

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING Wednesday, December 11, 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://cityofranhocordova.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@cityofranhocordova.org no later than 3:00 p.m. on Wednesday, December 11, 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, December 11, 2024, at 3:00 p.m.

AGENDA

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

Planning Commission Members - Surrender 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 November 13, 2024.

Recommendation: Adopt the minutes.

5. **CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE**

- 5.1. **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.

6. **PUBLIC HEARING ITEMS**

- 6.1. **Subject:** Sun River Church Remodel Major Design Review and Conditional Use Permit Amendment (CEQA Exempt Pursuant to Section 15301. Existing Facilities) - Project No. PLND-0624-0101 - Located at 11223 Trinity River Drive.

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 Major Design Review and CUP Amendment for the Sun River Church Remodel.

6.2. **Subject:** Mather Veterans Village Phase 4 - Major Design Review (CEQA Exempt per Public Resource Code 21080.040 "Affordable Housing Projects and Rezoning Exemption" and CEQA Categorical Exemption 15332 "In-Fill Development Projects") - Project No. PLND-0824-0104 - Located at the southeast corner of Bleckely Street and Schirra Avenue.

Recommendation: Staff recommends that the Planning Commission:

1. Determine the project exempt per Public Resources Code (PRC) 21808.040 and Categorical Exemption 15332 of the California Environmental Quality Act (CEQA); and
2. Adopt the Resolution for the Mather Veterans Village Phase 4 Major Design Review.

7. COMMISSION COMMENTS/IDEAS/QUESTIONS

8. DIRECTOR'S REPORT

9. 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.cityofranhocordova.org on Fridays prior to the Regular Planning Commission Meeting.

UPCOMING MEETINGS

January 8, 2025	5:30 PM Regular Meeting
February 12, 2025	5:30 PM Regular Meeting
March 12, 2025	5:30 PM Regular Meeting
April 9, 2025	5:30 PM Regular Meeting
May 14, 2025	5:30 PM Regular Meeting
June 11, 2025	5:30 PM Regular Meeting
July 9, 2025	5:30 PM Regular Meeting
August 13, 2025	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 December 11, 2024 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on December 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 December 6, 2024 at Rancho Cordova, California.



Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 4.1.

DATE: December 11, 2024
TO: Planning Commission Members
FROM: Kelly Whitman, Planning Commission Clerk
SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION
MEETING OF NOVEMBER 13, 2024**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. November 13, 2024 Planning Commission Draft Meeting Minutes

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://cityofranhocordova.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@cityofranhocordova.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.

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

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, November 13, 2024

ATTACHMENT 1

Chambers at 5:40 p.m.

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

Planning Commission Members Absent: None

Staff Members Present: Arlene Granadosin-Jones, Palmer Hilton, Nick Sosa, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Commissioner Tripette led the pledge.

3. PUBLIC COMMENT

Chair Stauss opened the public comment period. The following individuals addressed the Planning Commission or submitted public comment via email:

1. Walter Lomax
2. Wanda Bolton

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 and 4.2 by McGarvey second by Tripette;
Motion passed with a 7:0 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

Item 5.2 was pulled for separate discussion.

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

ACTION: Motion to approve item 5.1 and 5.3 by Knifton second by McGarvey;
Motion passed with a 7:0 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

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, November 13, 2024

ATTACHMENT 1

- 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.

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

ACTION: Motion to continue item 5.2. to the December 11, 2024 Regular Planning Commission Meeting by Frechette second by Huhn;
Motion passed with a 7:0 vote.

- 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.

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 Knifton second by McGarvey;
Motion passed with a 6:1 vote.

AYES: Devarapalli, Huhn, Knifton, McGarvey, Triplette, Stauss

NOES: Frechette

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, November 13, 2024

ATTACHMENT 1

ABSENT: None
ABSTAIN: None

- 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.

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

ACTION: Motion to deny item 6.2 by Frechette
Motion was amended to continue item 6.2. to a date uncertain by Frechette second by Huhn;
Motion passed with a 4:3 vote.
AYES: Frechette, Huhn, McGarvey, Stauss
NOES: Devarapalli, Knifton, Tripette
ABSENT: None
ABSTAIN: None

7. REGULAR CALENDAR ITEMS

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

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

ACTION: Motion to approve item 7.1. by Stauss second by McGarvey;
Motion passed with a 5:0 vote.
AYES: Devarapalli, Frechette, McGarvey, Tripette, Stauss
NOES: None
ABSENT: None
ABSTAIN: Huhn, Knifton

8. COMMISSION COMMENTS/IDEAS/QUESTIONS

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

9. DIRECTOR'S REPORT

Senior Planner Arlene Granadosin-Jones gave her report.

10. ADJOURNMENT

Chair Stauss adjourned the meeting at 7:32 p.m.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM

ITEM 5.1.



DATE: December 11, 2024

TO: Planning Commission Member

FROM: Chance Finley-Ross, Assistant Planner

SUBJECT: **THE PRESERVE — MAJOR DESIGN REVIEW, ADJUSTMENT, AND SPECIAL DEVELOPMENT PERMIT AMENDMENT — PROJECT NO. PLND-0924-0108 (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 – LOCATED NORTH OF EDINGTON DRIVE AND WEST OF RAYMER WAY**

PROPERTY OWNER: TPG AG EHC III (LEN) CA 1, L.P., a Delaware Limited Partnership 8585 E. Hartford Drive, Suite 118 Scottsdale, AZ 85255	APPLICANT/DEVELOPER: 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, 072-4460-103 through -111, and 072-0300-017
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

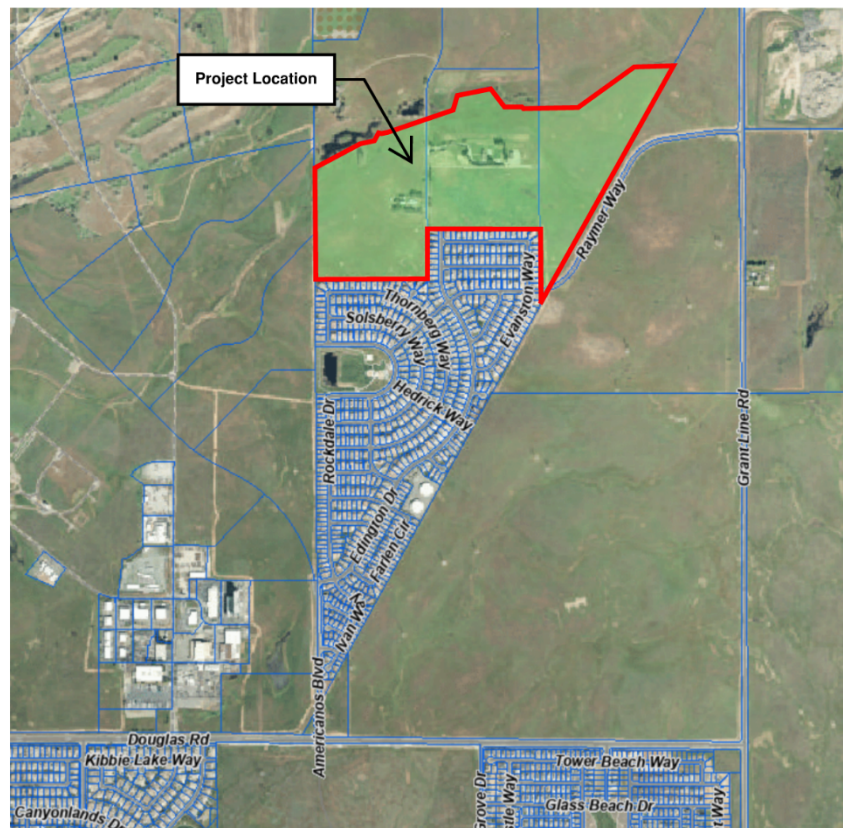
Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Applicant’s request for a Major Design Review, Setback Adjustment, and Special Development Permit Amendment to include three product lines located within The Preserve community area. Approval would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

BACKGROUND

This application was originally scheduled and publicly noticed for the November 13, 2024, Planning Commission meeting; however, it was continued onto the December 11, 2024, meeting date due to a public noticing error.

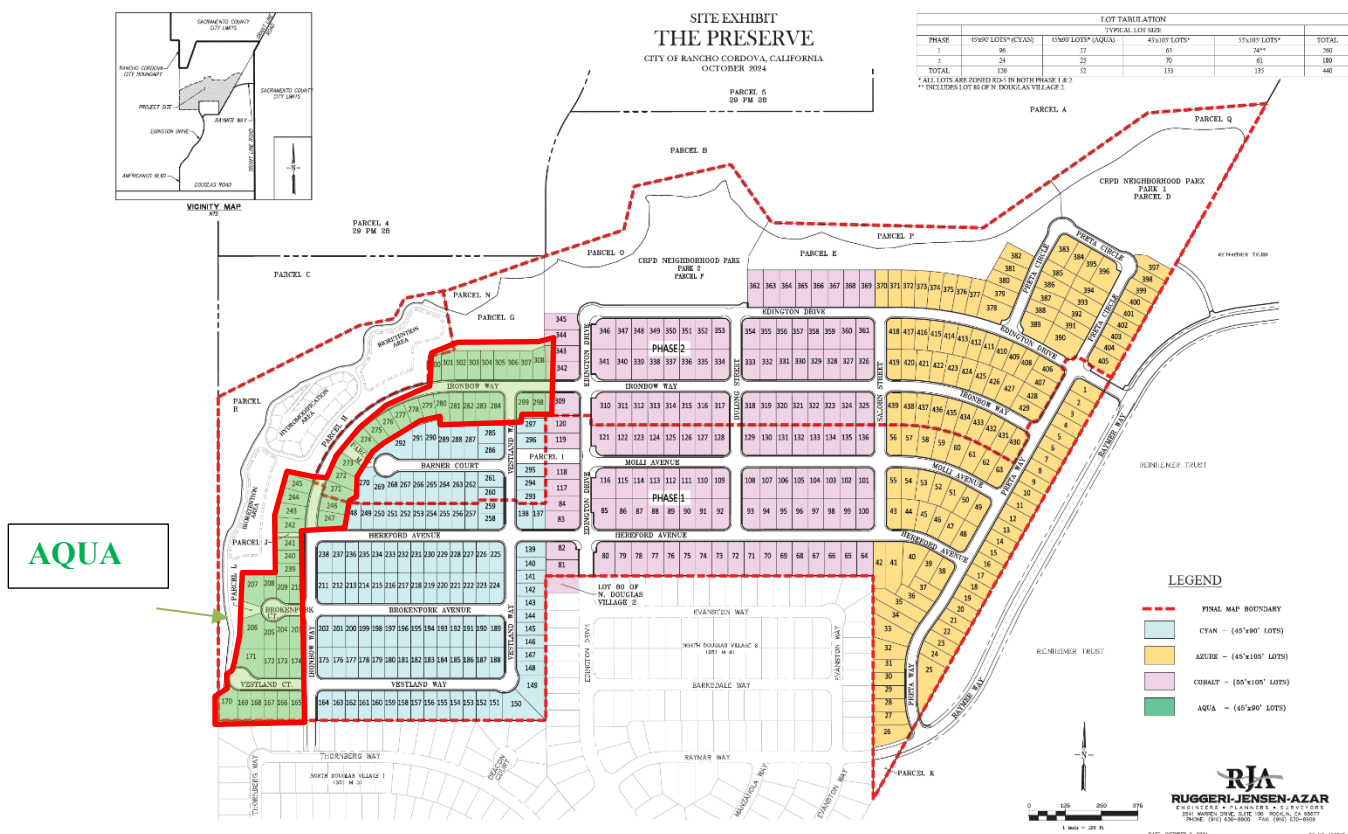
The Preserve is located west of Grant Line Road and directly north of the North Douglas subdivision, as shown in **Figure 1**. The Preserve subdivision also includes one lot that is located within the Sunridge Specific Plan, which is Lot 80 of North Douglas Village 2.

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.

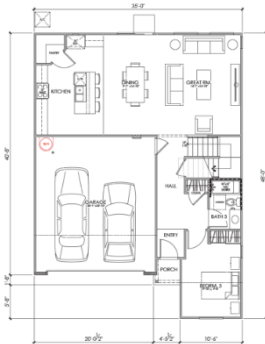
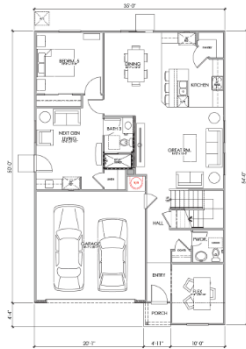
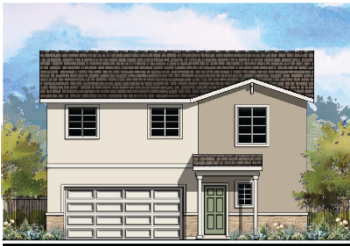
DESIGN REVIEW AMENDMENT

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:

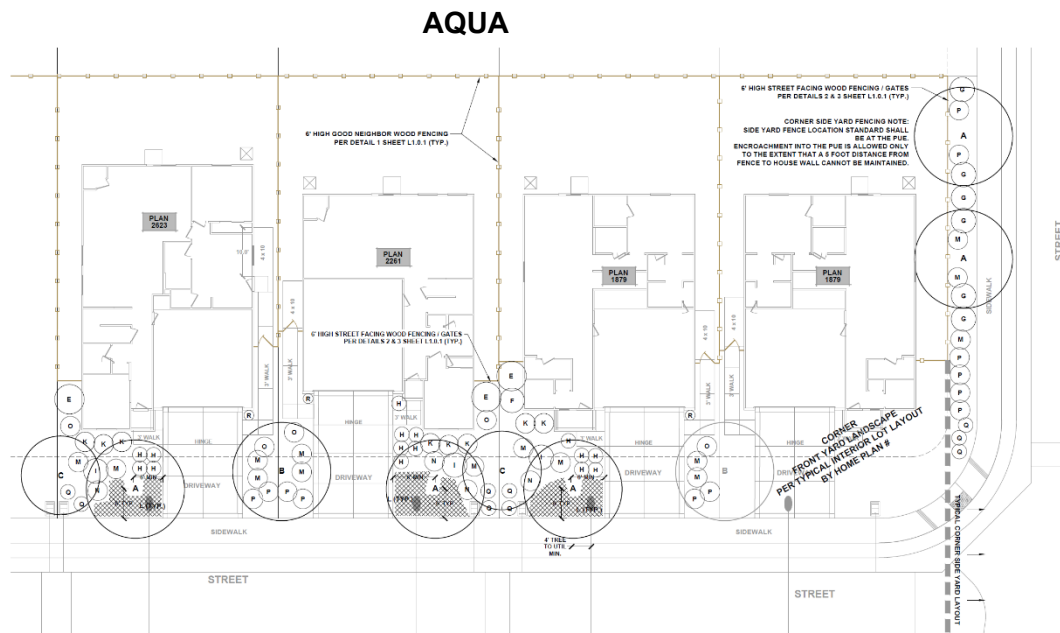
- The design is visually interesting and establishes streetscape variety through various roof lines, architecturally enhanced features, differing floor plans, and three architectural style options for each proposed plan.
- The majority of the proposed home products have a garage door that does not extend 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



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 December 11, 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 Planning Commission of the City of Rancho Cordova has conducted a properly noticed public hearing pursuant to Government Code section 65090 and has duly considered all written and verbal testimony presented during the hearing.

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 24, 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 Sunridge 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

ITEM 5.1.

ATTACHMENT 1

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 11th day of December 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

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

A-71	Cover Sheet	A-108	Plan 3B (3105) - Italianate Elevations
A-72	Site Exhibit	A-109	Plan 3B (3105) - Italianate Enhanced Elevations
A-73	Fit List Analysis - Cobalt 55'x105'	A-110	Plan 3B (3105) - Opt. Patio Italianate Elevations
A-74	Fit List Analysis - Cobalt 55'x105'	A-111	Plan 3C (3105) - Craftsman Elevations
A-75	Typical Plotting	A-112	Plan 3C (3105) - Craftsman Enhanced Elevations
A-76	Street scene	A-113	Plan 3C (3105) - Opt. Patio Craftsman Elevations
A-77	Plan 1 (2679) - Front Elevations	A-114	Plan 3 (3105) - Roof Plans
A-78	Plan 1A (2679) - Floor Plan	A-115	Plan 3 (3105) - Opt. Patio Roof Plans
A-79	Plan 1A (2679) - Spanish Elevations	A-116	Plan 4 (3427) - Front Elevations
A-80	Plan 1A (2679) - Spanish Enhanced Elevations	A-117	Plan 4A (3427) - Floor Plan
A-81	Plan 1A (2679) - Opt. Patio Spanish Elevations	A-118	Plan 4A (3427) - Spanish Elevations
A-82	Plan 1B (2679) - Italianate Elevations	A-119	Plan 4A (3427) - Spanish Enhanced Elevations
A-83	Plan 1B (2679) - Italianate Enhanced Elevations	A-120	Plan 4A (3427) - Opt. Patio Spanish Elevations
A-84	Plan 1B (2679) - Opt. Patio Italianate Elevations	A-121	Plan 4B (3427) - Italianate Elevations
A-85	Plan 1C (2679) - Craftsman Elevations	A-122	Plan 4B (3427) - Italianate Enhanced Elevations
A-86	Plan 1C (2679) - Craftsman Enhanced Elevations	A-123	Plan 4B (3427) - Opt. Patio Italianate Elevations
A-87	Plan 1C (2679) - Opt. Patio Craftsman Elevations	A-124	Plan 4C (3427) - Craftsman Elevations
A-88	Plan 1 (2679) - Roof Plans	A-125	Plan 4C (3427) - Craftsman Enhanced Elevations
A-89	Plan 1 (2679) - Opt. Patio Roof Plans	A-126	Plan 4C (3427) - Opt. Patio Craftsman Elevations
A-90	Plan 2 (2789) - Front Elevations	A-127	Plan 4 (3427) - Roof Plans
A-91	Plan 2A (2789) - Floor Plan	A-128	Plan 4 (3427) - Opt. Patio Roof Plans
A-92	Plan 2A (2789) - Spanish Elevations	A-129	Written Color Schemes
A-93	Plan 2A (2789) - Spanish Enhanced Elevations	A-130	Color Boards - Spanish
A-94	Plan 2A (2789) - Opt. Patio Spanish Elevations	A-131	Color Boards - Italianate
A-95	Plan 2B (2789) - Italianate Elevations	A-132	Color Boards - Craftsman
A-96	Plan 2B (2789) - Italianate Enhanced Elevations		Landscape - Cover Sheet
A-97	Plan 2B (2789) - Opt. Patio Italianate Elevations		
A-98	Plan 2C (2789) - Craftsman Elevations	L1.0	Overall Street Tree + Groundcover Plan
A-99	Plan 2C (2789) - Craftsman Enhanced Elevations	L1.0.1	Landscape Notes - All Products
A-100	Plan 2C (2789) - Opt. Patio Craftsman Elevations	L1.0.2	Planting Palette Matrices + Details - All Products
A-101	Plan 2 (2789) - Roof Plans	L1.0.3	Irrigation Notes/ Details + Soil Management - All Products
A-102	Plan 2 (2789) - Opt. Patio Roof Plans	L2.1	Landscape Layout Plan
A-103	Plan 3 (3105) - Front Elevations	L2.2	Landscape Layout Plan
A-104	Plan 3A (3105) - Floor Plan	L2.3	Typical Irrigation Schematic
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-141	Cover Sheet	A-174	Plan 4 (2612) - Front Elevations
A-142	Site Exhibit	A-175	Plan 4A (2612) - Floor Plan
A-143	Fit List Analysis - Azure 45'x105'	A-176	Plan 4A (2612) - Italian Elevations
A-144	Fit List Analysis - Azure 45'x105'	A-177	Plan 4A (2612) - Italian Enhanced Elevations
A-145	Typical Plotting	A-178	Plan 4B (2612) - Prairie Progressive Elevations
A-146	Street scene	A-179	Plan 4B (2612) - Prairie Progressive Enhanced Elevations
A-147	Plan 1 (1873) - Front Elevations	A-180	Plan 4C (2612) - Farmhouse Elevations
A-148	Plan 1A (1873) - Floor Plan	A-181	Plan 4C (2612) - Farmhouse Enhanced Elevations
A-149	Plan 1A (1873) - Italian Elevations	A-182	Plan 4 (2612) - Roof Plans
A-150	Plan 1A (1873) - Italian Enhanced Elevations	A-183	Written Color Schemes
A-151	Plan 1B (1873) - Prairie Progressive Elevations	A-184	Color Boards - Italian
A-152	Plan 1B (1873) - Prairie Progressive Enhanced Elevations	A-185	Color Boards - Prairie Progressive
A-153	Plan 1C (1873) - Farmhouse Elevations	A-186	Color Boards - Farmhouse
A-154	Plan 1C (1873) - Farmhouse Enhanced Elevations		
A-155	Plan 1 (1873) - Roof Plans		Landscape - Cover Sheet
A-156	Plan 2 (2127) - Front Elevations	L1.0	Overall Street Tree + Groundcover Plan
A-157	Plan 2A (2127) - Floor Plan	L1.0.1	Landscape Notes - All Products
A-158	Plan 2A (2127) - Italian Elevations	L1.0.2	Planting Palette Matrices + Details - All Products
A-159	Plan 2A (2127) - Italian Enhanced Elevations	L1.0.3	Irrigation Notes/ Details + Soil Management - All Products
A-160	Plan 2B (2127) - Prairie Progressive Elevations	L3.1	Landscape Layout Plan
A-161	Plan 2B (2127) - Prairie Progressive Enhanced Elevations	L3.2	Typical Irrigation Schematic
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		

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



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

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



Architect:
Kevin L. Crook Architect, Inc.
1360 Reynolds Ave. Suite 110
Irvine, Ca 92614

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



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

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



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

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



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

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



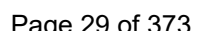
Engineer:
Ruggeri - Jensen - Azar
2541 Warren Drive, Suite 100
Rocklin, CA 95677

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



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

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



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



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

[illegible][illegible][illegible][illegible][illegible]

ITEM 5.1.

Exhibit A to the Resolution

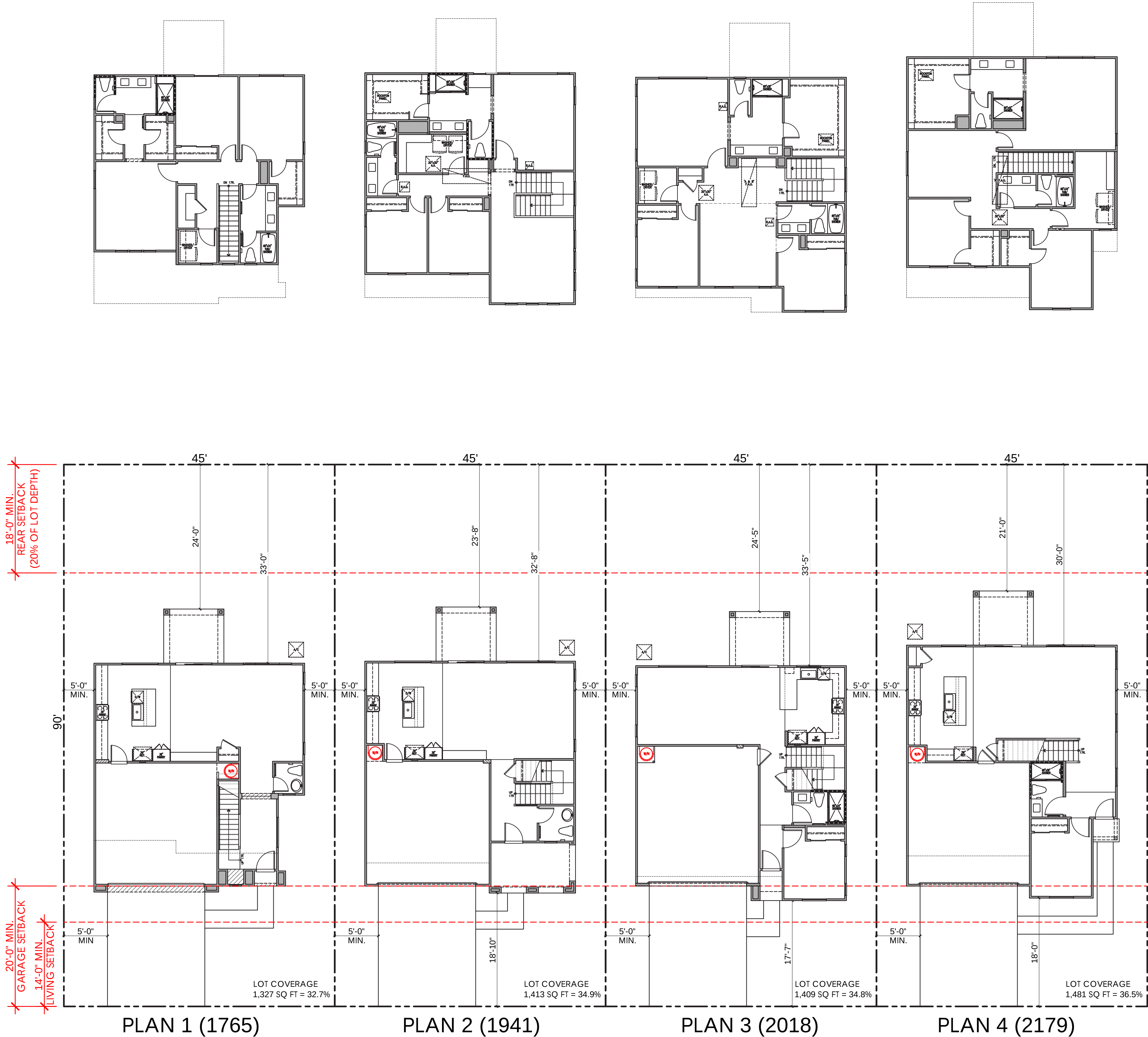
[illegible]

to the Resolution

	PLAN	1765	1941	2018	

[illegible]

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



45x90 PRODUCT
TYPICAL PLOTTING

CYAN AT THE PRESERVE
Rancho Cordova, Ca

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



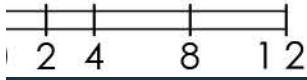
C - CONTEMPORARY
PLAN 2C (1941)

A - SPANISH
PLAN 3A (2018)

B - CRAFTSMAN
PLAN 1B (1765)

C - CONTEMPORARY
PLAN 4C (2179)

STREET SCENE



PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

EXTERIOR LIGHTS



YORKTOWN



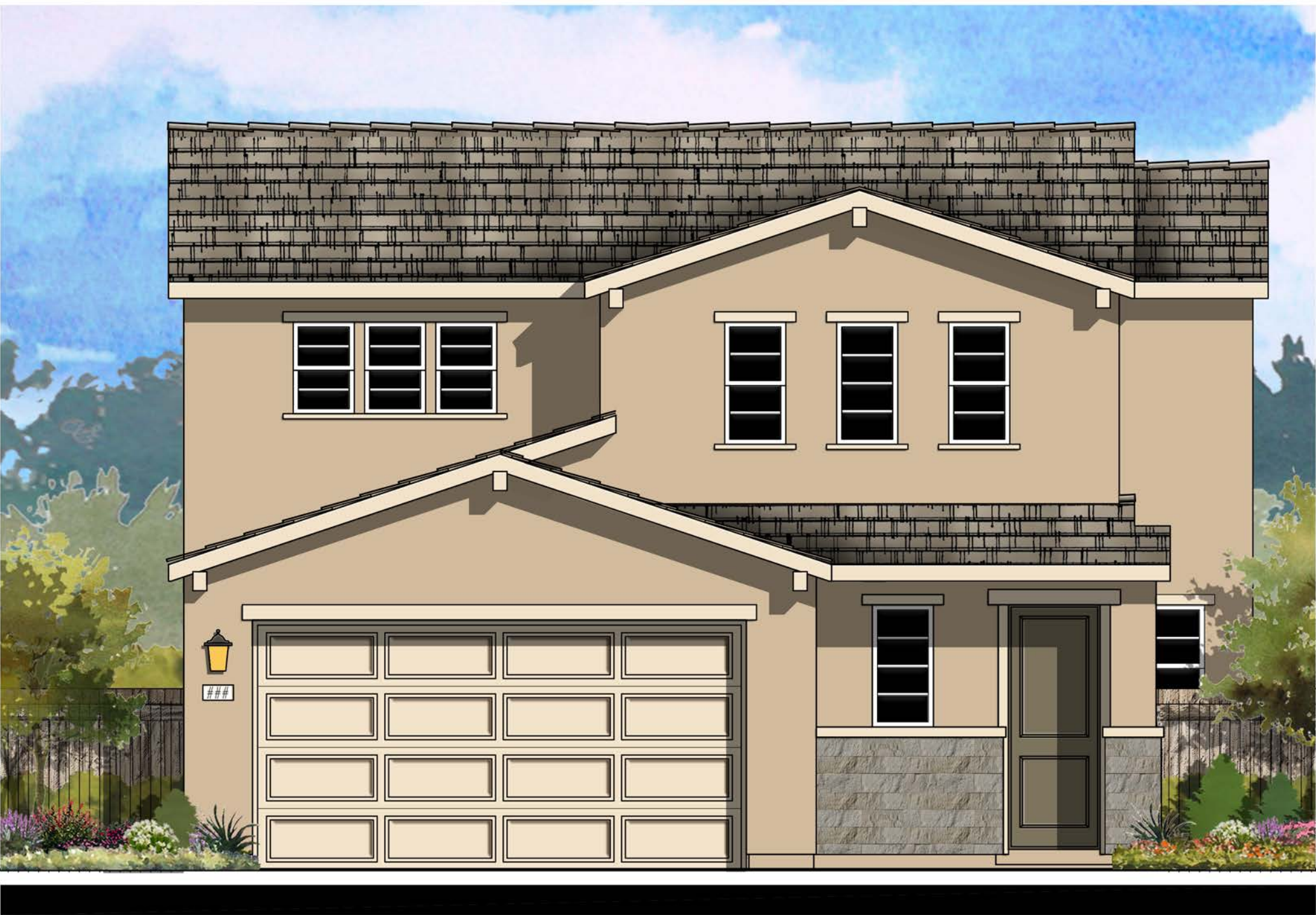
© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"A" SPANISH



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

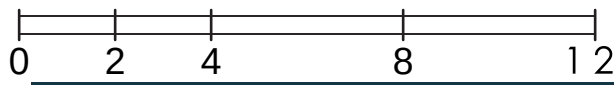
"B" CRAFTSMAN



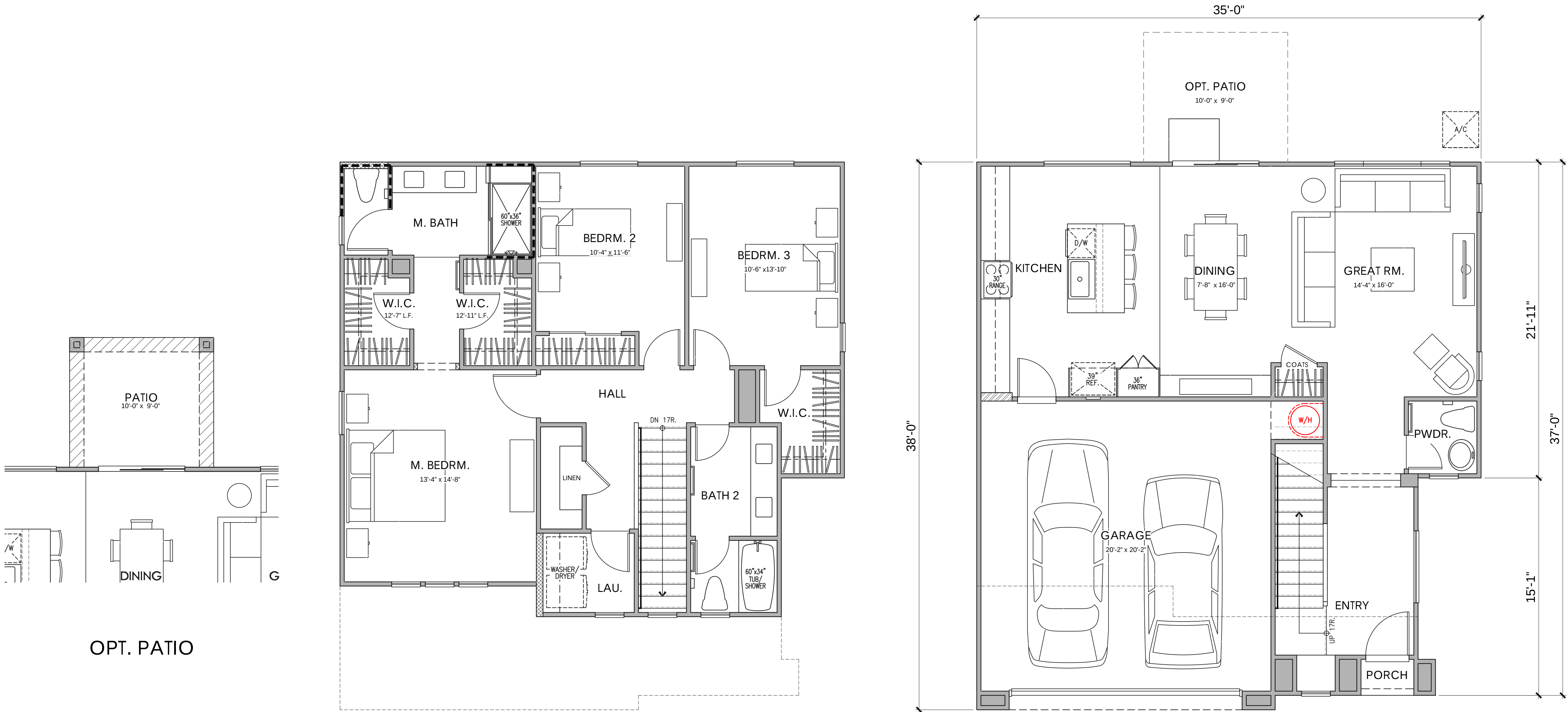
© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"C" CONTEMPORARY

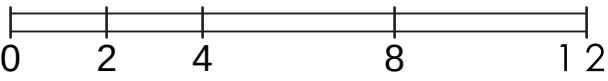
PLAN 1 (1765)
FRONT ELEVATIONS



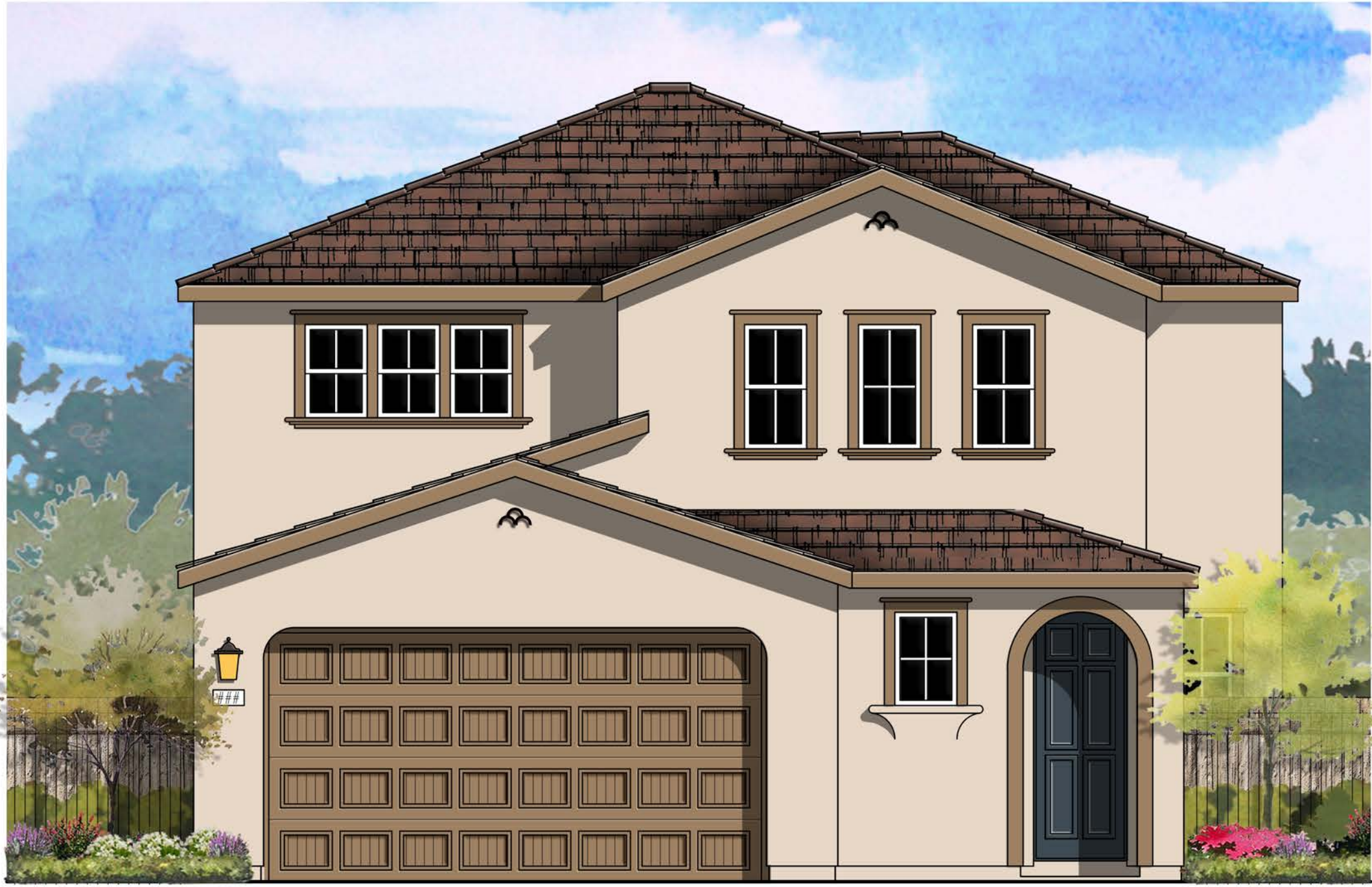
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



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.



PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



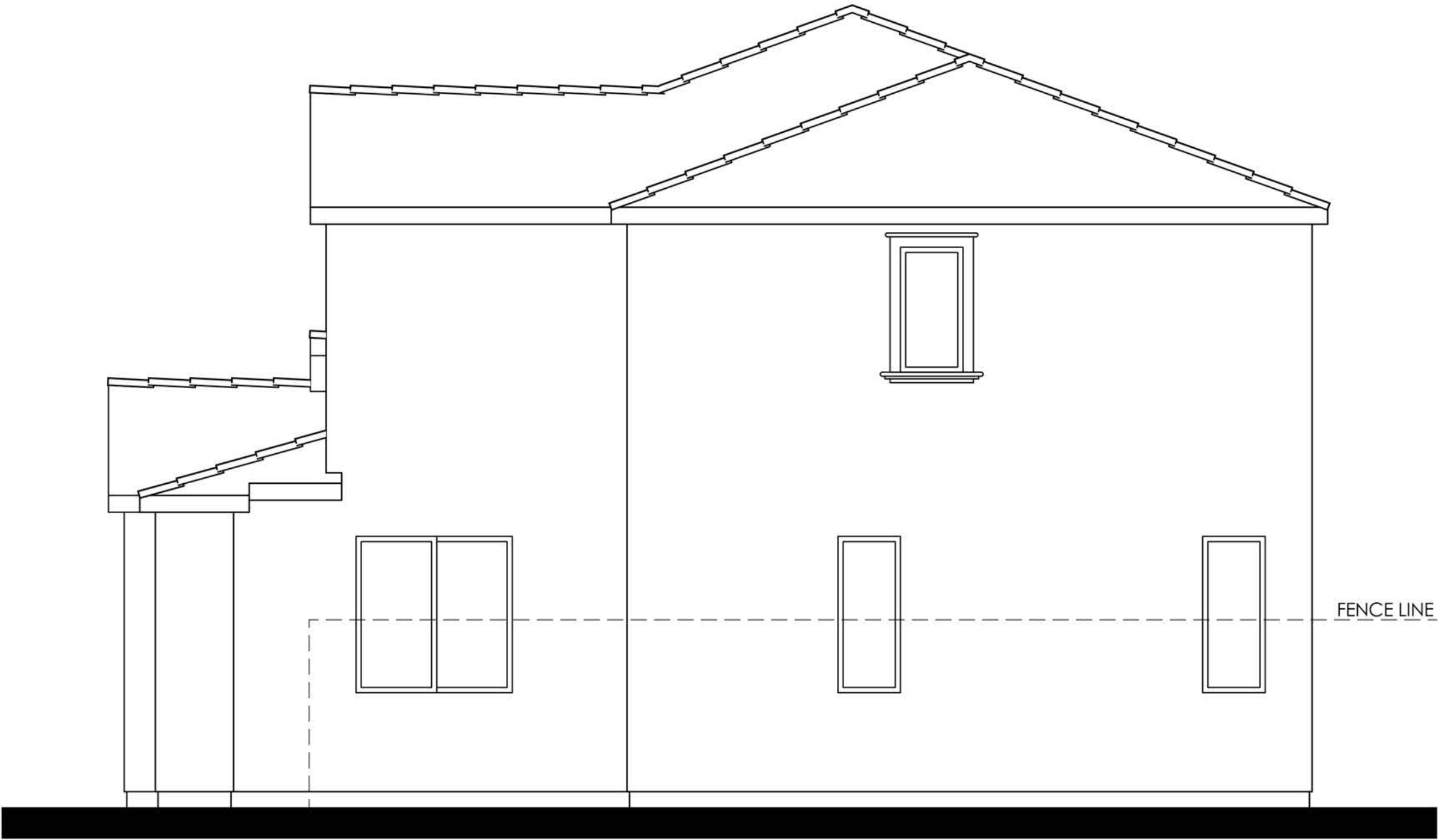
© 2024 Kevin L. Crook Architect, Inc.

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

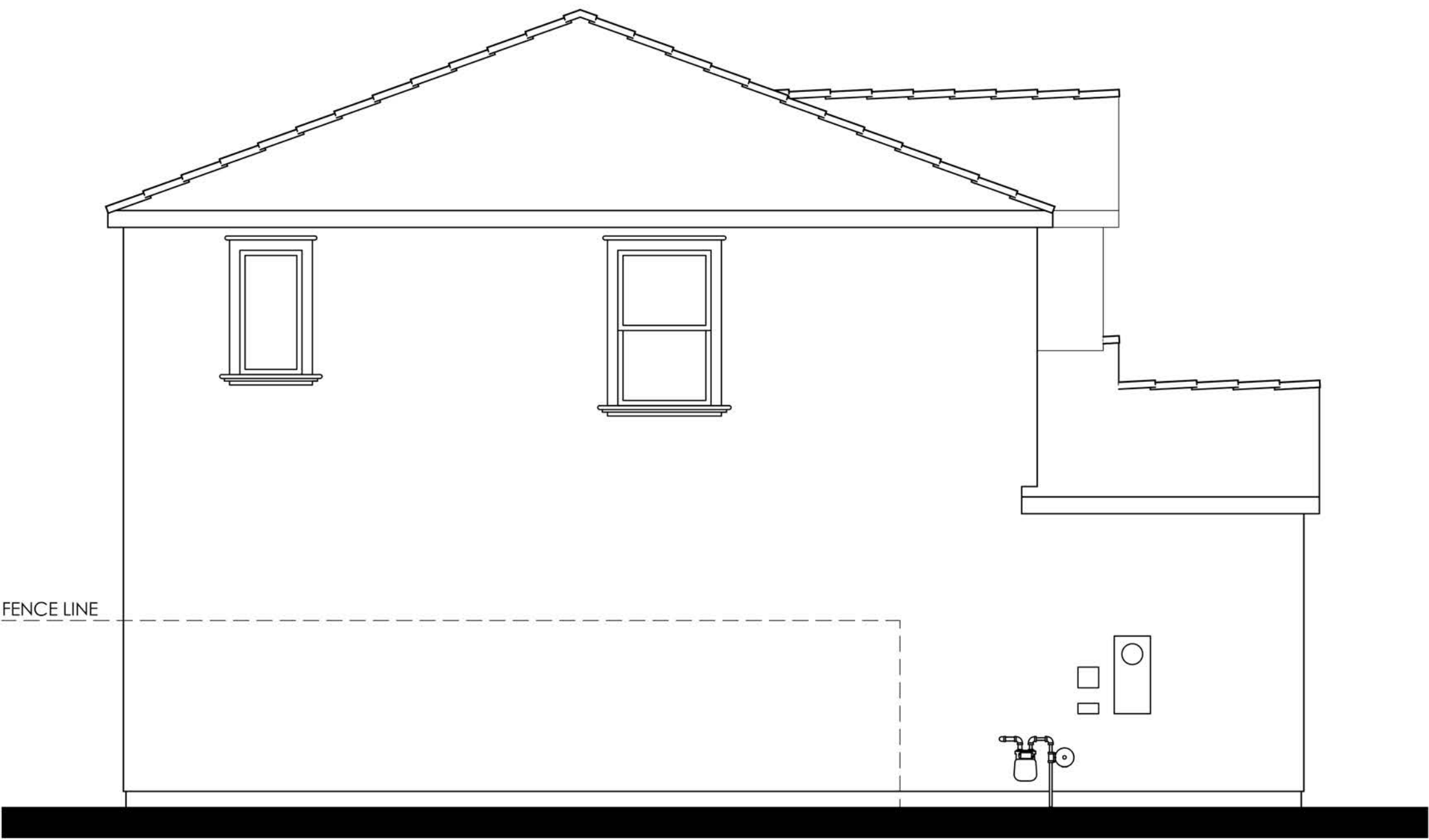
FRONT



REAR



RIGHT



LEFT

- 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 |

COLOR SCHEME 3
PLAN 1A (1765)
SPANISH ELEVATIONS



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
PLANNING + 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: | SIMULATED CLAY TILE |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |



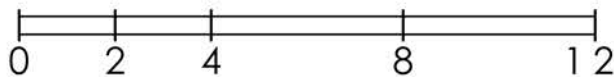
REAR

COLOR SCHEME 3

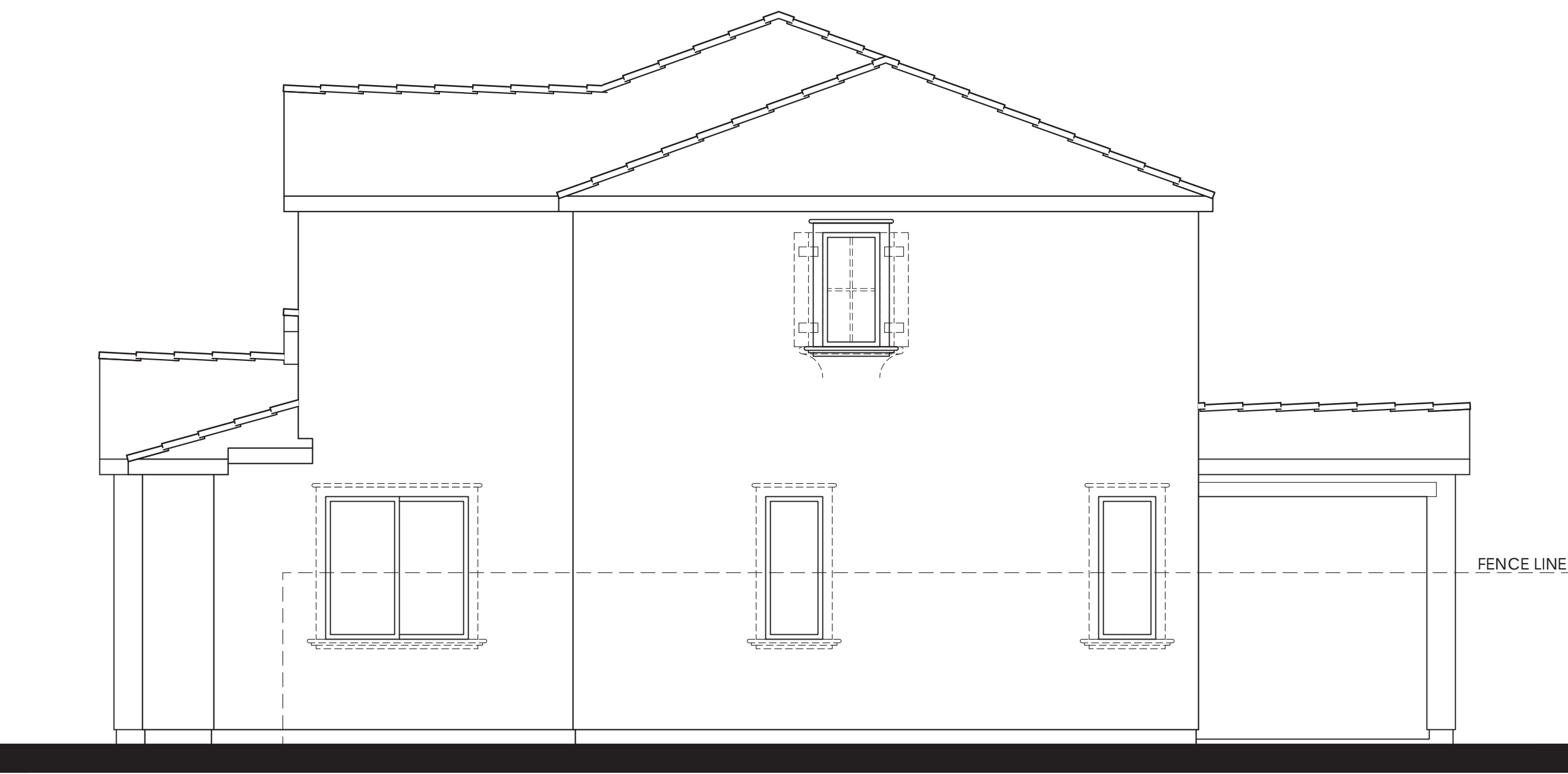
PLAN 1A (1765)

SPANISH ENHANCED ELEVATIONS

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

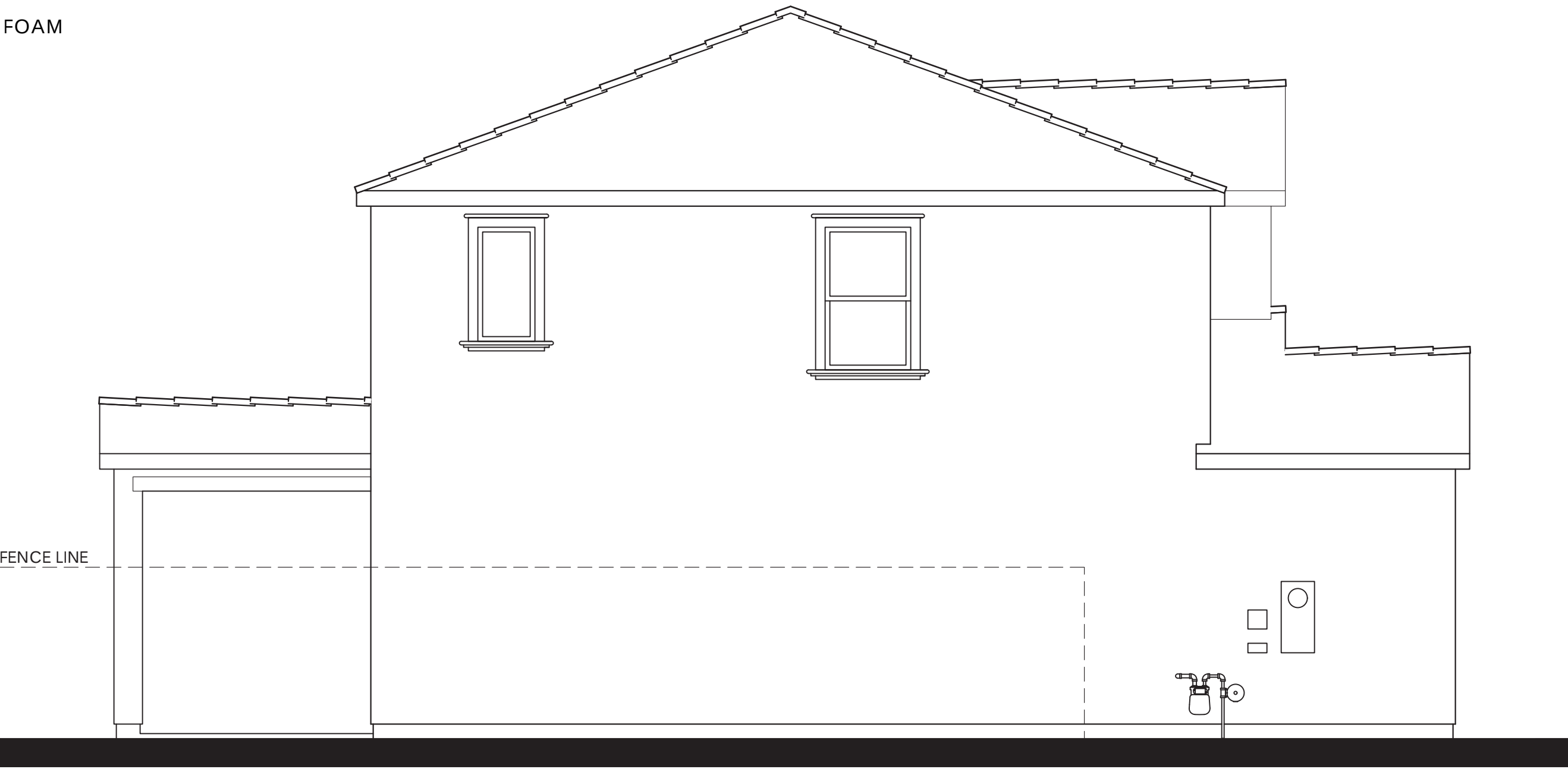


PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Items shown dashed shall occur at lots requiring enhancements.

RIGHT



LEFT

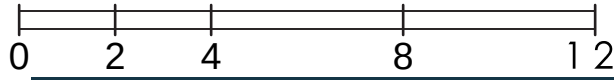
- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | SIMULATED CLAY TILE |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |



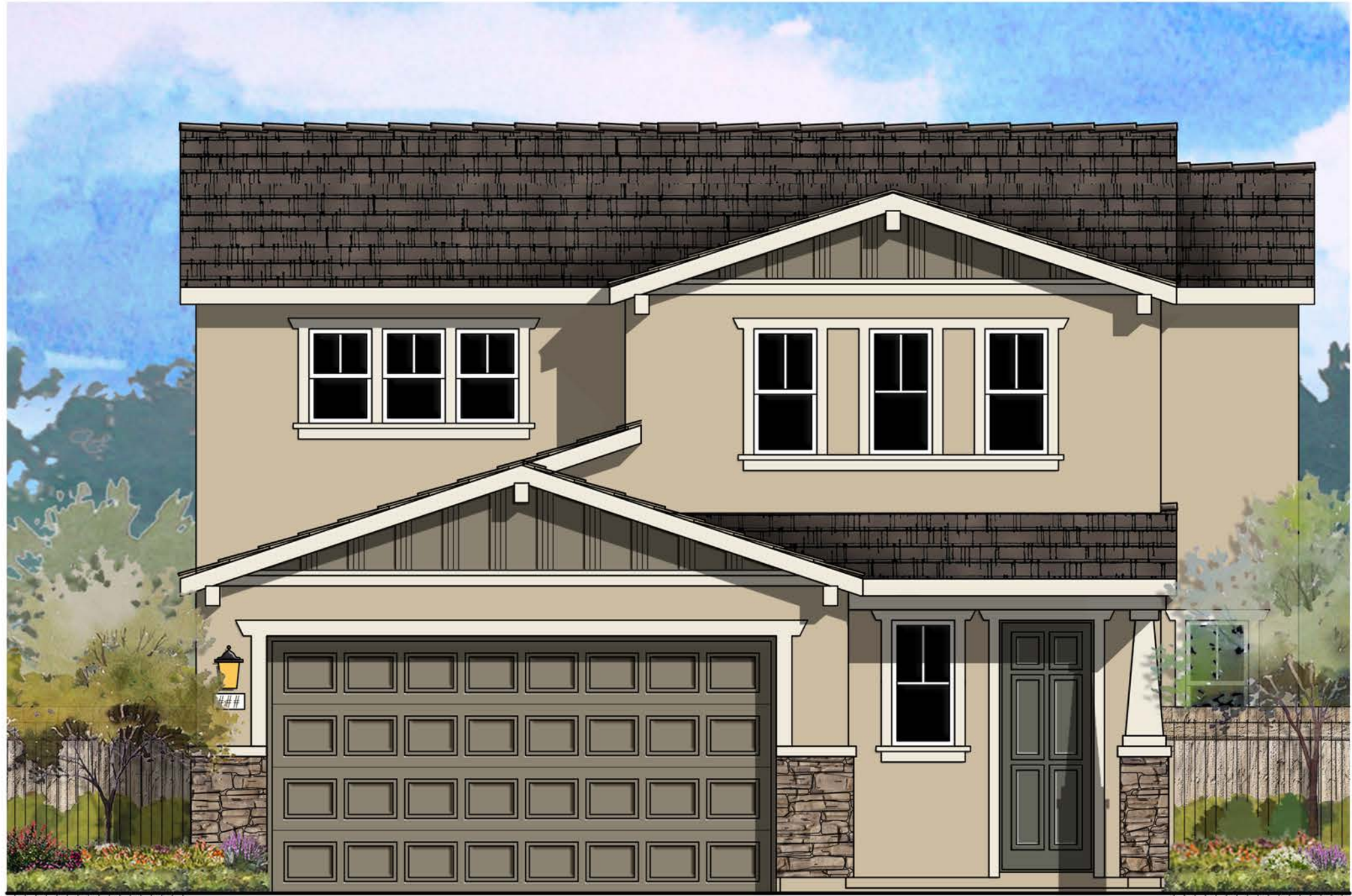
Items shown dashed shall occur at lots requiring enhancements.

REAR

PLAN 1A OPT. PATIO (1765)
SPANISH ELEVATIONS

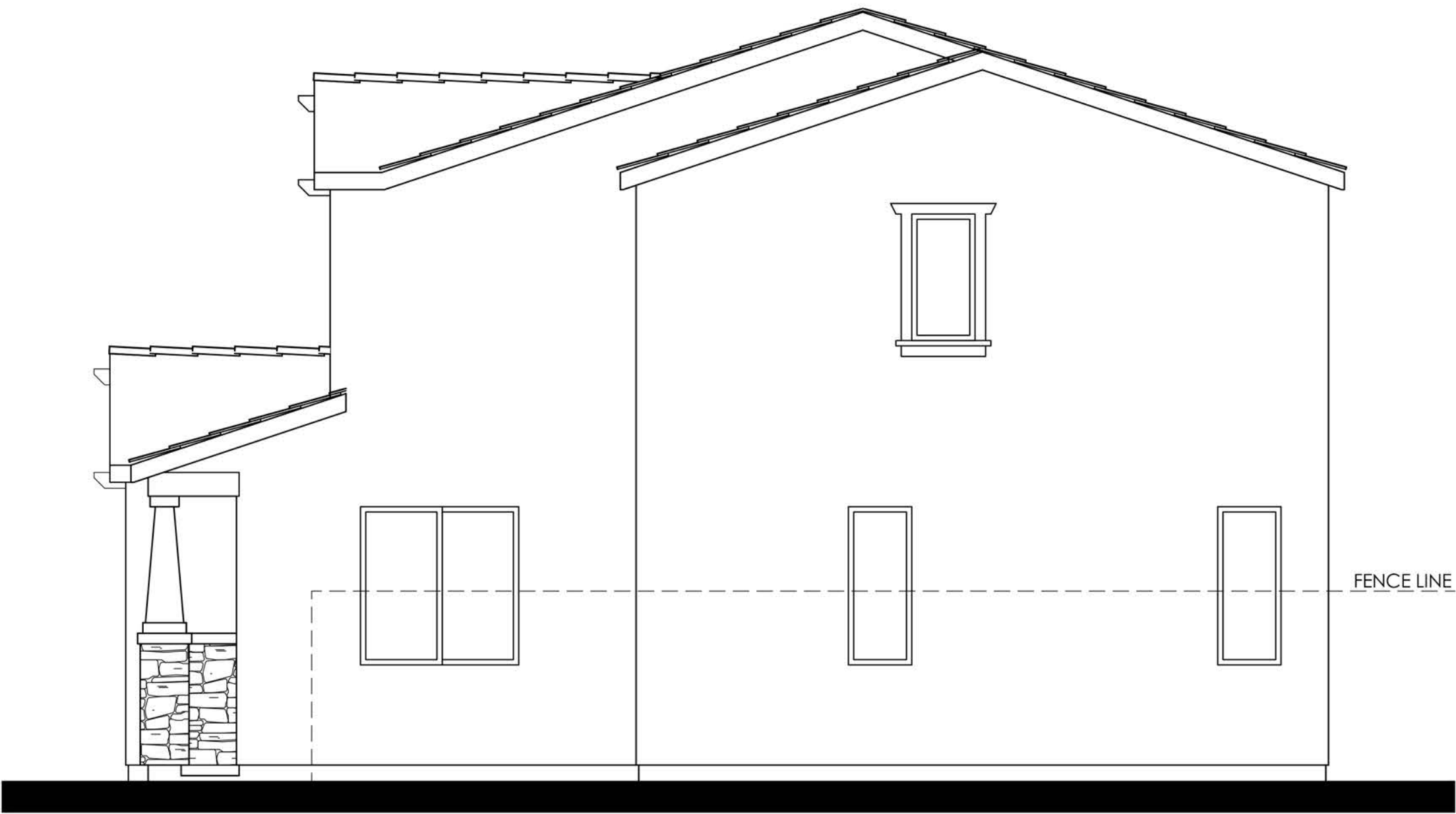


PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



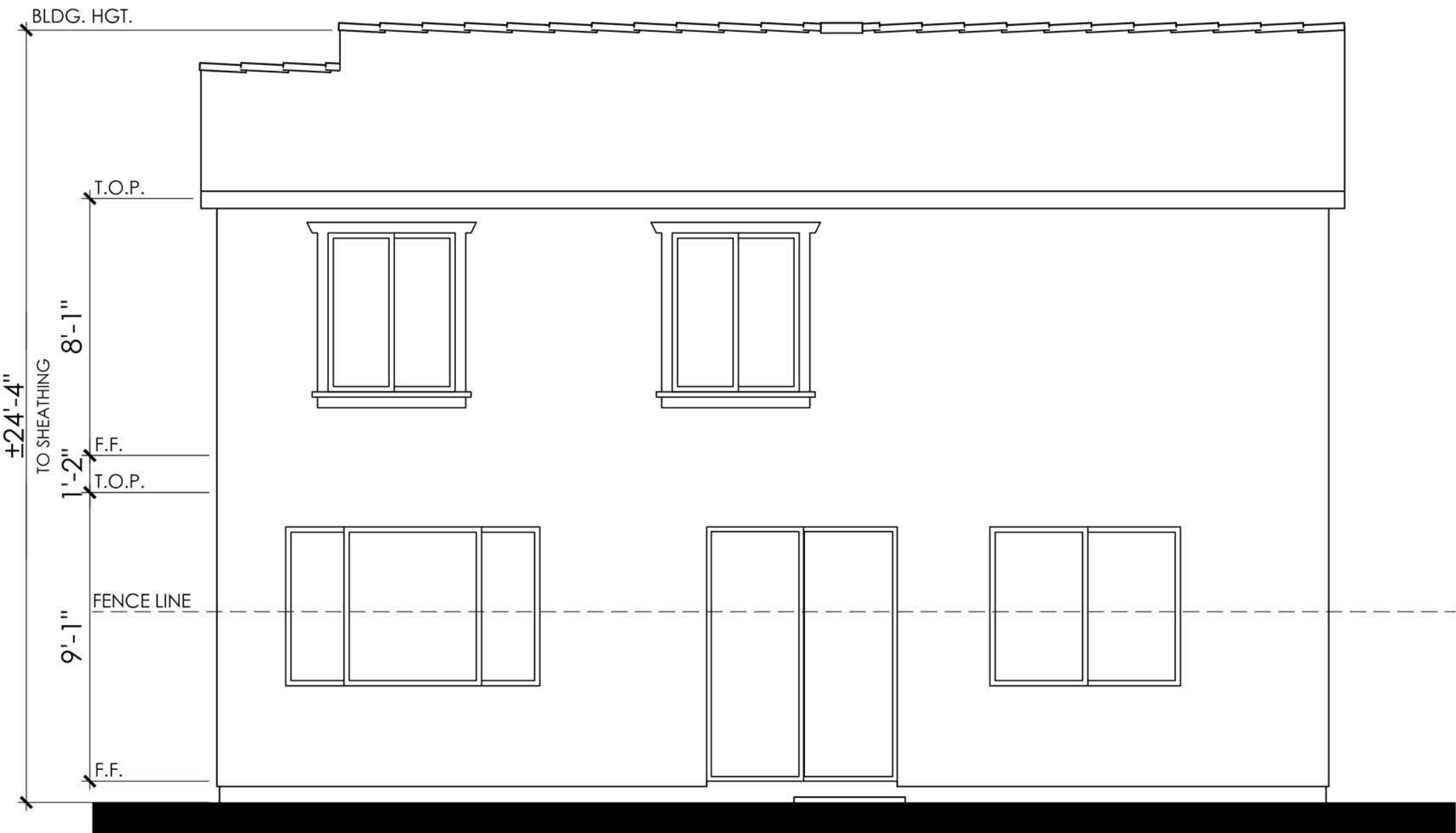
© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT

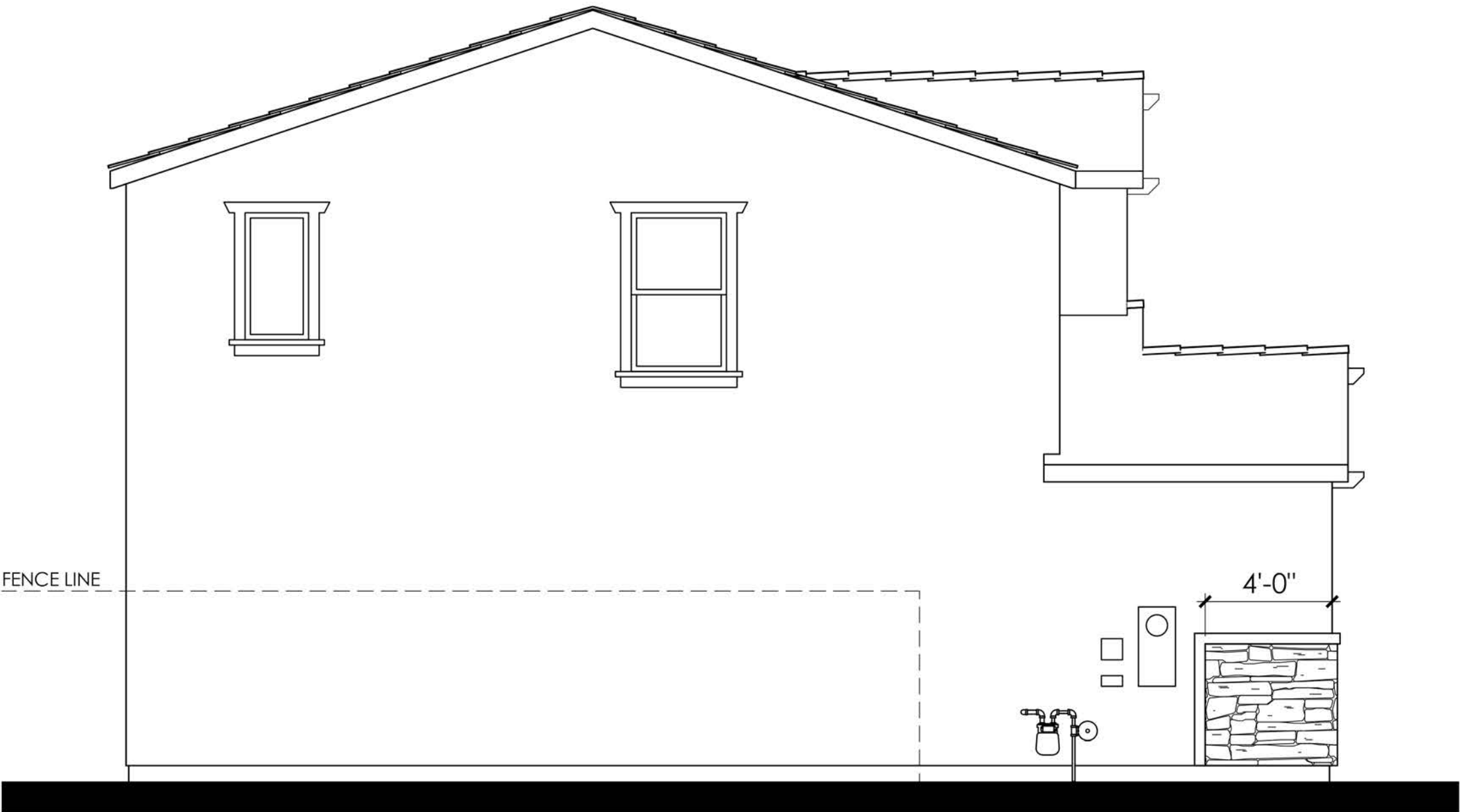


RIGHT

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

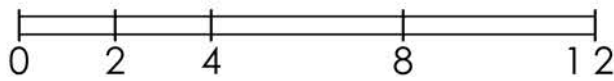


REAR



LEFT

COLOR SCHEME 6
PLAN 1B (1765)
CRAFTSMAN ELEVATIONS



LENNAR®

CYAN AT THE PRESERVE
Rancho Cordova, Ca

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

10/16/2024
A-13

Kevin L. Crook
Architect
Inc
PLANNING + 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 & BATTEN SIDING |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |
| WAINSCOT: | STONE VENEER |



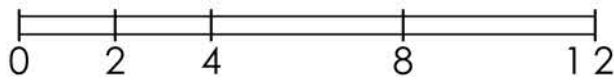
REAR

COLOR SCHEME 6

PLAN 1B (1765)

CRAFTSMAN ENHANCED ELEVATIONS

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



LENNAR®

CYAN AT THE PRESERVE
Rancho Cordova, Ca

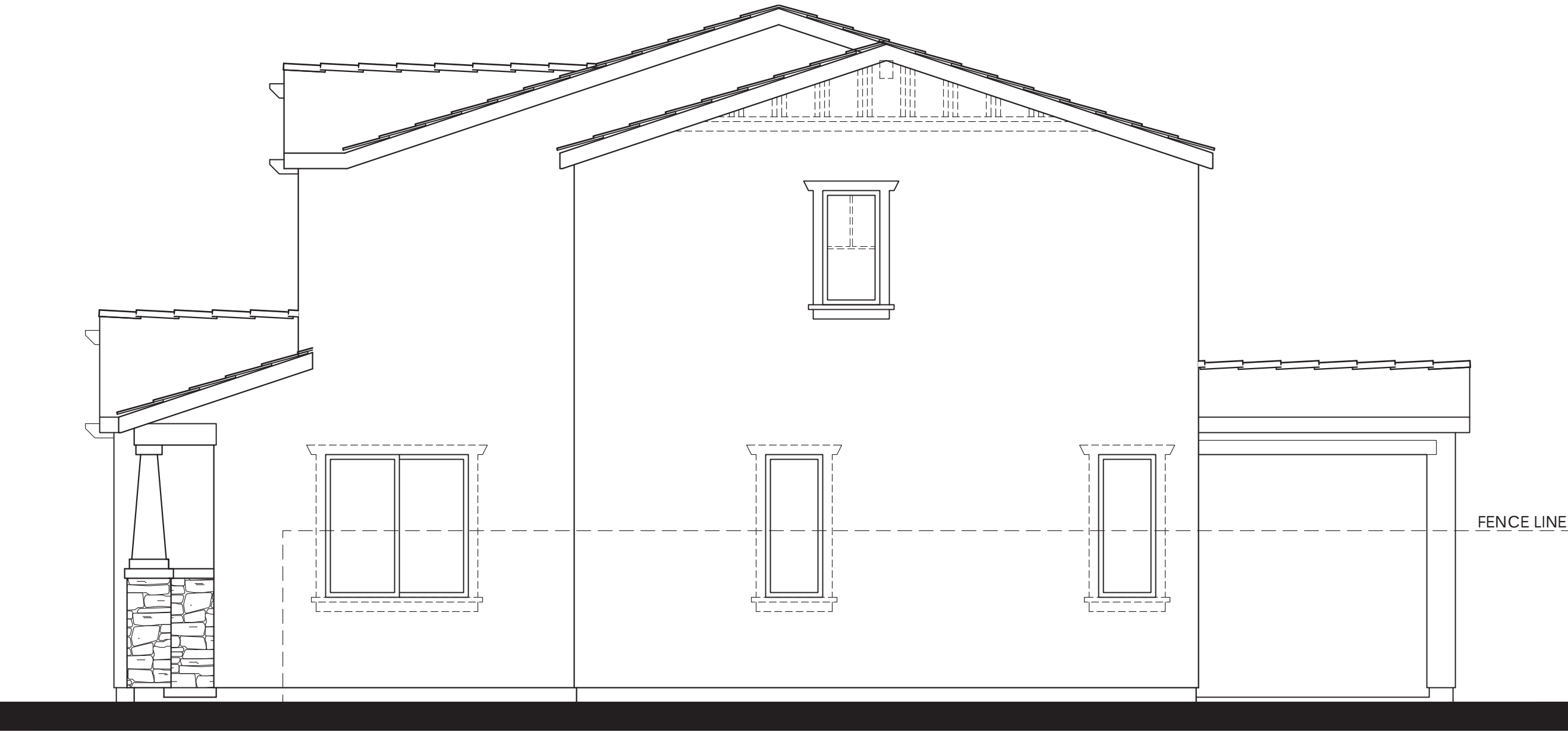
Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-14

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

#23016

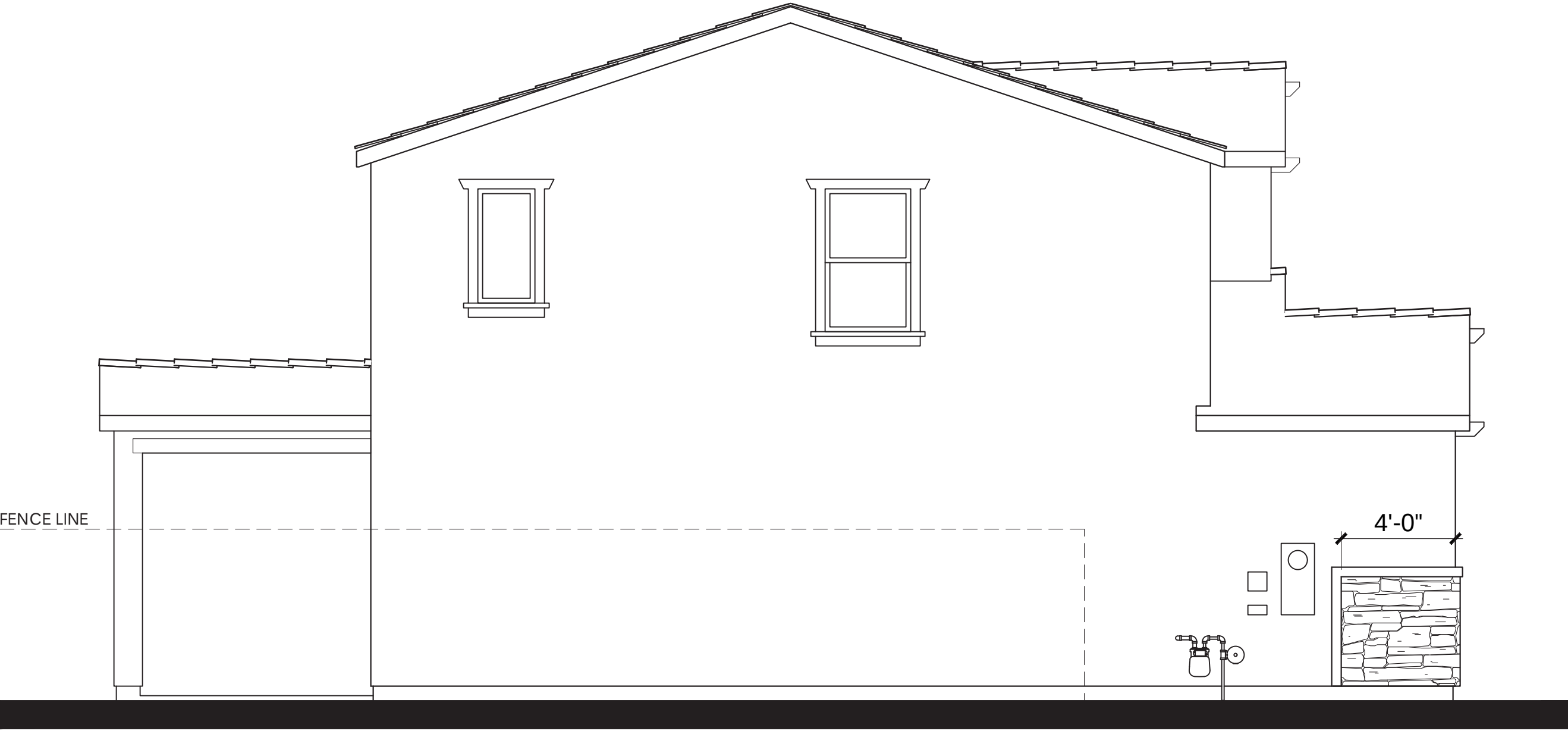
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Items shown dashed shall occur at lots requiring enhancements.

- 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 |

RIGHT



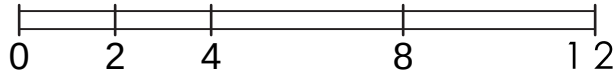
LEFT



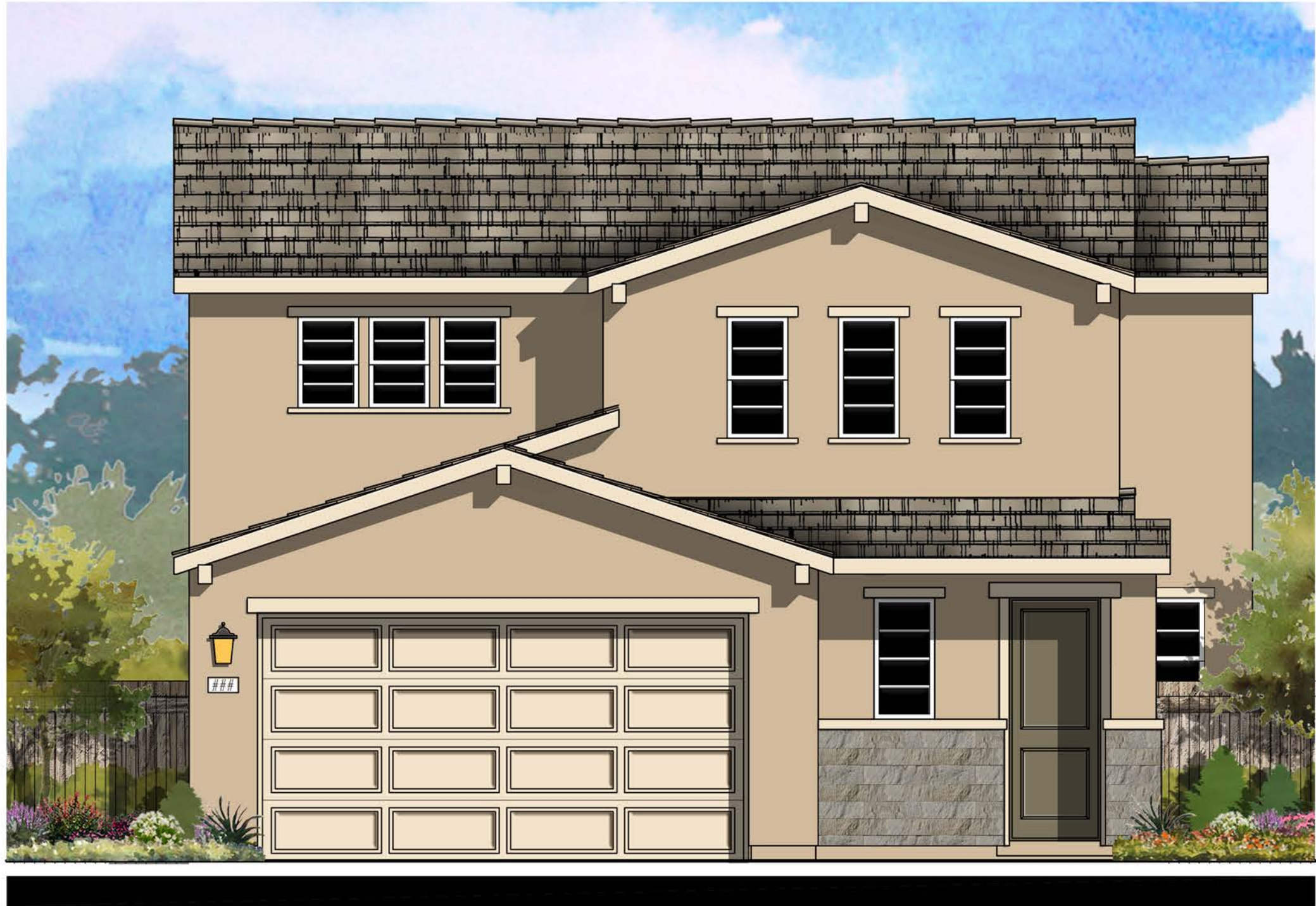
REAR

PLAN 1B OPT. PATIO (1765)
CRAFTSMAN ELEVATIONS

CYAN AT THE PRESERVE
Rancho Cordova, Ca

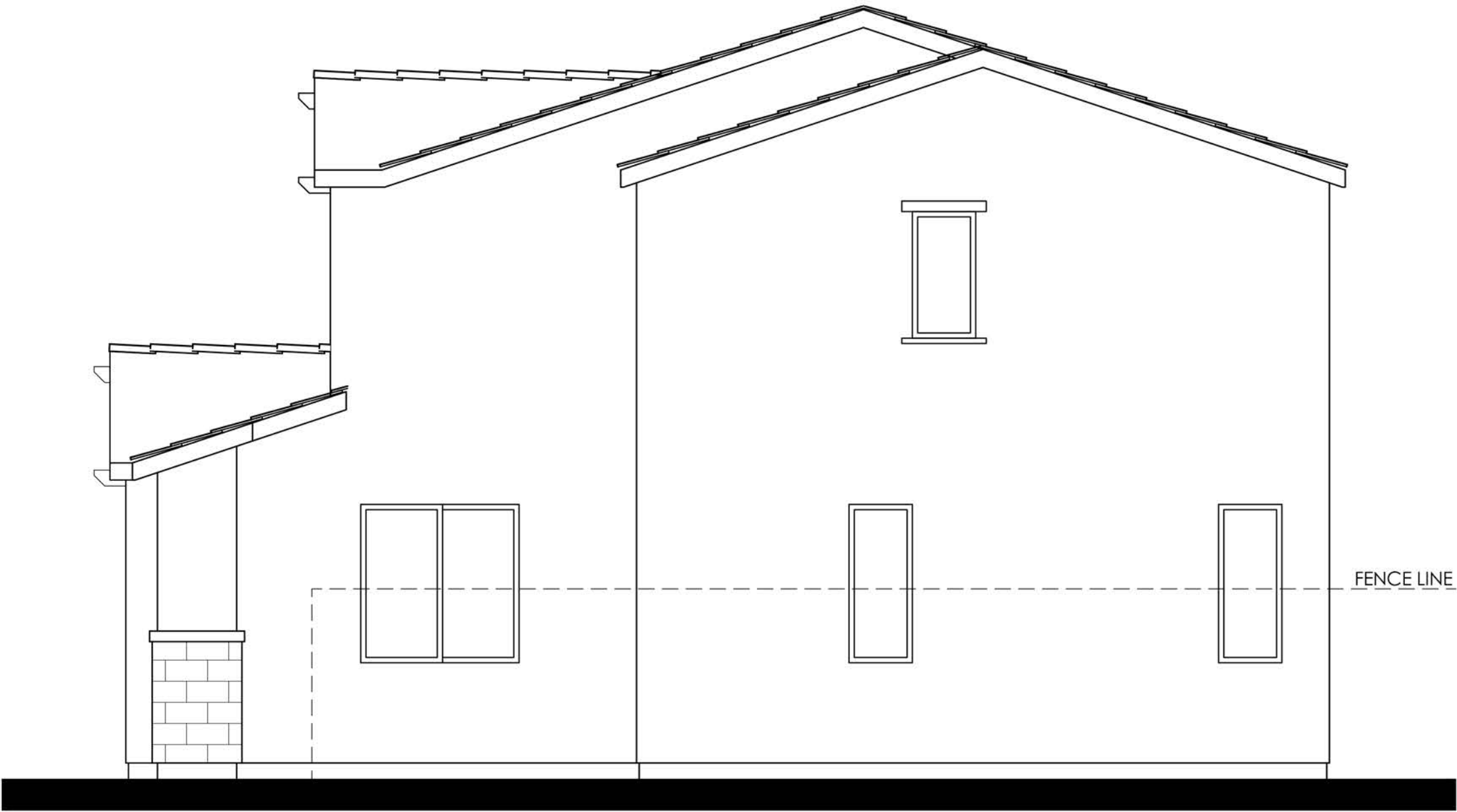


PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



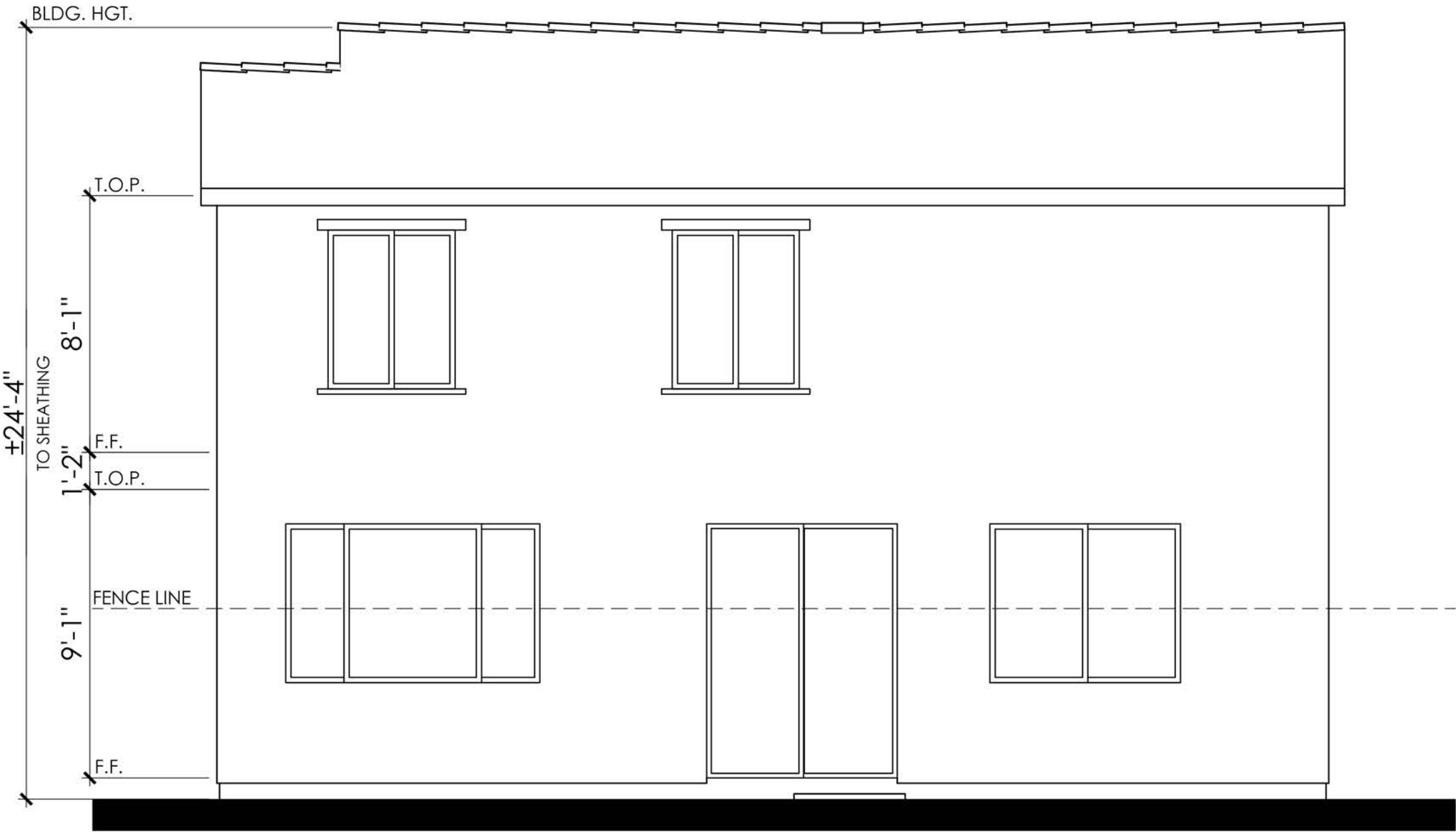
© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT

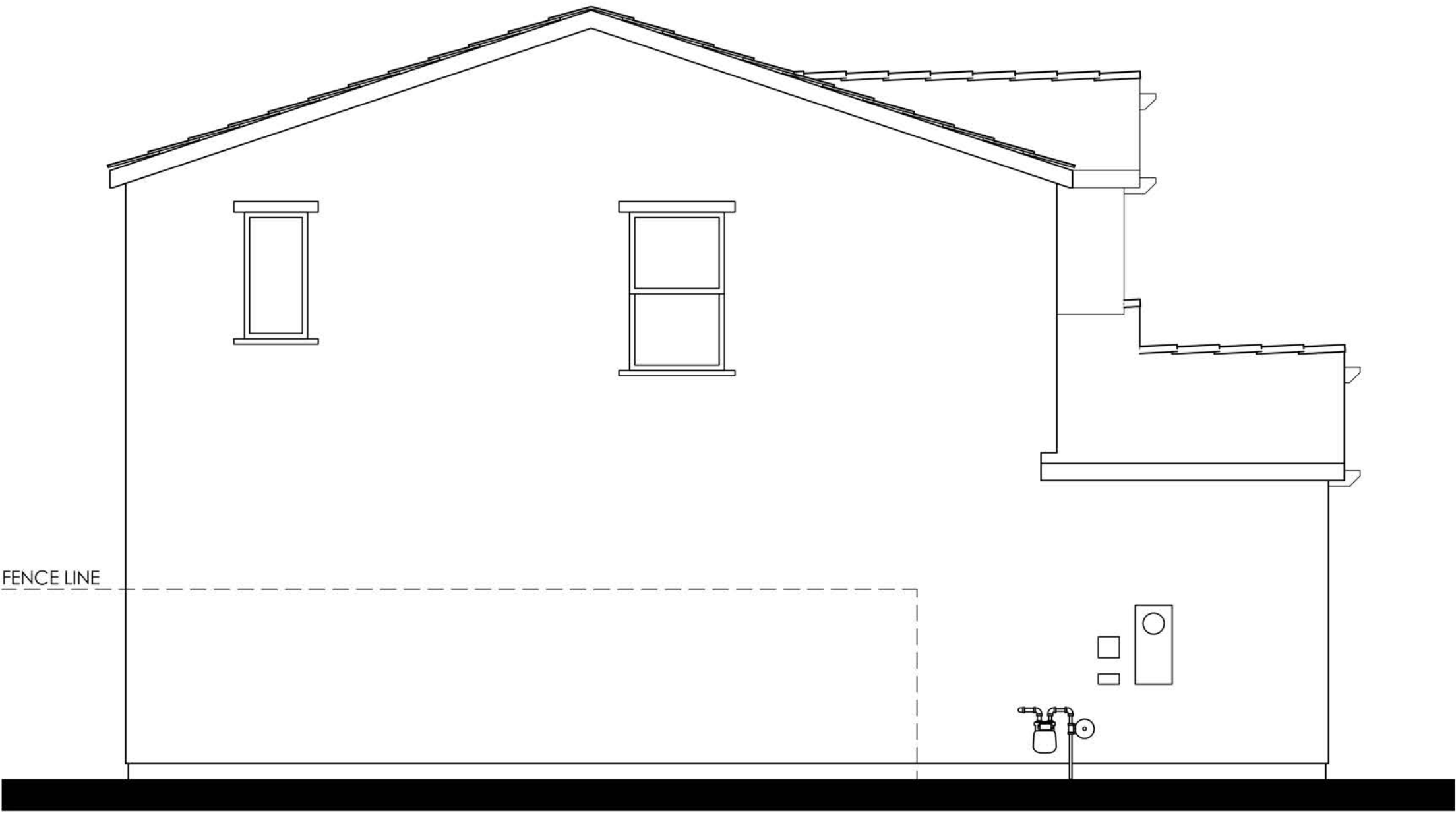


RIGHT

- 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 1C (1765)

CONTEMPORARY ELEVATIONS

CYAN AT THE PRESERVE
Rancho Cordova, Ca

LENNAR®

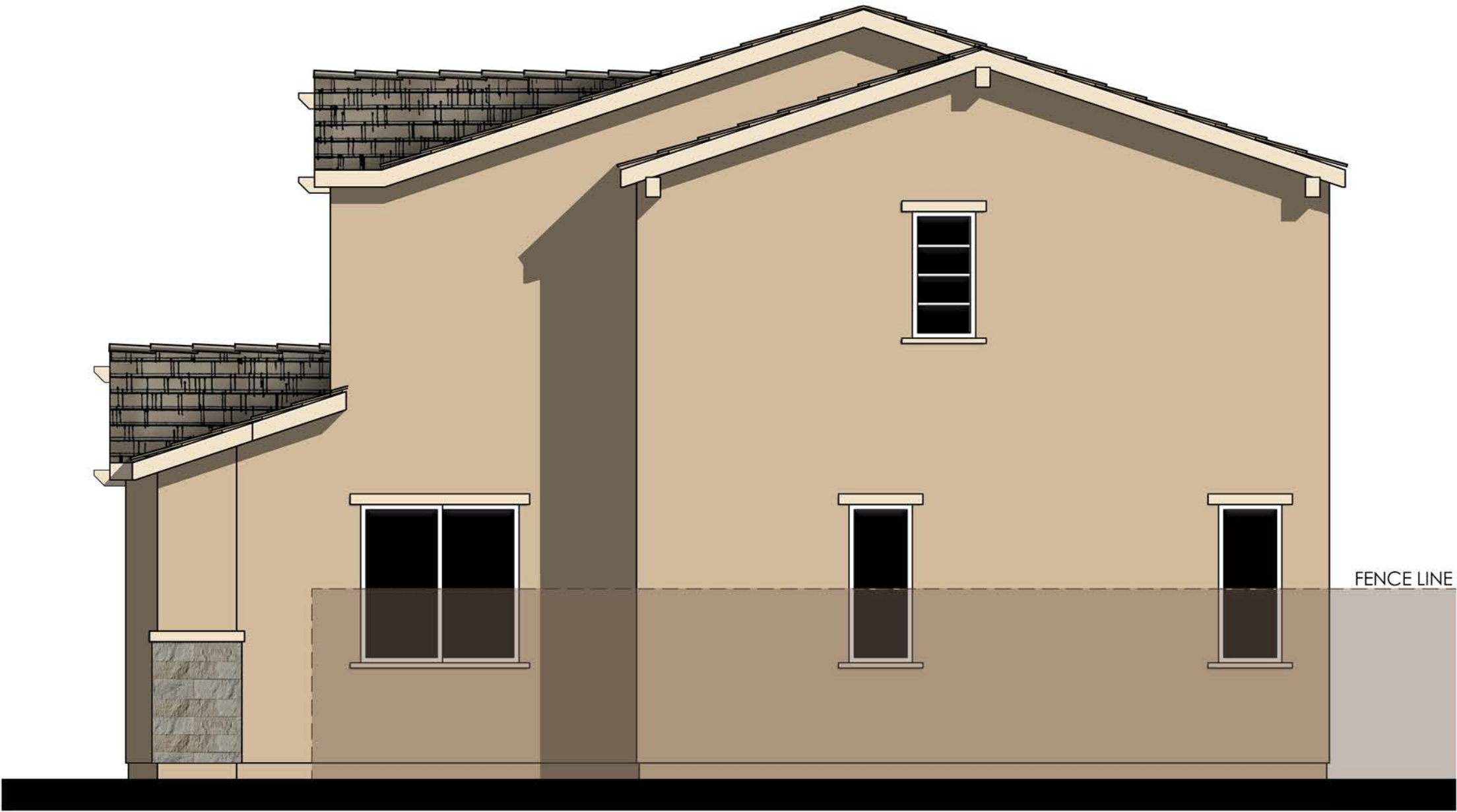
Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-16

Kevin L. Crook
Architect
Inc
PLANNING + 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 |
| 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.



LENNAR

CYAN AT THE PRESERVE
Rancho Cordova, Ca

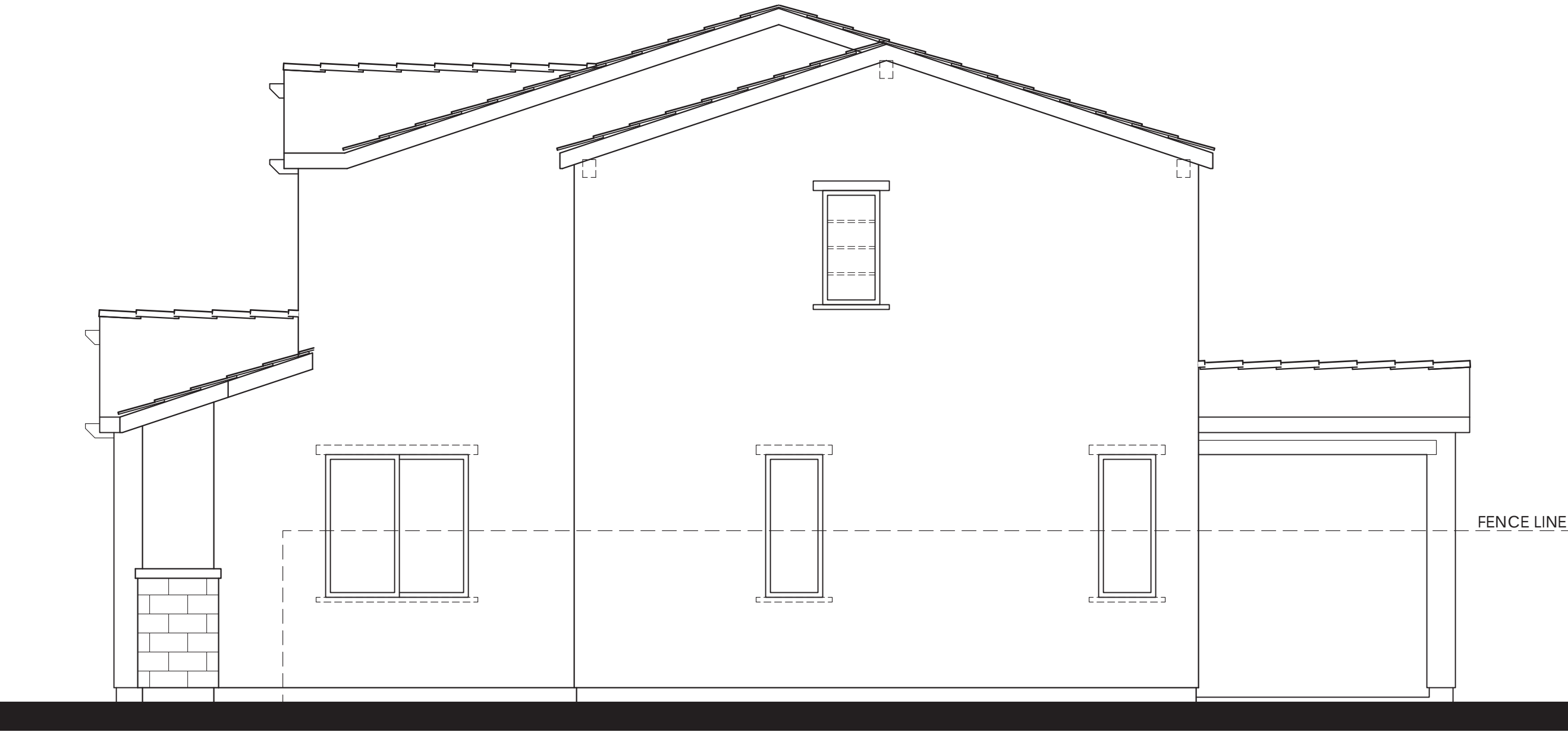
Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-17

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

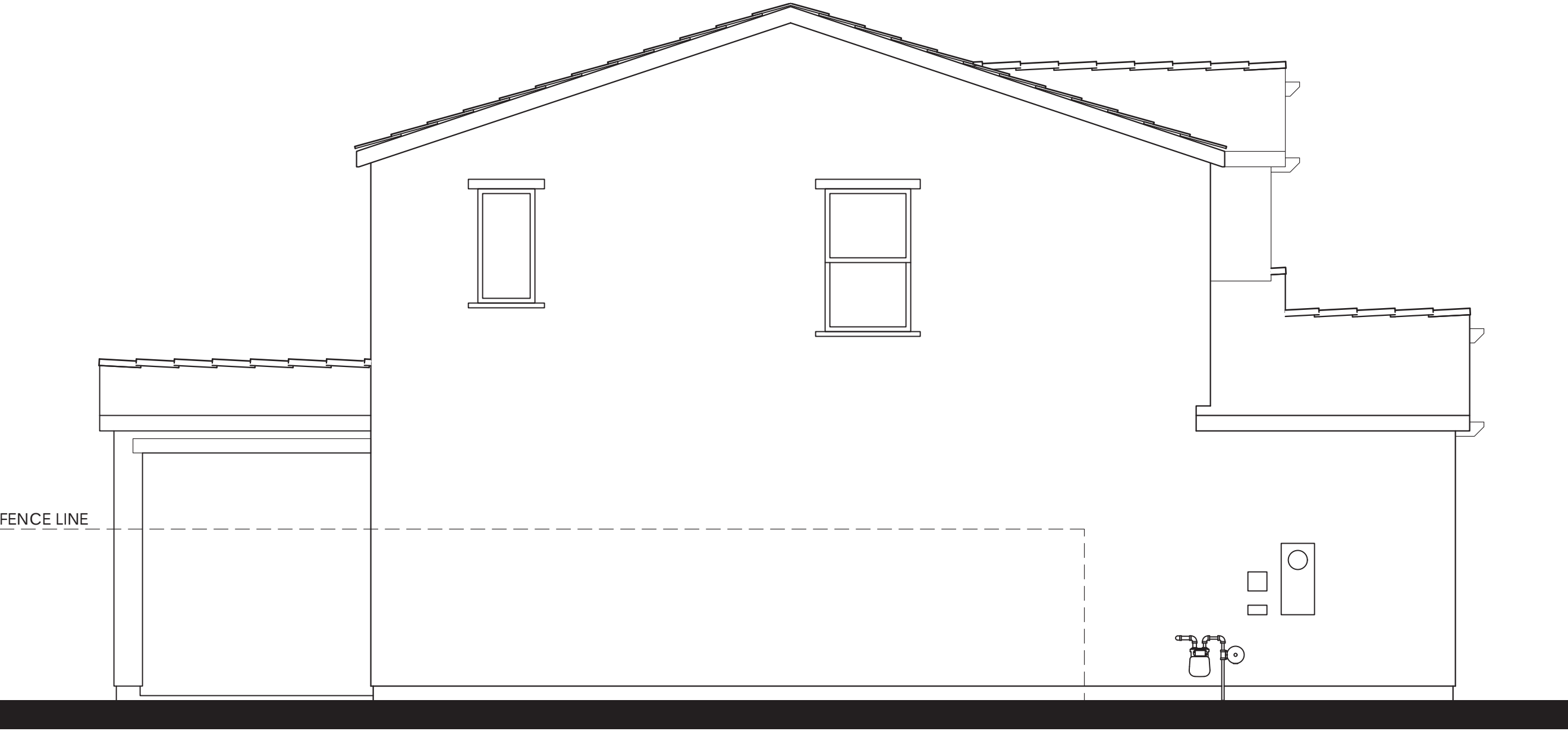
#23016

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Items shown dashed shall occur at lots requiring enhancements.

RIGHT



LEFT

- 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 |

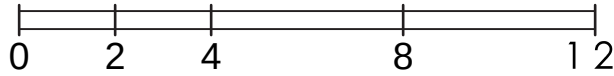


Items shown dashed shall occur at lots requiring enhancements.

REAR

PLAN 1C OPT. PATIO (1765)
CONTEMPORARY ELEVATIONS

CYAN AT THE PRESERVE
Rancho Cordova, Ca



LENNAR®

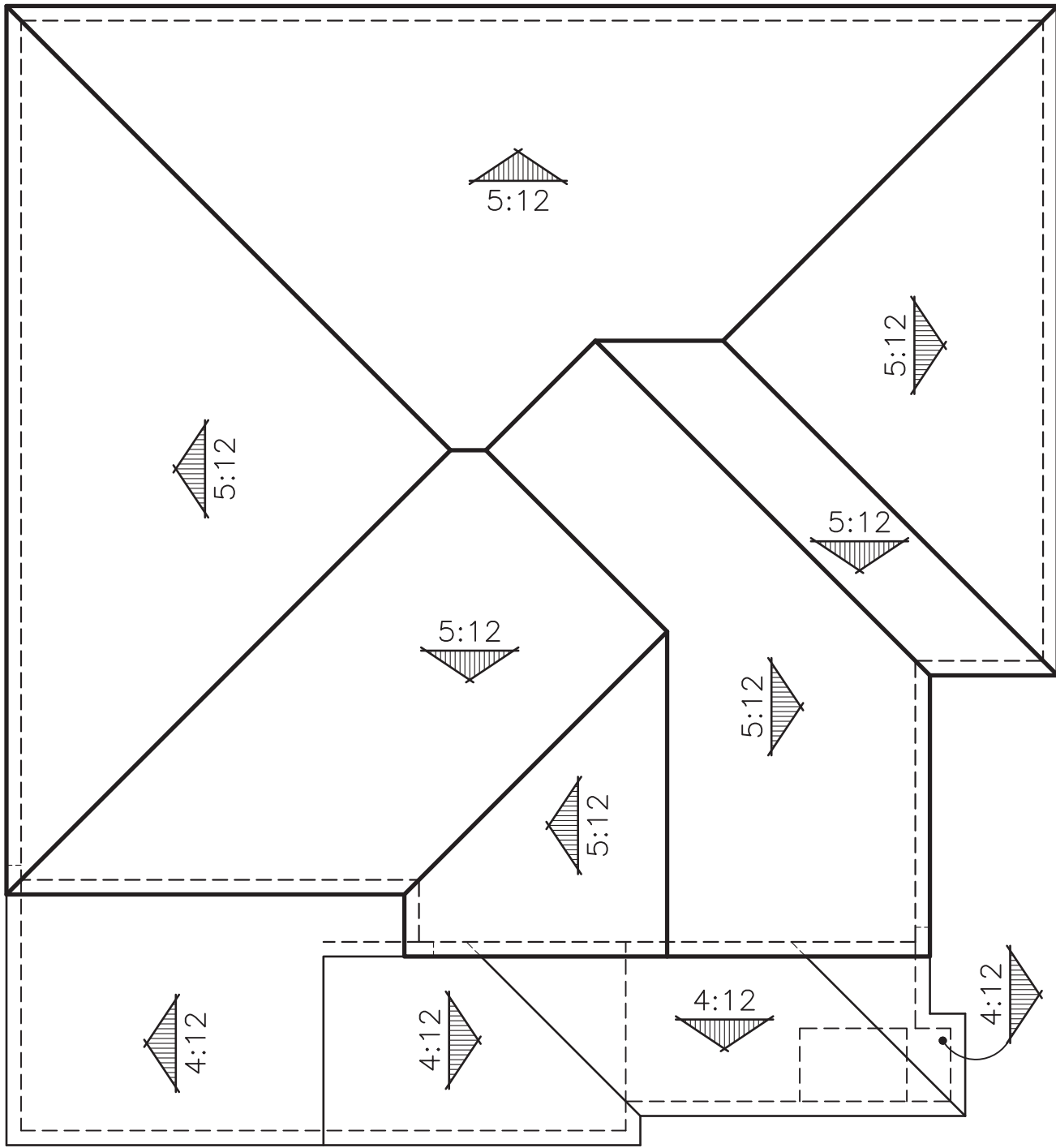
Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-18

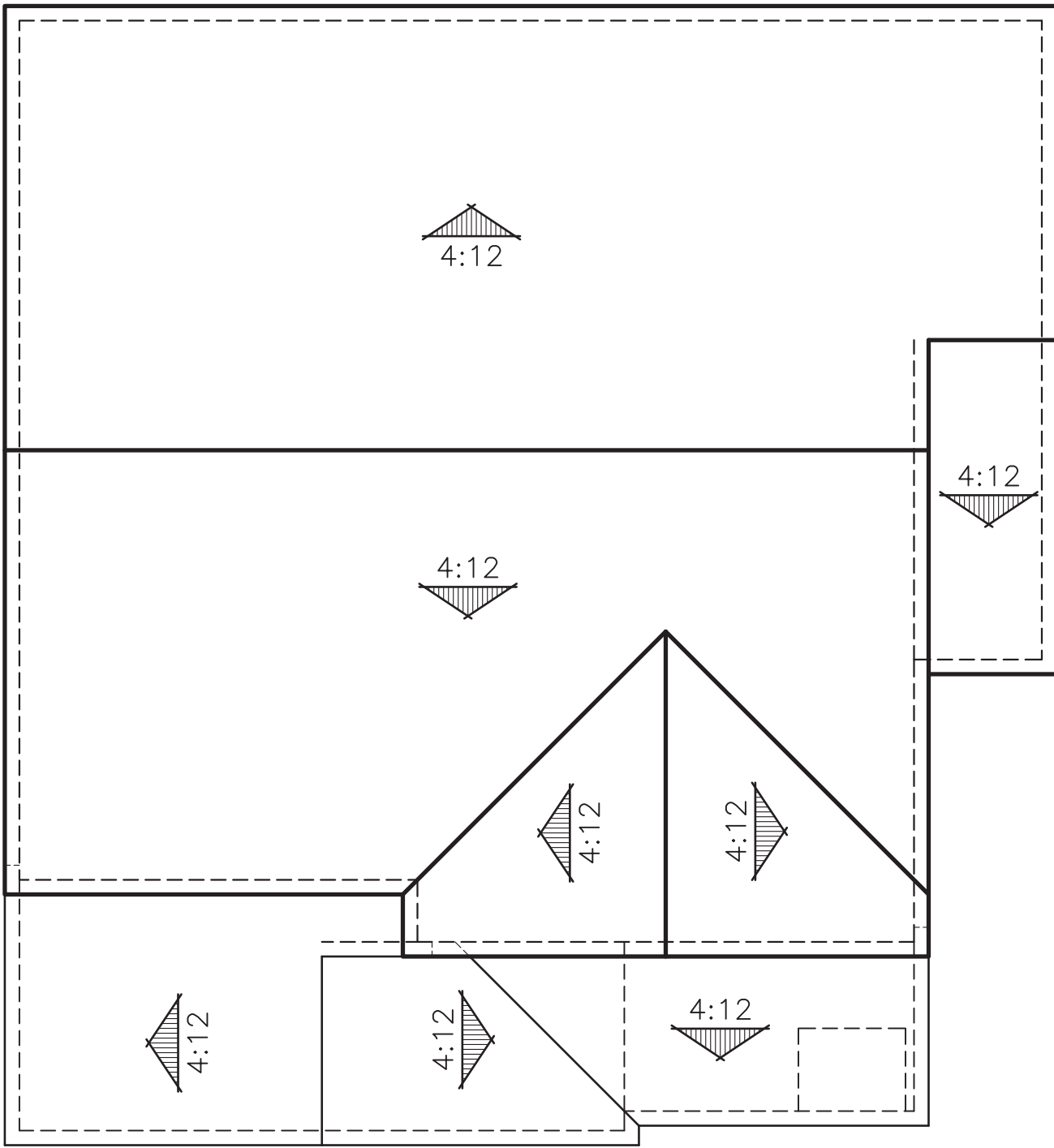
Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

#23016

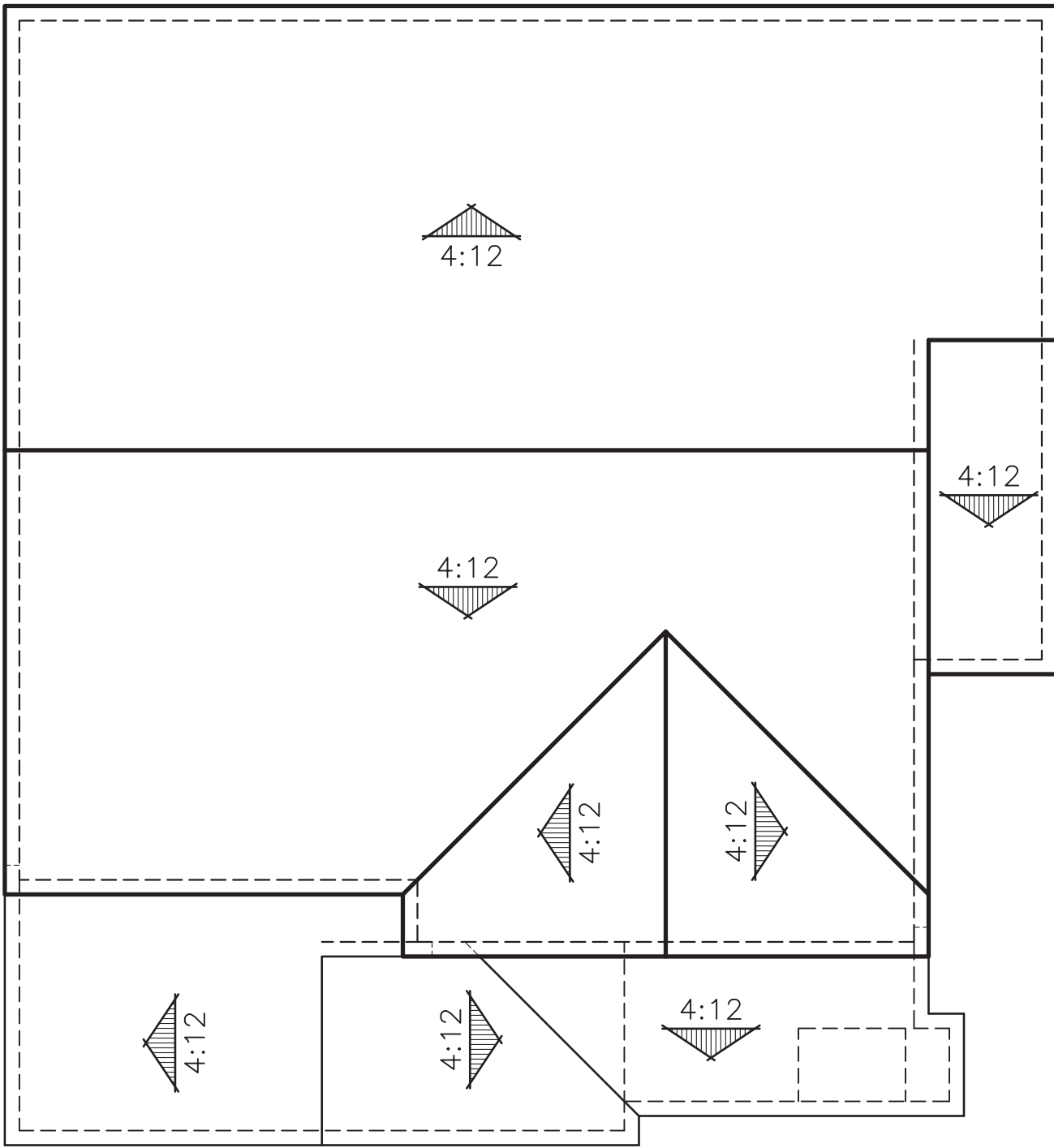
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



"A" SPANISH

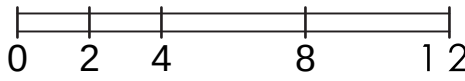


"B" CRAFTSMAN

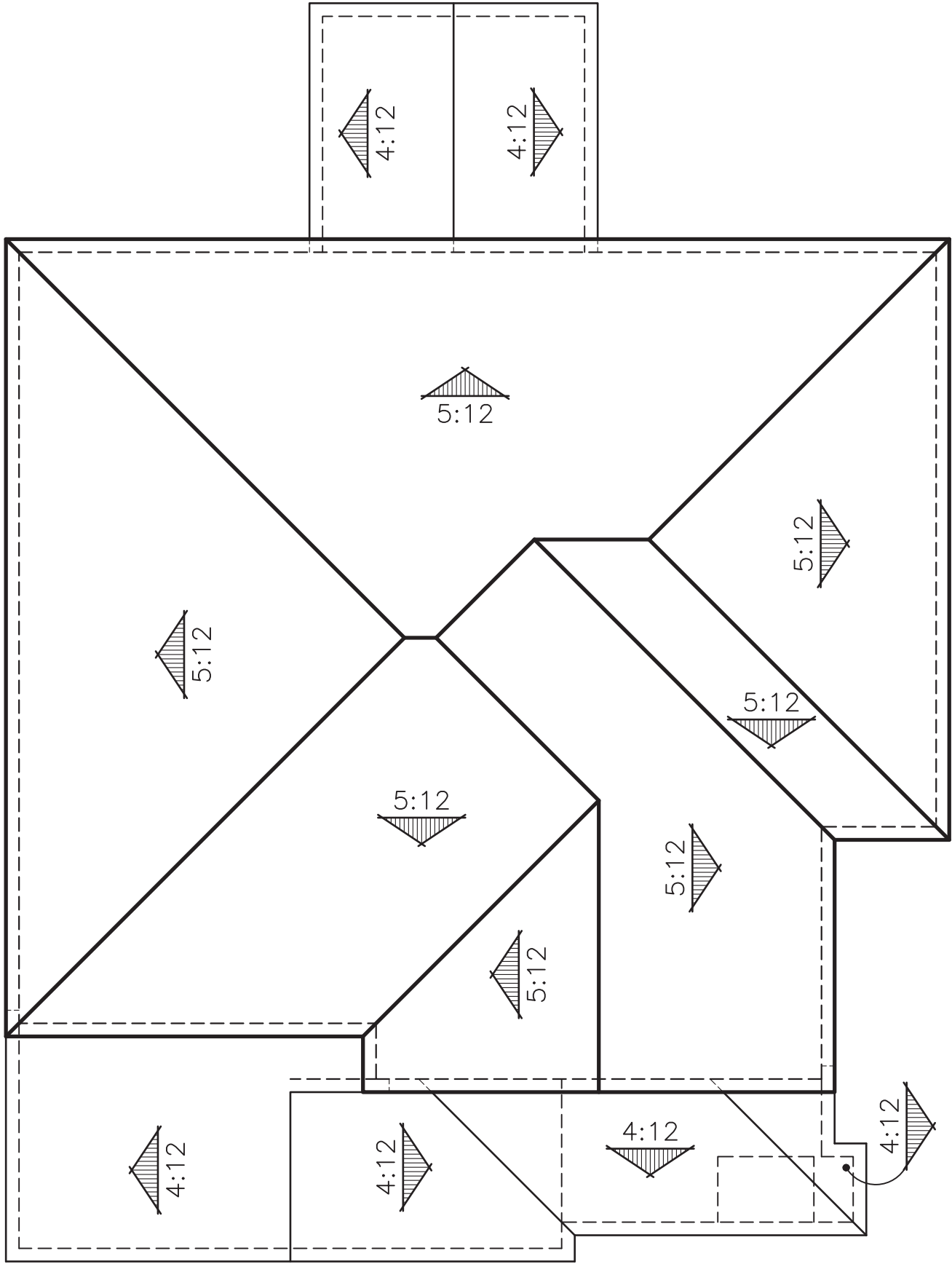


"C" CONTEMPORARY

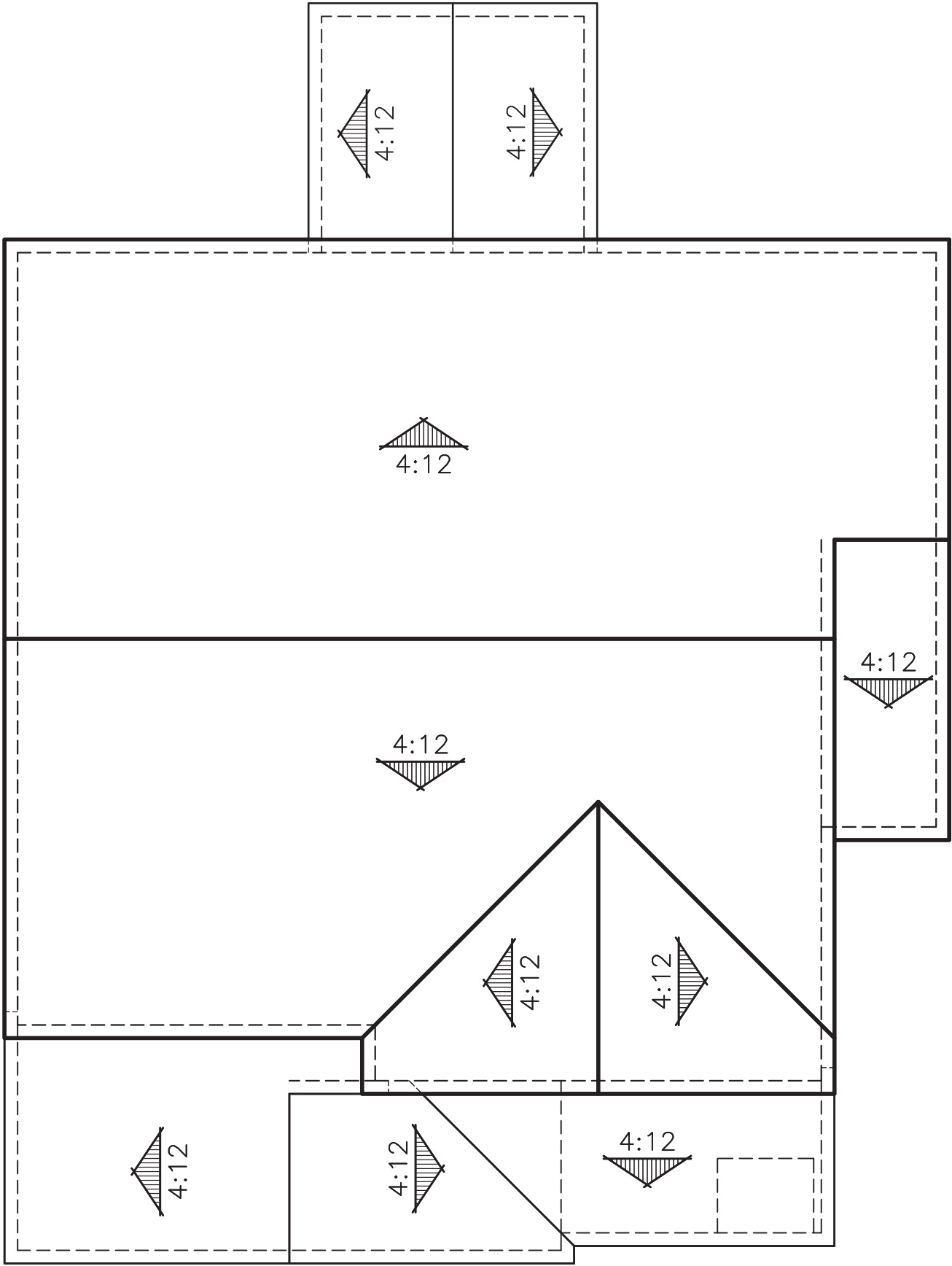
ROOF PLANS
PLAN 1 (1765)



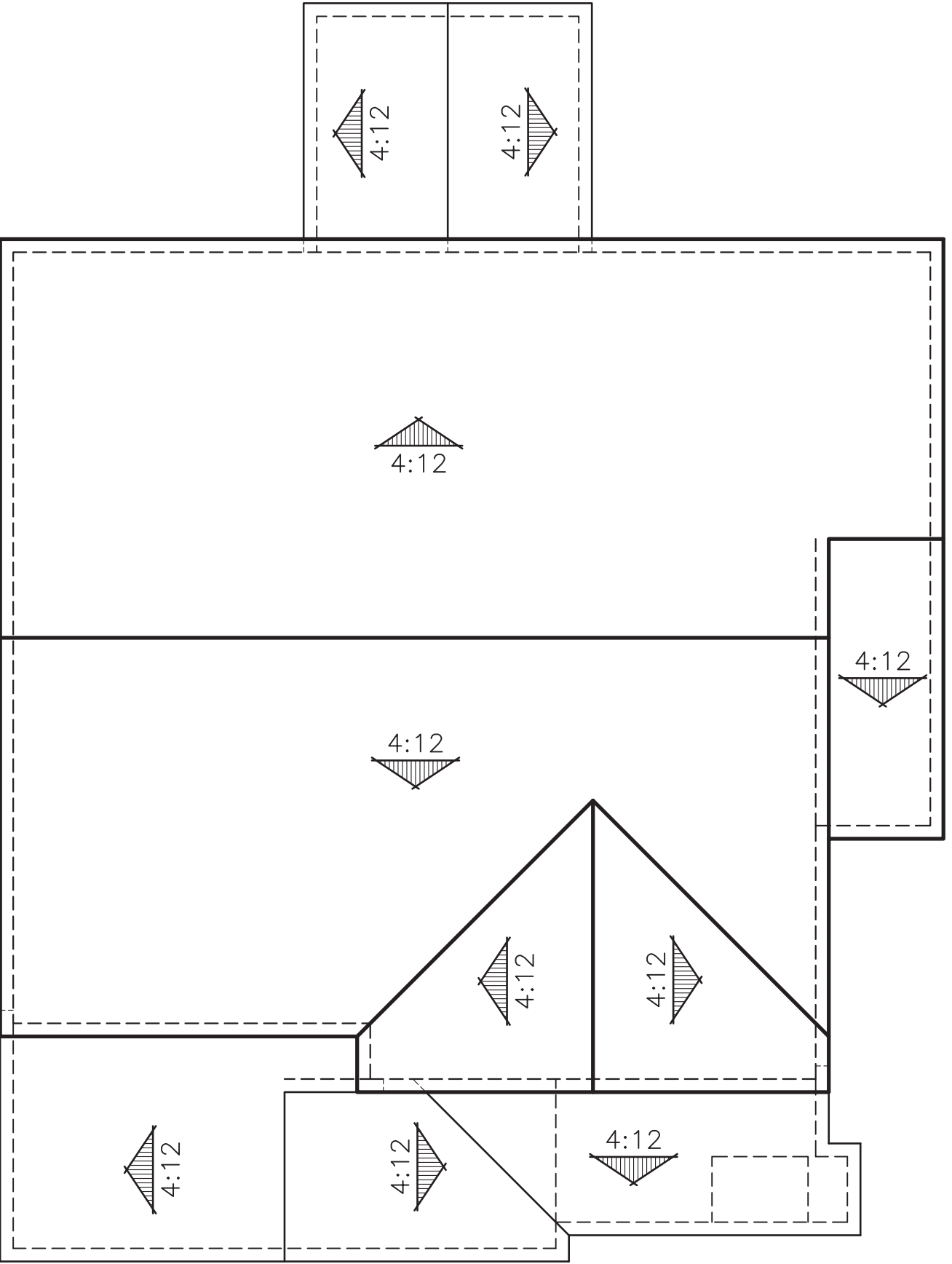
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



"A" SPANISH

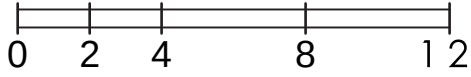


"B" CRAFTSMAN



"C" CONTEMPORARY

ROOF PLANS
PLAN 1 OPT. PATIO (1765)



PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

EXTERIOR LIGHTS



YORKTOWN



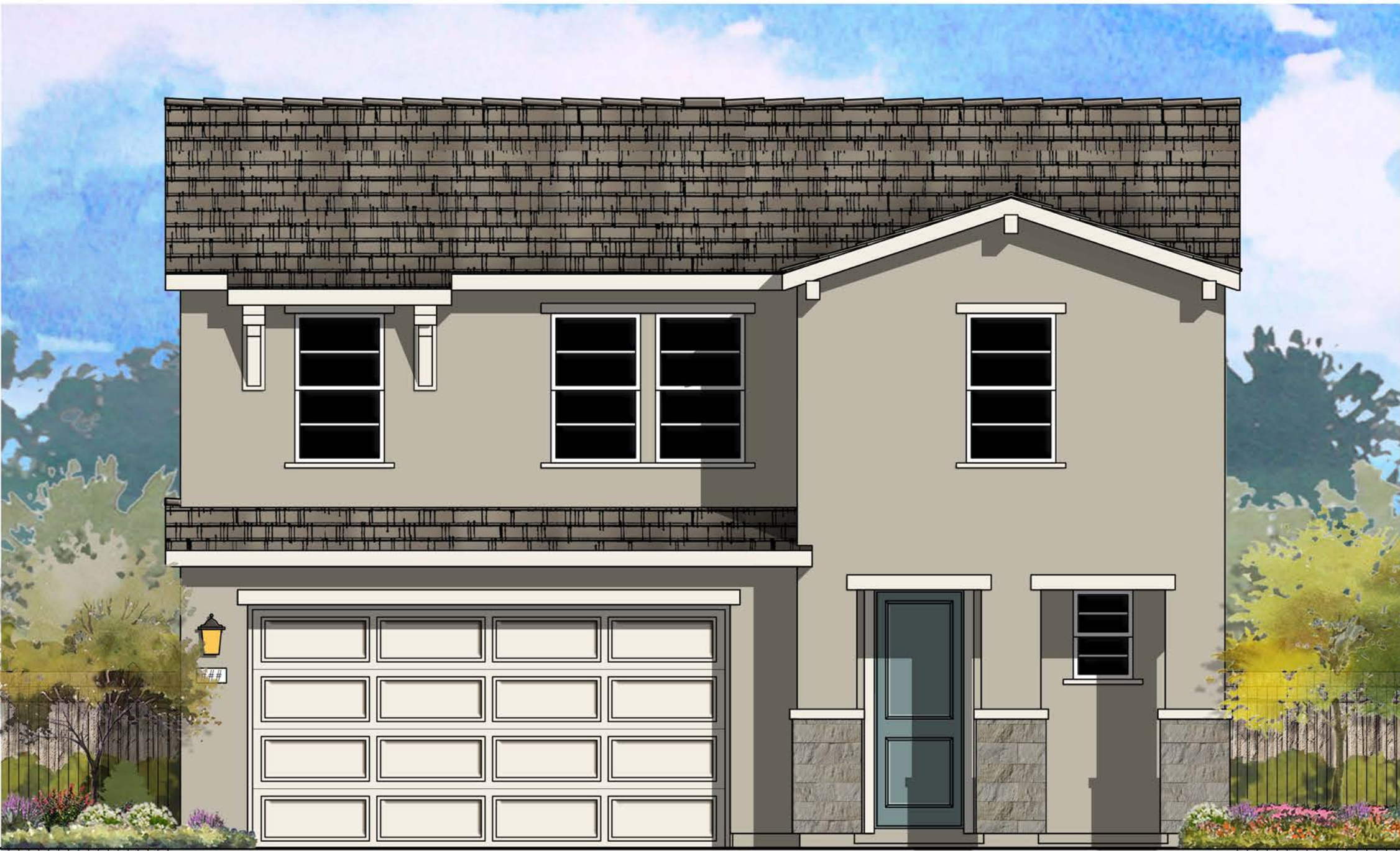
© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"A" SPANISH



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"B" CRAFTSMAN

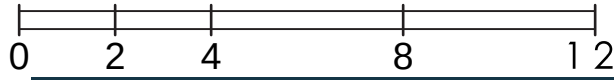


© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

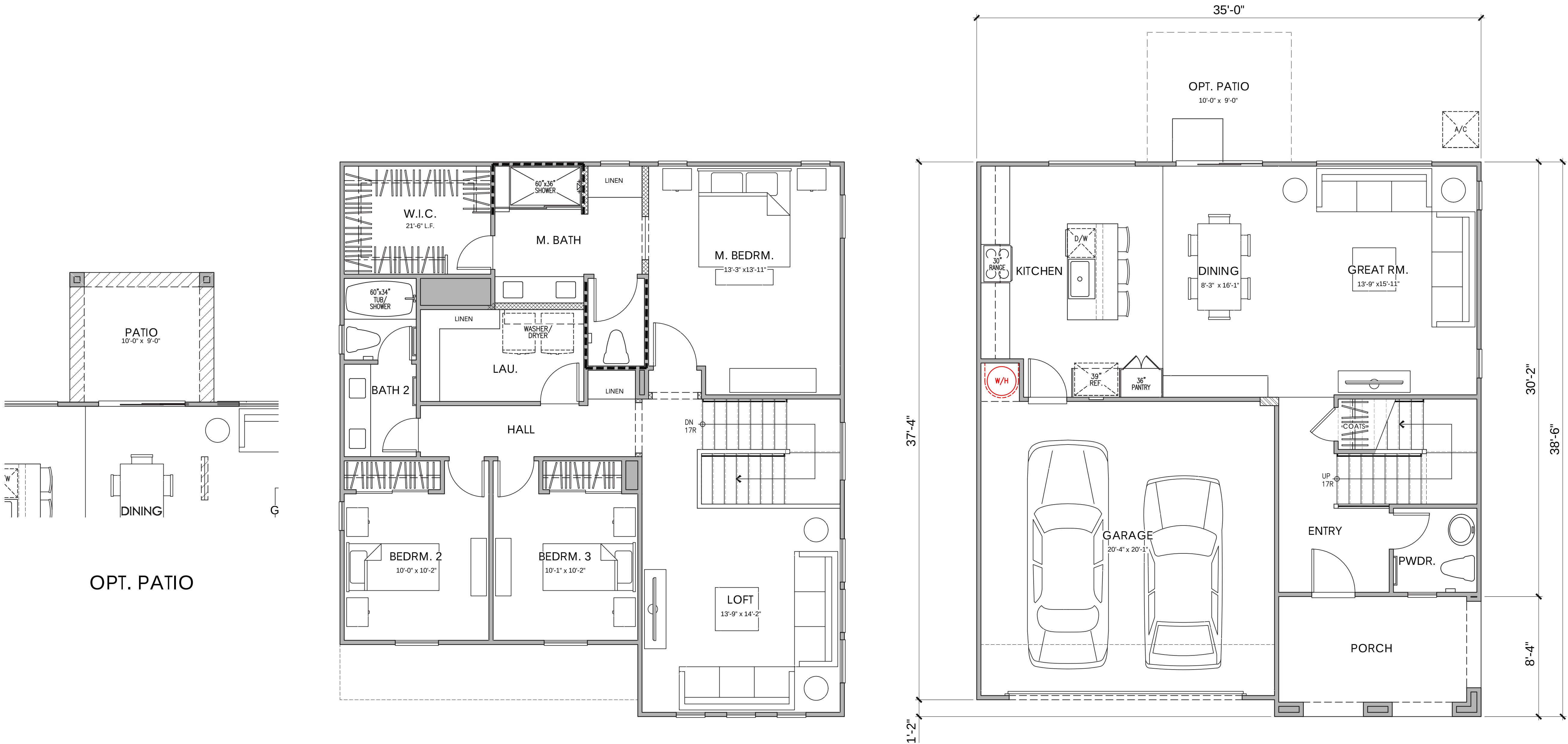
"C" CONTEMPORARY

PLAN 2 (1941)
FRONT ELEVATIONS

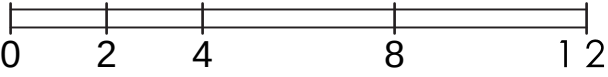
CYAN AT THE PRESERVE
Rancho Cordova, Ca



PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



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.



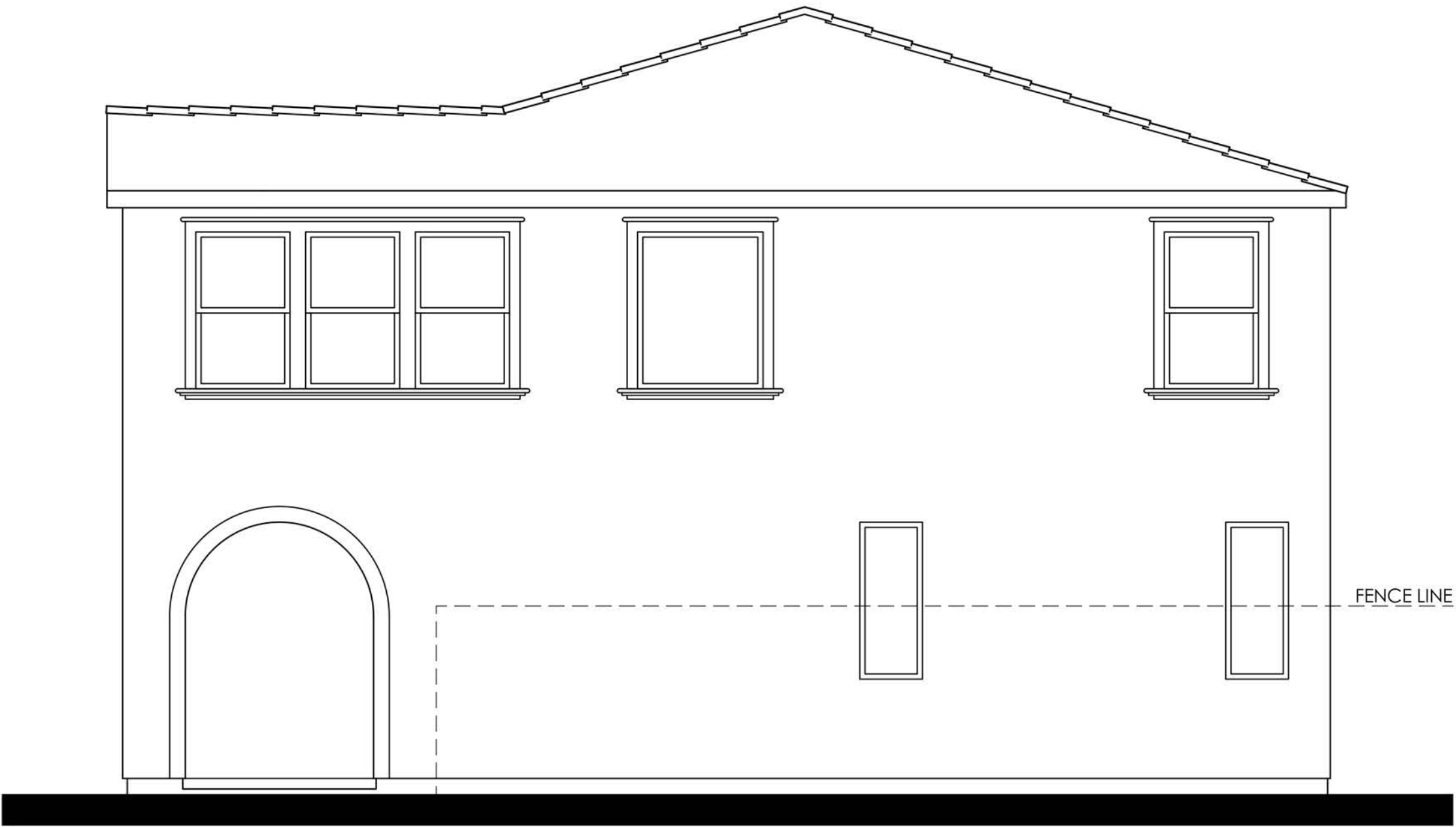
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



© 2024 Kevin L. Crook Architect, Inc.

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

FRONT

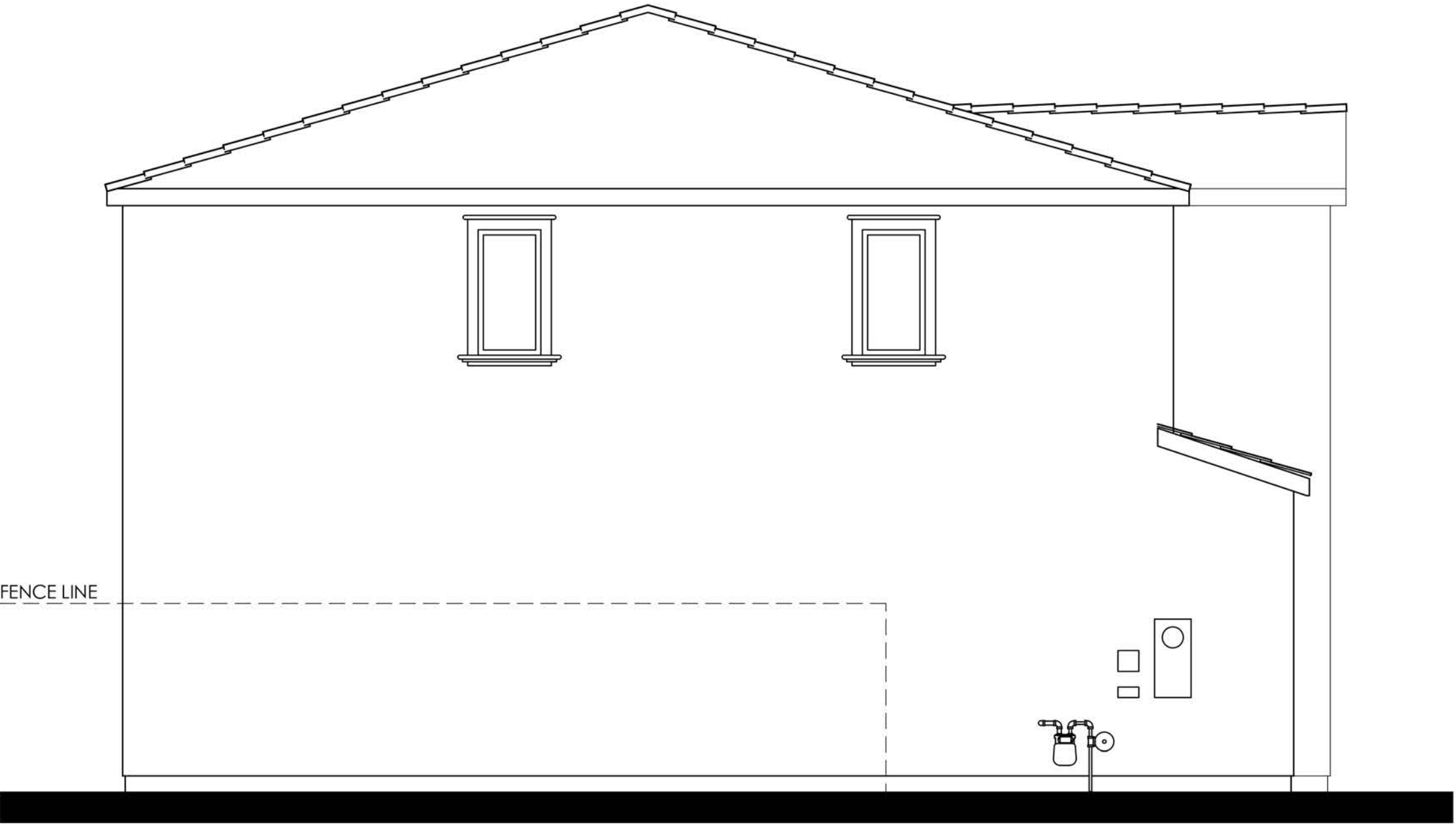


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| 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



LENNAR®

CYAN AT THE PRESERVE
Rancho Cordova, Ca

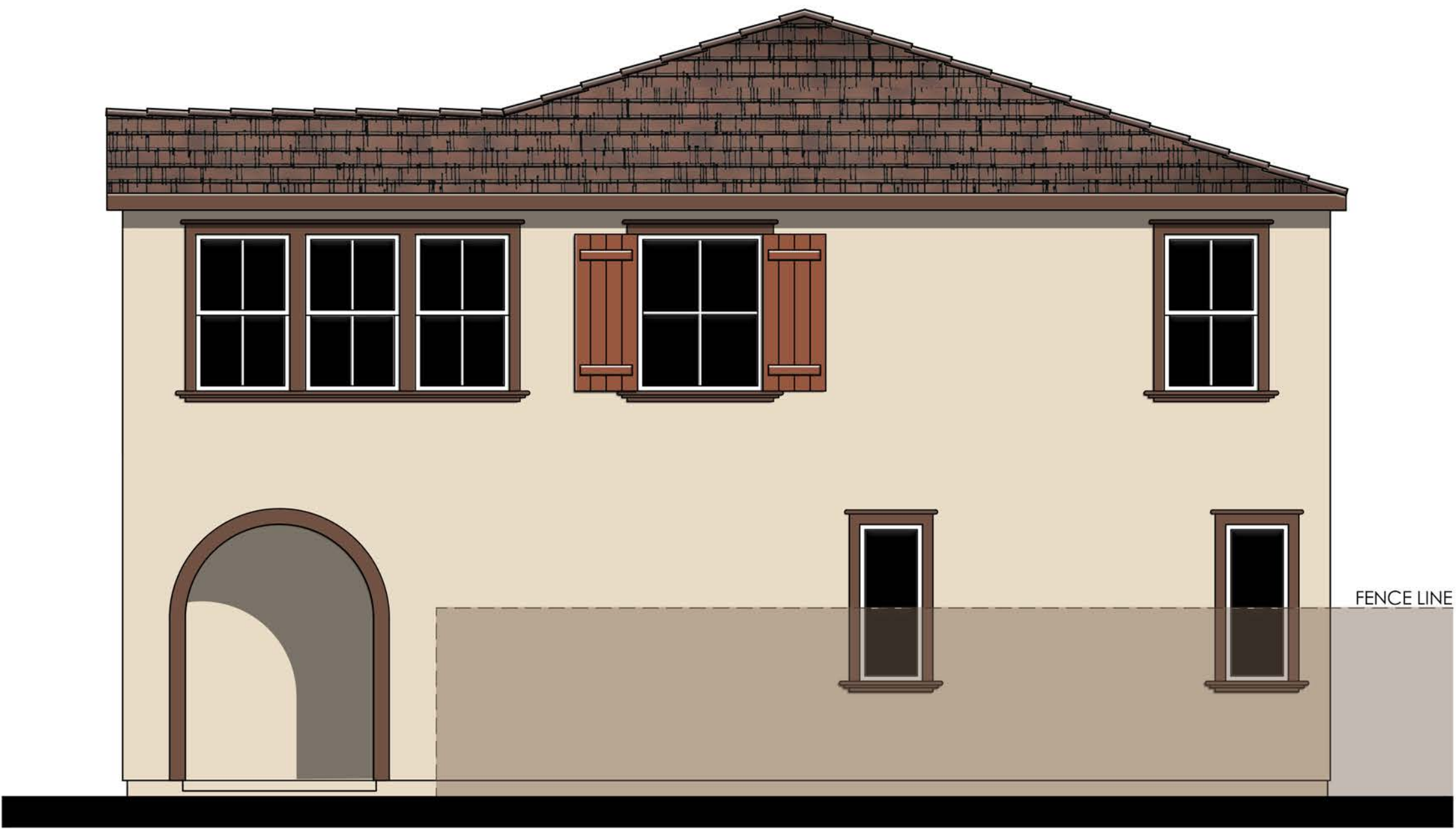
Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-23

Kevin L. Crook
Architect
Inc
PLANNING + 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: | SIMULATED CLAY TILE |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |



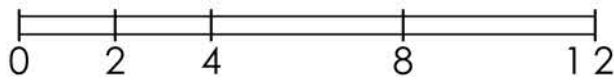
REAR

COLOR SCHEME 1

PLAN 2A (1941)

SPANISH ENHANCED ELEVATIONS

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



LENNAR®

CYAN AT THE PRESERVE
Rancho Cordova, Ca

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

10/16/2024
A-24

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

#23016

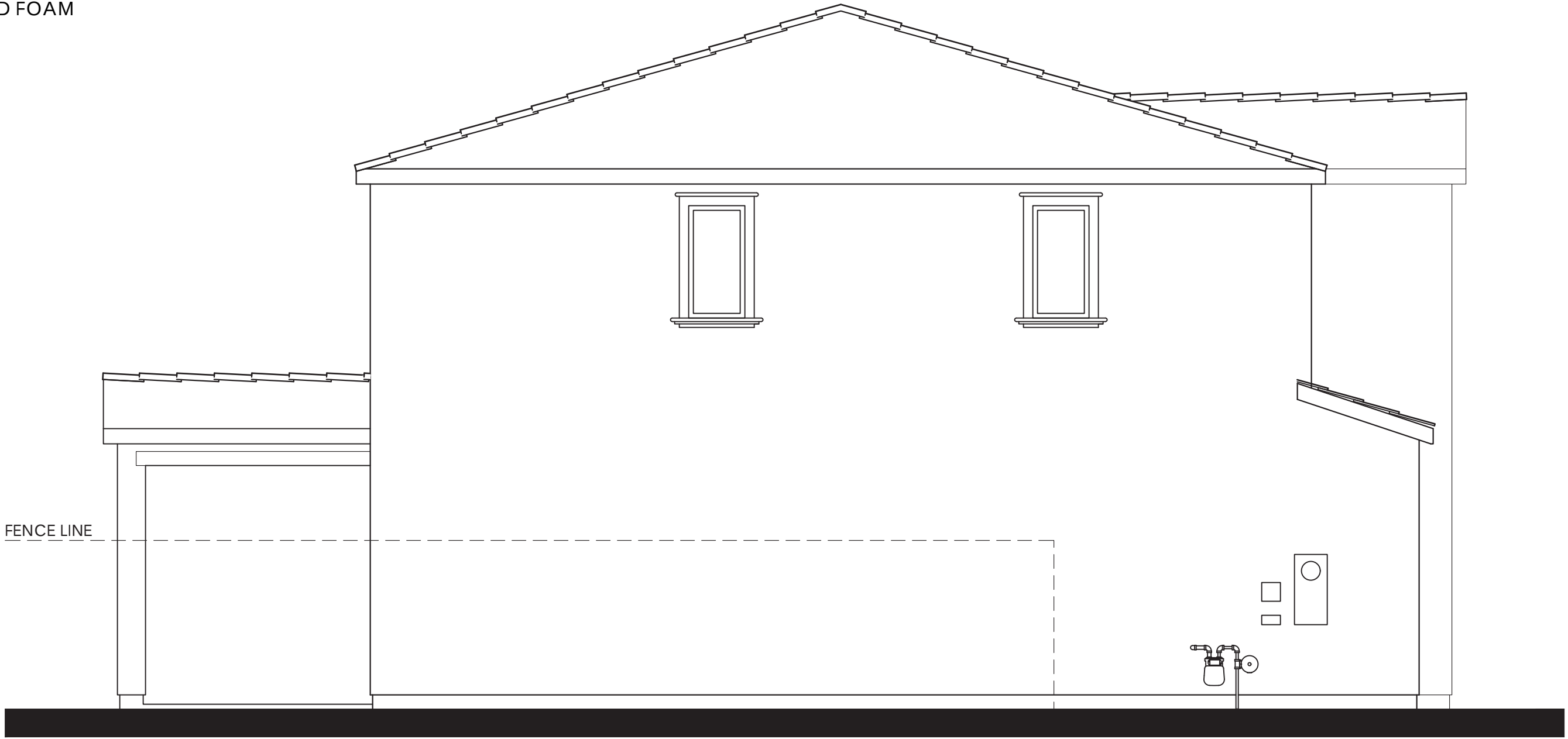
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Items shown dashed shall occur at lots requiring enhancements.

- 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 |

RIGHT



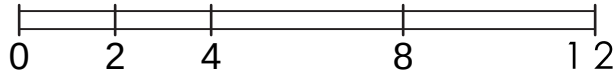
LEFT



Items shown dashed shall occur at lots requiring enhancements.

REAR

PLAN 2A OPT. PATIO (1941)
SPANISH ELEVATIONS



PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



© 2024 Kevin L. Crook Architect, Inc.

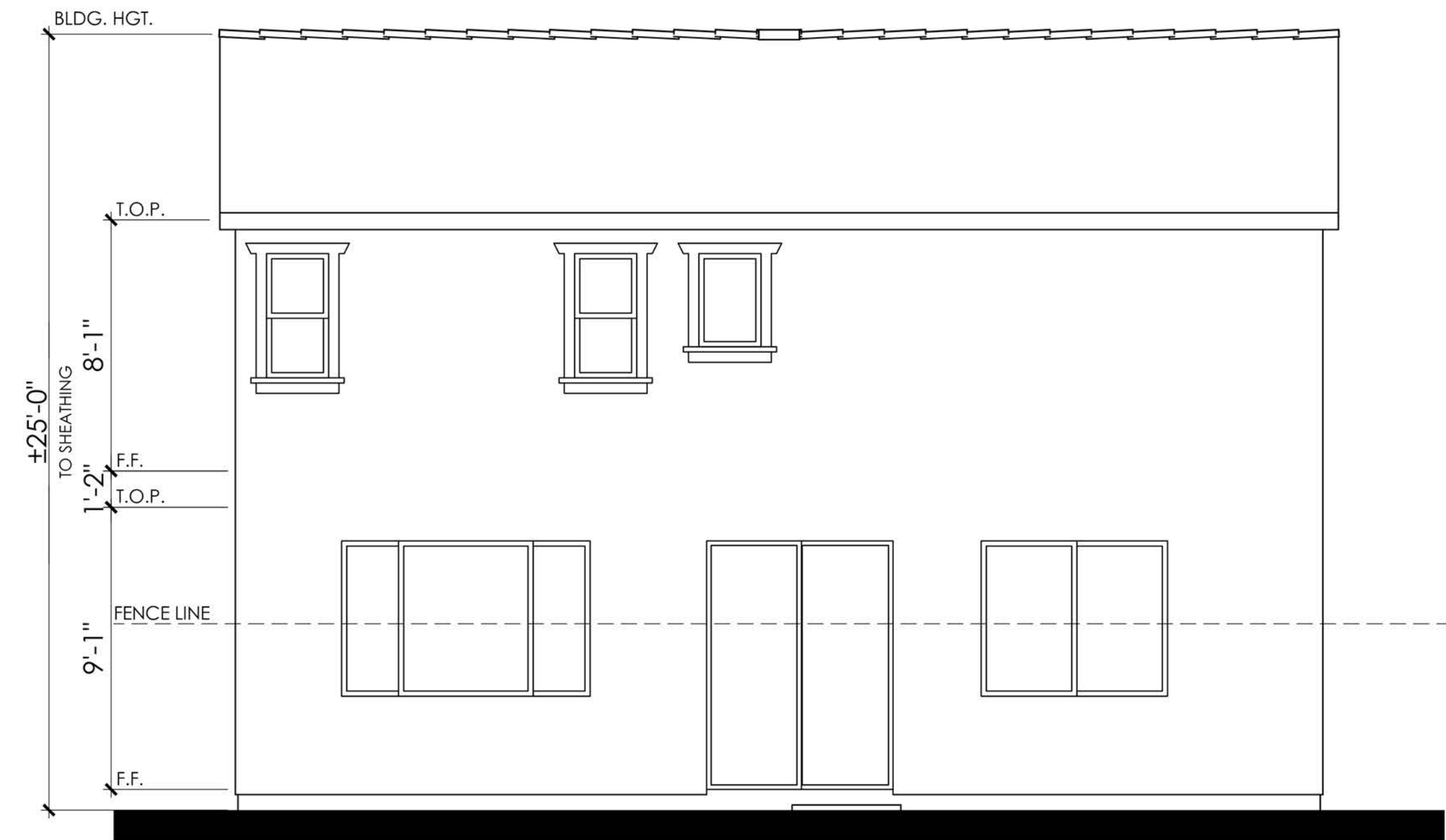
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

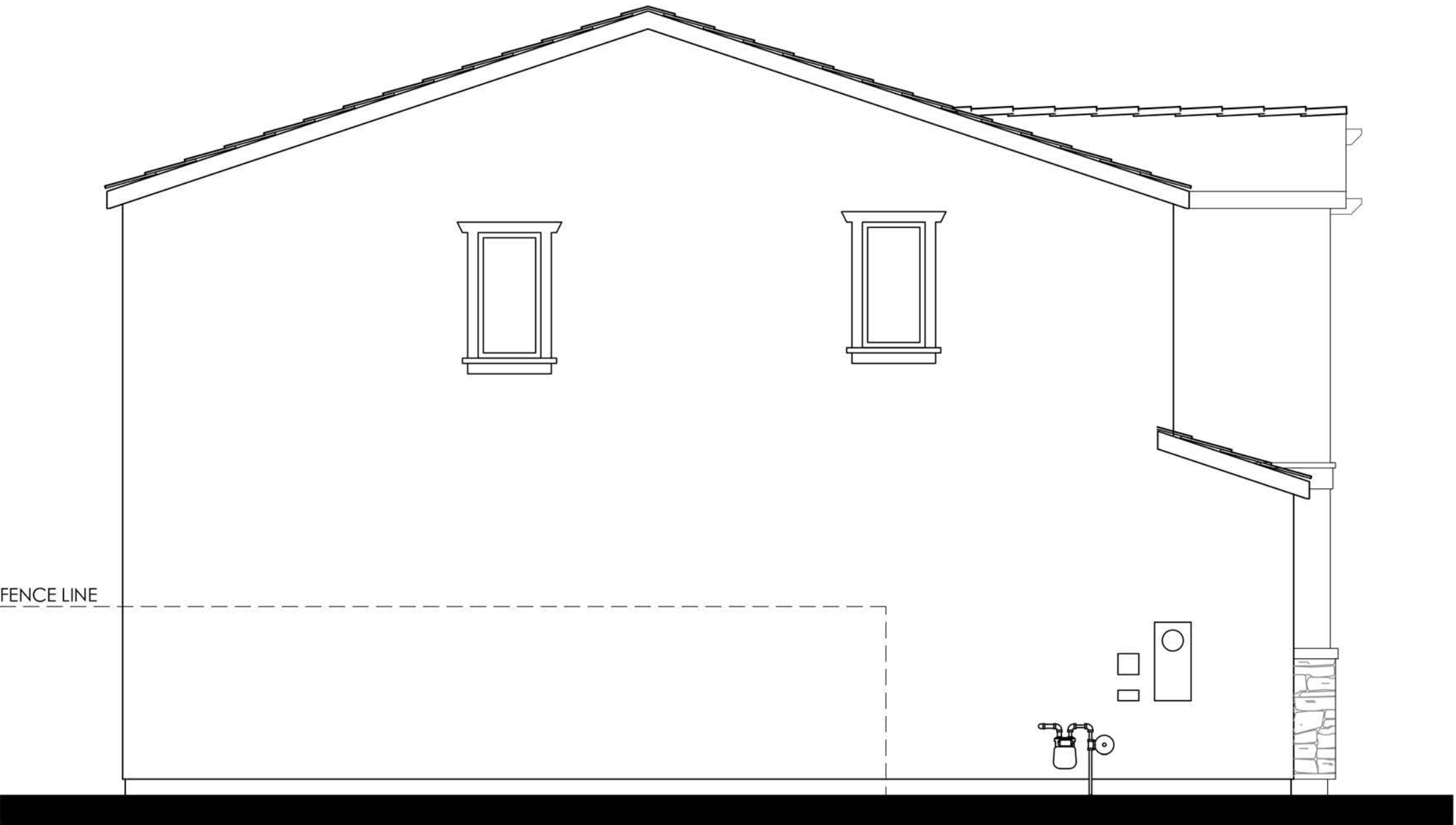


RIGHT

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

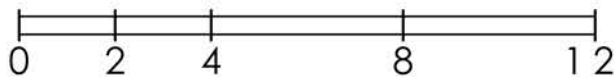


REAR



LEFT

COLOR SCHEME 4
PLAN 2B (1941)
CRAFTSMAN ELEVATIONS



LENNAR®

CYAN AT THE PRESERVE
Rancho Cordova, Ca

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

10/16/2024
A-26

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

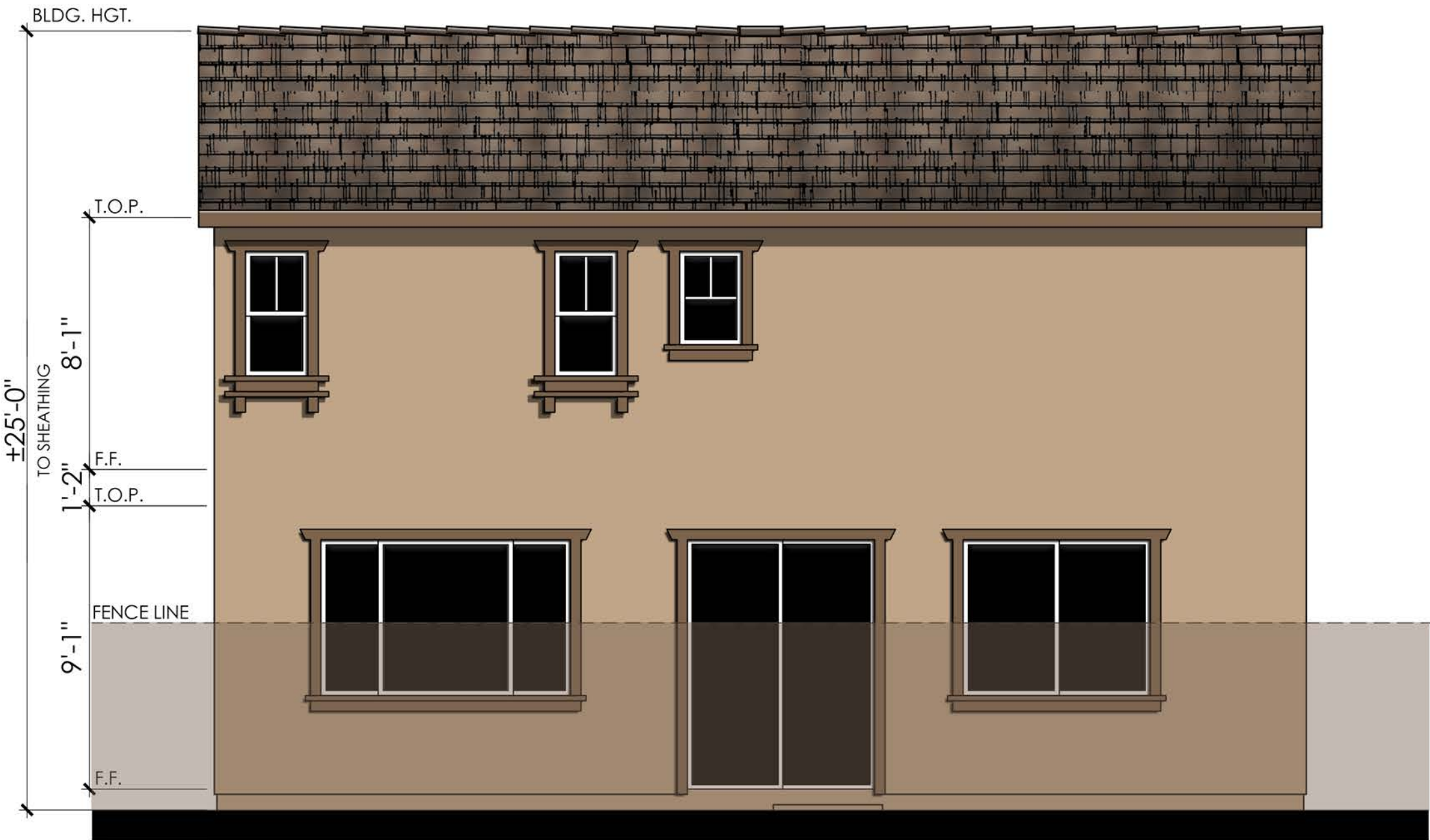
#23016

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 & BATTEN SIDING |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |
| WAINSCOT: | STONE VENEER |



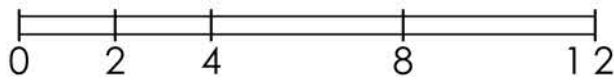
REAR

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
PLANNING + ARCHITECTURE

#23016

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Items shown dashed shall occur at lots requiring enhancements.

RIGHT



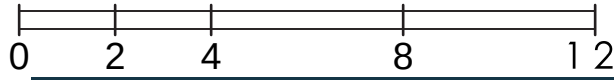
LEFT

- 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 |

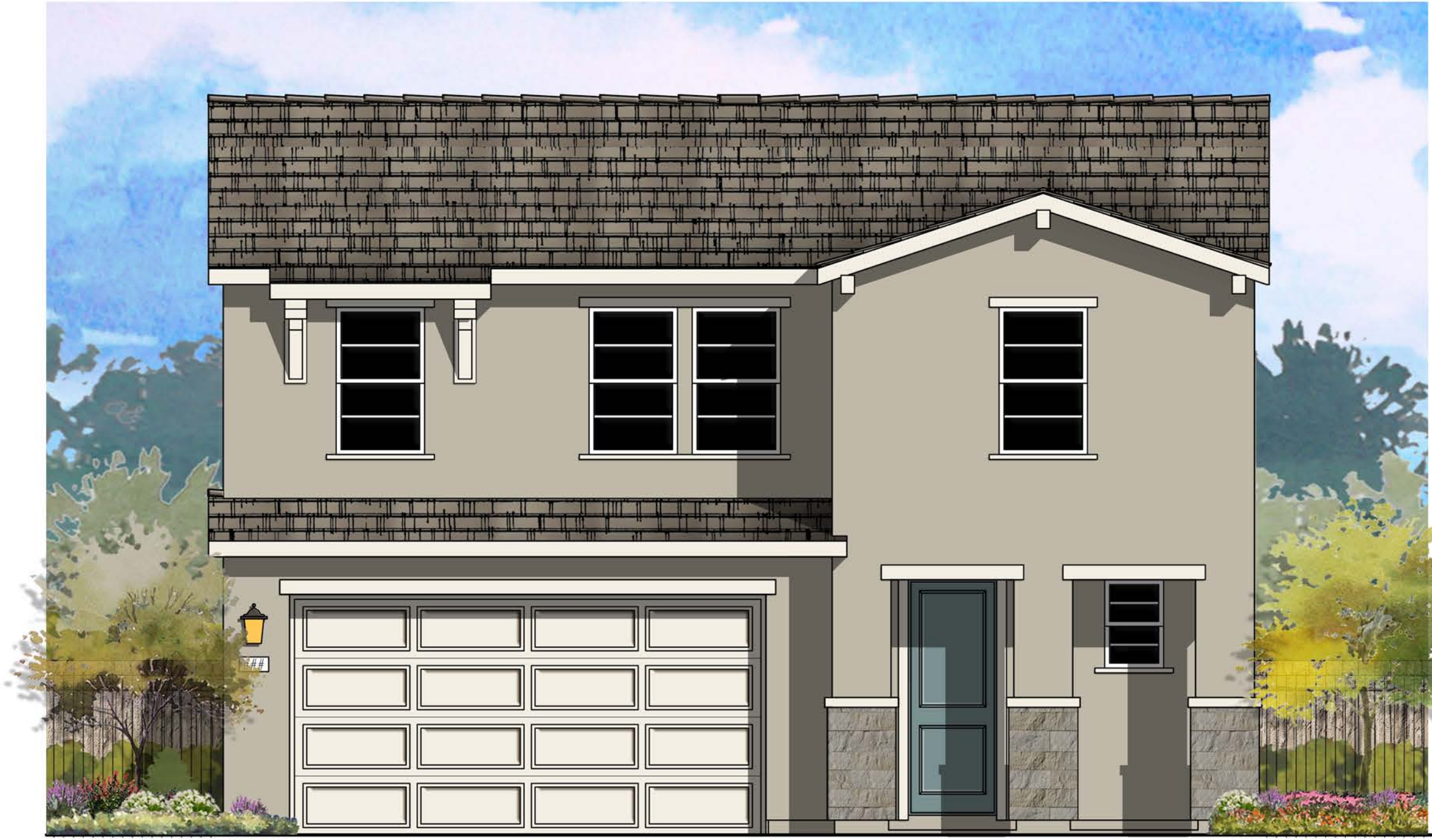


REAR

PLAN 2B OPT. PATIO (1941)
CRAFTSMAN ELEVATIONS

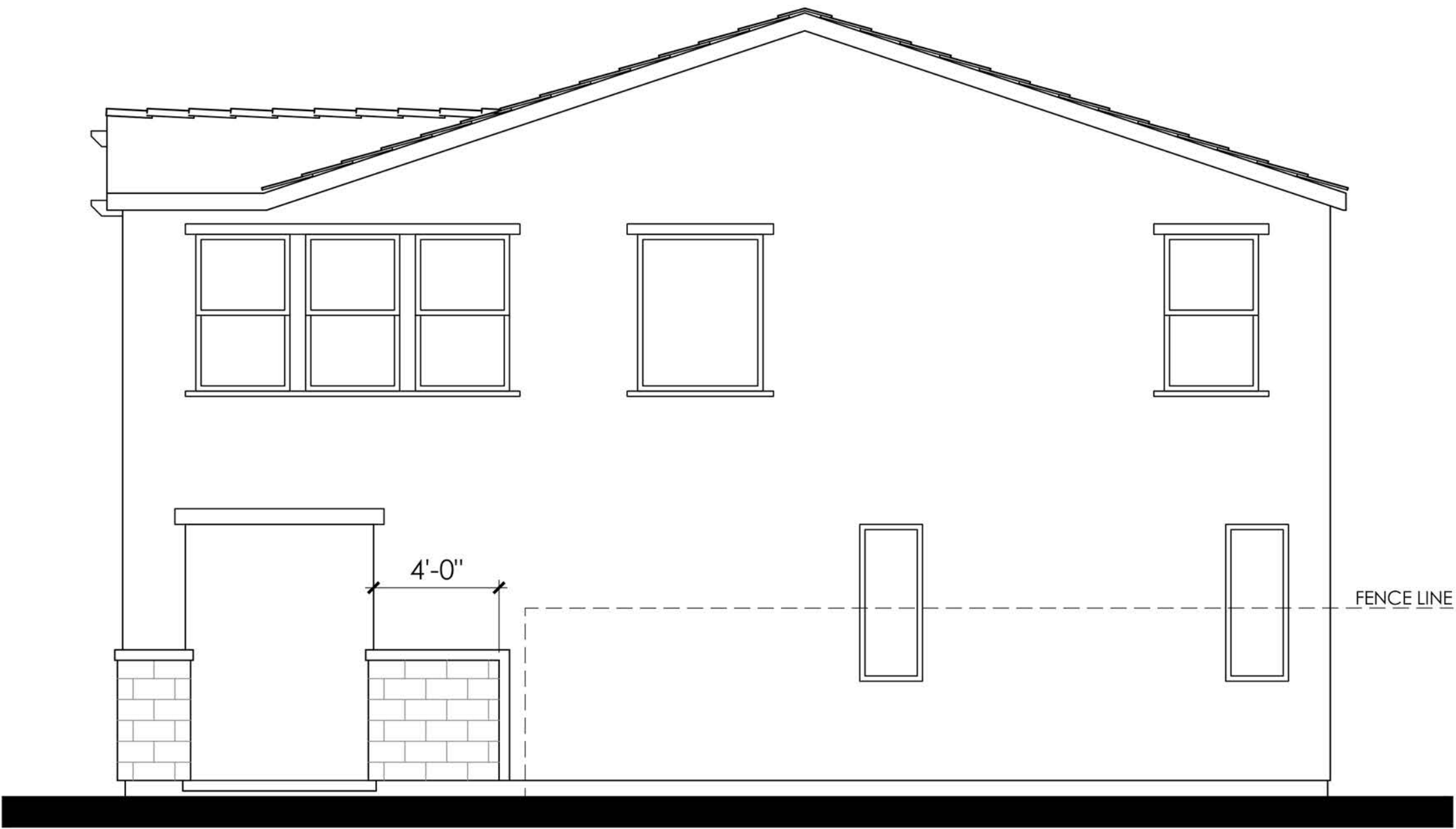


PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

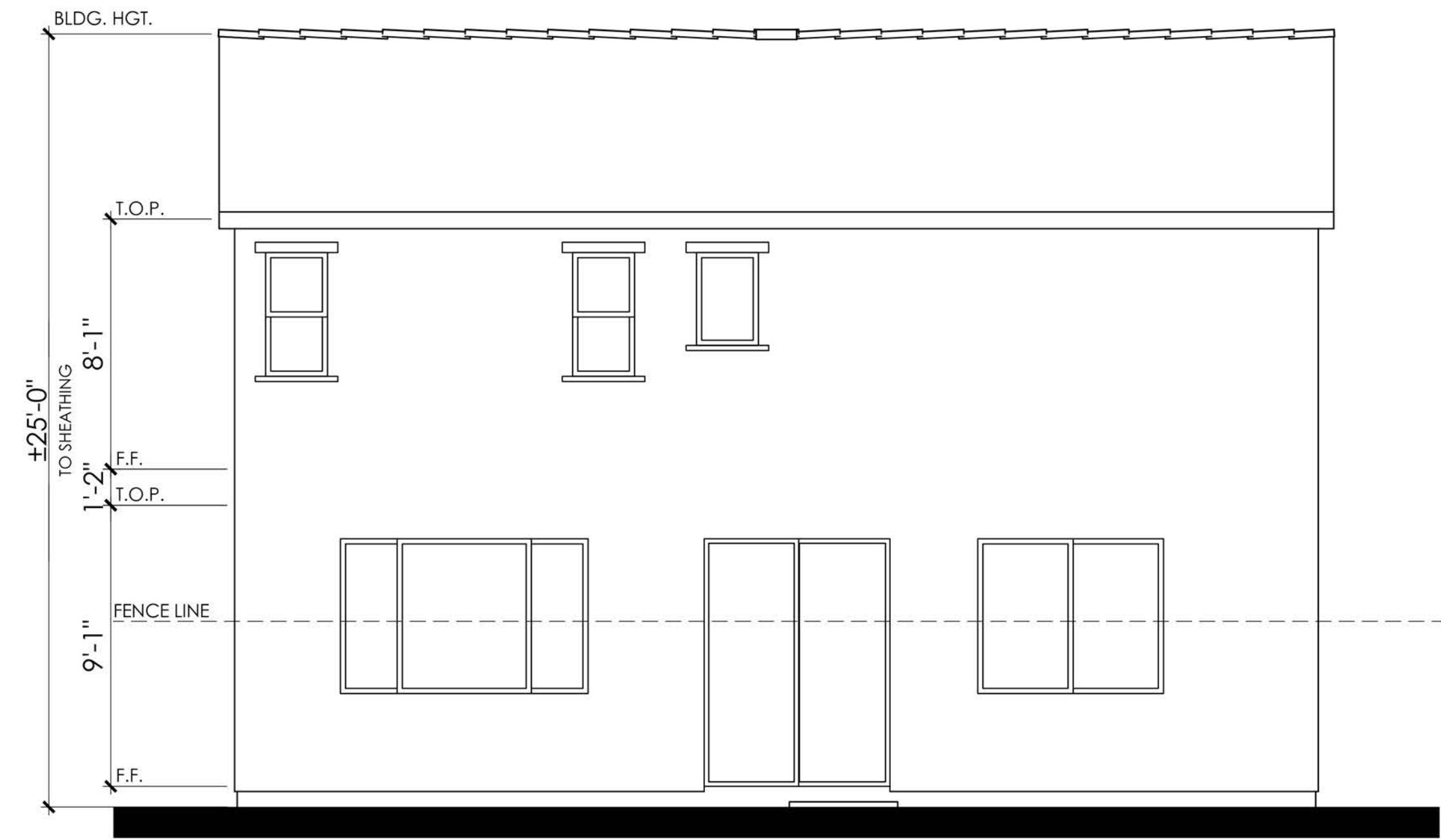


© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

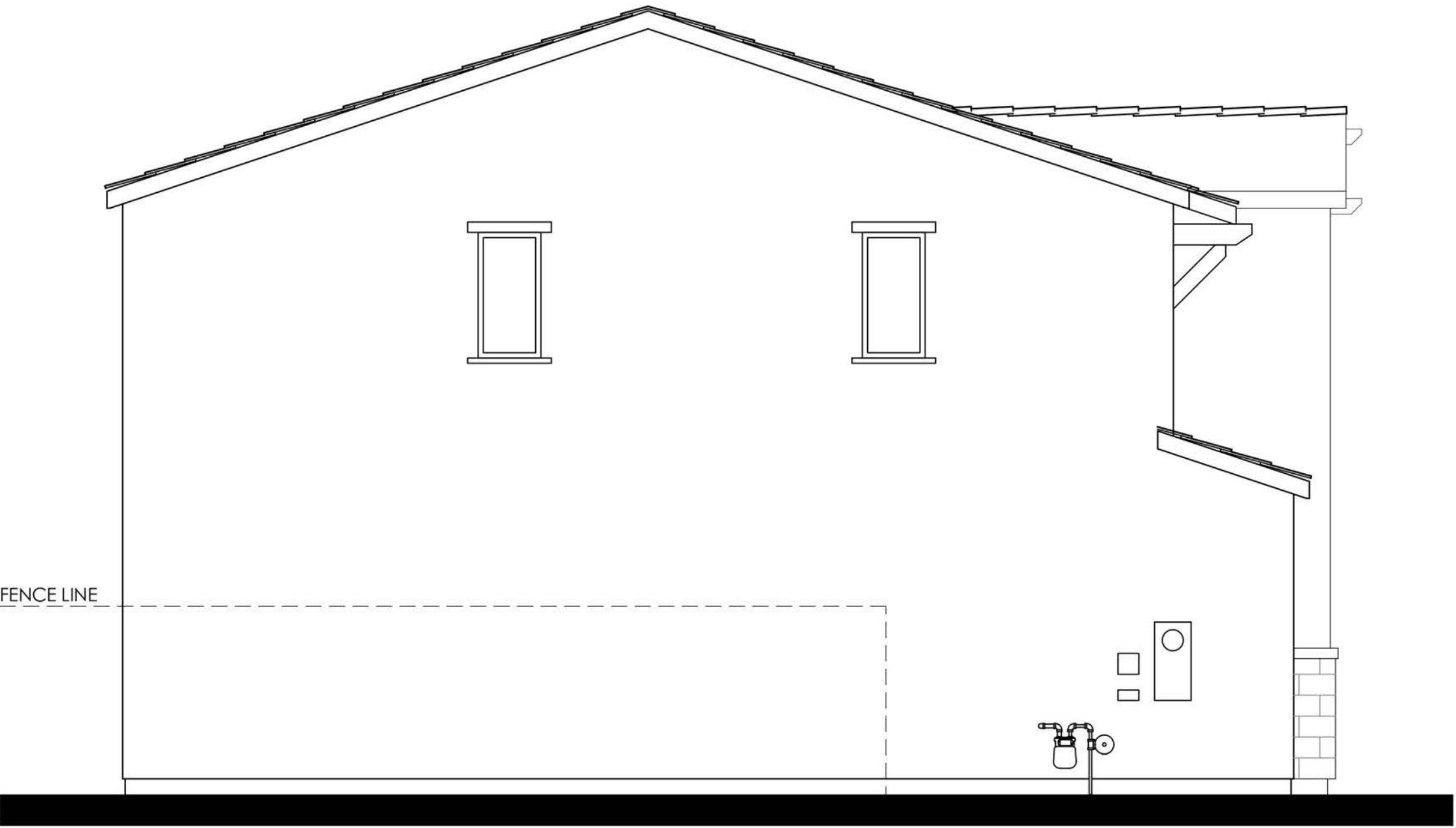
FRONT



RIGHT



REAR



LEFT

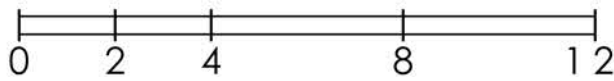
- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|------------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| ROOF EXTENSIONS: | WOOD CORBEL |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO/ STONE VENEER |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |

COLOR SCHEME 7

PLAN 2C (1941)

CONTEMPORARY ELEVATIONS

CYAN AT THE PRESERVE
Rancho Cordova, Ca

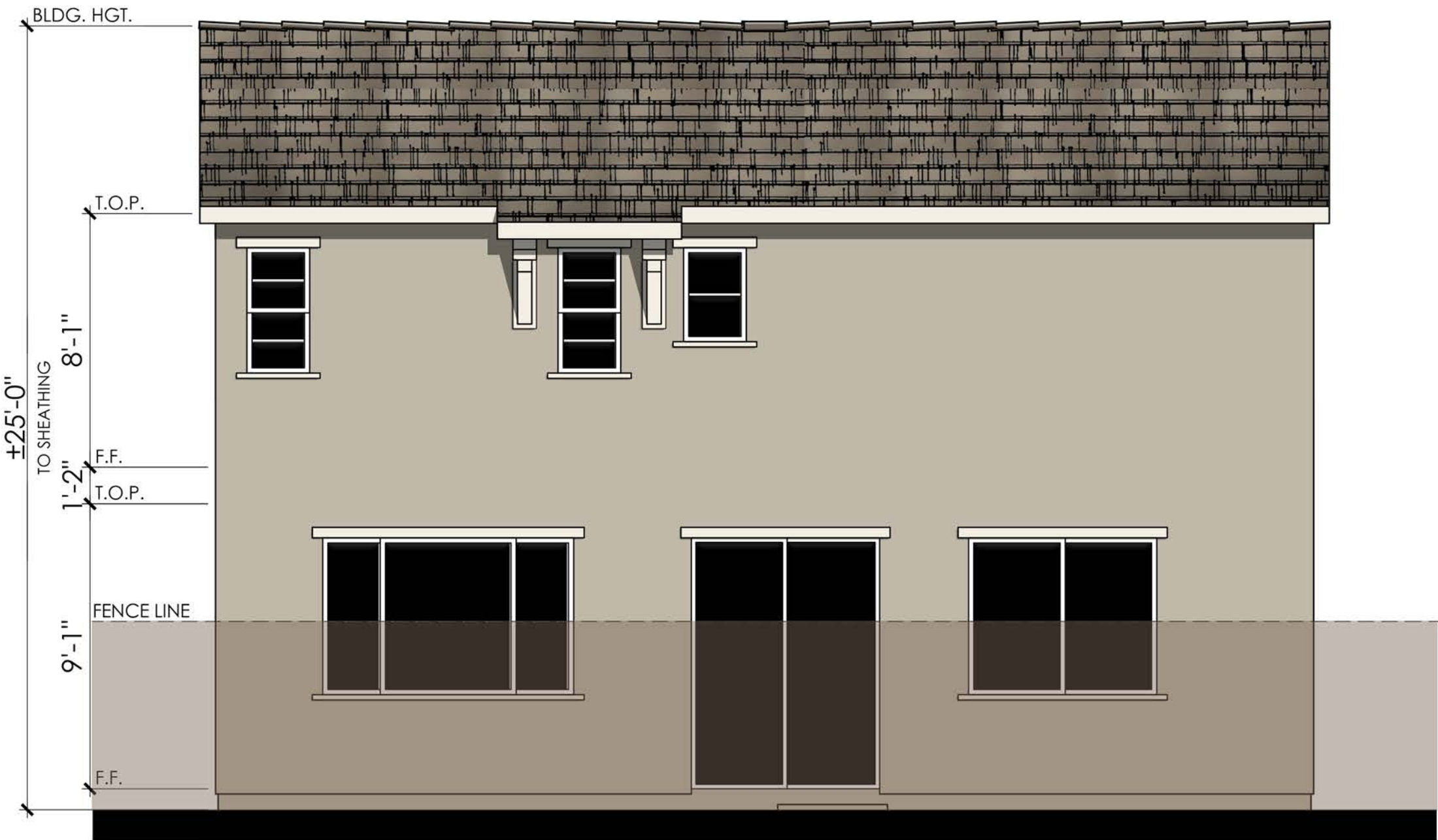


PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



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 |



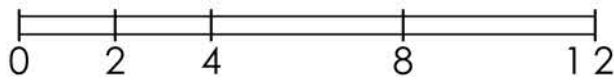
REAR

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
PLANNING + ARCHITECTURE

#23016

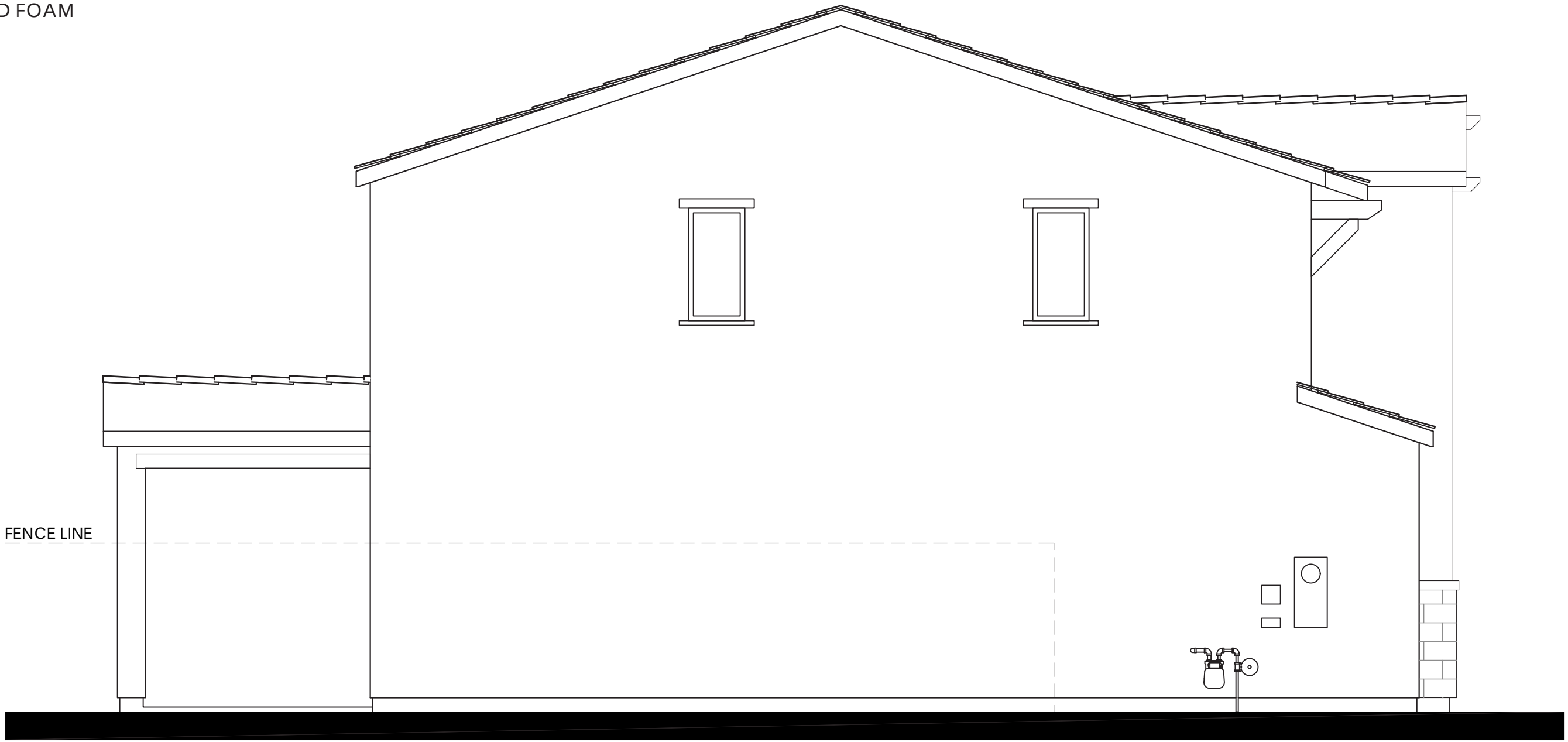
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Items shown dashed shall occur at lots requiring enhancements.

- 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 |

RIGHT



LEFT

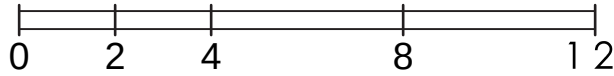


Items shown dashed shall occur at lots requiring enhancements.

REAR

PLAN 2C OPT. PATIO (1941)
CONTEMPORARY ELEVATIONS

CYAN AT THE PRESERVE
Rancho Cordova, Ca



LENNAR®

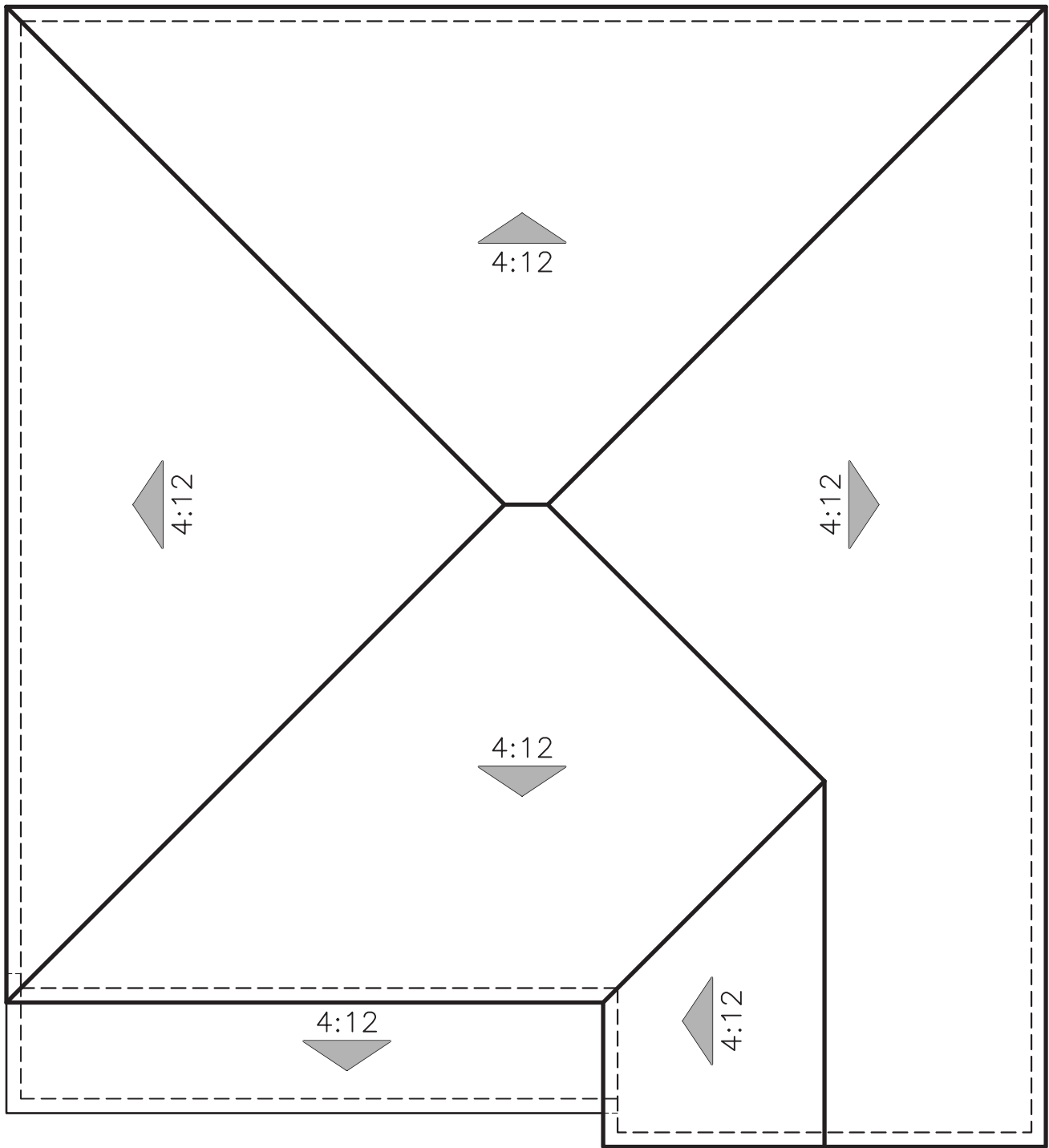
Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-31

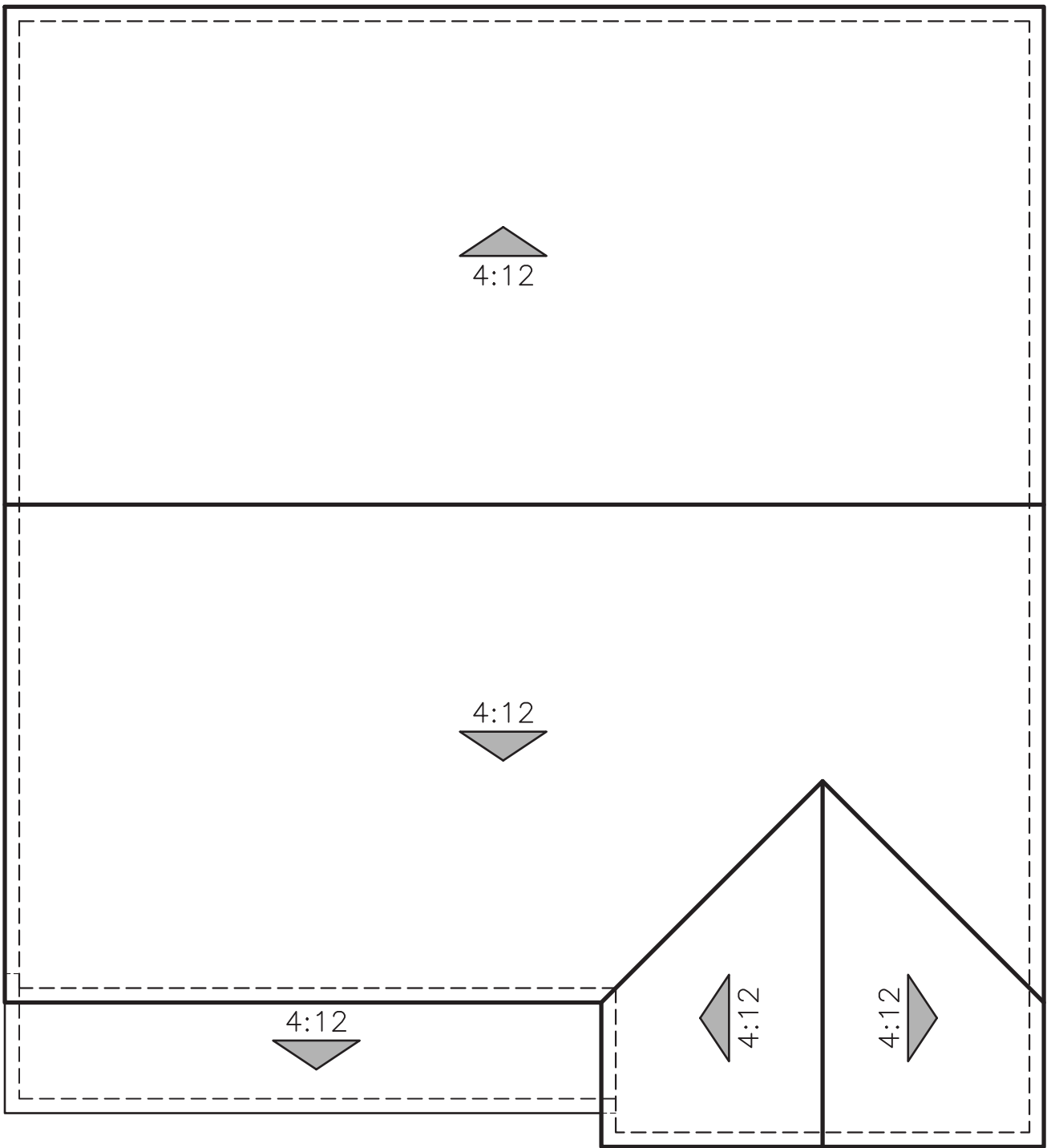
Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

#23016

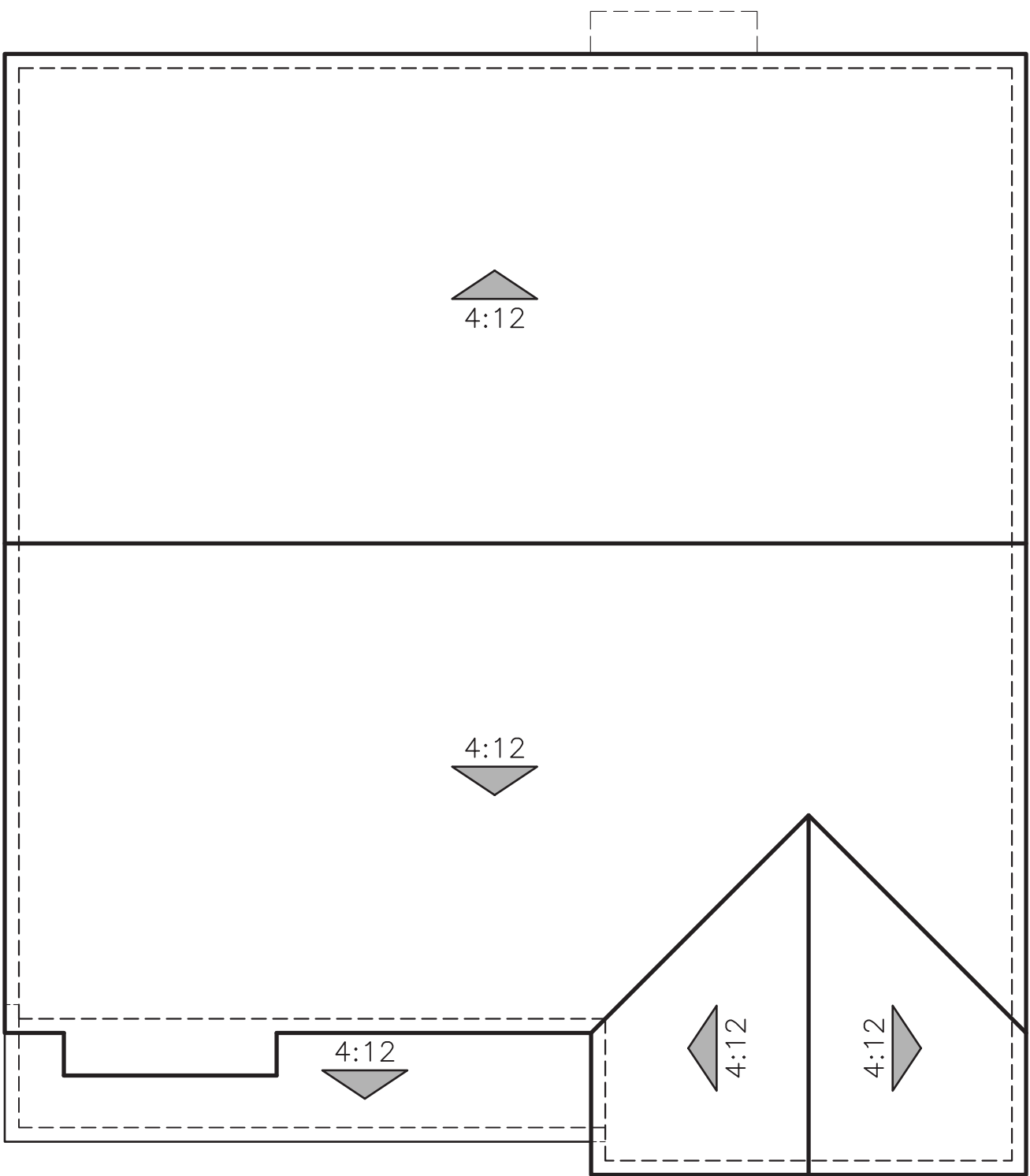
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



"A" SPANISH

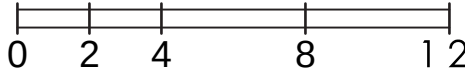


"B" CRAFTSMAN

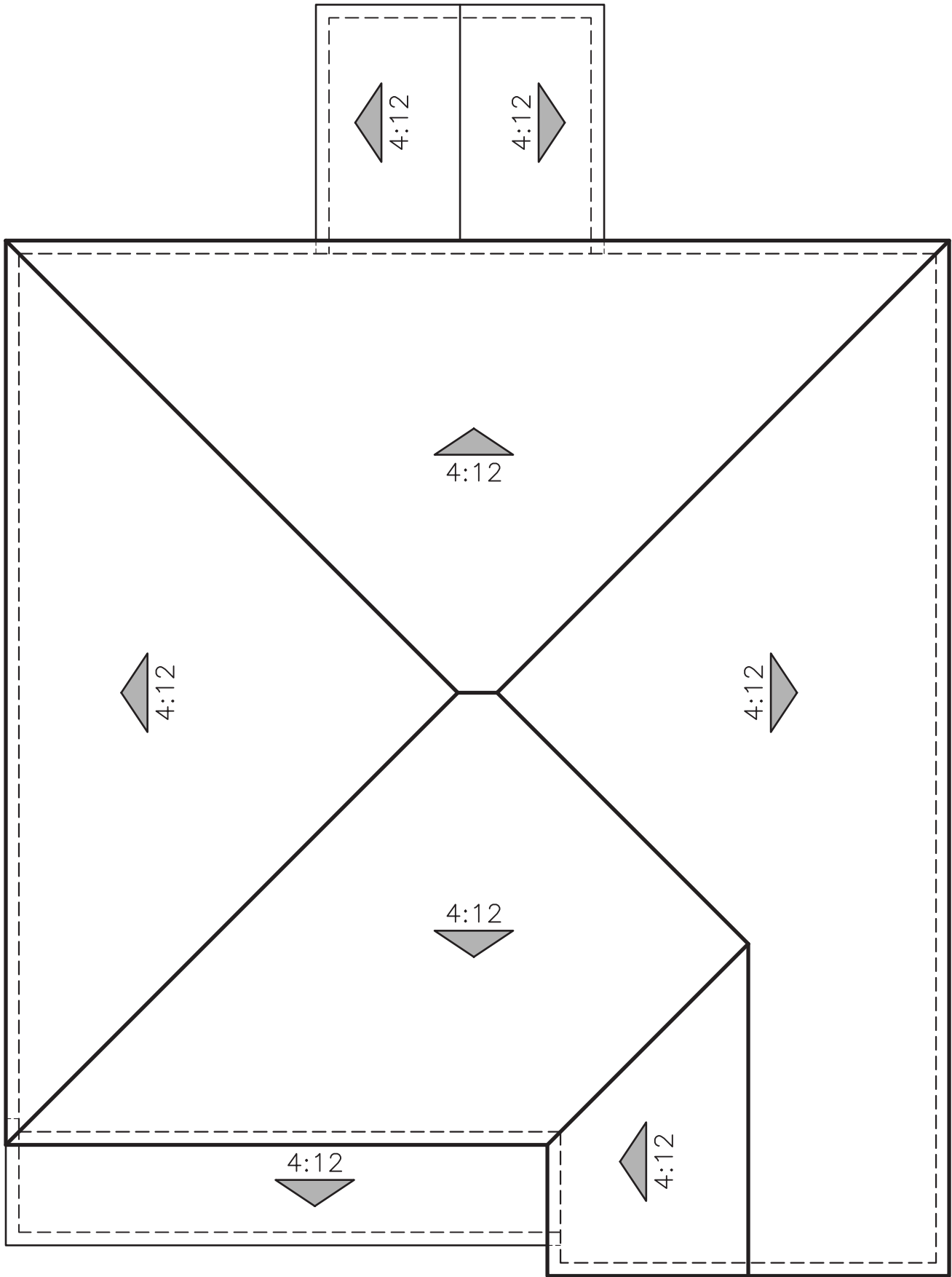


"C" CONTEMPORARY

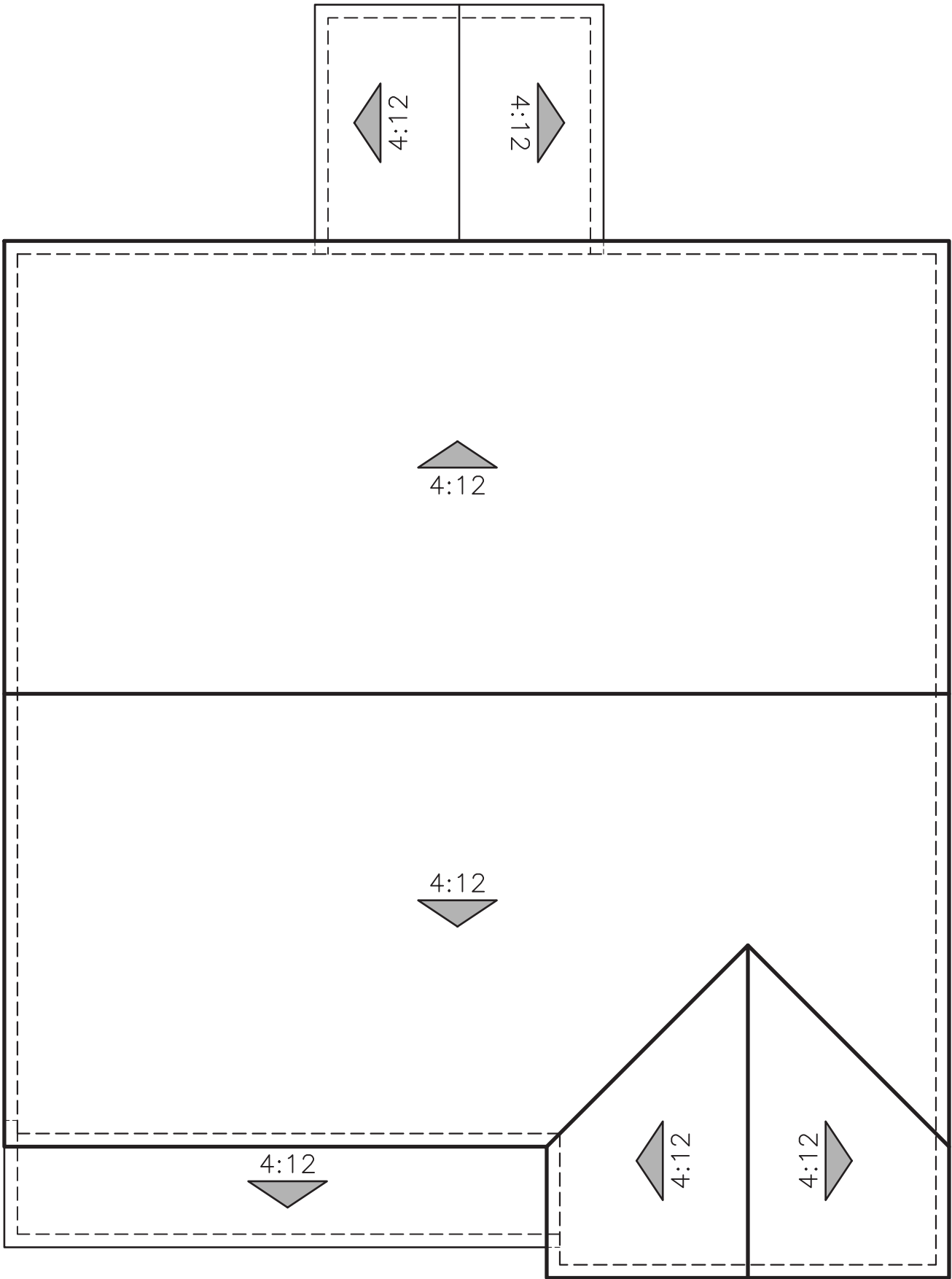
ROOF PLANS
PLAN 2 (1941)



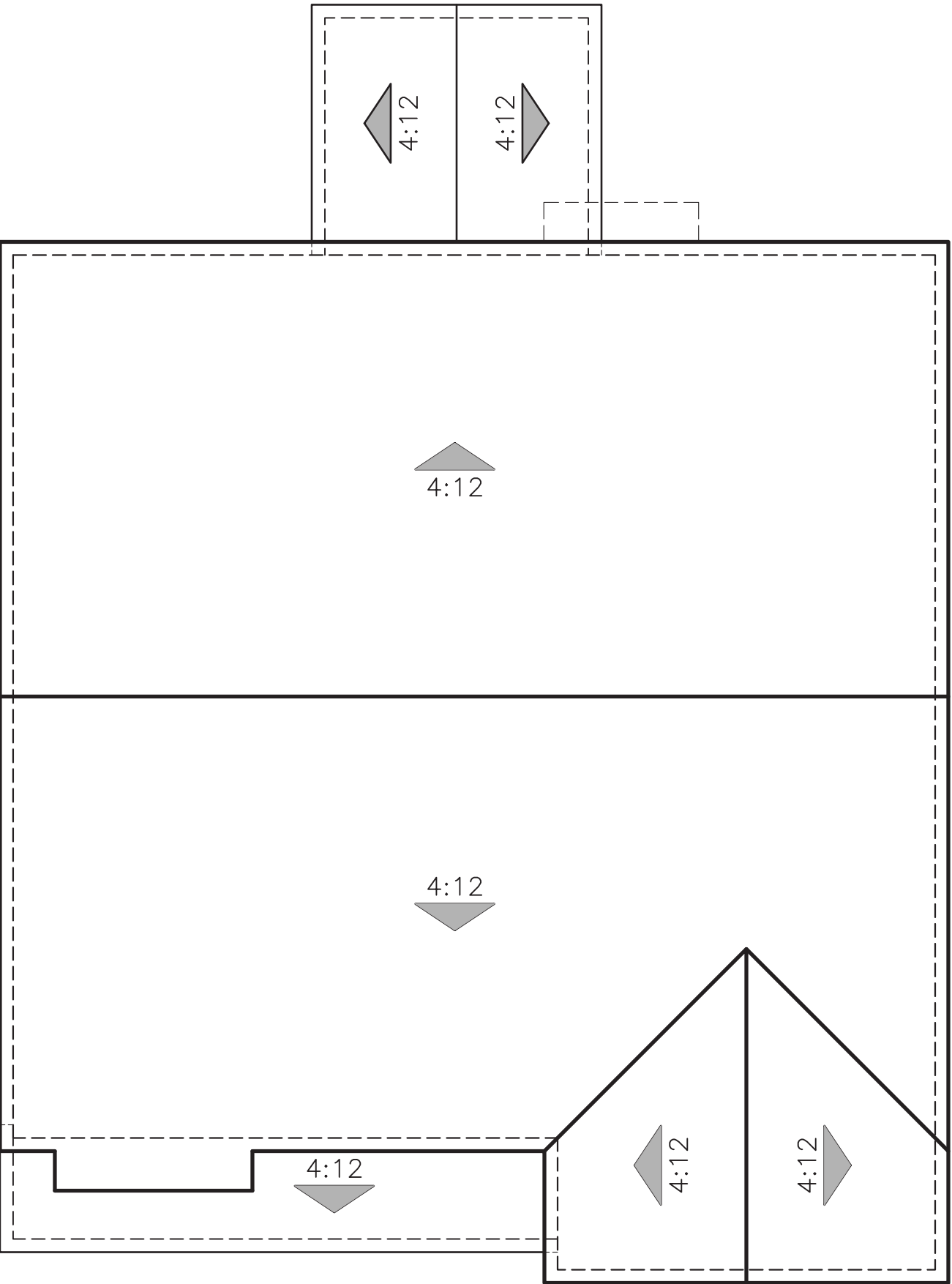
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



"A" SPANISH

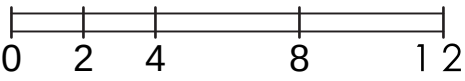


"B" CRAFTSMAN



"C" CONTEMPORARY

ROOF PLANS
PLAN 2 OPT. PATIO (1941)



PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

EXTERIOR LIGHTS



YORKTOWN



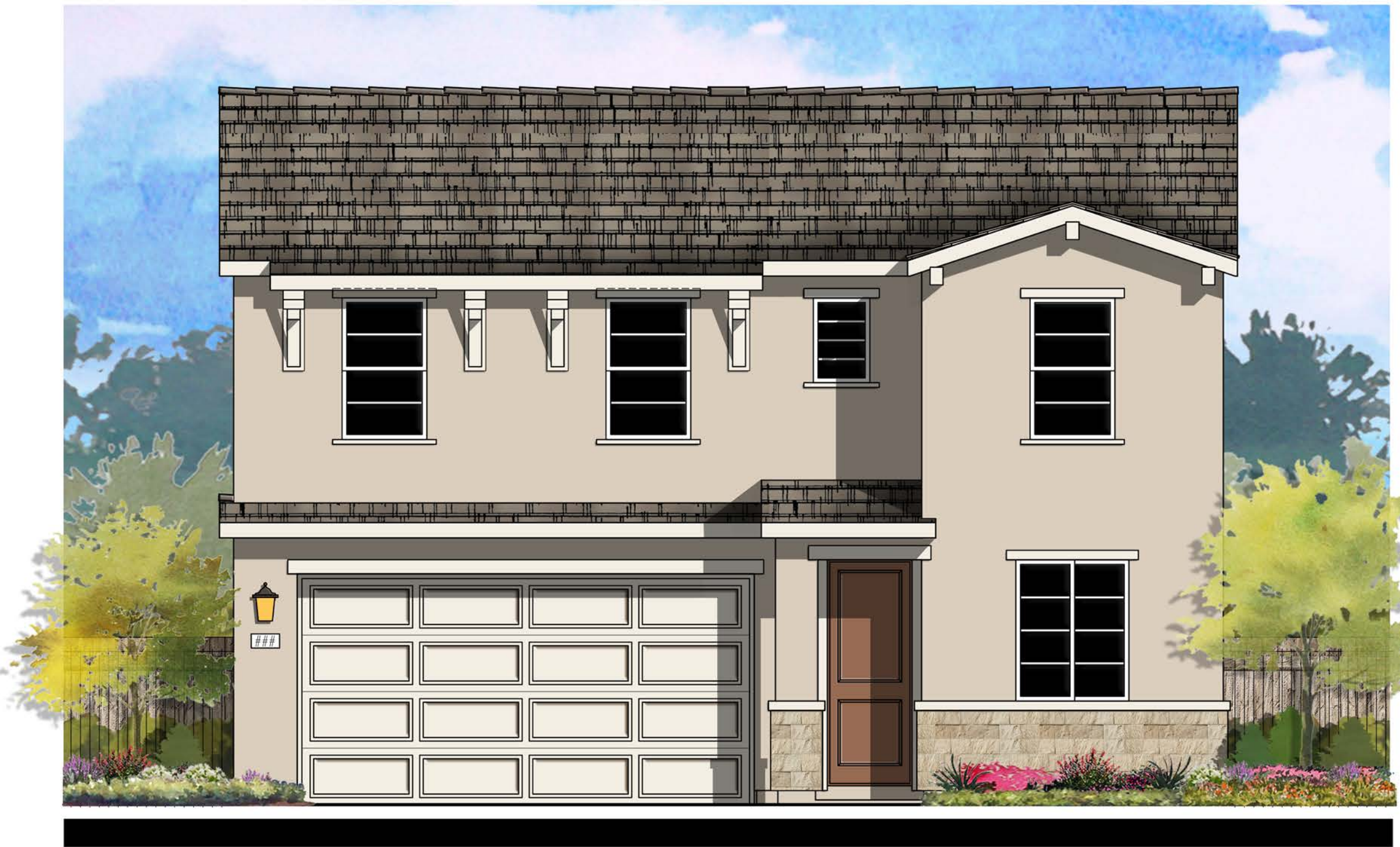
© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"A" SPANISH



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

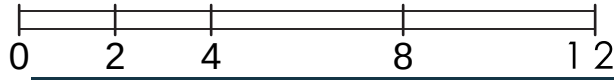
"B" CRAFTSMAN



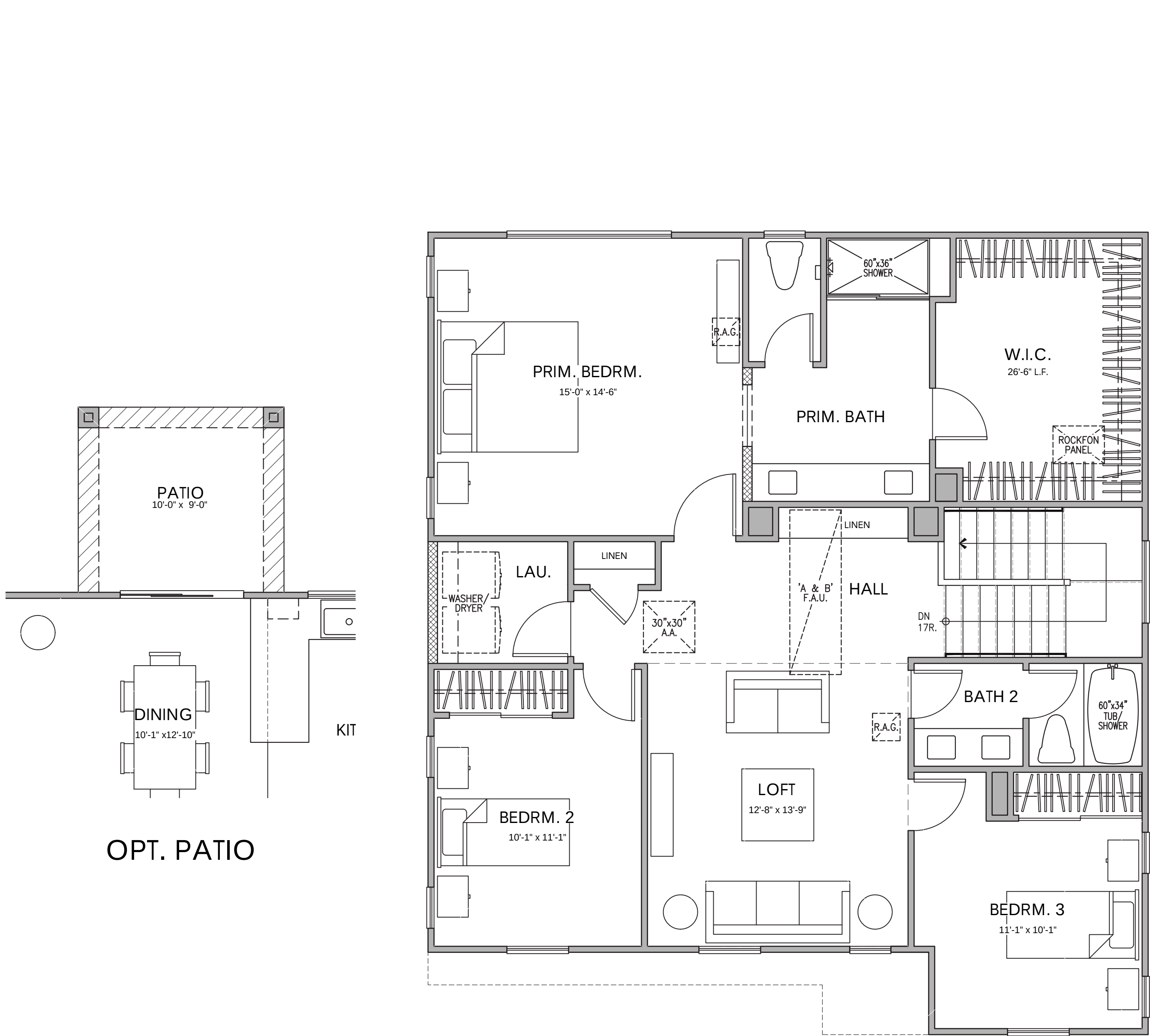
© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"C" CONTEMPORARY

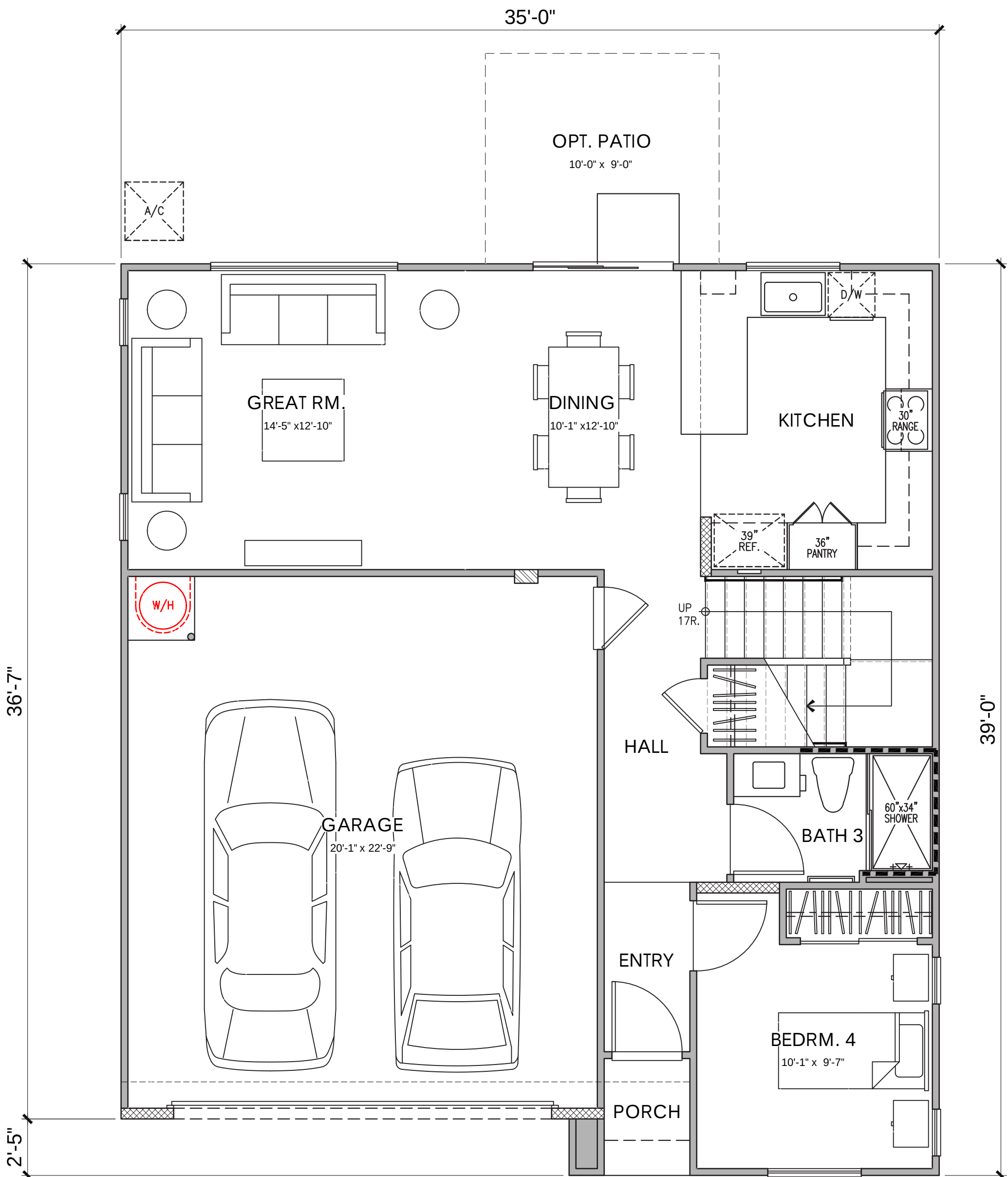
PLAN 3 (2018)
FRONT ELEVATIONS



PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



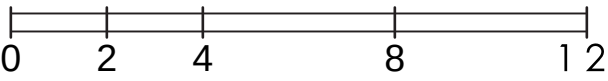
SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3A (2018)
4 BEDROOM, 3 BATH, LOFT
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.

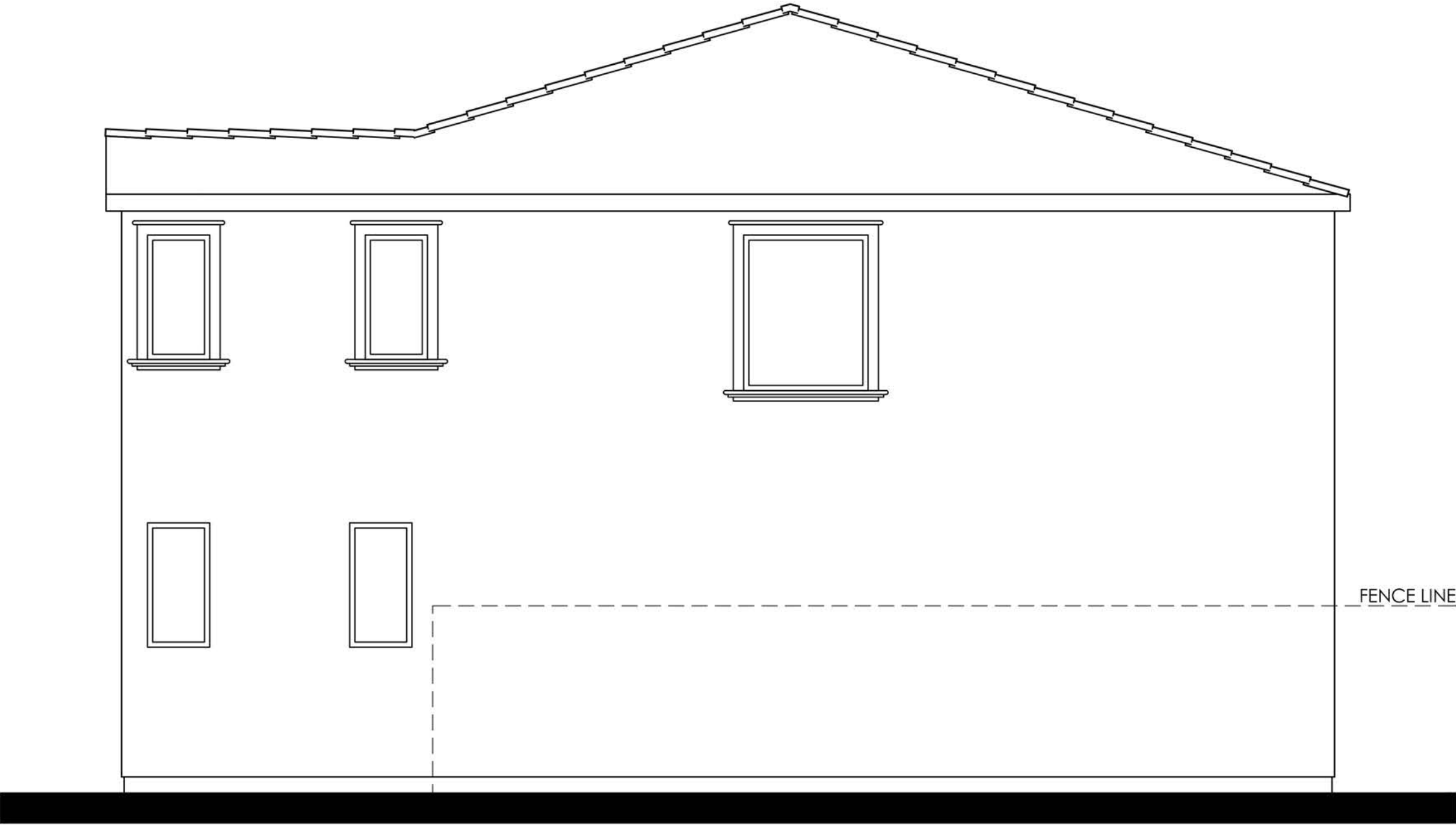


PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT

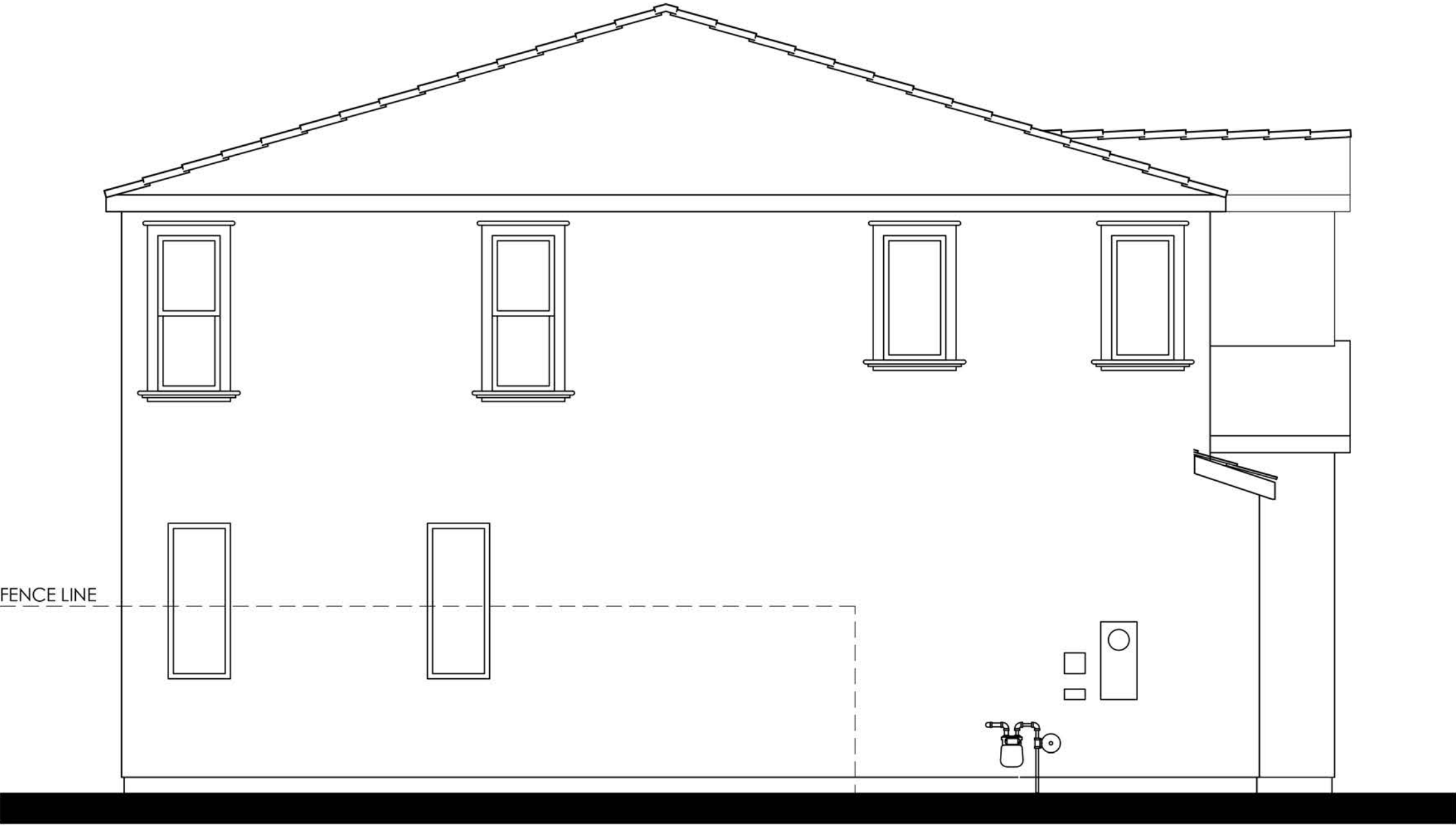


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| 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 2
PLAN 3A (2018)
SPANISH ELEVATIONS



LENNAR®

CYAN AT THE PRESERVE
Rancho Cordova, Ca

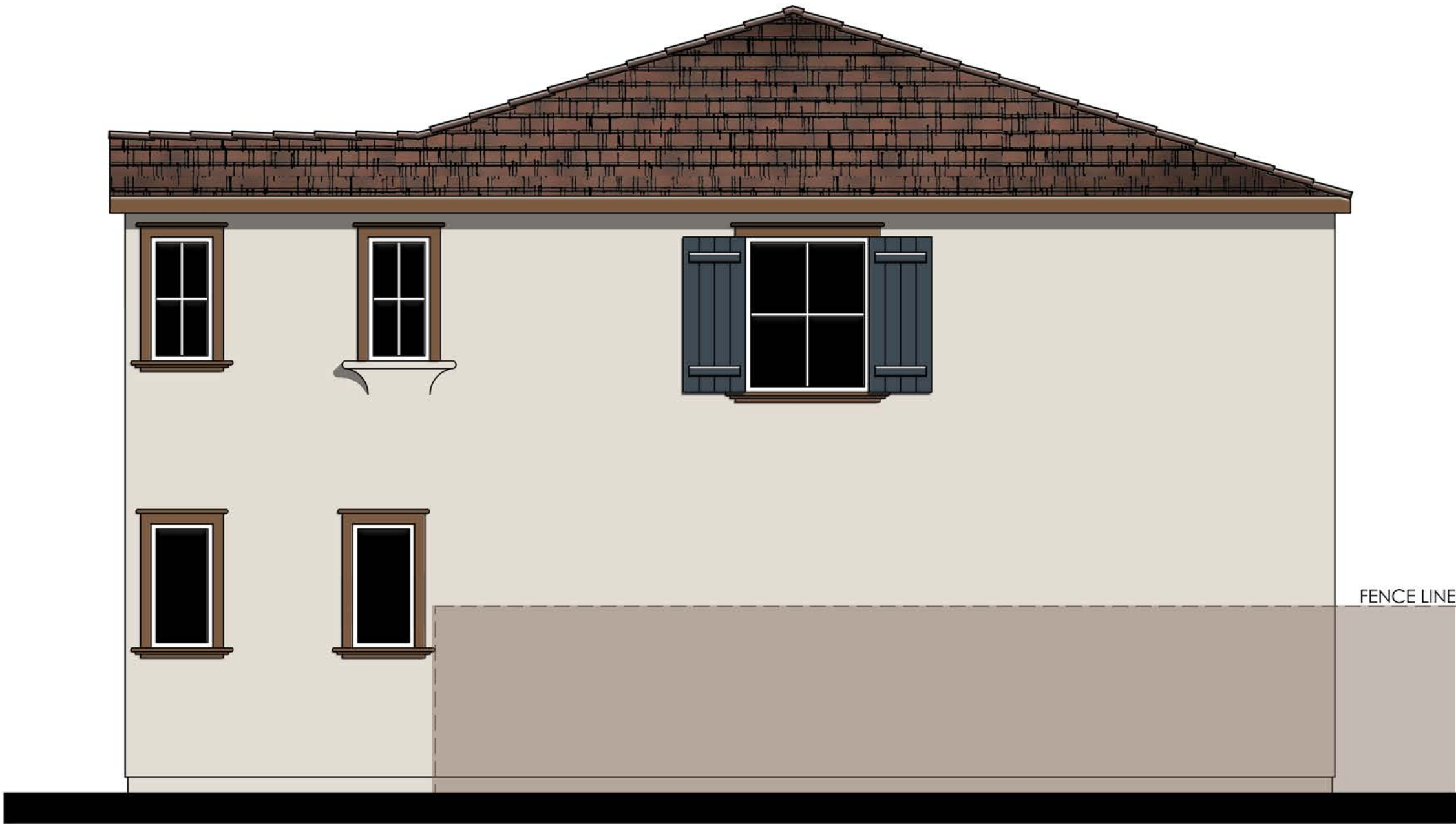
Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-36

Kevin L. Crook
Architect
Inc
PLANNING + 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: | SIMULATED CLAY TILE |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |



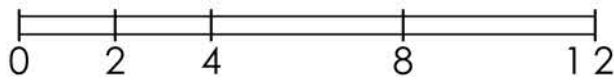
REAR

COLOR SCHEME 2

PLAN 3A (2018)

SPANISH ENHANCED ELEVATIONS

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



LENNAR

CYAN AT THE PRESERVE
Rancho Cordova, Ca

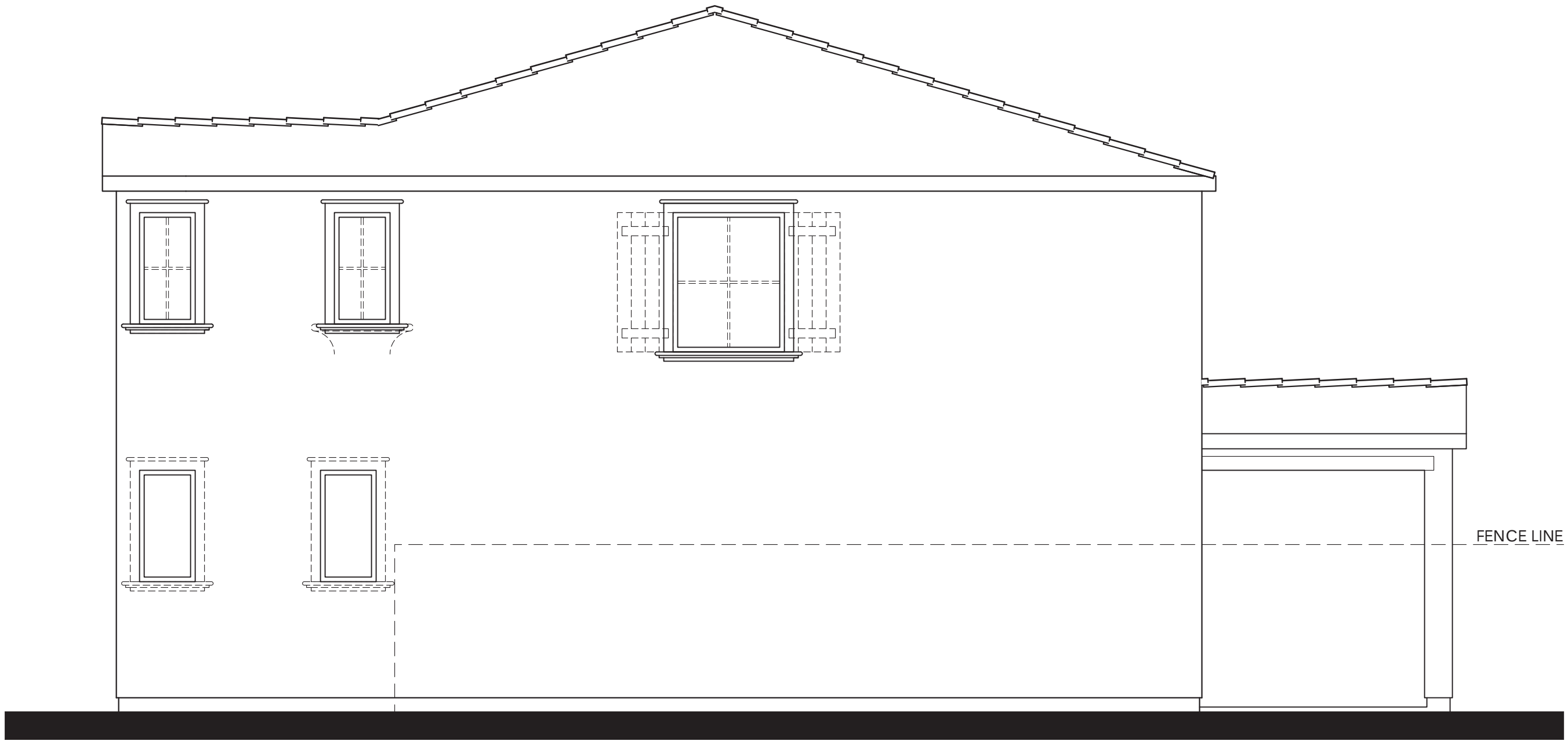
Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-37

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

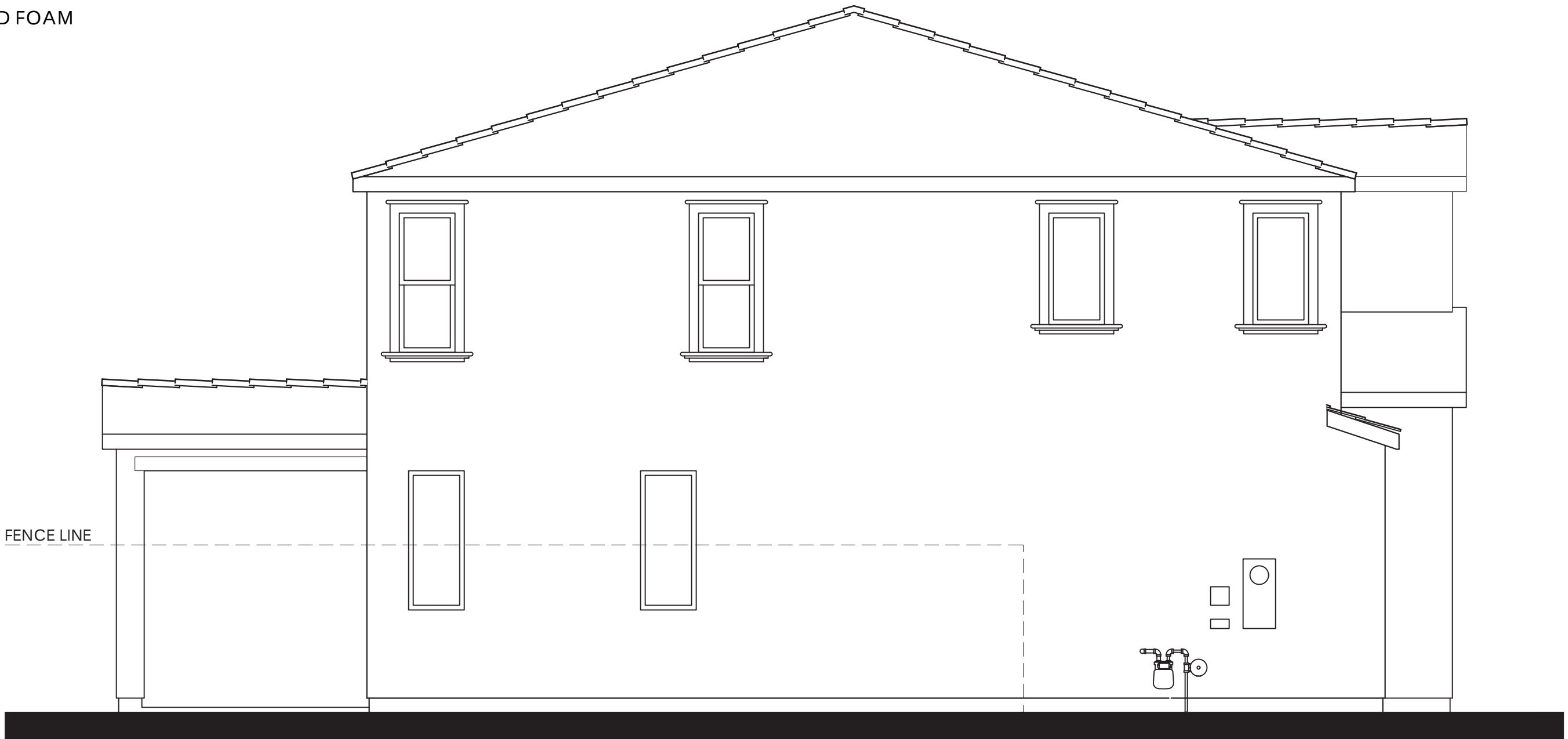
#23016

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Items shown dashed shall occur at lots requiring enhancements.

RIGHT



LEFT

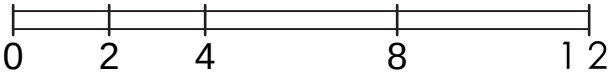
- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | SIMULATED CLAY TILE |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |



Items shown dashed shall occur at lots requiring enhancements.

REAR

PLAN 3A OPT. PATIO (2018)
SPANISH ELEVATIONS

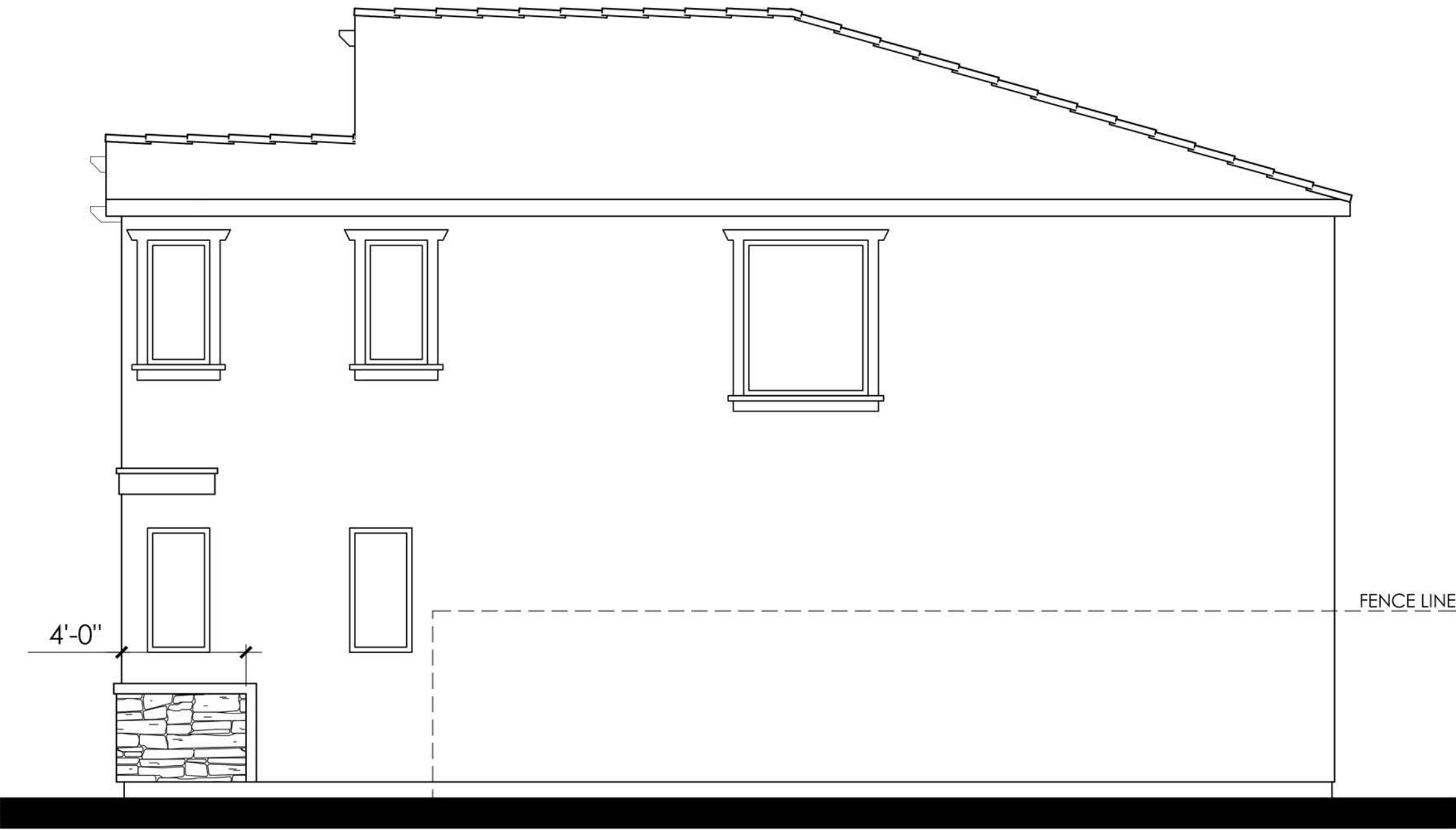


PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT

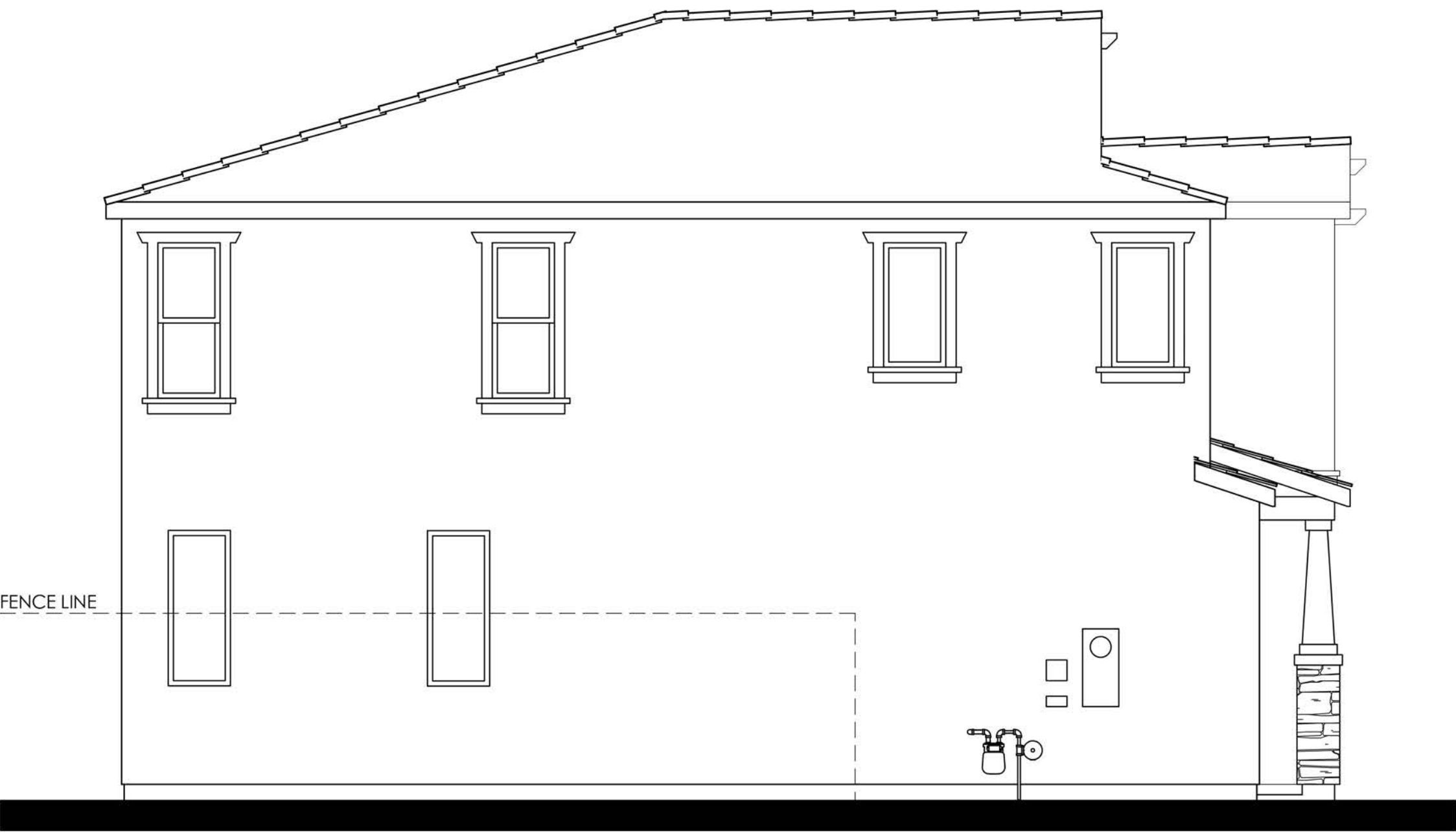


RIGHT

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

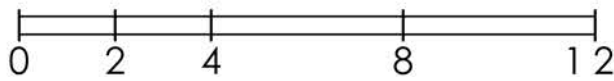


REAR



LEFT

COLOR SCHEME 5
PLAN 3B (2018)
CRAFTSMAN ELEVATIONS



LENNAR®

CYAN AT THE PRESERVE
Rancho Cordova, Ca

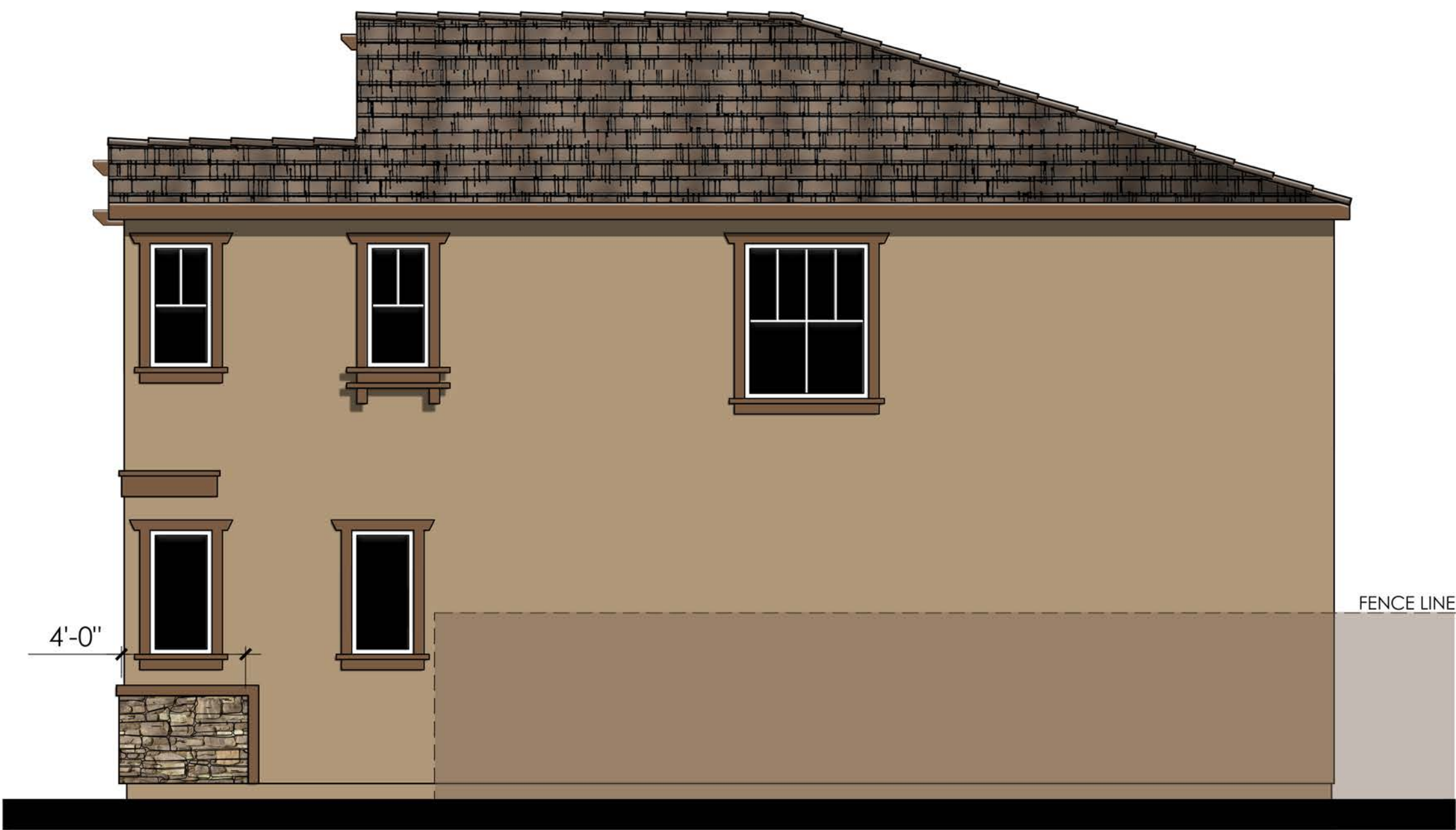
Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-39

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

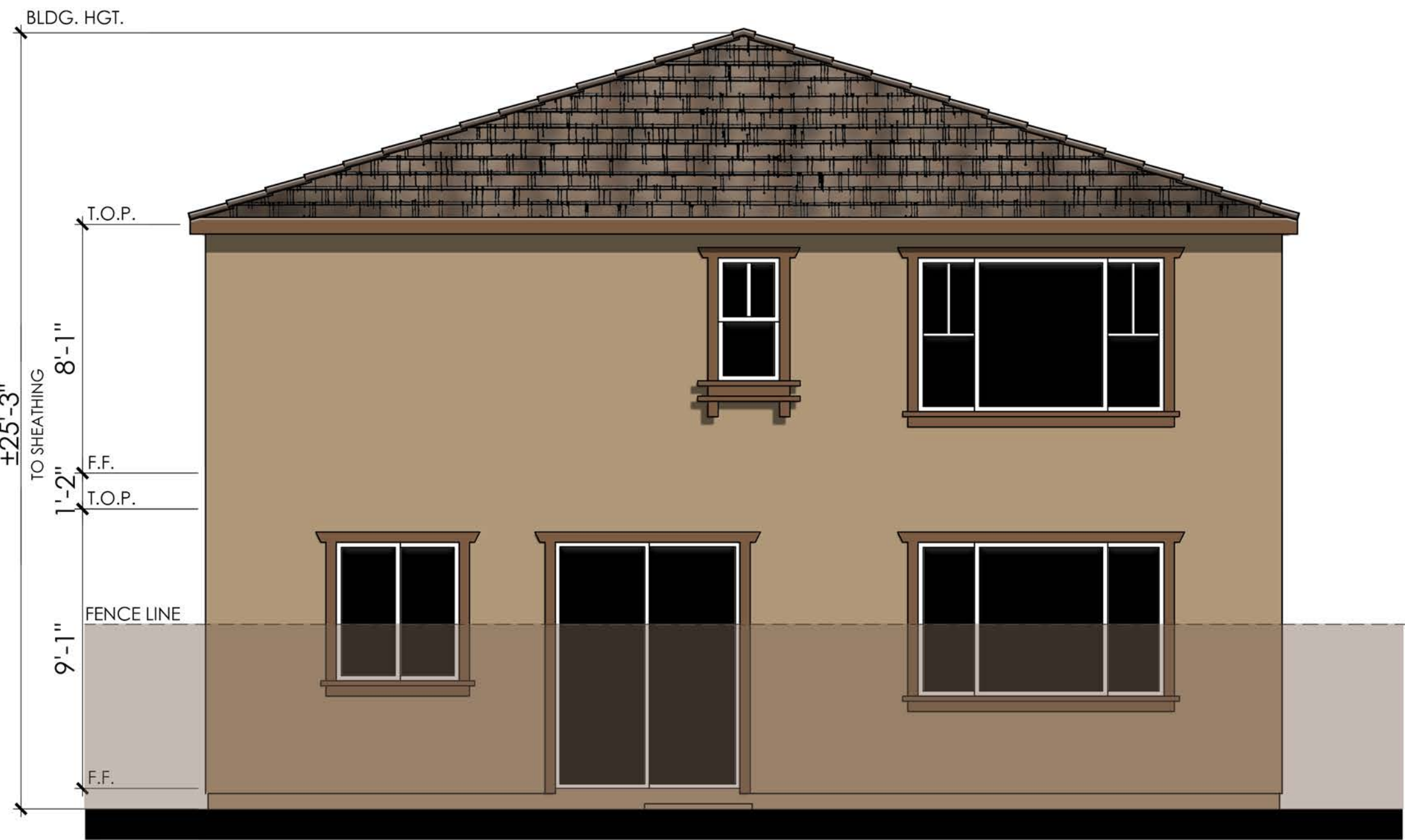
#23016

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



RIGHT

- IALS LEGEND**
(CURS)
- | | |
|--------------|------------------------|
| 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.



LENNAR®

CYAN AT THE PRESERVE
Rancho Cordova, Ca

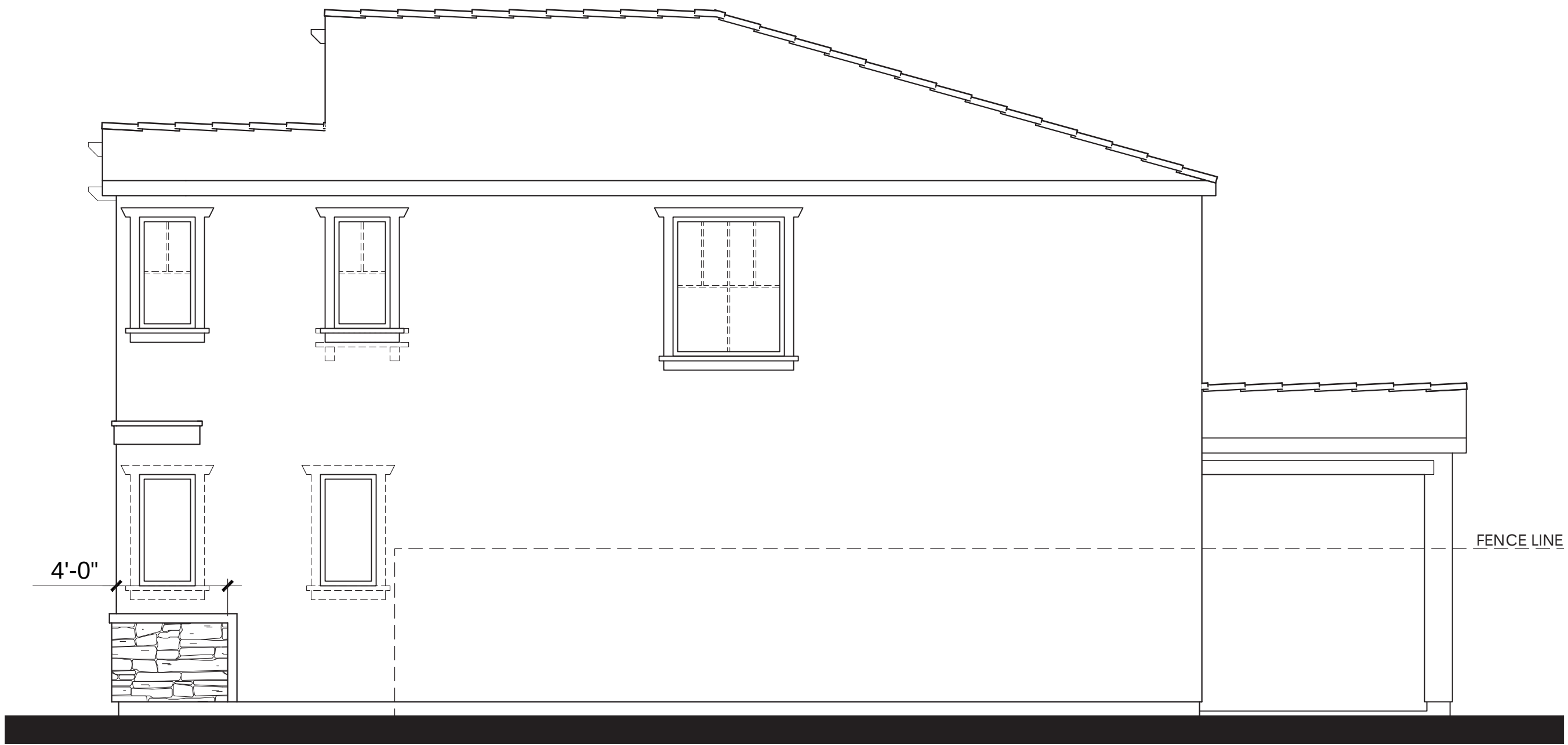
Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-40

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

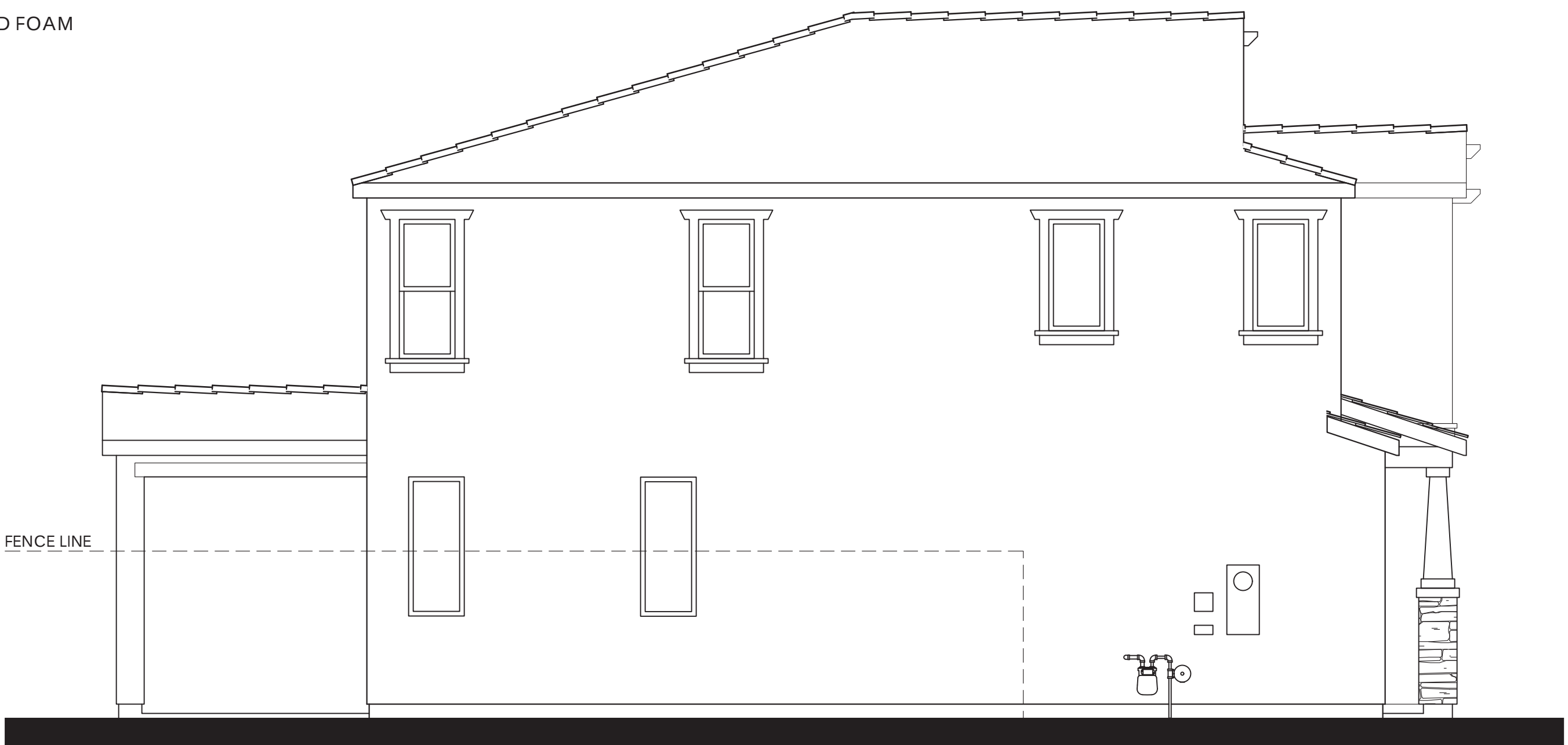
#23016

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Items shown dashed shall occur at lots requiring enhancements.

RIGHT



LEFT

MATERIALS LEGEND
(WHERE OCCURS)

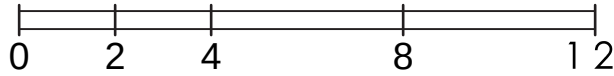
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | BOARD & BATTEN SIDING |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM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



Items shown dashed shall occur at lots requiring enhancements.

REAR

PLAN 3B OPT. PATIO (2018)
CRAFTSMAN ELEVATIONS



LENNAR®

CYAN AT THE PRESERVE
Rancho Cordova, Ca

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

10/16/2024
A-41

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

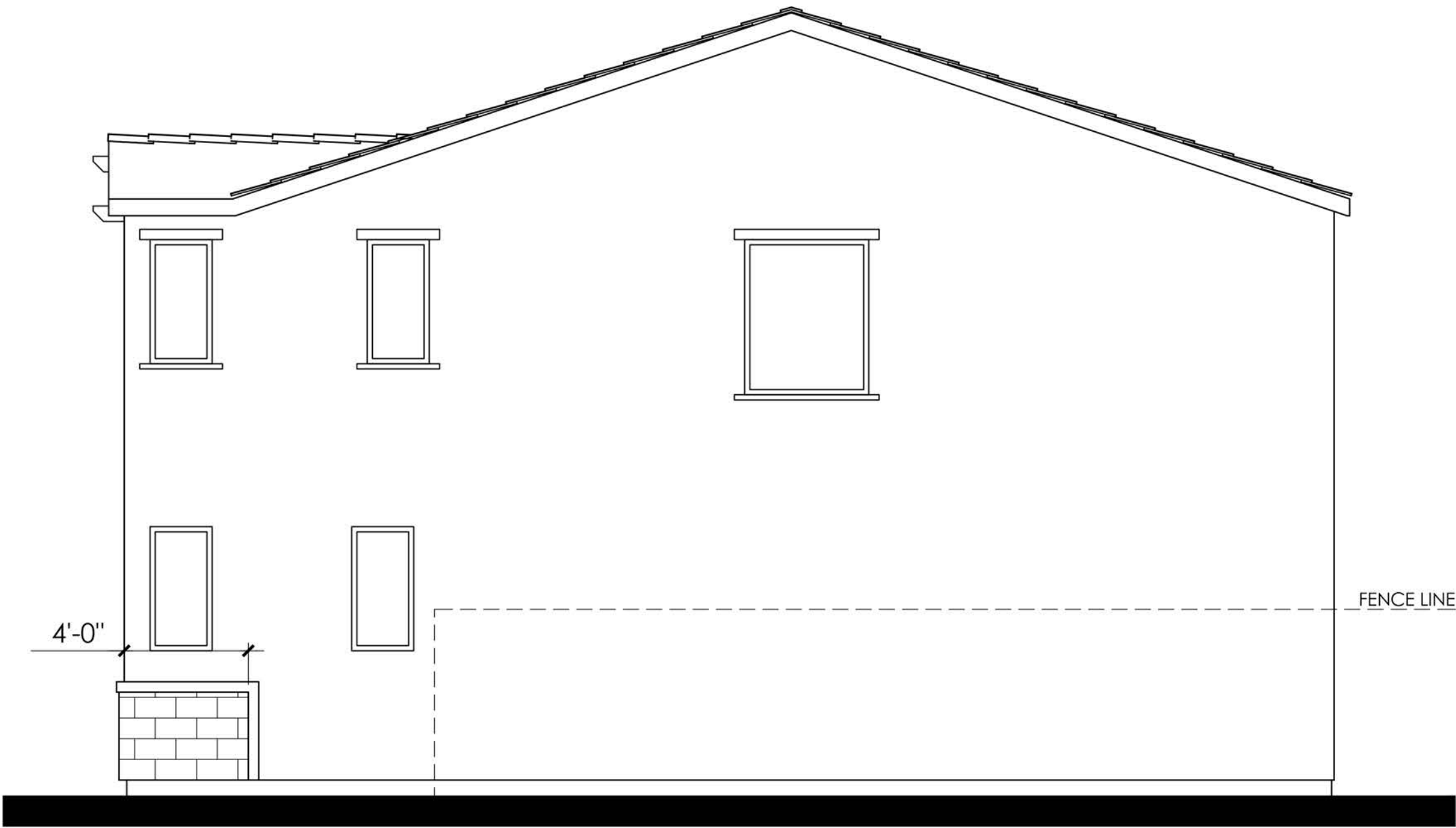
#23016

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



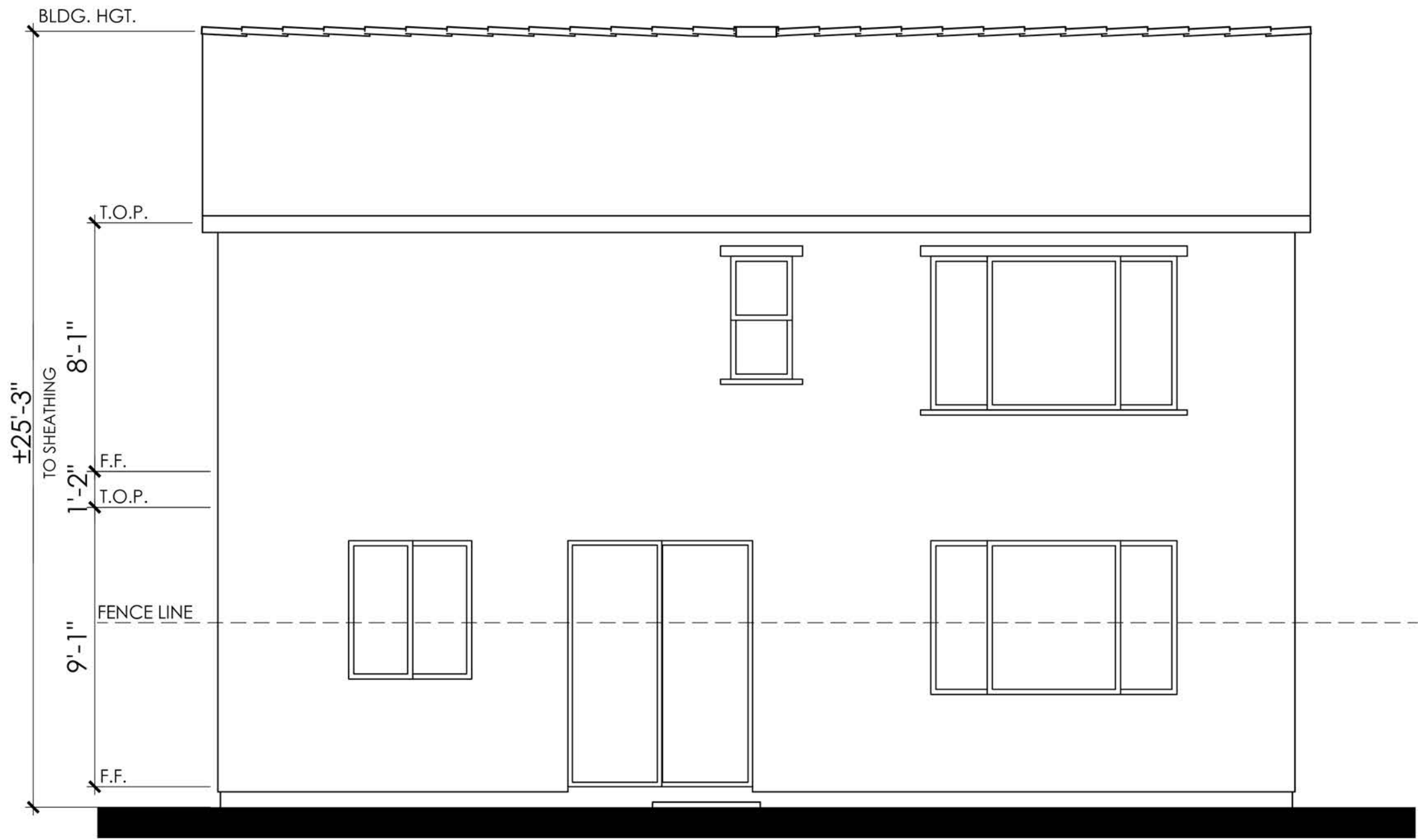
© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

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 8

PLAN 3C (2018)

CONTEMPORARY ELEVATIONS



LENNAR®

CYAN AT THE PRESERVE
Rancho Cordova, Ca

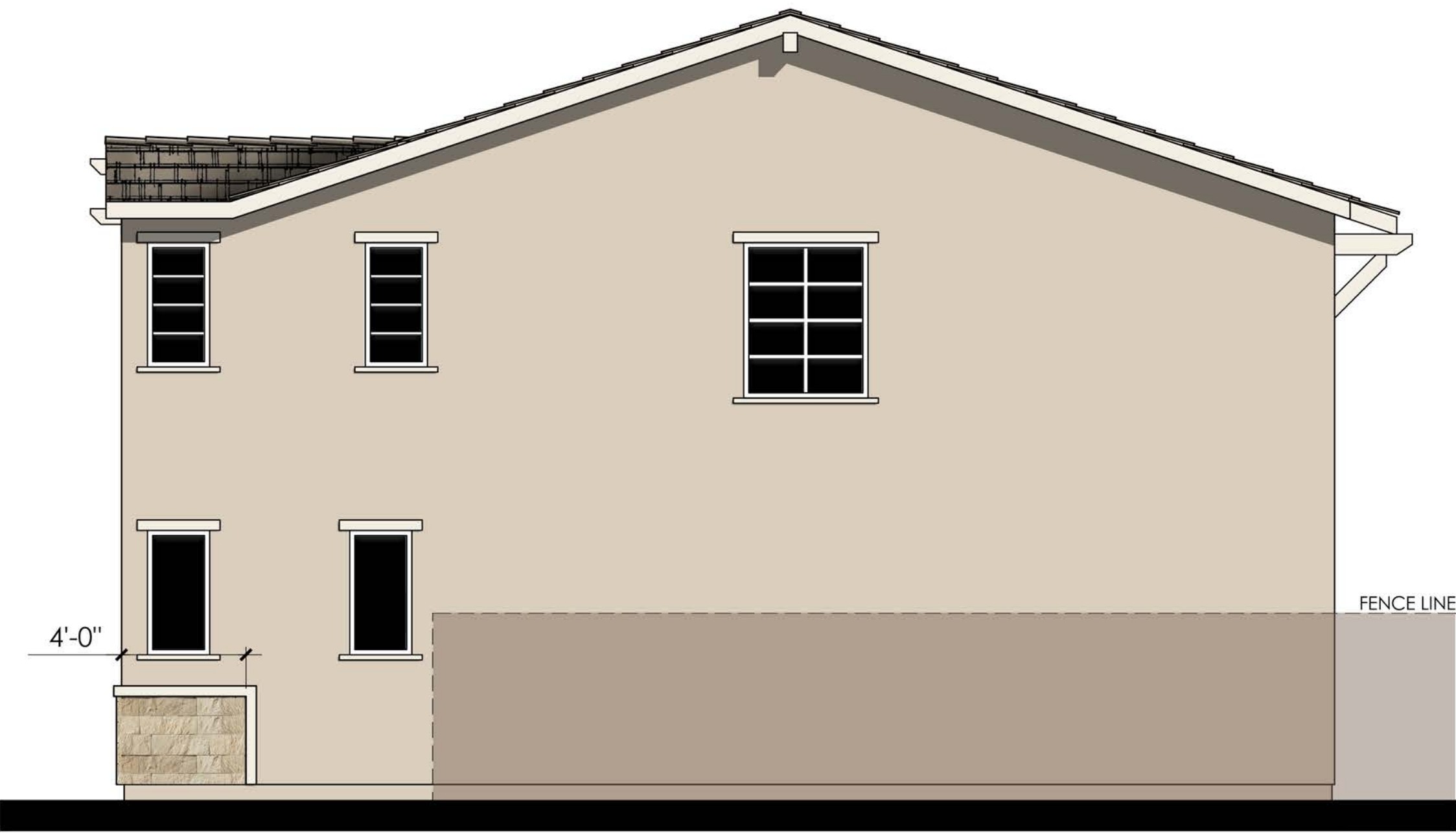
Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-42

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

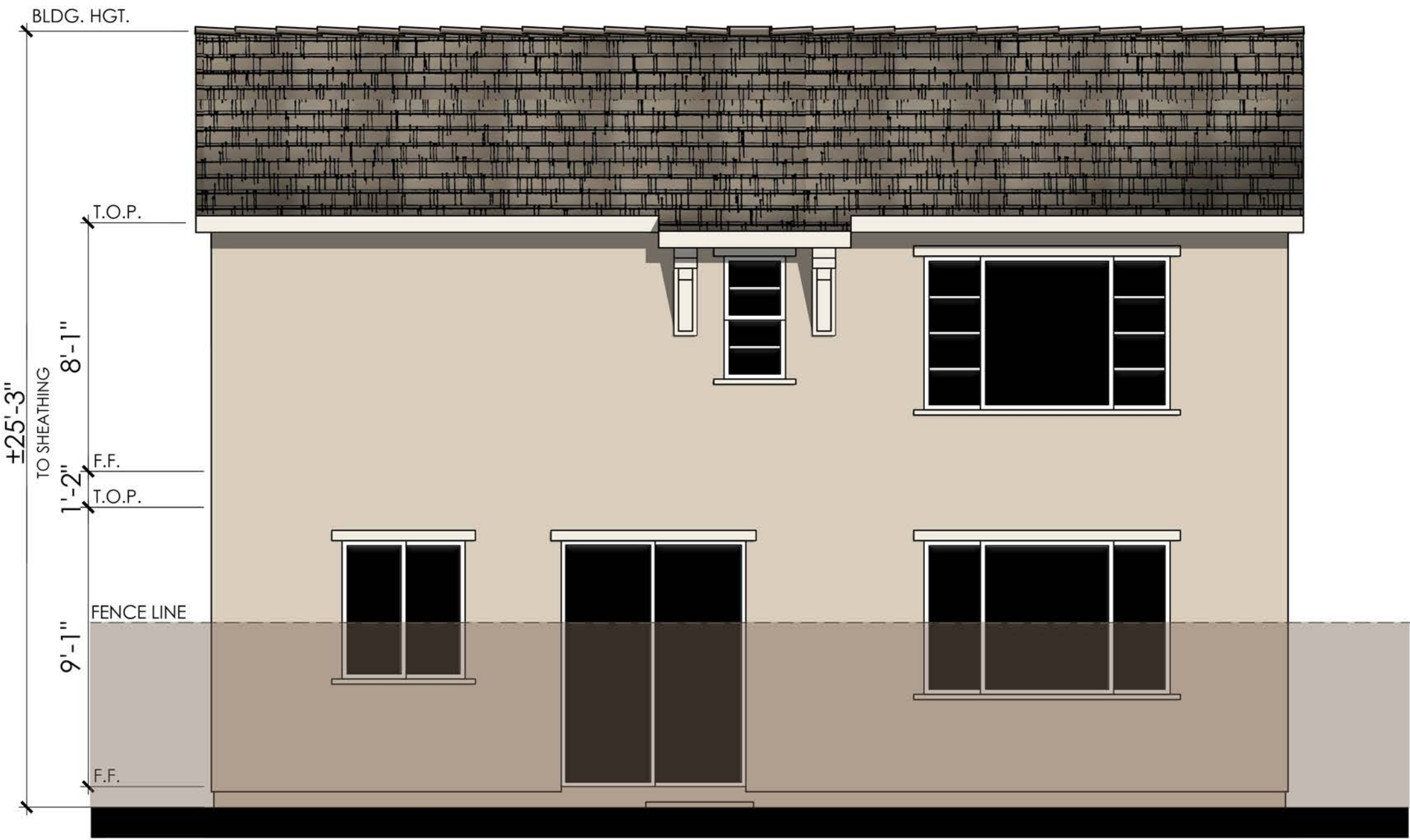
#23016

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|------------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| ROOF EXTENSIONS: | WOOD CORBEL |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO/ STONE VENEER |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |



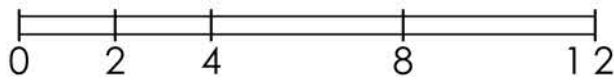
REAR

COLOR SCHEME 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
PLANNING + ARCHITECTURE

#23016

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Items shown dashed shall occur at lots requiring enhancements.

RIGHT



LEFT

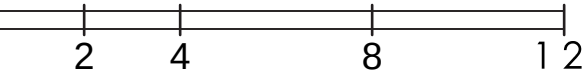
- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|------------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| ROOF EXTENSIONS: | WOOD CORBEL |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO/ STONE VENEER |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |



Items shown dashed shall occur at lots requiring enhancements.

REAR

PLAN 3C OPT. PATIO (2018)
CONTEMPORARY ELEVATIONS



LENNAR®

CYAN AT THE PRESERVE
Rancho Cordova, Ca

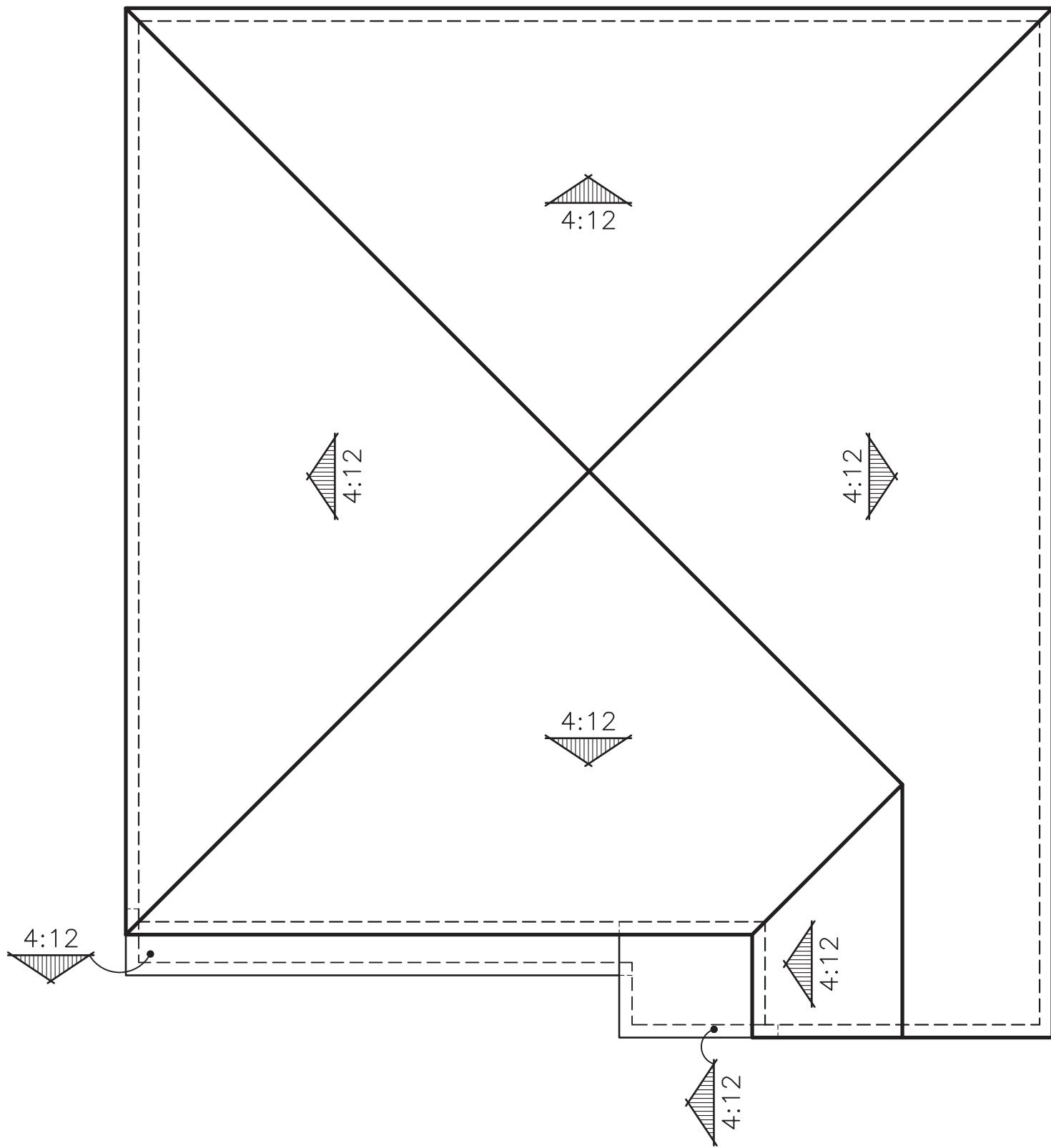
Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-44

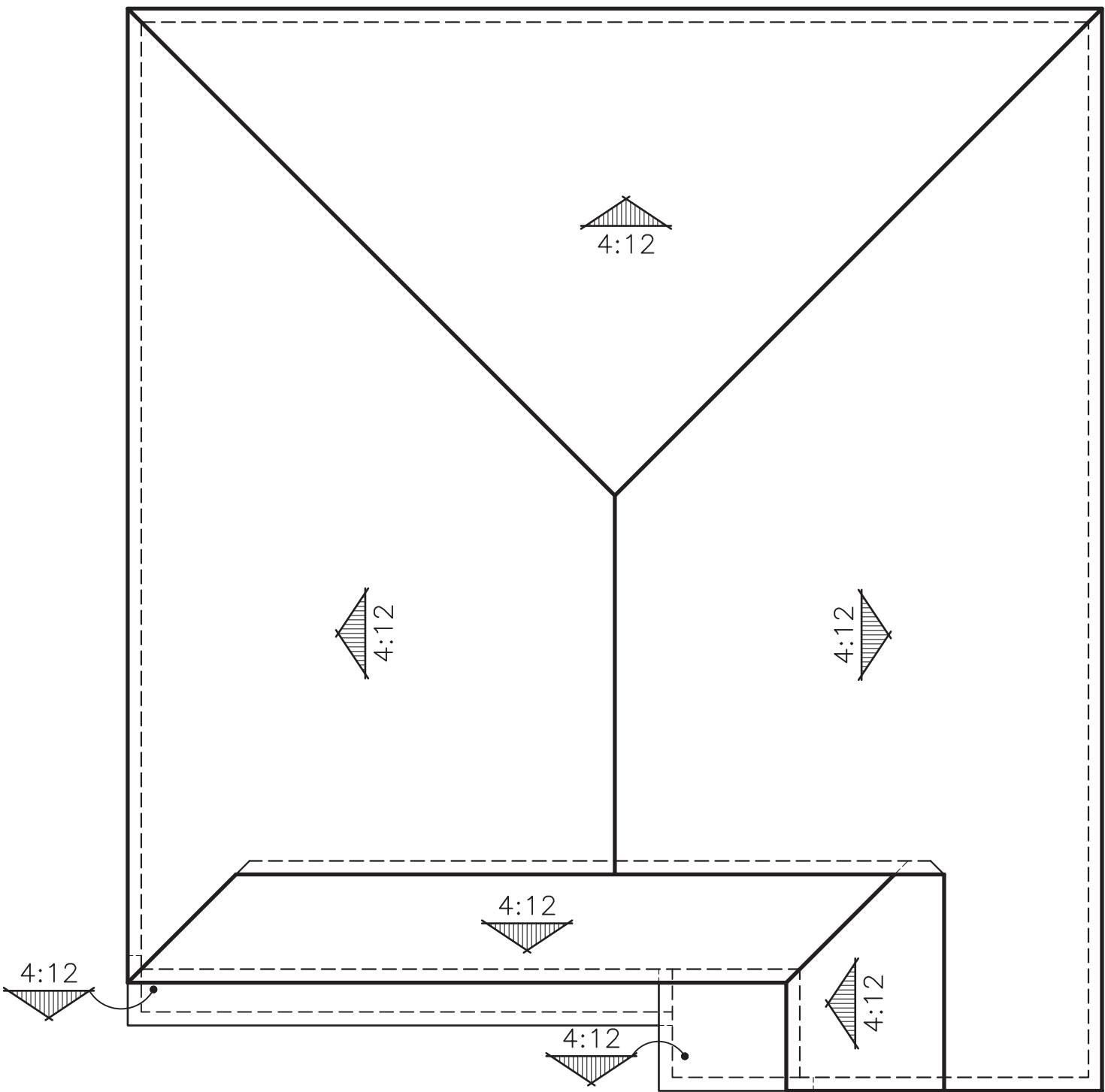
Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

#23016

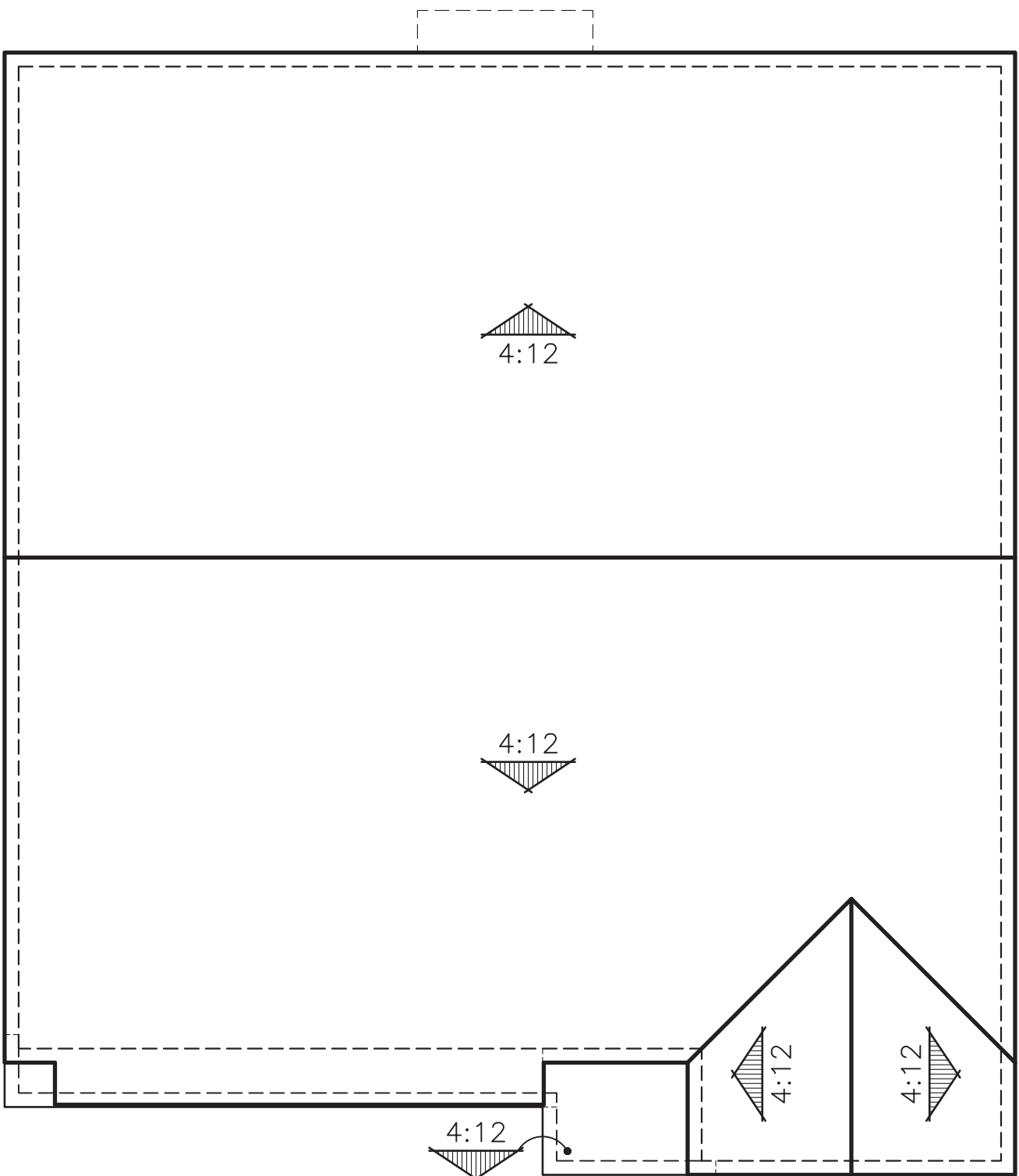
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



"A" SPANISH

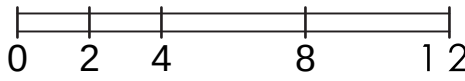


"B" CRAFTSMAN

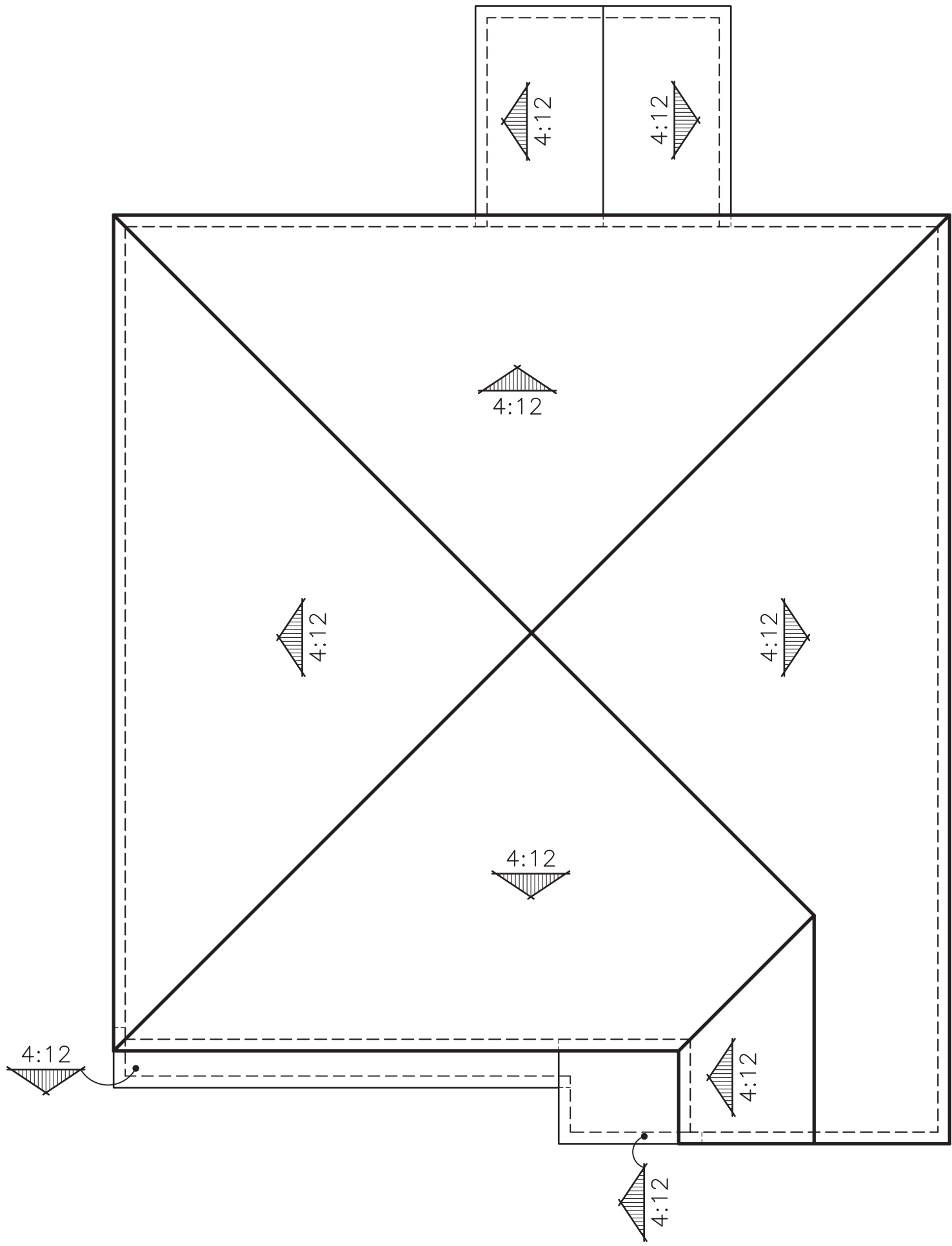


"C" CONTEMPORARY

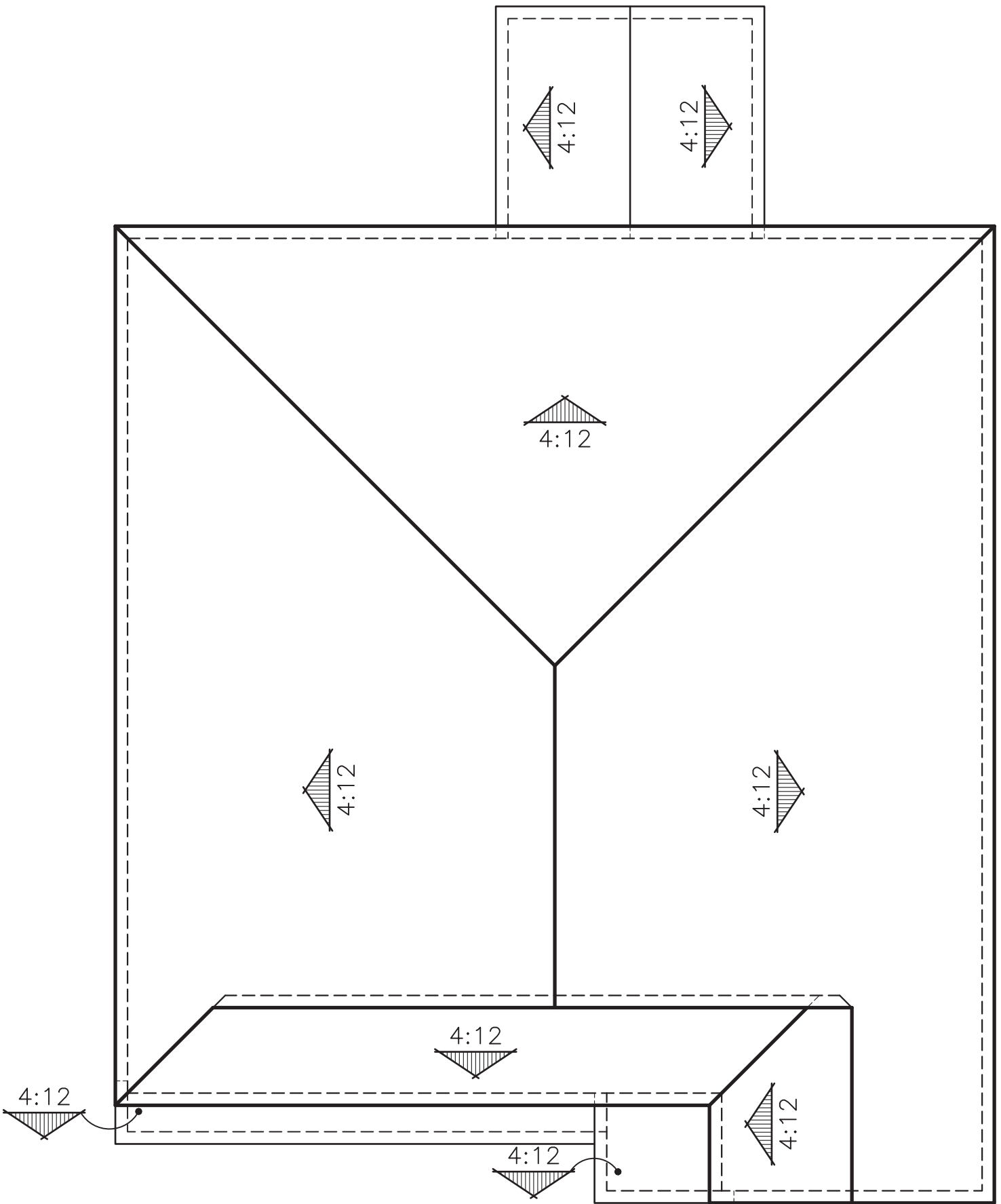
ROOF PLANS
PLAN 3 (2018)



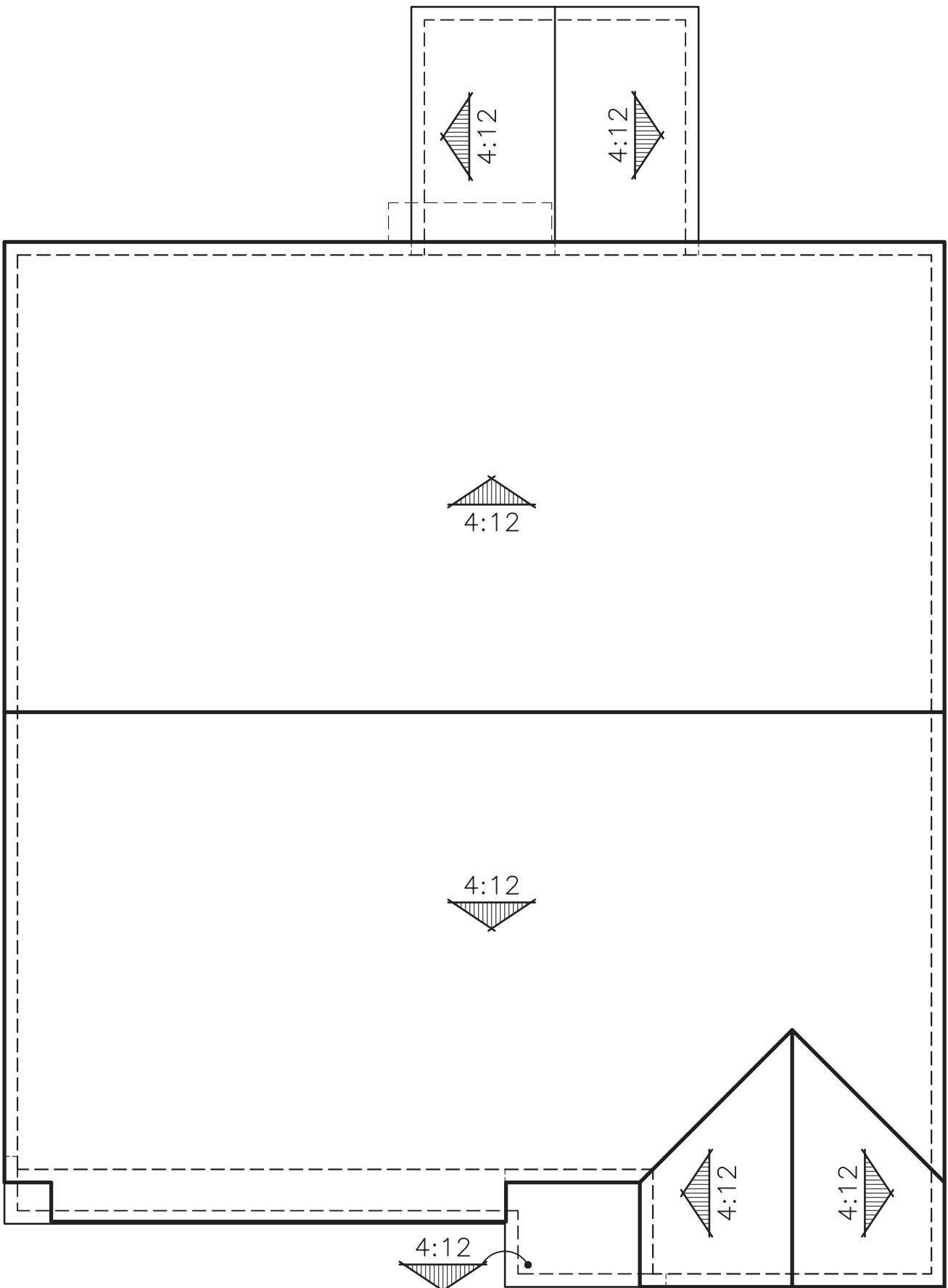
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



"A" SPANISH

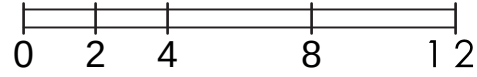


"B" CRAFTSMAN



"C" CONTEMPORARY

ROOF PLANS
PLAN 3 OPT. PATIO (2018)



PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

EXTERIOR LIGHTS



YORKTOWN



© 2024 Kevin L. Crook Architect, Inc. 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

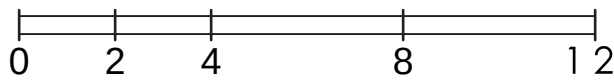
"B" CRAFTSMAN



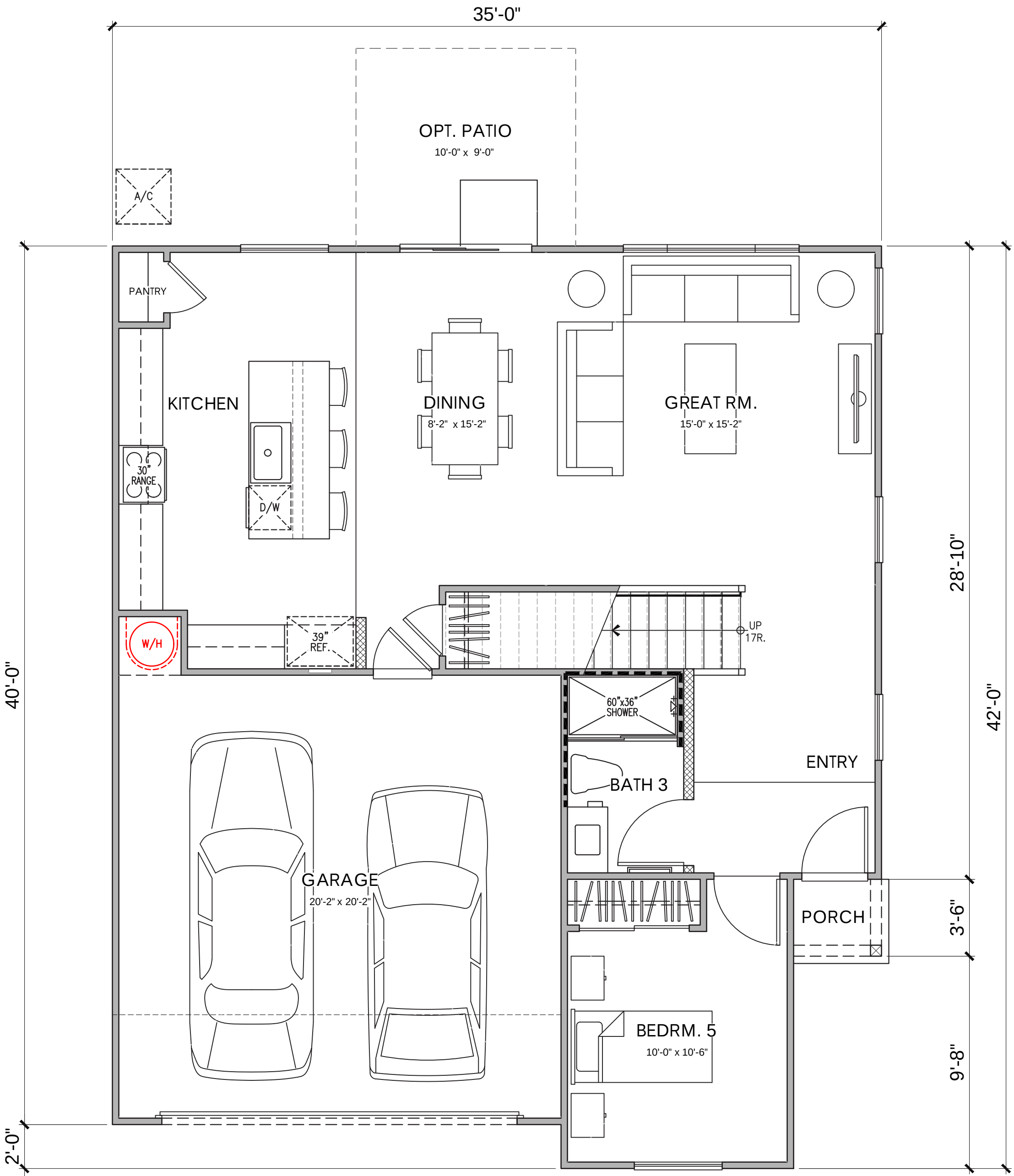
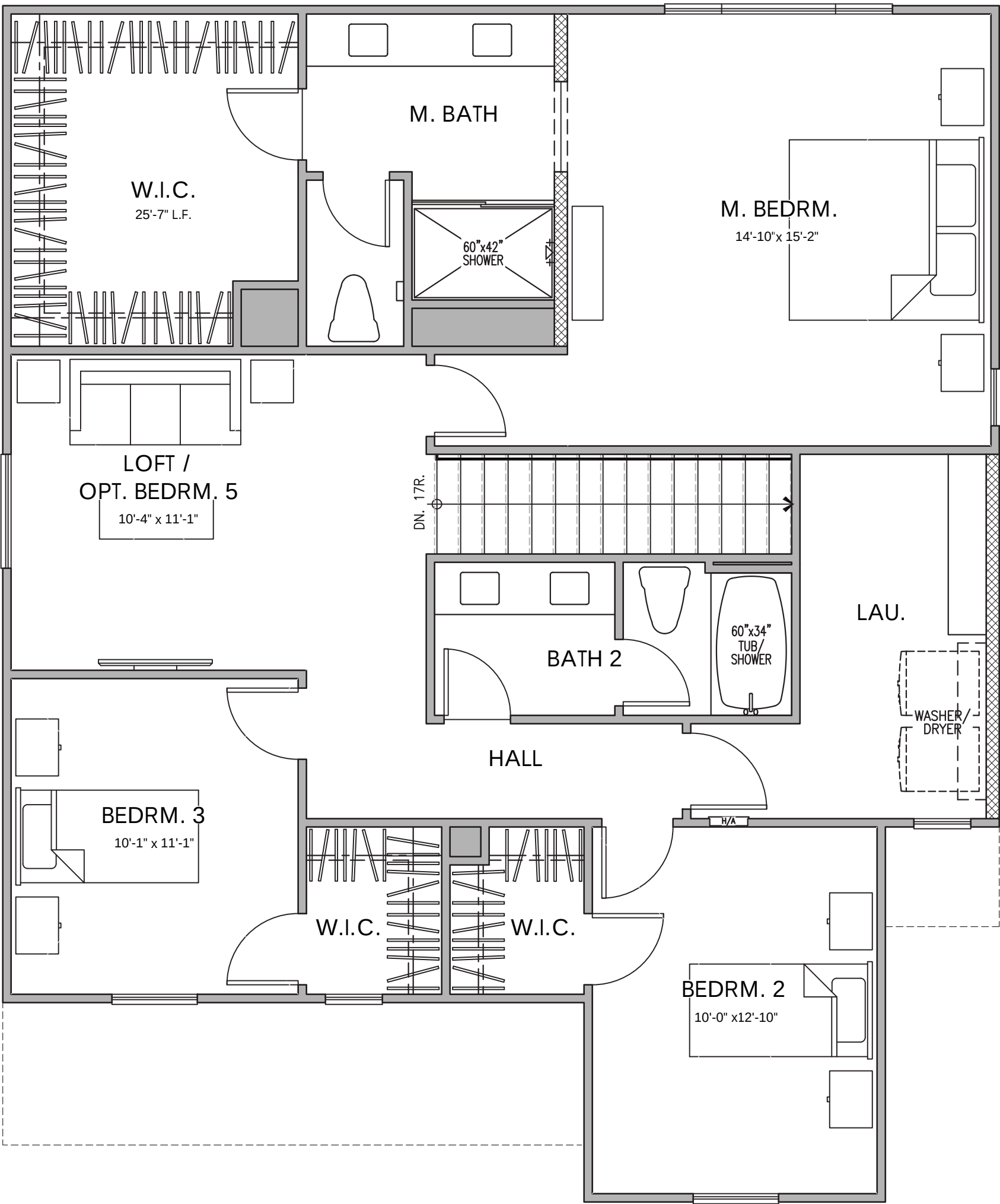
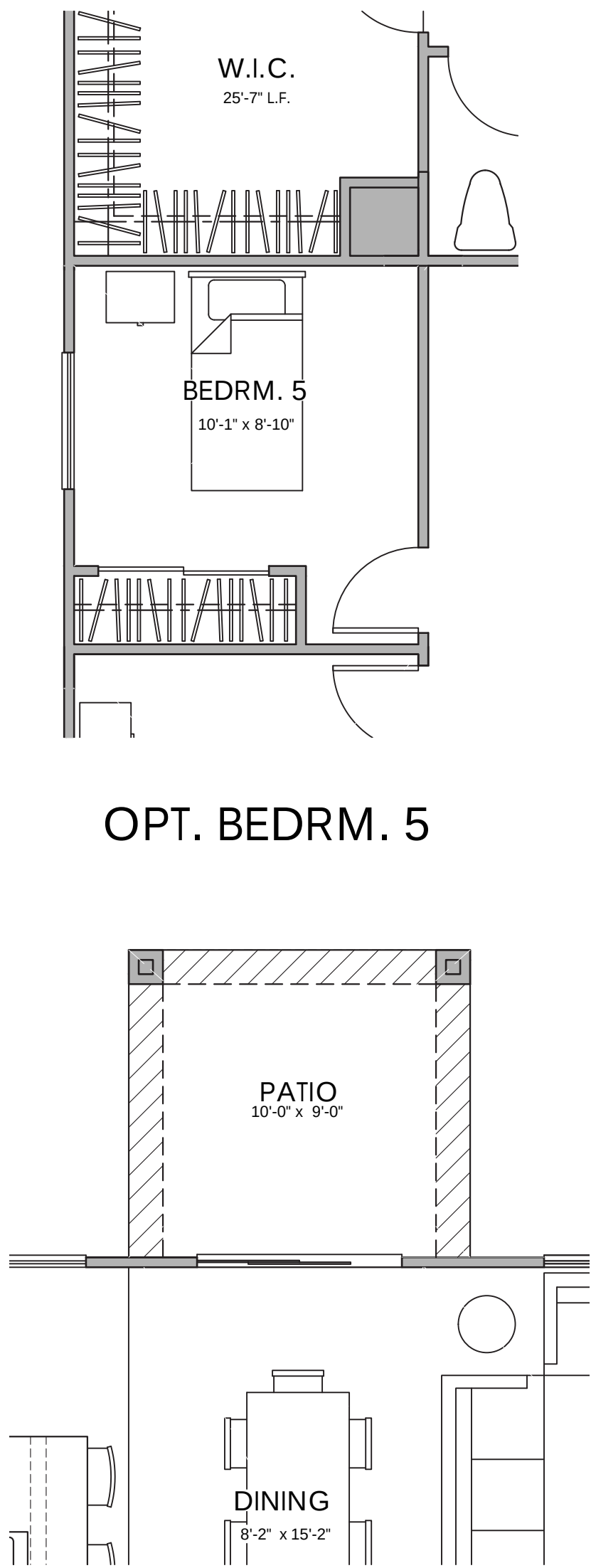
© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"C" CONTEMPORARY

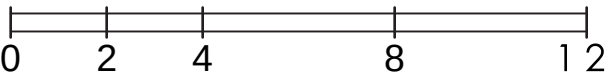
PLAN 4 (2179)
FRONT ELEVATIONS



PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



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.



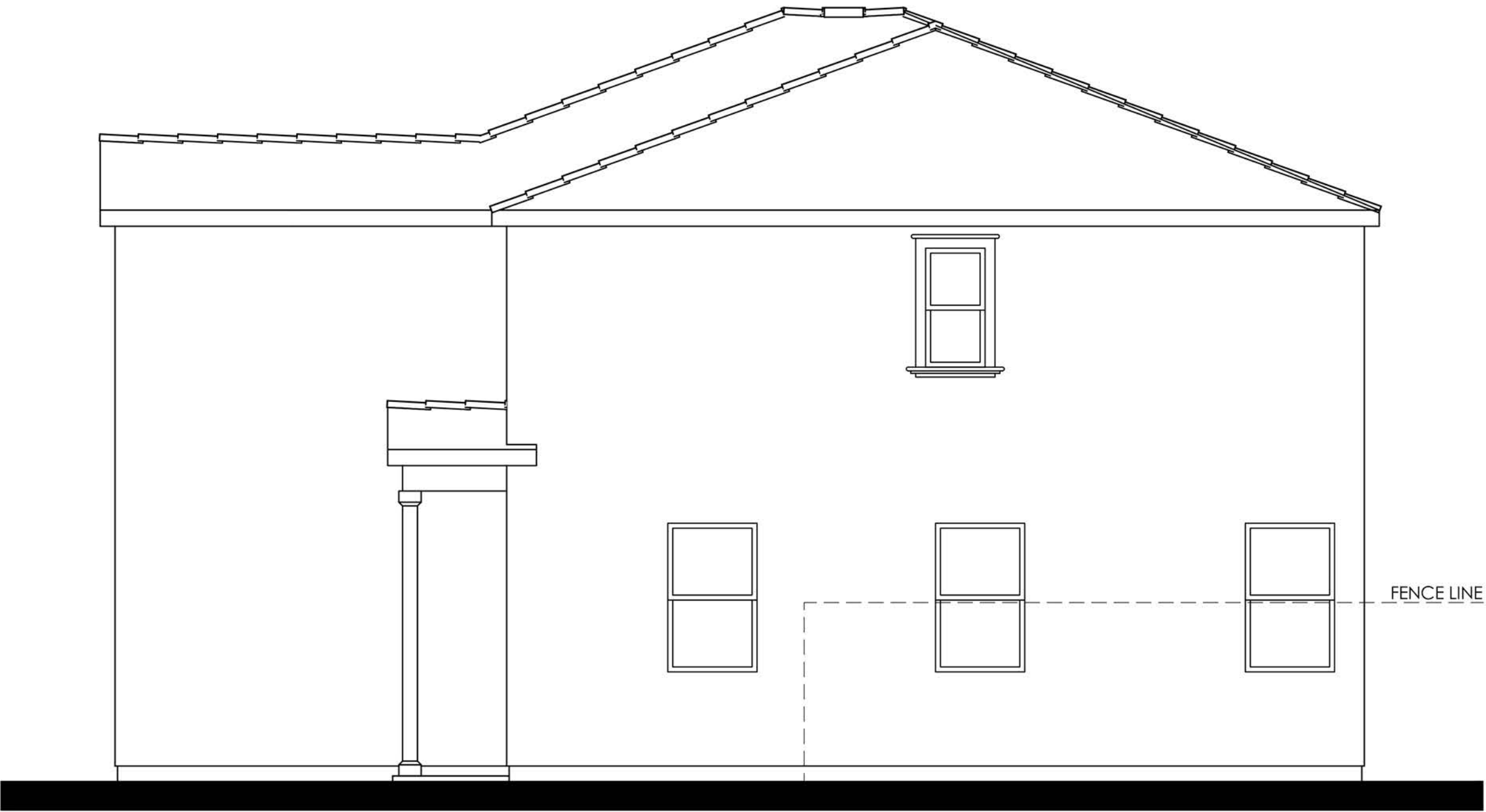
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



© 2024 Kevin L. Crook Architect, Inc.

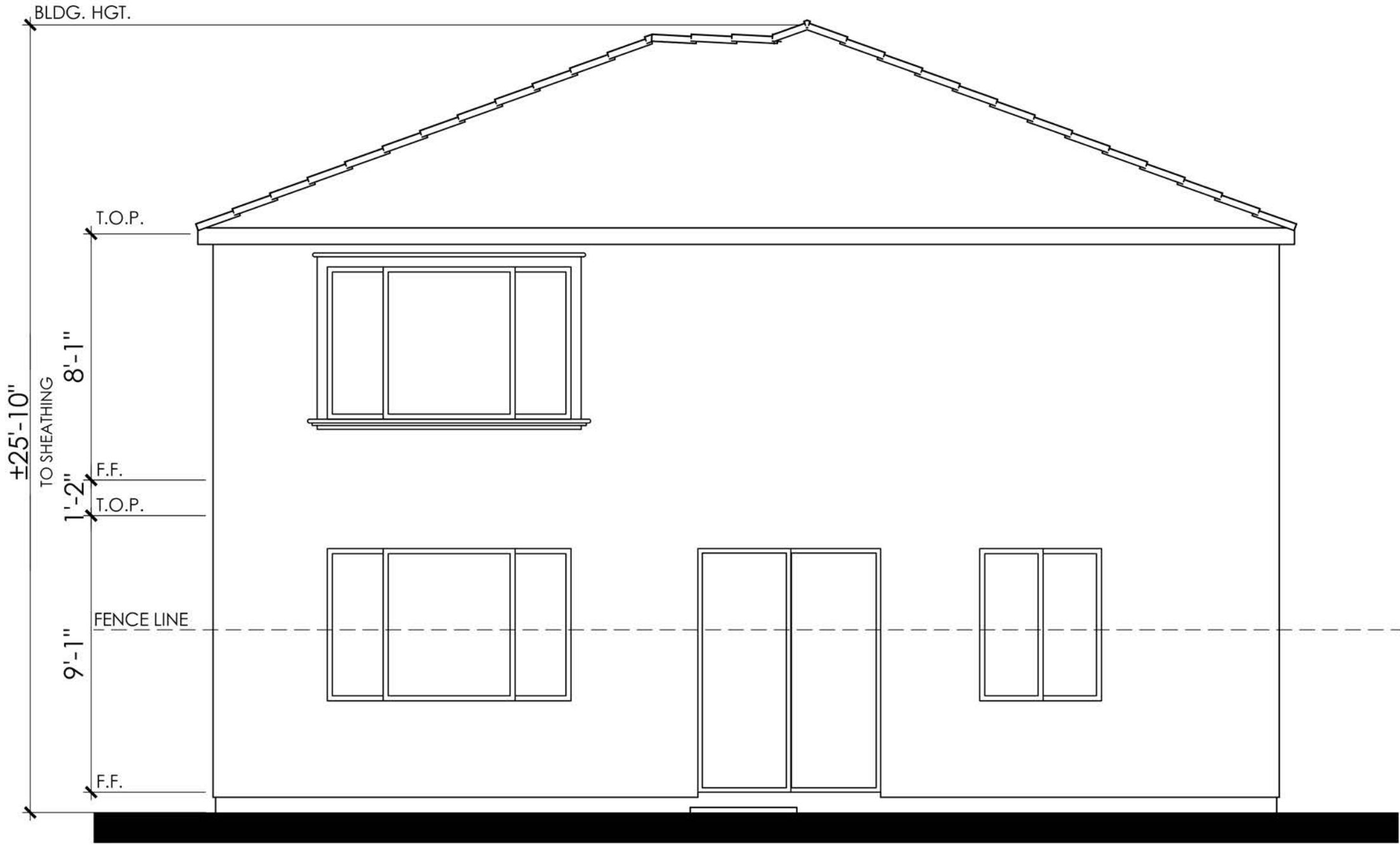
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

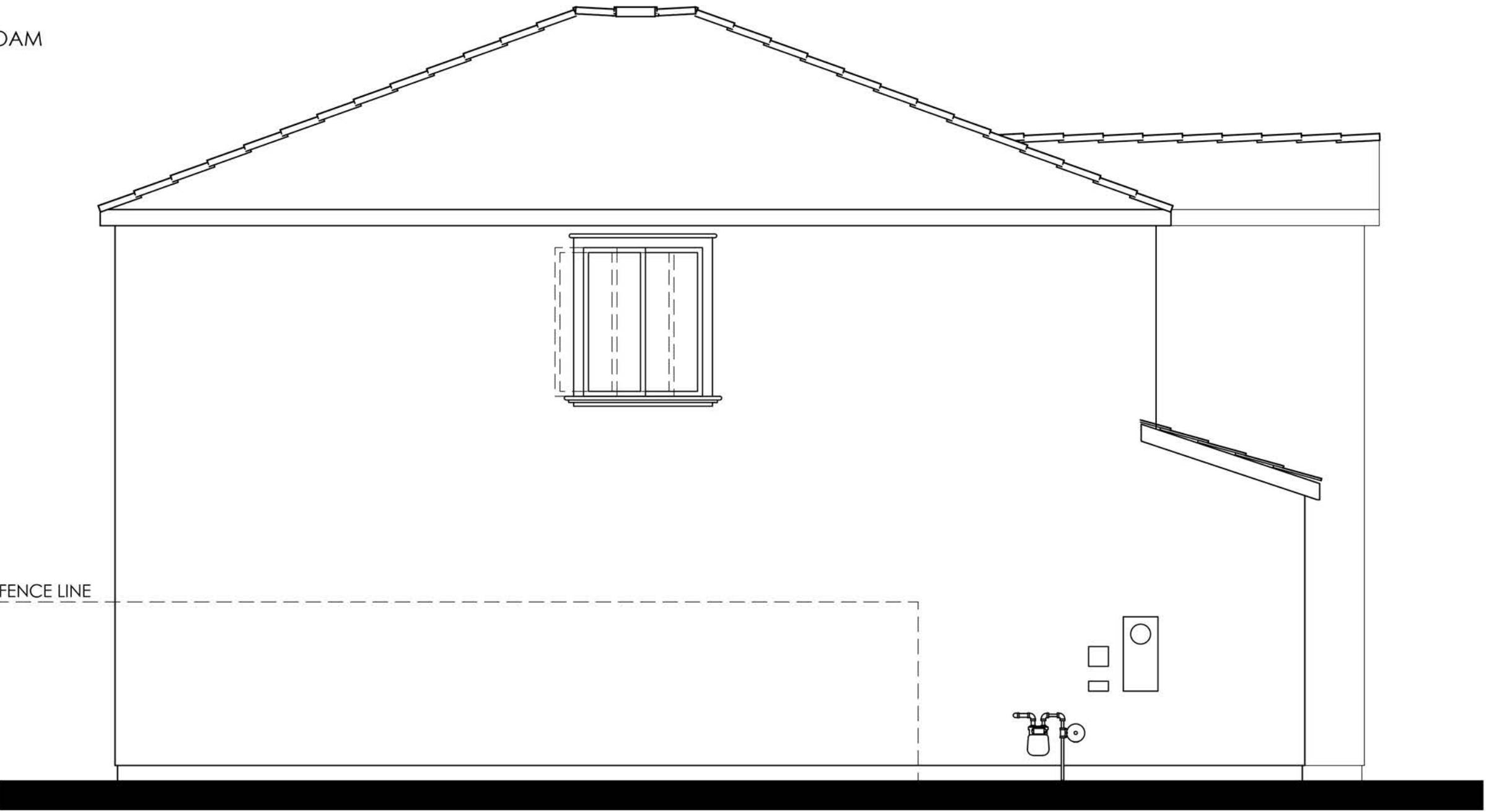


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| 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

CYAN AT THE PRESERVE
Rancho Cordova, Ca

LENNAR®

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

10/16/2024
A-49

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

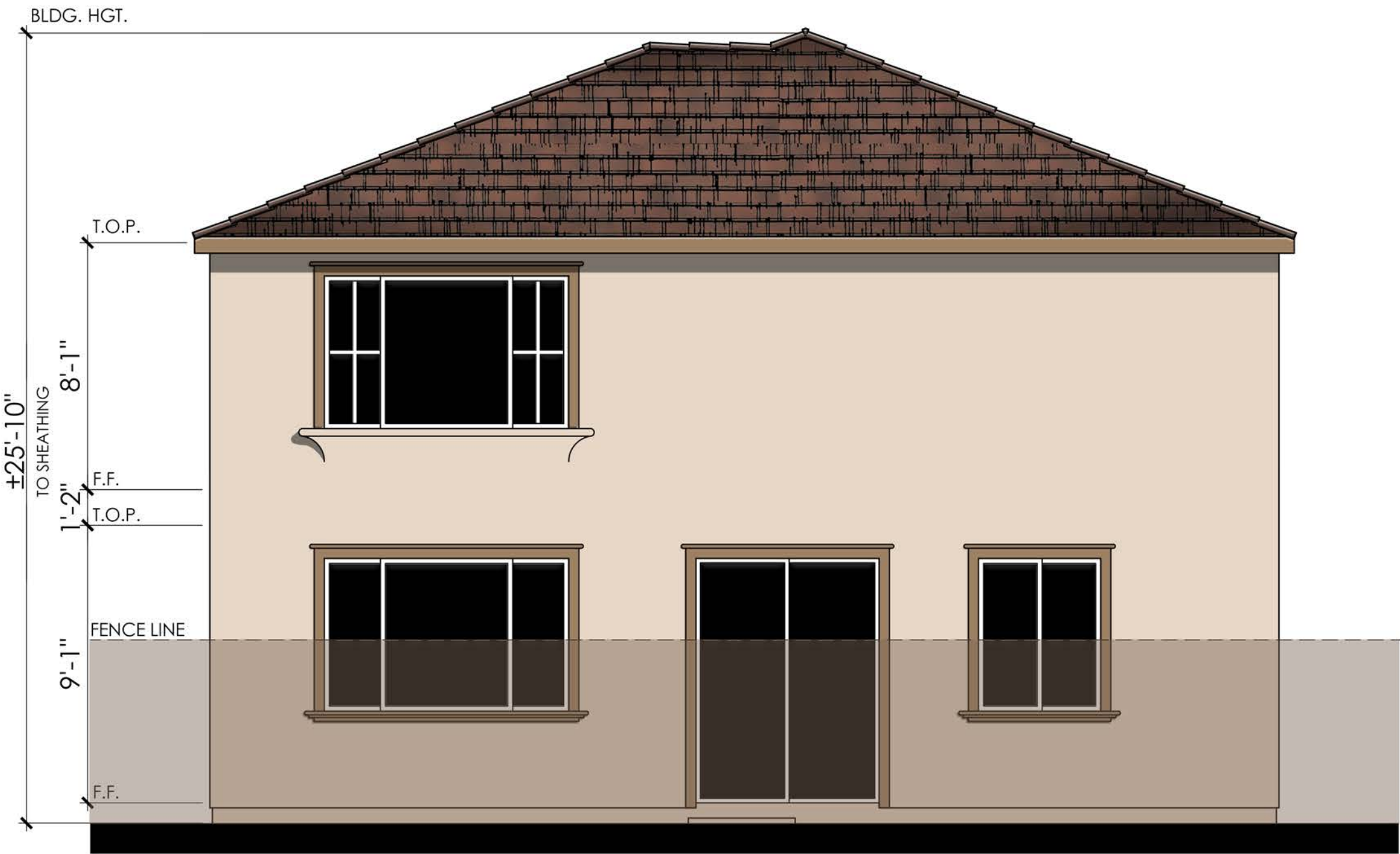
#23016

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: | SIMULATED CLAY TILE |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |



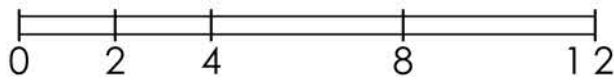
REAR

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

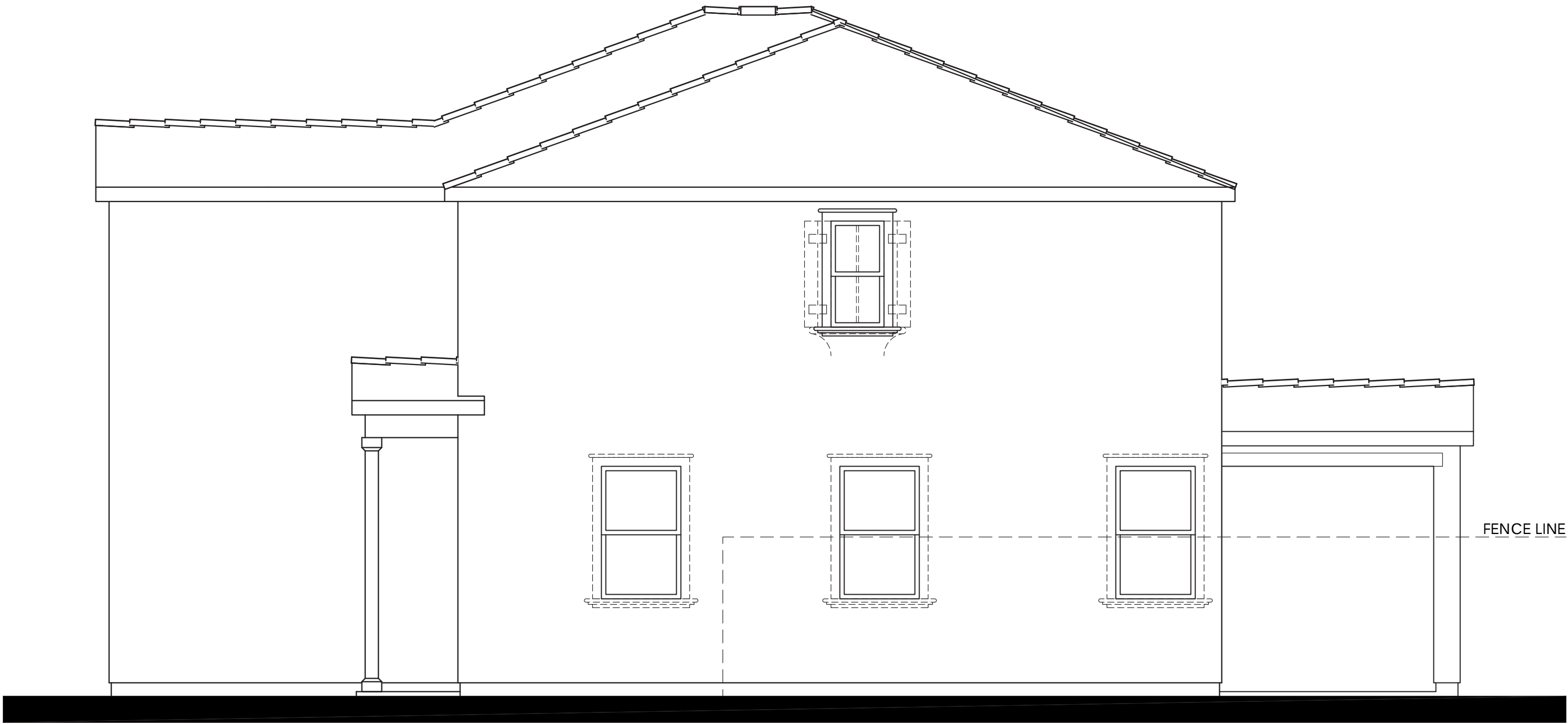
Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-50

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

#23016

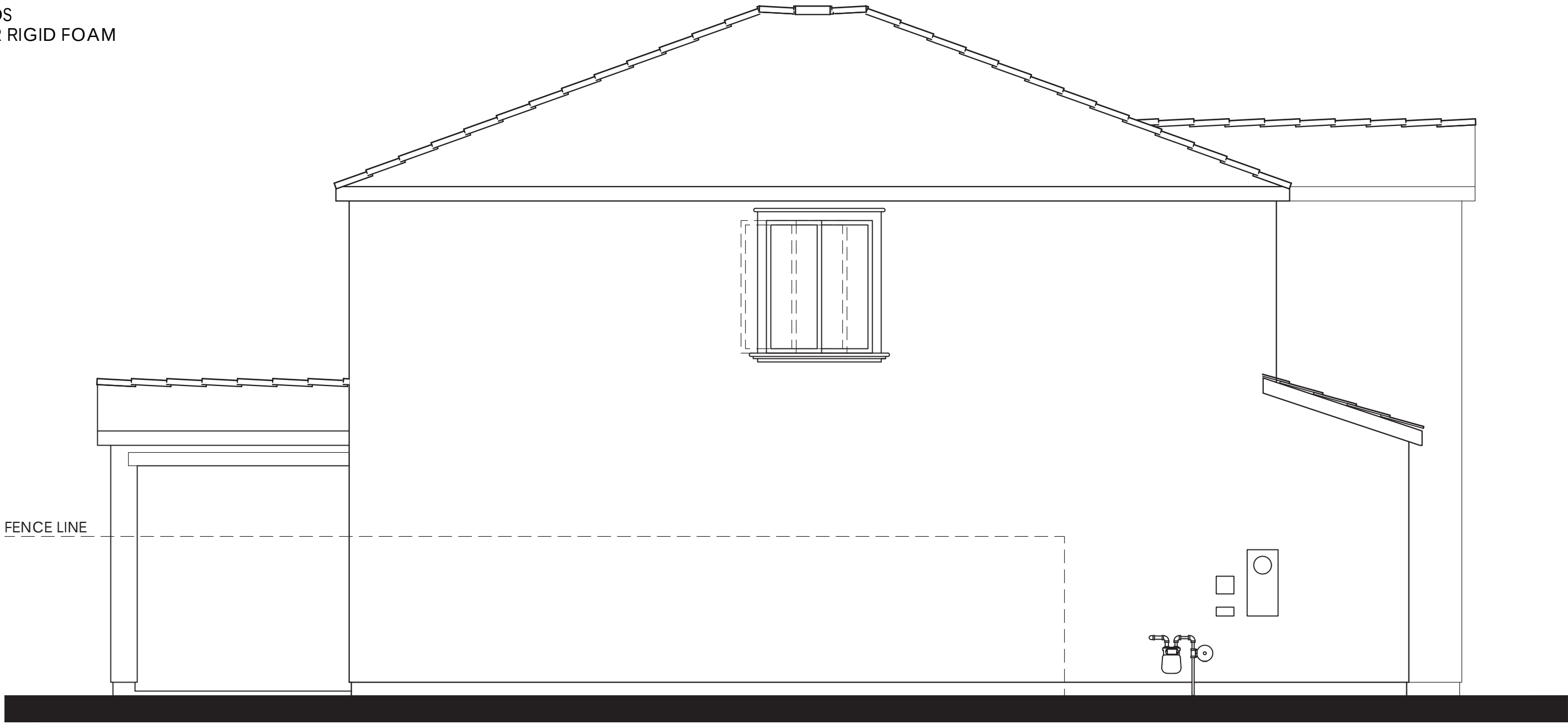
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Items shown dashed shall occur at lots requiring enhancements.

- 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 |

RIGHT



Items shown dashed shall occur at lots requiring enhancements.

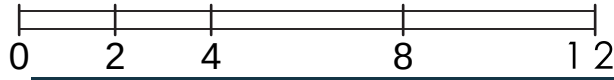
LEFT



Items shown dashed shall occur at lots requiring enhancements.

REAR

PLAN 4A OPT. PATIO (2179)
SPANISH ELEVATIONS

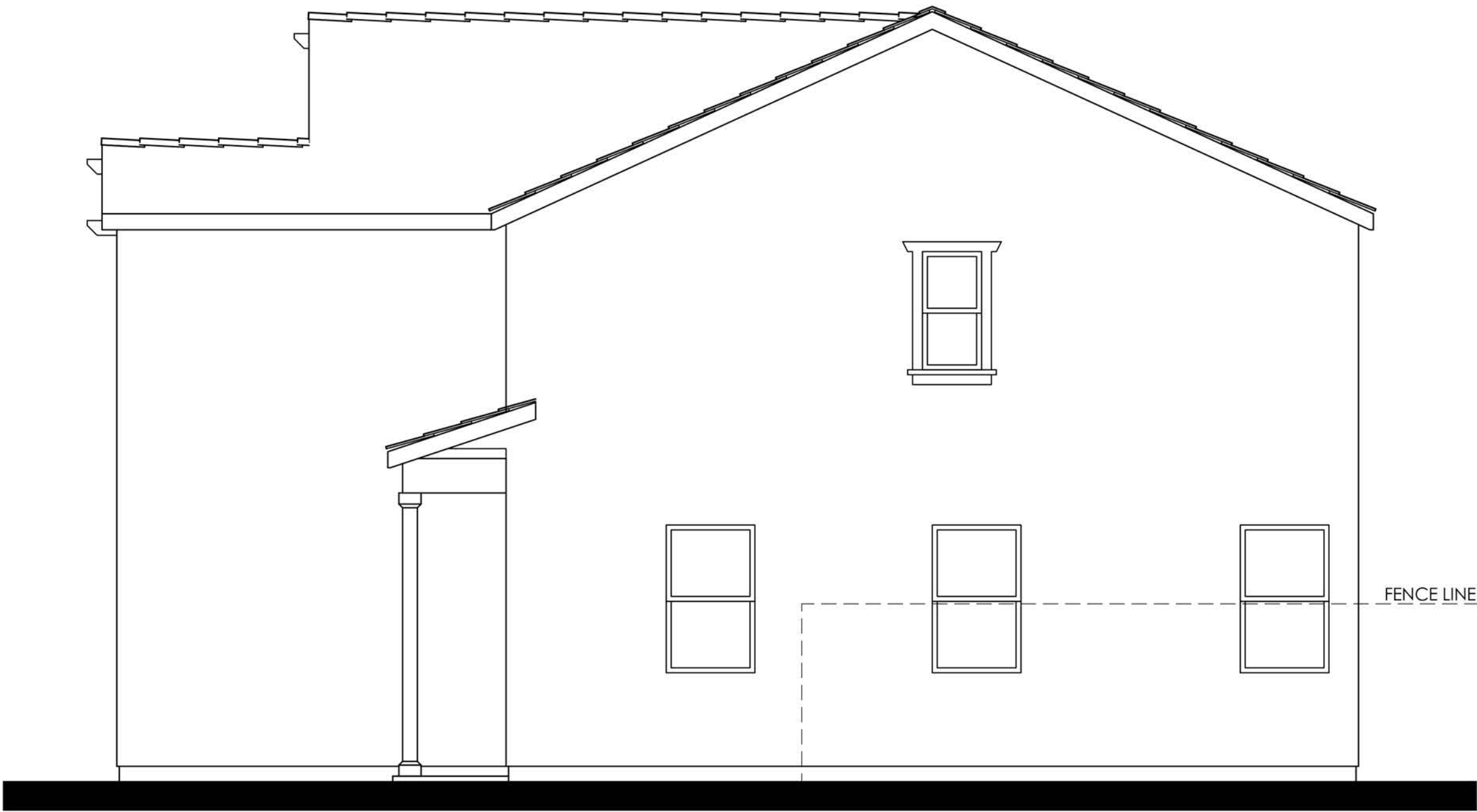


PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT

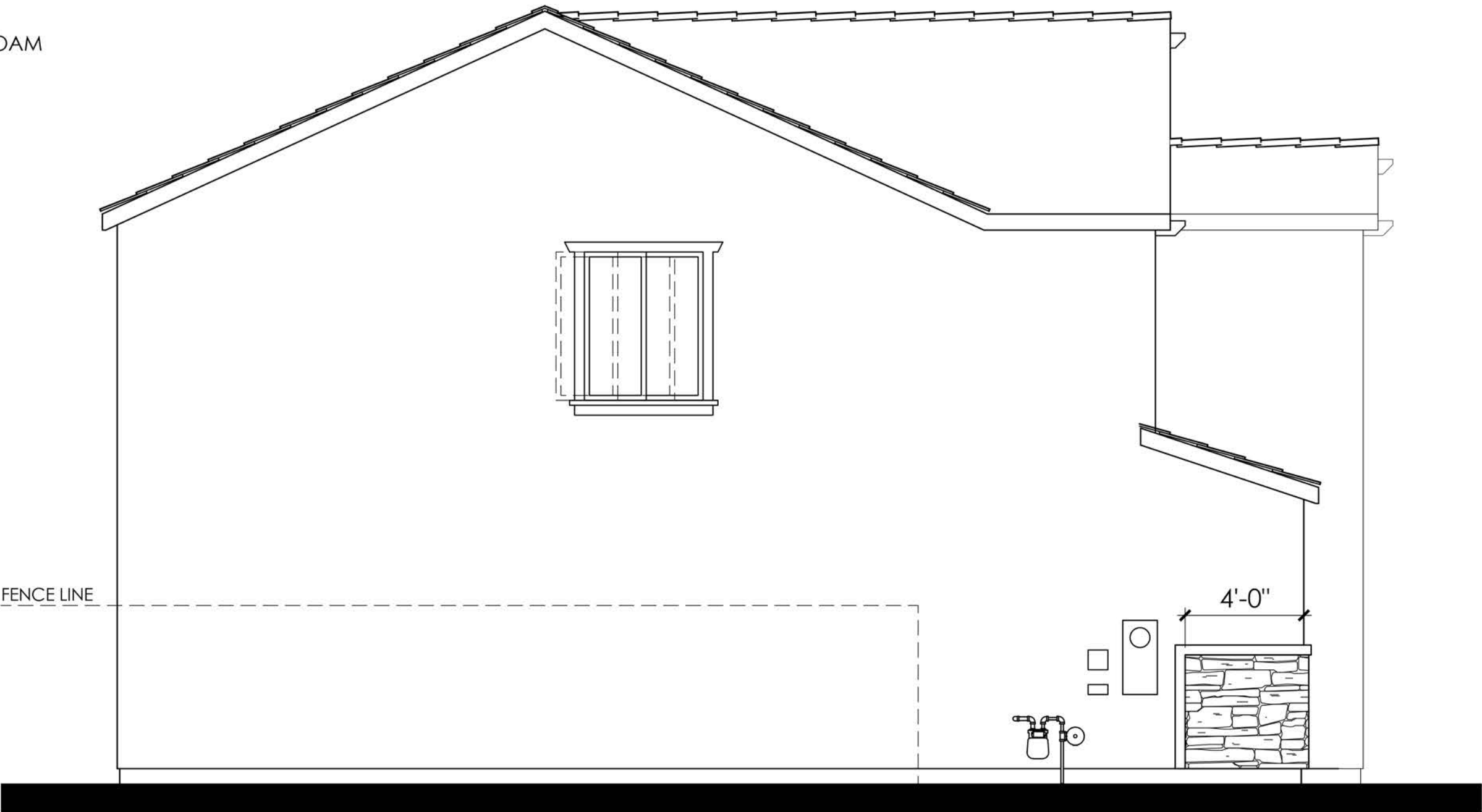


RIGHT

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

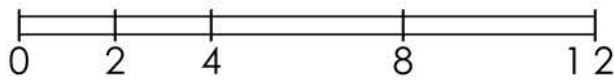


REAR



LEFT

COLOR SCHEME 6
PLAN 4B (2179)
CRAFTSMAN ELEVATIONS



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
PLANNING + ARCHITECTURE

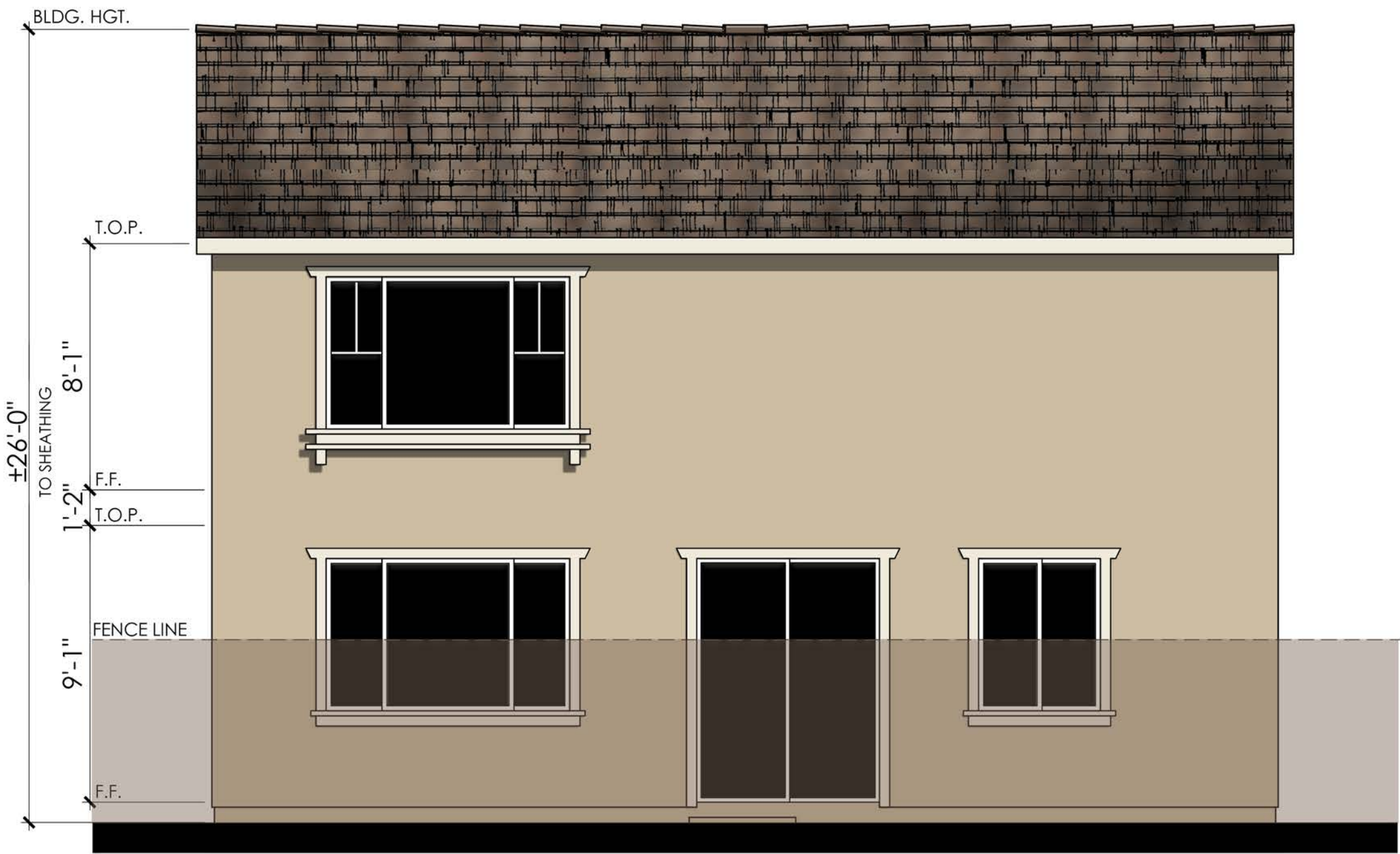
#23016

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 & 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.



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
PLANNING + ARCHITECTURE

#23016

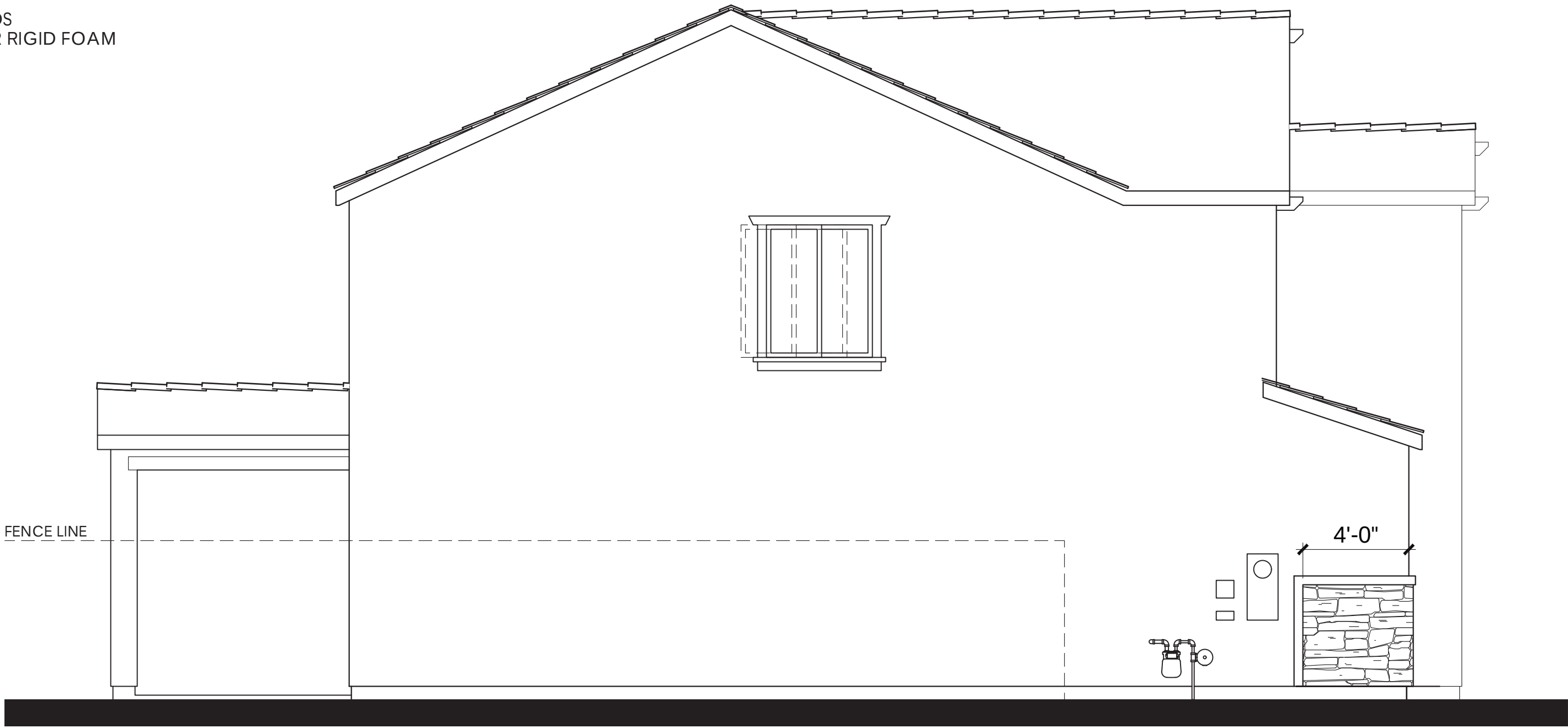
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Items shown dashed shall occur at lots requiring enhancements.

- 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 |

RIGHT



Items shown dashed shall occur at lots requiring enhancements.

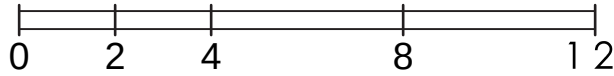
LEFT



Items shown dashed shall occur at lots requiring enhancements.

REAR

PLAN 4B OPT. PATIO (2179)
CRAFTSMAN ELEVATIONS



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
PLANNING + ARCHITECTURE

#23016

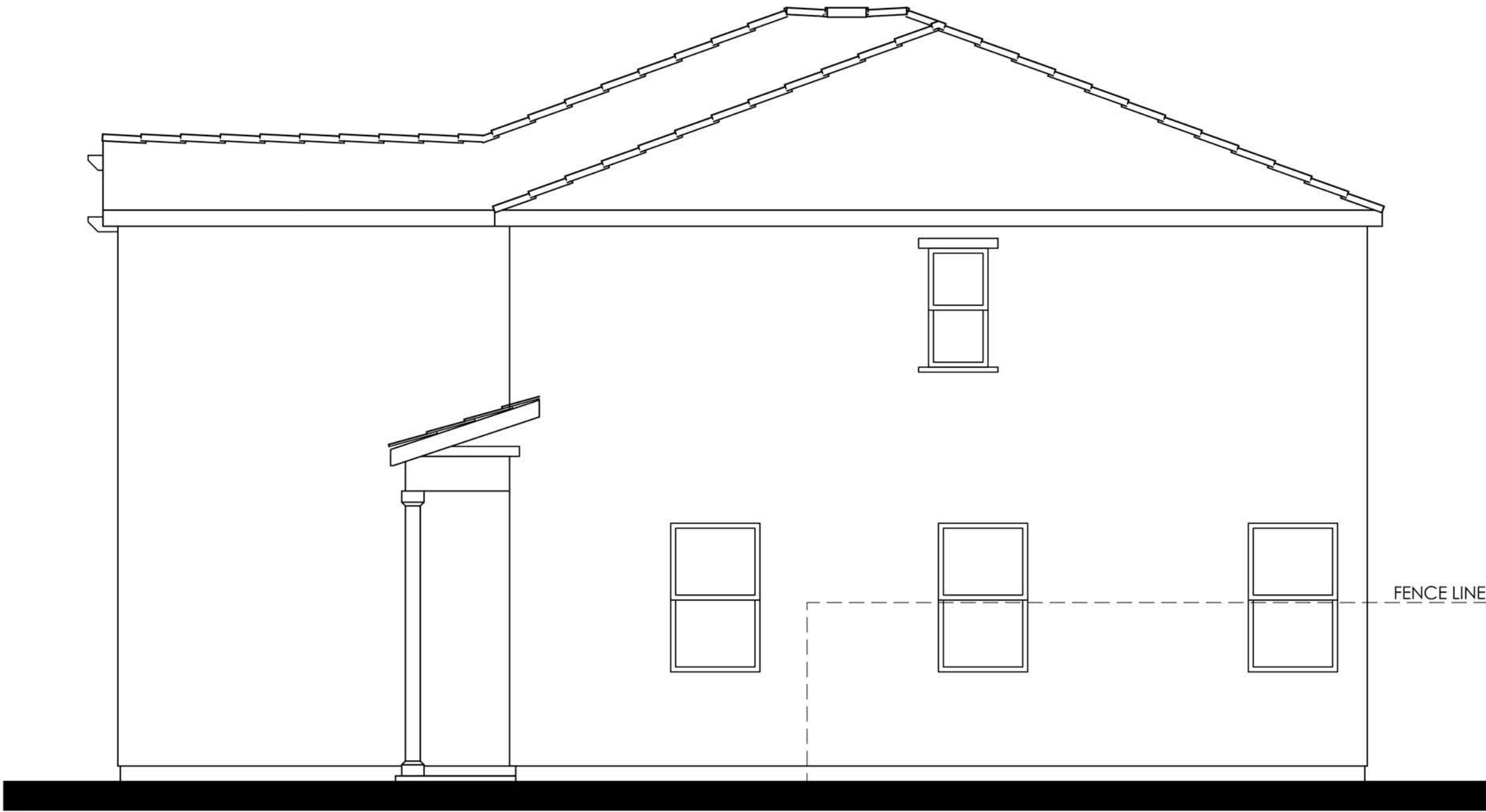
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



© 2024 Kevin L. Crook Architect, Inc.

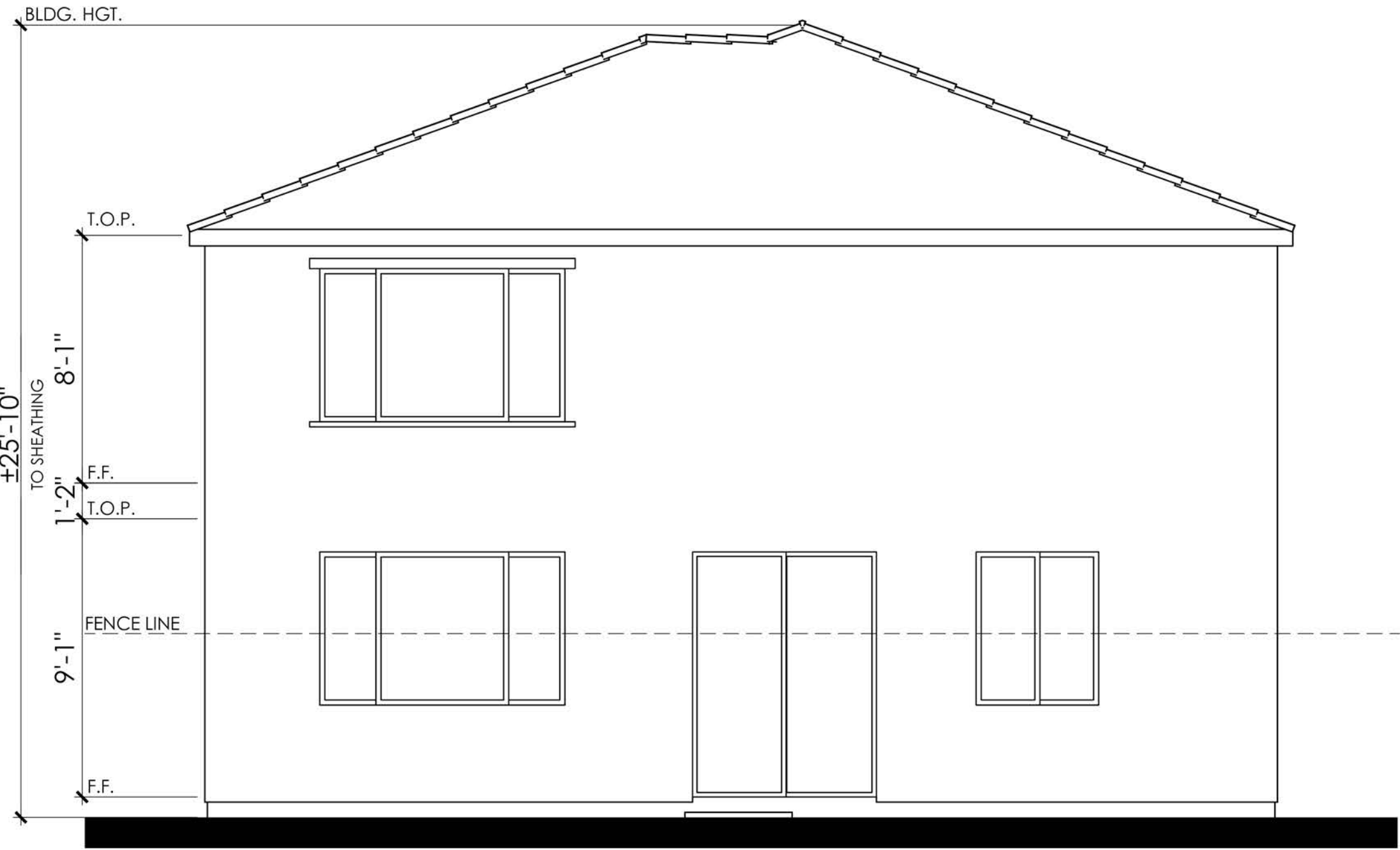
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

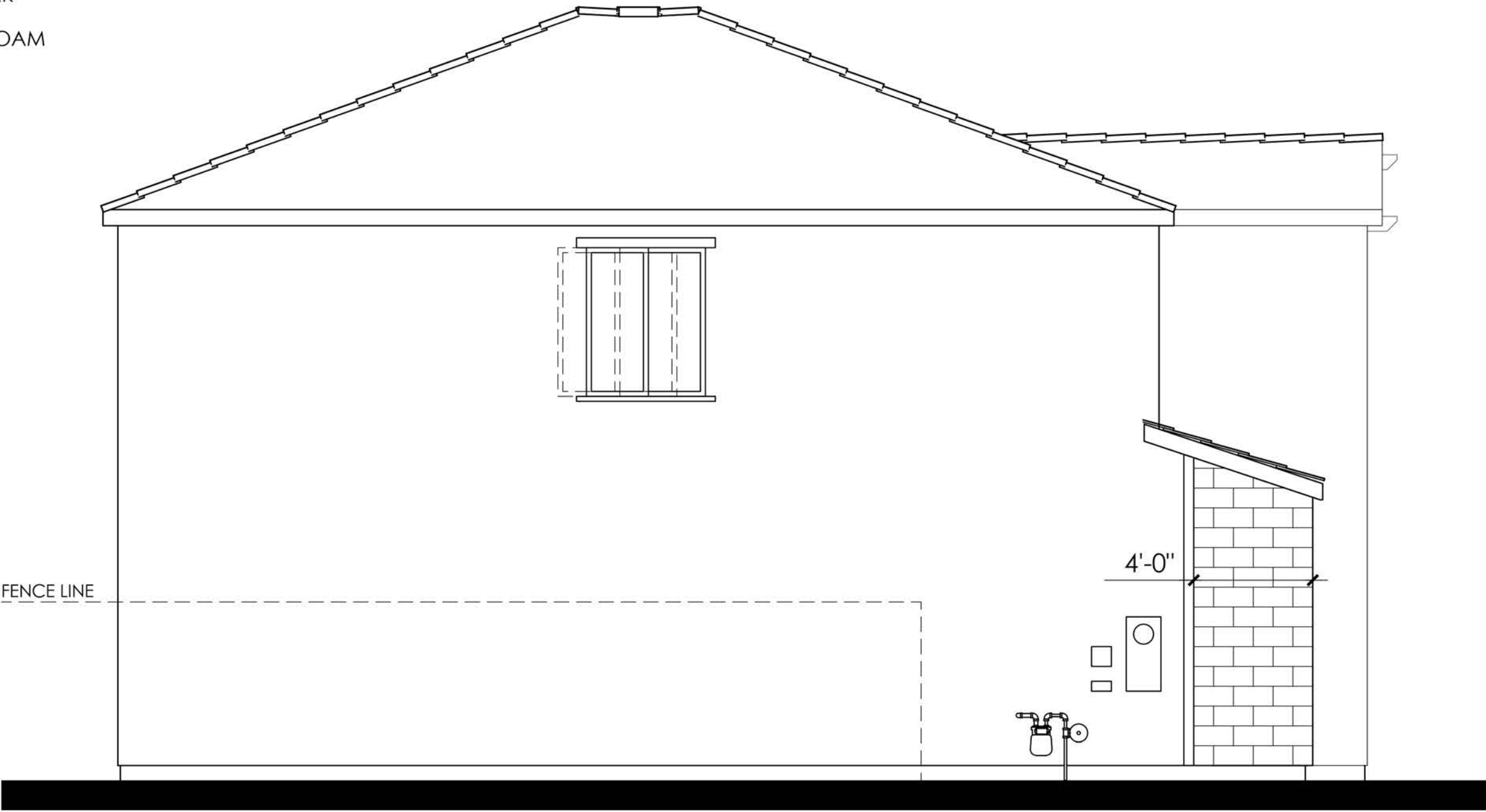


RIGHT

- 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



LENNAR®

CYAN AT THE PRESERVE
Rancho Cordova, Ca

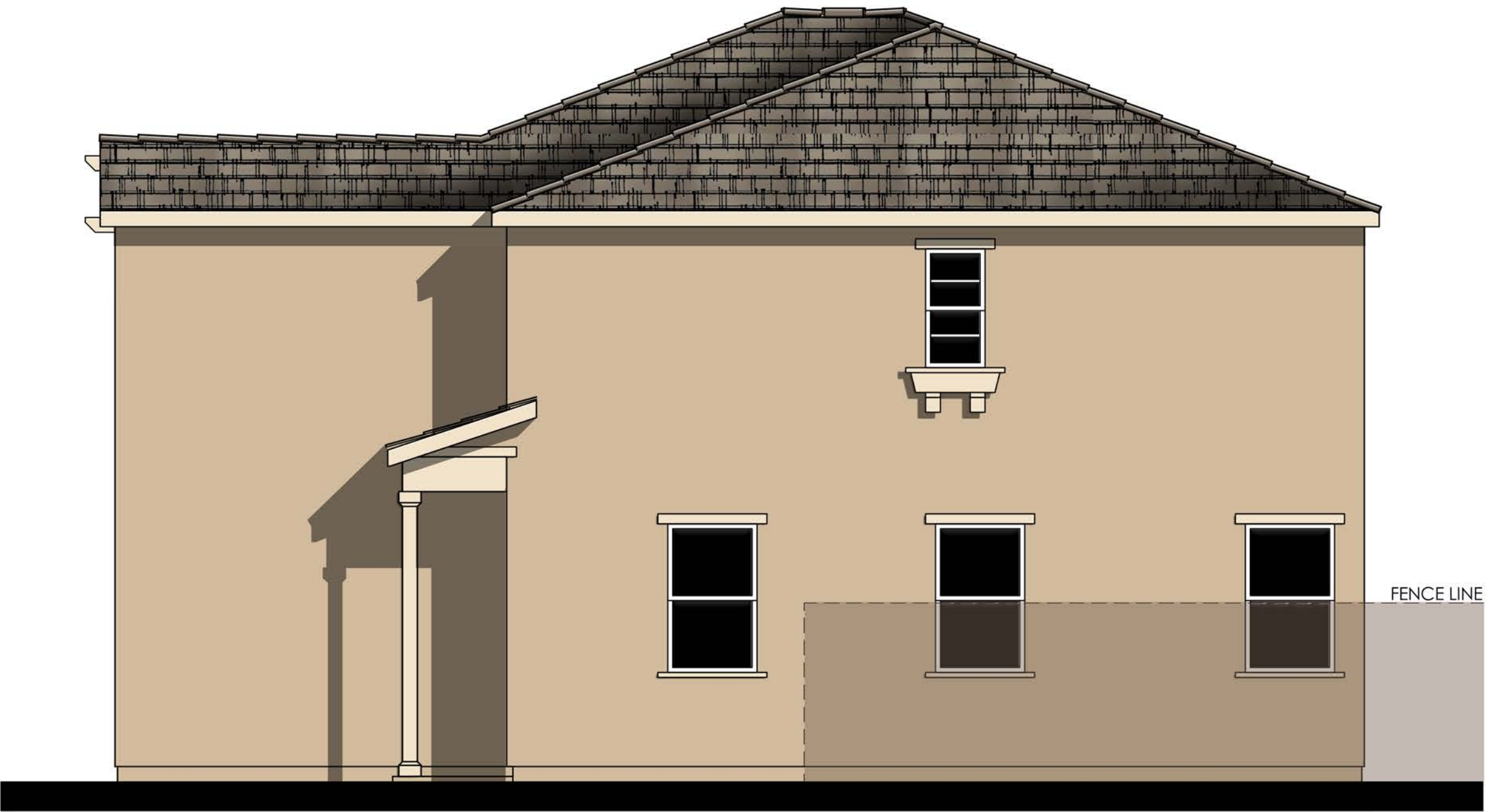
Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-55

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

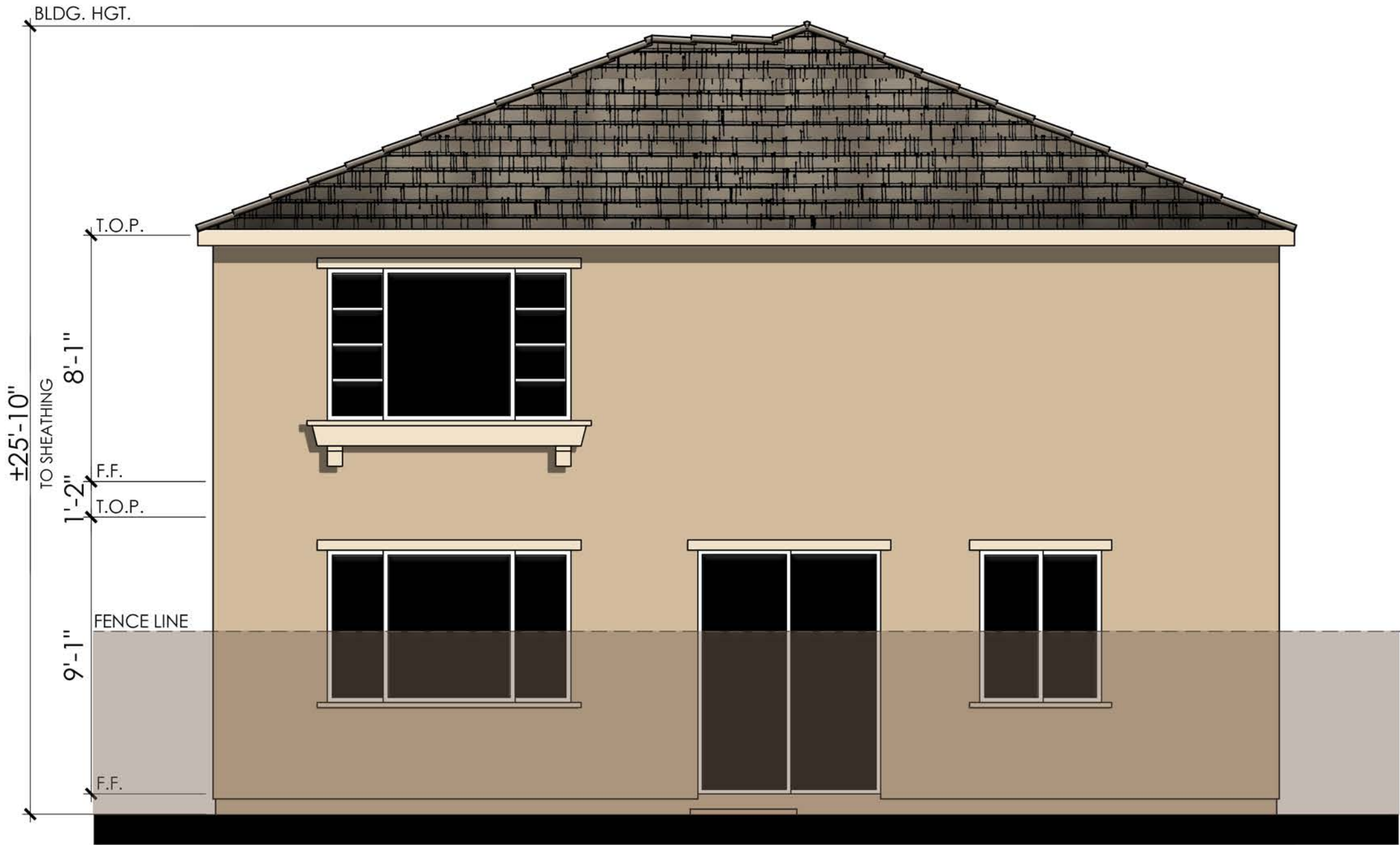
#23016

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|------------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| ROOF EXTENSIONS: | WOOD CORBEL |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO/ STONE VENEER |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |



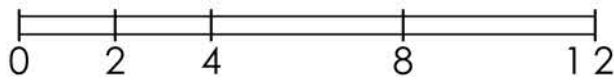
REAR

COLOR SCHEME 9

PLAN 4C (2179)

CONTEMPORARY ENHANCED ELEVATIONS

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



LENNAR®

CYAN AT THE PRESERVE
Rancho Cordova, Ca

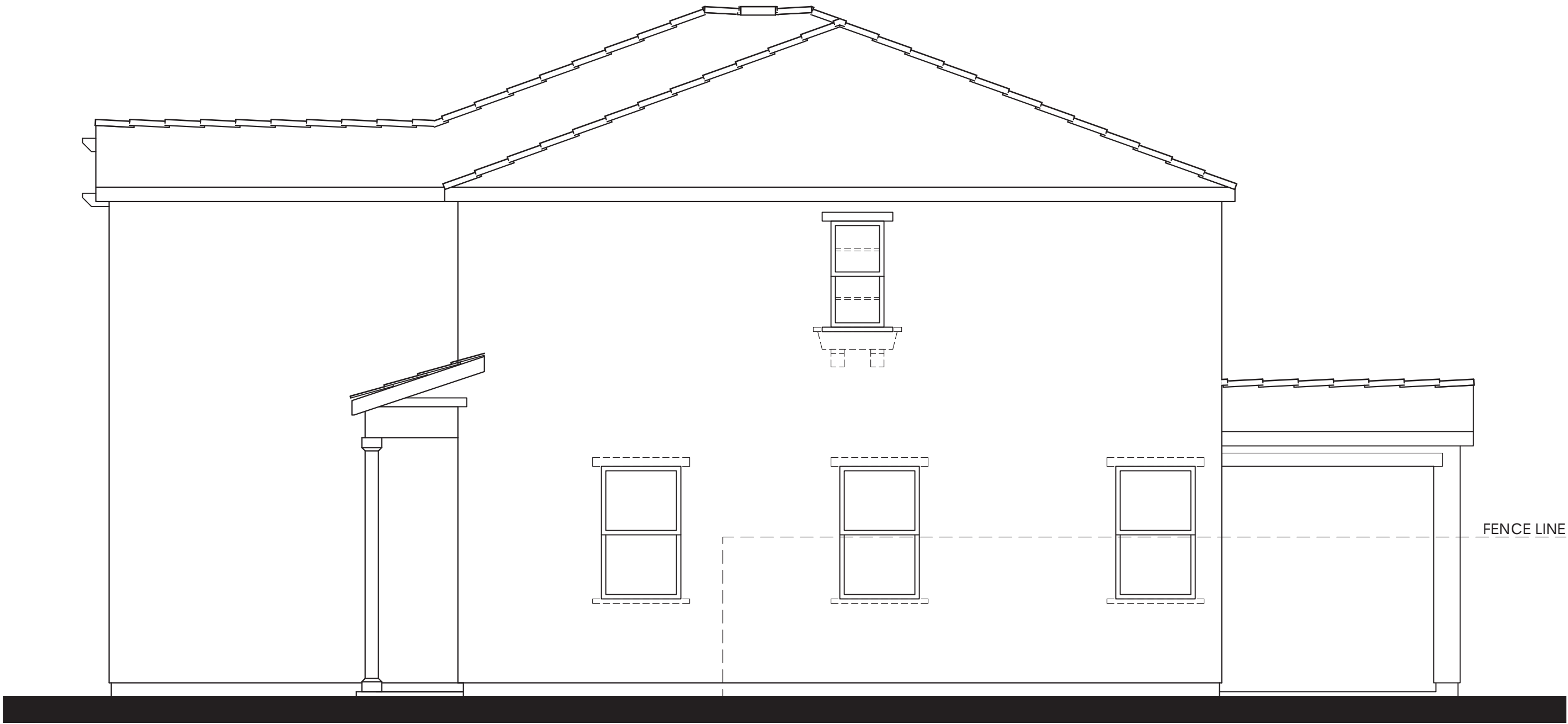
Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-56

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

#23016

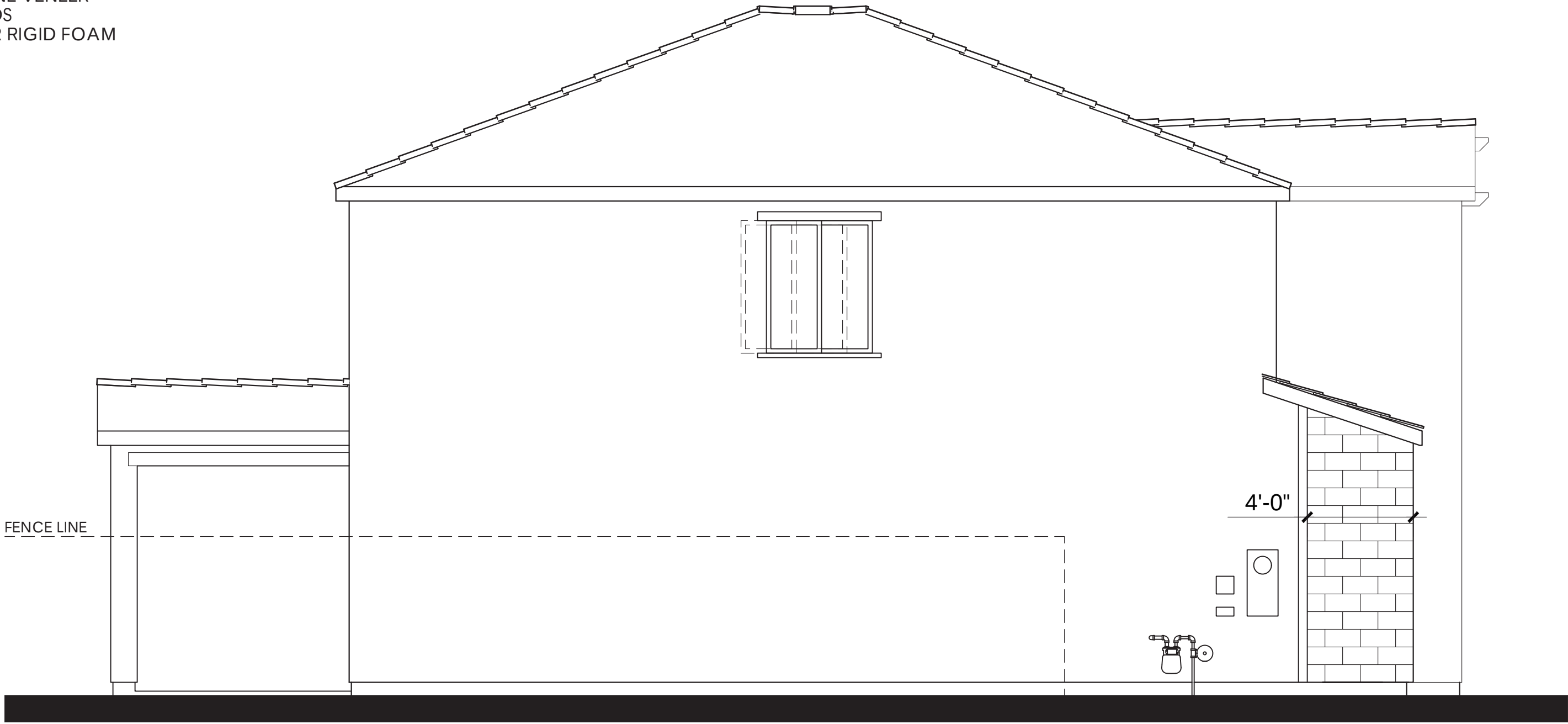
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



Items shown dashed shall occur at lots requiring enhancements.

- 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 |

RIGHT



Items shown dashed shall occur at lots requiring enhancements.

LEFT

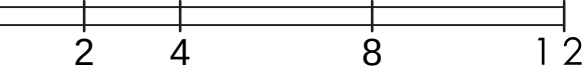


Items shown dashed shall occur at lots requiring enhancements.

REAR

PLAN 4C OPT. PATIO (2179)
CONTEMPORARY ELEVATIONS

CYAN AT THE PRESERVE
Rancho Cordova, Ca



LENNAR®

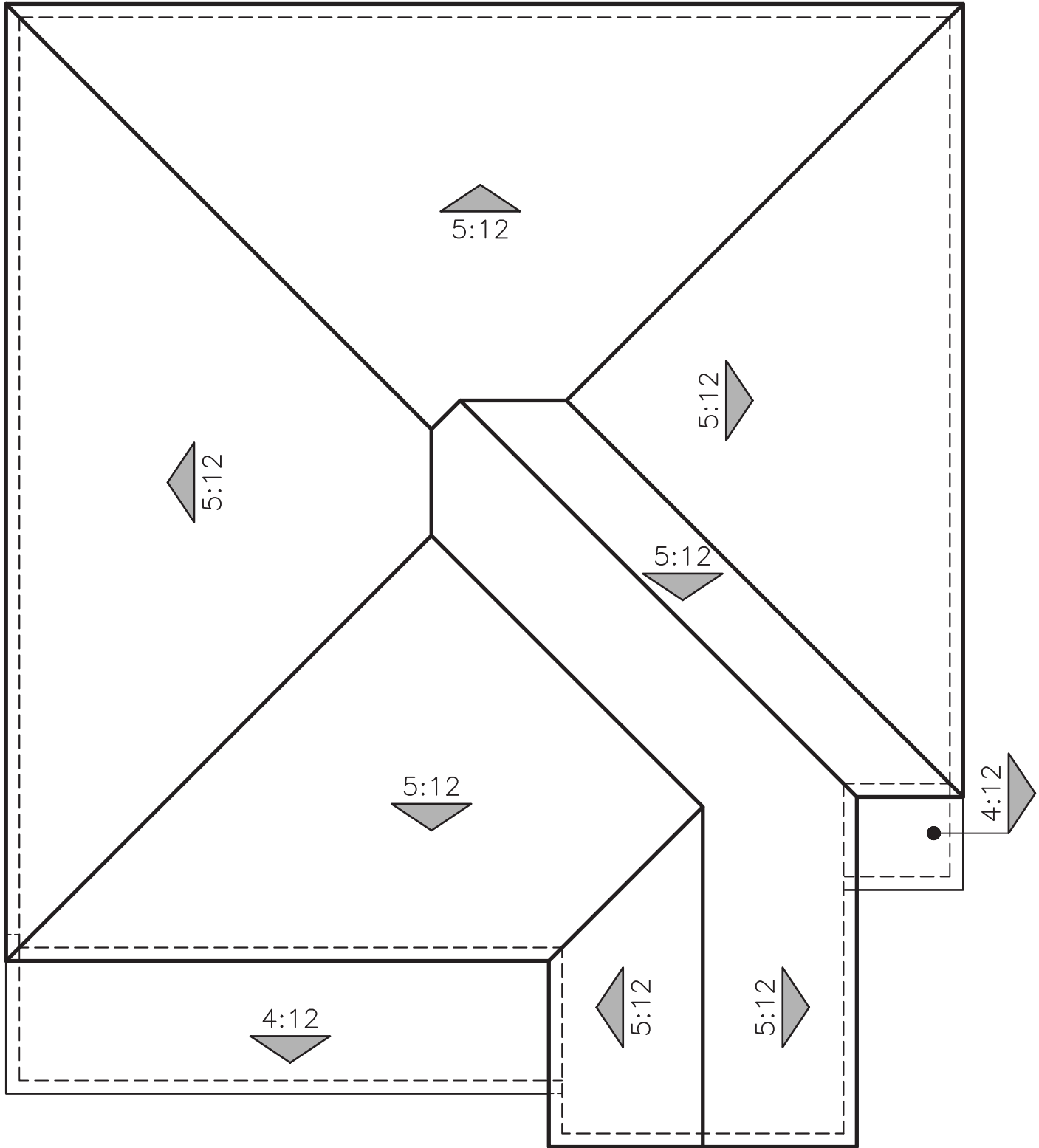
Product 1 - CYAN
PH 1& PH 2
45x90
HS 120

10/16/2024
A-57

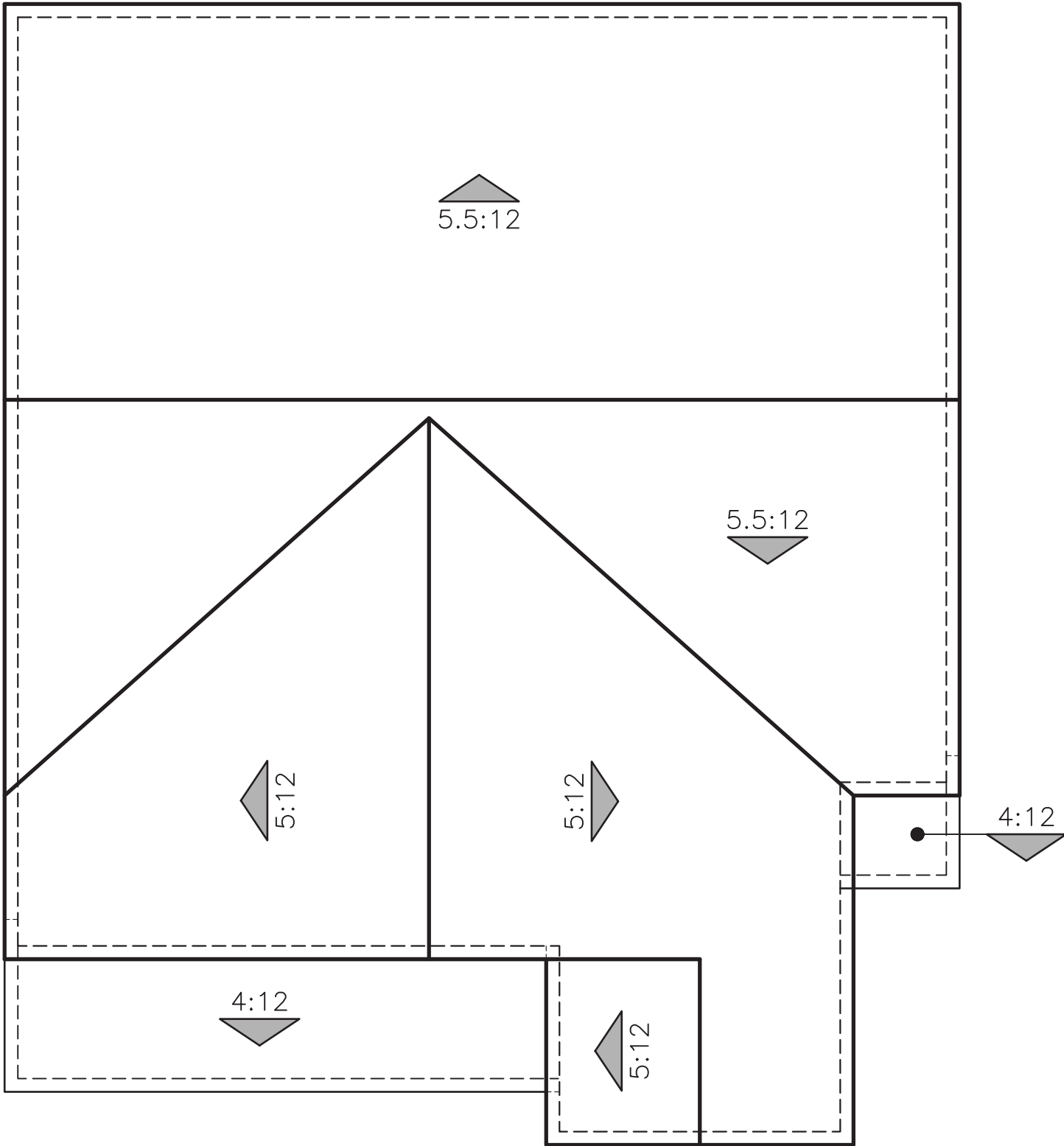
Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

#23016

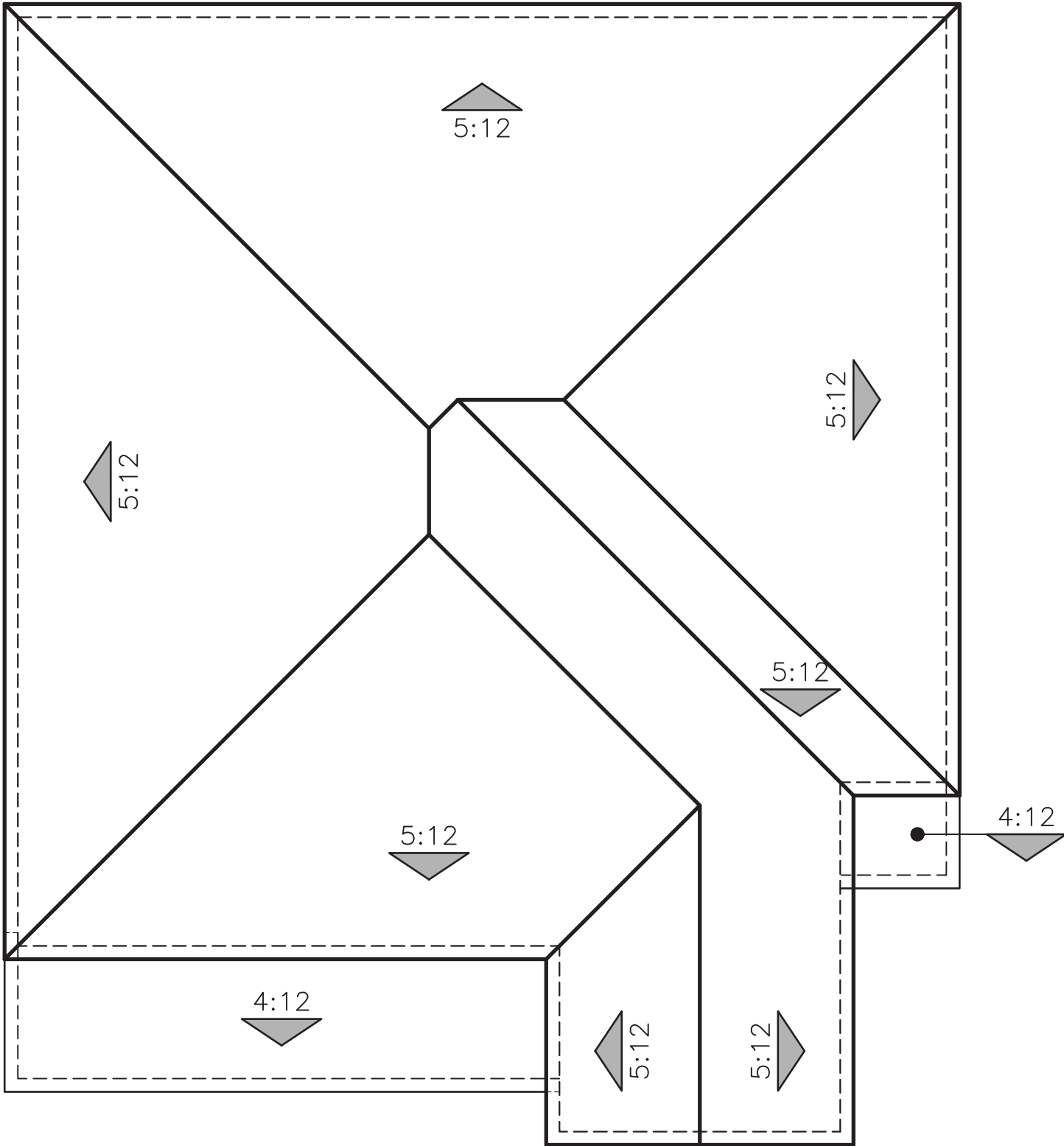
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



"A" SPANISH

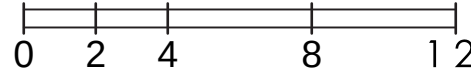


"B" CRAFTSMAN

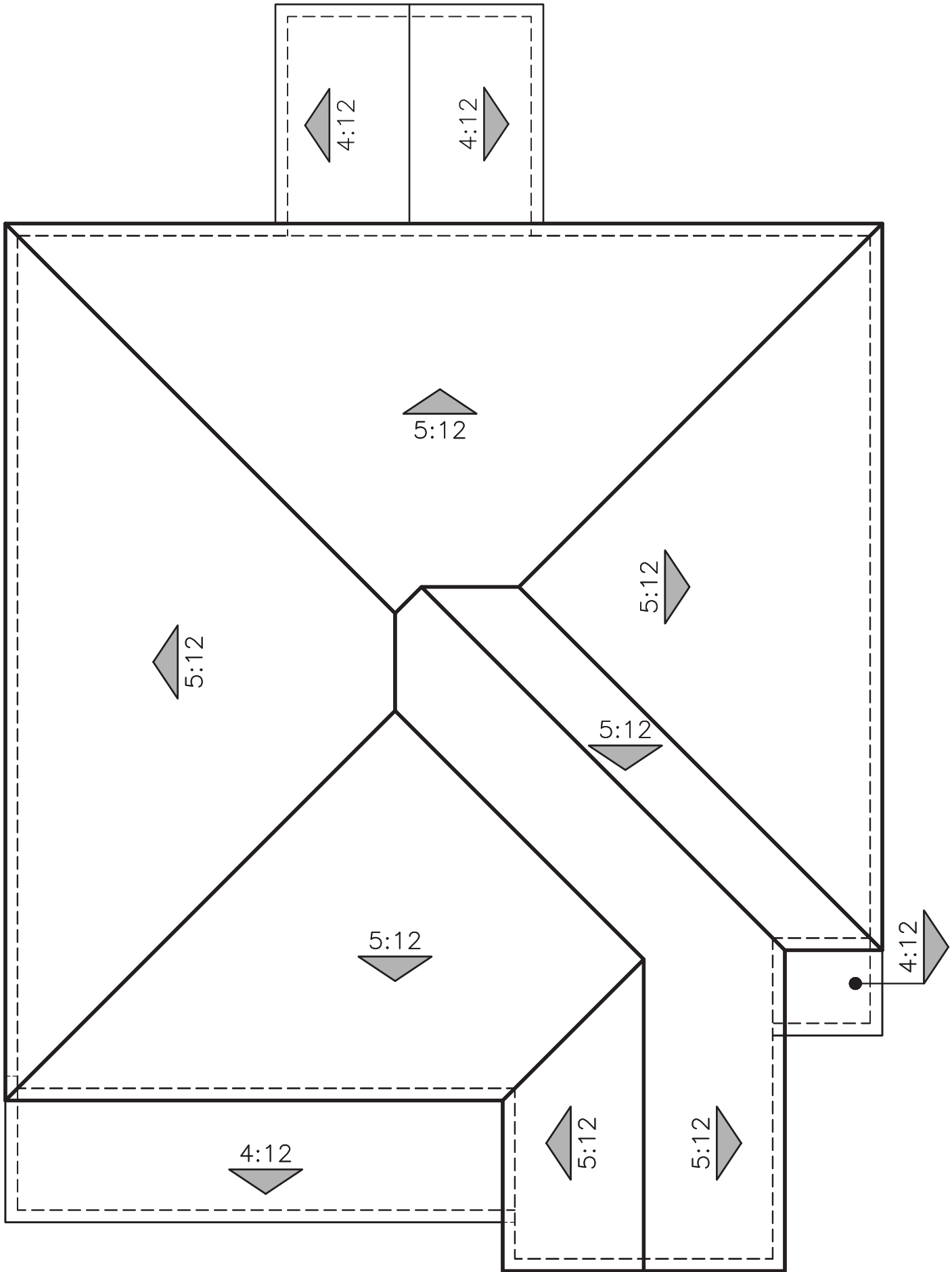


"C" CONTEMPORARY

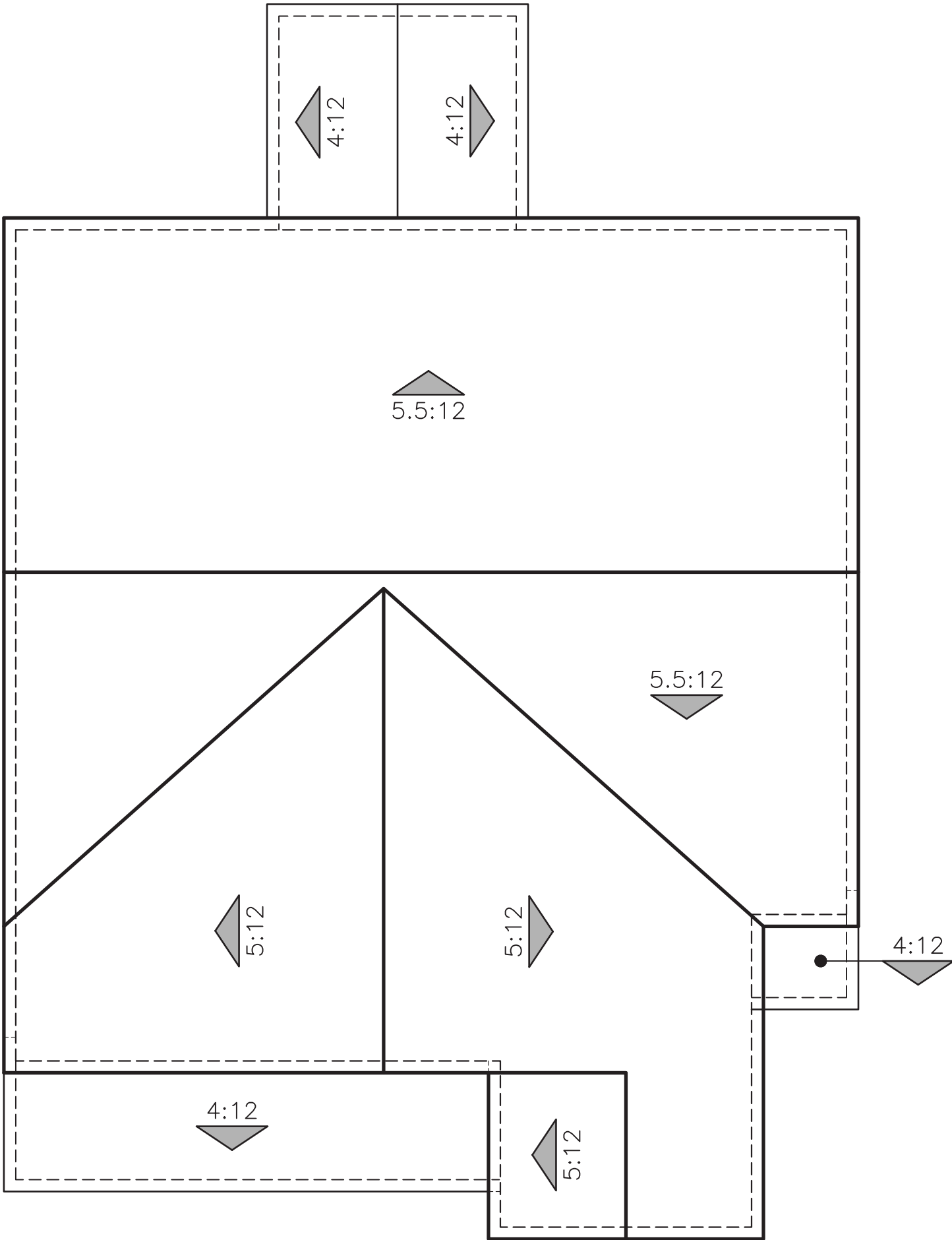
ROOF PLANS
PLAN 4 (2179)



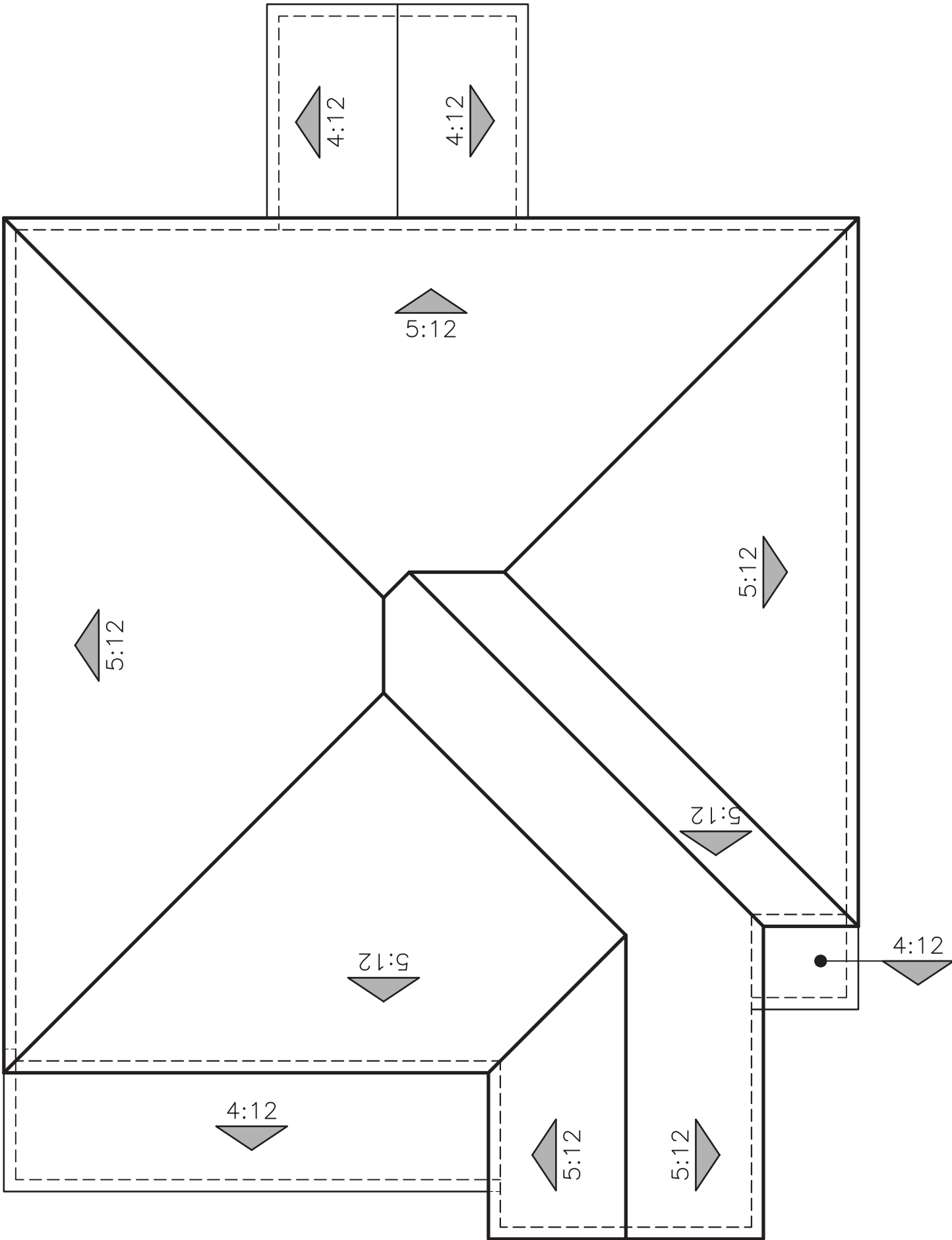
PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



"A" SPANISH

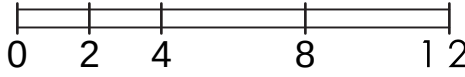


"B" CRAFTSMAN



"C" CONTEMPORARY

ROOF PLANS
PLAN 4 OPT. PATIO (2179)



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

"A" ELEVATIONS SPANISH	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO PAINT	SW6126	SW7035	SW7553
BODY	NAVAJO WHITE	AESTHETIC WHITE	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	TIMBERLINE HDZ	TIMBERLINE HDZ	TIMBERLINE HDZ
SHINGLES:	HICKORY	HICKORY	HICKORY

PAINT:	SHERWIN WILLIAMS
STONE:	ESW
COMP SHINGLES	GAF

"B" ELEVATIONS CRAFTSMAN	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO PAINT	SW7538	SW7540	SW6156
BODY	TAMARIND	ARTISAN TAN	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	TIMBERLINE HDZ	TIMBERLINE HDZ	TIMBERLINE HDZ
SHINGLES:	BARKWOOD	BARKWOOD	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	SW7638	SW7517	SW7689
BODY	JOGGING PATH	RIVERS EDGE	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	TIMBERLINE	TIMBERLINE	TIMBERLINE
SHINGLES:	WEATHERED WOOD	WEATHERED WOOD	WEATHERED WOOD
STONE	GREZZO	GREZZO	GREZZO
(RUNNING BOND)	SAN DOMINO	BEARDSLEY	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



WRITTEN COLOR SCHEMES



CYAN AT THE PRESERVE
Rancho Cordova, Ca

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

10/16/2024
A-60



PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

SPANISH
SCHEME #1

STUCCO BODY

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

COMPOSITION SHINGLES

LENNAR

CYAN AT THE PRESERVE
RANCHO CORDOVA, CA

Kevin L. Crook
Architect
Inc

#23016A
AUG. 15, 2023

PLANNING + ARCHITECTURE

SPANISH
SCHEME #2

STUCCO BODY

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

COMPOSITION SHINGLES

LENNAR

CYAN AT THE PRESERVE
RANCHO CORDOVA, CA

Kevin L. Crook
Architect
Inc

#23016A
AUG. 15, 2023

PLANNING + ARCHITECTURE

SPANISH
SCHEME #3

STUCCO BODY

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

COMPOSITION SHINGLES

LENNAR

CYAN AT THE PRESERVE
RANCHO CORDOVA, CA

Kevin L. Crook
Architect
Inc

#23016A
AUG. 15, 2023

PLANNING + ARCHITECTURE

COLOR BOARDS - SPANISH

*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 #4

STUCCO BODY

COMPOSITION SHINGLES

FASCIA / TRIM

GABLE SIDING /
GARAGE DOOR

FRONT DOOR

STONE

LENNAR

CYAN AT THE PRESERVE
RANCHO CORDOVA, CA

Kevin L. Crook
Architect
Inc

#23016A
SEPT. 9, 2024

PLANNING + ARCHITECTURE

CRAFTSMAN
SCHEME #5

STUCCO BODY

COMPOSITION SHINGLES

FASCIA / TRIM

GABLE SIDING /
GARAGE DOOR

FRONT DOOR

STONE

LENNAR

CYAN AT THE PRESERVE
RANCHO CORDOVA, CA

Kevin L. Crook
Architect
Inc

#23016A
SEPT. 9, 2024

PLANNING + ARCHITECTURE

CRAFTSMAN
SCHEME #6

STUCCO BODY

COMPOSITION SHINGLES

FASCIA / TRIM

GABLE SIDING /
GARAGE DOOR

FRONT DOOR

STONE

LENNAR

CYAN AT THE PRESERVE
RANCHO CORDOVA, CA

Kevin L. Crook
Architect
Inc

#23016A
SEPT. 9, 2024

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

STUCCO BODY

COMPOSITION SHINGLES

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR

STONE

LENNAR

CYAN AT THE PRESERVE
RANCHO CORDOVA, CA

#23016A
SEPT. 9, 2024

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

CONTEMPORARY
SCHEME #8

STUCCO BODY

COMPOSITION SHINGLES

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR

STONE

LENNAR

CYAN AT THE PRESERVE
RANCHO CORDOVA, CA

#23016A
SEPT. 9, 2024

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

CONTEMPORARY
SCHEME #9

STUCCO BODY

COMPOSITION SHINGLES

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR

STONE

LENNAR

CYAN AT THE PRESERVE
RANCHO CORDOVA, CA

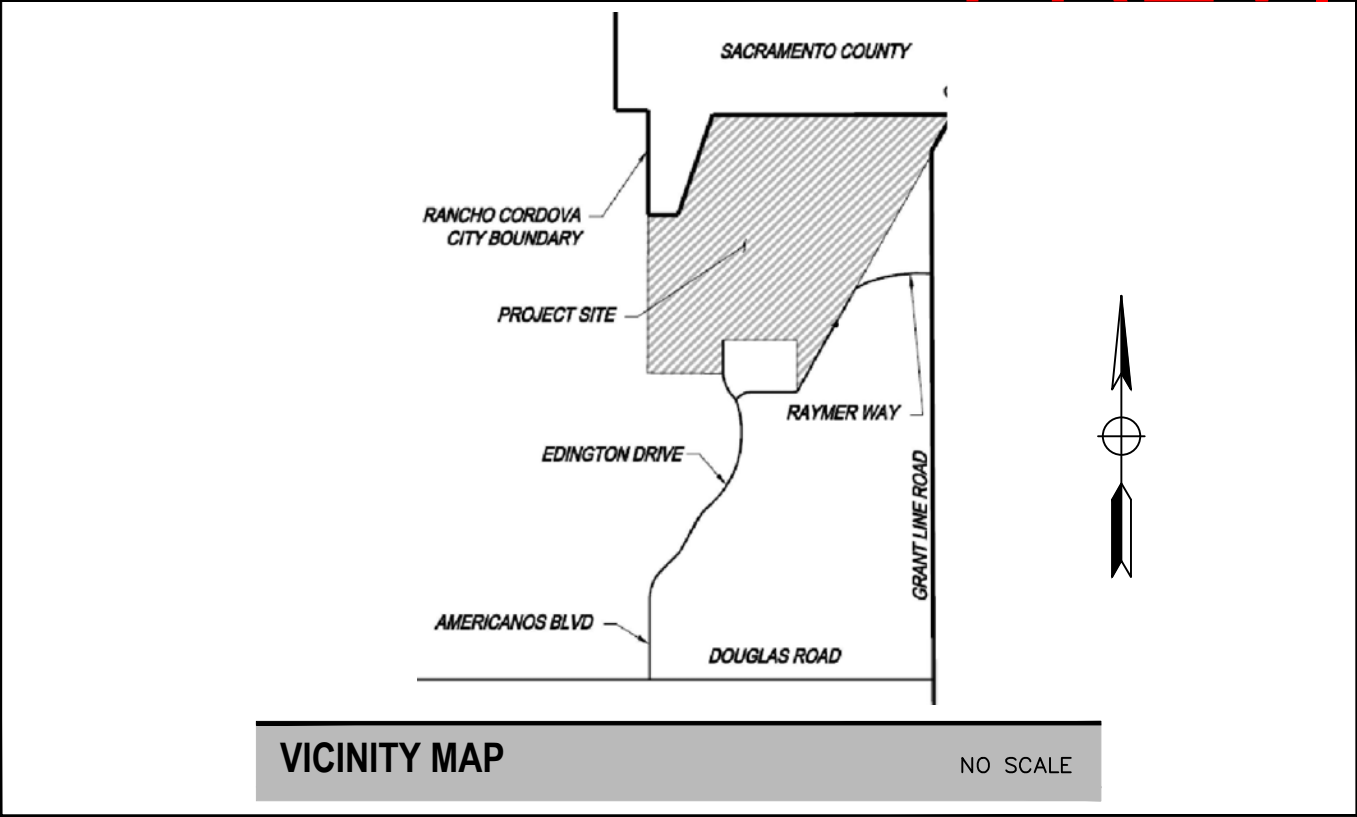
#23016A
SEPT. 9, 2024

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

LENNAR HOMES OF NORTHERN CA
LENNAR

INCLUDING:

- CYAN - PRODUCT 1 / 45' x 90'
- COBALT - PRODUCT 2 / 55' x 105'
- AZURE - PRODUCT 3 / 45' x 105'



FEBRUARY 12, 2024



PROJECT NOTES:

- 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.
- 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.
- 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.
- Contractor shall comply with all utility company requirements within the easements on this project.
- 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.
- 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.
- Installer shall make every effort to maintain smooth and even grades throughout contract areas, with no abrupt changes in grade.
- Contractor shall verify all existing conditions on the project, and will report any discrepancies to the Landscape Architect prior to commencing with any work.
- Contractor shall pay for all permits required for the completion of this project.
- All landscaped areas within the project limits shall be graded to surface drain at 2% minimum throughout or as shown on individual plot plans.
- 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:

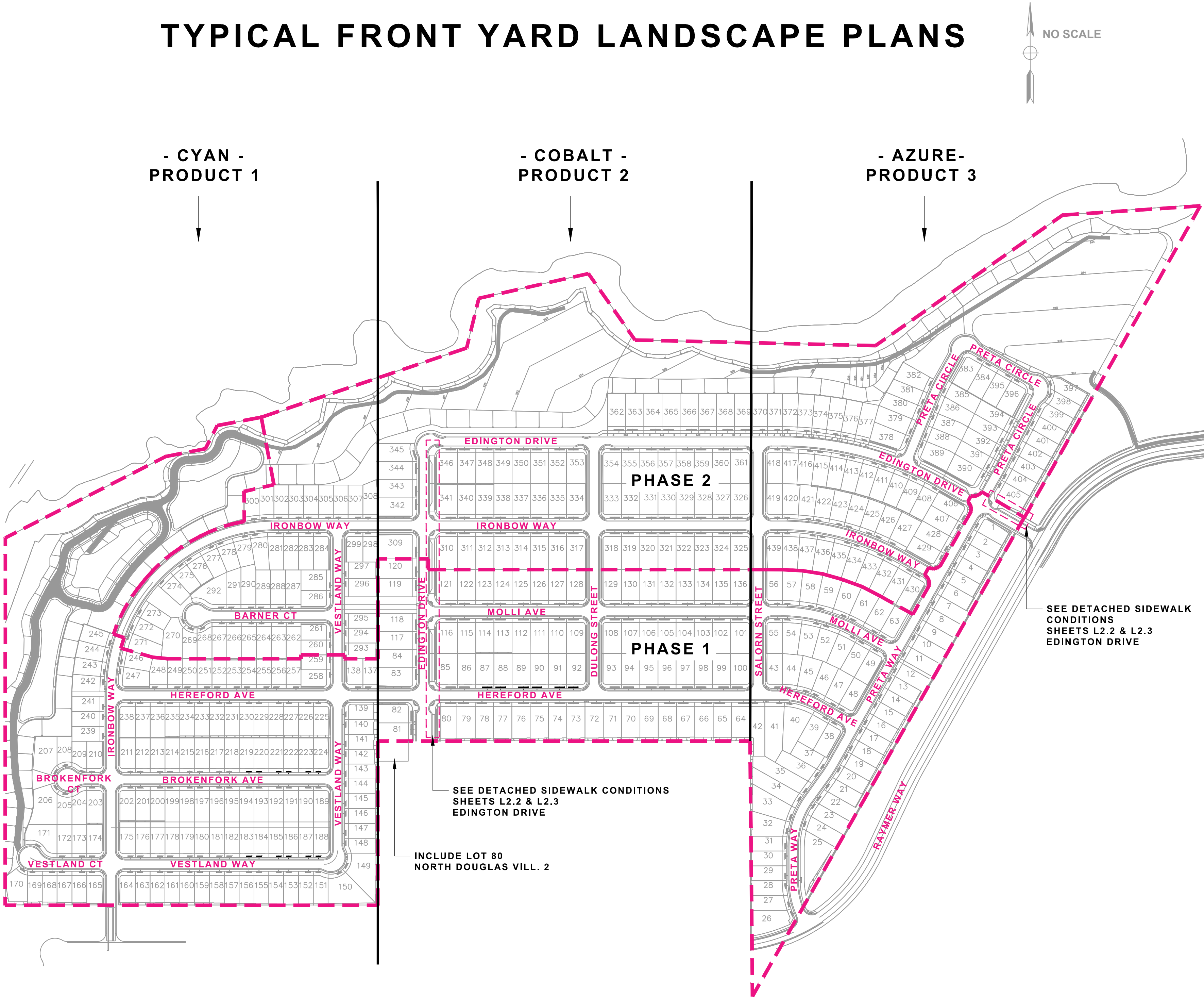
- Applicable codes for this project:
 - California Fire Code 2022 Edition
 - California Building Code 2022 Edition
 - California Residential Code 2022 Edition
 - California Mechanical Code 2022 Edition
 - California Plumbing Code 2022 Edition
 - California Electrical Code 2022 Edition
 - California Green Building Standards 2022 Edition
 - California Energy Code (CEC Part 6) 2022 Edition



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



EXISTING NORTH DOUGLAS VILLAGE 2

SHEET INDEX

SHEET:#	DESCRIPTION
NONE	COVER SHEET
L1.0	OVERALL STREET TREE + GROUND COVER PLAN
L1.0.1	LANDSCAPE NOTES - ALL PRODUCTS
L1.0.2	PLANTING PALETTE MATRICES + DETAILS
L1.0.3	ALL PRODUCTS
L1.0.3	IRRIGATION NOTES / DETAILS + SOIL MANAGEMENT
L1.0.3	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

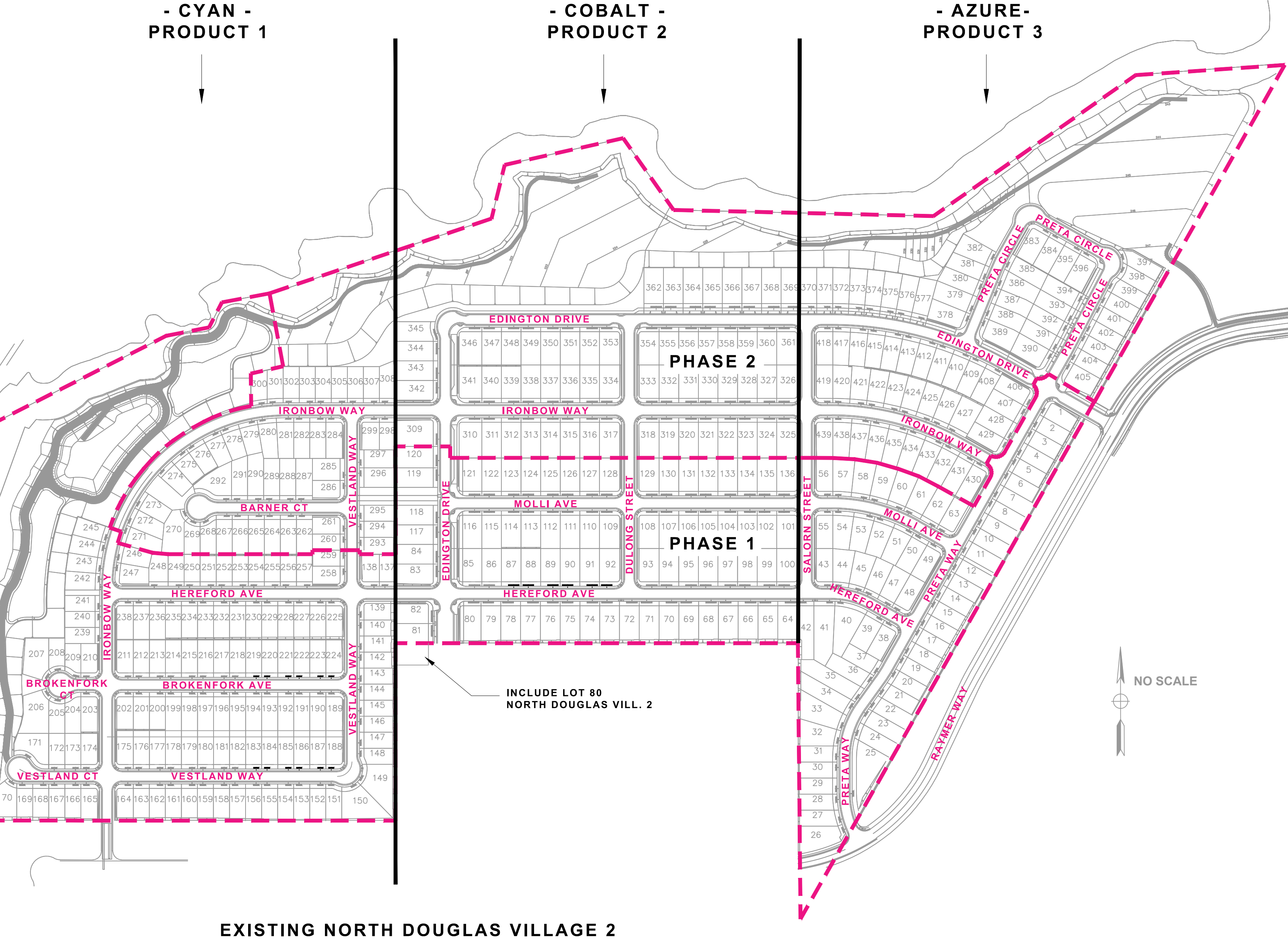
Landscape and Irrigation Maintenance Schedule for all Homes

- Landscaping shall be maintained to ensure water use efficiency.
- Contractor and/or owner shall maintain the landscaped areas in accordance with the following specifications and conditions:
 - WATER AND/OR IRRIGATION – Owner shall provide all water necessary for irrigation.
 - 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.
 - Irrigation equipment shall be repaired or replaced with the originally installed components or equivalent if necessary.
- 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.
- TURF AREAS – Lawn areas shall be mowed regularly and fertilized as necessary to maintain vigorous growth and good color.
- 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.
- FERTILIZER shall be applied as necessary to maintain healthy growth. The time of year, soils, type and condition of plants shall determine application schedule.
- HARDSCAPED AREAS shall be cleaned of debris.

PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

<u>GROUNDCOVER SCHEDULE (detached sidewalk planter strips only)</u>	
<u>Botanical / Common name / WUCOLS / size</u>	<u>Location</u>
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 / Salom St /
Koereuteria paniculata / Goldenrain tree	#15	Moderate	35'	30'	102	18%	Edington 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		



THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA

LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JANE WILKMAN LUTTRELL, C.A.S.T.
Signature
4-30-2024
Renewal Date
2-12-2024
Date

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)

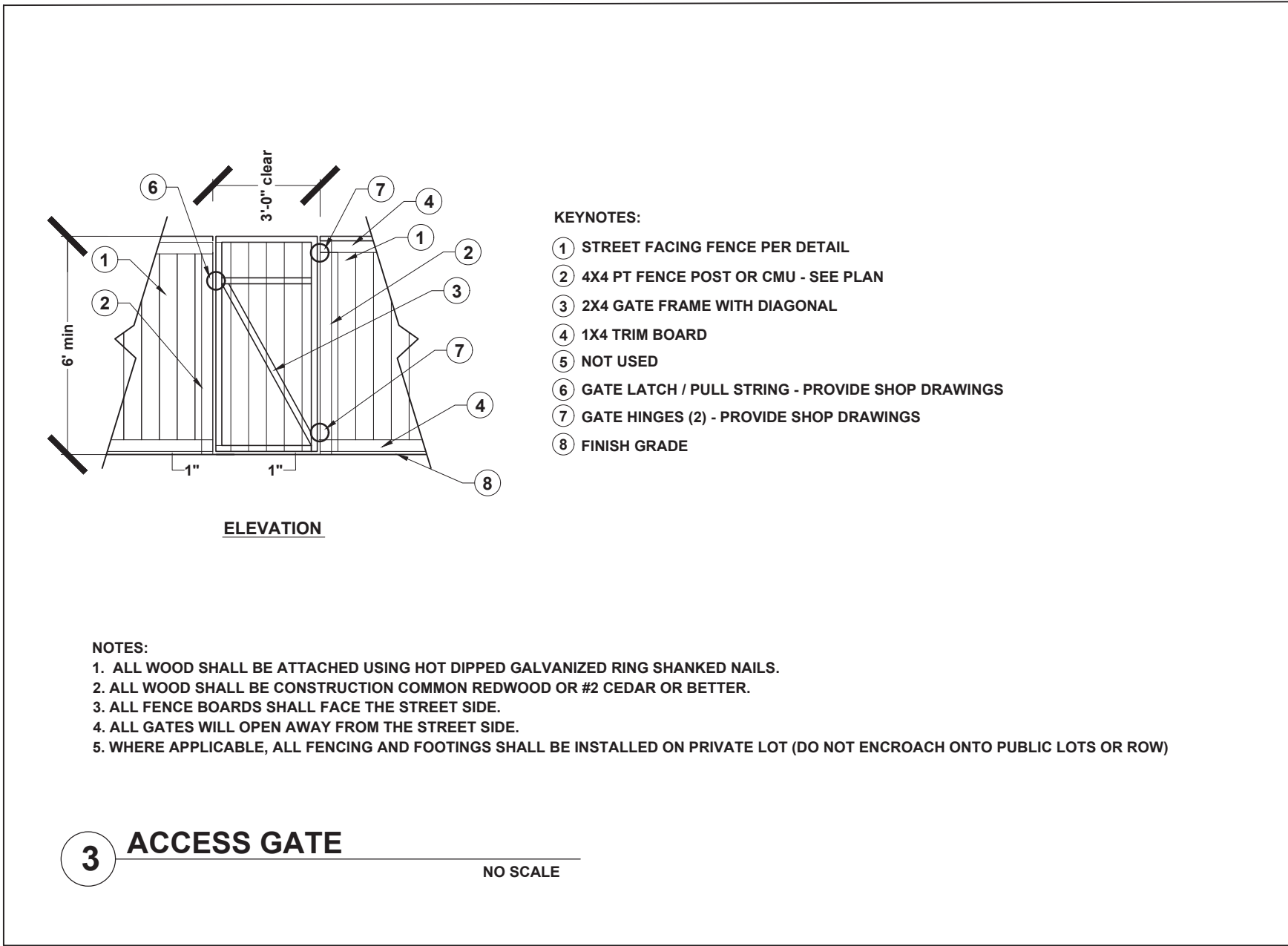
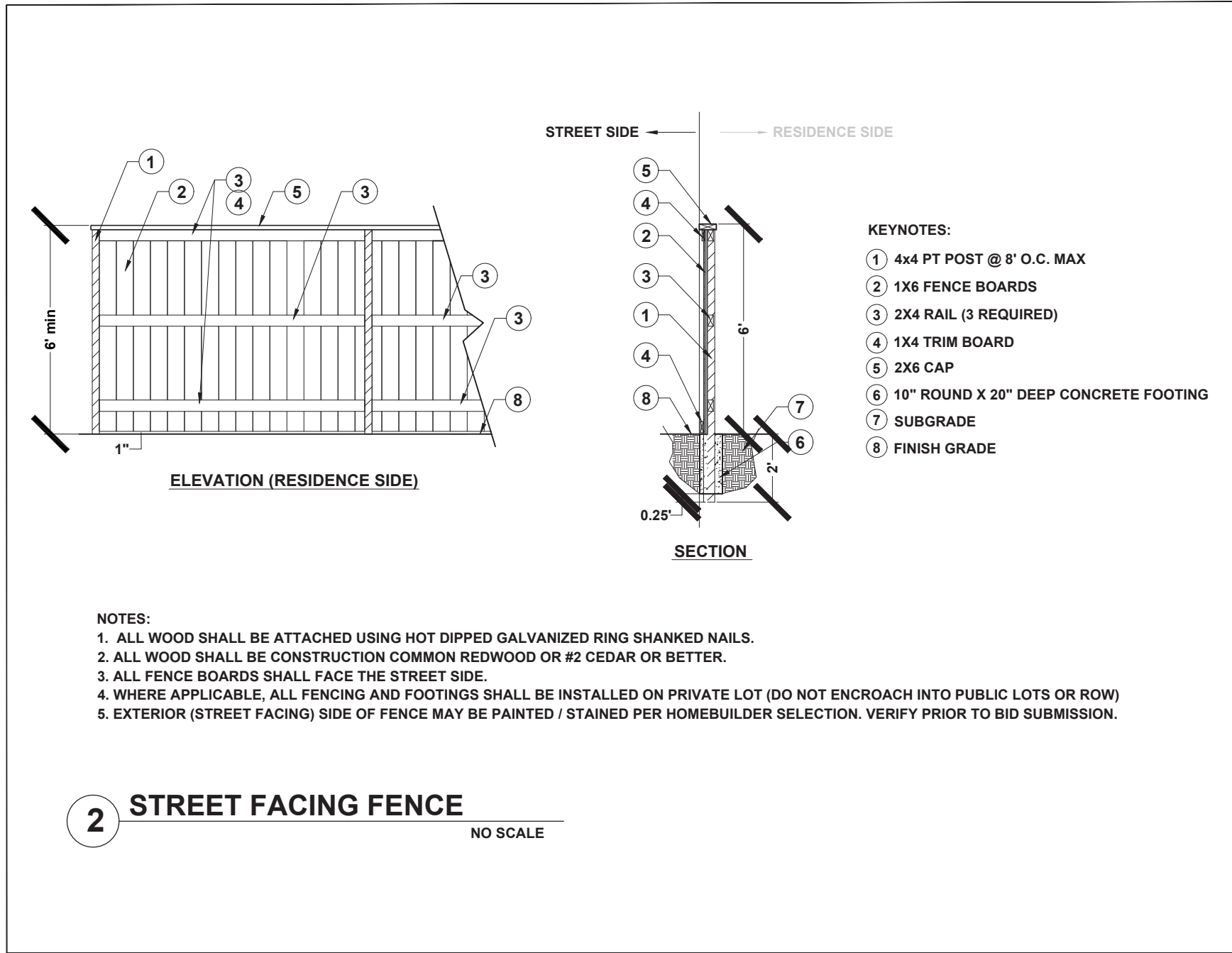
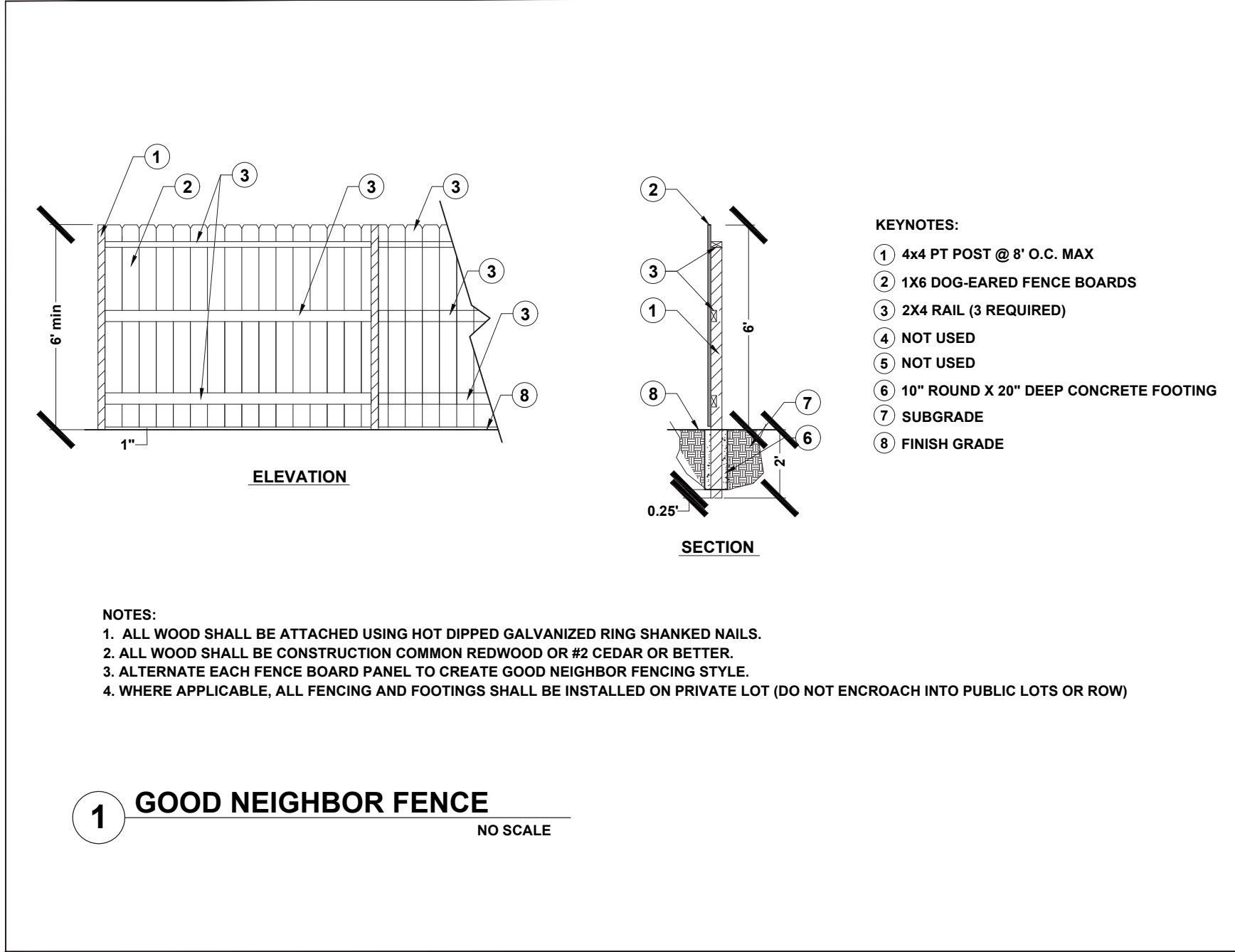
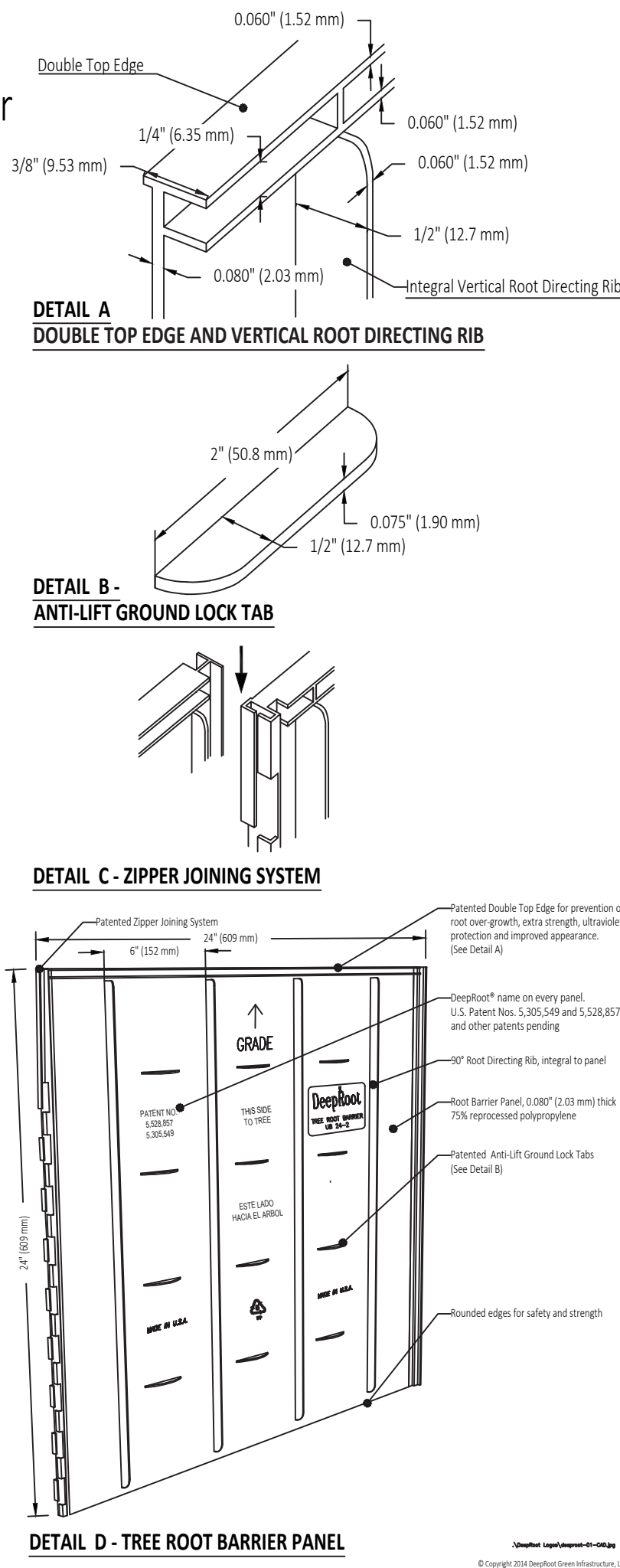
5. Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at 0.060" (1.52 mm) thickness, 3/8" (9.53 mm) wide and 1/4" (6.35 mm) apart with the lower rib attached to the vertical Root Directing Ribs (See Detail A).

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



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 ALTA CLAIRENSIS 'WILSONI' - 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	EUONYMUS JAP. 'AUREO-MARGINATA'	VARIEGATED EUONYMUS	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	CHONANTHUS RETUSUS	CHINESE FRINGE	MOD	20'	20'
C	15 GAL	PRUNUS CAROLINIANA 'COMPACTA' - STANDARD	COMPACT CAROLINA CHERRY LAUREL	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 'HARBOR 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 JASMINODES - 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'	1'
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'

THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA

LENNAR

1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA



Sym.	Revision	Date

Drawing Title
LANDSCAPE NOTES
- ALL PRODUCTS -

Date
FEBRUARY 12, 2024

Drawn By
JL

Scale
NOTED

Sheet
L1.0.1

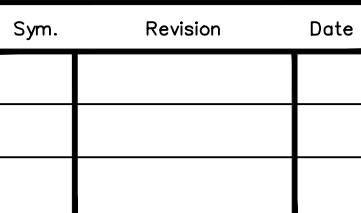
City of Rancho Cordova Approval



THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA

LENNAR[®]

1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA



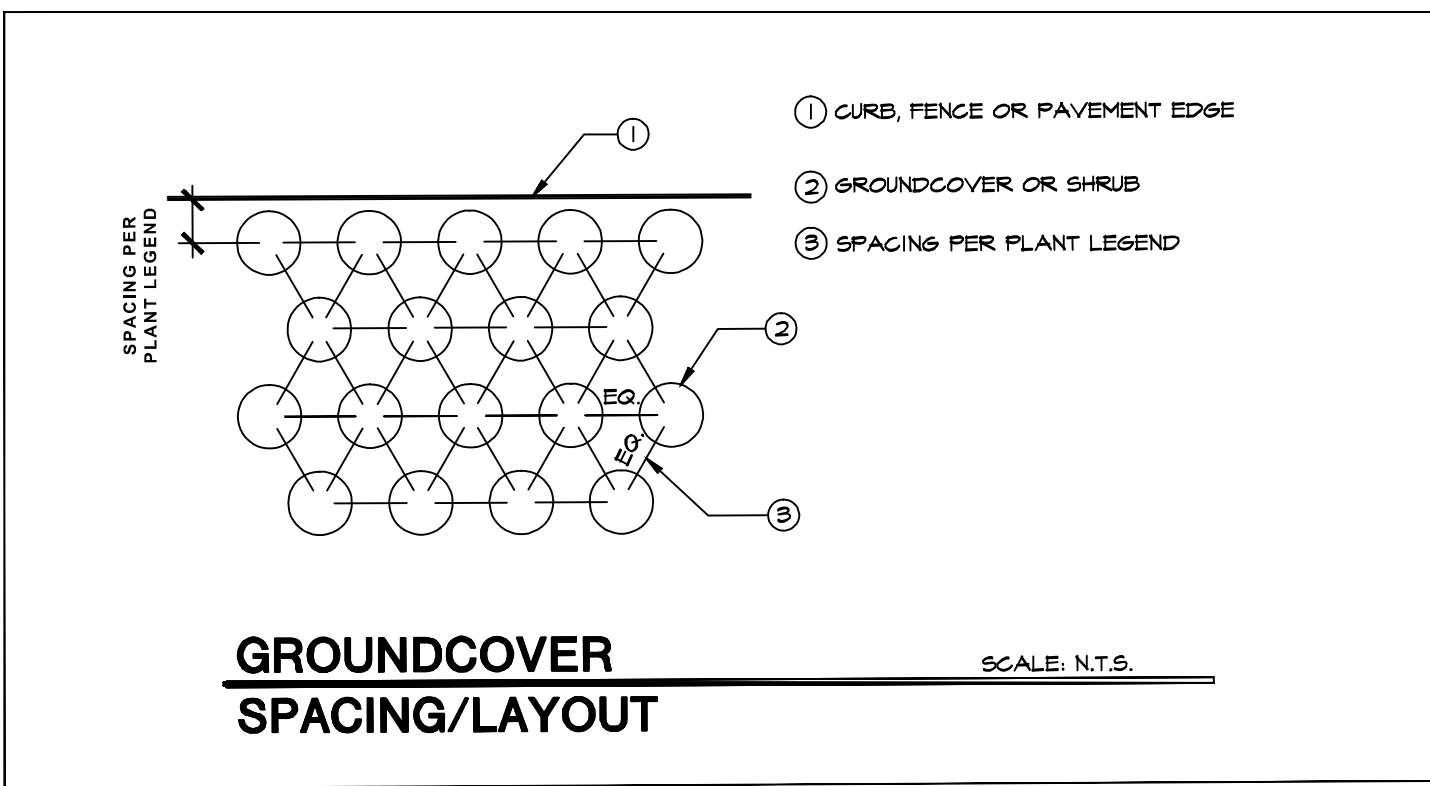
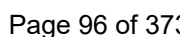
Date
FEBRUARY 12, 2024

Drawn By **JL**

Scale **NOTED**

Sheet 1 of 2

City of Rancho Cordova Approve



371	3
372	4
373	4
374	4
375	4
376	1
377	1
378	1
379	2
380	2
381	2
382	2
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
409	2
410	3
411	3
412	3
413	3
414	4
415	4
416	4
417	4
418	1
419	1
420	1
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

NOTE:
LOT 80 IN NORTH DOUGLAS - VILLAGE 2 SHALL BE
INSTALLED USING PLANTING PALETTE 3

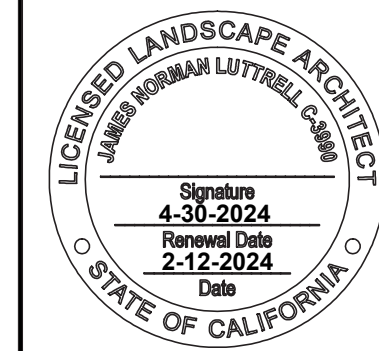
SEE COVER SHEET FOR LOCATION

Page 97 of 37

THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA

LENNAR

1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA



Sym.	Revision	Date

Drawing Title

**LANDSCAPE
LAYOUT PLAN**

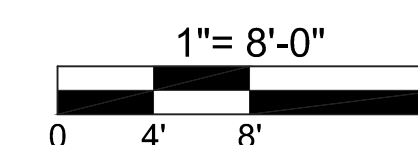
**-- PRODUCT 1 --
(CYAN)**

Date	FEBRUARY 12, 2024
Drawn By	JL
Scale	NOTED

Sheet

L1.1

City of Rancho Cordova Approval _____



**SEE TYPICAL PLANTING PALETTES AND NOTES
ON SHEET L1.0.1**

TYPICAL WATER USE CALCS
- PRODUCT 1 PLANS -

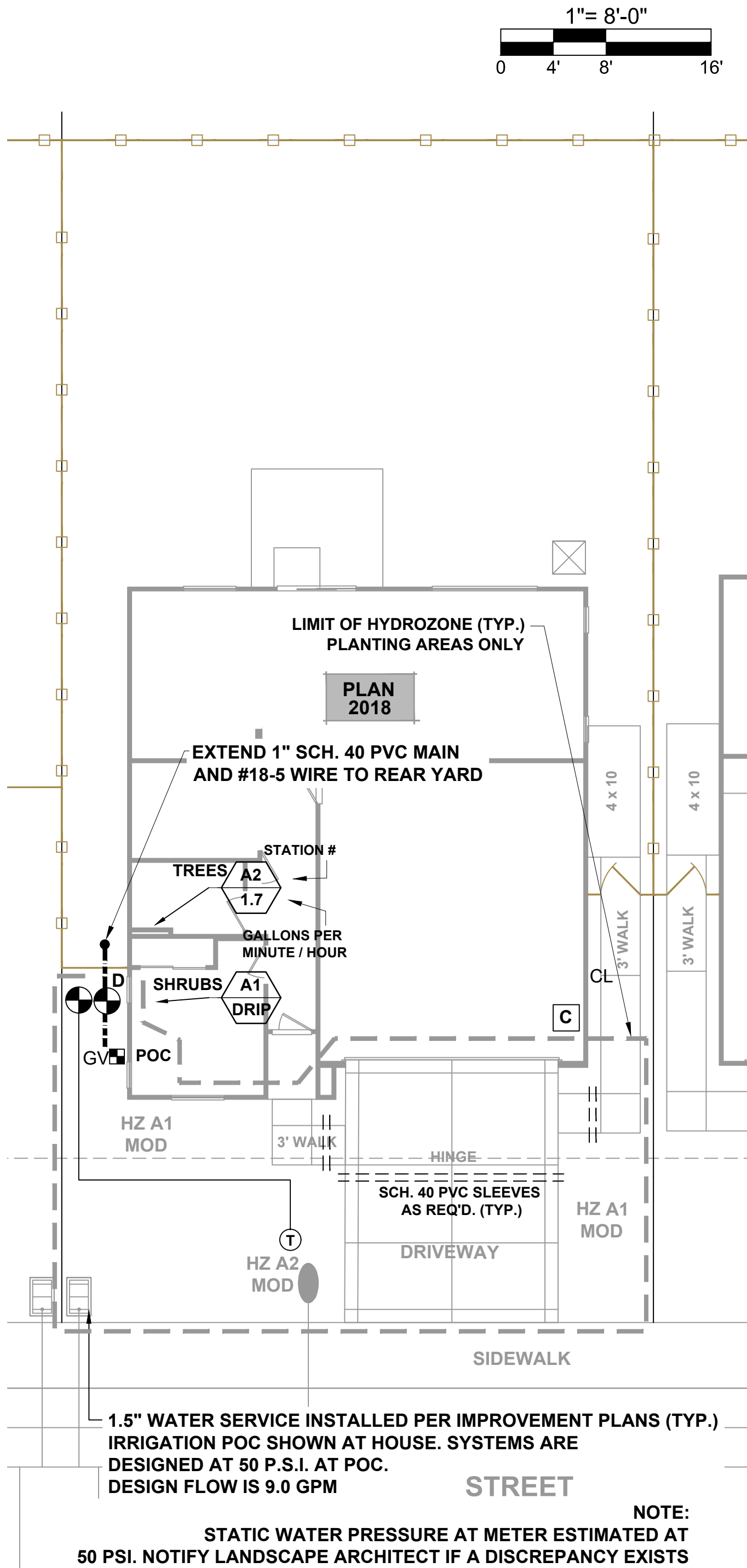
California Water Efficient Landscape Worksheet - Plan 1765								
Reference Evapotranspiration (ET _a)	51.9	Project Type		Residential		0.55		
Hydrozone # / Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area Estimated Total Water Use (ETWU) [†]		
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) [‡]	12317.74	
ETAF Calculations								
Regular Landscape Areas								
Total ETAF x Area	344	Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.						
Total Area	696							
Average ETAF	0.49							
All Landscape Areas								
Total ETAF x Area	344							
Total Area	696							
Average ETAF	0.49							

California Water Efficient Landscape Worksheet - Plan 1941						
Reference Evapotranspiration (ET _a)	51.9	Project Type		Residential		0.55
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^a	Irrigation Efficiency (IE) ^b	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area
Regular Landscape Areas						Estimated Total Water Use (ETWU) ^d
A1 DRIP	0.4	Drip	0.81	0.49	609	9677
A2 TREES	0.4	Drip	0.81	0.49	10	150
Totals					619	306
9836.14						
Special Landscape Areas						
			1			0
			1			0
			1			0
			1			0
Totals					0	0
ETWU Total						9836.14
Maximum Allowed Water Allowance (MAWA) ^e						10955.00
ETAF Calculations						
Regular Landscape Areas						
Total ETAF x Area	306	Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.				
Total Area	619					
Average ETAF	0.49					
All Landscape Areas						
Total ETAF x Area	306					
Total Area	619					
Average ETAF	0.49					

California Water Efficient Landscape Worksheet - Plan 2018								
Reference Evapotranspiration (ET _a)	51.9		Project Type		Residential		0.55	
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^a	Irrigation Efficiency (IE) ^b	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^c	
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) ^d	9592.26	
ETAF Calculations								
Regular Landscape Areas			Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential 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					

California Water Efficient Landscape Worksheet - Plan 2179								
Reference Evapotranspiration (ET _a)	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				Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential 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				

SEE SHEET L1.0.3 FOR IRRIGATION
LEGEND, NOTES, DETAILS



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



THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA



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

SITE EXHIBIT
THE PRESERVE
CITY OF RANCHO CORDOVA, CALIFORNIA
OCTOBER 2024

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



-

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

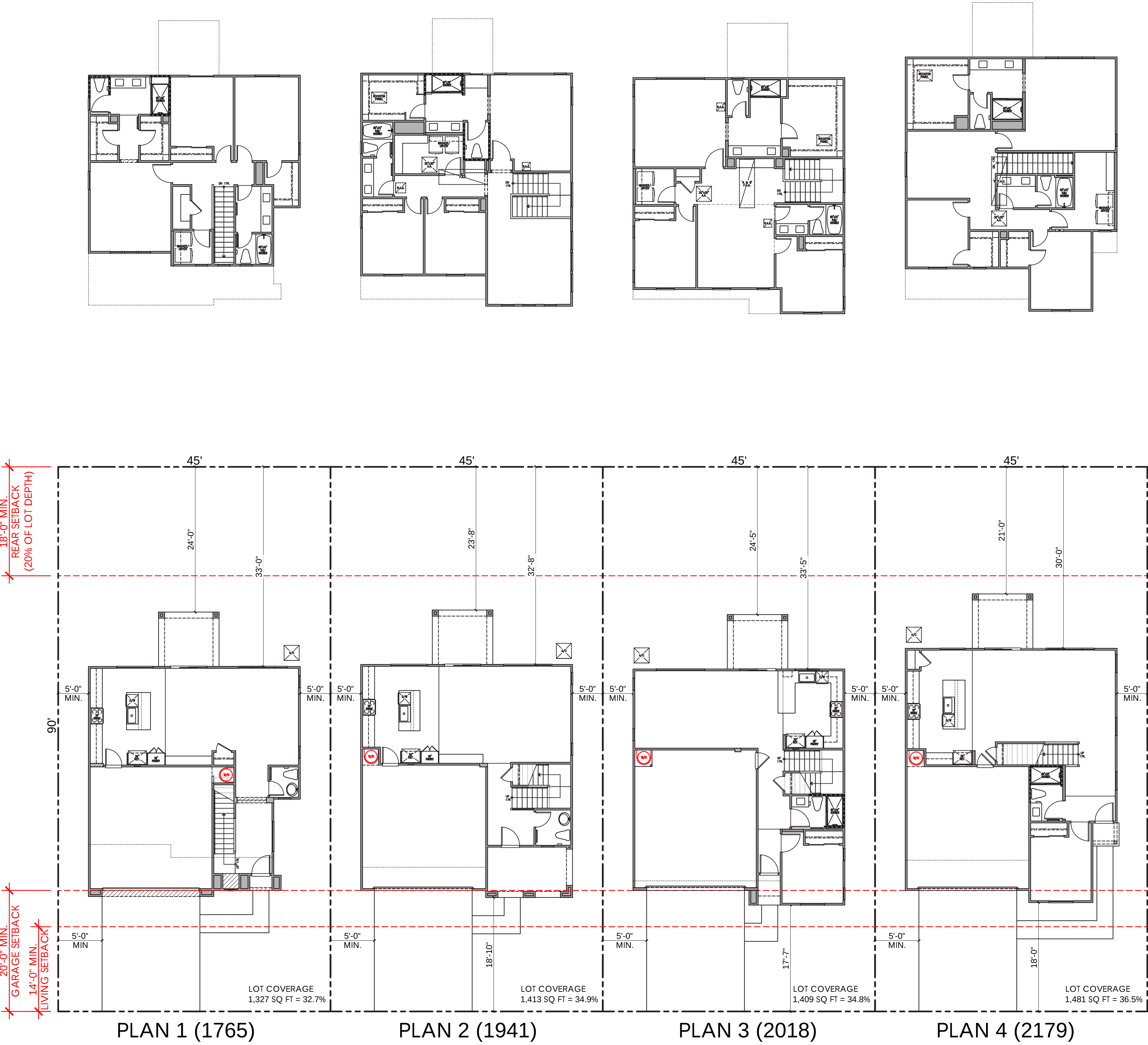
JOB NO. 165018

COBALT - 55'x105'

[illegible]

ITEM 5.1.

Page 103 of 373



45x90 PRODUCT
TYPICAL PLOTTING

COBALT AT THE PRESERVE
Rancho Cordova, Ca



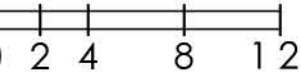
A - SPANISH
PLAN 1A (2679)

C - CRAFTSMAN
PLAN 3C (3105)

B - ITALIANATE
PLAN 2B (2789)

A - SPANISH
PLAN 4A (3427)

STREET SCENE



EXTERIOR LIGHTS

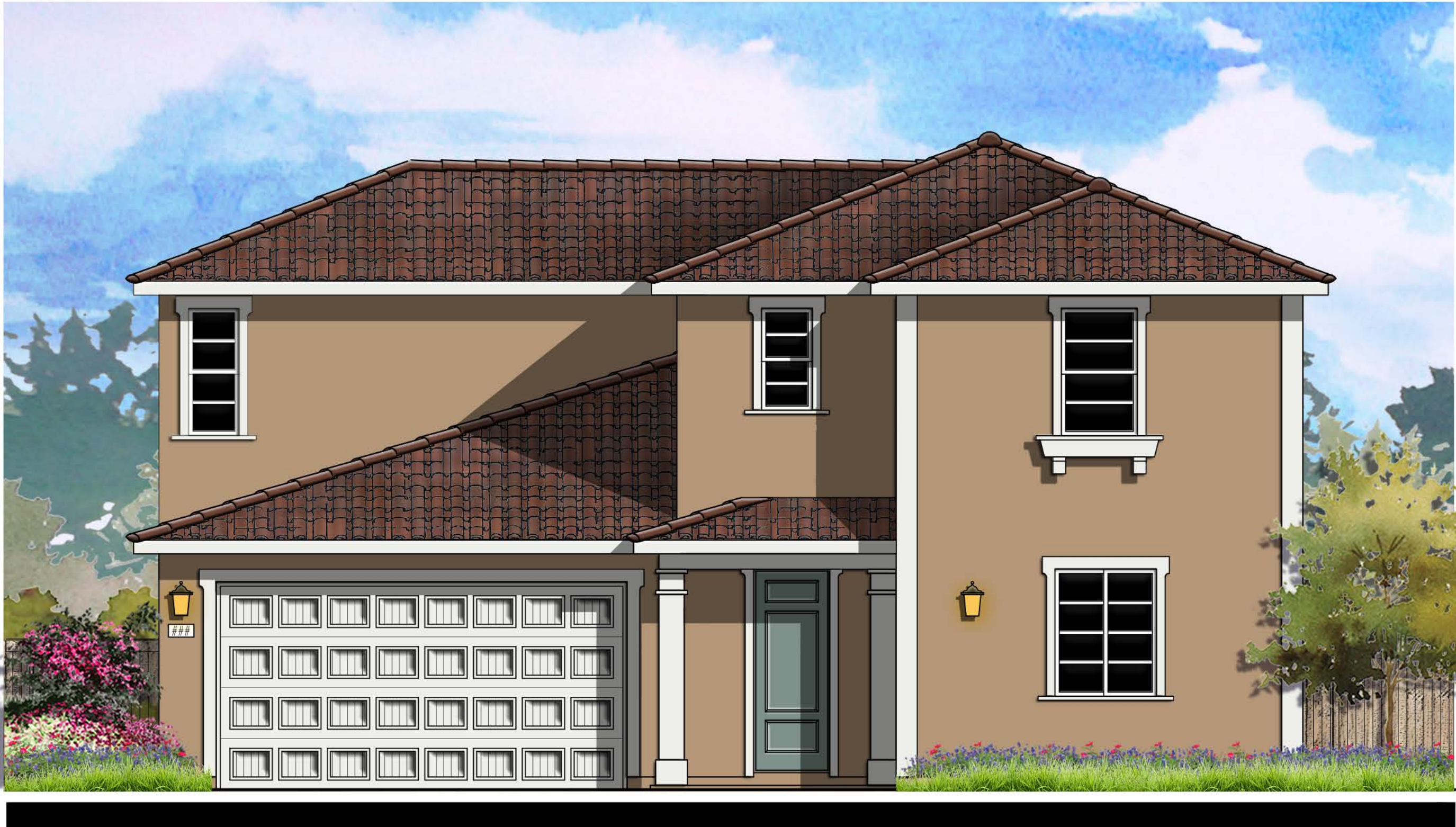


KENT



© 2024 Kevin L. Crook Architect, Inc. 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

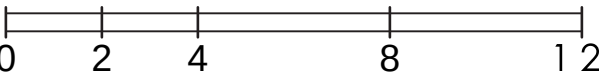
"B" ITALIANATE

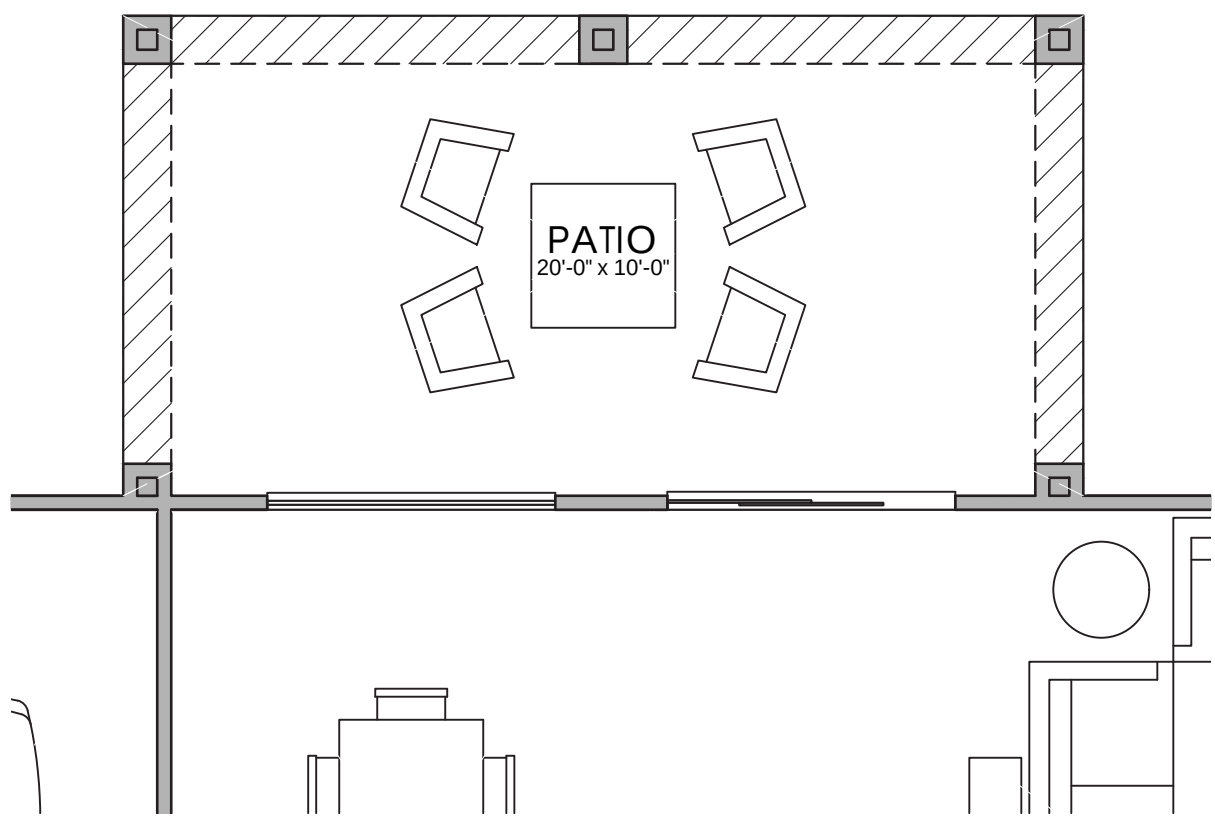
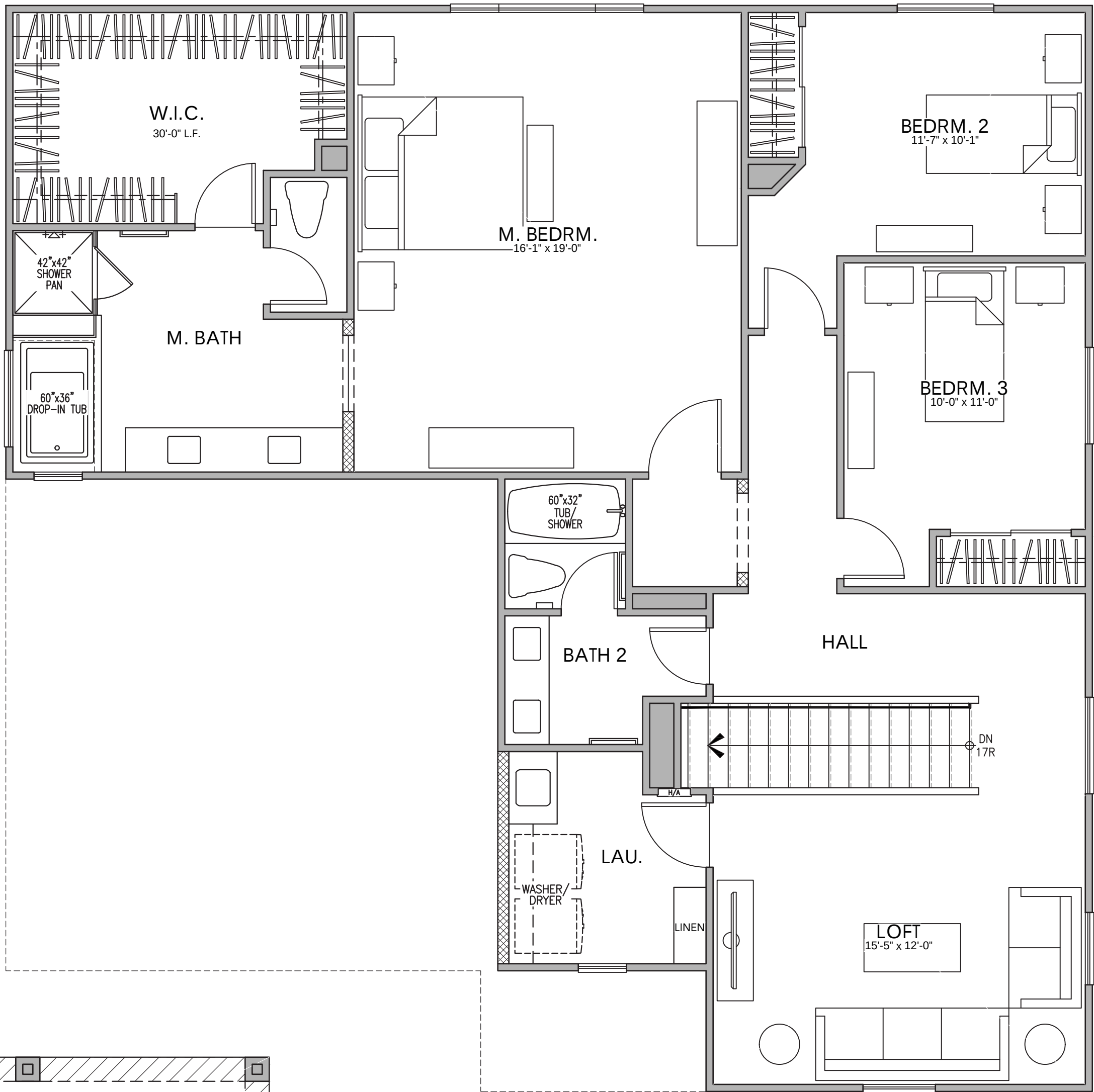


© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"C" CRAFTSMAN

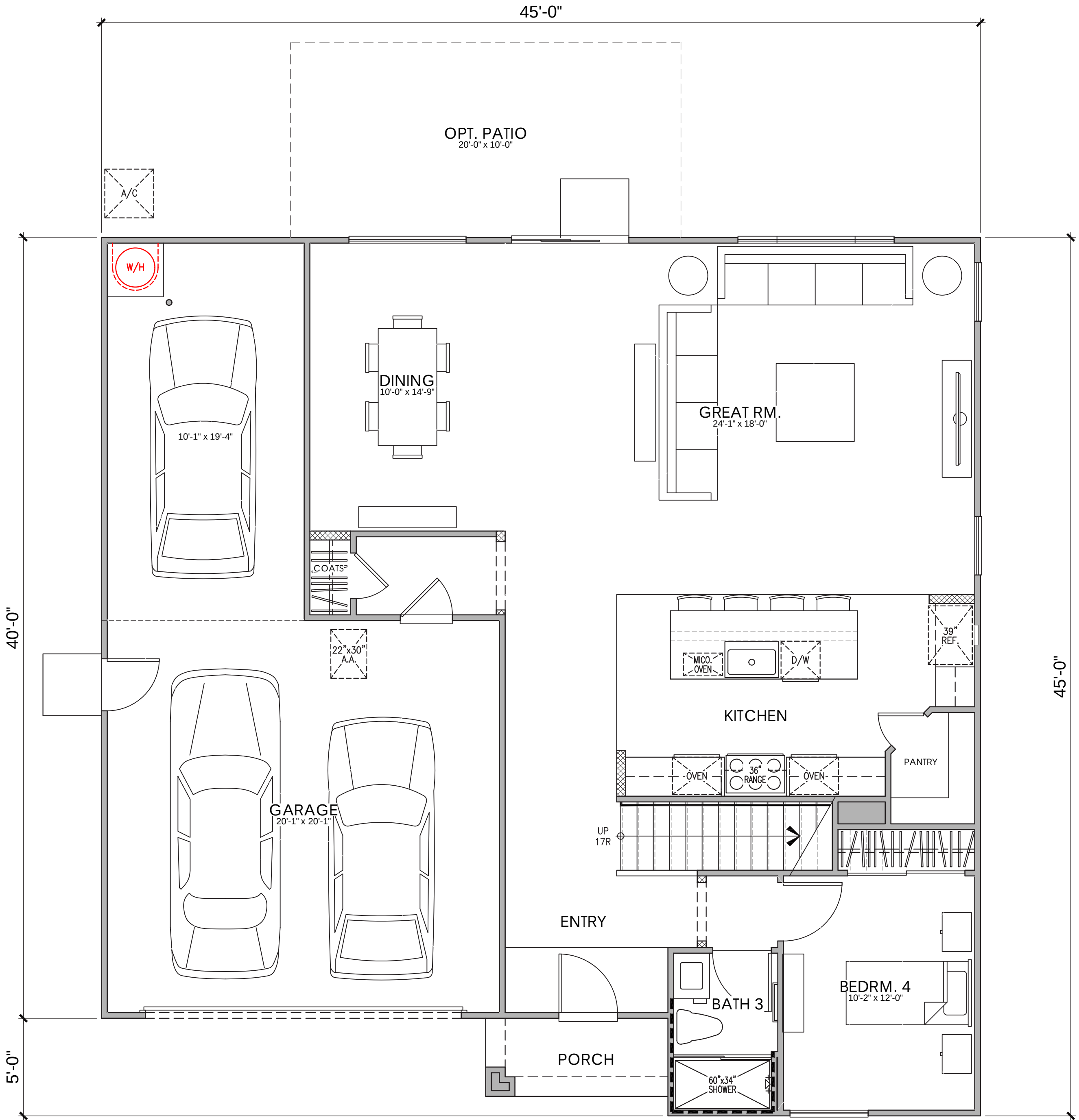
PLAN 1 (2679)
FRONT ELEVATIONS





OPT. PATIO

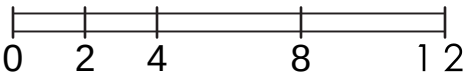
SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 1 (2679)
4 BEDROOM, 3 BATH, LOFT

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 "A"	619 SQ. FT.
PORCH "B"	37 SQ. FT.
PORCH "C"	37 SQ. FT.
OPT. PATIO	200 SQ. FT.

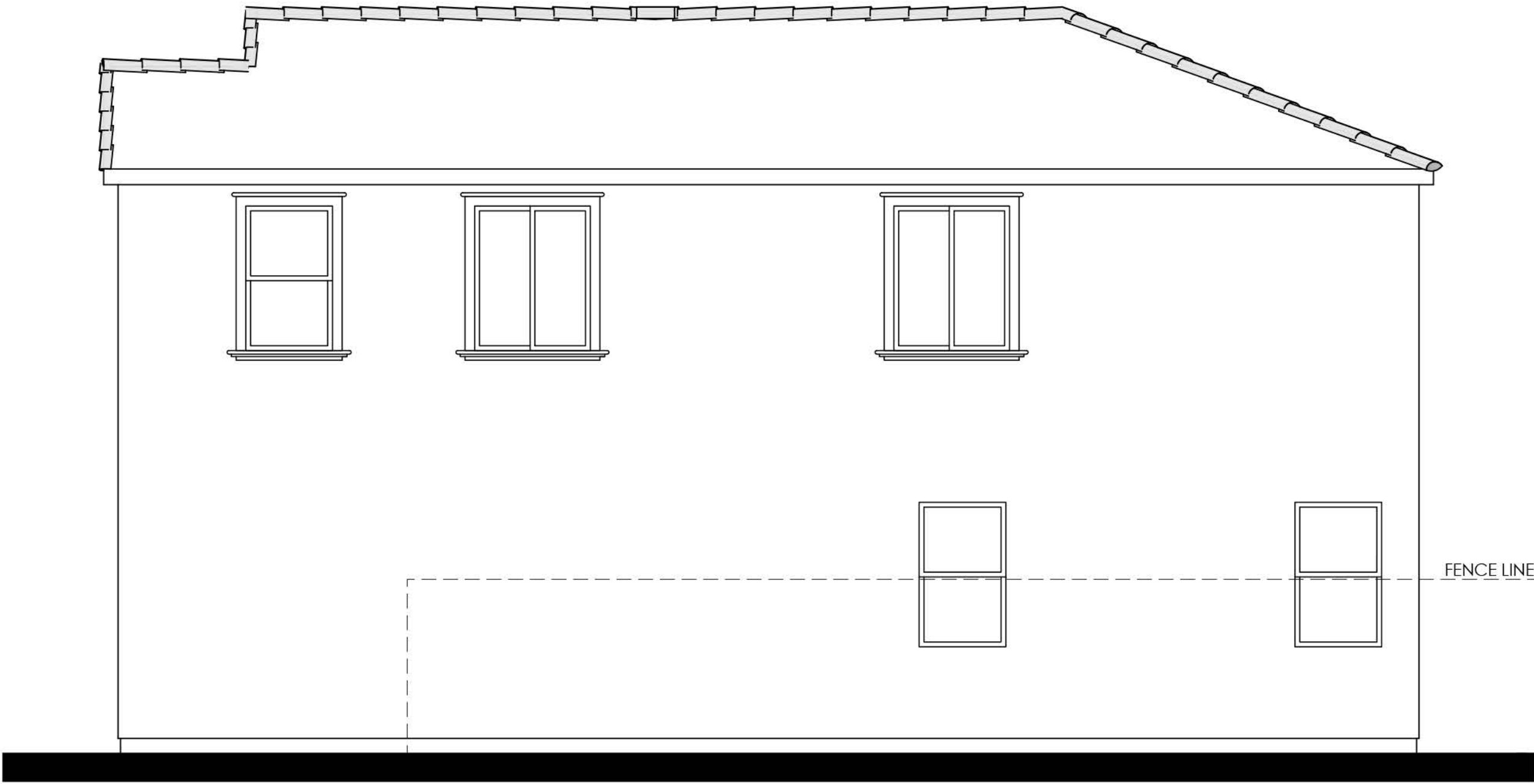




© 2024 Kevin L. Crook Architect, Inc.

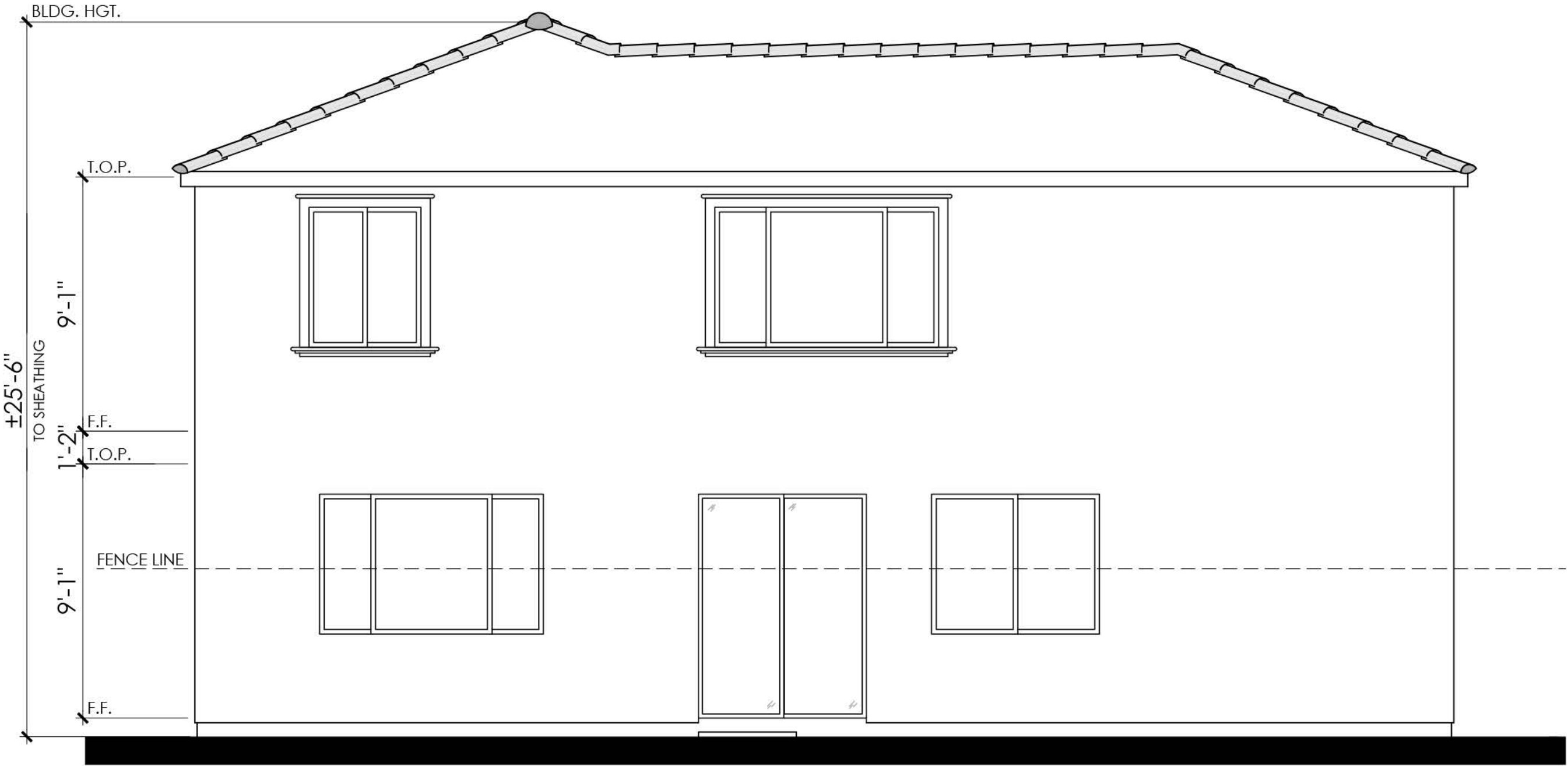
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

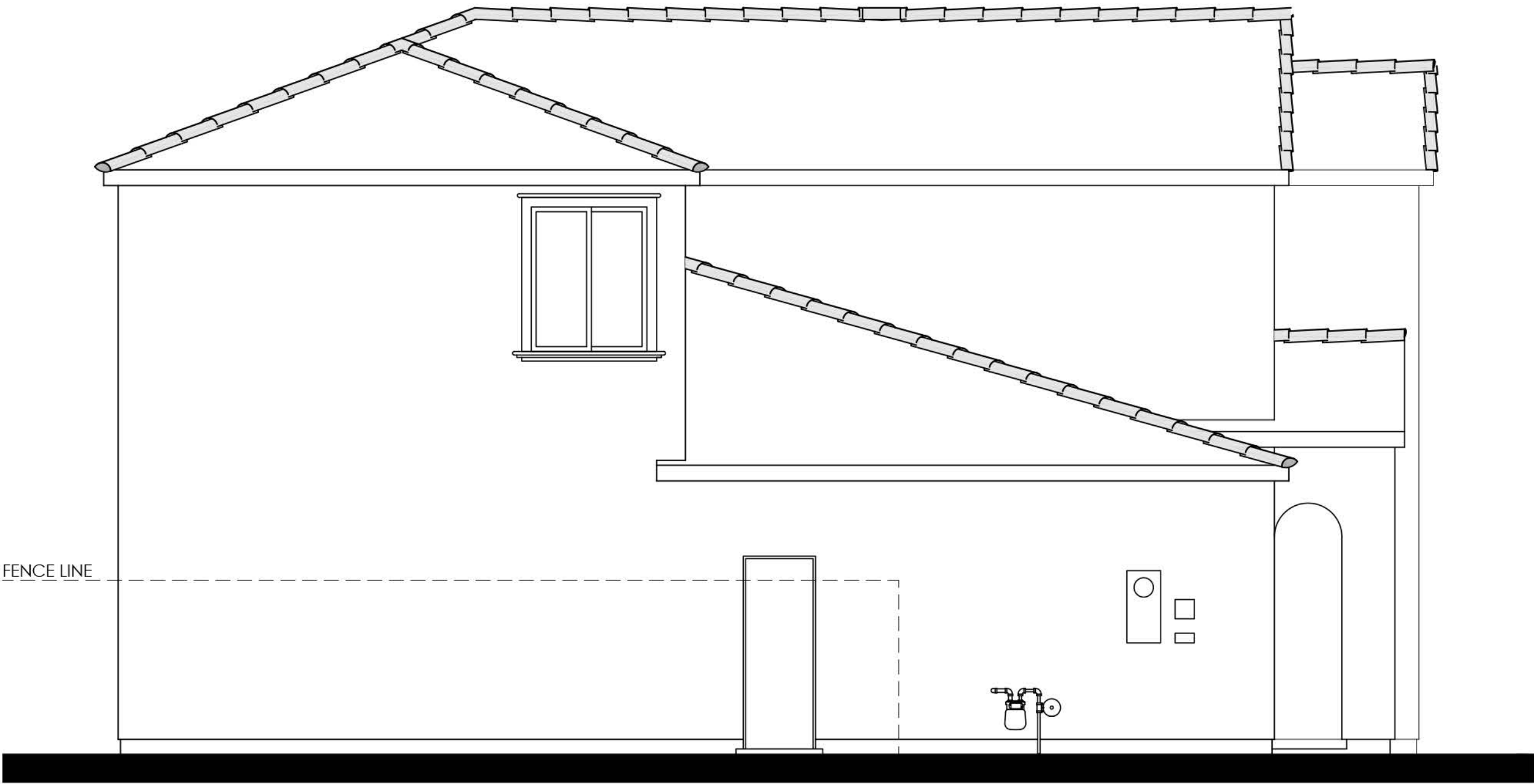


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | 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

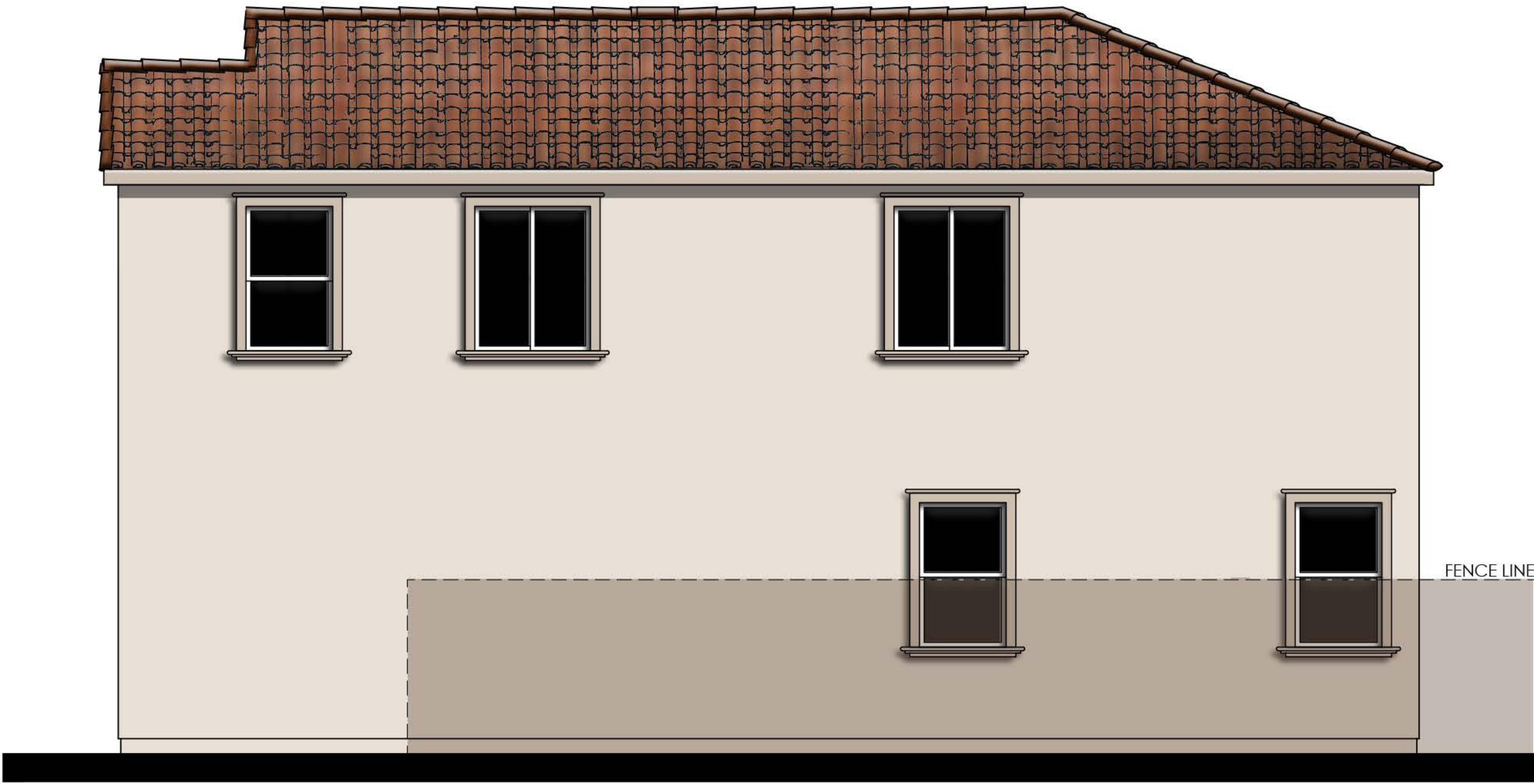


LEFT

COLOR SCHEME 1

PLAN 1A (2679 "A")
SPANISH ELEVATION





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 |



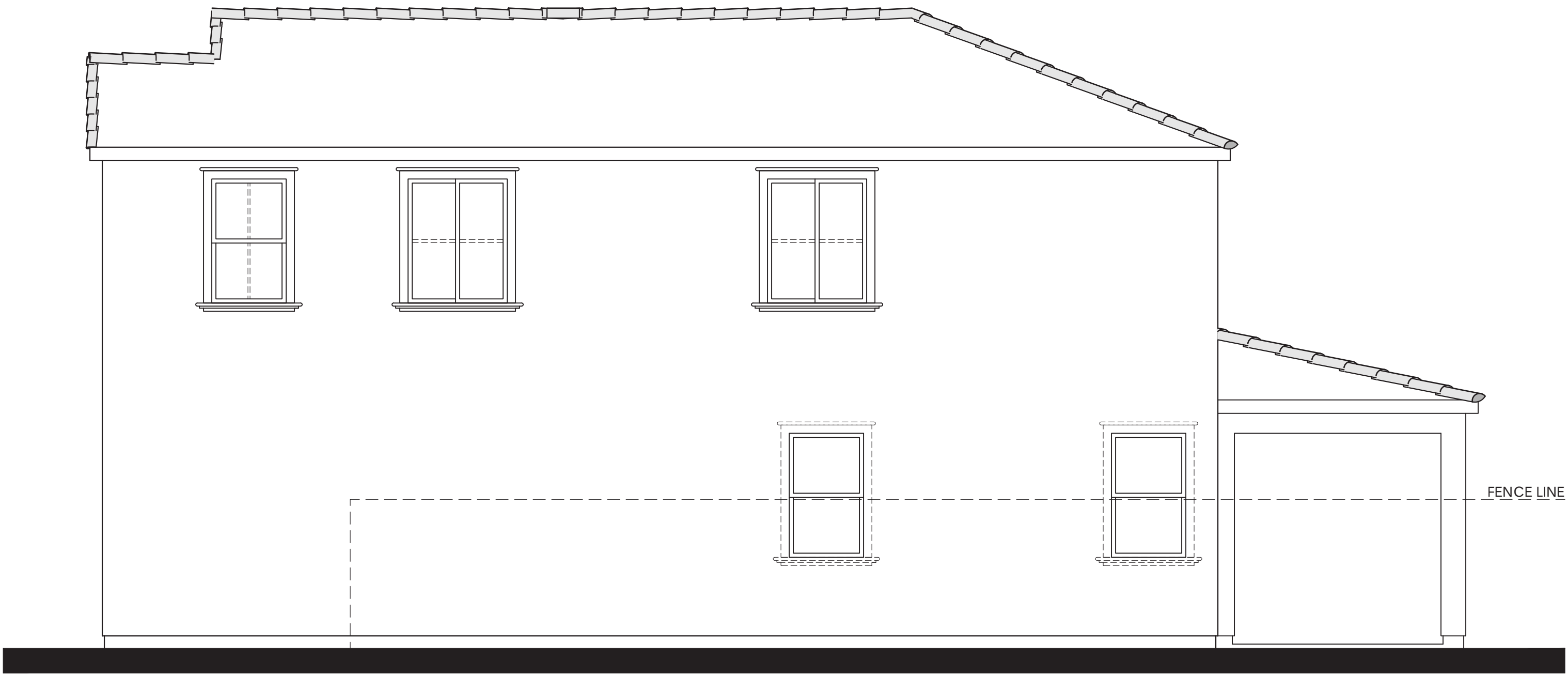
REAR

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.

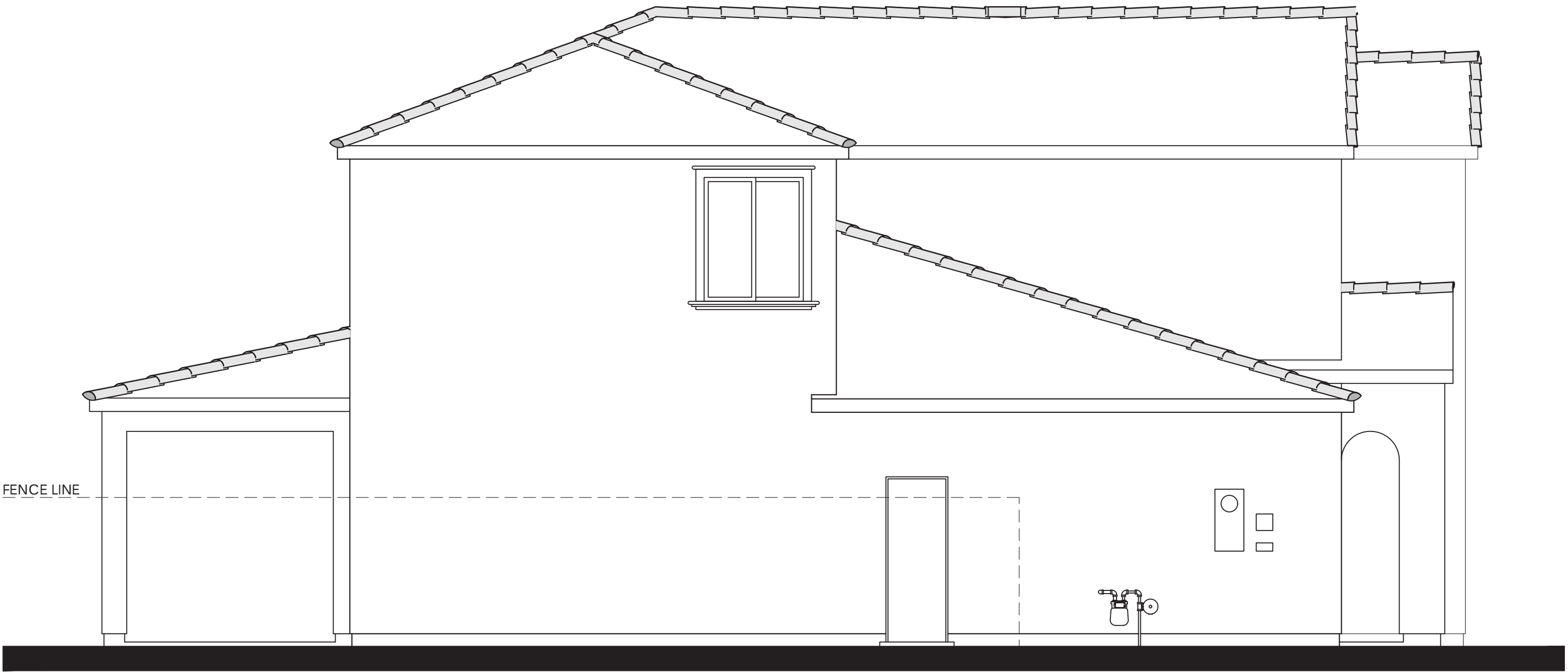




Items shown dashed shall occur at lots requiring enhancements.

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 |



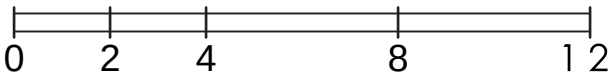
LEFT

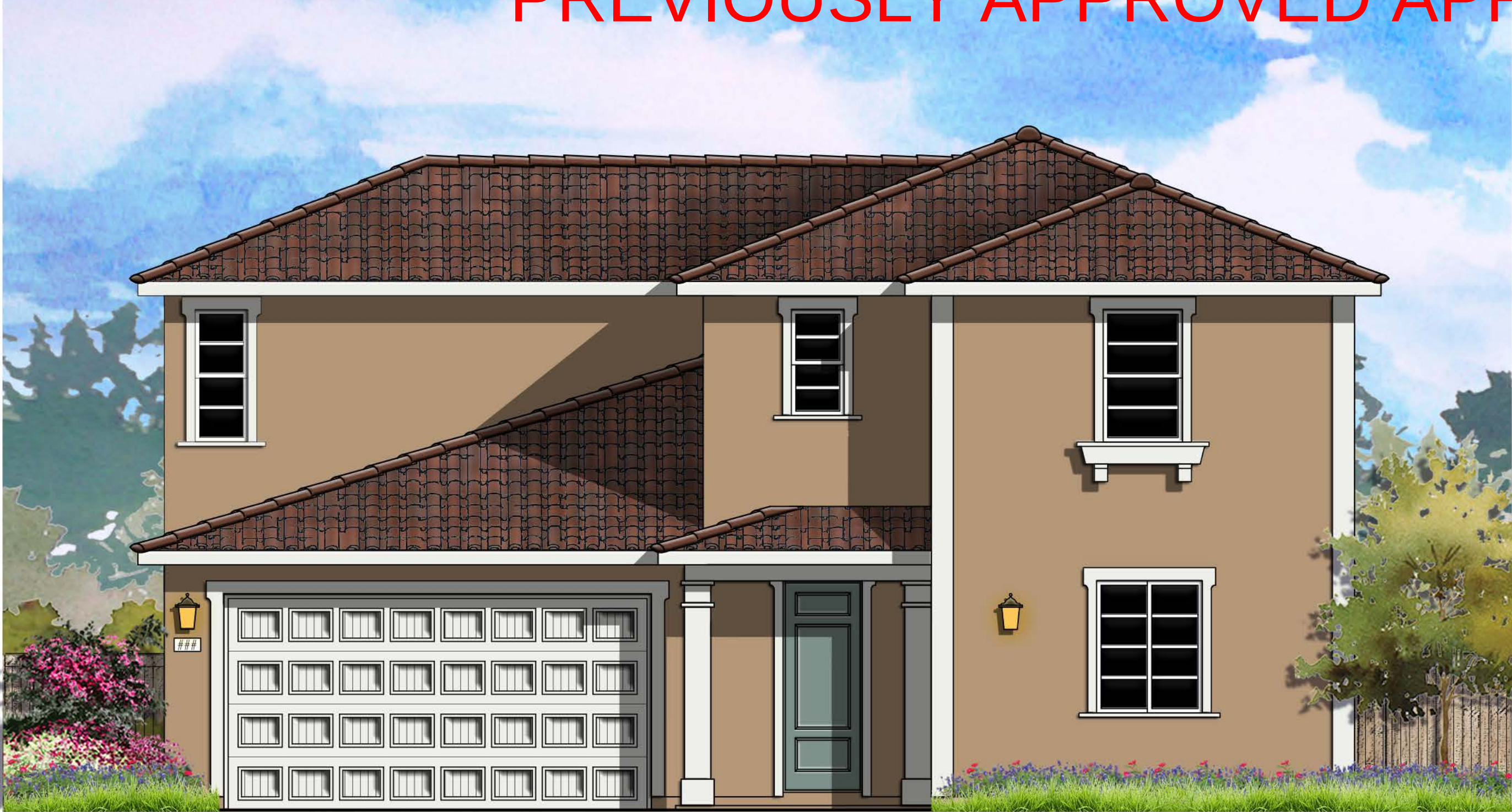


Items shown dashed shall occur at lots requiring enhancements.

REAR

PLAN 1A OPT. PATIO (2679 "A")
SPANISH ELEVATION

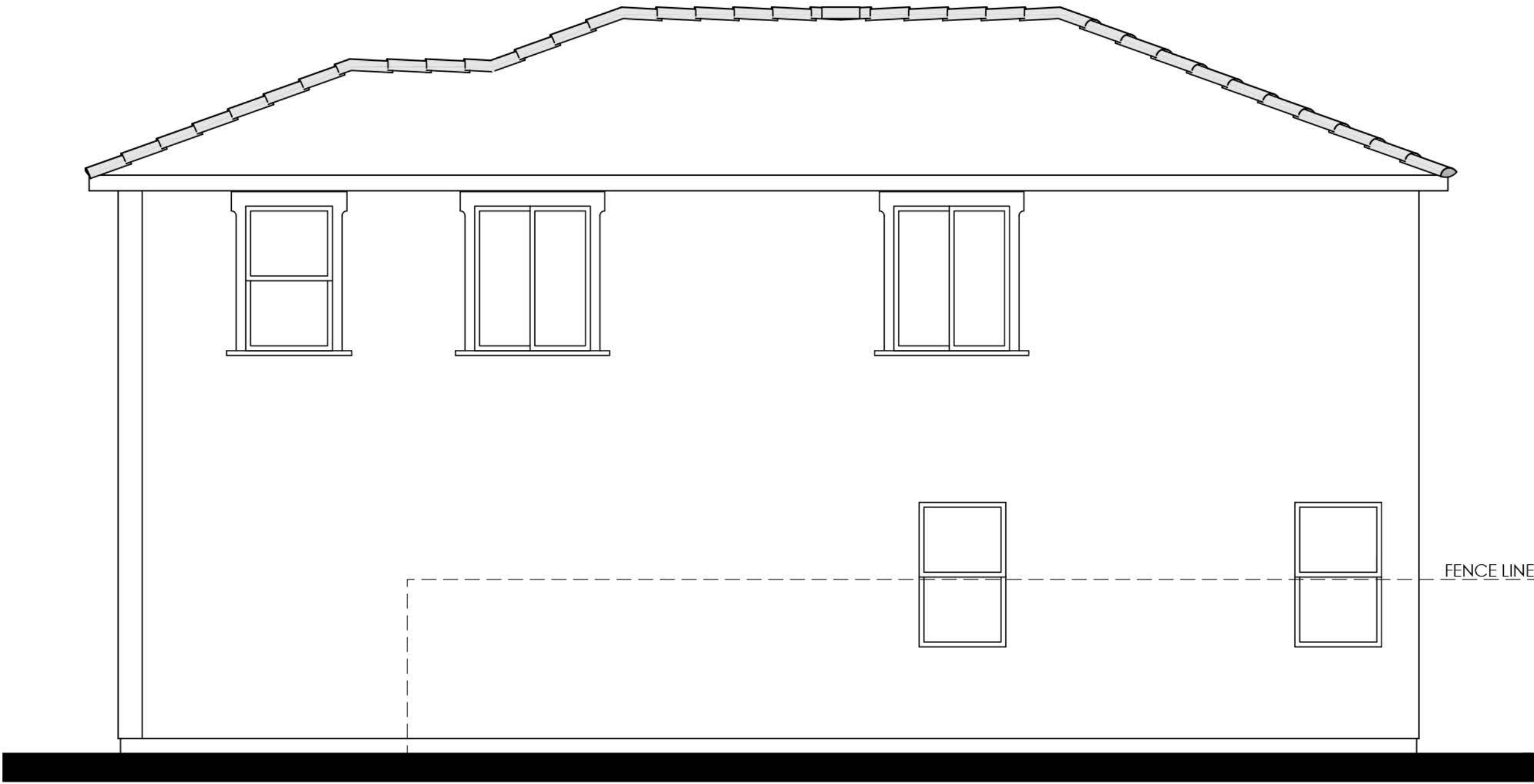




© 2024 Kevin L. Crook Architect, Inc.

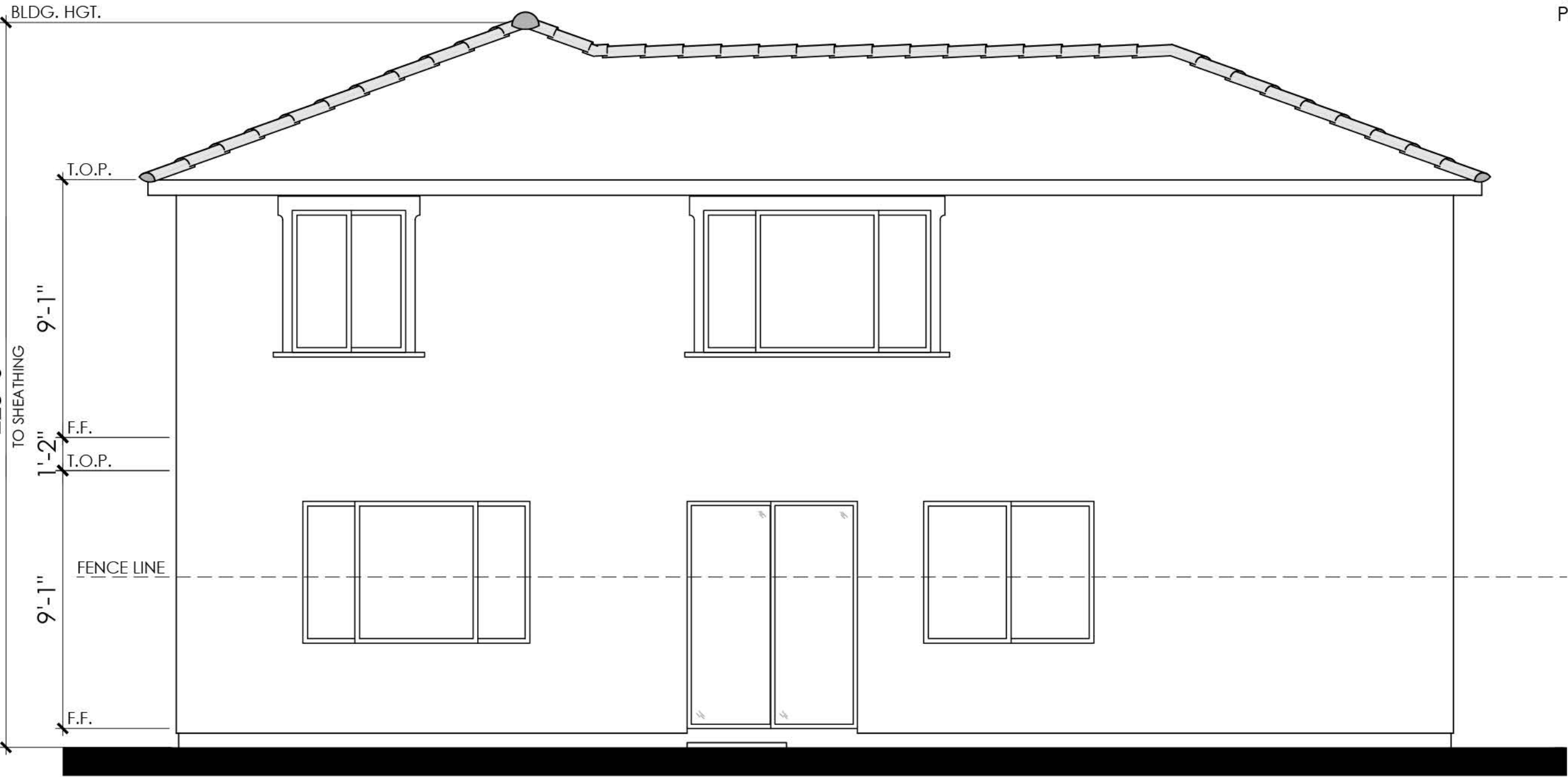
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

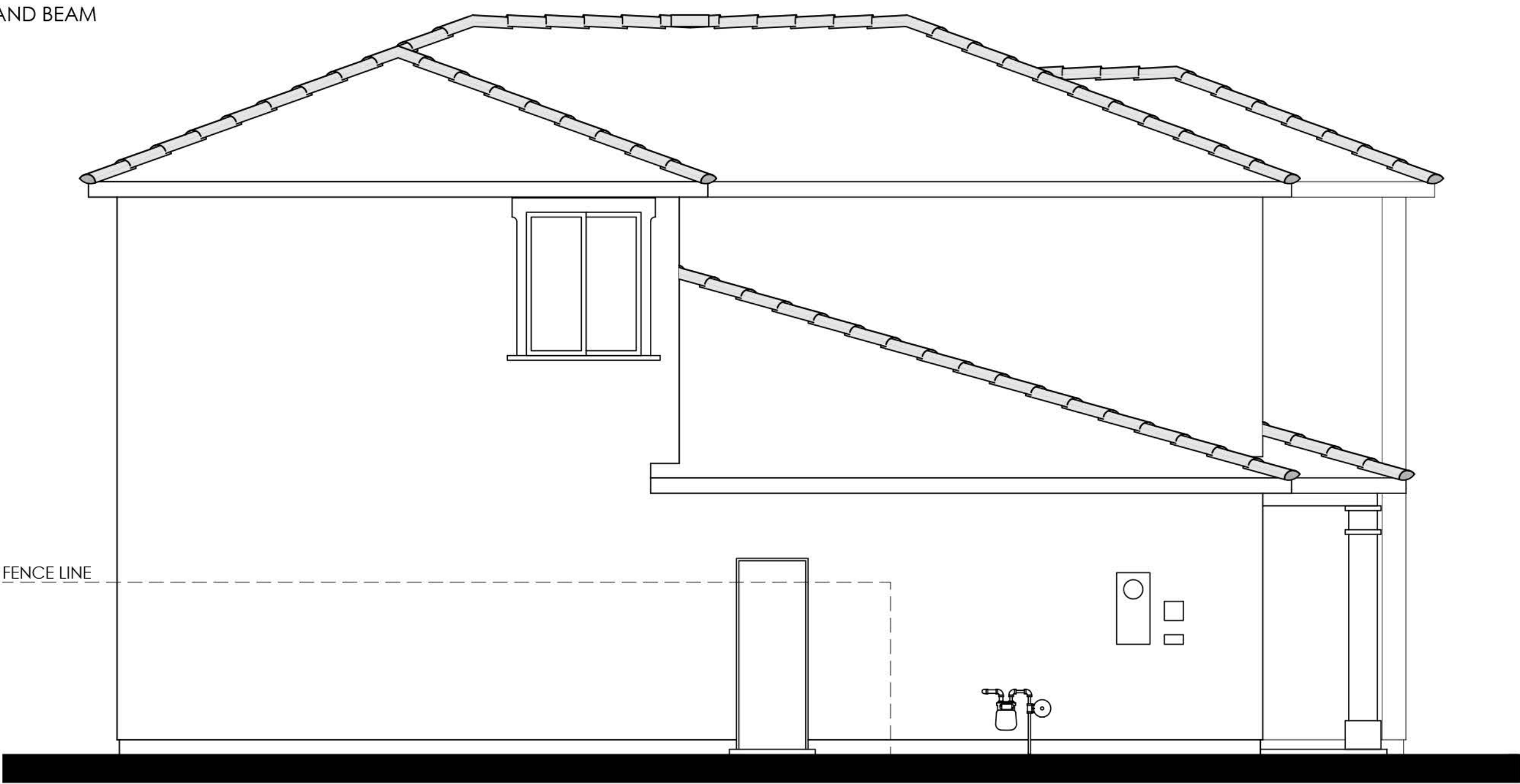


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|------------------|-------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | 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



LEFT

COLOR SCHEME 4

PLAN 1B (2679 "B")
ITALIANATE ELEVATION





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 |



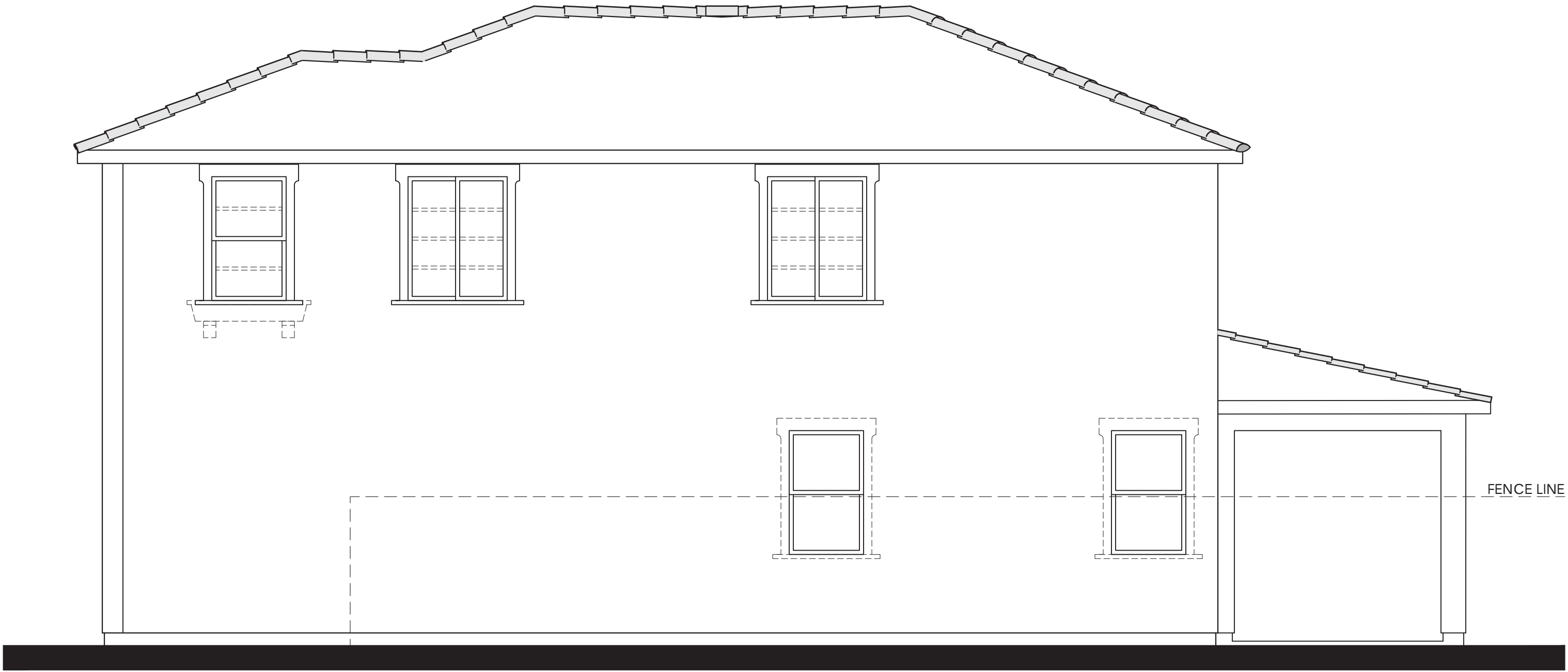
REAR

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.



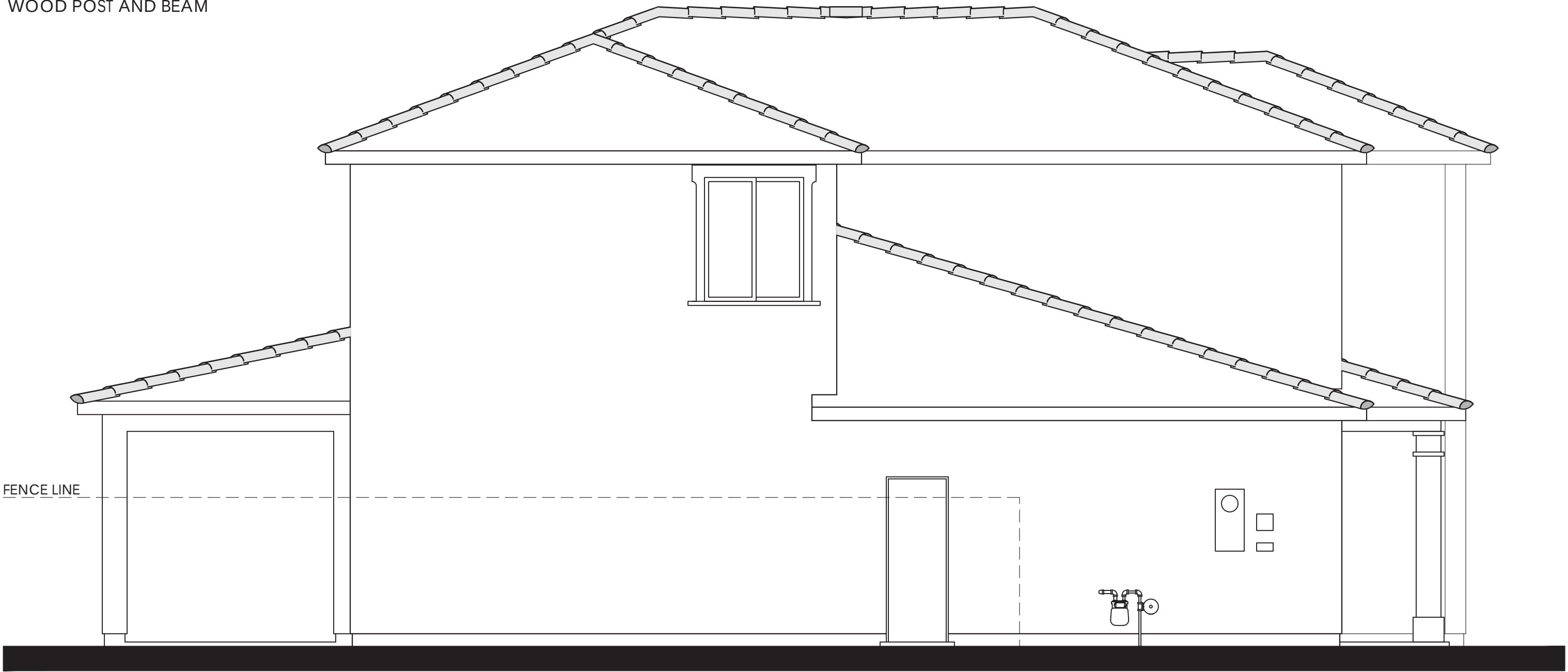


Items shown dashed shall occur at lots requiring enhancements.

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 |

RIGHT



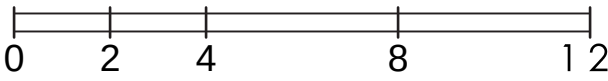
LEFT



Items shown dashed shall occur at lots requiring enhancements.

REAR

PLAN 1B OPT. PATIO (2679 "B")
ITALIANATE ELEVATION

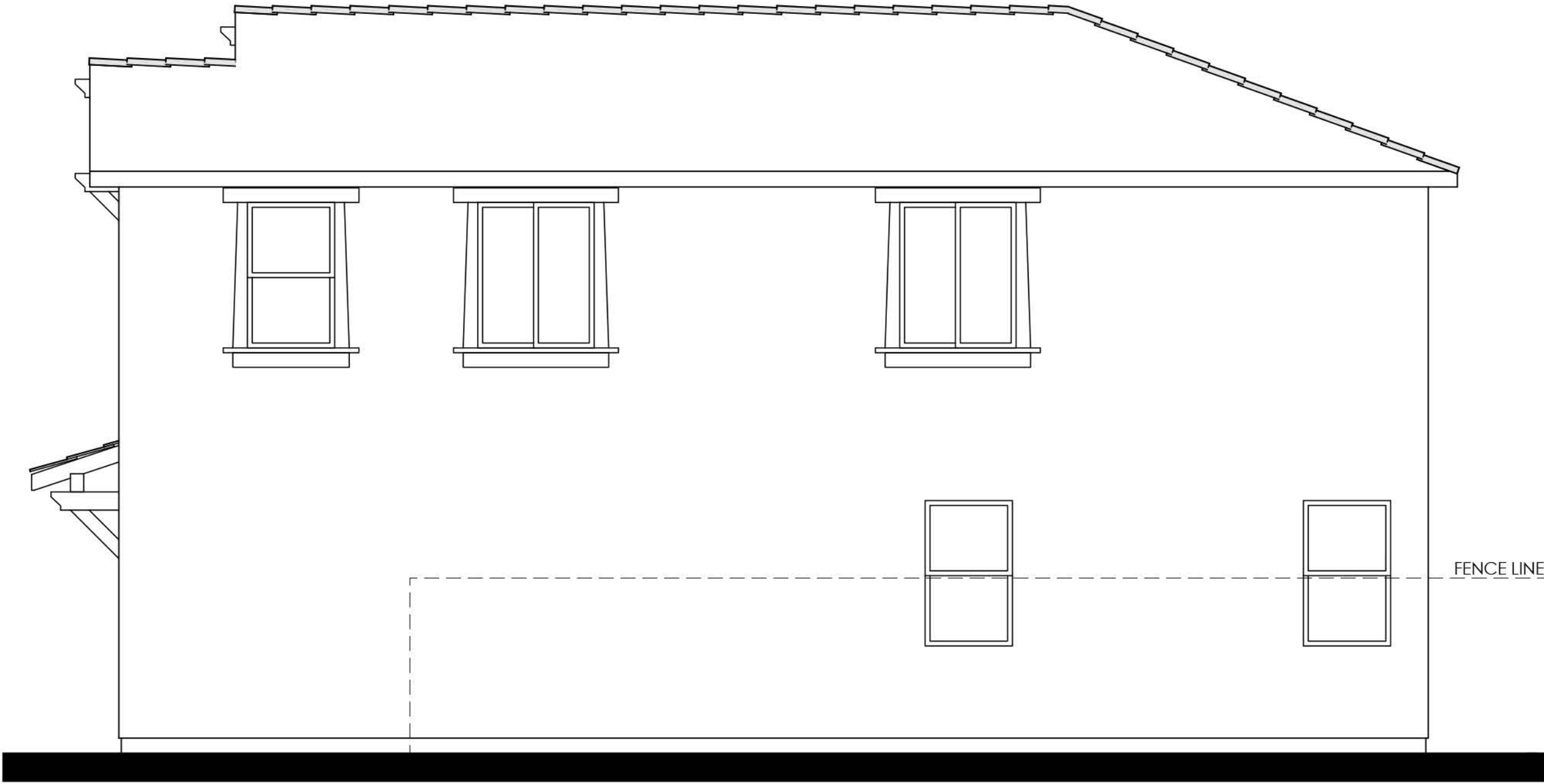




© 2024 Kevin L. Crook Architect, Inc.

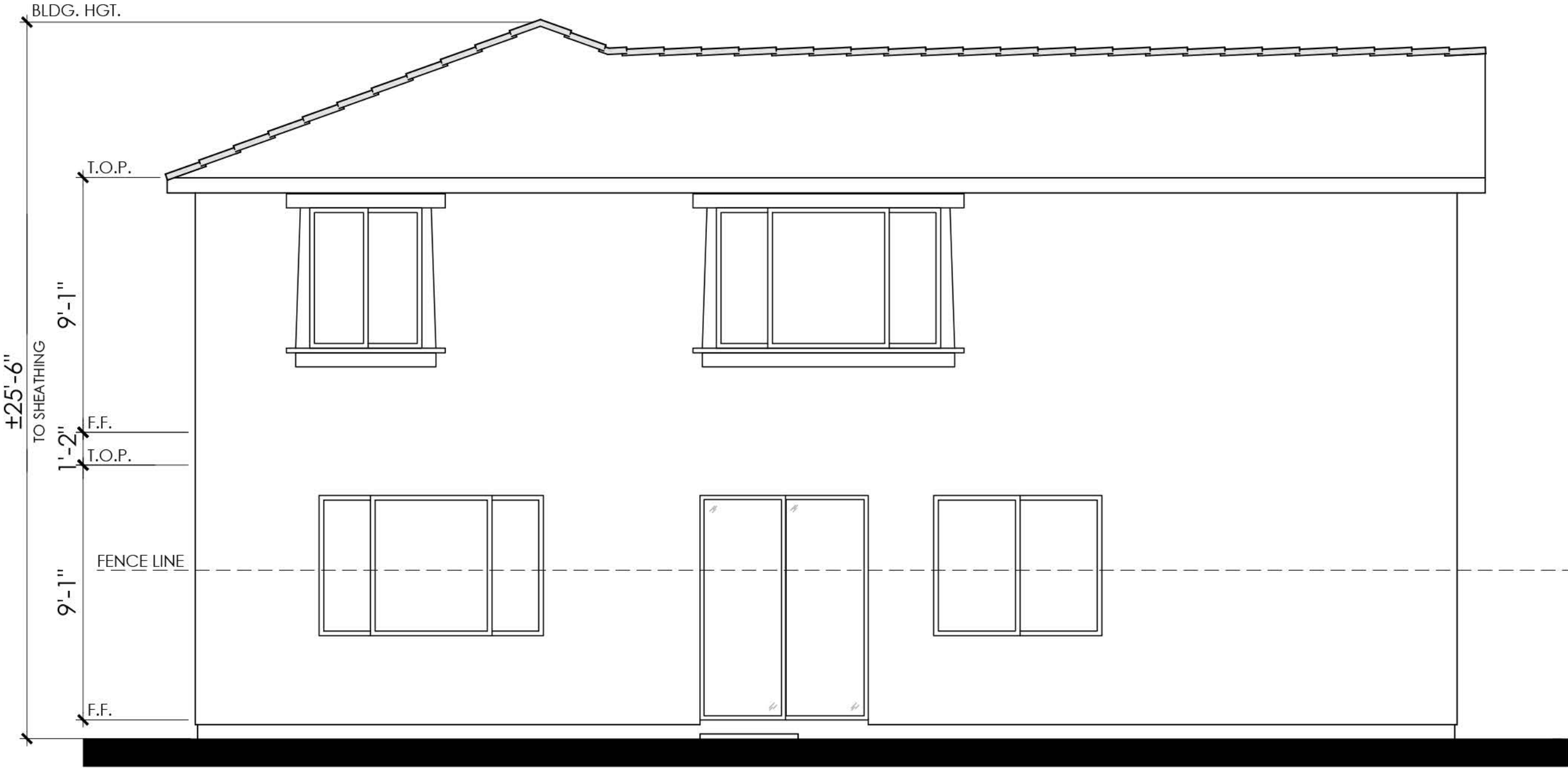
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

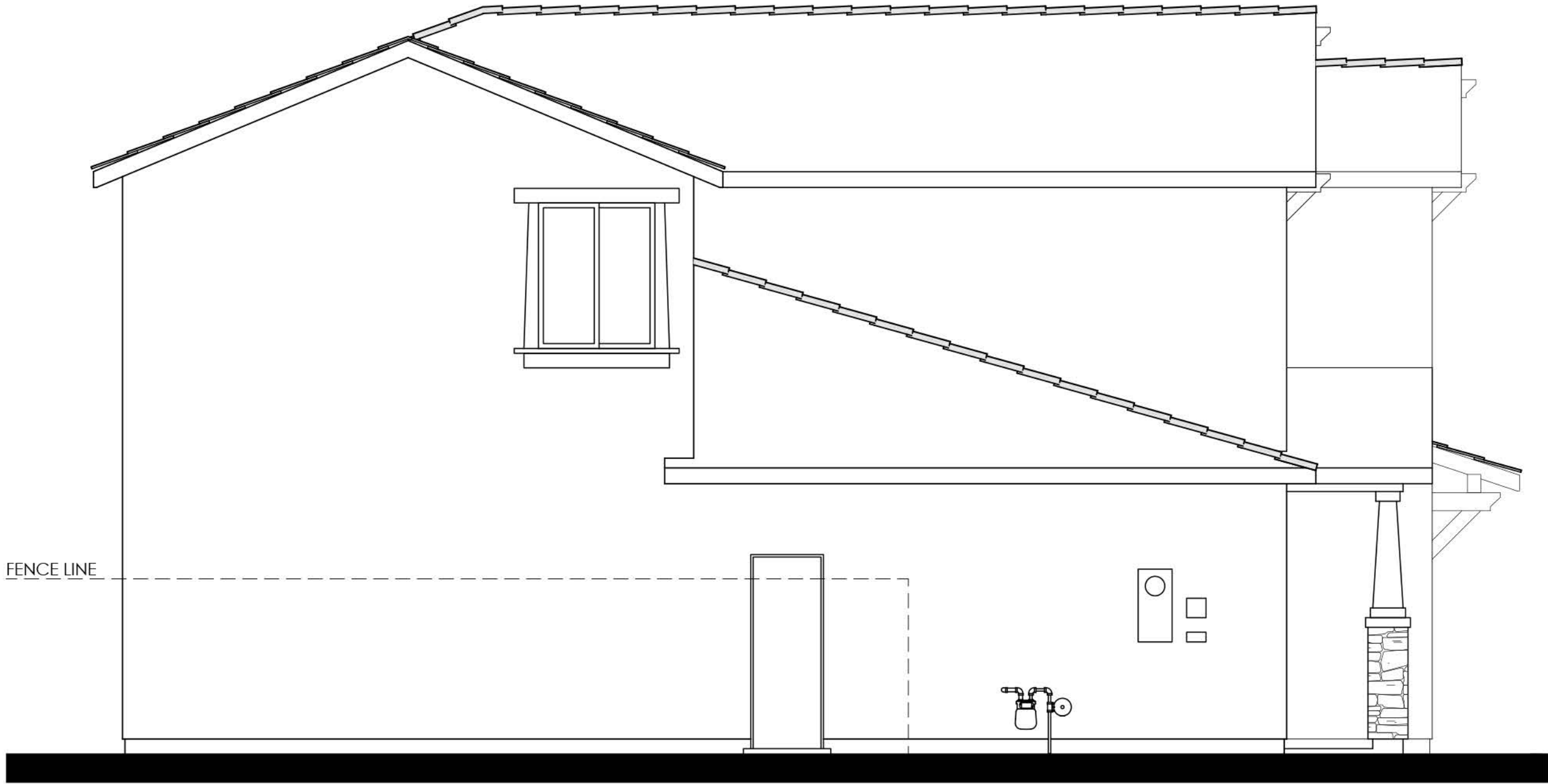


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE FLAT TILE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |
| WAINSCOT: | BRICK VENEER |



REAR

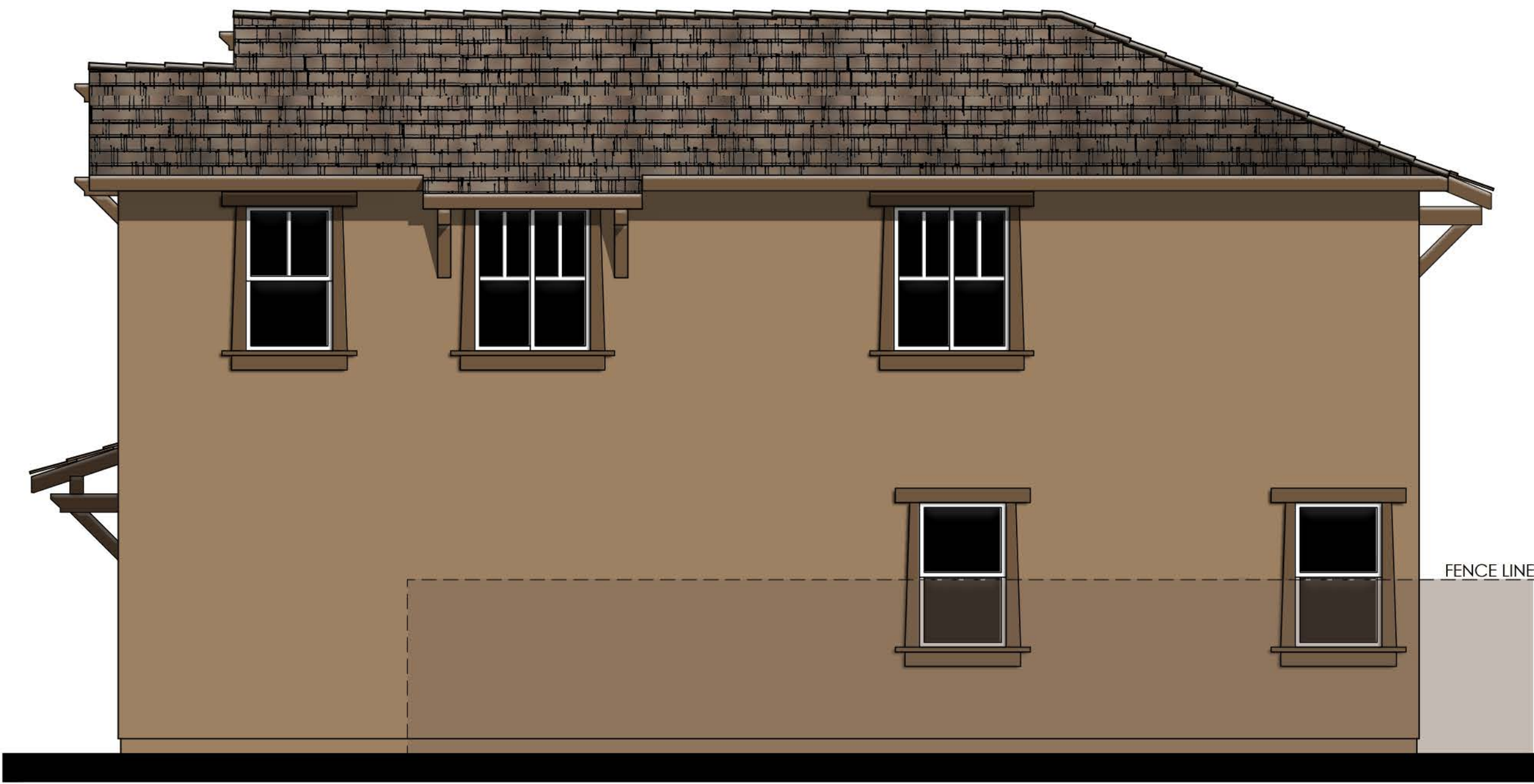


LEFT

COLOR SCHEME 7

PLAN 1C (2679 "C")
CRAFTSMAN ELEVATION





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 |



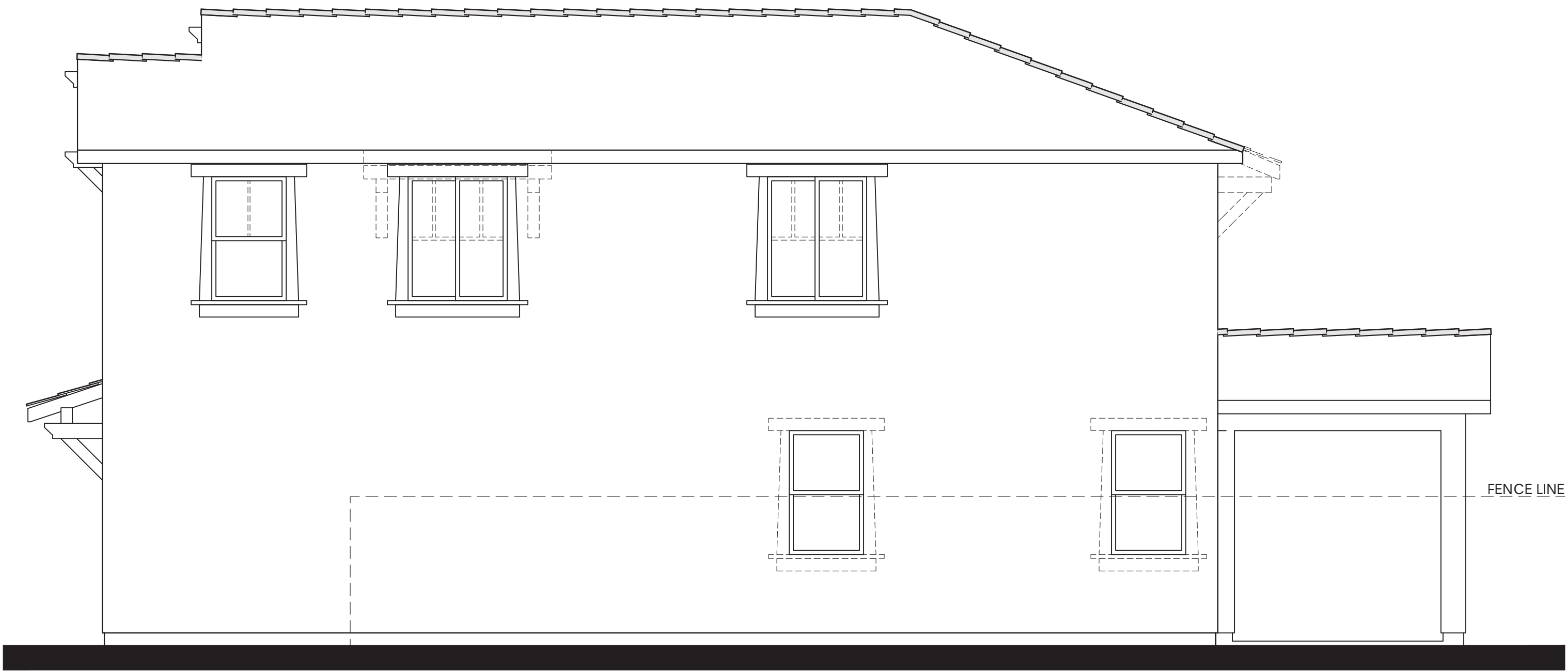
REAR

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.





Items shown dashed shall occur at lots requiring enhancements.

- 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 |

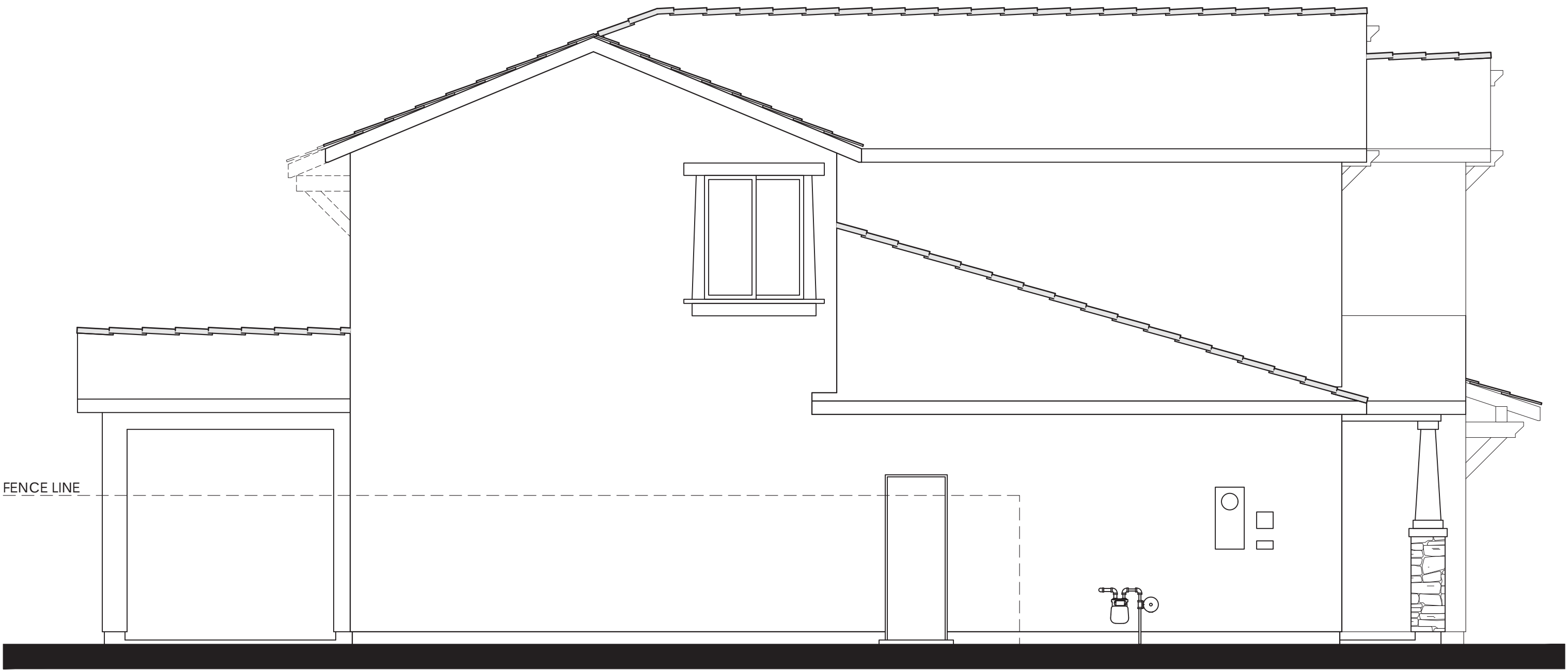
RIGHT



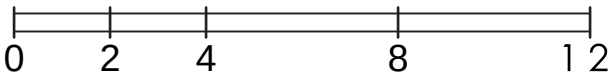
Items shown dashed shall occur at lots requiring enhancements.

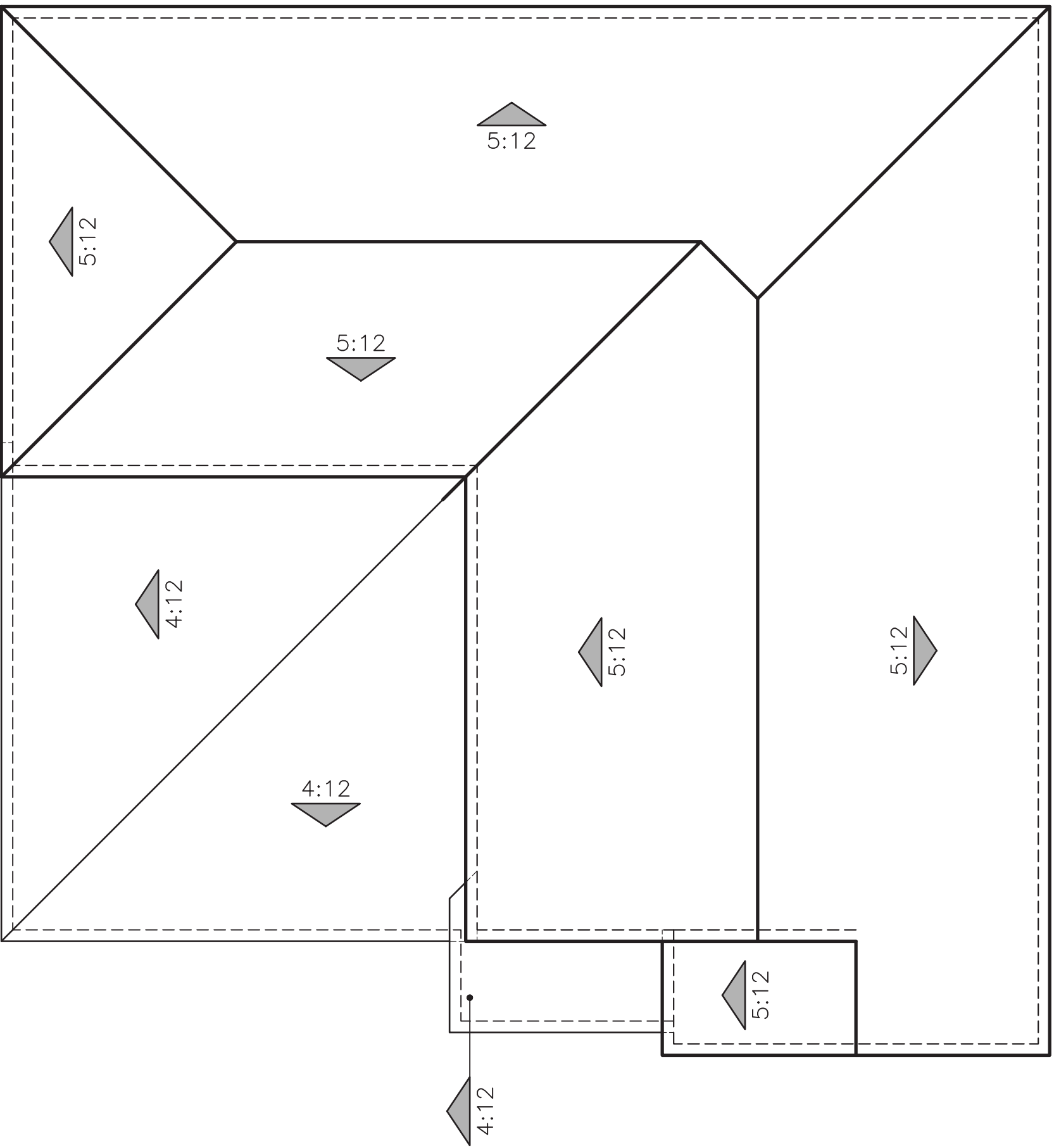
REAR

PLAN 1C (2679 "C")
CRAFTSMAN ELEVATION

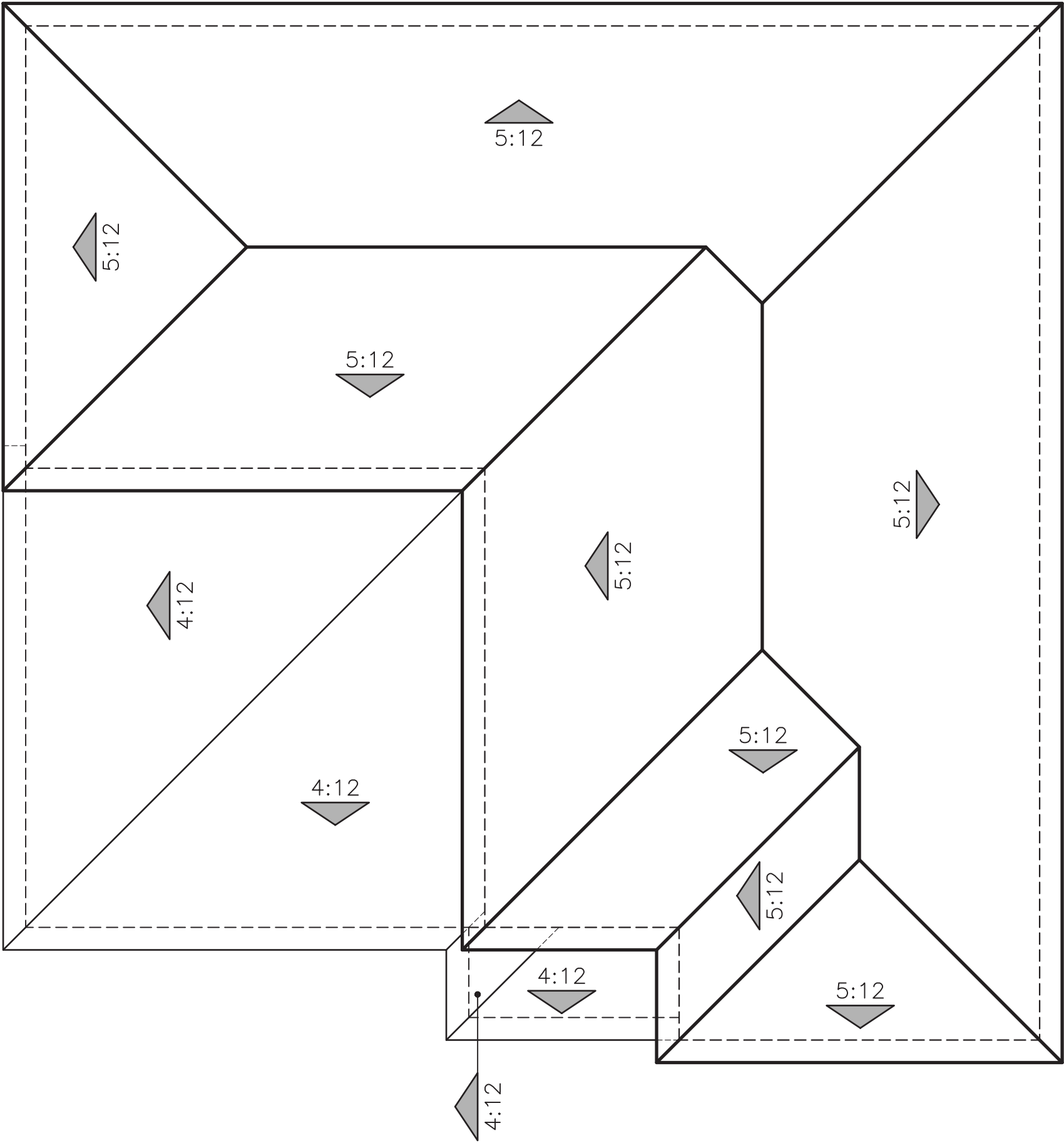


LEFT

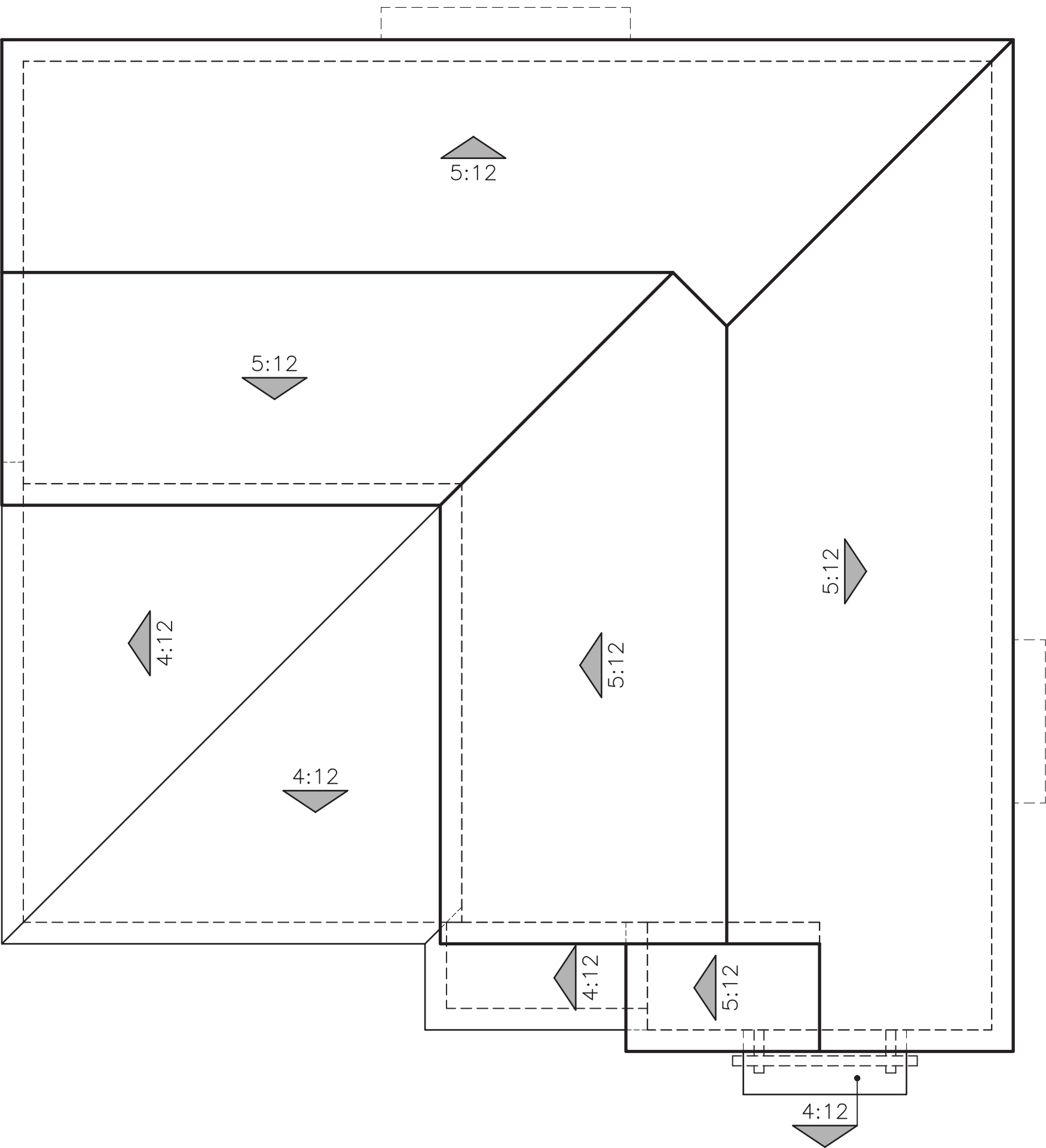




"A" SPANISH

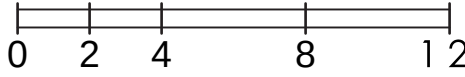


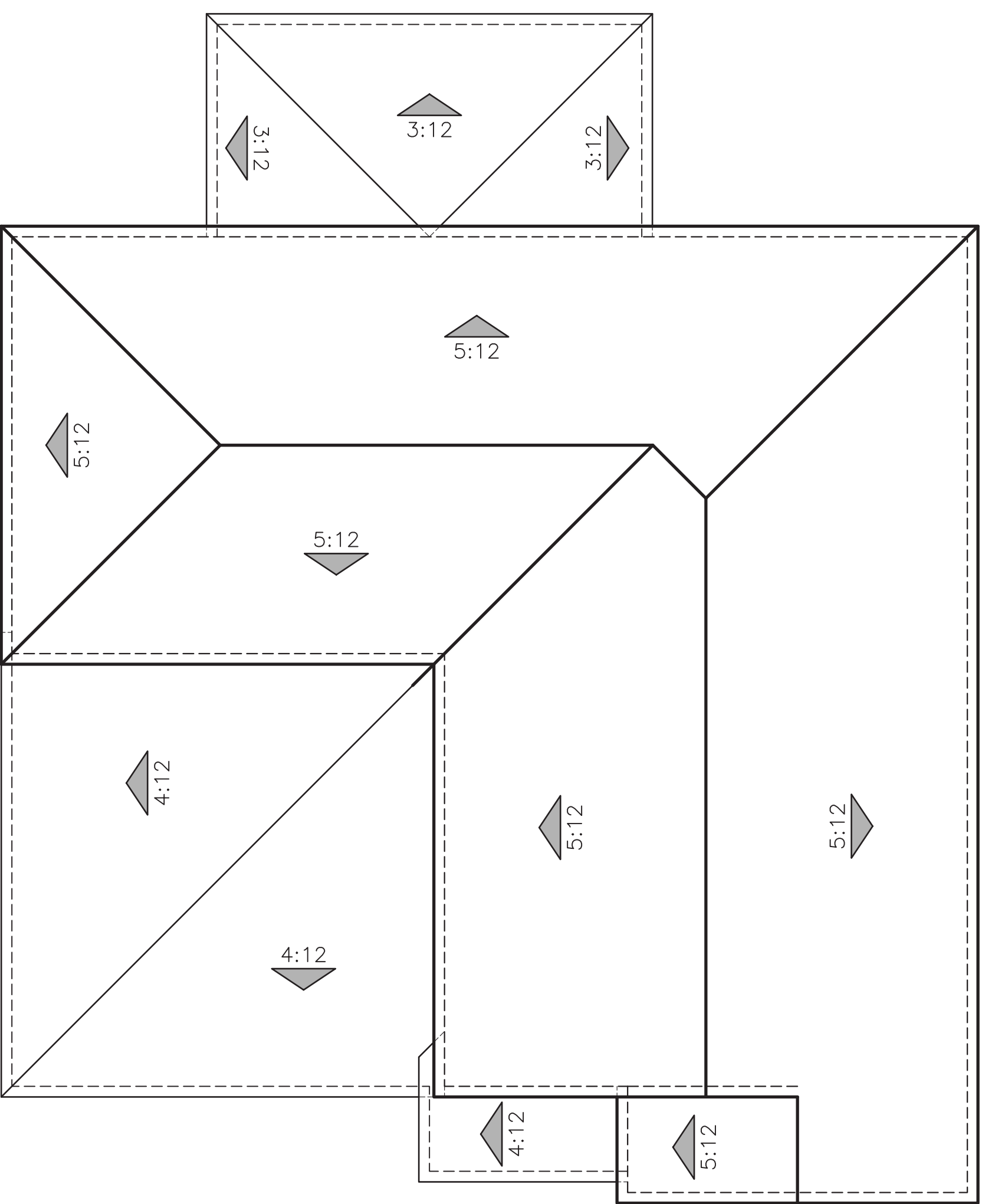
"B" ITALIANATE



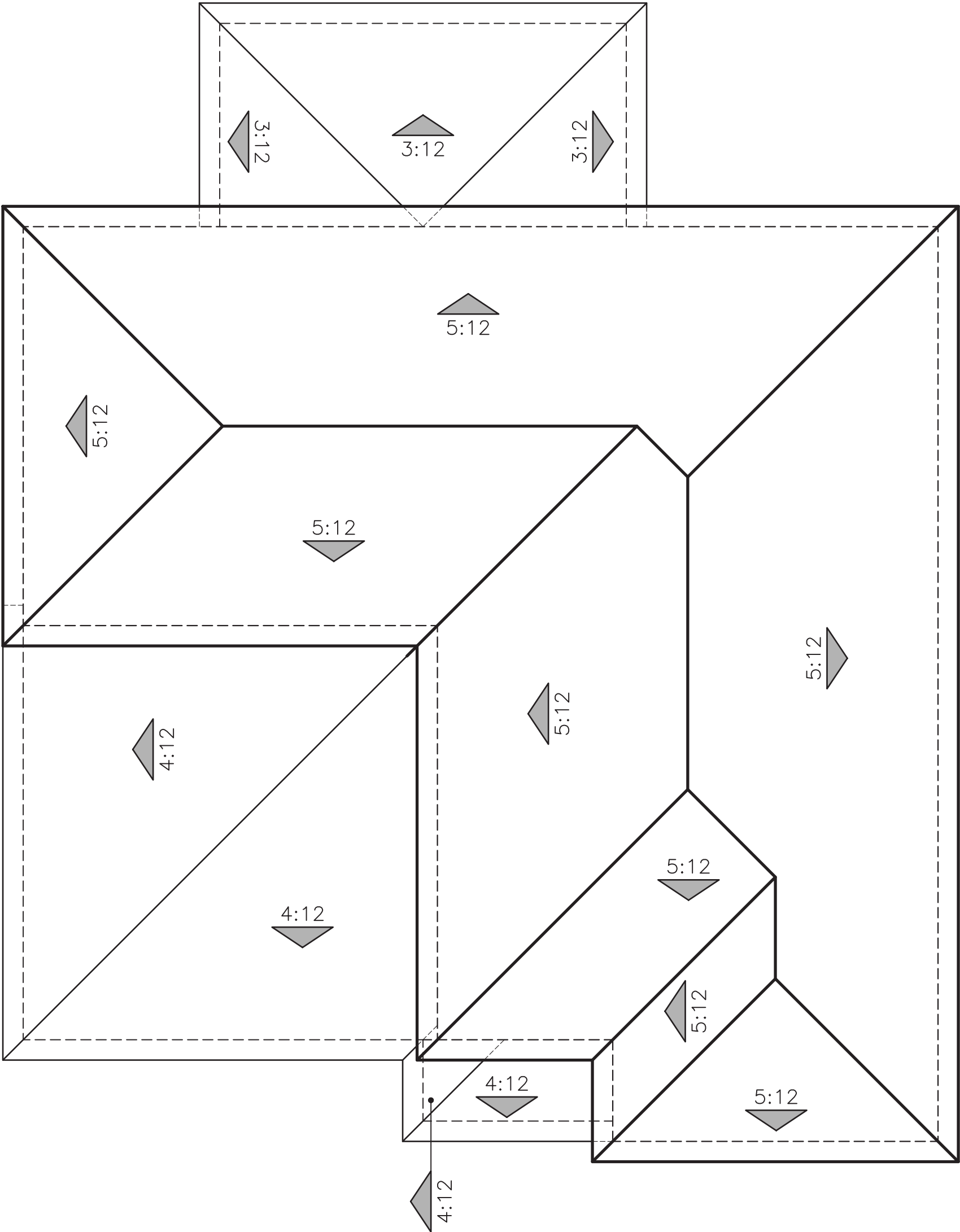
"C" CRAFTSMAN

ROOF PLANS
PLAN 1 (2679)

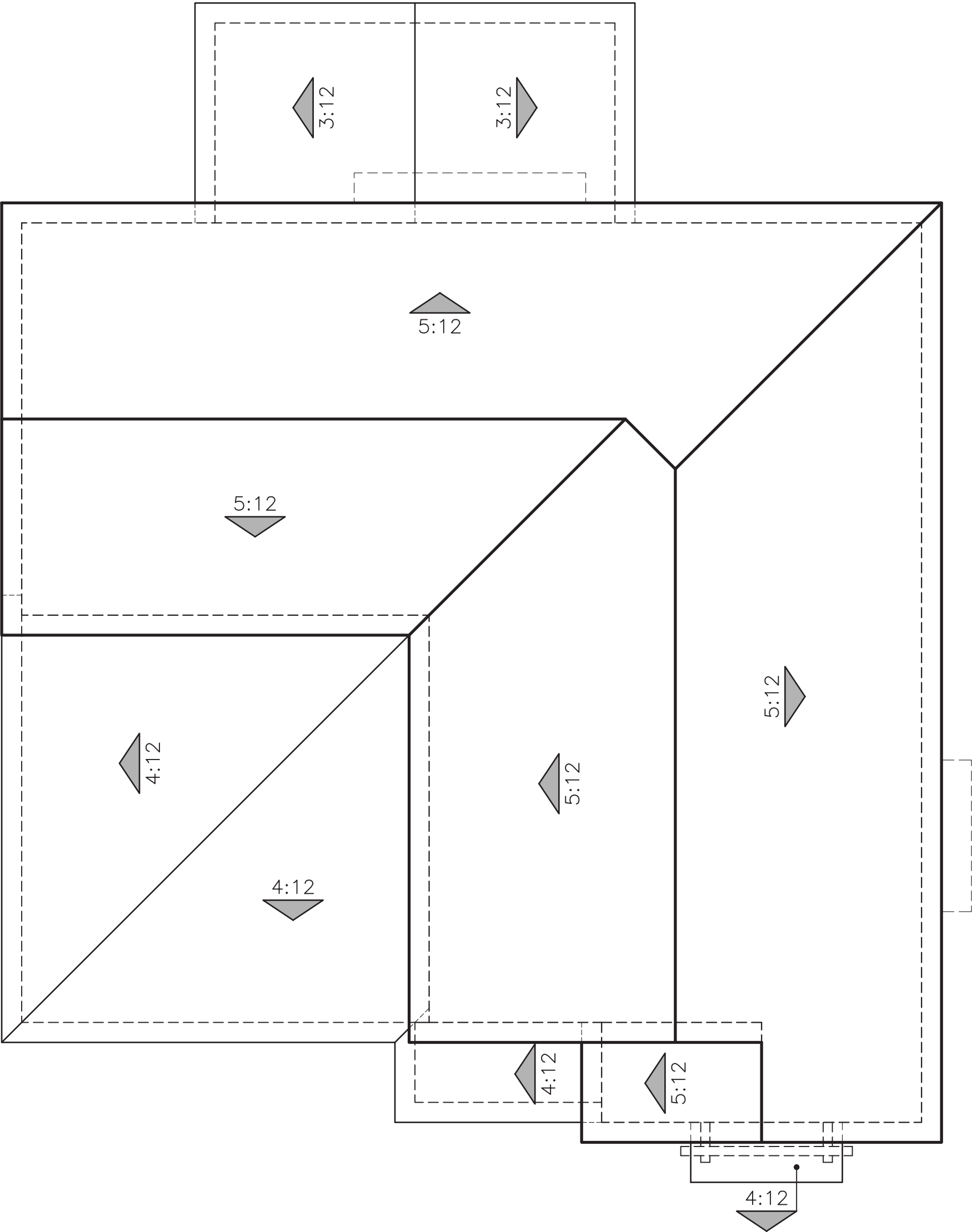




"A" SPANISH

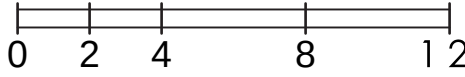


"B" ITALIANATE



"C" CRAFTSMAN

ROOF PLANS
PLAN 1 OPT. PATIO (2679)



EXTERIOR LIGHTS



KENT



Refer to landscape drawings for wall, tree, and shrub location:

"A" SPANISH



Refer to landscape drawings for wall, tree, and shrub location:

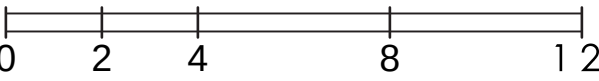
"B" ITALIANATE

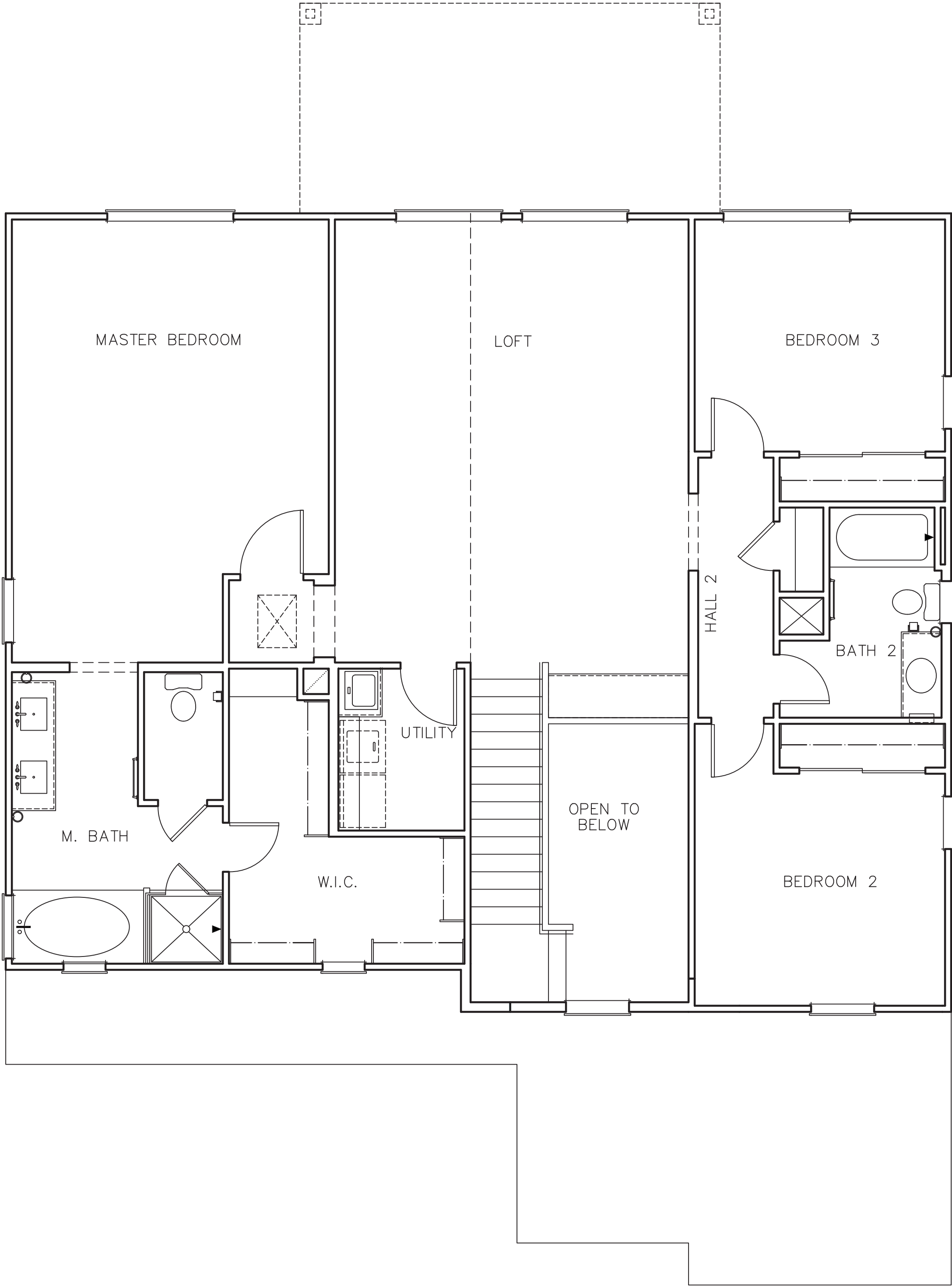


Refer to landscape drawings for wall, tree, and shrub location:

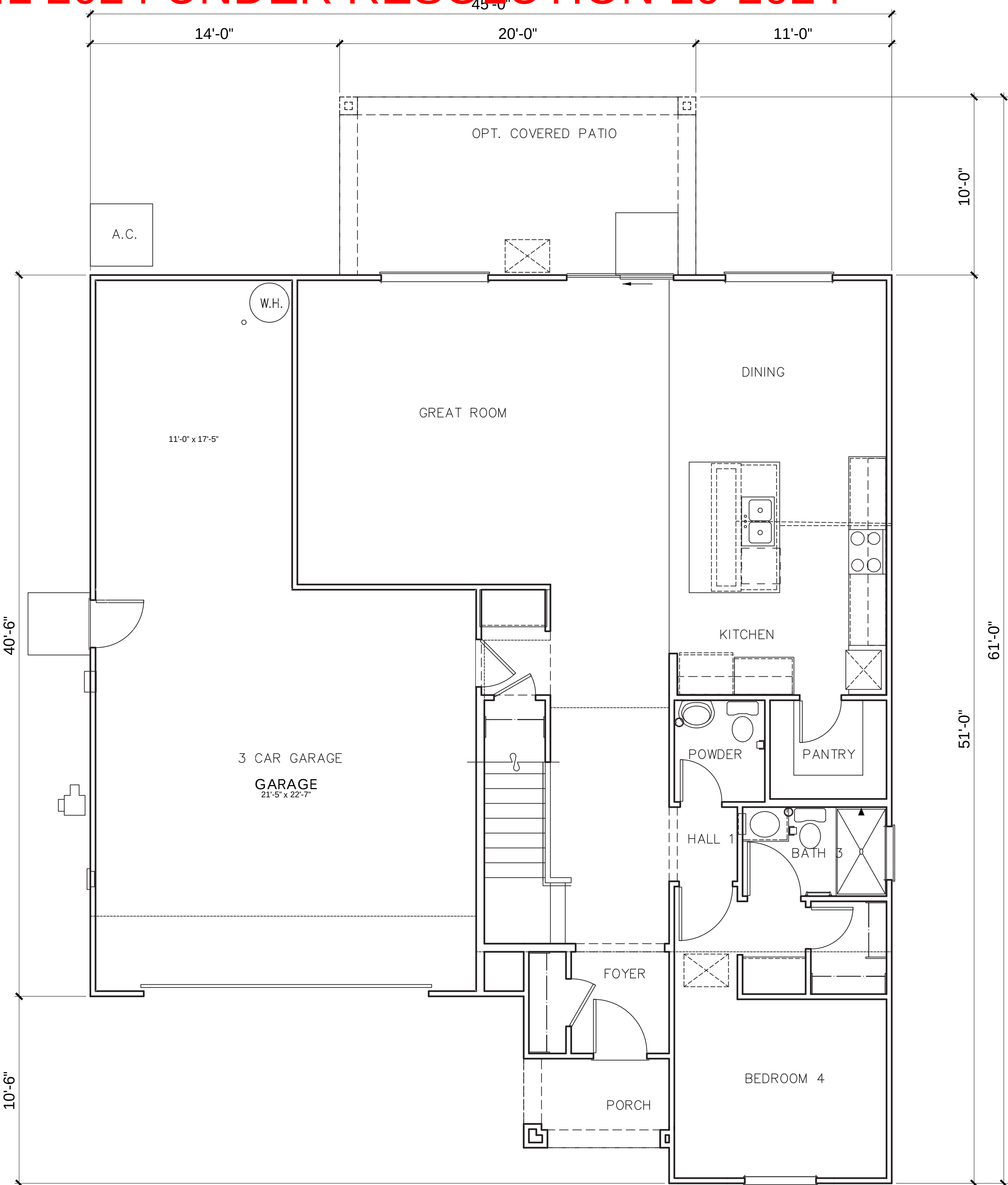
"C" CRAFTSMAN

PLAN 2 (2789)
FRONT ELEVATIONS





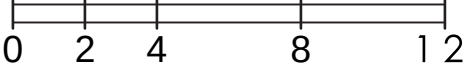
SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 2 (2789)
4 BEDROOM, 3 BATH, LOFT

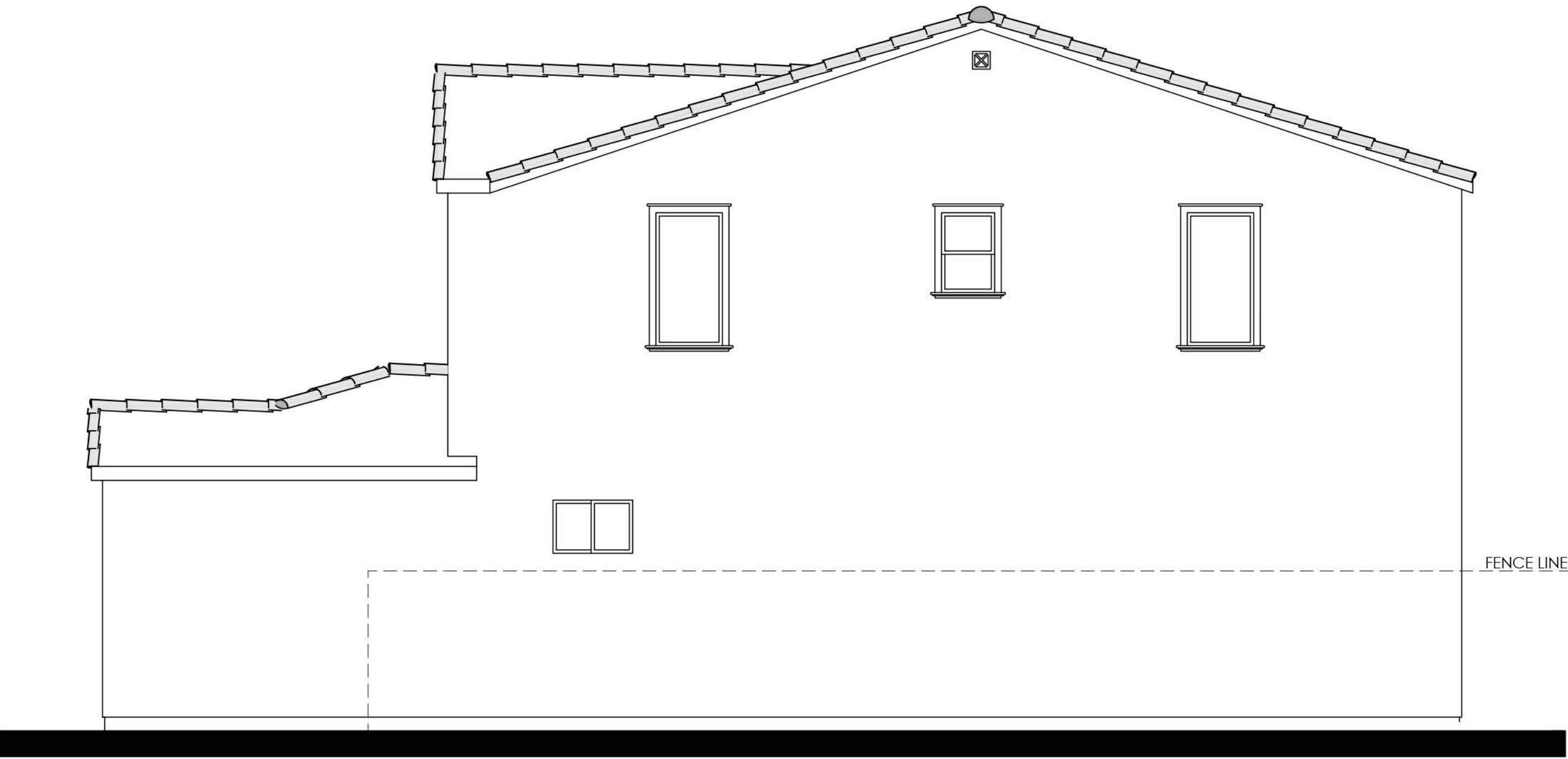
PLAN 2 AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	1,280 SQ. FT.
SECOND FLOOR AREA	1,509 SQ. FT.
TOTAL DWELLING	2,789 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	701 SQ. FT.
COVERED PORCH	40 SQ. FT.
OPT. COVERED PATIO	200 SQ. FT.





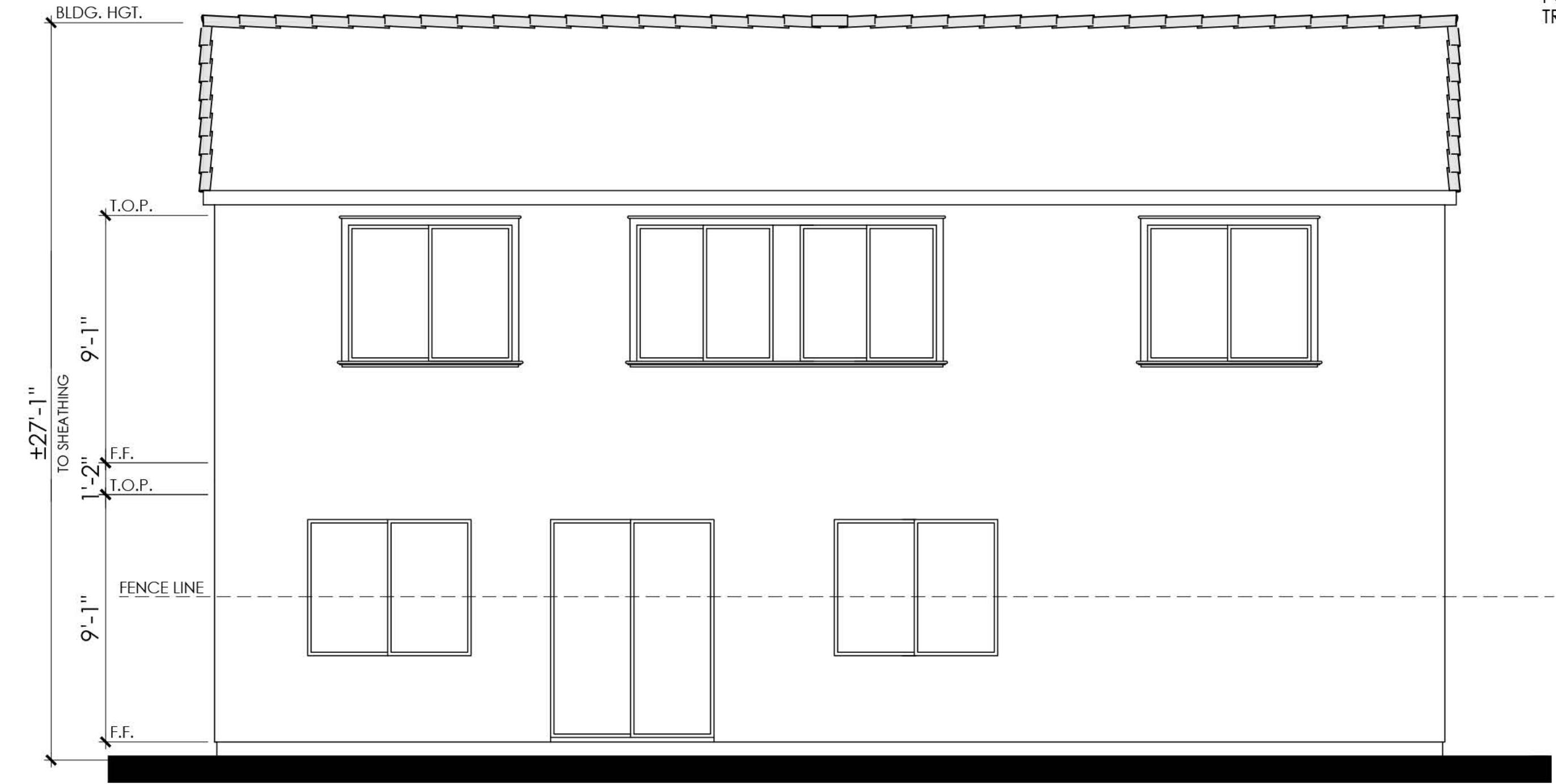
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

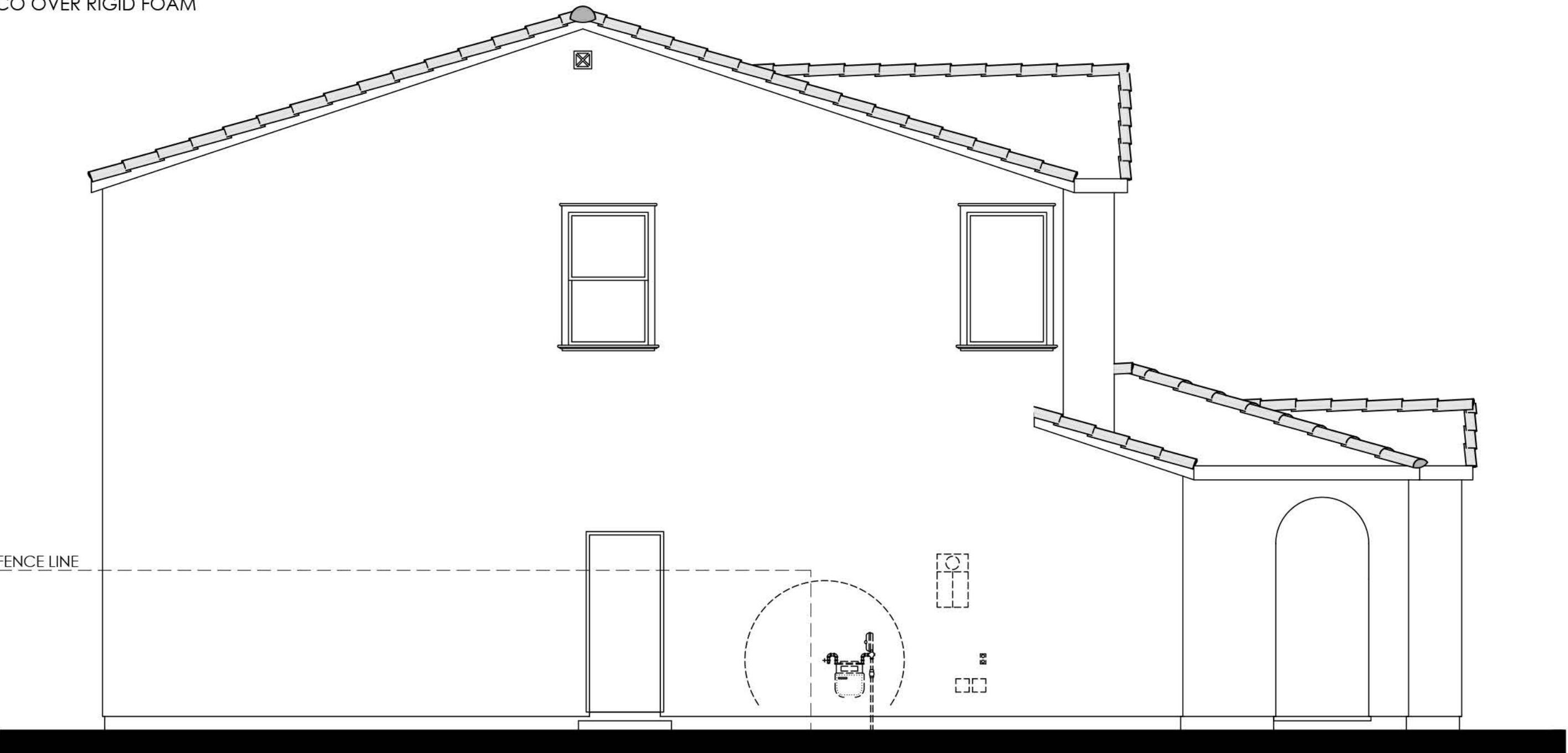


RIGHT

- 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 2
PLAN 2A (2789 "A")
SPANISH ELEVATION





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.





Items shown dashed shall occur at lots requiring enhancements.

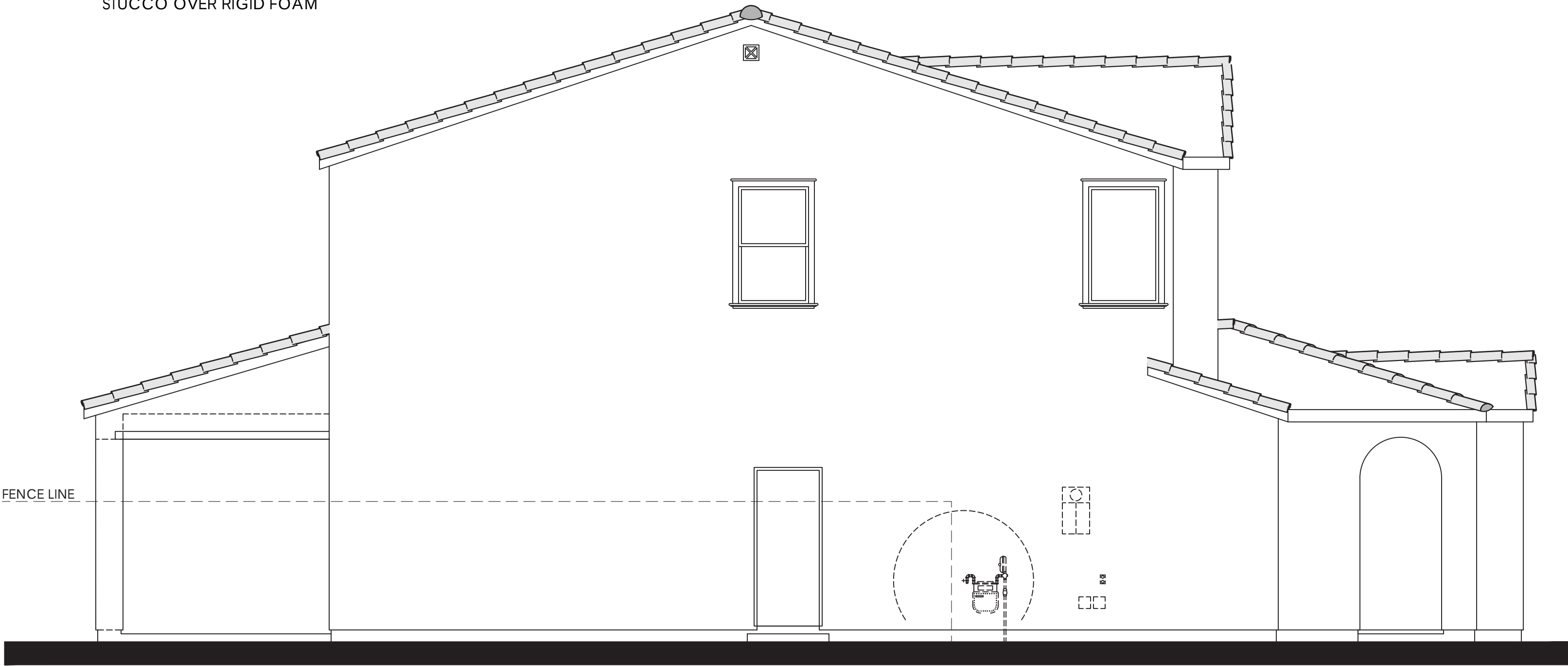
REAR



Items shown dashed shall occur at lots requiring enhancements.

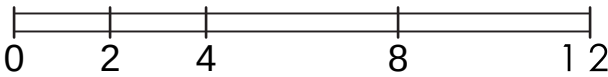
- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE 'S' TILE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| SHUTTERS: | SIMULATED WOOD |
| POT SHELF | STUCCO |
| TRIM: | STUCCO OVER RIGID FOAM |

RIGHT



LEFT

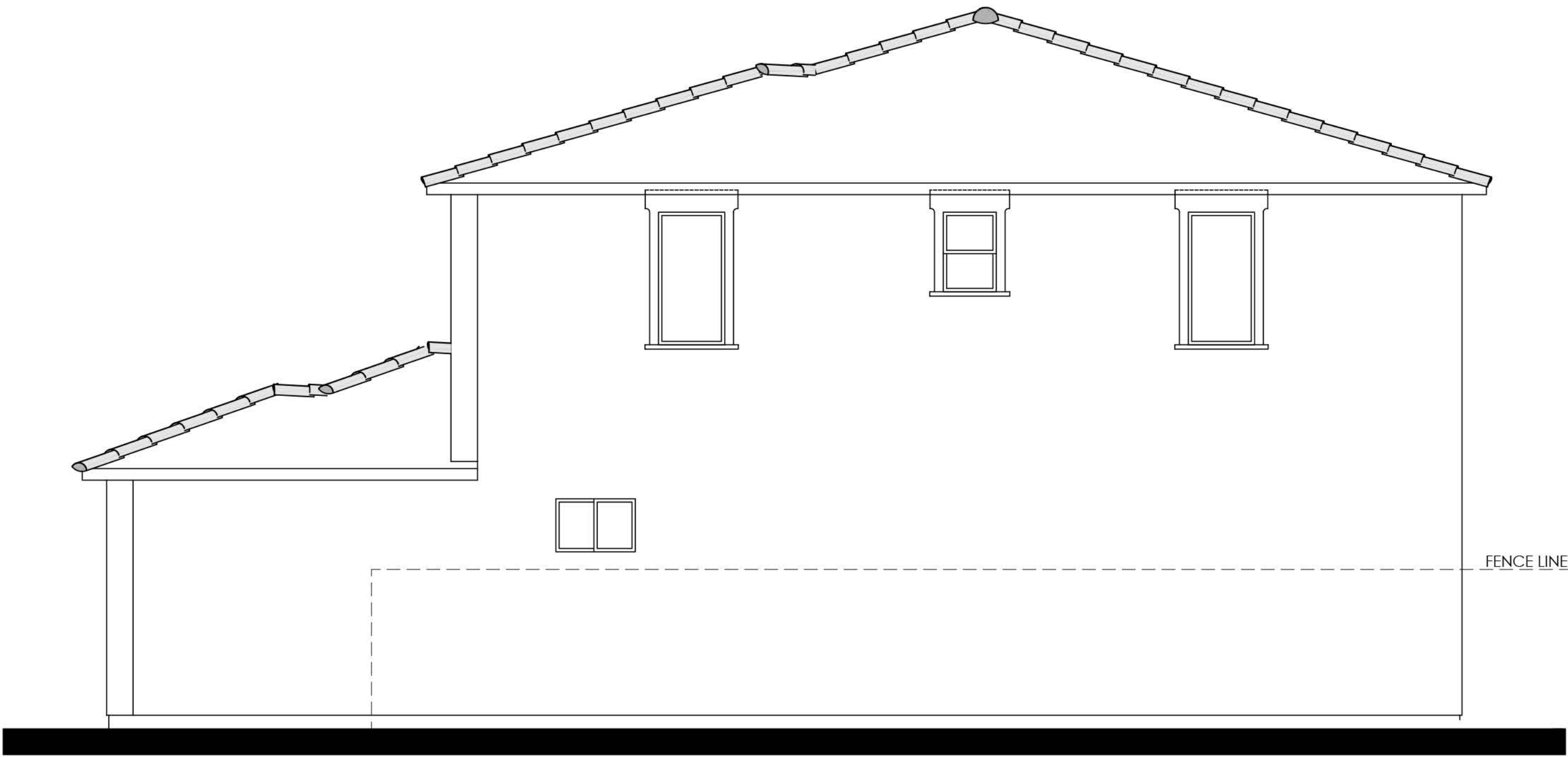
PLAN 2A OPT. PATIO (2789 "A")
SPANISH ELEVATION





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

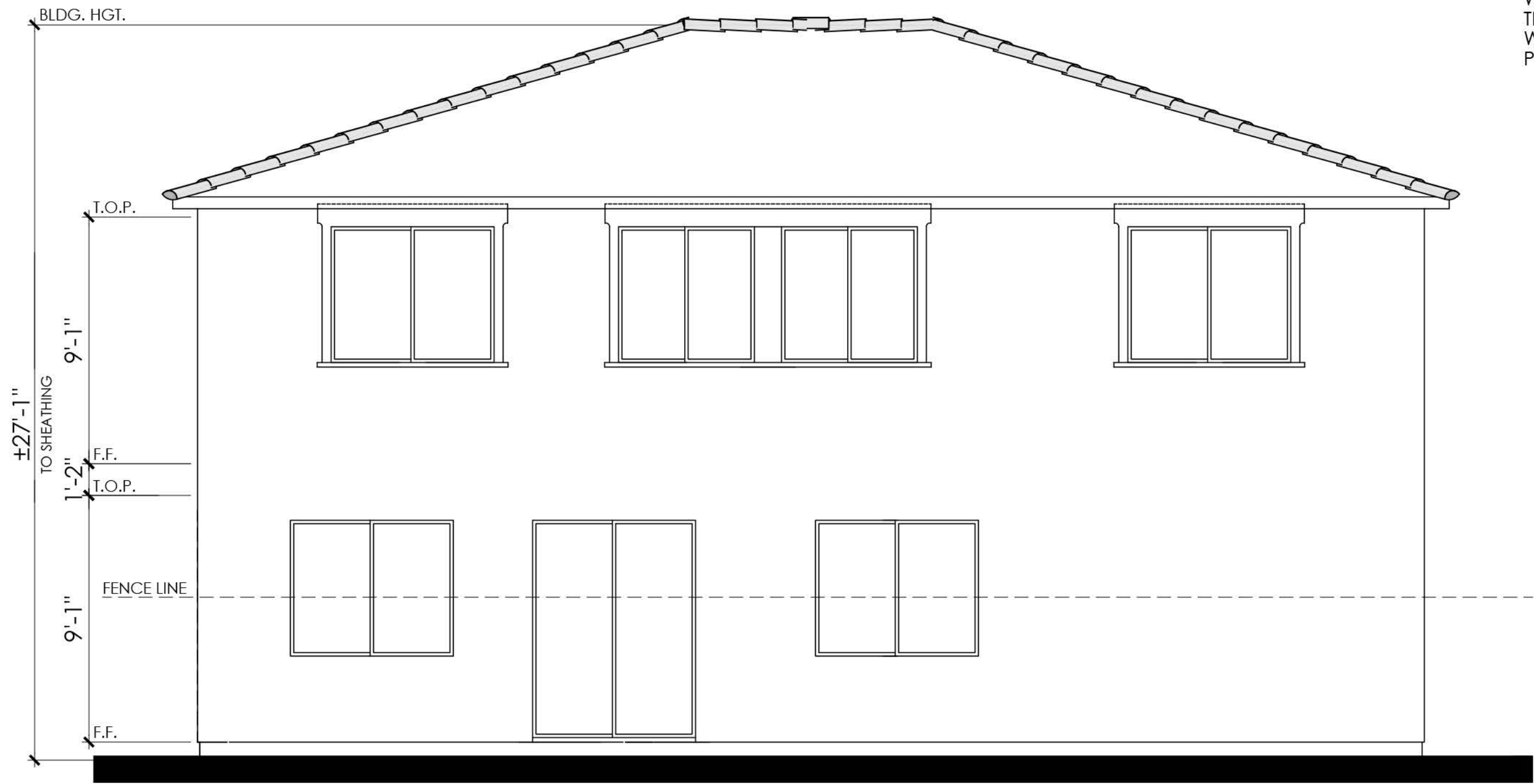
FRONT



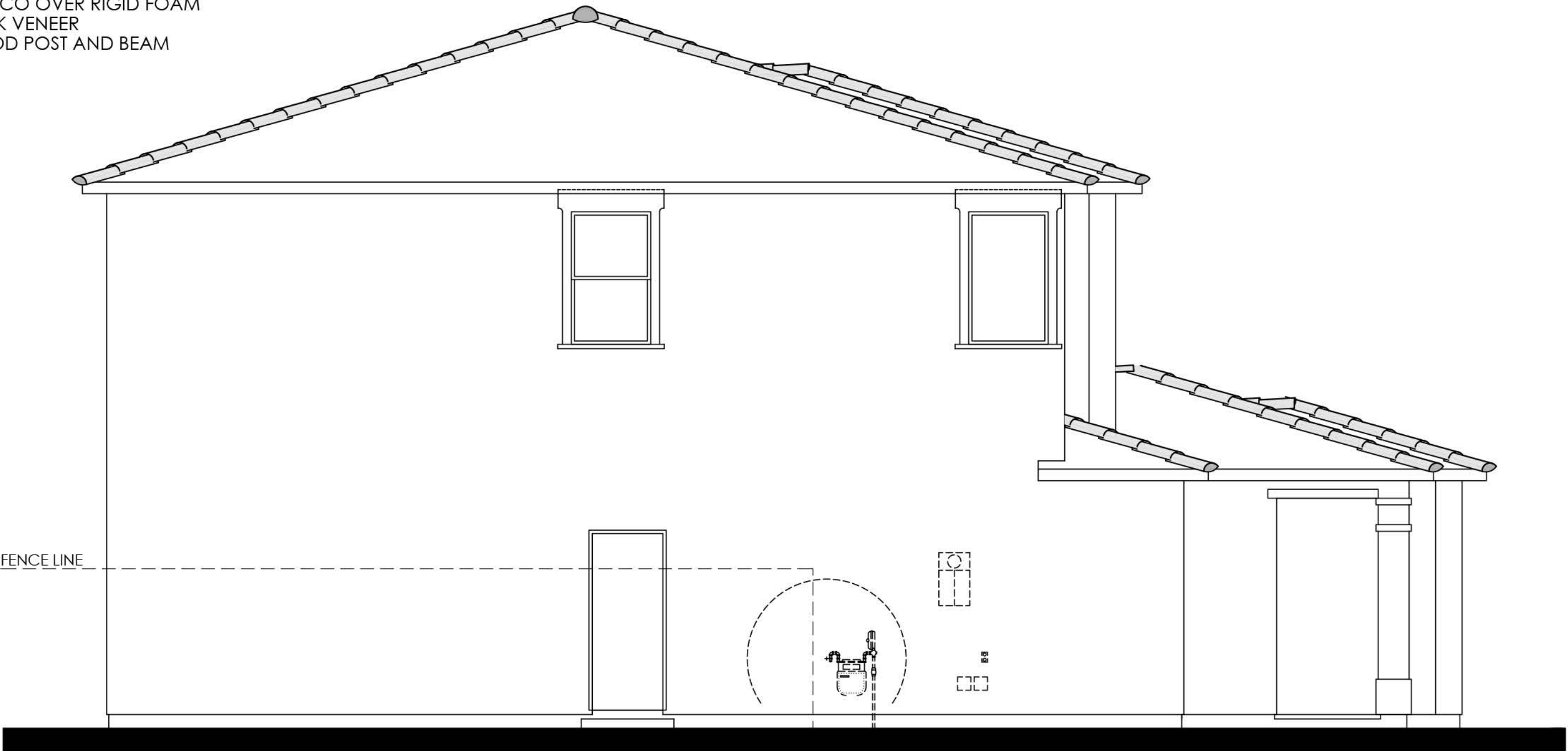
RIGHT

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 |



REAR



LEFT

COLOR SCHEME 5

PLAN 2B (2789 "B")
ITALIANATE ELEVATION





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 5

PLAN 2B (2789 "B")
ITALIANATE ENHANCED ELEVATION

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





Items shown dashed shall occur at lots requiring enhancements.

REAR

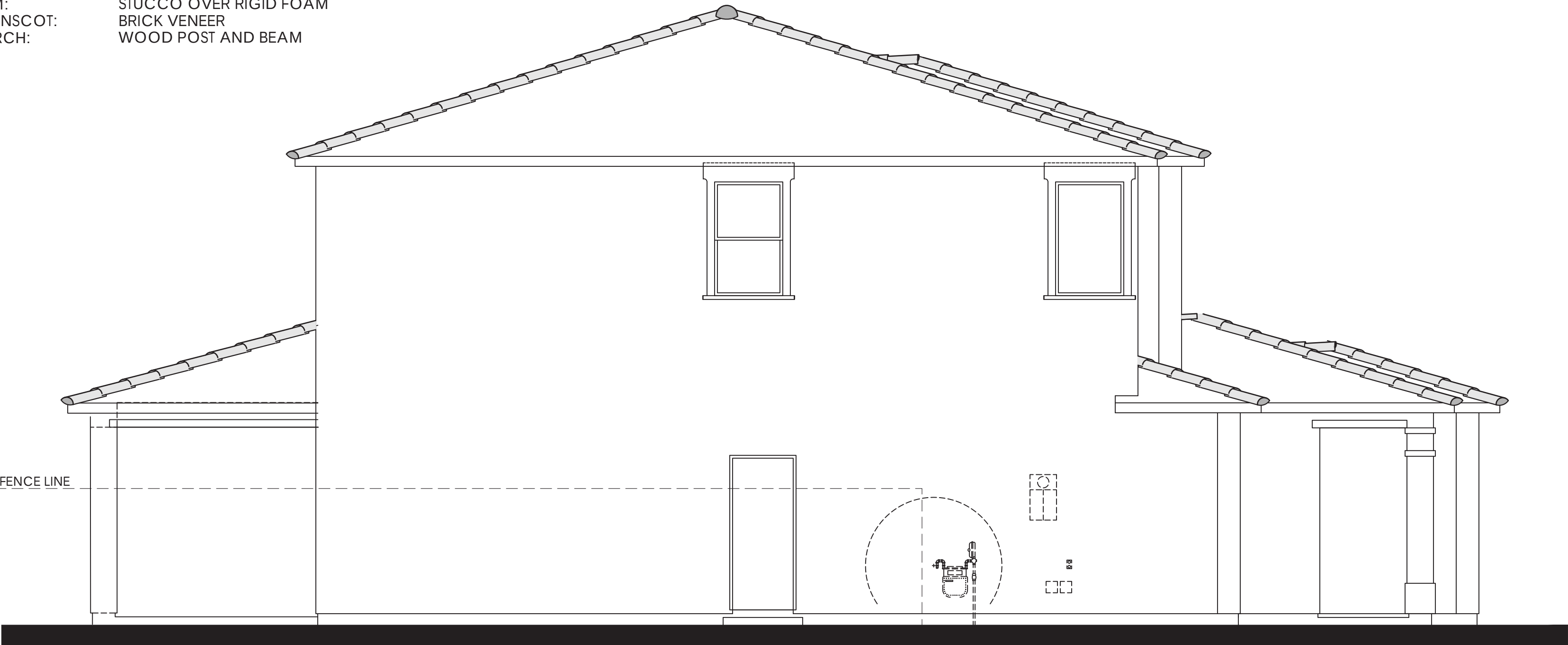


Items shown dashed shall occur at lots requiring enhancements.

MATERIALS LEGEND
(WHERE OCCURS)

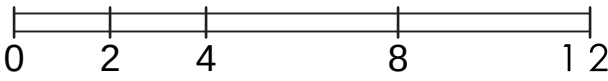
- | | |
|------------------|-------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE 'S' TILE |
| ROOF EXTENSIONS: | WOOD CORBEL/ KNEE BRACE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | BOARD & BATTEN |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |
| WAINSCOT: | BRICK VENEER |
| PORCH: | WOOD POST AND BEAM |

RIGHT



LEFT

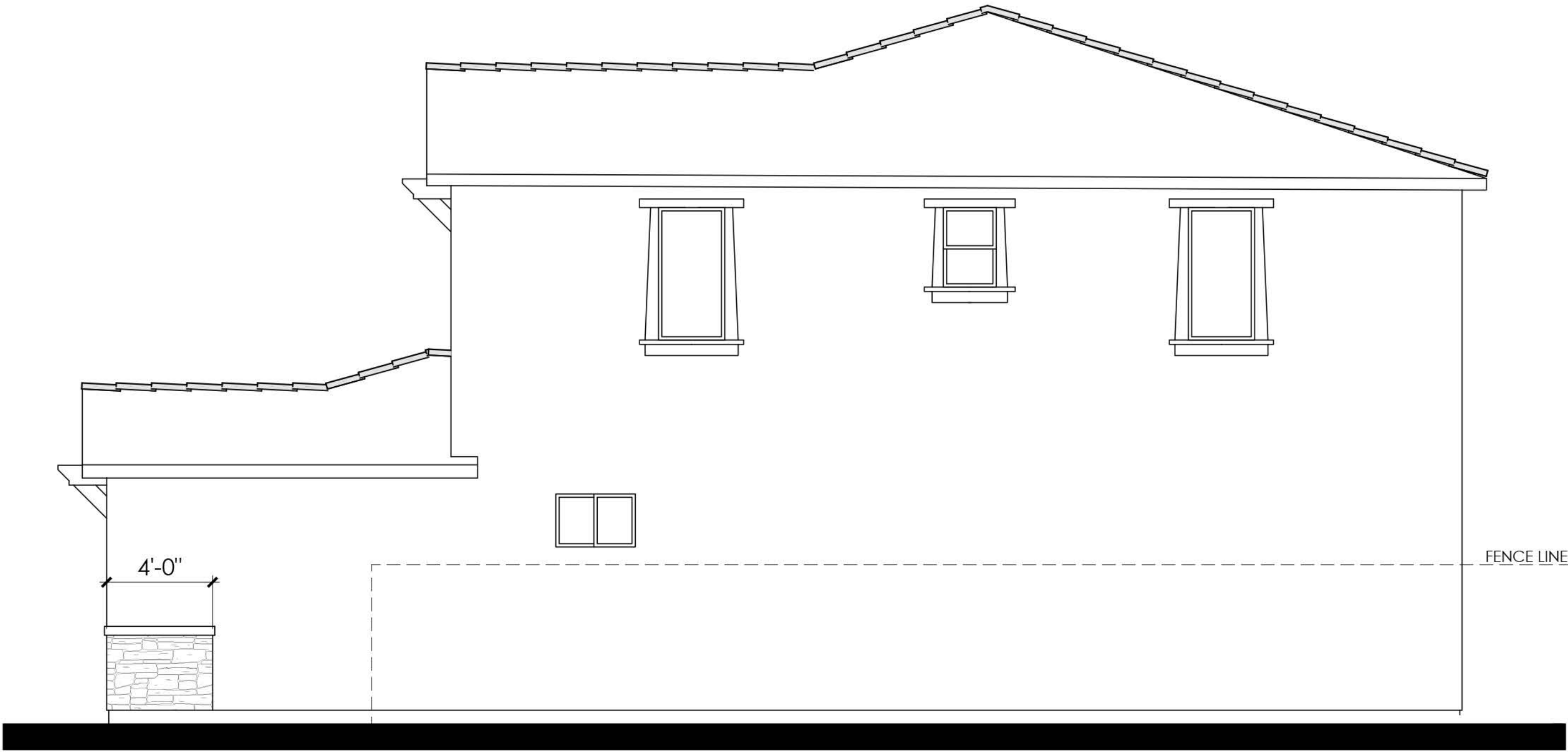
PLAN 2B OPT. PATIO (2789 "B")
ITALIANATE ELEVATION





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

FRONT

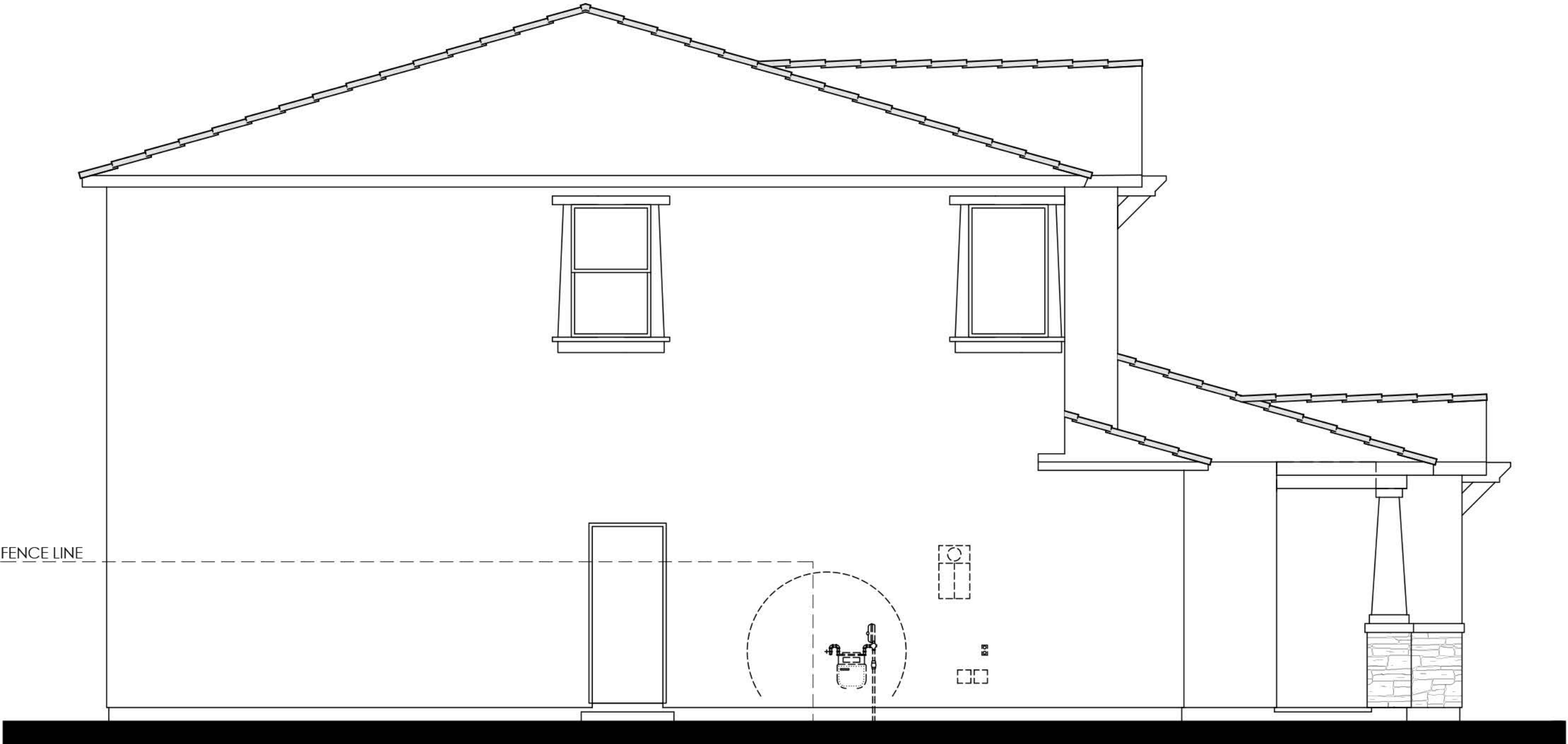


RIGHT

- 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





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.



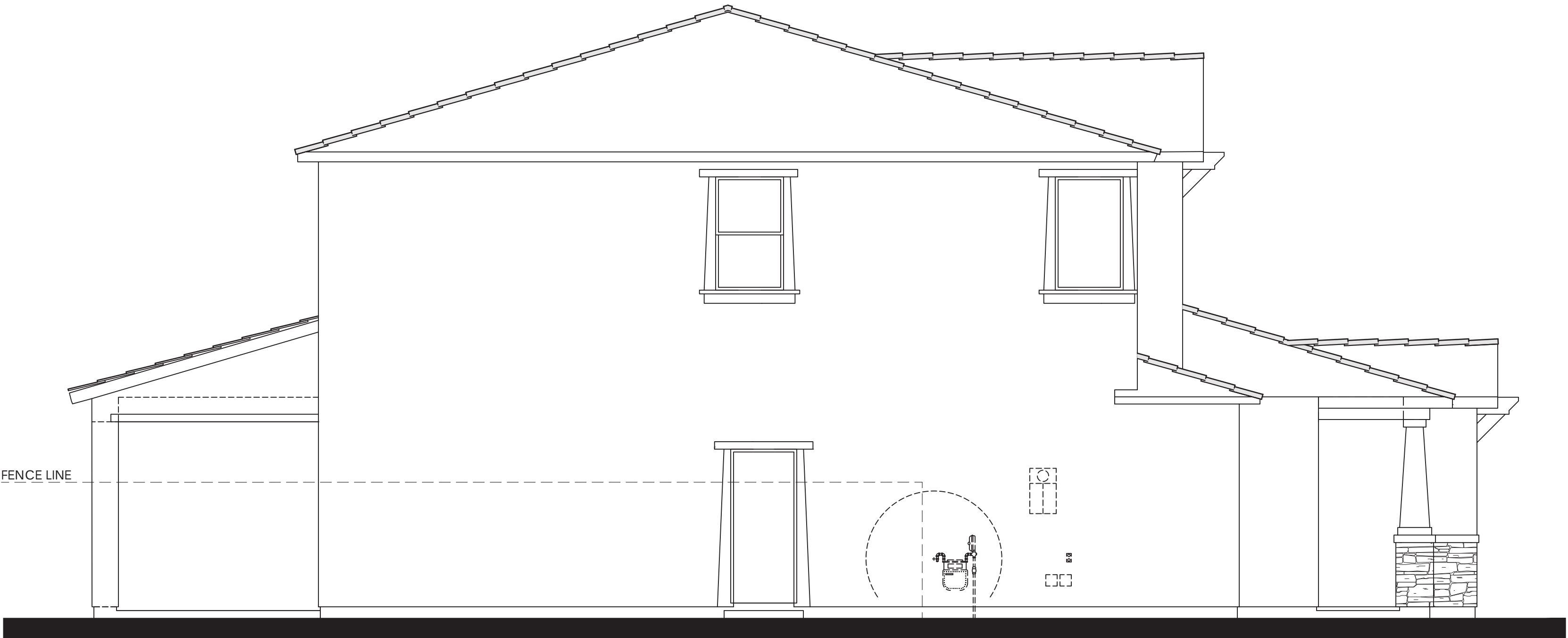


REAR



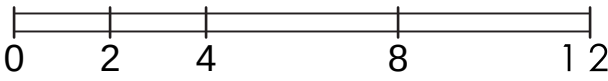
RIGHT

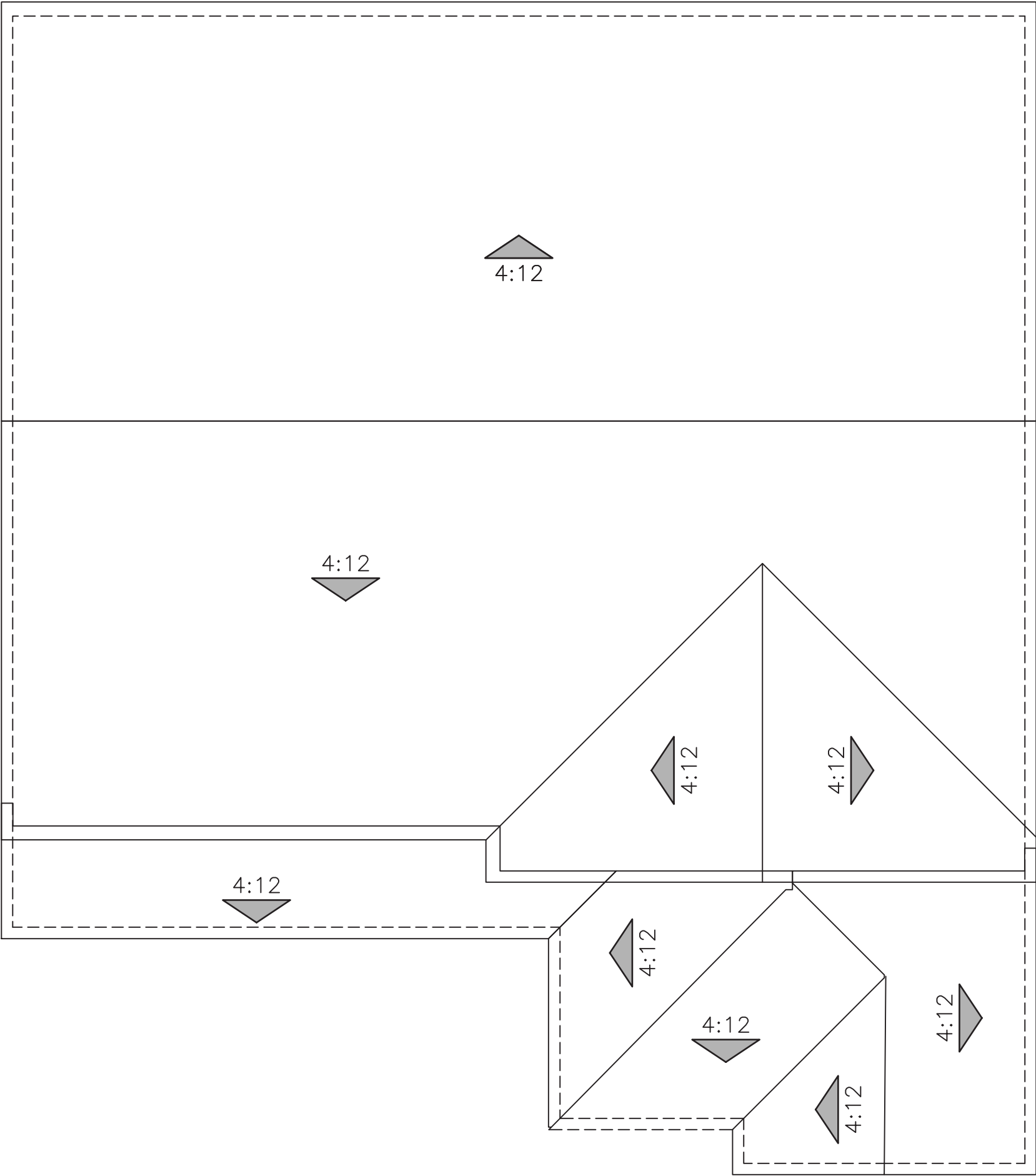
- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE FLAT TILE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |
| WAINSCOT: | BRICK VENEER |



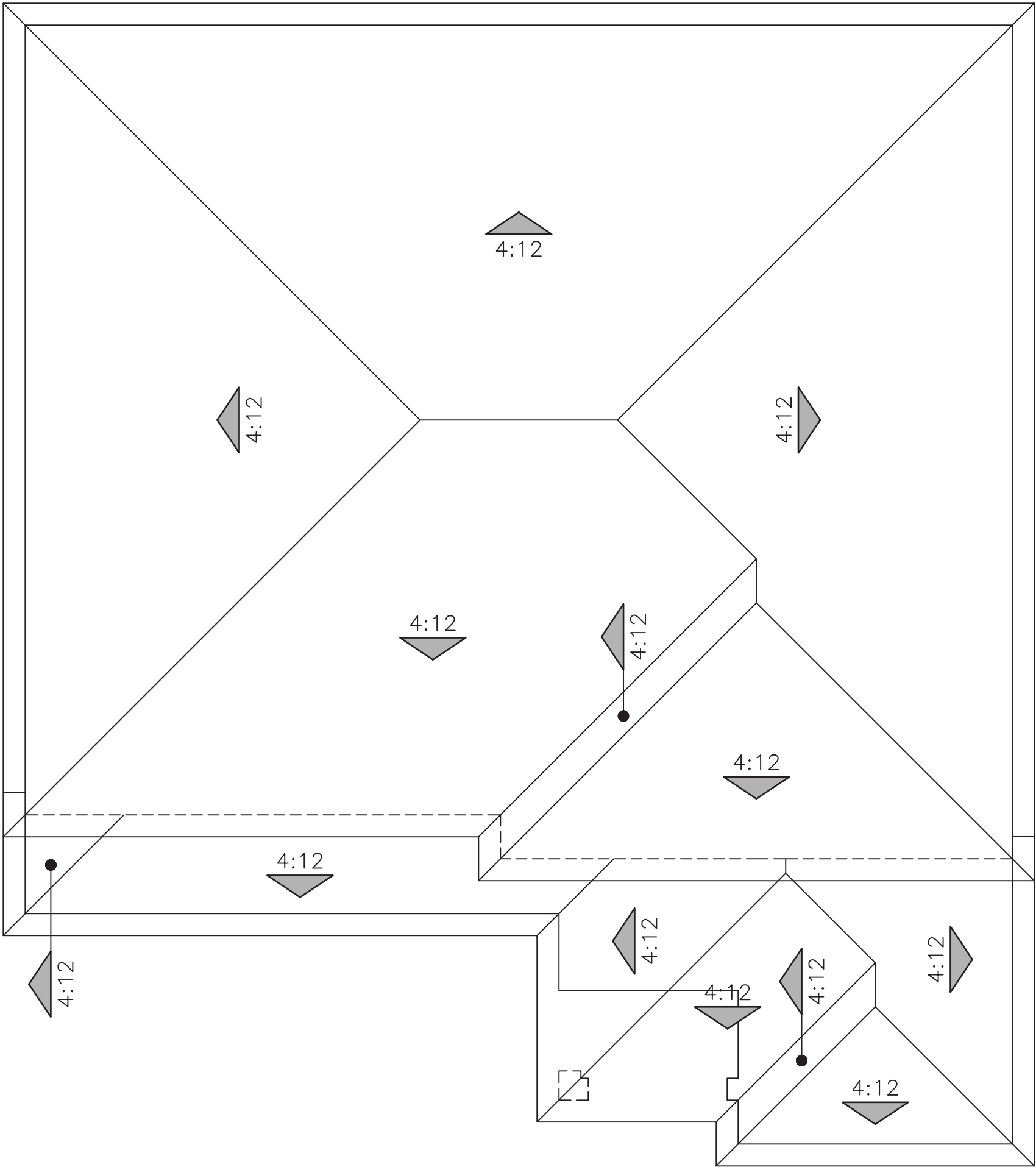
LEFT

PLAN 2C OPT. PATIO (2789 "C")
CRAFTSMAN ELEVATION

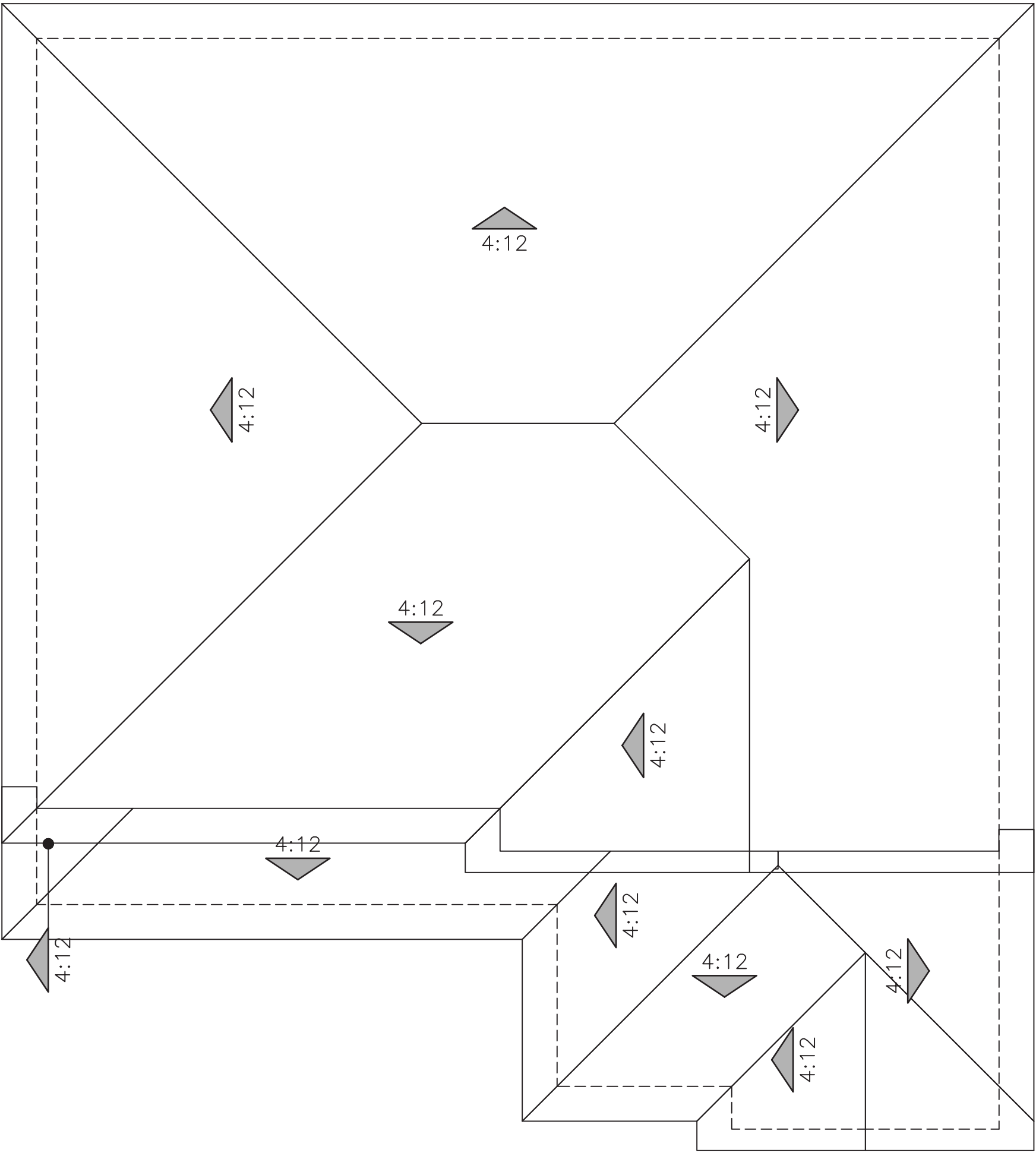




"A" SPANISH

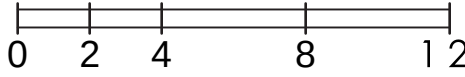


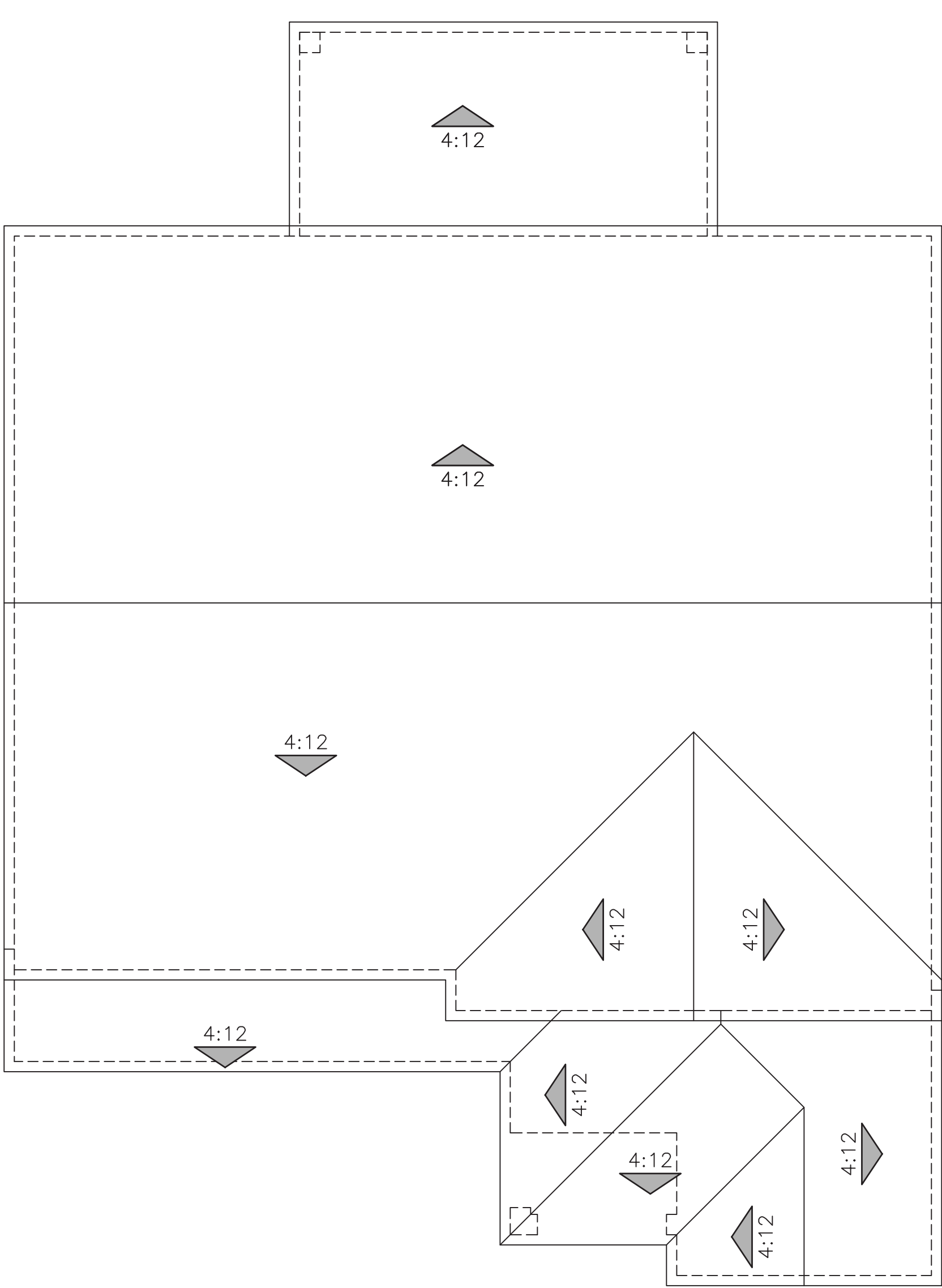
"B" ITALIANATE



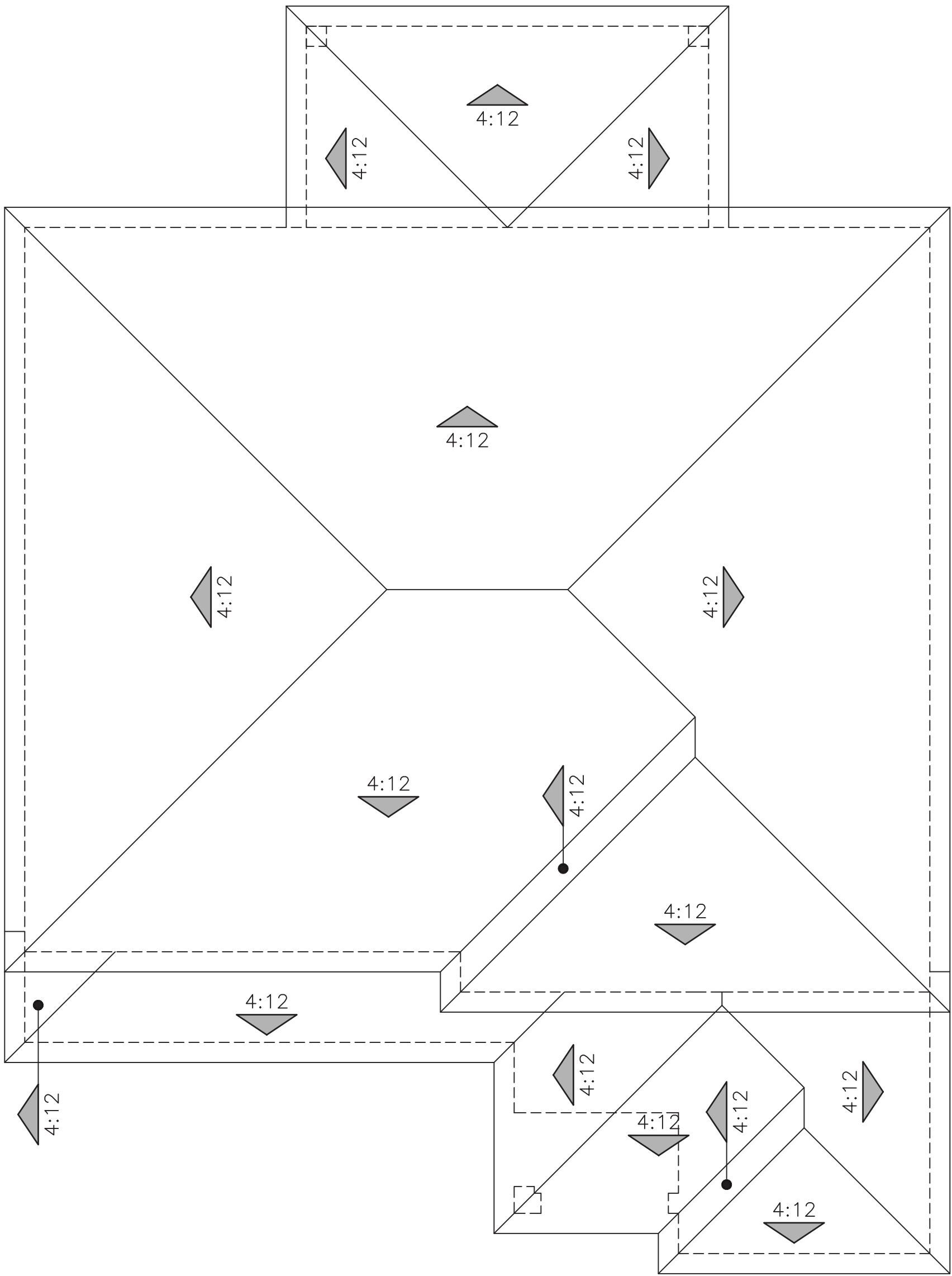
"C" CRAFTSMAN

ROOF PLANS
PLAN 2 (2789)

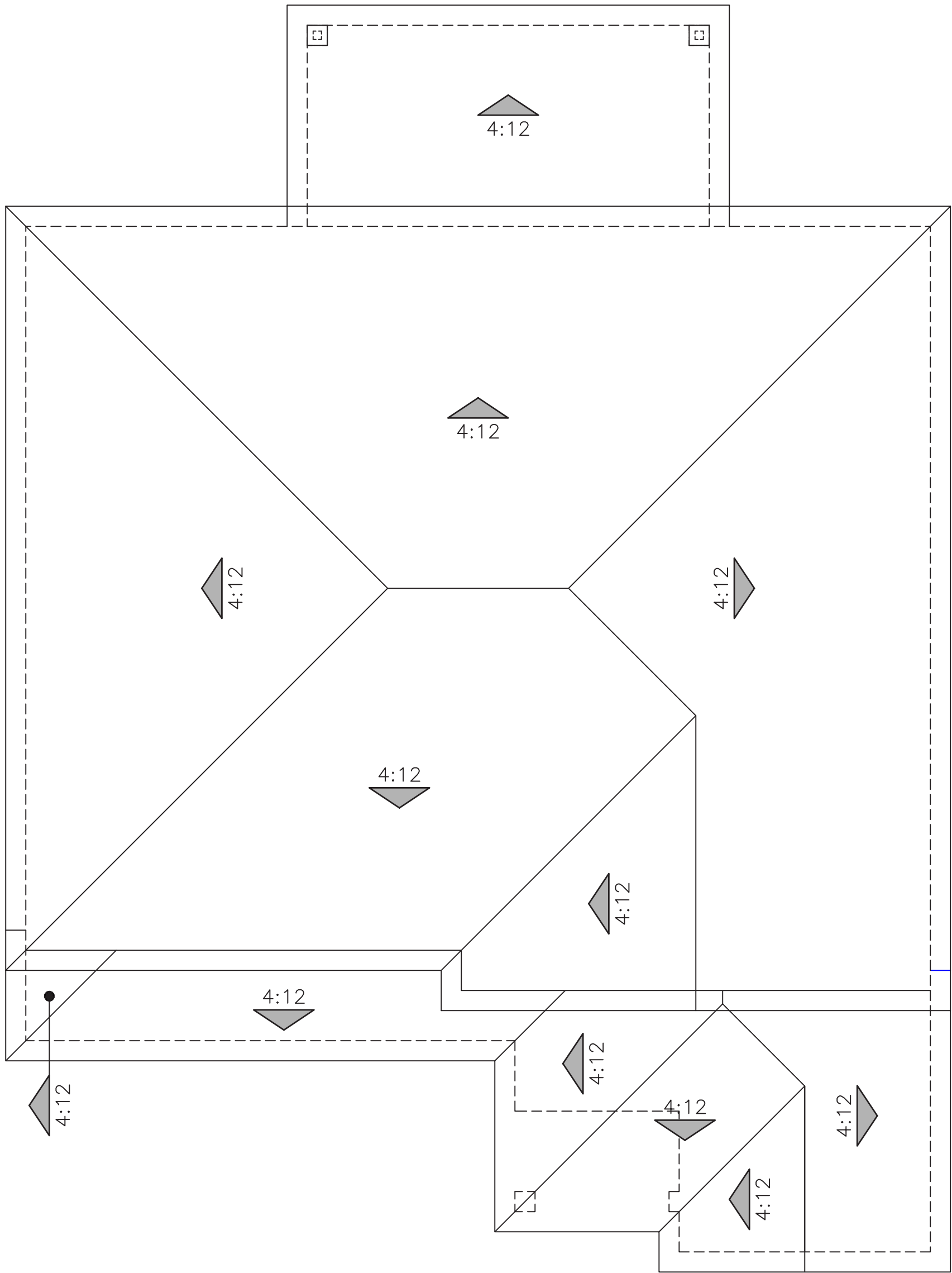




"A" SPANISH

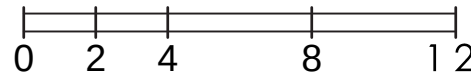


"B" ITALIANATE



"C" CRAFTSMAN

ROOF PLANS
PLAN 2 OPT. PATIO (2789)



EXTERIOR LIGHTS



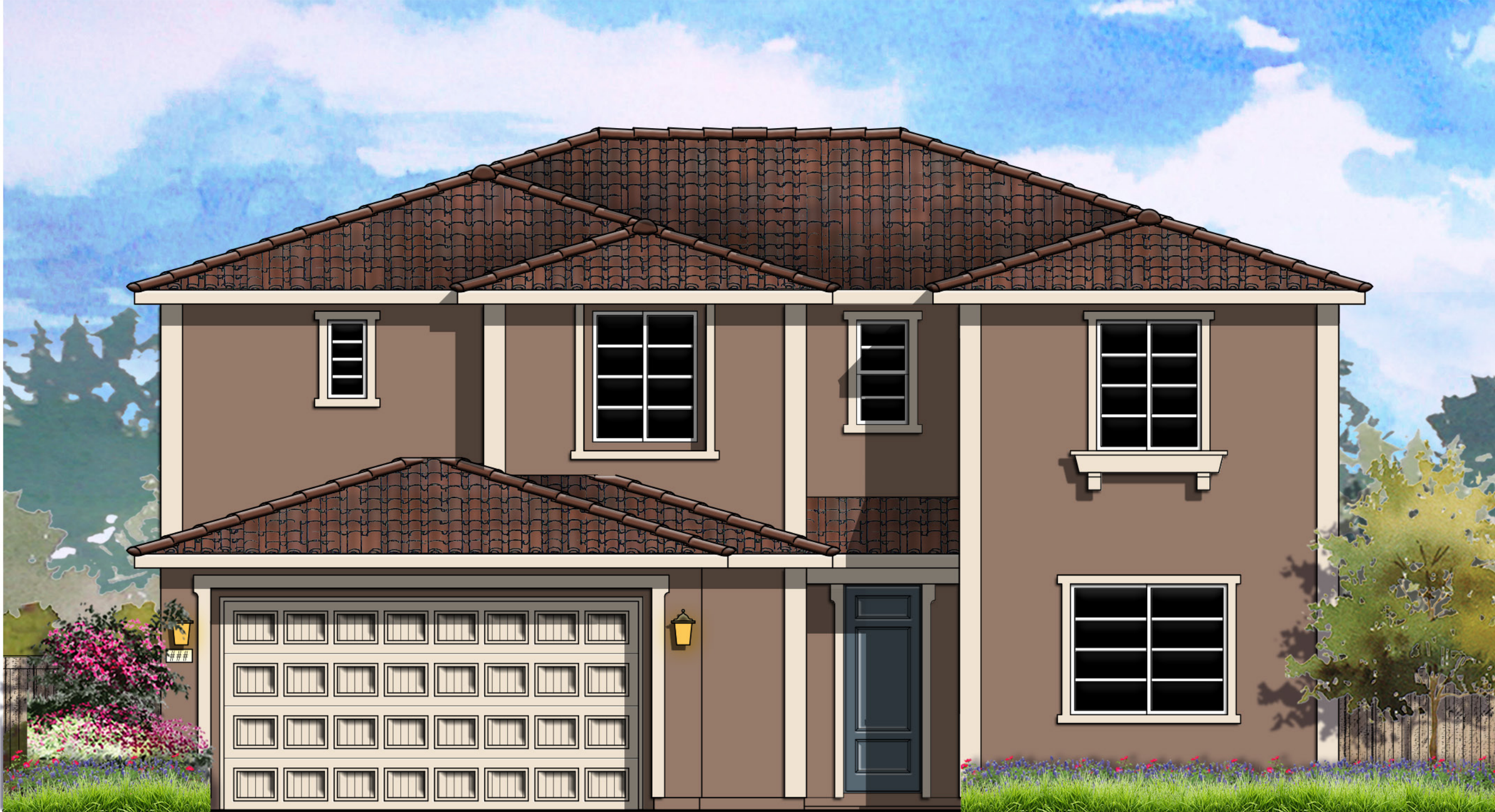
KENT



© 2024 Kevin L. Crook Architect, Inc.

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

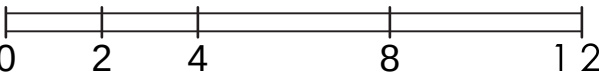


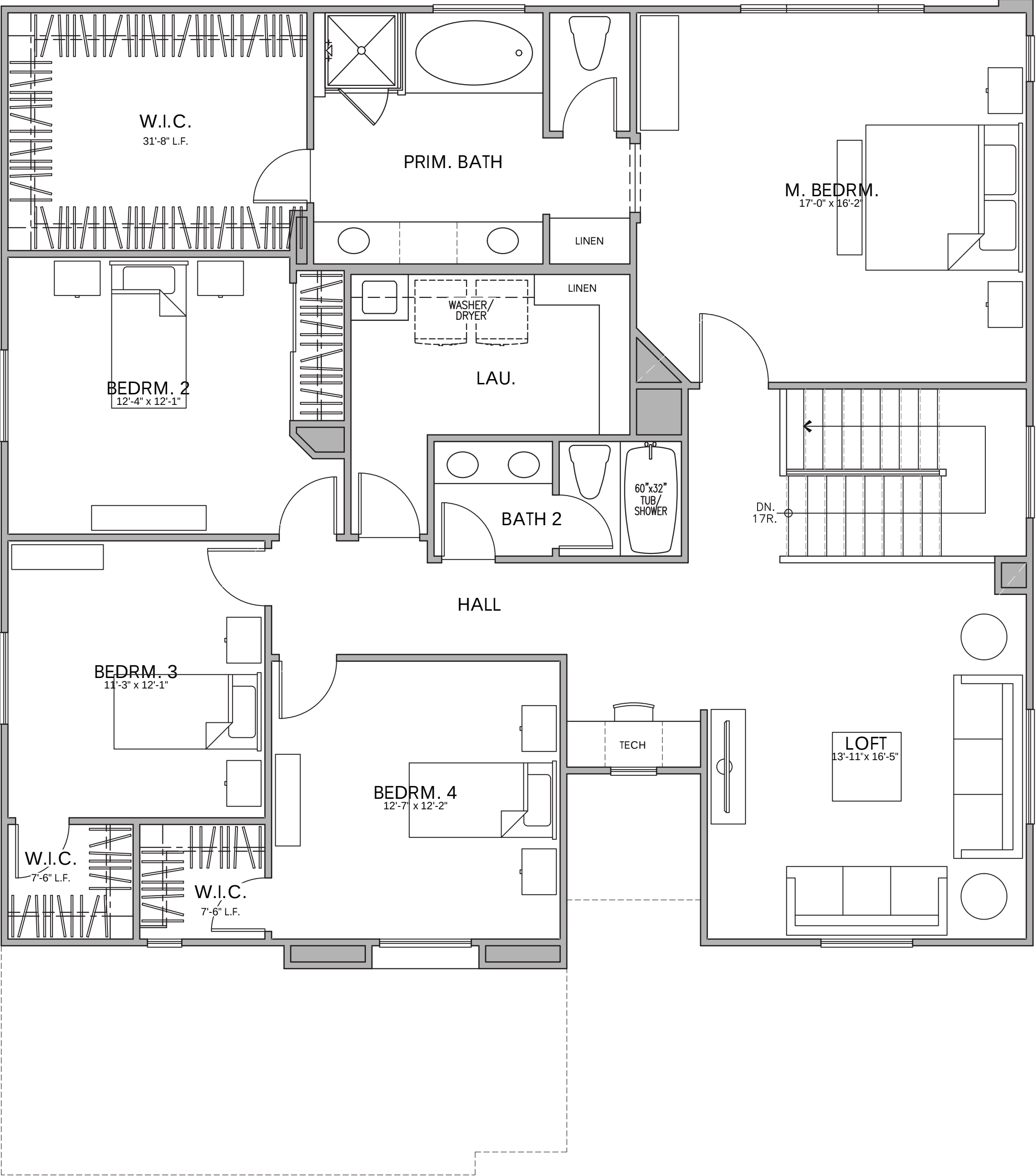
© 2024 Kevin L. Crook Architect, Inc.

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

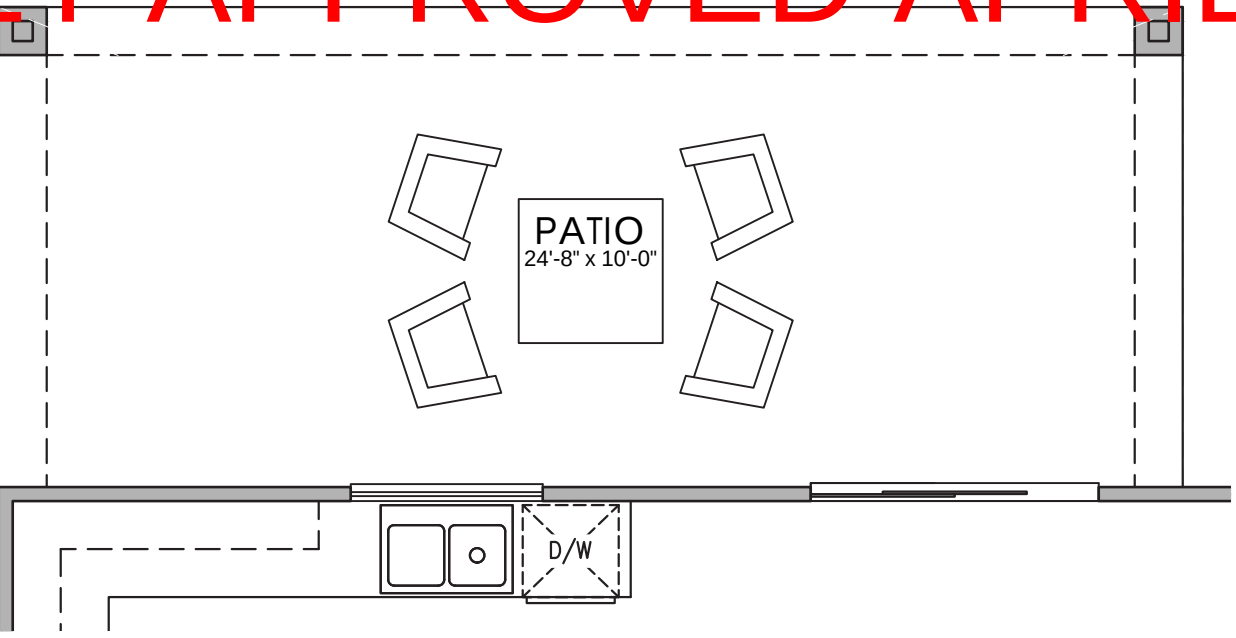
"C" CRAFTSMAN

PLAN 3 (3105)
FRONT ELEVATIONS





SECOND FLOOR PLAN

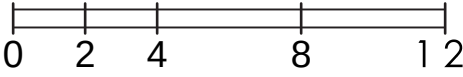


OPT. PATIO



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.

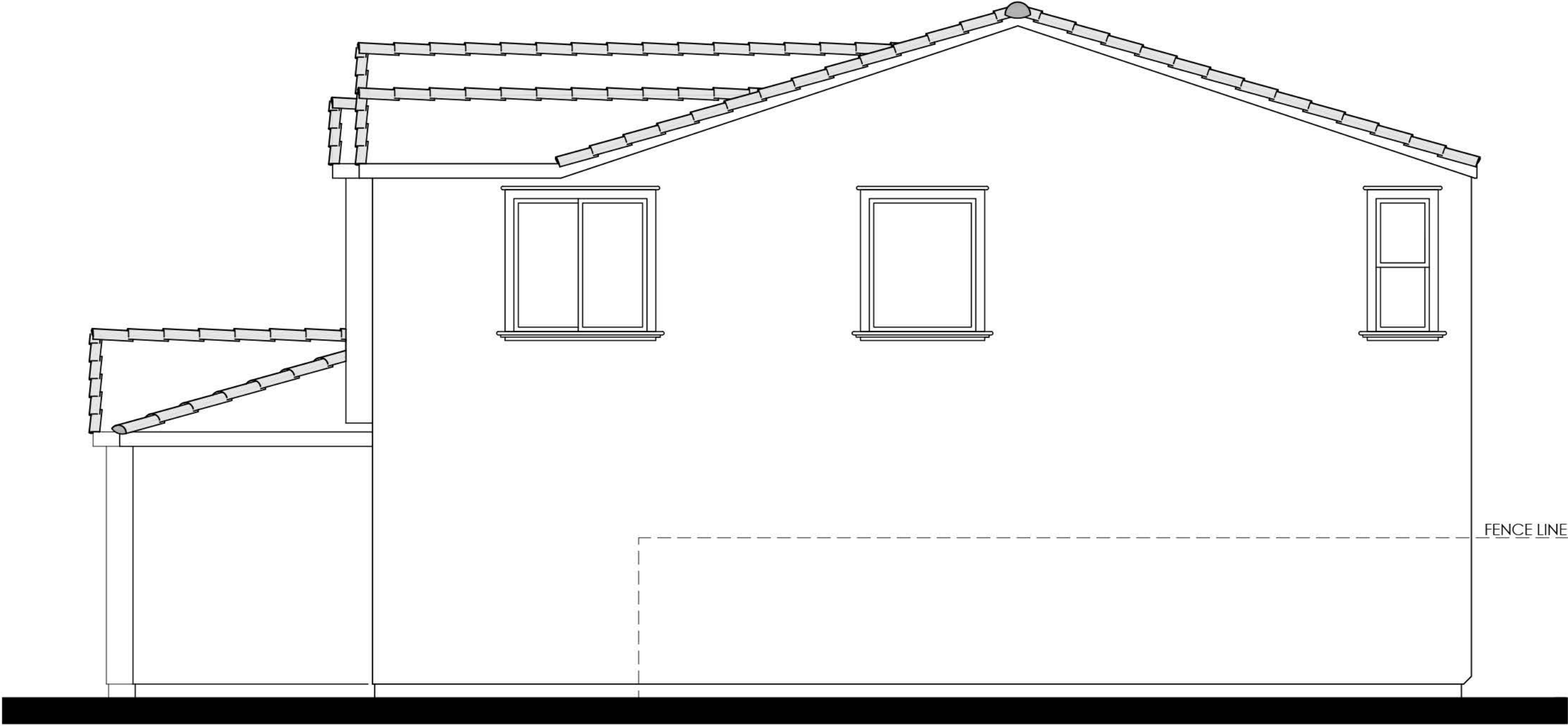




© 2024 Kevin L. Crook Architect, Inc.

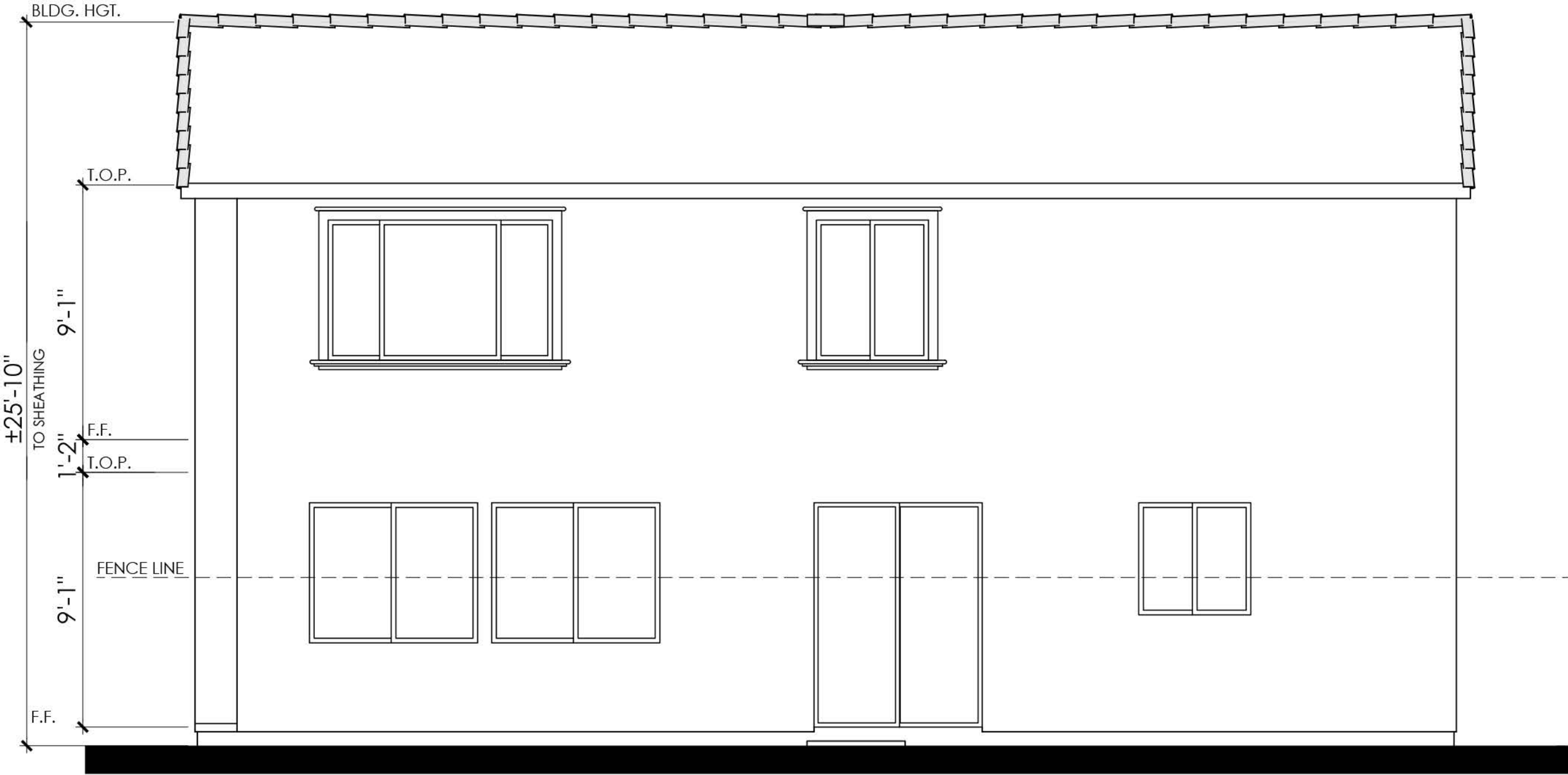
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

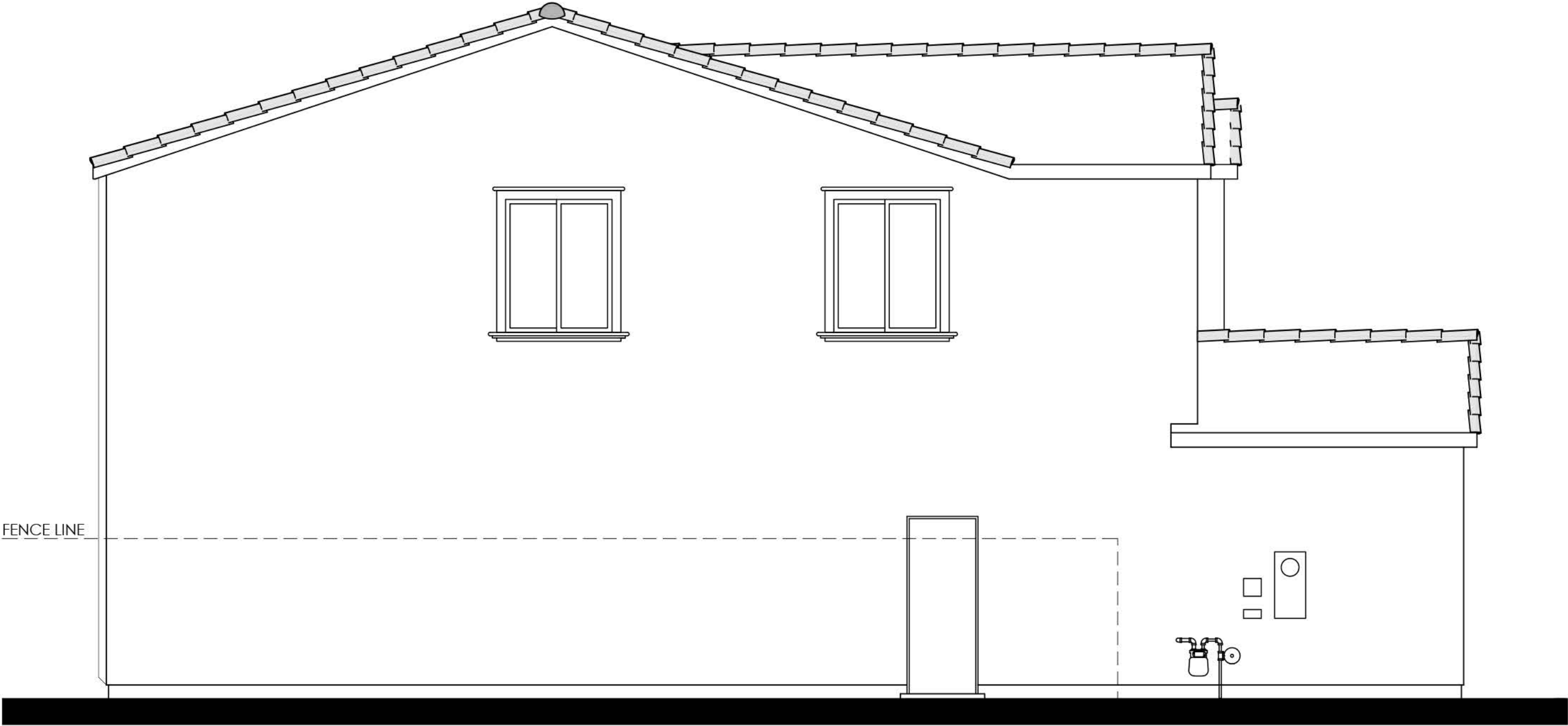


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | 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 |



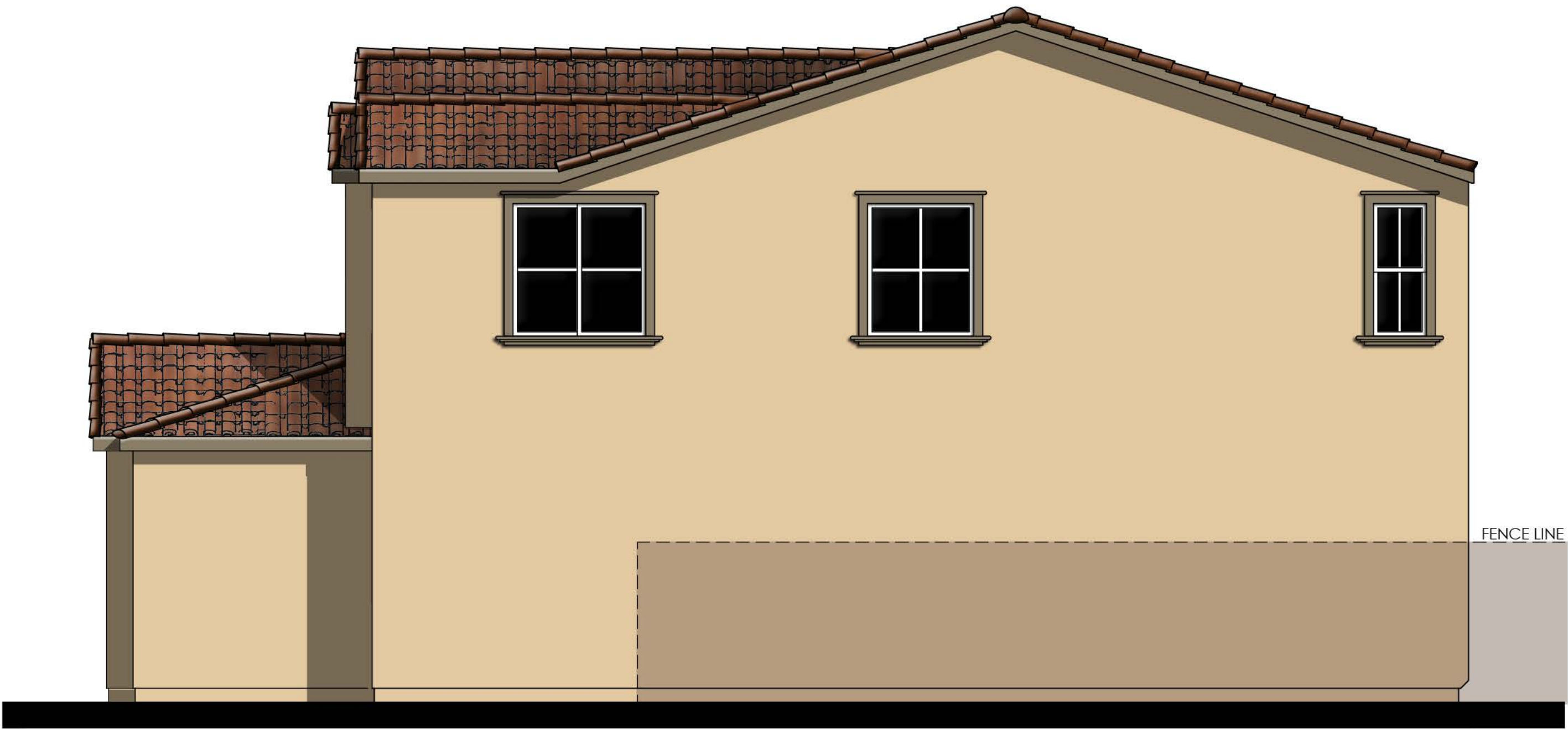
REAR



LEFT

COLOR SCHEME 3
PLAN 3A (3105)
SPANISH ELEVATIONS





- 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 |



COLOR SCHEME 3

PLAN 3A (3105)

SPANISH ENHANCED ELEVATIONS

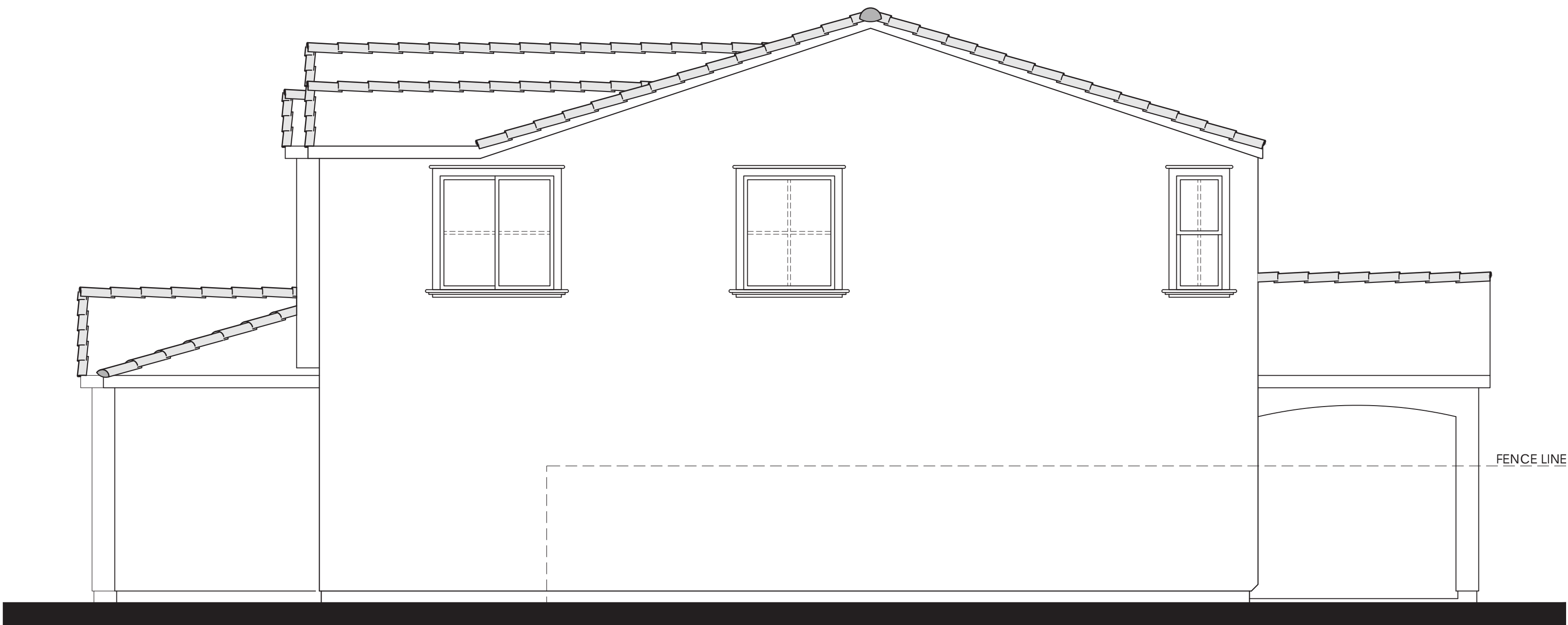
NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.





Items shown dashed shall occur at lots requiring enhancements.

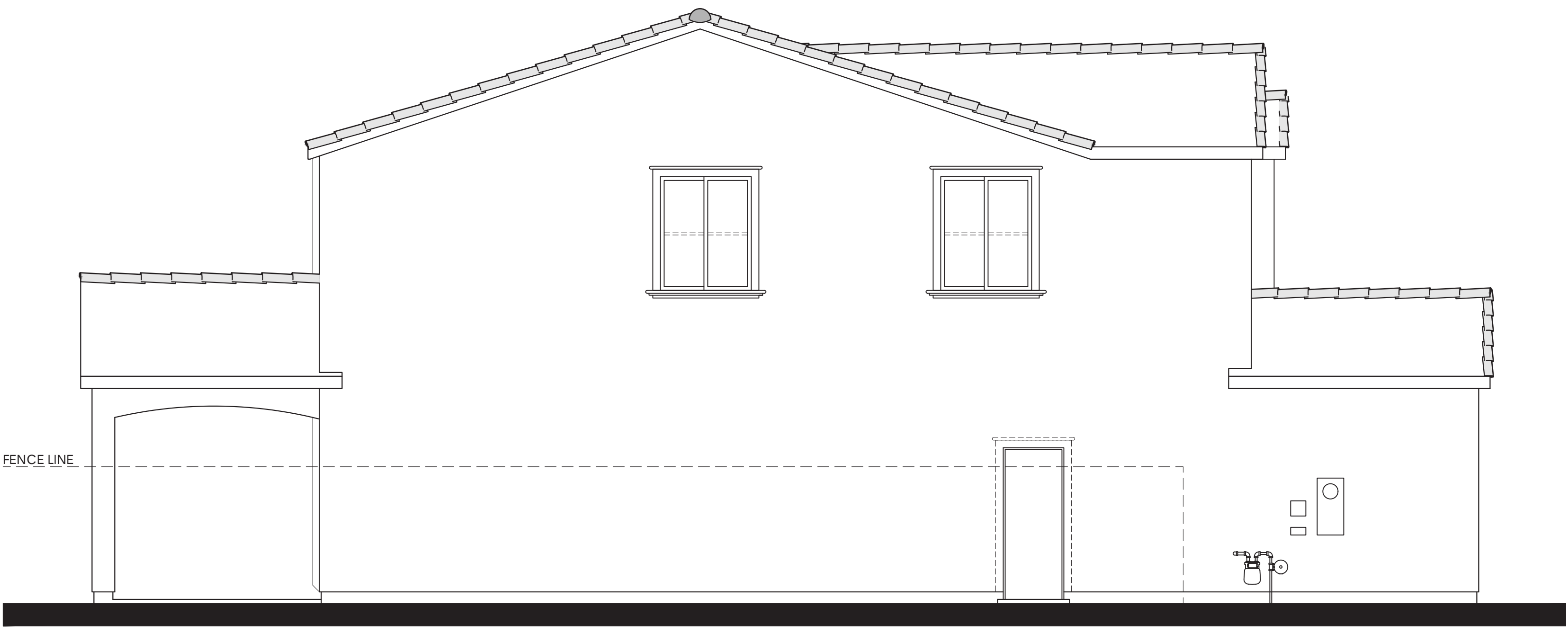
REAR



Items shown dashed shall occur at lots requiring enhancements.

- 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 |

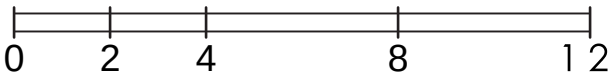
RIGHT



Items shown dashed shall occur at lots requiring enhancements.

LEFT

PLAN 3A OPT. PATIO (3105)
SPANISH ELEVATIONS

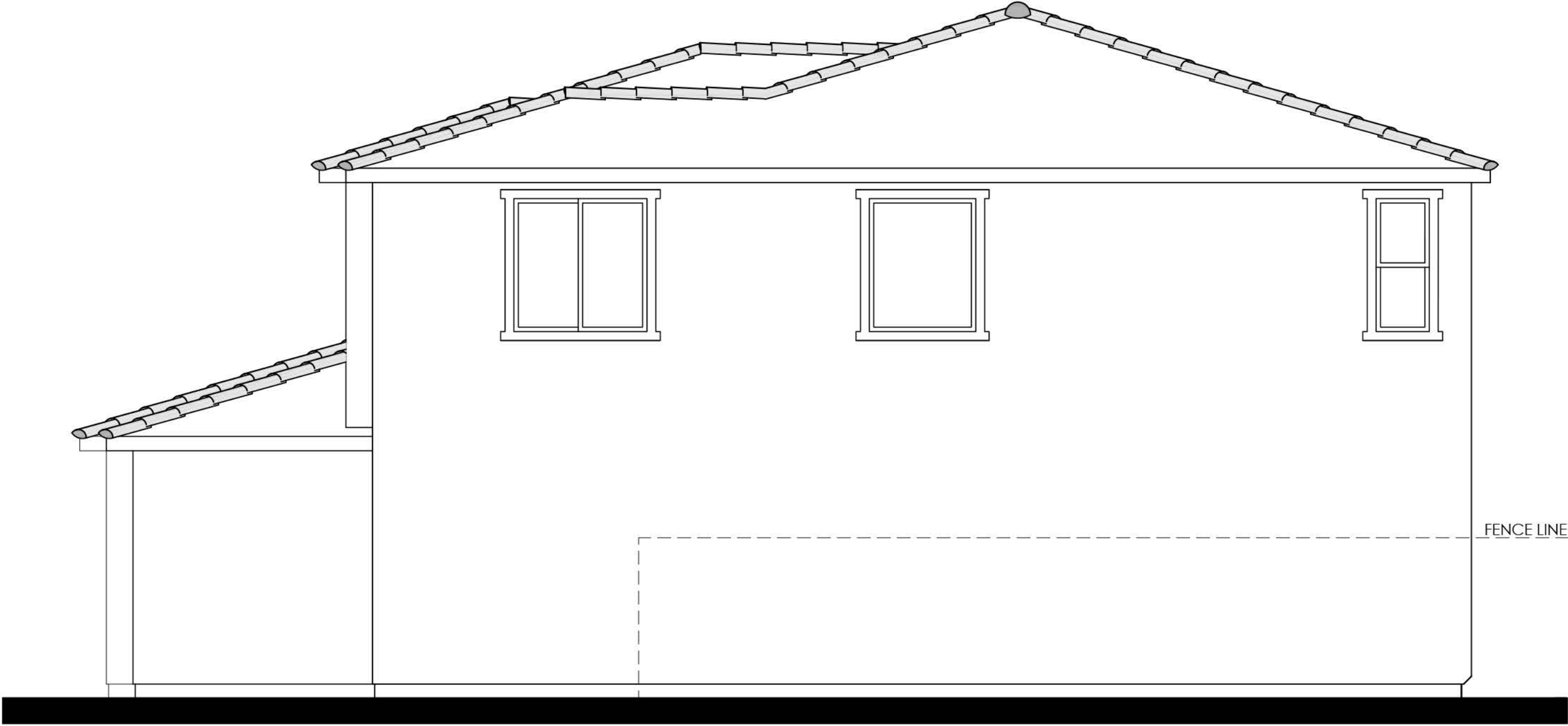




© 2024 Kevin L. Crook Architect, Inc.

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

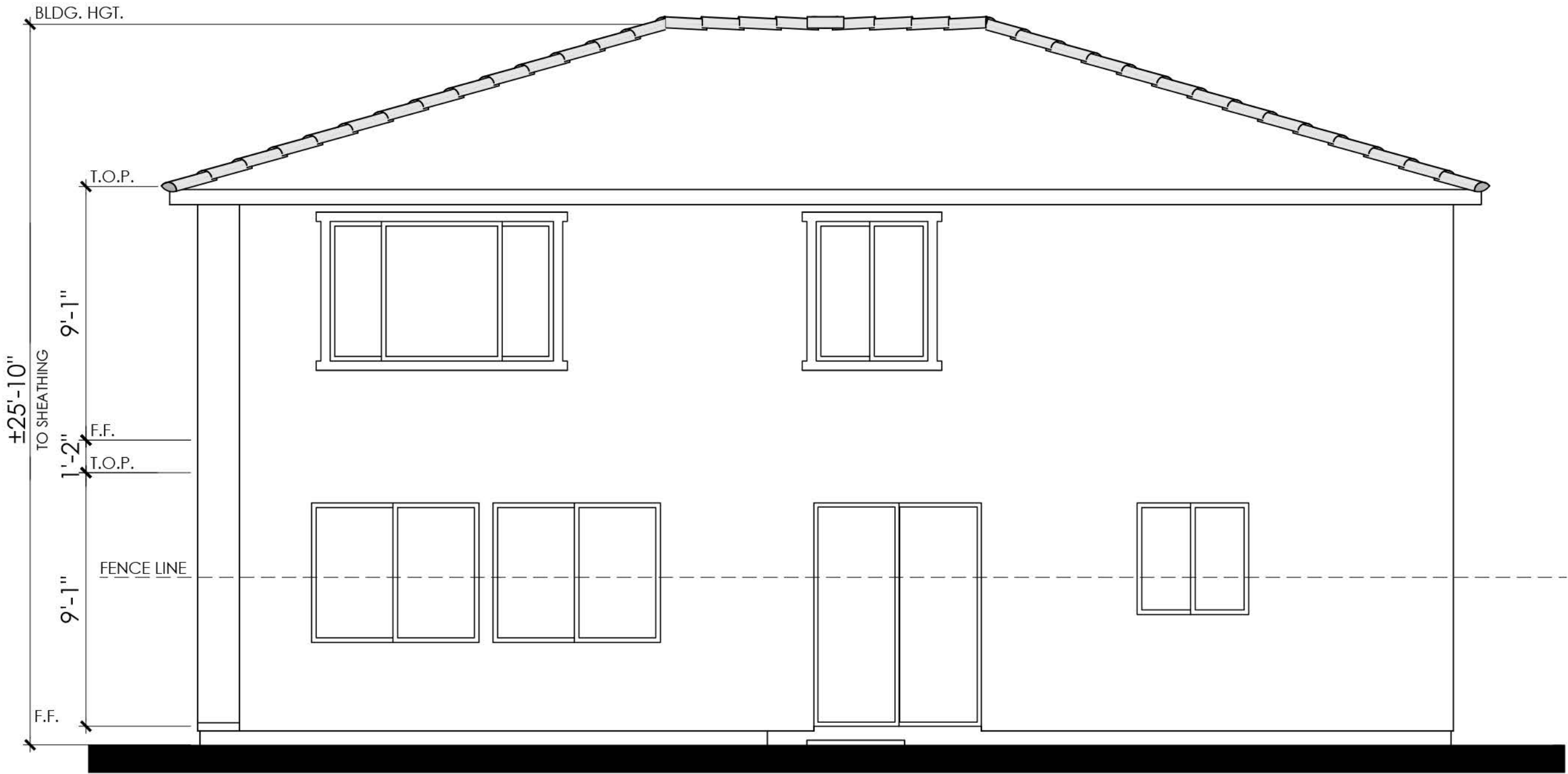
FRONT



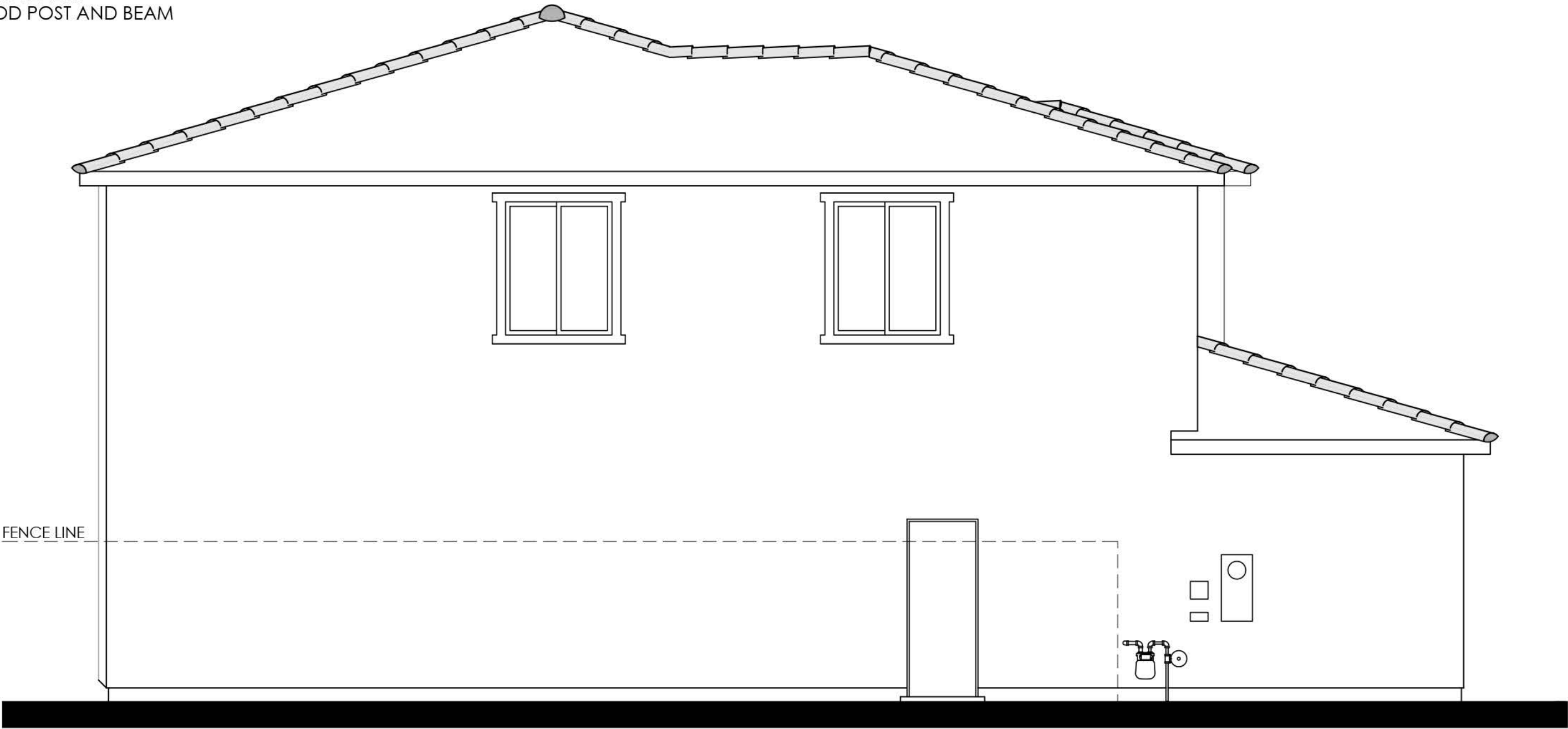
RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- | | |
|------------------|-------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | 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

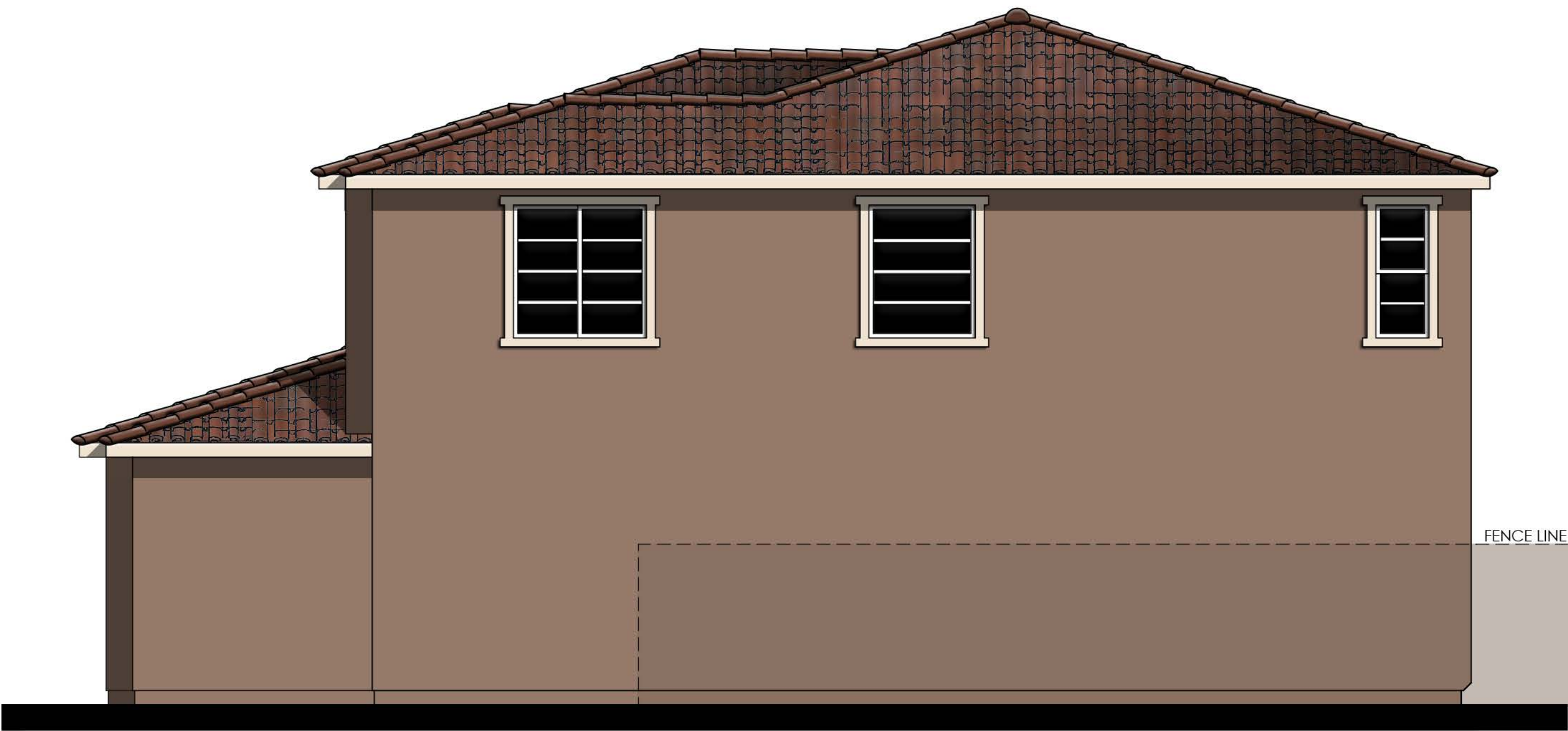


LEFT

COLOR SCHEME 6

PLAN 3B (3105)
ITALIANATE ELEVATIONS





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

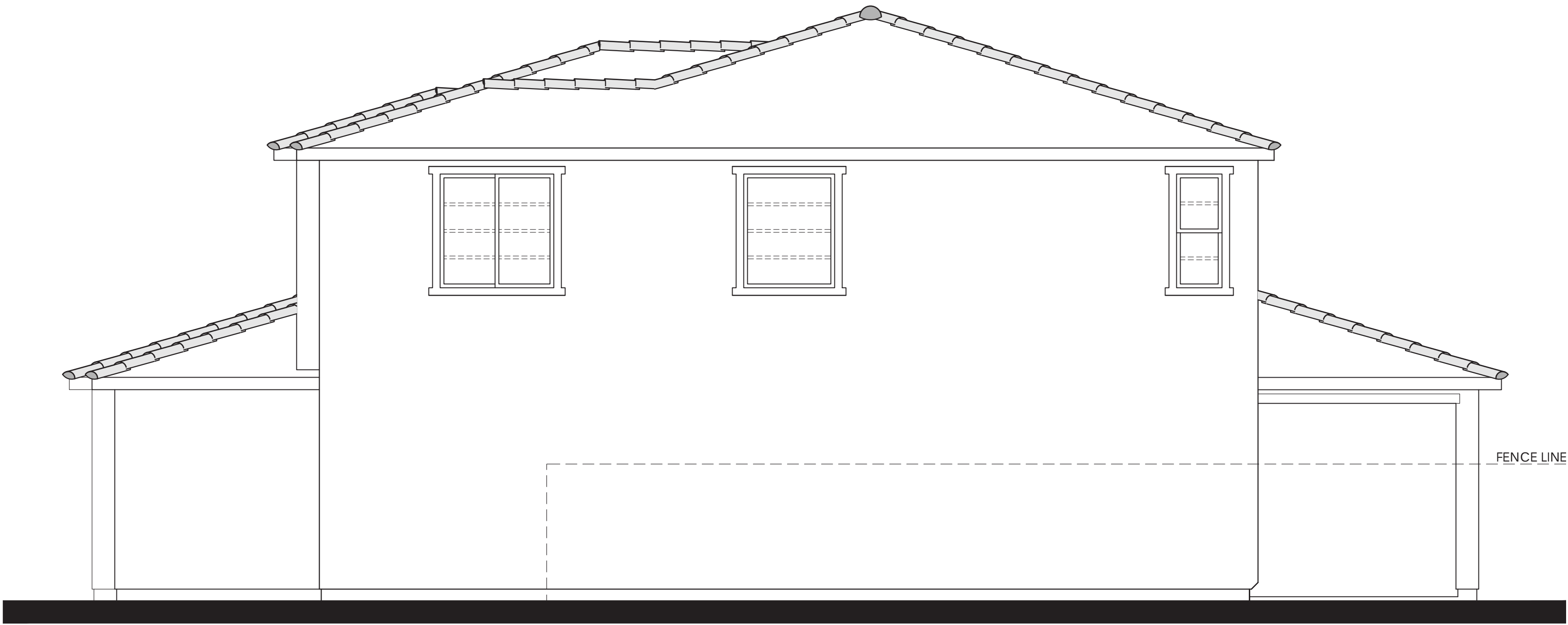
COLOR SCHEME 6

PLAN 3B (3105)

ITALIANATE ENHANCED ELEVATIONS

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



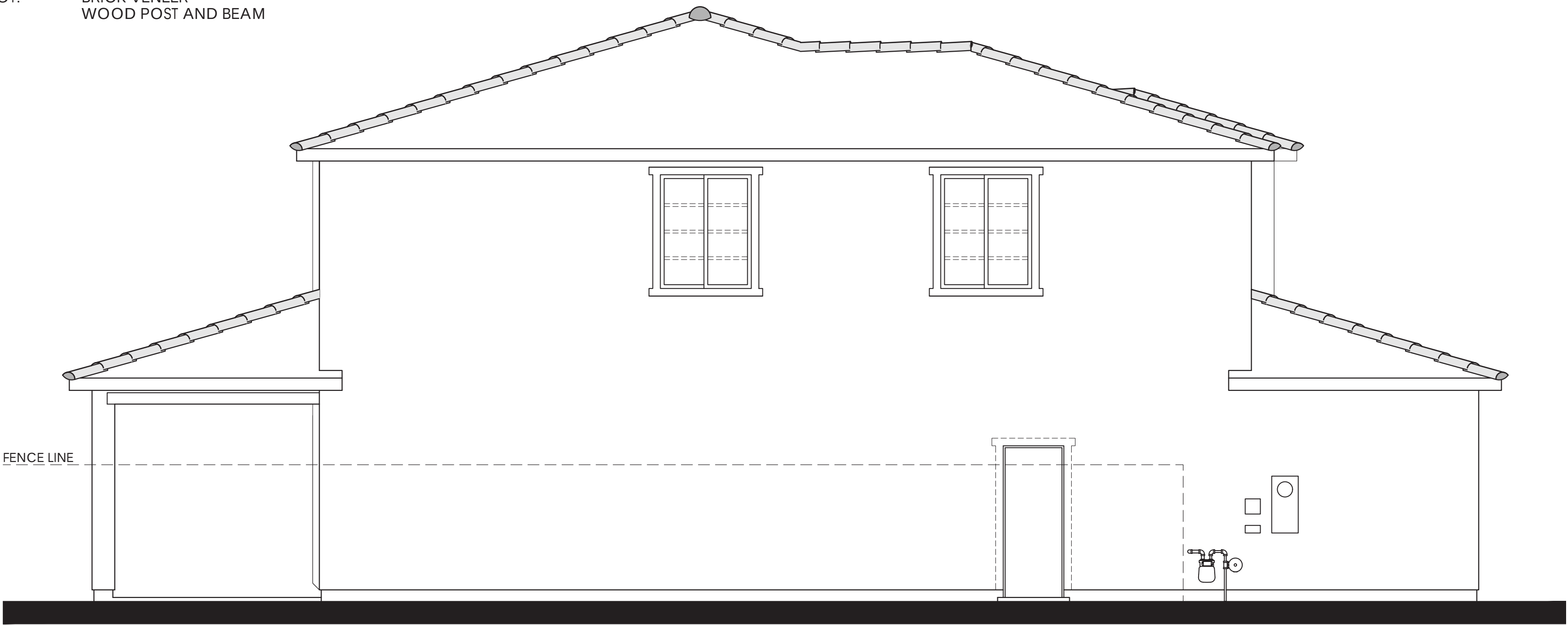


Items shown dashed shall occur at lots requiring enhancements.

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 |

RIGHT



Items shown dashed shall occur at lots requiring enhancements.

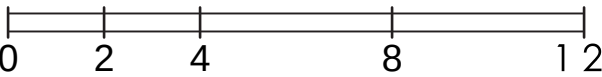


Items shown dashed shall occur at lots requiring enhancements.

REAR

PLAN 3B OPT. PATIO (3105)
ITALIANATE ELEVATIONS

LEFT

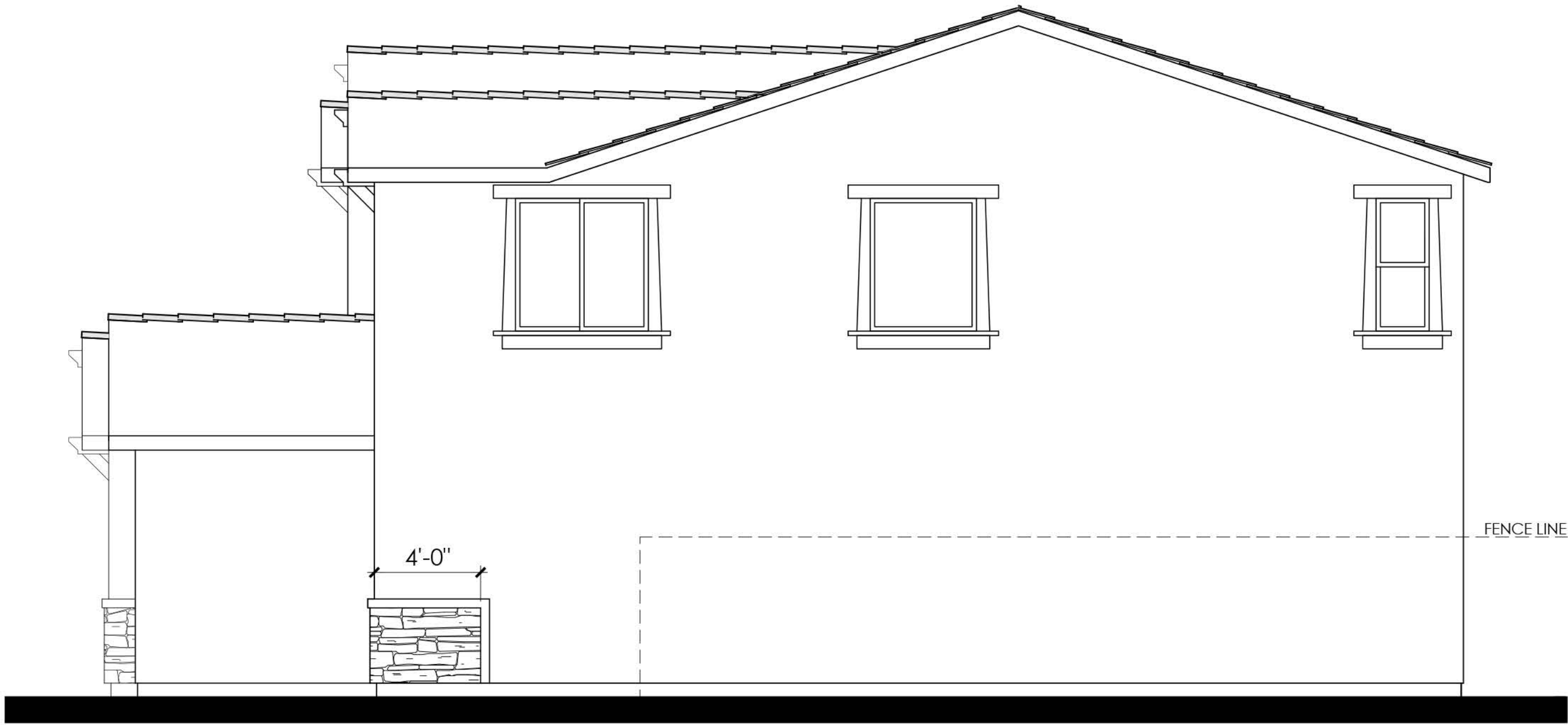




© 2024 Kevin L. Crook Architect, Inc.

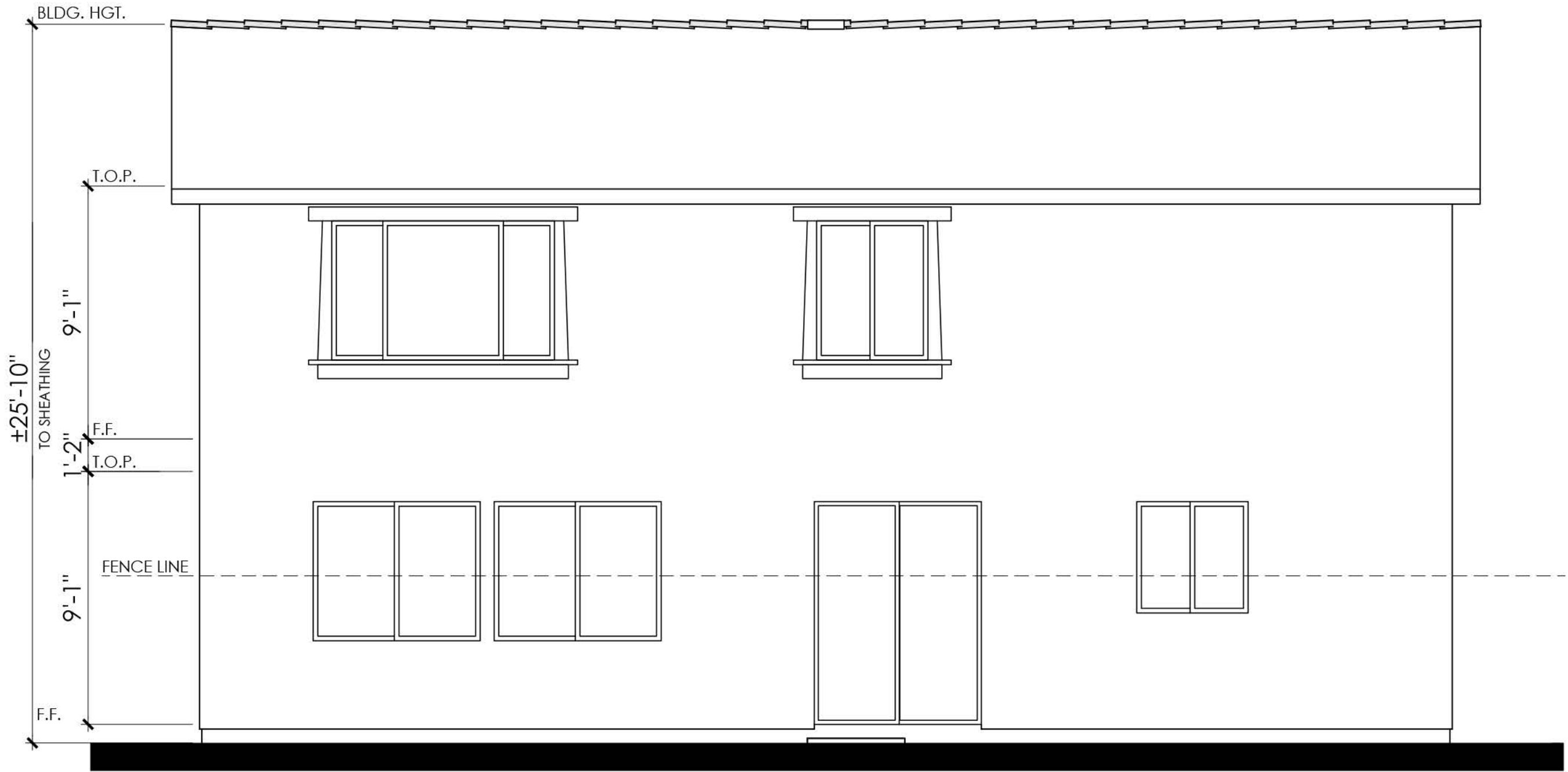
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

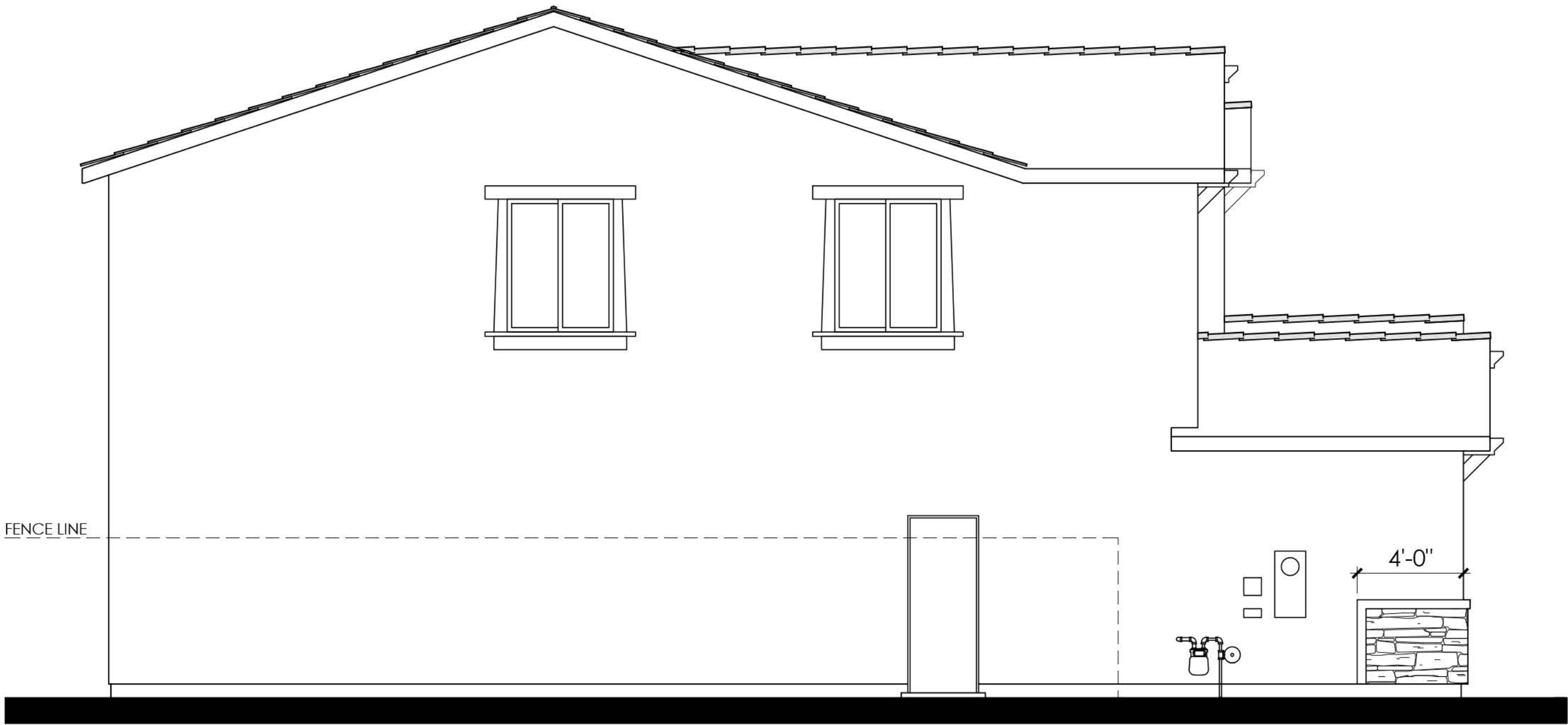


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | 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 9
PLAN 3C (3105)
CRAFTSMAN ELEVATIONS





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

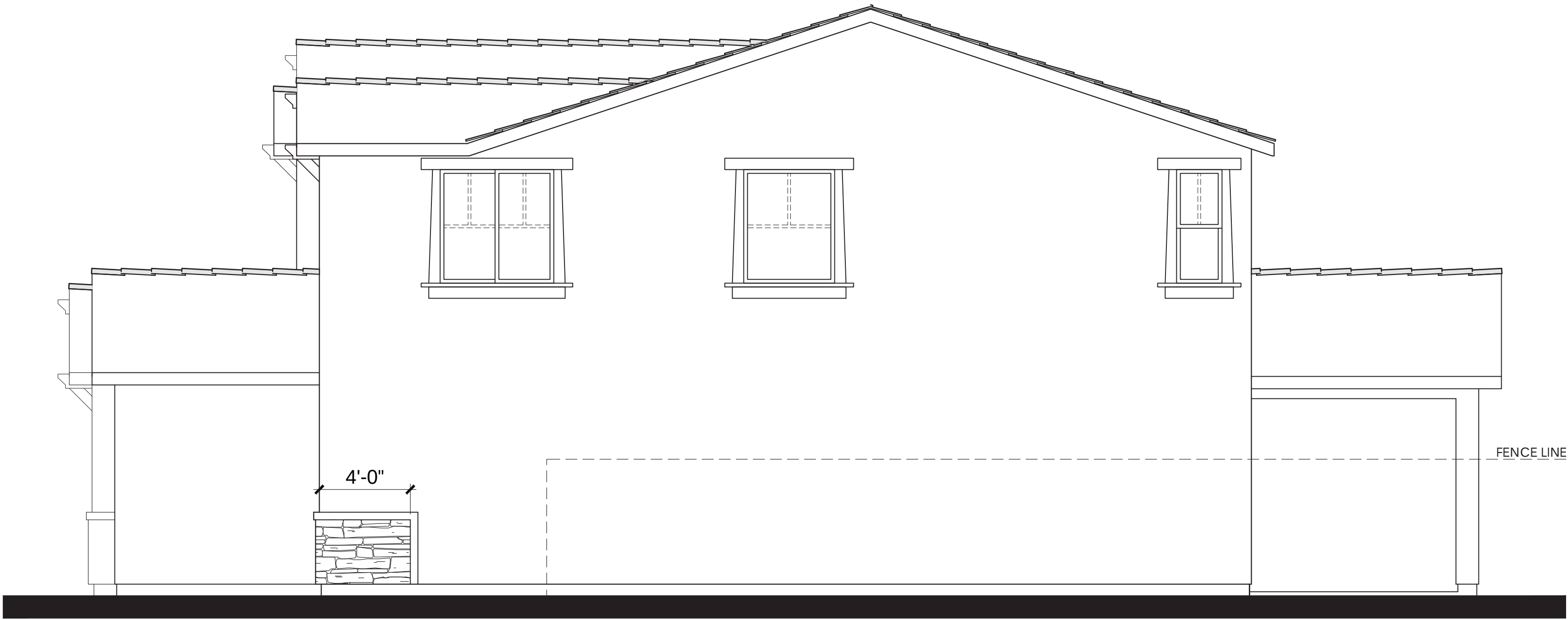
COLOR SCHEME 9

PLAN 3C (3105)

CRAFTSMAN ENHANCED ELEVATIONS

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





Items shown dashed shall occur at lots requiring enhancements.

- 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 |

RIGHT



Items shown dashed shall occur at lots requiring enhancements.

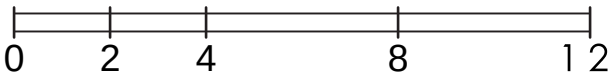
REAR

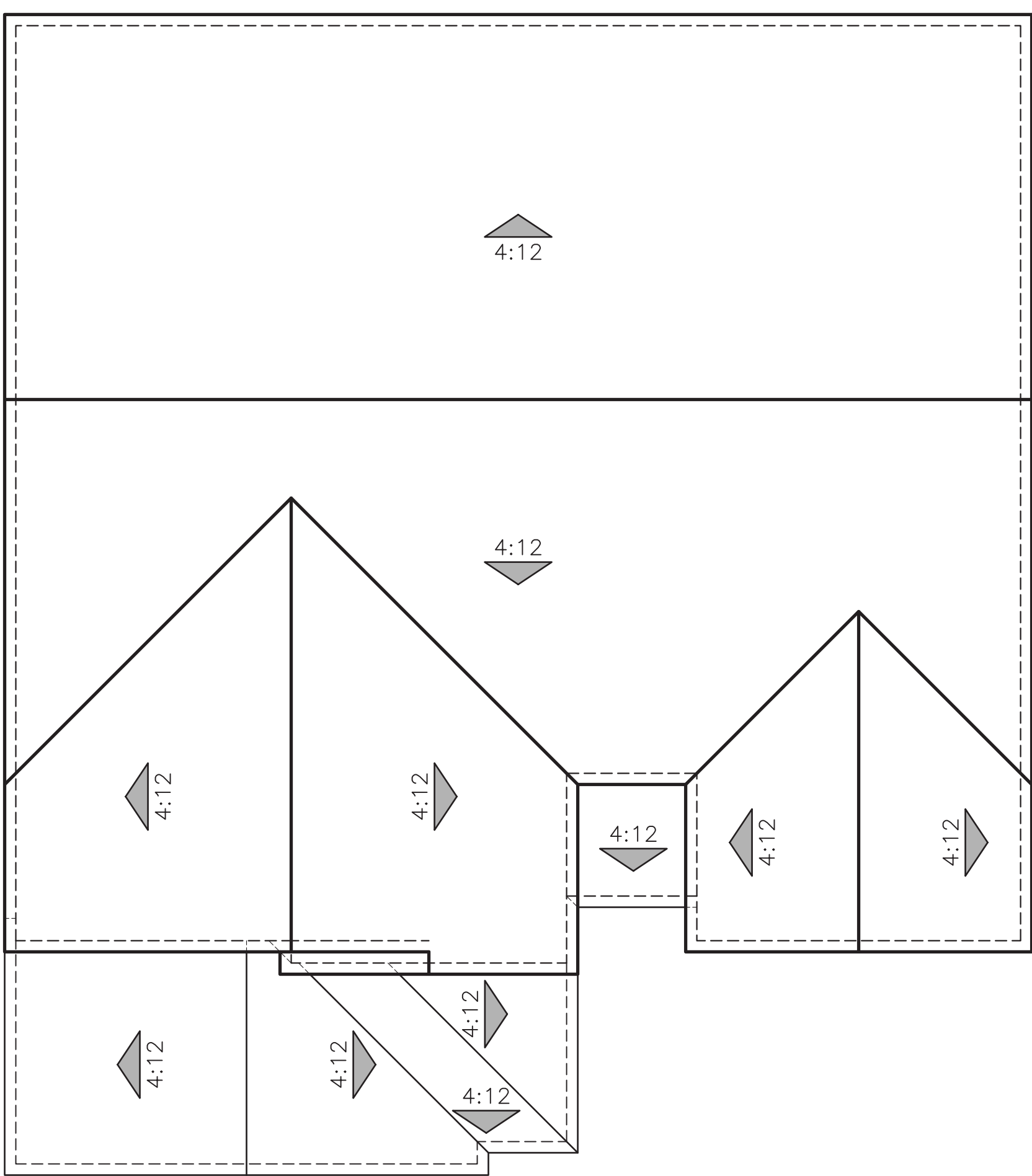
PLAN 3C OPT. PATIO (3105)
CRAFTSMAN ELEVATIONS



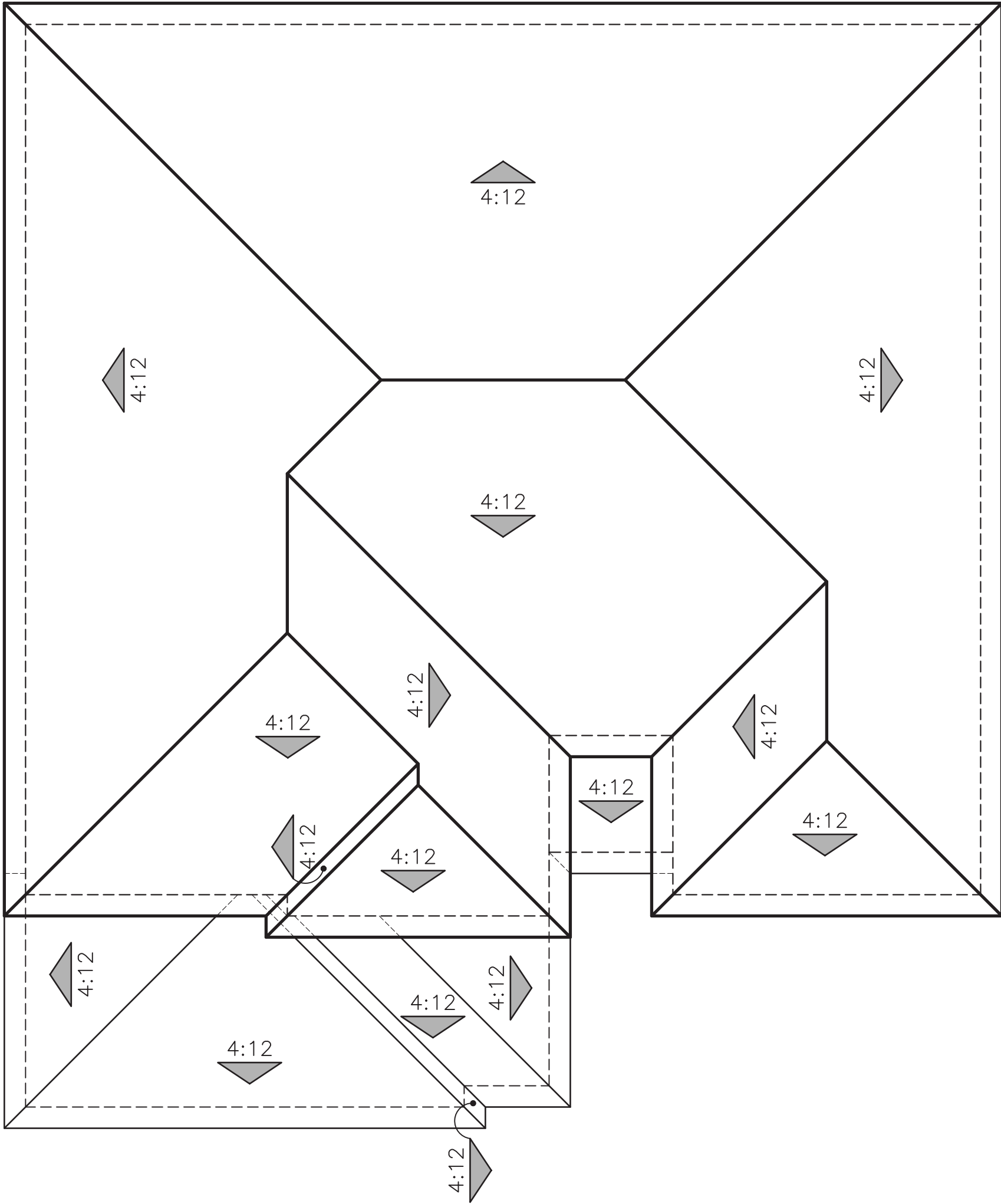
Items shown dashed shall occur at lots requiring enhancements.

LEFT

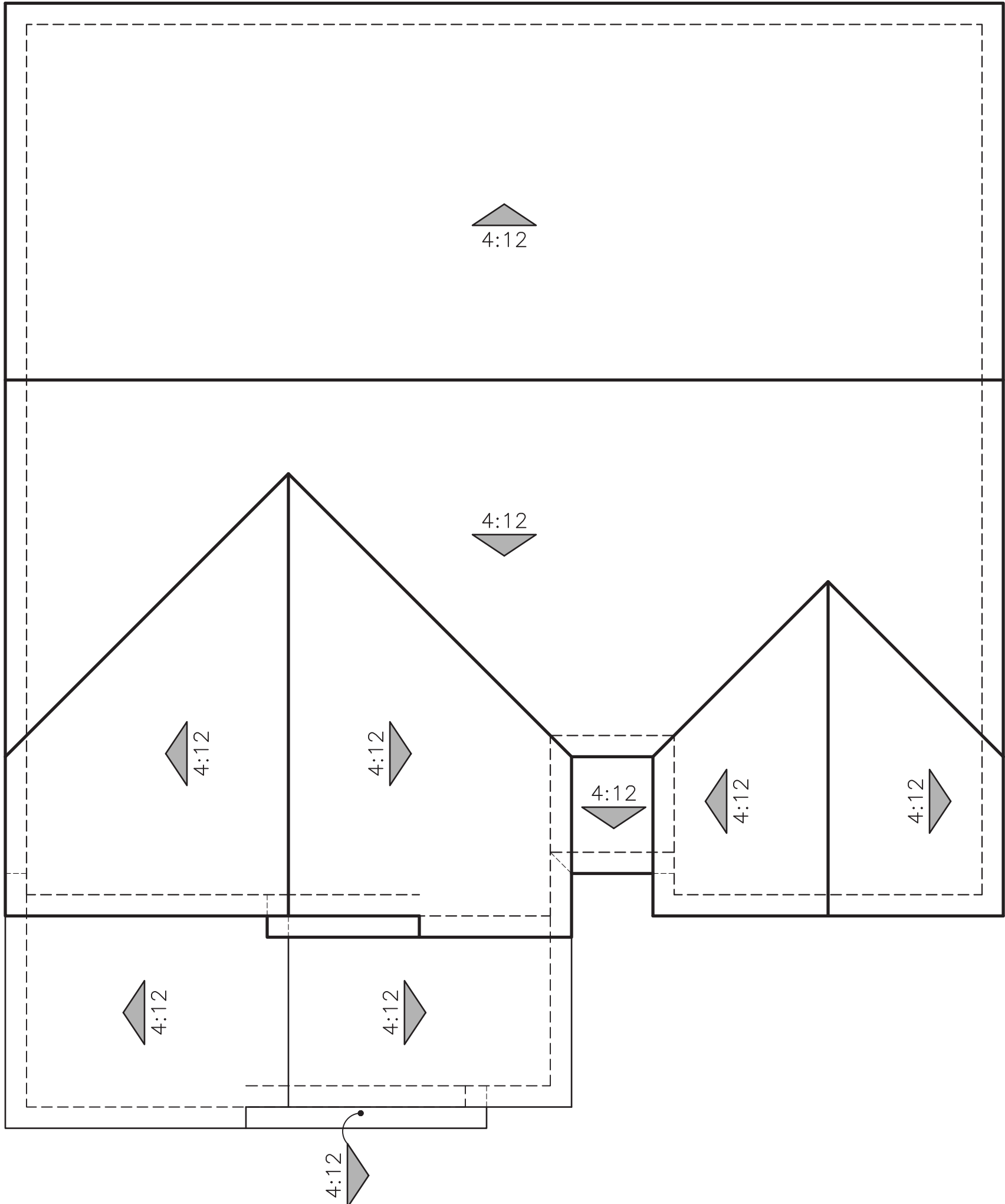




"A" SPANISH

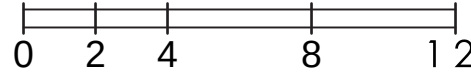


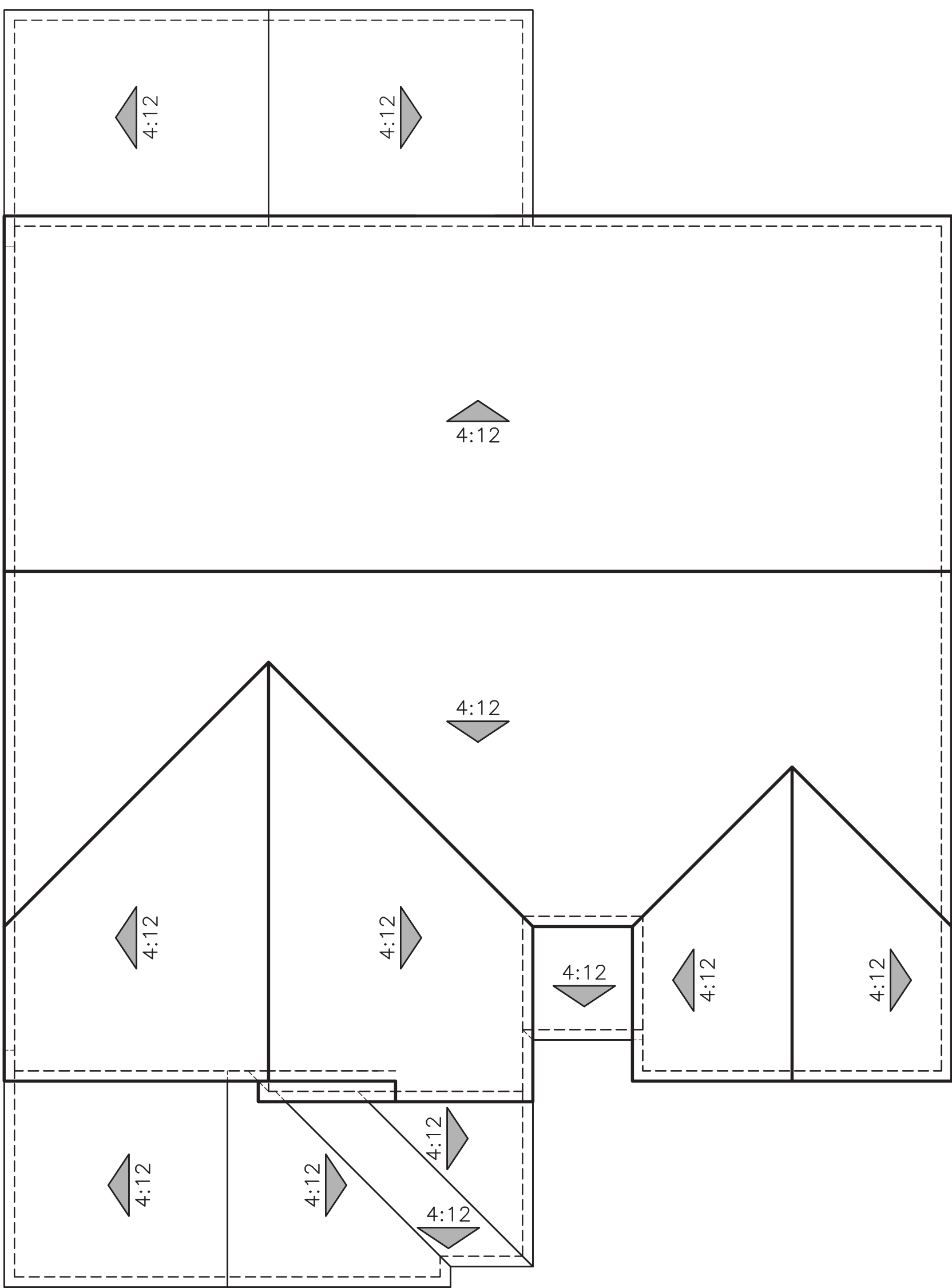
"B" ITALIANATE



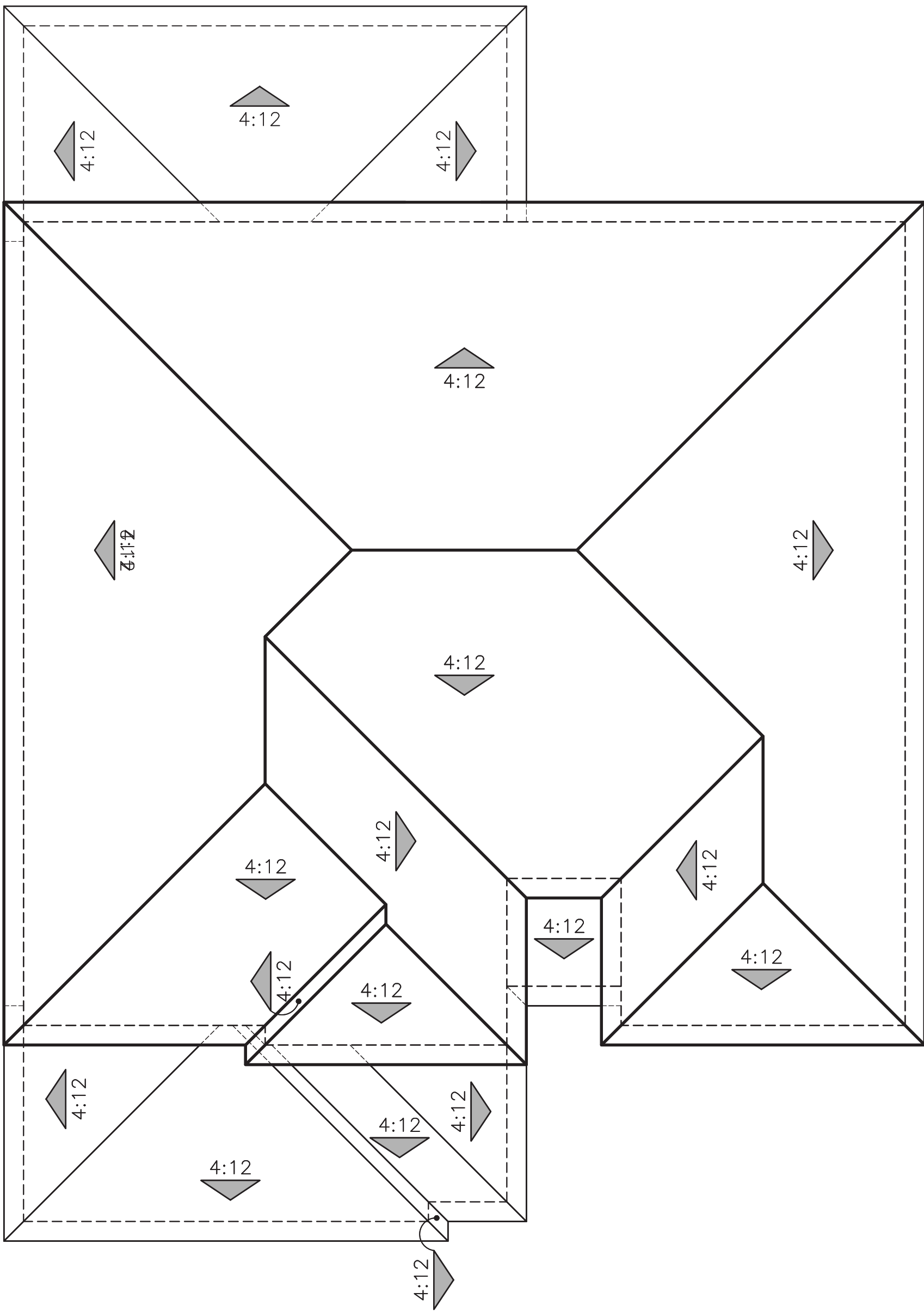
"C" CRAFTSMAN

ROOF PLANS
PLAN 3 (3105)

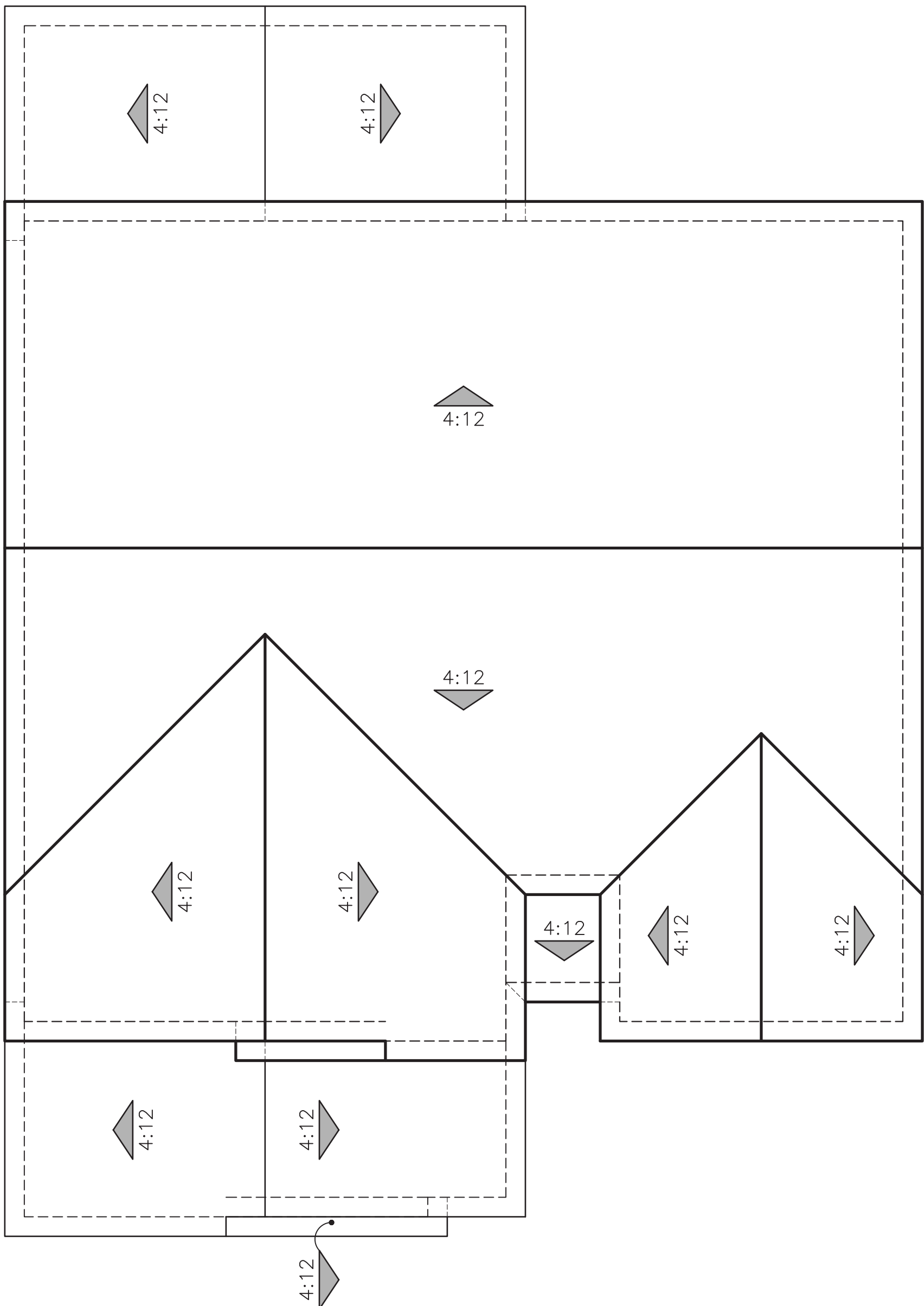




"A" SPANISH

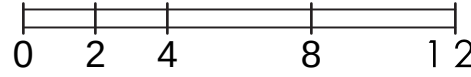


"B" ITALIANATE



"C" CRAFTSMAN

ROOF PLANS
PLAN 3 OPT. PATIO (3105)



EXTERIOR LIGHTS



KENT



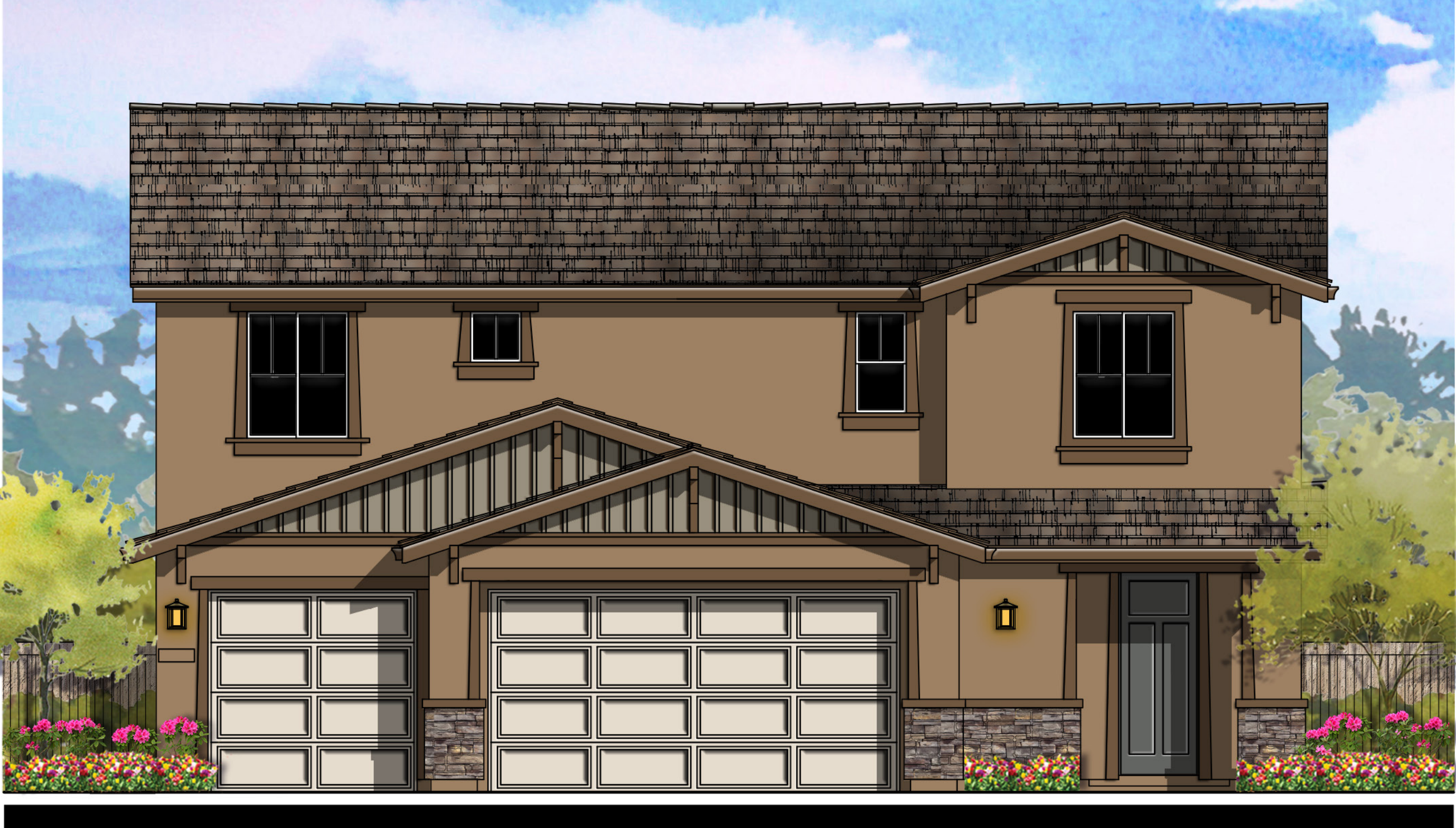
Refer to landscape drawings for wall, tree, and shrub locations

"A" SPANISH



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

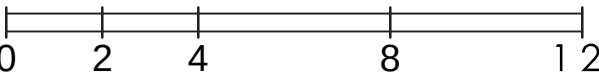
"B" ITALIANATE

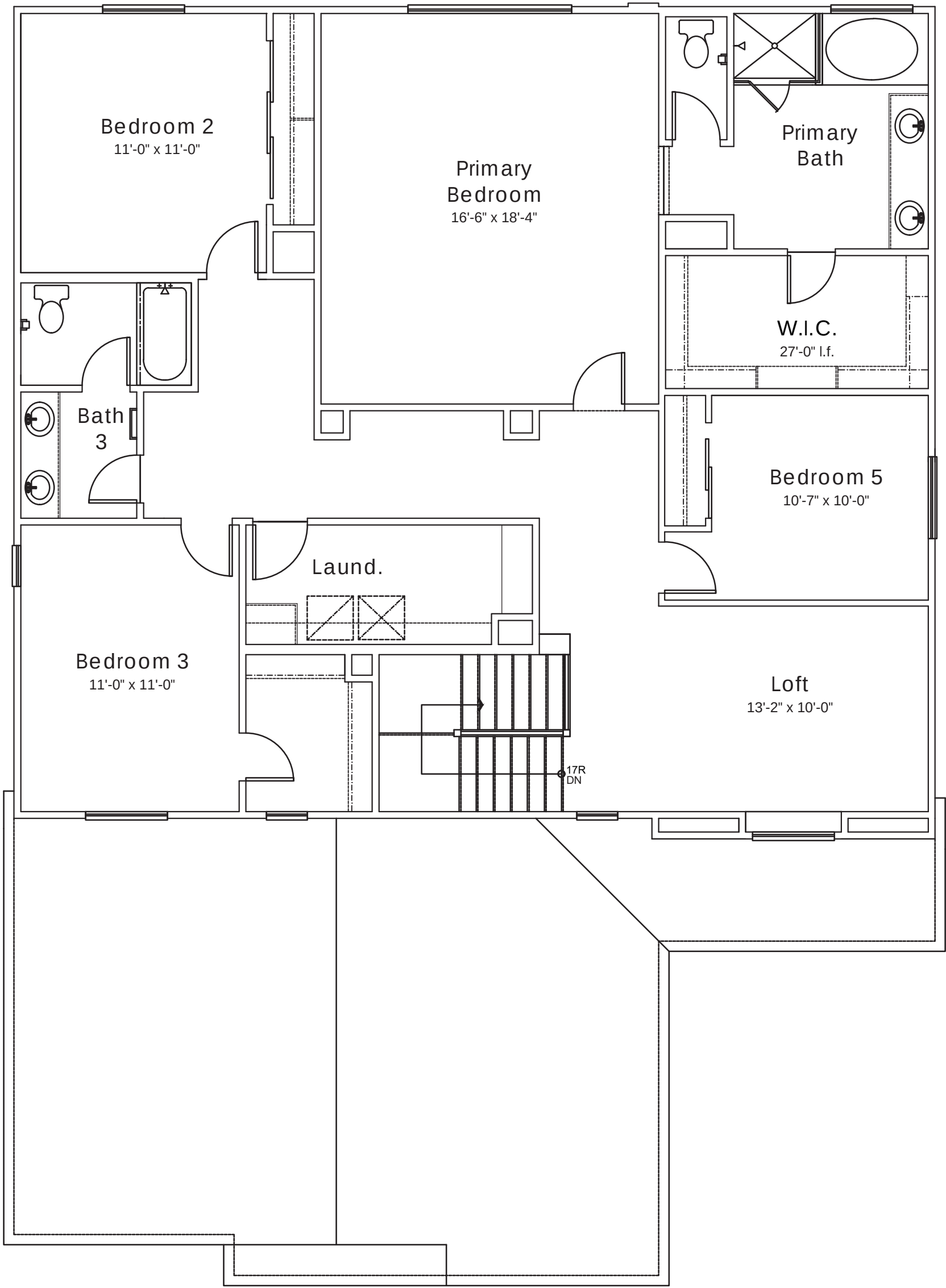


Refer to landscape drawings for wall, tree, and shrub locations

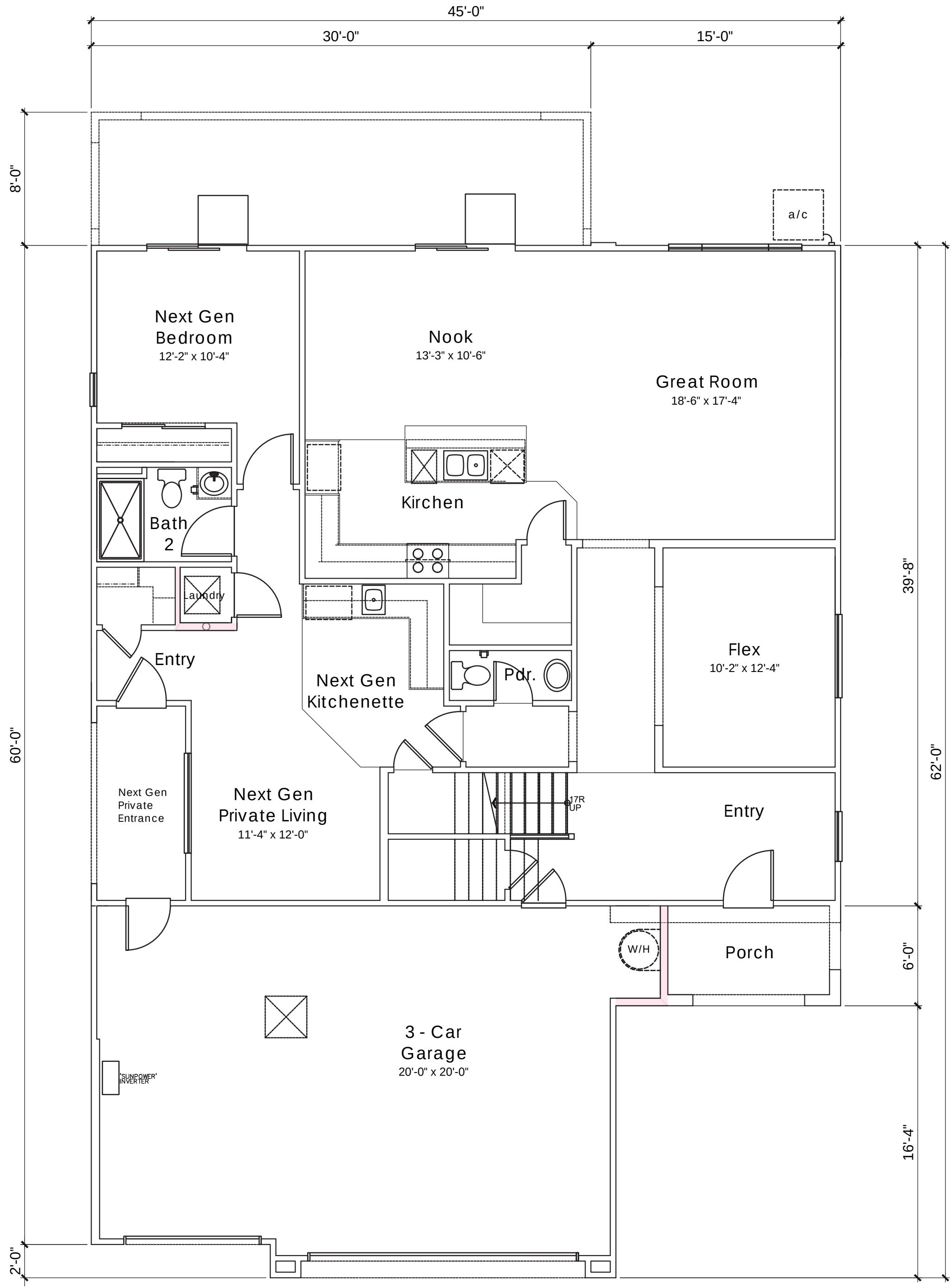
"C" CRAFTSMAN

PLAN 4 (3427)
FRONT ELEVATIONS





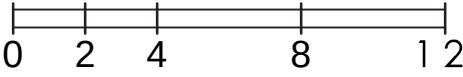
SECOND FLOOR PLAN



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.

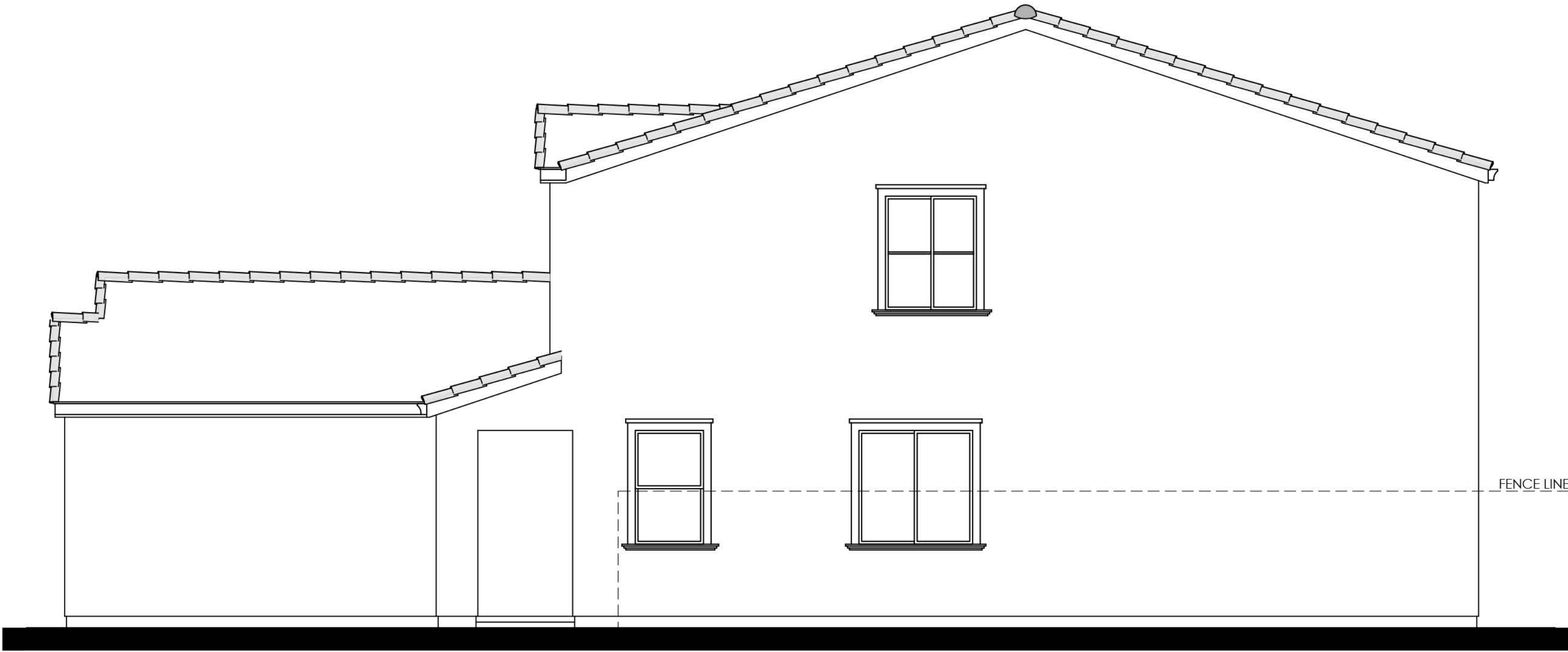
PLAN 4 (3427)
4 BEDROOM, 3.5 BATH, LOFT





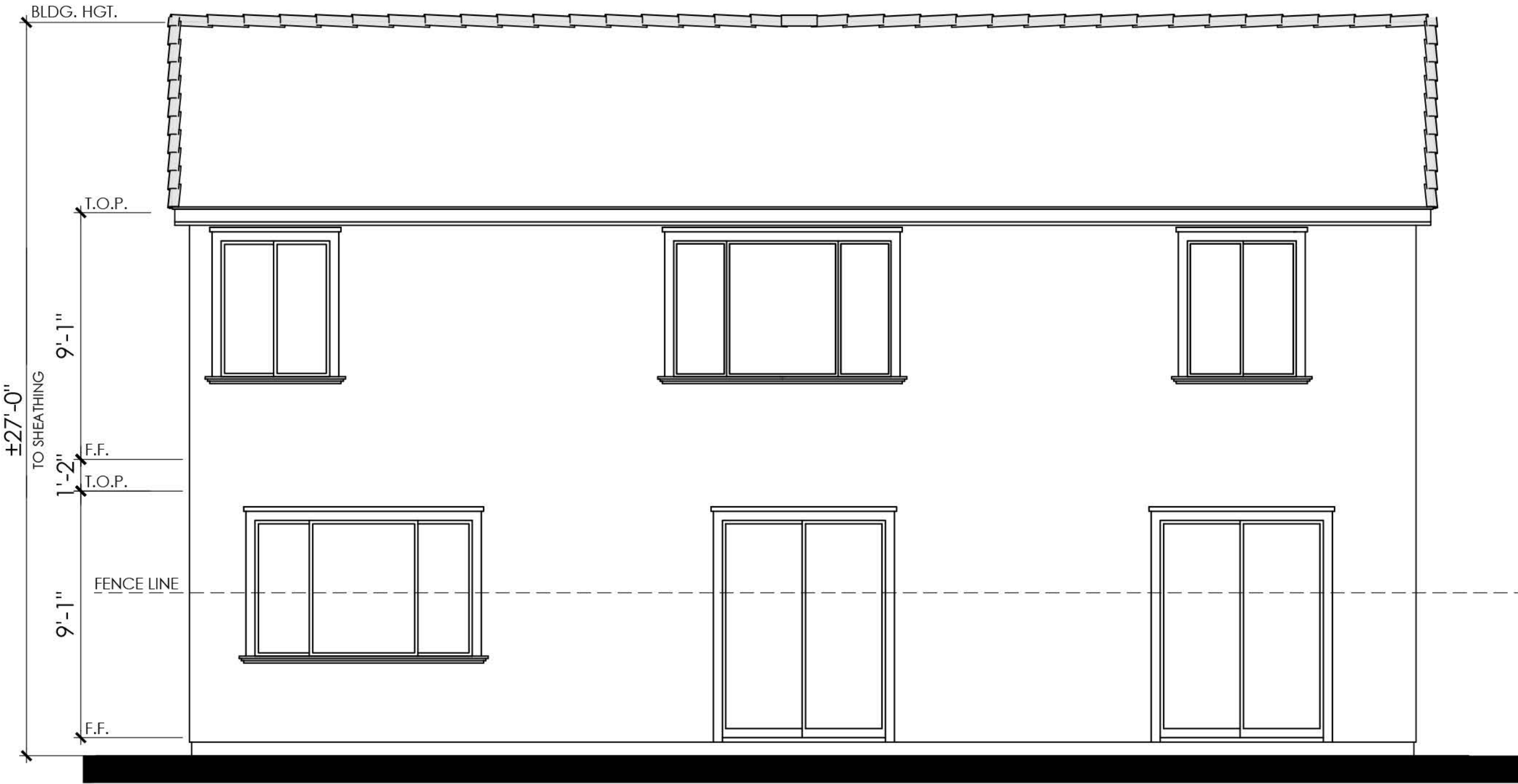
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

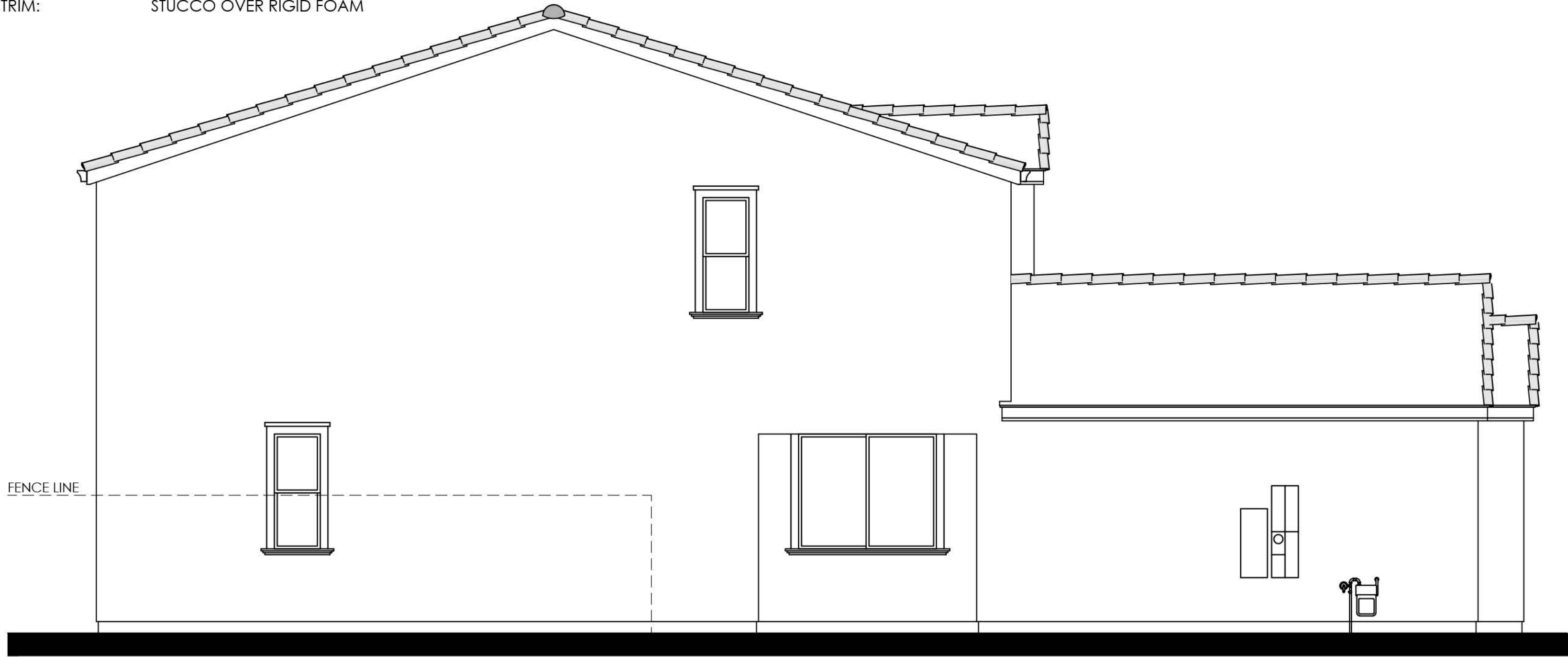


RIGHT

- 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





RIGHT



REAR

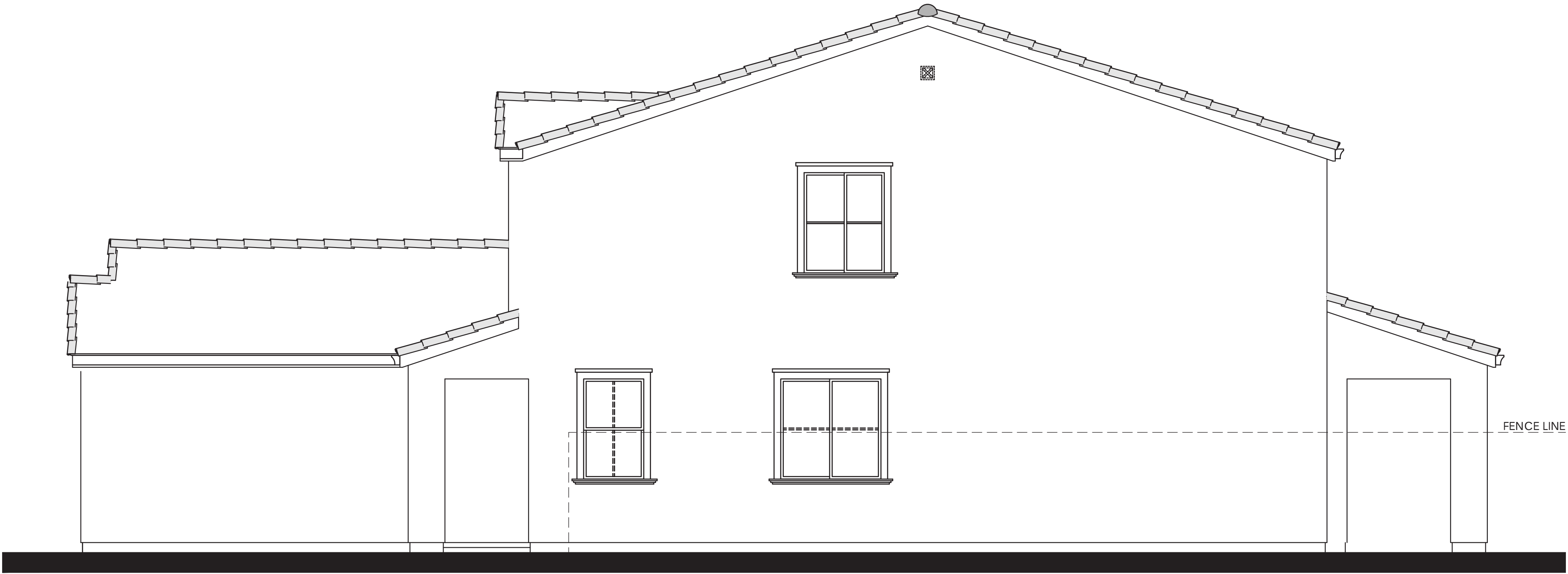
COLOR SCHEME 1

PLAN 4A (3427)

SPANISH ENHANCED ELEVATION

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





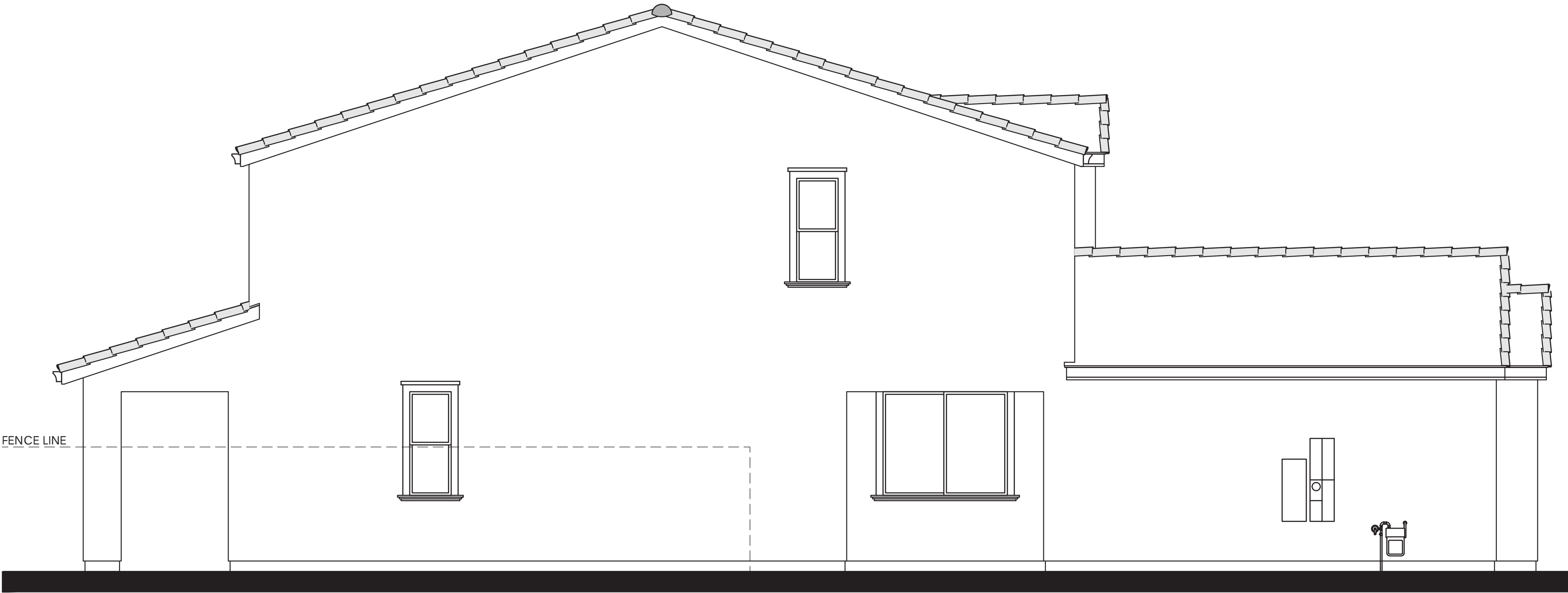
Items shown dashed shall occur at lots requiring enhancements.

RIGHT



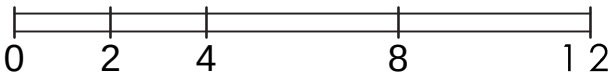
Items shown dashed shall occur at lots requiring enhancements.

REAR



LEFT

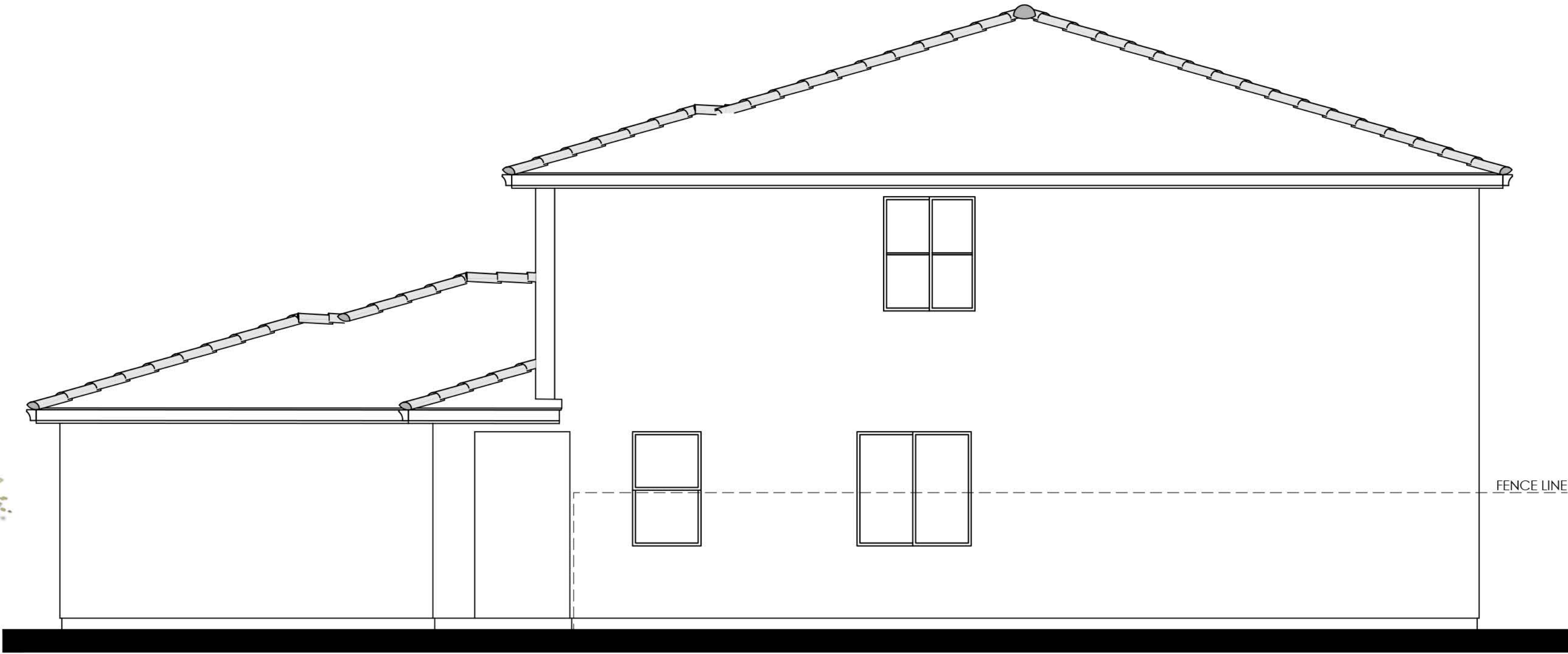
PLAN 4A OPT. PATIO (3427)
SPANISH ELEVATION





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

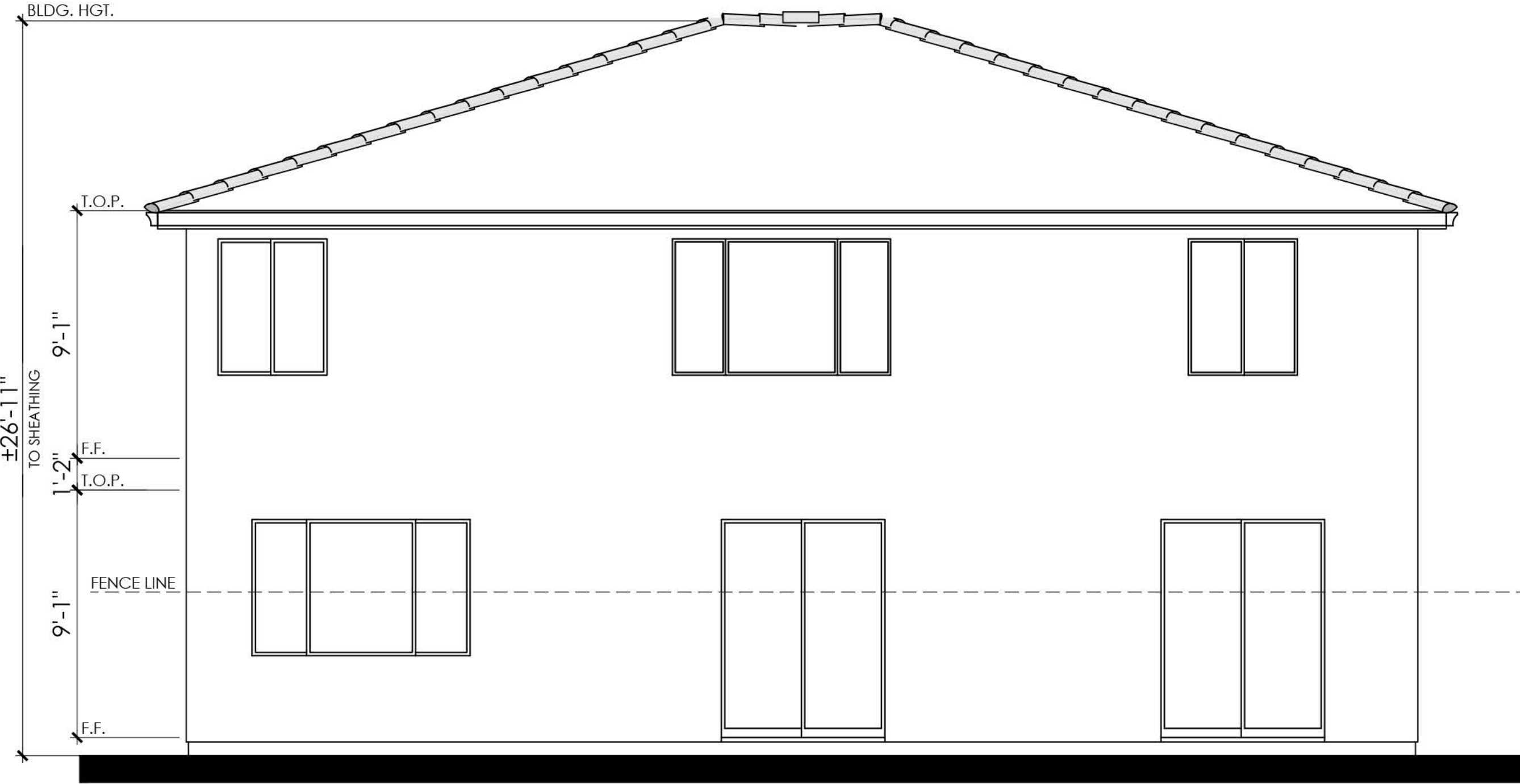
FRONT



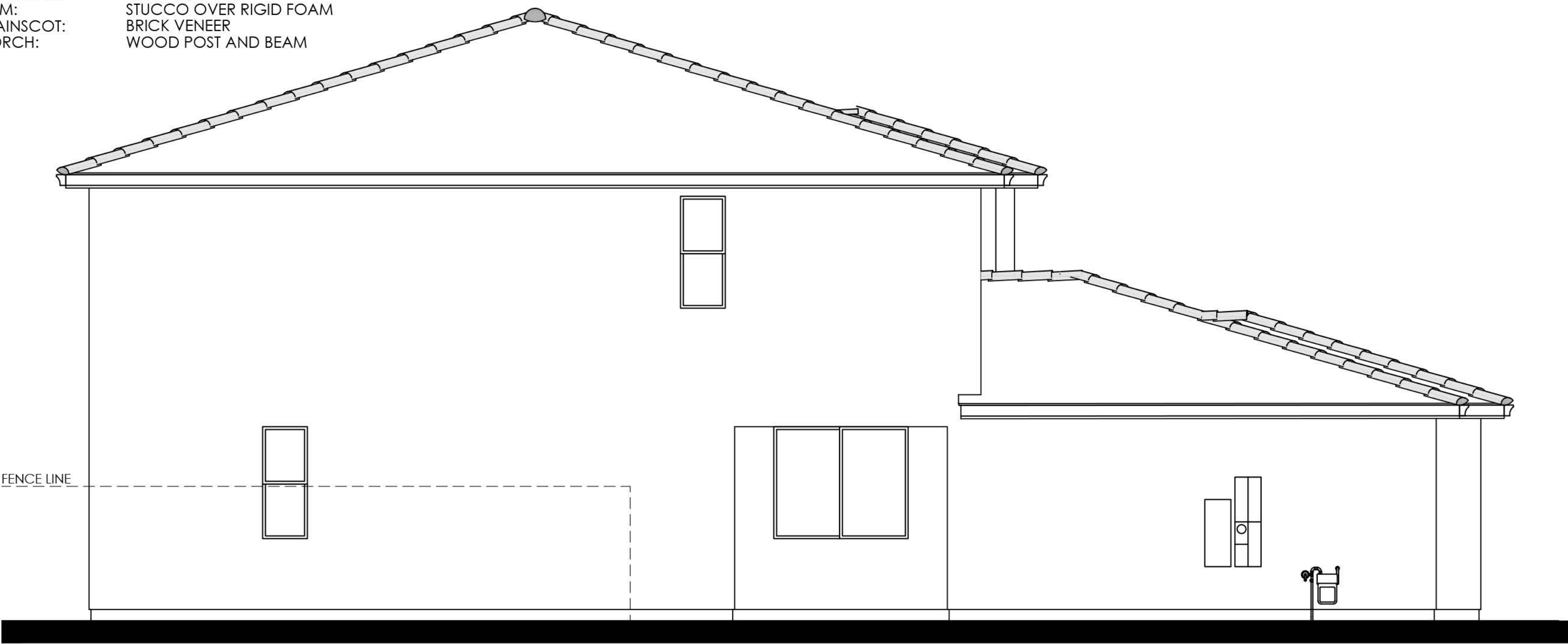
RIGHT

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 |



REAR



LEFT

COLOR SCHEME 4

PLAN 4B (3427)
ITALIANATE ELEVATION





RIGHT



REAR

COLOR SCHEME 4
PLAN 4B (3427)

ITALIANATE ENHANCED ELEVATION

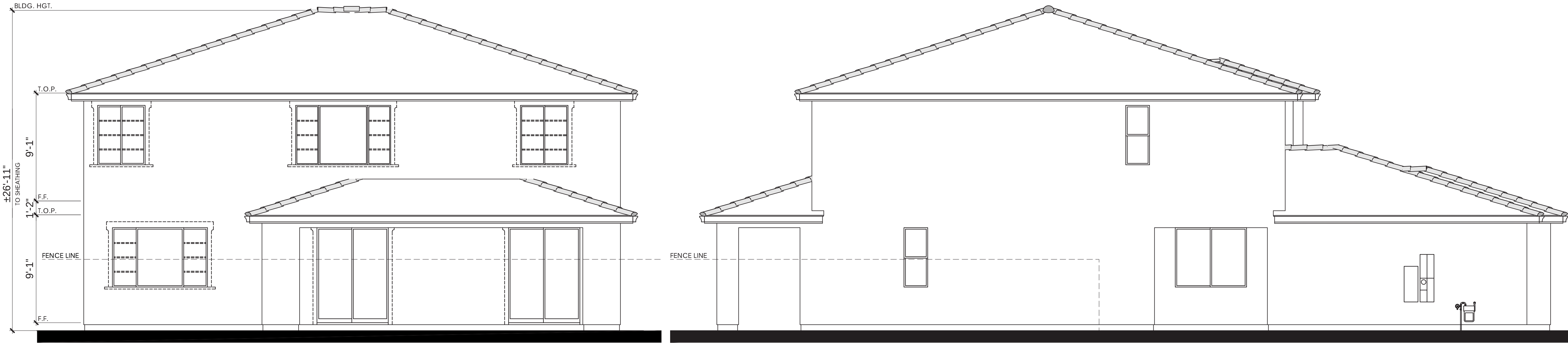
NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.





Items shown dashed shall occur at lots requiring enhancements.

RIGHT

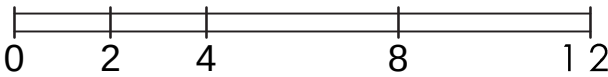


Items shown dashed shall occur at lots requiring enhancements.

REAR

PLAN 4B OPT. PATIO (3427)
ITALIANATE ELEVATION

LEFT





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

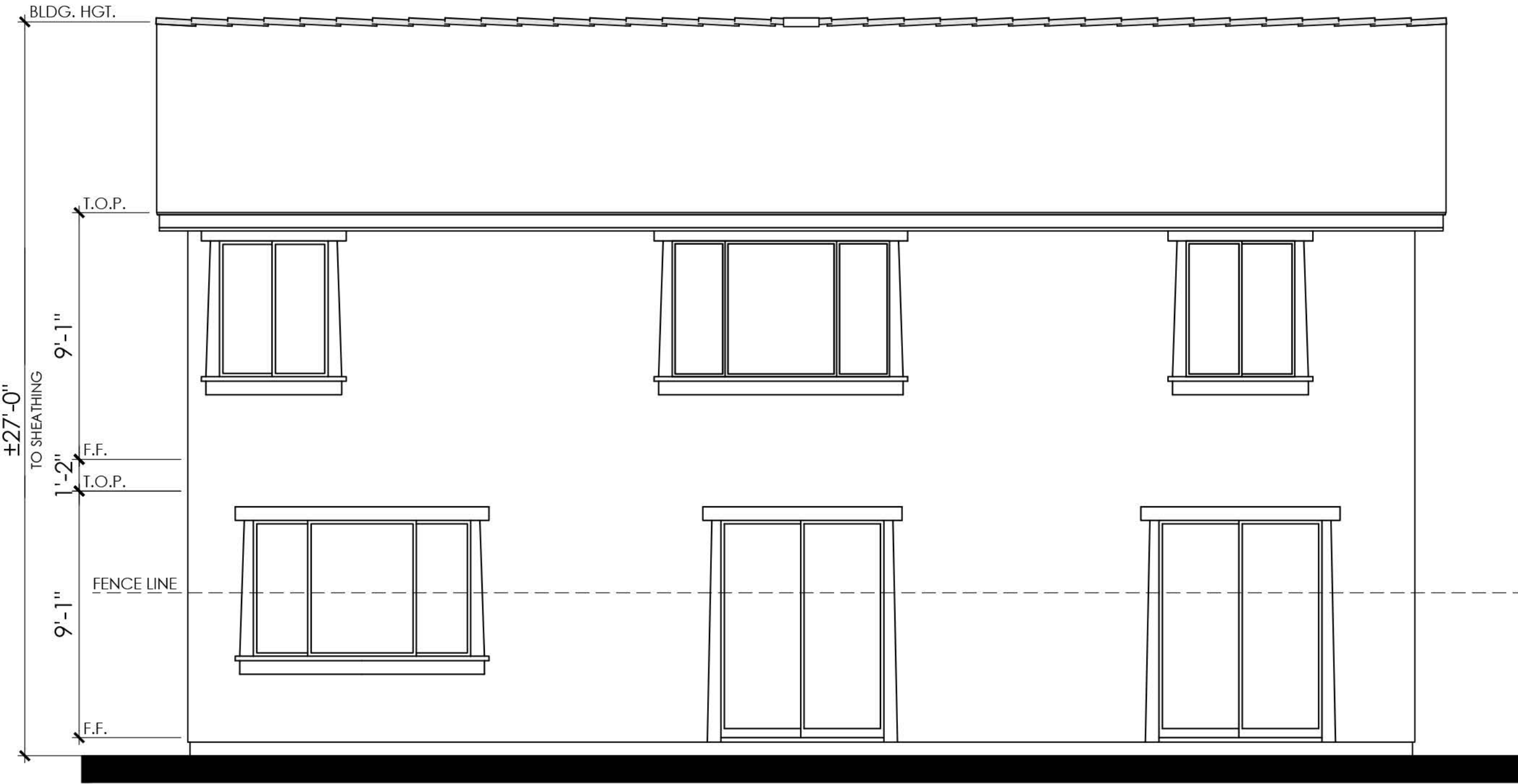
FRONT



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 7

PLAN 4C (3427)
CRAFTSMAN ELEVATION





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.

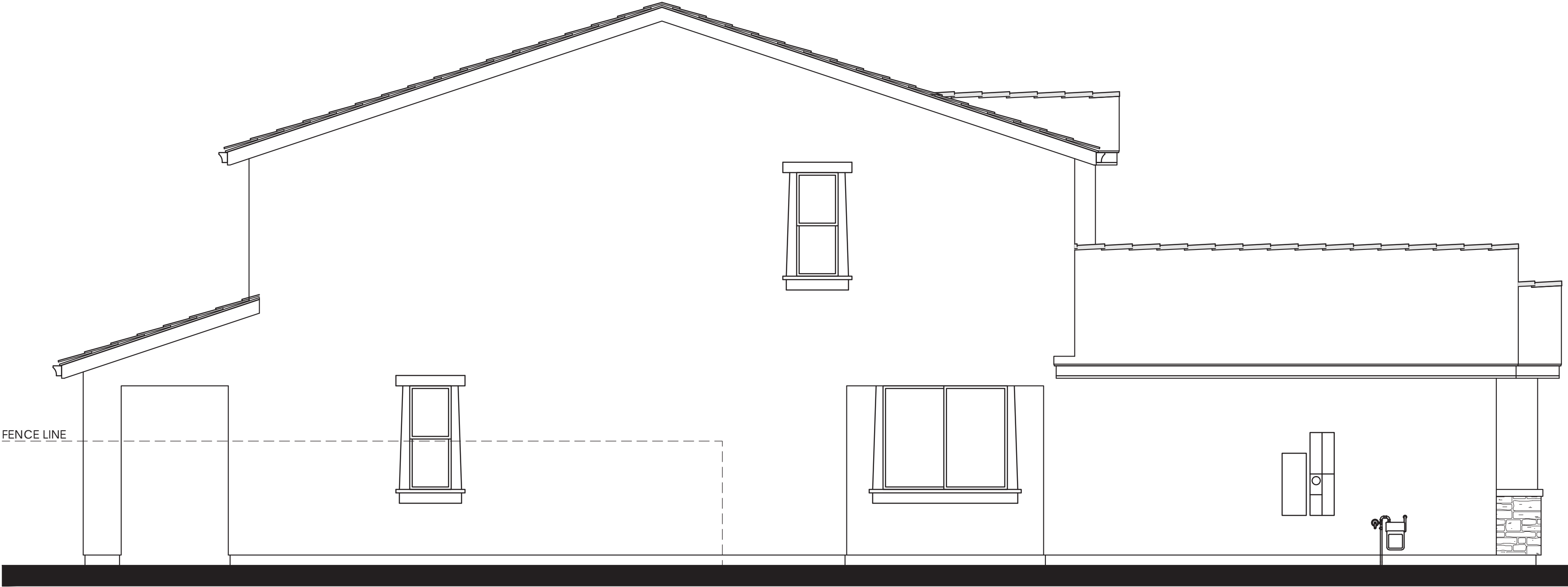




RIGHT

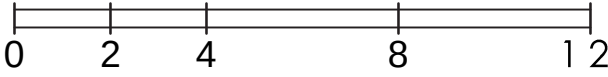


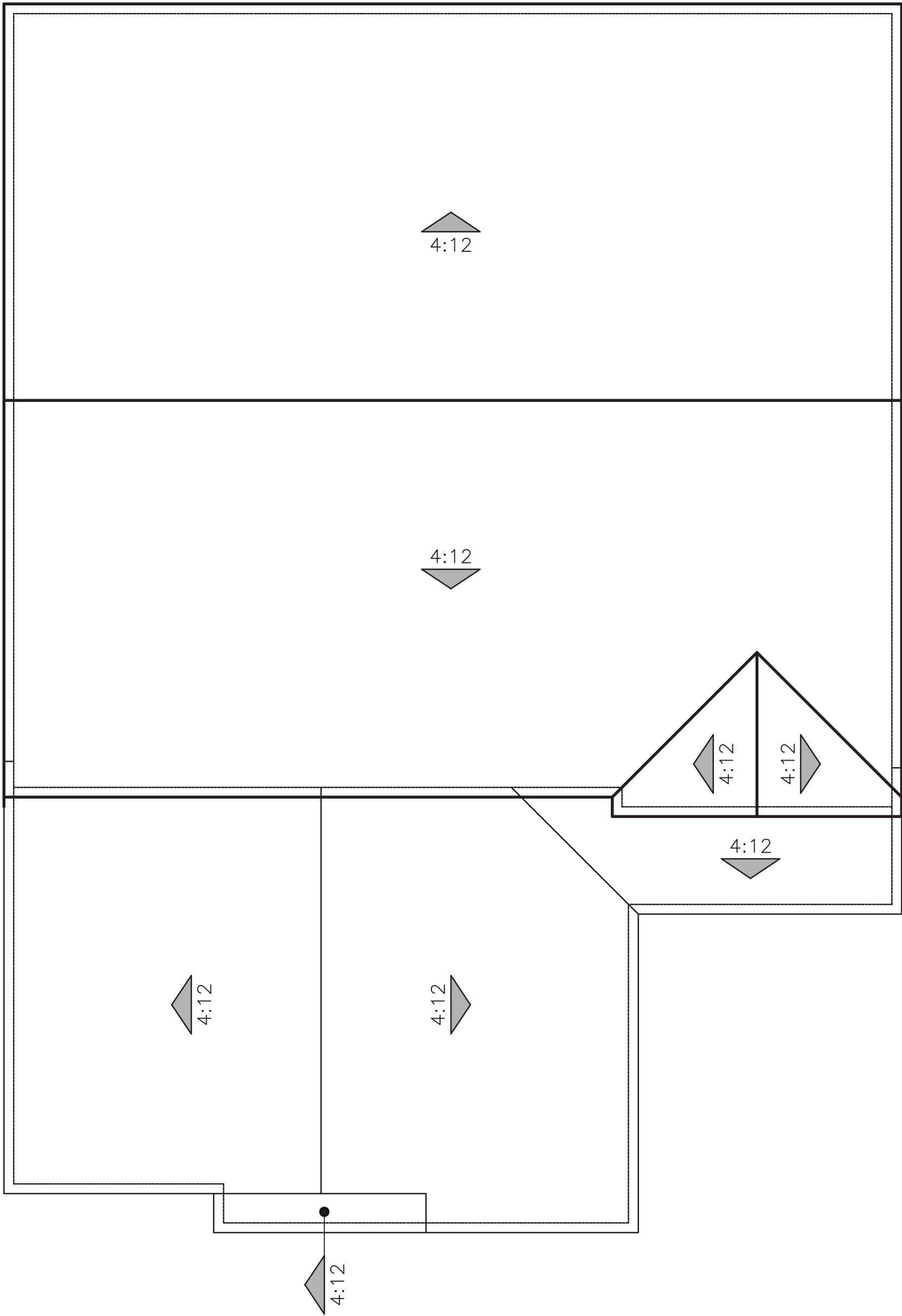
REAR



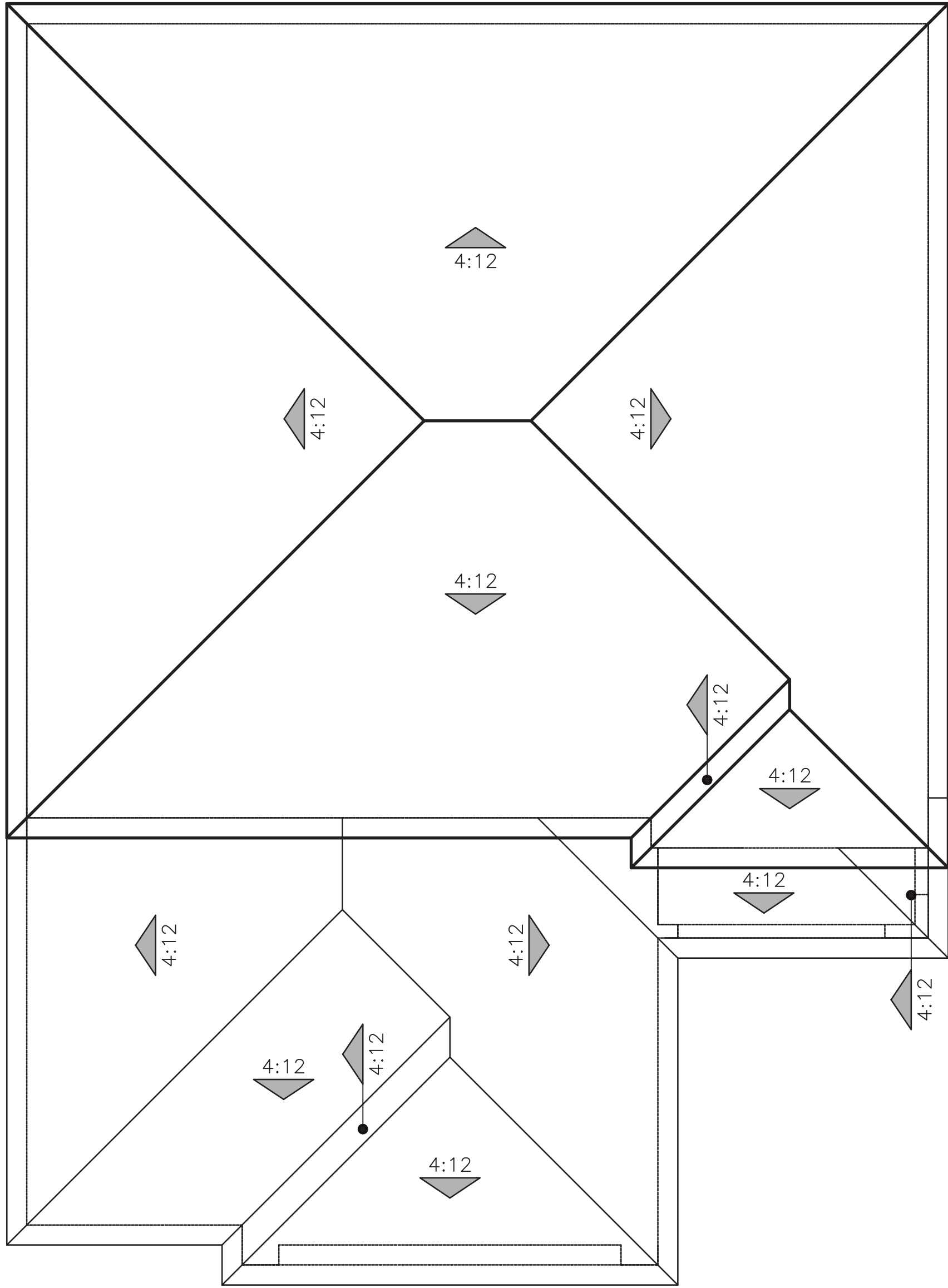
LEFT

PLAN 4C OPT. PATIO (3427)
CRAFTSMAN ELEVATION

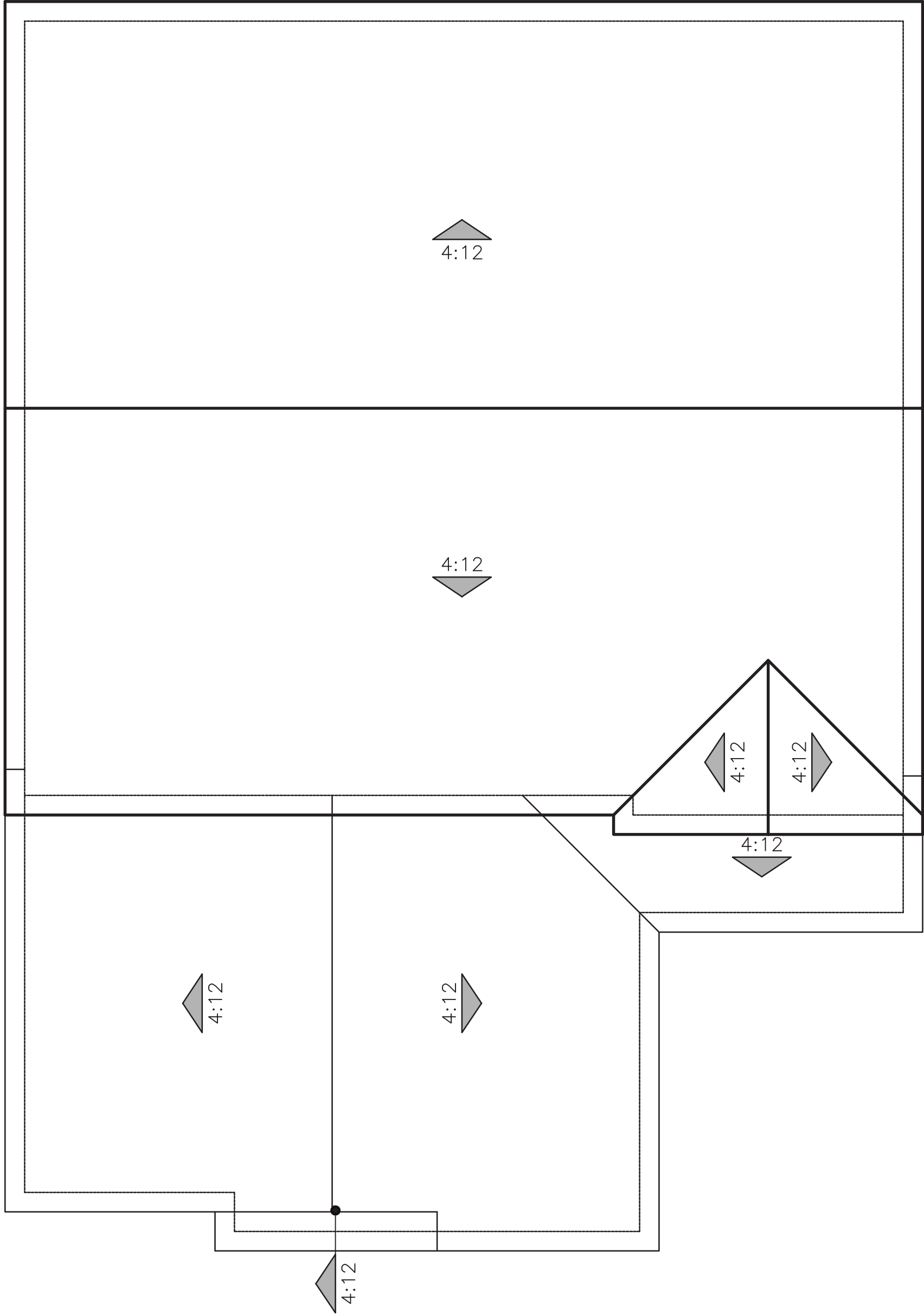




"A" SPANISH

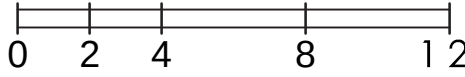


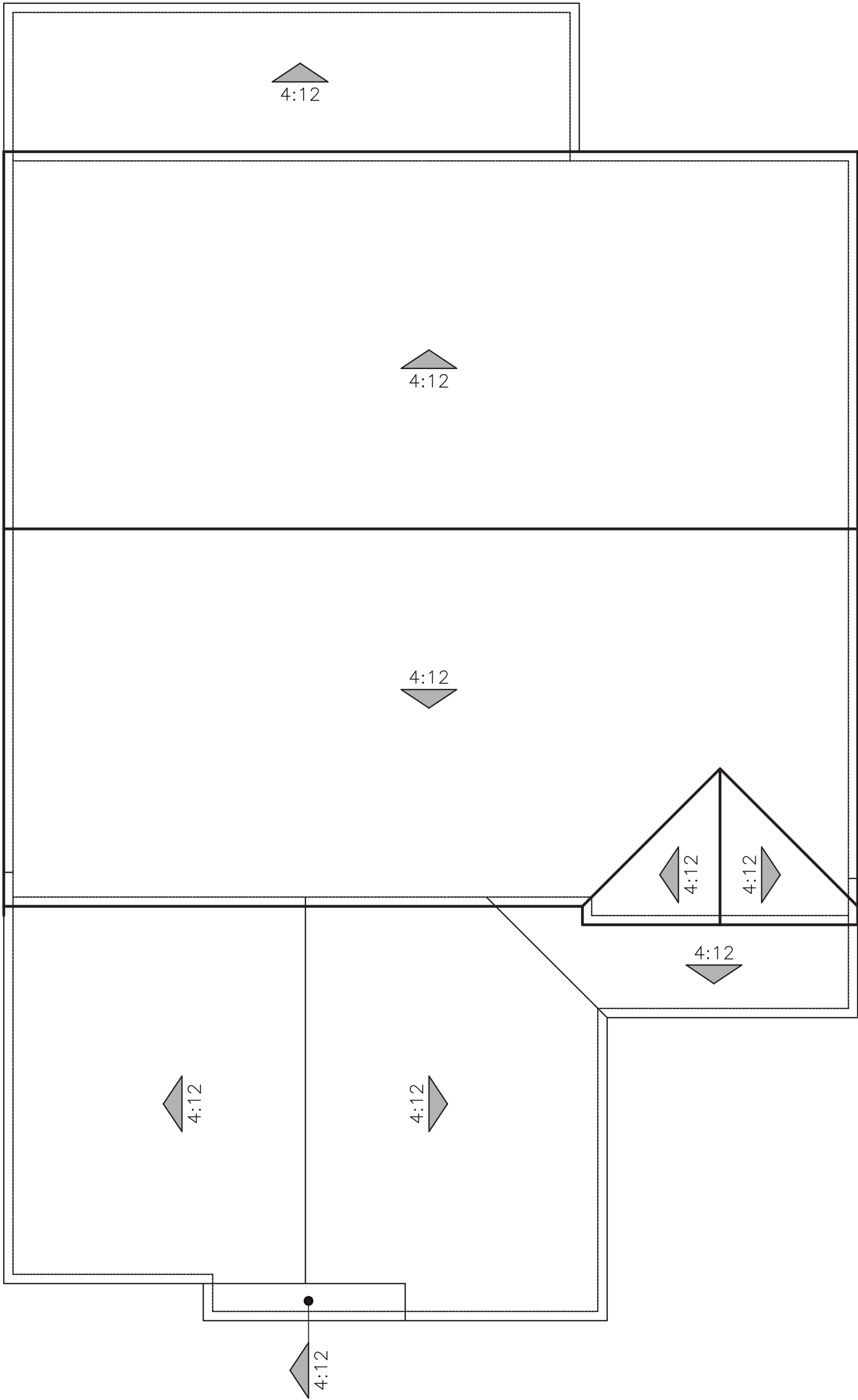
"B" ITALIANATE



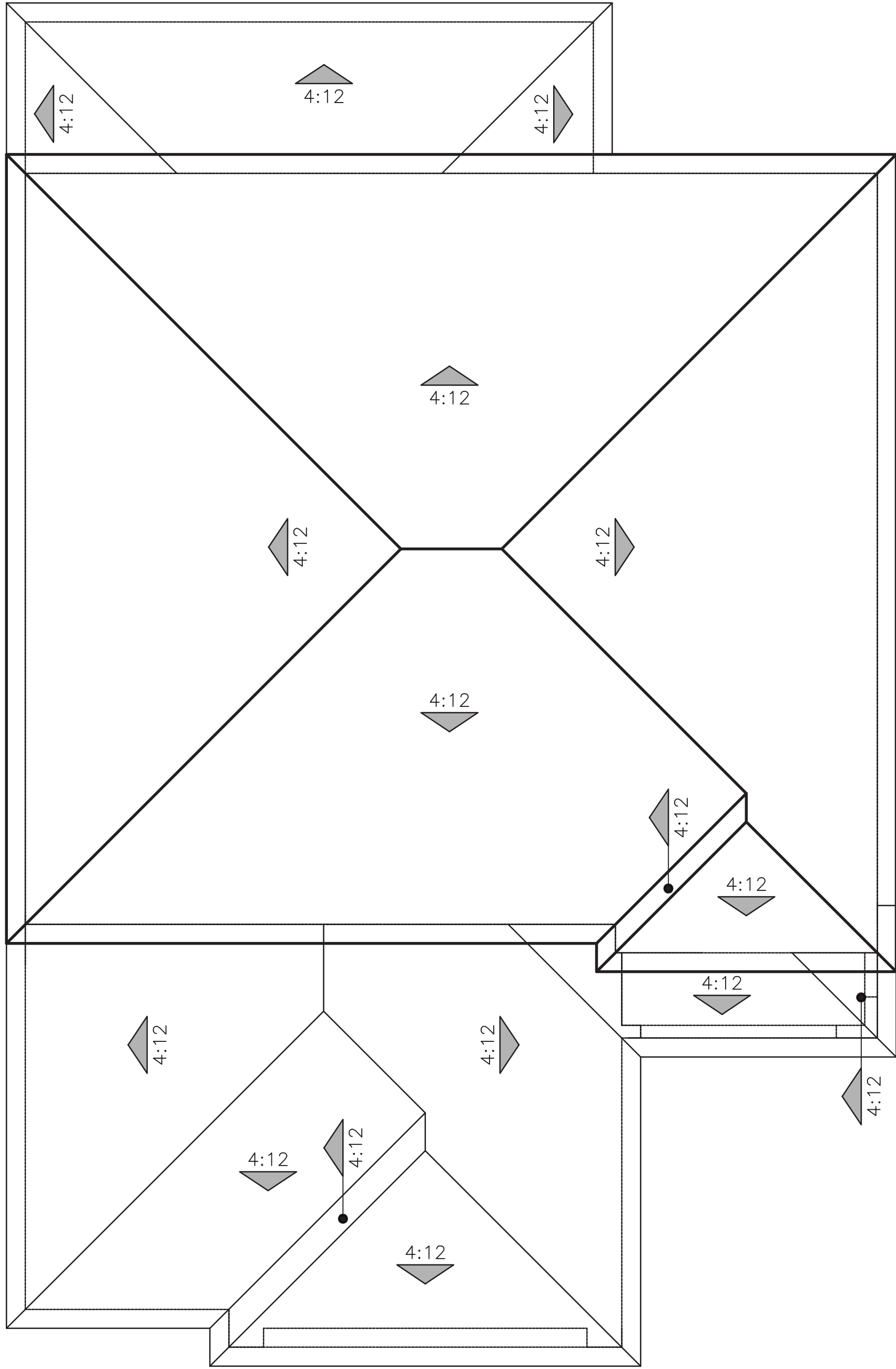
"C" CRAFTSMAN

ROOF PLANS
PLAN 4 (3427)

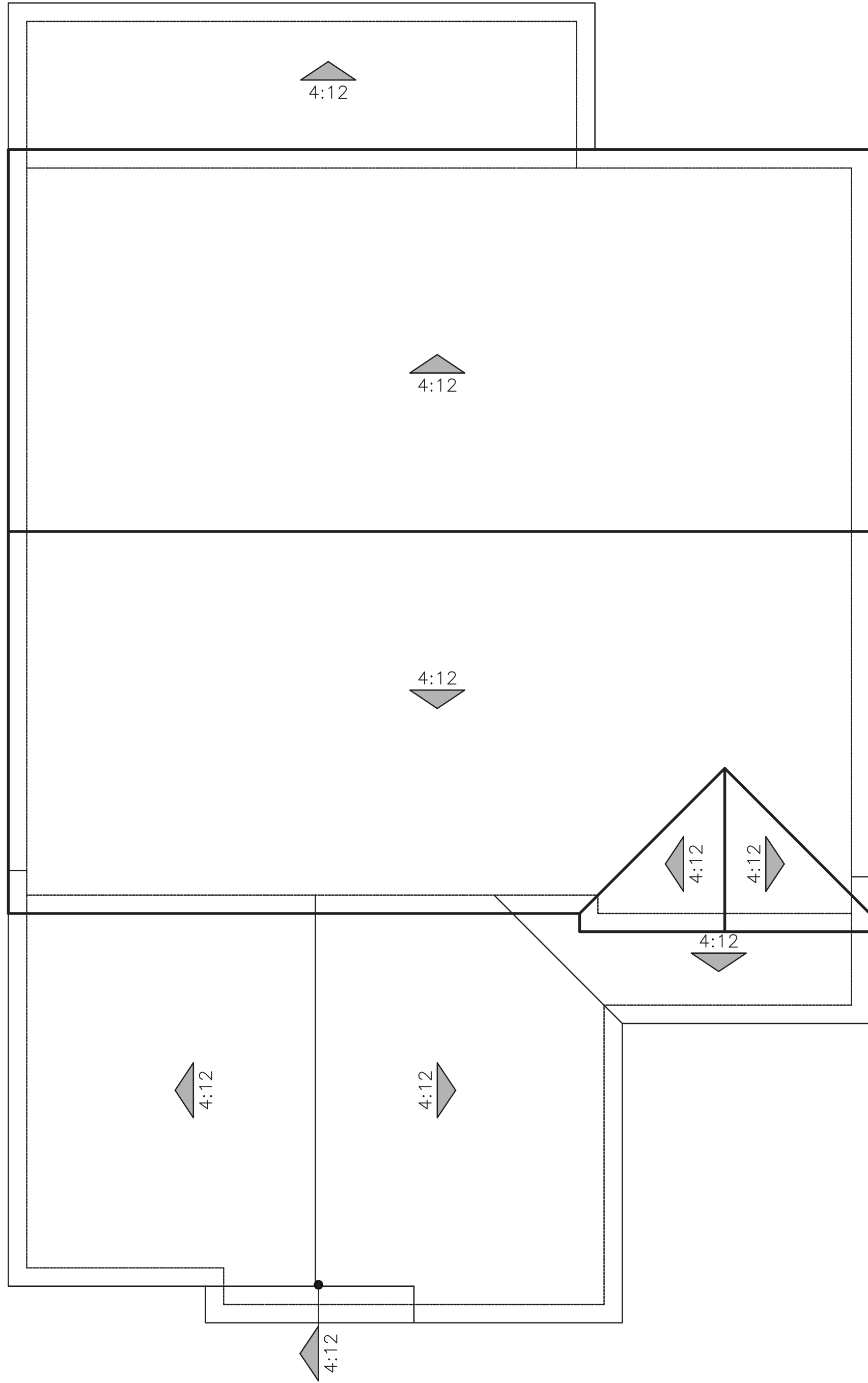




"A" SPANISH

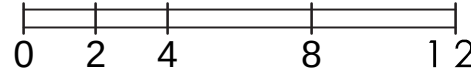


"B" ITALIANATE



"C" CRAFTSMAN

ROOF PLANS
PLAN 4 OPT. PATIO (3427)



PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

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	SW0053	SW7011	SW7691
BODY	PORCELAIN	NATURAL CHOICE	BILTMORE BUFF
FASCIA / TRIM	SW7511	SW0037	SW2820
	BUNGALOW BEIGE	MORRIS ROOM GREY	DOWNING EARTH
GARAGE DOOR	SW7508	SW7034	SW7105
	TAVERN TAUPE	STATUS BRONZE	PAPERWHITE
FRONT DOOR / SHUTTERS	SW7592	SW7605	SW0017
	CRABBY APPLE	GALE FORCE	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	SW9097	SW0012	SW6067
BODY	SOFT FAWN	EMPIRE GOLD	MOCHA
FASCIA / TRIM / GARAGE DOOR	SW7006	SW9180	SW6357
	EXTRA WHITE	AGED WHITE	CHOICE CREAM
FRONT DOOR / SHUTTERS	SW6214	SW7740	SW0032
	UNDERSEAS	MESSENGER BAG	NEEDLEPOINT NAVY
ROOF: LOW PROF. "S" VILLA	1VICS6464 CA MISSION BLEND	1VICS6464 CA MISSION BLEND	1VICS6464 CA MISSION BLEND
BRICK:	TUMBLER BRICK CASSIS MODENA BLD	TUMBLER BRICK ANTIQUERED	TUMBLER BRICK BUFF

"C" ELEVATIONS			
CRAFTSMAN	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO PAINT	SW6109	SW7519	SW9174
BODY	HOPSACK	MEXICAN SAND	MOTH WING
FASCIA / TRIM	SW6111	SW7525	SW7040
	COCONUT HUSK	TREE BRANCH	SMOKEHOUSE
GARAGE DOOR	SW6105	SW6112	SW7040
	DIVINE WHITE	BISCUIT	SMOKEHOUSE
SIDING AT GABLES	SW7744	SW6112	SW7526
	ZEUS	BISCUIT	MASON BLANCHE
FRONT DOOR / SHUTTERS:	SW7068	SW7748	SW7075
	GRIZZLE GRAY	GREEN EARTH	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. serán pintadas para igualar la superficie de junto. Todas las restauras de pintura se cortarán en las esquinas interiores.
Las elevaciones de los lados y traceras recibirán el mismo tratamiento que las delanteras.

PAINT:	SHERWIN WILLIAMS
CONCRETE	NEWPOINT by
ROOF:	WESTLAKE
VENEER:	ESW



WRITTEN COLOR SCHEMES



COBALT AT THE PRESERVE
Rancho Cordova, Ca

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

10/16/2024
A-129



#23016

SPANISH
SCHEME #1

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM

GARAGE DOOR

FRONT DOOR / SHUTTERS

LENNAR

COBALT AT THE PRESERVE
RANCHO CORDOVA, CA

#23016B
AUG. 24, 2023

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

SPANISH
SCHEME #2

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM

GARAGE DOOR

FRONT DOOR / SHUTTERS

LENNAR

COBALT AT THE PRESERVE
RANCHO CORDOVA, CA

#23016B
AUG. 24, 2023

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

SPANISH
SCHEME #3

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM

GARAGE DOOR

FRONT DOOR / SHUTTERS

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.

ITALIANATE
SCHEME #4

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

BRICK

LENNAR

COBALT AT THE PRESERVE
RANCHO CORDOVA, CA

Kevin L. Crook
Architect
Inc
#23016B
SEPT. 9, 2024
PLANNING + ARCHITECTURE

ITALIANATE
SCHEME #5

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

BRICK

LENNAR

COBALT AT THE PRESERVE
RANCHO CORDOVA, CA

Kevin L. Crook
Architect
Inc
#23016B
SEPT. 9, 2024
PLANNING + ARCHITECTURE

ITALIANATE
SCHEME #6

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

BRICK

LENNAR

COBALT AT THE PRESERVE
RANCHO CORDOVA, CA

Kevin L. Crook
Architect
Inc
#23016B
SEPT. 9, 2024
PLANNING + ARCHITECTURE

COLOR BOARDS - ITALIANATE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER
CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL
BOARDS FOR ACTUAL COLORS.

CRAFTSMAN
SCHEME #7

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM

GARAGE DOOR

LAP SIDING AT GABLES

FRONT DOOR / SHUTTERS

STONE

LENNAR

COBALT AT THE PRESERVE
RANCHO CORDOVA, CA

Kevin L. Crook
Architect Inc

#23016B
SEPT. 9, 2024

PLANNING + ARCHITECTURE

CRAFTSMAN
SCHEME #8

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM

GARAGE DOOR

LAP SIDING AT GABLES

FRONT DOOR / SHUTTERS

STONE

LENNAR

COBALT AT THE PRESERVE
RANCHO CORDOVA, CA

Kevin L. Crook
Architect Inc

#23016B
SEPT. 9, 2024

PLANNING + ARCHITECTURE

CRAFTSMAN
SCHEME #9

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM

GARAGE DOOR

LAP SIDING AT GABLES

FRONT DOOR / SHUTTERS

STONE

LENNAR

COBALT AT THE PRESERVE
RANCHO CORDOVA, CA

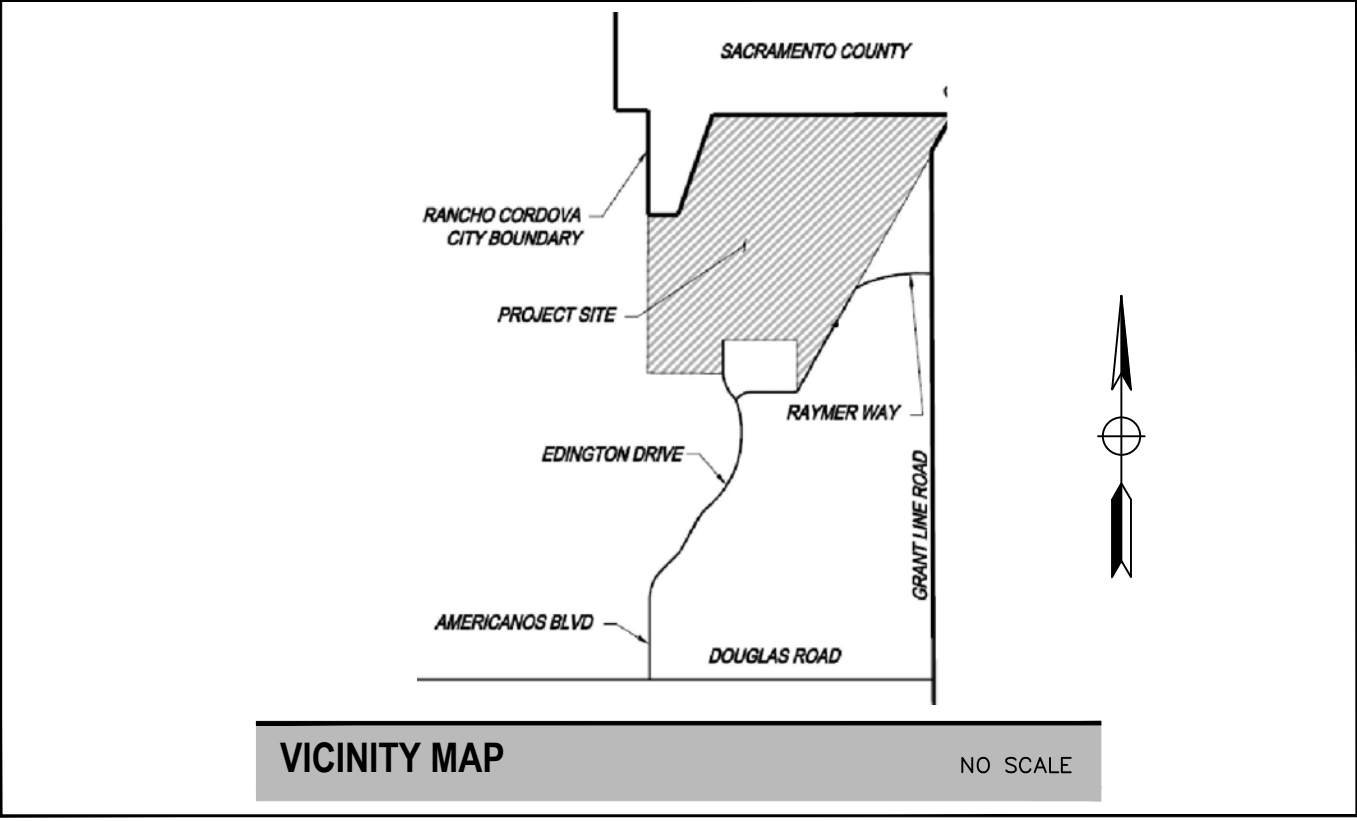
Kevin L. Crook
Architect Inc

#23016B
SEPT. 9, 2024

PLANNING + ARCHITECTURE

COLOR BOARDS - CRAFTSMAN

*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

LENNAR HOMES OF NORTHERN CA
LENNAR

INCLUDING:

- CYAN - PRODUCT 1 / 45' x 90'
- COBALT - PRODUCT 2 / 55' x 105'
- AZURE - PRODUCT 3 / 45' x 105'



FEBRUARY 12, 2024



PROJECT NOTES:

- 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.
- 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.
- 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.
- Contractor shall comply with all utility company requirements within the easements on this project.
- 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.
- 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.
- Installer shall make every effort to maintain smooth and even grades throughout contract areas, with no abrupt changes in grade.
- Contractor shall verify all existing conditions on the project, and will report any discrepancies to the Landscape Architect prior to commencing with any work.
- Contractor shall pay for all permits required for the completion of this project.
- All landscaped areas within the project limits shall be graded to surface drain at 2% minimum throughout or as shown on individual plot plans.
- 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:

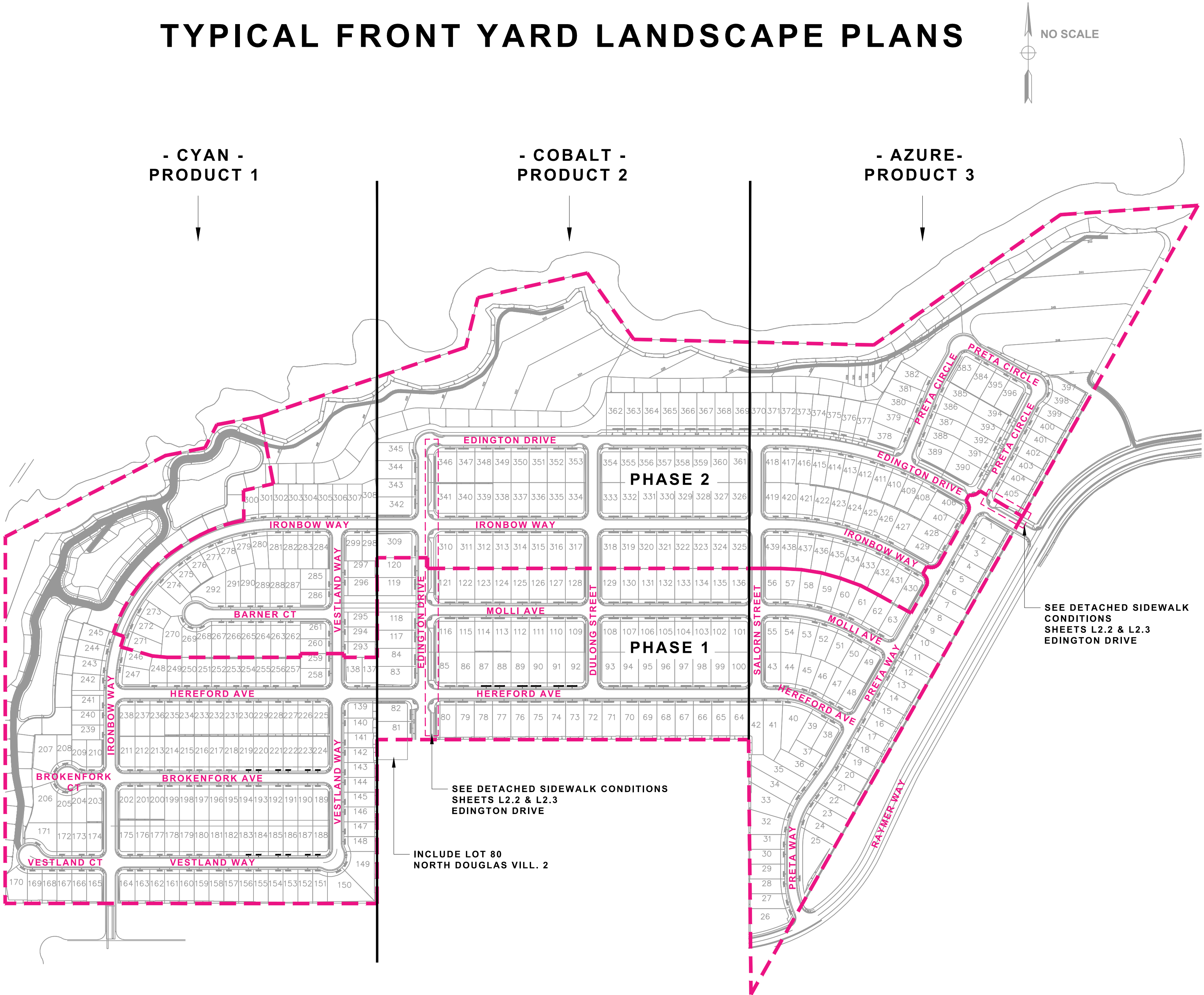
- Applicable codes for this project:
 - California Fire Code 2022 Edition
 - California Building Code 2022 Edition
 - California Residential Code 2022 Edition
 - California Mechanical Code 2022 Edition
 - California Plumbing Code 2022 Edition
 - California Electrical Code 2022 Edition
 - California Green Building Standards 2022 Edition
 - California Energy Code (CEC Part 6) 2022 Edition



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



EXISTING NORTH DOUGLAS VILLAGE 2

SHEET INDEX

SHEET:#	DESCRIPTION
NONE	COVER SHEET
L1.0	OVERALL STREET TREE + GROUND COVER PLAN
L1.0.1	LANDSCAPE NOTES - ALL PRODUCTS
L1.0.2	PLANTING PALETTE MATRICES + DETAILS
L1.0.3	ALL PRODUCTS
L1.0.3	IRRIGATION NOTES / DETAILS + SOIL MANAGEMENT
L1.0.3	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

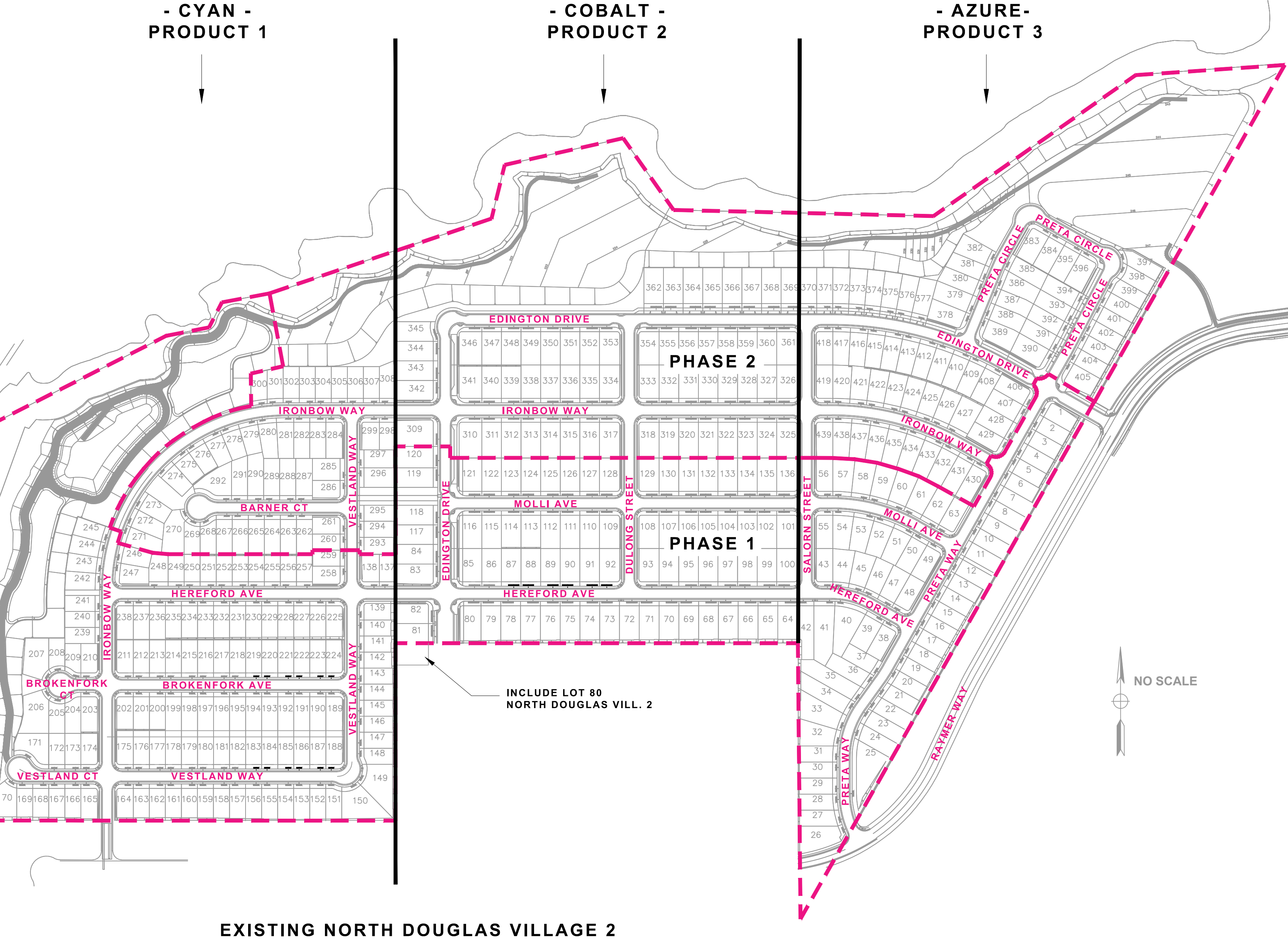
Earthline Design LLC
P.O. Box 661
Orangevale, CA 95662
(916) 420-7864

Landscape and Irrigation Maintenance Schedule for all Homes

- Landscaping shall be maintained to ensure water use efficiency.
- Contractor and/or owner shall maintain the landscaped areas in accordance with the following specifications and conditions:
 - WATER AND/OR IRRIGATION - Owner shall provide all water necessary for irrigation.
 - 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.
 - Irrigation equipment shall be repaired or replaced with the originally installed components or equivalent if necessary.
- 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.
- TURF AREAS - Lawn areas shall be mowed regularly and fertilized as necessary to maintain vigorous growth and good color.
- 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.
- FERTILIZER shall be applied as necessary to maintain healthy growth. The time of year, soils, type and condition of plants shall determine application schedule.
- HARDSCAPED AREAS shall be cleaned of debris.

<u>GROUNDCOVER SCHEDULE (detached sidewalk planter strips only)</u>	
<u>Botanical / Common name / WUCOLS / size</u>	<u>Location</u>
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 / Salom St /
Koereuteria paniculata / Goldenrain tree	#15	Moderate	35'	30'	102	18%	Edington 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	



THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA



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



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)

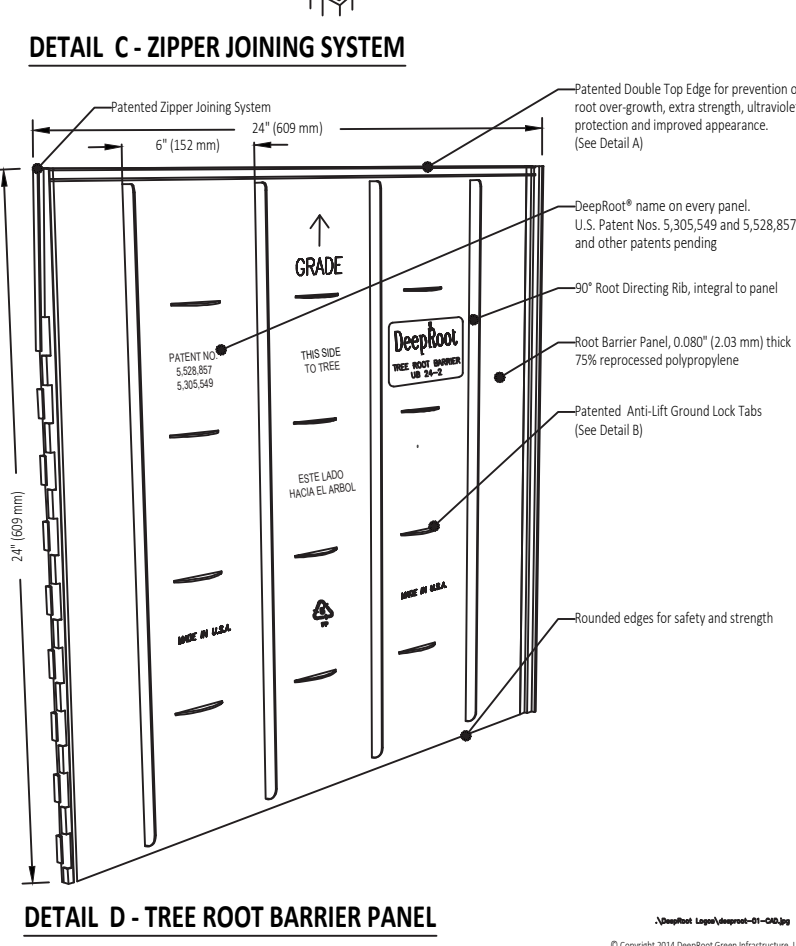
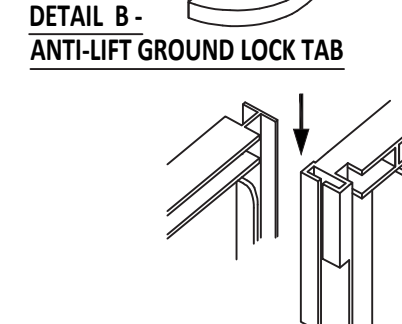
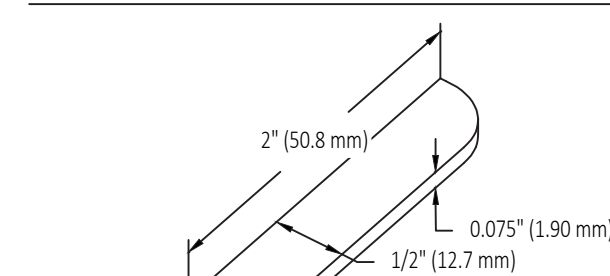
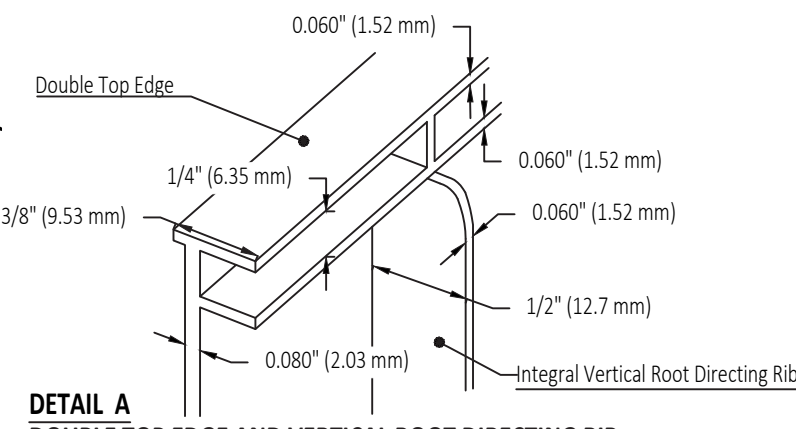
5. Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at 0.060" (1.52 mm) thickness, 3/8" (9.53 mm) wide and 1/4" (6.35 mm) apart with the lower rib attached to the vertical Root Directing Ribs (See Detail A).

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



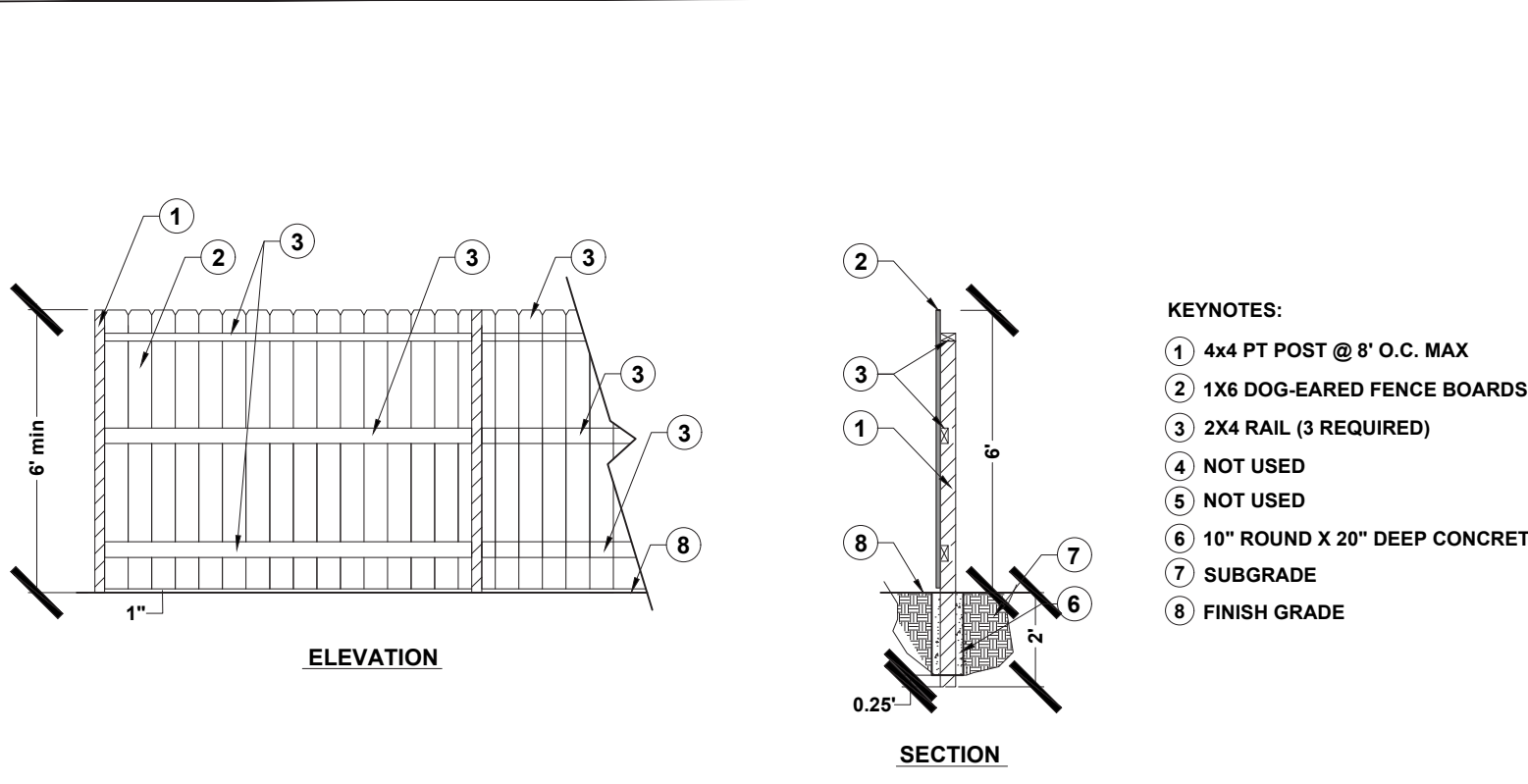
GENERAL PLANTING NOTES – TYPICAL FRONT YARD LANDSCAPES:

- 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. GROUND COVER:**
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.

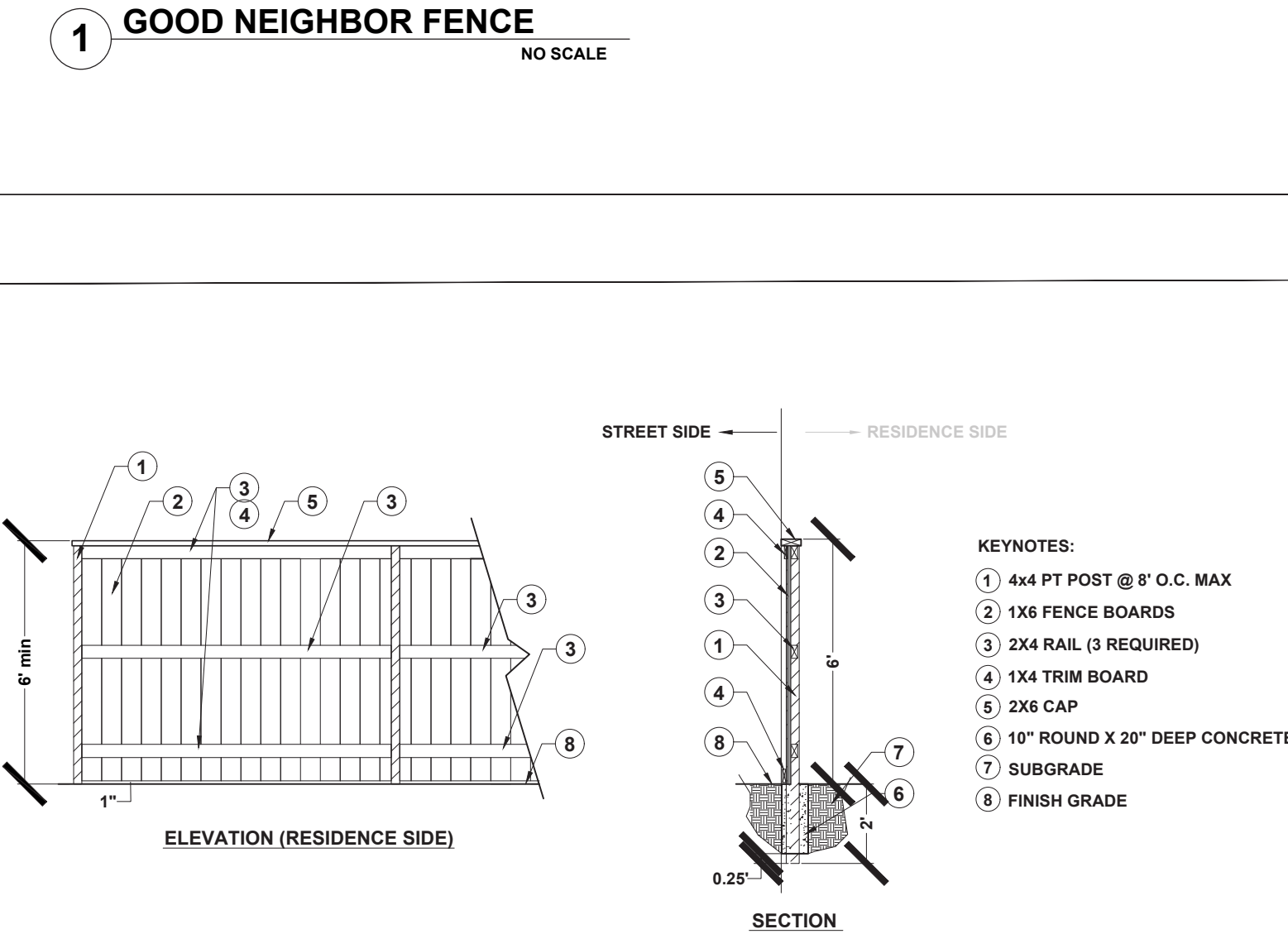
Maintain a mulch-free zone of 4' from the crown of all trees, shrubs, and 1 gallon groundcovers.
- 10. EROSION CONTROL:**
All landscaped areas with a slope of 2:1 or greater shall have jute netting installed per manufacturer's instructions.
- 11. TREES:**
Trees shall be 15'-0" clear of all light standards, 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.

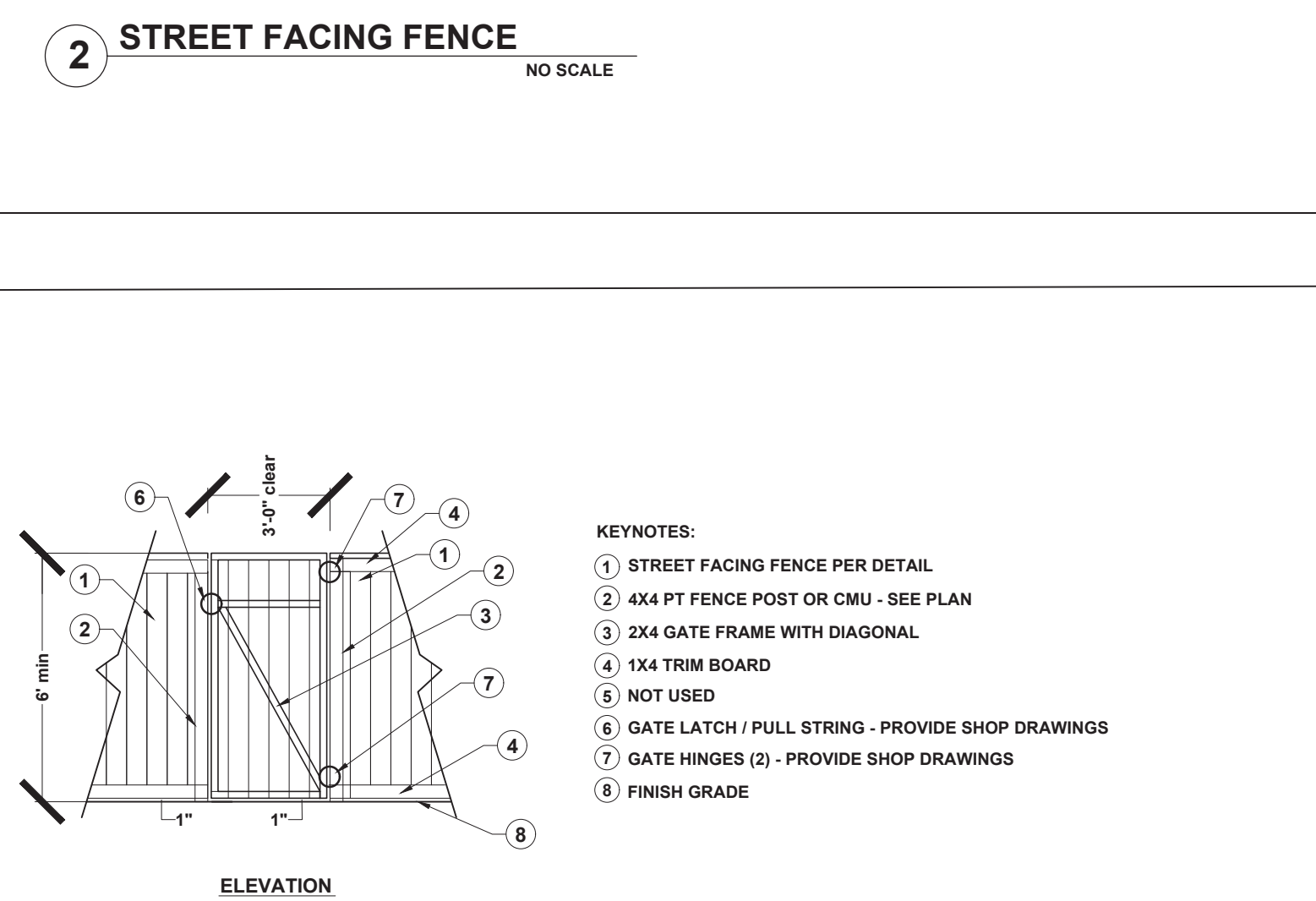
TREE "B" AND "C" ARTICULATION NOTE:
The intent of these plans with respect to the layout of accent trees "B" and "C" is to have "B" and "C" alternate along the streetscape. Acknowledging that the homes will vary with respect to garage handings (articulation), contractor shall pay special attention to 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 ENCR OACH INTO PUBLIC LOTS OR ROW)



- 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 ENCR OACH INTO PUBLIC LOTS OR ROW)
 5. EXTERIOR (STREET FACING) SIDE OF FENCE MAY BE PAINTED / STAINED PER HOMEBUILDER SELECTION. VERIFY PRIOR TO BID SUBMISSION.



- 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.
 6. WHERE APPLICABLE, ALL FENCING AND FOOTINGS SHALL BE INSTALLED ON PRIVATE LOT (DO NOT ENCR OACH ONTO PUBLIC LOTS OR ROW)

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 ALTA CLAIRENSIS 'WILSONI' - 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	EUONYMUS JAP. 'AUREO-MARGINATA'	VARIEGATED EUONYMUS	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	CHONANTHUS RETUSUS	CHINESE FRINGE	MOD	20'	20'
C	15 GAL	PRUNUS CAROLINIANA 'COMPACTA' - STANDARD	COMPACT CAROLINA CHERRY LAUREL	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 'HARBOR 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 JASMINODES - 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'	1'
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'



Sym.	Revision	Date

Drawing Title
LANDSCAPE NOTES
- ALL PRODUCTS -

Date
FEBRUARY 12, 2024

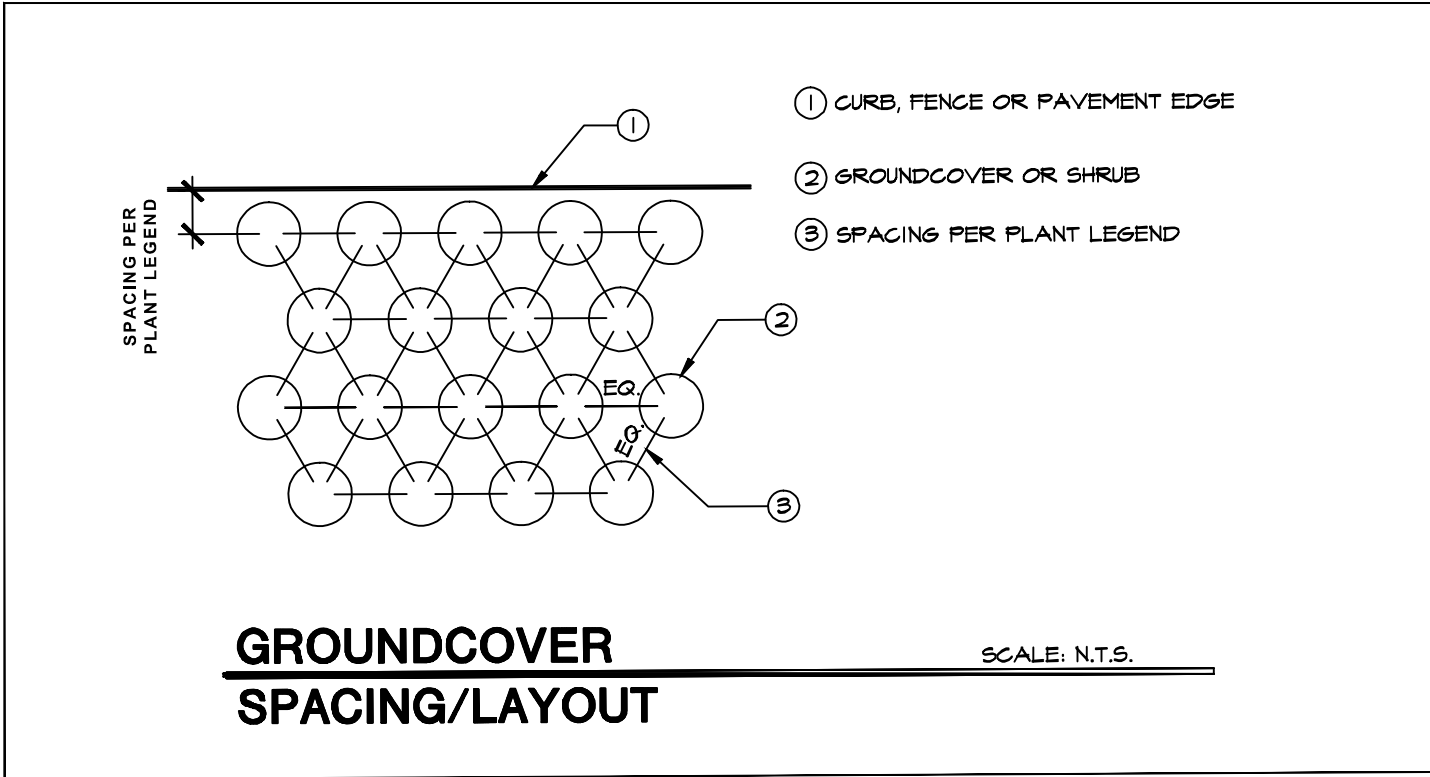
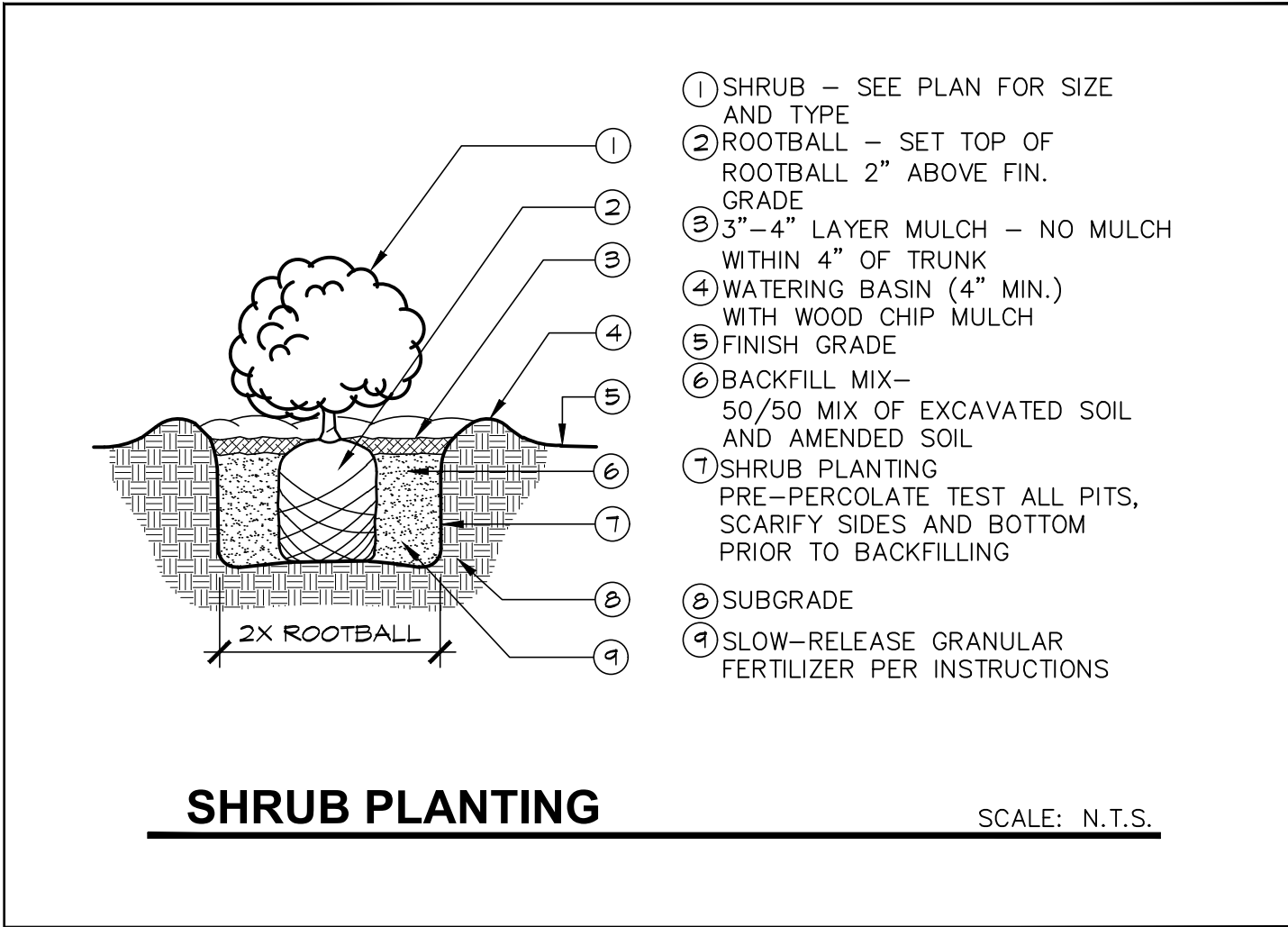
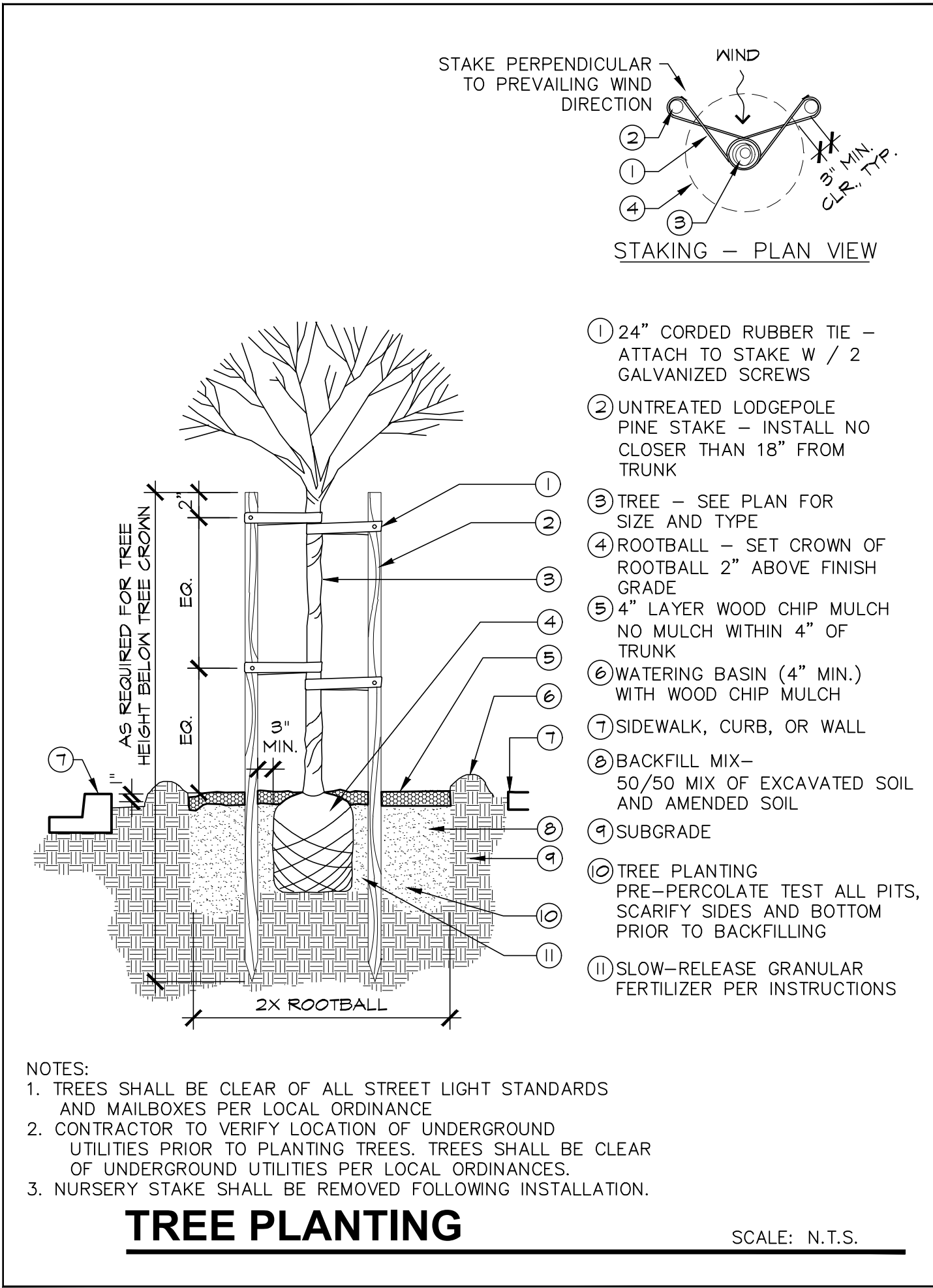
Drawn By
JL

Scale
NOTED

Sheet
L1.0.1

City of Rancho Cordova Approval





PLANT PALETTE KEY BY LOT #

PHASE 1

LOT #	PLANT PALETTE #		
1	1	141	4
2	1	142	4
3	1	143	4
4	1	144	1
5	2	145	1
6	2	146	1
7	2	147	1
8	2	148	2
9	2	149	2
10	3	150	2
11	3	151	2
12	3	152	3
13	3	153	3
14	3	154	3
15	4	155	3
16	4	156	4
17	4	157	4
18	4	158	4
19	4	159	4
20	4	160	1
21	1	161	1
22	1	162	1
23	1	163	1
24	1	164	2
25	1	165	2
26	2	166	2
27	2	167	2
28	2	168	3
29	3	169	3
30	3	170	3
31	3	171	3
32	3	172	4
33	4	173	4
34	4	174	1
35	4	175	1
36	4	176	1
37	1	177	1
38	1	178	2
39	1	179	2
40	1	180	2
41	2	181	2
42	2	182	3
43	3	183	3
44	3	184	3
45	3	185	3
46	4	186	4
47	4	187	4
48	4	188	4
49	4	189	4
50	4	190	1
51	1	191	1
52	1	192	1
53	1	193	1
54	1	194	2
55	3	195	2
56	3	196	2
57	3	197	2
58	3	198	3
59	4	199	3
60	4	200	4
61	4	201	4
62	4	202	1
63	4	203	1
64	3	204	1
65	3	205	2
66	3	206	2
67	3	207	3
68	4	208	3
69	4	209	3
70	4	210	4
71	4	211	4
72	1	212	1
73	1	213	1
74	1	214	1
75	1	215	1
76	2	216	2
77	2	217	2
78	2	218	2
79	2	219	2
80	3	220	3
81	3	221	3
82	3	222	3
83	3	223	3
84	3	224	4
85	4	225	4
86	4	226	4
87	4	227	4
88	1	228	1
89	1	229	1
90	1	230	1
91	1	231	1
92	2	232	2
93	2	233	2
94	2	234	2
95	2	235	2
96	3	236	3
97	3	237	3
98	3	238	4
99	3	239	4
100	4	240	4
101	4	241	4
102	4	242	4
103	1	243	1
104	1	244	1
105	1	245	1
106	1	246	2
107	2	247	2
108	2	248	2
109	2	249	2
110	2	250	3
111	3	251	3
112	2	252	3
113	2	253	3
114	3	254	4
115	3	255	4
116	4	256	4
117	3	257	4
118	3	258	4
119	3	259	4
120	4		
121	4		
122	4		
123	4		
124	1		
125	1		
126	1		
127	1		
128	2		
129	2		
130	2		
131	2		
132	3		
133	3		
134	3		
135	3		
136	4		
137	3		
138	3		
139	3		
140	4		

PLANT PALETTE KEY BY LOT #

PHASE 2

LOT #	PLANT PALETTE #		
260	4	371	3
261	1	372	4
262	1	373	4
263	1	374	4
264	1	375	4
265	2	376	1
266	2	377	1
267	2	378	1
268	2	379	2
269	3	380	2
270	3	381	2
271	2	382	2
272	2	383	3
273	2	384	3
274	3	385	3
275	3	386	4
276	3	387	1
277	3	388	1
278	4	389	2
279	4	390	2
280	4	391	2
281	4	392	2
282	1	393	3
283	1	394	3
284	1	395	3
285	1	396	3
286	2	397	4
287	2	398	4
288	3	399	4
289	3	400	1
290	3	401	1
291	3	402	1
292	4	403	1
293	4	404	1
294	4	405	2
295	4	406	2
296	4	407	2
297	1	408	2
298	1	409	2
299	1	410	3
300	2	411	3
301	2	412	3
302	2	413	3
303	2	414	4
304	3	415	4
305	3	416	4
306	3	417	4
307	3	418	1
308	4	419	1
309	4	420	1
310	4	421	1
311	1	422	2
312	1	423	2
313	2	424	2
314	2	425	2
315	2	426	3
316	2	427	3
317	3	428	2
318	3	429	2
319	3	430	4
320	3	431	4
321	4	432	4
322	4	433	1
323	4	434	1
324	4	435	1
325	4	436	1
326	1	437	2
327	1	438	2
328	1	439	3
329	2		
330	2		
331	2		
332	2		
333	3		
334	3		
335	3		
336	3		
337	4		
338	4		
339	4		
340	4		
341	1		
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		

SEE TYPICAL PLANTING PALETTES
ON SHEET L1.0.1

NOTE:
LOT 80 IN NORTH DOUGLAS - VILLAGE 2 SHALL BE
INSTALLED USING PLANTING PALETTE 3

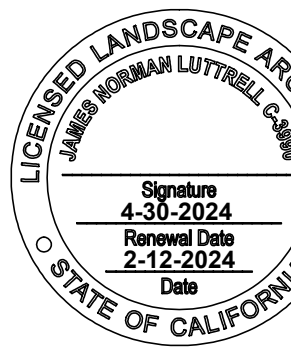
SEE COVER SHEET FOR LOCATION



THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA

LENNAR

1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA



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



Sunland Analytical
11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 832-8557

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 Morsey
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	
S.C.	0.08	mbho/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	
Exchangeable 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

Information requested by: Jim Luttrell
Earthline Design Group
DATE 02/10/2024
SUN NUMBER 189721

Information for: THE PRESERVE
Sample ID: #1

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 S.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 exchangeable 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 MMLE ordinance 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 highly 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.

Information requested by: Jim Luttrell
Earthline Design Group
DATE 02/10/2024
SUN NUMBER 189721

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.							Customer Choice
Fertilizer Preparations	6-24-24	5-20-10	16-16-16	8-16-10	28-3-4	21-0-0	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.

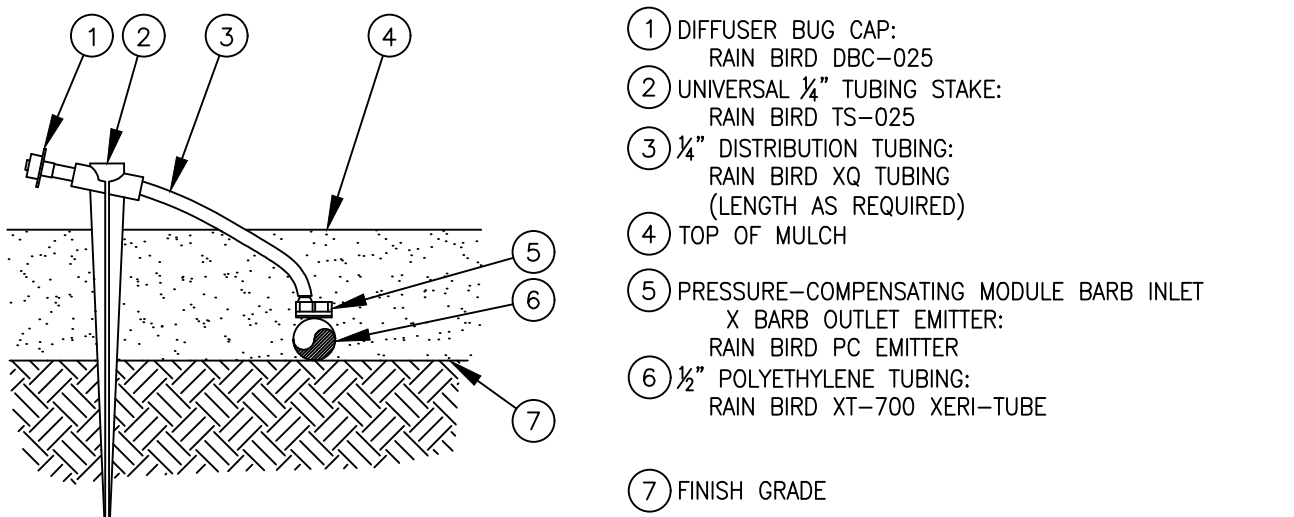
TREES AND SHRUBS
Excavate holes for planting shrubs and trees to at least twice the volume of the container. Prepare backfill for tree and shrub planting holes by mixing three parts of native soil (or imported top soil) with one part organic amendment (preferably nitrogen and iron fortified) and 2.5 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.

Information requested by: Jim Luttrell
Earthline Design Group
DATE 02/10/2024
SUN NUMBER 189721

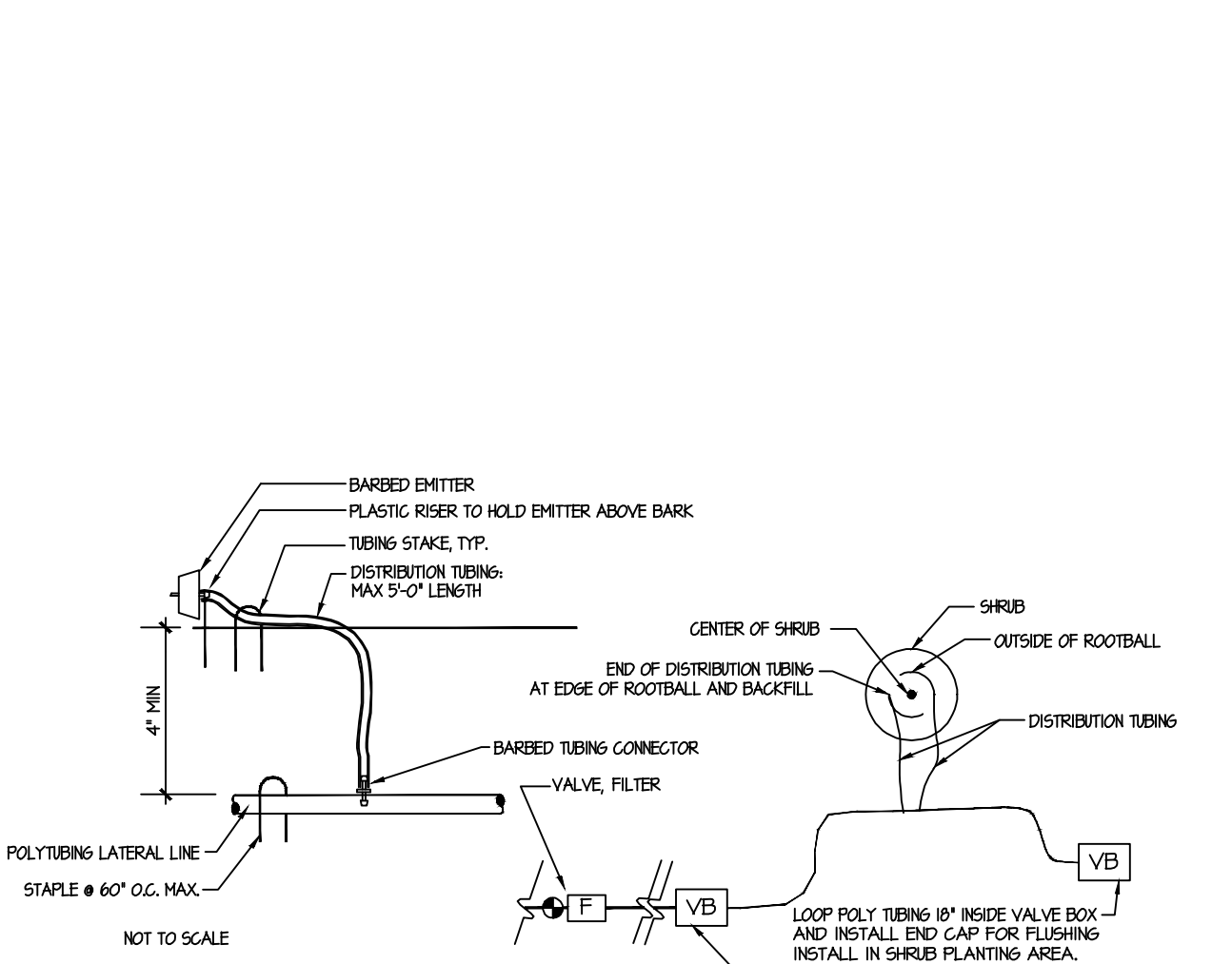
Information for: THE PRESERVE
Sample ID: #1

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.

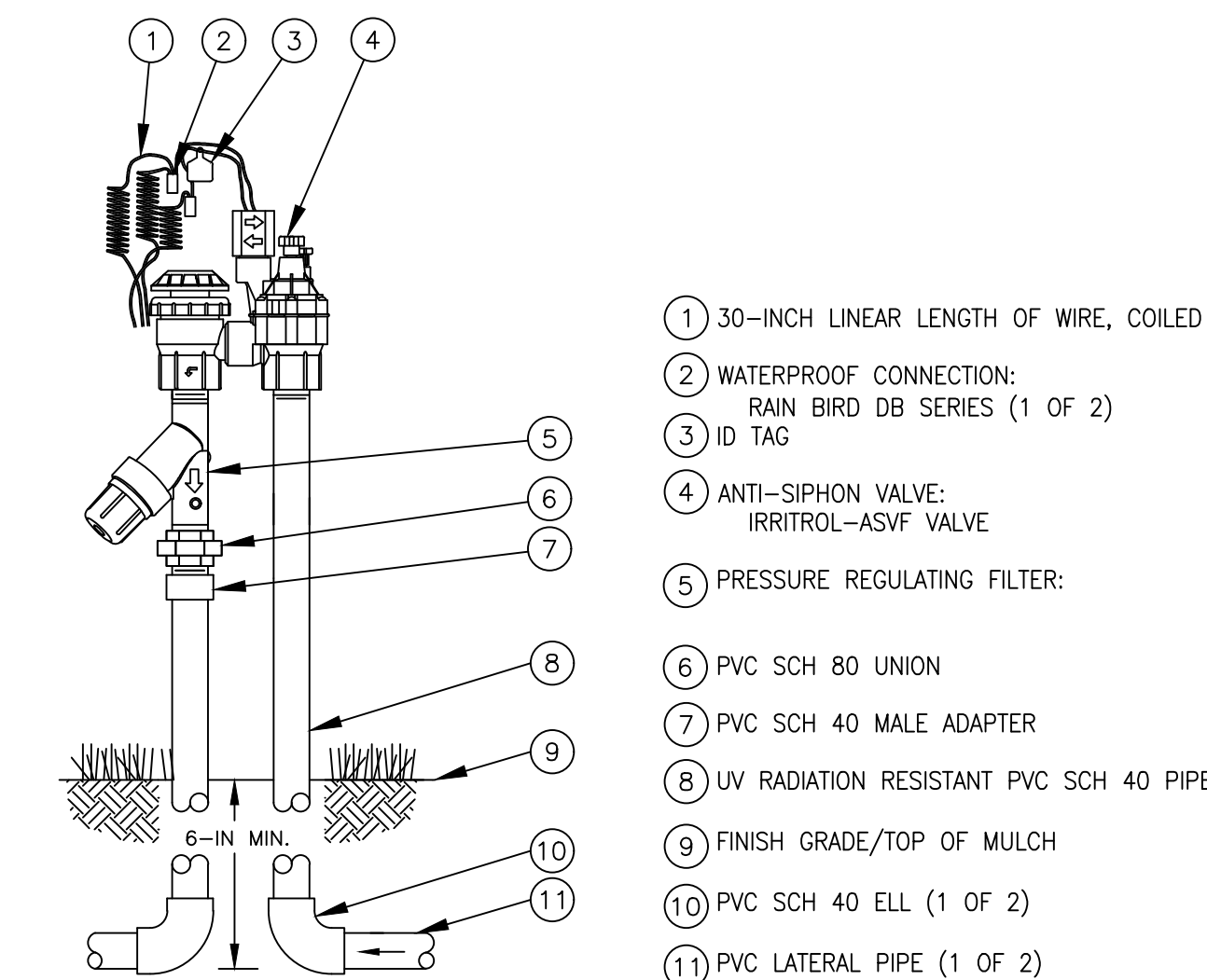


NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 1/4" POLYETHYLENE TUBING.
PRESSURE COMPENSATING EMITTER INTO 1/4" TUBING-STAKE



- NOTES:
1. PROVIDE A DRIP EMITTER SYSTEM FOR ALL TREES, SHRUBS AND GROUND COVER.
 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



2711APRDK-LF_REMOTE_CONTROL_DRIP_ZONE_KIT

NO SCALE

IRRIGATION AUDIT REQUIREMENTS PER WELO 14.18.030

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.

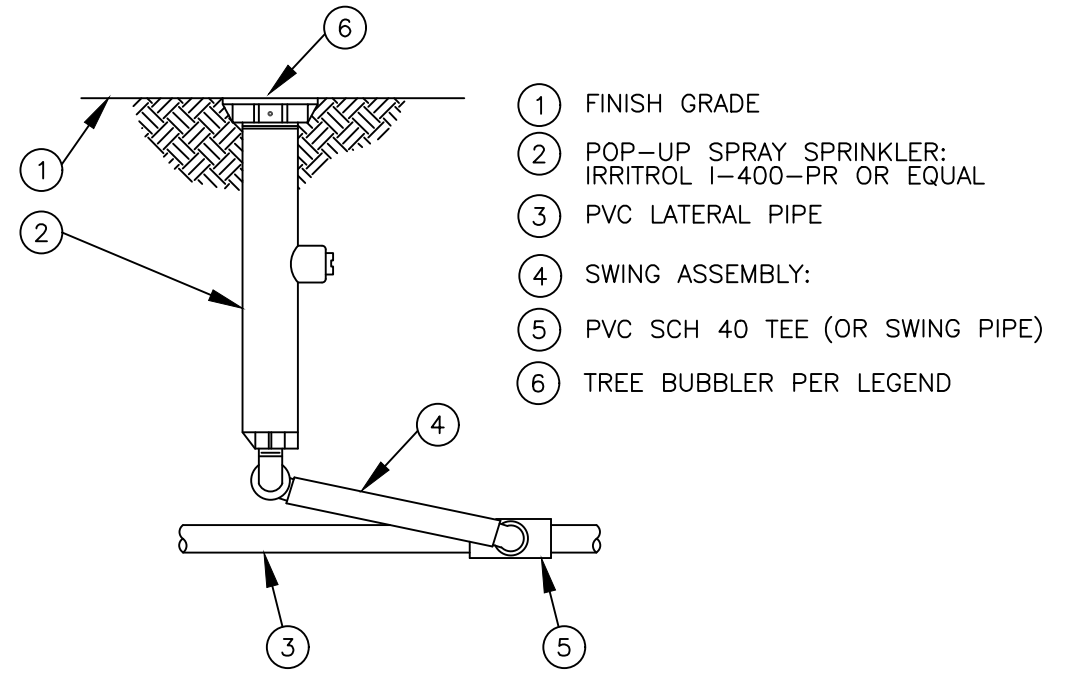
B. In large projects or projects with multiple landscape installations (i.e. production home developments) an auditing rate of 1 in 7 lots or approximately 15% of the projects irrigation valves shall satisfy this requirement.

C. For new construction and rehabilitated landscape projects installed after December 1, 2015, as described in section 14.18.030.

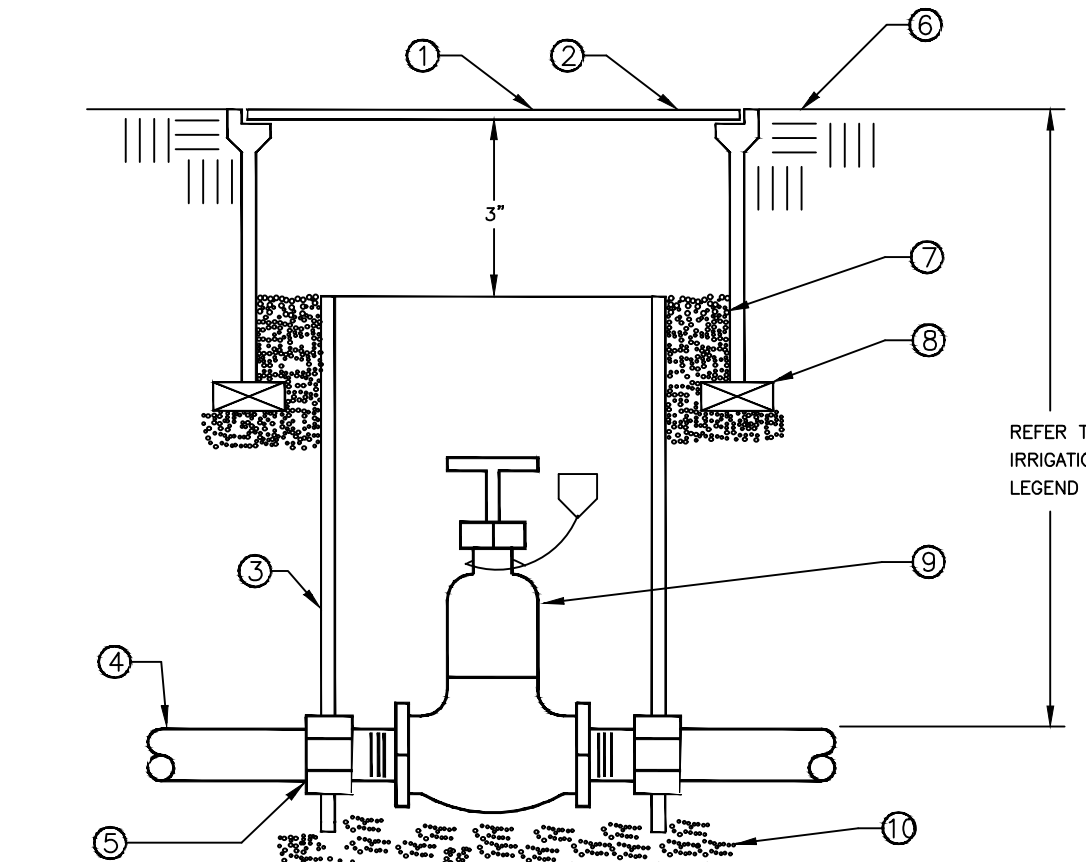
1. The project applicant shall submit an irrigation audit report with the Certificate of Completion to the local agency that may include, but is not limited to: inspection, system tune up, system test distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of an irrigation schedule, including configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programming; (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.



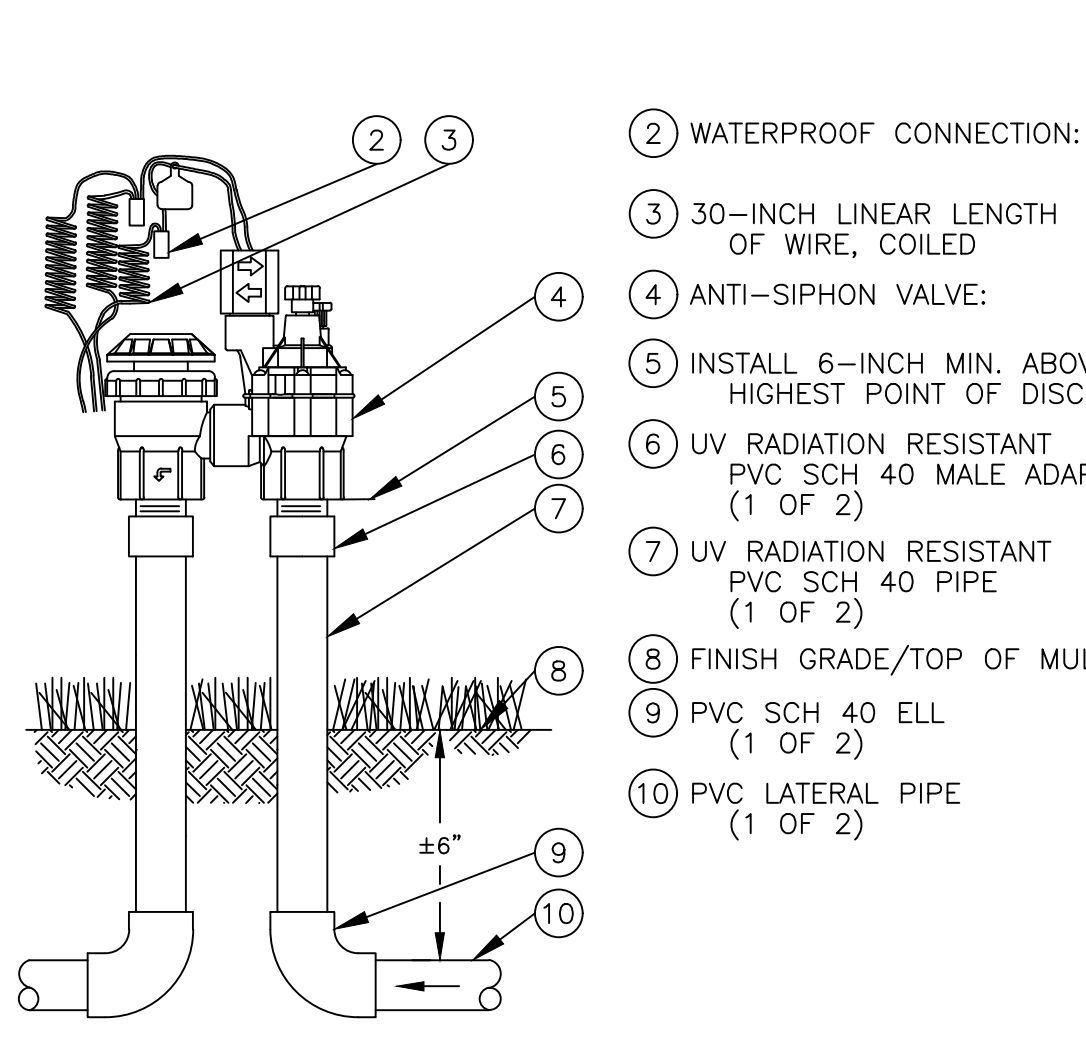
TREE_BUBBLER_ON_POP-UP_BODY
NO SCALE



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.



2711APR_REMOTE_CONTROL_ZONE_KIT

NO SCALE

IRRIGATION LEGEND					
Symbol	Manufacturer	Model	Description	PSI	GPM
①	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	
□	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		
⊙	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 design plan.

Signed: _____ Date: 2-12-2024
James Luttrell - CA Landscape Architect #3990



LANDSCAPE ARCHITECTURE • SITE DESIGN
EarthLine
DESIGN
P.O. BOX 661 • ORANGEVALE • CA • 95662
916.403.864 • www.earthlinedesign.com

THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA

LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA



Sym.	Revision	Date

Drawing Title
IRRIGATION NOTES / DETAILS
SOIL MANAGEMENT
- ALL PRODUCTS -

Date
FEBRUARY 12, 2024

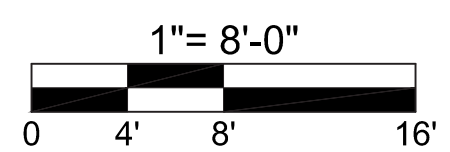
Drawn By
JL

Scale
NOTED

Sheet
L1.0.3

City of Rancho Cordova Approval





THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA

LENNAR®

1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA



Sym.	Revision	Date

Drawing Title

**LANDSCAPE
LAYOUT PLAN**

**-- PRODUCT 2 --
(COBALT)**

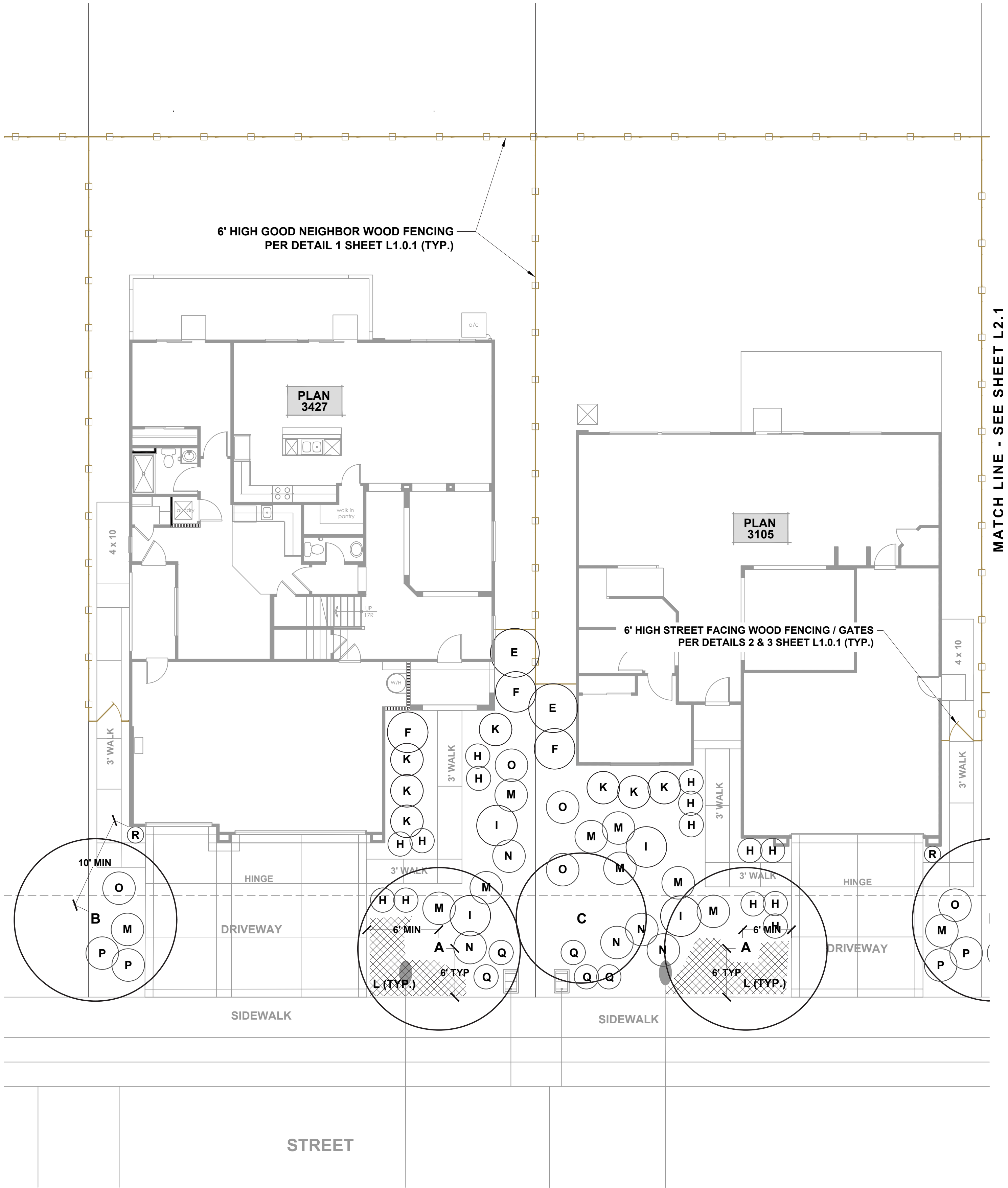
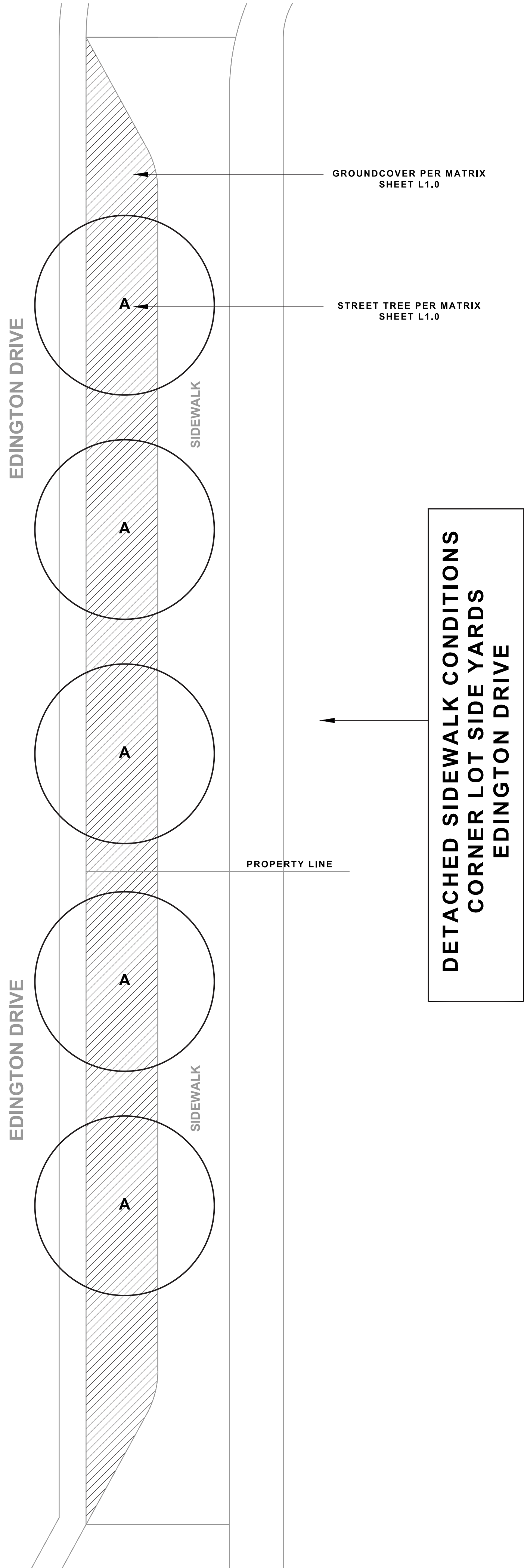
Date
FEBRUARY 12, 2024

Drawn By **JL**

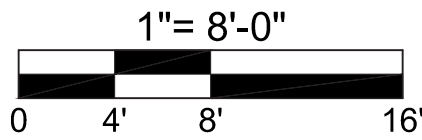
Scale **NOTED**

Sheet
L2.1

City of Rancho Cordova Approval



SEE TYPICAL PLANTING PALETTES AND NOTES
ON SHEET L1.0.1



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, L.C.A.
Signature: 4-30-2024
Renewal Date: 2-12-2024
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
**LANDSCAPE
LAYOUT PLAN**
-- PRODUCT 2 --
(COBALT)

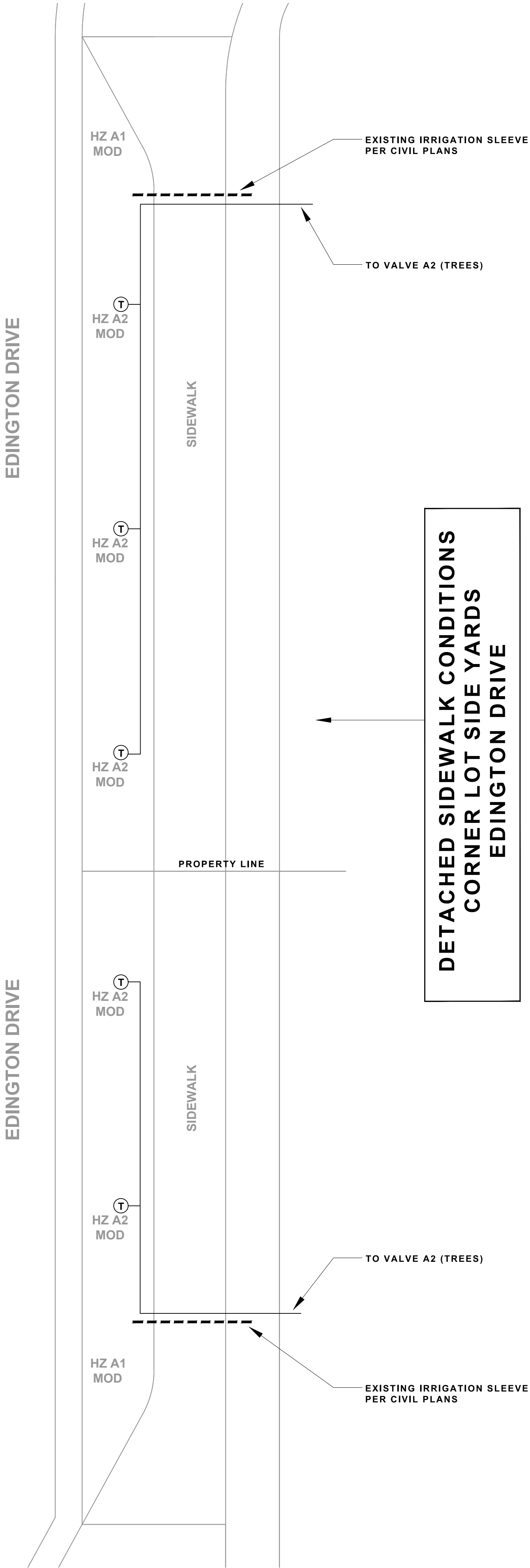
Date
FEBRUARY 12, 2024

Drawn By
JL

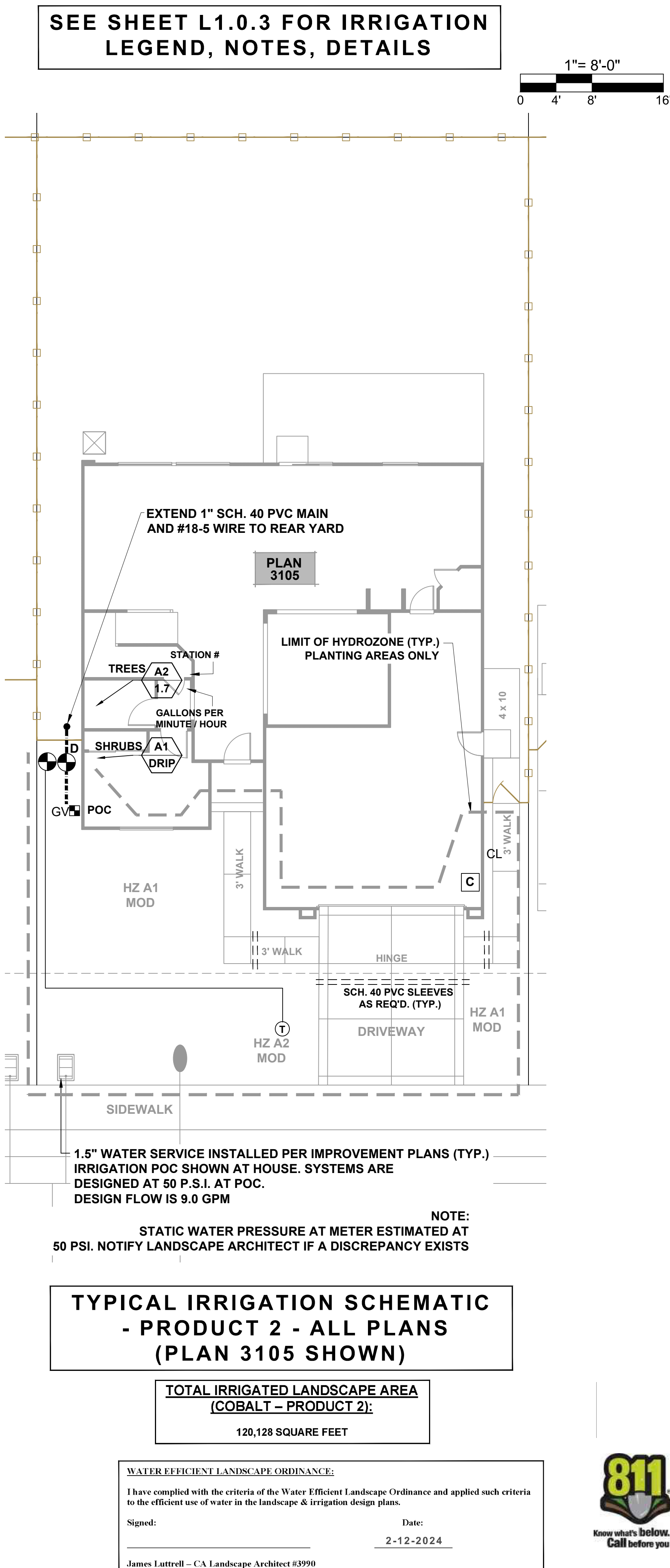
Scale
NOTED

Sheet
L2.2

City of Rancho Cordova Approval



TYPICAL WATER USE CALCS - PRODUCT 2 PLANS -										
California Water Efficient Landscape Worksheet - Plan 2679										
Reference Evapotranspiration (ET _o)	Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	51.9 Irrigation Efficiency (IE) ^c	Project Type ETAF (PF/IE)	Residential Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d	0.55	
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	0	
ETWU Total							10567.10			
Maximum Allowed Water Allowance (MAWA) ^e							11769.10			
ETAF Calculations										
Regular Landscape Areas				Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential 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						
California Water Efficient Landscape Worksheet - Plan 2789										
Reference Evapotranspiration (ET _o)	Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	51.9 Irrigation Efficiency (IE) ^c	Project Type ETAF (PF/IE)	Residential Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d	0.55	
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	0	
ETWU Total							10567.10			
Maximum Allowed Water Allowance (MAWA) ^e							11769.10			
ETAF Calculations										
Regular Landscape Areas				Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential 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						
California Water Efficient Landscape Worksheet - Plan 3105										
Reference Evapotranspiration (ET _o)	Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	51.9 Irrigation Efficiency (IE) ^c	Project Type ETAF (PF/IE)	Residential Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d	0.55	
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	0	
ETWU Total							15509.00			
Maximum Allowed Water Allowance (MAWA) ^e							17273.15			
ETAF Calculations										
Regular Landscape Areas				Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential 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						
California Water Efficient Landscape Worksheet - Plan 3427										
Reference Evapotranspiration (ET _o)	Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	51.9 Irrigation Efficiency (IE) ^c	Project Type ETAF (PF/IE)	Residential Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d	0.55	
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	0	
ETWU Total							13157.23			
Maximum Allowed Water Allowance (MAWA) ^e							14653.86			
ETAF Calculations										
Regular Landscape Areas				Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential 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						



LANDSCAPE ARCHITECTURE • SITE DESIGN

EarthLine
DESIGN

P.O. BOX 461 • ORANGEHOLE, CA • 95622
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 W. LUTTRELL, JR.

Signature
4-30-2024
Renewed 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

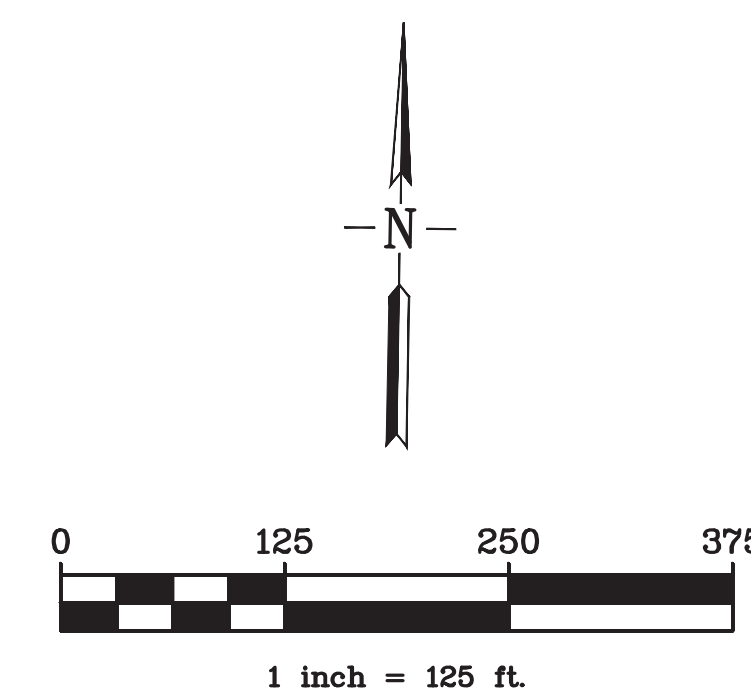
APPROVED APRIL 2024 – RESOLUTION NO. 10-2024

SITE EXHIBIT
THE PRESERVE
CITY OF RANCHO CORDOVA, CALIFORNIA
OCTOBER 2024

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



- FINAL MAP BOUNDARY
 AZURE - (45'x105' LOTS)



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

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

AZURE 45' x105'			
LOT #	LOT AREA		DWY SIDE
	SF	AC	
1	5,427	0.12	R
2	4,725	0.11	R
3	4,725	0.11	L
4	4,725	0.11	R
5	4,725	0.11	L
6	4,725	0.11	L
7	4,725	0.11	R
8	4,725	0.11	L
9	4,725	0.11	R
10	4,725	0.11	L
11	5,775	0.13	R
12	4,725	0.11	R
13	4,725	0.11	L
14	4,725	0.11	R
15	4,725	0.11	L
16	4,725	0.11	R
17	4,725	0.11	L
18	4,725	0.11	R
19	4,725	0.11	L
20	4,747	0.11	L
21	4,908	0.11	R
22	5,122	0.12	R
23	5,292	0.12	L
24	5,155	0.12	R
25	11,910	0.27	R
26	8,114	0.19	R
27	5,329	0.12	L
28	5,010	0.12	R
29	4,950	0.11	L
30	4,950	0.11	R
31	4,973	0.11	L
32	7,104	0.16	L
33	8,653	0.20	L
34	7,676	0.18	R
35	8,506	0.20	L
36	5,794	0.13	R
37	4,780	0.11	L
38	5,427	0.12	R
39	5,705	0.13	L
40	9,099	0.21	R
41	9,416	0.22	L
42	7,368	0.17	R
43	5,479	0.13	R
44	5,612	0.13	L
45	5,565	0.13	R
46	5,118	0.12	L
47	5,361	0.12	R
48	5,479	0.13	L
49	5,479	0.13	R
50	5,226	0.12	R
51	5,588	0.13	L
52	5,636	0.13	R
53	5,635	0.13	L
54	5,669	0.13	R
55	5,480	0.13	L
56	5,479	0.13	R
57	5,994	0.14	L
58	5,970	0.14	R
59	5,970	0.14	L
60	5,970	0.14	R
61	5,961	0.14	L
62	5,656	0.13	R
63	5,479	0.13	L

[illegible][illegible][illegible][illegible]

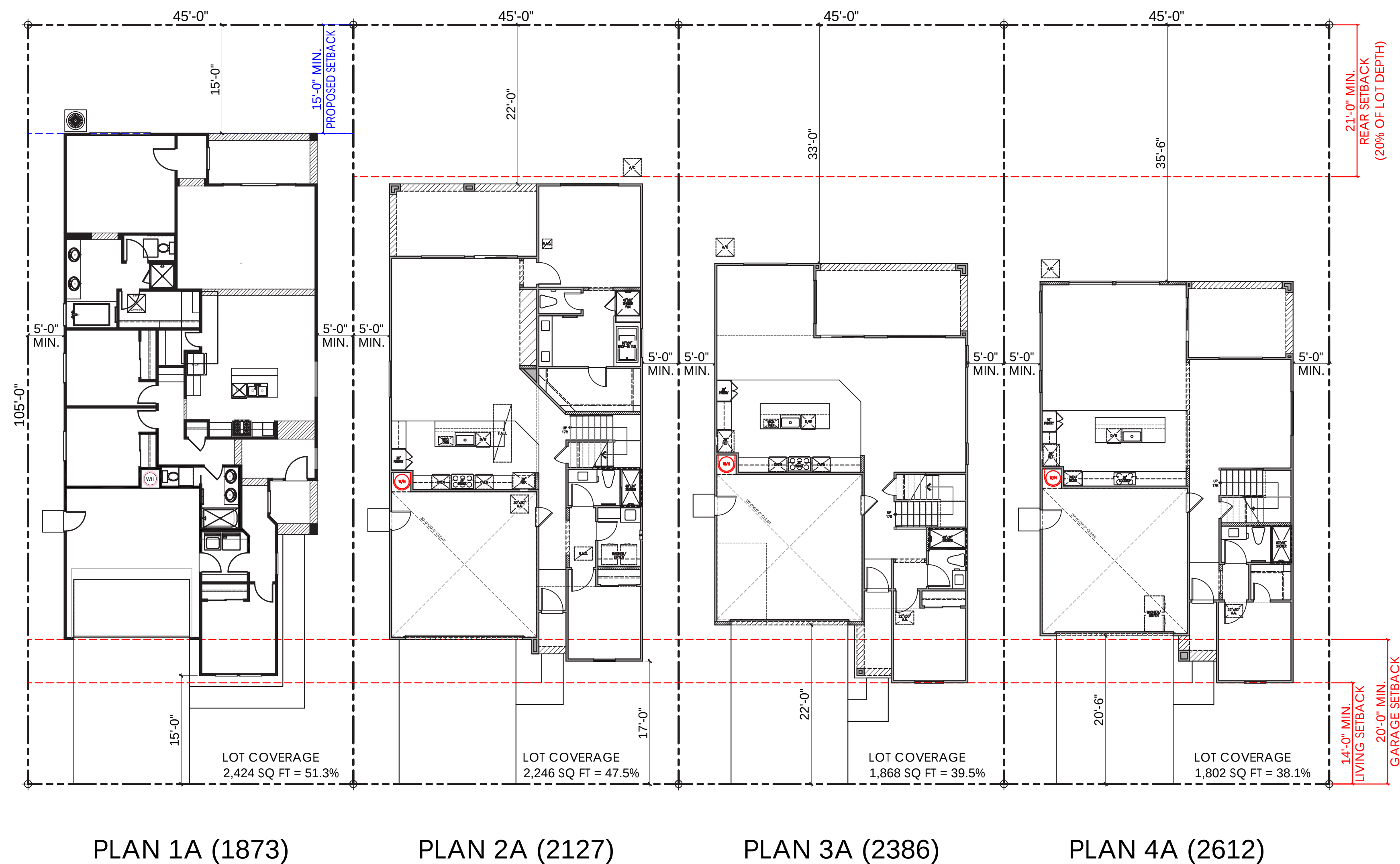
* LOT COVERAGE (MAXIMUM ALLOWABLE = 75%)				
PLAN	1873	2127	2386	2612
FOOTPRINT Sq.Ft.	2,424	2,248	1,871	1,818
	44.7%	41.4%	34.5%	33.5%
	51.3%	47.6%	39.6%	38.5%
	51.3%	47.6%	39.6%	38.5%
	51.3%	47.6%	39.6%	38.5%
	51.3%	47.6%	39.6%	38.5%
	51.3%	47.6%	39.6%	38.5%
	51.3%	47.6%	39.6%	38.5%
	51.3%	47.6%	39.6%	38.5%
	51.3%	47.6%	39.6%	38.5%
	51.3%	47.6%	39.6%	38.5%
	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%

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

~~ITEM 5.1~~
~~AZURE 45' 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%
	40.1%	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%
	48.5%	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%	
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%	

ITEM 5.1.



PLAN 4A (2612)

45x105 PRODUCT
TYPICAL PLOTTING



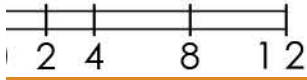
A - ITALIAN
PLAN 3A (2386)

C - FARMHOUSE
PLAN 1C (1873)

B - PRAIRIE PROGRESSIVE
PLAN 2B (2127)

C - FARMHOUSE
PLAN 4C (2612)

STREET SCENE



PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

EXTERIOR LIGHTS



KENT



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

"A" ITALIAN



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

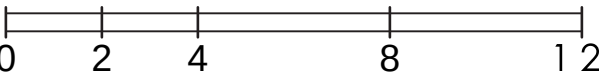
"B" PRAIRIE PROGRESSIVE

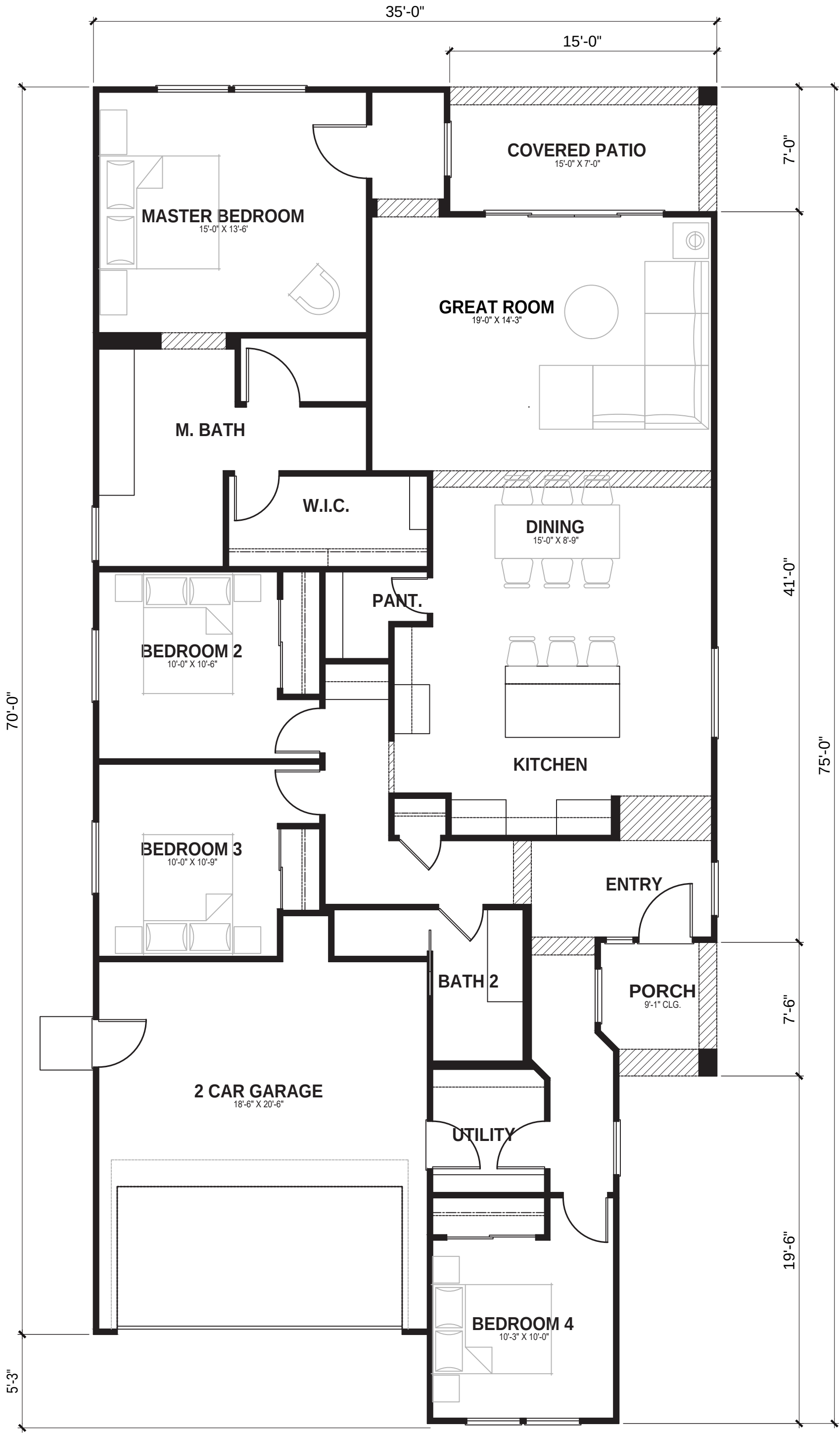


Refer to landscape drawings for wall, tree, and shrub locations

"C" FARMHOUSE

PLAN 1 (1873)
FRONT ELEVATIONS

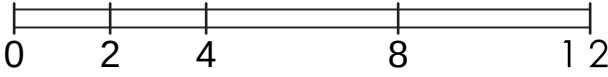




PLAN 1
AREA TABULATION

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.

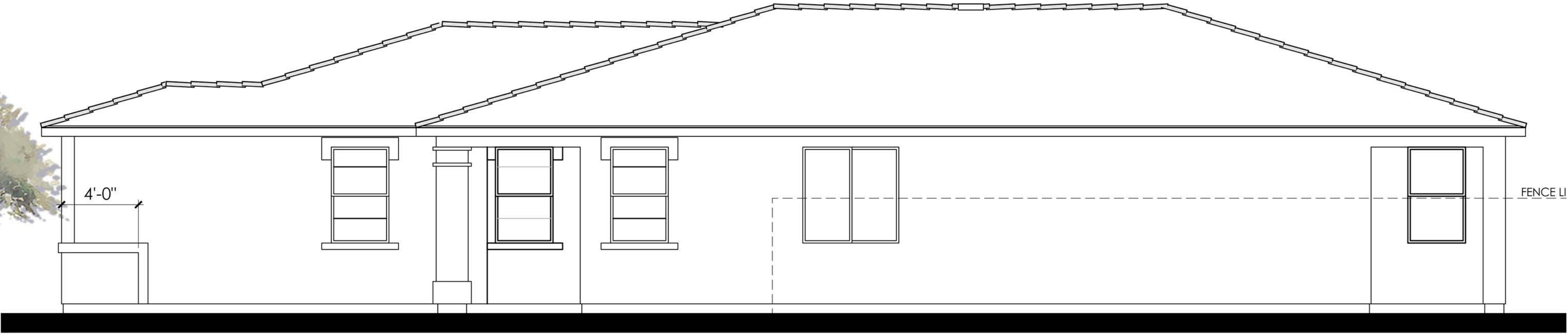
FLOOR PLAN
PLAN 1A (1873)
3 BEDROOM, 3 BATH, LOFT, CALIFORNIA RM.
FLOOR PLAN





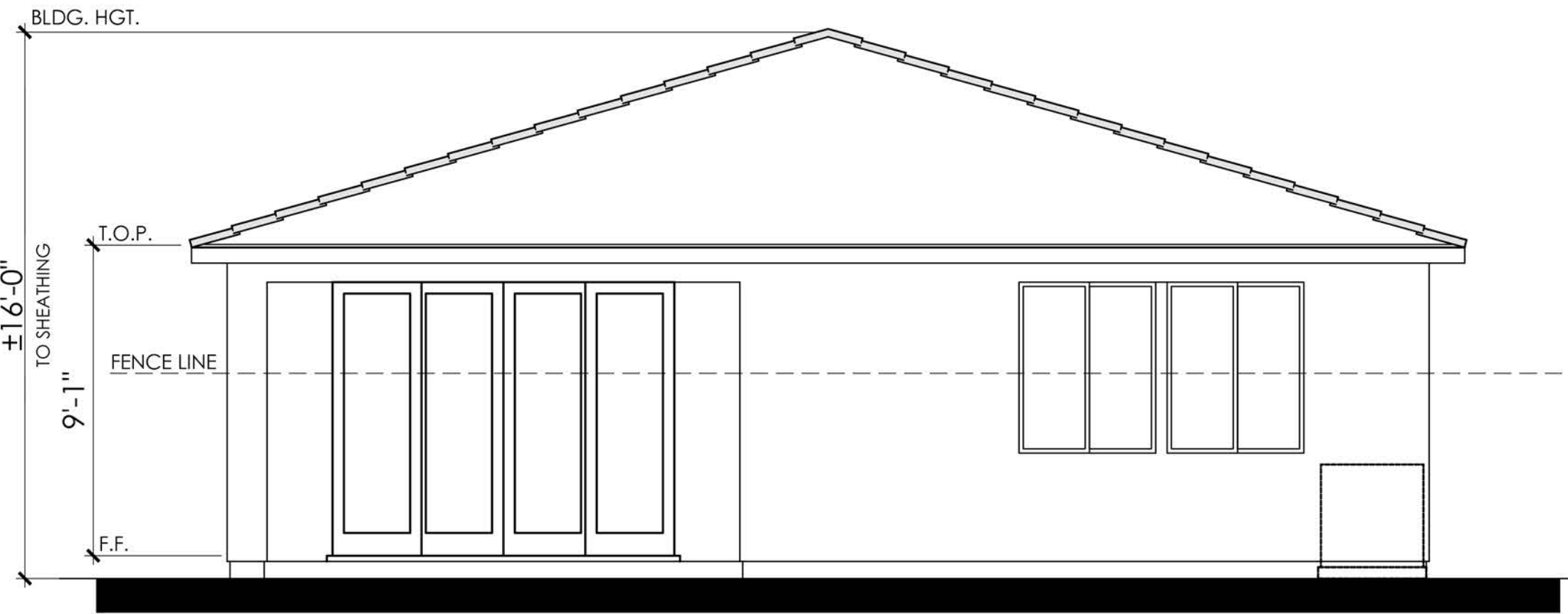
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

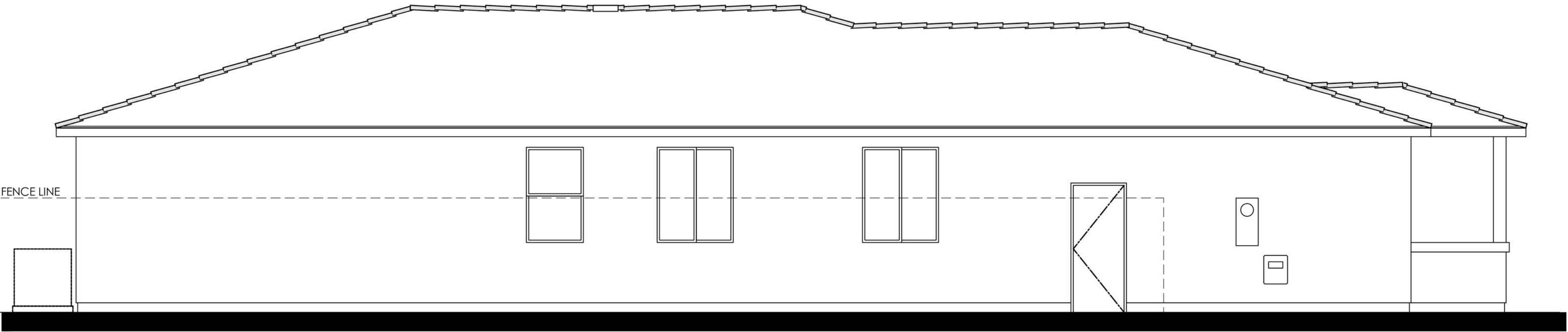


RIGHT

- 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





RIGHT



REAR

COLOR SCHEME 2

PLAN 1A (1873)

ITALIAN ENHANCED ELEVATION

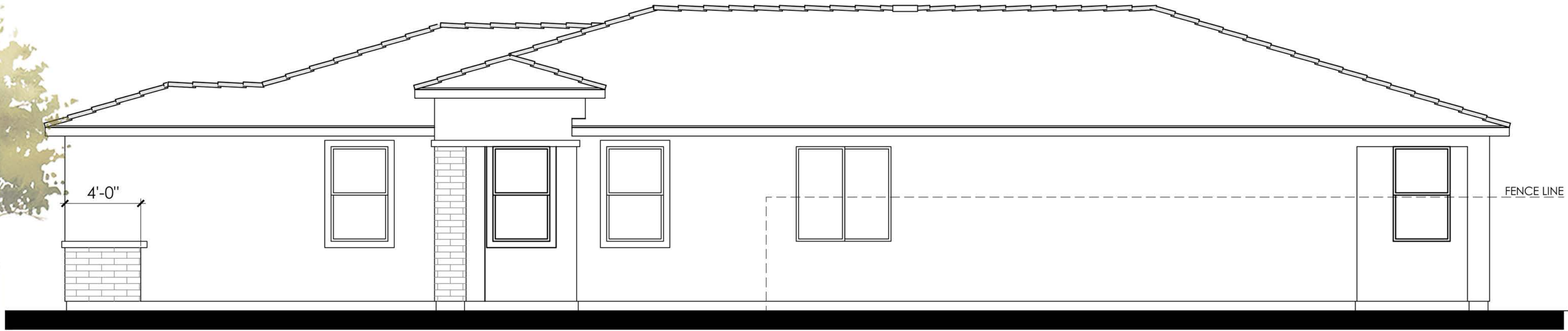
NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.





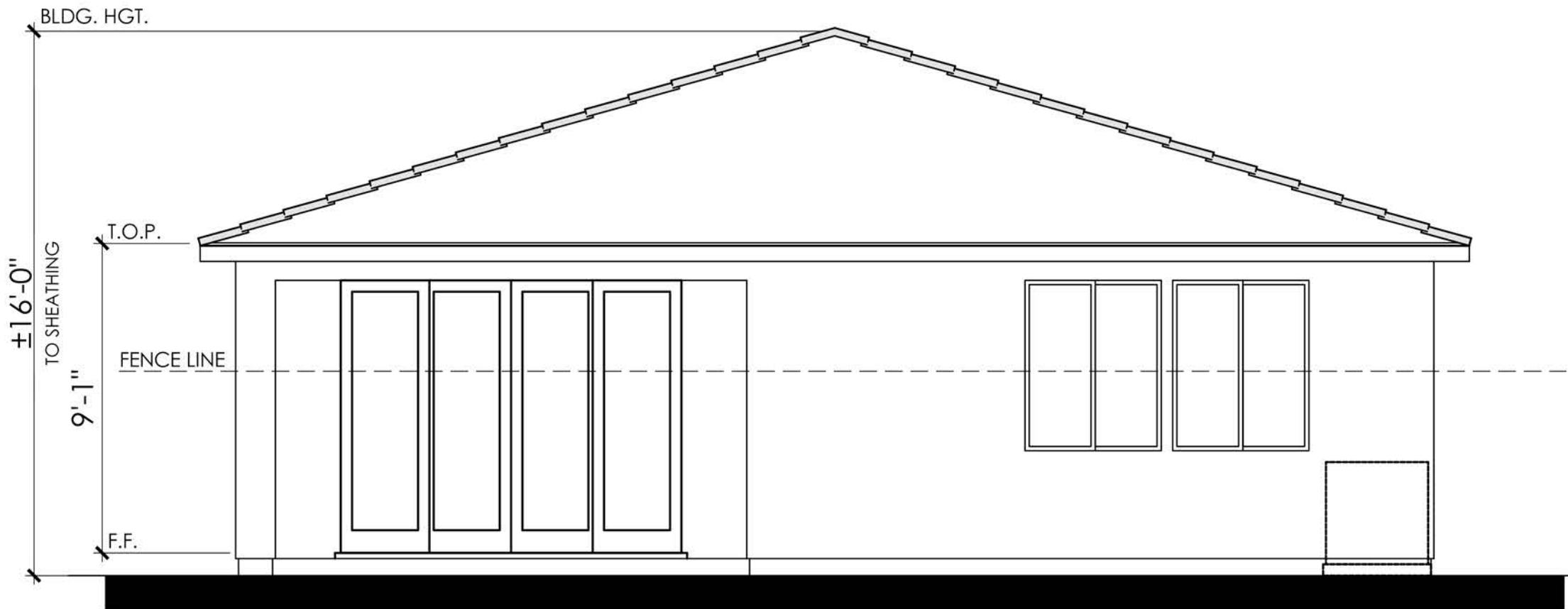
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

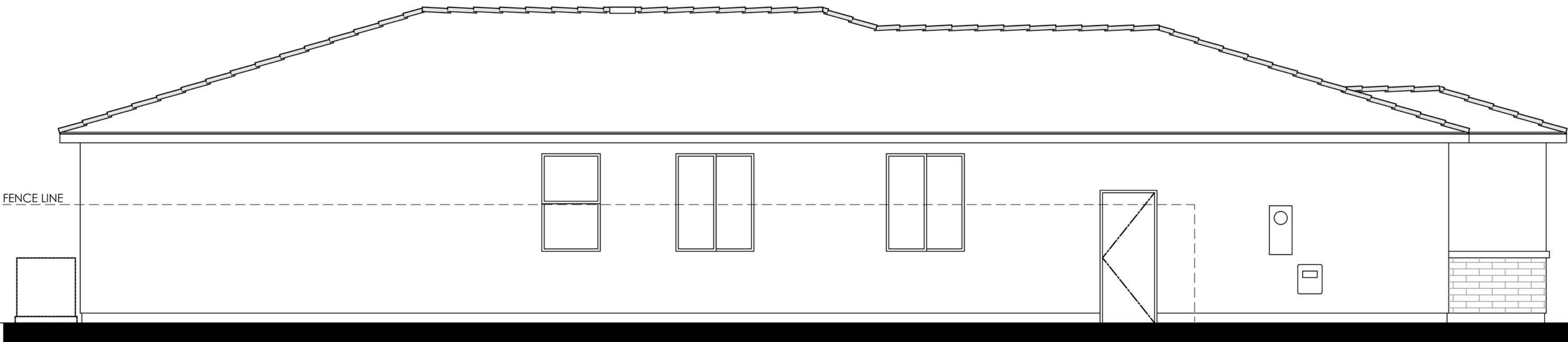


RIGHT

- 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



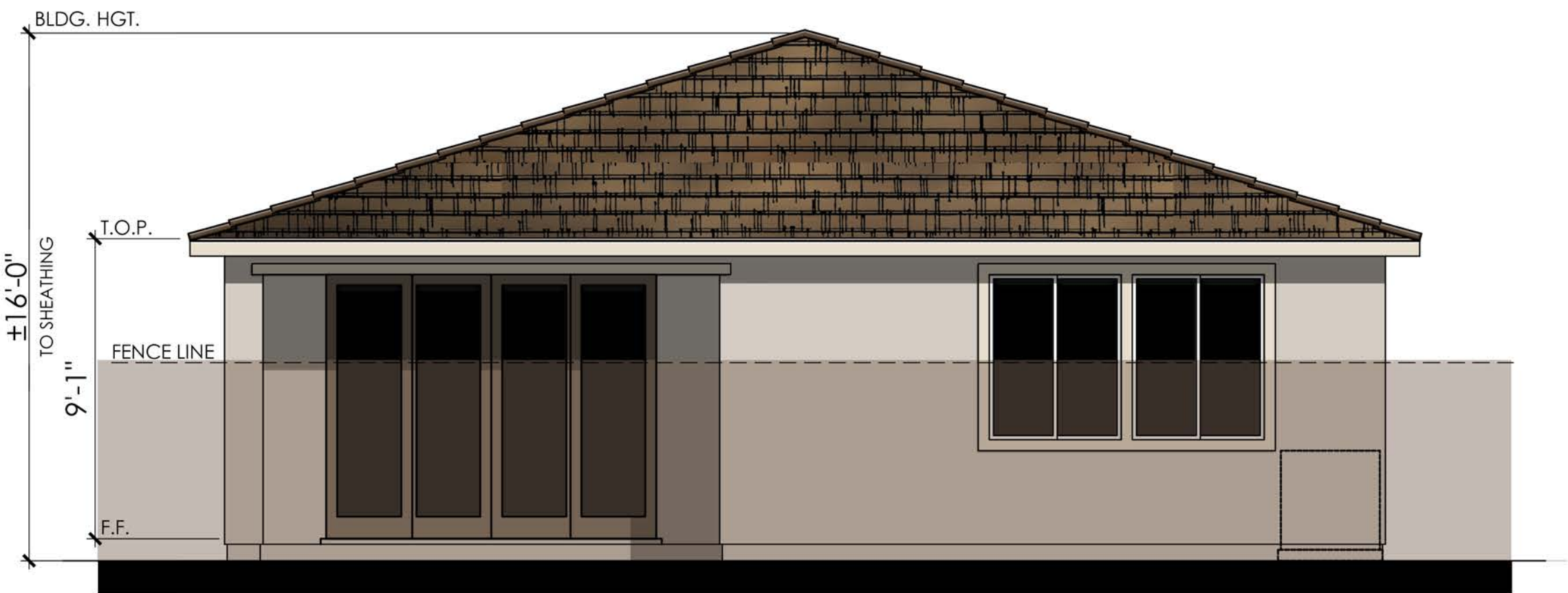
LEFT

COLOR SCHEME 5
PLAN 1B (1873)
PRAIRIE PROGRESSIVE ELEVATION





RIGHT



REAR

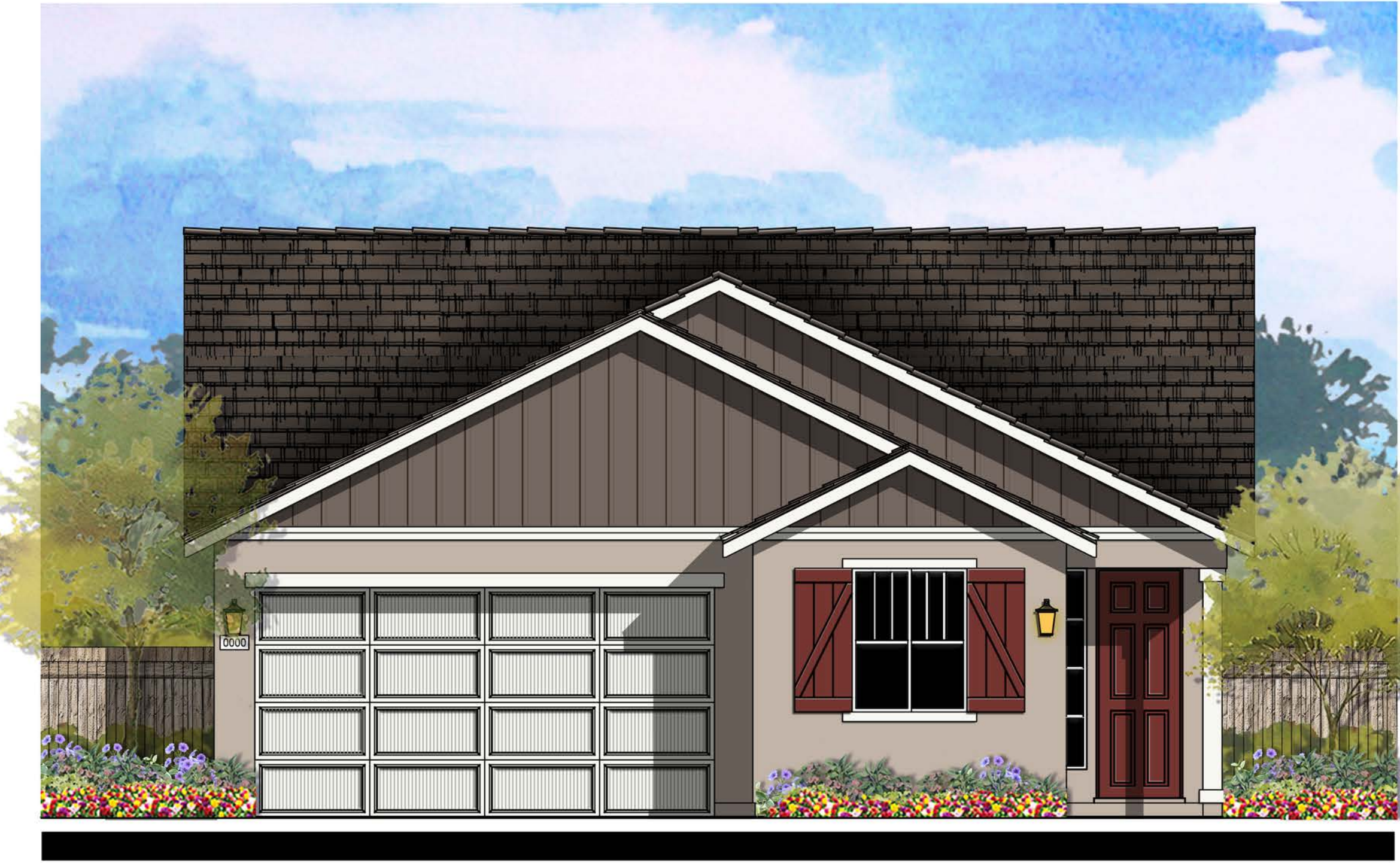
COLOR SCHEME 5

PLAN 1B (1873)

PRAIRIE PROGRESSIVE ENHANCED ELEVATION

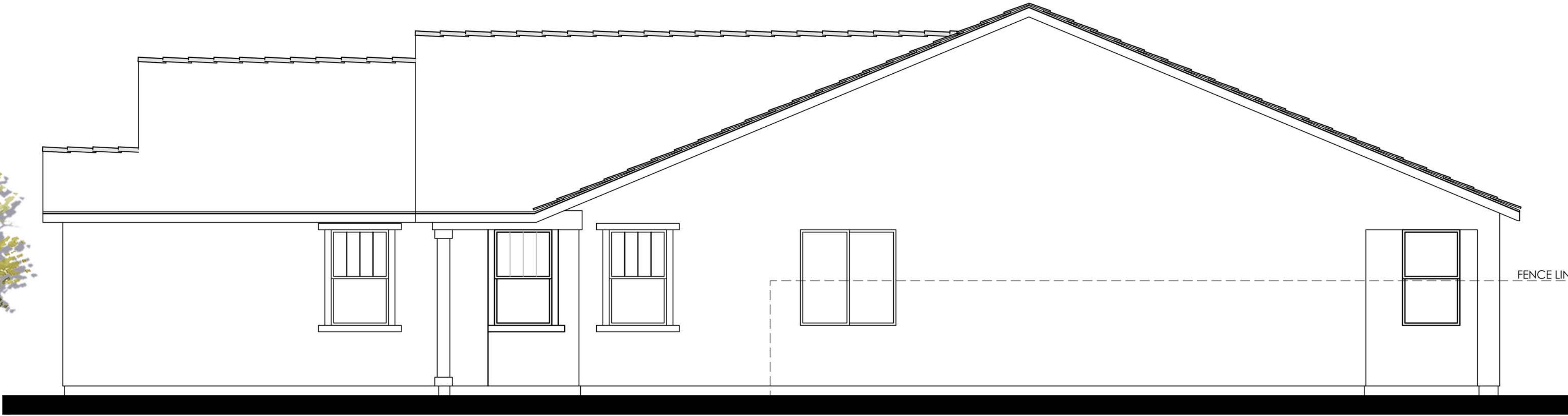
NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.





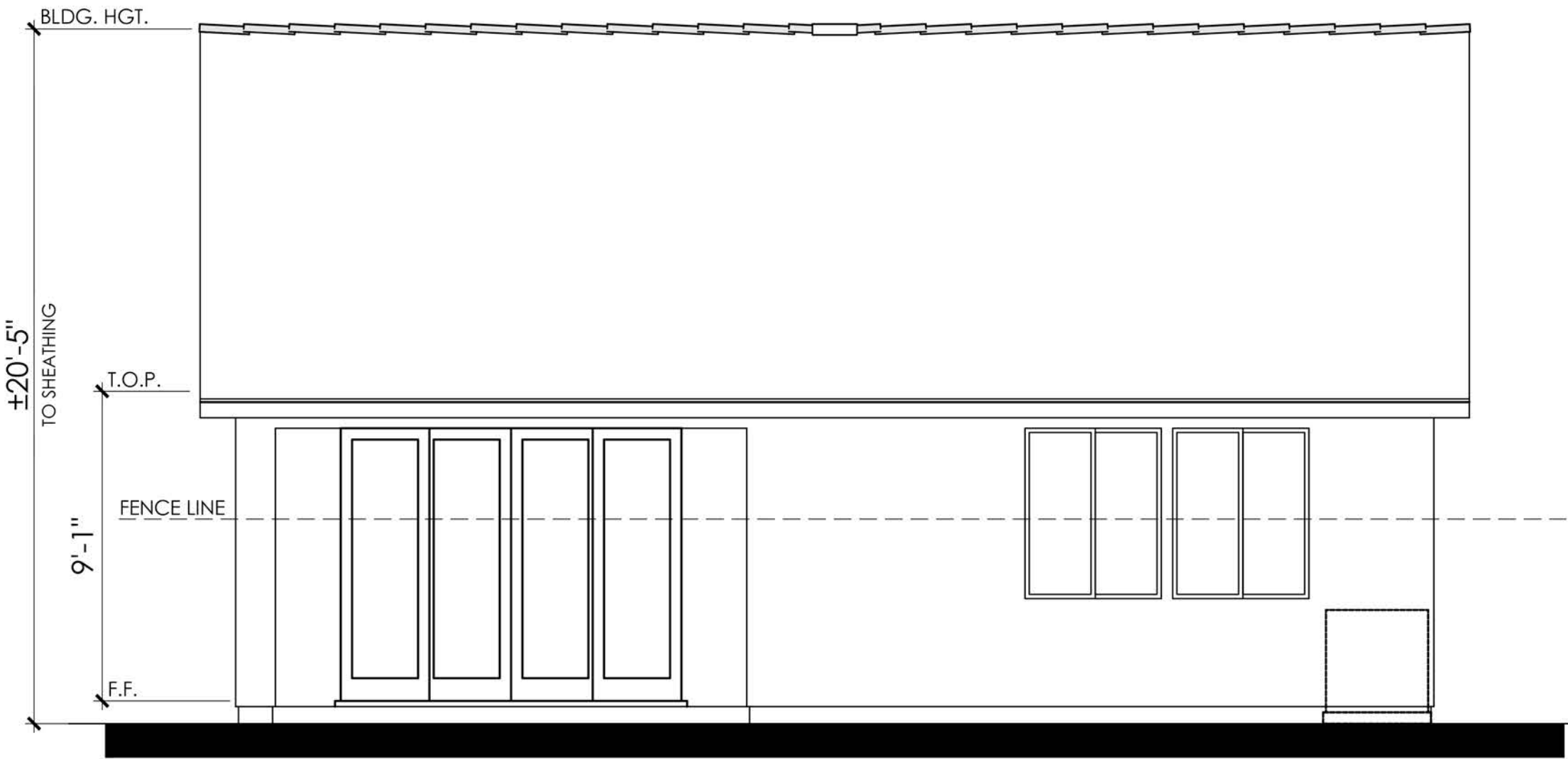
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

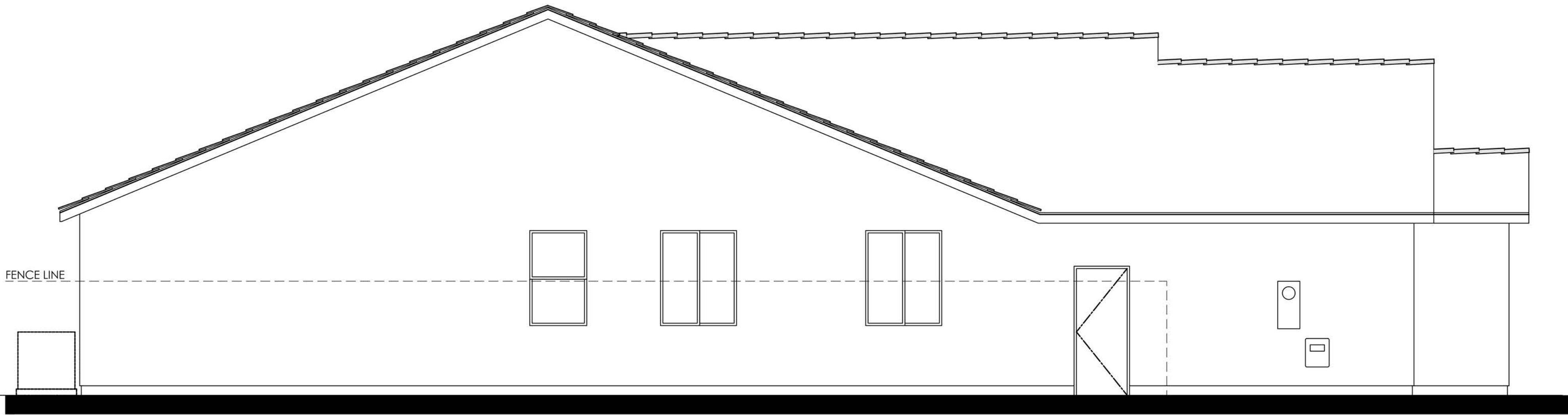


RIGHT

- 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 |



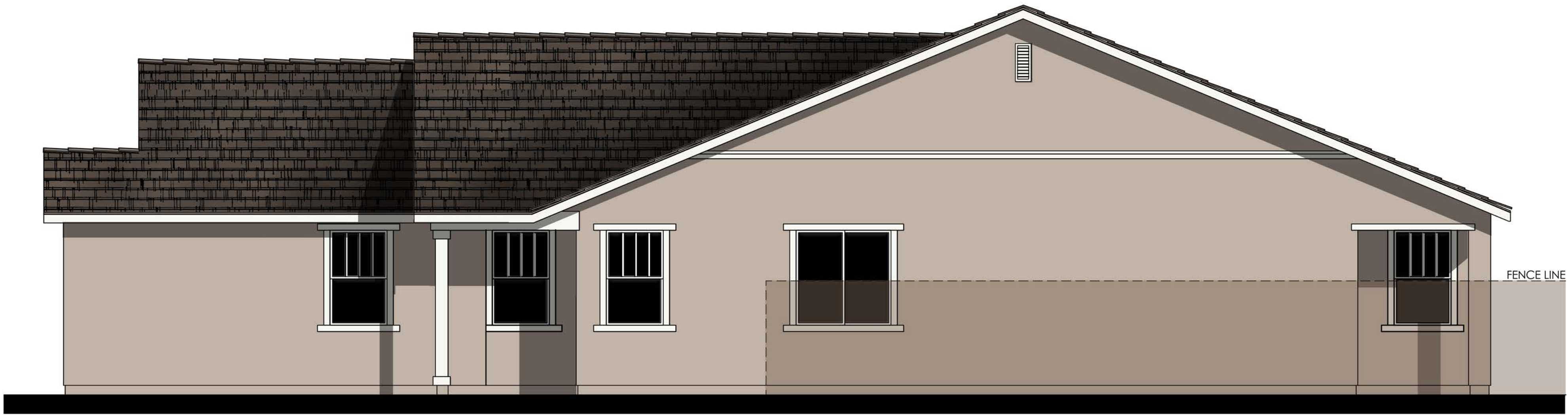
REAR



LEFT

COLOR SCHEME 8
PLAN 1C (1873)
FARMHOUSE ELEVATION

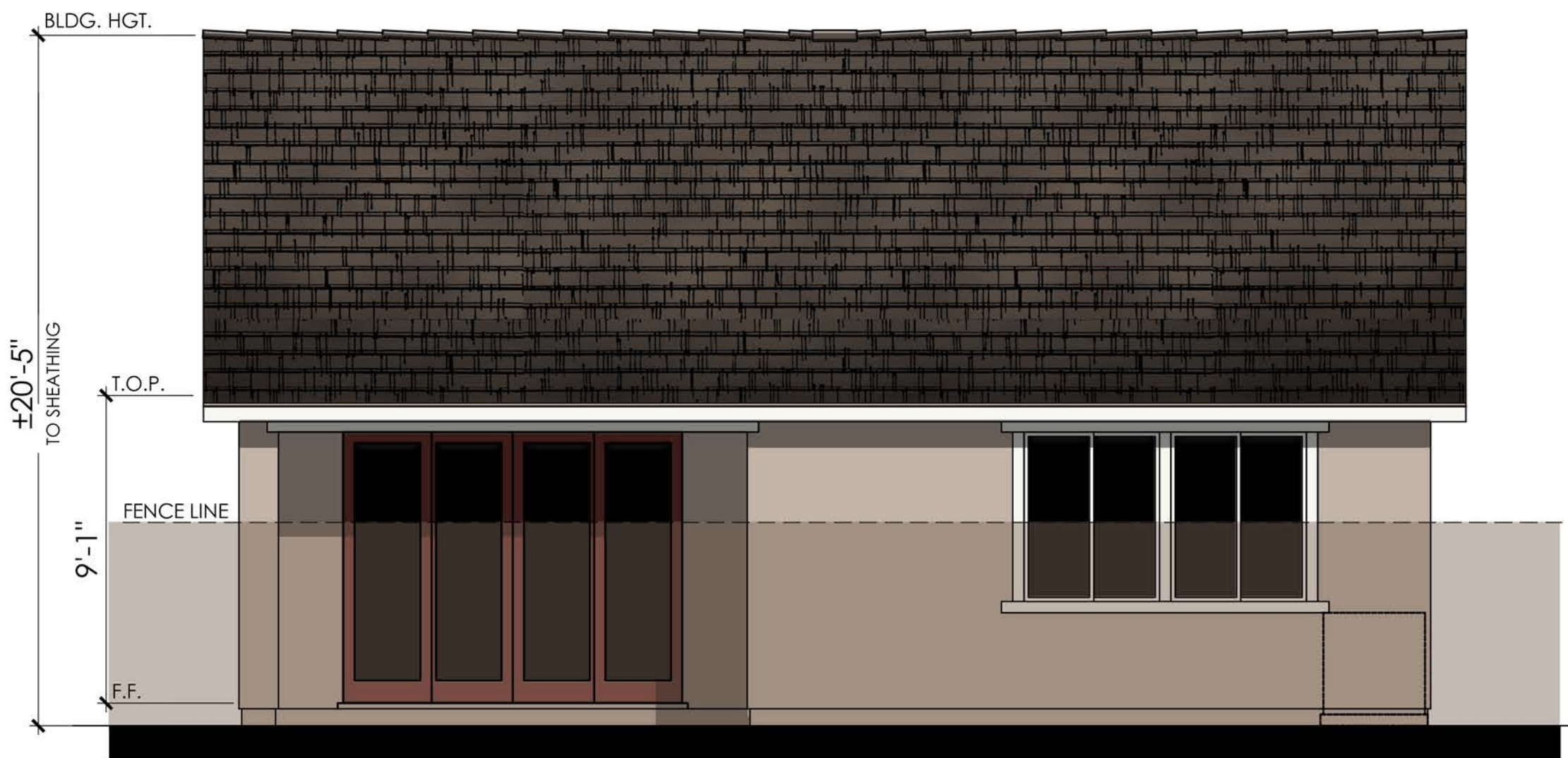




MATERIALS LEGEND
(WHERE OCCURS)

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

RIGHT



REAR

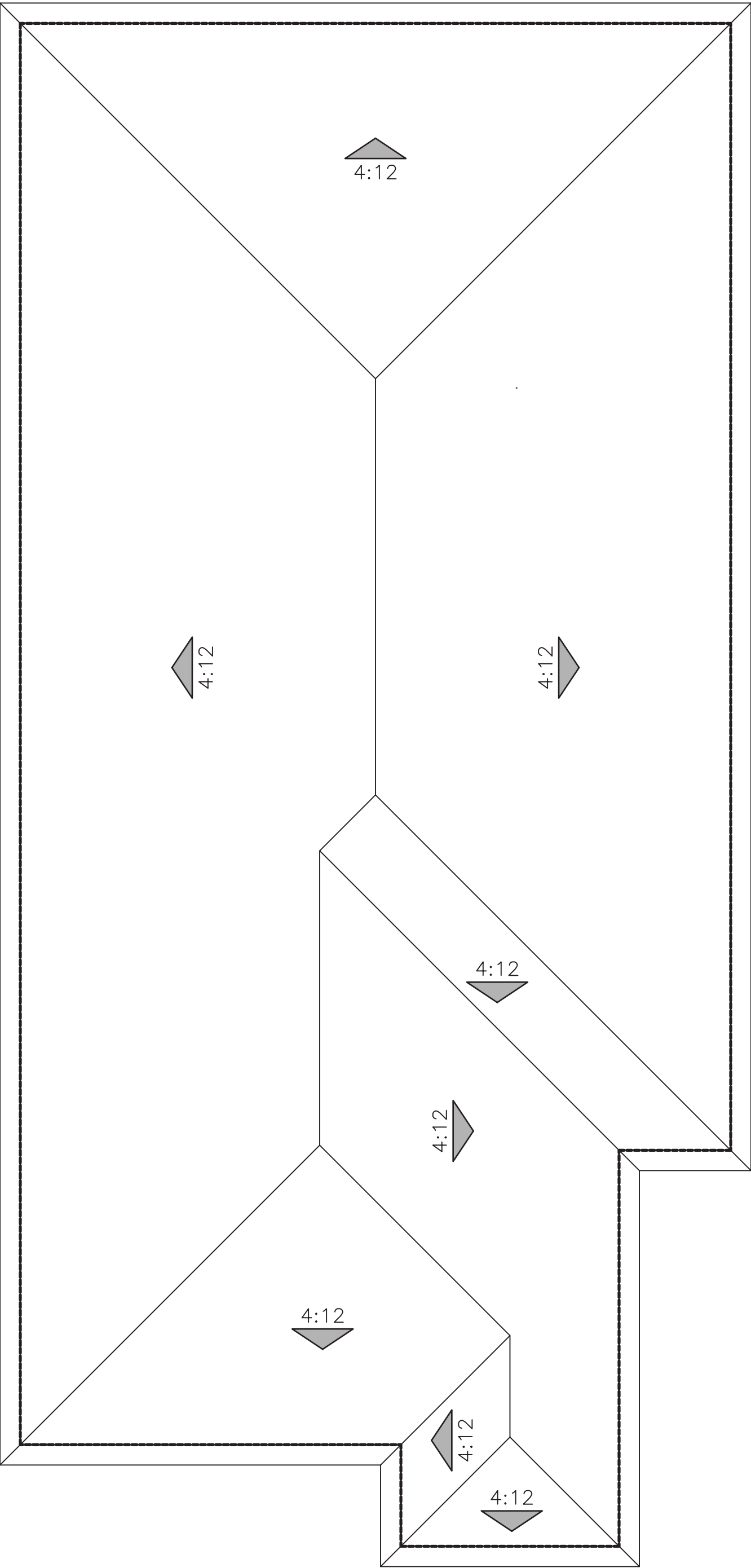
COLOR SCHEME 8

PLAN 1C (1873)

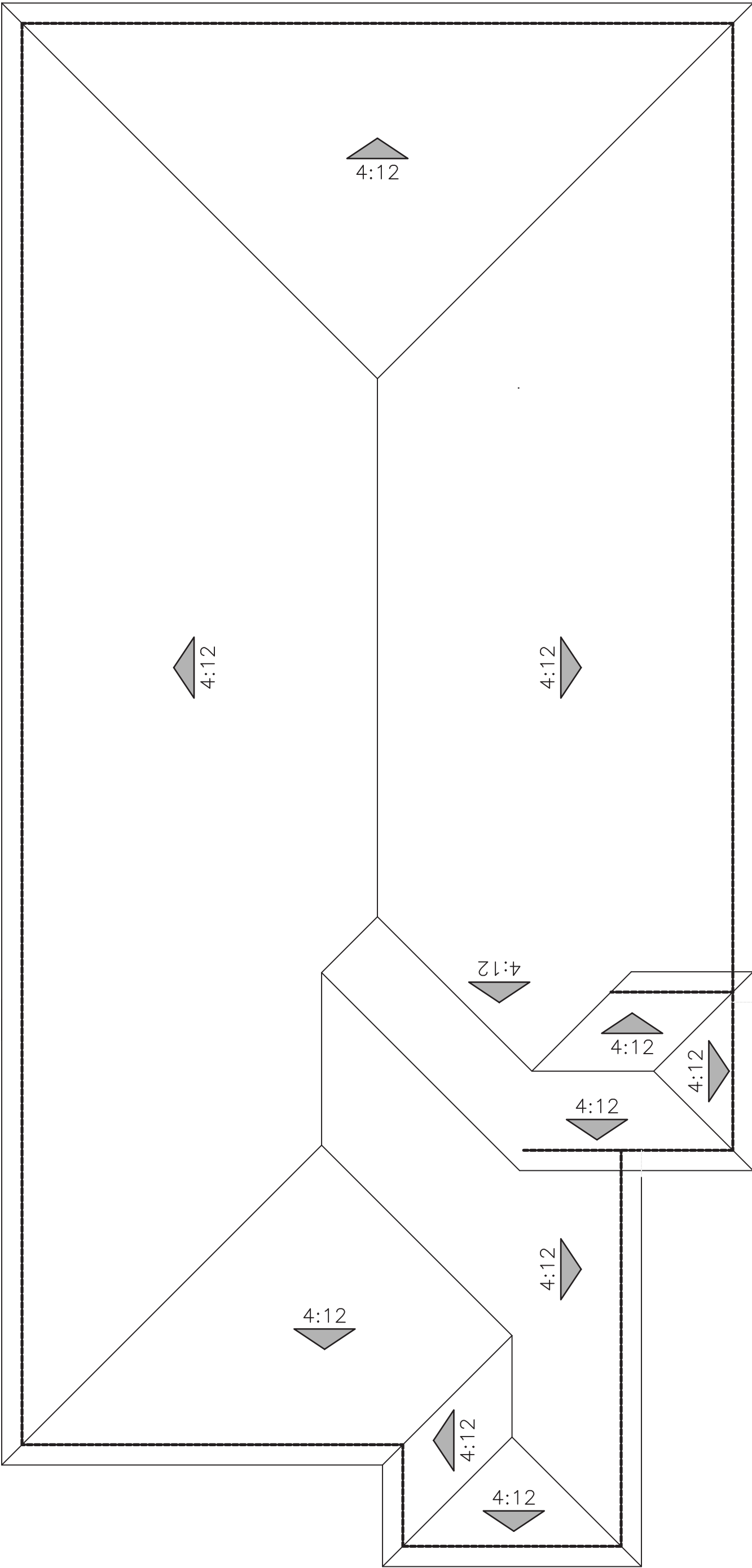
FARMHOUSE ENHANCED ELEVATION

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

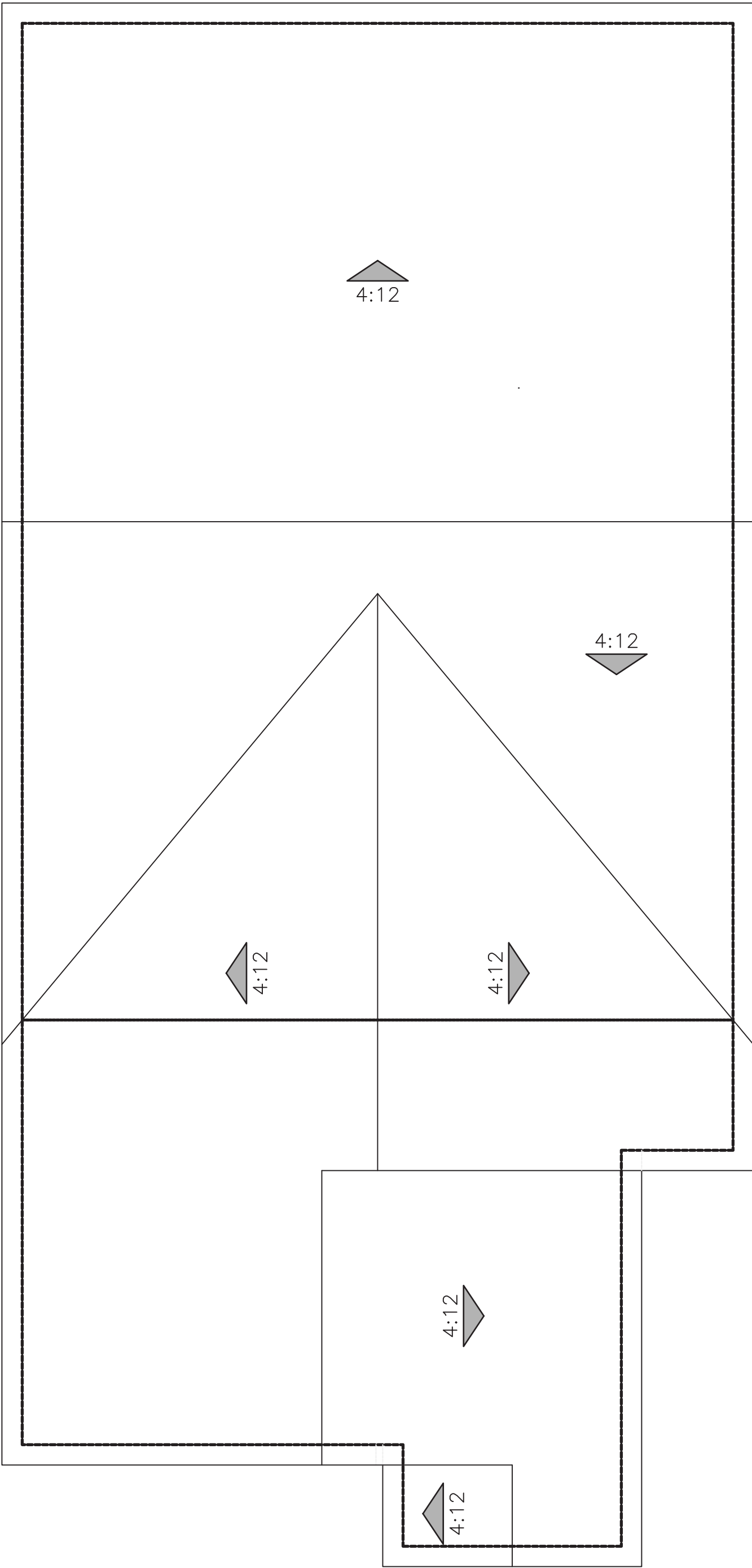




"A" ITALIAN

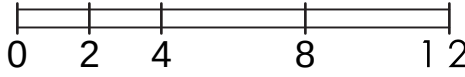


"B" PRAIRIE PROGRESSIVE



"C" FARMHOUSE

ROOF PLANS
PLAN 1 (1873)



PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

EXTERIOR LIGHTS



KENT



© 2024 Kevin L. Crook Architect, Inc. 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

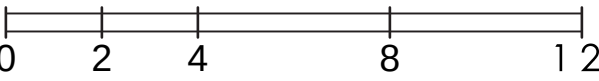
"B" PRAIRIE PROGRESSIVE

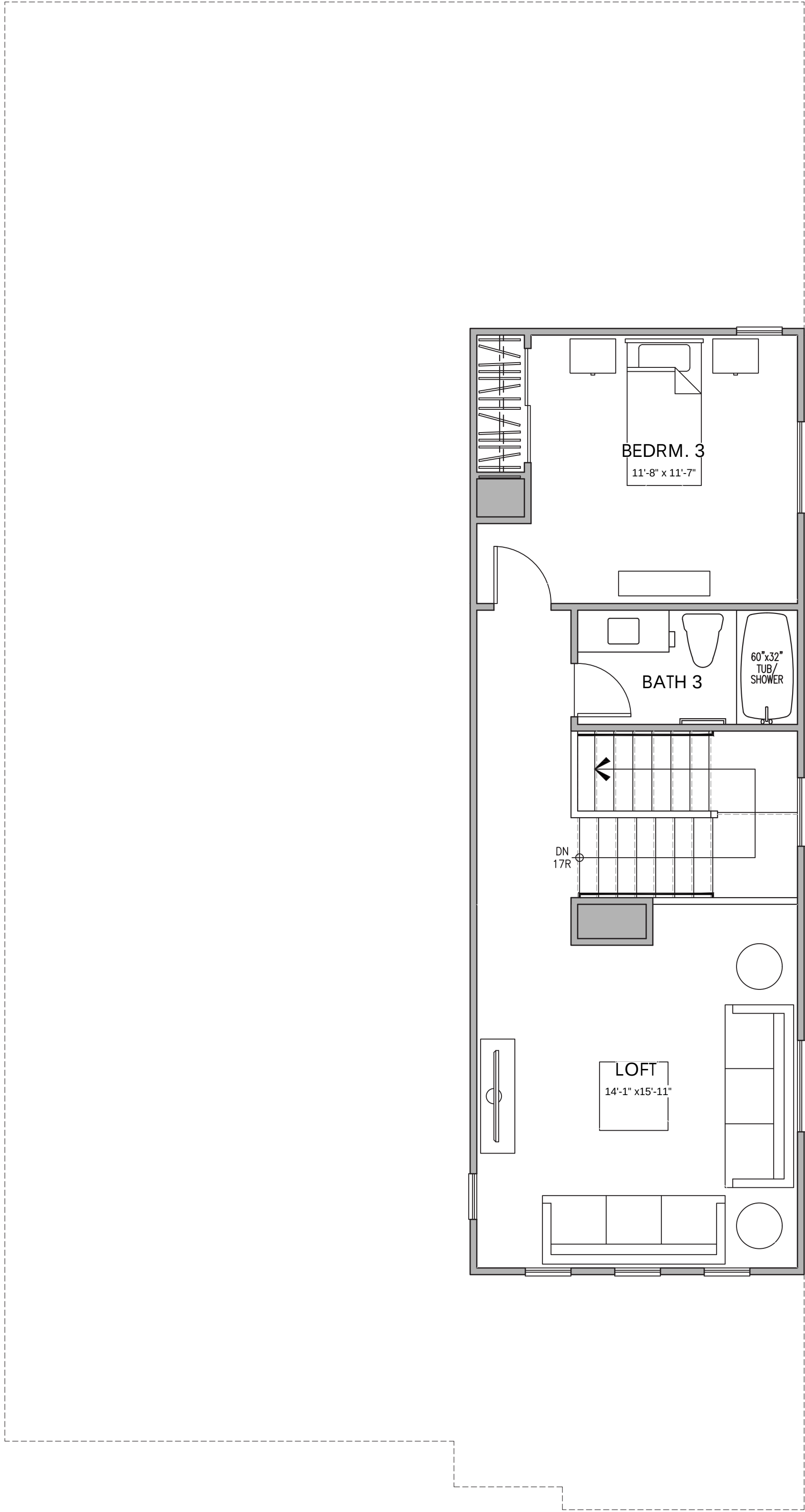


© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

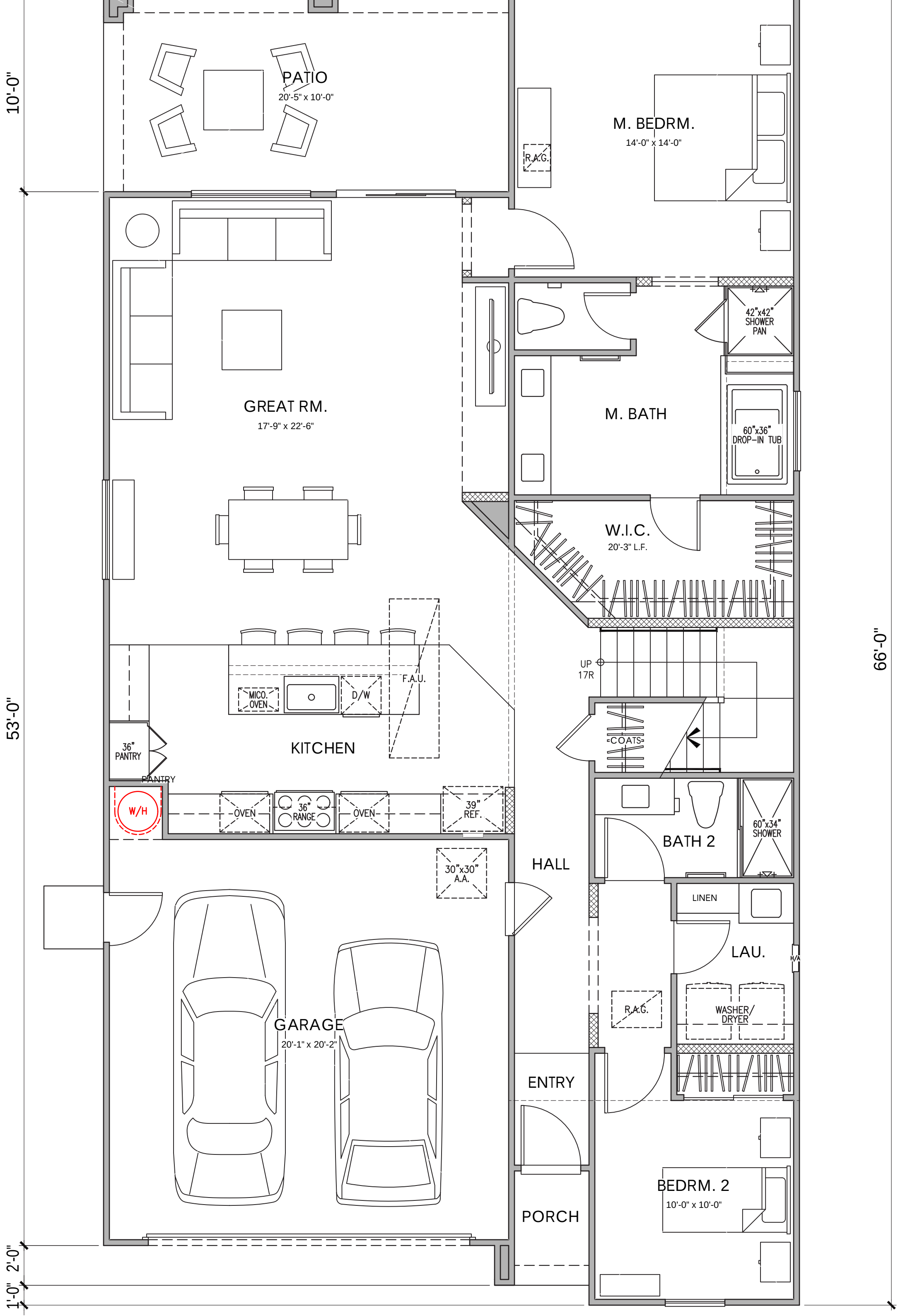
"C" FARMHOUSE

PLAN 2 (2127)
FRONT ELEVATIONS





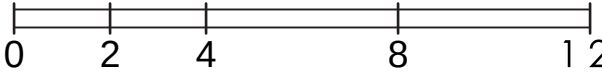
SECOND FLOOR PLAN



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.

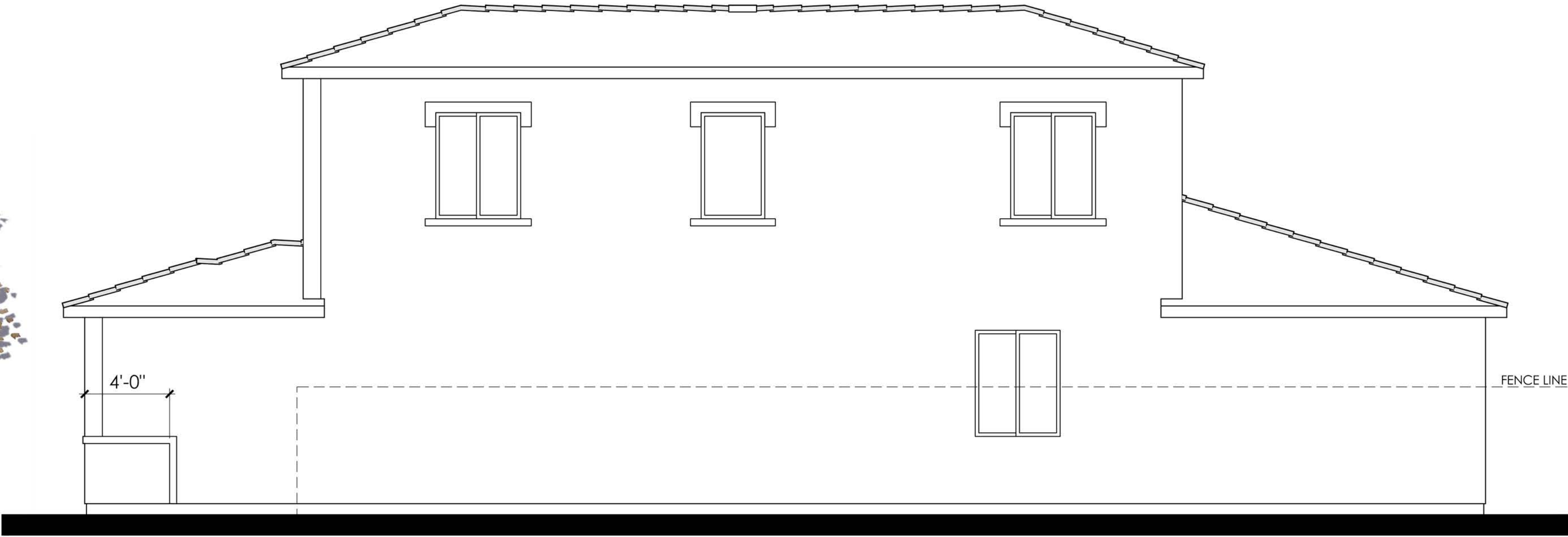




© 2024 Kevin L. Crook Architect, Inc.

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

FRONT

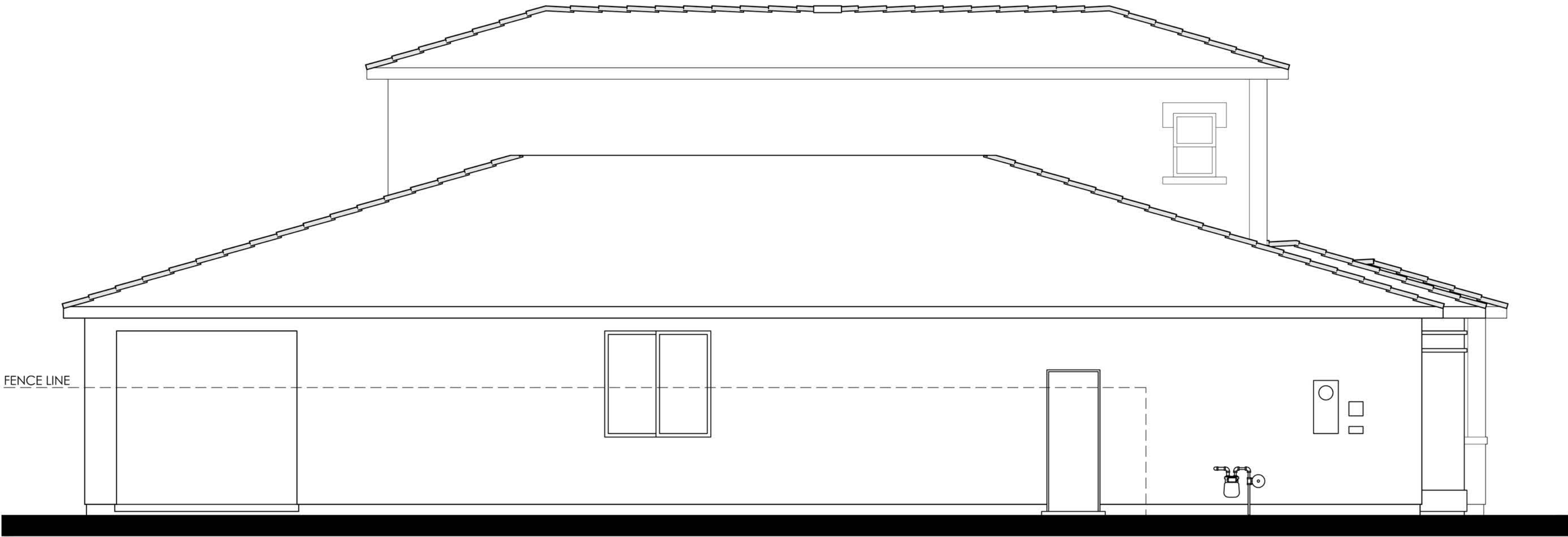


MATERIALS LEGEND
(WHERE OCCURS)
FRONT DOOR: FIBERGLASS
GARAGE DOOR: METAL SECTIONAL
ROOF: COMP. SHINGLE
FASCIA: GUTTER
BARGE: 2x6 WOOD
WALL: STUCCO
WINDOWS: VINYL W/ GRIDS
TRIM: STUCCO OVER RIGID FOAM

RIGHT



REAR

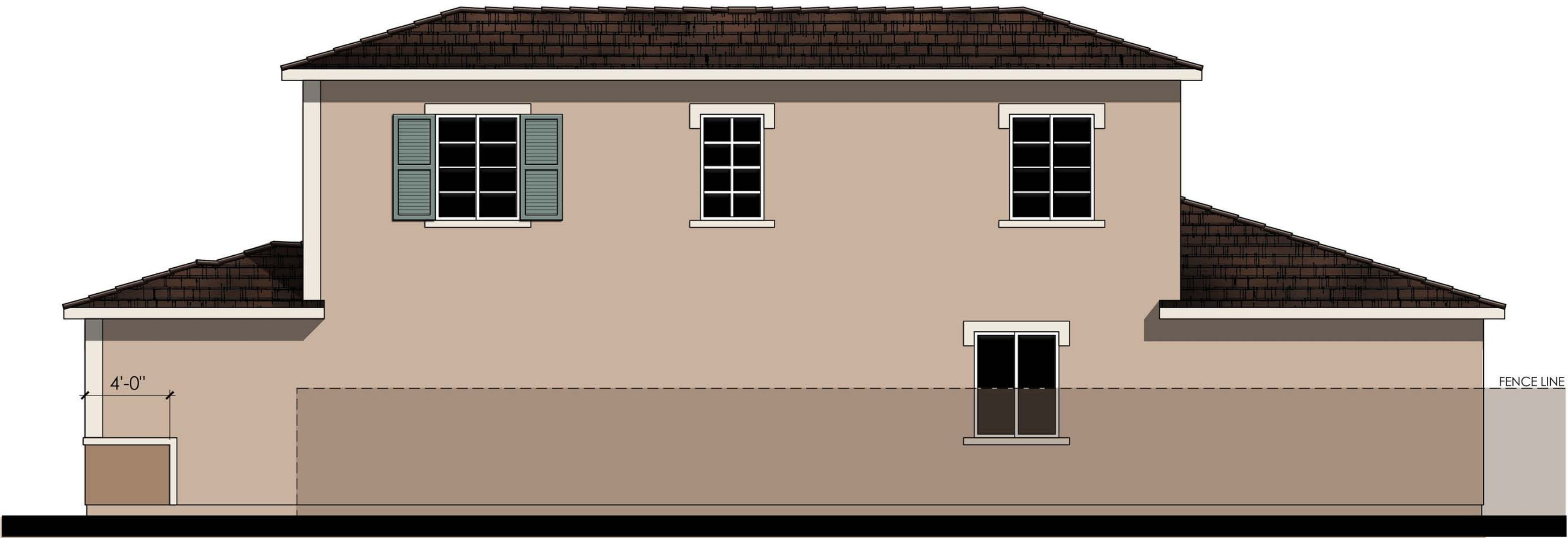


COLOR SCHEME 1

PLAN 2A (2127)
ITALIAN ELEVATION

LEFT

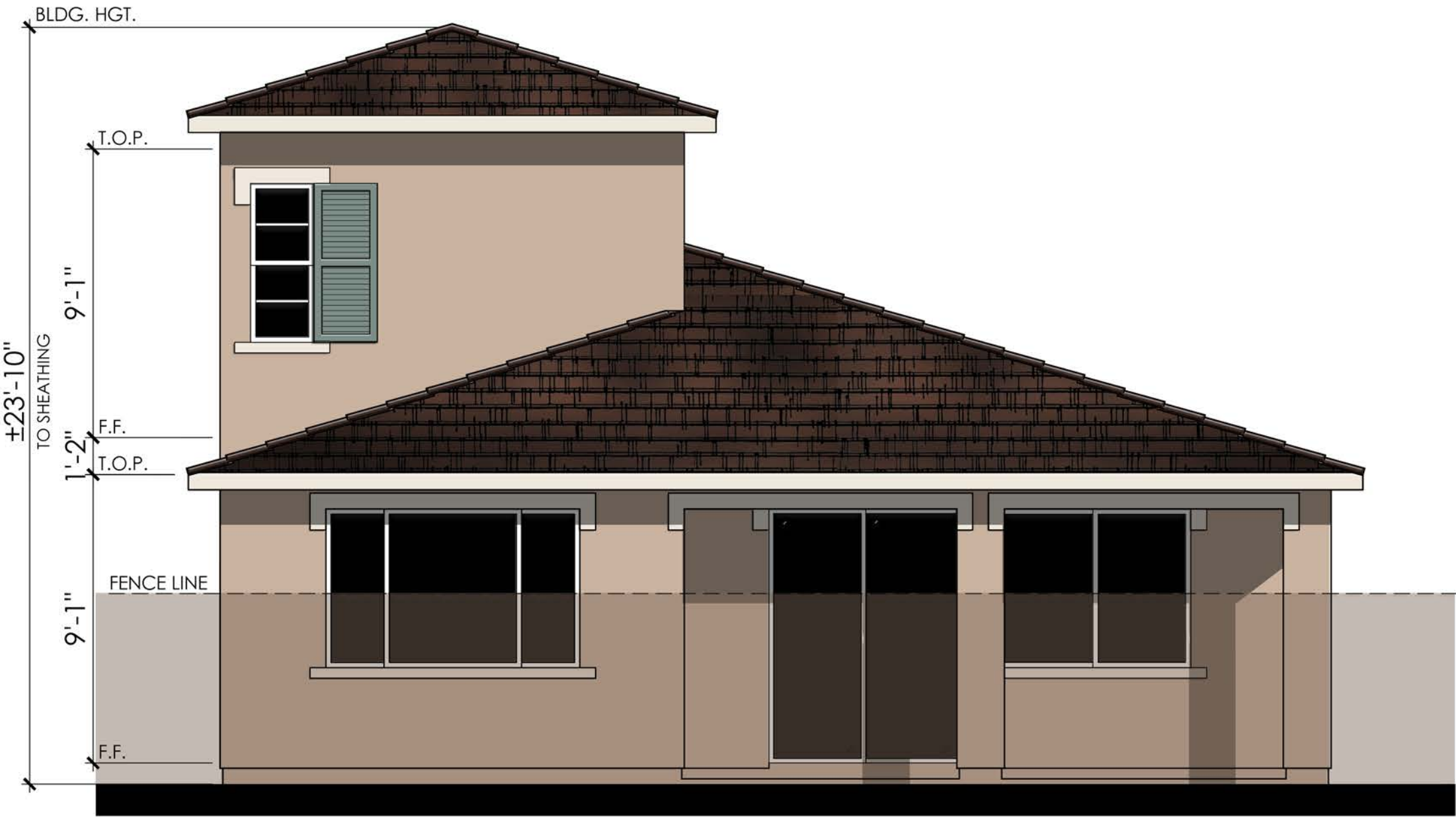




MATERIALS LEGEND
(WHERE OCCURS)

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

RIGHT



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.

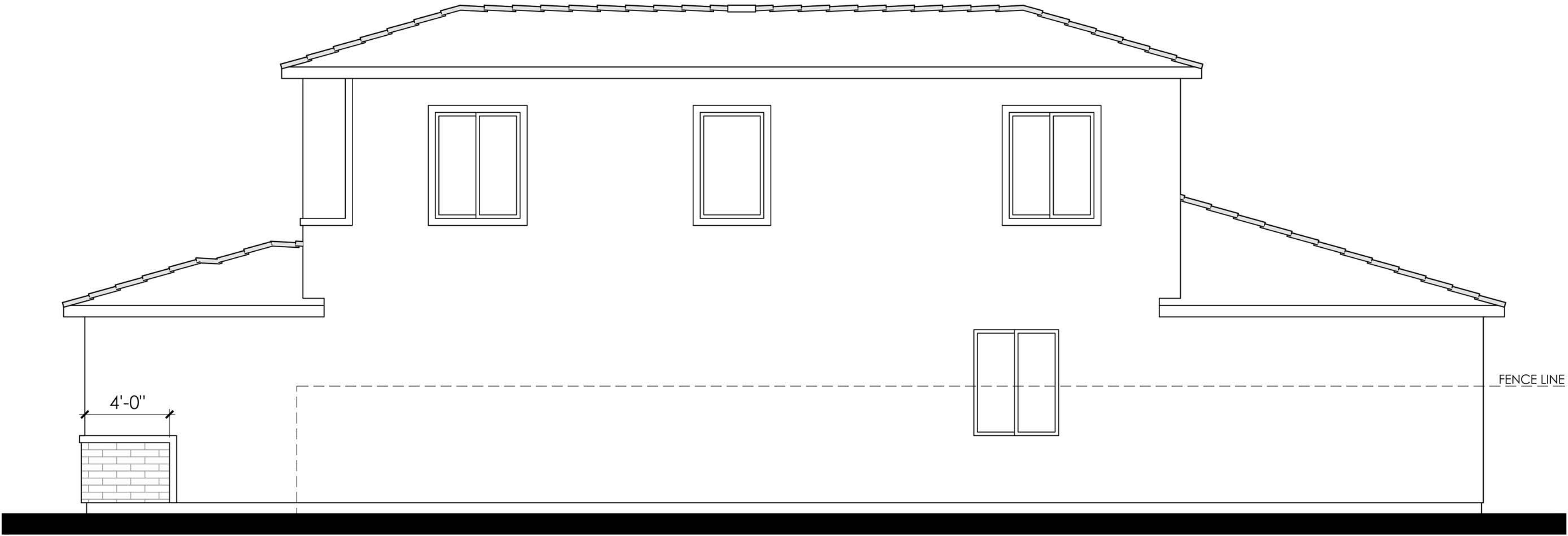




© 2024 Kevin L. Crook Architect, Inc.

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

FRONT



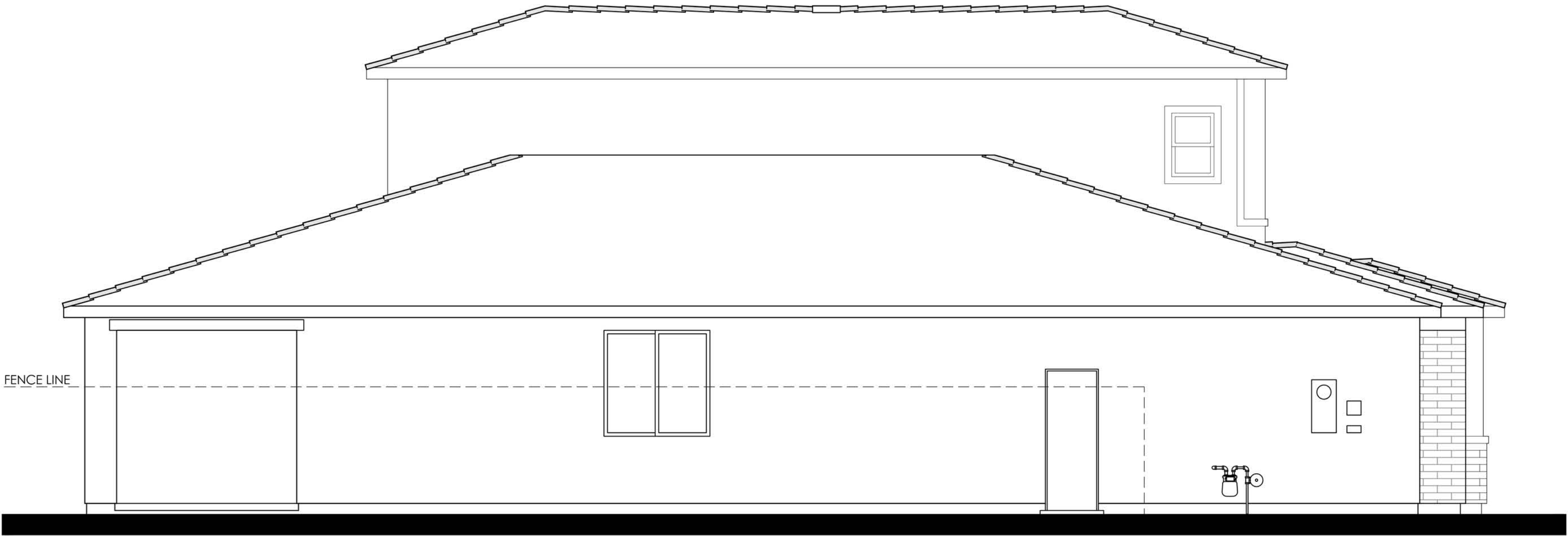
MATERIALS LEGEND
(WHERE OCCURS)

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

RIGHT



REAR

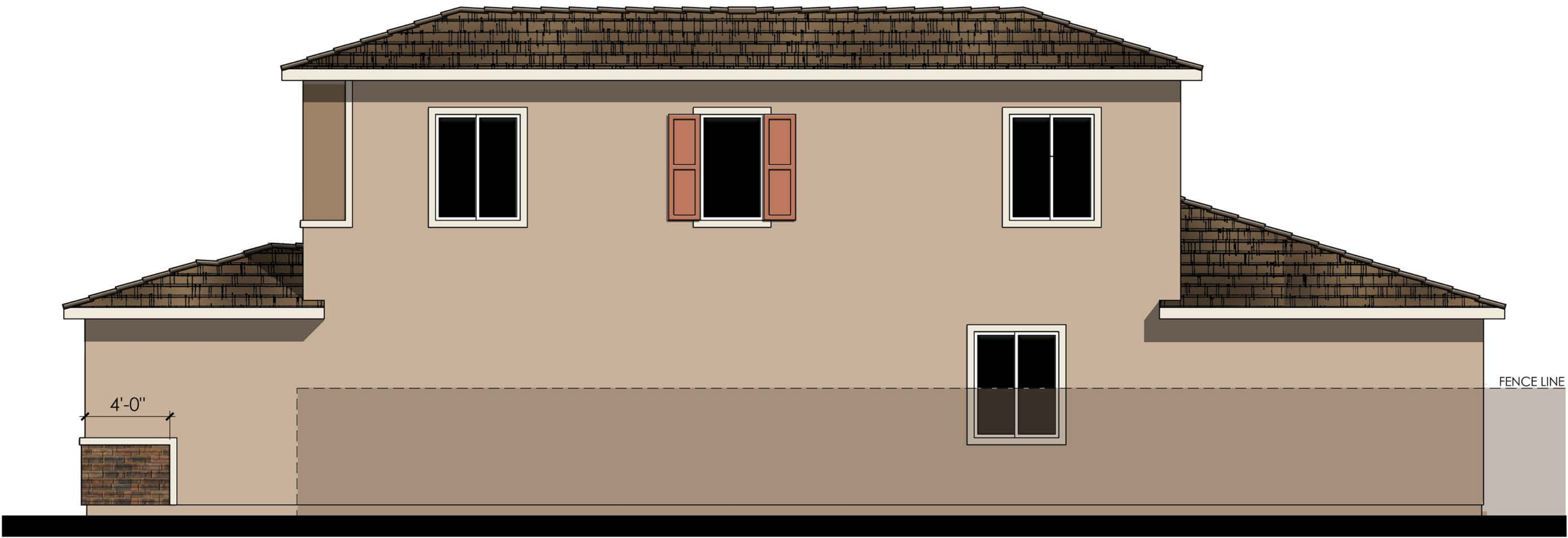


COLOR SCHEME 4

LEFT

PLAN 2B (2127)
PRAIRIE PROGRESSIVE ELEVATION





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

RIGHT



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.

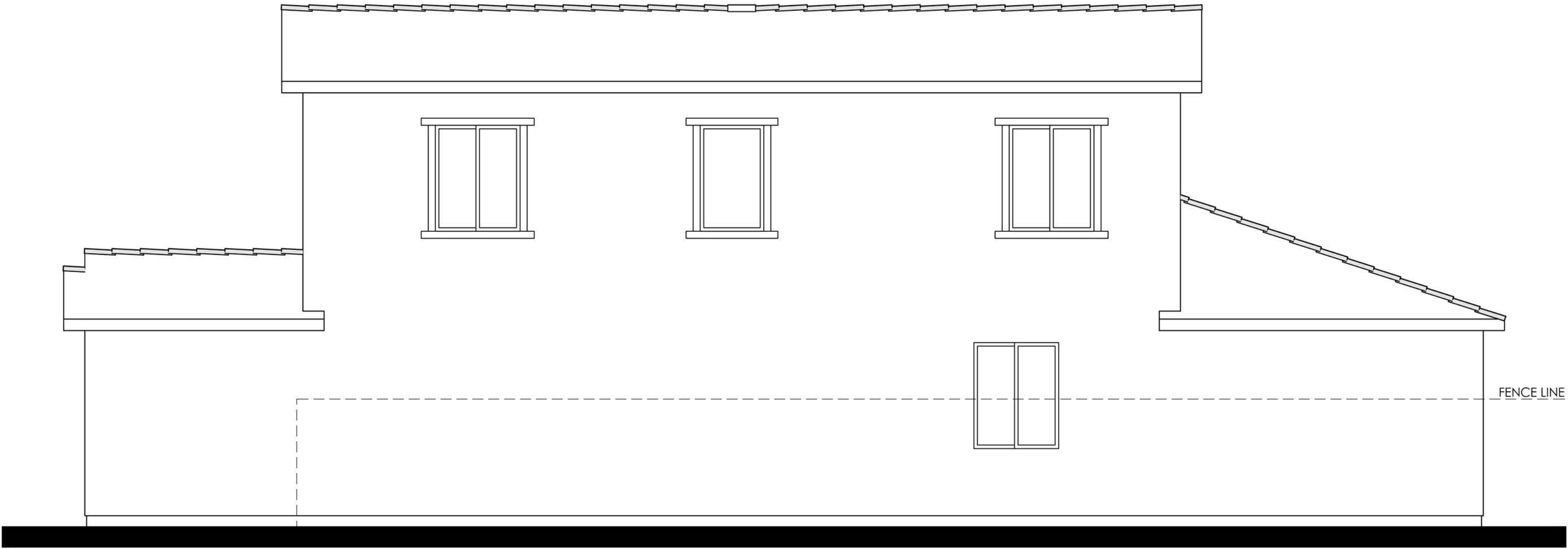




© 2024 Kevin L. Crook Architect, Inc.

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

FRONT

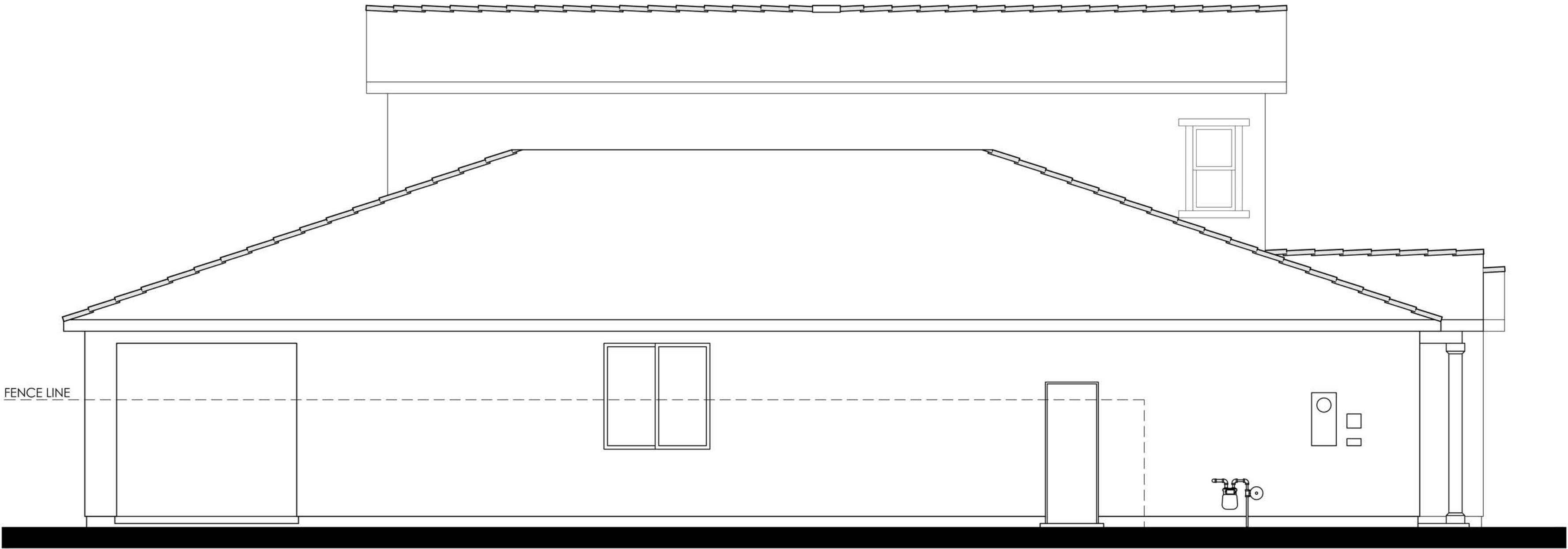


- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | BOARD AND BATTEN |
| WALL: | STUCCO / STONE VENEER |
| WINDOWS: | VINYL W/ GRIDS |
| SHUTTERS: | SIMULATED WOOD |
| TRIM: | STUCCO OVER RIGID FOAM |
| PORCH: | WOOD POST AND BEAM |

RIGHT



REAR



COLOR SCHEME 7

PLAN 2C (2127)
FARMHOUSE ELEVATION

LEFT





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

RIGHT



REAR

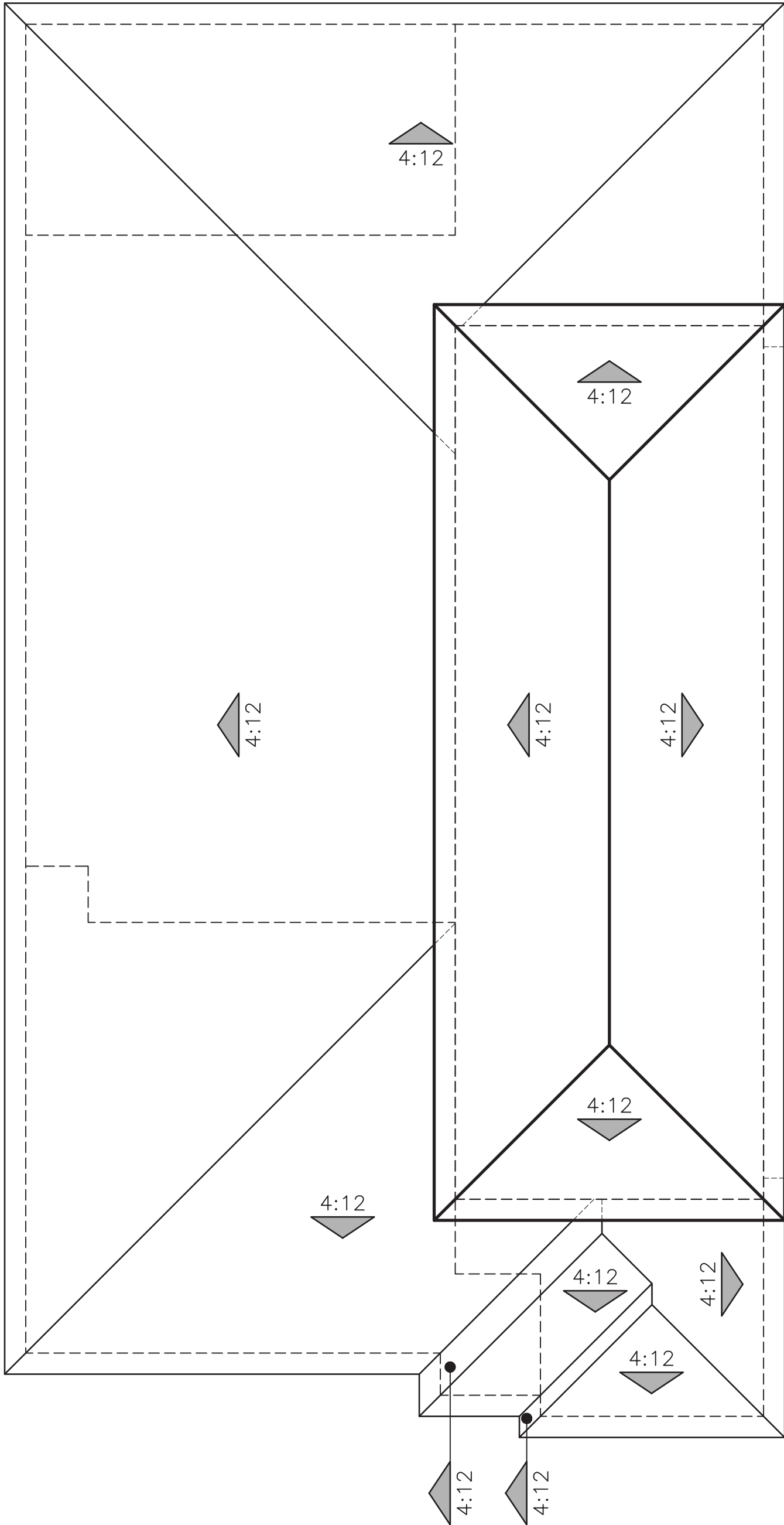
COLOR SCHEME 7

PLAN 2C (2127)

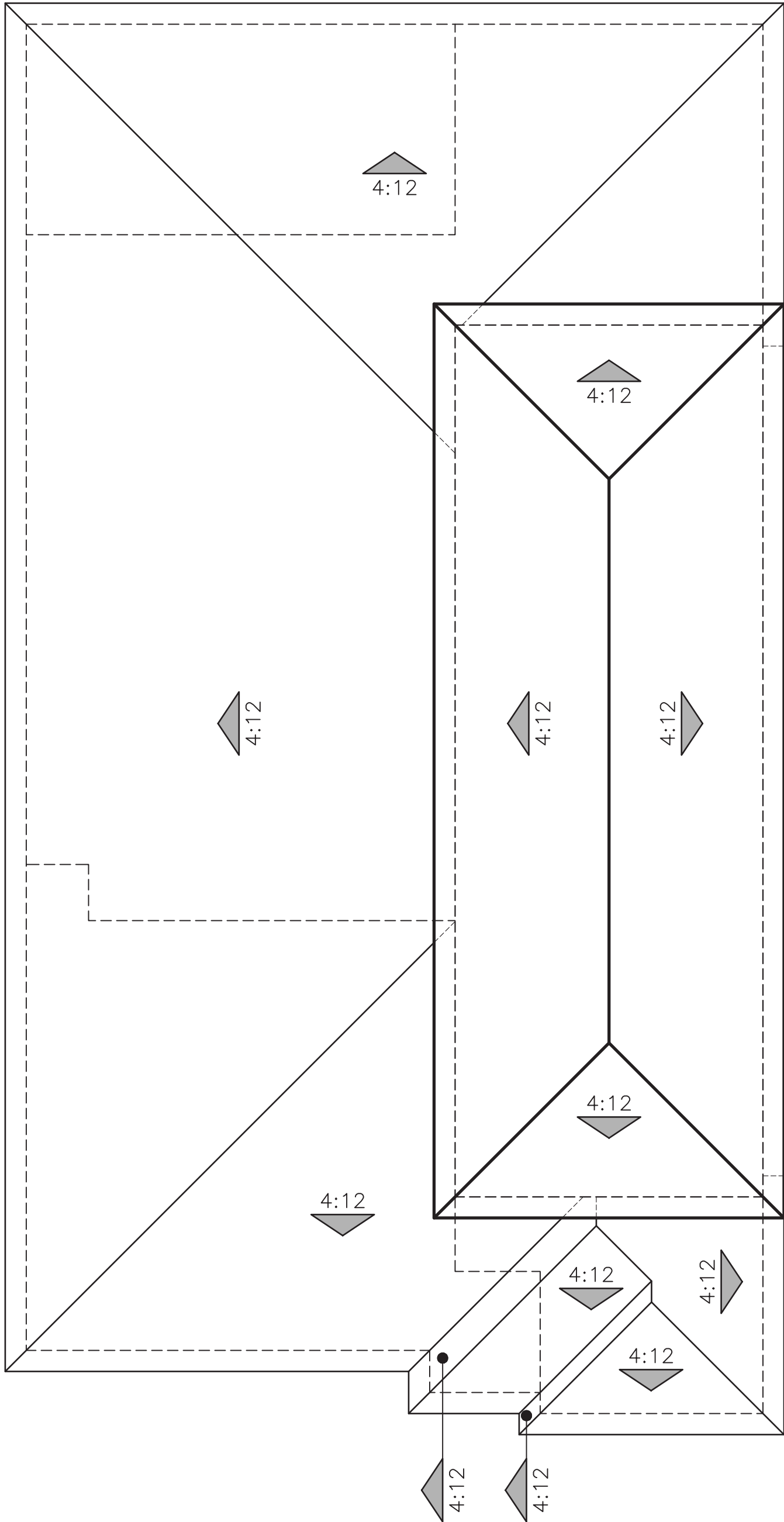
FARMHOUSE ENHANCED ELEVATION

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

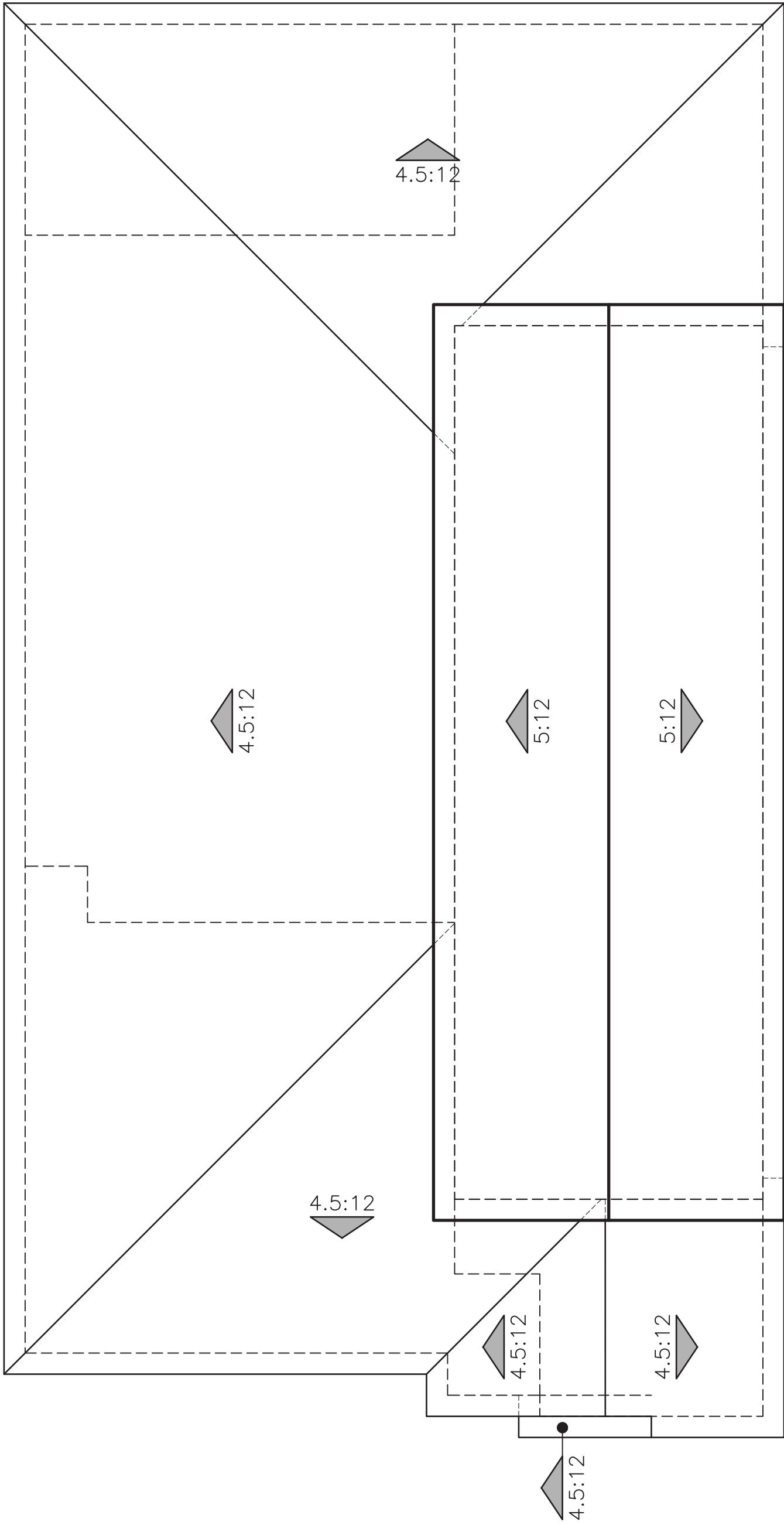




"A" ITALIAN

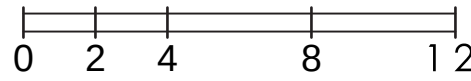


"B" PRAIRIE PROGRESSIVE



"C" FARMHOUSE

ROOF PLANS
PLAN 2 (2127)



EXTERIOR LIGHTS

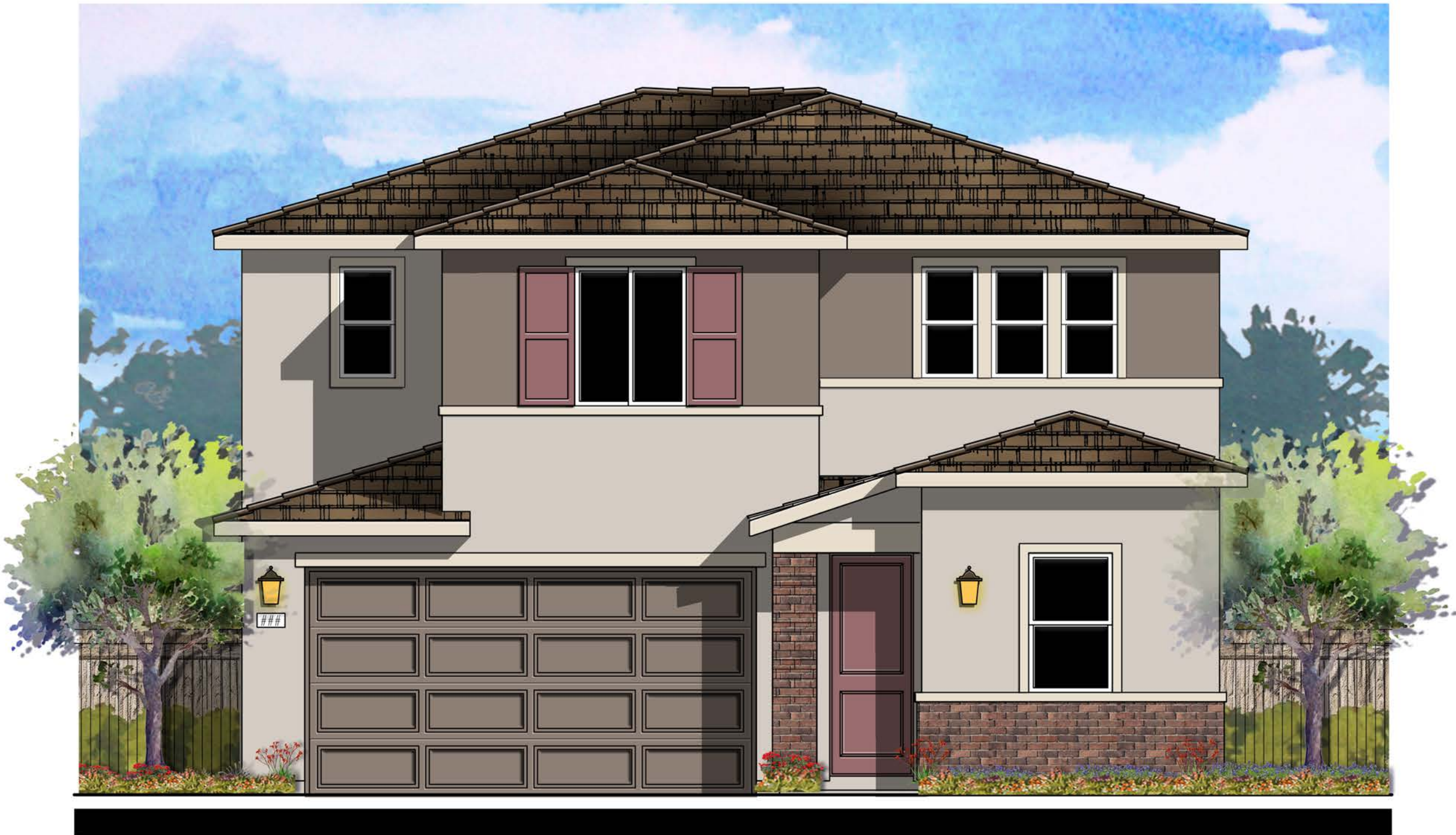


KENT



© 2024 Kevin L. Crook Architect, Inc. 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

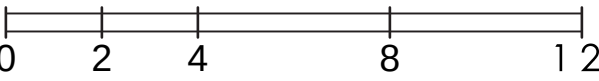
"B" PRAIRIE PROGRESSIVE

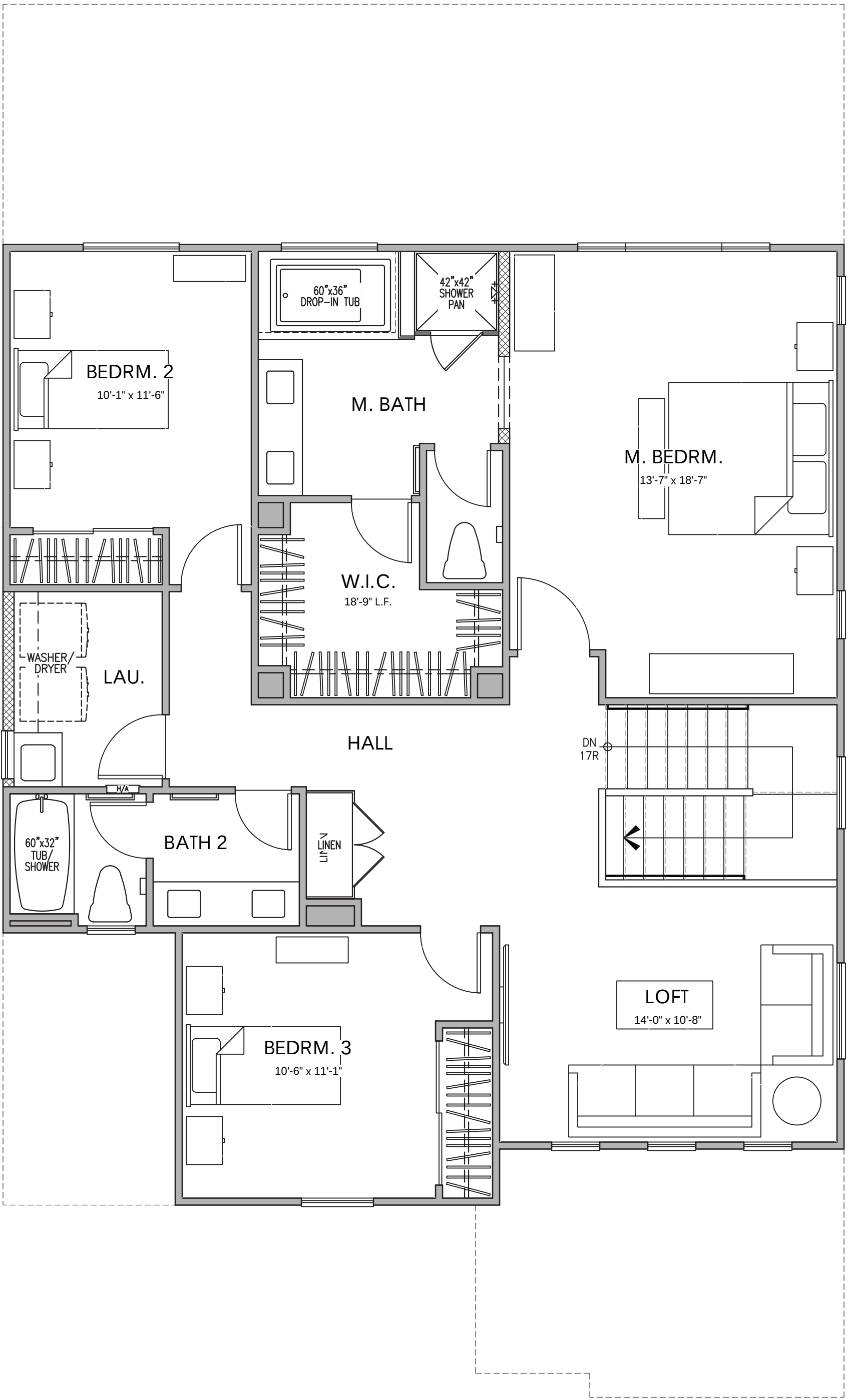


© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

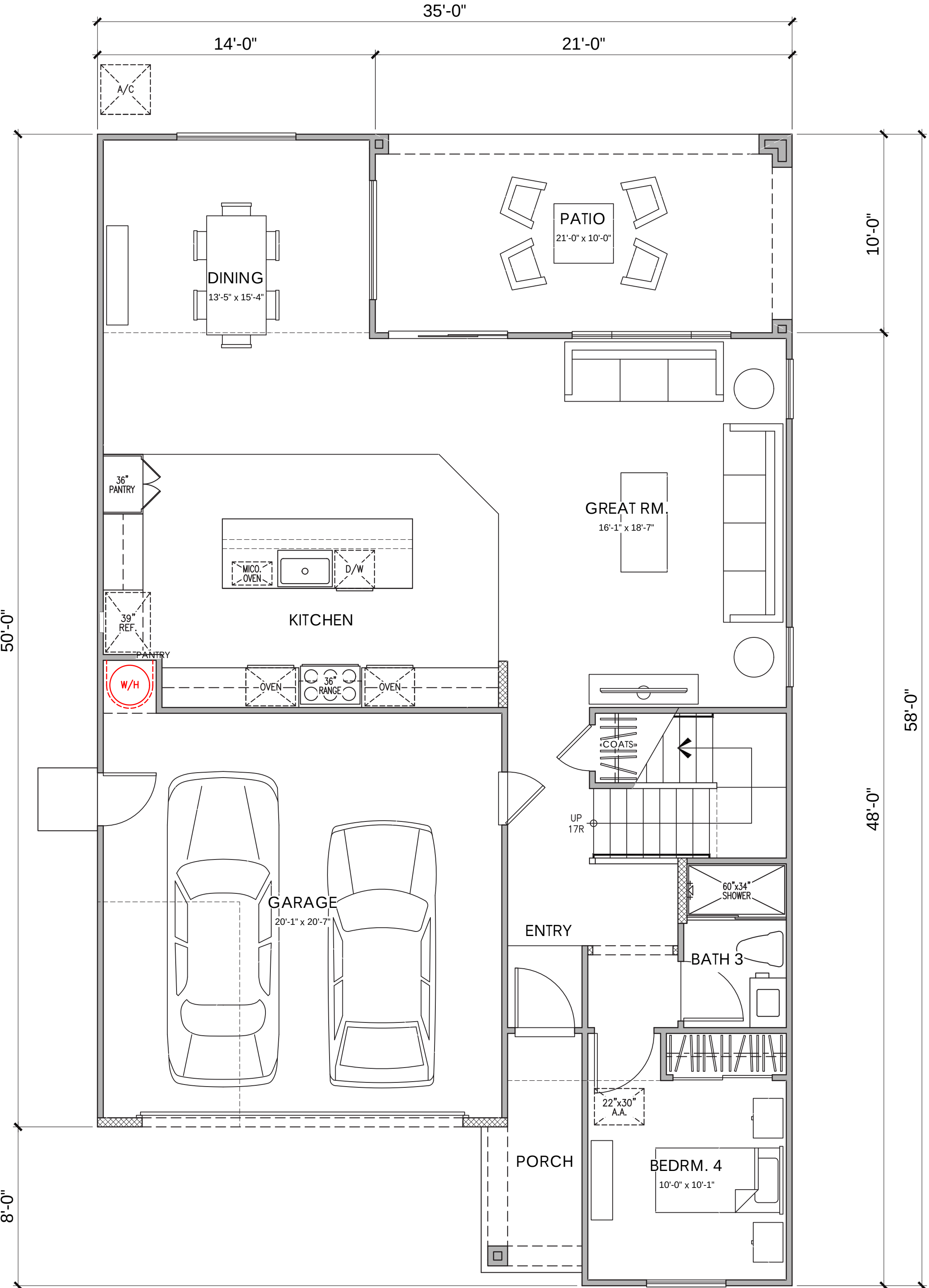
"C" FARMHOUSE

PLAN 3 (2386)
FRONT ELEVATIONS





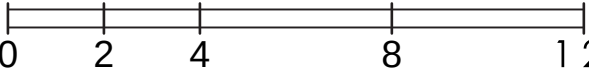
SECOND FLOOR PLAN

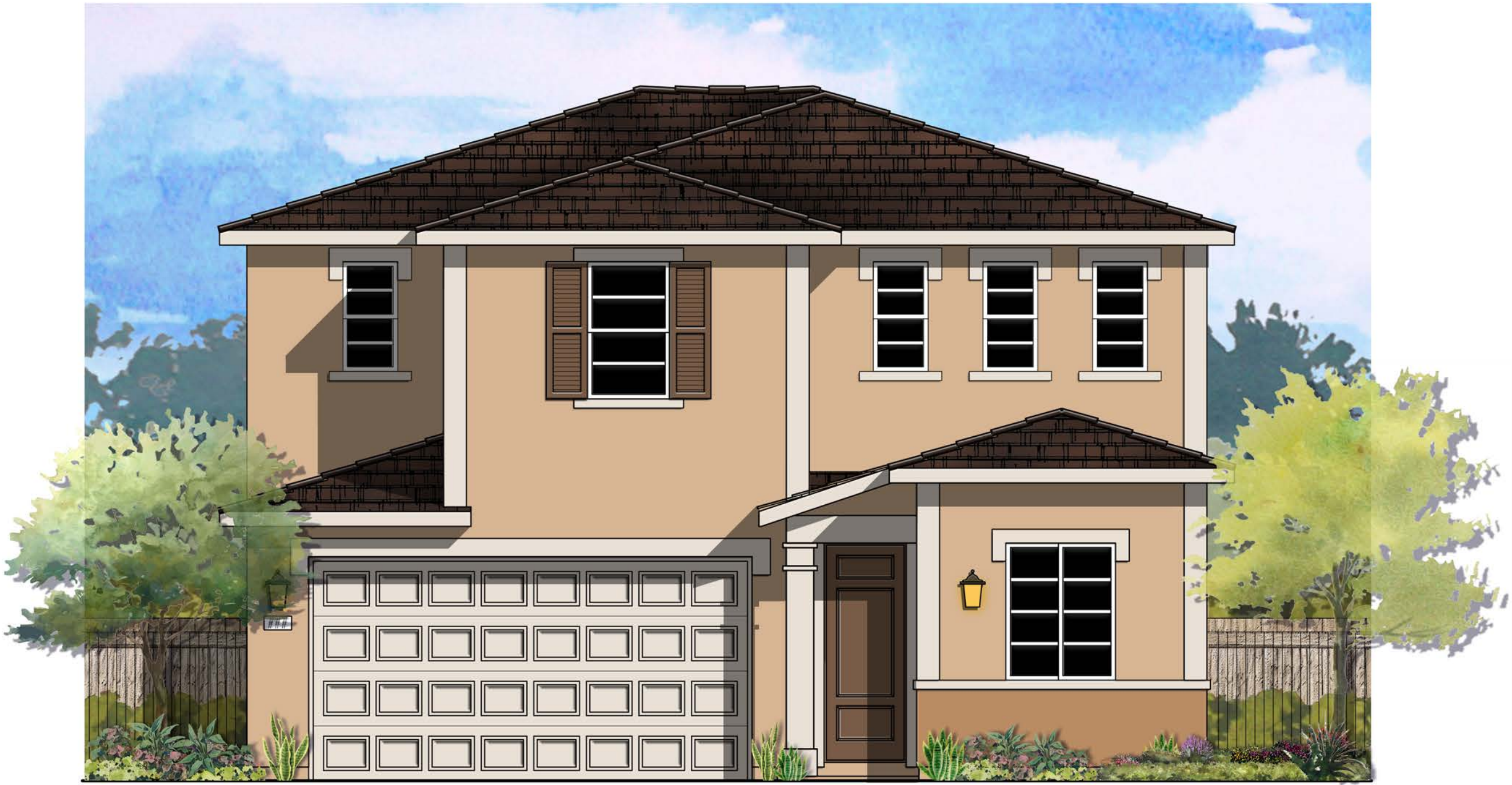


FIRST FLOOR PLAN

PLAN 3A (2386)
4 BEDROOM, 3 BATH, LOFT, CALIFORNIA RM.
FLOOR PLAN

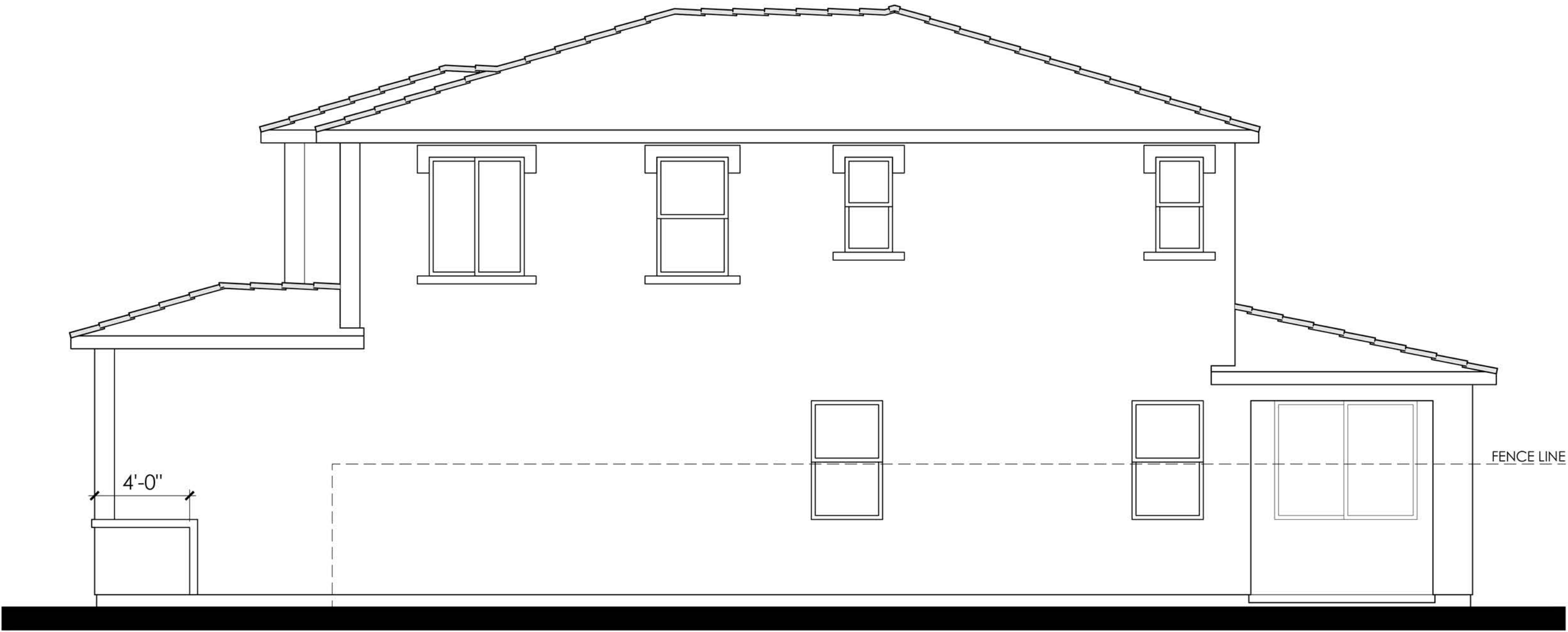
PLAN 2 AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	1,173 SQ. FT.
SECOND FLOOR AREA	1,213 SQ. FT.
TOTAL DWELLING	2,386 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	434 SQ. FT.
PORCH "A"	51 SQ. FT.
PORCH "B"	54 SQ. FT.
PORCH "C"	51 SQ. FT.
CALIFORNIA ROOM	210 SQ. FT.





© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT

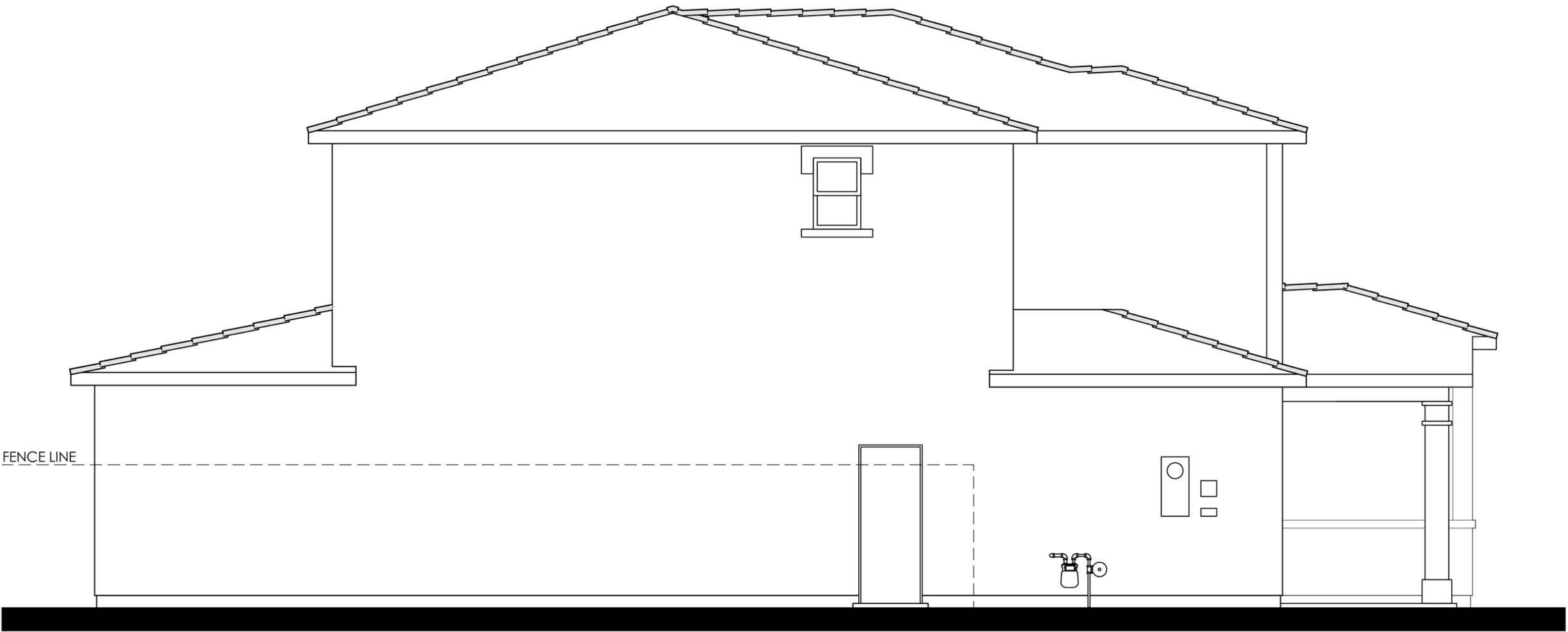


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)
FRONT DOOR: FIBERGLASS
GARAGE DOOR: METAL SECTIONAL
ROOF: COMP. SHINGLE
FASCIA: GUTTER
BARGE: 2x6 WOOD
WALL: STUCCO
WINDOWS: VINYL W/ GRIDS
TRIM: STUCCO OVER RIGID FOAM



REAR

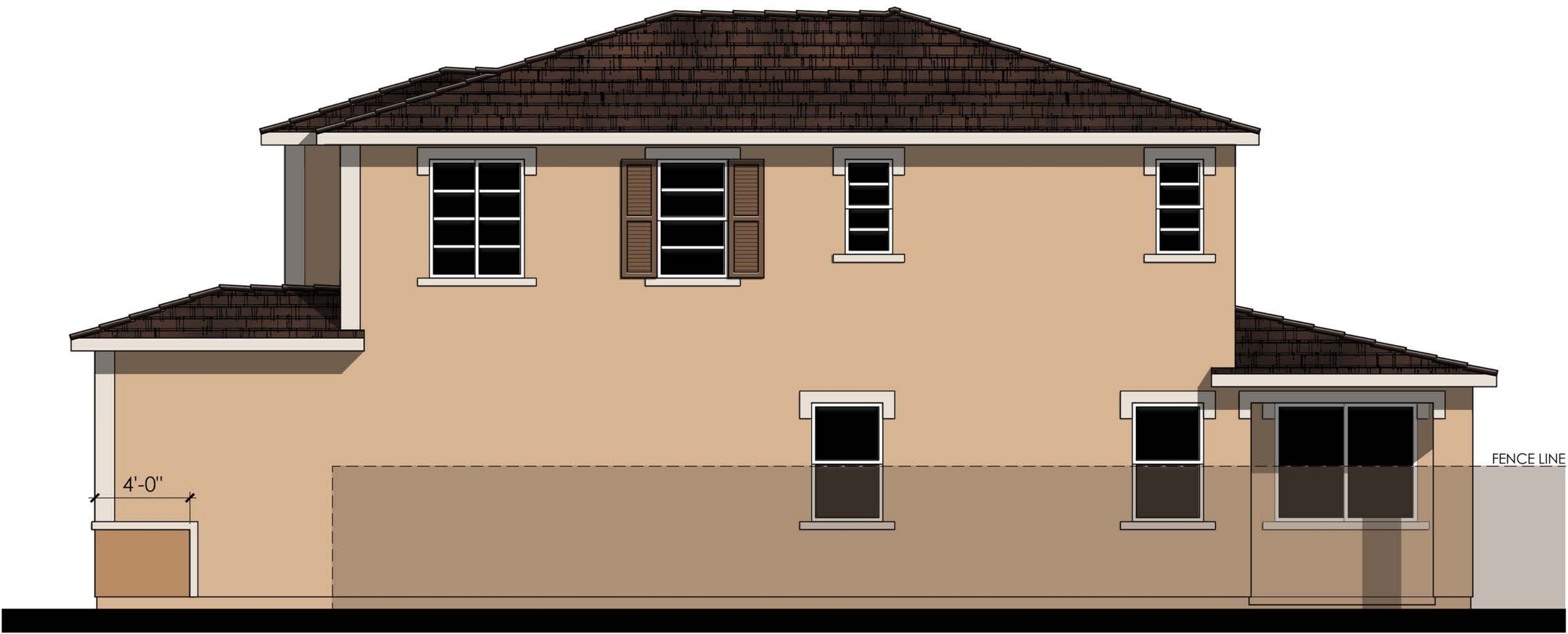


LEFT

COLOR SCHEME 2

PLAN 3A (2386)
ITALIAN ELEVATION





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

RIGHT



REAR

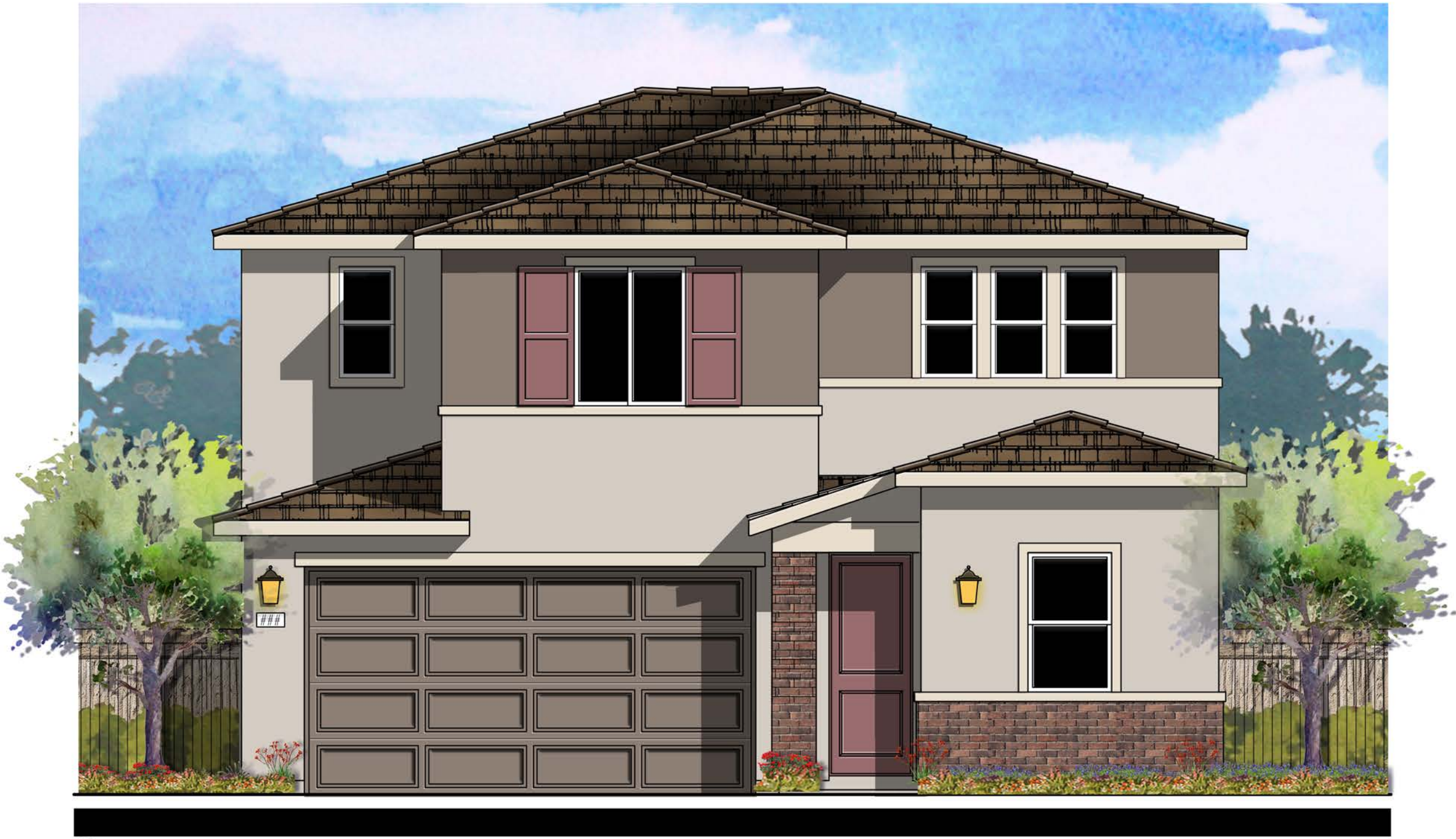
COLOR SCHEME 2

PLAN 3A (2386)

ITALIAN ENHANCED ELEVATION

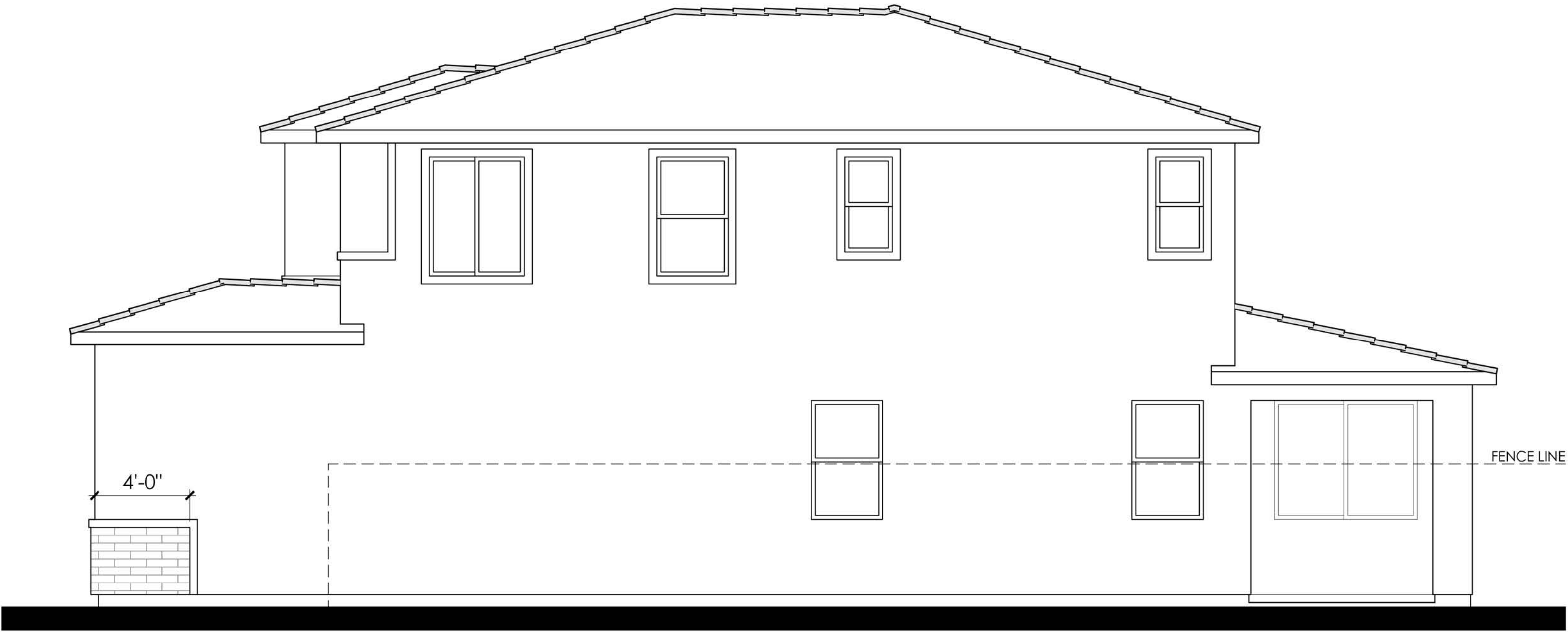
NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.





© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT

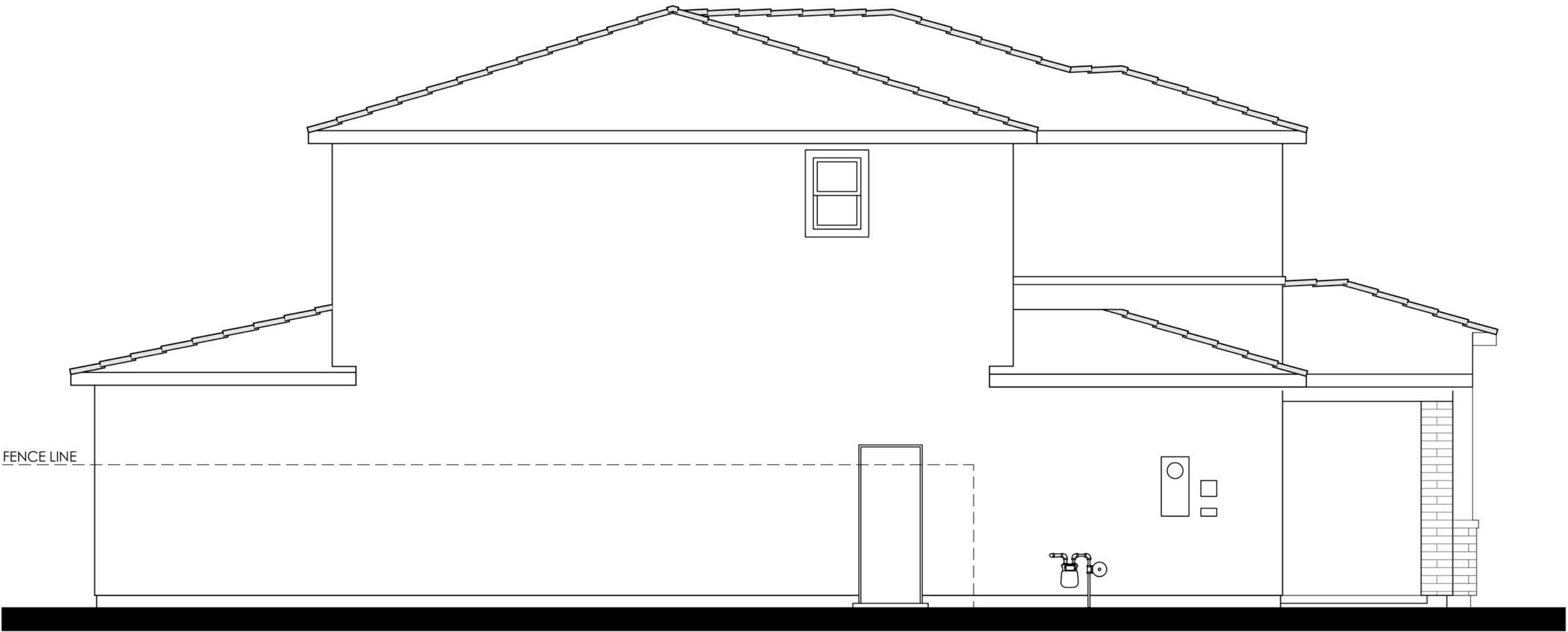


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO / BRICK VENEER |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |



REAR

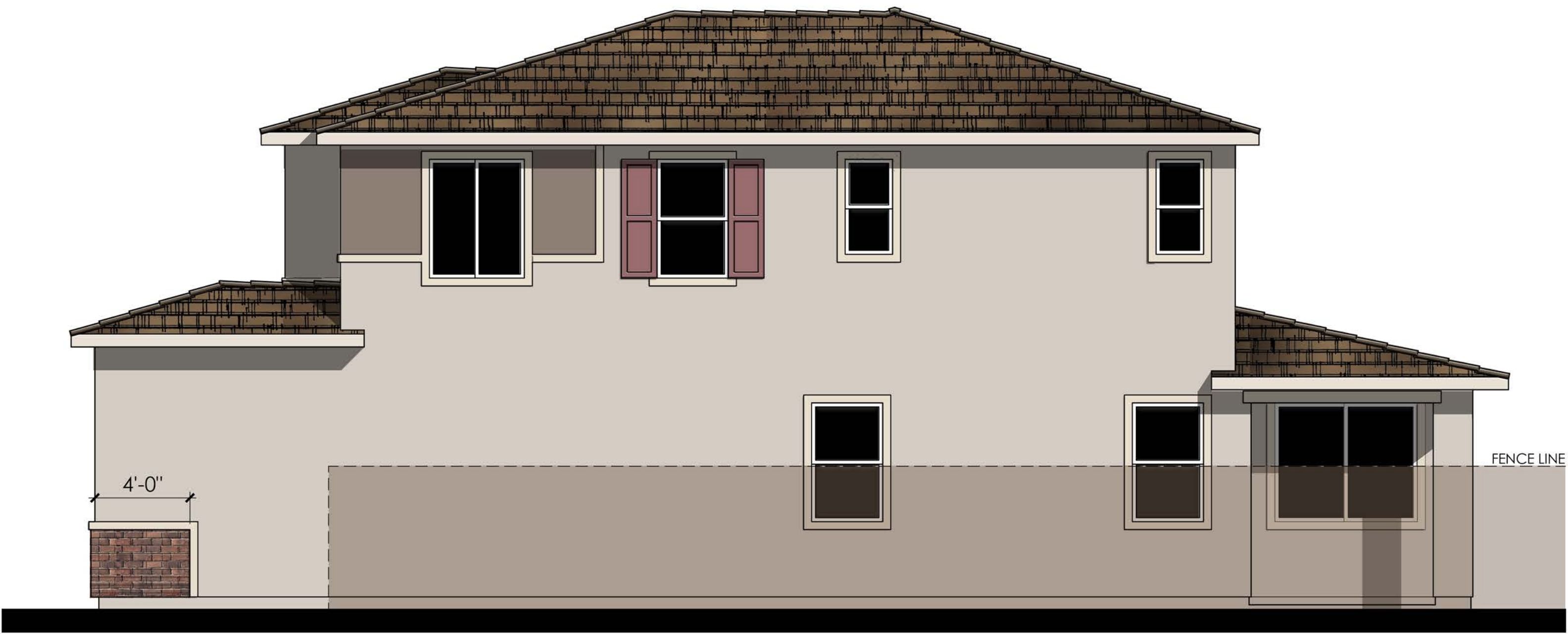


LEFT

COLOR SCHEME 5

PLAN 3B (2386)
PRAIRIE PROGRESSIVE ELEVATION

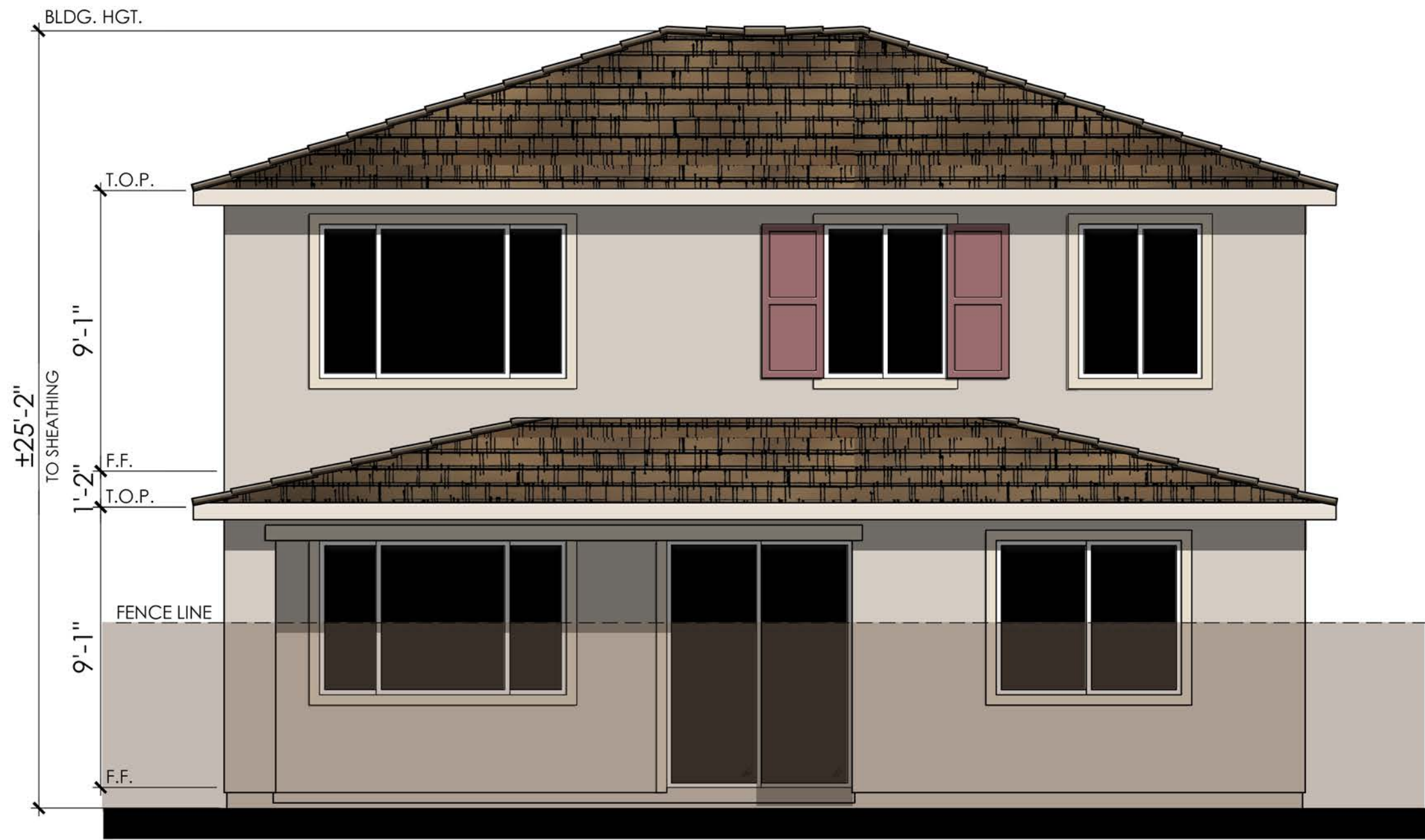




MATERIALS LEGEND
(WHERE OCCURS)

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

RIGHT



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.





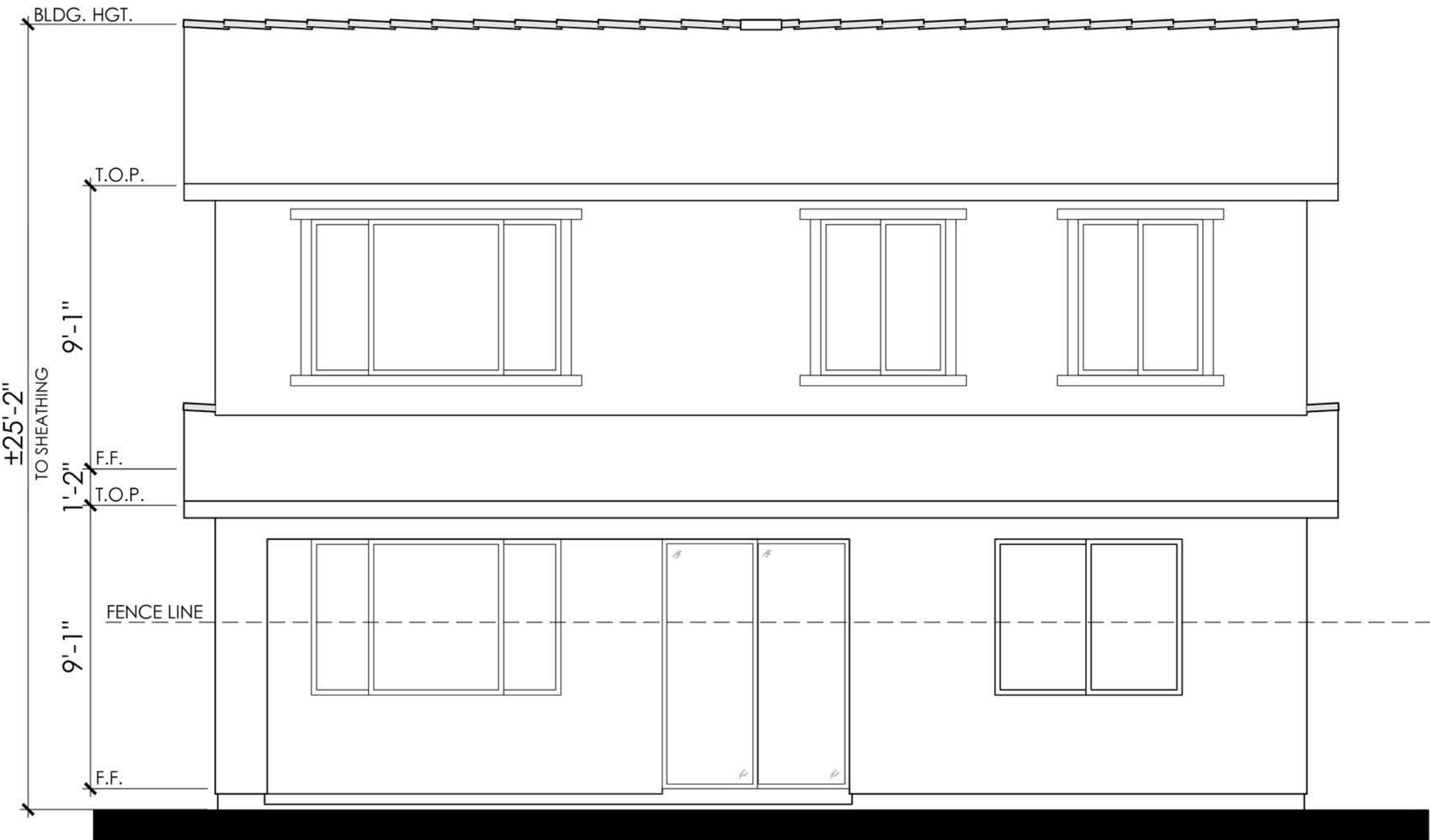
© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT

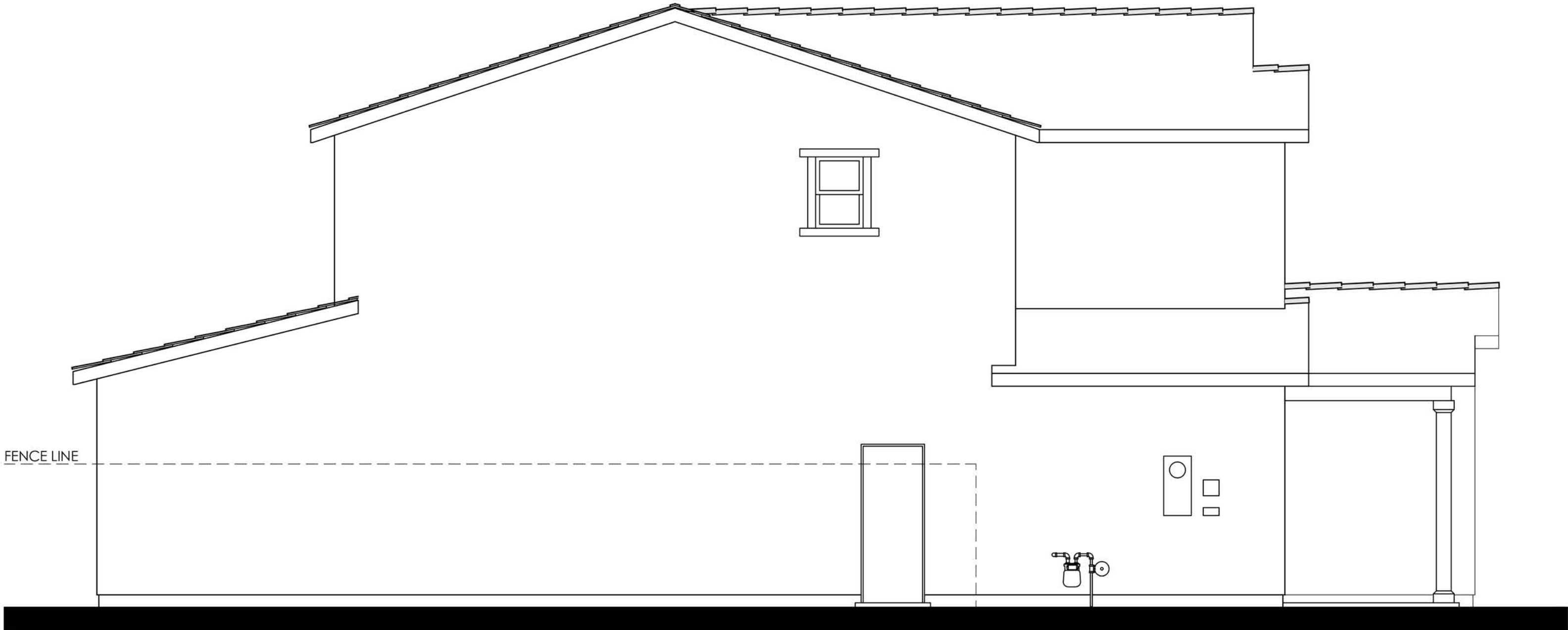


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| 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 |



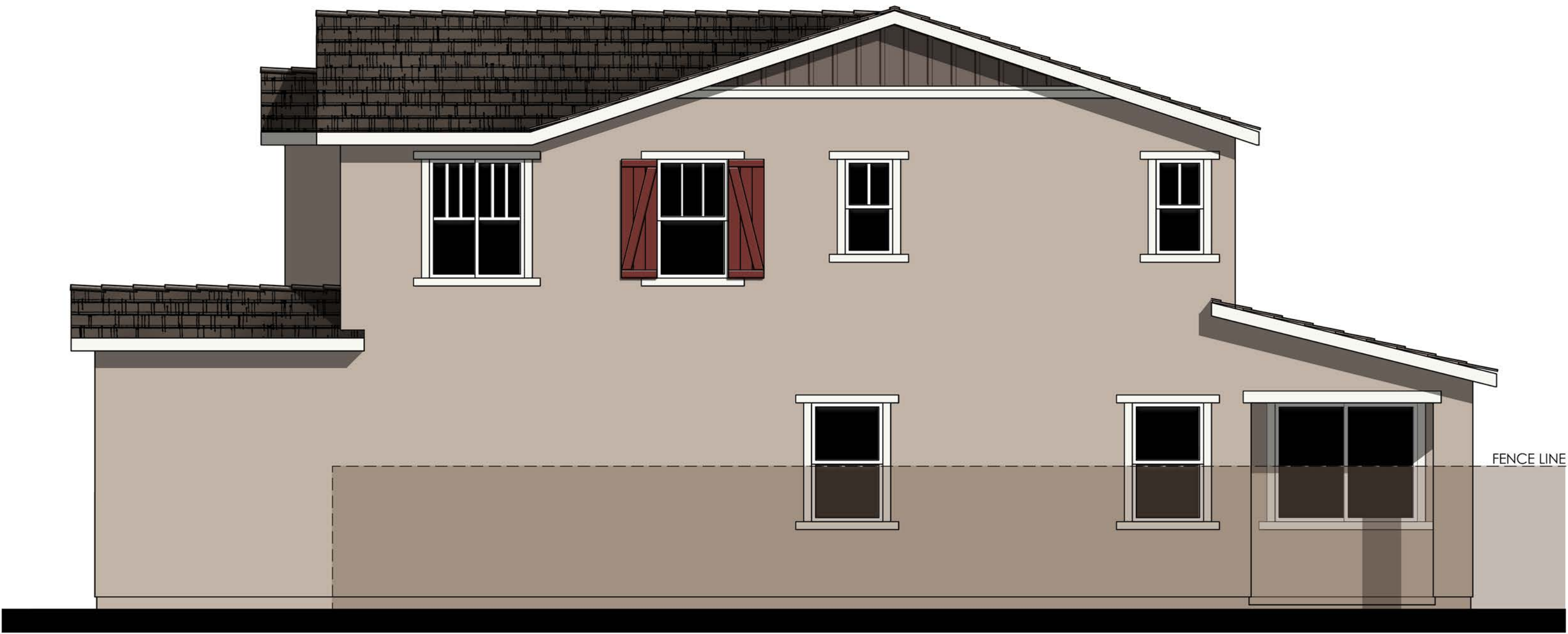
REAR



LEFT

COLOR SCHEME 8
PLAN 3C (2386)
FARMHOUSE ELEVATION





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

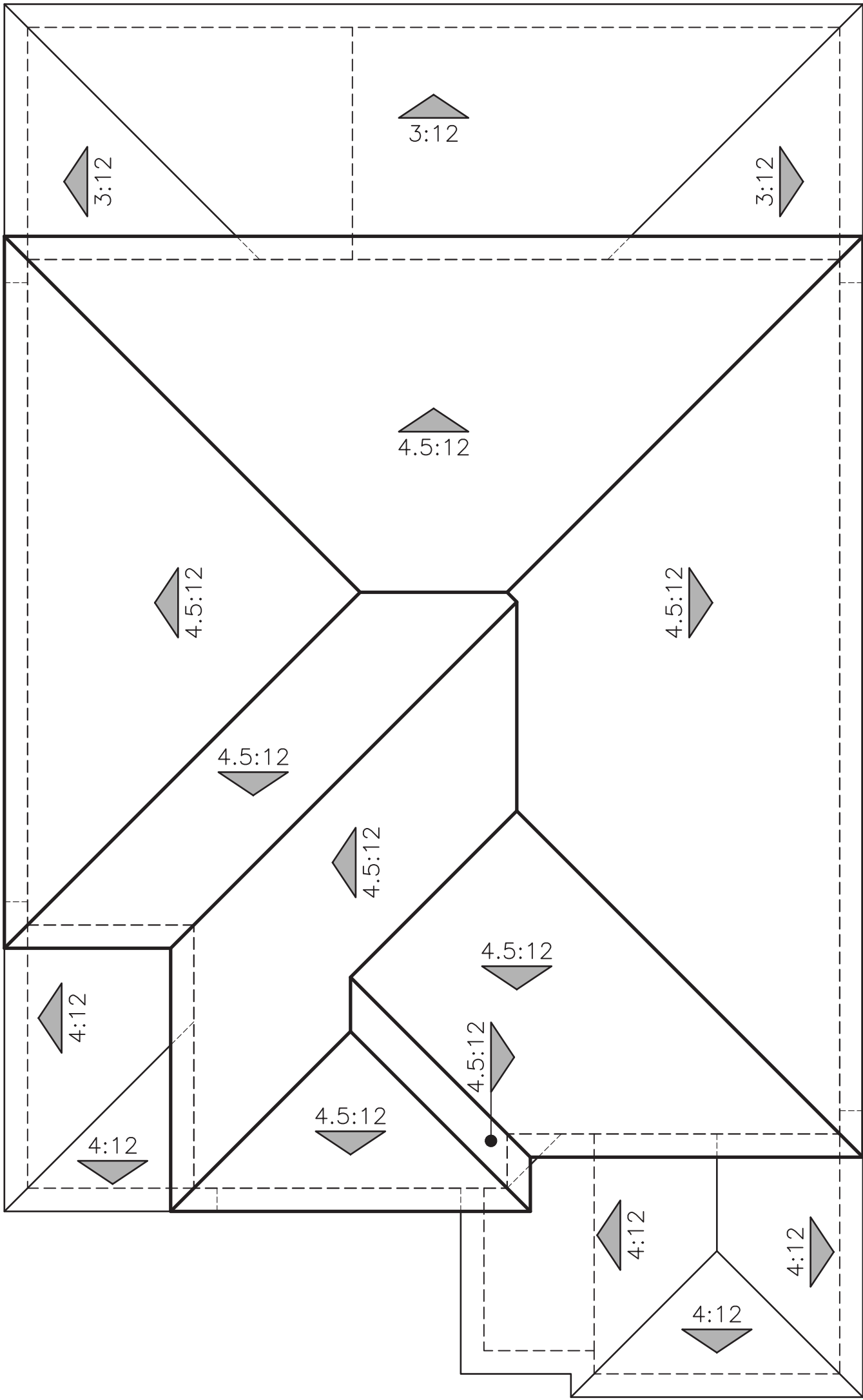
COLOR SCHEME 8

PLAN 3C (2386)

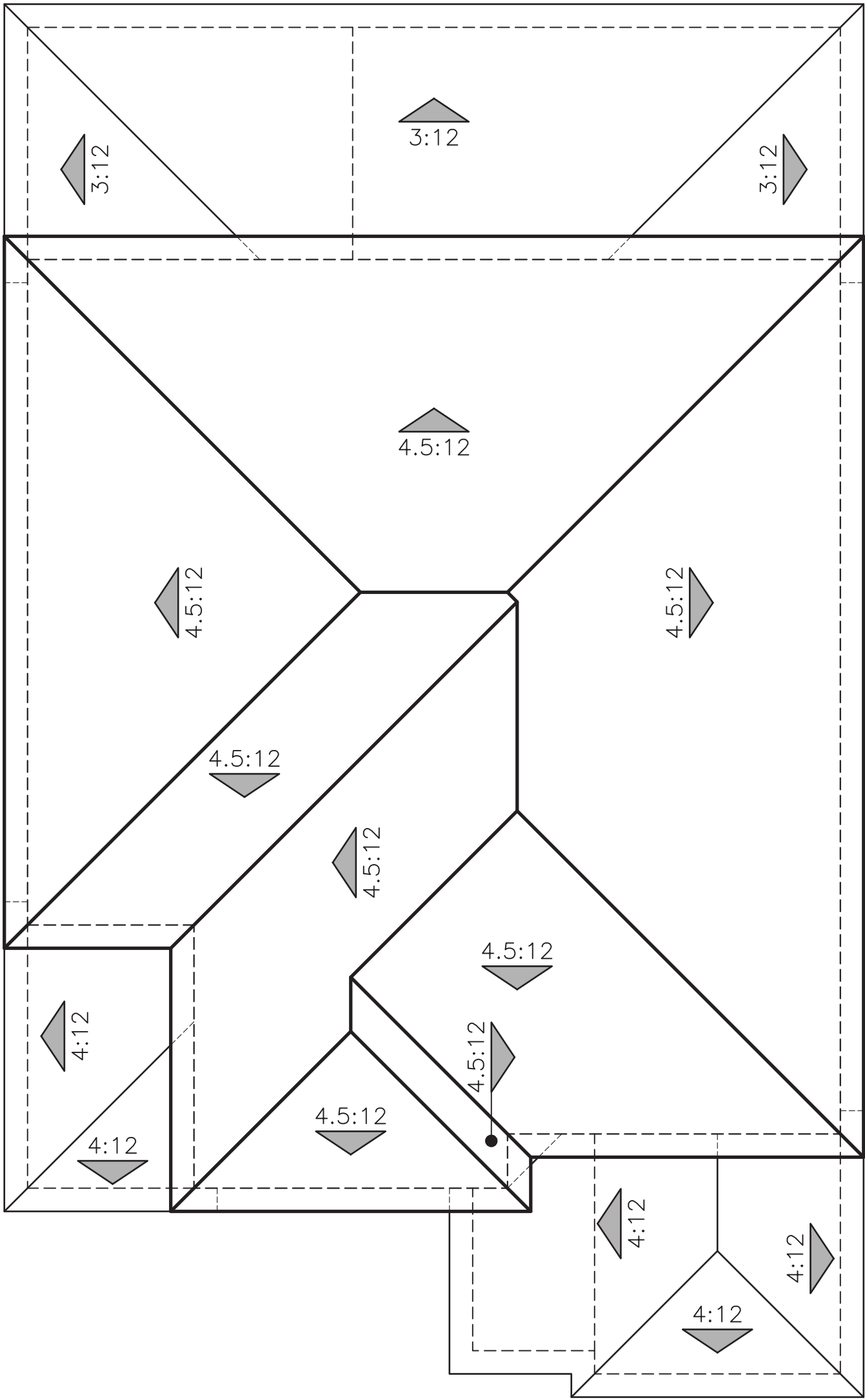
FARMHOUSE ENHANCED ELEVATION

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

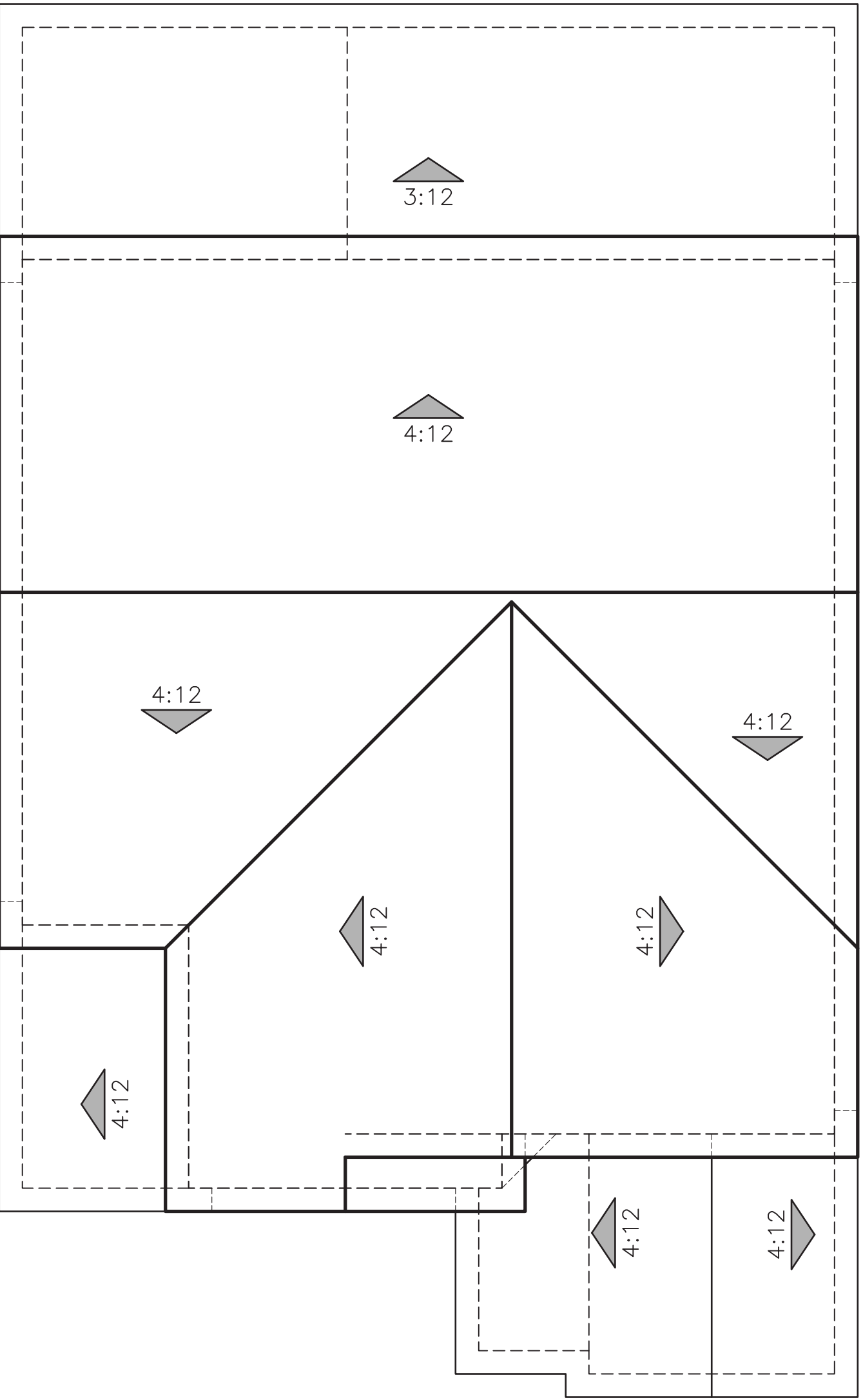




"A" ITALIAN

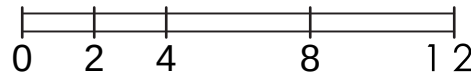


"B" PRAIRIE PROGRESSIVE



"C" FARMHOUSE

ROOF PLANS
PLAN 3 (2386)



EXTERIOR LIGHTS



KENT



© 2024 Kevin L. Crook Architect, Inc. 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

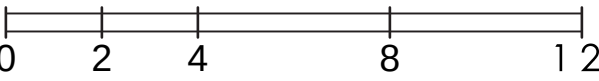
"B" PRAIRIE PROGRESSIVE

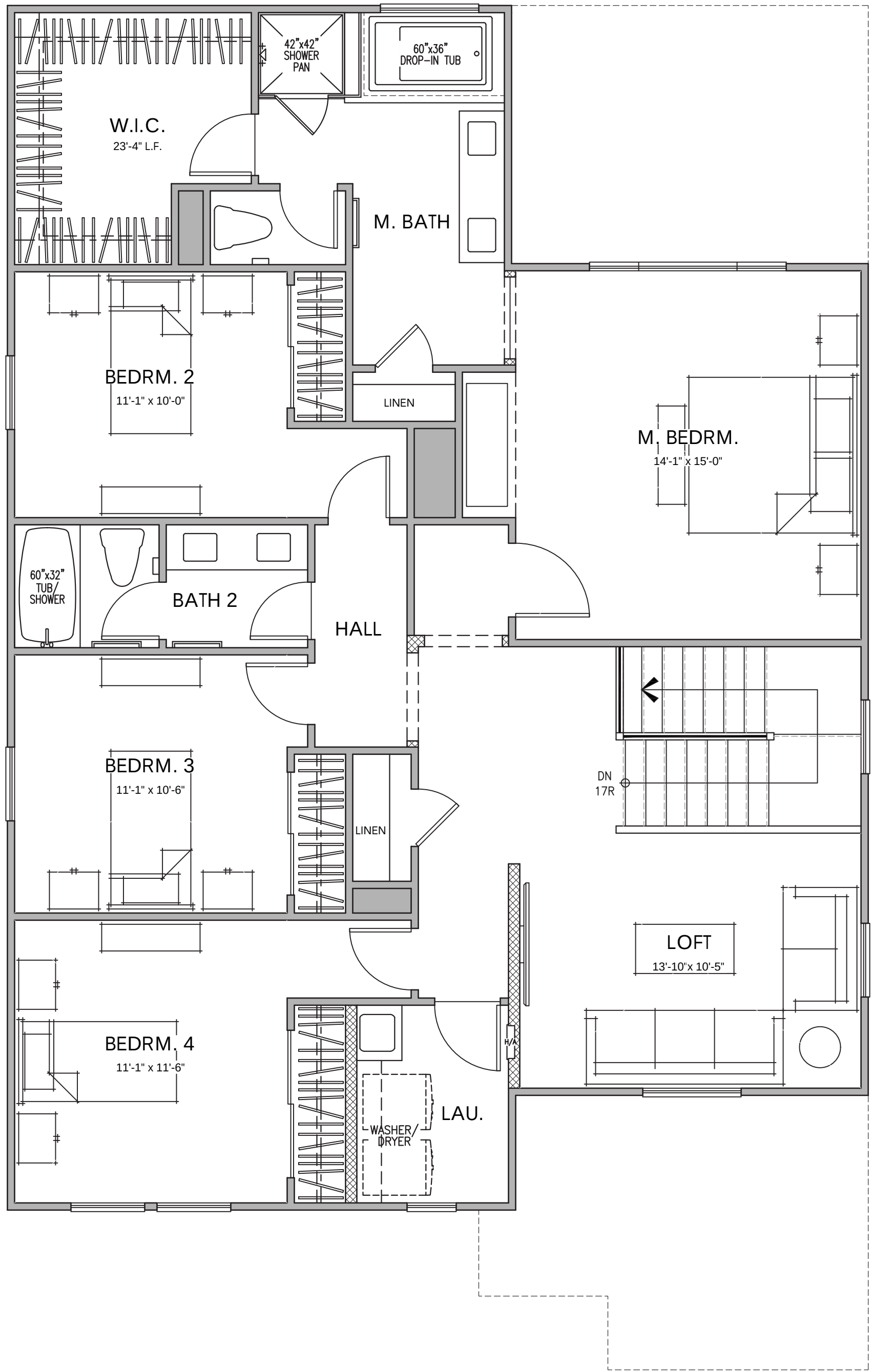


© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

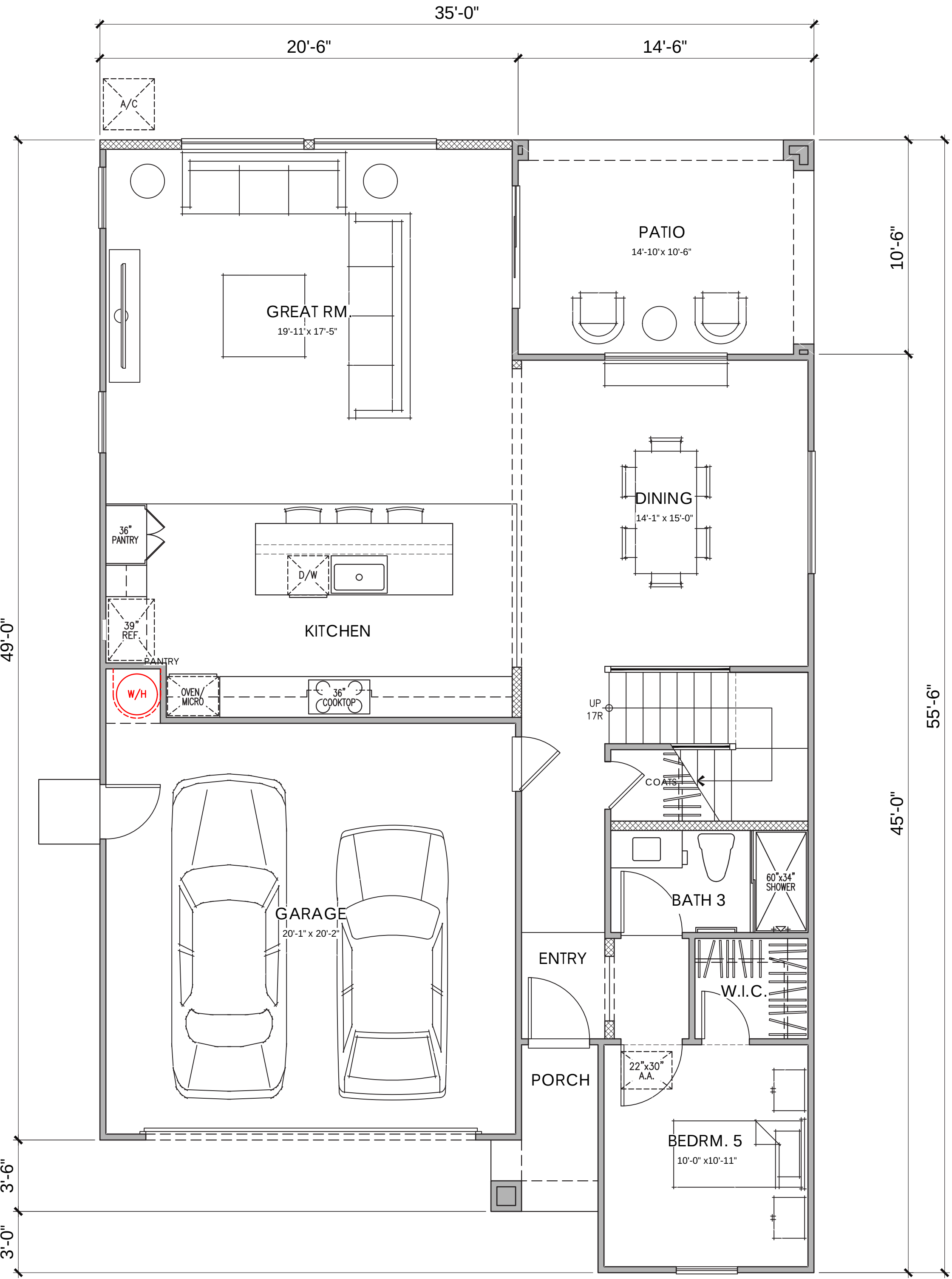
"C" FARMHOUSE

PLAN 4 (2612)
FRONT ELEVATIONS





SECOND FLOOR PLAN

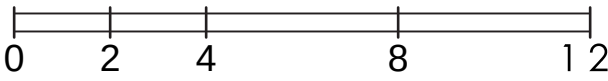


FIRST FLOOR PLAN

PLAN 4A (2612)
5 BEDROOM, 3 BATH, LOFT, CALIFORNIA RM.
FLOOR PLAN

PLAN 3
AREA TABULATION

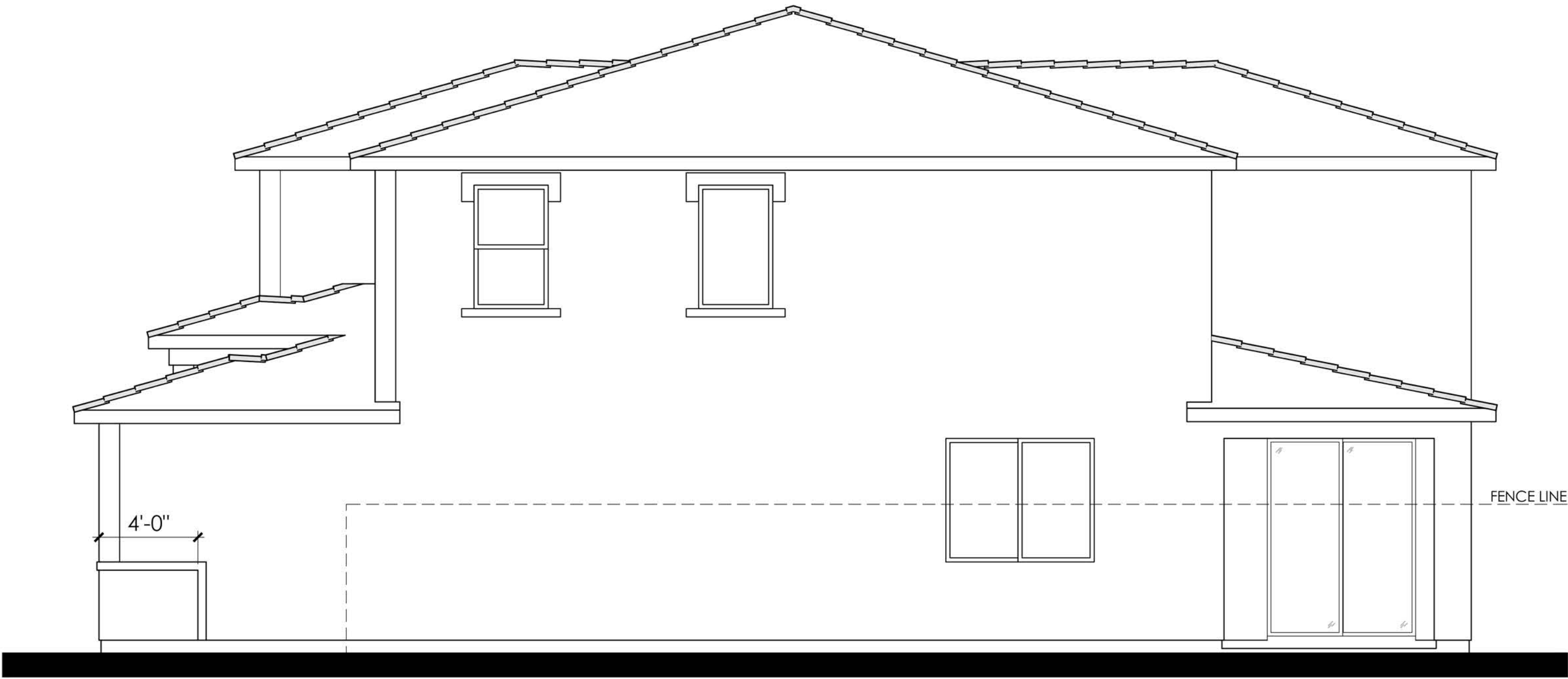
CONDITIONED SPACE		
FIRST FLOOR AREA	1,189	SQ. FT.
SECOND FLOOR AREA	1,423	SQ. FT.
TOTAL DWELLING	2,612	SQ. FT.
UNCONDITIONED SPACE		
GARAGE	425	SQ. FT.
PORCH "A"	36	SQ. FT.
PORCH "B"	36	SQ. FT.
PORCH "C"	52	SQ. FT.
CALIFORNIA ROOM	152	SQ. FT.





© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT

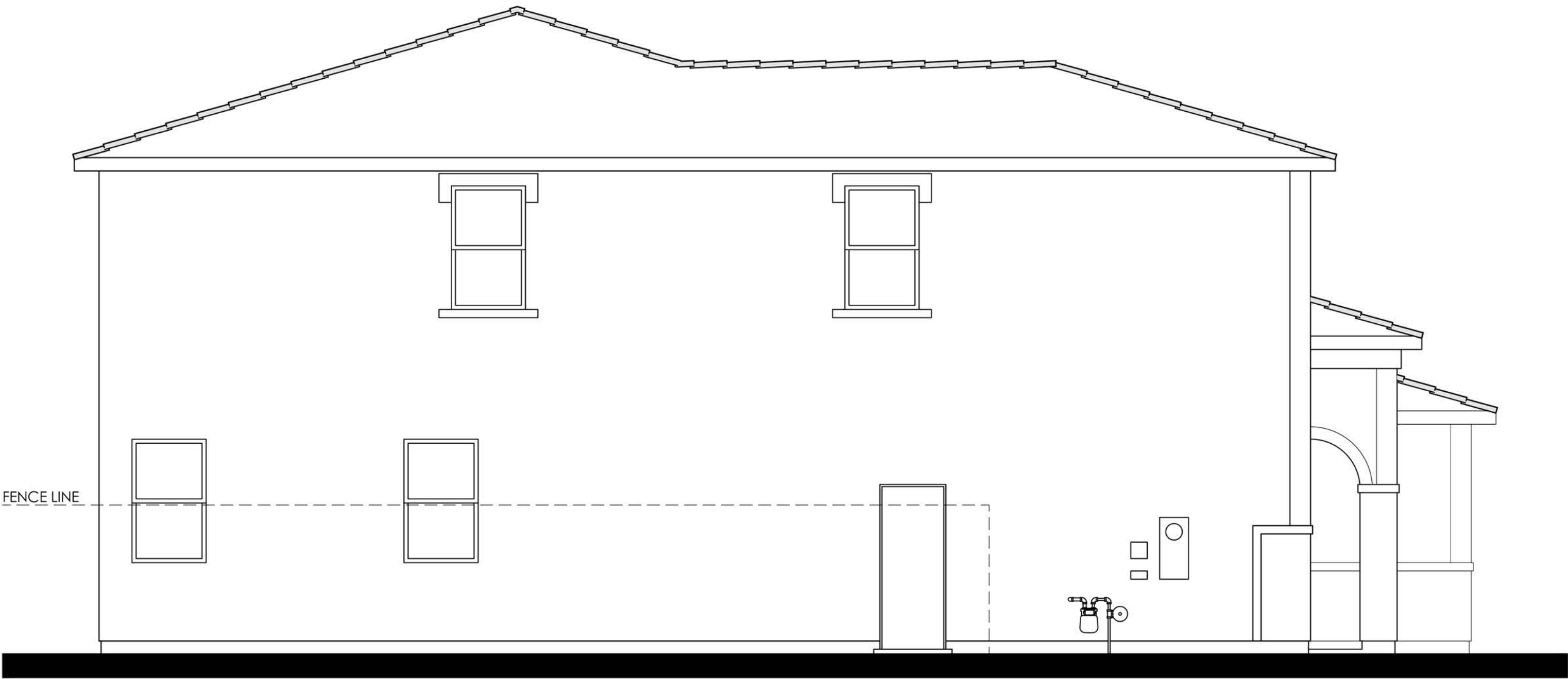


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| TRIM: | STUCCO OVER RIGID FOAM |



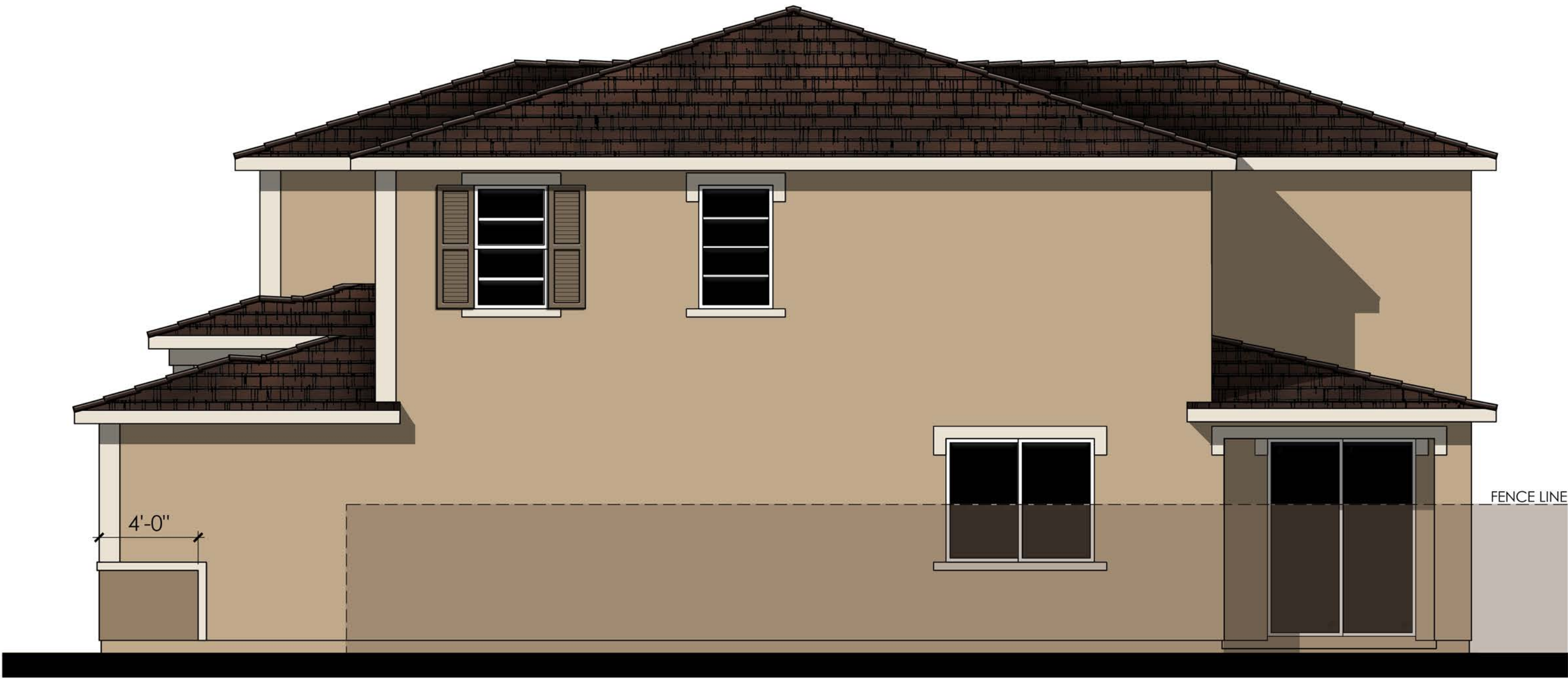
REAR



LEFT

COLOR SCHEME 3
PLAN 4A (2612)
ITALIAN ELEVATION





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

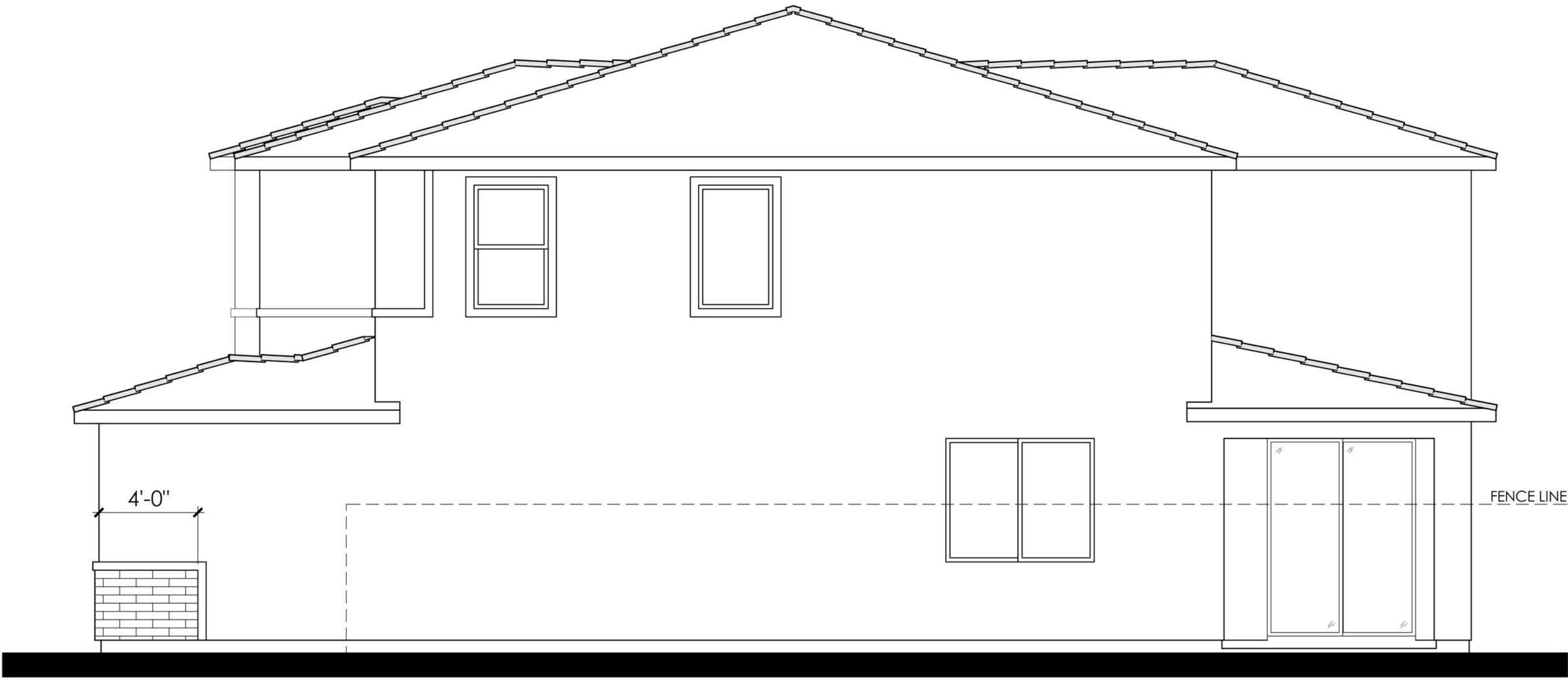
NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.





© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT

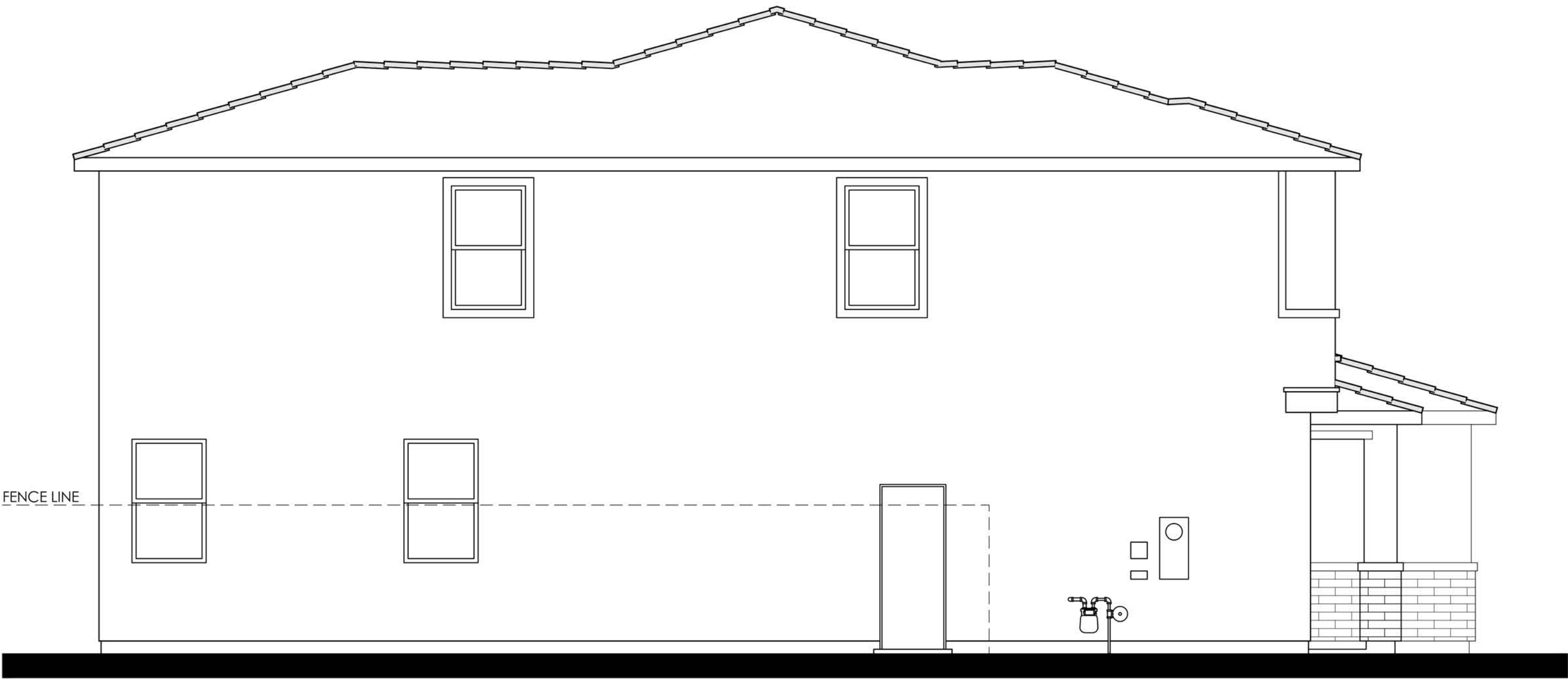


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| 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

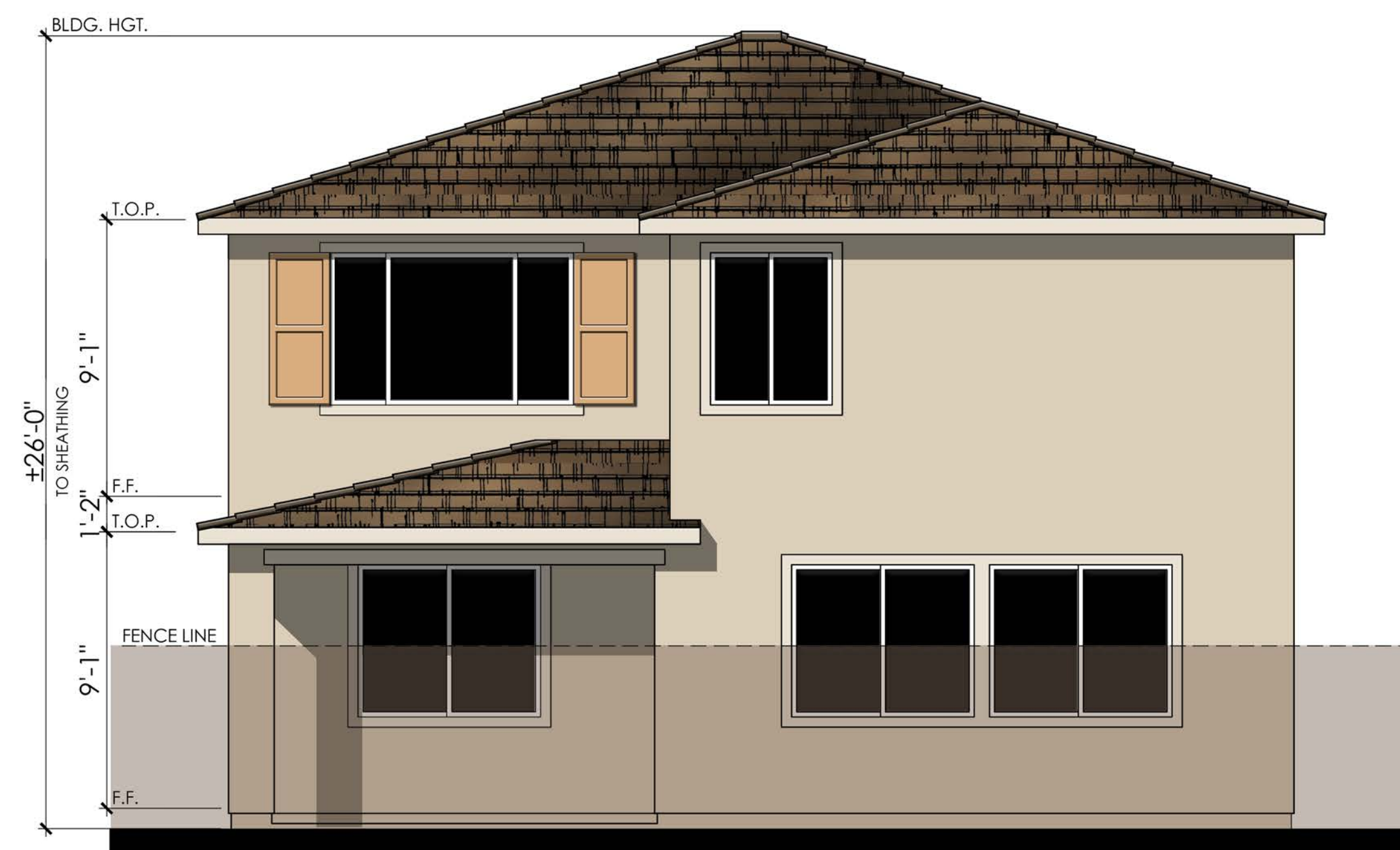


Architectural elevation drawing of a single-story house. The house features a gabled roof with dark brown shingles. The main body of the house is finished with light beige stucco, while the lower portion is a darker tan color. On the left, there is a brick chimney with a height dimension of 4'-0". The front facade includes a double window with white trim and orange shutters, a single window with white trim, and a large sliding glass door with a dark frame. A dashed line indicates the 'FENCE LINE' location. The drawing is a technical illustration with clean lines and a limited color palette.

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



COLOR SCHEME 6

PRAIRIE PROGRESSIVE ENHANCED ELEVATION

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

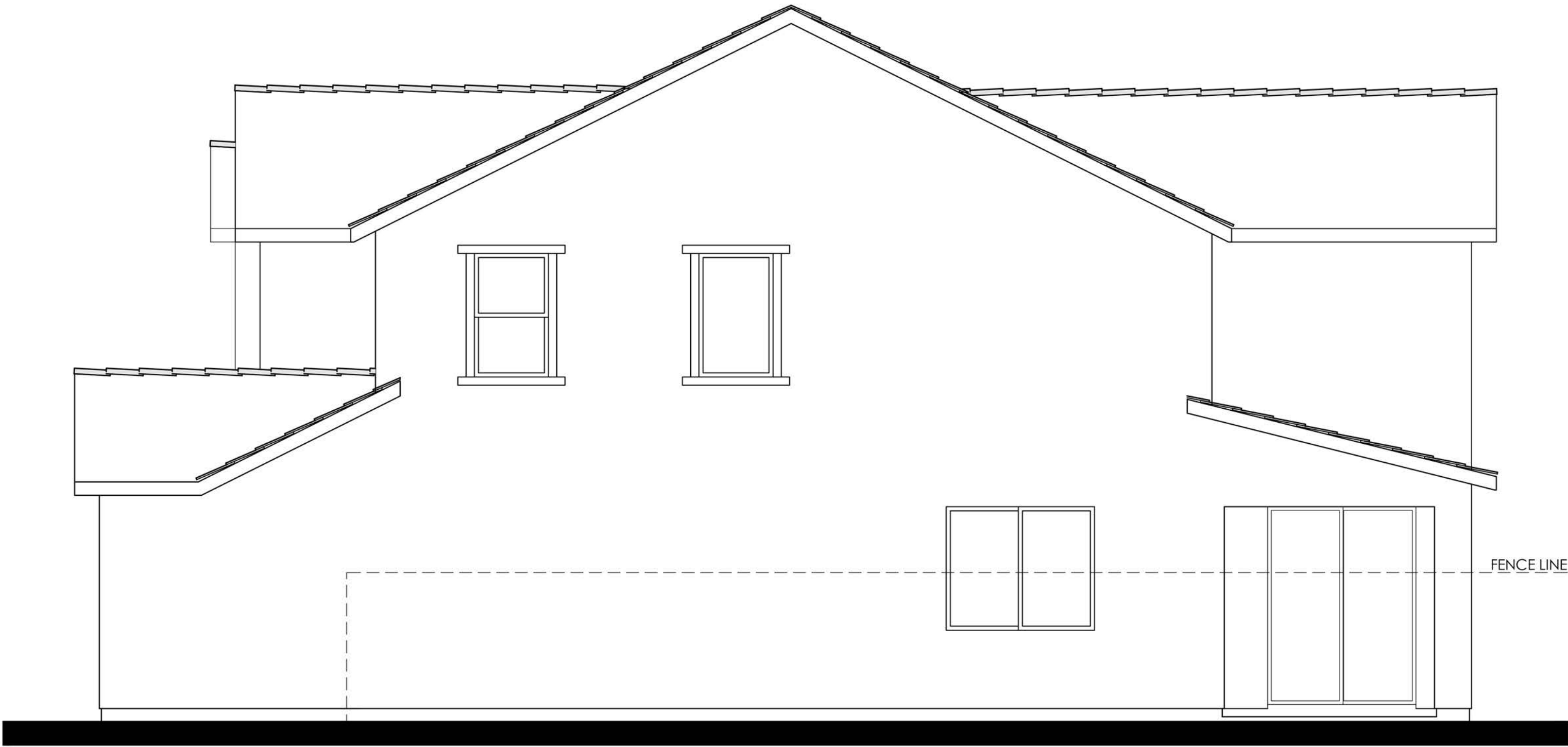


PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT



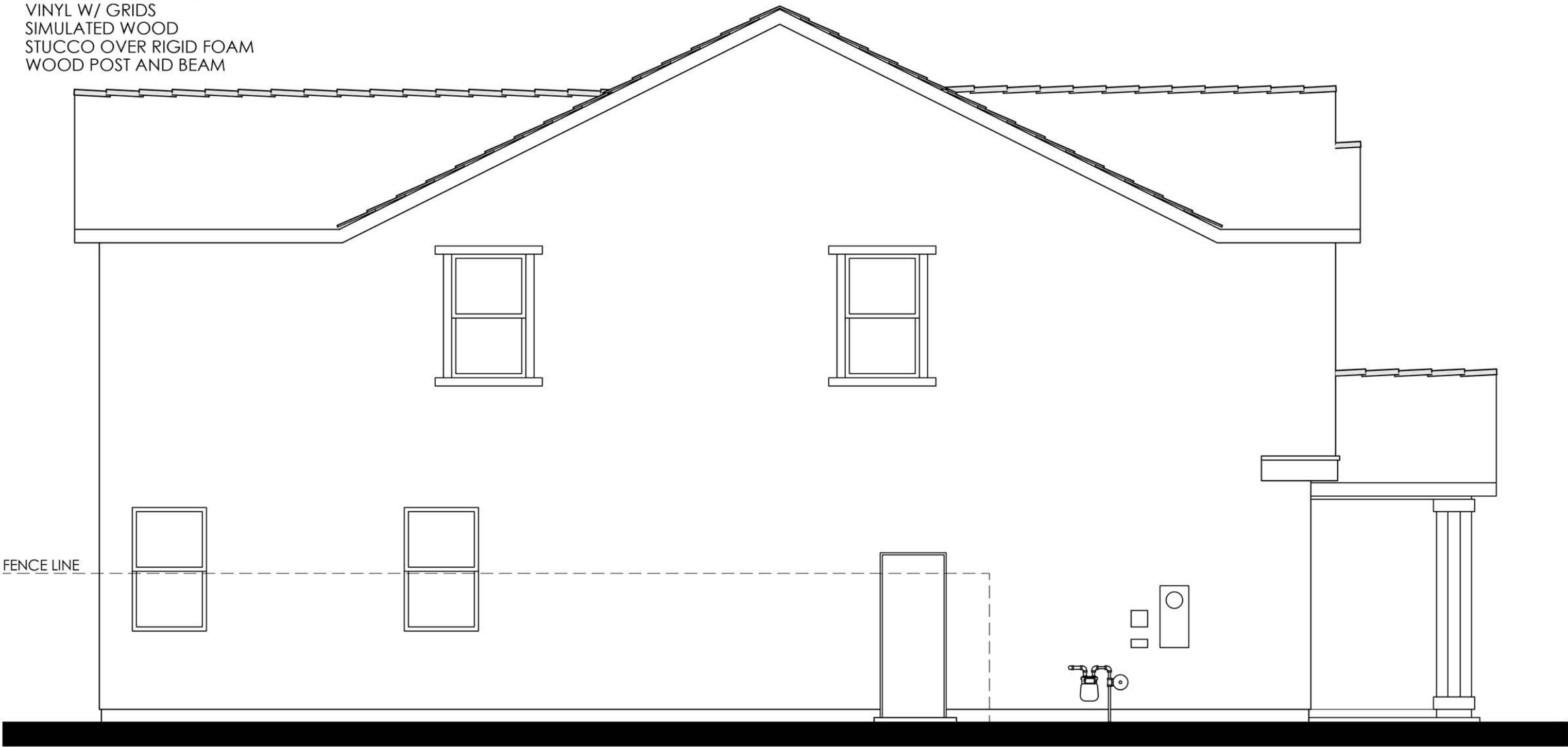
RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| 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 |



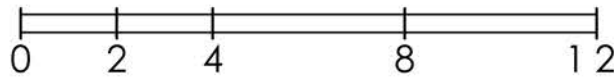
REAR

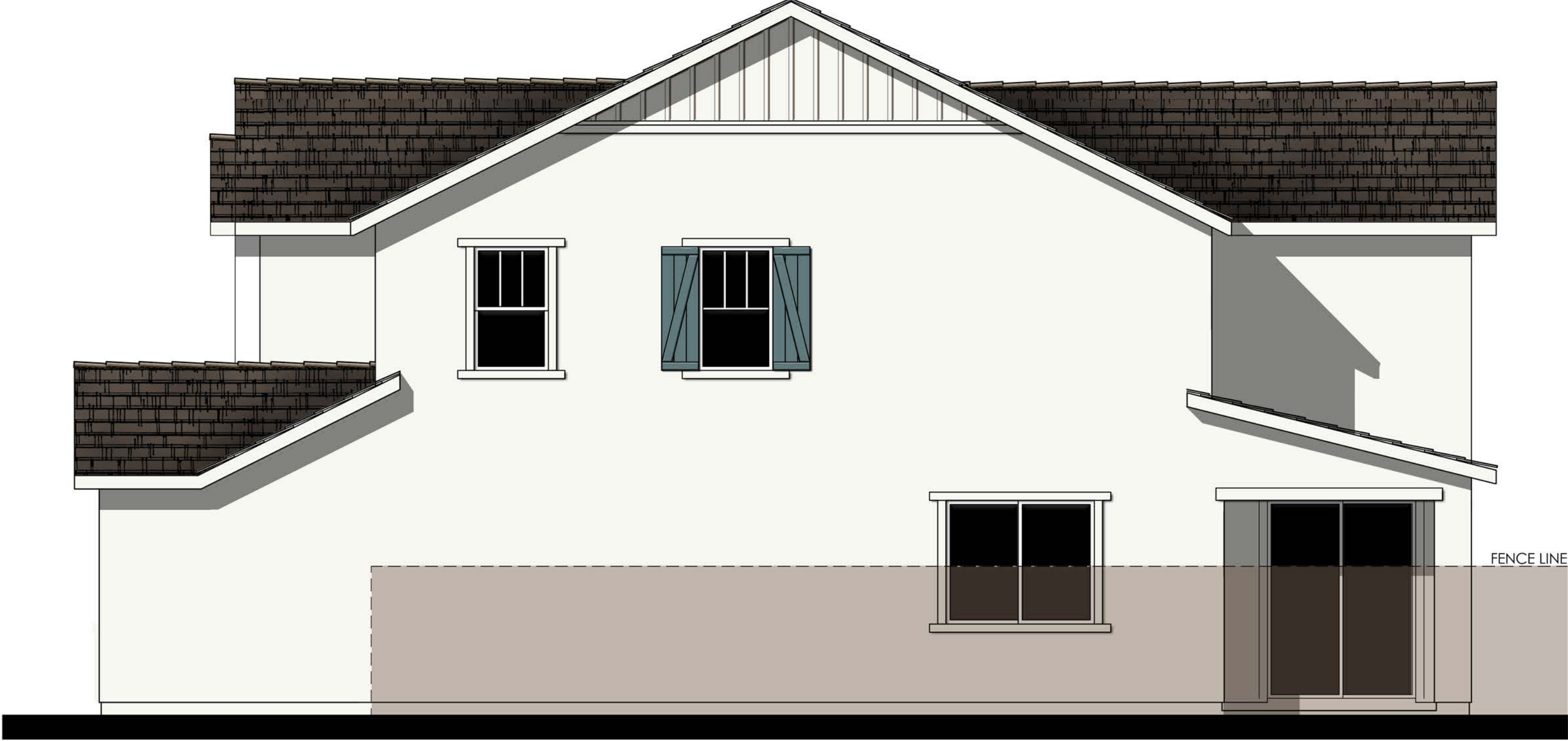


LEFT

COLOR SCHEME 9

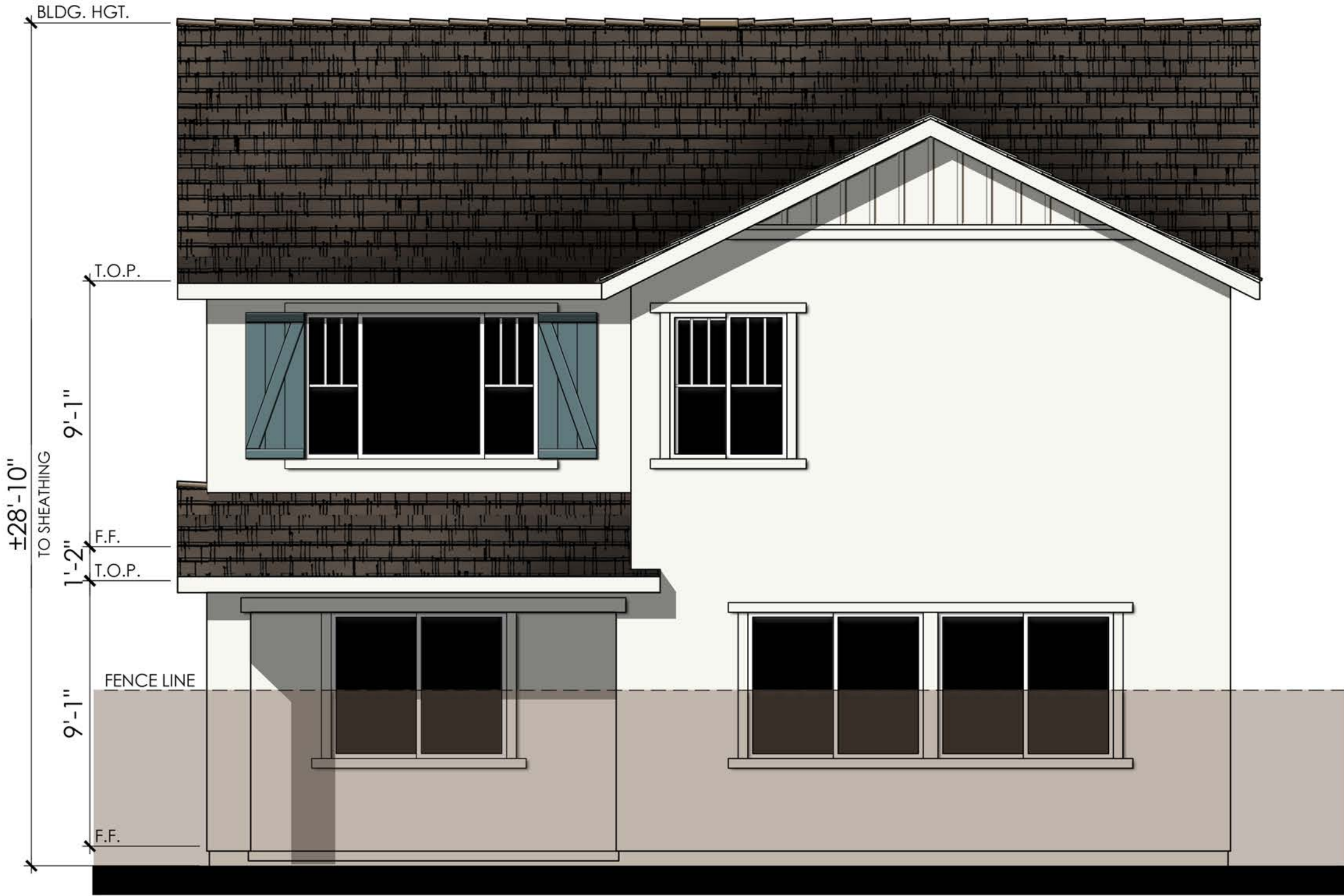
PLAN 4C (2612)
FARMHOUSE ELEVATION





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 |

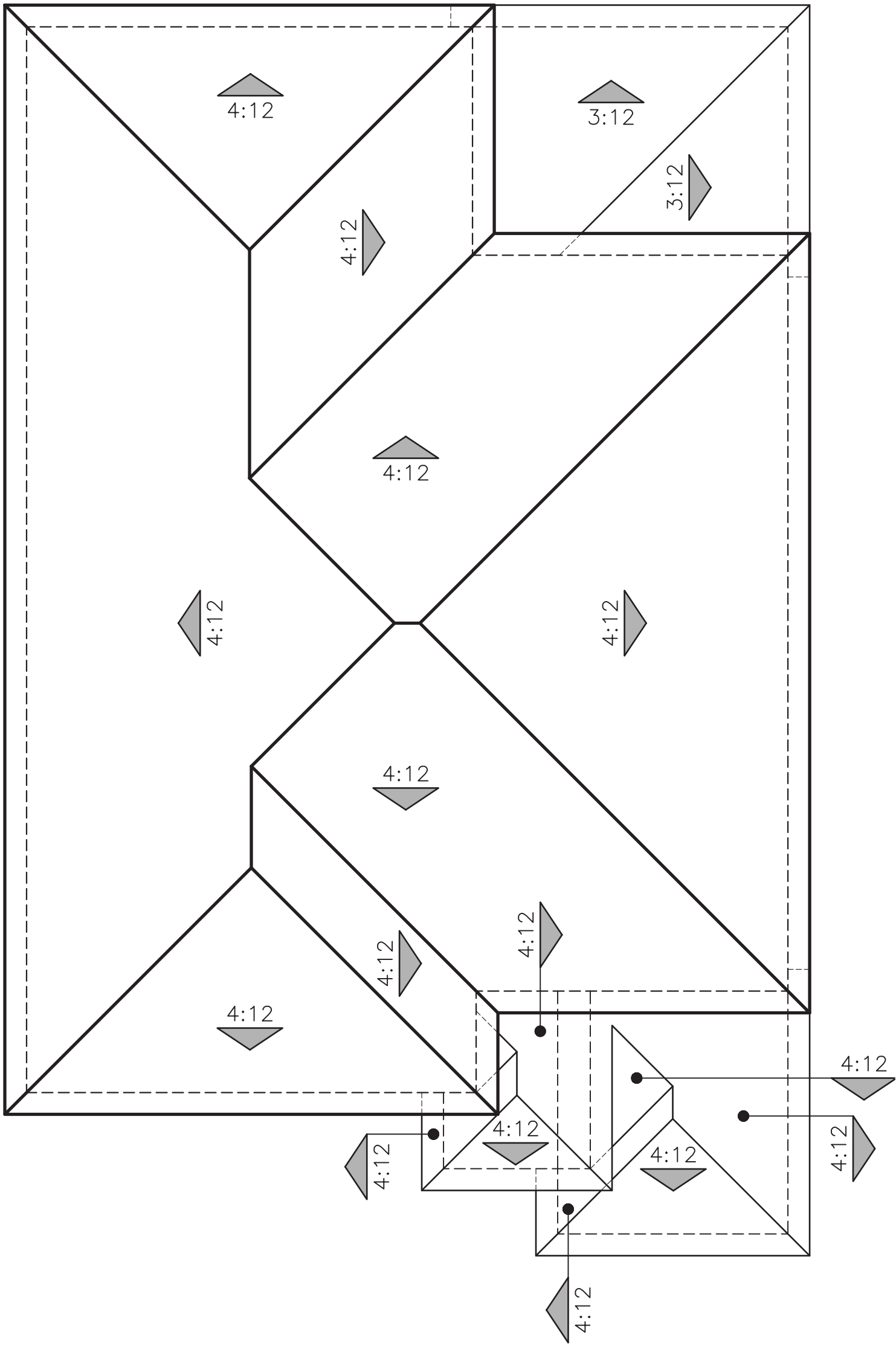


REAR

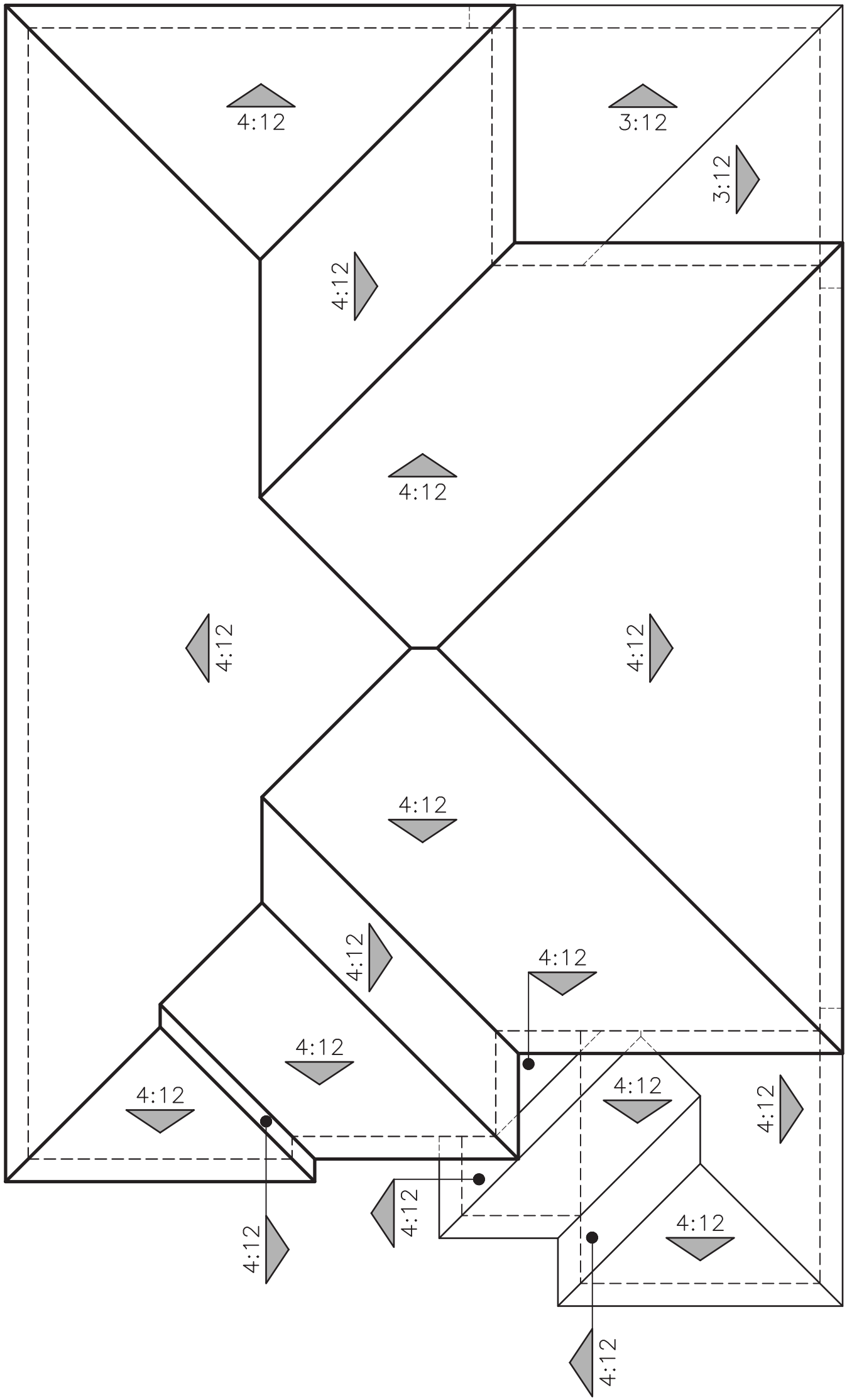
COLOR SCHEME 9
PLAN 4C (2612)
FARMHOUSE ENHANCED ELEVATION

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

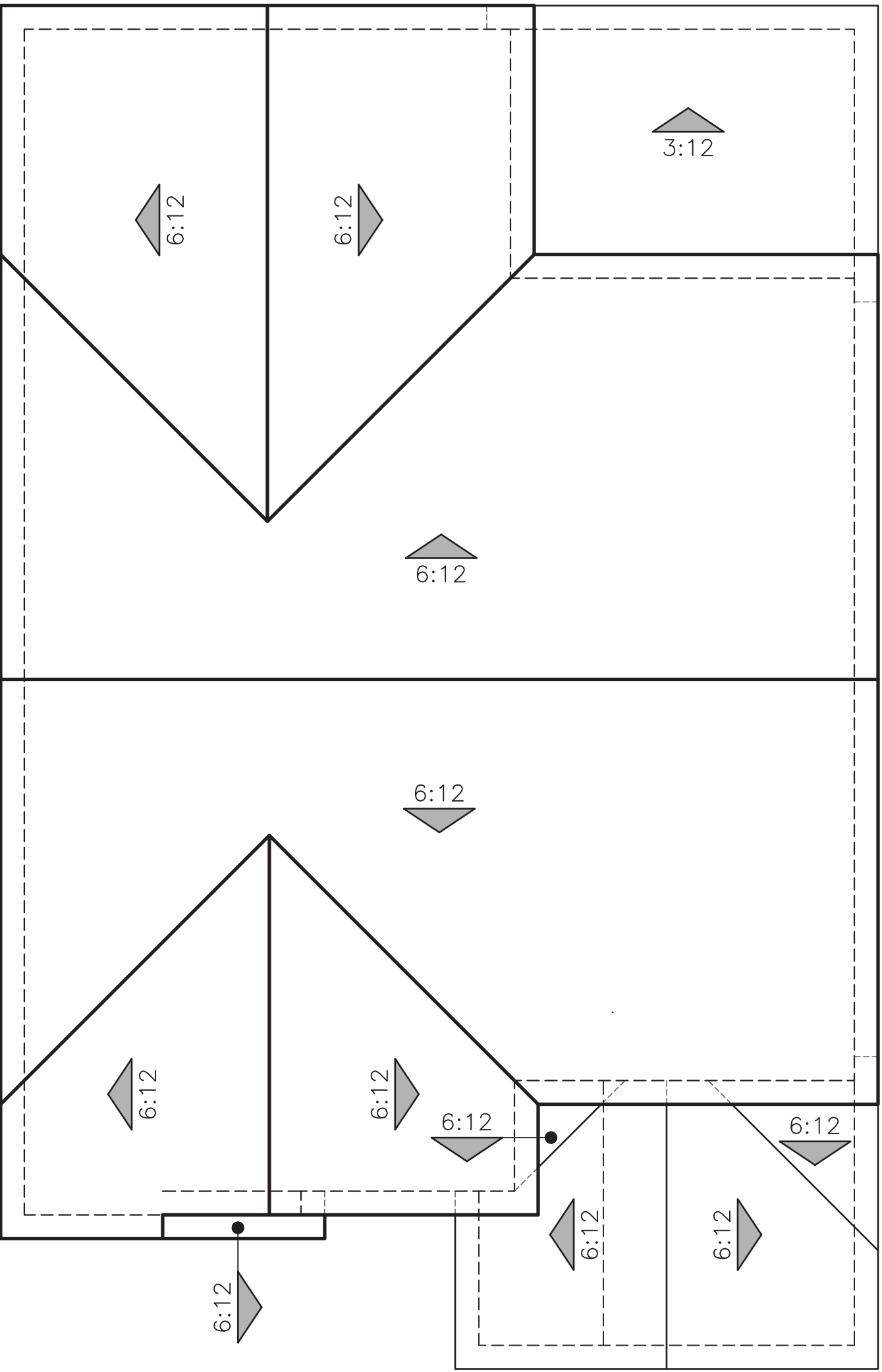




"A" ITALIAN

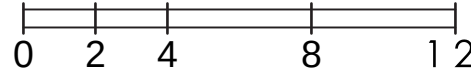


"B" PRAIRIE PROGRESSIVE



"C" FARMHOUSE

ROOF PLANS
PLAN 4 (2612)



PREVIOUSLY APPROVED APRIL 2024 UNDER RESOLUTION 10-2024

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		SW6093	SW6114	SW6143
BODY		FAMILIAR BEIGE	BAGEL	BASKET BEIGE
SECONDARY STUCCO		SW9092	SW6116	SW6144
		ICED MOCHA	TATAMI TAN	DAPPER TAN
FASCIA / TRIM / GARAGE DOOR		SW7002	SW0053	SW6147
		DOWNY	PORCELAIN	PANDA WHITE
FRONT DOOR / SHUTTERS		SW6214	SW6089	SW6152
		UNDERSEAS	GROUNDED	SUPERIOR BRONZE
COMPOSITION SHINGLES		HICKORY	HICKORY	HICKORY

"B" ELEVATIONS				
PRAIRIE PROGRESSIVE		SCHEME 4	SCHEME 5	SCHEME 6
PRIMARY STUCCO PAINT		SW7518	SW6071	SW7569
BODY		BEACH HOUSE	POPULAR GRAY	STUCCO
SECONDARY STUCCO /		SW7522 MEADOWLARK	SW6074	SW7744
GARAGE DOOR			SPALDING GRAY	ZEUS
FASCIA / TRIM		SW6385	SW9180	SW7556
		DOVER WHITE	AGED WHITE	CRÈME
FRONT DOOR / SHUTTERS		SW2854	SW0004	SW2853
		CARIBBEAN CORAL	ROSE BROCADE	NEW COLONIAL YLW
COMPOSITION SHINGLES		SHAKEWOOD	SHAKEWOOD	SHAKEWOOD
BRICK:		TUMBLER BRICK	TUMBLER BRICK	TUMBLER BRICK
		CASSIS MODENA BLD	ANTIQUE RED	BUFF
GROUT		GRAY	GRAY	GRAY

PAINT:	SHERWIN WILLIAMS
COMP SHINGLES:	GAF TIMBERLINE
VENEER:	ESW
GROUT:	ORCO or EQUAL

"C" ELEVATIONS				
FARMHOUSE		SCHEME 7	SCHEME 8	SCHEME 9
STUCCO PAINT		SW6085	SW6079	SW7006
BODY		SIMPLIFY BEIGE	DIVERSE BEIGE	EXTRA WHITE
FASCIA / TRIM / GARAGE DOOR		SW7000	SW7006	SW7006
		IBIS WHITE	EXTRA WHITE	EXTRA WHITE
BOARD & BATTEN SIDING		SW0001	SW6075	SW7006
		MULBERRY SILK	GARRET GRAY	EXTRA WHITE
FRONT DOOR / SHUTTERS		SW7515	SW7592	SW7617
		HOMESTEAD BROWN	CRABBY APPLE	MEDITERRANEAN
COMPOSITION SHINGLES		MISSION BROWN	MISSION BROWN	MISSION BROWN
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. serán pintadas para igualar la superficie de junto. Todas las restauras de pintura se cortaran en las esquinas interiores.
Las elevaciones de los lados y trceras recibirán 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



AZURE AT THE PRESERVE
Rancho Cordova, Ca

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

10/16/2024
A-183

Kevin L. Crook
Architect
Inc

#23016

PIANNING + ARCHITECTURE

ITALIAN
SCHEME #1

STUCCO BODY

COMPOSITION SHINGLES

SECONDARY STUCCO

FASCIA / TRIM / GARAGE DOOR

FRONT DOOR / SHUTTERS

LENNAR

AZURE AT THE PRESERVE
RANCHO CORDOVA, CA

#23016C
AUG. 15, 2024

Kevin L. Crook
Architect Inc
PLANNING + ARCHITECTURE

ITALIAN
SCHEME #2

STUCCO BODY

COMPOSITION SHINGLES

SECONDARY STUCCO

FASCIA / TRIM / GARAGE DOOR

FRONT DOOR / SHUTTERS

LENNAR

AZURE AT THE PRESERVE
RANCHO CORDOVA, CA

#23016C
AUG. 15, 2024

Kevin L. Crook
Architect Inc
PLANNING + ARCHITECTURE

ITALIAN
SCHEME #3

STUCCO BODY

COMPOSITION SHINGLES

SECONDARY STUCCO

FASCIA / TRIM / GARAGE DOOR

FRONT DOOR / SHUTTERS

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.

PRAIRIE PROGRESSIVE
SCHEME #4

STUCCO BODY

COMPOSITION SHINGLES

SECONDARY STUCCO /
GARAGE DOOR

FASCIA / TRIM

FRONT DOOR /
SHUTTERS

BRICK

LENNAR

AZURE AT THE PRESERVE
RANCHO CORDOVA, CA

Kevin L. Crook
Architect
Inc

#23016C
SEPT. 10, 2024

PLANNING + ARCHITECTURE

PRAIRIE PROGRESSIVE
SCHEME #5

STUCCO BODY

COMPOSITION SHINGLES

SECONDARY STUCCO /
GARAGE DOOR

FASCIA / TRIM

FRONT DOOR /
SHUTTERS

BRICK

LENNAR

AZURE AT THE PRESERVE
RANCHO CORDOVA, CA

Kevin L. Crook
Architect
Inc

#23016C
SEPT. 10, 2024

PLANNING + ARCHITECTURE

PRAIRIE PROGRESSIVE
SCHEME #6

STUCCO BODY

COMPOSITION SHINGLES

SECONDARY STUCCO /
GARAGE DOOR

FASCIA / TRIM

FRONT DOOR /
SHUTTERS

BRICK

LENNAR

AZURE AT THE PRESERVE
RANCHO CORDOVA, CA

Kevin L. Crook
Architect
Inc

#23016C
SEPT. 10, 2024

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.

FARMHOUSE
SCHEME #7

STUCCO BODY

COMPOSITION SHINGLES

FASCIA / TRIM /
GARAGE DOOR

BOARD & BATTEN
SIDING

FRONT DOOR /
SHUTTERS

LENNAR

AZURE AT THE PRESERVE
RANCHO CORDOVA, CA

#23016C
AUG. 15, 2024

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

FARMHOUSE
SCHEME #8

STUCCO BODY

COMPOSITION SHINGLES

FASCIA / TRIM /
GARAGE DOOR

BOARD & BATTEN
SIDING

FRONT DOOR /
SHUTTERS

LENNAR

AZURE AT THE PRESERVE
RANCHO CORDOVA, CA

#23016C
AUG. 15, 2024

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

FARMHOUSE
SCHEME #9

STUCCO BODY

COMPOSITION SHINGLES

FASCIA / TRIM /
GARAGE DOOR

BOARD & BATTEN
SIDING

FRONT DOOR /
SHUTTERS

LENNAR

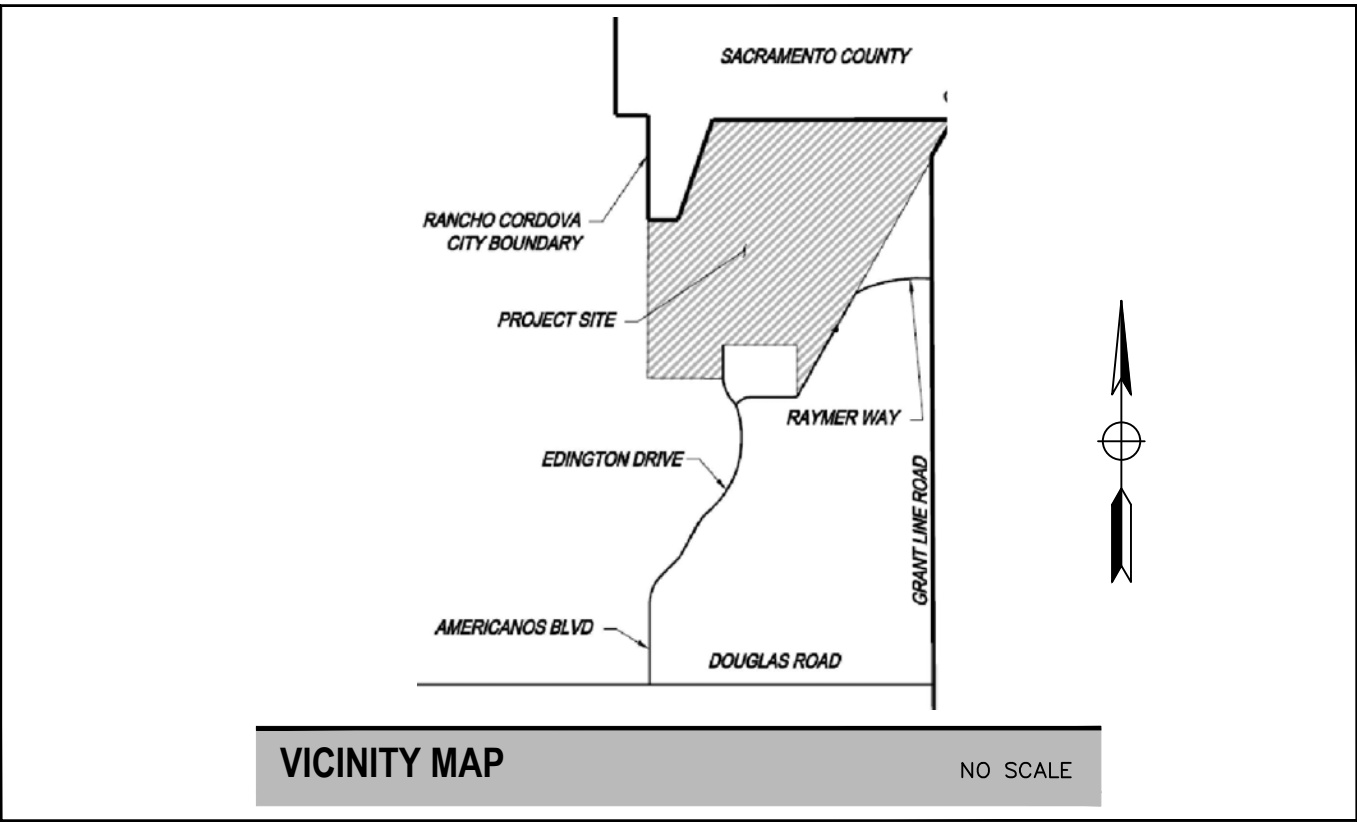
AZURE AT THE PRESERVE
RANCHO CORDOVA, CA

#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.



THE PRESERVE - PHASES 1 & 2

CITY OF RANCHO CORDOVA, CA

LENNAR HOMES OF NORTHERN CA
LENNAR

INCLUDING:

- CYAN - PRODUCT 1 / 45' x 90'
- COBALT - PRODUCT 2 / 55' x 105'
- AZURE - PRODUCT 3 / 45' x 105'



FEBRUARY 12, 2024



PROJECT NOTES:

- 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.
- 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.
- 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.
- Contractor shall comply with all utility company requirements within the easements on this project.
- 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.
- 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.
- Installer shall make every effort to maintain smooth and even grades throughout contract areas, with no abrupt changes in grade.
- Contractor shall verify all existing conditions on the project, and will report any discrepancies to the Landscape Architect prior to commencing with any work.
- Contractor shall pay for all permits required for the completion of this project.
- All landscaped areas within the project limits shall be graded to surface drain at 2% minimum throughout or as shown on individual plot plans.
- 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:

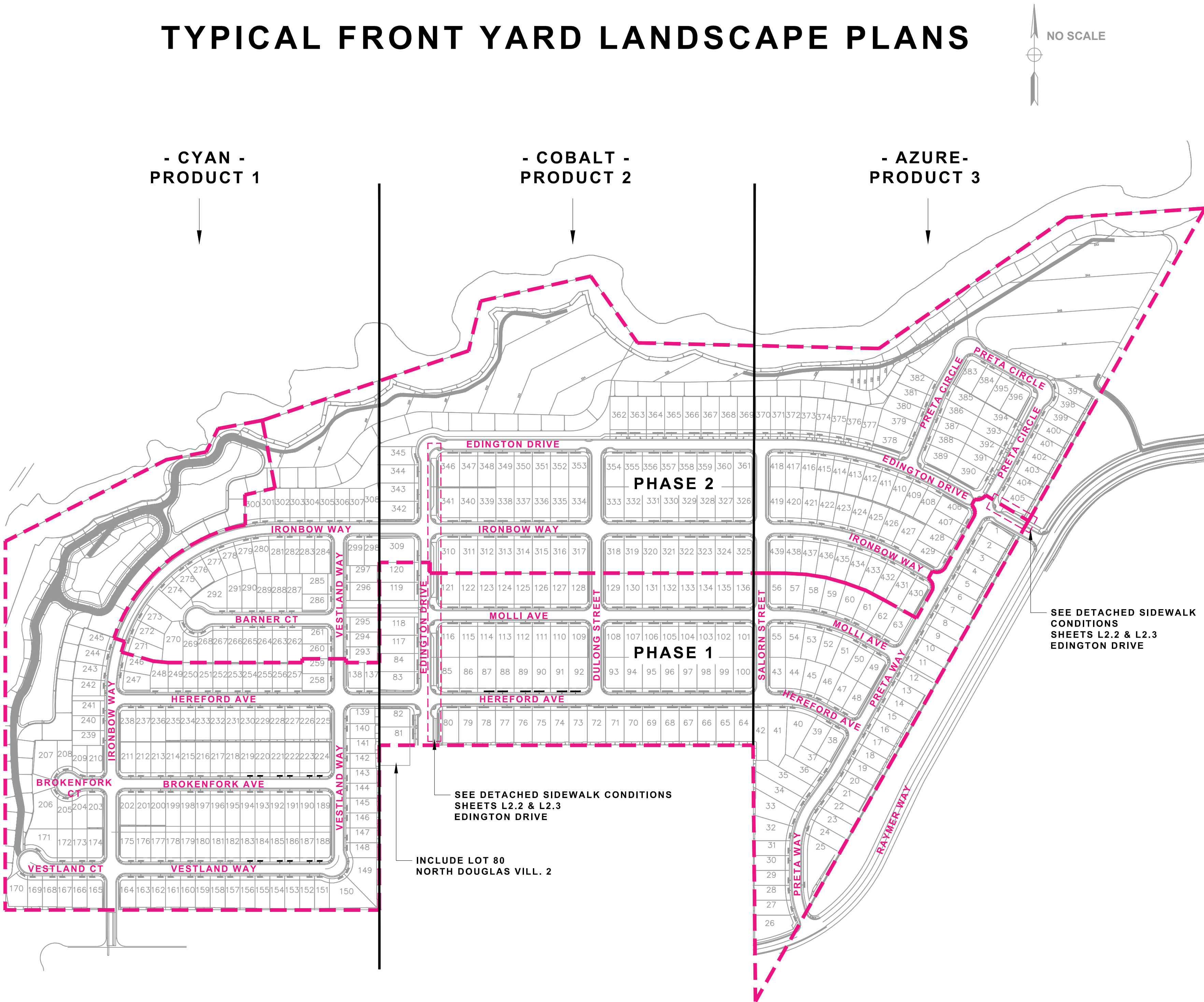
- Applicable codes for this project:
 - California Fire Code 2022 Edition
 - California Building Code 2022 Edition
 - California Residential Code 2022 Edition
 - California Mechanical Code 2022 Edition
 - California Plumbing Code 2022 Edition
 - California Electrical Code 2022 Edition
 - California Green Building Standards 2022 Edition
 - California Energy Code (CEC Part 6) 2022 Edition



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



EXISTING NORTH DOUGLAS VILLAGE 2

SHEET INDEX

SHEET:#	DESCRIPTION
NONE	COVER SHEET
L1.0	OVERALL STREET TREE + GROUND COVER PLAN
L1.0.1	LANDSCAPE NOTES - ALL PRODUCTS
L1.0.2	PLANTING PALETTE MATRICES + DETAILS
L1.0.3	ALL PRODUCTS
L1.0.3	IRRIGATION NOTES / DETAILS + SOIL MANAGEMENT
L1.0.3	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

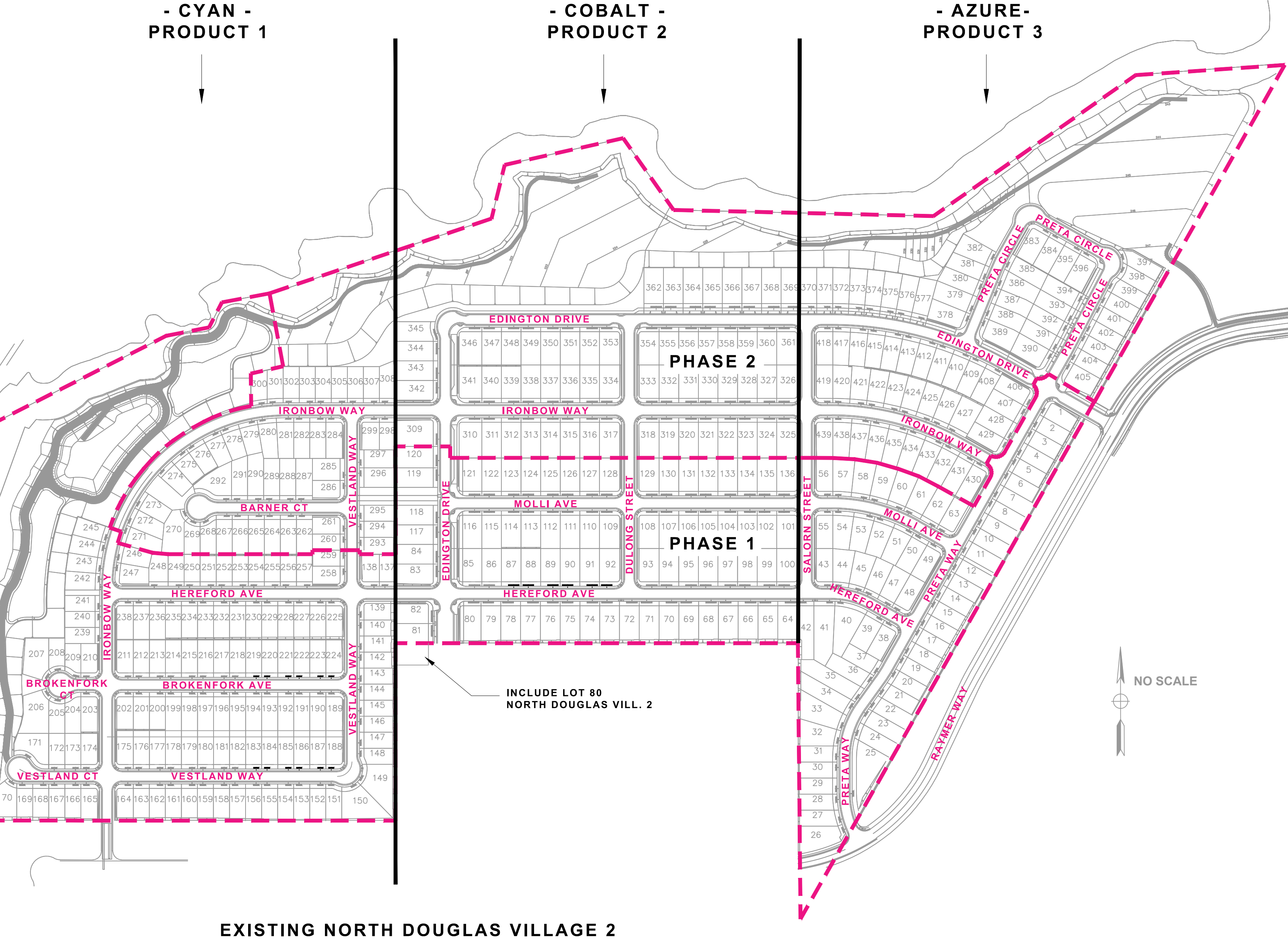
Earthline Design LLC
P.O. Box 661
Orangevale, CA 95662
(916) 420-7864

Landscape and Irrigation Maintenance Schedule for all Homes

- Landscaping shall be maintained to ensure water use efficiency.
- Contractor and/or owner shall maintain the landscaped areas in accordance with the following specifications and conditions:
 - WATER AND/OR IRRIGATION – Owner shall provide all water necessary for irrigation.
 - 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.
 - Irrigation equipment shall be repaired or replaced with the originally installed components or equivalent if necessary.
- 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.
- TURF AREAS – Lawn areas shall be mowed regularly and fertilized as necessary to maintain vigorous growth and good color.
- 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.
- FERTILIZER shall be applied as necessary to maintain healthy growth. The time of year, soils, type and condition of plants shall determine application schedule.
- HARDSCAPED AREAS shall be cleaned of debris.

<u>GROUNDCOVER SCHEDULE (detached sidewalk planter strips only)</u>	
<u>Botanical / Common name / WUCOLS / size</u>	<u>Location</u>
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 / Salom St /
Koereuteria paniculata Goldenrain tree	#15	Moderate	35'	30'	102	18%	Edington 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		



THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA

LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JANE WYOMAN LUTTRELL, C.A.S.T.
Signature: 4-30-2024
Renewal Date: 2-12-2024
Date

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		

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)

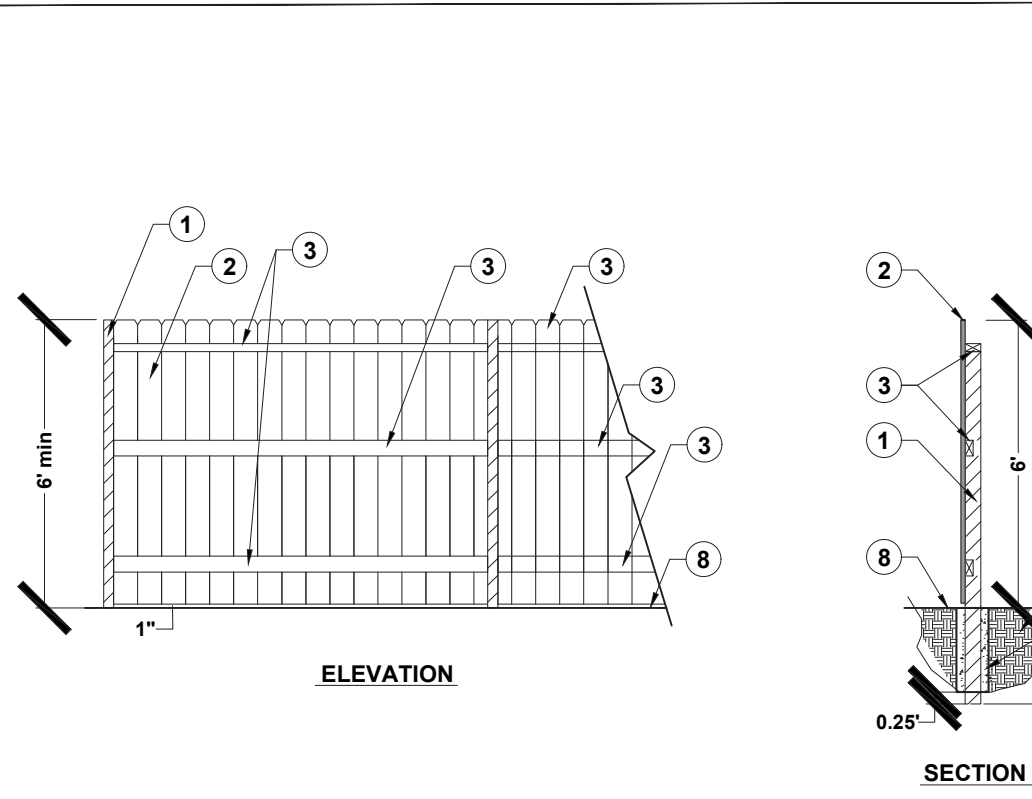
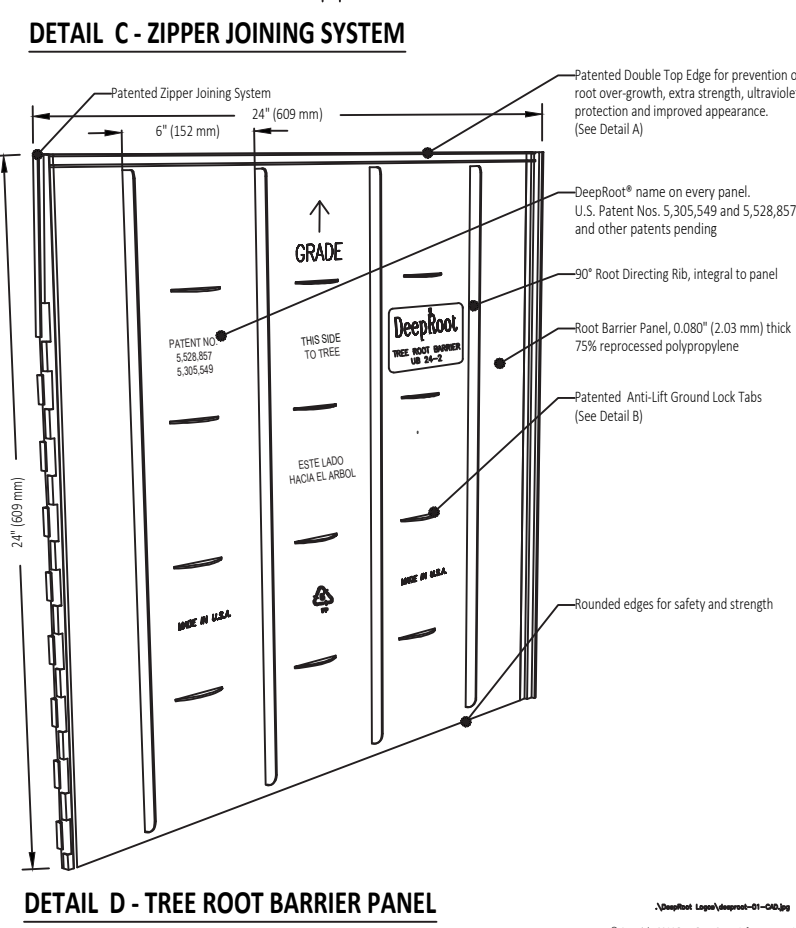
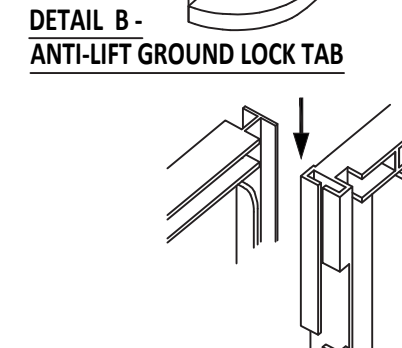
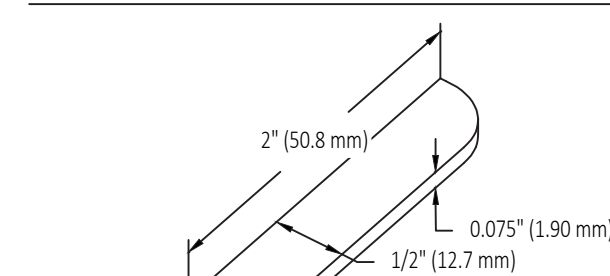
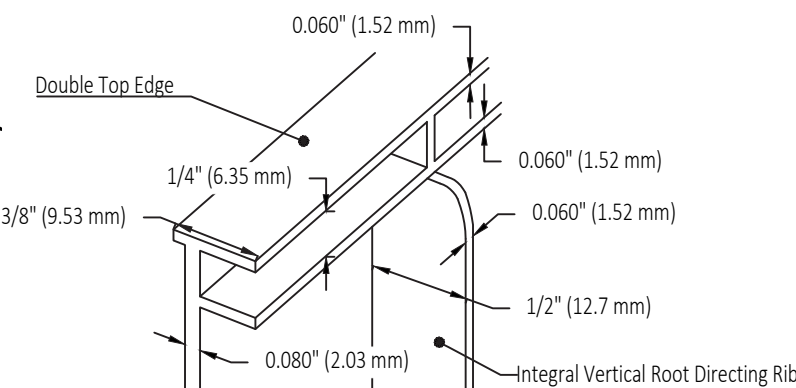
5. Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at 0.060" (1.52 mm) thickness, 3/8" (9.53 mm) wide and 1/4" (6.35 mm) apart with the lower rib attached to the vertical Root Directing Ribs (See Detail A).

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

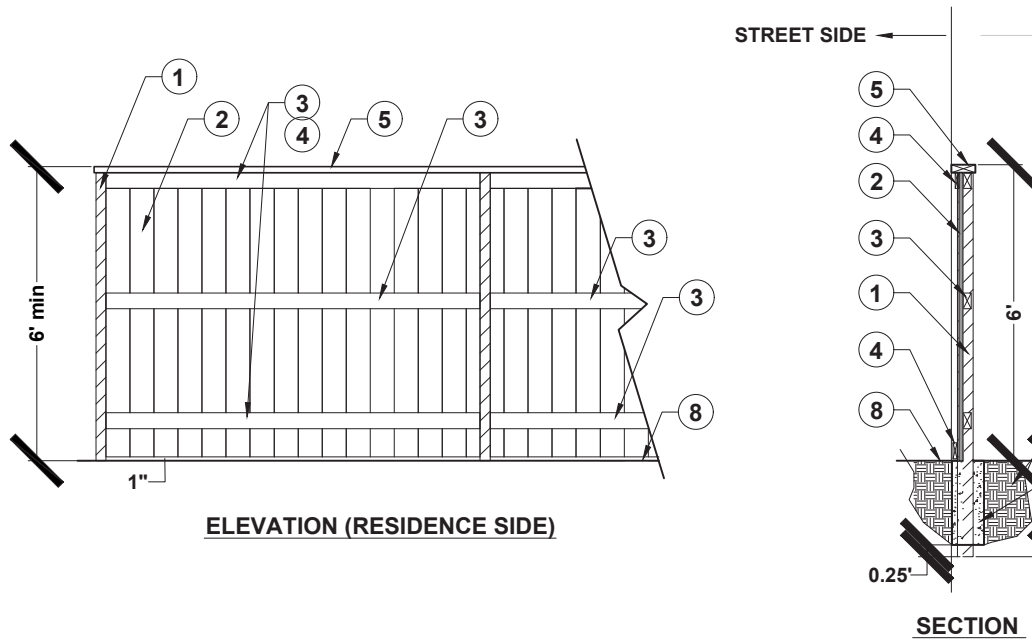


KEYNOTES:

- 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 ENCR OACH INTO PUBLIC LOTS OR ROW)

1 GOOD NEIGHBOR FENCE
NO SCALE

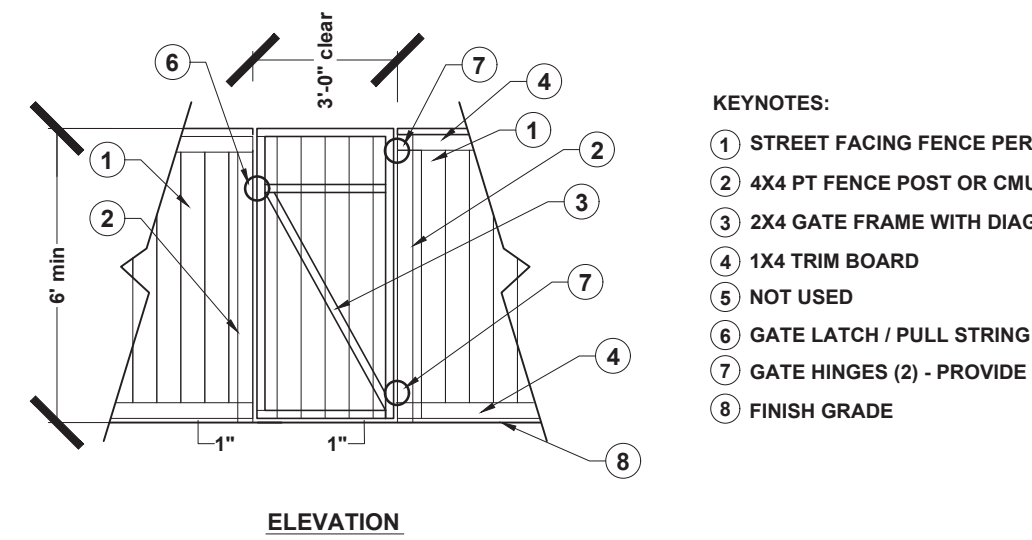


KEYNOTES:

- 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 ENCR OACH 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 ENCR OACH 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 ALTA CLAIRENSIS 'WILSONI' - 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	EUONYMUS JAP. 'AUREO-MARGINATA'	VARIEGATED EUONYMUS	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	CHONANTHUS RETUSUS	CHINESE FRINGE	MOD	20'	20'
C	15 GAL	PRUNUS CAROLINIANA 'COMPACTA' - STANDARD	COMPACT CAROLINA CHERRY LAUREL	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 'HARBOR 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 JASMINODES - 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'	1'
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'



THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA



Sym.	Revision	Date

Drawing Title
LANDSCAPE
NOTES
- ALL PRODUCTS -

Date
FEBRUARY 12, 2024

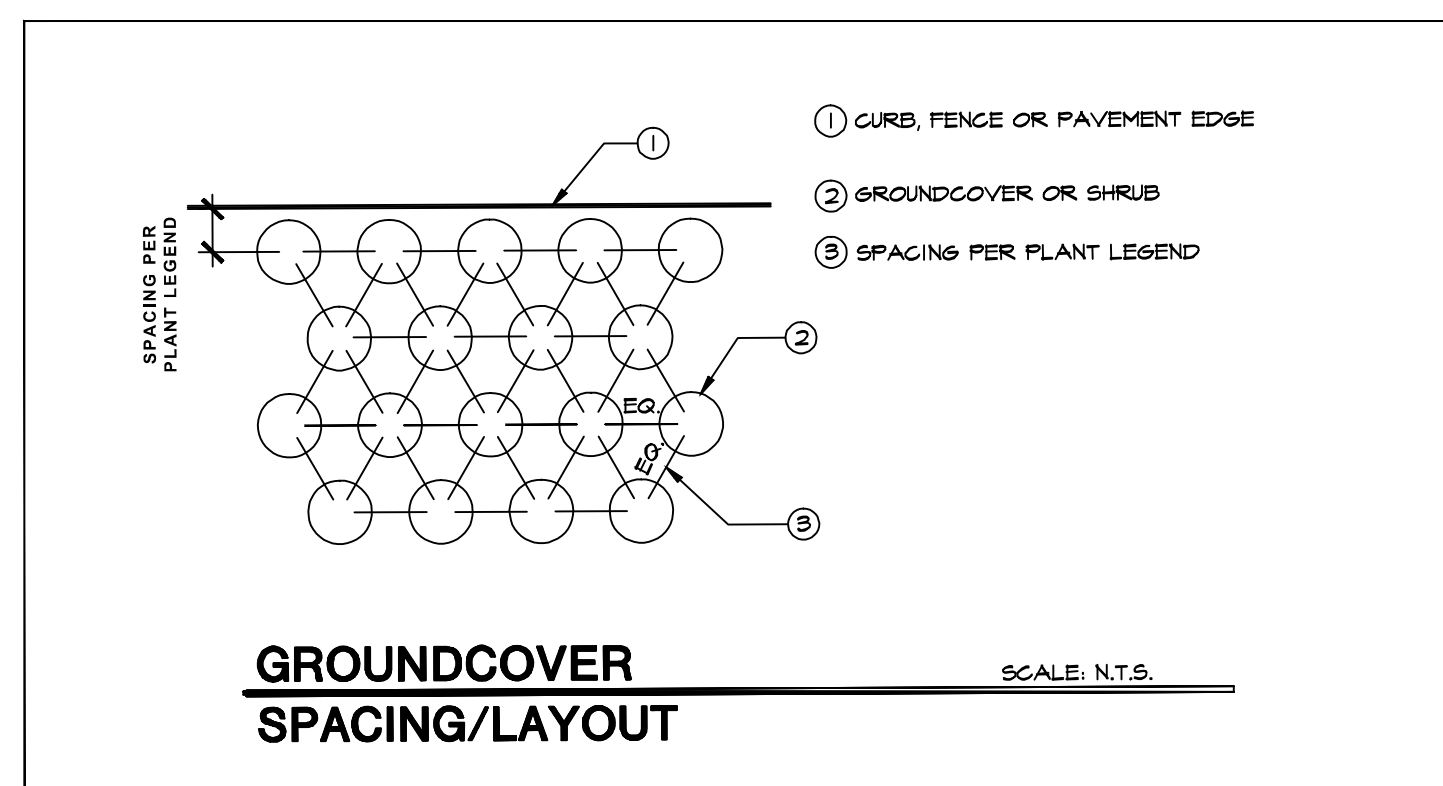
Drawn By
JL

Scale
NOTED

Sheet
L1.0.1

City of Rancho Cordova Approval





PLANT PALETTE KEY BY LOT #

PHASE 1

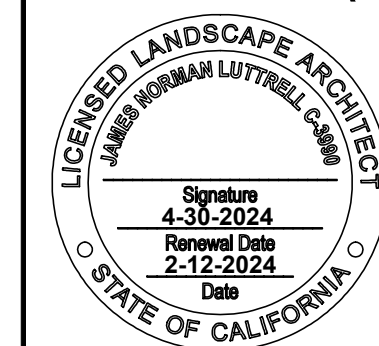
LOT #	PLANT PALETTE #
1	1
2	1
3	1
4	1
5	2
6	2
7	2
8	2
9	2
10	3
11	3
12	3
13	3
14	3
15	4
16	4
17	4
18	4
19	4
20	4
21	1
22	1
23	1
24	1
25	1
26	2
27	2
28	2
29	2
30	3
31	3
32	3
33	4
34	4
35	4
36	4
37	1
38	1
39	1
40	1
41	2
42	2
43	3
44	3
45	3
46	4
47	4
48	4
49	4
50	4
51	1
52	1
53	1
54	1
55	3
56	3
57	3
58	3
59	4
60	4
61	4
62	4
63	4
64	3
65	3
66	3
67	3
68	4
69	4
70	4
71	4
72	1
73	1
74	1
75	1
76	2
77	2
78	2
79	2
80	3
81	3
82	3
83	3
84	3
85	4
86	4
87	4
88	1
89	1
90	1
91	1
92	2
93	2
94	2
95	2
96	3
97	3
98	3
99	3
100	4
101	4
102	4
103	1
104	1
105	1
106	1
107	1
108	2
109	2
110	2
111	2
112	2
113	2
114	3
115	3
116	4
117	3
118	3
119	3
120	4
121	4
122	4
123	4
124	1
125	1
126	1
127	1
128	2
129	2
130	2
131	2
132	3
133	3
134	3
135	3
136	4
137	3
138	3
139	3
140	4
141	4
142	4
143	4
144	1
145	1
146	1
147	1
148	2
149	2
150	2
151	2
152	3
153	3
154	3
155	3
156	4
157	4
158	4
159	4
160	1
161	1
162	1
163	1
164	2
165	2
166	2
167	2
168	2
169	3
170	3
171	3
172	4
173	4
174	1
175	1
176	1
177	1
178	2
179	2
180	2
181	2
182	3
183	3
184	3
185	3
186	4
187	4
188	4
189	4
190	1
191	1
192	1
193	1
194	2
195	2
196	2
197	2
198	3
199	3
200	4
201	4
202	1
203	1
204	1
205	2
206	2
207	3
208	3
209	3
210	4
211	4
212	1
213	1
214	1
215	1
216	2
217	2
218	2
219	2
220	3
221	3
222	3
223	3
224	4
225	4
226	4
227	4
228	1
229	1
230	1
231	1
232	2
233	2
234	2
235	2
236	3
237	3
238	4
239	4
240	4
241	4
242	4
243	1
244	1
245	1
246	2
247	2
248	2
249	2
250	3
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	371	3
261	1	372	4
262	1	373	4
263	1	374	4
264	1	375	4
265	2	376	1
266	2	377	1
267	2	378	1
268	2	379	2
269	3	380	2
270	3	381	2
271	2	382	2
272	2	383	3
273	2	384	3
274	3	385	3
275	3	386	4
276	3	387	1
277	3	388	1
278	4	389	2
279	4	390	2
280	4	391	2
281	4	392	2
282	1	393	3
283	1	394	3
284	1	395	3
285	1	396	3
286	2	397	4
287	2	398	4
288	3	399	4
289	3	400	1
290	3	401	1
291	3	402	1
292	4	403	1
293	4	404	1
294	4	405	2
295	4	406	2
296	4	407	2
297	1	408	2
298	1	409	2
299	1	410	3
300	2	411	3
301	2	412	3
302	2	413	3
303	2	414	4
304	3	415	4
305	3	416	4
306	3	417	4
307	3	418	1
308	4	419	1
309	4	420	1
310	4	421	1
311	1	422	2
312	1	423	2
313	2	424	2
314	2	425	2
315	2	426	3
316	2	427	3
317	3	428	2
318	3	429	2
319	3	430	4
320	3	431	4
321	4	432	4
322	4	433	1
323	4	434	1
324	4	435	1
325	4	436	1
326	1	437	2
327	1	438	2
328	1	439	3
329	2		
330	2		
331	2		
332	2		
333	3		
334	3		
335	3		
336	3		
337	4		
338	4		
339	4		
340	4		
341	1		
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		

**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



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 Approve



Sunland Analytical
11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 832-8557

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 Morsey
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	S.C.	0.08 mbho/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		
Exchangeable 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

Information requested by: Jim Luttrell
Earthline Design Group

Information for: THE PRESERVE
Sample ID: #1

DATE 02/10/2024
SUN NUMBER 189721

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 S.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, 0.15, respectively. Infiltration rate also decreases with percent of ground cover and by compaction.

WATER PENETRATION OF SOIL DUE TO CHEMICAL CHARACTERISTICS
When exchangeable 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 MMLEO ordinance 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 highly 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	8-16-10	28-3-4	21-0-0	Customer Choice
			-----	-----	-----	-----	-----	-----	None
			#/1000 sq.ft.	21	25	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

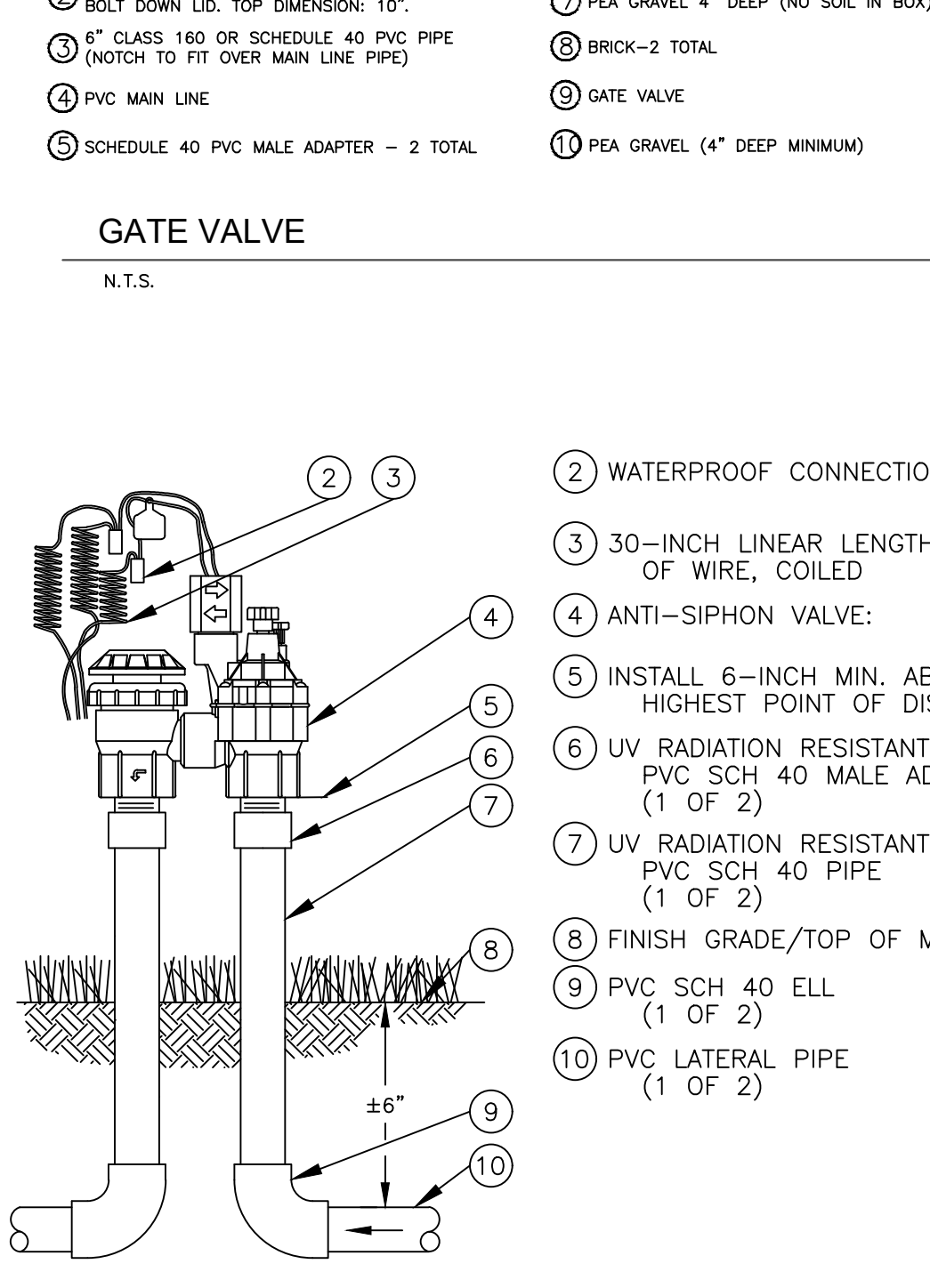
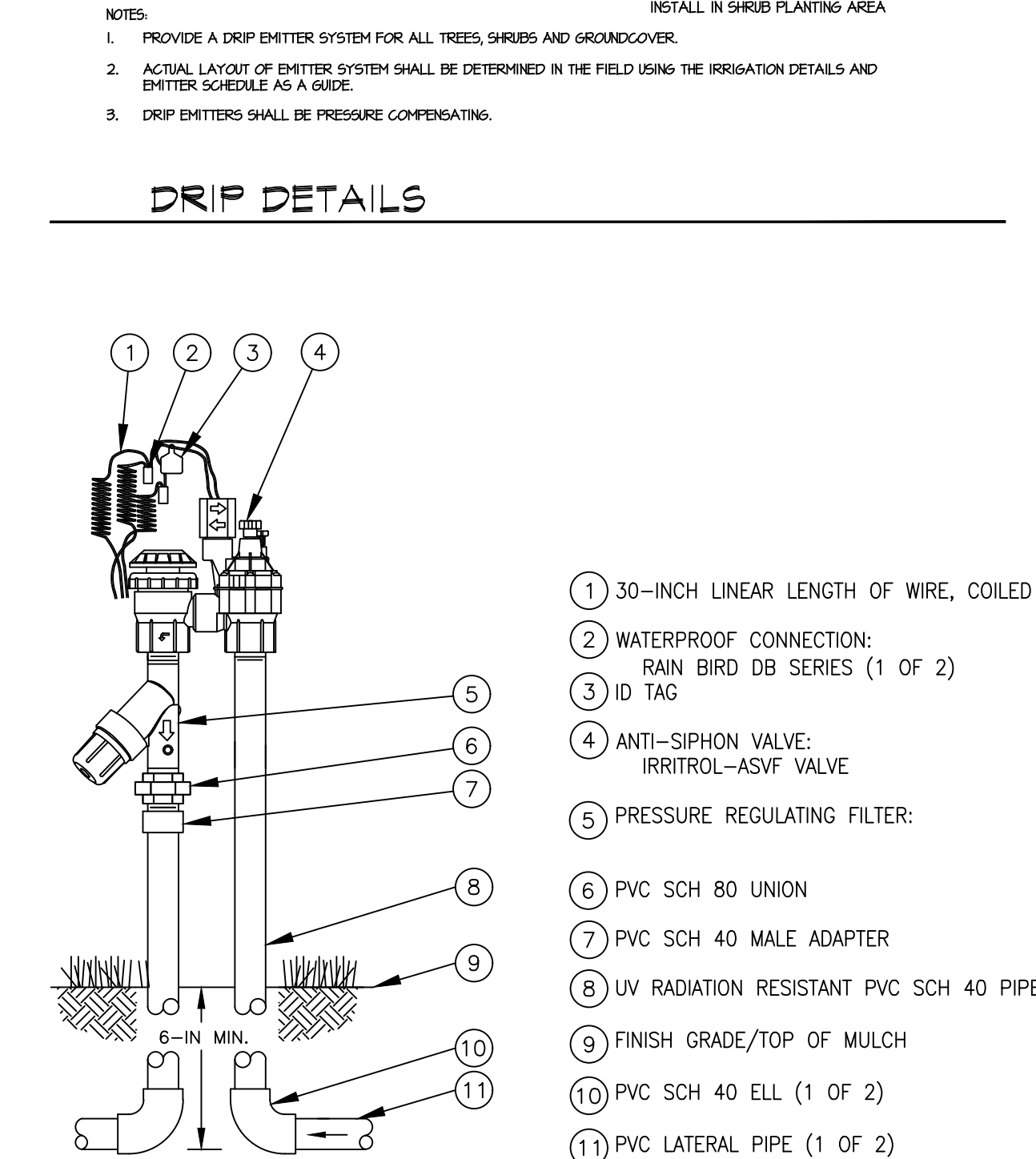
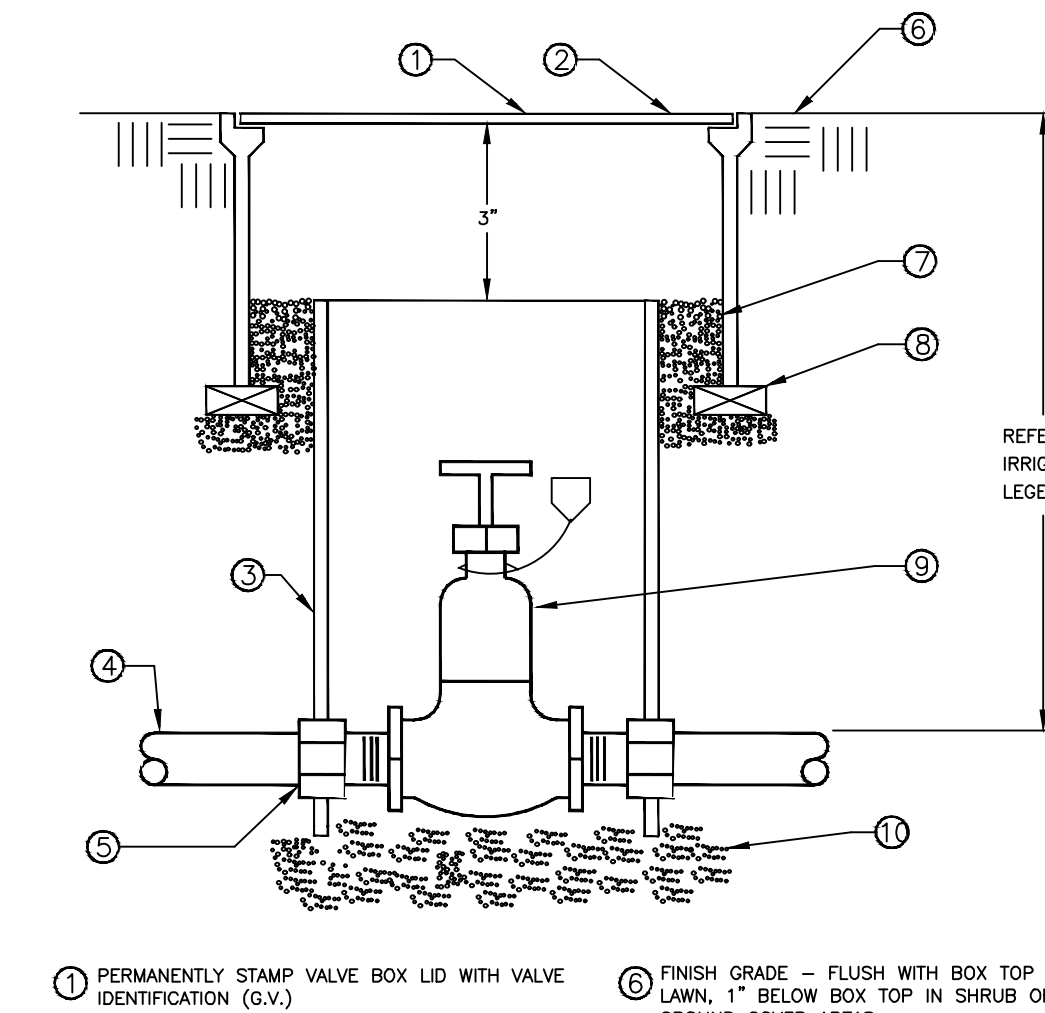
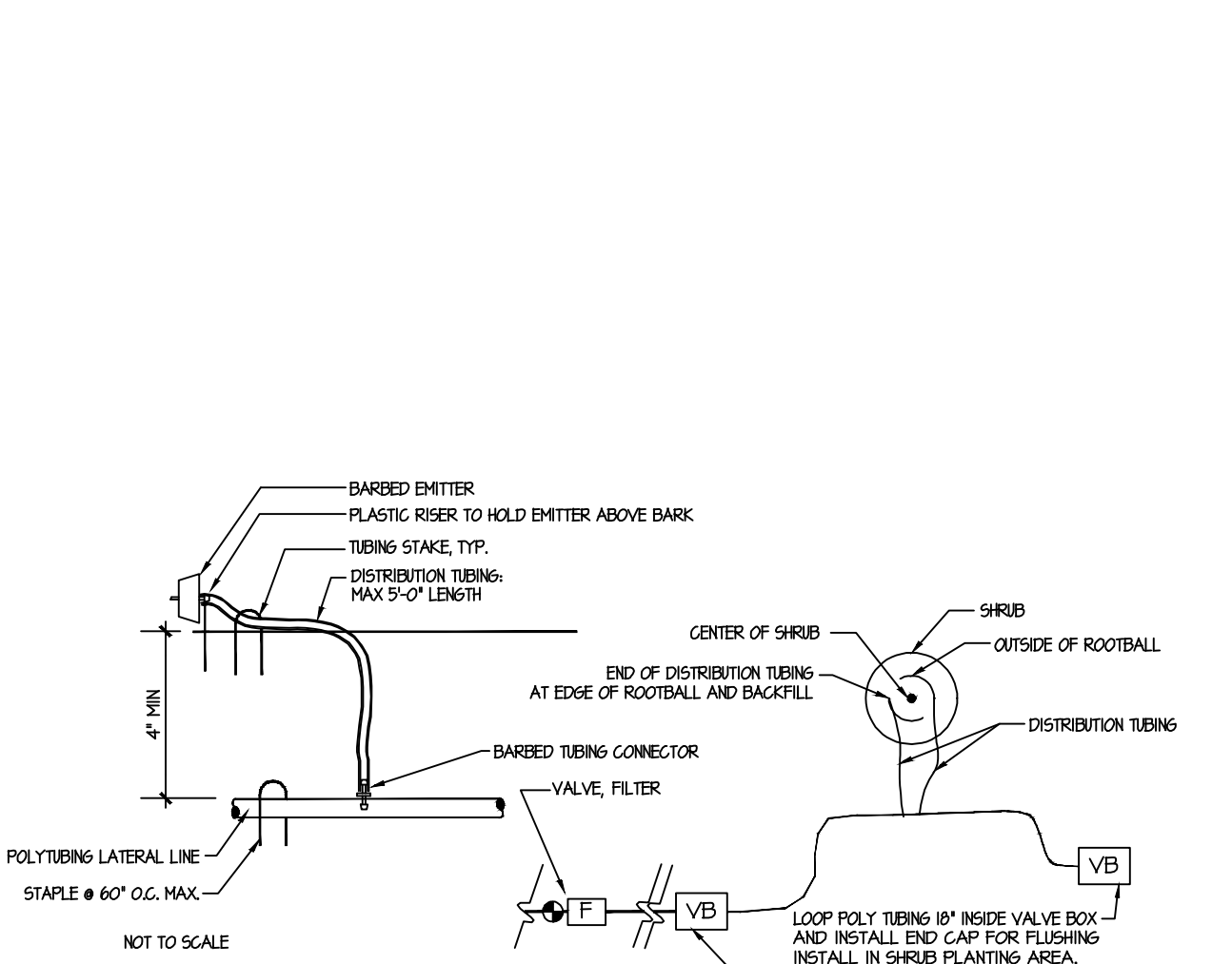
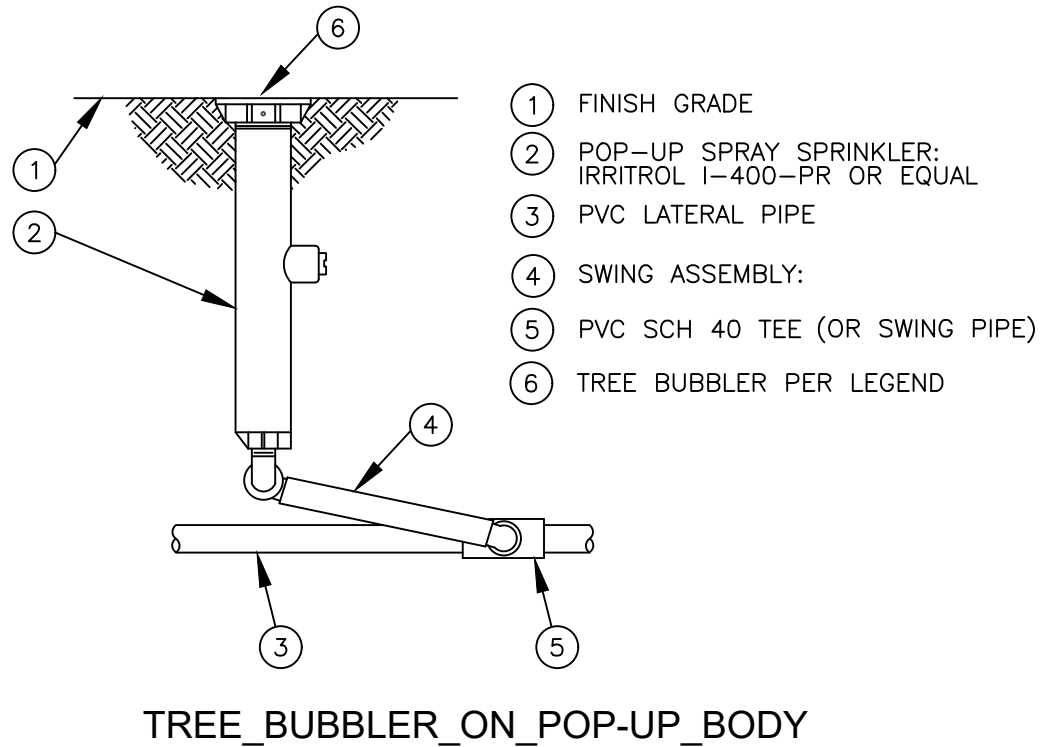
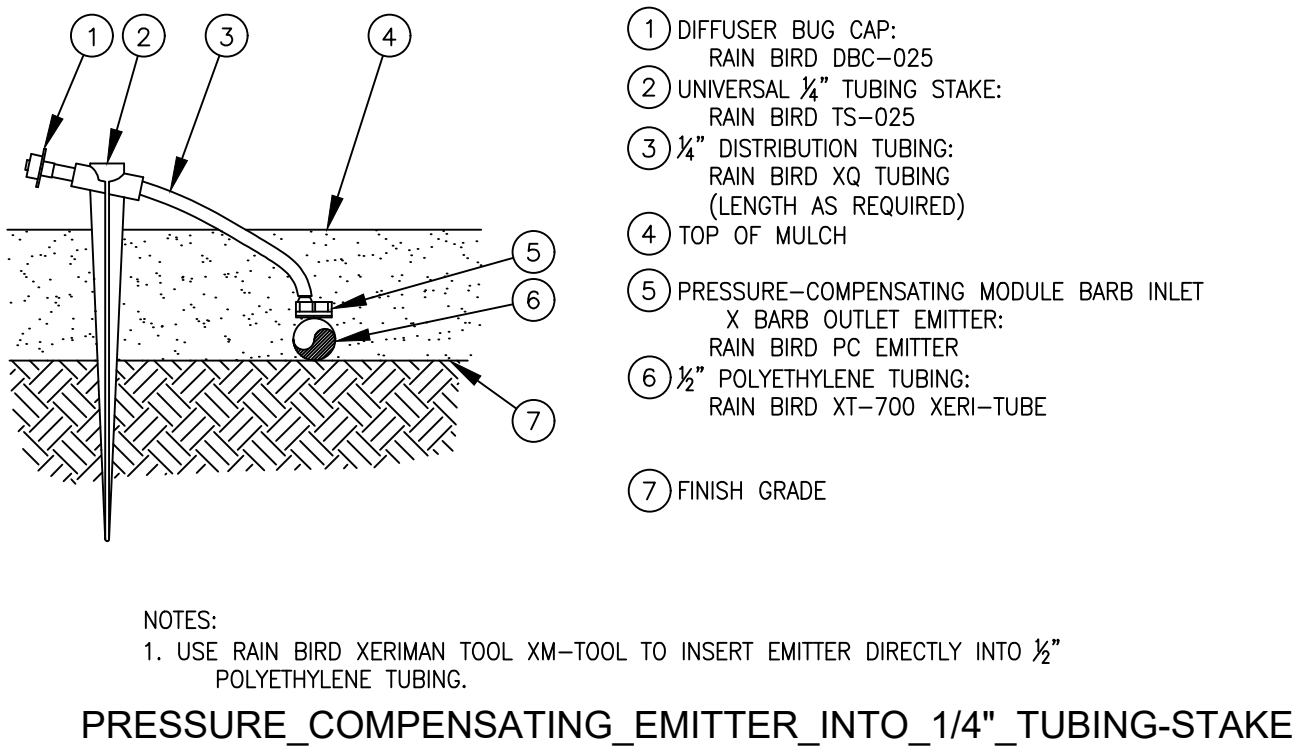
Information for: THE PRESERVE
Sample ID: #1

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.



IRRIGATION AUDIT REQUIREMENTS PER WELO 14.18.030

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 programming; (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
①	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	
□	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		
⊗	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.		
1"	---	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:

- 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.
- Water for this project is potable, domestic water. See Civil Improvement plans for more information. Water purveyor is Sacramento County Water Agency.
- Prior to start of work, contractor shall verify and coordinate installation of 120V electrical supply to controller location with other trades as required.
- Prior to final project acceptance by the City, a disinterested 3rd party water audit must be performed and submitted to City for approval.
- 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.
- 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.
- 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.
- 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.
- All control wires shall be multi-strand #18 irrigation control wire.
- 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.
- Upon completion, installer shall provide (2) laminated 11"x17" color coded "as-built" drawings to owner.
- All irrigation parts and labor shall be guaranteed for a period of 1 year from date of final acceptance.

DRAINAGE NOTES:

- Contractors shall completely familiarize themselves with the overall site drainage patterns as shown on the Civil Improvement Grading Plans and profiles by Wood Rodgers.
- Contractors shall confirm rough grading specifications and responsibilities prior to construction.
- All finish grades shall slope at 2% minimum throughout.
- Finish grades shall be established at 2" below hardscape.
- 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.
- Contractor shall coordinate drain line installation under hardscape with other trades as required.
- 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.
- Do not install any drainage lines or other equipment on any offsite landscape lots.
- 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.
- 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



LANDSCAPE ARCHITECTURE • SITE DESIGN

PO BOX 661 • ORANGEVALE • CA • 95662
916.432.864 • www.earthlinedesign.com

THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA

LENNAR

1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA



Sym.	Revision	Date

Drawing Title
IRRIGATION
NOTES / DETAILS
+
SOIL MANAGEMENT
- ALL PRODUCTS -

Date
FEBRUARY 12, 2024

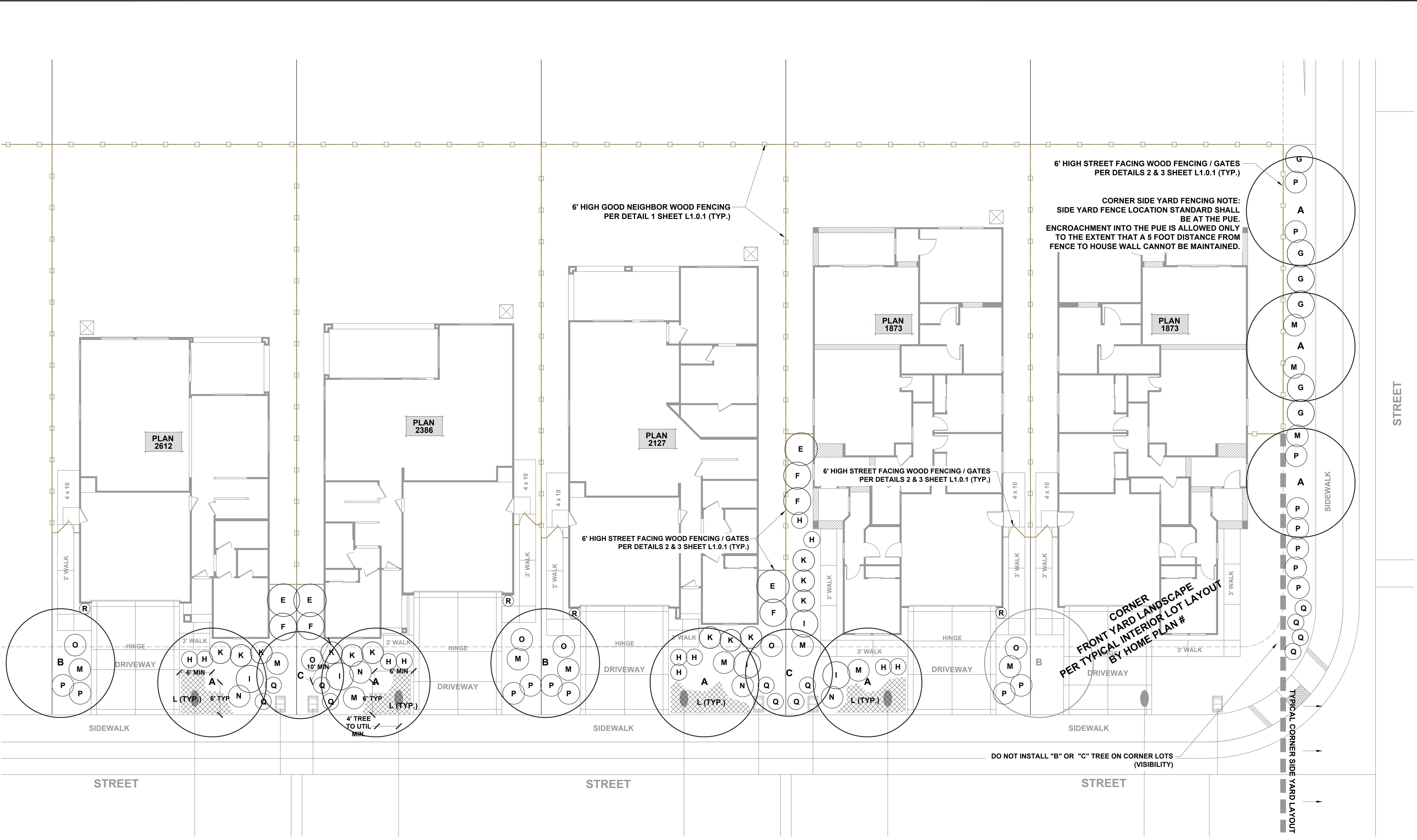
Drawn By
JL

Scale
NOTED

Sheet
L1.0.3

City of Rancho Cordova Approval





LANDSCAPE ARCHITECTURE • SITE DESIGN
EarthLine DESIGN
PO BOX 661 • ORANGEVILLE • 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, LANDSCAPE
Signature: 4-30-2024
Review 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

Know what's below.
Call before you dig.

TYPICAL WATER USE CALCS
- PRODUCT 3 PLANS -

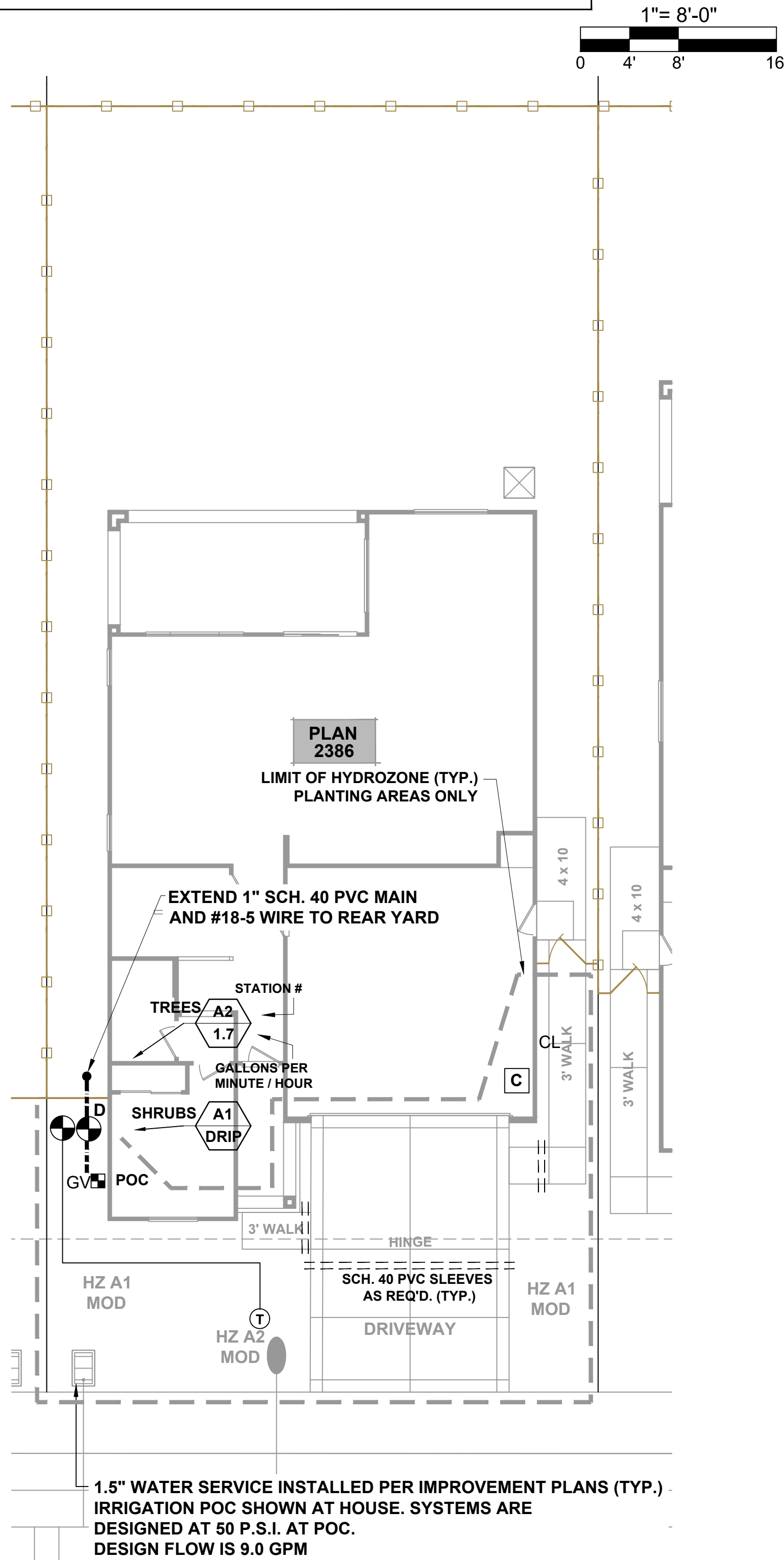
California Water Efficient Landscape Worksheet - Plan 1873							
Reference Evapotranspiration (ET _e)		51.9		Project Type		Residential	
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated 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				Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential 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					

California Water Efficient Landscape Worksheet - Plan 2127							
Reference Evapotranspiration (ET _e)		51.9		Project Type		Residential	
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				Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.			
Total ETAF x Area							
Total Area							
Average ETAF							
Average ETAF				0.49			
All Landscape Areas							
Total ETAF x Area				268			
Total Area				543			
Average ETAF				0.49			

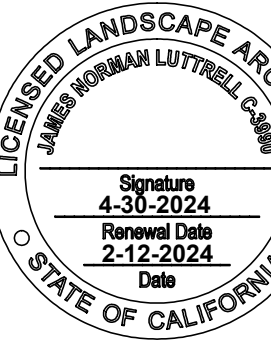
California Water Efficient Landscape Worksheet - Plan 2386							
Reference Evapotranspiration (ET _e)		51.9		Project Type		Residential	
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated 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				Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.			
Total ETAF x Area							
Total Area							
Average ETAF							
All Landscape Areas							
Total ETAF x Area							
Total Area							
Average ETAF							

California Water Efficient Landscape Worksheet - Plan 2612							
Reference Evapotranspiration (ET _e)		51.9		Project Type		Residential	
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				Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential 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					

SEE SHEET L1.0.3 FOR IRRIGATION
LEGEND, NOTES, DETAILS



THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA



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

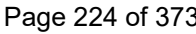


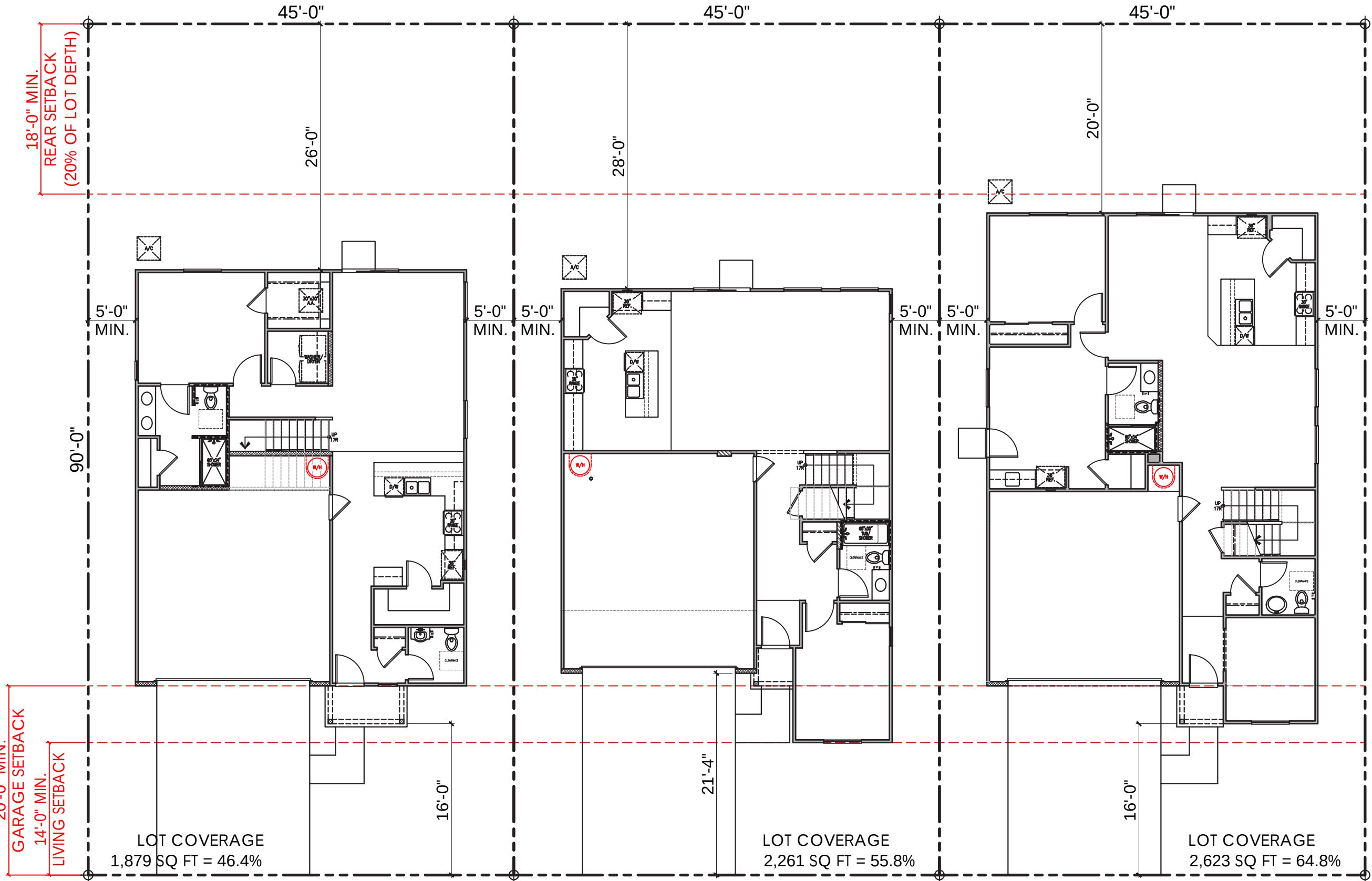
NEWLY PROPOSED PRODUCTION HOME COLLECTION
UNDER PROJECT NO. PLND-0924-0108

AQUA AT THE PRESERVE

Rancho Cordova, Ca

Product 4 - 45x90





PROPOSED UNDER PROJECT
NO. PLND-0924-0108

PLAN 1 (1879) PLAN 2 (2261) PLAN 3 (2623)

TYPICAL PLOTTING

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)

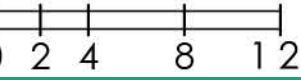
"A"
PLAN 3A (2623)

"B"
PLAN 1B (1879)

"C"
PLAN 2C (2261)

STREET SCENE

PROPOSED UNDER PROJECT
NO. PLND-0924-0108



LENNAR®

AQUA AT THE PRESERVE
Rancho Cordova, Ca

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

10/16/2024
A-198

Kevin L. Crook
Architect
Inc
#23016
PLANNING + ARCHITECTURE



© 2024 Kevin L. Crook Architect, Inc. 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" - FARMHOUSE

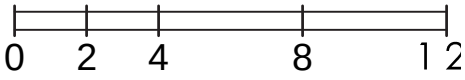


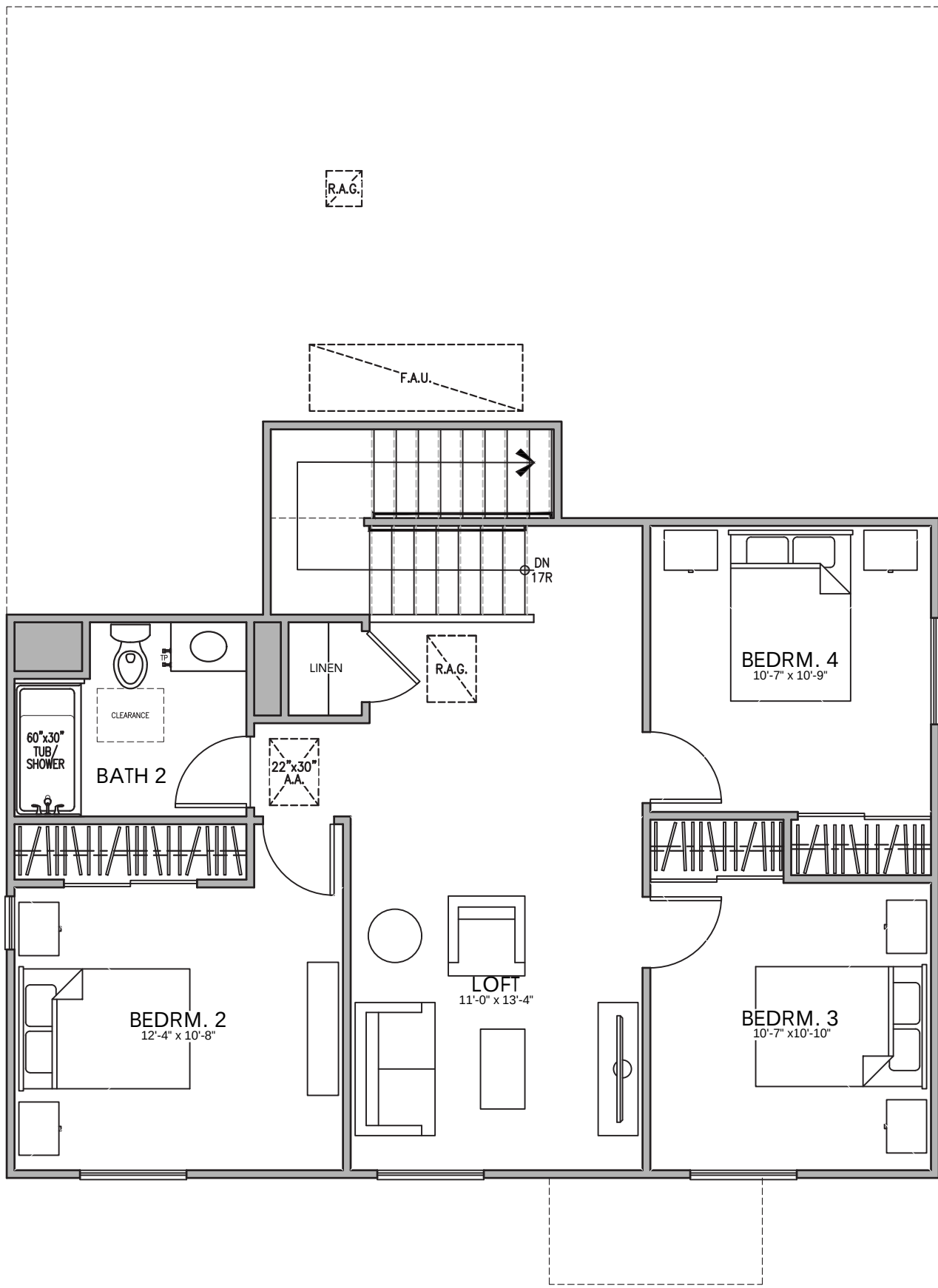
© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"C" - CONTEMPORARY

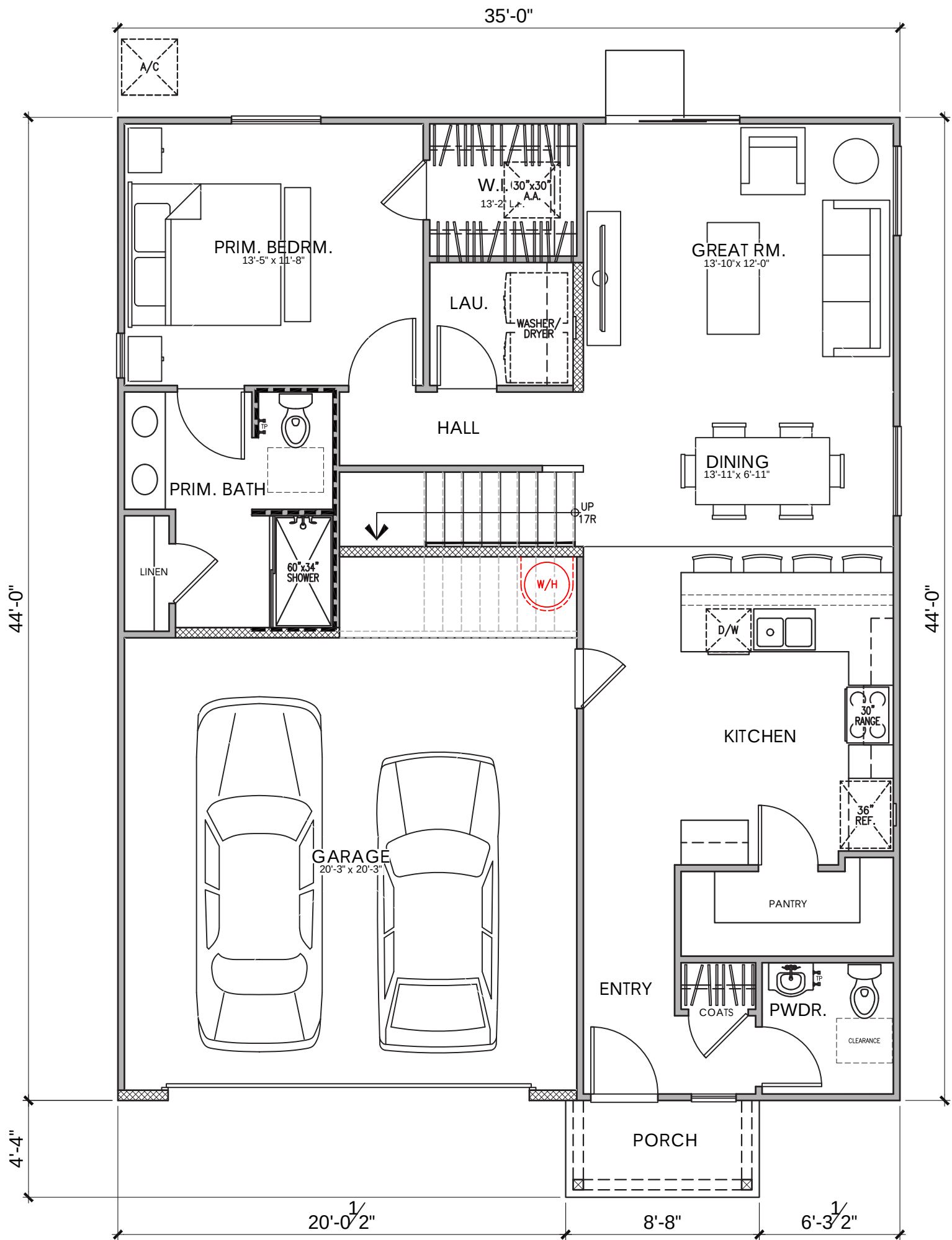
PROPOSED UNDER PROJECT
NO. PLND-0924-0108

PLAN 1 (1879)
FRONT ELEVATIONS





SECOND FLOOR



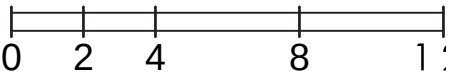
FIRST FLOOR

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.

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

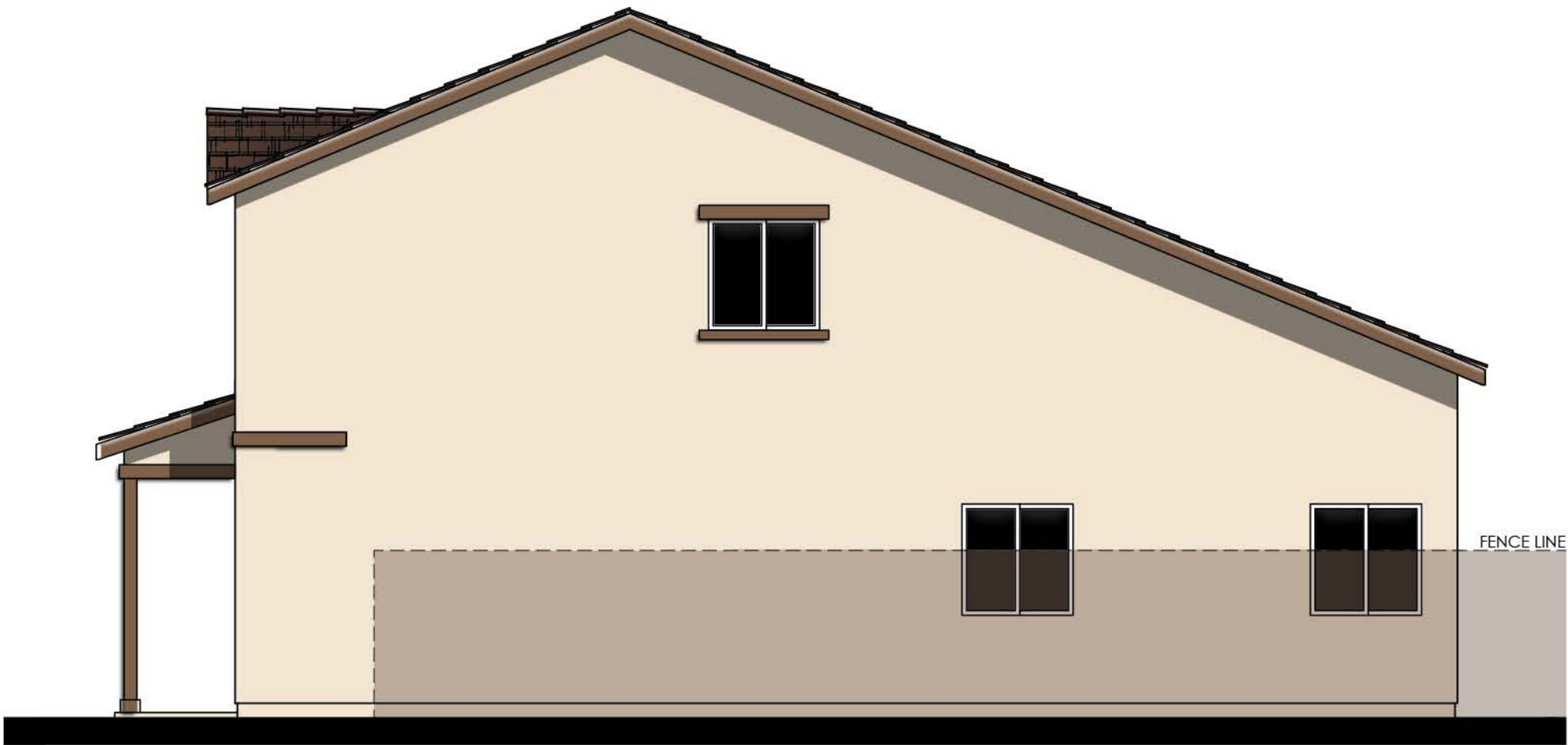
10/16/2024
A-200

Kevin L. Crook
Architect
Inc
#23016



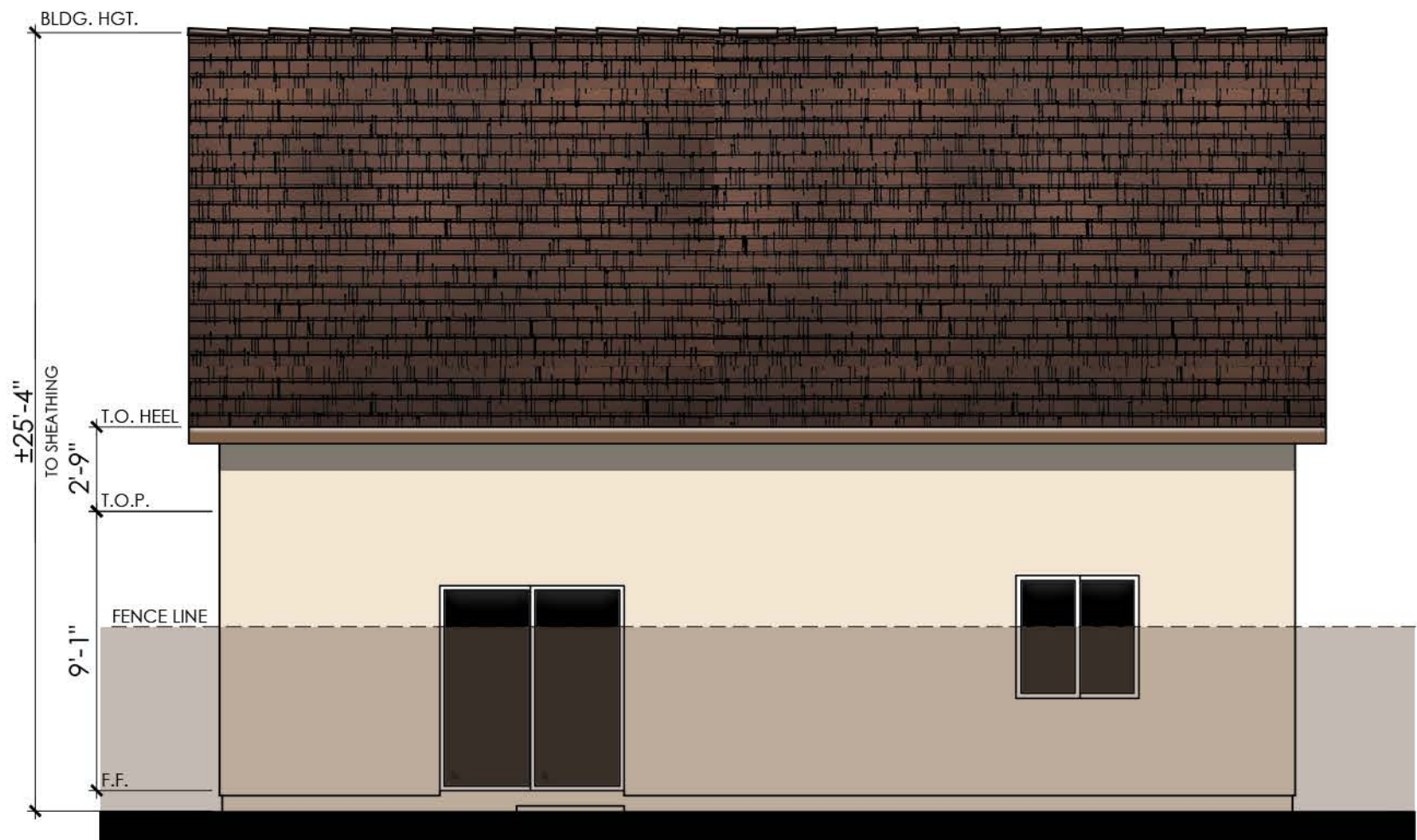
© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT

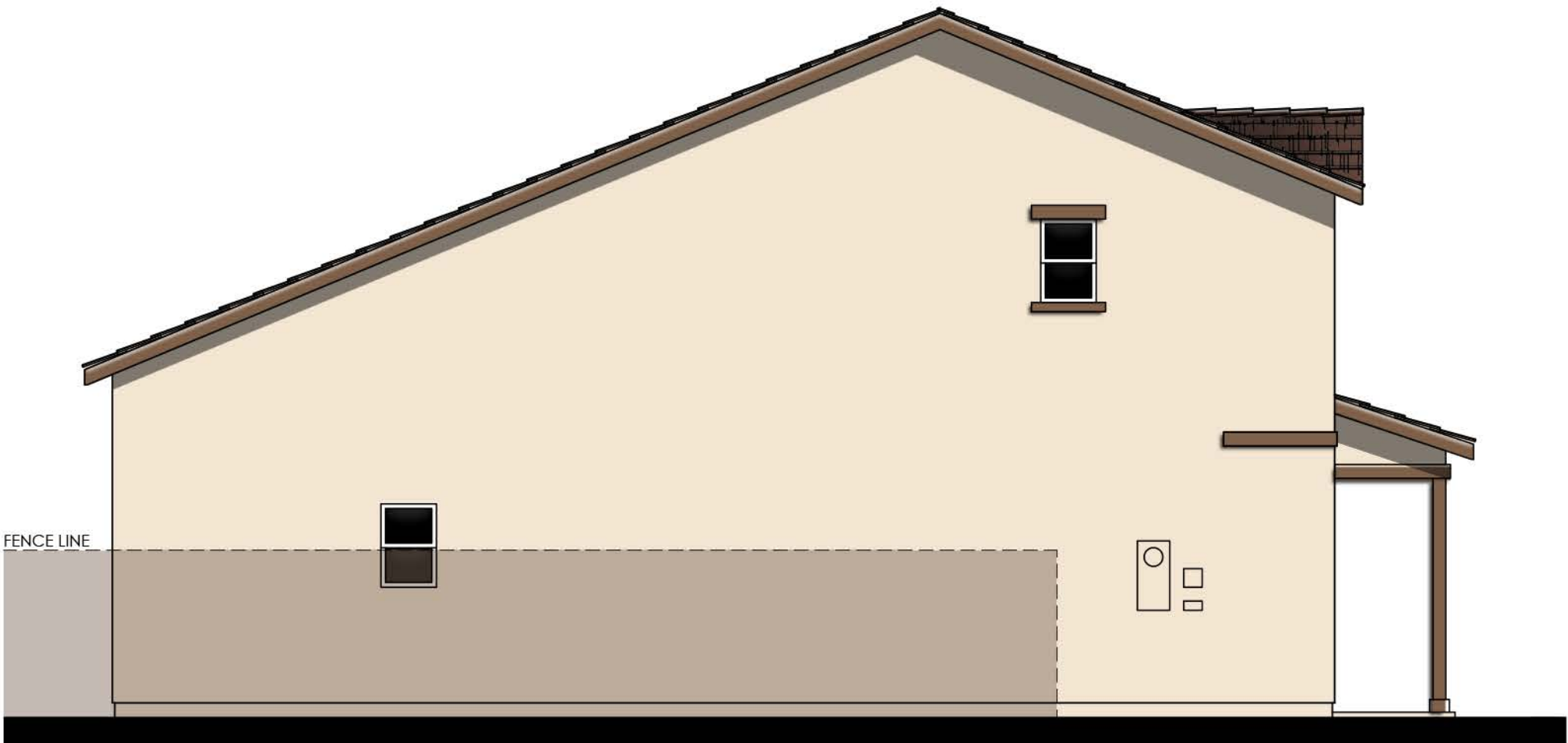


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| 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)

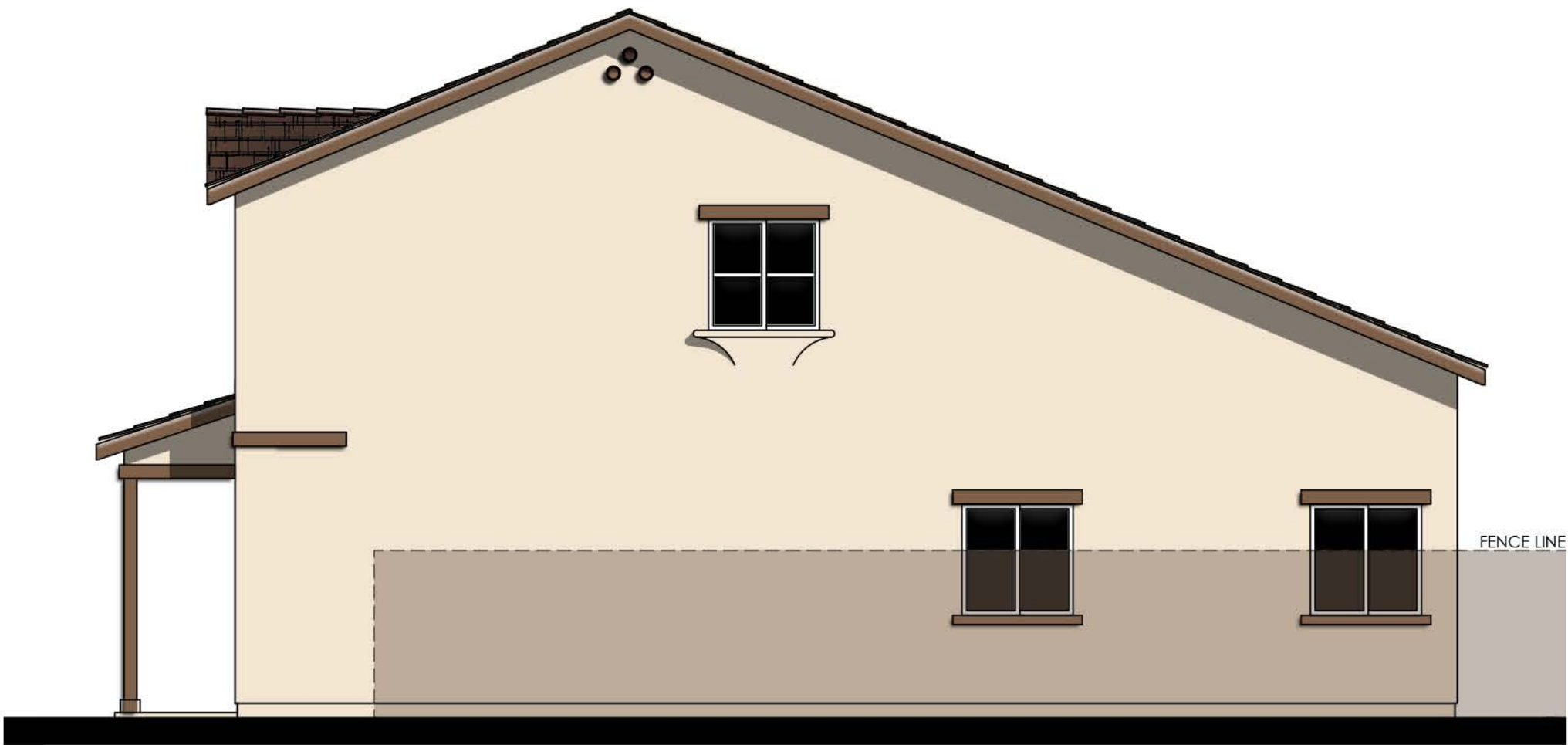
COLOR SCHEME 1
PLAN 1A (1879)
"A" SPANISH ELEVATIONS

AQUA AT THE PRESERVE
Rancho Cordova, Ca

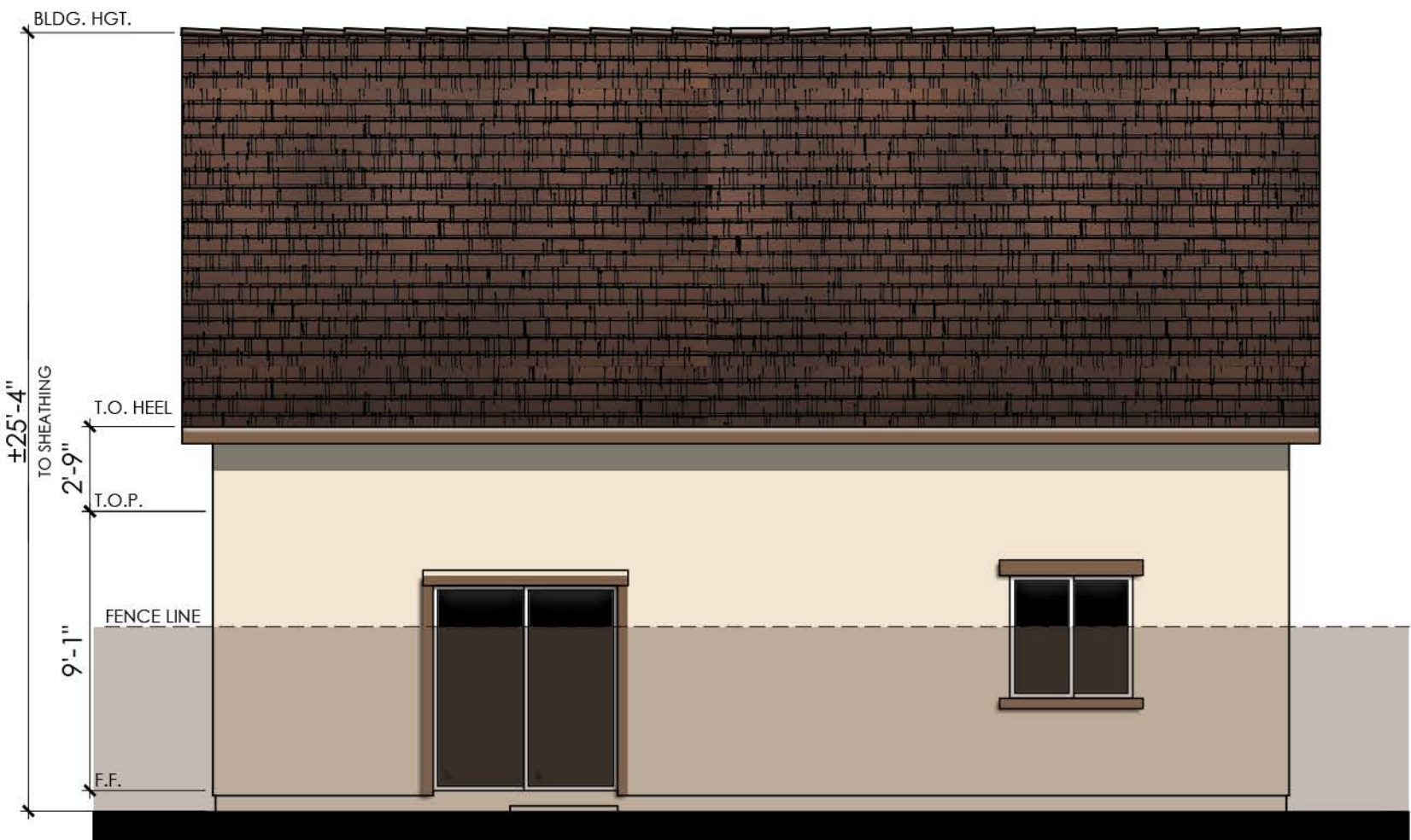
Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-201

Kevin L. Crook
Architect
Inc
#23016
PLANNING + ARCHITECTURE



RIGHT



REAR

PROPOSED UNDER PROJECT
NO. PLND-0924-0108

M004 GOODALL (1879)

COLOR SCHEME 1

PLAN 1A (1879)

"A" SPANISH ENHANCED ELEVATIONS

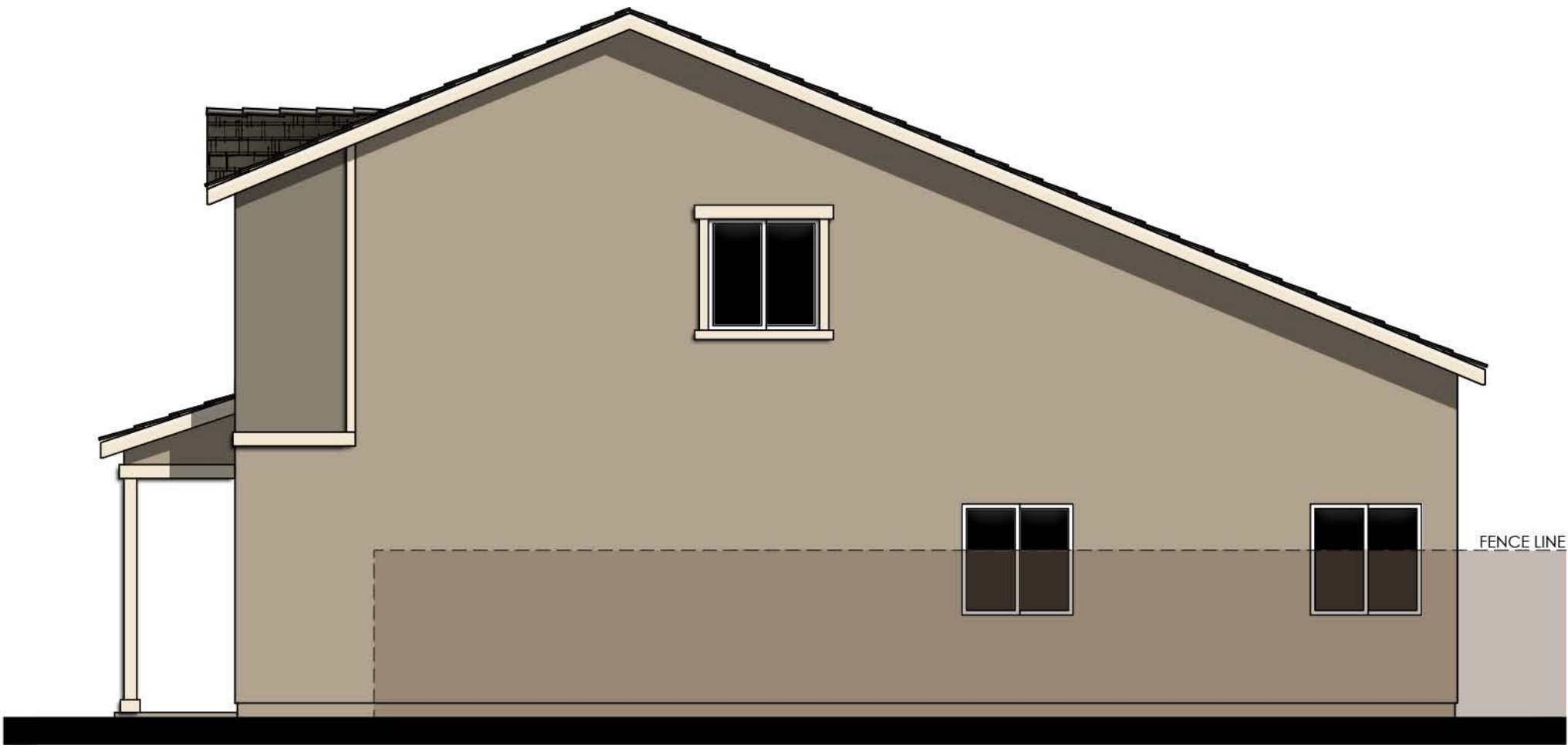
NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.





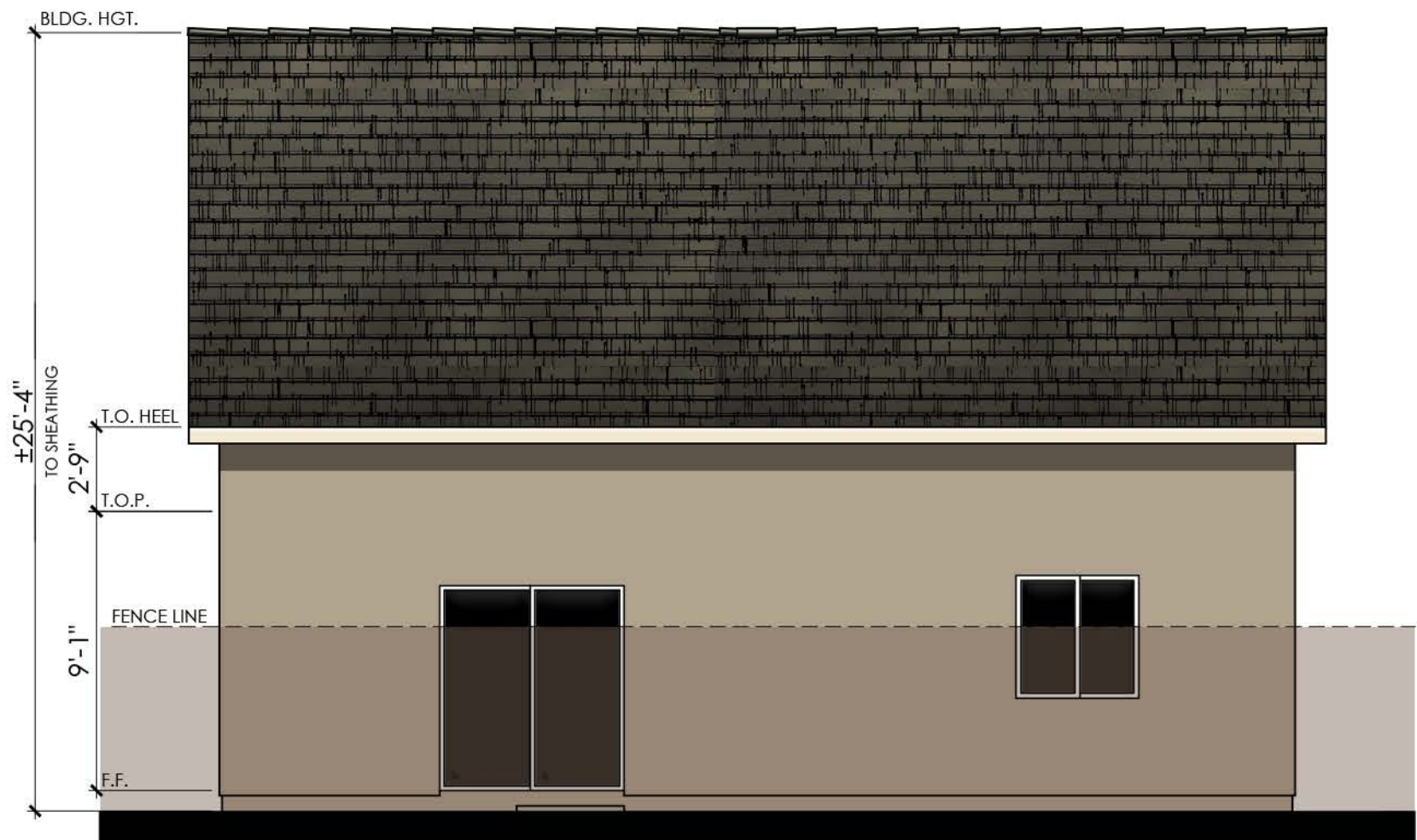
© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT

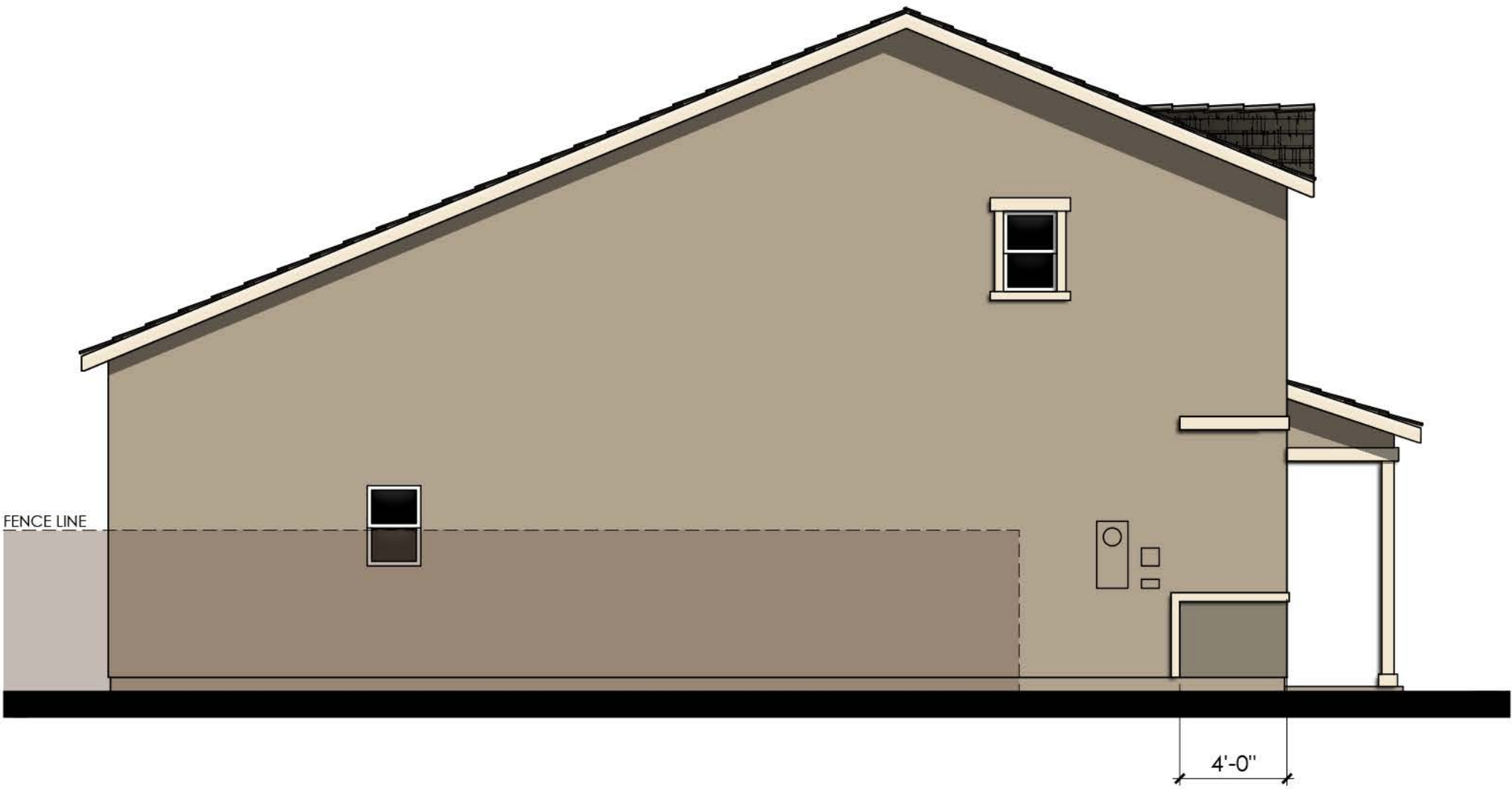


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| 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 |



REAR



LEFT

PROPOSED UNDER PROJECT
NO. PLND-0924-0108

M004 GOODALL (1879)

COLOR SCHEME 4
PLAN 1B (1879)
"B" FARMHOUSE ELEVATIONS

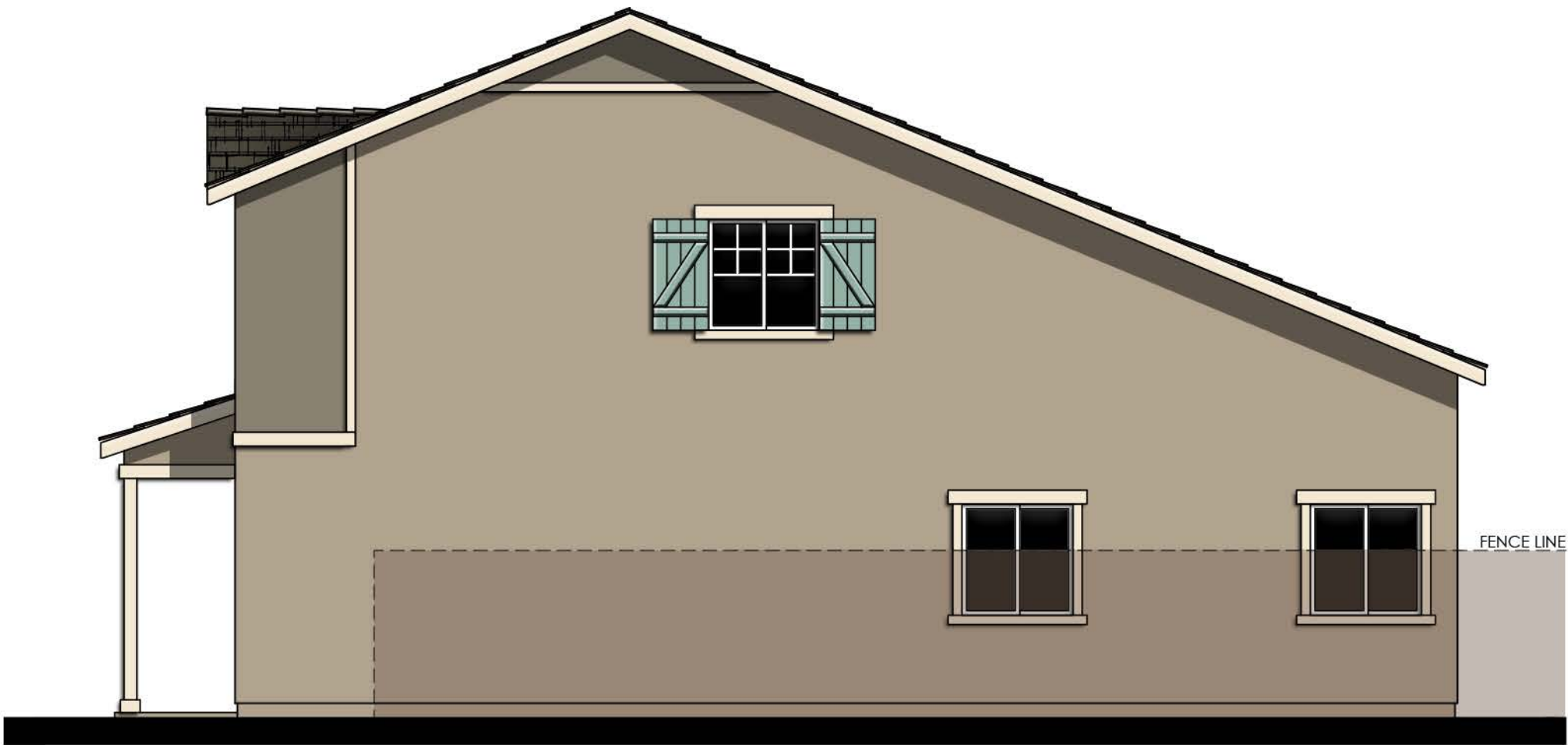
AQUA AT THE PRESERVE
Rancho Cordova, Ca

LENNAR®

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

PROPOSED UNDER PROJECT
NO. PLND-0924-0108

M004 GOODALL (1879)

COLOR SCHEME 4

PLAN 1B (1879)

"B" FARMHOUSE ENHANCED ELEVATIONS

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



LENNAR®

AQUA AT THE PRESERVE
Rancho Cordova, Ca

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

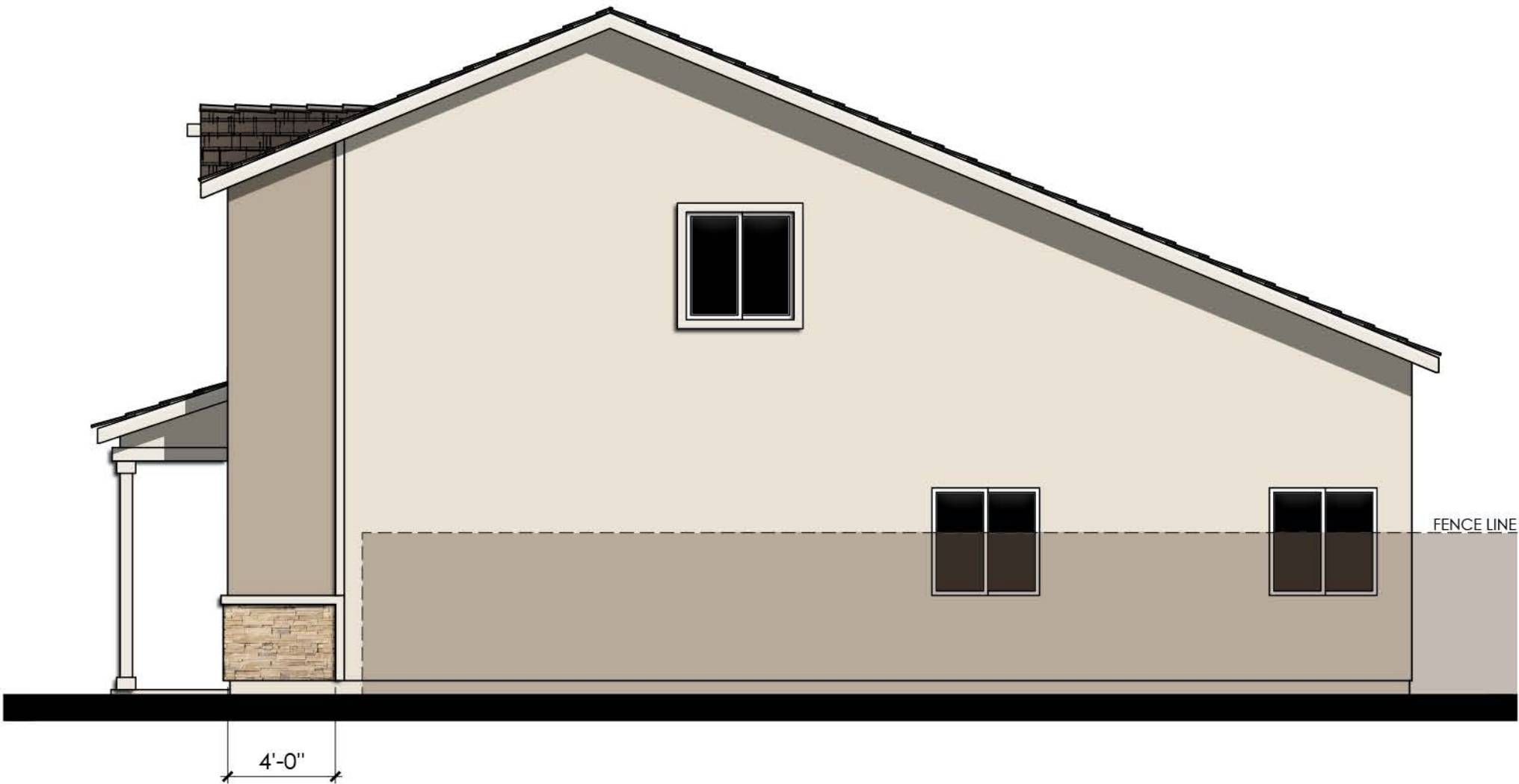
10/16/2024
A-204

Kevin L. Crook
Architect
Inc
#23016
PLANNING + ARCHITECTURE



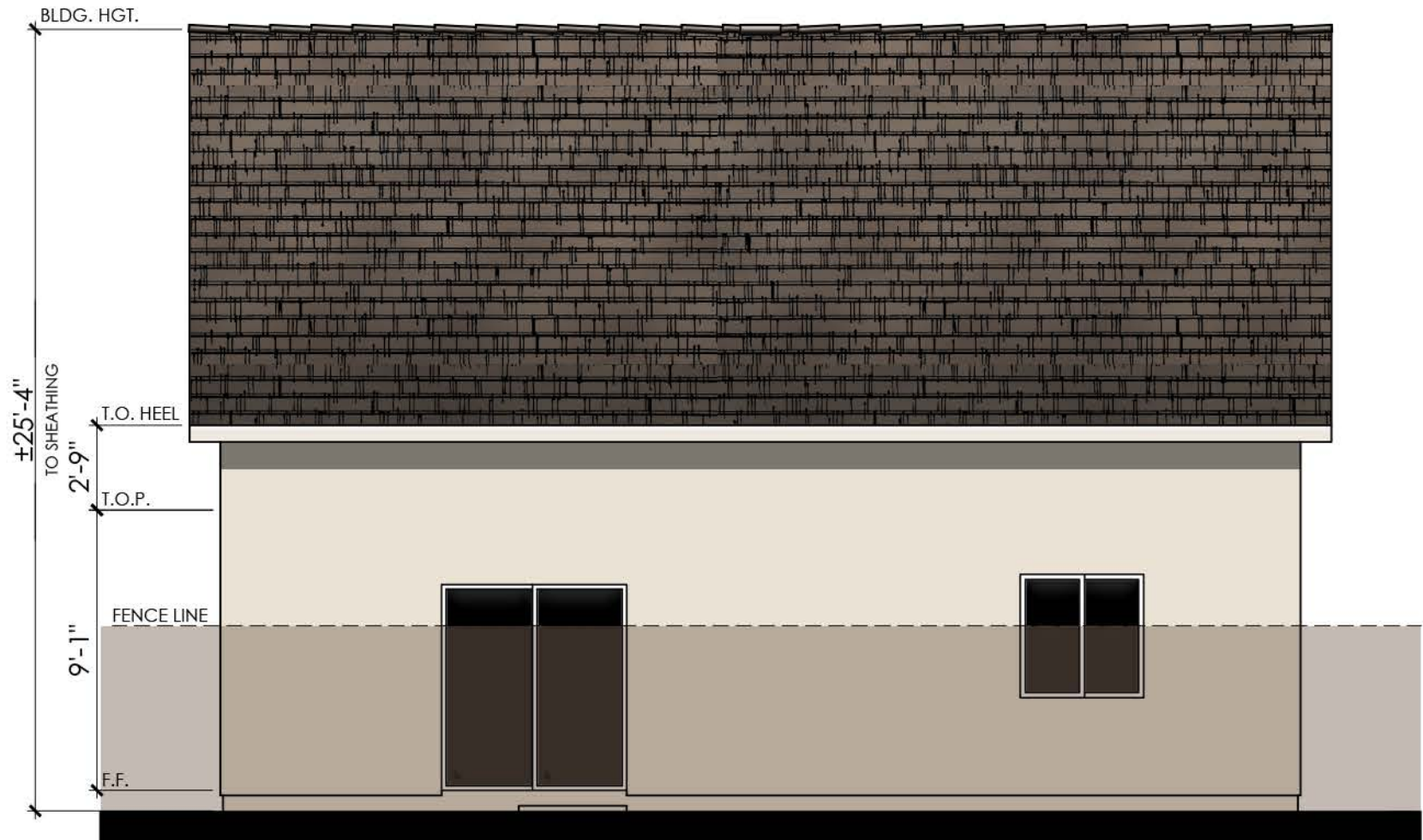
© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT

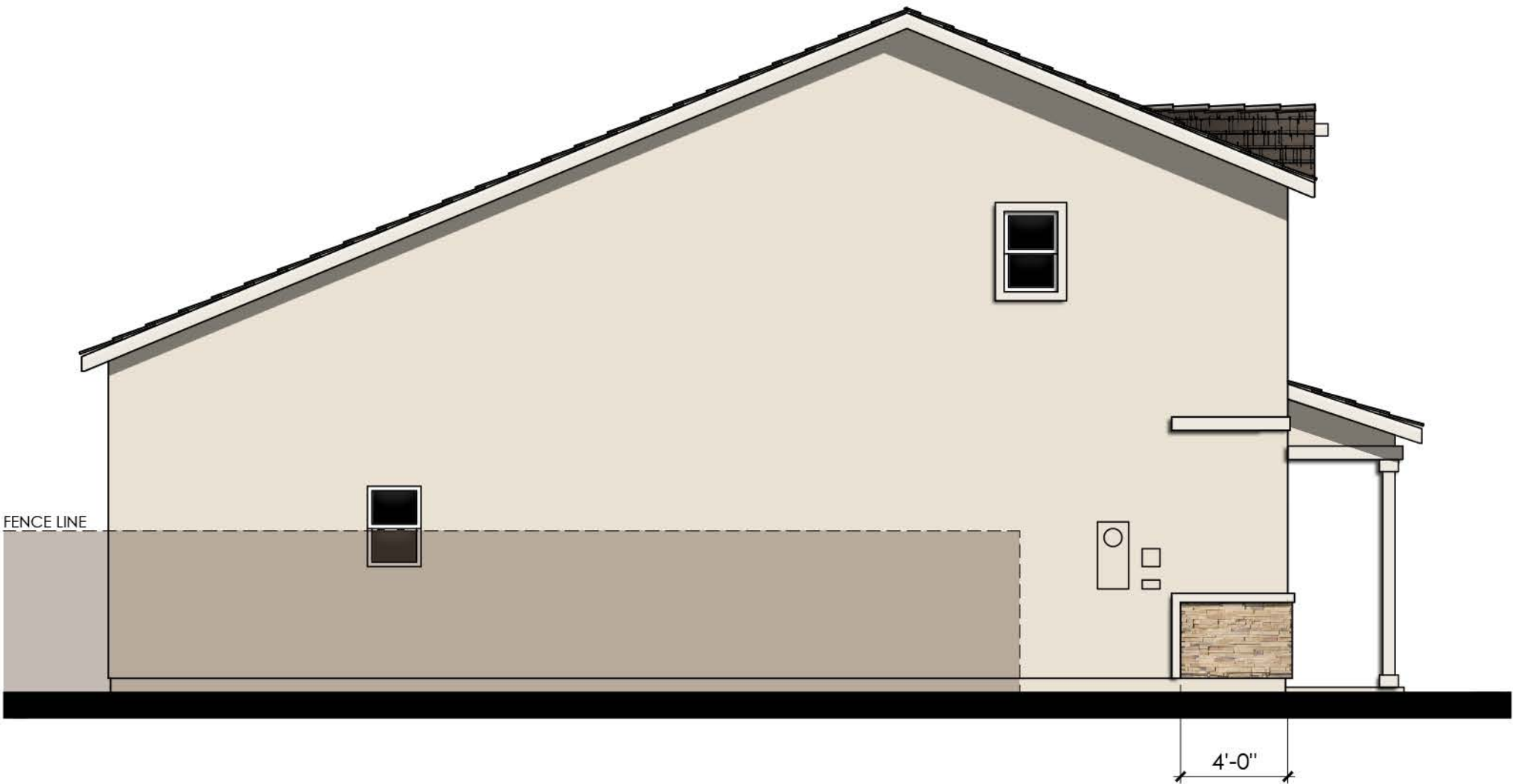


RIGHT

- 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

M004 GOODALL (1879)

COLOR SCHEME 7
PLAN 1C (1879)
"C" CONTEMPORARY ELEVATIONS



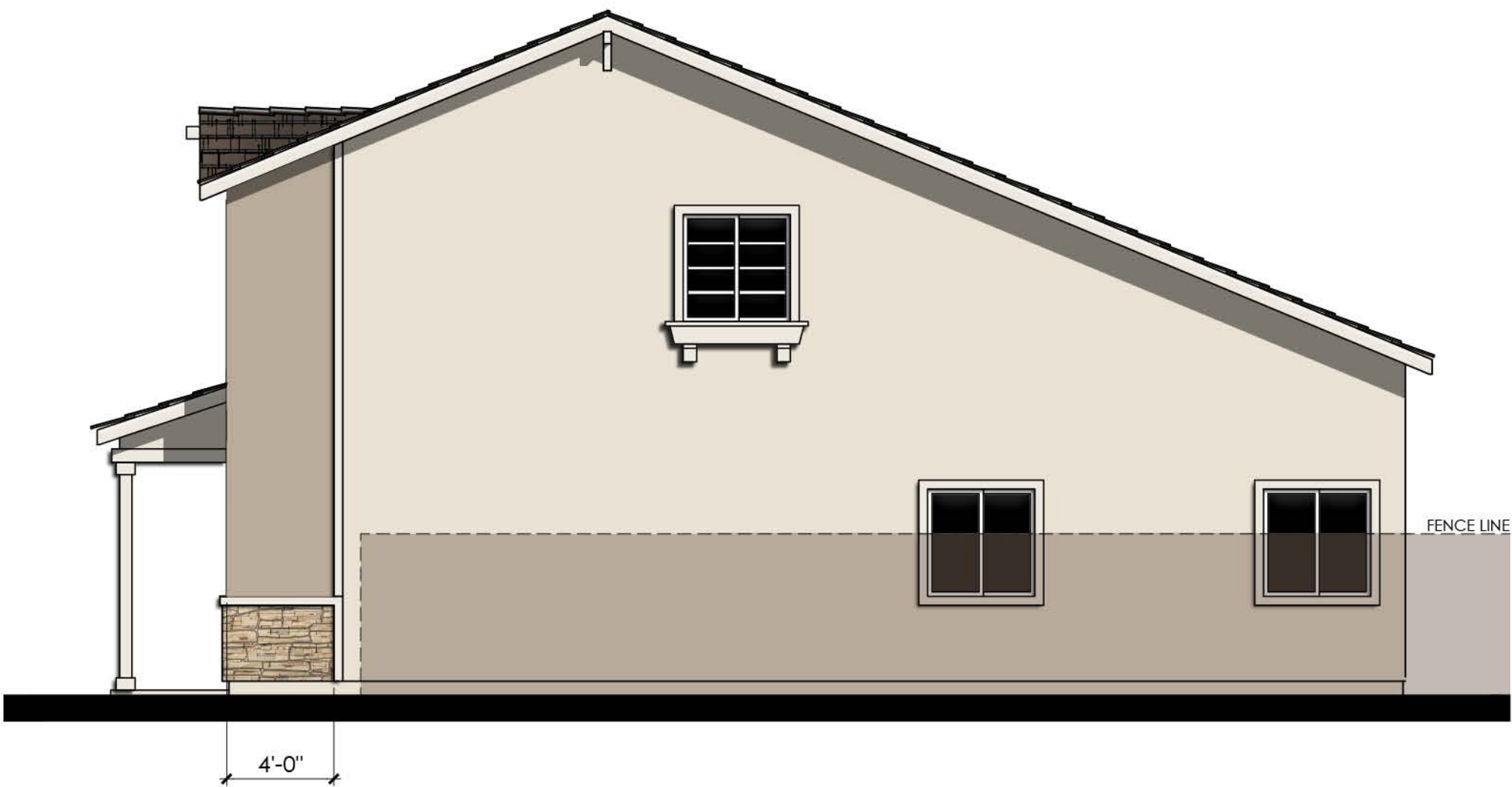
LENNAR®

AQUA AT THE PRESERVE
Rancho Cordova, Ca

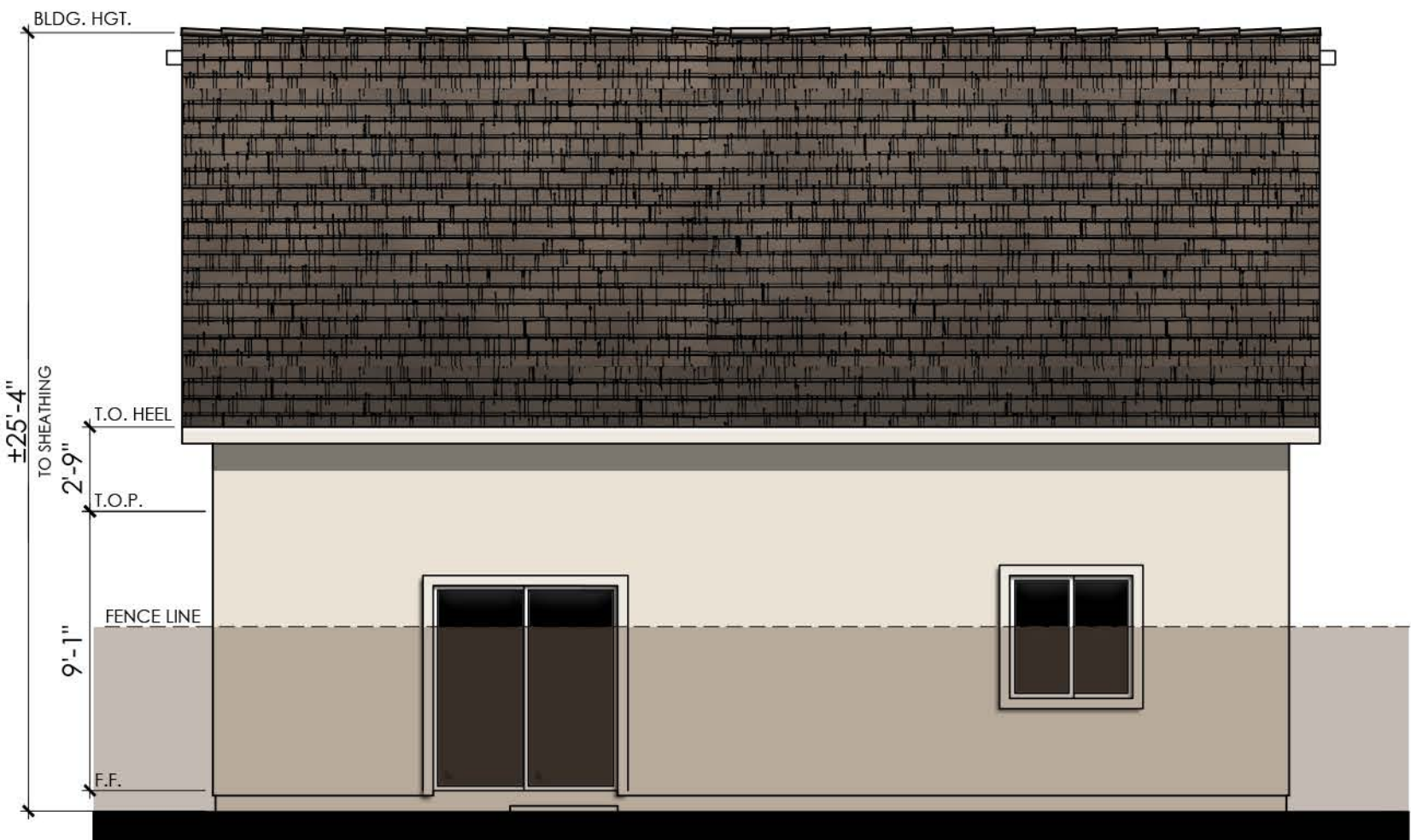
Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

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.



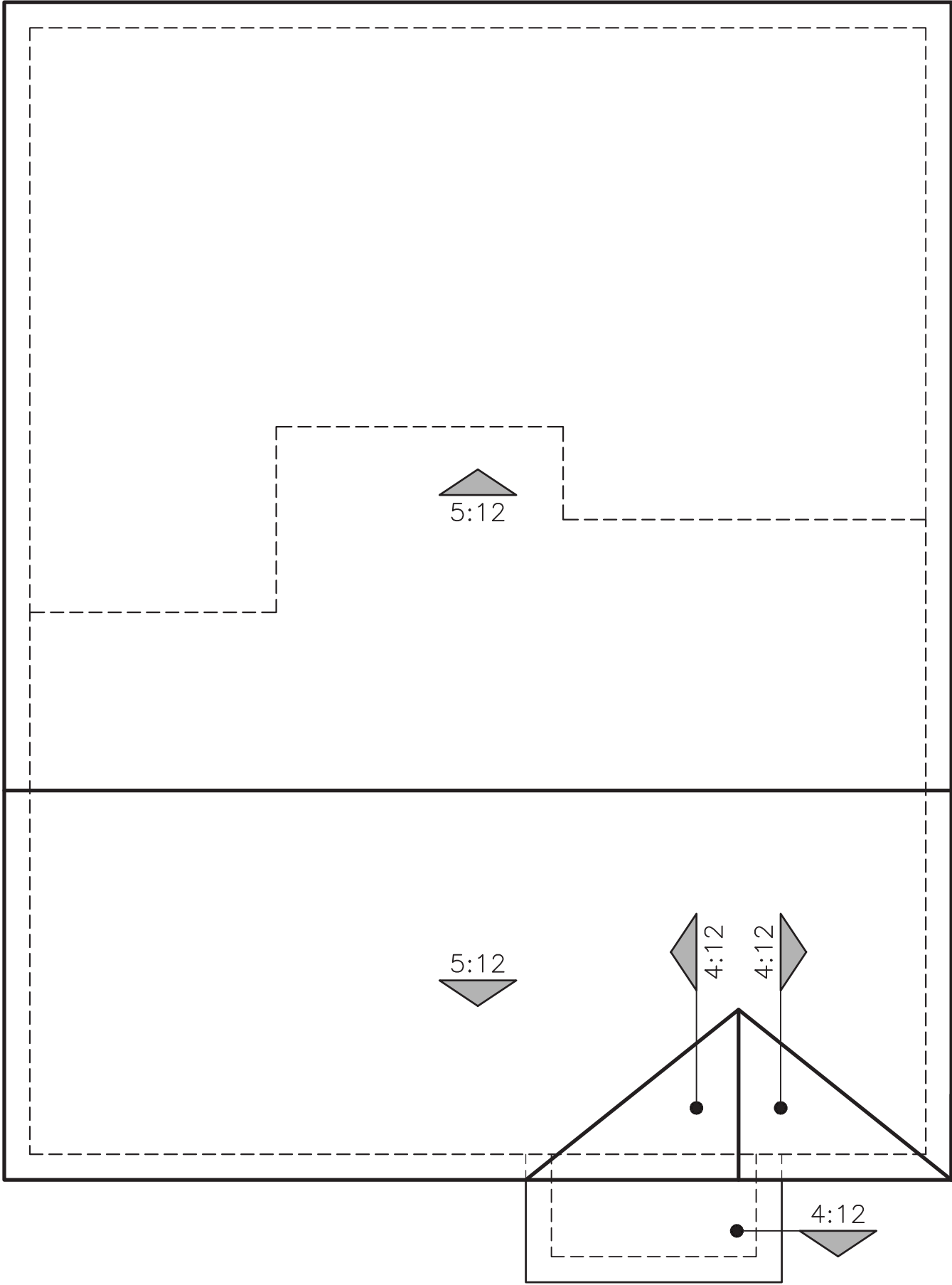
LENNAR®

AQUA AT THE PRESERVE
Rancho Cordova, Ca

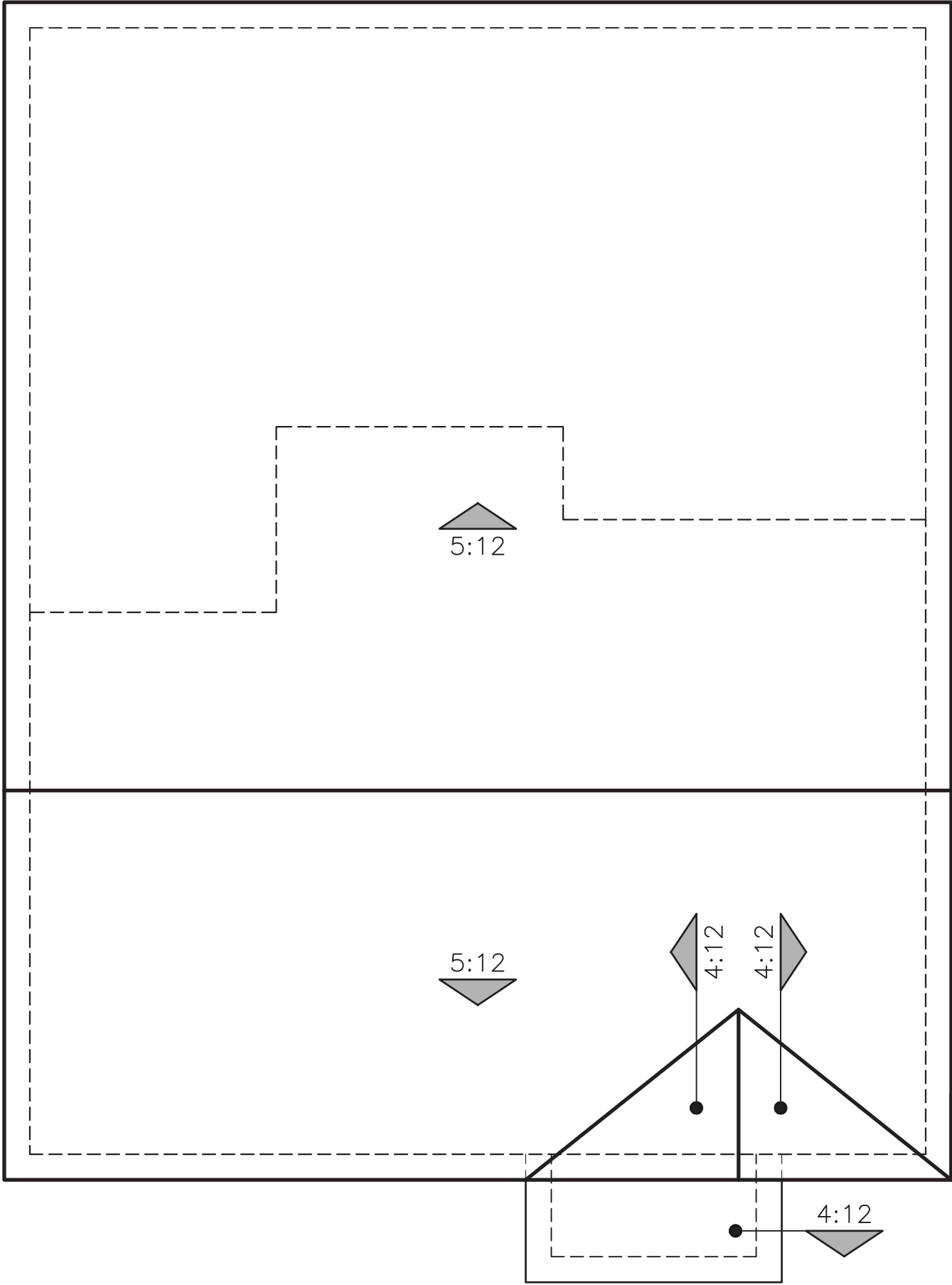
Product 4 - AQUA
PH 1 & PH 2
45x90
HS 52

10/16/2024
A-206

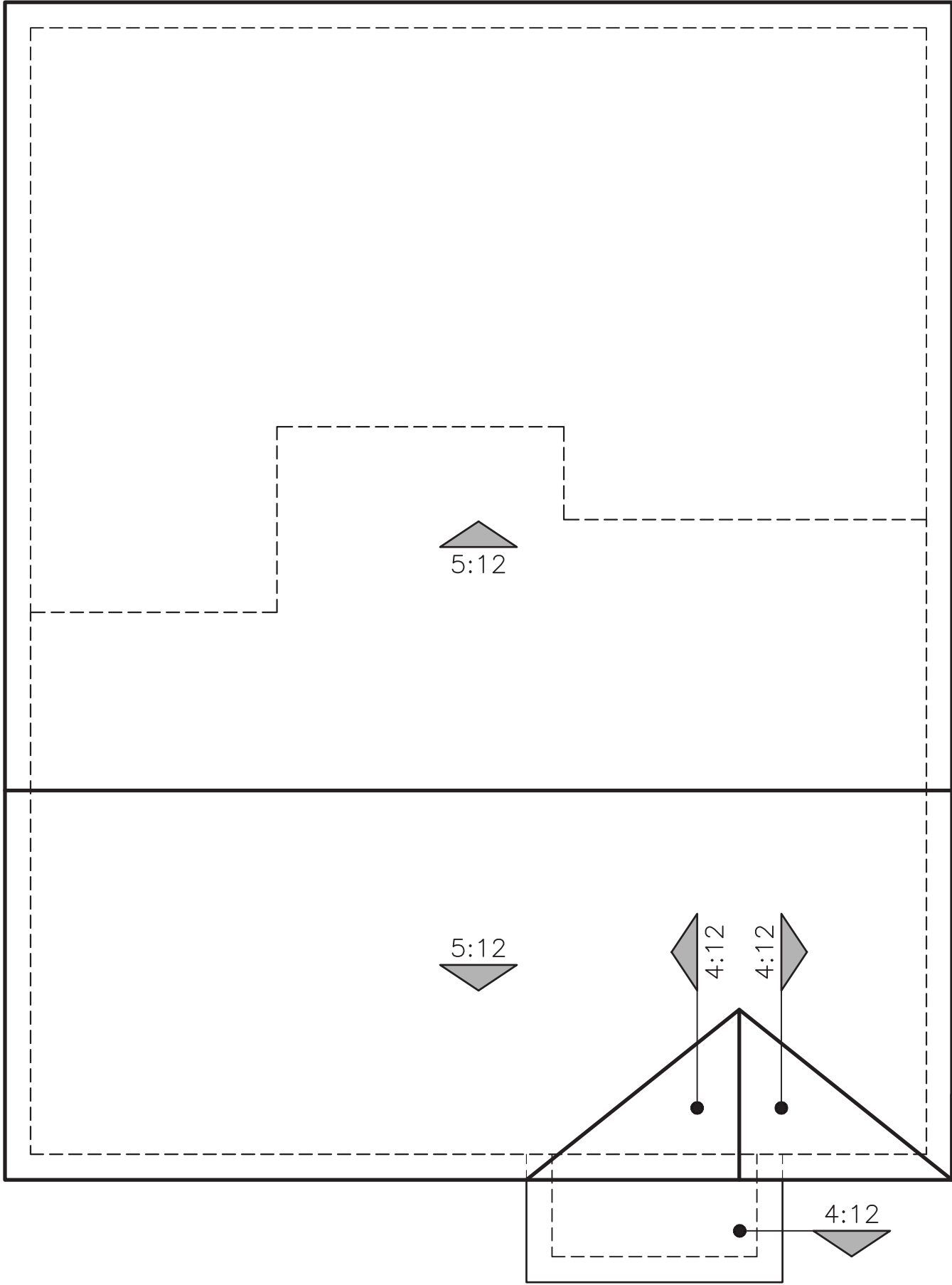
Kevin L. Crook
Architect
Inc
#23016
PLANNING + ARCHITECTURE



"A" - SPANISH



"B" - FARMHOUSE

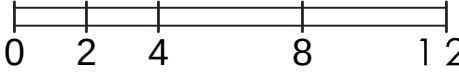


"C" - CONTEMPORARY

PROPOSED UNDER PROJECT
NO. PLND-0924-0108

M004 GOODALL (1879)

PLAN 1 (1879)
ROOF PLANS



LENNAR®

AQUA AT THE PRESERVE
Rancho Cordova, Ca

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

10/16/2024
A-207

Kevin L. Crook
Architect
Inc
#23016
PIANNING + ARCHITECTURE



© 2024 Kevin L. Crook Architect, Inc. 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" - FARMHOUSE

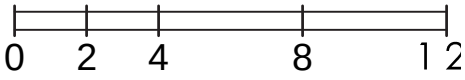


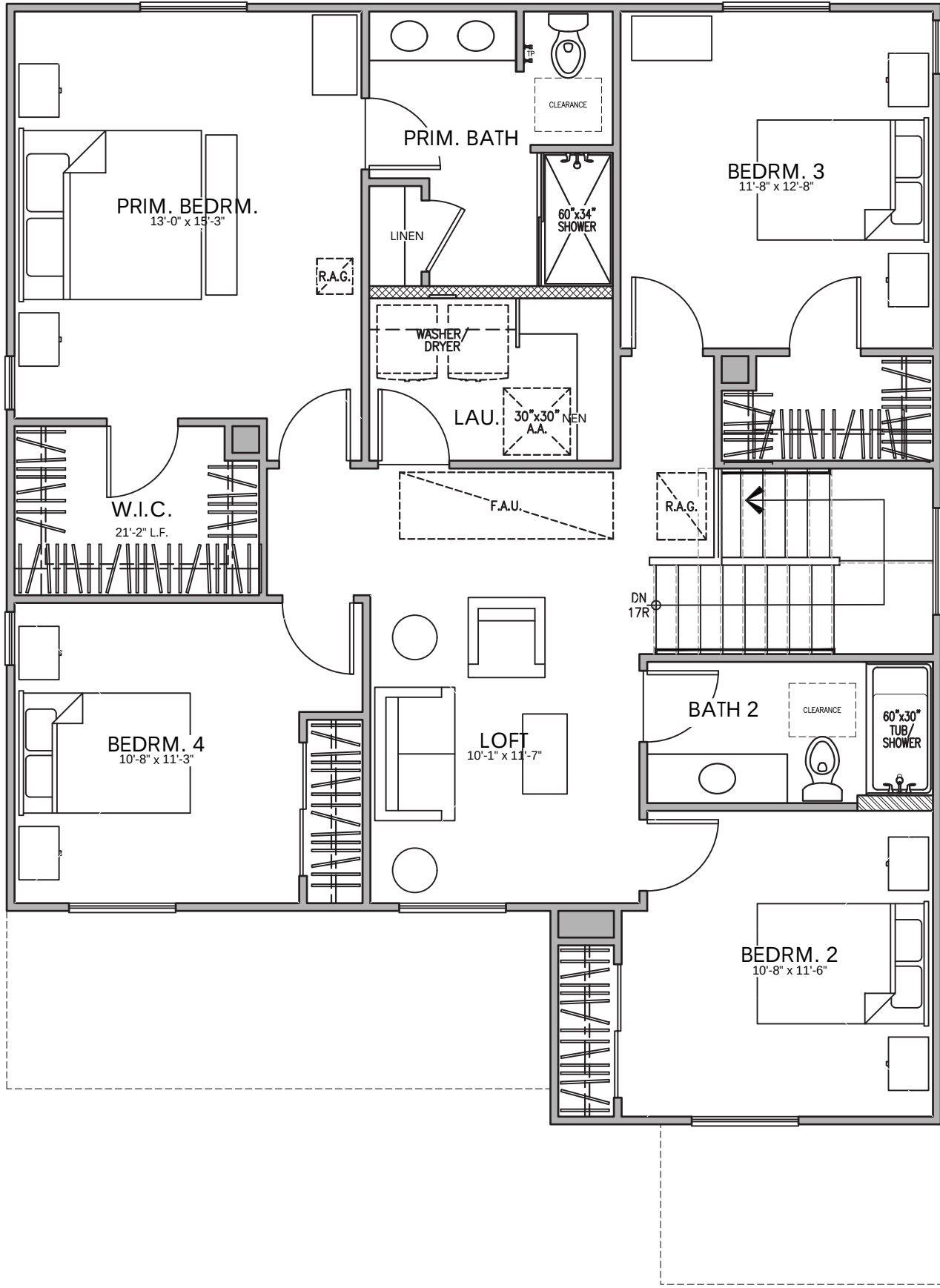
© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"C" - CONTEMPORARY

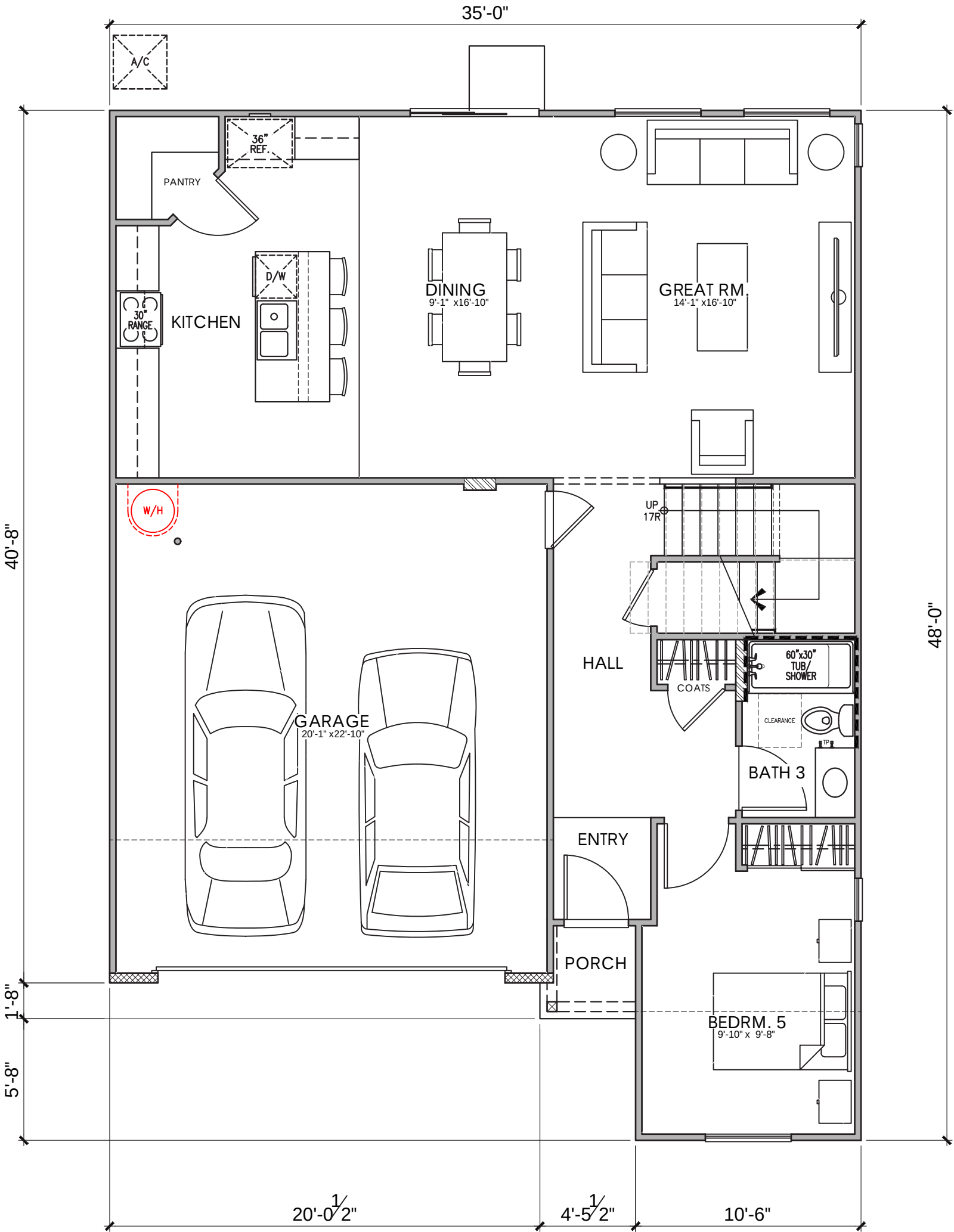
PROPOSED UNDER PROJECT
NO. PLND-0924-0108

PLAN 2 (2261)
FRONT ELEVATIONS





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

AQUA AT THE PRESERVE
Rancho Cordova, Ca

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

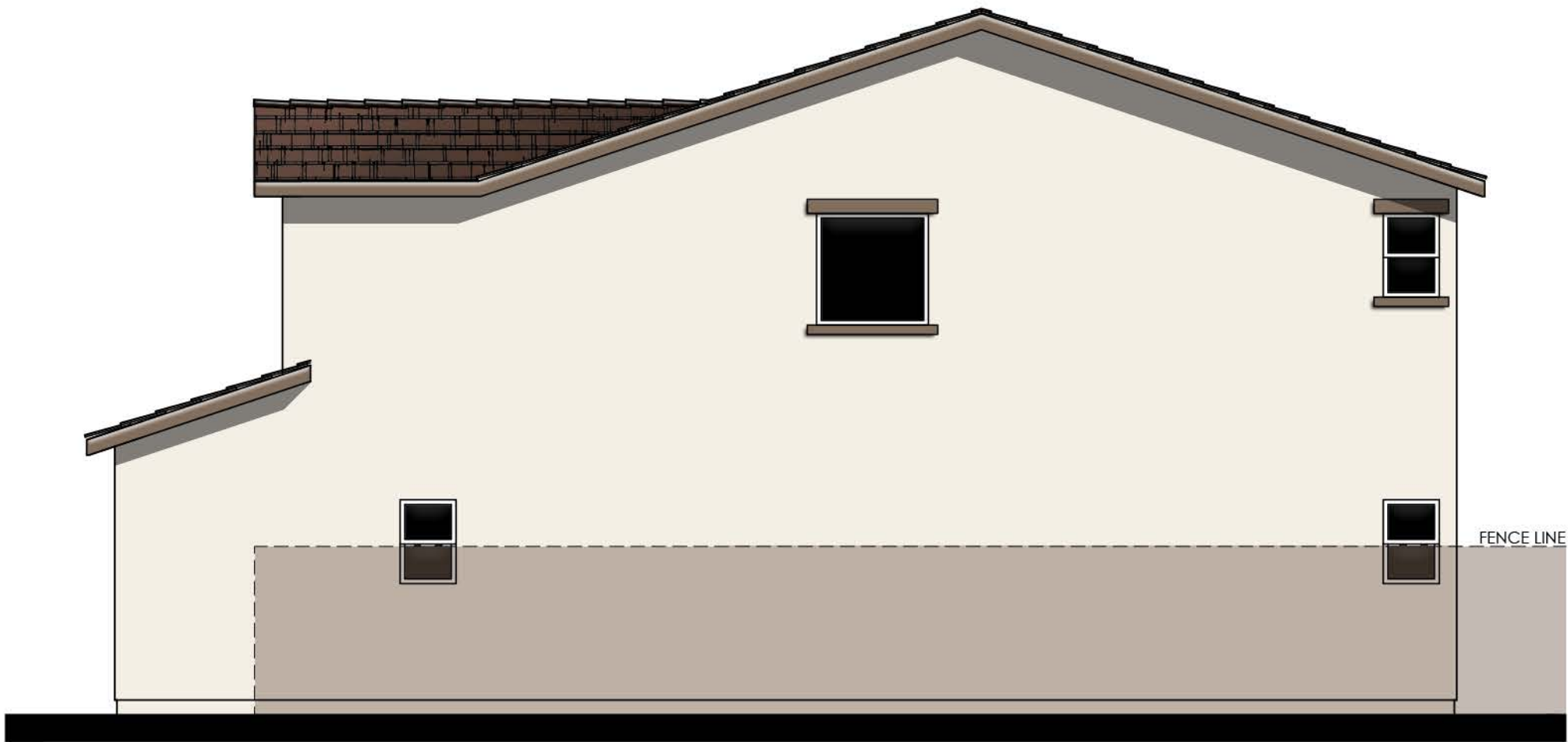
10/16/2024
A-209

Kevin L. Crook
Architect
Inc
#23016
PLANNING + ARCHITECTURE



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT

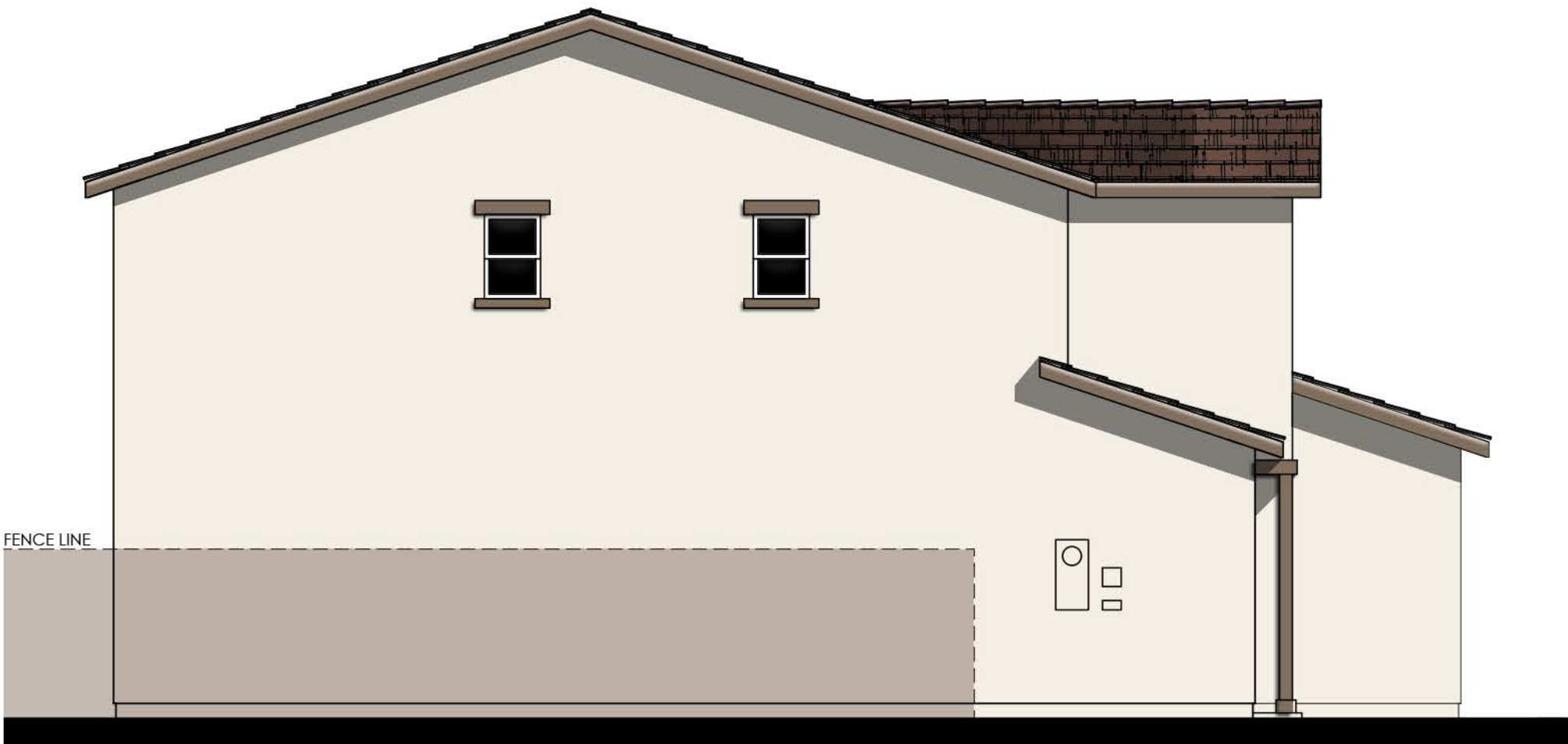


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| 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

M006 MUIR (2261)

COLOR SCHEME 2
PLAN 2A (2261)
"A" SPANISH ELEVATIONS

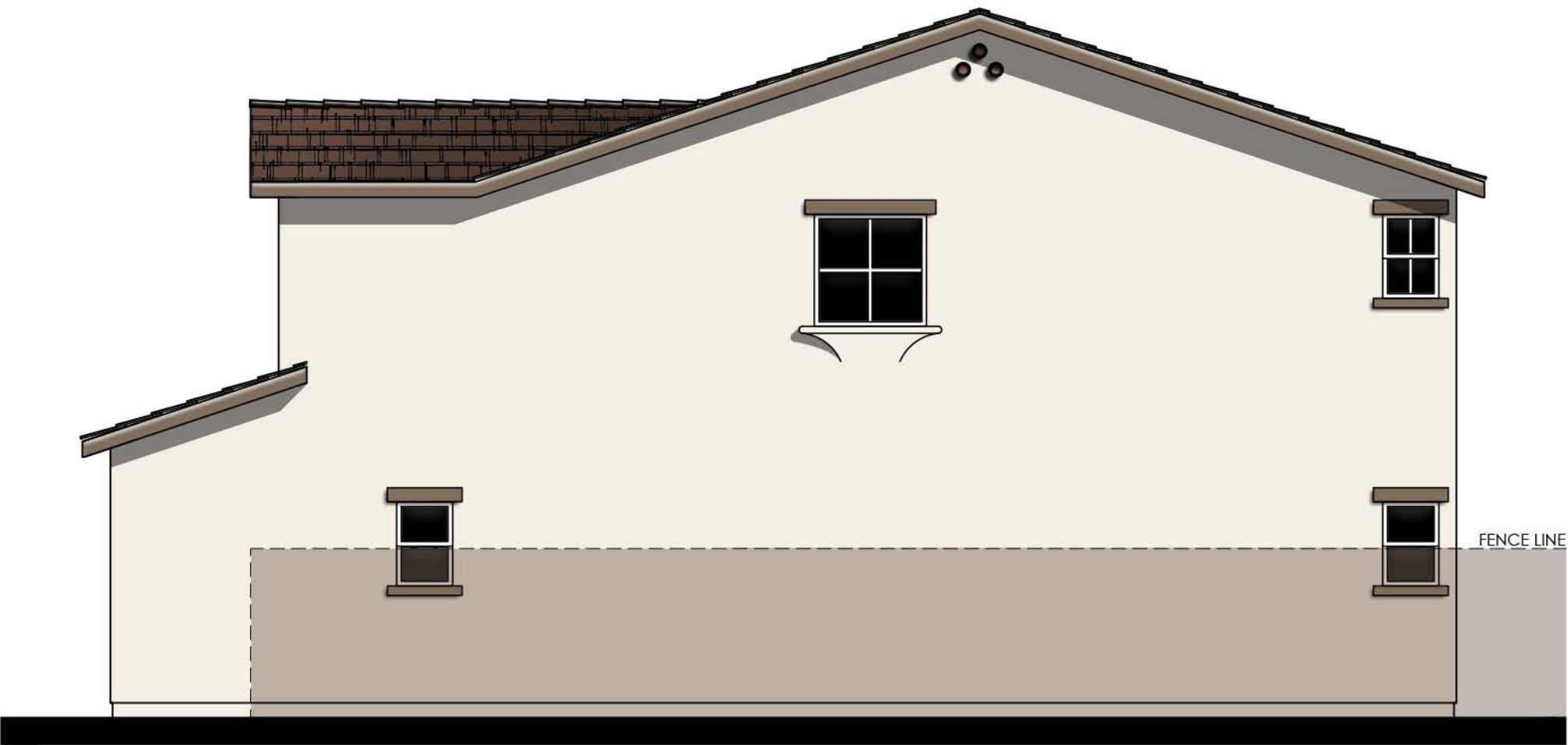
AQUA AT THE PRESERVE
Rancho Cordova, Ca

LENNAR®

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

10/16/2024
A-210

Kevin L. Crook
Architect
Inc
#23016
PLANNING + ARCHITECTURE



RIGHT



REAR

PROPOSED UNDER PROJECT
NO. PLND-0924-0108

M006 MUIR (2261)

COLOR SCHEME 2
PLAN 2A (2261)
"A" SPANISH ENHANCED ELEVATIONS

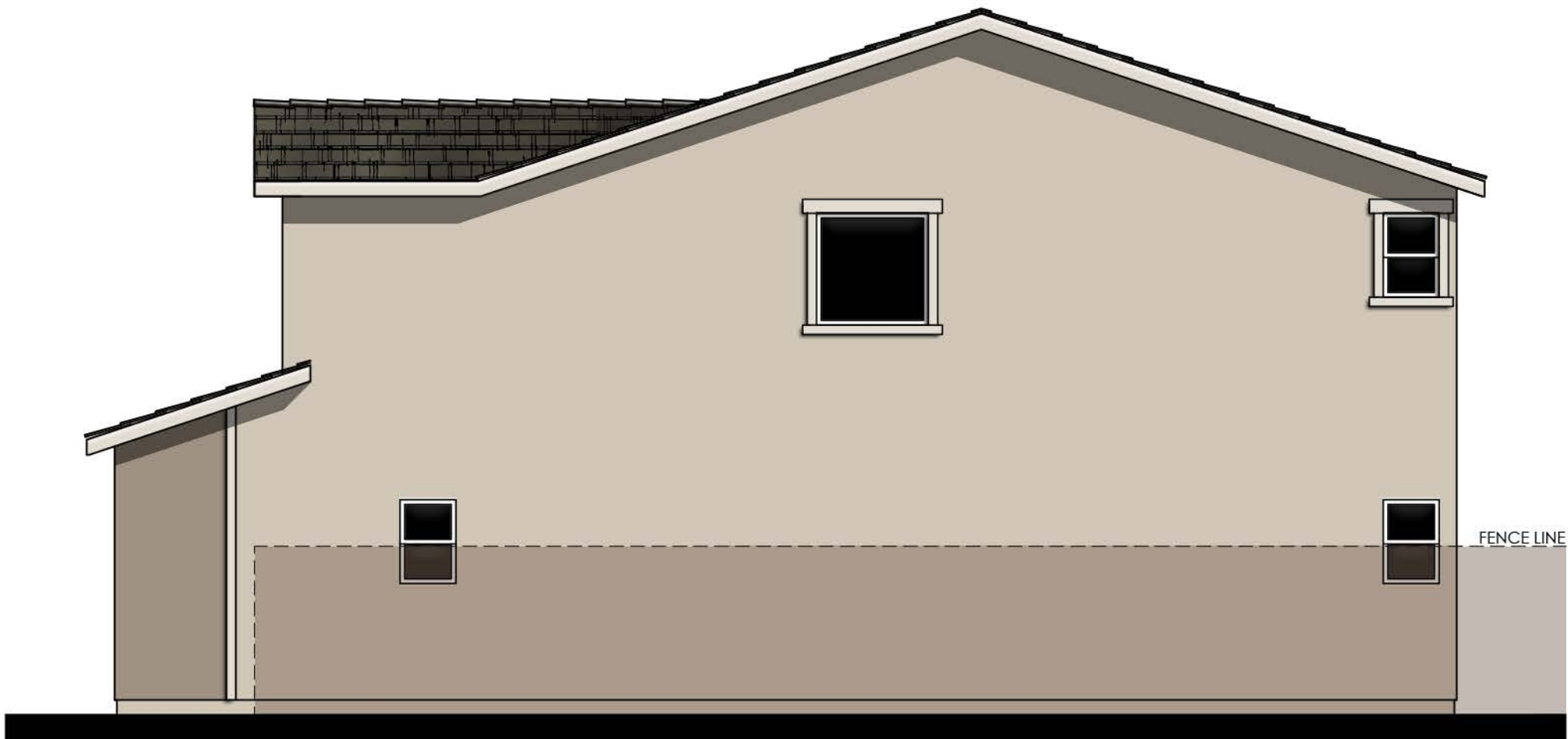
NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.





© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT



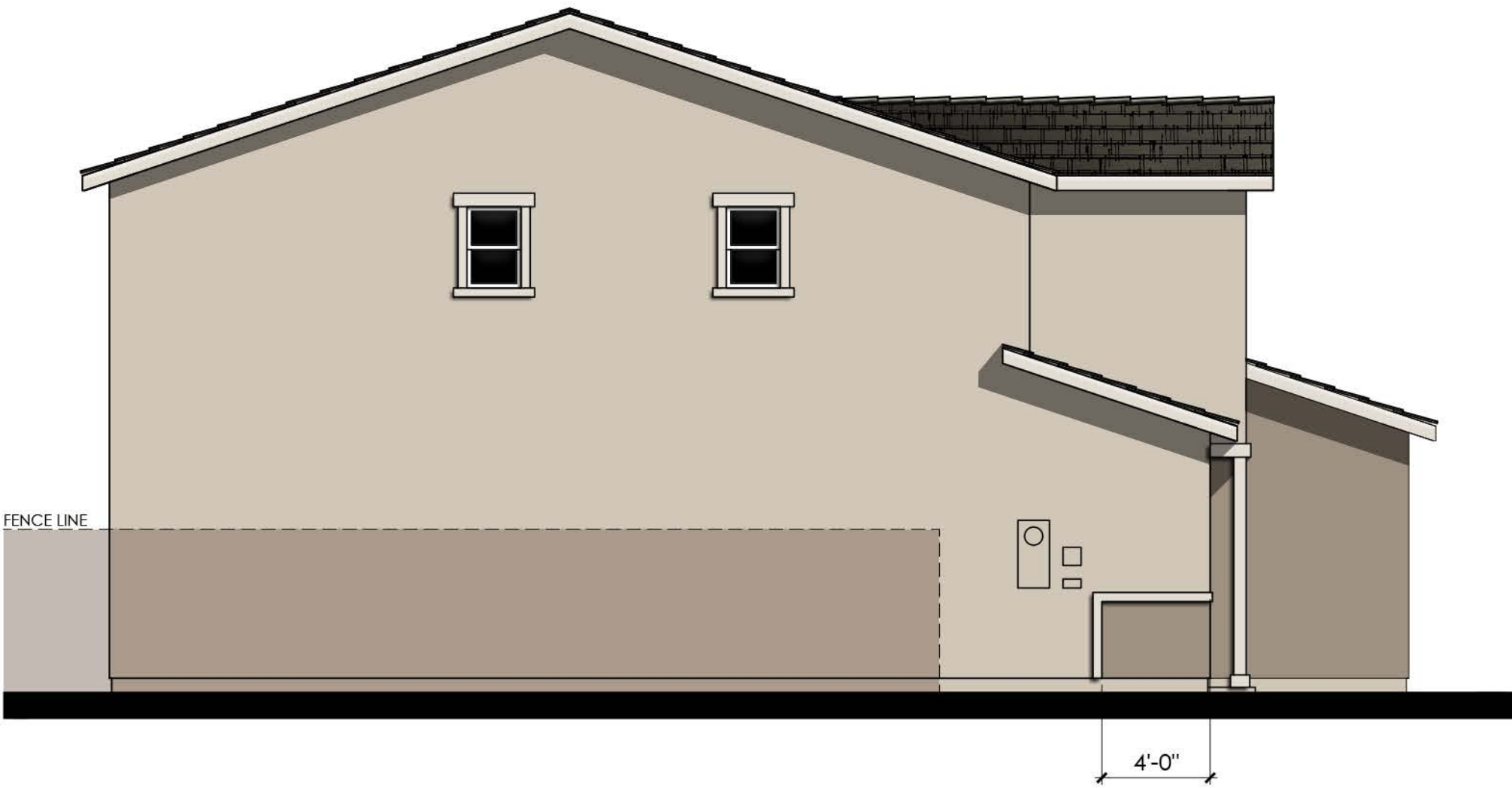
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| 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 |



REAR



LEFT

PROPOSED UNDER PROJECT
NO. PLND-0924-0108

M006 MUIR (2261)

COLOR SCHEME 5
PLAN 2B (2261)
"B" FARMHOUSE ELEVATIONS

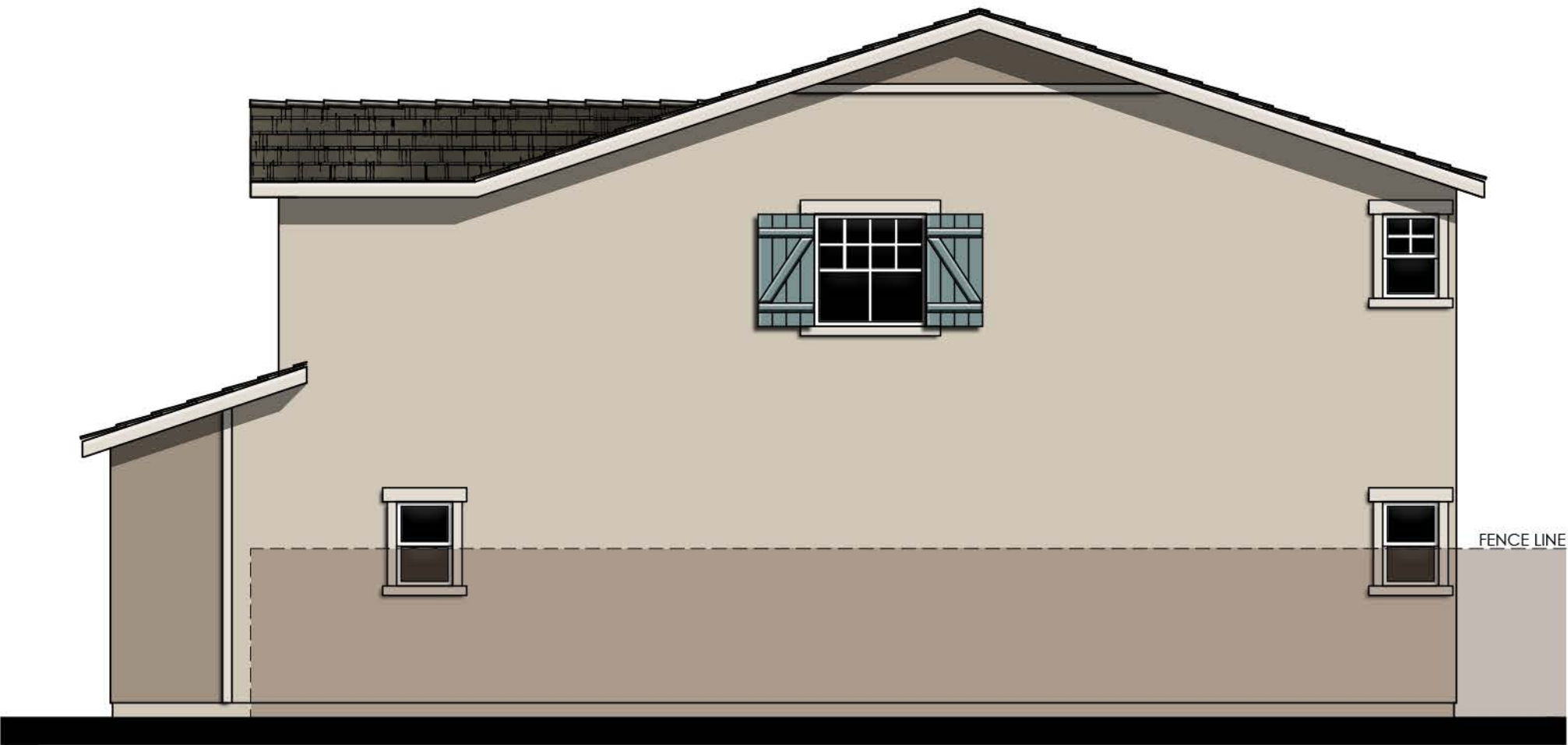
AQUA AT THE PRESERVE
Rancho Cordova, Ca

LENNAR®

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

10/16/2024
A-212

Kevin L. Crook
Architect
Inc
#23016
PLANNING + ARCHITECTURE



RIGHT



REAR

PROPOSED UNDER PROJECT
NO. PLND-0924-0108

M006 MUIR (2261)

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.



LENNAR®

AQUA AT THE PRESERVE
Rancho Cordova, Ca

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

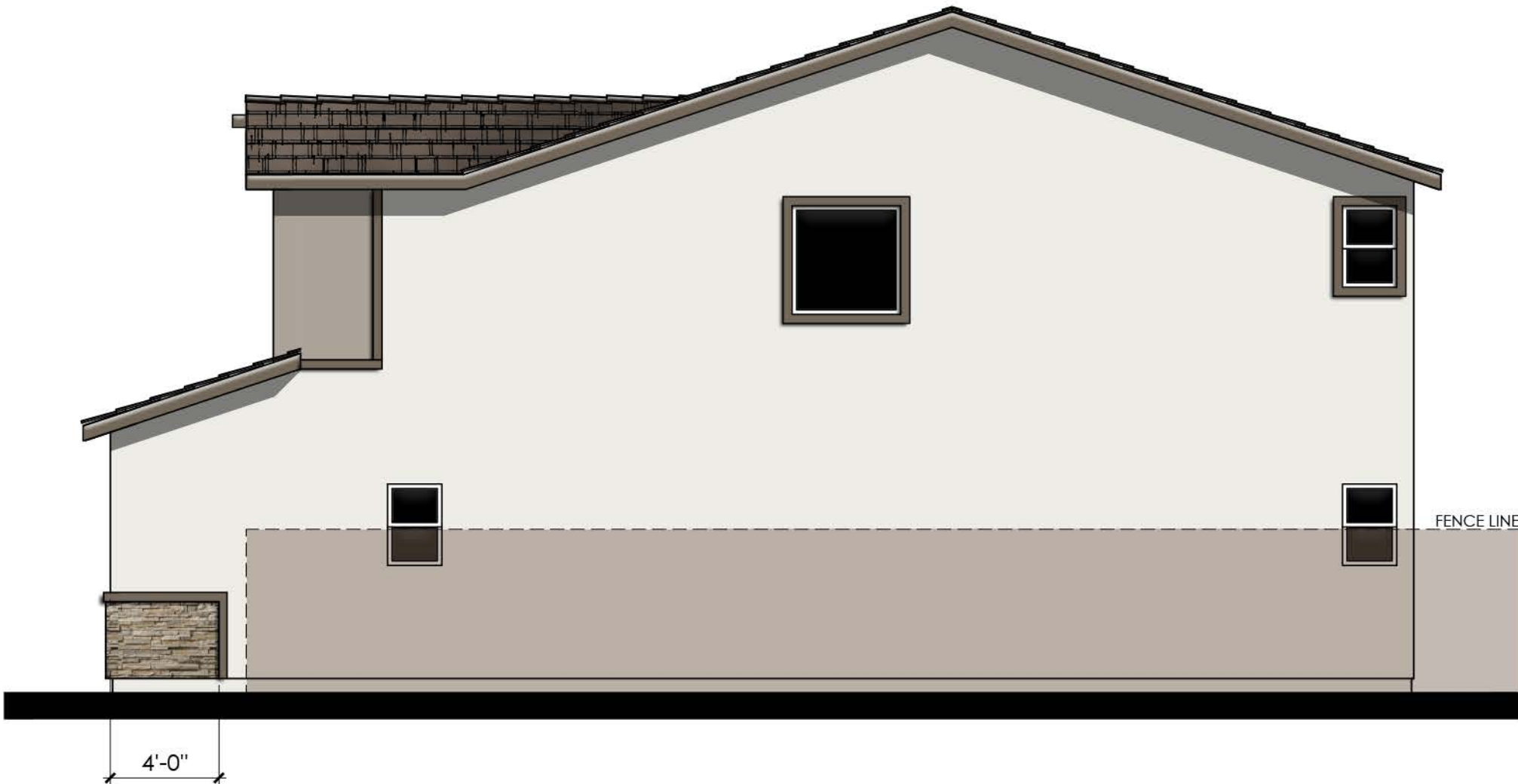
10/16/2024
A-213

Kevin L. Crook
Architect
Inc
#23016
PLANNING + ARCHITECTURE



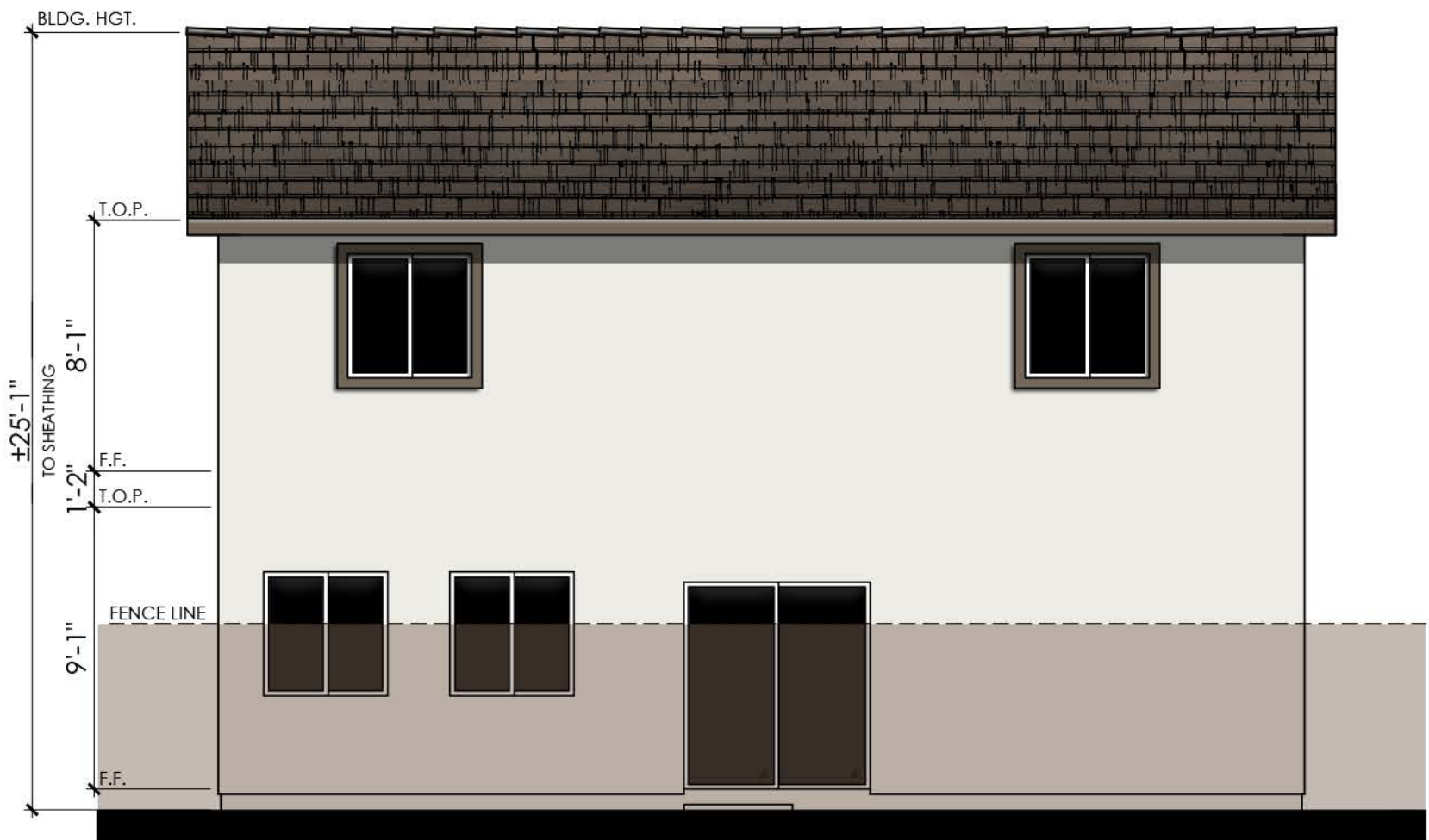
© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT

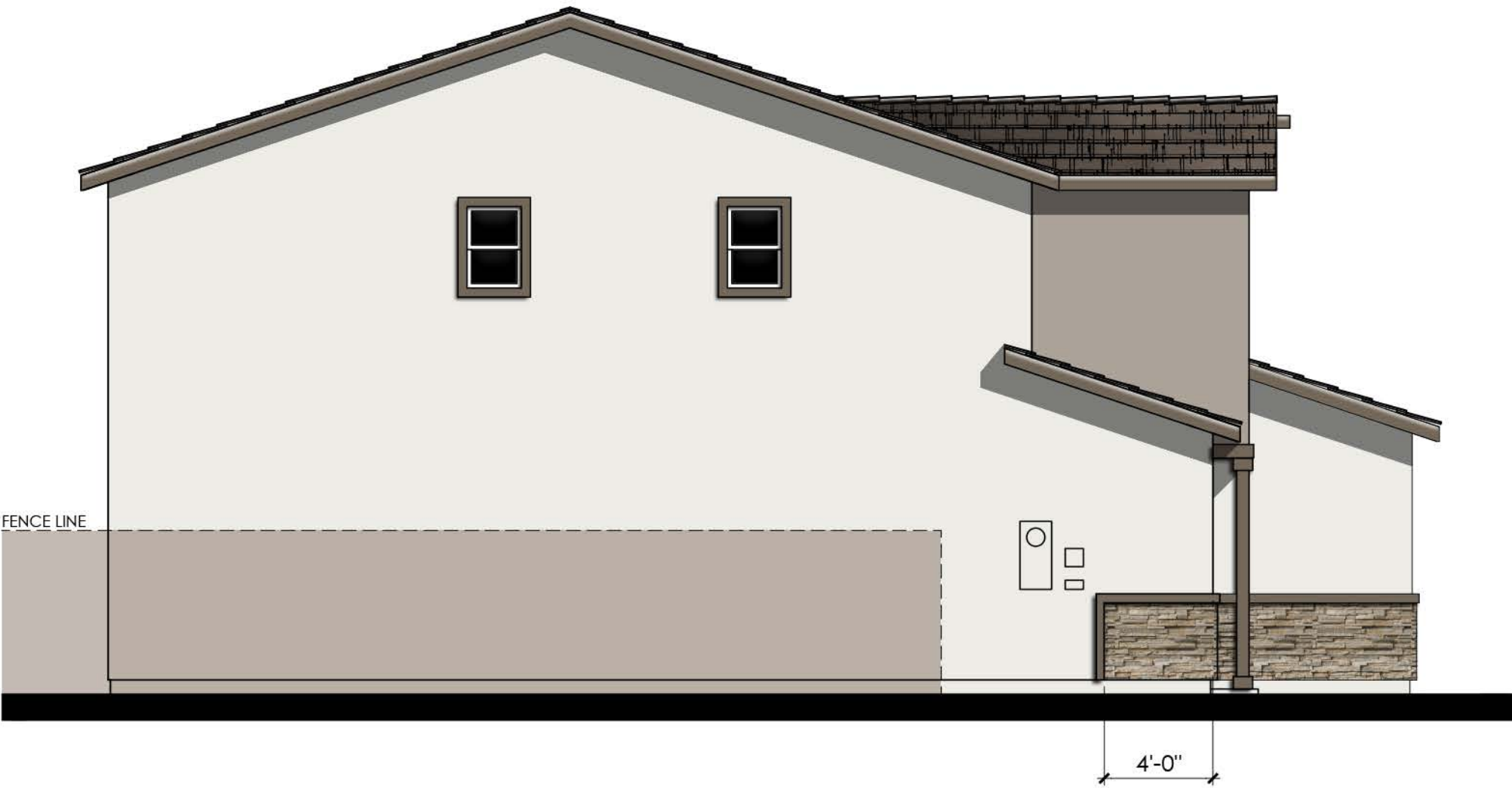


RIGHT

- 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

M006 MUIR (2261)

COLOR SCHEME 8
PLAN 2C (2261)
"C" CONTEMPORARY ELEVATIONS

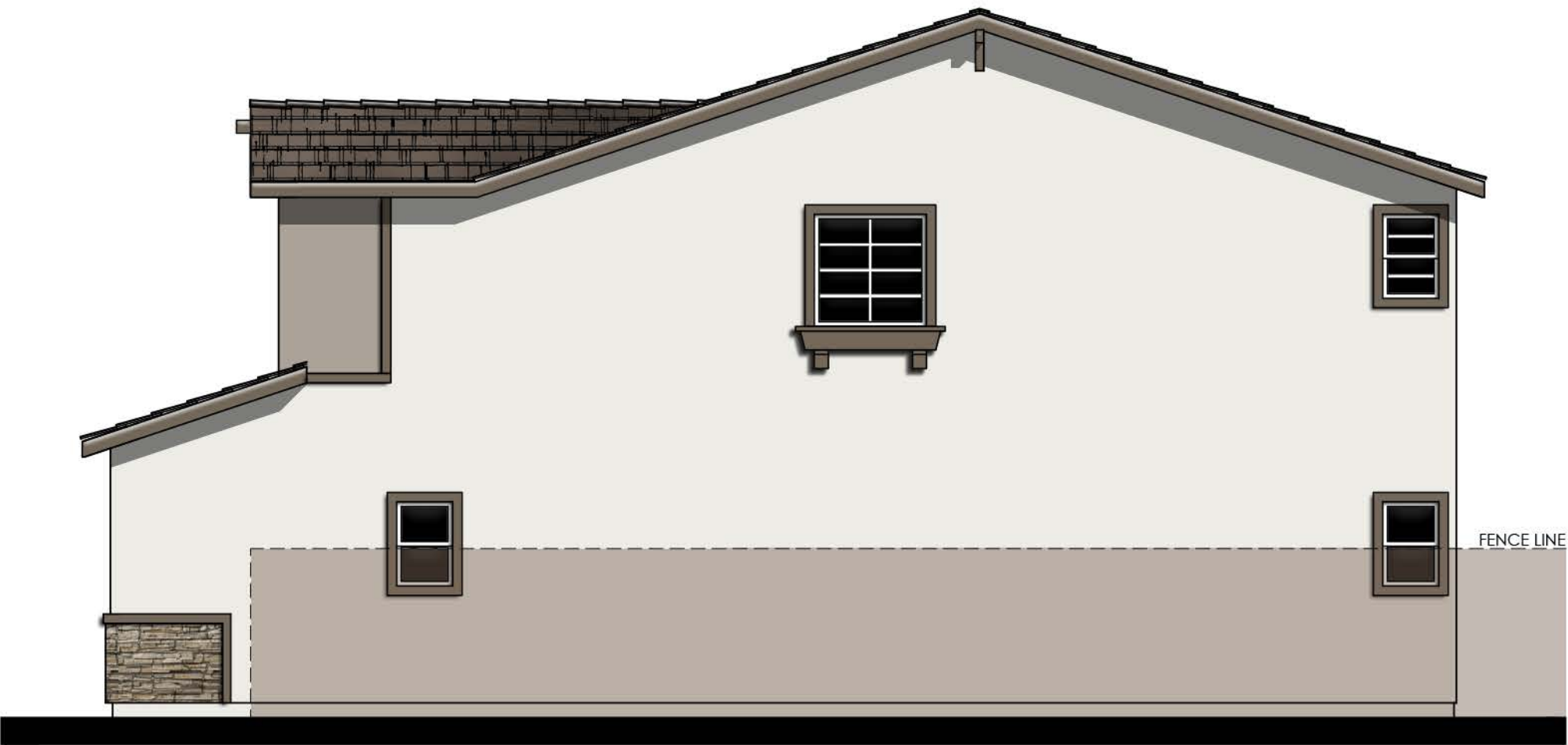
LENNAR®

AQUA AT THE PRESERVE
Rancho Cordova, Ca

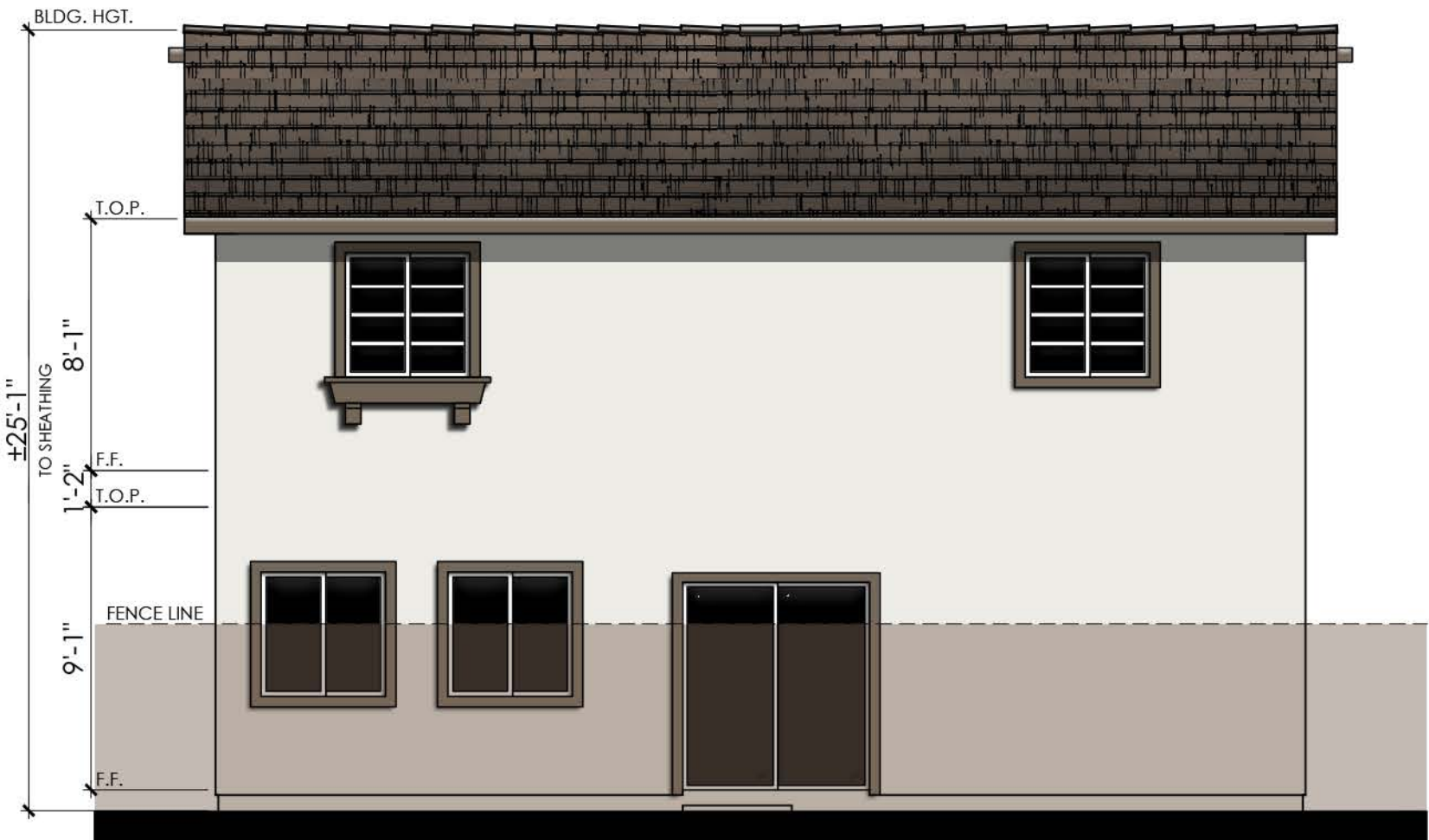
Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-214

Kevin L. Crook
Architect
Inc
#23016
PLANNING + ARCHITECTURE



RIGHT



REAR

PROPOSED UNDER PROJECT
NO. PLND-0924-0108

M006 MUIR (2261)

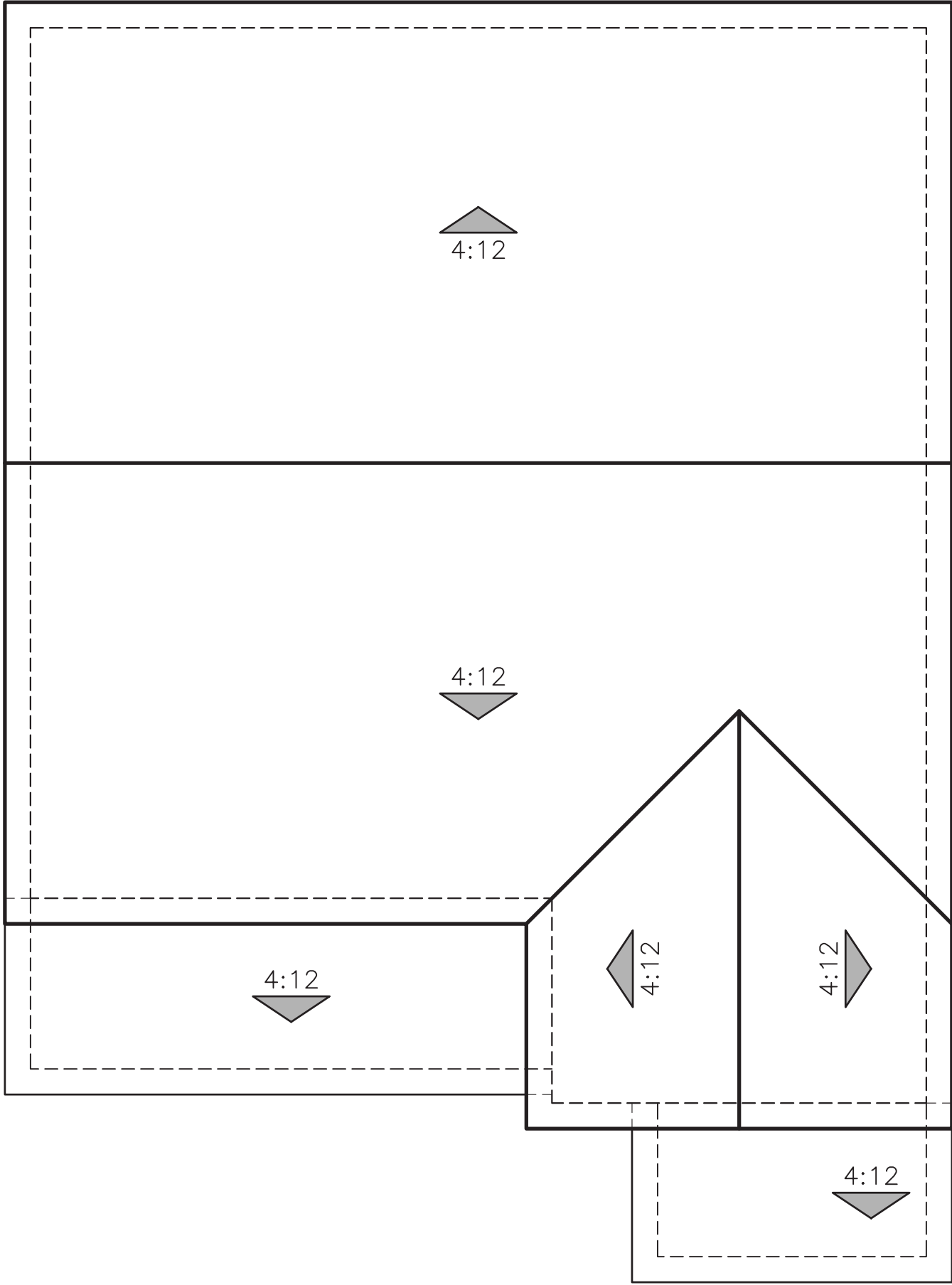
COLOR SCHEME 8

PLAN 2C (2261)

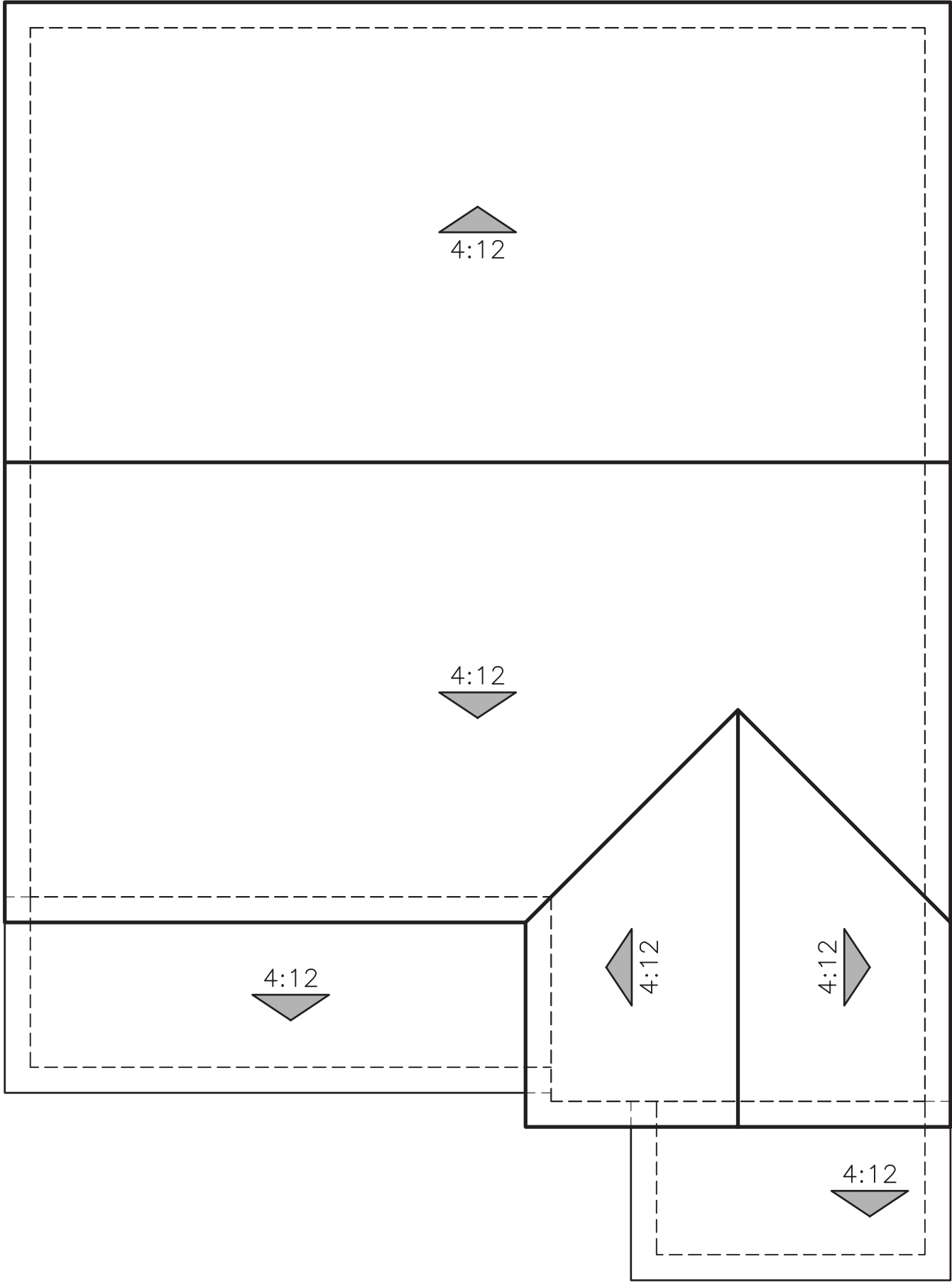
"C" CONTEMPORARY ENHANCED ELEVATIONS

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

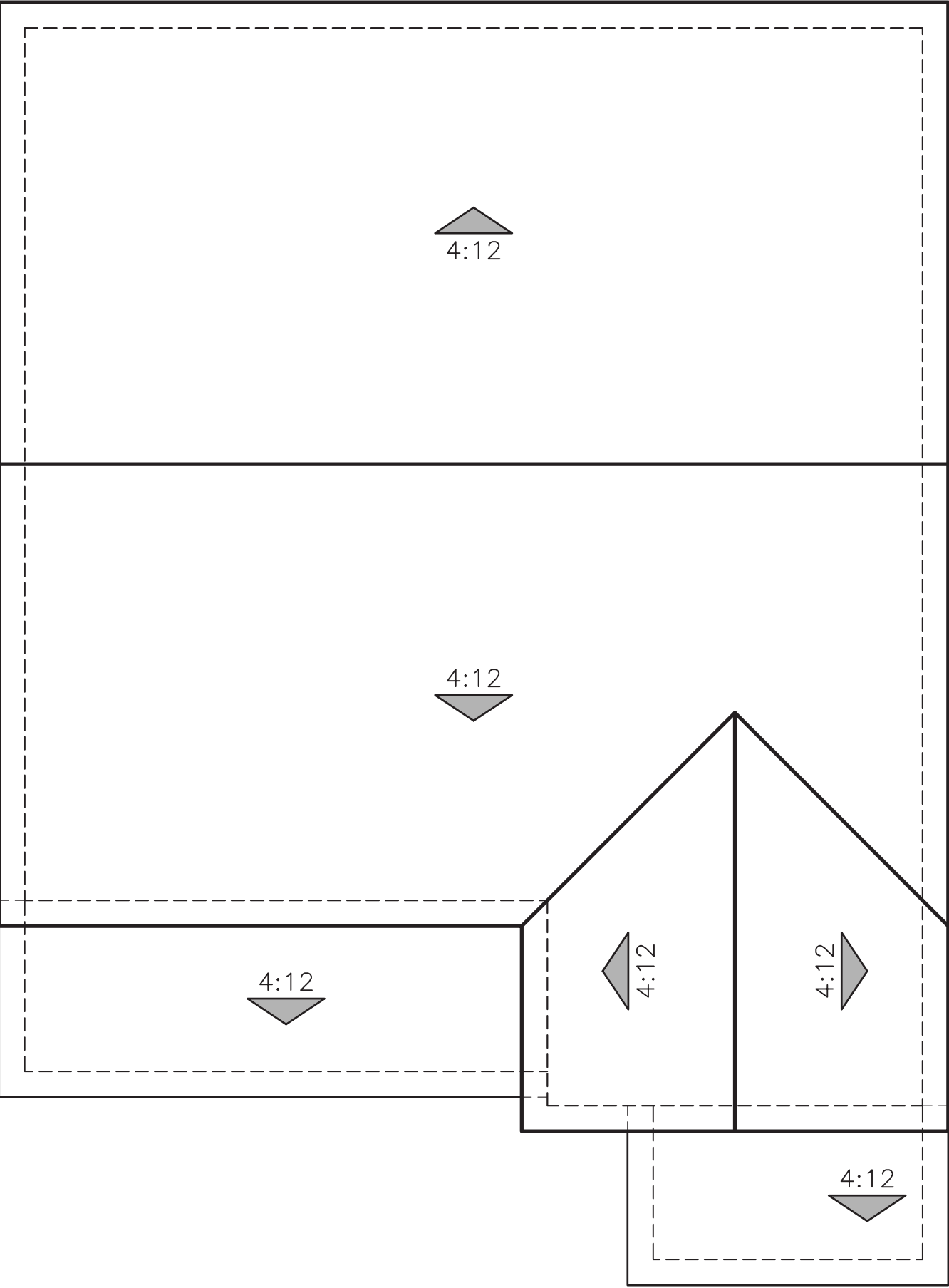




"A" - SPANISH



"B" - FARMHOUSE

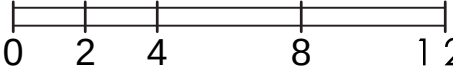


"C" - CONTEMPORARY

PROPOSED UNDER PROJECT
NO. PLND-0924-0108

M006 MUIR (2261)

PLAN 2 (2261)
ROOF PLANS

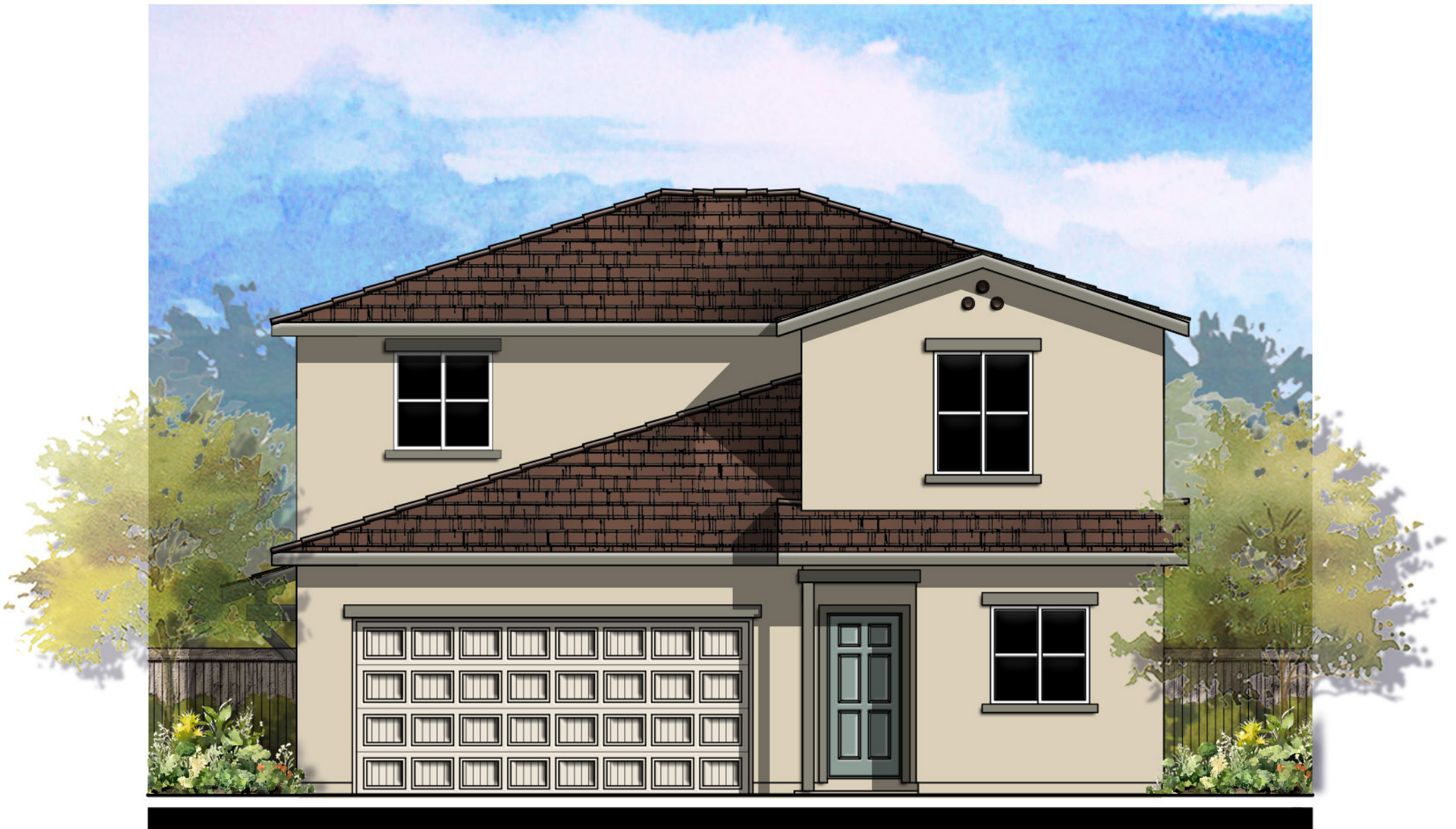


AQUA AT THE PRESERVE
Rancho Cordova, Ca

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

10/16/2024
A-216

Kevin L. Crook
Architect
Inc
#23016
PLANNING + ARCHITECTURE



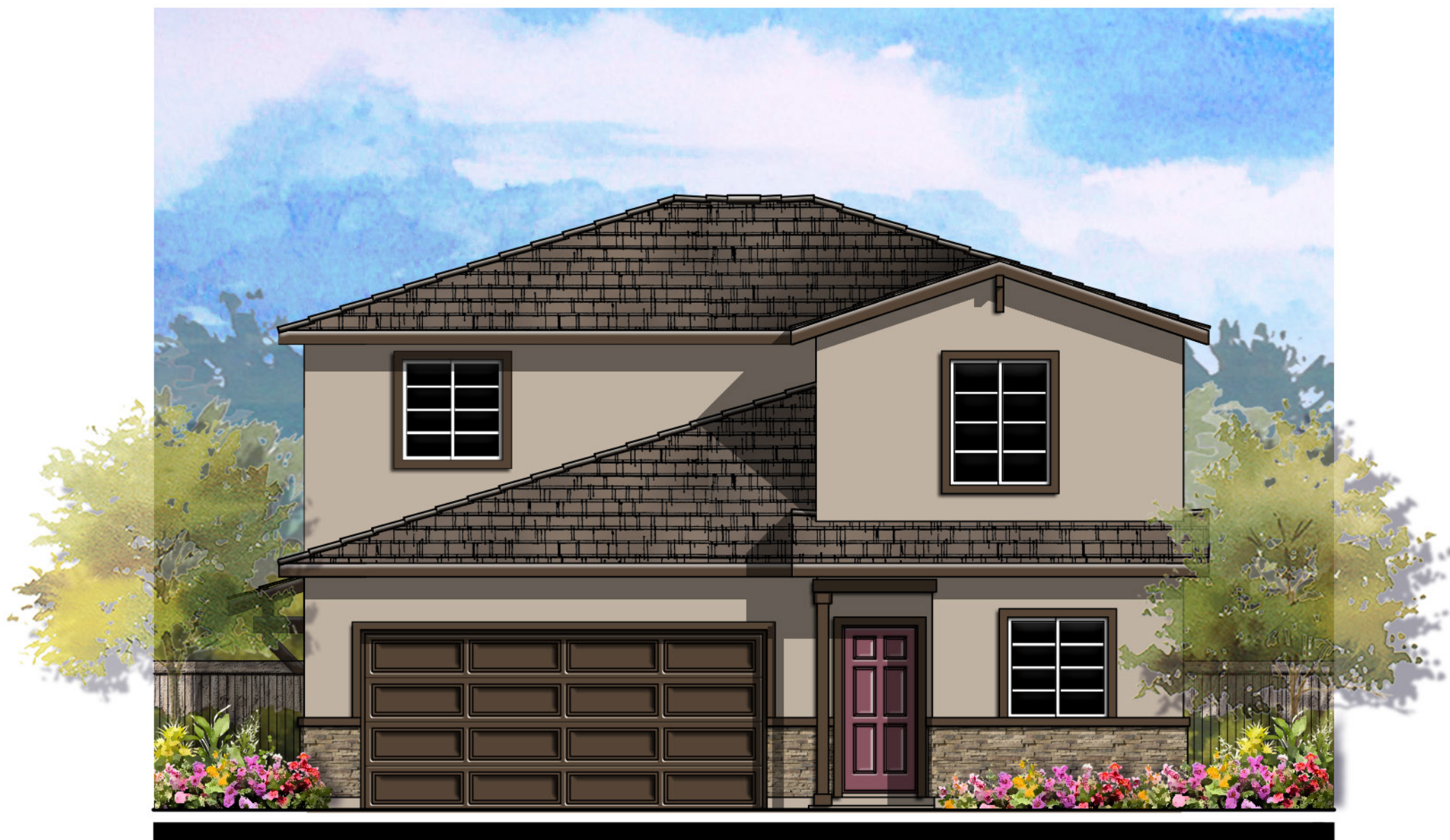
© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"A" - SPANISH



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"B" - FARMHOUSE

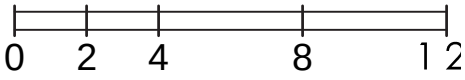


© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"C" - CONTEMPORARY

PROPOSED UNDER PROJECT
NO. PLND-0924-0108

PLAN 3 (2623)
FRONT ELEVATIONS



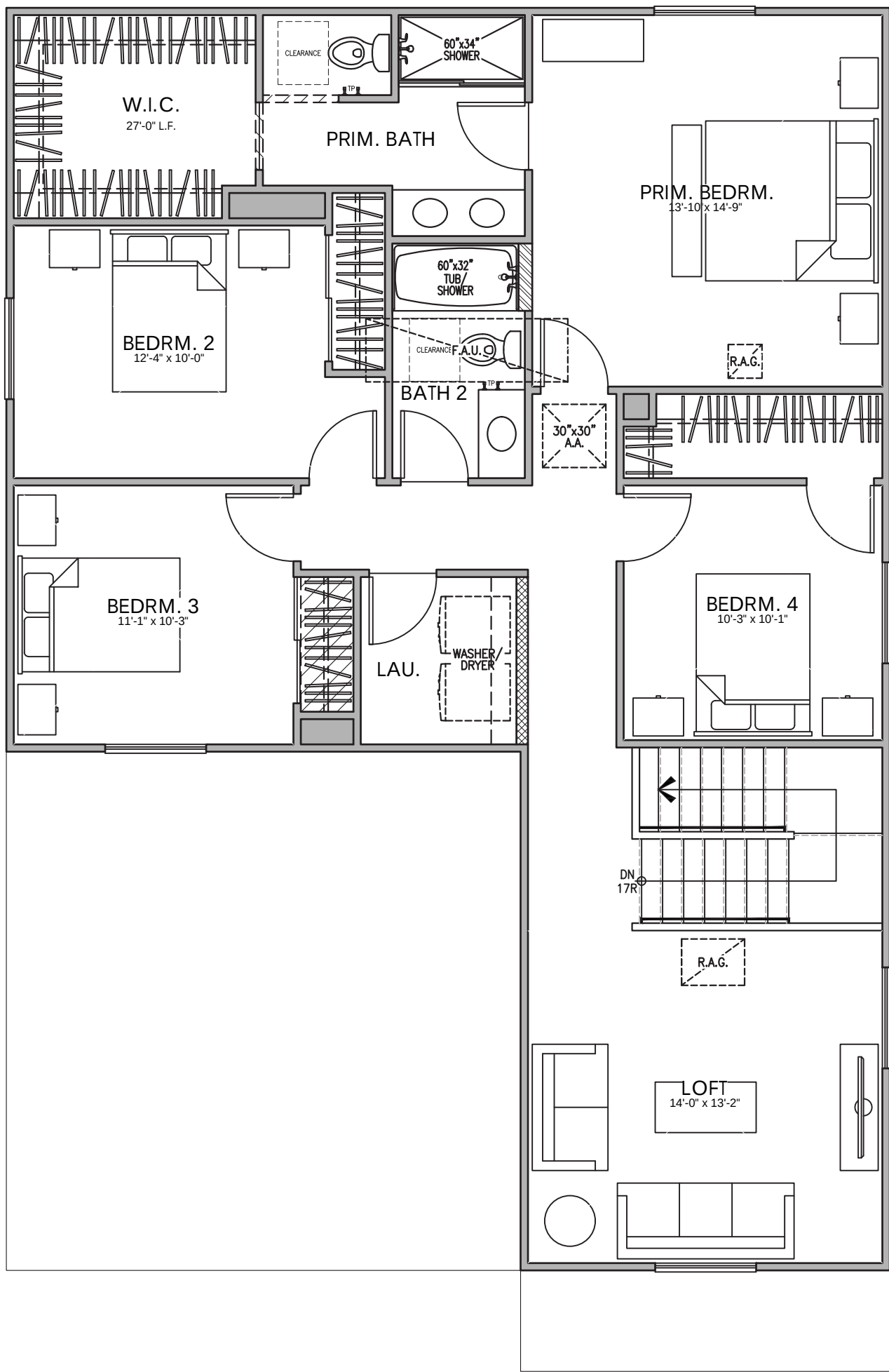
LENNAR®

AQUA AT THE PRESERVE
Rancho Cordova, Ca

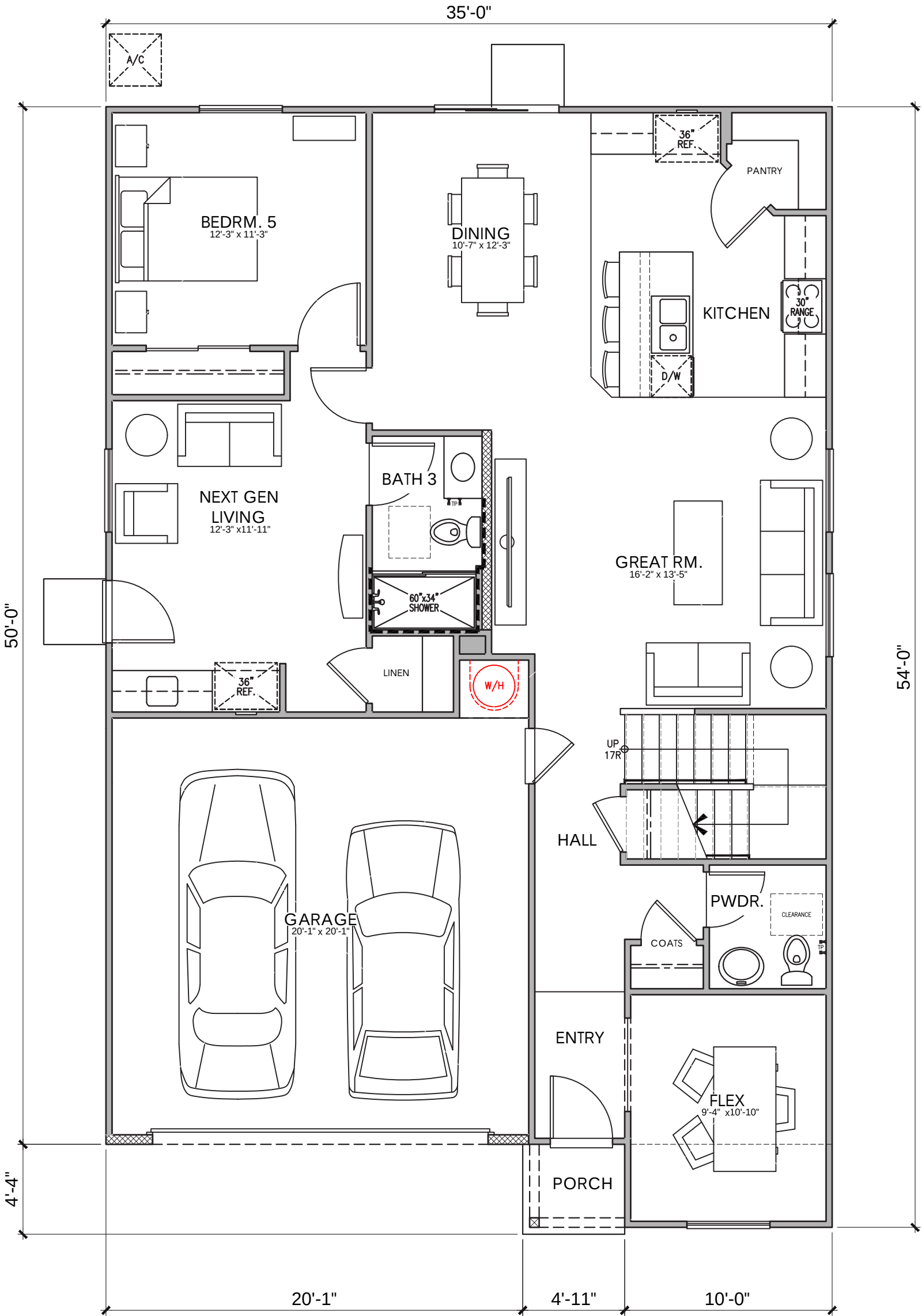
Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-217

Kevin L. Crook
Architect
Inc
#23016
PLANNING + ARCHITECTURE



SECOND FLOOR



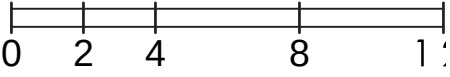
FIRST FLOOR

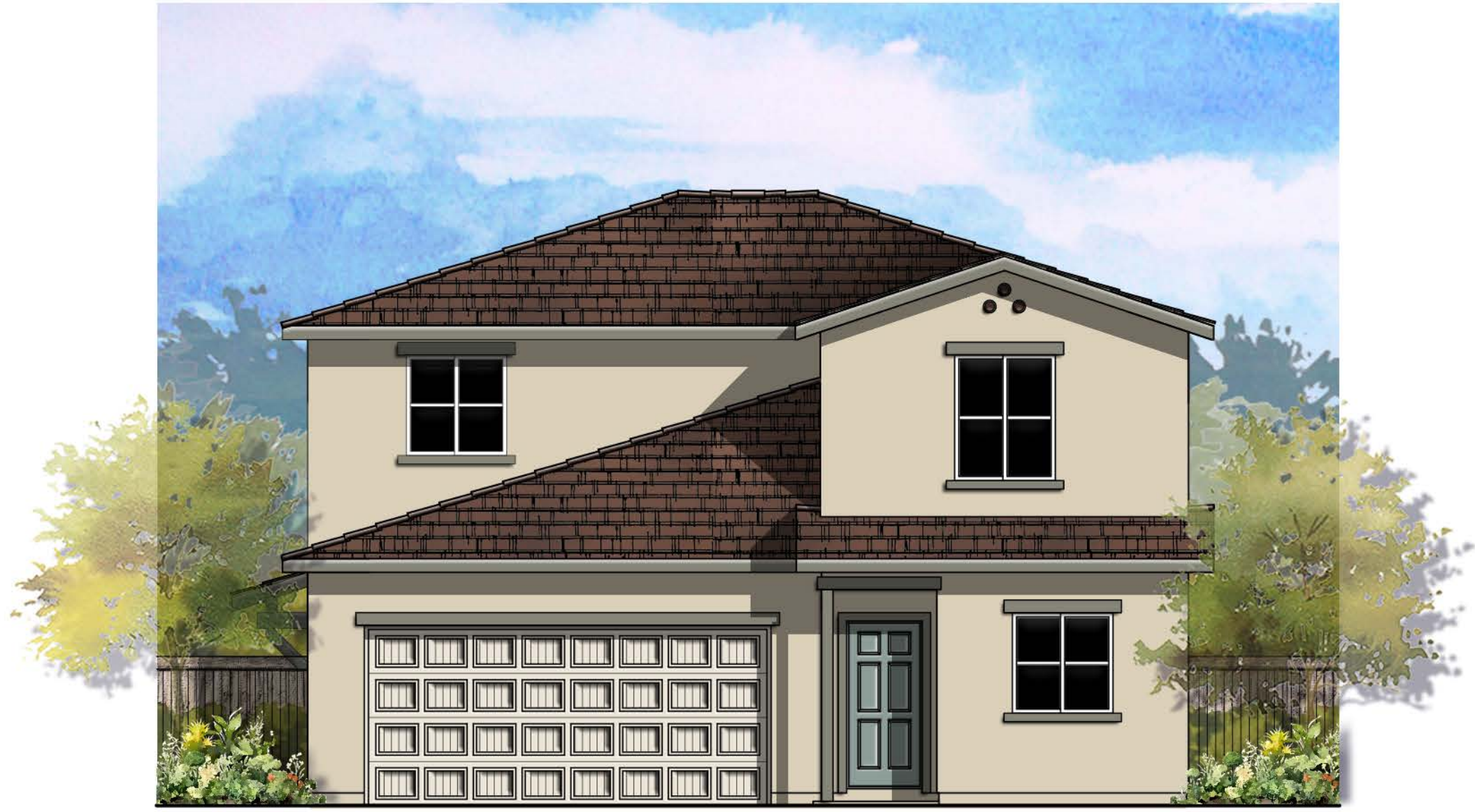
PLAN 3
AREA TABULATION

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
M007 POPPY (2623)

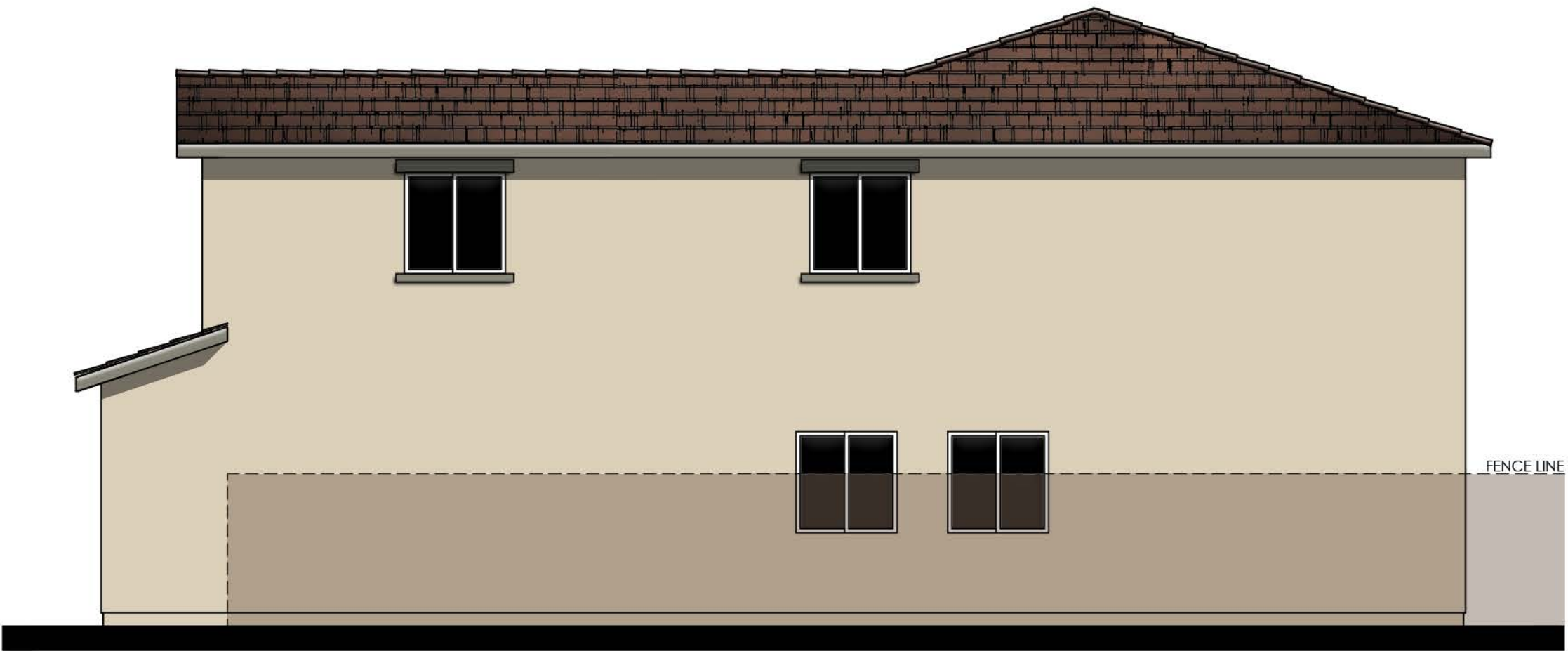
PLAN 3A (2623)
5 BEDROOM, 3.5 BATH, NEXT GEN, FLEX, LOFT
FLOOR PLAN





© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

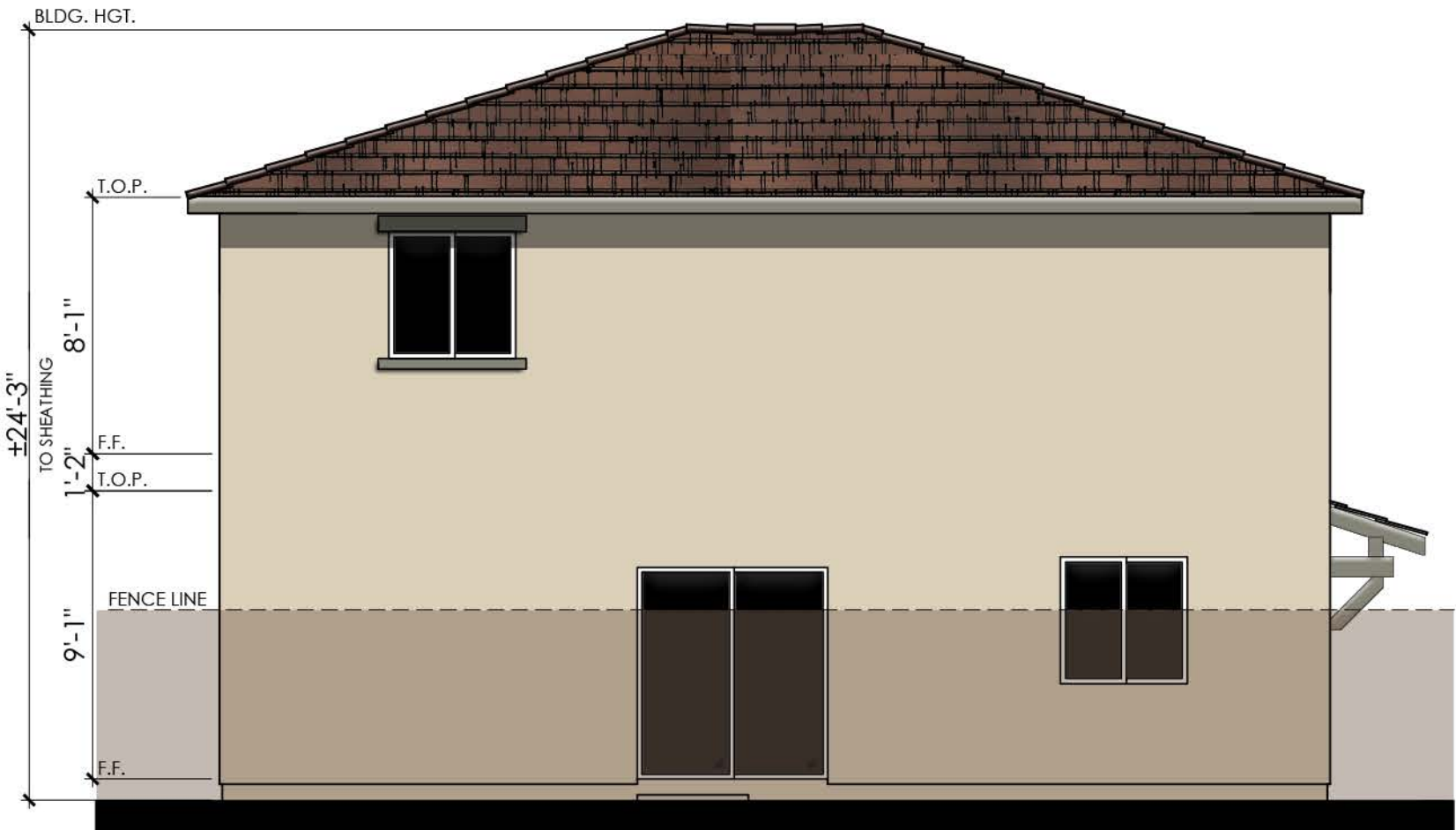
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| 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

AQUA AT THE PRESERVE
Rancho Cordova, Ca

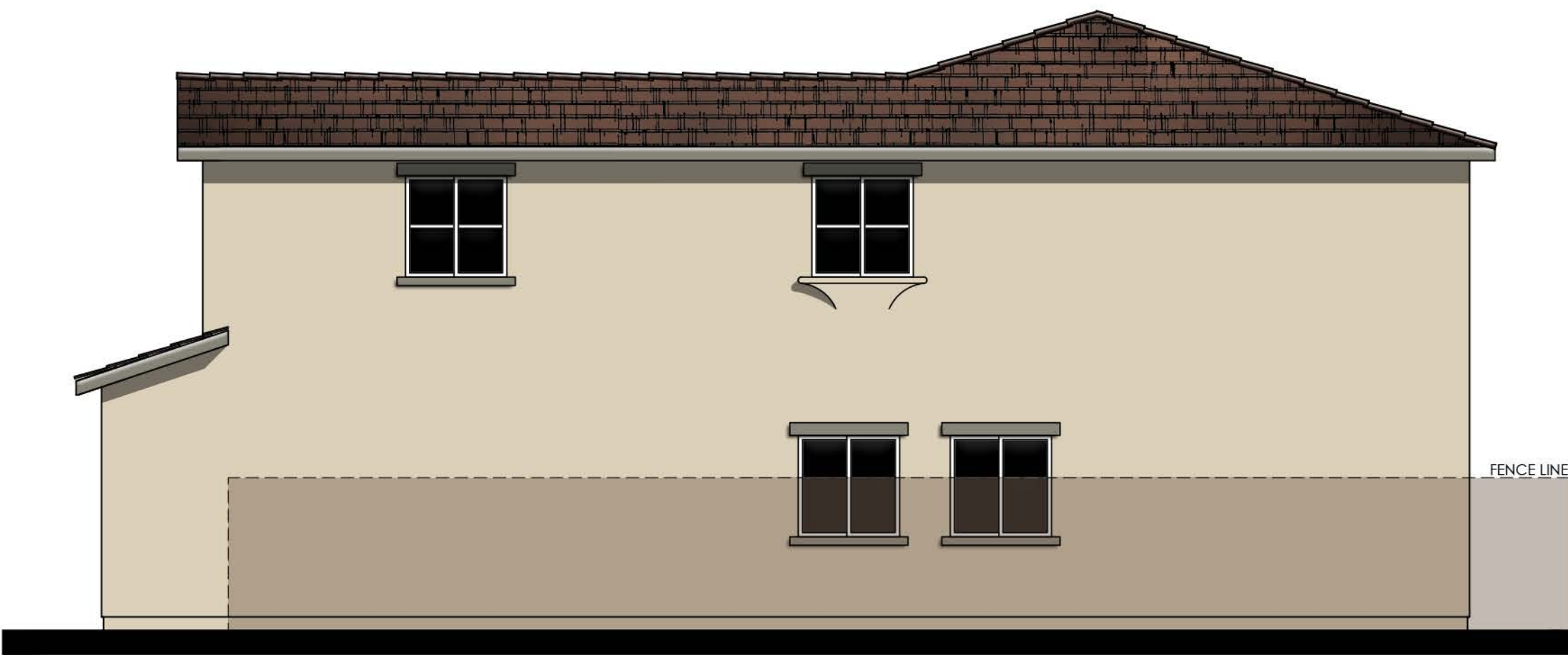
LENNAR

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

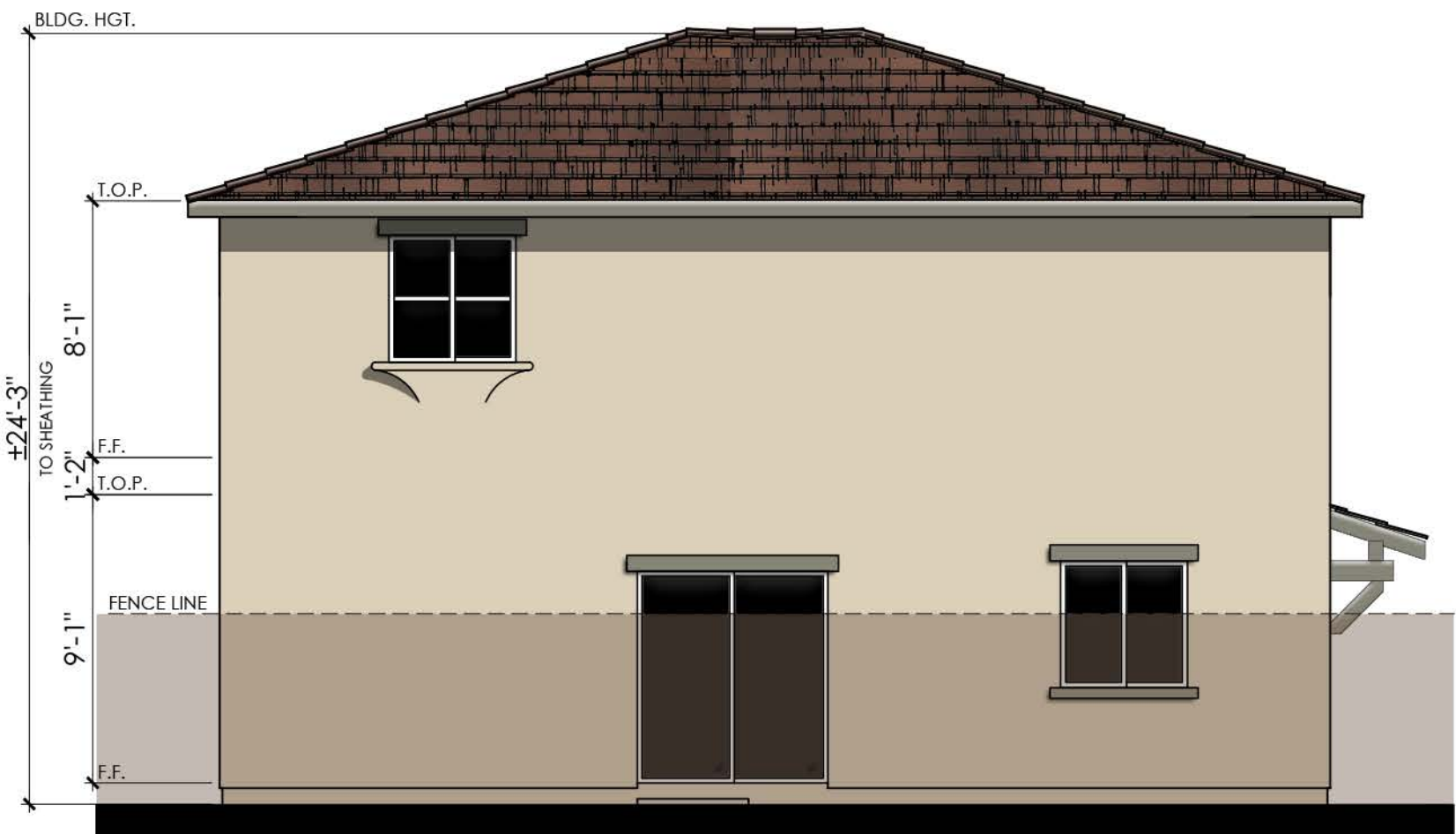
10/16/2024
A-219

Kevin L. Crook
Architect
Inc
#23016
PLANNING + ARCHITECTURE





RIGHT



REAR

PROPOSED UNDER PROJECT
NO. PLND-0924-0108

M007 POPPY (2623)

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.



LENNAR®

AQUA AT THE PRESERVE
Rancho Cordova, Ca

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

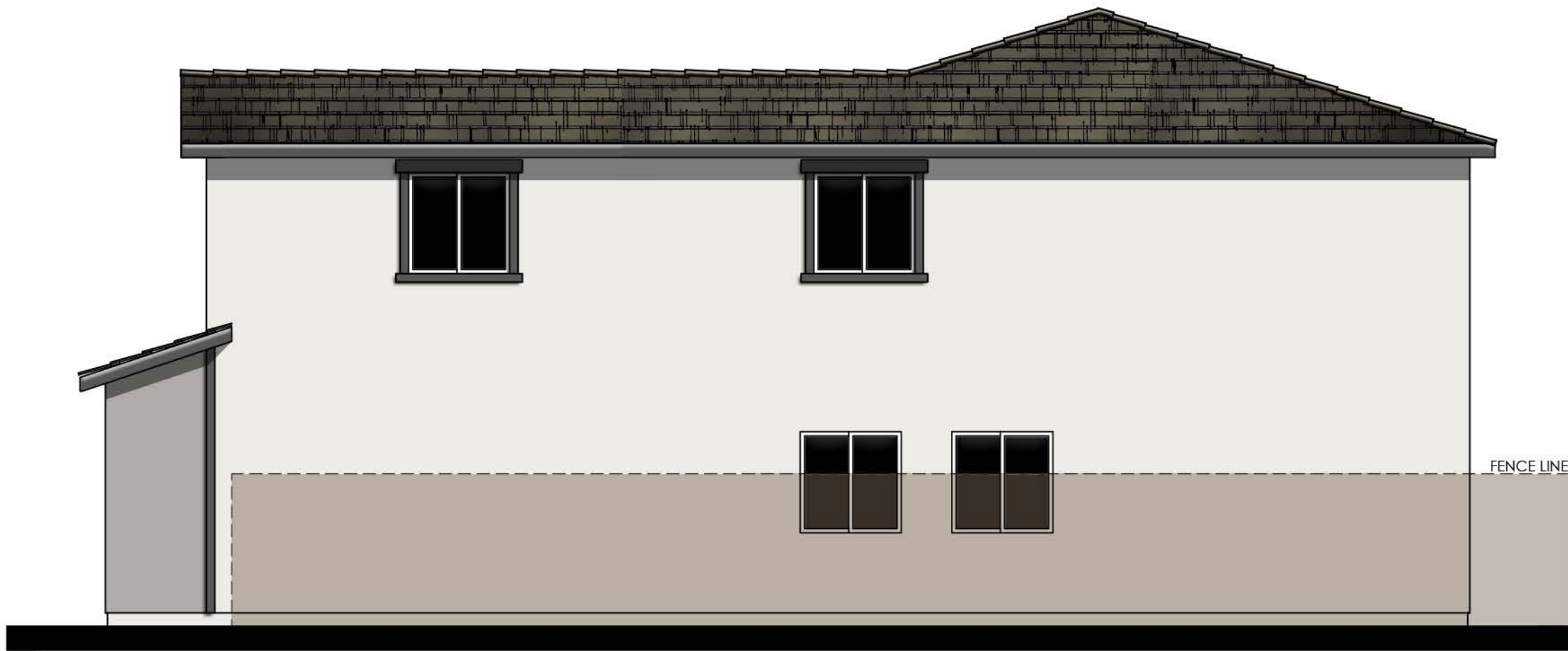
10/16/2024
A-220

Kevin L. Crook
Architect
Inc
#23016
PLANNING + ARCHITECTURE



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

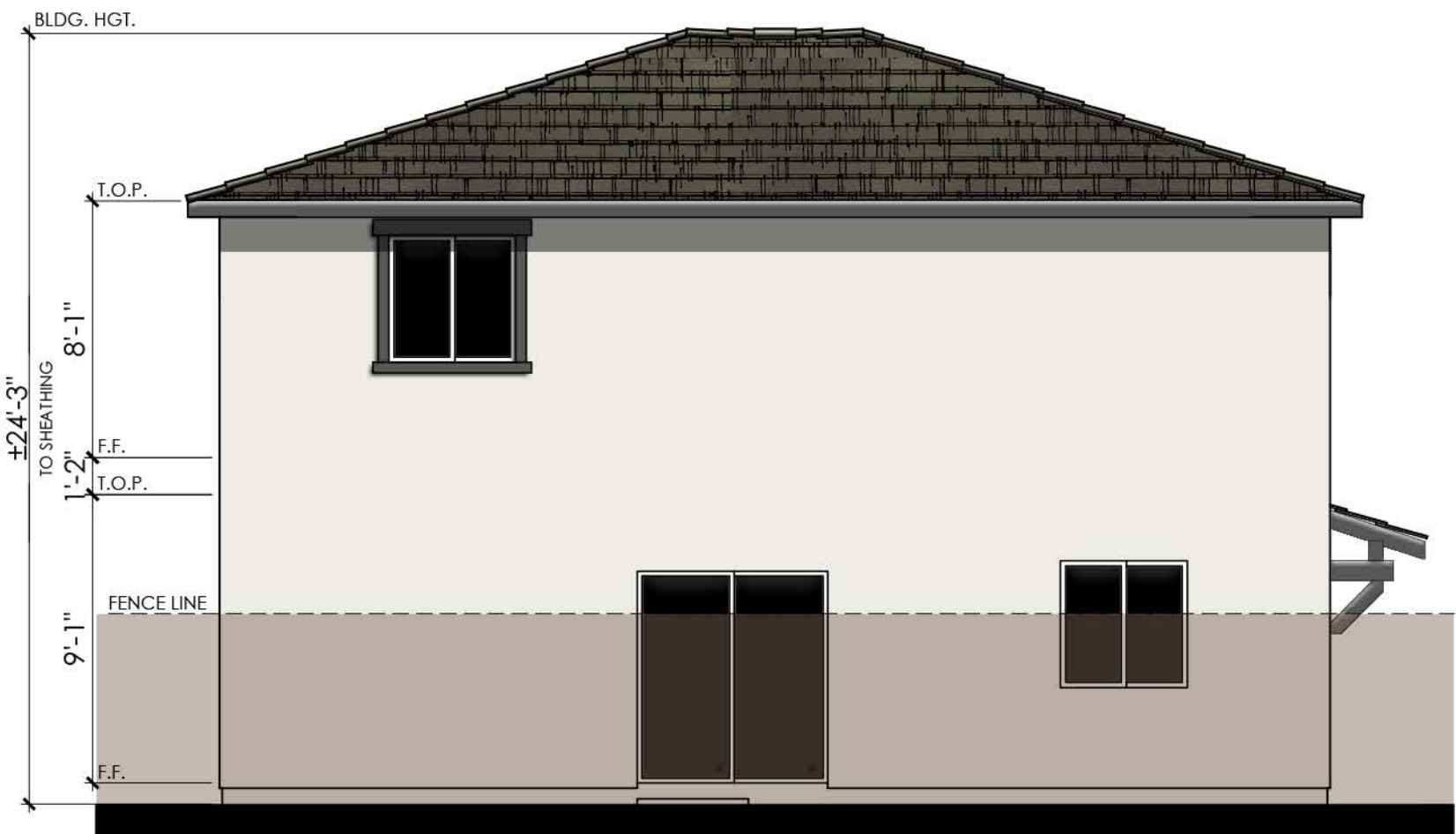
FRONT



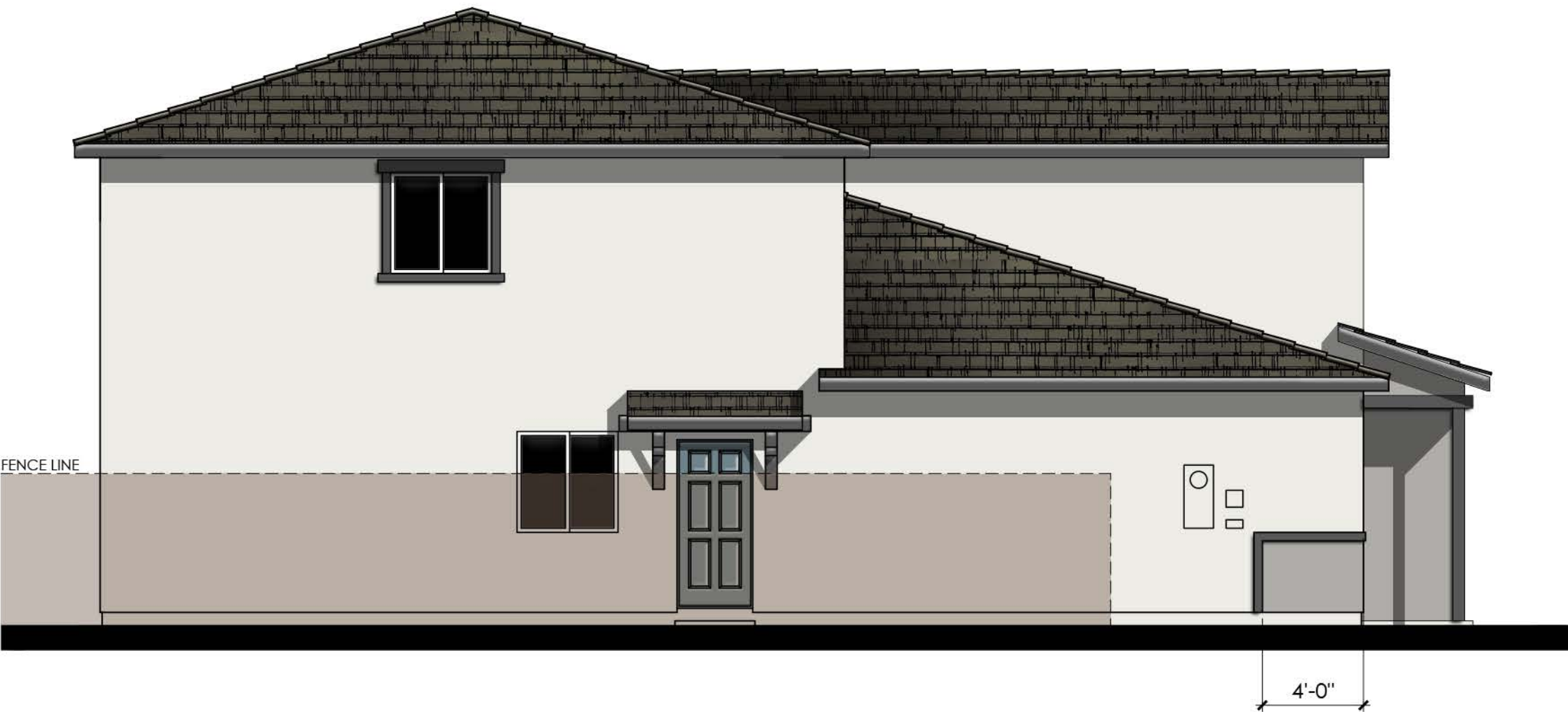
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | COMP. SHINGLE |
| 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 |



REAR



LEFT

**PROPOSED UNDER PROJECT
NO. PLND-0924-0108**

M007 POPPY (2623)

COLOR SCHEME 6
PLAN 3B (2623)
"B" FARMHOUSE ELEVATIONS

AQUA AT THE PRESERVE
Rancho Cordova, Ca

LENNAR

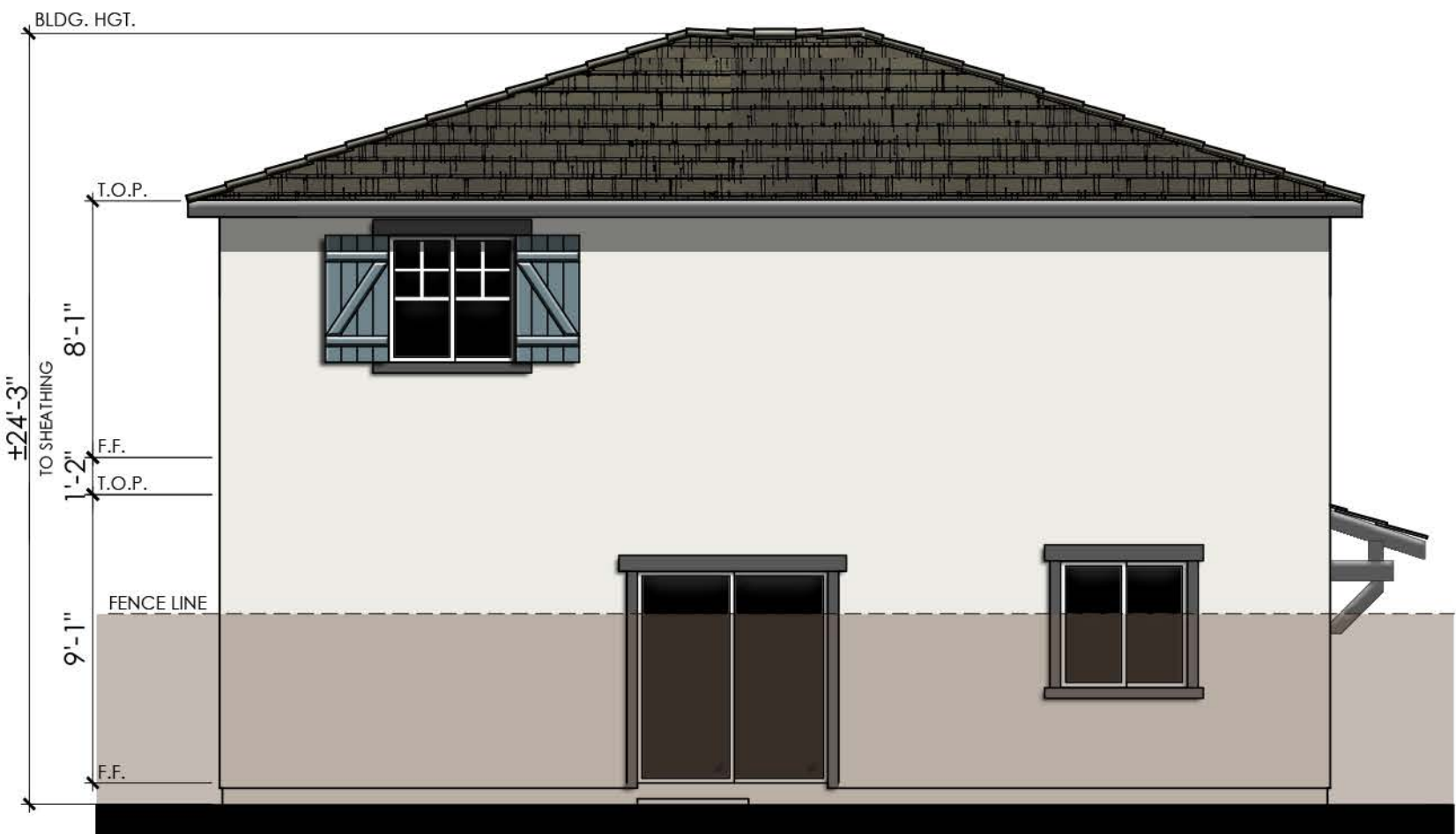
Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-221

Kevin L. Crook
Architect
Inc
#23016
PLANNING + ARCHITECTURE



RIGHT



REAR

PROPOSED UNDER PROJECT
NO. PLND-0924-0108

M007 POPPY (2623)

COLOR SCHEME 6

PLAN 3B (2623)

"B" FARMHOUSE ENHANCED ELEVATIONS

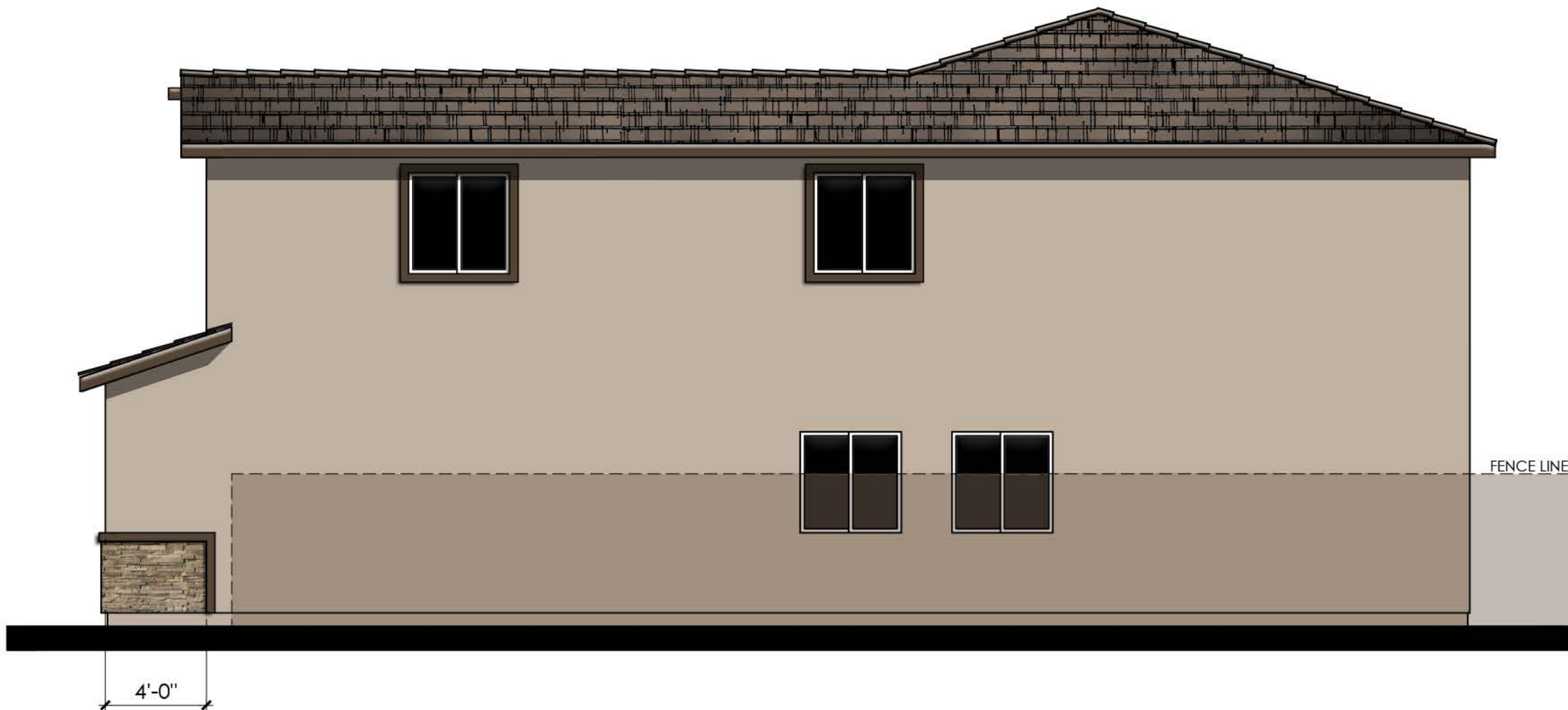
NOTE: ENHANCEMENT ADDED TO
ELEVATION FACING PUBLIC RIGHT OF
WAY, PEDESTRIAN PATH, OR OPEN SPACE.





© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

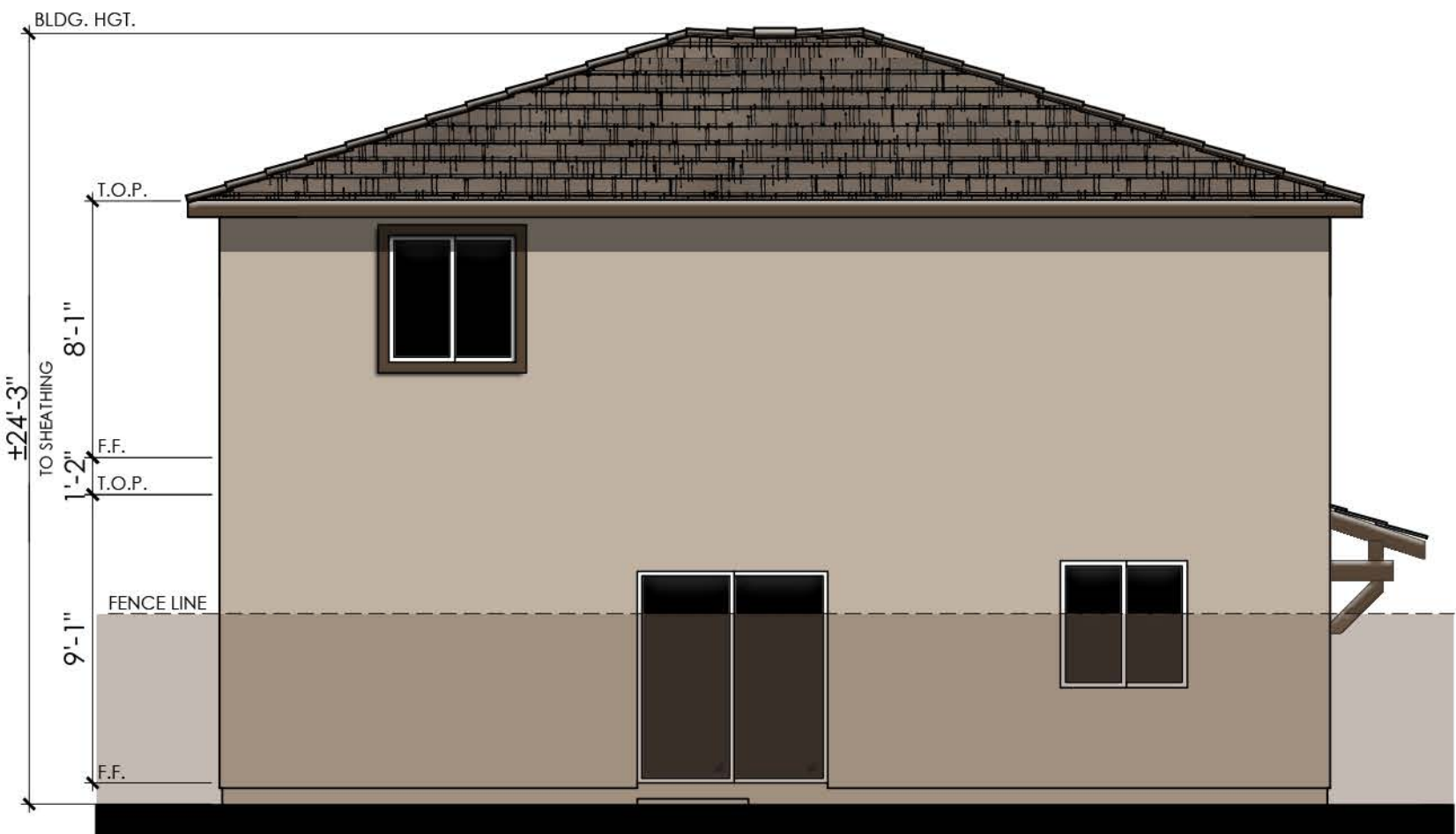
FRONT



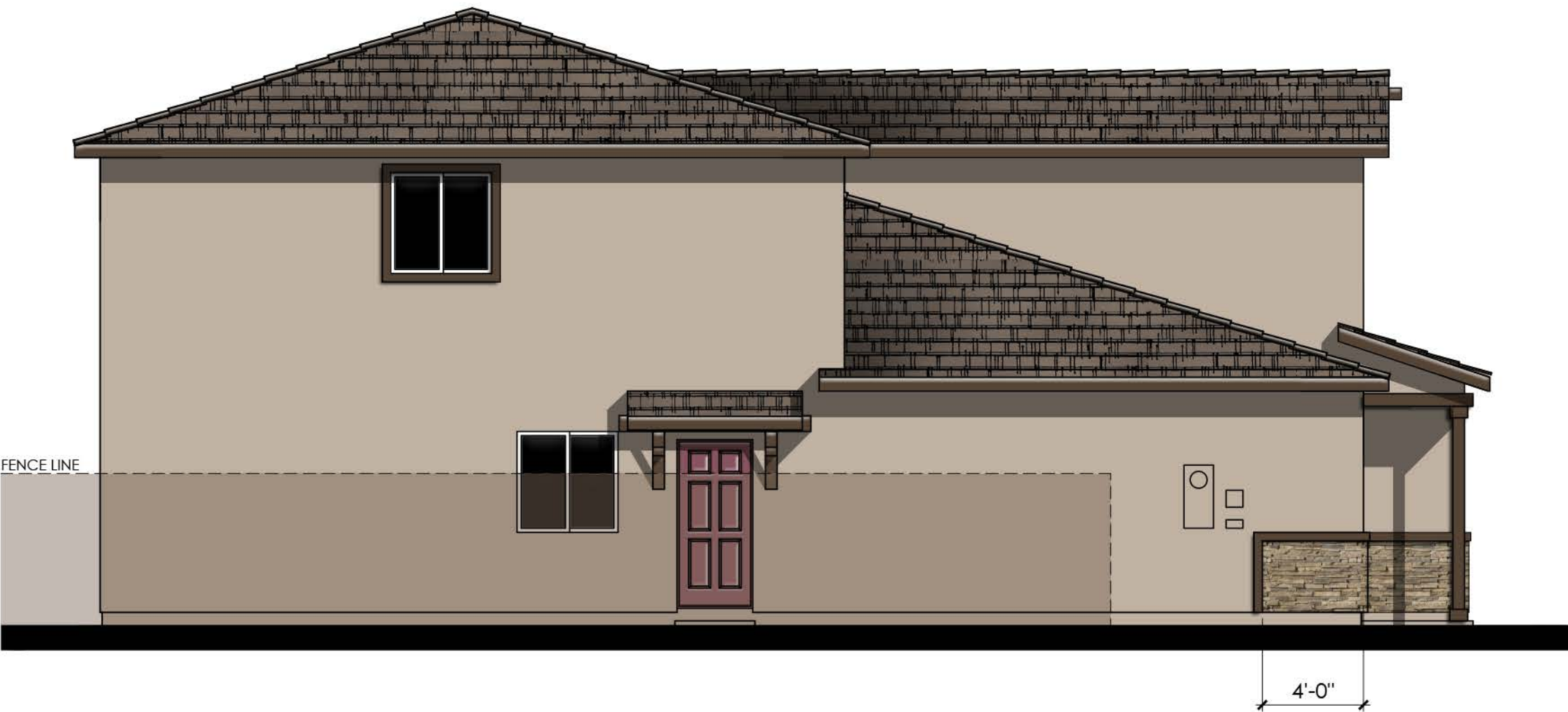
RIGHT

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**

M007 POPPY (2623)

COLOR SCHEME 9

PLAN 3C (2623)

"C" CONTEMPORARY ELEVATIONS

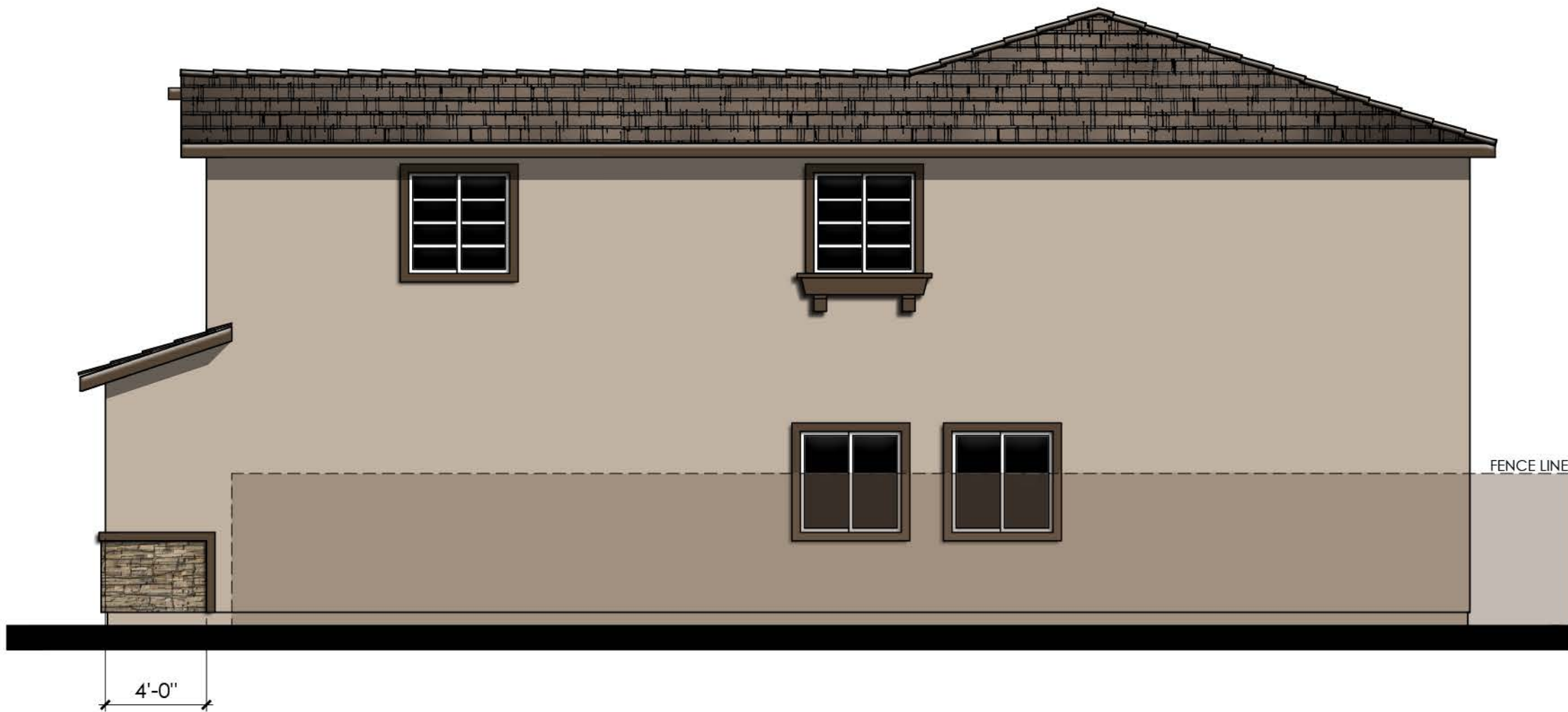
AQUA AT THE PRESERVE
Rancho Cordova, Ca

LENNAR

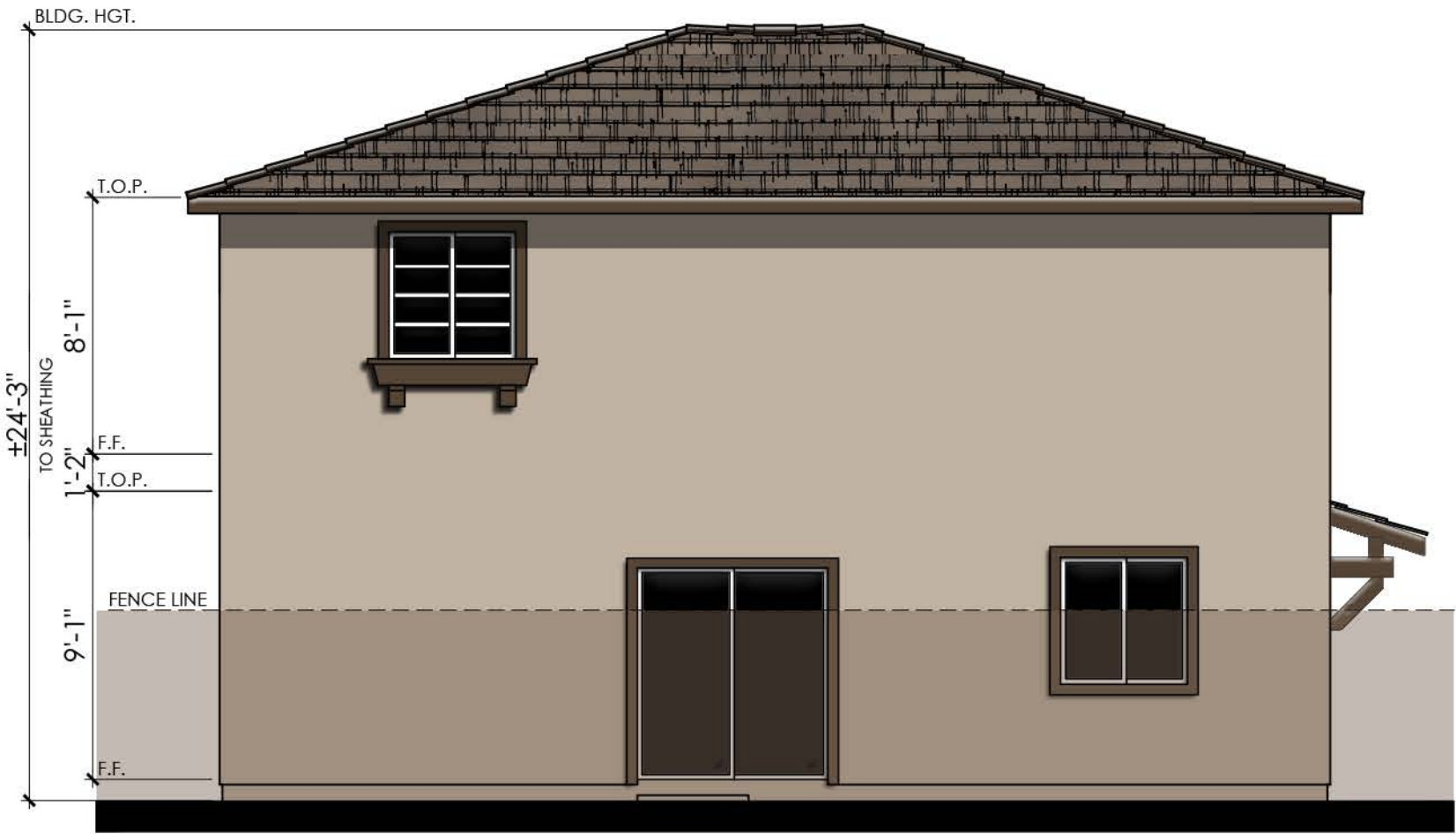
Product 4 - AQUA
PH 1& PH 2
45x90
HS 52

10/16/2024
A-223

Kevin L. Crook
Architect
Inc
#23016
PLANNING + ARCHITECTURE



RIGHT



REAR

PROPOSED UNDER PROJECT
NO. PLND-0924-0108

M007 POPPY (2623)

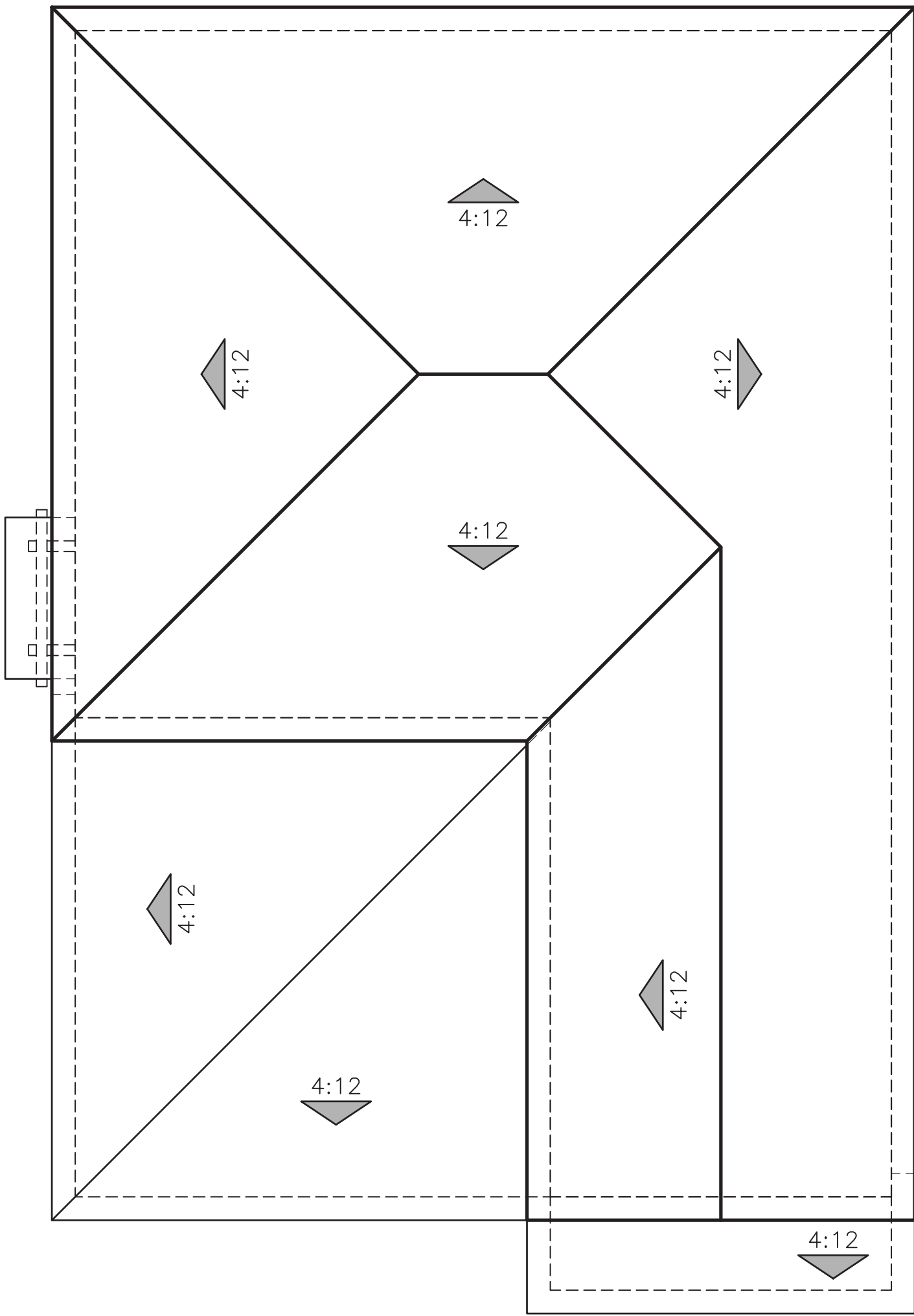
COLOR SCHEME 9

PLAN 3C (2623)

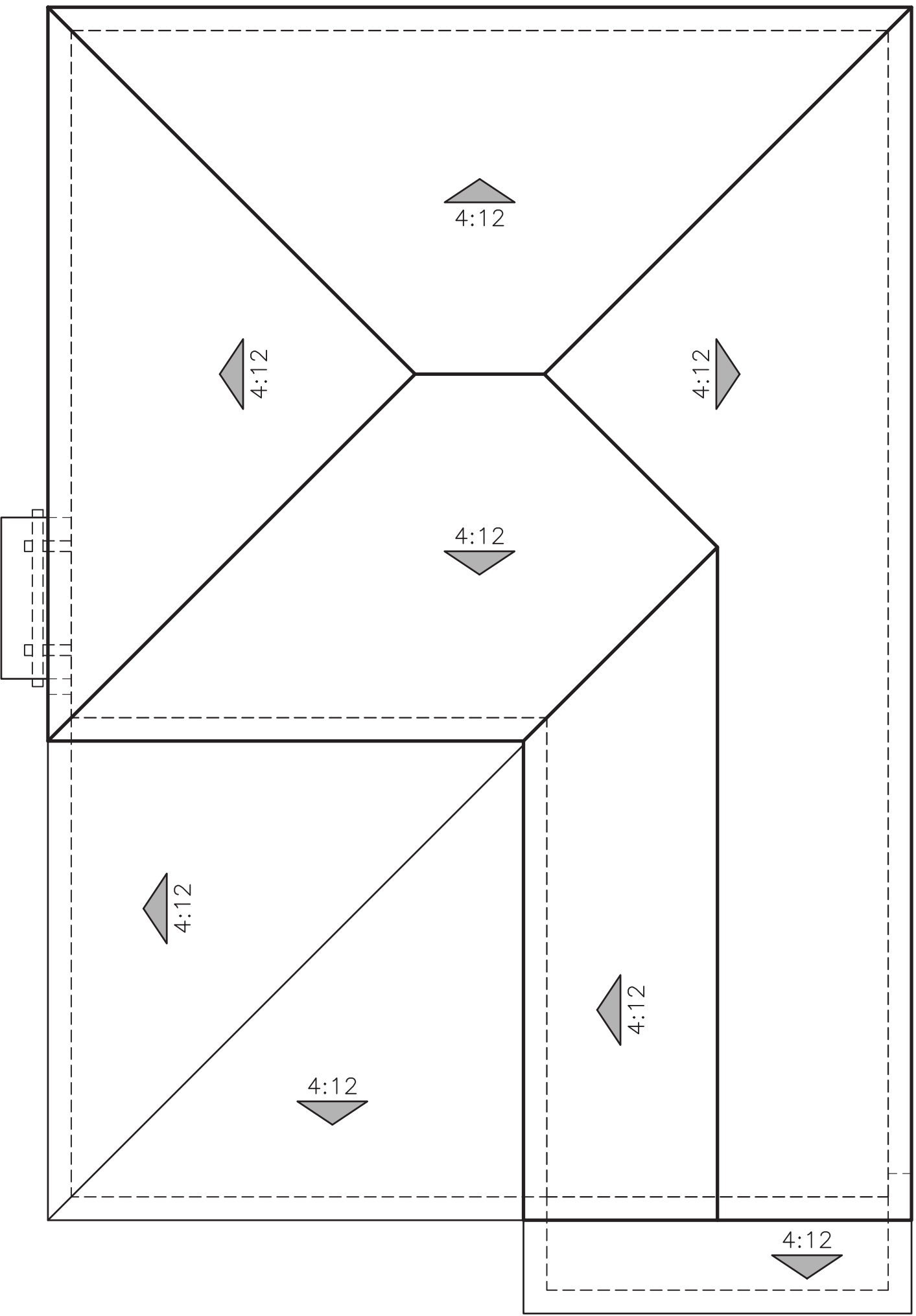
"C" CONTEMPORARY ENHANCED ELEVATIONS

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

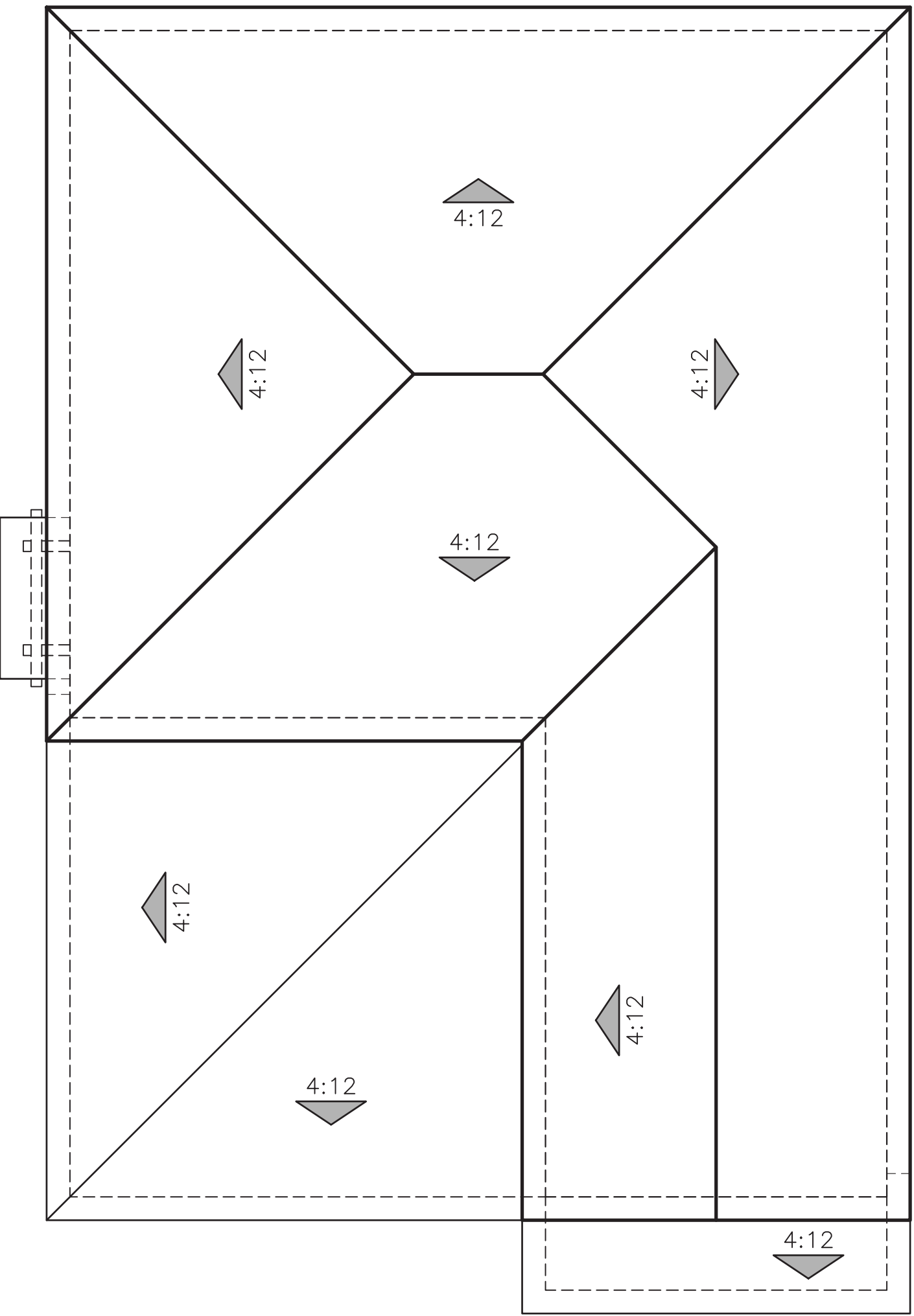




"A" - SPANISH



"B" - FARMHOUSE

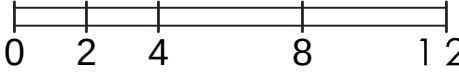


"C" - CONTEMPORARY

PROPOSED UNDER PROJECT
NO. PLND-0924-0108

M007 POPPY (2623)

PLAN 3 (2623)
ROOF PLANS



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	SW0046	SW7102	SW6155
MAIN BODY	WHITE HYACINTH	WHITE FLOUR	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	TIMBERLINE HDZ	TIMBERLINE HDZ	TIMBERLINE HDZ
SHINGLES:	HICKORY	HICKORY	HICKORY

PAINT:	SHERWIN WILLIAMS
COMP. SHINGLES	GAF TIMBERLINE HDZ
STONE:	CULTURED STONE

"B" ELEVATIONS	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	SW7546	SW7036	SW7005
MAIN BODY	PRAIRIE GRASS	ACCESSIBLE BEIGE	PURE WHITE
SECONDARY	SW7744	SW7038	SW7672
STUCCO	ZEUS	TONY TAUPE	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	TIMBERLINE HDZ	TIMBERLINE HDZ	TIMBERLINE HDZ
SHINGLES:	WEATHERED WOOD	WEATHERED WOOD	WEATHERED WOOD

"C" ELEVATIONS	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO	SW6147	SW7005	SW7037
MAIN BODY	PANDA WHITE	PURE WHITE	BALANCED BEIGE
SECONDARY	SW7532	SW7030	SW9174
STUCCO	URBAN PUTTY	ANEW GRAY	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	TIMBERLINE HDZ	TIMBERLINE HDZ	TIMBERLINE HDZ
SHINGLES:	MISSION BROWN	MISSION BROWN	MISSION BROWN
STONE:	PRO-FIT LEDGESTONE	PRO-FIT ALPINE	PRO-FIT ALPINE
DRystack INSTALL	MOJAVE	SUMMIT PEAK	CHARDONNAY

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



AQUA AT THE PRESERVE
Rancho Cordova, Ca

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

10/16/2024
A-226

Kevin L. Crook
Architect
Inc

#23016

PIANNING + ARCHITECTURE

“A” ELEVATIONS
SCHEME #1

STUCCO BODY

COMPOSITION SHINGLES

FASCIA / TRIM

GARAGE DOOR

FRONT DOOR

CLAY PIPES

LENNAR

AQUA AT THE PRESERVE
RANCHO CORDOVA, CA

#23016D
AUG. 22, 2024

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

“A” ELEVATIONS
SCHEME #2

STUCCO BODY

COMPOSITION SHINGLES

FASCIA / TRIM

GARAGE DOOR

FRONT DOOR

CLAY PIPES

LENNAR

AQUA AT THE PRESERVE
RANCHO CORDOVA, CA

#23016D
AUG. 22, 2024

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

“A” ELEVATIONS
SCHEME #3

STUCCO BODY

COMPOSITION SHINGLES

FASCIA / TRIM

GARAGE DOOR

FRONT DOOR

CLAY PIPES

LENNAR

AQUA AT THE PRESERVE
RANCHO CORDOVA, CA

#23016D
AUG. 22, 2024

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

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

STUCCO BODY

SECONDARY STUCCO

FASCIA / TRIM / GARAGE DOOR

FRONT DOOR

COMPOSITION SHINGLES

LENNAR

AQUA AT THE PRESERVE
RANCHO CORDOVA, CA

#23016D
AUG. 22, 2024

Kevin L. Crook
Architect Inc
PLANNING + ARCHITECTURE

“B” ELEVATIONS
SCHEME #5

STUCCO BODY

SECONDARY STUCCO

FASCIA / TRIM / GARAGE DOOR

FRONT DOOR

COMPOSITION SHINGLES

LENNAR

AQUA AT THE PRESERVE
RANCHO CORDOVA, CA

#23016D
AUG. 22, 2024

Kevin L. Crook
Architect Inc
PLANNING + ARCHITECTURE

“B” ELEVATIONS
SCHEME #6

STUCCO BODY

SECONDARY STUCCO

FASCIA / TRIM / GARAGE DOOR

FRONT DOOR

COMPOSITION SHINGLES

LENNAR

AQUA AT THE PRESERVE
RANCHO CORDOVA, CA

#23016D
AUG. 22, 2024

Kevin L. Crook
Architect Inc
PLANNING + ARCHITECTURE

PROPOSED UNDER PROJECT
NO. PLND-0924-0108

COLOR BOARDS - “B”

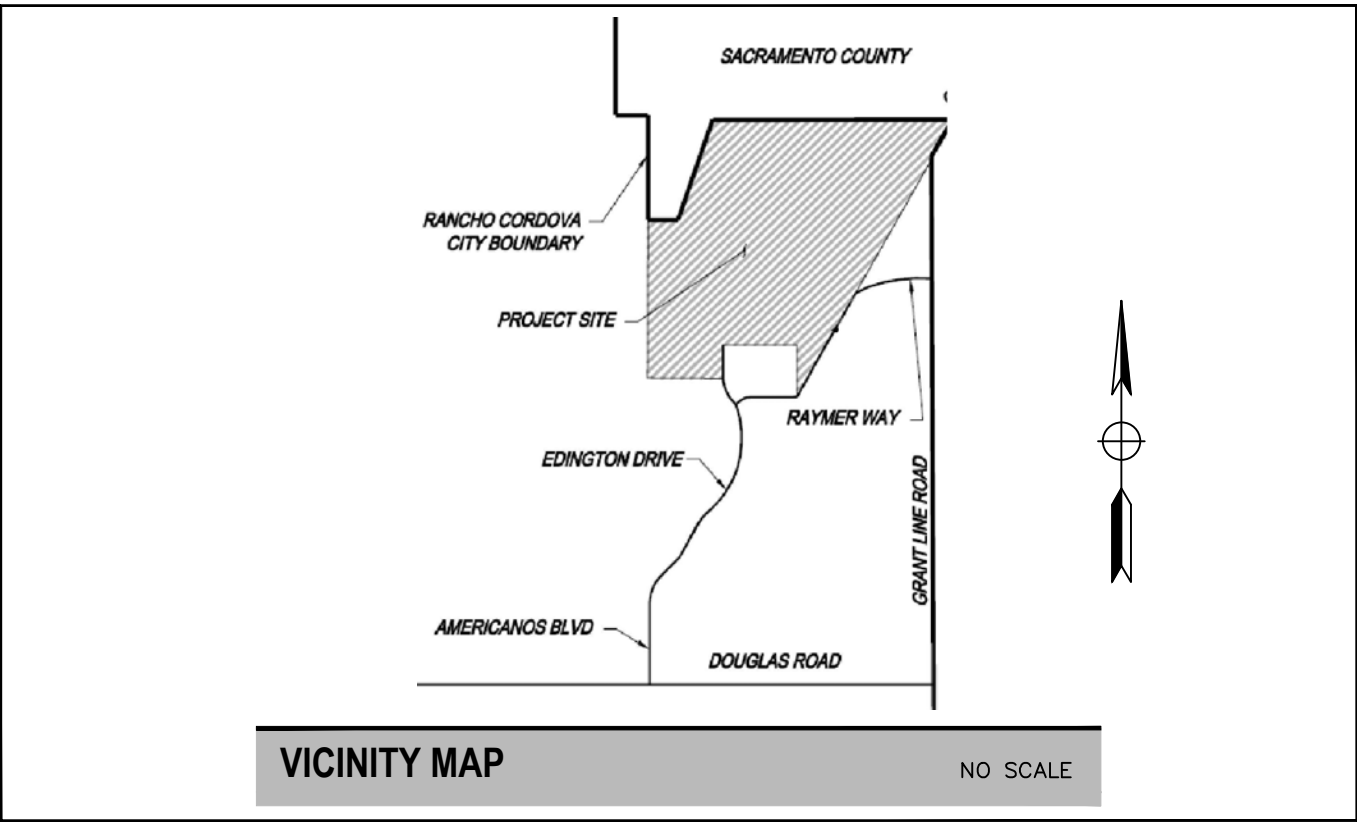
*COLORS MAY VARY DUE TO SCREEN AND PRINTER
CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL
BOARDS FOR ACTUAL COLORS.



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

LENNAR HOMES OF NORTHERN CA
LENNAR

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'



AUGUST 28, 2024



- PROJECT NOTES:**
- 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.
 - 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.
 - 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.
 - Contractor shall comply with all utility company requirements within the easements on this project.
 - 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.
 - 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.
 - Installer shall make every effort to maintain smooth and even grades throughout contract areas, with no abrupt changes in grade.
 - Contractor shall verify all existing conditions on the project, and will report any discrepancies to the Landscape Architect prior to commencing with any work.
 - Contractor shall pay for all permits required for the completion of this project.
 - All landscaped areas within the project limits shall be graded to surface drain at 2% minimum throughout or as shown on individual plot plans.
 - 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:

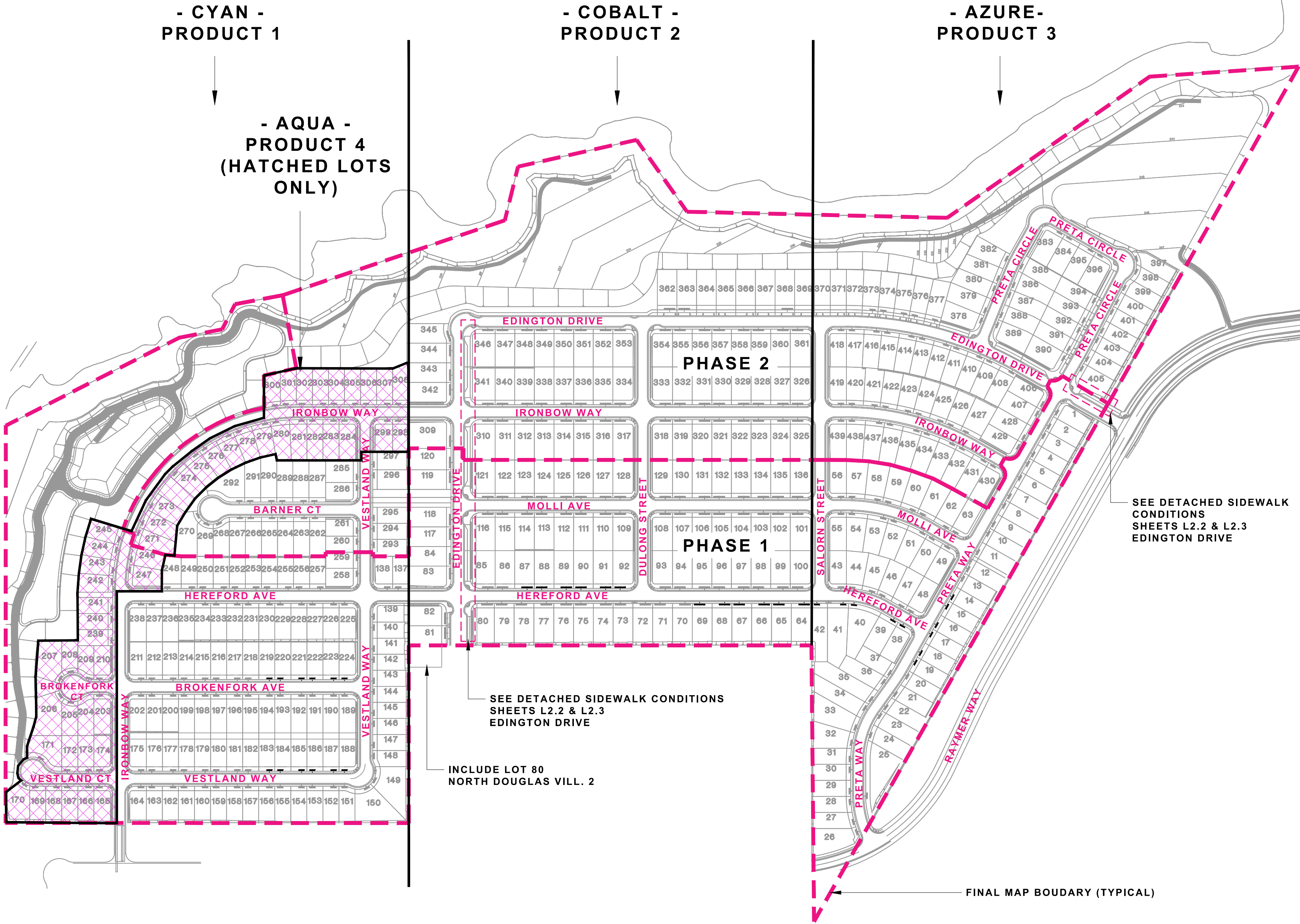
- Applicable codes for this project:
 - California Fire Code 2022 Edition
 - California Building Code 2022 Edition
 - California Residential Code 2022 Edition
 - California Mechanical Code 2022 Edition
 - California Plumbing Code 2022 Edition
 - California Electrical Code 2022 Edition
 - California Green Building Standards 2022 Edition
 - California Energy Code (CEC Part 6) 2022 Edition



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



EXISTING NORTH DOUGLAS VILLAGE 2

SHEET INDEX

SHEET:#	DESCRIPTION
NONE	COVER SHEET
L1.0	OVERALL STREET TREE + GROUND COVER PLAN
L1.0.1	LANDSCAPE NOTES - ALL PRODUCTS
L1.0.2	PLANTING PALETTE MATRICES + DETAILS
L1.0.3	ALL PRODUCTS
L1.0.3	IRRIGATION NOTES / DETAILS +SOIL MANAGEMENT
L1.0.3	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

- Landscape shall be maintained to ensure water use efficiency.
- Contractor and/or owner shall maintain the landscaped areas in accordance with the following specifications and conditions:
 - WATER AND/OR IRRIGATION – Owner shall provide all water necessary for irrigation.
 - AUTOMATIC IRRIGATION 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.
 - Irrigation equipment shall be repaired or replaced with the originally installed components or equivalent if necessary.
- 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.
- TURF AREAS – Lawn areas shall be mowed regularly and fertilized as necessary to maintain vigorous growth and good color.
- 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.
- FERTILIZER shall be applied as necessary to maintain healthy growth. The time of year, soils, type and condition of plants shall determine application schedule.
- HARDSCAPED AREAS shall be cleaned of debris.

PROPOSED UNDER PROJECT
NO. PLND-0924-0108

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:

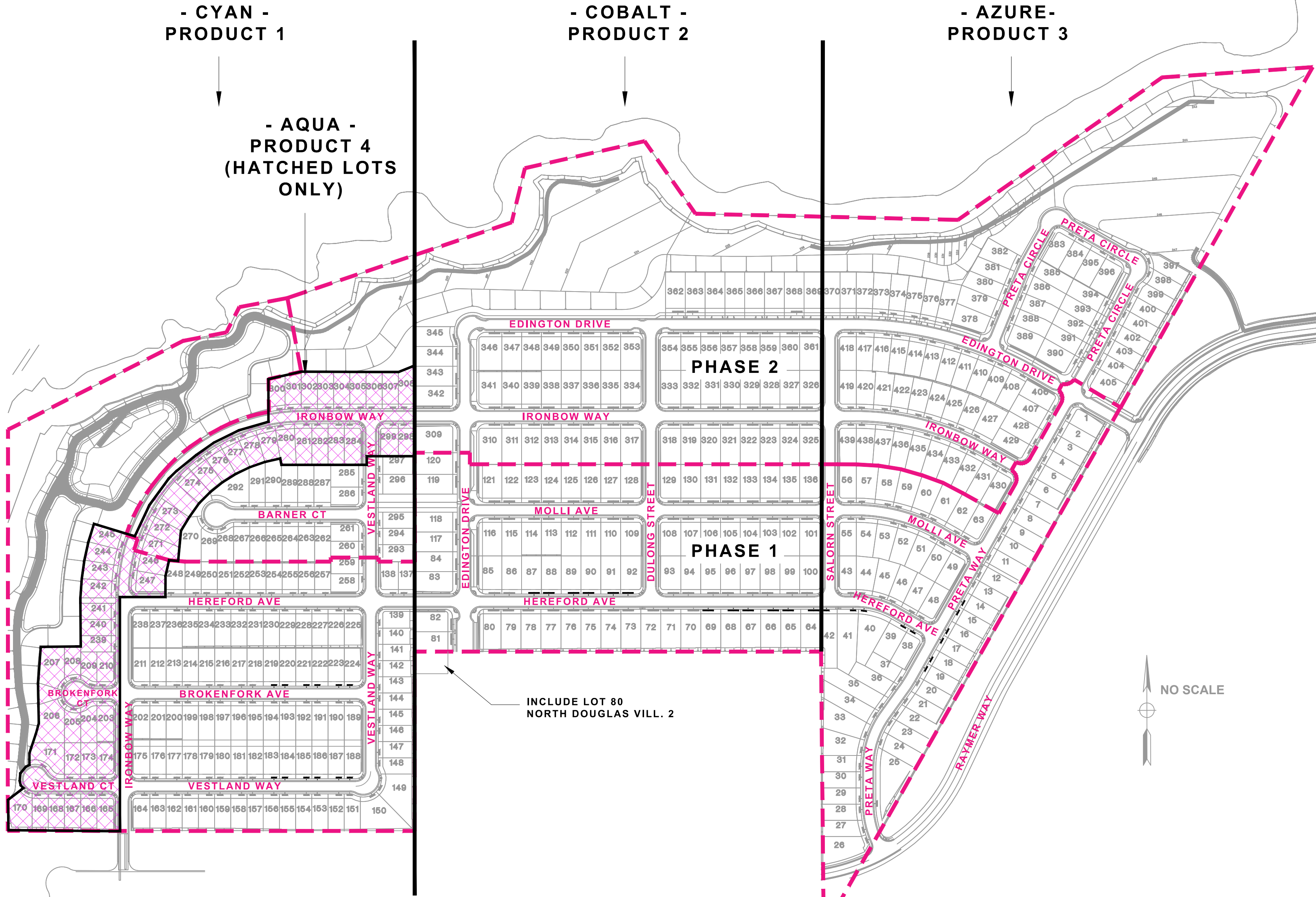
- See Street Tree Matrix for Container sizes by tree type. 25% of street trees shall be 24" box / 30% shall be evergreen.
- All street trees shall be installed per Planting Detail shown in these plans.
- Install trees in locations and spacing as shown in the Typical Landscape Layout Sheets.
- Where trees 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.
- 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.
- All parkway strips shall be maintained by the individual property owner.

SINGLE STORY STREET TREE NOTES (IMPORTANT):

- 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:
 - Zelkova serrata 'City Sprite'
 - Magnolia grandiflora 'St. Mary'
 - Laurus nobilis 'Saratoga'
- Contractor shall vary the single story tree selections in Note #1 above along each street.
- 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.
- 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)



EXISTING NORTH DOUGLAS VILLAGE 2

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 / Salom St /
Koereuteria paniculata Goldenrain tree	#15	Moderate	35'	30'	102	18%	Edington 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



THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA



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)

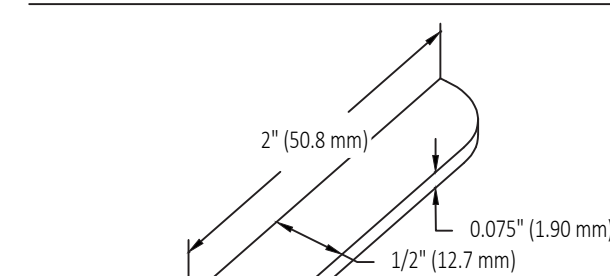
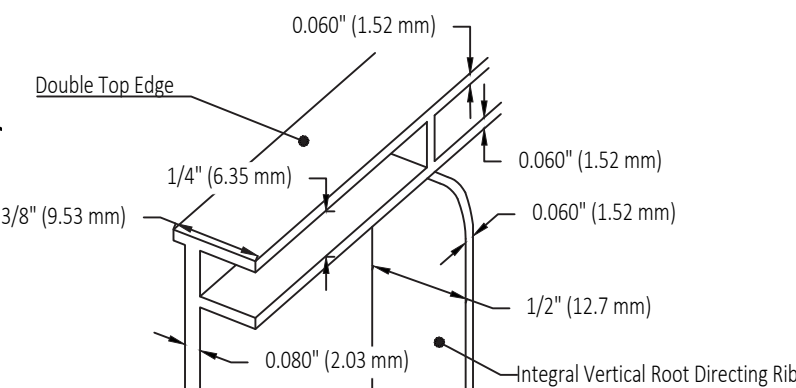
5. Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at 0.060" (1.52 mm) thickness, 3/8" (9.53 mm) wide and 1/4" (6.35 mm) apart with the lower rib attached to the vertical Root Directing Ribs (See Detail A).

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.

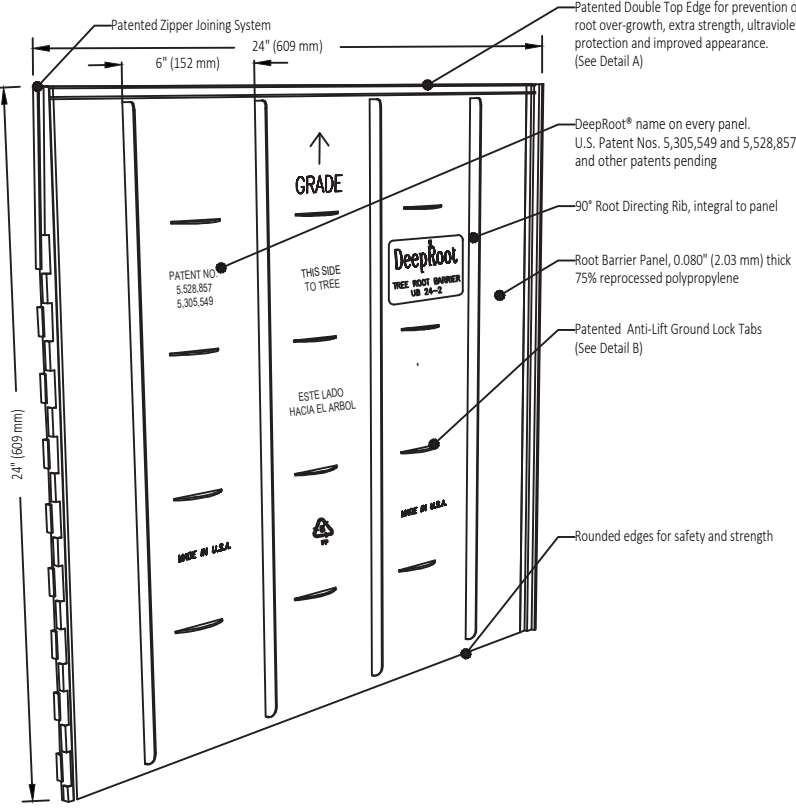
Properties	Typical Value	ASTM Test Method
Tensile strength @ yield - Wall	2,354 PSI	D638
Tensile strength @ yield - Hinge	2,846 PSI	D638
Yield Elongation - Wall	7.44%	D638
Yield Elongation - Hinge	7.01%	D638
Flexural Modulus	119,625 PSI	D790B
Notched Izod Impact - Wall	3.84 (ft-lbs)	D256A
Rockwell Hardness r - scale - Wall	84.4	D785A



DETAIL B - ANTI-LIFT GROUND LOCK TAB



DETAIL C - ZIPPER JOINING SYSTEM



DETAIL D - TREE ROOT BARRIER PANEL

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:

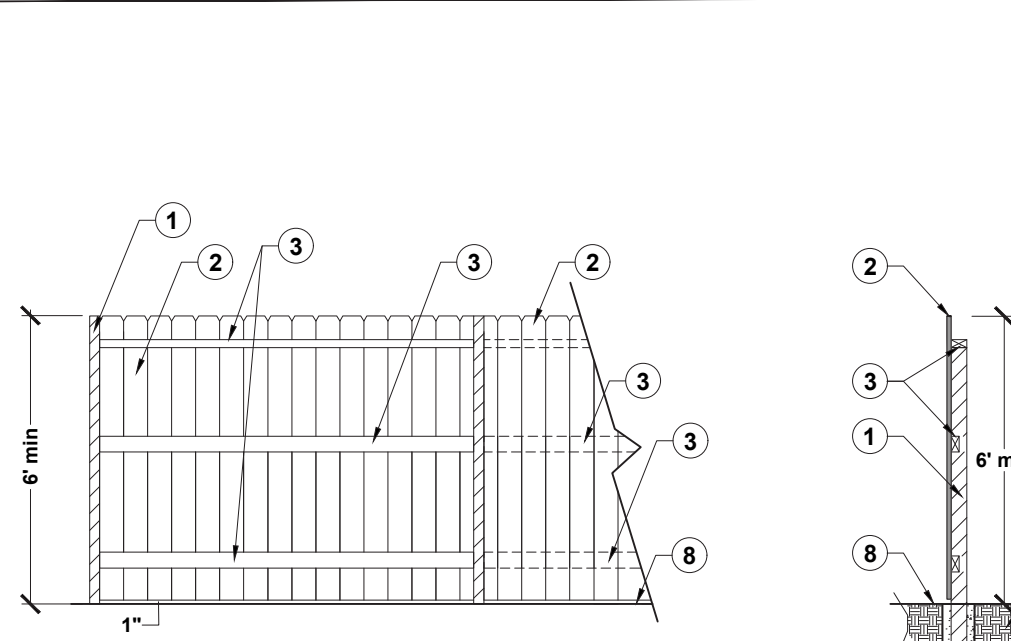
Root control barriers are required for all trees planted within 10 feet of paving or hardscape. Install recommended "Deeproot" product or equal. See typical installation detail this sheet.

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.

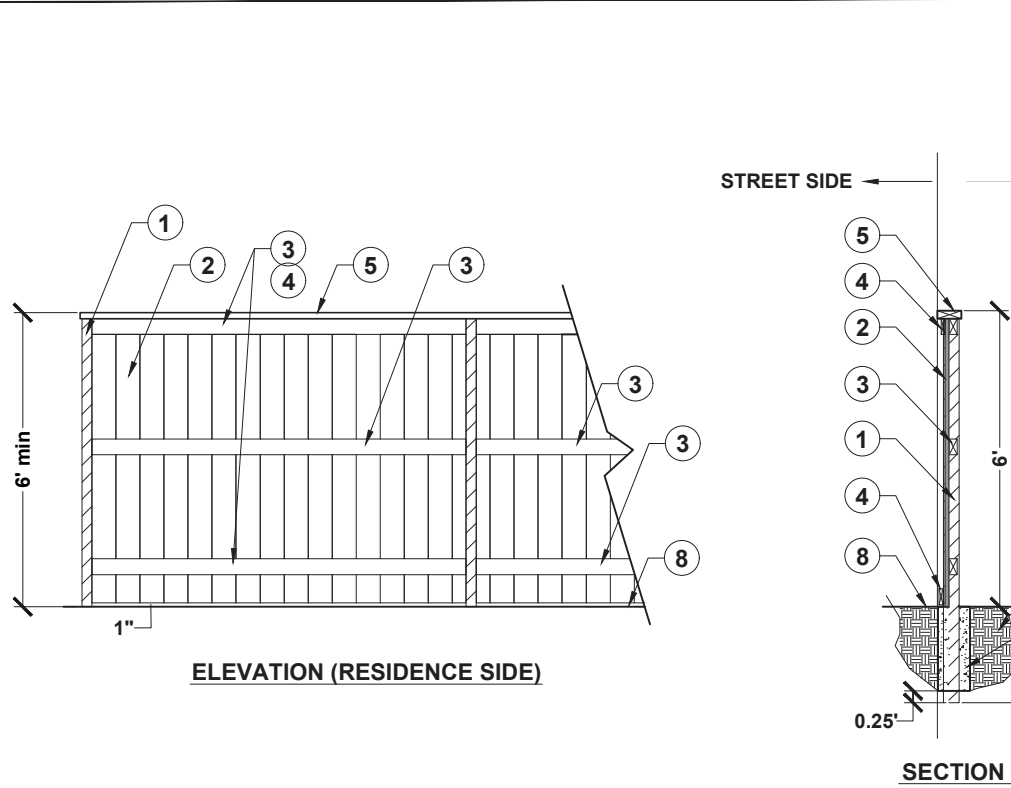


NOTES:

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 ENCR OACH INTO PUBLIC LOTS OR ROW)

1 GOOD NEIGHBOR FENCE

NO SCALE

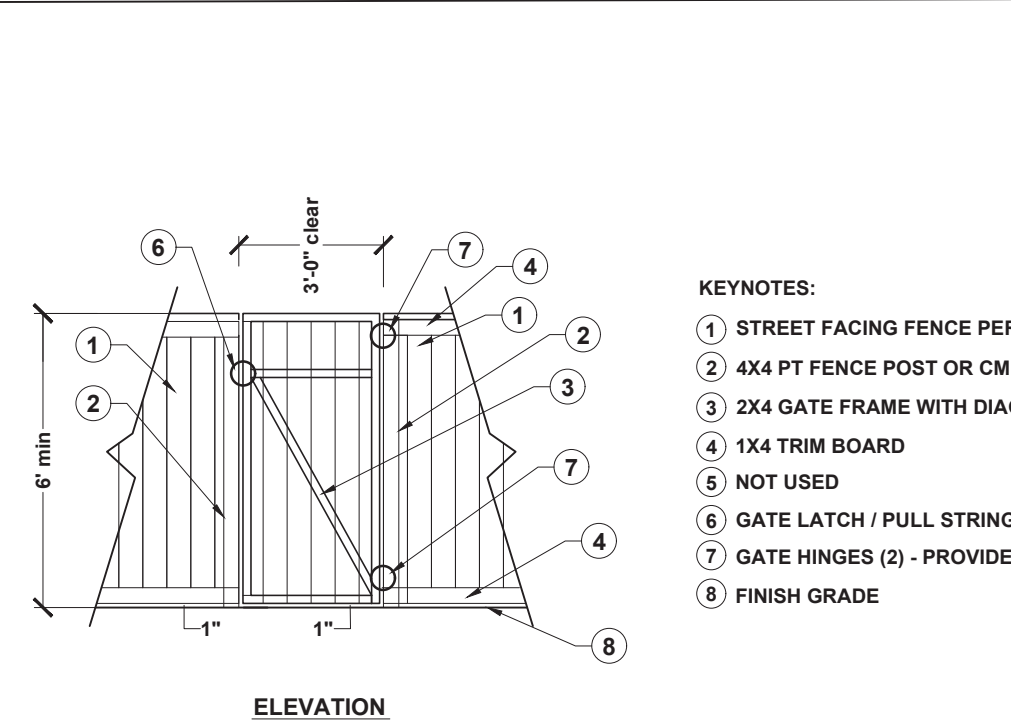


NOTES:

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 ENCR OACH 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 ENCR OACH 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 ALTA CLARENSIS 'WILSONI' - 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 OFFICIANALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	LOW	4'	4'
H	1 GAL	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW	2'	2'
I	5 GAL	EUONYMUS JAP. 'AUREO-MARGINATA'	VARIEGATED EUONYMUS	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	CHONANTHUS RETUSUS	CHINESE FRINGE	MOD	20'	20'
C	15 GAL	PRUNUS CAROLINIANA 'COMPACTA' - STANDARD	COMPACT CAROLINA CHERRY LAUREL	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 'HARBOR H 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 JASMINODES - 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 'KALEDESCOPE'	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



THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA

LENNAR

1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA



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



Sunland Analytical
11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 832-8557

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 Morsey
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	
S.C.	0.08	mbho/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	
Exchangeable 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

Information requested by: Jim Luttrell
Earthline Design Group
Information for: THE PRESERVE
Sample ID: #1

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 S.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 exchangeable 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 MMLEO ordinance 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 highly 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.

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.							Customer Choice
Fertilizer Preparations	6-24-24	5-20-10	16-16-16	8-16-10	28-3-4	21-0-0	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.

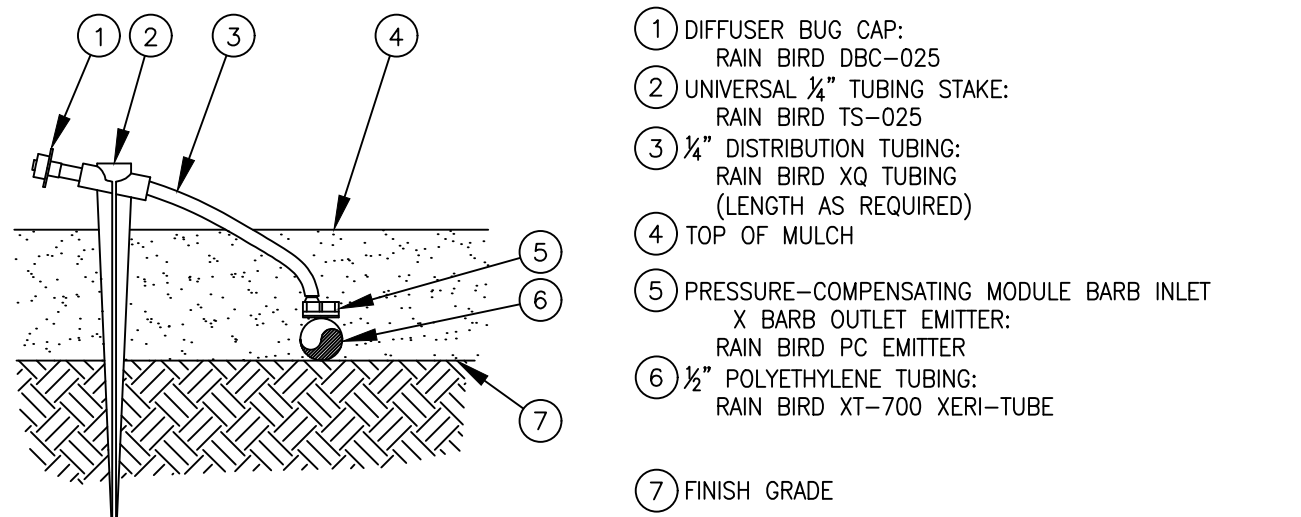
TREES AND SHRUBS
Excavate holes for planting shrubs and trees to at least twice the volume of the container. Prepare backfill for tree and shrub planting holes by mixing three parts of native soil (or imported top soil) with one part organic amendment (preferably nitrogen and iron fortified) and 2.5 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.

Information requested by: Jim Luttrell
Earthline Design Group
Information for: THE PRESERVE
Sample ID: #1

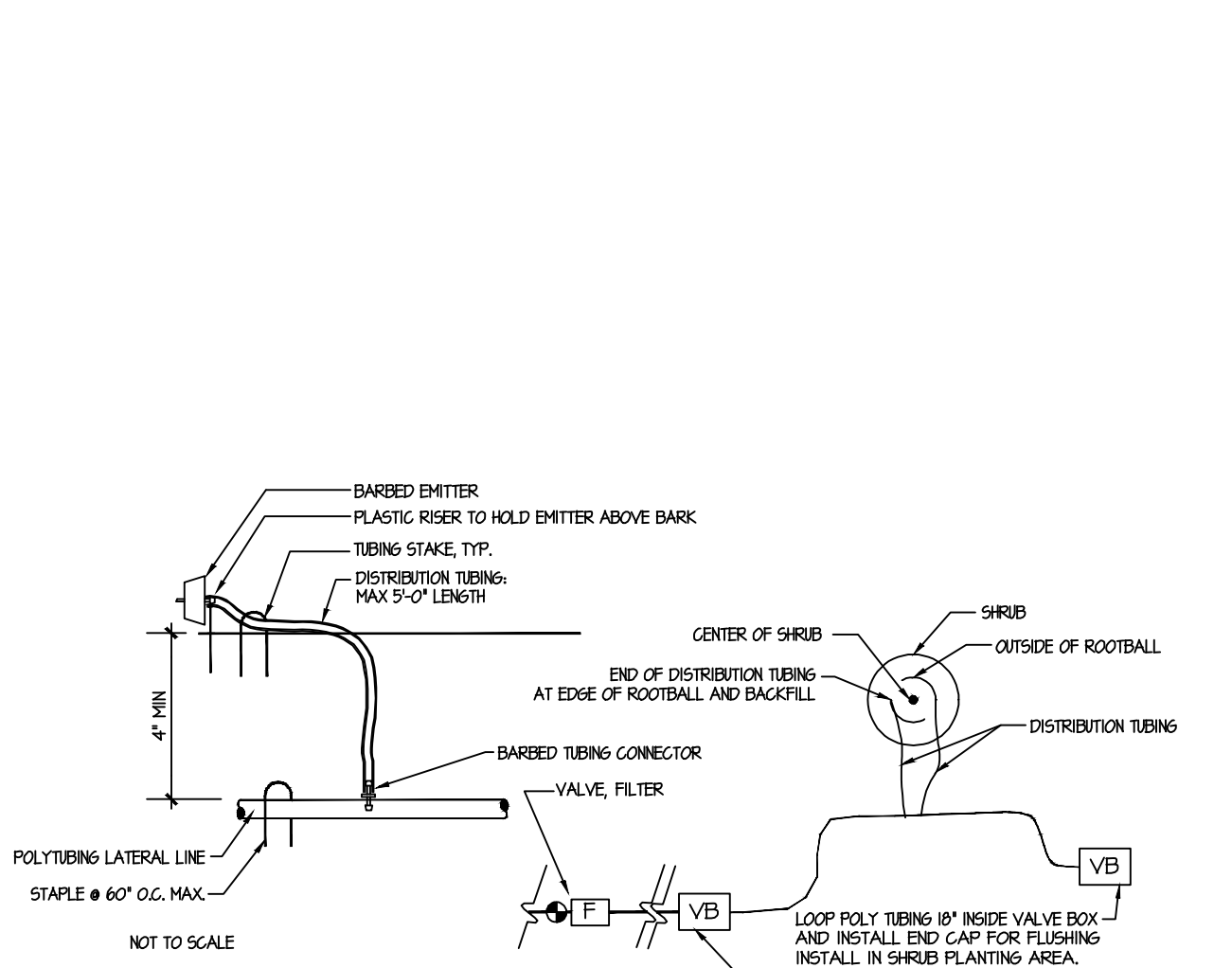
SOIL RECOMMENDATIONS FOR LANDSCAPE GARDENING

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.

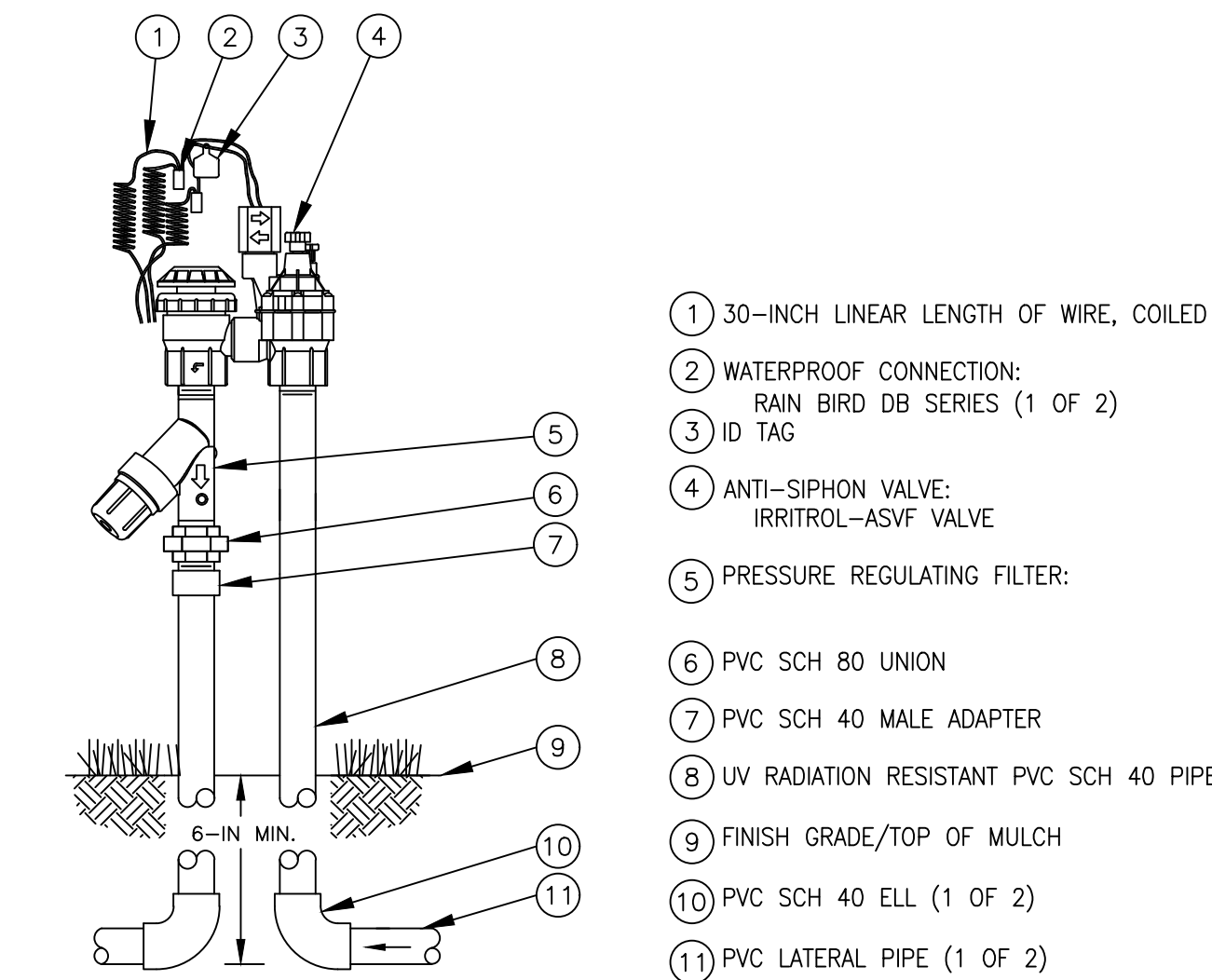


NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 1/4\"/>



- NOTES:
1. PROVIDE A DRIP EMITTER SYSTEM FOR ALL TREES, SHRUBS AND GROUND COVER.
 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



2711APRDK-LF_REMOTE_CONTROL_DRIP_ZONE_KIT

NO SCALE

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.

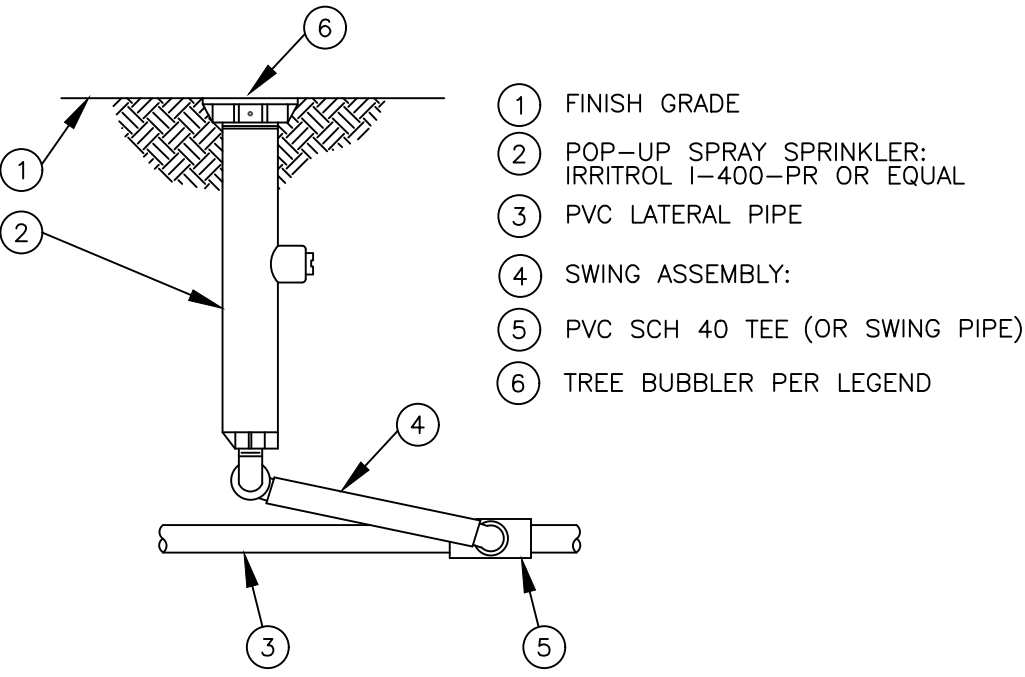
B. In large projects or projects with multiple landscape installations (i.e. production home developments) an auditing rate of 1 in 7 lots or approximately 15% of the projects irrigation valves shall satisfy this requirement.

C. For new construction and rehabilitated landscape projects installed after December 1, 2015, as described in section 14.18.030.

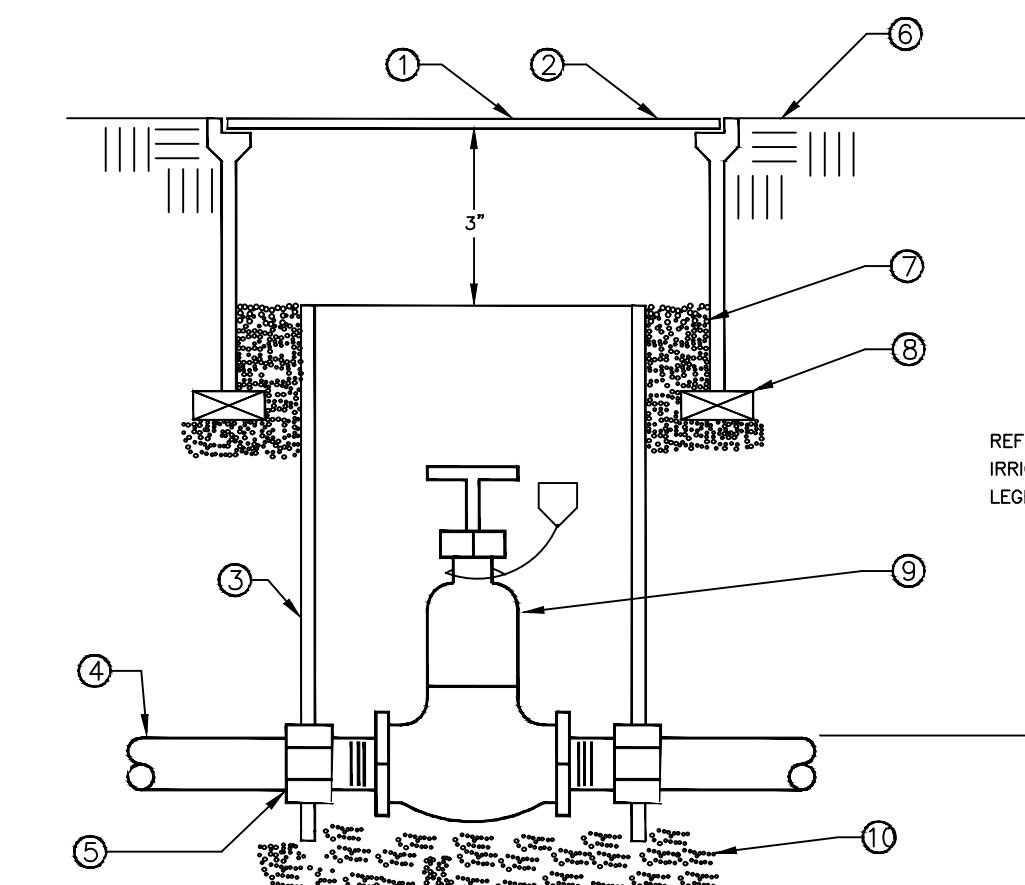
1. The project applicant shall submit an irrigation audit report with the Certificate of Completion to the local agency that may include, but is not limited to: inspection, system tune up, system test distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of an irrigation schedule, including configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programming; (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.



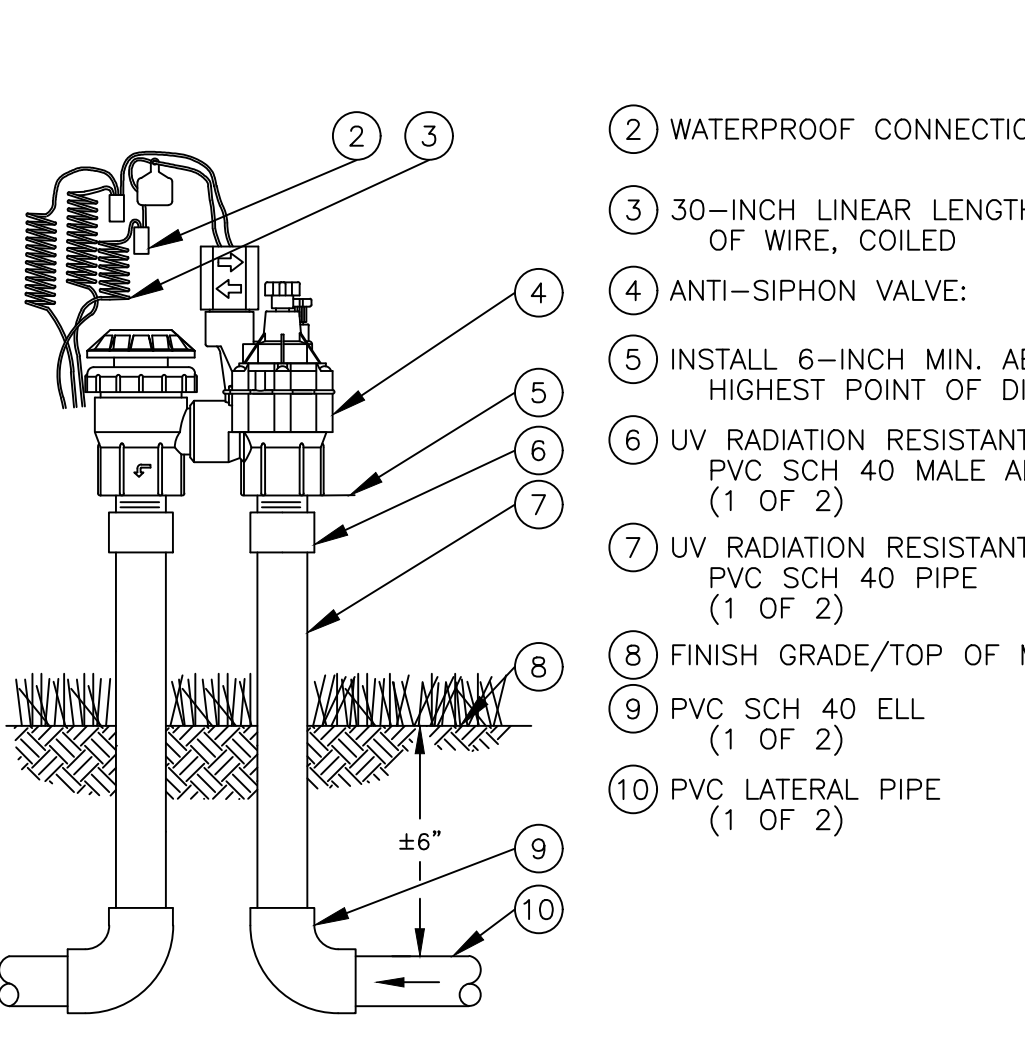
TREE_BUBBLER_ON_POP-UP_BODY
NO SCALE



- 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 FEA GRAVEL 4" DEEP (NO SOIL IN BOX)
- 8 BRICK-2 TOTAL
- 9 GATE VALVE
- 10 FEA GRAVEL (4" DEEP MINIMUM)

GATE VALVE

N.T.S.



2711APR_REMOTE_CONTROL_ZONE_KIT

NO SCALE

IRRIGATION LEGEND					
Symbol	Manufacturer	Model	Description	PSI	GPM
①	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	
□	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		
⊗	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



THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA



Sym.	Revision	Date

Drawing Title
IRRIGATION NOTES / DETAILS
+
SOIL MANAGEMENT
- ALL PRODUCTS -

Date
AUGUST 28, 2024

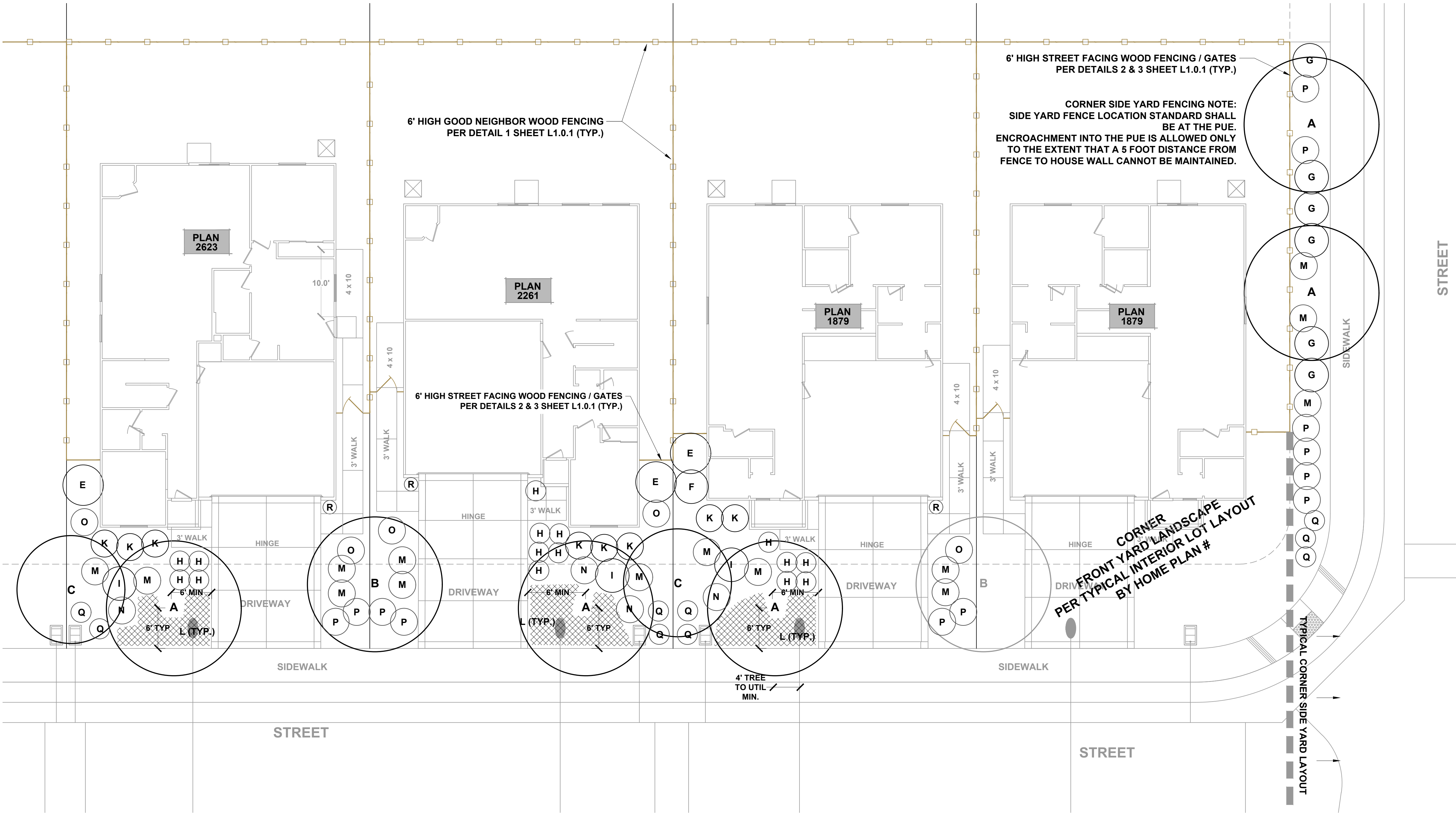
Drawn By
JL

Scale
NOTED

Sheet
L1.0.3

City of Rancho Cordova Approval





PROPOSED UNDER PROJECT
NO. PLND-0924-0108



THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA



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

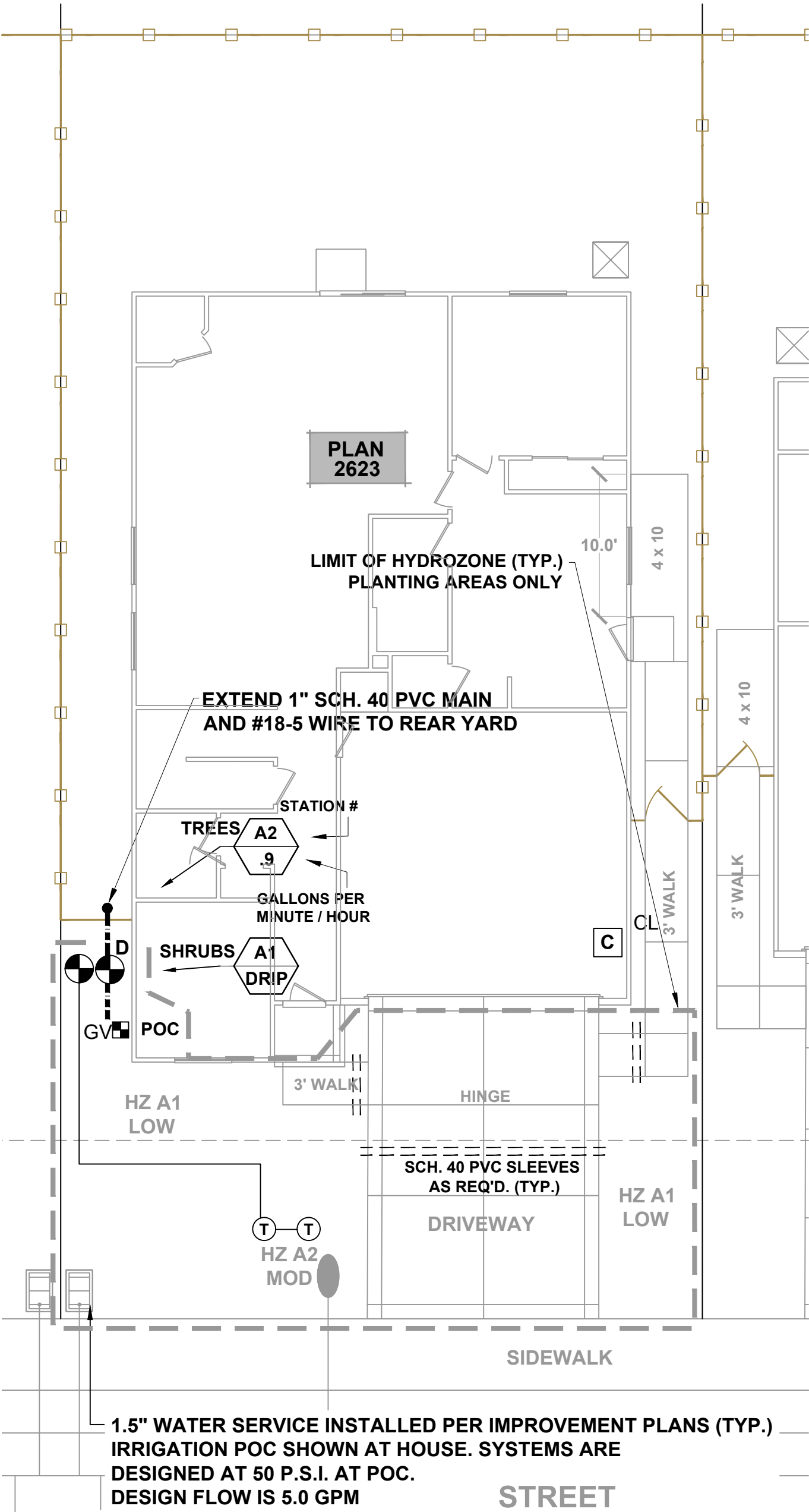
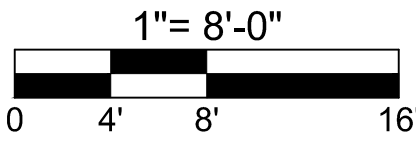
TYPICAL WATER USE CALCS
- AQUA -

California Water Efficient Landscape Worksheet - Plan 1879							
Reference Evapotranspiration (ET _a)	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				Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential 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						

California Water Efficient Landscape Worksheet - Plan 2261							
Reference Evapotranspiration (ET _a)	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				Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential 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						

California Water Efficient Landscape Worksheet - Plan 2623							
Reference Evapotranspiration (ET _a)	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			Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential 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						

SEE SHEET L1.0.3 FOR IRRIGATION
LEGEND, NOTES, DETAILS



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



THE PRESERVE - PHASES 1 & 2
CITY OF RANCHO CORDOVA, CALIFORNIA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA



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

PROPOSED UNDER PROJECT
NO. PLND-0924-0108

ITEM 5.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

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 December 11 th , 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 24 th , 2024, remain in effect and are incorporated herein.	April 24 th , 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.	General	On-Going	Planning

ITEM 5.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

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@cityofranhocordova.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	Special Development Permit	On-Going	Planning

ITEM 5.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	yard setbacks shall only be applicable to Lot 80 of North Douglas Village 2, as indicated in <u>Exhibit A</u> .			
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 nguyennl@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	Fire Apparatus	Prior to Approval of Improvement Plans	Sac Metro Fire

ITEM 5.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	the access roadway.			
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 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.	Fire Access	Prior to Approval of Improvement Plans	Sac Metro Fire
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

ITEM 5.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
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 line upstream of any connection to the SacSewer sewer. These improvements must be shown on the plans.	Sewer Connection	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
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	Landscape	Prior to Issuance of Building Permit	Planning

ITEM 5.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	consistent with the approved design review packet.			
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
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 1 st 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	Landscaping	Prior to Issuance of Building Permits	Planning/Public Works

ITEM 5.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
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			
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.	SMUD Infrastructure	Prior to Issuance of Building Permits	SMUD

ITEM 5.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
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 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

ITEM 5.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
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 (<u>Exhibit A</u>).	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 elevation.	Lighting	Prior to Final Building Inspection	Planning
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 (<u>Exhibit A</u>), 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	Installation of Gates	Advisory	Sac Metro Fire

ITEM 5.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	requirements of The County Emergency Access Gates and Barriers Standard. Plans shall be submitted prior to installation.			

MEMORANDUM

ITEM 6.1.



DATE: December 11, 2024

TO: Planning Commission Members

FROM: Chance Finley-Ross, Assistant Planner

**SUBJECT: SUN RIVER CHURCH REMODEL MAJOR DESIGN REVIEW AND
CONDITIONAL USE PERMIT AMENDMENT (CEQA EXEMPT PURSUANT TO
SECTION 15301. EXISTING FACILITIES) – PROJECT NO. PLND-0624-0101 —
LOCATED AT 11223 TRINITY RIVER DRIVE**

PROPERTY OWNER:	APPLICANT/DEVELOPER:
Scott Sleeper	Calvin Lum/Brendan Koon
11223 Trinity River Drive	555 Capitol Mall, Suite 255
Rancho Cordova, CA 95670	Sacramento, CA 95814

PROJECT:	The Applicant is applying for a Major Design Review and an Amendment to a Conditional Use Permit (CUP). The scope of this project includes the renovation and remodel of existing buildings on site, including approximately 3,000 SF of additional building space for storage, administration, and a multi-use area. The proposal also includes changes to the site plan including parking spaces, paving, landscaping, site lighting, and other site features. The submittal includes site plans, landscaping plans, lighting plans, and proposed elevations of the existing buildings.
FILE:	PLND-0624-0101
LOCATION:	11223 Trinity River Drive
APN:	056-0290-072-0000 and 056-0290-073-0000
ZONING:	RD-5 (Residential 5 Dwelling Units Per Acre)
PLANNER:	Chance Finley-Ross, Assistant 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 Major Design Review and CUP Amendment for the Sun River Church Remodel.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Applicant's request for their proposed church expansion and remodel.

BACKGROUND

The existing church is located on two parcels which total approximately 5.67 acres. The project site is located at 11223 Trinity River Drive, at the corner of Sunrise Boulevard and Trinity River Drive (**See Figure 1 for Reference**). The property is surrounded by medium-density residential uses to the north and west and commercial uses to the south and east. A Conditional Use Permit (CUP) was approved for this property by Sacramento County in 1979 for the use of a church and onsite accessory preschool.

Figure 1: Project Location



PROJECT DESCRIPTION

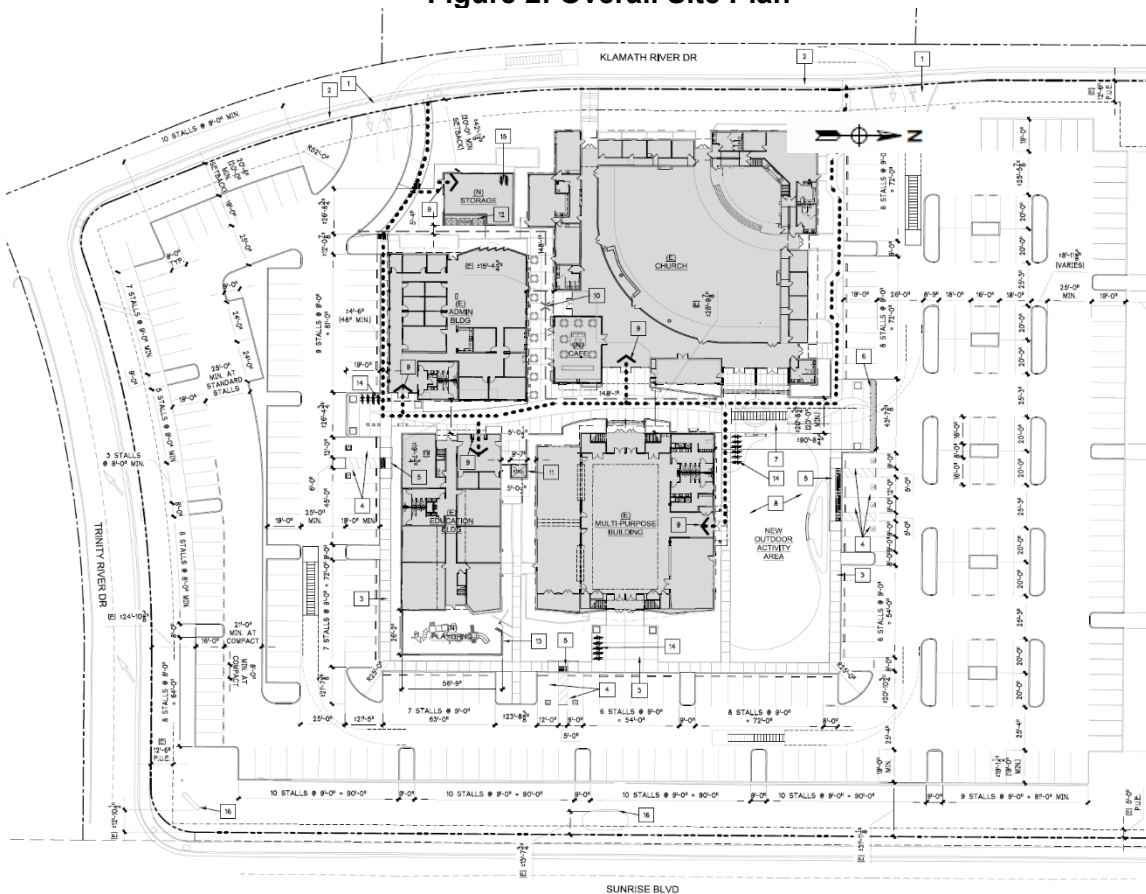
The applicant is seeking approval for a Major Design Review along with an Amendment to an existing Conditional Use Permit (CUP) for a site and building renovation of their existing church. The proposed project includes updates to the existing buildings, including the addition of approximately 3,000 square feet of new space to accommodate storage, administrative functions, and a multi-use area. In addition to the building improvements, the project includes updates to the overall site plan. Key site changes include redesigned parking areas and circulation, updated paving, new landscaping, and new site lighting. Other site features will also be upgraded as part of the proposal. Attachment 2 provides the associated project plans, which include detailed site plans, landscaping plans, and lighting plans, as well as proposed elevations which illustrate the intended updates to the existing buildings.

DESIGN REVIEW

Zoning Code Chapter 23.141 “Major Design Review” states that any façade renovations exceeding 200 linear feet of frontage of an existing building requires a Major Design Review. The church is proposing exterior façade renovations that exceed 200 linear feet, circulation and parking revisions, the addition of structures, the reconfiguration of site amenities and floor plans, and new landscaping and site lighting. As part of the Design Review process, the site design was reviewed for consistency with all development standards while the proposed architecture was reviewed for quality of design and consistency with the surrounding neighborhood.

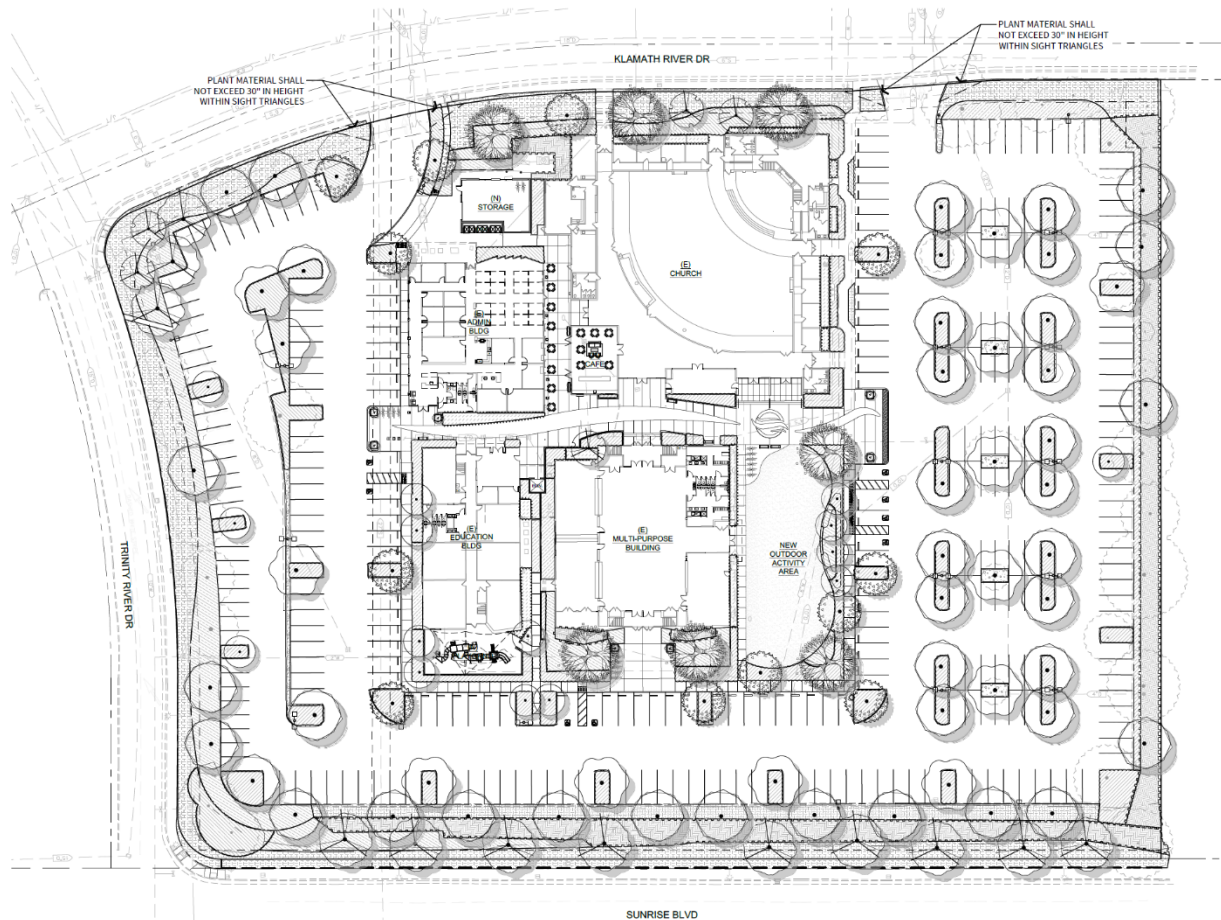
As shown in **Figure 2** and Attachment 2, the proposed site plan includes the addition of new structures and reconfigurations of multiple buildings. Main changes to the existing building footprint include the addition of a new storage area, as well as the expansion of the existing sanctuary and café areas. Additionally, the newly proposed site plan will accommodate a new playground area to the east of the existing education building, as well as a new outdoor activity area to the north of the existing multi-purpose building. The addition of these areas resulted in the removal of some of the existing parking spaces; however, the proposed site plan is still meeting the parking minimums as required by the City’s Zoning Code. The proposed site plan also includes minor changes to the site circulation and lighting to accommodate the new parking lot layout. All lighting has been conditioned to abide by all shielding and glare requirements of the City’s Zoning Code.

Figure 2: Overall Site Plan



The applicant has included a proposed landscape plan (**Figure 3** and Attachment 2) in compliance with Chapter 23.716, which provides the landscaping elements for a variation of drought-tolerant trees, shrubs, and ground cover along the front streetscapes. Sufficient landscaping is also provided within the open space and parking areas throughout the site, including throughout the interior walkways, around the outdoor activity area, and within the planters in the parking lot. The Applicant has also provided a parking lot shading plan and has demonstrated that they are meeting the shading requirements for this development per Section 23.716.070 of the Zoning Code.

Figure 3: Landscape Plan

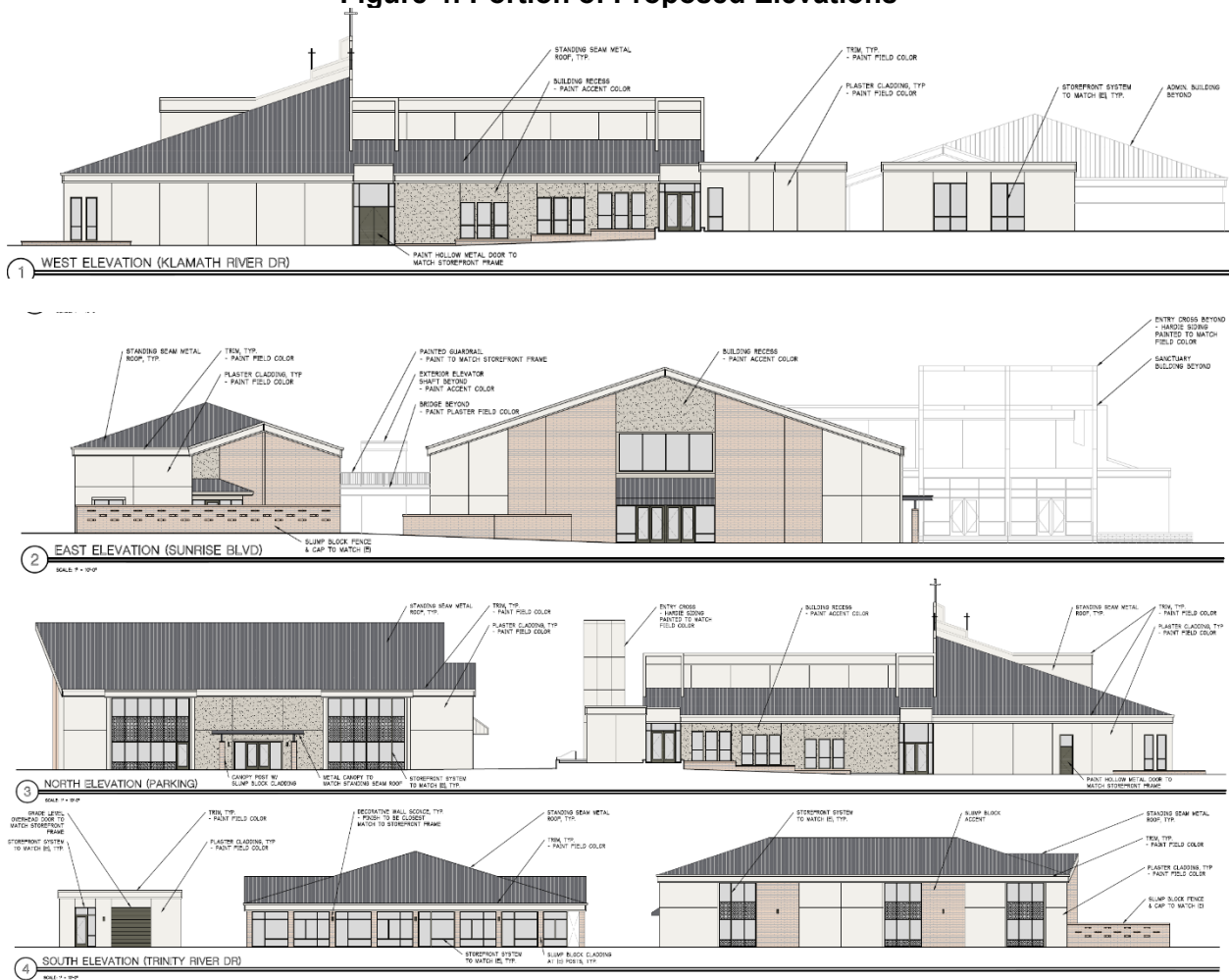


The existing church building, constructed in 1983, has retained much of its original exterior character, with minimal renovations made over the years. The proposed exterior elevations (**Figure 4** and **Attachment 2**) aim to preserve the church's character while incorporating modern materials and features to refresh and enhance its appearance. Key changes to the facade include the addition of block stone accents at various entry points, walls, and openings. Large windows are proposed at strategic elevations facing the public right-of-way, increasing natural light. Accent paint colors will be applied to entry areas, maintaining consistency with the existing color palette while introducing contrast to highlight main architectural features.

A primary component of the proposal is the replacement of the existing roof with a charcoal grey standing seam metal roof. This modern material offers clean lines and enhanced durability, significantly improving the building's curb appeal. Additionally, the plan calls for the removal of the existing exterior ramp on the south elevation facing Trinity River Drive, opening up this section of the facade. This area will be reimagined with additional windows and block stone cladding, creating a more cohesive appearance.

To further enhance the building's functionality, a new exterior entry canopy is proposed on the north elevation adjacent to the outdoor activity area. This feature will not only provide weather protection but also serve as an inviting focal point for this portion of the site. Collectively, these updates reflect a considerate approach to revitalizing the church's exterior while preserving its overall aesthetics and consistency with the neighborhood.

Figure 4: Portion of Proposed Elevations



CONDITIONAL USE PERMIT AMENDMENT

As previously mentioned, this property was formerly issued a Conditional Use Permit for the use of a religious institution and an accessory preschool from Sacramento County in 1979. Under the City's current Zoning Code, a religious institution, which is what a church is defined as under the Land Use Definitions, requires the approval of a Conditional Use Permit if it is located within the RD-5 (Residential Five Units Per Acre) zoning district.

The proposed changes to the building and site plan are considered an expansion and a Major Amendment of the previously approved Conditional Use Permit from the County, and therefore a Conditional Use Permit Amendment is required in accordance with Section 23.110.180 of the Zoning Code. 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 Amendment.

GENERAL PLAN

The project site is located within a Low Density Residential (LDR) designation (2.1-6.0 DU/AC). The LDR designation is typically characterized by single-family detached homes and represents

the traditional single-family neighborhood with a mix of other uses including facilities that serve the immediate community like small parks, community centers, and places of worship.

ZONING CODE

The project is located within the RD-5 zoning designation of the Rancho Cordova Zoning Code which is listed as a compatible zoning designation in the Rancho Cordova General Plan. The City's Zoning Code permits 'Religious Institutions' within RD-5 zones with the approval of a Conditional Use Permit. Additionally, Chapter 23.141 of the Zoning Code requires a Major Design Review for all nonresidential facade renovations that involve 200 linear feet or more of facade frontage of an existing building. As proposed and discussed above, the project meets all the development requirements of the Rancho Cordova Zoning Code and adheres to the multi-family and two-family Design Guidelines.

FISCAL IMPACT

Staff anticipates that the project will generate a positive fiscal impact due to the short-term and long-term employment that will result for the construction of the site. Staff also estimates the project's fiscal impacts to the City to be positive due to the project's proposed revitalization of the existing building. The exterior renovations will foster positive reception thereby increasing demand and occupancy. The refresh will also positively impact the overall impression of the surrounding area.

ENVIRONMENTAL

The project applicant is requesting approval of a Major Design Review and an Amendment to a Conditional Use Permit. The project would be exempt from CEQA review under CEQA Guidelines Section 15301, Class 1, Existing Facilities. This exemption includes projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

Per CEQA Guidelines Section 15301(a), existing facilities include interior or exterior alterations. The proposed project entails renovation of an existing privately-owned facility, including an updated parking lot, landscaping, and lighting, and various building improvements. The current structure meets all applicable setbacks and design standards required by the City of Rancho Cordova and has an existing Conditional Use Permit. The proposed renovations would serve the existing patrons and would not result in an expansion of use.

According to CEQA Guidelines Section 15301(e), additions to existing structures that will not result in an increase of more than 10,000 square feet are exempt if the project is in (A) an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and (B) the project is located in an area that is not environmentally sensitive. The proposed building addition of approximately 3,000 square feet is in a completely developed area that is already served by existing public services and utilities. Furthermore, the project site is not in an environmentally sensitive area, as it is located adjacent to a built-out shopping center and a major arterial roadway. Consequently, the proposed project constitutes a negligible expansion of existing use and is exempt from the provisions of CEQA under Class 1 Exemption 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 CEQA State Guidelines Section 15301, Existing Facilities and adopt the resolution approving the Sun River Church Remodel Major Design Review and Conditional Use Permit Amendment (PLND-0624-0101), 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
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 THE SUN RIVER CHURCH REMODEL
MAJOR DESIGN REVIEW AND CONDITIONAL USE PERMIT AMENDMENT –
PROJECT NO. PLND-0624-0101**

WHEREAS, the owner representative, Calvin Lum, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Major Design Review and Conditional Use Permit Amendment for the renovation and remodel of multiple buildings, as well as the addition of building area and various site plan changes for the existing church located at 11223 Trinity River Drive; 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, on December 11, 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 Conditional Use Permit Amendment and oral and written testimony from the public, and deliberated on the item; and

WHEREAS, the Planning Commission of the City of Rancho Cordova has conducted a properly noticed public hearing pursuant to Government Code Section 65090 and has duly considered all written and verbal testimony presented during the hearing.

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

- 1) Determine the CEQA exemption 15301 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 Section 15301, Class 1, Existing Facilities.

Evidence The project applicant is requesting approval of a Major Design Review and an Amendment to a Conditional Use Permit. The project would be exempt from CEQA review under CEQA Guidelines Section 15301, Class 1, Existing Facilities. This exemption includes projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

Per CEQA Guidelines Section 15301(a), existing facilities include interior or exterior alterations. The proposed project entails renovation of an existing privately-owned facility, including an updated parking lot, landscaping, and lighting, and various building improvements. The current structure meets all applicable setbacks and design standards required by the City of Rancho Cordova and has an existing Conditional Use Permit. The proposed renovations would serve the existing patrons and would not result in an expansion of use.

According to CEQA Guidelines Section 15301(e), additions to existing structures that will not result in an increase of more than 10,000 square feet are exempt if the project is in (A) an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and (B) the project is located in an area that is not environmentally sensitive. The proposed building addition of approximately 3,000 square feet is in a completely developed area that is already served by existing public services and utilities. Furthermore, the project site is not in an environmentally sensitive area, as it is located adjacent to a built-out shopping center and a major arterial roadway. Consequently, the proposed project constitutes a negligible expansion of existing use and is exempt from the provisions of CEQA under Class 1 Exemption 15301.

- A. 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:

- 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 a Low Density Residential (LDR) designation (2.1-6.0 DU/AC). The LDR designation is typically characterized by single-family detached homes and represents the traditional single-family neighborhood with a mix of other uses including facilities that serve the immediate community like small parks, community centers, and places of worship. The building is an existing church built in 1983. The proposed project has been designed to meet all applicable Zoning regulations and adequately meets the objectives of the City Design Guidelines.

- 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 architectural updates to the church building, including the addition of block stone accents, large windows facing public rights-of-way, and a charcoal grey standing seam metal roof, modernize the structure while preserving its original character. The site design improvements contribute to the functionality and usability of the property. The removal of the exterior ramp and addition of new windows and block stone cladding on the south elevation facing Trinity River Drive significantly enhance the façade's openness and appearance. The proposed entry canopy on the north elevation adds an inviting focal point adjacent to the new outdoor activity area. The landscaping plan further reinforces the suitability of the design by incorporating visually appealing drought-tolerant trees, shrubs, and ground cover. These elements are strategically placed to enhance streetscapes, open spaces, and parking areas, creating an attractive environment.

- 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 existing church building maintains its original character and scale, which aligns with the surrounding neighborhood. The proposed improvements build upon this established design by introducing complementary materials such as block stone accents and a standing seam metal roof, modernizing the structure without compromising its compatibility with nearby properties.

The design retains the building's relationship to the site, with updates like the removal of the south elevation ramp and the addition of large windows enhancing its connection to the public realm. Existing materials and colors remain consistent, ensuring the improvements respect the original architectural intent while subtly enhancing its presence in the community.

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

Evidence: The proposed project is primarily for façade and site improvements to an outdated design and will not create conflicts among various transportation modes. Although the proposal intends to remove some existing parking spaces, the project site will still meet the required parking minimums as required by the City's Zoning Code. The project will continue to have adequate vehicular circulation.

- 2) Approve the Conditional Use Permit Amendment subject to the Conditions of Approval attached hereto as Exhibit B, 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 project site is an appropriate site for the proposed changes to the church. The project meets all development standards, including setbacks, heights, parking, and landscaping. The proposed building architecture was reviewed for quality of design and for compatibility with the surrounding buildings. The project has been reviewed and conditioned by all applicable departments and agencies to minimize any potential impacts.

- 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 project has been reviewed and conditioned by all applicable departments and agencies to minimize any potential impacts. Staff does not anticipate any negative impacts for the proposed use at this location. The site provides adequate parking and access for a religious institution use and is compatible with neighboring uses. Any unforeseen impacts can be mitigated through application of other code standards or conditions of approval.

- c) **Finding:** All required public facilities have adequate capacity to serve the proposal.

Evidence: The project has been reviewed by all applicable departments and agencies to supply adequate facilities to the proposed project. As part of the Conditions of Approval, the project will be required to provide separate plan

ITEM 6.1.

ATTACHMENT 1

submittals to all applicable utility providers and the Public Works Department to ensure the construction of adequate public infrastructure.

- d) **Finding:** The project meets the requirements of the zoning code including development standards, design guidelines, and special use provisions.

Evidence: The project complies with all applicable development standards and design guidelines, as outlined in the findings required for the associated Major Design Review.

- 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 11th day of December 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Cynthia Stauss, Chair

ATTEST:

Kelly Whitman,
Planning Commission Clerk

[illegible]

A 0.01

11223 TRINITY RIVER DR
RANCHO CORDOVA, CA

PLANNING ENTITLEMENTS - MAJOR DESIGN REVIEW

A map of the Sunrise Recreation Area. A north arrow is in the top left. The map shows several roads: Klamath River Dr, Trinity River Dr, Sunrise Blvd, Coloma Rd, and Gold Express Dr. A rectangular area, labeled 'PROJECT SITE', is outlined with a dashed line and filled with diagonal hatching. This site is located between Trinity River Dr and Sunrise Blvd, and north of Coloma Rd. To the east of the project site is a large area labeled 'RANCHO RO DE LAS AMER'. The entire area shown is labeled 'SUNRISE RECREATION AREA'.

OWNER: SUN RIVER CHURCH
11223 TRINITY RIVER DRIVE
RANCHO CORDOVA, CA 95670
TEL: (916) 635-9000, EXT. 1020
EMAIL: SCOTT@SUNRIVERCHURCH.COM
CONTACT: SCOTT SLEEPER

ARCHITECT: VITAE ARCHITECTURE PLANNING INTERIORS
555 CAPITOL MALL, SUITE 255
SACRAMENTO, CA 95814
TEL: (916) 921-6584
EMAIL: BKOON@VITAEARCHITECTURE.COM
CONTACT: BRENDAN KOON

CIVIL ENGINEER: BURRELL CONSULTING GROUP, INC.
1001 ENTERPRISE WAY, SUITE 100
ROSEVILLE, CA 95678
TEL: (916) 783-8898
EMAIL: RREUSSER@BURRELLCG.COM
CONTACT: REGINA REUSSER

LANDSCAPE ARCHITECT: FUHRMAN LEAMY LAND GROUP
2140 PROFESSIONAL DR, SUITE 115
ROSEVILLE, CA 95661
TEL: (916) 783-5263
EMAIL: KEVINL@FLLANDGROUP.COM
CONTACT: KEVIN LEAMY

ELECTRICAL NORTH STATE ELECTRICAL CONTRACTORS, INC.
CONTRACTOR: 11101 WHITE ROCK ROAD
RANCHO CORDOVA, CA 95670
TEL: (916) 572-0571
EMAIL: JASON@NORTHSTATE-ECI.COM
CONTACT: JASON ALEXANDER

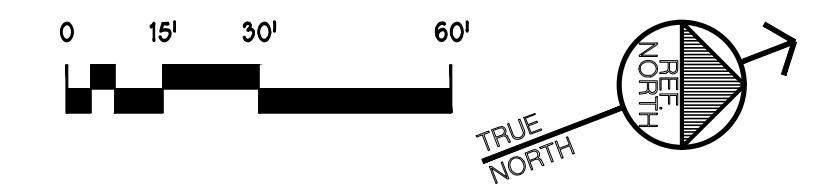
ARCHITECTURAL:	
A0.01	COVER SHEET
A1.01A	DEMOLITION SITE PLAN
A1.01B	SITE PLAN
A2.01	ADMIN. BUILDING PLANS
A2.02A	EDUCATION BUILDING FIRST FLOOR PLANS
A2.02B	EDUCATION BUILDING SECOND FLOOR PLANS
A2.03A	MULT-USE BUILDING FIRST FLOOR PLANS
A2.03B	MULT-USE BUILDING SECOND FLOOR PLANS
A2.04A	SANCTUARY BUILDING DEMOLITION FLOOR PLAN
A2.04B	SANCTUARY BUILDING PROPOSED FLOOR PLAN
A3.01	EXTERIOR ELEVATIONS - ADMIN. BUILDING
A3.02	EXTERIOR ELEVATIONS - EDUCATION BUILDING
A3.03A	EXTERIOR ELEVATIONS - MULTI-USE BUILDING
A3.03B	EXTERIOR ELEVATIONS - MULTI-USE BUILDING
A3.04A	EXTERIOR ELEVATIONS - SANCTUARY BUILDING
A3.04B	EXTERIOR ELEVATIONS - SANCTUARY BUILDING
A3.04C	EXTERIOR ELEVATIONS - SANCTUARY BUILDING
A3.04D	EXTERIOR ELEVATIONS - SANCTUARY BUILDING
A3.05	STORAGE BUILDING PLAN AND EXTERIOR ELEVATIONS
A10.01	COLOR ELEVATIONS AND MATERIALS BOARDS
A10.02	EXISTING SITE PHOTOS

CIVIL:
1 PRELIMINARY GRADING AND UTILITY PLAN

LANDSCAPE:

L1	PRELIMINARY LANDSCAPE SITE PLAN
L2	PRELIMINARY PLANTING PLAN
L3	PRELIMINARY PARKING LOT SHADE

ELECTRICAL: _____
SITE PHOTOMETRIC _____



- 1 (E) CENTRAL COURTYARD TO BE REMOVED, TYP.
- 2 (E) LANDSCAPE PLANTERS TO BE REMOVED OR RECONFIGURED.
- 3 (E) PARKING STRIPING TO BE REMOVED OR RECONFIGURED, TYP.

(E) PARKING TO REMAIN (RE-STRIPE AS REQUIRED)

(E) PARKING TO BE REMOVED.

(E) TREE TO REMAIN.

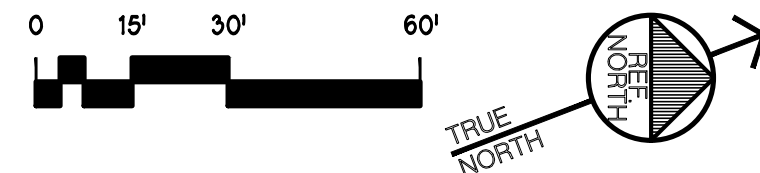
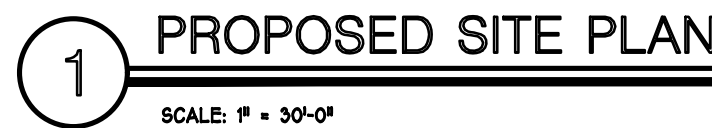
(E) TREE TO BE REMOVED.

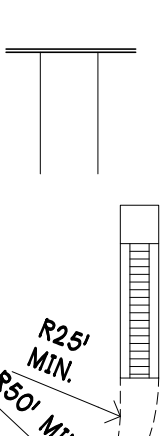
**SUN RIVER
REMODEL**
11223 TRINITY RIVER DR
RANCHO CORDOVA, CA

[illegible]

DEMOLITION SITE PLAN

A 1.01A



SCOPE OF WORK	
- EXTERIOR REMODEL OF EXISTING CHURCH, MULTI-USE BUILDING, ADMINISTRATIVE BUILDING AND EDUCATION BUILDING. - RECONFIGURE EXISTING PARKING. - REMODEL EXISTING COURTYARD. - NEW OUT DOOR ACTIVITY AREA. - NEW STORAGE BUILDING FOR CHURCH VAN. - NEW EXTERIOR ELEVATOR FOR ADMIN. BUILDING & MULTI-USE BUILDING.	
PROJECT DATA	
JURISDICTION:	RANCHO CORDOVA
APN:	056-0290-072-0000
ZONING:	RD-5 W/ CONDITIONAL USE PERMIT
EXISTING USE:	RELIGIOUS INSTITUTIONS (NO CHANGE)
LOT SIZE:	246,955 SF (5.67 AC) - NO CHANGE
EXISTING BUILDING GROSS AREA:	54,114 SF
- SANCTUARY: 18,972 SF (18,392 SF CHURCH + 580 SF CAFE) - MULTI-USE: 16,918 SF - ADMIN: 6,754 SF (7,607 SF W/ MEZZ.) - GROUND FLOOR: 6,133 SF - COVERED BREEZEWAY: 621 SF - MEZZANINE: 853 SF (MEZZANINE SHALL NOT CONTRIBUTE TO BUILDING AREA WHEN <1/3 GROUND FLOOR AREA PER CBC 505.2) - EDUCATION: 11,470 SF	
PROPOSED BUILDING GROSS AREA:	57,242 SF
- SANCTUARY: 20,841 SF (19,763 SF CHURCH + 1,078 SF CAFE) - MULTI-USE: 16,918 SF (NO CHANGE) - ADMIN: 6,773 SF (INFILL (E) COVERED BREEZEWAY) - EDUCATION: 11,470 SF (NO CHANGE) - STORAGE: 1,240 SF	
EXISTING FLOOR AREA RATIO:	0.22
PROPOSED FLOOR AREA RATIO:	0.23
PLAYGROUND AREA:	1,423 SF
EXISTING SITE COVERAGE:	
- IMPERVIOUS [(BLDG FOOTPRINT + PAVING)/LOT AREA]: 183,097 SF / 246,955 SF = 74.1% - PERVIOUS [(LANDSCAPE / LOT AREA): 63,858 SF / 246,955 SF = 25.9%	
PROPOSED SITE COVERAGE:	
- IMPERVIOUS [(BLDG FOOTPRINT + PAVING)/LOT AREA]: 181,953 SF / 246,955 SF = 73.7% - PERVIOUS [(LANDSCAPE / LOT AREA): 65,002 SF / 246,955 SF = 26.3%	
EXISTING PARKING:	330 STALLS
PARKING REQUIRED:	297 STALLS
- RELIGIOUS INSTITUTIONS (0.3/SEAT) = 0.3 X (E) 990 SEATS = 297 STALLS - JOINT VEHICLE PARKING LOT PER RCVC 23.719.080.C. JOINT PARKING LOT SIZED FOR LARGEST USER (CHURCH). USE OF PARKING FOR MULTI-USE BUILDING, ADMIN. BUILDING AND EDUCATION BUILDING GENERALLY DO NOT OVERLAP WITH CHURCH USE.	
PARKING PROPOSED:	297 STALLS
STANDARD: 248 STALLS COMPACT: 41 STALLS (25% MAX.) ACCESSIBLE: 8 STALLS	
SHORT-TERM BICYCLE PARKING (10% VISITOR CAR PARKING)	30 STALLS
LONG-TERM BICYCLE PARKING (5% EMPLOYEE CAR PARKING)	4 STALLS
KEYNOTES	
1	[E] DRIVEWAY.
2	[E] SIDEWALK.
3	[N] CONCRETE WALK.
4	[N] ACCESSIBLE PARKING.
5	[N] PARALLEL CURB RAMP W/ TRUNCATED DOMES.
6	[N] FLUSH CURB W/ TRUNCATED DOMES FOR FIRE ACCESS.
7	[N] COURTYARD FLATWORK - SEE LANDSCAPE DRAWINGS. PORTION OF COURTYARD TO BE UTILIZED AS FIRE APPARATUS ACCESS ROAD TO BE CONCRETE.
8	[N] GREEN SPACE - SEE LANDSCAPE DRAWINGS.
9	MAIN ACCESSIBLE ENTRANCE.
10	FIRE APPARATUS ACCESS SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY.
11	[N] SHARED EXTERIOR ELEVATOR TO EDUCATION BUILDING & MULTI-USE BUILDING SECOND FLOOR.
12	[N] TRASH, RECYCLING, & ORGANICS BIN LOCATION.
13	[N] SLUMP BLOCK FENCE AROUND PLAYGROUND.
14	[N] SHORT-TERM BICYCLE PARKING [BICYCLE RACKS]
15	[N] LONG-TERM BICYCLE PARKING IN [N] STORAGE BUILDING. PROVIDE PERMANENT RACKS - LOCATION WITHIN BUILDING TO BE DETERMINED.
16	[E] MONUMENT SIGNAGE LOCATION. [N] MONUMENT SIGNAGE UNDER SEPARATE ENTITLEMENTS.
LEGEND	
● ● ● ● ● ACCESSIBLE PATH OF TRAVEL TO HAVE A CONTINUOUS SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2" AND SHALL BE A MINIMUM OF 48" IN WIDTH PER CBC CHAPTER 11 DIVISION 4. ACCESSIBLE ROUTES OF TRAVEL WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 120 SHALL HAVE RAMPS COMPLYING WITH CBC 11B-405. WALKS SHALL NOT EXCEED 120 IN DIRECTION OF TRAVEL AND 148 CROSS SLOPE.	
	PARKING STRIPING FIRE APPARATUS ACCESS ROAD. ROAD SHALL MEET THE FOLLOWING CRITERIA: - 20'-0" MINIMUM UNOBSTRUCTED WIDTH - 13'-6" VERTICAL CLEARANCE - SHALL EXTEND WITHIN 150'-0" OF ALL PORTIONS OF EXTERIOR WALLS - THE USE OF TURF-BLOCK OR GRASS-CRETE IS NOT APPROVED FOR INSTALLATION FOR REQUIRED ACCESS ROADS.

V I T A E
I N T E R I O R S
P L A N N I N G
A R C H I T E C T U R E

©

535 Capitol Mall, Suite 255, Sacramento, CA 95814 916.921.6384

SUN RIVER REMODEL

11223 TRINITY RIVER DR
RANCHO CORDOVA, CA



LEGEND

PROPOSED FLOOR PLAN

- | | |
|---|---|
| 1 | (N) FURRING AROUND (E) EXTERIOR POSTS, TYP. |
| 2 | (N) STOREFRONT SYSTEM UNDER (E) ROOF, TYP. |
| 3 | (N) EXTERIOR WALL UNDER (E) ROOF. |
| 4 | (N) PLUMBING FIXTURES, TYP. |
| 5 | (N) MILLWORK. |

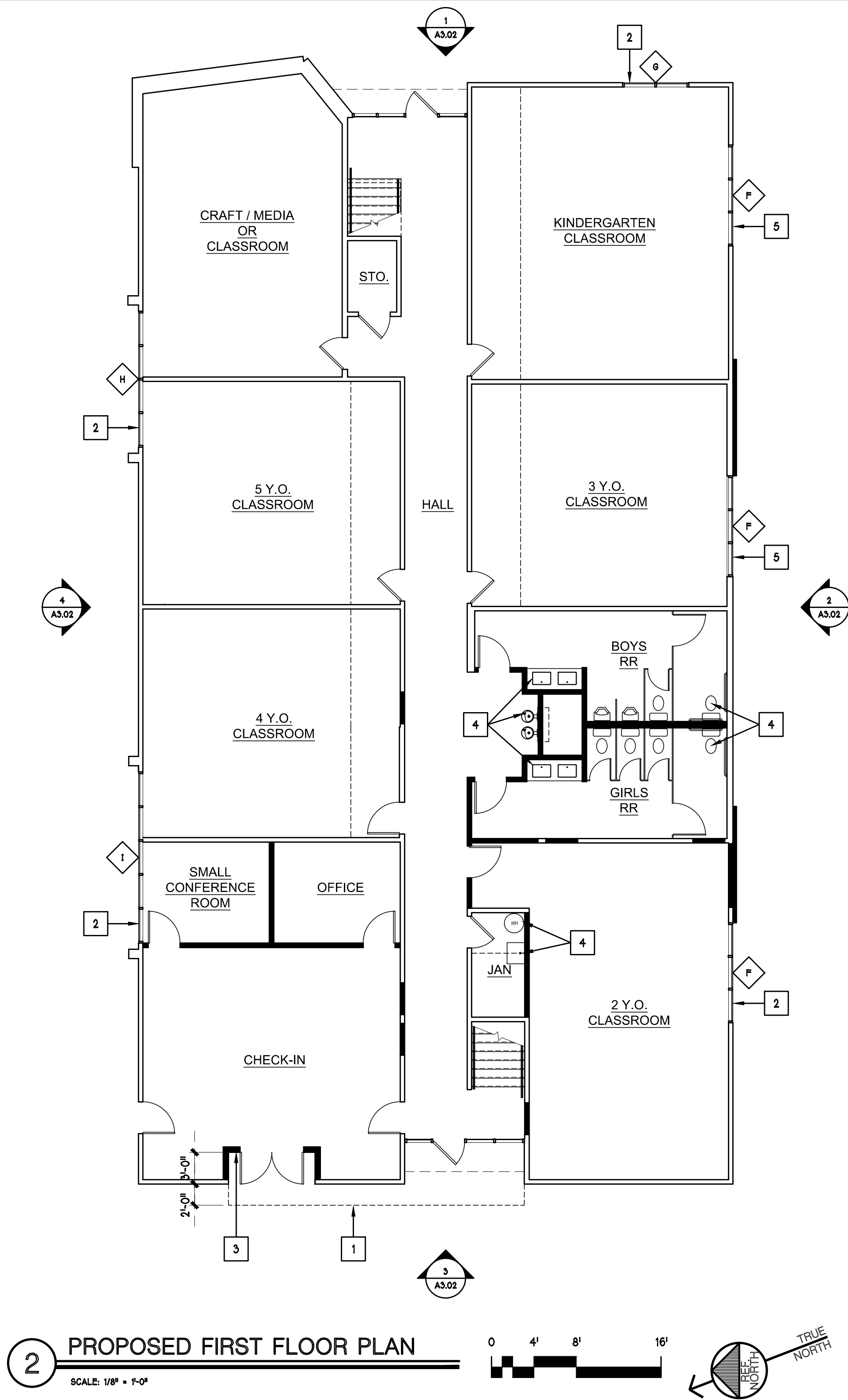
-  (E) WALL TO REMAIN.
-  (E) WALL TO BE REMOVED.
-  (N) FRAMED WALL.
-  (E) WINDOW TO REMAIN.
-  (E) WINDOW TO BE REMOVED.
-  (N) WINDOW.
-  (E) DOOR TO REMAIN.
-  (E) DOOR TO BE REMOVED.
-  (N) DOOR.

V I T A E
ARCHITECTURE
PLANNING
INTERIORS

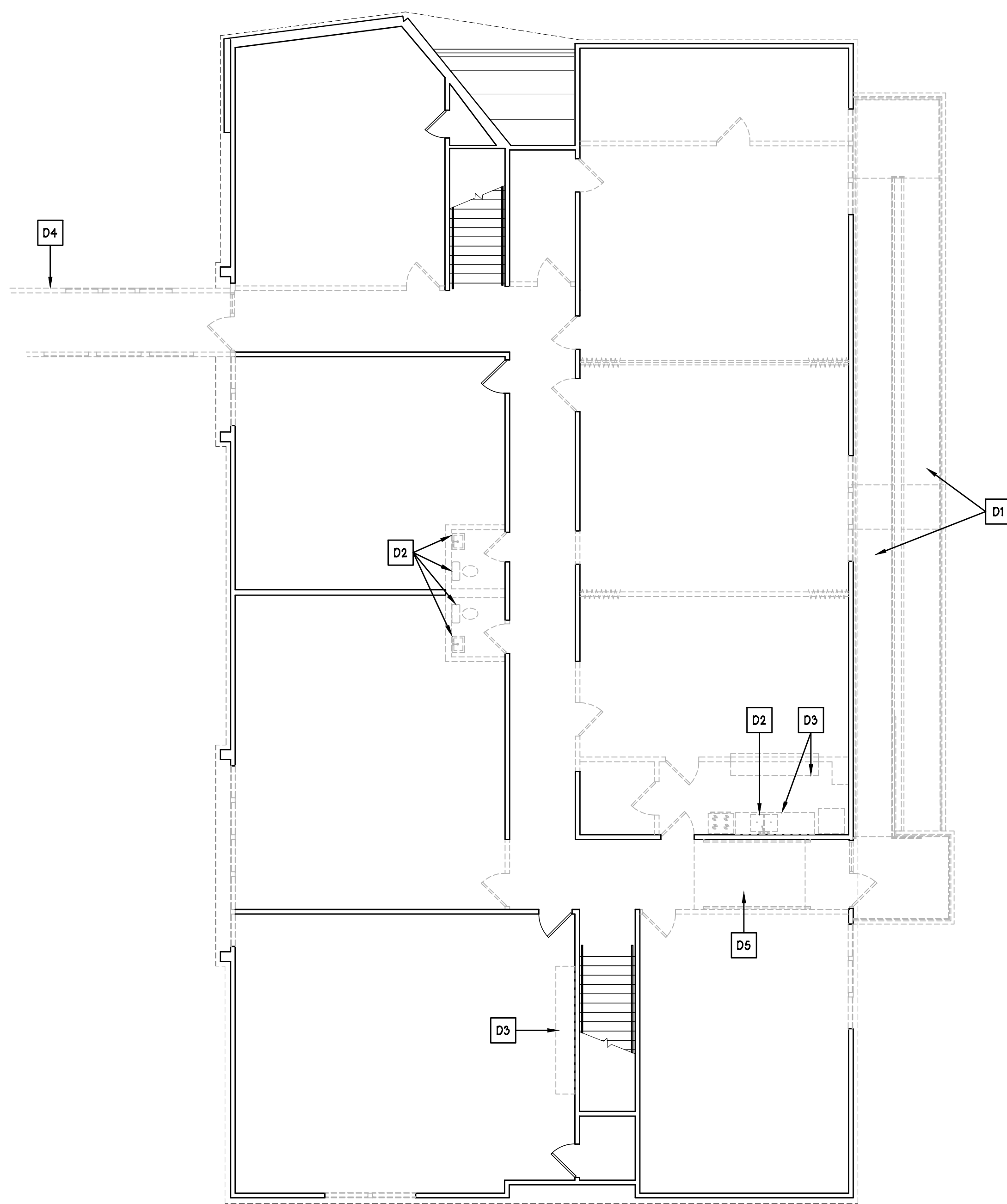
[illegible]

ADMIN. BUILDING PLANS

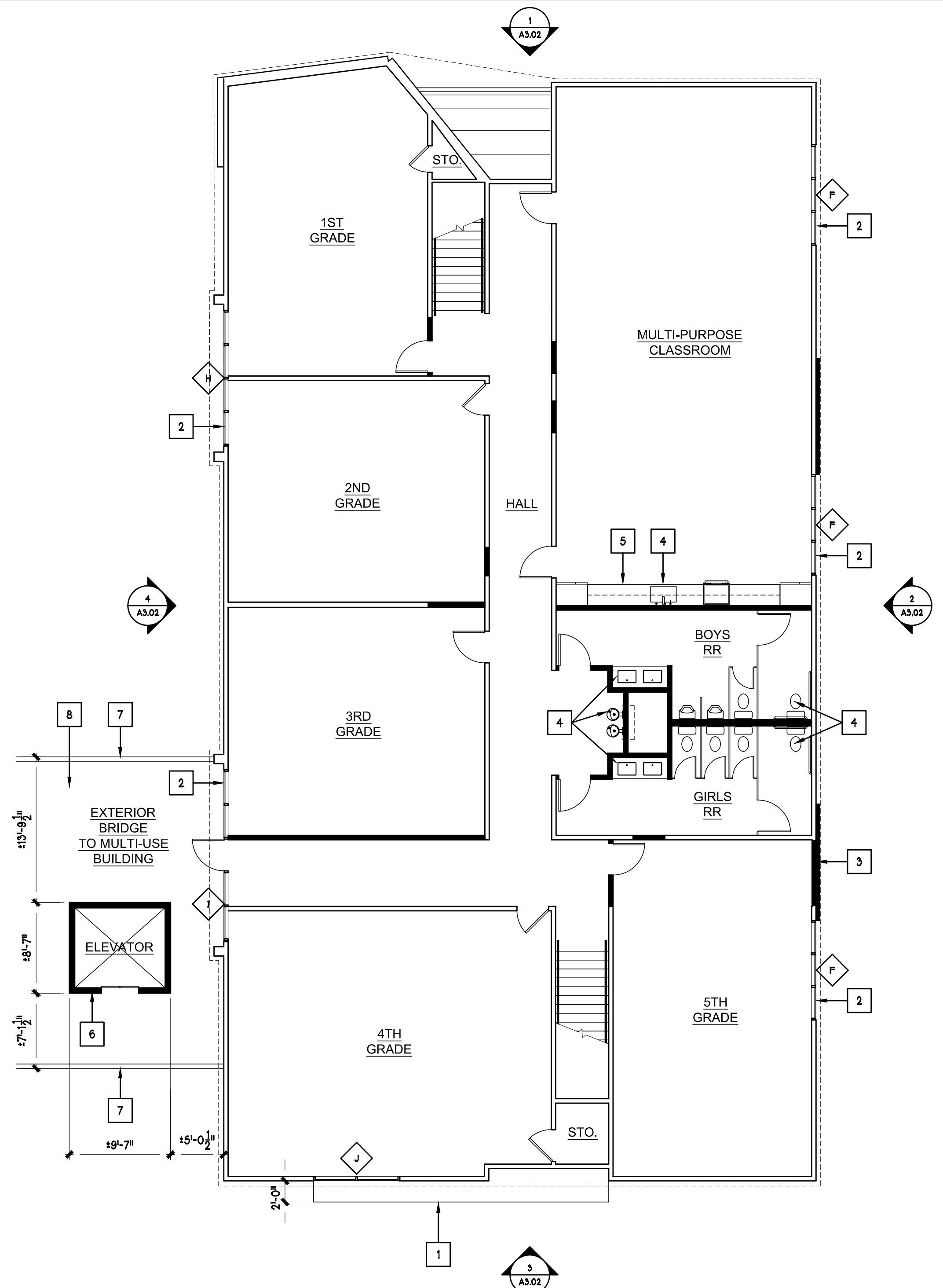
A 2.01



A 2.02A



1 DEMOLITION SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'
TRUE NORTH



2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'
TRUE NORTH

KEYNOTES

DEMOLITION FLOOR PLAN	PROPOSED FLOOR PLAN
D1 (E) RAMP TO SECOND FLOOR TO BE REMOVED.	1 (N) CANOPY BELOW. ALIGN W/ OPENINGS BELOW.
D2 (E) PLUMBING FIXTURES TO BE REMOVED.	2 (N) STOREFRONT SYSTEM AT (E) OPENING.
D3 (E) MILLWORK TO BE REMOVED.	3 (N) EXTERIOR WALL AT REMOVED OPENING.
D4 (E) BRIDGE TO ADJACENT BUILDING TO BE REMOVED.	4 (N) PLUMBING FIXTURES, TYP.
D5 (E) RAMP TO BE REMOVED. INFILL FLOORING AS REQUIRED TO ALIGN W/ ADJACENT FLOOR LEVEL.	5 (N) MILLWORK, TYP.
	6 (N) EXTERIOR ELEVATOR SHAFT.
	7 (N) PAINTED METAL GUARDRAIL.
	8 (N) FRAMED BRIDGE BETWEEN BUILDINGS.

LEGEND

	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED.
	(N) FRAMED WALL.
	(E) WINDOW TO REMAIN
	(E) WINDOW TO BE REMOVED.
	(N) WINDOW.
	(E) DOOR TO REMAIN.
	(E) DOOR TO BE REMOVED.
	(N) DOOR.



355 Capitol Mall, Suite 255, Sacramento, CA 95814 916.971.6584

SUN RIVER
REMODEL
11223 TRINITY RIVER DR.
RANCHO CORDOVA, CA

JOB NO.	AS SHOWN
SCALE	DATE
DATE	10/04/24
CHECKED BY	BK
DRAWN BY	CL
MAJOR DESIGN REVIEW	04/30/24
PLANNING COMMENTS	10/04/24

EDUCATION
BUILDING
SECOND
FLOOR PLANS



ARCHITECTURE
PLANNING
INTERIORS

VITAE

355 Capitol Mall, Suite 255, Sacramento, CA 95814 916.921.6584

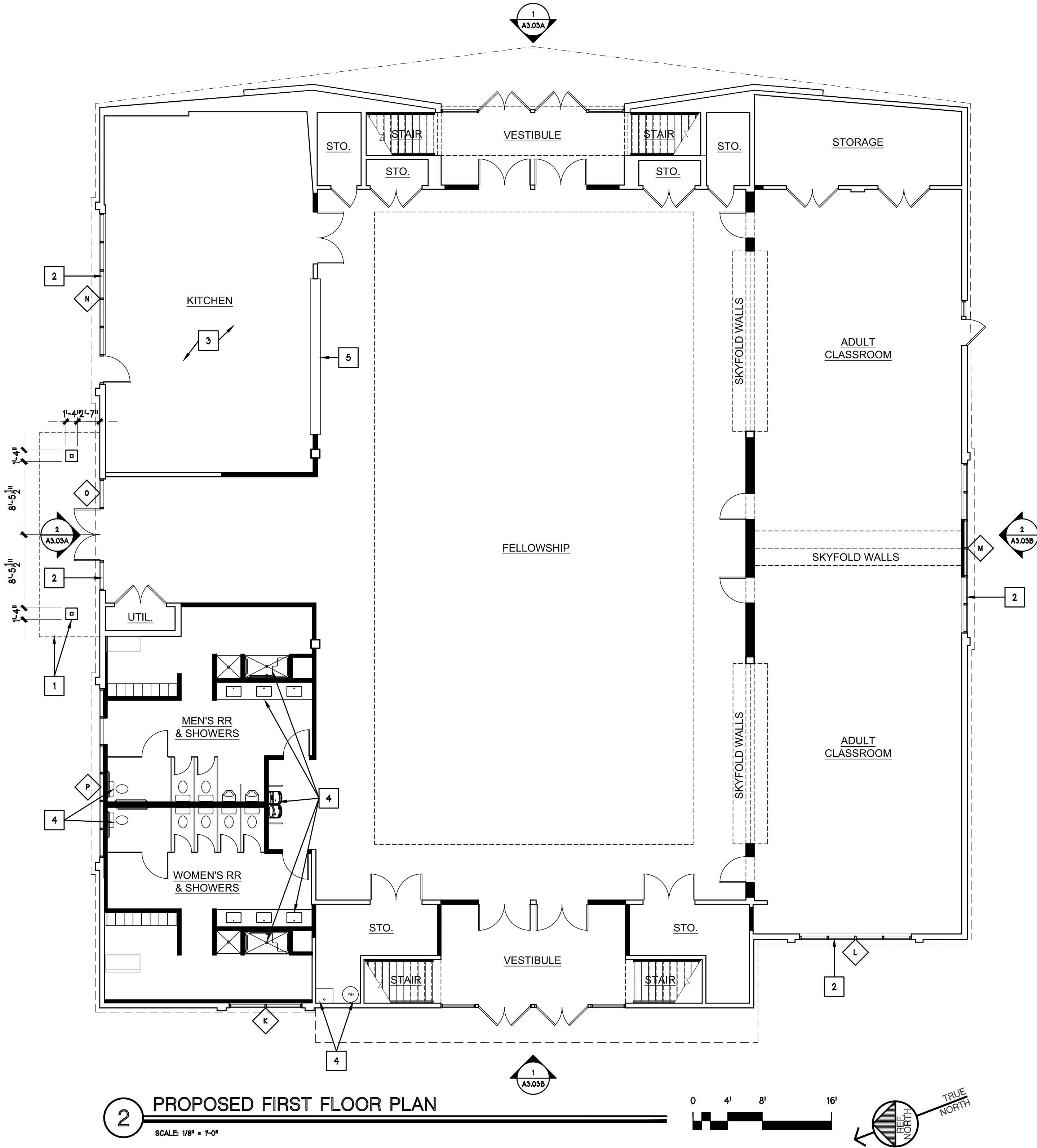
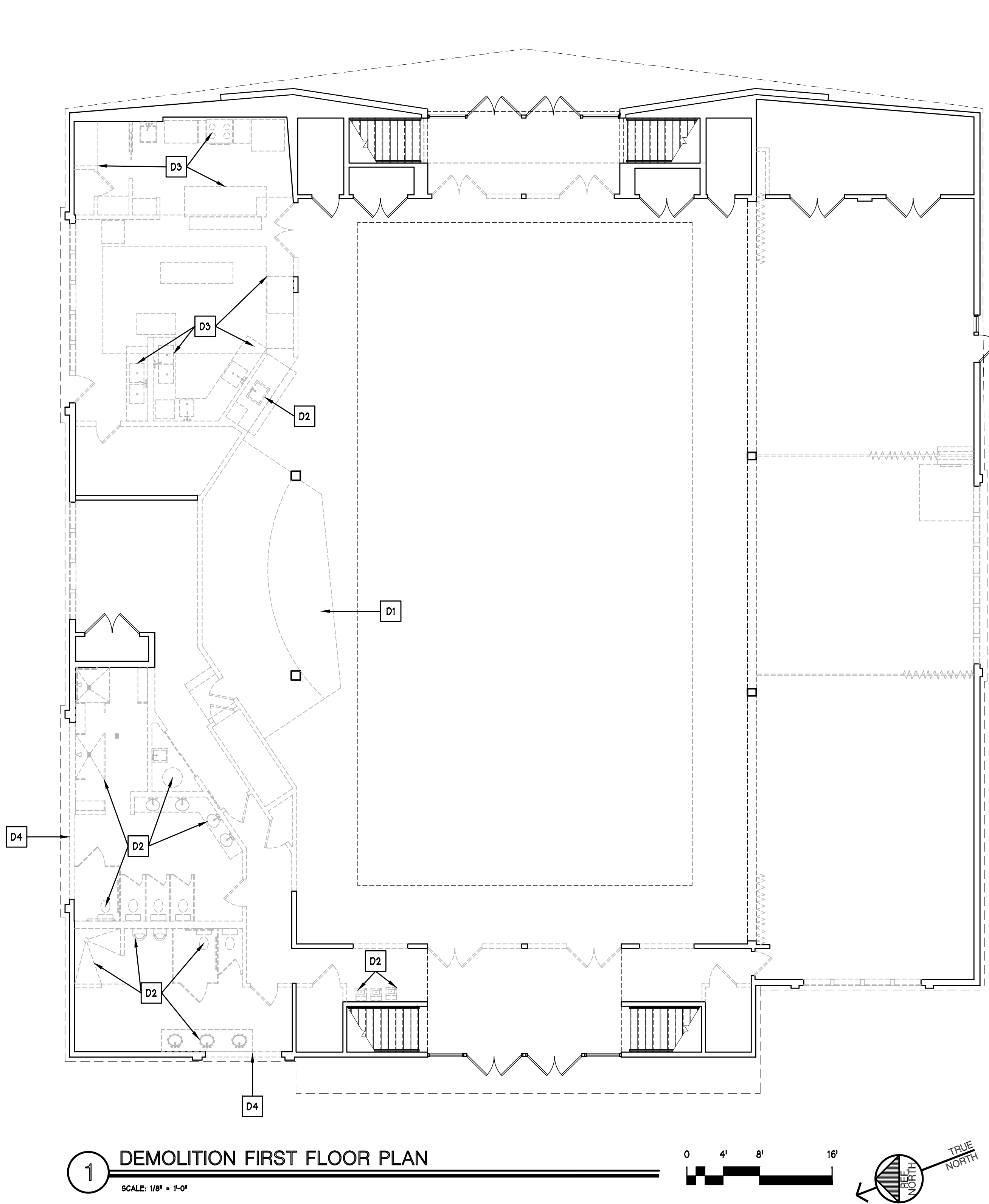
SUN RIVER
REMODEL

11223 TRINITY RIVER DR.
RANCHO CORDOVA, CA

JOB NO.	A5.030A
SCALE	AS SHOWN
DATE	10/04/24
CHECKED BY	BK
DRAWN BY	CL
MAJOR DESIGN REVIEW	04/30/24
PLANNING COMMENTS	10/04/24

MULTI-USE
BUILDING
FIRST FLOOR
PLANS

A2.03A



KEYNOTES

DEMOLITION FLOOR PLAN

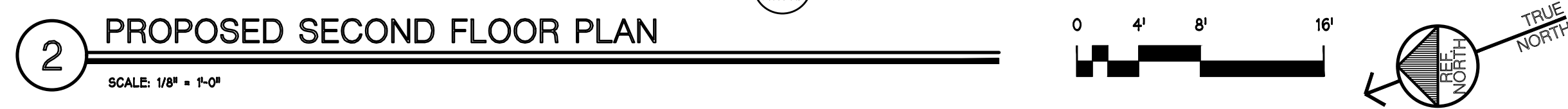
- D1 (E) STAGE TO BE REMOVED.
- D2 (E) PLUMBING FIXTURES TO BE REMOVED.
- D3 (E) KITCHEN EQUIPMENT TO BE REMOVED.
- D4 PORTION OF (E) EXTERIOR WALL TO BE REMOVED FOR WINDOW OPENING TO ALIGN W/ WINDOW ON SECOND FLOOR.

PROPOSED FLOOR PLAN

- 1 OUTLINE OF (N) CANOPY ABOVE W/ POSTS.
- 2 (N) STOREFRONT SYSTEM AT (E) OPENING.
- 3 (N) KITCHEN EQUIPMENT PER KITCHEN DESIGNER.
- 4 (N) PLUMBING FIXTURES, TYP.
- 5 (N) PASS-THROUGH COUNTER.

LEGEND

- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED.
- (N) FRAMED WALL.
- (E) WINDOW TO REMAIN
- (E) WINDOW TO BE REMOVED.
- (N) WINDOW.
- (E) DOOR TO REMAIN.
- (E) DOOR TO BE REMOVED.
- (N) DOOR.



DEMOLITION FLOOR PLAN

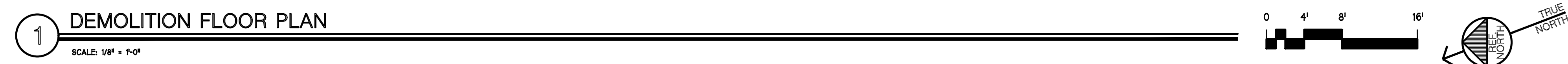
PROPOSED FLOOR PLAN

- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED.
- (N) FRAMED WALL.
- (E) WINDOW TO REMAIN
- (E) WINDOW TO BE REMOVED.
- (N) WINDOW.
- (E) DOOR TO REMAIN.
- (E) DOOR TO BE REMOVED.
- (N) DOOR.

11223 TRINITY RIVER DR
RANCHO CORDOVA, CA

[illegible]

A 2.03B



D1	(E) SLUMP BLOCK BENCH & PARTIAL HEIGHT WALL TO BE REMOVED.
D2	(E) PLUMBING FIXTURES TO BE REMOVED.
D3	(E) COFFEE BAR MILLWORK TO BE REMOVED.
D4	PORTION OF (E) EXTERIOR WALL TO BE REMOVED FOR (N) DOOR OPENING.
D5	(E) SLUMP BLOCK CLADDING TO BE REMOVED AROUND (E) STEEL TUBE COLUMN.
D6	(N) LOBBY CEILING TO BE MODIFIED AS REQUIRED FOR (N) LOBBY CONFIGURATION.
D7	(E) STOREFRONT POSTS TO BE REMOVED.

 (E) WALL TO REMAIN

 (E) WALL TO BE REMOVED.

 (E) WINDOW TO REMAIN

 (E) WINDOW TO BE REMOVED.

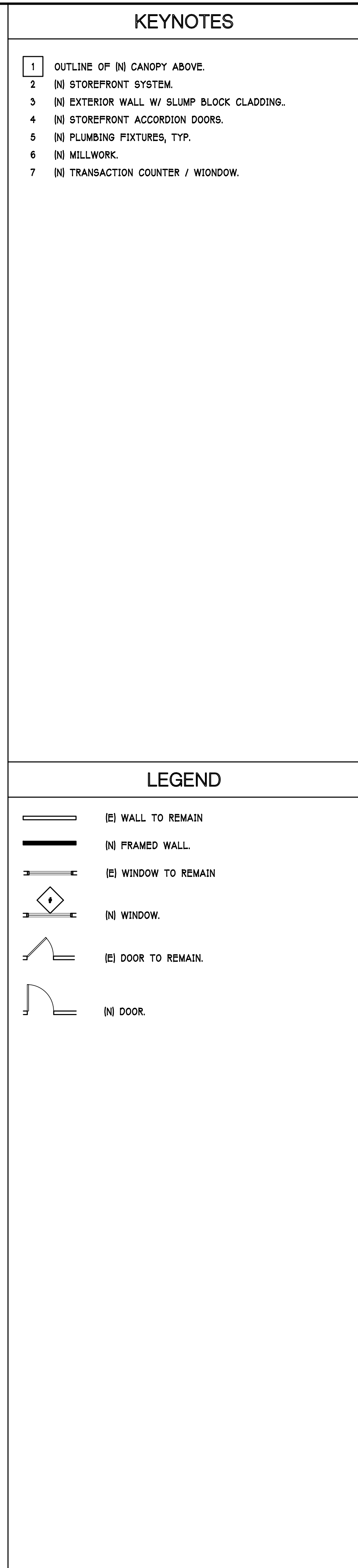
 (E) DOOR TO REMAIN.

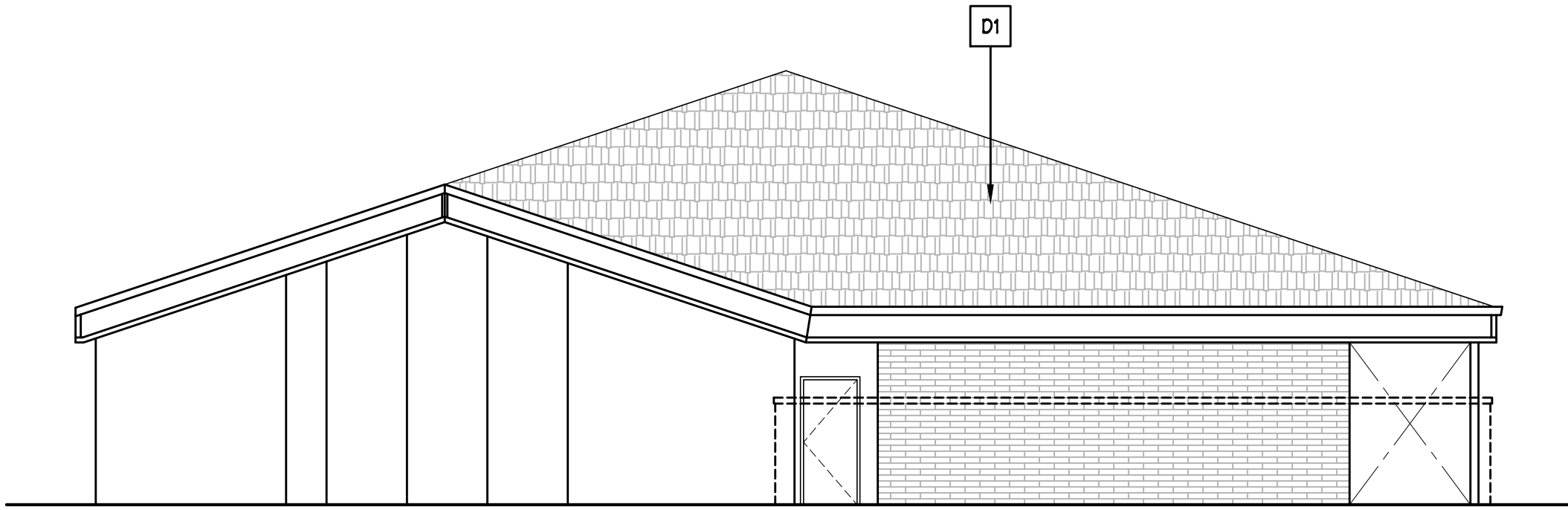
 (E) DOOR TO BE REMOVED.

[illegible]

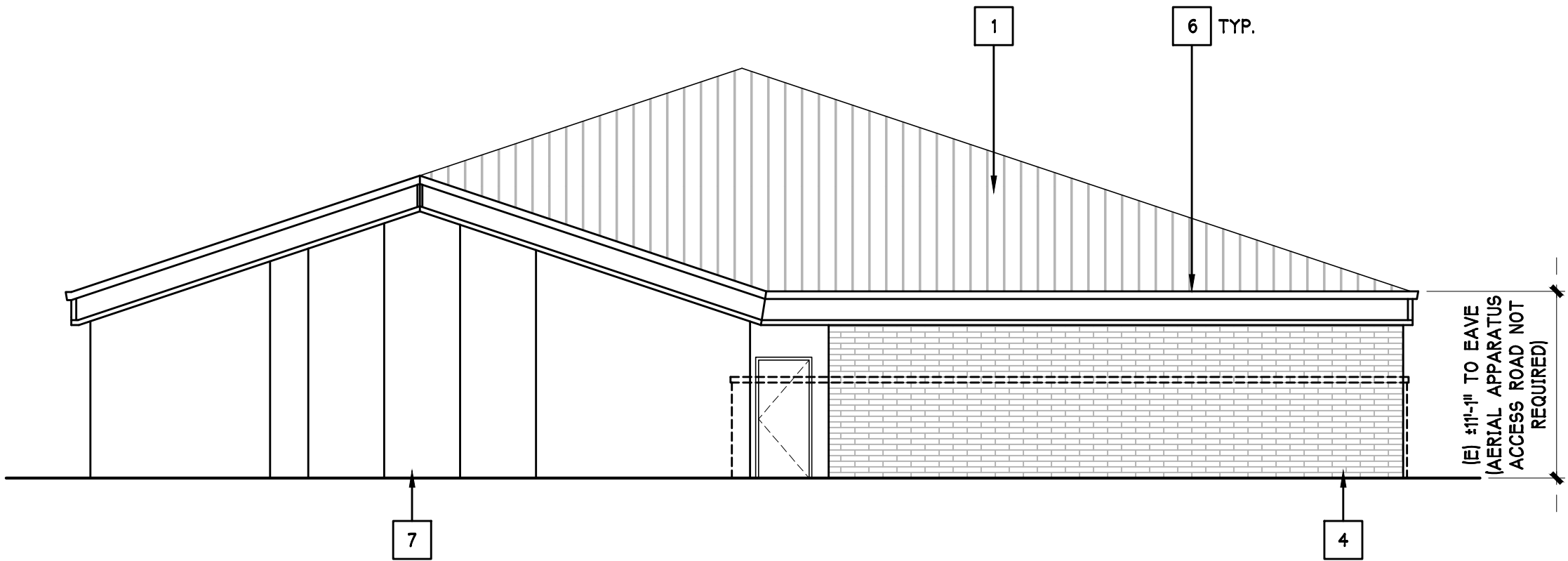
SANCTUARY BUILDING DEMOLITION FLOOR PLAN

A 2.04A



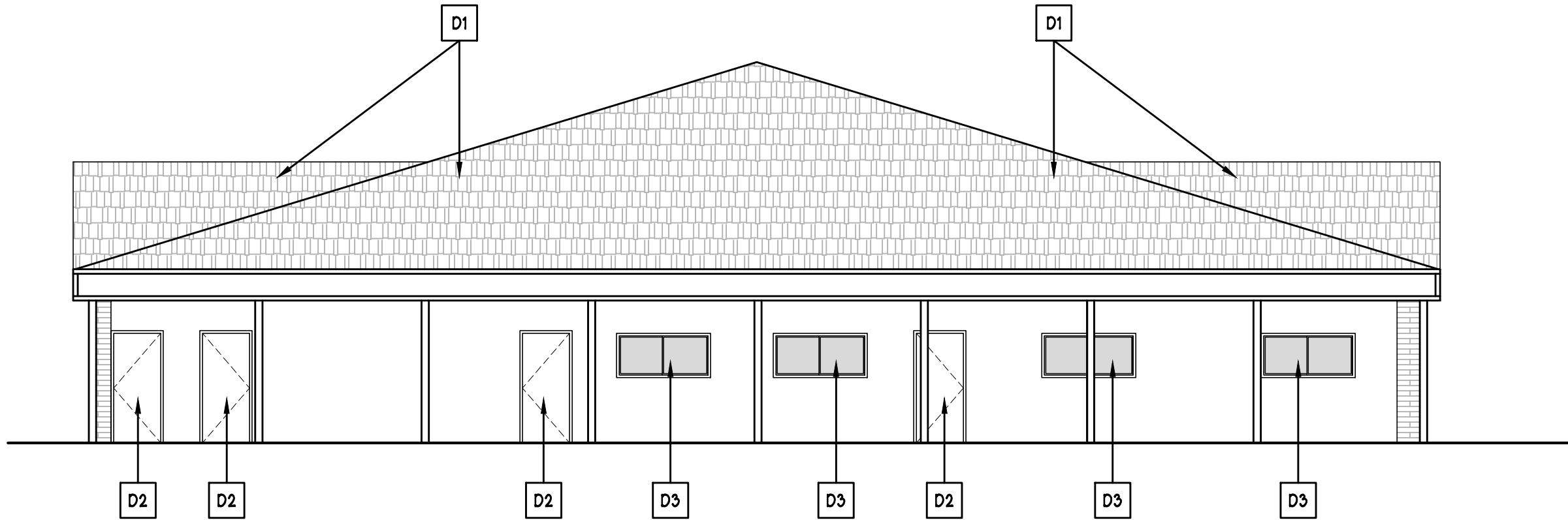


EXISTING

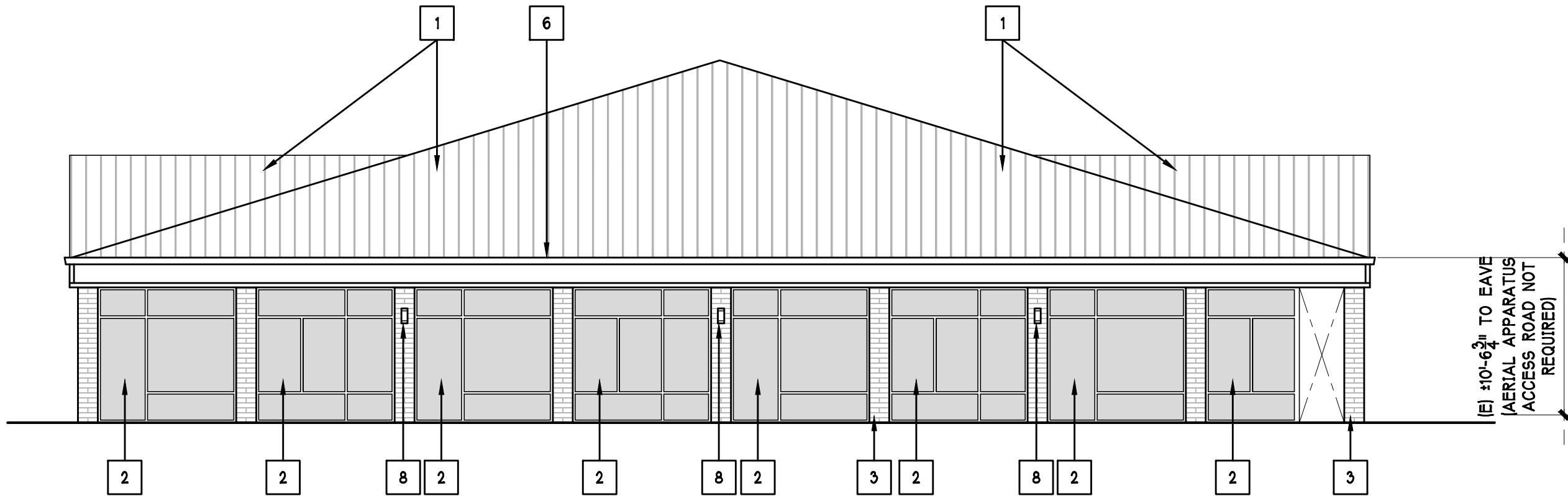


PROPOSED

1 WEST ELEVATION (KLAMATH RIVER DR)
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

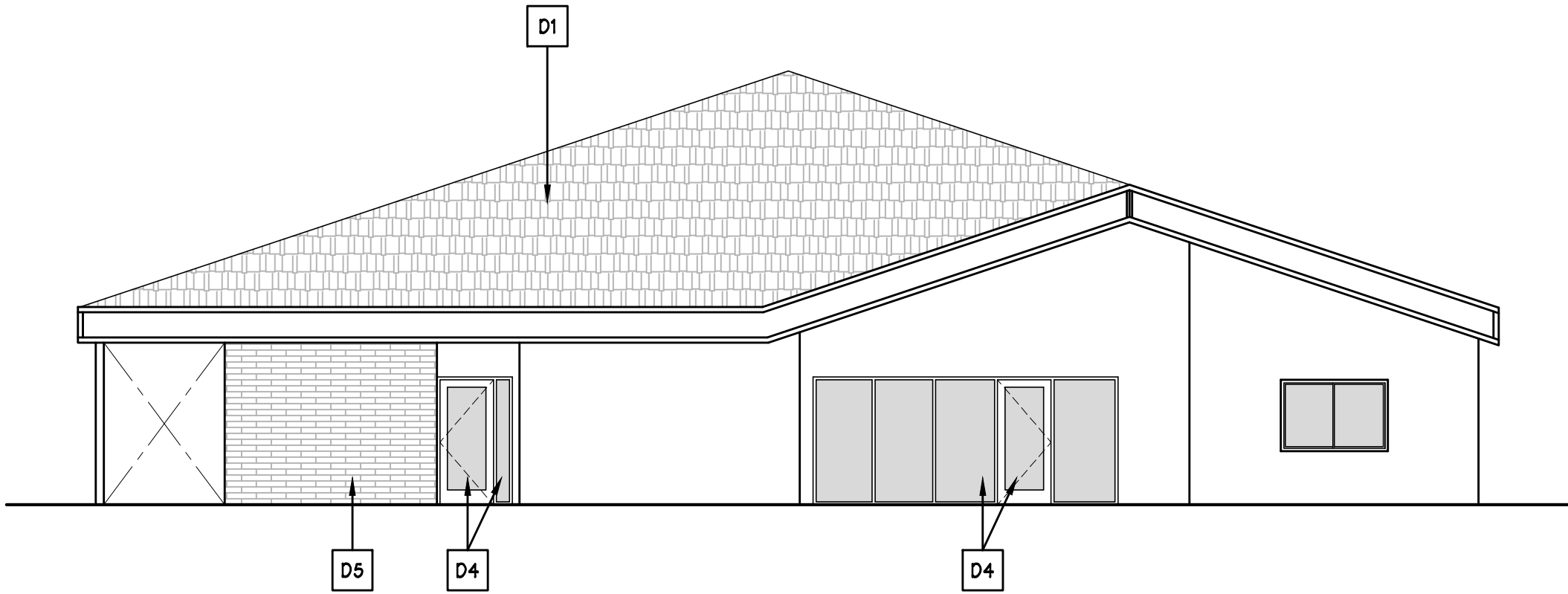


EXISTING

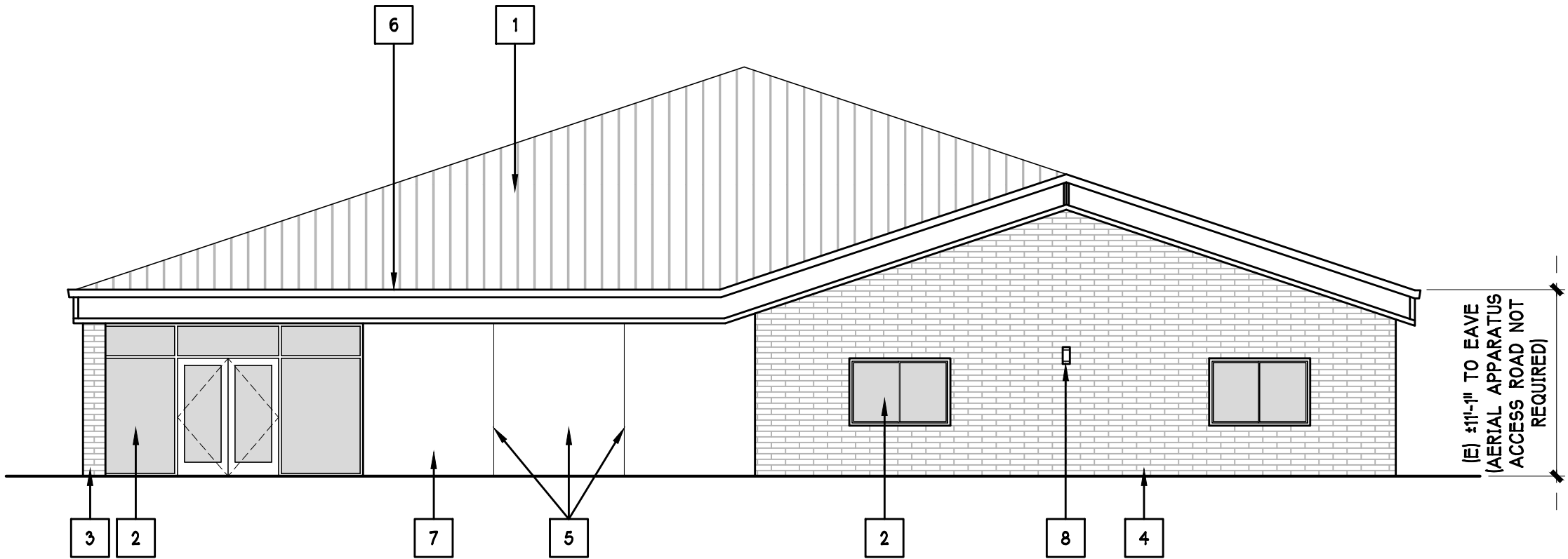


PROPOSED

2 SOUTH ELEVATION (TRINITY RIVER DR)
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

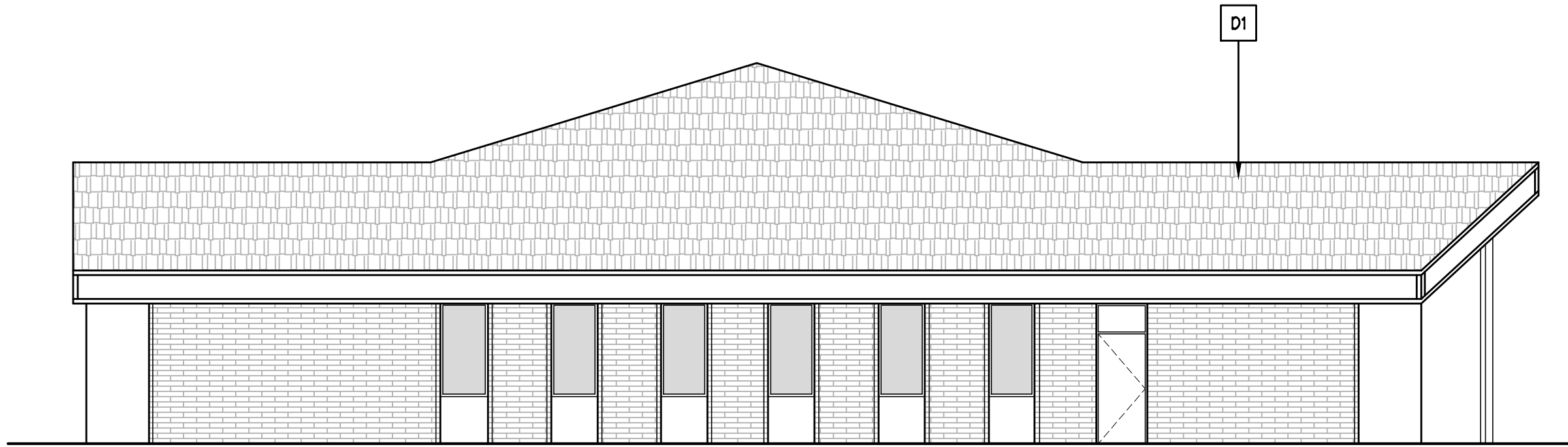


EXISTING

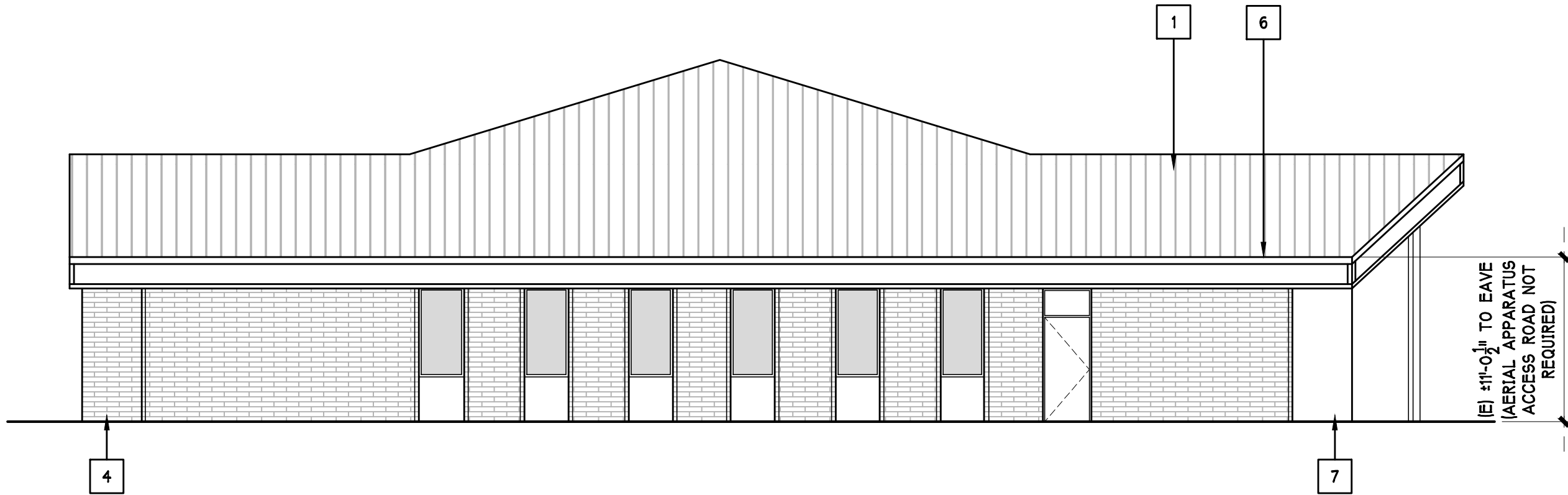


PROPOSED

3 EAST ELEVATION (COURTYARD)
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



EXISTING



PROPOSED

4 NORTH ELEVATION (FROM SANCTUARY BUILDING)
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

KEYNOTES

EXISTING /DEMOLITION/

- D1 (E) SHINGLE ROOFING TO BE REMOVED, TYP.
D2 (E) EXTERIOR DOOR TO BE REMOVED.
D3 (E) WINDOW TO BE REMOVED.
D4 (E) STOREFRONT SYSTEM TO BE REMOVED.
D5 (E) PORTION OF EXTERIOR WALL TO BE REMOVED.

PROPOSED

- 1 (N) STANDING SEAM METAL ROOF, TYP.
2 (N) STOREFRONT SYSTEM.
3 (N) SLUMP BLOCK TO MATCH (E) AT (E) POSTS.
4 (N) SLUMP BLOCK EXTERIOR CLADDING TO MATCH (E).
5 (N) CEMENTITIOUS PLASTER SYSTEM W/ VERTICAL REVEALS TO MATCH (E).
6 (N) PAINT AT (E) ROOF TRIM, TYP.
7 (N) PAINT AT CEMENTITIOUS PLASTER CLADDING, TYP.
8 (N) DECORATIVE WALL SCONCE.

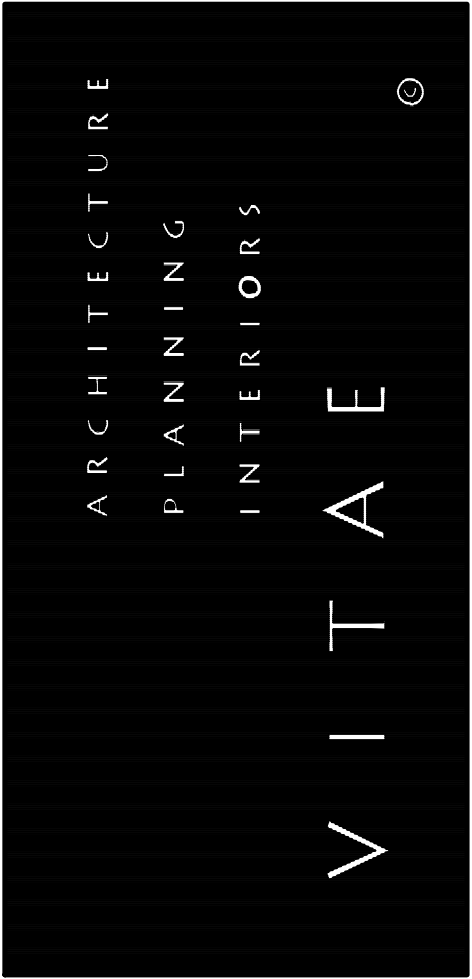
SUN RIVER
REMODEL

11223 TRINITY RIVER DR.
RANCHO CORDOVA, CA

JOB NO.	
SCALE	AS SHOWN
DATE	10/04/24
CHECKED BY	BK
DRAWN BY	CL
MAJOR DESIGN REVIEW	04/30/24
PLANNING COMMENTS	10/04/24

EXTERIOR
ELEVATION -
ADMIN.
BUILDING

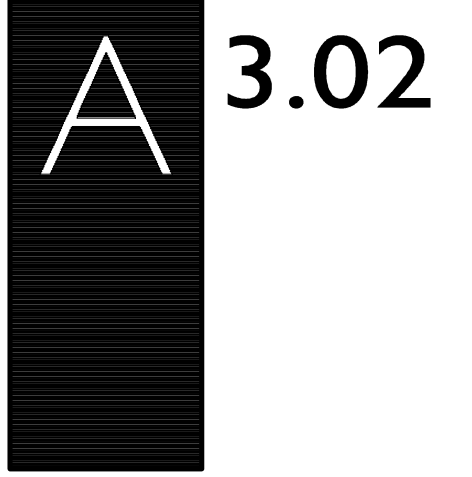
A 3.01



**SUN RIVER
REMODEL**
11223 TRINITY RIVER DR.
RANCHO CORDOVA, CA

JOB NO.	
SCALE	AS SHOWN
DATE	10/04/24
CHECKED BY	BK
DRAWN BY	CL
MAJOR DESIGN REVIEW	04/30/24
PLANNING COMMENTS	10/04/24

**EXTERIOR
ELEVATIONS -
EDUCATION
BUILDING**





11223 TRINITY RIVER DR
RANCHO CORDOVA, CA

EXTERIOR ELEVATION - MULTI-USE BUILDING

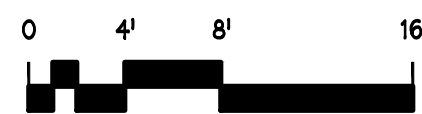
the 1990s, the number of people in the United States who are 65 years of age or older has increased by 50 percent, and the number of people 75 years of age or older has increased by 75 percent. The number of people 85 years of age or older has increased by 150 percent. The number of people 95 years of age or older has increased by 300 percent. The number of people 100 years of age or older has increased by 500 percent.



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



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



EXISTING (DEMOLITION)

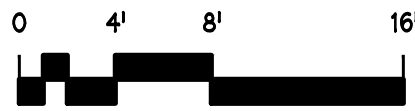
PROPOSED

- XREFS: [24X36 [.\E2-xEE0



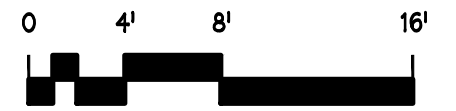
1 WEST ELEVATION (COURTYARD)

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



2 SOUTH ELEVATION (FROM EDUCATION BUILDING)

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



EXISTING (DEMOLITION)

EXISTING (DEMOLITION)

- | | | | |
|----|--|----|---|
| D1 | (E) SHINGLE ROOFING TO BE REMOVED, TYP. | 1 | (N) STANDING SEAM METAL ROOF, TYP. |
| D2 | (E) WINDOW & WOOD TRIM (WHERE OCCURS) TO BE REMOVED. | 2 | (N) STOREFRONT SYSTEM. |
| D3 | (E) BRIDGE TO ADJACENT BUILDING TO BE REMOVED. | 3 | (N) SPANDREL GLASS. |
| D4 | (E) STOREFRONT SYSTEM TO BE REMOVED. | 4 | (N) BRIDGE TO ADJACENT BUILDING W/ GUARD RAIL. |
| | | 5 | (N) PAINT AT (E) ROOF TRIM, TYP. |
| | | 6 | (N) STOREFRONT DOOR. |
| | | 7 | (N) PLANTER. |
| | | 8 | (N) ACCENT PAINT AT ENTRIES. |
| | | 9 | (N) DECORATIVE WALL SCONCE. |
| | | 10 | (N) PAINT AT CEMENTITIOUS PLASTER CLADDING, TYP. |
| | | 11 | OUTLINE OF (E) BUILDING BEYOND & STAIR. |
| | | 12 | OUTLINE (N) EXTERIOR ELEVATOR SHAFT ENCLOSURE W/ CEMENTITIOUS PLASTER CLADDING SYSTEM & TRIM TO MATCH (E). PAINT TO MATCH ACCENT COLOR. |

XREFS: [] 24X36; [] .\E2-xEE0

V I T A E
A R C H I T E C T U R E
P L A N N I N G
I N T E R I O R S
©

555 Capitol Mall, Suite 255, Sacramento, CA 95814 916.921.6584

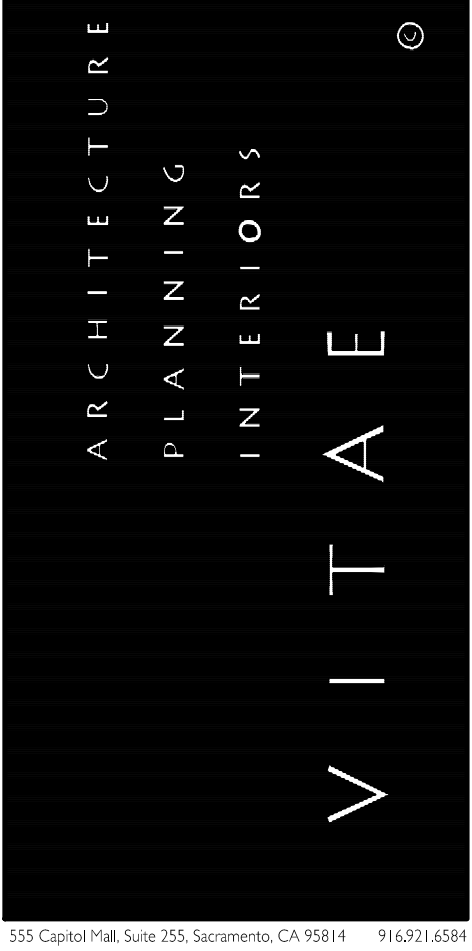
11223 TRINITY RIVER DR
RANCHO CORDOVA, CA

11223 TRINITY RIVER DR
RANCHO CORDOVA, CA

[illegible]

EXTERIOR ELEVATION - MULTI-USE BUILDING

A 3.03B



11223 TRINITY RIVER DR
RANCHO CORDOVA, CA

EXTERIOR
ELEVATION -
SANCTUARY
BUILDING

A 3.04A

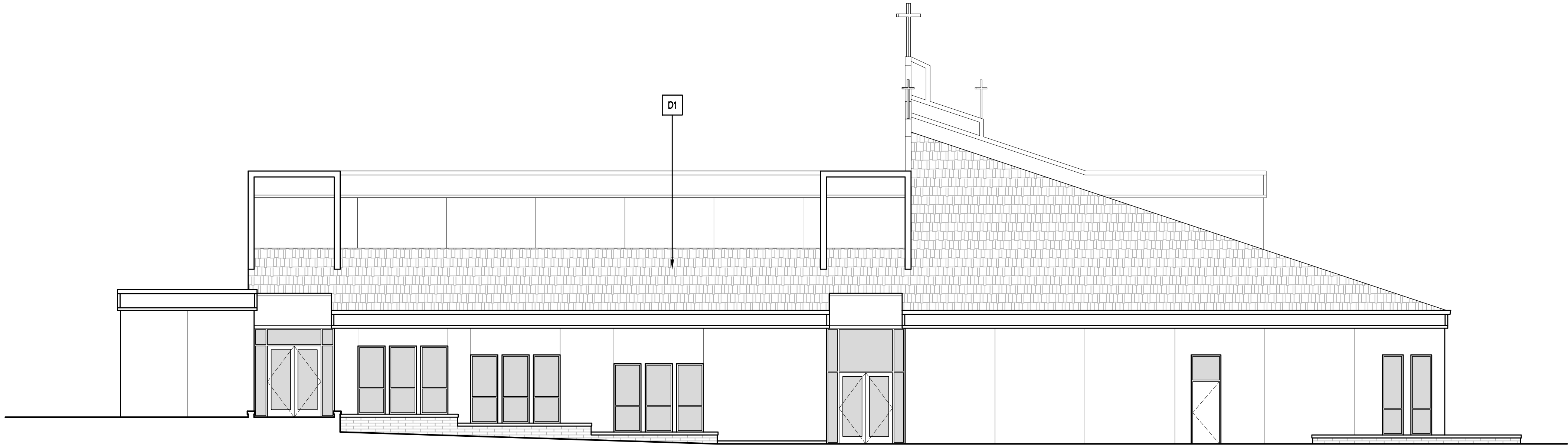
EXISTING (DEMOLITION)

XREFS: [24X36 [.\E2-xEE0

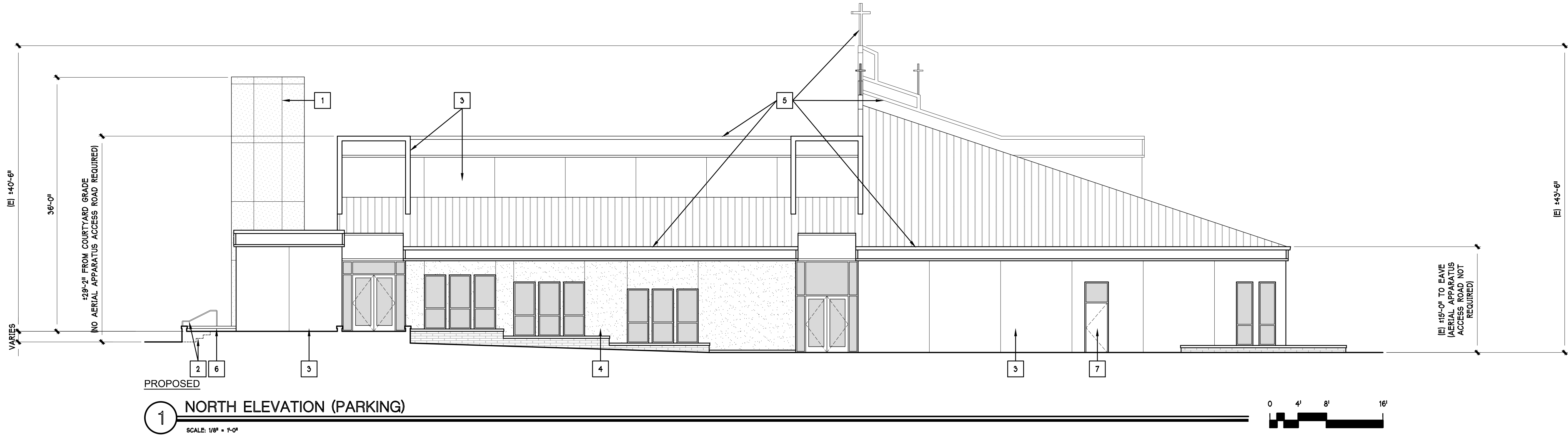
ARCHITECTURE
PLANNING
INTERIORS

VITAE

355 Capitol Mall, Suite 255, Sacramento, CA 95814 916.921.6584



EXISTING



KEYNOTES

- EXISTING DEMOLITION**

D1 (E) SHINGLE ROOFING TO BE REMOVED, TYP.
- PROPOSED**

1 (N) ENTRY CROSS. HARDIE SIDING (ARCHITECTURAL COLLECTION - FINE SAND) O/ WRB O/ SHEATHING O/ STRUCTURAL STEEL FRAMING.

2 OUTLINE OF (N) CONCRETE STEPS W/ PAINTED METAL HANDRAILS BEYOND.

3 (N) PAINT AT CEMENTITIOUS PLASTER CLADDING, TYP.

4 (N) ACCENT PAINT AT (E) BUILDING RECESS.

5 (N) PAINT AT (E) TRIM, TYP.

6 (N) PLANTER.

7 (N) PAINT AT (E) HOLLOW METAL DOOR TO MATCH ADJACENT WALL.

SUN RIVER
REMODEL

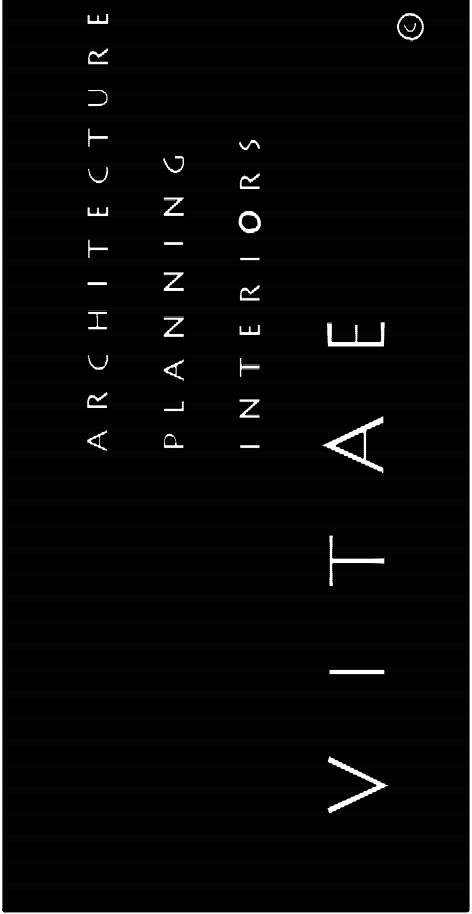
11223 TRINITY RIVER DR.
RANCHO CORDOVA, CA

JOB NO.	AS SHOWN
SCALE	DATE
DATE	10/04/24
CHECKED BY	BK
DRAWN BY	CL
MAJOR DESIGN REVIEW	04/30/24
PLANNING COMMENTS	10/04/24

EXTERIOR
ELEVATION -
SANCTUARY
BUILDING

A

3.04A



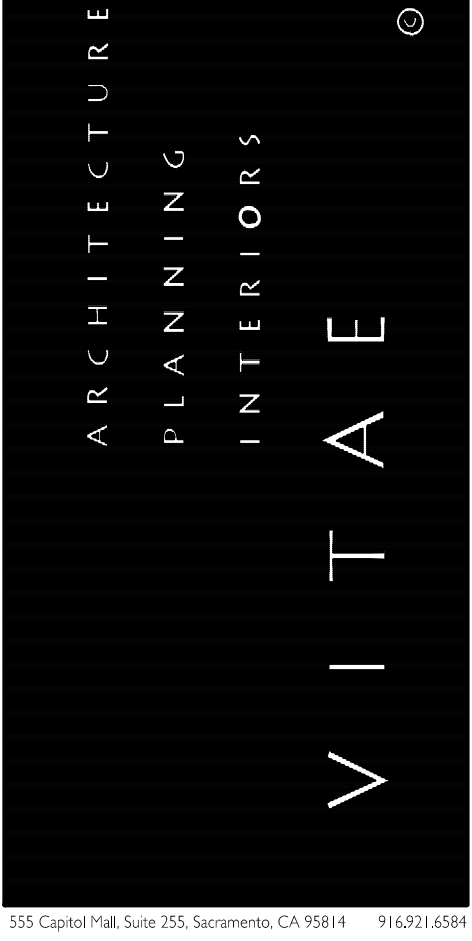
11223 TRINITY RIVER DR
RANCHO CORDOVA, CA

[illegible]

EXISTING (DEMOLITION)	PROPOSED
D1 (E) SHINGLE ROOFING TO BE REMOVED, TYP.	1 (N) PAINT AT (E) HOLLOW METAL DOOR TO MATCH (E) STOREFRONT FRAME. 2 (N) PAINT AT (E) TRIM, TYP. 3 (N) PAINT AT CEMENTITIOUS PLASTER CLADDING, TYP. 4 (N) ACCENT PAINT AT (E) BUILDING RECESS.

EXTERIOR ELEVATION - SANCTUARY BUILDING

A 3.04C

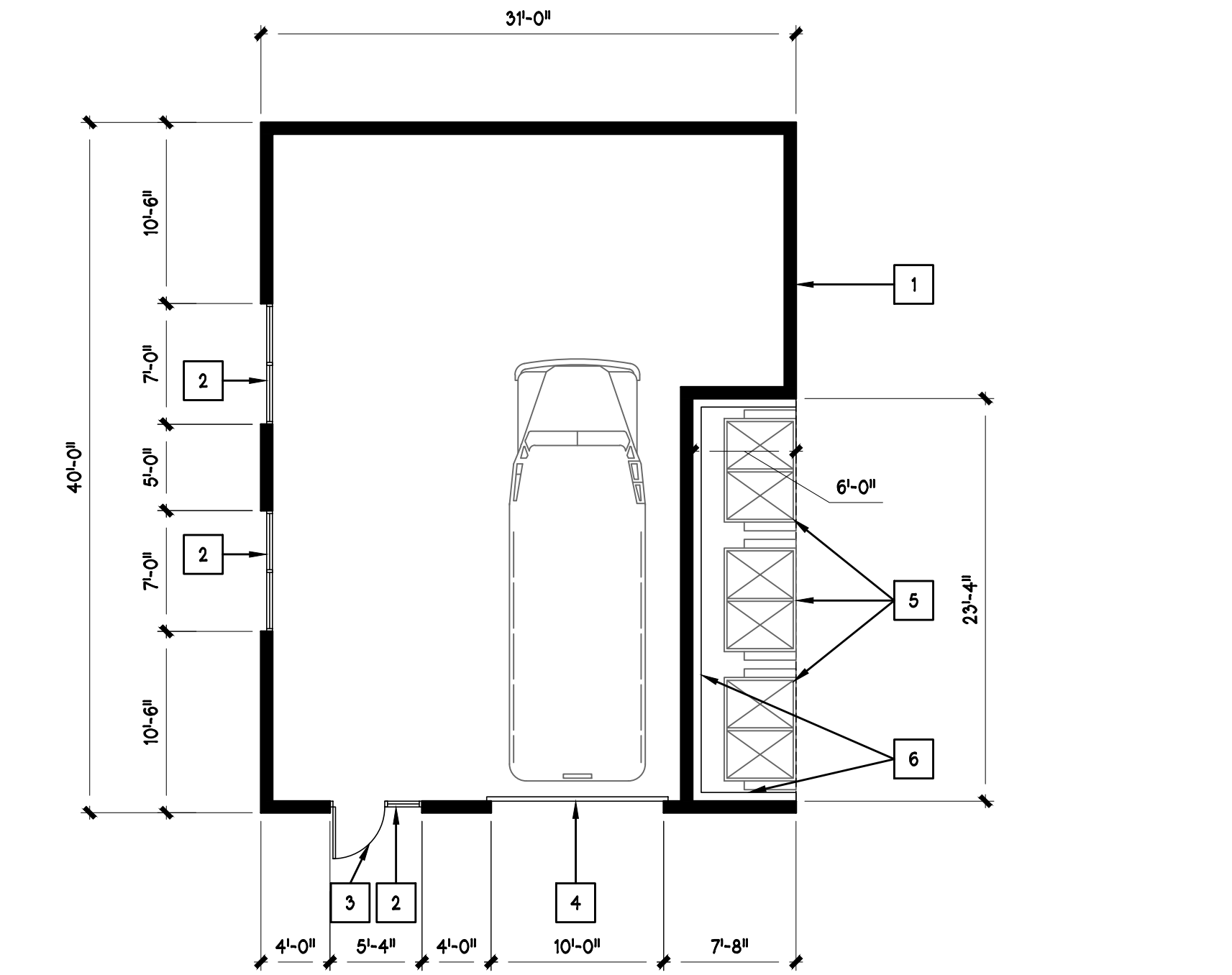


11223 TRINITY RIVER DR
RANCHO CORDOVA, CA

EXTERIOR ELEVATION - SANCTUARY BUILDING

A 3.04D

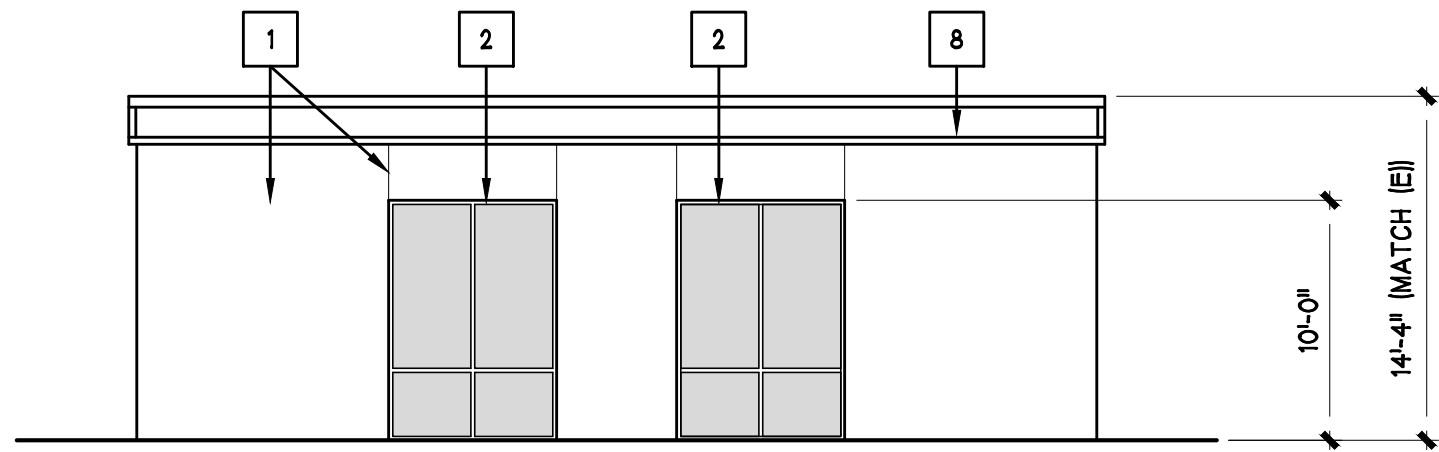
EXISTING DEMOLITION		PROPOSED	
D1	(E) STOREFRONT SYSTEM TO BE REMOVED.	1	(N) SLUMP BLOCK CLADDING AT (N) FRAMED WALLS.
D2	(E) SLUMP BLOCK CLADDING TO BE REMOVED.	2	(N) STOREFRONT SYSTEM.
D3	(E) SLUMP BLOCK BENCH & PARTIAL HEIGHT WALL TO BE REMOVED.	3	(N) PAINTED PARAPET TRIM TO MATCH (E).
D4	(E) SLOPED ROOF TO BE REMOVED.	4	(N) PRE-FINISHED CORRUGATED METAL CANOPY W/ PAINTED STEEL CHANNEL PERIMETER FRAME.
		5	(N) PAINT AT (E) TRIM, TYP.
		6	(N) ACCENT PAINT AT RECESSED ENTRY.
		7	(N) DECORATIVE WALL SCONCE.
		8	(N) PAINT AT CEMENTITIOUS PLASTER CLADDING, TYP.
		9	(N) STOREFRONT ACCORDION DOORS.
		10	(N) PAINT AT (E) HOLLOW METAL DOOR TO MATCH (E) STOREFRONT FRAME.
		11	(E) ROOF ACCESS LADDER FROM LOW ROOF TO HIGH ROOF.



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

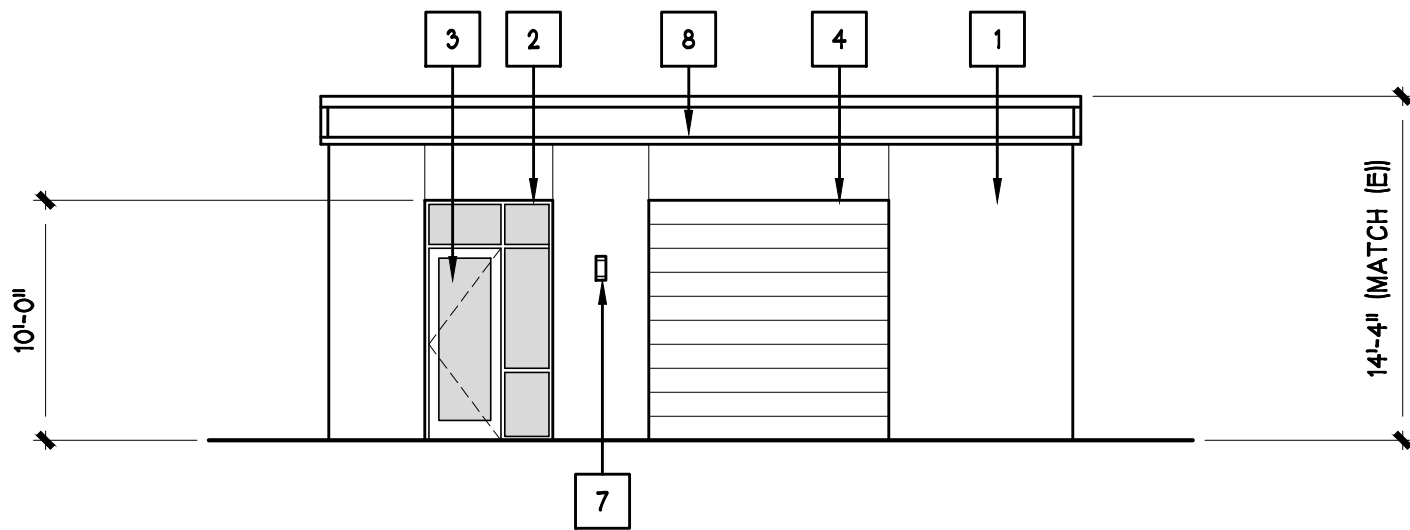
0 4' 8' 16'

REF NORTH



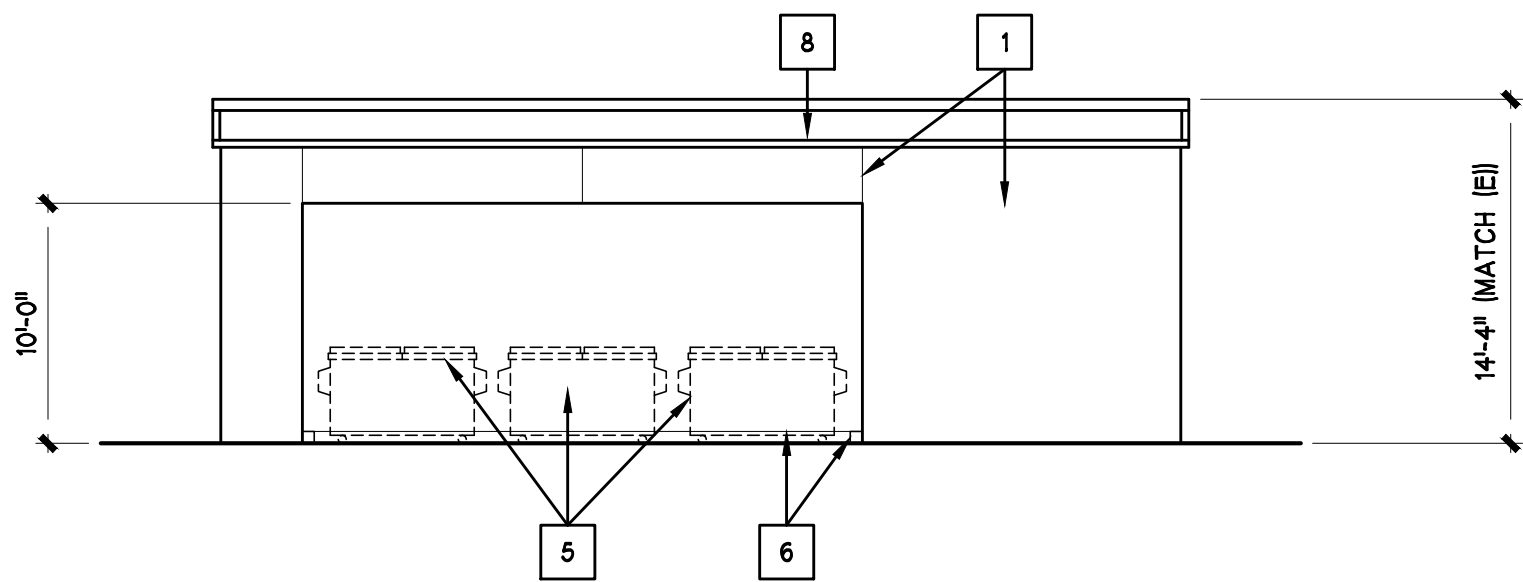
2 WEST ELEVATION (KLAMATH RIVER DR)
SCALE: 1/8" = 1'-0"

0 4' 8' 16'



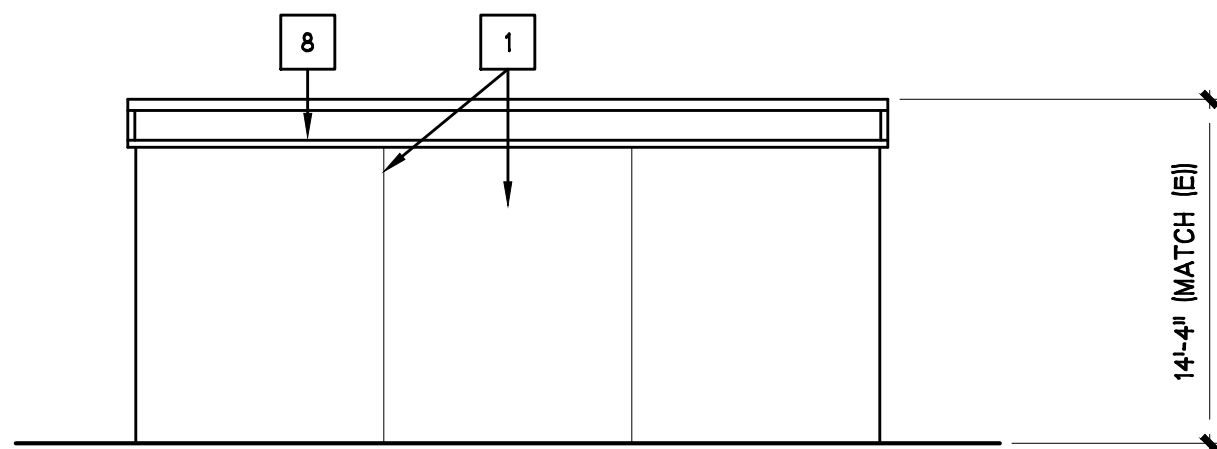
3 SOUTH ELEV. (TRINITY RIVER DR/PARKING)
SCALE: 1/8" = 1'-0"

0 4' 8' 16'



4 EAST ELEVATION (FROM ADMIN. BUILDING)
SCALE: 1/8" = 1'-0"

0 4' 8' 16'



5 NORTH ELEV. (FROM SANCTUARY BLDG)
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

KEYNOTES

- 1 [N] CEMENTITIOUS PLASTER CLADDING OVER FRAMED WALLS. PROVIDE VERTICAL REVEALS TO MATCH [E], TYP.
- 2 [N] STOREFRONT SYSTEM TO MATCH [E] ADJACENT BUILDING.
- 3 [N] STOREFRONT DOOR TO MATCH [E].
- 4 [N] GRADE LEVEL OVERHEAD DOOR.
- 5 WASTE, RECYCLING & ORGANICS BINS (WITH CASTERS) LOCATION
- 6 [N] RAISED 6" CONCRETE CURB WALL PROTECTION.
- 7 [N] WALL SCONCE.
- 8 [N] PARAPET TRIM TO MATCH [E].

ARCHITECTURE
PLANNING
INTERIORS
VITAE

335 Capitol Mall, Suite 255, Sacramento, CA 95814 916.921.6584

SUN RIVER
REMODEL

11223 TRINITY RIVER DR.
RANCHO CORDOVA, CA

JOB NO.	1
SCALE	AS SHOWN
DATE	10/04/24
CHECKED BY	BK
DRAWN BY	CL
MAJOR DESIGN REVIEW	04/30/24
PLANNING COMMENTS	10/04/24

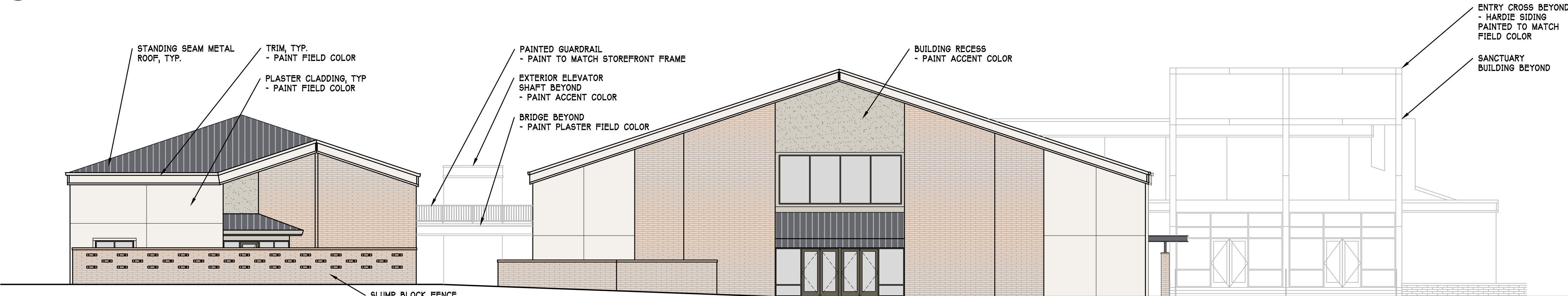
STORAGE
BUILDING PLAN
& EXTERIOR
ELEVATIONS

A 3.05



1 WEST ELEVATION (KLAMATH RIVER DR)

SCALE: 1" = 10'-0"



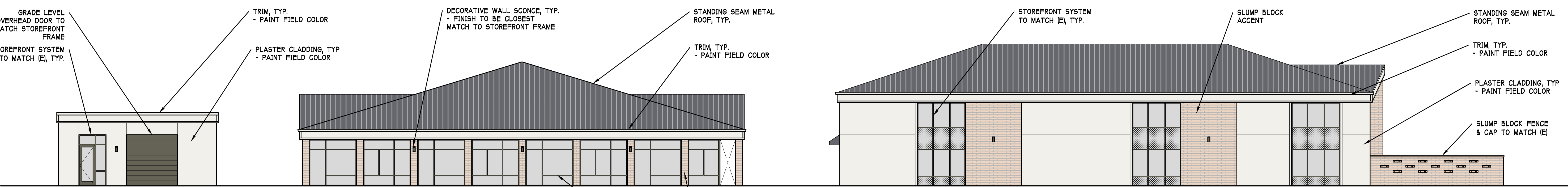
2 EAST ELEVATION (SUNRISE BLVD)

SCALE: 1" = 10'-0"



3 NORTH ELEVATION (PARKING)

SCALE: 1" = 10'-0"



4 SOUTH ELEVATION (TRINITY RIVER DR)

SCALE: 1" = 10'-0"

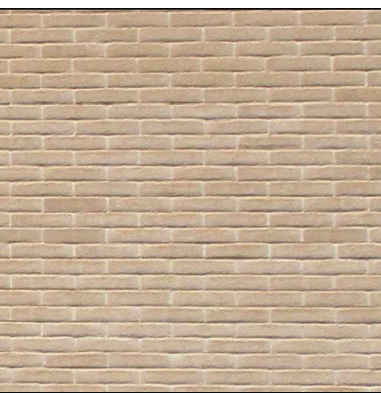
MATERIALS LEGEND



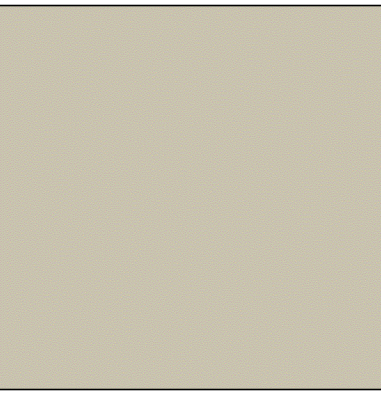
STANDING SEAM METAL ROOF
MANUF: BERRIDGE OR EQUAL
STYLE: CEE-LOCK (SNAP LOCK-SEAM)
COLOR: CHARCOAL GREY



STOREFRONT SYSTEM
MATCH EXISTING
STOREFRONT FRAME
COLOR & GLASS TYPE



SLUMP BLOCK
MATCH EXISTING



FIELD PAINT
(PAINT AT TYPICAL PLASTER & TRIM)
MANUF: BENJAMIN MOORE
COLOR: AC-1 COASTAL FOG



ACCENT PAINT
(PAINT AT BUILDING RECESSES/ENTRY)
MANUF: BENJAMIN MOORE
COLOR: 977 BRANDON BEIGE

ARCHITECTURE
PLANNING
INTERIORS
VITAE

335 Capitol Mall, Suite 255, Sacramento, CA 95814 916.971.6584

SUN RIVER
REMODEL

11223 TRINITY RIVER DR
RANCHO CORDOVA, CA

JOB NO.	AS SHOWN
SCALE	10/04/24
DATE	BK
CHECKED BY	CL
DRAWN BY	04/30/24
MAJOR DESIGN REVIEW	10/04/24
PLANNING COMMENTS	

COLOR
ELEVATIONS
& MATERIALS
BOARD

A 10.01



VIEW FROM COURTYARD

A photograph of the Fox Valley Center for the Arts building. The building is a modern, single-story structure with a light-colored facade and a dark, gabled roof. Large windows are visible on the right side. The entrance area features a small tree and a paved plaza. The building is surrounded by landscaping, including bushes and flowers.

VIEW FROM COURTYARD

A photograph of a two-story building with a light-colored stucco upper level and a brick lower level. A wide ramp with a black metal railing leads up to the second floor. Large windows are visible on the second floor, and a single window is on the ground floor. The building is surrounded by landscaping, including tall grasses and a sidewalk. A dark car is parked in the foreground.

VIEW FROM TRINITY RIVER DR

VIEW FROM COURTYARD

ADMIN. BUILDING

355 Capitol Mall, Suite 255, Sacramento, CA 95814 916.921.6584

11223 TRINITY RIVER DR
RANCHO CORDOVA, CA

11223 TRINITY RIVER DR
RANCHO CORDOVA, CA

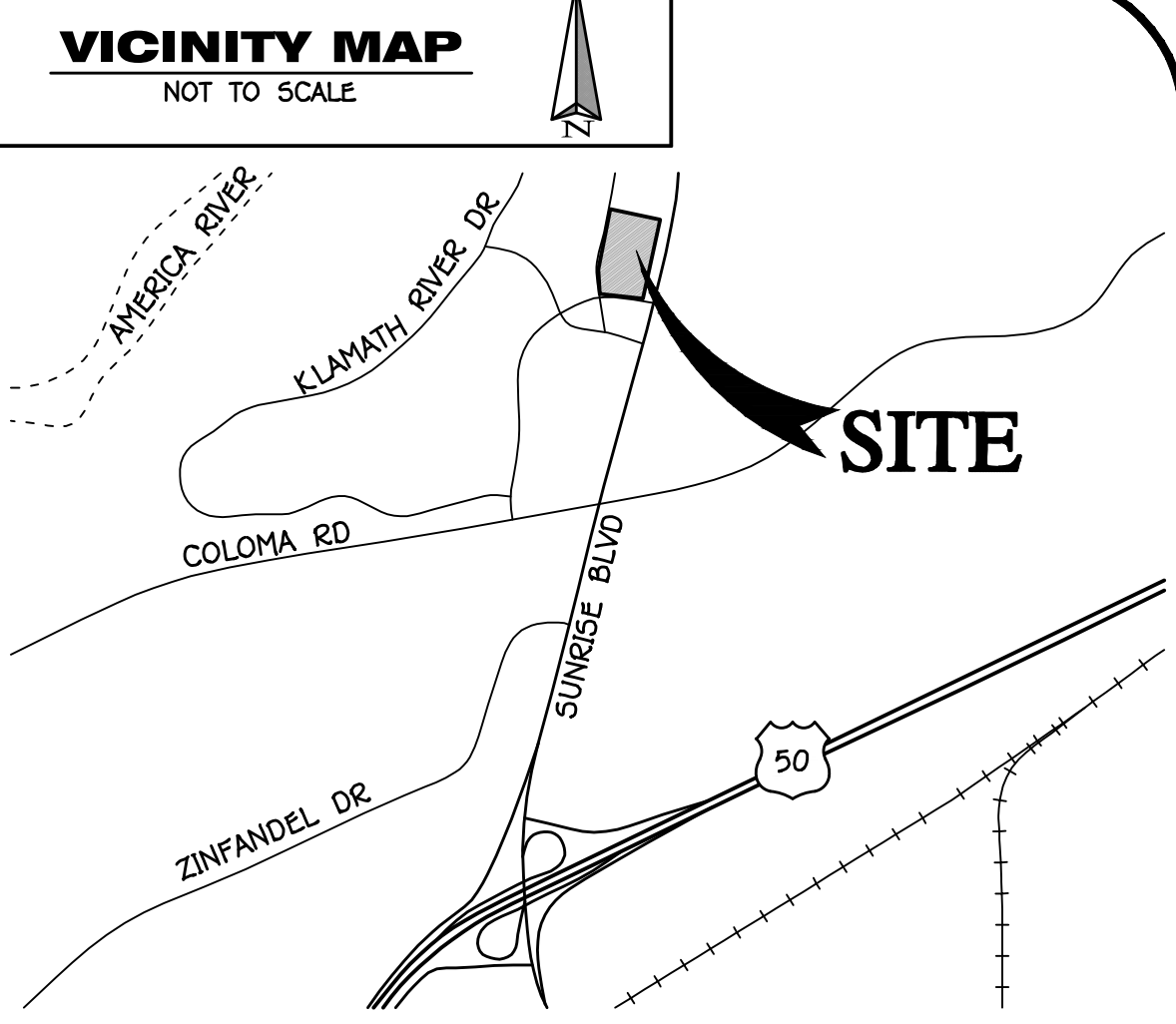
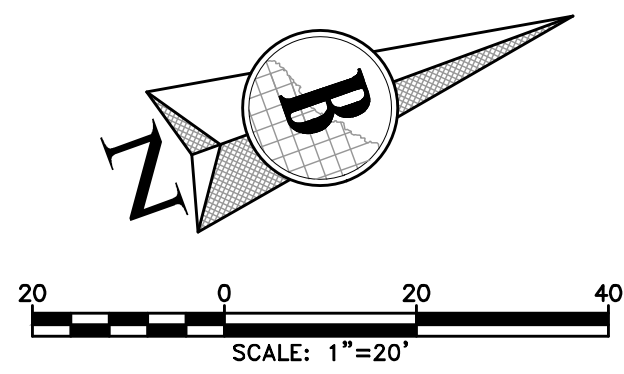
EXISTING SITE PHOTOS

A 10.02

PRELIMINARY GRADING AND UTILITY PLAN FOR:
SUN RIVER REMODEL
1 1223 TRINITY RIVER DR

SACRAMENTO COUNTY

CALIFORNIA



LEGEND	(P) PROPOSED	(E) EXISTING
DESCRIPTIONS		
STORM DRAIN	12" D	12" D
SANITARY SEWER	8" S	8" S
WATER MAIN	8" W	8" W
FIRE SERVICE	8" FS	8" FS
CENTERLINE		
RIGHT OF WAY LINE		
BOUNDARY LINE		
ELECTRICAL LINE		
GAS LINE		
TELEPHONE LINE		
JOINT TRENCH		
SIDEWALK WITH CURB AND GUTTER		
VARIABLE CURB FACE		
EDGE OF PAVEMENT		
MANHOLE		
DRAIN INLET		
SEWER CLEANOUT		
METERED WATER SERVICE		
POST INDICATOR VALVE		
FIRE HYDRANT		
FIRE DEPT. CONNECTION		
BLOWOFF VALVE		
GATE VALVE		
BUTTERFLY VALVE		
REDUCED PRESSURE BACKFLOW PREVENTOR		
DOUBLE DETECTOR		
CHECK VALVE		
TYPE 'A' STREET LIGHT		
TYPE 'B' STREET LIGHT		
TRANSFORMER		
PULLBOX		
PEDESTAL & SERVICE CAN		
UTILITY SERVICE PEDESTAL		
UTILITY POLE		
GUY WIRE		
4 SIDED STREET SIGN		
SIGN		
GRADE BREAK		
DIRECTION OF FLOW		
SWALE		
ELEVATION		
2:1 SLOPE UNLESS NOTED OTHERWISE		
TREE TO BE REMOVED		
TREE TO REMAIN, CONSTRUCT TEMPORARY FENCE		

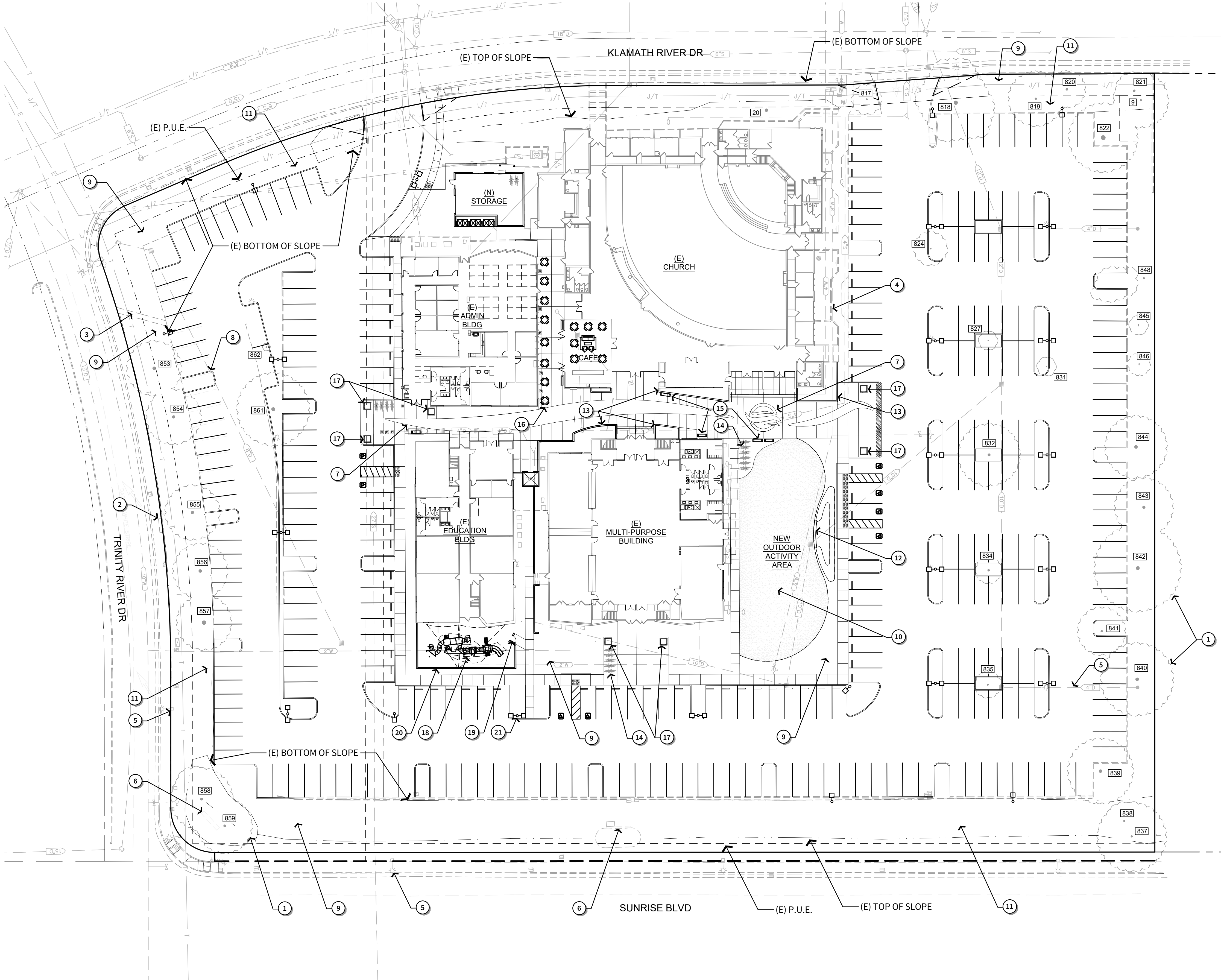
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR WATERWAY CONSTRUCTION. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL FIELD DATA. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL FIELD DATA. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL FIELD DATA.

TRINITY RIVER DRIVE

SUNRISE BOULEVARD

PRELIMINARY GRADING AND UTILITY PLAN FOR:
SUN RIVER REMODEL
SEPTEMBER, 2024

B BURRELL
CONSULTING
GROUP, INC.
1001 Enterprise Way, Suite 100 Roseville, CA 95678 (916) 783-8898



TREE PROTECTION NOTES

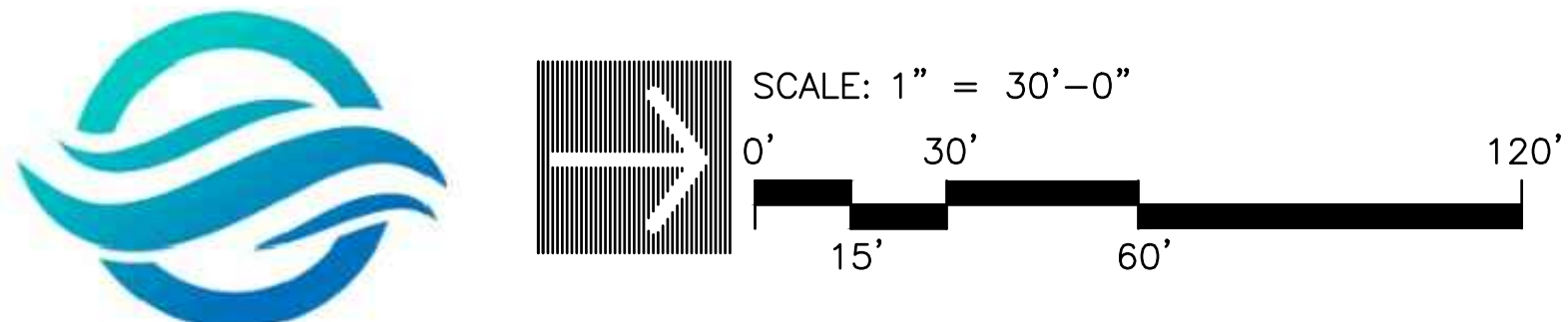
- DURING THE PROJECT CONSTRUCTION PHASE, THE FOLLOWING MEASURES WILL BE IMPLEMENTED TO PROTECT ALL EXISTING TREES TO REMAIN AND TO ENSURE THE MINIMIZATION OF IMPACTS:
- PRIOR TO THE START OF ANY GRUBBING, CLEARING OR GRADING, ORANGE CONSTRUCTION FENCING (MINIMUM FOUR FEET TALL) WILL BE INSTALLED ONE FOOT OUTSIDE THE EDGE OF THE DRIPLINE OF EACH TREE. WHEN SEVERAL PRESERVED TREES ARE GROUPED TOGETHER, THE ENTIRE STAND MAY BE FENCED OFF. A FENCING PLAN WILL BE INCLUDED IN THE CONSTRUCTION PLANS.
 - WITHIN THE ROOT ZONE OF PRESERVED TREES, NO CUT OR FILL WILL OCCUR. IF IT IS DETERMINED THAT ENCROACHMENT INTO THE DRIPLINE IS UNAVOIDABLE, AN ARBORIST WILL BE CONSULTED AND THE FOLLOWING MEASURES WILL APPLY:
 - WHEN FILL WITHIN THE DRIPLINE IS NECESSARY, A RETAINING WALL OR AERATION SYSTEM MAY BE UTILIZED. THE AERATION SYSTEM WOULD BE LOCATED AT ORIGINAL GRADE AND WOULD INCLUDE A PERFORATED PIPE AT SIX FEET ON CENTER. VENTED PIPE OUTLETS WOULD BE LOCATED AT ENDS OF PIPE AWAY FROM THE FILL AREA.
 - WHEN GRADE CUTS ARE REQUIRED, MEASURES TO PROTECT ROOTS FROM DESICCATION WILL BE FOLLOWED. EXPOSED ROOTS MAY REQUIRE, UPON RECOMMENDATION FROM THE PROJECT ARBORIST, A RETAINING WALL, PRUNING BACK TO UNDAMAGED TISSUE, PERIODIC WATERING OR COVERING WITH WET BURLAP TO KEEP THEM FROM DRYING OUT.
 - NO EXCAVATION FOR UTILITIES, TRENCHING, GRADE CHANGES, STORAGE OF MATERIALS OR PARKING OF VEHICLES WITHIN THE FENCED AREA. ALL SOIL WITHIN TEN FEET OF THE TREE TRUNK SHALL REMAIN UNDISTURBED (NO PLANTING OR IRRIGATION), BORING OR HAND-TRENCHING FOR UTILITIES AND IRRIGATION SHALL BE ALLOWED WITHIN THE FENCED AREAS UNDER THE SUPERVISION OF THE PROJECT ARBORIST.
 - IF TREE ROOTS GREATER THAN TWO INCHES IN DIAMETER ARE ENCOUNTERED DURING EXCAVATION FOR THE PROJECT OR DURING ANY NECESSARY SIDEWALK, CURB, GUTTER REPAIR OR DRIVEWAY CONSTRUCTION, WORK SHALL STOP IMMEDIATELY UNTIL AN ISA-CERTIFIED ARBORIST CAN PERFORM AN ON-SITE INSPECTION. ALL ROOTS SHALL BE CUT CLEAN AND TREE AFFECTED MAY REQUIRE SUPPLEMENTAL IRRIGATION/FERTILIZATION AND PRUNING AS A RESULT OF THE ROOT CUTTING.
 - DRAINAGE PATTERNS WILL NOT BE ALTERED AS TO CAUSE WATER TO ACCUMULATE IN THE DRIPLINE OF A PRESERVED OAK.
 - ALL PROTECTED TREES TO REMAIN THAT REQUIRE PRUNING WILL BE PRUNED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST. PRUNING IS TO BE ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) PRUNING GUIDELINES.
 - THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE TO EXISTING TREES, I.E. TRUNK WOUNDS, BROKEN LIMBS, POURING OF ANY DELETERIOUS MATERIALS OR WASHING OUT CONCRETE UNDER THE DRIPLINE OF THE TREE. DAMAGES WILL BE ASSESSED USING 'GUIDE TO PLAN APPRAISAL'. THE PROJECT ARBORIST WILL SUBMIT A REPORT FOR REVIEW BY THE CITY TREE ARBORIST.

POST-CONSTRUCTION

- PRESERVED TREES WILL BE INSPECTED BY AN ARBORIST AFTER CONSTRUCTION. IF, AS A RESULT OF PROJECT ACTIVITIES, IMPACTS OCCURRED WITHIN THE DRIPLINE OF A PRESERVED TREE, THE TREE WILL BE CLOSELY MONITORED. IF ADVERSE IMPACTS TO THE TREE'S HEALTH BECOME APPARENT, THE TREE WILL BE MITIGATED FOR ON AN INCH-BY-INCH BASIS.

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
1	EXISTING TREES TO REMAIN. SEE ARBORIST REPORT.	
2	EXISTING BUS STOP WITH BENCH TO REMAIN.	
3	EXISTING CONCRETE PEDESTRIAN PATH TO REMAIN.	
4	EXISTING PLANTER WALLS TO REMAIN. PLANTING TO BE REPLACED.	
5	EXISTING UTILITIES. SEE CIVIL DRAWINGS.	
6	REMOVE EXISTING MONUMENT AND ASSOCIATED PLANTING.	
7	REMOVE AND REPLACE EXISTING CONCRETE. NEW CONCRETE SCORED AND COLORED WITH DECORATIVE FINISH.	
8	REVISED PARKING ISLANDS TO CONFORM TO CITY OF RANCHO CORDOVA MUNICIPAL CODE FOR PARKING LOT SHADE, 50%. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS.	
9	REPLACE EXISTING LANDSCAPE MATERIAL, SEE SHEET L2.	
10	PROPOSED ARTIFICIAL TURF MULTI-PURPOSE AREA.	
11	PROPOSED 48" HEIGHT SHRUB SCREENING PER CITY CODE ADJACENT TO PARKING LOT.	
12	PROPOSED SEAT WALL WITH MOUND PLANTING AGAINST WALL.	
13	PROPOSED P.I.P. PLANTER WALLS.	
14	PROPOSED BIKE PARKING, SEE ARCHITECTURAL DRAWINGS.	
15	PROPOSED BENCH SEATING.	
16	PROPOSED CAFE SEATING TABLES WITH RAISED PLANTERS.	
17	PROPOSED SQUARE PLANTERS AT ENTRY POINTS WITH ACCENT TREE.	
18	PROPOSED TOT LOT WITH SHADE SAIL COVERING, SEE ARCHITECTURAL DRAWINGS FOR SHADE SAIL.	
19	PROPOSED 48" PEDESTRIAN GATE ACCESS, SEE ARCHITECTURAL DRAWINGS.	
20	PROPOSED SCREEN WALL AROUND PLAY, SEE ARCHITECTURAL DRAWINGS.	
21	PROPOSED PARKING LOT LIGHTS, SEE ELECTRICAL PLANS.	



SUN RIVER CHURCH
Rancho Cordova

PRELIMINARY LANDSCAPE SITE PLAN

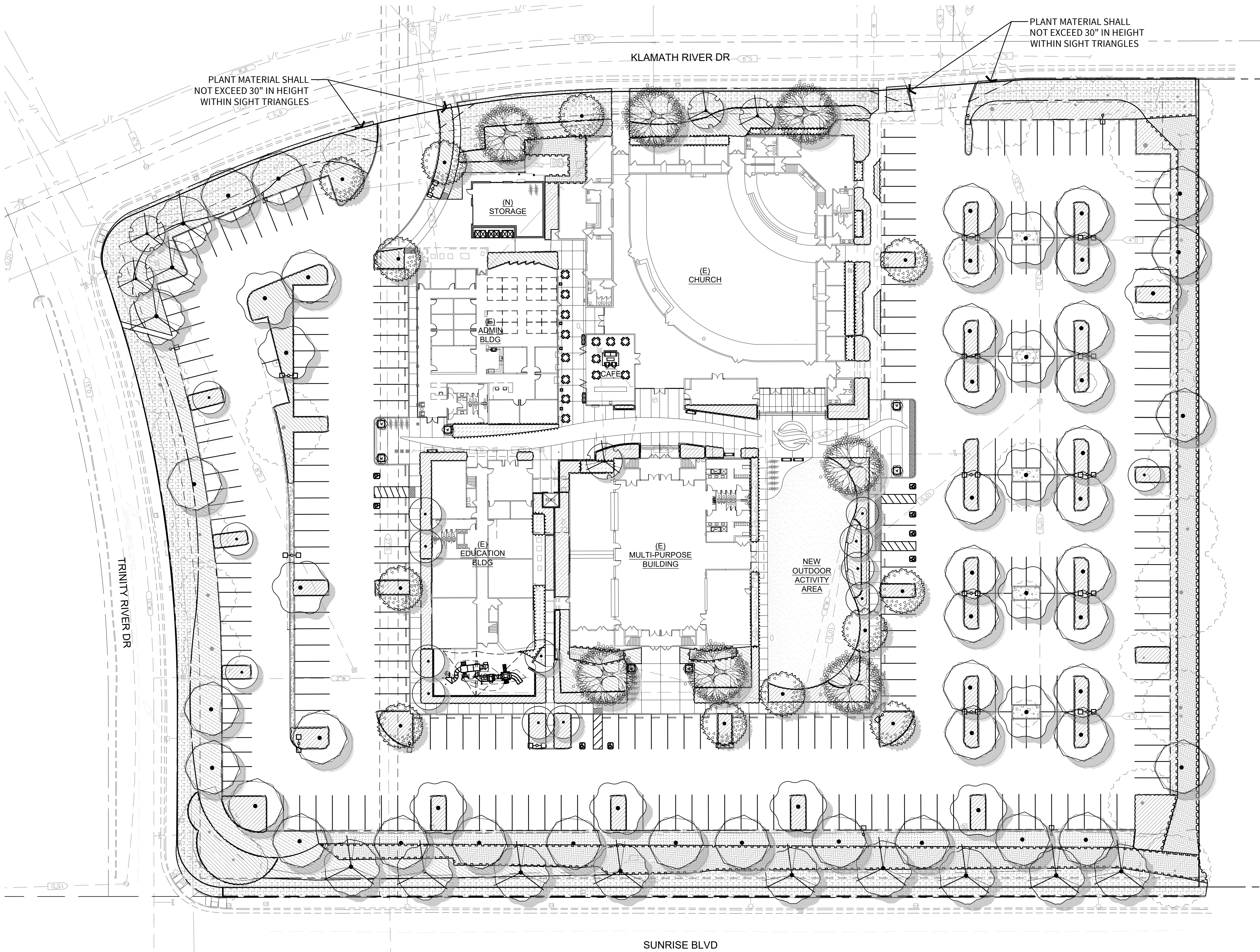
SHEET

L1



DATE:
PROJECT:

11.06.2024
VAI.23072



PLANT SCHEDULE							
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WATER USE	QTY	MATURE HEIGHT	MATURE WIDTH	
TREES							
	ACCA SELLOWIANA PINEAPPLE GUAVA	5 GAL.	LOW	7	10 - 15ft. ht.	6 - ft. w.	
	ACER RUBRUM 'BOWHALL' BOWHALL RED MAPLE	15 GAL.	MEDIUM	15	40 - 65ft. ht.	10 - 15ft. w.	
	LAGERSTROEMIA INDICA X FAURIEI 'ARAPAKO' RED Crape MYRTLE	15 GAL.	LOW	5			
	PISTACIA CHINENSIS 'KEITH DAVEY' KEITH DAVEY CHINESE PISTACHE	15 GAL.	LOW	13	25 - 40ft. ht.	25 - 40ft. w.	
	QUERCUS OBLONGIFOLIA MEXICAN BLUE OAK	24" BOX	LOW	12			
	QUERCUS WISLIZENI NATURAL MULTI INTERIOR LIVE OAK	24" BOX	LOW	7	25 - ft. ht.	25 - ft. w.	
	ULMUS PARVIFOLIA 'TRUE GREEN' TRUE GREEN LACEBARK ELM	15 GAL.	LOW	41	40 - 65ft. ht.	40 - 65ft. w.	
	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN SAWLEAF ZELKOVA	24" BOX	MEDIUM	12	40 - 65ft. ht.	40 - 65ft. w.	
UNDERSTORY CONCEPT PLANT SCHEDULE							

LOW MASS GROUND COVER
BACCHARIS PILULARIS 'TWIN PEAKS #2' / TWIN PEAKS #2 COYOTE BRUSH (1' X 6') #1, LOW
COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER (1' X 10') #1, LOW
EUONYMUS COLORATUS / PURPLE WINTERCREEPER (2' X 6') #1, LOW
HYPERICUM CALYCINUM / CREEPING ST. JOHN'S WORT (1' X 3') #1, MEDIUM
JUNIPERUS HORIZONTALIS 'PROSTRATA' / PROSTRATE CREEPING JUNIPER (1' X 10') #1, LOW
NANDINA DOMESTICA 'HARBOR DWARF' / HARBOR DWARF HEAVENLY BAMBOO (3' X 4') #1, LOW

2'-3' FACER ACCENT PLANTING
AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE (2' X 3') #5, LOW
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS (3' X 3') #1, LOW
DIETES BICOLOR / FORTNIGHT LILY (3' X 3') #5, LOW
EUONYMUS JAPONICUS 'MICROPHYLLA VARIEGATA' / VARIEGATED BOXLEAF EUONYMUS (2' X 2') #1, LOW
JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP CREEPING JUNIPER (1' X 6') #1, LOW
LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH (3' X 3') #1, LOW
PITTOSPORUM TOBIRA 'WHEELER'S DWARF' / WHEELER'S DWARF PITTOSPORUM (3' X 4') #5, MEDIUM
SALVIA CHAMAEOPRIS / GERMANDER SAGE (2' X 3') #1, LOW
SALVIA MICROPHYLLA 'HOT LIPS' / HOT LIPS GRAHAM SAGE (3' X 3') #1, LOW
WESTRINGIA FRUTICOSA 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY (3' X 3') #1, LOW

4'-5' FILLER MASS PLANTING
EURYOPS PECTINATUS 'VIRIDIS' / GREEN GOLDEN SHRUB DAISY (4' X 4') #5, LOW
HYPERICUM X MOSERIANUM / GOLD FLOWER (3' X 3') #5, MEDIUM
ILEX CRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY (10' X 3') #15, MEDIUM
ILEX X MESERIEAE 'BLUE GIRL' & 'BLUE BOY' TM / BEERI MAGIC KIDS COMBINATION HOLLY (6' X 4') #5, MEDIUM
MAHONIA LOMARIFOLIA / CHINESE HOLLY GRAPE (8' X 6') #15, MEDIUM
NANDINA DOMESTICA 'MOYERS RED' / MOYERS RED HEAVENLY BAMBOO (4' X 4') #5, LOW
PITTOSPORUM TOBIRA 'DWARF VARIEGATA' / DWARF VARIEGATED PITTOSPORUM (3' X 3') #5, MEDIUM
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / MOUND SAN BRUNO COFFEEBERRY (4' X 8') #5, LOW
RHAPHIOLEPS UMBELLATA 'SOUTHERN MOON' / SOUTHERN MOON HAWTHORN (6' X 6') #5, LOW

6'-10' BACKGROUND / SCREEN
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN VINE HILL MANZANITA (5' X 7') #5, LOW
ARCTOSTAPHYLOS X 'SUNSET' / SUNSET MANZANITA (6' X 6') #5, LOW
ELAEAGNUS PUNGENS 'VARIEGATA' / VARIEGATED THORNY ELAEAGNUS (10' X 10') #5, LOW
ELAEOCARPUS DECIPENS 'MONPROUD' / LITTLE EMPEROR JAPANESE BLUEBERRY (8' X 8') #5, LOW
NANDINA DOMESTICA / HEAVENLY BAMBOO (6' X 3') #15, LOW
OLEA EUROPAEA 'MONTRA' / LITTLE OLIVE OLIVE (6' X 6') #5, LOW
PITTOSPORUM TENUIFOLIUM 'MARJORIE CHANNON' / MARJORIE CHANNON TAWHIWIHI (8' X 6') #15, MEDIUM
PRUNUS CAROLINIANA 'MONUS' / BRIGHT 'N TIGHT CAROLINA CHERRY LAUREL (8' X 6') #15, LOW

2'-3' MASS PLANTING - SHADE
CAMELLIA SASANQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA (4' X 4') #1, MEDIUM
DIANELLA TASMANICA 'VARIEGATA' / VARIEGATED FLAX LILY (2' X 2') #1, MEDIUM
EUONYMUS FORTUNEI 'EMERALD GAITY' / EMERALD GAITY WINTERCREEPER (3' X 3') #1, MEDIUM
GARDENIA RADICANS 'VARIEGATA' / VARIEGATED DWARF GARDENIA (1' X 3') #1, MEDIUM
LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF (1.5' X 2') #2, MEDIUM
MAHONIA X 'SOFT CARESS' / SOFT CARESS MAHONIA (3' X 4') #2, MEDIUM
NANDINA DOMESTICA 'LEMON-LIME' / LEMON-LIME HEAVENLY BAMBOO (3' X 2') #2, MEDIUM
VIBURNUM DAVIDII / DAVID VIBURNUM (3' X 3') #5, MEDIUM
SARCOCOA HOOKERIANA / SWEETBOX (2' X 8') #1, MEDIUM
VERBENA LILACINA 'DE LA MINA' / DE LA MINA LILAC VERBENA (3' X 3') #1, LOW

ARTIFICIAL TURF

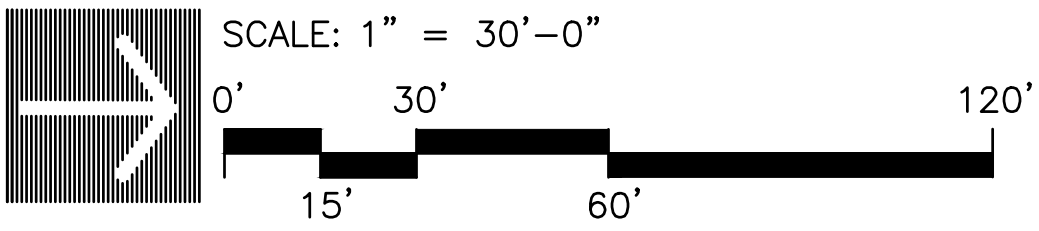
D.G. OR CRUSHED STONE

PRELIMINARY SUMMARY OF TREE TYPES AND SIZES					
TREE TYPE	PRELIMINARY QUANTITY	PRELIMINARY PERCENTAGE OF TOTAL	15 GALLON	BOXED SIZE	25% MINIMUM PERCENTAGE BOXED
EVERGREEN	60	0.53	41	19	
DECIDUOUS	53	0.47	41	12	
TOTALS	113	100%	82	31	0.27

TOTAL LANDSCAPE AREA: 73,276 S.F.

PRELIMINARY LANDSCAPE DESIGN NOTES

- ALL PROPOSED LANDSCAPE IS DESIGNED TO A MAXIMUM APPLIED WATER ALLOWANCE , (MAWA) , PER CITY CODE WATER EFFICIENT LANDSCAPING @ 45 PERCENT (0.45) OF EVAPOTRANSPIRATION (ETO) AND SHALL BE CALCULATED USING THE EQUATION: MAWA = (ETO)/(0.62)/(0.5 × LANDSCAPE AREA).
- ALL PROPOSED LANDSCAPE IMPROVEMENTS SHALL MEET CURRENT CITY OF RANCHO CORDOVA WATER CONSERVATION MODEL ORDINANCE. WATER EFFICIENT LANDSCAPING.
- ALL LANDSCAPED AREAS SHALL BE IRRIGATED USING AN AUTOMATIC IRRIGATION SYSTEM, EXISTING SYSTEM TO BE REMOVED.
- ALL SHRUB AND GROUND COVER AREA SHALL RECEIVE A 3" LAYER OF BARK CHIP MULCH TOP DRESSING.
- ROOT CHANNELS, STRUCTURAL SOIL, CONNECTED TREE WELLS, LINEAR PLANTERS, SUSPENDED PAVEMENT, PERMEABLE PAVING, AND/OR OTHER APPROVED DESIGN INTENDED TO FACILITATE THE INFILTRATION OF WATER AND AIR MAY BE USED TO ACHIEVE/EXPAND THE AVAILABLE ROOT SPACE FOR TREES.
- TREE PLANTING LOCATIONS, INCLUDING WELLS, ISLANDS, PARKWAYS, MEDIANS, ETC. SHALL CONTAIN ADEQUATE NON-COMPACTED SOIL AREA AMENABLE TO ROOT GROWTH. THE DEPTH OF SUITABLE SOIL SHALL BE A MINIMUM OF 24 INCHES AND A MAXIMUM OF 36 INCHES UNLESS OTHERWISE APPROVED.
- ROOT BARRIERS SHALL BE PROVIDED FOR TREES IN LANDSCAPE PLANTERS LESS THAN TEN FEET IN WIDTH OR LOCATED TEN FEET OR CLOSER TO A PERMANENT STRUCTURE, PAVING, OR HARDSCAPE. ROOT BARRIER(S) SHALL NOT INTERFERE WITH MINIMUM PLANTING SITE REQUIREMENTS.
- A MINIMUM OF 25% OF ALL PROPOSED TREES IN PROJECT SHALL BE SPECIFIED AT A 24" BOX CONTAINER SIZE. A MINIMUM OF 30% OF ALL PROPOSED TREES SHALL BE EVERGREEN.



SUN RIVER CHURCH
Rancho Cordova

PRELIMINARY PLANTING PLAN

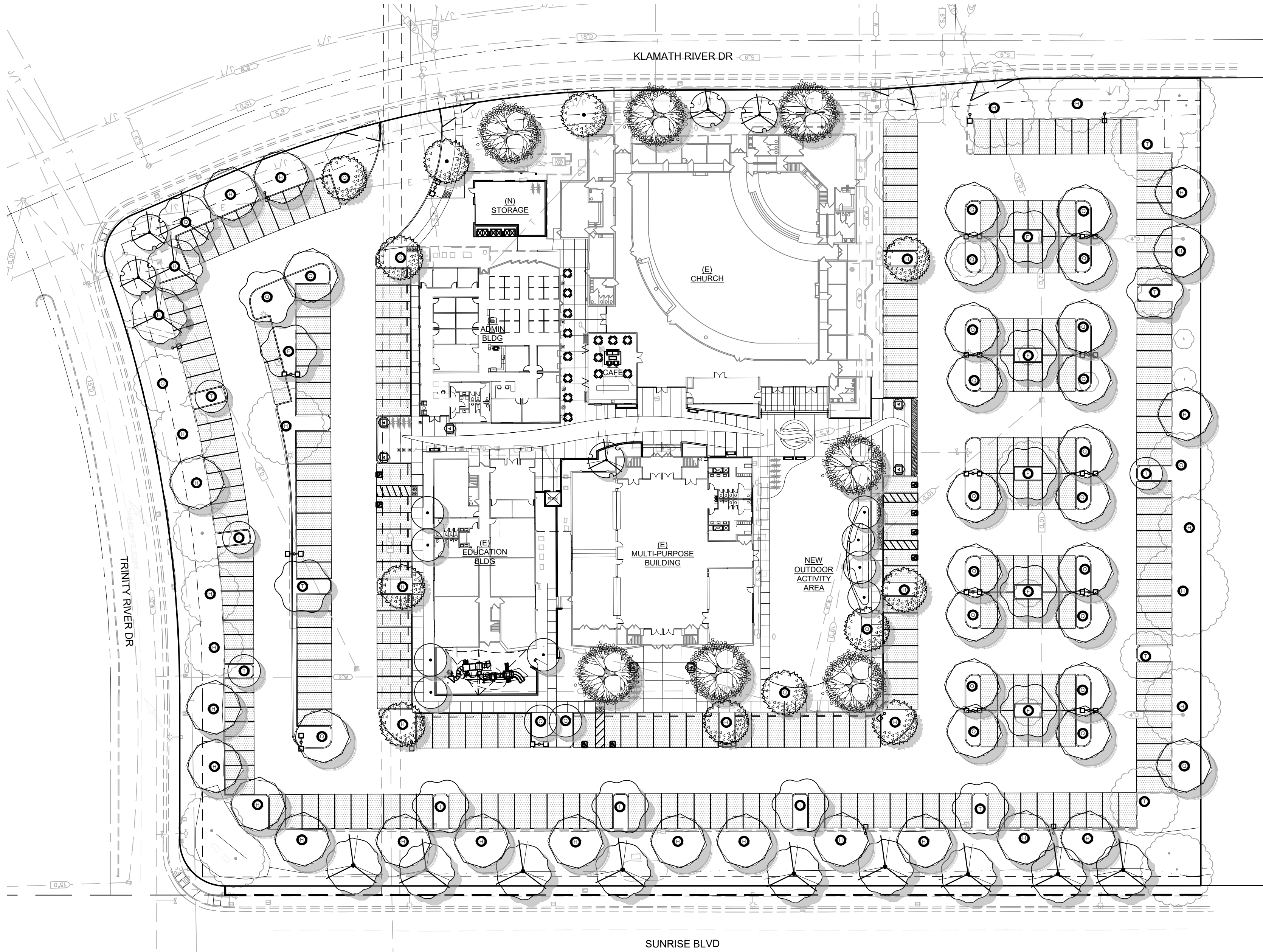
SHEET

L2



DATE:
PROJECT:

11.06.2024
VAL.23072



PLANT SCHEDULE							
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WATER USE	QTY	MATURE HEIGHT	MATURE WIDTH	
TREES							
	ACCA SELLOWIANA PINEAPPLE GUAVA	5 GAL.	LOW	7	10 - 15ft. ht.	6 - ft. w.	
	ACER RUBRUM 'BOWHALL' BOWHALL RED MAPLE	15 GAL.	MEDIUM	15	40 - 65ft. ht.	10 - 15ft. w.	
	LAGERSTROEMIA INDICA X FAURIEI 'ARAPAHO' RED CRAPE MYRTLE	15 GAL.	LOW	5			
	PISTACIA CHINENSIS 'KEITH DAVEY' KEITH DAVEY CHINESE PISTACHE	15 GAL.	LOW	13	25 - 40ft. ht.	25 - 40ft. w.	
	QUERCUS OBLONGIFOLIA MEXICAN BLUE OAK	24" BOX	LOW	12			
	QUERCUS WISLIZENI NATURAL MULTI INTERIOR LIVE OAK	24" BOX	LOW	7	25 - ft. ht.	25 - ft. w.	
	ULMUS PARVIFOLIA 'TRUE GREEN' TRUE GREEN LACEBARK ELM	15 GAL.	LOW	41	40 - 65ft. ht.	40 - 65ft. w.	
	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN SAWLEAF ZELKOVA	24" BOX	MEDIUM	12	40 - 65ft. ht.	40 - 65ft. w.	



PARKING LOT TREES



VERTICAL ALLEE TREES



FLOWERING ACCENT TREES



STREET TREES



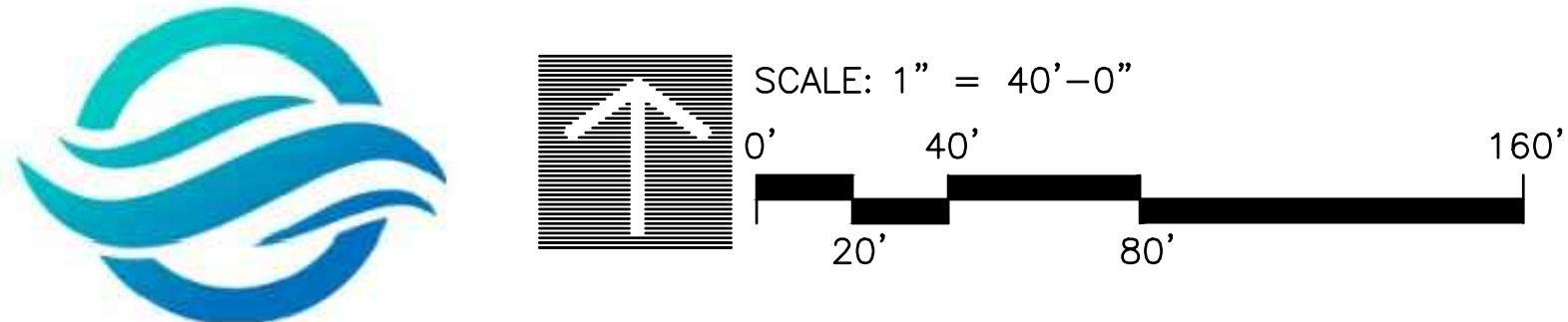
SPECIMEN TREES



BROADLEAF EVERGREEN TREES

A PARKING LOT SHADING
1"=40'0"

SHADE STUDY CALCULATIONS							
City of Rancho Cordova							
PROJECT:				23072: SUN RIVER CHURCH		11/5/2024	
TOTAL PAVED PARKING AREA:				50,380			
COVERED STALLS:				0			
TOTAL SURFACED AREA:				50,380			
TOTAL SHADE REQUIRED:				50%		25,190	
TOTAL SHADE PROVIDED:				69%		34,613	
SYMBOL	QTY. FULL	QTY. 3/4	QTY. 1/2	QTY. 1/4		SUBTOTAL SQ.	TOTAL SQ. FT.
35' DIA TREES LEGEND							
	962	722	481	240			
PARKING LOT TREES	0	4	16	25	X	16,584	
EXISTING TREES	0	2	11	0	X	6,735	
					X	0	
						TOTAL	23,319
30' DIA TREES LEGEND							
	706	530	354	177			
PARKING LOT TREES	6	6	6	5	X	10,425	
EXISTING TREES	0	0	0	0	X	0	
						TOTAL	10,425
25' DIA TREES LEGEND							
	491	368	246	123			
PARKING LOT TREES	0	0	0	0	X	0	
EXISTING TREES	0	0	0	0	X	0	
						TOTAL	0
20' DIA TREES LEGEND							
	314	236	157	79			
PARKING LOT TREES	0	3	0	2	X	866	
EXISTING TREES	0	1	0	0	X	3	
						TOTAL	869
TOTAL							34,613



SUN RIVER CHURCH
Rancho Cordova

PRELIMINARY PARKING LOT SHADE

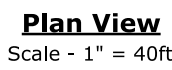
SHEET

L3



DATE: 11.06.2024
PROJECT: VAI.23072

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	3.3 fc	9.9 fc	1.0 fc	9.9:1	3.3:1
Pedestrian Walkway	+	2.0 fc	6.6 fc	0.5 fc	13.2:1	4.0:1
10 ft past property line	+	0.1 fc	2.0 fc	0.0 fc	N/A	N/A



ITEM 6.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
1.	The approved entitlement is for a Major Design Review and Conditional Use Permit Amendment for Sun River Church located at 11223 Trinity River Drive (APN: 056-0290-073 & 072). The project shall be constructed and implemented consistent with the Project Plans (<u>Exhibit A</u>) as described in the Planning Commission staff report dated December 11, 2024, and attached Project Plans (<u>Exhibit A</u>) with conditions herein (<u>Exhibit B</u>), for project number PLND-0624-0101.	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	General	On-Going	Planning

ITEM 6.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	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.	The Major Design Review permit approval 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.	This permit approval is for Religious Institution use at 11223 Trinity River Drive. This permit is only valid at this location. Should the facility relocate, the new location must be reviewed and approved by the Planning Division.	Permit Approval	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, odor, and vibration 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) and the Chapter 23.737 of City's Zoning Code.	Noise, Odor, & Vibration	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 buildings shall be maintained and kept free of fading or any other flaw that negatively affects the appearance of the structures. Should any of these flaws take place, the materials or paint must be replaced or repaired in a timely manner and with materials consistent with the original approval and of equitable quality.	Maintenance	On-Going	Planning
11.	No work shall enter into the sidewalk or the right-of-way without an approved encroachment permit for the City with a traffic control plan for vehicles and/or pedestrians.	Encroachment Permit	On-Going	Public Works

ITEM 6.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
12.	Ensure the existing storm drain inlets within proposed work area and immediately downstream of work area are protected from construction debris, trash, or any non-stormwater discharge. (Applies to all projects within the City, regardless of size.) a. City of Rancho Cordova Municipal Code Chapter 16.44- Land Grading and Erosion Control b. Sacramento County Improvement Standards Section 11 Erosion and Sediment Control i. Standard drawings for sediment control are included at the end of the section. Note: inlet filter bags are not allowed. ii. https://engineering.saccounty.gov/Documents/Section%2011%20%20Erosion%20Sediment%20Control.pdf	Storm Drain Protection	On-Going	Public Works
13.	Any vegetation damaged or destroyed by construction activities shall be replaced with like or comparable plant materials, and if damage occurs off-site, the replacement plants shall be approved by the property owner and the Planning Division, prior to occupancy approval in accordance with RCMC 23.716.080.	Landscaping	On-Going	Planning
14.	Public lower laterals must not be smaller than the upper laterals, sized according to the California Plumbing Code requirements.	Sewer	On-Going	SASD
15.	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	On-Going	SASD
16.	SacSewer prohibits gates that prevent access within sewer easements unless the District standards for accessibility through gates are met.	Sewer	On-Going	SASD

ITEM 6.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
17.	Any use of SacSewer sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of SacSewer sanitary sewer(s), must not be allowed. Each proposed use must be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.	Sewer	On-Going	SASD
18.	Construction of a grease trap or a sand oil separator may be required for trash enclosures. The applicant must verify with the applicable jurisdiction's building department.	Sewer	On-Going	SASD
19.	If the proposed trash enclosure will contain a drain to the sewer, it must be covered.	Sewer	On-Going	SASD
20.	Lateral repair or replacement is required if the current lateral is damaged or deemed unmaintainable.	Sewer	On-Going	SASD
21.	The Sacramento Municipal Utility District (SMUD) has provided the following conditions: 1. SMUD has existing underground 12kV facilities along Klamath River 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 Applicant shall be responsible for the cost of relocation. 2. 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. 3. 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. 4. In the event the Applicant requires the relocation or	Utilities	On-Going	SMUD

ITEM 6.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	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. 5. 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. 6. 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.). 7. 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. 8. 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/			
Prior to Approval of Improvement Plans				
22.	Include "Flows to Creek" Stamps on pavement along storm drain inlets within the remodeled area (see https://www.beriverfriendly.net/wpcontent/uploads/2021/05/2018-SWQ-Design-Manual-Chapter-4.pdf Chapter 4, fact sheet page 25)	Storm Drain	Prior to Approval of Improvement Plans	Public Works
23.	Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans.	Sewer	Prior to Approval of Improvement Plans	SASD

ITEM 6.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
24.	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.	Sewer	Prior to Approval of Improvement Plans	SASD
25.	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). Connection to the line across parking lot in parcel 056-290-073 will not be allowed except at the manhole.	Sewer	Prior to Approval of Improvement Plans	SASD
26.	SacSewer Design Standards and Specifications require minimum 6-inch lower laterals for commercial and industrial buildings. Construction of a manhole on Klamath River Drive is required to connect the public lower lateral to the 6-inch main line.	Sewer	Prior to Approval of Improvement Plans	SASD
27.	All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval.	Sewer	Prior to Approval of Improvement Plans	SASD
28.	Permanent structures, walls, signs and footings will not be permitted within the existing SacSewer easement area.	Sewer	Prior to Approval of Improvement Plans	SASD
29.	All manholes not within public right of way must be accessible with an all-weather access road.	Sewer	Prior to Approval of Improvement Plans	SASD
30.	If any proposed garbage enclosure will contain a drain to the sewer, the enclosure must have a roof.	Sewer	Prior to Approval of Improvement Plans	SASD
31.	Any landscaping within easement areas is limited to lawn or similar groundcovers, or plant species that are not environmentally protected and whose mature growth does not exceed five feet in height. When planting, place a root barrier system, such as trifluralin fabric, between the main lines or laterals and any trees or shrubs planted within the easement area.	Sewer	Prior to Approval of Improvement Plans	SASD

ITEM 6.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
32.	Show on the plan how Fire Lanes will be marked. Fire Lane identification shall be provided along the required fire access roadway. Fire Lane identification shall be in accordance with the Sacramento Metro Fire Districts Fire Prevention Standard #3 and the California Vehicle Code. Vehicle parking is prohibited on any street less than 28 feet in width. Vehicle parking is permitted on both sides of streets, 36 feet or more in width. Roadway widths shall be measured between the gutter line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads.	Fire Access	Prior to Approval of Improvement Plans	Sac Metro Fire
33.	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
34.	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 Access	Prior to Approval of Improvement Plans	Sac Metro Fire
Prior to Issuance of Building Permit				
35.	A building permit is required for the proposed project. The Applicant shall coordinate with the Building and Safety Division to obtain a building permit and meet all building code standards.	Building Permit	Prior to Issuance of Building Permits	Planning/Building

ITEM 6.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
36.	Final building plans shall include an overall parking plan. Overall parking plan shall comply with RCMC Chapter 23.719 or adjustment criteria, including electric vehicle parking standards as outlined by RCMC section 23.719.160.	Parking	Prior to Issuance of Building Permit	Planning/ Building
37.	The Project shall provide an accurate photometric plan showing foot-candle readings every 10 feet within the property and 10 feet beyond the property lines with the building permit submittal and shall also meet the following applicable requirements for Outdoor Lighting: • Nuisance Prevention: All outdoor lighting shall be designed, located, installed, directed downward or toward structures, shielded, and maintained in order to prevent glare, light trespass, and light pollution. • Maintenance: Fixtures and lighting shall be maintained in good working order and in a manner that serves the original design intent. • Shielding: All outdoor lighting shall be constructed with full shielding and/or recessed to reduce light trespass to adjoining properties. Each fixture shall be directed downward and away from adjoining properties and public rights-of-way, so that no light fixture directly illuminates an area outside of the site. • Levels of Illumination: Parking lots, driveways, trash enclosures/areas, public phones, and group mailboxes shall be illuminated with a minimum maintained one foot-candle of light and an average not to exceed four foot-candles of light. • Levels of Illumination: Pedestrian walkways shall be illuminated with a minimum maintained one-half foot-candle of light and an average not to exceed two foot-candles of light. • Levels of Illumination: Entryways and exterior doors of	Outdoor Lighting	Prior to Issuance of Building Permits	Planning

ITEM 6.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	non-residential structures shall be illuminated during the hours of darkness, with a minimum maintained one foot-candle of light, measured within a five-foot radius on each side of the door at ground level. • Energy-Efficient Fixtures Required: Outdoor lighting shall utilize energy-efficient (high pressure sodium, metal halide, low pressure sodium, hard-wired compact fluorescent, or other lighting technology that is of equal or greater efficiency) fixtures and lamps. All new outdoor lighting fixtures shall be energy-efficient with a rated average bulb life of not less than 10,000 hours.			
38.	All trash enclosures and refuse areas shall comply with zoning code and all service provider standards regarding amount, design, and access based upon the project's estimated need and waste pickup schedules. Trash enclosures should try to incorporate the same architectural treatments, materials and colors as the main building in order to properly screen them from view. All enclosures shall be locked when not in use.	Architectural	Prior to Issuance of Building Permits	Planning/ Building
39.	Rooftop equipment (HVAC, meters, refrigeration equipment, plumbing lines, ductwork and transformers), shall not extend above the building parapet and shall be screened from view on all sides with materials architecturally compatible with the main structure. Screening details shall be shown on the Building Plans and submitted for review and approval by the Planning Department, prior to the issuance of Building Permits and installed prior to occupancy approval.	Architectural	Prior to Issuance of Building Permits	Planning
40.	Construction plans must include all windows and final architectural element details to be reviewed and approved by the Planning Division. This includes all building fixtures, exterior lighting, walkway lighting, parking lot lighting, and streetlights on the Site, Utility, Landscape, and Building Plans, prior to the issuance of any permits. The height and style of fixtures shall be shown. Energy-saving fixtures shall be used and noted on the	Architectural	Prior to Issuance of Building Permits	Planning

ITEM 6.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	plans and all illumination shall be installed in a manner that is glare shielded and directed away from adjacent properties and rights-of-way.			
41.	Bicycle Parking (short and long term) shall be installed in accordance with RCMC 23.719.115 and the approved plans. All parking shall be located near main entrances and not impede onsite automobile and pedestrian access. The final design and location will be reviewed and approved by the Planning Division.	Bicycle Parking	Prior to Issuance of Building Permits	Planning
42.	A final landscape plan shall be submitted to the Planning Division in conjunction with improvement plan and or building permit submittal and approved by the Planning Division 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	Landscaping	Prior to Issuance of Building Permits	Planning/Public Works
43.	Applicant shall coordinate with the City Arborist to determine replacement or mitigation fees for any trees removed on site. Trees shall be replaced or mitigated per Rancho Cordova Municipal Code 19.12.120.	Tree Removals	Prior to Issuance of Building Permits	Planning/Public Works
44.	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.	Fire Access	Prior to Issuance of Building Permits	Sac Metro Fire

ITEM 6.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
45.	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.	Sewer	Prior to Issuance of Building Permits	SASD
Prior to Final Inspection				
46.	Replace curb, gutter, and sidewalk damaged by construction and access activities to the satisfaction of Public Works.	Replacement	Prior to Final Inspection	Public Works
47.	Vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent surface, unless otherwise approved by the Planning Division.	Architectural	Prior to Final Inspection	Planning
48.	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.	Addresses	Prior to Final Inspection	Sac Metro Fire
Advisory				
49.	Gates shall be installed in accordance with The County Emergency Access Gates and Barriers Standard. Plan submittal is required prior to installation.	Fire Access	Advisory	Sac Metro Fire
50.	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.	Conditions	Advisory	Sac Metro Fire

MEMORANDUM

ITEM 6.2.

DATE: December 11, 2024
TO: Planning Commission Members
FROM: Nick Sosa, Senior Planner



SUBJECT: MATHER VETERANS VILLAGE PHASE 4 MAJOR DESIGN REVIEW (CEQA EXEMPT PER PUBLIC RESOURCE CODE 21080.40 "AFFORDABLE HOUSING PROJECTS AND REZONING EXEMPTION" AND CEQA CATEGORICAL EXEMPTION 15332 "IN-FILL DEVELOPMENT PROJECTS") – PROJECT NO. PLND-0824-0104 – LOCATED AT THE SOUTHEAST CORNER OF BLECKELY STREET AND SCHIRRA AVENUE

PROPERTY OWNER: City of Rancho Cordova 2729 Prospect Park Drive Rancho Cordova, CA 95670	APPLICANT/DEVELOPER: Mercy Housing California 2512 River Plaza Drive, Suite 200 Sacramento, CA 95833
--	--

PROJECT: Mather Veterans Village Phase 4 - Major Design Review FILE: PLND-0824-0104 LOCATION: Southeast corner of Bleckely Street and Schirra Avenue APN: A portion of 067-0010-093-0000 PLANNER: Nick Sosa, Senior Planner
--

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Determine the project exempt per Public Resources Code (PRC) 21808.040 and Categorical Exemption 15332 of the California Environmental Quality Act (CEQA); and
2. Adopt the Resolution for the Mather Veterans Village Phase 4 Major Design Review.

RESULT OF RECOMMENDED ACTION

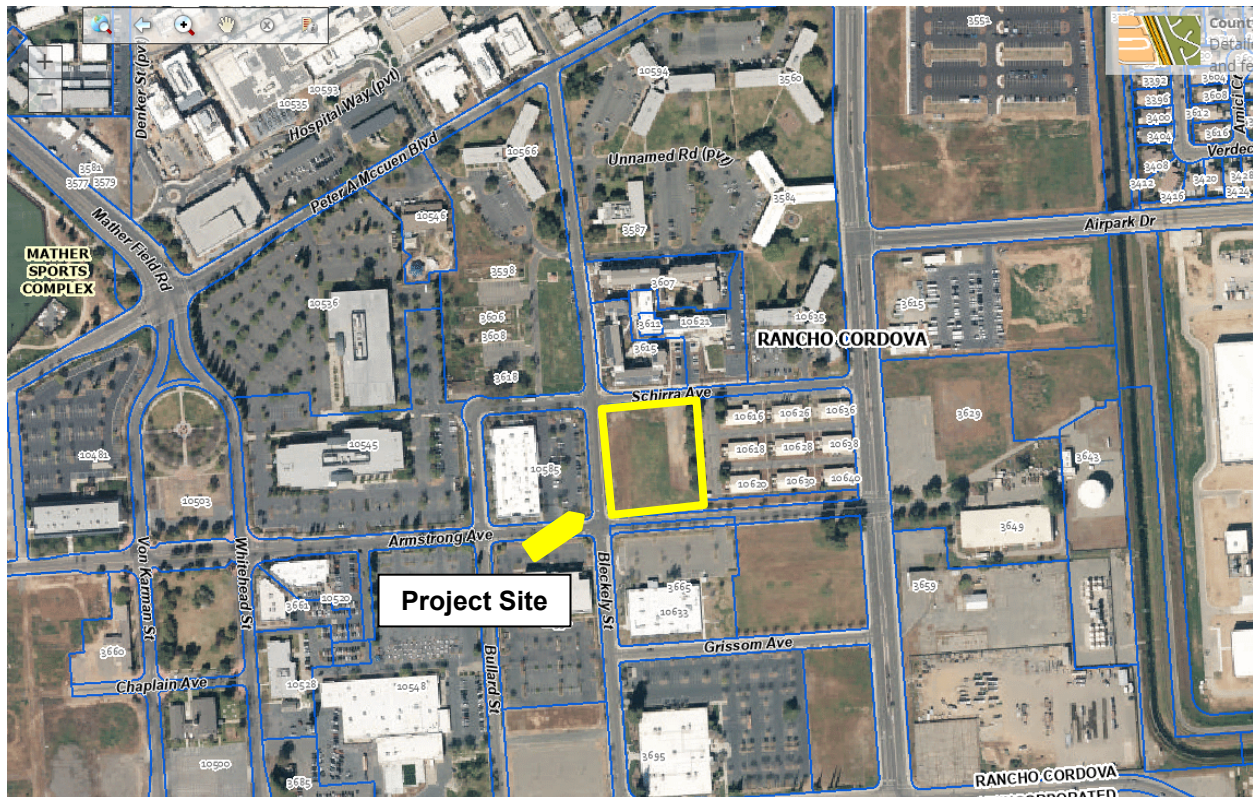
Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Applicant's request for a Major Design Review for a three-story, 70-unit, multi-family building complex, as proposed within the project plans.

BACKGROUND / PROJECT HISTORY

The project site is located on the southeast corner of Bleckely Street and Schirra Avenue. The property is an existing 3.63-acre parcel located within the Office Subarea (OS) of the Mather

Field Special Planning Area (MFSPA) and is currently owned by the City of Rancho Cordova (See Figure 1: Project Location). The MFSPA was originally approved by Sacramento County in 1997 and was intended to facilitate the conversion of Mather Field from a military air base to a mixture of public and private uses. Since the MFSPA was approved prior to the City's incorporation in 2003, the Sacramento County Code that was in place at that time continues to be applicable when processing applications that are located within the Special Planning Area. Therefore, both the MFSPA and the 2003 County Code were utilized during review of this application.

Figure 1: Project Location



The project is proposed to be 100% affordable, providing residential units intended to serve homeless and/or disabled veterans over the age of 55 years old within the Rancho Cordova community. The units on-site will be rented at 50 percent of the area median income or lower. Per Table II of the Sacramento County Code, a Conditional Use Permit (CUP) is required within the Office Park Subarea for multi-family apartments. Additionally, the project is located within Safety Zone 3 of the Mather Airport Land Use Compatibility Plan which limits the number of dwelling units within the area and is also located within the noise contours of Mather Airport which prohibits residential uses within this area due to incompatible noise levels. However, on July 1, 2024, Staff presented the request for a CUP as well as a request for the City Council to overrule the Airport Land Use Commission's determination of incompatibility due to noise levels, and the request was approved. The CUP was granted along with requests for the following three density bonus incentives permitted by State law:

- To increase the allowed maximum height from 40' to 45';

- To reduce the number of required parking spaces from 70 (1 per unit) to 35 (0.5 per unit); and
- To reduce the minimum front and side setbacks from 13' to 10'.

The use as a multi-family residential complex has been approved as of July 1, 2024 and the density bonus incentives approved as part of that application have been applied to the currently requested Design Review Application.

MAJOR DESIGN REVIEW

The Planning Division received an application for a Major Design Review for Mather Veterans Village Phase 4 on August 7, 2024. The Application is for the design portion of the Mather Veterans Village Phase 4 project and includes a three-story, 70-unit apartment complex, with a community building and all other required site improvement including parking lot, landscaping, and lighting.

Site Design

The proposed project includes five, three-story residential buildings totaling 52,800 square feet, along with a one-story 3,500 square foot community building on-site and two outdoor gathering areas within the courtyard centered on the property. The project includes a total of 70 units with (58) one-bedroom units and (12) two-bedroom units. The project is proposed to be gated with parking lot access from both Schirra Avenue and Armstrong Avenue and a pedestrian connection directly from the community building to Bleckely Street. Also included on the property are supportive site elements such as water quality basins, a pet relief area, EV capability, and bicycle parking. The site plan includes a total of 45 parking spaces which is below the required 70 (1 per unit) required by the zoning code. However, given that the complex is intended for homeless and/or disabled veterans with priority for seniors, a density bonus incentive was approved as part of the previously approved CUP which allowed the parking requirement to be reduced by 35 percent. As an alternative, the site provides 18 bicycle parking spaces which is more than double the amount required bicycle parking for a multi-family building of 70 units.

[illegible]

The proposed buildings for Mather Veterans Village Phase 4 have been designed to be consistent in both style and materials with Mather Veterans Village Phases 1-3. The complex includes a contemporary design with fiber cement siding combined with fiber cement board and batten, smooth fiber cement panels for the community building, and wood elements and wrought iron throughout. The tallest portion of the buildings have a proposed height of 38'-6" which is below the height maximum of 40' for the area. Therefore, the requested height increase included as part of the previously approved CUP, was no longer needed for this application. Each building also includes screened roof-mounted mechanical equipment and a number of photovoltaic panels for electricity generation and efficiency. The design also includes a unique color scheme for phase 4 that sets it apart from other phases of the Mather Veterans Village project including colors such as "Citronella", "Sheraton Sage", "Sandbar", and "Sealskin". The elevations can be seen in **Figures 3 through 6** below and renderings in **Figures 7 & 8**. Additional elevations of the interior of the complex as well as focused elevations of the Community Building, can be found in Attachment 2: Project Plans.

Figure 3: North Elevation



■ NORTH ELEVATION - Scale 3/32" = 1'-0"

0 8 16 24

Figure 4: South Elevation



■ SOUTH ELEVATION - Scale 3/32" = 1'-0"

0 8 16 24

Figure 5: West Elevation



■ WEST ELEVATION - Scale 3/32" = 1'-0"

0 8 16 24

Figure 6: East Elevation



Figure 7: Interior Rendering



Figure 8: Exterior Rendering



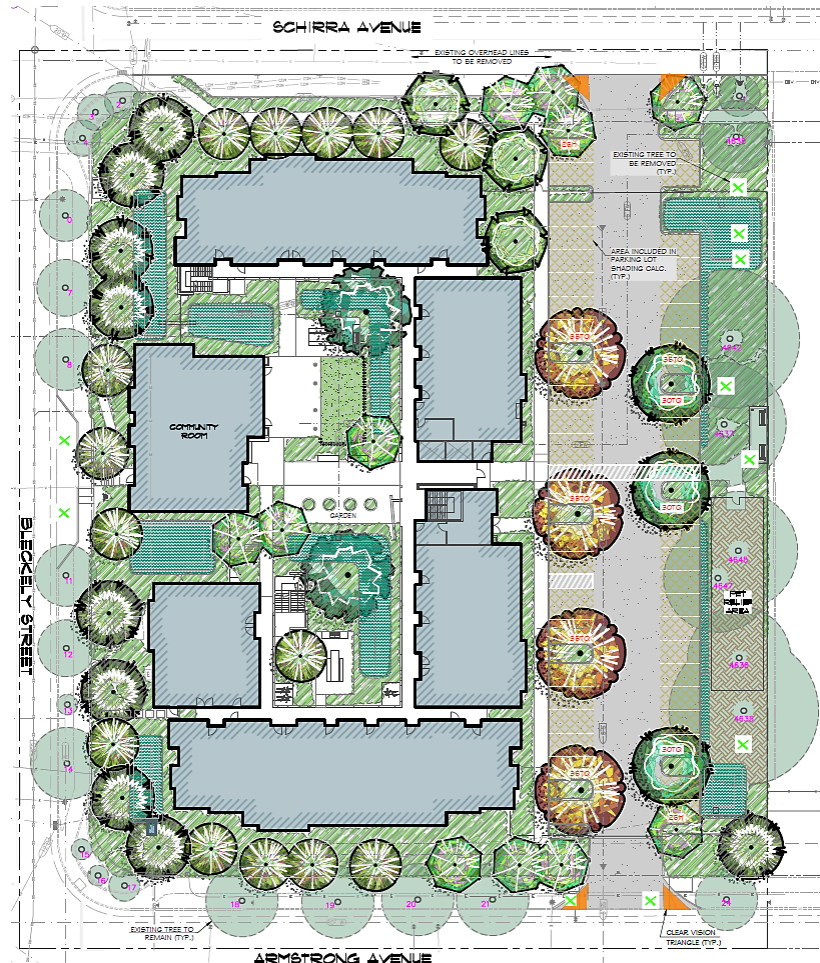
Site Landscaping

A preliminary landscape plan was included as part of the application and contains a variety of large and small stature trees as well as shrubs, groundcover, and turf area. The property frontage along Bleckely Street and Armstrong Avenue contains street trees that will remain with the exception of two trees proposed to be removed for additional on-street parking on Bleckely Street (**See Figure 9 for existing trees**). In addition, the project will be adding approximately 46 new trees to the property including large stature trees in the parking area to meet the minimum 50% shading requirements. All trees have been reviewed by the City Arborist to ensure that all existing trees are protected during construction and that new trees are in appropriate areas that will ensure success to maturity. Water quality basins will be planted with native grasses and groundcover plantings and shrubs will be incorporated throughout the property. A preview of the preliminary landscape plan can be seen in **Figure 10** below. All the tree species, shrubs, and groundcover proposed for the site, including planting sizes, are listed in Attachment 2: Project Plans.

Figure 9: Existing Street Trees



Figure 10: Preliminary Landscape Plan



ADDITIONAL ANALYSIS

GENERAL PLAN CONSISTENCY

The project site is located within an Office Mixed Use (OMU) designation of the City's General Plan. The OMU designation encourages the integration of commercial and/or residential use in conjunction with office use of the site. The proposed project will be 100% residential with a small community building for its residents. However, the project is centered within the Office Park Subarea of the Mather Field Special Planning Area and is surrounded by office buildings both south, and west of the project site, many of which provide additional services for those in the Mather Veterans Village community. With that, the Office Mixed Use area is still predominantly office with the proposed project contributing to the overall mixed-use aspect of the zone providing added variety to the designation and therefore has been determined to be consistent with the intentions of the General Plan.

ZONING ORDINANCE

The project site is located within the Office Park Subarea of the Campus District in the Mather Field Special Planning Area (MFSPA). The Campus District is intended to create a campus like environment with a variety of commercial, office, industrial-office, and institutional uses. Pedestrian accessibility among parcels is encouraged providing access to the Main Base District and the Cordova Sports Park. The proposed multi-family residential complex is an allowed use within the Office Park Subarea with the approval of a Conditional Use Permit (CUP). This CUP was previously approved in July 2024 and therefore the use is consistent with the zoning designation.

Additionally, the current application for Design Review was reviewed for the buildings' adherence to all required development standards and design guidelines of the MFSPA and the 2003 Sacramento County Code. The project was found to be consistent with all applicable standards and regulations with the exception of parking and setback requirements in which reduced standards were approved as part of the previous CUP. The previous use permit approval included a reduction of required parking spaces down to 35 spaces as well as a reduction in front and street side setbacks from 13' to 10'. The submitted project includes 45 parking spaces and setbacks of 12.5' which are both well within those approvals. Therefore, the project has been determined to be consistent with the applicable Zoning Ordinance.

CONSISTENCY WITH GUIDING PRINCIPLES AND DESIGN CONCEPTS

The proposed project is consistent with the Design Guidelines listed within the Mather Field Special Planning Area as well as Section 110-84 of the Sacramento County Code in the following ways:

- The proposed project is helping to create an attractive setting that can assist in marketing new uses and activities to the area.
- The proposed project attributes to the established identity of the Mather Veterans Village Community and solidifies that identity and design concept throughout the area.
- Adds new residents and resources to the surrounding community and adds to the diversity of uses and users within the Mather Field Special Planning Area.
- Enhances the sense of place in the area as members of the community reside there rather than solely work in the area.
- The project also develops a property that has otherwise been vacant and brings additional landscaping, lighting, and parking to the area to accommodate new residents in need of special assistance.
- The buildings have been pushed outward toward the pedestrian sidewalk and public right of way to allow for two internal open space gathering areas for the property residents.
- The project also doubles the amount of bicycle parking on-site while also reducing parking spaces to encourage other modes of transportation including nearby public transit.
- All existing shade trees along sidewalks (with the exception of 2) will remain to continue to encourage pedestrian walkability soften the appearance of the structures.

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 multi-family residential complex and the future uses of the site. The development of the buildings and the property from vacant land to a multi-family residential complex will also provide an additional positive impact through the increase in property taxes on the site as well as within the surrounding area.

ENVIRONMENTAL

The Applicant is requesting a Major Design Review for a three-story, 70-unit, affordable housing project intended to serve homeless and/or disabled veterans. The project qualifies for two exemptions from additional CEQA analysis: Public Resources Code (PRC) 21080.40 Affordable housing projects and rezoning exemption and also CEQA Exemption 15332, In-Fill Development.

According to PRC Section 21080.40(b)(1), the issuance of an entitlement by a public agency for an affordable housing project is exempt from CEQA. The project meets the definition of an “Affordable housing project” which must consist of multifamily residential uses with at least two-thirds of the square footage designated for residential use. The entirety of the development is dedicated to residential uses and amenities, and one hundred percent of the units are dedicated to lower income households. The project site is within the Rancho Cordova city limits. It is within 0.3 mile of the Sacramento VA Medical Center, and SacRT Bus Route 78 is approximately 315 feet north of the site, with access to light rail. The project site is currently vacant and is surrounded by existing development on all sides.

Furthermore, the project site is located in an urban area that will be served by existing utilities and public services. The project site is currently served by public agencies such as the Sacramento County Water Agency, RegionalSan and the County Sanitation District No. 1, the Rancho Cordova Police Department, and the Sacramento Metropolitan Fire Department. Tribal consultation was initiated in May 2024, and the City is consulting with the United Auburn Indian Community of the Auburn Rancheria (UAIC). UAIC’s mitigation measures are incorporated as project avoidance measures. Mitigation Measure MM-1 would ensure Tribal Cultural Resources are not affected. A Phase I Environmental Site Assessment (ESA) and a Limited Phase II ESA were completed by the project proponent to assess contamination and toxic substances. Mitigation measures are required to reduce impacts related to hazards and hazardous materials including vapor barrier mitigation, pre-occupancy indoor air sampling, post-construction radon testing, and enhanced air filtration for the project HVAC systems. Implementation of the measures will ensure that potential exposure is mitigated to a level of insignificance and is in compliance with current state and federal requirements. The project meets all requirements in Section 21080.40 and is therefore exempt from the provisions of CEQA.

In addition to the project’s PRC 21080.40 exemption, the project also meets the criteria for CEQA exemption 15332: In-Fill Development Projects. The proposed project is adequately served by all utilities and public services, is located within the City of Rancho Cordova limits and is less than 5 acres in size and already surrounded by urban uses. The project has also been determined to be consistent with the sites Office Mixed Use (OMU) General Plan designation as well as the applicable standards and requirements of the Office Park Subarea of the Mather Field Special Planning Area. A biological report was completed as part of the Phase 1 Environmental Assessment and determined that the site does not provide significant value as a habitat for endangered or threatened species. The Environmental Assessment also provided

Air Quality mitigation to reduce any significant effects for the site and the previously approved Conditional Use Permit included Council's overruling on the determination that the residential use of the site is incompatible with noise levels in the area. Therefore, with the combination of being adequately served and not having a significant effect on resources or the surrounding environment, the project is also exempt per exemption 15332: In-Fill Development Projects.

RECOMMENDED MOTIONS

Staff recommends that the Planning Commission take the following action:

- Determine the project exempt per Public Resources Code (PRC) 21808.040 and Categorical Exemption 15332 of the California Environmental Quality Act (CEQA); and
- Adopt the Resolution for the Mather Veterans Village Phase 4 Major Design Review – Project No. PLND-0824-0104.

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 MATHER
VETERANS VILLAGE PHASE 4 – PROJECT NO. PLND-0824-0106**

WHEREAS, Mercy Housing California, (hereinafter referred to as Applicant), submitted an application for a Major Design Review approval for Mather Veterans Village Phase 4 (PLND-0824-0104); and

WHEREAS, the request is for a three-story, 70-unit, 100% affordable housing project totaling 52,000 square feet with an additional 3,500 square foot community building; and

WHEREAS, the use for the site as a multi-family residential building was previously approved through a Conditional Use Permit (Resolution 89-2024) completed on July 1, 2024; and

WHEREAS, the Planning Commission is the appropriate authority to hear and take action on the requested Major Design Review; and

WHEREAS, the proposed project is a 100% affordable housing project and has been determined to be exempt per Public Resources Code section 21080.40; and

WHEREAS, the project site is adequately served by existing utilities and public services, is less than 5-acres in size, and surrounded by existing urban uses, and therefore has also been determined to be exempt under CEQA exemption 15332, In-Fill Development Projects; and

WHEREAS, the Planning Commission of the City of Rancho Cordova has conducted a properly noticed public hearing pursuant to Government Code section 65090 and has duly considered all written and verbal testimony presented during the hearing.

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

1. Section 21080.40 of the Public Resources Code as well as CEQA exemption found in California Code of Regulation Title 14, Section 15332 (In-Fill Development Projects) are adequate exemptions according to the Guidelines of the California Environmental Quality Act.
 - A. **Finding:** The project has been analyzed and has been determined to be exempt per Public Resources Code 21080.40 and exempt per California Environmental Quality Act Guidelines Section 15332 “In-Fill Development Projects”.

Evidence: The Applicant is requesting a Major Design Review for a three-story, 70-unit, affordable housing project intended to serve homeless and/or disabled veterans. The project is qualified for two exemptions from additional CEQA analysis: Public Resources Code (PRC) 21080.40 Affordable housing projects and rezoning exemption and also CEQA Exemption 15332, In-Fill Development.

According to PRC Section 21080.40(b)(1), the issuance of an entitlement by a public agency for an affordable housing project is exempt from CEQA. The project meets the definition of an “Affordable housing project” which must consist of multifamily residential uses with at least two-thirds of the square footage designated for residential use. The entirety of the development is dedicated to residential uses and amenities, and one hundred percent of the units are dedicated to lower income households. The project site is within the Rancho Cordova city limits. It is within 0.3 miles of the Sacramento VA Medical Center, and SacRT Bus Route 78 is approximately 315 feet north of the site, with access to light rail. The project site is currently vacant and is surrounded by existing development on all sides.

Furthermore, the project site is located in an urban area that will be served by existing utilities and public services. The project site is currently served by public agencies such as the Sacramento County Water Agency, RegionalSan and the County Sanitation District No. 1, the Rancho Cordova Police Department, and the Sacramento Metropolitan Fire Department. Tribal consultation was initiated in May 2024, and the City is consulting with the United Auburn Indian Community of the Auburn Rancheria (UAIC). UAIC’s mitigation measures are incorporated as project avoidance measures. Mitigation Measure MM-1 would ensure Tribal Cultural Resources are not affected. A Phase I Environmental Site Assessment (ESA) and a Limited Phase II ESA were completed by the project proponent to assess contamination and toxic substances. Mitigation measures are required to reduce impacts related to hazards and hazardous materials including vapor barrier mitigation, pre-occupancy indoor air sampling, post-construction radon testing, and enhanced air filtration for the project HVAC systems. Implementation of the measures will ensure that potential exposure is mitigated to a level of insignificance and is in compliance with current state and federal requirements. The project meets all requirements in Section 21080.40 and is therefore exempt from the provisions of CEQA.

In addition to the project’s PRC 21080.40 exemption, the project also meets the criteria for CEQA exemption 15332: In-Fill Development Projects. The proposed project is adequately served by all utilities and public services, is located within the City of Rancho Cordova limits and is less than 5 acres in size and already surrounded by urban uses. The project has also been determined to be consistent with the site’s Office Mixed Use (OMU) General Plan designation as well as the applicable standards and requirements of the Office Park Subarea of the Mather Field Special Planning Area. A biological report was completed as part of the Phase 1 Environmental Assessment and determined that the site does not provide significant value as a habitat for endangered or threatened species. The Environmental Assessment also provided air quality mitigation to reduce any significant effects for the site and the previously approved Conditional Use Permit included Council’s overruling on the determination that the residential use of the site is incompatible with noise levels in the area. Therefore, with the combination of being adequately served and not having a significant effect on resources or the surrounding environment, the project is also exempt from further CEQA review per exemption 15332: In-Fill Development Projects.

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 Sacramento County Zoning Code Section 110-87. 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 multi-family buildings are consistent with the intent of the General Plan designation as well as the applicable development standards of the Mather Field Special Planning Area and 2003 Sacramento County Code. The project provides a contemporary design concept consistent with other phases of the Mather Veterans Village community that enhances the character of the surrounding area both through physical design of the structure as well as enhanced landscaping encouraging walkability and outdoor gathering areas. The massing and scale of the proposed buildings are compatible with the adjacent Mather Veterans Village phases 1-3 as well as neighboring office buildings. Lastly, the project utilizes high quality, durable materials that incorporate a variety of colors into the area while also complementing both the existing landscaping surrounding the site as well as newly added landscape improvements that soften the scale and appearance of the structure.

- 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 project will bring new development to an otherwise vacant parcel which will enhance the character of the surrounding neighborhood and complement the structures of the existing Mather Veterans Village community. The project design is consistent with other structures in the community but provides a unique color palette that distinguishes this phase from the others. The project also proposes keeping most of the existing trees on-site which provides for a mix of both new and mature landscaping consistent with existing adjacent properties. Overall, the project would be beneficial to the character of the neighborhood and the community.

- 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 project design maintains a clear design concept throughout the project as well as a concept consistent with other phases of the Mather Veterans Village community. The contemporary design can be found throughout the residential structures in the area and is also compatible with other updated office buildings throughout the Office Park Subarea. The project also provides adequate screening that blends with the façade of each structure, for all roof mounted mechanical equipment except for photovoltaic panels utilized for energy efficiency. The project’s development would continue to uphold the character of the surrounding area.

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

Evidence: The proposed project will not create any conflicts or impede any existing transportation modes of circulation in and around the project site. The project will

ITEM 6.2.

ATTACHMENT 1

provide on-site parking as well as additional on-street parking, but it was approved for a parking reduction of approximately 35%. However, given that the project is targeted toward homeless and/or disabled senior veterans, it is anticipated that the reduced on-site parking count of 45 spaces would be sufficient for the residents of Mather Veterans Village Phase 4. Additionally, the site provides pedestrian connections to the public right of way, provides double the required amount of bicycle parking, and other modes of transportation would be available to residents once the project is complete.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 11th day of December 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Cynthia Stauss, Chair

ATTEST:

Kelly Whitman,
Planning Commission Clerk







SITE INFORMATION:

APPROX. 1.75 ACRES TO R.O.W.
APPROX. DENSITY: 40 D.U./ACRE
MAX. BLDG. HEIGHT : 45'
RESIDENTIAL BUILDING
3 STORY
17,600 SQ. FT. SITE COVERAGE, 52,800 SQ. FT. TOTAL AREA
(ENCLOSED GROSS)
UNIT MIX:
(58) 1-BEDROOM UNITS
(12) 2-BEDROOM UNITS
TOTAL: 70 UNITS
COMMUNITY BUILDING
1 STORY
3,500 SQ. FT. (ENCLOSED GROSS)
PARKING
APPROX. 45 PARKING SPACES
INCLUDING ADA, EV, LOADING
18 BICYCLE PARKING SPACES (6 SHORT TERM + 12 LONG TERM)
SITE COVERAGE AREA:
RESIDENTIAL BLDGS: 17,500 SQ. FT.
COMMUNITY BLDG 3,500 SQ. FT.
TOTAL: 21,000 SQ. FT.

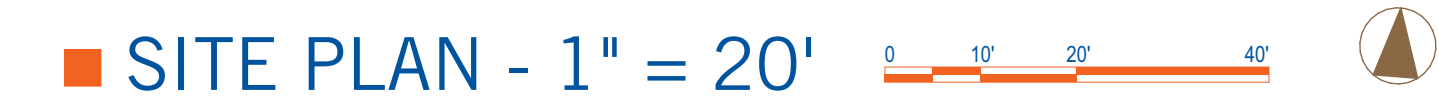
SITE LEGEND

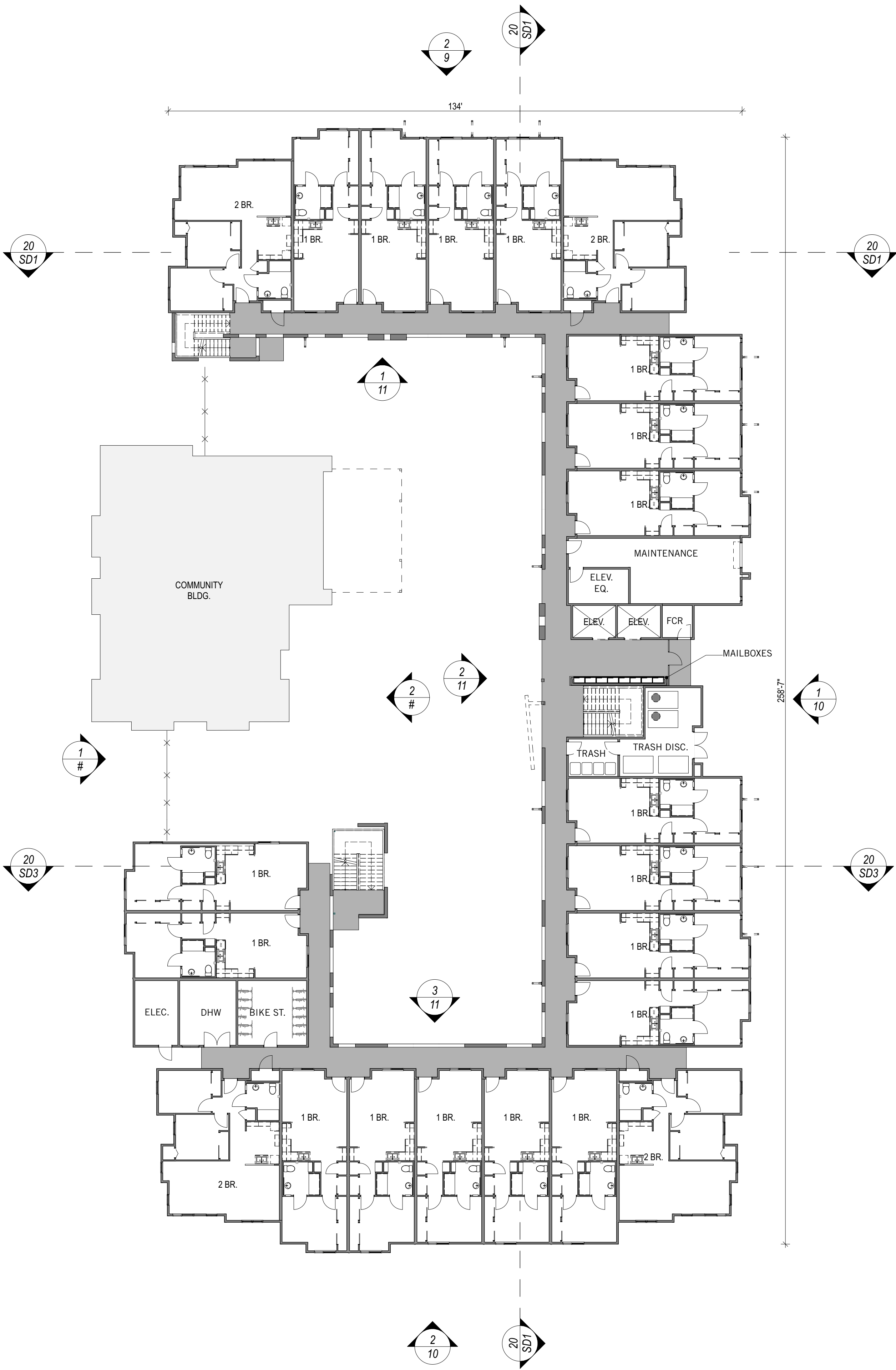
- EXISTING HYDRANT W/ 15' RADIUS
- APPROXIMATE POLE LIGHT LOCATIONS AROUND EXISTING TREES W/ 15' RADIUS
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE CONSERVED
- NEW TREE

SITE PLAN - 1" = 20'

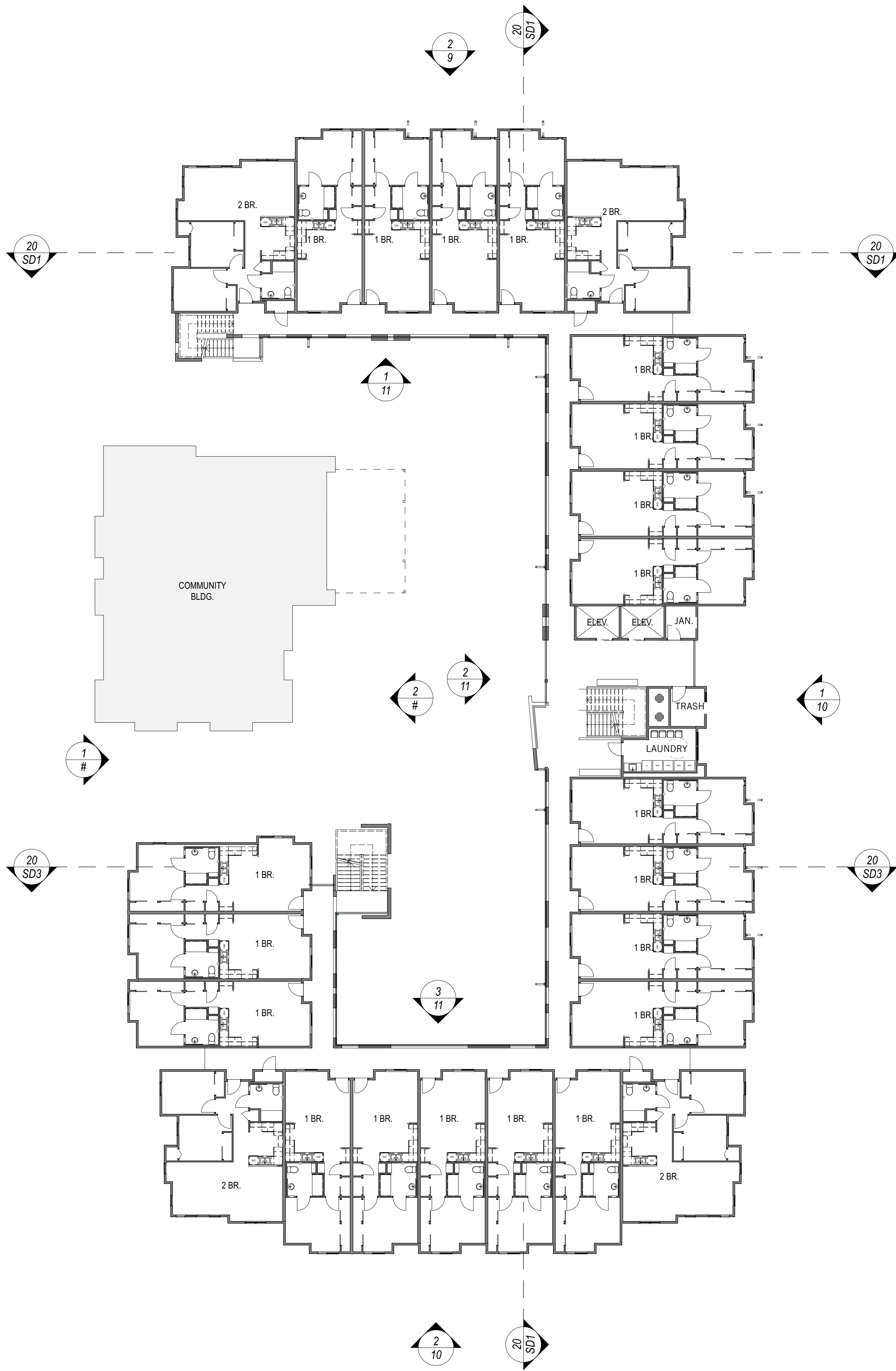


M:\matters\matters\ph4\222035 - Mather Veterans Village PH.4 - 2024.10.09 10:00 AM - Printed: Tuesday, November 12, 2024, 1:29 PM





GROUND FLOOR PLAN - Scale 1/16" = 1'-0"

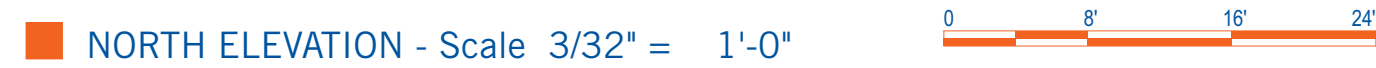
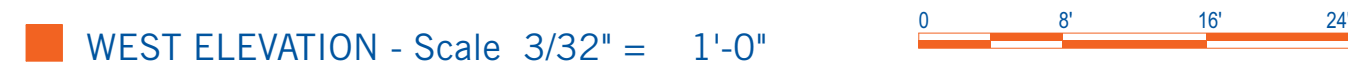


SECOND FLOOR PLAN - Scale 1/16" = 1'-0"



M:\matters\matters\ph4\22205 - Mather Veterans Village PH.4 - Printed - Tuesday, November 12, 2024, 1:30 PM



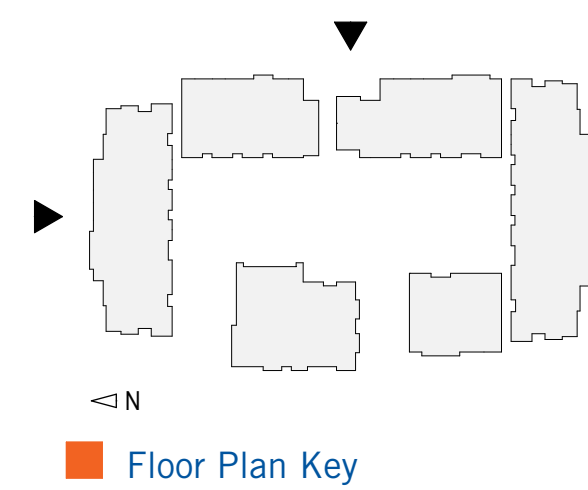




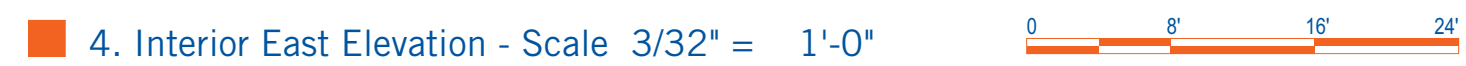
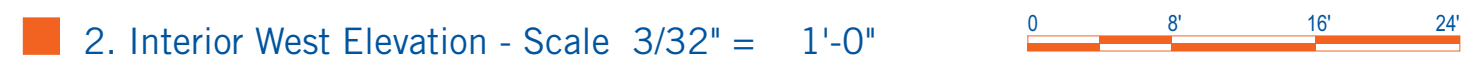
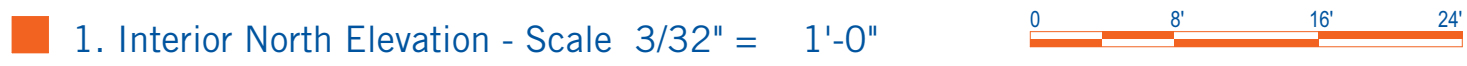
EAST ELEVATION - Scale 3/32" = 1'-0" 0 8' 16' 24'



SOUTH ELEVATION - Scale 3/32" = 1'-0" 0 8' 16' 24'

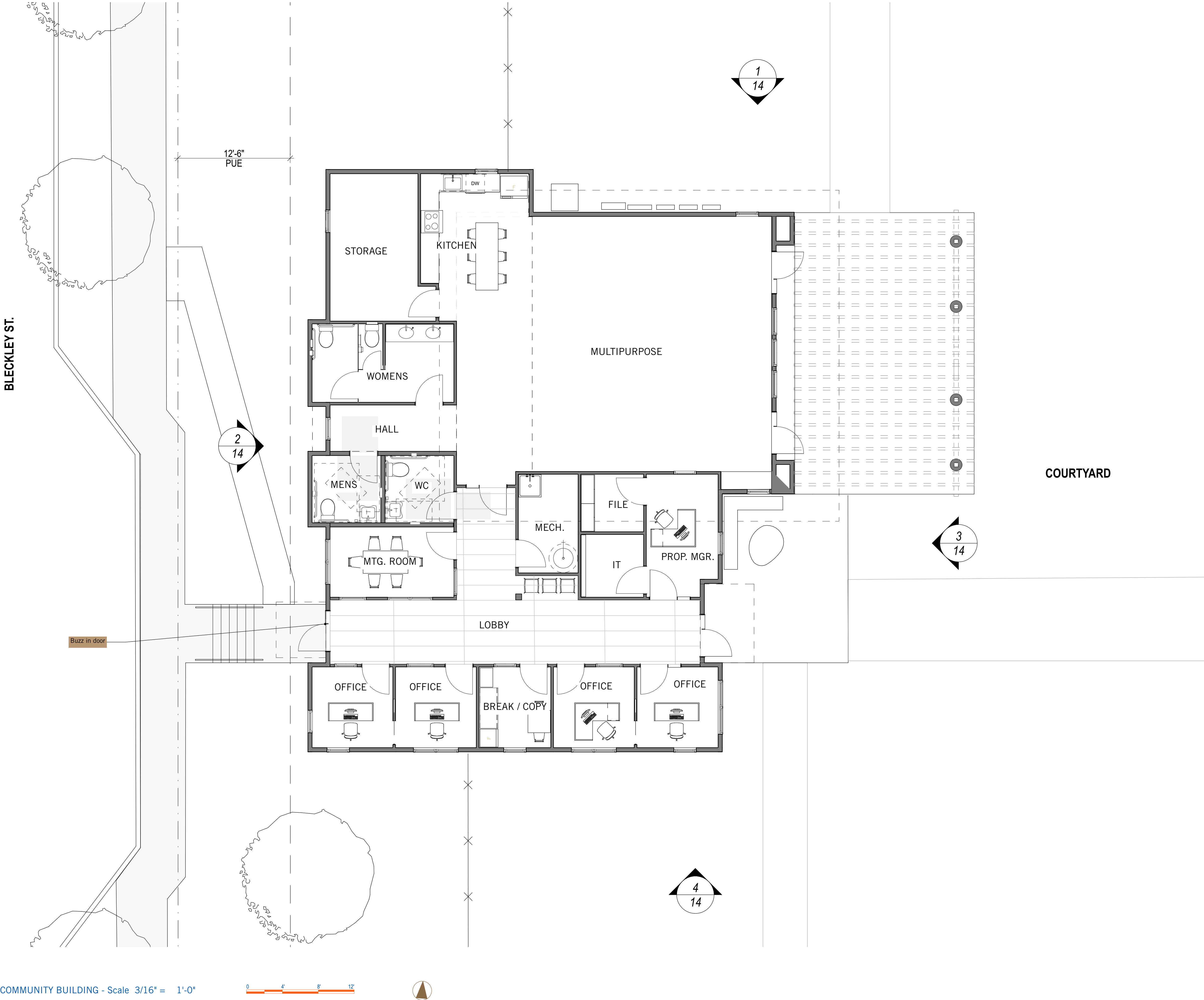


M:\matters\matters\ph4\22205 - Mather V. Servs\22205 - Mather V. Servs - 2023.10.09 9:00 AM - Printed: Tuesday, November 12, 2024, 1:30 PM





M:\Mather\Images\June 22\2025 - Mather - 6 Series\222025 - Mather - 6 Series - 2025 10 09 10:00 PM - Printed - Tuesday, November 12, 2024, 1:30 PM



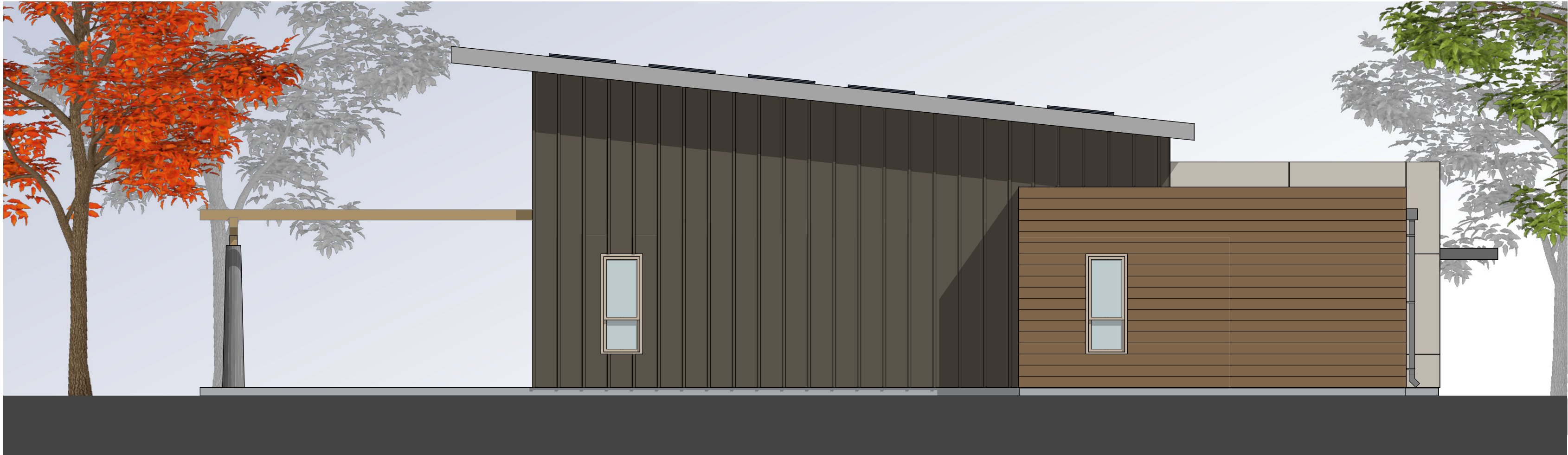
M:\matters\matters\ph4\22205 - Mather Veterans Village PH.4 - 2024.10.09 9:00 AM - Printed: Tuesday, November 12, 2024, 1:31 PM



WEST ELEVATION (BLECKLEY ST)



EAST ELEVATION (COURTYARD) - Scale 3/16" = 1'-0"

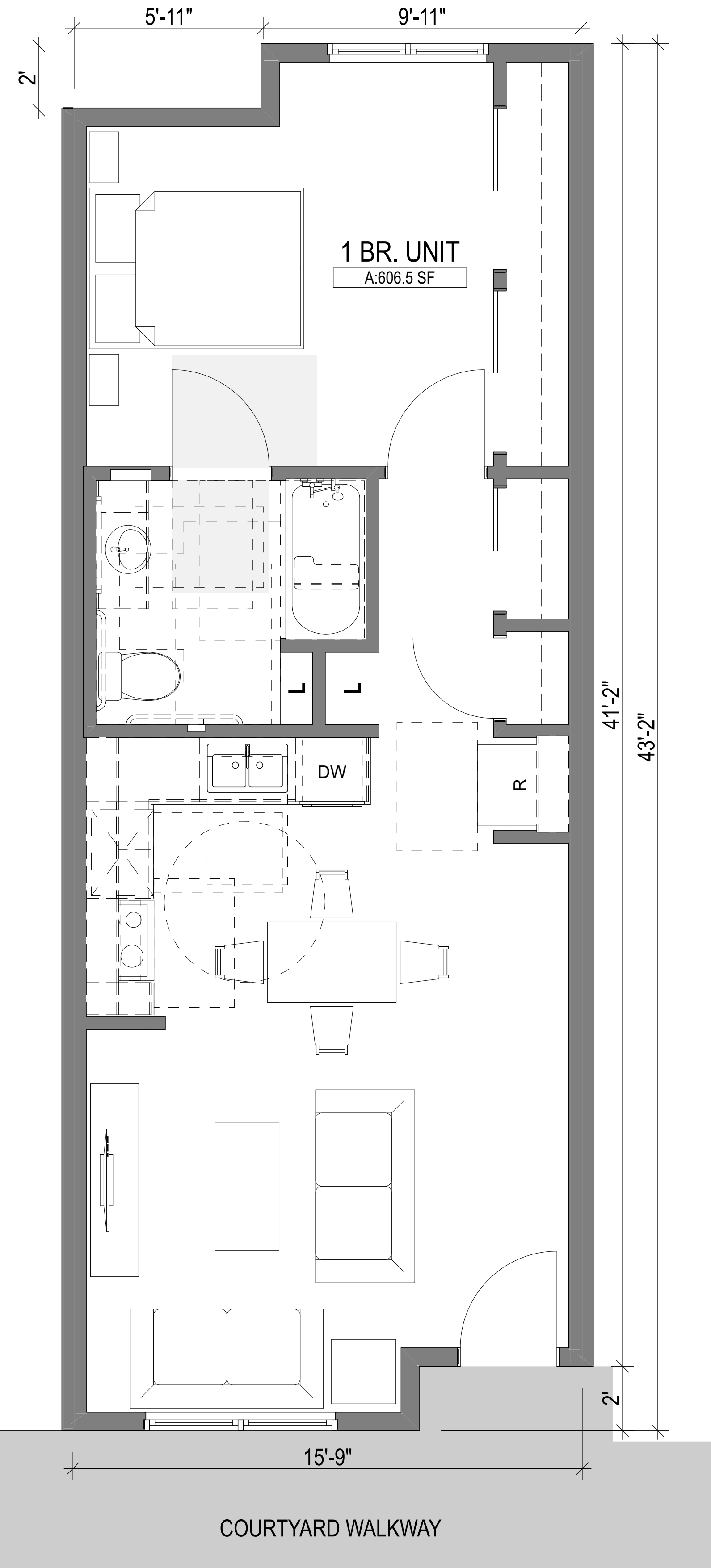


NORTH ELEVATION (FROM CORNER OF BLECKLEY)

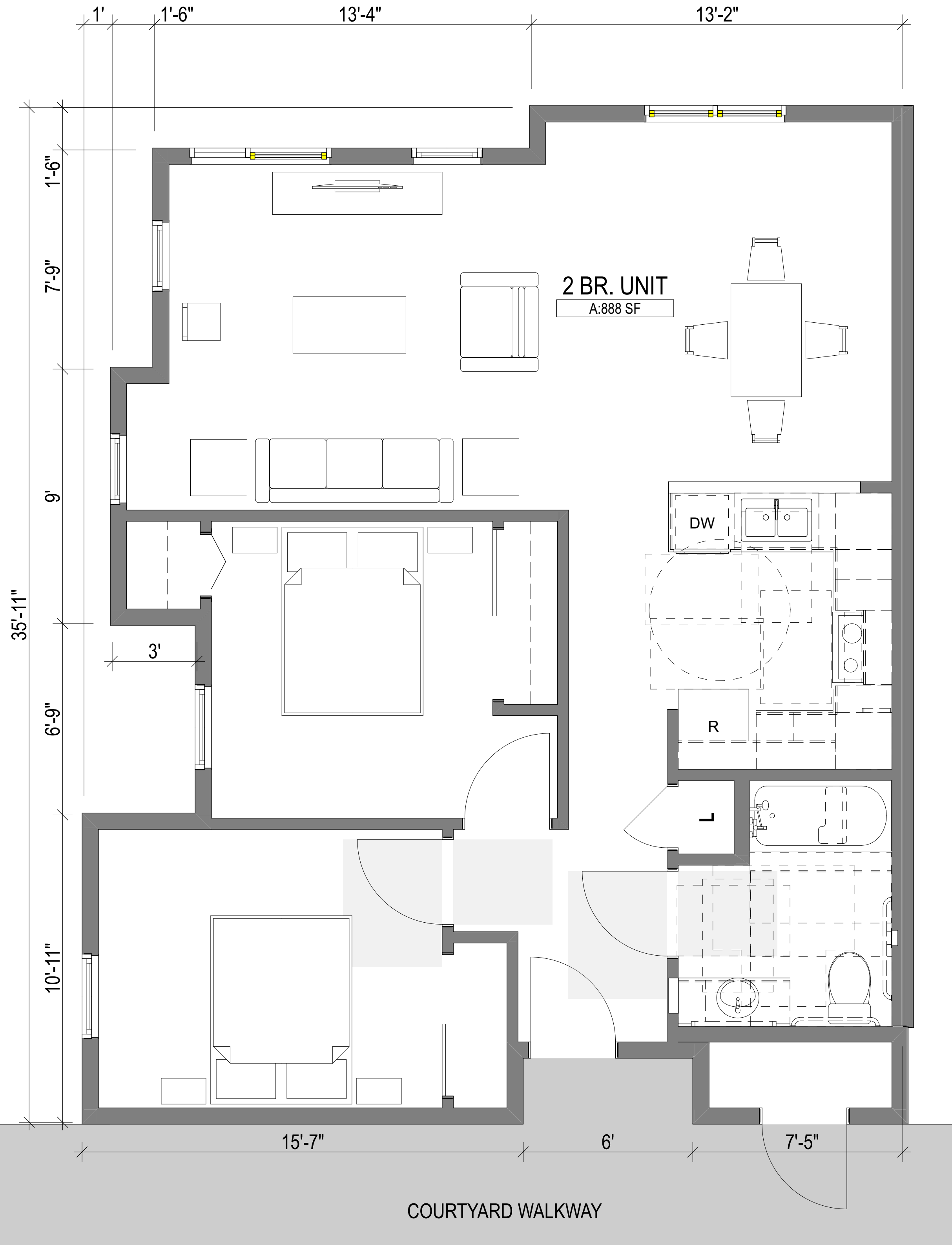


SOUTH ELEVATION (COURTYARD)

M:\matters\matters\ph4\22205 - Mather V. Services - 2024.10.09 9:00 AM - Printed: Tuesday, November 12, 2024, 5:31 PM



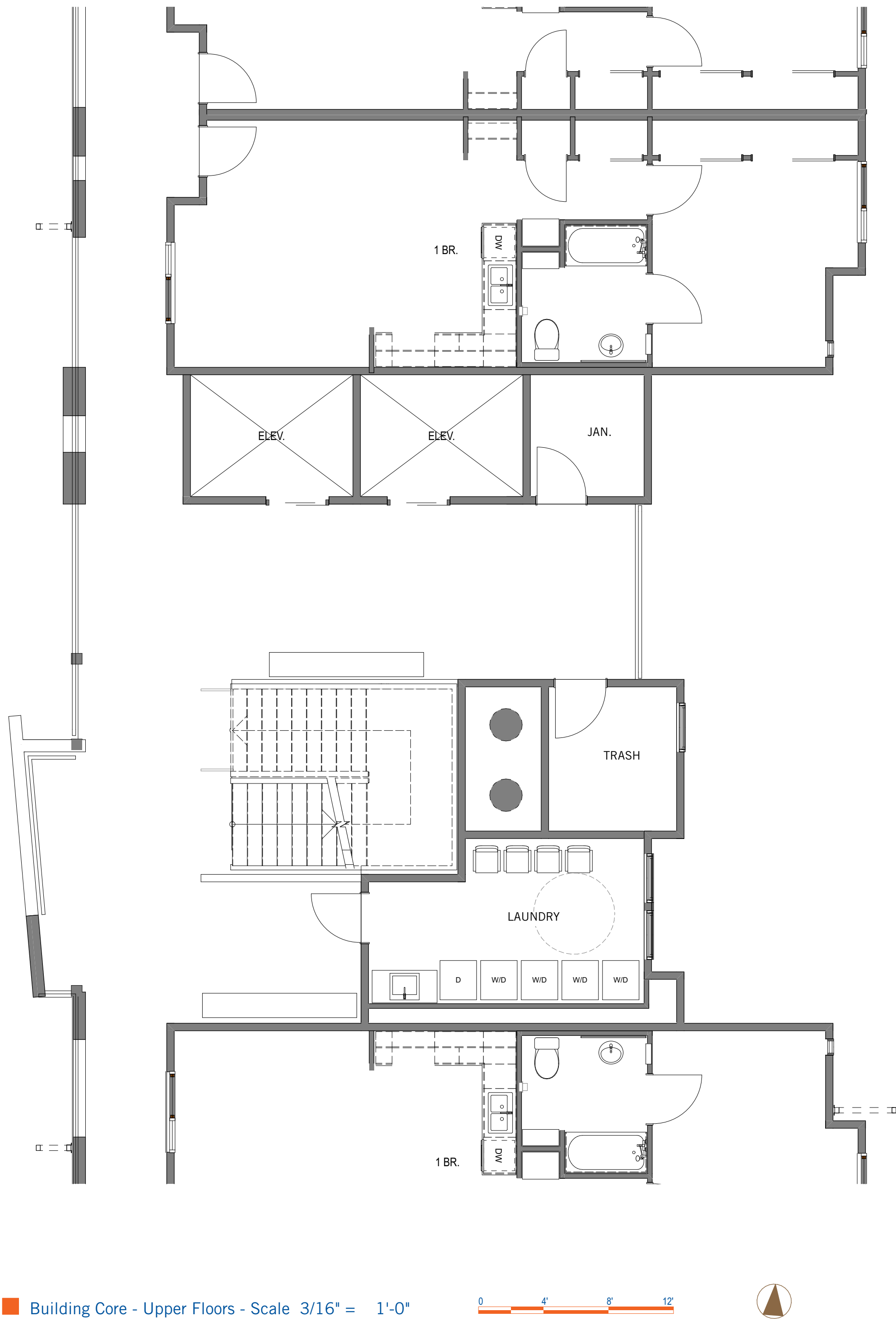
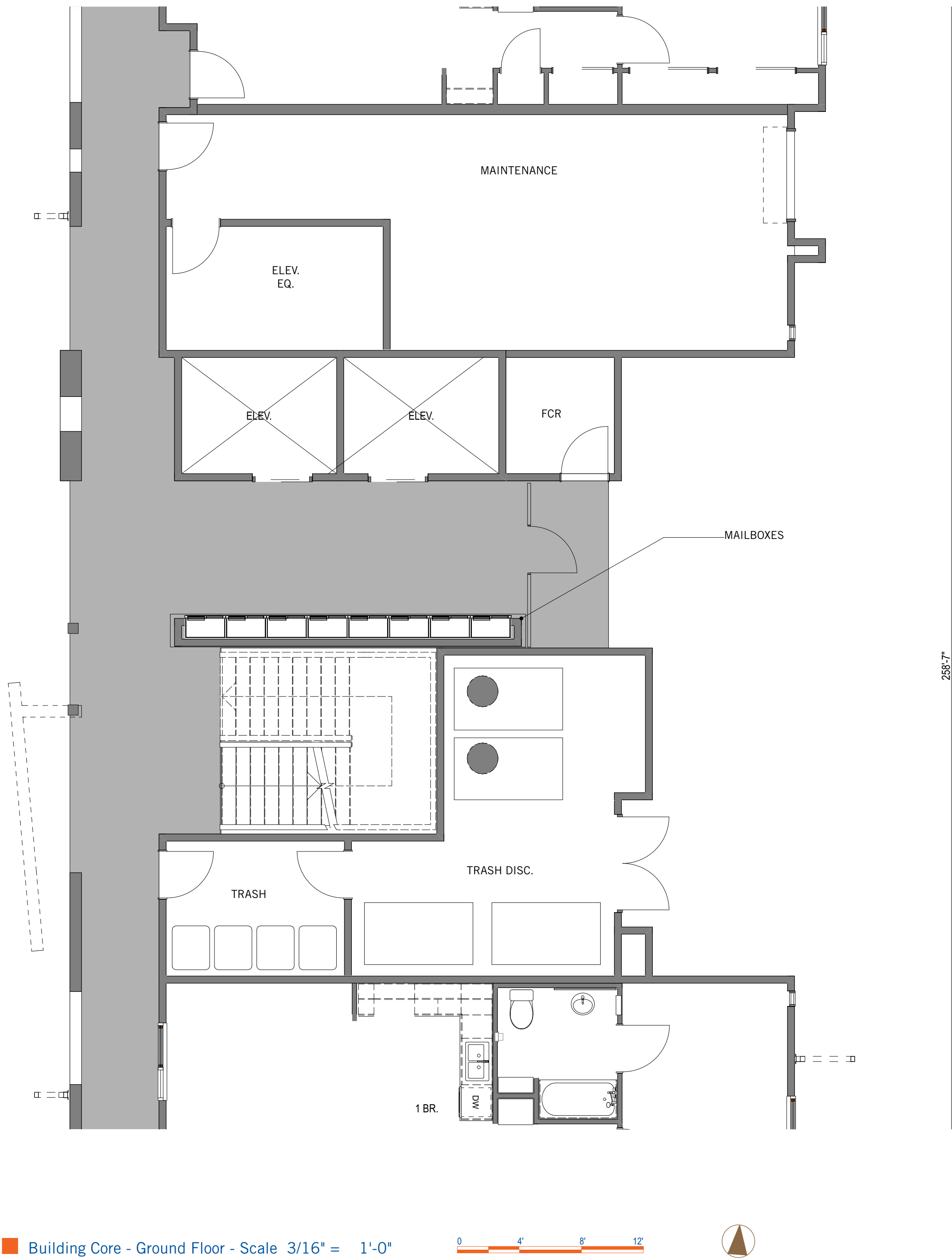
ENLARGED 1 BEDROOM PLAN - Scale 3/8" = 1'-0"



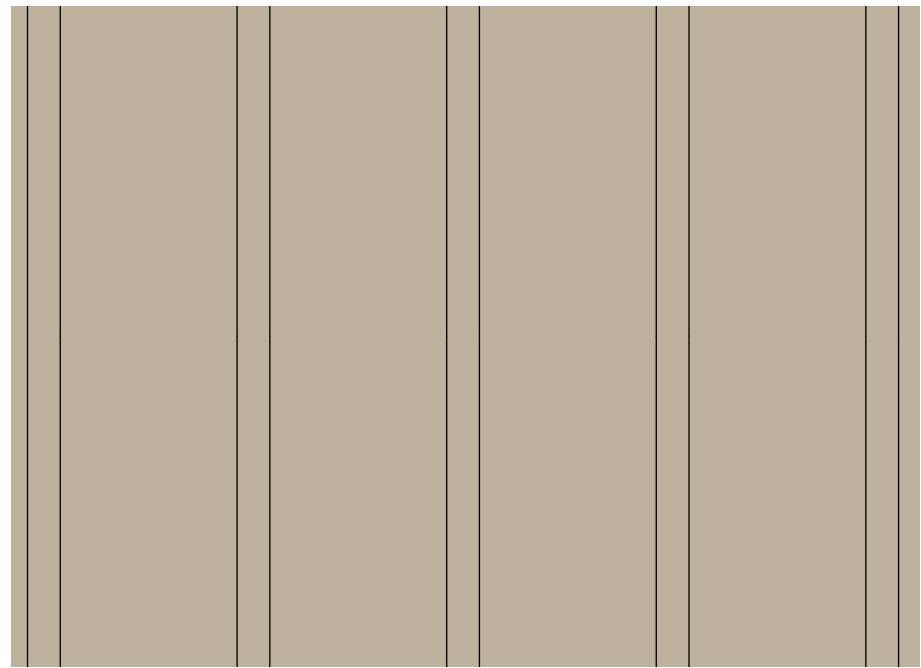
ENLARGED 2 BEDROOM PLAN - Scale 3/8" = 1'-0"



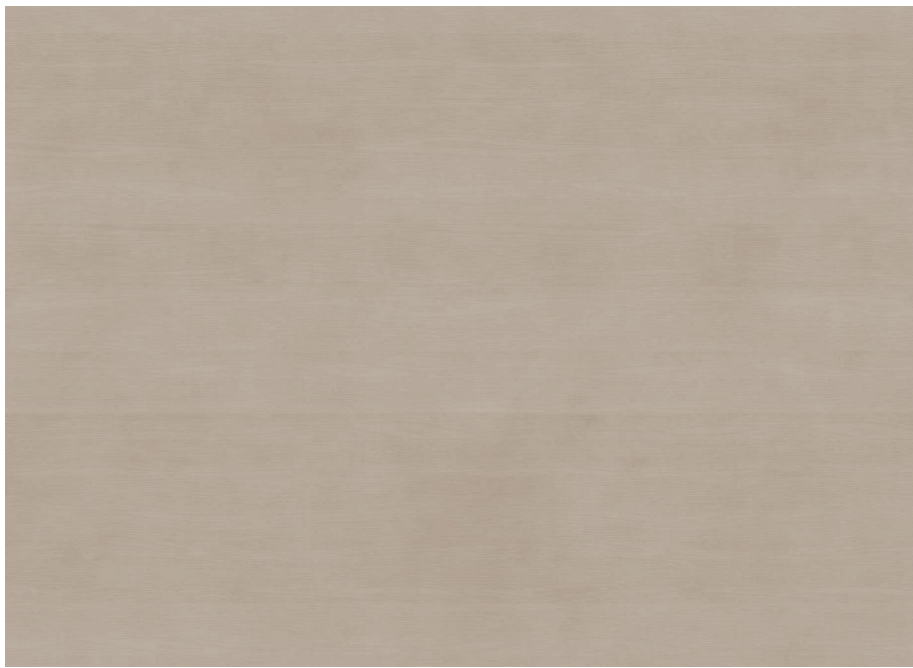
M:\Mather\Maproom\Job\222035 - Mather 4 Servers - 2024\10.09.2024-Printed - Tuesday, November 12, 2024 - 1:31 PM



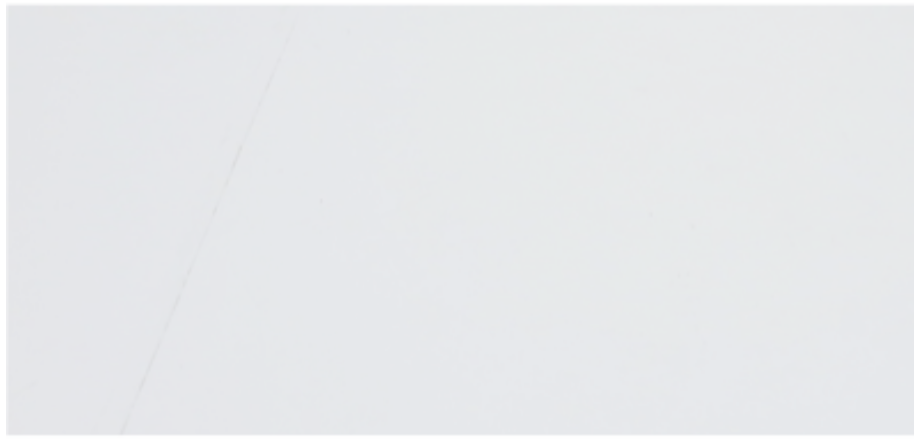
M:\matters\matters\ph4\22205 - Mather Veterans Village PH.4 - 2023.10.09 9:00 AM - Printed: Tuesday, November 12, 2024, 1:31 PM



FIBER CEMENT BOARD AND BATTEN
- SW 7547 SANDBAR 6



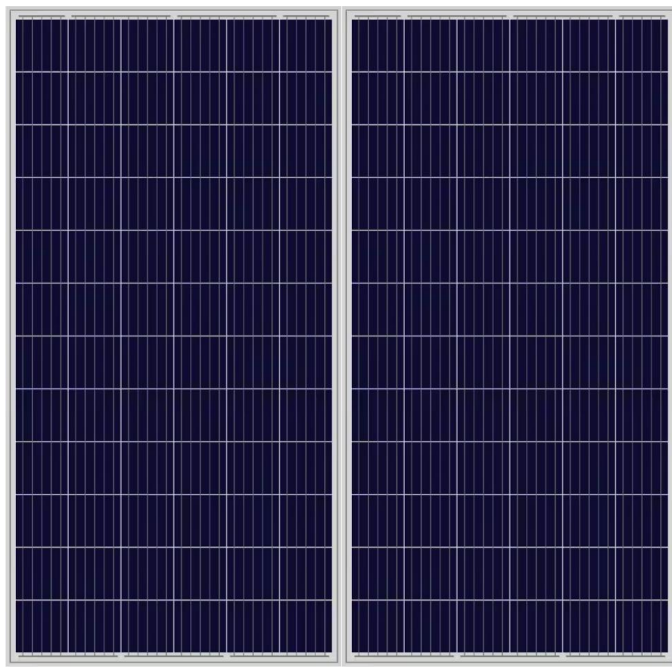
FIBER CEMENT PANEL
- SW 7547 SANDBAR 7



SINGLE PLY ROOF 8



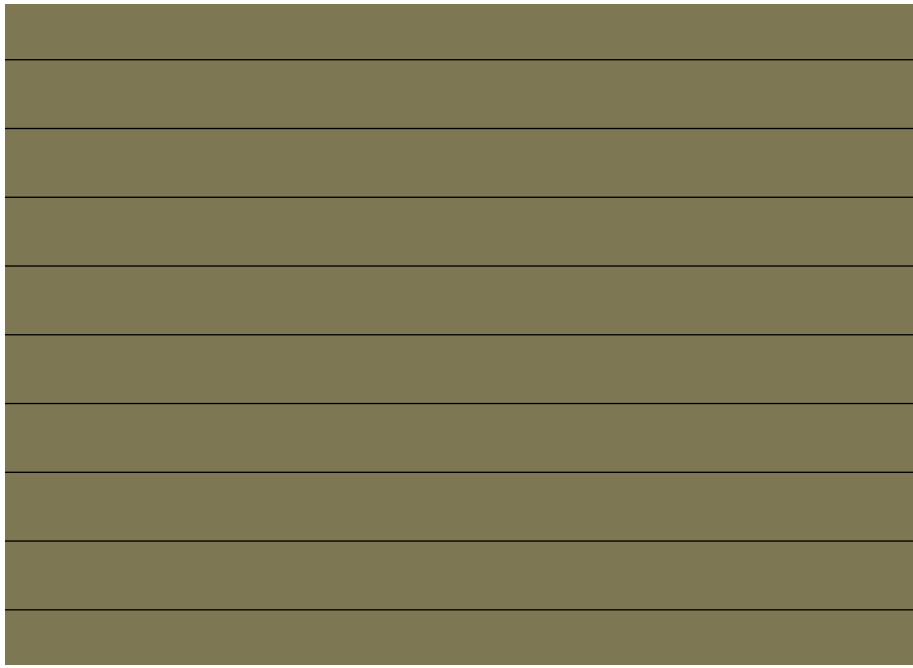
BEIGE VINYL WINDOW 9



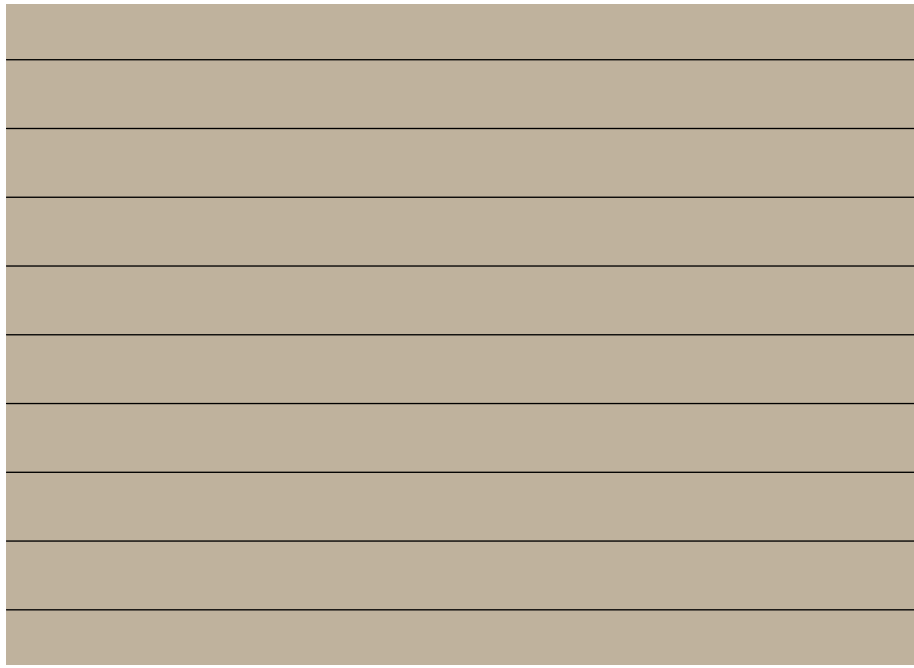
PHOTOVOLTAIC PANELS 10



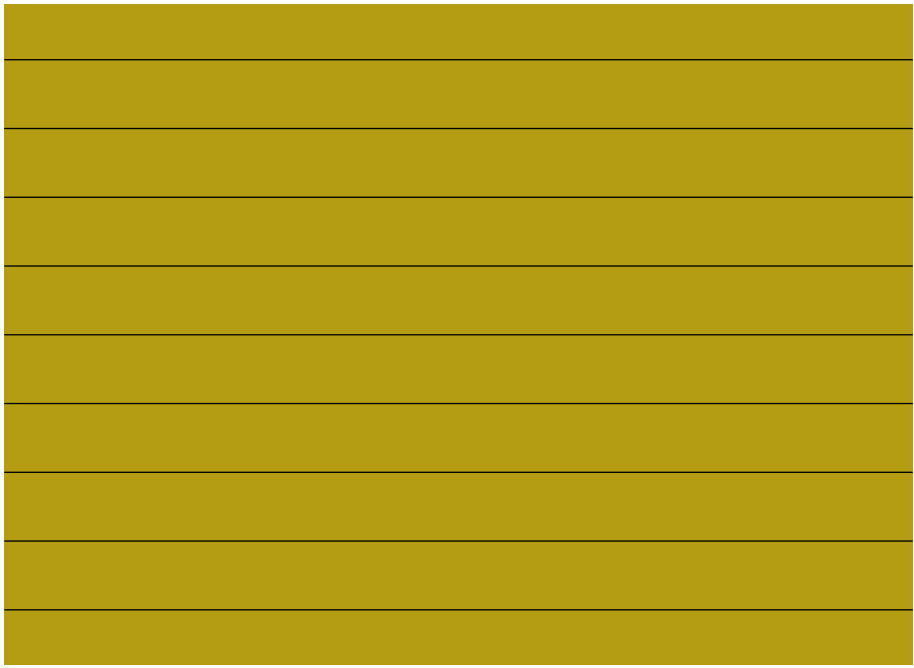
ALLURA FIBER CEMENT LAP SIDING
- RUSTIC SERIES ASPEN RIDGE 1



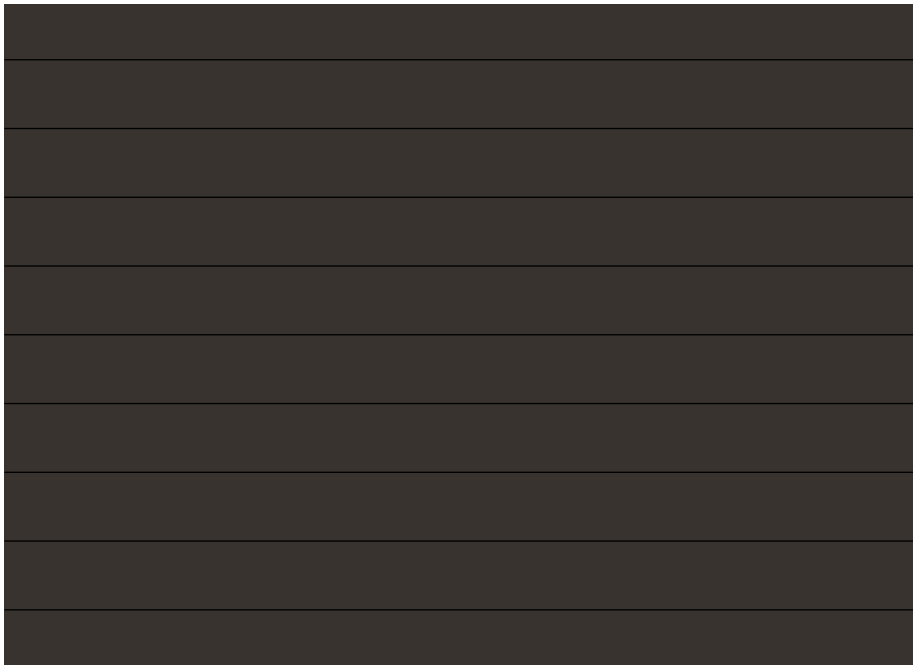
FIBER CEMENT LAP SIDING
- SW 0014 SHERATON SAGE 2



FIBER CEMENT LAP SIDING
- SW 7547 SANDBAR 3



FIBER CEMENT LAP SIDING
- SW 6915 CITRONELLA 4



FIBER CEMENT LAP SIDING
- SW 7675 SEALSKIN 5



WEST ELEVATION

M:\Mather\MapInfo\Job\222035 - Mather, Veterans Village PH.4 - Printed - Tuesday, November 12, 2024, 4:31 PM



Site Lighting Plan

Luminaire Schedule						
Symbol	Qty	Fixture Type	Manufacturer and Part Number	LLF	Lumens	Watts
	10	E1	Current - Beacon - RAR1-80L-39-4K7-4W-UNV-xx-xx (mounted on 16ft pole)	0.903	5210	38
	8	E2	NLS Lighting - SSD-4-6R-COG45-16L-53-30K7-UNV-AB-xx-xx	0.903	1451	26
	8	E3	Liton - DL340-xx-UE-D10-xx-T30-LVR	0.903	989	10
	9	E4	Current - Beacon - RWL1-48L-25-3K7-4W-UNV-xxx-xx	0.903	3538	28

- NOTES:
- The luminaire fixture types and part numbers included on the schedule above are for photometric purposes only and may need to be revised for real world conditions. Please refer to the manufacturer specification sheets and make sure to confirm voltages, finishes, mounting options, dimming and control options, accessories, etc. before specifying and/or ordering the fixtures.
 - LLF = Light Loss Factor = Lamp Lumen Depreciation (LLD) x Lamp Dirt Depreciation (LDD) = 0.95 x 0.95 = 0.903
 - The "MH" tag beneath the fixture type designations shown in plan view indicates fixture mounting height AFF.

Illuminance Calculation Summary						
Calculation Grid Description	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Fc	1.9	3.6	1.2	1.55	3.00

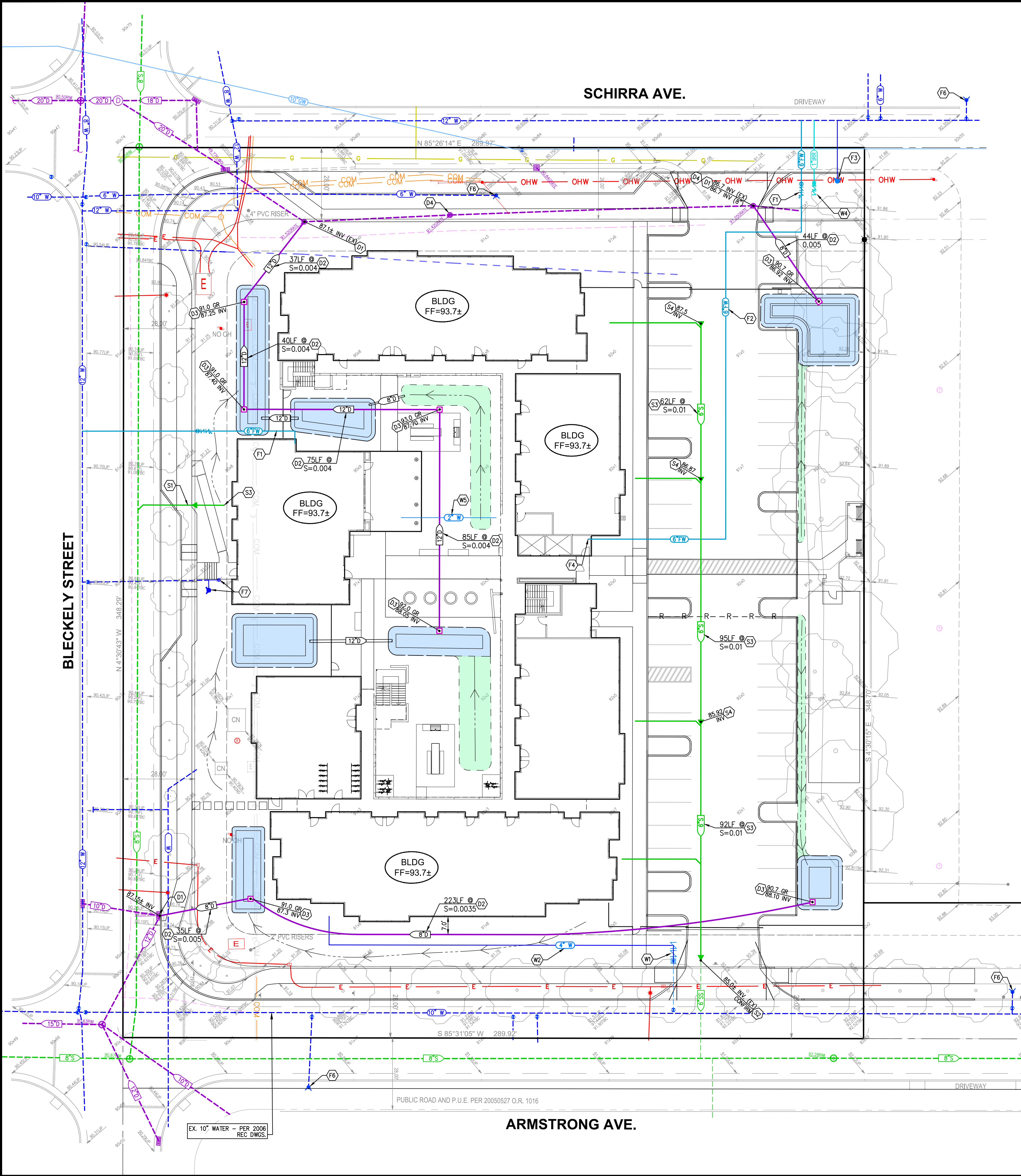
- NOTES:
- The illuminance grid is shown at the ground level and the grid spacing is 5' x 5'.



www.ltgsys.com

510-982-3900
2322 6th Street
Berkeley, CA 94710

916-772-5800
1310 Blue Oaks Blvd
Suite 400
Roseville, CA, 95678



SEWER KEYNOTES:

- (S1) PROVIDE 6" SEWER SERVICE WITH CLEANOUT PER SACEWER STANDARDS.
- (S2) JOIN EXISTING 6" SERVICE AND INSTALL CLEANOUT PER SACEWER STANDARDS.
- (S3) PROVIDE 6" PRIVATE SEWER AT 1% SLOPE.
- (S3) PROVIDE CLEANOUT PER SACEWER STANDARDS.

FIRE WATER KEYNOTES:

- (F1) PROVIDE FIRE WATER SERVICE WITH BACKFLOW PREVENTOR AND FDC.
- (F2) PLACE PVC-C900 CLASS 200 (PRESSURE RATING 200 PSI MINIMUM) FIRE WATER PIPE PER CITY STANDARDS, SIZE PER PLAN. MAINTAIN 36" MINIMUM COVER AND 12" MINIMUM SEPARATION FROM OTHER UTILITIES.
- (F3) INSTALL FIRE HYDRANT ASSEMBLY WITH VALVE AND 8" LEADER PER CITY STANDARD DRAWING NO. W-201.
- (F4) INSTALL FIRE SPRINKLER SERVICE (6" PVC-C900 CLASS 200 PRESSURE RATING 200 PSI MINIMUM) TO BUILDING WALL PER CITY OF SACRAMENTO STANDARDS. CONTRACTOR TO CONFIRM SIZE AND LOCATION WITH FIRE PROTECTION PLANS PRIOR TO CONSTRUCTION. SEE FIRE PROTECTION PLANS FOR FIRE RISER AND PUMP IN BUILDING.
- (F5) INSTALL FIRE DEPARTMENT HOSE CONNECTION WITH 6" CHECK VALVE IN BOX AND PER DETAIL ON SHEET C0.3. PLACE 6" PVC-C900 CLASS 200 (PRESSURE RATING 200 PSI MINIMUM) FIRE WATER SERVICE TO BUILDING WALL PER CITY OF SACRAMENTO STANDARDS. CONTRACTOR TO CONFIRM SIZE FIRE PROTECTION PLANS PRIOR TO CONSTRUCTION.
- (F6) EX FIRE HYDRANT TO REMAIN.
- (F7) EX FIRE HYDRANT TO BE RELOCATED, AS INDICATED.

FIRE WATER NOTES:

- 1. FIRE DEPARTMENT CONNECTIONS SHALL BE PAINTED RED AND LABELED WITH BUILDING ADDRESS UTILIZING A WEATHERPROOF, PERMANENT METHOD. EXTERIOR VALVES SHALL BE SECURED WITH A BREAKAWAY PAD LOCK.

DOMESTIC WATER KEYNOTES:

- (W1) REMOVE BLIND FLANGE AND CONNECT TO EXISTING 3" WATER SERVICE AND PROVIDE DOMESTIC WATER SERVICE WITH METER AND BACKFLOW PREVENTOR.
- (W2) PLACE PVC-C900 CLASS 200 (PRESSURE RATING 200 PSI MINIMUM) DOMESTIC WATER SERVICE PIPE AS SHOWN TO WITHIN 5' OF OUTER BUILDING WALL PER CITY STANDARDS. SIZE PER PLAN. MAINTAIN 36" MINIMUM COVER AND 12" MINIMUM SEPARATION FROM OTHER UTILITIES. INSTALL REDUCER AS REQUIRED TO JOIN BUILDING SERVICE. CONTRACTOR TO CONFIRM SIZE AND LOCATION WITH PLUMBING PLANS PRIOR TO CONSTRUCTION. SEE PLUMBING PLANS FOR SHUT-OFF VALVE AT BUILDING AND CONTINUATION INTO BUILDING.
- (W3) PROPOSED WATER CROSSING WITH OTHER UTILITY AS SHOWN ON PLAN - SEE UTILITY NOTE #5 BELOW.
- (W4) PROVIDE 1" IRRIGATION SERVICE WITH METER AND BACKFLOW PREVENTOR.
- (W5) DOMESTIC WATER SERVICE FROM MAIN BUILDING TO SERVE COMMUNITY BUILDING.

STORM DRAIN KEYNOTES:

- (D1) CONNECT STORM DRAIN TO EXISTING STRUCTURE.
- (D2) PLACE PVC-SDR 35 STORM DRAIN PIPE PER CITY STANDARDS. SIZE, LENGTH AND SLOPE PER PLAN.
- (D3) INSTALL DRAINAGE INLET BOX WITH GRATE, FRAME AND GRATE TO BE RATED FOR H20 LOADING.
- (D4) ADJUST STRUCTURE TO GRADE.

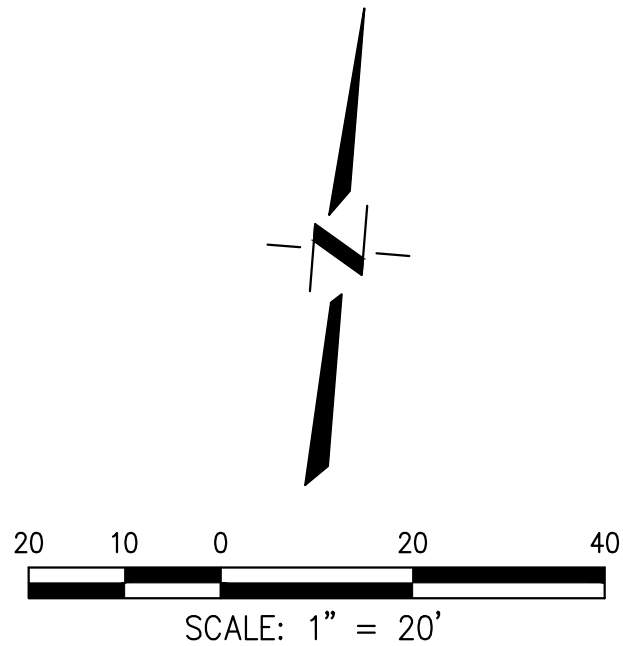
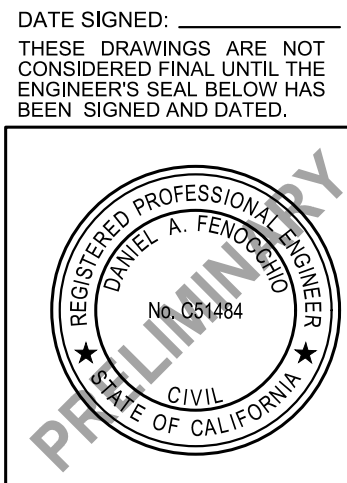
UTILITY NOTES:

- 1. ALL FIRE WATER PIPE RESTRAINTS DOWNSTREAM OF THE BACKFLOW ASSEMBLY SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE NFPA.
- 2. NOT APPROVED FOR PRIVATE UNDERGROUND FIRE SERVICE INSTALLATION. A SEPARATE PLAN SUBMITTAL IS REQUIRED FROM THE INSTALLING CONTRACTOR.
- 3. ALL SEWER TRENCHING AND BACKFILL SHALL BE IN CONFORMANCE WITH DETAIL ON SHEET C0.3.
- 4. ALL PRIVATE ONSITE SEWER PIPE WITH SLOPES LESS THAN 1/4" PER FOOT SHALL BE STAKED BY A LICENSED SURVEYOR.
- 5. PROPOSED GRAVITY UTILITY LINES AND EXISTING UTILITIES SHALL GOVERN VERTICAL INSTALLATION OF PROPOSED WATER IMPROVEMENTS. CONTRACTOR SHALL RAISE/LOWER NEW WATER LINE IMPROVEMENTS TO AVOID VERTICAL CONFLICTS WITH PROPOSED GRAVITY LINES AND EXISTING UTILITIES PER CITY STANDARD AT NO COST TO OWNER.
- 6. ALL FIRE WATER LINES SHALL MAINTAIN 36" MINIMUM COVER PER NFPA.
- 7. EXISTING UTILITIES SHOWN HEREON ARE FROM SOURCES OF VARYING RELIABILITY. CONTRACTOR IS TO FIELD LOCATE UTILITIES TO CONFIRM LOCATION, SIZES AND DEPTHS.

MATHER VETERANS VILLAGE 4
PRELIMINARY UTILITY PLAN

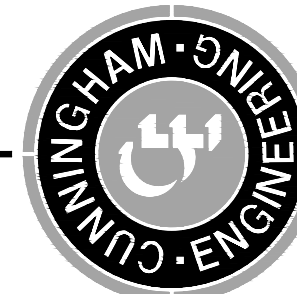
CITY OF RANCHO CORDOVA
CALIFORNIA

SHEET
2
OF
2
DATE: 09/27/2024
JOB NO: 2018.00.01



DATE SIGNED:
THESE DRAWINGS ARE NOT
CONSIDERED FINAL UNTIL THE
ENGINEER'S SEAL BELOW HAS
BEEN SIGNED AND DATED.

CEWEST.COM
Project Planning • Civil Engineering • Landscape Architecture
Davis Office
2940 Spafford Street, Suite 200
Davis, CA 95618
(530) 758-2026
Sacramento Office
2120 20th Street, Suite Three
Sacramento, CA 95818
(916) 465-2026



DESIGNED BY	DF	DRAWN BY	LE	CHECKED BY	DF	SCALE	AS SHOWN
APPROVED		BY		REVISIONS			
NO.		DATE					

TREE LIST & LEGEND

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE	QUANTITY	MATURE HT.XWD.
	CERCIS RENIFORMIS 'OKLAHOMA'/REDBUD (STANDARD)	24" BOX	14	20x20'
	LAGERSTROEMIA X. 'MUSKOGEE'/CRAPE MYRTLE (STANDARD)	24" BOX	11	20x20'
	LAURUS NOBILIS 'SARATOGA'/GRECIAN LAUREL	15 GALLON	3	40x25'
	OLEA EUROPEA 'SWAN HILL'/FRUITLESS OLIVE	24" BOX	3	30x30'
	PISTACIA CHINENSIS/CHINESE PISTACHE	15 GALLON	4	30x35'
	QUERCUS LOBATA/VALLEY OAK	15 GALLON	2	50x50'
	SCHINUS MOLLE/CALIF. PEPPER	15 GALLON	9	30x35'

- SHRUB & GROUNDCOVER PLANTER (SEE CANDIDATE PLANT LIST, BELOW)
- WATER QUALITY BASIN
- SODDED TURF AREA
- MULCH TO 3" DEPTH (NO IRRIGATION)
- 6" CONCRETE MOW BAND

TREE CALCULATIONS:

PROPOSED TREE QUANTITY:	46
24" BOX TREES REQUIRED (25%):	12
24"+ BOX TREES PROVIDED (41 %):	14
PROPOSED PARKING & STREET TREE QUANTITY:	34
EVERGREEN PARKING & STREET TREES REQUIRED (30%):	10
EVERGREEN PARKING & STREET TREES PROVIDED (30%):	12

PARKING LOT SHADE CALCULATIONS:

TREE TYPE	AREA/ FULL	QUANTITY	FULL	3/4	1/2	1/4	SUBTOTAL	TOTAL
20' DIA. TREES								
LAGERSTROEMIA INDICA	314 S.F.	0	0	2	0		314 S.F.	
20' TOTAL:								314 S.F.
30' DIA. TREES								
OLEA EUROPEA	706 S.F.	0	3	0	0		1589 S.F.	
30' TOTAL:								1589 S.F.
35' DIA. TREES								
PISTACHIA CHINENSIS	962 S.F.	0	0	4	0		1924 S.F.	
35' TOTAL:								1924 S.F.
PARKING AREA:							6899 S.F.	
SHADE REQUIRED: 50%							3449 S.F.	
SHADE PROVIDED: 55%							3821 S.F.	

PRELIMINARY NOTES:

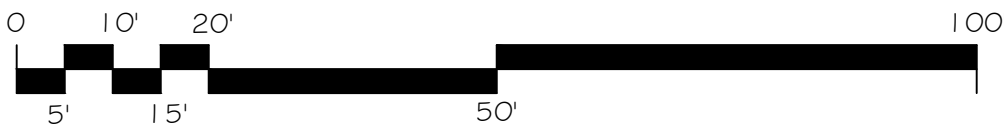
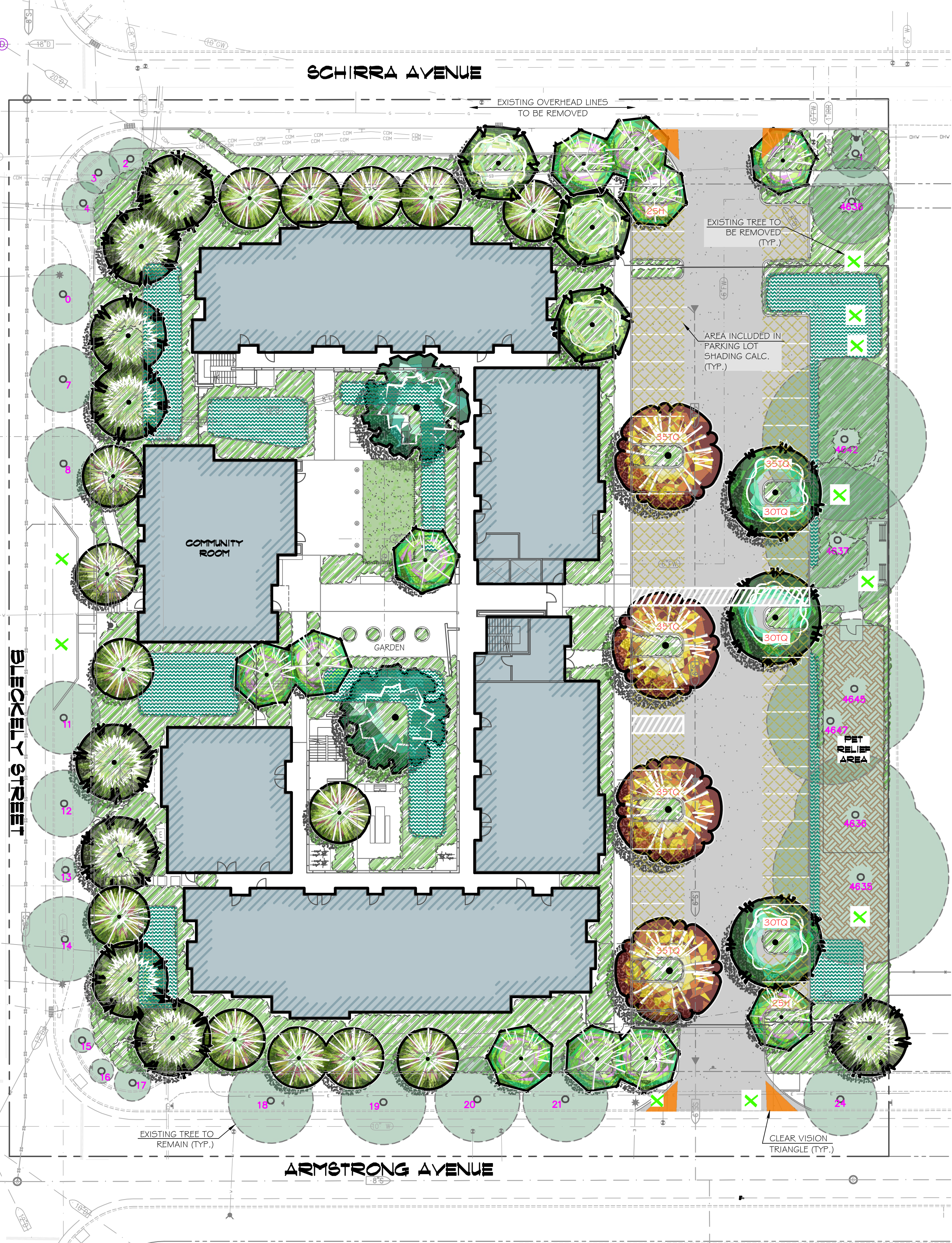
- ALL PROPOSED PLANTS ARE LISTED AS "LOW" WATER USERS IN THE STATE'S WUCOLS. IV DATABASE.
- PLANTS MARKED WITH A "*" ARE SUITABLE FOR USE IN WATER QUALITY FEATURES.
- ROOT BARRIERS ARE REQUIRED FOR ALL TREES PLANTED WITHIN 12" OF PAVING OR HARDCAPE.
- CONTINUOUS ROOT BARRIERS ARE REQUIRED ALONG PUBLICLY MAINTAINED STREETSCAPES.
- A MINIMUM LAYER OF 3" DEPTH BARK MULCH IS REQUIRED IN ALL NON-TURF LANDSCAPE PLANTERS.

PROPOSED IRRIGATION STATEMENT

POTABLE WATER WILL BE UTILIZED FOR THE PROPOSED IRRIGATION SYSTEM. IRRIGATION WATER WILL BE DISTRIBUTED WITH A SUBSURFACE DRIP GRID SYSTEM WITH A PROJECTED EFFICIENCY RATE OF 81%. THE IRRIGATION SYSTEM WILL BE IN FULL COMPLIANCE WITH THE CITY OF RANCHO CORDOVA'S WATER EFFICIENT LANDSCAPE ORDINANCE.

CANDIDATE SHRUB & GROUNDCOVER LIST

BOTANIC NAME/COMMON NAME	SIZE	MATURE HT.XWD.
ACACIA REDOLENS 'DESERT CARPET'/PROSTRATE ACACIA	1 GALLON	1'x10'
ARCTOSTAPHYLOS D. 'HOWARD McMINN'/MANZANITA*	5 GALLON	4'x8'
AGAVE WEBER/WEBER AGAVE	5 GALLON	5'x8'
BACCHARIS PILULARIS 'PIGEON POINT'/DWF. COYOTE BRUSH*	1 GALLON	1'x8'
CHONDROPETALUM TECTORUM/DWF. CAPE RUSH*	5 GALLON	3'x6'
CISTUS COBARIENSIS 'LITTLE MISS SUNSHINE'/YELLOW ROCKROSE	5 GALLON	2'x6'
CALLISTEMON V. 'LITTLE JOHN'/DWF. BOTTLE BRUSH	5 GALLON	3'x8'
COTONEASTER D. 'LOWFAST'/PROSTRATE COTONEASTER	1 GALLON	1'x8'
CAREX DIVULSA/EURASIAN GRAY SEDGE*	1 GALLON	1'x3'
CYRTOMIUM FALCATUM/JAPANESE HOLLY FERN	1 GALLON	2'x4'
DIETES BICOLOR	1 GALLON	3'x7'
DIANELLA REVOLUTA 'ALLYN-CITATION'/COOLVISTA FLAX LILY	1 GALLON	2'x4'
IRIS DOUGLASIANA/DOUGLAS IRIS	1 GALLON	1'x2'
JUNIPERUS SABINA 'BUFFALO'/PROSTRATE JUNIPER	1 GALLON	1'x8'
LOMANDRA LONGIFOLIA 'LOMLON'/LIME TUFF MAT RUSH	1 GALLON	3'x6'
LOMANDRA L. 'ROMA 13'/PLATINUM BEAUTY LOMANDRA	5 GALLON	3'x6'
MAHONIA A. 'COMPACTA'/COMPACT OREGON GRAPE	5 GALLON	3'x5'
NERIUM O. 'DWARF RED'/PETITE RED OLEANDER	5 GALLON	3'x6'
PENSTEMON HETEROPHYLLUS 'MARGARITA B.O.P. '/BEARD TONGUE	1 GALLON	1'x3'
ROSA CALIFORNICA/WILD ROSE*	5 GALLON	5'x8'
ROSA X. HYBRIDA 'MEIRADENA'/ICECAP ROSE	5 GALLON	1'x6'
SALVIA LEUCANTHA 'SANTA BARBARA'/COMPACT VELVET SAGE	1 GALLON	2'x5'
TEUCRIUM CHAMAEDRYDS/DWARF GERMANDER	1 GALLON	1'x3'
TULBAGHIA VIOLACEA/SOCIETY GARLIC	1 GALLON	1'x3'
VERBENA PERUVIANA 'HOMESTEAD PURPLE'/HYBRID VERBENA	1 GALLON	1'x3'
WESTRINGIA FRUTICOSA 'MUNDI'/MUNDI COAST ROSEMARY	1 GALLON	1'x7'
YUCCA X. 'SILVER ANNIVERSARY'/SILVER ANNIVERSARY SOAPWORT	2 GALLON	3'x5'



Garth Ruffner
Landscape Architect
(916) 797-2576

4120 Douglas Blvd., #306-301, Roseville, California 95746
GarthRuffner.com CA Landscape Architect #2808

Project:

MATHER
VETERAN'S
VILLAGE
PHASE
FOUR

CITY OF RANCHO CORDOVA
CALIFORNIA

FOR MOGAVERO ARCHITECTS

Sheet Title:

PRELIMINARY
LANDSCAPE
PLAN

Date: NOV. 9, 2024

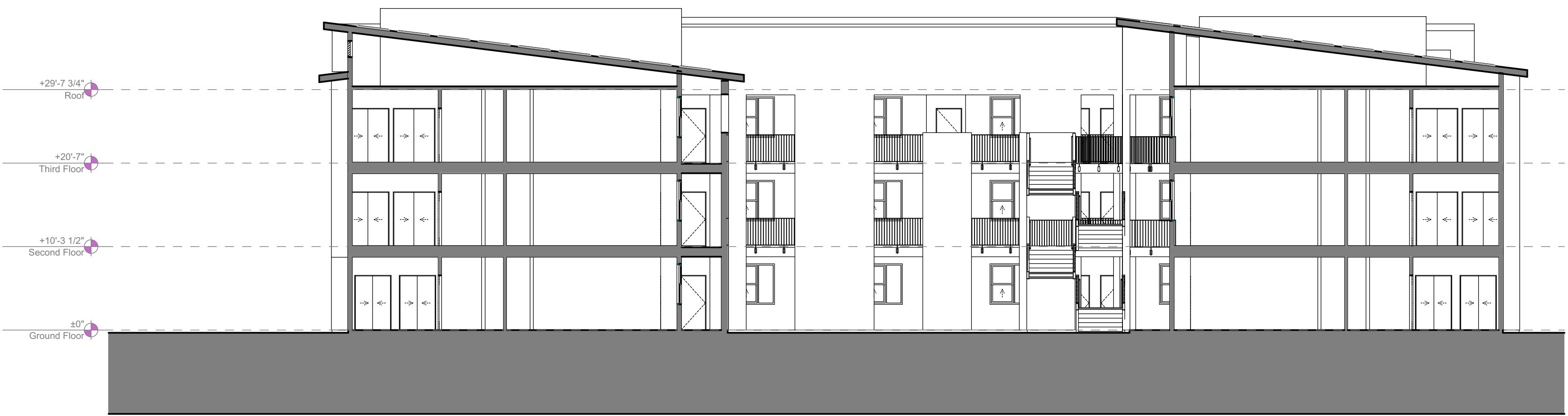
Scale: 1"=20'-0"

Job Number: 43067

Sheet Number: LA of 1



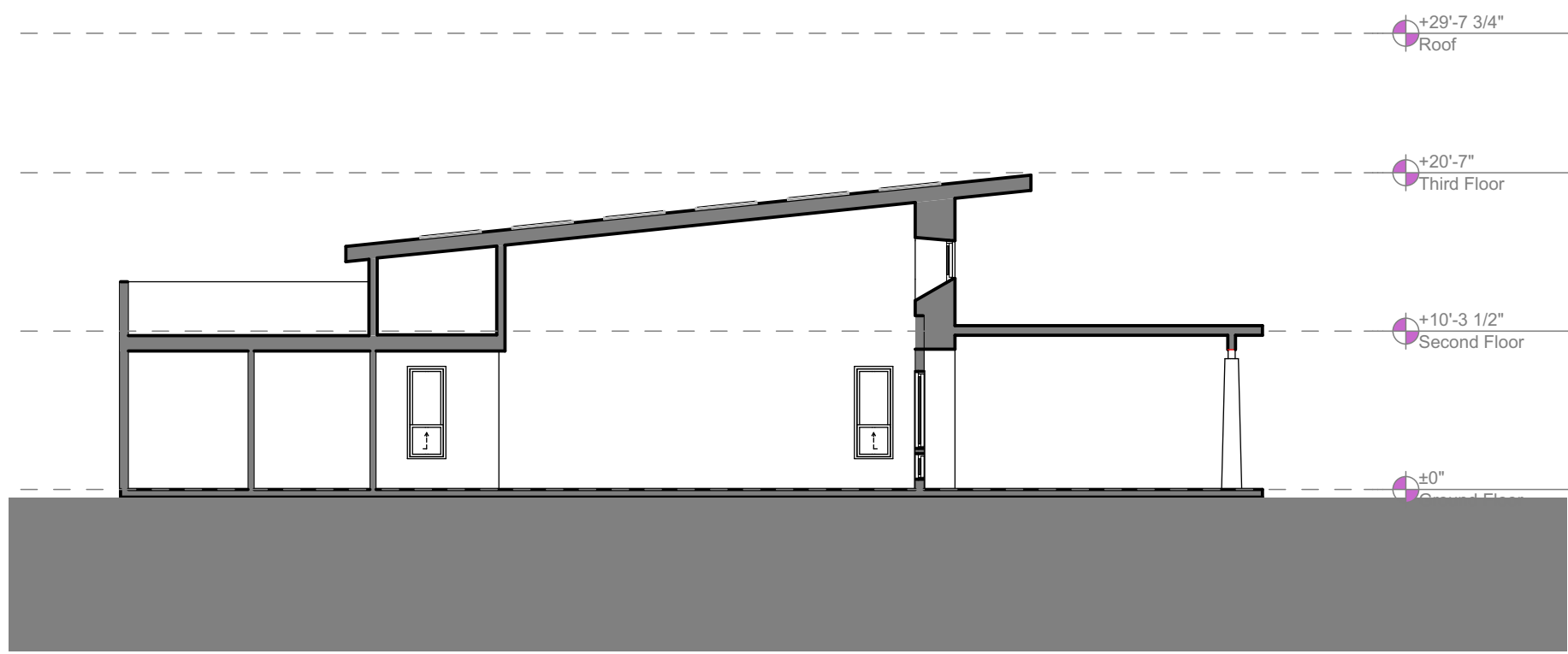
■ MAIN BUILDING - SECTION 01 - SCALE 3/32" = 1'-0"



■ MAIN BUILDING - SECTION 03 - SCALE 3/32" = 1'-0"



■ MAIN BUILDING - SECTION 02 - SCALE 3/32" = 1'-0"



■ COMM. BUILDING - SECTION 01 - SCALE 3/32" = 1'-0"

M:\Mather\MapInfo\Job\222205 - Mather Veterans Village PH.4 - Prelim Sections - 2024.10.09 9:00 AM - Printed: Tuesday, November 12, 2024, 1:31 PM

ITEM 6.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
1.	The approved entitlement is for a Major Design Review permit for the Mather Veterans Village Phase 4. The project shall be constructed consistent with the Project Plans (<u>Exhibit A</u>) and as described in the Planning Commission staff report dated December 11, 2024, with conditions herein (<u>Exhibit B</u>), for project number PLND-0824-0104.	Project Description	On-Going	Planning
2.	In addition to the conditions herein (<u>Exhibit B</u>), the Applicant shall comply with all applicable conditions of the previously approved Conditional Use Permit (Resolution 89-2024).	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
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	General	On-Going	Planning

ITEM 6.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.			
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.	SMUD has existing underground 12kV facilities on the project site at the north-west corner of Bleckley St. and Schirra Ave. 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 Applicant shall be responsible for the cost of relocation.	Existing Facilities	On-Going	SMUD
11.	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

ITEM 6.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	Timing/ <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
12.	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
13.	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.	Construction	On-Going	Public Works
14.	Provide arborists report that identifies species, diameter, and height of all trees to be removed. Replacement or in-lieu payment shall be per RCMC Section 19.12	Arborist Report	On-Going	Public Works
Prior to Approval of Improvement Plans				
15.	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
16.	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
17.	SacSewer Design Standards and Specifications require minimum 6-inch lower laterals for multi-family apartments.	Lower Laterals	Prior to Approval of Improvement Plans	SacSewer
18.	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.	Sewer Mainlines	Prior to Approval of Improvement Plans	SacSewer

ITEM 6.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
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.	For this project, SacSewer requires a sewer study prior to the submittal of improvement plans for plan check to SacSewer. The sewer study shall demonstrate the quantity of discharge and any “flow through sewage” along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with SacSewers’ most recent “Minimum Sewer Study Requirements”. The study shall be done on a no “Shed-Shift” basis unless approved by SacSewer in advance and in compliance with SacSewer Design Standards.	Sewer Study	Prior to Submittal of Improvement Plans to Sac Sewer	SacSewer
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 and/or underground facilities and appurtenances adjacent to the	Easement Dedication	Prior to Approval of Improvement Plans	SMUD

ITEM 6.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	City's IOD.			
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.	The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be located to the satisfaction of SMUD.	Existing Utilities	Prior to Approval of Improvement Plans	SMUD
28.	The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.	Easements	Prior to Approval of Improvement Plans	SMUD
29.	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.	Easements	Prior to Approval of Improvement Plans	SMUD
30.	The Applicant shall dedicate and provide all-weather vehicular access for services 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.	Access	Prior to Approval of Improvement Plans	SMUD
31.	Drainage Study: Applicant shall prepare and submit a project specific drainage study. The drainage study shall conform to the requirements of the Sacramento City/County Drainage Manual (Volume 2), County of Sacramento Improvement Standards (Section 9), and all other applicable City standards.	Drainage Study	Prior to Approval of Improvement Plan	Public Works

ITEM 6.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
32.	Stormwater Quality- Post Construction The improvement plans shall incorporate all applicable post construction stormwater quality measures; including source control (waste management areas, wash area, etc.), treatment control, low impact development, and full capture trash control measures into the site improvement plans in conformance with the most recent version of the <i>Stormwater Quality Design Manual for the Sacramento Region</i>. 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 <u>maintenance covenant</u> is required for all proposed post construction stormwater quality measures, as detailed in Appendix B of the <i>Stormwater Quality Design Manual for the Sacramento Region</i>.	Stormwater	Prior to Approval of Improvement Plans	Public Works
33.	Stormwater Quality– During Construction: SWPPP – the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City’s Improvement Standards and Land Grading and Erosion Control Ordinance. During construction, the applicant shall implement BMPs in accordance with the SWPPP and the City’s Improvement Standards. Advisory Condition: Construction General Permit The project applicant shall file a Notice of Intent (NOI) to obtain coverage under the <i>National Pollutant Discharge Elimination System (NPDES) General Permit For Storm Water Discharges Associated With Construction And Land Disturbance Activities</i> (Construction General Permit). Permits are issued by the State Water Resources Control Board.	Stormwater	Prior to Approval of Improvement Plans	Public Works

ITEM 6.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>
34.	The SWPPP for the site shall include a contingency plan for the implementation of a process to remove fine clay sediments prior to discharge to the City of Rancho Cordova's storm drain system and/or Waters of the State (e.g., creeks, rivers) to the satisfaction of the City of Rancho Cordova. A polymer treatment system or comparable process shall be incorporated in the erosion and sediment control plan as part of the improvement plans submittal. This system shall be implemented by qualified professionals with training and proven experience in this field. Such treatment shall be accomplished in a manner that does not pose a toxic threat to fish and other aquatic organisms in receiving waters.	SWPPP	Prior to Approval of Improvement Plans	Public Works
35.	Drainage System Design: The applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the approved Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Rancho Cordova's Improvement Standards, construction standards, and Floodplain Management Ordinances in effect at the time of improvement plans approval.	Drainage System Design	Prior to Approval of Improvement Plans	Public Works
36.	All development within the City must comply with the City of Rancho Cordova's Floodplain Management Ordinance. All new structures shall be protected from the 100-year (1 percent) flood event. Certified pad elevations (certified by a registered Civil Engineer or licensed Land Surveyor) shall be set at least one and two tenths foot (1.2') above all sources of 100-year flooding (see Section 9-1 of improvement standards). The overland release path must be shown on the improvement plans and the hydraulic computation must be provided to estimate the flow depths along the overland release paths. The calculations must be in conformance with Section 9-15 of the Improvement Standards.	Floodplain Management Ordinance	Prior to Approval of Improvement Plans	Public Works

ITEM 6.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
37.	Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of the City not including paint, which reads “No Dumping-Flows to Creek” or other approved message at each storm drain inlet.	Concrete Stamp	Prior to Approval of Improvement Plans	Public Works
38.	All storm drain facilities within private lots shall be privately maintained and shall be clearly labeled as “private” in the improvement plans.	Storm Drain Facilities	Prior to Approval of Improvement Plans	Public Works
39.	Fees: Pay the drainage impact fees to the satisfaction of the City of Rancho Cordova’s Public Works Department.	Drainage Impact Fees	Prior to Approval of Improvement Plans	Public Works
40.	Number, size, and location of driveways are subject to approval by the Public Works Department	Driveways	Prior to Approval of Improvement Plans	Public Works
41.	Enter into a frontage agreement and bond for construction of public improvements per the approved Public Works plans to the satisfaction of the Public Works Department.	Frontage Agreement and Bonds	Prior to Approval of Improvement Plans	Public Works
42.	A final landscape plan shall be submitted 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 • Permeability test for LID facilities’ locations	Landscape Plans	Prior to Approval of Improvement Plans	Public Works

ITEM 6.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	• Soil media specifications (LID features)			
43.	All landscape strips, medians, etc. that contain trees shall be designed to include continuous root barriers. Trees shall be appropriately sized for their proposed planters.	Landscaping	Prior to Approval of Improvement Plans	Public Works
44.	Identify existing onsite utilities within the footprint of the proposed development. Determine if they will be abandoned or remain in place. Separate recorded easement may be necessary.	On-Site Utilities	Prior to Approval of Improvement Plans	Public Works
45.	Applicant shall work with the Public Works Department regarding the Arborist's request for additional trees around the basin areas.	Landscaping	Prior to Approval of Improvement Plans	Planning
46.	Tree protection plans must be included as part of the updated Arborist Report provided prior to Improvement Plans to ensure protection at grading. City shall verify protection fencing is in place prior to ground disturbance. All trees that are proposed to be removed will require approval of a tree removal permit from Public Works prior to removal.	Tree Protection / Removal	Prior to Approval of Improvement Plans	Planning
47.	Show on the plan how Fire Lanes will be marked. Fire Lane identification shall be provided along the required fire access roadway. Fire Lane identification shall be in accordance with the Sacramento Metro Fire Districts Fire Prevention Standard #3 and the California Vehicle Code. Vehicle parking is prohibited on any street less than 28 feet in width. Vehicle parking is permitted on both sides of streets 36 feet or more in width. Roadway widths shall be measured between the gutter-line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads.	Fire Lanes	Prior to Approval of Improvement Plans	Sac Metro Fire
48.	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	Fire Access Roadways	Prior to Approval of Improvement Plans	Sac Metro Fire

ITEM 6.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	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.			
49.	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
Prior to Issuance of Building Permit				
50.	The applicant shall meet the following: Civil Site Plans and Architectural Plans shall be submitted <u>and</u> approved prior to Final Building Permit being issued. Fire Sprinkler and Fire Alarm plans shall be <u>submitted</u> prior to Final Building Permit being issued. Please note: The Sacramento Metro Fire District <u>does not</u> allow deferred submittals for Fire Sprinkler or Fire Alarm plans.	Plan Submittals	Prior to Issuance of Building Permits	Sacramento Metro Fire
51.	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. <i>The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.</i>	Fire Access Roadway	Prior to Issuance of Building Permits	Sac Metro Fire
52.	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	Fire Access Roadway	Prior to Issuance of Building Permits	Sac Metro Fire

ITEM 6.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	Timing/ Implementation	Enforcement/ Monitoring
	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.			
53.	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).	Aerial Apparatus Access	Prior to Issuance of Building Permits	Sac Metro Fire
54.	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 turnaround shall be located within 50 feet of the end of the access roadway.	Apparatus Turnaround	Prior to Issuance of Building Permits	Sac Metro Fire
55.	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
56.	A final landscape plan and fence plan shall be submitted to the Planning Department at the time of building permit submittal and approved by 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	Landscape Plans	Prior to Issuance of Building Permits	Planning

ITEM 6.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	• Water Use Calculations • Irrigation Schedule			
57.	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 • Remove existing rolled curbs, gutter, and driveways on Schirra Ave. Replace with vertical curbs, gutter, sidewalk, and driveway according to current ADA requirements and City standards. • Remove the two onsite abandoned utility poles along Bleckely St. • Utility laterals • 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	Improvement Plans	Prior to Issuance of Building Permits	Public Works
58.	Secure City of Rancho Cordova Public Works Department approval of final grading plans, as required by City Ordinance	Grading Plans	Prior to Issuance of Building Permits	Public Works
Prior to Final Inspection / Granting Final Occupancy				
59.	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	Addressing	Prior to Granting Final Occupancy	Sac Metro Fire

ITEM 6.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	immediately adjacent to a light source and shall also contrast with their background.			
60.	During and upon completion of the installation of the landscaping for the project, the project landscape architect/designer shall certify that the installed landscape complies with the approved plans. Certification shall be accomplished by completion of site visits at key installation milestones. Key milestones at a minimum shall include: rough grade, soil amendment verification, Plant material inspection, irrigation coverage test underdrain installation (as applicable) and final installation. Certification shall include signed site observation reports, photographs and documentation verifying implementation of soil report recommendations. Failure to submit complete and accurate documentation to the Planning Department will delay final approval/occupancy of the project.	Landscaping	Prior to Final Building Inspection of The First Unit	Public Works
61.	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. 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.	Landscaping	Prior to Final Building Inspection	Public Works
62.	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
63.	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

ITEM 6.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
Advisory				
64.	Any Gates shall be installed in accordance with The County Emergency Access Gates and Barriers Standard. Plan submittal is required prior to installation.	Gates	Advisory	Sac Metro Fire
65.	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.	Subsequent Applications	Advisory	Sac Metro Fire
66.	The applicant must call SacSewer to schedule an inspection of the public cleanout before backfilling. Call (916) 876-7526 for a public cleanout inspection.	Public Cleanout Inspection	Advisory	SacSewer
67.	Public lower laterals must not be smaller than the upper laterals, sized according to the California Plumbing Code requirements.	Lower Laterals	Advisory	SacSewer
68.	If the proposed trash enclosure will contain a drain to the sewer, it must be covered.	Trash Enclosures	Advisory	SacSewer