

RESOLUTION NO. 2014-159

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF ROHNERT PARK, CALIFORNIA, APPROVING DEVELOPMENT AREA
PLAN I FOR THE UNIVERSITY DISTRICT VAST OAK LAND DEVELOPMENT
PHASE I: CYPRESS, MULBERRY, AND MAGNOLIA AT UNIVERSITY PARK
(APN 047-131-025)**

WHEREAS, the applicant, Vast Oak Properties, L.P., has submitted Planning Application No. PLDP2014-0002 for Development Area Plan I (“DAP I”) for the University District Vast Oak Land Development Phase I: Cypress, Mulberry, and Magnolia at University Park (APN 047-131-025) within the University District Specific Plan (“UDSP”) Area; and

WHEREAS, pursuant to California Government Code Sections 65090 and 65091 and the Rohnert Park Municipal Code, public hearing notices were mailed to all property owners within an area exceeding a three hundred foot radius of the subject property and a public hearing was published for a minimum of 10 days prior to the first public hearing in the Community Voice; and

WHEREAS, the City Council of the City of Rohnert Park has certified the Final Environmental Impact Report (EIR) and Addendum prepared for the UDSP project and the City has otherwise carried out all requirements for the project pursuant to CEQA; and

WHEREAS, on October 23, 2014, the Planning Commission held a public hearing at which time interested persons had an opportunity to testify either in support or opposition to the proposed DAP I; and

WHEREAS, at the October 23, 2014 hearing, the Planning Commission reviewed and considered DAP I and recommended its approval by the City Council; and

WHEREAS, on November 25, 2014 the City Council held public hearings at which time interested persons had an opportunity to testify either in support or opposition of the proposal; and

WHEREAS, the City Council has reviewed and considered the information contained in Planning Application No. PLDP2014-0002 for the proposed DAP I; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Rohnert Park makes the following findings, determinations and recommendations with respect to the proposed DAP I:

Section 1. The above recitations are true and correct and material to this Resolution.

Section 2. On May 23, 2006, the City of Rohnert Park certified the Final EIR for the UDSP project, including adoption of associated CEQA Findings, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program. On April 8, 2014, the City approved an Addendum to the Final EIR, as described in City Council Resolution No. 2014-032, approved.

Section 3. Findings for Approval of Development Area Plan. The City Council hereby makes the following findings in accordance with Rohnert Park Municipal Code Section 17.06.400; to wit;

1. *The proposed development conforms to the applicable specific plan*

Criteria Satisfied. The proposed DAP1 conforms to the Specific Plan and would implement Phase 1 of development of the University Specific Plan project. The proposed DAP I provides additional details on the project including residential floor plans and elevations by housing type. The proposed development is consistent with the specific plan because it conforms to the requirements in the specific plan related to density, housing type, housing location, open space, and related amenities. In addition, the proposed DAP I is designed to have adequate infrastructure, integrated with existing City roadways, streets, bicycle paths, and walkways.

2. *Public infrastructure and services can be provided concurrently with the development*

Criteria Satisfied. The developer is required to participate in the Public Facilities Financing Plan pursuant to the Amended and Restated Development Agreement by and Among the City of Rohnert Park and University District LLC and Vast Oak Properties L.P , which will provide for necessary off-site public facilities, and shall be responsible for on-site facilities to meet the project's needs. Exhibit C-1 of the Development Agreement for the project sets forth the timing of the necessary facilities as they relate to the physical development of the site.

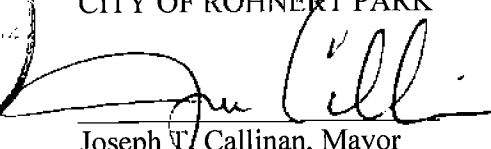
Section 4. A duly noticed public hearing on the proposed Development Area Plan was held on November 25, 2014.

NOW, THEREFORE, BE IT FURTHER RESOLVED that, based on the findings set forth in this Resolution, the recommendation of the Planning Commission, the evidence presented in the staff report, presentations and comments provided at public hearings on this matter, and the above-referenced Findings, the City Council hereby approves the DAP I for the University District Vast Oak Land Development Phase I: Cypress, Mulberry, and Magnolia at University Park, as set forth at **Exhibit A**, in its entirety, and subject to the recommended conditions of approval as provided in **Exhibit B**.

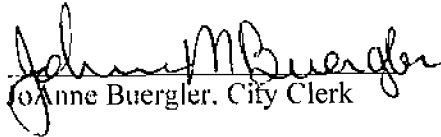
DULY AND REGULARLY ADOPTED on this 25th day of November, 2014.



CITY OF ROHNERT PARK


Joseph T. Callinan, Mayor

ATTEST:


JoAnne Buergler, City Clerk

Attachment: Exhibit A and Exhibit B

BELFORTE: AYE MACKENZIE: AYE STAFFORD: AYE AHANOTU: AYE CALLINAN: AYE
AYES: (5) NOES: (0) ABSENT: (0) ABSTAIN: (0)

EXHIBIT A

DEVELOPMENT AREA PLAN I and MATERIALS AND COLORS

SEE EXHIBITS 1 and 2 ATTACHED TO THE STAFF REPORT

RECEIVED

SEP 23 2014

**CITY OF
ROHNERT PARK**

Exhibit A
Resolution 2014-159

Cypress, Mulberry, and Magnolia

at

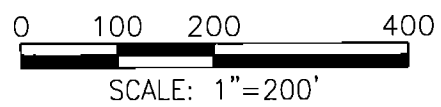
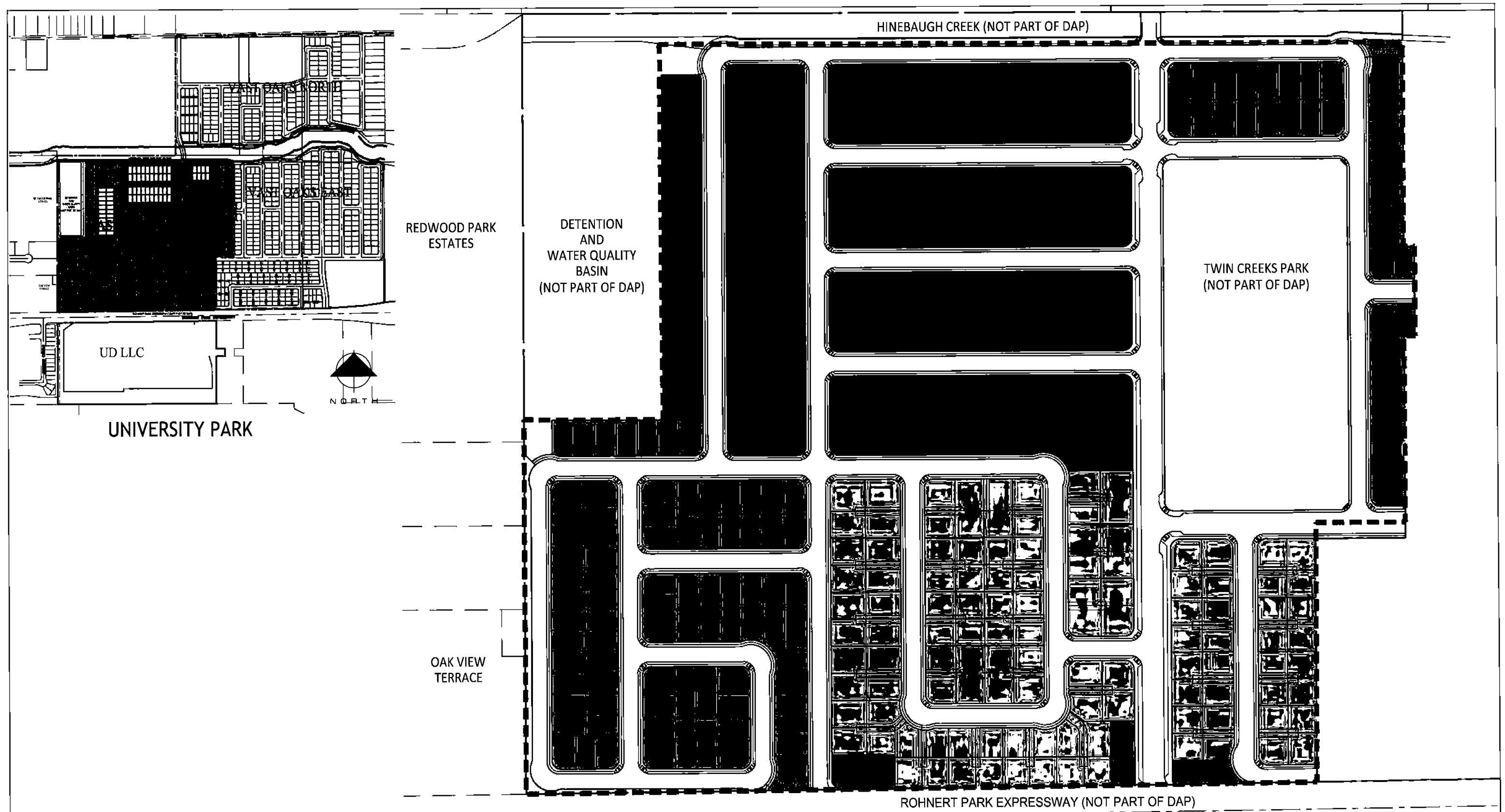
UNIVERSITY PARK

1st Vast Oak Land Development Phase
Rohnert Park, California



DEVELOPMENT AREA PLAN

SEPTEMBER 2014



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**

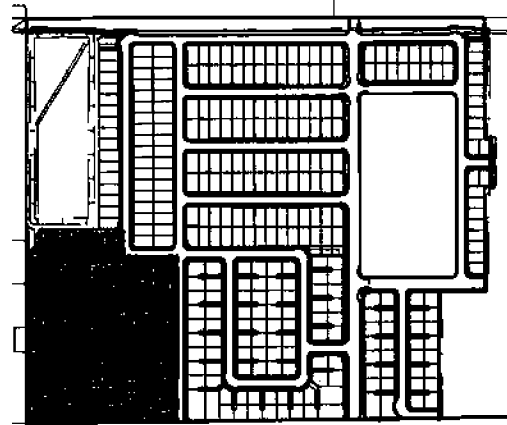
DEVELOPMENT AREA PLAN

VAST OAK WEST
University Park
Rohnert Park, California

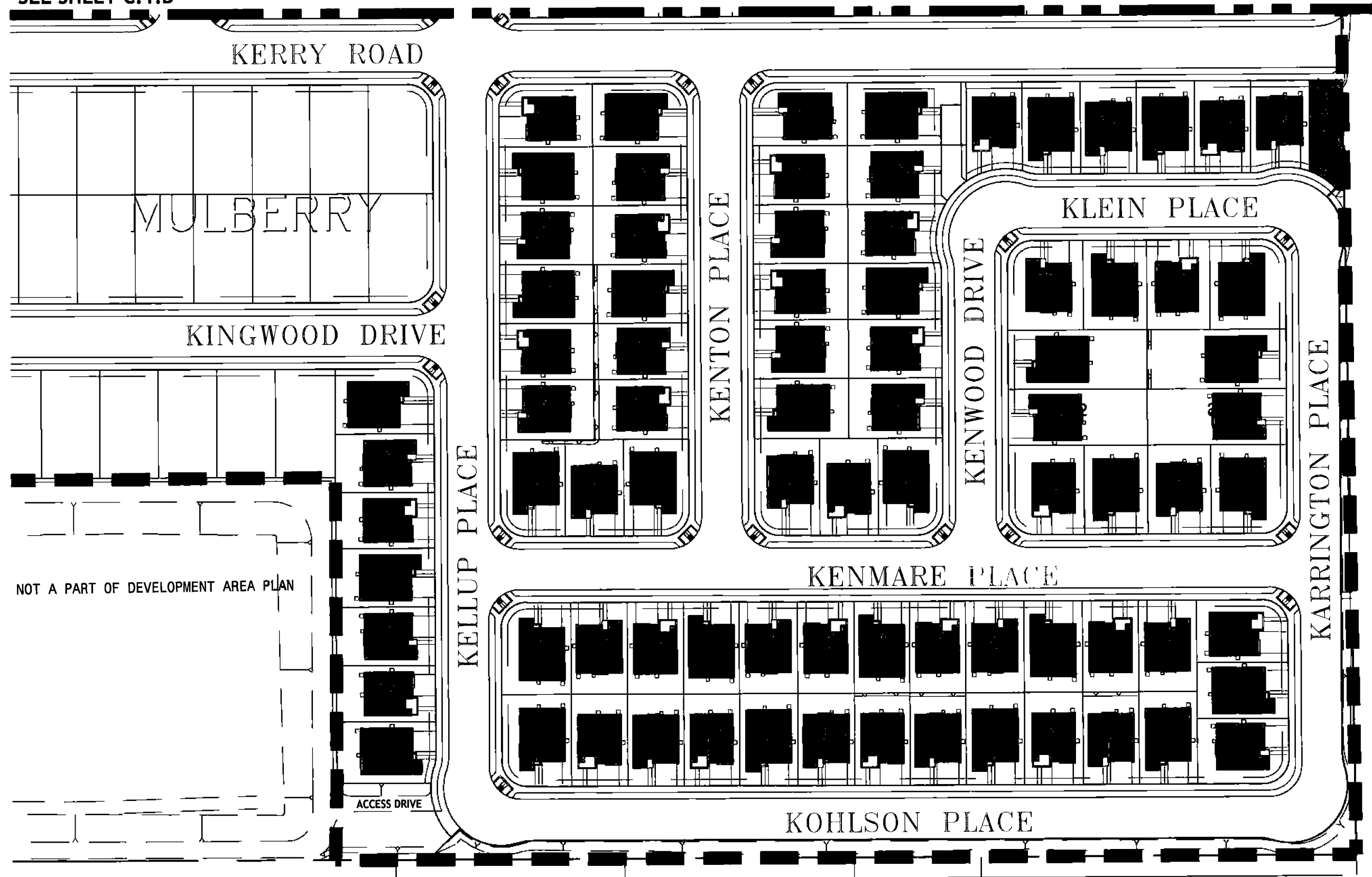
1.1

JULY 2014

SEE SHEET C.1.B



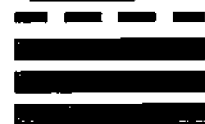
VAST OAK WEST
LOCATION MAP



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.

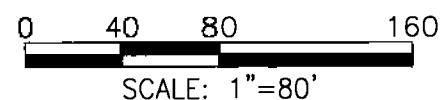
NEIGHBORHOOD PLAN IN D.A.P.



CYPRESS at UNIVERSITY PARK
Vast Oak West
Rohnert Park, California

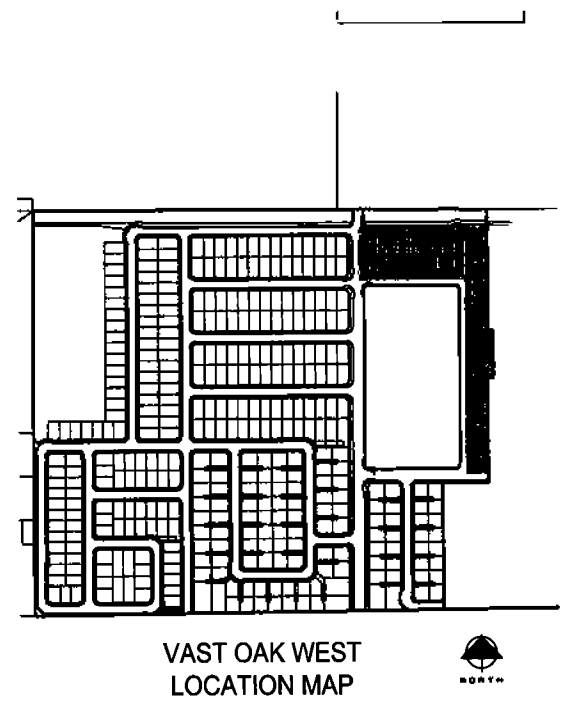
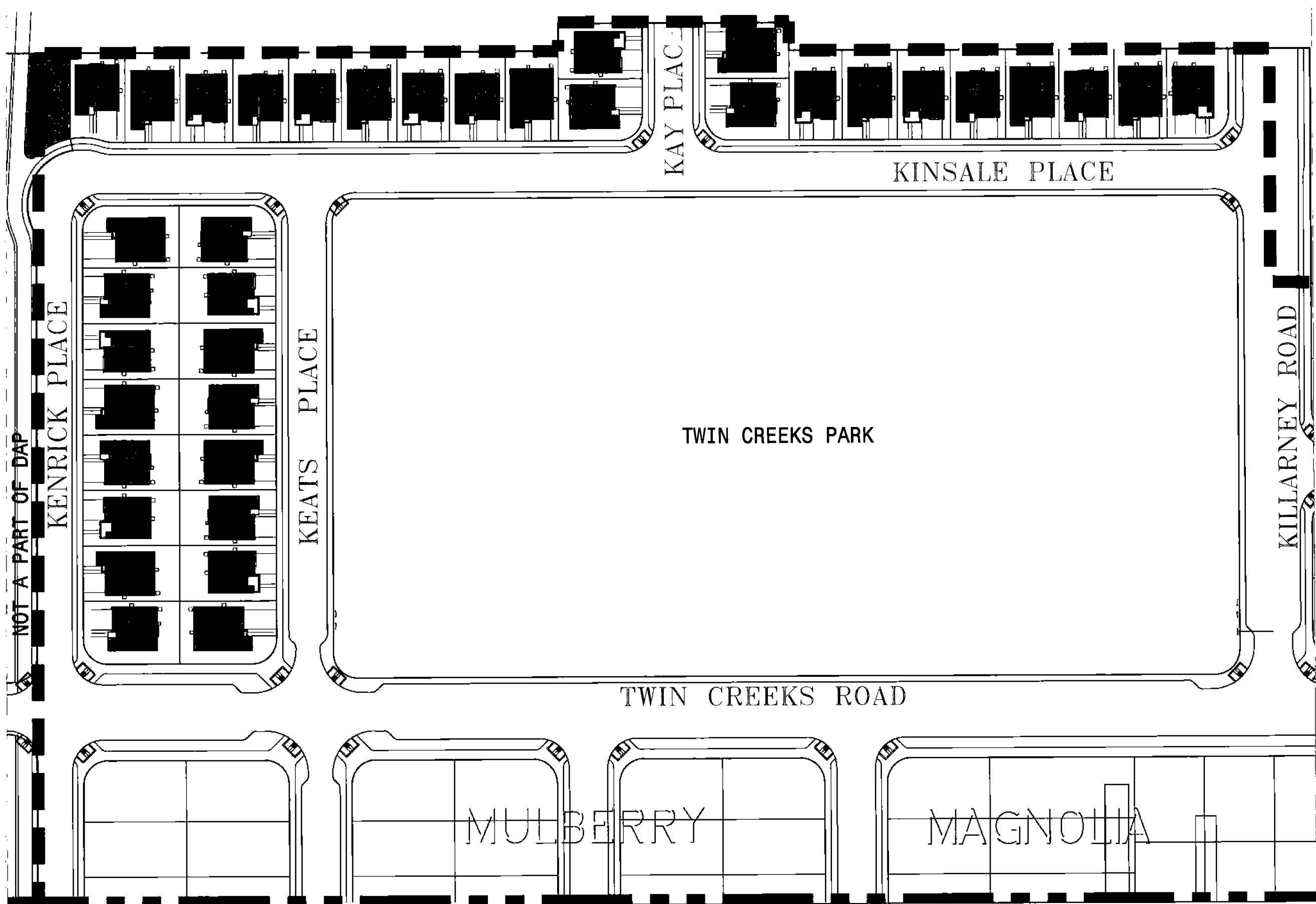
C.1.A

SEPTEMBER 2014



SCALE: 1"=80'





LEGEND:

DAP BOUNDARY

PLAN 1 (35)

PLAN 2 (41)

PLAN 3 (43)

NOTE:

A. SEE SHEET C.4 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 PARK

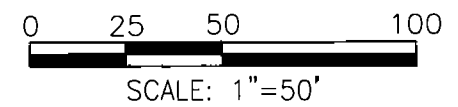
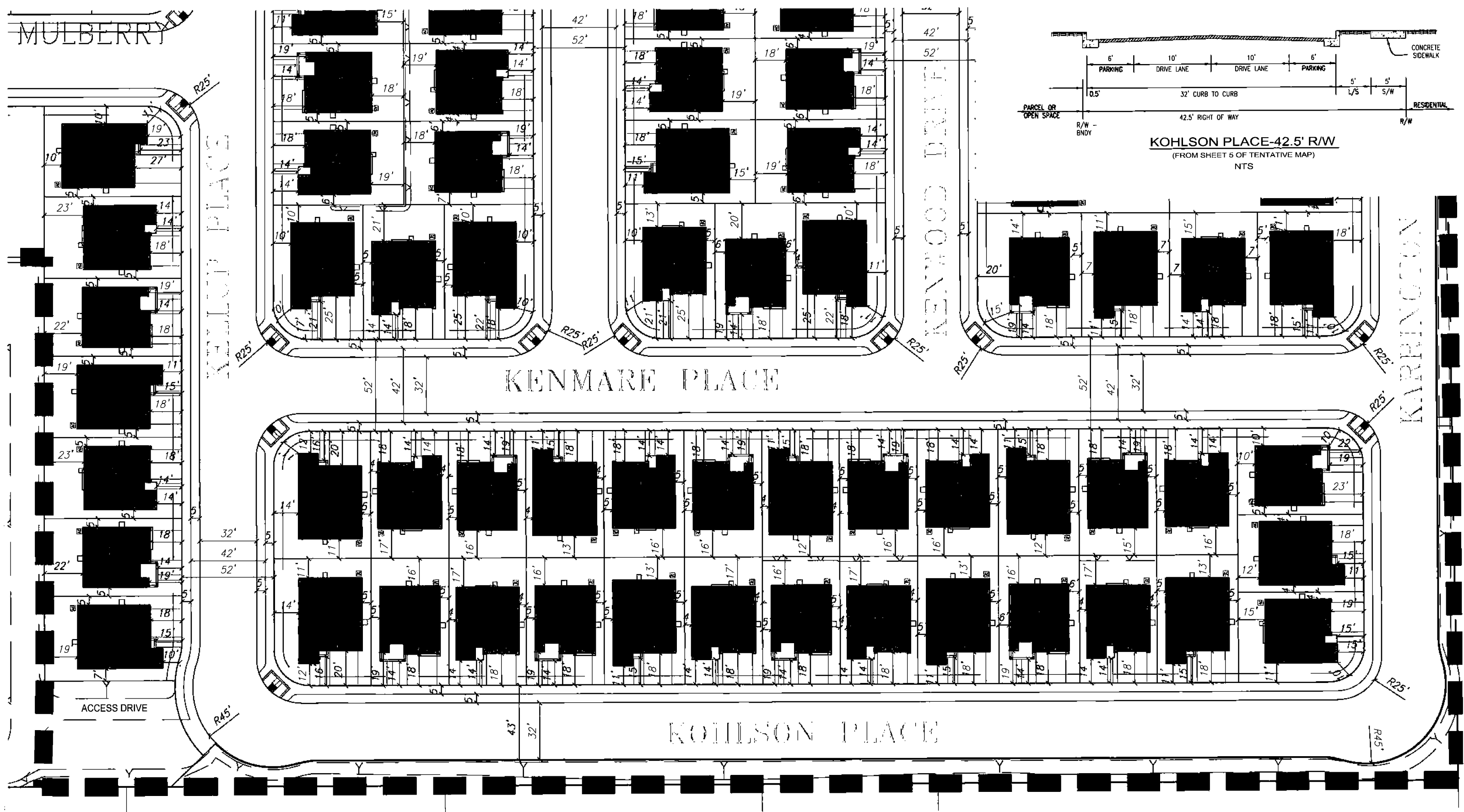
Vast Oak West

Rohnert Park, California

C.1.B

SEPTEMBER 2014

SEE SHEET C.1.A



- 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.

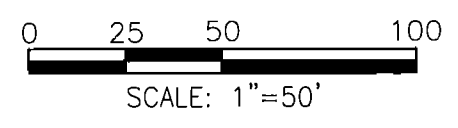
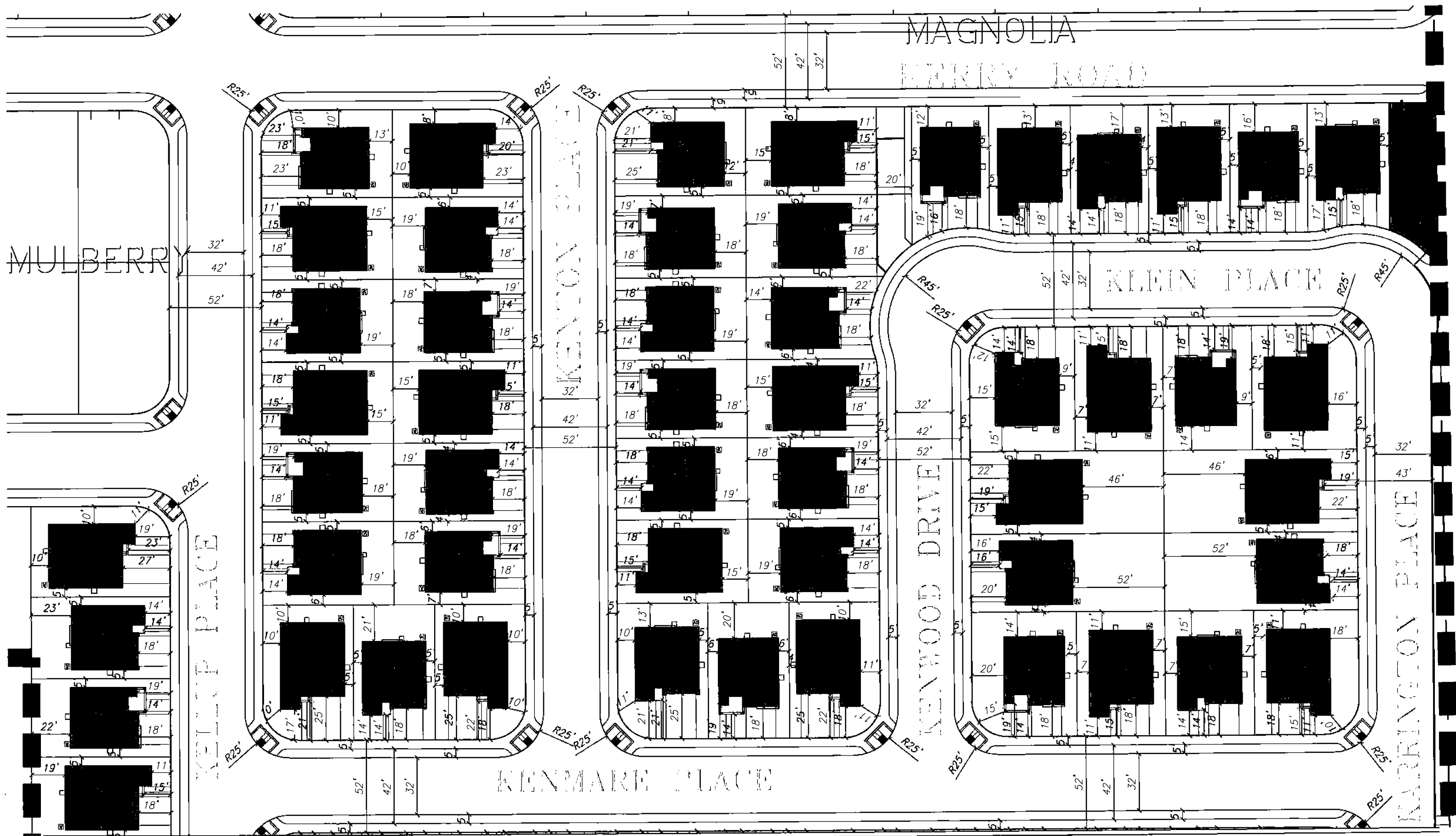
NEIGHBORHOOD PLAN IN D.A.P.



CYPRESS at UNIVERSITY PARK
Vast Oak West
Rohnert Park, California

C.2

SEPTEMBER 2014



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.

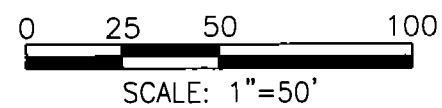
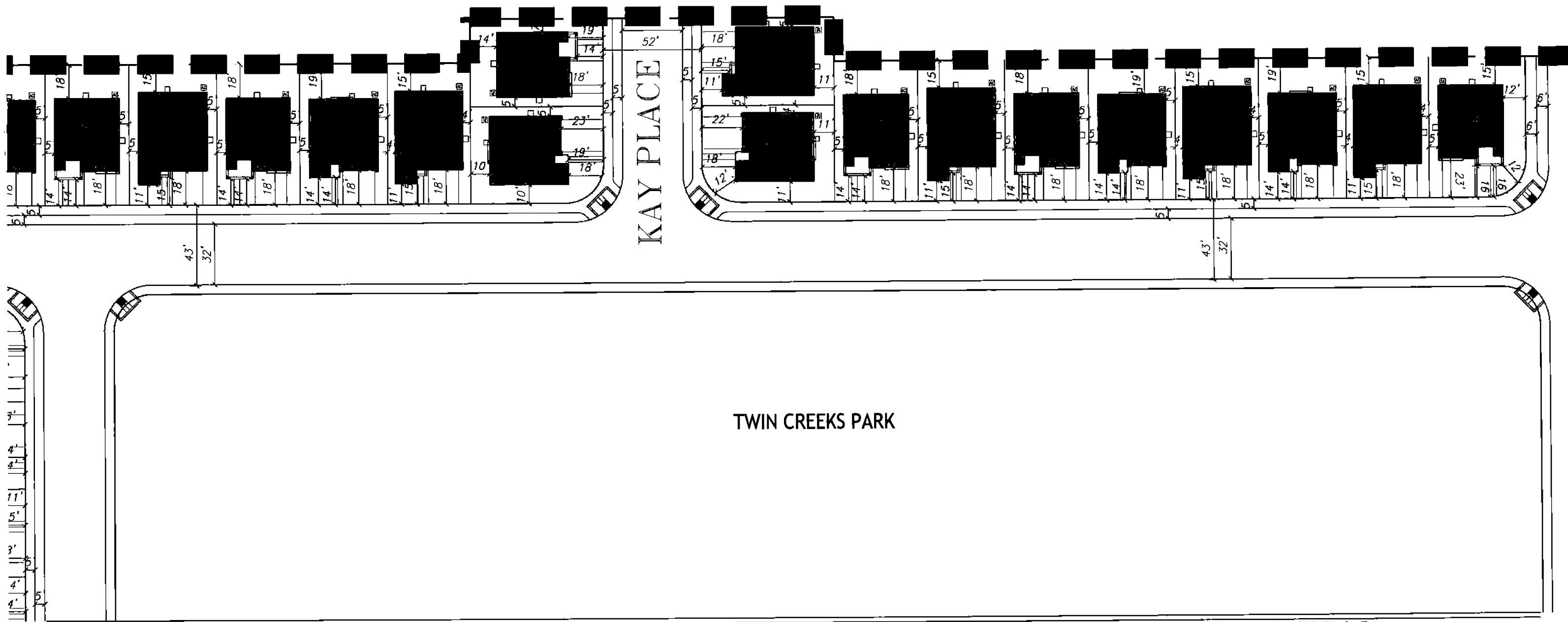
NEIGHBORHOOD PLAN IN D.A.P.



CYPRESS at UNIVERSITY PARK
Vast Oak West
Rohnert Park, California

SEPTEMBER 2014

C.3



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.

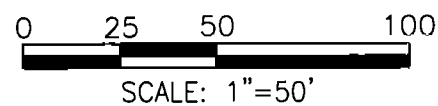
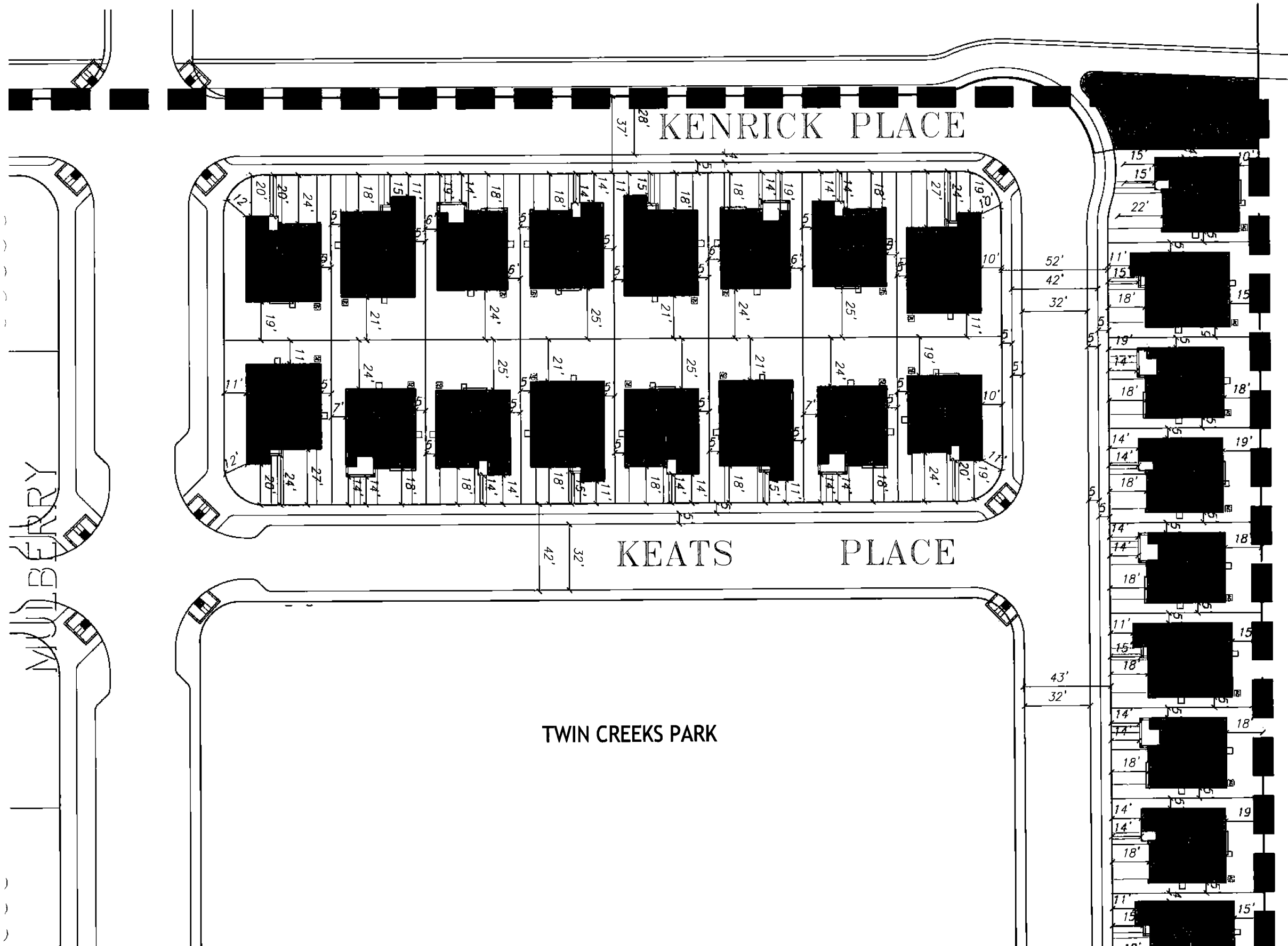
NEIGHBORHOOD PLAN IN D.A.P.



CYPRESS at UNIVERSITY PARK
Vast Oak West
Rohnert Park, California

C.4

SEPTEMBER 2014



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.

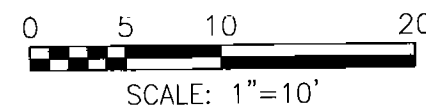
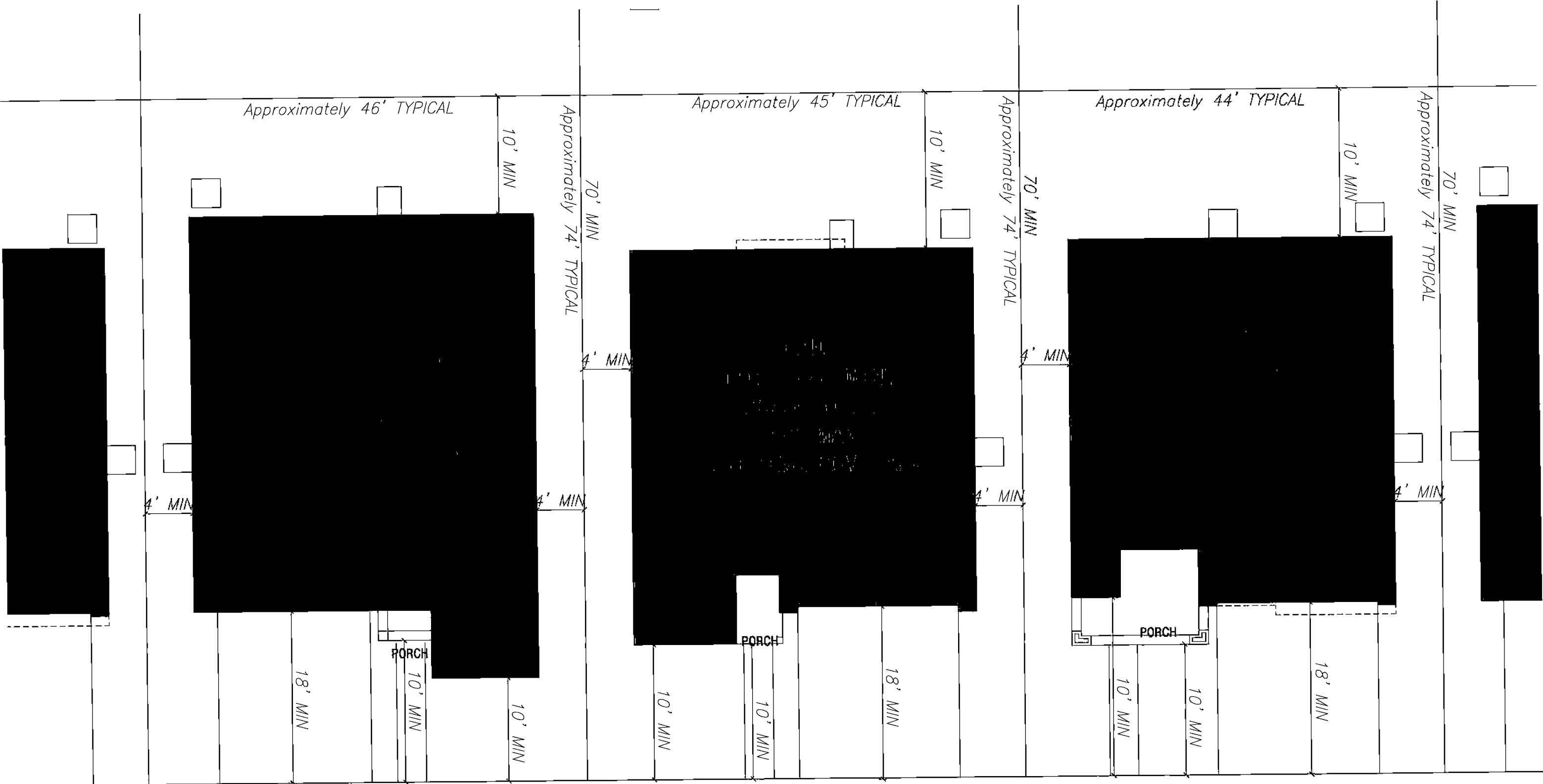
NEIGHBORHOOD PLAN IN D.A.P.



CYPRESS at UNIVERSITY PARK
Vast Oak West
Rohnert Park, California

C.5

SEPTEMBER 2014



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.

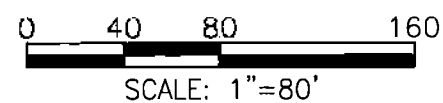
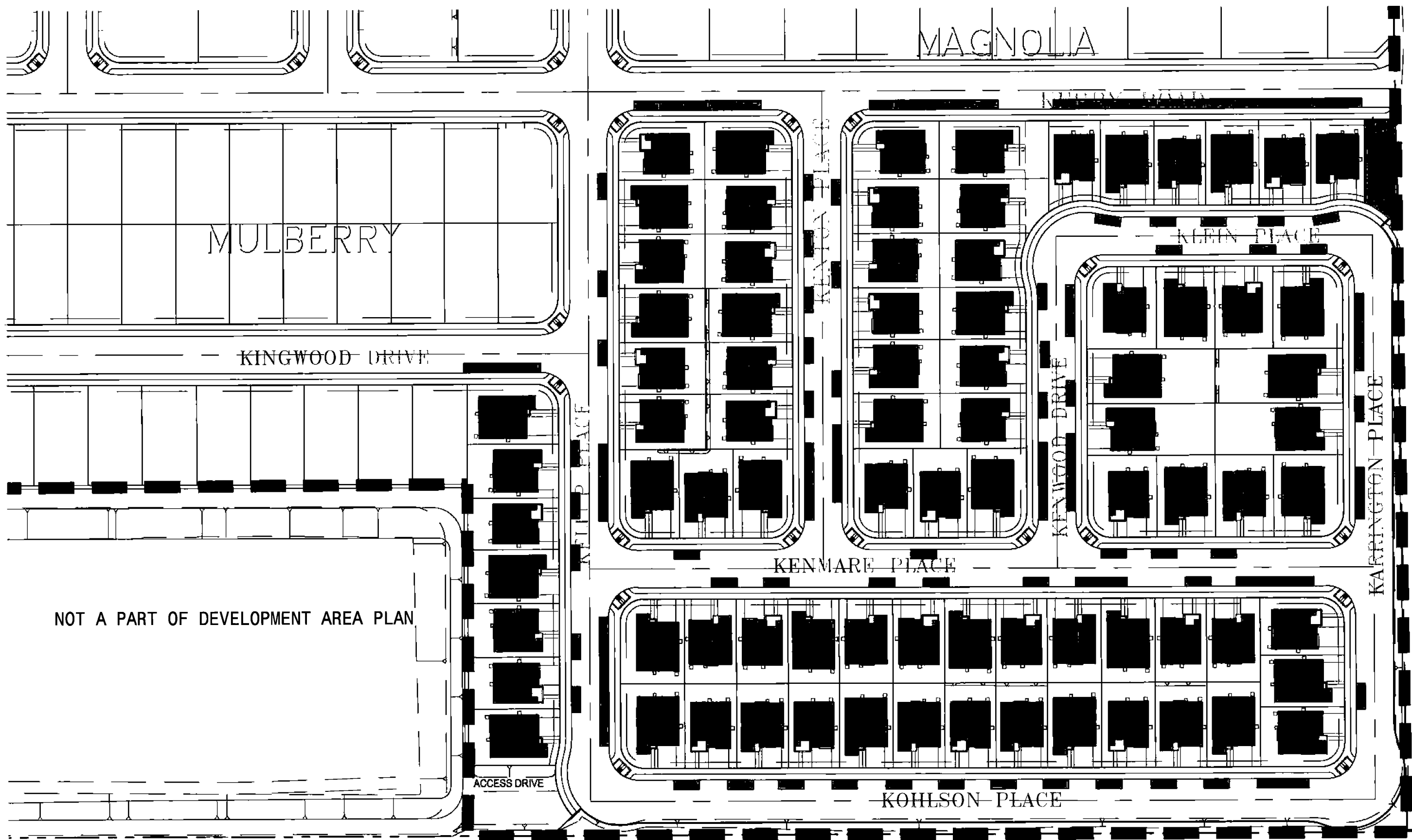
- D. MINIMUM LOT WIDTHS:**
 1. PLAN 1 - 40'
 2. PLAN 2 - 43'
 3. PLAN 3 - 46'

MINIMUM SETBACK EXHIBIT



CYPRESS at UNIVERSITY PARK
 Vast Oak West
 Rohnert Park, California

SEPTEMBER 2014



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

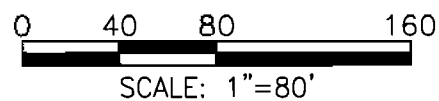
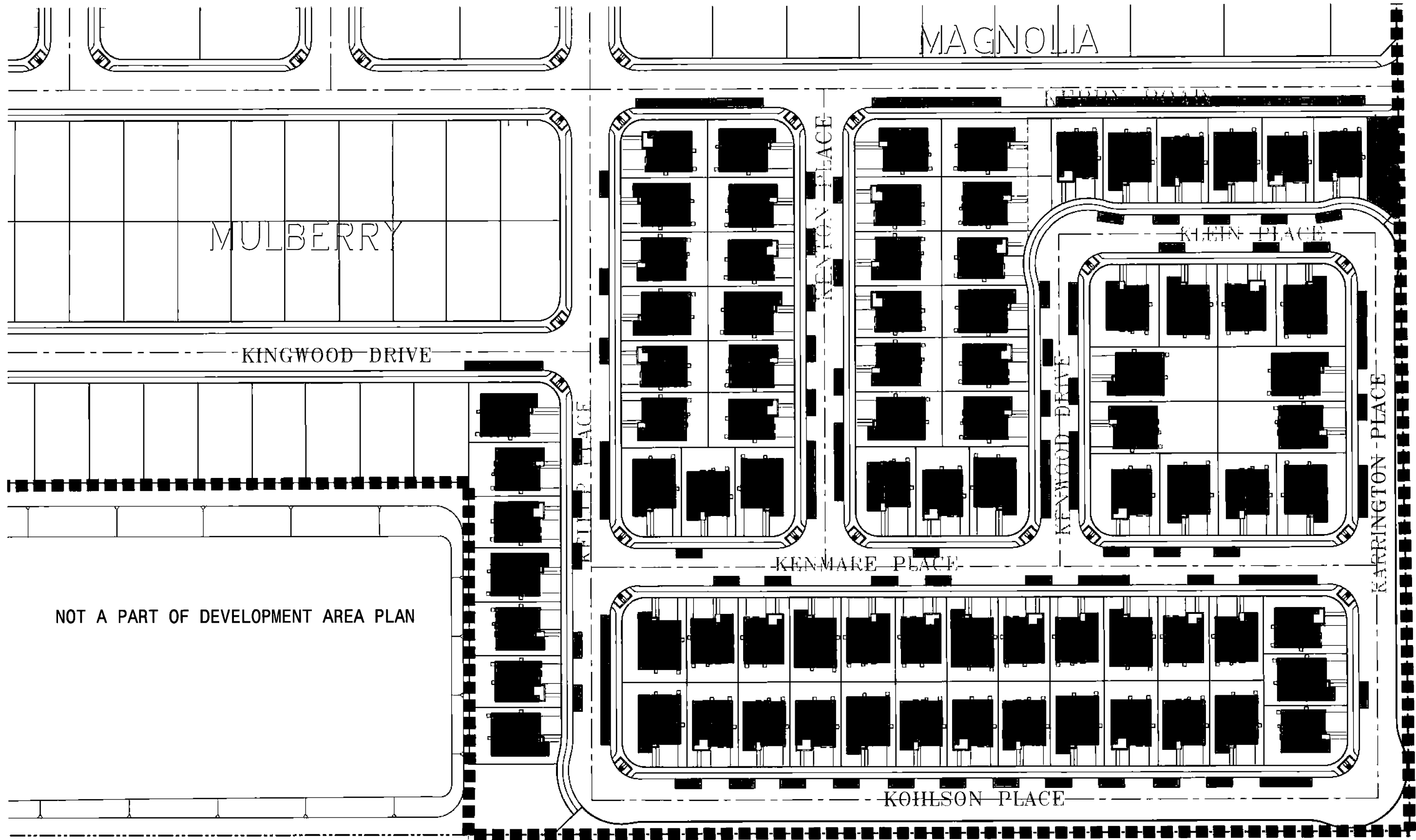
PARKING PLAN



CYPRESS at UNIVERSITY PARK
 Vast Oak West
 Rohnert Park, California

C.7.A

SEPTEMBER 2014



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 PARK
Vast Oak West
Rohnert Park, California

C.7.A

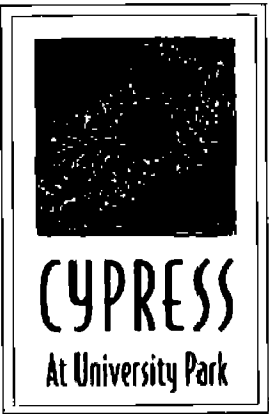
JULY 2014

LANDSCAPE PLANS FOR:

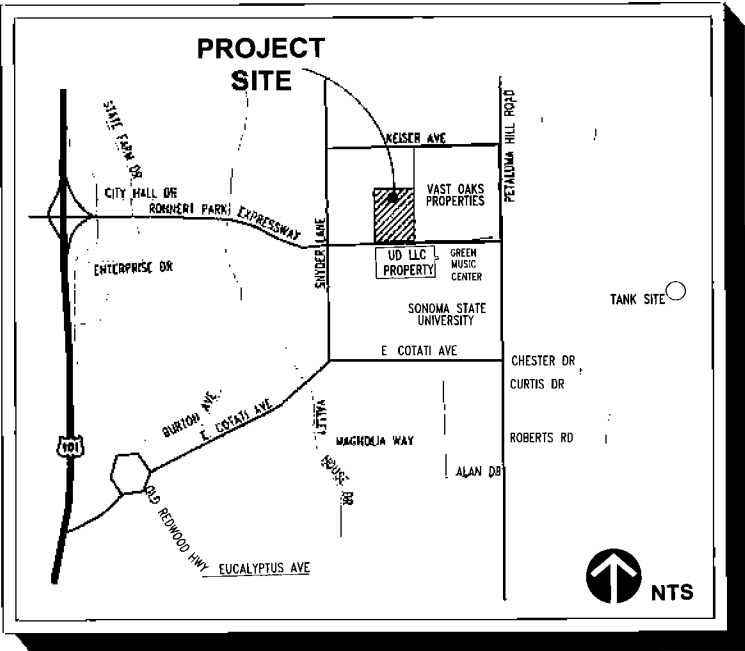
CYPRESS AT UNIVERSITY PARK

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

ROHNERT PARK, CALIFORNIA
SEPTEMBER 17, 2014



VICINITY MAP



SITE MAP

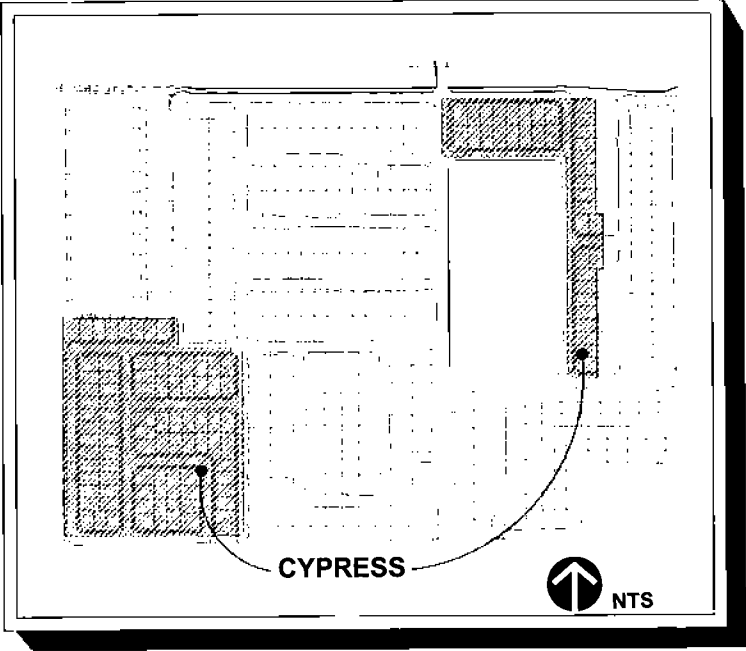


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FRONT, SIDE YARD & PARKWAY ATYPICAL LANDSCAPE PLANS	L-1.4
LANDSCAPE DETAILS	L-1.5

Brookfield
Residential

Development Area Plan



Vast Oak West at University Park

CYPRESS

Rohnert Park, California

Landscape Cover Sheet

www.vanderToolen.com

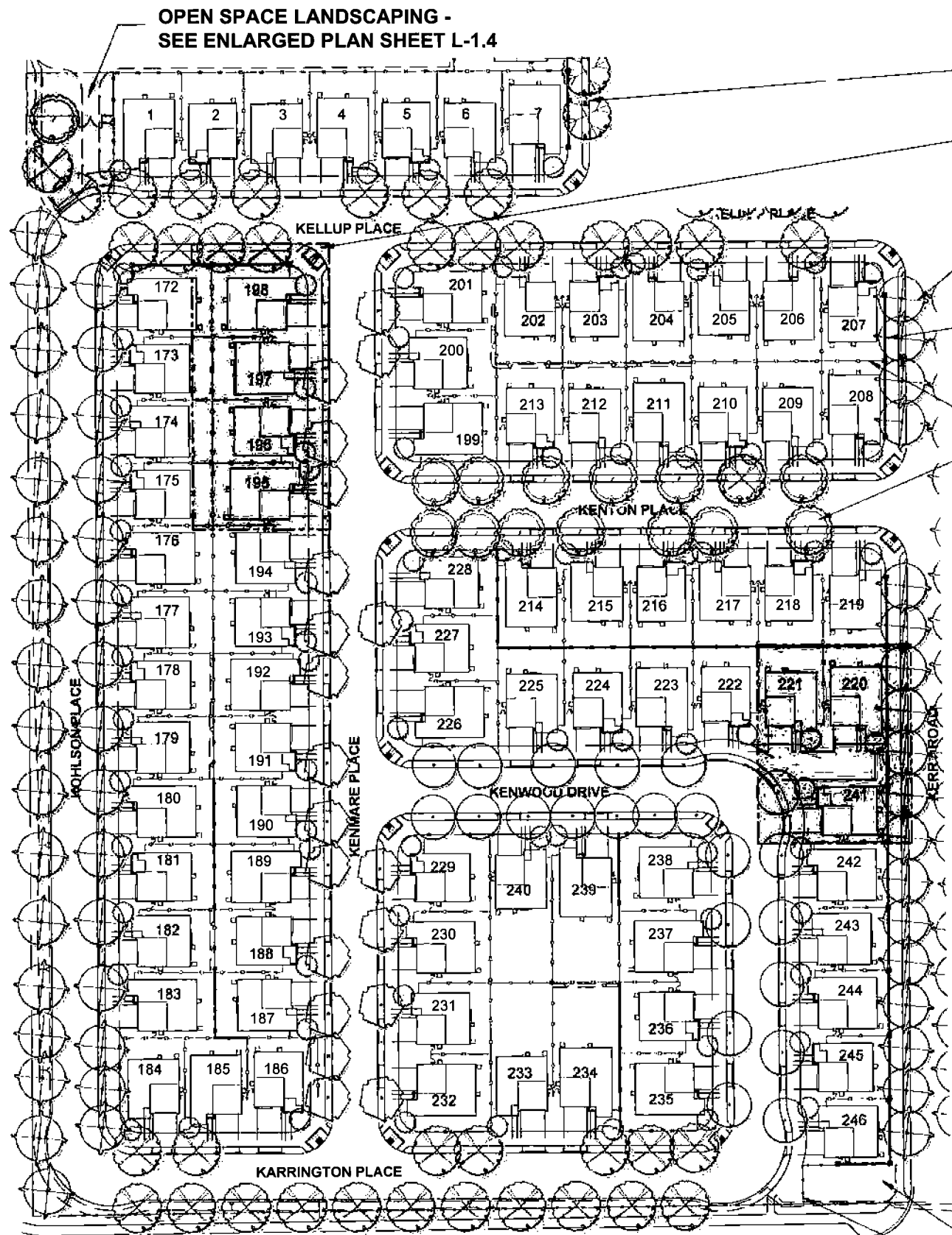
Vander Toolen Associates
1111 1st St., Suite 200
Rohnert Park, CA 94926
707.721.2244

Scale: Not Applicable

SEPTEMBER 17, 2014

L-1.0

Project No 97711



CLUSTER MAILBOXES - SEE DETAIL D, SHEET L-1.5

FRONT, SIDE YARD & PARKWAY TYPICAL LOTS - SEE ENLARGED PLAN SHEET L-1.3

NORTH-SOUTH THEMED STREET TREE (TYP.)

PRIVACY WALL WITH VINES - SEE DETAIL C, SHEET L-1.5

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

EAST-WEST THEMED STREET TREE (TYP.)

NOT A PART OF THIS PROJECT
TUBE STEEL VIEW FENCE - SEE DETAIL F, SHEET L-1.5

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 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
	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 'PRAIRIFIRE'	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 SELLOWIANA	PINEAPPLE GUAVA	LOW	5 GAL
	MYRTICA CALIFORNIA	PACIFIC WAX MYRTLE	LOW	5 GAL
	PHOTINIA FRASERII	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
	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
	PHORMIUM SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PITOSPORUM SPP.	TOBIRA	LOW	5 GAL
	ROSA SPP.	ROSE	MODERATE	2 GAL
	SALVIA SPP.	ORNAMENTAL SAGE	MODERATE	1 GAL
	VIBURNUM SPP.	VIBURNUM	MODERATE	5 GAL
	WESTRIGIA 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
	DIETES BICOLOR	FORTNIGHT LILY	LOW	1 GAL
	ERIGERON 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 BELLS	MODERATE	1 GAL
	KNIPHOFIA UVARIA	RED HOT POKER	MODERATE	1 GAL
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	LOW	1 GAL
GRASSES				
	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	LOW	1 GAL
	FESTUCA MAIREI	ATLAS FESCUE	LOW	1 GAL
	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW	1 GAL
	LEYMUS 'CANYON PRINCE'	BLUE WLD RYE	VERY LOW	1 GAL
	MUHLENBERGIA RIENS	DEER GRASS	LOW	1 GAL
GROUNDCOVERS				
	ARMERIA MARITIMA	SEA THRIFT	MODERATE	1 GAL
	FRAGARIA CHILOENSIS	CREeping STRAWBERRY	MODERATE	1 GAL
	HELIANTHEMUM NUMMULARIUM	SUNROSE	LOW	1 GAL
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	LOW	1 GAL
	SCAEVOLA 'MAUVE CLUSTERS'	PURPLE SCAEVOLA	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
	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	5 GAL
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	MODERATE	5 GAL

NOTE: MAILBOX CLUSTER LOCATIONS SUBJECT TO CHANGE BASED ON POSTAL OFFICE APPROVAL.



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

A MATCHLINE
REFER TO THIS SHEET

A MATCHLINE
REFER TO THIS SHEET

NORTH-SOUTH THEMED STREET TREE (TYP.)

PRIVACY WALL WITH VINES - SEE DETAIL C,
SHEET L-1.5

TREE NOTE

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TO CHANGE BASED ON UTILITY COMPOSITION.

PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
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LARGE SHRUBS				
	DODONAEA VISCOSEA	PURPLE HOPSEED BUSH	LOW	5 GAL
	FEUJOA SELLOWIANA	PINEAPPLE GUAVA	LOW	5 GAL
	MYRTICA CALIFORNIA	PACIFIC WAX MYRTLE	LOW	5 GAL
	PHOTINIA FRASERI	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
	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
	PHORMIUM SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PITTOSPORUM 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	COAST ROSEMARY	LOW	5 GAL
	XYLOSMA C. 'COMPACTA'	DWARF XYLOSMA	LOW	5 GAL
SMALL SHRUBS				
	ANIGOZANTHOS SPP.	KANGAROO PAW	LOW	1 GAL
	CORREA SPP.	AUSTRALIAN FUCHSIA	LOW	1 GAL
	DIETES BICOLOR	FORTNIGHT LILY	LOW	1 GAL
	ERIGERON 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 BELLS	MODERATE	1 GAL
	KNIPHOFIA UVARIA	RED HOT POKER	MODERATE	1 GAL
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	LOW	1 GAL
GRASSES				
	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	LOW	1 GAL
	FESTUCA MAIREI	ATLAS FESCUE	LOW	1 GAL
	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW	1 GAL
	LEYMUS 'CANYON PRINCE'	BLUE WILD RYE	VERY LOW	1 GAL
	MUHLENBERGIA RIGENS	DEER GRASS	LOW	1 GAL
GROUNDCOVERS				
	ARMERIA MARITIMA	SEA THRIFT	MODERATE	1 GAL
	FRAGARIA CHILOENSIS	CREeping STRAWBERRY	MODERATE	1 GAL
	HELIANTHEMUM NUMMULARIUM	SUNROSE	LOW	1 GAL
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	LOW	1 GAL
	SCAEVOLA 'MAUVE CLUSTERS'	PURPLE SCAEVOLA	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
	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	5 GAL
	PARTHENOCESSUS TRICUSPIDATA	BOSTON IVY	MODERATE	5 GAL

NOTE: MAILBOX CLUSTER LOCATIONS SUBJECT TO
CHANGE BASED ON POSTAL OFFICE APPROVAL.

Brookfield
Residential

Development Area Plan



Vast Oak West at University Park

CYPRESS

Rohnert Park, California

Landscape Master Plan



www.vanderTooten.com

Project: Vast Oak West at University Park
Site: 275
Address: 1700 Vast Oak Valley Rd
Rohnert Park, CA 94926

Scale: 1" = 50'-0"

0' 25' 50' 100' 200'



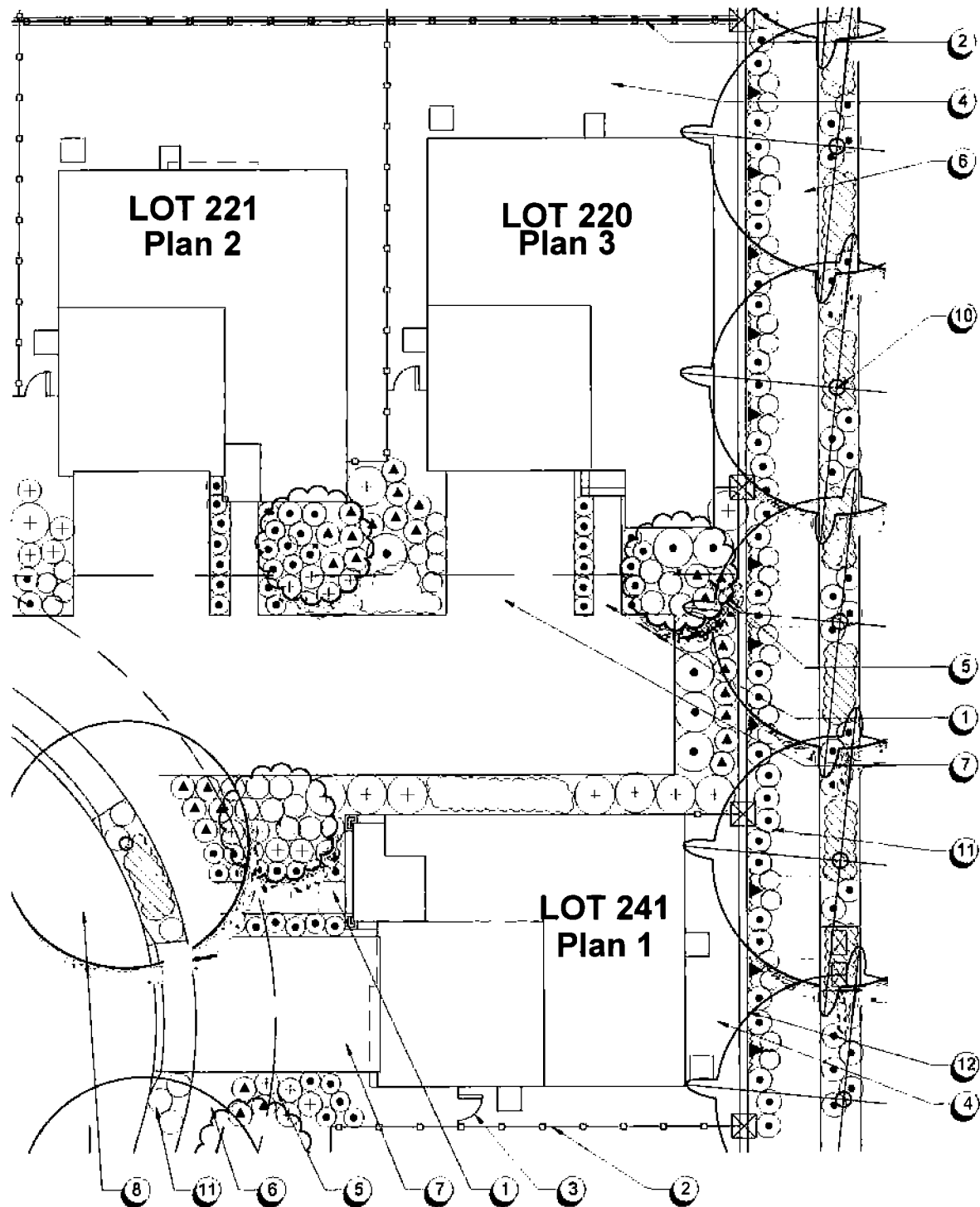
Scale: 1" = 50'-0"

SEPTEMBER 17, 2014

NORTH

Project No. 97711

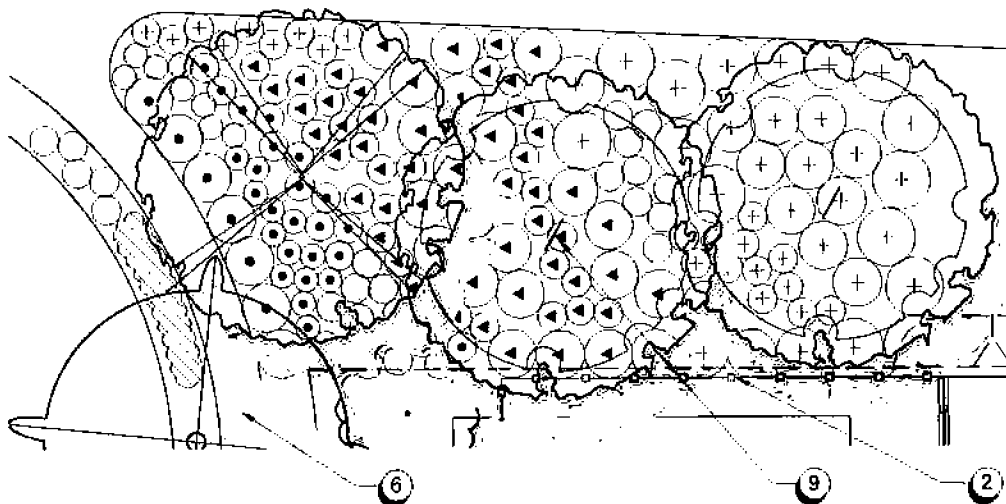
L-1.2



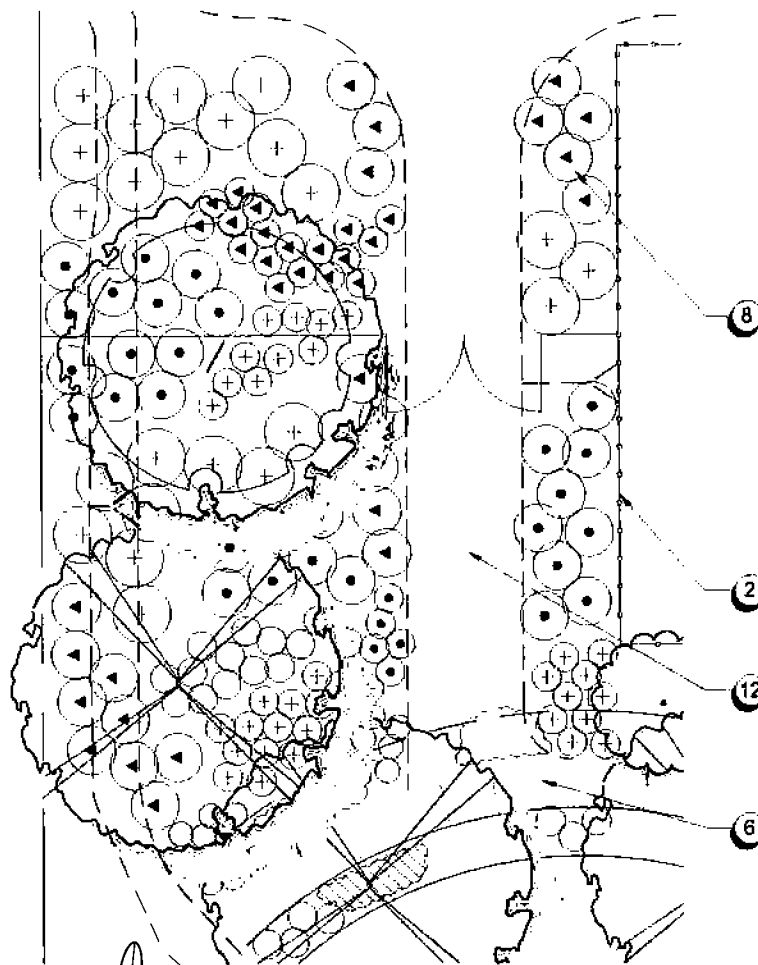
FRONT YARD ATYPICAL LOTS LANDSCAPE

IRRIGATION DESIGN

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



OPEN SPACE LANDSCAPING

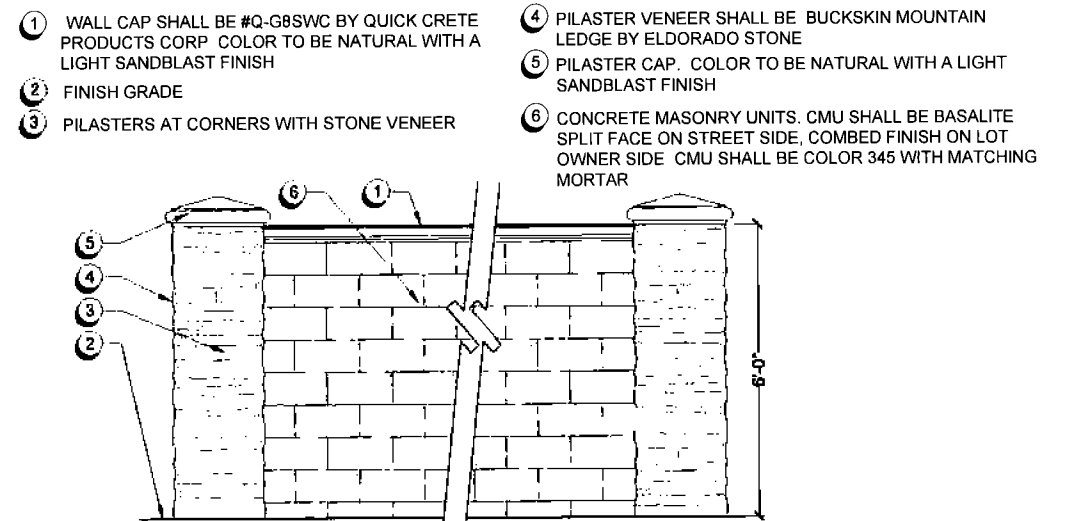
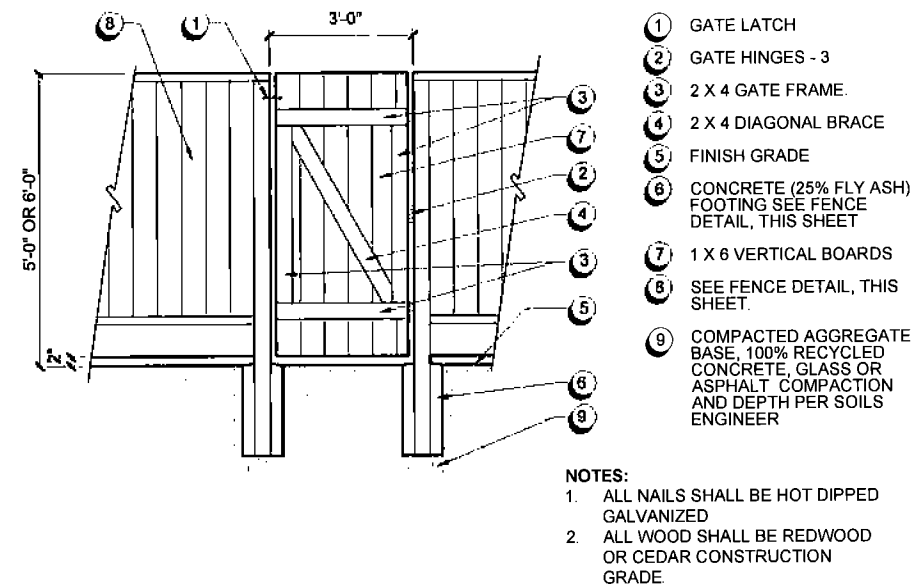
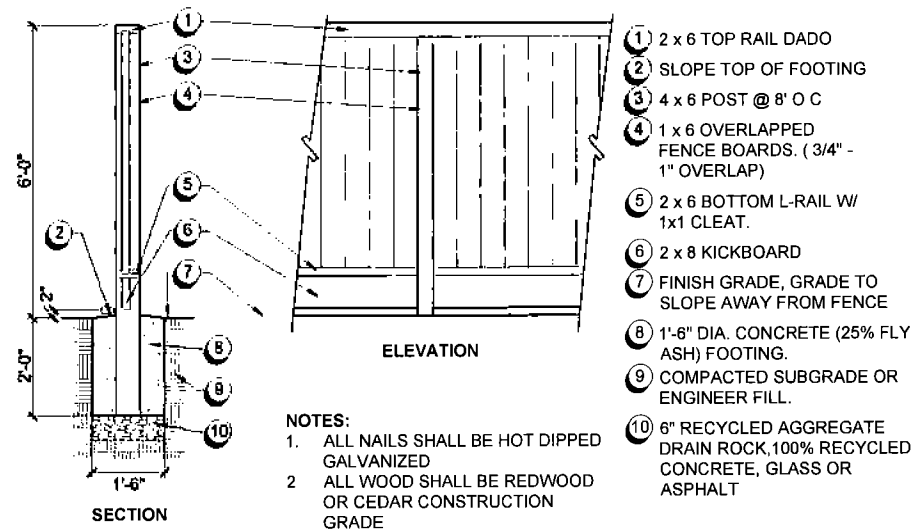


OPEN SPACE LANDSCAPING

• SEE SHEET L-1.3 FOR DESIGN CALLOUTS

PLANT PALETTE

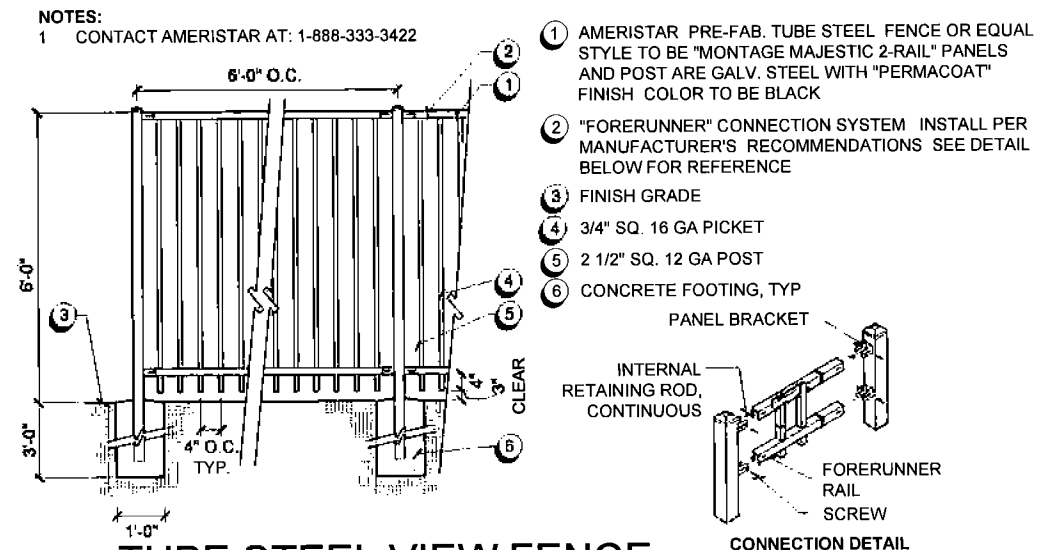
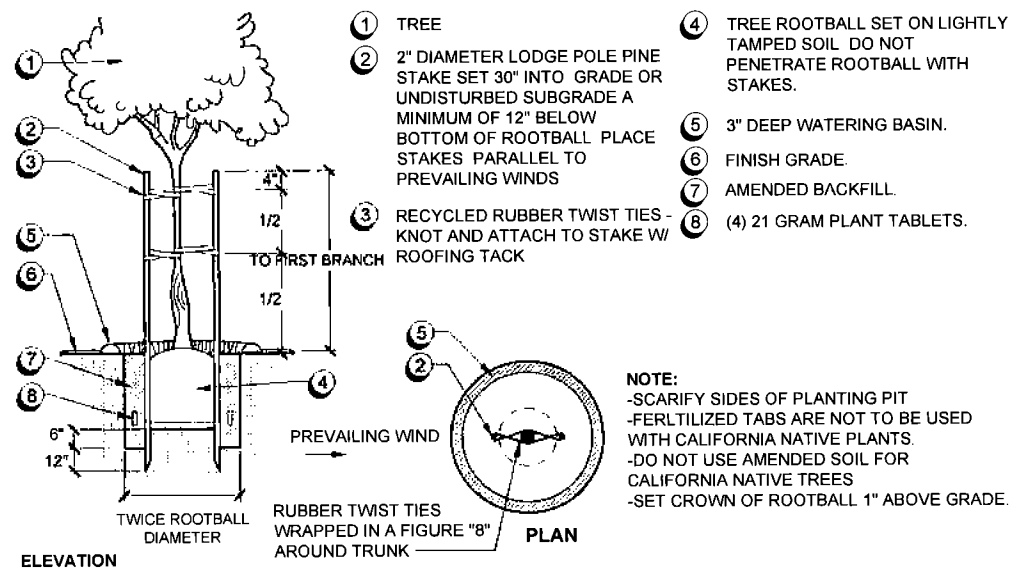
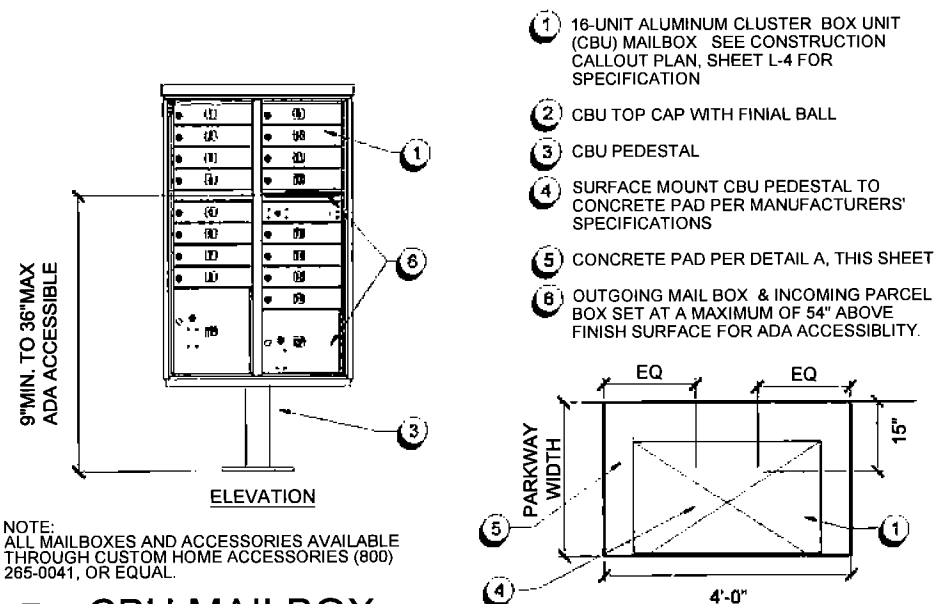
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
TREES				
STREET TREES				
	ACER RUBRUM	RED MAPLE	MODERATE	24" BOX
	LIRIODENDRON TULIPIFERA	TULIP TREE	MODERATE	15 GAL
	PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE	MODERATE	15 GAL
	PISTACIA CHINENSIS	CHINESE PISTACHE	LOW	15 GAL
	PYRUS CALLERYANA 'CHANTICLEER'	FLOWERING PEAR	MODERATE	15 GAL
	QUERCUS RUBRA	RED OAK	MODERATE	24" BOX
SECONDARY FRONT YARD TREES				
	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	MODERATE	15 GAL
	MALUS 'PRAIRIFIRE'	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
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	LOW	5 GAL
	MYRICA CALIFORNIA	PACIFIC WAX MYRTLE	LOW	5 GAL
	PHOTINIA FRASERII	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
	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
	PHORMIUM SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PITTOSPORUM SPP.	TOBIRA	LOW	5 GAL
	ROSA SPP.	ROSE	MODERATE	2 GAL
	SALVIA SPP.	ORNAMENTAL SAGE	MODERATE	1 GAL
	VIBURNUM SPP.	VIBURNUM	MODERATE	5 GAL
	WESTRIGIA 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
	DIETES BICOLOR	FORTNIGHT LILY	LOW	1 GAL
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW	1 GAL
	ESCALONIA 'COMPACTA'	DWARF ESCALONIA	MODERATE	1 GAL
	GAURA LINDHEIMERI	EVERGREEN DAYLILY	MODERATE	1 GAL
	HEMEROCALLIS SPP.	CORAL BELLS	MODERATE	1 GAL
	HEUCHERA SPP.	RED HOT POKER	MODERATE	1 GAL
	KNIPHOFIA UVARIA	AUSTRALIAN BLUEBELL	LOW	1 GAL
	SOLLYA HETEROPHYLLA			
GRASSES				
	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	VERY LOW	1 GAL
	MUHLENBERGIA RIENS	DEER GRASS	LOW	1 GAL
GROUNDCOVERS				
	ARMERIA MARITIMA	SEA THRIFT	MODERATE	1 GAL
	FRAGARIA CHILOENSIS	CREeping STRAWBERRY	MODERATE	1 GAL
	HELIANTHEMUM NUMMULARIUM	SUNROSE	LOW	1 GAL
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	LOW	1 GAL
	SCAEVOLA 'MAUVE CLUSTERS'	PURPLE SCAEVOLA	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
	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	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"

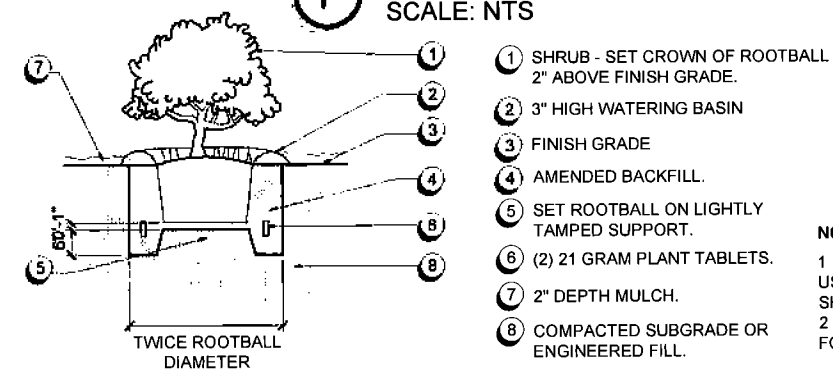
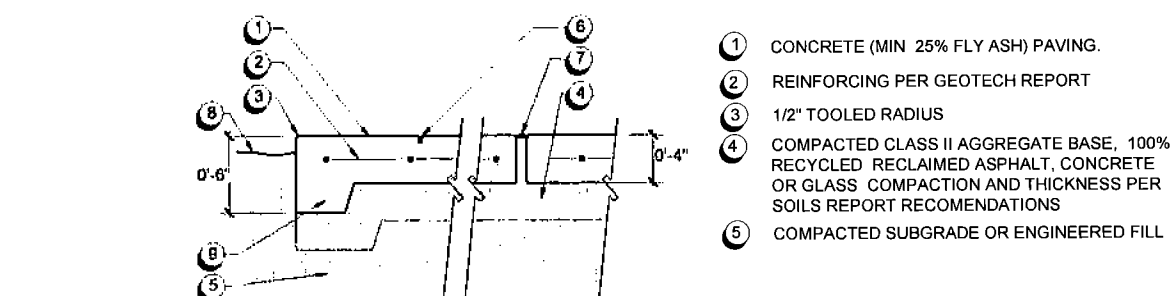
C PRIVACY WALL W/STONE VENEER PILASTERS
 SCALE: 1/2" = 1'-0"



D CBU MAILBOX
 SCALE: 3/4" = 1'-0"

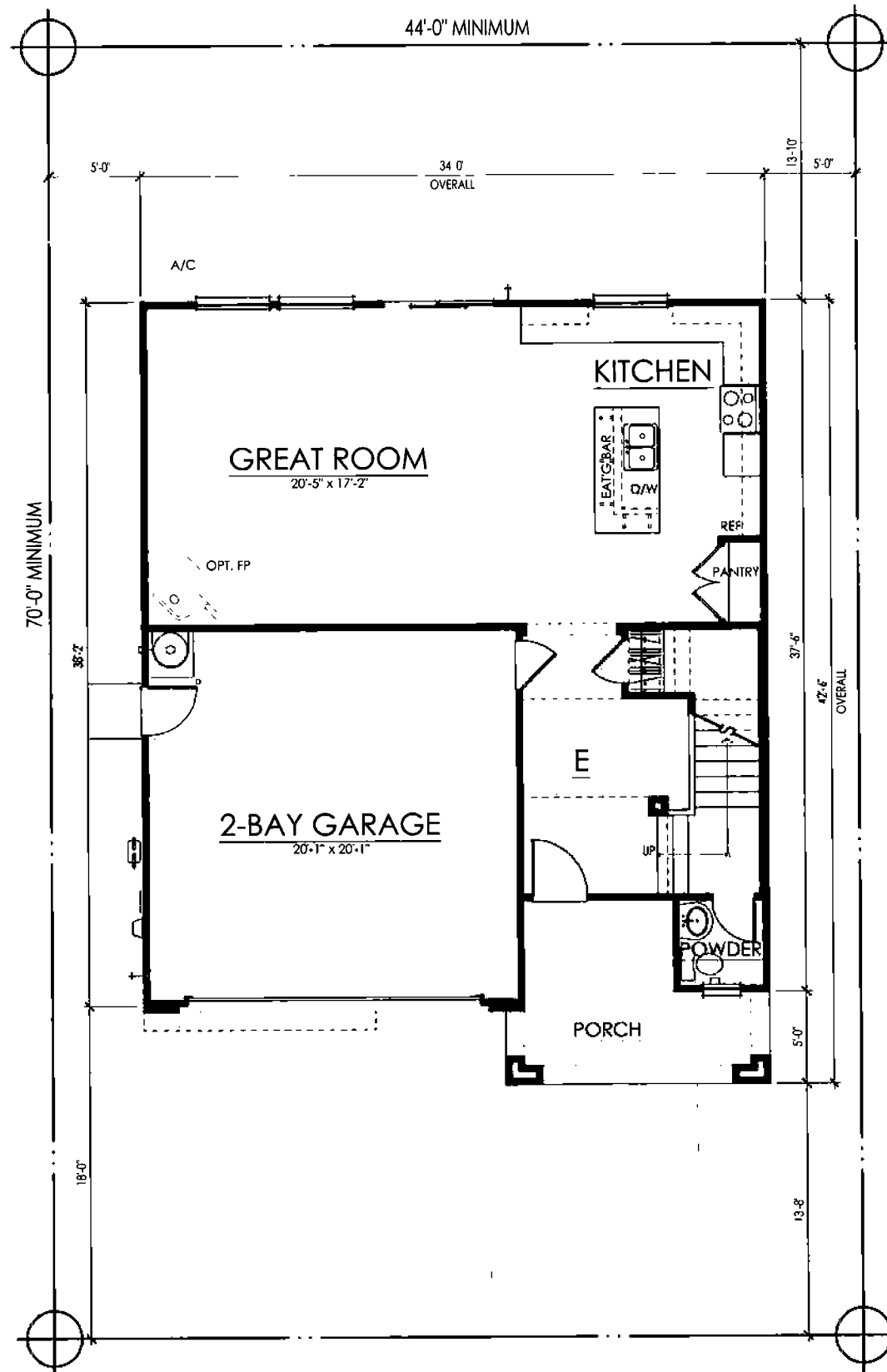
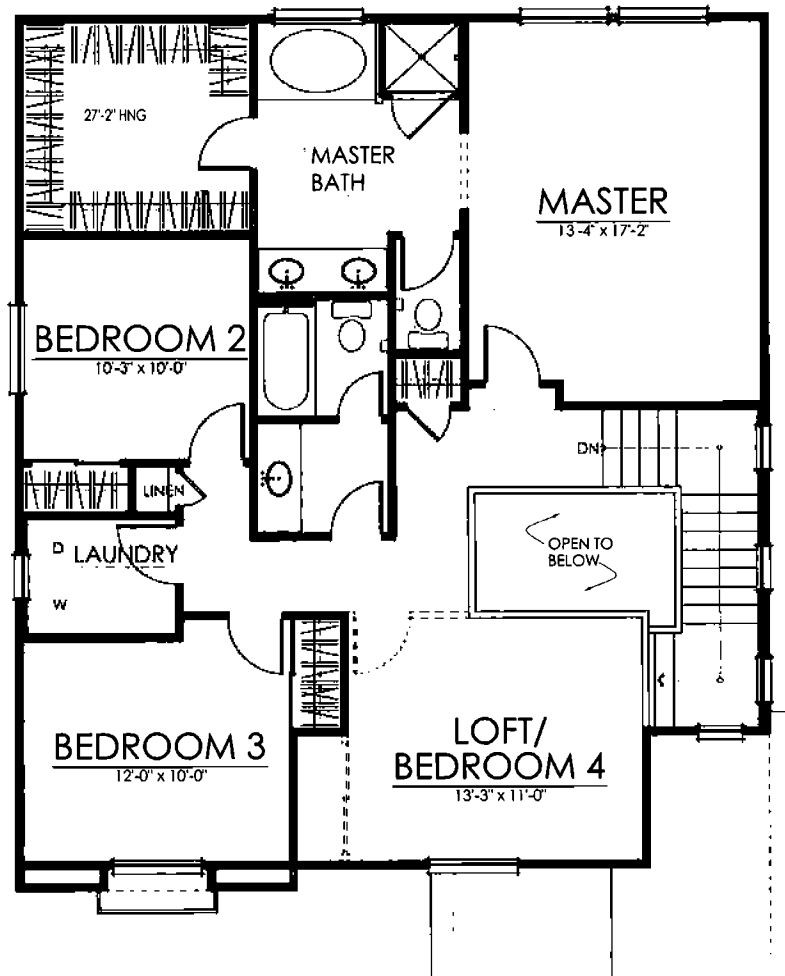
E TREE STAKING
 N.T.S.

F TUBE STEEL VIEW FENCE
 SCALE: NTS

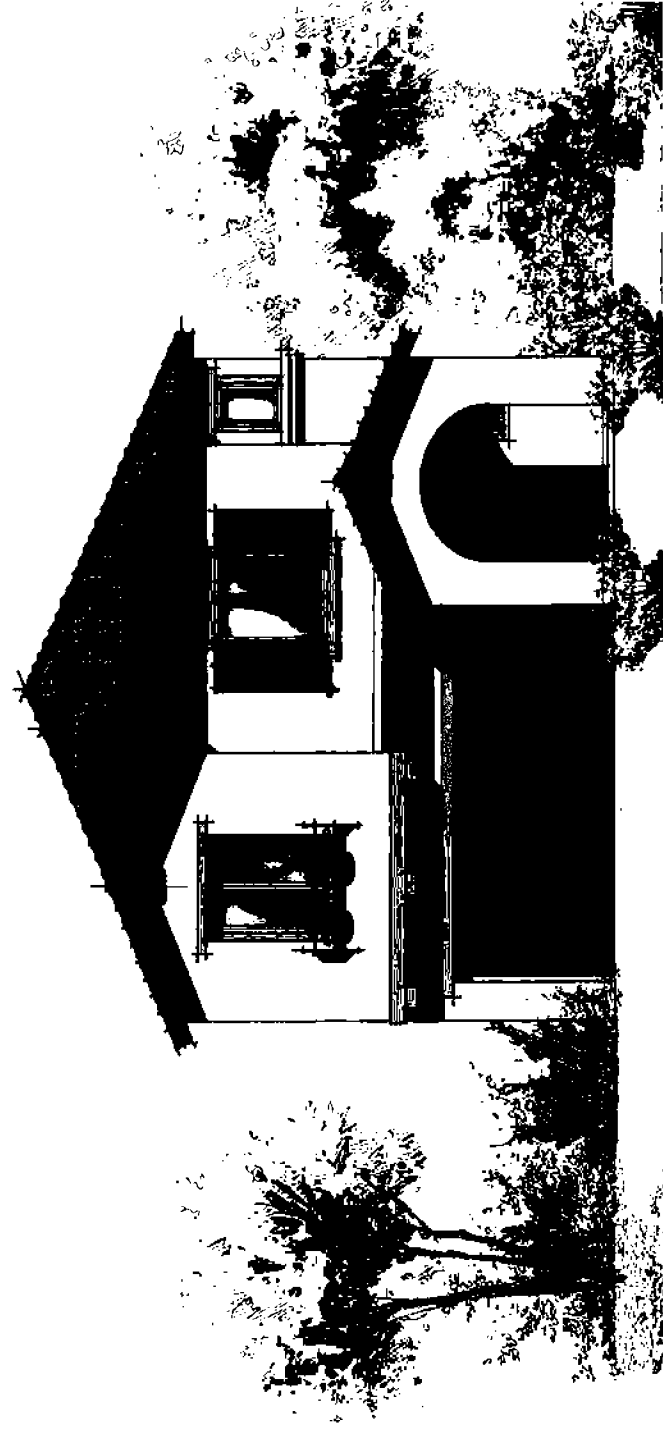


G FLY ASH CONCRETE PAVING
 SCALE: 1-1/2" = 1'-0"

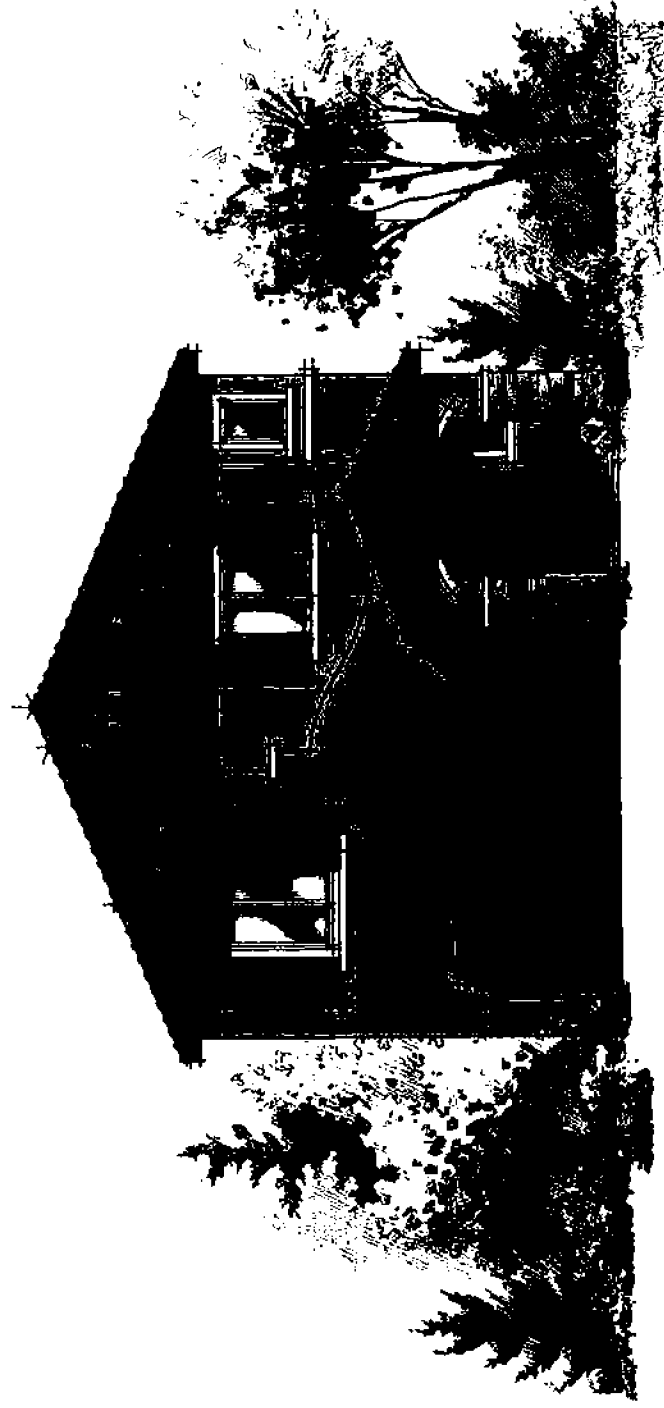
H SHRUB
 N.T.S.



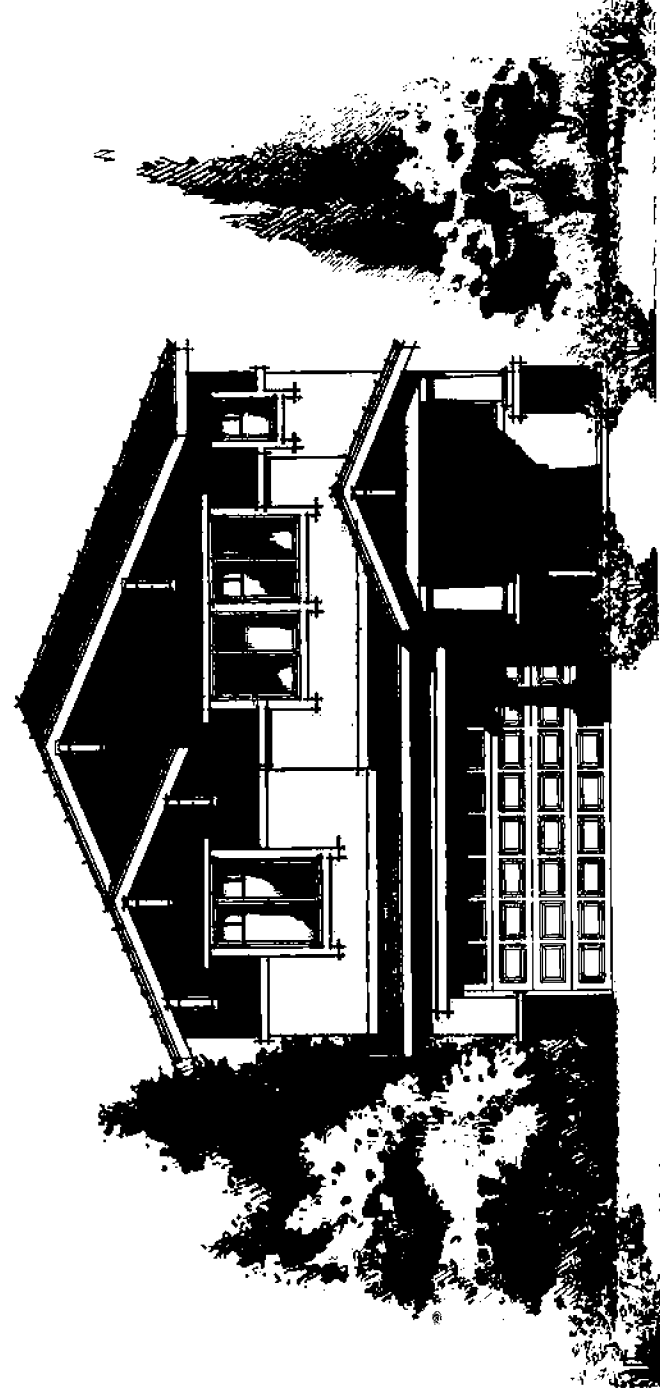
area tabulation	
first floor:	831 sf
second floor:	1146 sf
total living:	1977 sf



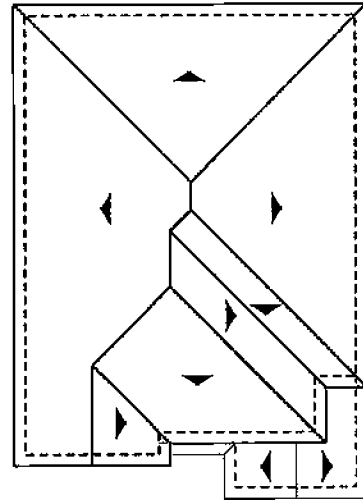
elevationA - SPANISH colonial



elevationB - ITALIAN country

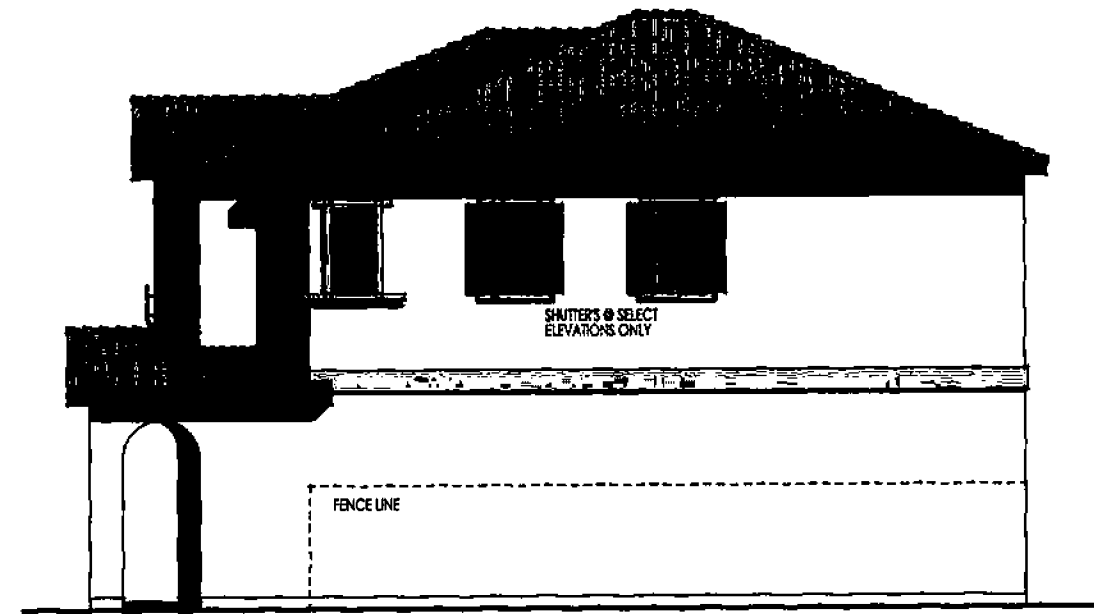


elevationC - CRAFTSMAN



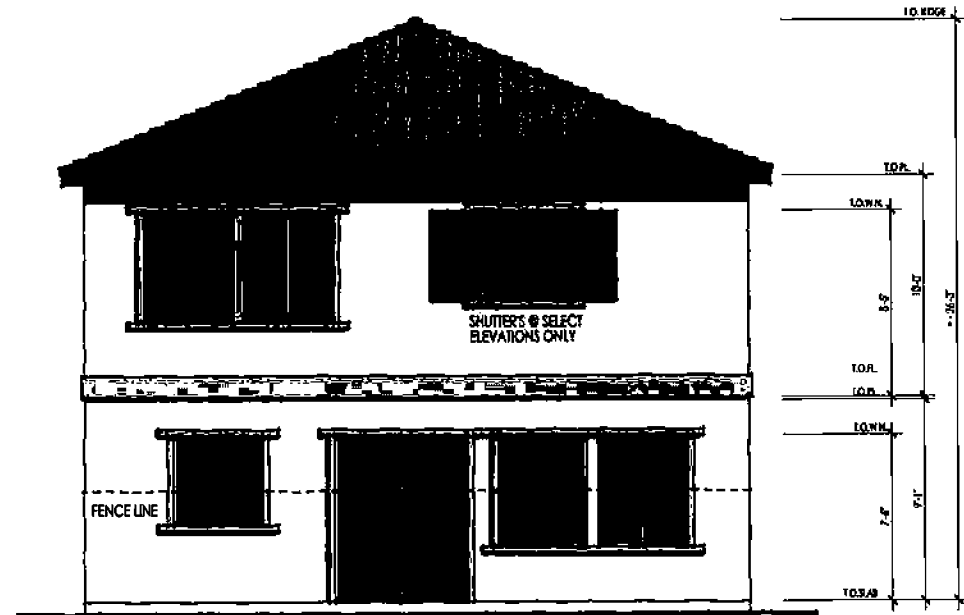
roofPLAN (all pitches 4:12 u.n.o.)

scale: 1/8"=1'
0 10' 20'



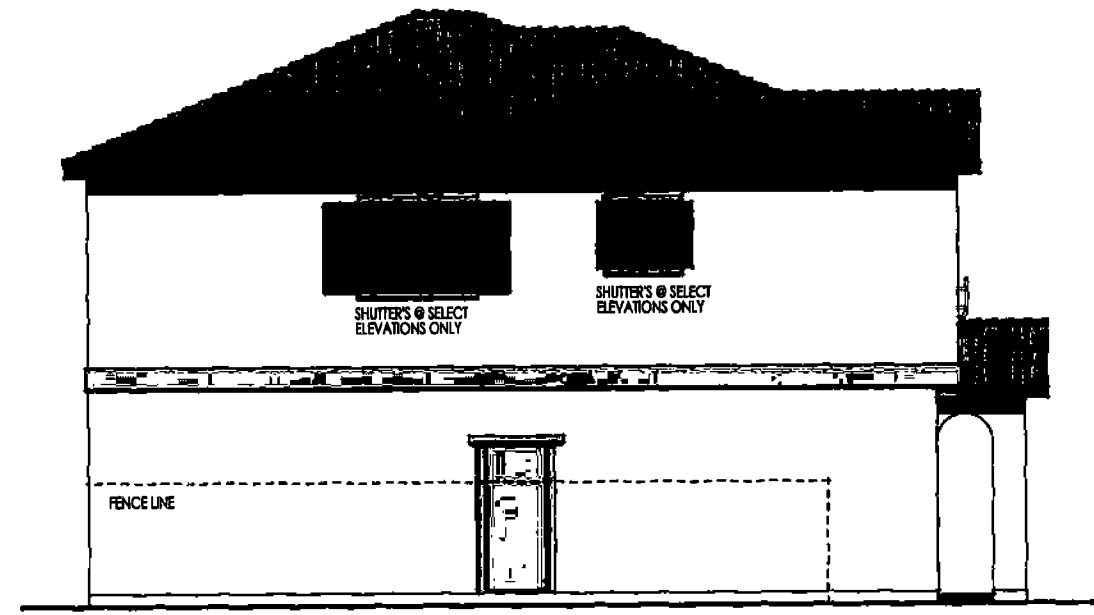
rightELEVATION

scale: 1/4"=1'
0 5' 10'



rearELEVATION

scale: 1/4"=1'
0 5' 10'



leftELEVATION

scale: 1/4"=1'
0 5' 10'

planONE

elevation A - spanish
conceptELEVATIONS

CYPRESS at UNIVERSITY PARK

Brookfield Homes

05 . 28 . 2014



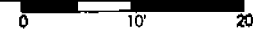
woodleyarchitecturalgroup,inc

woodley, 12137 s ridge road, suite 1200, highland park, ca 90129 • 909.683.7231 • 909.683.7922 fax
california: 2945 palmira st, suite 400, santa ana, ca 92701 • 949.553.8919 • 949.553.8905

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scale: 1/8"=1'



Scale: 1/4"=1'



Scale: 1/4"=1'

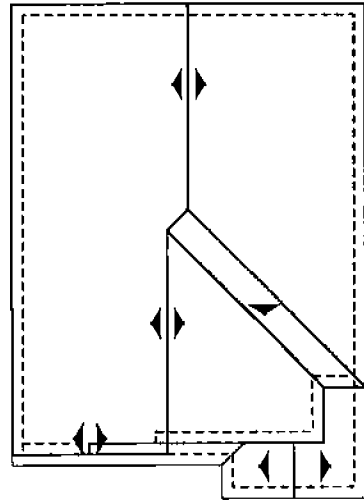


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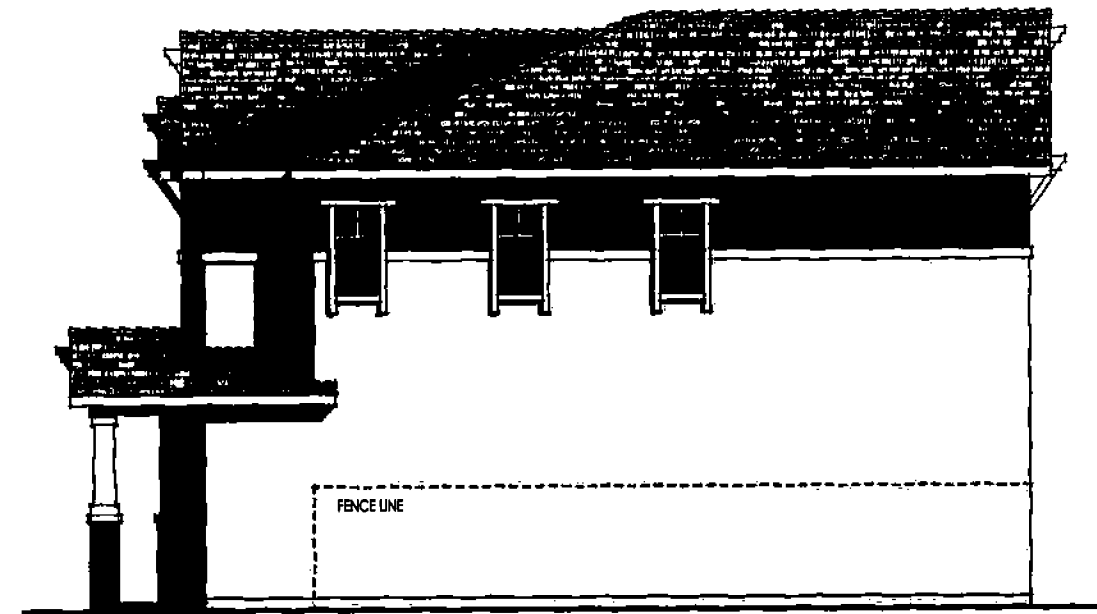
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california: 2943 pullman st, suite A / santa ana, ca 92705 / 949 553 8919 / 949 553 8909

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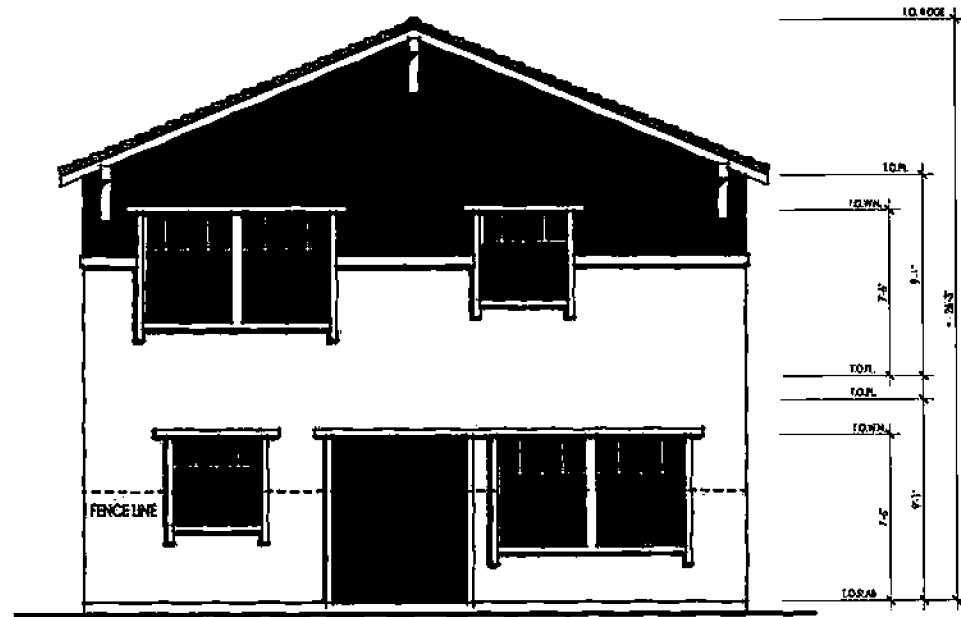
roofPLAN (all pitches 5:12 u.n.o.)

scale: 1/8"=1'
0 10' 20'



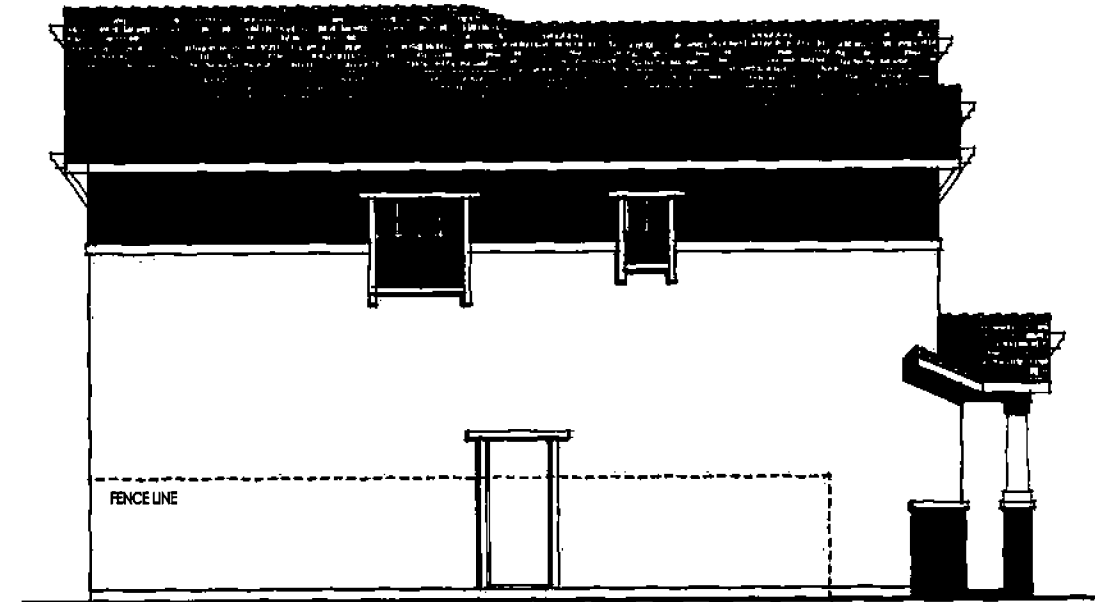
rightELEVATION

scale: 1/4"=1'
0 5' 10'



rearELEVATION

scale: 1/4"=1'
0 5' 10'



leftELEVATION

scale: 1/4"=1'
0 5' 10'

planONE

elevation C - craftsman
conceptELEVATIONS

CYPRESS at UNIVERSITY PARK

Brookfield Homes

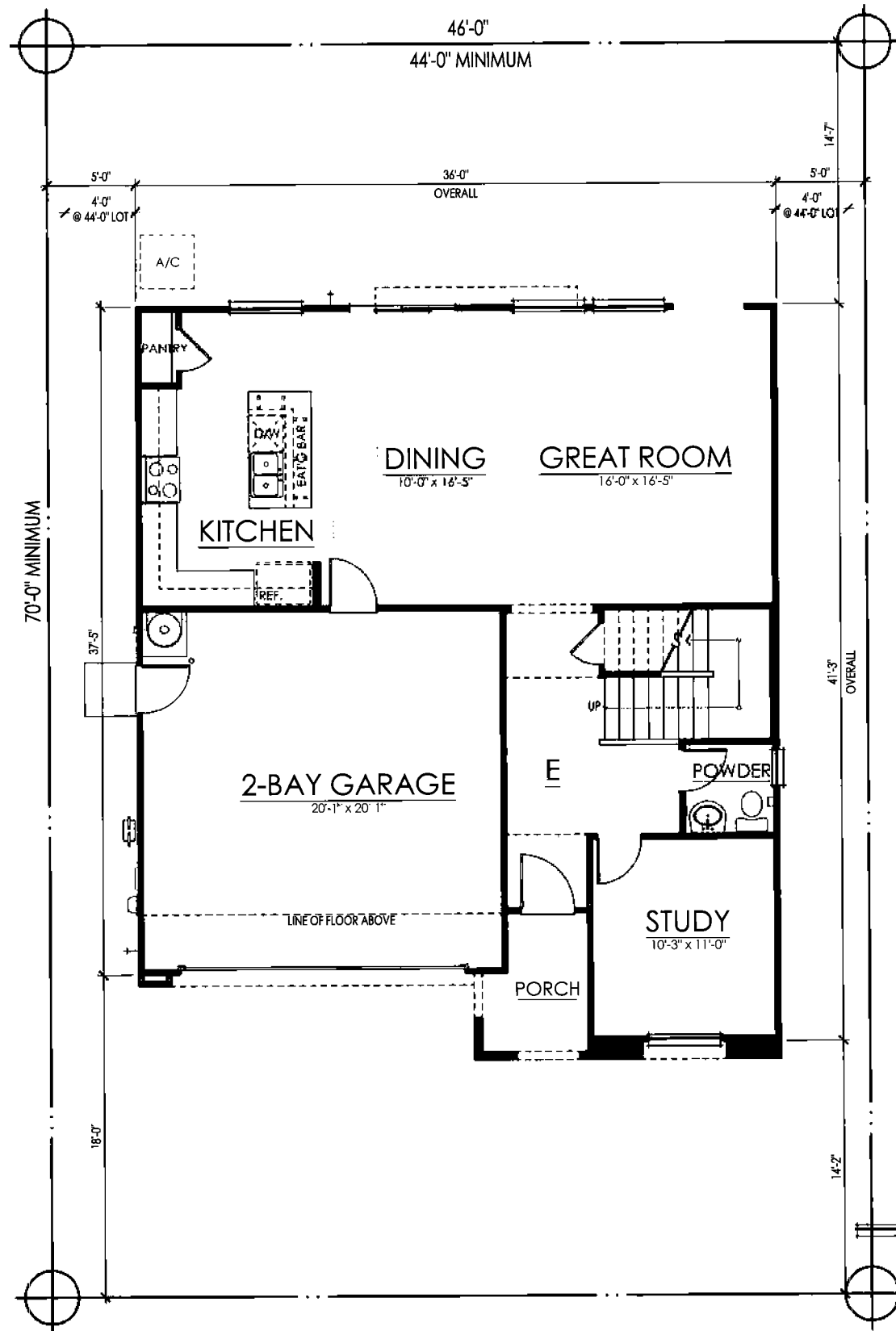
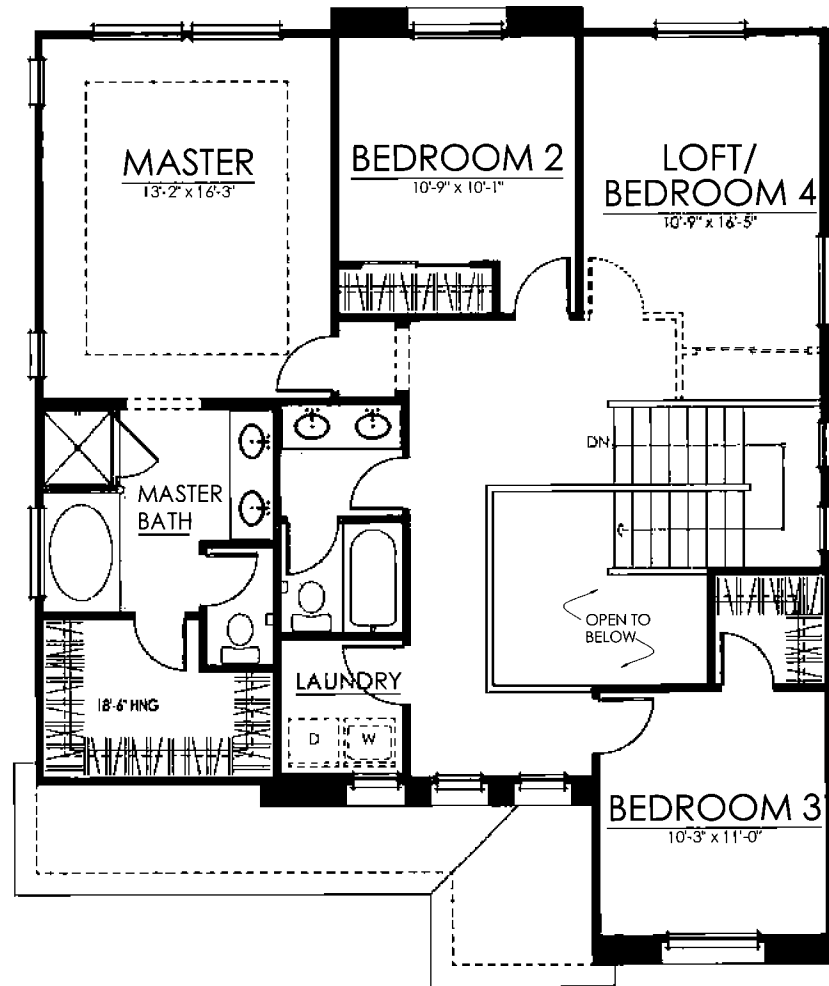
05 . 28 . 2014



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colorado . 9137 s ridge line blvd. suite 120 / highlands ranch, co 80129 / 303 683 7231 / 303 683 2922 (fax)
california . 2943 pulman st. suite A / santa ana, ca 92705 / 949 553 8919 / 949 553 8909

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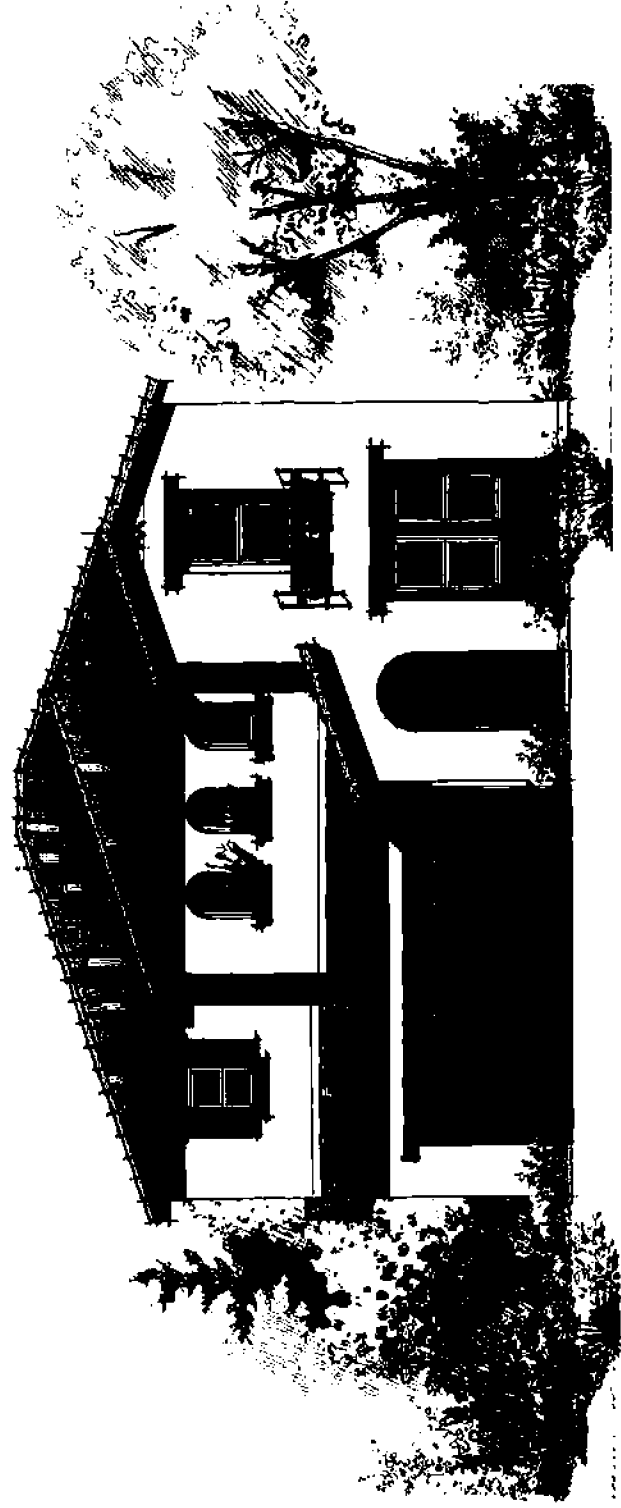


area tabulation	
first floor:	952 sf
second floor:	1161 sf
total living:	2113 sf

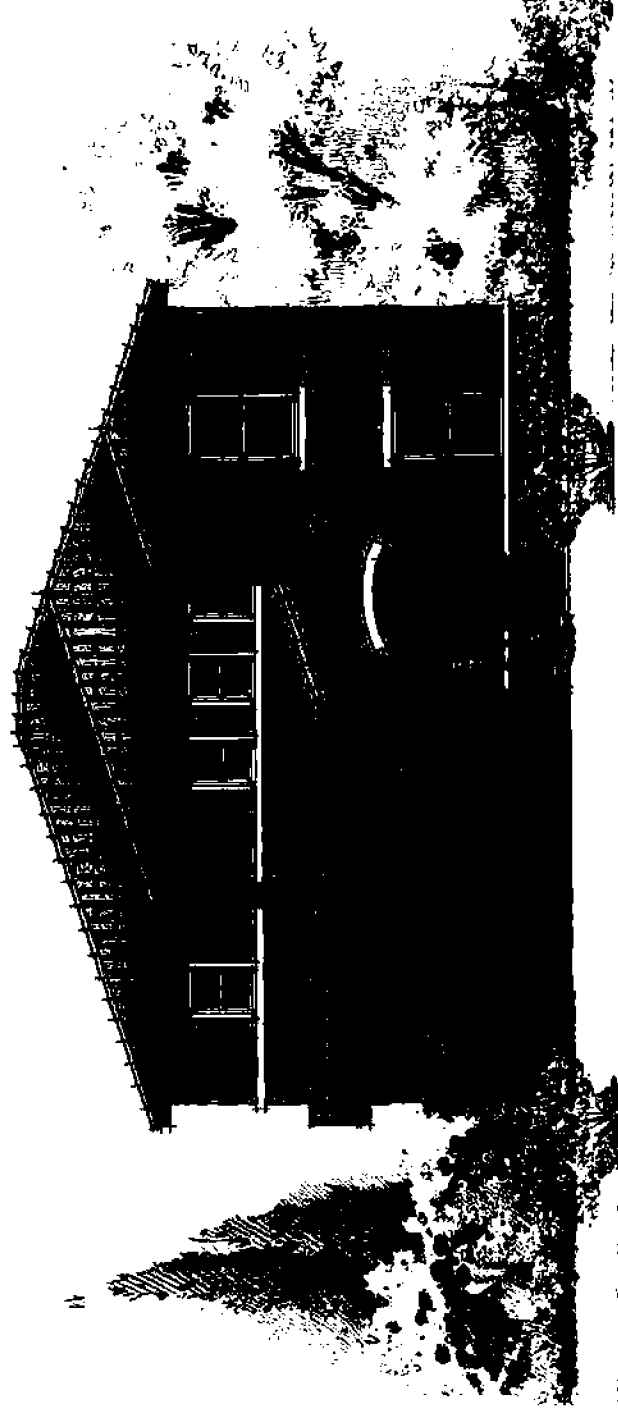
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PLAN TWO - 2113 sf

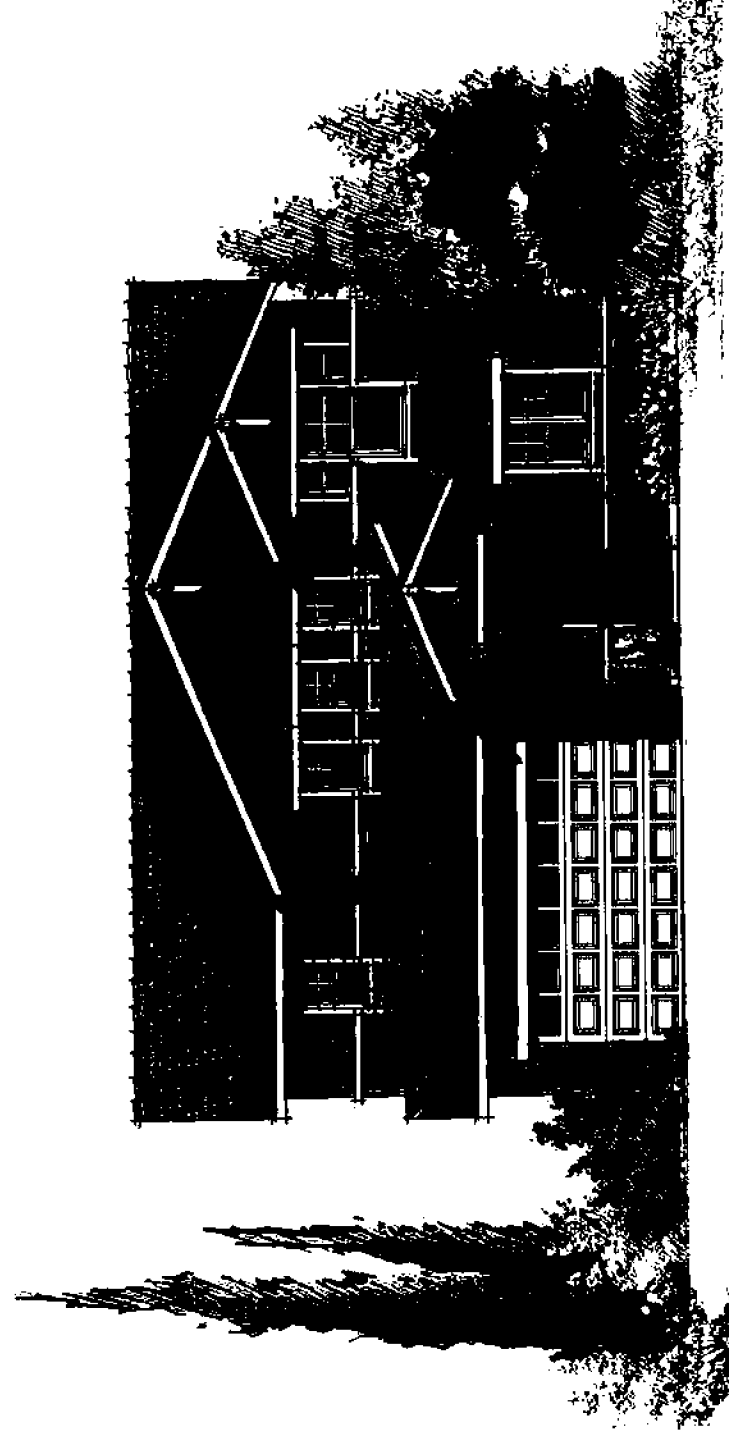
CYPRESS AT UNIVERSITY PARK | BROOKFIELD HOMES



elevationA -SPANISH colonial



elevationB - ITALIAN country



elevationC -CRAFTSMAN

planTWO

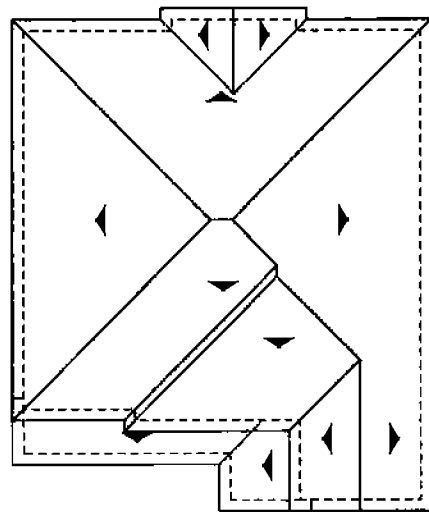
CYPRESS at UNIVERSITY PARK

Brookfield Homes

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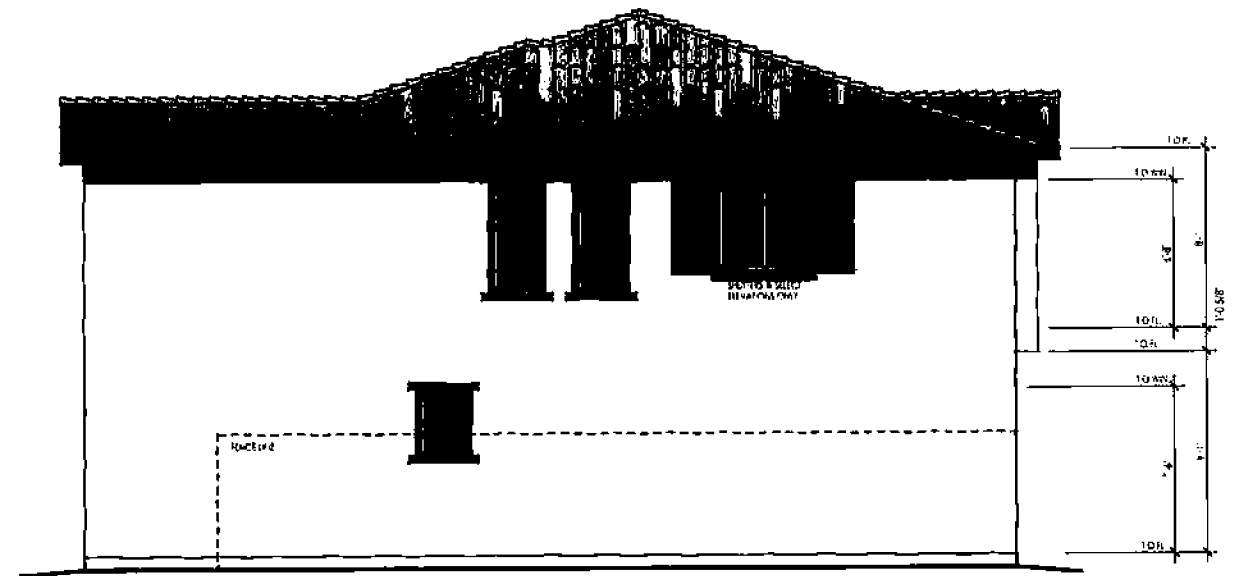
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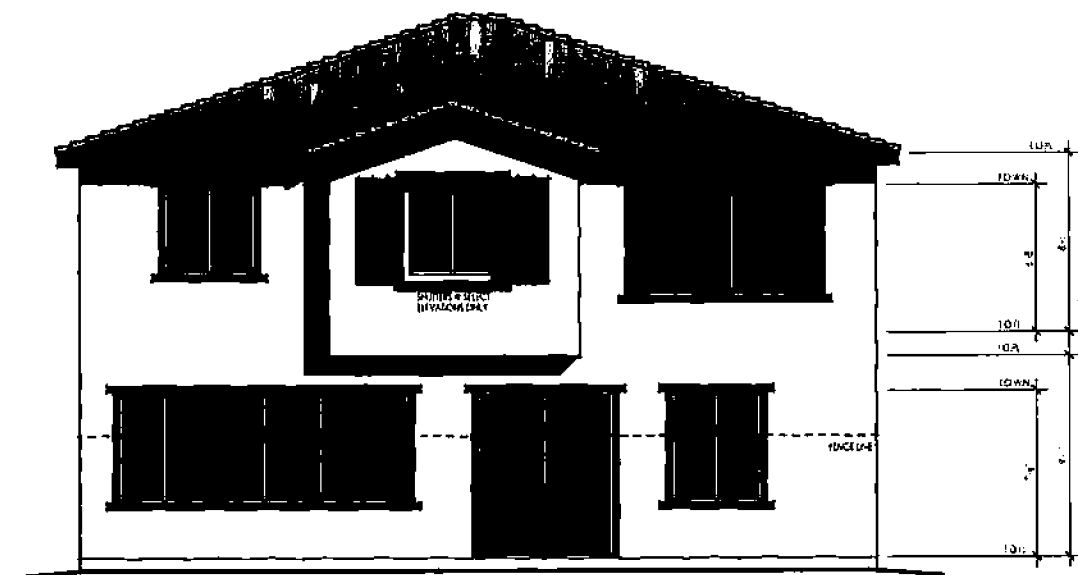
roofPLAN (all pitches 4:12 u.n.o.)

scale: 1/8"=1'
0 10' 20'



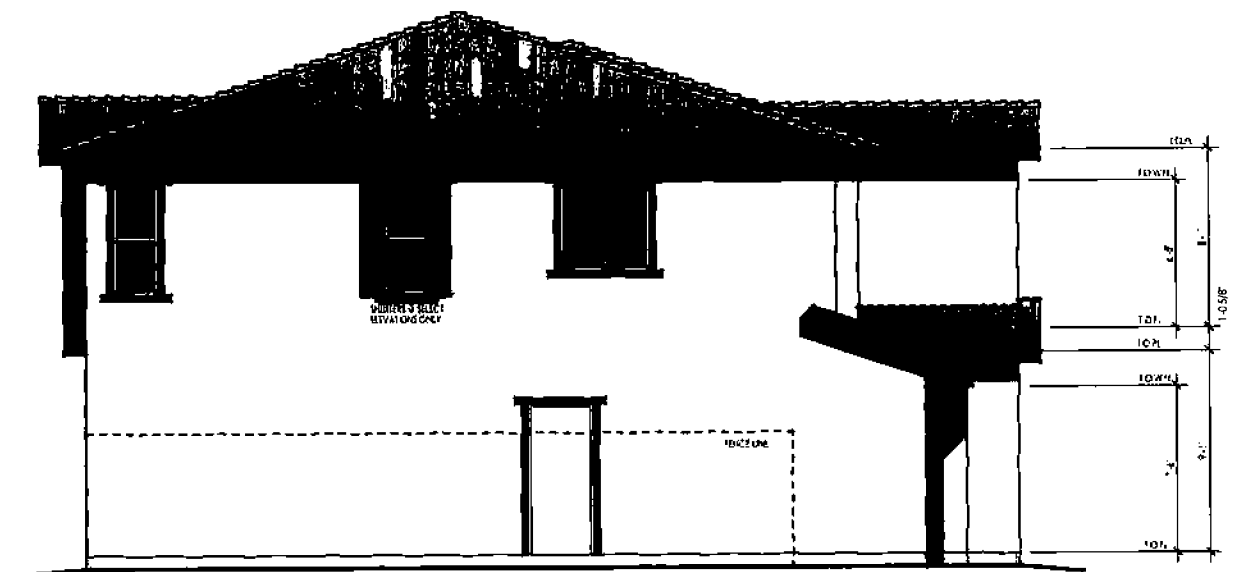
rightELEVATION

scale: 1/4"=1'
0 5 10'



rearELEVATION

scale: 1/4"=1'
0 5 10'



leftELEVATION

scale: 1/4"=1'
0 5 10'

planTWO

elevationA
conceptELEVATIONS

CYPRESS AT UNIVERSITY PARK

Brookfield Homes

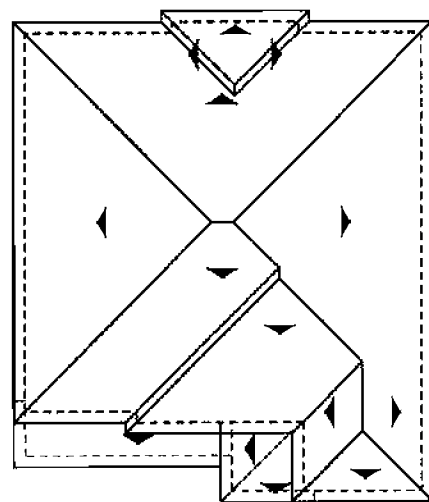
05 • 28 • 2014



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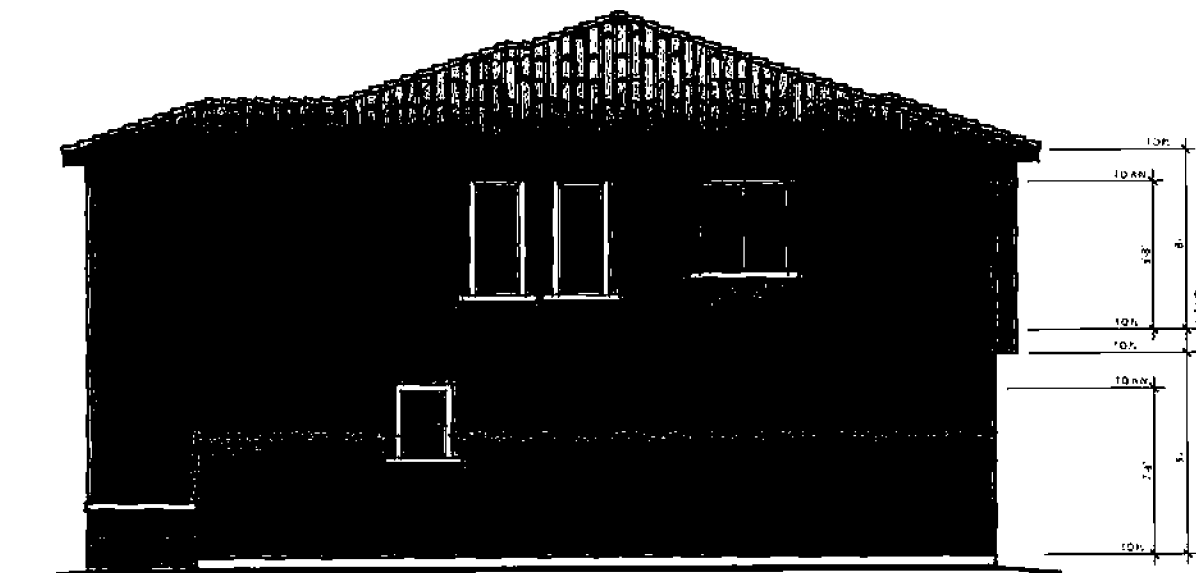
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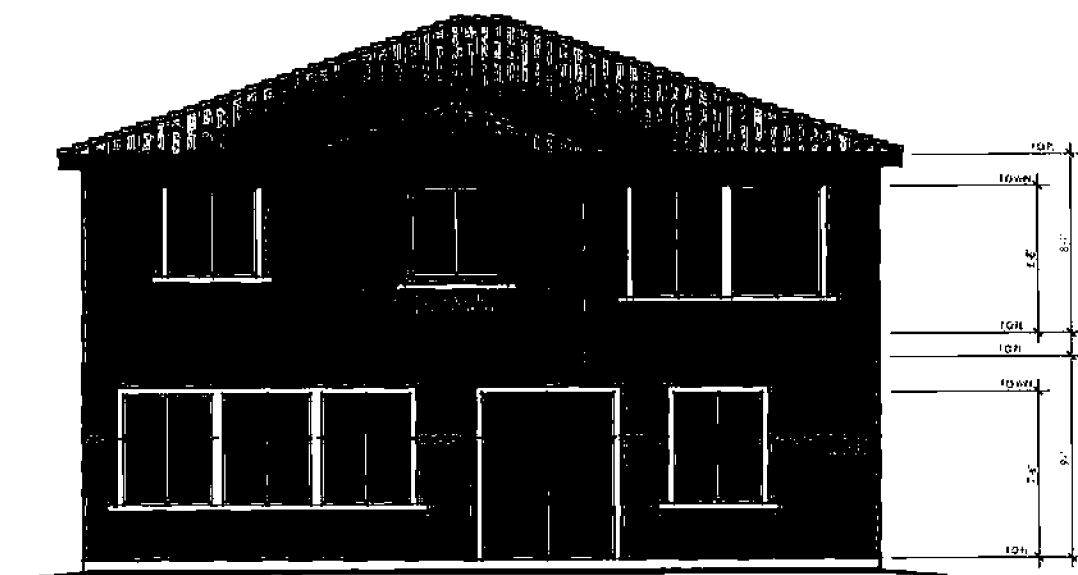
roofPLAN (all pitches 4:12 u.n.o.)

scale: 1/8"=1'
0 10' 20'



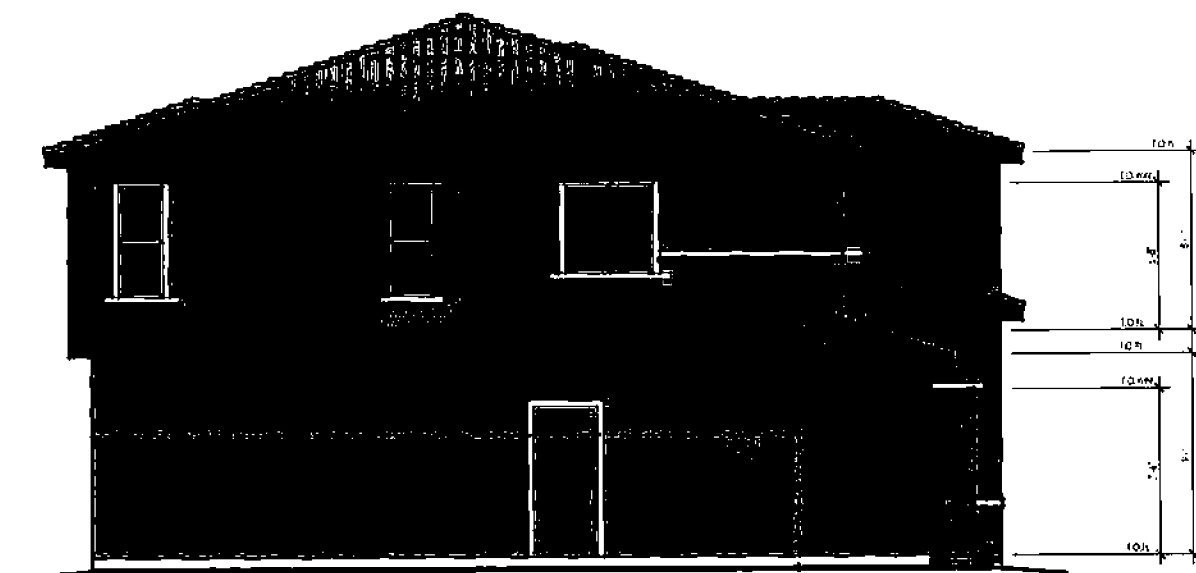
rightELEVATION

scale: 1/4"=1'
0 5' 10'



rearELEVATION

scale: 1/4"=1'
0 5' 10'



leftELEVATION

scale: 1/4"=1'
0 5' 10'

planTWO

elevationB
conceptELEVATIONS

CYPRESS AT UNIVERSITY PARK

Brookfield Homes

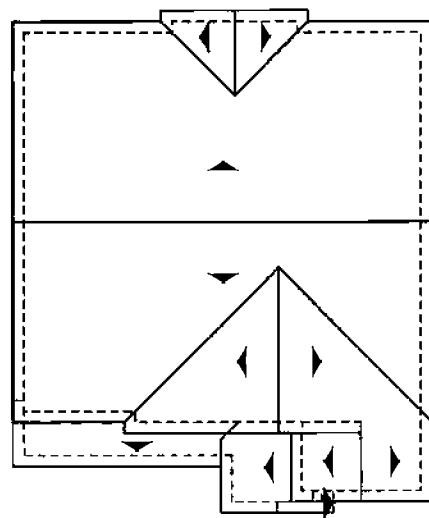
05 • 28 • 2014



woodleyarchitecturalgroup,inc

colorado: 21527 capstone drive suite 200 highland, colorado 80528 / 303.685.7341 / 303.685.2922 (fax)
california: 2913 pullman street suite A, san luis obispo, ca 93201 / 749.762.8919 / 749.763.8909

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

scale: 1/8"=1'
0 5' 10' 20'



rightELEVATION

scale: 1/4"=1'
0 5' 10'



rearELEVATION

scale: 1/4"=1'
0 5' 10'



leftELEVATION

scale: 1/4"=1'
0 5' 10'

planTWO

elevationC
conceptELEVATIONS

CYPRESS AT UNIVERSITY PARK

Brookfield Homes

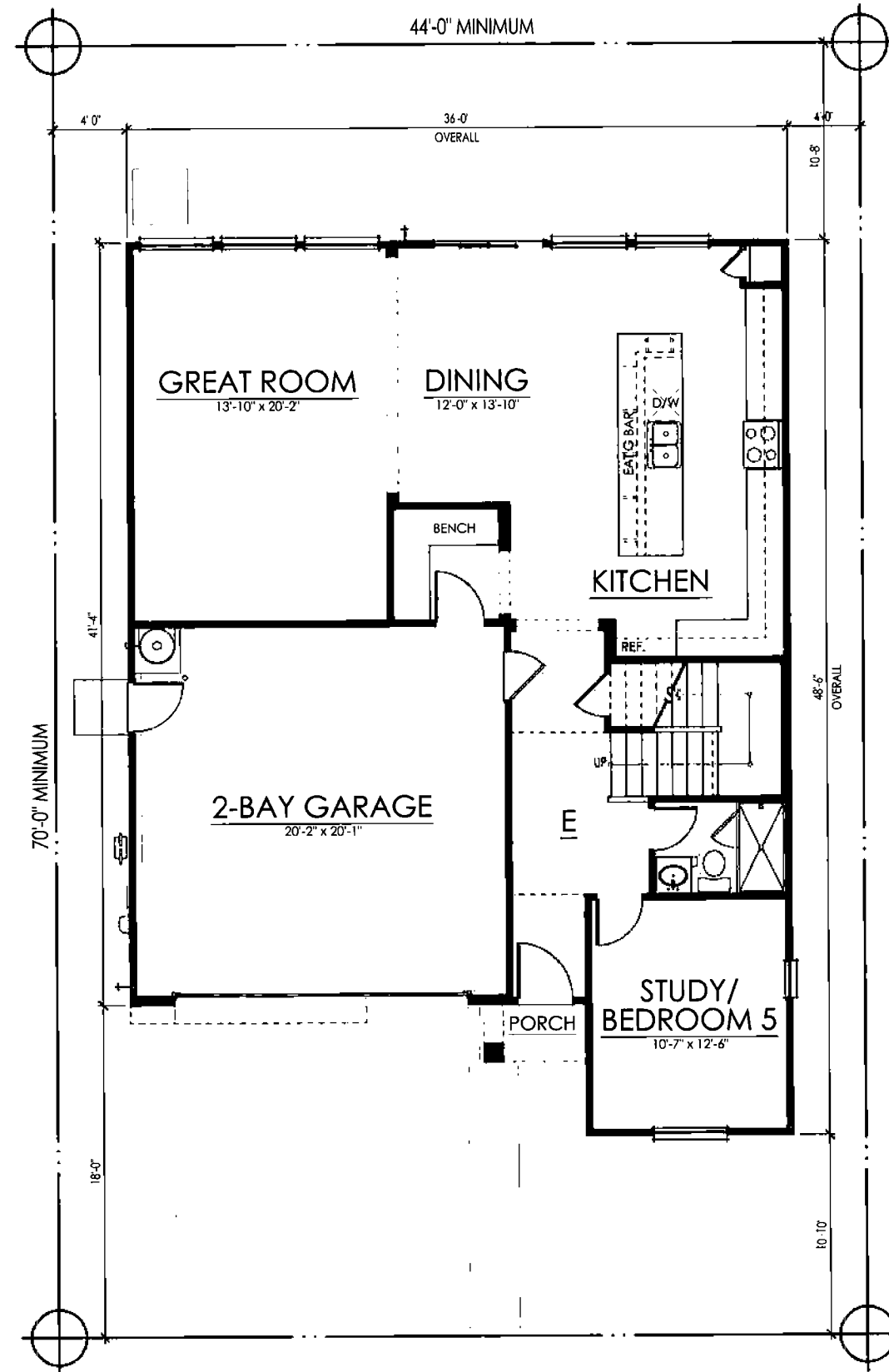
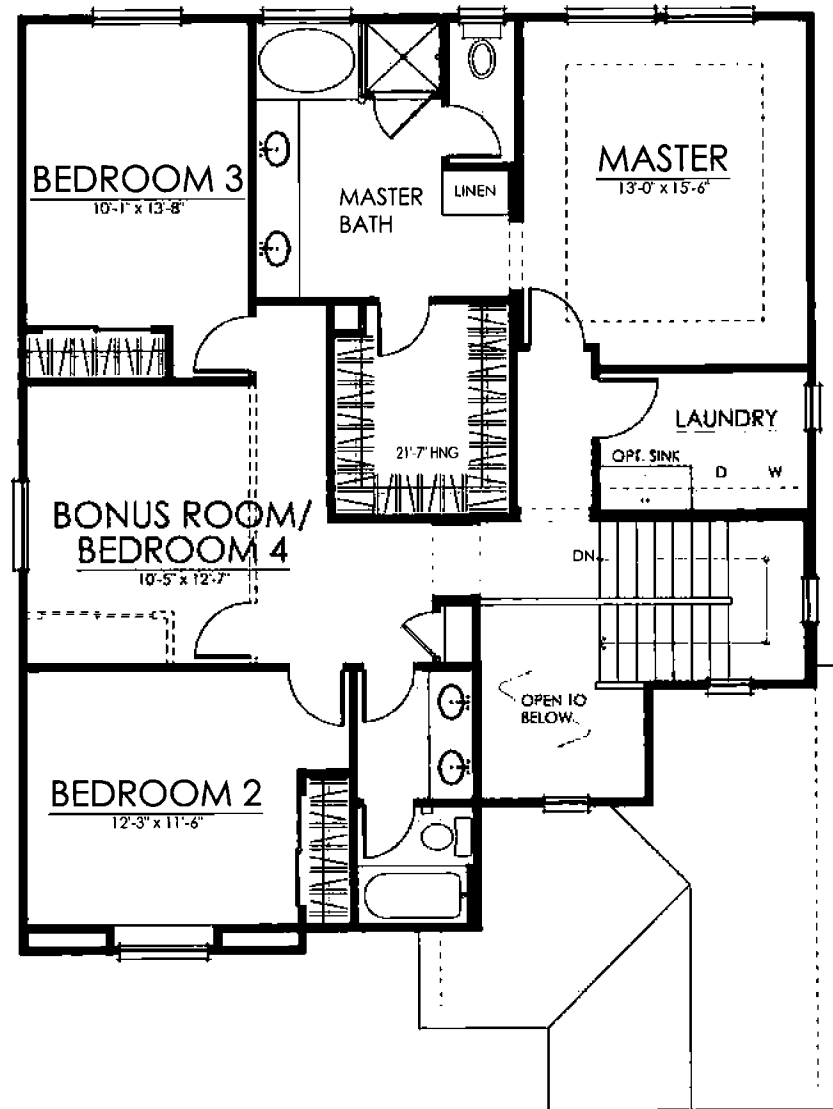
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area tabulation
first floor: 1147 sf
second floor: 1226 sf
total living: 2373 sf

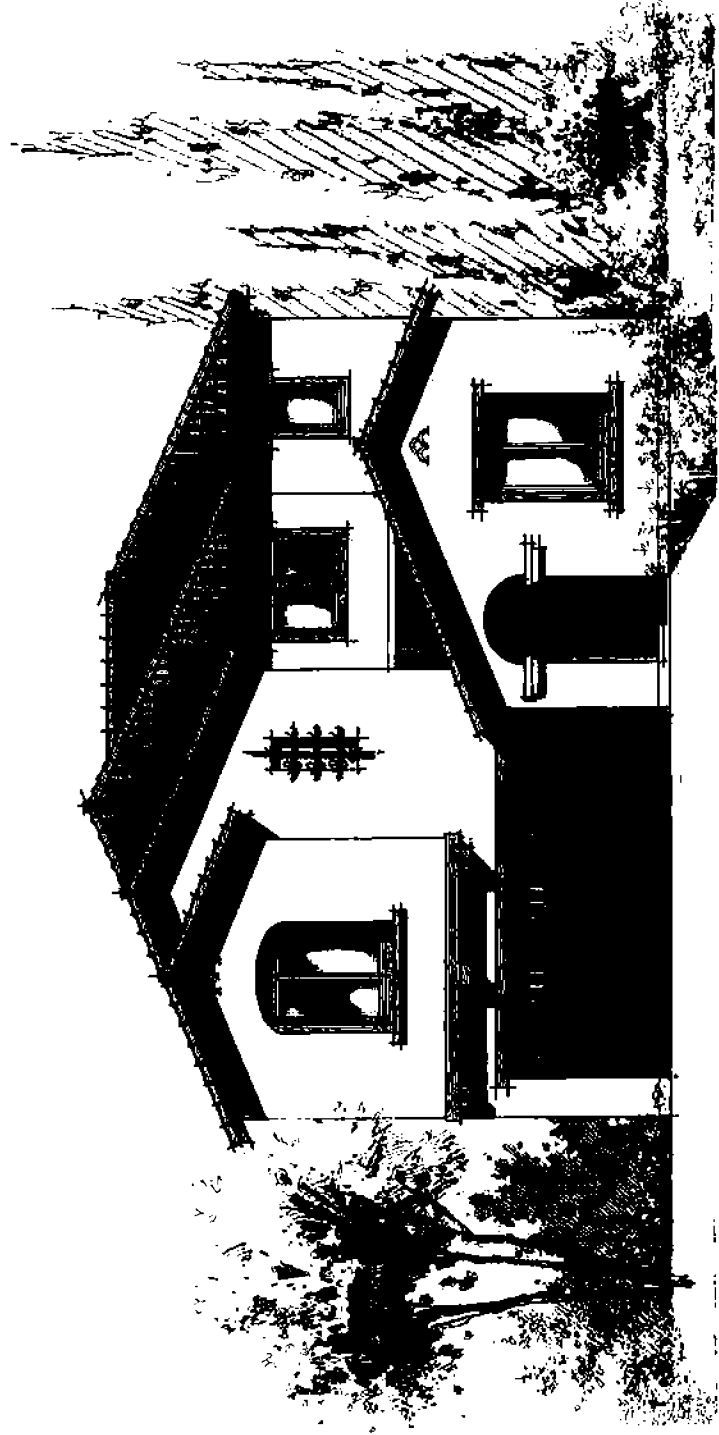
05 . 28 . 14

PLAN THREE - 2373 sf

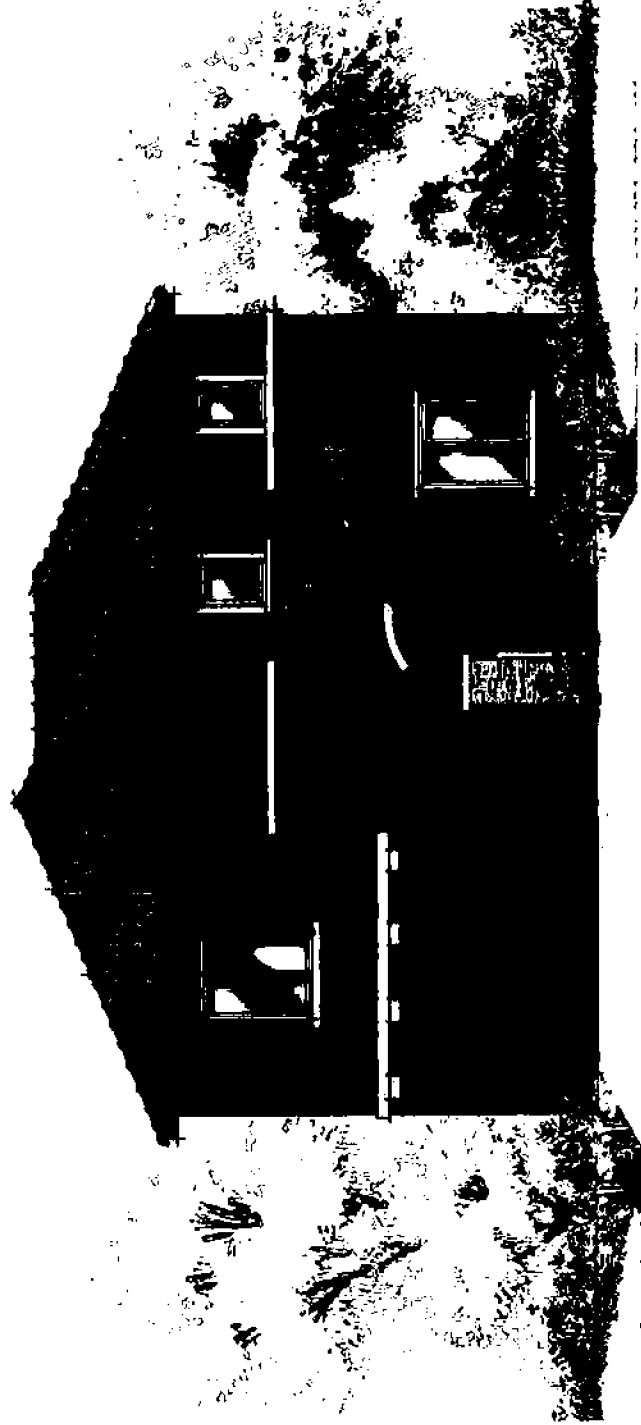
CYPRESS AT UNIVERSITY PARK | BROOKFIELD HOMES

woodley architectural group, inc
colorado // 731 southpark dr. suite B
littleton, co 80120 / 303.683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949.553.8919

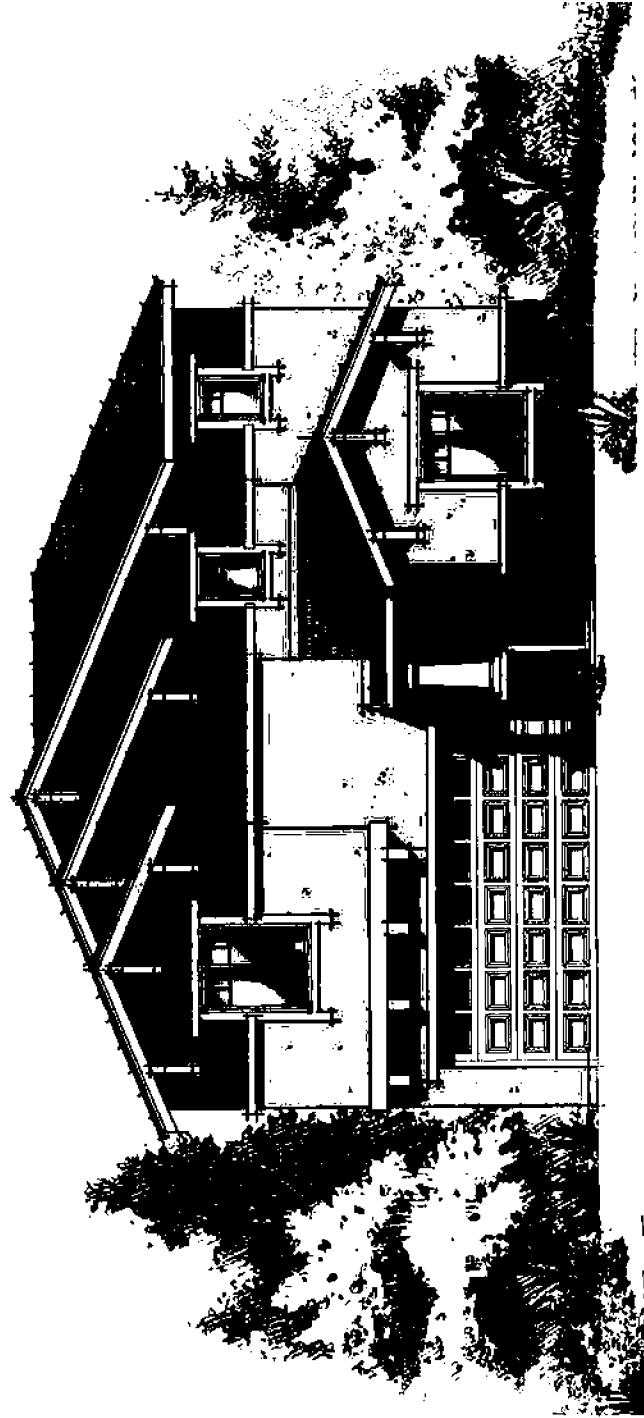
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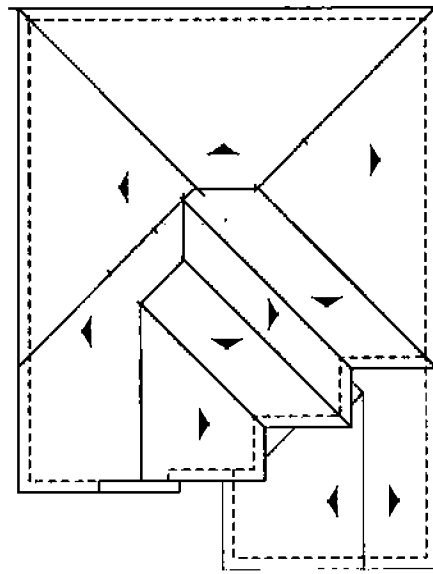
elevationA - SPANISH colonial



elevationB - ITALIAN country

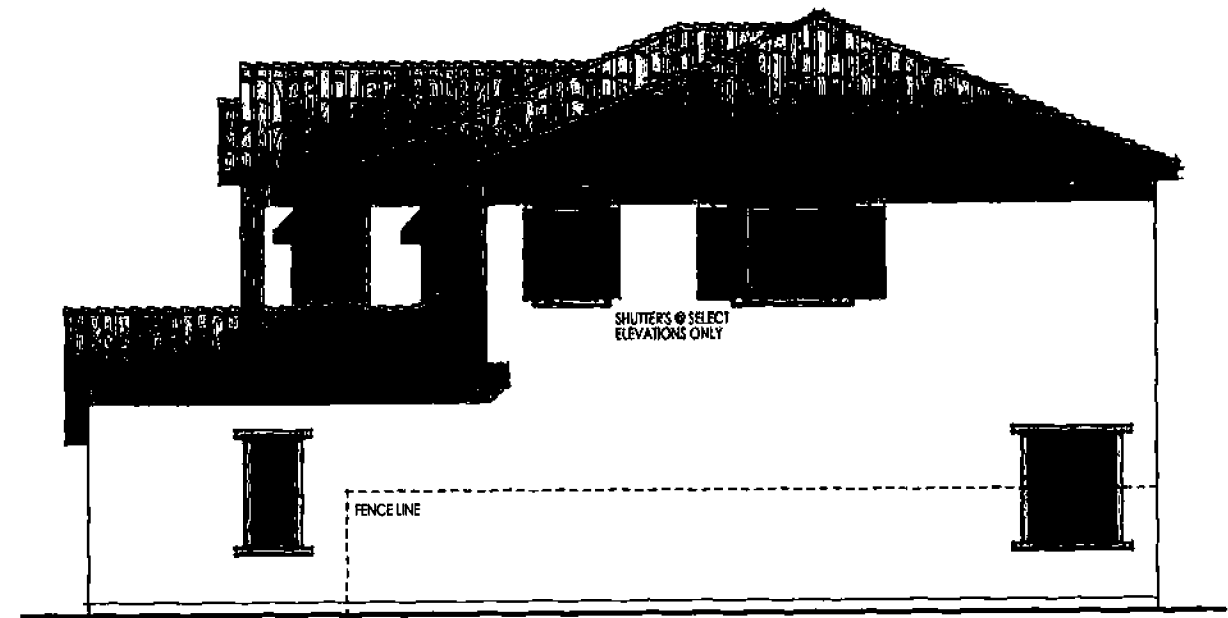


elevationC - CRAFTSMAN



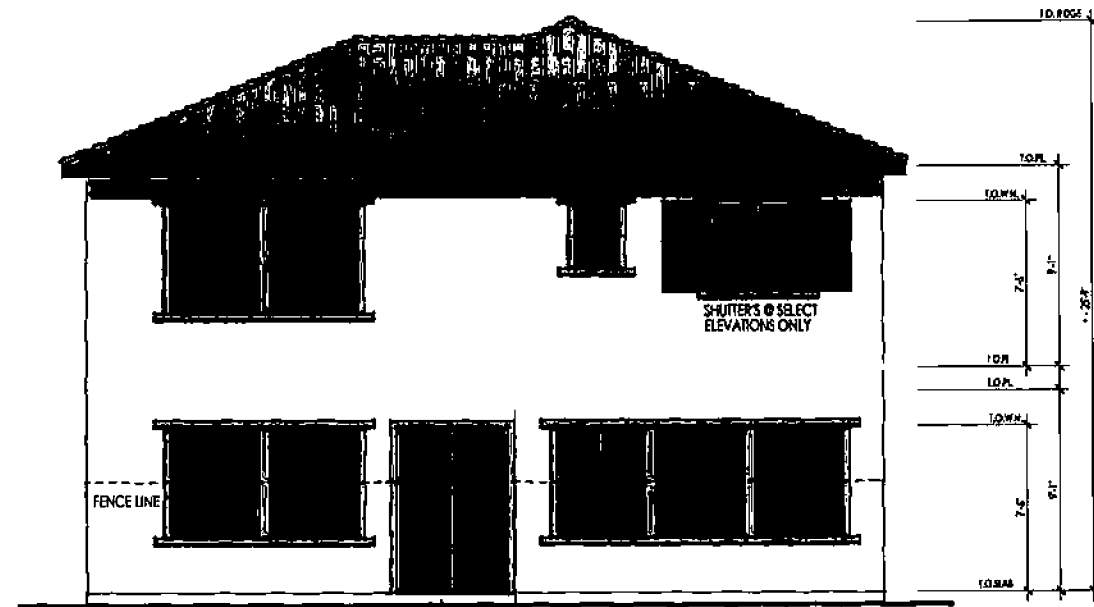
roofPLAN (all pitches 4:12 u.n.o.)

scale: 1/8"=1'
0 10' 20'



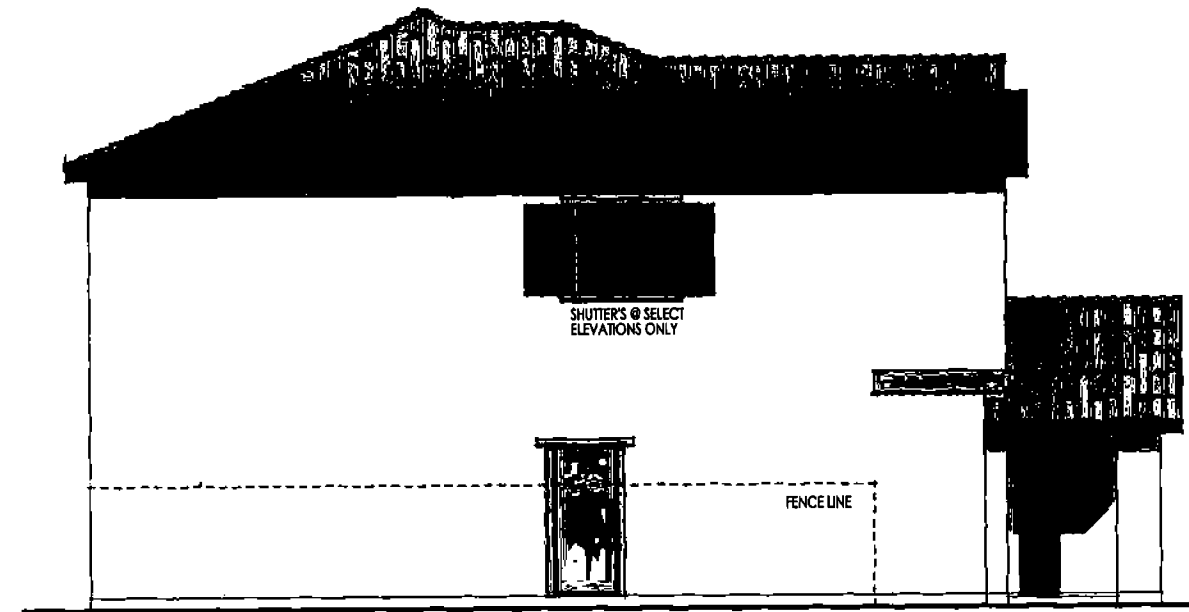
rightELEVATION

scale: 1/4"=1'
0 5' 10'



rearELEVATION

scale: 1/4"=1'
0 5' 10'



leftELEVATION

scale: 1/4"=1'
0 5' 10'

planTHREE

elevation A - spanish
conceptELEVATIONS

CYPRESS at UNIVERSITY PARK

Brookfield Homes

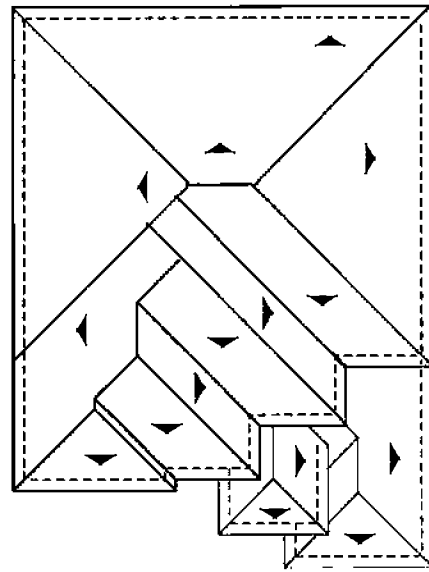
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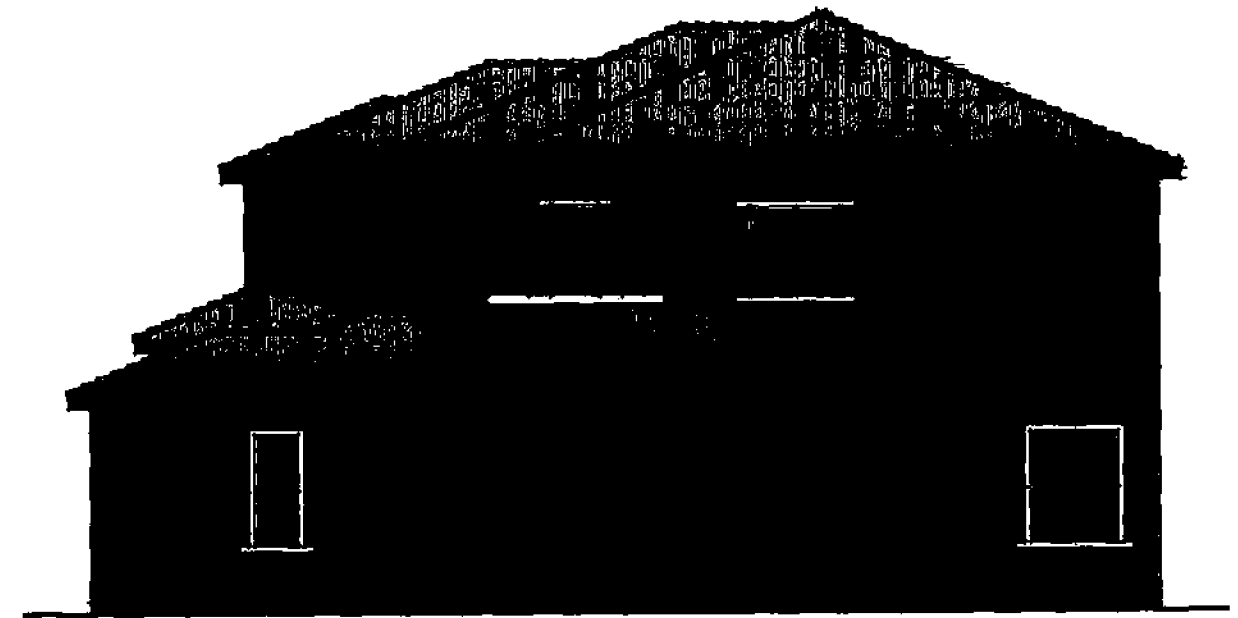
located: 9031 MacGregor Blvd. Suite 120 • Highlands Ranch, CO 80129 • 303.683.7231 • 303.683.2927 (fax)
cellphone: 2945 Dorian St. Suite A • San Diego, CA 92105 • 619.553.8919 • 619.553.8905

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

scale: 1/8"=1'
0 10' 20'



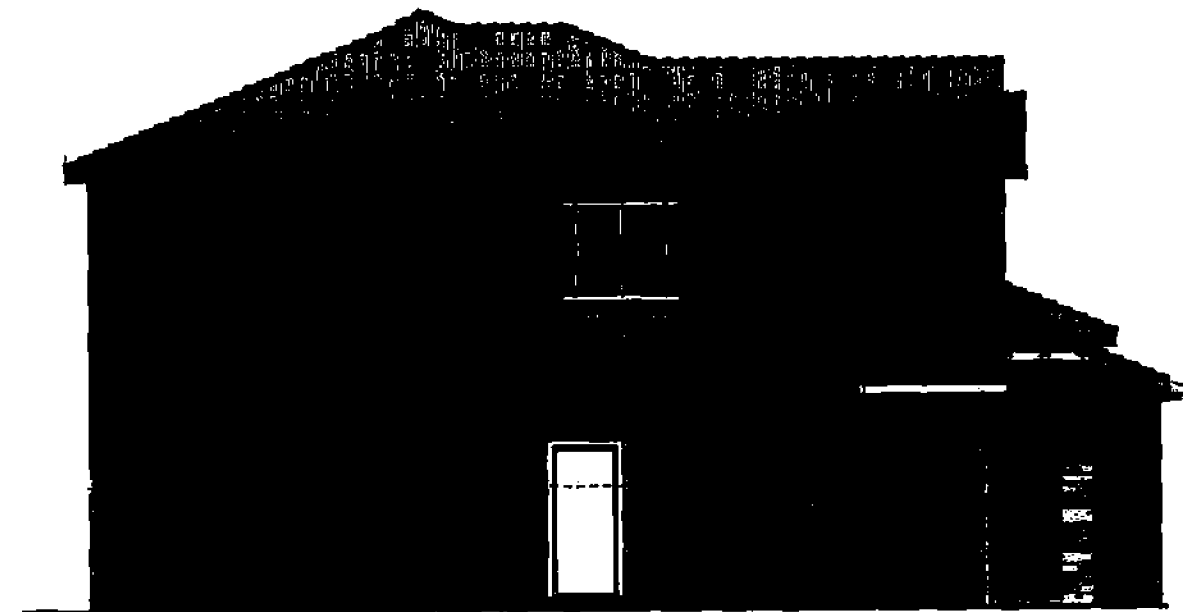
rightELEVATION

scale: 1/4"=1'
0 5' 10'



rearELEVATION

scale: 1/4"=1'
0 5' 10'



leftELEVATION

scale: 1/4"=1'
0 5' 10'

planTHREE

elevation B - italian country
conceptELEVATIONS

CYPRESS at UNIVERSITY PARK

Brookfield Homes

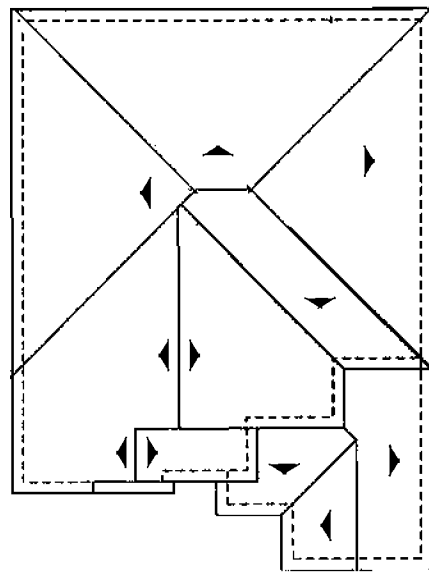
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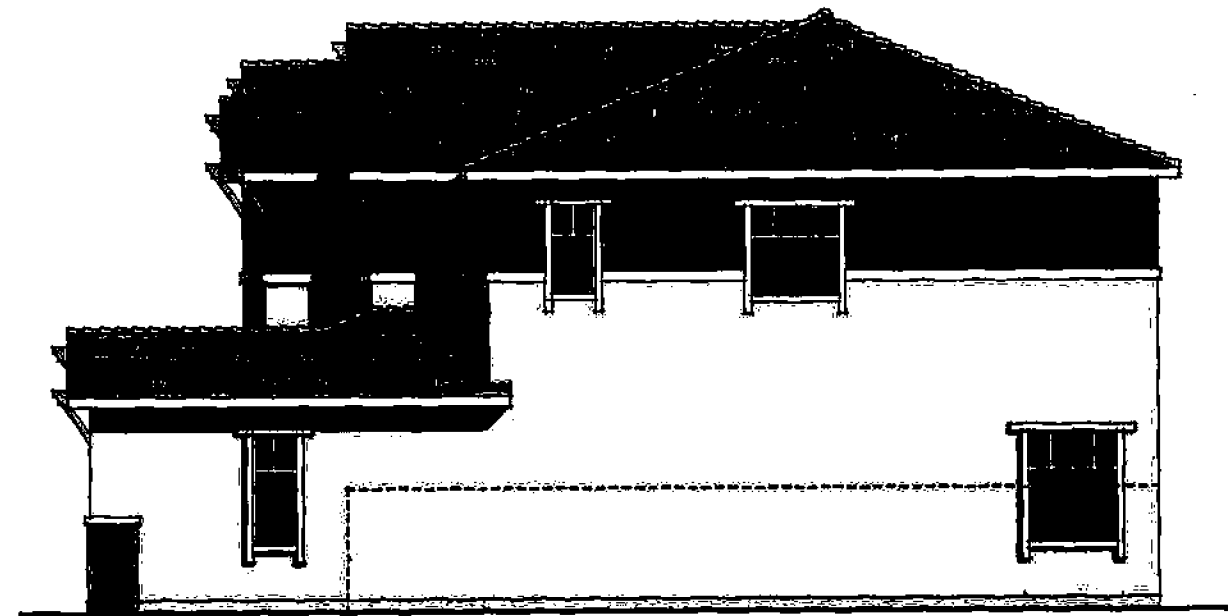
toronto: 9137 ridge line pld. suite 120 / highlands rd. ca. 80129 / 303.683.7231 / 303.683.2922 (fax)
california: 2943 pulmar st. suite A / santa ana. ca. 92705 / 949.353.8919 / 949.553.8905

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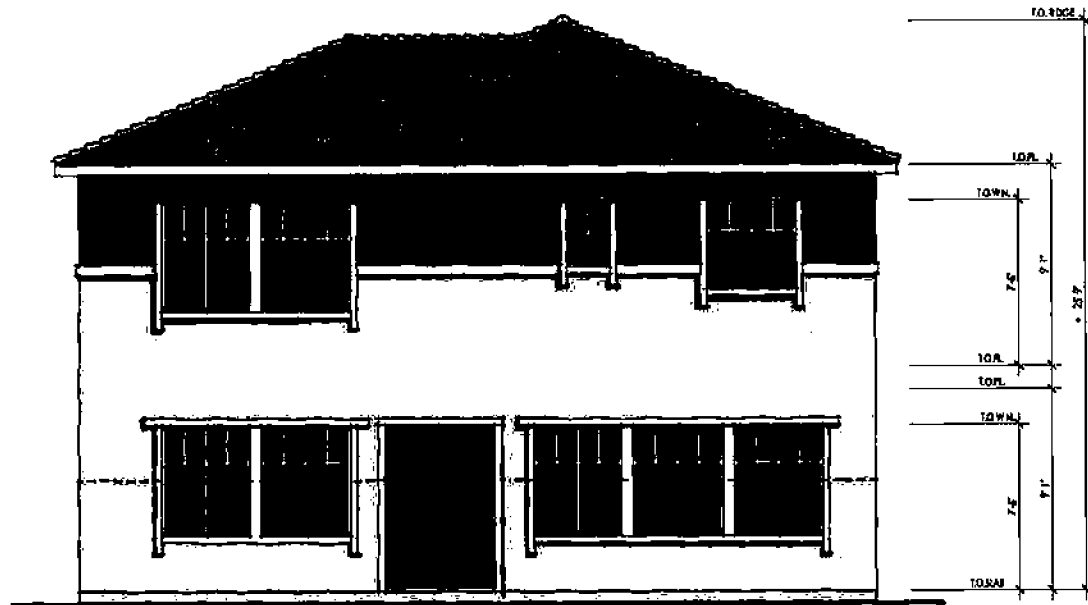
roofPLAN (all pitches 5:12 u.n.o.)

scale: 1/8"=1'
0 10' 20'



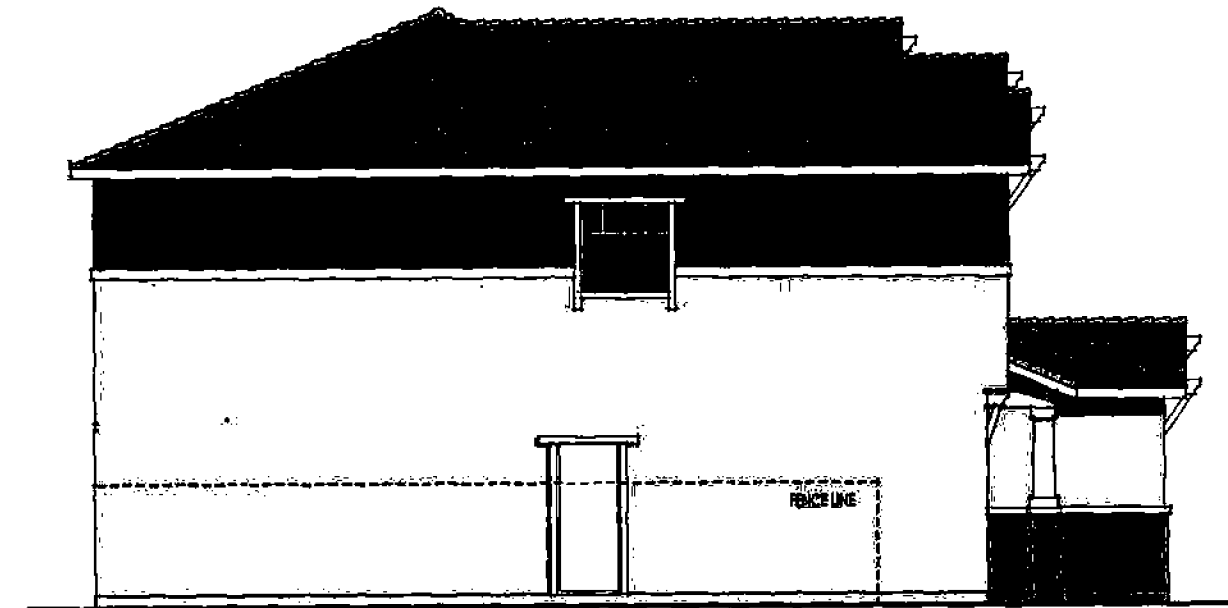
rightELEVATION

scale: 1/4"=1'
0 5' 10'



rearELEVATION

scale: 1/4"=1'
0 5' 10'



leftELEVATION

scale: 1/4"=1'
0 5' 10'

planTHREE

elevation C - craftsman
conceptELEVATIONS

CYPRESS at UNIVERSITY PARK

Brookfield Homes

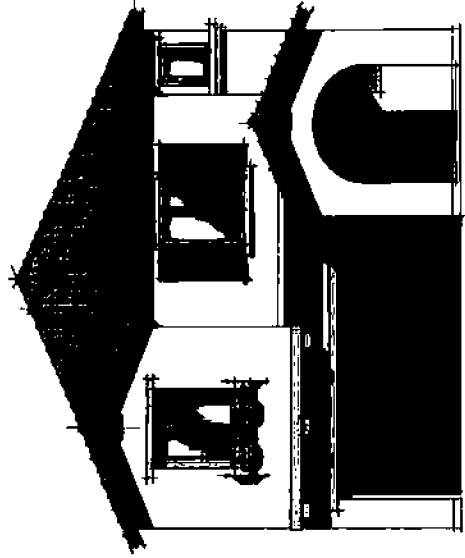
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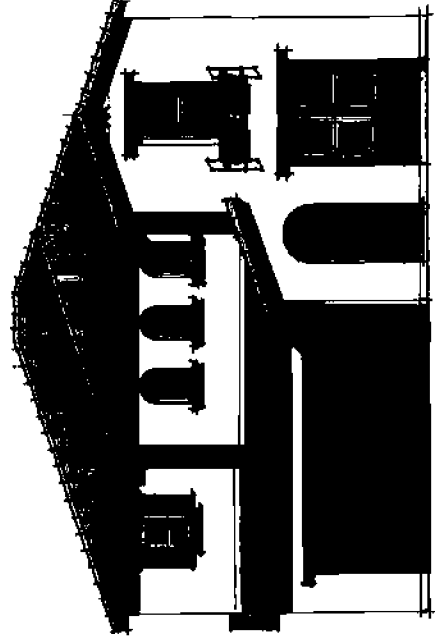
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california: 2943 pulman st. suite A / santa ana, ca 92705 / 949.553.8919 / 949.553.8905

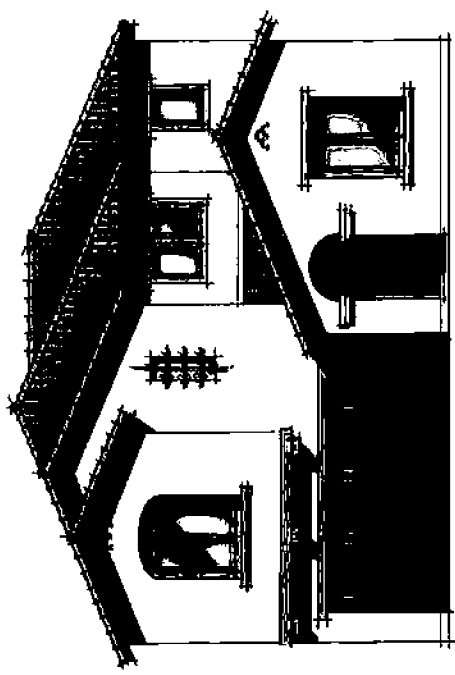
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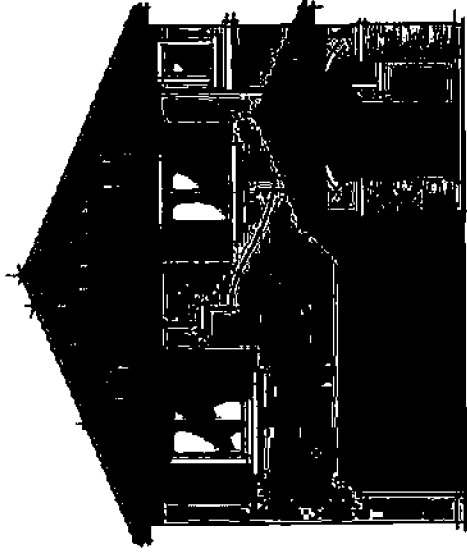
plan 1 SPANISH colonial



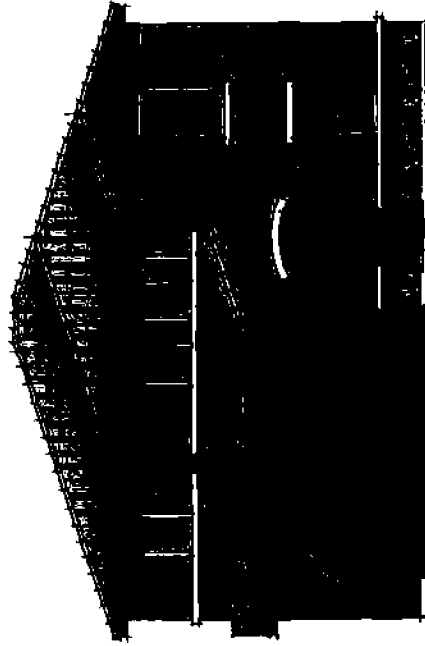
plan 2 SPANISH colonial



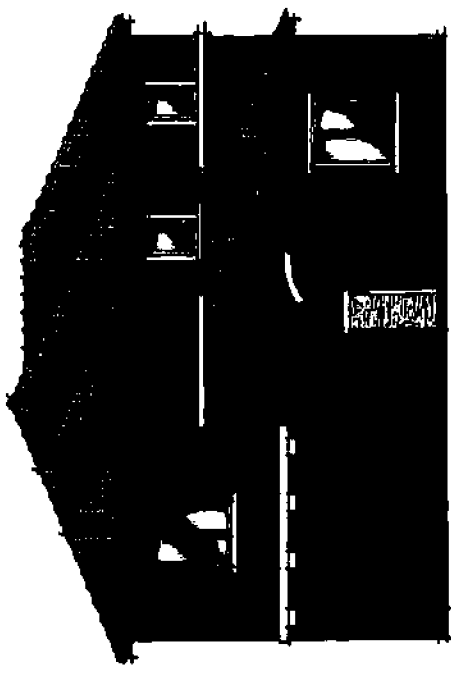
plan 3 SPANISH colonial



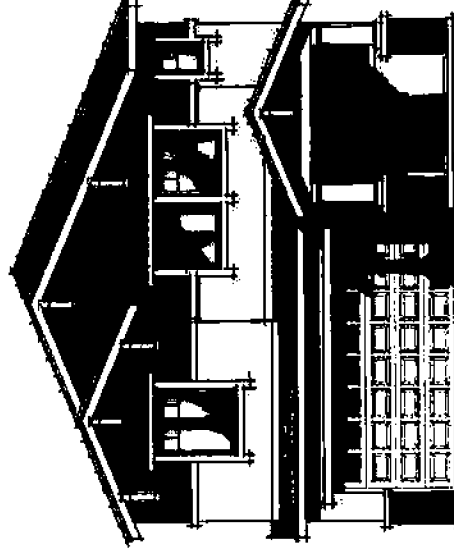
plan 1 ITALIAN country



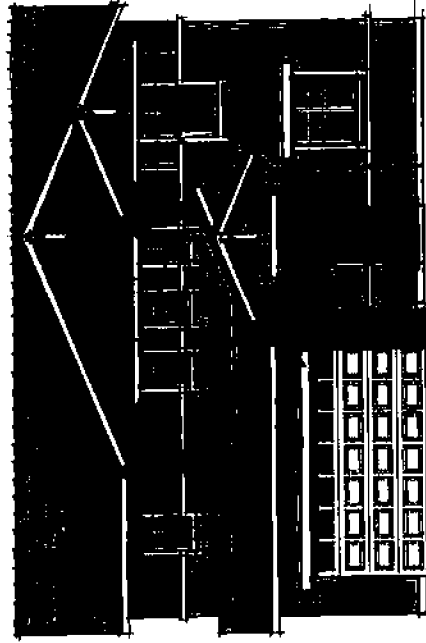
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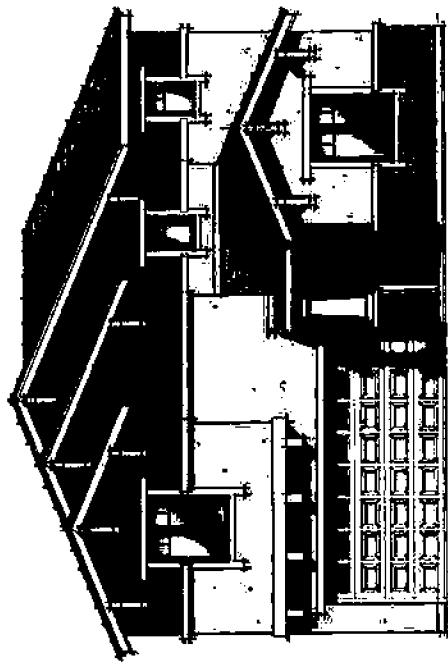
plan 3 ITALIAN country



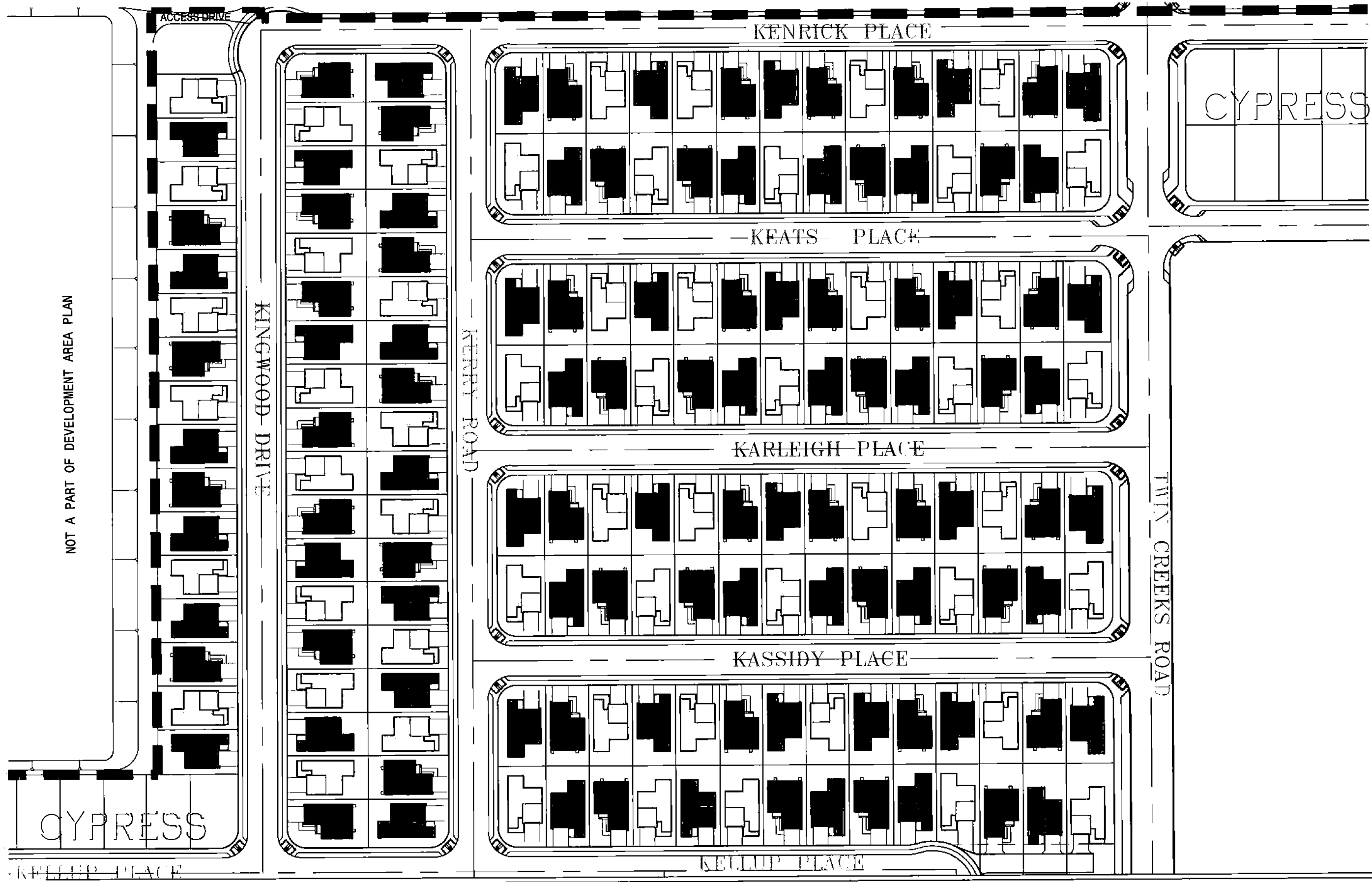
plan 1 CRAFTSMAN



plan 2 CRAFTSMAN

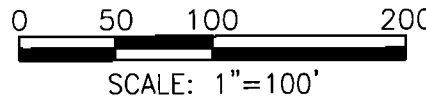


plan 3 CRAFTSMAN



NOT A PART OF DEVELOPMENT AREA PLAN

KELLUP 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.

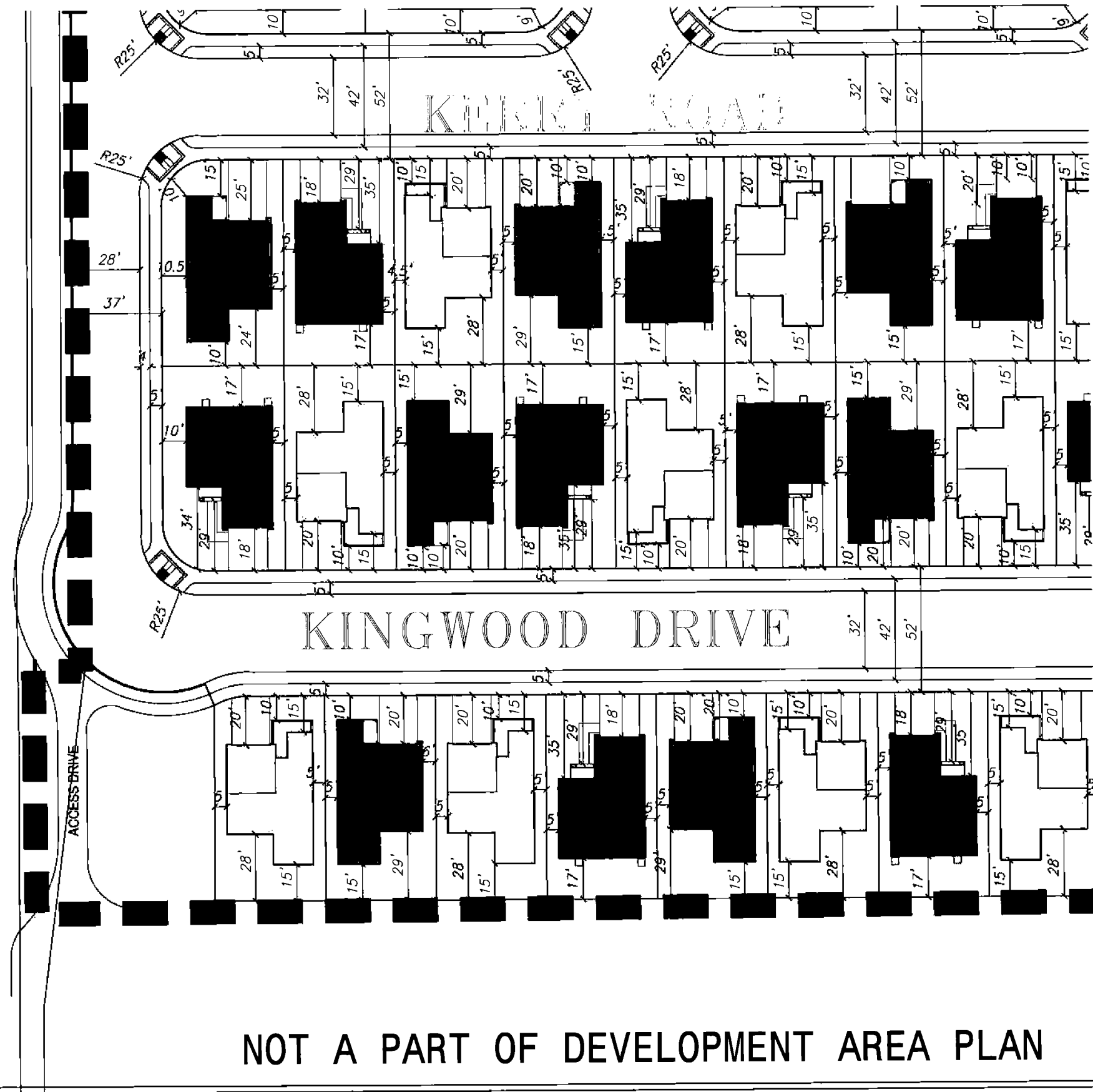


MULBERRY AT UNIVERSITY PARK
 Vast Oak West
 Rohnert Park, California

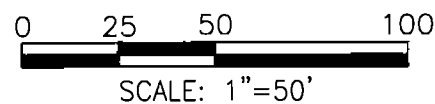
SEPTEMBER 2014

MU.1

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.

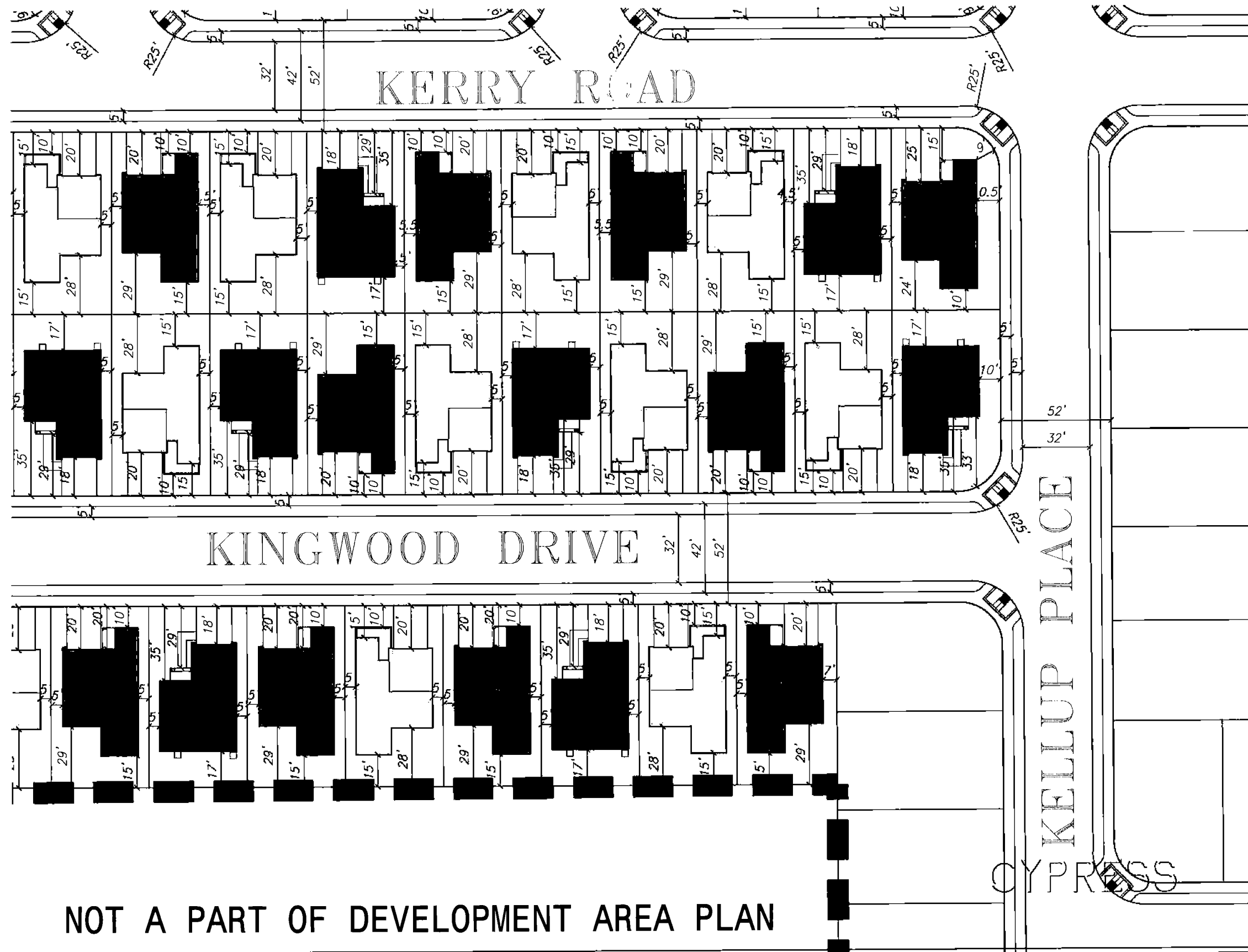
NEIGHBORHOOD PLAN IN D.A.P.



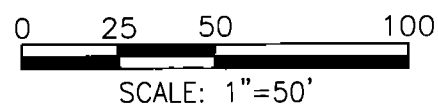
MULBERRY AT UNIVERSITY PARK
Vast Oak West
Rohnert Park, California

MU.2

SEPTEMBER 2014



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.

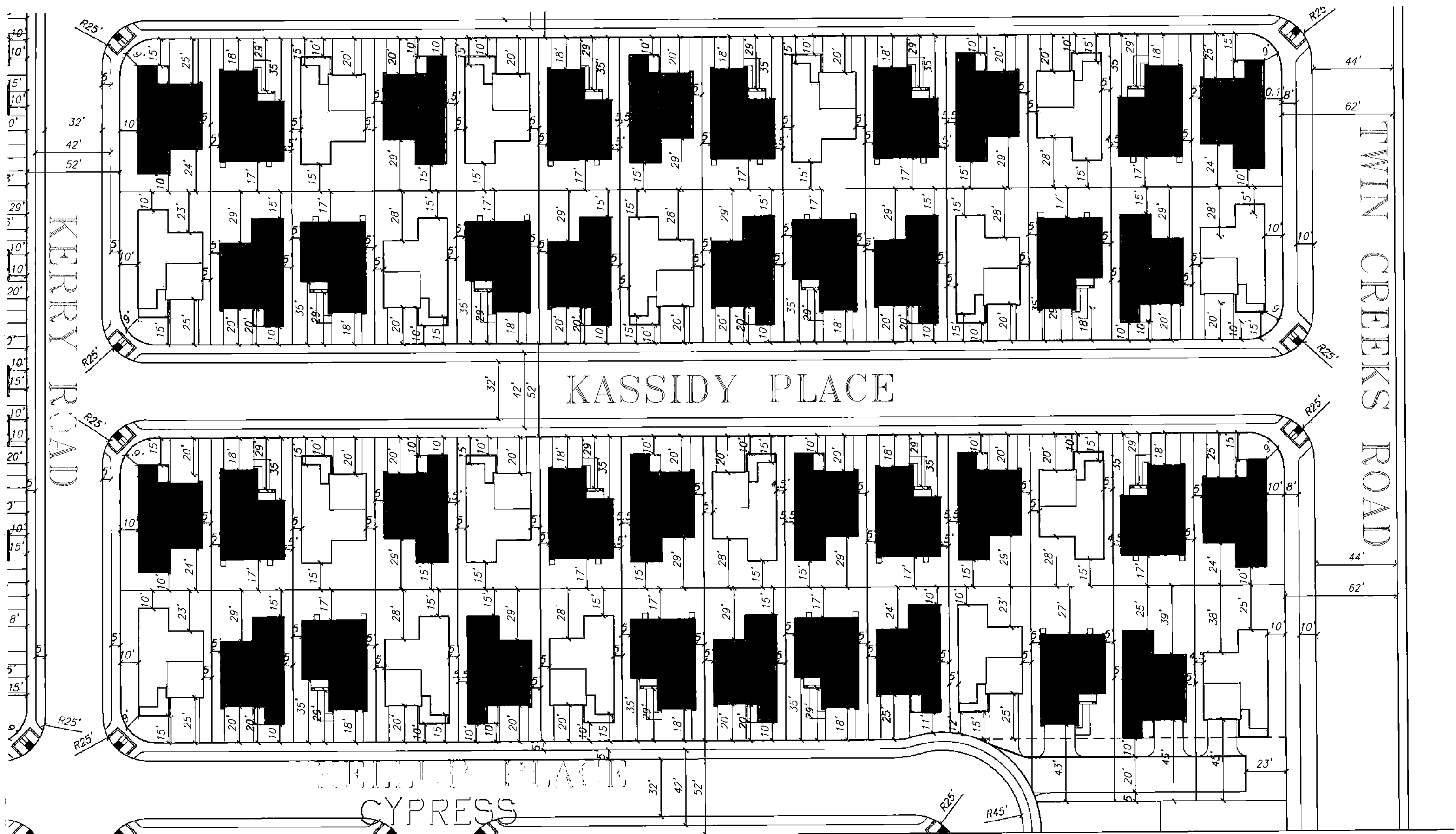
NEIGHBORHOOD PLAN IN D.A.P.



MULBERRY AT UNIVERSITY PARK
Vast Oak West
Rohnert Park, California

MU.3

SEPTEMBER 2014



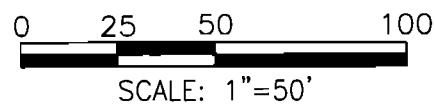
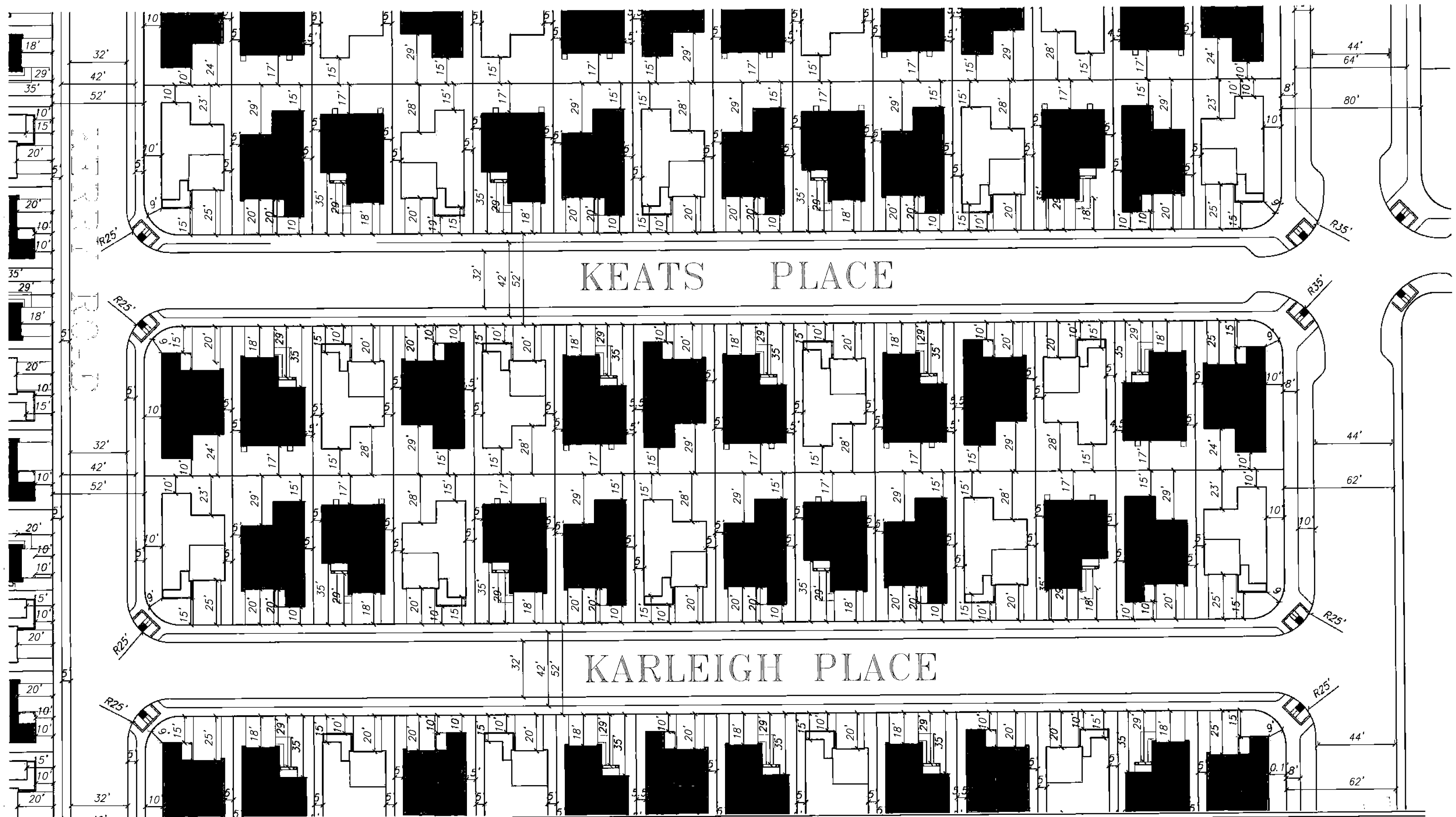
NEIGHBORHOOD PLAN IN D.A.P.



MULBERRY AT UNIVERSITY PARK
Vast Oak West
Rohnert Park, California

MU.4

SEPTEMBER 2014



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.

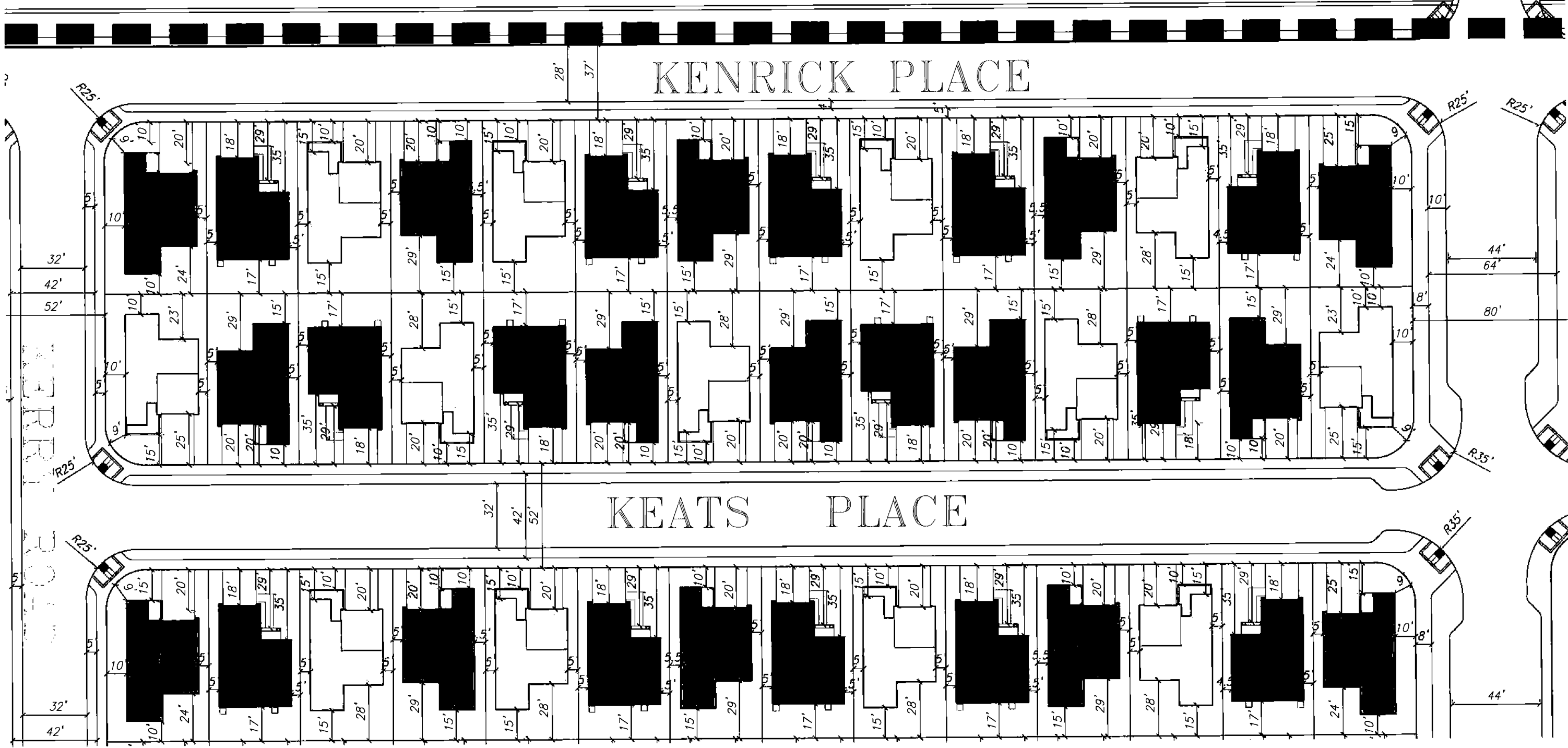


MULBERRY AT UNIVERSITY PARK
Vast Oak West
Rohnert Park, California

MU.5

SEPTEMBER 2014

NOT A PART OF DEVELOPMENT AREA PLAN



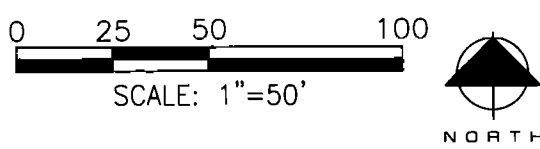
KENRICK PLACE

KEATS PLACE

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.

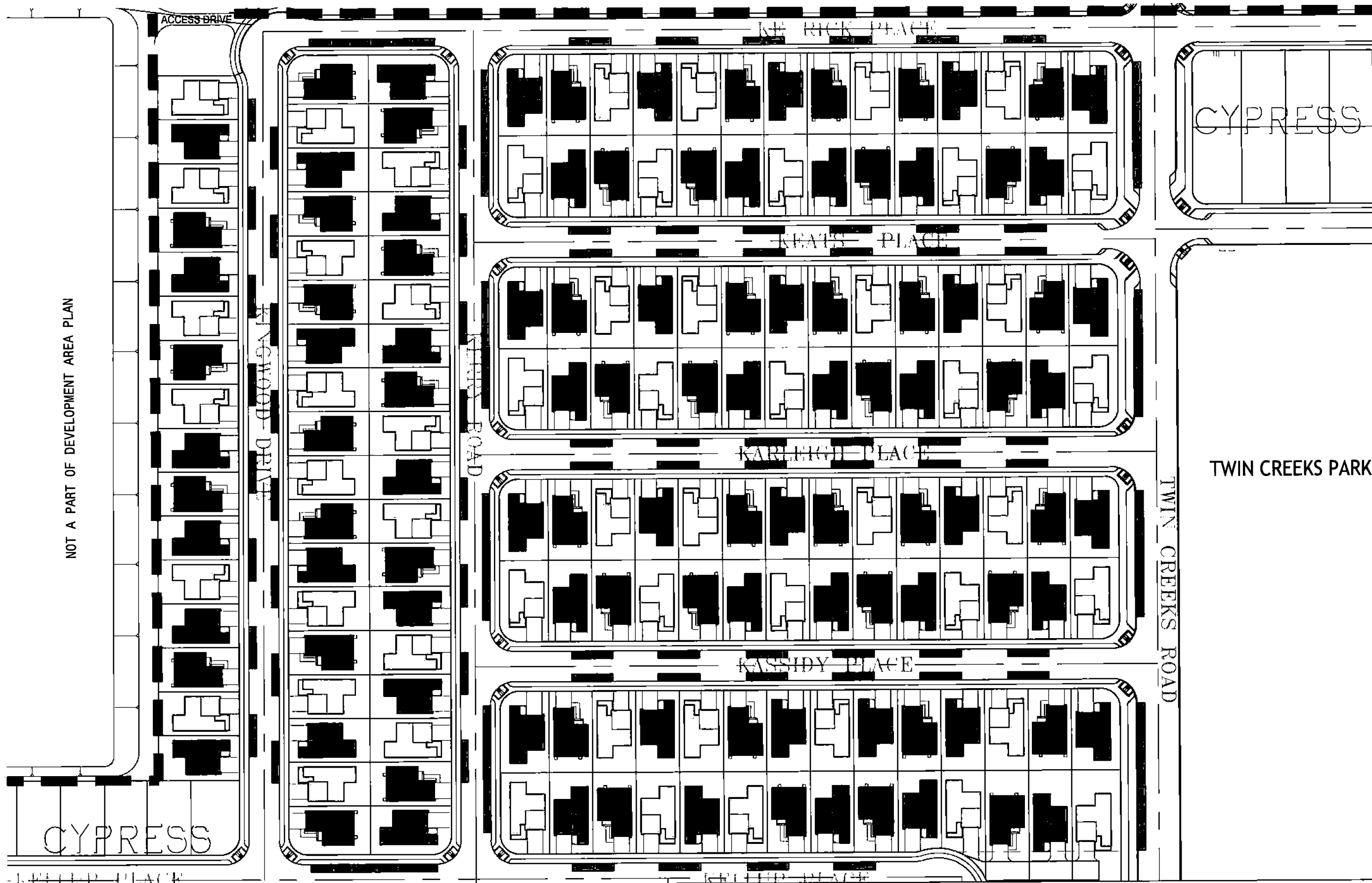
MU.6



LEGEND:
DAP BOUNDARY
PLAN 1
PLAN 2
PLAN 3

MULBERRY AT UNIVERSITY PARK
Vast Oak West
Rohnert Park, California

SEPTEMBER 2014



NOT A PART OF DEVELOPMENT AREA PLAN

PARKING PROVIDED FOR MULBERRY:

RESIDENTIAL PARKING (IN GARAGE) :	328 SPACES
RESIDENTIAL VISITOR PARKING (IN DRIVEWAY):	328 SPACES
ON STREET VISITOR PARKING:	201 SPACES
TOTAL PARKING:	857 SPACES

NEIGHBORHOOD PLAN IN D.A.P.

MULBERRY AT UNIVERSITY PARK
 Vast Oak West
 Rohnert Park, California

MU.8

SEPTEMBER 2014

LANDSCAPE PLANS FOR:

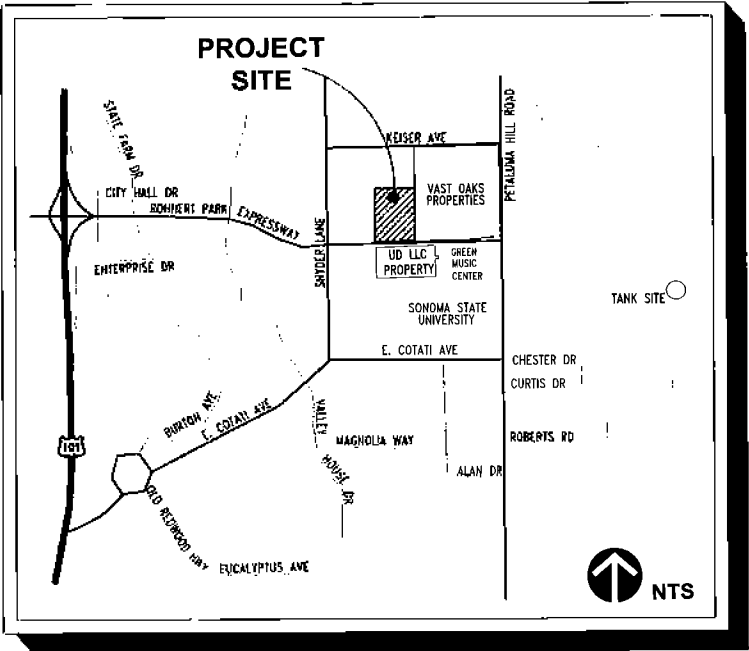
MULBERRY AT UNIVERSITY PARK

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

ROHNERT PARK, CALIFORNIA
SEPTEMBER 17, 2014



VICINITY MAP



SITE MAP

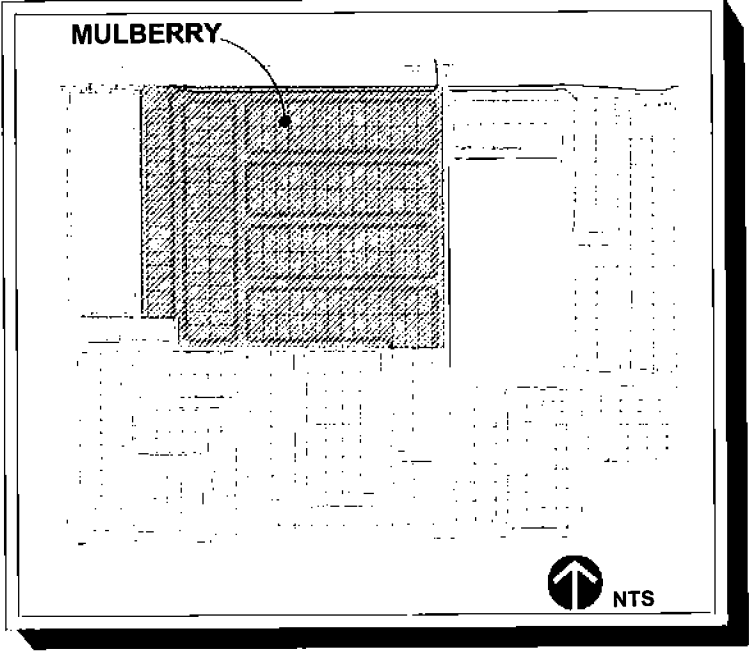


TABLE OF CONTENTS

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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

Brookfield
Residential

Development Area Plan



Vast Oak West at University Park

MULBERRY

Rohnert Park, California

Landscape Cover Sheet

www.vanderToolen.com

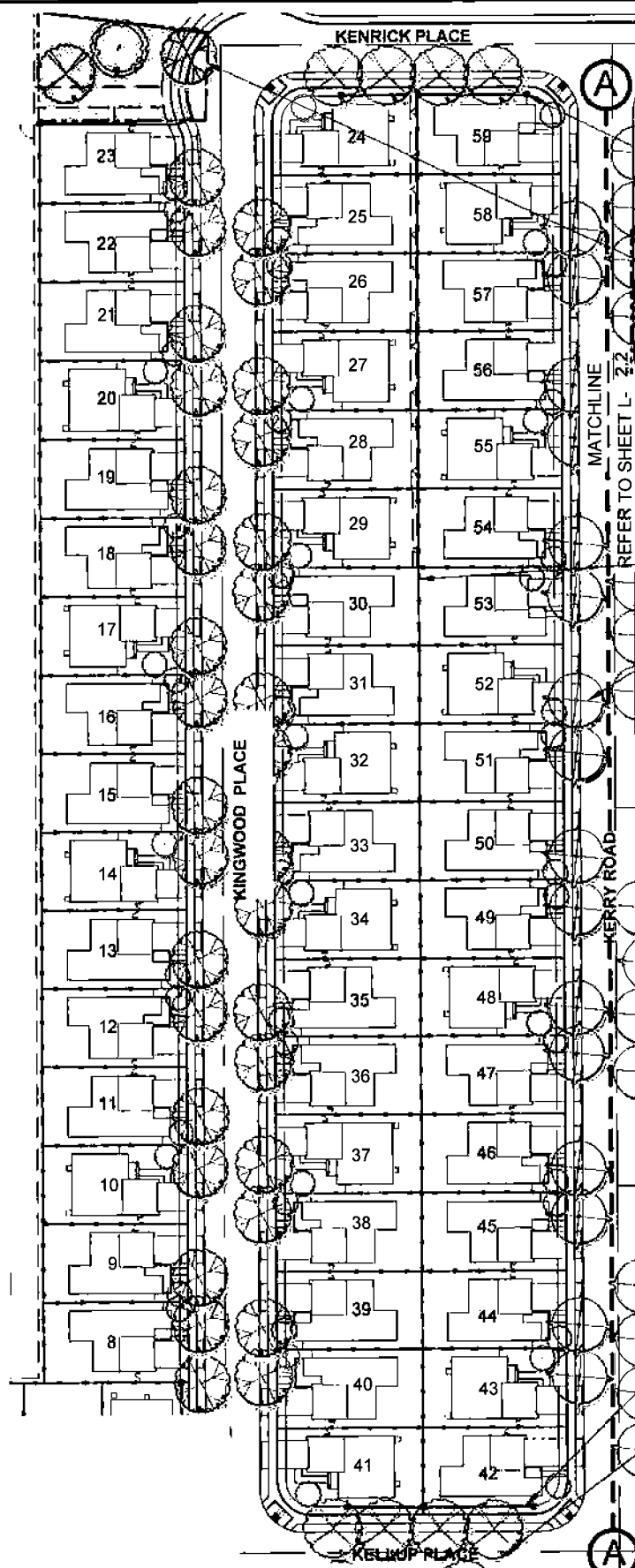
www.vanderToolen.com
Vander Toolen Associates
10000 E. 1st Ave.
Suite 200
Napa, CA 94558
Tel: 707.224.2299 Fax: 707.224.2299

Scale: Not Applicable

SEPTEMBER 17, 2014

L-2.0

Project No. 97711



PRIVACY WALL WITH VINES - SEE
DETAIL C, SHEET L-2.5

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.)

PRIVACY WALL WITH VINES - SEE
DETAIL C, SHEET L-2.5

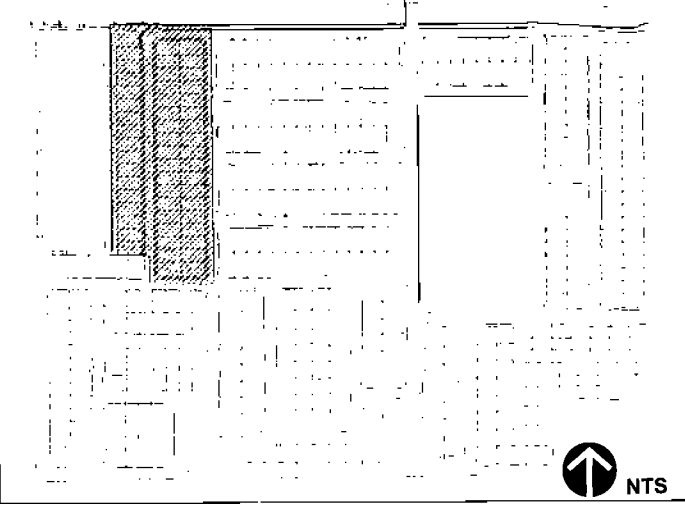
EAST-WEST THEMED STREET
TREE (TYP.)

NOTE: MAILBOX CLUSTER LOCATIONS SUBJECT TO
CHANGE BASED ON POSTAL OFFICE APPROVAL.

TREE NOTE

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

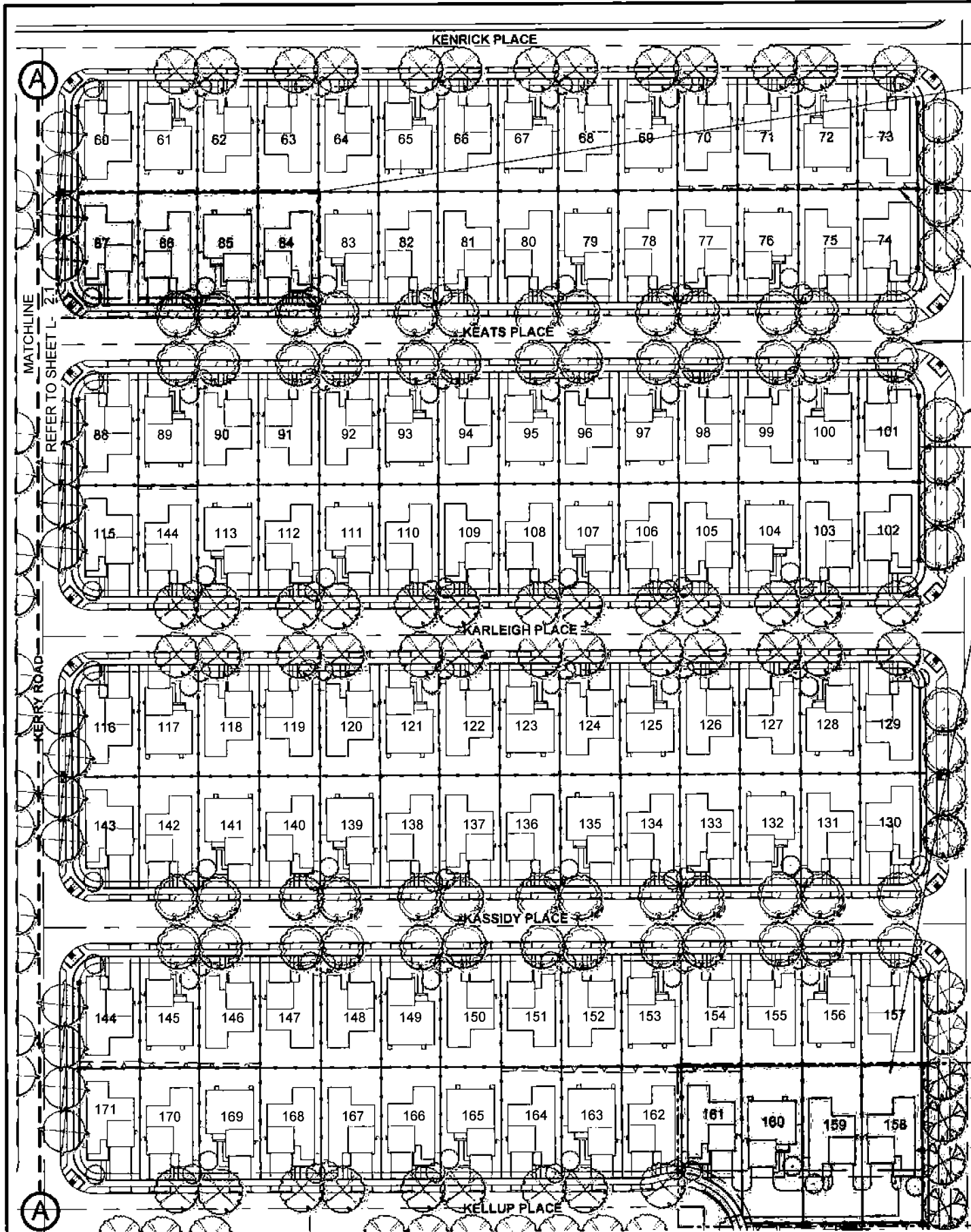
KEY MAP



PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
TREES				
STREET TREES				
	ACER 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
	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 'PRAIRIFIRE'	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
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	LOW	5 GAL
	MYRTICA CALIFORNIA	PACIFIC WAX MYRTLE	LOW	5 GAL
	PHOTINIA FRASERII	CAROLINA CHERRY	MODERATE	5 GAL
	PRUNUS CAROLINIANA		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
	LEONOTIS LEONURUS	LION'S TAIL	LOW	1 GAL
	LOROPETALUM 'RAZZLEBERRI'	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
	PHORMIUM SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PITISPORUM SPP.	TOBIRA	MODERATE	2 GAL
	ROSA SPP.	ORNAMENTAL SAGE	MODERATE	1 GAL
	SALVIA SPP.	VIBURNUM	MODERATE	5 GAL
	VIBURNUM SPP.	COAST ROSEMARY	LOW	5 GAL
	WESTRIGIA FRUTICOSA	DWARF XYLOSMA	LOW	5 GAL
	XYLOSMA C. 'COMPACTA'			
SMALL SHRUBS				
	ANIGOZANTHOS SPP.	KANGAROO PAW	LOW	1 GAL
	CORREA SPP.	AUSTRALIA FUCHSIA	LOW	1 GAL
	DIETES BICOLOR	FORTNIGHT LILY	LOW	1 GAL
	ERIGERON 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 BELLS	MODERATE	1 GAL
	KNIPHOFIA UVARIA	RED HOT POKER	MODERATE	1 GAL
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	LOW	1 GAL
GRASSES				
	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	LOW	1 GAL
	FESTUCA MAIREI	ATLAS FESCUE	LOW	1 GAL
	HELIOTROPION SEMPERVIRENS	BLUE OAT GRASS	LOW	1 GAL
	LEYMUS 'CANYON PRINCE'	BLUE WILD RYE	VERY LOW	1 GAL
	MUHLENBERGIA RIGENS	DEER GRASS	LOW	1 GAL
GROUNDCOVERS				
	ARMERIA MARITIMA	SEA THRIFT	MODERATE	1 GAL
	FRAGARIA CHILOENSIS	CREeping STRAWBERRY	MODERATE	1 GAL
	HELIANTHEMUM NUMMULARIUM	SUNROSE	LOW	1 GAL
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	LOW	1 GAL
	SCAEVOLA 'MAUVE CLUSTERS'	PURPLE SCAEVOLA	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
	GAZANIA SPP.	CAPE DAISY	LOW	1 GAL
	HELIANTHEMUM NUMMULARIUM	SUNROSE	LOW	1 GAL
	JUNIPERUS SPP.	PROSTRATE JUNIPER	LOW	1 GAL
VINES				
	FIGUS PUMILA	CREeping FIG	MODERATE	5 GAL
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	MODERATE	5 GAL





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

CLUSTER MAILBOXES. SEE DETAIL D,
SHEET L-2.5

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

EAST-WEST THEMED STREET TREE (TYP.)

NORTH-SOUTH THEMED STREET TREE (TYP.)

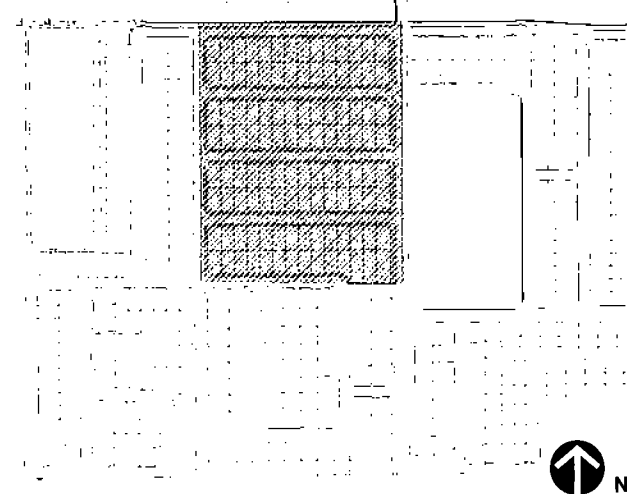
PRIVACY WALL WITH VINES - SEE DETAIL C,
SHEET L-2.5

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



NOTE: MAILBOX CLUSTER LOCATIONS SUBJECT TO
CHANGE BASED ON POSTAL OFFICE APPROVAL.

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	15 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				
	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	MODERATE	15 GAL
	MALUS 'PRAIRIFIRE'	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
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	LOW	5 GAL
	MYRTICA CALIFORNICA	PACIFIC WAX MYRTLE	LOW	5 GAL
	PHOTINIA FRASERII	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
	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
	PHORMIUM SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PITTIOSPORUM SPP.	TOBIRA	LOW	2 GAL
	ROSA SPP.	ROSE	MODERATE	1 GAL
	SALVIA SPP.	ORNAMENTAL SAGE	MODERATE	1 GAL
	VIBURNUM SPP.	VIBURNUM	MODERATE	5 GAL
	WESTRIGIA 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
	DIETES BICOLOR	FORTNIGHT LILY	LOW	1 GAL
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	MODERATE	1 GAL
	ESCALONIA 'COMPACTA'	DWARF ESCALONIA	MODERATE	1 GAL
	GAURA LINDHEIMERI	EVERGREEN DAYLILY	MODERATE	1 GAL
	HEMEROCALLIS SPP.	CORAL BELLS	MODERATE	1 GAL
	HEUCHERA SPP.	RED HOT POKER	MODERATE	1 GAL
	KNIPHOFIA UVARIA	AUSTRALIAN BLUEBELL	LOW	1 GAL
	SOLLYA HETEROPHYLLA			
GRASSES				
	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	LOW	1 GAL
	FESTUCA MAIREI	ATLAS FESCUE	LOW	1 GAL
	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW	1 GAL
	LEYMUS 'CANYON PRINCE'	BLUE WILD RYE	VERY LOW	1 GAL
	MUHLENBERGIA RIGENS	DEER GRASS	LOW	1 GAL
GROUNDCOVERS				
	ARMERIA MARTIMA	SEA THRIFT	MODERATE	1 GAL
	FRAGARIA CHILOENSIS	CREeping STRAWBERRY	MODERATE	1 GAL
	HELIANTHEMUM NUMMULARIUM	SUNROSE	LOW	1 GAL
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	LOW	1 GAL
	SCAEVOLA 'MAUVE CLUSTERS'	PURPLE SCAEVOLA	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
	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	5 GAL
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	MODERATE	5 GAL

Brookfield
Residential

Development Area Plan



Vast Oak West at University Park

MULBERRY

Rohnert Park, California

Landscape Master Plan



www.vanderToolen.com

Project: Vast Oak West at University Park
Date: 9/17/2014
Scale: 1" = 50'-0"

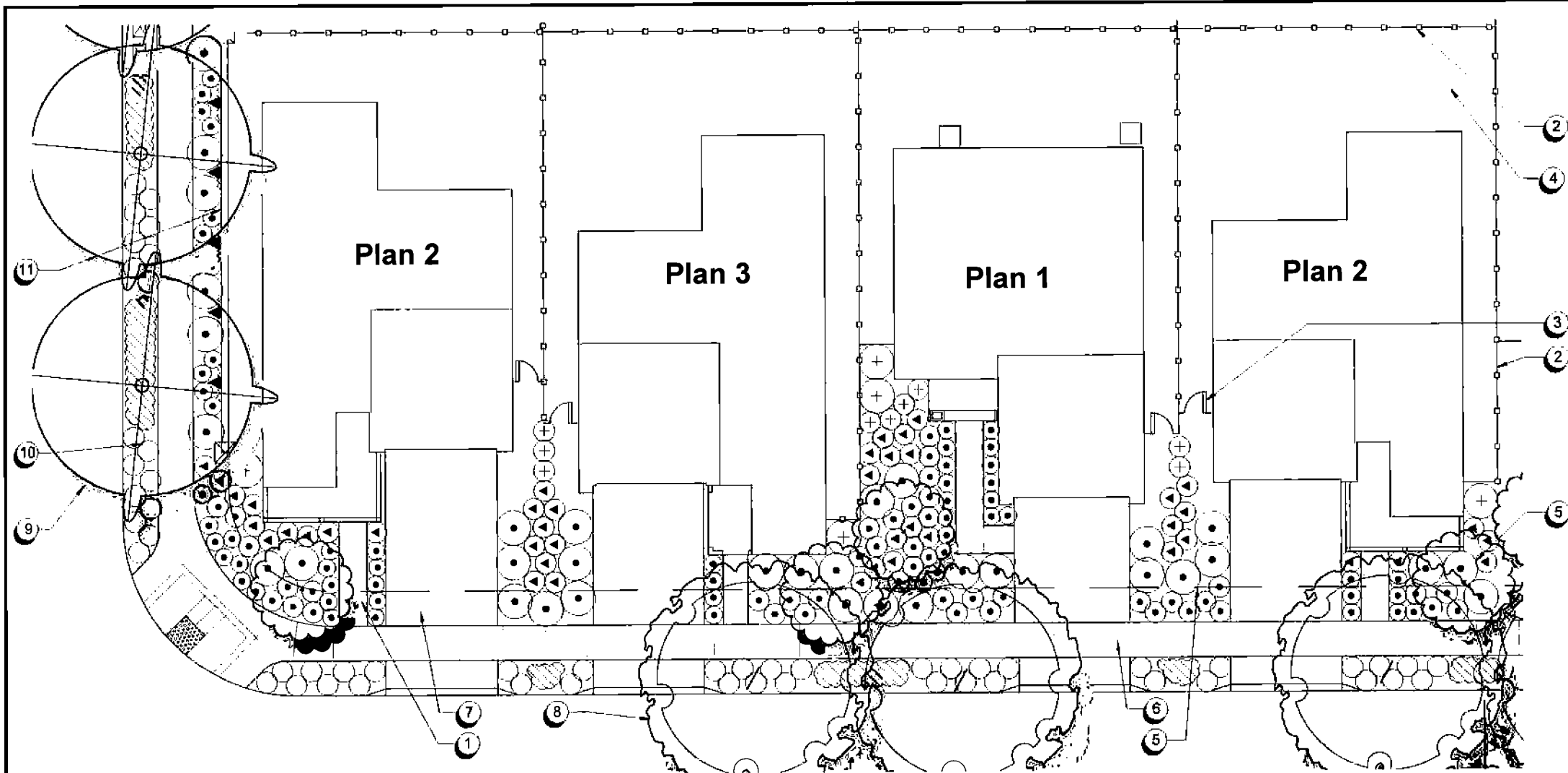
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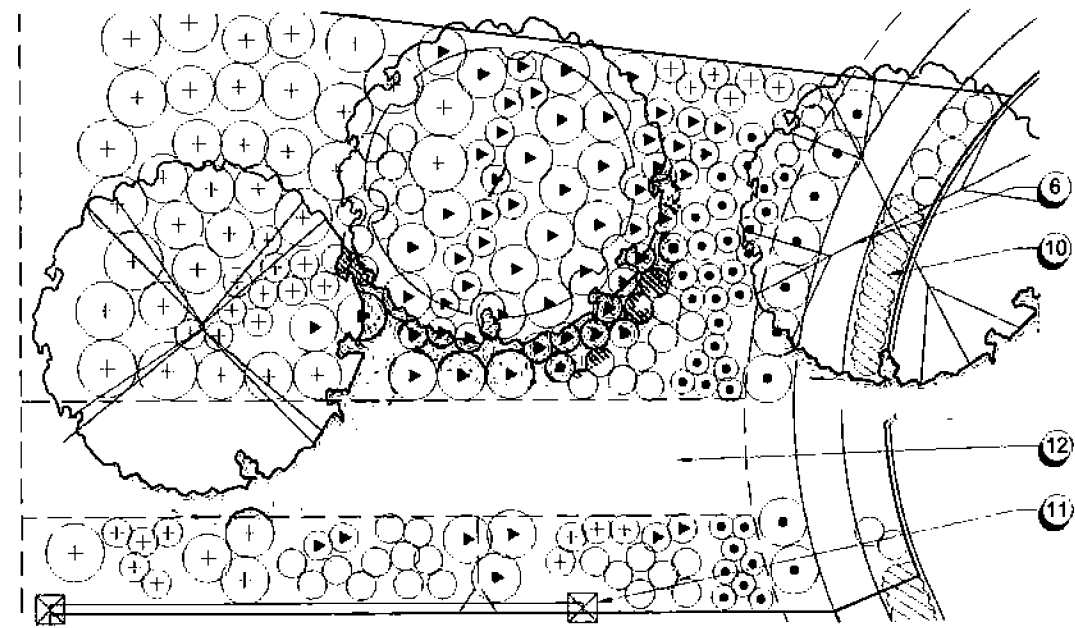
SEPTEMBER 17, 2014

NORTH

Project No. 97711



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



OPEN SPACE LANDSCAPING

DESIGN CALLOUTS

- 1 PRIVATE ENTRY CONCRETE WALK - SEE DETAIL G, 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 INTERIOR LOT FRONT YARD THEMED STREET TREE
- 9 CORNER LOT SIDE YARD THEMED STREET TREE
- 10 PARKWAY PLANTING AREA
- 11 PRIVACY WALL WITH VINES - SEE DETAILS C, SHEET L-2.5
- 12 MAINTENANCE ROAD PER CIVIL ENGINEER'S PLANS

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	15 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				
	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	MODERATE	15 GAL
	MALUS 'PRAIRIFIRE'	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
	FELICIA SELLOWIANA	PINEAPPLE GUAVA	LOW	5 GAL
	MYRTICA CALIFORNIA	PACIFIC WAX MYRTLE	LOW	5 GAL
	PHOTINIA FRASERI	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
	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
	PHORMIUM SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PITTOSPORUM SPP.	TOBIRA	LOW	5 GAL
	ROSA SPP.	ROSE	MODERATE	2 GAL
	SALVIA SPP.	ORNAMENTAL SAGE	MODERATE	1 GAL
	VIBURNUM SPP.	VIBURNUM	MODERATE	5 GAL
	WESTRIGIA FRUTICOSA	COAST ROSEMARY	LOW	5 GAL
	XYLOSMA C. 'COMPACTA'	DWARF XYLOSMA	LOW	5 GAL
SMALL SHRUBS				
	ANIGOSANTHOS SPP.	KANGAROO PAW	LOW	1 GAL
	CORREA SPP.	AUSTRALIA FUCHSIA	LOW	1 GAL
	DIETES BICOLOR	FORTNIGHT LILY	LOW	1 GAL
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW	1 GAL
	ESCALONIA 'COMPAKTA'	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
	KNIPHOFIA UVARIA	RED HOT POKER	MODERATE	1 GAL
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	LOW	1 GAL
GRASSES				
	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	VERY LOW	1 GAL
	MULLENBERGIA RIGENS	DEER GRASS	LOW	1 GAL
GROUNDCOVERS				
	ARMERIA MARITIMA	SEA THRIFT	MODERATE	1 GAL
	FRAGARIA CHILOENSIS	CREeping STRAWBERRY	MODERATE	1 GAL
	HELIANTHEMUM NUMMULARIUM	SUNROSE	LOW	1 GAL
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	LOW	1 GAL
	SCAEVOLA 'MAUVE CLUSTERS'	PURPLE SCAEVOLA	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
	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	5 GAL
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	MODERATE	5 GAL

Brookfield
Residential

Development Area Plan



Vast Oak West at University Park

MULBERRY

Rohnert Park, California

Front, Side Yard &
ParkwayTypical
Landscape



www.vanderToolen.com

Vander Toolen Associates
1325 N. Main Street, Suite 275
Vero Beach, FL 32980
Tel: 787 224 2299 Fax: 787 224 1105



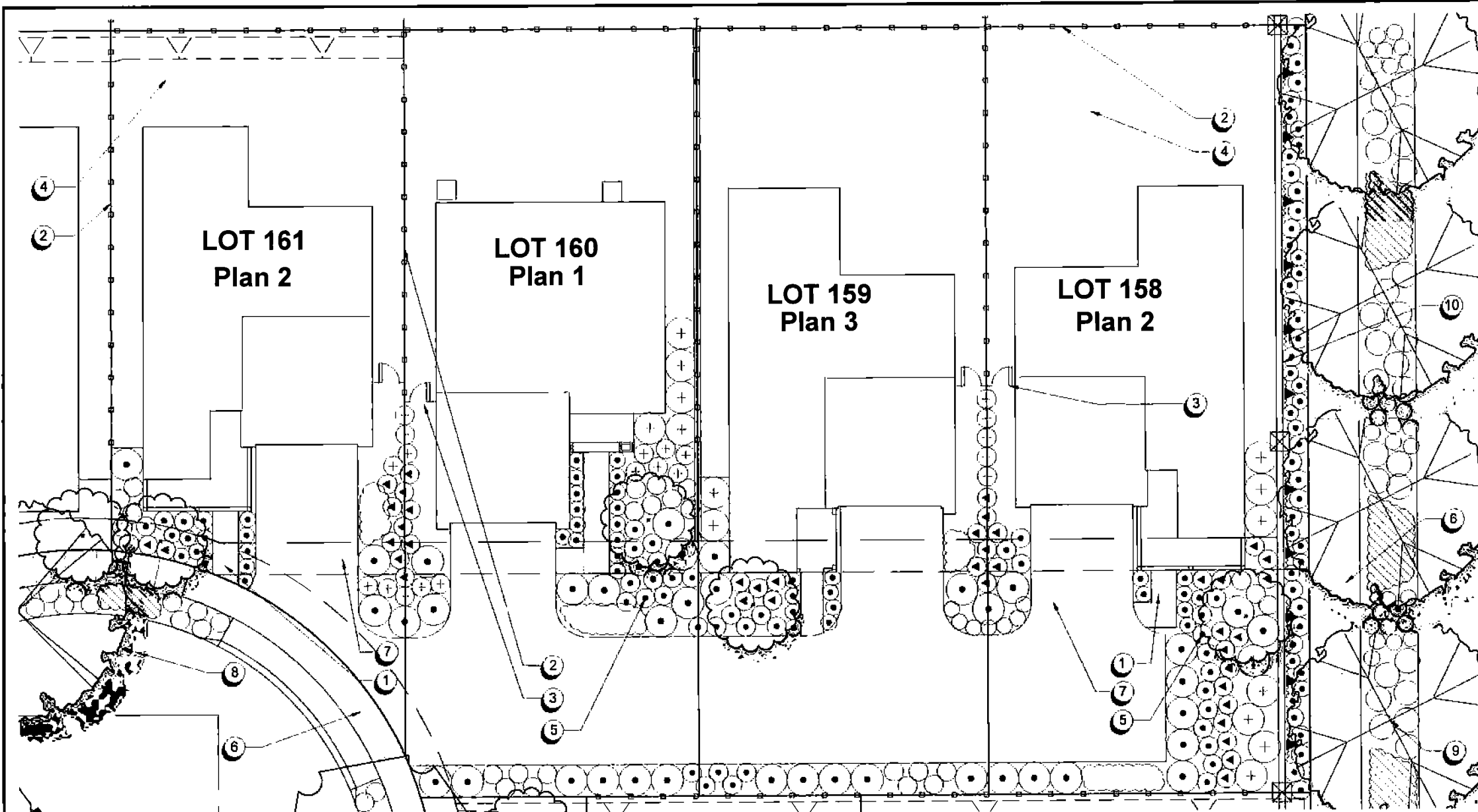
Scale: 1" = 10'-0"

SEPTEMBER 17, 2014

NORTH

Project No. 97711

L-2.3



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

IRRIGATION DESIGN

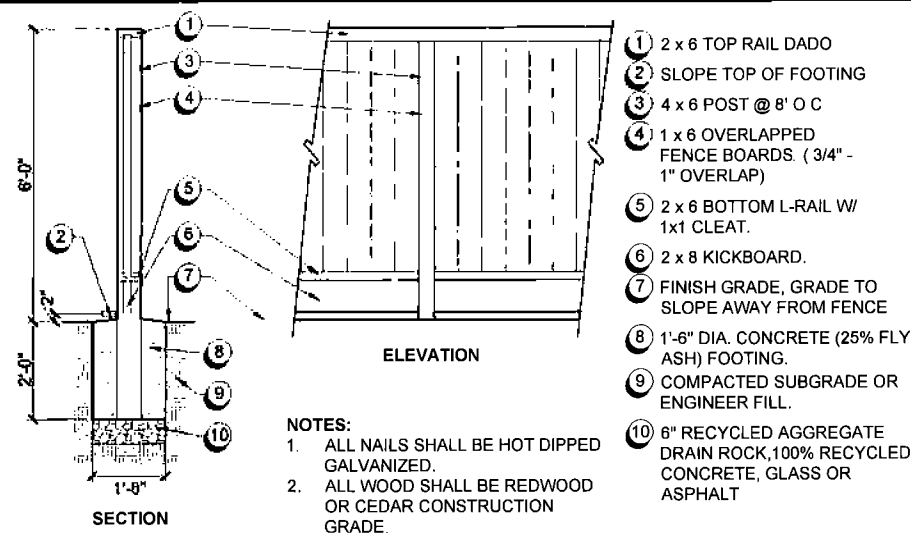
- 1 PARKWAY STRIP, FRONT AND SIDE YARD LANDSCAPING OUTSIDE OF LOT FENCING SHALL UTILIZE RECYCLED WATER FROM A COMMON HOA SYSTEM.
- 2 SIDE YARD AND REAR YARD LANDSCAPING WITHIN LOT FENCING SHALL UTILIZE POTABLE WATER FOR IRRIGATION AS PART OF THE HOMEOWNER'S IRRIGATION SYSTEM

DESIGN CALLOUTS

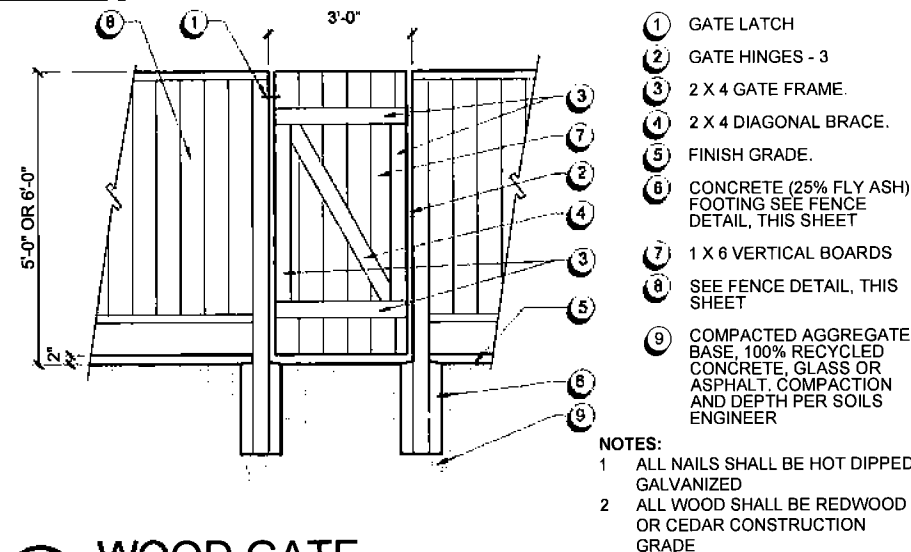
- 1 PRIVATE ENTRY CONCRETE WALK - SEE DETAIL G, SHEET L-2.5
- 2 WOOD GOOD NEIGHBOR FENCE - SEE DETAIL A, SHEET L-2.5
- 3 WOOD GOOD NEIGHBOR GATE - SEE DETAIL B, SHEET L-2.5
- 4 PRIVATE YARD LANDSCAPING PER HOMEOWNER
- 5 FRONT AND SIDE YARD PLANTING AREA
- 6 PUBLIC SIDEWALK
- 7 PRIVATE CONCRETE DRIVEWAY
- 8 INTERIOR LOT FRONT YARD THEMED STREET TREE
- 9 NORTH-SOUTH THEMED STREET TREE
- 10 PRIVACY WALL WITH VINES - SEE DETAILS C, SHEET L-2.5

PLANT PALETTE

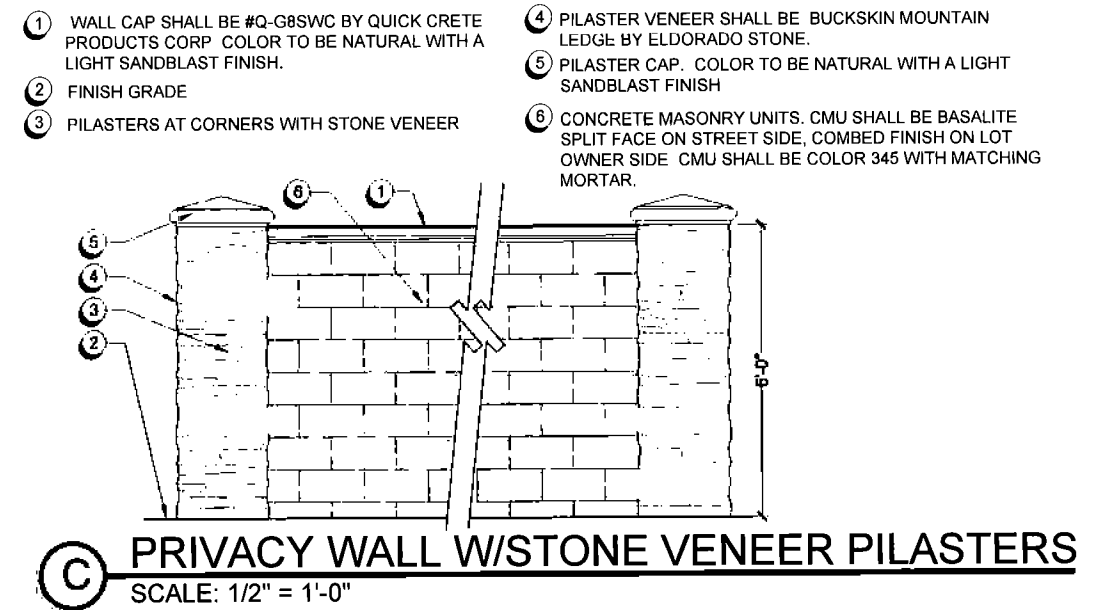
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
TREES				
STREET TREES				
	ACER RUBRUM	RED MAPLE	MODERATE	24" BOX
	LIRIODENDRON TULIPIFERA	TULIP TREE	MODERATE	15 GAL
	PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE	MODERATE	15 GAL
	PISTACIA CHINENSIS	CHINESE PISTACHE	LOW	15 GAL
	PYRUS CALLERYANA 'CHANTICLEER'	FLOWERING PEAR	MODERATE	15 GAL
	QUERCUS RUBRA	RED OAK	MODERATE	24" BOX
SECONDARY FRONT YARD TREES				
	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	MODERATE	15 GAL
	MALUS 'PRAIRIFIRE'	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
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	LOW	5 GAL
	MYRTICA CALIFORNIA	PACIFIC WAX MYRTLE	LOW	5 GAL
	PHOTINIA	CAROLINA CHERRY	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
	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
	PIRORHIZUM SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PITTOSPORUM SPP.	TOBIRA	LOW	5 GAL
	ROSA SPP.	ROSE	MODERATE	2 GAL
	SALVIA SPP.	ORNAMENTAL SAGE	MODERATE	1 GAL
	VIBURNUM SPP.	COAST ROSEMARY	MODERATE	5 GAL
	WESTRIGIA FRUTICOSA	DWARF XYLOSMA	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
	DIETES BICOLOR	FORTNIGHT LILY	LOW	1 GAL
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW	1 GAL
	ESCALONIA 'COMPACTA'	DWARF ESCALONIA	MODERATE	1 GAL
	GAURA LINDBERGERI	GAURA	MODERATE	1 GAL
	HEMEROCALLIS SPP.	EVERGREEN DAYLILY	MODERATE	1 GAL
	HEUCHERA SPP.	CORAL BELLS	MODERATE	1 GAL
	KNIPHOFIA UVARIA	RED HOT POKER	MODERATE	1 GAL
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	LOW	1 GAL
GRASSES				
	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	VERY LOW	1 GAL
	MUHLENBERGIA RIGENS	DEER GRASS	LOW	1 GAL
GROUND COVERS				
	ARMERIA MARITIMA	SEA THRIFT	MODERATE	1 GAL
	FRAGARIA CHILOENSIS	CREeping STRAWBERRY	MODERATE	1 GAL
	HELIANTHEMUM NUMMULARIUM	SUNROSE	LOW	1 GAL
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	LOW	1 GAL
	SCAEVOLA 'MAUVE CLUSTERS'	PURPLE SCAEVOLA	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
	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	5 GAL
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	MODERATE	5 GAL



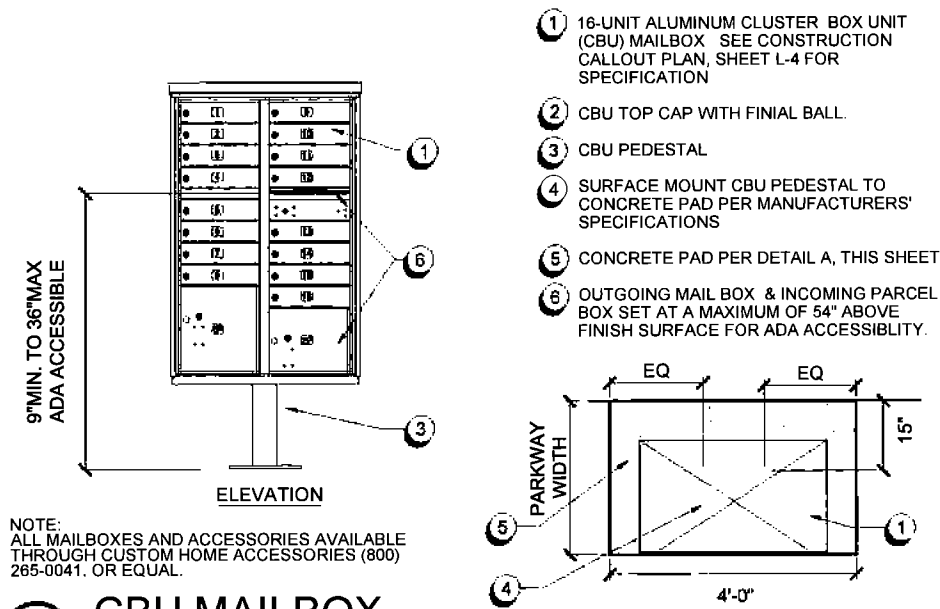
A GOOD NEIGHBOR FENCE
SCALE: 1/2" = 1'-0"



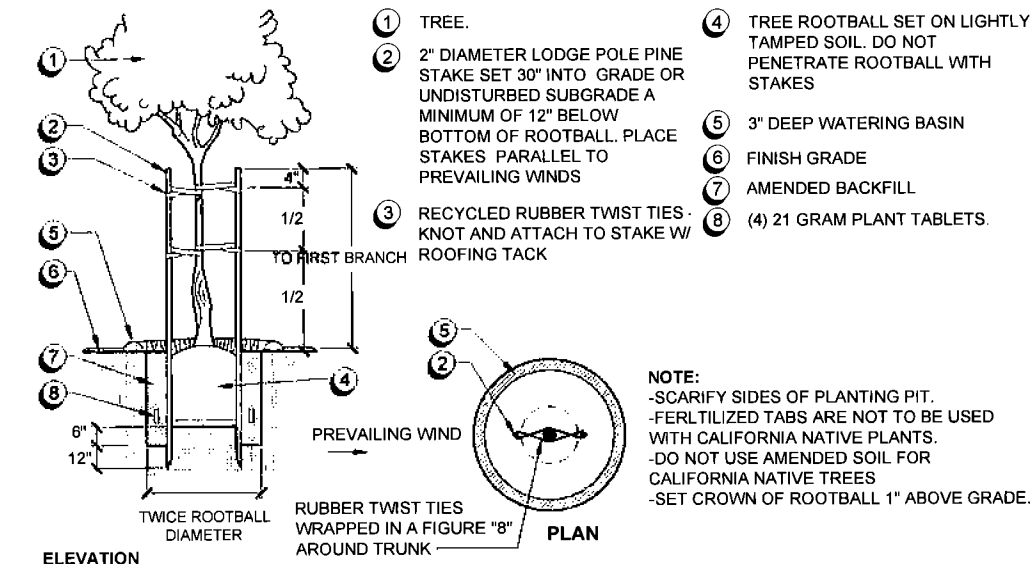
B WOOD GATE
SCALE: 1/2" = 1'-0"



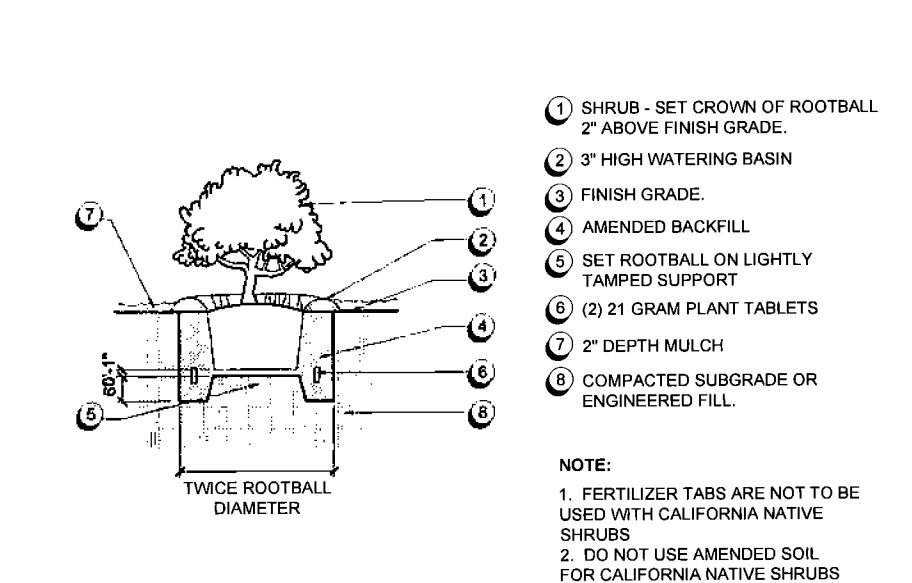
C PRIVACY WALL W/STONE VENEER PILASTERS
SCALE: 1/2" = 1'-0"



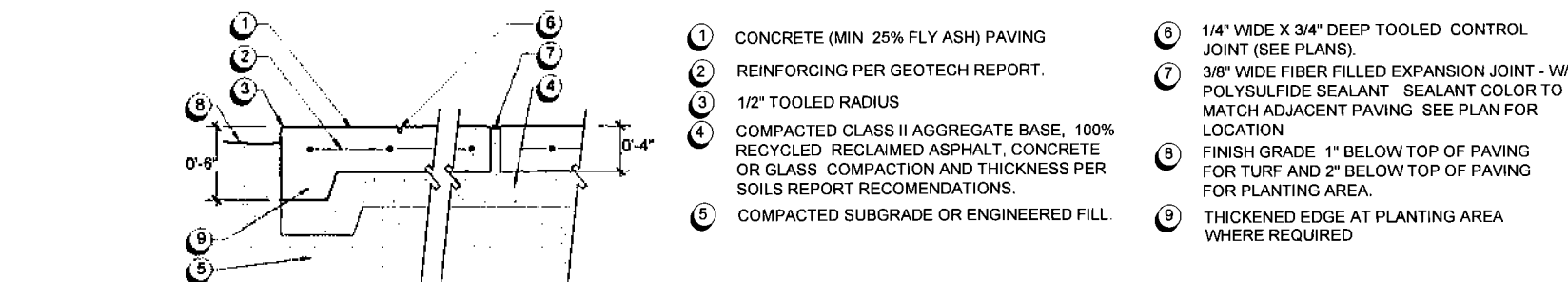
D CBU MAILBOX
SCALE: 3/4" = 1'-0"



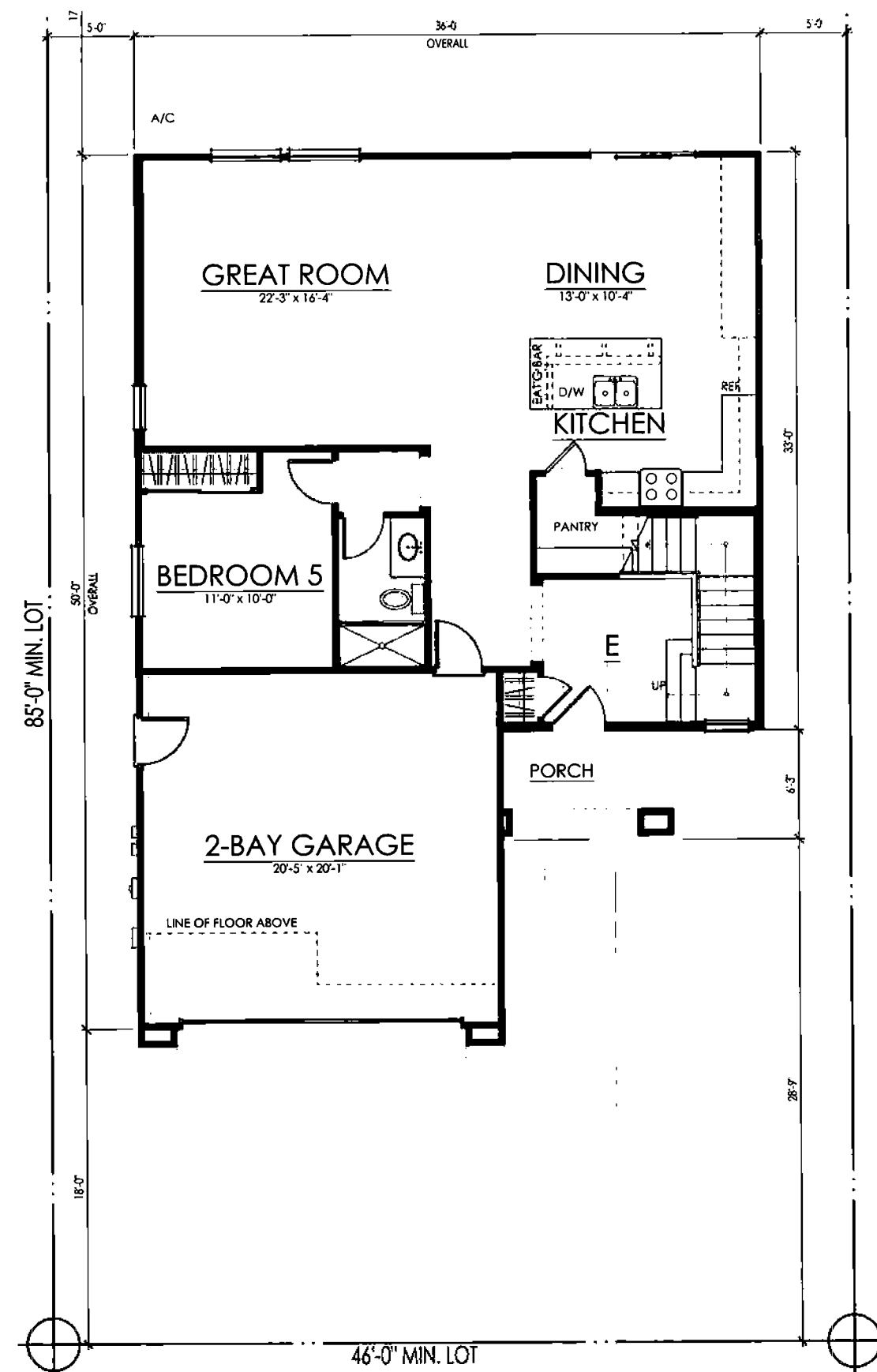
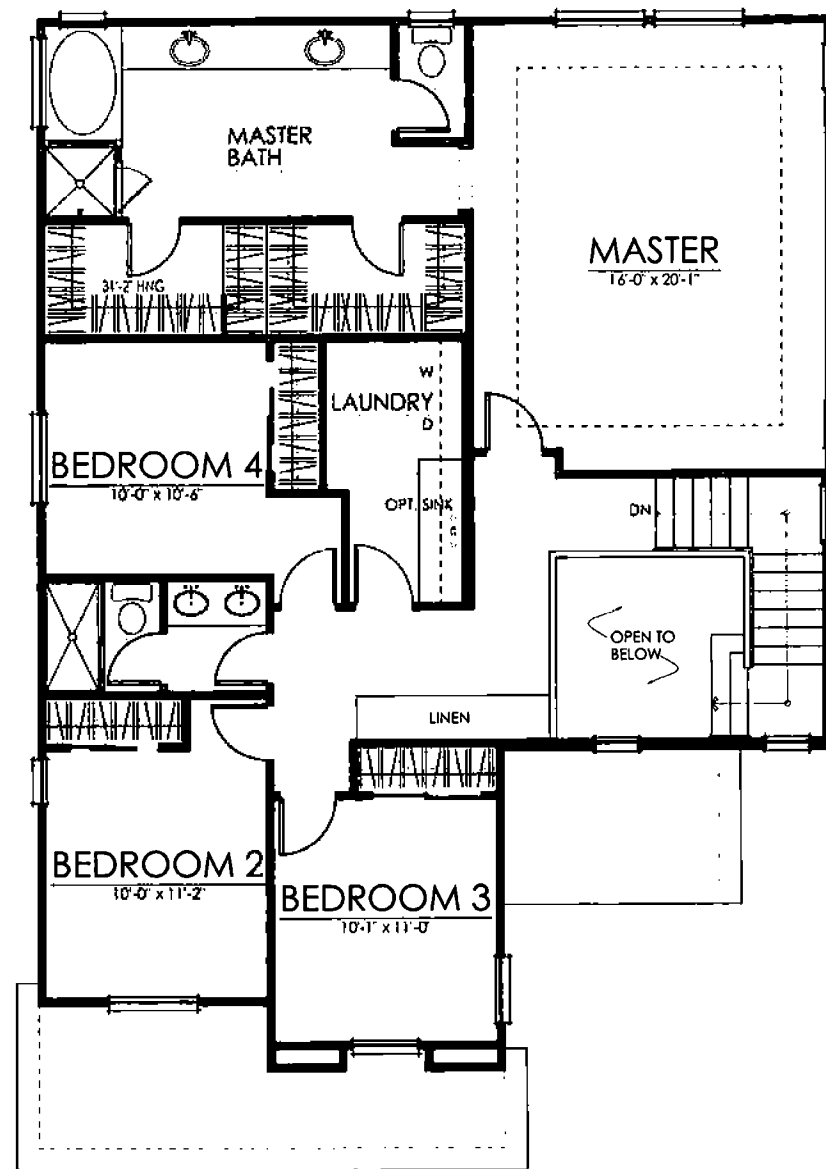
E TREE STAKING
N.T.S.



F SHRUB
N.T.S.



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



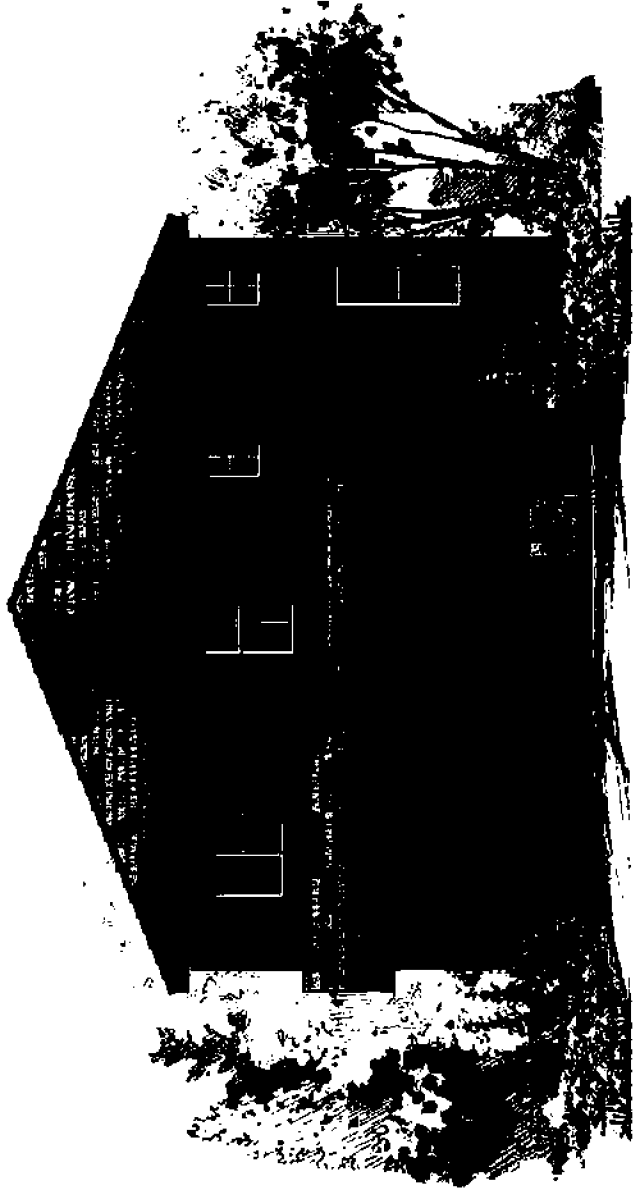
planONE

first floor: 1117 sf
second floor: 1312 sf
total living: 2429 sf

MULBERRY AT UNIVERSITY PARK

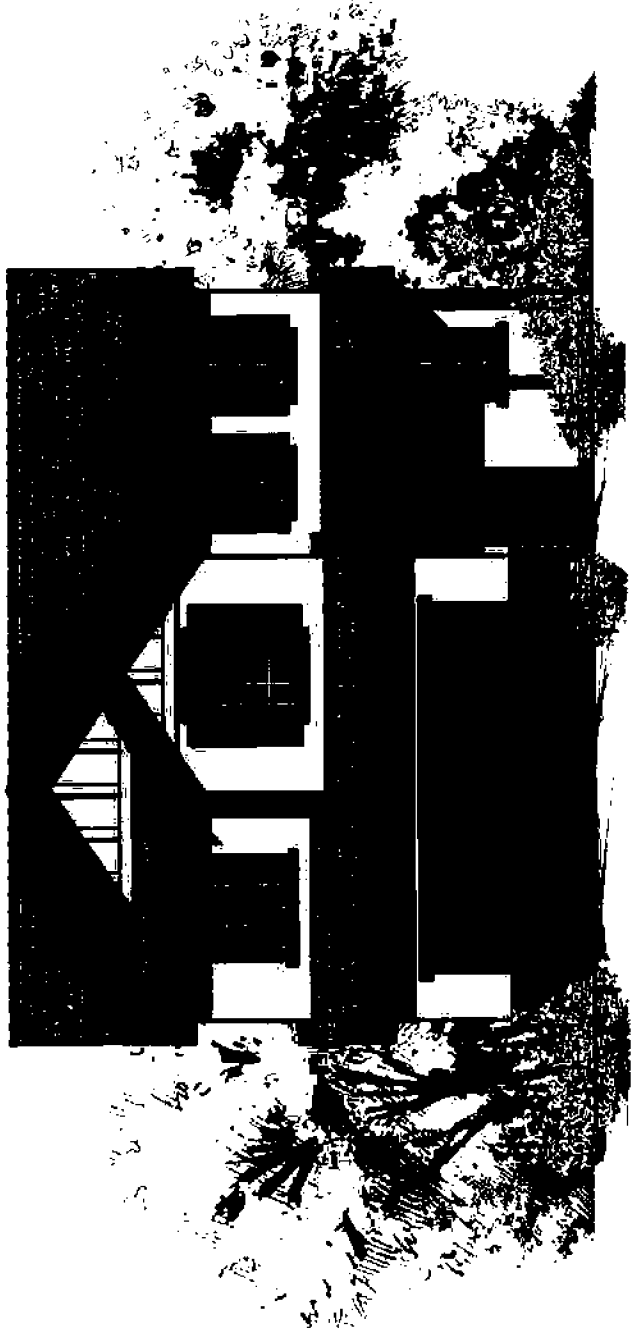
brookfield homes

05 • 20 • 2014



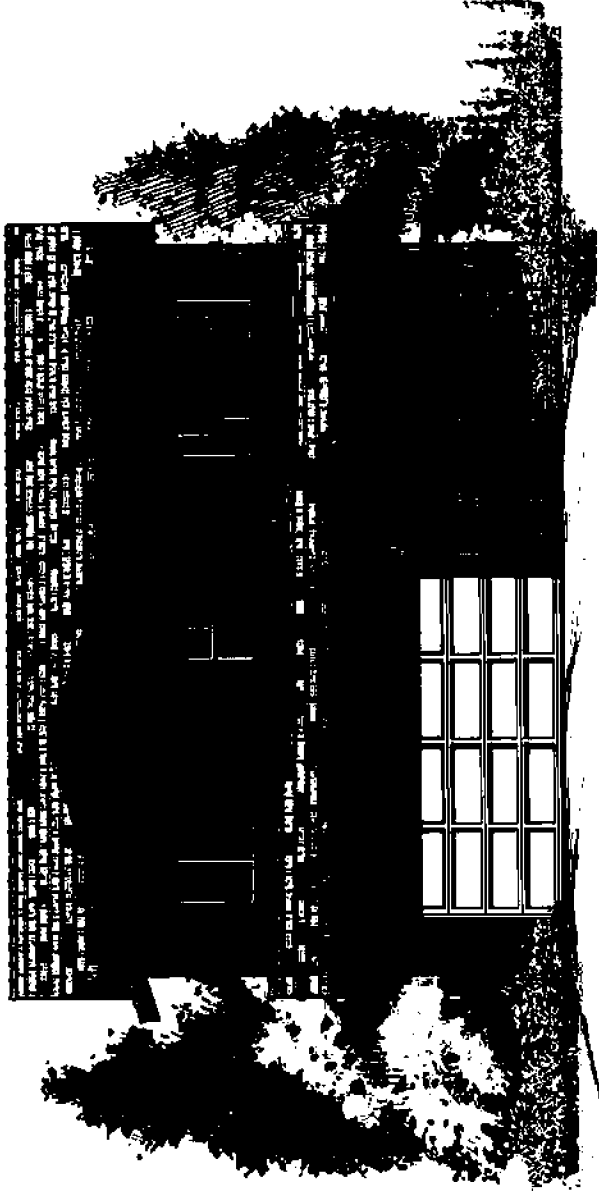
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elevationA



scale: 1/4"=1'

elevationB

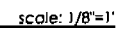


scale: 1/4"=1'

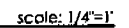
elevationC

planONE

MULBERRY AT UNIVERSITY PARK
brookfield homes



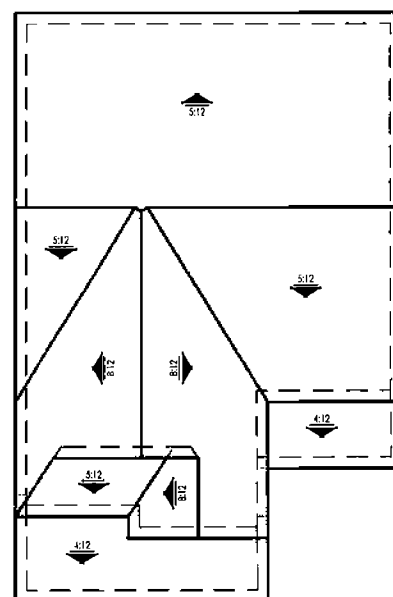
rightELEVATION



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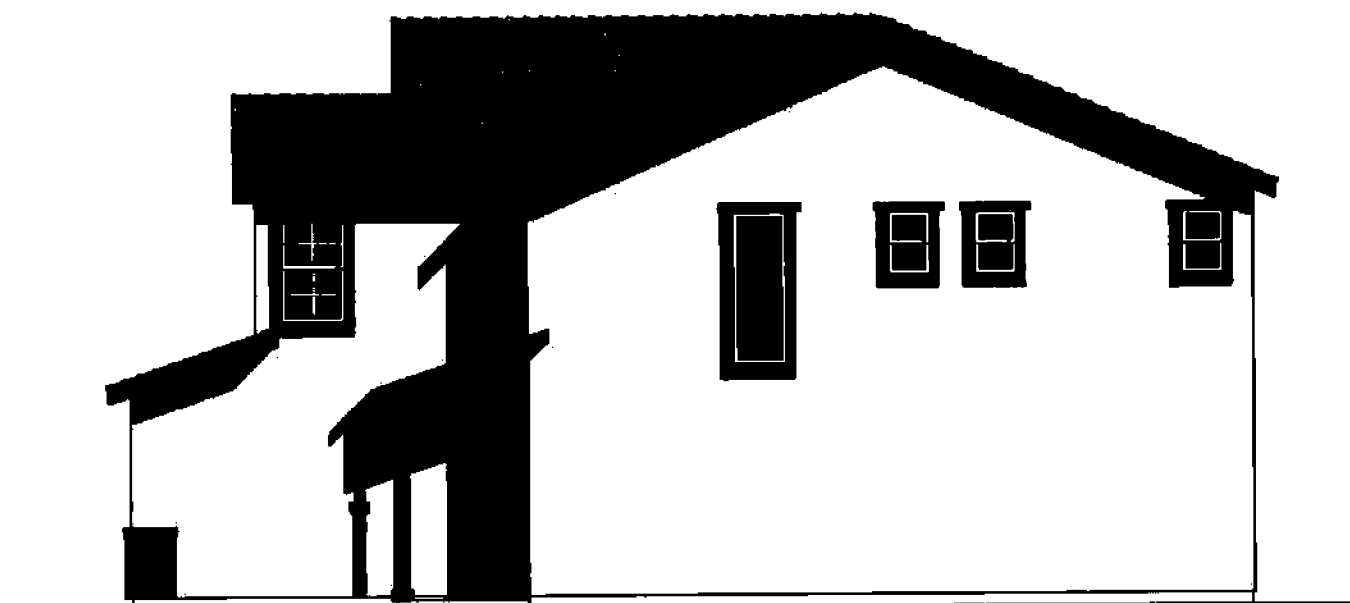
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border: 1px solid black; width: 100%; height: 100%; position: relative; margin: 10px 0; border-radius: 10px; background-color: #f0f0f0; text-align: center; padding: 10px;">
 1. **Header** (Top): A dark blue header bar with white text.
 2. **Navigation** (Left): A vertical sidebar with a dark blue background and white text.
 3. **Main Content** (Center): A large white area with a dark blue border and a light blue background.
 4. **Footer** (Bottom): A dark blue footer bar with white text.
 5. **Right Sidebar** (Right): A vertical sidebar with a dark blue background and white text.



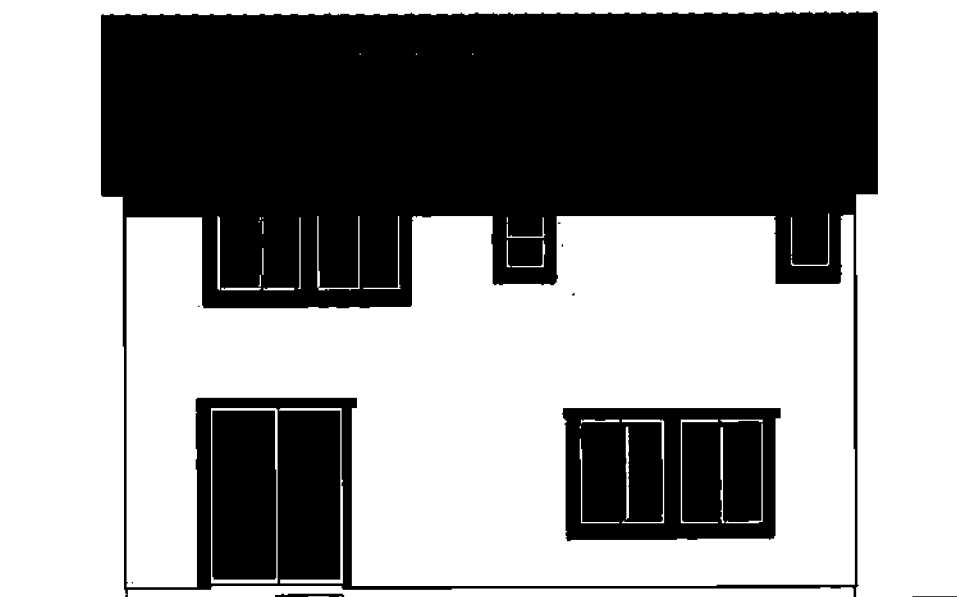
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roofPLAN (all pitches 5:12 u.n.o.)



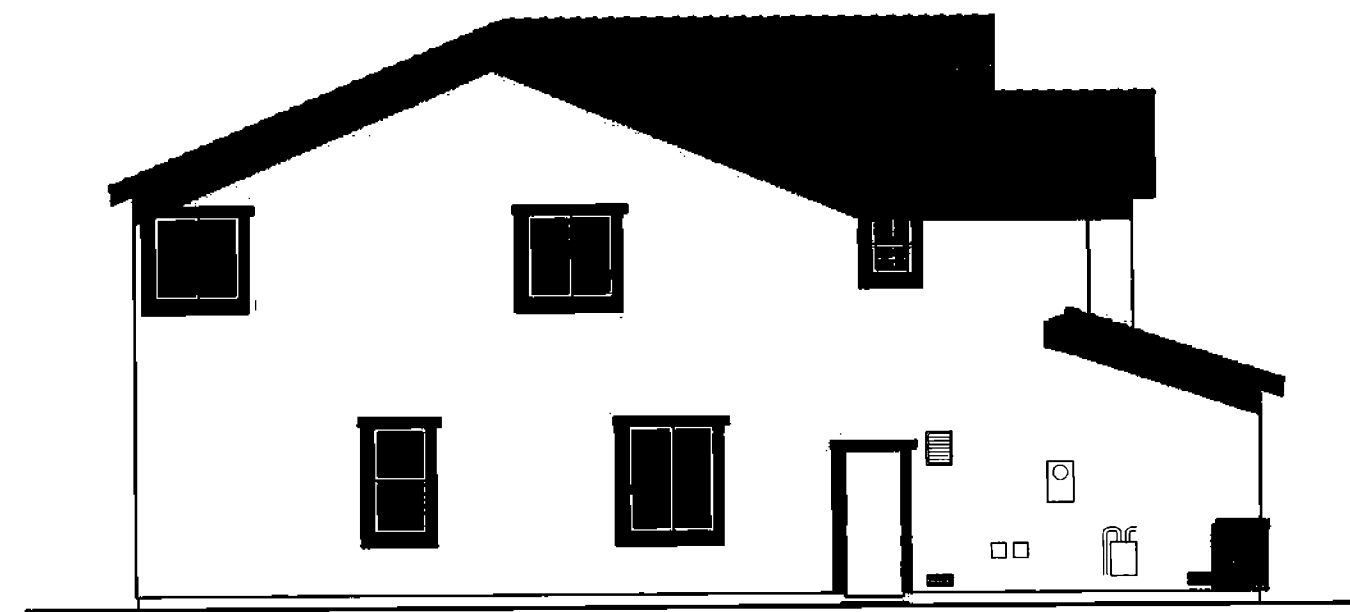
scale: 1/4"=1'

rightELEVATION



scale: 1/4"=1'

rearELEVATION



scale: 1/4"=1'

leftELEVATION

planONE - B

elevationB

englishCOUNTRY

MULBERRY AT UNIVERSITY PARK

brookfield homes

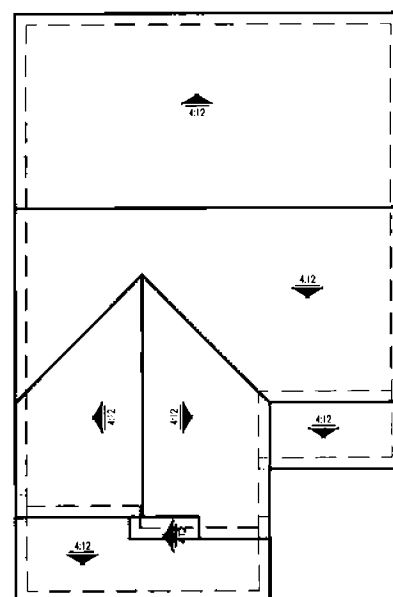
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storage: 3 southpark drive, suite 100, littleton, co 80120-3036
 office: 3943 pulaski, suite 200, littleton, co 80120-3036
 phone: 303.682.9225 fax: 303.682.9225
 email: info@woodleyarchitect.com website: www.woodleyarchitect.com

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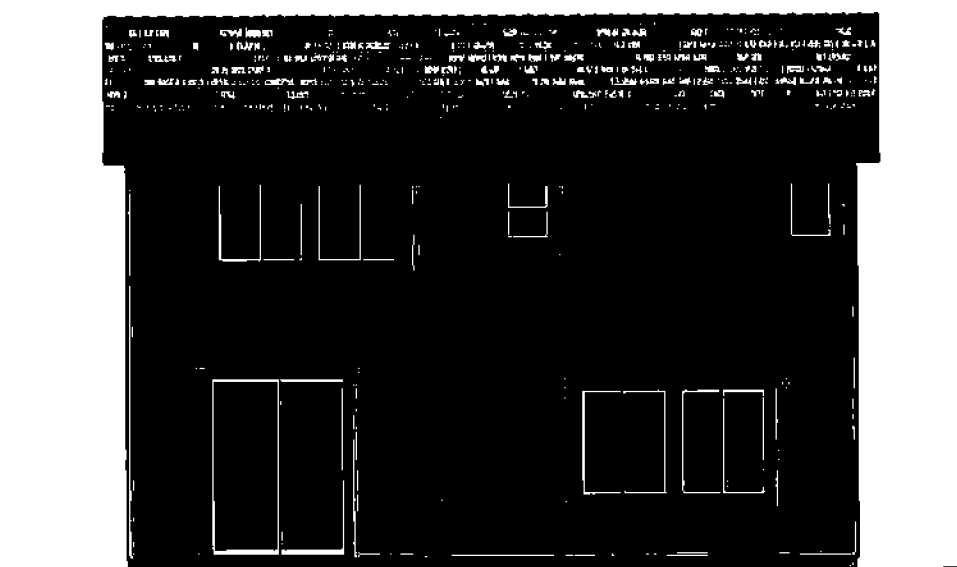
scale: 1/8"=1'

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



scale: 1/4"=1'

rightELEVATION



scale: 1/4"=1'

rearELEVATION



scale: 1/4"=1'

leftELEVATION

planONE - C

elevationC

farmhouse

MULBERRY AT UNIVERSITY PARK

brookfield homes

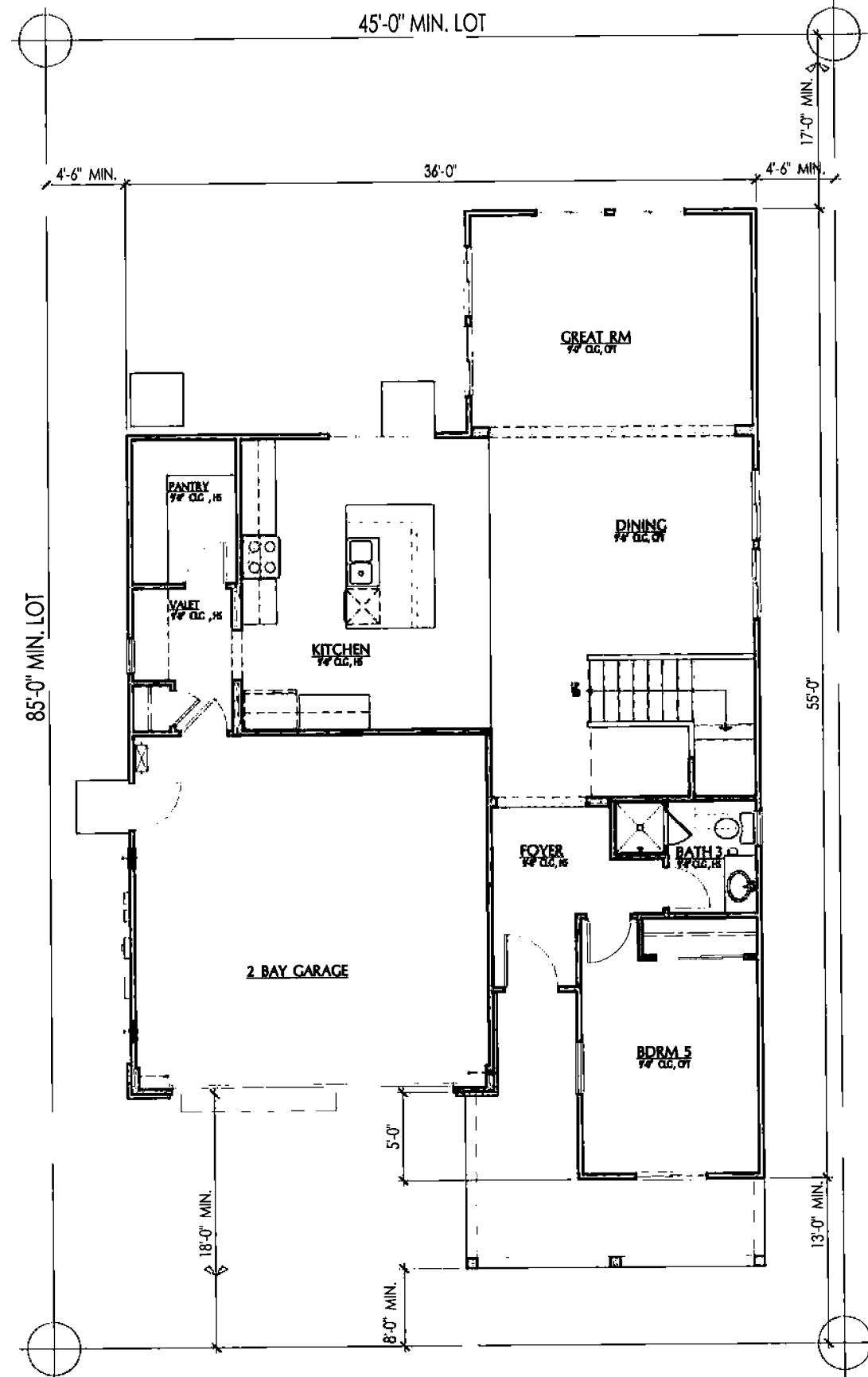
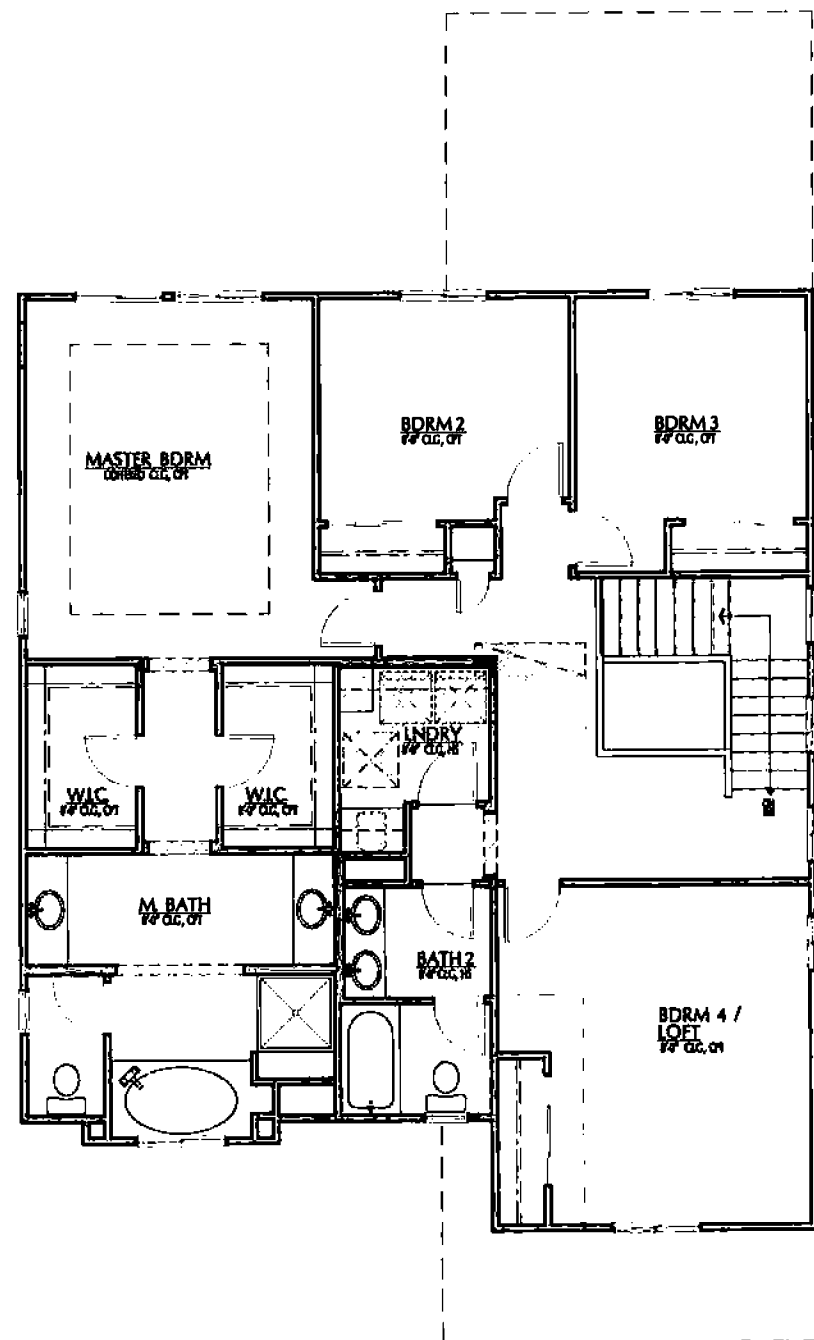
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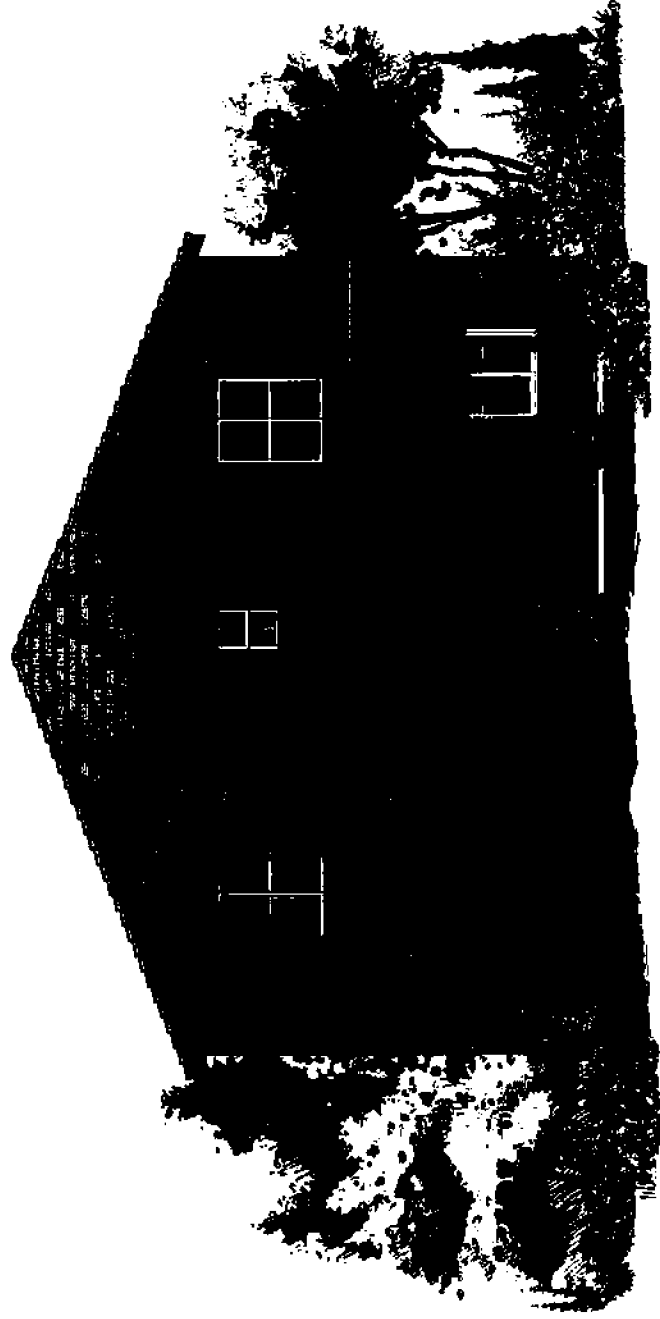


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colorado 731 southpark drive, suite b / littleton, co 80120 / 303.683.7231 / 303.683.2921 (fax)
california 2943 pulmar st, suite A / santa ana, ca 92705 / 949.553.8915 / 949.553.8909



MULBERRY AT UNIVERSITY PARK



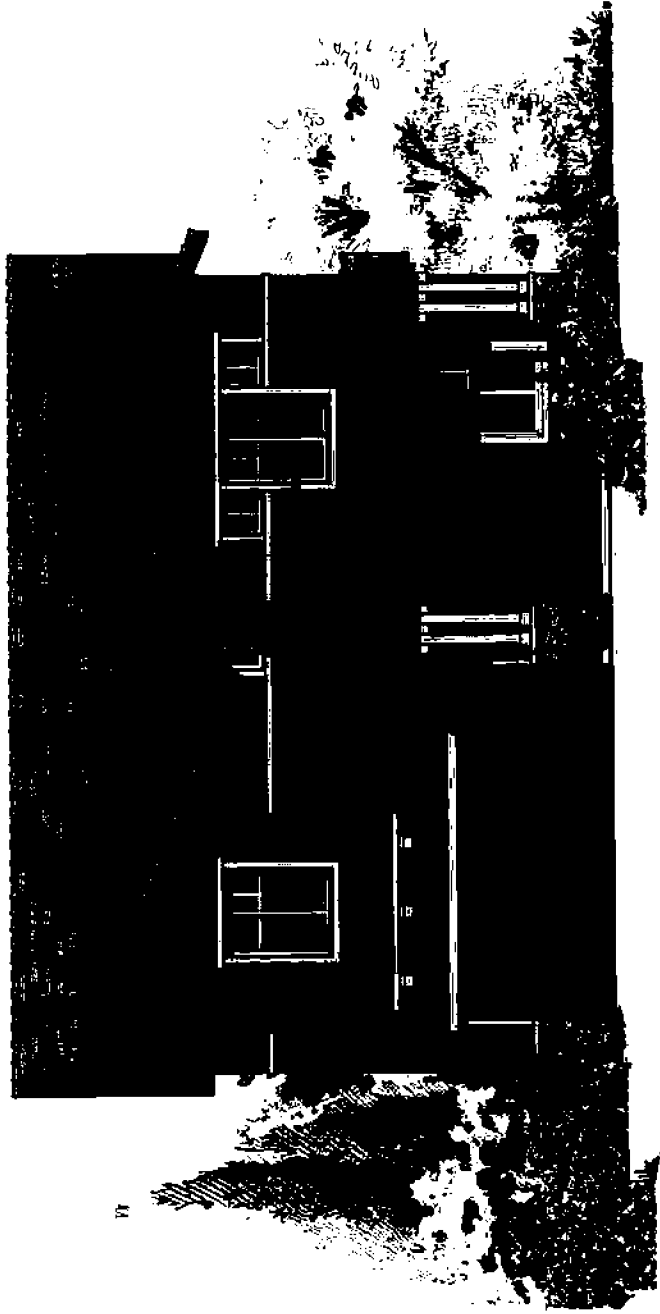
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elevationA



scale: 1/4"=1'

elevationB



scale: 1/4"=1'

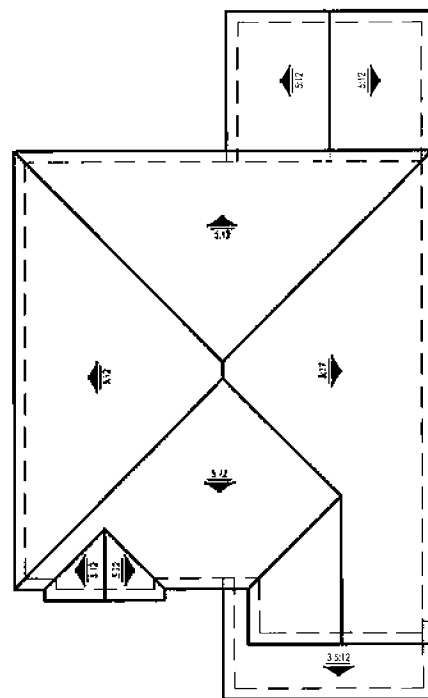
elevationC

planTWO

MULBERRY AT UNIVERSITY PARK
brookfield homes

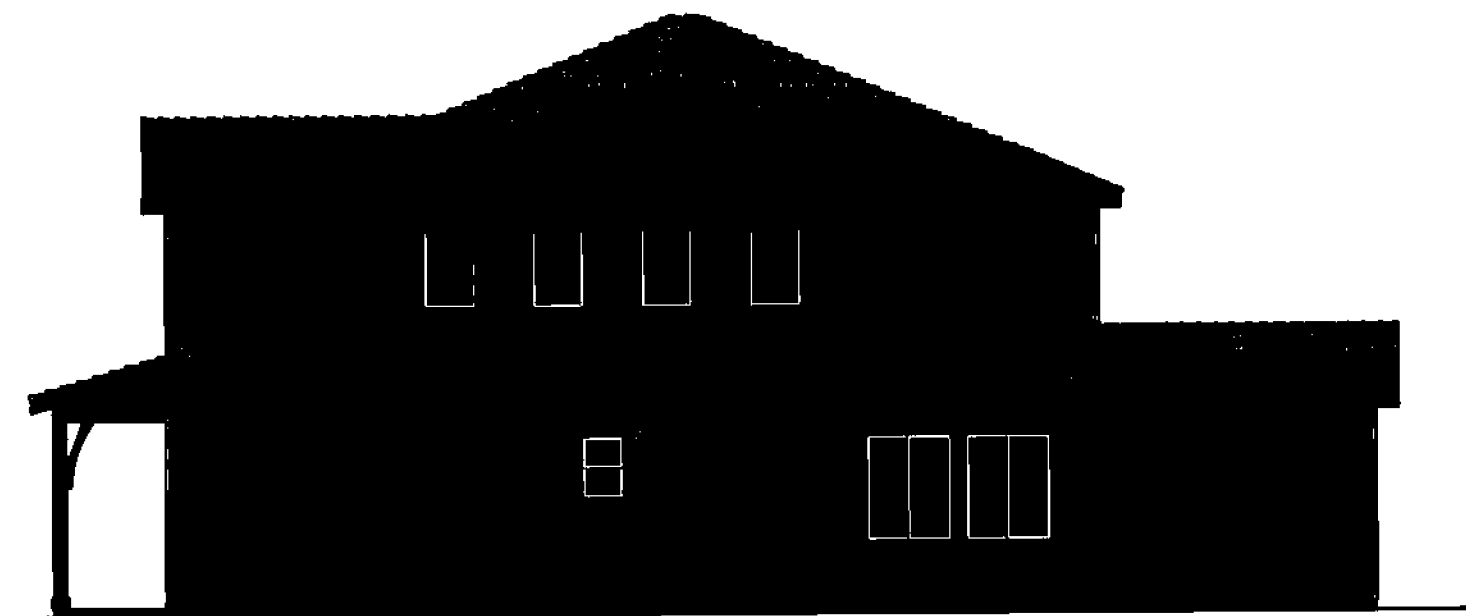
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05 • 20 • 2014



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'

planTWO - A

elevationA

frenchCOUNTRY

MULBERRY AT UNIVERSITY PARK

brookfield homes

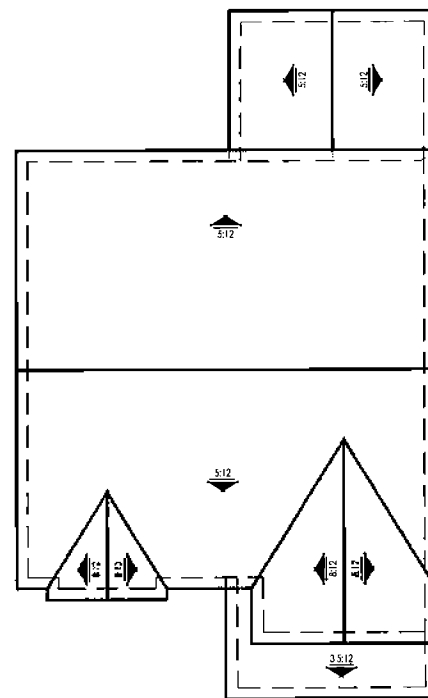
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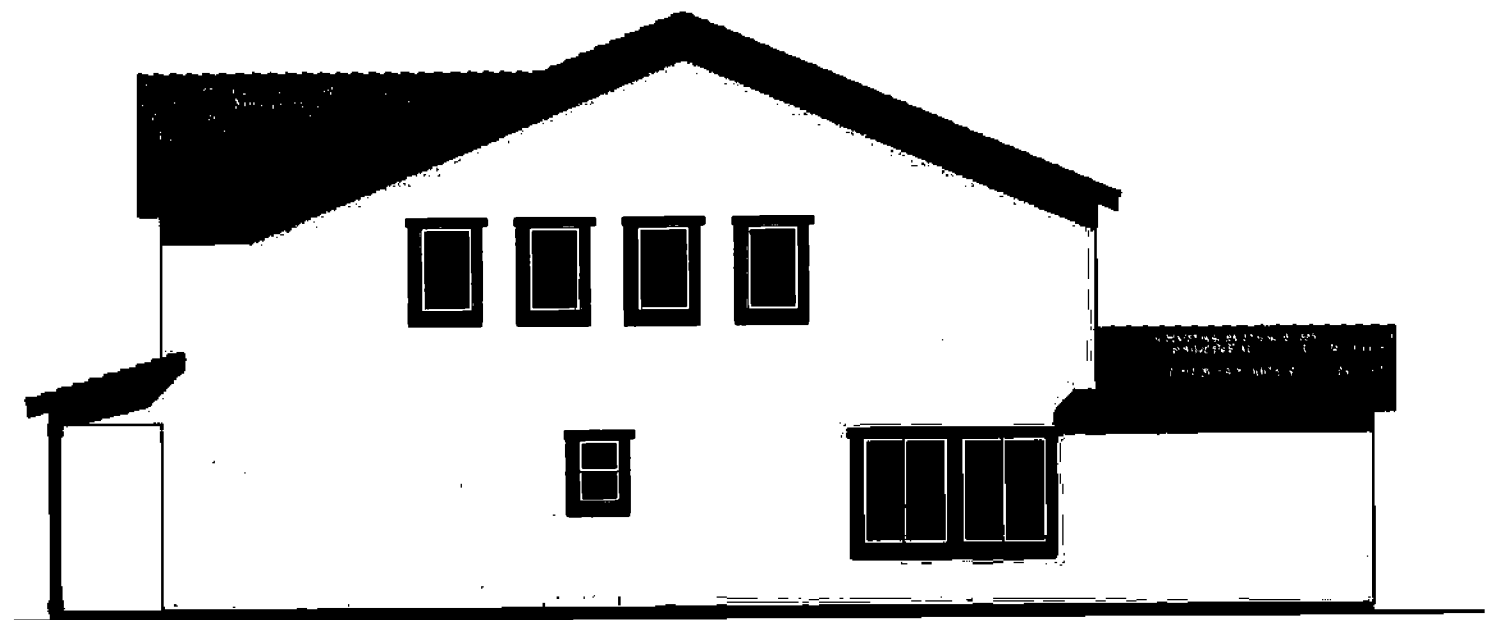
colorado: 731 southpark drive, suite b / littleton, co 80120 / 303.683.1231 / 303.683.2922 (fax)
california: 2943 pullman st, suite A / santa ana, ca 92705 / 949.553.8919 / 949.553.8905

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scale: 1/8"=1'

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



scale: 1/4"=1'

rightELEVATION



scale: 1/4"=1'

rearELEVATION



scale: 1/4"=1'

leftELEVATION

planTWO - B

elevationB

englishCOUNTRY

MULBERRY AT UNIVERSITY PARK

brookfield homes

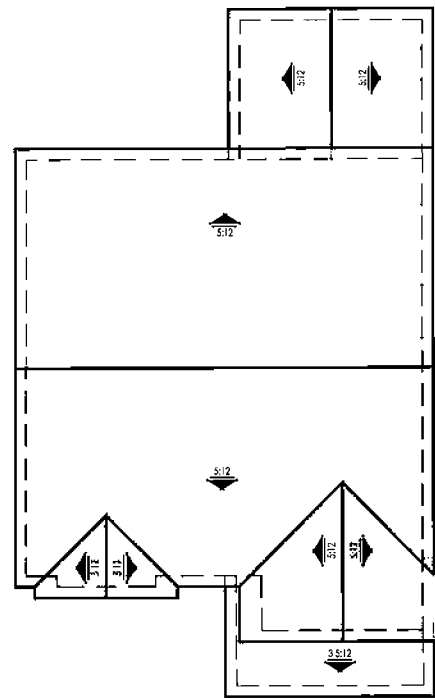
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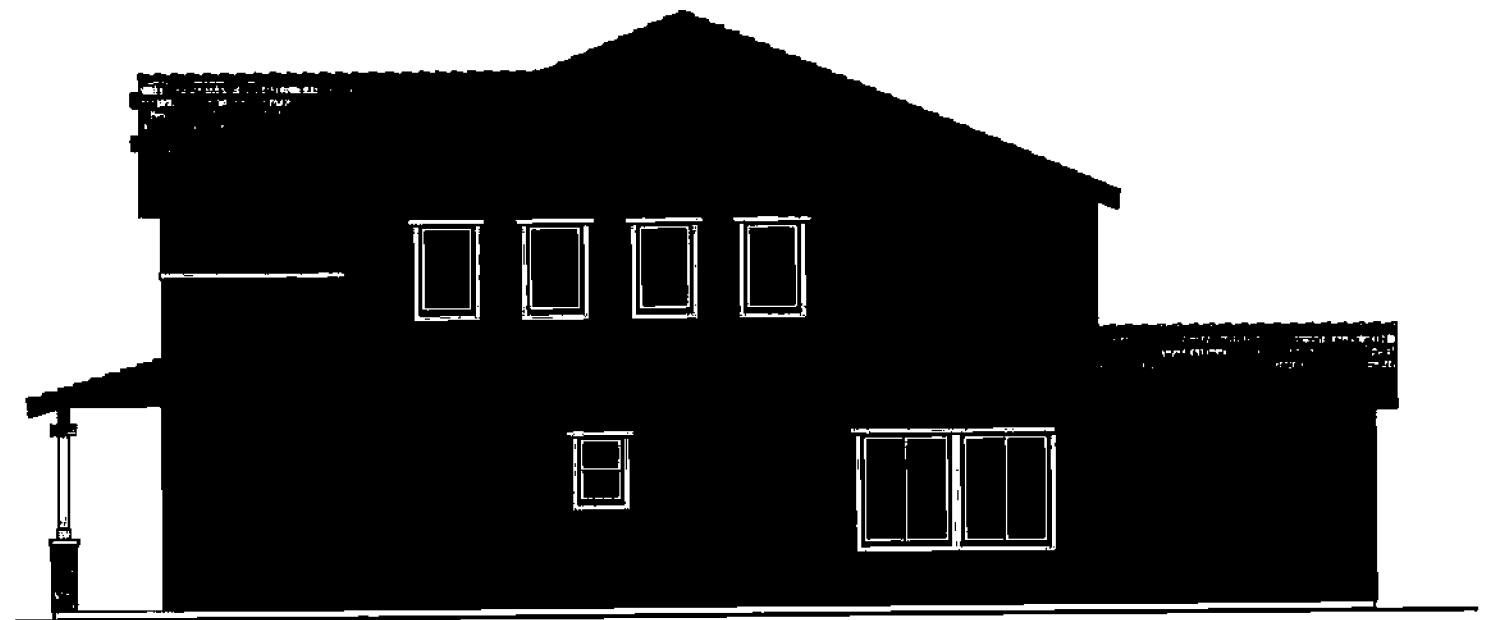
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colorado 31 southpark drive, suite 100 littleton, co 80120 / 303.683.723 / 303.683.2922 (fax)
california 1943 palmman st. suite A100 carlsbad, ca 92008 / 760.553.8919 / 760.553.8905



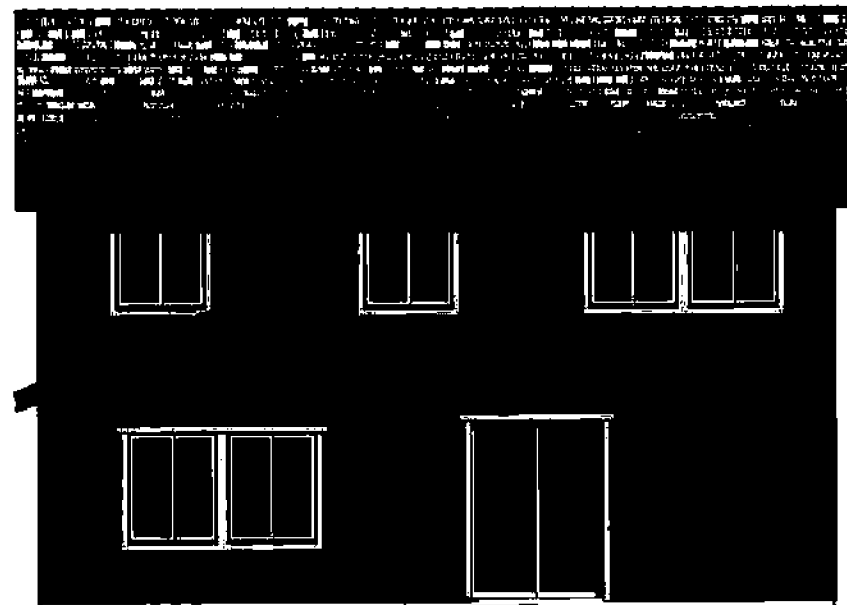
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roofPLAN (all pitches 5:12 u.n.o.)



scale: 1/4"=1'

rightELEVATION



scale: 1/4"=1'

rearELEVATION



scale: 1/4"=1'

leftELEVATION



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10000 E. Southmain Ave. Suite 100, Effingham, IL 60120 • 815.683.1231 • 815.683.1222 fax
 1794 S. Main St. Suite A • Effingham, IL 60120 • 815.683.1231 • 815.683.1222 fax

planTWO - C

elevationC

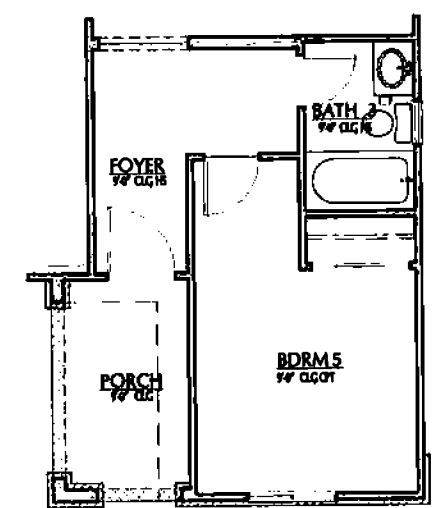
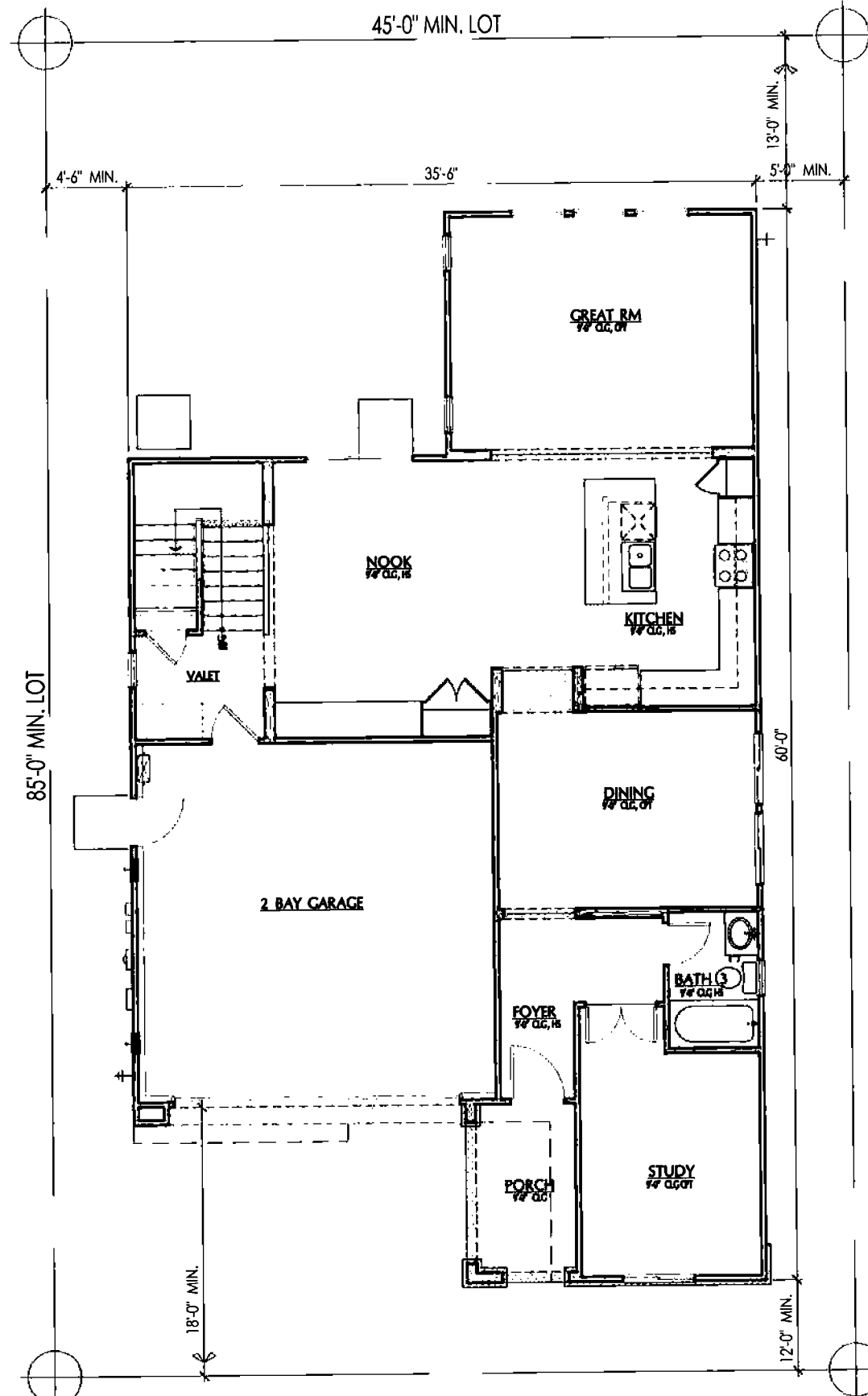
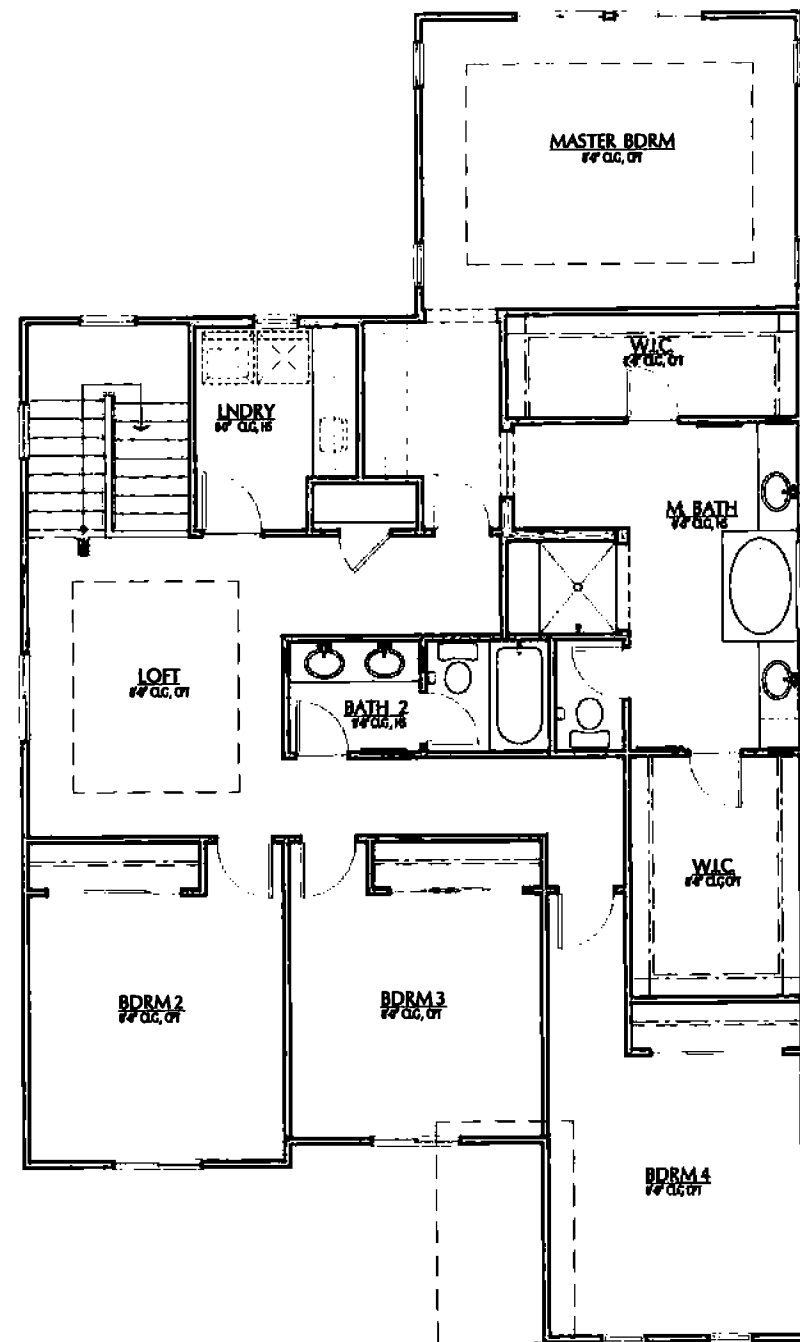
farmhouse

MULBERRY AT UNIVERSITY PARK

brookfield homes

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firstFLOOR

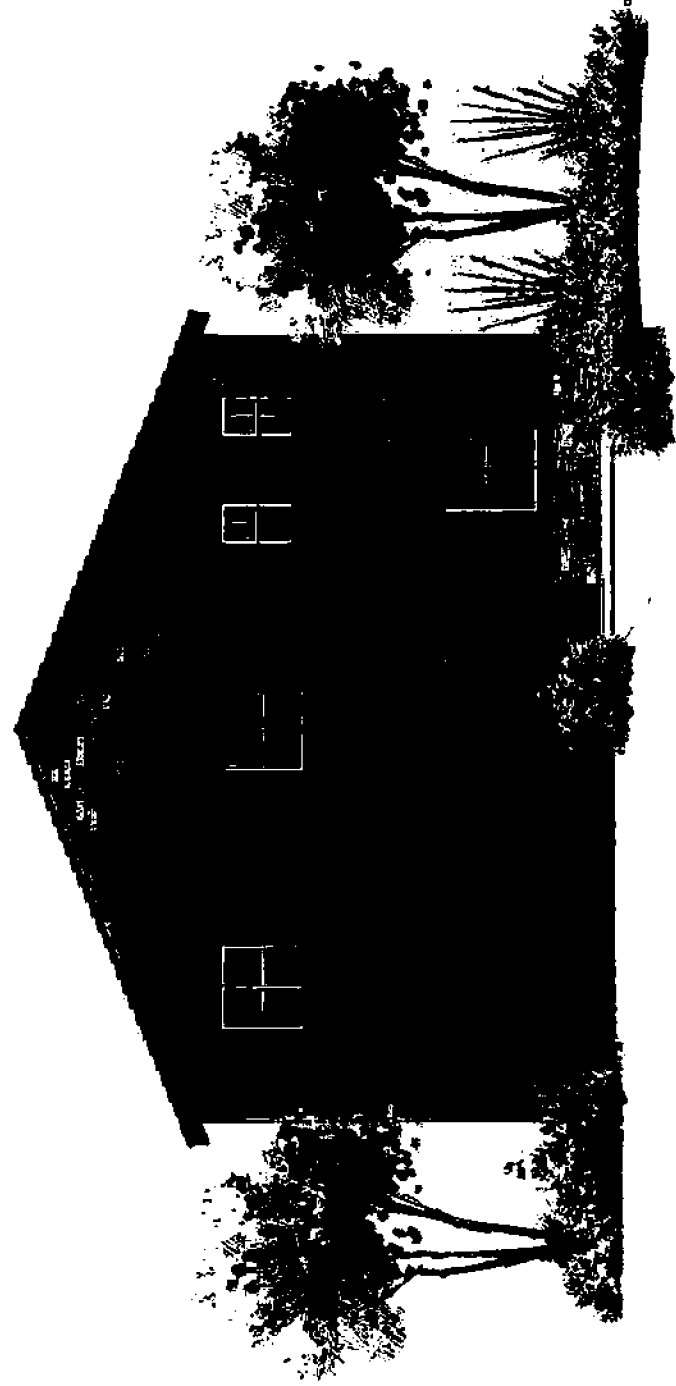
planTHREE

first floor: 1223 sf
second floor: 1615 sf
total living: 2838 sf

MULBERRY AT UNIVERSITY PARK

brookfield homes

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scale: 1/4"=1'

elevationA



scale: 1/4"=1'

elevationB



scale: 1/4"=1'

elevationC

planTHREE

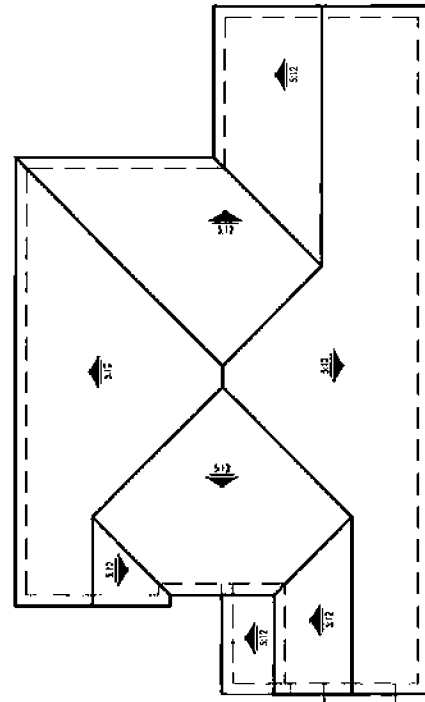
MULBERRY AT UNIVERSITY PARK
brookfield homes

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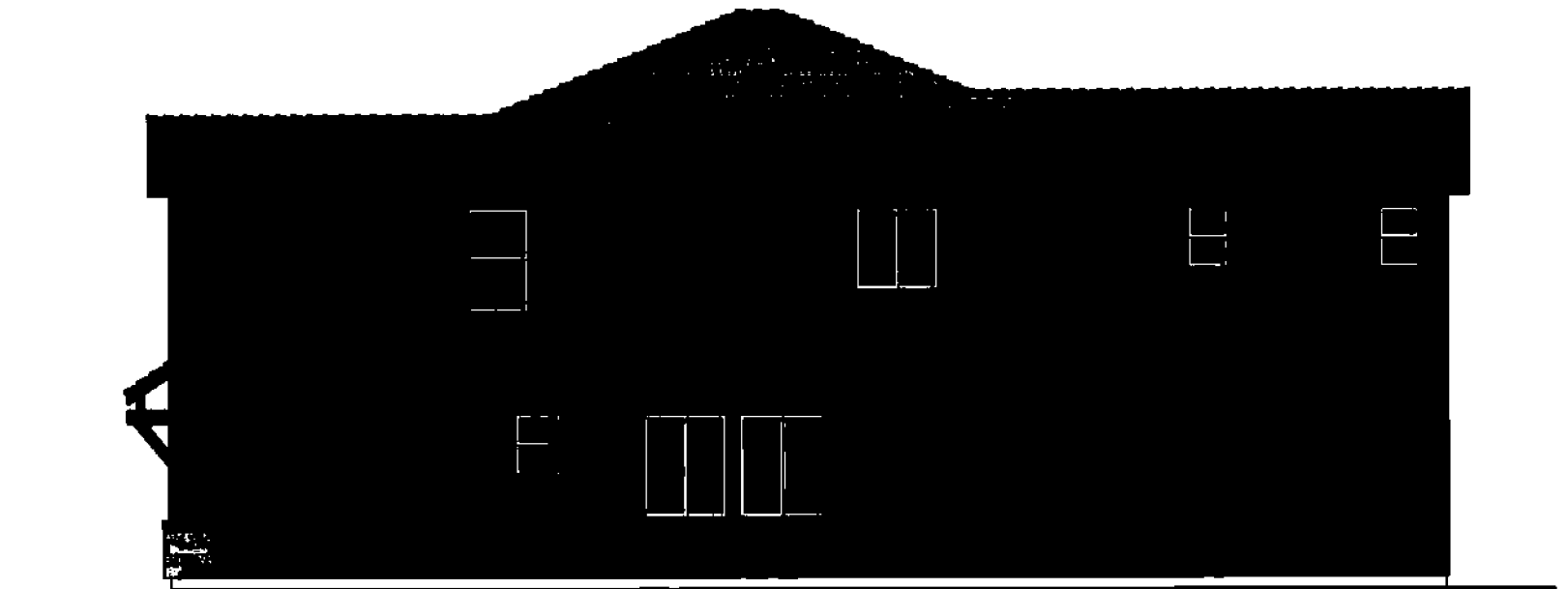
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woodleyarchitecturalgroup,inc 1100 11th Street, Suite 200, St. Louis, MO 63103
Phone: (314) 433-1100 Fax: (314) 433-1101 Email: info@woodleyarchitecturalgroup.com



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'

planTHREE - A

elevationA

frenchCOUNTRY

MULBERRY AT UNIVERSITY PARK

brookfield homes

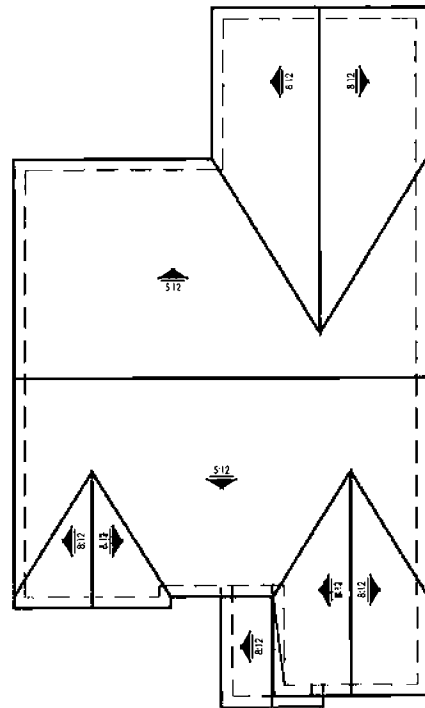
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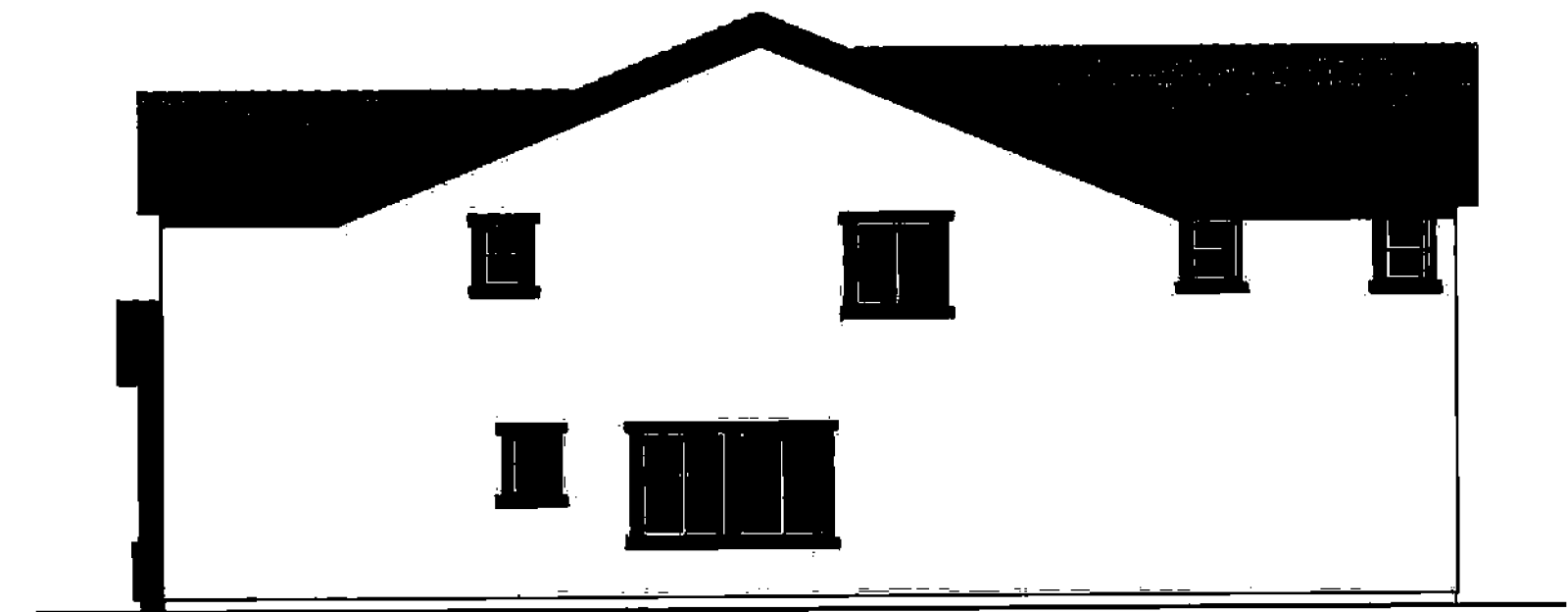
1001 E. 10th Street, Suite 100, Tulsa, OK 74103
 Phone: (918) 486-1111 Fax: (918) 486-1112
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roofPLAN (all pitches 5:12 u.n.o.)

scale: 1/8"=1'



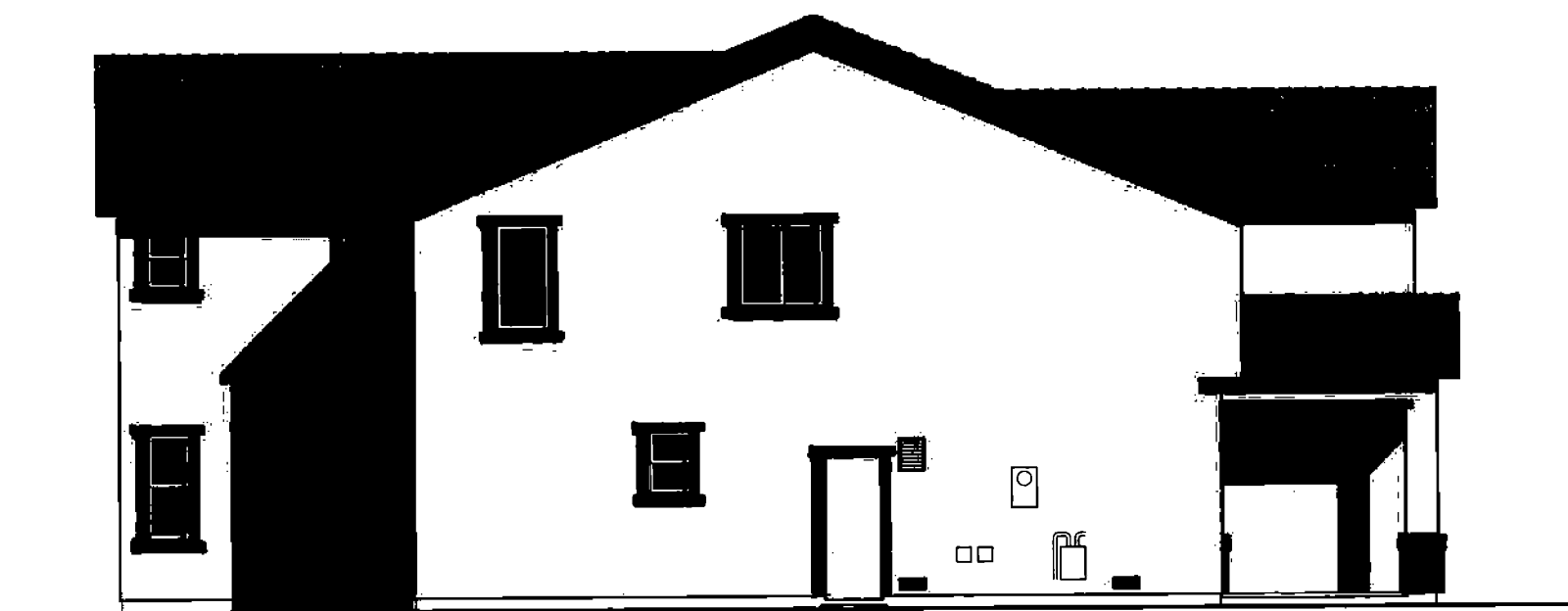
rightELEVATION

scale: 1/4"=1'



rearELEVATION

scale: 1/4"=1'



leftELEVATION

scale: 1/4"=1'

planTHREE - B

elevationB

englishCOUNTRY

MULBERRY AT UNIVERSITY PARK

brookfield homes

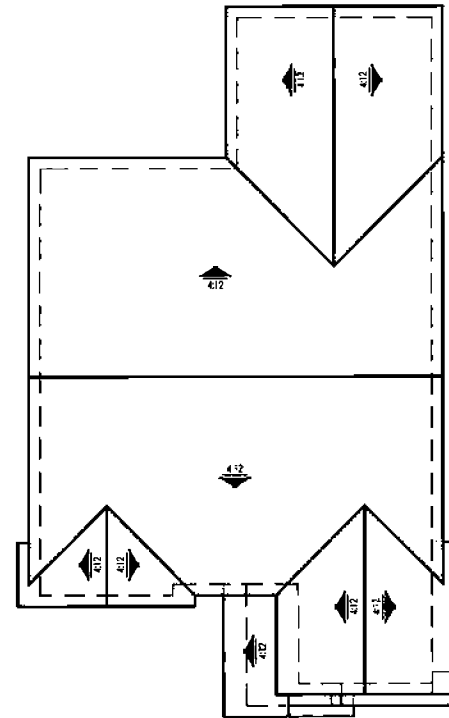
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woodleyarchitecturalgroup,inc
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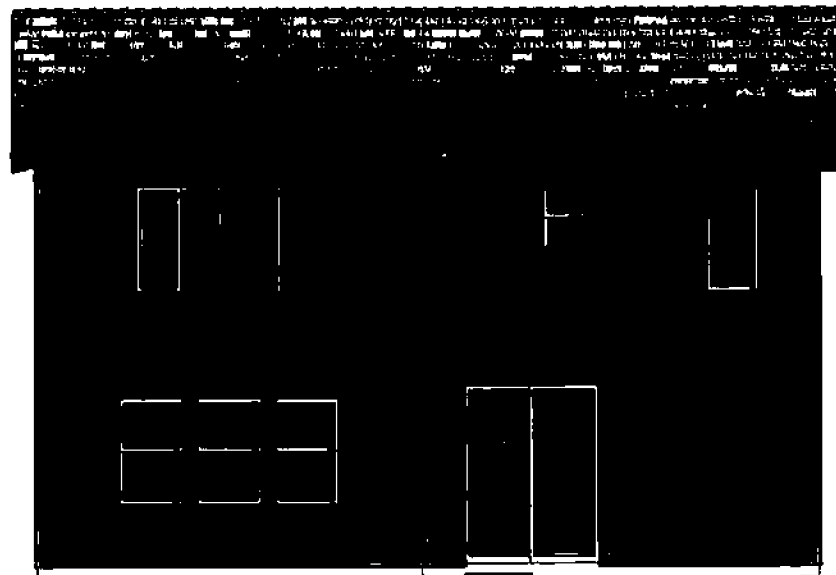
scale: 1/8"=1'

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



scale: 1/4"=1'

rightELEVATION



scale: 1/4"=1'

rearELEVATION



scale: 1/4"=1'

leftELEVATION

planTHREE - C

elevationC

farmhouse

MULBERRY AT UNIVERSITY PARK

brookfield homes

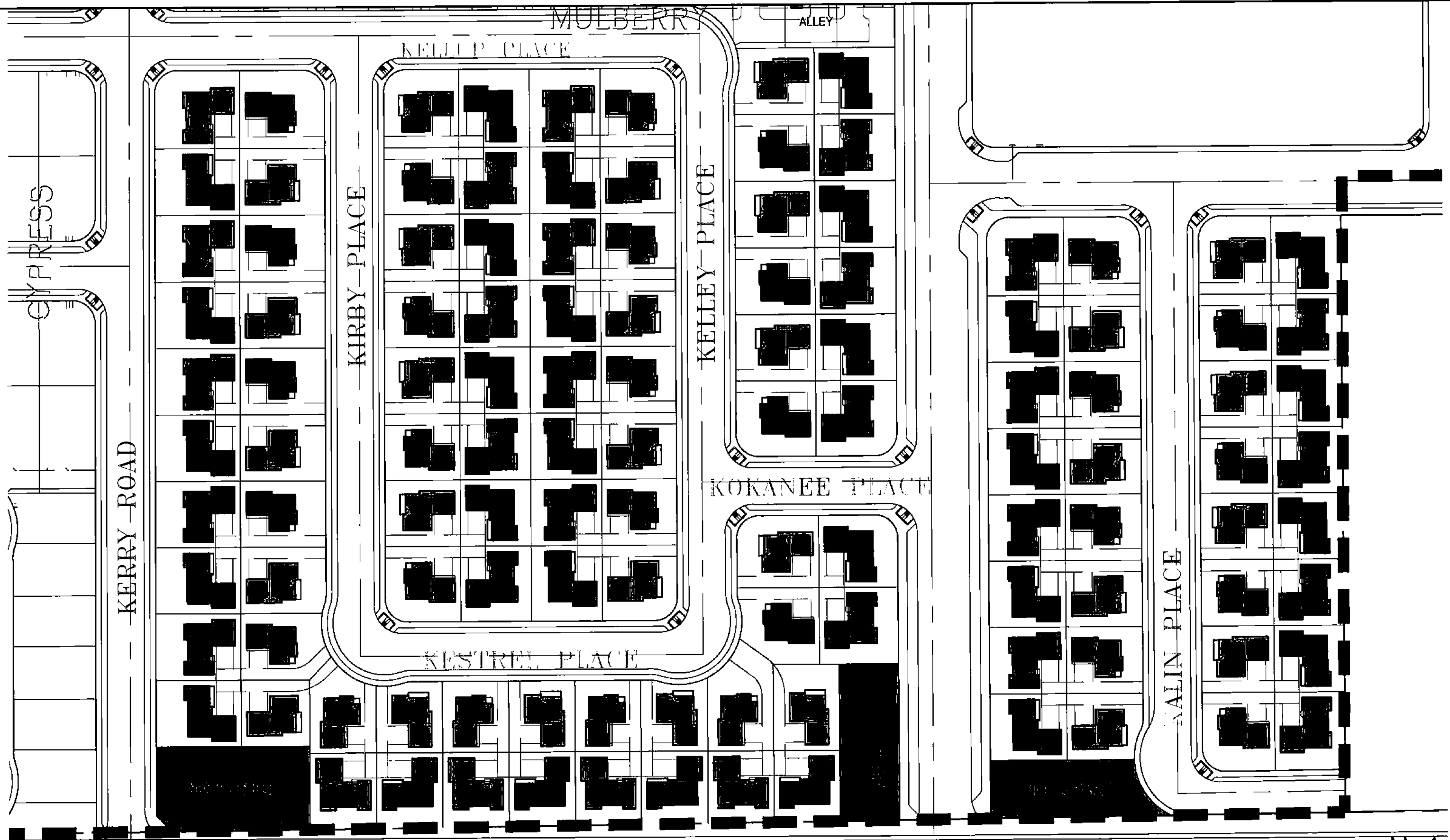
05 • 20 • 2014



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architect • 1000 Corporate Center • Suite 100 • Mill Creek, IN 46015-3841 • Tel: 317-661-1767 • Fax: 317-661-1768
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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.

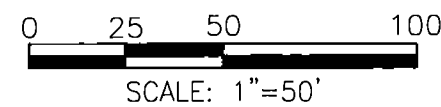
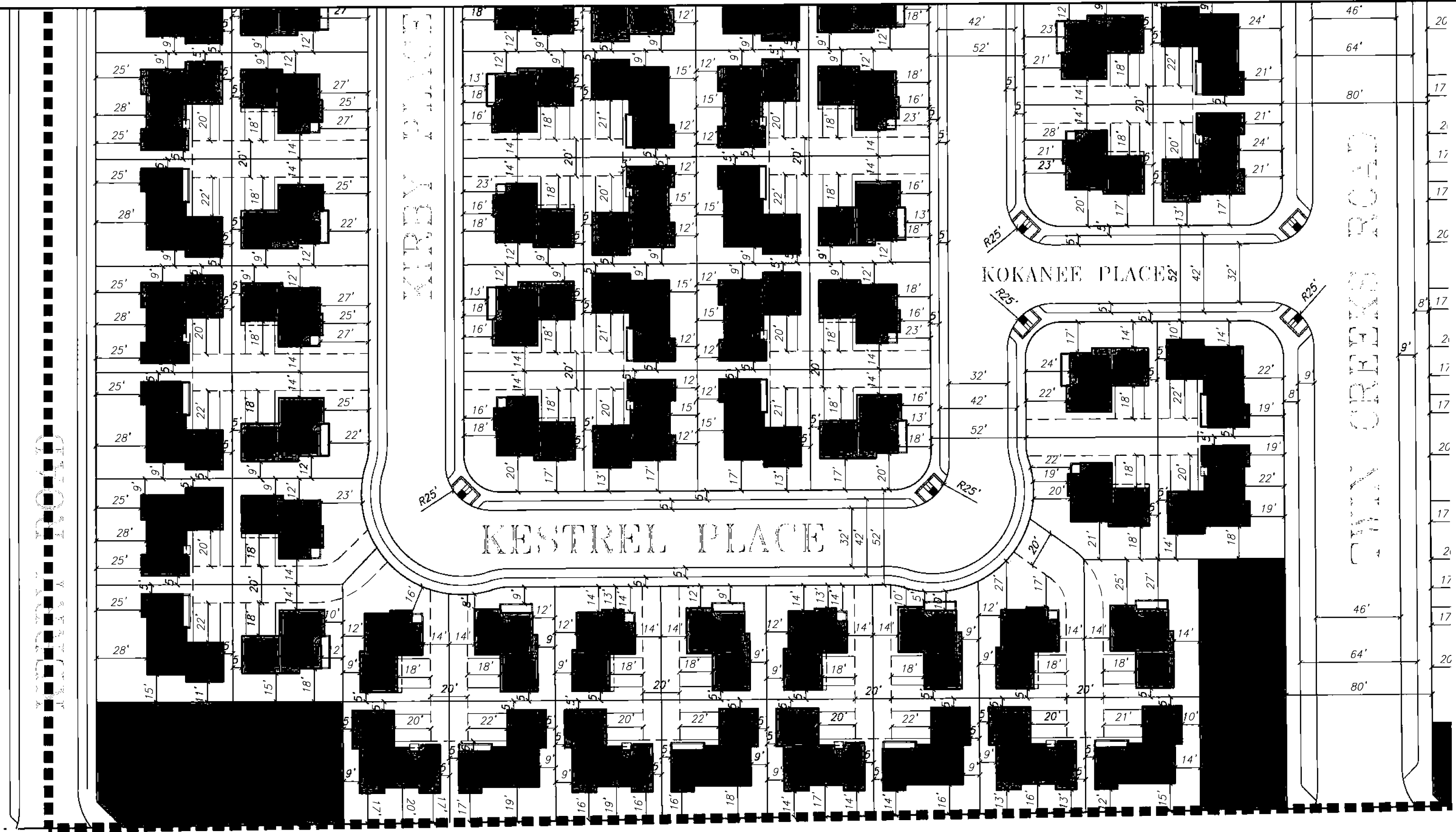
NEIGHBORHOOD PLAN IN D.A.P.



MAGNOLIA AT UNIVERSITY PARK
Vast Oak West
Rohnert Park, California

M.1

SEPTEMBER 2014



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.

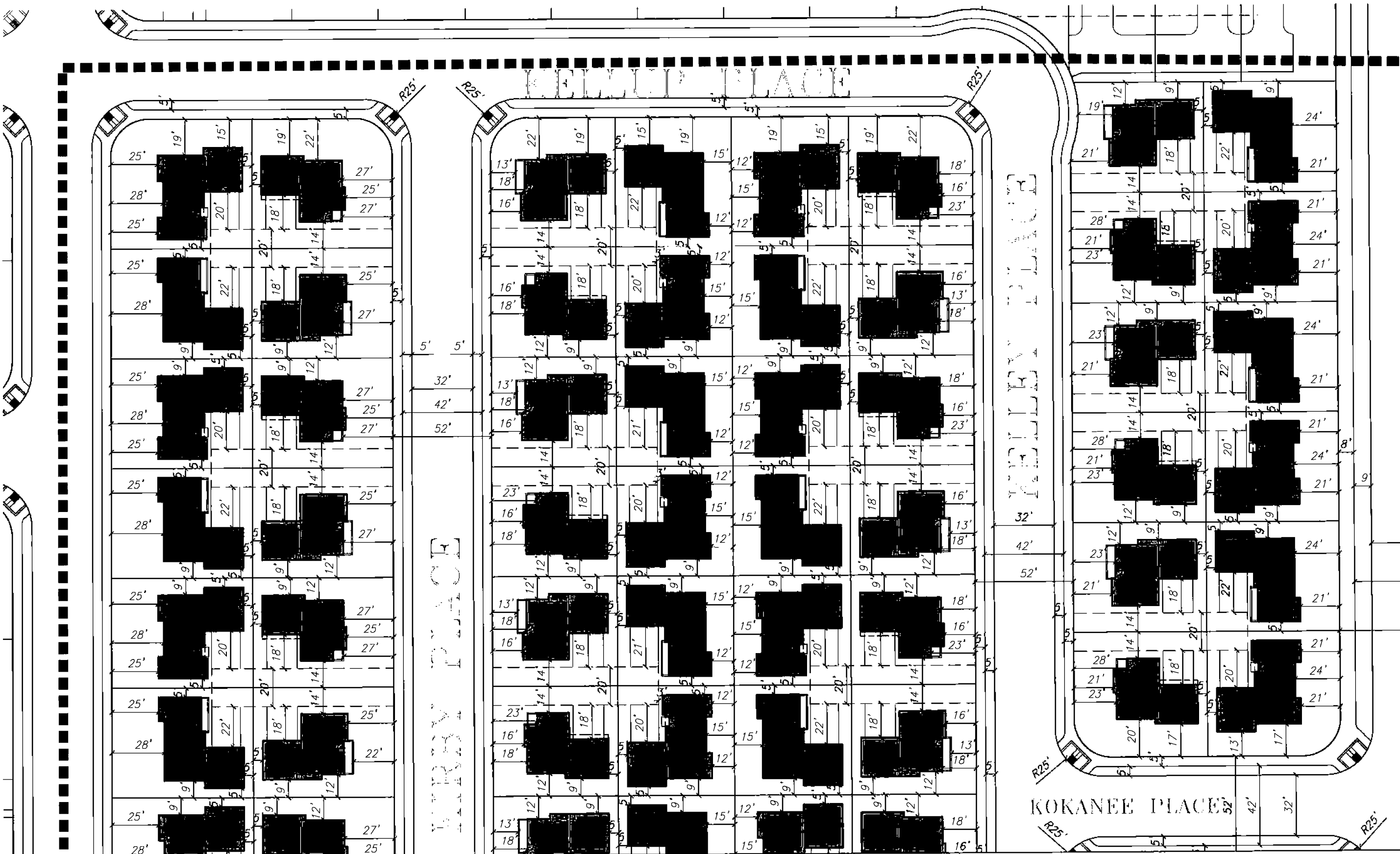
NEIGHBORHOOD PLAN IN D.A.P.



MAGNOLIA AT UNIVERSITY PARK
 Vast Oak West
 Rohnert Park, California

M.2

SEPTEMBER 2014



0 25 50 100

SCALE: 1"=50'

NORTH

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.

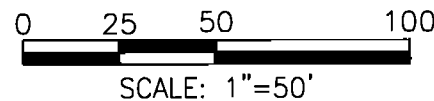
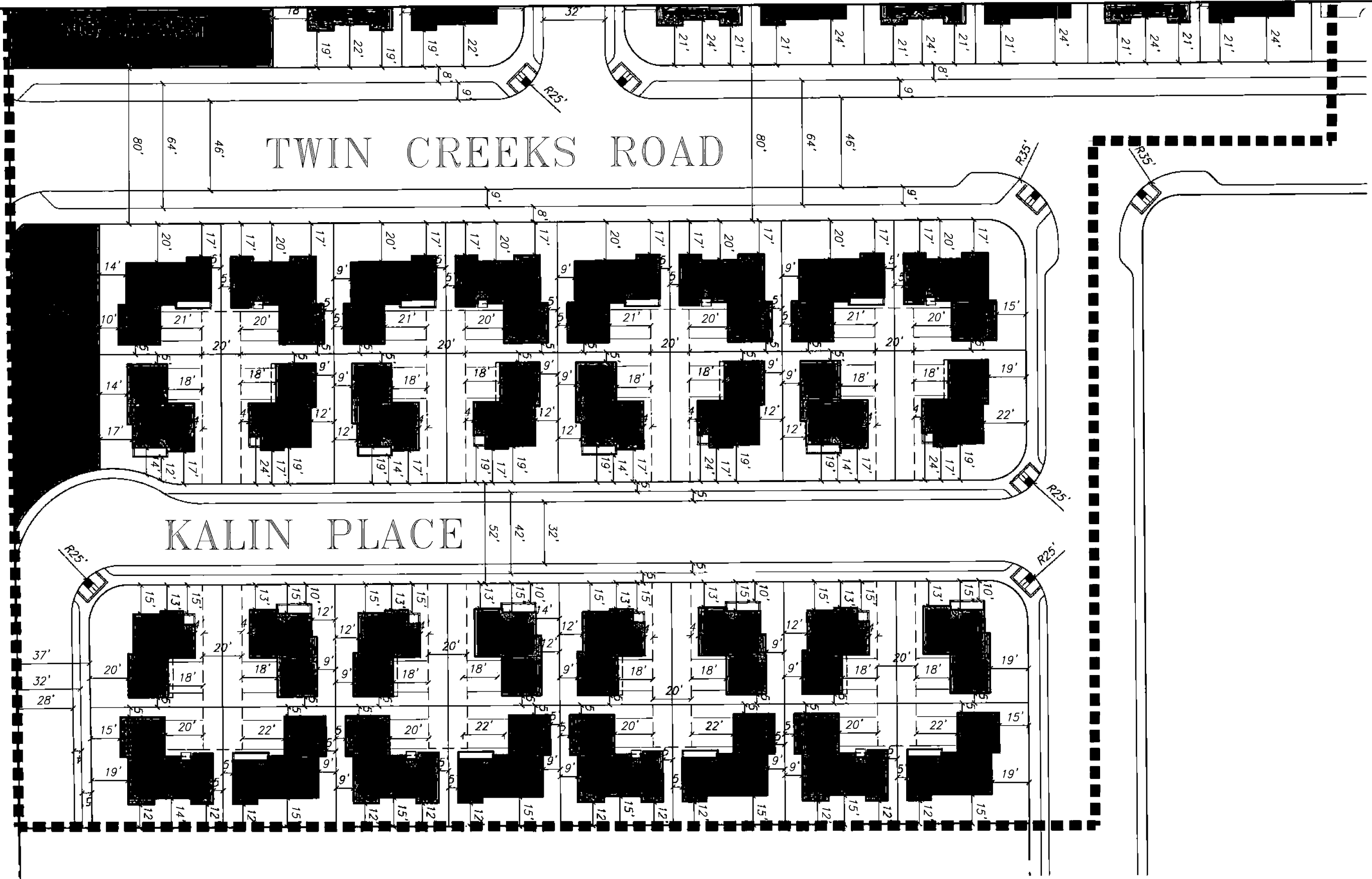
M.3

MAGNOLIA AT UNIVERSITY PARK

Vast Oak West

Rohnert Park, California

SEPTEMBER 2014



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.

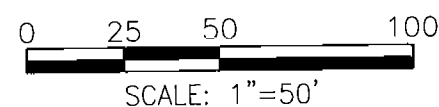
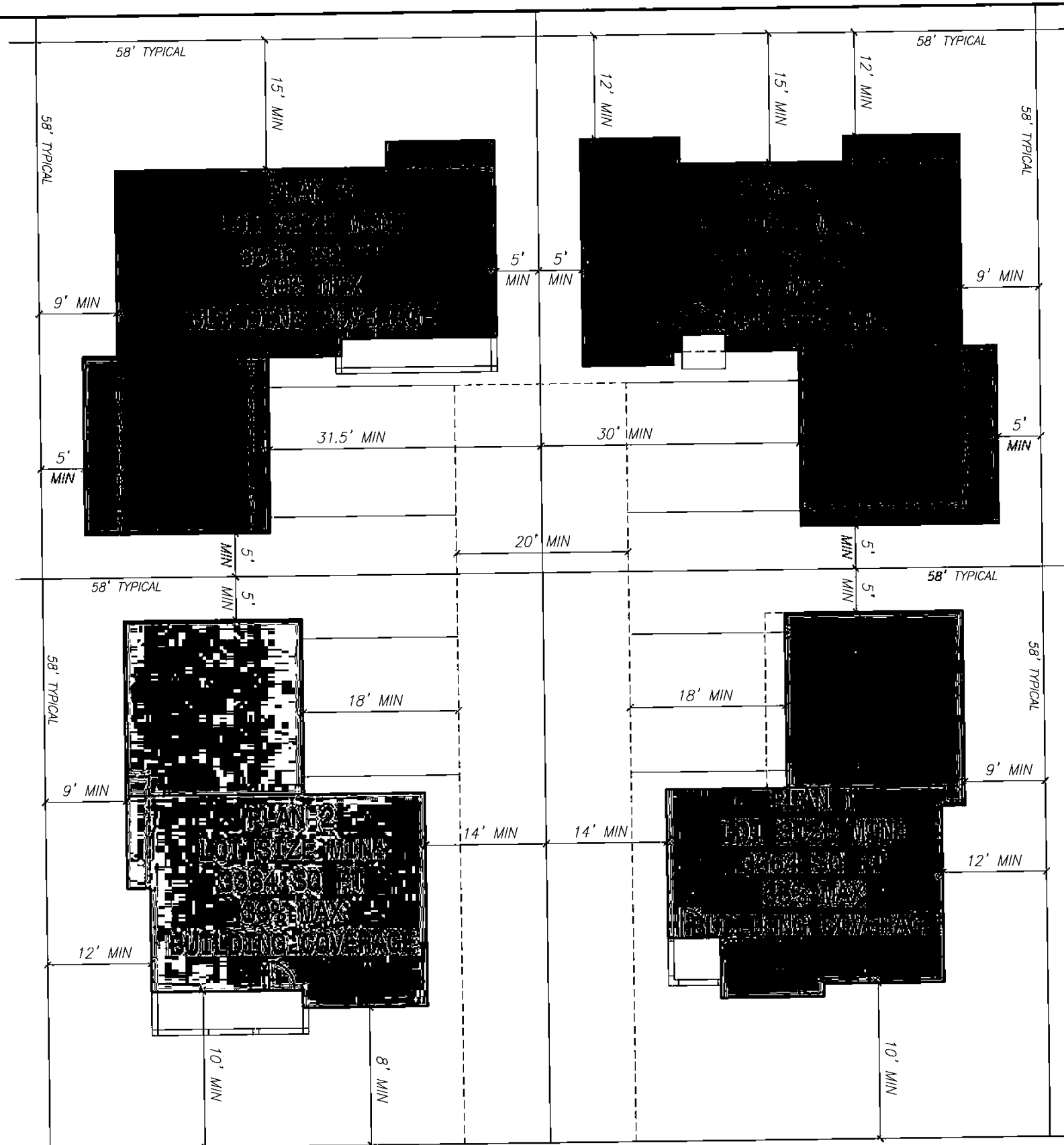
NEIGHBORHOOD PLAN IN D.A.P.



MAGNOLIA AT UNIVERSITY PARK
Vast Oak West
Rohnert Park, California

M.4

SEPTEMBER 2014



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. MINIMUM LOT WIDTH/DEPTH

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

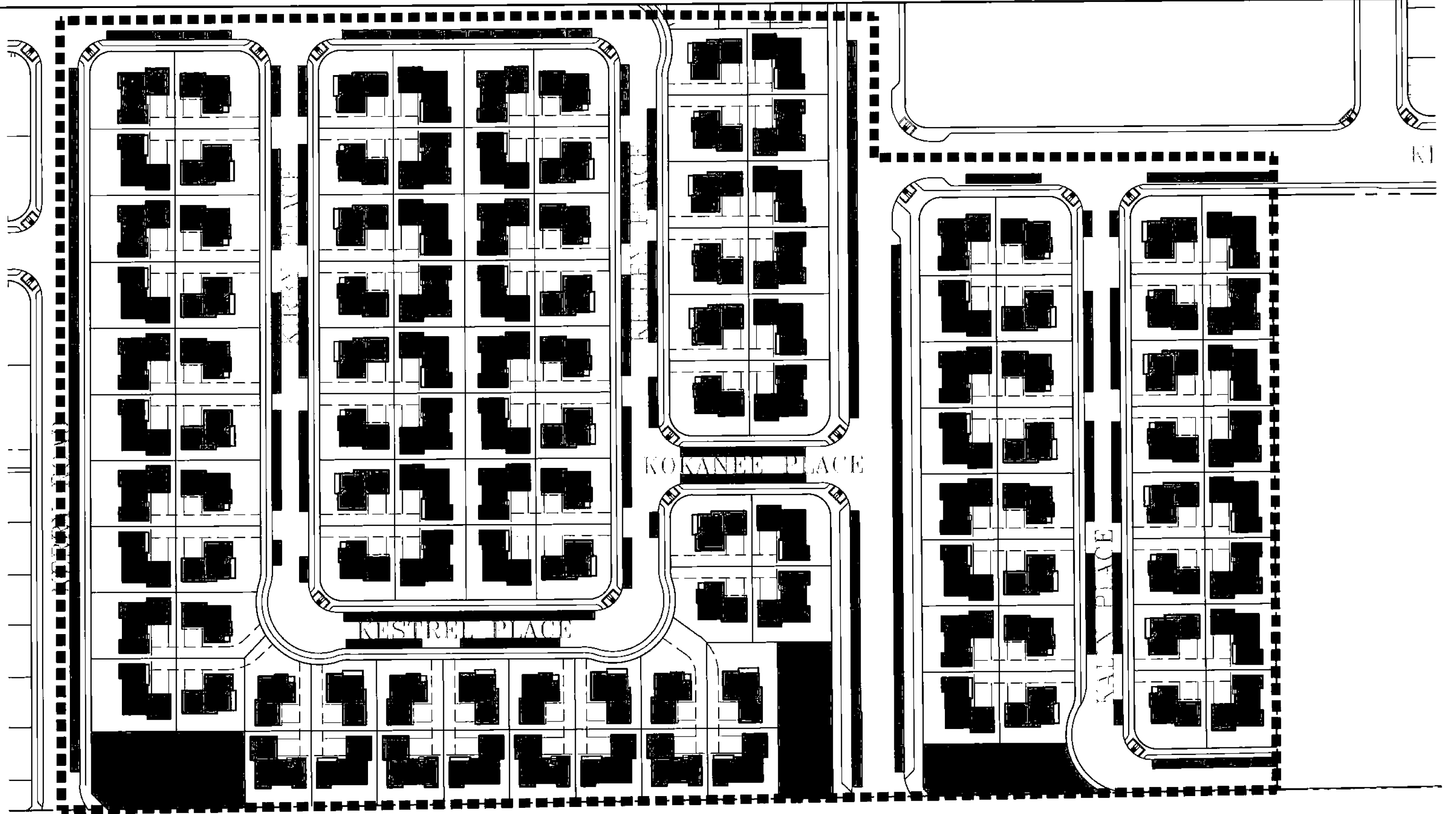
MINIMUM SETBACK EXHIBIT IN D.A.P.



MAGNOLIA AT UNIVERSITY PARK
Vast Oak West
Rohnert Park, California

M.5

SEPTEMBER 2014



0 40 80 160

SCALE: 1"=80'



LEGEND:

--- DEVELOPMENT AREA PLAN
BOUNDARY

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

232 SPACES
215 SPACES
447 SPACES

PARKING PLAN IN D.A.P.



MAGNOLIA AT UNIVERSITY PARK
Vast Oak West
Rohnert Park, California

M.6

SEPTEMBER 2014

LANDSCAPE PLANS FOR:

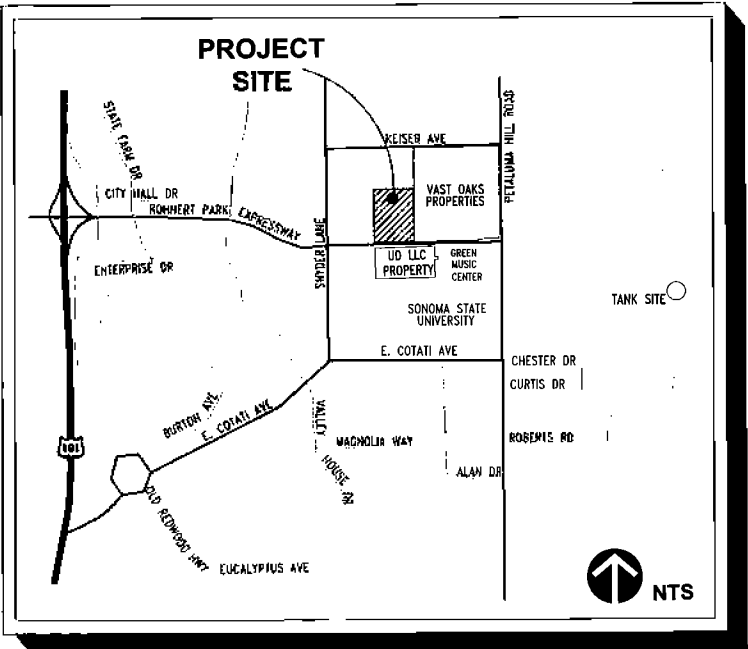
MAGNOLIA AT UNIVERSITY PARK

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

ROHNERT PARK, CALIFORNIA
SEPTEMBER 17, 2014



VICINITY MAP



SITE MAP

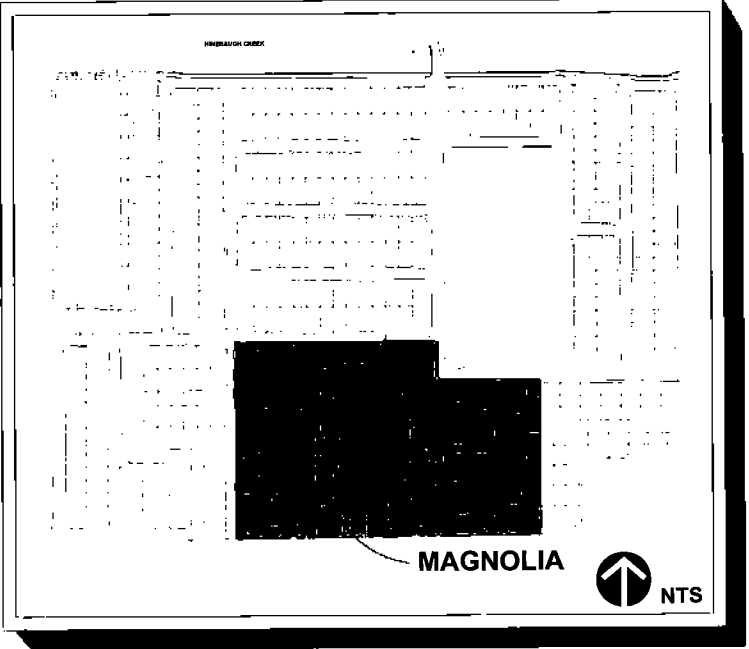


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COVER SHEET	L-3.0
LANDSCAPE MASTER PLAN	L-3.1
FRONT, SIDE YARD & PARKWAY TYPICAL LANDSCAPE PLANS	L-3.2
FRONT, SIDE YARD & PARKWAY ATYPICAL LANDSCAPE PLANS	L-3.3 TO L-3.6
LANDSCAPE DETAILS	L-3.7

Brookfield
Residential

Development Area Plan



Vast Oak West at University Park

MAGNOLIA

Rohnert Park, California

Landscape Cover Sheet



www.vanderToolen.com

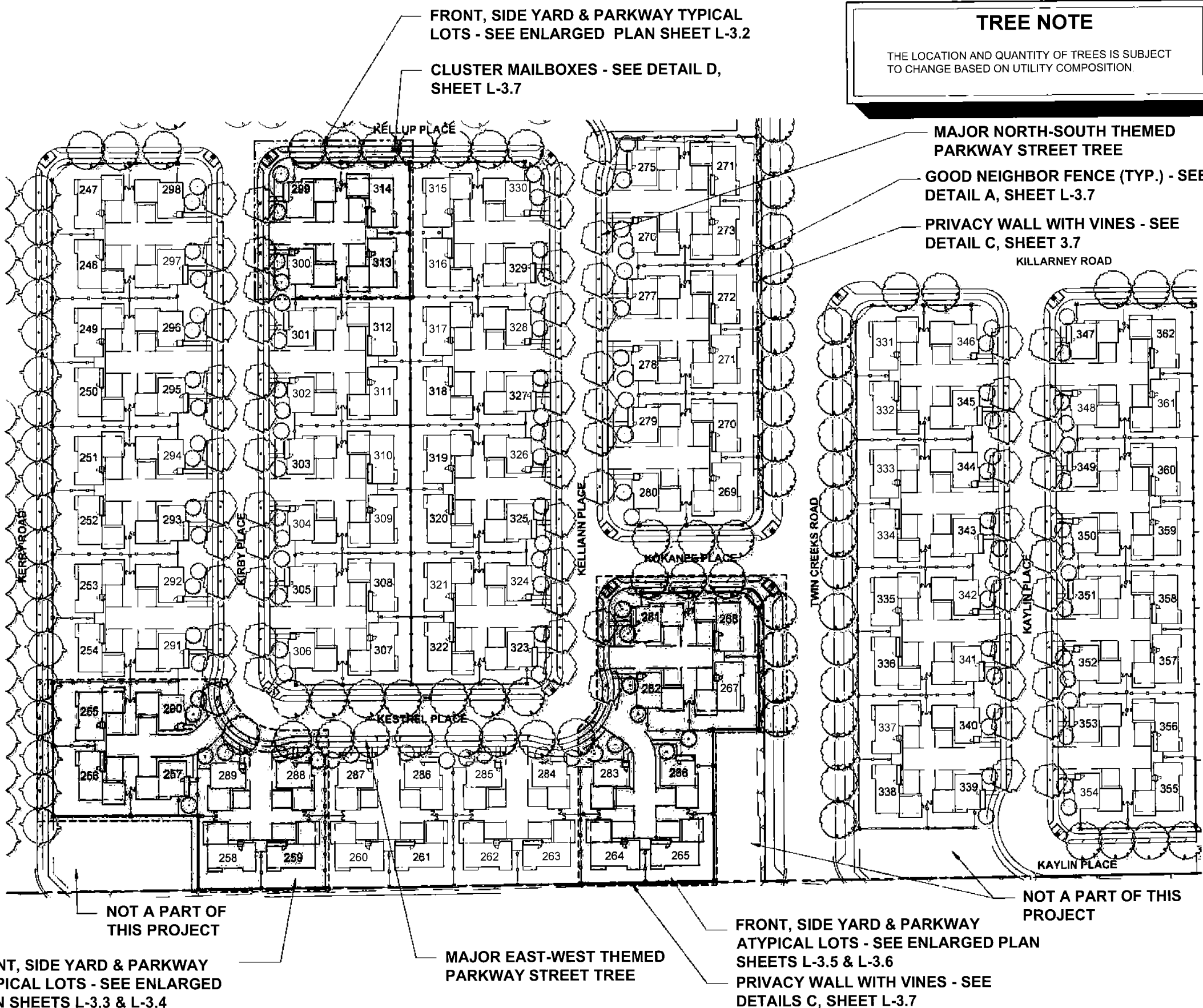
Mapa
455 Boulevard West
Suite 240
Napa, CA 94558
Tel: 707.224.2299 Fax: 925.274.1305

Scale: Not Applicable

SEPTEMBER 17, 2014

L-3.0

Project No. 97711

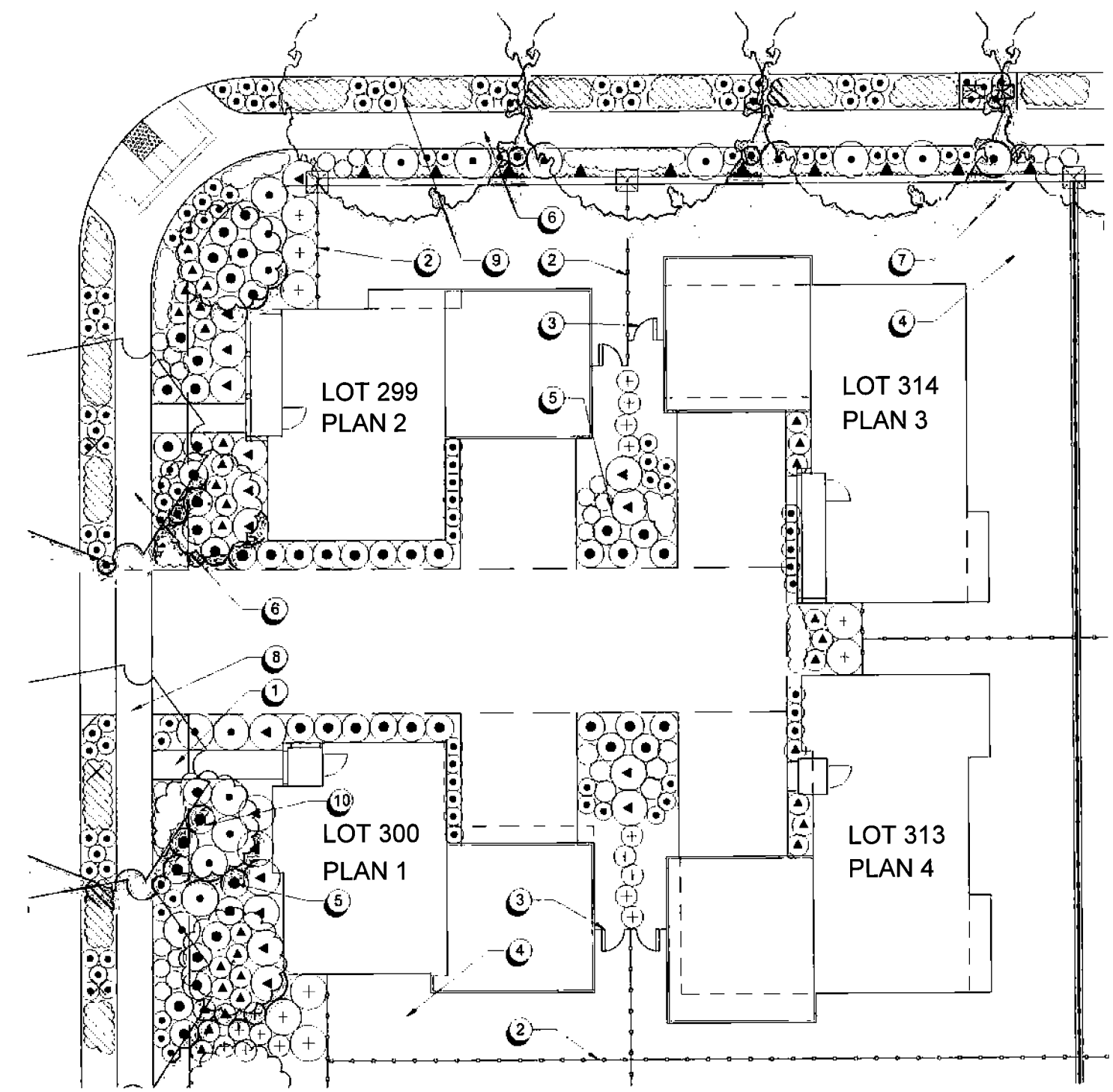


TREE NOTE

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

PLANT PALETTE				
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MN. 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	15 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				
	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	MODERATE	15 GAL
	MALUS 'PRAIRIFIRE'	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
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	LOW	5 GAL
	MYRTICA CALIFORNIA	PACIFIC WAX MYRTLE	LOW	5 GAL
	PHOTINIA FRASERI	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
	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
	PHORNIUM SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PITTOSPORUM SPP.	TOBIRA	LOW	5 GAL
	ROSA SPP.	ROSE	MODERATE	2 GAL
	SALVIA SPP.	ORNAMENTAL SAGE	MODERATE	1 GAL
	VIBURNUM SPP.	VIBURNUM	MODERATE	5 GAL
	WESTRIGIA 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
	DIETES BICOLOR	FORTNIGHT LILY	LOW	1 GAL
	ERIGERON 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 BELLS	MODERATE	1 GAL
	KNIPHOFIA UVARIA	RED HOT POKER	MODERATE	1 GAL
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	LOW	1 GAL
GRASSES				
	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	LOW	1 GAL
	FESTUCA MAIREI	ATLAS FESCUE	LOW	1 GAL
	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW	1 GAL
	LEYMUS 'CANYON PRINCE'	BLUE WILD RYE	VERY LOW	1 GAL
	MUHLENBERGIA RIGENS	DEER GRASS	LOW	1 GAL
GROUNDCOVERS				
	ARMERIA MARITIMA	SEA THRIFT	MODERATE	1 GAL
	FRAGARIA CHILOENSIS	CREeping STRAWBERRY	MODERATE	1 GAL
	HELIANTHEMUM NUMMULARIUM	SUNROSE	LOW	1 GAL
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	LOW	1 GAL
	SCAEVOLA 'MAUVE CLUSTERS'	PURPLE SCAEVOLA	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
	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	5 GAL
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	MODERATE	5 GAL

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IRRIGATION DESIGN

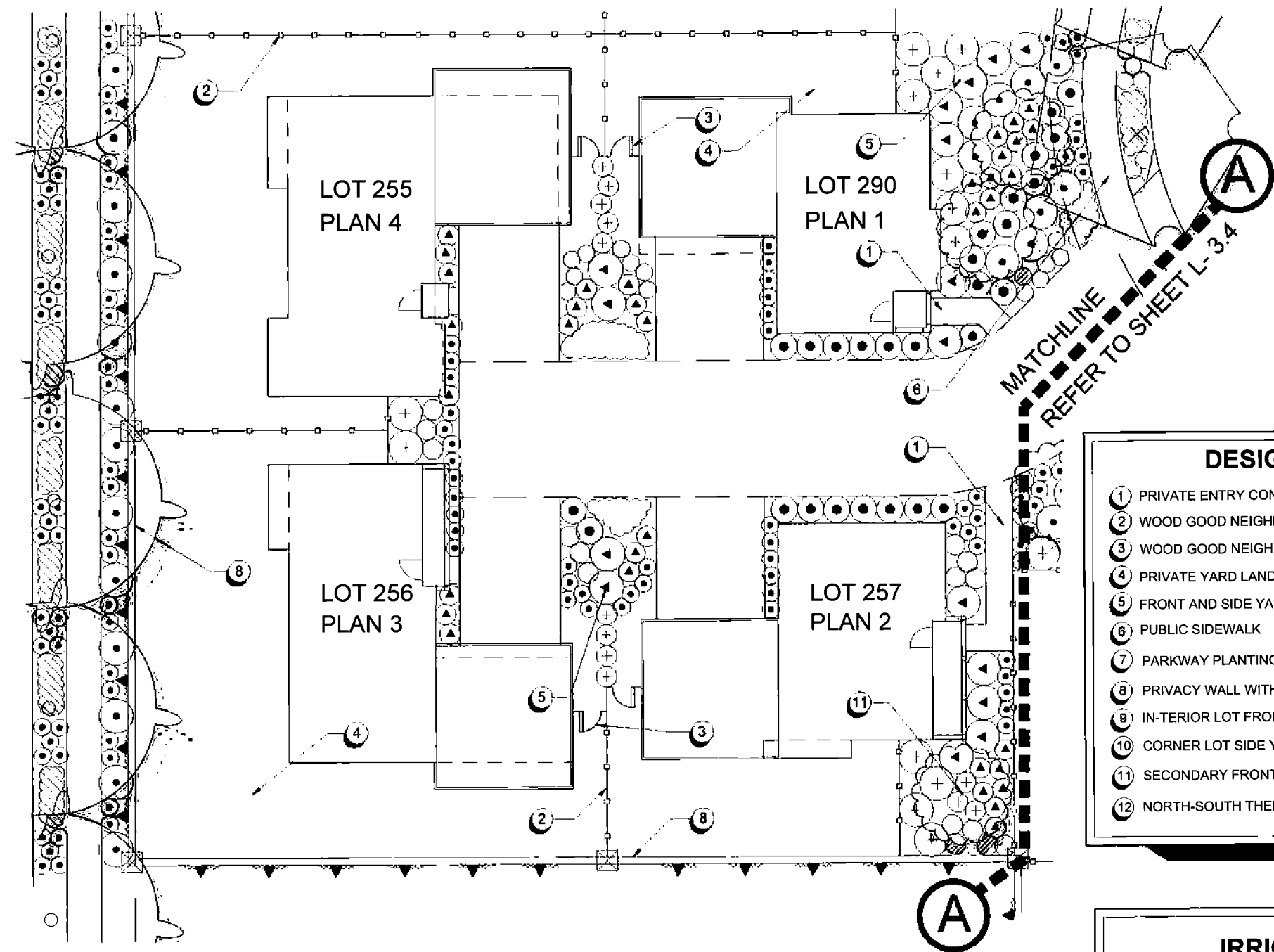
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PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MIN. SIZE
TREES				
STREET TREES				
	ACER RUBRUM	RED MAPLE	MODERATE	24" BOX
	LIRIODENDRON TULIPIFERA	TULIP TREE	MODERATE	15 GAL
	PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE	MODERATE	15 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				
	ARBUTUS 'MARINA'	MARINA 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
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	LOW	5 GAL
	MYRTICA CALIFORNIA	PACIFIC WAX MYRTLE	LOW	5 GAL
	PHOTINIA FRASERII	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
	LEONOTIS LEONJURUS	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
	PHORMIUM SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PITTOSPORUM SPP.	TOBIRA	MODERATE	2 GAL
	ROSA SPP.	ORNAMENTAL SAGE	MODERATE	1 GAL
	SALVIA SPP.	VIBURNUM	MODERATE	5 GAL
	VIBURNUM SPP.	COAST ROSEMARY	LOW	5 GAL
	WESTRIGIA FRUTICOSA	DWARF XYLOSMA	LOW	5 GAL
	XYLOSMA C. 'COMPACTA'			
SMALL SHRUBS				
	ANIGOZANTHOS SPP	KANGAROO PAW	LOW	1 GAL
	CORREA SPP.	AUSTRALIA FUCHSIA	LOW	1 GAL
	DIETES BICOLOR	FORTNIGHT LILY	LOW	1 GAL
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW	1 GAL
	ESCALONIA 'COMPAKTA'	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
	KNIPHOFIA UVARIA	RED HOT POKER	MODERATE	1 GAL
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	LOW	1 GAL
GRASSES				
	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	VERY LOW	1 GAL
	NUHLBERGIA RIGENS	DEER GRASS	LOW	1 GAL
GROUNDCOVERS				
	ARMERIA MARITIMA	SEA THRIFT	MODERATE	1 GAL
	FRAGARIA CHILOENSIS	CREeping STRAWBERRY	MODERATE	1 GAL
	HELIANTHEMUM NUMMULARIUM	SUNROSE	LOW	1 GAL
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	LOW	1 GAL
	SCAEVOLA 'MAUVE CLUSTERS'	PURPLE SCAEVOLA	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
	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	5 GAL
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	MODERATE	5 GAL

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

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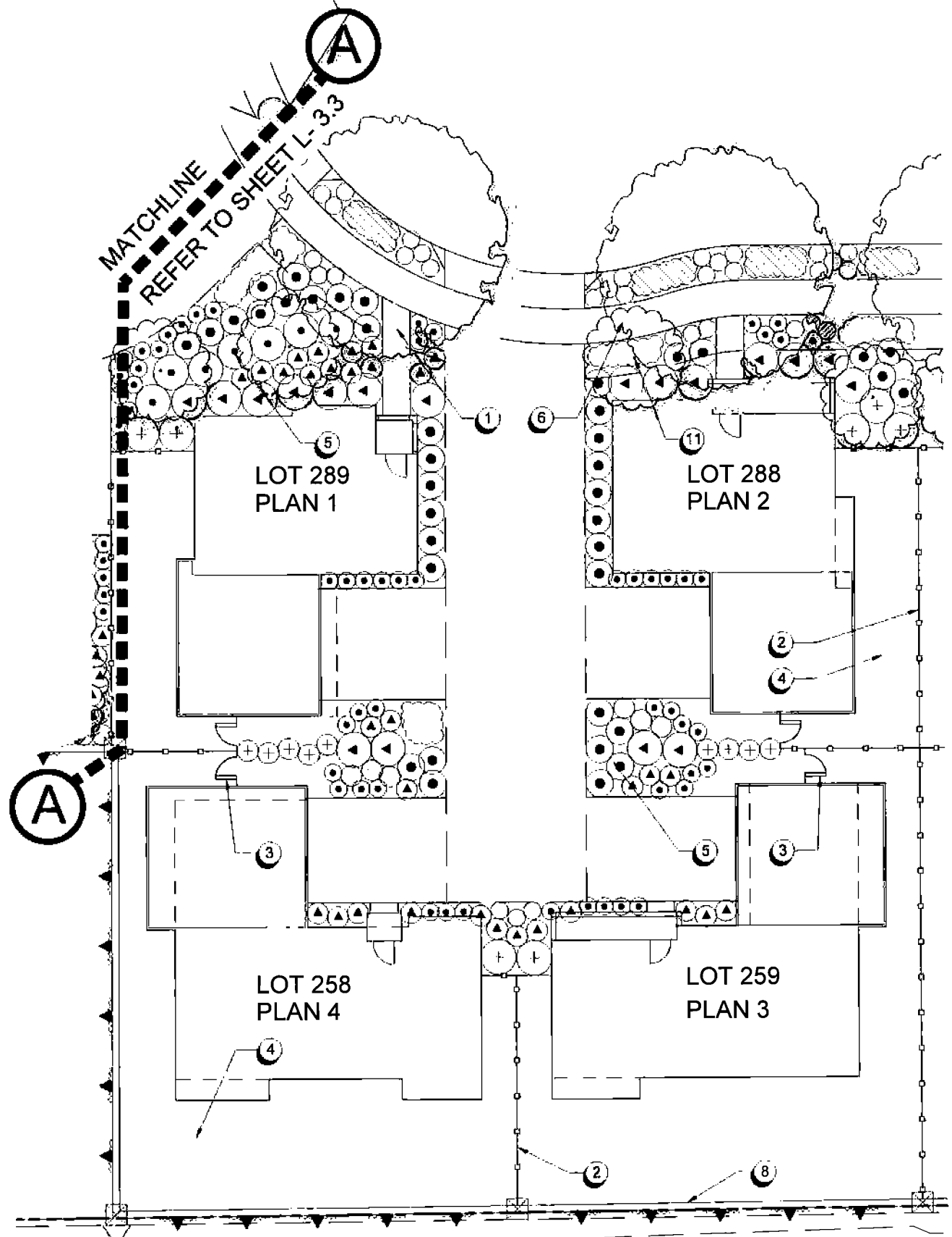
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TREES				
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	ACER RUBRUM	RED MAPLE	MODERATE	24" BOX
	LIRIODENDRON TULIPIFERA	TULIP TREE	MODERATE	16 GAL
	PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE	MODERATE	16 GAL
	PISTACIA CHINENSIS	CHINESE PISTACHE	LOW	16 GAL
	PYRUS CALLERYANA 'CHANTICLEER'	FLOWERING PEAR	MODERATE	16 GAL
	QUERCUS RUBRA	RED OAK	MODERATE	24" BOX
SECONDARY FRONT YARD TREES				
	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	MODERATE	15 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 HOPSEED BUSH	LOW	5 GAL
	FELICIA SELLOWIANA	PINEAPPLE GUAVA	LOW	5 GAL
	MYRTICA CALIFORNICA	PACIFIC WAX MYRTLE	LOW	5 GAL
	PHOTINIA FRASERII	PHOTINIA	MODERATE	5 GAL
	PRUNUS CAROLINIANA	CAROLINA CHERRY	LOW	5 GAL
MEDIUM SHRUBS				
	ABELIA 'EDWARD GOUCHER'	DWARF ABELIA	MODERATE	6 GAL
	CISTUS SPP.	ROCKROSE	LOW	6 GAL
	COLEONEMA SPP.	BREATH OF HEAVEN	MODERATE	1 GAL
	LEONOTIS LEONURUS	LION'S TAIL	LOW	5 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
	PHORMIUM SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PITTOSPORUM SPP.	TOBIRA	LOW	5 GAL
	ROSA SPP.	ROSE	MODERATE	2 GAL
	SALVIA SPP.	ORNAMENTAL SAGE	MODERATE	1 GAL
	VIBURNUM SPP.	COAST ROSEMARY	MODERATE	5 GAL
	WESTRIGIA FRUTICOSA	DWARF XYLOSMA	LOW	5 GAL
	XYLOSMA C. 'COMPACTA'			
SMALL SHRUBS				
	ANIGOSANTHOS SPP.	KANGAROO PAW	LOW	1 GAL
	CORREA SPP.	AUSTRALIA FUCHSIA	LOW	1 GAL
	DIETES BICOLOR	FORTNIGHT LILY	LOW	1 GAL
	ERIGERON 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 BELLS	MODERATE	1 GAL
	KNIPHOFIA UVARIA	RED HOT POKER	MODERATE	1 GAL
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	LOW	1 GAL
GRASSES				
	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	LOW	1 GAL
	FESTUCA MAIREI	ATLAS FESCUE	LOW	1 GAL
	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW	1 GAL
	LEYMUS 'CANYON PRINCE'	BLUE WILD RYE	VERY LOW	1 GAL
	MUHLENBERGIA RIGENS	DEER GRASS	LOW	1 GAL
GROUNDCOVERS				
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PARKWAY PLANTING				
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	VERY LOW	1 GAL
	COTONEASTER 'LOWFAST'	PROSTRATE BEARBERRY	LOW	1 GAL
	FESTUCA MAIREI	ATLAS FESCUE	LOW	1 GAL
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VINES				
	FICUS PUMILA	CREEPING FIG	MODERATE	5 GAL
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ATYPICAL LOT FRONT, SIDE YARD, PARKWAY & COURT LANDSCAPE

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ATYPICAL LOT FRONT, SIDE YARD, PARKWAY & COURT LANDSCAPE

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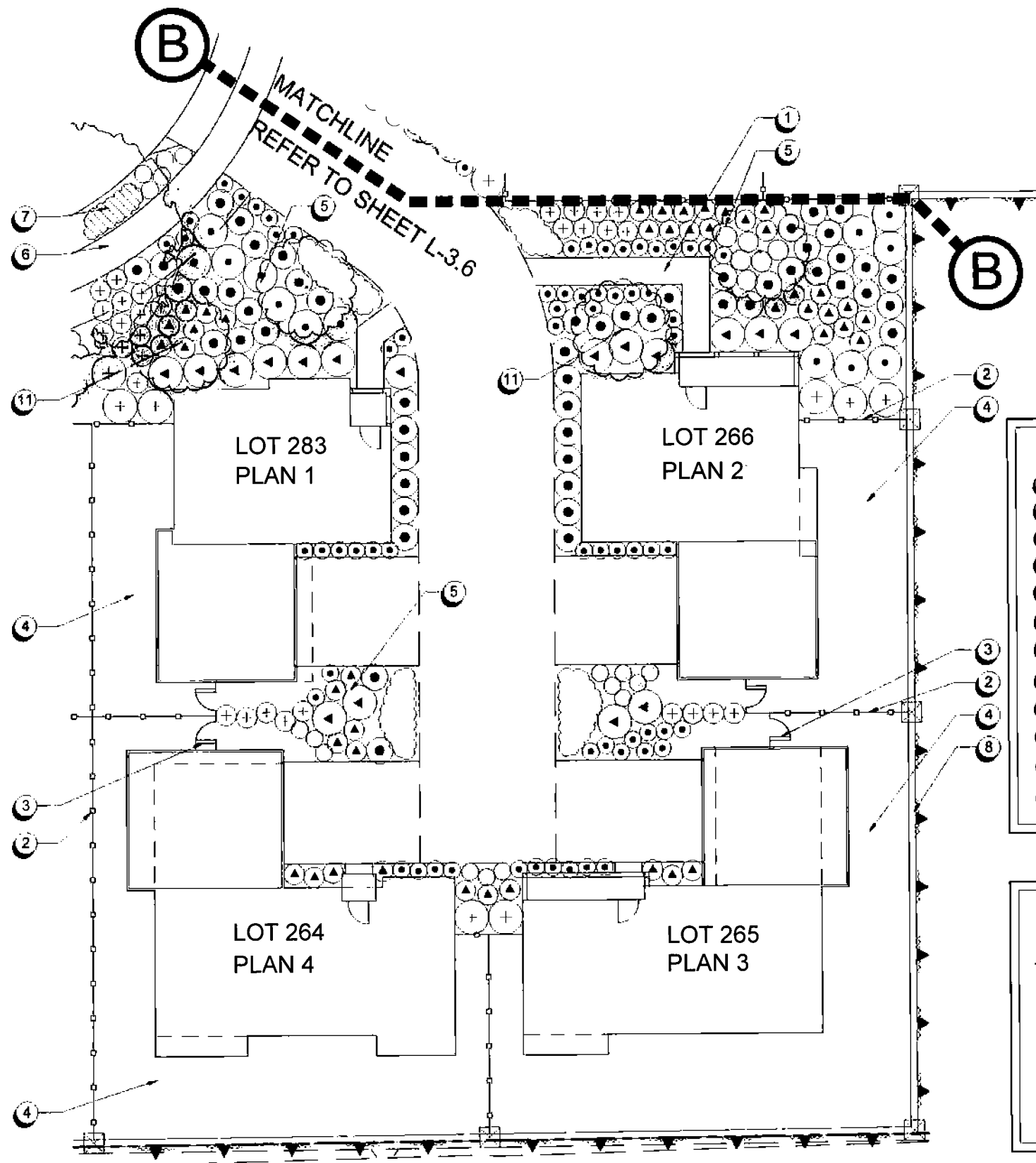
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	ROSA SPP.	ROSE	MODERATE	1 GAL
	ORNAAMENTAL SAGE	ORNAAMENTAL SAGE	MODERATE	1 GAL
	VIBURNUM SPP.	VIBURNUM	MODERATE	5 GAL
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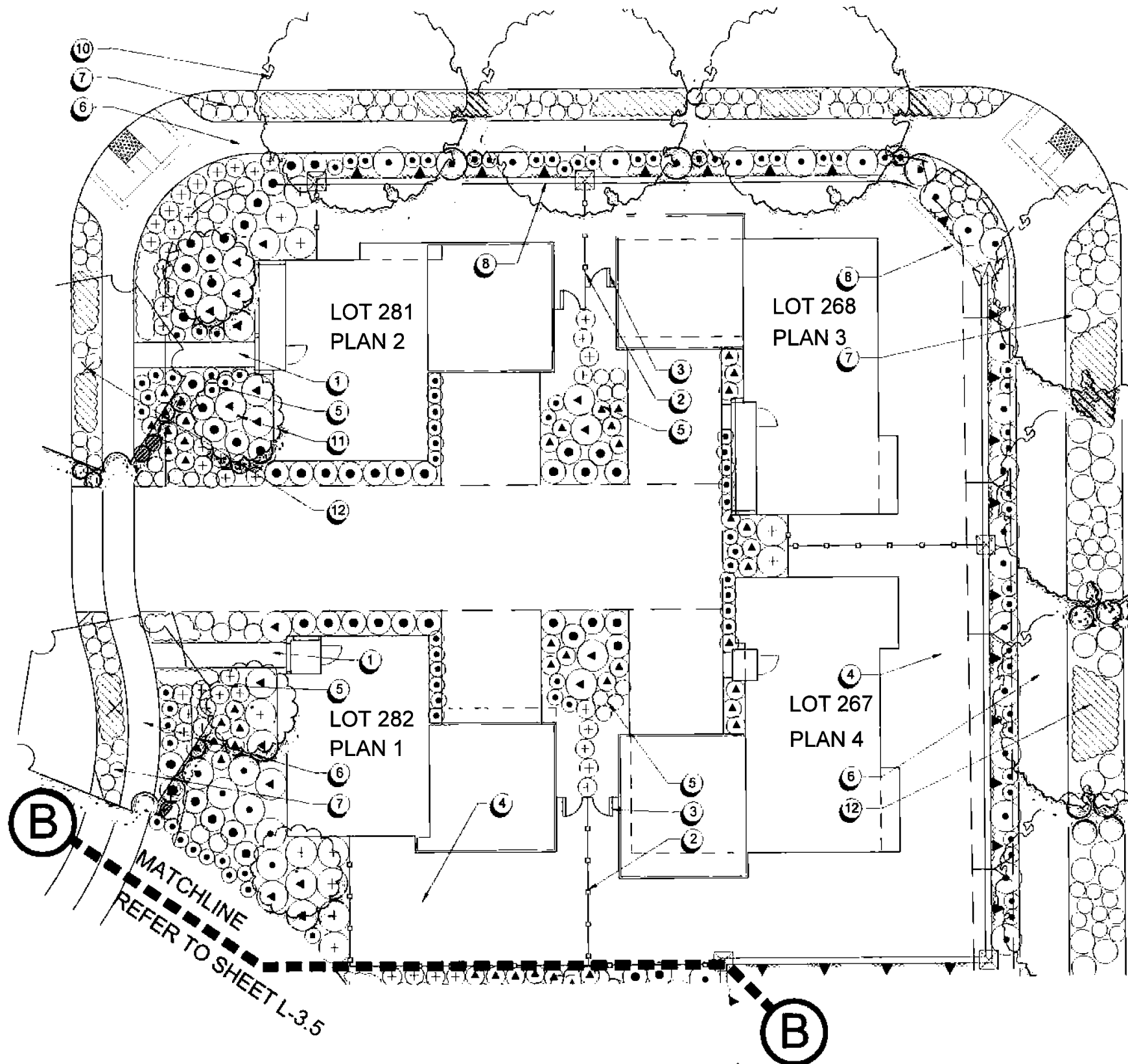
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TREES				
STREET TREES				
	ACER RUBRUM	RED MAPLE	MODERATE	24" BOX
	LIRIODENDRON TULIIFERA	TULIP TREE	MODERATE	15 GAL
	PLATANUS A 'COLUMBIA'	LONDON PLANE TREE	MODERATE	15 GAL
	PISTACIA CHINENSIS	CHINESE PISTACHE	LOW	15 GAL
	PYRUS CALLERYANA 'CHANTICLEER'	FLOWERING PEAR	MODERATE	15 GAL
	QUERCUS RUBRA	RED OAK	MODERATE	24" BOX
SECONDARY FRONT YARD TREES				
	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	MODERATE	15 GAL
	MALUS 'PRAIRIFIRE'	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
	FELICIA SELLOWIANA	PINEAPPLE GUAVA	LOW	5 GAL
	MYRTICA CALIFORNIA	PACIFIC WAX MYRTLE	LOW	5 GAL
	PHOTINIA FRASERII	CAROLINA CHERRY	MODERATE	5 GAL
	PRUNUS CAROLINIANA		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
	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
	PHORMIUM SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PITTOSPORUM SPP.	TOBIRA	LOW	5 GAL
	ROSA SPP.	ROSE	MODERATE	2 GAL
	SALVIA SPP.	ORNAMENTAL SAGE	MODERATE	1 GAL
	VIBURNUM SPP.	VIBURNUM	MODERATE	5 GAL
	WESTRIGIA FRUTICOSA	COAST ROSEMARY	LOW	5 GAL
	XYLOSMA C. 'COMPACTA'	DWARF XYLOSMA	LOW	5 GAL
SMALL SHRUBS				
	ANIGOSANTHOS SPP.	KANGAROO PAW	LOW	1 GAL
	CORREA SPP.	AUSTRALIA FUCHSIA	LOW	1 GAL
	DIETES BICOLOR	FORTNIGHT LILY	LOW	1 GAL
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW	1 GAL
	ESCALONIA 'COMPAKTA'	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
	KNIPHOFIA UVARIA	RED HOT POKER	MODERATE	1 GAL
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	LOW	1 GAL
GRASSES				
	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	VERY LOW	1 GAL
	MUHLENBERGIA RIGENS	DEER GRASS	LOW	1 GAL
GROUNDCOVERS				
	ARMERIA MARITIMA	SEA THRIFT	MODERATE	1 GAL
	FRAGARIA CHILOENSIS	CREeping STRAWBERRY	MODERATE	1 GAL
	HELIANTHEMUM NUMMULARIUM	SUNROSE	LOW	1 GAL
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	LOW	1 GAL
	SCAEVOLA 'MAUVE CLUSTERS'	PURPLE SCAEVOLA	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
	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	5 GAL
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	MODERATE	5 GAL

ATYPICAL LOT FRONT, SIDE YARD, PARKWAY & COURT LANDSCAPE



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 & SIDE YARD PLANTING AREA
- ⑥ PUBLIC SIDEWALK
- ⑦ PARKWAY PLANTING AREA
- ⑧ PRIVACY WALL WITH VINES - SEE DETAILS C, SHEET L-3.7
- 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. FRONT AND SIDE YARD LANDSCAPING OUTSIDE OF LOT FENCING SHALL UTILIZE RECYCLED WATER FROM A COMMON HOA SYSTEM.
2. SIDE YARD AND REAR YARD LANDSCAPING WITHIN LOT FENCING 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 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
	PYRUS CALLERYANA 'CHANTICLEER'	FLOWERING PEAR	MODERATE	15 GAL
	QUERCUS RUBRA	RED OAK	MODERATE	24" BOX
SECONDARY FRONT YARD TREES				
	ARBUS 'MARINA'	MARINA STRAWBERRY TREE	MODERATE	15 GAL
	MALUS 'PRAIRIFIRE'	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 SELLOWIANA	PINEAPPLE GUAVA	LOW	5 GAL
	MYRTICA CALIFORNIA	PACIFIC WAX MYRTLE	LOW	5 GAL
	PHOTINIA	CAROLINA CHERRY	MODERATE	5 GAL
	PRUNUS CAROLINIANA		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
	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
	PHORMIUM SPP.	NEW ZEALAND FLAX	LOW	5 GAL
	PITTOSPORUM SPP.	TOBIRA	LOW	5 GAL
	ROSA SPP.	ROSE	MODERATE	2 GAL
	SALVIA SPP.	ORNAMENTAL SAGE	MODERATE	1 GAL
	VIBURNUM SPP.	COAST ROSEMARY	MODERATE	5 GAL
	WESTRIGIA FRUTICOSA	DWARF XYLOSMA	LOW	5 GAL
	XYLOSMA C. 'COMPACTA'			
SMALL SHRUBS				
	ANIGOZANTHOS SPP.	KANGAROO PAW	LOW	1 GAL
	CORREA SPP.	AUSTRALIA FUCHSIA	LOW	1 GAL
	DIETES BICOLOR	FORTNIGHT LILY	LOW	1 GAL
	ERIGERON 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 BELLS	MODERATE	1 GAL
	KNIPHOFIA UVARIA	RED HOT POKER	MODERATE	1 GAL
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUESELL	LOW	1 GAL
GRASSES				
	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	LOW	1 GAL
	FESTUCA MAIREI	ATLAS FESCUE	LOW	1 GAL
	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW	1 GAL
	LEYMUS 'CANYON PRINCE'	BLUE WILD RYE	VERY LOW	1 GAL
	MUHLENBERGIA RIENS	DEER GRASS	LOW	1 GAL
GROUNDCOVERS				
	ARMERIA MARITIMA	SEA THRIFT	MODERATE	1 GAL
	FRAGARIA CHILDENSIS	CREeping STRAWBERRY	MODERATE	1 GAL
	HELIANTHEMUM NUMMULARIUM	SUNROSE	LOW	1 GAL
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	LOW	1 GAL
	SCAEVOLA 'MAUVE CLUSTERS'	PURPLE SCAEVOLA	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
	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	5 GAL
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	MODERATE	5 GAL

ATYPICAL LOT FRONT, SIDE YARD, PARKWAY & COURT LANDSCAPE

Brookfield
Residential

Development Area Plan



Vast Oak West at University Park

MAGNOLIA

Rohnert Park, California

Front, Side Yard &
Parkway Atypical
Landscape

www.vanderToolen.com

Maple
1111 S. Maple Valley Rd.
Suite 200
Folsom, CA 95630
Tel: 916.224.2299
Fax: 916.224.2299

0' 5' 10' 20' 40'

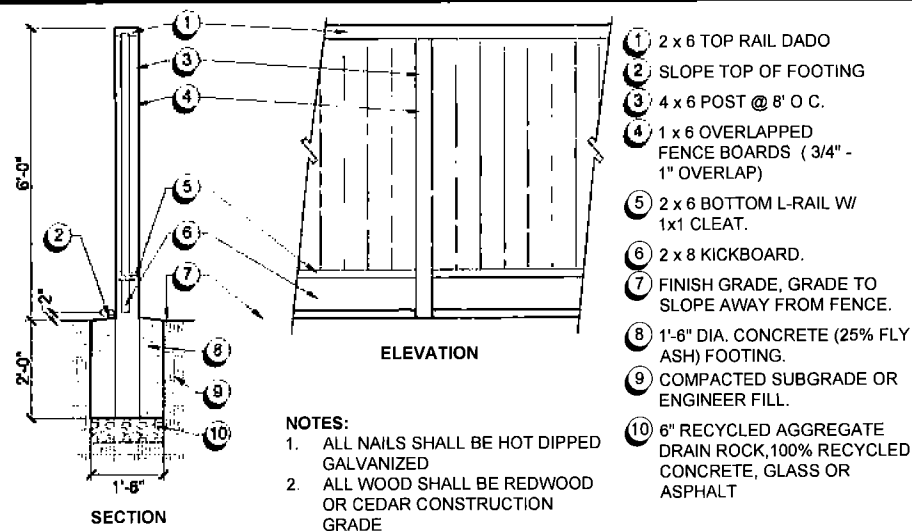
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SEPTEMBER 17, 2014

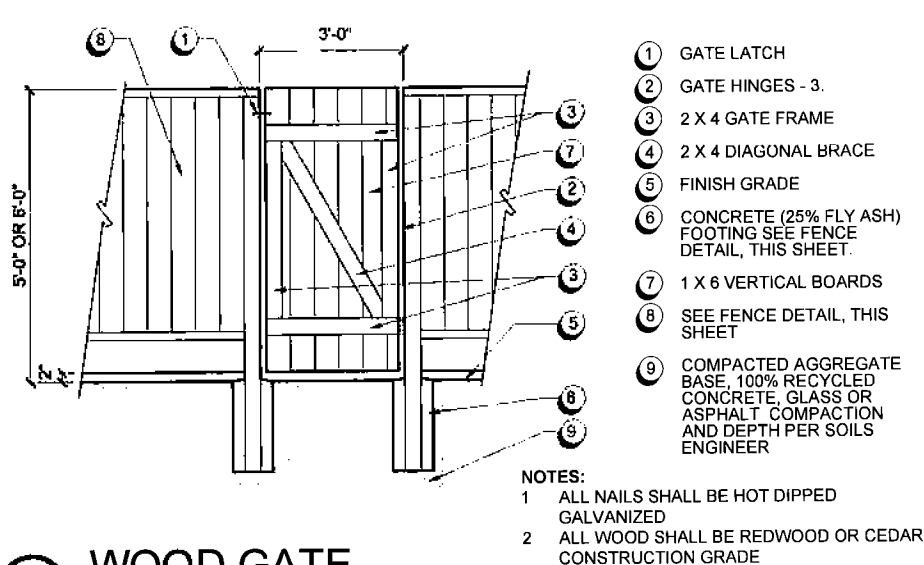
NORTH

Project No. 97711

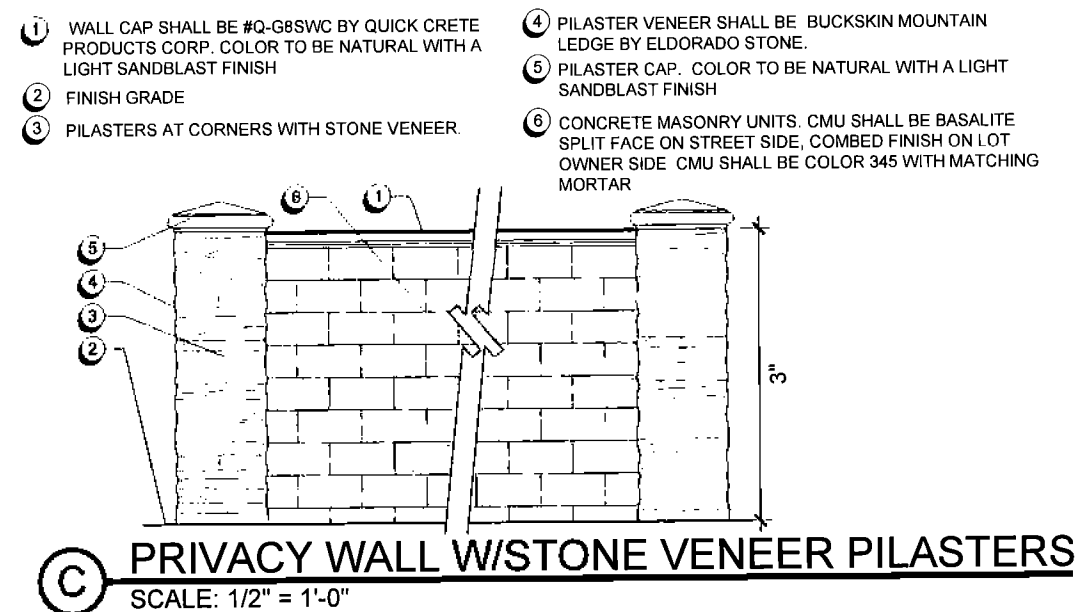
L-3.6



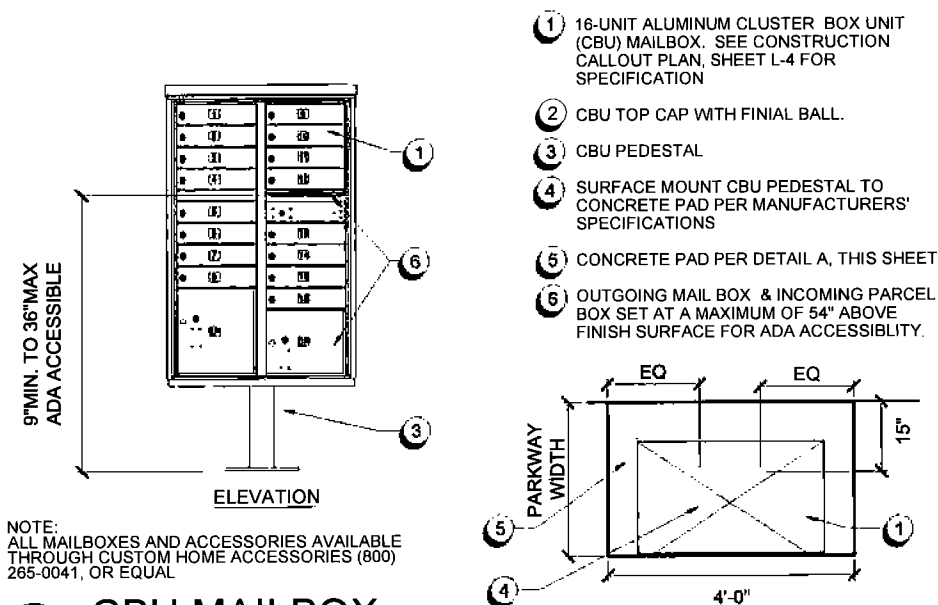
A GOOD NEIGHBOR FENCE
SCALE: 1/2" = 1'-0"



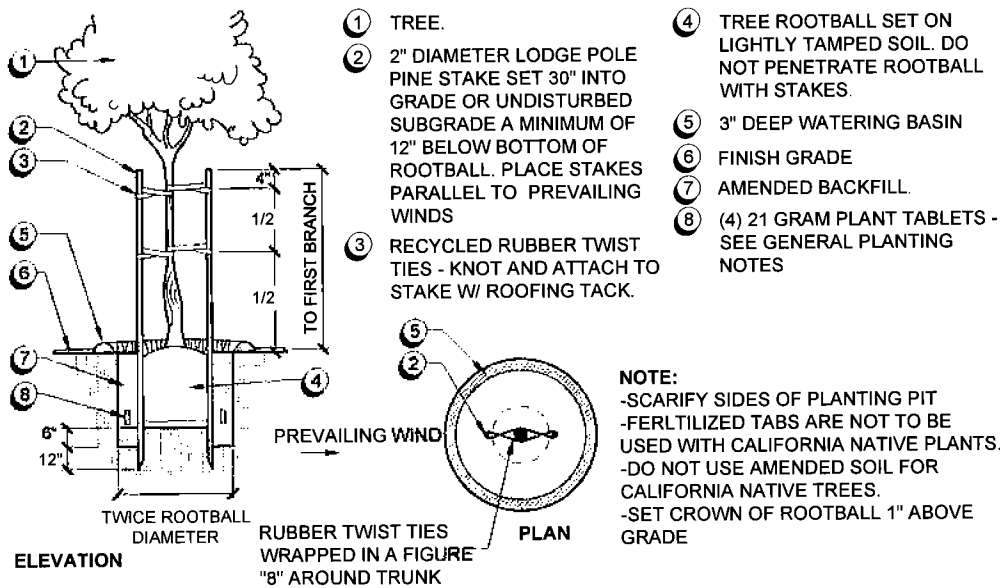
B WOOD GATE
SCALE: 1/2" = 1'-0"



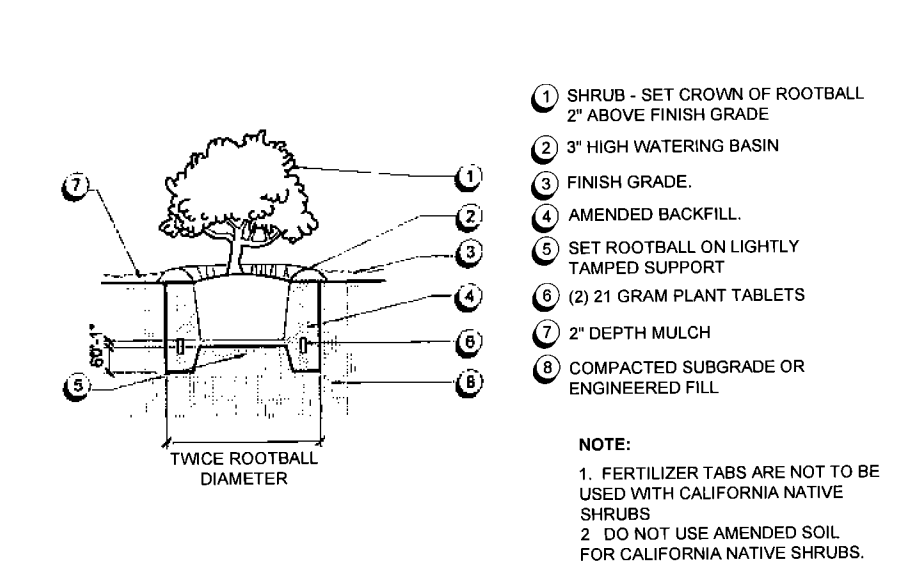
C PRIVACY WALL W/STONE VENEER PILASTERS
SCALE: 1/2" = 1'-0"



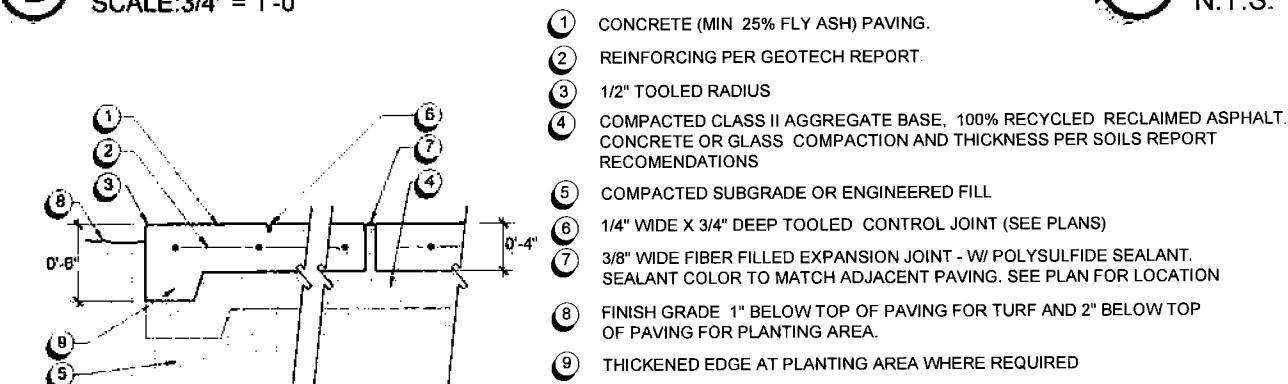
D CBU MAILBOX
SCALE: 3/4" = 1'-0"



E TREE STAKING
N.T.S.



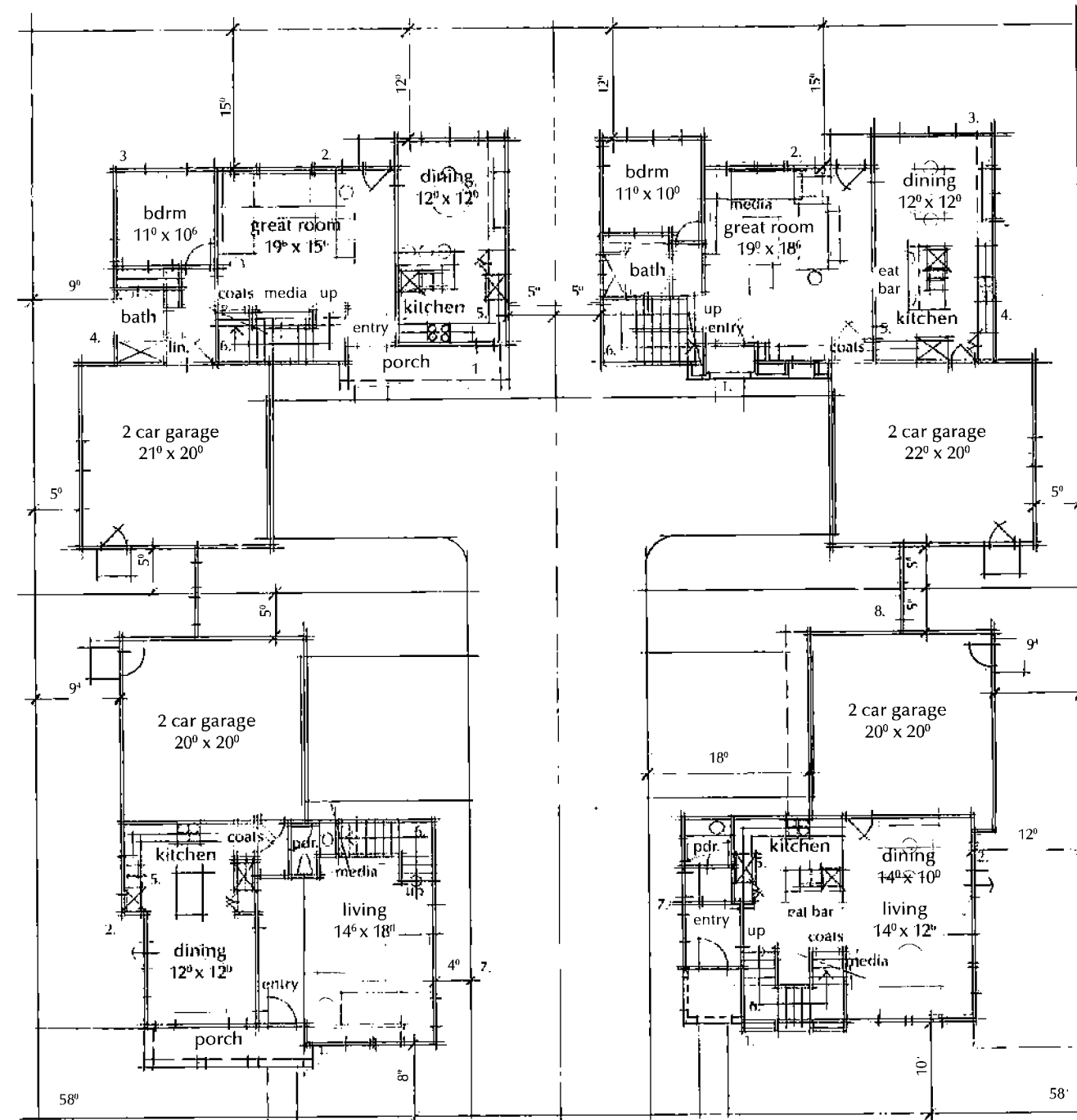
F SHRUB
N.T.S.



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

Plan 3B (BUNGALOW)
4 bedrooms / 3 baths
total: 2,106 sqft.

Plan 2D (TRADITIONAL)
3 bedrooms / loft / 2.5 baths
total: 1,890 sqft.



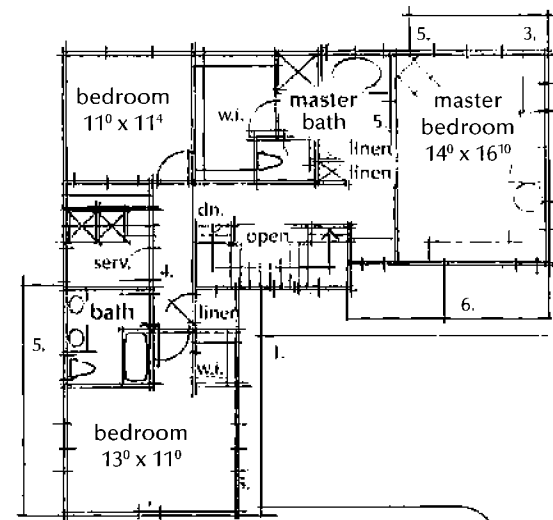
Plan 4A (SPANISH)
4 bedrooms / 3 baths
total: 2,284 sqft.

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 12" to rear yard
8. Typical yard fence line

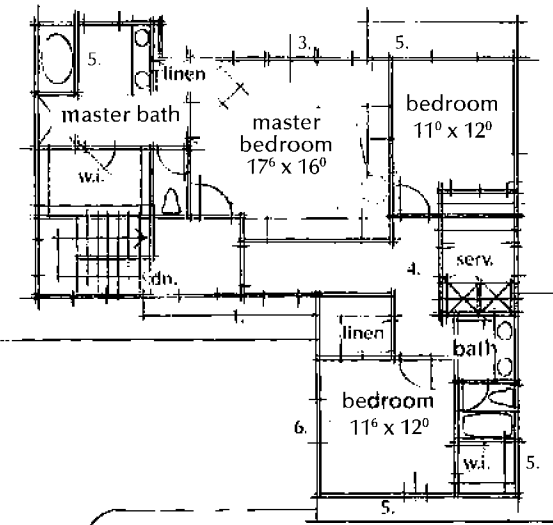
Plan 1C (COTTAGE)
3 bedrooms / tech / 2.5 baths
total: 1,777 sqft.

CONCEPTUAL FLOOR PLAN - 1ST FLOOR MAGNOLIA AT UNIVERSITY PARK Rohnert Park, CA

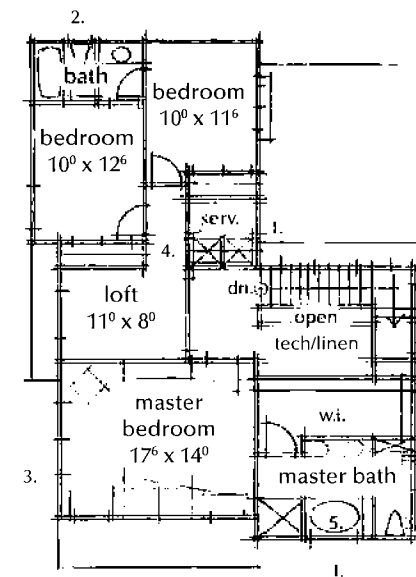
Plan 3B



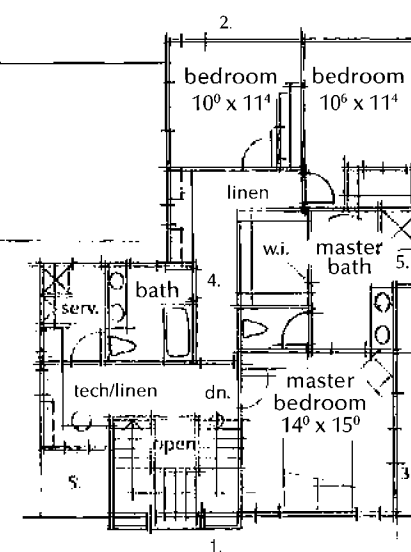
Plan 4A



Plan 2D



Plan 1C



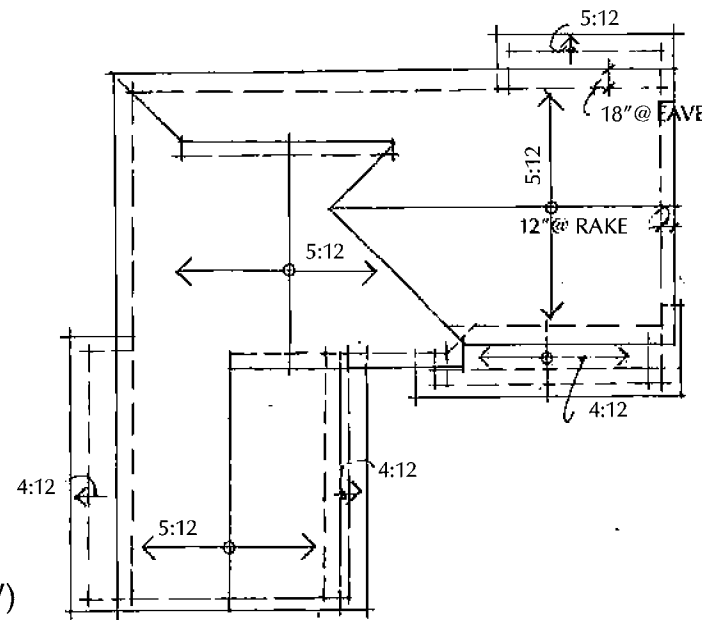
Upper Level

1. Variety of massing
2. Maximize privacy between adjacent homes.
3. Organize MS. bedroom to private yards
4. Private bedroom zoning
5. Simplified master baths
6. Stacking on 1st floor

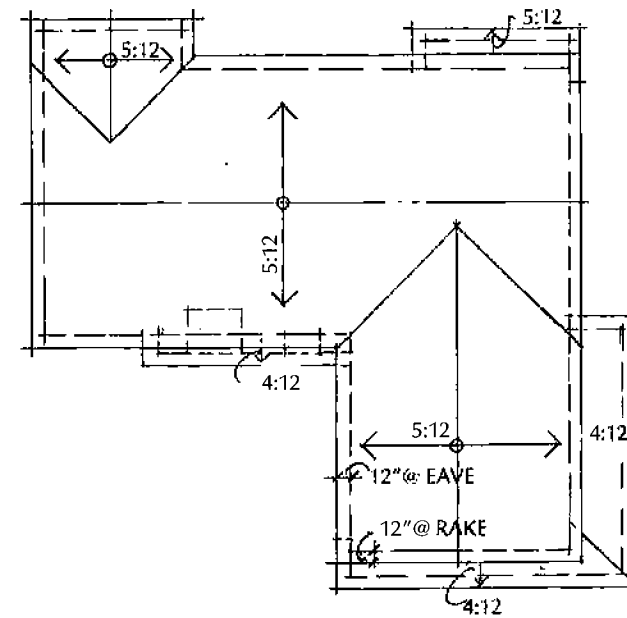
CONCEPTUAL FLOOR PLAN - 2ND FLOOR

MAGNOLIA AT UNIVERSITY PARK

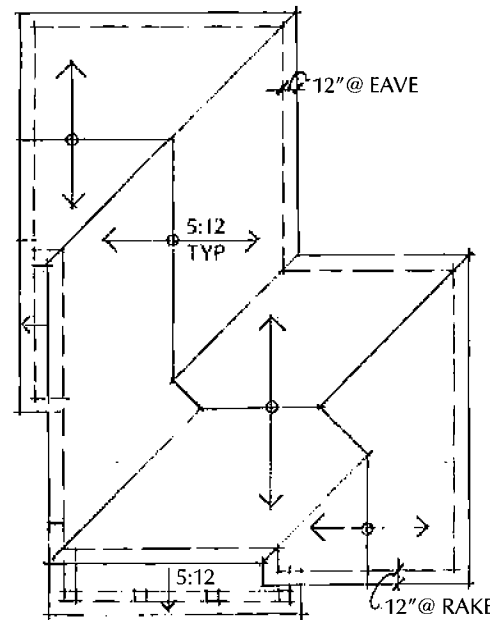
Rohnert Park, CA



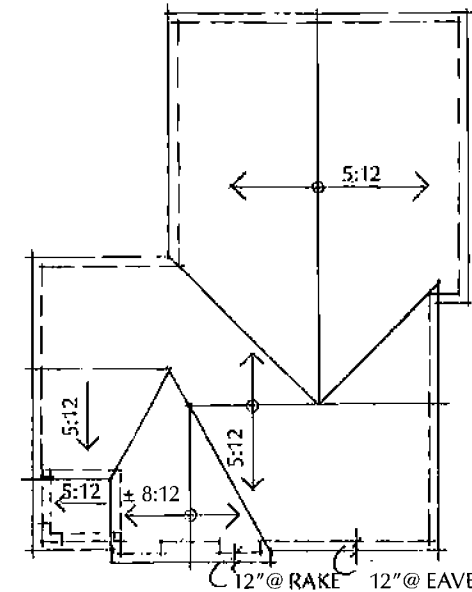
Plan 3B (BUNGALOW)



Plan 4A (SPANISH)



Plan 2D (TRADITIONAL)



Plan 1C (COTTAGE)

1. Typical 5:12 roof pitch to fit attic F.A.U.
2. Typical 12" overhangs except at "B" Bugalow where eave is 18".

ROOF PLAN
MAGNOLIA AT UNIVERSITY PARK
Rohnert Park, CA

Plan 3B (BUNGALOW)



Plan 4A (SPANISH)

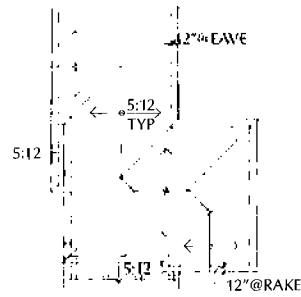
Plan 2D (TRADITIONAL)



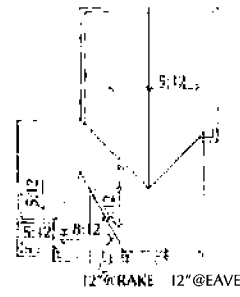
Plan 1C (COTTAGE)

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.

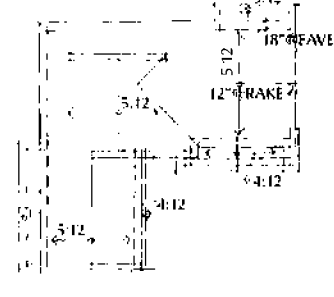
FRONT ELEVATIONS
MAGNOLIA AT UNIVERSITY PARK
Rohnert Park, CA



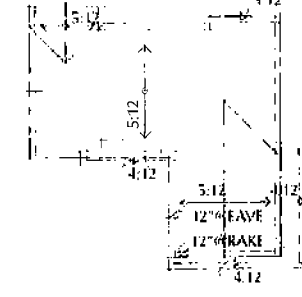
Plan 2D (TRADITIONAL)



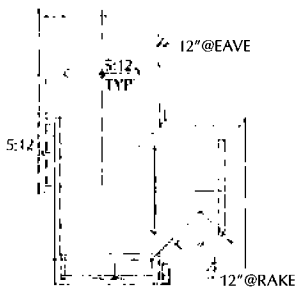
Plan 1C (COTTAGE)



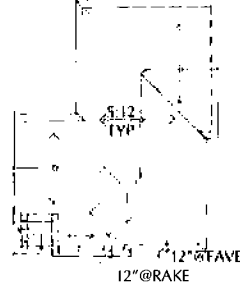
Plan 3B (BUNGALOW)



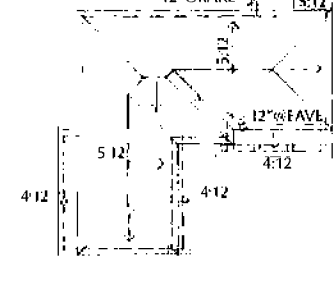
Plan 4A (SPANISH)



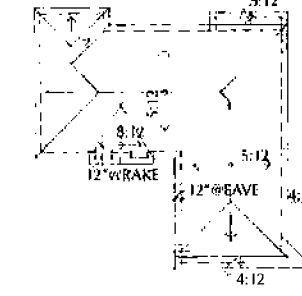
Plan 2A (SPANISH)



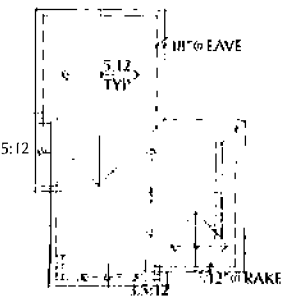
Plan 1D (TRADITIONAL)



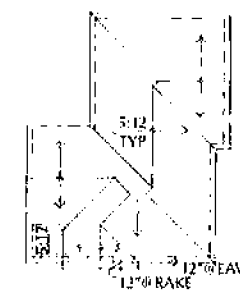
Plan 3D (TRADITIONAL)



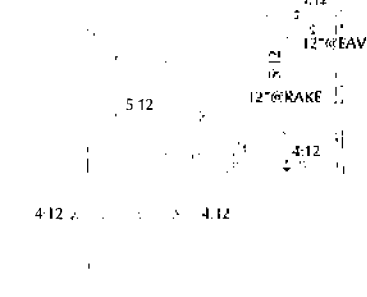
Plan 4C (COTTAGE)



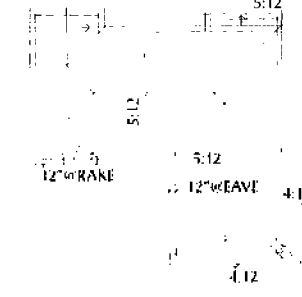
Plan 2B (BUNGALOW)



Plan 1A (SPANISH)



Plan 3A (SPANISH)



Plan 4D (TRADITIONAL)

ALTERNATIVE ROOF PLANS MAGNOLIA AT UNIVERSITY PARK Rohnert Park, CA



Plan 1C (COTTAGE)



Plan 1D (TRADITIONAL)



Plan 1A (SPANISH)



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Plan 3B (BUNGALOW)

Plan 4A (SPANISH)



Plan 3D (TRADITIONAL)

Plan 4C (COTTAGE)



Plan 3A (SPANISH)

Plan 4D (TRADITIONAL)

ALTERNATE FRONT ELEVATIONS
MAGNOLIA AT UNIVERSITY PARK
 Rohnert Park, CA

RECEIVED
SEP 23 2014
CITY OF
ROHNERT PARK

Cypress, Mulberry, and Magnolia

at

UNIVERSITY PARK

1st Vast Oak Land Development Phase
Rohnert Park, California



MATERIALS AND COLORS

SEPTEMBER 2014



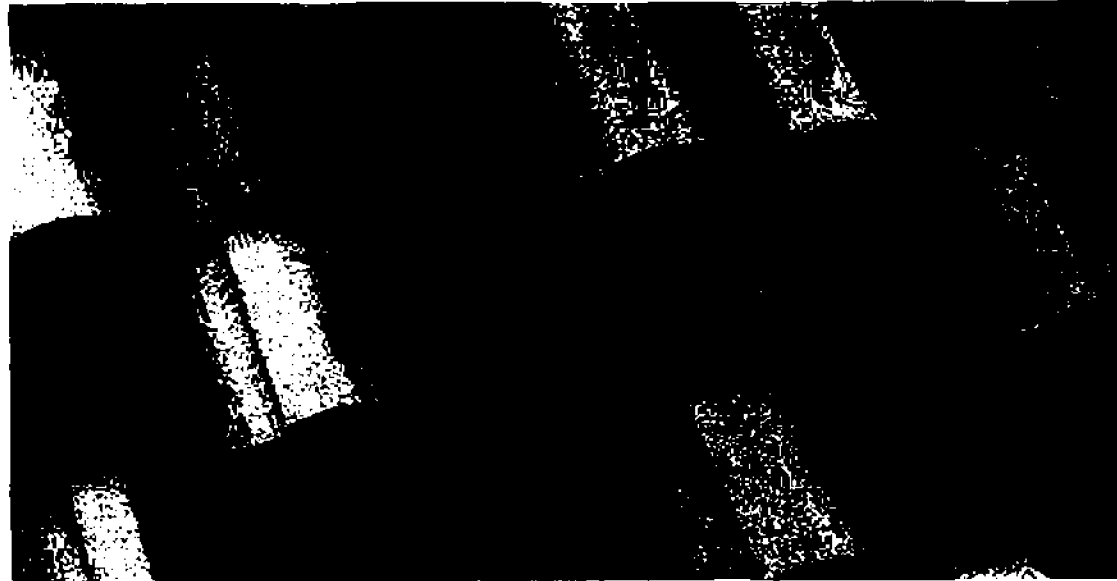
CYPRESS
At University Park

Exterior Color Schemes

CYPRESS AT UNIVERSITY PARK

Spanish Scheme 1

Roof Tile



Walnut Creek Blend - 3773

Brookfield Residential

CYPRESS AT UNIVERSITY PARK

SCHEME 1

Paint 1 - Body
KMW10 Pogo Sands

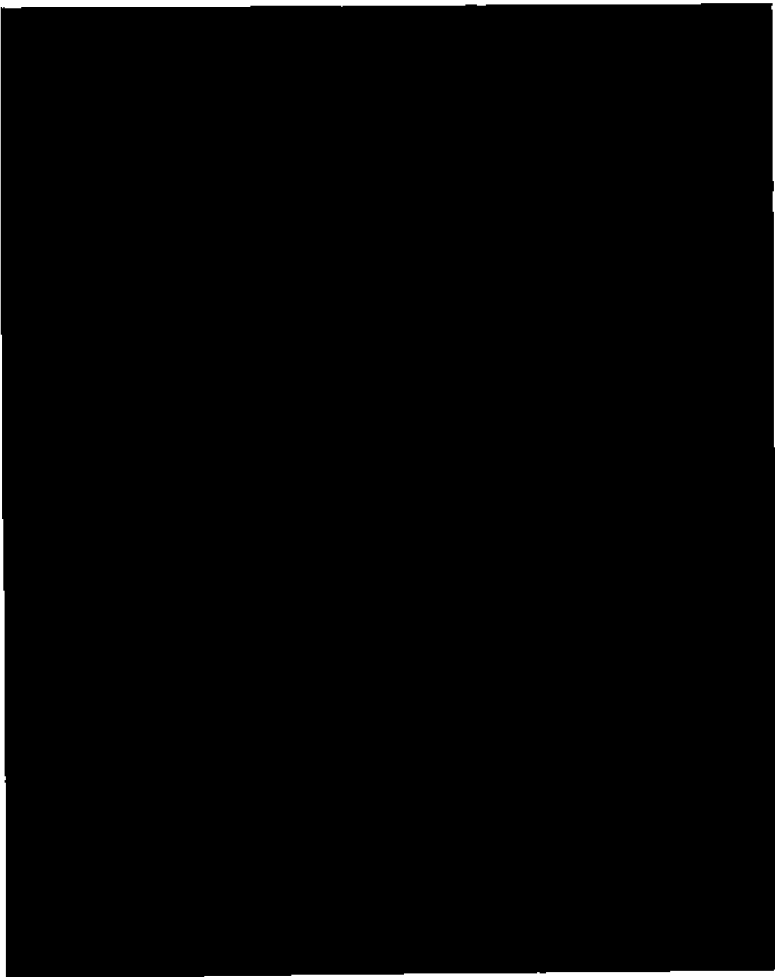
Paint 2 - Trim
KM4546 Appaloosa Spots

Paint 3 - Garage/
Entry Doors
KM4560 Mexican Chocolate

Paint 4 - Fascia/
Eaves/Rafter Tail
KM4560 Mexican Chocolate

Paint 5 - Decorative
Iron
KM4512 Americano

Paint 6 - Shutters
KM4743 Shagbark Olive



Color Display courtesy of:
KELLY-MOORE COLORSTUDIO
209.577.1739



Kelly-Moore paints are produced to match the color chip as accurately as possible; however, variations in types of products, gloss, texture, lighting and adjacent colors can cause a difference in appearance between the color of the chip and the color of the applied paint.

CYPRESS AT UNIVERSITY PARK

Spanish Scheme 2

Roof Tile



Walnut Creek Blend - 3773

Brookfield Residential

CYPRESS AT UNIVERSITY PARK

SCHEME 2

Paint 1 - Body
KMW10 Pogo Sands

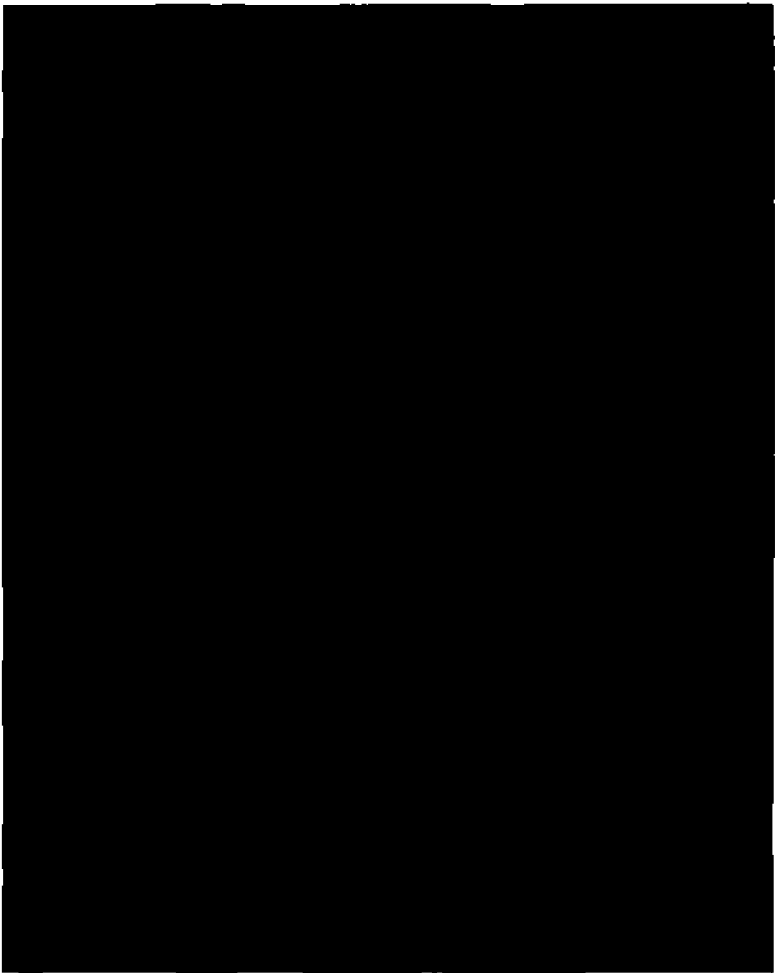
Paint 2 - Trim
KM4546 Appaloosa Spots

Paint 3 - Garage/
Entry Doors
KM4560 Mexican Chocolate

Paint 4 - Fascia/
Eaves/Rafter Tail
KM4560 Mexican Chocolate

Paint 5 - Decorative
Iron
KM4512 Americano

Paint 6 - Shutters
KM4519 Turkish Coffee



Color Display courtesy of:
KELLY-MOORE COLORSTUDIO
209.577.1739



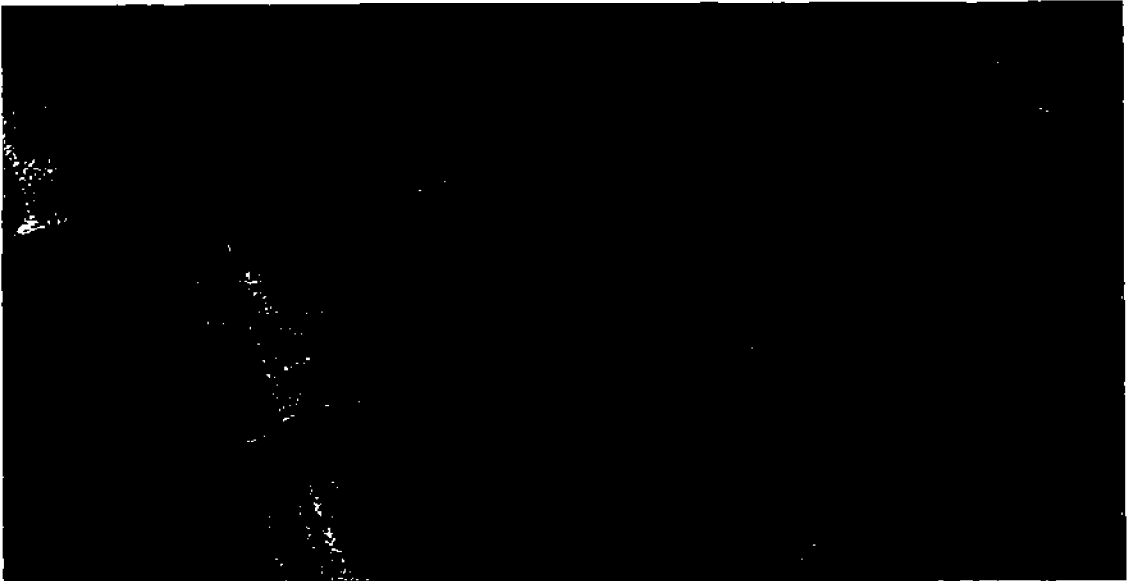
KELLY-MOORE
PAINTS

Kelly-Moore paints are produced to match the color chip as accurately as possible; however, variations in types of products, gloss, texture, lighting and adjacent colors can cause a difference in appearance between the color of the chip and the color of the applied paint.

CYPRESS AT UNIVERSITY PARK

Spanish Scheme 3

Roof Tile



Brown Gray Range -3687

Brookfield Residential

CYPRESS AT UNIVERSITY PARK

SCHEME 3

Paint 1 - Body
KM4570 Shoji Screen

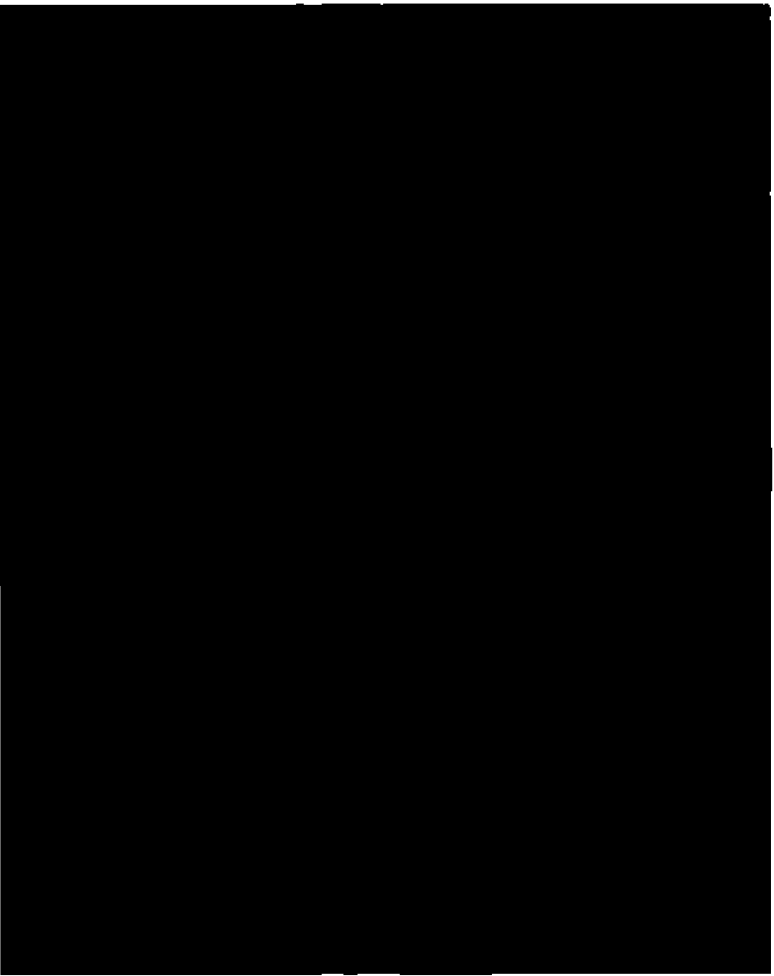
Paint 2 - Trim
KM4582 Beaver Pelt

**Paint 3 - Garage/
Entry Doors**
KMA77 Brown Bear

**Paint 4 - Fascia/
Eaves/Rafter Tail**
KMA77 Brown Bear

**Paint 5 - Decorative
Iron**
KM4512 Americano

Paint 6 - Shutters
~~*KM4904 Balsamic Reduction*~~
KMA805 Urbanite



Color Display courtesy of:
KELLY-MOORE COLORSTUDIO
209.577.1739



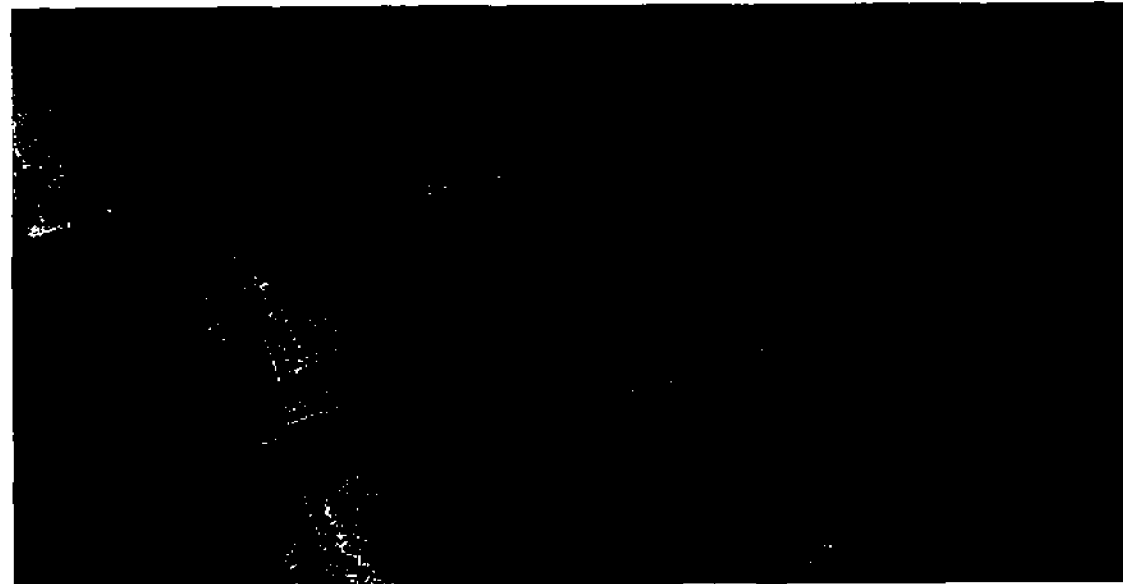
KELLY-MOORE
PAINTS™

Kelly-Moore paints are produced to match the color chip as accurately as possible; however, variations in types of products, gloss, texture, lighting and adjacent colors can cause a difference in appearance between the color of the chip and the color of the applied paint.

CYPRESS AT UNIVERSITY PARK

Spanish Scheme 4

Roof Tile



Brown Gray Range - 3687

Brookfield Residential

CYPRESS AT UNIVERSITY PARK

SCHEME 4

Paint 1 - Body
KM4570 Shoji Screen

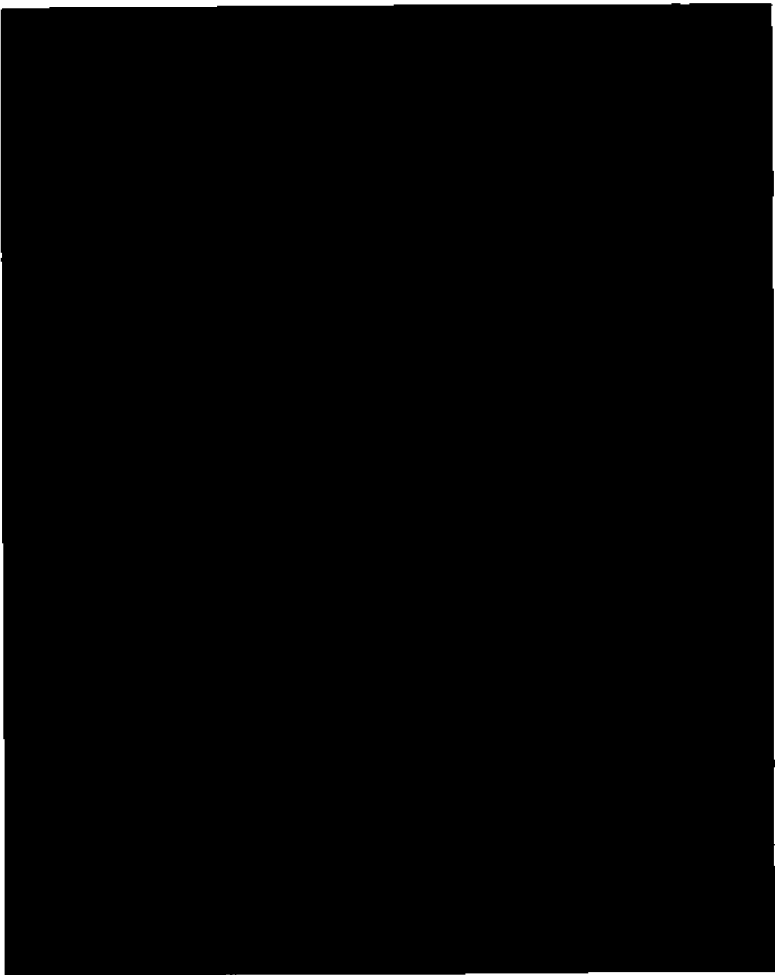
Paint 2 - Trim
KM4582 Beaver Pelt

Paint 3 - Garage/
Entry Doors
KMA77 Brown Bear

Paint 4 - Fascia/
Eaves/Rafter Tail
KMA77 Brown Bear

Paint 5 - Decorative
Iron
KM4512 Americano

Paint 6 - Shutters
KM4498 Dancing Dogs



Color Display courtesy of
KELLY-MOORE COLORSTUDIO
209.577.1739



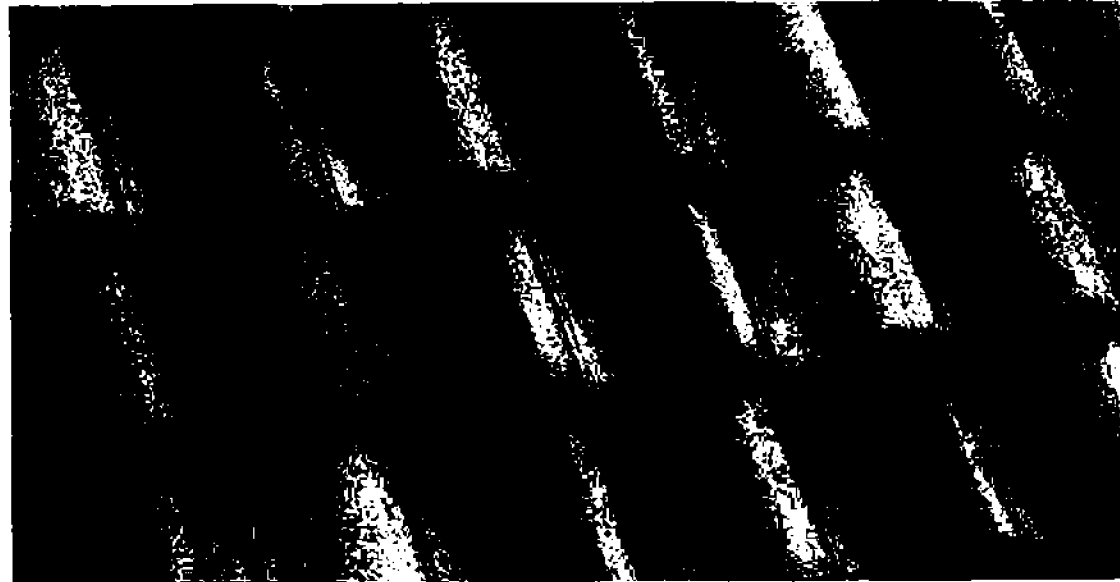
KELLY-MOORE
PAINTS

Kelly-Moore paints are produced to match the color chip as accurately as possible; however, variations in types of products, gloss, texture, lighting and adjacent colors can cause a difference in appearance between the color of the chip and the color of the applied paint.

CYPRESS AT UNIVERSITY PARK

Spanish Scheme 5

Roof Tile



San Rafael Blend - 3684

Brookfield Residential

CYPRESS AT UNIVERSITY PARK

SCHEME 5

Paint 1 - Body
KMW28 Clam

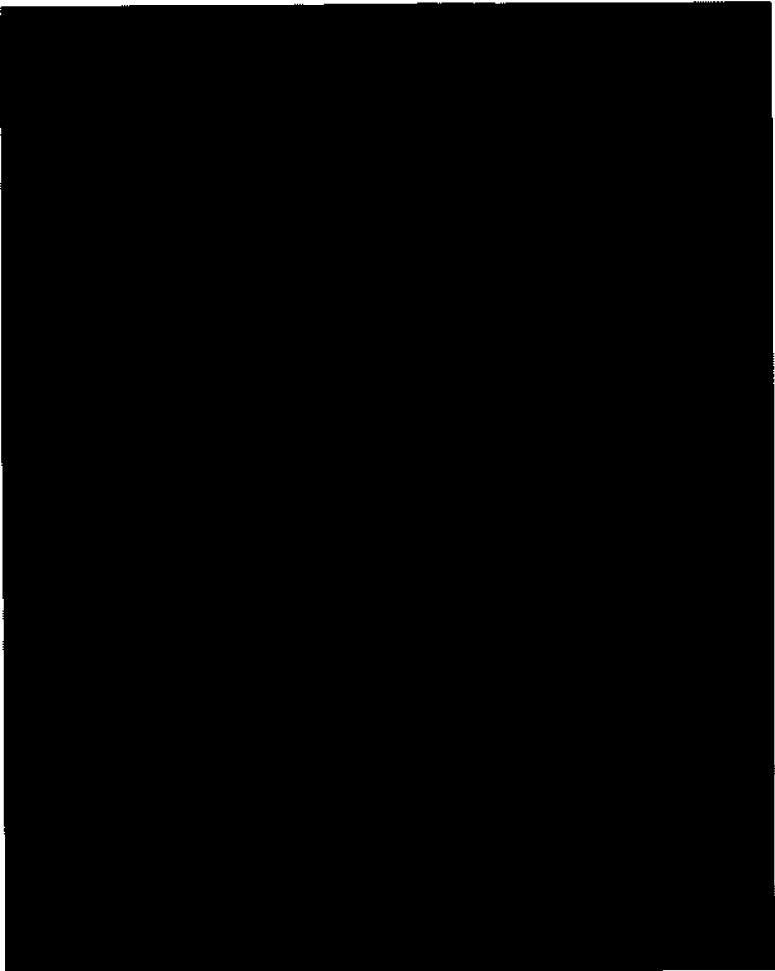
Paint 2 - Trim
KM4511 Dark Tavern

Paint 3 - Garage/
Entry Doors
KM4512 Americano

Paint 4 - Fascia/
Eaves/Rafter Tail
KM4512 Americano

Paint 5 - Decorative
Iron
KM4883 Black Cat

Paint 6 - Shutters
KM4896 Stone Hearth



Color Display courtesy of:
KELLY-MOORE COLORSTUDIO
209.577.1739

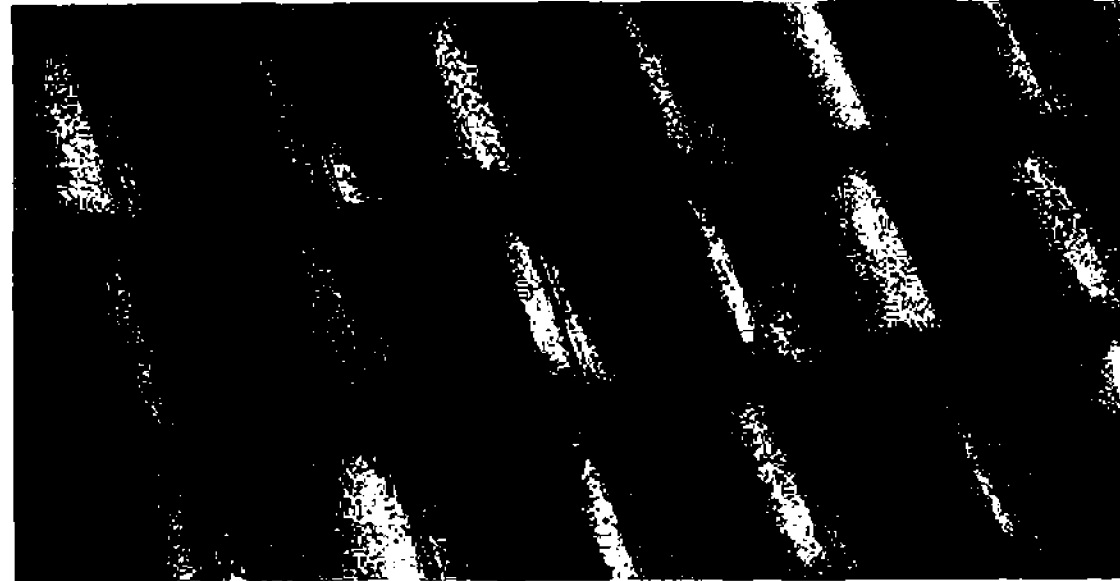


Kelly-Moore paints are produced to match the color chip as accurately as possible; however, variations in types of products, gloss, texture, lighting and adjacent colors can cause a difference in appearance between the color of the chip and the color of the applied paint.

CYPRESS AT UNIVERSITY PARK

Spanish Scheme 6

Roof Tile



San Rafael Blend - 3684



Brookfield Residential

CYPRESS AT UNIVERSITY PARK

SCHEME 6

Paint 1 - Body
KMW28 Clam

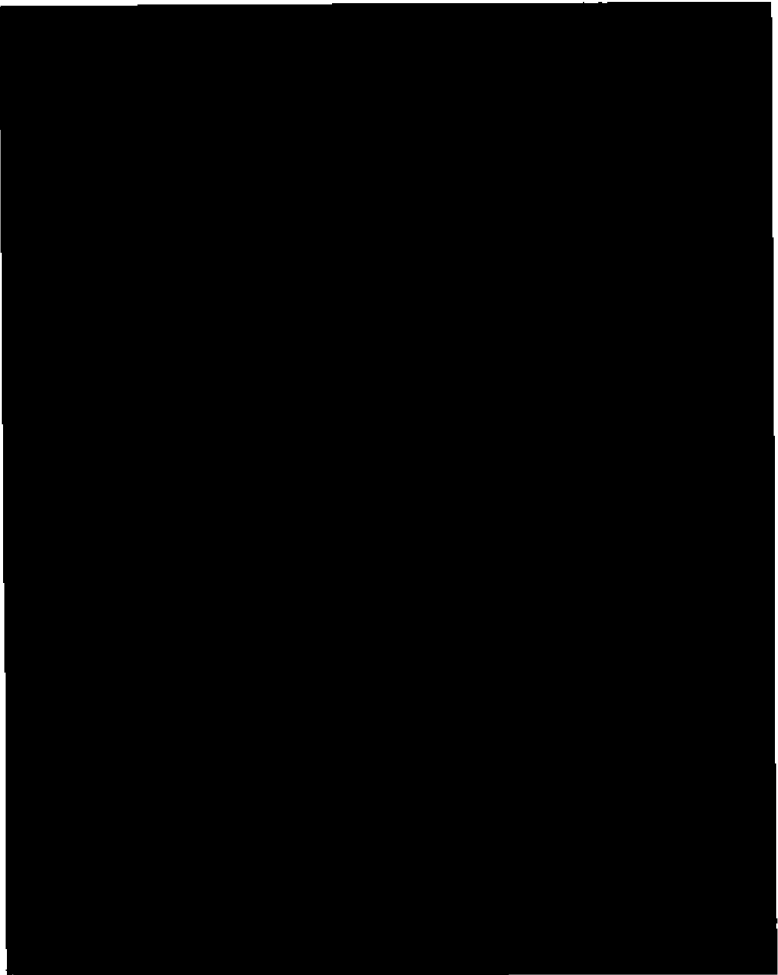
Paint 2 - Trim
KM4511 Dark Tavern

**Paint 3 - Garage/
Entry Doors**
KM4512 Americano

**Paint 4 - Fascia/
Eaves/Rafter Tail**
KM4512 Americano

**Paint 5 - Decorative
Iron**
KM4883 Black Cat

Paint 6 - Shutters
KMA63 Green Valley



Color Display courtesy of:
KELLY-MOORE COLORSTUDIO
209.577.1739



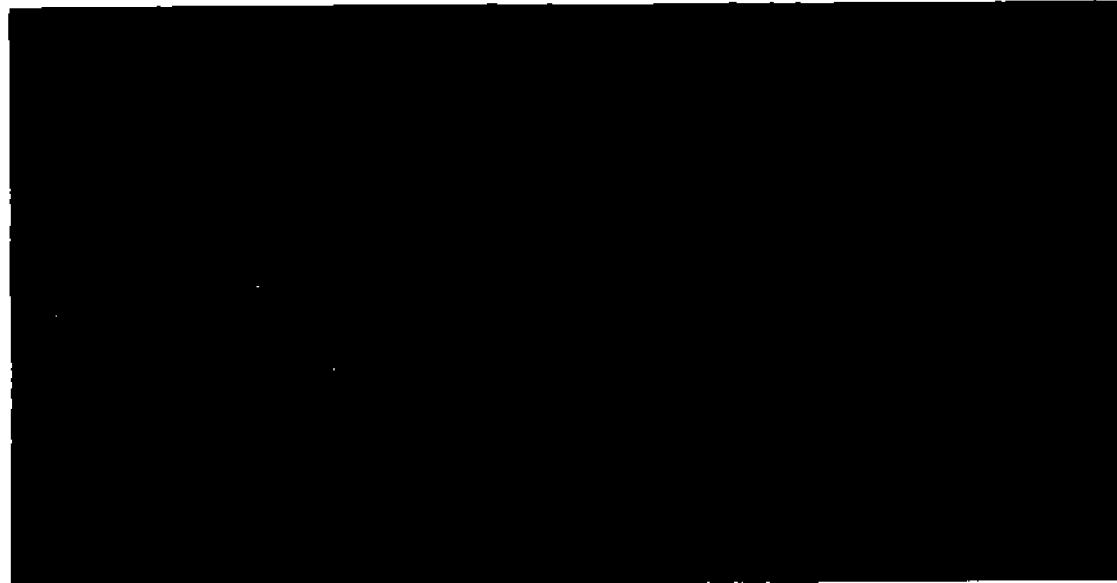
KELLY-MOORE
PAINTS™

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CYPRESS AT UNIVERSITY PARK

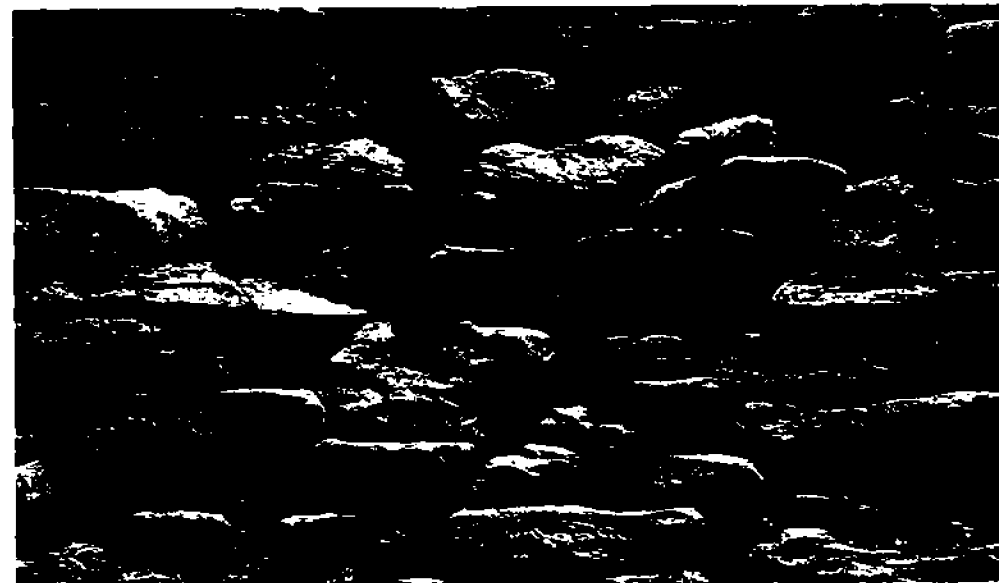
Italian Scheme 7

Roof Tile



Adobe Blend - 3723

Masonry



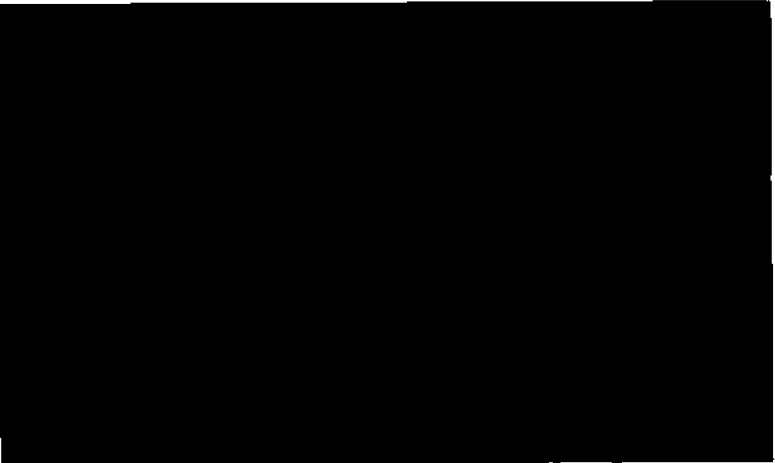
Bodega Bluffstone

Brookfield Residential

CYPRESS AT UNIVERSITY PARK

SCHEME 7

Paint 1 - Body
KM4533 Leather Bound



Paint 2 - Trim
KM5711 Country Rubble



Paint 3 - Garage Door
KMA75 Cellar Door

Paint 4 - Fascia/Eaves
KMA65 Ground Bean

**Paint 5 - Entry Door/
Shutters**
KM4945 Secret Passageway

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CYPRESS AT UNIVERSITY PARK

Italian Scheme 8

Roof Tile



Piedmont Blend - 3636

Masonry



Yukon Mountain Ledge

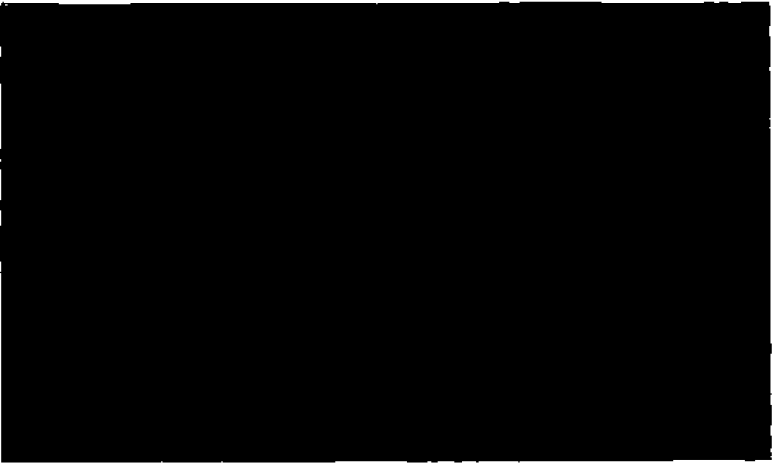


Brookfield Residential

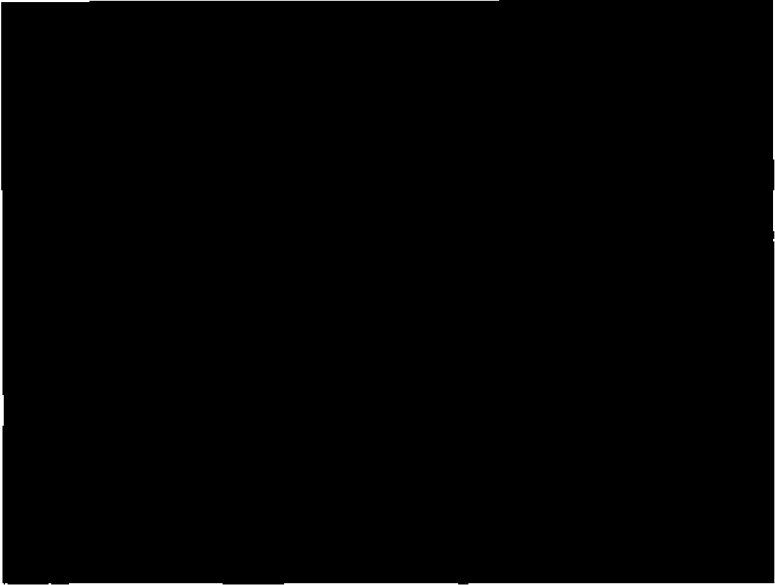
CYPRESS AT UNIVERSITY PARK

SCHEME 8

Paint 1 - Body
KM4608 Earthly Delight



Paint 2 - Trim
KM5710 Sunday Drive



Paint 3 - Garage Door
KMA74 Stagecoach

Paint 4 - Fascia/Eaves
KMA65 Ground Bean

**Paint 5 - Entry Door/
Shutters**
KM4896 Stone Hearth

Color Display courtesy of:
KELLY-MOORE COLORS STUDIO
209.577.1739



Kelly Moore paints are produced to match the color chip as accurately as possible; however, variations in types of products, gloss, texture, lighting and adjacent colors can cause a difference in appearance between the color of the chip and the color of the applied paint

CYPRESS AT UNIVERSITY PARK

Italian Scheme 9

Roof Tile



Piedmont Blend - 3636

Masonry



Yukon Mountain Ledge

Brookfield Residential

CYPRESS AT UNIVERSITY PARK

SCHEME 9

Paint 1 - Body
KM4608 Earthly Delight



Paint 2 - Trim
KM5710 Sunday Drive

Paint 3 - Garage Door
KMA74 Stagecoach

Paint 4 - Fascia/Eaves
KMA65 Ground Bean

**Paint 5 - Entry Door/
Shutters**
KM4791 Duck Willow



Color Display courtesy of
KELLY-MOORE COLORSTUDIO
209.577.1739



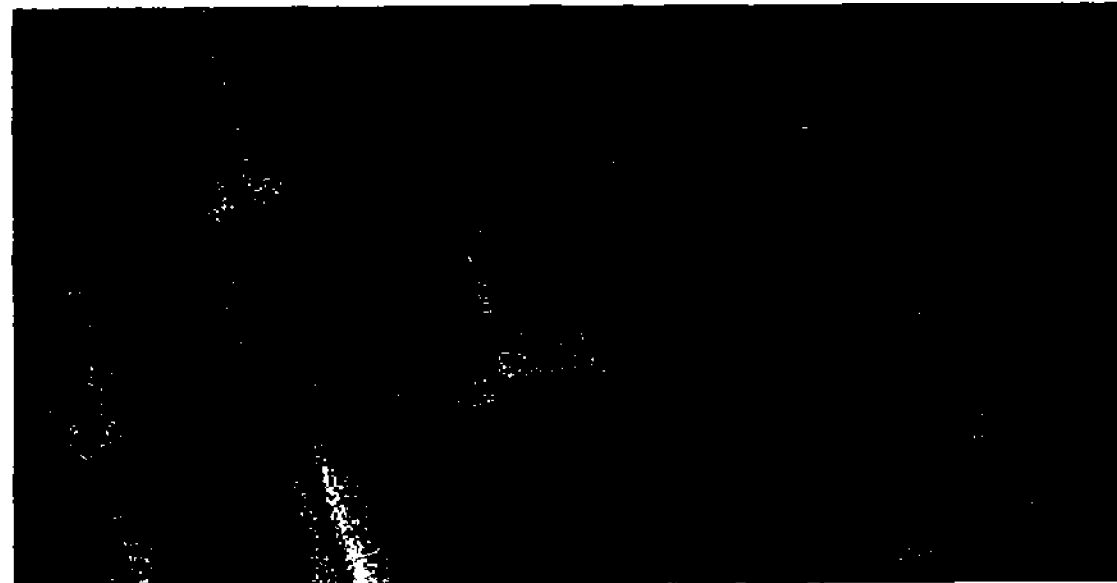
KELLY-MOORE
PAINTS™

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CYPRESS AT UNIVERSITY PARK

Italian Scheme 10

Roof Tile



Sunrise Blend - 3645

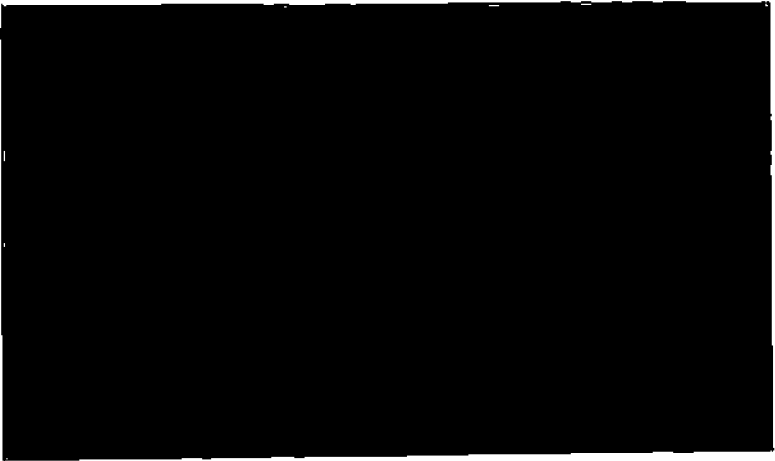
Masonry



Shasta Mountain Ledge

Brookfield Residential
CYPRESS AT UNIVERSITY PARK
SCHEME 10

Paint 1 - Body
232 Toscana



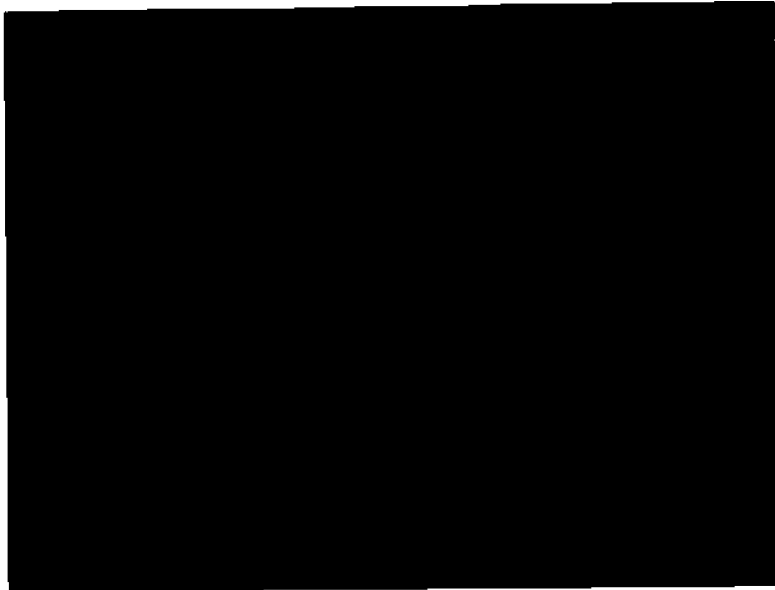
Paint 2 - Trim
41 Snip of Tannin

Paint 3 - Garage Door
KM4546 Appaloosa Spots

Paint 4 - Fascia/Eaves
KM4560 Mexican Chocolate

Paint 5 - Entry Door/
Shutters

1097 Yin Mist
A79.5
Lights out



Color Display courtesy of:
KELLY-MOORE COLORSTUDIO
209.577.1739



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CYPRESS AT UNIVERSITY PARK

Italian Scheme 11

Roof Tile



Sunrise Blend - 3645

Masonry

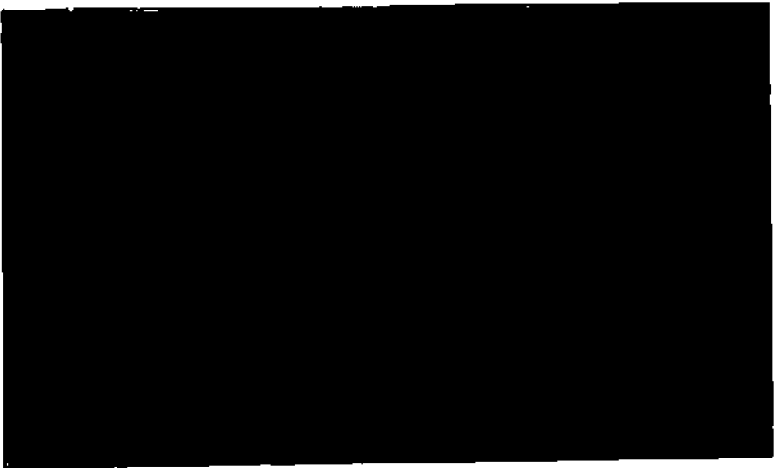


Shasta Mountain L

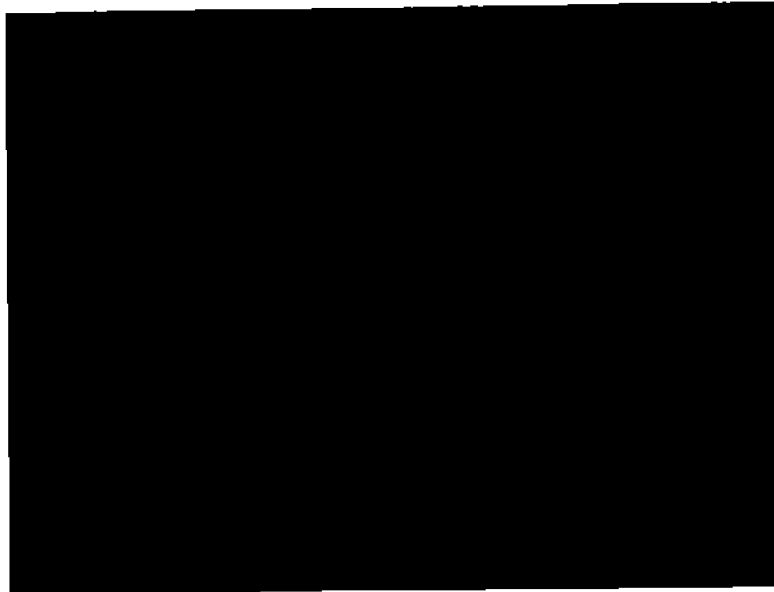
CYPRESS AT UNIVERSITY PARK

SCHEME 11

Paint 1 - Body
232 Toscana



Paint 2 - Trim
41 Snip of Tannin



Paint 3 - Garage Door
KM4546 Appaloosa Spots

Paint 4 - Fascia/Eaves
KM4560 Mexican Chocolate

Paint 5 - Entry Door/
Shutters
KM4498 Dancing Dogs

Color Display courtesy of:
KELLY-MOORE COLORSTUDIO
209.577.1739

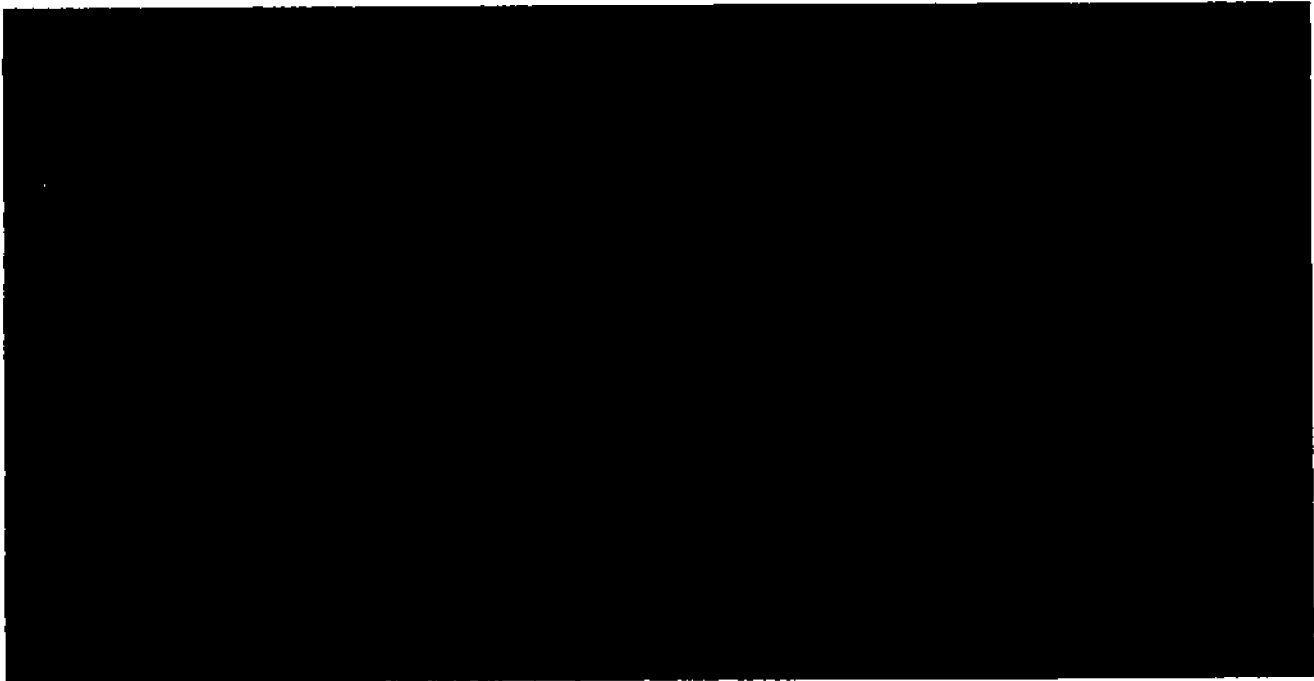


Kelly Moore paints are produced to match the color chip as accurately as possible; however, variations in types of products, gloss, texture, lighting and adjacent colors can cause a difference in appearance between the color of the chip and the color of the applied paint.

CYPRESS AT UNIVERSITY PARK

Craftsman Scheme 12

Roof Tile



New Cedar - 5504

Brookfield Residential
CYPRESS AT UNIVERSITY PARK
SCHEME 12

Paint 1 - Body
KM4543 Coffee Diva

Paint 2 - Shingles/Trim
KM4546 Appaloosa Spots

Paint 3 - Stucco Block
HLS4285 Cortez Chocolate

**Paint 4 - Trim/Fascia/
Garage**
KM4641 Brown Mouse

Paint 5 - Entry Door
KMA79 Light Out

Color Display courtesy of
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209.577.1709



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CYPRESS AT UNIVERSITY PARK

Craftsman Scheme 13

Roof Tile



Arlington Blend - 8803

Brookfield Residential

CYPRESS AT UNIVERSITY PARK

SCHEME 13

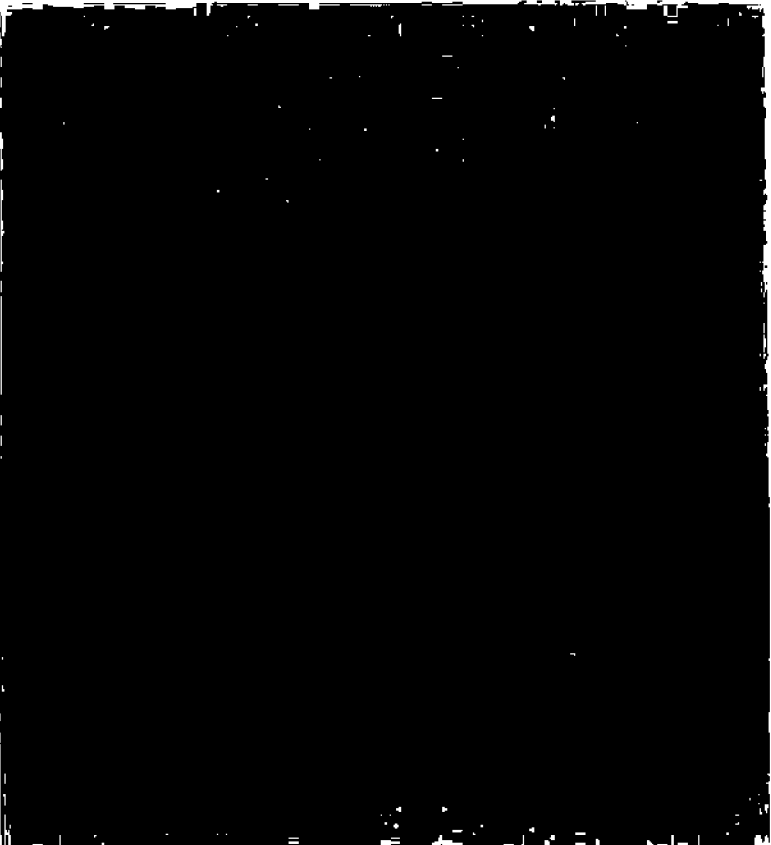
Paint 1 - Body
HLS4276 Clippership Twill

Paint 2 - Shingles/Trim
KM5786 River Bank

Paint 3 - Stucco Block
KM5791 Northpointe

**Paint 4 - Trim/Fascia/
Garage**
KM4583 Canvas Cloth

Paint 5 - Entry Door
KM4792 Fern Gully



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209.577.1739



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CYPRESS AT UNIVERSITY PARK

Craftsman Scheme 14

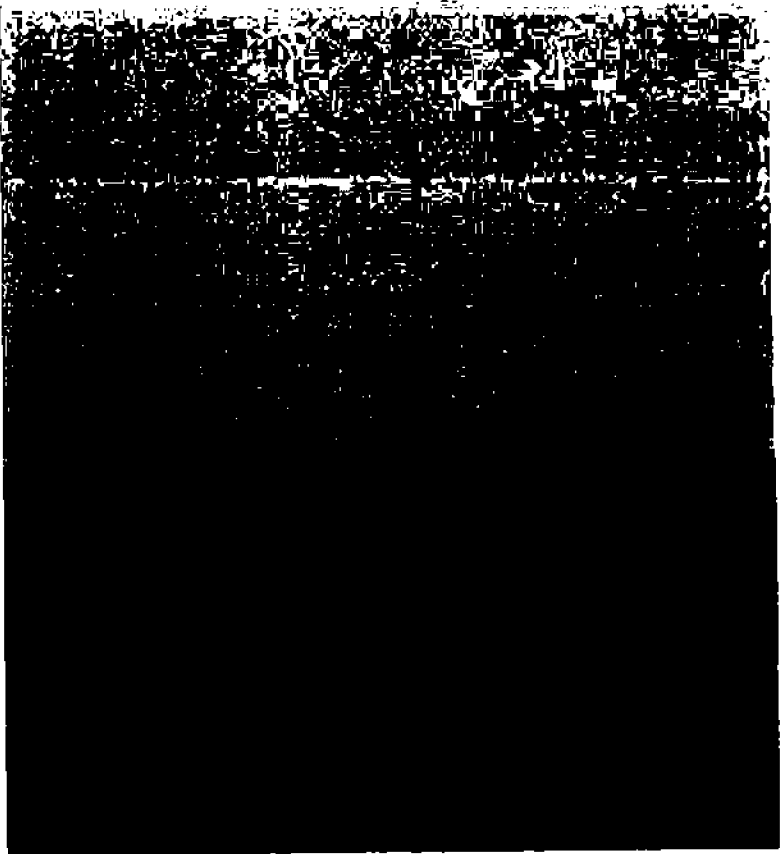
Roof Tile



Fawn Gray Flashed - 5582

Brookfield Residential
CYPRESS AT UNIVERSITY PARK
SCHEME 14

Paint 1 - Body
KM5760 Windmill Park



Paint 2 - Shingles/Trim
KM4742 Mysterious Moss

Paint 3 - Stucco Block
KM4720 Open Range

**Paint 4 - Trim/Fascia/
Garage**
KM4710 Desert Khaki

Paint 5 - Entry Door
KMA76 Log Cabin



Color Display courtesy of
KELLY-MOORE COLORSTUDIO
209.577.1799



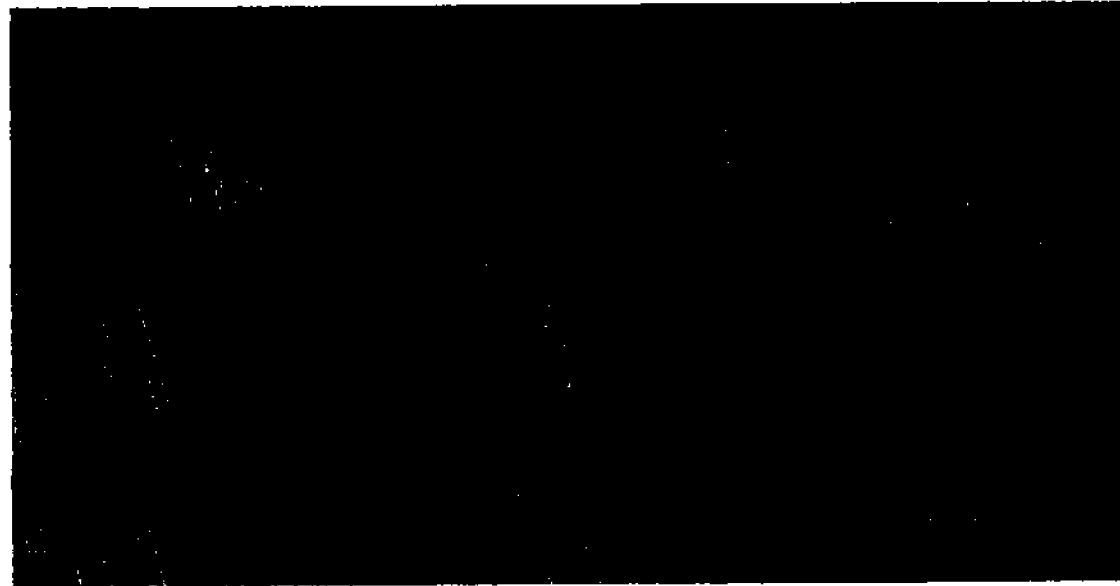
KELLY-MOORE
PAINTS

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CYPRESS AT UNIVERSITY PARK

Craftsman Scheme 15

Roof Tile



Brown Gray Range - 5687

Brookfield Residential
CYPRESS AT UNIVERSITY PARK
SCHEME ~~15~~ 15

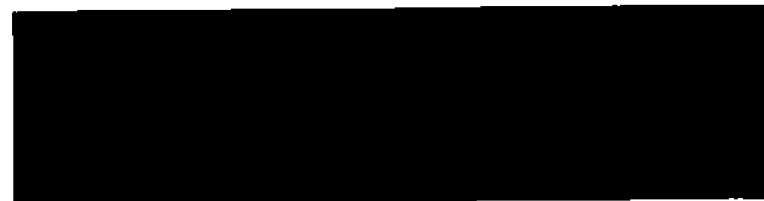
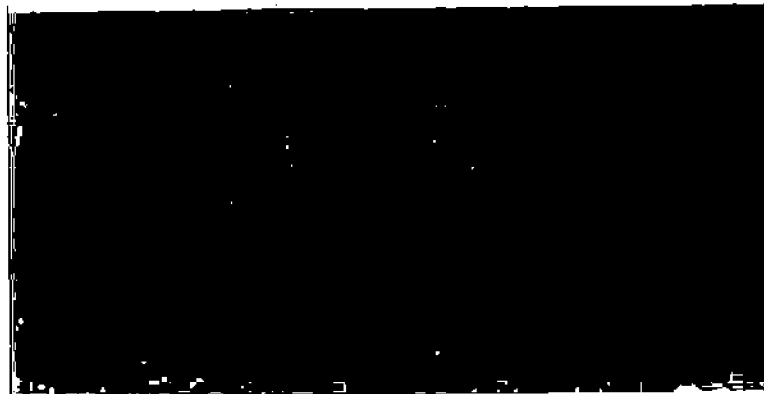
Paint 1 - Body
KM4929 Warm Gray Flannel

Paint 2 - Shingles/Trim
KM5791 Northpointe

Paint 3 - Stucco Block
KM5791 Northpointe

**Paint 4 - Trim/Fascia/
Garage**
KM4927 Polished Limestone

Paint 5 - Entry Door
KM4855 All Nighter



Color Display courtesy of
KELLY-MOORE COLORSTUDIO
209.577.1719



KELLY-MOORE
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MULBERRY
At University Park

Exterior Color Schemes

Roof Tile



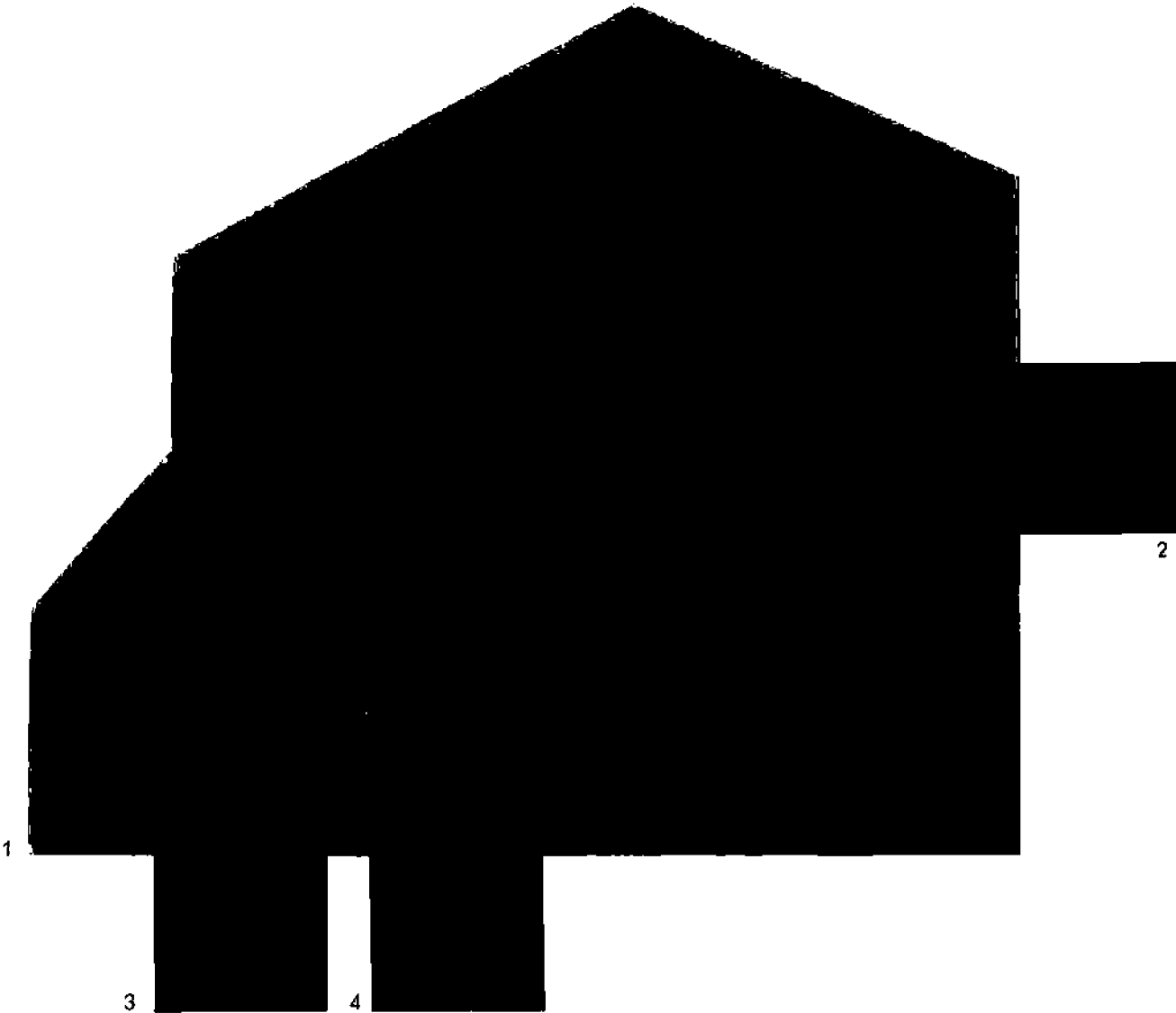
Fawn Gray – 5582

Masonry

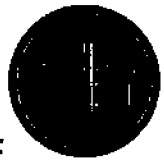


Rustic Ledge - Sawtooth

A = FRENCH COUNTRY 1



Mulberry at University Park Brookfield Homes



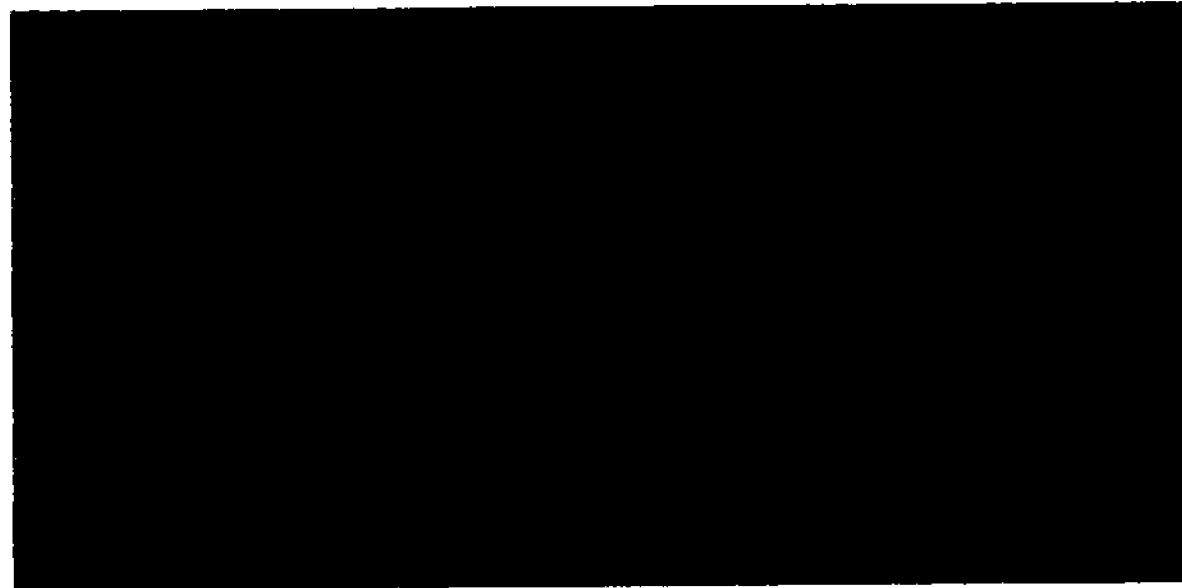
THE
FINISHING
TOUCH™

13-04-1069

Color samples shown approximate
actual paint colors as closely as possible.

1 Body Stucco	Yearling	SW 7725
2 Trim Fascia/ Eaves	Sable	SW 6083
3 Garage Gable End Siding	Tea Chest	SW 6103
4 Entry Door/ Shutters	Roycroft Pewter	SW 2848

Roof Tile



Fawn Gray – 5582

Masonry



Rustic Ledge - Sawtooth

A = FRENCH COUNTRY 2

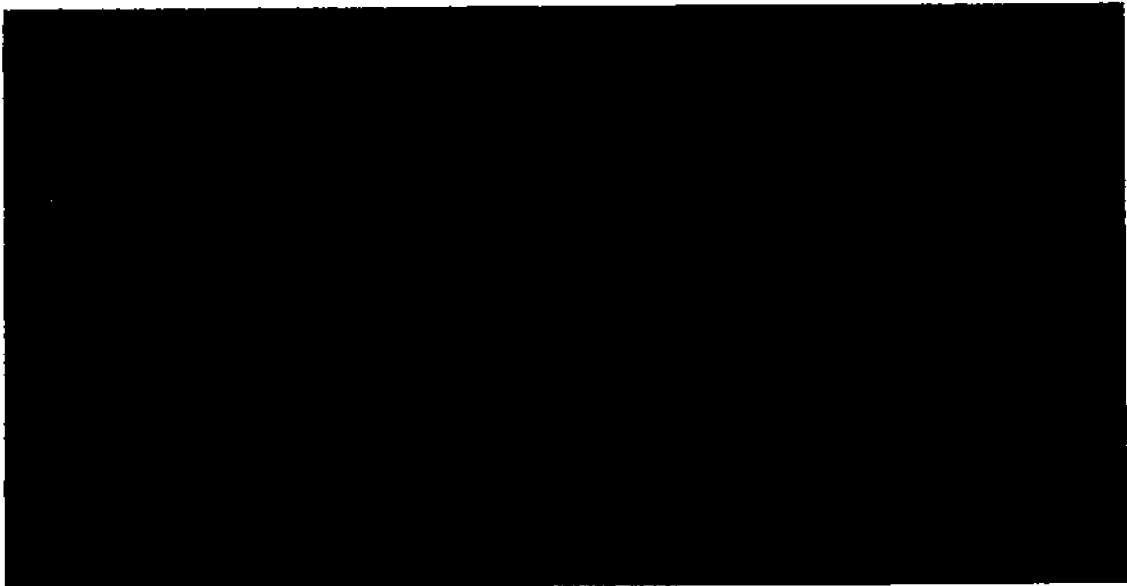


13-04-1069
Color samples shown approximate
actual paint colors as closely as possible.

Mulberry at University Park Brookfield Homes

1 Body Stucco	Yearling	SW 7725
2 Trim Fascia/ Eaves	Sable	SW 6083
3 Garage Gable End Siding	Tea Chest	SW 6103
4 Entry Door/ Shutters	Roycroft Bronze Green	SW 2846

Roof Tile



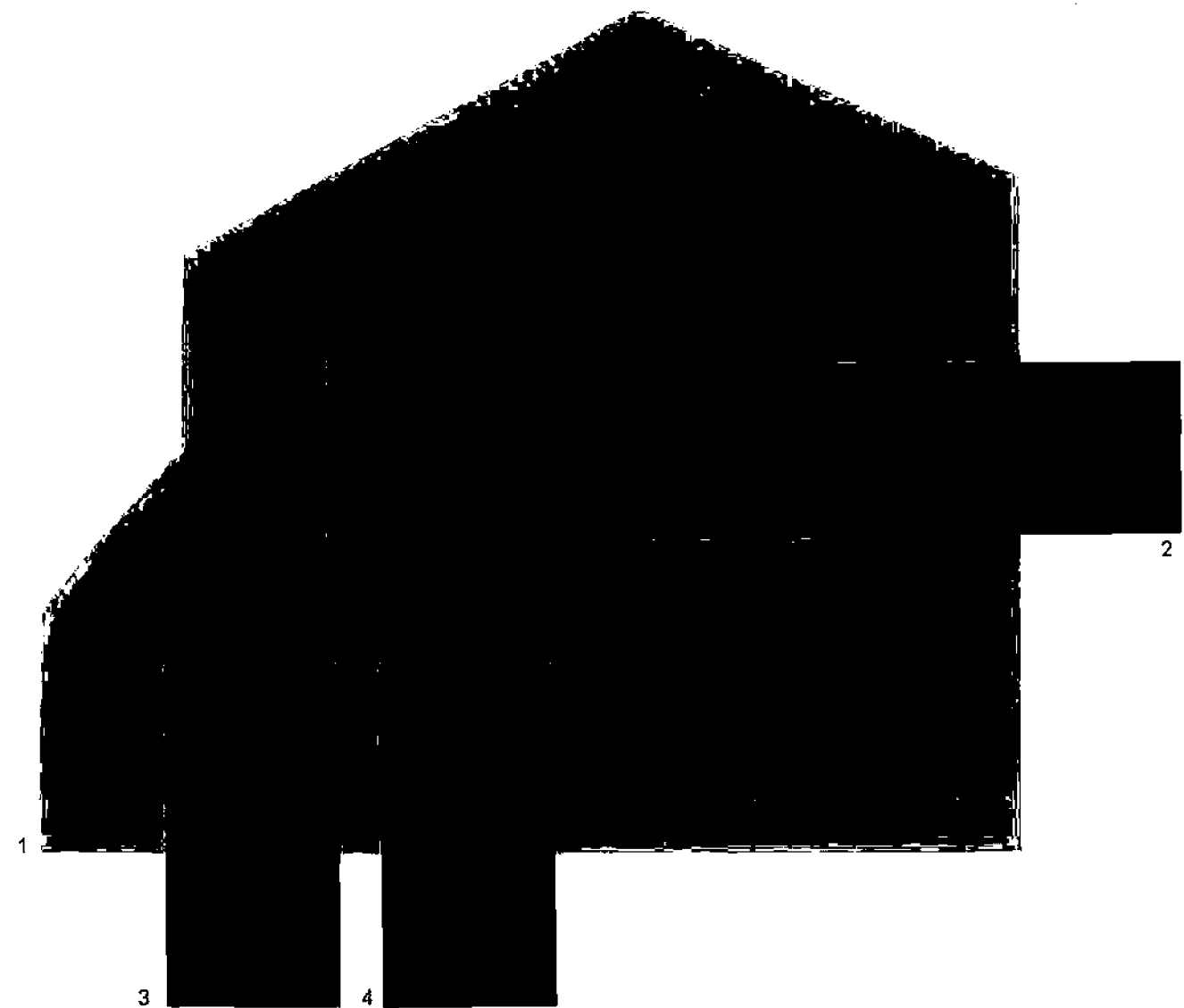
New Cedar – 5504

Masonry

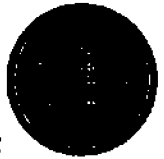


Hillstone - Lucera

A = FRENCH COUNTRY 3

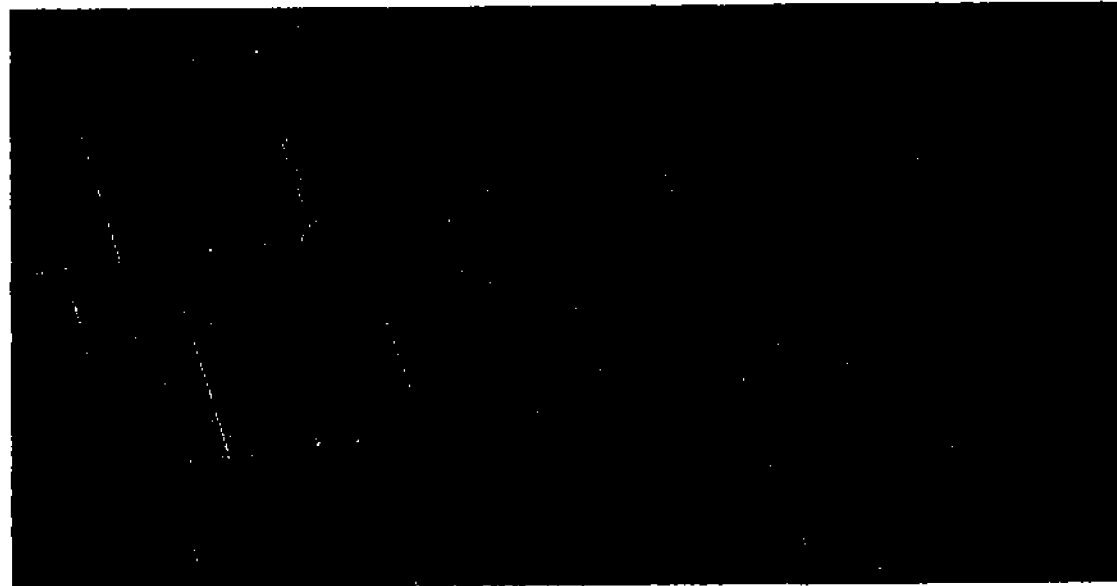


Mulberry at University Park Brookfield Homes


**THE
FINISHING
TOUCH™**
13-04-1069
Color samples shown approximate
actual paint colors as closely as possible.

1 Body Stucco	Lanyard	SW 7680
2 Trim Fascia/ Eaves	Well-Bred Brown	SW 7027
3 Garage Gable End Siding	Burnished Brandy	SW 7523
4 Entry Door/ Shutters	Garden Gate	SW 6167

Roof Tile



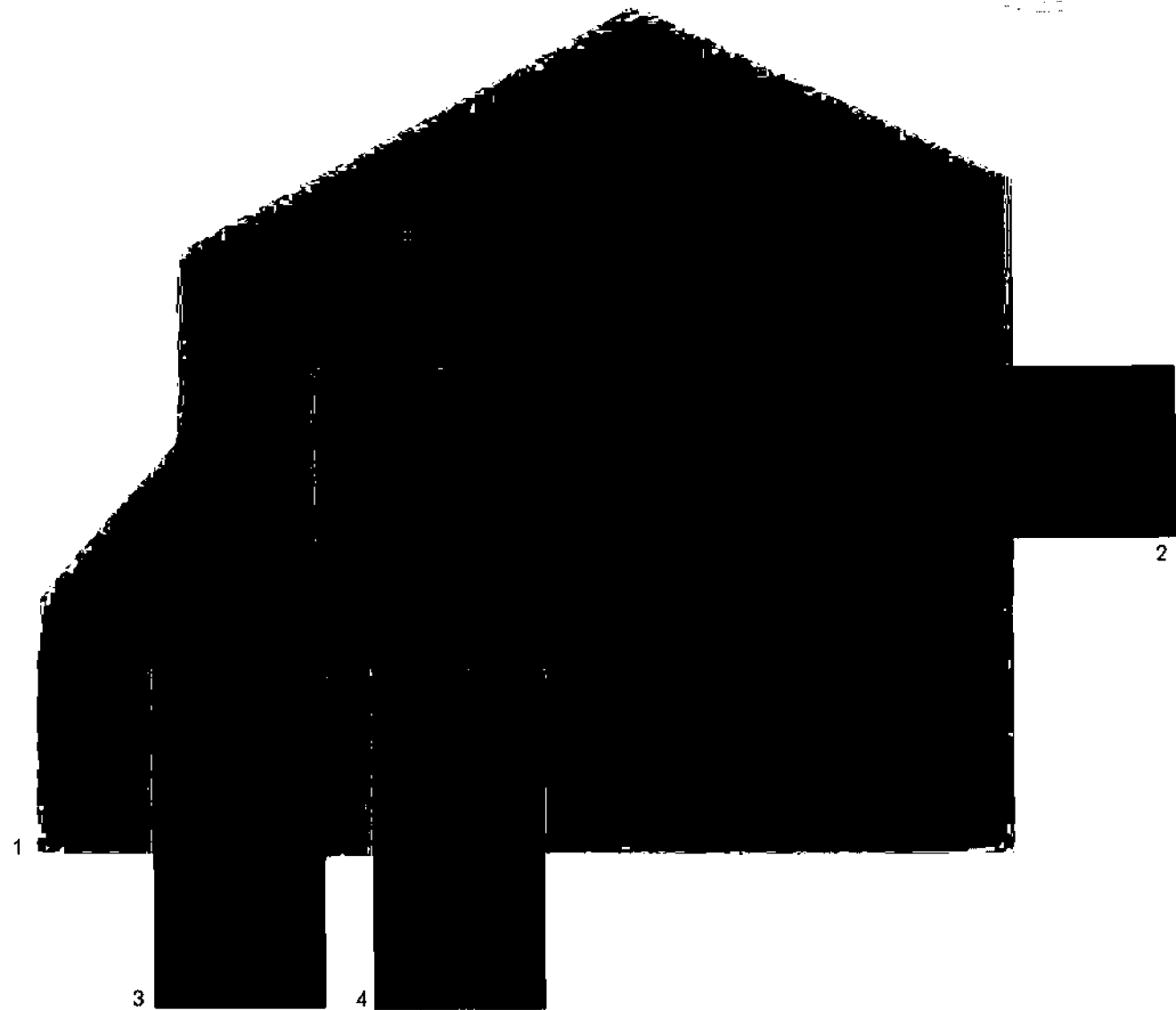
Oro Valley – 5531

Masonry



Hillstone - Lucera

A = FRENCH COUNTRY 4

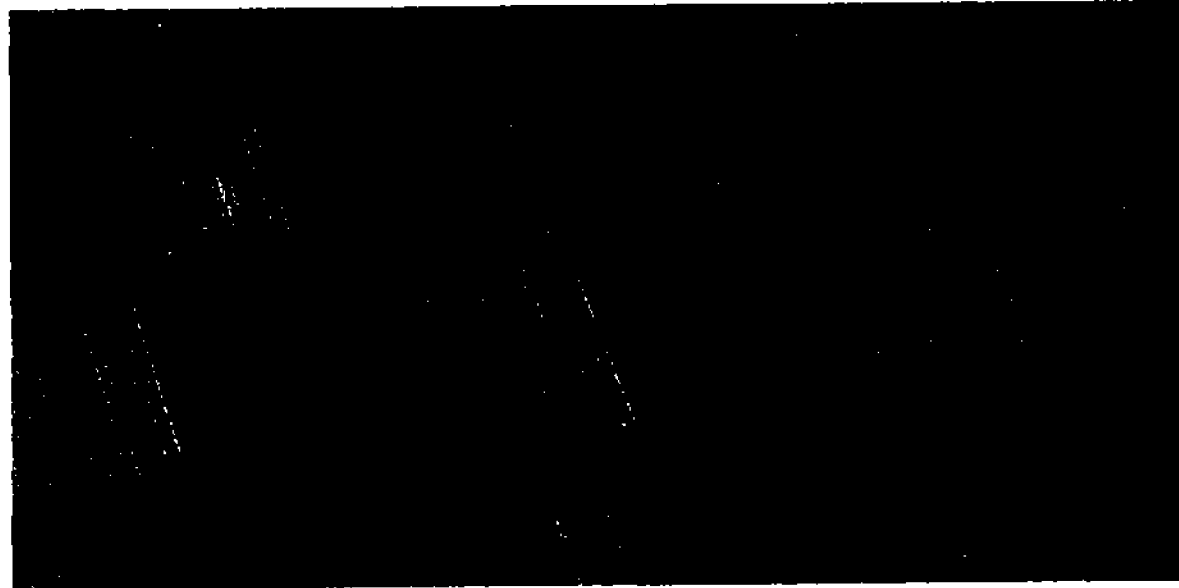


Mulberry at University Park Brookfield Homes


**THE
FINISHING
TOUCH™**
13-04-1069
Color samples shown approximate
actual paint colors as closely as possible.

1 Body Stucco	Lanyard	SW 7680
2 Trim Fascia/ Eaves	Well-Bred Brown	SW 7027
3 Garage Gable End Siding	Burnished Brandy	SW 7523
4 Entry Door/ Shutters	French Roast	SW 6069

Roof Tile



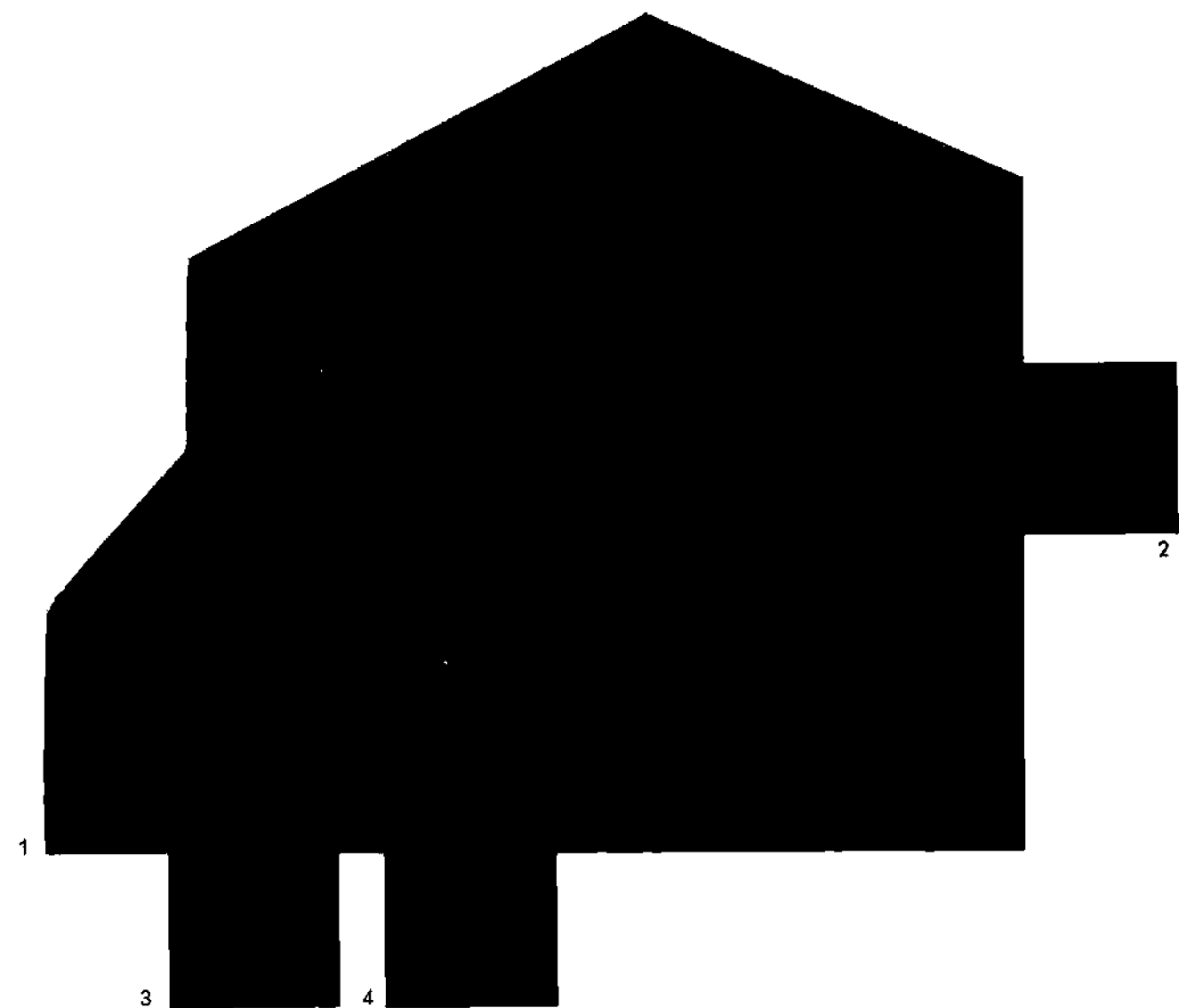
Brown Gray – 5687

Masonry



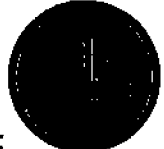
Hillstone - Meseta

A = FRENCH COUNTRY 5



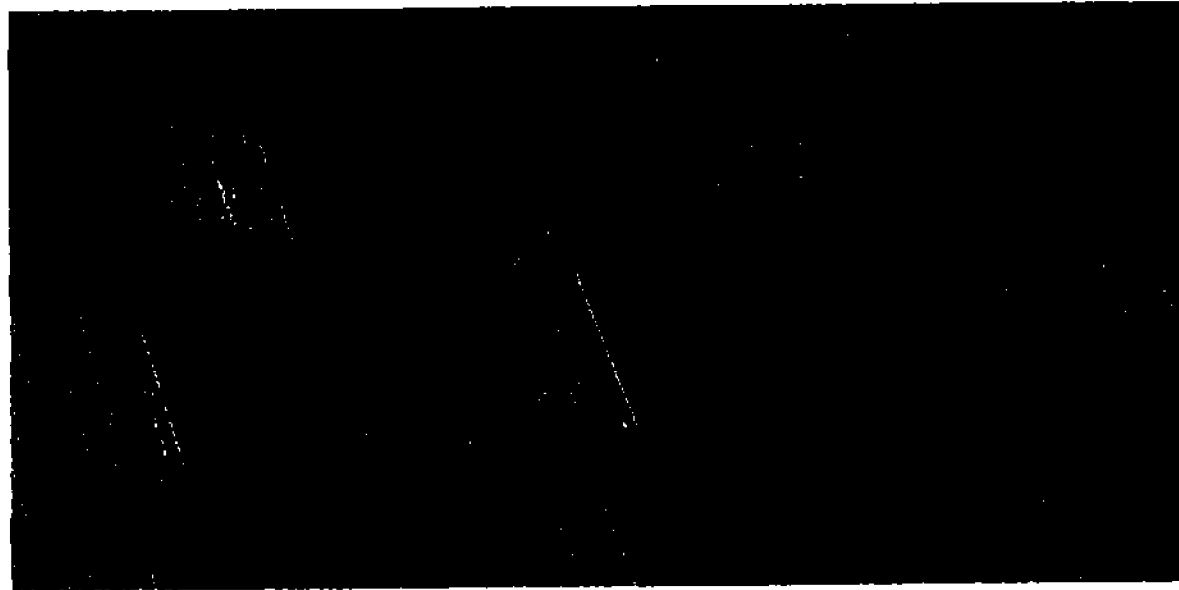
Mulberry at University Park

Brookfield Homes


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TOUCH™**
13-04-1069
Color samples shown approximate
actual paint colors as closely as possible.

1 Body Stucco	Meadowlark	SW 7522
2 Trim Fascia/ Eaves	Sable	SW 6083
3 Garage Gable End Siding	Tea Chest	SW 6103
4 Entry Door/ Shutters	Andiron	SW 6174

Roof Tile



Brown Gray – 5687

Masonry

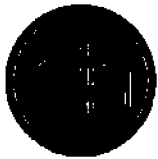


Ortega

B = ENGLISH COUNTRY 6



Mulberry at University Park Brookfield Homes


THE
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TOUCH™
13-04-1069
Color samples shown approximate
actual paint colors as closely as possible.

1 Body Stucco	Nantucket Dune	SW 7527
2 Fascia/Eaves/Garage Door/Trim	Suitable Brown	SW 7054
3 Entry Door/Shutters	Roycroft Bronze Green	SW 2846

Roof Tile



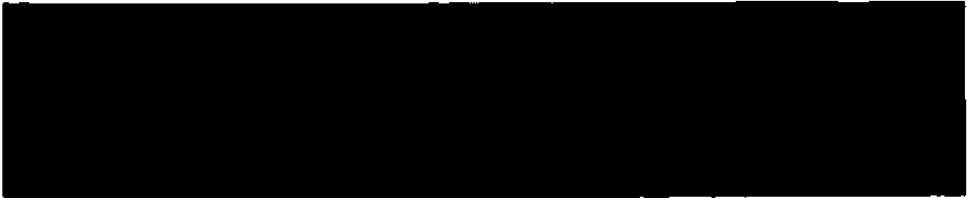
Brown Gray – 5687

Masonry



Natchez Trace

B = ENGLISH COUNTRY 7



2



1

3

Mulberry at University Park Brookfield Homes

1 Body Stucco	Bittersweet Stem	SW 7536
2 Fascia/Eaves/Garage Door/Trim	Kaffee	SW 6104
3 Entry Door/Shutters	Best Bronze	SW 6160

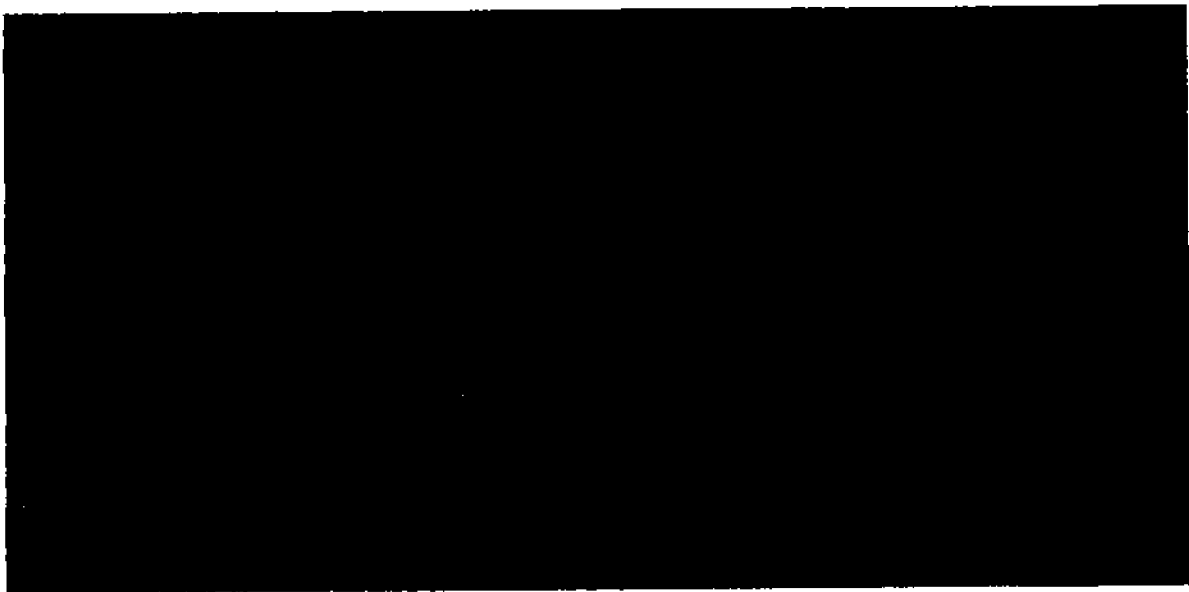


THE
FINISHING
TOUCH™

13-04-1069

Color samples shown approximate
actual paint colors as closely as possible.

Roof Tile



Fawn Gray – 5582

Masonry



Natchez Trace

B = ENGLISH COUNTRY 8



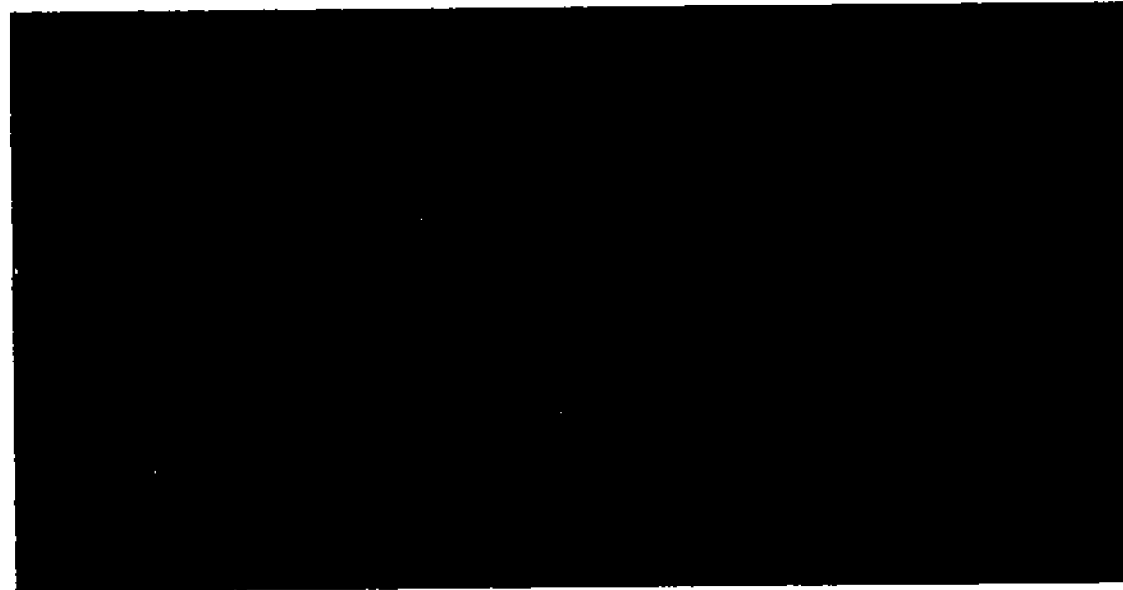
Mulberry at University Park Brookfield Homes

1 Body Stucco	Bittersweet Stem	SW 7536
2 Fascia/Eaves/Garage Door/Trim	Kaffee	SW 6104
3 Entry Door/Shutters	Terra Brun	SW 6048



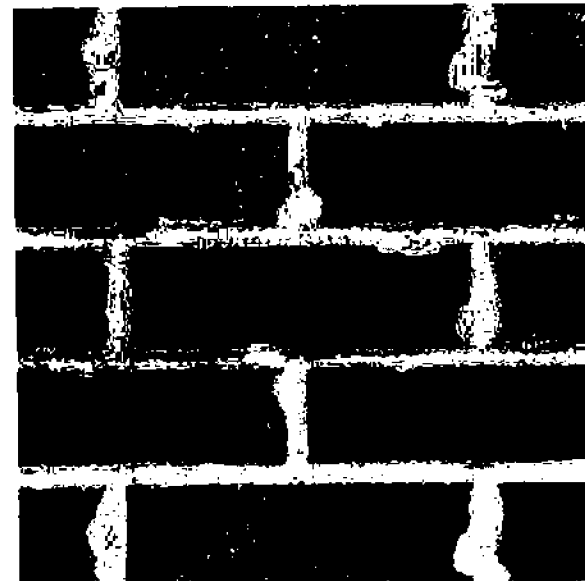
13-04-1069
Color samples shown approximate
actual paint colors as closely as possible.

Roof Tile



Arcadia – 5502

Masonry



Belhaven

B = ENGLISH COUNTRY 9

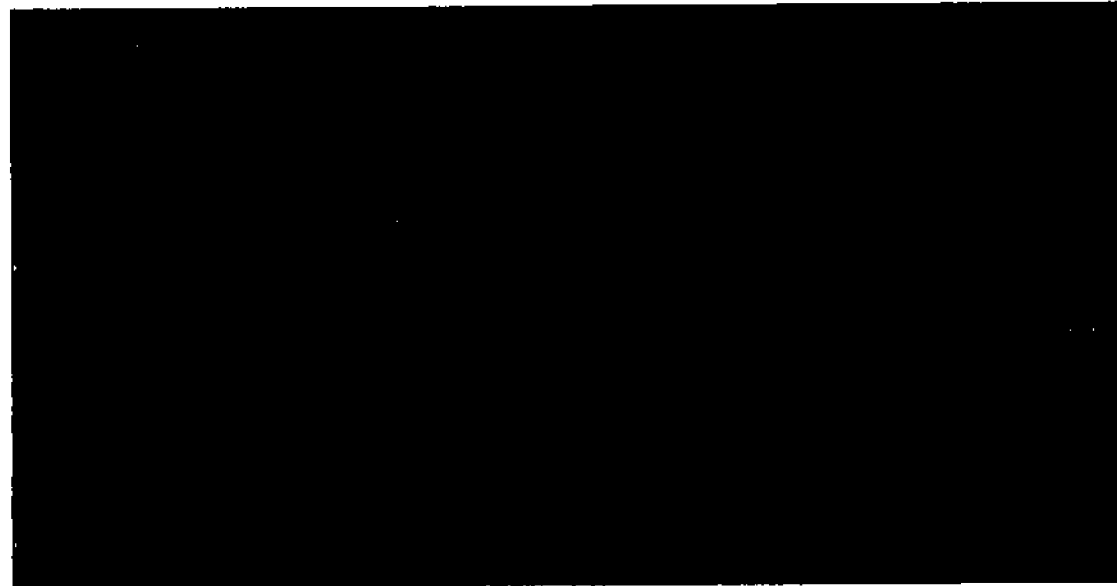


Mulberry at University Park Brookfield Homes


THE
FINISHING
TOUCH™
13-04-1069
Color samples shown approximate
actual paint colors as closely as possible.

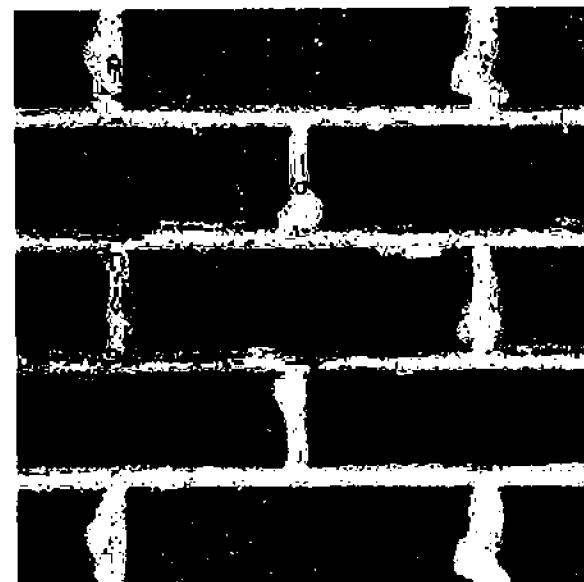
1 Body Stucco	Diverse Beige	SW 6079
2 Fascia/Eaves/Garage Door/Trim	Sable	SW 6083
3 Entry Door/Shutters	Polished Mahogany	SW 2838

Roof Tile



Arcadia – 5502

Masonry



Belhaven

B = ENGLISH COUNTRY 10

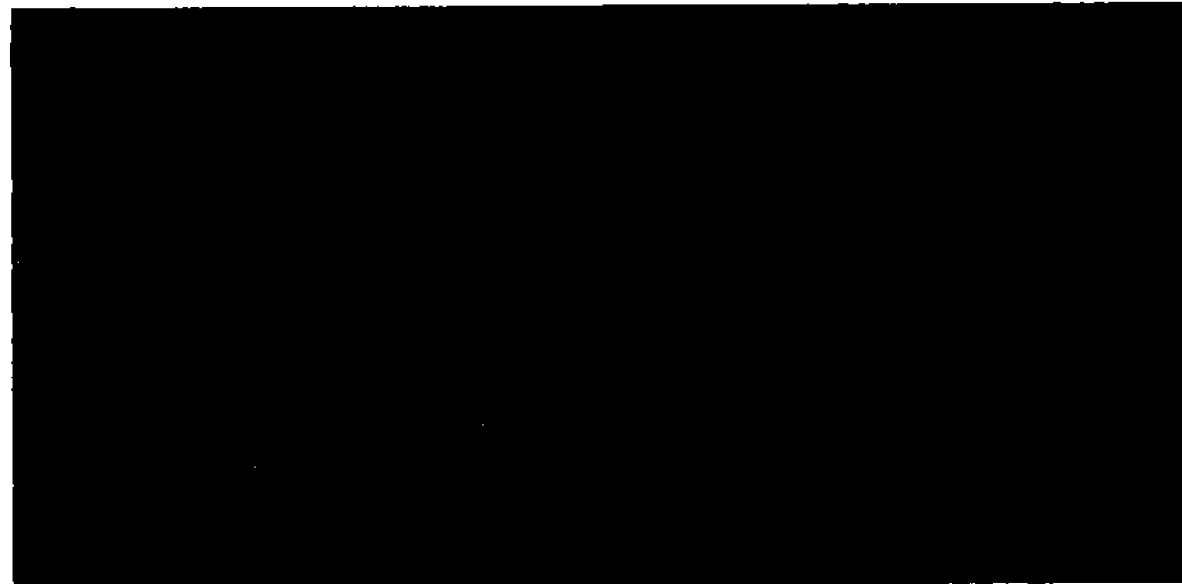


13-04-1069
Color samples shown approximate
actual paint colors as closely as possible.

Mulberry at University Park Brookfield Homes

1 Body Stucco	Diverse Beige	SW 6079
2 Fascia/Eaves/Garage Door/Trim	Sable	SW 6083
3 Entry Door/Shutters	Inkwell	SW 6992

Roof Tile



Fawn Gray – 5582

Masonry



Hillstone - Verona

C = WINE COUNTRY 11



13-04-1069
Color samples shown approximate
actual paint colors as closely as possible.

Mulberry at University Park Brookfield Homes

1 Body Stucco	Prairie Grass	SW 7546
2 Siding	Meadow Trail	SW 7737
3 Fascia/Eaves/Corbels/Trim	Suitable Brown	SW 7054
4 Trim	Grecian Ivory	SW 7541
5 Garage Door/Trim	Quiver Tan	SW 6151
6 Entry Door	Suitable Brown	SW 7054

Roof Tile



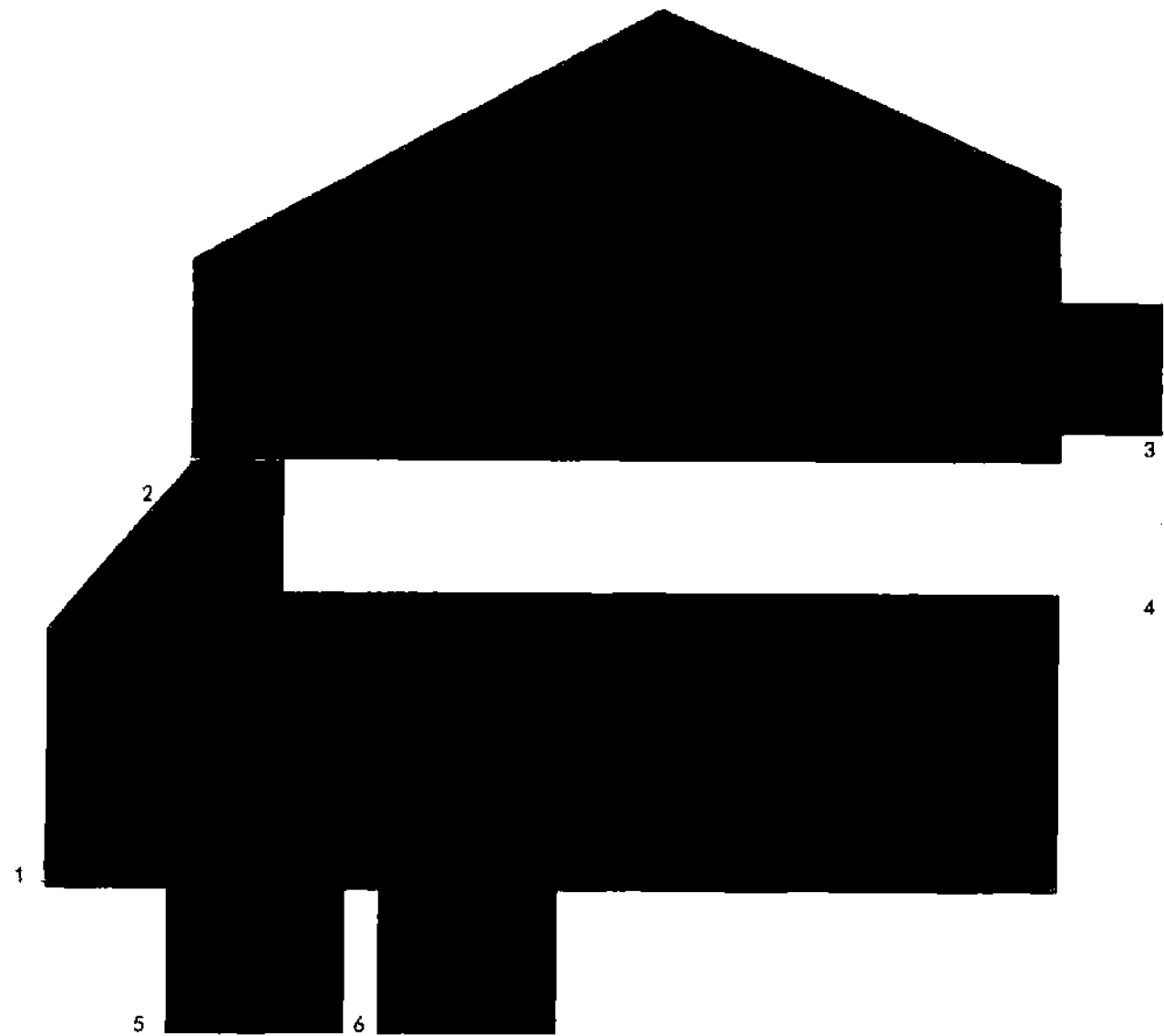
Brown Gray – 5687

Masonry

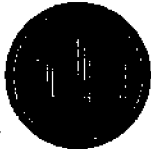


Cliffstone - Manzanita

C = WINE COUNTRY 12



Mulberry at University Park Brookfield Homes



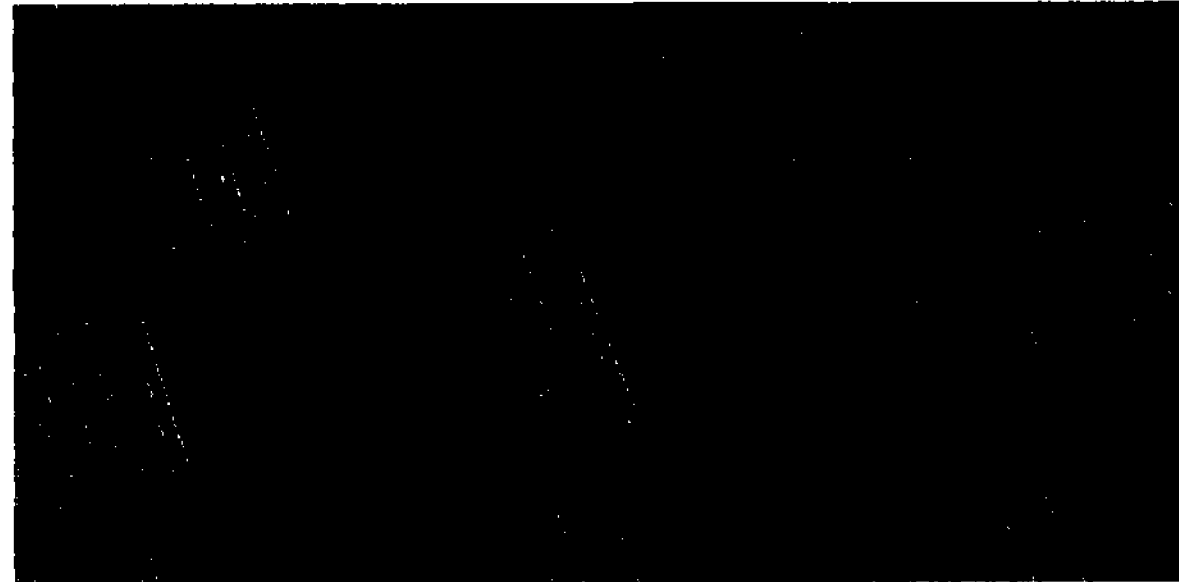
THE
FINISHING
TOUCH™

13-04-1069

Color samples shown approximate
actual paint colors as closely as possible.

1 Body Stucco	Weathered Shingle	SW 2841
2 Siding	Meadow Trail	SW 7737
3 Fascia/Eaves/Corbels/Trim	Enduring Bronze	SW 7055
4 Trim	Relaxed Khaki	SW 6149
5 Garage Door/Trim	Brainstorm Bronze	SW 7033
6 Entry Door	Plantation Brown	SW 7520

Roof Tile



Brown Gray – 5687

Masonry



Rustic Ledge - Saratoga

C = WINE COUNTRY 13



Mulberry at University Park Brookfield Homes



13-04-1069

Color samples shown approximate
actual paint colors as closely as possible.

1 Body Stucco	Sanderling	SW 7513
2 Siding	Polished Mahogany	SW 2838
3 Fascia/Eaves/Corbels/Trim	Black Fox	SW 7020
4 Trim	Accessible Beige	SW 7036
5 Garage Door/Trim	Foothills	SW 7514
6 Entry Door	Black Fox	SW 7020



MAGNOLIA

At University Park

Exterior Color Schemes

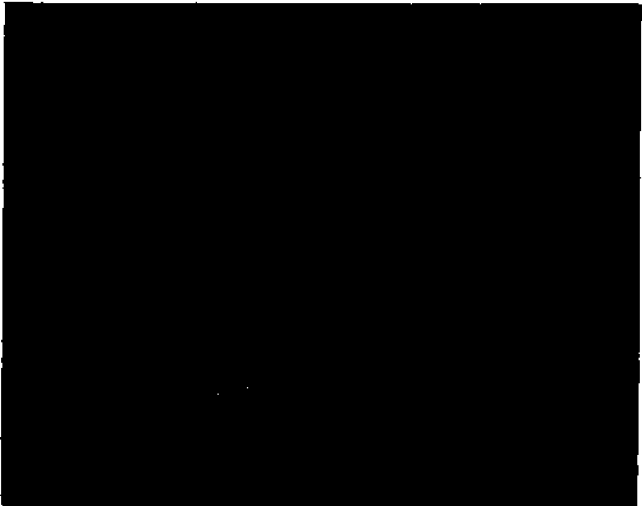
Brookfield
Homes



Fascia/
Eaves

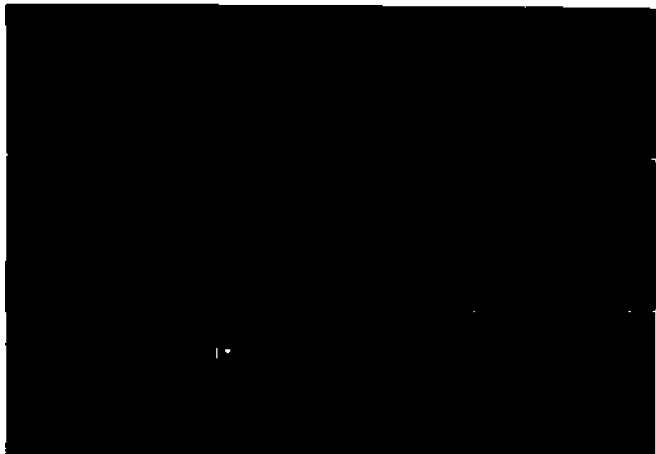
Scheme A-1 a & b
Spanish

Stucco
Color



Garage Door

Selected Trim



Decorative Iron

a: Entry Door
& Shutters,
if applicable

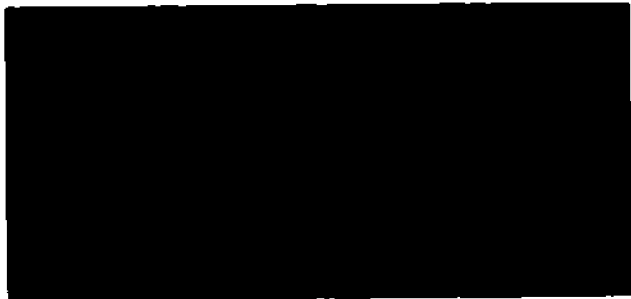
b: Entry Door
& Shutters,
if applicable

Scheme A-2
Spanish



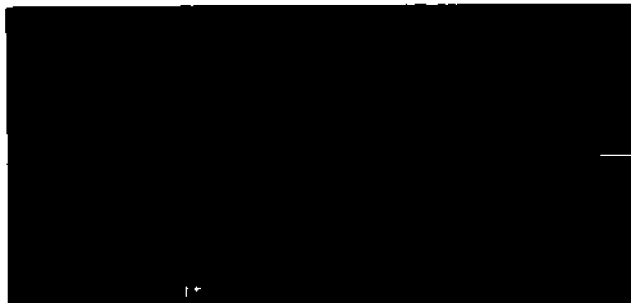
Fascia/
Eaves

Stucco
Color



Garage Door

Selected Trim



Decorative Iron

Entry Door
& Shutters,
if applicable

Scheme A-3
Spanish



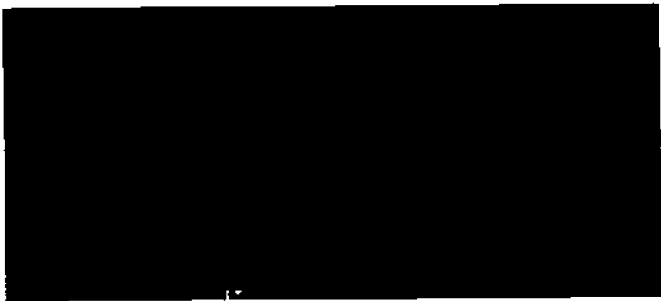
Fascia/
Eaves

Stucco
Color



Garage Door

Selected Trim



Decorative Iron

Entry Door
& Shutters,
if applicable

MAGNOLIA
at University Park

By: Architectural Color Design
949-589-4200

Scheme B-4
Tuscan

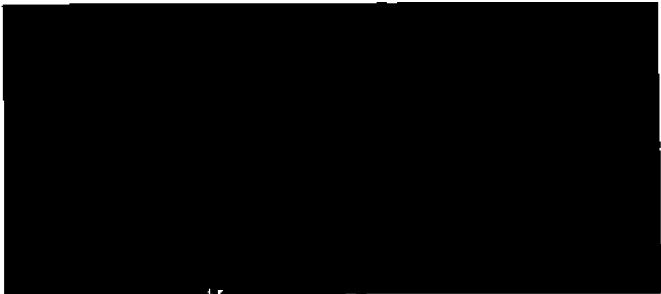


Fascia/
Eaves



Stucco
Color

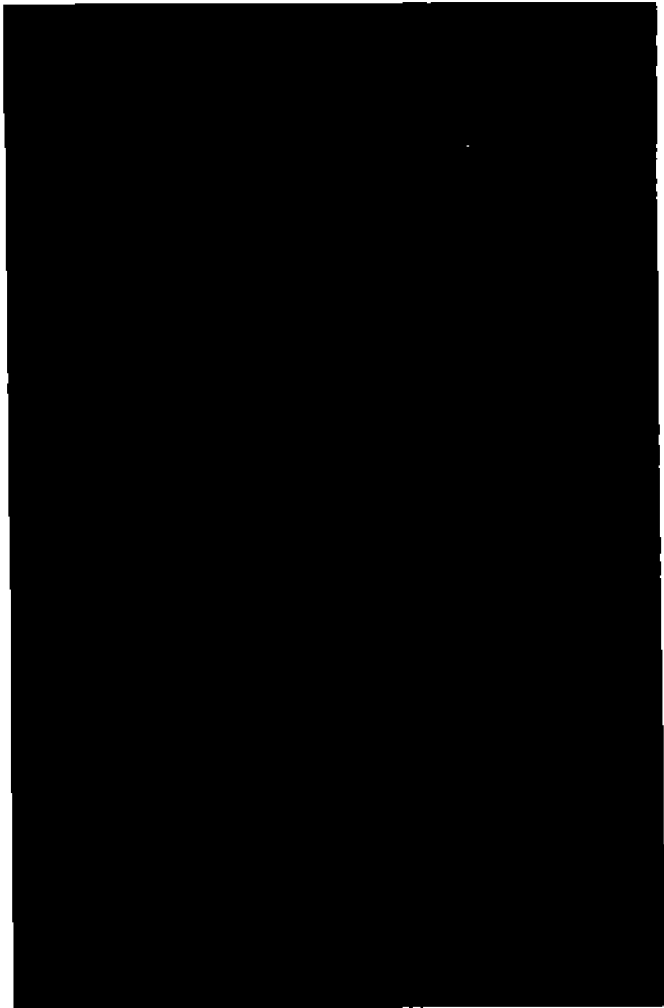
Garage Door



Selected Trim

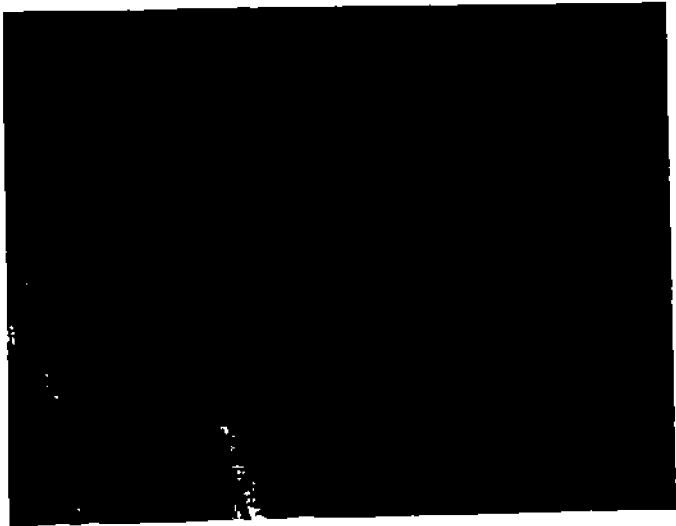
Decorative Iron

Entry Door
& Shutters,
if applicable



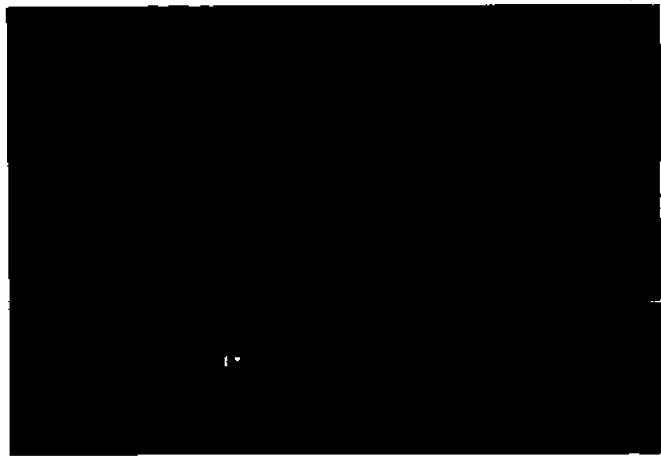
Fascia/
Eaves

Stucco
Color



Garage Door

Selected Trim

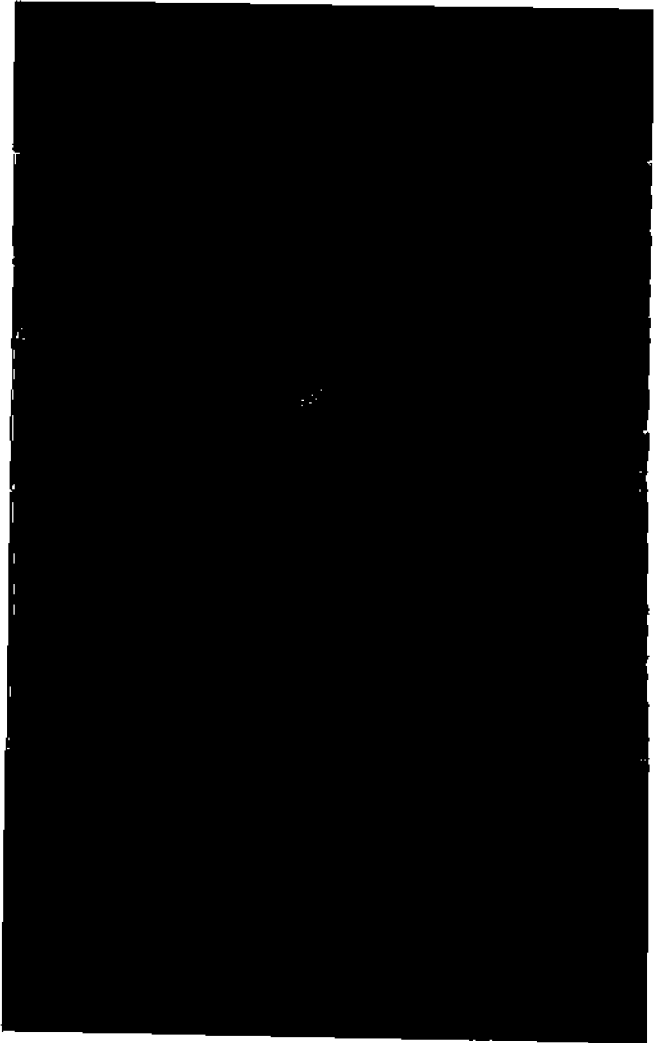


Decorative Iron

a: Entry Door
& Shutters,
if applicable

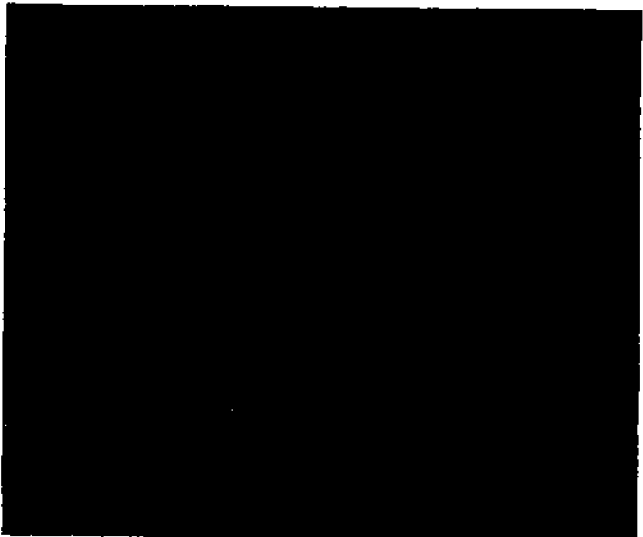
b: Entry Door
& Shutters,
if applicable

Scheme B-5-a b Tuscan



Fascia/
Eaves

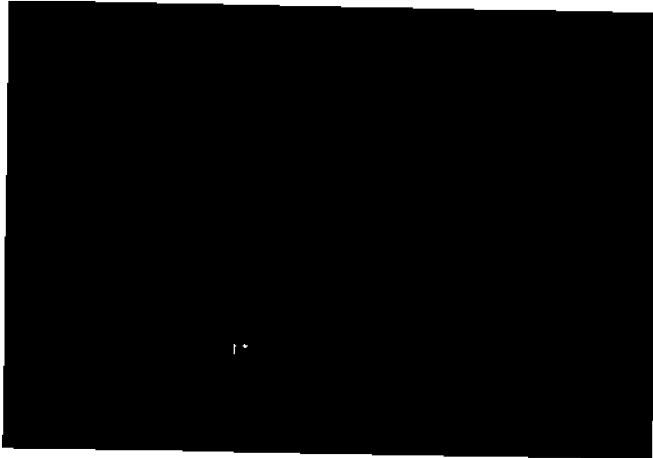
Scheme B-6 a & b
Tuscan



Stucco
Color

Garage Door

Selected Trim



Decorative Iron

a: Entry Door
& Shutters,
if applicable

b: Entry Door
& Shutters,
if applicable

Scheme C-7
Cottage

Fascia/
Eaves

Stucco
Color



Garage Door
& Trim



Entry Door
& Shutters.



MAGNOLIA
at University Park

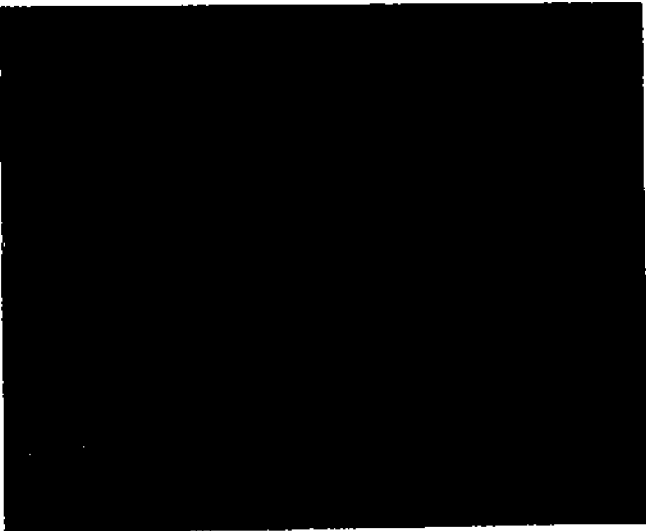
By: Architectural Color Design
949-589-4200

Scheme C-8 a & b
Cottage

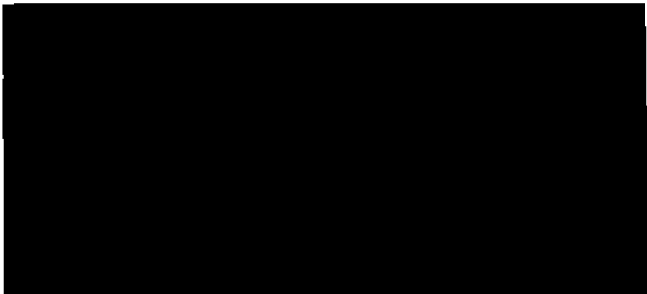
Fascia/
Eaves



Stucco
Color



Garage Door
& Trim



a: Entry Door
& Shutters

b: Entry Door
& Shutters

MAGNOLIA
at University Park

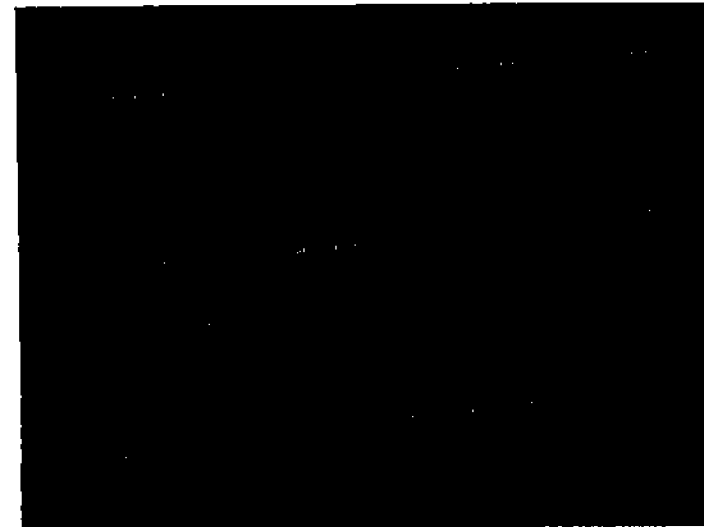
By: Architectural Color Design
949-589-4200

Scheme C-9 Cottage

Fascia/
Eaves



Stucco
Color



Garage Door
& Trim



Entry Door
& Shutters.

MAGNOLIA
at University Park

By: Architectural Color Design
949-589-4200

EXHIBIT B to RESO 2014-159

DEVELOPMENT AREA PLAN I -- UNIVERSITY DISTRICT VAST OAK LAND DEVELOPMENT PHASE I: CYPRESS, MULBERRY, AND MAGNOLIA AT UNIVERSITY PARK

CONDITIONS OF APPROVAL

ON-GOING CONDITIONS

The conditions below shall apply to the Development Area Plan I (DAP I) for the University District Vast Oak Land Development Phase I: Cypress, Mulberry, and Magnolia at University Park. The University District Vast Oak Land Development Phase I: Cypress, Mulberry, and Magnolia at University Park shall be developed in accordance with the General Plan (GP), University District Specific Plan (UDSP) including Design Guidelines, Mitigation Measures (MM) identified in the UDSP Final Environmental Impact Report (FEIR), Development Agreement (DA) between the City and University District LLC and Vast Oak Properties L.P., the Rohnert Park Municipal Code (RPMC), and the Design and Construction Standards.

General Requirements

- 1) The applicant shall comply with all documents approved by the City Council and adhere to all verbal representations and exhibits presented by the applicant at the Planning Commission and/or City Council meeting for approval of the University District Specific Plan project unless subsequently revised by the City.
- 2) In case of conflict between the various documents, the following order shall prevail: General Plan, Mitigation Measures for the Final Environmental Impact Report (FEIR), University District Specific Plan (UDSP), Development Agreement (DA), Development Area Plan (DAP) and its conditions of approval, Tentative Map and its Conditions of Approval, RPMC, and Design and Construction Standards.
- 3) The applicant shall comply with the FEIR. In addition the applicant shall pay the cost to monitor the Mitigation Measures identified in the FEIR for the University District Specific Plan Project (SCH # 2003122014) kept on file in the Development Services Department. The requirements contained in the Mitigation Monitoring Program (MMP) shall be incorporated into these conditions and constructed in accordance with the MMP.
- 4) The applicant agrees to indemnify, hold harmless and defend the City, its officers, agents, elected and appointed officials, and employees, from any and all liability or claims that may be brought against the City arising out of its approval of this DAP1 save and except that caused by the City's active negligence.
- 5) By accepting the benefits conferred under this DAP1, the applicant acknowledges all the conditions imposed and accepts this DAP1 subject to those conditions with full awareness of the provisions of the UDSP, as may be amended from time to time, and the RPMC, as applicable.

- 6) The use of the property by the applicant/grantee for any activity authorized by this DAP1 shall constitute acceptance of all of the conditions and obligations imposed by the City on this DAP1. The applicant/grantee by said acceptance waives any challenge as to the validity of these conditions.
- 7) All improvements shall comply with all applicable sections of the City of Rohnert Park Municipal Code and any other applicable relevant plans of affected agencies, unless superseded by the Specific Plan for this property.
- 8) The development of this phase shall be consistent with all other approvals associated with this project (e.g. Specific Plan/Design Guidelines, tentative subdivision map, Development Agreement).
- 9) The applicant shall obtain all necessary permits and clearances from the Rohnert Park Building and Public Safety Departments prior to occupancy of the project.
- 10) Any covenants, conditions, and restrictions (CC&R's) applicable to the project property shall be consistent with the terms of these conditions and the City Code. If there is conflict between the CC&R's and the City Code or these conditions, the City Code or these conditions shall prevail.
- 11) The applicant shall submit an application for Development Area Plan II for and approval by the Planning Commission and City Council prior to approval of Improvement Plans for Vast Oak Land Development Phase I. The submittal for Development Area Plan II shall include at a minimum plans for the Rohnert Park Expressway landscaping and entry monument plans, bike ways, open space and map of existing natural resources.(17.06.410 1-4)

Site Plan, Building Elevations, Landscaping and Signs

- 12) All improvements shall be in conformance with the submitted Site Plan, Exterior Elevations, and Landscape Plan, except as modified herein.
- 13) The design of all entrances to the site shall be subject to Department of Public Safety approval.
- 14) The designs and locations of decorative paving treatments shall be subject to staff review and approval.
- 15) The units facing Rohnert Park Expressway shall be constructed so as to minimize noise impacts on residents generated by traffic on that roadway. As described in the Environmental Impact Report, the project applicant shall retain a qualified acoustical consultant to design treatments for residences located adjacent to Rohnert Park Expressway such that exterior noise levels do not exceed 60 dB Ldn at outdoor activity areas. The qualified acoustical consultant shall also ensure that interior noise levels at residences does not exceed as a result of traffic noise 45 dB Ldn. If treatments are necessary, treatments may include installing acoustically rated windows, and blocking sound transmission paths through vents or other openings in the building shell. If

windows must be closed to achieve this performance standard, air conditioning must be provided. The acoustical consultant shall prepare and submit to the City a report detailing compliance with the interior noise performance standard or, if necessary the acoustical treatments to be applied to the building for compliance with the interior noise performance standard. The report must be reviewed and approved by the City before a building permit is issued.

- 16) Architectural treatments applied to the front elevation, such as brick or stone wainscots, shall be carried around corners to the sides of the homes and shall terminate at the fence line or at a logical end point (e.g. a vertical post element.)
- 17) All building footprints for homes shall be identified by floor plan model and architectural style (e.g. "A", "B" or "C") on the final plotting plan for the area. The same model floor plans shall not be plotted across the street from or next to one another. Exceptions may be made in limited cases for models that utilize a different style and, if adjacent to one another, the building footprint is flipped.
- 18) A plan for Temporary Sales Office and Design Center shall be submitted including off street parking, lighting, ADA compliance and office complex for review and approval by Planning Commission, prior to issuance of building permit.
- 19) All windows shall be weather-stripped and mounted in low air infiltration rate frames.
- 20) Design and placement of walls and fences for each residential neighborhood and public facility shall be in accordance with the standards in the Development Area Plan and shall be approved by planning staff.
- 21) Air conditioning or mechanical ventilation shall be provided to allow occupants to close windows and doors for adequate noise isolation. Any ground-mounted air conditioning units proposed shall be screened from public view by a combination of masonry walls and/or landscaping, with the final design subject to Staff approval. Any roof-mounted mechanical equipment shall be concealed so as not to be visible from public view. This condition shall not apply to roof-mounted photo-voltaic panels, with approval of the building and planning divisions.
- 22) Design and placement of walls and fences for each neighborhood or land use district shall be in accordance with the standards in an approved Development Area Plan. Walls and fences may be phased for each development area.
- 23) All residential dwellings shall display illuminated street numbers in a prominent location in such a position that the numbers are easily visible to approaching emergency vehicles from both directions. The numbers shall be of a contrasting color to the background to which they are attached and four (4) inches minimum in height. Flag lots shall have their address displayed in a prominent position at the driveway intersection with the street.
- 24) The project applicant shall design and construct all project facilities in accordance with the most recent seismic standards of the California Building Standards Code.

- 25) The applicant shall design and construct the foundations and/or building pads for all project structures using standard engineering practices that account for, and minimize damage resulting from, expansive soil conditions. Specific design and constructed methods shall be as directed by Mitigation Measure GE0-8a of the FEIR for this project.
- 26) Prior to the issuance of any building permits, front yard landscape and irrigation plans shall be submitted to and approved by Planning Staff and the City Engineer. Such plans shall be in substantial conformance with the plan submitted as a part of this application.
- 27) Platanus trees as proposed in the Landscape Plans shall be replaced with Quercus rubrum or Acer rubrum.
- 28) All trees within five feet of the public right-of-way shall have root barriers that are approved by the Engineering Division.
- 29) A permanent automatic sprinkler shall be installed to maintain all landscape materials and areas.
- 30) The applicant's engineer shall coordinate with the City Engineer to ensure that recycled water is used for irrigation of the project's landscaping if available.
- 31) All exterior lighting shall be designed so as to prevent any spillover lighting onto adjacent properties and rights-of-way. New lighting levels provided shall be compatible with general illumination levels in existing areas to avoid a noticeable contrast in light emissions, consistent with the need to provide for safety and security.
- 32) Roof-mounted lights are prohibited on buildings without prior approval of Development Services Department.
- 33) The design of any entry monument signage shall be submitted to the Planning Division for review and approval prior to installation.

Site Improvements

- 34) The proposed park sites and open space area treatments shall be reviewed and approved by the City's Parks and Recreation Commission prior to final subdivision map approval.
- 35) All double-check valves provided for domestic water and fire sprinkler systems shall be concealed from any public streets and parking lots with decorative walls and landscaping, where applicable. Plans shall be submitted to the Development Services Department and City Engineer for review and approval.
- 36) All existing overhead utilities within the subdivision and all proposed utilities shall be placed underground except and not limited to transformers, vaults and telephone junction boxes.
- 37) All parking areas and open storage areas shall be paved. All site work, including curbs, gutters, sidewalks and berms separating landscape areas shall be concrete. All plans shall

be prepared in accordance with City standards and submitted to and approved by the City Engineer.

Construction Mitigation

- 38) For any project requiring an on-site inspector to monitor grading, housing construction and/or development, the applicant shall deposit funds with the City to cover the full cost of an inspector prior to any land disturbance. The City Engineer, as appropriate, shall approve the amount and hire the inspector.
- 39) The developer shall comply with construction hours pursuant to Rohnert Park Municipal Code Section 9.44.120.
- 40) All construction material waste and other debris shall be recycled to the extent feasible. The applicant shall present a “clean site everyday” program to City building staff for approval. The program shall include on-site signage in English and Spanish to be posted at construction entrances. No animals shall be brought on site by construction personnel during work hours.
- 41) All material storage areas shall be fenced with at least a 6-foot high chain link fence with at least two separate points of access with sufficient width for emergency vehicles. The access points shall be shown on the construction fire and security protection site plan.

Homeowners' Association Responsibilities

- 42) The CC&Rs shall reflect that there shall be no widening of driveways or landscape removal to add hardscape or other features without the previous authorization of the Homeowners' Association and City.