

**DEVELOPMENT AREA PLAN I:
Cypress, Mulberry, and Magnolia
at
UNIVERSITY DISTRICT**

**1st Vast Oak Land Development Phase
Rohnert Park, California**

(PLDP2014-0002 RESO 2014-159 APPROVED ON NOVEMBER 25, 2014)

**DEVELOPMENT AREA PLAN II:
Rohnert Park Expressway, Hinebaugh
Creek Bike Trail, and Detention Basin
at
UNIVERSITY DISTRICT**

Rohnert Park, California

(PLDP2015-0000 RESO 2015-03 APPROVED ON MAY 26, 2015)

UPDATE AND REVISION DATES:

DAP I
Cypress, Mulberry, & Magnolia Site & Landscape
February 10, 2016

DAP II
Hinebaugh Creek Bike Trail, Detention Basin, & RPX
FEBRUARY 10, 2016

The following exhibits illustrate the below modifications to the Approved November 25, 2014 Development Area Plan of Vast Oak West at University District (PLDP2014-002 (DAP I) RESO 2014-159):

Cypress:

1. Sheets C.1.A, C.1.B, C.2, C.3, C.4, C.5, C.7.A, C.7.B Updated with approved street names and final map lot numbers. Sheet C.1-6-University "Park" changed to "District"
2. Landscape Sheets Revisions:
 - a. University "Park" changed to University "District".
 - b. Lot numbers updated.
 - c. Street names updated.
 - d. References to previously proposed mailbox locations removed.
 - e. Project Walls and fences updated and reference new Wall and Fence DAP section. Acoustic and Good Neighbor Fencing still referenced to these plans.
 - f. Irrigation Design notes revised to indicate use of recycled water for parkways and public HOA areas, and potable water for front yards.
 - g. Lots referenced to receive acoustic fences/gates. Acoustic Fence and Gate Details added.
 - h. Issue dates and copyright dates updated.

Mulberry

1. Sheets MU.1, MU.2, MU.3, MU.4, MU.5, MU.6, MU.8 Updated with approved street names and final map lot numbers. MU.1-8-University "Park" changed to "District"
2. Landscape Sheets Revisions:
 - a. University "Park" changed to University "District".
 - b. Lot numbers updated.
 - c. Street names updated.
 - d. References to previously proposed mailbox locations removed.
 - e. Project Walls and fences updated and reference new Wall and Fence DAP section.
 - f. Irrigation Design notes revised to indicate use of recycled water for parkways and public HOA areas, and potable water for front yards.
 - g. Issue dates and copyright dates updated.

Magnolia:

1. Sheets M.1, M.2, M.3, M.4, M.6 Updated with approved street names and final map lot numbers. M.1-6-University "Park" changed to "District"
2. Landscape Sheets Revisions:
 - a. University "Park" changed to University "District".
 - b. Lot numbers updated.
 - c. Street names updated.
 - d. References to previously proposed mailbox locations removed.
 - e. Project Walls and fences updated and reference new Wall and Fence DAP section. Acoustic and Good Neighbor Fencing still referenced to these plans.
 - f. Irrigation Design notes revised to indicate use of recycled water for parkways and public HOA areas, and potable water for front yards.
 - g. Lots referenced to receive acoustic fences/gates. Acoustic Fence and Gate Details added.
 - h. Issue dates and copyright dates updated.

The following exhibits illustrate the below modifications to the Approved May 16, 2015 Development Area Plan II of Vast Oak West at University District (PLDP2015-000 (DAP II) RESO 2015-003):

Hinebaugh Creek Bike Trail:

1. Issue dates and copyright dates updated.

West Detention Basin

1. Adjacent Lot numbers updated.
2. Access Parcel road, gate and landscape area revised to reflect existing conditions.
3. Issue dates and copyright dates updated.

Rohnert Park Expressway:

1. Lot numbers updated.
2. Street names updated.
3. Project Walls and fences updated and reference new Wall and Fence DAP section.
4. Project entry plans updated to reflect new street names.
5. Irrigation Design notes revised.
6. Details revised to reflect updated designs of entry features and material refinements.
7. Issue dates and copyright dates updated.



0 100 200 400
SCALE: 1"=200'



LEGEND:



DEVELOPMENT AREA PLAN BOUNDARY
CYPRESS 44' x 70' SFD- 119 LOTS
MULBERRY 46 x 85'- 164 LOTS
MAGNOLIA 4-PACK MOTOR COURTS - 116 LOTS
TOTAL: 399 LOTS

DEVELOPMENT AREA PLAN

VAST OAK WEST
University District
Rohnert Park, California

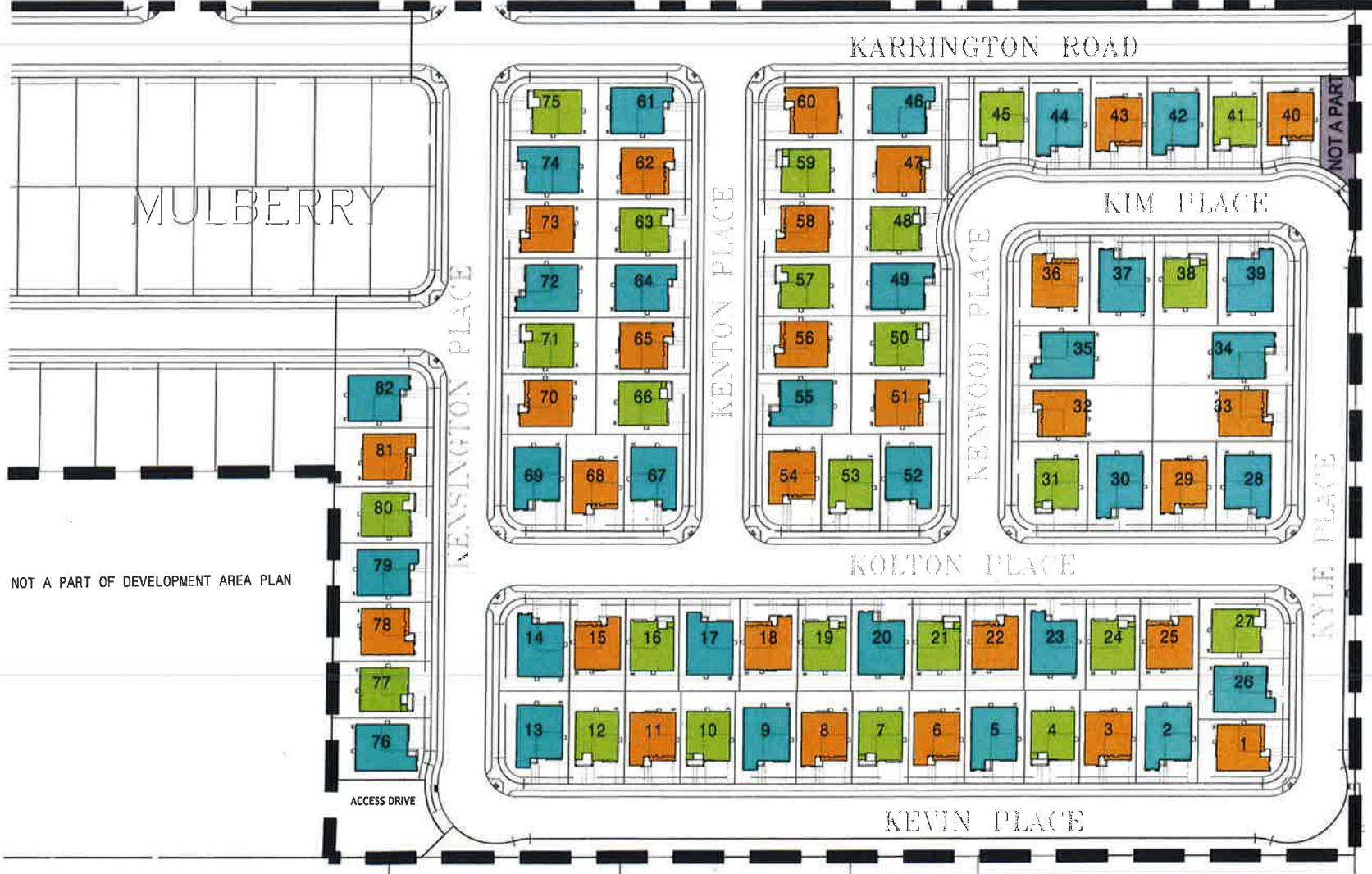
1.1

FEBRUARY 2016

SEE SHEET C.1.B



VAST OAK WEST
LOCATION MAP



NOT A PART OF DEVELOPMENT AREA PLAN

ACCESS DRIVE



LEGEND:



DAP BOUNDARY
PLAN 1 (35)
PLAN 2 (41)
PLAN 3 (43)

NOTE:

- SEE SHEET C.4 FOR CYPRESS NEIGHBORHOOD MINIMUM LOT SETBACKS.
- PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL
- SEE TENTATIVE MAP FOR PARCEL DESIGNATION, LOT DIMENSIONS, UTILITY LOCATIONS AND GRADING PLAN.

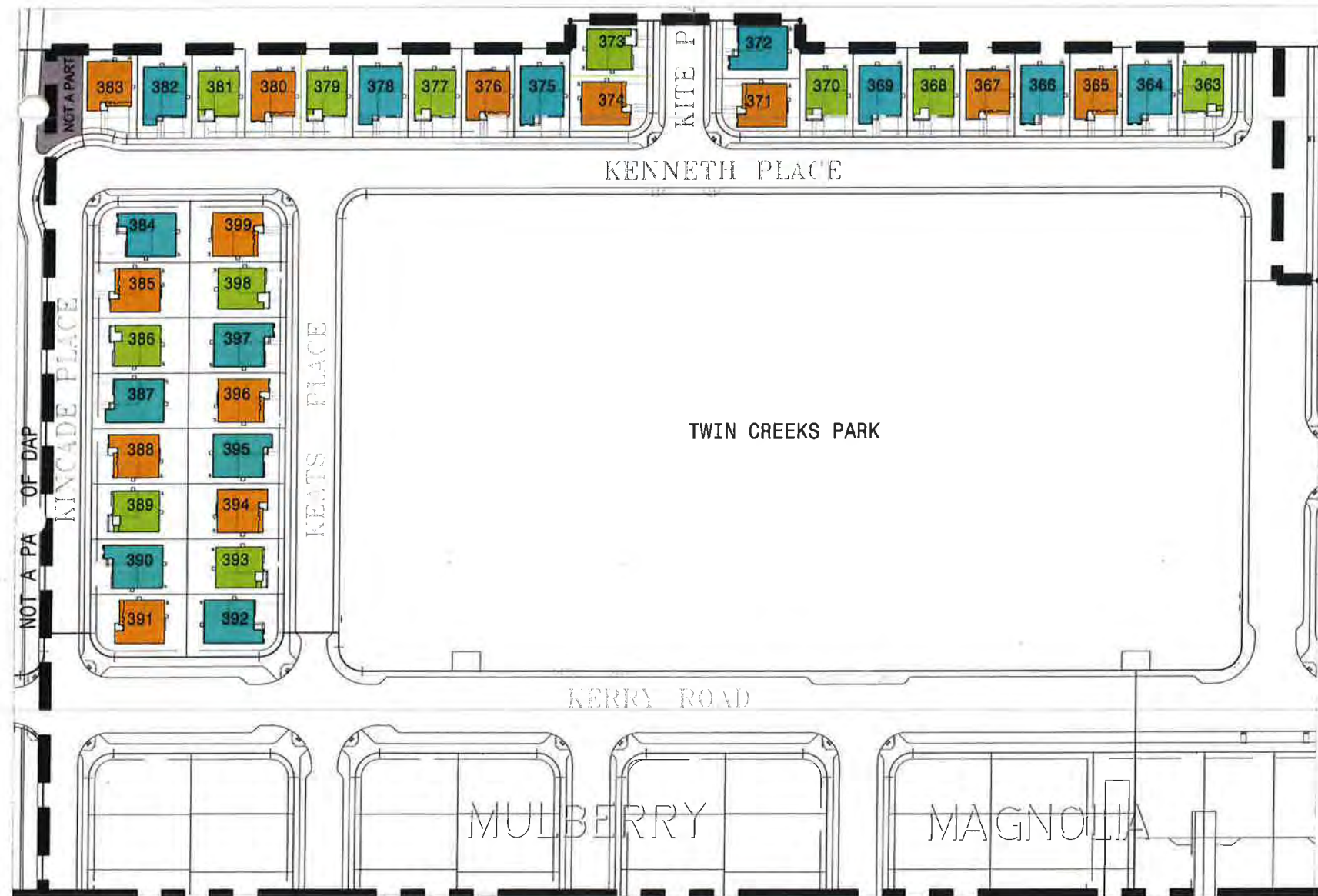
NEIGHBORHOOD PLAN IN D.A.P.



CYPRESS at UNIVERSITY DISTRICT
Vast Oak West
Rohnert Park, California

REVISED JANUARY 2016 (APPROVED SEPTEMBER 2014)

C.1.A



VAST OAK WEST
LOCATION MAP



SEE SHEET C.1.A

LEGEND:



DAP BOUNDARY
PLAN 1 (35)
PLAN 2 (41)
PLAN 3 (43)

NOTE:

- SEE SHEET C.4 FOR CYPRESS NEIGHBORHOOD MINIMUM LOT SETBACKS.
- PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL
- SEE TENTATIVE MAP FOR PARCEL DESIGNATION, LOT DIMENSIONS, UTILITY LOCATIONS AND GRADING PLAN.

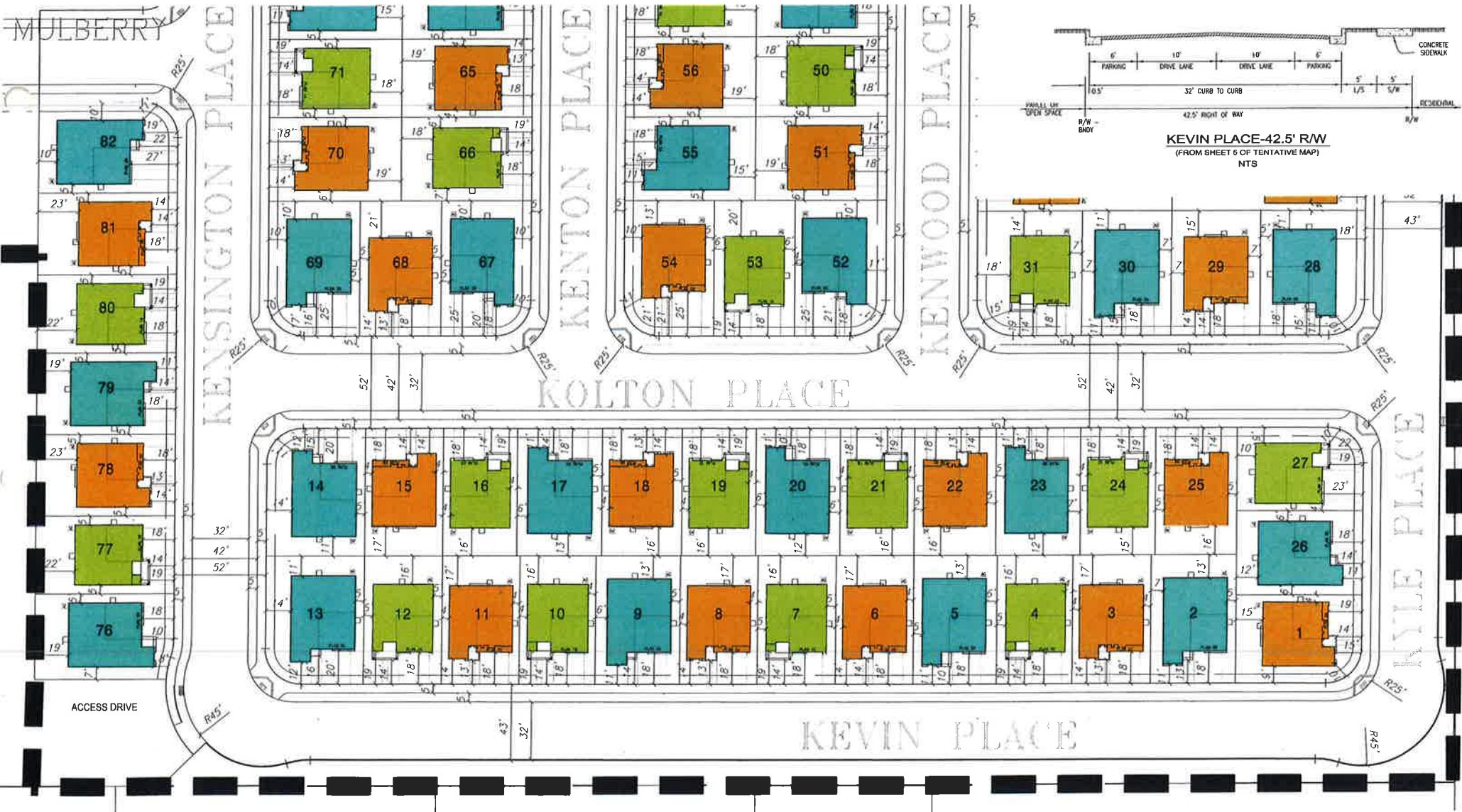
NEIGHBORHOOD PLAN IN D.A.P.



CYPRESS at UNIVERSITY DISTRICT
Vast Oak West
Rohnert Park, California

REVISED JANUARY 2016 (APPROVED SEPTEMBER 2014)

C.1.B



LEGEND:



DAP BOUNDARY
 PLAN 1
 PLAN 2
 PLAN 3

NOTE:

- A. SEE SHEET C.6 FOR CYPRESS NEIGHBORHOOD MINIMUM LOT SETBACKS.
- B. PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL
- C. SEE TENTATIVE MAP FOR PARCEL DESIGNATION, LOT DIMENSIONS, UTILITY LOCATIONS AND GRADING PLAN.

NEIGHBORHOOD PLAN IN D.A.P.



CYPRESS at UNIVERSITY DISTRICT
 Vast Oak West
 Rohnert Park, California

REVISED JANUARY 2016 (APPROVED SEPTEMBER 2014)



0 25 50 100
SCALE: 1"=50'



LEGEND:



DAP BOUNDARY
PLAN 1
PLAN 2
PLAN 3

NOTE:

- SEE SHEET C.6 FOR CYPRESS NEIGHBORHOOD MINIMUM LOT SETBACKS.
- PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL
- SEE TENTATIVE MAP FOR PARCEL DESIGNATION, LOT DIMENSIONS, UTILITY LOCATIONS AND GRADING PLAN.

NEIGHBORHOOD PLAN IN D.A.P.



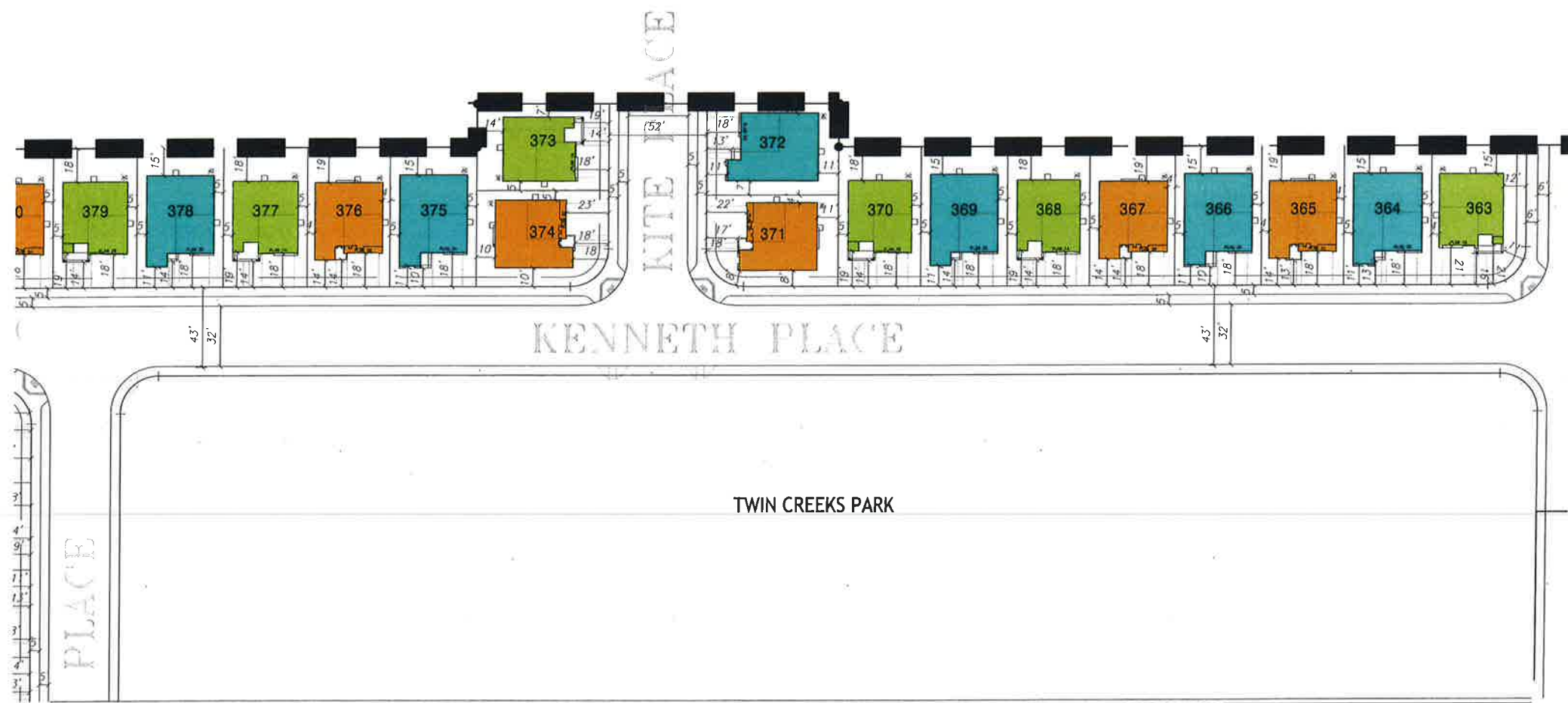
CYPRESS at UNIVERSITY DISTRICT

Vast Oak West

Rohnert Park, California

REVISED JANUARY 2016 (APPROVED SEPTEMBER 2014)

C.3



0 25 50 100
SCALE: 1"=50'



LEGEND:



DAP BOUNDARY
PLAN 1
PLAN 2
PLAN 3

NOTE:

- SEE SHEET C.6 FOR CYPRESS NEIGHBORHOOD MINIMUM LOT SETBACKS.
- PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL
- SEE TENTATIVE MAP FOR PARCEL DESIGNATION, LOT DIMENSIONS, UTILITY LOCATIONS AND GRADING PLAN.

NEIGHBORHOOD PLAN IN D.A.P.



CYPRESS at UNIVERSITY DISTRICT
Vast Oak West
Rohnert Park, California

REVISED JANUARY 2016 (APPROVED SEPTEMBER 2014)

C.4



TWIN CREEKS PARK

0 25 50 100
SCALE: 1"=50'



LEGEND:



DAP BOUNDARY
PLAN 1
PLAN 2
PLAN 3

NOTE:

- SEE SHEET C.6 FOR CYPRESS NEIGHBORHOOD MINIMUM LOT SETBACKS.
- PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL
- SEE TENTATIVE MAP FOR PARCEL DESIGNATION, LOT DIMENSIONS, UTILITY LOCATIONS AND GRADING PLAN.

NEIGHBORHOOD PLAN IN D.A.P.



CYPRESS at UNIVERSITY DISTRICT

Vast Oak West

Rohnert Park, California

REVISED JANUARY 2016 (APPROVED SEPTEMBER 2014)

C.5



NOTES:

- SEE LANDSCAPE PLANS FOR DETAILED LOCATIONS OF DRIVEWAYS, PATHWAYS AND LANDSCAPING AND FENCING.
- SEE ARCHITECTURE PLANS FOR DETAILED FLOOR PLANS AND ELEVATIONS.
- GARBAGE CANS WILL BE STORED BEHIND FENCES, OR IN GARAGES UNTIL PICKUP WHERE THEY WILL BE MOVED TO THE STREET FOR PICKUP.
- LOT WIDTHS SHOWN ARE TYPICAL TO LOTS WITH A 70' LENGTH ONLY. OTHER LOT WIDTH DIMENSIONS MAY CHANGE WITH LOT LENGTHS TO ACHIEVE THE OVERALL LOT WIDTH AREA SQUARE FOOTAGE.



MINIMUM SETBACK EXHIBIT



CYPRESS at UNIVERSITY DISTRICT

Vast Oak West

Rohnert Park, California

REVISED JANUARY 2016 (APPROVED SEPTEMBER 2014)

C.6



LEGEND:

-  PARKING SPACE (8' x 22')
-  DAP BOUNDARY

PARKING PROVIDED FOR CYPRESS:
 RESIDENTIAL PARKING (IN GARAGE) :
 RESIDENTIAL VISITOR PARKING (IN DRIVEWAY):
 ON STREET VISITOR PARKING:
 TOTAL PARKING:

238 SPACES
 238 SPACES
 151 SPACES
 627 SPACES

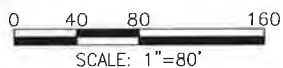
PARKING PLAN



CYPRESS at UNIVERSITY DISTRICT
 Vast Oak West
 Rohnert Park, California

REVISED JANUARY 2016 (APPROVED SEPTEMBER 2014)

C.7.A



LEGEND:

- PARKING SPACE (8' x 22')
- DAP BOUNDARY

PARKING PROVIDED FOR CYPRESS:
 RESIDENTIAL PARKING (IN GARAGE):
 RESIDENTIAL VISITOR PARKING (IN DRIVEWAY):
 ON STREET VISITOR PARKING:
TOTAL PARKING:

238 SPACES
 238 SPACES
 151 SPACES
627 SPACES

PARKING PLAN



CYPRESS at UNIVERSITY DISTRICT
 Vast Oak West
 Rohnert Park, California

REVISED JANUARY 2016 (APPROVED SEPTEMBER 2014)

C.7.B

LANDSCAPE PLANS FOR:

CYPRESS AT UNIVERSITY DISTRICT

1st LAND DEVELOPMENT PHASE -
VAST OAK WEST AT UNIVERSITY DISTRICT

ROHNERT PARK, CALIFORNIA
JANUARY 25, 2016

VICINITY MAP



SITE MAP

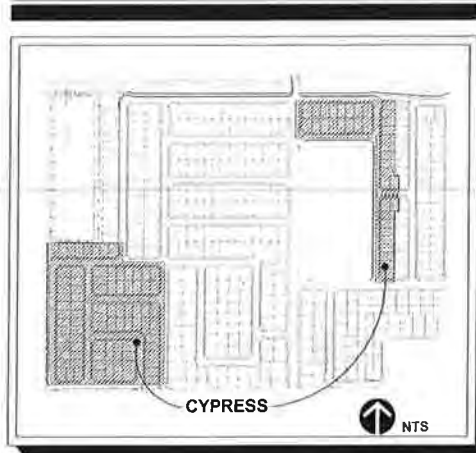
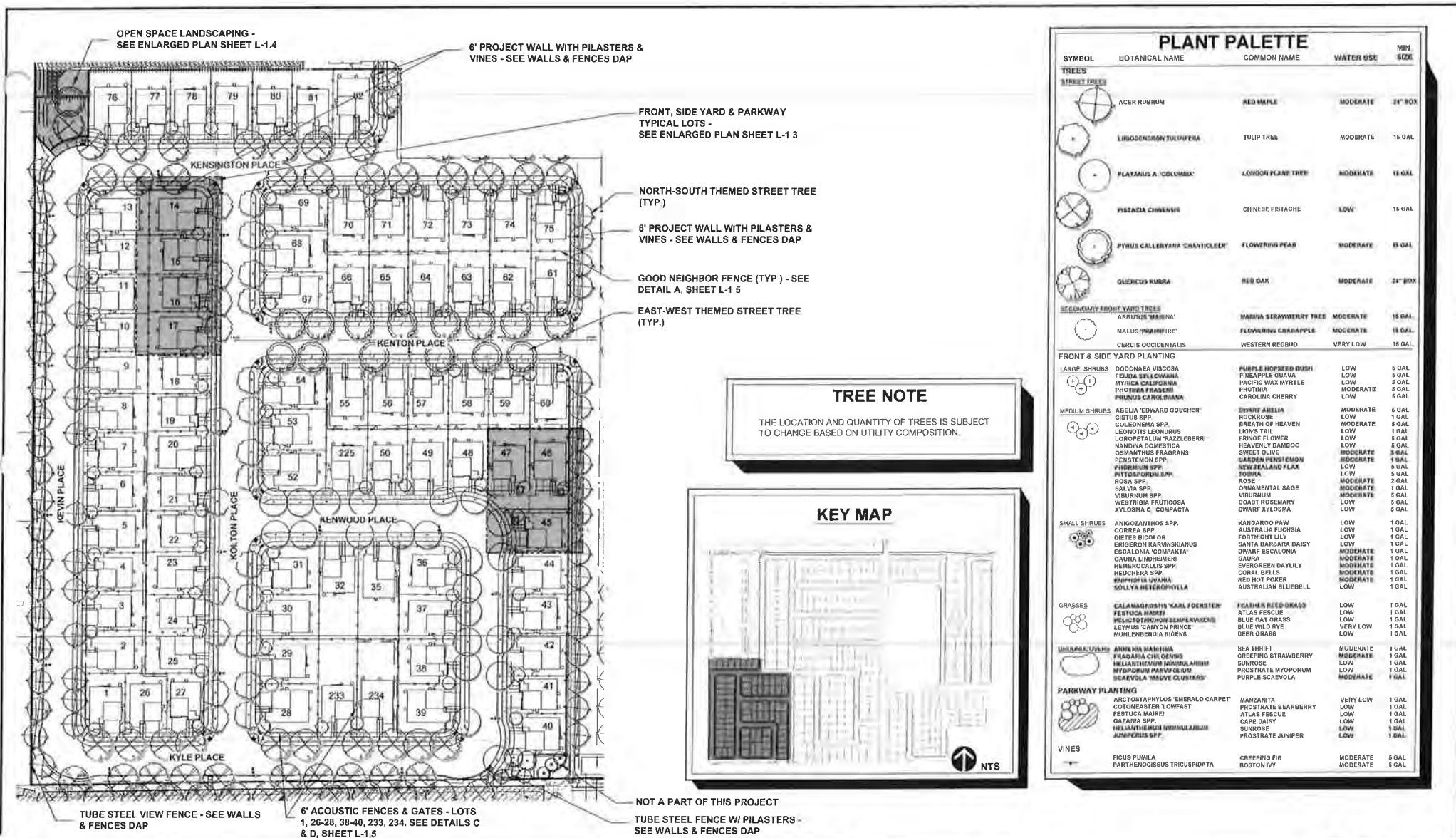


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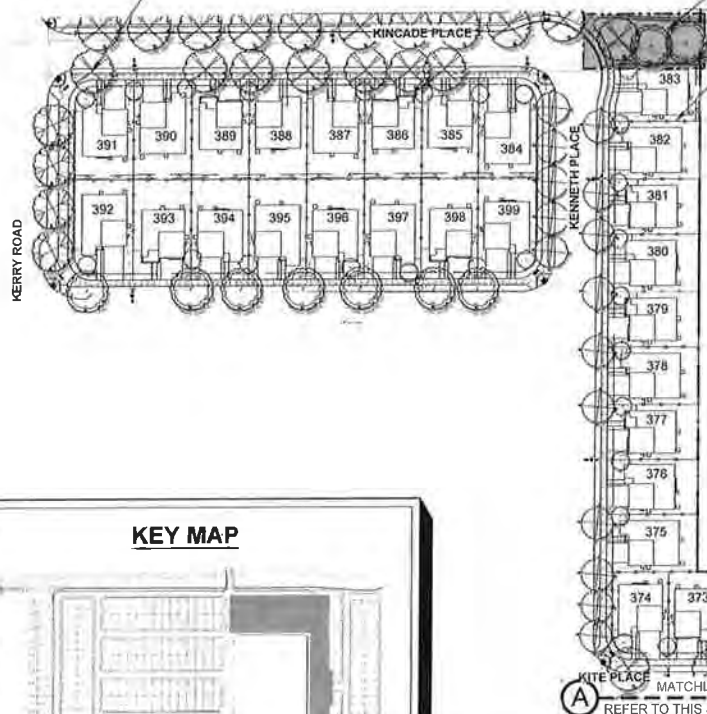


PLANT PALETTE				
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
TREES				
STREET TREES				
	ACER RUBRUM	RED MAPLE	MODERATE	24" BOX
	LIRIODENDRON TULIPIFERA	TULIP TREE	MODERATE	15 GAL
	PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE	MODERATE	18 GAL
	PISTACIA CHINENSIS	CHINESE PISTACHE	LOW	15 GAL
	PYRUS CALLERYANA 'CHANTICLEER'	FLOWERING PEAR	MODERATE	15 GAL
	QUERCUS RUBRA	RED OAK	MODERATE	24" BOX
SECONDARY FRONT YARD TREES				
	MALUS 'MARIANNE'	MARINA STRAWBERRY TREE	MODERATE	15 GAL
	CERCIS OCCIDENTALIS	FLOWERING CABBAGE	MODERATE	15 GAL
	CERCIS OCCIDENTALIS	WESTERN REDBUD	VERY LOW	15 GAL
FRONT & SIDE YARD PLANTING				
LARGE SHRUBS				
	DODONAEA VISCOSEA	PURPLE HOPSEED BUSH	LOW	5 GAL
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	LOW	5 GAL
	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	LOW	5 GAL
	PHOTINIA	MODERATE	5 GAL	
	PRUNUS CAROLINIANA	CAROLINA CHERRY	LOW	5 GAL
MEDIUM SHRUBS				
	ABELIA 'EDWARD GOUCHER'	MODERATE	6 GAL	
	CISTUS SPP	ROCKROSE	LOW	1 GAL
	COLEONEMA SPP	BREATH OF HEAVEN	MODERATE	5 GAL
	LEONOTIS LEONURUS	LION'S TAIL	LOW	1 GAL
	LOROPETALUM 'RAZZLEBERRY'	FRINGE FLOWER	LOW	5 GAL
	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	5 GAL
	OSMANTHUS FRAGRANS	SWEET OLIVE	MODERATE	5 GAL
	PENSTEMON SPP	GARDEN PENSTEMON	MODERATE	1 GAL
	PYCNANTHEMUM SPP	NEW ZEALAND FLAX	LOW	5 GAL
	PITTOSPORUM SPP	TORERA	LOW	5 GAL
	ROSA SPP	ROSE	MODERATE	2 GAL
	SALVIA SPP	ORNAMENTAL SAGE	MODERATE	1 GAL
	VIBURNUM SPP	VIBURNUM	MODERATE	5 GAL
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	LOW	5 GAL
	XYLOSMA C. COMPACTA	DWARF XYLOSMA	LOW	5 GAL
SMALL SHRUBS				
	ANIGOZANTHOS SPP	KANGAROO PAW	LOW	1 GAL
	CORREA SPP	AUSTRALIA FUCHSIA	LOW	1 GAL
	DIETERA BICOLOR	FORTNIGHT LILY	LOW	1 GAL
	ERICARION KARWINSKIANUS	SANTA BARBARA DAISY	LOW	1 GAL
	ESCALONIA 'COMPACTA'	DWARF ESCALONIA	MODERATE	1 GAL
	GAURA LINDHEIMERI	GAURA	MODERATE	1 GAL
	HEMEROCALLIS SPP	EVERGREEN DAYLILY	MODERATE	1 GAL
	HEUCHERA SPP	CORAL BELLS	MODERATE	1 GAL
	RHIPIDOPHYLLUM	RED HOT POKER	MODERATE	1 GAL
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	LOW	1 GAL
GRASSES				
	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	LOW	1 GAL
	FESTUCA MAREII	ATLAS FESCUE	LOW	1 GAL
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW	1 GAL
	LEYMUS 'CANYON PRINCE'	BLUE WILD RYE	VERY LOW	1 GAL
	MUHLENBERGIA RIGENS	DEER GRASS	LOW	1 GAL
UNDERPLANTING				
	ANEMONE MARMIFERA	SEA THRILL	MODERATE	1 GAL
	FRAGARIA CHILOENSIS	CREeping STRAWBERRY	MODERATE	1 GAL
	HELIANTHEMUM MALMIANUM	SUNROSE	MODERATE	1 GAL
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	LOW	1 GAL
	SCAEVOLA 'MAUVE CLUSTERS'	PURPLE SCAEVOLA	MODERATE	1 GAL
PARKWAY PLANTING				
	ARIOCARPUS RETICULATUS	EMERALD CARPET	VERY LOW	1 GAL
	COTONEASTER LOWFAST	PROSTRATE BEARBERRY	LOW	1 GAL
	FESTUCA MAREII	ATLAS FESCUE	LOW	1 GAL
	GAURA SPP	CAPE DAIRY	LOW	1 GAL
	HELIANTHEMUM MALMIANUM	SUNROSE	LOW	1 GAL
	JUNIPERUS SPP	PROSTRATE JUNPER	LOW	1 GAL
VINES				
	FICUS PUMILA	CREeping FIG	MODERATE	5 GAL
	PARTHENOCESSUS TRICUSPIDATA	BOSTON IVY	MODERATE	5 GAL

EAST-WEST THEMED STREET TREE
(TYP.)

OPEN SPACE LANDSCAPING -
SEE ENLARGED PLAN SHEET L-1.4

GOOD NEIGHBOR FENCE (TYP.) - SEE
DETAIL A, SHEET L-1.5



KEY MAP



NORTH-SOUTH THEMED STREET TREE
(TYP.)

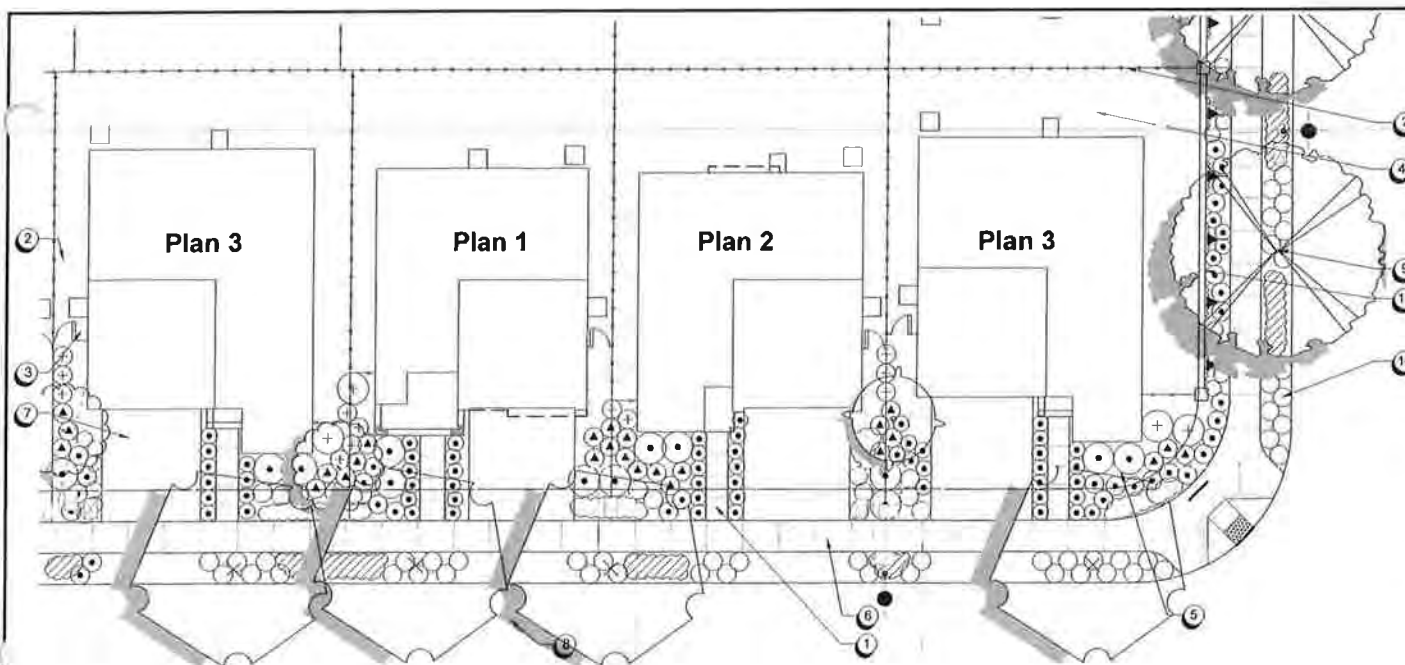
6' PROJECT WALL WITH PILASTERS &
VINES - SEE WALLS & FENCES DAP

TREE NOTE

THE LOCATION AND QUANTITY OF TREES IS SUBJECT
TO CHANGE BASED ON UTILITY COMPOSITION.

PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
TREES				
STREET TREES				
	ACER RUBRUM	RED MAPLE	MODERATE	24" BOX
	LIRIODENDRON TULIPIFERA	TULIP TREE	MODERATE	18 GAL
	PLATANUS A 'COLUMBIA'	LONDON PLANE TREE	MODERATE	18 GAL
	PISTACIA CHINENSIS	CHINESE PISTACHE	LOW	18 GAL
	PIRUS CALLERYANA 'CHANTICLEER'	FLOWERING PEAR	MODERATE	18 GAL
	QUERCUS RUBRA	RED OAK	MODERATE	24" BOX
SECONDARY FRUIT YARD TREES				
	ARGENTUS MARINA'	MARINA STRAWBERRY TREE	MODERATE	15 GAL
	MALUS FLORIBUNDA	FLOWERING CRABAPPLE	MODERATE	18 GAL
	CERCIS OCCIDENTALIS	WESTERN REDBUD	VERY LOW	18 GAL
FRONT & SIDE YARD PLANTING				
LARGE SHRUBS				
	DODONAEA VISCOSA	PURPLE HOPSEED BUSH	LOW	1 GAL
	FEJON BELLIOVIANA	PINEAPPLE GUAVA	LOW	5 GAL
	MYRTICA CALIFORNIA	PACIFIC WAX MYRTLE	LOW	5 GAL
	PHOTINIA FRAXINIFOLIA	PHOTINIA	MODERATE	1 GAL
	PRUNUS CAROLINIANA	CAROLINA CHERRY	LOW	8 GAL
MEDIUM SHRUBS				
	ABELIA 'EDWARD GOUCHER'	DWARF ABELIA	MODERATE	8 GAL
	CISTUS SPP.	ROCKROSE	LOW	1 GAL
	COLONEMA SPP.	BREATH OF HEAVEN	MODERATE	8 GAL
	LEONOTIS LEONURUS	LION'S TAIL	LOW	5 GAL
	LODOPETALUM 'RAZZLEBERRY'	FRINGE FLOWER	LOW	8 GAL
	NANDINA DOMESTICA	HEAVENLY HAMBO	MODERATE	8 GAL
	OSMANTHUS FRAGRANS	SWEET OLIVE	MODERATE	1 GAL
	PENSTEMON SPP.	GARDEN PENSTEMON	MODERATE	1 GAL
	PHORMIUM SPP.	NEW ZEALAND FLAX	LOW	8 GAL
	PITTOSPORUM SPP.	TOBIRA	LOW	8 GAL
	ROSA SPP.	ROSE	MODERATE	2 GAL
	SALVIA SPP.	ORNAMENTAL SAGE	MODERATE	1 GAL
	VIBURNUM SPP.	VIBURNUM	MODERATE	5 GAL
	VERBENA FRUTICOSA	COAST ROSEMARY	LOW	5 GAL
	YUCCA C. COMPACTA	DWARF YUCCA	LOW	5 GAL
SMALL SHRUBS				
	AMONANTHUS SPP.	MANZANITA	LOW	1 GAL
	AUSTRALIA FUCHSIA	AUSTRALIAN FUCHSIA	LOW	1 GAL
	DIETES BICOLOR	FORSYTHIA	LOW	1 GAL
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	MODERATE	1 GAL
	ESCALONIA 'COMPARTA'	GAURA	MODERATE	1 GAL
	GAURA	EVERGREEN DAYLILY	MODERATE	1 GAL
	HEMEROCALLIS SPP.	CORAL BELLS	MODERATE	1 GAL
	HEUCHERA SPP.	RED HOT POKER	MODERATE	1 GAL
	KALPOTIA UVARIA	AUSTRALIAN BLUEBELL	LOW	1 GAL
	SOLIA HETEROPHYLLA		LOW	1 GAL
GRASSES				
	CALAMAGROSTIS KARL FOERSTER'	FEATHER REED GRASS	LOW	1 GAL
	ESTUCA MAIRE'	ATLAS FESCUE	LOW	1 GAL
	HELIOTROPION SEMPERVIRENS	BLUE OAT GRASS	LOW	1 GAL
	LEYMUS CANYON PRINCE'	BLUE WILD RYE	LOW	1 GAL
	MULLENBERGIA RIGENS	DEER GRASS	LOW	1 GAL
GROUND COVERS				
	ARMERIA MARITIMA	SEA THRIFT	MODERATE	1 GAL
	FRAXINIA LILIBUENSIS	CREeping STRAWBERRY	MODERATE	1 GAL
	HELIANTHEMUM HUMIDULUM	SUNROSE	LOW	1 GAL
	HYPOCHOERIS FALCATA	PROSTRATE JUNIPER	MODERATE	1 GAL
	SCAEVOLA 'MAUIE CLUSTERS'	PURPLE SCAEVOLA	MODERATE	1 GAL
PARKWAY PLANTING				
	ARGENTOPHYLLUS 'EMERALD CARPET'	MANZANITA	VERY LOW	1 GAL
	COTONASTER 'LOWEST'	PROSTRATE BEARBERRY	LOW	1 GAL
	FESTUCA MAIRE'	ATLAS FESCUE	LOW	1 GAL
	GAZANIA SPP.	CAPE DAISY	LOW	1 GAL
	HELIANTHEMUM HUMIDULUM	SUNROSE	LOW	1 GAL
	JUNIPERUS SPP.	PROSTRATE JUNIPER	LOW	1 GAL
VINES				
	FICUS PUMILA	CREeping FIG	MODERATE	5 GAL
	PARTHOCISSUS TRICUSPIDATA	BOSTON IVY	MODERATE	5 GAL



INLINE & CORNER LOT FRONT, SIDE YARD & PARKWAY TYPICAL LANDSCAPE

IRRIGATION DESIGN

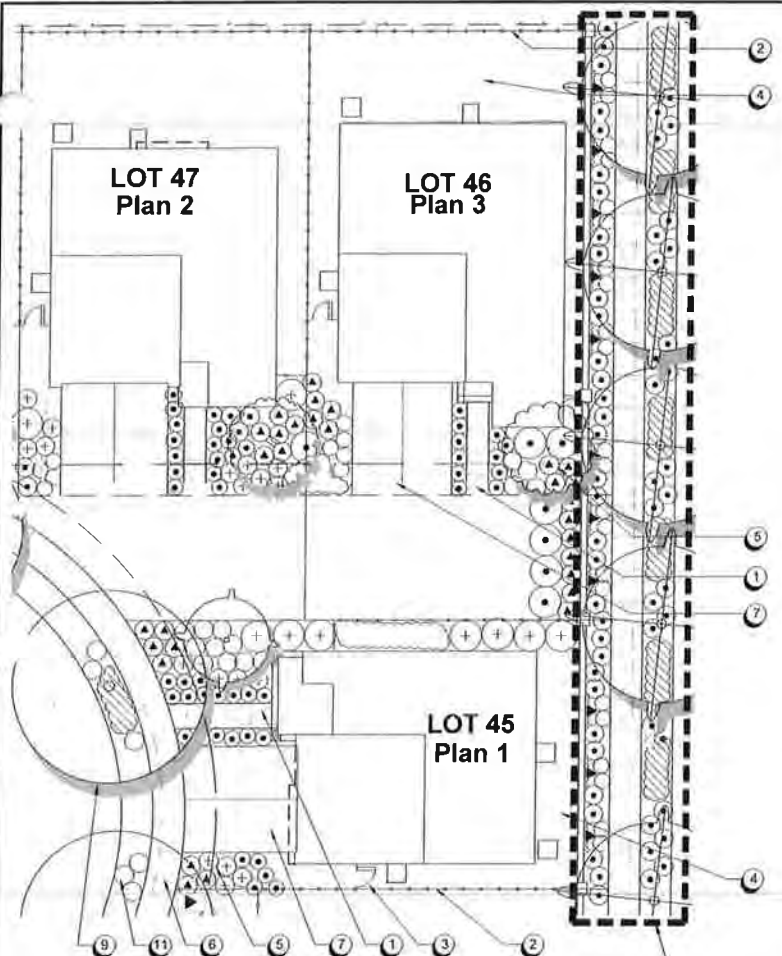
- 1 PARKWAY STRIP LANDSCAPING SHALL UTILIZE RECYCLED WATER FROM A COMMON HOA SYSTEM
- 2 FRONT, SIDE AND REAR YARD LANDSCAPING SHALL UTILIZE POTABLE WATER FOR IRRIGATION AS PART OF THE HOMEOWNER'S IRRIGATION SYSTEM

DESIGN CALLOUTS

- 1 PRIVATE ENTRY CONCRETE WALK - SEE DETAIL G, SHEET L-1.5
- 2 WOOD GOOD NEIGHBOR FENCE - SEE DETAIL B, SHEET L-1.5
- 3 WOOD GOOD NEIGHBOR GATE - SEE DETAIL A, SHEET L-1.5
- 4 PRIVATE YARD LANDSCAPING PER HOMECOWNER
- 5 FRONT & SIDE YARD PLANTING AREA
- 6 PUBLIC SIDEWALK
- 7 PRIVATE CONCRETE DRIVEWAY
- 8 EAST-WEST THEMED PARKWAY STREET TREE
- 9 NORTH-SOUTH THEMED PARKWAY STREET TREE
- 10 PARKWAY PLANTING AREA
- 11 6' PROJECT WALL WITH PILASTERS & VINES - SEE WALLS & FENCES DAP
- 12 MAINTENANCE ROAD PER CIVIL ENGINEER'S PLANS

PLANT PALETTE

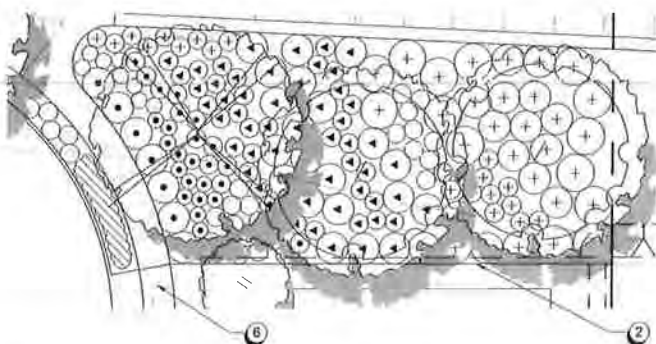
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
TREES				
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	PLATANUS A 'COLUMBIA'	LONDON PLANE TREE	MODERATE	15 GAL
	PISTACIA CHINENSIS	CHINESE PISTACHE	LOW	15 GAL
	PERIS CALLERYANA 'CHANTICLEER'	FLOWERING PEAN	MODERATE	15 GAL
	QUERCUS RUBRA	RED OAK	MODERATE	24" DBH
SECONDARY FRONT YARD TREES				
	ARGENTAE 'MAYMAY'	MAYMAY STRAWBERRY TREE	MODERATE	15 GAL
	MALUS 'PAIRIFIRE'	FLOWERING CRABAPPLE	MODERATE	15 GAL
	CERCIS OCCIDENTALIS	WESTERN REDBUD	VERY LOW	15 GAL
FRONT & SIDE YARD PLANTING				
LARGE SHRUBS				
	DODONAEA VISCOSA	PURPLE HOPSEED BUSH	LOW	5 GAL
	ELDONIA BELLIFLORA	PINEAPPLE GUAVA	LOW	5 GAL
	HYDRANGEA CALIFORNICA	PACIFIC WAX MYRTLE	LOW	5 GAL
	PHOTINIA FRAXINIFOLIA	PHOTINIA	MODERATE	5 GAL
	PRUNUS CAROLINENSIS	CAROLINA CHERRY	LOW	5 GAL
MEDIUM SHRUBS				
	ABELIA 'EDWARD GOUCHER'	DWARF ABELIA	MODERATE	5 GAL
	CESTIS SPP.	ROCKROSE	LOW	1 GAL
	COLEONEMA SPP.	BREATH OF HEAVEN	MODERATE	5 GAL
	LEONOTIS LEONURUS	LION'S TAIL	LOW	1 GAL
	LOROPETALUM 'HAZZLEBERRY'	FRINGE FLOWER	LOW	5 GAL
	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	5 GAL
	OSMANTHUS FRAGRANS	SWEET OLIVE	MODERATE	5 GAL
	PENSTEMON SPP.	GARDEN PENSTEMON	MODERATE	1 GAL
	PIRIBES SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PITOSPORUM SPP.	TOBIRA	LOW	5 GAL
	ROSA SPP.	ROSE	MODERATE	2 GAL
	SALVIA SPP.	ORNAMANTAL SAGE	MODERATE	5 GAL
	VIBURNUM SPP.	VIBURNUM	MODERATE	5 GAL
	WESTRIGIA FRUTICOSA	COAST ROSEMARY	LOW	5 GAL
	XYLOSMA C 'COMPACTA'	DWARF XYLOSMA	LOW	5 GAL
SMALL SHRUBS				
	AMBROZANTHOS SPP.	KANGAROO PAW	LOW	1 GAL
	CORREA SPP.	AUSTRALIA FUCHSIA	LOW	1 GAL
	DIETES BICOLOR	FORTNIGHT LILY	LOW	1 GAL
	ERIGERON KARWINSKIANUS	SANTA BARBARA DAISY	LOW	1 GAL
	ESCALONIA 'COMPACTA'	DWARF ESCALONIA	MODERATE	1 GAL
	GAURA LINDHEIMERI	GAURA	MODERATE	1 GAL
	HENICOCALLIS SPP.	EVERGREEN DAYLILY	MODERATE	1 GAL
	REUCHERIA SPP.	CORAL BELL	MODERATE	1 GAL
	RAPHANIS DRACOP	RED HOT POKER	MODERATE	1 GAL
	SOLYMA HETEROPHYLLA	AUSTRALIAN BLUEBELL	LOW	1 GAL
GRASSES				
	CALAMAGROSTIS KARL FOERSTER'	FEATHER REED GRASS	LOW	1 GAL
	FESTUCA MAURI	ATLAS FESCUE	LOW	1 GAL
	HELIOPSIS SCABRA	BLUE OAT GRASS	LOW	1 GAL
	LYRUS CAMPOFRIDUS	BLUE WILD RYE	VERY LOW	1 GAL
	MULLEBERGIA DUBIA	DEER GRASS	LOW	1 GAL
GROUNDCOVERS				
	ANEMONE MARITIMA	SEA THRIFT	MODERATE	1 GAL
	FRAXANUS CHLOEUS	CREeping STRAWBERRY	MODERATE	1 GAL
	HELIANTHEMUS NUMMULARIUM	SUNROSE	LOW	1 GAL
	HYPOCHOERIS PRAECOX	PROSTRATE HYPOCHOERIS	LOW	1 GAL
	SCAEVOLA 'MAUVE CLUSTERS'	PURPLE SCAEVOLA	MODERATE	1 GAL
PARKWAY PLANTING				
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	VERY LOW	1 GAL
	COTONEASTER 'LOWBAST'	PROSTRATE BEARBERRY	LOW	1 GAL
	FESTUCA MAURI	ATLAS FESCUE	LOW	1 GAL
	GAZANIA SPP.	CAPE DAISY	LOW	1 GAL
	HELIANTHEMUS NUMMULARIUM	SUNROSE	LOW	1 GAL
	JUNIPERUS SPP.	PROSTRATE JUNIPER	LOW	1 GAL
VINES				
	FICUS PUMILA	CREeping FIG	MODERATE	5 GAL
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	MODERATE	5 GAL



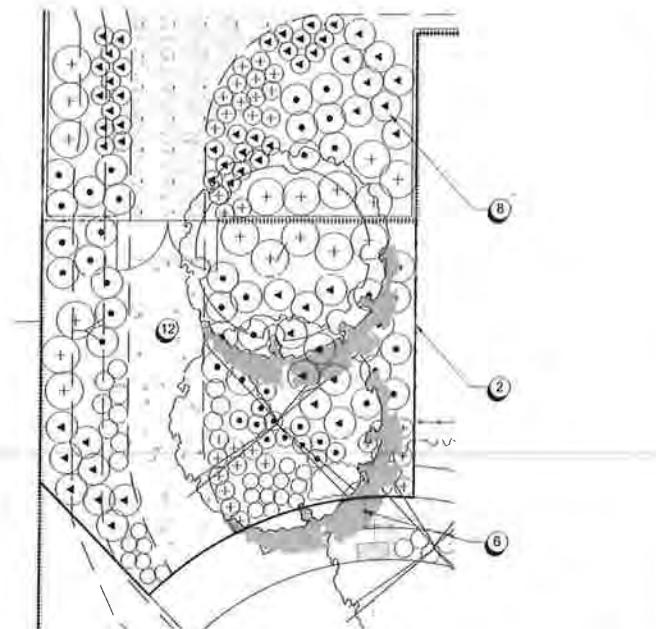
FRONT YARD ATYPICAL LOTS LANDSCAPE

IRRIGATION DESIGN

- 1 PARKWAY STRIP LANDSCAPING SHALL UTILIZE RECYCLED WATER FROM A COMMON HOA SYSTEM
- 2 FRONT, SIDE AND REAR YARD LANDSCAPING SHALL UTILIZE POTABLE WATER FOR IRRIGATION AS PART OF THE HOMEOWNER'S IRRIGATION SYSTEM



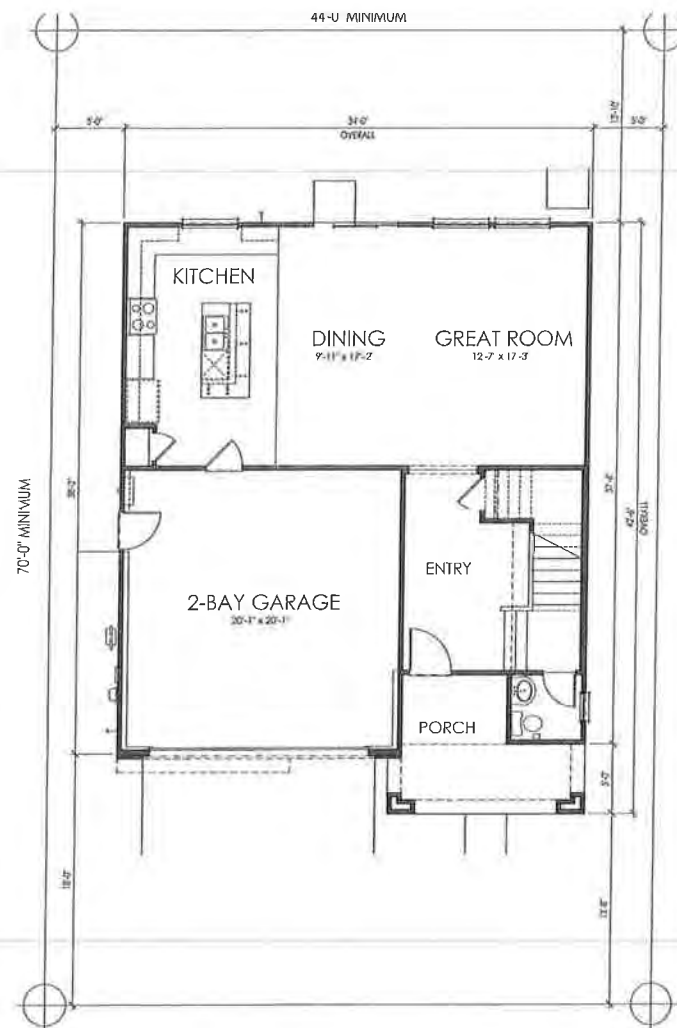
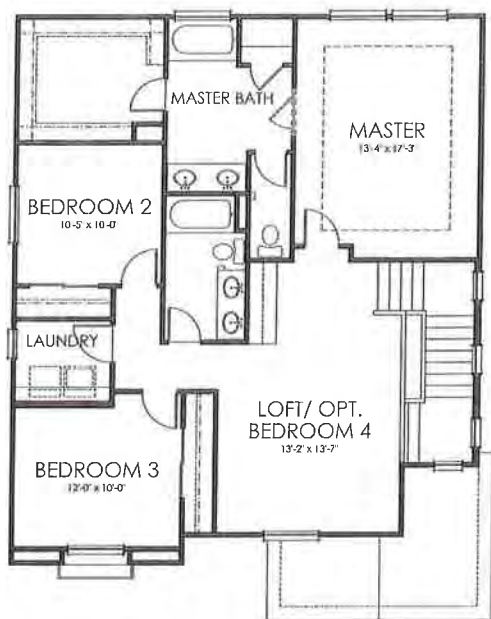
OPEN SPACE LANDSCAPING



OPEN SPACE LANDSCAPING

PLANT PALETTE				
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN SIZE
TREES				
	ACER RUBRUM	RED MAPLE	MODERATE	24" BOX
	LIRIODENDRON TULIPIFERA	TULIP TREE	MODERATE	15 GAL
	PLATANUS A 'COLUMBIA'	LONDON PLANE TREE	MODERATE	15 GAL
	PISTACIA CHINENSIS	CHINESE PISTACHE	LOW	15 GAL
	PERUS CALLERTANA 'CHANTICLEER'	FLOWERING PEAR	MODERATE	16 GAL
	QUERCUS RUBRA	RED OAK	MODERATE	24" BOX
SECONDARY FRONT YARD TREES				
	ARBUUS MARINA'	MARINA STRAWBERRY TREE	MODERATE	13 GAL
	MALLUS FRAXINIFLORA	FLOWERING CRABAPPLE	MODERATE	15 GAL
	CERCIS OCCIDENTALIS	WESTERN REDBUD	VERY LOW	16 GAL
FRONT & SIDE YARD PLANTING				
	DODONAEA VISCOSEA	PURPLE HOPSEED BUSH	LOW	6 GAL
	VELUTIA BELLIFLORA	PINEAPPLE GUAVA	LOW	5 GAL
	HYDRANGEA CALIFORNICA	PACIFIC HAZEL MYRTLE	LOW	5 GAL
	PHOTINIA FRAXILIS	PHOTINIA	MODERATE	5 GAL
	ARBELEA 'EDWARD GOUCHER'	DWARF ARBELEA	MODERATE	6 GAL
	CISTUS SPP.	ROCKROSE	LOW	1 GAL
	COLONEMA SPP.	BREATH OF HEAVEN	MODERATE	5 GAL
	LEONOTIS LEONURUS	LOW & TALL	LOW	1 GAL
	LOXOSTALUM 'RAZZLEBERRY'	FRIDGE FLOUNDER	LOW	5 GAL
	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	5 GAL
	OSMANTHUS FRAGRANS	SWEET OLIVE	MODERATE	5 GAL
	PERISTICHIA SPP.	GARDEN PEDESTAL	MODERATE	1 GAL
	PHLOMUM SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PHLOMUM SPP.	TOURNA	MODERATE	2 GAL
	ROSE SPP.	ORNAMENTAL SAGE	MODERATE	1 GAL
	SALVIA SPP.	VIOLARIA	MODERATE	5 GAL
	WESTRIGIA FRUTICOSA	COAST ROSEMARY	LOW	5 GAL
	XYLOSTOMA 'COMPACTA'	IVY-LEAFED YUCCA	LOW	5 GAL
	ANIGONANTHOS SPP.	KANGAROO PAW	LOW	1 GAL
	COCCINIA SPP.	AUSTRALIAN FUCHSIA	LOW	1 GAL
	DIELEN BICOLOR	FORTNIGHT LILY	LOW	1 GAL
	ERBERGEN KARVINSKIANUS	SANTA BARBARA DAISY	LOW	1 GAL
	ESCALONIA 'COMPACTA'	DWARF ESCALONIA	MODERATE	1 GAL
	GAURA LINDHEIMERI	GAURA	MODERATE	1 GAL
	HEMEROCALLIS SPP.	EVERGREEN DAYLILY	MODERATE	1 GAL
	HEUCHERA SPP.	CORAL BELL	MODERATE	1 GAL
	KNIPHOFIA UVARIA	RED HOT POKER	MODERATE	1 GAL
	SOLYLA HETEROPHYLLA	AUSTRALIAN BLUEBELL	LOW	1 GAL
	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	LOW	1 GAL
	FESTUCA MAIREI	ATLAS FESCUE	LOW	1 GAL
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW	1 GAL
	LEYMUS 'CANYON PRINCE'	BLUE WILD RYE	LOW	1 GAL
	MULLENBERGIA ROSEUS	DEER GRASS	LOW	1 GAL
	ARKERIA MARITIMA	SEA THRIFT	MODERATE	1 GAL
	FRAGARIA CHLORIS	CREeping STRAWBERRY	MODERATE	1 GAL
	HELIANTHEMUM NUMMULARIUM	SUNROSE	LOW	1 GAL
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	LOW	1 GAL
	SCANDIA 'MAVIE CLUSTER'	PURPLE SCANDIA	MODERATE	1 GAL
PARKWAY PLANTING				
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	VERY LOW	1 GAL
	COTONEASTER 'LOWFAST'	PROSTRATE BEARBERRY	LOW	1 GAL
	FESTUCA MAIREI	ATLAS FESCUE	LOW	1 GAL
	GAURA SPP.	CAPE DARTY	LOW	1 GAL
	HELIANTHEMUM NUMMULARIUM	SUNROSE	LOW	1 GAL
	JUNIPERUS SPP.	PROSTRATE JUNIPER	LOW	1 GAL
	FICUS PUMILA	CREeping FIG	MODERATE	5 GAL
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	MODERATE	5 GAL

SEE SHEET L-1.3 FOR DESIGN CALLOUTS



APPROVED AS REVISED

Date: 4-16-16
 Planner: J. Wiswanger
 Project No: PLDP 2016-0006

Plan 1-3

area tabulation
 first floor: 834 sf
 second floor: 1173 sf
 total living: 2007 sf

04.21.16

PLAN ONE

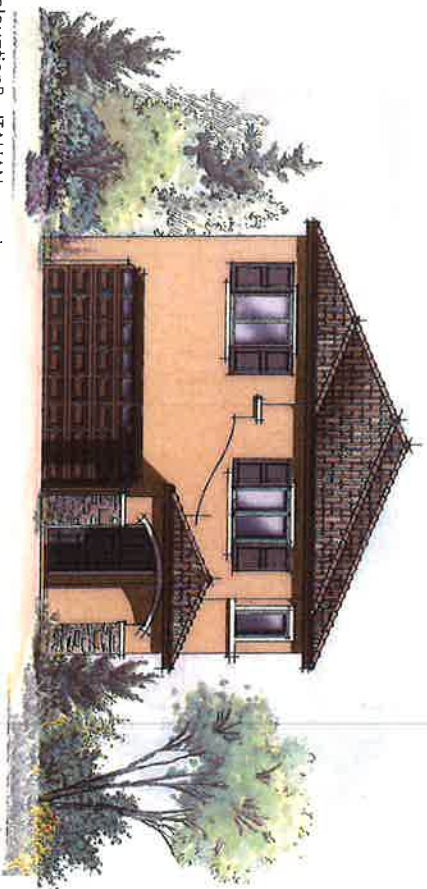
CYPRESS AT UNIVERSITY DISTRICT | KB HOMES

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group, inc.
 colorado // 731 southpark dr, suite 8
 littleton, co 80120 / 303 683 7231
 california // 2945 pullman st, suite A
 santa ana, ca 92705 / 949 553 8919



elevationA - SPANISH colonial



elevationB - ITALIAN country



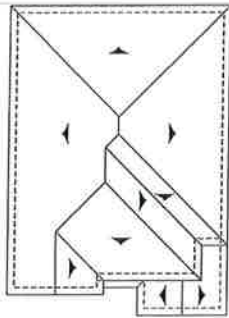
elevationC - CRAFTSMAN

04.21.16

KBHOME

PLAN ONE

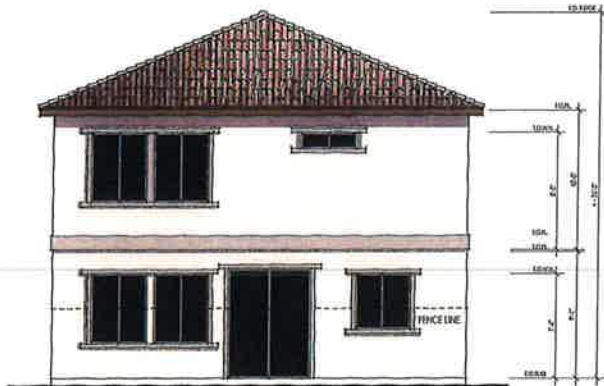
CYPRESS AT UNIVERSITY DISTRICT | KB HOMES



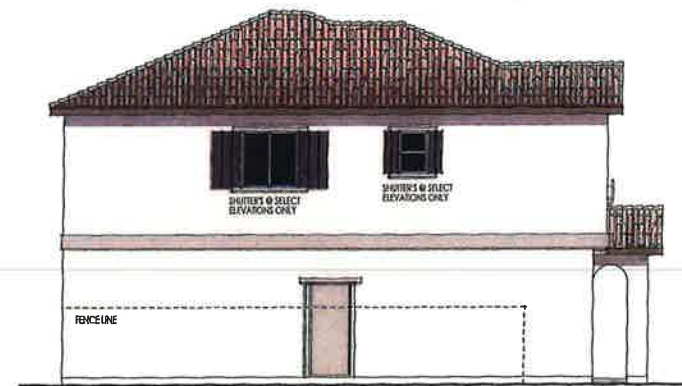
roofPLAN (all pitches 4:12 u.n.o.)



rightELEVATION

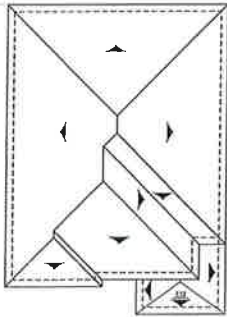


rearELEVATION



leftELEVATION





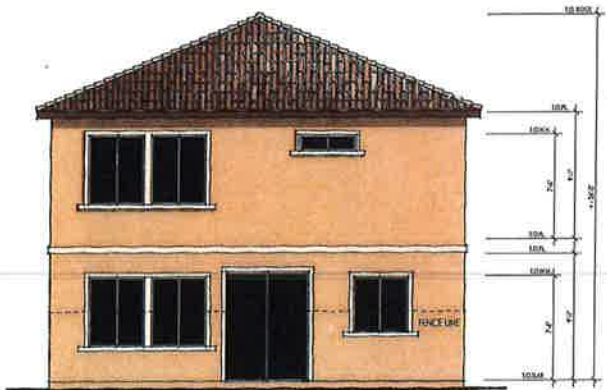
roofPLAN (all pitches 4:12 u.n.o.)

scale: 1/8"=1'



rightELEVATION

scale: 1/4"=1'



rearELEVATION

scale: 1/4"=1'



leftELEVATION

scale: 1/4"=1'

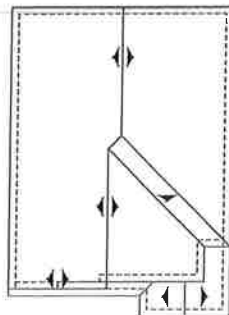
PLAN ONE | ITALIAN country

CYPRESS AT UNIVERSITY DISTRICT | KB HOMES

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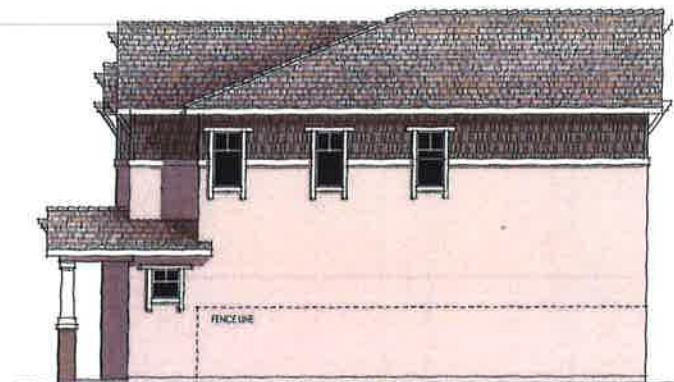
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california // 2943 pulmon st. suite A
santa ana, ca 92705 / 949 553.8919



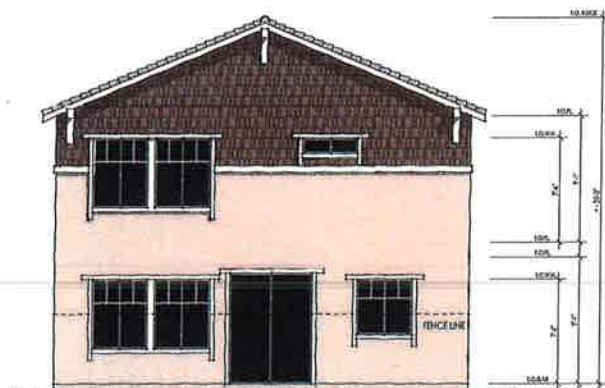
roofPLAN (all pitches 5:12 u.n.o.)

scale: 1/8"=1'



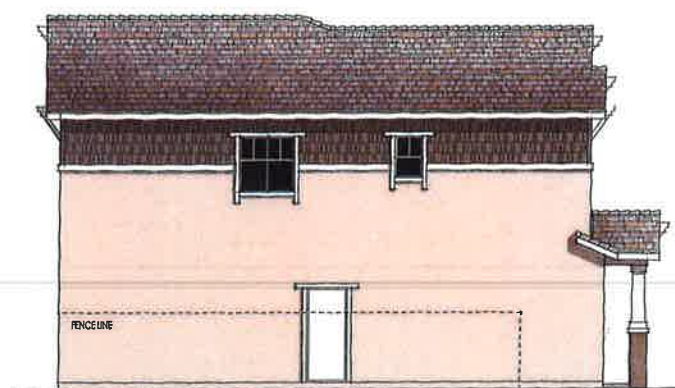
rightELEVATION

scale: 1/4"=1'



rearELEVATION

scale: 1/4"=1'



leftELEVATION

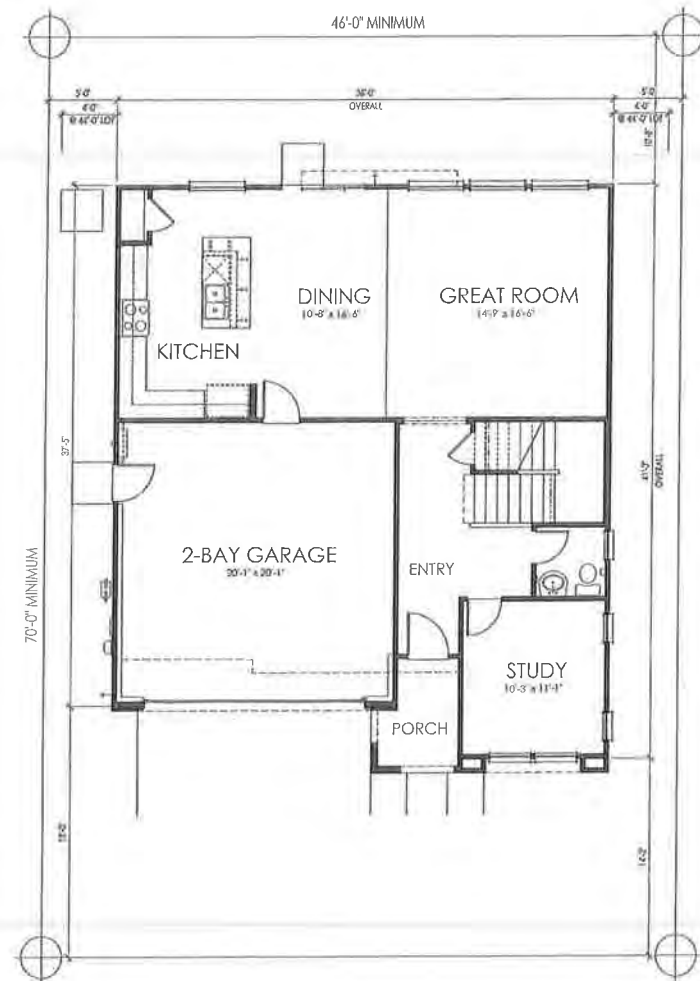
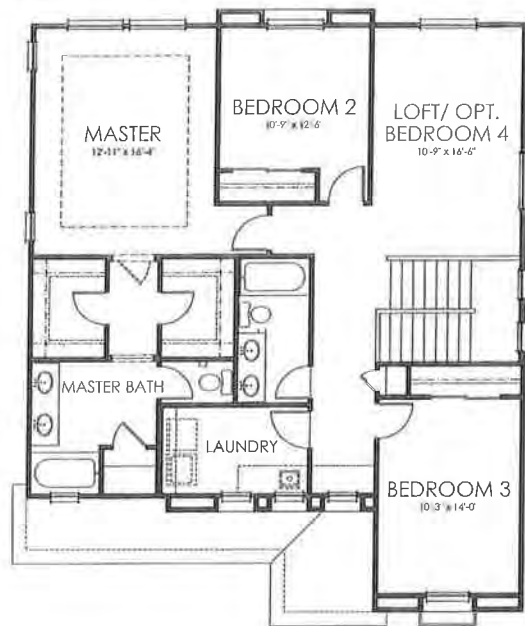
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PLAN ONE | CRAFTSMAN

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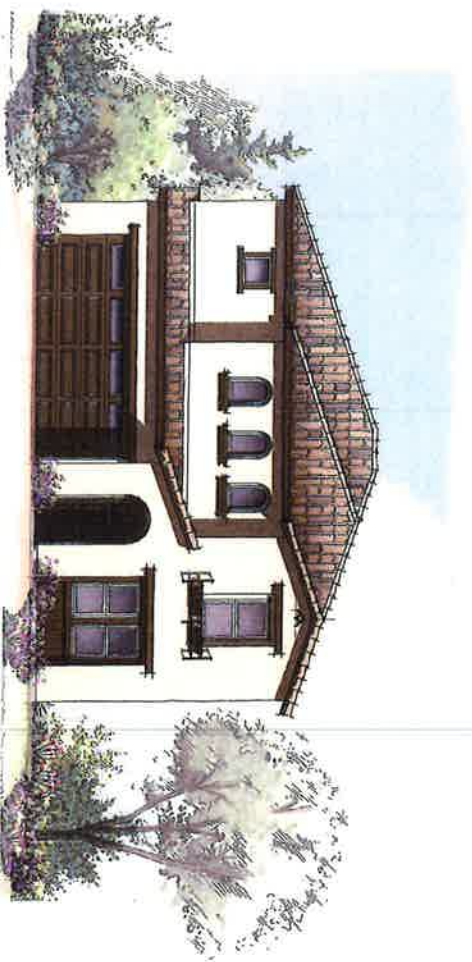
area tabulation	
first floor:	952 sf
second floor:	1,230 sf
total living:	2,182 sf

04.21.16

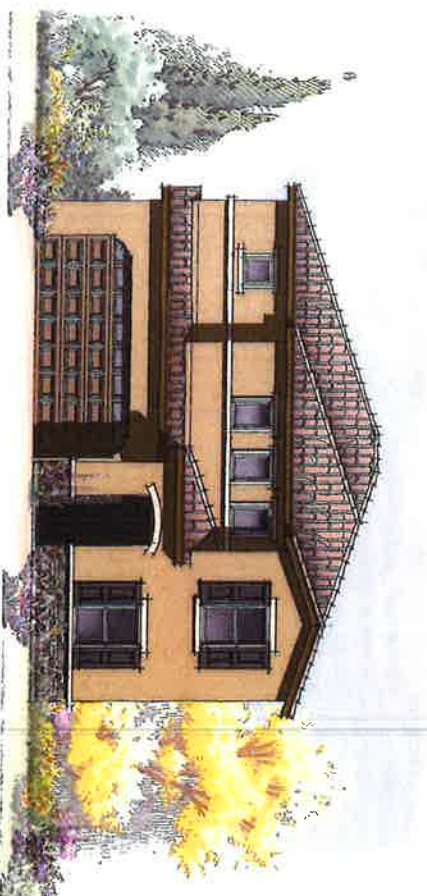
PLAN TWO

CYPRESS AT UNIVERSITY DISTRICT | KB HOMES

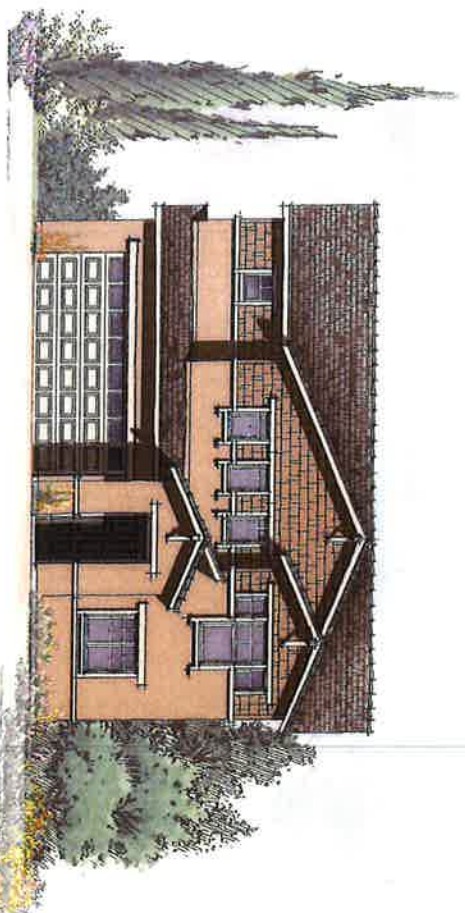




elevationA -SPANISH colonial



elevationB - ITALIAN country



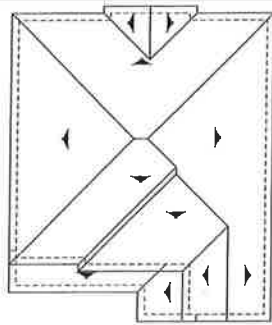
elevationC -CRAFTSMAN

04.21.16

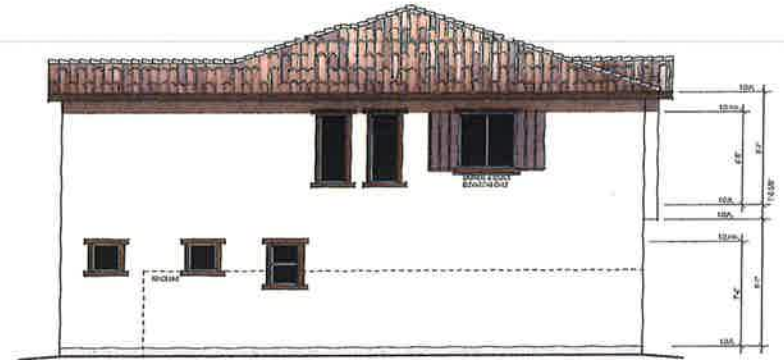
KBHOME

PLAN TWO

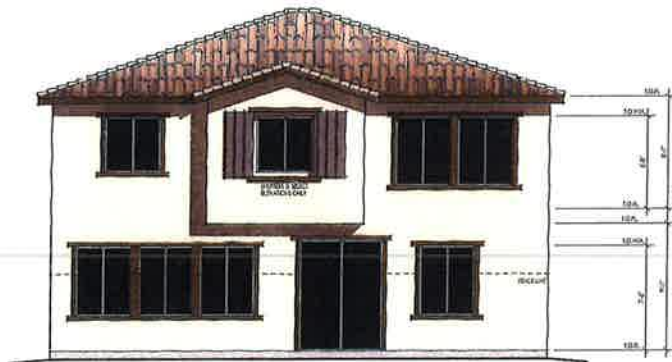
CYPRESS AT UNIVERSITY DISTRICT | KB HOMES



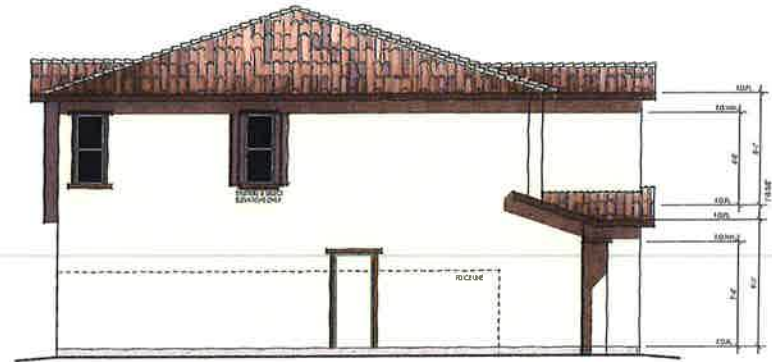
roofPLAN (all pitches 4:12 u.n.o.)



rightELEVATION



rearELEVATION



leftELEVATION



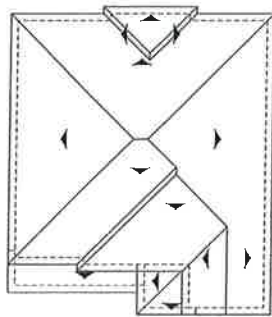
04.21.16

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PLAN TWO | SPANISH colonial

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colorado // 731 southpark dr. suite 6
billerica, co 80120 / 303.683.7231
california // 2943 pullman st. suite A
san diego, ca 92105 / 619.553.8919



roofPLAN (all pitches 4:12 u.n.o.)

scale: 1/8"=1'



rightELEVATION

scale: 1/4"=1'



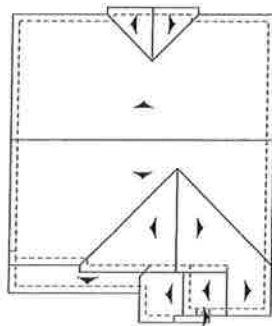
rearELEVATION

scale: 1/4"=1'



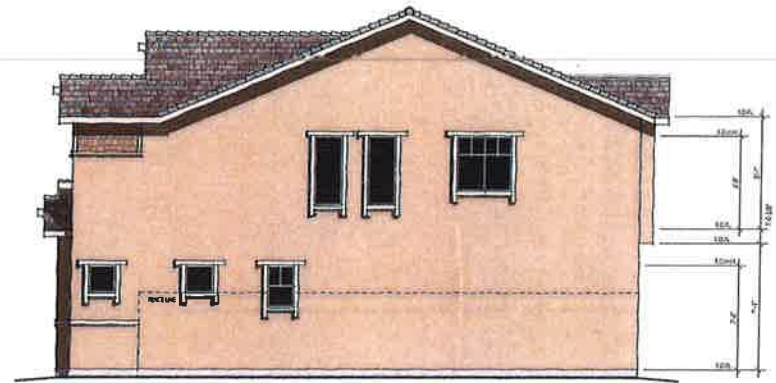
leftELEVATION

scale: 1/4"=1'



roofPLAN (all pitches 5:12 u.n.o.)

scale: 1/8"=1'



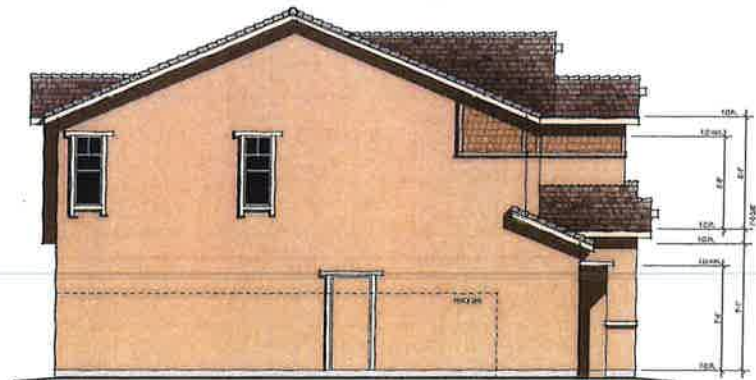
rightELEVATION

scale: 1/4"=1'



rearELEVATION

scale: 1/8"=1'



leftELEVATION

scale: 1/4"=1'

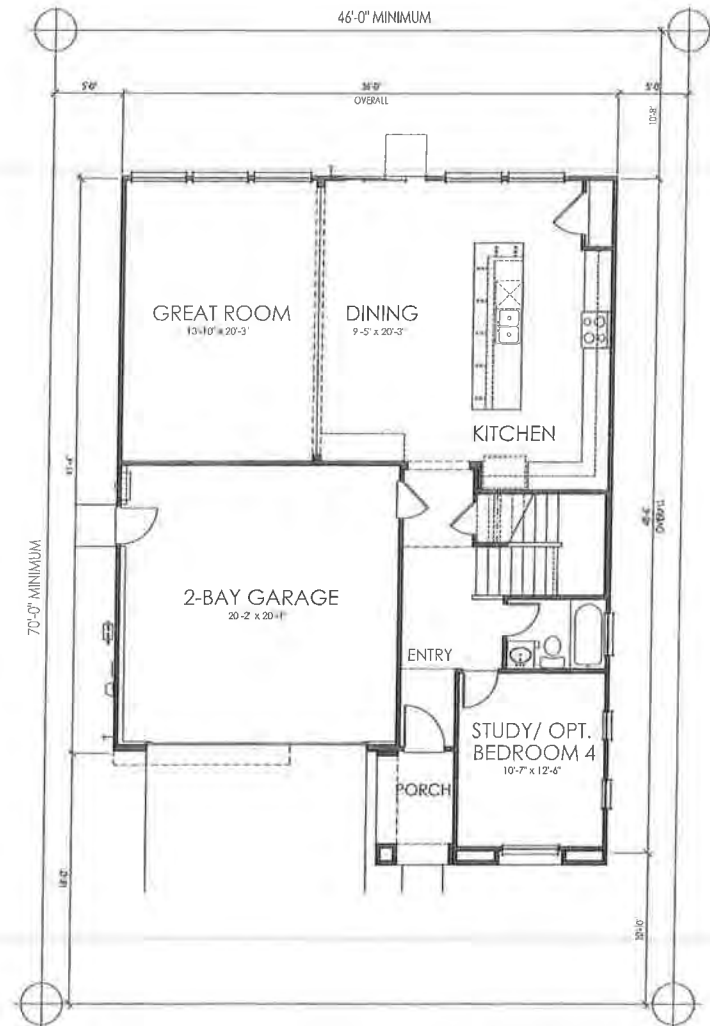
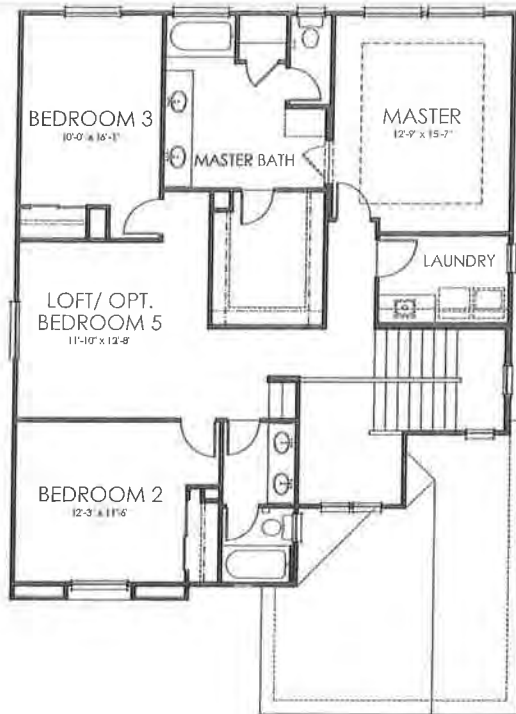
PLAN TWO | CRAFTSMAN

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boulder, co 80120 / 303.683.7231
california // 2943 pullman st. suite A
san jose, ca 95128 / 415.553.8919



area tabulation
 first floor: 1144 sf
 second floor: 1227 sf
 total living: 2371 sf

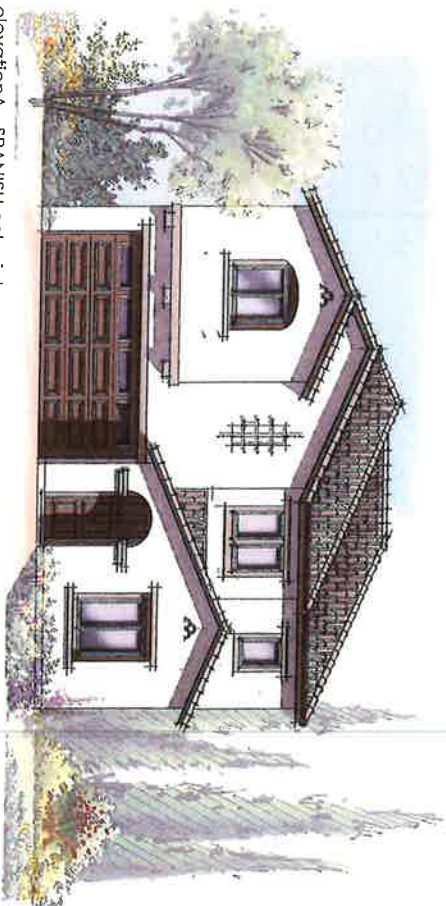
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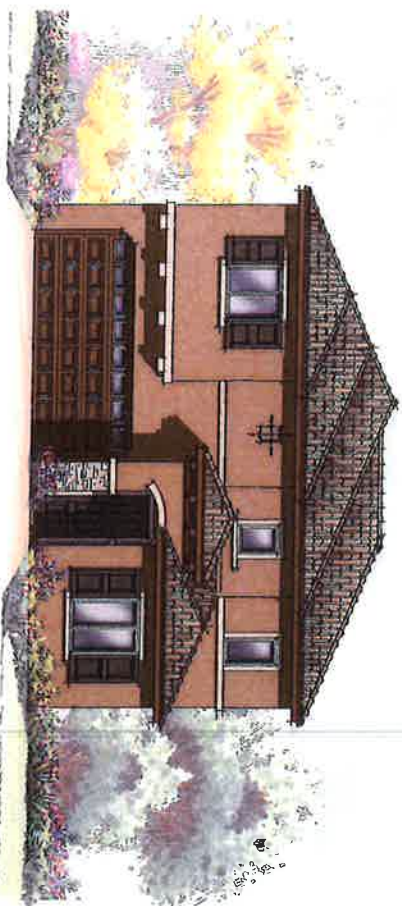
PLAN THREE

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 architectural
 group, inc.
 colorado // 731 southpark dr, suite 6
 boulder, co 80120 / 303.683.7231
 california // 2943 pulmon st, suite A
 san diego, ca 92101 / 949.553.8911



elevationA - SPANISH colonial



elevationB - ITALIAN country



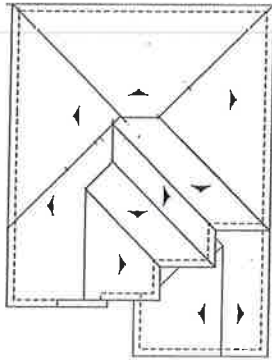
elevationC - CRAFTSMAN

04.21.16

PLAN THREE

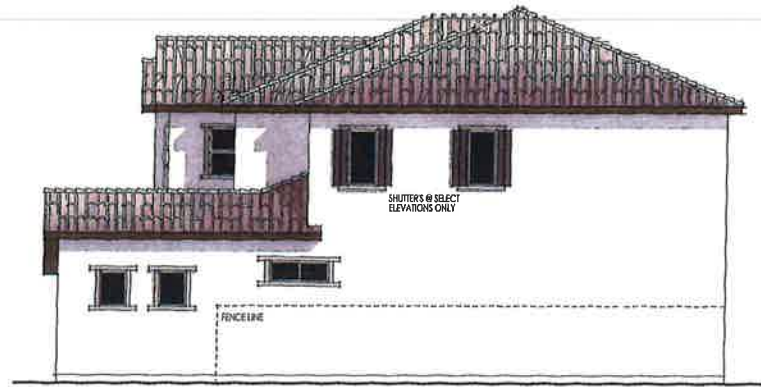
KBHOME

CYPRESS AT UNIVERSITY DISTRICT | KB HOMES



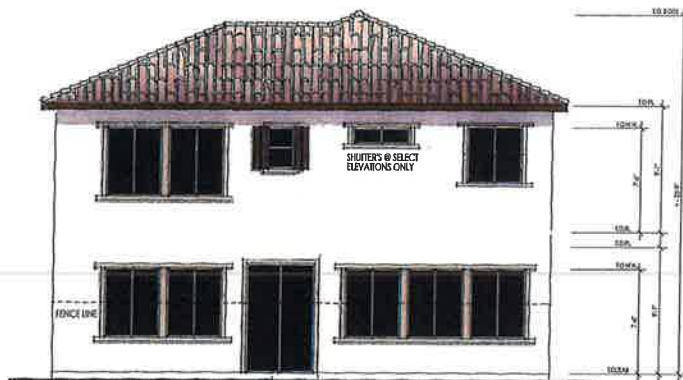
roofPLAN (all pitches 4:12 u.n.o.)

scale: 1/8"=1'



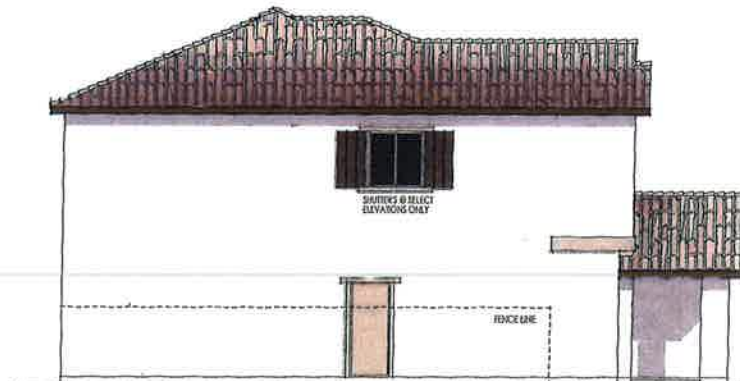
rightELEVATION

scale: 1/4"=1'



rearELEVATION

scale: 1/4"=1'



leftELEVATION

scale: 1/4"=1'

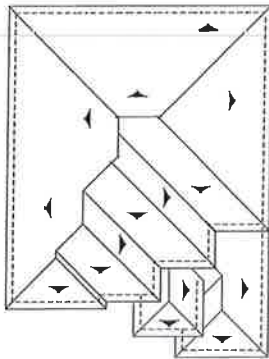
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PLAN THREE | SPANISH colonial

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california // 2943 pullman st, suite A
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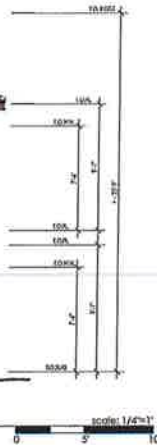
roofPLAN (all pitches 4:12 u.n.o.)



rightELEVATION



rearELEVATION



leftELEVATION



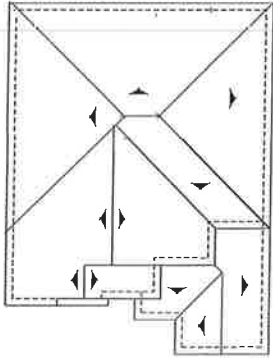
PLAN THREE | ITALIAN country

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04.21.16

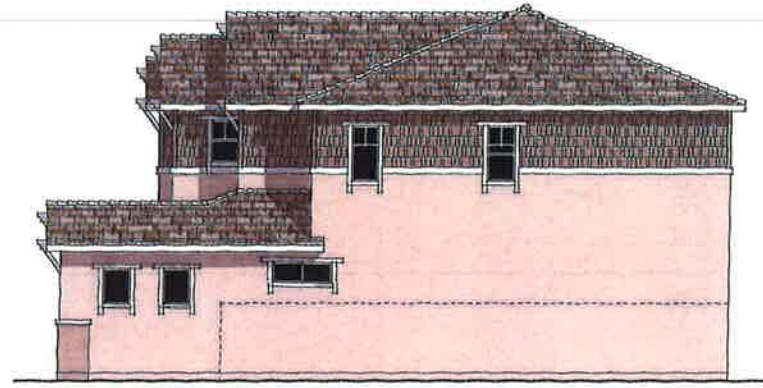
KBHOME

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Boulder, CO 80120 / 303.683.7231
california // 2943 pullman st. suite A
san diego, ca 92105 / 619.553.8919



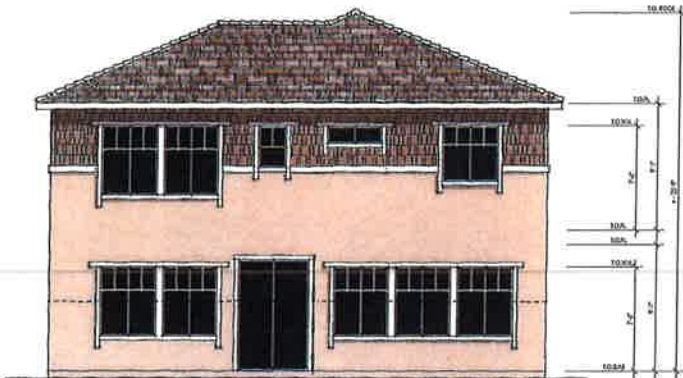
roofPLAN (all pitches 5:12 u.n.o.)

scale: 1/8"=1'



rightELEVATION

scale: 1/4"=1'



rearELEVATION

scale: 1/4"=1'



leftELEVATION

scale: 1/4"=1'

PLAN THREE | CRAFTSMAN

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california // 2943 pulmon st. suite A
san joaquin, ca 92705 / 949.553.8919



plan 1 SPANISH colonial



plan 2 SPANISH colonial



plan 3 SPANISH colonial



plan 1 ITALIAN country



plan 2 ITALIAN country



plan 3 ITALIAN country



plan 1 CRAFTSMAN



plan 2 CRAFTSMAN



plan 3 CRAFTSMAN

04.21.16

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FRONT ELEVATION STUDY

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NOT A PART OF DEVELOPMENT AREA PLAN

ACCESS DRIVE

KING PLACE

KARRINGTON ROAD

KINCADE PLACE

CYPRESS

KEATS PLACE

KARLEIGH PLACE

KERRY ROAD

KASSIDY PLACE

KENSINGTON PLACE

KENSINGTON PLACE

LEGEND:



PLAN 1 (51)
PLAN 2 (55)
PLAN 3 (58)
DAP BOUNDARY

NOTE:

- A. SEE SHEET MU.7 FOR MULBERRY NEIGHBORHOOD MINIMUM LOT SETBACKS.
B. PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL
C. SEE TENTATIVE MAP FOR PARCEL DESIGNATION, LOT DIMENSIONS, UTILITY LOCATIONS AND GRADING PLAN.

NEIGHBORHOOD PLAN IN D.A.P.



MULBERRY AT UNIVERSITY DISTRICT

Vast Oak West

Rohnert Park, California REVISED JANUARY 2016 (APPROVED SEPTEMBER 2014)

MU.1



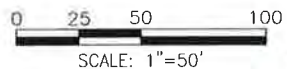
SCALE: 1"=100'



NOT A PART OF DEVELOPMENT AREA PLAN



NOT A PART OF DEVELOPMENT AREA PLAN



LEGEND:



DAP BOUNDARY
PLAN 1
PLAN 2
PLAN 3

NOTE:

- SEE SHEET MU.7 FOR MULBERRY NEIGHBORHOOD MINIMUM LOT SETBACKS.
- PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL
- SEE TENTATIVE MAP FOR PARCEL DESIGNATION, LOT DIMENSIONS, UTILITY LOCATIONS AND GRADING PLAN.

NEIGHBORHOOD PLAN IN D.A.P.



MULBERRY AT UNIVERSITY DISTRICT

Vast Oak West

Rohnert Park, California REVISED JANUARY 2016 (APPROVED SEPTEMBER 2014)

MU.2



MU.3



0 25 50 100
SCALE: 1"=50'



LEGEND:



DAP BOUNDARY
PLAN 1
PLAN 2
PLAN 3

NOTE:

- SEE SHEET MU.7 FOR MULBERRY NEIGHBORHOOD MINIMUM LOT SETBACKS.
- PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL
- SEE TENTATIVE MAP FOR PARCEL DESIGNATION, LOT DIMENSIONS, UTILITY LOCATIONS AND GRADING PLAN.

NEIGHBORHOOD PLAN IN D.A.P.



MULBERRY AT UNIVERSITY DISTRICT

Vast Oak West

Rohnert Park, California REVISED JANUARY 2016 (APPROVED SEPTEMBER 2014)

MU.4



0 25 50 100
SCALE: 1"=50'



LEGEND:



DAP BOUNDARY
PLAN 1
PLAN 2
PLAN 3

NOTE:

- SEE SHEET MU.7 FOR CYPRESS MULBERRY NEIGHBORHOOD MINIMUM LOT SETBACKS.
- PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL
- SEE TENTATIVE MAP FOR PARCEL DESIGNATION, LOT DIMENSIONS, UTILITY LOCATIONS AND GRADING PLAN.

NEIGHBORHOOD PLAN IN D.A.P.



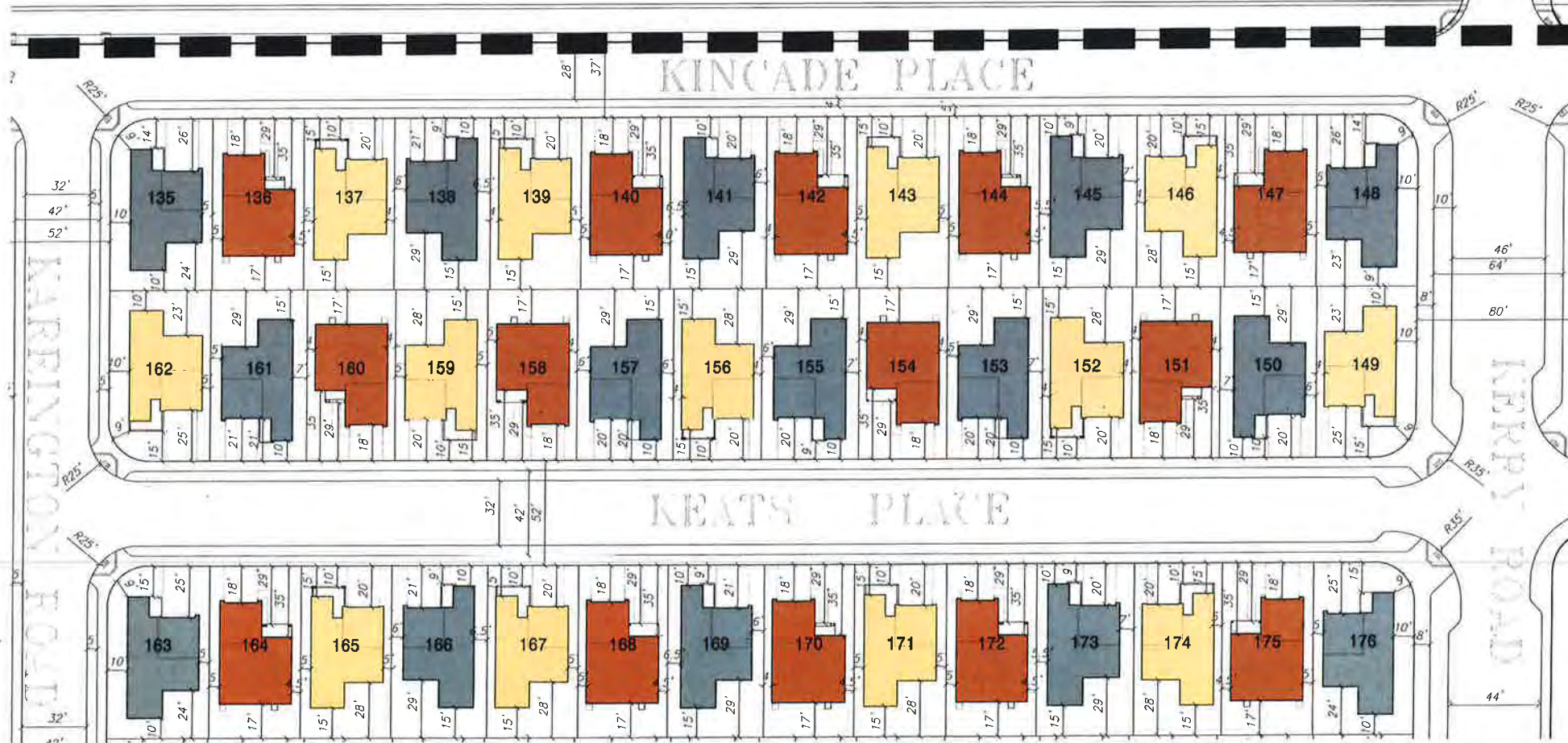
MULBERRY AT UNIVERSITY DISTRICT

Vast Oak West

Rohnert Park, California REVISED JANUARY 2016 (APPROVED SEPTEMBER 2014)

MU.5

NOT A PART OF DEVELOPMENT AREA PLAN



0 25 50 100
SCALE: 1"=50'



LEGEND:



DAP BOUNDARY
PLAN 1
PLAN 2
PLAN 3

NOTE:

- SEE SHEET MU.7 FOR MULBERRY NEIGHBORHOOD MINIMUM LOT SETBACKS.
- PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL
- SEE TENTATIVE MAP FOR PARCEL DESIGNATION, LOT DIMENSIONS, UTILITY LOCATIONS AND GRADING PLAN.

NEIGHBORHOOD PLAN IN D.A.P.

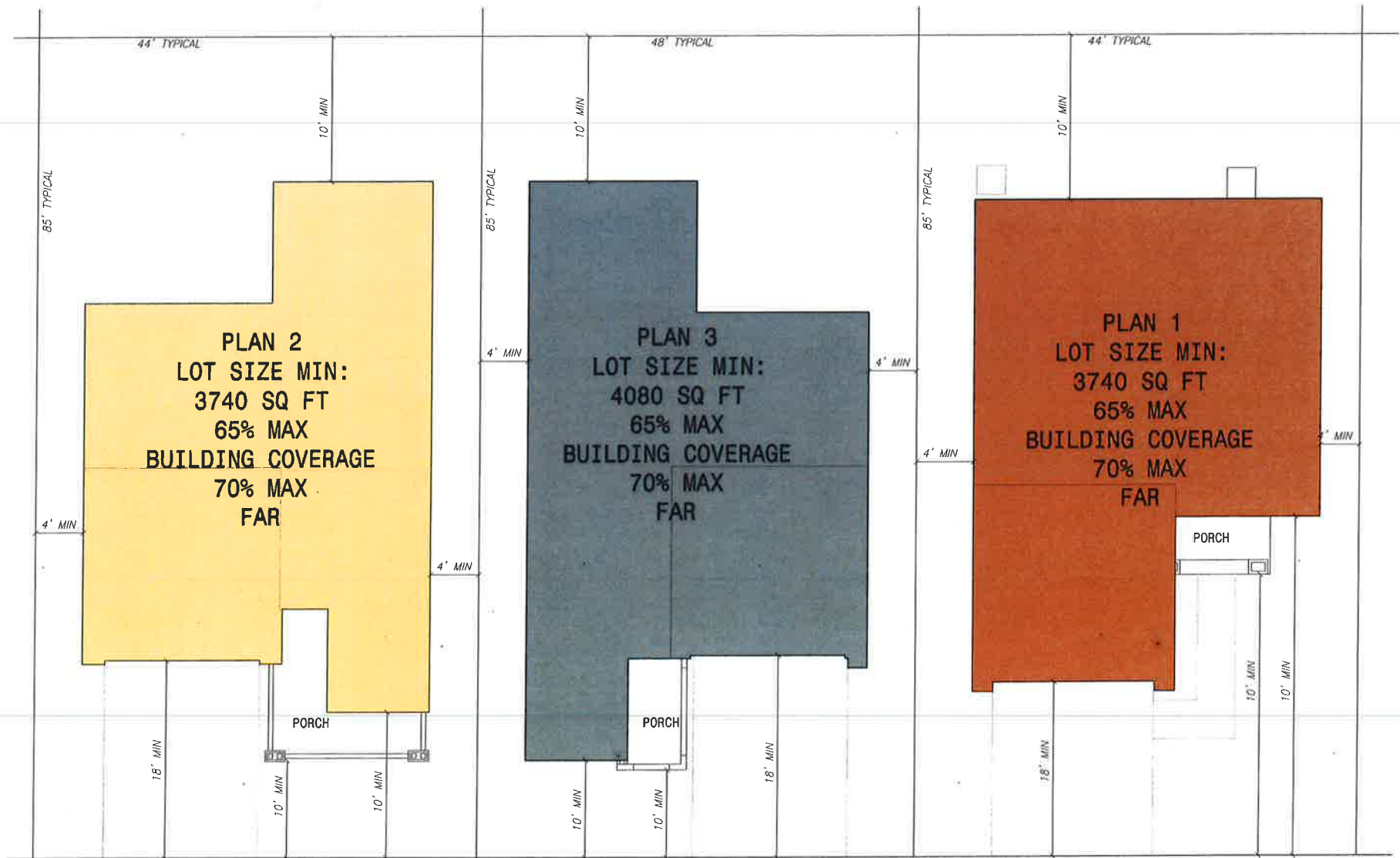


MULBERRY AT UNIVERSITY DISTRICT

Vast Oak West

Rohnert Park, California REVISED JANUARY 2016 (APPROVED SEPTEMBER 2014)

MU.6



NOTES:

- A. SEE LANDSCAPE PLANS FOR DETAILED LOCATIONS OF DRIVEWAYS, PATHWAYS AND LANDSCAPING AND FENCING.
- B. SEE ARCHITECTURE PLANS FOR DETAILED FLOOR PLANS AND ELEVATIONS.
- C. GARBAGE CANS WILL BE STORED BEHIND FENCES, OR IN GARAGES UNTIL PICKUP WHERE THEY WILL BE MOVED TO THE STREET FOR PICKUP.
- D. LOT WIDTHS SHOWN ARE TYPICAL TO LOTS WITH A 85' LENGTH ONLY. LOT WIDTH DIMENSIONS MAY CHANGE WITH LOT LENGTHS TO ACHIEVE THE OVERALL LOT WIDTH AREA SQUARE FOOTAGE.



MINIMUM SETBACK EXHIBIT



MULBERRY AT UNIVERSITY DISTRICT

Vast Oak West

Rohnert Park, California REVISED JANUARY 2016 (APPROVED SEPTEMBER 2014)

MU.7

NOT A PART OF DEVELOPMENT AREA PLAN

ACCESS DRIVE

KINCADE PLACE

CYPRESS

KEATS PLACE

KARLEIGH PLACE

KASSIDY PLACE

NERRY ROAD

TWIN CREEKS PARK

CYPRESS

KENSINGTON PLACE

LEGEND:



PARKING SPACE (8' x 22')
DAP BOUNDARY

PARKING PROVIDED FOR MULBERRY:
RESIDENTIAL PARKING (IN GARAGE):
RESIDENTIAL VISITOR PARKING (IN DRIVEWAY):
ON STREET VISITOR PARKING:
TOTAL PARKING:

328 SPACES
328 SPACES
201 SPACES
857 SPACES

PARKING PLAN IN D.A.P.



MULBERRY AT UNIVERSITY DISTRICT
Vast Oak West
Rohnert Park, California REVISED JANUARY 2016 (APPROVED SEPTEMBER 2014)

MU.8



0 50 100 200

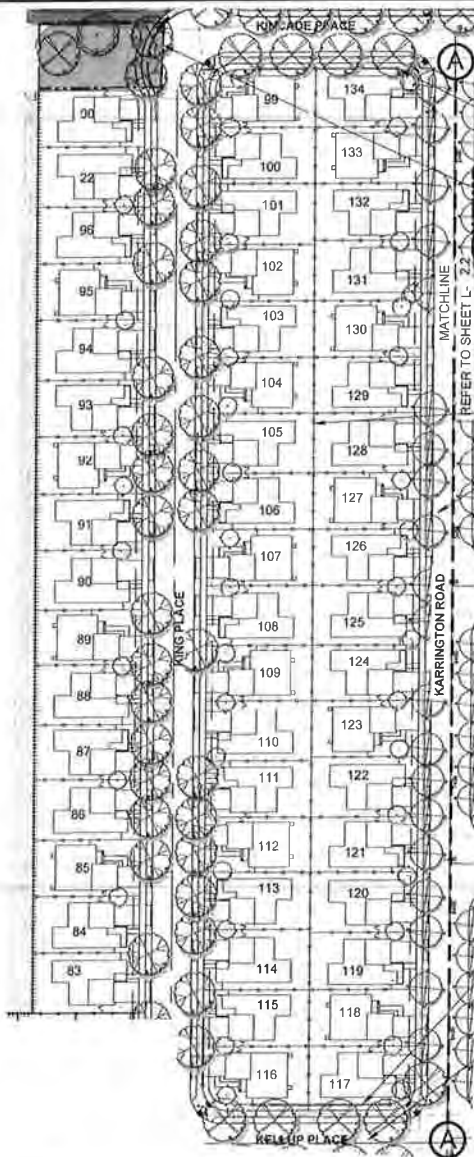
SCALE: 1"=100'

MULBERRY AT UNIVERSITY DISTRICT

ROHNERT PARK, CALIFORNIA
JANUARY 25, 2016

[illegible]

COVER SHEET	L-2.0
LANDSCAPE MASTER PLAN	L-2.1 & L-2.2
FRONT, SIDE YARD & PARKWAY TYPICAL LANDSCAPE PLANS	L-2.3
FRONT, SIDE YARD & PARKWAY ATYPICAL LANDSCAPE PLANS	L-2.4
LANDSCAPE DETAILS	L-2.5



6' PROJECT WALL WITH
PILASTERS & VINES - SEE WALLS
& FENCES DAP

OPEN SPACE LANDSCAPING - SEE
ENLARGEMENT SHEET L-2.3

GOOD NEIGHBOR FENCE (TYP.) - SEE DETAIL A, SHEET L-2.5

NORTH-SOUTH THEMED STREET TREE (TYP.)

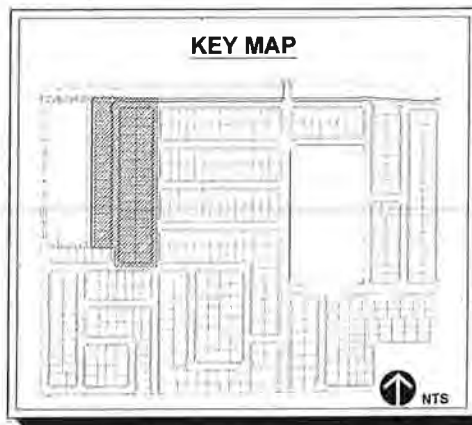
6' PROJECT WALL WITH
PILASTERS & VINES - SEE WALLS
& FENCES DAP

EAST-WEST THEMED STREET
TREE (TYP.)

TREE NOTE

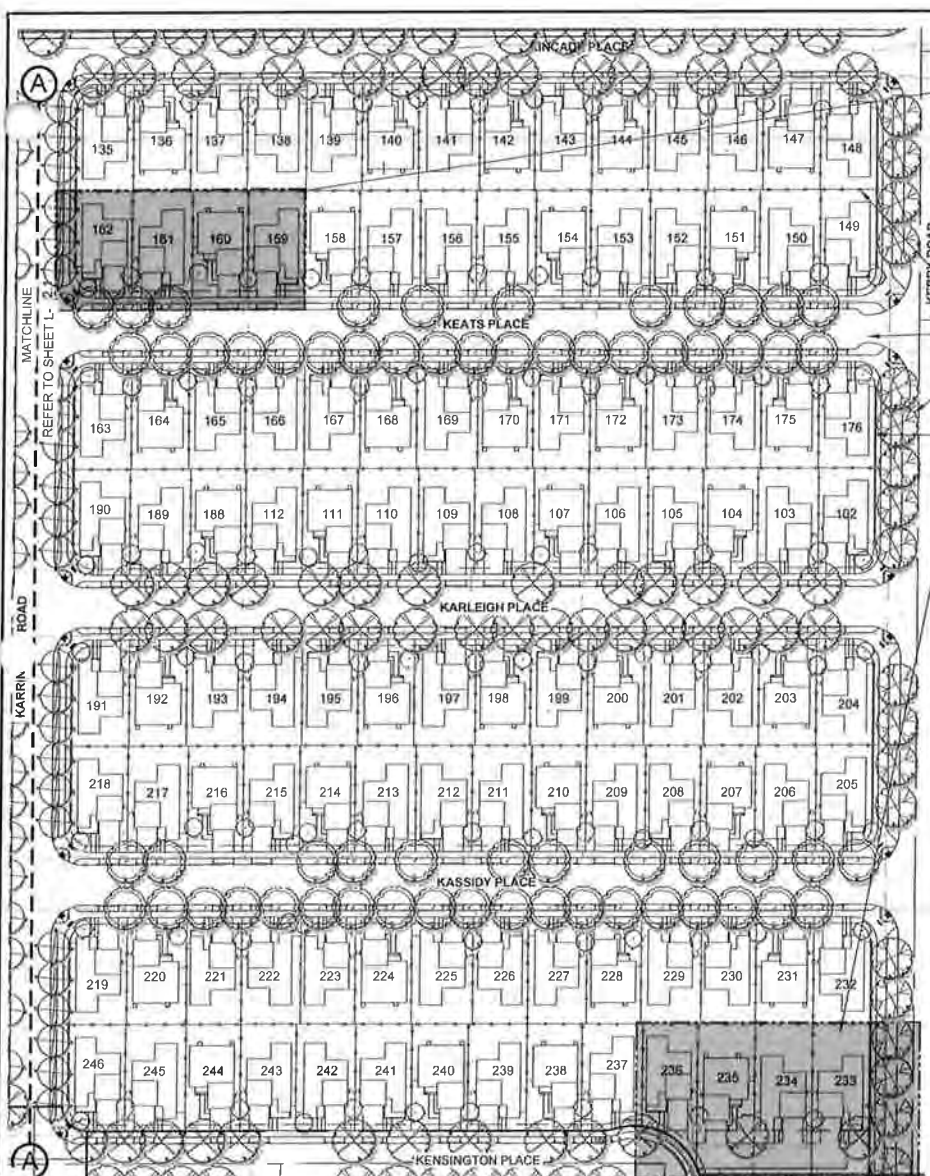
THE LOCATION AND QUANTITY OF TREES IS SUBJECT
TO CHANGE BASED ON UTILITY COMPOSITION

KEY MAP



PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
TREES				
ALBERTA TREES				
	ACER RUBRUM	RED MAPLE	MODERATE	24" BOX
	LIRIODENDRON TULIPIFERA	TULIP TREE	MODERATE	18 GAL
	PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE	MODERATE	18 GAL
	PISTACIA CHINENSIS	CHINESE PISTACHE	LOW	18 GAL
	PYRUS CALLERTANA 'CHANTICLEER'	FLOWERING PEAR	MODERATE	18 GAL
	QUERCUS RUBRA	RED OAK	MODERATE	24" BOX
SECONDARY FRONT YARD TREES				
	ARBUTUS 'MARMIA'	MARINA STRAWBERRY TREE	MODERATE	15 GAL
	MALUS 'HARRIS RE'	FLOWERING CHERRYBLOSSOM	MODERATE	15 GAL
	CERIS OCCIDENTALIS	WESTERN CHERRY	VERY LOW	18 GAL
FRONT & SIDE YARD PLANTING				
LARGE SHRUBS				
	DODONAEA VISCOSA	PURPLE HOPSEED BUSH	LOW	5 GAL
	FILICIA SELWICKIANA	PINEAPPLE GUAVA	LOW	5 GAL
	MYRSICA CALIFORNICA	PACIFIC WAX MYRTLE	LOW	5 GAL
	PROSTRA FRAXINUS	MODERATE	5 GAL	
	PRUNUS CAROLINIANA	CAROLINA CHERRY	LOW	5 GAL
MEDIUM SHRUBS				
	ABELIA 'TOWARD GOUCHER'	DWARF ABELIA	MODERATE	5 GAL
	CISTUS SPP.	ROCKROSE	LOW	1 GAL
	COLEONEMA SPP.	BREATH OF HEAVEN	MODERATE	5 GAL
	LEONOTIS LEONOTIS	LION'S TAIL	LOW	1 GAL
	LOROPETALUM 'HAZEL EBBERT'	FRANGE FLOWER	LOW	5 GAL
	NANDINA DOMESTICA	HEAVILY BARBADO	LOW	5 GAL
	OSMANTHUS FRAGRANS	SWEET OLIVE	MODERATE	5 GAL
	PENSTEMON SPP.	GARDEN PENSTEMON	MODERATE	1 GAL
	PHORADENDRON SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PITTOSPORUM SPP.	TOBIA	LOW	5 GAL
	ROSA SPP.	ROSE	MODERATE	2 GAL
	SALVIA SPP.	ORNAMENTAL SAGE	MODERATE	1 GAL
	VIBURNUM SPP.	VIBURNUM	MODERATE	5 GAL
	WESTERN FRUITWOOD	COAST BUSHBERRY	MODERATE	5 GAL
	XYLOXIA C. 'COMPACTA'	DWARF XYLOXIA	LOW	5 GAL
SMALL SHRUBS				
	ANISOZANTHOS SPP.	KANGAROO PAW	LOW	1 GAL
	CORREA SPP.	AUSTRALIAN FUCHSIA	LOW	1 GAL
	DISSA BICOLOR	FORTNIGHT LILY	LOW	1 GAL
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW	1 GAL
	ESCALONIA 'COMPACTA'	DWARF ESCALONIA	MODERATE	1 GAL
	GAULDERIA	GAULDERIA	MODERATE	1 GAL
	HEMEROCALLIS SPP.	EVERGREEN DAYLILY	MODERATE	1 GAL
	HEUCHERA SPP.	COPRA BELLS	MODERATE	1 GAL
	KAPPAHUA OVATA	RED HOT POKER	MODERATE	1 GAL
	SOLLIA HETEROPHYLLA	AUSTRALIAN BLUEBELL	LOW	1 GAL
GRASSES				
	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	LOW	1 GAL
	FESTUCA MAHRE	ATLAS FESCUE	LOW	1 GAL
	HELIOTROPIS SEMPERVIRENS	BLUE GRASS	VERY LOW	1 GAL
	LYRIS 'CANTON PRINCE'	BLUE WILD RICE	LOW	1 GAL
	MULLENBERGIA DIOGENIS	DEER GRASS	LOW	1 GAL
GROUNDCOVERS				
	AMERICA MANTINA	SEA THISTLE	MODERATE	1 GAL
	FRAGARIA CHILODESIS	CREEPING STRAWBERRY	MODERATE	1 GAL
	HELIANTHUS NUMMULARIUM	SUNROSE	LOW	1 GAL
	HYPOPHYPHYS	PROSTRATE HYPOPHYPHYS	MODERATE	1 GAL
	SCAEVOLA 'MAUIE CLUSTERS'	PURPLE SCAEVOLA	MODERATE	1 GAL
PARKWAY PLANTING				
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	VERY LOW	1 GAL
	COTONNEASTER 'LOWCAST'	PROSTRATE BEARBERRY	MODERATE	1 GAL
	FESTUCA MAHRE	ATLAS FESCUE	LOW	1 GAL
	GAULDERIA	CAPE DAISY	LOW	1 GAL
	HELIANTHUS NUMMULARIUM	SUNROSE	LOW	1 GAL
	JUNIPERUS SPP.	PROSTRATE JUMPER	LOW	1 GAL
VINES				
	FICUS PURPUREA	CREEPING FIG	MODERATE	5 GAL
	PARTICOCYCLUS TRICUSPIDATA	BOSTON IVY	MODERATE	5 GAL



FRONT & SIDE YARD TYPICAL LOTS -
SEE ENLARGED PLAN SHEET L-2.3

GOOD NEIGHBOR FENCE (TYP.) - SEE DETAIL A,
SHEET L-2.5

EAST-WEST THEMED STREET TREE (TYP.)

NORTH-SOUTH THEMED STREET TREE (TYP.)

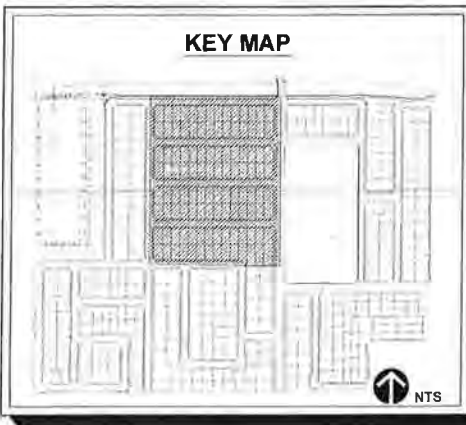
6' PROJECT WALL WITH PILASTERS & VINES -
SEE WALLS & FENCES DAP

ATYPICAL FRONT, SIDE YARD LOTS & PARKWAY -
SEE ENLARGED PLAN SHEET L-2.4

TREE NOTE

THE LOCATION AND QUANTITY OF TREES IS SUBJECT
TO CHANGE BASED ON UTILITY COMPOSITION

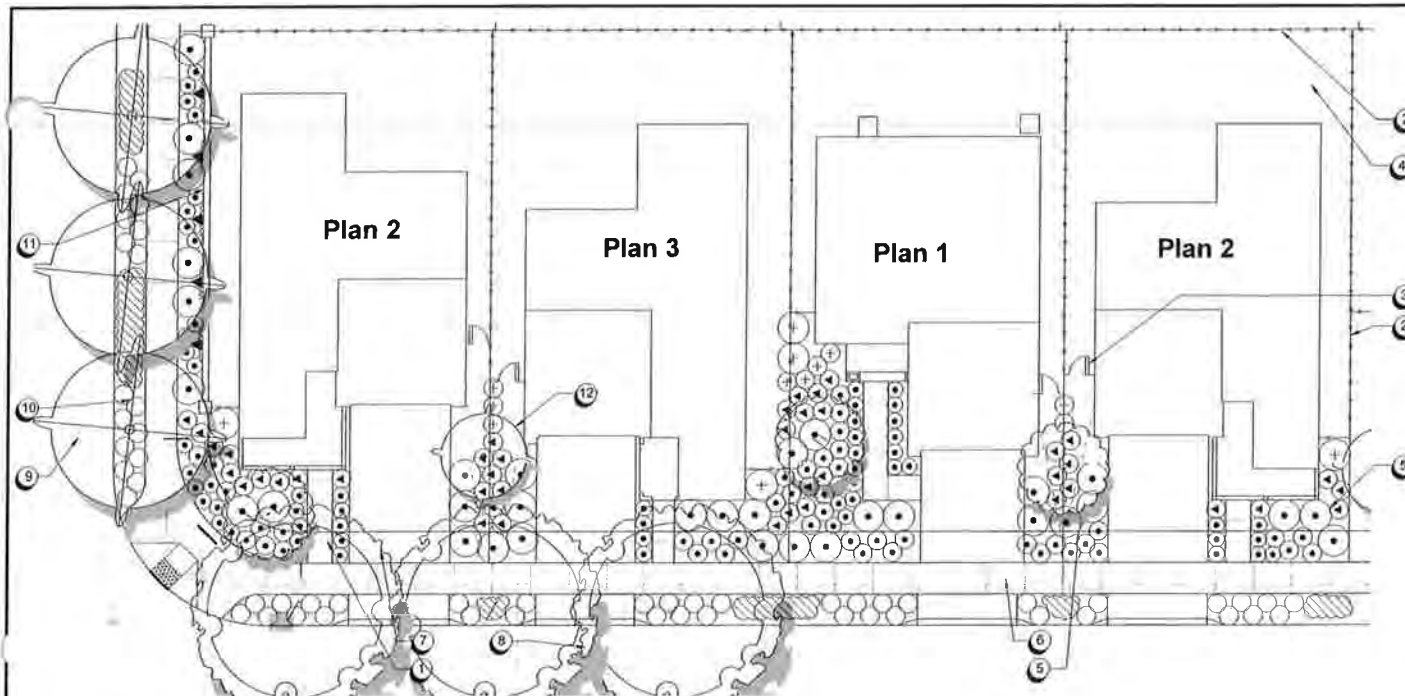
KEY MAP



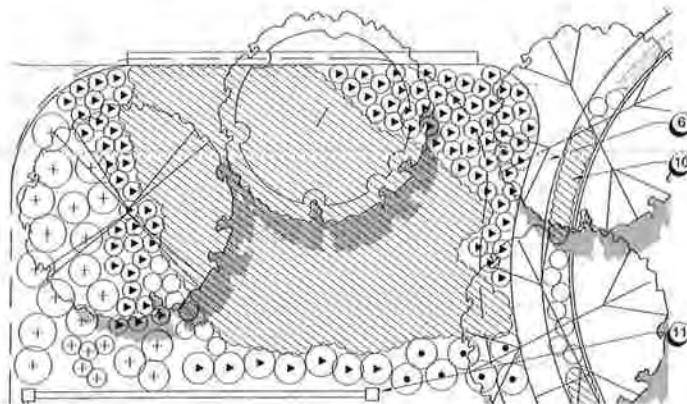
PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
TREES				
STREET TREES				
	ACER RUMUM	RED MAPLE	MODERATE	34" BOX
	LIRIODENDRON TULIPIFERA	TULIP TREE	MODERATE	16 GAL
	PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE	MODERATE	16 GAL
	PISTACIA CHINENSIS	CHINESE PISTACHE	LOW	16 GAL
	PYRUS CALLERYANA 'CHANTICLER'	FLOWERING PEAR	MODERATE	16 GAL
	QUERCUS RUBRA	RED OAK	MODERATE	34" BOX
SECONDARY FRONT YARD TREES				
	ABUTILON 'MAMMA'	MAMMA B. BAWBERE 1 TREE	MODERATE	16 GAL
	MALUS 'PRAIRIFIRE'	FLOWERING CRABAPPLE	MODERATE	16 GAL
	CERCIS OCCIDENTALIS	WESTERN REDBUD	VERY LOW	16 GAL
FRONT & SIDE YARD PLANTING				
LARGE SHRUBS				
	DODONAEA VISCOSA	PURPLE HOPSPRED BUSH	LOW	5 GAL
	FEUJA BELLOMANA	PINEAPPLE GUAVA	LOW	5 GAL
	MYRTICA CALIFORNIA	PACIFIC WAX MYRTLE	LOW	5 GAL
	PIRIONIA FRAXINIFOLIA	PIRIONIA	MODERATE	5 GAL
	PRUNUS CAROLINIANA	CAROLINA CHERRY	LOW	5 GAL
MEDIUM SHRUBS				
	ABELIA 'EDWARD GOUCHER'	DWARF ABELIA	MODERATE	5 GAL
	CISTUS SPP.	ROCKROSE	MODERATE	1 GAL
	COLLEQUIA SPP.	BRIGHT OF HEAVEN	MODERATE	1 GAL
	LEONOTIS LEONARUS	LION'S TAIL	MODERATE	1 GAL
	LEONOTIS LEONARUS 'RABBIT EARS'	FRINGE FLOWER	LOW	5 GAL
	NANDINA DOMESTICA	HEAVENLY BAMBOO	MODERATE	5 GAL
	OSMALEPHIS F. BAIKANG	SWEET OLIVE	MODERATE	1 GAL
	PENDULON SPP.	GARDEN PENDULON	MODERATE	1 GAL
	PHORMIUM SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PITTOSPORUM SPP.	TOSIRA	LOW	5 GAL
	ROSA SPP.	ROSE	MODERATE	2 GAL
	SALVIA SPP.	ORNAMENTAL BAGE	MODERATE	1 GAL
	VEDUNDRON SPP.	VIBURNUM	MODERATE	5 GAL
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	LOW	5 GAL
	XYLOSMA C. 'COMPACTA'	DWARF XYLOSMA	LOW	5 GAL
SMALL SHRUBS				
	ANIGONANTHOS SPP.	KANGAROO PAW	LOW	1 GAL
	CORREA SPP.	AUSTRIALIA FUCHSIA	LOW	1 GAL
	DIETER BICOLOR	FORTNIGHT LILY	LOW	1 GAL
	EMERGON KARVONSKIANUS	SANTA BARBARA DASY	LOW	1 GAL
	ESCALONIA 'COMPACTA'	SWAMP ESCALONIA	MODERATE	1 GAL
	GAULIA LINDHEIMERI	GAULIA	MODERATE	1 GAL
	HEMEROCALLIS SPP.	EVERGREEN DAYLILY	MODERATE	1 GAL
	HEUCHERA SPP.	CORAL BELLS	MODERATE	1 GAL
	KNIPHOFIA UVARIA	RED HOT POKEE	MODERATE	1 GAL
	SOLLYA HETEROPHYLLA	AUSTRALIAN BEGGARS L.	LOW	1 GAL
GRASSES				
	CALAMAGROSTIS 'KARI FORSTFR'	FEATHER REED GRASS	LOW	1 GAL
	FESTUCA MAIRII	ATLAS FESCUE	LOW	1 GAL
	HELICTOPHOSCHIS SEMPERVIRENS	BLUE CAT GRASS	LOW	1 GAL
	LETIUS 'CANYON FRIDGE'	BLUE WILD RYE	VERY LOW	1 GAL
	MULLENBERGIA NIGENS	DEERGRASS	LOW	1 GAL
GROUND COVERS				
	ARMERIA MARITIMA	SEA THRIFT	MODERATE	1 GAL
	FRAGARIA CHILOPENSIS	CREEPING STRAWBERRY	MODERATE	1 GAL
	HELIANTHEMUM NUMMULARIUM	SUNROSE	LOW	1 GAL
	MYOCHORDUM PARVIFOLIUM	PROSTRATE MYOCHORDUM	MODERATE	1 GAL
	SCAEVOLA 'MAUIE CLUSTERS'	PURPLE SCAEVOLA	MODERATE	1 GAL
PARKWAY PLANTING				
	ANIGONANTHOS 'EMERALD CARPET'	MANZARITA	VERY LOW	1 GAL
	COTONEASTER 'LOWWAST'	PROSTRATE BEARBERRY	LOW	1 GAL
	FESTUCA MAIRII	ATLAS FESCUE	LOW	1 GAL
	GAULIA SPP.	CAPE DASY	LOW	1 GAL
	HELIANTHEMUM NUMMULARIUM	SUNROSE	LOW	1 GAL
	JUNIPERUS SPP.	PROSTRATE JUMPER	LOW	1 GAL
VINES				
	FICUS PUMILA	CREEPING FIG	MODERATE	5 GAL
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	MODERATE	5 GAL

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INTERIOR & CORNER LOT FRONT, SIDE YARD & PARKWAY STRIP TYPICAL LANDSCAPE



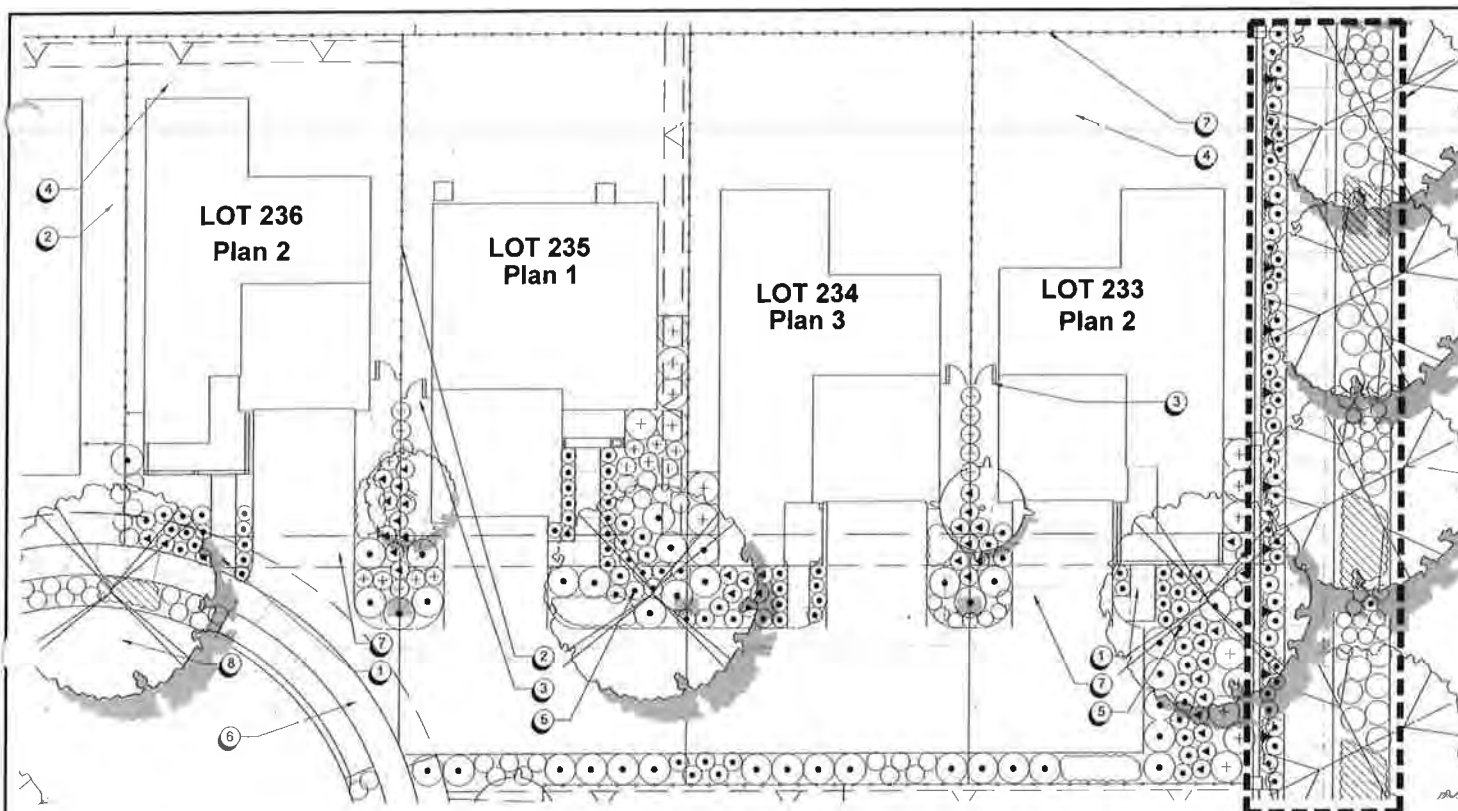
OPEN SPACE LANDSCAPING

DESIGN CALLOUTS

- 1 PRIVATE ENTRY CONCRETE WALK - SEE DETAIL E, SHEET L-2.5
- 2 WOOD GOOD NEIGHBOR FENCE - SEE DETAIL A, SHEET L-2.5
- 3 WOOD GOOD NEIGHBOR GATE - SEE DETAIL B, SHEET L-2.5
- 4 PRIVATE YARD LANDSCAPING PER HOMEOWNER
- 5 FRONT AND SIDE YARD PLANTING AREA
- 6 PUBLIC SIDEWALK
- 7 PRIVATE CONCRETE DRIVEWAY
- 8 EAST-WEST THEMED PARKWAY STREET TREE
- 9 NORTH-SOUTH THEMED PARKWAY STREET TREE
- 10 PARKWAY PLANTING AREA
- 11 6' PROJECT WALL WITH PILASTERS & VINES - SEE WALLS & FENCES DAP
- 12 SECONDARY FRONT YARD TREES

PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
TREES				
STREET TREES				
	ACER RUBRUM	RED MAPLE	MODERATE	24" BOX
	LIRIODENDRON TULIPIFERA	TULIP TREE	MODERATE	18 GAL
	PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE	MODERATE	18 GAL
	PISTACIA CHINENSIS	CHINESE PISTACHE	LOW	15 GAL
	PIRUS CALLERYANA 'CHANTICLEER'	FLOWERING PEAR	MODERATE	15 GAL
	QUERCUS RUBRA	RED OAK	MODERATE	31" BOX
SECONDARY FRONT YARD TREES				
	ARGENTUS 'MARINA'	MARINA STRAWBERRY TREE	MODERATE	15 GAL
	MALUS FLORIBUNDA	FLOWERING CRABAPPLE	MODERATE	15 GAL
	CERCIS OCCIDENTALIS	WESTERN REDBUD	VERY LOW	15 GAL
FRONT & SIDE YARD PLANTING				
LARGE SHRUBS				
	DODONAEA VISCOSA	PURPLE HOPSEED BUSH	LOW	5 GAL
	PERSEA SELLOWIANA	PACIFIC WAX MYRTLE	LOW	5 GAL
	NYCTAGINIA CALIFORNICA	PHOTINIA	MODERATE	5 GAL
	PRUNUS CAROLINIANA	CAROLINA CHERRY	LOW	5 GAL
MEDIUM SHRUBS				
	ABELIA 'EDWARD GOUCHER'	DWARF ABELIA	MODERATE	5 GAL
	CISTUS SPP.	ROCKROSE	LOW	1 GAL
	COLONNATA SPP.	BREATH OF HEAVEN	MODERATE	5 GAL
	LEONOTIS LEONURUS	LION'S TAIL	LOW	1 GAL
	LOROPETALUM 'WAZZLEBERRY'	FRINGED FLOWER	LOW	3 GAL
	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	5 GAL
	OSMANTHUS FRAGRANS	SWEET OLIVE	MODERATE	5 GAL
	PELSTEDION SPP.	GARDEN PENSTEMON	MODERATE	1 GAL
	PHORMIUM SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PISTODENDRON SPP.	TOBIRA	LOW	5 GAL
	ROSA SPP.	ROSE	MODERATE	2 GAL
	SALVIA SPP.	ORNAMENTAL SAGE	MODERATE	1 GAL
	VIBURNUM SPP.	VIBURNUM	MODERATE	5 GAL
	WESTRICHIA FRUTICOSA	DWARF ROSEMARY	LOW	5 GAL
	XYLOCOPA C. 'COMPACTA'	DWARF XYLOCOPA	LOW	5 GAL
SMALL SHRUBS				
	ANZOZANTHOS SPP.	KANGAROO PAW	LOW	1 GAL
	CORREA SPP.	AUSTRALIA FUCHSIA	LOW	1 GAL
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	1 GAL
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW	1 GAL
	ESCALONIA 'COMPACTA'	DWARF ESCALONIA	MODERATE	1 GAL
	QUAILA LINDHEIMERI	QUAILA	MODERATE	1 GAL
	HEMEROCALLIS SPP.	EVERGREEN DAYLILY	MODERATE	1 GAL
	HEUCHERA SPP.	CORAL BELLS	MODERATE	1 GAL
	MONARDIA VARIAS	RED HOT POKER	MODERATE	1 GAL
	SOLYIA HETEROPHYLLA	AUSTRALIAN BLUEBELL	LOW	1 GAL
GRASSES				
	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	LOW	1 GAL
	FESTUCA MAHREI	ATLAS FESCUE	LOW	1 GAL
	HELYOTRICHUM BENTHAMIANUM	BLUE FESCUE	LOW	1 GAL
	LELIDIA CANON FESCUE	BLUE WILD RYE	VERY LOW	1 GAL
	MULLEBERGIA ROSEI	DEER GRASS	LOW	1 GAL
GROUNDCOVERS				
	ARMERIA MARITIMA	SEA THRIFT	MODERATE	1 GAL
	FRAXINIA CHLOROPHYLLA	CREeping STRAWBERRY	MODERATE	1 GAL
	HELIANTHEMUS NUMMULARIUM	SUNROSE	LOW	1 GAL
	MYOPORUM PROSTRATUM	PROSTRATE MYOPORUM	MODERATE	1 GAL
	SCAEVOLA 'TAMIE CLUSTERS'	PURPLE SCAEVOLA	MODERATE	1 GAL
PARKWAY PLANTING				
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	VERY LOW	1 GAL
	COTONEASTER 'LOWFAST'	PROSTRATE BEARBERRY	LOW	1 GAL
	FESTUCA MAHREI	ATLAS FESCUE	LOW	1 GAL
	GAZANIA SPP.	CAPE DAISY	LOW	1 GAL
	HELIANTHEMUS NUMMULARIUM	SUNROSE	LOW	1 GAL
	JUNIPERUS SPP.	PROSTRATE JUNIPER	LOW	1 GAL
VINES				
	FICUS PUMILA	CREeping FIG	MODERATE	5 GAL
	PARHENSOCISSUS TRICUSPIDATA	BOSTON IVY	MODERATE	5 GAL



INTERIOR & CORNER LOT FRONT & SIDE YARD & PARKWAY STRIP TYPICAL LANDSCAPE

IRRIGATION DESIGN

- 1 PARKWAY STRIP LANDSCAPING SHALL UTILIZE RECYCLED WATER FROM A COMMON HOA SYSTEM
- 2 FRONT, SIDE AND REAR YARD LANDSCAPING SHALL UTILIZE POTABLE WATER FOR IRRIGATION AS PART OF THE HOMEOWNER'S IRRIGATION SYSTEM

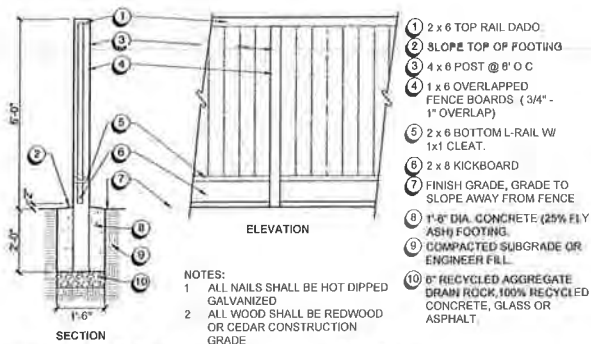
DESIGN CALLOUTS

- 1 PRIVATE ENTRY CONCRETE WALK - SEE DETAIL E, SHEET L-2.5
- 2 WOOD GOOD NEIGHBOR FENCE - SEE DETAIL A, SHEET L-2.5
- 3 WOOD GOOD NEIGHBOR GATE - SEE DETAIL B, SHEET L-2.5
- 4 PRIVATE YARD LANDSCAPING PER HOMEOWNER
- 5 FRONT AND SIDE YARD PLANTING AREA
- 6 PUBLIC SIDEWALK
- 7 PRIVATE CONCRETE DRIVEWAY
- 8 EAST-WEST THEMED PARKWAY STREET TREE
- 9 NORTH-SOUTH THEMED STREET TREE

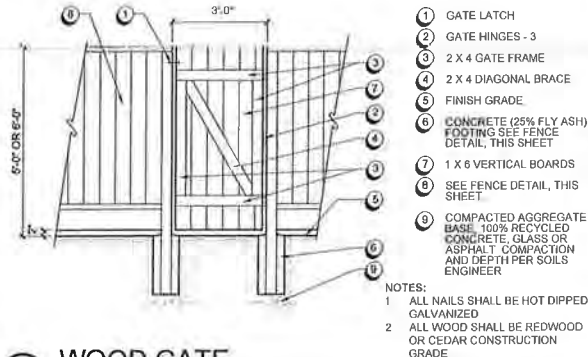
SEE WALLS & FENCES DAP

PLANT PALETTE

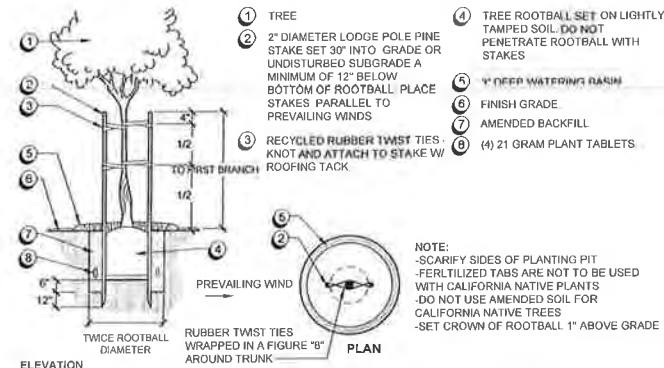
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
TREES				
STREET TREE				
	ACER HURON	RED MAPLE	MODERATE	24" BOX
	LIMNODENDRON TULIFERA	TULIP TREE	MODERATE	15 GAL
	PLATANUS A. 'COLUMBA'	LONDON PLANE TREE	MODERATE	15 GAL
	PISTACHIA CHINENSIS	CHINESE PISTACHE	LOW	15 GAL
	PYRUS CALLERYANA 'CHANTICLEER'	FLOWERING PEACH	MODERATE	15 GAL
	QUERCUS ROBUR	RED OAK	MODERATE	24" BOX
SECONDARY FRONT YARD TREES				
	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	MODERATE	15 GAL
	MALUS 'RAINBOW FIRE'	FLOWERING CRABAPPLE	MODERATE	15 GAL
	CERCIS OCCIDENTALIS	WESTERN REDBUD	VERY LOW	15 GAL
FRONT & SIDE YARD PLANTING				
LARGE SHRUBS				
	DODONAEA VISCOSA	PURPLE HORSEBED BUSH	LOW	5 GAL
	FEUDIA DELTOIDATA	PINK PINK GUAVA	LOW	5 GAL
	MYRTICA CALIFORNICA	PACIFIC WAX MYRTLE	MODERATE	5 GAL
	PHOTINIA FRAXINIFOLIA	PHOTINIA	MODERATE	5 GAL
	PRUNUS CAROLINIANA	CAROLINA CHERRY	LOW	5 GAL
MEDIUM SHRUBS				
	ABELIA 'EDWARD GOUCHER'	DWARF ABELIA	MODERATE	5 GAL
	CISTUS SPP.	ROCKROSE	LOW	1 GAL
	COLEONEMA SPP.	BREATH OF HEAVEN	MODERATE	5 GAL
	LEONANTIS LEOGARDUS	LOW'S TAIL	LOW	1 GAL
	LONGIFOLIA 'WAZZ EBERRI'	FRINGE FLOWER	LOW	5 GAL
	MANDARINA COMESTICA	HEAVENLY BAMBOO	LOW	5 GAL
	OSMANTHUS FRAGRANS	SWEET OLIVE	MODERATE	5 GAL
	PENTSTEMON SPP.	GARDEN PENTSTEMON	MODERATE	1 GAL
	PHORNIUM SPP.	SPY GLASS	MODERATE	1 GAL
	PITTOSPORUM SPP.	TOBIRA	LOW	6 GAL
	ROSA SPP.	ROSE	MODERATE	2 GAL
	SALVIA SPP.	ORNAMENTAL SAGE	MODERATE	5 GAL
	VIBURNUM SPP.	VIBURNUM	MODERATE	5 GAL
	WESTRICHIA FRUITCOSA	COAST ROSEMARY	MODERATE	5 GAL
	XYLOXIA C. 'COMPACTA'	DWARF XYLOXIA	LOW	5 GAL
SMALL SHRUBS				
	ANIGDANTHOS SPP.	KANGAROO PAW	LOW	1 GAL
	CORREA SPP.	AUSTRALIAN FUCHSIA	LOW	1 GAL
	DIETES BICOLOR	PORTUGUESE LILY	LOW	1 GAL
	ENDERBON KARYVSKIANUS	SANTA BARBARA DAISY	MODERATE	1 GAL
	ESCALONIA 'COMPACTA'	DWARF ESCALONIA	MODERATE	1 GAL
	GAURA LINDHEIMERI	GAURA	MODERATE	1 GAL
	HEMEROCALLIS SPP.	EVERGREEN DAYLILY	MODERATE	1 GAL
	HEUCHERA SPP.	CORAL BELLS	MODERATE	1 GAL
	IMPATIENS	RED HOT POKER	MODERATE	1 GAL
	SOLYLLA HETEROPHYLLA	AUSTRALIAN BLUEBELL	LOW	1 GAL
GRASSES				
	CALLAMAGROSIS 'YAKL FOERSTER'	FEATHER REED GRASS	LOW	1 GAL
	FESTUCA MAIREI	ATLAS FESCUE	LOW	1 GAL
	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW	1 GAL
	LEPISYRIS GIBBERNA PRINCE	BLUE WILD RYE	VERY LOW	1 GAL
	MULLENBERGIA RIENS	DEER GRASS	LOW	1 GAL
GROUND COVERS				
	ARMERIA MARITIMA	SEA THRIFT	MODERATE	1 GAL
	FRAXINIA CHLOEOPIS	CREeping STRAWBERRY	MODERATE	1 GAL
	HELIANTHUS NUMMULARIS	SUNBURST	LOW	1 GAL
	HYPOCHOERIS PAVONICOLOR	PROSTRATE MYOPORUM	MODERATE	1 GAL
	SCAEVOLA 'VALE CLUSTERS'	PURPLE SCAEVOLA	MODERATE	1 GAL
PARKWAY PLANTING				
	ANCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	VERY LOW	1 GAL
	COTONEASTER 'LOWFAST'	PROSTRATE BEARBERRY	LOW	1 GAL
	FESTUCA MAIREI	ATLAS FESCUE	LOW	1 GAL
	GAZANIA SPP.	CAPE DAISY	LOW	1 GAL
	HELIANTHUS NUMMULARIS	SUNBURST	LOW	1 GAL
	JUNIPERUS SPP.	PROSTRATE JUNIPER	LOW	1 GAL
VINES				
	FICUS PUMILA	CREeping FIG	MODERATE	5 GAL
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	MODERATE	5 GAL



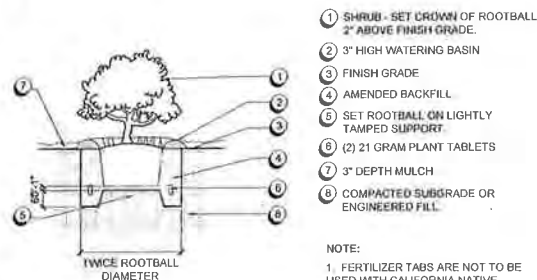
A GOOD NEIGHBOR FENCE
SCALE: 1/2" = 1'-0"



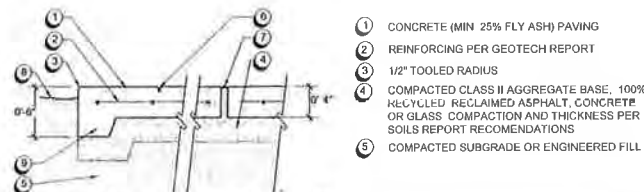
B WOOD GATE
SCALE: 1/2" = 1'-0"



C TREE STAKING
N.T.S.



D SHRUB
N.T.S.



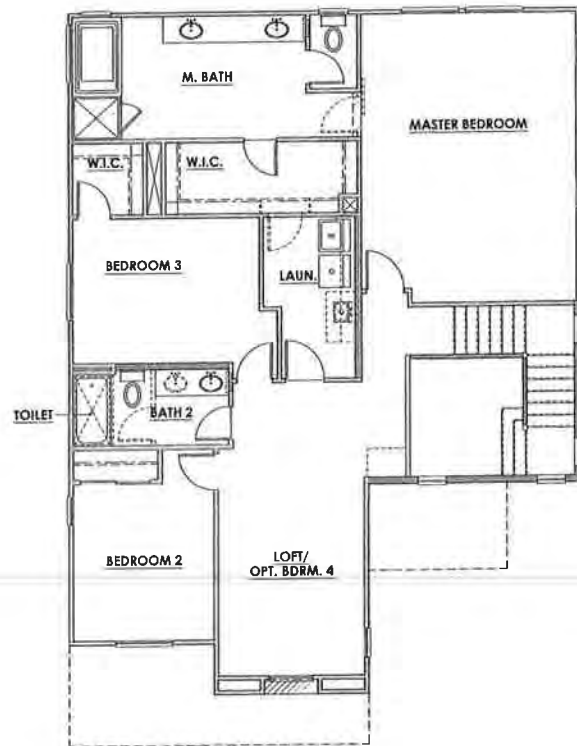
E FLY ASH CONCRETE PAVING
SCALE: 1-1/2" = 1'-0"

- 6 1/4" WIDE X 3/4" DEEP TOOLED CONTROL JOINT (SEE PLANS)
7 3/8" WIDE FIBER FILLED EXPANSION JOINT - W/ POLYSULFIDE SEALANT. SEALANT COLOR TO MATCH ADJACENT PAVING. SEE PLAN FOR LOCATION
8 FINISH GRADE, 1" BELOW TOP OF PAVING FOR TURF AND 2" BELOW TOP OF PAVING FOR PLANTING AREA
9 THICKENED EDGE AT PLANTING AREA WHERE REQUIRED.

RECEIVED

APR 25 2016

CITY OF
ROHNERT PARK



APPROVED AS REVISED

Date 4.20.16
 Planner: JSB
 Project No: PLDP 2016.0002

first floor:	1111 sf (+/-)
second floor:	1319 sf (+/-)
total living:	2430 sf (+/-)

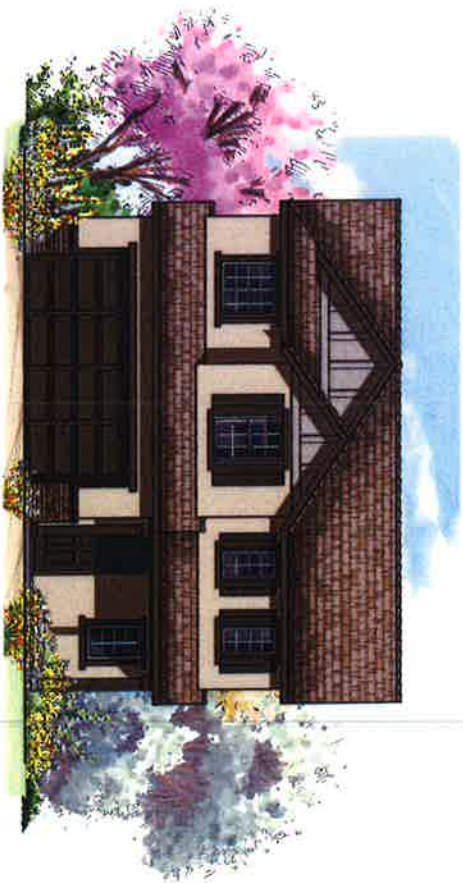
PLAN ONE





elevationA

SCALE: 1/8"=1'



elevationB

SCALE: 1/8"=1'



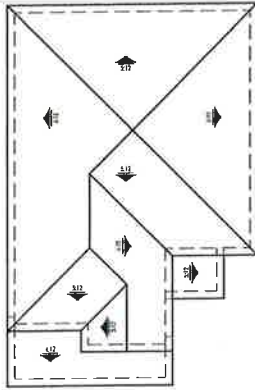
elevationC

SCALE: 1/8"=1'

04.20.16

PLAN ONE

MULBERRY AT UNIVERSITY DISTRICT | RICHMOND AMERICAN HOMES



roofPLAN (all pitches 5:12 u.n.o.)

scale: 1/8"=1'



rightELEVATION

scale: 1/4"=1'



rearELEVATION

scale: 1/4"=1'



leftELEVATION

scale: 1/4"=1'

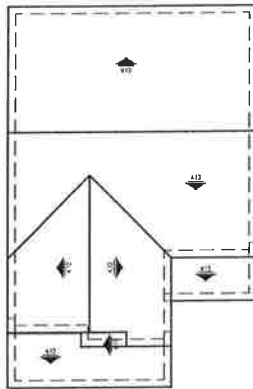


scale: 1/4"=1'



scale: 1/4"=1'





roofPLAN (all pitches 4:12 u.n.o.)

scale: 1/8"=1'



rightELEVATION

scale: 1/4"=1'



rearELEVATION

scale: 1/4"=1'

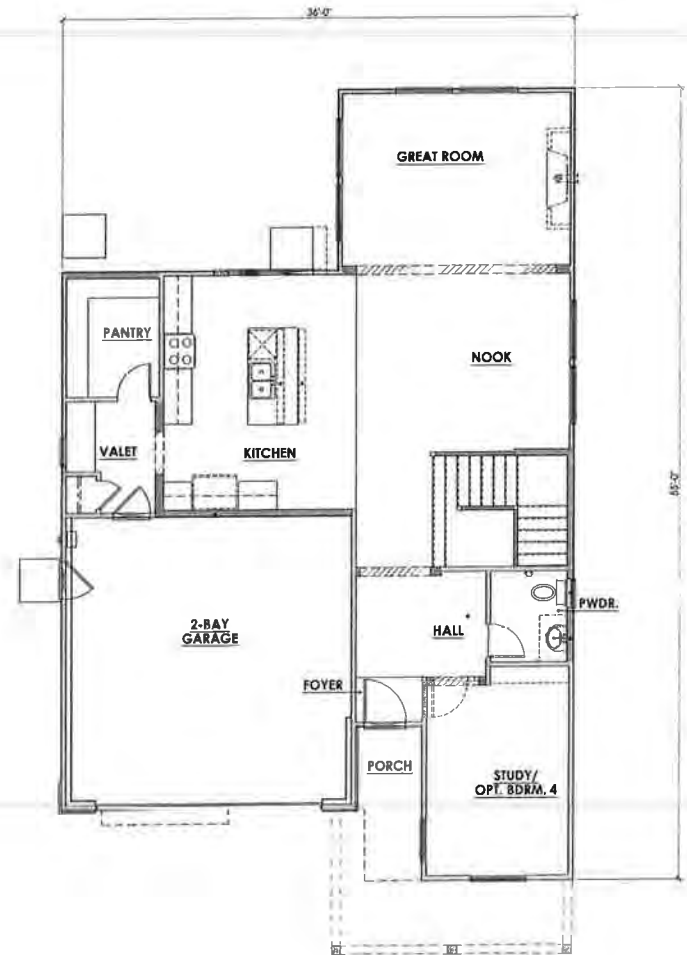


leftELEVATION

scale: 1/4"=1'



second floorPLAN



first floorPLAN

first floor:	1166 sf (+/-)
second floor:	1341 sf (+/-)
total living:	2507 sf (+/-)

PLAN TWO

MULBERRY AT UNIVERSITY DISTRICT | RICHMOND AMERICAN HOMES



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

elevationA



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

elevationB



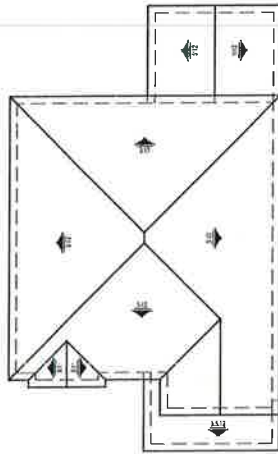
SCALE: 1/8"=1'-0"

elevationC

04.20.16

PLAN TWO

MULBERRY AT UNIVERSITY DISTRICT | RICHMOND AMERICAN HOMES



roofPLAN (all pitches 5:12 u.n.o.)

scale: 1/8"=1'



rightELEVATION

scale: 1/4"=1'



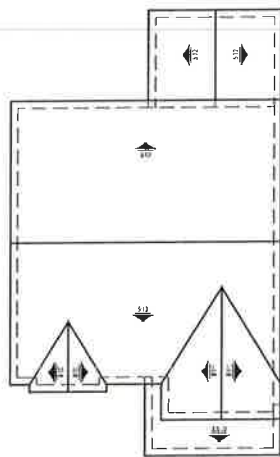
rearELEVATION

scale: 1/4"=1'



leftELEVATION

scale: 1/4"=1'



roofPLAN (all pitches 5:12 u.n.o.)

scale: 1/8"=1'



rightELEVATION

scale: 1/4"=1'



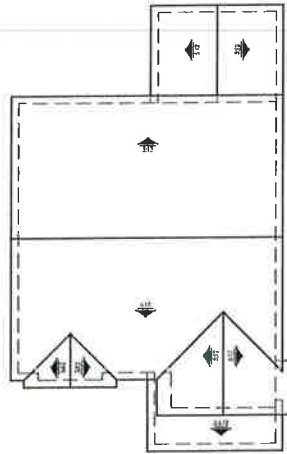
rearELEVATION

scale: 1/4"=1'



leftELEVATION

scale: 1/4"=1'



roofPLAN (all pitches 5:12 u.n.o.)

scale: 1/8"=1'



rightELEVATION

scale: 1/8"=1'



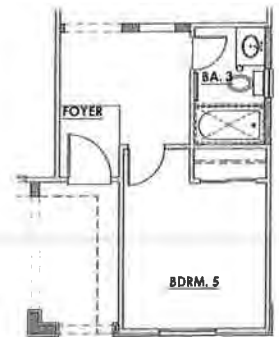
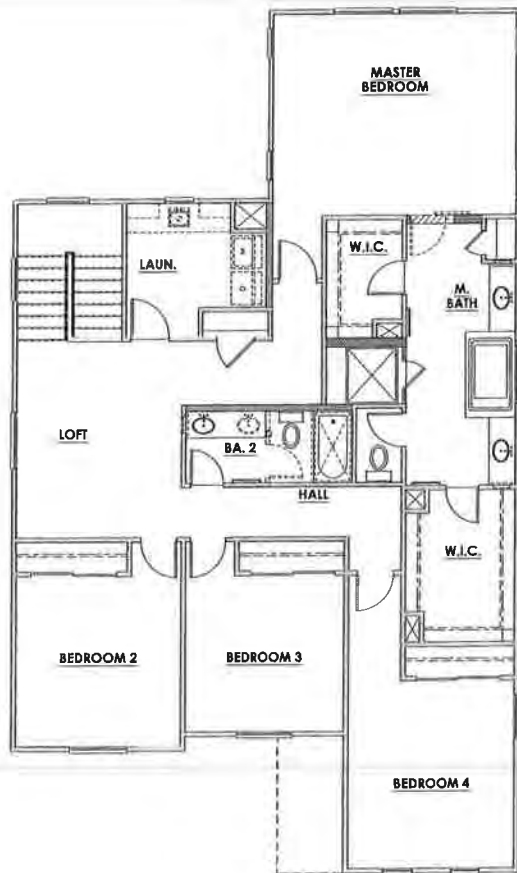
rearELEVATION

scale: 1/8"=1'



leftELEVATION

scale: 1/8"=1'



first floor:	1219 sf (+/-)
second floor:	1613 sf (+/-)
total living:	2832 sf (+/-)

PLAN THREE

MULBERRY AT UNIVERSITY DISTRICT | RICHMOND AMERICAN HOMES



elevation A

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



elevation B

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



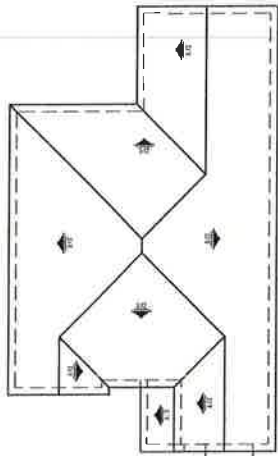
elevation C

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

04.20.16

PLAN THREE

MULBERRY AT UNIVERSITY DISTRICT | RICHMOND AMERICAN HOMES



roofPLAN (all pitches 5:12 u.n.o.)

scale: 1/8"=1'



rightELEVATION

scale: 1/4"=1'



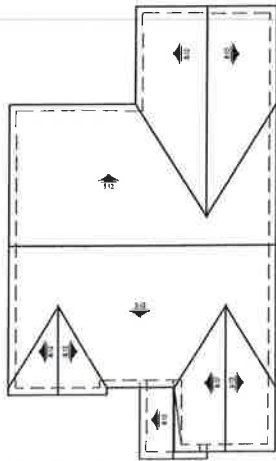
rearELEVATION

scale: 1/4"=1'



leftELEVATION

scale: 1/4"=1'



roofPLAN (all pitches 5:12 u.n.o.)

scale: 1/8"=1'



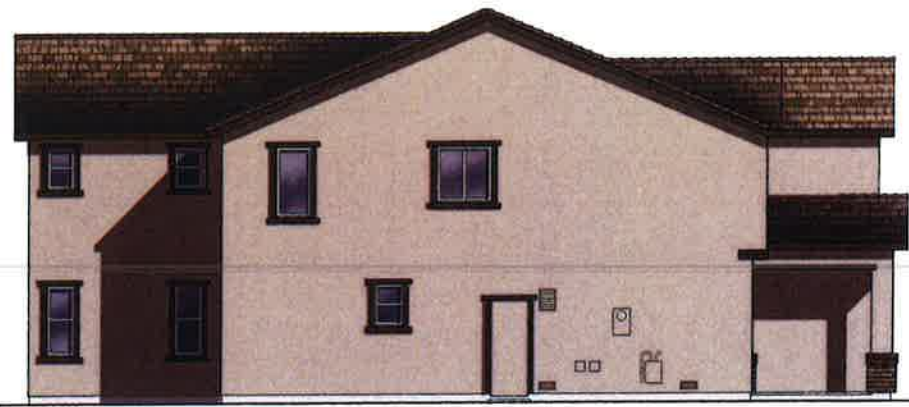
rightELEVATION

scale: 1/4"=1'



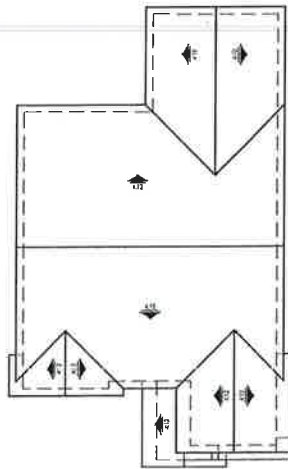
rearELEVATION

scale: 1/4"=1'



leftELEVATION

scale: 1/4"=1'



roofPLAN (all pitches 4:12 u.n.o.)

scale: 1/8"=1'



rightELEVATION

scale: 1/4"=1'



rearELEVATION

scale: 1/4"=1'



leftELEVATION

scale: 1/4"=1'

CYPRESS

KARRINGTON ROAD

KIRBY PLACE

KENSINGTON PLACE

KELLIANN PLACE

KENDRA PLACE

KELLY PLACE

KERRY ROAD

KINGWOOD ROAD

KATLYN PLACE

NOT A PART

NOT A PART

NOT A PART

LEGEND:

	DAP BOUNDARY
	PLAN 1 (29)
	PLAN 2 (29)
	PLAN 3 (29)
	PLAN 4 (29)
TOTAL:	116 LOTS

NOTE:

- SEE SHEET M.5 FOR MAGNOLIA NEIGHBORHOOD MINIMUM LOT SETBACKS.
- PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL
- SEE TENTATIVE MAP FOR PARCEL DESIGNATION, LOT DIMENSIONS, UTILITY LOCATIONS AND GRADING PLAN.

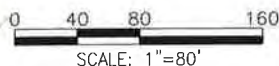
NEIGHBORHOOD PLAN IN D.A.P.

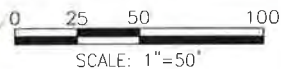


MAGNOLIA AT UNIVERSITY DISTRICT
Vast Oak West
Rohnert Park, California

REVISED JANUARY 2016 (APPROVED SEPTEMBER 2014)

M.1





LEGEND:

- DAP BOUNDARY
- PLAN 1
- PLAN 2
- PLAN 3
- PLAN 4

NOTE:

- A. SEE SHEET M.5 FOR MAGNOLIA NEIGHBORHOOD MINIMUM LOT SETBACKS.
- B. PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL.
- C. SEE TENTATIVE MAP FOR PARCEL DESIGNATION, LOT DIMENSIONS, UTILITY LOCATIONS AND GRADING PLAN.

NEIGHBORHOOD PLAN IN D.A.P.



MAGNOLIA AT UNIVERSITY DISTRICT

Vast Oak West

Rohnert Park, California

REVISED JANUARY 2016 (APPROVED SEPTEMBER 2014)

M.2

CYPRESS

MULBERRY KENSINGTON PLACE



0 25 50 100
SCALE: 1"=50'



LEGEND:

- DAP BOUNDARY
- PLAN 1
- PLAN 2
- PLAN 3
- PLAN 4

NOTE:

- A. SEE SHEET M.5 FOR MAGNOLIA NEIGHBORHOOD MINIMUM LOT SETBACKS.
- B. PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL
- C. SEE TENTATIVE MAP FOR PARCEL DESIGNATION, LOT DIMENSIONS, UTILITY LOCATIONS AND GRADING PLAN.

NEIGHBORHOOD PLAN IN D.A.P.



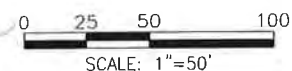
MAGNOLIA AT UNIVERSITY DISTRICT
Vast Oak West
Rohnert Park, California

REVISED JANUARY 2016 (APPROVED SEPTEMBER 2014)

M.3



TWIN CREEKS PARK



LEGEND:

- DAP BOUNDARY
- PLAN 1
- PLAN 2
- PLAN 3
- PLAN 4

NOTE:

- A. SEE SHEET M.5 FOR MAGNOLIA NEIGHBORHOOD MINIMUM LOT SETBACKS.
- B. PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL
- C. SEE TENTATIVE MAP FOR PARCEL DESIGNATION, LOT DIMENSIONS, UTILITY LOCATIONS AND GRADING PLAN.

NEIGHBORHOOD PLAN IN D.A.P.

MAGNOLIA AT UNIVERSITY DISTRICT

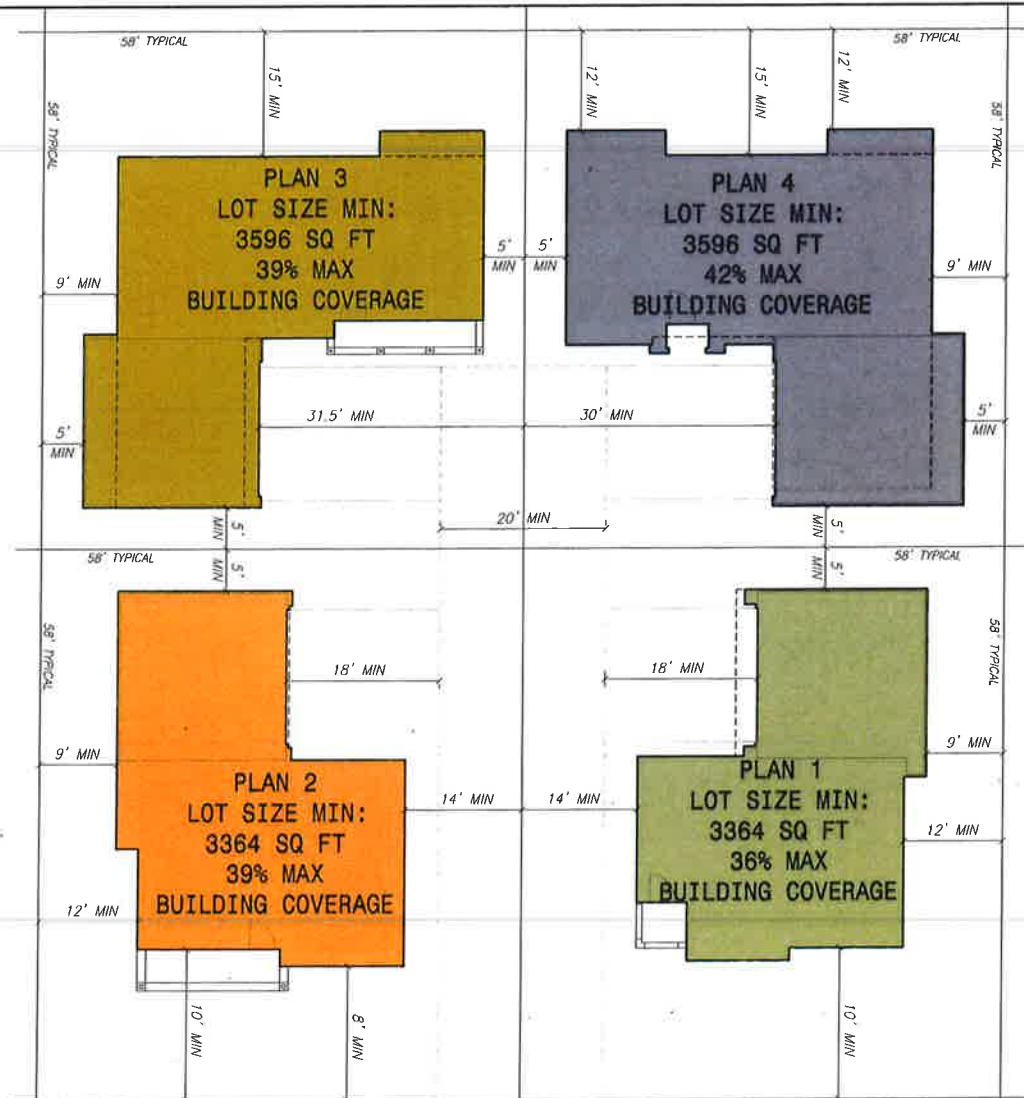
Vast Oak West

Rohnert Park, California



REVISED JANUARY 2016 (APPROVED SEPTEMBER 2014)

M.4



NOTES:

- SEE LANDSCAPE PLANS FOR DETAILED LOCATIONS OF DRIVEWAYS, PATHWAYS AND LANDSCAPING AND FENCING.
- SEE ARCHITECTURE PLANS FOR DETAILED FLOOR PLANS AND ELEVATIONS.
- GARBAGE CANS WILL BE STORED BEHIND FENCES, OR IN GARAGES UNTIL PICKUP WHERE THEY WILL BE MOVED TO THE STREET FOR PICKUP.

D. MINIMUM LOT WIDTH/DEPTH

- PLAN 1 - 58'/44'
- PLAN 2 - 58'/46'
- PLAN 3 - 58'/51'
- PLAN 4 - 58'/56'

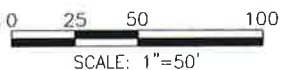
MINIMUM SETBACK EXHIBIT IN D.A.P.



MAGNOLIA AT UNIVERSITY DISTRICT
Vast Oak West
Rohnert Park, California

REVISED JANUARY 2016 (APPROVED SEPTEMBER 2014)

M.5



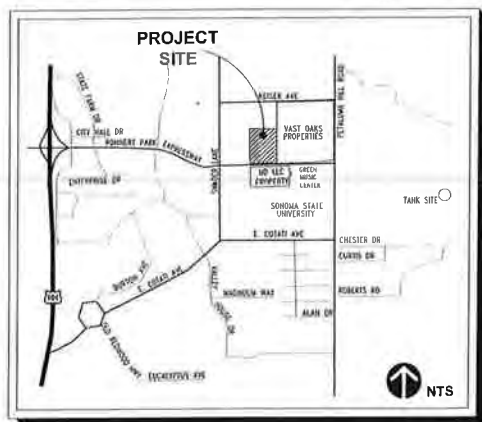
LANDSCAPE PLANS FOR:

MAGNOLIA AT UNIVERSITY DISTRICT

1st LAND DEVELOPMENT PHASE -
VAST OAK WEST AT UNIVERSITY DISTRICT

ROHNERT PARK, CALIFORNIA
JANUARY 25, 2016

VICINITY MAP



SITE MAP



TABLE OF CONTENTS

COVER SHEET	L-3.0
LANDSCAPE MASTER PLAN	L-3.1
FRONT, SIDE YARD & PARKWAY TYPICAL LANDSCAPE PLANS	L-3.2
FRONT, SIDE YARD & PARKWAY ATYPICAL LANDSCAPE PLANS	L-3.3 TO L-3.6
LANDSCAPE DETAILS	L-3.7

FRONT, SIDE YARD & PARKWAY
TYPICAL LOTS - SEE ENLARGED PLAN
SHEET L-3.2

TREE NOTE

THE LOCATION AND QUANTITY OF TREES IS SUBJECT
TO CHANGE BASED ON UTILITY COMPOSITION

MAJOR NORTH-SOUTH THEMED
PARKWAY STREET TREE

GOOD NEIGHBOR FENCE (TYP.) - SEE
WALLS & FENCES DAP

6' PROJECT WALL WITH PILASTERS &
VINES - SEE WALLS & FENCES DAP

KINGWOOD ROAD

KENDRA PLACE

KERRY ROAD

KATLYN PLACE

KENDRA PLACE

KERRY ROAD

KATLYN PLACE

KENDRA PLACE

KERRY ROAD

KATLYN PLACE

KENDRA PLACE

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KENDRA PLACE

KERRY ROAD

KATLYN PLACE

KENDRA PLACE

KERRY ROAD

KATLYN PLACE

KENDRA PLACE

PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN SIZE
TREES				
STREET TREES				
	ACACIA RUPESTRIS	RED MAPLE	MODERATE	24" BOX
	LIRIODENDRON TULIPIFERA	TULIP TREE	MODERATE	15 GAL
	PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE	MODERATE	15 GAL
	PISTACIA CHINENSIS	CHINESE PISTACHE	LOW	16 GAL
	FICUS CALLENTIANA 'CHANTICLEER'	FLOWERING FIG	MODERATE	15 GAL
	QUERCUS RUBRA	RED OAK	MODERATE	34" BOX
SECONDARY FRONT YARD TREES				
	ABUTILON 'MARIKKA'	MARIKKA STRAWBERRY TREE	MODERATE	19 GAL
	MALUS 'FRANKLIN'	FLOWERING MALUS	MODERATE	15 GAL
	CERCIS OCCIDENTALIS	WESTERN REDBUD	VERY LOW	15 GAL
FRONT & SIDE YARD PLANTING				
LARGE SHRUBS				
	DODONAEA VISCOSA	PURPLE HOPBRED BUSH	LOW	5 GAL
	FICUS BELLONIANA	PACIFIC WAX MYRTLE	LOW	5 GAL
	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	LOW	5 GAL
	PROTEA FRANKSII	CAROLINA CHERRY	LOW	5 GAL
	PRIMUS CAROLINIANA	CAROLINA CHERRY	LOW	5 GAL
MEDIUM SHRUBS				
	ABELIA 'EDWARD GOUCHER'	DWARF ABELIA	MODERATE	5 GAL
	CISTUS SPP.	ROCKROSE	LOW	1 GAL
	EUCALYPTUS SPP.	BREAST OF HEAVEN	MODERATE	5 GAL
	LEUCODERMIS SPP.	LODGE POLE	LOW	1 GAL
	LONICERA SPP.	FLORIDA FLORIST	LOW	5 GAL
	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	5 GAL
	OSMUNDA SPP.	SWEET OLIVE	MODERATE	5 GAL
	PENTSTEMON SPP.	GARDEN PENTSTEMON	MODERATE	1 GAL
	PHORADENDRON SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PITTOSPORUM SPP.	TOBIA	MODERATE	5 GAL
	ROSA SPP.	ORNAMENTAL SAGE	MODERATE	2 GAL
	SALVIA SPP.	ORNAMENTAL SAGE	MODERATE	5 GAL
	VIBURNUM SPP.	VIBURNUM	MODERATE	5 GAL
	WESTRINGIA SPP.	COAST ROSEMARY	LOW	5 GAL
	XYLOCARPUS SPP.	DWARF XYLOSMA	LOW	5 GAL
SMALL SHRUBS				
	ANAGALLIS SPP.	HANGARDO PAIN	LOW	1 GAL
	CORDIA SPP.	AUSTRIAN FUCHSIA	LOW	1 GAL
	ERYTHRINA SPP.	PORTWINE LILY	LOW	1 GAL
	ESCALONIA SPP.	SANTA BARBARA EASY	LOW	1 GAL
	GAURA SPP.	DAURA	MODERATE	1 GAL
	HEBE SPP.	EVERGREEN DAYLILY	MODERATE	1 GAL
	HIPOPHYPHA SPP.	CORAL BELLS	MODERATE	1 GAL
	HOLLY SPP.	RED HOT POKER	MODERATE	1 GAL
	HOLLY SPP.	AUSTRALIAN BLUEBELL	LOW	1 GAL
GRASSES				
	CALAMAGROSTIS SPP.	FEATHER REED GRASS	LOW	1 GAL
	FESTUCA SPP.	ATLAS FESCUE	LOW	1 GAL
	HELICTOTRICHON SPP.	BLUE OAT GRASS	LOW	1 GAL
	LYMNIMUM SPP.	BLUE WIG WAG	LOW	1 GAL
	MUHLENBERGIA SPP.	DEER GRASS	LOW	1 GAL
WILDOVERGRASSES				
	AMMANNIA SPP.	SEA THISTLE	MODERATE	1 GAL
	FRAGARIA SPP.	CREATING STRAWBERRY	MODERATE	1 GAL
	HELIANTHUS SPP.	SUNFLOWER	MODERATE	1 GAL
	MYCOPHAGUS SPP.	POCKET PASTURE	LOW	1 GAL
	SCAYOLA SPP.	PURPLE SCAYOLA	MODERATE	1 GAL
PARKWAY PLANTING				
	ASTER SPP.	MAZANZA	VERY LOW	1 GAL
	CORYDALIS SPP.	PROSTRATE CORYDALIS	LOW	1 GAL
	FESTUCA SPP.	ATLAS FESCUE	LOW	1 GAL
	GAURA SPP.	DAURA	MODERATE	1 GAL
	HELIANTHUS SPP.	SUNFLOWER	MODERATE	1 GAL
	JUNIPER SPP.	PROSTRATE JUNIPER	LOW	1 GAL
VINES				
	FICUS PUMILA	CREeping FIG	MODERATE	5 GAL
	PARTHENOCESSUS SPP.	BOSTON IVY	MODERATE	5 GAL

6' ACOUSTIC FENCES & GATES - LOTS 330, 354, 355, 356.

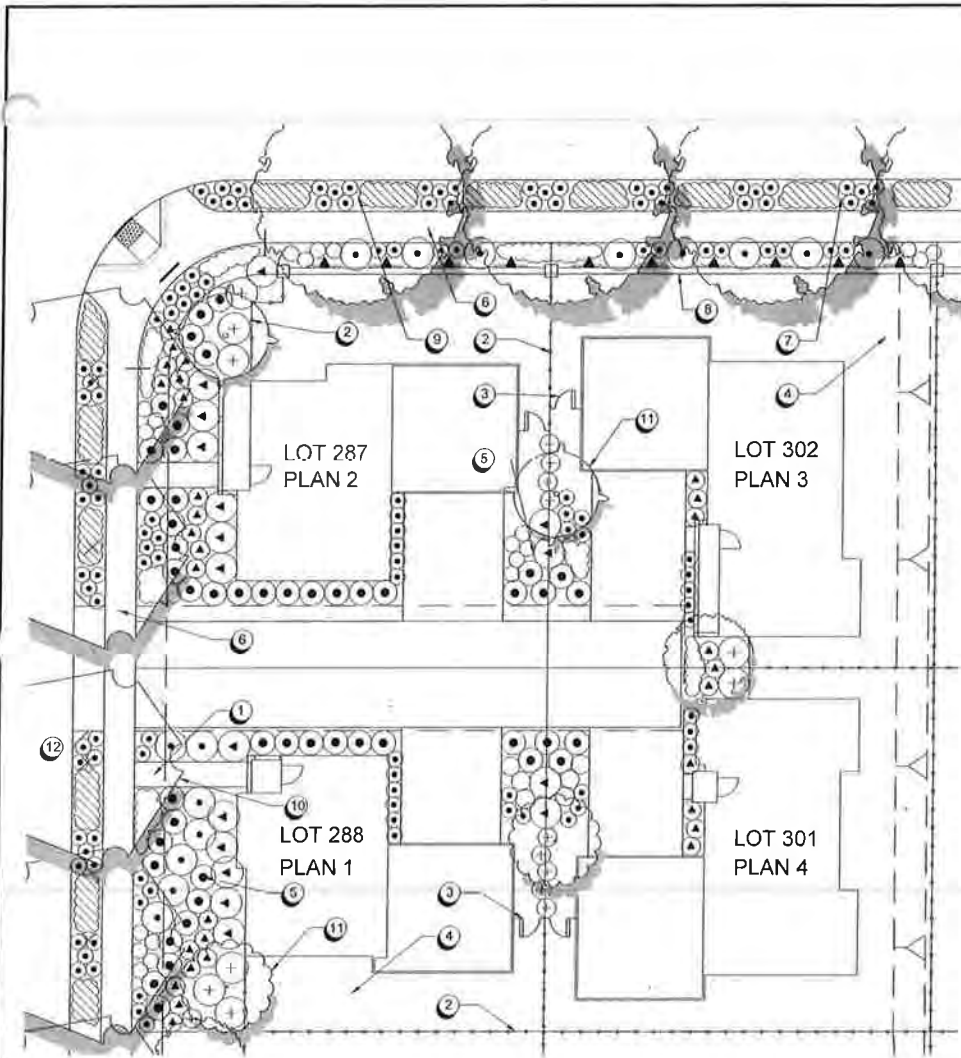
SEE DETAILS C & D, SHEET L-3.7

6' PROJECT WALL WITH
PILASTERS & VINES - SEE
WALLS & FENCES DAP

FRONT, SIDE YARD & PARKWAY
ATYPICAL LOTS - SEE ENLARGED PLAN
SHEETS L-3.3 & L-3.4

MAJOR EAST-WEST THEMED PARKWAY
STREET TREE

FRONT, SIDE YARD & PARKWAY
ATYPICAL LOTS - SEE ENLARGED PLAN
SHEETS L-3.5 & L-3.6



DESIGN CALLOUTS

- ① PRIVATE ENTRY CONCRETE WALK - SEE DETAIL G, SHEET L-3.7
- ② WOOD GOOD NEIGHBOR FENCE - SEE DETAIL A, SHEET L-3.7
- ③ WOOD GOOD NEIGHBOR GATE - SEE DETAIL B, SHEET L-3.7
- ④ PRIVATE YARD LANDSCAPING PER HOMEOWNER
- ⑤ FRONT AND SIDE YARD PLANTING AREA
- ⑥ PUBLIC SIDEWALK
- ⑦ PARKWAY PLANTING AREA
- ⑧ 6' PROJECT WALL WITH PILASTERS & VINES - SEE WALLS & FENCES DAP
- ⑨ EAST-WEST THEMED PARKWAY STREET TREE
- ⑩ CORNER LOT SIDE YARD THEMED STREET TREE
- ⑪ SECONDARY FRONT YARD TREE
- ⑫ NORTH-SOUTH THEMED PARKWAY STREET TREE

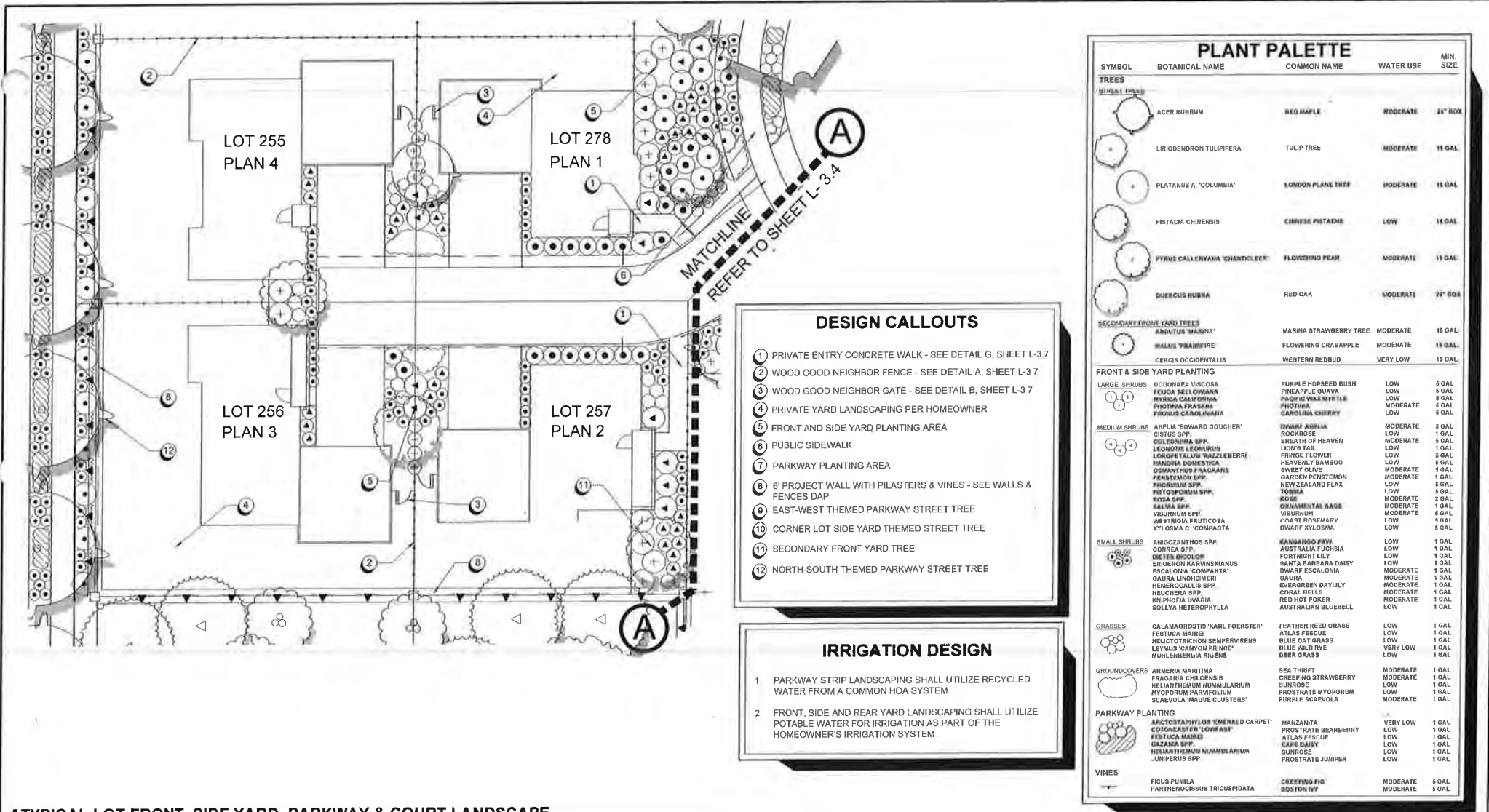
IRRIGATION DESIGN

- 1 PARKWAY STRIP LANDSCAPING SHALL UTILIZE RECYCLED WATER FROM A COMMON HOA SYSTEM
- 2 FRONT, SIDE AND REAR YARD LANDSCAPING SHALL UTILIZE POTABLE WATER FOR IRRIGATION AS PART OF THE HOMEOWNER'S IRRIGATION SYSTEM.

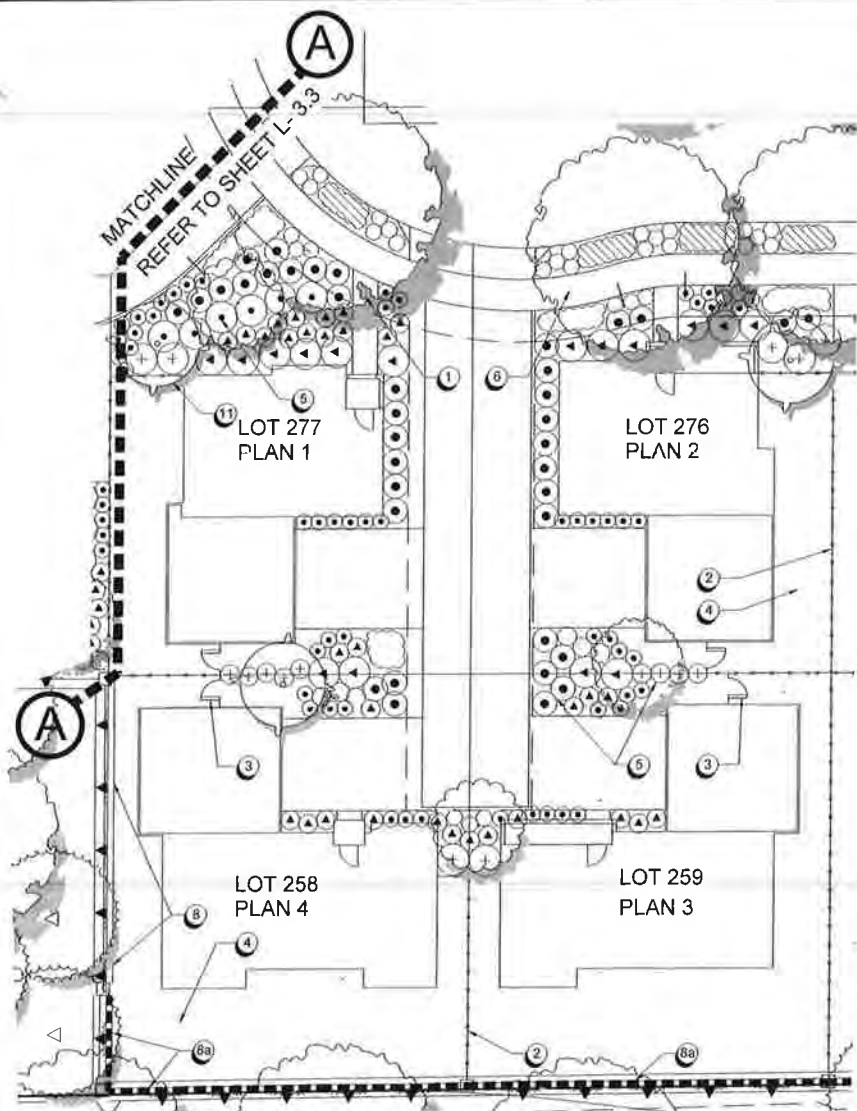
PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN SIZE
TREES				
STREET TREE	ACER RUBRUM	RED MAPLE	MODERATE	24" BOX
	LIRIODENDRON TULIPIFERA	TULIP TREE	MODERATE	15 GAL
	PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE	MODERATE	15 GAL
	FUSTACIA CHINENSIS	CHINESE PISTACHE	LOW	15 GAL
	PYRUS CALLERYANA 'CHANTICLEER'	FLOWERING PEAR	MODERATE	15 GAL
	QUERCUS RUBRA	RED OAK	MODERATE	24" BOX
SECONDARY FRONT YARD TREES				
	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	MODERATE	15 GAL
	MALUS 'PRAMFIRE'	FLOWERING CRABAPPLE	MODERATE	15 GAL
	CERCIS OCCIDENTALIS	WESTERN REDBUD	VERY LOW	15 GAL
FRONT & SIDE YARD PLANTING				
LARGE SHRUBS				
	DODONAEA VISCOSA	PURPLE HOPSEED BUSH	LOW	5 GAL
	FEJOA BELLLOWIANA	PINEAPPLE GUAVA	LOW	5 GAL
	MYRTICA CALIFORNIA	PACIFIC WAX MYRTLE	LOW	5 GAL
	PROSTRA M. FRAGRANS	CAROLINA CHERRY	MODERATE	5 GAL
	PSYDRA CAROLINIANA		LOW	5 GAL
MEDIUM SHRUBS				
	ABELIA 'EDWARD GOUCHER'	DWARF ABELIA	MODERATE	5 GAL
	CELESTINA SPP.	ROCKROSE	LOW	1 GAL
	LEONOTIS LEONURUS	BREATH OF HEAVEN	MODERATE	1 GAL
	LEONOTIS LEONURUS	LION'S TAIL	LOW	1 GAL
	LEONOTIS LEONURUS	FINCH FLOWER	LOW	5 GAL
	LEONOTIS LEONURUS	HEAVENLY BANANO	LOW	5 GAL
	OSMANTHUS FRAGRANS	SWEET OLIVE	MODERATE	5 GAL
	PHORADENDRON SPP.	GARDEN PENSTEMON	MODERATE	1 GAL
	PHORADENDRON SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PITTOSPORUM SPP.	TOBIA	LOW	5 GAL
	ROSA SPP.	ROSE	MODERATE	2 GAL
	SALVIA SPP.	ORNAMENTAL SAGE	MODERATE	1 GAL
	VIBURNUM SPP.	VIBURNUM	MODERATE	5 GAL
	WESTRICHIA FRUTICOSA	COAST ROSEMARY	LOW	5 GAL
	WESTRICHIA FRUTICOSA	DWARF XYLISMA	LOW	5 GAL
SMALL SHRUBS				
	ANGEOZANTHOS SPP.	KANGAROO PAW	LOW	1 GAL
	AUSTRAALIA FUCHSIA	AUSTRAALIA FUCHSIA	LOW	1 GAL
	DIEYES BICOLOR	FORTNIGHT LILY	LOW	1 GAL
	ERIGERON KARVINKIANUS	SANTA BARBARA DAISY	LOW	1 GAL
	ERIGERON KARVINKIANUS	DWARF ESCALONIA	MODERATE	1 GAL
	GAURIA LINDHEIMERI	GAURIA	MODERATE	1 GAL
	HEMEROCALLIS SPP.	EVERGREEN DAYLILY	MODERATE	1 GAL
	HEUCHERA SPP.	CORAL BELLS	MODERATE	1 GAL
	KNIPHOFFIA UVARIA	RED HOT POKER	MODERATE	1 GAL
	GOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	LOW	1 GAL
GRASSES				
	CALAMAGROSTIS 'KARL FOERSTEN'	FEATHER REED GRASS	LOW	1 GAL
	FESTUCA NAMEI	ATLAS FESCUE	LOW	1 GAL
	HELMYDOTHYRCHON DENIPERVIRENS	BLUE CAT GRASS	LOW	1 GAL
	LEYMUS 'CANYON PRIDE'	BLUE WILD RYE	VERY LOW	1 GAL
	MAIS FURFUROSA ROSE	DEER GRASS	LOW	1 GAL
GROUNDCOVERS				
	ARMERIA MARITIMA	SEA THRIFT	MODERATE	1 GAL
	FRAXINIA CHLOEODIS	CREeping STRAWBERRY	MODERATE	1 GAL
	HELIANTHEMUM NUMMULARIUM	SUNROSE	LOW	1 GAL
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	LOW	1 GAL
	MYOPORUM PARVIFOLIUM	PURPLE SCAEVOLA	MODERATE	1 GAL
PARKWAY PLANTING				
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	VERY LOW	1 GAL
	COTONEASTER 'LOWFART'	PROSTRATE BEARBERRY	LOW	1 GAL
	FESTUCA NAMEI	ATLAS FESCUE	LOW	1 GAL
	GAURIA SPP.	CAPE DAISY	LOW	1 GAL
	HELIANTHEMUM NUMMULARIUM	SUNROSE	LOW	1 GAL
	JUNIPERUS SPP.	PROSTRATE JUNPER	LOW	1 GAL
VINES				
	FICUS PUMILA	CREeping FIG	MODERATE	5 GAL
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	MODERATE	5 GAL

INTERIOR & CORNER LOT FRONT, SIDE YARD, PARKWAY & COURT TYPICAL LANDSCAPE



ATYPICAL LOT FRONT, SIDE YARD, PARKWAY & COURT LANDSCAPE



ATYPICAL LOT FRONT, SIDE YARD, PARKWAY & COURT LANDSCAPE

DESIGN CALLOUTS

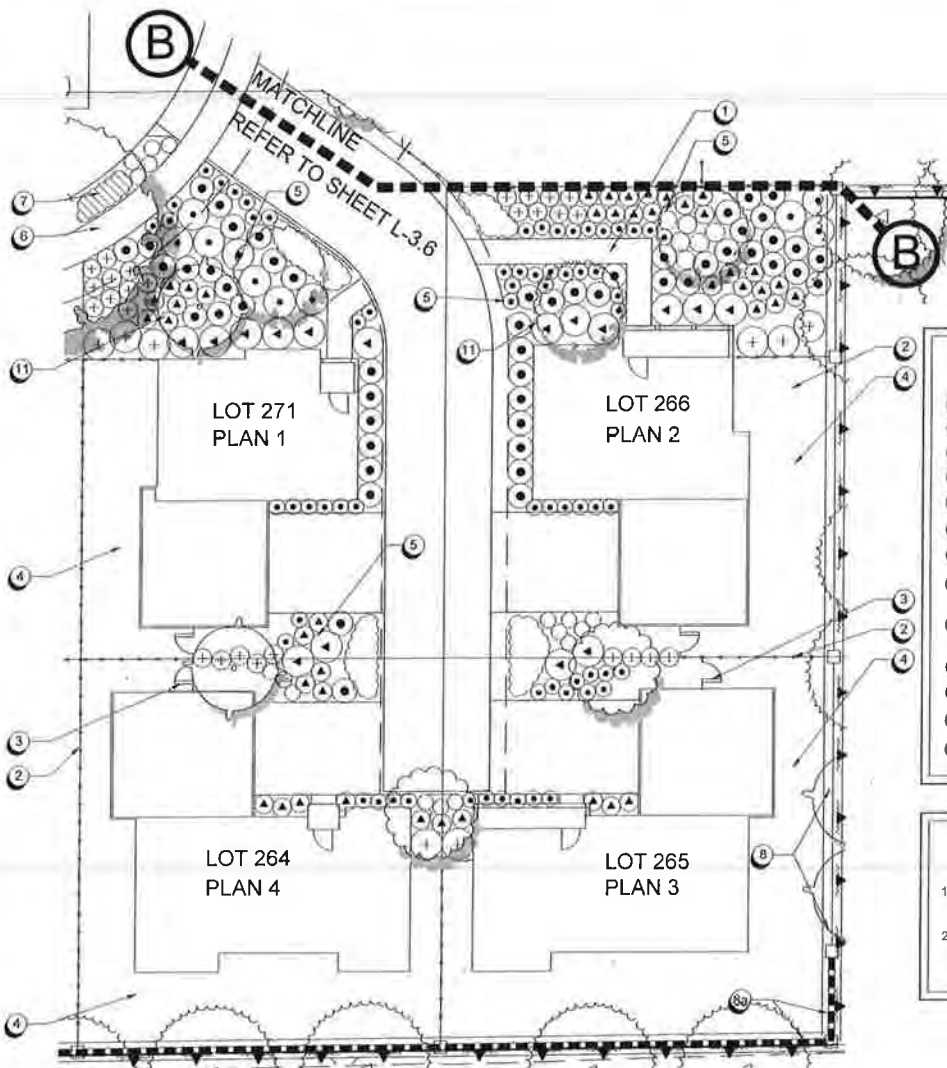
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- ⑧a 7' PROJECT WALL WITH PILASTERS & VINES - SEE WALLS & FENCES DAP
- ⑨ INTERIOR LOT FRONT YARD THEMED STREET TREE
- ⑩ CORNER LOT SIDE YARD THEMED STREET TREE
- ⑪ SECONDARY FRONT YARD TREE
- ⑫ NORTH-SOUTH THEMED PARKWAY STREET TREE

IRRIGATION DESIGN

1. PARKWAY STRIP LANDSCAPING SHALL UTILIZE RECYCLED WATER FROM A COMMON HOA SYSTEM
2. FRONT, SIDE AND REAR YARD LANDSCAPING SHALL UTILIZE POTABLE WATER FOR IRRIGATION AS PART OF THE HOMEOWNER'S IRRIGATION SYSTEM

PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
TREES				
	ACER RUBRUM	RED MAPLE	MODERATE	24" BOX
	LIRIODENDRON TULIFERA	TULIP TREE	MODERATE	16 GAL.
	PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE	MODERATE	16 GAL.
	PISTACIA CHINENSIS	CHINESE PISTACHE	LOW	16 GAL.
	PYRUS CALLERYANA 'CHANTICLEEN'	FLOWERING PEAR	MODERATE	16 GAL.
	QUERCUS RUBRA	RED OAK	MODERATE	24" BOX
SECONDARY FRONT YARD TREES				
	ABUTILON 'MARIANA'	MANNA STRAWBERRY TREE	MODERATE	16 GAL.
	MALUS 'BRANDY' 'IRE'	FLOWERING CRABAPPLE	MODERATE	16 GAL.
	CERCIS OCCIDENTALIS	WESTERN REDBUD	VERY LOW	16 GAL.
FRONT & SIDE YARD PLANTING				
LARGE SHRUBS				
	DODONAEA VISCOSA	PURPLE HORSEBUSH	LOW	6 GAL.
	PERSEA NELLOREANA	PINEAPPLE GUAVA	LOW	6 GAL.
	MYRTICA CALIFORNICA	PACIFIC WAX MYRTLE	LOW	6 GAL.
	PIRATIA FRASERO	PIRATIA	MODERATE	6 GAL.
	PRUNUS CAROLINIANA	CAROLINA CHERRY	LOW	6 GAL.
MEDIUM SHRUBS				
	ABELIA 'EDWARD GOUCHER'	DWARF ABELIA	MODERATE	6 GAL.
	CISTUS SPP.	ROCKROSE	LOW	1 GAL.
	COLLENSIA SPP.	BREATH OF HEAVEN	MODERATE	3 GAL.
	LEONOTIS LEONURUS	LEOPARD'S TAIL	LOW	1 GAL.
	LEUCOPETALUM 'WAZZLEBERRY'	FRIDGE FLOWER	LOW	6 GAL.
	NANDINA DOMESTICA	HEAVENLY BAMBOO	MODERATE	6 GAL.
	OSMANTHUS FRAGRANS	SWEET OLIVE	MODERATE	6 GAL.
	PENTSTEMON SPP.	GARDEN PENTSTEMON	MODERATE	1 GAL.
	PIRATIA SPP.	PIRATIA	LOW	6 GAL.
	PITTOSPORUM SPP.	TOBIA	LOW	6 GAL.
	ROSA SPP.	ROSE	MODERATE	1 GAL.
	SALVIA SPP.	CHINAMANTAL SAGE	MODERATE	1 GAL.
	VIBURNUM SPP.	VIBURNUM	MODERATE	6 GAL.
	WESTBROOK FRUITCORN	FRUITCORN	LOW	6 GAL.
	XYLOSA C. 'COMPACTA'	DWARF XYLOSA	LOW	6 GAL.
SMALL SHRUBS				
	ANIGONANTHUS SPP.	KANGAROO PAW	LOW	1 GAL.
	CORREA SPP.	AUSTRALIA FUCHSIA	LOW	1 GAL.
	DIECKMANNIA	FORTNIGHT LILY	LOW	1 GAL.
	ERIGERON KARVINKIANUS	SANTA BARBARA DAISY	LOW	1 GAL.
	ESCALONIA 'COMPACTA'	DWARF ESCALONIA	MODERATE	1 GAL.
	GAUWA LINDMEDI	GAUWA	MODERATE	1 GAL.
	HEMEROCALLIS SPP.	EVERGREEN DAYLILY	MODERATE	1 GAL.
	HEUCHERA SPP.	CORAL BELLS	MODERATE	1 GAL.
	HEUCHERA SPP.	RED HOT POKER	MODERATE	1 GAL.
	EDLYA HETESOPHYLLA	AUSTRALIAN BLUEBELL	LOW	1 GAL.
GRASSES				
	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	LOW	1 GAL.
	FESTUCA MAHREI	ATLAS FESCUE	LOW	1 GAL.
	HELICTOTRICHON TEMPERVIRENS	BLUE GRASS	LOW	1 GAL.
	LYRUS 'SANDY PRINCE'	BLUEBELLY	VERY LOW	1 GAL.
	MUNIERBERGIA RUSCUS	DEER GRASS	LOW	1 GAL.
GROUNDCOVERS				
	ARMERIA MARITIMA	SEA THRIFT	MODERATE	1 GAL.
	FRAXINIA CHLORANTHUS	CREeping STRAWBERRY	MODERATE	1 GAL.
	HELIANTHUS NUMMULARIS	SUNROSE	MODERATE	1 GAL.
	HYDRANGEA PAVLOVIANA	PROSTRATE HYDRANGEA	LOW	1 GAL.
	SCAEVOLA 'MAVIA CLUSTERS'	PURPLE SCAEVOLA	MODERATE	1 GAL.
PARKWAY PLANTING				
	ARCTOSTAPHYLOS UMBELLATA	MANZANITA	VERY LOW	1 GAL.
	COTONEASTER L. 'LOW AST'	PROSTRATE BEARBERRY	LOW	1 GAL.
	FESTUCA MAHREI	ATLAS FESCUE	LOW	1 GAL.
	GAZANIA SPP.	CAPE DART	LOW	1 GAL.
	HELIANTHUS NUMMULARIS	SUNROSE	LOW	1 GAL.
	JUNIPERUS SPP.	PROSTRATE JUNIPER	LOW	1 GAL.
VINES				
	FICUS PUMILA	CREeping FIG	MODERATE	6 GAL.
	PARTENOCISSUS TRICUSPIDATA	BOSTON IVY	MODERATE	6 GAL.



DESIGN CALLOUTS

- 1 PRIVATE ENTRY CONCRETE WALK - SEE DETAIL G, SHEET L-3.7
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- 3 WOOD GOOD NEIGHBOR GATE - SEE DETAIL B, SHEET L-3.7
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- 5 FRONT AND SIDE YARD PLANTING AREA
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- 7 PARKWAY PLANTING AREA
- 8 6" PROJECT WALL WITH PILASTERS & VINES - SEE WALLS & FENCES DAP
- 8a 7" PROJECT WALL WITH PILASTERS & VINES - SEE WALLS & FENCES DAP
- 9 INTERIOR LOT FRONT YARD THEMED STREET TREE
- 10 CORNER LOT SIDE YARD THEMED STREET TREE
- 11 SECONDARY FRONT YARD TREE
- 12 NORTH-SOUTH THEMED PARKWAY STREET TREE

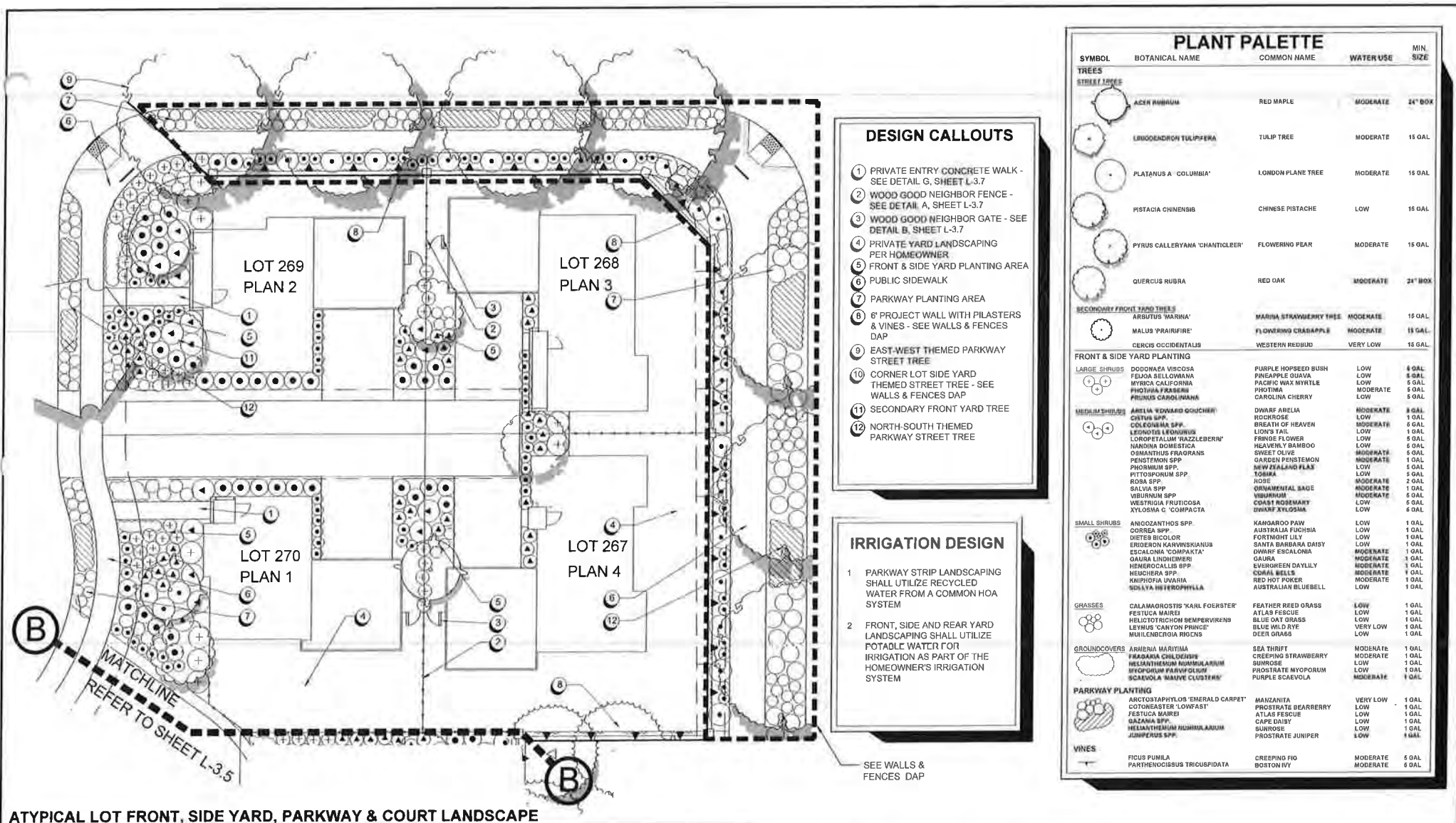
IRRIGATION DESIGN

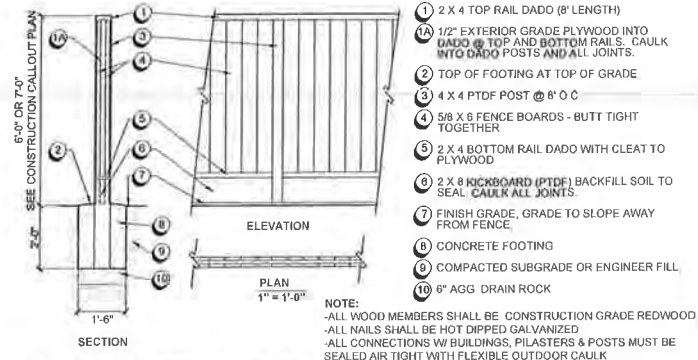
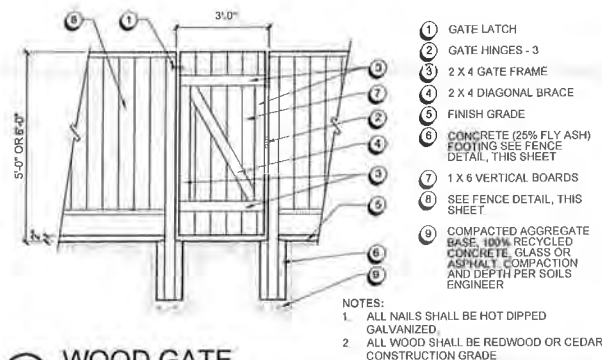
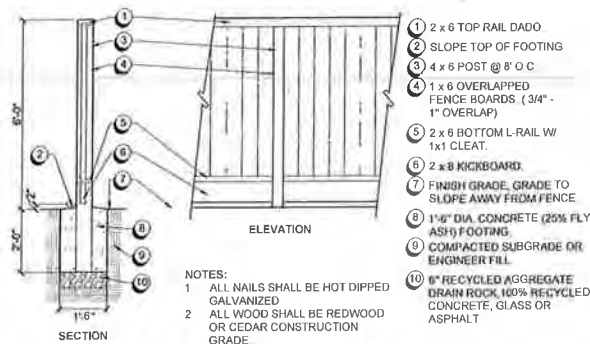
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PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
TREES				
STREET TREES				
	ACER RUBRUM	RED MAPLE	MODERATE	24" BOX
	LIRIODENDRON TULIPIFERA	TULIP TREE	MODERATE	16 GAL
	PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE	MODERATE	16 GAL
	PISTACIA CHINENSIS	CHINESE PISTACHE	LOW	16 GAL
	PIRUS CALLERYANA 'CHANTICLEEN'	FLOWERING PEAR	MODERATE	16 GAL
	QUERCUS RUBRA	RED OAK	MODERATE	24" BOX
SECONDARY FRONT YARD TREES				
	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	MODERATE	16 GAL
	MALUS 'FRAINFIRE'	FLOWERING CRABAPPLE	MODERATE	16 GAL
	CERCIS OCCIDENTALIS	WESTERN REDBUD	VERY LOW	16 GAL
FRONT & SIDE YARD PLANTING				
LARGE SHRUBS				
	DOGONAEA VISCOSA	PURPLE HORSESHOE BUSH	LOW	6 GAL
	FELICIA VELLERIANA	PINEAPPLE GUAVA	LOW	6 GAL
	MYRTICA CALIFORNICA	PACIFIC WAX MYRTLE	LOW	6 GAL
	PHOTINA	PHOTINA	MODERATE	6 GAL
	PRUNUS CAROLINIANA	CAROLINA CHERRY	LOW	6 GAL
MEDIUM SHRUBS				
	ABELIA 'EDWARD DOUCHER'	DWARF ABELIA	MODERATE	6 GAL
	CISTUS SPP.	ROCKROSE	MODERATE	6 GAL
	COLEREA SPP.	BREATH OF HEAVEN	MODERATE	6 GAL
	LEONOTIS LEONARDUS	LION'S TAIL	LOW	6 GAL
	LOBLOPEXIA 'RAZZLEBERRY'	FRINGE FLOWER	LOW	6 GAL
	NAIDIA DOMESTICA	HEAVENLY BAMBOO	LOW	6 GAL
	OSMANTHUS FRAGRANS	SWEET OLIVE	MODERATE	6 GAL
	PENSTEMON SPP.	GARDEN PENSTEMON	MODERATE	6 GAL
	PHLOX SPP.	NEW ZEALAND FLAX	LOW	6 GAL
	PITISPOREUM SPP.	TOBIRA	MODERATE	6 GAL
	ROSA SPP.	ROSE	MODERATE	6 GAL
	VALISARIA SPP.	ORNAMENTAL SAGE	MODERATE	6 GAL
	VIBURNUM SPP.	VIBURNUM	MODERATE	6 GAL
	WESTBOLIA FRUTICOSA	COAST ROSEMARY	LOW	6 GAL
	XYLOXIA C. 'COMPACTA'	DWARF XYLOXIA	LOW	6 GAL
SMALL SHRUBS				
	ANIGONANTHOS SPP.	KANGAROO PAW	LOW	1 GAL
	CORREA SPP.	AUSTRALIA FUCHSIA	LOW	1 GAL
	DIETES BICOLOR	FORTWORTH LILY	LOW	1 GAL
	ERIGERON KARWINSKIANUS	SANTA BARBARA DAISY	LOW	1 GAL
	ESCALONIA 'COMPACTA'	DWARF ESCALONIA	MODERATE	1 GAL
	GAURA LINDENBERGII	GAURA	MODERATE	1 GAL
	HEMEROCALLIS SPP.	EVERGREEN DAYLILY	MODERATE	1 GAL
	HEUCHERA SPP.	CORAL BELLS	MODERATE	1 GAL
	IMPATIENS	RED HOT POKER	MODERATE	1 GAL
	SOLYIA HETEROPHYLLA	AUSTRALIAN BLUEBELL	LOW	1 GAL
GRASSES				
	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	LOW	1 GAL
	FESTUCA MAURE	ATLAS FESCUE	LOW	1 GAL
	HELIOTROPIS BEMPERVIRENS	BLUE CAT GRASS	LOW	1 GAL
	LYTHUM 'CANYON PRINCE'	BLUE WILD RYE	VERY LOW	1 GAL
	MULLENBERGIA HUGENS	DEER GRASS	LOW	1 GAL
GROUNDCOVERS				
	ARMERIA MARITIMA	SEA THRIFT	MODERATE	1 GAL
	FRAGARIA CHLOEENSIS	CREeping STRAWBERRY	MODERATE	1 GAL
	HELIANTHEMUM NUMMULARIUM	SUNROSE	MODERATE	1 GAL
	MYOPORIUM PARVIFOLIUM	PROSTRATE MYOPORIUM	LOW	1 GAL
	SCAEVOLA 'MAVUS CLUSTERS'	PURPLE SCAEVOLA	MODERATE	1 GAL
PARKWAY PLANTING				
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	VERY LOW	1 GAL
	CORYDOPEA 'LOWWAST'	MOISTURE BEARBERRY	LOW	1 GAL
	FESTUCA MAURE	ATLAS FESCUE	LOW	1 GAL
	GAZANIA SPP.	CAPE DAISY	LOW	1 GAL
	HELIANTHEMUM NUMMULARIUM	SUNROSE	LOW	1 GAL
	JUNIPERUS SPP.	PROSTRATE JUNIPER	LOW	1 GAL
VINES				
	FICUS PUMILA	CREeping FIG	MODERATE	6 GAL
	PARTHENDOCISSUS TRICUSPIDATA	BOSTON IVY	MODERATE	6 GAL

ATYPICAL LOT FRONT, SIDE YARD, PARKWAY & COURT LANDSCAPE

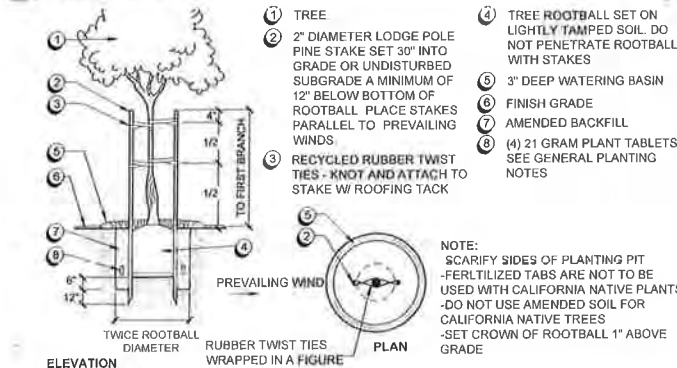
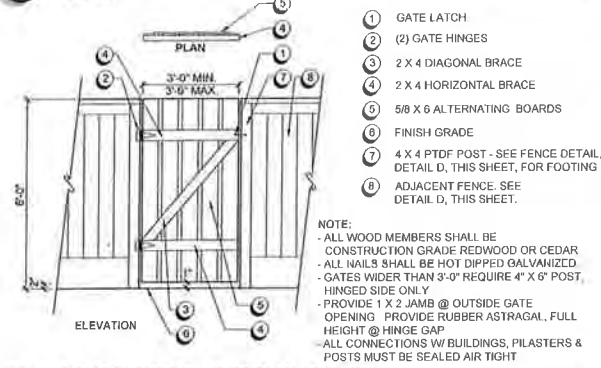




A GOOD NEIGHBOR FENCE
 SCALE: 1/2" = 1'-0"

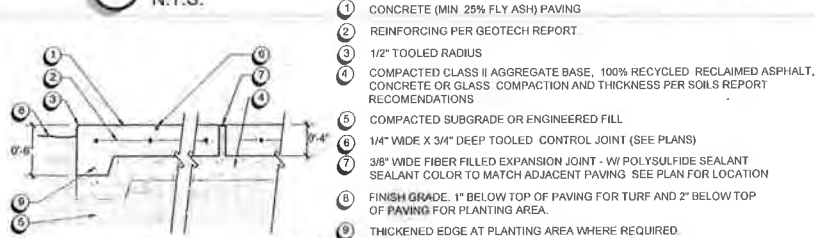
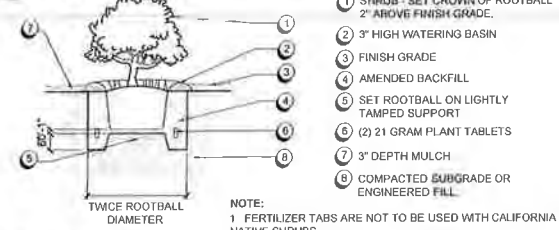
B WOOD GATE
 SCALE: 1/2" = 1'-0"

C ACOUSTIC GOOD NEIGHBOR FENCE
 SCALE: 1/2" = 1'-0"



D ACOUSTIC WOOD GATE
 SCALE: 1/2" = 1'-0"

E TREE STAKING
 N.T.S.



F SHRUB
 N.T.S.

G FLY ASH CONCRETE PAVING
 SCALE: 1-1/2" = 1'-0"

Plan 3B (Bungalow)

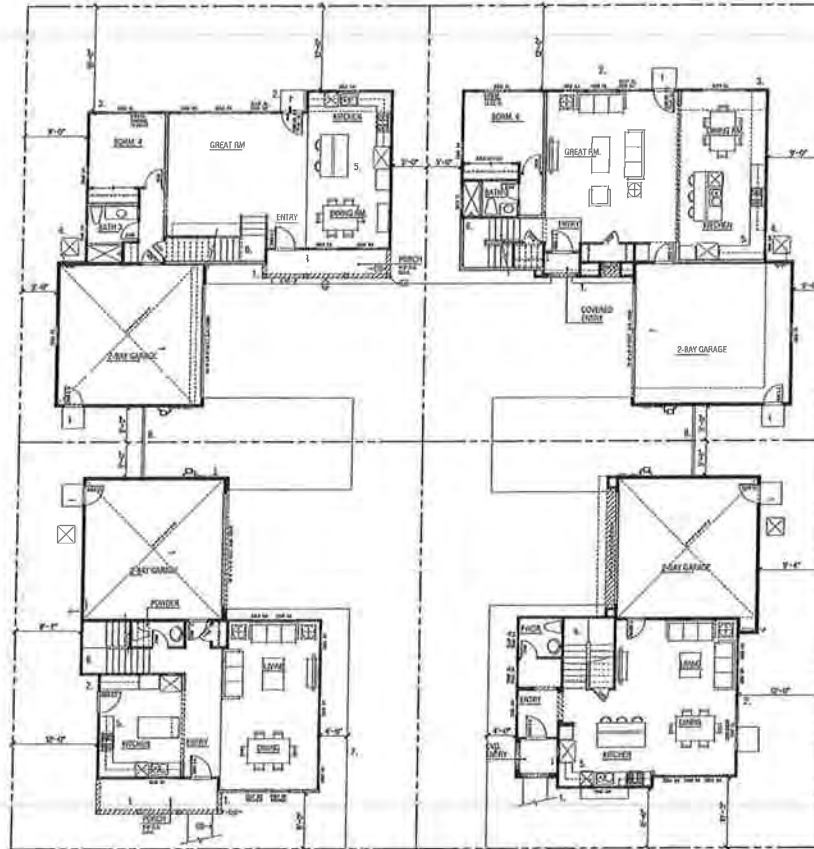
4 Bedrooms / 3 Baths

Total: 2112 SF

Plan 2D (Traditional)

3 Bedrooms / 2.5 Baths / Loft

Total: 1904 SF



Plan 4A (Spanish)

4 Bedrooms / 3 Baths

Total: 2347 SF

1. Variety of entry location and wall masses
2. Indoor/outdoor relationship
3. Variety of footprint and massing at rear
4. Increased setback to minimize impact
5. Variety of kitchens
6. Variety of stairs
7. Setback may reduce up to 3' to add 1' to rear yard
8. Typical yard fence line

Plan 1C (Cottage)

3 Bedrooms / 2.5 Baths / Tech

Total: 1842 SF

First Floor Plans

Magnolia at University District

Rohnert Park, CA
Signature Homes



RECEIVED

JAN 28 2016

CITY OF
ROHNERT PARK

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WILLIAM HEZMALHAICH
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December 22, 2015

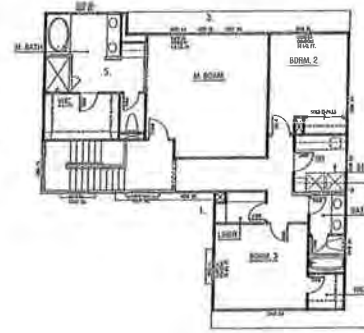
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Plan 3B (Bungalow)



Plan 4A (Spanish)



1. Variety of massing
2. Maximize privacy between adjacent homes
3. Organize Mstr. bedroom to private yards
4. Private bedroom zoning
5. Simplified master baths

Plan 2D (Traditional)



Plan 1C (Cottage)



Second Floor Plans

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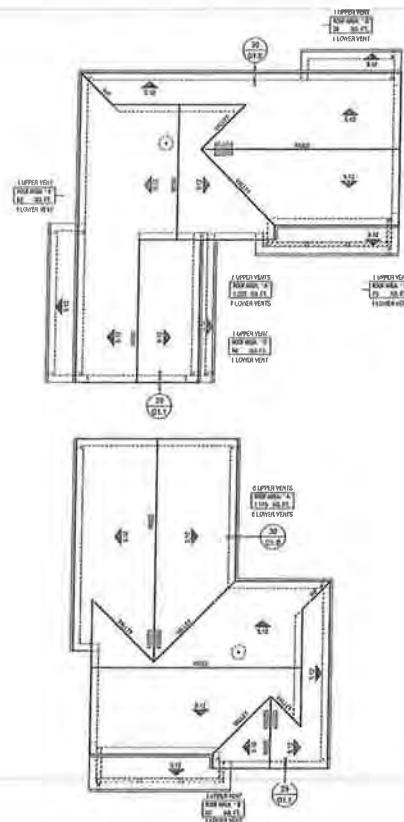
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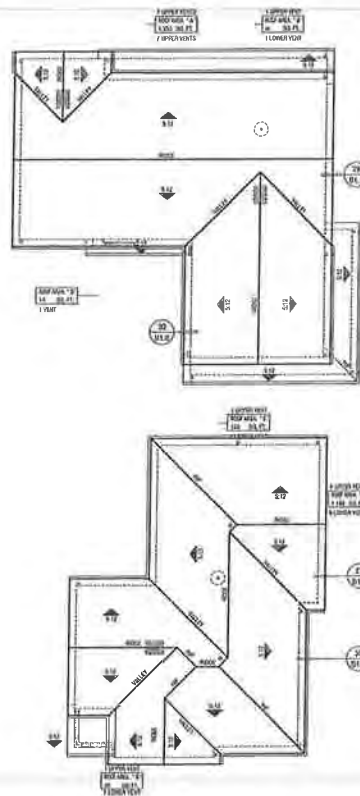
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Plan 3B (Bungalow)

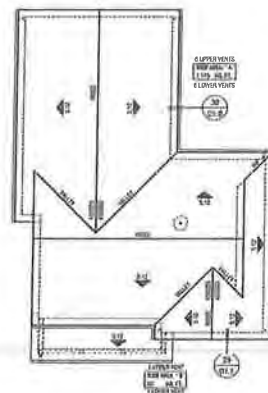


Plan 4A (Spanish)

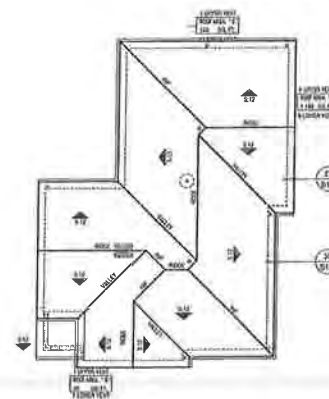


1. Typical 5:12 roof pitch to fit attic FAU
2. Typical 12" overhangs except at "B" Bungalow where eave is 18"

Plan 2D (Traditional)



Plan 1C (Cottage)



Roof Plans

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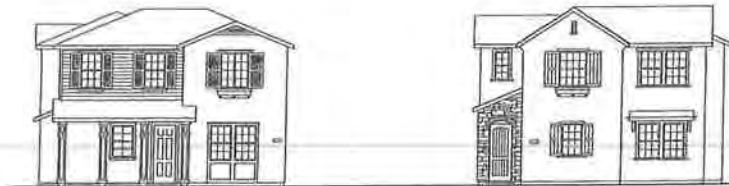
Plan 3B (Bungalow)



Plan 4A (Spanish)

1. Using multiple styles including Spanish, Bungalow, Traditional and Cottage.
2. Providing limited material accents of siding, stone, etc.
3. Modified floor plans per style.
4. Provide 9'-0" plate and 8'-0" header on both floors.

Plan 2D (Traditional)

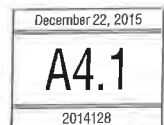


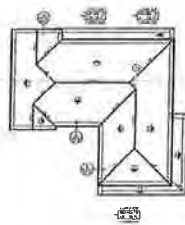
Plan 1C (Cottage)

Front Elevations

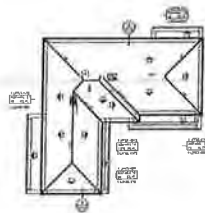
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Plan 4D (Traditional)



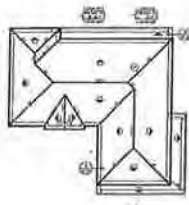
Plan 3D (Traditional)



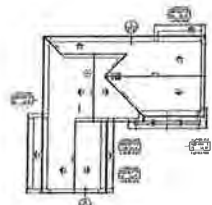
Plan 2D (Traditional)



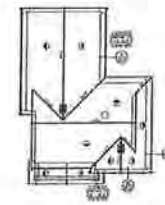
Plan 1D (Traditional)



Plan 4C (Cottage)



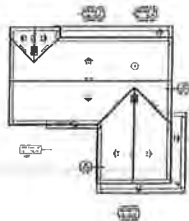
Plan 3B (Bungalow)



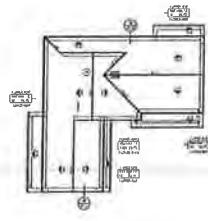
Plan 2B (Bungalow)



Plan 1C (Cottage)



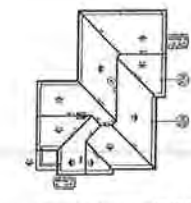
Plan 4A (Spanish)



Plan 3A (Spanish)



Plan 2A (Spanish)



Plan 1A (Spanish)

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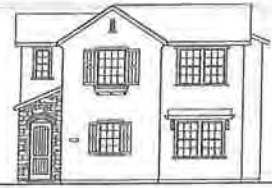
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Plan 2D (Traditional)



Plan 1C (Cottage)



Plan 2A (Spanish)



Plan 1D (Traditional)



Plan 2B (Bungalow)



Plan 1A (Spanish)

Front Elevations

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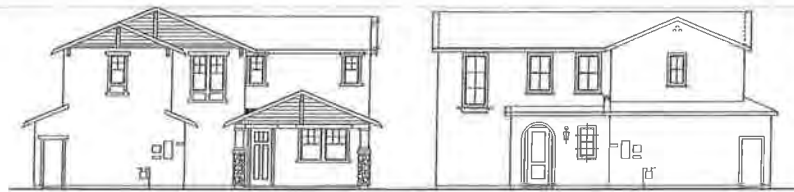
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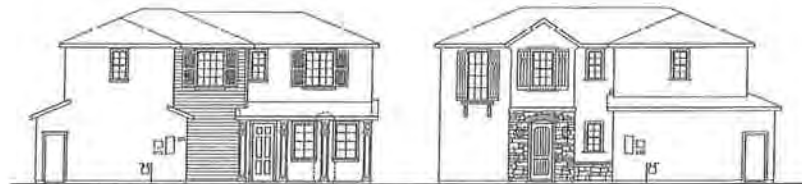
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Plan 3B (Bungalow)

Plan 4A (Spanish)



Plan 3D (Traditional)

Plan 4C (Cottage)



Plan 3A (Spanish)

Plan 4D (Traditional)

Front Elevations

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