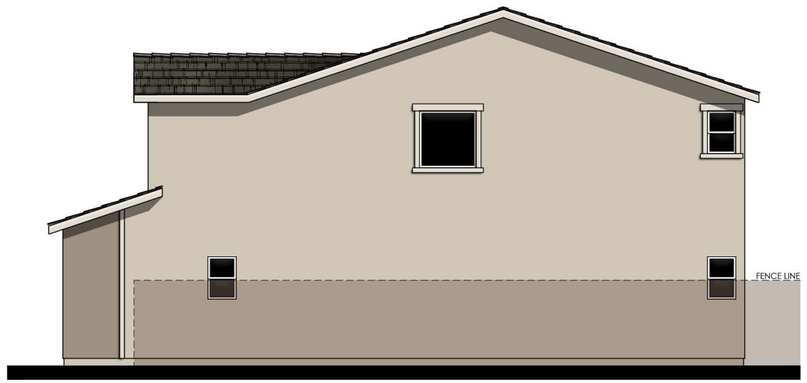
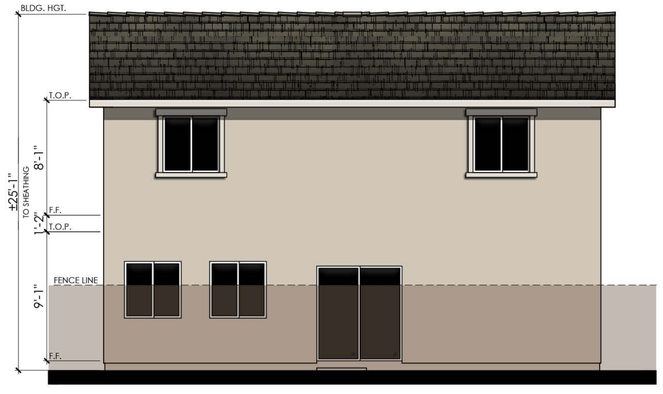
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
WINDOW BOX:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	WOOD POST AND BEAM



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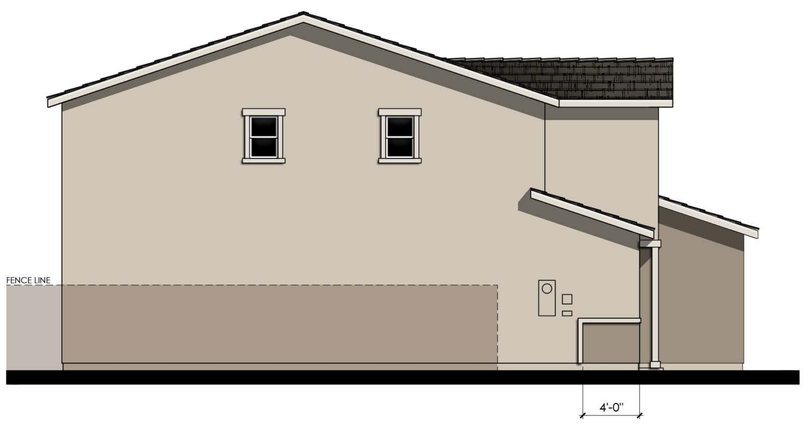


LEFT

PROPOSED UNDER PROJECT NO. PLND-0924-0108

COLOR SCHEME 5

PLAN 2B (2261)

"B" FARMHOUSE ELEVATIONS

M006 MUIR (2261)

0 2 4 8 12

LENNAR

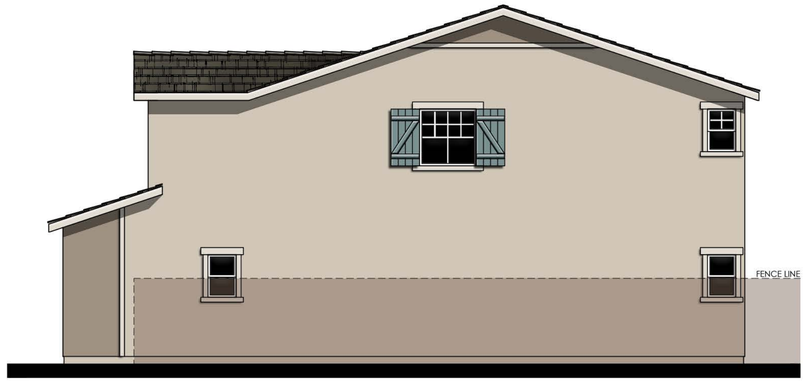
AQUA AT THE PRESERVE

Rancho Cordova, Ca

Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-212

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE



RIGHT



PROPOSED UNDER PROJECT NO. PLND-0924-0108

REAR

COLOR SCHEME 5

PLAN 2B (2261)

"B" FARMHOUSE ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

M006 MUIR (2261)

LENNAR

AQUA AT THE PRESERVE

Rancho Cordova, Ca

Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-213

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE



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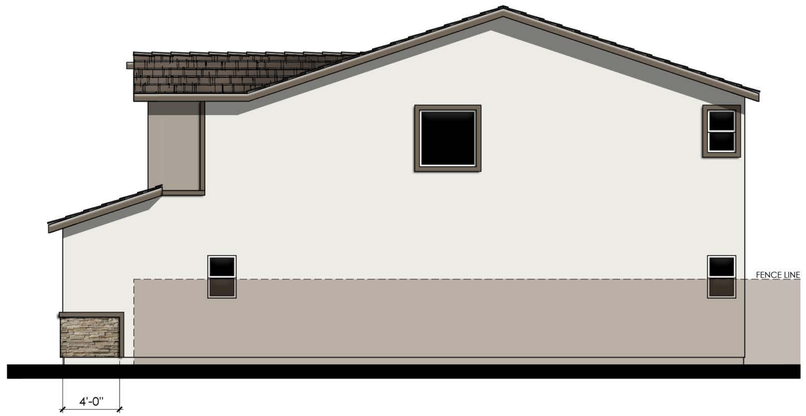
FRONT



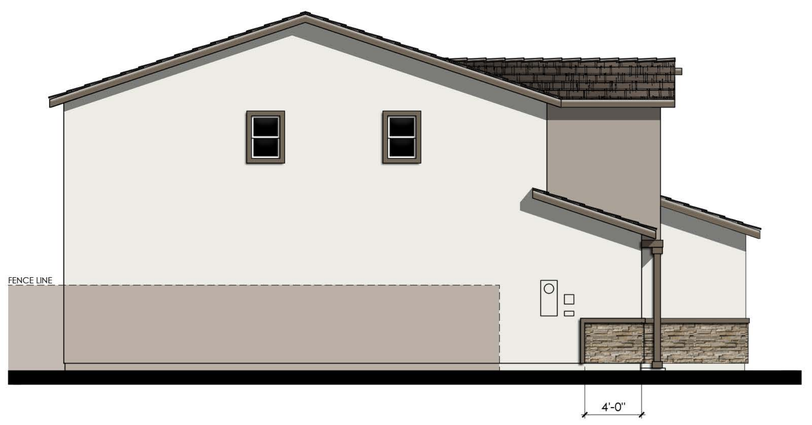
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
WINDOW BOX:	SIMULATED WOOD
POTSHELF:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
PORCH:	WOOD POST AND BEAM



REAR



LEFT

PROPOSED UNDER PROJECT NO. PLND-0924-0108

COLOR SCHEME 8

PLAN 2C (2261)

"C" CONTEMPORARY ELEVATIONS

M006 MUIR (2261)

0 2 4 8 12

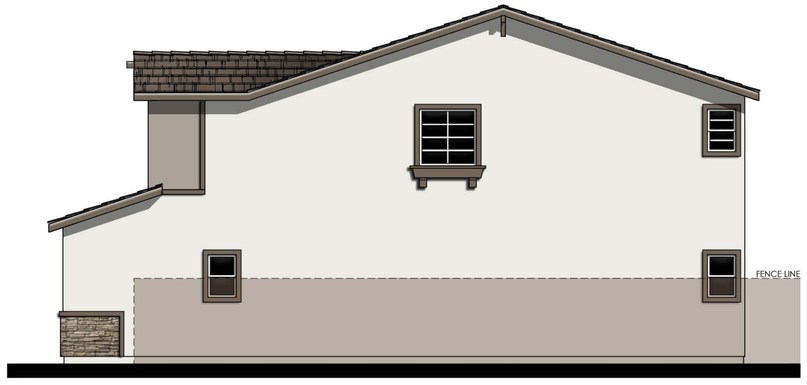
LENNAR

AQUA AT THE PRESERVE
Rancho Cordova, Ca

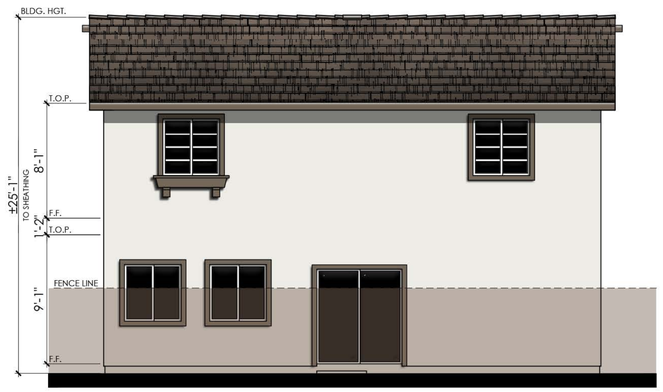
Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-214

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE



RIGHT



PROPOSED UNDER PROJECT NO. PLND-0924-0108

REAR

COLOR SCHEME 8

PLAN 2C (2261)

"C" CONTEMPORARY ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

M006 MUIR (2261)

LENNAR

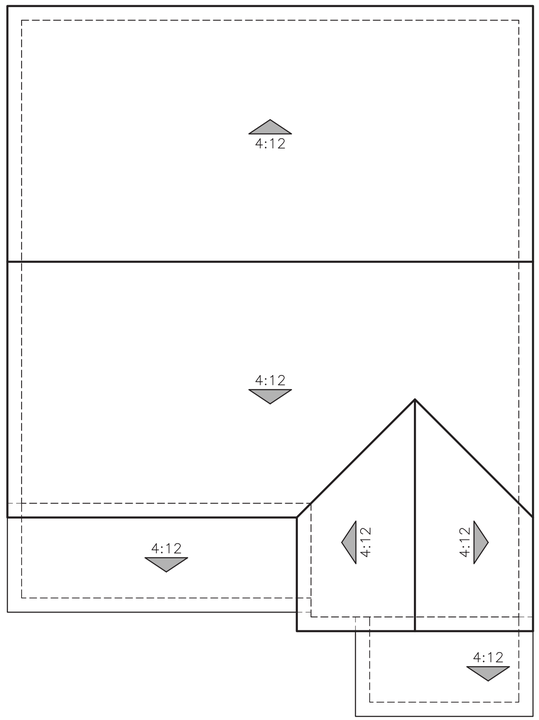
AQUA AT THE PRESERVE

Rancho Cordova, Ca

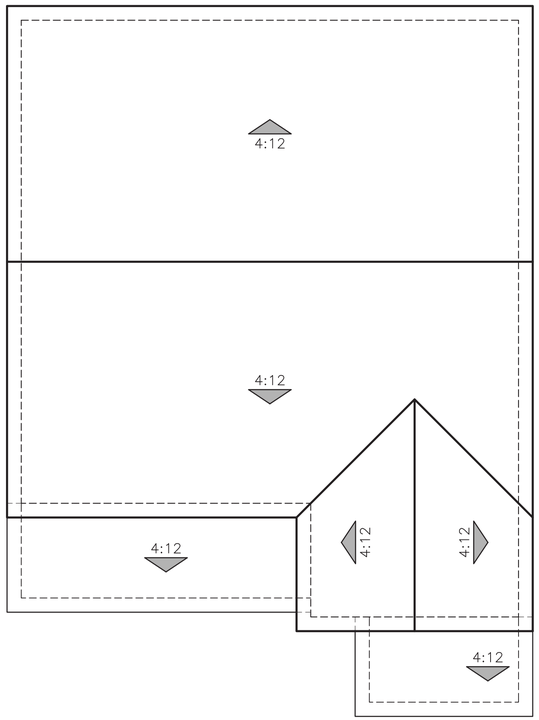
Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-215

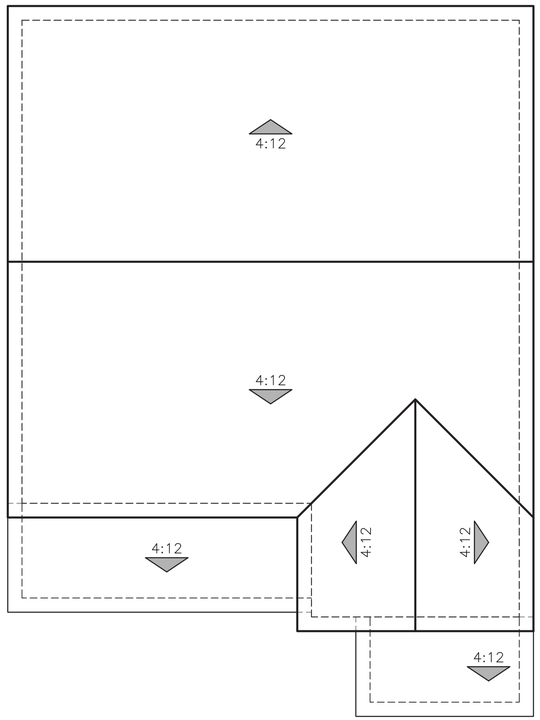
Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE



"A" - SPANISH



"B" - FARMHOUSE



"C" - CONTEMPORARY

PROPOSED UNDER PROJECT NO. PLND-0924-0108

M006 MUIR (2261)

PLAN 2 (2261)

ROOF PLANS

0 2 4 8 12

LENNAR

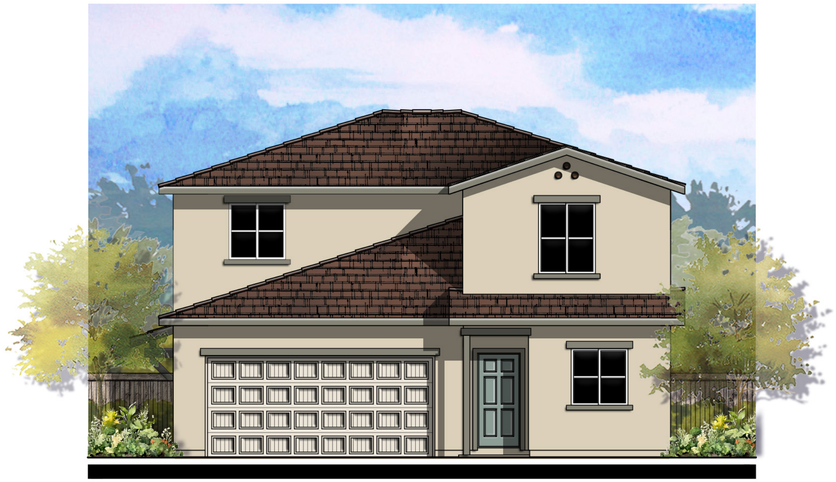
AQUA AT THE PRESERVE

Rancho Cordova, Ca

Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-216

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE



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"A" - SPANISH



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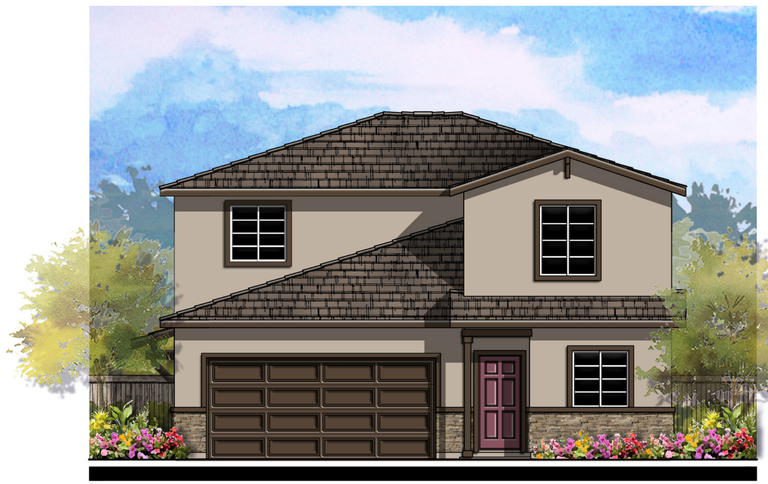
"B" - FARMHOUSE



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"C" - CONTEMPORARY

PROPOSED UNDER PROJECT NO. PLND-0924-0108

PLAN 3 (2623)

FRONT ELEVATIONS

0 2 4 8 12

LENNAR

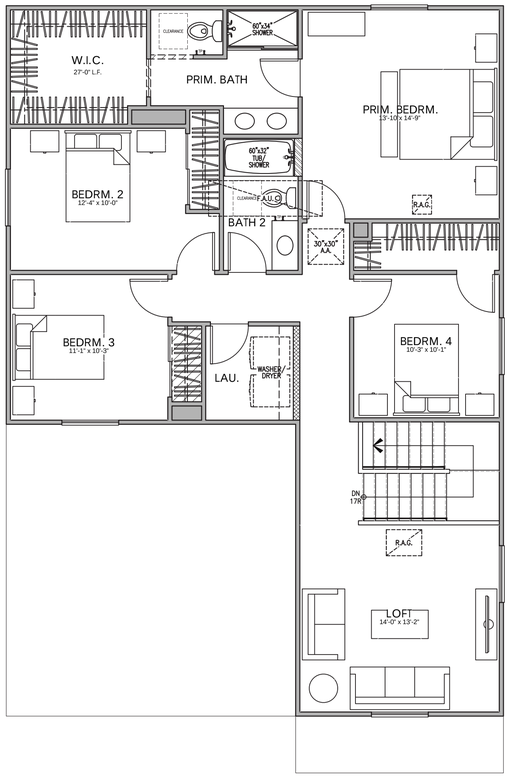
AQUA AT THE PRESERVE

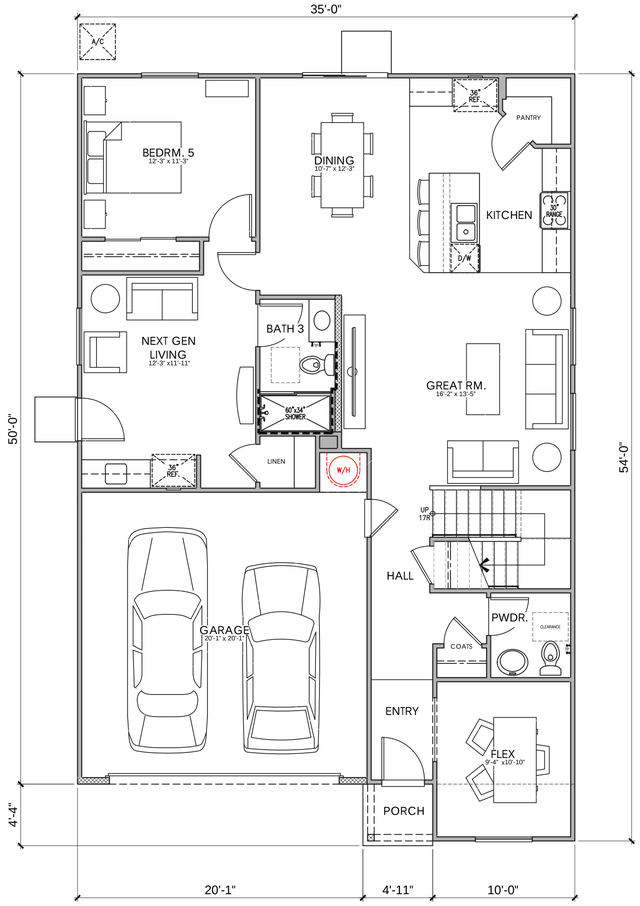
Rancho Cordova, Ca

Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-217

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE





PLAN 3
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,361 SQ. FT.
SECOND FLOOR AREA	1,262 SQ. FT.
TOTAL DWELLING	2,623 SQ. FT.

UNCONDITIONED SPACE	
GARAGE	428 SQ. FT.
PORCH "A"	18 SQ. FT.
PORCH "B"	18 SQ. FT.
PORCH "C"	18 SQ. FT.

PROPOSED UNDER PROJECT
NO. PLND-0924-0108

SECOND FLOOR

FIRST FLOOR

PLAN 3A (2623)

5 BEDROOM, 3.5 BATH, NEXT GEN, FLEX, LOFT
FLOOR PLAN

M007 POPPY (2623)

0 2 4 8 1

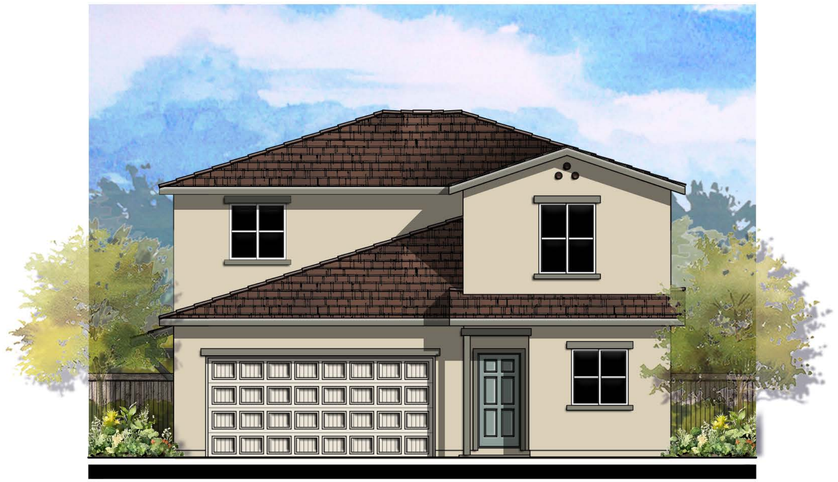
LENNAR

AQUA AT THE PRESERVE
Rancho Cordova, Ca

Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-218

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE



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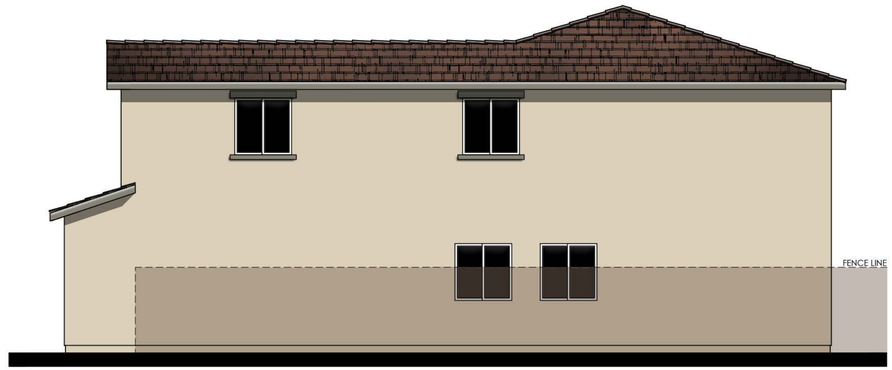
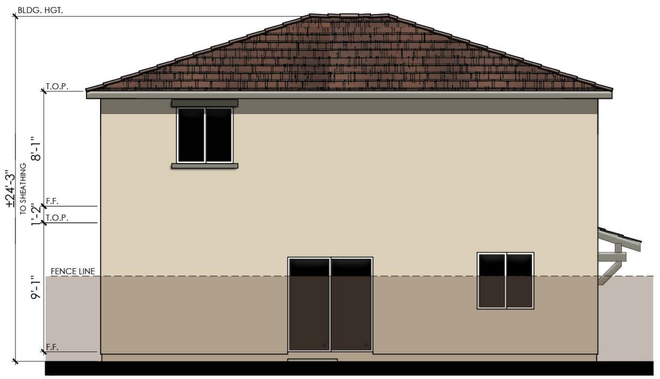
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE PIPE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
WINDOW BOX:	SIMULATED WOOD
POTSHELF:	STUCCO OVER RIGID FOAM
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	WOOD POST AND BEAM



REAR



LEFT

PROPOSED UNDER PROJECT NO. PLND-0924-0108

M007 POPPY (2623)

COLOR SCHEME 3

PLAN 3A (2623)

"A" SPANISH ELEVATIONS

0 2 4 8 12

LENNAR

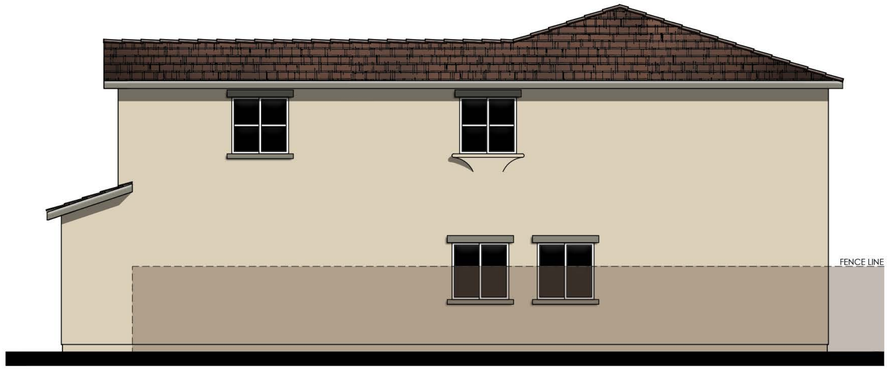
AQUA AT THE PRESERVE

Rancho Cordova, Ca

Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-219

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE



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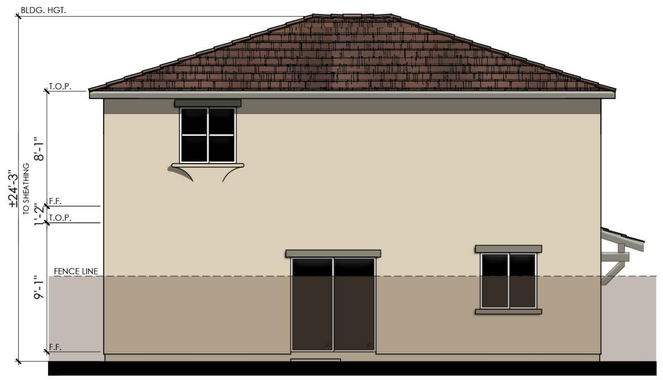

PROPOSED UNDER PROJECT NO. PLND-0924-0108

REAR

COLOR SCHEME 3

PLAN 3A (2623)

"A" SPANISH ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

M007 POPPY (2623)

LENNAR

AQUA AT THE PRESERVE

Rancho Cordova, Ca

Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-220

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE



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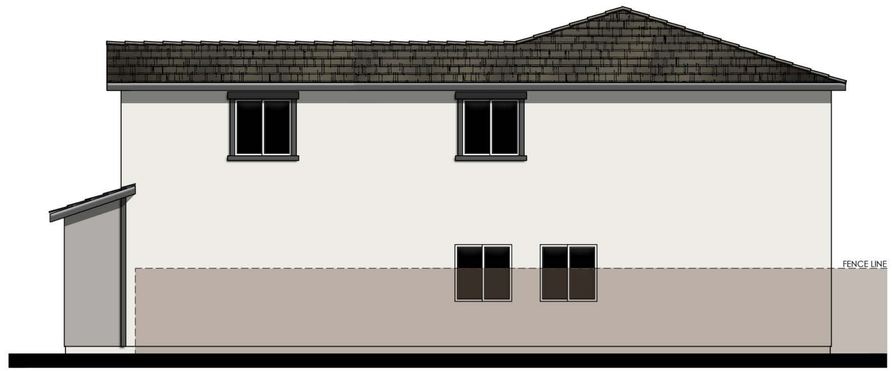
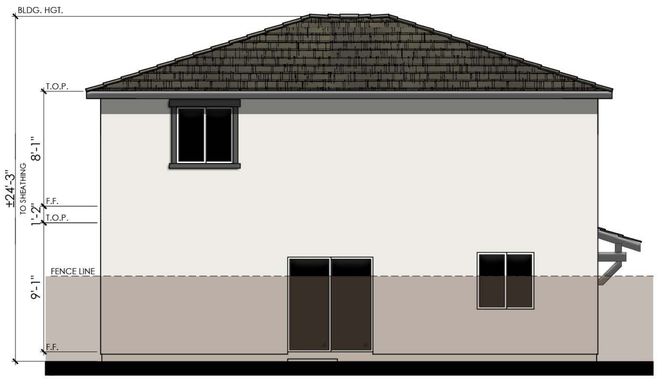
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
WINDOW BOX:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	WOOD POST AND BEAM



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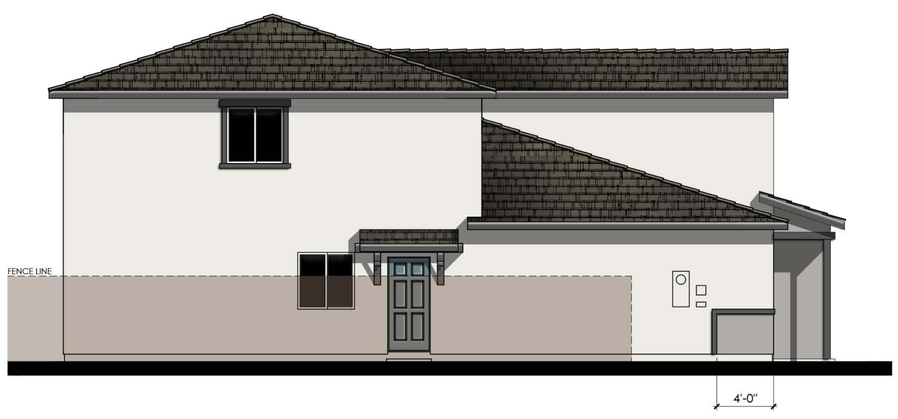


LEFT

PROPOSED UNDER PROJECT NO. PLND-0924-0108

M007 POPPY (2623)

COLOR SCHEME 6

PLAN 3B (2623)

"B" FARMHOUSE ELEVATIONS

0 2 4 8 12

LENNAR

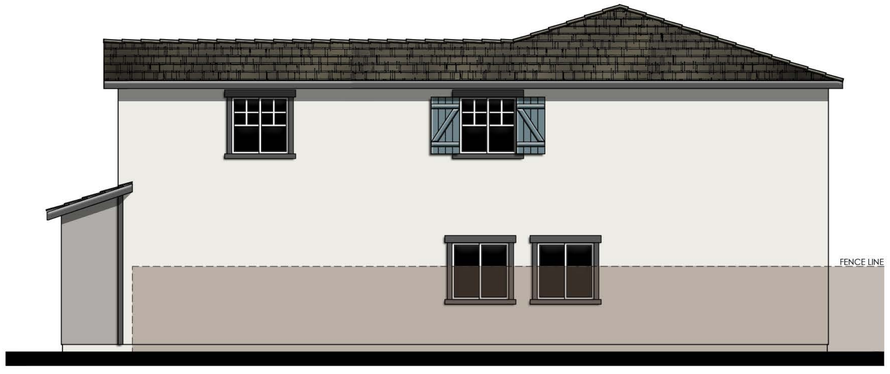
AQUA AT THE PRESERVE

Rancho Cordova, Ca

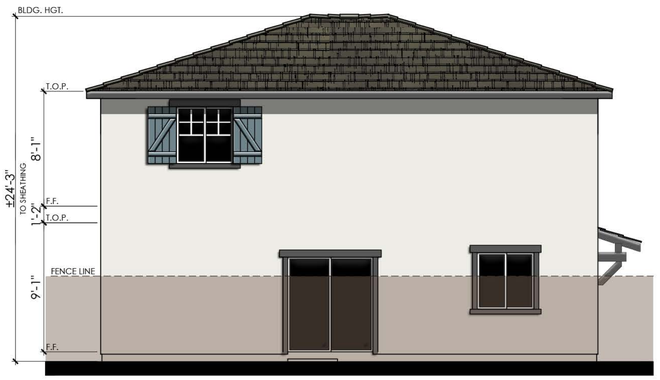
Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-221

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE



RIGHT



PROPOSED UNDER PROJECT NO. PLND-0924-0108

REAR

COLOR SCHEME 6

PLAN 3B (2623)

"B" FARMHOUSE ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

M007 POPPY (2623)

LENNAR

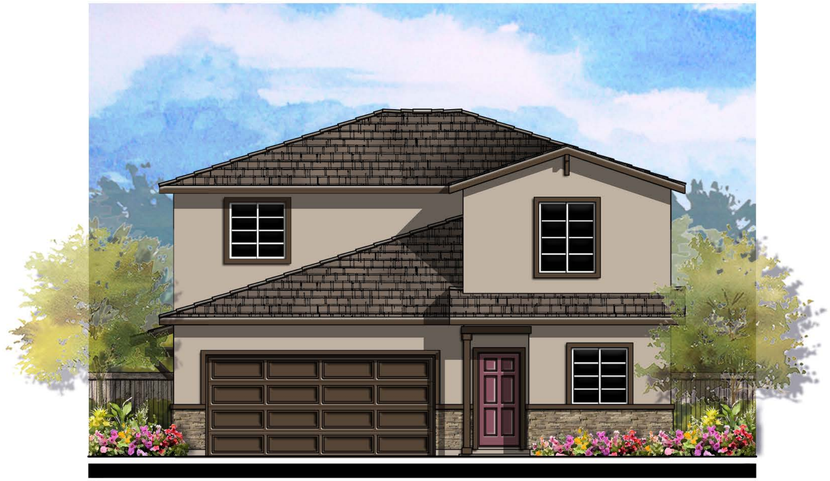
AQUA AT THE PRESERVE

Rancho Cordova, Ca

Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

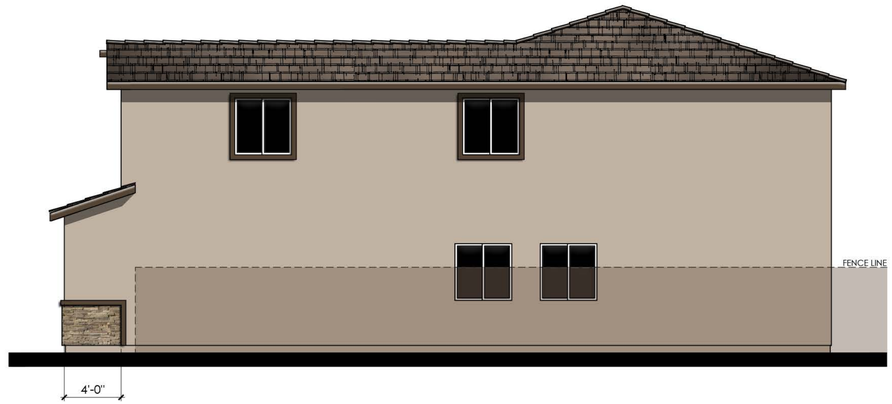
10/16/2024
A-222

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

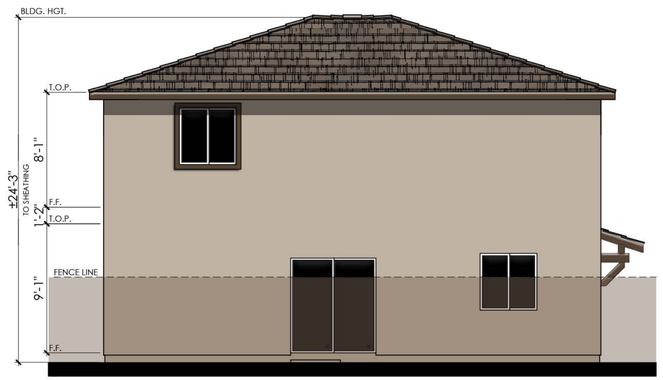
FRONT



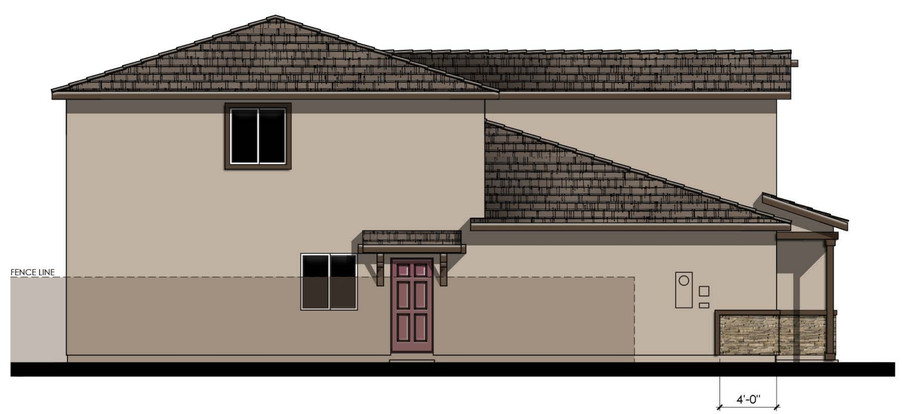
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
ROOF EXTENSIONS:	WOOD CORBEL/ KNEE BRACE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
WINDOW BOX:	SIMULATED WOOD
POTSHELF:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
PORCH:	WOOD POST AND BEAM



REAR



LEFT

PROPOSED UNDER PROJECT NO. PLND-0924-0108

COLOR SCHEME 9

PLAN 3C (2623)

"C" CONTEMPORARY ELEVATIONS

M007 POPPY (2623)

0 2 4 8 12

LENNAR

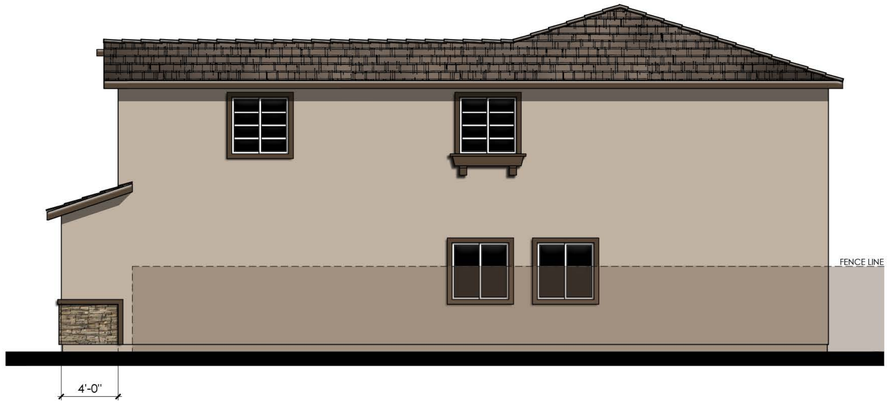
AQUA AT THE PRESERVE

Rancho Cordova, Ca

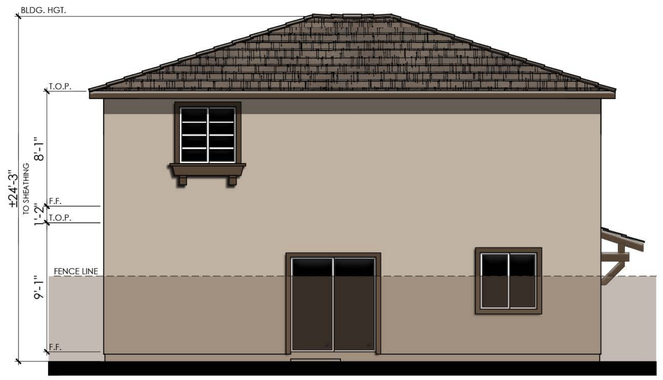
Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-223

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE



RIGHT



PROPOSED UNDER PROJECT NO. PLND-0924-0108

REAR

COLOR SCHEME 9

PLAN 3C (2623)

"C" CONTEMPORARY ENHANCED ELEVATIONS

NOTE: ENHANCEMENT ADDED TO ELEVATION FACING PUBLIC RIGHT OF WAY, PEDESTRIAN PATH, OR OPEN SPACE.

0 2 4 8 12

M007 POPPY (2623)

LENNAR

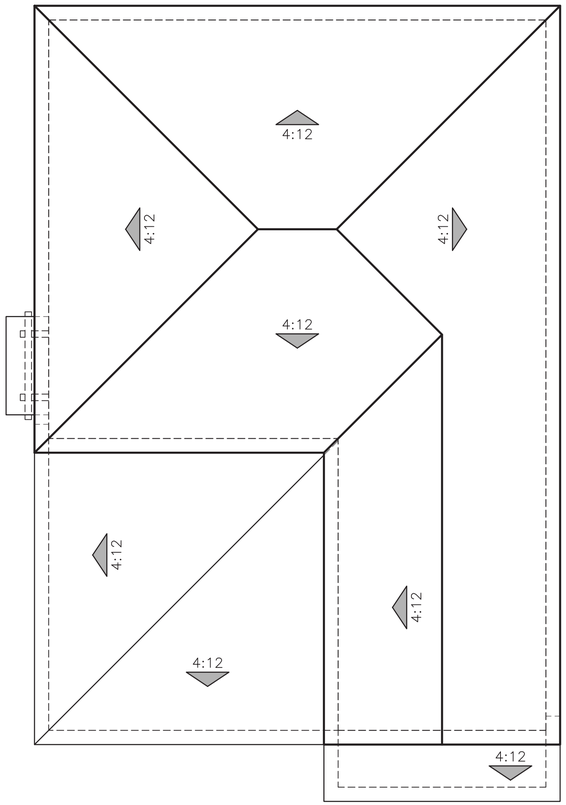
AQUA AT THE PRESERVE

Rancho Cordova, Ca

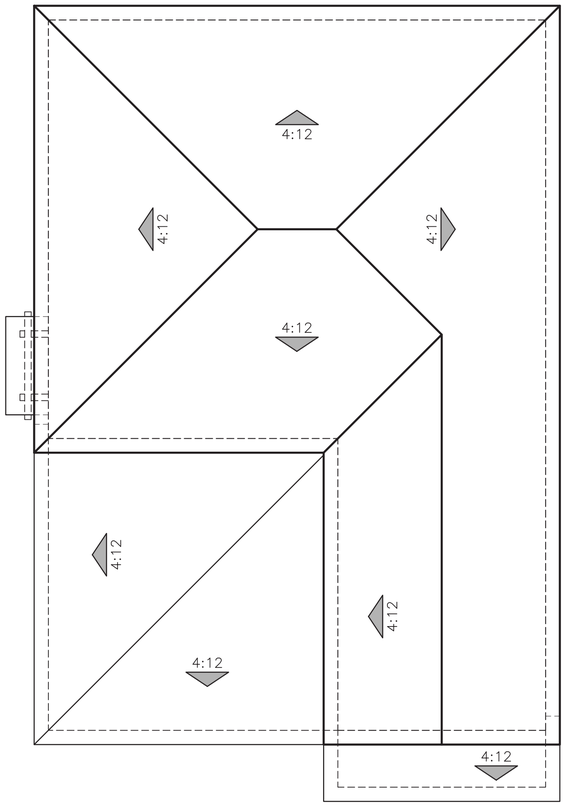
Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-224

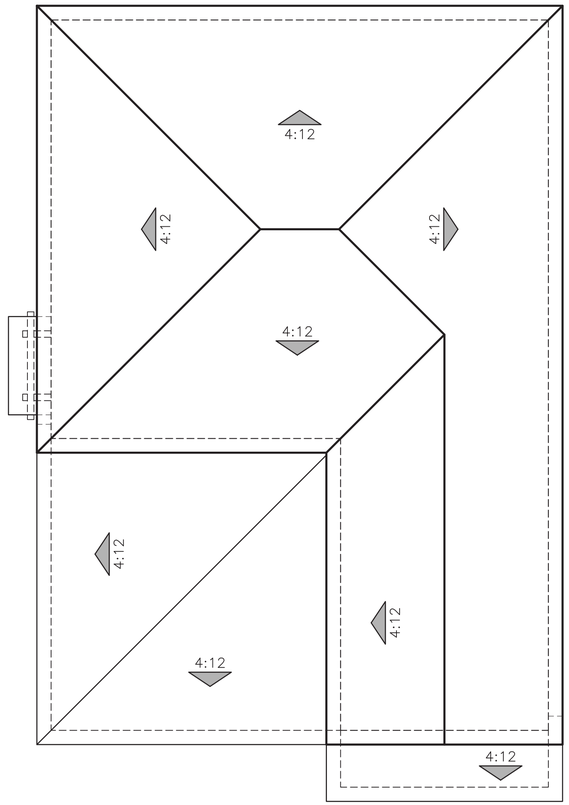
Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE



"A" - SPANISH



"B" - FARMHOUSE



"C" - CONTEMPORARY

PROPOSED UNDER PROJECT NO. PLND-0924-0108

M007 POPPY (2623)

PLAN 3 (2623)

ROOF PLANS

0 2 4 8 12

LENNAR

AQUA AT THE PRESERVE

Rancho Cordova, Ca

Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-225

Kevin L. Crook Architect Inc #23016
PLANNING + ARCHITECTURE

AQUA AT THE PRESERVE

RANCHO CORDOVA, CA

JOB # 23016D
CREATED 8/22/24

"A" ELEVATIONS	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO MAIN BODY	SW0046 WHITE HYACINTH	SW7102 WHITE FLOUR	SW6155 RICE GRAIN
FASCIA / TRIM	SW2806 ROOKWOOD BROWN	SW7509 TIKI HUT	SW7743 MOUNTAIN ROAD
GARAGE DOOR	SW6107 NOMADIC DESERT	SW7549 STUDIO TAUPE	SW7013 IVORY LACE
FRONT DOOR	SW7734 OLIVE GROVE	SW2803 RKWD TERRA COTTA	SW9133 JASPER STONE
CLAY PIPES	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
COMPOSITION SHINGLES:	TIMBERLINE HDZ HICKORY	TIMBERLINE HDZ HICKORY	TIMBERLINE HDZ HICKORY

"B" ELEVATIONS	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO MAIN BODY	SW7546 PRAIRIE GRASS	SW7036 ACCESSIBLE BEIGE	SW7005 PURE WHITE
SECONDARY STUCCO	SW7744 ZEUS	SW7038 TONY TAUPE	SW7672 KNITTING NEEDLES
FASCIA / TRIM / GARAGE DOOR	SW7556 CRÈME	SW7035 AESTHETIC WHITE	SW7674 PEPPERCORN
FRONT DOOR	SW9050 VINTAGE VESSEL	SW6221 MOODY BLUE	SW9140 BLUSTERY SKY
COMPOSITION SHINGLES:	TIMBERLINE HDZ WEATHERED WOOD	TIMBERLINE HDZ WEATHERED WOOD	TIMBERLINE HDZ WEATHERED WOOD

"C" ELEVATIONS	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO MAIN BODY	SW6147 PANDA WHITE	SW7005 PURE WHITE	SW7037 BALANCED BEIGE
SECONDARY STUCCO	SW7532 URBAN PUTTY	SW7030 ANEW GRAY	SW9174 MOTH WING
FASCIA / TRIM / GARAGE DOOR	SW7001 MARSHMALLOW	SW7033 BRAINSTORM BRONZE	SW7041 VAN DYKE BROWN
FRONT DOOR	SW2812 ROOKWOOD JADE	SW0030 COLONIAL YELLOW	SW6299 AGED WINE
COMPOSITION SHINGLES:	TIMBERLINE HDZ MISSION BROWN	TIMBERLINE HDZ MISSION BROWN	TIMBERLINE HDZ MISSION BROWN
STONE: DRYSTACK INSTALL	PRO-FIT LEDGESTONE MOJAVE	PRO-FIT ALPINE SUMMIT PEAK	PRO-FIT ALPINE CHARDONNAY

PAINT:	SHERWIN WILLIAMS
COMP. SHINGLES	GAF TIMBERLINE HDZ
STONE:	CULTURED STONE

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE.

ALL PAINT BREAKS TO BE CUT AT **INSIDE** CORNERS.

PROPOSED UNDER PROJECT NO. PLND-0924-0108

WRITTEN COLOR SCHEMES

“A” ELEVATIONS
SCHEME #1



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AQUA AT THE PRESERVE
RANCHO CORDOVA, CA

#23016D
AUG. 22, 2024

Kevin L. Crook Architect Inc
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“A” ELEVATIONS
SCHEME #2



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AQUA AT THE PRESERVE
RANCHO CORDOVA, CA

#23016D
AUG. 22, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

“A” ELEVATIONS
SCHEME #3



LENNAR

AQUA AT THE PRESERVE
RANCHO CORDOVA, CA

#23016D
AUG. 22, 2024

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PROPOSED UNDER PROJECT NO. PLND-0924-0108

COLOR BOARDS - “A”

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

“B” ELEVATIONS
SCHEME #4



LENNAR

AQUA AT THE PRESERVE
RANCHO CORDOVA, CA

#23016D
AUG. 22, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

“B” ELEVATIONS
SCHEME #5



LENNAR

AQUA AT THE PRESERVE
RANCHO CORDOVA, CA

#23016D
AUG. 22, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

“B” ELEVATIONS
SCHEME #6



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AQUA AT THE PRESERVE
RANCHO CORDOVA, CA

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AUG. 22, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

PROPOSED UNDER PROJECT NO. PLND-0924-0108

COLOR BOARDS - “B”

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

“C” ELEVATIONS
SCHEME #7



LENNAR

AQUA AT THE PRESERVE
RANCHO CORDOVA, CA

#23016D
AUG. 22, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

“C” ELEVATIONS
SCHEME #8



LENNAR

AQUA AT THE PRESERVE
RANCHO CORDOVA, CA

#23016D
AUG. 22, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

“C” ELEVATIONS
SCHEME #9



LENNAR

AQUA AT THE PRESERVE
RANCHO CORDOVA, CA

#23016D
AUG. 22, 2024

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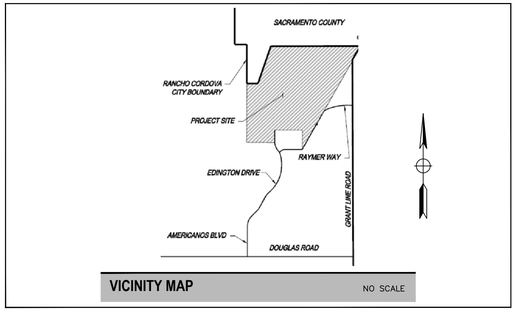
PROPOSED UNDER PROJECT NO. PLND-0924-0108

COLOR BOARDS - “C”

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.



THE PRESERVE - PHASES 1 & 2

CITY OF RANCHO CORDOVA, CA

INCLUDING:

CYAN - PRODUCT 1 / 45' x 90'
COBALT - PRODUCT 2 / 55' x 105'
AZURE - PRODUCT 3 / 45' x 105'
AQUA - PRODUCT 4 / 45' x 90'

LENNAR HOMES OF NORTHERN CA

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EarthLine DESIGN

AUGUST 28, 2024

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL (Jim)
Signature
4-30-2026
Renewal Date
8-28-2024
Date
STATE OF CALIFORNIA

PROJECT NOTES:

1. Contractor shall reference Improvement Plans by RJA for additional information, including easements, underground drainage, vertical grade control, setbacks, etc. If a discrepancy exists between plot plans and landscape plans, notify Landscape Architect immediately before proceeding with installations.
2. Bidder shall visit site and thoroughly acquaint himself with existing site conditions, grades, utilities, etc. Upon completion of rough grading, coordinate with owners as to quantity of import / export soil needed to establish finish grades throughout. Report any site discrepancies to the Landscape Architect prior to commencing with any work.
3. Upon completion of landscape installation, a Certificate of Completion shall be filled out and certified by the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project.
4. Contractor shall comply with all utility company requirements within the easements on this project.
5. Install all work per local codes and ordinances. Prior to start of construction, coordinate with other trades as needed for rough grading, sleeve work, electrical work, irrigation connections, etc.
6. Contractor shall verify location of all on-site utilities prior to start of work. Any damage to utilities shall be repaired by the contractor at no cost to the Owner or County. Call 811 (48) hours prior to commencing any work.
7. Installer shall make every effort to maintain smooth and even grades throughout contract areas, with no abrupt changes in grade.
8. Contractor shall verify all existing conditions on the project, and will report any discrepancies to the Landscape Architect prior to commencing with any work.
9. Contractor shall pay for all permits required for the completion of this project.
10. All landscaped areas within the project limits shall be graded to surface drain at 2% minimum throughout or as shown on individual plot plans.
11. Contractor shall coordinate with the Owner as to the availability of onsite services (water, electricity, restrooms, etc.) prior to beginning work on the project.

APPLICABLE CODES:

- Applicable codes for this project:

California Fire Code	2022 Edition
California Building Code	2022 Edition
California Residential Code	2022 Edition
California Mechanical Code	2022 Edition
California Plumbing Code	2022 Edition
California Electrical Code	2022 Edition
California Green Building Standards	2022 Edition
California Energy Code (CEC Part 6)	2022 Edition

811 Know what's below. Call before you dig.

LANDSCAPE DOCUMENTATION PACKAGE

APPLICANT

CONTACT	JIM LUTTRELL – EARTHLINE DESIGN
Title	Landscape Architect #3990 – CA
Company	Earthline Design LLC
Address	P.O. Box 661 Orangevale, CA 95662
Phone	916-420-7864
Email	jim@earthlinedesign.com

PROPERTY OWNER AND REPRESENTATIVE

Name	Pierre Martinez
Company	Lennar Homes of CA, Inc.
Address	1025 Creekside Ridge Dr. - #240 Roseville, CA 95678
Phone	916-746-8508
Email	pierre.martinez@lennar.com

PROJECT

Name	The Preserve – Phases 1 & 2
Address	City of Rancho Cordova, CA

PROJECT INFORMATION

Project type	Typical Front Yard Landscape and Irrigation Work
Water supply	1.5" domestic water service
Water purveyor	Sacramento County Water Agency
Total Landscape Area	319,588 square feet (total for all Phase 1 & 2 areas)

DOCUMENTATION PACKAGE

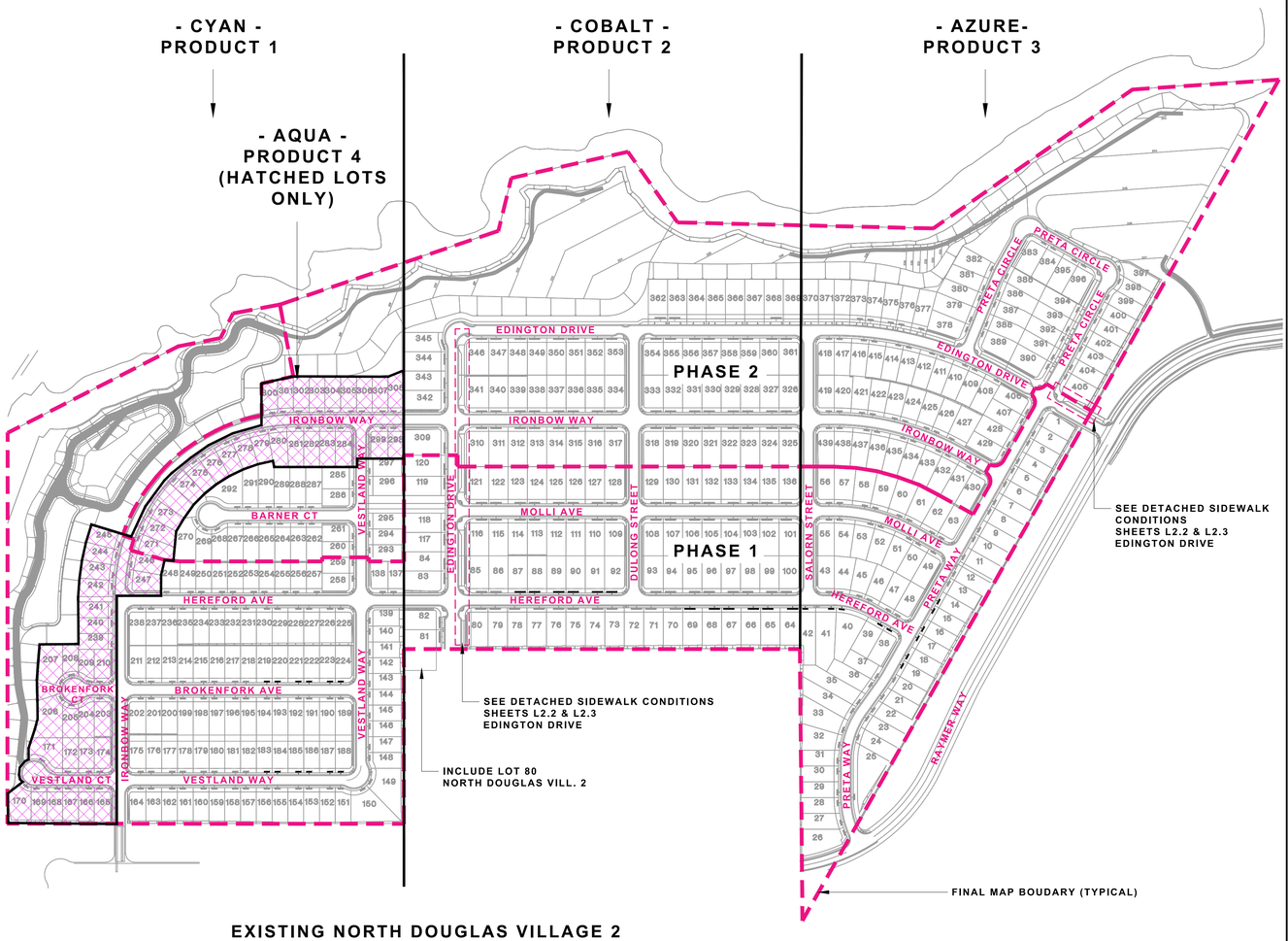
Water Efficient Worksheet	X	Soil Management Report	X
Landscape Design	X	Irrigation Design	X
Grading Design	See Civil		

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete landscape documentation package."

Signature _____ Date 8-28-2024

TYPICAL FRONT YARD LANDSCAPE PLANS

NO SCALE



EXISTING NORTH DOUGLAS VILLAGE 2

SHEET INDEX

SHEET:#	DESCRIPTION
NONE	COVER SHEET
L1.0	OVERALL STREET TREE + GROUNDCOVER PLAN
L1.0.1	LANDSCAPE NOTES - ALL PRODUCTS
L1.0.2	PLANTING PALETTE MATRICES + DETAILS ALL PRODUCTS
L1.0.3	IRRIGATION NOTES / DETAILS +SOIL MANAGEMENT ALL PRODUCTS
L1.1	TYPICAL LANDSCAPE LAYOUTS - CYAN
L1.2	TYPICAL IRRIGATION SCHEMATIC - CYAN
L2.1	TYPICAL LANDSCAPE LAYOUTS - COBALT
L2.2	TYPICAL LANDSCAPE LAYOUTS - COBALT
L2.3	TYPICAL IRRIGATION SCHEMATIC - COBALT
L3.1	TYPICAL LANDSCAPE LAYOUTS - AZURE
L3.2	TYPICAL IRRIGATION SCHEMATIC - AZURE
L4.1	TYPICAL LANDSCAPE LAYOUTS - AQUA
L4.2	TYPICAL IRRIGATION SCHEMATIC - AQUA

OWNER / DEVELOPER

Lennar Homes
1025 Creekside Ridge Dr. - #240
Roseville, CA 95678
(916) 746-8508

CIVIL ENGINEER

RJA
2541 Warren Dr. – Suite 100
Rocklin, CA 95677
(916) 630-8900

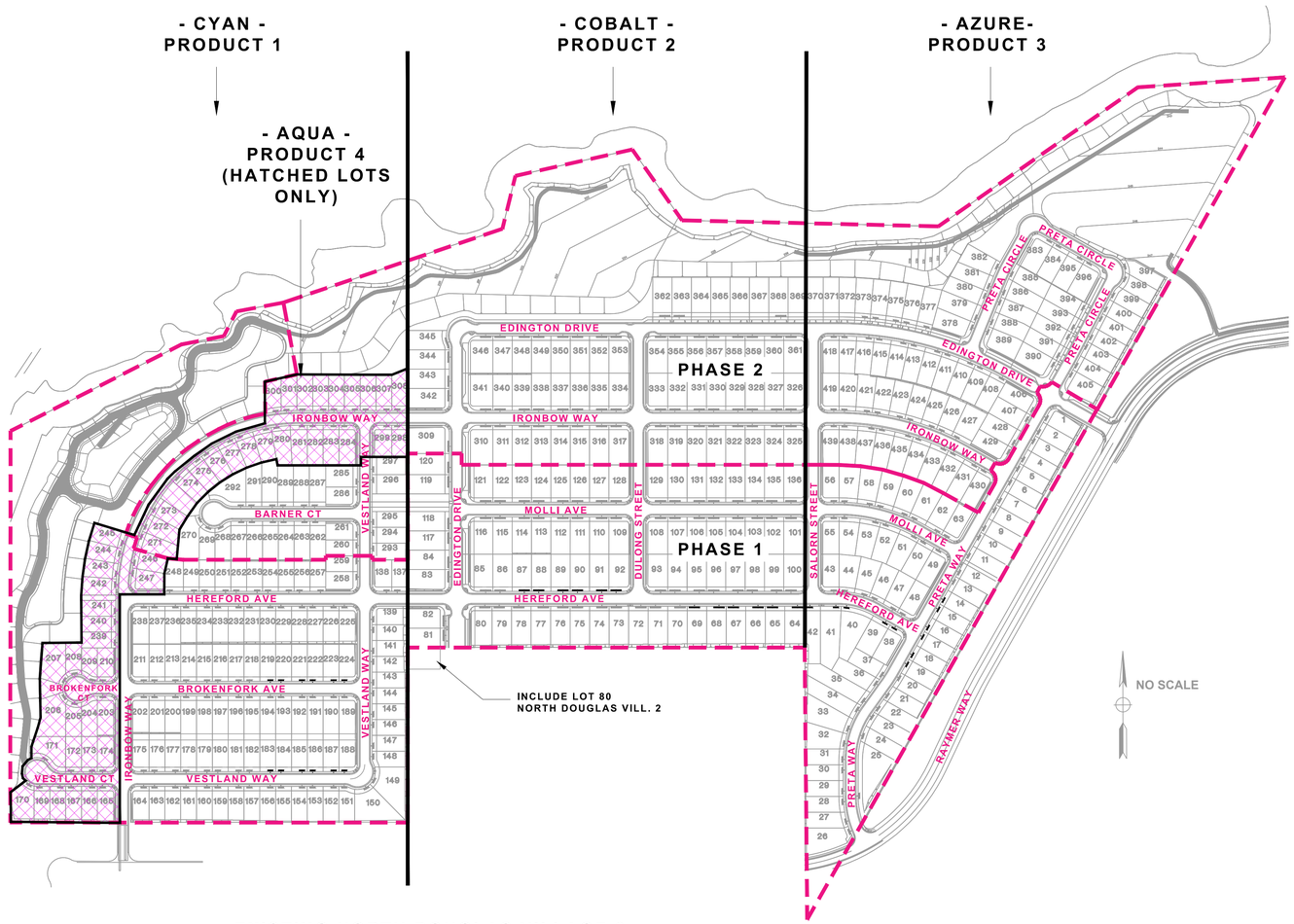
LANDSCAPE ARCHITECT

Earthline Design LLC
P.O. Box 661
Orangevale, CA 95662
(916) 420-7864

Landscape and Irrigation Maintenance Schedule for all Homes

1. Landscaping shall be maintained to ensure water use efficiency.
2. Contractor and/or owner shall maintain the landscaped areas in accordance with the following specifications and conditions:
   a. WATER AND/OR IRRIGATION – Owner shall provide all water necessary for irrigation.
      i. AUTOMATIC IRRIGATION shall be accomplished on a scheduled basis with such frequency and quantity as dictated by the weather based sensing system installed per the approved irrigation design. This system automatically adjusts the water duration based on changes in rainfall, temperature and historical weather data.
      ii. Irrigation equipment shall be repaired or replaced with the originally installed components or equivalent if necessary.
3. TREES, SHRUBS AND VINES – Pruning, thinning and trimming of shrubs and trees, and training and trimming of vines shall be accomplished on a regular basis to maintain a neat appearance and promote healthy growth. Work will include removal of suckers, cross branches and dead wood. Existing staking and guying of trees shall be inspected regularly and changed as required to permit growth expansion and to prevent damage from chafing.
4. TURF AREAS – Lawn areas shall be mowed regularly and fertilized as necessary to maintain vigorous growth and good color.
5. GROUND COVER AND FLOWER BED maintenance shall consist of trimming ground cover where needed around trees, shrubs, etc. Beds to be weeded and cleaned of leaves and debris on a regular basis to maintain a neat and clean appearance.
6. FERTILIZER shall be applied as necessary to maintain healthy growth. The time of year, soils, type and condition of plants shall determine application schedule.
7. HARDSCAPED AREAS shall be cleaned of debris.

PROPOSED UNDER PROJECT NO. PLND-0924-0108



EXISTING NORTH DOUGLAS VILLAGE 2

GROUNDCOVER SCHEDULE (detached sidewalk planter strips only)

Botanical / Common name / WUCOLS / size	Location
Arctostaphylos 'Pt. Reyes' / Manzanita / Mod / #5 (5 gal)	Edington Drive

Note:

All groundcovers shall be #5 (5 gallon) planted at 36" O.C. per the Planting Details

GENERAL STREET TREE NOTES:

1. See Street Tree Matrix for Container sizes by tree type. 25% of street trees shall be 24" box / 30% shall be evergreen.
2. All street trees shall be installed per Planting Detail shown in these plans.
3. Install trees in locations and spacing as shown in the Typical Landscape Layout Sheets.
4. Where trees are planted closer than 10 feet to public curbs or sidewalks, an approved root barrier system shall be installed per Detail shown in these plans.
5. Street trees in parkway strips shall be located in the center of the planting strip. Where trees are installed in the parkway strips, they shall be installed in lieu of the street tree "A" shown in the corner side yard layout.
6. All parkway strips shall be maintained by the individual property owner.

SINGLE STORY STREET TREE NOTES (IMPORTANT):

1. Where single story homes are constructed throughout the project, contractor shall replace the street trees shown in the Street Tree Matrix with the following selections ONLY:
   a. Zelkova serrata 'City Sprite'
   b. Magnolia grandiflora 'St. Mary'
   c. Laurus nobilis 'Saratoga'
2. Contractor shall vary the single story tree selections in Note #1 above along each street.
3. In the parkway planter strips adjacent to single story home on the corner side yard, contractor shall install the selections shown in the Street Tree Matrix. Note #1 above applies ONLY to street trees located in the **front yard** of a single story home.
4. Single story home locations can be found on the individual plot plans released by Homebuilder prior to construction.

For reference, the only single story plan is as follows:

- Plan 1873 (Azure)

STREET TREE MATRIX BY STREET NAME (TREE "A" ONLY)

TREE - ALL STANDARD FORM	CONTAINER SIZE	WUCOLS	HEIGHT	SPREAD	QUANT	% OF TOTAL	LOCATIONS
Ginkgo biloba 'Autumn Gold' Autumn Gold ginkgo	24" box	Moderate	50'	30'	60	10%	Brokenfork Ave / Brokenfork Ct / Salorn St /
Koereuteria paniculata Goldenrain tree	#15	Moderate	35'	30'	102	18%	Edingon Drive / Barner Ct /
Laurus nobilis 'Saratoga' Sweet Bay	24" box	Low	35'	25'	189	26%	Vestland Way / Vestland Ct /
Magnolia grandiflora 'St. Mary' St. Mary Southern Magnolia	#15	Moderate	20'	10'	---	---	Single Story homes ONLY - contractor to specify by homesite See Single Story Street Tree Notes this sheet
Pistacia chinensis 'Keith Davey' Keith Davey Chinese pistache	#15	Low	35'	35'	147	33%	Hereford Ave / Ironbow Way / Ironbow Way /
Ulmus propinqua 'Emerald Sunshine' Emerald Sunshine Eld	#15	Moderate	35'	25'	76	13%	Molli Ave / Dulong St / Preta Way / Preta Circle
					574 TOTAL		

PROPOSED UNDER PROJECT
NO. PLND-0924-0108

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THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL 5369
Signature
4-30-2026
Renewal Date
8-28-2024
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
OVERALL STREET TREE + GROUNDCOVER PLAN

Date AUGUST 28, 2024
Drawn By JL
Scale NOTED
Sheet L1.0

City of Rancho Cordova Approval

UB 24-2 Specifications
24" DeepRoot® Tree Root Barrier

Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications in varying sizes.

A. Materials

1. The contractor shall furnish and install tree root barrier as specified. The tree root barrier shall be either product #UB 24-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, www.deeproot.com (800.458.7668).

2. Root barrier shall be recyclable, black, injection molded panels with 0.80" (2.03 mm) wall thickness in modules 24" (609 mm) long and 24" (609 mm) deep.

3. Root barrier shall be manufactured with 75% reprocessed polypropylene with added ultraviolet inhibitors.

4. Root barrier shall be comprised of 24" (60.96 cm) panels. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.075" (1.90 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Details A & D)

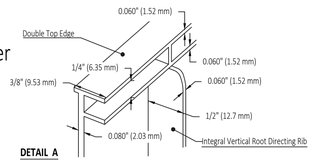
5. Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at 0.060" (1.52 mm) thickness, 3/8" (9.53 mm) wide and 1/4" (6.35 mm) apart with the lower rib attached to the vertical Root Directing Ribs (See Detail A).

6. Root barrier shall have a minimum of twelve (12) Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of minimum 0.075" (1.90 mm) thickness in the shape of a segment of an oblong, the 2" (50.8 mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53 mm) from the panel. The twelve ground locks on each panel shall be about equally spaced between each of the vertical root directing ribs (Four (4) between each set of ribs, see Details B & D).

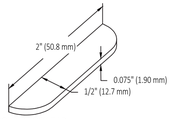
7. Root barrier shall have an integrated Zipper Joining System for assembly by sliding one panel into another (See Detail C).

U.S. Patents: 5,305,549; and 5,528,857. Other Patents Pending.

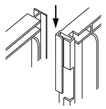
Properties	Typical Value	ASTM Test Method
Tensile strength @ yield - Wall	2.354 PSI	D638
Tensile strength @ yield - Hinge	2.846 PSI	D638
Yield Elongation - Wall	7.44%	D638
Yield Elongation - Hinge	7.01%	D638
Flexural Modulus	119,625 PSI	D790B
Notched Izod Impact - Wall	3.84 (ft-lbs)	D256A
Rockwell Hardness r. scale - Wall	84.4	D785A



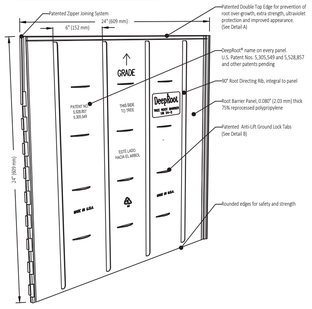
DETAIL A
DOUBLE TOP EDGE AND VERTICAL ROOT DIRECTING RIB



DETAIL B -
ANTI-LIFT GROUND LOCK TAB



DETAIL C - ZIPPER JOINING SYSTEM



DETAIL D - TREE ROOT BARRIER PANEL

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GENERAL PLANTING NOTES – TYPICAL FRONT YARD LANDSCAPES:

1. **PLANT MATERIAL:**
All plant material / container sizes shall comply with the applicable provisions set forth by the "American Standard for Nursery Stock", American Association of Nurserymen, and the "Guideline Specifications for Nursery Tree Quality, published by the Urban Tree Foundation. Landscape Architect reserves the right to reject any plant material not complying with above standards. Where a discrepancy exists between quantities shown on plant list and plan, the quantities shown on the plan shall govern.

2. **SITE REVIEW:**
The landscape contractor shall inspect the site and be familiar with all existing site conditions prior to submitting a bid. The landscape contractor shall review related drawings and shall ensure coordination with all applicable trades prior to submitting a bid.

3. **FINISH GRADING:**
The contractor shall be responsible for final grading +/- .01 and surface drainage of all planting areas. No low spots which hold standing water for over 2 hours will be accepted.

4. **SOIL PREPARATION:**
The contractor shall follow the recommendations of the soil management report included on these plans.
For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of minimum 4 cubic yards per 1,000 square feet of permeable area shall be incorporated into the top 6 inches of soil except within the TPZ of protected trees, which shall receive a 4"-6" layer of hardwood mulch.

5. **GROUNDCOVER:**
Groundcover shall be planted at the spacings / quantities noted in the Plant List and associated Planting Details.

6. **PRE-EMERGENT:**
A pre-emergent herbicide shall be applied to all planting areas as per manufacturer's recommendations (Dimension, Ronstar, or equal). The landscape contractor shall assume responsibility for the use of chemical products, and is to supply the owner with a written record of the type of chemical used, date applied, and rate of application.

7. **MAINTENANCE:**
The landscape contractor shall maintain the project for a period of 90 days, or for a period agreed to with the owner. This period shall be determined prior to commencement of work. Regular watering, cultivating, weeding, repair of stakes and ties, spraying for insects, etc. shall be performed. Lawns, where shown, shall be mowed regularly, and fertilized as necessary to maintain vigorous growth and good color.

8. **PLANT GUARANTEE:**
All plants and plantings shall be guaranteed to be in a healthy, thriving condition until the end of the maintenance period.

9. **MULCH:**
A minimum of 3" of organic mulch ("Mocha" bark as supplied by Recology or equal) shall be applied to all soil surfaces of planting areas except turf areas, creeping rooting groundcovers, or direct seeding applications where mulch is contraindicated.

Maintain a mulch-free zone of 4" from the crown of all trees, shrubs, and 1 gallon groundcovers.

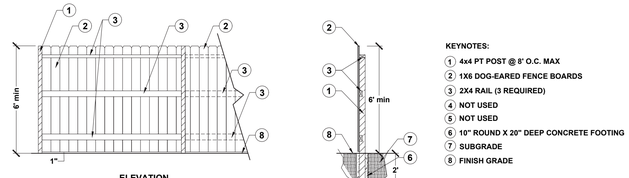
10. **EROSION CONTROL:**
All landscaped areas with a slope of 2:1 or greater shall have jute netting installed per manufacturer's instructions.

11. **TREES:**
Trees shall be 15'-0" clear of all light standards, 3' from City maintenance limits, 4' from utility installations (sewers, gas, water lines, meter vaults, catch basins, etc.), 10' from fire hydrants, 10' from front of stop signs, and a minimum of 5'-0" from the edge of curbs and walks. Coordinate tree planting with drainage and utility locations to avoid conflict.

NOTE:
Root control barriers are required for all trees planted within 10 feet of paving or hardscape.
Install recommended "Deeproot" product or equal. See typical installation detail this sheet.

TREE "B" AND "C" ARTICULATION NOTE:
The intent of these plans with respect to the layout of accent trees "B" and "C" is to have "B" and "C" alternate along the streetscape. Acknowledging that the homes will vary with respect to garage handings (articulation), contractor shall pay special attention to the tree selections in order to maintain an alternating layout of the "B" and "C" trees where possible.
Only (1) tree shall be installed near each property line ("B" or "C" tree).
Contact landscape architect if more information is needed.

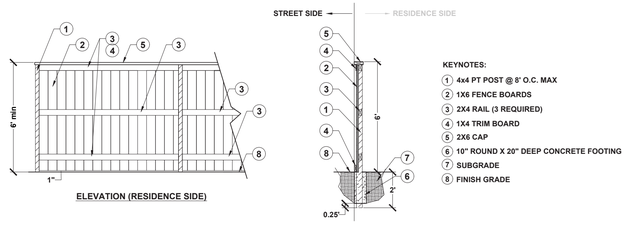
12. **WEED BARRIER FABRIC:**
Install an approved porous weed barrier fabric in all front yard planting areas per plan. Secure fabric to soil per manufacturer's instructions.



KEYNOTES:
1. 4x4 PT POST @ 8' O.C. MAX
2. 1X6 DOG-EARED FENCE BOARDS
3. 2X4 RAIL (3 REQUIRED)
4. NOT USED
5. NOT USED
6. 10" ROUND X 20" DEEP CONCRETE FOOTING
7. SUBGRADE
8. FINISH GRADE

NOTES:
1. ALL WOOD SHALL BE ATTACHED USING HOT DIPPED GALVANIZED RING SHANKED NAILS.
2. ALL WOOD SHALL BE CONSTRUCTION COMMON REDWOOD OR #2 CEDAR OR BETTER.
3. ALTERNATE EACH FENCE BOARD PANEL TO CREATE GOOD NEIGHBOR FENCING STYLE.
4. WHERE APPLICABLE, ALL FENCING AND FOOTINGS SHALL BE INSTALLED ON PRIVATE LOT (DO NOT ENCROACH INTO PUBLIC LOTS OR ROW)

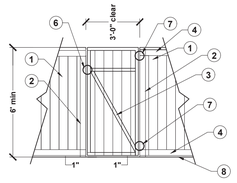
1 GOOD NEIGHBOR FENCE
NO SCALE



KEYNOTES:
1. 4x4 PT POST @ 8' O.C. MAX
2. 1X6 FENCE BOARDS
3. 2X4 RAIL (3 REQUIRED)
4. 1X4 TRIM BOARD
5. 2X6 CAP
6. 10" ROUND X 20" DEEP CONCRETE FOOTING
7. SUBGRADE
8. FINISH GRADE

NOTES:
1. ALL WOOD SHALL BE ATTACHED USING HOT DIPPED GALVANIZED RING SHANKED NAILS.
2. ALL WOOD SHALL BE CONSTRUCTION COMMON REDWOOD OR #2 CEDAR OR BETTER.
3. ALL FENCE BOARDS SHALL FACE THE STREET SIDE.
4. WHERE APPLICABLE, ALL FENCING AND FOOTINGS SHALL BE INSTALLED ON PRIVATE LOT (DO NOT ENCROACH INTO PUBLIC LOTS OR ROW)
5. EXTERIOR (STREET FACING) SIDE OF FENCE MAY BE PAINTED / STAINED PER HOMEBUILDER SELECTION. VERIFY PRIOR TO BID SUBMISSION.

2 STREET FACING FENCE
NO SCALE



KEYNOTES:
1. STREET FACING FENCE PER DETAIL
2. 4X4 PT FENCE POST OR CMU - SEE PLAN
3. 2X4 GATE FRAME WITH DIAGONAL
4. 1X4 TRIM BOARD
5. NOT USED
6. GATE LATCH / PULL STRING - PROVIDE SHOP DRAWINGS
7. GATE HINGES (2) - PROVIDE SHOP DRAWINGS
8. FINISH GRADE

NOTES:
1. ALL WOOD SHALL BE ATTACHED USING HOT DIPPED GALVANIZED RING SHANKED NAILS.
2. ALL WOOD SHALL BE CONSTRUCTION COMMON REDWOOD OR #2 CEDAR OR BETTER.
3. ALL FENCE BOARDS SHALL FACE THE STREET SIDE.
4. ALL GATES WILL OPEN AWAY FROM THE STREET SIDE.
5. WHERE APPLICABLE, ALL FENCING AND FOOTINGS SHALL BE INSTALLED ON PRIVATE LOT (DO NOT ENCROACH ONTO PUBLIC LOTS OR ROW)

3 ACCESS GATE
NO SCALE

TYPICAL PLANTING PALETTES

NOTE:

SEE PLANT PALETTE DISTRIBUTION BY LOT # ON SHEET L1.0.2 (SEE SHEET L1.0 FOR LOT #s)

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS	DIAM.	HEIGHT
PALETTE 1						
TREES:						
A	VARIES	SEE L1.0 - OVERALL STREET TREE PLAN	VARIES	VARIES	VARIES	VARIES
B	15 GAL	LAGERSTROEMIA INDICA 'TUSCARORA' - STANDARD	CRAPE MYRTLE	LOW	20'	15'
C	15 GAL	ILEX ALTACLARENSIS 'WILSONII' - STANDARD	WILSON'S HOLLY	MOD	15'	20'
SHRUBS:						
E	5 GAL	ARBUTUS UNEDO 'COMPACTA' (SHRUB)	STRAWBERRY TREE (SHRUB FORM)	LOW	5'	6'
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
G	5 GAL	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	LOW	4'	4'
H	1 GAL	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW	2'	2'
I	5 GAL	EUONYMOUS JAP. 'AUREO-MARGINATA'	VARIEGATED EUONYMOUS	LOW	4'	4'
K	5 GAL	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	LOW	4'	4'
L	1 GAL	FRAGARIA CHILOENSIS (24" O.C. / 24" FROM HARDSCAPE)	ORNAMENTAL STRAWBERRY	MOD	SPREADING	1'
M	5 GAL	ROSA 'DRIFT RED'	RED DRIFT ROSE	MOD	3'	1.5'
N	5 GAL	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	MOD	2'	2'
O	5 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
Q	1 GAL	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	MOD	3'	2'
R	1 GAL	TRACHELOSPERMUM JAS. - STAKED FORM	STAKED STAR JASMINE	MOD	2'	5'
S	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
PALETTE 2						
TREES:						
A	VARIES	SEE L1.0 - OVERALL STREET TREE PLAN	VARIES	VARIES	VARIES	VARIES
B	15 GAL	CERCIS CANADENSIS 'FOREST PANSY' -STANDARD	FOREST PANSY EASTERN REDBUD	MOD	20'	20'
C	15 GAL	MAGNOLIA GRANDIFLORA 'LITTLE GEM' - STANDARD	DWARF SOUTHERN MAGNOLIA	MOD	15'	15'
SHRUBS:						
E	5 GAL	LIGUSTRUM J. 'TEXANUM'	TEXAS PRIVET	LOW	5'	7'
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
G	5 GAL	SALVIA GREGGII 'HOT LIPS'	HOT LIPS AUTUMN SAGE	LOW	4'	4'
H	1 GAL	CAREX DIVULSA	EUROPEAN GREY SEDGE	LOW	1'	1'
I	5 GAL	SALVIA GREGGII 'ROSEA'	AUTUMN SAGE	LOW	3'	3'
K	5 GAL	RHAPHIOLEPIS UMBELLATA MINOR	DWARF YEDDO HAWTHORN	LOW	4'	4'
L	1 GAL	FRAGARIA CHILOENSIS (24" O.C. / 24" FROM HARDSCAPE)	ORNAMENTAL STRAWBERRY	MOD	SPREADING	1'
M	5 GAL	LANTANA - TRAILING WHITE	TRAILING LANTANA	LOW	3'	1.5'
N	5 GAL	BERBERIS THUN. 'CRIMSON PYGMY'	DWARF PURPLE BARBERRY	MOD	2'	2'
O	5 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	1 GAL	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	LOW	5'	1'
Q	1 GAL	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	MOD	3'	2'
R	1 GAL	TRACHELOSPERMUM JAS. - STAKED FORM	STAKED STAR JASMINE	MOD	2'	5'
S	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
PALETTE 3						
TREES:						
A	VARIES	SEE L1.0 - OVERALL STREET TREE PLAN	VARIES	VARIES	VARIES	VARIES
B	15 GAL	CHIONANTHUS RETUSUS	CHINESE FRINGE	MOD	20'	20'
C	15 GAL	PRUNUS CAROLINIANA 'COMPACTA' - STANDARD	COMPACT CAROLINA CHERRYLAUREL	LOW	15'	15'
SHRUBS:						
E	5 GAL	ARBUTUS UNEDO 'COMPACTA' (SHRUB)	STRAWBERRY TREE (SHRUB FORM)	LOW	5'	6'
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
G	5 GAL	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	LOW	4'	4'
H	5 GAL	NANDINA DOMESTICA 'HARBOUR DWARF'	DWARF HEAVENLY BAMBOO	LOW	2'	2'
I	5 GAL	PEROVSKIA 'BLUE SPIRE'	RUSSIAN SAGE	LOW	4'	4'
K	5 GAL	BUXUS MICROPHYLLA JAP. 'GREEN BEAUTY'	DWARF JAPANESE BOXWOOD	MOD	3'	3'
L	1 GAL	ROSMARINUS OFF. 'PROSTRATUS' (24" O.C. / 24" FROM HARDSCAPE)	PROSTRATE ROSEMARY	LOW	3'	1'
M	1 GAL	WESTRINGIA FRUTICOSA 'MUNDI'	PROSTRATE COAST ROSEMARY	LOW	4'	1.5'
N	5 GAL	SALVIA GREGGII 'FUHRMAN'S RED'	AUTUMN SAGE	LOW	2'	2'
O	5 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	1 GAL	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	LOW	5'	1'
Q	1 GAL	TULBAGHIA VIOLACEA	SOCIETY GARLIC	LOW	2'	2'
R	1 GAL	GELSEMIUM SEMPERVIRENS - STAKED	STAKED CAROLINA JESSAMINE	LOW	2'	5'
S	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
PALETTE 4						
TREES:						
A	VARIES	SEE L1.0 - OVERALL STREET TREE PLAN	VARIES	VARIES	VARIES	VARIES
B	15 GAL	CHITALPA TASHKENTENSIS 'PINK DAWN' - STANDARD	PINK DAWN CHITALPA	MOD	25'	25'
C	15 GAL	MAGNOLIA GRANDIFLORA 'LITTLE GEM' - STANDARD	DWARF SOUTHERN MAGNOLIA	MOD	15'	15'
SHRUBS:						
E	5 GAL	LIGUSTRUM J. 'TEXANUM'	TEXAS PRIVET	LOW	5'	7'
F	5 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
G	5 GAL	SALVIA GREGGII 'HOT LIPS'	HOT LIPS AUTUMN SAGE	LOW	4'	4'
H	5 GAL	TRACHELOSPERMUM JASMINOIDES - BUSH	STAR JASMINE	MOD	2'	2'
I	5 GAL	SALVIA GREGGII 'ROSEA'	AUTUMN SAGE	LOW	3'	3'
K	5 GAL	RHAPHIOLEPIS UMBELLATA MINOR	DWARF YEDDO HAWTHORN	LOW	4'	4'
L	1 GAL	ROSMARINUS OFF. 'PROSTRATUS' (24" O.C. / 24" FROM HARDSCAPE)	PROSTRATE ROSEMARY	LOW	3'	1'
M	5 GAL	ABELIA GRANDIFLORA 'KALEIDESCOPE'	VARIEGATED ABELIA	MOD	3'	2'
N	5 GAL	LANTANA - TRAILING WHITE	TRAILING LANTANA	LOW	3'	1.5'
O	5 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'
Q	1 GAL	TULBAGHIA VIOLACEA	SOCIETY GARLIC	LOW	2'	2'
R	1 GAL	GELSEMIUM SEMPERVIRENS - STAKED	STAKED CAROLINA JESSAMINE	LOW	2'	5'
S	5 GAL	ARCTOSTAPHYLOS 'PT. REYES'	POINT REYES MANZANITA	MOD	5'	1'

PROPOSED UNDER PROJECT NO. PLND-0924-0108

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CITY OF RANCHO CORDOVA, CALIFORNIA

LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL 5388
Signature
4-30-2026
Renewal Date
8-28-2024
Date
STATE OF CALIFORNIA

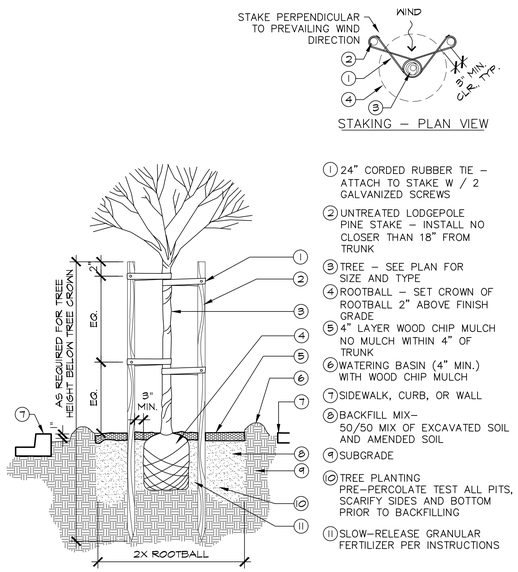
Sym.	Revision	Date

Drawing Title
LANDSCAPE NOTES
- ALL PRODUCTS -

Date: AUGUST 28, 2024
Drawn By: JL
Scale: NOTED

Sheet
L1.0.1

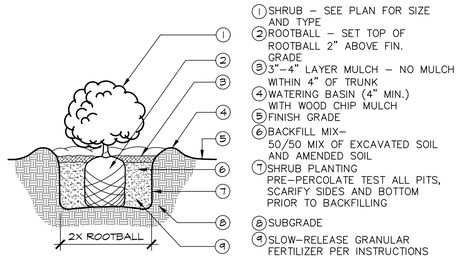
City of Rancho Cordova Approval



NOTES:
1. TREES SHALL BE CLEAR OF ALL STREET LIGHT STANDARDS AND MAILBOXES PER LOCAL ORDINANCE
2. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO PLANTING TREES. TREES SHALL BE CLEAR OF UNDERGROUND UTILITIES PER LOCAL ORDINANCES.
3. NURSERY STAKE SHALL BE REMOVED FOLLOWING INSTALLATION.

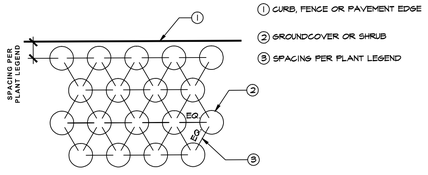
TREE PLANTING

SCALE: N.T.S.



SHRUB PLANTING

SCALE: N.T.S.



GROUNDCOVER SPACING/LAYOUT

SCALE: N.T.S.

PLANT PALETTE KEY BY LOT

PHASE 1

LOT #	PLANT PALETTE #
1	1
2	1
3	1
4	1
5	2
6	2
7	2
8	2
9	2
10	3
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PLANT PALETTE KEY BY LOT

PHASE 2

LOT #	PLANT PALETTE #
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262	1
263	1
264	1
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267	2
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340	4
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342	1
343	1
344	1
345	2
346	1
347	1
348	1
349	2
350	2
351	2
352	2
353	3
354	3
355	3
356	3
357	4
358	4
359	4
360	4
361	1
362	1
363	1
364	1
365	2
366	2
367	2
368	2
369	3
370	3
371	3
372	4
373	4
374	4
375	4
376	1
377	1
378	1
379	2
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383	3
384	3
385	3
386	4
387	1
388	1
389	2
390	2
391	2
392	2
393	3
394	3
395	3
396	3
397	4
398	4
399	4
400	1
401	1
402	1
403	1
404	1
405	2
406	2
407	2
408	2
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410	3
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412	3
413	3
414	4
415	4
416	4
417	4
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421	1
422	2
423	2
424	2
425	2
426	3
427	3
428	2
429	2
430	4
431	4
432	4
433	1
434	1
435	1
436	1
437	2
438	2
439	3

SEE TYPICAL PLANTING PALETTES ON SHEET L1.0.1

NOTE:
LOT 80 IN NORTH DOUGLAS - VILLAGE 2 SHALL BE INSTALLED USING PLANTING PALETTE 3

SEE COVER SHEET FOR LOCATION

PROPOSED UNDER PROJECT NO. PLND-0924-0108

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THE PRESERVE - PHASES 1 & 2

CITY OF RANCHO CORDOVA, CALIFORNIA

LENNAR

1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CARNE
Signature
4-30-2026
Renewal Date
8-28-2024
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
PLANTING PALETTE MATRICES + DETAILS
- ALL PRODUCTS -

Date: AUGUST 28, 2024
Drawn By: JL
Scale: NOTED
Sheet: L1.0.2

City of Rancho Cordova Approval

Sunland Analytical
11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 852-8557

Date Reported 02/10/2024
Date Submitted 02/06/2024

To: Jim Luttrell
Earthline Design Group
P.O. Box 661
Orangevale, CA 95662

From: Gene Oliphant, Ph.D. \ Randy Horney
General Manager \ Lab Manager

The reported analysis was requested for the following:
Location : THE PRESERVE Site ID : #1.
Thank you for your business.

* For future reference to this analysis please use SUN # 91519-189721.

SOIL ANALYSIS

Saturation Percent (SP)	29	Soil Texture	Sandy Loam
pH	6.15		
E.C.	0.08	mmho/cm	
Tot.Dissolved Salts	51.2	ppm	
Infiltration Rate (0% Slope)	0.75	in/hr	
% Organic Matter	2.6		
C.E.C.	8.0	meq/100g	
Sodium Absorption Ratio (SAR)	1.2		
Exchangable Sodium Percent (ESP)	0.6		
Gypsum Req. (CaSO4*2H2O)	None Required		
est. Nitrogen Release	1.2	#/1000 sq.ft.	

Nitrate	0.34	ppm	*
Phosphorus	14.40	ppm	**********
Potassium	179.42	ppm	************************
Sulfur	0.66	ppm	*
Chloride	No Test		
Carbonates	No Test		
Sodium	10.34	ppm	
Calcium	1252.12	ppm	*****************
Magnesium	148.68	ppm	*******
Boron	0.15	ppm	****
Copper	No Test		
Iron	No Test		
Manganese	No Test		
Zinc	No Test		

Very Low | Low | Adequate | Excessive

DATE 02/10/2024
SUN NUMBER 189721

Information requested by: Jim Luttrell, Earthline Design Group
Information for: THE PRESERVE, Sample ID: #1

SOIL RECOMMENDATIONS FOR LANDSCAPE GARDENING

SOIL pH (Acidity and Alkalinity)
The pH of this sample indicates the soil is moderately acid and should be modified for non acid-tolerant plants. Apply 15 pounds of Dolomite Lime per 1000 sq.ft. and work into ground before planting.

DISSOLVED SALTS (Indicated by E.C. & TDS)
These conditions are in the normal range for plant growth.

SOIL TEXTURE AND RATE OF WATER INFILTRATION
The infiltration rate for all soil textures decreases with increasing ground slope. At 0 to 4%, 5 to 8%, 9 to 12%, 13 to 16% and above 16% the infiltration rate of this sample decreases from 0.75 to 0.60, 0.45, 0.30, 0.19, respectively. Infiltration rate also decreases with percent of ground cover and by compaction.

WATER PENETRATION OF SOIL DUE TO CHEMICAL CHARACTERISTICS
When exchangable Sodium increases in the soil, water penetration decreases. Based on SAR and ESP values this sample has no penetration problem due to soil Sodium. No Gypsum required.

ORGANIC MATTER
Organic matter provides a slow nitrogen release and aids water retention. This sample has a moderate Organic Matter content.
To maintain moisture and provide sustained nitrogen release a level of 10% organic matter is recommended. This can be accomplished by adding 4 yards per 1000 sq.ft. of ground fir bark that is approximately 75% organic matter (i.e. typically found in ground fir bark which also has naturally low salt and boron concentrations). In California, the MWELO ordenance requires a fixed application of four yards of COMPOST if the soil organic matter is less than 6%. However, of significant concern when applying COMPOST is the potential for the compost to have high salt, high boron content, high C to N ratio and having a higly variable pH (very high to very low). All of these COMPOST characteristics can have very negative affect on plant growth. Take care by having the compost analyzed or by seeing a recent analysis of the compost to be used.

PAGE #2 DATE 02/10/2024 SUN NUMBER 189721
Information requested by: Jim Luttrell, Earthline Design Group
Information for: THE PRESERVE, Sample ID: #1

SOIL RECOMMENDATIONS FOR LANDSCAPE GARDENING

SOIL BORON
Boron concentrations are in a range allowing normal plant growth.
SOIL MACRONUTRIENTS : NITROGEN-PHOSPHORUS-POTASSIUM (N-P-K)
GENERAL N-P-K RECOMMENDATION

Use ONE of these NPK preparations for the first fertilizer application.

Standard NPK Fertilizer Preparations	6-24-24	5-20-10	16-16-16	0-10-10	28-3-4	21-0-0	Customer Choice
#/1000 sq.ft.	21	25	N/A	N/A	N/A	N/A	**

GRASS OR SOD PREPARATION
Till in organic matter, N,P,K and micro nutrients in addition to any lime gypsum or sulfur as directed above. Smooth soil surface and follow seed or sod producers direction for moisture and product application.

TREES AND SHRUBS
Excavate holes for planting shrubs and trees to at least twice the volume of the container. Prepare backfill for tree and shrub planting holes by mixing three parts of native soil (or imported top soil) with one part organic amendment (preferably nitrogen and iron fortified) and 2.5 pounds of 6-24-24 per yard of mix. For extended fertilization, place slow release fertilizer tablets in each hole per manufacturer's instructions. If 6-24-24 was not directly added to backfill mix, during backfill apply uniformly 1/2 oz of 6-24-24 per gallon containers, 2.5 oz per 5 gallons, 6 oz per 24 inch boxes.

PAGE #3 DATE 02/10/2024 SUN NUMBER 189721
Information requested by: Jim Luttrell, Earthline Design Group
Information for: THE PRESERVE, Sample ID: #1

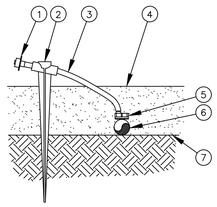
SOIL RECOMMENDATIONS FOR LANDSCAPE GARDENING

Summary and Suggested Sequence of Soil Improvements (#/1000 Sq.Ft.)

Dolomite Lime	15	#
Organic Amendment	4	Yd./1000 Sq.Ft. Bulk organic amendment (nitrified). or in Calif. if Org.Mat. less than 6% use 4 yd compost.
N-P-K Fertilizer	See above chart	
Magnesium	Low Magnesium compensated for by Dolomite Lime	
Sulfate-Sulfur	2	# Ammonium Sulfate

Maintenance Fertilization
Apply 5 pounds of Ammonium sulfate (21-0-0) per 1000 sq.ft.every month until plants become established. After established, apply 28-3-4 (or similar preparation) to provide desired growth rate and color.

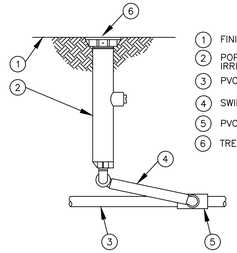
PROPOSED UNDER PROJECT NO. PLND-0924-0108



1. DIFFUSER BUG CAP: RAIN BIRD DBC-025
2. UNIVERSAL ¼" TUBING STAKE: RAIN BIRD TS-025
3. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. PRESSURE-COMPENSATING MODULE BARB INLET X BARB OUTLET EMITTER: RAIN BIRD PC EMITTER
6. ½" POLYETHYLENE TUBING: RAIN BIRD XT-700 XERI-TUBE
7. FINISH GRADE

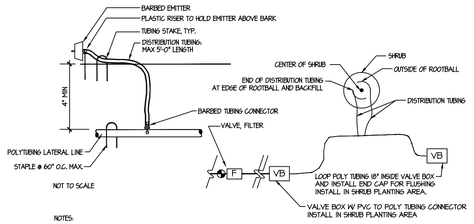
NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.

PRESSURE_COMPENSATING_EMITTER_INTO_1/4"_TUBING-STAKE



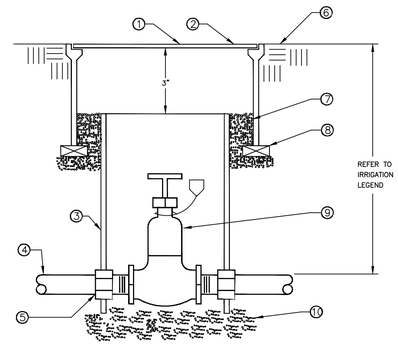
1. FINISH GRADE
2. POP-UP SPRAY SPRINKLER: IRRITROL I-400-PR OR EQUAL
3. PVC LATERAL PIPE
4. SWING ASSEMBLY:
5. PVC SCH 40 TEE (OR SWING PIPE)
6. TREE BUBBLER PER LEGEND

TREE_BUBBLER_ON_POP-UP_BODY
NO SCALE



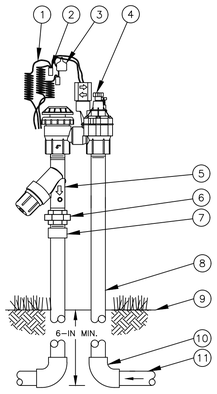
NOTES:
1. PROVIDE A DRIP EMITTER SYSTEM FOR ALL TREES, SHRUBS AND GROUNDCOVER.
2. ACTUAL LAYOUT OF EMITTER SYSTEM SHALL BE DETERMINED IN THE FIELD USING THE IRRIGATION DETAILS AND EMITTER SCHEDULE AS A GUIDE.
3. DRIP EMITTERS SHALL BE PRESSURE COMPENSATING.

DRIP DETAILS



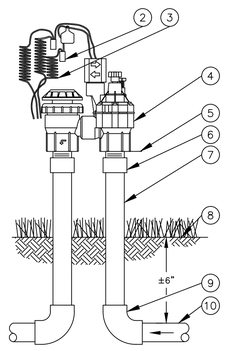
1. PERMANENTLY STAMP VALVE BOX LID WITH VALVE IDENTIFICATION (G.V.)
2. CARSON 810 ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID. TOP DIMENSION: 10".
3. 6" CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE)
4. PVC MAIN LINE
5. SCHEDULE 40 PVC MALE ADAPTER – 2 TOTAL
6. FINISH GRADE – FLUSH WITH BOX TOP IN LAWN, 1" BELOW BOX TOP IN SHRUB OR GROUND COVER AREAS.
7. PEA GRAVEL 4" DEEP (NO SOIL IN BOX)
8. BRICK–2 TOTAL
9. GATE VALVE
10. PEA GRAVEL (4" DEEP MINIMUM)

GATE VALVE
N.T.S.



1. 30–INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION: RAIN BIRD DB SERIES (1 OF 2)
3. ID TAG
4. ANTI–SIPHON VALVE: IRRITROL–ASVF VALVE
5. PRESSURE REGULATING FILTER:
6. PVC SCH 80 UNION
7. PVC SCH 40 MALE ADAPTER
8. UV RADIATION RESISTANT PVC SCH 40 PIPE
9. FINISH GRADE/TOP OF MULCH
10. PVC SCH 40 ELL (1 OF 2)
11. PVC LATERAL PIPE (1 OF 2)

2711APRDK-LF_REMOTE_CONTROL_DRIP_ZONE_KIT
NO SCALE



2. WATERPROOF CONNECTION:
3. 30–INCH LINEAR LENGTH OF WIRE, COILED
4. ANTI–SIPHON VALVE:
5. INSTALL 6–INCH MIN. ABOVE HIGHEST POINT OF DISCHARGE
6. UV RADIATION RESISTANT PVC SCH 40 MALE ADAPTER (1 OF 2)
7. UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
8. FINISH GRADE/TOP OF MULCH
9. PVC SCH 40 ELL (1 OF 2)
10. PVC LATERAL PIPE (1 OF 2)

2711APR_REMOTE_CONTROL_ZONE_KIT

IRRIGATION AUDIT REQUIREMENTS PER WELO 14.18.080

A. All landscape irrigation audits shall be conducted by a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.

B. In large projects or projects with multiple landscape installations (i.e. production home developments) an auditing rate of 1 in 7 lots or approximately 15% of the projects irrigation valves shall satisfy this requirement.

C. For new construction and rehabilitated landscape projects installed after December 1, 2015, as described in section 14.18.030.

1. The project applicant shall submit an irrigation audit report with the Certificate of Completion to the local agency that may include, but is not limited to: inspection, system tune up, system test distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of an irrigation schedule, including configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programing; (Environmental Utilities-WELO)

CERTIFICATE OF COMPLETION:

1. Prior to final acceptance, Contractor shall include a WELO Certificate of Completion, including Irrigation Schedules (establishment and established), maintenance schedule, Water Audit, as well as all other requirements needed.

IRRIGATION LEGEND

Symbol	Manufacturer	Model	Description	PSI	GPM
T	TORO	514-20	TREE ROOT ZONE WATERING SYSTEM-- CONTRACTOR TO INSTALL (1) UNIVERSAL FLOOD BUBBLER AT THE EDGE OF ROOTBALL (UPHILL SIDE). INSTALL BUBBLERS ON 4" POP-UP BODIES (IRRITROL I-PRO400-PR) ENSURE MINIMUM 15 PSI AT EACH BUBBLER	15	1.7 GPM PER TREE
NONE	RAINBIRD	XB-10PC (1 GPH) XB-20PC (2 GPH)	XERI-BUG DRIP EMITTER INSTALLED INTO RAINBIRD XF BLANK 1/2" DISTRIBUTION TUBING EMITTER SCHEDULE: XB-10PC ONE (1) PER 1 GALLON SHRUB XB-10PC TWO (2) PER 5 GALLON SHRUB XB-20PC FOUR (4) PER 15 GALLON TREE XB-20PC SIX (6) PER 24 INCH BOX TREE VERIFY THAT MAX FLOW THROUGH DISTRIBUTION TUBING DOES NOT EXCEED 2.5 GPM VERIFY THAT MAXIMUM RUN OF DISTRIBUTION TUBING DOES NOT EXCEED 175' (PVC TO FLUSH VALVE)	15	
C	IRRITROL	KD600-INT	6-STATION INDOOR MOUNT IRRIGATION CONTROLLER. VERIFY 120V ELECTRICAL SUPPLY BY OTHERS.		
CL	IRRITROL	CL-100-WIRELESS	WIRELESS WEATHER SENSOR AND TRANSMITTER KIT INSTALL IN APPROVED LOCATION PER MANUFACTURER'S INSTRUCTIONS		
POC	---		POINT OF CONNECTION AT EXISTING TEE (PROVIDED BY PLUMBING CONTRACTOR - VERIFY)		
GV	NIBCO	T-133	GATE VALVE. INSTALL PER LINE SIZE IN VALVE BOX IF NOT PROVIDED BY PLUMBING CONTRACTOR		
	IRRITROL	2711APR	3/4" ANTI-SIPHON CONTROL VALVE		
D	IRRITROL	2711APRDK-LF	3/4" ANTI-SIPHON CONTROL VALVE, FILTER, LOW FLOW REGULATOR, AND FITTINGS		
	---	SCHEDULE 40 PVC	1" SCHEDULE 40 PLASTIC IRRIGATION MAIN LINE. INSTALL ALL MAINS PER DETAILS AND MANUFACTURER'S SPECIFICATIONS.		
	---	CLASS 200 PVC	LATERAL IRRIGATION PIPE. INSTALL PER SIZE ON PLAN (OR AS NEEDED TO PROVIDE ADEQUATE PSI TO ALL IRRIGATION EQUIPMENT). CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PRESSURE THROUGHOUT THE IRRIGATION SYSTEMS. ALL LATERALS SHALL BE 3/4" SIZE UNLESS NOTED ON PLANS.		

GENERAL IRRIGATION NOTES:

1. Irrigation systems are designed based on a static water pressure of **50 P.S.I.** at the point of connection. Irrigation systems are designed at a minimum operating pressure of 15 PSI at each tree bubbler. The design flow for this project is 9.0 GPM. Report any field discrepancies to the project superintendent and landscape architect immediately and prior to material ordering for this project. Contractor shall be responsible for any changes necessary if he/she fails to notify landscape architect and project superintendent prior to material ordering and/or installation of materials.
2. Water for this project is potable, domestic water. See Civil Improvement plans for more information. Water purveyor is Sacramento County Water Agency.
3. Prior to start of work, contractor shall verify and coordinate installation of 120V electrical supply to controller location with other trades as required.
4. Prior to final project acceptance by the City, a disinterested 3rd party water audit must be performed and submitted to City for approval.
5. All main pressure lines under paving surfaces shall be placed in Schedule 40 PVC sleeves. Installer shall coordinate sleeve installation with project superintendent prior to installation of concrete flatwork.
6. The system shown on irrigation plans is diagrammatic only. Installer shall make adjustments during installation so as to insure a fully operational and efficient system. All irrigation equipment shall be installed in planter areas where possible.
7. Where field conditions (obstructions, grade changes, etc.) exist that will cause substantial changes to irrigation layout, installer shall notify project superintendent and landscape architect immediately.
8. Pressure regulating devices are required if water pressure exceeds the recommended pressure of the specified irrigation devices. If water pressure at each bubbler is less than 15 PSI, contact landscape architect prior to installation.
9. All control wires shall be multi-strand #18 irrigation control wire.
10. 110V electrical power service to controller shall be coordinated with a licensed electrical contractor. Final location of irrigation controller shall be approved by project superintendent.
11. Upon completion, installer shall provide (2) laminated 11"x17" color coded 'as-built' drawings to owner.
12. All irrigation parts and labor shall be guaranteed for a period of 1 year from date of final acceptance.

DRAINAGE NOTES:

1. Contractors shall completely familiarize themselves with the overall site drainage patterns as shown on the Civil Improvement Grading Plans and profiles by Wood Rodgers.
2. Contractors shall confirm rough grading specifications and responsibilities prior to construction.
3. All finish grades shall slope at 2% minimum throughout.
4. Finish grades shall be established at 2" below hardscape.
5. All areas that cannot be surfaced drained shall be drained using 3" SDR PVC perforated drain lines, solid fittings, inlets, etc. Any areas retaining standing water for more than 2 hours shall be corrected.
6. Contractor shall coordinate drain line installation under hardscape with other trades as required.
7. Roof downspouts (not shown) within property shall **NOT be connected to underground drainage system**. This includes all front, rear, and side yard roof downspouts. Contractor shall install a "splash block" (submit sample to Owner for approval) at each downspout location.
8. Do not install any drainage lines or other equipment on any offsite landscape lots.
9. Installer shall place catch basins and / or inlets in appropriate locations throughout each property as needed to minimize standing water (coordinate with homebuilder on site regarding finish grading by others). See standing water condition in note #5 above.
10. Installer shall be responsible for providing proper surface drainage throughout site, and in addition, for providing proper clearances per local codes and ordinances at house foundation locations.

WATER EFFICIENT LANDSCAPE ORDINANCE:

I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria to the efficient use of water in the landscape & irrigation design plans.

Signed: _____ **Date:** 8-28-2024

James Luttrell – CA Landscape Architect #3990

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THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA
LENNAR

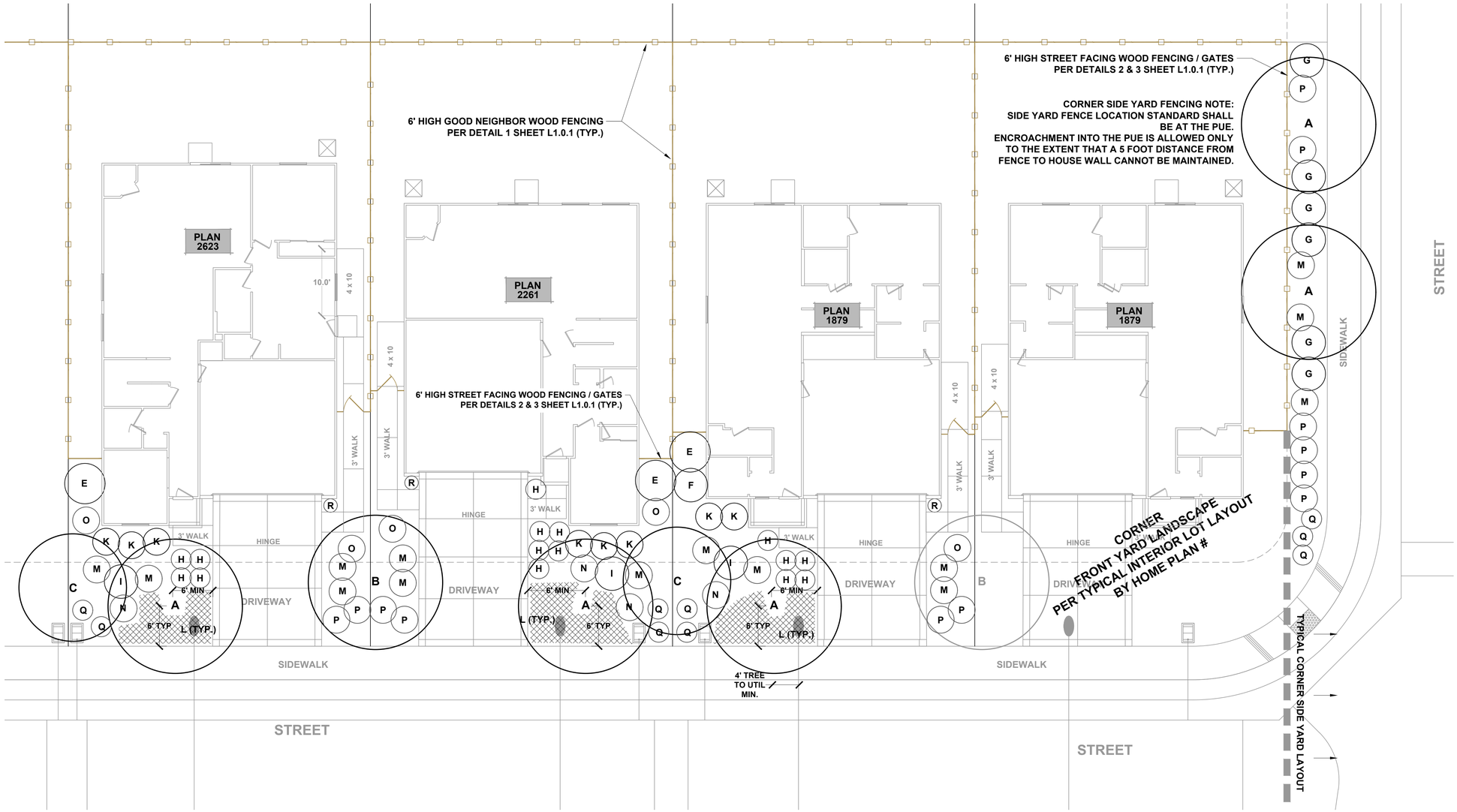
LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CANNON
Signature
4-30-2026
Renewal Date
8-28-2024
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
IRRIGATION NOTES / DETAILS + SOIL MANAGEMENT
- ALL PRODUCTS -

Date: AUGUST 28, 2024
Drawn By: JL
Scale: NOTED
Sheet: L1.0.3

City of Rancho Cordova Approval



SEE TYPICAL PLANTING PALETTES AND NOTES ON SHEET L1.0.1

1"= 8'-0"
0 4' 8' 16'

PROPOSED UNDER PROJECT
NO. PLND-0924-0108

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THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CA#6467
Signature
4-30-2026
Renewal Date
8-28-2024
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
LANDSCAPE LAYOUT PLAN
-- PRODUCT 4 --
(AQUA)

Date AUGUST 28, 2024
Drawn By JL
Scale NOTED

Sheet
L4.1

City of Rancho Cordova Approval

TYPICAL WATER USE CALCS - AQUA -

California Water Efficient Landscape Worksheet - Plan 1879

Reference Evapotranspiration (ET_o): 51.9 | Project Type: Residential | 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.3	Drip	0.81	0.37	627	232	7472
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**637**	**237**	**7631.35**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**7631.35**
						Maximum Allowed Water Allowance (MAWA)[e]	**11273.56**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	237
Total Area	637
Average ETAF	0.37
All Landscape Areas	
Total ETAF x Area	237
Total Area	637
Average ETAF	0.37

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

California Water Efficient Landscape Worksheet - Plan 2261

Reference Evapotranspiration (ET_o): 51.9 | Project Type: Residential | 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.3	Drip	0.81	0.37	629	233	7496
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**639**	**238**	**7655.19**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**7655.19**
						Maximum Allowed Water Allowance (MAWA)[e]	**11308.96**

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	238
Total Area	639
Average ETAF	0.37
All Landscape Areas	
Total ETAF x Area	238
Total Area	639
Average ETAF	0.37

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

California Water Efficient Landscape Worksheet - Plan 2623

Reference Evapotranspiration (ET_o): 51.9 | Project Type: Residential | 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 DRIP	0.3	Drip	0.81	0.37	589	218	7020
A2 TREES	0.4	Drip	0.81	0.49	10	5	159
				Totals	**599**	**223**	**7178.47**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**7178.47**
						Maximum Allowed Water Allowance (MAWA)[e]	**10601.04**

ETAF Calculations

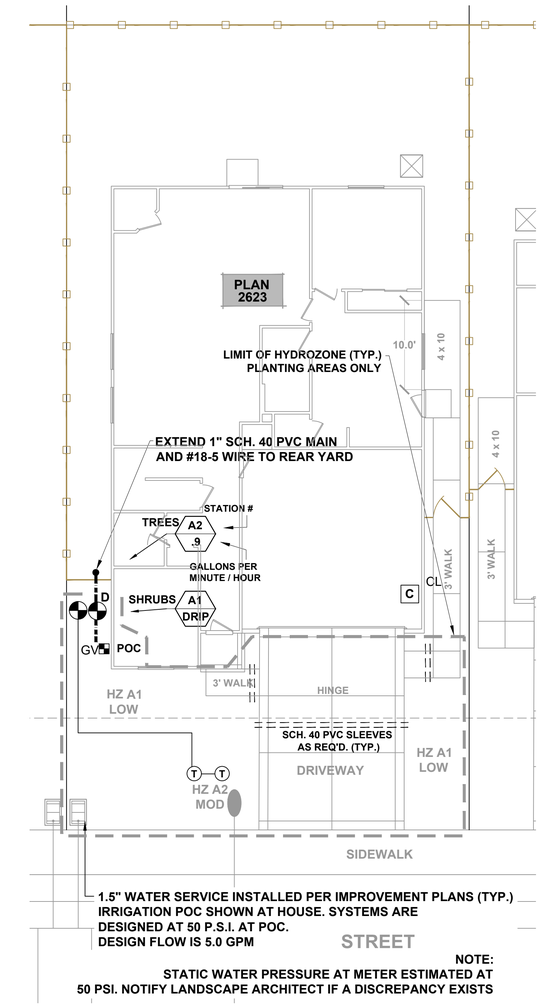
Regular Landscape Areas	
Total ETAF x Area	223
Total Area	599
Average ETAF	0.37
All Landscape Areas	
Total ETAF x Area	223
Total Area	599
Average ETAF	0.37

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

PROPOSED UNDER PROJECT NO. PLND-0924-0108

SEE SHEET L1.0.3 FOR IRRIGATION LEGEND, NOTES, DETAILS

1"= 8'-0"
0 4' 8' 16'



1.5" WATER SERVICE INSTALLED PER IMPROVEMENT PLANS (TYP.)
IRRIGATION POC SHOWN AT HOUSE. SYSTEMS ARE DESIGNED AT 50 P.S.I. AT POC.
DESIGN FLOW IS 5.0 GPM

NOTE:
STATIC WATER PRESSURE AT METER ESTIMATED AT 50 PSI. NOTIFY LANDSCAPE ARCHITECT IF A DISCREPANCY EXISTS

TYPICAL IRRIGATION SCHEMATIC - AQUA - ALL PLANS (PLAN 2623 SHOWN)

TOTAL IRRIGATED LANDSCAPE AREA (AQUA – PRODUCT 4):

36,898 SQUARE FEET

WATER EFFICIENT LANDSCAPE ORDINANCE:

I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria to the efficient use of water in the landscape & irrigation design plans.

Signed: _____ Date: 8-28-2024

James Luttrell – CA Landscape Architect #3990

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THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CA#3990
Signature
4-30-2026
Renewal Date
8-28-2024
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
TYPICAL IRRIGATION SCHEMATIC
- PRODUCT 4 - (AQUA)

Date: AUGUST 28, 2024
Drawn By: JL
Scale: NOTED

Sheet
L4.2

City of Rancho Cordova Approval

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
1.	The approved entitlement is for a Design Review, Adjustment, and Special Development Permit Amendment for the Preserve. The project shall be consistent with the Design Review Booklet (Exhibit A). (Project PLND-0924-0108) (APN: 072-4460-029 through –038, 072-4460-067 through –074, and 072-4460-103 through –111). The project shall be constructed consistent with the Design Booklet (Exhibit A) and as described in the Planning Commission staff report dated November 13th, 2024, and attached Project Plans (Exhibit A) with conditions herein (Exhibit B), for project number PLND-0924-0108.	Project Description	On-Going	Planning
2.	Conditions of Approval for the Preserve Design Review, Adjustment, and Special Development Permit (PLND-0923-0080) dated April 24th, 2024, remain in effect and are incorporated herein.	April 24th, 2024 Conditions of Approval	On-Going	Various Departments and Agencies
3.	Applicant(s) agree to defend, indemnify and hold harmless with Counsel selected by the City of Rancho Cordova ("City") and its agents, officers, consultants, and employees ("City's Agents") from any and all claims, actions, suits, or proceedings against the City or the City's Agents to attack, set aside, void, or annul an approval by the City, or the City's Agents concerning the project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim and the City shall cooperate fully in the defense. Nothing in this paragraph obligates the City to defend any Claim and the City is not required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City.	General	On-Going	Planning
4.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable	General	On-Going	Planning

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	decision-making body.			
5.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	General	On-Going	Planning
6.	The Major Design Review is valid for a period of three (3) years from the date of Planning Commission approval unless an extension is granted by the Community Development Director or the Development Agreement expiration date.	Expiration	On-Going	Planning
7.	Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	On-Going	Planning
8.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Code Enforcement /Building/ Planning
9.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Department prior to the removal. All landscape care, maintenance, and tree pruning must adhere to RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning
10.	The approved project includes an adjustment that allows for a 15-foot rear yard setback. The adjustment shall only be applicable for Plan 1873 of the Azure collection. All other lots shall be held to the rear yard setback as required by the Rancho Cordova Zoning Code.	Adjustment	On-Going	Planning
11.	The approved project includes a Special Development Permit that allows for reductions in the required front yard living space setbacks per the Sunridge Specific Plan. The reduction in rear yard setbacks shall only be applicable to Lot 80 of North Douglas Village 2, as indicated in Exhibit A.	Special Development Permit	On-Going	Planning

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
12.	All lots with a detached sidewalk located in the front of the primary dwelling shall measure required front yard setbacks from the right of way (back of sidewalk).	Setback Measurement	On-Going	Planning
13.	The project has an approved Level 3 sewer study. Any changes to the approved study may require an addendum.	Sewer Study	On-Going	Sacramento Area Sewer District
14.	If an abandoned well is found on the property, it must be issued an inactivation permit (subject to review and approval from EMD), repaired and brought back into service, or it must be destroyed at the parcel owner's cost prior to beginning construction. All well-related activities must be performed in compliance with EMD's well permitting and inspection program requirements. Contact Derek Jacks at jacksd@saccounty.gov with any questions.	Abandoned Wells	On-Going	EMD
15.	If an abandoned septic system tank is discovered on the property, it must be destroyed in compliance with EMD's liquid waste permitting and inspection program requirements. Contact Leana Nguyen at nguyenl@saccounty.gov with any questions.	Abandoned Septic Tanks	On-Going	EMD
Prior to Approval of Improvement Plans				
16.	Show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.	Fire Access	Prior to Approval of Improvement Plans	Sac Metro Fire
17.	Show the design for an approved fire apparatus turnaround. The fire apparatus turnaround shall conform to Sacramento Metro Fire Districts, Fire Prevention Standard #3. The fire access turn-around shall be located within 50 feet of the end of the access roadway.	Fire Apparatus	Prior to Approval of Improvement Plans	Sac Metro Fire
18.	Show the design for a minimum of 2 remote fire access roadways. Two remote access roadways shall be provided when developments of one and two-two family dwellings	Fire Access	Prior to Approval of Improvement Plans	Sac Metro Fire

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	exceed 39 dwelling units. Remote fire access roadways shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served.			
19.	Provide a note on the plan that reads, "Fire access roadways shall be built to bear a minimum of 80,000 pounds and meet the Sacramento County Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project."	Fire Access	Prior to Approval of Improvement Plans	Sac Metro Fire
20.	Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of commercial developments is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration.	Fire Hydrants	Prior to Approval of Improvement Plans	Sac Metro Fire
21.	To obtain sewer service, construction of SacSewer sewer infrastructure will be required. Current SacSewer Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.	Infrastructure	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
22.	SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite	Sewer Connection	Prior to Approval of Improvement Plans	Sacramento Area Sewer District

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	sewer line upstream of any connection to the SacSewer sewer. These improvements must be shown on the plans.			
23.	Construction of sewer mainlines are prohibited within 100-year flood plains. The location of the 100-year flood plain must be shown on the improvement plan.	Flood Plain	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
24.	All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval.	Plan Submittal	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
25.	All manholes not within public right of way must be accessible with an all-weather access roads.	Accessibility	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
26.	Alignment of all main lines and structures must provide a minimum of 1-foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.	Clearance	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
27.	There are currently five known abandoned wells located on the parcels. The abandoned wells with reference numbers WP0054880, WP0063975, WP0063976, WP0063977, and WP0063978 must be destroyed at the parcel owner's cost prior to beginning construction. All well-related activities must be performed in compliance with EMD's well permitting and inspection program requirements. Contact Derek Jacks at jacksd@saccounty.gov with any questions.	Wells	Prior to Approval of Improvement Plans	EMD
Prior to Issuance of Building Permit				
28.	Submit Master Plans that include final landscaping and fence plans for review and approval by the Planning Division. Master Plans shall include all architectural details and materials consistent with the approved design review packet.	Landscape	Prior to Issuance of Building Permit	Planning
29.	Final landscape plan shall include the addition of weed and root barrier installed in front yard prior to installation of ground cover and trees for each production home.	Weed Barrier	Prior to Issuance of Building Permit	Planning

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
30.	The following criteria will be used to ensure the project meets the adopted design guidelines: • Two of the same architectural styles or color schemes shall not be placed next to each other. • No two of the same floor plans may be placed next to each other, unless they have different elevations. • Homes facing a public right of way, trail, or open space shall provide enhanced features, as outlined in the approved design booklet. • Any structure placed on a corner lot will be required to have the setbacks for corner lots, as described in the Rancho Cordova Municipal Code.	Plan Layout and Architecture	Prior to Issuance of Building Permit	Planning
31.	Garage man doors shall be included as standard for each floor plan within the Cobalt and Azure communities and shall be shown on Master Plans submitted to the Building and Safety Division.	Garage Door	Prior to Issuance of Building Permits	Planning
32.	Property Owner/Developer shall record Covenants, Conditions and Restrictions (CC&Rs) in a form approved by the City that names the City as a third-party beneficiary with rights and without obligation to, enforce the CC&Rs. The CC&Rs shall contain, at a minimum, certain provisions and references to the City's Property Maintenance Code and prohibit the parking of trailers, boats or recreational vehicles in the driveway or on the public street.	Record CC&Rs	Prior to 1st Building Permit Issuance	Planning/ Community Development
33.	A final landscape plan shall be submitted to the Planning Department in conjunction with improvement plan and or building permit submittal and approved by the Planning and Public Works Departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope	Landscaping	Prior to Issuance of Building Permits	Planning/Public Works

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	• Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule			
34.	Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one- and two-family dwellings in accordance with the California Residential Code.	Fire Sprinklers	Prior to Issuance of Building Permits	Sac Metro Fire
35.	The applicant shall comply with SMUD conditions as follows: a. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained. b. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property. c. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. d. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs. e. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.). f. In the event the City requires an Irrevocable Offer of	SMUD Infrastructure	Prior to Issuance of Building Permits	SMUD

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD. g. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services h. The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads. i. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.			
36.	The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if Regional San or SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits.	Impact Fees	Prior to Issuance of Building Permits	Sacramento Area Sewer District
37.	A concrete path will be provided from the driveway to the garage person door and an additional concrete pad area shall be installed by the developer for the storage of garbage receptacles behind the fence line, as depicted in the Design Review Booklet (Exhibit A).	Outdoor area	Prior to Final Building Inspection	Planning
38.	Each home must be equipped with adequate outdoor lighting as well as an illuminated address plate located on the front	Lighting	Prior to Final Building Inspection	Planning

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	elevation.			
39.	The exterior elevations and site features for all completed production homes shall match the approved architectural details, materials, and paint schemes, outlined in the Design Booklet (Exhibit A), as well as the final approved landscape plan. All proposed changes to these elevations shall obtain approval through the Planning Division prior to final inspection sign off.	Architectural Consistency	Prior to Final Building Inspection	Planning
Prior to Occupancy				
40.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Address	Prior to Granting Final Occupancy	Sac Metro Fire
41.	Residential roof coverings shall consist of materials having a minimum Class C rating.	Fire	Prior to Granting Final Occupancy	Sac Metro Fire
42.	Each newly created parcel must be connected to public sewer.	Connection	Prior to Granting Final Occupancy	EMD
43.	Each newly created parcel must be connected to public water.	Connection	Prior to Granting Final Occupancy	EMD
Advisory				
44.	The installation of security gates across a fire apparatus access road shall be authorized by the Chief and meet the requirements of The County Emergency Access Gates and Barriers Standard. Plans shall be submitted prior to installation.	Installation of Gates	Advisory	Sac Metro Fire

MEMORANDUM

ITEM 5.3.

DATE: November 13, 2024

TO: Planning Commission Members

FROM: Nick Sosa, Senior Planner

SUBJECT: **COLOMA AT RIO DEL ORO PARCEL 66 MAJOR DESIGN REVIEW (CEQA EXEMPT PURSUANT TO SECTION 15182, PROJECTS PURSUANT TO A SPECIFIC PLAN) – PROJECT NO. PLND-0824-0102 – LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION AT WHITE ROCK ROAD AND RANCHO CORDOVA PARKWAY**

PROPERTY OWNER:	**APPLICANT/DEVELOPER:**
Alta Vista, LLC 340 Palladio Parkway, Suite 521 Folsom, CA 95630	Elliott Homes, Inc. 340 Palladio Parkway, Suite 521 Folsom, CA 95630

PROJECT:	The Applicant, is requesting a Major Design Review for a total of 132 residential lots within the Coloma at Rio Del Oro Parcel 66 subdivision. The project includes master plans for 4 floor plans, each with 3 elevations (Bungalow, Farmhouse, and Contemporary) and a total of 12 color schemes.
FILE:	PLND-0824-0102
LOCATION:	Southeast corner of the intersection at White Rock Road and Rancho Cordova Parkway
ZONING:	Medium Density (MD) within the Rio Del Oro Specific Plan (RDOSP)
GENERAL PLAN:	Residential – Mixed Density (R-MD) within the Rio Del Oro Planning Area
APN:	072-4370-001-0000 through 072-4370-132-0000
PLANNER:	Nick Sosa, Senior Planner

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Determine the project is Exempt per Section 15182, “Projects Pursuant to a Specific Plan” of the CEQA Guidelines; and
2. Adopt the Resolution for Coloma at Rio Del Oro Parcel 66, Major Design Review.

RESULT OF RECOMMENDED ACTION

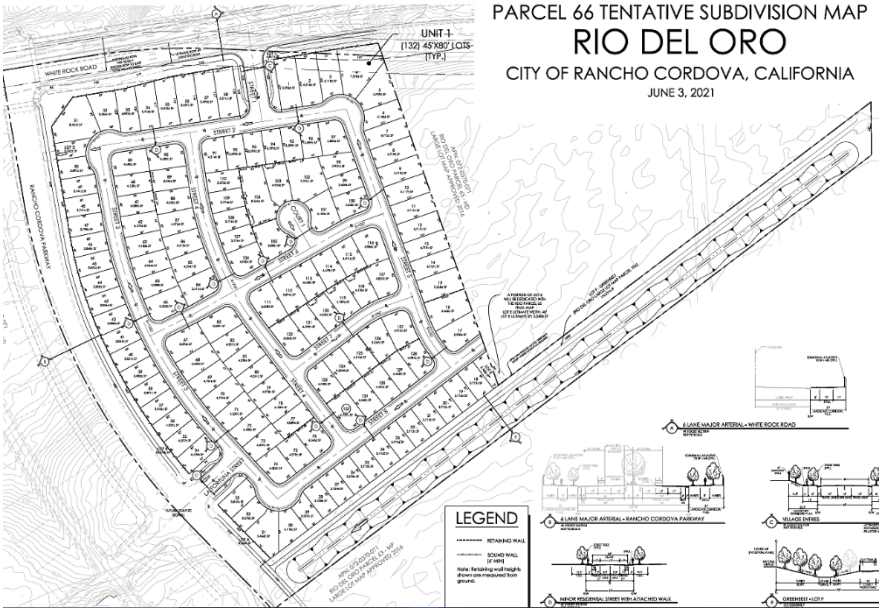
Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Applicant’s request for a Major Design Review Permit and allow the Applicant to submit for necessary building permits for construction.

BACKGROUND / PROJECT HISTORY

The project site is zoned Medium Density (MD) within the Rio Del Oro Specific Plan (RDOSP). The Rio Del Oro Parcel 66 Tentative Subdivision Map (TSM) for the subdivision was approved on June 21, 2021 and is located in the northwest portion of the overall Rio Del Oro Specific Plan Area (**See Figure 1: Parcel 66 Location and Tentative Subdivision Map**). The 26.6-acre subdivision map included 132 single-family homes along with 4 acres of greenbelt and 1.6 acres of landscape corridors. The Final Map has been approved and the area has begun infrastructure construction.

Figure 1: Parcel 66 Location and Tentative Subdivision Map





A previous Major Design Review was approved on October 4, 2021, however, this approval has expired due to 3 years of inactivity on the project. Additionally, the applicant is proposing a completely new product as part of this application and therefore a new Design Review was required.

MAJOR DESIGN REVIEW

The applicant is requesting a Major Design Review entitlement for the Coloma at Rio Del Oro Parcel 66 subdivision. The application proposes 132 single-family homes with four floor plans and 3 elevations (Bungalow, Farmhouse, and Contemporary), on lots with a typical lot size of 45' X 80'. Floor plans range in size from 1,262 SF to 1,794 SF.

The Applicant has not requested any setback modifications or design standard modifications as part of this application and has proposed both single and two-story homes that are compatible with existing lot sizes within the subdivision. The proposed designs include architectural details and building materials that are consistent with each proposed design style as well as front facades with living spaces forward to shift the focus away from garages along the street frontage. A streetscape view example of the proposed homes can be found in **Figure 2** below as well as front elevation examples of each floor plan and design style in **Figures 3-6**. More detailed plans showing interior layouts as well as side and rear elevations, can be found in Attachment 2 – Project Plans.

Figure 2: Conceptual Street Scene



Figure 3: Plan 1 (1,262 SF)

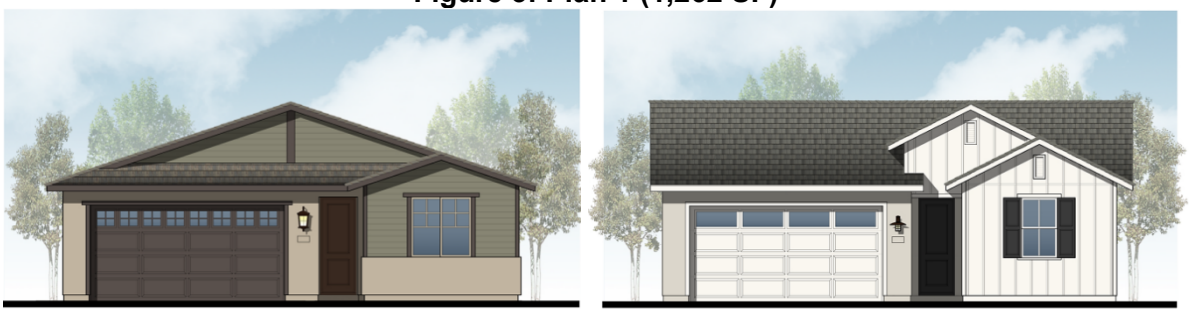
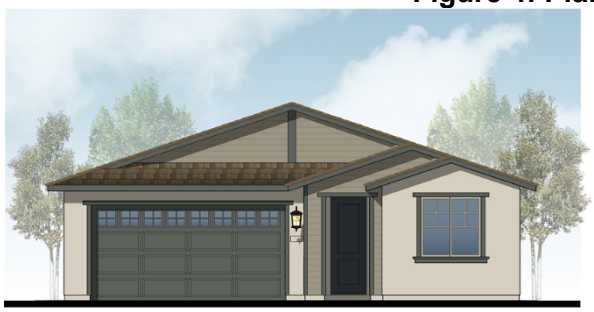
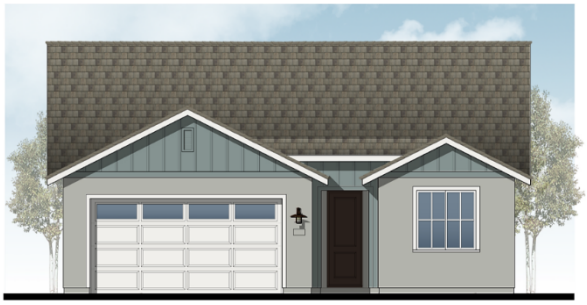




Figure 4: Plan 2 (1,407 SF)



BUNGALOW



FARMHOUSE



CONTEMPORARY

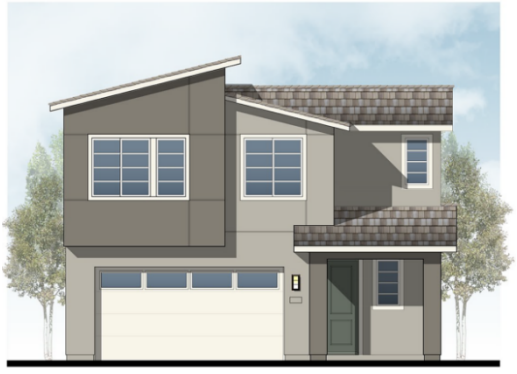
Figure 5: Plan 3 (1,683 SF)



BUNGALOW



FARMHOUSE



CONTEMPORARY

Figure 6: Plan 4 (1,794 SF)



In addition to the 3 elevations and variety of color schemes, the project has also been conditioned that no two of the same style or color scheme can be adjacent to each other and that no two homes with the same floor plan and color scheme can be adjacent to each other to ensure that unique streetscapes are constructed. Also, all homes that back up along White Rock Road, Rancho Cordova Parkway, and the greenbelt to the south, have been conditioned to provided enhanced elevations on the rear façade of the homes.

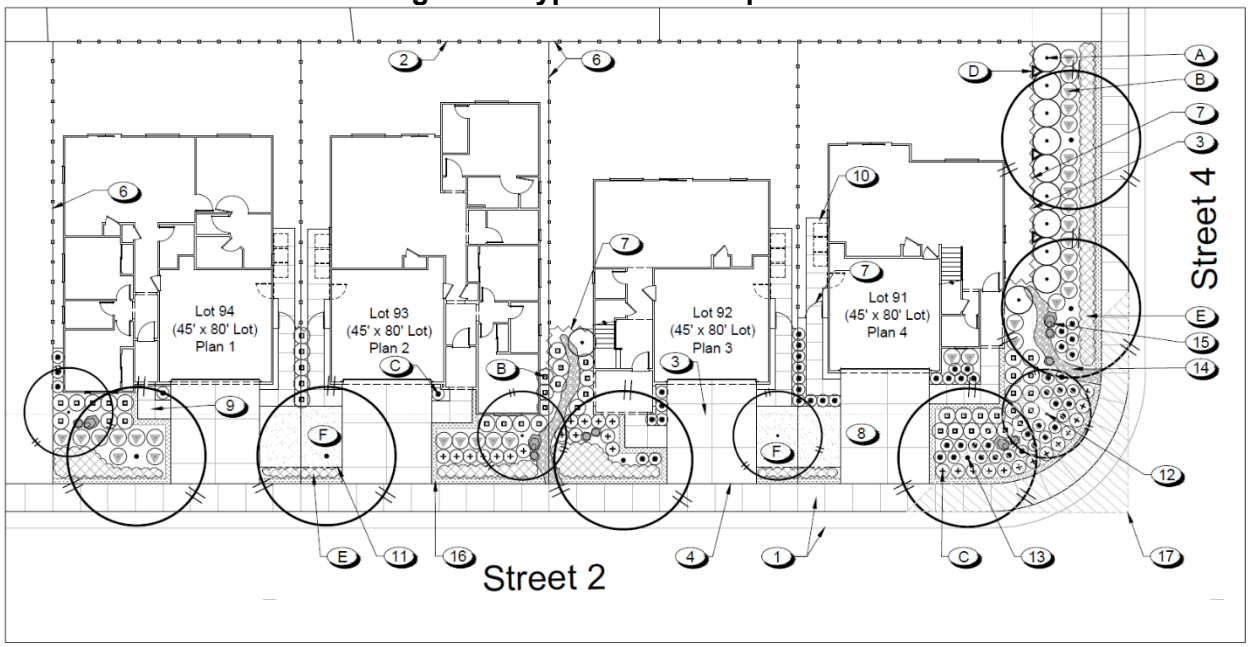
Landscape Design

The Applicant has also submitted preliminary landscape plans that provides the layout of the landscaping installed on each lot as well as at community entrance areas for the subdivision. The plan provides a variety of drought tolerant trees, shrubs, and ground cover that fills front and street side yards of production homes and will add to the visual interest of the streetscape. The plans were reviewed by the City's landscape consultant for compliance with all applicable sections of the Rancho Cordova Landscape Ordinance. The plans were also reviewed by the City's Arborist to ensure that the species and variety of trees proposed are appropriate for the spacing in the front yards and that they would not create any future issues once they've grown to maturity.

As part of the landscaping installation, the project has been conditioned to provide weed barrier installed under ground cover in the front yard as well as the street side yards for corner lots, to minimize weed growth and bark runoff. A concrete pad behind the fence line has also been conditioned on the project as a designated space for trash bin storage (**See Figure 7**). The full

detail of the landscape plans including plant size and plant species, can be seen in Attachment 2 – Project Plans. A final landscape plan along with an irrigation plan, will be provided at building permit submittal.

Figure 6: Typical Landscape Plans



Also, as required by the Rio Del Oro Specific Plan Design Guidelines, all fencing along open spaces have been conditioned to be open and transparent and compose of a wrought iron material for enhanced visibility and security. This includes rear fences facing the proposed greenbelt, as well as side fences along pedestrian connection to the green belt and to Rancho Cordova Parkway.

ADDITIONAL ANALYSIS

The proposed Coloma at Rio Del Oro Parcel 66 project has been reviewed for consistency with the following documents.

Design Guidelines:

The City of Rancho Cordova utilizes Design Guidelines to provide guidance for projects in areas such as building placement and orientation, streetscape variety, garage placement, and façade design. The Applicant has reviewed the design guidelines presented within the Rio Del Oro Specific Plan as well as the City's overall design guidelines and has presented products that provide a clear architectural style and a streetscape that is consistent with the surrounding area and maintains the visual interest of the overall neighborhood in the following ways:

- The proposed product incorporates both single-story and two-story floor plans to create a visually interesting streetscape comparable with the surrounding area.
- The project utilizes 3 architectural styles (Bungalow, Farmhouse, and Contemporary) and 12 different color schemes to ensure variety in design throughout the 132 residential lots.
- Each home is designed with either living space forward or living space level with the garage to ensure that the garage façade is not the focal point of the home.

- The project has been conditioned so that no two of the same floor plans with the same design can be placed adjacent to each other to minimize any monotony of the area.
- All corner lots as well as lots adjacent to Rancho Cordova Parkway, White Rock Road and the future Greenbelt to the south, and homes along the Park are conditioned to have enhanced elevations which include additional architectural details and additional design materials to boost the appearance of side and rear elevations.
- A concrete pathway has also been required to be provided to connect the driveway to the garage for trash cans as well as storage of the cans behind the fence-line.
- All fencing along open space areas, are required to be open and transparent to enhance visibility and security for the open space areas.

General Plan

The project site is located within the RDOSP Medium Density Residential designation (6.1-18 DU/AC). The density and lot size of the project was reviewed as part of their Tentative Subdivision Map approval. The proposed project is only for exterior elevations of the homes, no changes to the use or density of the project is proposed as part of this application. Therefore, the proposed Design Review is consistent with the General Plan.

Zoning and Specific Plan:

The Applicant is requesting a Major Design Review as required by the City of Rancho Cordova Zoning Code Section 23.141.020 for master home plans for single-family residential subdivisions. The project site is zoned Medium Density (MD) residential within the RDOSP and the proposed project is within the density range of the MD zone and is consistent with all applicable requirements and standards of the RDOSP including setback requirements and design guidelines. The project was also reviewed against all applicable sections of the City Zoning Code. The project provides a variety of architectural styles, floor plans, and color schemes that creates a unique streetscape and minimizes monotony which is consistent with both the Rio Del Oro Specific Plan design guidelines as well as the Rancho Cordova's design guidelines. The project is not requesting any modifications to any of these codes or development standards and is consistent with both the Zoning Code and Rio Del Oro Specific Plan.

ENVIRONMENTAL

The project is exempt from CEQA per section 15182, Residential Projects Pursuant to a Specific Plan. The City Council adopted Resolution 92-2010 certifying a Final Environmental Impact Report/Environment Impact Statement (EIR/EIS) (State Clearinghouse #2003122057) for the RDO Specific Plan, pursuant to the California Environmental Quality Act (CEQA). The proposed residential project has been analyzed and determined to be in conformity with what was reviewed as part of the original EIR. No further environmental analysis is required.

FISCAL IMPACT ANALYSIS

Approval of the Major Design Review for the design of production homes within Coloma at Rio Del Oro Parcel 66 will benefit the City and the community by providing direct contributions to fund needed public infrastructure for this project and the broader community.

While the project will generate additional demands for municipal services, the project will be subject to existing and new funding mechanisms to pay fair share costs for ongoing operations, maintenance, and services that will offset City costs.

RECOMMENDED MOTION

Staff recommends that the Planning Commission take the following action:

- Find that the project is Exempt per Section 15182, Residential Projects Pursuant to a Specific Plan of the CEQA Guidelines; and
- Approve the Resolution for a Major Design Review for Coloma at Rio Del Oro Parcel 66 Major Design Review – Project No. PLND-0824-0102

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution – Project Plans
3. Exhibit B to the Resolution – Conditions of Approval

CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. ___-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING A MAJOR DESIGN REVIEW PERMIT FOR COLOMA AT RIO DEL ORO PARCEL 66 PROJECT NO. PLND-0824-0102

WHEREAS, Elliott Homes, Inc (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Major Design Review approval for Coloma at Rio Del Oro Parcel 66 within the Rio Del Oro (RDO) Specific Plan for four new floor plans with three overall architectural styles and 12 color schemes; and

WHEREAS, the Planning Commission is the appropriate authority to hear and take action on this project; and

WHEREAS, the project site was previously analyzed as a part of The Rio Del Oro Specific Plan Area Environmental Impact Report (EIR) adopted by the City of Rancho Cordova, thereby satisfying the requirements for the California Environmental Quality Act; and

WHEREAS, the proposed residential project is in conformity with what was reviewed as part of the Specific Plan EIR, and therefore is exempt under CEQA exemption 15182, Residential Projects Pursuant to a Specific Plan; and

WHEREAS, on November 13, 2024 the Planning Commission of the City of Rancho Cordova held a properly noticed public hearing at which it received a report from city staff regarding the Major Design Review and oral and written testimony from the public, and deliberated on the item; and

WHEREAS, the public hearing was noticed in accordance with the requirements set forth in Government Code Section 65090 and 65091.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA HEREBY RESOLVES AS FOLLOWS:

1. Determine that CEQA exemption 15182 is an adequate exemption according to the Guidelines of the California Environmental Quality Act.

    a) **Finding**: The project site has been analyzed and is exempt per California Environmental Quality Act exemption 15182 Residential Projects Pursuant to a Specific Plan.

    Evidence: The project is exempt from CEQA per section 15182, Residential Projects Pursuant to a Specific Plan. The City Council adopted Resolution 92-2010 certifying a Final Environmental Impact Report/Environment Impact Statement (EIR/EIS) (State Clearinghouse #2003122057) for the RDO Specific Plan, pursuant to the California Environmental Quality Act (CEQA). The proposed residential project has been analyzed and has been determined to be in conformity with what was reviewed as part of the original EIR. No further environmental analysis is required.

2. Approve the Design Review, subject to the Major Design Review Package (Exhibit A) and the Conditions of Approval (Exhibit B); supported by the following Findings and Evidence, as required by Zoning Code Section 23.141.070:

    a) **Finding**: The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and special planning area provisions, and is consistent with the applicable Rancho Cordova Design Guidelines.

    Evidence: The project site is located within the Rio Del Oro Specific Plan Area and has a Medium Density Residential designation (6.18 – 18.0 DU/AC). The proposed project of 132 single-family homes within an area of 26.6 acres provides a density of 6.5 DU/AC which is within the allowable range for the medium density zoning designation. The proposed major design review does not propose any changes in use or density for the project and is consistent with the Rio Del Oro Specific Plan development standards as well as the applicable areas of the City of Rancho Cordova Design Guidelines and architectural detail requirements.

    b) **Finding:** The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

    Evidence: The Applicant is presenting a design package that includes four unique floor plans and a total of three architectural styles. The package also contains multiple color schemes that will create a vibrant and visually interesting streetscape. The proposed designs continue to be compatible with adjacent subdivisions while still create a unique design concept for the project area. Conditions of approval have been added to the project that require the applicant to alternate between floor plans and elevations to increase street variation throughout the neighborhood and to provide enhanced elevations for homes visible from major public rights of way and the adjacent greenbelt.

    c) **Finding**: The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing, and similar elements establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.

    Evidence: The proposed architecture and landscaping are compatible with the adjacent subdivisions in the area as well as with the standards and guidelines within the Rio Del Oro Specific Plan area and City Design Guidelines. The project proposes three different architectural styles (Bungalow, Farmhouse, and Contemporary) which include unique details and elevations that portray a consistent design concept throughout the subdivision and nearby properties. Elements such as wrought iron fencing in areas that are near the adjacent greenbelt and alongside pedestrian access ways will also enhance the character and safety of open space areas.

    d) **Finding**: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The subdivision map was approved (Resolution 109-2021) prior to this Design Review. Vehicular, bicycle and pedestrian circulation were studied and accepted as part of the prior approval. The requested Design Review entitlement will not impede any of the previously approved transportation modes of circulation.

e) **Finding:** The residential subdivision is well integrated with the City's street network.

Evidence: The subdivision map for Rio Del Oro Parcel 66 as approved in 2021 was reviewed to ensure proper access and infrastructure for the project area. The subdivision will be integrated into the City's street network and will have adequate access to Rancho Cordova Parkway and White Rock Road as well as internally throughout the subdivision.

f) **Finding:** Unique neighborhood environments are created.

Evidence: The project integrates a combination of four floor plans with 3 elevations (Bungalow, Farmhouse, and Contemporary) and includes a total of 12 color schemes. This allows for a large variety of streetscape combinations that create a unique and interesting neighborhood. The project is also conditioned to have open view fencing along the greenbelt which emphasizes a unique amenity for the neighborhood.

g) **Finding:** Traditional or modern architectural styles are consistently applied.

Evidence: The project proposes a bungalow and farmhouse design which are more traditional architectural styles with color schemes that blend in with the surrounding area. In addition, to these traditional styles, the project also includes a contemporary design with a more modern style but that incorporates similar color schemes that continue to blend in with the surrounding area.

h) **Finding:** Pedestrian-friendly environments are created.

Evidence: The project is for master plan home designs for the Coloma at Rio Del Oro Parcel 66 subdivision. Many of the pedestrian spaces and amenities have already been added and reviewed as part of the approved Tentative Subdivision Map. The project includes a pedestrian connection to Rancho Cordova Parkway as well as a pedestrian connection next to the greenbelt lining the southeast border of the subdivision. The project also includes a lush tree line along sidewalks external to the subdivision that create a walkable and welcoming environment for pedestrians in the area.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 13th day of November 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Cynthia Stauss, Chair

ATTEST:

_____
Kelly Whitman
Planning Commission Clerk



PLAN 3
FARMHOUSE

PLAN 2
BUNGALOW

PLAN 4
CONTEMPORARY

PLAN 1
FARMHOUSE

CONCEPTUAL STREET SCENE

RIO DEL ORO PARCEL 66

Rancho Cordova , California

0 4 8 16

258.21074

09.24.24

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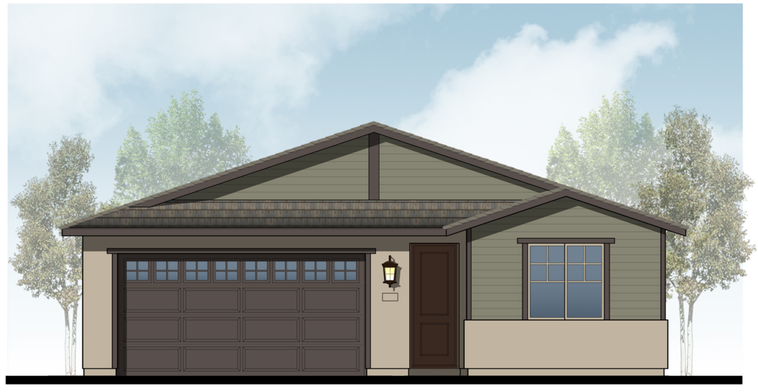
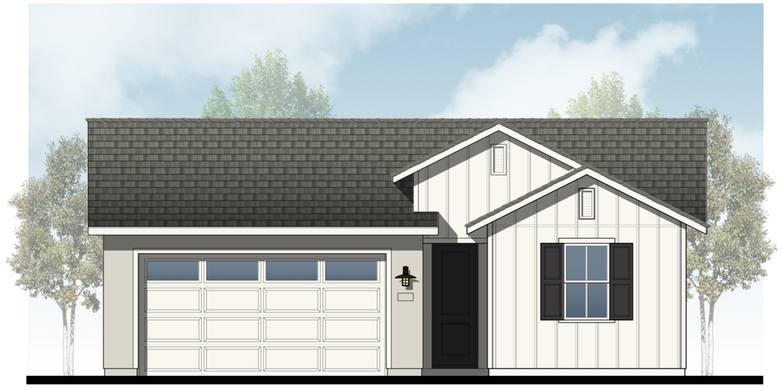
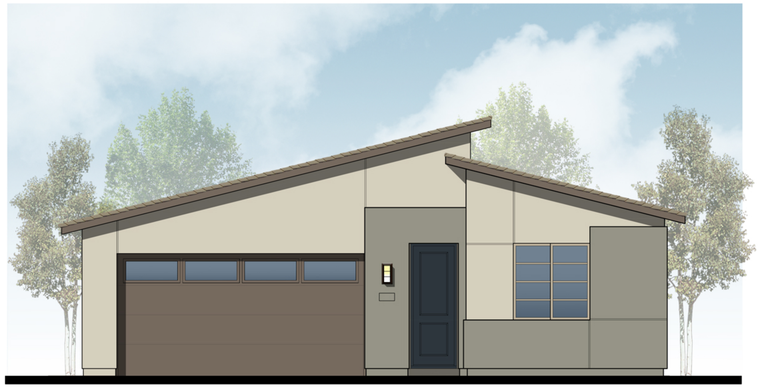


BUNGALOW



FARMHOUSE



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PLAN 1
Front Elevations

RIO DEL ORO PARCEL 66

Rancho Cordova , California

0 2 4 8

258.21074

09.24.24

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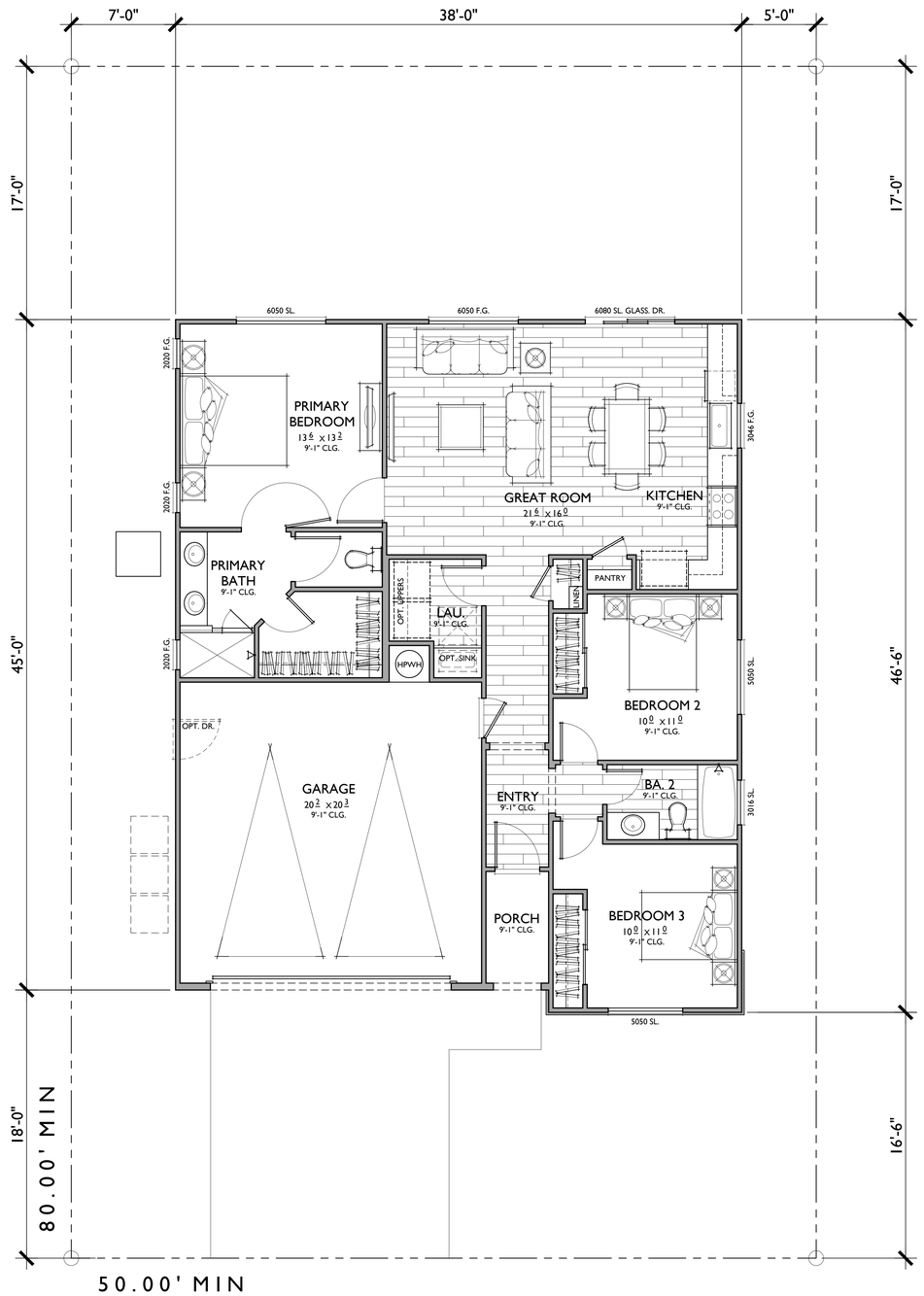

PLAN 1

3 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	**1,262 SQ. FT.**
2 - CAR GARAGE	434 SQ. FT.
PORCH	33 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1
Reflects Bungalow Elevation

RIO DEL ORO PARCEL 66

Rancho Cordova , California

0 2 4 8

258.21074

09.24.24

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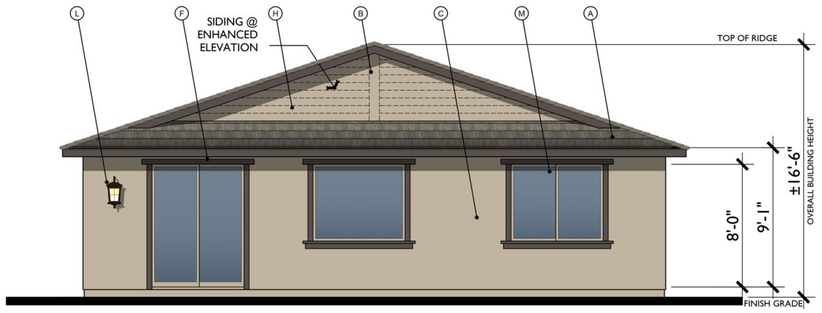

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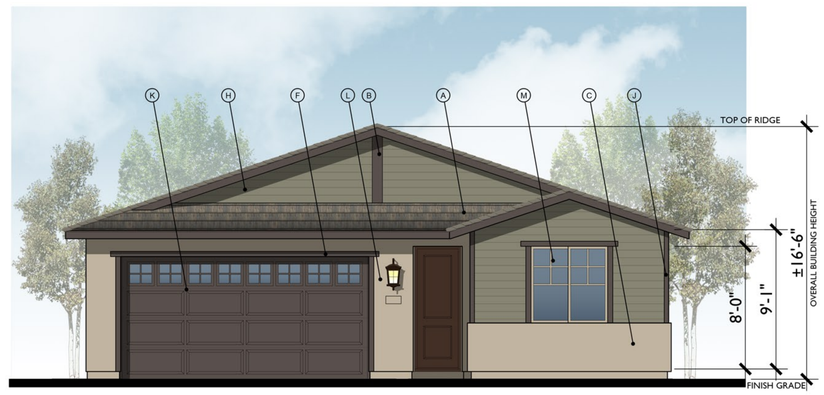
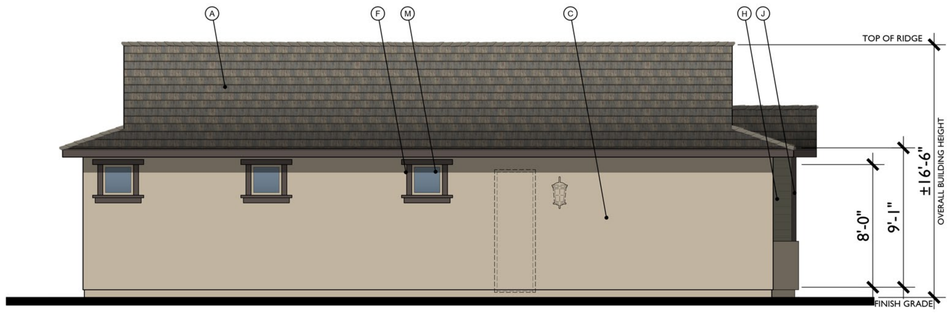


FRONT

A - BUNGALOW

1/4"=1'-0"



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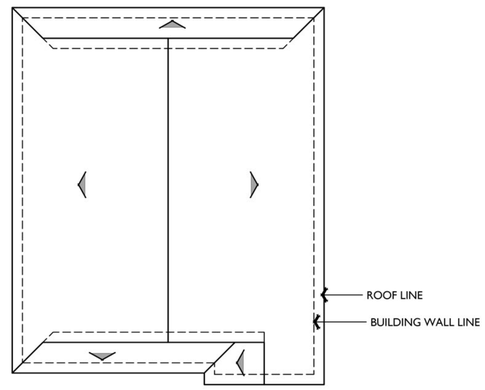
RIGHT



ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 16"
EAVE: 16"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. GABLE END DETAIL
C. STUCCO
D. ACCENT STUCCO
E. POTSHELF
F. FOAM TRIM
G. COMPOSITE SHUTTER
H. HORIZONTAL SIDING
I. BOARD AND BATTEN
J. CEMENTITIOUS TRIM
K. ROLL UP GARAGE DOOR
L. LIGHT FIXTURE
M. VINYL WINDOW

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PLAN 1

Bungalow Elevation

RIO DEL ORO PARCEL 66

Rancho Cordova , California

0 2 4 8

258.21074

09.24.24

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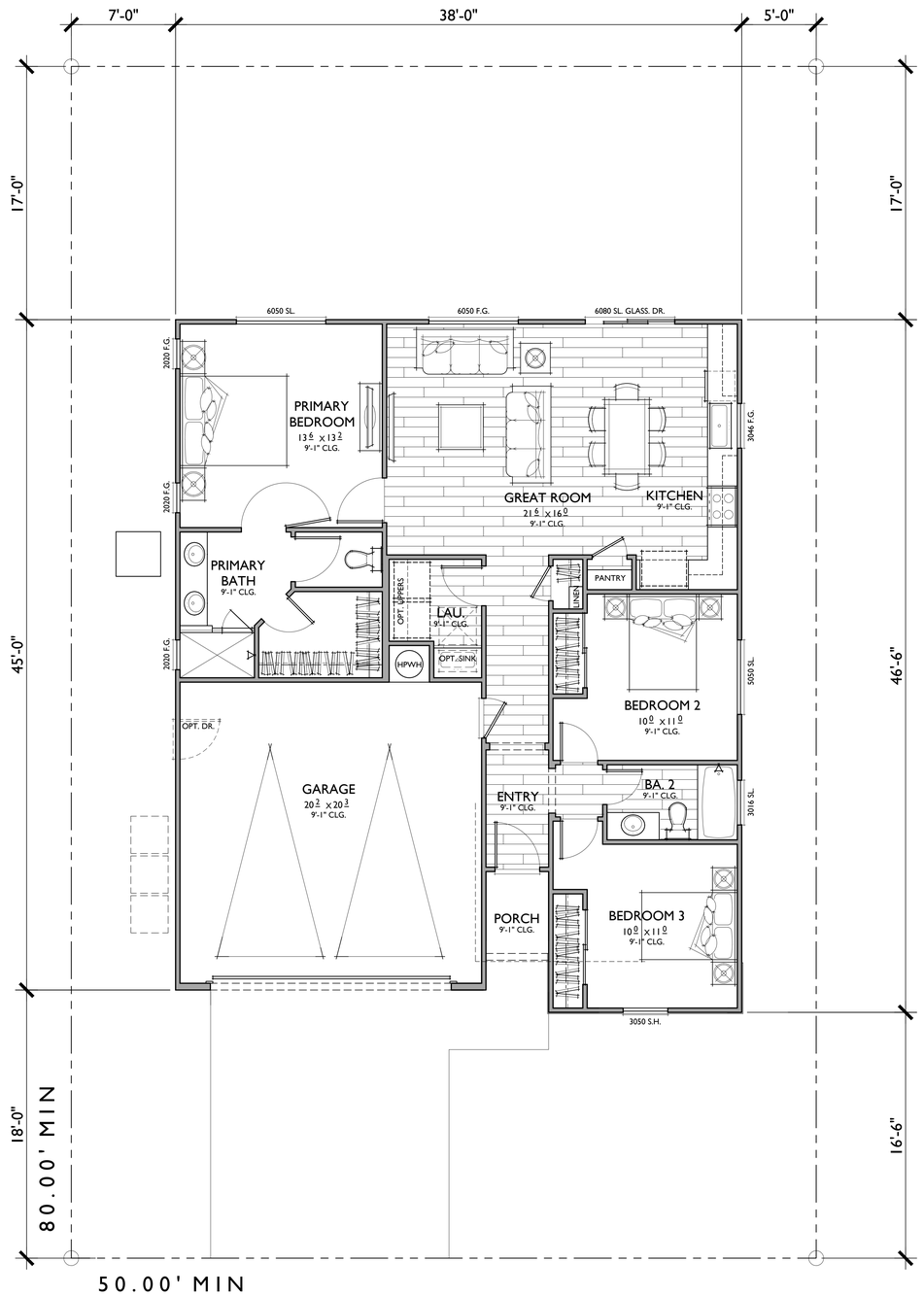

PLAN 1

3 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	**1,262 SQ. FT.**
2 - CAR GARAGE	434 SQ. FT.
PORCH	25 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1
Reflects Farmhouse Elevation

RIO DEL ORO PARCEL 66
Rancho Cordova , California

0 2 4 8

258.21074

09.24.24

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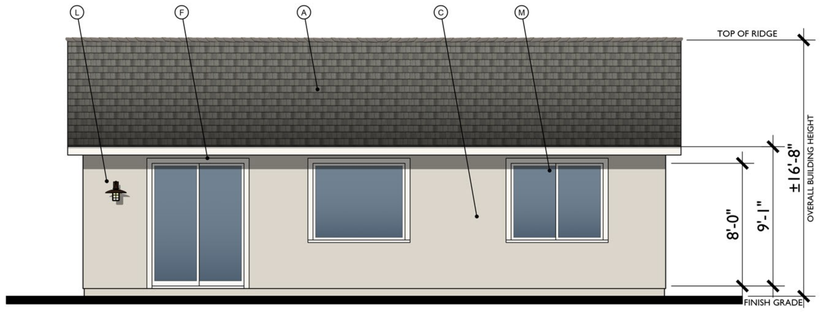

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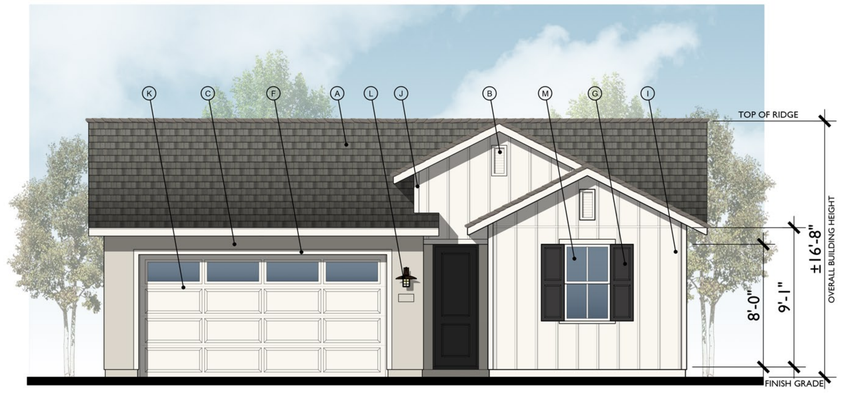
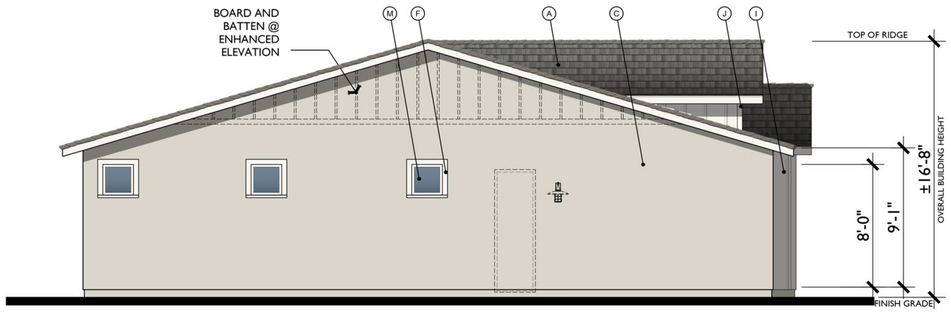


FRONT

B - FARMHOUSE

1/4"=1'-0"



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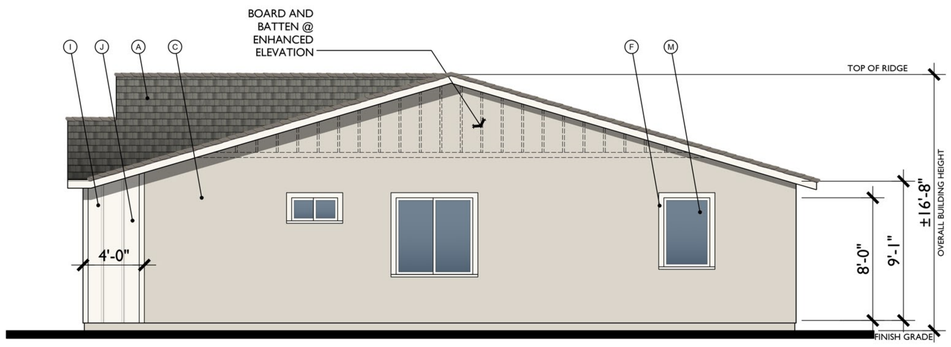

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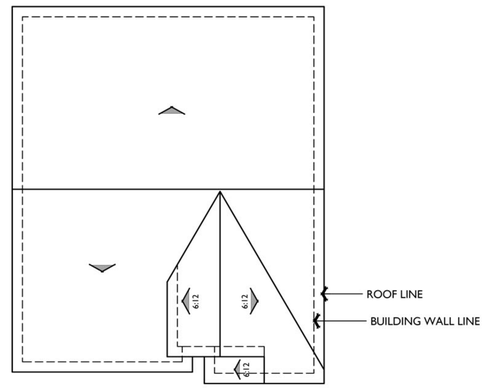

ROOF PLAN B

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 16"
EAVE: 16"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. GABLE END DETAIL
C. STUCCO
D. ACCENT STUCCO
E. POTSHELF
F. FOAM TRIM
G. COMPOSITE SHUTTER
H. HORIZONTAL SIDING
I. BOARD AND BATTEN
J. CEMENTITIOUS TRIM
K. ROLL UP GARAGE DOOR
L. LIGHT FIXTURE
M. VINYL WINDOW

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PLAN 1

Farmhouse Elevation

RIO DEL ORO PARCEL 66

Rancho Cordova , California

0 2 4 8

258.21074

09.24.24

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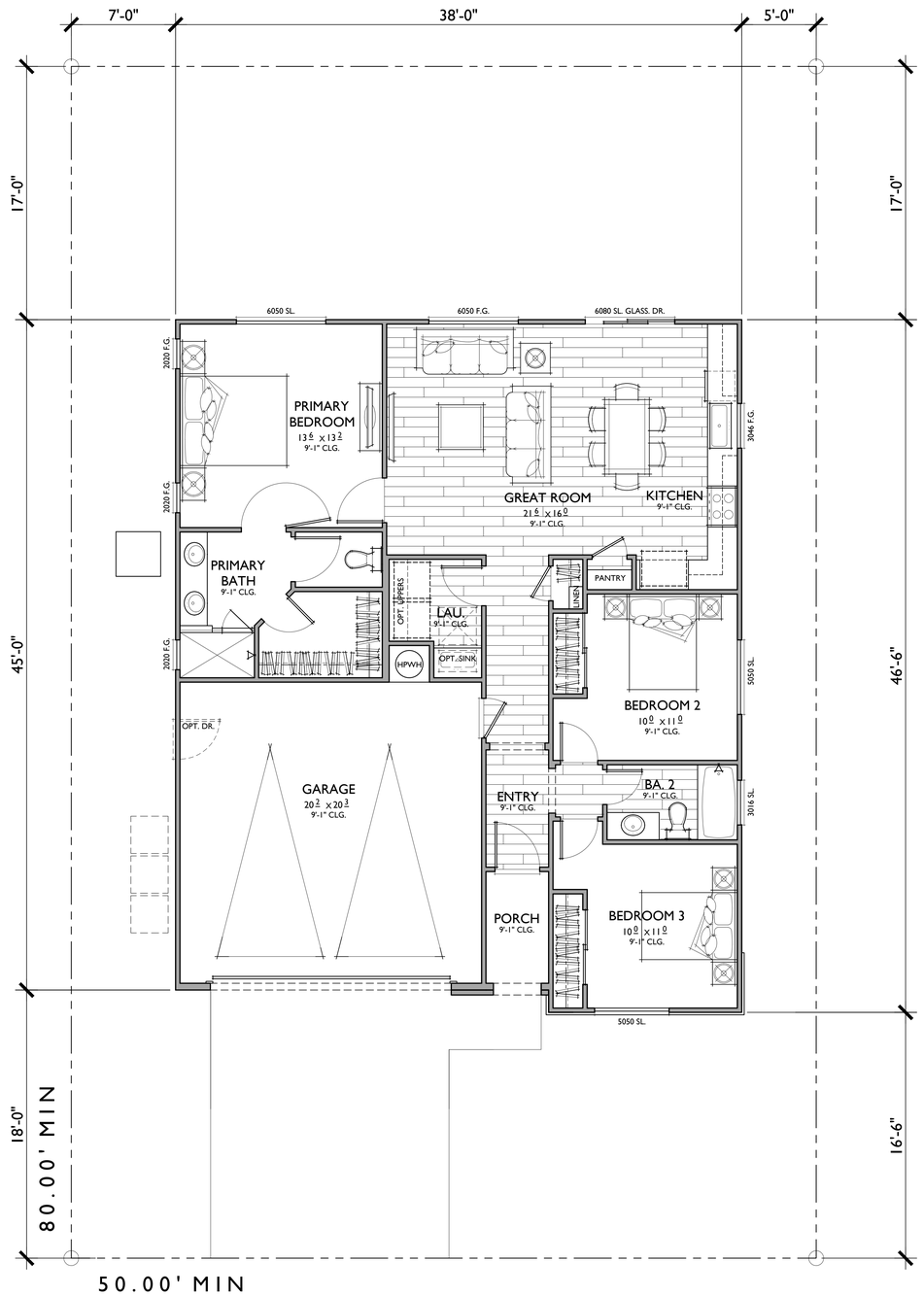

PLAN 1

3 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	**1,262 SQ. FT.**
2 - CAR GARAGE	434 SQ. FT.
PORCH	35 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1

Reflects Contemporary Elevation

RIO DEL ORO PARCEL 66

Rancho Cordova , California

0 2 4 8

258.21074

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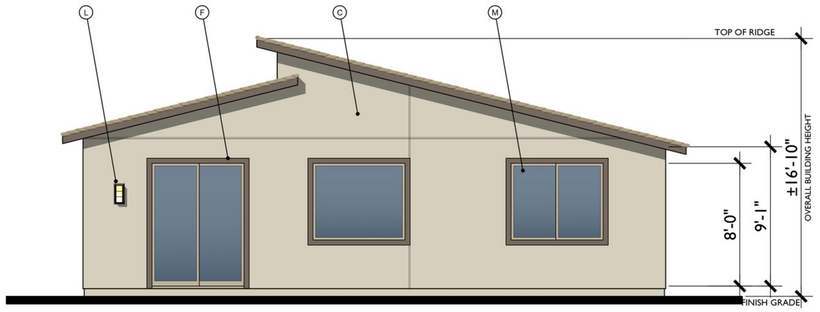


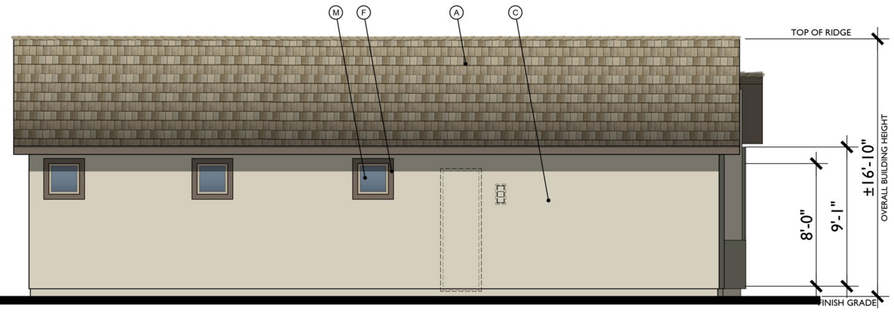
REAR



FRONT

C - CONTEMPORARY

1/4"=1'-0"



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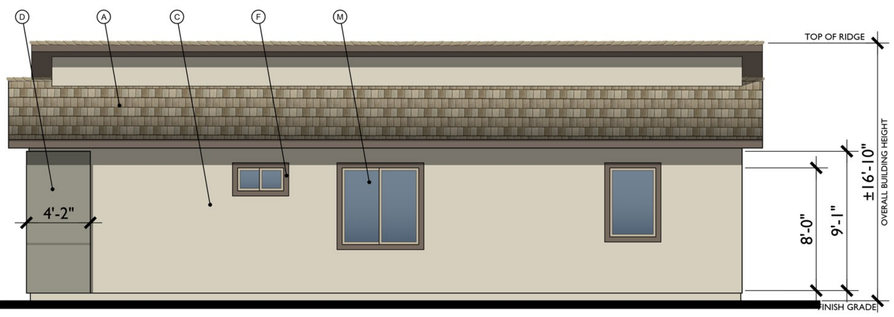

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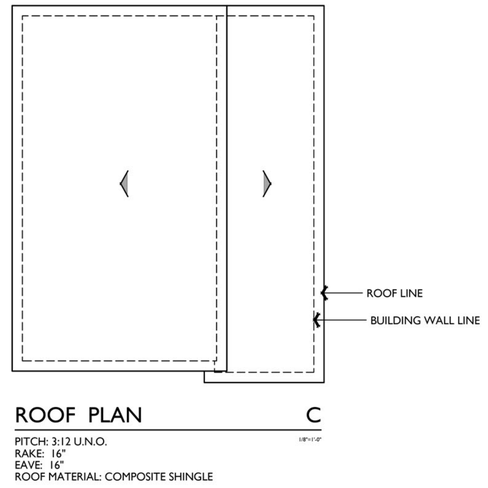

ROOF PLAN C

1/8"=1'-0"

PITCH: 3:12 U.N.O.
RAKE: 16"
EAVE: 16"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. GABLE END DETAIL
C. STUCCO
D. ACCENT STUCCO
E. POTSHELF
F. FOAM TRIM
G. COMPOSITE SHUTTER
H. HORIZONTAL SIDING
I. BOARD AND BATTEN
J. CEMENTITIOUS TRIM
K. ROLL UP GARAGE DOOR
L. LIGHT FIXTURE
M. VINYL WINDOW

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PLAN I
Contemporary Elevation

RIO DEL ORO PARCEL 66

Rancho Cordova , California

0 2 4 8

258.21074

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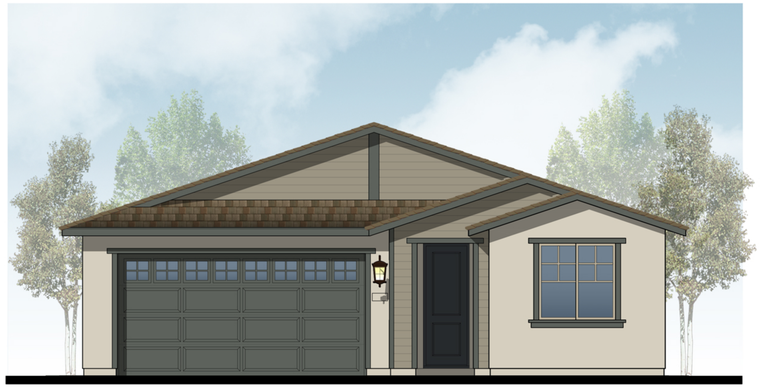
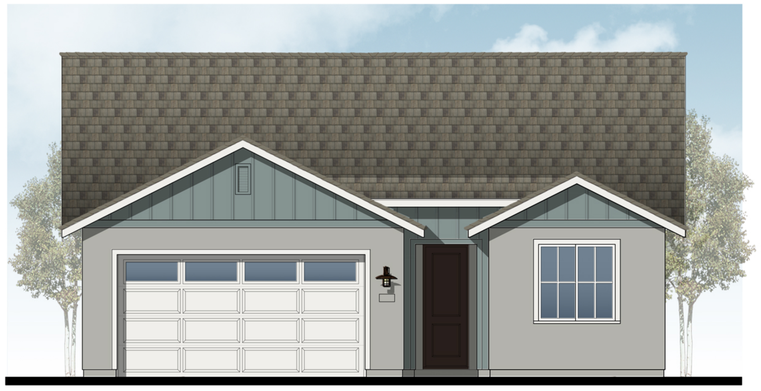


BUNGALOW



FARMHOUSE



CONTEMPORARY

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PLAN 2
Front Elevations

RIO DEL ORO PARCEL 66
Rancho Cordova , California

0 2 4 8

258.21074

09.24.24

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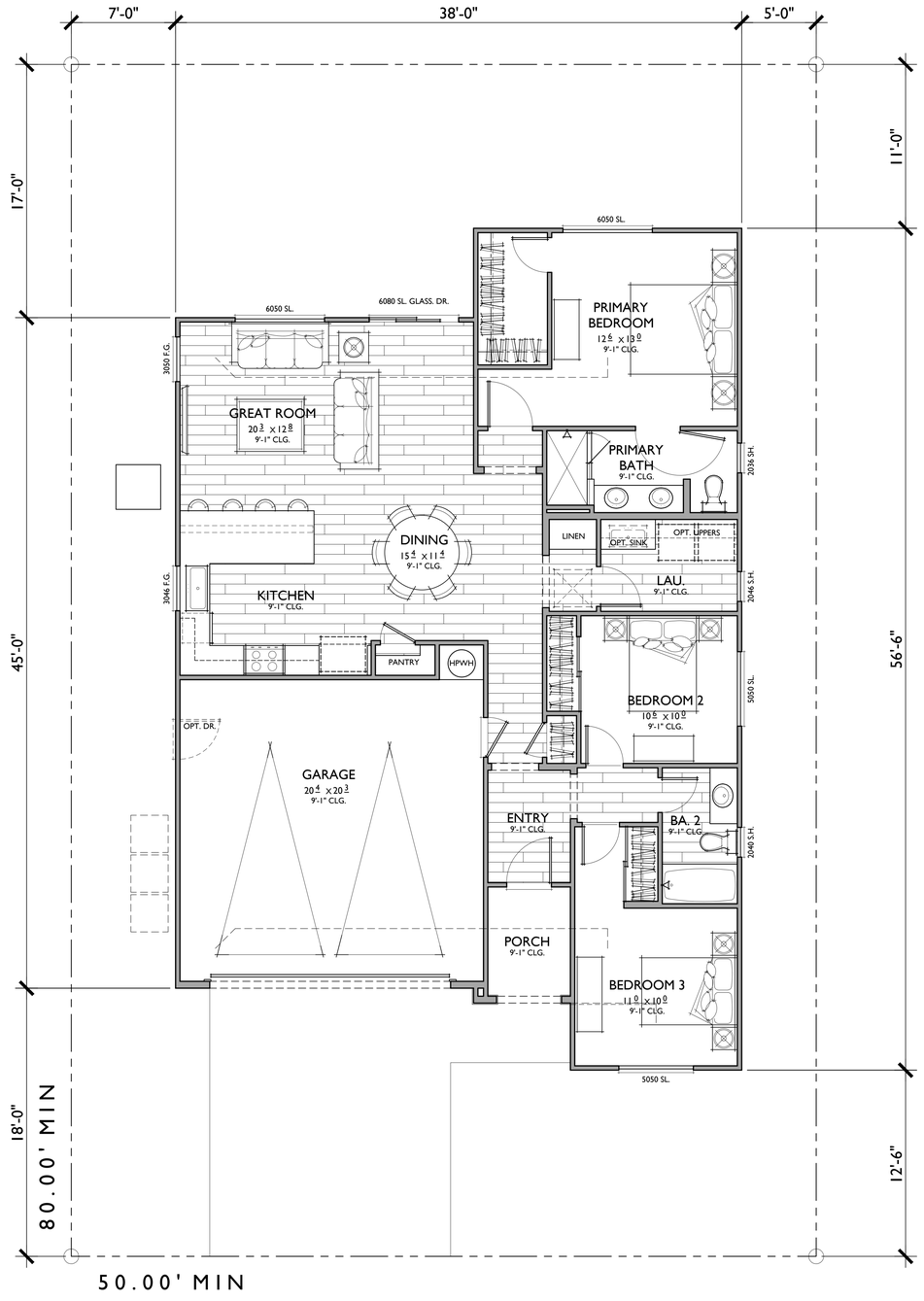

PLAN 2

3 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	**1,407 SQ. FT.**
2 - CAR GARAGE	437 SQ. FT.
PORCH	44 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2

Reflects Bungalow Elevation

RIO DEL ORO PARCEL 66

Rancho Cordova , California

0 2 4 8

258.21074

09.24.24

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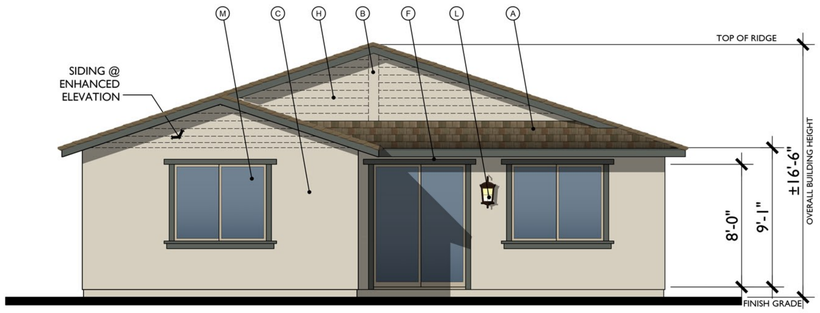
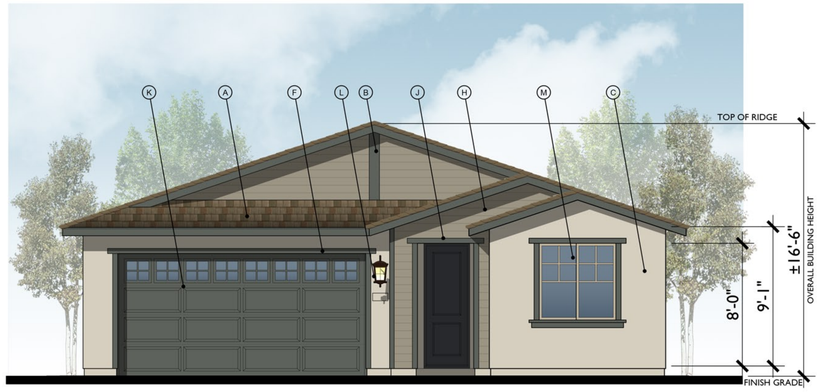
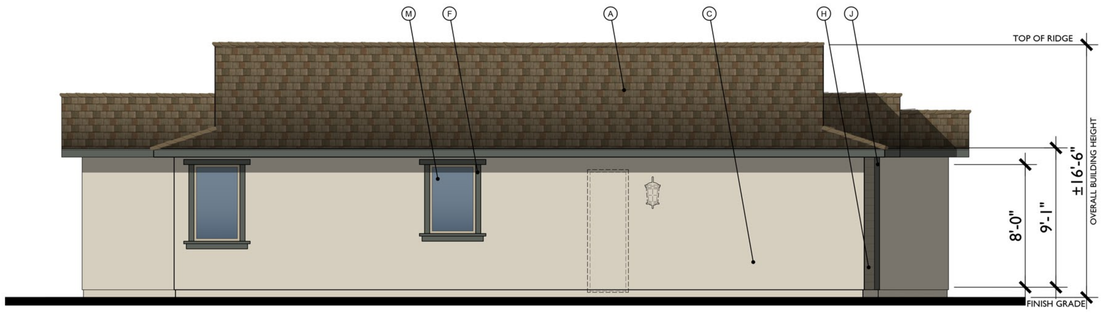


REAR



FRONT

A - BUNGALOW
1/4"=1'-0"



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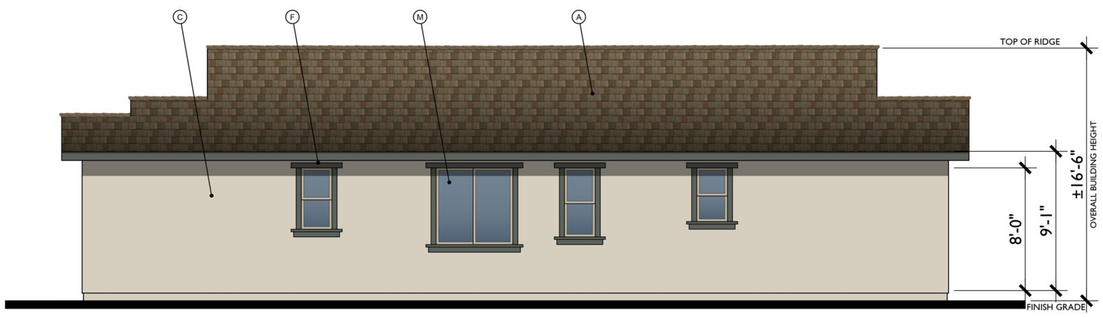

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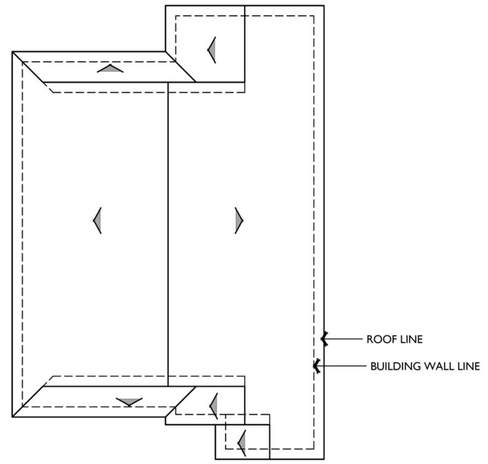

ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 16"
EAVE: 16"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. GABLE END DETAIL
C. STUCCO
D. ACCENT STUCCO
E. POTSHELF
F. FOAM TRIM
G. COMPOSITE SHUTTER
H. HORIZONTAL SIDING
I. BOARD AND BATTEN
J. CEMENTITIOUS TRIM
K. ROLL UP GARAGE DOOR
L. LIGHT FIXTURE
M. VINYL WINDOW

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PLAN 2
Bungalow Elevation

RIO DEL ORO PARCEL 66
Rancho Cordova , California

0 2 4 8

258.21074

09.24.24

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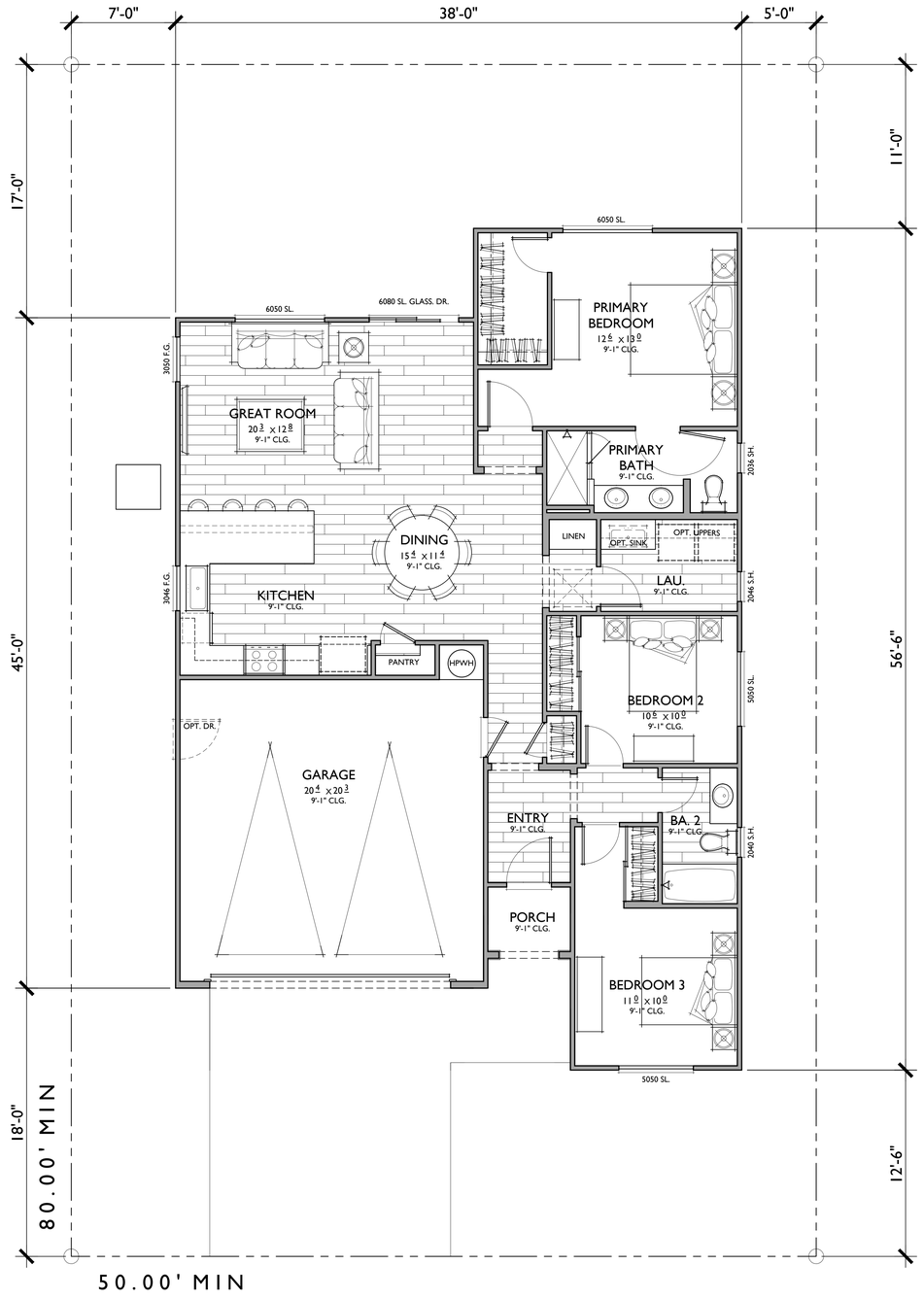

PLAN 2

3 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	**1,407 SQ. FT.**
2 - CAR GARAGE	437 SQ. FT.
PORCH	27 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2

Reflects Farmhouse Elevation

RIO DEL ORO PARCEL 66

Rancho Cordova , California

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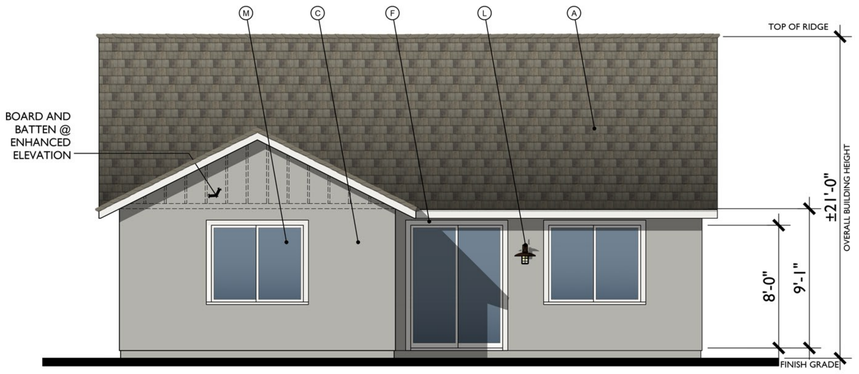

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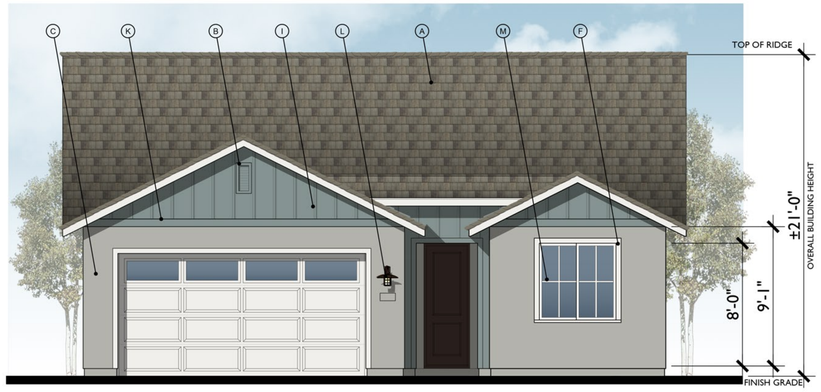
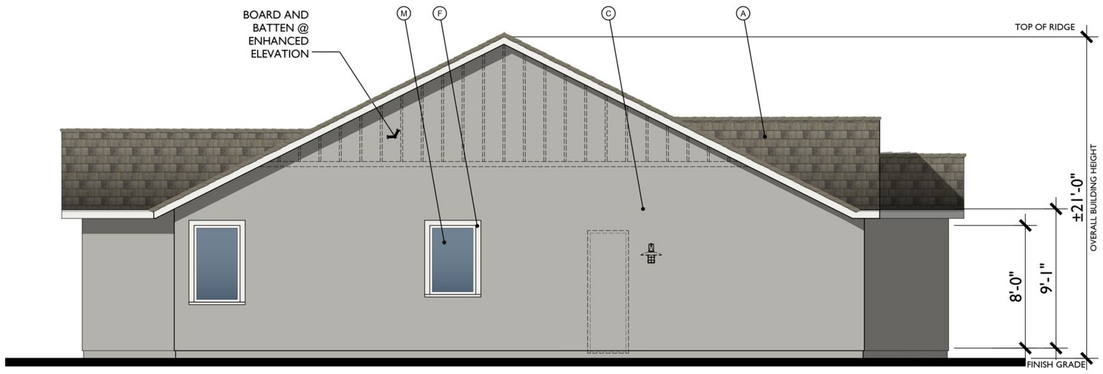


FRONT

B - FARMHOUSE

1/4"=1'-0"



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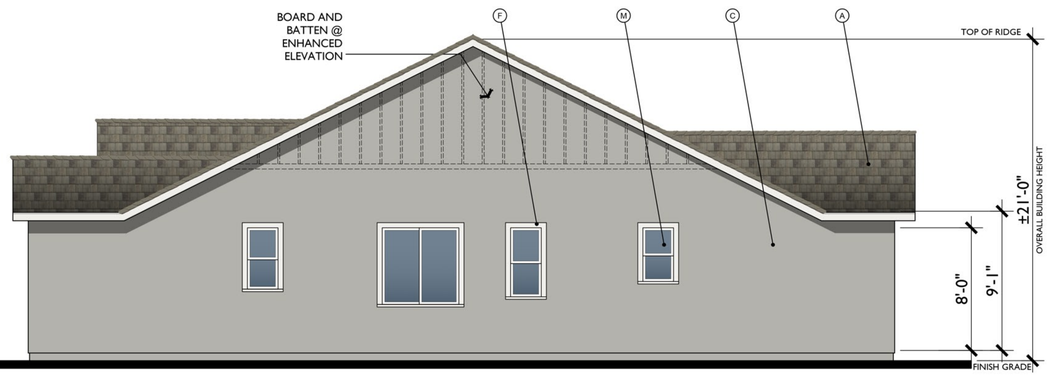

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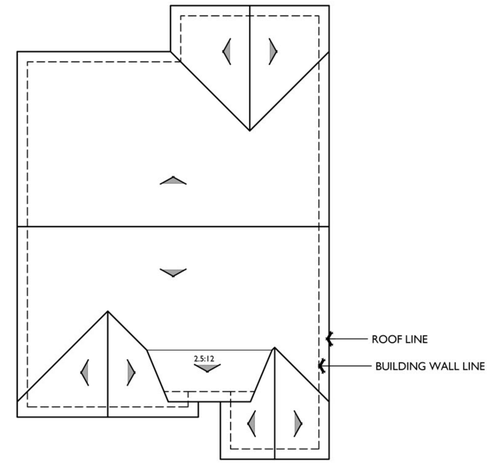

ROOF PLAN B

1/8"=1'-0"

PITCH: 6:12 U.N.O.
RAKE: 16"
EAVE: 16"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. GABLE END DETAIL
C. STUCCO
D. ACCENT STUCCO
E. POTSHELF
F. FOAM TRIM
G. COMPOSITE SHUTTER
H. HORIZONTAL SIDING
I. BOARD AND BATTEN
J. CEMENTITIOUS TRIM
K. ROLL UP GARAGE DOOR
L. LIGHT FIXTURE
M. VINYL WINDOW

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PLAN 2

Farmhouse Elevation

RIO DEL ORO PARCEL 66

Rancho Cordova , California

0 2 4 8

258.21074

09.24.24

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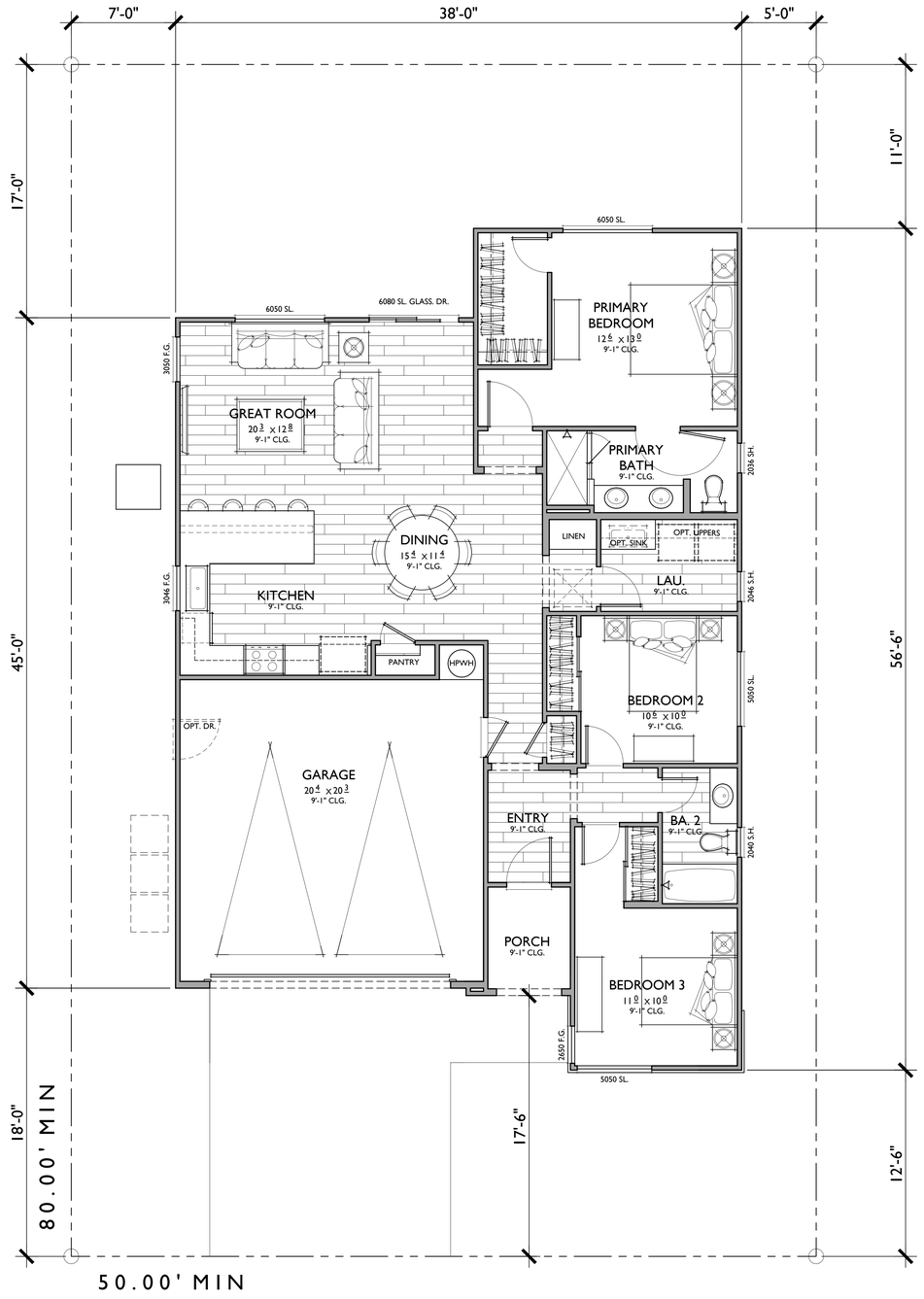

PLAN 2

3 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	**1,407 SQ. FT.**
2 - CAR GARAGE	437 SQ. FT.
PORCH	40 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2

Reflects Contemporary Elevation

RIO DEL ORO PARCEL 66

Rancho Cordova , California

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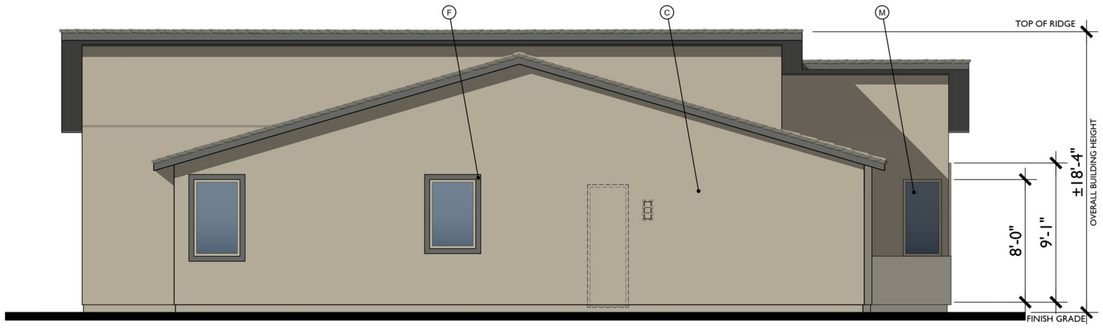
REAR



FRONT

C - CONTEMPORARY

1/4"=1'-0"



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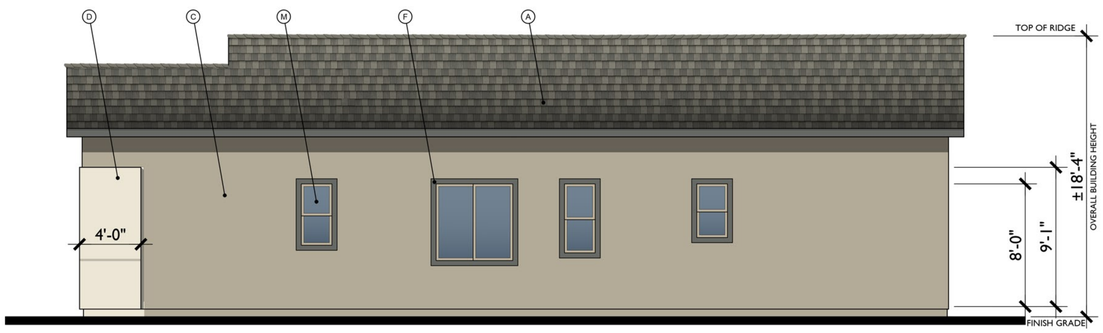

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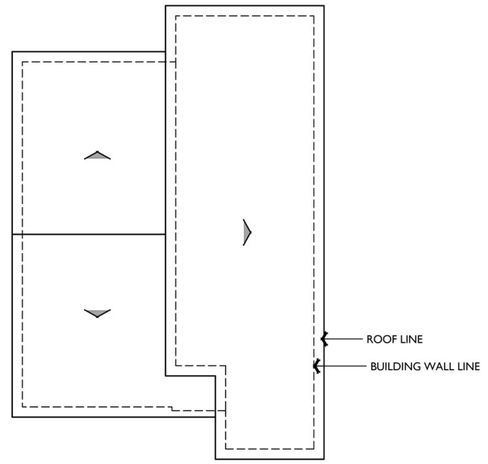

ROOF PLAN C

1/8"=1'-0"

PITCH: 3.5:12 U.N.O.
RAKE: 16"
EAVE: 16"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. GABLE END DETAIL
C. STUCCO
D. ACCENT STUCCO
E. POTSHELF
F. FOAM TRIM
G. COMPOSITE SHUTTER
H. HORIZONTAL SIDING
I. BOARD AND BATTEN
J. CEMENTITIOUS TRIM
K. ROLL UP GARAGE DOOR
L. LIGHT FIXTURE
M. VINYL WINDOW

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PLAN 2

Contemporary Elevation

RIO DEL ORO PARCEL 66

Rancho Cordova , California

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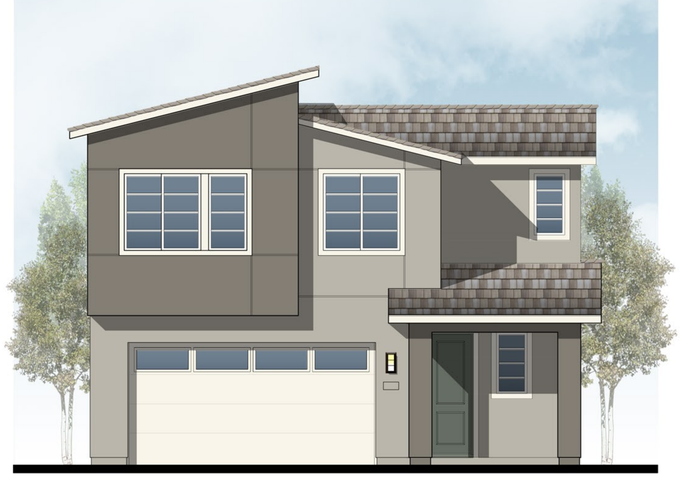
BUNGALOW



FARMHOUSE



CONTEMPORARY

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PLAN 3
Front Elevations

RIO DEL ORO PARCEL 66

Rancho Cordova , California

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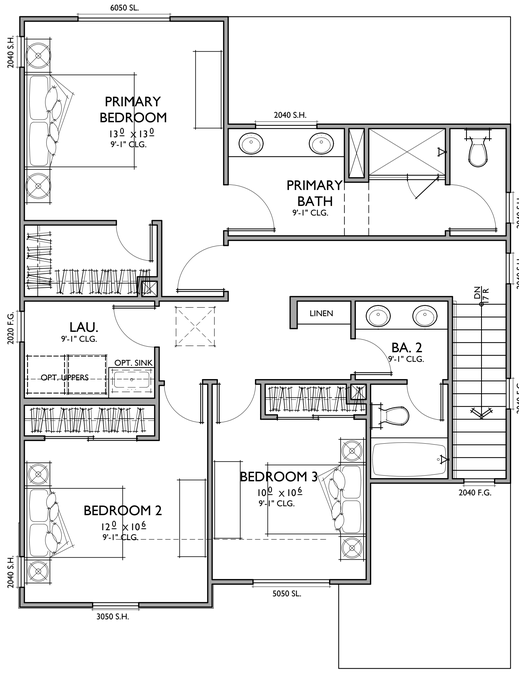
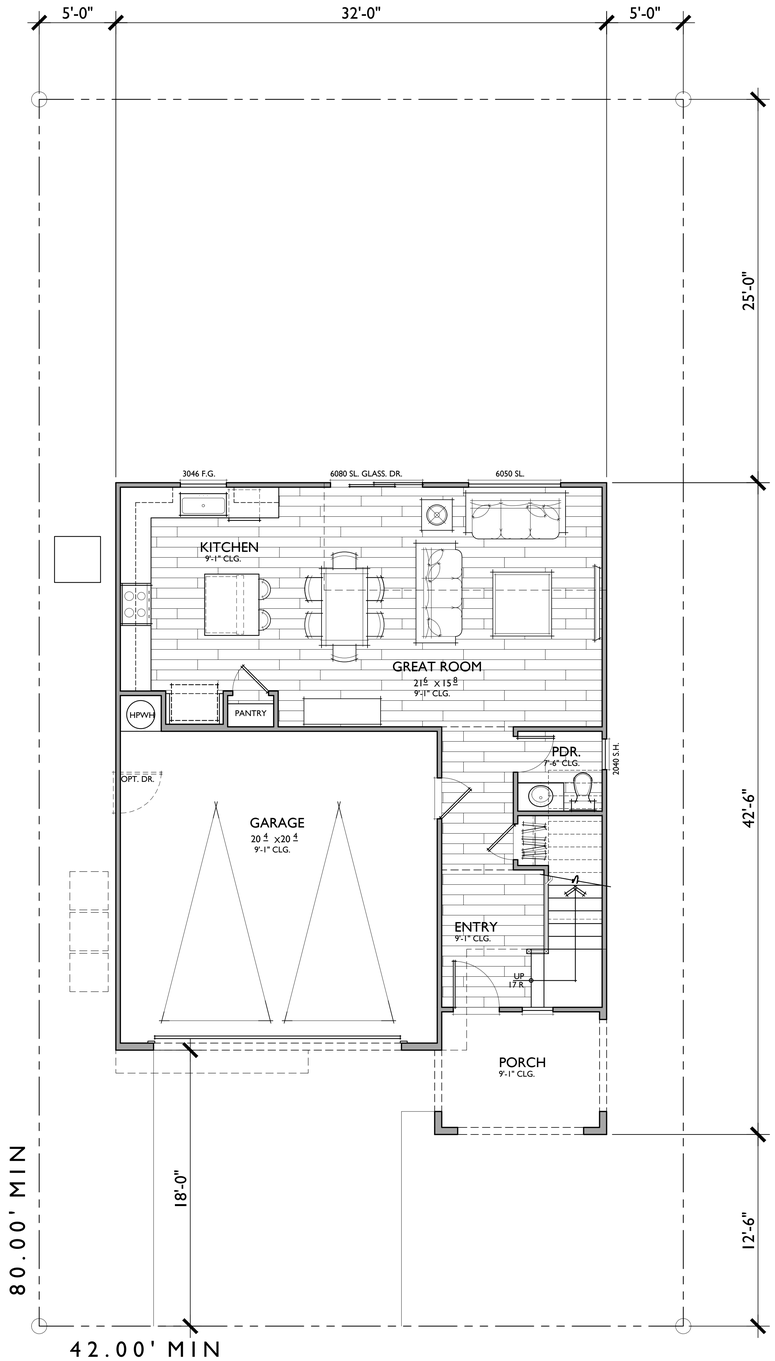


SECOND FLOOR



FIRST FLOOR

PLAN 3

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	714 SQ. FT.
2ND FLOOR	969 SQ. FT.
TOTAL LIVING	**1,683 SQ. FT.**
2 - CAR GARAGE	443 SQ. FT.
PORCH	89 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3

Reflects Bungalow Elevation

RIO DEL ORO PARCEL 66

Rancho Cordova , California

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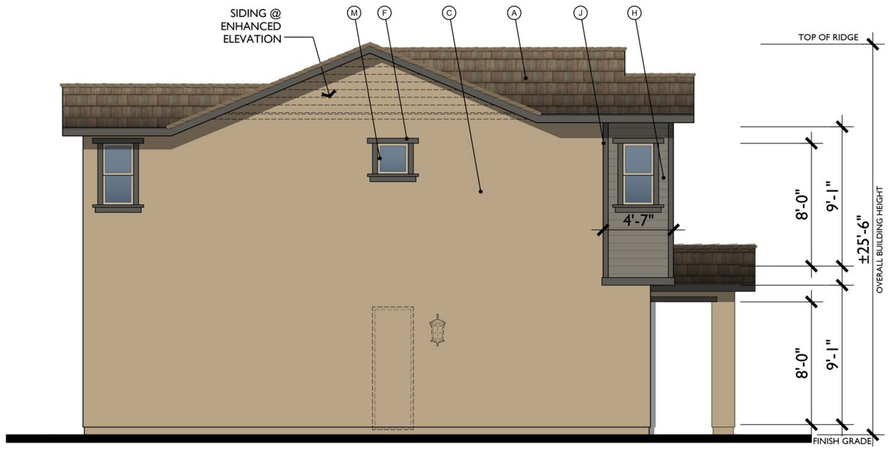
REAR



FRONT

A - BUNGALOW

1/4"=1'-0"



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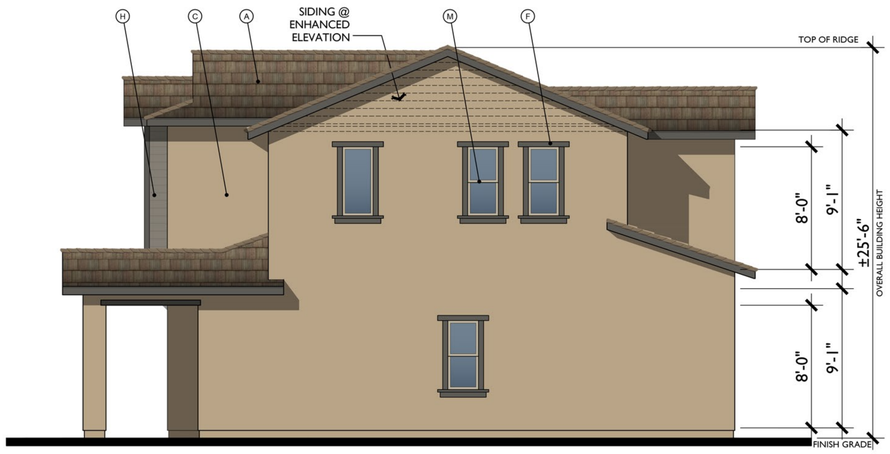

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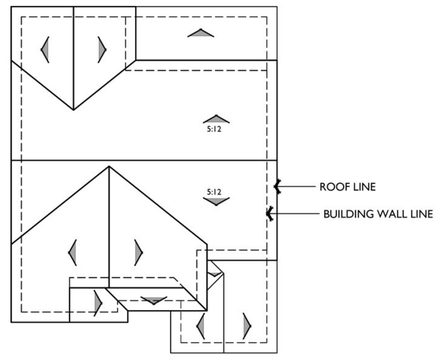

ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 16"
EAVE: 16"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. GABLE END DETAIL
C. STUCCO
D. ACCENT STUCCO
E. POTSHELF
F. FOAM TRIM
G. COMPOSITE SHUTTER
H. HORIZONTAL SIDING
I. BOARD AND BATTEN
J. CEMENTITIOUS TRIM
K. ROLL UP GARAGE DOOR
L. LIGHT FIXTURE
M. VINYL WINDOW

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PLAN 3

Bungalow Elevation

RIO DEL ORO PARCEL 66

Rancho Cordova , California

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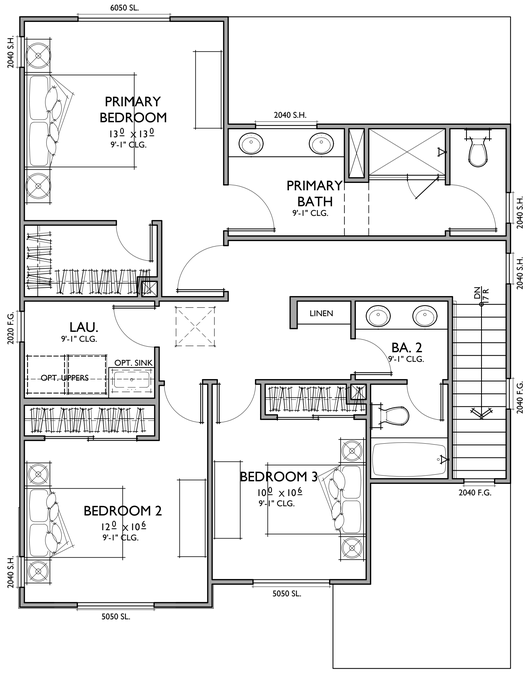
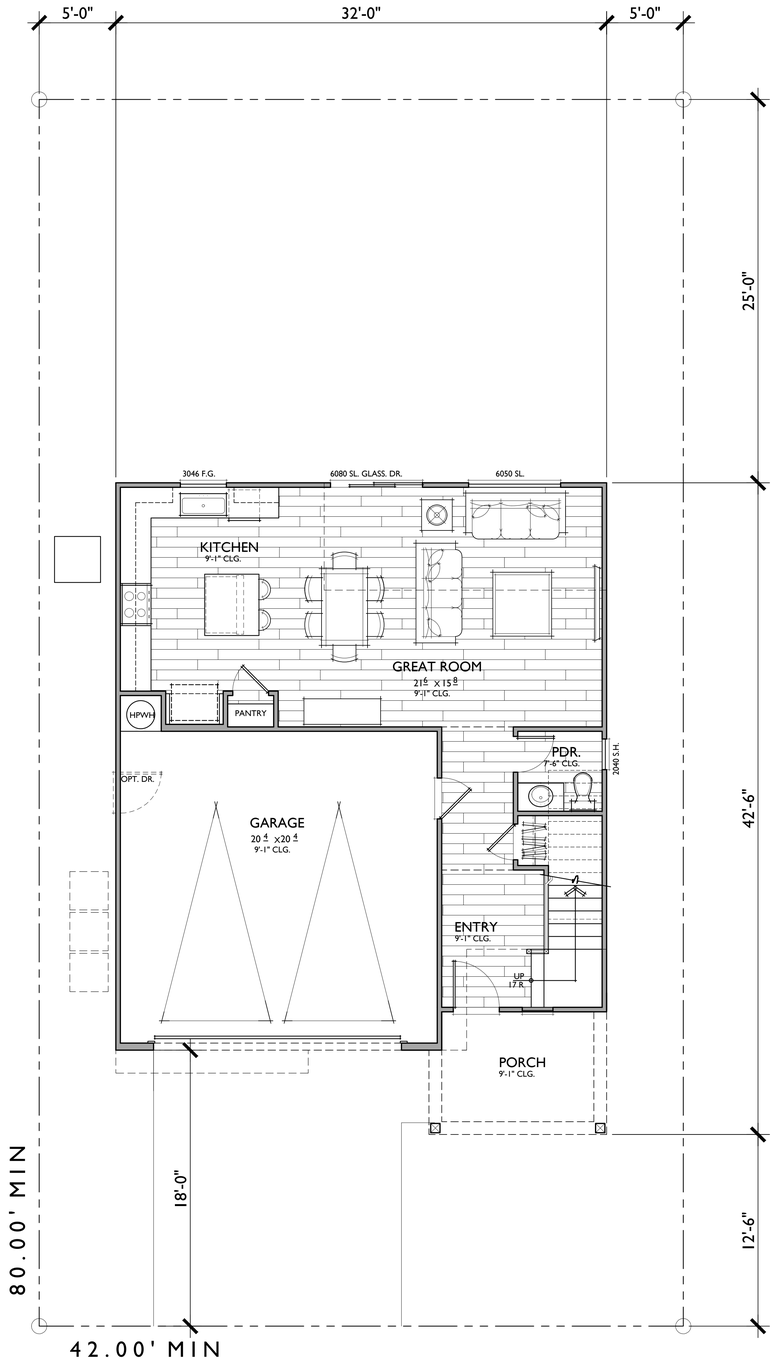


SECOND FLOOR



FIRST FLOOR

PLAN 3

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	714 SQ. FT.
2ND FLOOR	969 SQ. FT.
TOTAL LIVING	**1,683 SQ. FT.**
2 - CAR GARAGE	443 SQ. FT.
PORCH	91 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3

Reflects Farmhouse Elevation

RIO DEL ORO PARCEL 66

Rancho Cordova , California

0 2 4 8

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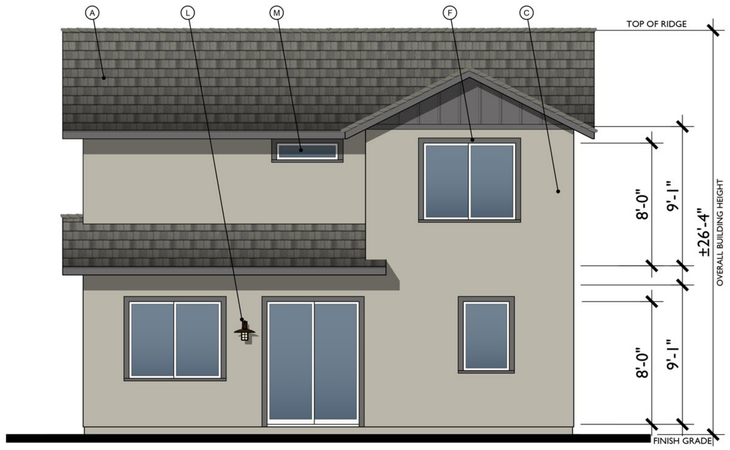


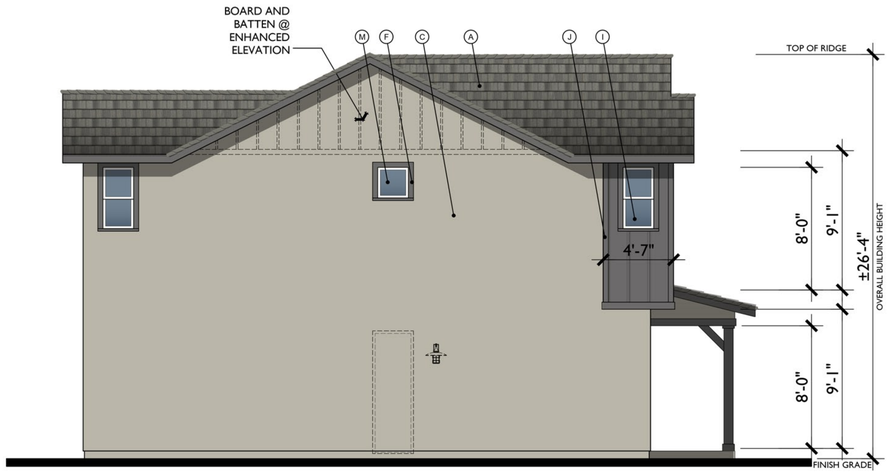
REAR



FRONT

B - FARMHOUSE

1/4"=1'-0"



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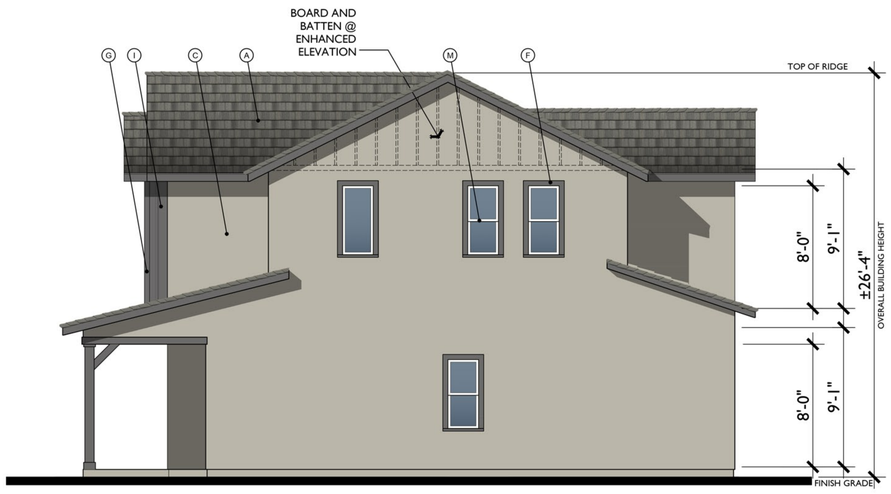

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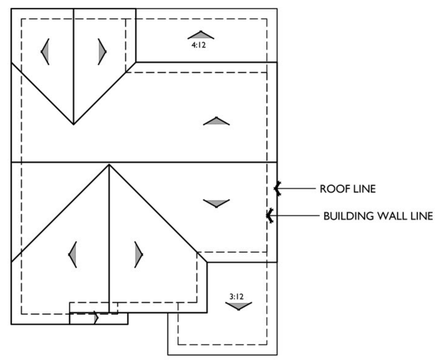

ROOF PLAN B

1/8"=1'-0"

PITCH: 6:12 U.N.O.
RAKE: 16"
EAVE: 16"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. GABLE END DETAIL
C. STUCCO
D. ACCENT STUCCO
E. POTSHELF
F. FOAM TRIM
G. COMPOSITE SHUTTER
H. HORIZONTAL SIDING
I. BOARD AND BATTEN
J. CEMENTITIOUS TRIM
K. ROLL UP GARAGE DOOR
L. LIGHT FIXTURE
M. VINYL WINDOW

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PLAN 3

Farmhouse Elevation

RIO DEL ORO PARCEL 66

Rancho Cordova , California

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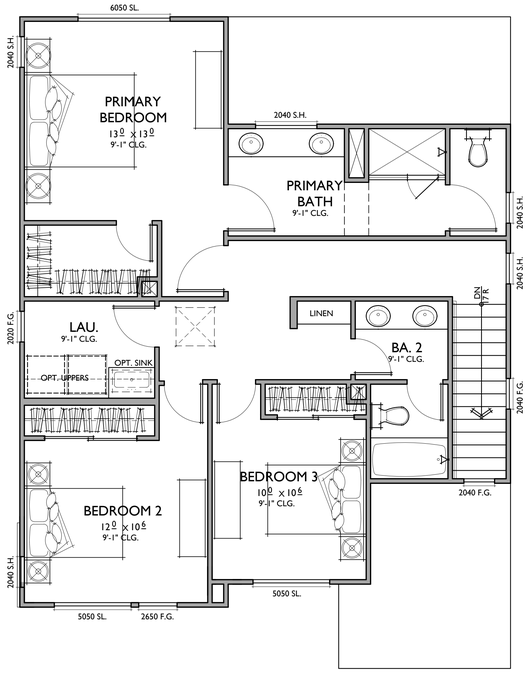
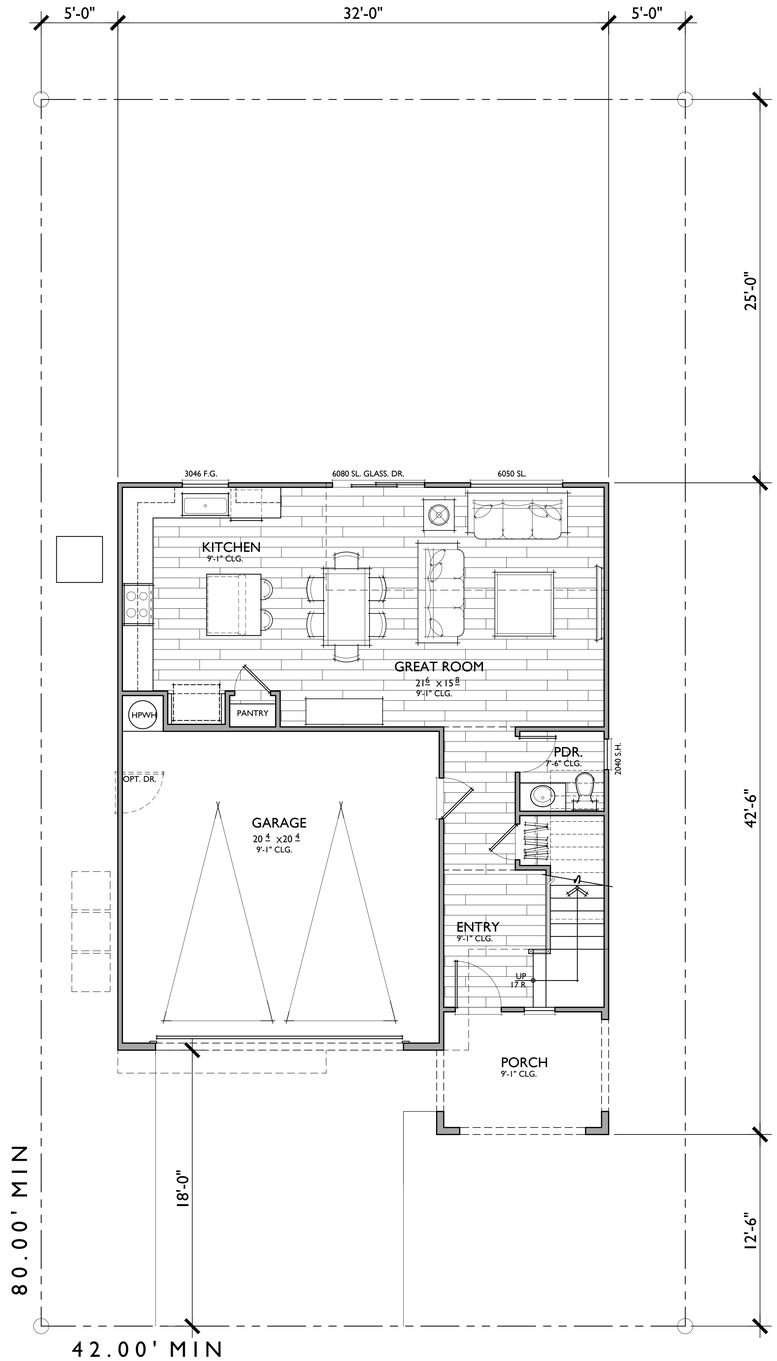


SECOND FLOOR



FIRST FLOOR

PLAN 3

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	714 SQ. FT.
2ND FLOOR	969 SQ. FT.
TOTAL LIVING	**1,683 SQ. FT.**
2 - CAR GARAGE	443 SQ. FT.
PORCH	89 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3

Reflects Contemporary Elevation

RIO DEL ORO PARCEL 66

Rancho Cordova , California

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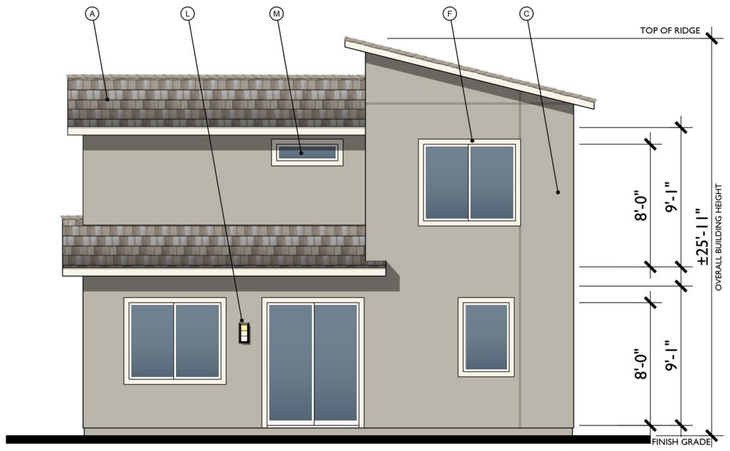
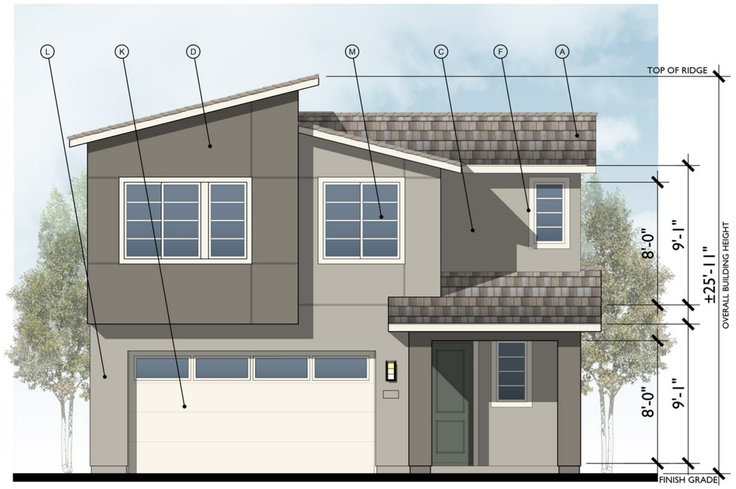
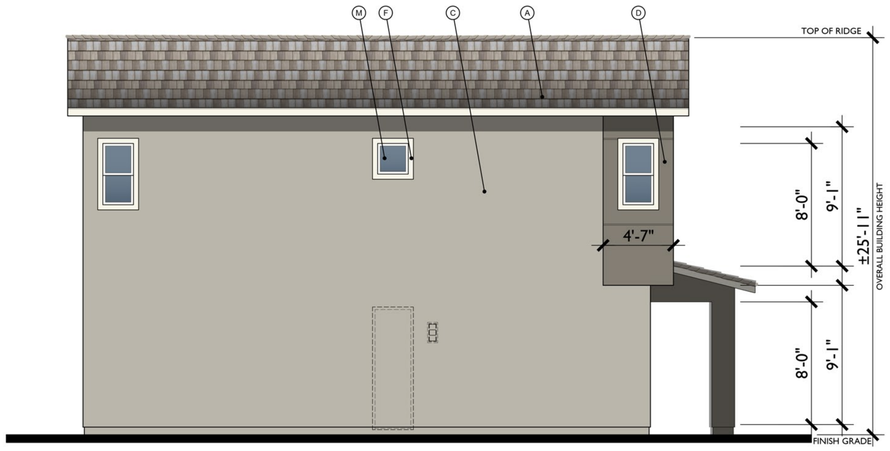


REAR



FRONT C - CONTEMPORARY

1/4"=1'-0"



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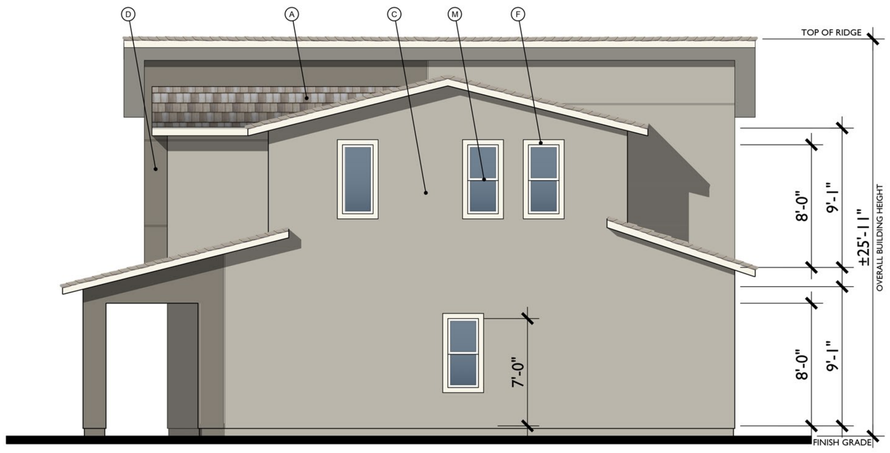

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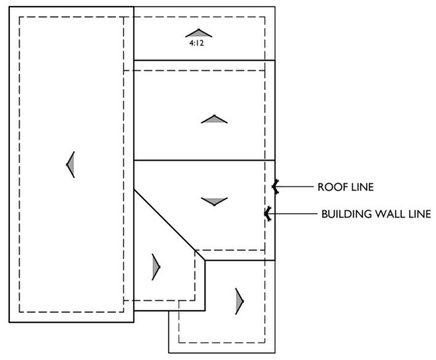

ROOF PLAN C

1/8"=1'-0"

PITCH: 3:12 U.N.O.
RAKE: 16"
EAVE: 16"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. GABLE END DETAIL
C. STUCCO
D. ACCENT STUCCO
E. POTSHELF
F. FOAM TRIM
G. COMPOSITE SHUTTER
H. HORIZONTAL SIDING
I. BOARD AND BATTEN
J. CEMENTITIOUS TRIM
K. ROLL UP GARAGE DOOR
L. LIGHT FIXTURE
M. VINYL WINDOW

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PLAN 3

Contemporary Elevation

RIO DEL ORO PARCEL 66

Rancho Cordova , California

0 2 4 8

258.21074

09.24.24

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BUNGALOW



FARMHOUSE



CONTEMPORARY

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PLAN 4

Front Elevations

RIO DEL ORO PARCEL 66

Rancho Cordova , California

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258.21074

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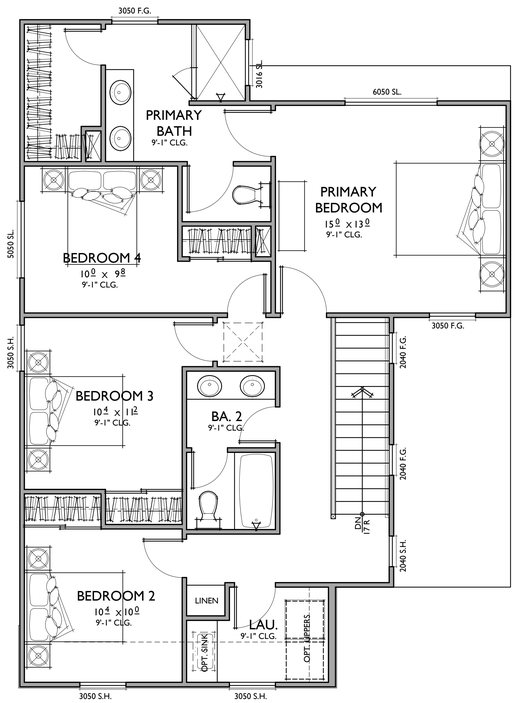
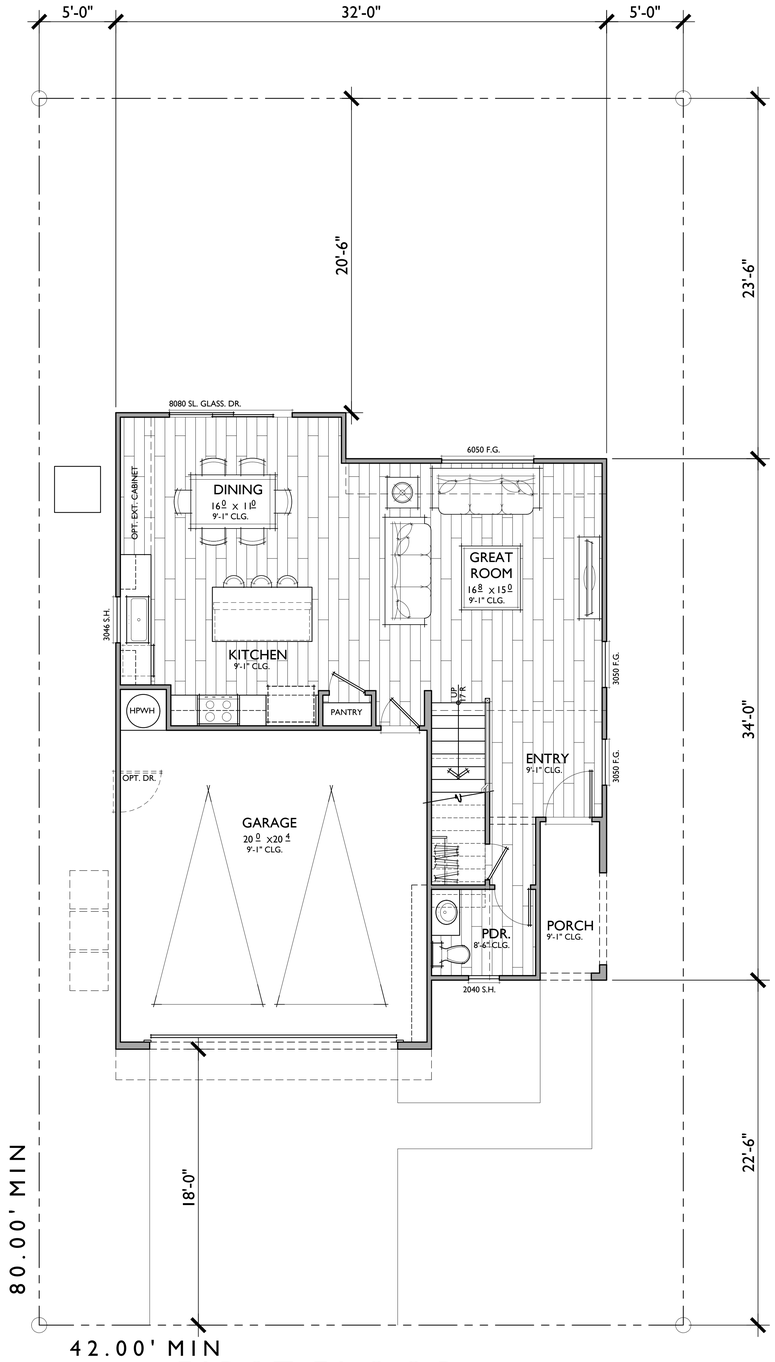


SECOND FLOOR



FIRST FLOOR

PLAN 4

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	749 SQ. FT.
2ND FLOOR	1,045 SQ. FT.
TOTAL LIVING	**1,794 SQ. FT.**
2 - CAR GARAGE	432 SQ. FT.
PORCH	45 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 4

Reflects Bungalow Elevation

RIO DEL ORO PARCEL 66

Rancho Cordova , California

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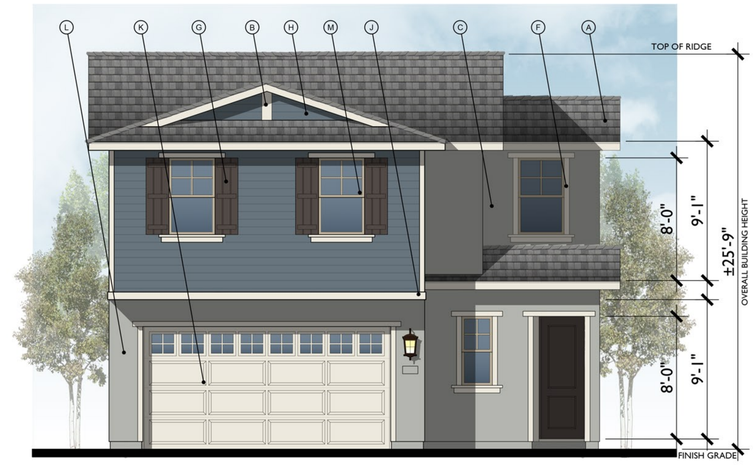
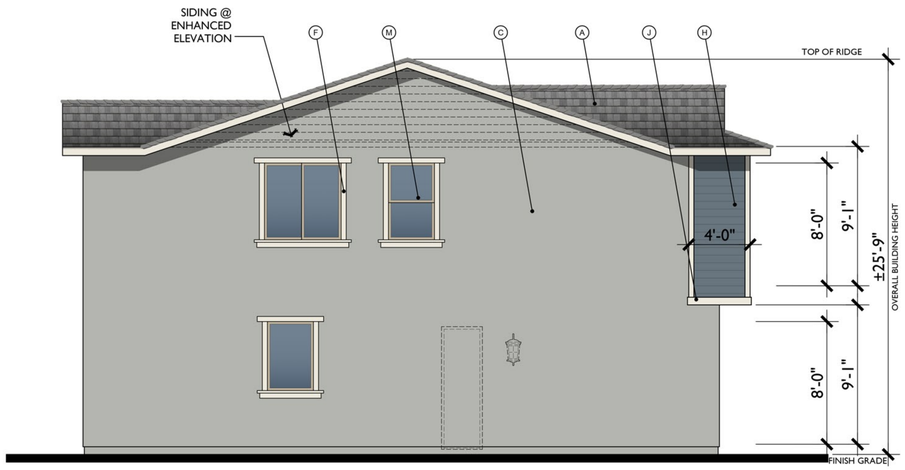
REAR



FRONT A - BUNGALOW

1/4"=1'-0"



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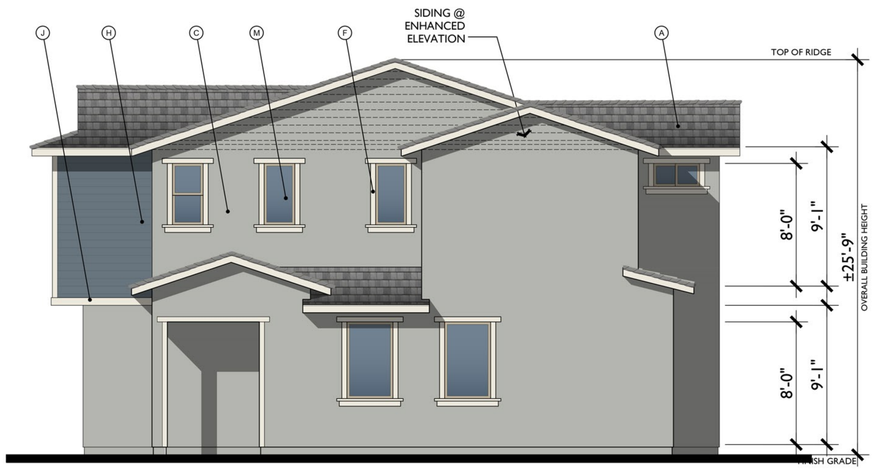

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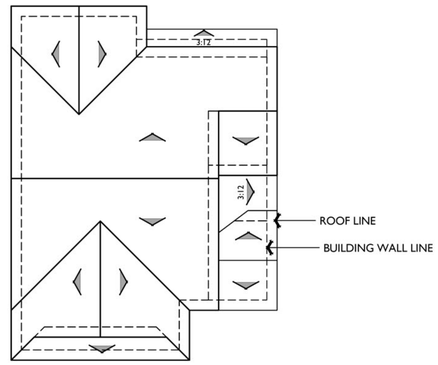

ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 16"
EAVE: 16"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. GABLE END DETAIL
C. STUCCO
D. ACCENT STUCCO
E. POTSHELF
F. FOAM TRIM
G. COMPOSITE SHUTTER
H. HORIZONTAL SIDING
I. BOARD AND BATTEN
J. CEMENTITIOUS TRIM
K. ROLL UP GARAGE DOOR
L. LIGHT FIXTURE
M. VINYL WINDOW

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PLAN 4
Bungalow Elevation

RIO DEL ORO PARCEL 66

Rancho Cordova , California

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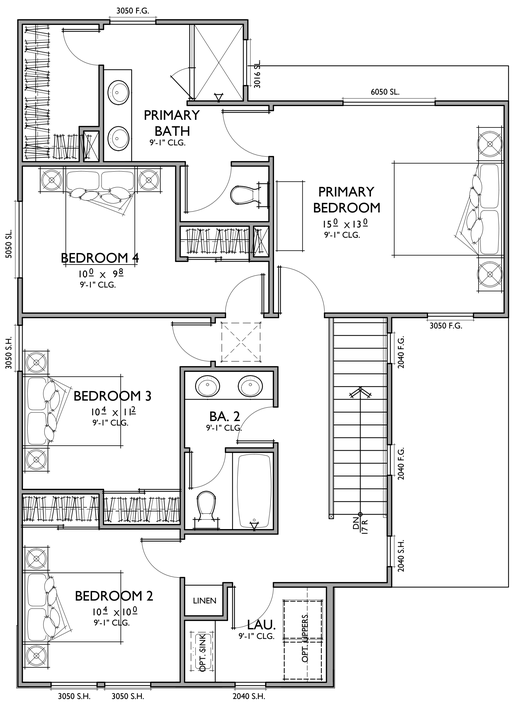
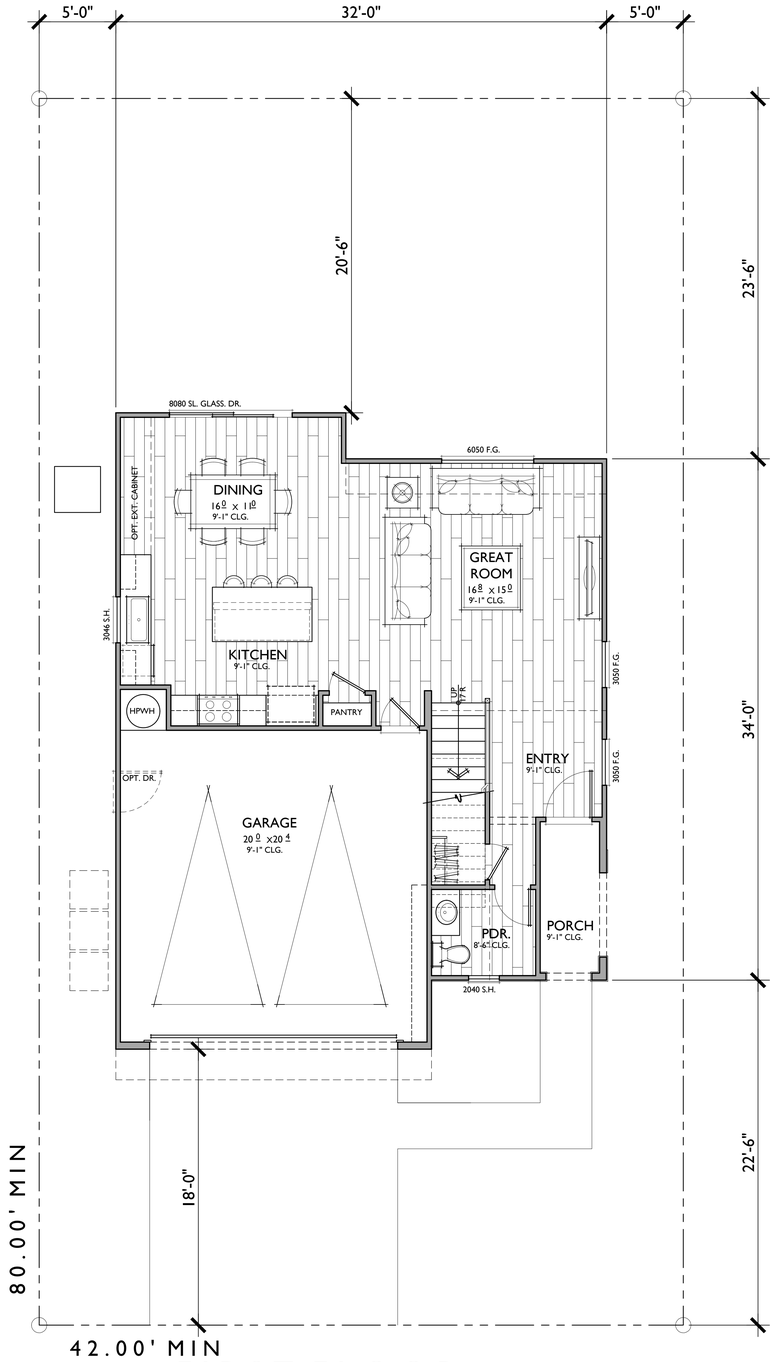


SECOND FLOOR



FIRST FLOOR

PLAN 4

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	749 SQ. FT.
2ND FLOOR	1,045 SQ. FT.
TOTAL LIVING	**1,794 SQ. FT.**
2 - CAR GARAGE	432 SQ. FT.
PORCH	45 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 4

Reflects Farmhouse Elevation

RIO DEL ORO PARCEL 66

Rancho Cordova , California

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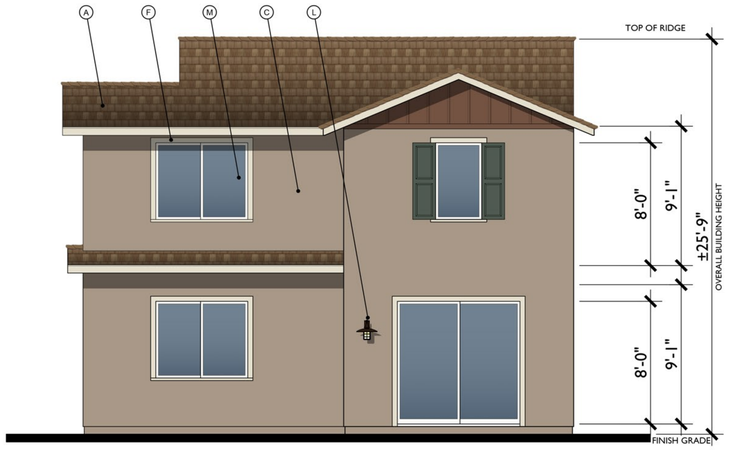

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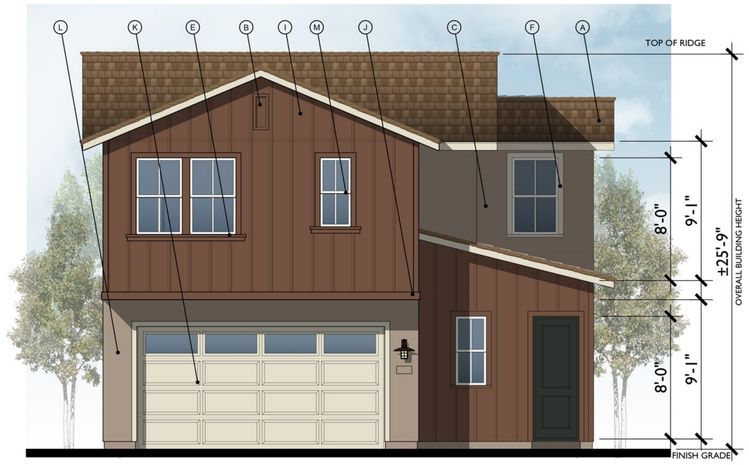
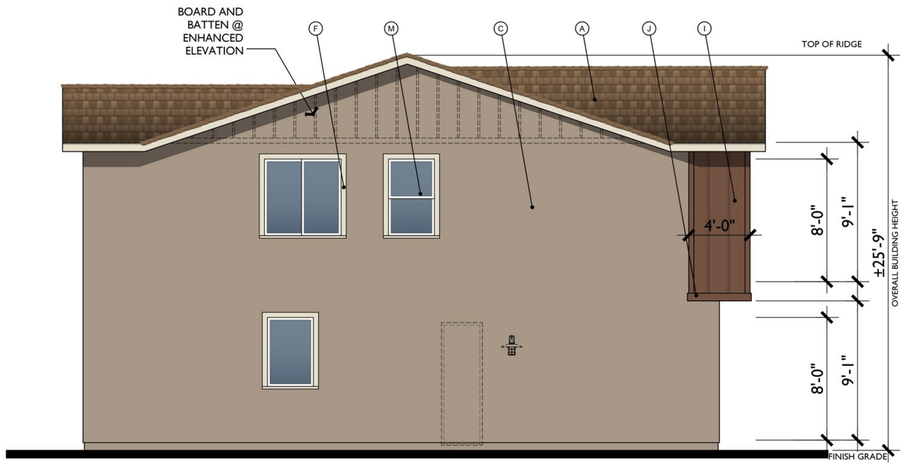


FRONT

B - FARMHOUSE

1/4"= 1'-0"



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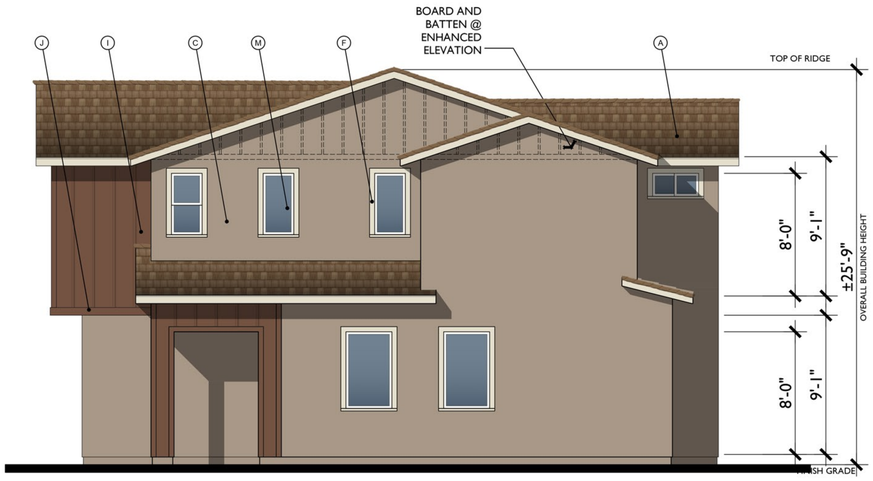

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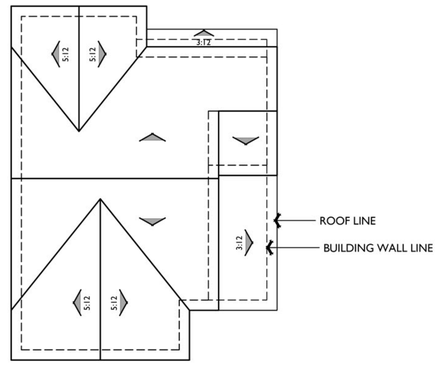

ROOF PLAN B

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 16"
EAVE: 16"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. GABLE END DETAIL
C. STUCCO
D. ACCENT STUCCO
E. POTSHELF
F. FOAM TRIM
G. COMPOSITE SHUTTER
H. HORIZONTAL SIDING
I. BOARD AND BATTEN
J. CEMENTITIOUS TRIM
K. ROLL UP GARAGE DOOR
L. LIGHT FIXTURE
M. VINYL WINDOW

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PLAN 4

Farmhouse Elevation

RIO DEL ORO PARCEL 66

Rancho Cordova , California

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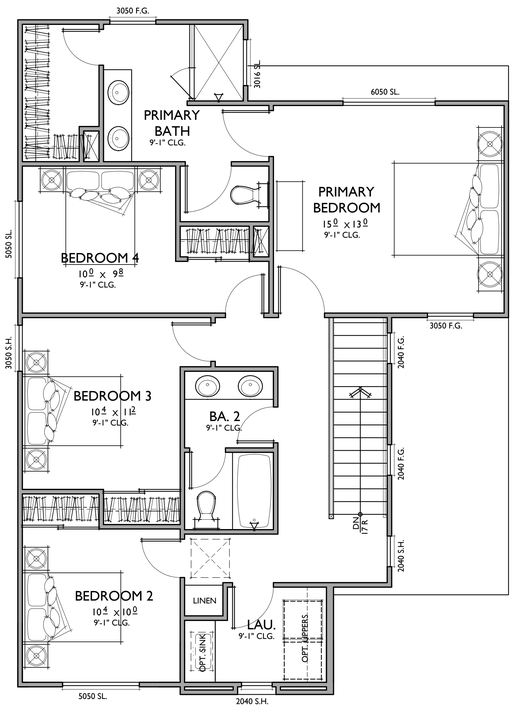
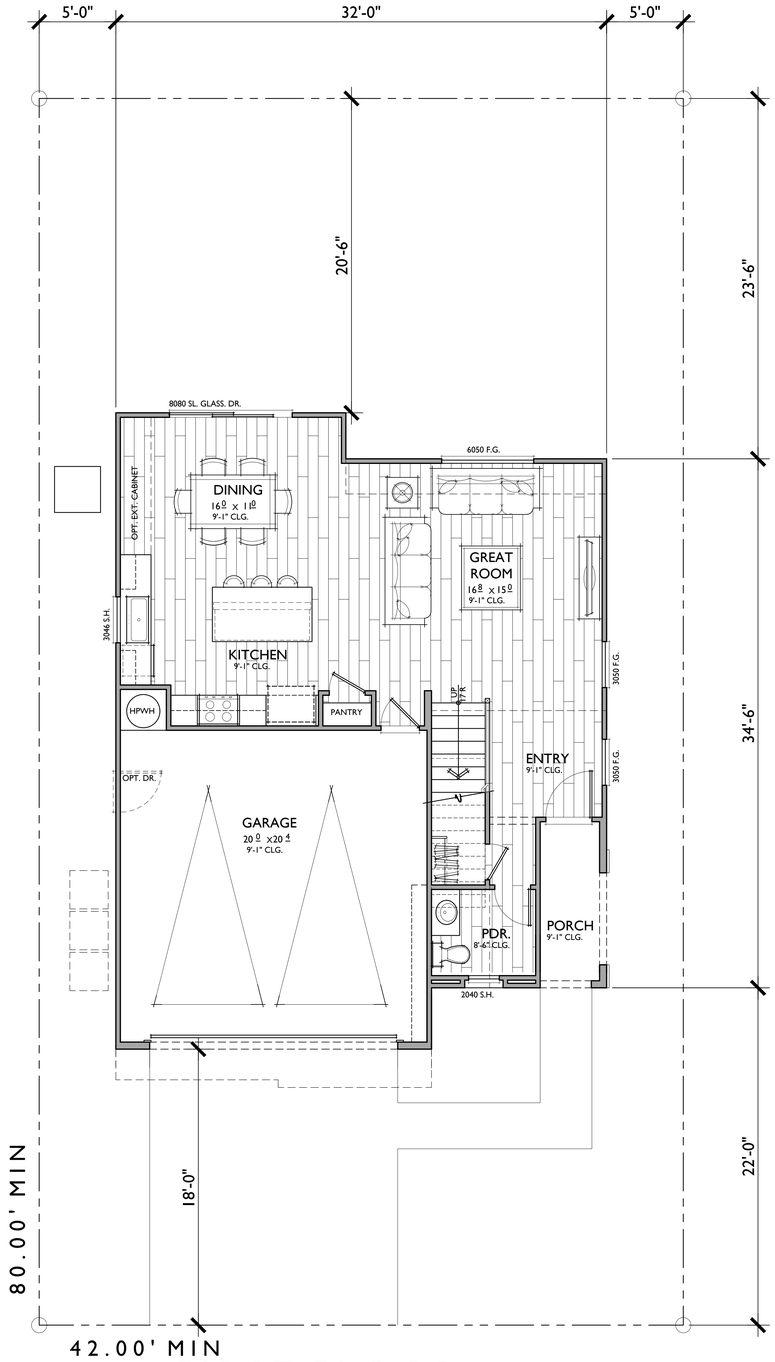


SECOND FLOOR



FIRST FLOOR

PLAN 4

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	749 SQ. FT.
2ND FLOOR	1,045 SQ. FT.
TOTAL LIVING	**1,794 SQ. FT.**
2 - CAR GARAGE	432 SQ. FT.
PORCH	47 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 4

Reflects Contemporary Elevation

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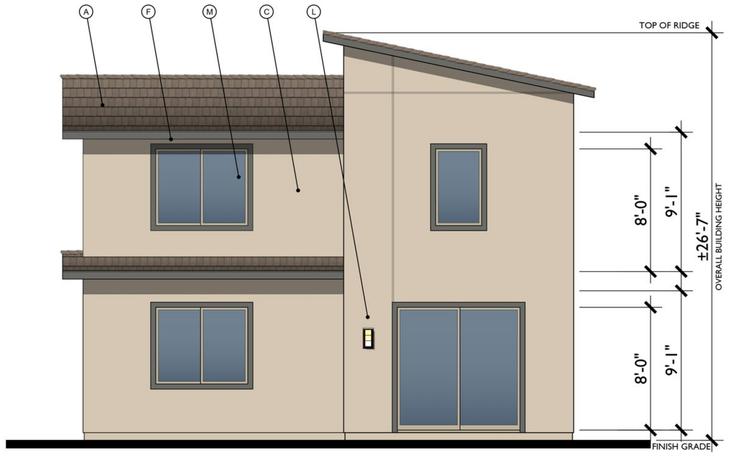
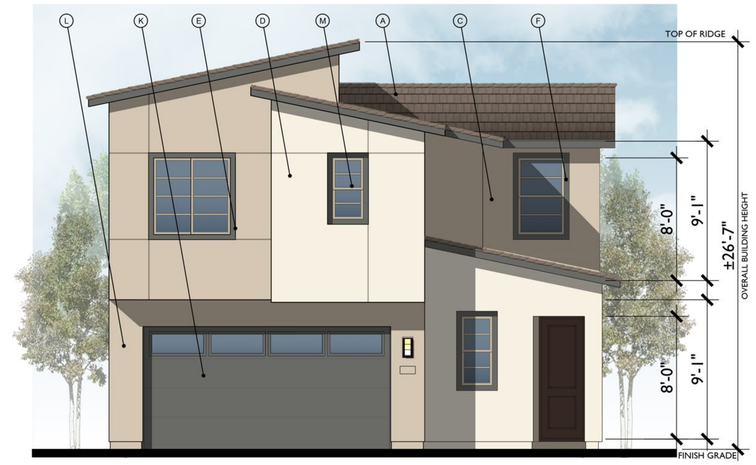


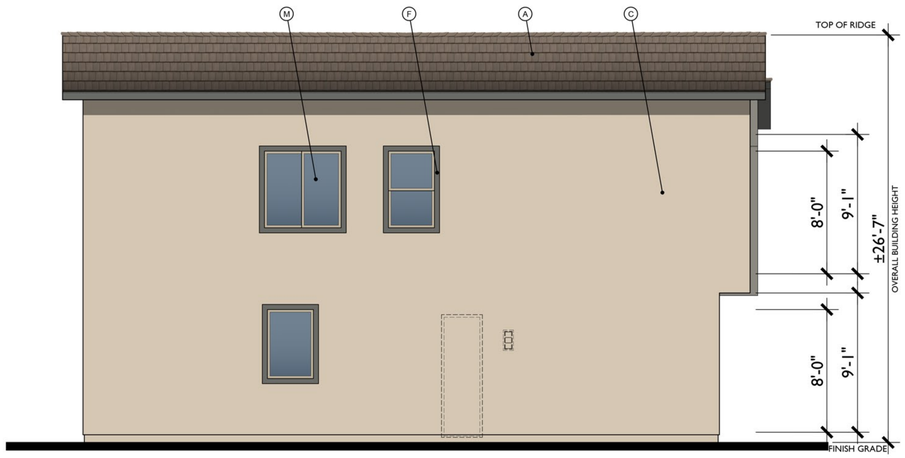
REAR



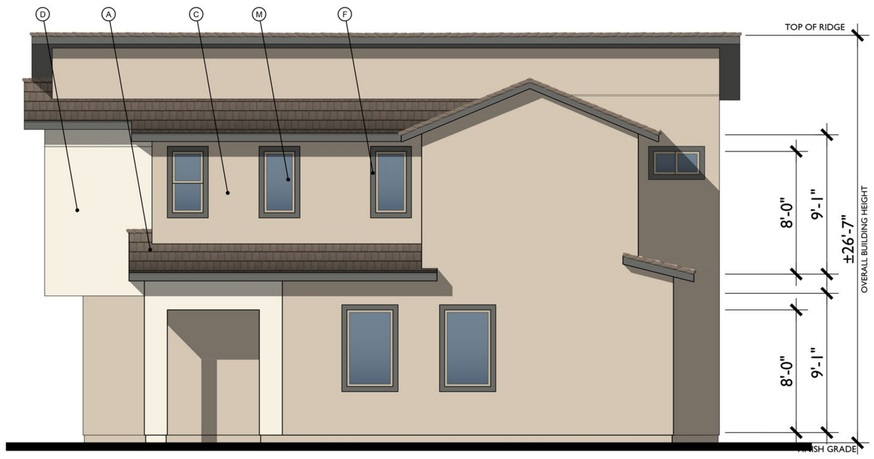
FRONT

C - CONTEMPORARY

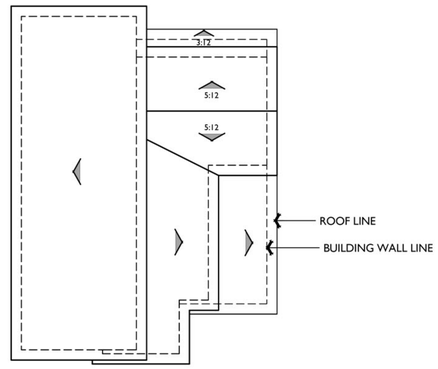
1/4"= 1'-0"



LEFT



RIGHT



ROOF PLAN C

1/8"=1'-0"

PITCH: 2.5:12 U.N.O.
RAKE: 16"
EAVE: 16"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. GABLE END DETAIL
C. STUCCO
D. ACCENT STUCCO
E. POTSHELF
F. FOAM TRIM
G. COMPOSITE SHUTTER
H. HORIZONTAL SIDING
I. BOARD AND BATTEN
J. CEMENTITIOUS TRIM
K. ROLL UP GARAGE DOOR
L. LIGHT FIXTURE
M. VINYL WINDOW

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PLAN 4

Contemporary Elevation

RIO DEL ORO PARCEL 66

Rancho Cordova , California

0 2 4 8

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DIGITAL BOARDS

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COLOR SELECTION CHART

ROOF: EAGLE **T-24 COMPLIANT AREF >.17**
PAINT: **DUNN EDWARDS**
GARAGE VINYL STRIP: TO MATCH GARAGE DOOR COLOR
GUTTER & DOWNSPOUTS: PAINT TO MTACH ADJACENT

JULY 25, 2024
***REVISED JULY 31(ALL ROOFS T-24 COMPLIANT, PAINT TO DUNN EDWARDS)**

	SCHEMES 1-4 ARE 'A' ELEVATIONS BUNGALOW				SCHEMES 5-8 ARE 'B' ELEVATIONS FARMHOUSE				SCHEMES 9-12 ARE 'C' ELEVATIONS CONTEMPORARY			
SCHEME #	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**
FASCIA, TAILS, HEADERS, BEAMS, POSTS, TRIM & GARAGE DOORS	DET601 CHARCOAL BRIQUETTE	DEC756 WEATHERED BROWN	DE6232 ABSTRACT WHITE	DET628 CHARCOAL SKETCH	DEW358 MILK GLASS	DEW341 SWISS COFFEE	DE6377 BOAT ANCHOR	DET675 PUEBLO WHITE	DET631 COCOA POWDER	DET611 IRON-IC	DEW341 SWISS COFFEE	DET629 FADE TO BLACK
SHUTTERS & ENTRY DOORS	DE6343 SALEM BLACK	DEA159 RICH MOCHA	DE6392 MINK	DEA183 DARK SHADOW	DEA187 BLACK	DET680 ESPRESSO MACCHIATO	DEA148 SUNKEN SHIP	DE6301 HIDDEN FOREST	DET571 MORRO BAY	DEA158 NORTHERN TERRITORY	DE6293 VELVET CLOVER	DET598 GOOD NIGHT!
BASE STUCCO	DEC773 HEATHER	DE6214 PIGEON GRAY	DET603 CHURCH MOUSE	DEC760 DESERT GRAY	DEC774 SHADY	DE6220 POROUS STONE	DE6228 PLAY ON GRAY	DET692 KILN DRIED	DET641 DORIC WHITE	DE6206 DESERT SUEDE	DET625 RECLAIMED WOOD	DEC771 SHAGGY BARKED
ACCENT STUCCO	----------	----------	----------	----------	----------	----------	----------	----------	DET511 DAPPLE GRAY	DEW346 SWAN WHITE	DET626 METAL FRINGE	DEW351 ANTIQUE WHITET
SIDING	DE6229 CALICO ROCK	DET510 GUNSMOKE	DE6334 LONG LAKE	DET626 METAL FRINGE	DEW358 MILK GLASS	DEC798 TALIESIN BLUE	DE6377 BOAT ANCHOR	DEA159 RICH MOCHA	----------	----------	----------	----------
ROOF	SHP 9713 AREF - .18	5634 AREF - .17	5679 AREF - .21	5809 AREF - .18	5699 AREF - .17	**5880 AREF - .21**	**5699 AREF - .17**	**5804 AREF - .21**	**4804 AREF - .21**	**4689 AREF - .17**	**4884 AREF - .18**	4697 AREF - .17
WINDOW FRAME	TAN	TAN	TAN	TAN	WHITE	WHITE	WHITE	WHITE	TAN	TAN	TAN	TAN
GUTTERS & DOWNSPOUT	PAINT TO MATCH ADJACENT	PAINT TO MATCH ADJACENT	PAINT TO MATCH ADJACENT	PAINT TO MATCH ADJACENT	PAINT TO MATCH ADJACENT	PAINT TO MATCH ADJACENT	PAINT TO MATCH ADJACENT	PAINT TO MATCH ADJACENT	PAINT TO MATCH ADJACENT	PAINT TO MATCH ADJACENT	PAINT TO MATCH ADJACENT	PAINT TO MATCH ADJACENT

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SCHEME 1 | 'A' BUNGALOW ELEVATIONS



ROOF
EAGLE - SHP 9713

BASE STUCCO
DEC773 HEATHER

FASCIA, HEADERS, TRIM & GARAGE DOOR
DET601 CHARCOAL BRIQUETTE

FRONT DOOR & SHUTTERS
DE6343 SALEM BLACK

SIDING
DE6229 CALICO ROCK

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SCHEME 2 | 'A' BUNGALOW ELEVATIONS



ROOF
EAGLE - 5634

BASE STUCCO
DE6214 PIGEON GRAY

FASCIA, HEADERS, TRIM & GARAGE DOOR
DEC756 WEATHERED BROWN

FRONT DOOR & SHUTTERS
DEA159 RICH MOCHA

SIDING
DET510 GUNSMOKE

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SCHEME 3 | 'A' BUNGALOW ELEVATIONS



ROOF
EAGLE - 5679

BASE STUCCO
DET603 CHURCH MOUSE

FASCIA, HEADERS, TRIM & GARAGE DOOR
DE6232 ABSTRACT WHITE

FRONT DOOR & SHUTTERS
DE6392 MINK

SIDING
DE6334 LONG LAKE

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SCHEME 4 | 'A' BUNGALOW ELEVATIONS



ROOF
EAGLE - 5809

BASE STUCCO
DEC760 DESERT GRAY

FASCIA, HEADERS, TRIM & GARAGE DOOR
DET628 CHARCOAL SKETCH

FRONT DOOR & SHUTTERS
DEA183 DARK SHADOW

SIDING
DET626 METAL FRINGE

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SCHEME 5 | 'B' FARMHOUSE ELEVATIONS



ROOF
EAGLE - 5699

BASE STUCCO
DEC774 SHADY

FASCIA, HEADERS, TRIM & GARAGE DOOR
DEW358 MILK GLASS

FRONT DOOR & SHUTTERS
DEA187 BLACK

SIDING
DEW358 MILK GLASS

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SCHEME 6 | 'B' FARMHOUSE ELEVATIONS



ROOF
EAGLE - 5880

BASE STUCCO
DE6220 POROUS STONE

FASCIA, HEADERS, TRIM & GARAGE DOOR
DEW341 SWISS COFFEE

FRONT DOOR & SHUTTERS
DET680 ESPRESSO MACCHIATO

SIDING
DEC798 TALIESIN BLUE

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SCHEME 7 | 'B' FARMHOUSE ELEVATIONS



ROOF
EAGLE - 5699

BASE STUCCO
DE6228 PLAY ON GRAY

FASCIA, HEADERS, TRIM & GARAGE DOOR
DE6377 BOAT ANCHOR

FRONT DOOR & SHUTTERS
DEA148 SUNKEN SHIP

SIDING
DE6377 BOAT ANCHOR

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SCHEME 8 | 'B' FARMHOUSE ELEVATIONS



ROOF
EAGLE - 5804

BASE STUCCO
DET692 KILN DRIED

FASCIA, HEADERS, TRIM & GARAGE DOOR
DET675 PUEBLO WHITE

FRONT DOOR & SHUTTERS
DE6301 HIDDEN FOREST

SIDING
DEA159 RICH MOCHA

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SCHEME 9 | 'C' CONTEMPORARY ELEVATIONS



ROOF
EAGLE - 4804

BASE STUCCO
DET641 DORIC WHITE

FASCIA, HEADERS, TRIM & GARAGE DOOR
DET631 COCOA POWDER

FRONT DOOR & SHUTTERS
DET571 MORRO BAY

ACCENT STUCCO
DET511 DAPPLE GRAY

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SCHEME 10 | 'C' CONTEMPORARY ELEVATIONS



ROOF
EAGLE - 4689

FASCIA, HEADERS, TRIM & GARAGE DOOR
DET611 IRON-IC

FRONT DOOR & SHUTTERS
DEA158 NORTHERN TERRITORY

BASE STUCCO
DE6206 DESERT SUEDE

ACCENT STUCCO
DEW346 SWAN WHITE

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SCHEME 11 | 'C' CONTEMPORARY ELEVATIONS



ROOF
EAGLE - 4884

BASE STUCCO
DET625 RECLAIMED WOOD

FASCIA, HEADERS, TRIM & GARAGE DOOR
DEW341 SWISS COFFEE

FRONT DOOR & SHUTTERS
DE6293 VELVET CLOVER

ACCENT STUCCO
DET626 METAL FRINGE

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SCHEME 12 | 'C' CONTEMPORARY ELEVATIONS



ROOF
EAGLE - 4697

BASE STUCCO
DEC771 SHAGGY BARKED

FASCIA, HEADERS, TRIM & GARAGE DOOR
DET629 FADE TO BLACK

FRONT DOOR & SHUTTERS
DET598 GOOD NIGHT!

ACCENT STUCCO
DEW351 ANTIQUE WHITE

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Parcel 66 Street Tree and Fencing Master Plan

Fencing Legend

Symbol	Description	Symbol	Description
	Good Neighbor Wood Fence (square symbol). Contractor to verify location/layout with Owner's Representative.		Enhanced Wood Fence/Wood Gate (zig-zag symbol). Contractor to verify location/layout with Owner's Representative.
	Masonry Soundwall per master developer streetscape improvement plans (not a part of these landscape plans).		Tubular Steel Fence (circle symbol). Contractor to verify location/layout with Owner's Representative.

Note: Fencing and soundwall layout is diagrammatic and is intended to show fencing type only. Not a part of these landscape plans.

Street Tree Legend

Symbol	Botanical Name	Common Name	Size	Remarks	Wat. Use	Mature Size
Primary Street Trees (including public street frontage)						
	Acer buergerianum	Trident Maple	24" Box		M	25'h x 25'w
	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair	24" Box		M	35'h x 25'w
	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	24" Box		L	35'h x 30'w
	Magnolia grandiflora 'St. Mary'	St. Mary Magnolia	24" Box		M	25'h x 25'w
	Ulmus propinqua 'Emerald Sunshine'	Emerald Sunshine Elm	24" Box		M	30'h x 25'w
	Zelkova serrata 'City Sprite'	City Sprite Saw Leaf Zelkova	24" Box		M	25'h x 20'w
Secondary Street Trees						
	Lagerstroemia indica 'Catawba'	Catawba Crape Myrtle	24" Box	Standards	L	15'h x 15'w
	Laurus 'Saratoga'	Saratoga Laurel	24" Box	Standards - Min. Branching Height 5' x 3' wide	L	25'h x 20'w
	Magnolia grandiflora 'St. Mary'	St. Mary Magnolia	36" Box	Standards	M	25'h x 25'w
	Magnolia stellata 'Royal Star'	Royal Star Magnolia	36" Box	Standards	M	15'h x 12'w

Note:
1. Refer to White Rock Road Landscape Improvement Plans and Rancho Cordova Parkway Improvement Plans prepared by The HLA Group for tree planting design at public street frontage.
2. A minimum of 30% of all proposed trees shall be evergreen.
3. Additional Primary and Secondary trees may be added to this list per the City of Ranch Cordova Master Street Tree List.
4. Required utility clearances include the following:
   - 4.1. All trees shall be planted at least 6 feet from driveways.
   - 4.2. Large canopy trees shall be 15'-0" clear of all light standards,
   - 4.3. Smaller canopy trees shall be 10'-0" clear of all light standards,
   - 4.4. 4' from utility installations (sewers, gas, water lines, meter vaults, catch basins, etc.) but 8' is preferred,
   - 4.5. 15' from fire hydrants,
   - 4.6. 10' from front of stop signs

Rio Del Oro Parcel 66 - by Elliott Homes

Conceptual Landscape Plan

Rancho Cordova, California

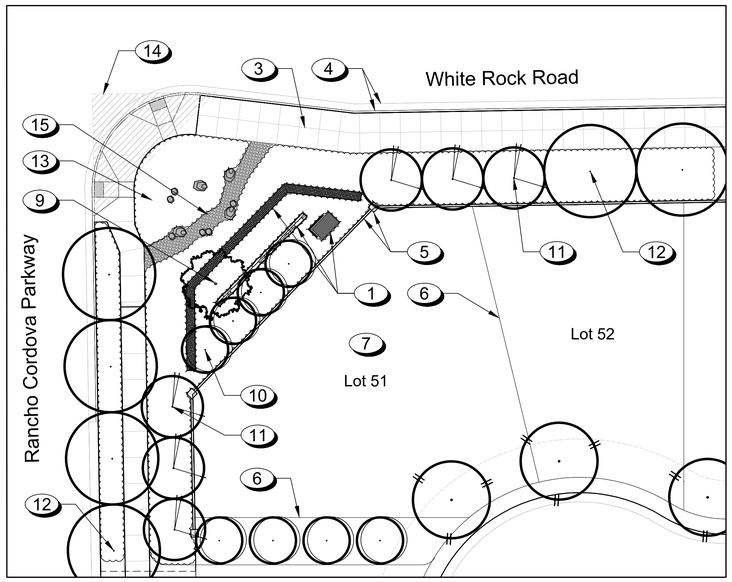
The HLA Group Landscape Architects & Planners, Inc.
555 University Avenue, Suite 154 / Sacramento, California 95825
916.447.7400 / www.hlagroup.com

LICENSED LANDSCAPE ARCHITECT
CRLA 3757
6.30.26
9.25.24
STATE OF CALIFORNIA

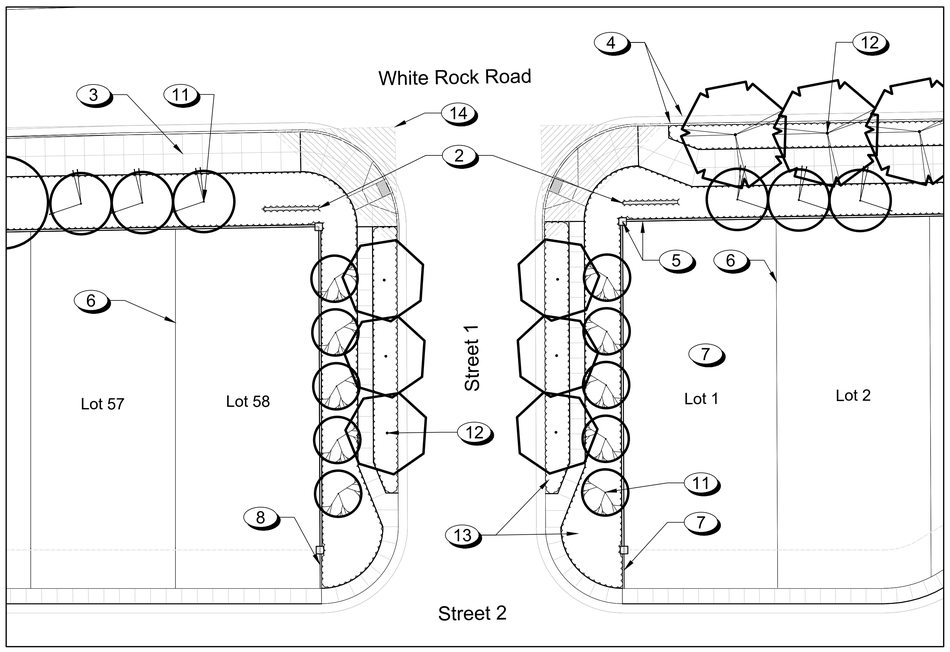
September 25, 2024

Sheet 1

0' 60' 120' 180'
Scale 1"=60'-0"
42321



Primary Entrance Signage at White Rock Road and Rancho Cordova Parkway - Plan View
Scale: 1" = 20'-0"



Community Entrance at White Rock Road and Street 1 - Plan View
Scale: 1" = 20'-0"

Project Elements Legend

1. Primary Monument Gateway Signage for Rio Del Oro Parcel 66. Primary Monument Sign includes a low gabion retaining wall, sign wall with stone veneer, and vertical sign element. Refer to Parcel 66/67 Sign Program and landscape improvement plans for final design.
2. Typical Village Entry Monument Signage at the Rio Del Oro project entry. Refer to Parcel 66/67 Sign Program and landscape improvement plans for final design.
3. Concrete Sidewalk and trail per Civil Engineer's Plans, typ.
4. Curb and Gutter per Civil Engineer's Plans, typ.
5. Soundwall and Pilasters per Civil Engineer's Plans, typ. Refer to Soundwall and Pilaster Enhancement Elevation, Sheet 4, for Soundwall Coloration and Decorative Pilaster Design.
6. Property Line, typ.
7. Residential Lot, typ.
8. Concrete Mowband at Public/Private Residential Lot property interface, typ.
9. Speciman Oak Tree, typ.
10. Vertical Accent Tree, typ. (Exact species to be determined. Not shown on Tree Legend.)
11. Secondary Street Tree, typ.
12. Primary Street Tree, typ. Type and spacing per the Rio Del Oro Specific Plan and the Rio Del Oro Development Standards and Design Guidelines. Refer to Sheet 1 for more information. Trees planted less than ten feet (10') from paving shall have root barriers no less than 10' on center per tree.
13. Planting area, typ. Proposed plant material selected for long-term maintenance, water-usage, minimal green waste production, drought tolerance, size/growth, and arrangement/location. Plant material selection shall focus on predominately low (with some medium) water-use plantings that are regionally appropriate, hardy, resilient, and aesthetically pleasing. Refer to Plant Legend on Sheet 4 for more information. All planting areas shall be filled with a 3" "walk-on" layer of bark mulch. Pre-emergent herbicide shall be applied in all non-seeded landscape areas. A weed control layer shall be installed in all areas mulched with bark or rock.
14. Site vision triangle per City of Rancho Cordova standards, typ. Plantings within the site visit triangle will not exceed 30" in height at at full maturity.
15. Cobble swale with landscape boulders, typ.

Plant Legend

for Parcel 66 Public Streetscape Frontages

Symbol	Botanical Name	Common Name	Size	Remarks	WUCOLS Water-Use	Mature Size
Shrubs						
AS	Acca sellowiana 'Tharfiona'	Bambina Pineapple Guava	5 gal	-	L	4'h x 4'w
CV	Callistemon viminalis ' Little John'	Little John Bottlebrush	5 gal	-	L	3'h x 3'w
DV	Dietes vegeta 'Variegata'	Variegated Fortnight Lily	5 gal	-	L	3'h x 3'w
FI	Festuca idahoensis 'Siskiyou Blue'	Siskiyou Blue Fescue	1 gal	-	M	2'h x 2'w
HP	Hesperaloe parviflora 'Brakelights'	Red Yucca	5 gal	-	L	2'h x 2'w
LC	Loropetalum chinense 'Suzanne'	Suzanne Chinese Fringe Flower	5 gal	-	M	3'h x 3'w
LE	Loropetalum chinense 'Ever Red'	Ever Red Chinese Fringe Flower	5 gal	-	M	6'h x 6'w
LL	Lomandra longifolia 'Breeze'	Breeze Dwarf Mat Rush	5 gal	-	L	3'h x 3'w
LN	Laurus nobilis 'Little Ragu'	Little Ragu Laurel	5 gal	-	L	5'h x 5'w
ND	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	5 gal	-	L	3'h x 3'w
RU	Rhaphiolepis umbellata 'Minor'	Yeddo Hawthorne	5 gal	-	L	4'h x 4'w
TF	Teucrium fruticans 'Azureum'	Azure Bush Germander	5 gal	-	L	4'h x 4'w
XC	Xylosma congestum 'Compacta'	Shiny Xylosma	5 gal	-	L	5'h x 5'w
Groundcover & Vines						
C	Coprosma kirkii 'Variegata'	Striped Coprosma	5 gal	-	L	1'h x 6'w
E	Arctostaphylos 'Emerald Carpet'	Carpet Manzanita	1 gal	-	M	1'h x 5'w
R	Rosa 'Meigalpio' PP 17877	Red Drift Rose	2 gal	-	M	2'h x 3'w
A	Rosa 'Meimirrote' PP 23354	Apricot Drift Rose	2 gal	-	M	2'h x 3'w
S	Rosmarinus officinalis 'Prostratus'	Creeping Rosemary	1 gal	-	L	1'h x 5'w
W	Westringia fruticosa 'Mundi'	Mundi Coast Rosemary	5 gal	-	L	1'h x 5'w

Note:
Refer to White Rock Road Landscape Improvement Plans and Rancho Cordova Parkway Improvement Plans prepared by The HLA Group for planting design at public street frontage. Additional plants may be added to the improvement plans.

Rio Del Oro Parcel 66 - by Elliott Homes

Conceptual Landscape Plan

Rancho Cordova, California

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LICENSED LANDSCAPE ARCHITECT
CRLA 3757
Signature
6.30.26
renew date
9.25.24
date
STATE OF CALIFORNIA

September 25, 2024

Sheet 2

Tree and Shrub Photos


Acer buergerianum


Pistacia chinensis 'Keith Davey'


Magnolia grandiflora 'St. Mary'


Ulmus propinqua 'Emerald Sunshine'


Zelkova serrata 'City Sprite'


Abelia grandiflora 'Kaleidoscope'


Acca sellowiana


Callistemon viminalis 'Little John'


Campsis radicans


Coprosma kirkii 'Variegata'


Dietes vegeta 'Variegata'


Juniperus horizontalis 'Blue Chip'


Lavandula angustifolia 'Hidcote Blue'


Lomandra longifolia 'Breeze'


Loropetalum chinense 'Ever Red'


Myoporum parvifolum 'Burgundy Carpet'


Nandina domestica 'Gulf Stream'


Rhaphiolepis umbellata 'Minor'


Rhaphiolepis indica 'Ballerina'


Rosa 'Meidrifora'


Rosmarinus officinalis ' Prostratus'


Tulbaghia violacea 'Silver Lace'


Westringia fruticosa 'Mundi'

Plant Legend
for Parcel 66 Public Streetscape Frontages

Symbol	Botanical Name	Common Name	Size	Remarks	WUCOLS Water-Use	Mature Size
Shrubs						
AS	Acca sellowiana 'Tharfiona'	Bambina Pineapple Guava	5 gal	-	L	4'h x 4'w
CV	Callistemon viminalis ' Little John'	Little John Bottlebrush	5 gal	-	L	3'h x 3'w
DV	Dietes vegeta 'Variegata'	Variegated Fortnight Lily	5 gal	-	L	3'h x 3'w
FI	Festuca idahoensis 'Siskiyou Blue'	Siskiyou Blue Fescue	1 gal	-	M	2'h x 2'w
HP	Hesperaloe parviflora 'Brakelights'	Red Yucca	5 gal	-	L	2'h x 2'w
LC	Loropetalum chinense 'Suzanne'	Suzanne Chinese Fringe Flower	5 gal	-	M	3'h x 3'w
LE	Loropetalum chinense 'Ever Red'	Ever Red Chinese Fringe Flower	5 gal	-	M	6'h x 6'w
LL	Lomandra longifolia 'Breeze'	Breeze Dwarf Mat Rush	5 gal	-	L	3'h x 3'w
LN	Laurus nobilis 'Little Ragu'	Little Ragu Laurel	5 gal	-	L	5'h x 5'w
ND	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	5 gal	-	L	3'h x 3'w
RU	Rhaphiolepis umbellata 'Minor'	Yeddo Hawthorne	5 gal	-	L	4'h x 4'w
TF	Teucrium fruticans 'Azureum'	Azure Bush Germander	5 gal	-	L	4'h x 4'w
XC	Xylosma congestum 'Compacta'	Shiny Xylosma	5 gal	-	L	5'h x 5'w
Groundcover & Vines						
C	Coprosma kirkii 'Variegata'	Striped Coprosma	5 gal	-	L	1'h x 6'w
E	Arctostaphylos 'Emerald Carpet'	Carpet Manzanita	1 gal	-	M	1'h x 5'w
R	Rosa 'Meigalpio' PP 17877	Red Drift Rose	2 gal	-	M	2'h x 3'w
A	Rosa 'Meimirrote' PP 23354	Apricot Drift Rose	2 gal	-	M	2'h x 3'w
S	Rosmarinus officinalis 'Prostratus'	Creeping Rosemary	1 gal	-	L	1'h x 5'w
W	Westringia fruticosa 'Mundi'	Mundi Coast Rosemary	5 gal	-	L	1'h x 5'w

Note:
Refer to White Rock Road Landscape Improvement Plans and Rancho Cordova Parkway Improvement Plans prepared by The HLA Group for planting design at public street frontage. Additional plants may be added to the improvement plans.

Production Home Plant Legend
North & East Exposure

Symbol	Botanical Name	Common Name	Size	Remarks	Wat. Use	Mature Size
Trees						
T1	Street Tree - refer to Street Tree Legend for tree species and Planting Plan for placement. One (1) street tree shall be planted for standard interior lots. Two (2) additional street trees shall be planted for corner lot configurations.		24" box	8' min. height	Varies	Varies
T2	Arbutus 'Marina'	Marina Strawberry Tree	24" box	Standards	L	20'h x 20'w
	Cercis candensis 'Merlot'	Merlot Eastern Redbud	24" box	Standards	M	15'h x 10'w
	Chitalpa tashkentensis 'Pink Dawn'	Pink Dawn Chitalpa	24" box	Standards	L	20'h x 20'w
	Lagerstroemia indica 'Catawba'	Purple Crape Myrtle	24" box	Standards	L	15'h x 15'w
	Laurus nobilis 'Saratoga'	Saratoga Laurel	24" box	Standards	L	20'h x 20'w
	Magnolia 'Little Gem'	Little Gem Magnolia	24" box	Standards	M	20'h x 15'w
Shrubs, Groundcover & Vines						
A	Prunus caroliniana 'Compacta'	Compact Cherry Laurel	5 gallon		L	8'h x 8'w
	Pittosporum tobira 'Variegatum'	Variegated Mock Orange	5 gallon		M	5'h x 5'w
	Xylosma congestum 'Compacta'	Dwarf Xylosma	5 gallon		L	8'h x 8'w
B	Loropetalum chinense 'Suzanne'	Chinese Fringe Flower	5 gallon	Low Growing var. only	M	3'h x 3'w
	Rhaphiolepis umbellata 'Minor'	Yeddo Hawthorn	5 gallon		L	5'h x 3'w
	Abelia grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	5 gallon		M	3'h x 4'w
	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	5 gallon		L	3'h x 3'w
C	Dianella revoluta 'Coolvista'	Coolvista Flax Lily	1 gallon		L	2'h x 2'w
	Tulbaghia violacea 'Silver Lace'	Variegated Society Garlic	1 gallon		L	2'h x 2'w
	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gallon		M	1.5'h x 1.5'w
D	Campsis radicans	Red Trumpet Vine	5 gallon	Staked 15' O.C., train to fence	L	25'h x 10'w
E	Coprosma pumila 'Verde Vista'	Mirror Plant/Coprosma	1 gallon	48" O.C.	L	2'h x 6'w
	Myoporum parvifolium 'Burgundy Carpet'	Burgundy Carpet Myoporum	1 gallon	48" O.C.	L	.5'h x 6'w
	Grevillea lanigera 'Mt. Tamboritha'	Groundcover Woolly Grevillea	1 gallon	48" O.C.	L	2'h x 5'w
Turf						
F	Sodded Turf: 90/10 Dwarf-Type Tall Fescue/Kentucky Bluegrass Blend				H	

Note:
This is a sample plant palette for the production home landscape plans. Additional plants may be added by Landscape Architect to the Front Yard Production Home Improvement plans as required to meet design intent of these documents.

Production Home Plant Legend
South & West Exposure

Symbol	Botanical Name	Common Name	Size	Remarks	Wat. Use	Mature Size
Trees						
T1	Street Tree - refer to Street Tree Legend for tree species and Planting Plan for placement. One (1) street tree shall be planted for standard interior lots. Two (2) additional street trees shall be planted for corner lot configurations.		24" box	8' min. height	Varies	Varies
T2	Arbutus 'Marina'	Marina Strawberry Tree	24" box	Standards	L	20'h x 20'w
	Cercis canadensis 'Merlot'	Merlot Eastern Redbud	24" box	Standards	M	15'h x 10'w
	Chitalpa tashkentensis 'Pink Dawn'	Pink Dawn Chitalpa	24" box	Standards	L	20'h x 20'w
	Lagerstroemia indica 'Catawba'	Purple Crape Myrtle	24" box	Standards	L	15'h x 15'w
	Laurus nobilis 'Saratoga'	Saratoga Laurel	24" box	Standards	L	20'h x 20'w
	Magnolia 'Little Gem'	Little Gem Magnolia	24" box	Standards	M	20'h x 15'w
Shrubs, Groundcover & Vines						
A	Prunus caroliniana 'Compacta'	Compact Cherry Laurel	5 gallon		L	8'h x 8'w
	Acca sellowiana	Pineapple Guava	5 gallon		L	10'h x 10'w
	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	5 gallon		L	10'h x 10'w
B	Nandina domestica 'Lemon-Lime'	Lemon Lime Heavenly Bamboo	5 gallon		L	3'h x 3'w
	Dietes vegata 'Variegata'	Variegated Fortnight Lily	5 gallon		L	3'h x 3'w
	Rhapiolepis indica 'Ballerina'	Ballerina Indian Hawthorn	5 gallon		M	2'h x 3'w
	Callistemon viminalis 'Little John'	Little John Dwarf Bottlebrush	5 gallon		L	3'h x 5'w
C	Pennisetum alopecuroides	Dwarf Fountain Grass	1 gallon	dwarf var. only	L	3'h x 3'w
	Carex testacea 'Praire Fire'	Prairie Fire Sedge	1 gallon		M	2'h x 2'w
	Lavendula angustifolia 'Hidcote Blue'	Hidcote Blue Lavender	1 gallon		L	2'h x 2'w
D	Macfadyena unguis-cati	Yellow Trumpet Vine	5 gallon	Staked 15' o.c., train to fence	L	25'h x 15'w
E	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	1 gallon	48" O.C.	L	1'h x 8'w
	Myoporum parvifolium 'Burgundy Carpet'	Burgundy Carpet Myoporum	1 gallon	48" O.C.	L	.5'h x 6'w
	Rosa 'Coral Drift'	Pink Groundcover Drift Rose	2 gallon	48" O.C. Drift variety ONLY	M	1.5'h x 2.5'w
Turf						
F	Sodded Turf: 90/10 Dwarf-Type Tall Fescue/Kentucky Bluegrass Blend				H	

Note:
This is a sample plant palette for the production home landscape plans. Additional plants may be added by Landscape Architect to the Front Yard Production Home Improvement plans as required to meet design intent of these documents.

Irrigation System Note

- Irrigation system shall utilize domestic water supply and shall comply with the current City and State Model Water Efficient Landscape Ordinance (MWELO). Full construction documents with the required documentation including water efficient landscape worksheet, specific irrigation equipment, scheduling, soil analysis notes, etc. shall be provided for City review and approval prior to construction. Irrigation system shall be maintained and operated by the City for all public landscape. Residential irrigation to be maintained privately.

Soundwall and Pilaster Enhancements Legend

1. Beveled Basalite Proto II Crown Wall Cap. Color: W1 (Premium). Texture: Precision.*
2. Basalite Proto II CMU. Size of CMU wall block shall be determined by Civil Engineer. Color: 345* (Standard). Texture: Split Face - Streetscape Side, Precision - Residential Side.
3. Square decorative pilaster with stone veneer. Veneer manufacturer: Creative Mines. Type: Craft Peak Veneer. Style: Mountainlion. Veneer type and style subject to change to better complement soundwall and wall cap colors.*
4. Custom pilaster cap with beveled edge. Cap manufacturer: Handalstone. Color: Neutral color* to complement stone veneer and wall color. Finish: Stone.
5. Structural design of soundwall per Civil Engineer's Plans (not shown). Height as required by Environmental Study.

Fencing Legend

A. 6'-0" Tubular Steel Metal Fence per the Rio Del Oro Landscape Design Guidelines.

B. 6'-0" Enhanced Wood Fence with 1'x6' fence boards, 2"x6" cap, 1" x 4" top and bottom trim, and 4"x4" wood posts. Wood shall not be painted or stained unless required by Developer.

C. 6'-0" "Good Neighbor" style fence with 1'x6' dog-earred fence boards and 4"x4" wood posts. Wood shall not be painted or stained unless required by Developer.

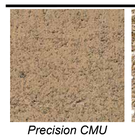
* Note- Some material selections may be revised during the improvement plans process.

Pilaster Veneer & Cap Enlargement

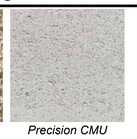

Craft Peak Ledge Mountainlion Veneer

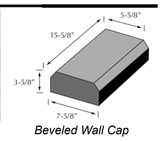

Handalstone Pilaster Cap (color per legend)

CMU & Wall Cap Enlargement

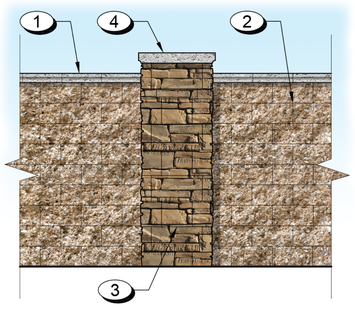

Precision CMU Color 345


Split Face CMU Color 345

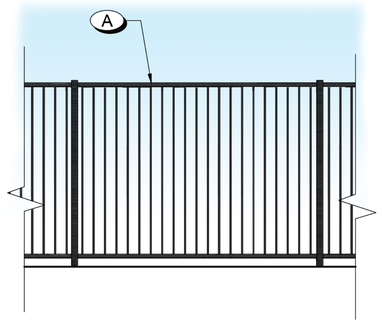

Precision CMU Color W1



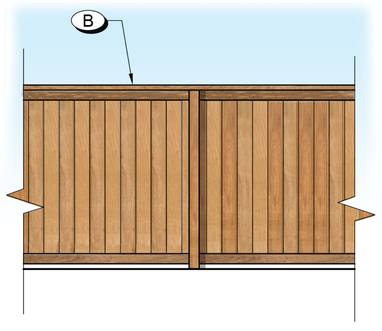
Beveled Wall Cap



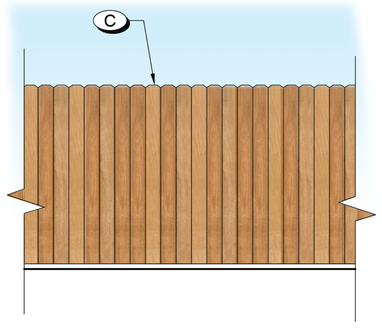
Soundwall and Pilaster - Elevation
Scale: 1/2" = 1'-0"



Tubular Steel Fence - Elevation
Scale: 1/2" = 1'-0"



Enhanced Wood Fence - Elevation
Scale: 1/2" = 1'-0"



Interior Wood Fence - Elevation
Scale: 1/2" = 1'-0"

Rio Del Oro Parcel 66 - by Elliott Homes

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Rancho Cordova, California

The HLA Group Landscape Architects & Planners, Inc.

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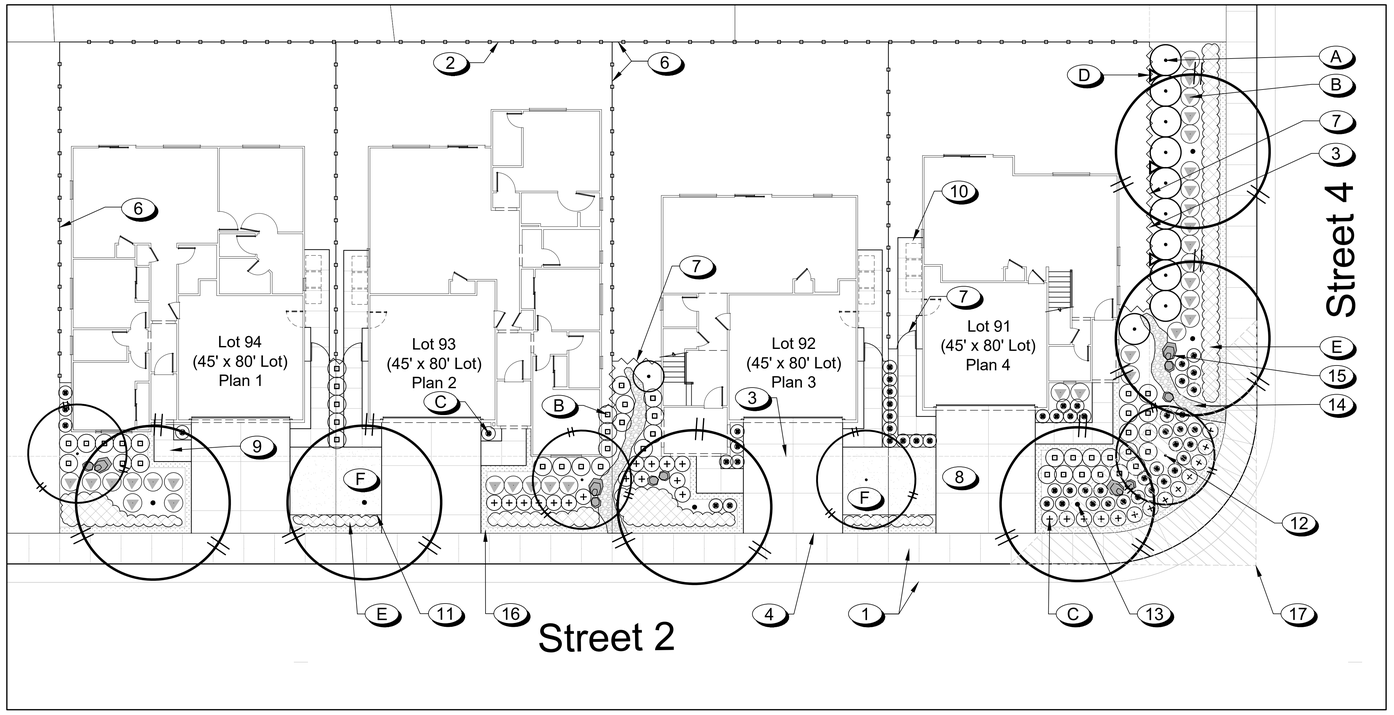
LICENSED LANDSCAPE ARCHITECT
GREGORY P. TASSINARI
CRLA 3757
Signature
6.30.26
Renewal Date
9.25.24
Date
STATE OF CALIFORNIA

September 25, 2024

Sheet 3



Parcel 66 - Typical 45' x 80', Lots 91-94

Scale: 1" = 10'-0"

Project Elements Legend

1. Concrete sidewalk, curb, and gutter per Civil Engineer's Plans, typ.
2. Property line, typ.
3. Public utility easement, typ.
4. Right of Way (at back of walk), typ.
5. Utilities, typ, (Sewer, Storm Drain, Domestic Water, etc.)
6. Interior wood fence, typ. (Square symbol).
7. Enhanced wood fence and gate, typ. (Zig-zag symbol).
8. Concrete driveway, typ.
9. Concrete walk, typ.
10. Trash enclosure area behind fence, typ.
11. Redwood header, typ.
12. Accent / Specimen Tree, typ.
13. Primary Street Tree, typ. Type and spacing per the Rio Del Oro Specific Plan and the Rio Del Oro Development Standards and Design Guidelines. Refer to Sheet 1 for more information. Trees planted less than ten feet (10') from paving shall have root barriers no less than 10' on center per tree.
14. Cobble swale, typ. Swale shall serve as a decorative and functional drainage feature, comprised of river cobble, with an organic layout.
15. Landscape boulders, typ.
16. Decorative gravel banding, typ. Gravel shall be neutral (i.e. tans) in color.
17. Clear vision triangle per City of Rancho Cordova requirements, typ.

Shrub Key

- A Foundation shrub, typ.
- B Medium size mid-ground shrub, typ.
- C Small foreground shrub, typ.
- D Vine, typ.
- E Groundcover, typ.
- F Turf, optional, typ.

Production Home Plant Legend
North & East Exposure

Symbol	Botanical Name	Common Name	Size	Remarks	Wat. Use	Mature Size
Trees						
T1	Street Tree - refer to Street Tree Legend for tree species and Planting Plan for placement. One (1) street tree shall be planted for standard interior lots. Two (2) additional street trees shall be planted for corner lot configurations.		24" box	8' min. height	Varies	Varies
T2	Arbutus 'Marina'	Marina Strawberry Tree	24" box	Standards	L	20'h x 20'w
	Cercis candensis 'Merlot'	Merlot Eastern Redbud	24" box	Standards	M	15'h x 10'w
	Chitalpa tashkentensis 'Pink Dawn'	Pink Dawn Chitalpa	24" box	Standards	L	20'h x 20'w
	Lagerstroemia indica 'Catawba'	Purple Crape Myrtle	24" box	Standards	L	15'h x 15'w
	Laurus nobilis 'Saratoga'	Saratoga Laurel	24" box	Standards	L	20'h x 20'w
	Magnolia 'Little Gem'	Little Gem Magnolia	24" box	Standards	M	20'h x 15'w
Shrubs, Groundcover & Vines						
A	Prunus caroliniana 'Compacta'	Compact Cherry Laurel	5 gallon		L	8'h x 8'w
	Pittosporum tobira 'Variegatum'	Variegated Mock Orange	5 gallon		M	5'h x 5'w
	Xylosma congestum 'Compacta'	Dwarf Xylosma	5 gallon		L	8'h x 8'w
B	Loropetalum chinense 'Suzanne'	Chinese Fringe Flower	5 gallon	Low Growing var. only	M	3'h x 3'w
	Rhaphiolepis umbellata 'Minor'	Yeddo Hawthorn	5 gallon		L	5'h x 3'w
	Abelia grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	5 gallon		M	3'h x 4'w
	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	5 gallon		L	3'h x 3'w
C	Dianella revoluta 'Coolvista'	Coolvista Flax Lily	1 gallon		L	2'h x 2'w
	Tulbaghia violacea 'Silver Lace'	Variegated Society Garlic	1 gallon		L	2'h x 2'w
	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gallon		M	1.5'h x 1.5'w
D	Campsis radicans	Red Trumpet Vine	5 gallon	Staked 15' O.C., train to fence	L	25'h x 10'w
E	Coprosma pumila 'Verde Vista'	Mirror Plant/Coprosma	1 gallon	48" O.C.	L	2'h x 6'w
	Myoporum parvifolium 'Burgundy Carpet'	Burgundy Carpet Myoporum	1 gallon	48" O.C.	L	.5'h x 6'w
	Grevillea lanigera 'Mt. Tamboritha'	Groundcover Woolly Grevillea	1 gallon	48" O.C.	L	2'h x 5'w
Turf						
F	Sodded Turf: 90/10 Dwarf-Type Tall Fescue/Kentucky Bluegrass Blend				H	

Note:
This is a sample plant palette for the production home landscape plans. Additional plants may be added by Landscape Architect to the Front Yard Production Home Improvement plans as required to meet design intent of these documents.

Production Home Plant Legend
South & West Exposure

Symbol	Botanical Name	Common Name	Size	Remarks	Wat. Use	Mature Size
Trees						
T1	Street Tree - refer to Street Tree Legend for tree species and Planting Plan for placement. One (1) street tree shall be planted for standard interior lots. Two (2) additional street trees shall be planted for corner lot configurations.		24" box	8' min. height	Varies	Varies
T2	Arbutus 'Marina'	Marina Strawberry Tree	24" box	Standards	L	20'h x 20'w
	Cercis canadensis 'Merlot'	Merlot Eastern Redbud	24" box	Standards	M	15'h x 10'w
	Chitalpa tashkentensis 'Pink Dawn'	Pink Dawn Chitalpa	24" box	Standards	L	20'h x 20'w
	Lagerstroemia indica 'Catawba'	Purple Crape Myrtle	24" box	Standards	L	15'h x 15'w
	Laurus nobilis 'Saratoga'	Saratoga Laurel	24" box	Standards	L	20'h x 20'w
	Magnolia 'Little Gem'	Little Gem Magnolia	24" box	Standards	M	20'h x 15'w
Shrubs, Groundcover & Vines						
A	Prunus caroliniana 'Compacta'	Compact Cherry Laurel	5 gallon		L	8'h x 8'w
	Acca sellowiana	Pineapple Guava	5 gallon		L	10'h x 10'w
	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	5 gallon		L	10'h x 10'w
B	Nandina domestica 'Lemon-Lime'	Lemon Lime Heavenly Bamboo	5 gallon		L	3'h x 3'w
	Dietes vegata 'Variegata'	Variegated Fortnight Lily	5 gallon		L	3'h x 3'w
	Rhapiolepis indica 'Ballerina'	Ballerina Indian Hawthorn	5 gallon		M	2'h x 3'w
	Callistemon viminalis 'Little John'	Little John Dwarf Bottlebrush	5 gallon		L	3'h x 5'w
C	Pennisetum alopecuroides	Dwarf Fountain Grass	1 gallon	dwarf var. only	L	3'h x 3'w
	Carex testacea 'Praire Fire'	Prairie Fire Sedge	1 gallon		M	2'h x 2'w
	Lavendula angustifolia 'Hidcote Blue'	Hidcote Blue Lavender	1 gallon		L	2'h x 2'w
D	Macfadyena unguis-cati	Yellow Trumpet Vine	5 gallon	Staked 15' o.c., train to fence	L	25'h x 15'w
E	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	1 gallon	48" O.C.	L	1'h x 8'w
	Myoporum parvifolium 'Burgundy Carpet'	Burgundy Carpet Myoporum	1 gallon	48" O.C.	L	.5'h x 6'w
	Rosa 'Coral Drift'	Pink Groundcover Drift Rose	2 gallon	48" O.C. Drift variety ONLY	M	1.5'h x 2.5'w
Turf						
F	Sodded Turf: 90/10 Dwarf-Type Tall Fescue/Kentucky Bluegrass Blend				H	

Note:
This is a sample plant palette for the production home landscape plans. Additional plants may be added by Landscape Architect to the Front Yard Production Home Improvement plans as required to meet design intent of these documents.

Turf Location Note

A 24" groundcover planting strip is currently designed between the public sidewalk and turf area in the front yards of all lots within Parcel 66. However, this plan set does not exclude the Developer from installing turf directly adjacent to the public sidewalk as long as the final irrigation and planting design complies with the Maximum Applied Water Allowance (MAWA) for that particular lot as well as the requirements of the State of California Model Water Efficient Landscape Ordinance.

Tree Location Note

Contractor shall ensure all trees are planted at least 6 feet from driveways in field. Shown plans are conceptual in nature, and are meant to show design intent.

Shrub Location Note

Contractor shall ensure all shrubs taller than 5' shall not be planted under tree canopies. Contractor has the ability to change the corner lot "A" shrubs along the fence to a "B" shrub if the height restrictions cannot be met. Shown plans are conceptual in nature, and are meant to show design intent.

Rio Del Oro Parcel 66 - by Elliott Homes

Conceptual Landscape Plan

Rancho Cordova, California

The HLA Group Landscape Architects & Planners, Inc.

555 University Avenue, Suite 154 / Sacramento, California 95825
916.447.7400 / www.hlagroup.com

LICENSED LANDSCAPE ARCHITECT
CRLA 3757
Signature
6.30.26
Renew Date
9.25.24
Date
STATE OF CALIFORNIA

September 25, 2024

Sheet 4

		Category	Timing/ Implementation	Enforcement/ Monitoring
On-Going Conditions				
1.	The approved entitlement is for a Major Design Review Permit for Coloma at RDO Parcel 66. The project shall be constructed consistent with the Design Booklet (Exhibit A) for four residential floor plans with three elevations and preliminary landscape plans. Project PLND-0824-0102.	Project Description	On-Going	Planning
2.	Applicant(s) agree to defend, indemnify and hold harmless with Counsel selected by the City of Rancho Cordova ("City") and its agents, officers, consultants, and employees ("City's Agents") from any and all claims, actions, suits, or proceedings against the City or the City's Agents to attack, set aside, void, or annul an approval by the City, or the City's Agents concerning the project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim and the City shall cooperate fully in the defense. Nothing in this paragraph obligates the City to defend any Claim and the City is not required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City.	General	On-Going	Planning
3.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision making body.	General	On-Going	Planning
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of	General	On-Going	Planning

		Category	Timing/ Implementation	Enforcement/ Monitoring
	maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.			
5.	The Permit is valid for a period of three (3) years from the date of City Council approval unless an extension is granted by the Community Development Director or the Development Agreement expiration date.	Expiration	On-Going	Planning
6.	The applicant shall comply with the Rio Del Oro Specific Plan EIR Mitigation Monitoring Reporting Plan (MMRP).	Environmental	On-Going	Planning
7.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Code Enforcement /Building
8.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Department prior to the removal. All landscape care, maintenance, and tree pruning must adhere to RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning
9.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Infrastructure	On-Going	Public Works
10.	Number, size, and location of driveways are subject to approval by the Public Works Department	Infrastructure	On-Going	Public Works
11.	SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.	Easements	On-Going	SMUD
12.	The Applicant shall disclose existing or proposed 69kV electrical facilities to future and/or potential owners.	Facility Disclosure	On-Going	SMUD

		Category	Timing/ Implementation	Enforcement/ Monitoring
13.	In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applciant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.	Relocation or Removal	On-Going	SMUD
14.	Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.	Future Facility	On-Going	SMUD
15.	In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.	Irrevocable Offer of Dedication	On-Going	SMUD
16.	Water Supply will be provided by the Sacramento County Water Agency	Water Supply	On-Going	Sacramento County Water Agency
Prior to Issuance of Building Permit				
17.	Submit Master Plans that include final landscaping and fence plans for review and approval by the Planning Department. Master Plans shall include all architectural details and materials consistent with the approved design review packet.	Landscape and architecture	Prior to Issuance of Building Permit	Planning
18.	Final landscape plan shall include the addition of weed barrier installed in all Front yards and in addition, street side yards for all corner lots prior to installation of ground cover for each production home.	Weed Barrier	Prior to Issuance of Building Permit	Planning
19.	The following criteria will be used to ensure the project meets the adopted design guidelines: • Two of the same architectural styles or color schemes shall not be placed next to each other. • No two of the same floor plans may be placed next to each other, unless they have different elevations.	Plan Layout and Architecture	Prior to Issuance of Building Permit	Planning

		Category	Timing/ Implementation	Enforcement/ Monitoring
20.	Single-Family homes that are adjacent to the Greenbelt (Lot F) and pedestrian pathways Lot D and Lot E, shall have open and transparent wrought iron fencing for enhanced visibility and security.	Special Fencing Requirements	Prior to Issuance of Buidling Permit	Planning
21.	The following outstanding landscaping comment must be addressed as part of the final landscape plan prior to issuance of Master Plan Building Permits: • Provide more information about the cobble swale, landscape boulders, and decorative gravel banding. • For cobble swale and gravel -specify the type, size (min and max) and depth of placement • For boulders – specify type and size	Landscaping	Prior to Issuance of Building Permit	Planning
22.	Install [public] improvements per the approved Public Works plans and to the satisfaction of the Public Works Department.	Infrastructure	Prior to Issuance of Building Permit	Public Works
23.	Prior to issuance of the first building permit within the Tentative Map: All streets and improvements shown on the Tentative Map, all streets necessary for access to the proposed homes, associated improvements included in the approved improvement plans, and other infrastructure as necessary for adequate public access and use shall be substantially complete to the satisfaction of the Public Works Department. Prior to occupancy all streets and improvements shown on the Tentative Map shall be fully constructed and completed to the satisfaction of the City Engineer.	Infrastructure	Prior to Issuance of the First Building Permit within the TM	Public Works
24.	All building structure shall conform to building set backs from property lines and ROW as specified in the Specific Plan and Section 4 of the Sacramento County Improvement Standards.	Structures	Prior to Issuance of Building Permits	Public Works

		Category	Timing/ Implementation	Enforcement/ Monitoring
25.	Sac Metro Air District recommends that this project utilize a certified cool roof and cool pavement product to reduce the area's urban heat island effect. Also, all projects are subject to Sac Metro Air District rules and regulations in effect at the time of construction.	Roofing	Prior to Issuance of Building Permit	Sacramento Metro Air Quality Management District
26.	Certificate of Release (COR) plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for the following structures: 1) Single-family dwellings, duplexes, ADU's and manufactured homes that meet the following: • If the new dwelling exceeds 3,599 square feet • Constructed where no public water is available • Have the furthest point of the habital structure more than 150 feet from a public paved road. • Undergo an alteration/addition that results in an increase of 50 percent or more, and the final total area is over 3,599 square feet. Note: mobile homes and manufactured housing of any size require a COR from the Fire District.	Certificate of Release	Prior to Issuance of Building Permit	Sacramento Metro Fire
27.	Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one and two family dwellings in accordance with the California Residential Code.	Fire Sprinklers	Prior to issuance of Building Permits	Fire
28.	This project will require a Level 3 sewer study prior to the submittal of improvement plans for plan check to SASD. The sewer study prior to the submittal of improvement plans for plan check to SASD. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenantces from this subject and other upstream areas and shall be done in accordance with	Sewer Study	Prior to issuance of Building Permits	Sacramento Sewer District

		Category	Timing/ Implementation	Enforcement/ Monitoring
	SASDs' most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" bases unlessa approved by SASD in advance and in compliance with SASD Design Standards.			
29.	Development phases submitted for new service should include all lots fronting streets.	Project Phasing	Prior to issuance of Building Permits	SMUD
30.	Applicant will include phasing of development and order of planned construction upon submitting a new service application to SMUD for the initial subdivision phase(s) and/or road improvement backbone project(s).	Project Phasing	Prior to Issuance of Building Permit	SMUD
31.	Development should be phased to start adjacent to existing electrical infrastructure to minimize temporary overhead and/or underground electrical facilties.	Project Phasing	Prior to Issuance of Building Permit	SMUD
32.	The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street right-of-ways.	Overhead and/or Underground Easement	Prior to Issuance of Building Permit	SMUD
33.	The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.	Ingress and Egress Dedication	Prior to Issuance of Building Permit	SMUD
34.	The Applicant shall dedicate 25-foot easement for future 69kV routes that will be requried to connect the new substation into SMUD's Distribution System. Associated future overhead 69kV will be isntalled along Collector A and International Drive. The proposed 69kV circuit will be along Collector A street, which will be the east side of this property and on the west side of Collector A street. If a 12.5-foot Public Utility Easement (PUE) is also required along these streets, the 12.5-foot PUE will be located directly adjacent to the street right-of-way, with the 20-foot 69kV easement directly adjacent to the PUE.	Future 69kV Route Easements	Prior to Issuance of Building Permit	SMUD

		Category	Timing/ Implementation	Enforcement/ Monitoring
35.	Subdivision layouts with unpaired adjacent driveways requiring single service boxes for each parcel shall require the applicant to conduct a pre-engineering meeting all utilities to ensure property space is clear and available for transformers and equipment.	Clearance for Transformers and Equipment	Prior to Issuance of Building Permit	SMUD
36.	Structural setbacks less than 14-feet shall require the applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.	Structural Setbacks	Prior to Issuance of Building Permit	SMUD
37.	The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).	Utility Clearance	Prior to Issuance of Building Permit	SMUD
38.	The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services.	Siting Requirements	Prior to Issuance of Building Permit	SMUD
39.	Provide separate public water service to each parcel. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval.	Water Service	Prior to Issuance of Building Permit	Sacramento County Water Agency
40.	Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction.	Abandoned Wells	Prior to Issuance of Building Permits	Sacramento County Water Agency

		Category	Timing/ Implementation	Enforcement/ Monitoring
41.	No water supply mains shall be located under structures such as box culverts and bridges. If the project will build box culverts and bridges to the ultimate width, water mains shall cross above ground attached to the side of the structure. Structures shall be designed accordingly. If the ultimate width is not being built, water mains shall cross underground routed outside of and around the ultimate structure footprint. 15-foot wide water main easements shall be dedicated for the portion outside of ROW. The crossing shall be be approved by the Agency Engineer. Underground crossings and attachments to structures shall be included in the environmental impact analysis. Additional environmental permitting and other associated costs will be at applicant's expense.	Water Supply Mains	Prior to Issuance of Building Permits	Sacramento County Water Agency
42.	Prior to the issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.	Zone 40 Development Fees	Prior to Issuance of Building Permit	Sacramento County Water Agency
43.	Prior to the issuance of any building permits for the project, the project shall conform to the specific provisions of the City of Rancho Cordova Landscaping Ordinance (Municipal Code Title 23, Chapter 23.716).	Landscaping	Prior to Issuance of Building Permit	Sacramento County Water Agency
Prior to Final Inspection				
44.	Property Owner/Developer shall record Covenants, Conditions and Restrictions (CC&Rs) in a form approved by the City that names the City as a third-party beneficiary with rights and without obligation to, enforce the CC&Rs. The CC&Rs shall contain, at a minimum, certain provisions and references to the City's Property Maintenance Code and prohibit the parking of trailers, boats or recreational vehicles in the driveway or on the public street.	Record CC&Rs	Prior to Issuance of 1st Building Permit	Planning

		Category	Timing/ Implementation	Enforcement/ Monitoring
45.	A concrete path shall be installed by the developer from the driveway to the side yard along with a concrete pad area for the storage of garbage receptacles behind the fence line. If the home is to be built with a man-door, the pathway shall connect to the mandoor, in addition to providing an area for receptacle storage.	Outdoor area	Prior to Final Building Inspection	Planning
46.	Each home must be equipped with adequate outdoor lighting as well as an illuminated address plate located on the front elevation.	Lighting	Prior to Final Building Inspection	Planning
47.	All corner lots (including those with landscape lots), as well as lots adjacent to Lots D & E, shall have enhanced side and rear elevations. Homes that back up to Rancho Cordova Parkway, White Rock Road, and Lot F, shall include enhanced rear elevations. Enhancements shall be as shown in the approved Project Plans.	Enhanced Elevations	Prior to Final Building Inspection	Planning
48.	RCPD has the following recommendations for the final product of the Rio Del Oro Parcel 66 Design Review. • Landscaping should be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fences and property lines under vulnerable windows. • Vertical wrought-iron fencing materials should be used for all fences between private lots and open space, parks, right of ways, or other public access land. This is to allow visibility to those areas and encourage residents to view activities in those areas. In addition, this will maek those areas less attractive to loiterers and others who wish to use those locations for criminal or mischievous purposes. • If a walkway is to be installed, the paved or walking area shall be a minimum width of 12 feet, to allow	Police Safety Recommendations	Prior to Final Building Inspection	Rancho Cordova Police Department

		Category	Timing/ Implementation	Enforcement/ Monitoring
	public safety vehicles direct access to the walkway. The opening of the easement shall be accessible to public safety vehicles using a "knox box" or similar locking device. • There should be on-street and driveway lighting to allow for adequate visibility by residents, law enforcement, passerby during nighttime hours			
49.	Residential roof coverings shall consist of materials having a minimum Class C rating.	Fire	Prior to Final Building Inspection	Fire
50.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Address	Prior to Final Building Inspection	Fire

ADVISORY:

- FIRE: The installation of security gates across a fire apparatus access road shall be authorized by the Chief and meet the requirements of The County Emergency Access Gates and Barriers Standard. Plans shall be submitted prior to installation.
- SASD: To obtain sewer service, construction of SASD sewer infrastructure will be required. Current SASD Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.
- SASD: The owner must contact the Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.
- SASD: SASD requires each building on each lot with a sewage source to have a separate connection to SASD's sewer system. If there is more than one buildgin in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the plans.

MEMORANDUM

ITEM 6.1.

DATE: November 13, 2024

TO: Planning Commission Members

FROM: Nick Sosa, Senior Planner

SUBJECT: **ZINFANDEL FIRST RESPONDER TRAINING FACILITY MAJOR DESIGN REVIEW (CEQA EXEMPT PURSUANT TO SECTION 15182, PROJECTS PURSUANT TO A SPECIFIC PLAN) – PROJECT NO. PLND-0824-0106 – LOCATED AT 3801 ZINFANDEL DRIVE**

PROPERTY OWNER:	**APPLICANT/DEVELOPER:**
Sacramento Metropolitan Fire District 10545 Armstrong Avenue Mather, CA 95655	WMB Architects Doug Davis-Principal Architect 5757 Pacific Avenue, Suite 226 Stockton, CA 95207

PROJECT:	Zinfandel First Responder Training Facility - Major Design Review
FILE:	PLND-0824-0106
LOCATION:	3801 Zinfandel Drive
APN:	072-2860-003-0000
PLANNER:	Nick Sosa, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Determine the project Exempt per Section 15182, “Projects Pursuant to a Specific Plan” of the CEQA Guidelines; and
2. Adopt the Resolution for the Zinfandel First Responder Training Facility Major Design Review.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Applicant’s request for a Major Design Review for a 23,190 SF training facility as proposed within the project plans.

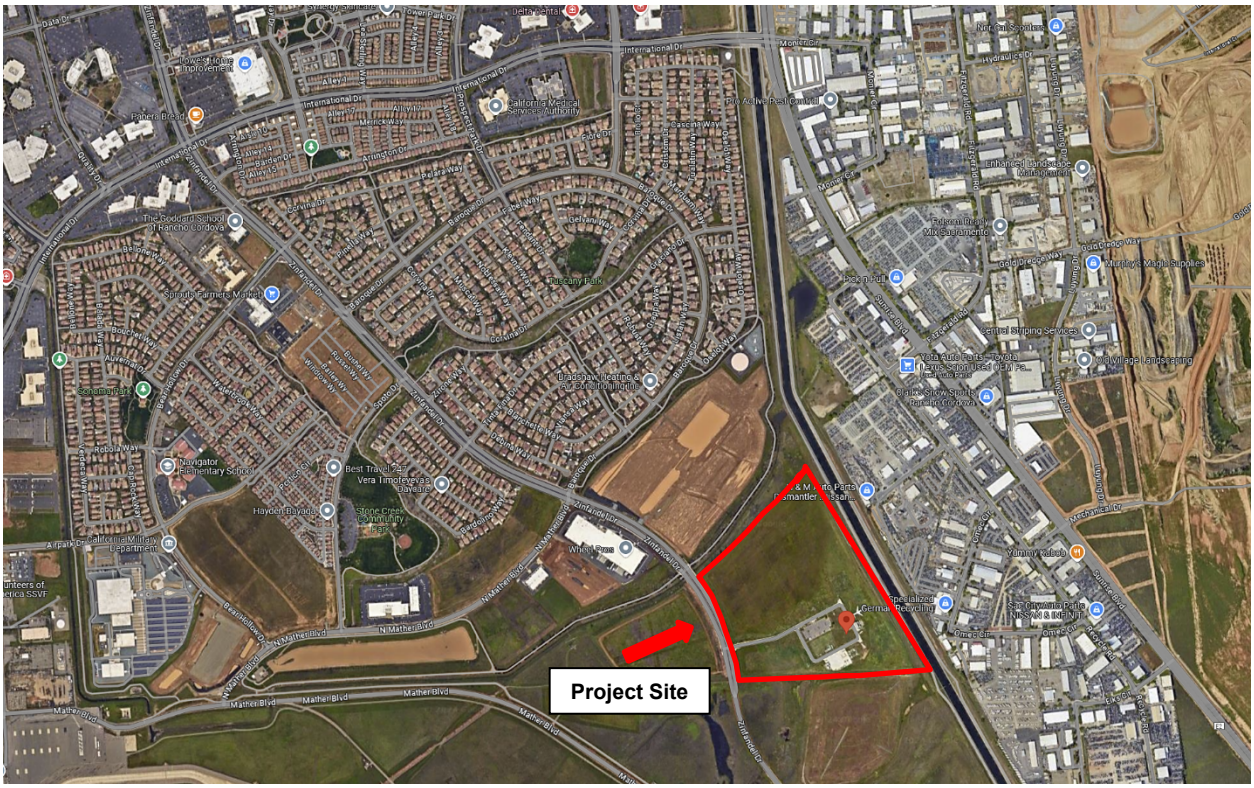
BACKGROUND / PROJECT HISTORY

The property is an existing 53.12-acre parcel located at 3801 Zinfandel Drive at the City’s border which has been owned by Sacramento Metropolitan Fire District since 2007. The project

site is zoned Light Industrial (LI) within the Villages of Zinfandel Special Planning Area (VOZSPA) (**See Figure 1: Project Location**). The VOZSPA was originally approved by Sacramento County on August 7, 2002, and encourages mixed land use development including residential, industrial, office, commercial, and public/quasi-public, and recreational uses. Since the VOZSPA was approved in 2002 under the Sacramento County Zoning Code, the Zoning Code that was in place at the time continues to be applicable when processing applications that are located within the Special Planning Area.

The use of the site as a Public Safety Command Training Center has been previously approved through a Conditional Use Permit (CUP). The CUP (DD7009) was approved on January 13, 2011 and allowed for the construction of 48,000 SF of office type use, a Trench Rescue area, a Tower Training area, a River Rescue area, and other associated training venues intended to train fire fighters for specialized emergency situations. At that time, the Application completed a Negative Declaration/Initial Study for the proposed use that analyzed a variety of significant environmental topics for the new facility. The Negative Declaration completed the 20-day public review period with no comments received. Although training has been taking place on-site since completion of the CUP, other than faux structures for training purposes, no construction of permanent occupiable structures has taken place on-site.

Figure 1: Project Location



MAJOR DESIGN REVIEW

An application for a Major Design Review was submitted to the Planning Department on August 16, 2024 for a 23,190 SF public safety training facility. The new commercial training facility includes new office space, classrooms, a fitness room, an apparatus bay for emergency vehicles, and various support spaces such as restrooms, storage rooms, and records rooms.

Existing Conditions

At this time, the project site is mostly undeveloped land with minor infrastructure on-site such as roads for access, an existing parking area, and two framed structures that are utilized for training purposes. The site is surrounded by an existing bike trail to the north, Folsom South Canal to the east, Sacramento County jurisdiction to the south, and a vacant lot owned by the City to the west, just across Zinfandel Drive. The site is also enclosed with wrought iron fencing around the entire site and gated for limited to no access to the public. The proposed area for construction of the new training facility is located approximately 750' behind the main entrance to the site. **See Figures 2 & 3** for current aerials and street views.

Figure 2: Aerial of Property (March 2022)



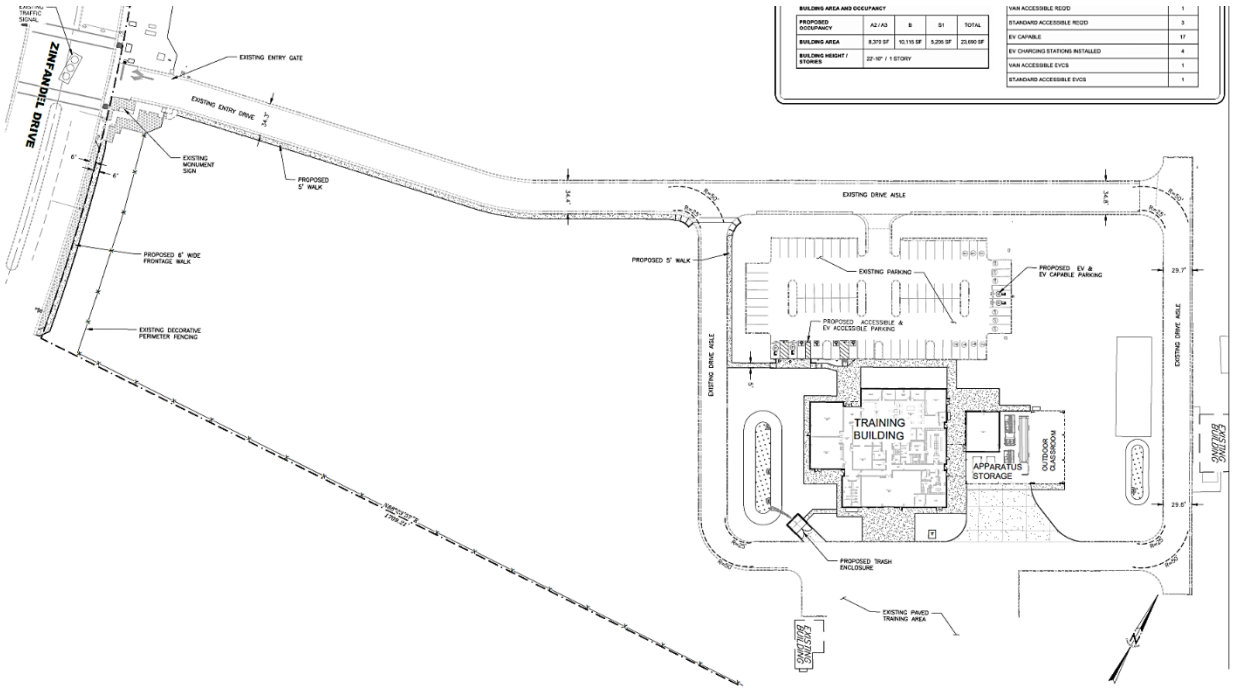
Figure 3: Street View (Feb 2020)



Site Design

Much of the site design for the project is existing and has been installed since completion of the Conditional Use Permit (CUP) in 2011. This includes drive aisles, parking areas, practice structures, and the main entrance with traffic lights on Zinfandel Drive. The current application is for construction of the 23,190 square foot training building shown on the site plan below. With the addition of the structure, the Applicant has also added frontage improvements along Zinfandel Drive with a path of travel from the public right of way to the new building. Also included are supportive site elements such as two drainage basins, EV parking and additional EV capable spaces, new trash enclosure, and additional landscaping both in the project area and at the main entrance. The full site plan can be seen in **Figure 4**.

Figure 4: Proposed Site Plan



Building Design

The proposed building is composed of a metal pre-fabricated exterior with storefront windows at the main entrance and paint colors consistent with Sacramento Metro Fire. The building exterior includes a combination of horizontal metal panels in both a “Weathered Copper” and “Cool Zinc Gray” color with vertical metal panels in “Rustic Red” color highlighting main entrance areas and creating a focal point on the façade. The building also includes two open bay “carport” areas for apparatus parking when emergency vehicles, such as fire trucks, are on-site. The elevations for the structure can be found in **Figures 5,6 & 7** below and renderings in **Figures 8 & 9**.

Figure 5: North Elevation

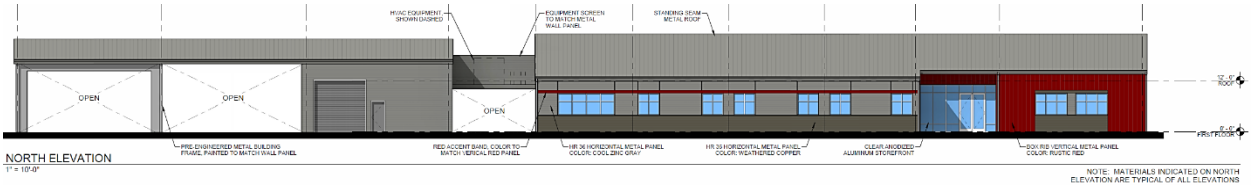


Figure 6: South Elevation

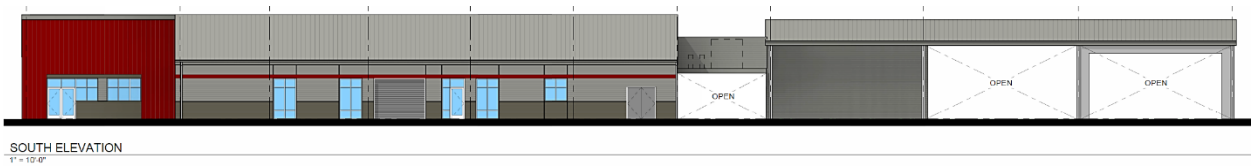


Figure 7: West Elevation

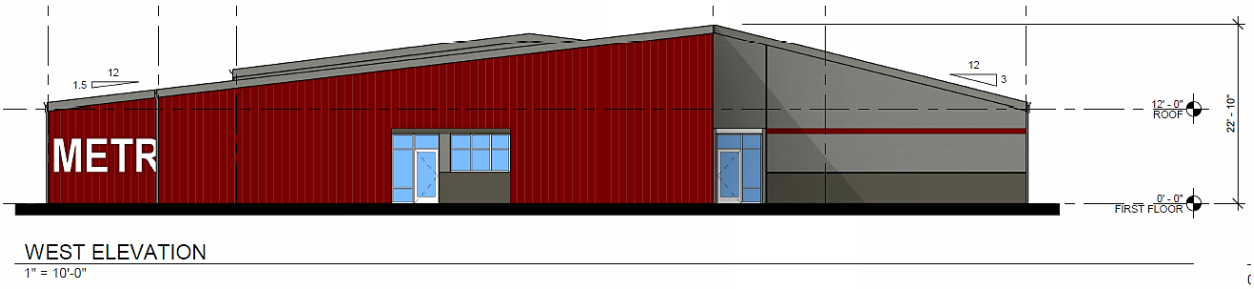


Figure 8: Rendering Facing Southeast

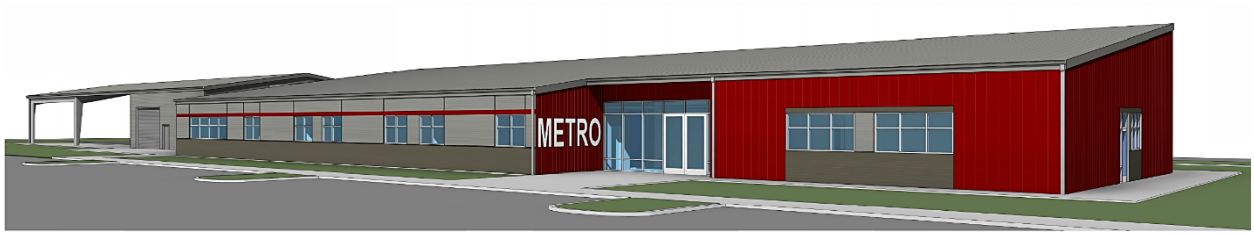


Figure 9: Rendering Facing Northeast



Site Landscaping

A preliminary landscape plan was include with the application which contains a combination of small and large stature trees as well as a variety of shrubs and ground cover throughout the training facility area. The open areas surrounding the planned building is proposed to be hydroseeded while the area at the building's entrance will include multiple shrubs and trees. The project site will also include two bio retention areas landscaped with native grasses to meet on-site drainage requirements as well as additional trees added to the parking area to meet the minimum 50% shade standards required by the Zoning Code.

In addition to the project area landscaping, the application also includes preliminary landscape plans for areas along Zinfandel Drive. This landscape plan includes additional trees at the entrance as well as along Zinfandel Drive, combined with a variety of shrubs and ground cover consistent with those surrounding the proposed building. Both landscape plans were reviewed by the City Arborist as well as the City's Landscape Consultant to ensure that all proposed trees are appropriate in size and species for their proposed areas, and also that the landscape plan meets all applicable requirements of the Zoning Code. Images of the landscape plans can be seen in **Figures 10 & 11** and additional details, including sizes and species, can be found in Attachment 2.

Figure 10: Landscape Plan (Building Area)

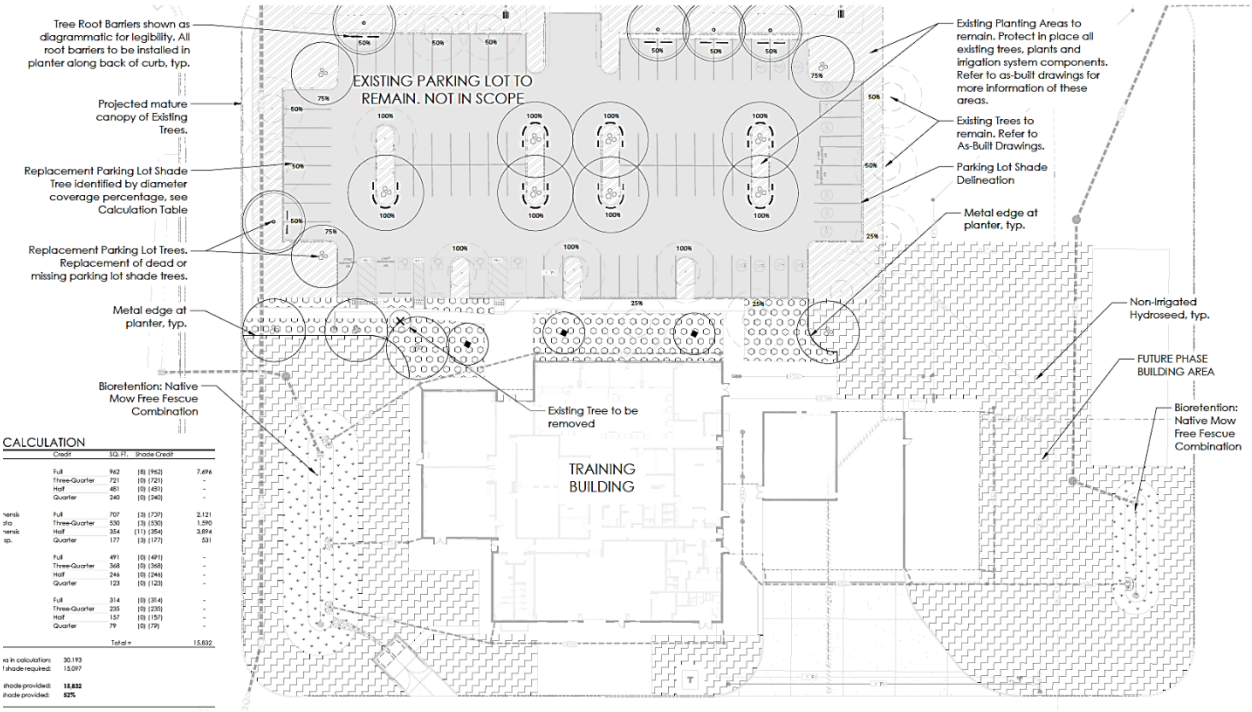
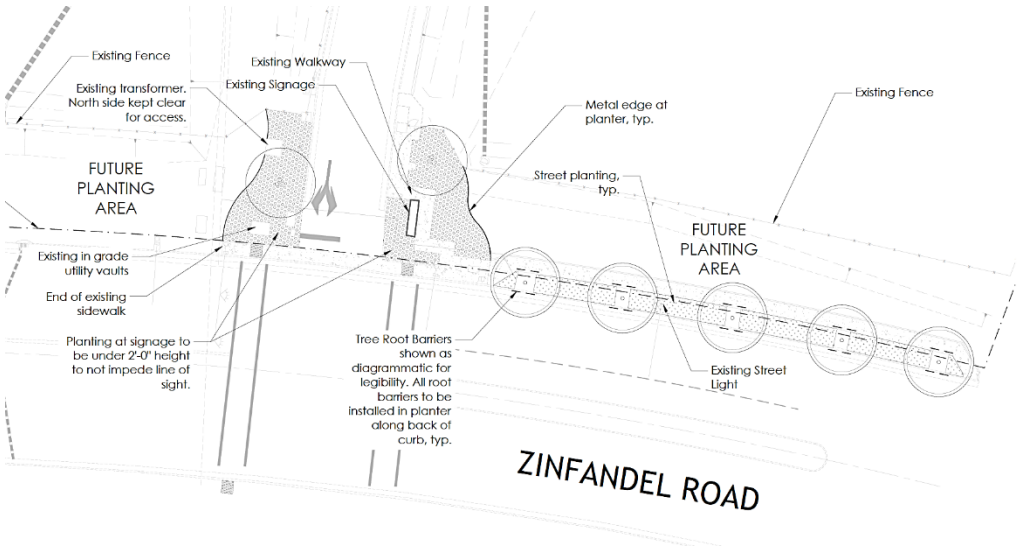


Figure 11: Landscape Plan (Along Zinfandel Drive)



ADDITIONAL ANALYSIS

GENERAL PLAN CONSISTENCY

The project site is located within the Light Industrial (LI) designation of the City's General Plan. The LI designation includes industrial or manufacturing activities that occur entirely within an enclosed building. Employee intensive operations such as research and development uses that would typically occur within an Office Mixed Use designation area also permitted. The use for a Public Safety Training Facility was analyzed as part of the previously approved Conditional Use Permit (CUP) and was found to be consistent with this General Plan Designation. The proposed 23,190 SF building proposed with this application is also consistent with the General Plan designation as well as the previously approved CUP.

ZONING ORDINANCE

The project is located within the Light Industrial (LI) zoning designation of the Villages of Zinfandel Special Planning Area (VOZSPA). The LI zone allows for industrial uses as well as some commercial and office uses throughout the area. As previously mentioned, the use was reviewed and approved as part of the previous Conditional Use Permit. This Major Design Review application was reviewed for the building's adherence to all required development standards and design guidelines. The project meets these requirements and standards and therefore has been determined to be consistent with the applicable Zoning Code regulations.

CONSISTENCY WITH GUIDING PRINCIPLES AND DESIGN CONCEPTS

The proposed project is consistent with the Guiding Principles and Design Concepts listed in Section 110-84 of the Sacramento County Code in the following ways:

- The architectural style of the proposed building is appropriate for the Light Industrial zoning designation of the property.

- The project site is a significant distance from any neighboring residential property however the applicant has still screened all roof-mounted mechanical equipment and is meeting all requirements for on-site landscaping and drainage.
- The proposed building is the first on-site but has set an overall design concept for the property including color scheme, durable materials, and functionality.
- The project includes street frontage improvements including separated sidewalks, street landscaping, and a highlighted entry to the property from Zinfandel Drive.
- Outdoor gathering areas that also function as an outdoor classroom, have been provided on-site providing a shaded area that encourages the use of outdoor space.

FISCAL IMPACT

Staff anticipates that the project will have a positive fiscal impact due to the short term and long-term positions for the construction of the shell building and the future uses of the site. The development of the building and the property from vacant land to a training facility will also provide an additional positive impact through the increase in property taxes on the site as well as within the surrounding area. The training facility will be utilized by both local and regional departments and agencies, which also enhances the positive fiscal impact of the site.

ENVIRONMENTAL

The applicant is requesting approval of a Major Design Review for a 23,190 SF training facility. This project is exempt from CEQA per section 15182 Projects Pursuant to a Specific Plan. The proposed application is for the design of the training facility which does not create any significant impacts on environmental resources within the surrounding area. In addition, aerial images of the project site from 2011 show that this area was previously disturbed as part of the initial development of the property following approval of their conditional use permit. This aerial image can be seen in **Figure 12** below.

Figure 12: Aerial Imagery of Project Site (2011)



The approved use of the project site as a Training Facility was also previously analyzed as part of the approved Conditional Use Permit and was found to be consistent with the 1998 certified Final EIR/EIS (SCH # 1996042019) of the Villages of Zinfandel Community Plan and 2002 supplemental EIR prepared and certified in 2002. In addition, the project at that time also completed a Negative Declaration to the General Plan EIR (SCH#2005022137) in November of 2010 for the Public Safety Command Training Center which determined that this use did not have a significant effect on the environment and no further CEQA analysis other than the Negative Declaration, was necessary.

RECOMMENDED MOTIONS

Staff recommends that the Planning Commission take the following action:

- Find that the project is Exempt per California Environmental Quality Act (CEQA) Section 15182, Projects Pursuant to a Specific Plan; and
- Approve the Resolution for a Major Design Review for the Zinfandel First Responder Training Facility – Project No. PLND-0824-0106.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution – Project Plans
3. Exhibit B to the Resolution – Conditions of Approval

CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. ___-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING A MAJOR DESIGN REVIEW FOR THE ZINFANDEL FIRST RESPONDER TRAINING FACILITY PROJECT NO. PLND-0824-0106

WHEREAS, WMB Architects, (hereinafter referred to as Applicant), on behalf of Sacramento Metropolitan Fire District, submitted an application for a Major Design Review approval for the Zinfandel First Responder Training Facility (PLND-0824-0106); and

WHEREAS, the request is for a 23,190 SF training facility with office space, classrooms, a fitness center, an apparatus bay for emergency vehicles, and various support spaces; and

WHEREAS, the use for the training facility was previously approved through a Conditional Use Permit (Resolution 155-2011) completed on January 13, 2011; and

WHEREAS, the Planning Commission is the appropriate authority to hear and take action on the requested Major Design Review; and

WHEREAS, the project site was included and analyzed as part of the Villages of Zinfandel Special Planning Area (VOZSPA) Environmental Impact Report (EIR) adopted by the City of Rancho Cordova, thereby satisfying the requirements for the California Environmental Quality Act; and

WHEREAS, the proposed design review is in conformity with what was reviewed as part of the Specific Plan EIR, and therefore is exempt under CEQA exemption 15182, Projects Pursuant to a Specific Plan; and

WHEREAS, on November 13, 2024 the Planning Commission of the City of Rancho Cordova held a properly noticed public hearing at which it received a report from city staff regarding the Major Design Review and oral and written testimony from the public, and deliberated on the item; and

WHEREAS, the public hearing was noticed in accordance with the requirements set forth in Government Code Section 65090 and 65091.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HEREBY RESOLVES AS FOLLOWS:

1. The CEQA exemption found in California Code of Regulation Title 14, Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning) is an adequate exemption according to the Guidelines of the California Environmental Quality Act.

   A. **Finding**: The project has been analyzed and is exempt per California Environmental Quality Act Guidelines Section 15182 “Projects Pursuant to a Specific Plan”.

      Evidence: The applicant is requesting approval of a Major Design Review for a 23,190 SF training facility. This project is exempt from CEQA per section 15182 Projects Pursuant to a Specific Plan. The proposed application is for the design of the training facility which does not create any significant impacts on environmental resources within

the surrounding area. In addition, aerial images of the project site from 2011 show that this area was previously disturbed as part of the initial development of the property following approval of their conditional use permit.

The approved use of the project site as a Training Facility was also previously analyzed as part of the approved Conditional Use Permit and was found to be consistent with the 1998 certified Final EIR/EIS (SCH # 1996042019) of the Villages of Zinfandel Community Plan and 2002 supplemental EIR prepared and certified in 2002. In addition, the project at that time also completed a Negative Declaration to the General Plan EIR (SCH#2005022137) in November of 2010 for the Public Safety Command Training Center which determined that this use did not have a significant effect on the environment and no further CEQA analysis other than the Negative Declaration, was necessary.

2. Approval of the Major Design Review, subject to the Design Review Package (Exhibit A) and the Conditions of Approval (Exhibit B) must provide sufficient evidence for the Findings required by Zoning Code Section 23.141.070. Findings and supportive evidence are shown below:

   A. **Finding:** The proposed project is consistent with the objectives of the General Plan, complies with applicable Zoning regulations, Specific Plan provisions, Special Planning Area provisions, and is consistent with the applicable “Guiding Principles” and “Design Concepts” in section 110-84.

      Evidence: The proposed training facility is located within a Light Industrial (LI) General Plan designation as well as a Light Industrial (LI) zoning designation within the Villages of Zinfandel Special Planning Area (VOZSPA). Both designations show industrial as the predominant use, however, do allow for accessory uses such as office and commercial uses. The requested design review proposes a building with an industrial look and feel consistent with the area, but also includes indoor office spaces such as classrooms and training areas. The project design is consistent with the intent of both the General Plan and the VOZSPA and adhere to the applicable guiding principles and design concepts listed in Section 110-84 of the Sacramento County Code.

   B. **Finding:** The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

      Evidence: The proposed architecture, site design, and landscaping are suitable for the 53-acre project site and for the use of the proposed building and property as a training facility. The building is designed with durable and long-lasting materials with architecture that is simplistic and functional for the use as a training facility. The site is surrounded by a bike trail, canal, and vacant Sacramento County property, and has minimal visibility from Zinfandel Drive. This would be the first occupiable building in the area and establishes a design concept that will enhance the character of the area as development continues to be established in the future. The project also proposes landscaping on-site and along Zinfandel Drive that is consistent with other landscaping along the public right of way.

   C. **Finding:** The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing, and similar elements establishes a clear

design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.

Evidence: The proposed building would be the first on-site building within the area as the site is surrounded by a pedestrian bike trail, Folsom Canal and Sacramento County land. The proposed architecture, scale, building materials, color scheme and site elements of the building and the project site, establishes a clear design concept for the site and is appropriate for the Light Industrial (LI) zoning designation of the property. Although there are no additional buildings on-site at this time, the established design concept sets the tone for any anticipated buildings proposed on the 53 acre property in the future.

D. **Finding:** The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The proposed project will not affect any modes of transportation for the surrounding area including vehicle, bicycle, or pedestrian modes of circulation. All access to the site was completed as part of the previous Conditional Use Permit (CUP) approval for the use of the site as a Training Facility. At that time, vehicular access was constructed including the main entrance to the site and the installation of a traffic light along Zinfandel Drive to mitigate any traffic concerns for the use. No additional circulation connections or conflicts are introduced as part of this project.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 13th day of November 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Cynthia Stauss, Chair

ATTEST:

_____
Kelly Whitman,
Planning Commission Clerk

Zinfandel First Responder Training Facility Phase III Buildout

3801 Zinfandel Drive
Rancho Cordova, CA



ABBREVIATIONS

@	AT
A.F.F.	ABOVE FINISH FLOOR
ABV.	ABOVE
ADJ.	ADJUSTABLE
ALT.	ALTERNATE
ALUM.	ALUMINUM
APPL.	APPLICABLE
APPROX.	APPROXIMATE
B.O.	BOTTOM OF
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BLW.	BELOW
BTWN.	BETWEEN
C.I.	CAST IRON
C.I.P.	CAST-IN-PLACE
C.J.	CONTROL JOINT
C.L.	CENTER LINE
CBC	CALIFORNIA BUILDING CODE
CLG.	CEILING
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
COMP.	COMPACTED
CONC.	CONCRETE
CONT.	CONTINUOUS
D.F.	DOUGLAS FIR / DRINKING FOUNTAIN
D.S.	DOWNSPOUT
DBL.	DOUBLE
DIA.	DIAMETER
DN.	DOWN
DWG.	DRAWING
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM
E.J.	EXPANSION JOINT
E.W.	EACH WAY
EA.	EACH
ELEV.	ELEVATION
EQ.	EQUAL
EXIST. / (E)	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.G.	FIBERGLASS / FINISH GRADE
F.H.	FIRE HYDRANT
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
F.R.P.	FIBER REINFORCED POLYMER
F.S.	FIRE SPRINKLERS
F.S.D.	FIRE SEPARATION DISTANCE
FIN.	FINISH
FLR.	FLOOR
FT.	FOOT / FEET
FTG.	FOOTING
G.B.	GRADE BREAK
G.I.	GALVANIZED IRON
G.L.B.	GLUE LAMINATED BEAM
GA.	GAUGE
GALV.	GALVANIZED
GD.	GRADE
GYP. BD.	GYPSUM BOARD
H.M.	HOLLOW METAL
HD.	HEAD
HDR.	HEADER
HDWR.	HARDWARE
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
I.D.	IDENTIFICATION
I.S.A.	INTERNATIONAL SYMBOL OF ACCESSIBILITY
INSUL.	INSULATION
INT.	INTERIOR
JB.	JAMB
JT.	JOINT
LAV.	LAVATORY
LTWT.	LIGHT WEIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM / MINUTE
MTD.	MOUNTED
MTL.	METAL
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
N/A	NOT APPLICABLE
NO. / #	NUMBER
O.C.	ON CENTER
OPP.	OPPOSITE HAND
ov/	OVER
OZ.	OUNCE
P.F.	PREFINISHED
P.O.C.	POINT OF CONNECTION
P.T.	PRESSURE TREATED
PL.	PLATE
PLAM.	PLASTIC LAMINATE
PROP.	PROPERTY
PSI	POUNDS PER SQUARE INCH
PW	PLYWOOD
R.W.L.	RAIN WATER LEADER
RDWD.	REDWOOD
REF.	REFER TO
REINF.	REINFORCED
REQ'D.	REQUIRED
RM.	ROOM
S.C.	SOLID CORE
S.D.	STORM DRAIN
S.F.	SQUARE FOOTAGE / STOREFRONT
S.M.	SHEET METAL
S.M.S.	SHEET METAL SCREW
S.P.	SINGLE PLY
S.S.	SANITARY SEWER LINE / STANDING SEAM / STAINLESS STEEL
SCH.	SCHEDULE
SDST	SELF-DRILLING SELF-TAPPING
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
SUSP.	SUSPENDED
T & B	TOP & BOTTOM
T & G	TONGUE & GROOVE
T.J.I.	TRUS JOIST I-JOIST
T.O.	TOP OF
T.S.	TUBE STEEL
TEMP	TEMPORARY
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.B.	VAPOR BARRIER
V.I.F.	VERIFY IN FIELD
V.T.R.	VENT THROUGH ROOF
VERT.	VERTICAL
W.C.	WATER CLOSET
W.H.	WATER HEATER
W.I.	WROUGHT IRON
W.W.F.	WOVEN WIRE FABRIC
w/	WITH
w/o	WITHOUT
WD.	WOOD

SYMBOLS

BUILDING SECTION (AA / A4.1)
WALL SECTION (A / A5.1)
INTERIOR ELEVATIONS (1 / 2 A10.1 3 / 4)
EXTERIOR ELEVATION (N / A3.1)
GRID LINE (A / 1)
NORTH ARROW
ELEVATION MARKER
DETAIL DESIGNATION (A / A6.1)
NUMBERED NOTE (00.00)
FINISH DESIGNATION (P1)
REVISION TO DRAWINGS (/1)
CENTERLINE DESIGNATION
ROOM NAME & NUMBER (ROOM 101)

SHEET INDEX

T1	TITLE SHEET
SP0	PRELIMINARY OVERALL SITE PLAN
SP1	PRELIMINARY SITE PLAN
GR1	PRELIMINARY GRADING PLAN
GR2	PRELIMINARY GRADING PLAN
GR3	PRELIMINARY GRADING PLAN
UT1	PRELIMINARY UTILITY PLAN
UT2	PRELIMINARY UTILITY PLAN
L1	LANDSCAPE STREET FRONTAGE PLANTING PLAN
L2	LANDSCAPE SITE PLANTING PLAN
L3	LANDSCAPE IRRIGATION LEGEND, NOTES, & MAWA
L4	LANDSCAPE STREET FRONTAGE IRRIGATION PLAN
L5	LANDSCAPE SITE IRRIGATION PLAN
A1	FLOOR PLAN - WEST
A2	FLOOR PLAN - EAST
A3	EXTERIOR ELEVATIONS
A4	PERSPECTIVE VIEWS
E100	ELECTRICAL SITE PLAN
E101	PHOTOMETRIC STUDY

PROJECT CONTACTS

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PROJECT DATA

PARCEL

JURISDICTION	CITY OF RANCHO CORDOVA
CITY ZONING	LI (ZSPA)
APN	072-2860-003-0000
CURRENT AND PROPOSED LAND USE	PUBLIC SAFETY COMMAND TRAINING CENTER
PREVIOUS ENTITLEMENT	USE PERMIT DD7009

BUILDING AREA AND OCCUPANCY

PROPOSED OCCUPANCY	A2 / A3	B	S1	TOTAL
BUILDING AREA	8,370 SF	10,115 SF	5,205 SF	23,690 SF
BUILDING HEIGHT / STORIES	22'-10" / 1 STORY			

PARKING

	DEVELOPMENT CODE CATEGORY	BUILDING AREA	RATIO	PARKING REQ'D
TRAINING CENTER	PUBLIC SAFETY FACILITY	18,485 SF	4:1000 SF	74
APPARATUS BAYS	VEHICULAR STORAGE	3,805 SF	1:2000 SF	2
STORAGE	PUBLIC SAFETY FACILITY	1,400 SF	0.5:1000 SF	2
			TOTAL	78

TOTAL SPACES PROVIDED	83
VAN ACCESSIBLE REQ'D	1
STANDARD ACCESSIBLE REQ'D	3
EV CAPABLE	17
EV CHARGING STATIONS INSTALLED	4
VAN ACCESSIBLE EVCS	1
STANDARD ACCESSIBLE EVCS	1

PROJECT INFORMATION

PROJECT DESCRIPTION

CONSTRUCTION OF A NEW 23,690 SF TRAINING FACILITY ON A PREVIOUSLY DEVELOPED SITE IN COMPLIANCE WITH PREVIOUSLY APPROVED USE PERMIT DD7009. SCOPE OF WORK INCLUDES NEW OFFICE SPACE, CLASSROOMS, FITNESS ROOM, APPARATUS BAY, AND VARIOUS SUPPORT SPACES

OPERATING SCHEDULE

MONDAY - FRIDAY 7AM-5PM:

10 PEOPLE	ADMINISTRATIVE STAFF (YEAR ROUND)
30-50 PEOPLE	ACADEMY STUDENTS / STAFF (36 WEEKS A YEAR)
10-20 PEOPLE	VISITORS (96-160 DAYS ANNUALLY)

VICINITY MAP



PROJECT LOCATION
ADDRESS: 3801 ZINFANDEL DRIVE
APN: 072-2860-003-0000
ZONING: LI (ZSPA)
LOT AREA: 53.12 ACRES

APPLICABLE CODES

ALL WORK SHALL BE IN CONFORMANCE WITH THE LATEST ADOPTED AND EFFECTIVE EDITION OF TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR), AS APPLICABLE:

PART 1	CALIFORNIA ADMINISTRATIVE CODE
PART 2	2022 CALIFORNIA BUILDING CODE
PART 3	2022 CALIFORNIA ELECTRICAL CODE
PART 4	2022 CALIFORNIA MECHANICAL CODE
PART 5	2022 CALIFORNIA PLUMBING CODE
PART 6	2022 CALIFORNIA ENERGY CODE
PART 9	2022 CALIFORNIA FIRE CODE
PART 11	2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

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Sacramento Metropolitan Fire District: Zinfandel First Responder Training Facility Phase III Buildout

3801 Zinfandel Drive
Rancho Cordova, CA

WMB Project No. 23-089

08.14.2024	Planning Review

TITLE SHEET

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Sacramento Metropolitan Fire District: Zinfandel First Responder Training Facility Phase III Buildout

Rancho Cordova, CA

RSC Engineering No. 229-010

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PH: 916.788.2884 FAX: 916.788.4408

REGISTERED PROFESSIONAL ENGINEER
JAMES R. VANDERVORST
No.69382
June 30, 2026
CIVIL
STATE OF CALIFORNIA

10.16.2024	PLANNING REVIEW

PRELIMINARY
OVERALL
SITE PLAN

SP0

7/26/2024 12:10:44 PM

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ATTACHMENT 2
Exhibit A to the Resolution

LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BIO RETENTION
- PROPOSED FRONTAGE LANDSCAPE
- DENOTES FIRE TRUCK TURNING RADII (25' INSIDE, 50' OUTSIDE)

PROJECT DATA

PARCEL

JURISDICTION	CITY OF RANCHO CORDOVA
CITY ZONING	LI (ZSPA)
APN	072-2860-003-0000
CURRENT AND PROPOSED LAND USE	PUBLIC SAFETY COMMAND TRAINING CENTER
PREVIOUS ENTITLEMENT	USE PERMIT DD7009

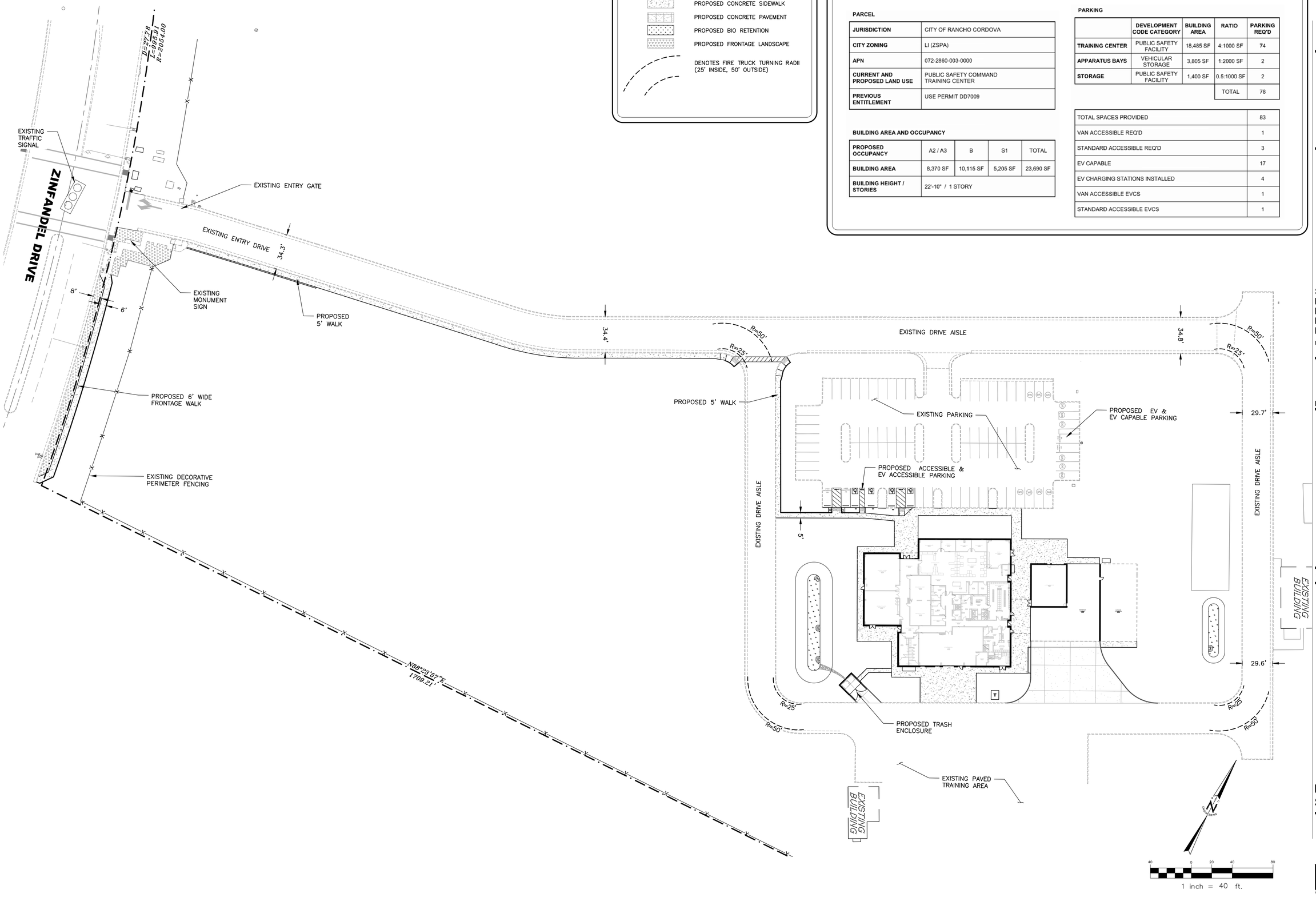
BUILDING AREA AND OCCUPANCY

PROPOSED OCCUPANCY	A2 / A3	B	S1	TOTAL
BUILDING AREA	8,370 SF	10,115 SF	5,205 SF	23,690 SF
BUILDING HEIGHT / STORIES	22'-10" / 1 STORY			

PARKING

	DEVELOPMENT CODE CATEGORY	BUILDING AREA	RATIO	PARKING REQ'D
TRAINING CENTER	PUBLIC SAFETY FACILITY	18,485 SF	4:1000 SF	74
APPARATUS BAYS	VEHICULAR STORAGE	3,805 SF	1:2000 SF	2
STORAGE	PUBLIC SAFETY FACILITY	1,400 SF	0.5:1000 SF	2
			TOTAL	78

TOTAL SPACES PROVIDED	83
VAN ACCESSIBLE REQ'D	1
STANDARD ACCESSIBLE REQ'D	3
EV CAPABLE	17
EV CHARGING STATIONS INSTALLED	4
VAN ACCESSIBLE EVCS	1
STANDARD ACCESSIBLE EVCS	1



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REGISTERED PROFESSIONAL ENGINEER
JAMES R. VANDERPOST
No. 69382
June 30, 2026
CIVIL
STATE OF CALIFORNIA

Sacramento Metropolitan Fire District: Zinfandel First Responder Training Facility Phase III Buildout

Rancho Cordova, CA

RSC Engineering No. 229-010

10.16.2024	PLANNING REVIEW

PRELIMINARY SITE PLAN

SP1

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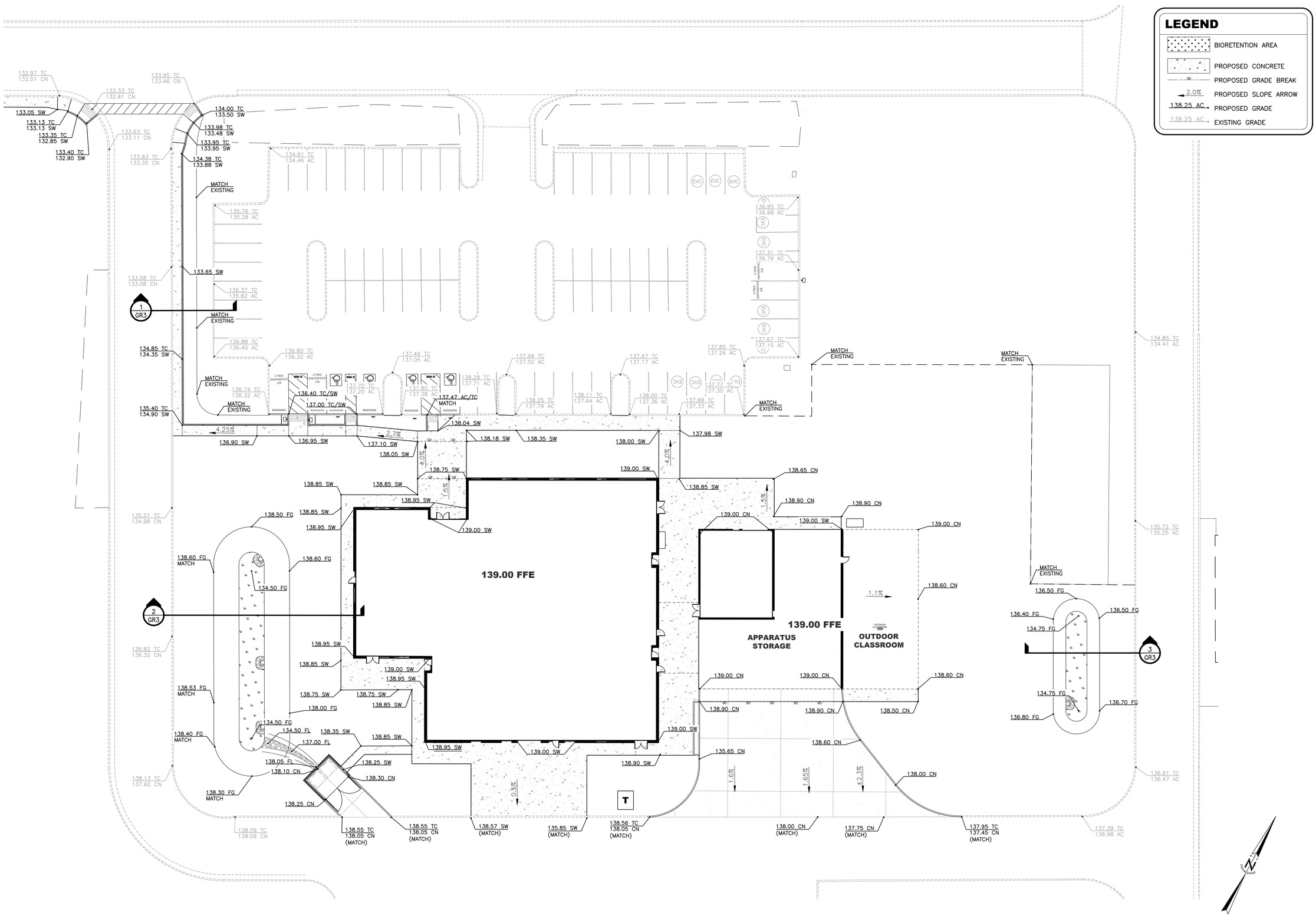

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GR1

1 inch = 20 ft.

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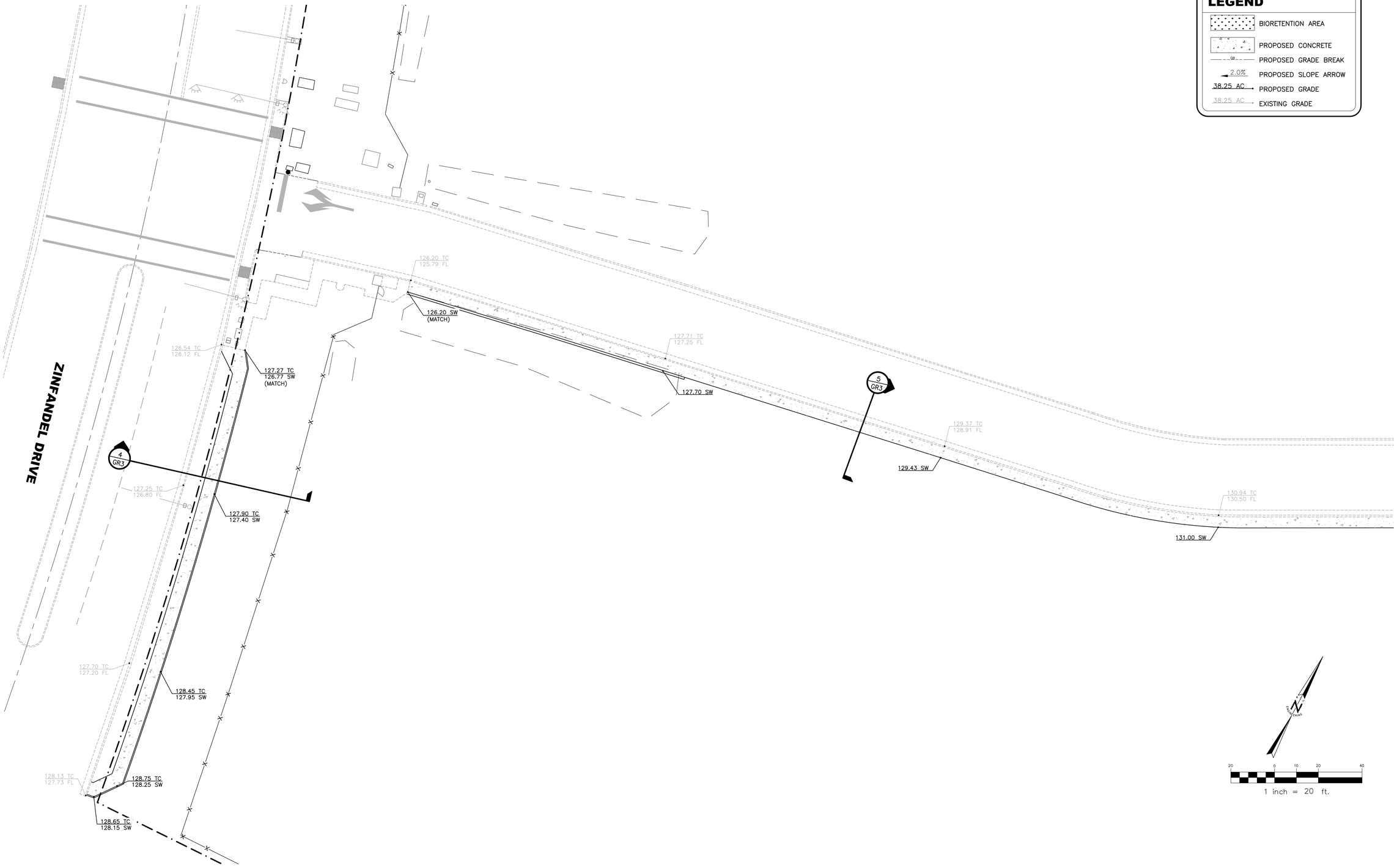

LEGEND

- BIORETENTION AREA
- PROPOSED CONCRETE
- PROPOSED GRADE BREAK
- 2.0% PROPOSED SLOPE ARROW
- 38.25 AC PROPOSED GRADE
- 38.25 AC EXISTING GRADE

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GR2

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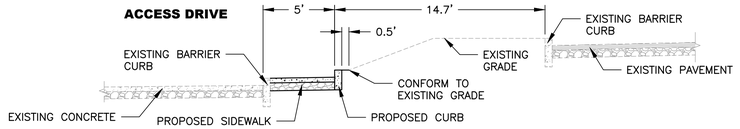

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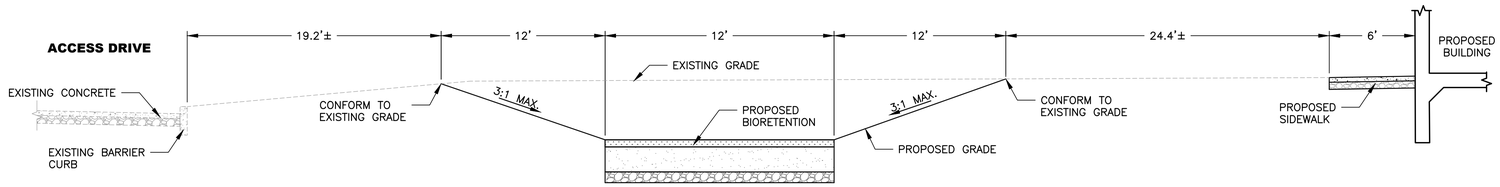

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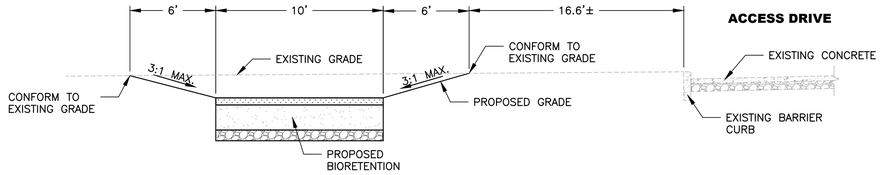

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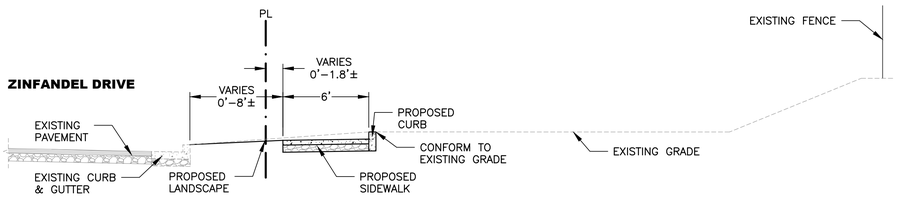

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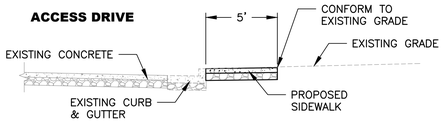

5 **CROSS SECTION 5**
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STATE OF CALIFORNIA

10.16.2024	PLANNING REVIEW

PRELIMINARY GRADING PLAN

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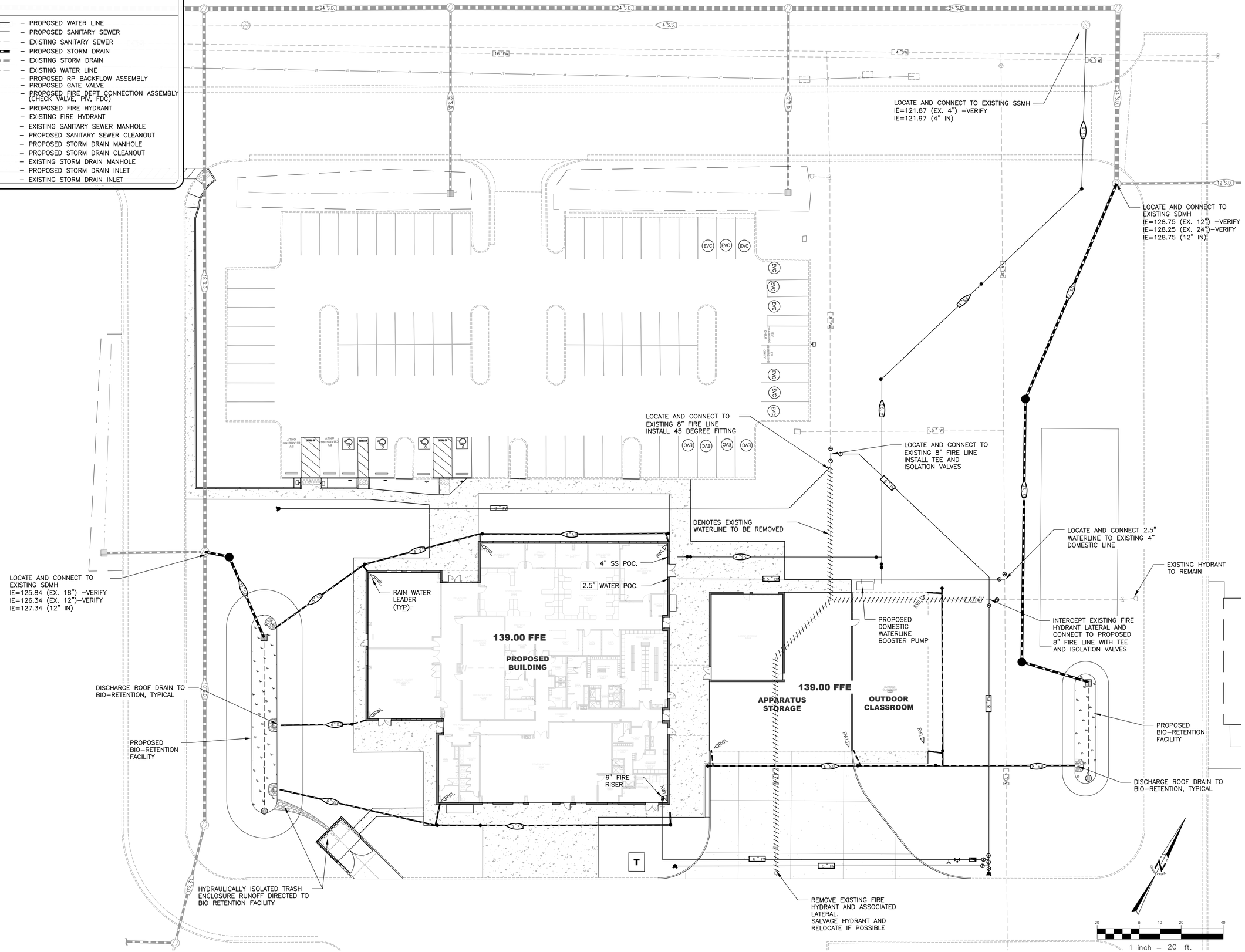
LEGEND

- 12" W – PROPOSED WATER LINE
- 8" S.S. – PROPOSED SANITARY SEWER
- 8" S.S. – EXISTING SANITARY SEWER
- 12" S.D. – PROPOSED STORM DRAIN
- 12" S.D. – EXISTING STORM DRAIN
- 8" W – EXISTING WATER LINE
- PROPOSED RP BACKFLOW ASSEMBLY
- PROPOSED GATE VALVE
- PROPOSED FIRE DEPT CONNECTION ASSEMBLY (CHECK VALVE, PIV, FDC)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN CLEANOUT
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- EXISTING STORM DRAIN INLET



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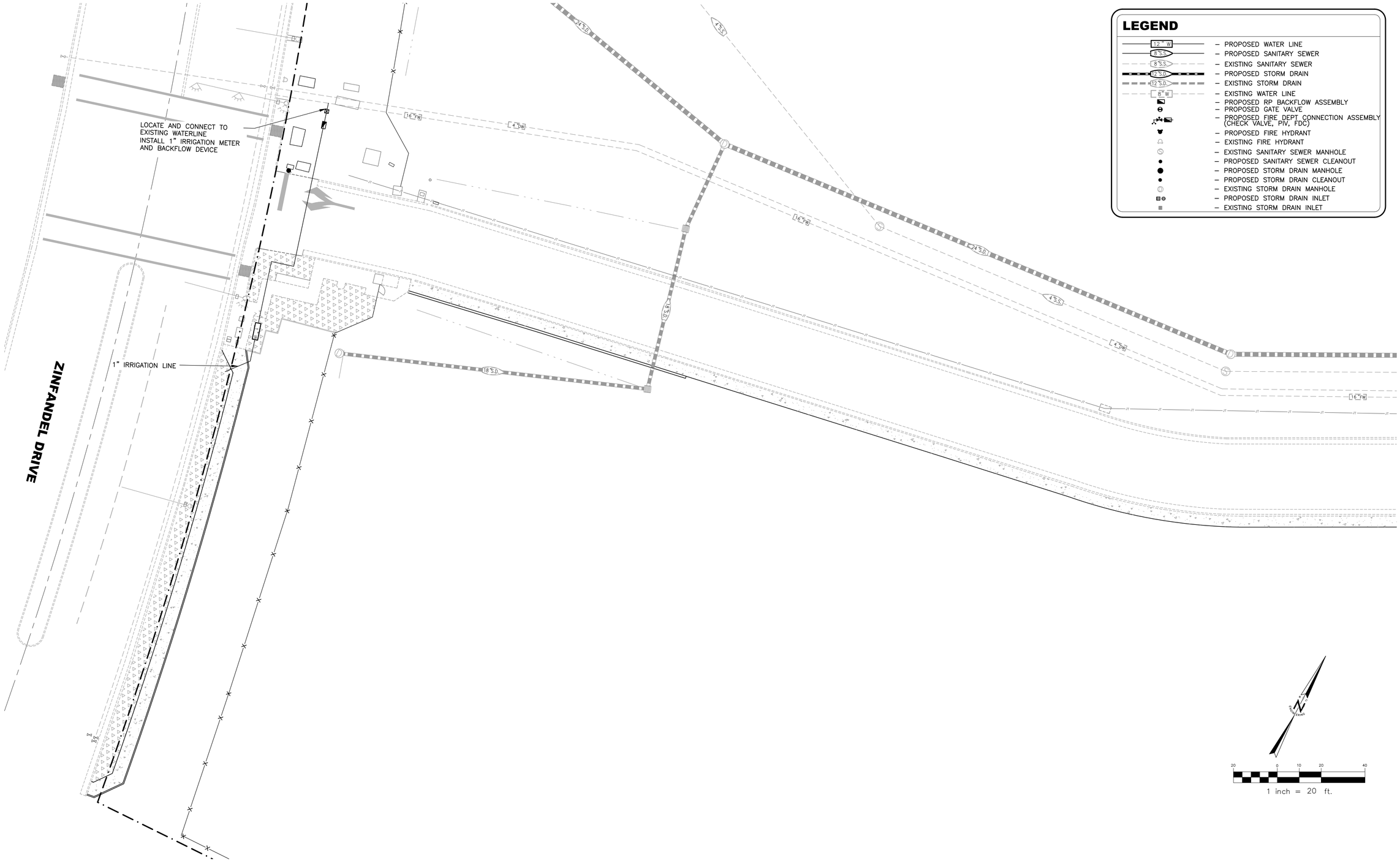

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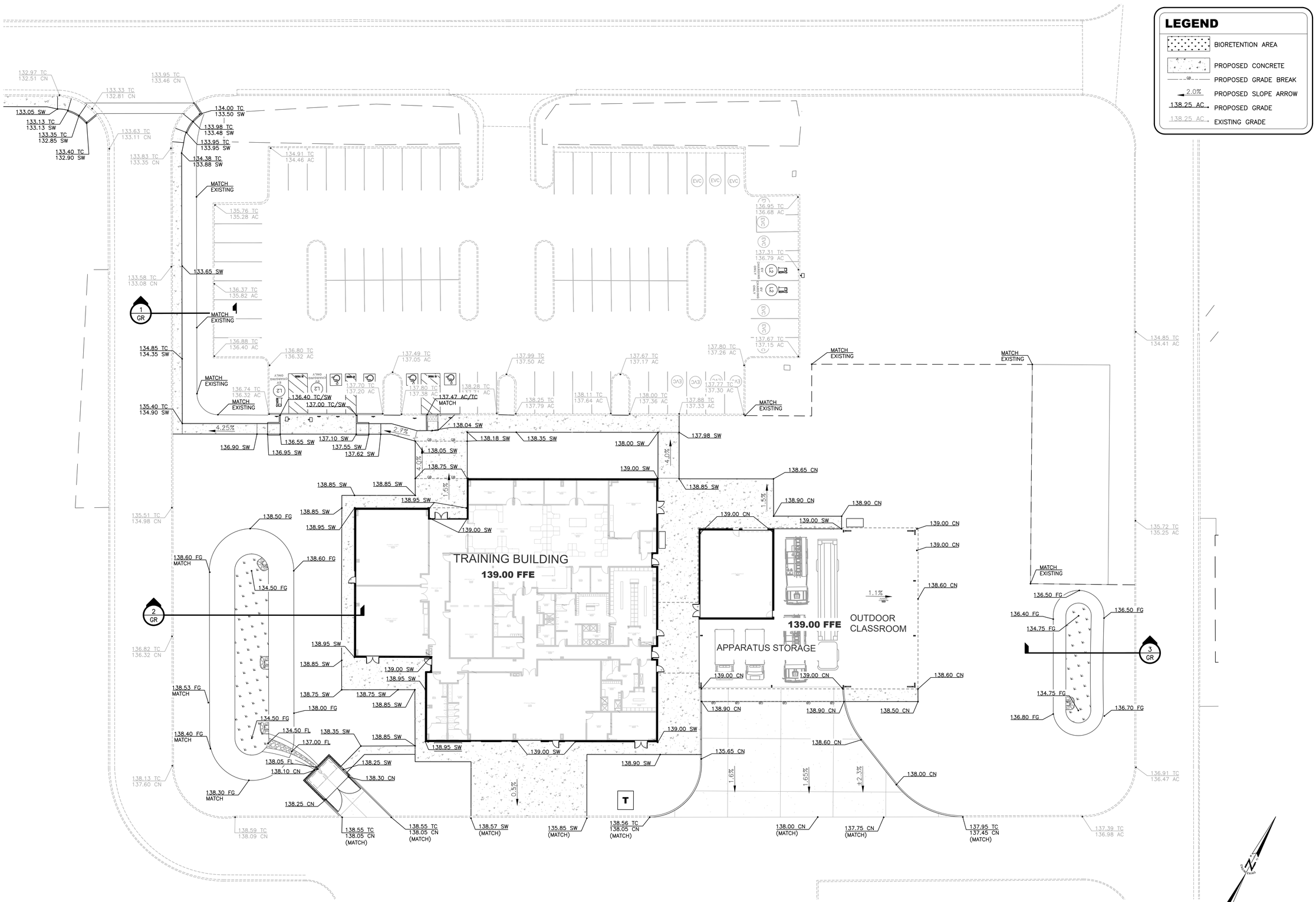

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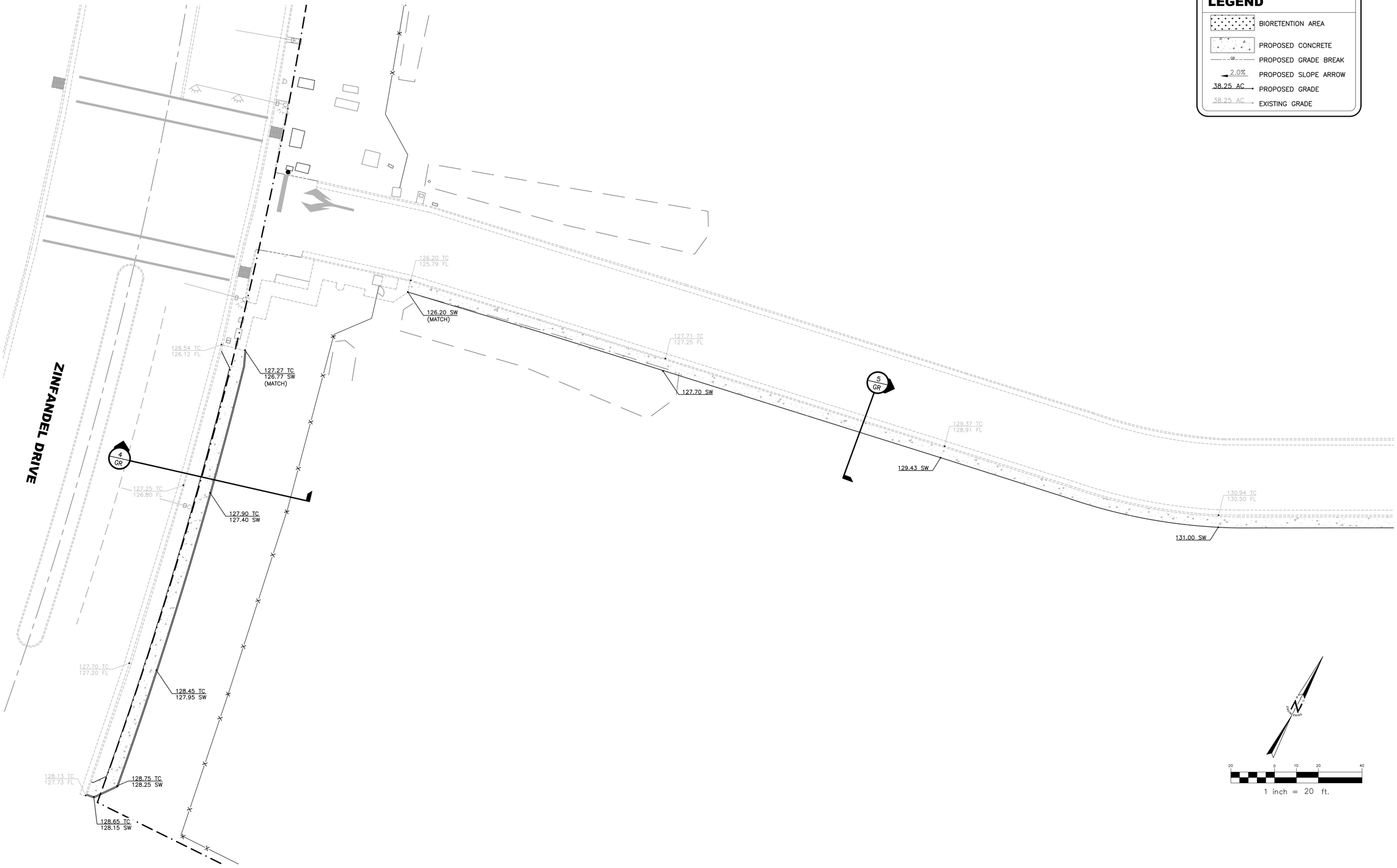

LEGEND

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1 inch = 20 ft.

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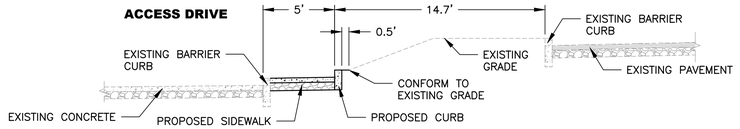

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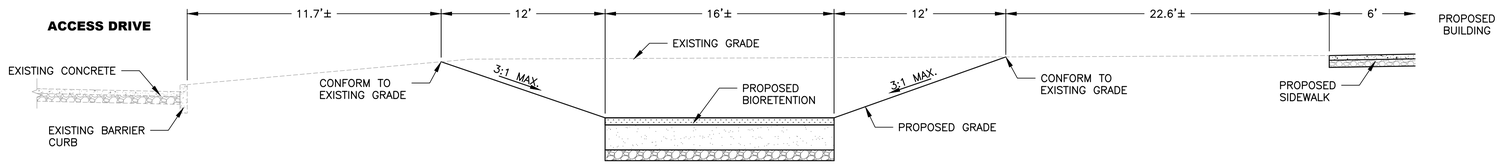
NOT TO SCALE



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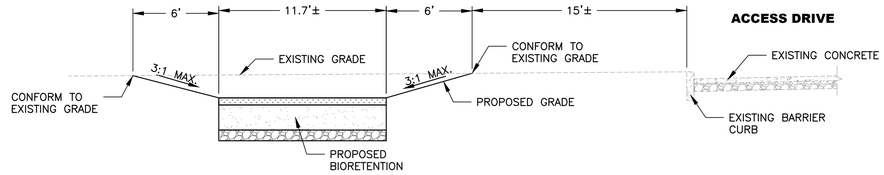

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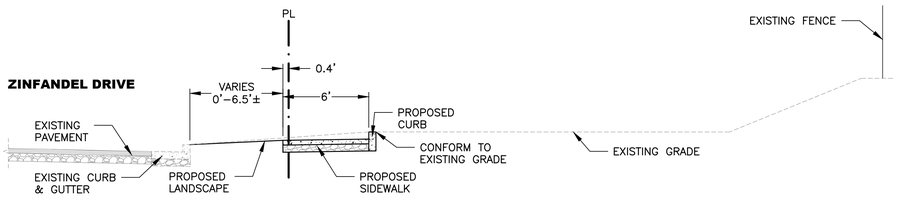
NOT TO SCALE



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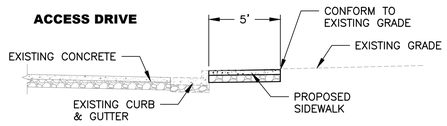

5 **CROSS SECTION 5**
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GR3

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LEGEND

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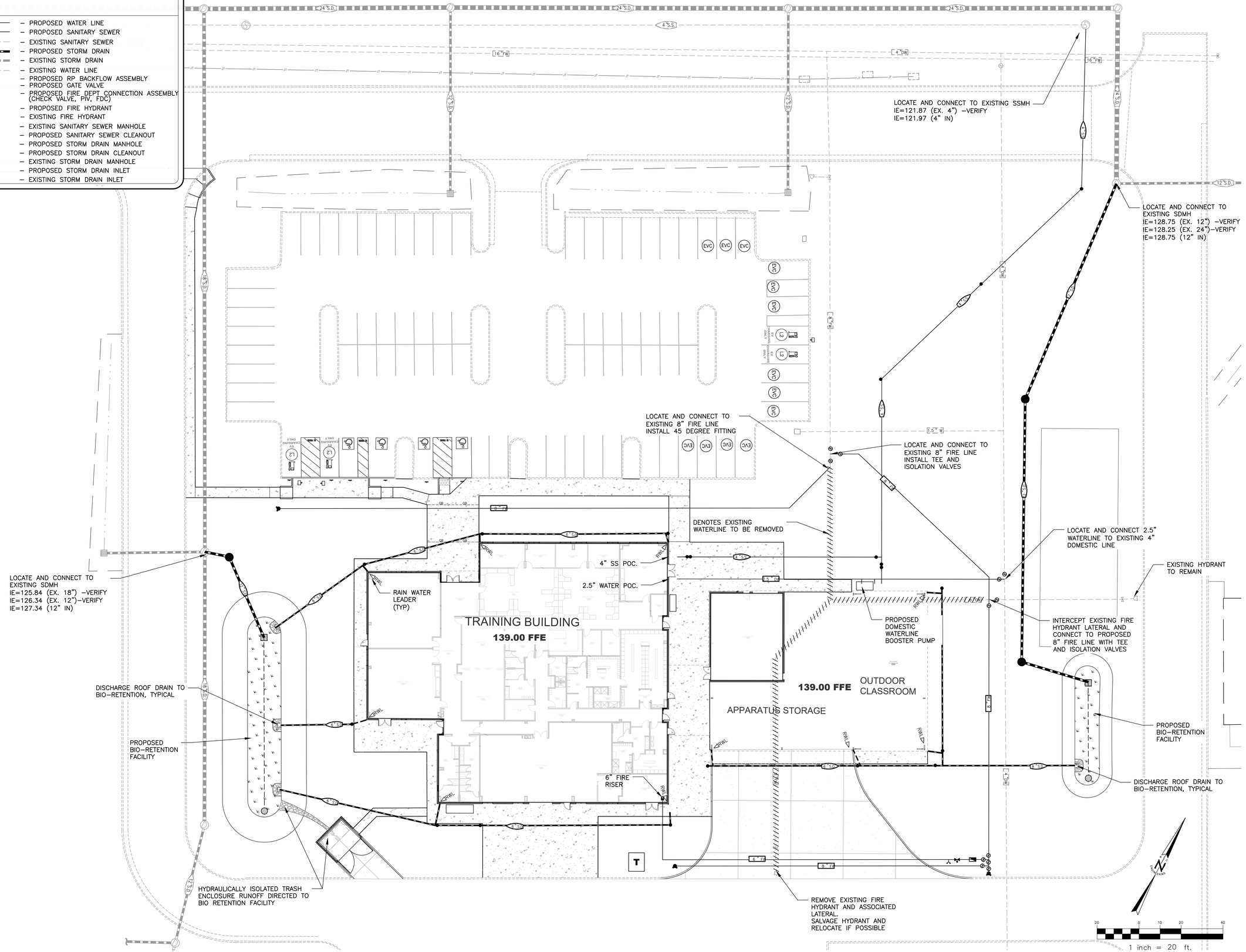

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SACRAMENTO METROPOLITAN FIRE DISTRICT ESTD 2000

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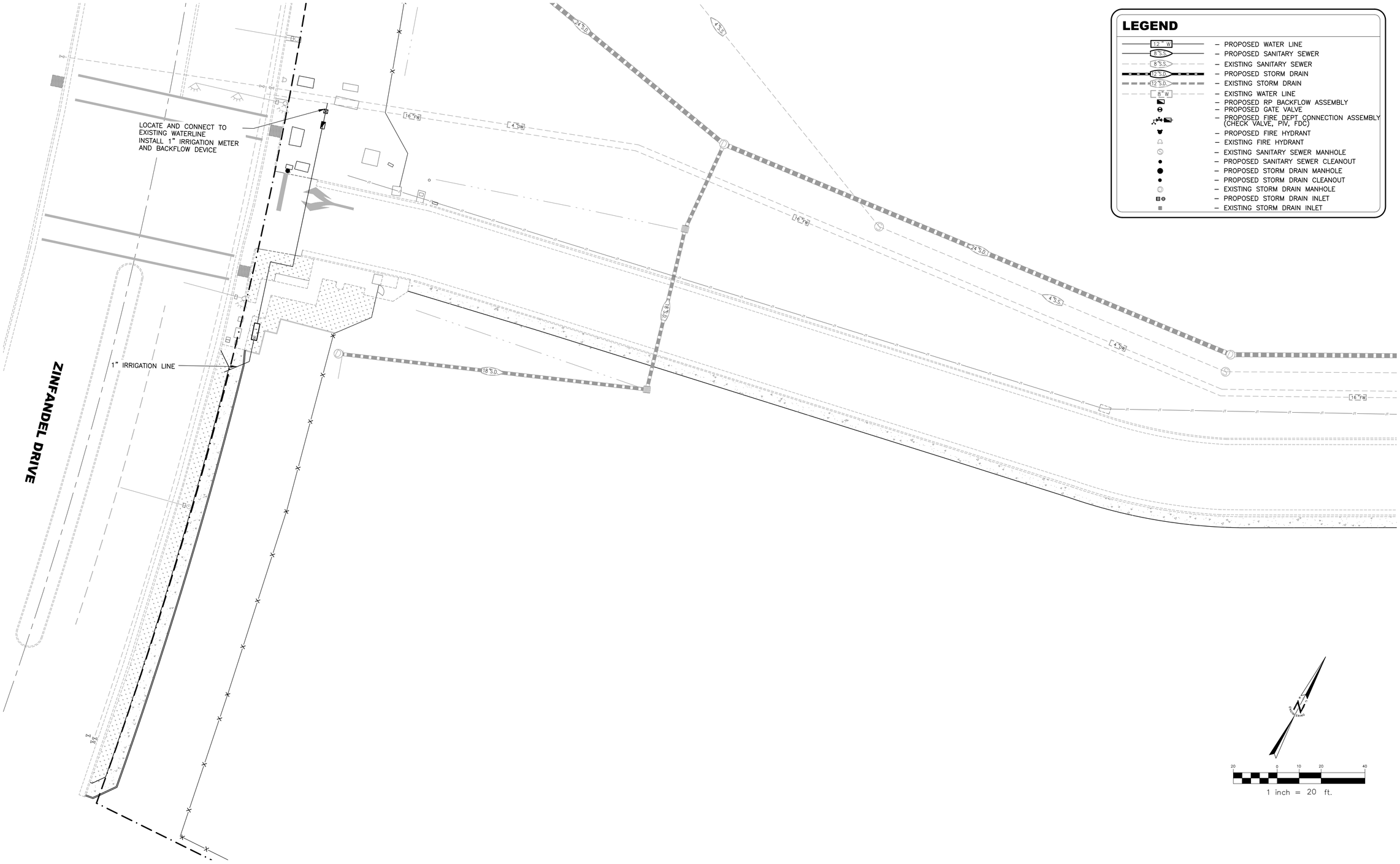

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UT2

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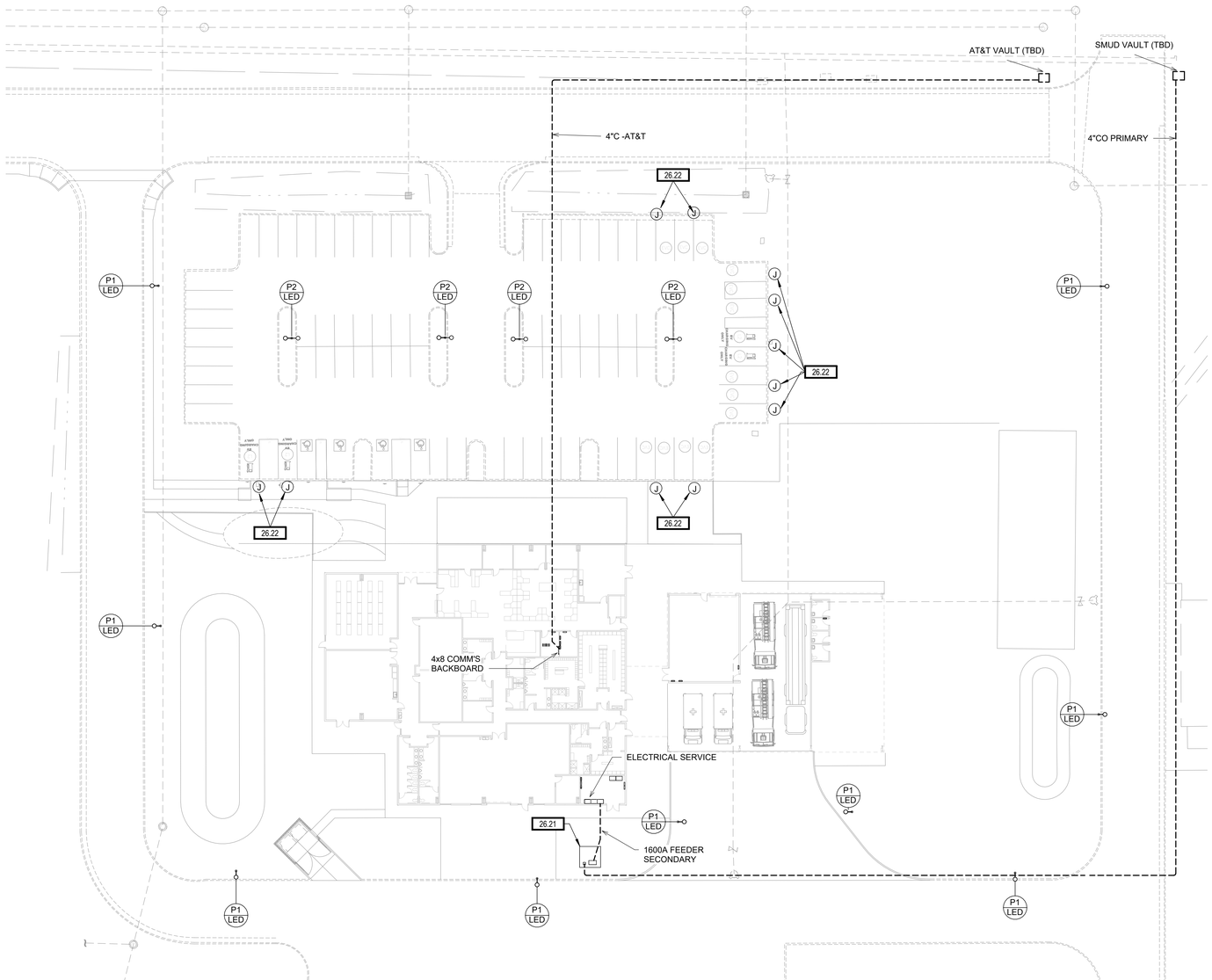
SHEET NOTES	
Key Value	Keynote Text
26.21	SMUD TRANSFORMER, CONTRACTOR TO PROVIDE PAD AND BARRIER POSTS PER SMUD REQUIREMENTS
26.22	EV CHARGER, STUB 1.25"C FROM PANEL EV FOR CHARGERS



1 ELECTRICAL SITE PLAN

SCALE: 1" = 30'-0"

path://john/17/4

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B&H Electric

HCS Engineering inc.
4532 Feather River Dr #F, Stockton, CA 95219
209-478-8070 | www.hcs-eng.com

SACRAMENTO METROPOLITAN FIRE EST. 2000

WMB Project No. EC

REGISTERED PROFESSIONAL ENGINEER RICHARD C. SMITH No. E14303 Exp. 6-30-25 ELECTRICAL STATE OF CALIFORNIA

Issue Date	Project Status

ELECTRICAL SITE PLAN

E100

[redacted]

8/8/2024 10:42:42 AM

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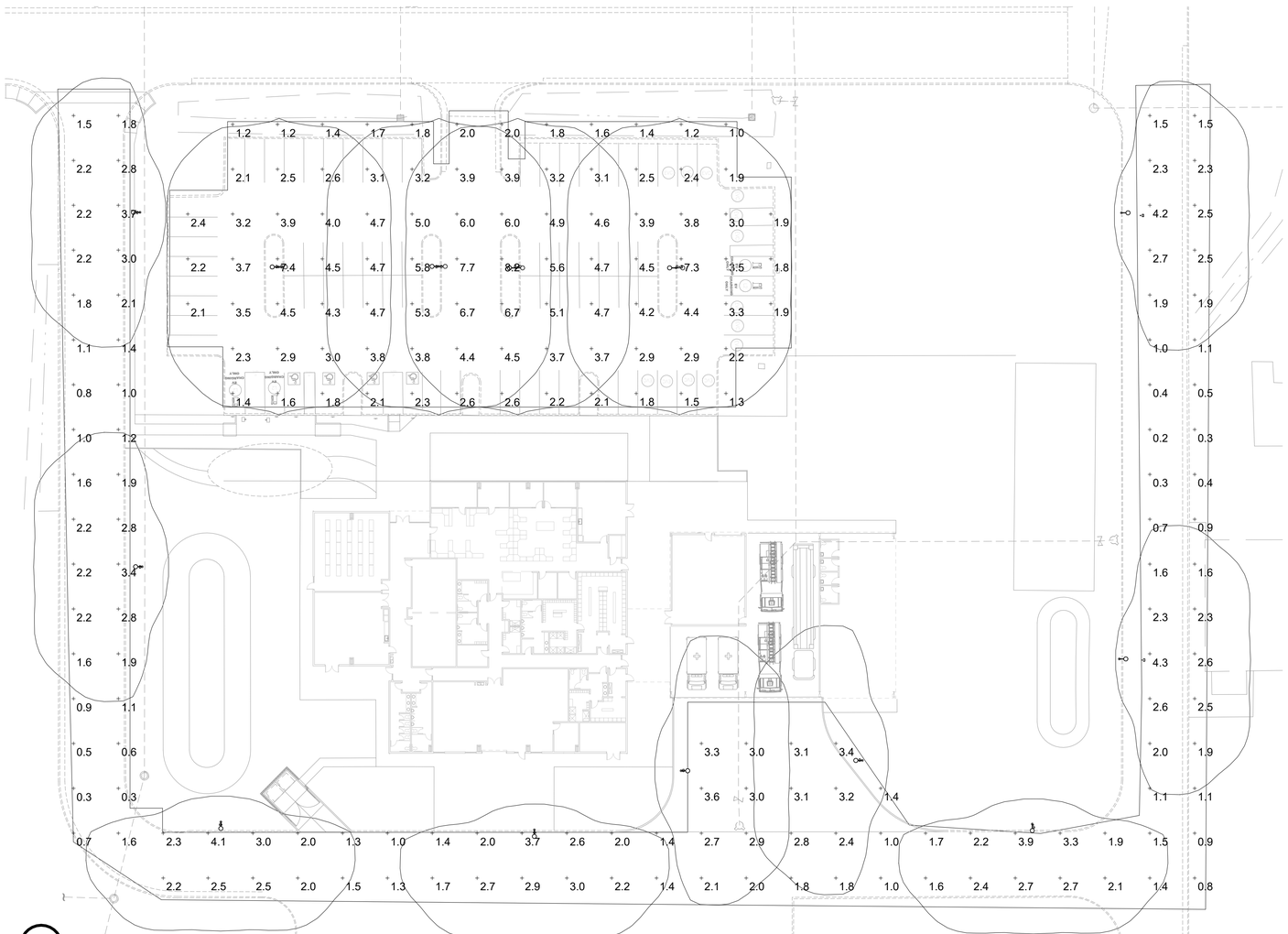
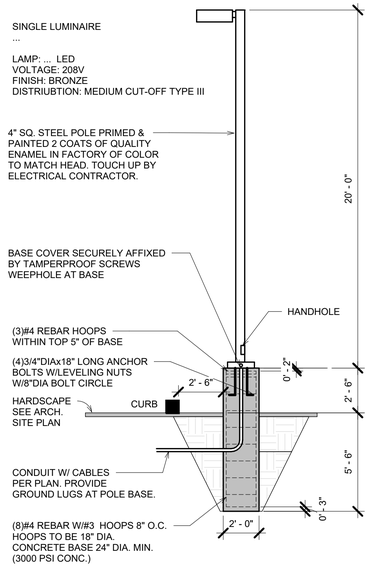
SHEET NOTES	
Key Value	Keynote Text



1 PHOTOMETRIC STUDY
SCALE: 1" = 30'-0"



2 LIGHT STANDARD RAISED BASE
SCALE: NTS

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SACRAMENTO METROPOLITAN FIRE EST. 2000

WMB Project No. EC

REGISTERED PROFESSIONAL ENGINEER RICHARD C. SMITH No. E14303 Exp. 6-30-25 ELECTRICAL STATE OF CALIFORNIA

Issue Date	Project Status

PHOTOMETRIC STUDY

E101

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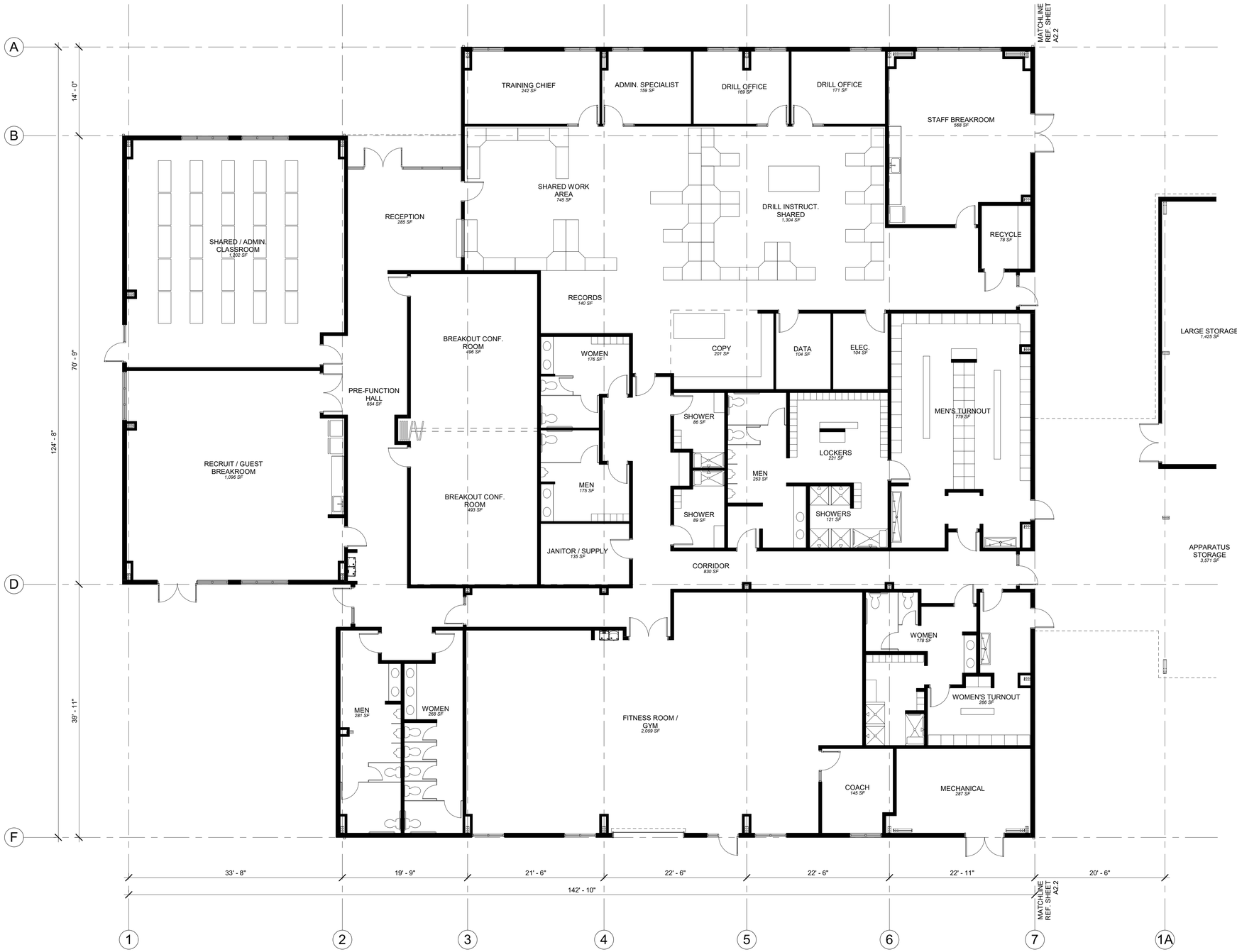
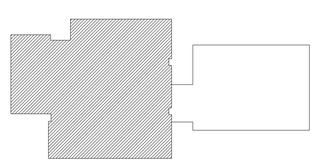


CONCEPT FLOOR PLAN - WEST

1/8" = 1'-0"



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Sacramento Metropolitan Fire District: Zinfandel First Responder Training Facility Phase III Buildout

3801 Zinfandel Drive
Rancho Cordova, CA

WMB Project No. 23-089

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FLOOR PLAN - WEST

A1

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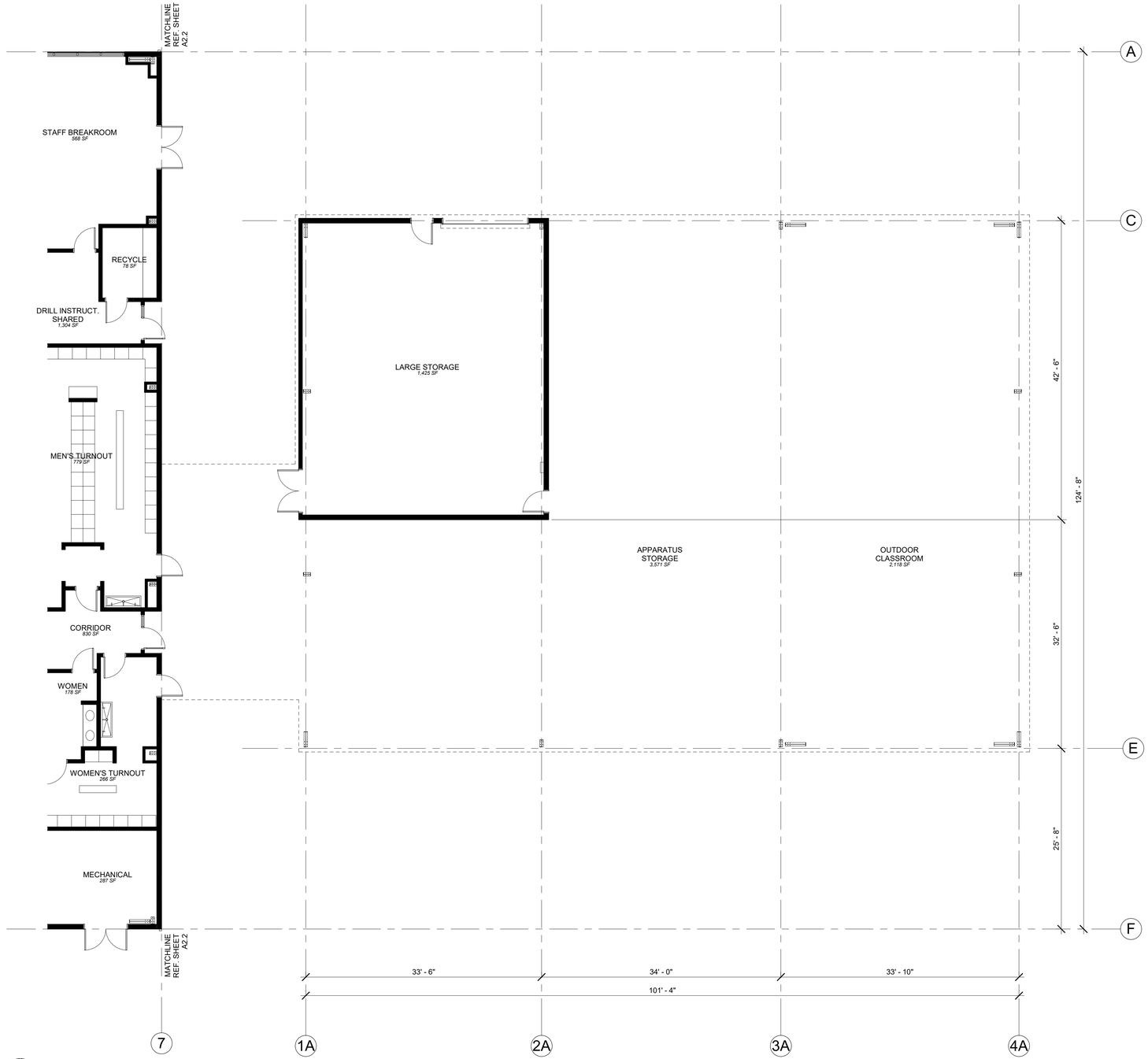
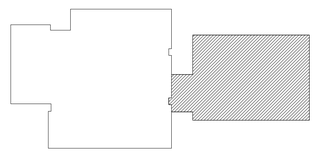


CONCEPT FLOOR PLAN

1/8" = 1'-0"



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FLOOR PLAN - EAST

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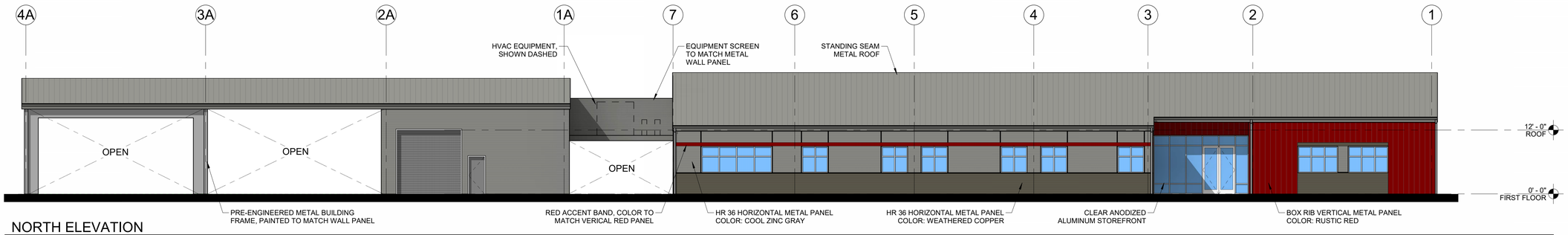
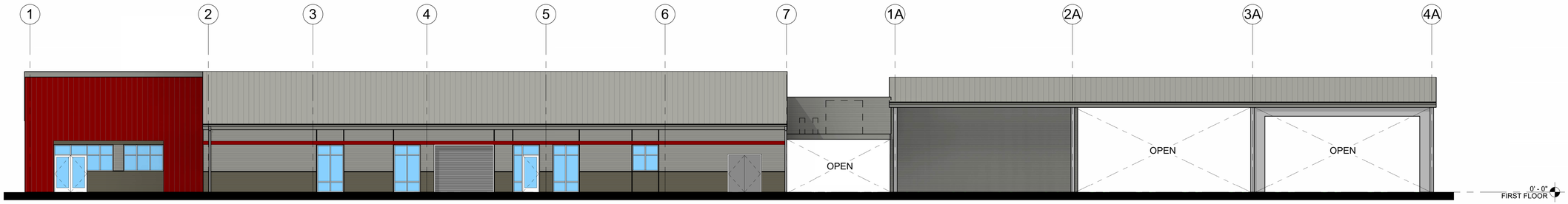
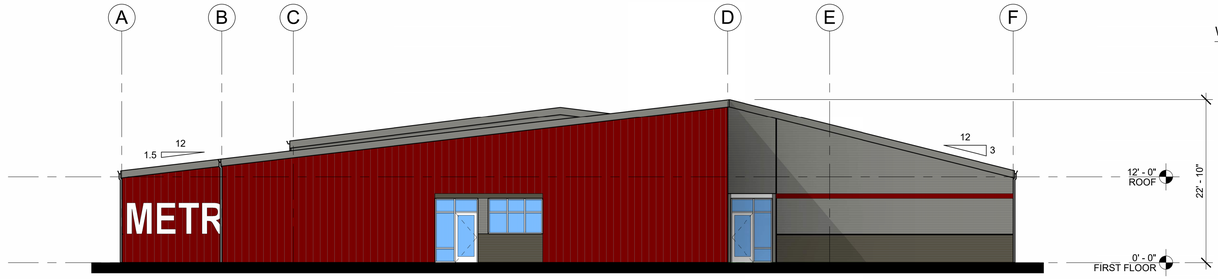


NORTH ELEVATION
1" = 10'-0"

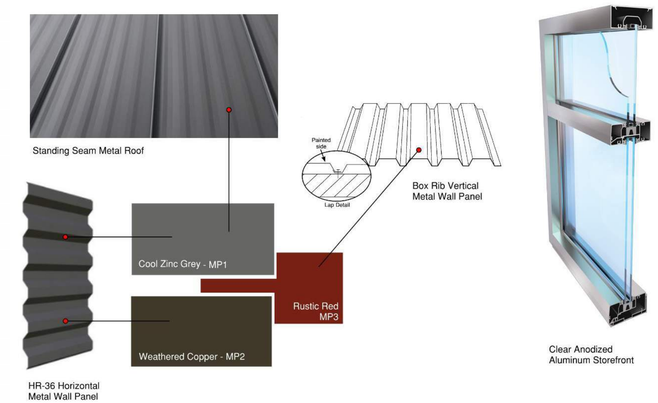
NOTE: MATERIALS INDICATED ON NORTH ELEVATION ARE TYPICAL OF ALL ELEVATIONS



SOUTH ELEVATION
1" = 10'-0"



WEST ELEVATION
1" = 10'-0"



EXTERIOR MATERIALS

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EXTERIOR ELEVATIONS

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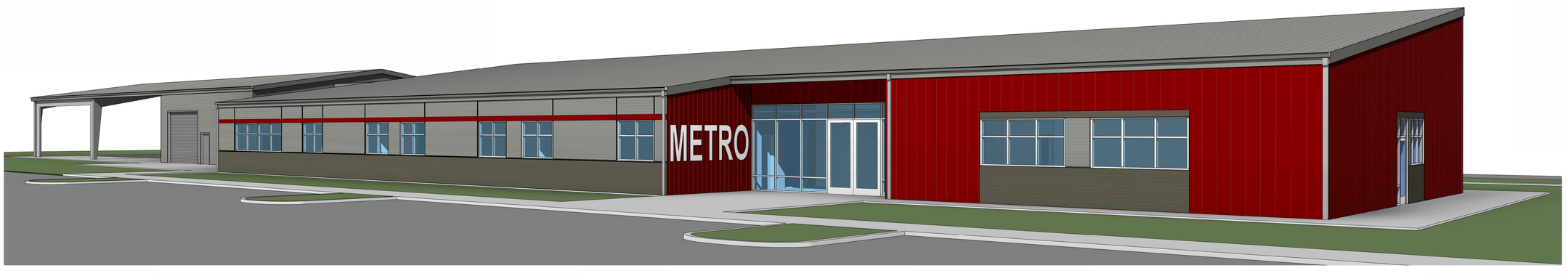



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PERSPECTIVE VIEWS

A4

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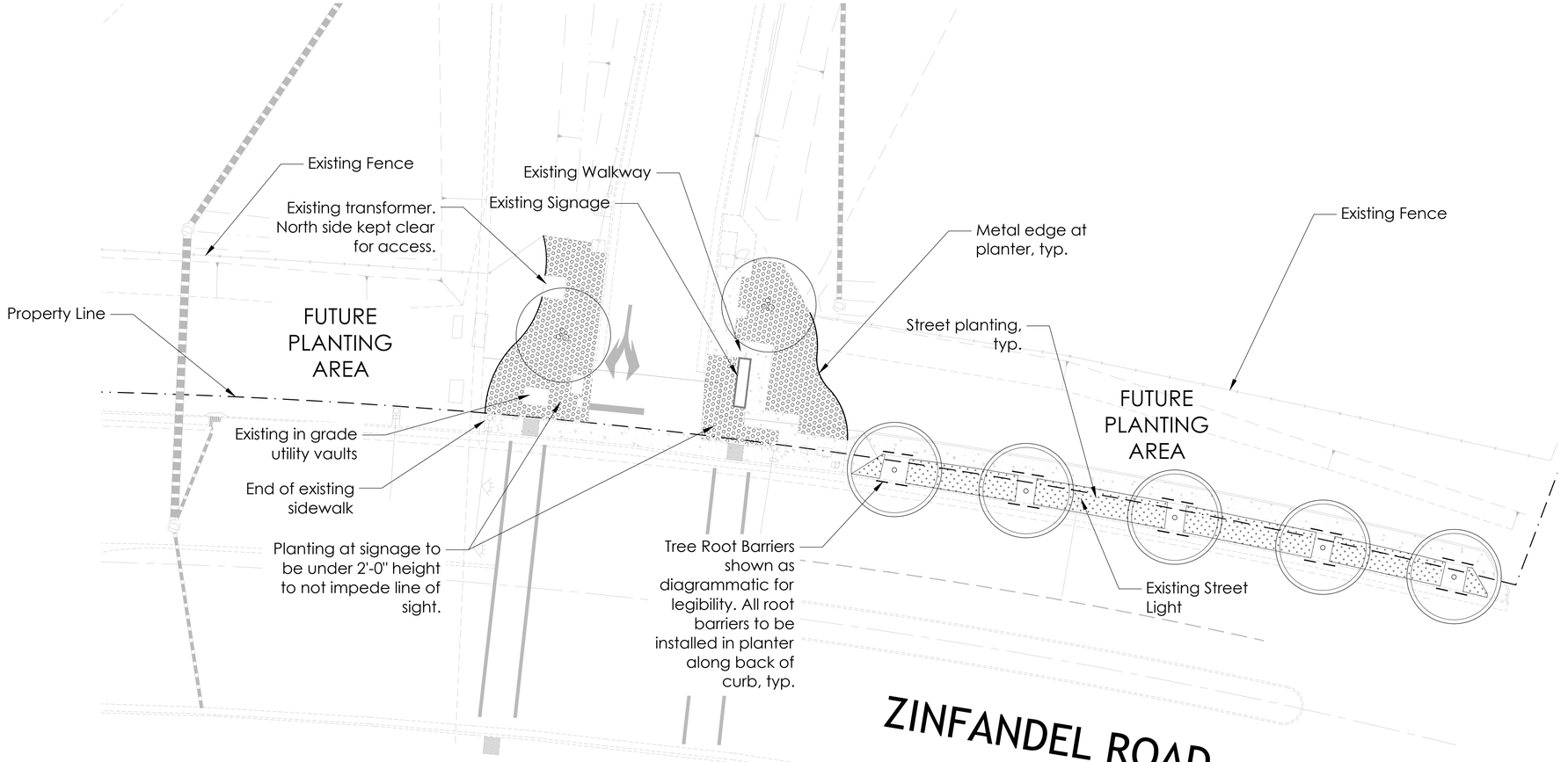

PLANTING NOTES

1. The plant list is provided for the convenience of the Contractor. The Contractor shall verify all plant counts and if a discrepancy exists, the plan shall govern.
2. Substitution of specified plant material shall not be made unless otherwise approved by the Landscape Architect. Same genus different species substitutions are acceptable provided the variety is similar in growth habit to the specified plant and water use is the same. Example: Escallonia "Terry" could sub for "Red Elf". Rhaphiolepis can not substitute for Escallonia as they have different water use requirements. Certificates of compliance will not be completed for projects which exceed the water use of specified plant materials until conformance with the water efficient landscape requirements is achieved.
3. Finish grade in planter areas shall be 3" below the top of adjacent curbs, walks or paved areas. Finish grade shall be smooth and even prior to installation of 3" bark mulch. All landscape areas not covered with live material shall be covered with 3" of bark mulch.
4. Planting areas shall be kept clean and free from all waste materials such as concrete, asphaltic waste, lumber or other such materials. Waste materials shall be removed by excavation of the soil. Replace with clean native top soil.
5. See details and specifications for procedures, material, and installation requirements.
6. Imported top soil (if required) shall be fertile, friable sandy loam of uniform composition. Clay particles shall not exceed 9% by volume. The soil shall be free from subsoil, refuse, roots, rocks over 1" in diameter or other deleterious material. The imported soil shall be capable of sustaining healthy plant life, native top soil shall be used where available prior to importing soil. A soils report shall be provided for all imported top soils, per specifications.
7. Adjacent streets, sidewalks and other areas shall be kept free of mud, dirt or similar nuisances resulting from earthwork operations.
8. Any damaged or destroyed landscaping shall be replaced to the satisfaction of the Owner's Representative.
9. For best results, native plant materials should not have their roots disturbed. For plastic cans, remove bottom of can, place in plant pit and cut sides to remove. Cut metal cans in three places minimum and carefully slide root ball into plant pit, for large plant material, use bottom support as necessary.
10. Jute matting shall be installed on all slopes 3:1 or greater. Overlap edges of jute matting two (2) inches. Use jute matting staples at a rate of 200 staples per 900 square feet of jute matting for stabilization.
11. Contractor to install root barrier at all trees within 10'-0" of pavement, per specifications. Continuous root barriers are required along Zinfandel Road.
12. Soil sample reports and irrigation water suitability report shall be reviewed by Landscape Architect prior to amending soils, per specifications.
13. In accordance with Sacramento County regulations, 25% of proposed trees are required to be 24" box container size. The total percentage of 24" box trees on site is 79%. 30% of proposed trees are required to be evergreen species. The total percentage of of evergreen species trees on site is 31%.
14. Apply pre-emergent in all non-seeded landscape areas prior to planting.
15. Install a weed control layer in all bark and/or rock areas.

CANDIDATE PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	WATER USE	SPACING	HEIGHT/ WIDTH	REMARKS
SITE ACCENT TREES							
	CER OCC	Cercis occidentalis / Western Redbud	15 gal	Low	Per Plan	18' x 18'	
SITE SHADE TREES							
	PIS CH2	Pistacia chinensis / Chinese Pistache	24"box/15 gal	Low	Per Plan	30' x 30'	
	QUE AGR	Quercus agrifolia / Coast Live Oak	24"box/15 gal	Very Low	Per Plan	50' x 30'	
	QUE LOB	Quercus lobata / Valley Oak	24"box/15 gal	Low	Per Plan	50' x 50'	
	ULM CAR	Ulmus x 'Morton Glossy' / Triumph Elm	24"box/15 gal	Low	Per Plan	40' x 30'	
	ZEL VIL	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	24"box/15 gal	Low	Per Plan	45' x 30'	
							79% OF PROPOSED TREES ON SITE ARE 24" BOX
STREET TREES							
	PIS CHI	Pistacia chinensis / Chinese Pistache	24"box	Low	Per Plan	30' x 30'	31% OF PROPOSED TREES ON SITE ARE EVERGREEN
BIORETENTION							
	DEL ODE	Delta Bluegrass Co. Native Mow Free Combination of Western Mokelume Fescue, Idaho Fescue, & Molate Blue Fescue	SOD	Medium			
SITE PLANTING							
	AGA MAT	Agave x 'Mateo' / Mateo's Agave	5 gal	Low	36" O.C.	3' x 3'	
	ARC ECP	Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal	Medium	60" O.C.	14" x 5'	
	CAL LJN	Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush	5 gal	Low	48" O.C.	3' x 3'	
	CHO TCS	Chondropetalum tectorum 'Dwarf' / Dwarf Cape Rush	5 gal	Low	48" O.C.	3' x 4'	
	DIE BIC	Dietes bicolor / Fortnight Lily	5 gal	Low	48" O.C.	4' x 4'	
	HEM YEL	Hemerocallis x 'Evergreen Yellow' / Evergreen Yellow Daylily	5 gal	Medium	24" O.C.	2' x 2'	
	HES TVC	Hesperaloe parviflora 'Straight Up Red' / Straight Up Red Yucca	5 gal	Low	48" O.C.	4' x 4'	
	LOM LI3	Lomandra longifolia 'Lomlon' / Lime Tuff Dwarf Mat Rush	5 gal	Low	48" O.C.	3' x 3'	
	SAL API	Salvia apiana / White Sage	5 gal	Low	48" O.C.	4' x 4'	
	SAL CLE	Salvia clevelandii / Cleveland Sage	5 gal	Low	48" O.C.	4' x 4'	

CANDIDATE PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	WATER USE	SPACING	HEIGHT/ WIDTH
STREET PLANTING						
	ARC EC2	Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	5 gal	Medium	60" O.C.	14" x 5'
	CIS CO2	Cistus corbariensis / White Rockrose	1 gal	Low	60" O.C.	3' X 8'
	DIE IR2	Dietes iridioides / Fortnight Lily	5 gal	Low	36" O.C.	4' x 4'
	LAN PUR	Lantana montevidensis / Purple Trailing Lantana	1 gal	Low	48" O.C.	2' x 6'
	LAN HYB	Lantana x 'New Gold' / New Gold Lantana	5 gal	Low	48" O.C.	2' x 6'
HYDROSEED						
		Habitat Mix from Pacific Coast Seed Non-Irrigated Hydroseed Installed as Hydroseed	SEED			

Habitat Mix Species	53 lbs/Acre lbs. per Acre
Bromus carinatus Native/ California Brome	25 lbs
Elymus glaucus / Blue Wildrye	10 lbs
Festuca microstachys / Small Fescue	6 lbs
Trifolium species / Native Clover	4 lbs
California Native Wildflowers	8 lbs

OTHER		
		Tree Root Barrier at all trees within 5'-0" of pavement per note. 24" depth continuous.

0 5' 20' 40'
SCALE: 1"=20'-0"

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Rancho Cordova, CA

RSC Engineering No. 229-010

REGISTERED LANDSCAPE ARCHITECT JOHN N. RIDDERVOLD #5344 SIGNATURE 6/30/24 RENEWAL DATE 8/9/24 DATE STATE OF CALIFORNIA

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LANDSCAPE STREET FRONTAGE PLANTING PLAN

L1

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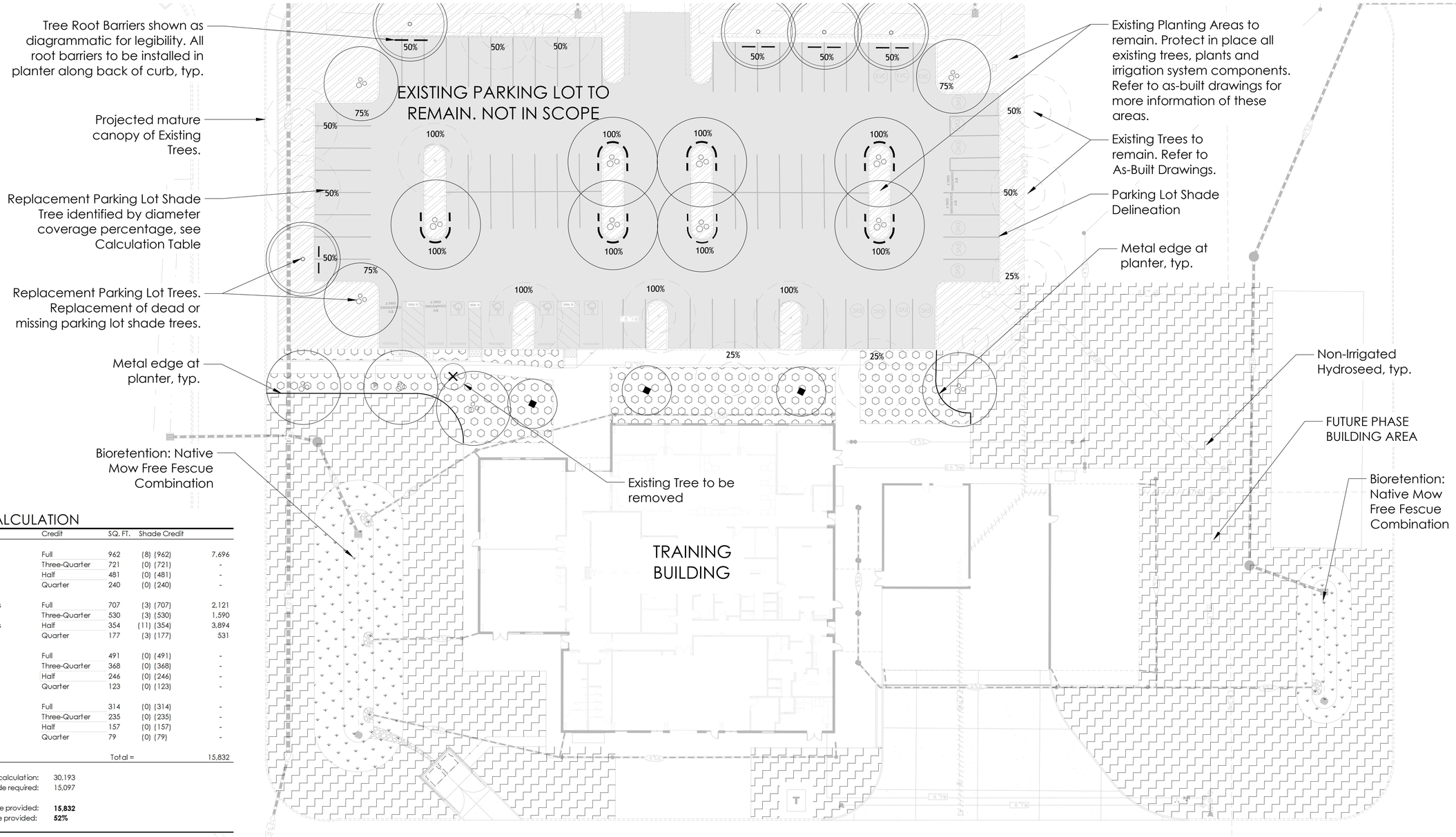

SMF SHADE CALCULATION

Size	Plant Key	Credit	SQ. FT.	Shade Credit	
35'	Quercus sp.	Full	962	(8) (962)	7,696
		Three-Quarter	721	(0) (721)	-
		Half	481	(0) (481)	-
		Quarter	240	(0) (240)	-
30'	Pistache chinensis	Full	707	(3) (707)	2,121
	Zelkova serrata	Three-Quarter	530	(3) (530)	1,590
	Pistache chinensis	Half	354	(11) (354)	3,894
	Existing Tree sp.	Quarter	177	(3) (177)	531
25'		Full	491	(0) (491)	-
		Three-Quarter	368	(0) (368)	-
		Half	246	(0) (246)	-
		Quarter	123	(0) (123)	-
20'		Full	314	(0) (314)	-
		Three-Quarter	235	(0) (235)	-
		Half	157	(0) (157)	-
		Quarter	79	(0) (79)	-
				Total =	15,832

Total sq. ft. of paved area in calculation: 30,193
Total sq. ft. of shade required: 15,097

Total sq. ft. of shade provided: **15,832**
Percentage of shade provided: **52%**

CANDIDATE PLANT SCHEDULE

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	ULM CAR	Ulmus x 'Morton Glossy' / Triumph Elm	24"box/15 gal	Low	Per Plan	40' x 30'	
	ZEL VIL	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	24"box/15 gal	Low	Per Plan	45' x 30'	
STREET TREES							79% OF PROPOSED TREES ON SITE ARE 24" BOX
	PIS CHI	Pistacia chinensis / Chinese Pistache	24"box	Low	Per Plan	30' x 30'	31% OF PROPOSED TREES ON SITE ARE EVERGREEN

CANDIDATE PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	WATER USE	SPACING	HEIGHT/ WIDTH
BIORETENTION						
	DEL ODE	Delta Bluegrass Co. Native Mow Free Combination of Western Mokelumne Fescue, Idaho Fescue, & Molate Blue Fescue	SOD	Medium		
SITE PLANTING						
	AGA MAT	Agave x 'Mateo' / Mateo's Agave	5 gal	Low	36" O.C.	3' x 3'
	ARC ECP	Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal	Medium	60" O.C.	14" x 5'
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	HEM YEL	Hemerocallis x 'Evergreen Yellow' / Evergreen Yellow Daylily	5 gal	Medium	24" O.C.	2' x 2'
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	SAL API	Salvia apiana / White Sage	5 gal	Low	48" O.C.	4' x 4'
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STREET PLANTING						
	ARC EC2	Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	5 gal	Medium	60" O.C.	14" x 5'
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CANDIDATE PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE
HYDROSEED			
		Habitat Mix from Pacific Coast Seed Non-Irrigated Hydroseed Installed as Hydroseed	SEED
		Habitat Mix	53 lbs/Acre
		Species	lbs. per Acre
		Bromus carinatus Native/ California Brome	25 lbs
		Elymus glaucus / Blue Wildrye	10 lbs
		Festuca microstachys / Small Fescue	6 lbs
		Trifolium species / Native Clover	4 lbs
		California Native Wildflowers	8 lbs
OTHER			
		Tree Root Barrier at all trees within 5'-0" of pavement per note. 24" depth continuous.	

SCALE: 1"=20'-0"

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Rancho Cordova, CA

RSC Engineering No. 229-010

REGISTERED LANDSCAPE ARCHITECT JOHN N. SUTHERLAND #5344 SIGNATURE 6/30/28 RENEWAL DATE 8/9/24 DATE STATE OF CALIFORNIA

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10.16.2024 PROGRESS

LANDSCAPE SITE PLANTING PLAN

L2

8/9/2024

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MAWA WORKSHEET

Maximum Applied Water Allowance

The following calculations will help you determine your site specific water budget and establish a planting mix that will allow you to meet your water budget. Your Estimated Total Water Use must be less than your Maximum Applied Water Allowance.

1.) Maximum Applied Water Allowance (MAWA) **COMMERCIAL**

MAWA = (ETo) (0.62)[(0.45x LA) + (0.55 x SLA)]

Where:
ETo = Annual Net Reference Evapotranspiration (inches)
0.45 = ET Adjustment Factor
LA = Landscaped Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
SLA = Portion of the landscape area identified as Special Landscape Area (square feet)
0.55 = the additional ET adjustment factor for Special Landscape Area (1.0 - 0.45 = 0.55)

A.) Net Evapotranspiration Calculation

51.08 *(Annual ETo)*				
17.5 *(Annual Rainfall)*	x	.25	=	4.38 *(Effective Rainfall)*

Net Evapotranspiration Calculation = Annual ETo - Effective Rainfall = **46.71**

B.) Adjusted Landscape Area Calculation

48875 *(Landscaped Area)*	x 0.45 *Adjustment Factor*	=	21993.75
0 *(Special Landscaped Area)*	x 0.55 *Adjustment Factor*	=	0
	Sum of Adjusted Landscape Area	=	21993.75

MAWA = 46.71 x 0.62 x 21993.75 = **636875 gallons**

2.) Estimated Total Water Use (ETWU)

A.) Net Evapotranspiration Calculation

Net Evapotranspiration Calculation = Annual ETo - Effective Rainfall = **46.71**

B.) Adjusted Landscape Area Calculation

0 *(Very low water use plant sqft)*	*x 0.1*	=	0
43589 *(Low water use plant sqft)*	x 0.3	=	13076.7
5286 *(Moderate water use plant sqft)*	x 0.6	=	3171.6
0 *(High water use plant sqft)*	x 1.0	=	0
	Sum of Adjusted Landscape Area	=	16,248

ETWU = 46.71 x 0.62 x 16,248 / 0.81 = **580869 gallons**

Irrigation Efficiency Factor	
Square footage of landscape on drip	48875
Square footage of landscape on spray	0
Total square footage of all landscape areas	48875
Adjusted Irrigation Efficiency Factor	0.81

ETAF Calculations		
Regular Landscape Areas		
Total ETAF x Area		21486
Total Area		47746
Average ETAF		0.45
All Landscape Areas		
Total ETAF x Area		21486
Total Area		47746
Average ETAF		0.45

IRRIGATION NOTES

1. The Landscape Contractor shall inspect the site and verify conditions and dimensions prior to construction.
2. Install irrigation system in accordance with all local codes and ordinances.
3. See details and specifications for procedures, material and installation requirements.
4. Prior to cutting into soil, locate all cables, conduits, sewers, and other utilities or architectural features that are commonly encountered underground and take proper precautions not to damage or disturb such improvements. Any damage made during the installation of the irrigation system of the aforementioned items shall be repaired and/or replaced to the satisfaction of the Owner at the Contractor's own expense.
4. Contractor to minimize disturbance to existing tree roots on site. Cut minor roots (less than 2" in diameter) of trees indicated to remain in a clean and careful manner where such roots obstruct installation of new construction. If any roots greater than 2" are encountered stop work and contact the Owner's representative immediately.
5. The irrigation design is diagrammatic. All piping, valves, etc., shown within paved areas are for design clarification only and shall be installed in planting areas. Main and valves shall be installed in shrub/ground cover areas only. Avoid conflicts with utilities, new planting, new site or architectural elements.
7. All valves shall be placed in Carson 1419B-12B, or equal, green valve box. All valve boxes shall be located in groundcover areas whenever possible, and shall be bolted.
8. Station operation times shall not exceed the soil's infiltration rate as determined by the soils report.
9. All lateral end runs shall be 3/4" size unless otherwise noted.
10. Where pipe sizes have been omitted or there is a conflict, refer to the lateral pipe sizing chart for sizes.
11. Install one spare common and two spare control wires from each controller in a continuous loop through each valve box connected to that controller for future use.
12. Contractor shall coordinate sleeving for irrigation piping with Paving Contractor prior to paving installation. It is the contractor's responsibility for providing appropriate sleeving under hardscape. At each mainline sleeve, provide a separate, appropriate-size sleeve for control/common wiring.
13. The landscape Contractor shall coordinate his work with other trades involved (I.E. Grading, Plumbing and Electrical Contractors).
14. Contractor shall verify all locations and function of existing irrigation equipment and points of connection that are to remain or to connect to new irrigation systems, upon notification of award of contract. Contractor to immediately notify Landscape Architect if any discrepancies are found between plans and existing irrigation conditions.
15. The irrigation system is designed to operate at 21 psi at point of connection to domestic water supply and existing irrigation mainline. Landscape Contractor shall test pressure at point of connection prior to installation of the irrigation backflow prevention device, or any other irrigation equipment. Notify Landscape Architect immediately if pressure is below 15 psi or over 60 psi to determine needed pressure regulation devices. (i.e. boost pump or regulating valve.)

CANDIDATE IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
360	Rain Bird 1806-1300AF Flood Flood Bubbler 6.0in. pop-up, with a PA-80 adapter.	10
△ 1404	Rain Bird RWS-B-C Root Watering System with 4.0in. diameter x 36.0in. long with locking grate, semi-rigid mesh tube, and check valve. Rain Bird bubbler option as indicated: 1404 1.0 GPM	20

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Toro 700DK-1-MF Electric Drip Zone Valve Kit: 1in. 700 UltraFlow Inline Valve, Filter, Medium Flow Regulator & Fittings. Size per plan.
	Area to Receive Dripline Netafim TLCV-06-12 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.6 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. 17mm.
	Area to Receive Dripline Netafim TLCV-06-18 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. 17mm.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Toro 250-06 Electric, 1in. Female NPT, In-Line, Plastic Remote Control Valve. With Flow Control. Size per plan.
	Hunter HQ-44LRC Quick coupler valve, yellow rubber locking cover, red brass and stainless steel, with 1in. NPT inlet, 2-piece body.
MV	Superior 3100 1-1/4" Normally Open Brass Master Valve that Provides Dirty Water Protection. Size per plan.
EXD	Existing Backflow Preventer
A	Hunter HCC-2400-M (A) 24 Station Outdoor Wi-Fi enabled, full-functioning controller with touchscreen & two ICM-800 Module. Metal Cabinet.
B	Hunter HCC-2400-M (B) 24 Station Outdoor Wi-Fi enabled to replace existing controller, full-functioning controller with touchscreen & two ICM-800 Module. Metal Cabinet.
FS	Creative Sensor Technology ELF-T10-N01 Enhanced Low Flow Sensor with 2-Wire frequency, 1in. male NPT threaded connection, flow range between .20 GPM-20 GPM
	Cap for future Irrigation Cap at the mainline for future use.
POC	1" Point of Connection 1" Water Meter & 1" Backflow Preventer
Ext.POC	Existing Point of Connection
	Irrigation Lateral Line: PVC Schedule 40 Size Per Plan.
	Irrigation Mainline: PVC Schedule 40 Up to 2-1/2". Use PVC Class 315 for all pipe sizes 3" & above. Size per plan.
	Pipe Sleeve: PVC Schedule 40 Schedule 40 pvc, size to be 2x the total pipe diameter.

Valve Callout
Valve Number
Valve Flow
#" Valve Size

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Sacramento Metropolitan Fire District: Zinfandel First Responder Training Facility Phase III Buildout

Rancho Cordova, CA

RSC Engineering No. 229-010

REGISTERED LANDSCAPE ARCHITECT JOHN N. SUSSENBACH #5344 SIGNATURE 6/30/26 RENEWAL DATE 8/9/24 DATE STATE OF CALIFORNIA

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LANDSCAPE IRRIGATION LEGEND, NOTES, & MAWA

L4

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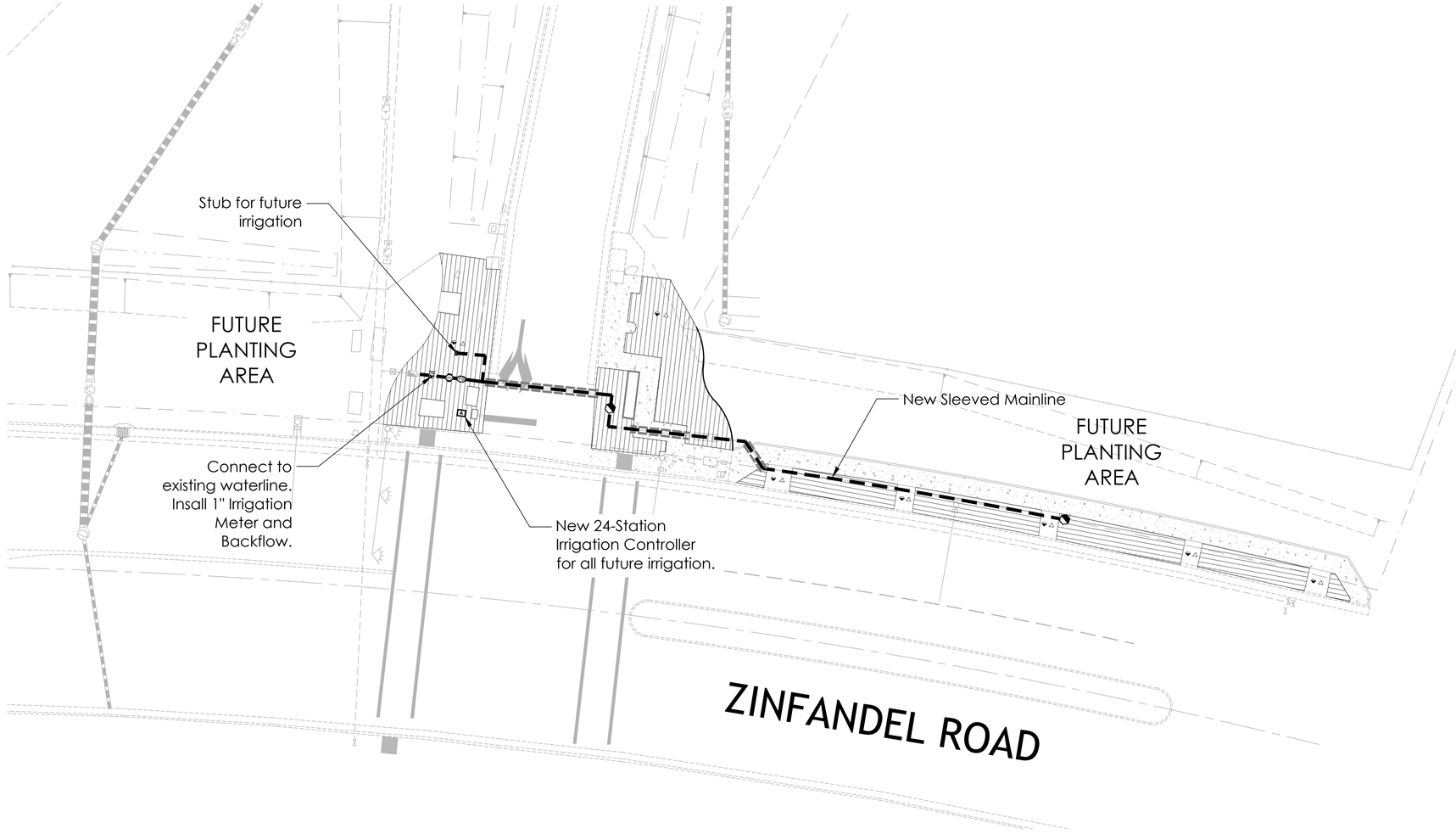

CANDIDATE IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
360	Rain Bird 1806-1300AF Flood Flood Bubbler 6.0in. pop-up, with a PA-80 adapter.	10
1404	Rain Bird RWS-B-C Root Watering System with 4.0in. diameter x 36.0in. long with locking grate, semi-rigid mesh tube, and check valve. Rain Bird bubbler option as indicated: 1404 1.0 GPM	20

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
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EXB	Existing Backflow Preventer
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CANDIDATE IRRIGATION SCHEDULE

B	Hunter HCC-2400-M (B) 24 Station Outdoor Wi-Fi enabled to replace existing controller, full-functioning controller with touchscreen & two ICM-800 Module. Metal Cabinet.
FS	Creative Sensor Technology ELF-T10-N01 Enhanced Low Flow Sensor with 2-Wire frequency, 1in. male NPT threaded connection, flow range between .20 GPM-20 GPM
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Valve Callout
Valve Number
Valve Flow
Valve Size

0 5' 10' 20'
SCALE: 1"=10'-0"

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Sacramento Metropolitan Fire District: Zinfandel First Responder Training Facility Phase III Buildout
Rancho Cordova, CA

RSC Engineering No. 229-010

REGISTERED LANDSCAPE ARCHITECT JOHN N. SUESENS #5344 SIGNATURE 6/30/24 RENEWAL DATE 8/9/24 DATE STATE OF CALIFORNIA

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LANDSCAPE STREET FRONTAGE IRRIGATION PLAN

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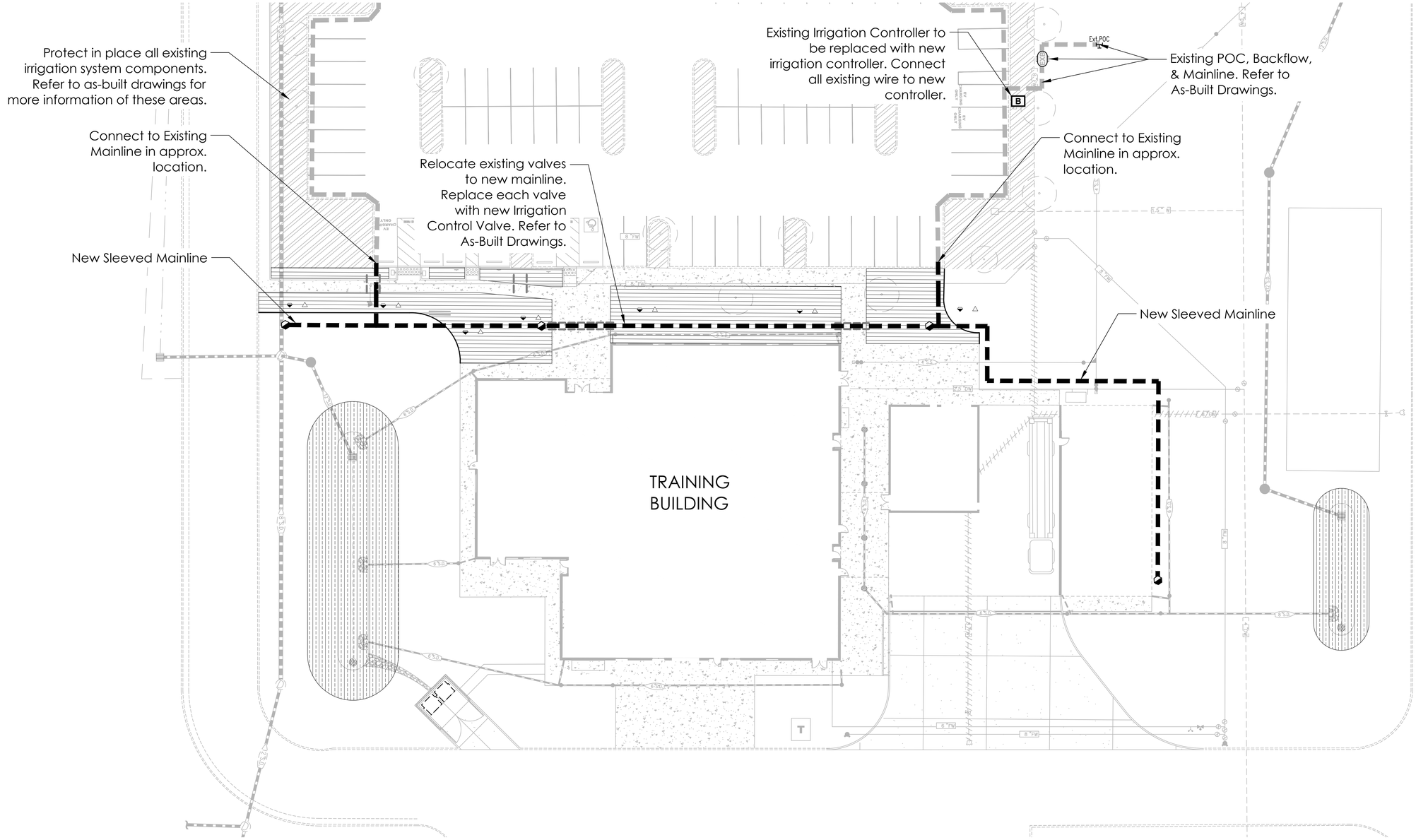

CANDIDATE IRRIGATION SCHEDULE

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CANDIDATE IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	Toro 250-06 Electric, 1in. Female NPT, In-Line, Plastic Remote Control Valve. With Flow Control. Size per plan.	
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	Cap for future Irrigation Cap at the mainline for future use.	

CANDIDATE IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
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	Irrigation Mainline: PVC Schedule 40 Up to 2-1/2". Use PVC Class 315 for all pipe sizes 3" & above. Size per plan.	
	Pipe Sleeve: PVC Schedule 40 Schedule 40 pvc, size to be 2x the total pipe diameter.	

Valve Callout
Valve Number
Valve Flow
Valve Size

0 5 20' 40'
SCALE: 1"=20'-0"

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SACRAMENTO METROPOLITAN FIRE DISTRICT EST. 2000

Sacramento Metropolitan Fire District: Zinfandel First Responder Training Facility Phase III Buildout
Rancho Cordova, CA

RSC Engineering No. 229-010

REGISTERED LANDSCAPE ARCHITECT JOHN N. SUSENNO #5344 SIGNATURE 6/30/26 RENEWAL DATE STATE OF CALIFORNIA

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LANDSCAPE SITE IRRIGATION PLAN

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	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
1.	The approved entitlement is for a Major Design Review permit for the Zinfandel First Responder Training Facility. The project shall be constructed consistent with the Project Plans (Exhibit A) and as described in the Planning Commission staff report dated November 13, 2024, with conditions herein (Exhibit B), for project number PLND-0824-0106.	Project Description	On-Going	Planning
2.	In addition to the conditions herein (Exhibit B), the Applicant shall comply with all applicable conditions of the previously approved Conditional Use Permit (Resolution 155-2011) and any applicable requirements of the approved Negative Declaration completed for the Public Safety Command Training Center Project dated November 2010.	Previous Approvals	On-Going	Planning
3.	Applicant(s) agree to defend, indemnify and hold harmless with Counsel selected by the City of Rancho Cordova ("City") and its agents, officers, consultants, and employees ("City's Agents") from any and all claims, actions, suits, or proceedings against the City or the City's Agents to attack, set aside, void, or annul an approval by the City, or the City's Agents concerning the project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim and the City shall cooperate fully in the defense. Nothing in this paragraph obligates the City to defend any Claim and the City is not required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City.	General	On-Going	Planning
4.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision-making body.	General	On-Going	Planning

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
5.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	General	On-Going	Planning
6.	The Major Design Review is valid for a period of three (3) years from the date of Planning Commission approval unless substantial construction has commenced or an extension is granted by the Community Development Director or the Development Agreement expiration date.	Expiration	On-Going	Planning
7.	Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	On-Going	Planning
8.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Code Enforcement /Building
9.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Department prior to the removal. Future Property Owners shall adhere to all landscape care, maintenance, and tree pruning as set forth in RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning
10.	Public lower laterals must not be smaller than the upper laterals, sized according to the California Plumbing Code requirements	Lower Laterals	On-Going	SacSewer
11.	SMUD has existing underground 12kV facilities along Zinfandel Drive and on the project parcel that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the	Existing Facilities	On-Going	SMUD

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	Applicant shall be responsible for the cost of relocation.			
12.	In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.	Relocation or Removal	On-Going	SMUD
13.	SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.	Easements	On-Going	SMUD
Prior to Approval of Improvement Plans				
14.	Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans.	Public Cleanout	Prior to Approval of Improvement Plans	SacSewer
15.	SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line upstream of any connection to the SacSewer sewer. These improvements must be shown on the plans.	Separate Connections	Prior to Approval of Improvement Plans	SacSewer
16.	Lower Laterals must not directly connect to main lines more than 19 feet deep/directly to trunk lines (lines with flow greater than 1 MGD)	Lower Laterals	Prior to Approval of Improvement Plans	SacSewer
17.	SacSewer Design Standards and Specifications require minimum 6-inch lower laterals for schools.	Lower Laterals	Prior to Approval of Improvement Plans	SacSewer

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
18.	Construction of sewer mainlines are prohibited with 100-year flood plains. The location of the 100-year flood plain must be shown on the improvement plan.	Sewer Mainlines	Prior to Approval of Improvement Plans	SacSewer
19.	All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval.	Sewer Plan Submittals	Prior to Approval of Improvement Plans	SacSewer
20.	If any proposed garbage enclosure will contain a drain to the sewer, the enclosure must have a roof.	Trash Enclosures	Prior to Approval of Improvement Plans	SacSewer
21.	PG&E operates a gas distribution main within the subject property. As a reminder, no buildings or other structures are permitted within 5-feet of either side of PG&E's gas main. All vegetation must maintain a minimum distance of 5-feet from the existing gas main for safety and access purposes.	Gas Main	Prior to Approval of Improvement Plans	PG&E
22.	Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.	Structural Setbacks	Prior to Approval of Improvement Plans	SMUD
23.	Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.	SMUD Easement	Prior to Approval of Improvement Plans	SMUD
24.	The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).	SMUD Trenches	Prior to Approval of Improvement Plans	SMUD
25.	In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead	Easement Dedication	Prior to Approval of Improvement	SMUD

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	and/or underground facilities and appurtenances adjacent to the City's IOD.		Plans	
26.	The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services	SMUD Siting Requirements	Prior to Approval of Improvement Plans	SMUD
27.	**Stormwater Quality- Post Construction** The improvement plans shall incorporate all applicable post construction stormwater quality measures; including source control (loading docks, waste management areas), treatment control, hydromodification management, low impact development, and full capture trash control measures into the site improvement plans in conformance with the most recent version of the Stormwater Quality Design Manual for the Sacramento Region. The applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan that includes details and sizing calculations of all the proposed post construction stormwater quality measures. In addition, a maintenance covenant is required for all proposed post construction stormwater quality measures, as detailed in Appendix B of the Stormwater Quality Design Manual for the Sacramento Region.	Stormwater	Prior to Approval of Improvement Plans	Public Works
Prior to Issuance of Building Permit				
28.	The Applicant shall meet the following: Civil Site Plans and Architectural Plans shall be submitted and approved prior to Final Building Permit being issued. Fire Sprinkler and Fire Alarm plans shall be submitted prior to Final Building Permit being issued. Please note: The Sacramento Metro Fire District **does not** allow deferred submittals for Fire Sprinkler or Fire Alarm plans.	Plan Submittals	Prior to Issuance of Building Permits	Sacramento Metro Fire

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
29.	The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits.	Impact Fees	Prior to Issuance of Building Permits	SacSewer
30.	If the Project Area is within the 83 acres of Swainson's Hawk foraging habitat as described in the Supplement Environmental Impact Report prepared for the Villages of Zinfandel Special Planning Area, Applicant shall prepare and implement a Swainson's Hawk Mitigation Plan to the satisfaction of the California Department of Fish and Wildlife that includes preservation of Swainson's Hawk foraging habitat.	Swainson's Hawk Mitigation	Prior to Issuance of Building Permits	Planning
31.	A final landscape plan and fence plan shall be submitted to the Planning Department at the time of building permit submittal and approved by the Planning prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicates slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule • Tree Protection Measures for existing trees on-site.	Landscape Plans	Prior to Issuance of Building Permits	Planning
32.	Applicant shall complete improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to: • All onsite civil improvements • Civil plan shall include an ADA access plan • All facilities, including but not limited to, sidewalk,	Improvement Plans	Prior to Issuance of Building Permits	Public Works

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	driveways, etc. shall be upgraded to meet current ADA requirements and City Standards • Utility laterals • Replacement of damaged pavement along property frontage to the satisfaction of The Public Works Department • Public improvement plans shall clearly delineate all transitions to existing improvements • All improvements to be designed and constructed to the satisfaction of the Public Works Department. • Slurry seal limits of development impacted by utility cuts in pavement (Residential – Type 1 Slurry, Arterials – Type 2) • Complete installation of all improvements shown on the improvement plan to satisfaction of the City prior to occupancy.			
33.	Applicant shall submit improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to, all streets, water, sewer, storm drain, recycled water, lighting, signage and striping, and other associated facilities for all streets and other public areas depicted. Design datum shall be NAD-83. • Prior to acceptance of the improvements, record drawings of grading and improvement plans in AutoCAD and pdf format, and a GIS Shape file shall be submitted and approved by the Public Works Department	Improvement Plans	Prior to Issuance of Building Permits	Public Works
Prior to Final Inspection / Granting Final Occupancy				
34.	Record drawings of grading and improvement plans in AutoCAD and pdf format, and a GIS shape file, or equivalent to the satisfaction of the City Engineer shall be submitted and approved by the Public Works Department.	Project Drawings	Prior to Final Building Inspection	Public Works

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
35.	Applicant/Owner/Developer shall repair and replace all right-of-way damages caused by the construction of the building to the satisfaction of the Public Works Department. Damages include, but are not limited to: pavement, sidewalks, curbs, and gutters.	Repair and Replace	Prior to Occupancy	Public Works
36.	The Applicant shall request a Final Planning Inspection with the Planning Department prior to granting of Final Occupancy. Final Planning Inspection will ensure final construction is consistent with the approved design review including final installation of landscaping.	Planning Inspection	Prior to Occupancy	Planning
Advisory				
37.	The existing building is currently connected to public sewer. Any required construction and/or modification to the public sewer system must be to the satisfaction of SacSewer prior to the approval of improvement plans. SacSewer Design Standards and Specifications apply to any onsite and offsite public sewer construction.	Sewer System Modifications	Advisory	SacSewer
38.	Public lower laterals must not be smaller than the upper laterals, sized according to the California Plumbing Code requirements.	Lower Laterals	Advisory	SacSewer
39.	SacSewer will provide additional Conditions of Approval when it is requested at a later date.	Conditions of Approval	Advisory	SacSewer
40.	As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.	Underground Utility Identification	Advisory	PG&E

MEMORANDUM

ITEM 6.2.

DATE: November 13, 2024

TO: Planning Commission Members

FROM: Arlene Granadosin-Jones, AICP, Senior Planner

SUBJECT: **COMFORT CARE RANCHO CORDOVA – CONDITIONAL USE PERMIT (CEQA EXEMPT PURSUANT TO SECTION 15301 EXISTING FACILITIES) – PROJECT PLND-0624-0100 – LOCATED AT 12249 FOLSOM BOULEVARD**

PROPERTY OWNER:	**APPLICANT/DEVELOPER:**
A5 Hospitality LLC 2076 Drysdale Street Danville, CA 94506	Kathy M. Chao-Rothberg Lao Family Community Development, Inc. 3205 Hurley Avenue Sacramento, CA 95864

PROJECT:	The Applicant is requesting a Conditional Use Permit to convert the existing Comfort Inn & Suites hotel into a 100-unit Single Room Occupancy (SRO) residential use for supportive housing. Each unit will be furnished and have its own in-room bathroom, mini refrigerator, and microwave. Each floor will have washer and dryer facilities, and the building will have two shared kitchen facilities. No exterior modifications or site plan changes are being proposed with the application. Single-room occupancy units require the issuance of a Conditional Use Permit per Table 23.316-1 of the Rancho Cordova Zoning Code.
FILE:	PLND-0624-0100
LOCATION:	12249 Folsom Boulevard
APN:	069-0160-019-0000
ZONING:	Light Industrial/Manufacturing (M-1)
PLANNER:	Arlene Granadosin-Jones, AICP, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Determine the project Exempt per Section 15301 Existing Facilities, of the CEQA Guidelines; and
2. Adopt the Resolution approving the Conditional Use Permit for Comfort Care Rancho Cordova.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Applicant's request to construct a 100-unit single room occupancy residential use for supportive housing.

BACKGROUND

The project site is located at 12249 Folsom Boulevard at the existing Comfort Inn & Suites, close to the intersection of Hazel Avenue (**See Figure 1**). Surrounding existing uses include office and personal storage to the west, US 50 to the north, restaurants to the east, and industrial uses to the south. The property has a General Plan designation of Folsom Boulevard Planning Area (FBPA) with a zoning designation of Light Industrial/Manufacturing (M-1).

Figure 1: Project Location



PROJECT DESCRIPTION

The proposed project is a 100-unit single room occupancy (SRO) residential use for supportive housing. Each unit will be furnished and have its own in-room bathroom, mini refrigerator, and microwave. Each floor will have washer and dryer facilities, and the building will have two shared kitchens. The supportive housing facility will provide career counseling, health services access, a dry food pantry, and other community resource services administered by Lao Family Community Development, Inc., a local non-profit 501(c)(3) organization that works to advance the economic mobility and well-being of low-income and vulnerable populations through supportive services centered around health, employment, housing, and education. The project

has been reviewed by city staff for the requested Conditional Use Permit with the analysis for the entitlement provided below.

CONDITIONAL USE PERMIT

A single room occupancy (SRO) facility is permitted within the M-1 zoning district with the approval of a Conditional Use Permit. The proposed project is utilizing the existing Comfort Inn & Suites site and building. The SRO facility will not add any additional units to the existing 120-room hotel. The applicant is currently proposing reducing the number of units to 100 by opening interior connecting doors between rooms. The facility will also include 3,000 square feet of lobby, office space, and meeting rooms. There are a total of 123 parking spaces on-site, which provides adequate parking for both tenants and employees.

Prior to 2020, the occupancy rate of the existing Comfort Inn & Suites was 64 percent, which dropped to 38 percent in March 2020 at the beginning of the Covid-19 pandemic. In April 2020, the owners/operators of the hotel elected to participate in the State of California's Project Roomkey program. The purpose of Project Roomkey was to provide non-congregate shelter options, such as hotels and motels, for people experiencing homelessness and to minimize strain on the health care system capacity. During participation in this program, the occupancy rate for the Comfort Inn & Suites was 55 percent. Project Roomkey ended in August 2023 with participating local sites gradually closing their programs.

The owners of the Comfort Inn & Suites have decided to continue to provide below market rate housing units in partnership with Lao Family Community Development, Inc. This local non-profit organization will provide a myriad of programs and services to assist individuals of vulnerable populations achieve stability and economic self-sufficiency.

The supportive services provided on site include:

- On-site staff to assist with case management 7 days a week, including evenings and weekends.
- Career counseling, health service resources, education support, and jobs access.
- Shared desk top computers for residents to conduct job searches, general word processing, online learning courses, and access to a community resource board for residents.
- Dry food pantry with access to other supplies, such as clothing, toiletries, and baby supplies.

The conversion of the existing hotel to a single room occupancy facility for supportive housing will not result in additional impacts beyond what is currently experienced at the site. The proposed project has been conditioned to submit building plans for approval and subsequent inspection by the Building and Safety Division, Sacramento Metropolitan Fire District, and applicable utility agencies to ensure all applicable building codes and fire codes are followed. Should the applicant and/or operator of the SRO facility choose to amend the current scope of the proposed project, subsequent review and approval by city staff would be required prior to implementation of the changes.

Chapter 23.134 of the Rancho Cordova Municipal Code requires specific findings to approve a Conditional Use Permit. As shown in Attachment 1, all applicable findings have been met supporting the Conditional Use Permit.

GENERAL PLAN

The project site is located within the Folsom Boulevard Planning Area (FBPA) land use designation of the City's General Plan. Land uses within these planning areas are described conceptually in the General Plan and is intended to direct further planning efforts where detailed land planning will be evaluated in conjunction with subsequent development applications.

ZONING CODE

The project site is zoned M-1 (Light Industrial/Manufacturing) which is consistent with the General Plan light industrial land use designation by providing locations for the development of industrial uses such as fabrication, manufacturing, assembly, or processing of materials that for the most part are already in processed form and which do not in their maintenance, assembly, manufacture, or plant operation create smoke, gas, odor, dust, sound, or other objectionable influences which might be obnoxious to persons conducting business or residing in this or any other zone. The proposed SRO facility utilizes an existing motel use that was constructed prior to City incorporation.

FISCAL IMPACT

The City anticipates that this project will result in the reduction of Transit Occupancy Tax (TOT) revenue. However, future SRO residents will rely on local services and retail outlets, stimulating demand in the local economy. The increased spending from SRO residents on daily necessities can help sustain nearby businesses. The ongoing property management, social service provision, and facility maintenance may create permanent jobs, boosting employment and potentially increasing local income tax revenues, if applicable.

ENVIRONMENTAL

The project has been analyzed and is exempt per CEQA Guidelines Section 15301 "Existing Facilities." The proposed project would convert an existing hotel into a single room occupancy facility. Therefore, the project represents a negligible change in use. The proposed project would also not constitute the expansion of existing use. The existing hotel contains 120 units; the proposed project would reduce the number of units to 100 by unlocking several of the interior connecting doors. There would be no changes to the existing buildings and no construction would take place. The existing 3,000 square feet of lobby, office and meeting rooms will be utilized for community spaces and on-site programs. No parking spaces would be added. Therefore, there would be no expansion of existing or former use. The project, therefore, meets the requirements of a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301.

RECOMMENDED MOTIONS

Staff recommends that the Planning Commission find the project to be in compliance with the California Environmental Quality Act (CEQA) per Section 15301 Existing Facilities and adopt the Resolution approving the Conditional Use Permit for Comfort Care Rancho Cordova (PLND-0624-0100), subject to the findings, and Conditions of Approval (Attachment 2).

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution – Conditions of Approval

CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. ___-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING THE COMFORT CARE RANCHO CORDOVA CONDITIONAL USE PERMIT PROJECT NO. PLND-0624–0100

WHEREAS, in June 2024, Lao Family Community Development, Inc., submitted an application to convert an existing Comfort Inn & Suites hotel into a 100-room single room occupancy (SRO) facility for supportive housing; and

WHEREAS, the project is designated Folsom Boulevard Planning Area (FBPA) in the General Plan and zoned Light Industrial/Manufacturing (M-1); and

WHEREAS, the project site is located at 12249 Folsom Boulevard; and

WHEREAS, the Planning Commission is the appropriate authority to hear and take action on this project; and

WHEREAS, on November 13, 2024 the Planning Commission of the City of Rancho Cordova held a properly noticed public hearing at which it received a report from city staff regarding the Conditional Use Permit and oral and written testimony from the public, and deliberated on the item; and

WHEREAS, the public hearing was noticed in accordance with the requirements set forth in Government Code Section 65090 and 65091.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA that the Planning Commission approves the Comfort Care Rancho Cordova Conditional Use Permit, subject to the following findings and attached Conditions of Approval (Exhibit A):

1. The project has been analyzed and is exempt per CEQA Guidelines Section 15301 “Existing Facilities.” The proposed project would convert an existing hotel into a single room occupancy facility. Therefore, the project represents a negligible change in use. The proposed project would also not constitute the expansion of existing use. The existing hotel contains 120 units; the proposed project would reduce the number of units to 100 by unlocking several of the interior connecting doors. There would be no changes to the existing buildings and no construction would take place. The existing 3,000 square feet of lobby, office and meeting rooms will be utilized for community spaces and on-site programs. No parking spaces would be added. Therefore, there would be no expansion of existing or former use. The project, therefore, meets the requirements of a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301.

2. Approve the Conditional Use Permit subject to the Conditions of Approval attached hereto as Exhibit A, and subject to the findings as defined by Zoning Code Section 23.134.070 and evidence as follows:

    A. **Finding:** The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/ emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.

Evidence: The proposed project is utilizing the existing Comfort Inn & Suites site and building. The existing hotel contains 120 units; the proposed project would reduce the number of units to 100 by unlocking several of the interior connecting doors. The facility will also include 3,000 square feet of lobby, office space, and meeting rooms. There are a total of 123 parking spaces on-site, which provides adequate parking for both tenants and employees. There would be no changes to the existing buildings and no construction would take place. The proposed SRO facility is a residential use that would utilize the existing hotel rooms and common areas.

B. **Finding:** The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards or other reasonable conditions of approval.

Evidence: The proposed project is utilizing the existing Comfort Inn & Suites site and building. The SRO facility will not add any additional units to the existing 120-room hotel and will reduce the number of units to 100. The conversion of the existing hotel to a single room occupancy facility for supportive housing will not result in additional impacts beyond what is currently experienced at the site. The hotel has participated in the state program Project Roomkey since April 2020, which ended in August 2023. The proposed SRO facility use for supportive housing will be similar to its operation during Project Roomkey, with the added feature of management by Lao Family Community Development, Inc., a local non-profit organization that provides case management and programs to assist individuals of vulnerable populations achieve stability and economic self-sufficiency. The proposed project has been conditioned to submit building plans for approval and subsequent inspection by the Building and Safety Division, Sacramento Metropolitan Fire District, and applicable utility agencies to ensure all applicable building codes and fire codes are followed.

C. **Finding:** All required public facilities have adequate capacity to serve the proposal.

Evidence: The proposed project would convert an existing hotel into a single room occupancy facility. The existing hotel contains 120 units; the proposed project would reduce the number of units to 100 by unlocking several of the interior connecting doors. There would be no changes to the existing buildings and no construction would take place. The proposed project has been conditioned to submit building plans for approval and subsequent inspection by the Building and Safety Division, Sacramento Metropolitan Fire District, and applicable utility agencies to ensure adequate infrastructure capacity.

D. **Finding:** The project meets the requirements of the zoning code including development standards, design guidelines, and special use provisions.

Evidence: A single room occupancy (SRO) facility is permitted within the M-1 zoning district with the approval of a Conditional Use Permit. The proposed project is utilizing the existing Comfort Inn & Suites site and building. There would be no changes to the existing buildings and no construction is currently taking place.

E. **Finding:** If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought into compliance with the zoning code, where feasible

Evidence: The proposed project has been reviewed in accordance with all current design standards. There are no existing nonconforming uses or structures on the site.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 13th day of November 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Cynthia Stauss, Chair

ATTEST:

_____
Kelly Whitman,
Planning Commission Clerk

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
1.	The approved entitlement is for a Conditional Use Permit for Comfort Care Rancho Cordova (PLND-0624-0100), which involves the conversion of the existing Comfort Inn Suites Hotel into a Single-Room Occupancy (SRO) residential use. The SRO will have 100 units, 123 parking spaces, and approximately 3,000 SF of lobby, office, and meeting room space.	Project Description	On-Going	Planning
2.	Applicant(s) agree to defend, indemnify and hold harmless with Counsel selected by the City of Rancho Cordova ("City") and its agents, officers, consultants, and employees ("City's Agents") from any and all claims, actions, suits, or proceedings against the City or the City's Agents to attack, set aside, void, or annul an approval by the City, or the City's Agents concerning the project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim and the City shall cooperate fully in the defense. Nothing in this paragraph obligates the City to defend any Claim and the City is not required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City.	General	On-Going	Planning
3.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision-making body.	General	On-Going	Planning
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays	General	On-Going	Planning

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.			
5.	New signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	On-Going	Planning
6.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Code Enforcement /Building
7.	Show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. **The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.**	Fire	On-Going	Fire
8.	Show the design for a minimum of 2 remote fire access roadways. Remote fire access roadways shall be spaced a distance apart equal to not less than one-half of the maximum diagonal dimension of the property or areas to be served. A minimum 2 remote access roadways shall be provided for in any of the following conditions: a. A single building in excess of 62,000 sq. ft. b. Multiple buildings within a single parcel where the total combined square footage is in excess of 62,000 sq. ft. c. Developments of one-and two-family dwellings in excess of 39 dwelling units. d. Multi-family dwellings in excess of 39 units.	Fire	On-Going	Fire

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
9.	Show the design for aerial apparatus access for buildings 30 feet or greater. Aerial apparatus access shall be a minimum 26-feet in width, located 14 to 33- feet from the building as determined by building height, and located on two intersecting sides of the building (as determined by the Fire Code official).	Fire	On-Going	Fire
10.	Show the design for an approved fire apparatus turnaround. The fire apparatus turnaround shall conform to Sacramento Metro Fire Districts, Fire Prevention Standard #3. The fire access turn-around shall be located within 50 feet of the end of the access roadway.	Fire	On-Going	Fire
11.	Any future alteration of the interior or exterior of the building, site features, and any accessory structures will require the Applicant to submit for building permit approval to the Building and Safety Division.	Building	On-Going	Building and Safety
Prior to Issuance of Business License				
12.	The applicant shall meet the following: Civil Site Plans and Architectural Plans shall be submitted and approved prior to the issuance of a business license. The proposed conversion of an existing hotel/motel use to a single-room occupancy supportive housing use in considered a “change in use” and will require appropriate review from the Building & Safety Division, Sacramento Metro Fire, and applicable utility agencies.	Business License	Prior to Issuance of Business License	Building, Fire, Finance, & Utility Agencies
Prior to Issuance of Building Permit				
13.	The applicant shall meet the following: Civil Site Plans and Architectural Plans shall be submitted and approved prior to Final Building Permit being issued. Fire Sprinkler and Fire Alarm plans shall be submitted prior to Final Building Permit being issued. Please note: The Sacramento Metro Fire District does not allow deferred submittals for Fire Sprinkler	Fire	Prior to Issuance of Building Permit/Fire Permit	Fire

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	or Fire Alarm plans.			
Prior to Final Inspection/Occupancy				
14.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Fire	Prior to Granting Final Occupancy	Fire
Advisory				
15.	Gates shall be installed in accordance with The County Emergency Access Gates and Barriers Standard. Plan submittal is required prior to installation.	Fire	Advisory	Fire
16.	Subsequent applications, including time extensions, may be subject to additional SMFD Fire Conditions beyond those listed above. Fire conditions will only be added when significant life safety issues require remediation.	Fire	Advisory	Fire

MEMORANDUM

ITEM 7.1.

DATE: November 13, 2024

TO: Planning Commission Members

FROM: Kelly Whitman, Planning Commission Clerk

SUBJECT: **READOPTION OF MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION MEETING OF MAY 8, 2024**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. May 8, 2024 Planning Commission Draft Meeting Minutes

CITY OF RANCHO CORDOVA

PLANNING COMMISSION MEETING
Wednesday, May 8, 2024

City Hall
2729 Prospect Park Drive, Rancho Cordova

5:30 PM – Regular Meeting
David B. Roberts Council Chambers

How to Observe or Listen to the Meeting:

- Online via Zoom: https://cityofranchocordova.zoom.us/j/81381829224
  Webinar ID: 813 8182 9224
- By phone: +1 669 900 6833 or +1 253 215 8782
  Webinar ID: 813 8182 9224

Public Comment

Members of the public who wish to address the Planning Commission may do so in person during the meeting by completing and submitting a Speaker Card to the Planning Commission Clerk.

Members of the public who wish to provide public comment via email will need to submit comments to PlanningClerk@cityofranchocordova.org no later than 3:00 p.m. on Wednesday, May 8, 2024. Written comments received no later than 3:00 p.m. will be distributed to the Planning Commission, filed in the record, and will not be read aloud. All comments submitted later than 3:00 p.m. will be distributed to the Planning Commission.

If you have questions related to the Planning Commission Meeting, please contact the Planning Division at (916) 851-8750 before Wednesday, May 8, 2024, at 3:00 p.m.

DRAFT MINUTES

1. PLANNING COMMISSION REGULAR MEETING - CALL TO ORDER ROLL CALL

Chair Stauss called the Regular meeting to order in the David B. Roberts Council

Chambers at 5:31 p.m.

Planning Commission Members Present: Surender Devarapalli, Lee Frechette, Robert McGarvey, Leroy Tripette, and Cynthia Stauss

Planning Commission Members Absent: None

Staff Members Present: Arlene Granadosin-Jones, Darcy Goulart, Palmer Hilton, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Commissioner Frechette led the pledge.

3. PUBLIC COMMENT

Chair Stauss opened the public comment period. Seeing no speakers, Chair Stauss closed the public comment period.

4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

Chair Stauss opened the public comment period. Seeing no speakers, Chair Stauss closed the public comment period.

ACTION: Motion to approve item 4.1 by Tripette second by Frechette; Motion passed with a 5:0 vote.

4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of April 24, 2024. Readoption of Meeting Minutes from the Regular Planning Commission Meeting of March 27, 2024.
Recommendation: Adopt the minutes.

5. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

Chair Stauss opened the public comment period. Seeing no speakers, Chair Stauss closed the public comment period.

ACTION: Motion to approve item 5.1 by McGarvey second by Devarapalli; Motion passed with a 5:0 vote.

5.1. **Subject:** Anatolia III Village 27 - Small Lot Tentative Subdivision Map - Project No. PLND-1023-0087 (CEQA Exempt Pursuant to Section 15182, Residential Projects Pursuant to a Specific Plan) - Located at the northwest corner of Kiefer Boulevard and Rancho Cordova Parkway; APN: 067-0720-031-0000 and 067-0090-039-0000.
Recommendation: Staff recommends that the Planning Commission adopt the Resolution to:

- Determine the project Exempt per Section 15182 Residential Projects Pursuant to a Specific Plan; and
- Approve the Anatolia III Village 27 Small Lot Tentative Subdivision Map, subject to the findings contained in the attached Resolution, Project Plans, and Conditions of Approval.

6. PUBLIC HEARING ITEMS

6.1. **Subject:** The Ranch Villages 10 and 11 Silverbrook - Design Review Amendment (CEQA Exempt pursuant to Section 15182, C, Residential Projects Implementing Specific Plans) - Project No. PLND-0324-0094 - Located within The Ranch SPA, South

of Chrysanthy Boulevard; APN: 067-2630-001-0000 through 067-2630-069-0000 and 067-2420-006-0000.

Recommendation: Staff recommends that the Planning Commission adopt the Resolution to:

- Determine the project Exempt per Section 15182(C), Residential Projects Implementing Specific Plans; and
- Approve The Ranch Village 10 and 11 Silverbrook Design Review Amendment subject to the findings contained in the Resolution and Conditions of Approval.

Chair Stauss opened the public comment period. Seeing no speakers, Chair Stauss closed the public comment period.

ACTION: Motion to approve item 6.1. by McGarvey second by Devarapalli; Motion passed with a 5:0 vote.

7. REGULAR CALENDAR ITEMS

7.1. **Subject:** Propose to Cancel the Regular Planning Commission Meeting on June 12, 2024.

Chair Stauss opened the public comment period. Seeing no speakers, Chair Stauss closed the public comment period.

ACTION: Motion to Cancel the Regular Planning Commission Meeting on June 12, 2024 by Tripette second by Frechette; Motion passed with a 5:0 vote.

8. COMMISSION COMMENTS/IDEAS/QUESTIONS

Planning Commission provided comments, ideas and questions since the last meeting.

9. DIRECTOR'S REPORT

Planning Manager Darcy Goulart provided her report.

10. ADJOURNMENT

Chair Stauss adjourned the meeting at 5:55 p.m.

_____
Kelly Whitman
Planning Commission Clerk