City of Woodland

Meeting Agenda - Final

Planning Commission

City of Woodland Planning Commission
c/o Community Development Department
300 First Street
Woodland, CA 95695

530-661-5820

Thursday, March 19, 2015 | **6:30 PM** | **Council Chambers**

A. Call to Order

B. Roll Call

C. Approval of Minutes

14-633 SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the Revised Minutes of the Planning Commission meeting of December 18, 2014; to approve a correction to the action taken on public hearing item no. 14-484, Spring Lake Specific Plan - Cal West Project.

Attachments: Revised December 18, 2014 Meeting Minutes

14-634 SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of February 19, 2015.

Attachments: February 19, Draft Meeting Minutes

D. Directors Report

E. Public Comment

F. Communications

G. Subcommittee Reports

H. Public Hearing

I. New Business

14-638 MEMORANDUM

TO: Members of the Woodland Planning Commission

FROM: Cindy A. Norris, Principal Planner

SUBJECT: Design Review for Meritage Homes - Mayfair Subdivision at Spring Lake

TO: Members of the Woodland Planning Commission

DATE: March 19, 2015

RECOMMENDATION: Staff recommends that the Planning Commission:
1. Review and approve the proposed conceptual residential designs for Meritage Homes - Mayfair Subdivision at Spring Lake.

Attachments: ATTACHMENT 1 Application and Justification Statement

ATTACHMENT 2 Elevations, Floor Plans, Landscape Plans (Residential Design

ATTACHMENT 3 Pre Plot Exhibit

ATTACHMENT 4 Color samples

ATTACHMENT 5 Courtyard, Porch and Garage Table

ATTACHMENT 6 Heritage Remainder Subdivision Map 5048 (Phase I)

ATTACHMENT 7 Heritage Remainder Map #5048 MOU, Ord. 1563 & COA

J. Old Business

K. Adjournment

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.

City of Woodland

City Hall
300 First Street
Woodland, CA 95695

Legislation Details (With Text)

File #:	14-633	**Version:**	1	**Name:**	
Type:	Minutes			**Status:**	Agenda Ready
File created:	3/10/2015			**In control:**	Planning Commission
On agenda:	3/19/2015			**Final action:**	
Title:	SUBJECT: Planning Commission Minutes				
	RECOMMENDATION: Staff recommends that the Planning Commission adopt the Revised Minutes of the Planning Commission meeting of December 18, 2014; to approve a correction to the action taken on public hearing item no. 14-484, Spring Lake Specific Plan - Cal West Project.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Revised December 18, 2014 Meeting Minutes				

Date	Ver.	Action By	Action	Result

Planning Commission Minutes

TO: Members of the Woodland Planning Commission

DATE: March 19, 2015
SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the Revised Minutes of the Planning Commission meeting of December 18, 2014; to approve a correction to the action taken on public hearing item no. 14-484, Spring Lake Specific Plan - Cal West Project.

STAFF CONTACT: Debbie Flemmer, Administrative Clerk, Community Development Department

ATTACHMENT:
Revised December 18, 2014 Meeting Minutes

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City of Woodland

Final Minutes - Revised

Planning Commission

City of Woodland Planning Commission
c/o Community Development Department
300 First Street
Woodland, CA 95695

530-661-5820

Thursday, December 18, 2014 **6:30 PM** **Council Chambers**

Minutes adopted by Planning Commission on February 19, 2015
Minutes sent to City Council for acceptance on March 3, 2015 [Returned for Revisions]

A. Call to Order

Meeting was called to order at 6:34 pm
Staff Present:
Cindy Norris, Principal Planner
Erika Bumgardner, Associate Planner
Bruce Pollard, Senior Civil Engineer
Marshall Echols, Conservation Coordinator
Ken Hiatt, Community Development Director

B. Roll Call

Present 6:
Commissioner Chris Holt, Commissioner Marco Lizarraga, Commissioner Fred Lopez, John Murphy, Kirby Wells and Commissioner Seth Wurzel

Absent 1:
Commissioner Patricia Murray

C. Approval of Minutes

14-478 SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of November 20, 2014.

A motion was made by Commissioner Holt, seconded by Commissioner Lizarraga that they be approved. The motion carried by the following vote:
Ayes: Commissioner Holt, Commissioner Lizarraga, Commissioner Lopez, Commissioner Murphy, Commissioner Wells, and Commissioner Wurzel.

D. Directors Report

E. Public Comment

F. Communications

G. Subcommittee Reports

H. Public Hearing

14-484

Spring Lake Specific Plan - Cal West Project (PLNG13-00079): Request to amend the General Plan and Spring Lake Specific Plan and to approve an amendment to the Amended and Restated Development Agreement for approximately 16 acres of the original (approximately 44-acre) Cal West/Optimistic Partners project area. The proposed amendments include: (1) rezoning the 5.89 acre, R-15 (Medium Density Residential) designation to R-8 (Medium Low Density); (2) rezoning the 2-acre Neighborhood Commercial site to R-8 (Medium Low Density); and (3) reconfiguring and increasing the size of the existing Park (Open Space) from 8.28 acres to 8.34 acres (8.0 acre park site and 0.34 acre greenbelt located along the southern boundary of the park).

~~*A motion was made by Commissioner Lopez, seconded by Commissioner Wells to deny the request to amend the General Plan and Spring Lake Specific Plan and to approve an amendment to the Amended and Restated Development Agreement for approximately 16 acres of the original (approximately 44-acre) Cal West/Optimistic Partners project area. The motion was carried by the following vote:*~~
~~*Ayes: Commissioner Lizarraga, Commissioner Murphy and Commissioner Wurzel*~~
~~*Nos: Commissioner Holt, Commissioner Lopez and Commissioner Wells*~~

An initial motion was made by Commissioner Lizarraga, seconded by Commissioner Wurzel to approve the request to amend the General Plan and Spring Lake Specific Plan and to approve an Amended and Restated Development Agreement for approximately 16 acres of the original (approximately 44 acre) Cal West/Optimistic Partners project area.

The motion [did not carry] based on a tie vote; Commissioner Lizarraga, Commissioner Murphy and Commissioner Wurzel voting in favor of the motion and Commissioner Holt, Commissioner Lopez and Commissioner Wells voting No, with one Commissioner member, (Commissioner Murray) absent.

A second motion was made by Commissioner Holt to deny the R-15 rezone request and approve only the Neighborhood Commercial site rezone. The motion did not carry with Commissioner Holt and Commissioner Murphy voting in favor and Commissioner Lizarraga; Commissioner Lopez, Commissioner Wells and Commissioner Wurzel voting no.

A third motion to deny the requested amendments made by Commissioner Lopez and seconded by Commissioner Wells, carried by the following vote:

Ayes: Commissioner Holt, Commissioner Wells, Commissioner Lopez and Commissioner Wurzel
Nos: Commissioner Lizarraga and Commissioner Murphy
Absent: Commissioner Murray.

I. New Business

J. Old Business

K. Adjournment

Meeting was adjourned at 8:35 pm

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.

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Legislation Details (With Text)

File #:	14-634	Version: 1	Name:	
Type:	Minutes		Status:	Agenda Ready
File created:	3/10/2015		In control:	Planning Commission
On agenda:	3/19/2015		Final action:	
Title:	SUBJECT: Planning Commission Minutes RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of February 19, 2015.			
Sponsors:				
Indexes:				
Code sections:				
Attachments:	February 19, Draft Meeting Minutes			

Date	Ver.	Action By	Action	Result

Planning Commission Minutes

TO: Members of the Woodland Planning Commission

DATE: March 19, 2015
SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of February 19, 2015.

STAFF CONTACT: Debbie Flemmer, Administrative Clerk, Community Development Department

ATTACHMENT:
February 19, 2015 Meeting Minutes

City of Woodland

Meeting Minutes - Draft
Planning Commission

City of Woodland Planning Commission
c/o Community Development Department
300 First Street
Woodland, CA 95695

530-661-5820

Thursday, February 19, 2015 | **6:30 PM** | **Council Chambers**

Draft meeting minutes to be reviewed and approved at the next Planning Commission Meeting

A. Call to Order

Meeting was called to order at 6:30 pm
Staff Present:
Cindy Norris, Principal Planner
Erika Bumgardner, Associate Planner
James Beggs, Planning Intern

B. Roll Call

Present 3:
Commissioner Chris Holt, Commissioner Marco Lizarraga and Commissioner John Murphy

Absent 2:
Commissioner Fred Lopez
Commissioner Kirby Wells

14-560 SUBJECT: Election of Officers for Chair and Vice-Chair of the Planning Commission

Attachments: City of Woodland Planning Commission Rules and Regulations

A motion to nominate Commissioner Chris Holt as Commissioner Chair was made by Commissioner Marco Lizarraga, seconded by Commissioner John Murphy. The motion to appoint was carried by the following vote:
Ayes: Commissioner Chris Holt , Commissioner Marco Lizarraga and Commissioner John Murphy

A motion to nominate Commissioner Marco Lizarraga as Commissioner Vice Chair was made by Commissioner Chris Holt, seconded by Commissioner John Murphy. The motion to appoint was carried by the following vote:
Ayes: Commissioner Chirs Holt , Commissioner Marco Lizarraga and Commissioner John Murphy

C. Approval of Minutes

14-515 SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting

of December 18, 2014.

Attachments: 12_18_14 Draft Meeting Minutes

A motion was made by Commissioner John Murphy, seconded by Commissioner Marco Lizarraga that they be approved. The motion carried by the following vote: Ayes: Commissioner Chris Holt, Commissioner Marco Lizarraga and Commissioner John Murphy

D. Directors Report

E. Public Comment

F. Communications

G. Subcommittee Reports

I. New Business

14-562 SUBJECT: Presentation of Certificate of Appreciation for Patricia Hastings Murray

Attachments: CERTIFICATE OF APPRECIATION P. Murray

14-561 SUBJECT: Presentation of Certificate of Appreciation for Seth Wurzel

Attachments: CERTIFICATE OF APPRECIATION RECOGNIZING

14-549 [CONTINUED TO MARCH 5, 2015 PLANNING COMMISSION MEETING]
Spring Lake Specific Plan - Spring Lake Central Project: Request to amend the General Plan, Spring Lake Specific Plan, Development Agreement and approve Tentative Subdivision Map (TSM #5027) for 105.7 acres of the Spring Lake Central Project within Spring Lake Specific Plan area.

The proposal will include:

1) Amending the General Plan Land Use Plan to increase Low Density Residential (3.0 - 8.0 du/ac) acreage from 27.1 to 53.4 acres; reduce Medium Low Residential (5 - 12 du/ac) acreage from 43.2 to 23.1 acres, reduce Medium density (8 - 15 du/ac) acreage from 9.0 to 0.0 acres and increase High Density residential (15 - 25 du/ac) acreage from 7.6 to 9.3 acres;

2) amending the Spring Lake Specific Plan land use designations to increase residential R-4 (3-4 du/ac) acreage from 0.0 to 33.3 acres;

decrease residential R-5 acreage (4-5 du/ac) from 26.4 to 20.1 acres; increase R-8 acreage (6-8 du/ac) from 43 to 23.1 acres; decrease the multiple family residential R-15 (10-15 du/ac) from 9.3 to 0.0 acres; decrease the multiple family residential R-20 (16-20du/ac) acreage from7.6 to 0.0; and increase the multiple family R-25 acreage (23-25 du/ac) from 0.0 to 9.3;

3) Reconfiguring the Spring Lake Village Center by relocating the park site (and fire station); and the commercial site and adding 8.3 acres of multi-family (R-25) directly adjacent to the Village Center. The reconfiguration also includes removing the northern portion of Heritage Parkway.

Attachments:

ATTACHMENT A - Spring Lake Central TSM #5027 & Applciation

ATTACHMENT B - Resolution Recommending Approval to the City Council

ATTACHMENT C - General Plan Amendment Exhibit

ATTACHMENT D - Specific Plan Rezone Exhibit

ATTACHMENT E - CEQA EIR Addendum

ATTACHMENT F - Findings of Fact and Conditions of Approval

ATTACHMENT G - Due Chart

H. Public Hearing

14-586

National Indoor Training Facility Conditional Use Permit. Request for consideration of a Conditional Use Permit for an indoor sports training facility located at 1233 Commerce Avenue, Suite A, in the East Street Corridor Specific Plan Area. The facility will consist of five batting cages, two pitching areas and a 90ft x 90ft turf field. The facility will provide training for members, but will also be open to the public on a reservation basis.

Location: 1233 Commerce Ave, Suite A

Applicant/Owner: National Indoor Training Facility, LLC

Environmental Report: Categorical Exemption - Class 1 Existing Facilities

APN: 063-101-014-000

Project Planner: Erika Bumgardner, Associate Planner
James Beggs, Planning Intern

Staff Recommendation: Recommend Planning Commission Approval with Conditions

Attachments: ATT_1_AND_EXs_A_AND_B_Resolution.docx

ATT_2_General Application Form and Project Justification Statement

A motion was made by Commissioner Marco Lizarraga, seconded by Commissioner John Murphy to approve National Indoor Training Facility Conditional Use Permit for and indoor sports training facility located at 1233 Commerce Avenue, Suite A, in the East Street Corridor Specific Plan Area. The motion was carried by the following vote:
Ayes Commissioner Chris Holt, Commissioner Marco Lizarraga and Commissioner John Murphy

J. Old Business

K. Adjournment

Meeting was adjourned at 7:00 pm

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.

City of Woodland

City Hall
300 First Street
Woodland, CA 95695

Legislation Details (With Text)

File #:	14-638	Version: 1	Name:		
Type:	Staff Report		Status:	Agenda Ready	
File created:	3/12/2015		In control:	Planning Commission	
On agenda:	3/19/2015		Final action:		
Title:	MEMORANDUM				

TO: Members of the Woodland Planning Commission

FROM: Cindy A. Norris, Principal Planner

SUBJECT: Design Review for Meritage Homes - Mayfair Subdivision at Spring Lake

TO: Members of the Woodland Planning Commission

DATE: March 19, 2015

RECOMMENDATION: Staff recommends that the Planning Commission:
1. Review and approve the proposed conceptual residential designs for Meritage Homes - Mayfair Subdivision at Spring Lake.

Sponsors:

Indexes:

Code sections:

Attachments:
ATTACHMENT 1 Application and Justification Statement
ATTACHMENT 2 Elevations, Floor Plans, Landscape Plans (Residential Design Booklet)
ATTACHMENT 3 Pre Plot Exhibit
ATTACHMENT 4 Color samples
ATTACHMENT 5 Courtyard, Porch and Garage Table
ATTACHMENT 6 Heritage Remainder Subdivision Map 5048 (Phase I)
ATTACHMENT 7 Heritage Remainder Map #5048 MOU, Ord. 1563 & COA

Date	Ver.	Action By	Action	Result

City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission

FROM: Cindy A. Norris, Principal Planner

SUBJECT: Design Review for *Meritage Homes - Mayfair Subdivision at Spring Lake*

TO: Members of the Woodland Planning Commission

DATE: March 19, 2015

RECOMMENDATION: Staff recommends that the Planning Commission:

1. Review and approve the proposed conceptual residential designs for *Meritage Homes - Mayfair Subdivision at Spring Lake*.

PROJECT PROPOSAL:

An application has been filed for Site Plan and Design Review for a residential project (*Meritage Homes: Mayfair Subdivision at Spring Lake*) on 26.19 acres (109 residential lots) within the R-4 zone (3-4 dwelling units per acre) of the Spring Lake Planning Area (Attachments 1 & 2 Application & Floor Plans, Elevations, and Landscape Plans). The project consists of 109 single-family homes with eight (8) floor plans and twenty-four (24) elevations. The homes range in size from 2,047 to 3,246 square feet of living area (not including garage or covered patio/porches), and are all one-story. The plan submittal includes elevations and floorplans, a pre-plot layout plan, typical front yard landscape plans encompassed in a residential design booklet.

BACKGROUND:

The 26.19 acres (109 residential lots) is Phase I of the Heritage Remainder Subdivision, located south of the Heritage custom development area, the newly constructed Lennar Homes and the future school site; west of County Road 102 and north of County Road 25A and Phase II or the Heritage Remainder Subdivision. The subdivision was created with approval of Subdivision Map No. 5048 on July 1, 2014, along with a rezoning of the subdivision from residential R-3 to R-4 (Attachment 6).

PROJECT ANALYSIS:

The project design review was performed using the Spring Lake Specific Plan (adopted December 18, 2001 and subsequently amended) and the Spring Lake Specific Plan Design Standards as approved May 20, 2003.

<u>Compliance With SLSP Design Standards</u>

To achieve architectural diversity within residential neighborhoods, the Spring Lake Design Standards requires four (4) distinct floor plans and sixteen (16) elevations (4 per plan) for a development between 76 and 120 units. The proposed 109 lot Mayfair subdivision includes eight (8) different floor plans and 24 elevations (3 per plan), exceeding the specific plan requirements. A detailed pre-plot exhibit has been provided, (Attachment 3), to ensure the best floor plan fit for each lot. The table below lists per plan, the usable square footage (main floor) and total building square footage (main floor, garage and covered patio) and the number of times each plan will be utilized.

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Plan	Number of Lots	No. of Stories	Usable/Total Square Foot
2047	9	1	2047/2791
2169	14	1	2169/2642 + 155 opp. patio
2347	13	1	2347/2821 + 155 opp. patio
2501	19	1	2501/3339
2654	20	1	2654/3320 + 155 opp. patio
2762	21	1	2762/3761
3104	5	1	3104/4165
3246	8	1	3246/4320

The following is stated in the Meritage Home's project narrative:

Meritage Homes plans to construct homes of natural earthy architectural styles within the Community. The goal is that the homes will coordinate with the surrounding homes and blend into the area/neighborhood but also giving the home owners a unique comfort feel to their home.

The Mayfair at Spring Lake development will allow for up to four (4) different historic architectural styles proving up to twenty-four (24) different exterior elevations incorporating garages that de-emphasize garage dominance within the development. The architectural styles have been created using influence from residential architecture of California. Inspiration is found in several conceptual housing elevation styles such as Spanish influence in the Early California style, an American influence in the Prairie style, and European influence in the French County and Tudor styles. Meritage Homes has created four (4) different color schemes to choose from which will be offered for every elevation available.

A desired intent of the Spring Lake Specific Plan is to create variety and interest along a street. Toward this end, the applicant has worked to develop color pallets with a mix of architectural materials and roof styles and that are diverse yet appropriate to each architectural style (Attachment 4).

The exterior materials being proposed include:

Features	Style or Material
Roofs	Concrete Barrel, Flat Concrete
Masonry	Cultured Stone and Brick Veneer
Stucco	Rough and smooth finish on trim accents
Siding	Board and Batten
Trim	Stucco Finish, decorative tile
Shutters	Faux Wood
Wood post & beam	Wood

This proposal includes 100% single-story homes. The applicant believes that this is a very desirable product in today's market. However, creating significant variety with single story elevations can be challenging. The "Streetscape" elevation (Attachment 1) provides a picture of how these units may appear. The applicant has worked with staff and has modified key building massing features - roof pitch, shape, as well as porches or courtyards - per elevation; and has varied other key architectural features, such as size, shape, and number of windows, adding recesses, type and placement of accent materials, and placement of pop-out or relief bands, as

an example. Further, garage door designs vary by elevation and windows are offered as an option to buyers. Lastly, colors can be used to help create variation. While the applicant has described the architectural concept as providing a “natural earthy” feel, staff recommended a condition, that at a minimum; the body colors for the Tudor elevations include deeper, richer colors. In addition, staff will work with the applicant on refinement of the accent materials; in particular the Old Country Fieldstone and the rustic manor brick.

A key policy of the Spring Lake Plan is the creation of neighborhoods that allow and encourage community interaction and foster active streets through design, by providing available public interactive spaces at the front of most homes. Usable and functioning porches and courtyards are identified in the Plan as methods to achieve this. Design standards 2.7(a) & (b) require 50% of the homes to have front porches and the remaining 50% to provide a prominent architectural feature such as courtyards, balconies and porticoes. Meritage Homes has proposed a design concept for the subdivision, that in addition to being all single-story, focuses on a central courtyard rather than forward front porches. The applicant feels this feature provides a sense of entry as one transitions from the public into the private home space. The courtyard/alcove functions as an intermediate space which allows for outward interaction; yet creates private family space and a feeling of intimacy as well.

As provided in Attachment 5, Front porches are included on 34 of the 109 homes (31%) and are of sufficient size, (minimum six by eight feet), to allow for a table and chairs. Where porches are not included, courtyards have been provided on the remaining 75 homes (69%). The courtyards are of a significant size; prominently positioned and finished with decorative hardscape such that they can function as an outward facing room. The Planning Commission may consider design items that deviate from the Spring Lake Design Standards, which are not Specific Plan requirements, which are different but substantially consistent with the original design intent, and of sufficient design and quality to provide a reasonable alternative. Staff feels that while fewer than 50% of the homes have front porches, that very generous courtyards have been provided which will function in a manner consistent with intent of a porch. Staff supports the proposed modification, with Planning Commission consent; to have more than 50% of the homes (69%) utilize a sizable front courtyard in lieu of a front porch feature.

In addition, the design concept provides a focus on entry alcoves (a recess or partly enclosed extension connected to or forming part of a room). A majority of the plans provide for entry alcoves, which range from 19-feet to 30-feet deep, as measured from the front courtyard wall or front elevation wall, to the front door. As conditioned; enhanced landscaping as well as windows, motion lights and other treatment will be provided in the front courtyard entry to both soften the wall edges, and to allow for eyes on the entry from the home interior. The entry alcove concept was utilized on several of the home plans in the subdivision located to the north of the project, Camelia by Lennar Homes, and has been very popular.

Plans 3104 and 3246 provide for 3-Car garages that either have a fully front-loaded (3104) or a single car side-on garage (3246). In each case; the applicant has worked with staff to ensure that no more than 40% of the required front setback area will be paved, consistent with Section 14-1-3(11) of the Municipal Code. As conditioned; homeowners shall be provided disclosure regarding impervious surfacing allowances. Enhanced garage doors and additional landscaping will be included between driveways to minimize the appearance of large expanses of paving and to enhance the exterior façade and streetscape frontage.

As requested by staff; the applicant is providing water conserving landscaping with no turf as standard for all front yard landscaping as shown on the landscape plans, (Sheet L-17, 18 &19 in the package). However; an option will be available to those homeowners who would like a small area of turf in the front as shown in the landscape package (Sheets L- 14, 15 & 16).

Staff’s review of the conceptual residential elevations and plans, finds the residential designs, as conditioned,

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substantially comply with the Spring Lake Specific Plan and the Spring Lake Design Standards. The applicant shall comply with these conditions specific to the Design Review application, but shall also be subject to applicable conditions provided in the originally approved Development Agreement for the Parkview Tentative Map #5048 (Attachment 5).

RECOMMENDED CONDITIONS OF APPROVAL

COA #1: *Morrison Homes: Mayfair Subdivision at Spring Lake* shall comply with Spring Lake Specific Plan and Spring Lake Design Standards for any changes proposed after the initial design review approval of March 19, 2015. This approval is for 109 homes within Phase I of TSM# 5048. Proposed changes shall be submitted to staff for review. Minor design or material changes and/or setback modifications consistent with the intent of the Spring Lake Specific Plan and Design Standards can be approved by staff and major changes will be reviewed by the Planning Commission.

COA #2: Courtyard hardscape. All courtyards shall be designed to provide a pleasing and functional outdoor space. The same hardscape treatment that is provided on the driveway shall be provided within the courtyard area.

COA #3 Courtyard/Alcove Security**.** Where interior entry alcoves/courtyards are provided; the applicant shall work with Community Development Department staff to provide adequate security features including, but not limited to windows that allow views from the interior to the courtyard and motion sensor lighting. Any gates that may be provided shall be a minimum of 50% open to allow views to the front door from the street.

COA #4: Final Site and Design Review**.** Prior to issuing any building permit, a final site and design review of final plans shall be conducted by staff. This final review may require further site and design changes to ensure compliance with the Spring Lake Specific Plan and Spring Lake Design Standards.

COA #5: Elevation Fit List. Prior to issuing the first building permit, the applicant shall submit a pre-plot fit list that includes the proposed elevation for each lot.

COA #6: Architectural Colors. Prior to issuance of building permits, the applicant shall submit revised colors for the Tudor elevations, at minimum, that provide deeper and richer body colors for the home plans. The applicant shall work with Community Development staff on refinement of accent materials, prior to issuance of building permits.

COA #7: Corner Lot Accent Treatment. Homes located on corner lots, and/or side and rear elevations that are visible to public view, shall have enhanced treatment provided on sides in addition to the home front. Color, material and/or accent treatment shall be carried back to the fence line.

COA #8: Enhanced front walk. All residential units shall include a separated, enhanced pedestrian pathway from back of walk to the courtyard, porch, or front door.

COA #9: Compliance with the following standards is required prior to issuance of a building permit:

- Public facilities shall be oriented and screened from public view to the greatest extent

feasible.

COA #10: Coordination of Plans. The applicant shall be responsible for coordinating all plans to ensure consistency with and including site plan, landscaping, and improvement plans, prior to submittal for review. All plans shall be provided and reviewed for consistency prior to issuance of building permits.

COA #11: Landscape Plan Submittal. Detailed Landscape and Irrigation plans shall be submitted and approved by the Community Development, and Parks and Recreation Departments concurrent with public improvement plans, and prior to issuance of building permits. Landscape plans shall specify the following:

- Locations, size, and quantity of all plant materials.
- A plant legend specifying species type (botanical and common names), container size, maximum growth habit, and quantity of all plant materials.
- Location of all pavements, fencing, buildings, accessory structures, parking lot light poles, property lines, and other pertinent site plan features.
- Planting and installation details and notes including soil amendments.
- Details of all irrigation (drip, sprinkler, and bubbler) as well as equipment such as backflow controller and water meter devices identified.

COA #12: Street Tree Master Plan. Street Tree Master Planting Plan shall be approved prior to the issuance of the first building permit. The plan shall be reviewed for conformance with the Spring Lake Design Standards and approved by the Community Development Department and the City's Public Works Department - Tree Division. A soils test shall be submitted that will assist in appropriate species selection.

COA #13: Public Landscaping. Final landscaping plans for all areas to be maintained by the SLSP Lighting and Landscape District shall be submitted for review and approval by Community Development and the Department of Parks and Recreation. Due to poor soil conditions in the project area, soil sample analysis shall be provided for publicly maintained landscaping areas.

COA #14: Timing of Public Landscaping**.** Landscaping of public areas is a public improvement. Design and construction of public landscaping areas shall proceed concurrent with adjacent development.

COA #15: Water Conservation. Applicant shall comply with the State of California's new Water Efficient Landscape Ordinance AB 1881. The landscape architect shall document and attest to the compliance with the new State ordinance on the final front yard landscape plans.

COA # 15: Front Yard Landscaping. Water conserving front yard landscaping that does not include turf shall be offered as standard for all homes. The applicant may offer the inclusion of a small area of turf as an option only.

COA #16: Ground nesting Raptor Survey. Pursuant to Mitigation Measure 4.5-3, thirty (30) days prior to commencement of grading or any site work, the applicant shall have prepared and submitted a survey for ground nesting raptors (e.g. northern harrier and burrowing owl). This survey shall be prepared by a qualified raptor biologist using appropriate protocol acceptable to responsible agencies. If survey nesting raptor species are found, then Mitigation Measures 4.5-3 (b-d) of the

Spring Lake Specific Plan Mitigation Monitoring plan shall be followed. Survey results shall be valid only for the season when construction activity occurs.

COA #17: Residential Fencing. All wood fence footings and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with a water sealant to prevent water damage and staining. All required notes/details shall be provided on plans prior to the issuance of permits. Fencing shall comply with Section 2.9 of the Spring Lake Design Standards, including a 2 x 8 cap and 1 x 6 (or 1 x 8) cedar panels.

COA #18: Greenbelt Adjacent Fencing. All fencing adjacent to the greenbelt shall be enhanced materially and aesthetically. A combination of wood and wrought iron fencing is typical within Spring Lake adjacent to Greenbelts. All wood fencing shall be stained with a water sealant. Fence design shall be submitted for review and approval prior to the issuance of building permits.

COA #19: Interconnecting Walks and Pathways. Interconnecting walks and pathways shall be a minimum of 25 feet wide and landscaped consistent with Section 6.9 of the SL Design Standards. Details of the path design shall be provided on landscape plans prior to the issuance of building permits.

COA #20: Construction Management Plan. Prior to issuance of any permit or inception of any construction activity on the site, the developer shall submit a construction impact management plan including a project development schedule and "good neighbor" information for review and approval by the Community Development Department. The plan shall include but is not limited to public notice requirements for periods of significant impacts (noise/vibration/street closures, tree removal, etc.), special street posting, construction vehicle parking plan, phone listing for community concerns, names of persons who can be contacted to correct problems, hours of construction activity, noise limits, dust control measures, and security fencing and temporary walkways.

COA #21: Trash and Recycling Container Storage. All future development shall meet the requirements for trash and recycling container storage as provided in Design Standard 2.8. Information shall be provided on plans prior to issuance of building permits.

COA #22: Construction Recycling. Prior to the commencement of construction on any project, the applicant shall ensure that the construction contractor has established construction recycling measures pursuant to the requirements of the Mitigation Monitoring Plan and all other City requirements, (MM 4.13-18).

COA #23: Energy Efficiency. All future development shall meet the requirements for energy efficiency consistent with Section 2.11 of the Spring Lake Design Standards including the requirement that five (5) percent of all units shall have roof photovoltaic energy systems or other alternate energy systems.

COA #24: Impervious Surfacing. All homeowners shall be notified by the Owner/Developer that in accordance with Section 14A-1-3(11) impervious surfacing of the required front yard shall not exceed 40%

COA #25: Lot Coverage. The project shall comply with lot coverage requirements as specified in the City's Zoning Ordinance. Lot coverage shall be clearly specified for each lot on the final lot layout and site plan prior to issuance of building permits. The applicant shall provide disclosure to

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property owners of the maximum lot coverage allowed on the lot they have purchased.

RECOMMENDATION: Staff recommends that the Planning Commission:

1. Review and approve the proposed conceptual residential designs for *Meritage Homes; Mayfair Subdivision at Spring Lake.*

RECOMMENDED ACTION: Staff recommends approval of the residential designs by making an affirmative motion as follows:

MOTION NO. 1: Move to APPROVE the residential design for *Meritage Homes: Mayfair Subdivision at Spring Lake*, as shown in the Plan Booklet, overall site exhibit (pre-plot layout), and color/materials boards, subject to the conditions of approval provided.

- Determine that the project as conditioned is consistent with the Spring Lake Specific Plan.
- Determine that the project as conditioned consistent with the Spring Lake Specific Plan Design Standards.
- Approve the conceptual residential designs for *Meritage Homes: Mayfair Subdivision at Spring Lake*

Attachments:

1. Application and Justification Statement
2. Elevations, Floor Plans, Landscape Plans (Residential Design Booklet)
3. Pre-Plot Exhibit
4. Color samples
5. Courtyard, Porch and Garage Table
6. Heritage Remainder Subdivision Map #5048 (Phase I)
7. Heritage Remainder Subdivision Map #5048 MOU, ORD 1563 &Conditions of Approval

City of Woodland

Community Development Department
300 First St, Woodland CA 95695
(530) 661-5820 Fax (530) 406-0832
www.cityofwoodland.org

General Application Form

1. Owner/Applicant

PROPERTY OWNER:
Meritage Homes of California

MAILING ADDRESS:
1671 E. Monte Vista Avenue, Suite 214

CITY STATE ZIP CODE:
Vacaville, CA 95688

PHONE NUMBER:
707-359-2026

E-MAIL ADDRESS:
rob.wilson@meritagehomes.com

PROJECT APPLICANT
Rob Wilson - Meritage Homes of California

MAILING ADDRESS:
Same

CITY STATE ZIP CODE:
Same

PHONE NUMBER:
Same

E-MAIL ADDRESS:
Same

2. Application Requested

- [ ] General Plan Petition
- [ ] Zoning Amendment
- [ ] General Plan Amendment
- [ ] Tentative Subdivision Map
- [ ] Tentative Parcel Map
- [ ] Lot Line Adjustment
- [ ] Site Plan Review
- [x] Design Review /Sub map
- [ ] Sign Design Review
- [ ] Conditional Use Permit (CUP)
- [ ] Zoning Administrator Permit
- [ ] Variance
- [ ] Public Convenience or Necessity
- [ ] Other _____

Is this request part of another application? [ ] Yes [x] No If so, what? _____

3. Project Description

Project Name:
Mayfair at Spring Lake

Total Acres or Square Feet
26.19 acres 109 Lots

Is Your Project Located in a Flood Zone?
[ ] Yes [x] No

Site address or location:
Heritage Remainder Area Phase 1

Assessor's Parcel Number:
Parcel Map 5046 - Parcels 1 & 2 5048? 042-030-029

Does this request include signage?
[ ] Yes [x] No

4. Justification for Request

On a separate sheet, explain in detail your request and why you believe your request is justified.

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Community Development

PLNG15-00009

5. General Plan Amendment

Existing General Plan Designation	Gross Acres	Proposed General Plan Designation	Gross Acres
_____	_____	_____	_____

6. Zoning Amendment

Existing Land Use Zone	Gross Acres	Proposed Land Use Zone	Gross Acres
_____	_____	_____	_____

7. Residential Development

No. of residential units are being requested? _____

Single Family	_____	Half-plex	_____
Duplex	_____	Apartments	_____
Condominiums	_____	Other	_____
Townhomes	_____	**Total Units**	_____

No. of lots will be created by this project? _____

Do you intend to market the units for sale?

☐ YES ☐ No

Do you intend to market the units for rent?

☐ YES ☐ No

8. Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:

_____

Indicate the gross and leasable square footage for each type of development:

_____

9. Authority to File Application

Check one:

☑ Property Ownership ☐ Power of Attorney*

☐ Contract to Purchase* ☐ Other

Specify _____

*Attach Evidence of Authority

I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and acknowledge that the processing of this application may require additional fees and expenses for the preparation of necessary environmental documentation and planning studies. I certify that I have reviewed the current Hazardous Waste and Substances Site List, developed pursuant to AB 3750, and found that my project is not on the list.

Date Received Stamp Here

APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT

[signature] 1/26/15

Applicant: **Date**

Legal Owner: **Date**

Legal Owner: **Date**

DEPARTMENT USE ONLY

Amount Paid: _____ Project No: _____

Amount Due: _____ Logged by: _____ Date: _____

GP / Zoning Designation: _____ Planner: _____ Date: _____

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Community Development

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Mayfair at Springlake

Woodland, CA

Single Family City Design Review
Respecting the City of Woodland Residential Design Standards

Meritage Homes

1671 Monte Vista Avenue
Suite 214
Vacaville, CA 95688

Mayfair at Springlake

Formal Design Review Submittal

Housing Product:

Meritage Homes plans to construct homes of natural earthy architectural styles within the Community. The goal is that the homes will coordinate with surrounding homes and blend into the area/neighborhood, but also giving the home owners a unique comfort feel to their home.

To reach this goal, Meritage Homes along with BSB Design Inc., has designed a new product of uncompromising quality and beauty that incorporates the inherent features of Woodland, CA while providing sustainable diversity and identity that will enhance the lifestyle needs of a homeowner.

The Mayfair at Springlake Canyon development will allow for up to four (4) different historic architectural styles providing up to twenty four (24) different exterior elevations incorporating garages that de-emphasize garage dominance within the development. The architectural styles have been created using influence from residential architecture of California. Inspiration is found in several conceptual housing elevation styles such as a Spanish influence in the Early California style, an American influence in the Prairie style, and European influence in the French Country and Tudor styles.

Meritage Homes has created four (4) different color schemes to choose from which will be offered for every elevation available.

PLAN MATRIX

PLAN #	SQUARE FOOTAGE	1-STORY/2-STORY	DESCRIPTION
PLAN 146.2047	Total 2,047	1-STORY	3/BED 2/BATH DEN/DINING W/STD 2-CAR GARAGE
PLAN 150.2169	Total 2,169	1-STORY	3/BED 3/BATH DEN/ OPT BR 4 W/STD 2-CAR GARAGE
PLAN 150.2347	Total 2,347	1-STORY	4/BED 2.5/BATH DINING W/STD 2-CAR GARAGE
PLAN 150. 2501	Total 2,501	1-STORY	3/BED 2.5/BATH DINING/ OPT BR4 W/STD 3 CAR TANDEM GARAGE

PLAN #	SQUARE FOOTAGE	1-STORY/2-STORY	DESCRIPTION
PLAN 150.2654	Total 2,654	1-STORY	4/BED 2.5/BATH DINING W/STD 3 CAR TANDEM GARAGE
PLAN 160.2762	Total 2,762	1-STORY	4/BED 2.5/BATH DEN/ BR 4 OPT/ DINING W/STD 3 CAR TANDEM GARAGE
PLAN 160.3104	Total 3104	1-STORY	4/BED 3/BATH DEN DINING W/STD 3-CAR GARAGE
PLAN 160.3246	Total 3,246	1-STORY	3/BED 3.5/BATH DEN/ OPT BR5 LIBRARY DINING W/STD 2-1 SPLIT CAR GARAGE

Diversity:

Architecture on all plans shall contain characteristics of the Northern California Valley.

Architectural treatments will be carried around all sides of the homes including; varying roof lines, multiple paint schemes, window trim and optional window grids. The color variations will evoke an authentic European and Americana feel. All homes will resemble area homes and will blend in with the other residential communities.

Scale, Height, and Mass of Building Frame.

To create diversity, these homes will have varying building width footprints ranging from 46' to 60'. Hipped and gabled roofs have been utilized on the main roofs of each plan to help reduce building mass, and to help create roof bounce, or variation.

Facade Articulation.

All homes will incorporate articulation at the front of the homes, with like trim and details to carry to the sides and rear. Additionally, feature windows have been recessed one (1) foot or more to help create shadow lines along the elevations.

De-emphasize garage fronts.

All homes incorporate garages set back from the front of the house, minimizing garage dominance.

Front door or courtyard entry to be visible from the street.

All plans have a front porch or a courtyard that give the homes a street presence, as well as offering the home owners a place in which to live outdoors and communicate with their neighbors.

Variety of roofing colors, textures and shapes.

This product incorporates two (4) distinctively different elevation styles allowing for Eight (24) different exterior elevations. Meritage Homes has developed four (16) color schemes to choose from along with a veneer stone or brick selection for at least 3 of the 4 elevation styles.

Durable exterior materials and finishes (brick, masonry, stone, stucco facades).

Every plan has a unique architectural style that incorporates standard elements such as stone, corbels, wrought iron railings and architectural elements, shutters and stucco trims.

Standard covered rear patios on all floor plans.

All homes incorporate large standard and optional covered patios to enhance the outdoor living experience.

Providing distinctive architectural details on all elevations; covered front porches, covered front entries, door and window details, roof features etc.

All plans offer large covered patios with extended options and porches/courtyard with carefully detailed front entries including architectural specific front doors and garage doors. Window treatments include such details as stucco trim/brick and recesses. All of the plans also have varying roof slopes ranging from 3:12 to 5:12.

Based on this narrative Meritage Homes feels that the proposed Mayfair at Springlake project has met all of the City of Woodland's requirements. Meritage Homes is excited to be a part of the Woodland Community, helping to create more livable neighborhoods.

Tudor
Plan 146.2047

Early California
Plan 150.2501

Prairie
Plan 165.3246

French Country
Plan 150.2654

Early California
Plan 160.3104

French Country
Plan 150.2169

Prairie
Plan 160.2762

Tudor
Plan 150.2347

Streetscene

Meritage Homes

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Mayfair at Spring Lake

Woodland, California

05S14018

March 09, 2015

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SCHEME NO. EC1

Elevation E : Early California

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

SCHEME NO. P1

Elevation H : Prairie

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

SCHEME NO. T1

Elevation T : Tudor

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

Meritage Homes

Plan 146-2047

Standard Elevations

Mayfair at Spring Lake

Woodland, California

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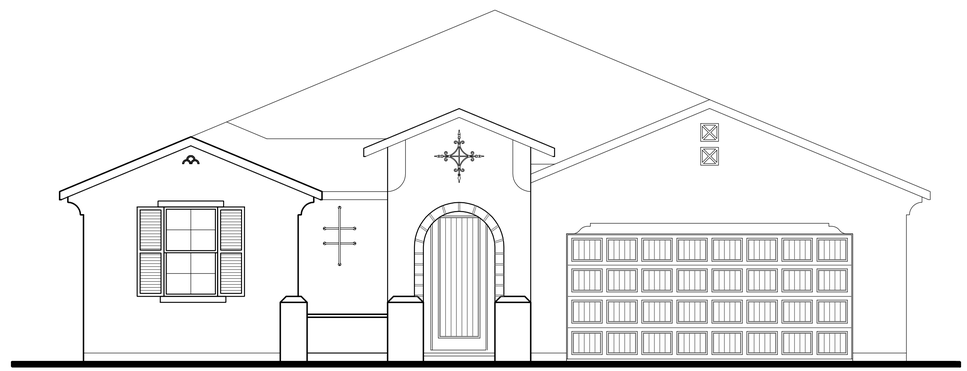

Elevation E : Early California

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

Elevation H : Prairie

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

Elevation T : Tudor

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

Plan 146-2047

Standard Elevations

Mayfair at Spring Lake

Woodland, California

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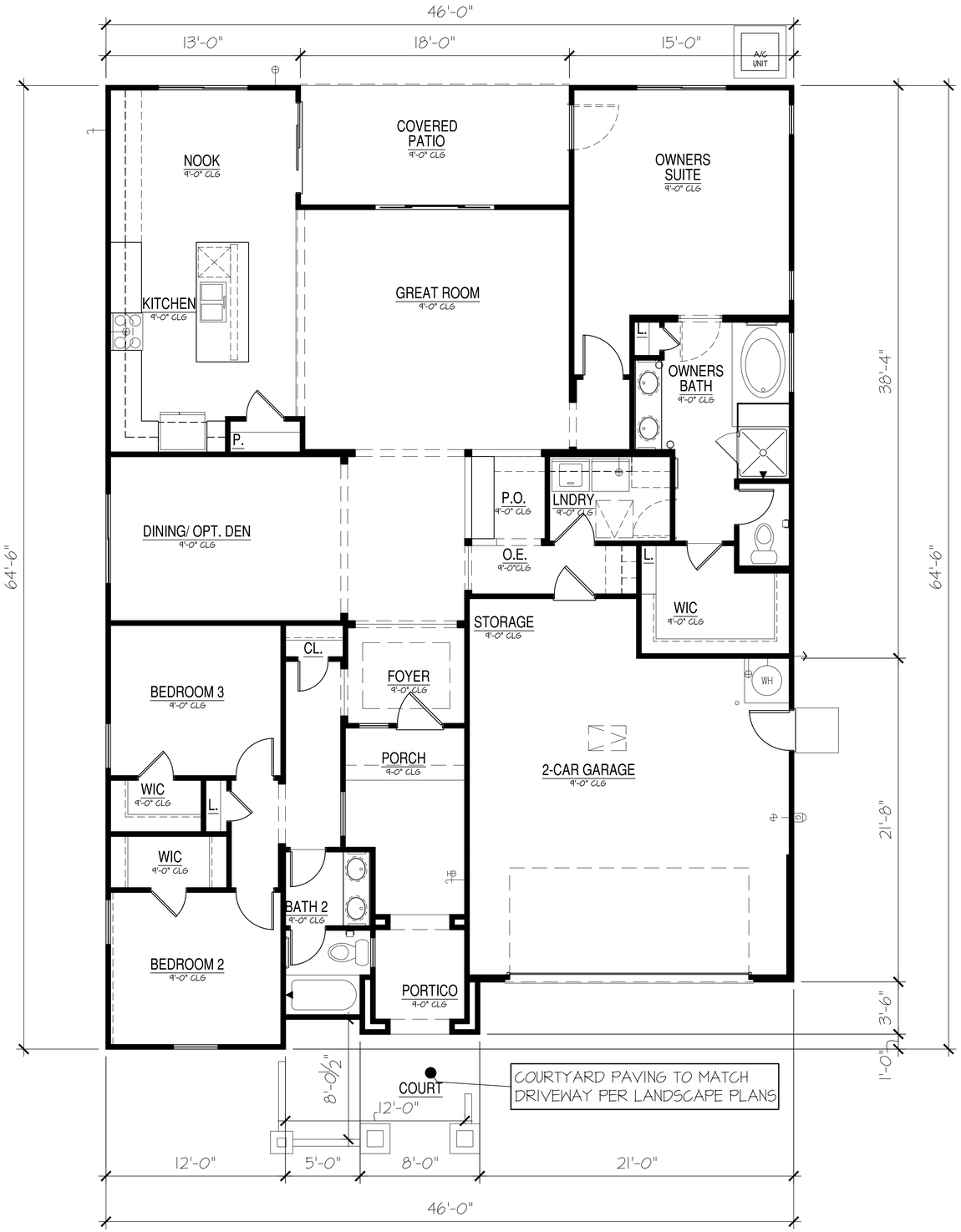

SQUARE FOOTAGES			
	Elevation E	Elevation H	Elevation T
MAIN FLOOR	2047	2047	2047
SUBTOTAL	**2047**	**2047**	**2047**
GARAGE	520	520	520
PORCH	28	28	28
COVERED PATIO	144	144	144
PORTICO	52	52	52
TOTAL	**2791**	**2791**	**2791**
OPT. ---	+0	+0	+0

Elevation E

Main Floor

Early California scale: 1/4" = 1'-0"

Plan 146-2047

Mayfair at Spring Lake

Woodland, California

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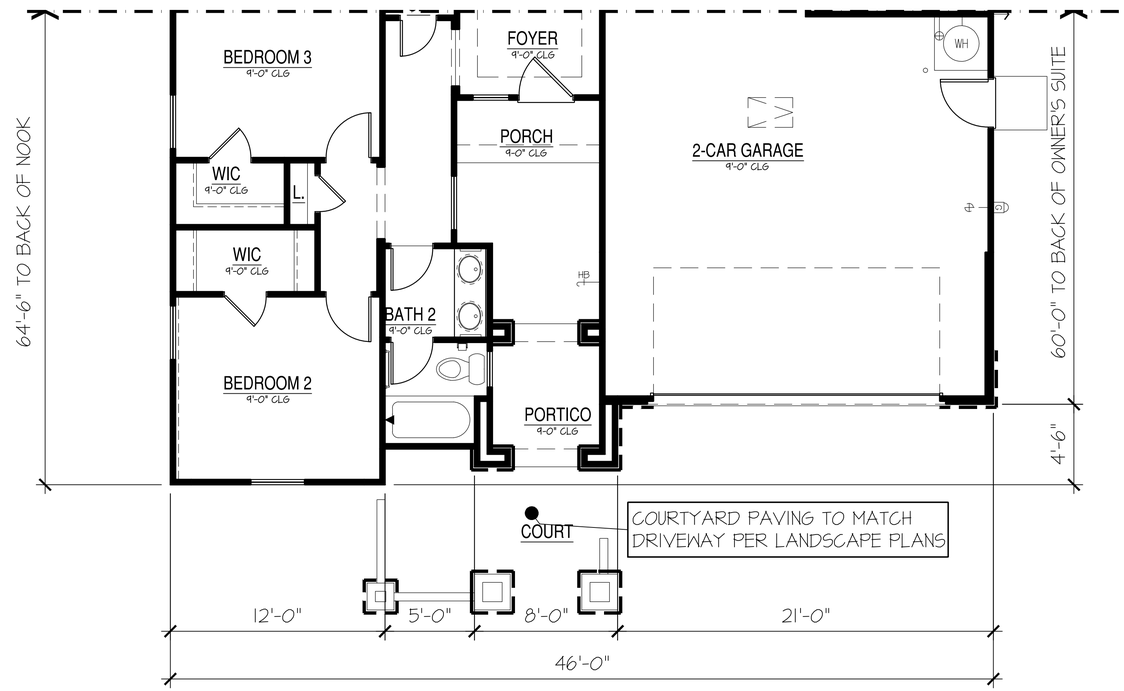
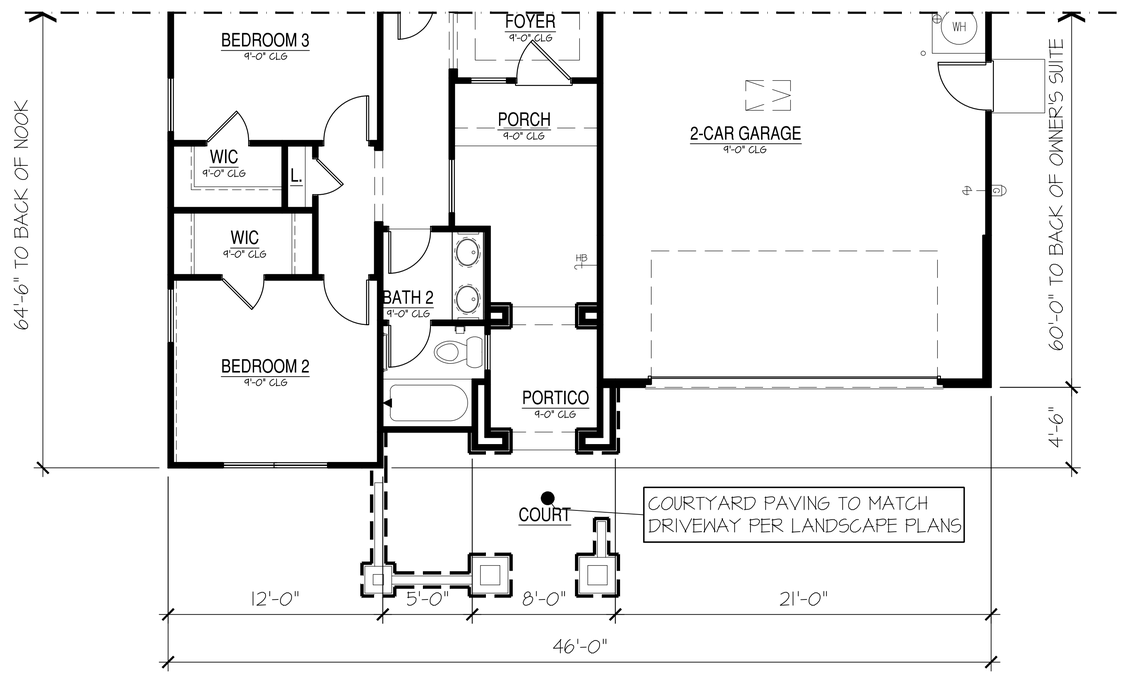


Elevation T
Partial Main Floor

Tudor scale: 1/4" = 1'-0"



SQUARE FOOTAGES			
	Elevation E	Elevation H	Elevation T
MAIN FLOOR	2047	2047	2047
SUBTOTAL	**2047**	**2047**	**2047**
GARAGE	520	520	520
PORCH	28	28	28
COVERED PATIO	144	144	144
PORTICO	52	52	52
TOTAL	**2791**	**2791**	**2791**
OPT. ---	+0	+0	+0

Elevation H
Partial Main Floor

Prairie scale: 1/4" = 1'-0"

Plan 146-2047

Mayfair at Spring Lake
Woodland, California
05S14018

March 09, 2015

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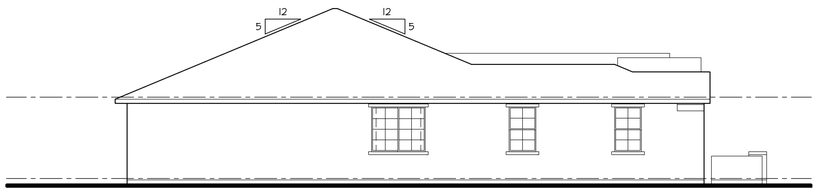
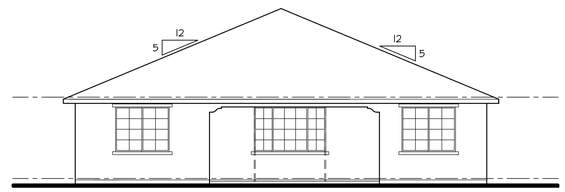


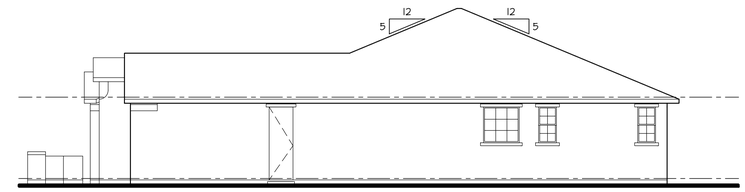
Left Side Elevation

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



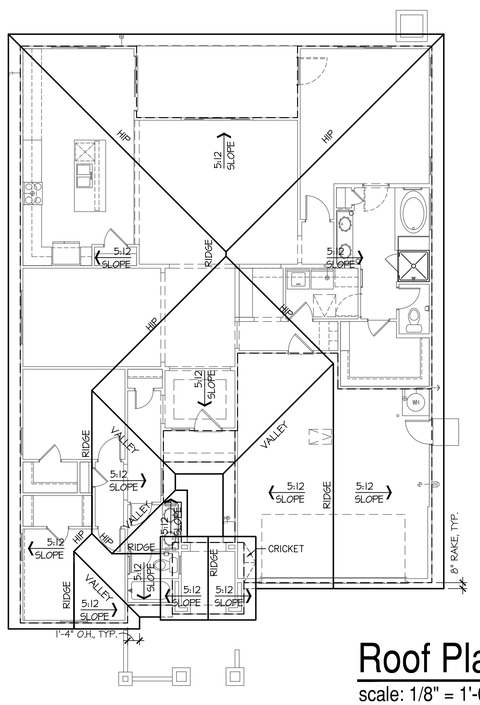
Rear Elevation

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



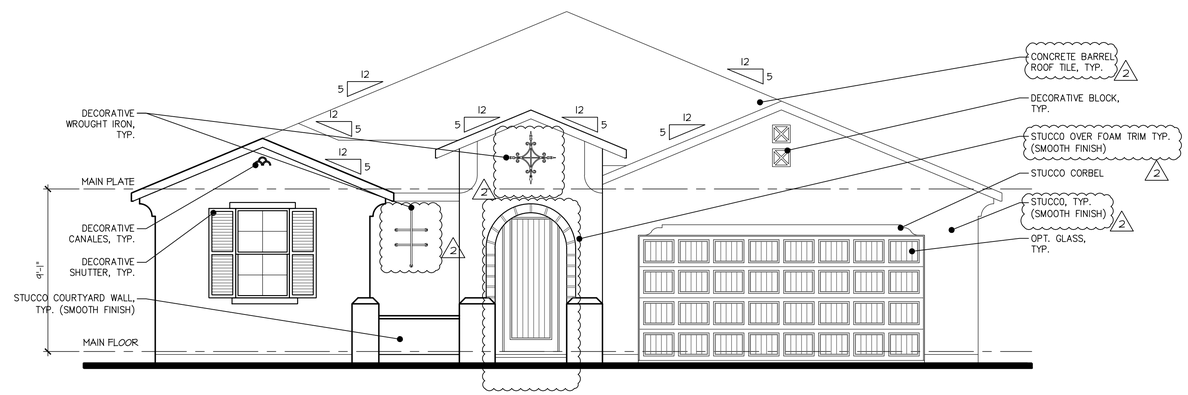
Right Side Elevation

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



Roof Plan

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



Front Elevation

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

NOTE:
HOMES TO BE SOLAR READY WITH MINIMUM 5% TO BE INCLUDED.

Plan 146-2047

Elevation E : Early California
Standard Elevations

Mayfair at Spring Lake
Woodland, California
05S14018

March 09, 2015

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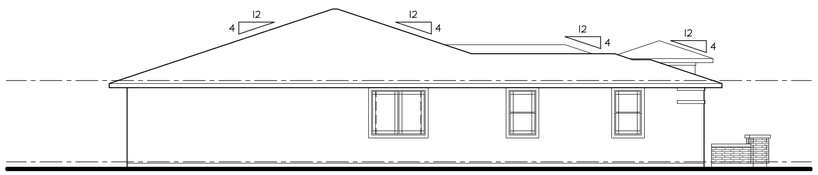
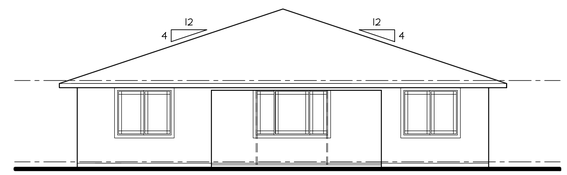


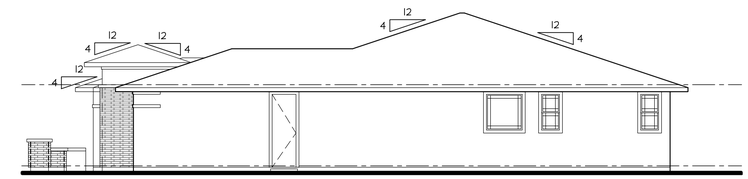
Left Side Elevation

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



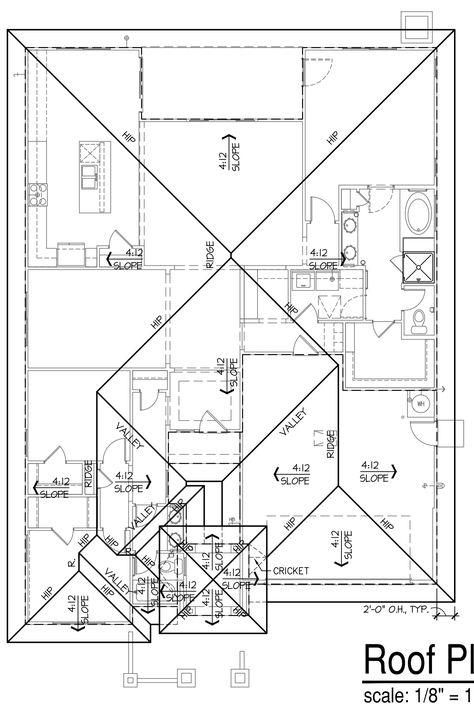
Rear Elevation

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



Right Side Elevation

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



Roof Plan

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

Front Elevation

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

NOTE:
HOMES TO BE SOLAR READY WITH MINIMUM 5% TO BE INCLUDED.

Plan 146-2047

Elevation H : Prairie
Standard Elevations

Mayfair at Spring Lake
Woodland, California
05S14018

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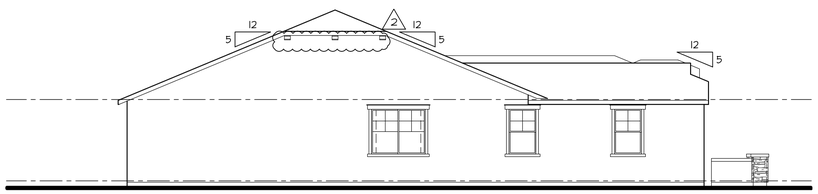
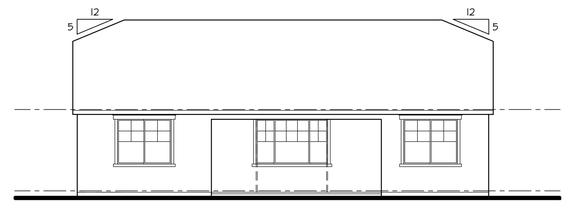


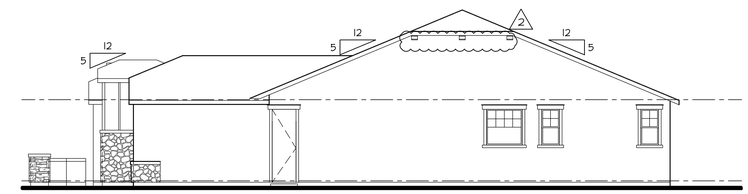
Left Side Elevation

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



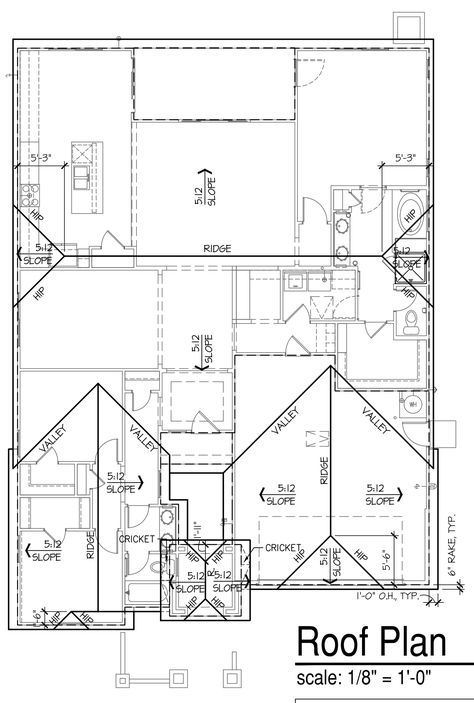
Rear Elevation

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



Right Side Elevation

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



Roof Plan

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

Front Elevation

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

NOTE:
HOMES TO BE SOLAR READY WITH MINIMUM 5% TO BE INCLUDED.

Plan 146-2047

Elevation T : Tudor
Standard Elevations

Mayfair at Spring Lake
Woodland, California
05S14018

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SCHEME NO. EC2

Elevation E : Early California

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

SCHEME NO. FC1

Elevation G : French Country

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

SCHEME NO. P2

Elevation H : Prairie

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

Meritage Homes

Plan 150-2169

Standard Elevations

Mayfair at Spring Lake

Woodland, California

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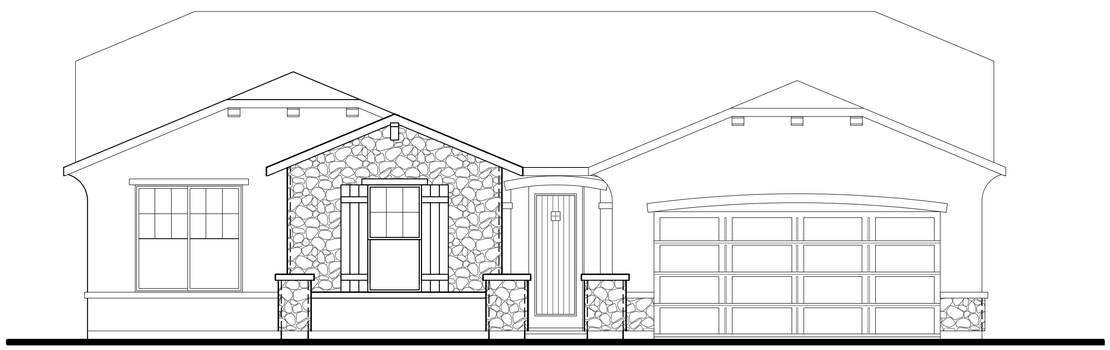
BSB DESIGN

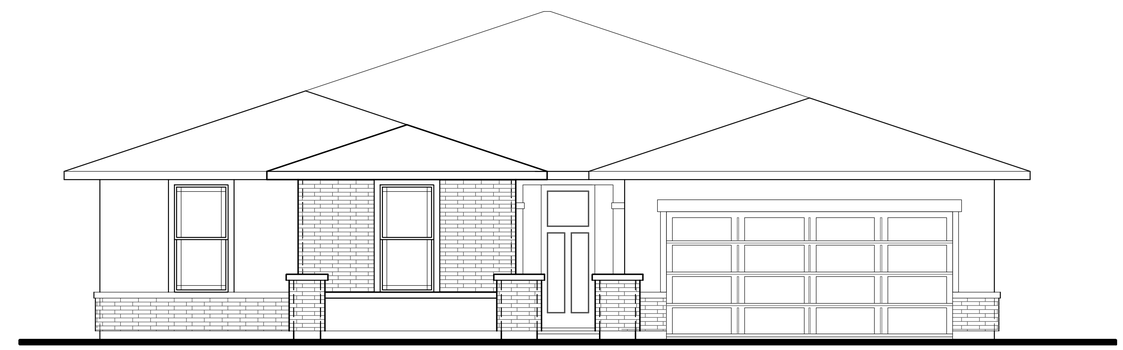
Elevation E : Early California

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



Elevation G : French Country

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



Elevation H : Prairie

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

Plan 150-2169

Standard Elevations

Mayfair at Spring Lake

Woodland, California

05S14018

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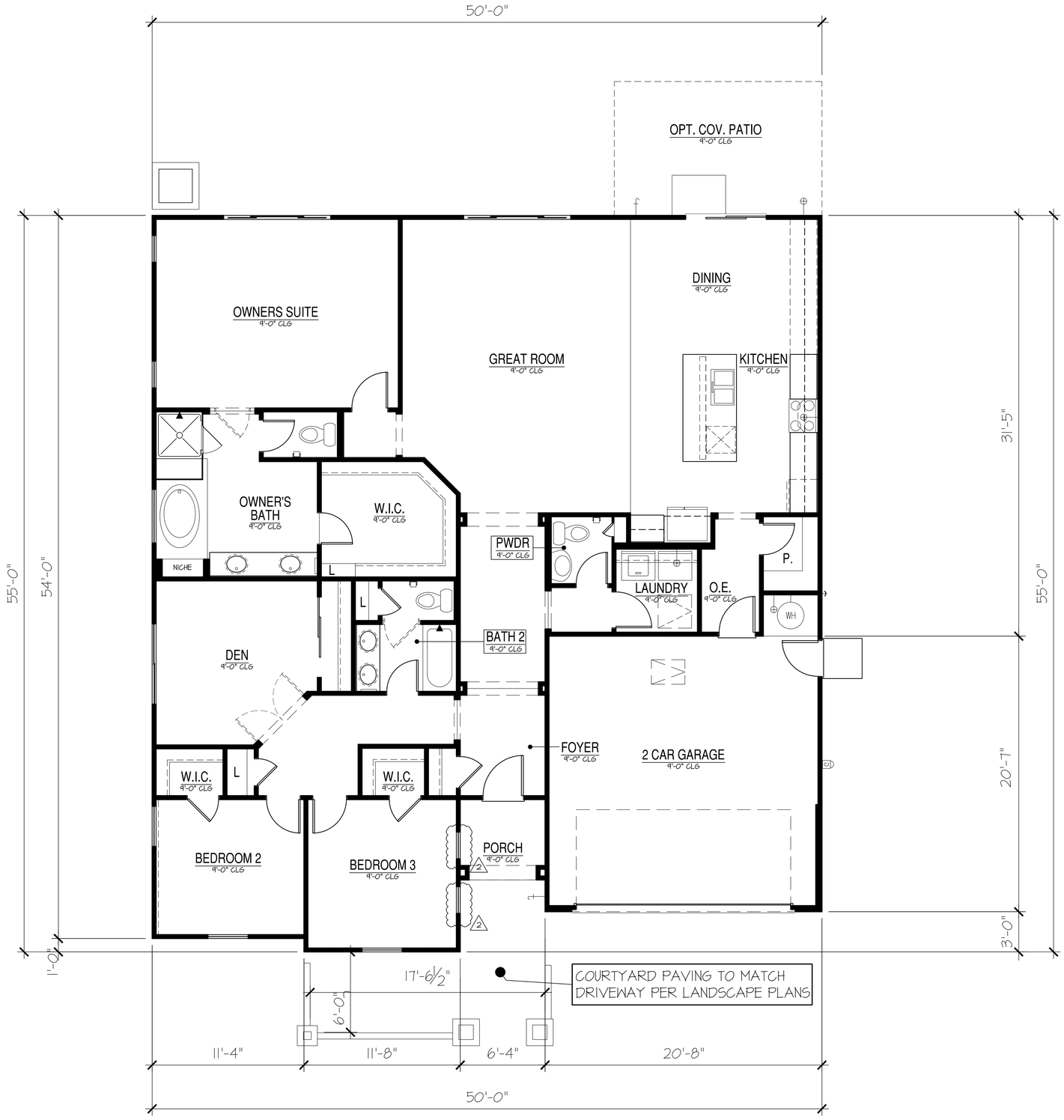

SQUARE FOOTAGES			
	Elevation E	Elevation H	Elevation G
MAIN FLOOR	2169	2169	2169
SUBTOTAL	**2169**	**2169**	**2169**
GARAGE	435	435	435
PORCH	38	38	38
TOTAL	**2642**	**2642**	**2642**
OPT. COVERED PATIO	+155	+155	+155

Elevation E

Main Floor

Early California scale: 1/4" = 1'-0"

Plan 150-2169

Mayfair at Spring Lake

Woodland, California

05S14018

Meritage Homes

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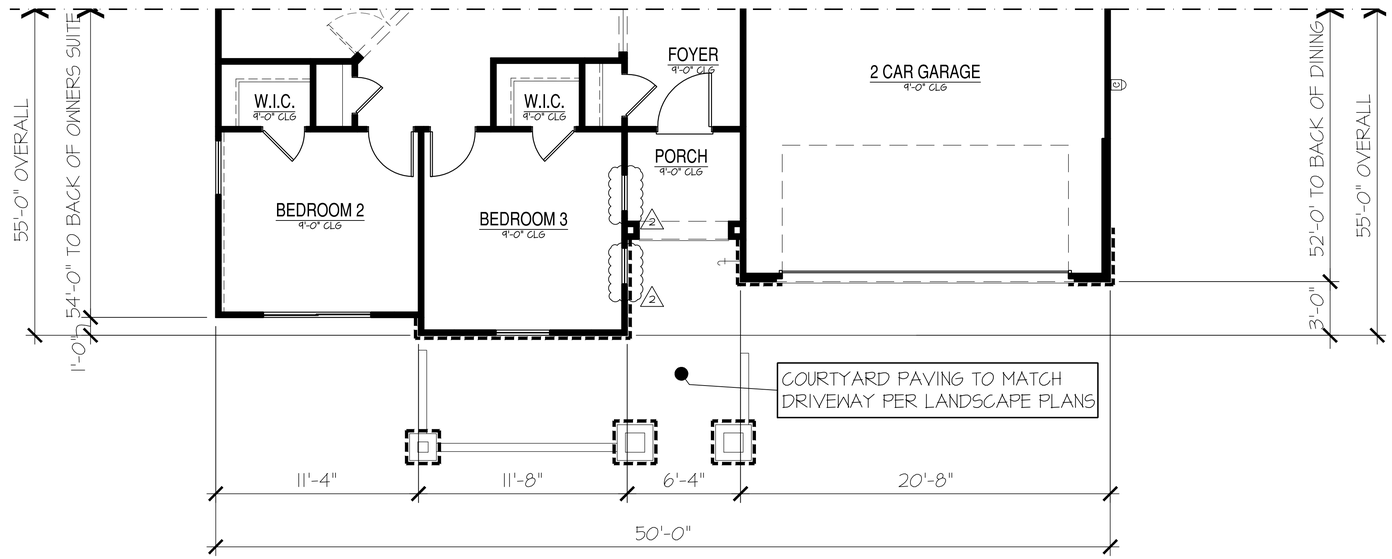
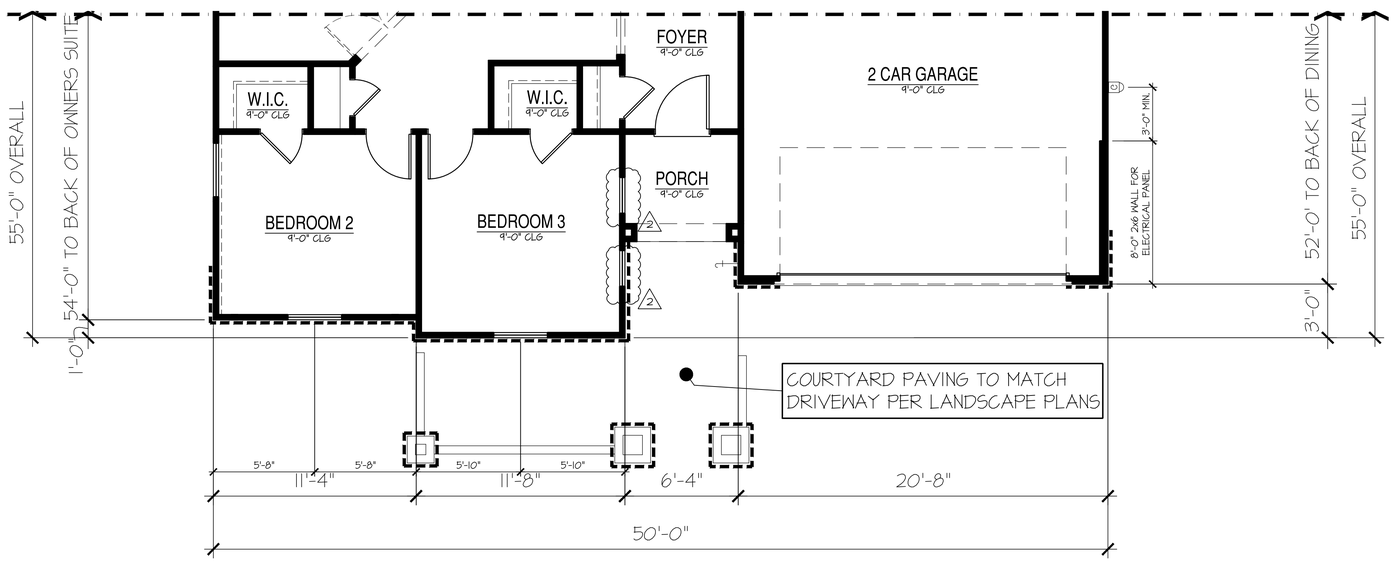


Elevation G

Partial Main Floor

French Country scale: 1/4" = 1'-0"



SQUARE FOOTAGES			
	Elevation E	Elevation H	Elevation G
MAIN FLOOR	2169	2169	2169
SUBTOTAL	**2169**	**2169**	**2169**
GARAGE	435	435	435
PORCH	38	38	38
TOTAL	**2642**	**2642**	**2642**
OPT. COVERED PATIO	+155	+155	+155

Elevation H

Partial Main Floor

Prairie scale: 1/4" = 1'-0"

Meritage Homes

Plan 150-2169

Mayfair at Spring Lake
Woodland, California
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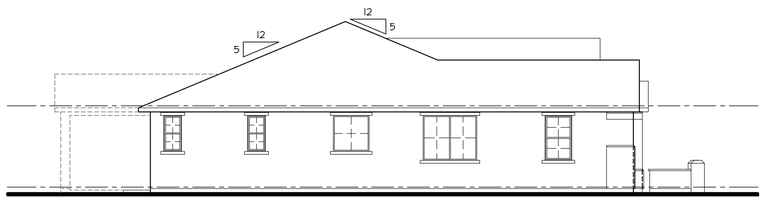
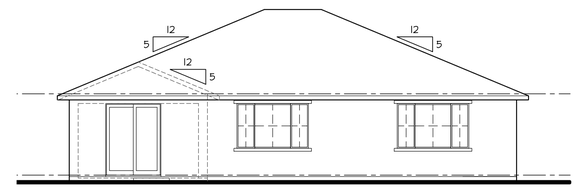


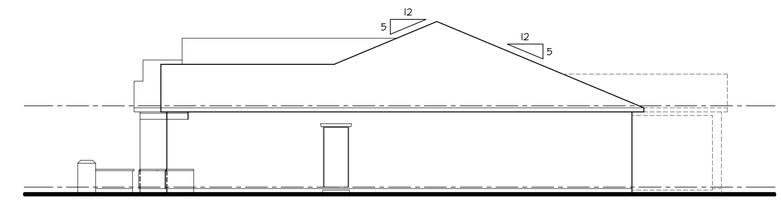
Left Side Elevation

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



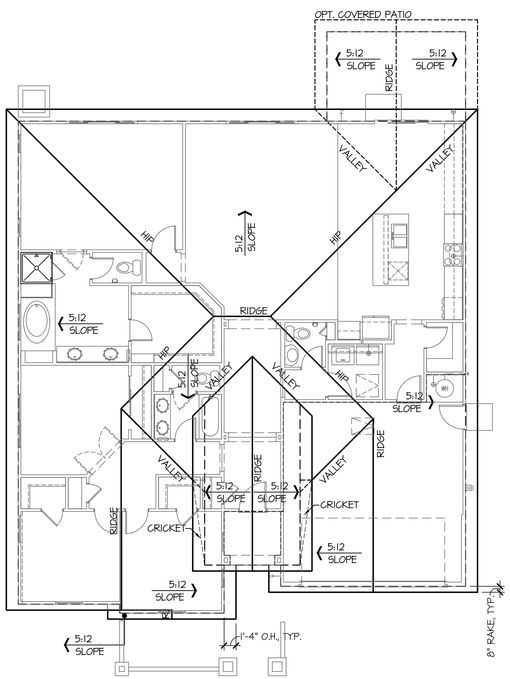
Rear Elevation

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



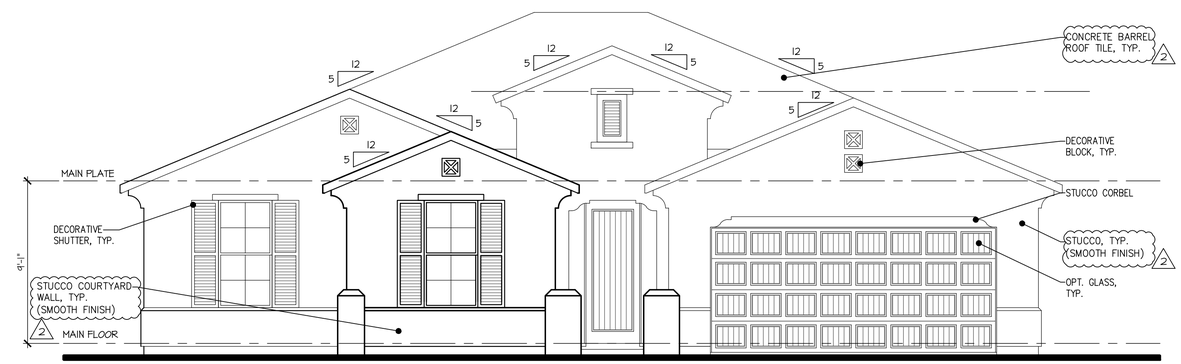
Right Side Elevation

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



Roof Plan

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



Front Elevation

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

NOTE:

HOMES TO BE SOLAR READY WITH MINIMUM 5% TO BE INCLUDED.

Plan 150-2169

Elevation E : Early California

Standard Elevations

Mayfair at Spring Lake

Woodland, California

05S14018

March 09, 2015

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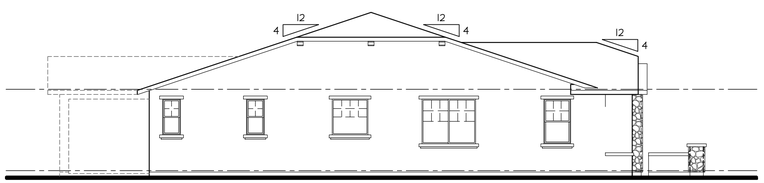
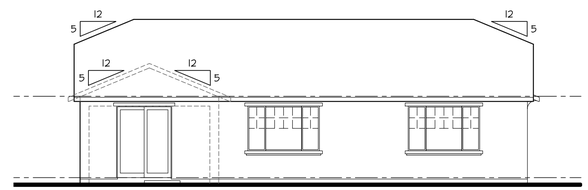


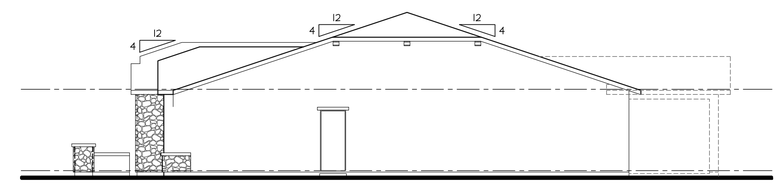
Left Side Elevation

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



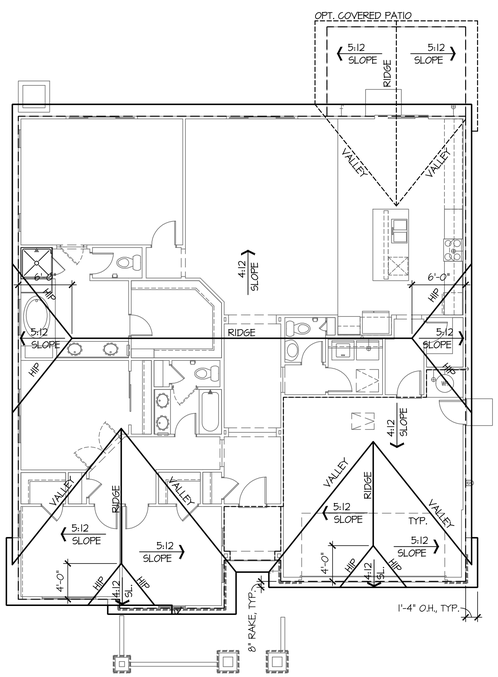
Rear Elevation

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



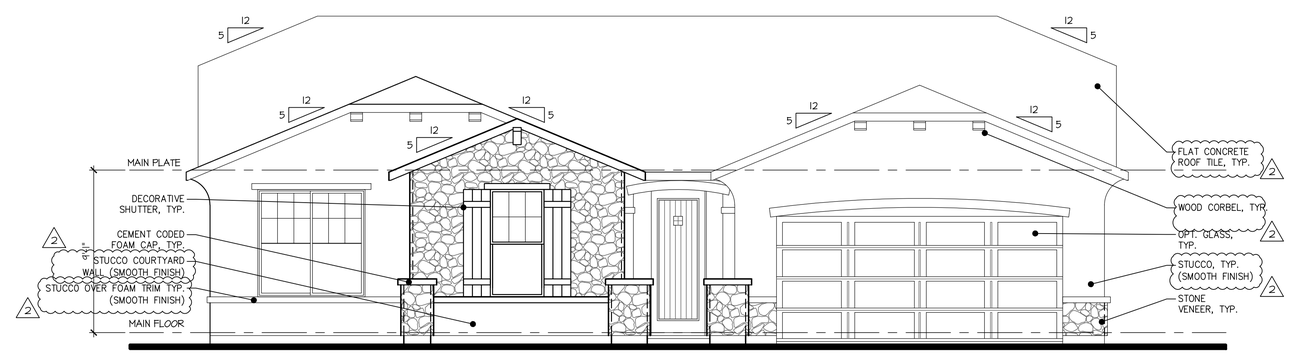
Right Side Elevation

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



Roof Plan

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



Front Elevation

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

NOTE:

HOMES TO BE SOLAR READY WITH MINIMUM 5% TO BE INCLUDED.

Plan 150-2169

Elevation G : French Country

Standard Elevations

Mayfair at Spring Lake

Woodland, California

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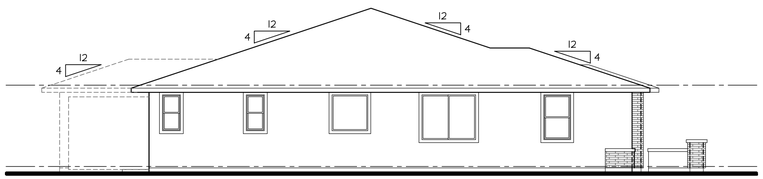
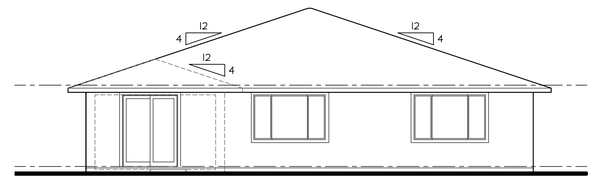


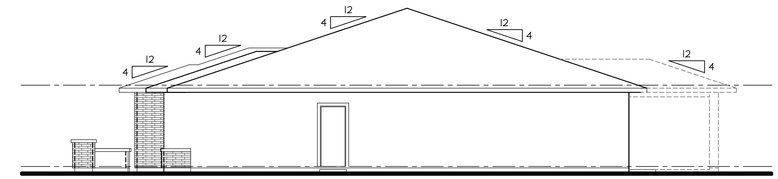
Left Side Elevation

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



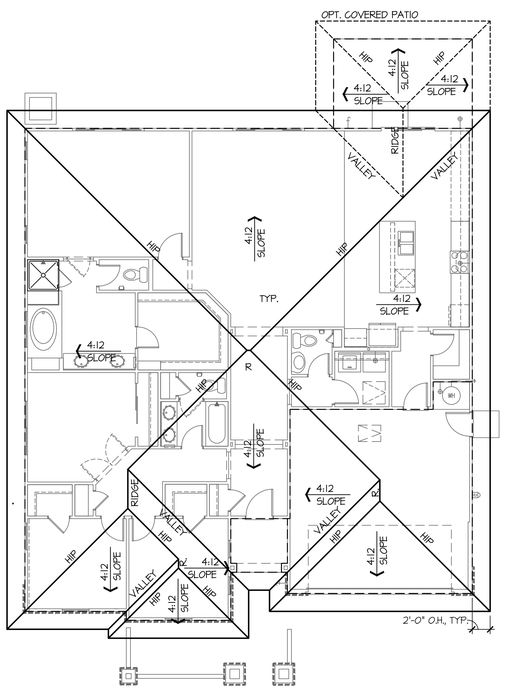
Rear Elevation

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



Right Side Elevation

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



Roof Plan

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

Front Elevation

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

NOTE:

HOMES TO BE SOLAR READY WITH MINIMUM 5% TO BE INCLUDED.

Plan 150-2169

Elevation H : Prairie

Standard Elevations

Mayfair at Spring Lake

Woodland, California

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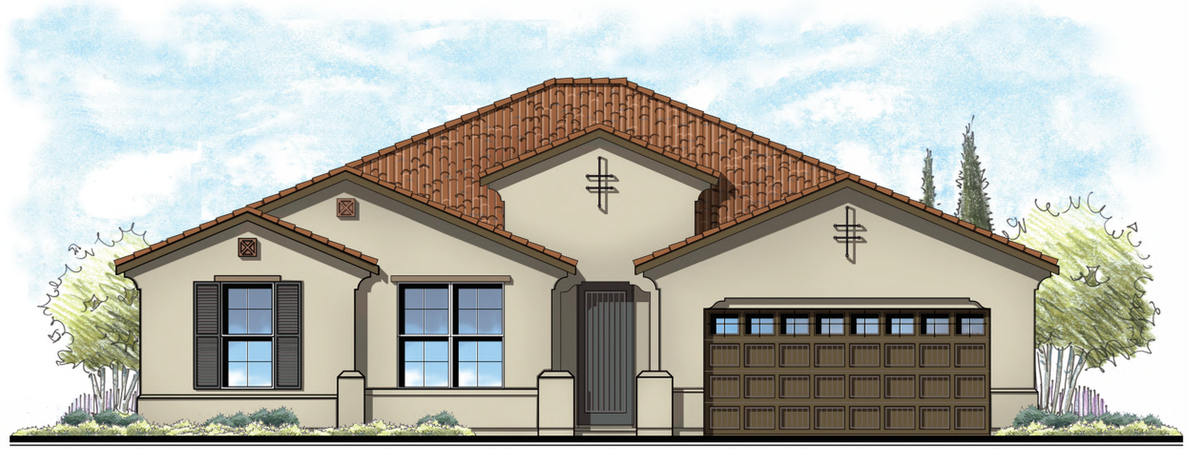
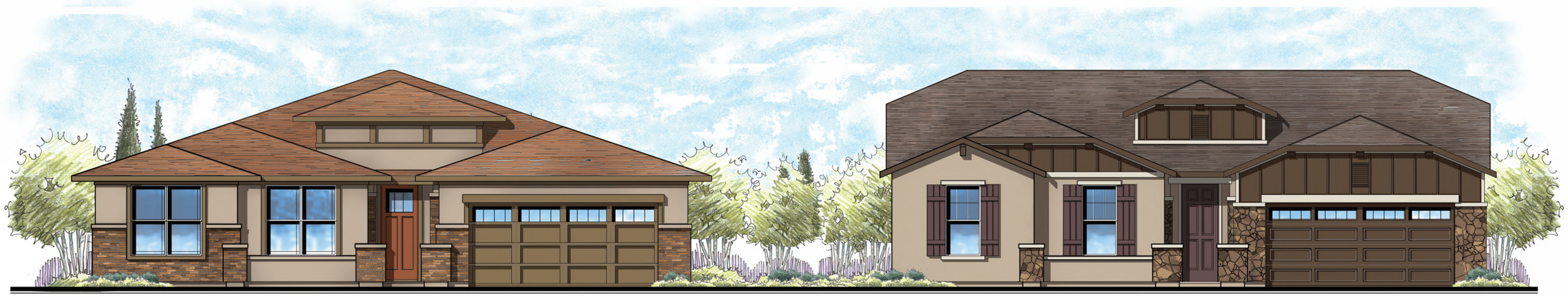


SCHEME NO. EC3

Elevation E : Early California

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



SCHEME NO. P3

Elevation H : Prairie

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

SCHEME NO. T2

Elevation T : Tudor

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

Plan 150-2347

Standard Elevations

Mayfair at Spring Lake

Woodland, California

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Elevation E : Early California

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

Elevation H : Prairie

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

Elevation T : Tudor

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

Plan 150-2347

Standard Elevations

Mayfair at Spring Lake

Woodland, California

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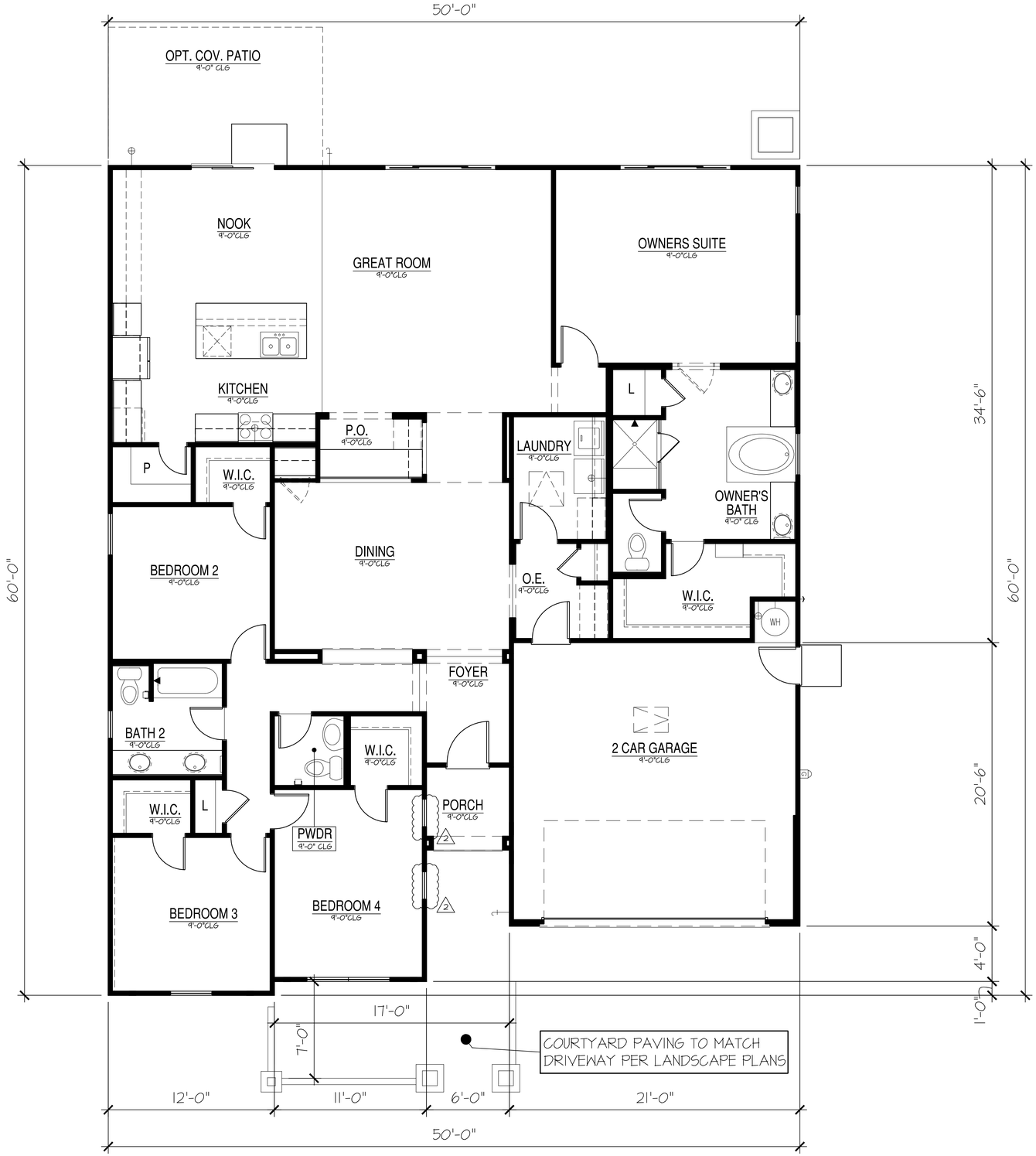

SQUARE FOOTAGES			
	Elevation E	Elevation H	Elevation T
MAIN FLOOR	2347	2347	2347
SUBTOTAL	**2347**	**2347**	**2347**
2 CAR GARAGE	438	438	438
PORCH	36	36	36
TOTAL	**2821**	**2821**	**2821**
OPT. COVERED PATIO	+155	+155	+155

Elevation E
Main Floor

Early California scale: 1/4" = 1'-0"

Plan 150-2347

Mayfair at Spring Lake
Woodland, California
05S14018

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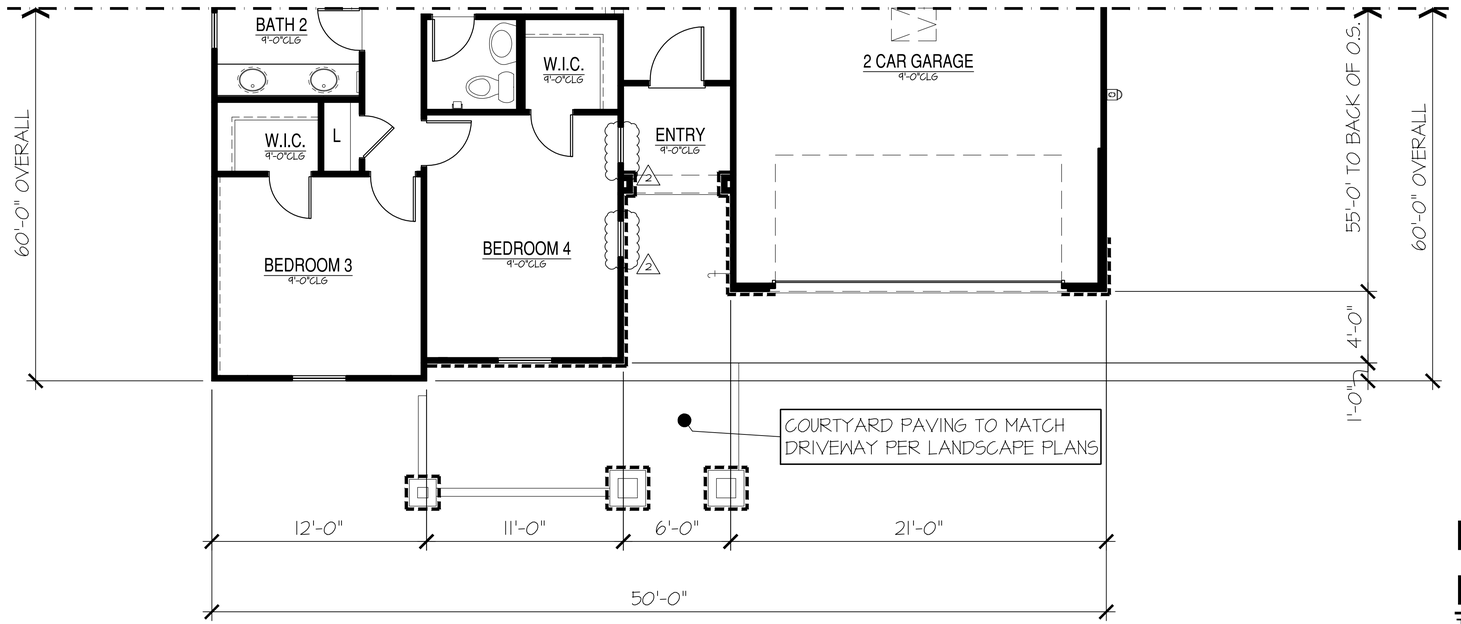
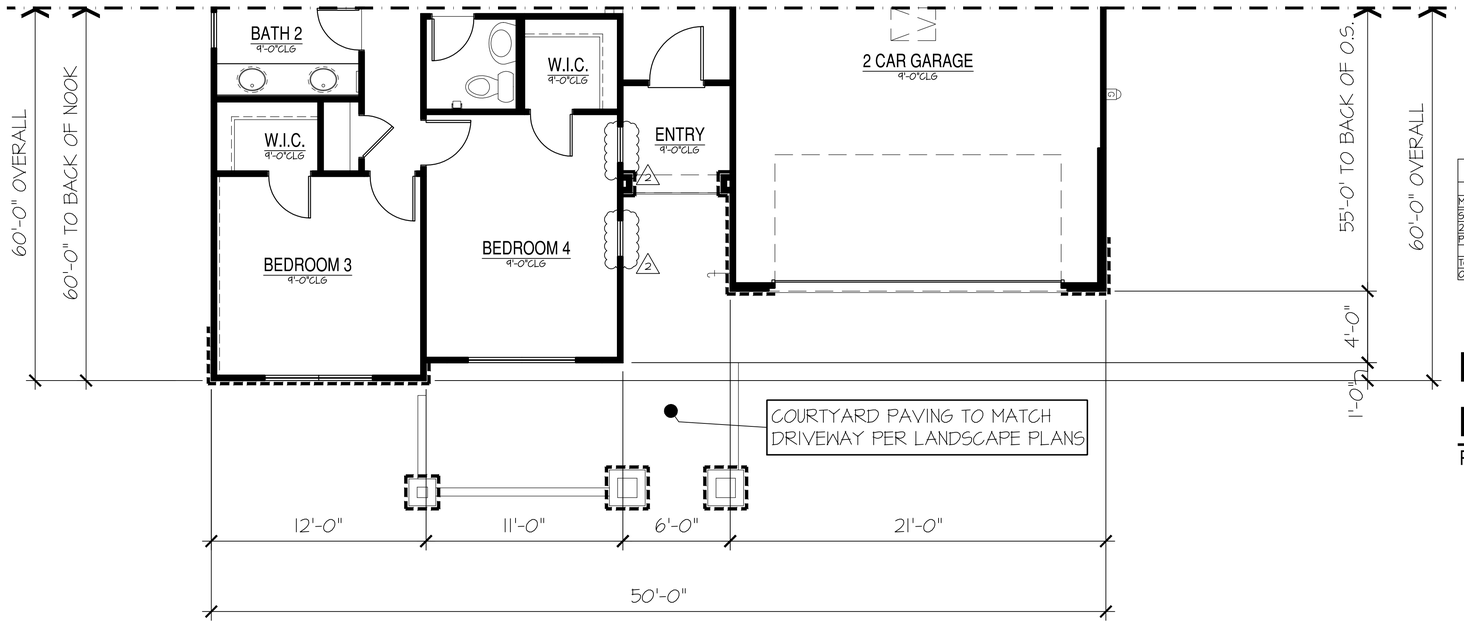


Elevation T
Partial Main Floor

Tudor scale: 1/4" = 1'-0"



SQUARE FOOTAGES			
	Elevation E	Elevation H	Elevation T
MAIN FLOOR	2347	2347	2347
SUBTOTAL	**2347**	**2347**	**2347**
2 CAR GARAGE	438	438	438
PORCH	36	36	36
TOTAL	**2821**	**2821**	**2821**
OPT. COVERED PATIO	+155	+155	+155

Elevation H
Partial Main Floor

Prairie scale: 1/4" = 1'-0"

Plan 150-2347

Mayfair at Spring Lake
Woodland, California
05S14018

March 09, 2015

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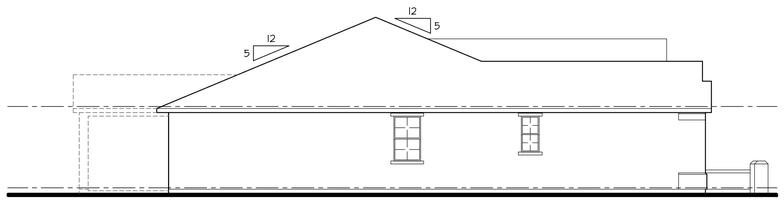
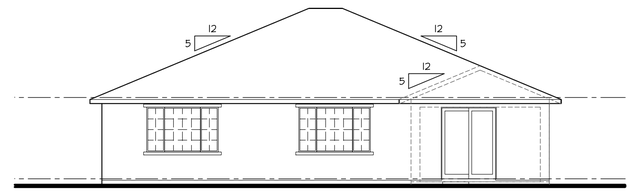


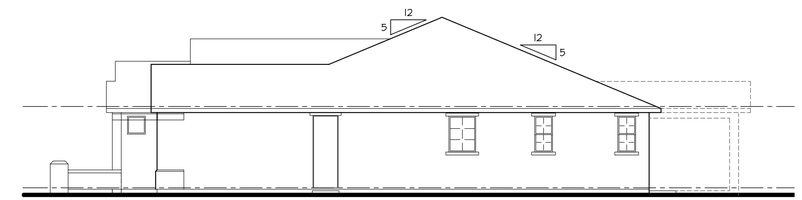
Left Side Elevation

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



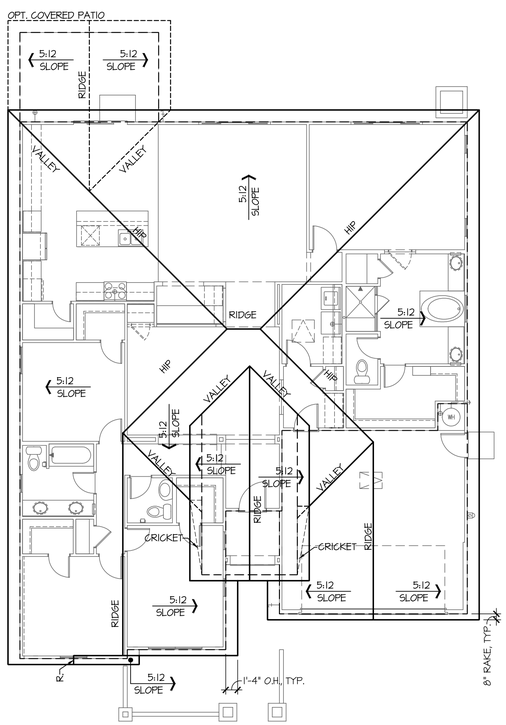
Rear Elevation

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



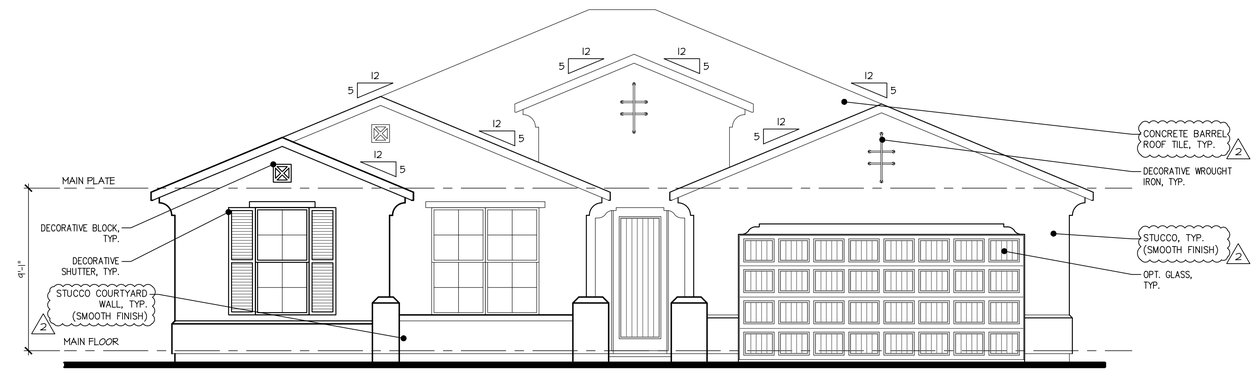
Right Side Elevation

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



Roof Plan

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



Front Elevation

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

Meritage Homes

NOTE:
HOMES TO BE SOLAR READY WITH MINIMUM 5% TO BE INCLUDED.

Plan 150-2347

Elevation E : Early California
Standard Elevations

Mayfair at Spring Lake
Woodland, California
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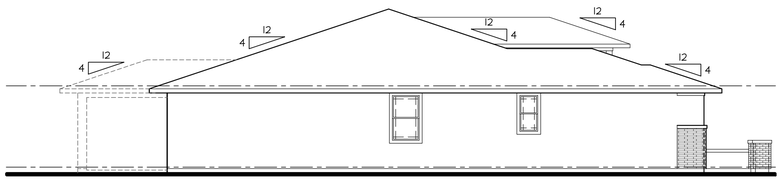
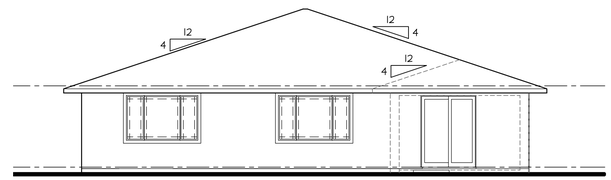


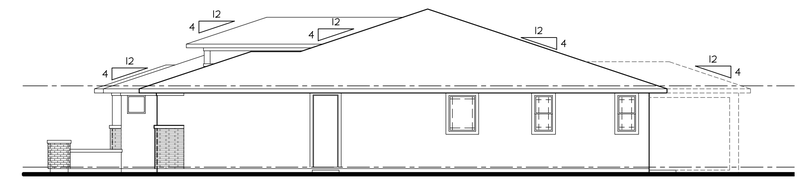
Left Side Elevation

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



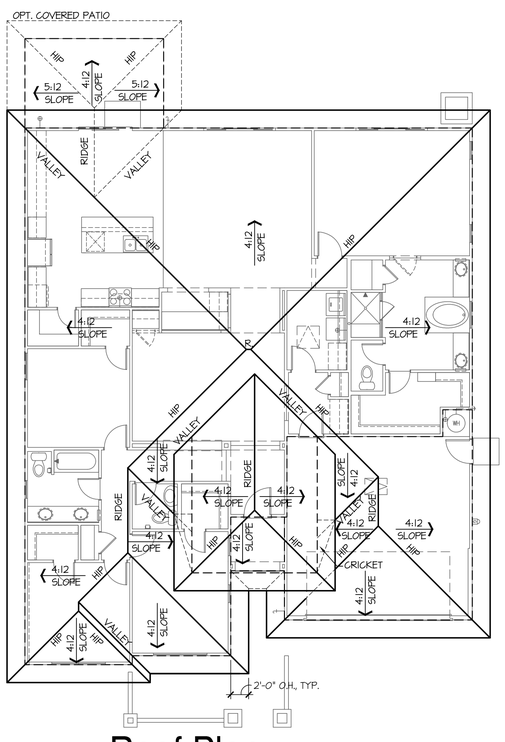
Rear Elevation

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



Right Side Elevation

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



Roof Plan

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

Front Elevation

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

NOTE:

HOMES TO BE SOLAR READY WITH MINIMUM 5% TO BE INCLUDED.

Plan 150-2347

Elevation H : Prairie

Standard Elevations

Mayfair at Spring Lake

Woodland, California

05S14018

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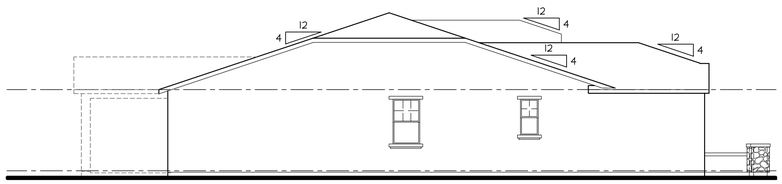
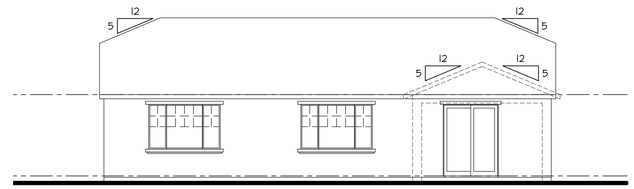


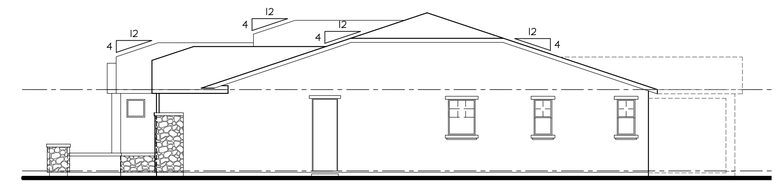
Left Side Elevation

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



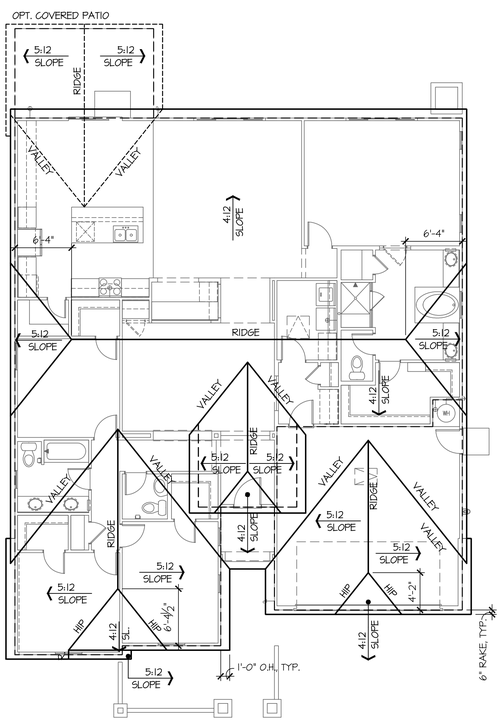
Rear Elevation

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



Right Side Elevation

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



Roof Plan

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

Front Elevation

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

NOTE:
HOMES TO BE SOLAR READY WITH MINIMUM 5% TO BE INCLUDED.

Plan 150-2347

Elevation T : Tudor

Standard Elevations

Mayfair at Spring Lake

Woodland, California

05S14018

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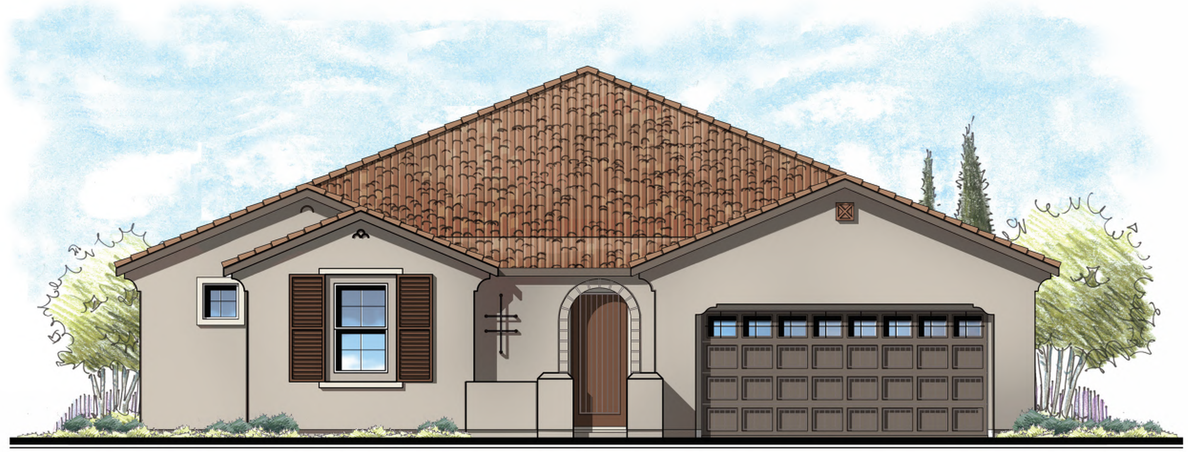


SCHEME NO. EC4

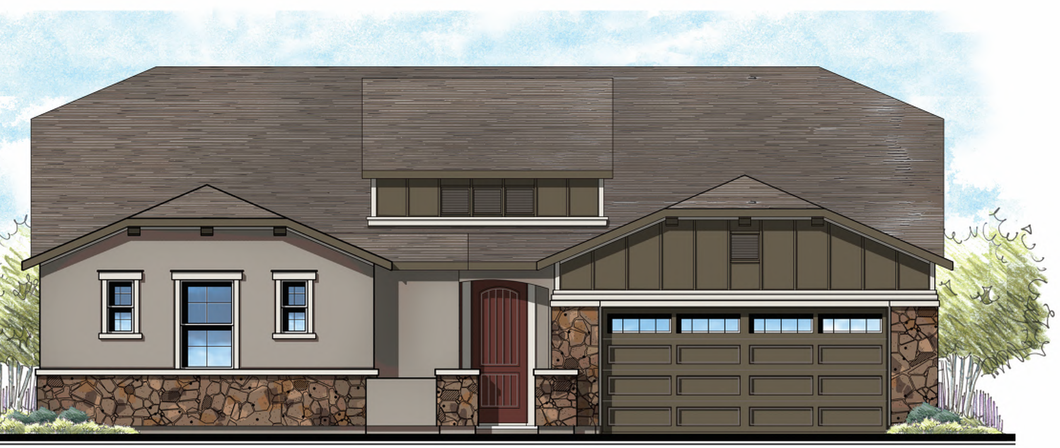
Elevation E : Early California

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

SCHEME NO. P4

Elevation H : Prairie

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



SCHEME NO. T3

Elevation T : Tudor

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

Meritage Homes

Plan 150-2501

Standard Elevations

Mayfair at Spring Lake

Woodland, California

05S14018

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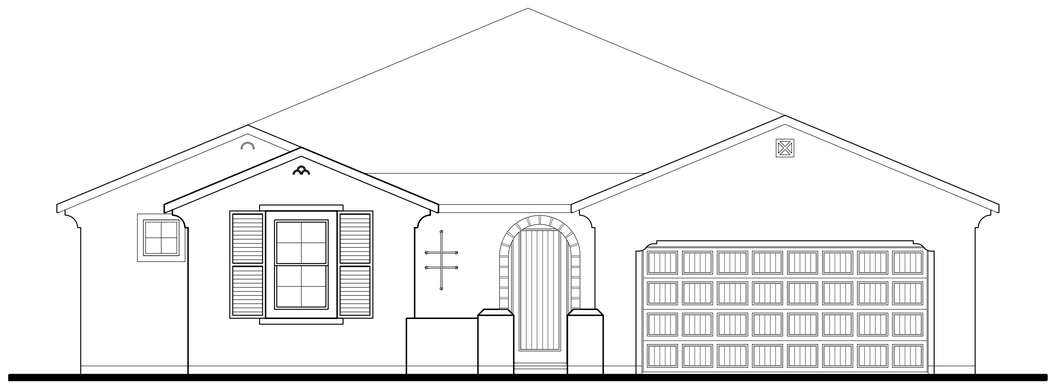
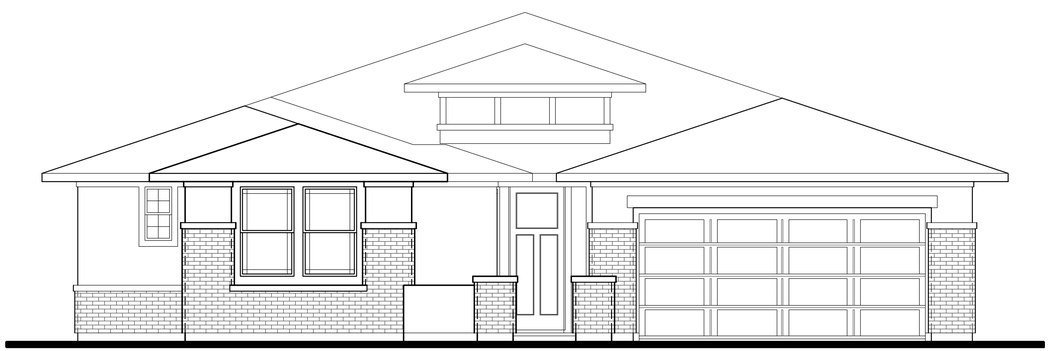


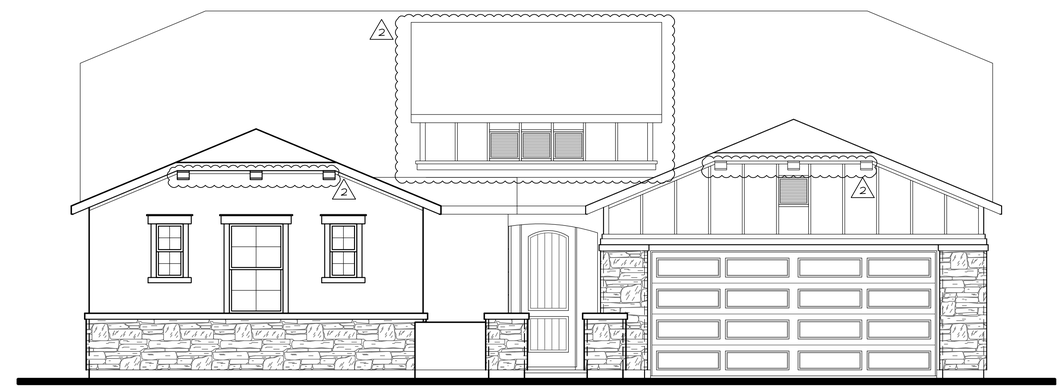
Elevation E : Early California

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



Elevation H : Prairie

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



Elevation T : Tudor

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

Plan 150-2501

Standard Elevations

Mayfair at Spring Lake

Woodland, California

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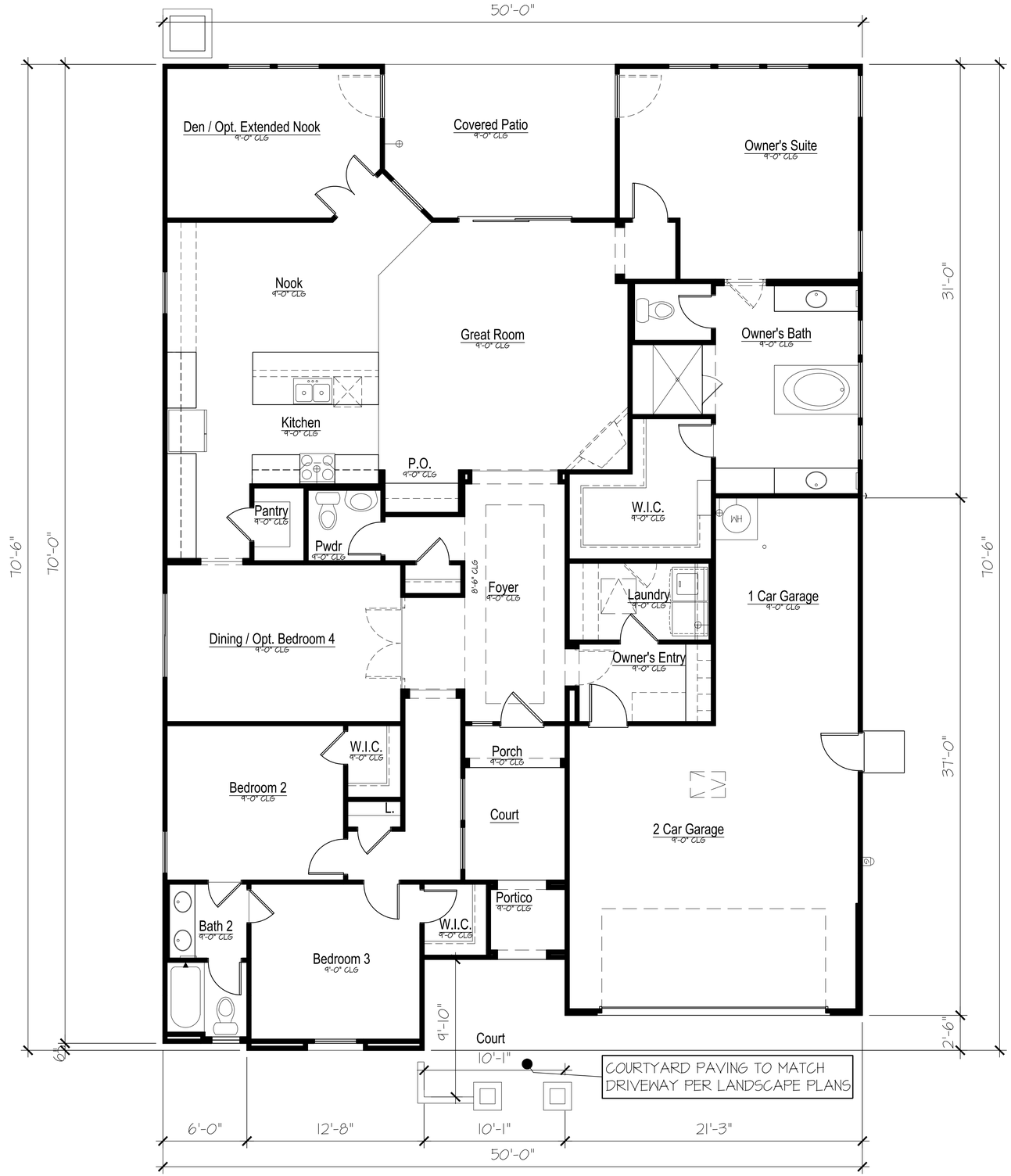

SQUARE FOOTAGES			
	Elevation E	Elevation H	Elevation T
MAIN FLOOR	2501	2501	2501
SUBTOTAL	**2501**	**2501**	**2501**
GARAGE	611	611	611
PORCH	22	22	22
COVERED PATIO	175	175	175
PORTICO	30	0	0
TOTAL	**3339**	**3304**	**3304**
OPT. ---	+0	+0	+0

Elevation E

Main Floor

Early California scale: 1/4" = 1'-0"

Plan 150-2501

Mayfair at Spring Lake

Woodland, California

05S14018

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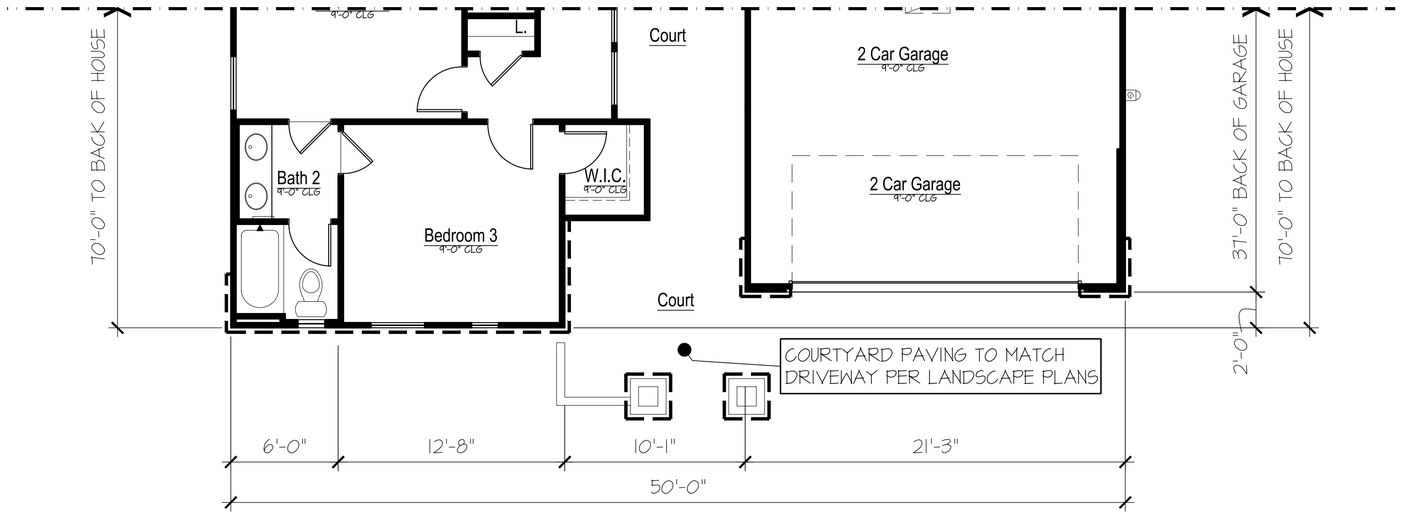
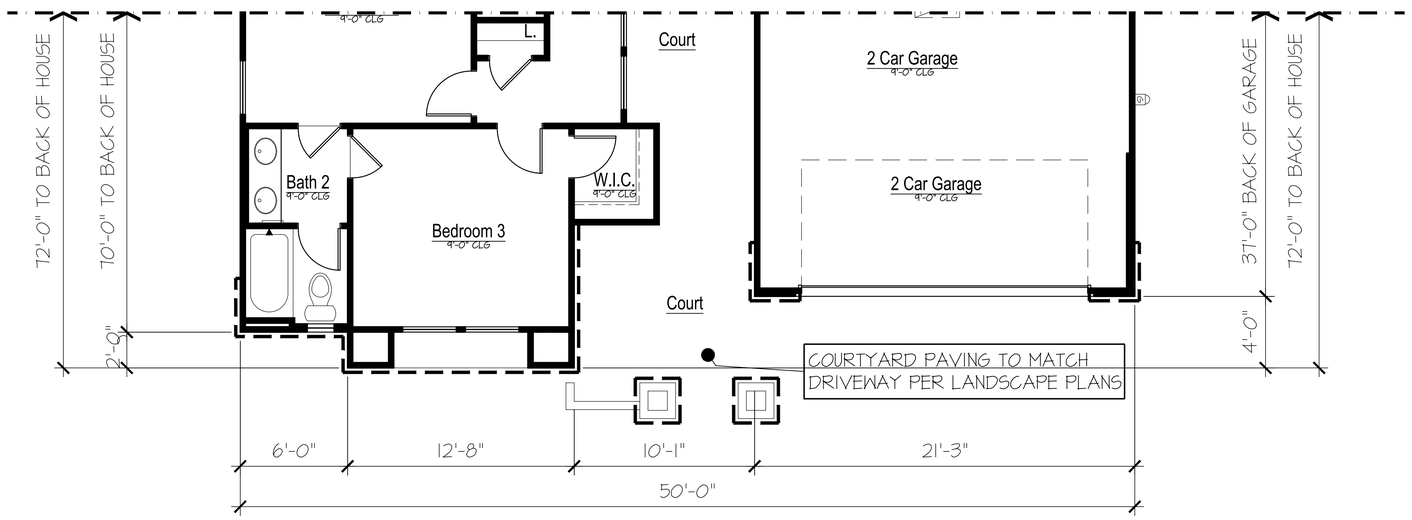


Elevation T
Partial Main Floor

Tudor scale: 1/4" = 1'-0"



SQUARE FOOTAGES			
	Elevation E	Elevation H	Elevation T
MAIN FLOOR	2501	2501	2501
SUBTOTAL	**2501**	**2501**	**2501**
GARAGE	611	611	611
PORCH	22	22	22
COVERED PATIO	175	175	175
PORTICO	30	0	0
TOTAL	**3339**	**3309**	**3309**
OPT. ---	+0	+0	+0

Elevation H
Partial Main Floor

Prairie scale: 1/4" = 1'-0"

NOTE:
HOMES TO BE SOLAR READY WITH MINIMUM 50% TO BE INCLUDED.

Plan 150-2501

Mayfair at Spring Lake
Woodland, California
05S14018

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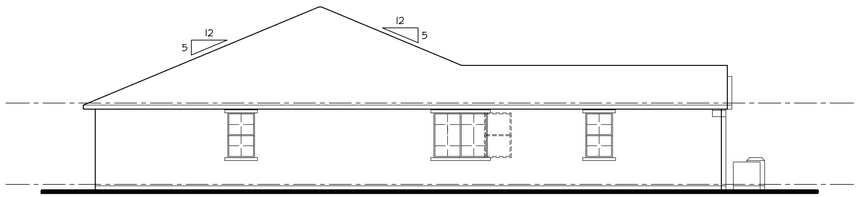
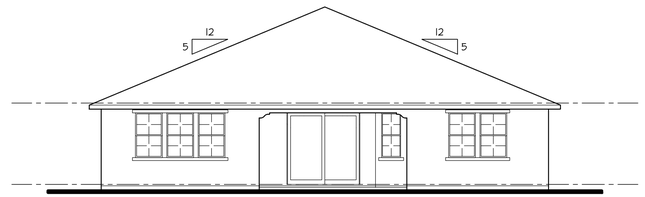


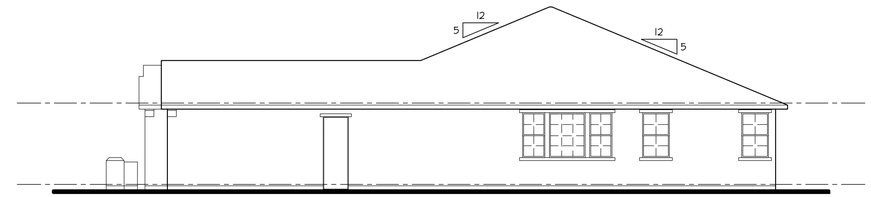
Left Side Elevation

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



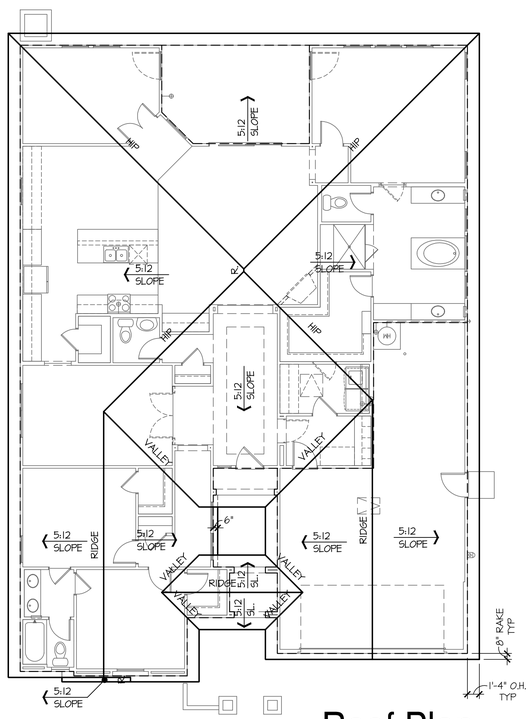
Rear Elevation

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



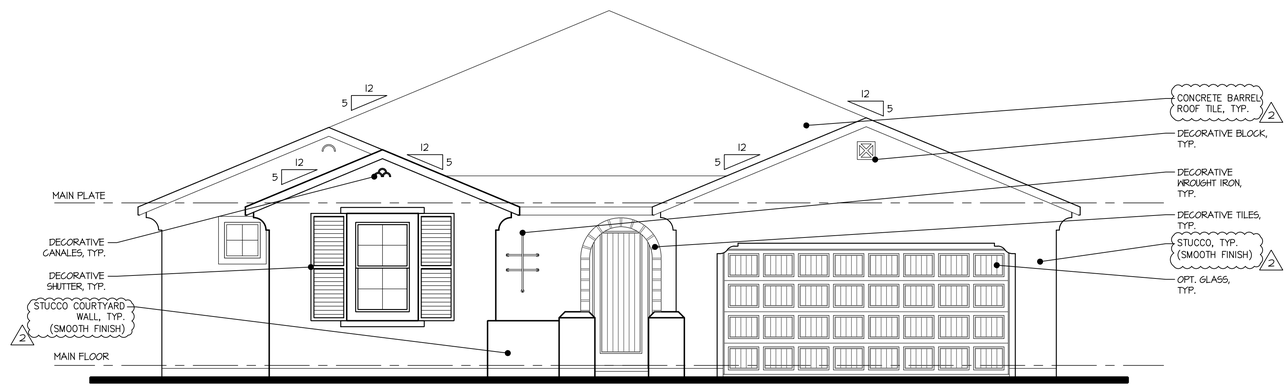
Right Side Elevation

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



Roof Plan

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



Front Elevation

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

NOTE:
HOMES TO BE SOLAR READY WITH MINIMUM 5% TO BE INCLUDED.

Plan 150-2501

Elevation E : Early California
Standard Elevations

Mayfair at Spring Lake
Woodland, California
05S14018

March 09, 2015

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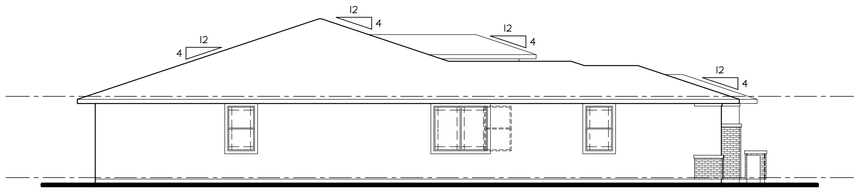
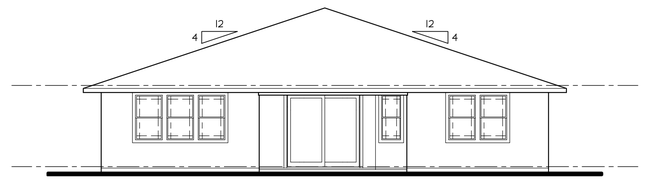
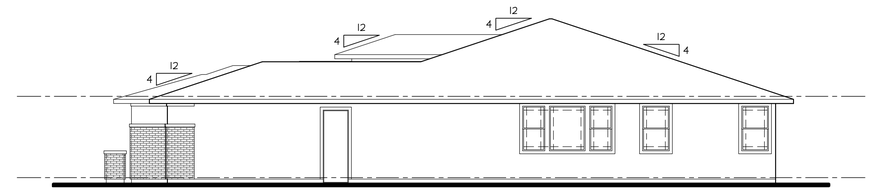


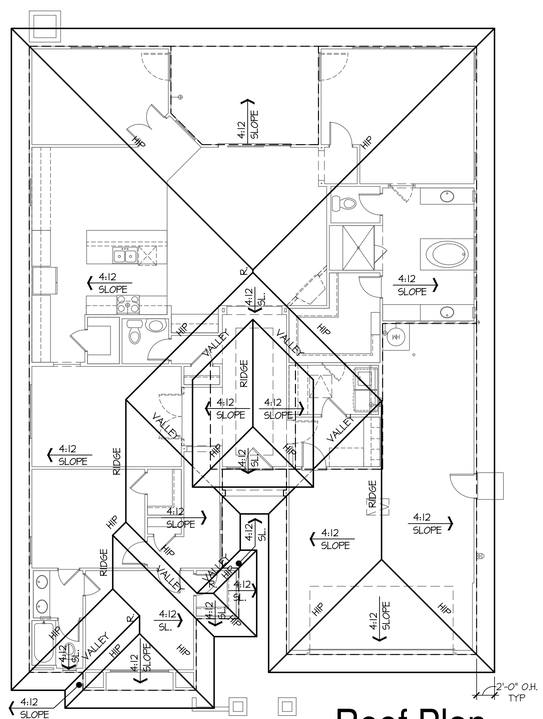
Left Side Elevation
scale: 1/8" = 1'-0"



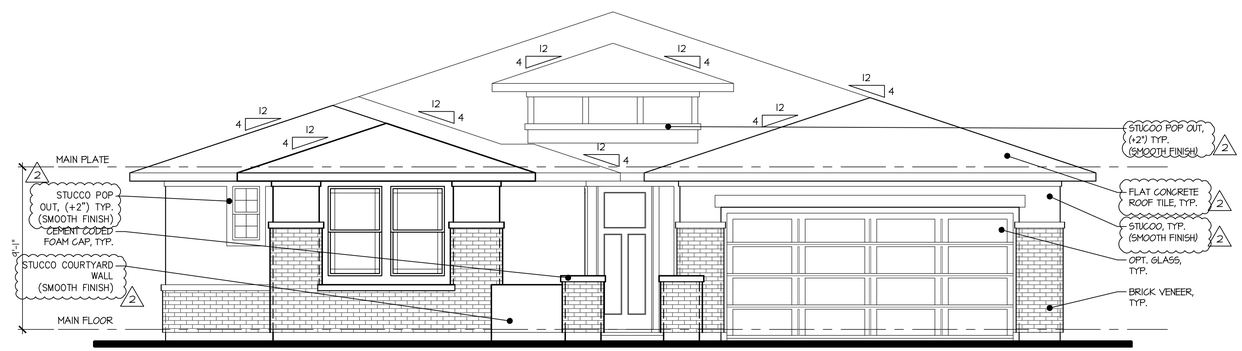
Rear Elevation
scale: 1/8" = 1'-0"



Right Side Elevation
scale: 1/8" = 1'-0"



Roof Plan
scale: 1/8" = 1'-0"



Front Elevation
scale: 1/4" = 1'-0"

NOTE:
HOMES TO BE SOLAR READY WITH MINIMUM 5% TO BE INCLUDED.

Plan 150-2501
Elevation H : Prairie
Standard Elevations

Mayfair at Spring Lake
Woodland, California
05S14018

Meritage Homes

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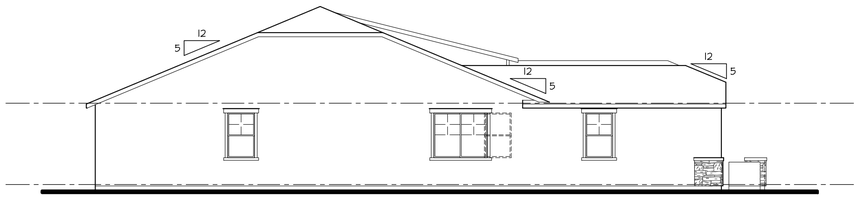
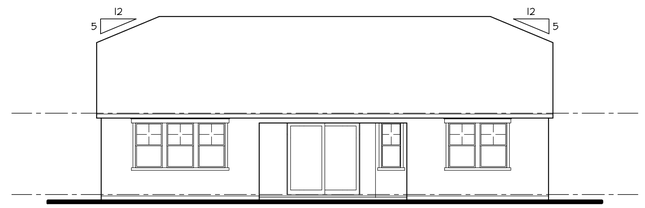


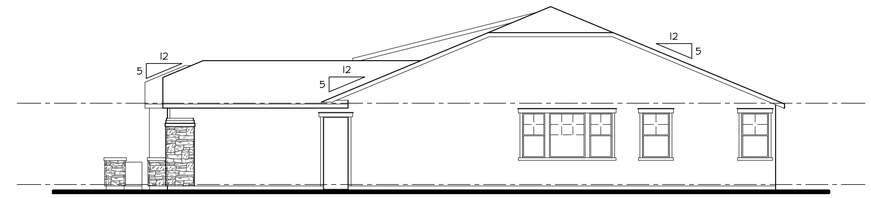
Left Side Elevation

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



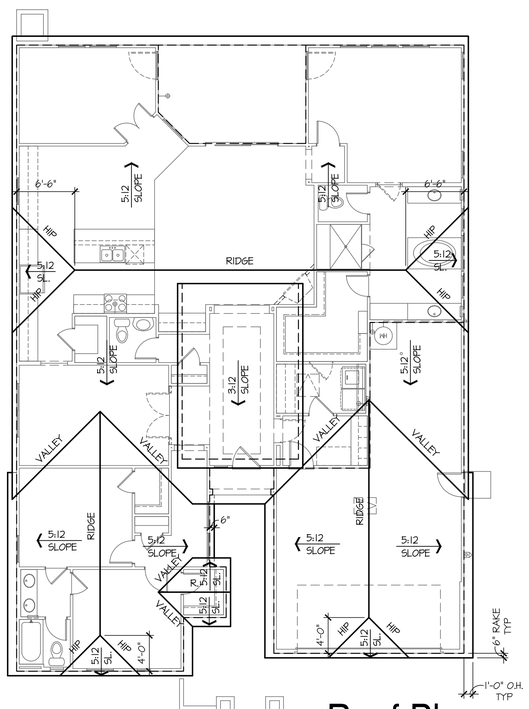
Rear Elevation

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



Right Side Elevation

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



Roof Plan

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

Front Elevation

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

NOTE:
HOMES TO BE SOLAR READY WITH MINIMUM 5% TO BE INCLUDED.

Plan 150-2501

Elevation T : Tudor
Standard Elevations

Mayfair at Spring Lake
Woodland, California
05S14018

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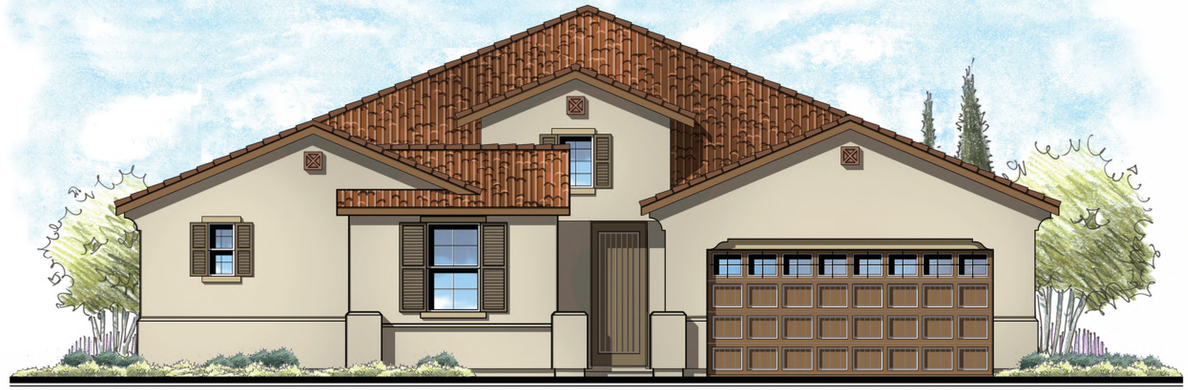

SCHEME NO. EC1

Elevation E : Early California

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

SCHEME NO. FC2

Elevation G : French Country

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

SCHEME NO. P1

Elevation H : Prairie

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

Meritage Homes

Plan 150-2654

Standard Elevations

Mayfair at Spring Lake

Woodland, California

05S14018

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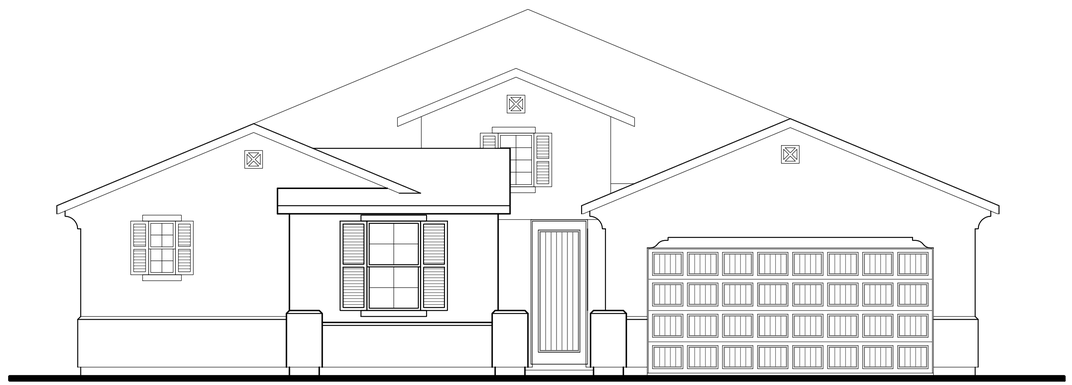
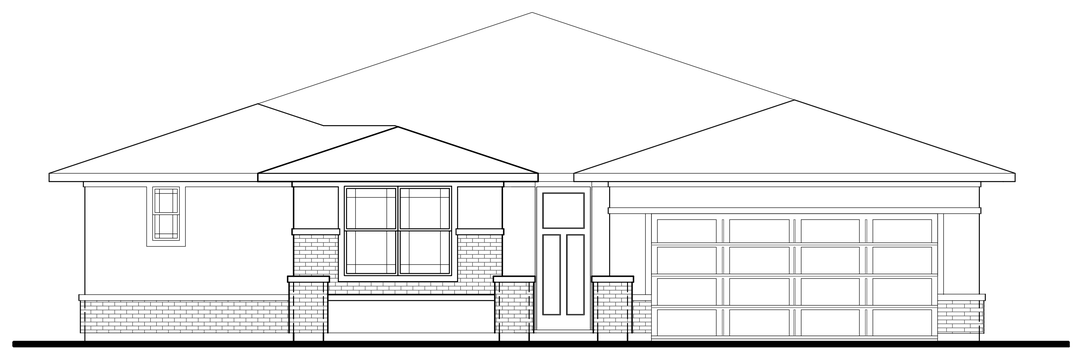


Elevation E : Early California

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

Elevation G : French Country

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



Elevation H : Prairie

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

Plan 150-2654

Standard Elevations

Mayfair at Spring Lake

Woodland, California

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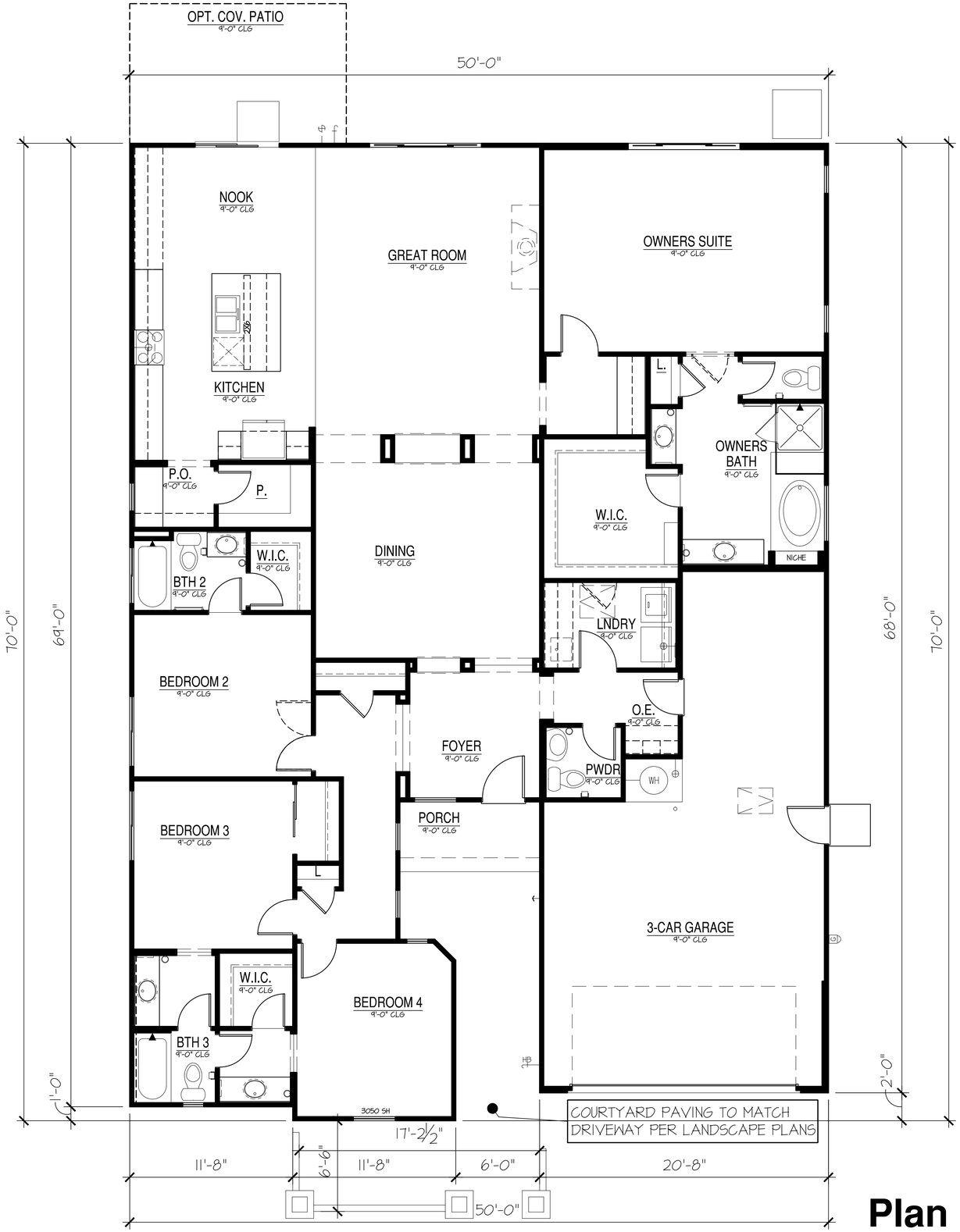

SQUARE FOOTAGES			
	Elevation E	Elevation H	Elevation G
MAIN FLOOR	2654	2654	2654
SUBTOTAL	2654	2654	2654
GARAGE	616	616	616
PORCH	50	50	50
TOTAL	3320	3320	3320
OPT. COVERED PATIO	+155	+155	+155

Elevation E
Main Floor

Early California scale: 1/4" = 1'-0"

Plan 150-2654

Mayfair at Spring Lake
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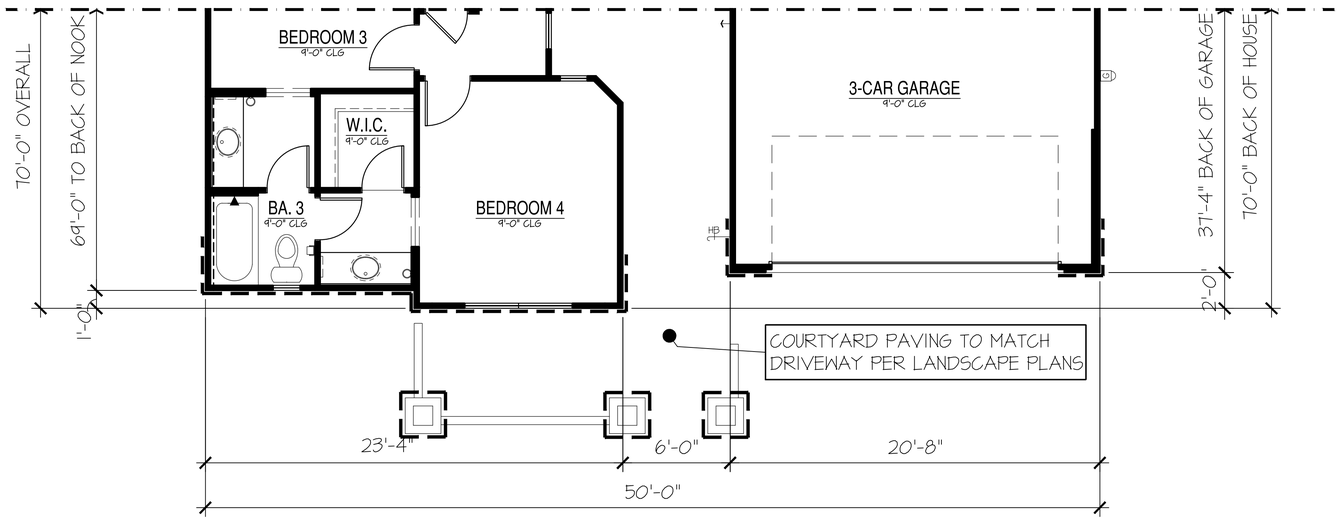
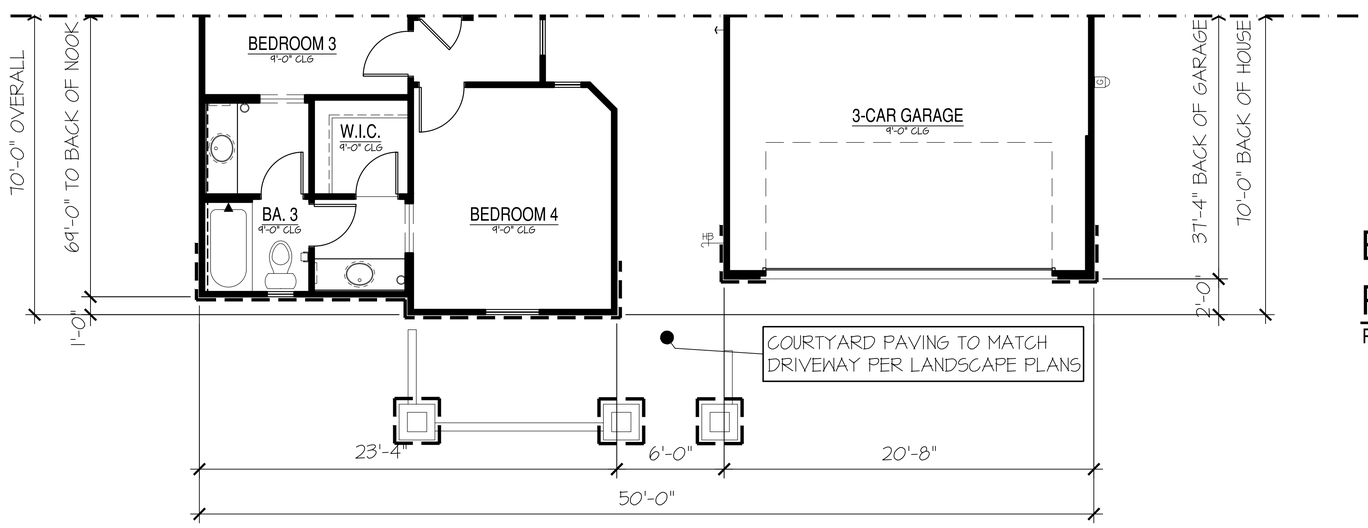


Elevation G

Partial Main Floor

French Country scale: 1/4" = 1'-0"

SQUARE FOOTAGES			
	Elevation E	Elevation H	Elevation G
MAIN FLOOR	2654	2654	2654
SUBTOTAL	**2654**	**2654**	**2654**
GARAGE	616	616	616
PORCH	50	50	50
TOTAL	**3320**	**3320**	**3320**
OPT. COVERED PATIO	+155	+155	+155



Elevation H

Partial Main Floor

Prairie scale: 1/4" = 1'-0"

Meritage Homes

Plan 150-2654

Mayfair at Spring Lake
Woodland, California
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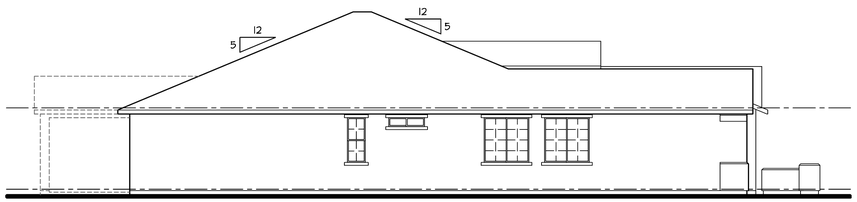
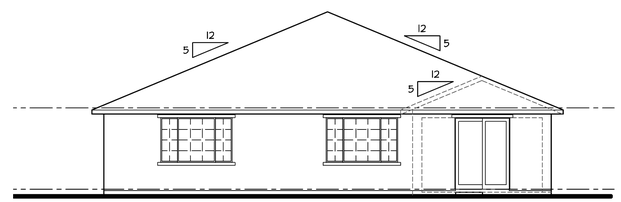


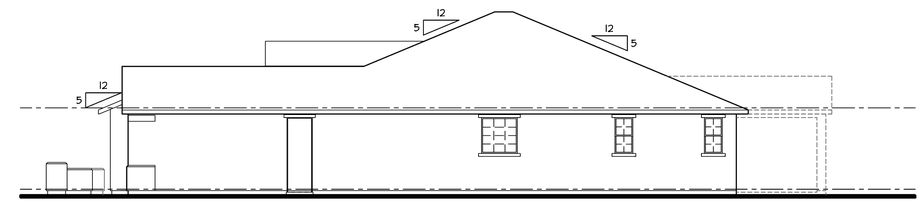
Left Side Elevation

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



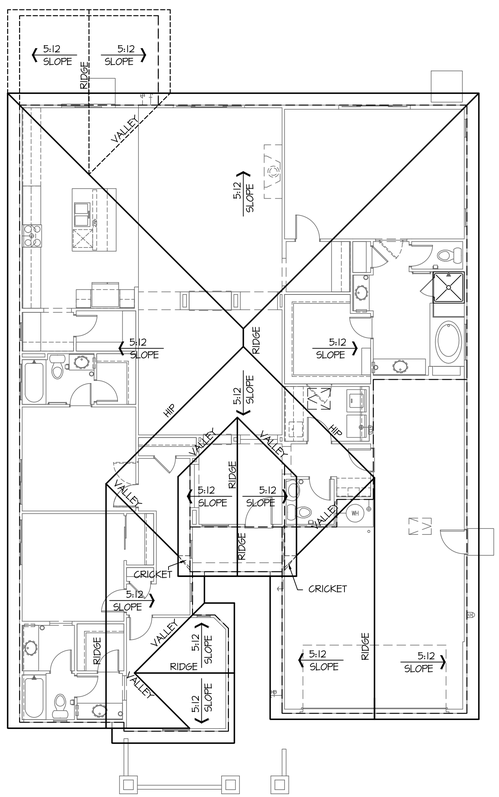
Rear Elevation

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



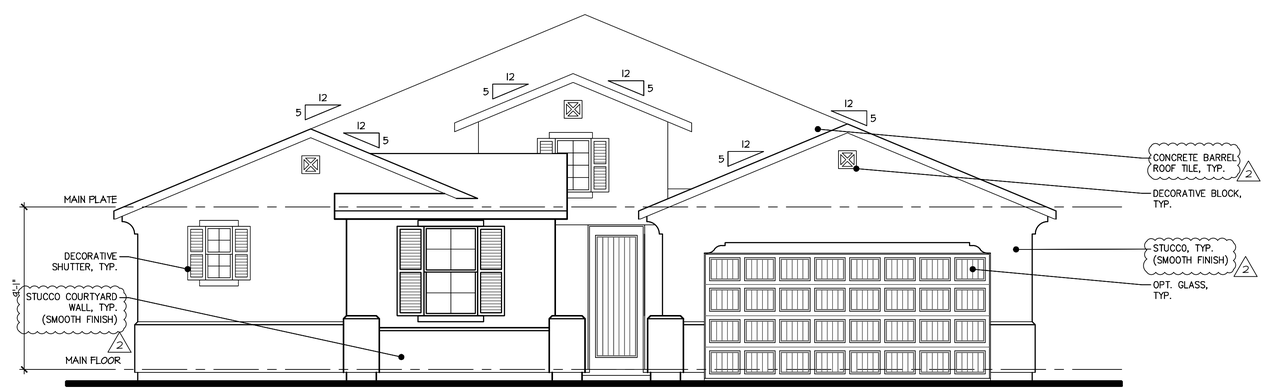
Right Side Elevation

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



Roof Plan

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



Front Elevation

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

NOTE:
HOMES TO BE SOLAR READY WITH MINIMUM 5% TO BE INCLUDED.

Plan 150-2654

Elevation E : Early California
Standard Elevations

Mayfair at Spring Lake
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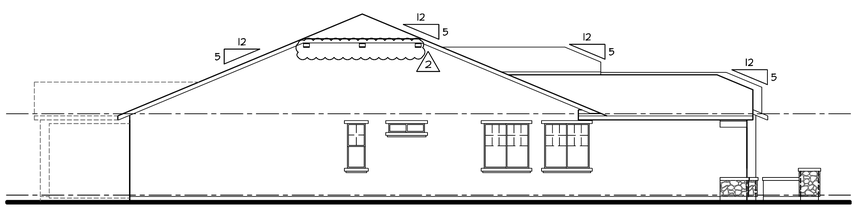
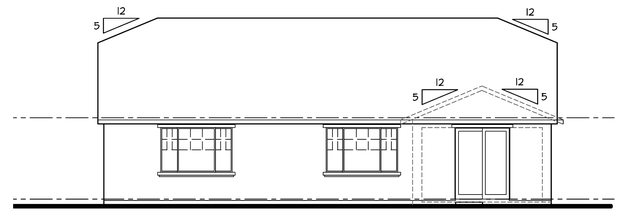
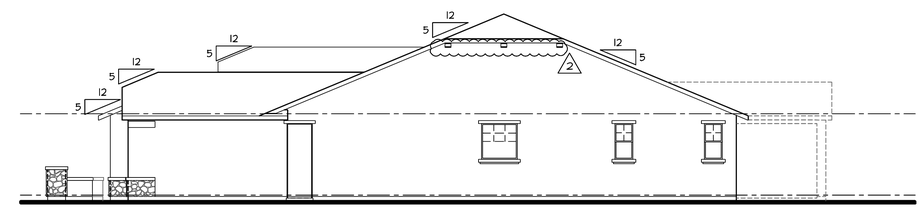


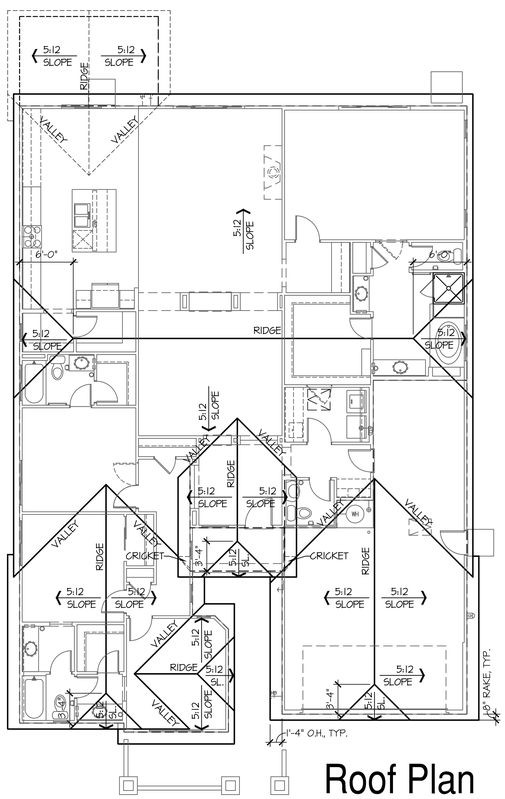
Left Side Elevation
scale: 1/8" = 1'-0"



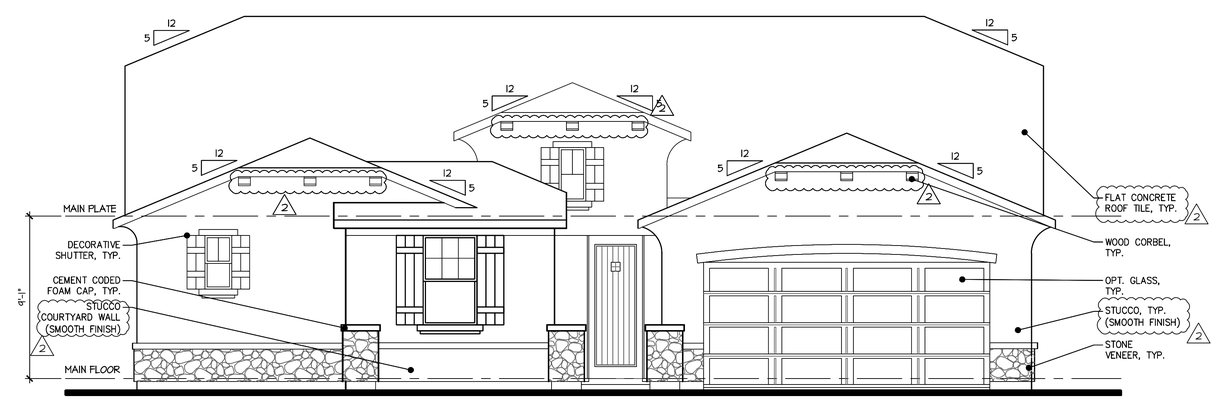
Rear Elevation
scale: 1/8" = 1'-0"



Right Side Elevation
scale: 1/8" = 1'-0"



Roof Plan
scale: 1/8" = 1'-0"



Front Elevation
scale: 1/4" = 1'-0"

NOTE:
HOMES TO BE SOLAR READY WITH MINIMUM 5% TO BE INCLUDED.

Plan 150-2654
Elevation G : French Country
Standard Elevations

Mayfair at Spring Lake
Woodland, California
05S14018

March 09, 2015

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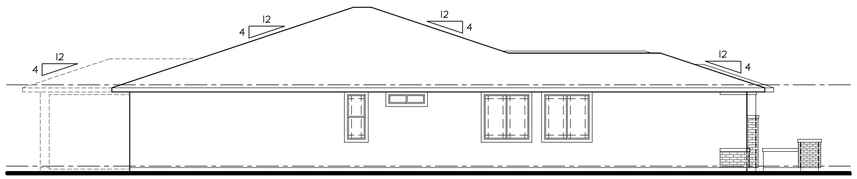
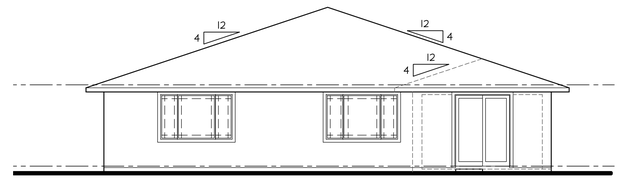


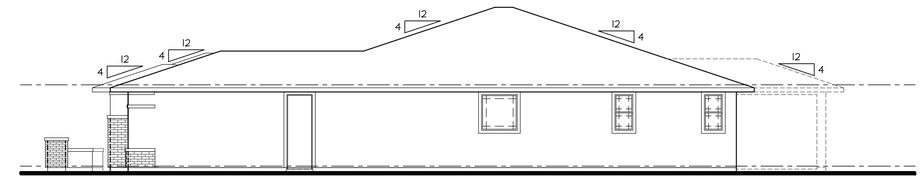
Left Side Elevation

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



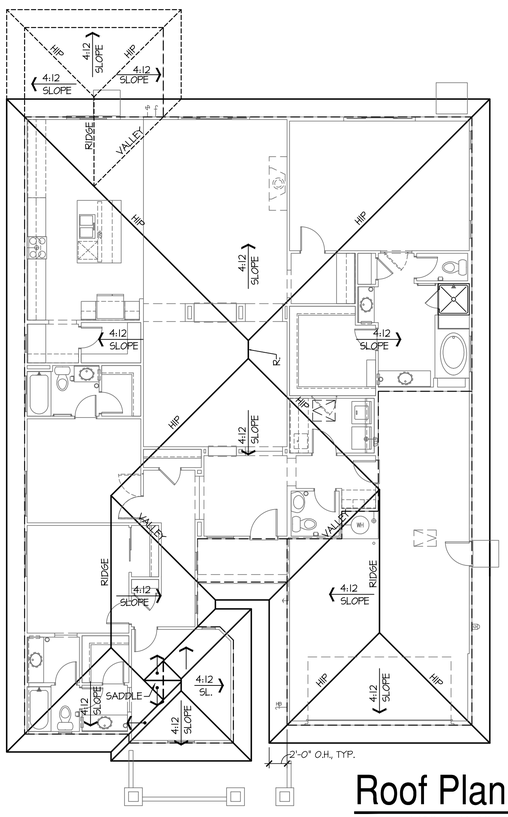
Rear Elevation

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



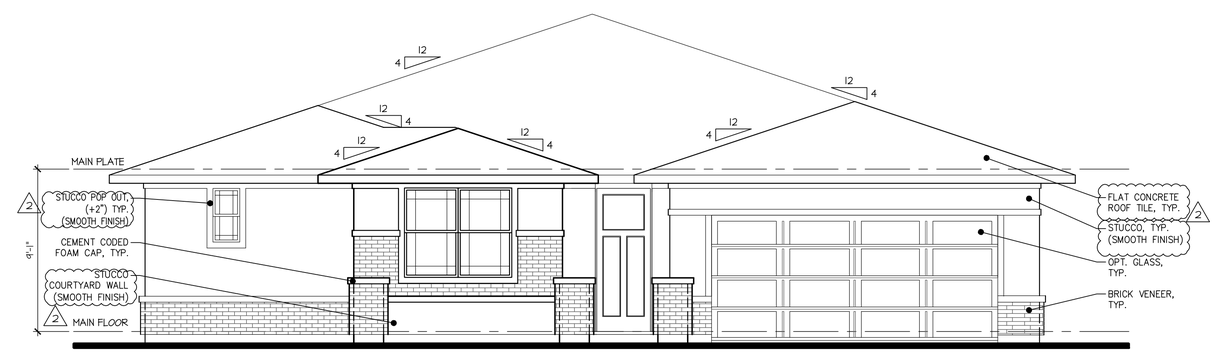
Right Side Elevation

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



Roof Plan

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



Front Elevation

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

NOTE:
HOMES TO BE SOLAR READY WITH MINIMUM 5% TO BE INCLUDED.

Plan 150-2654

Elevation H : Prairie
Standard Elevations

Mayfair at Spring Lake
Woodland, California
05S14018

March 09, 2015

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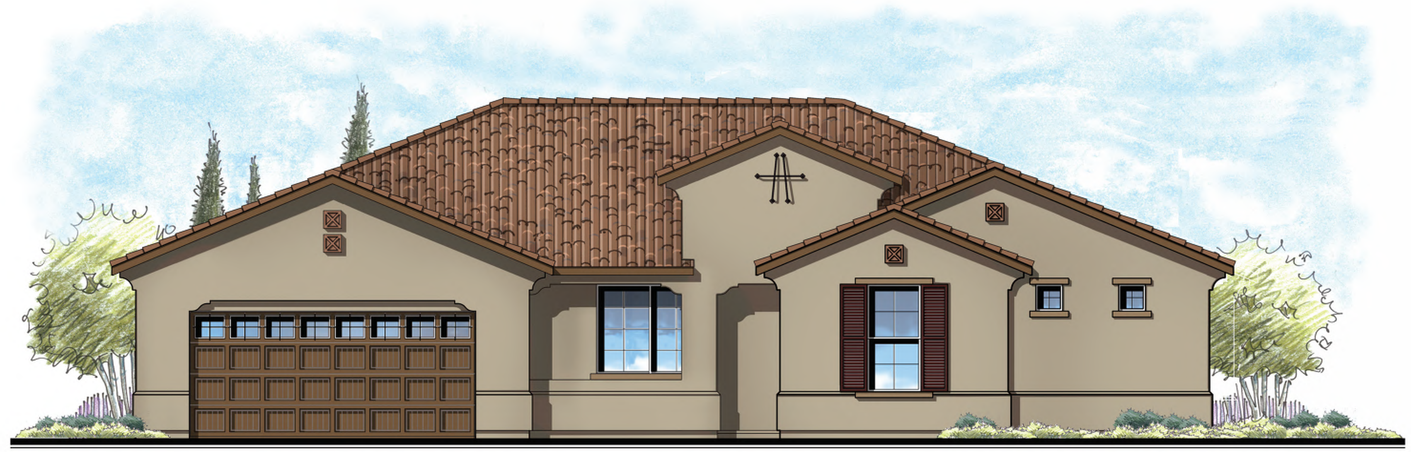

SCHEME NO. EC2

Elevation E : Early California

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

SCHEME NO. P2

Elevation H : Prairie

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

SCHEME NO. T4

Elevation T : Tudor

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

Meritage Homes

Plan 160-2762

Standard Elevations

Mayfair at Spring Lake

Woodland, California

05S14018

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Elevation E : Early California

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

Elevation H : Prairie

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

Elevation T : Tudor

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

Plan 160-2762

Standard Elevations

Mayfair at Spring Lake

Woodland, California

05S14018

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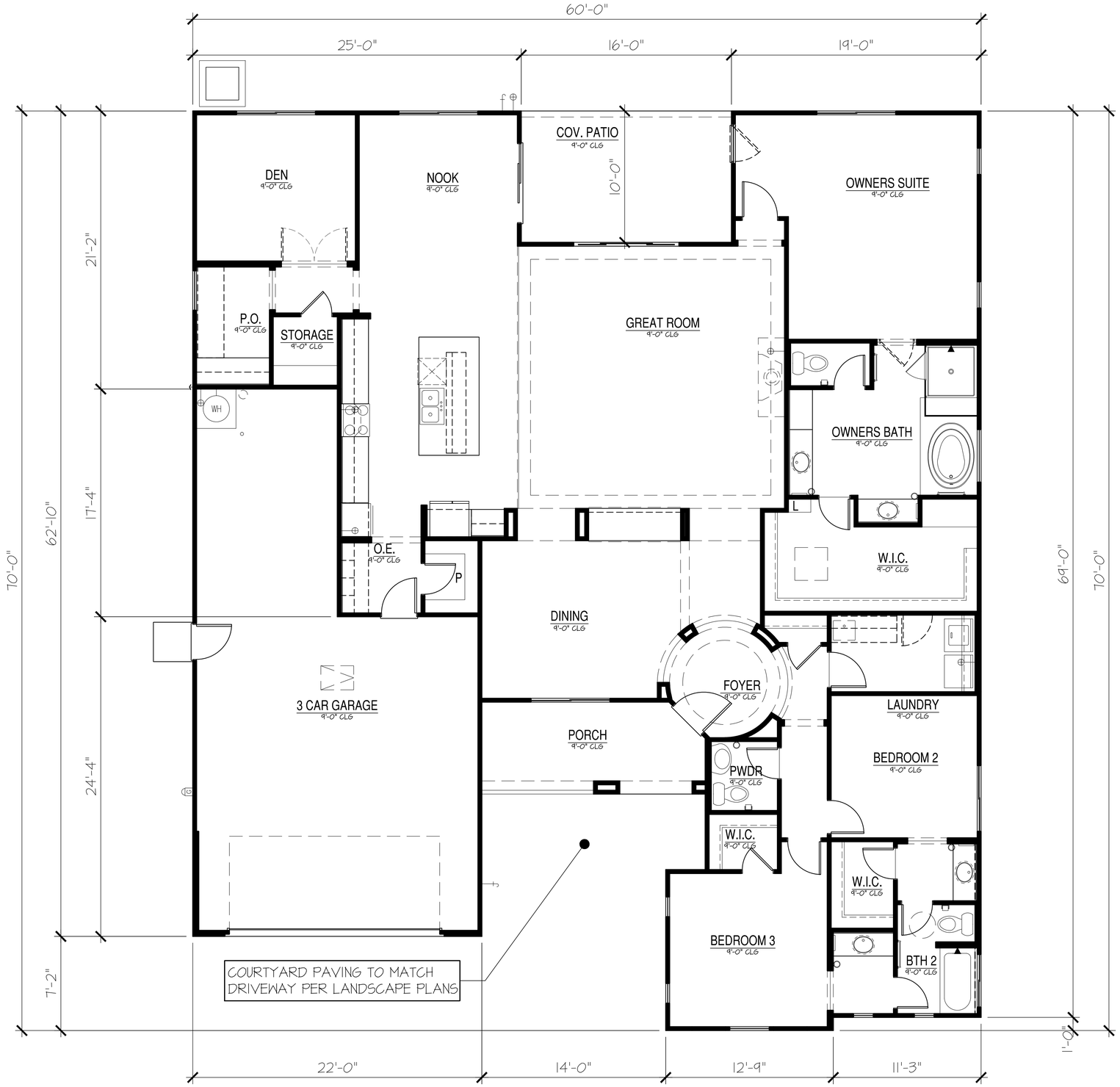

SQUARE FOOTAGES			
	Elevation E	Elevation H	Elevation T
MAIN FLOOR	2762	2762	2762
SUBTOTAL	**2762**	**2762**	**2762**
GARAGE	724	724	724
PORCH	115	115	115
COVERED PATIO	160	160	160
TOTAL	**3761**	**3761**	**3761**
OPT. ---	+0	+0	+0

Elevation E

Main Floor

Early California scale: 1/4" = 1'-0"

Plan 160-2762

Mayfair at Spring Lake

Woodland, California

05S14018

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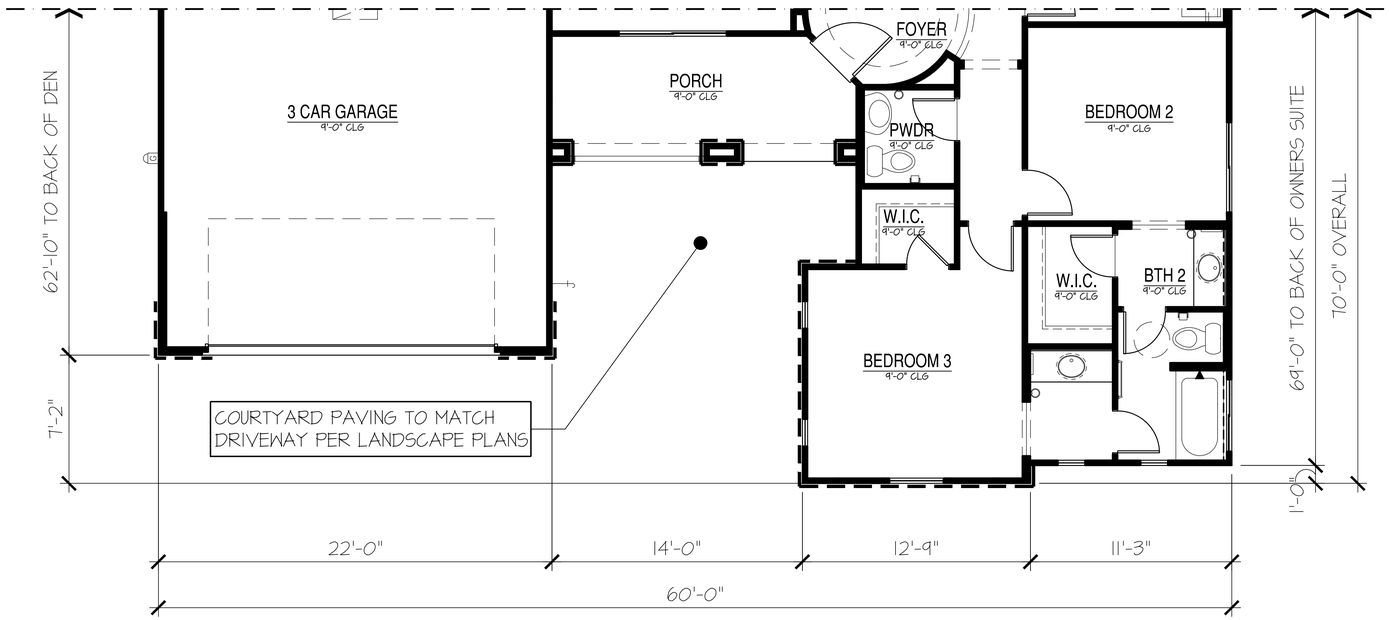
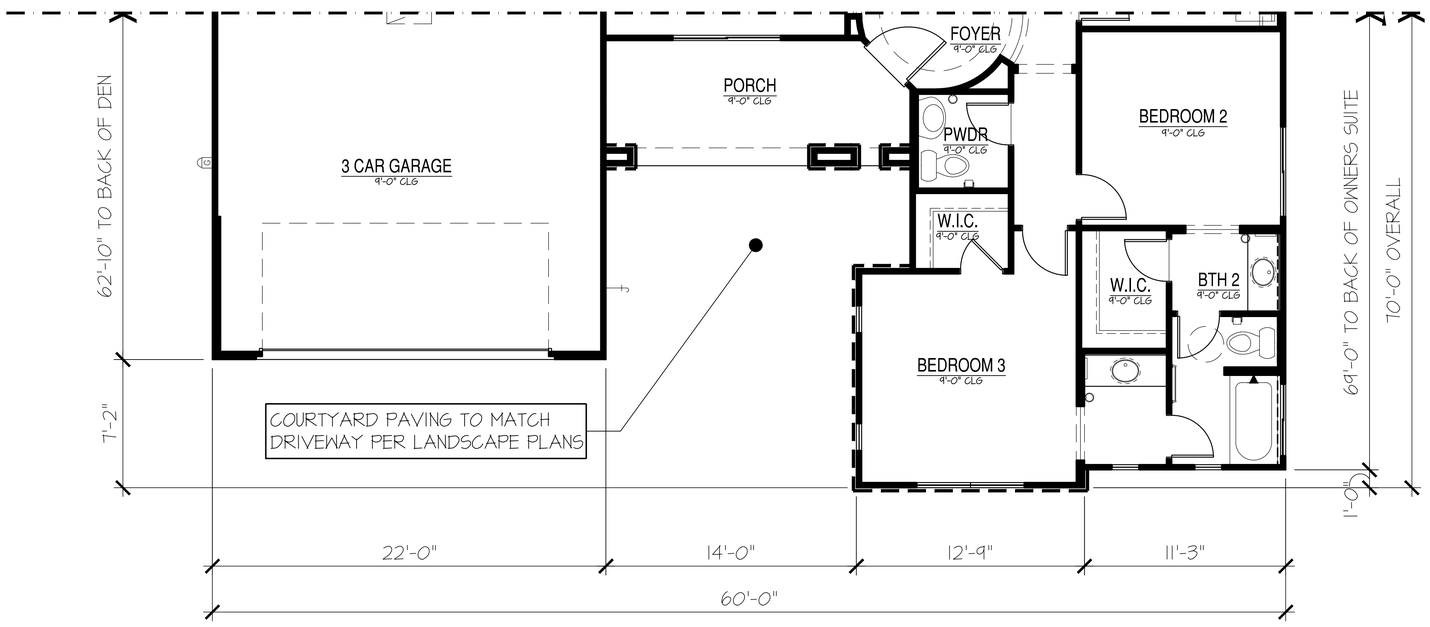


Elevation T
Partial Main Floor

Tudor scale: 1/4" = 1'-0"



SQUARE FOOTAGES			
	Elevation E	Elevation H	Elevation T
MAIN FLOOR	2762	2762	2762
SUBTOTAL	**2762**	**2762**	**2762**
GARAGE	724	724	724
PORCH	115	115	115
COVERED PATIO	160	160	160
TOTAL	**3761**	**3761**	**3761**
OPT. ---	+0	+0	+0

Elevation H
Partial Main Floor

Prairie scale: 1/4" = 1'-0"

Plan 160-2762

Mayfair at Spring Lake
Woodland, California
05S14018

March 09, 2015

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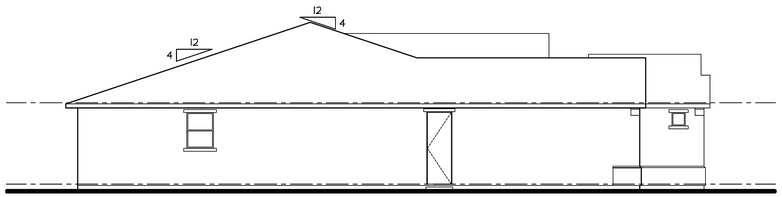
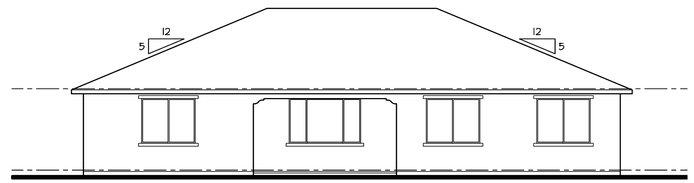


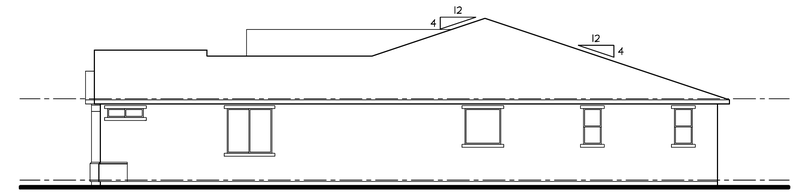
Left Side Elevation

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



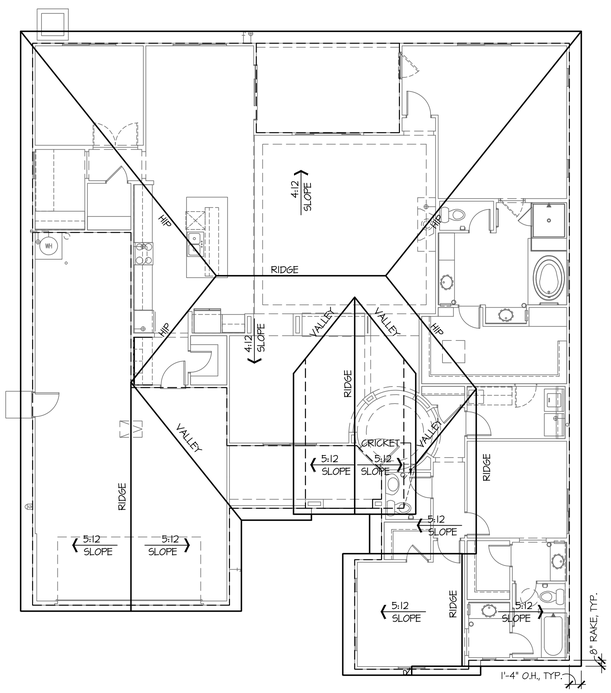
Rear Elevation

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



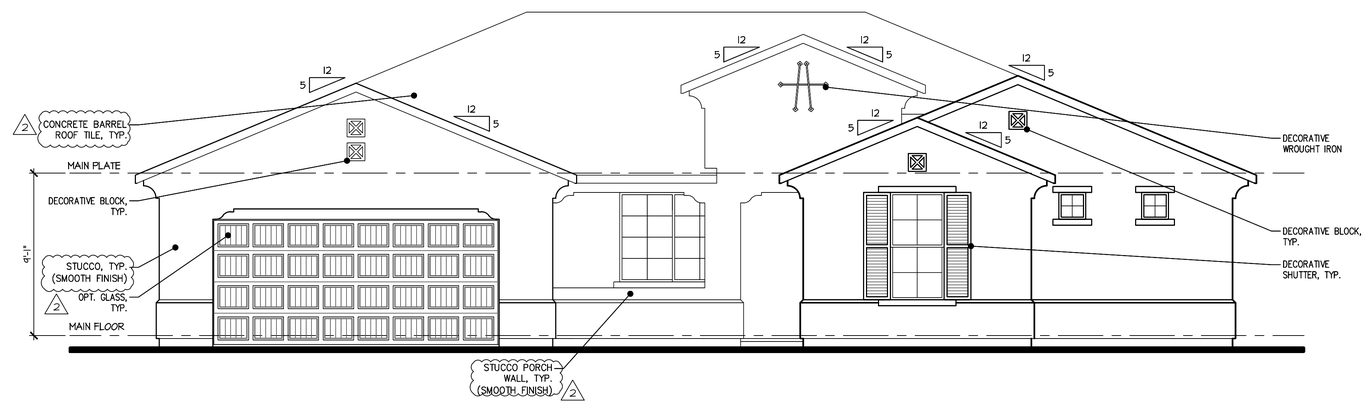
Right Side Elevation

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



Roof Plan

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



Front Elevation

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

NOTE:
HOMES TO BE SOLAR READY WITH MINIMUM 5% TO BE INCLUDED.

Plan 160-2762

Elevation E : Early California
Standard Elevations

Mayfair at Spring Lake
Woodland, California
05S14018

March 09, 2015

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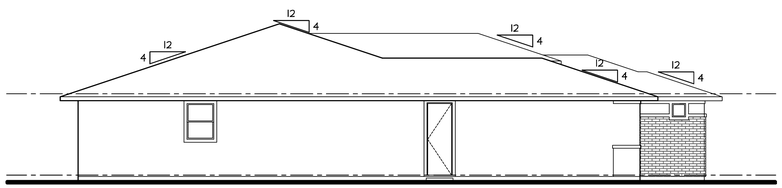
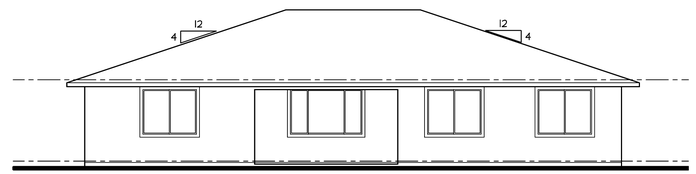


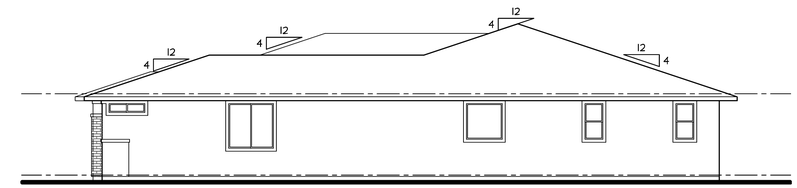
Left Side Elevation

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



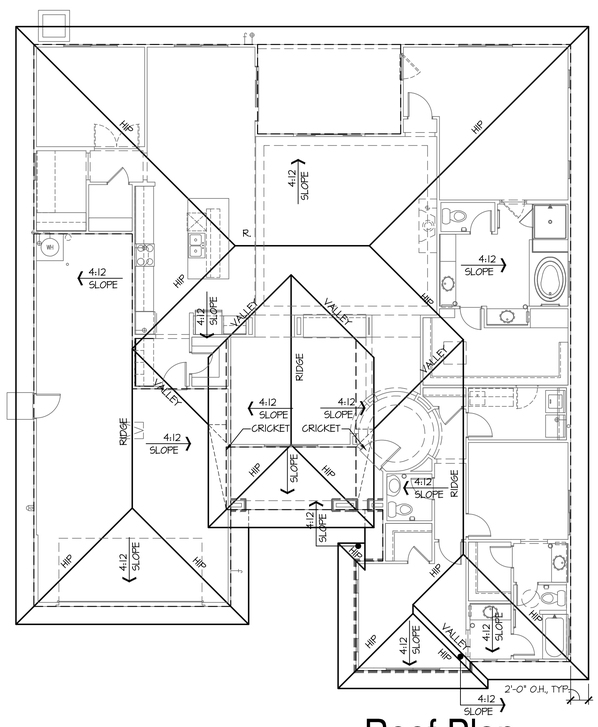
Rear Elevation

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



Right Side Elevation

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



Roof Plan

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

Front Elevation

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

NOTE:
HOMES TO BE SOLAR READY WITH MINIMUM 5% TO BE INCLUDED.

Plan 160-2762

Elevation H : Prairie
Standard Elevations

Mayfair at Spring Lake
Woodland, California
05S14018

March 09, 2015

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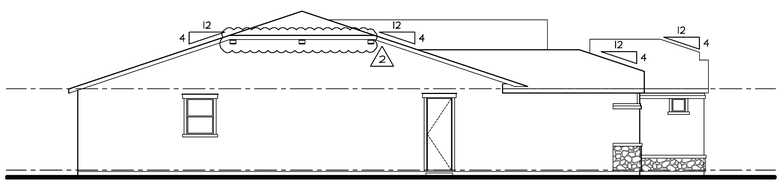
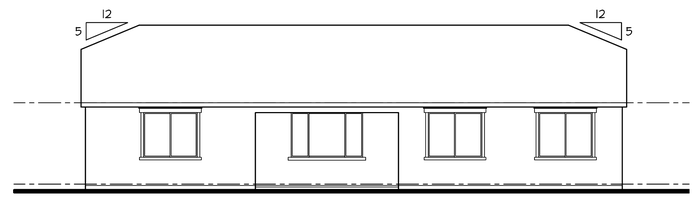


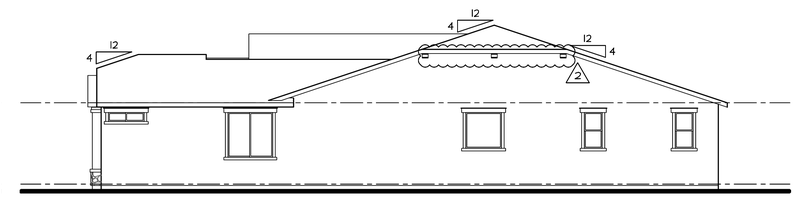
Left Side Elevation

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



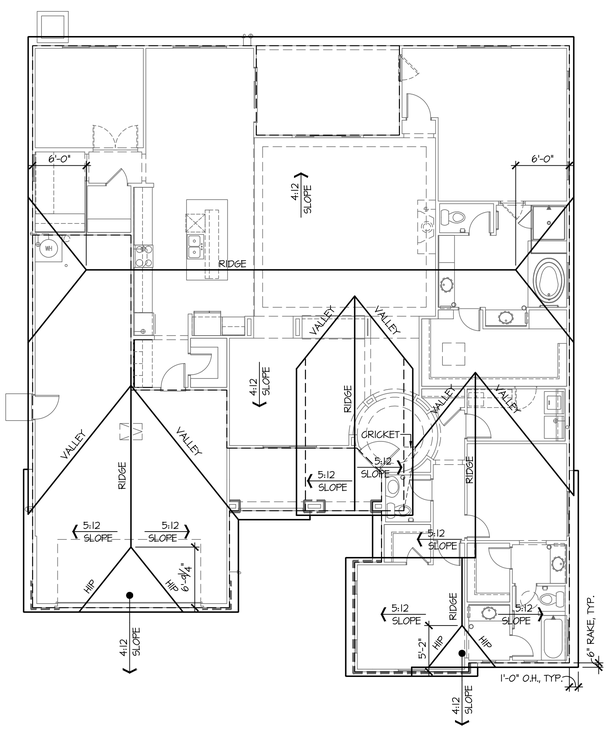
Rear Elevation

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



Right Side Elevation

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



Roof Plan

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

Front Elevation

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

NOTE:
HOMES TO BE SOLAR READY WITH MINIMUM 5% TO BE INCLUDED.

Plan 160-2762

Elevation T : Tudor
Standard Elevations

Mayfair at Spring Lake
Woodland, California
05S14018

Meritage Homes

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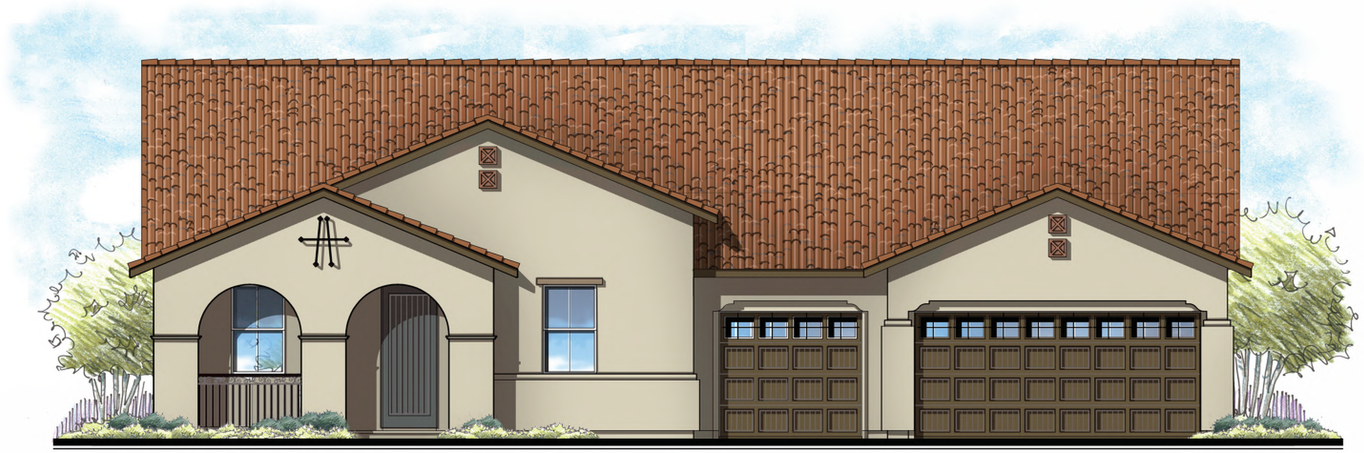

SCHEME NO. EC3

Elevation E : Early California

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

SCHEME NO. FC3

Elevation G : French Country

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

SCHEME NO. P3

Elevation H : Prairie

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

Meritage Homes

Plan 160-3104

Standard Elevations

Mayfair at Spring Lake

Woodland, California

05S14018

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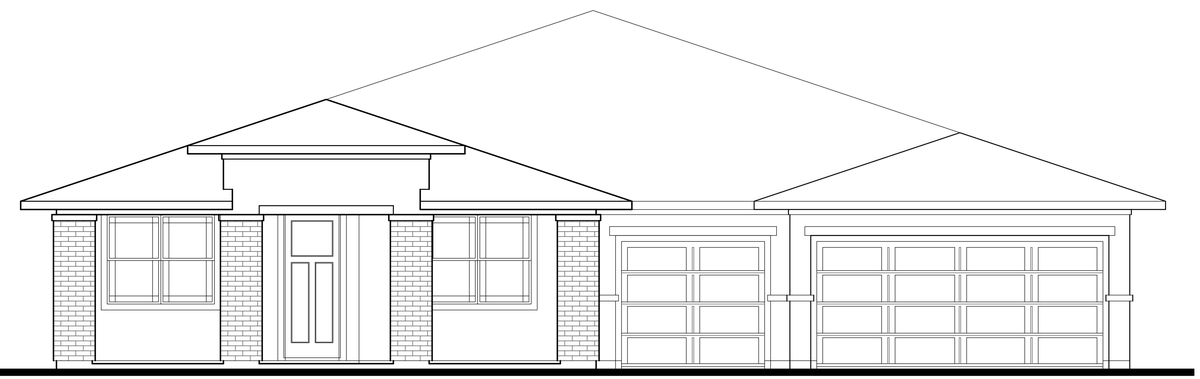
Elevation E : Early California

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

Elevation G : French Country

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



Elevation H : Prairie

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

Meritage Homes

Plan 160-3104

Standard Elevations

Mayfair at Spring Lake

Woodland, California

05S14018

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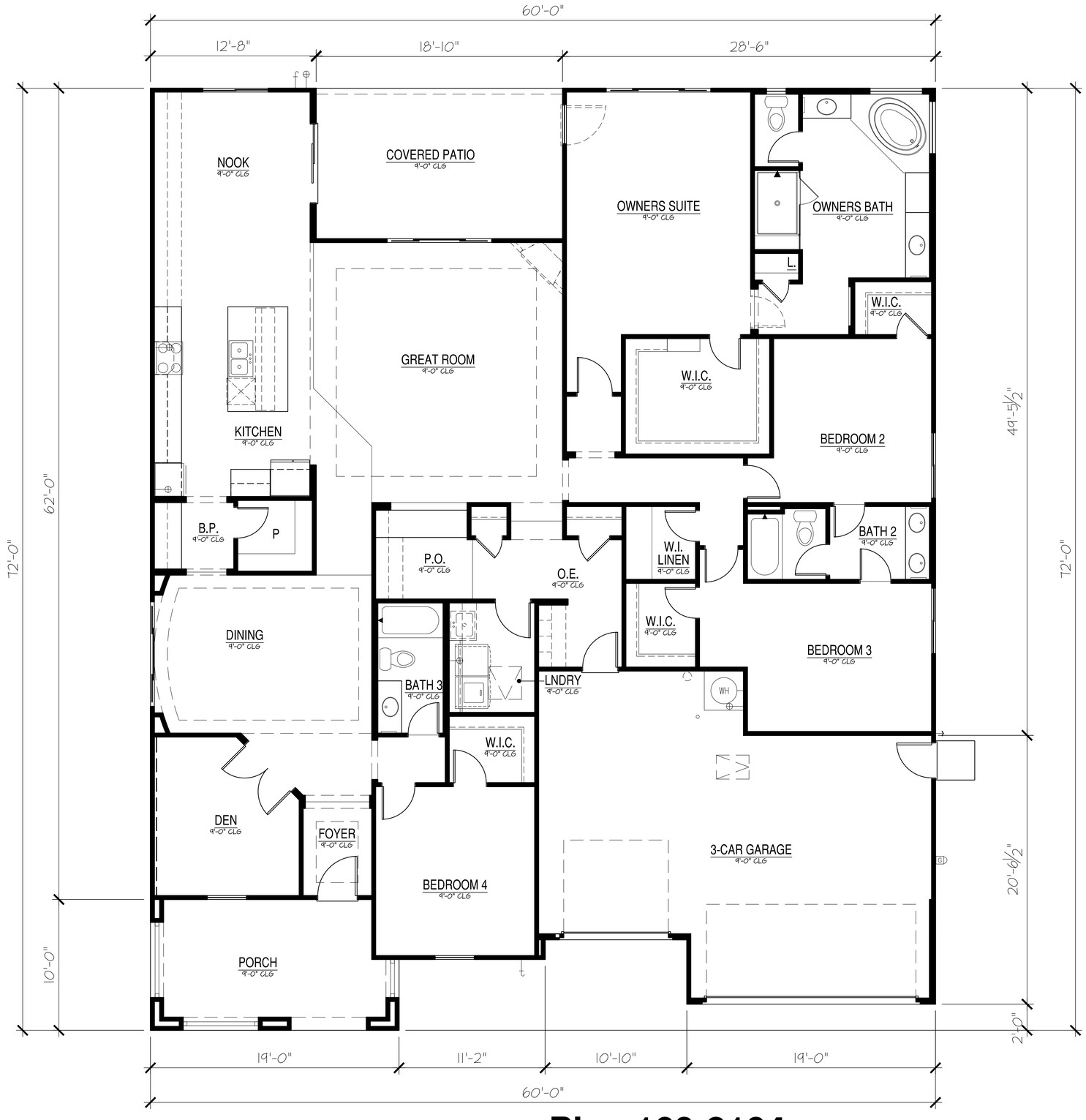

SQUARE FOOTAGES			
	Elevation E	Elevation G	Elevation H
MAIN FLOOR	3104	3104	3104
SUBTOTAL	**3104**	**3104**	**3104**
GARAGE	644	679	644
PORCH	180	165	241
COVERED PATIO	217	217	217
TOTAL	**4145**	**4165**	**4206**
OPT. ---	+0	+0	+0

Plan 160-3104

Elevation E

Main Floor

Early California scale: 1/4" = 1'-0"

Mayfair at Spring Lake

Woodland, California

05S14018

Meritage Homes

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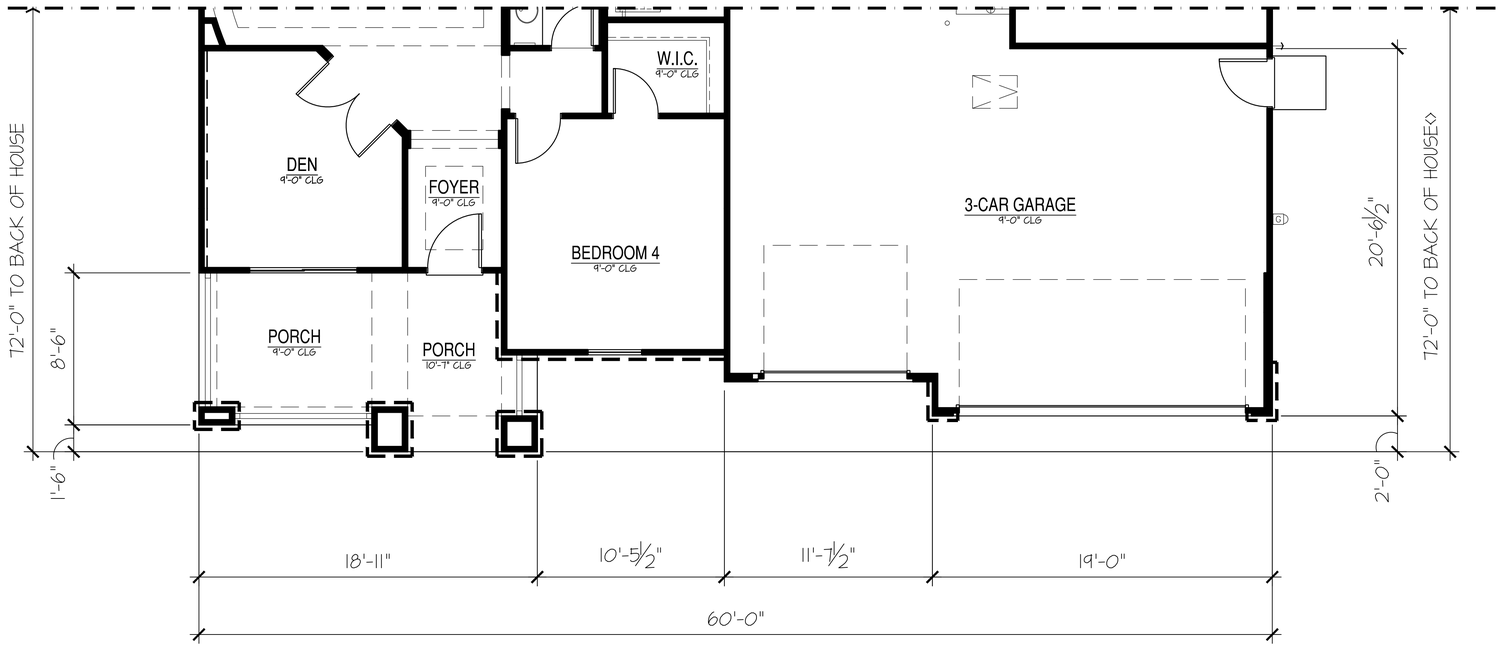
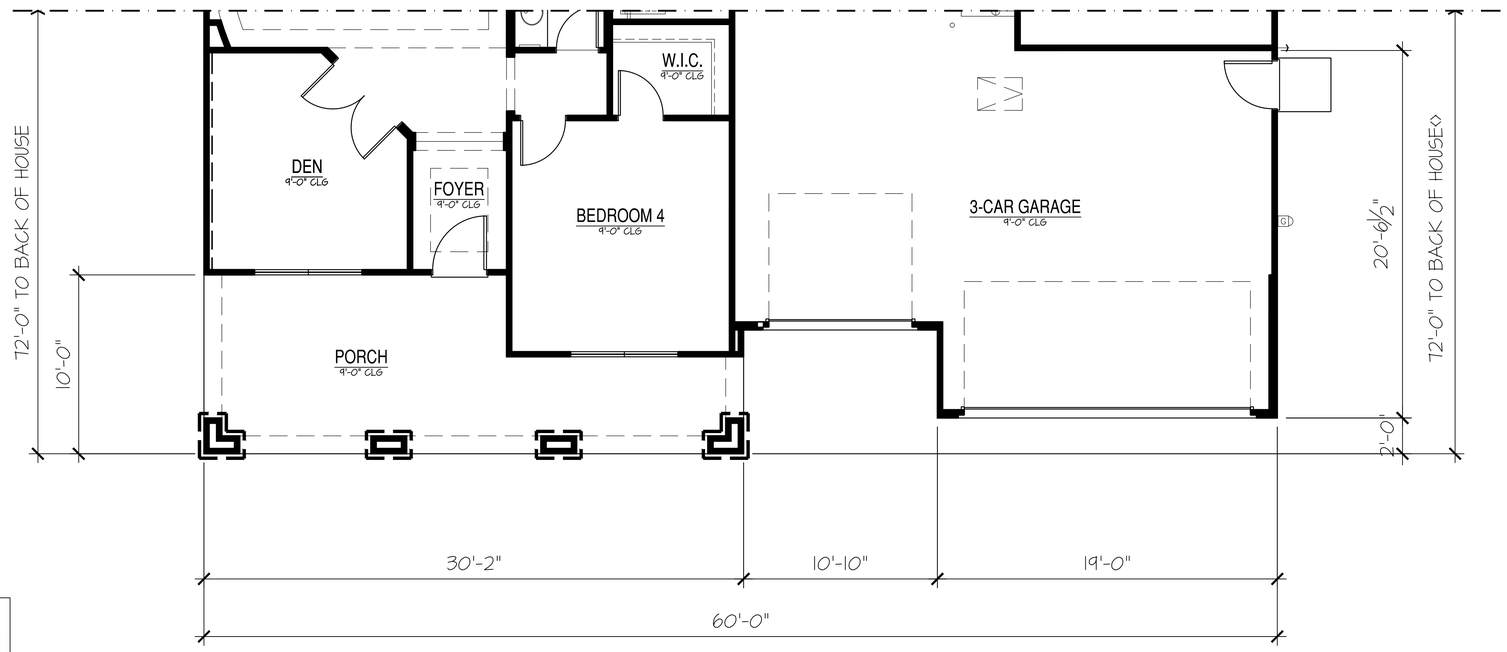


Elevation G
Partial Main Floor

French Country scale: 1/4" = 1'-0"



SQUARE FOOTAGES			
	Elevation E	Elevation G	Elevation H
MAIN FLOOR	3104	3104	3104
SUBTOTAL	**3104**	**3104**	**3104**
GARAGE	644	679	644
PORCH	180	165	241
COVERED PATIO	217	217	217
TOTAL	**4145**	**4165**	**4206**
OPT. ---	+0	+0	+0

Elevation H
Partial Main Floor

Prairie scale: 1/4" = 1'-0"

Plan 160-3104

Mayfair at Spring Lake
Woodland, California
05S14018

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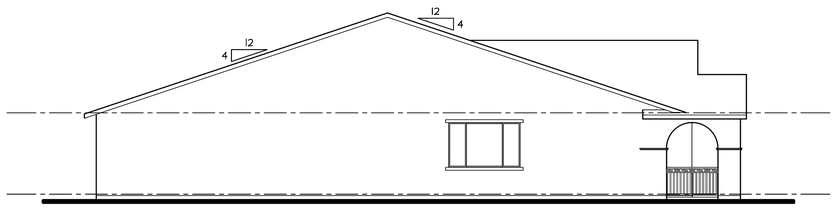
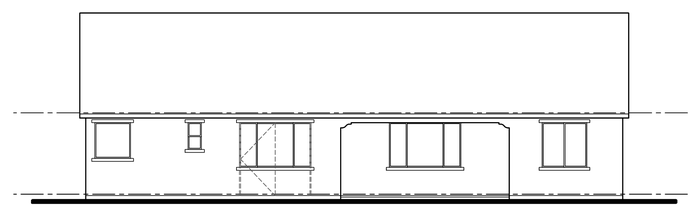


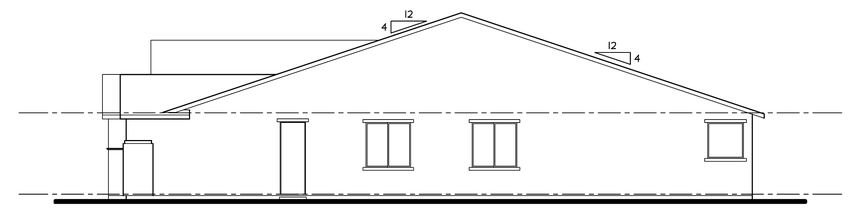
Left Side Elevation

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



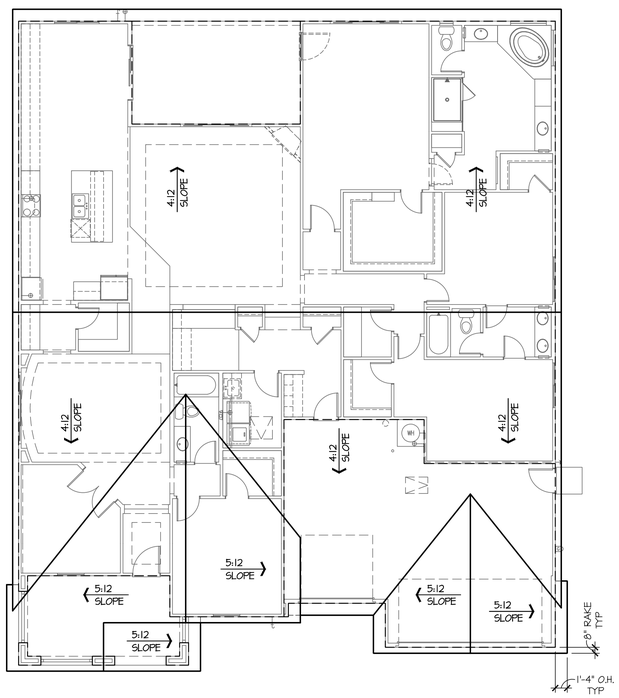
Rear Elevation

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



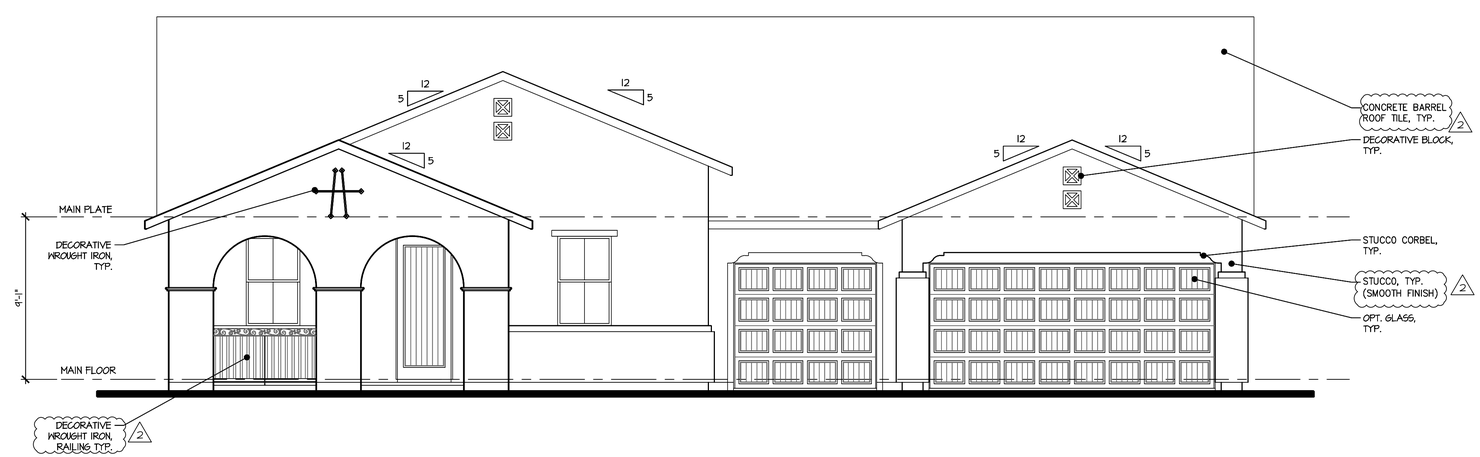
Right Side Elevation

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



Roof Plan

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



Front Elevation

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

NOTE:
HOMES TO BE SOLAR READY WITH MINIMUM 5% TO BE INCLUDED.

Plan 160-3104

Elevation E : Early California
Standard Elevations

Mayfair at Spring Lake
Woodland, California
05S14018

Meritage Homes

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March 09, 2015

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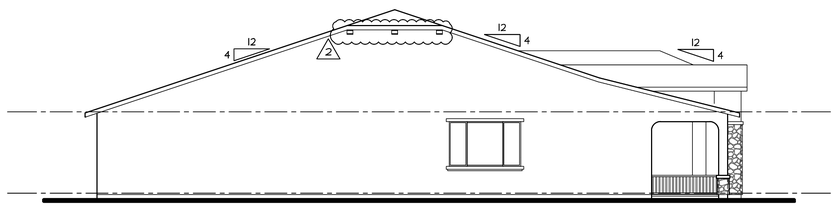
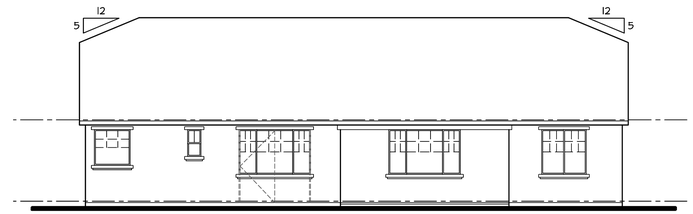


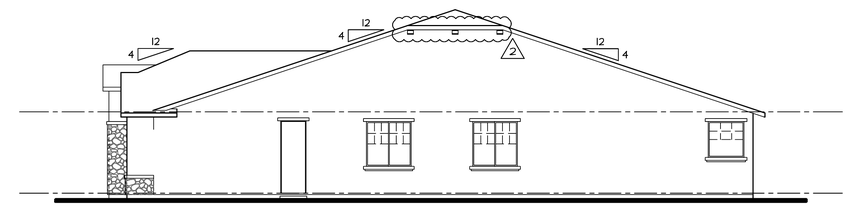
Left Side Elevation

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



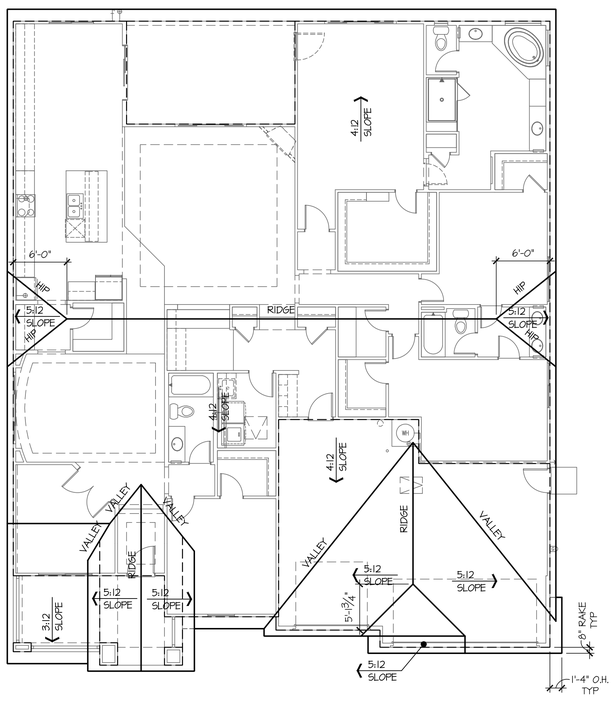
Rear Elevation

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



Right Side Elevation

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



Roof Plan

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

Front Elevation

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

NOTE:
HOMES TO BE SOLAR READY WITH MINIMUM 5% TO BE INCLUDED.

Plan 160-3104

Elevation G : French Country
Standard Elevations

Mayfair at Spring Lake
Woodland, California
05S14018

March 09, 2015

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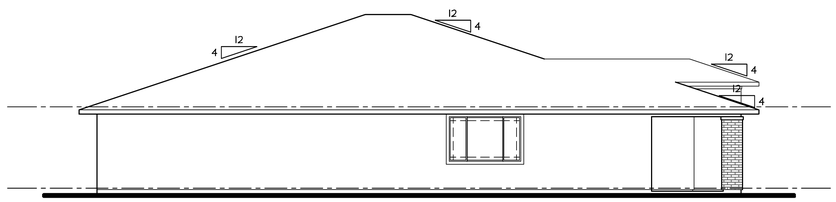
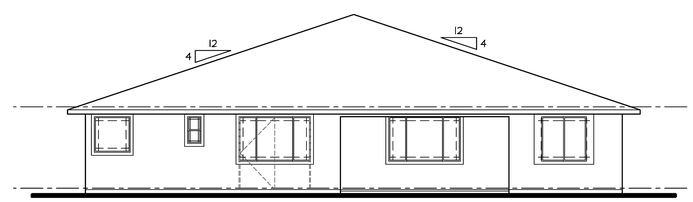


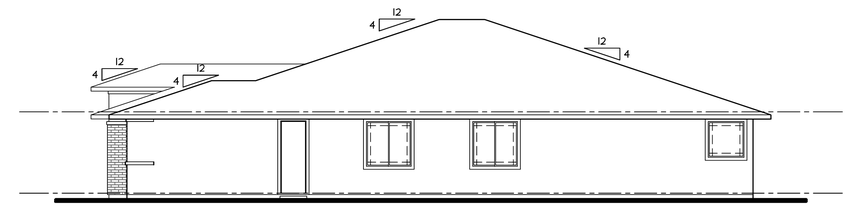
Left Side Elevation

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



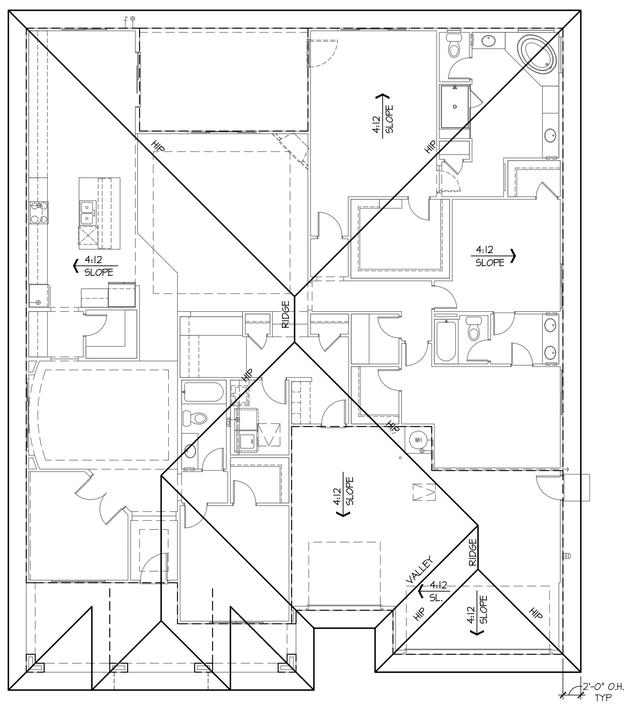
Rear Elevation

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



Right Side Elevation

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



Roof Plan

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

Front Elevation

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

NOTE:
HOMES TO BE SOLAR READY WITH MINIMUM 5% TO BE INCLUDED.

Plan 160-3104

Elevation H : Prairie
Standard Elevations

Mayfair at Spring Lake
Woodland, California
05S14018

March 09, 2015

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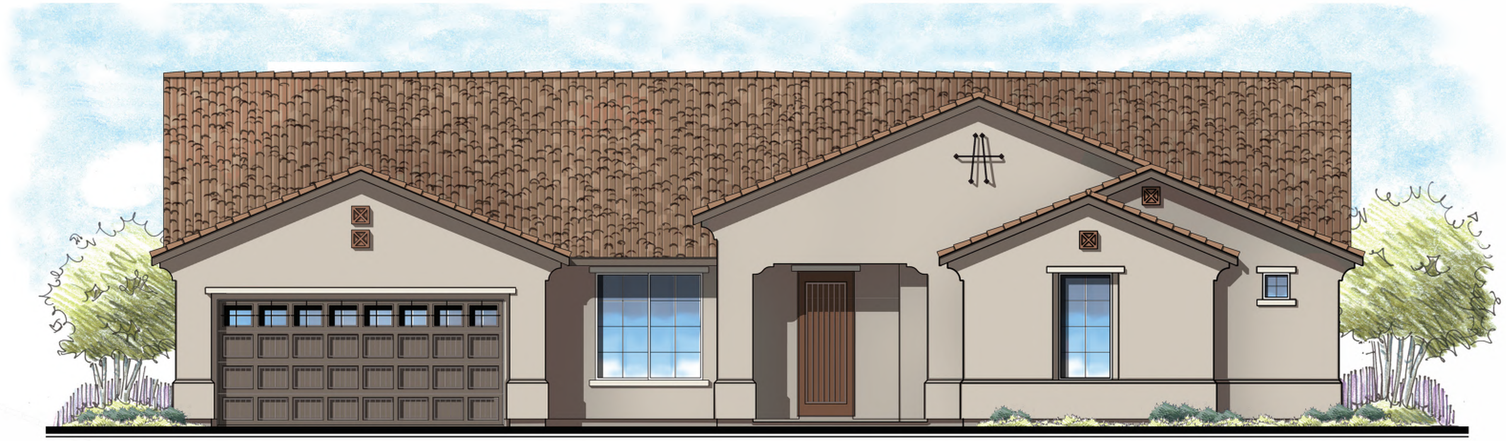

SCHEME NO. EC4

Elevation E : Early California

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

SCHEME NO. P4

Elevation H : Prairie

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

SCHEME NO. T1

Elevation T : Tudor

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

Meritage Homes

Plan 165-3246

Standard Elevations

Mayfair at Spring Lake

Woodland, California

05S14018

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March 09, 2015

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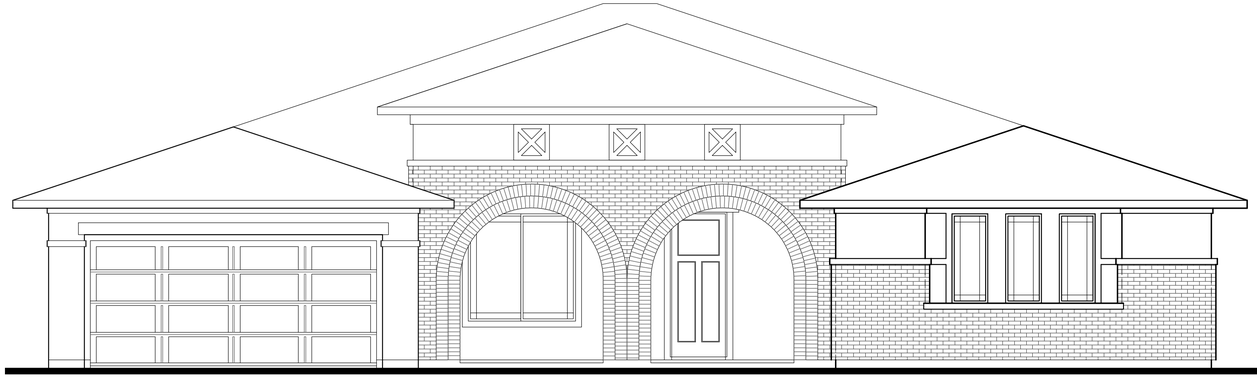
Elevation E : Early California

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



Elevation H : Prairie

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

Elevation T : Tudor

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

Plan 165-3246

Standard Elevations

Mayfair at Spring Lake

Woodland, California

05S14018

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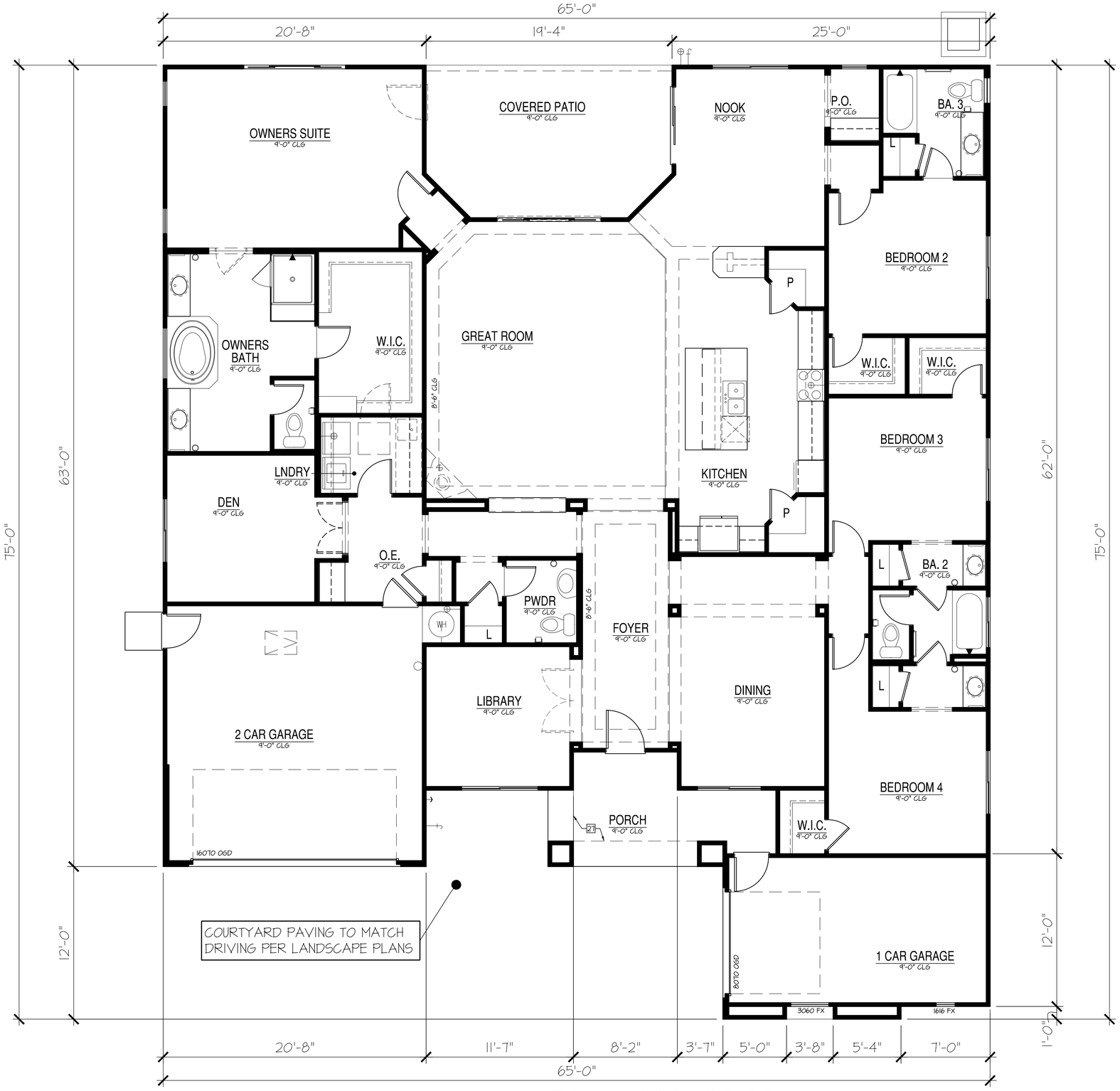

SQUARE FOOTAGES			
	Elevation E	Elevation H	Elevation T
MAIN FLOOR	3246	3246	3246
SUBTOTAL	**3246**	**3246**	**3246**
2 CAR GARAGE	428	428	428
1 CAR GARAGE	247	247	247
PORCH	128	162	174
PATIO	220	220	220
TOTAL	**4269**	**4303**	**4320**
OPT. ---	+0	+0	+0

Plan 165-3246

Elevation E
Main Floor

Early California scale: 1/4" = 1'-0"

Mayfair at Spring Lake
Woodland, California
05S14018

March 09, 2015

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Meritage Homes

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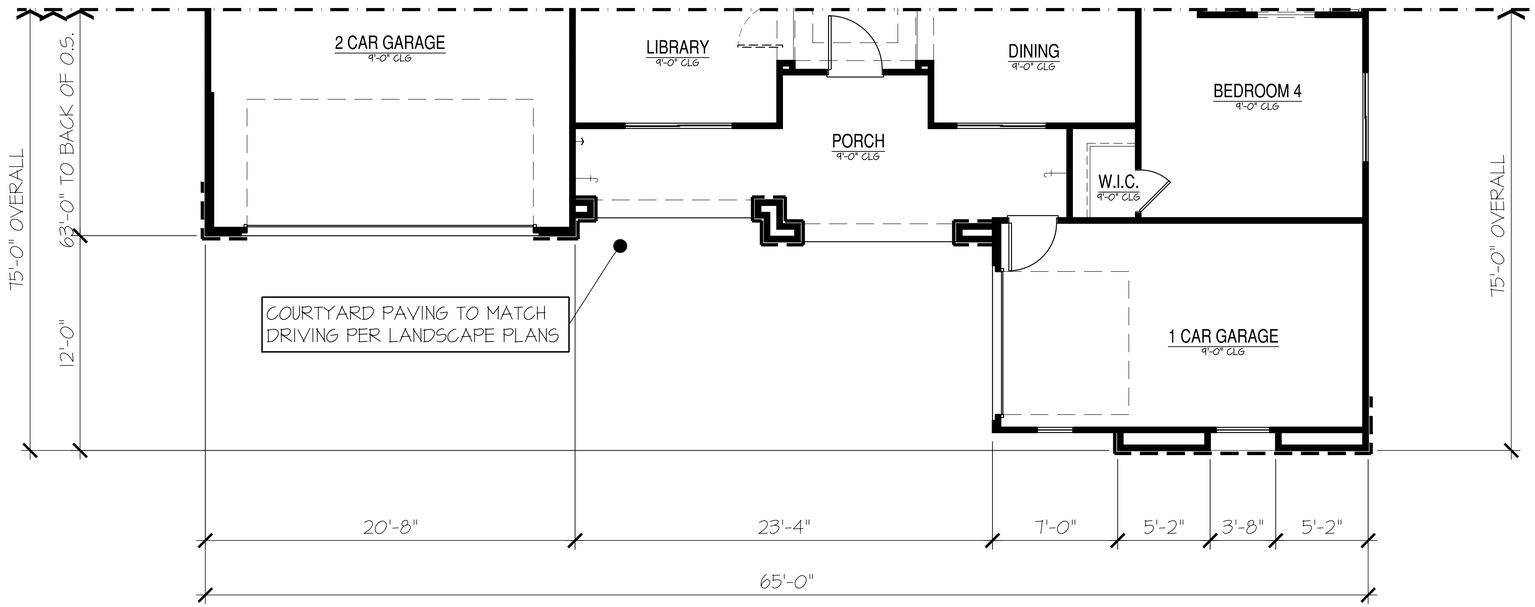
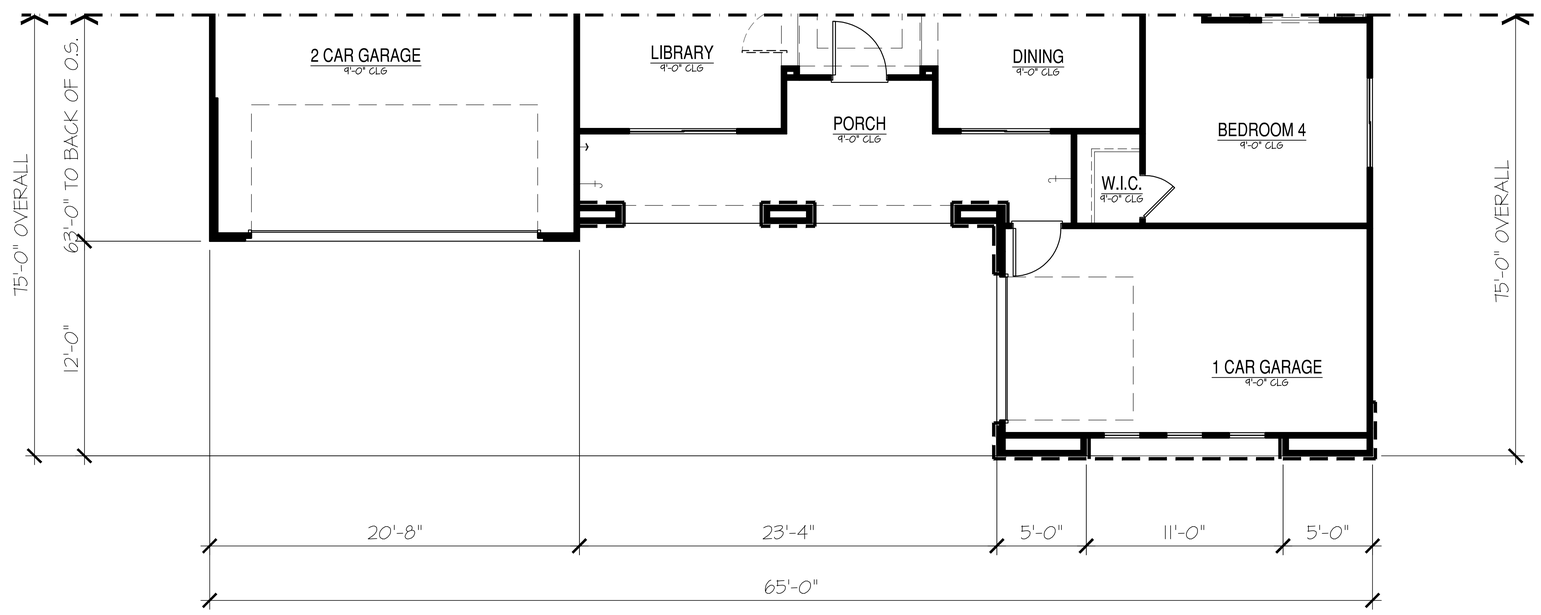


Elevation T
Partial Main Floor

Tudor scale: 1/4" = 1'-0"



SQUARE FOOTAGES			
	Elevation E	Elevation H	Elevation T
MAIN FLOOR	3246	3246	3246
SUBTOTAL	**3246**	**3246**	**3246**
2 CAR GARAGE	428	428	428
1 CAR GARAGE	247	247	247
PORCH	128	162	179
PATIO	220	220	220
TOTAL	**4269**	**4303**	**4320**
OPT. ---	+0	+0	+0

Elevation H
Partial Main Floor

Prairie scale: 1/4" = 1'-0"

Plan 165-3246

Mayfair at Spring Lake
Woodland, California
05S14018

March 09, 2015

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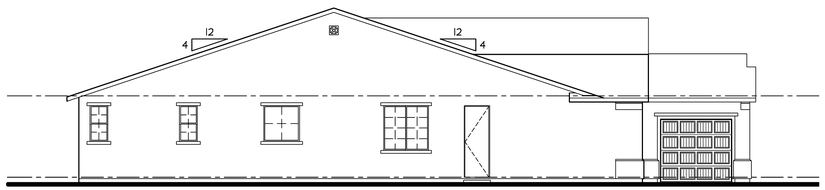
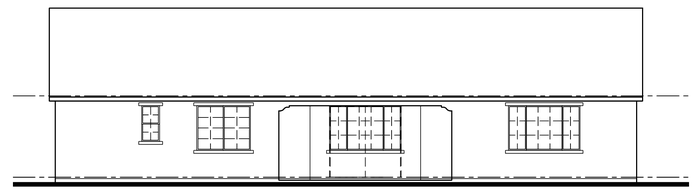


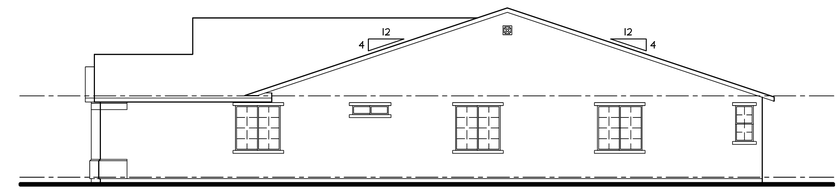
Left Side Elevation

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



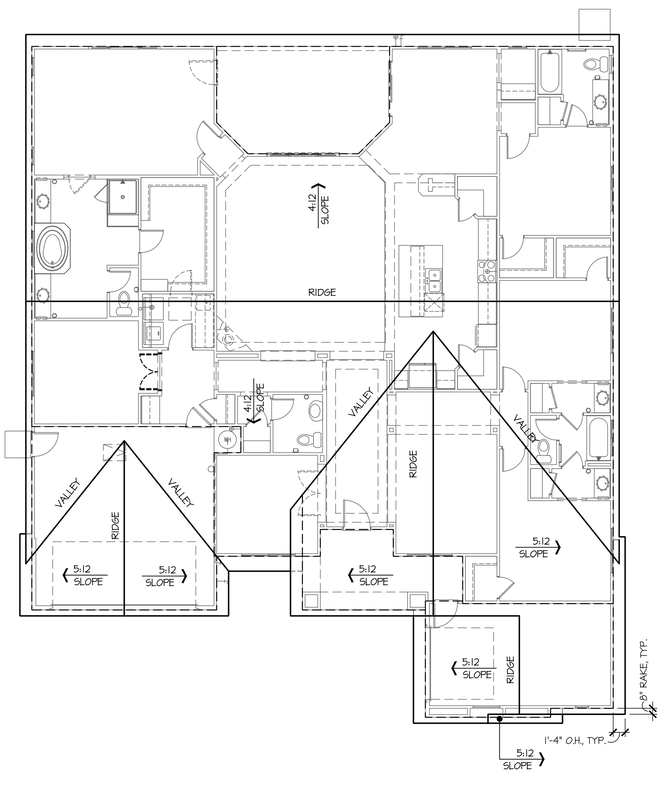
Rear Elevation

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



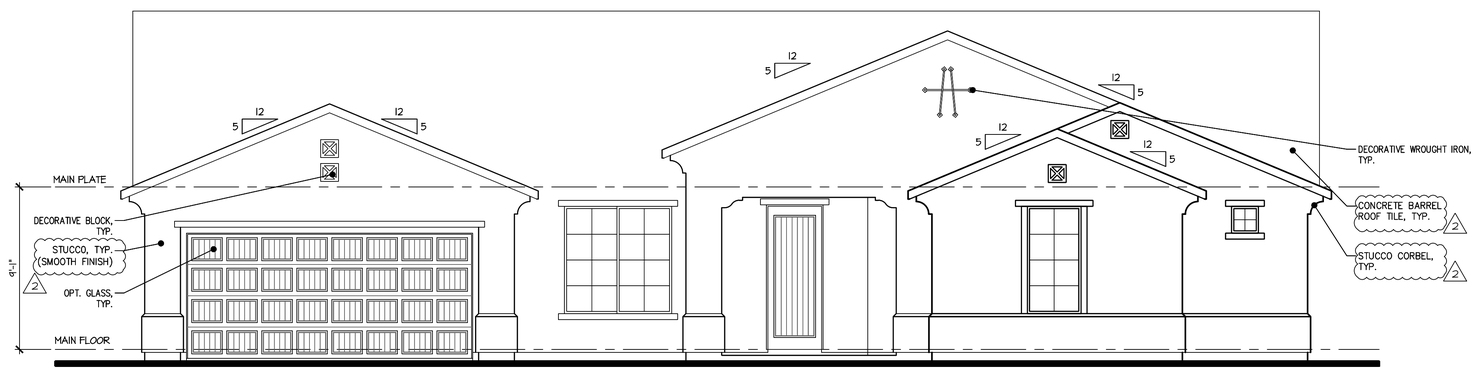
Right Side Elevation

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



Roof Plan

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



Front Elevation

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

NOTE:
HOMES TO BE SOLAR READY WITH MINIMUM 5% TO BE INCLUDED.

Plan 165-3246

Elevation E : Early California
Standard Elevations

Mayfair at Spring Lake
Woodland, California
05S14018

Meritage Homes

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March 09, 2015

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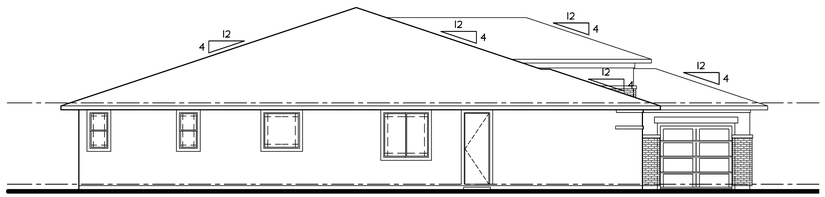
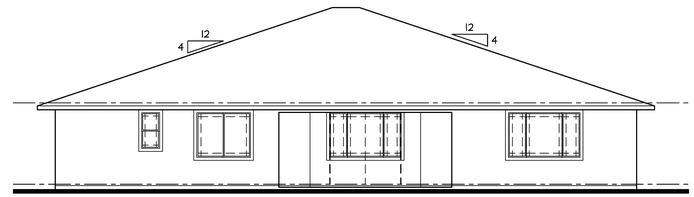


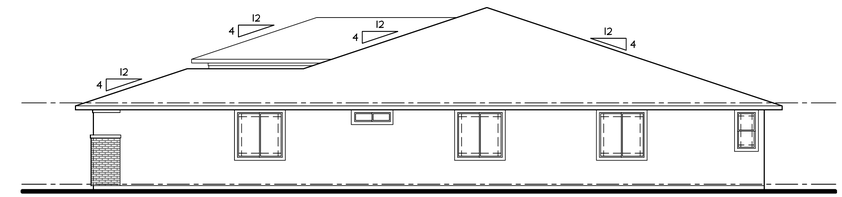
Left Side Elevation

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



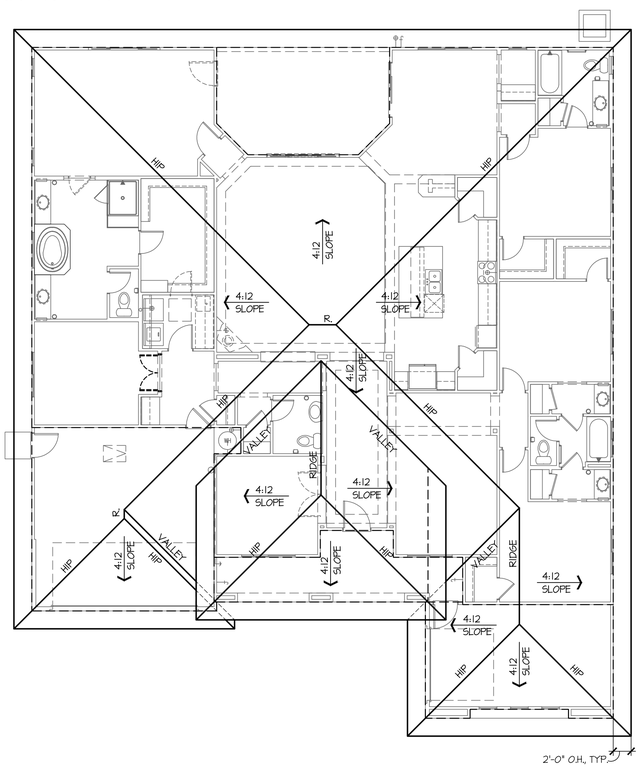
Rear Elevation

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



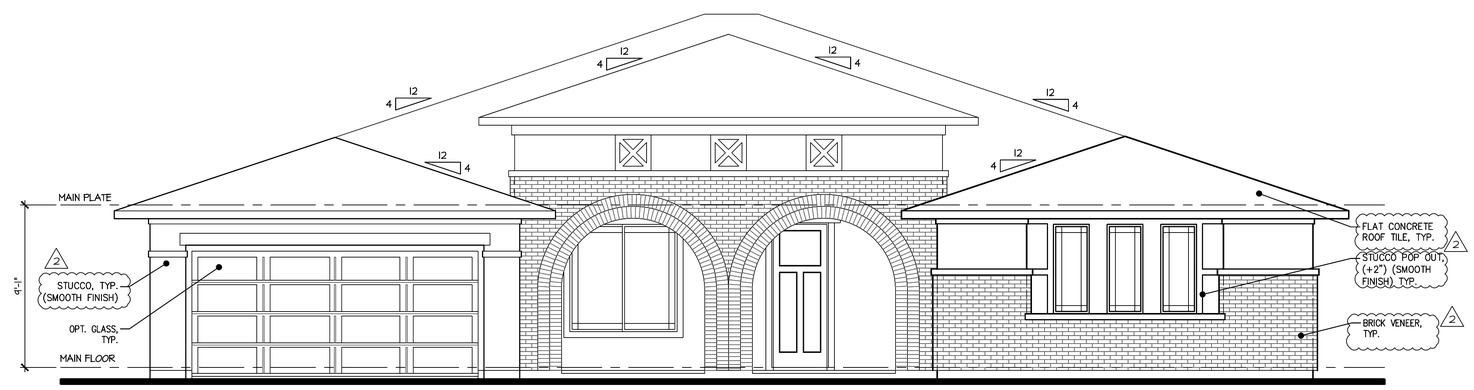
Right Side Elevation

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



Roof Plan

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



Front Elevation

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

NOTE:
HOMES TO BE SOLAR READY WITH MINIMUM 5% TO BE INCLUDED.

Plan 165-3246

Elevation H : Prairie
Standard Elevations

Mayfair at Spring Lake
Woodland, California
05S14018

Meritage Homes

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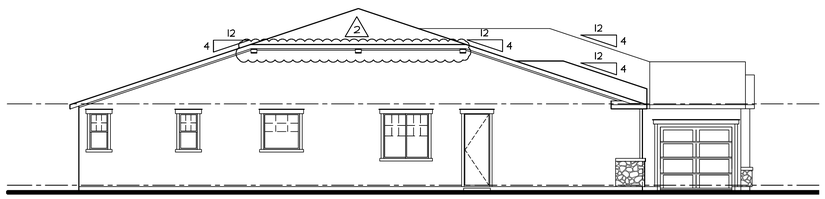
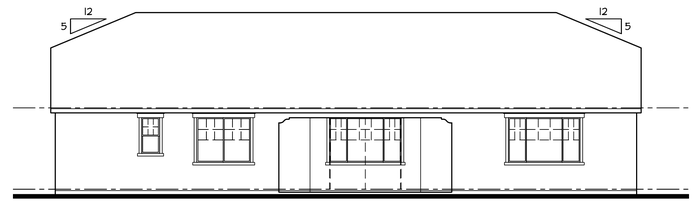


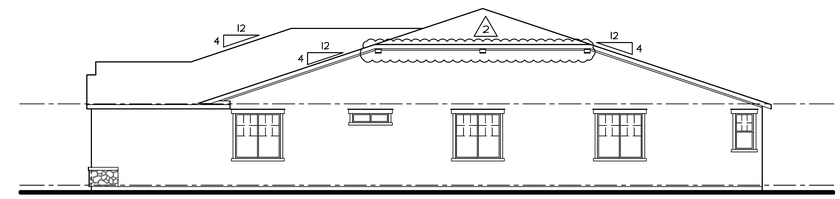
Left Side Elevation

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



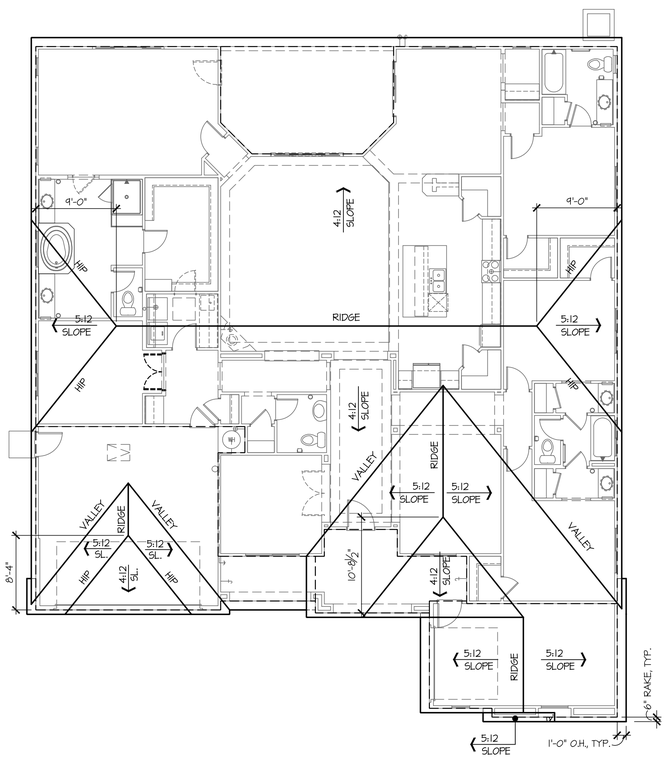
Rear Elevation

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



Right Side Elevation

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



Roof Plan

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

Front Elevation

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

NOTE:
HOMES TO BE SOLAR READY WITH MINIMUM 5% TO BE INCLUDED.

Plan 165-3246

Elevation T : Tudor

Standard Elevations

Mayfair at Spring Lake

Woodland, California

05S14018

March 09, 2015

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LANDSCAPE IMPROVEMENT PLANS FOR

MAYFAIR AT SPRING LAKE
FRONT YARD TYPICAL LANDSCAPES

MERITAGE HOMES

CITY OF WOODLAND CALIFORNIA

MARCH 6, 2015

SHEET INDEX

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L-01	GRADING NOTES, AND DETAILS
L-02	GRADING PLAN
L-03	GRADING PLAN
L-04	GRADING PLAN
L-05	IRRIGATION NOTES, AND DETAILS
L-06	IRRIGATION PLAN (TURF OPTION)
L-07	IRRIGATION PLAN (TURF OPTION)
L-08	IRRIGATION PLAN (TURF OPTION)
L-09	IRRIGATION PLAN (NO TURF OPTION)
L-10	IRRIGATION PLAN (NO TURF OPTION)
L-11	IRRIGATION PLAN (NO TURF OPTION)
L-12	WATER CALCULATIONS
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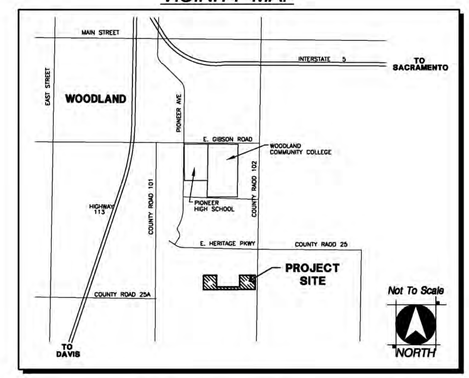
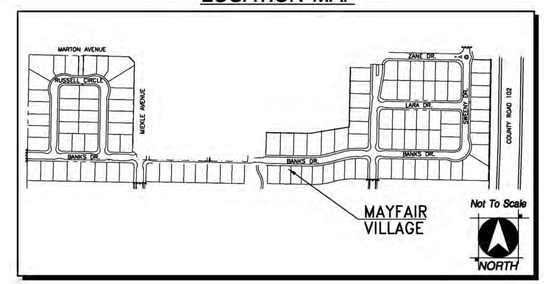
L-14	PLANTING PLAN (TURF OPTION)
L-15	PLANTING PLAN (TURF OPTION)
L-16	PLANTING PLAN (TURF OPTION)
L-14	PLANTING PLAN (NO TURF OPTION)
L-15	PLANTING PLAN (NO TURF OPTION)
L-16	PLANTING PLAN (NO TURF OPTION)
L-20	DRIVEWAY FINISHES AND DETAILS

VICINITY MAP



LOCATION MAP



WOOD RODGERS

LICENSED LANDSCAPE ARCHITECT
COREY W. KAZINEC
3283
Exp. 10.31.16
Renewal date
Date
STATE OF CALIFORNIA

DATE:

NO.	DESCRIPTION	ENGR INIT	BY	DATE

COUNTY APPROVED

3193.001 MAYFAIR VILLAGE

DATE: MARCH 6, 2015
SCALE: H: N/A V: N/A
DRAWN BY: K.KIM / C.KAZINEC
DESIGNED BY: K.KIM / C.KAZINEC
CHECKED BY: C.KAZINEC

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St. Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

IMPROVEMENT PLANS FOR
MAYFAIR TYPICAL LANDSCAPES
COVER SHEET
CITY OF WOODLAND CALIFORNIA

PROJECT NO. 3193.001

DRAWING L-00

SHT 1 OF 21

z:\3000-s\3193.001_Spring Lake\Mayfair_Village\Landscape\Dwg\Typicals\L00_COVER_MFV_TYP.dwg 3/6/2015 2:59 PM Kathryn Kim

GRADING AND DRAINAGE NOTES

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE DRAINAGE TO DRAIN INLETS OR CURBS IN ALL LANDSCAPED AREAS.
2. SLOPE ALL LANDSCAPE AREAS TO MIN. OF 2% AWAY FROM BUILDING (TYPICAL).
3. THE LOCATION OF ALL CATCH BASINS, AREAS DRAINS, PIPE, ETC. SHALL BE LOCATED TO AVOID ANY SITE FEATURES NOT SPECIFICALLY SHOWN ON THE PLANS. LOCATE AREA DRAINS AT ROOF DOWNSPOUT LOCATIONS WHERE POSSIBLE. CONTRACTOR IS RESPONSIBLE FOR MINOR FIELD ADJUSTMENTS TO ENSURE PROPER DRAINAGE.
4. DRAIN ALL PAVEMENT AREAS A MINIMUM OF 1%, AND ALL LANDSCAPE AREAS A MINIMUM OF 2% UNLESS OTHERWISE NOTED.
5. ALL DRAINAGE MATERIALS SHALL BE FREE OF DEBRIS TO ENSURE PROPER FLOW. THE MINIMUM SLOPE OF DRAINAGE PIPE SHALL BE .5%.
6. GRADES ARE TO BE CONSTANT AND UNIFORM WITHIN SWALES AND BETWEEN SPOT ELEVATIONS.
7. TOP OF DRAINAGE SWALES SHALL BE LOCATED A MINIMUM OF 3' AWAY FROM WALKS.
8. VERIFY ALL WALL, STEP AND FINISH FLOOR ELEVATIONS WITH CIVIL ENGINEERING DRAWINGS. IN CASE OF DISCREPANCY, CALL BOTH CIVIL ENGINEER AND LANDSCAPE ARCHITECT.
9. FILL AREAS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION.
10. THE GRADING CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT VERIFYING THAT THE GRADING WORK WAS PERFORMED UNDER HIS DIRECTION AND IN CONFORMANCE WITH THESE PLANS AND IN CONFORMANCE WITH ALL LOCAL CODES.
11. EROSION CONTROL MEASURES SHALL BE IN PLACE IN ACCORDANCE WITH LOCAL CODES DURING ALL PHASES OF GRADING. SUCH EROSION CONTROL MEASURES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL BY THE CITY INSPECTOR.
12. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, GUTTERS, SIDEWALKS AND CATCH BASINS. STANDING WATER SHALL BE REMOVED FROM DRAINAGE OPEN TRENCHES. THIS REQUIREMENTS SHALL REMAIN IN EFFECT UNTIL FINAL ACCEPTANCE OF THE PROJECT.

LAYOUT NOTES

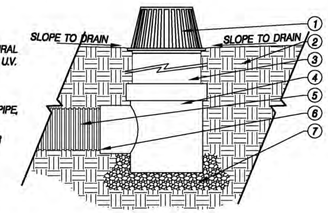
1. WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
2. CONTRACTOR TO VERIFY ALL DISTANCES IN THE FIELD AND REPORT DISCREPANCIES TO THE OWNERS REPRESENTATIVE BEFORE PROCEEDING WITH WORK. DIMENSIONS NOT SHOWN SHALL BE SCALED FROM PLAN.
3. CONTRACTOR SHALL COORDINATE LANDSCAPE CONSTRUCTION WITH OTHER WORK ON SITE.
4. ALL WRITTEN DIMENSIONS ARE FROM THE OUTSIDE OF BUILDING OR FENCE, BACK OF CURB OR WALK, UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING NECESSARY EXTENSION OF WORK INCLUDING STUBOUTS, ETC., DURING PHASE UNDER CONSTRUCTION TO FACILITATE WORK ON SUBSEQUENT PHASES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND UNSUITABLE MATERIAL FROM THE SITE WHICH HAS BEEN GENERATED BY HIS WORK.
7. PRECISE BUILDING, AND ROADWAY LAYOUT IS BASED ON DRAWINGS PREPARED BY ENGINEERS.
8. CONTRACTOR SHALL EXERCISE NECESSARY CAUTION TO PROTECT EXISTING LANDSCAPE AND OTHER ITEMS (I.E. LIGHTS, BENCHES, AND SHELTERS) FROM DAMAGE.

GENERAL NOTES

1. WORK SHALL CONFORM TO THESE PLANS AND THE CURRENT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. ALL WORK SHALL BE PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR.
3. ALL ROADS USED BY CONSTRUCTION TRAFFIC SHALL BE KEPT CLEAN AND FREE OF DEBRIS. ANY ROADS THAT DO NOT MEET THESE REQUIREMENTS ARE SUBJECT TO FINES AS PER LOCAL CODES.
4. ANY EXISTING FACILITIES SHOWN ON THESE PLANS ARE INFORMATIONAL ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND STAKING ALL SEWER, UTILITY AND WATER MAIN LINES PRIOR TO THE START OF WORK. CONTACT USA ALERT AT 1800.642.2444 TO AND ALL NECESSARY UTILITY AGENCIES TO IDENTIFY AND LOCATE UNDERGROUND UTILITIES. ALL AREAS TO BE EXCAVATED SHALL BE MARKED WITH WHITE PAINT PRIOR TO CONTACTING USA.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING, SITE LAYOUT AND DIMENSIONS TO CONSTRUCT THE WORK AS DESCRIBED IN THESE PLANS.
6. THE CONTRACTOR MUST FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, FENCES, HARDSCAPE AND OTHER EXISTING STRUCTURES. ANY EXISTING ITEMS NOT SPECIFICALLY NOTED ON THE PLANS FOR REMOVAL SHALL BE PROTECTED IN PLACE. ALL EXISTING ITEMS TO REMAIN THAT ARE DAMAGED BY THE WORK SHALL BE REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
7. THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY EROSION CONTROL AT ALL TIMES. THE CONTRACTOR MUST TAKE NECESSARY PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY DAMAGE, WATER AND/OR SEDIMENT RUN-OFF. CONTRACTOR SHALL ASSURE THAT ANY DEBRIS GENERATED FROM THE WORK DESCRIBED IN THIS PLAN SET IS COLLECTED AND LEGALLY DISPOSED OF OFF THE SITE.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL FINE GRADING AND POSITIVE SURFACE GRADING IN ALL LANDSCAPE AREAS. THE CONTRACTOR SHALL VERIFY ALL ROUGH GRADES IN THE FIELD AND BRING ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE PLANS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
9. THE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE LANDSCAPE ARCHITECT AND THE CITY INSPECTOR A MINIMUM OF ONE WEEK PRIOR TO THE START OF WORK. CONTRACTOR MUST COORDINATE THE PRE-CONSTRUCTION MEETING DATE WITH THE LANDSCAPE ARCHITECT AND CITY INSPECTOR A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO THE MEETING DATE.
10. ALL CONCRETE SHALL BE A 6 SACK MIX MINIMUM.
11. COMPACTION OF BACKFILL BY METHOD OF "JETTING" SHALL NOT BE PERMITTED.
12. ALL ENGINES USED FOR CONSTRUCTION SHALL USE NOISE SUPPRESSION DEVICES TO MINIMIZE NOISE TO THE SURROUNDING AREAS.
13. DUST SHALL BE CONTROLLED AT ALL TIMES DURING CONSTRUCTION PERIOD BY APPLICATION OF WATER TO THE SITE, INCLUDING DAYS WHEN CONSTRUCTION ACTIVITY DOES NOT OCCUR.
14. ALL USA MARKINGS SHALL BE COMPLETELY REMOVED PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
15. HOURS OF CONSTRUCTION ACTIVITIES SHALL ADHERE TO LOCAL JURISDICTIONAL REQUIREMENTS. NO WORK IS ALLOWED ON SUNDAY.

KEY

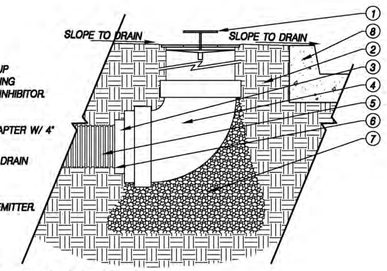
1. NDS #80 - 6" GREEN FLAT TOP STRUCTURAL FOAM POLYOLEFIN ATRIUM GRATE WITH U.V. INHIBITOR.
2. COMPACTED SOIL.
3. NDS #66 - 6" SEWER AND DRAIN RISER PIPE, LENGTH AS REQUIRED.
4. NDS #101 - SPEE-D BASIN. CONTRACTOR TO CENTER BASIN ON EXISTING SWALE.
5. CORRUGATED PIPE, SIZE PER PLAN.
6. INVERT ELEVATION, SLOPED TO DRAIN.
7. 3" GRAVEL.



A 6" AREA DRAIN
NTS
SECTION

KEY

1. NDS #430 - 3" POLYOLEFIN POP-UP DRAINAGE EMITTER, CENTER SPRING LOADED DRIVE POP-UP WITH UV INHIBITOR.
2. COMPACTED SOIL.
3. NDS #1241 - 3"&4" UNIVERSAL ADAPTER W/ 4" SPIGOT.
4. PVC 90 DEGREE ELBOW WITH ¼" DRAIN HOLE.
5. 3" CORRUGATED PIPE.
6. INVERT ELEVATION, SLOPED TO EMITTER.
7. 3" GRAVEL.
8. EXISTING CURB AND GUTTER.



B 3" POP-UP DRAINAGE EMITTER
NTS
SECTION

WOOD RODGERS

LICENSED LANDSCAPE ARCHITECT
COREY W. KAZINEC, No. 5283
Signature
Exp. 10.31.16
Renewal Date
Date
STATE OF CALIFORNIA

DATE:

NO.	DESCRIPTION	ENGR INIT	BY	DATE
			COUNTY APPROVED	

3193.001 MAYFAIR VILLAGE

DATE: MARCH 6, 2015
SCALE: H: N/A V: N/A
DRAWN BY: K.KIM / C.KAZINEC
DESIGNED BY: K.KIM / C.KAZINEC
CHECKED BY: C.KAZINEC

WOOD RODGERS
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IMPROVEMENT PLANS FOR
MAYFAIR TYPICAL LANDSCAPES
GRADING NOTES & DETAILS
CITY OF WOODLAND CALIFORNIA

PROJECT NO. 3193.001
DRAWING L-01
SHT 2 OF 21

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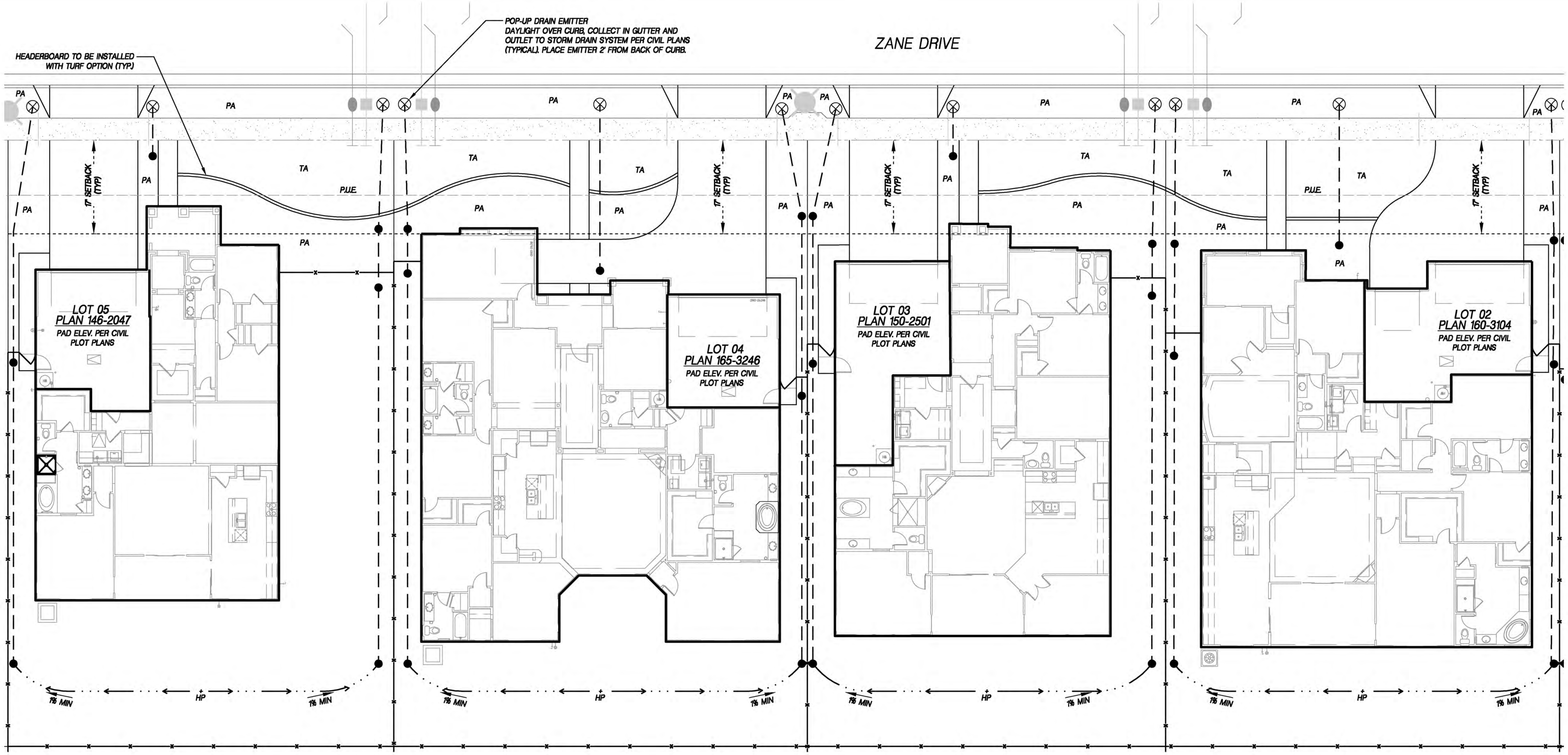

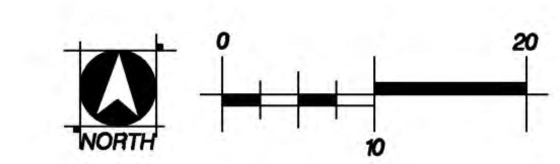

DRAINAGE LEGEND

SYMBOL	DESCRIPTION
PA	PLANTER AREA
TA	TURF AREA (OPTIONAL)
+ HP	HIGH POINT OF DRAINAGE SWALE PER CIVIL PLOT PLANS
P.U.E	PUBLIC UTILITY EASEMENT
●	NDS SPEE-D BASIN WITH ONE OUTLET (PART NUMBER 101). CONTRACTOR TO USE NDS #66 AS A RISER WHEN NEEDED, AND INSTALL 6" GREEN ATRIUM GRATE (PART NUMBER 80) IN EVERY SPEE-D BASIN. REFER TO DETAIL ON SHEET L2.0 FOR MORE INFORMATION.
⊗	NDS POP-UP DRAINAGE EMITTER WITH ELBOW AND COBBLES. PART #421. TO BE PLACED AT END OF DRAIN 6" AWAY FROM HINGE DOWNSLOPE AND SET BACK FROM AT LEAST 2.5' FROM BACK OF WALK. COBBLES TO SURROUND DRAIN AND EXTEND A MINIMUM OF 3' PAST DRAIN ON DOWNSLOPE SIDE.
→ · · · — / 1% min. →	1% MIN. CONSTANT SLOPE. TYPICAL DRAINAGE PER MAYFAIR PLOT PLANS CREATED BY CUNNINGHAM ENGINEERING. PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE.
— — — —	3" CORRUGATED/ PERFORATED DRAIN PIPE. CONTRACTOR TO TIE INTO SPEE-D BASINS AND CATCH BASINS PER PLANS AND DETAILS.

SEE SHEET L-01 FOR DRAINAGE DETAILS & NOTES

WOOD RODGERS
LICENSED LANDSCAPE ARCHITECT
COREY W. KAZINEC
5283
Signature
Exp. 10.31.16
Renewal Date
Date
STATE OF CALIFORNIA
PRELIMINARY
DATE: ____________

NO.	DESCRIPTION	ENGR INIT	BY	DATE
			COUNTY APPROVED	

3193.001 MAYFAIR VILLAGE

DATE: MARCH 6, 2015
SCALE: H: N/A V: N/A
DRAWN BY: K.KIM / C.KAZINEC
DESIGNED BY: K.KIM / C.KAZINEC
CHECKED BY: C.KAZINEC

WOOD RODGERS
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IMPROVEMENT PLANS FOR
MAYFAIR TYPICAL LANDSCAPES
GRADING & DRAINAGE PLAN
CITY OF WOODLAND CALIFORNIA

PROJECT NO. 3193.001
DRAWING L-02
SHT 3 OF 21

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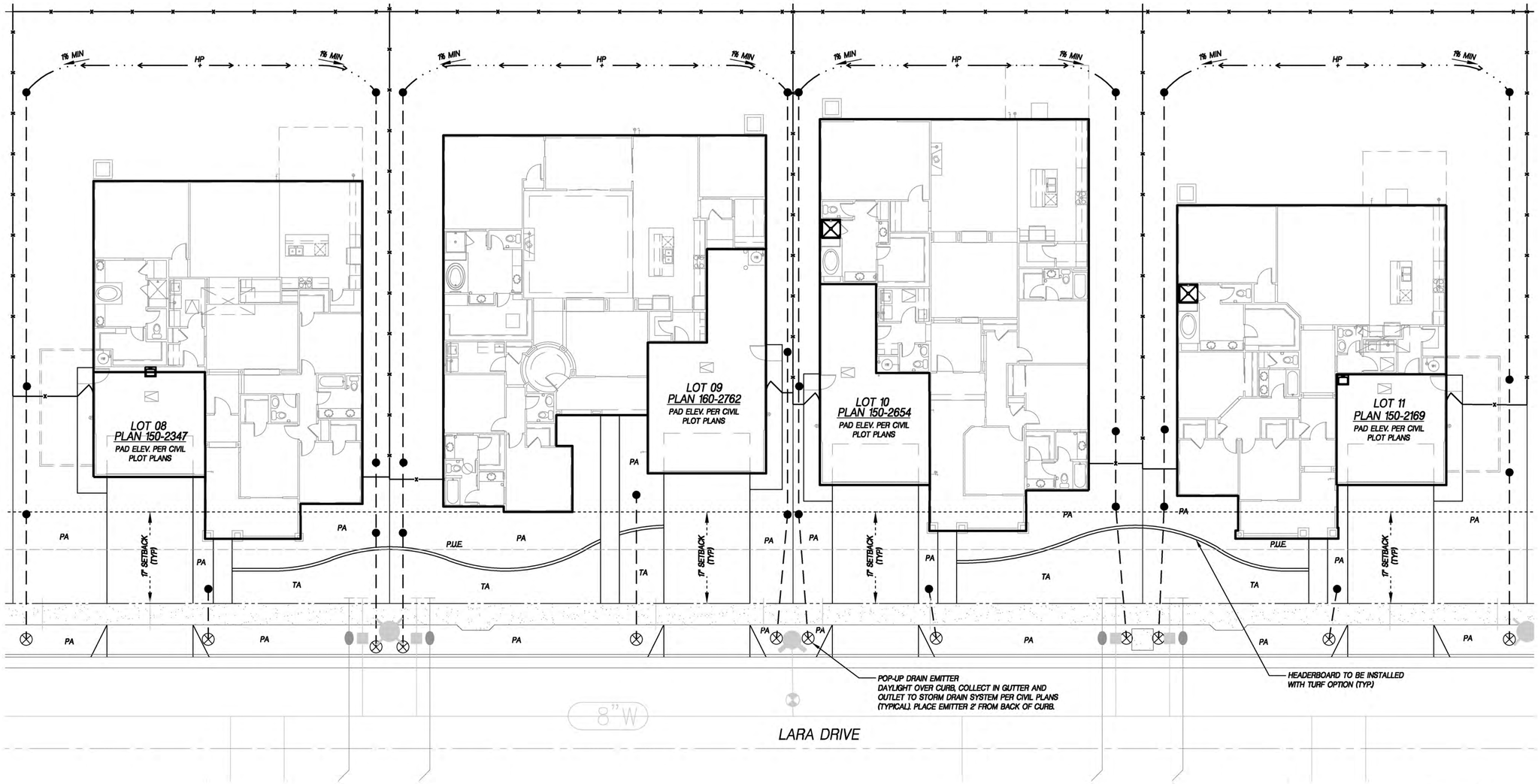

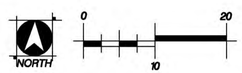

DRAINAGE LEGEND

SYMBOL	DESCRIPTION
PA	PLANTER AREA
TA	TURF AREA (OPTIONAL)
+ HP	HIGH POINT OF DRAINAGE SWALE PER CIVIL PLOT PLANS
P.U.E.	PUBLIC UTILITY EASEMENT
●	NDS SPEE-D BASIN WITH ONE OUTLET (PART NUMBER 101). CONTRACTOR TO USE NDS #66 AS A RISER WHEN NEEDED, AND INSTALL 6" GREEN ATRIUM GRATE (PART NUMBER 60) IN EVERY SPEE-D BASIN. REFER TO DETAIL ON SHEET L2.0 FOR MORE INFORMATION.
⊗	NDS POP-UP DRAINAGE EMITTER WITH ELBOW AND COBBLES. PART #421. TO BE PLACED AT END OF DRAIN 6" AWAY FROM HINGE DOWNSLOPE AND SET BACK FROM AT LEAST 2.5' FROM BACK OF WALK. COBBLES TO SURROUND DRAIN AND EXTEND A MINIMUM OF 3' PAST DRAIN ON DOWNSLOPE SIDE.
1% min.	1% MIN. CONSTANT SLOPE. TYPICAL DRAINAGE PER MAYFAIR PLOT PLANS CREATED BY CUNNINGHAM ENGINEERING. PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE.
- - - - -	3" CORRUGATED/ PERFORATED DRAIN PIPE. CONTRACTOR TO TIE INTO SPEE-D BASINS AND CATCH BASINS PER PLANS AND DETAILS.

SEE SHEET L-01 FOR DRAINAGE DETAILS & NOTES

WOOD RODGERS

LICENSED LANDSCAPE ARCHITECT
COREY W. KAZINEC
5283
Signature
EXP. 10.31.16
Renewal Date
Date
STATE OF CALIFORNIA

PRELIMINARY

DATE:

NO.	DESCRIPTION	BY	DATE
		ENGR / INIT	COUNTY APPROVED

3193.001 MAYFAIR VILLAGE

DATE: MARCH 6, 2015
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DRAWN BY: K.KIM / C.KAZINEC
DESIGNED BY: K.KIM / C.KAZINEC
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IMPROVEMENT PLANS FOR
MAYFAIR TYPICAL LANDSCAPES
GRADING & DRAINAGE PLAN

CITY OF WOODLAND CALIFORNIA

PROJECT NO. 3193.001

DRAWING L-03

SHT 4 OF 21

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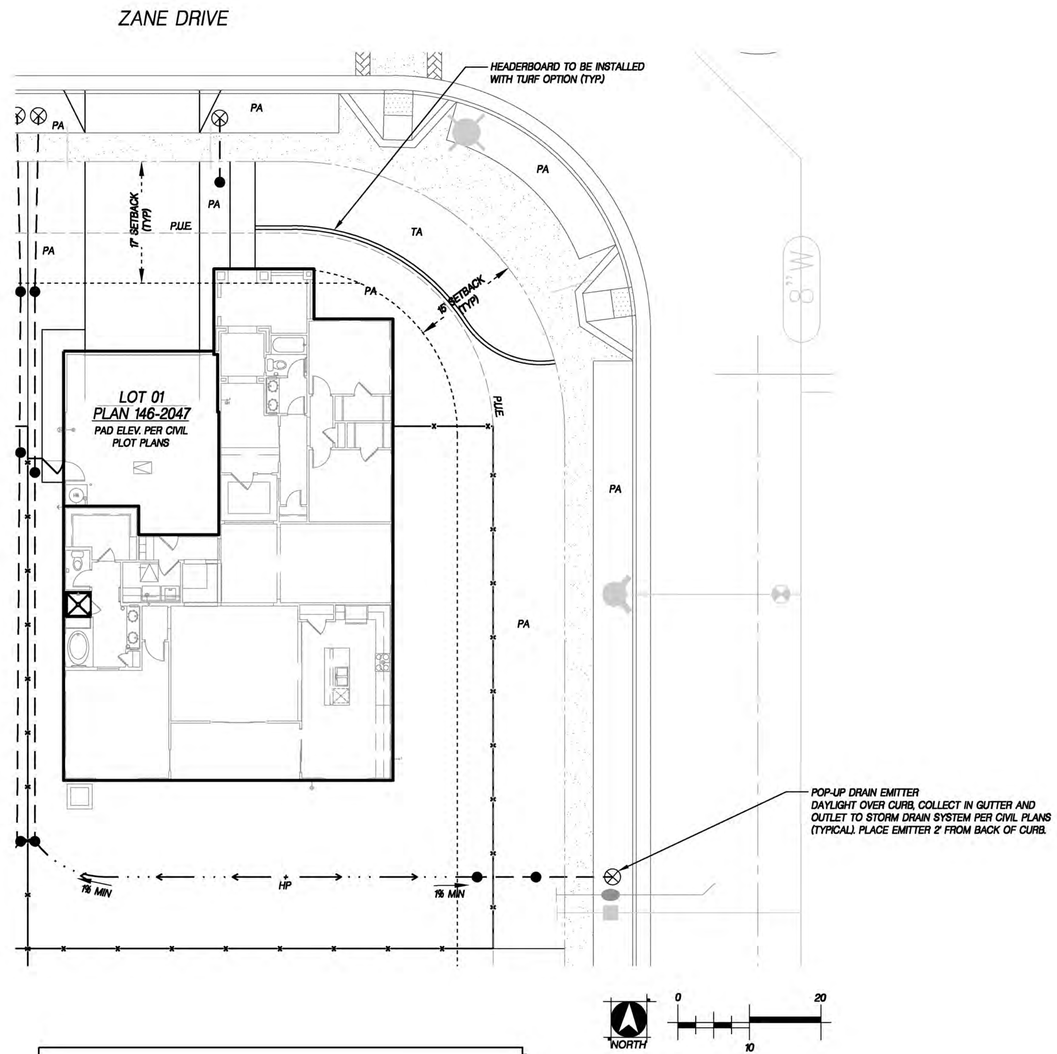

DRAINAGE LEGEND

SYMBOL	DESCRIPTION
PA	PLANTER AREA
TA	TURF AREA (OPTIONAL)
+ HP	HIGH POINT OF DRAINAGE SWALE PER CIVIL PLOT PLANS
P.U.E	PUBLIC UTILITY EASEMENT
●	NDS SPEE-D BASIN WITH ONE OUTLET (PART NUMBER 101). CONTRACTOR TO USE NDS #66 AS A RISER WHEN NEEDED, AND INSTALL 6" GREEN ATRIUM GRATE (PART NUMBER 60) IN EVERY SPEE-D BASIN. REFER TO DETAIL ON SHEET L.20 FOR MORE INFORMATION.
⊗	NDS POP-UP DRAINAGE EMITTER WITH ELBOW AND COBBLES. PART #421. TO BE PLACED AT END OF DRAIN 6" AWAY FROM HINGE DOWNSLOPE AND SET BACK FROM AT LEAST 2.5' FROM BACK OF WALK. COBBLES TO SURROUND DRAIN AND EXTEND A MINIMUM OF 3' PAST DRAIN ON DOWNSLOPE SIDE.
1% min.	1% MIN. CONSTANT SLOPE. TYPICAL DRAINAGE PER MAYFAIR PLOT PLANS CREATED BY CUNNINGHAM ENGINEERING. PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE.
- - - - -	3" CORRUGATED/ PERFORATED DRAIN PIPE. CONTRACTOR TO TIE INTO SPEE-D BASINS AND CATCH BASINS PER PLANS AND DETAILS.

SEE SHEET L-01 FOR DRAINAGE DETAILS & NOTES

WOOD RODGERS

LICENSED LANDSCAPE ARCHITECT
COREY W. KAZINEC
No. 5283
Signature
Expires 10.31.16
Renewal date
Date
STATE OF CALIFORNIA

DATE:

NO.	DESCRIPTION	ENGR INIT	BY	DATE
			COUNTY APPROVED	

3193.001 MAYFAIR VILLAGE

DATE: MARCH 6, 2015
SCALE: H: N/A V: N/A
DRAWN BY: K.KIM / C.KAZINEC
DESIGNED BY: K.KIM / C.KAZINEC
CHECKED BY: C.KAZINEC

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IMPROVEMENT PLANS FOR

MAYFAIR TYPICAL LANDSCAPES
GRADING & DRAINAGE PLAN

CITY OF WOODLAND CALIFORNIA

PROJECT NO. 3193.001

DRAWING L-04

SHT 5 OF 21

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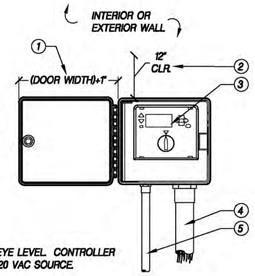
IRRIGATION NOTES

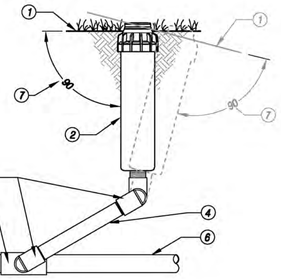
1. THE DESIGN OF THE IRRIGATION SYSTEM IS DIAGRAMATIC. CONTRACTOR MUST MAKE NECESSARY FIELD ADJUSTMENTS TO GARUNTEE HEAD-TO-HEAD COVERAGE FOR ALL PLANTER AND TURF AREAS. CONTRACTOR MUST ALSO MAKE MINOR ADJUSTMENTS TO ACCOMMODATE FIELD CONDITIONS NOT SPECIFICALLY NOTED ON THE PLANS AND TO MINIMIZE OVERSPRAY ONTO AREAS ADJACENT TO THE IRRIGATION SYSTEM.
2. THE IRRIGATION SYSTEM IS DESIGNED WITH A MINIMUM OPERATING PRESSURE STATED ON THE DRAWINGS. CONTRACTOR SHALL TEST THE AVAILABLE STATIC WATER PRESSURE AND NOTIFY THE LANDSCAPE ARCHITECT OF A ANY CONFLICTS BETWEEN STATED PRESSURE AND ACTUAL PRESSURE. CONTRACTOR IS RESPONSIBLE FOR MODIFICATIONS TO THE SYSTEM DESIGN IN THE EVENT OF INADEQUATE PRESSURE.
3. IRRIGATION POINT OF CONNECTION SHALL BE MADE OFF THE WATER LINE GOING INTO THE HOUSE.
4. LOCATION OF THE IRRIGATION CONTROLLER SHALL BE WALL MOUNTED IN GARAGE.
5. ALL IRRIGATION LATERAL LINES SHALL BE FLUSHED PRIOR TO INSTALLATION OF SPRINKLERS.
6. CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT TO SCHEDULE AN IRRIGATION COVERAGE TEST A MINIMUM OF 48 HOURS PRIOR TO THE MEETING DATE. LANDSCAPE ARCHITECT WILL PROVIDE CONTRACTOR WRITTEN APPROVAL OF THE IRRIGATION COVERAGE PRIOR TO INSTALLATION OF PLANT MATERIAL. ANY PLANT MATERIAL INSTALLED PRIOR TO IRRIGATION COVERAGE APPROVAL BY LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL PENDING MODIFICATIONS TO THE IRRIGATION SYSTEM.
7. THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTION OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS AUTHORIZED REPRESENTATIVE, OTHERWISE THE IRRIGATION CONTRACTOR MUST ASSUME FULL RESPONSIBILTY FOR ANY NECESSARY REVISIONS.
8. THE IRRIGATION CONTROLLER SHALL BE SET TO OPERATE THE IRRIGATION SYSTEM WATERING SCHEDULE BETWEEN THE HOURS OF 8:00 PM AND 10:00 AM.



KEY
1. MINIMUM CLEARANCE FOR DOOR OPENING.
2. MINIMUM VERTICAL CLEARANCE NEEDED FOR HINGE PIN REMOVAL.
3. IRRIGATION CONTROLLER MOUNTED IN VANDAL RESISTANT WALL MOUNTED ENCLOSURE. SEE IRRIGATION LEGEND AND SPECIFICATIONS FOR FURTHER INFORMATION.
4. CONTROL WIRE IN ELECTRICAL CONDUIT. SIZE AND TYPE PER LOCAL CODE.
5. 3/4" POWER SUPPLY CONDUIT J-BOX INSIDE CONTROLLER. CONNECT PER LOCAL CODE.

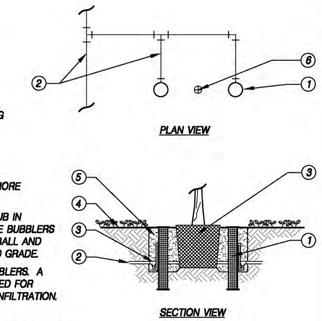
NOTE
1. MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 OR 220 VAC SOURCE.

A WALL MOUNTED CONTROLLER
NTS — SECTION



KEY
1. FINISH GRADE.
2. 6" POP ROTOR HEAD.
3. 1/2" MARLEX STREET ELLS (3).
4. SCH 80 NIPPLE.
5. LATERAL TEE OR ELL.
6. LATERAL PIPE.
7. INSTALL SPRINKLER BODY PERPENDICULAR TO SLOPE OF IRRIGATED AREA.

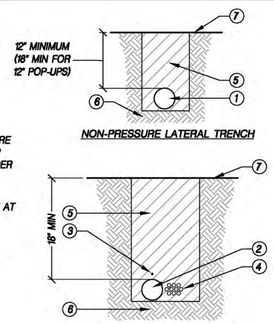
B 6" POP UP ROTOR
NTS — SECTION



KEY
1. ROOT ZONE BUBBLER SYSTEM.
2. PVC LATERAL LINE.
3. PVC SXSXT TEE.
4. FINISH GRADE.
5. PLANTING PIT, SEE TREE PLANTING DEATIL FOR MORE INFORMATION.
6. PLANT TRUNK.

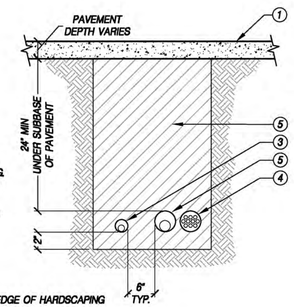
NOTES
1. REFER TO PLAN SHEETS FOR MORE INFORMATION.
2. AFTER PLACING TREE OR SHRUB IN PREPARED PLANTING HOLE, PLACE BUBBLERS EVENLY SPACED AROUND ROOT BALL AND VERTICALLY FLUSH WITH FINISHED GRADE.
3. BACK FILL HOLE AROUND BUBBLERS. A FILTER FABRIC SLEEVE IS REQUIRED FOR SANDY SOILS TO PREVENT SOIL INFILTRATION.

C ROOT ZONE BUBBLER
NTS — SECTION



KEY
1. NON-PRESSURE LATERAL PIPE.
2. PRESSURE MAIN LINE PIPE.
3. INSTALL #10 BARE COPPER TRACE WIRE IN MAINLINE TRENCH. LEAVE 6" LOOP EXPOSED IN EACH VALVE BOX. SOLDER ANY SPLICES IN EACH TRACE WIRE.
4. CONTROL WIRE ADJACENT TO PRESSURE MAINLINE. BUNDLE & TAPE AT 4'-6" INTERVAL TO PIPE.
5. CLEAN BACKFILL - SEE SPECS, 92% COMPACTION IN NON-PAVED AREAS.
6. NATIVE OR AMENDED SOIL.
7. FINISH GRADE.

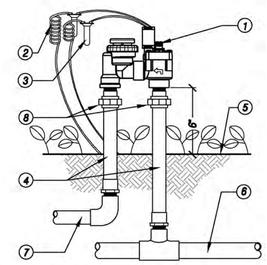
D PIPE TRENCHING
NTS — SECTION



KEY
1. FINISH GRADE OF ASPHALT PAVING, CONCRETE OR OTHER IMPERVIOUS MATERIALS.
2. CLEAN BACKFILL - SEE SPECS, 95% COMPACTION IN PAVED AREAS
3. NON-PRESSURE LATERAL LINE SLEEVE REQ. UNDER PAVING (TWICE DIA. OF NON-PRESSURE LATERAL LINE)
4. CONTROL WIRE SLEEVE UNDER PAVING. SIZE AS REQ'D. INSTALL ADJACENT TO PRESSURE MAIN LINE.
5. MAIN LINE SLEEVE REQ. UNDER PAVING (TWICE DIA. OF PRESSURE MAIN LINE).

NOTES:
1. ALL SLEEVES TO BE SCH 40 PVC.
2. EXTEND ALL SLEEVES 12" BEYOND EDGE OF HARDSCAPING AT BOTH ENDS, CAP ENDS AND FLAG LOCATIONS.

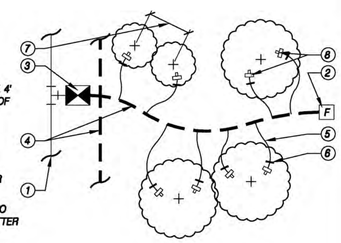
E PIPE TRENCHING UNDER PAVEMENT
NTS — SECTION



KEY
1. ANTI-SIPHON VALVE.
2. 18-24" COIL WIRE.
3. WATERPROOF CONNECTIONS.
4. SCH 80 NIPPLES.
5. FINISH GRADE.
6. MAIN LINE PIPE AND FITTINGS.
7. LATERAL PIPE AND FITTINGS.
8. PVC SLIP UNION ON BOTH SIDES OF VALVE.

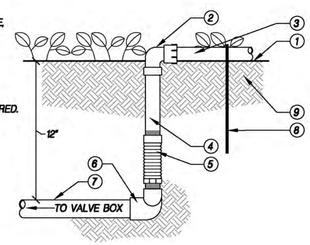
NOTE
1. ANTI-SIPHON VALVE SHOULD BE INSTALLED 6-12" ABOVE THE HIGHEST SPRINKLER HEAD WITHIN THE ZONE OR ACCORDING TO LOCAL CODE.

F ANTI-SIPHON VALVE
NTS — SECTION



KEY
1. PVC MAINLINE.
2. AUTOMATIC FLUSH VALVE IN ROUND VALVE BOX.
3. DRIP VALVE AND FILTER.
4. 1/2" SUPPLY TUBING WITH TIE DOWN STAKE. IF NECESSARY, 4' MAXIMUM LATERAL SPACING OF SUPPLY TUBING.
5. 1/4" DISTRIBUTION TUBING. MAXIMUM LENGTH 2'.
6. 1/4" TUBING STAKE, TYP.
7. GROUND COVER SPACING PER PLANTING PLAN.
8. DRIP EMITTERS TYP. REFER TO IRRIGATION LEGEND AND EMITTER SCHEDULE FOR MORE INFORMATION.

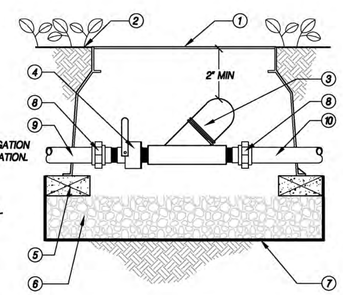
G SCHEMATIC DRIP LINE LAYOUT
NTS — SECTION



KEY
1. FINISH GRADE.
2. SPIN-LOC TUBING FITTING FOR CONNECTION TO PVC LATERAL LINE, SLXFA ELL FITTING. SPIN-LOC CONNECTIONS WITH O-RINGS.
3. DRIP TUBING, INSTALL ON GRADE. MULCH AS PER PLANTING PLANS.
4. PVC SCH. 80 THREADED ONE END NIPPLE, 1/2" SIZE LENGTH AS REQUIRED.
5. FLEXIBLE RISER, WXF 1/2"X6" SIZE.
6. SCH. 40 PVC SXT ELL FITTING, 1/2" THREADED SIZE.
7. PVC LATERAL LINE PIPE.
8. EPOXY COATED WIRE STAPLE 9" LONG, 5 FEET ON CENTER.
9. AMENDED SOIL.

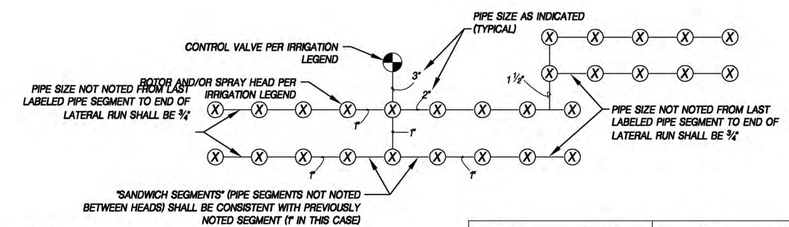
NOTES
1. INSTALL TUBING ON GRADE AND COVER WITH 3" OF MULCH. SECURE TUBING WITH STAPLES 3 FEET ON CENTER TO PREVENT SURFACING OF TUBING THROUGH MULCH.
2. DRIPPERLINE TUBING SHALL BE INSTALLED IN PARALLEL ROWS. BLANK TUBING FOR PUNCHED IN EMITTERS SHALL BE INSTALLED AS INDICATED ON THE DRAWINGS.

H FLEXIBLE DRIP TUBING INSTALLED ABOVE GRADE
NTS — SECTION



KEY
1. STANDARD VALVE BOX
2. FINISH GRADE.
3. DRIP FILTER, REFER TO IRRIGATION LEGEND FOR MORE INFORMATION.
4. LINE SIZED BALL VALVE.
5. BRICK SUPPORTS (4).
6. 3/4" MINUS WASHED GRAVEL.
7. LANDSCAPE FABRIC.
8. SCH. 80 PVC SLIP UNION.
9. FLOW FROM VALVE.
10. FLOW TO LATERAL.

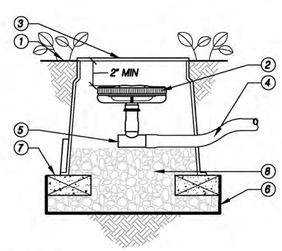
I DRIP FILTER
NTS — SECTION



NOTES
1. PIPE SIZING SHALL CONFORM TO THE DIMENSIONS SHOWN ON THE PLANS.
2. IF FIELD ADJUSTMENTS ARE NECESSARY AND LATERAL LINE PIPING LAYOUT CHANGES OCCUR, THE CONTRACTOR MUST CONFORM TO THE FOLLOWING SIZING REQUIREMENTS:
3. MINIMUM PIPE SIZE SHALL BE ¾"

FLOW	PIPE SIZE	FLOW	PIPE SIZE
0-10 GPM	¾"	35.1-55 GPM	2"
10.1-16 GPM	1"	55.1-80 GPM	2 ½"
16.1-26 GPM	1 ¼"	80.1-120 GPM	3"
26.1-35 GPM	1 ½"		

J NON-PRESSURE (LATERAL LINE) PIPE SIZING SCHEMATIC
NTS — PLAN



KEY
1. FINISH GRADE.
2. AUTOMATIC FLUSH VALVE, SEE IRRIGATION LEGEND FOR FURTHER INFORMATION.
3. ROUND VALVE BOX.
4. DRIP TUBING, SWEEP DOWN TO ENTER VALVE BOX.
5. ELL.
6. LANDSCAPE FABRIC.
7. BRICK SUPPORT (3).
8. 3/4" MINUS WASHED GRAVEL.

K AUTOMATIC FLUSH VALVE
NTS — SECTION

IRRIGATION CONTROLLER SCHEDULE

		SPRING		SUMMER		FALL		WINTER	
LOW WATER USAGE (EMITTERS)	HEAD TYPE: EMITTERS VALVE NO.: 2,3	WATER DAYS	3	WATER DAYS	5	WATER DAYS	5	WATER DAYS	1
		VALVE RUN TIME	14.29	VALVE RUN TIME	12.86	VALVE RUN TIME	12.86	VALVE RUN TIME	7.14
		CYCLES PER DAY	1	CYCLES PER DAY	2	CYCLES PER DAY	1	CYCLES PER DAY	1
HIGH WATER USAGE (MP ROTATORS)	HEAD TYPE: MP ROTATORS VALVE NO.: 1 *(TURF ONLY)*	WATER DAYS	5	WATER DAYS	6	WATER DAYS	6	WATER DAYS	3
		VALVE RUN TIME	11.09	VALVE RUN TIME	18.12	VALVE RUN TIME	14.13	VALVE RUN TIME	4.35
		CYCLES PER DAY	2.00	CYCLES PER DAY	3.00	CYCLES PER DAY	2.00	CYCLES PER DAY	1.00
	POC TOTALS	0.8	HOURS PER DAY	1.8	HOURS PER DAY	0.9	HOURS PER DAY	0.3	HOURS PER DAY

WOOD RODGERS
LICENSED LANDSCAPE ARCHITECT
COREY W. KAZINEC
5283
Exp. 10.31.16
Renewal date
Date
STATE OF CALIFORNIA
DATE:

NO.	DESCRIPTION	ENGR / ARCH	BY	DATE
		COUNTY APPROVED		

3193.001 MAYFAIR VILLAGE

DATE: MARCH 6, 2015
SCALE: H: N/A V: N/A
DRAWN BY: K.KIM / C.KAZINEC
DESIGNED BY: K.KIM / C.KAZINEC
CHECKED BY: C.KAZINEC

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St. Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

IMPROVEMENT PLANS FOR
MAYFAIR TYPICAL LANDSCAPES
IRRIGATION NOTES & DETAILS
CITY OF WOODLAND CALIFORNIA

PROJECT NO. 3193.001
DRAWING L-05
SHT 6 OF 21

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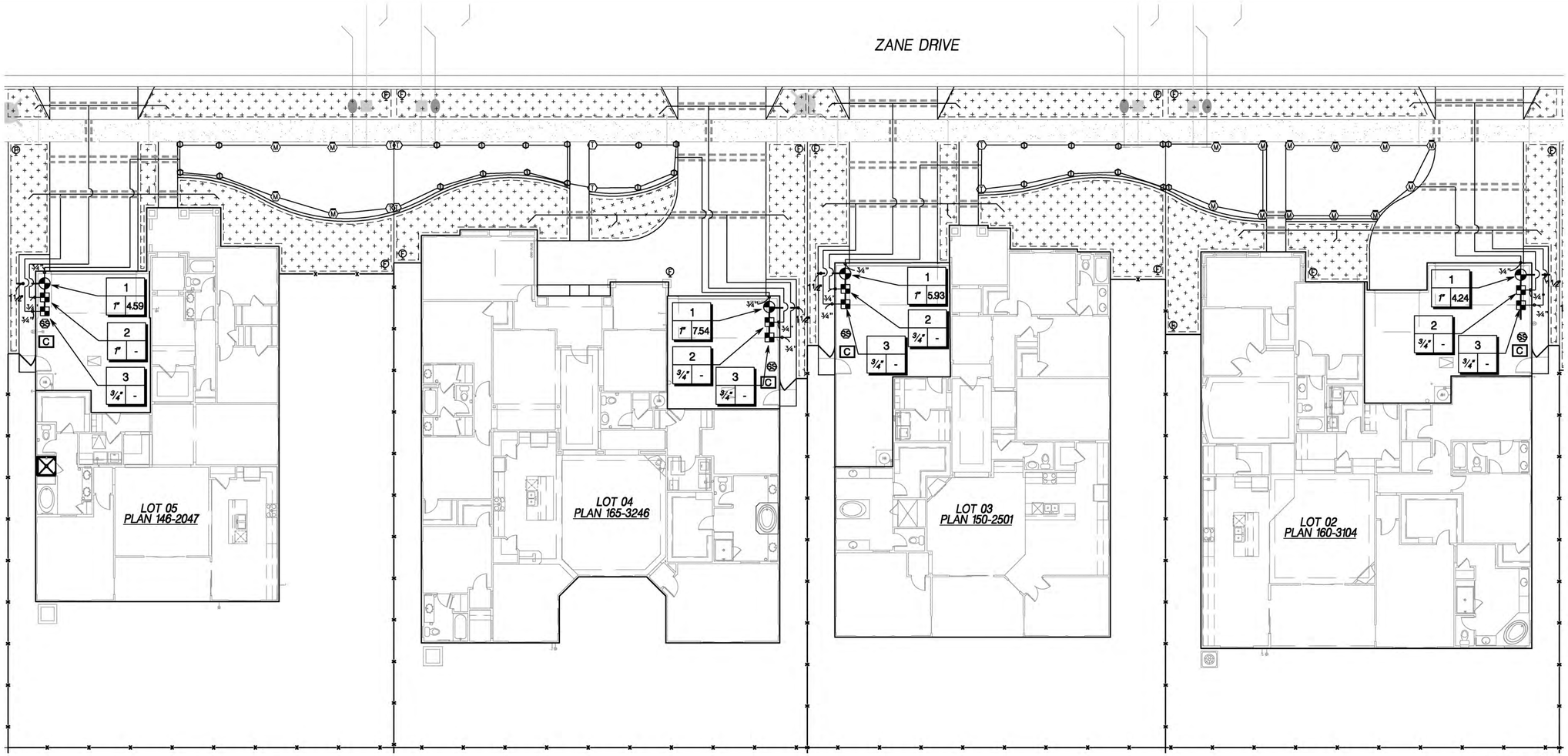

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
M L O	HUNTER MP1000 PROS-06-PRS40-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 30 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS30 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC. DESIGN RADIUS SHALL BE MINIMUM 9 FT.	30
	HUNTER MP800SR PROS-06-PRS40-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 30 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS30 BODY. OR = ORANGE ADJ ARC 90 TO 210. DESIGN RADIUS SHALL BE MINIMUM 6 FT.	30
T	HUNTER MP CORNER PROS-06-PRS40-CV TURF ROTATOR, 6" (15.24CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS30 BODY. T=TURQUOISE ADJ ARC 45-105. DESIGN RADIUS SHALL BE MINIMUM 9 FT.	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ACZ-075-25 DRIP CONTROL KIT FEATURING A 3/4" PGV-ASV VALVE, WITH 3/4" HY075 FILTER SYSTEM, AND 25PSI PRESSURE REGULATED. FLOW RANGE: 0.5 GPM TO 15 GPM. WITH 150 MESH STAINLESS STEEL SCREEN.
	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.

AREA TO RECEIVE DRIP EMITTERS
RAIN BIRD XB-PC
SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.
Emitter Notes:
1 gal plant to receive 1 of 1.0 GPH emitter.
5 gal plant to receive 2 of 1.0 GPH emitters.
15 gal plant to receive 3 of 2.0 GPH emitters.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER PGV-ASV 3/4" AND 1" PLASTIC ELECTRIC REMOTE CONTROL VALVE, WITH REMOVABLE ANTI-SIPHON CAP, AND FLOW CONTROL, FOR RESIDENTIAL USE. INLET/OUTLET: FEMALE NPT THREADS.
C	HUNTER XC-600I 8 STATION CONTROLLER, RESIDENTIAL USE. PLASTIC CABINET, INDOOR, WITH 3 INDEPENDENT PROGRAMS. 120 VAC.
SS	HUNTER WSS-SEN WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER X-CORE CONTROLLERS, INSTALL OUTSIDE OF ROOF EAVES PER MANUFACTURER SPECIFICATIONS. INCLUDES GUTTER MOUNT BRACKET. MODULE NOT INCLUDED.

POC "1" — POINT OF CONNECTION 3/4"
IRRIGATION POINT OF CONNECTION SHALL BE MADE OFF OF THE WATER LINE GOING TO THE HOUSE. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND SIZE.

IRRIGATION LATERAL LINE: POLYETHYLENE AND PVC CLASS 200 POLYETHYLENE SDR-7 UP TO 1-1/4", THEN PVC CLASS 200 SDR 21 FOR 1-1/2" AND LARGER. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.

IRRIGATION MAINLINE: PVC SCHEDULE 40 AND CLASS 315 PVC SCHEDULE 40 TO 1-1/2"; PVC CLASS 315 SDR 13.5 FOR PIPES 2" AND LARGER.

PIPE SLEEVE: PVC SCHEDULE 40 AND CLASS 315 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL BE TWICE THE SIZE OF THE IRRIGATION PIPE. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.

Valve Callout
— Valve Number
#" — Valve Flow
— Valve Size

SEE SHEET L-05 FOR IRRIGATION DETAILS & NOTES

WOOD RODGERS
LICENSED LANDSCAPE ARCHITECT
COREY W. KAZINEC
Exp. 10.31.16
Renewal Date
Date
STATE OF CALIFORNIA
DATE:

NO.	DESCRIPTION	ENGR INIT	BY	DATE
			COUNTY APPROVED	

3193.001 MAYFAIR VILLAGE

DATE: MARCH 6, 2015
SCALE: H: N/A V: N/A
DRAWN BY: K.KIM / C.KAZINEC
DESIGNED BY: K.KIM / C.KAZINEC
CHECKED BY: C.KAZINEC

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St. Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

IMPROVEMENT PLANS FOR
MAYFAIR TYPICAL LANDSCAPES
IRRIGATION PLAN (TURF OPTION)
CITY OF WOODLAND CALIFORNIA

PROJECT NO. 3193.001
DRAWING
L-06
SHT 7 OF 21

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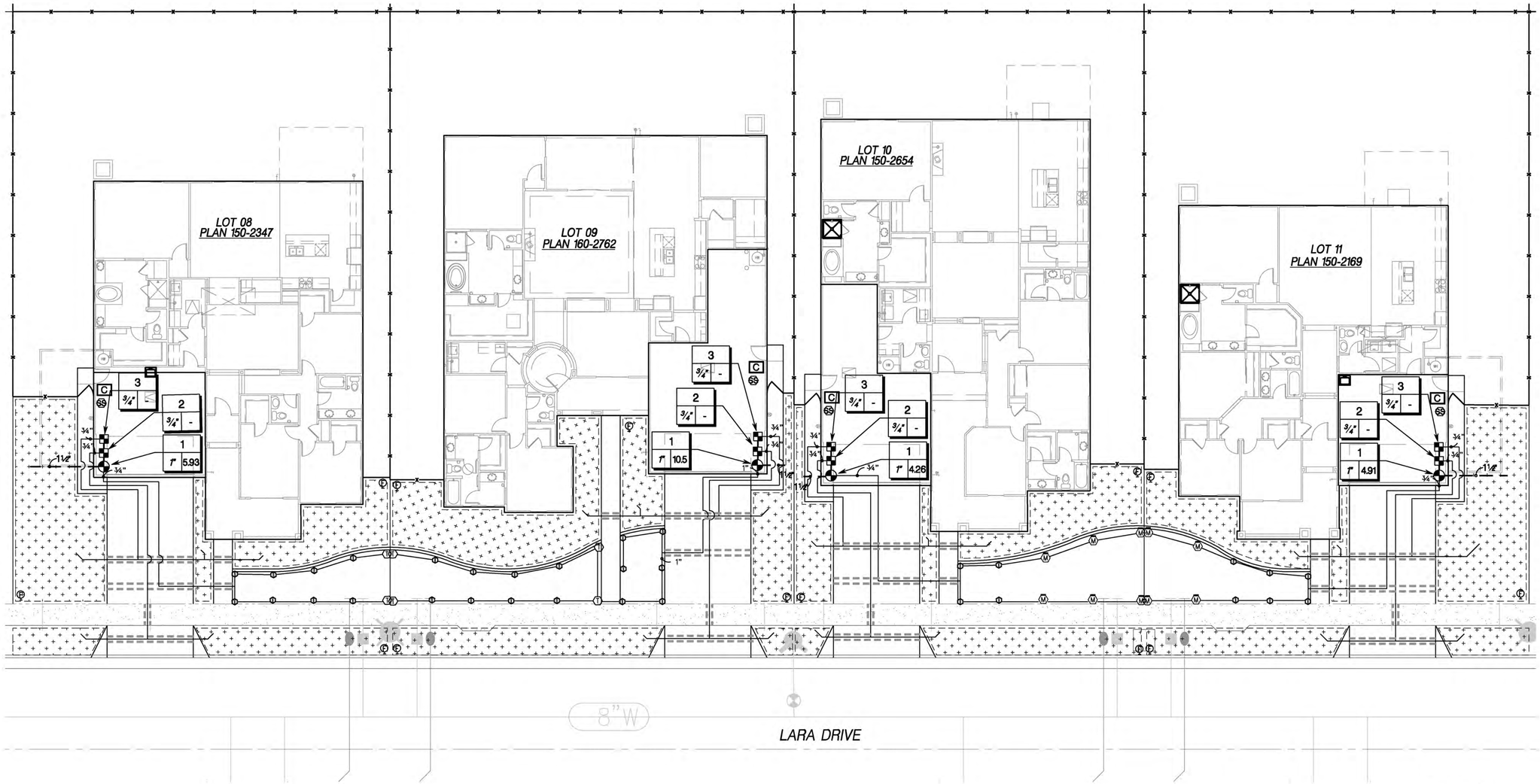

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
M L O	HUNTER MP1000 PROS-06-PRS40-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 30 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS30 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC. DESIGN RADIUS SHALL BE MINIMUM 9 FT.	30
	HUNTER MP800SR PROS-06-PRS40-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 30 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS30 BODY. OR = ORANGE ADJ ARC 90 TO 210. DESIGN RADIUS SHALL BE MINIMUM 6 FT.	30
T	HUNTER MP CORNER PROS-06-PRS40-CV TURF ROTATOR, 6" (15.24CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI (2.76 BAR). MP ROTATOR NOZZLE ON PRS30 BODY. T=TURQUOISE ADJ ARC 45-105. DESIGN RADIUS SHALL BE MINIMUM 9 FT.	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ACZ-075-25 DRIP CONTROL KIT FEATURING A 3/4" PGV-ASV VALVE, WITH 3/4" HY075 FILTER SYSTEM, AND 25PSI PRESSURE REGULATED. FLOW RANGE: 0.5 GPM TO 15 GPM. WITH 150 MESH STAINLESS STEEL SCREEN.
F	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.

AREA TO RECEIVE DRIP EMITTERS
RAIN BIRD XB-PC
SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.
Emitter Notes:
1 gal plant to receive 1 of 10 GPH emitter.
5 gal plant to receive 2 of 10 GPH emitters.
15 gal plant to receive 3 of 2.0 GPH emitters.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER PGV-ASV 3/4" AND 1" PLASTIC ELECTRIC REMOTE CONTROL VALVE, WITH REMOVABLE ANTI-SIPHON CAP, AND FLOW CONTROL, FOR RESIDENTIAL USE. INLET/OUTLET: FEMALE NPT THREADS.
C	HUNTER XC-800I 8 STATION CONTROLLER, RESIDENTIAL USE. PLASTIC CABINET, INDOOR, WITH 3 INDEPENDENT PROGRAMS. 120 VAC.
SS	HUNTER WSS-SEN WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER X-CORE CONTROLLERS, INSTALL OUTSIDE OF ROOF EAVES PER MANUFACTURER SPECIFICATIONS. INCLUDES GUTTER MOUNT BRACKET. MODULE NOT INCLUDED.

POC
1"
POINT OF CONNECTION 3/4"
IRRIGATION POINT OF CONNECTION SHALL BE MADE OFF OF THE WATER LINE GOING TO THE HOUSE. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND SIZE.

IRRIGATION LATERAL LINE: POLYETHYLENE AND PVC CLASS 200 POLYETHYLENE SDR-7 UP TO 1-1/4", THEN PVC CLASS 200 SDR 21 FOR 1-1/2" AND LARGER. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.

IRRIGATION MAINLINE: PVC SCHEDULE 40 AND CLASS 315 PVC SCHEDULE 40 TO 1-1/2", PVC CLASS 315 SDR 13.5 FOR PIPES 2" AND LARGER.

PIPE SLEEVE: PVC SCHEDULE 40 AND CLASS 315 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL BE TWICE THE SIZE OF THE IRRIGATION PIPE. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.

Valve Callout
— Valve Number
#" # — Valve Flow, Valve Size

NORTH
0 10 20

SEE SHEET L-05 FOR IRRIGATION DETAILS & NOTES

WOOD RODGERS
LICENSED LANDSCAPE ARCHITECT
COREY W. KAZINEC
5283
Signature
EXP. 10.31.16
Renewal Date
Date
STATE OF CALIFORNIA
PRELIMINARY
DATE:

NO.	DESCRIPTION	ENGR INIT	BY	DATE

COUNTY APPROVED

3193.001 MAYFAIR VILLAGE

DATE: MARCH 6, 2015
SCALE: H: 1"=10' V: N/A
DRAWN BY: K.KIM / C.KAZINEC
DESIGNED BY: K.KIM / C.KAZINEC
CHECKED BY: C.KAZINEC

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St. Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

IMPROVEMENT PLANS FOR
MAYFAIR TYPICAL LANDSCAPES
IRRIGATION PLAN (TURF OPTION)
CITY OF WOODLAND CALIFORNIA

PROJECT NO. 3193.001
DRAWING L-07
SHT 8 OF 21

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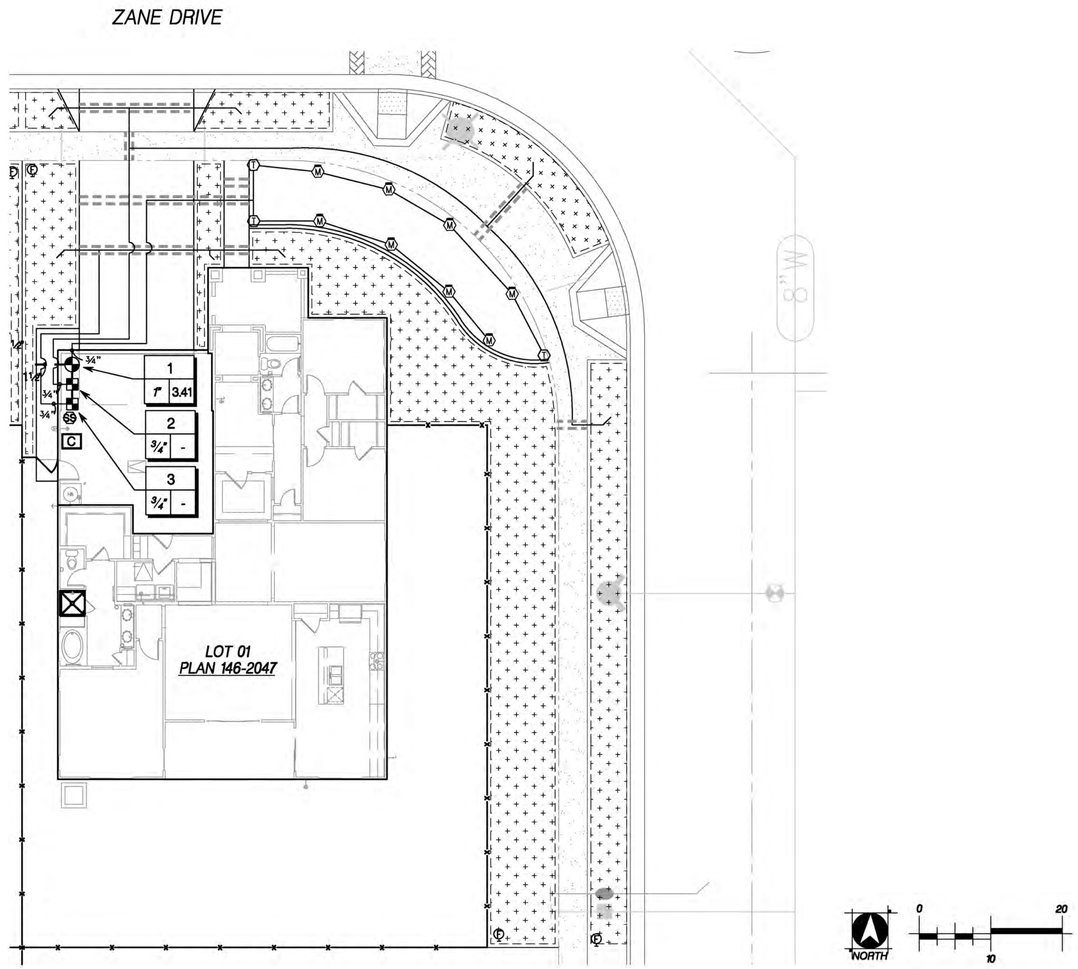

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
M L O	HUNTER MP1000 PROS-06-PRS40-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 30 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS30 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC. DESIGN RADIUS SHALL BE MINIMUM 9 FT.	30
	HUNTER MP800SR PROS-06-PRS40-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 30 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS30 BODY. OR = ORANGE ADJ ARC 90 TO 210. DESIGN RADIUS SHALL BE MINIMUM 6 FT.	30
T	HUNTER MP CORNER PROS-06-PRS40-CV TURF ROTATOR, 6" (15.24CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS30 BODY. T=TURQUOISE ADJ ARC 45-105. DESIGN RADIUS SHALL BE MINIMUM 9 FT.	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ACZ-075-25 DRIP CONTROL KIT FEATURING A 3/4" PGV-ASV VALVE, WITH 3/4" HY075 FILTER SYSTEM, AND 25PSI PRESSURE REGULATED. FLOW RANGE: 0.5 GPM TO 15 GPM. WITH 150 MESH STAINLESS STEEL SCREEN.
P	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.

AREA TO RECEIVE DRIP EMITTERS
RAIN BIRD XB-PC
SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.
Emitter Notes:
1 gal plant to receive 1 of 1.0 GPH emitter.
5 gal plant to receive 2 of 1.0 GPH emitters.
15 gal plant to receive 3 of 2.0 GPH emitters.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER PGV-ASV 3/4" AND 1" PLASTIC ELECTRIC REMOTE CONTROL VALVE, WITH REMOVABLE ANTI-SIPHON CAP, AND FLOW CONTROL, FOR RESIDENTIAL USE. INLET/OUTLET: FEMALE NPT THREADS.
C	HUNTER XC-8001 8 STATION CONTROLLER, RESIDENTIAL USE. PLASTIC CABINET, INDOOR, WITH 3 INDEPENDENT PROGRAMS. 120 VAC.
SS	HUNTER WSS-SEN WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER X-CORE CONTROLLERS, INSTALL OUTSIDE OF ROOF EAVES PER MANUFACTURER SPECIFICATIONS. INCLUDES GUTTER MOUNT BRACKET. MODULE NOT INCLUDED.

POC "1" — POINT OF CONNECTION 3/4"
IRRIGATION POINT OF CONNECTION SHALL BE MADE OFF OF THE WATER LINE GOING TO THE HOUSE. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND SIZE.

IRRIGATION LATERAL LINE: POLYETHYLENE AND PVC CLASS 200 POLYETHYLENE SDR-7 UP TO 1-1/4", THEN PVC CLASS 200 SDR 21 FOR 1-1/2" AND LARGER. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.

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Valve Callout
— Valve Number
#" — Valve Flow
— Valve Size

SEE SHEET L-05 FOR IRRIGATION DETAILS & NOTES

WOOD RODGERS
LICENSED LANDSCAPE ARCHITECT
COREY W. KAZINEC
3283
Exp. 10.31.16
Renewal Date
Date
STATE OF CALIFORNIA
PRELIMINARY
DATE:

NO.	DESCRIPTION	ENGR INIT	BY	DATE
		COUNTY APPROVED		

3193.001 MAYFAIR VILLAGE

DATE: MARCH 6, 2015
SCALE: H: N/A V: N/A
DRAWN BY: K.KIM / C.KAZINEC
DESIGNED BY: K.KIM / C.KAZINEC
CHECKED BY: C.KAZINEC

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IMPROVEMENT PLANS FOR
MAYFAIR TYPICAL LANDSCAPES
IRRIGATION PLAN (TURF OPTION)
CITY OF WOODLAND CALIFORNIA

PROJECT NO. 3193.001
DRAWING
L-08
SHT 9 OF 21

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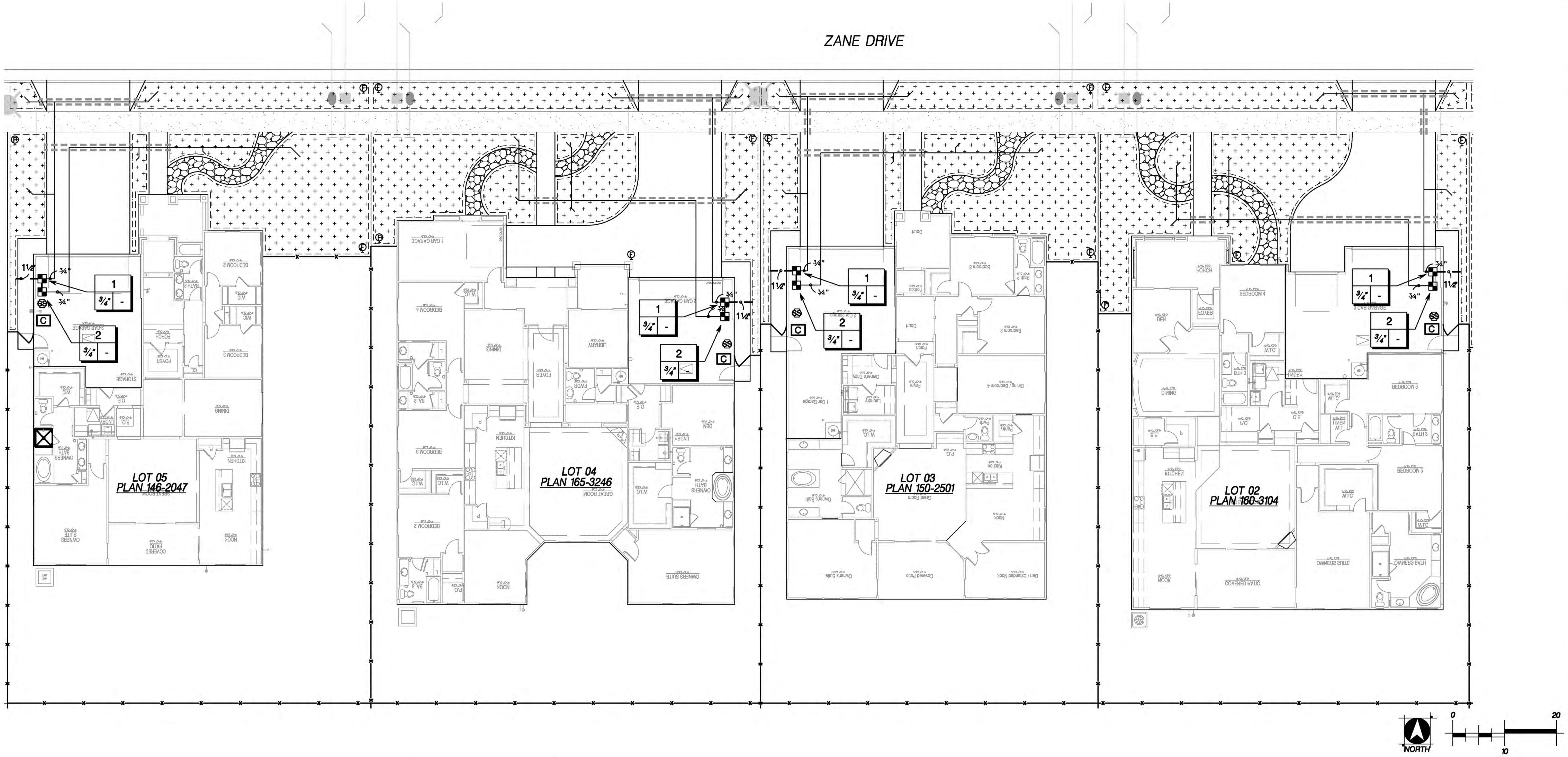

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
▚	HUNTER ACZ-075-25 DRIP CONTROL KIT FEATURING A 3/4" PGV-ASV VALVE, WITH 3/4" HY075 FILTER SYSTEM, AND 25PSI PRESSURE REGULATED. FLOW RANGE: 0.5 GPM TO 15 GPM. WITH 150 MESH STAINLESS STEEL SCREEN.
Ⓕ	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.
+ + + (hatched area)	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 1 gal plant to receive 1 of 1.0 GPH emitter. 5 gal plant to receive 2 of 1.0 GPH emitters. 15 gal plant to receive 3 of 2.0 GPH emitters.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
C	HUNTER XC-800I 8 STATION CONTROLLER, RESIDENTIAL USE. PLASTIC CABINET, INDOOR, WITH 3 INDEPENDENT PROGRAMS. 120 VAC.
SS	HUNTER WSS-SEN WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER X-CORE CONTROLLERS, INSTALL OUTSIDE OF ROOF EAVES PER MANUFACTURER SPECIFICATIONS. INCLUDES GUTTER MOUNT BRACKET. MODULE NOT INCLUDED.

POC	POINT OF CONNECTION 3/4" IRRIGATION POINT OF CONNECTION SHALL BE MADE OFF OF THE WATER LINE GOING TO THE HOUSE. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND SIZE.
———	IRRIGATION LATERAL LINE: POLYETHYLENE AND PVC CLASS 200 POLYETHYLENE SDR-7 UP TO 1-1/4", THEN PVC CLASS 200 SDR 21 FOR 1-1/2" AND LARGER. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.
— — —	IRRIGATION MAINLINE: PVC SCHEDULE 40 AND CLASS 315 PVC SCHEDULE 40 TO 1-1/2", PVC CLASS 315 SDR 13.5 FOR PIPES 2" AND LARGER.
======	PIPE SLEEVE: PVC SCHEDULE 40 AND CLASS 315 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL BE TWICE THE SIZE OF THE IRRIGATION PIPE. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.

Valve Callout

- # — Valve Number
- # — Valve Flow
- #" — Valve Size

SEE SHEET L-05 FOR IRRIGATION DETAILS & NOTES

WOOD RODGERS

LICENSED LANDSCAPE ARCHITECT
COREY W. KAZINEC
5283
Signature
Exp. 10.31.16
Renewal Date
Date
STATE OF CALIFORNIA
PRELIMINARY

DATE:

NO.	DESCRIPTION	ENGR INIT	BY	DATE
			COUNTY APPROVED	

3193.001 MAYFAIR VILLAGE

DATE: MARCH 6, 2015
SCALE: H: N/A V: N/A
DRAWN BY: K.KIM / C.KAZINEC
DESIGNED BY: K.KIM / C.KAZINEC
CHECKED BY: C.KAZINEC

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St, Bldg. 100-B Sacramento, CA 95816
Tel 916.341.7760 Fax 916.341.7767

IMPROVEMENT PLANS FOR
MAYFAIR TYPICAL LANDSCAPES
IRRIGATION PLAN (NO TURF OPTION)

CITY OF WOODLAND CALIFORNIA

PROJECT NO. 3193.001

DRAWING L-09

SHT 10 OF 21

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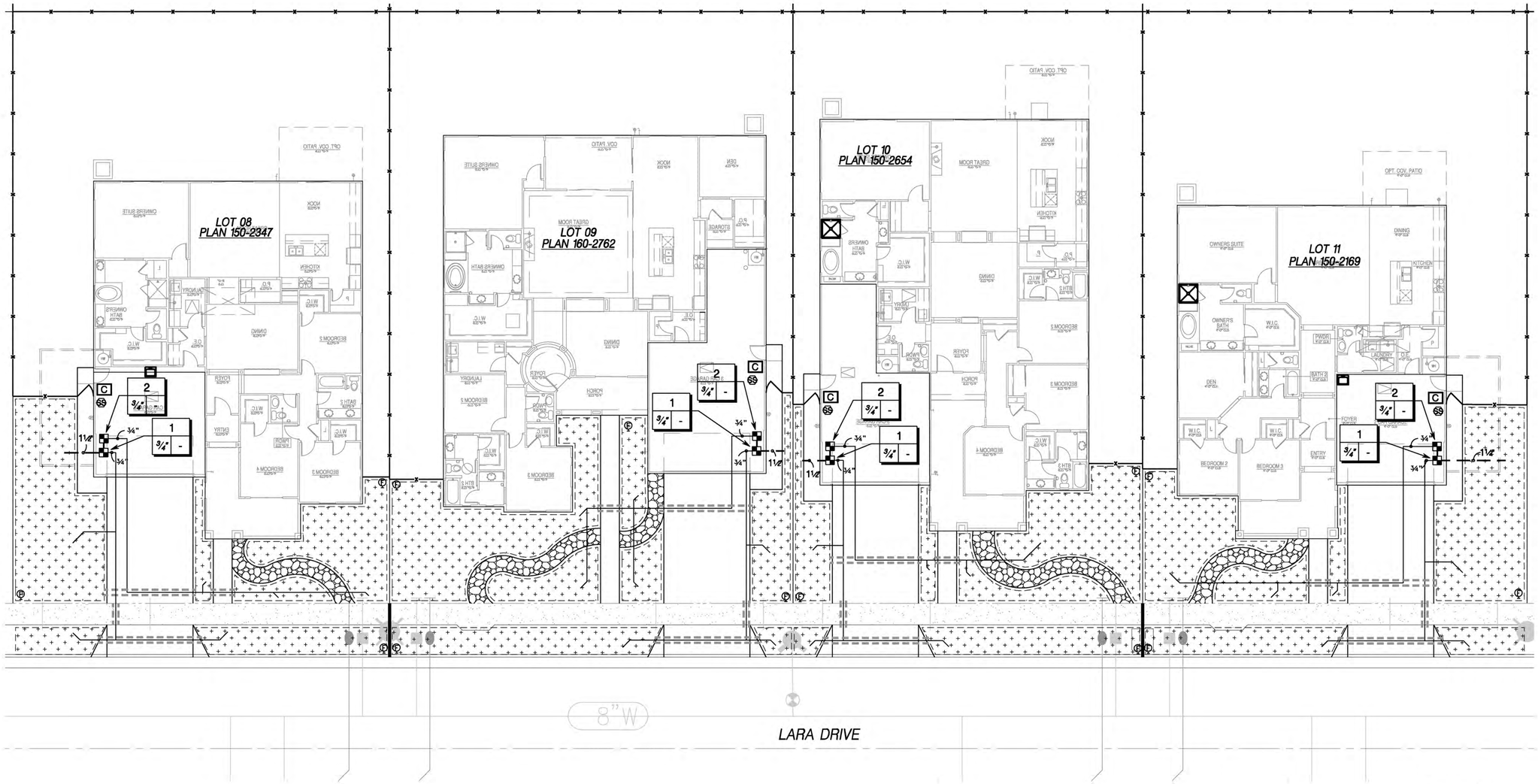

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ACZ-075-25 DRIP CONTROL KIT FEATURING A 3/4" PGV-ASV VALVE, WITH 3/4" HY075 FILTER SYSTEM, AND 25PSI PRESSURE REGULATED. FLOW RANGE: 0.5 GPM TO 15 GPM. WITH 150 MESH STAINLESS STEEL SCREEN.
	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 1 gal plant to receive 1 of 1.0 GPH emitter. 5 gal plant to receive 2 of 1.0 GPH emitters. 15 gal plant to receive 3 of 2.0 GPH emitters.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
C	HUNTER XC-600I 8 STATION CONTROLLER, RESIDENTIAL USE. PLASTIC CABINET, INDOOR, WITH 3 INDEPENDENT PROGRAMS. 120 VAC.
SS	HUNTER WSS-SEN WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER X-CORE CONTROLLERS, INSTALL OUTSIDE OF ROOF EAVES PER MANUFACTURER SPECIFICATIONS. INCLUDES GUTTER MOUNT BRACKET. MODULE NOT INCLUDED.

POC
+1'

POINT OF CONNECTION 3/4"
IRRIGATION POINT OF CONNECTION SHALL BE MADE OFF OF THE WATER LINE GOING TO THE HOUSE. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND SIZE.

IRRIGATION LATERAL LINE: POLYETHYLENE AND PVC CLASS 200 POLYETHYLENE SDR-7 UP TO 1-1/4", THEN PVC CLASS 200 SDR 21 FOR 1-1/2" AND LARGER. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.

IRRIGATION MAINLINE: PVC SCHEDULE 40 AND CLASS 315 PVC SCHEDULE 40 TO 1-1/2", PVC CLASS 315 SDR 13.5 FOR PIPES 2" AND LARGER.

PIPE SLEEVE: PVC SCHEDULE 40 AND CLASS 315 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL BE TWICE THE SIZE OF THE IRRIGATION PIPE. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.

Valve Callout

#	Valve Number
#" #	Valve Flow
	Valve Size

NORTH

0 10 20

SEE SHEET L-05 FOR IRRIGATION DETAILS & NOTES

WOOD RODGERS
LICENSED LANDSCAPE ARCHITECT
COREY W. KAZINEC
5233
Signature
EXP. 10.31.16
Renewal Date
Date
STATE OF CALIFORNIA
PRELIMINARY
DATE:

NO.	DESCRIPTION	ENGR INIT	BY	DATE
			COUNTY APPROVED	

3193.001 MAYFAIR VILLAGE

DATE: MARCH 6, 2015
SCALE: H: 1"=10' V: N/A
DRAWN BY: K.KIM / C.KAZINEC
DESIGNED BY: K.KIM / C.KAZINEC
CHECKED BY: C.KAZINEC

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St. Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

IMPROVEMENT PLANS FOR
MAYFAIR TYPICAL LANDSCAPES
IRRIGATION PLAN (NO TURF OPTION)
CITY OF WOODLAND CALIFORNIA

PROJECT NO. 3193.001
DRAWING L-10
SHT 11 OF 21

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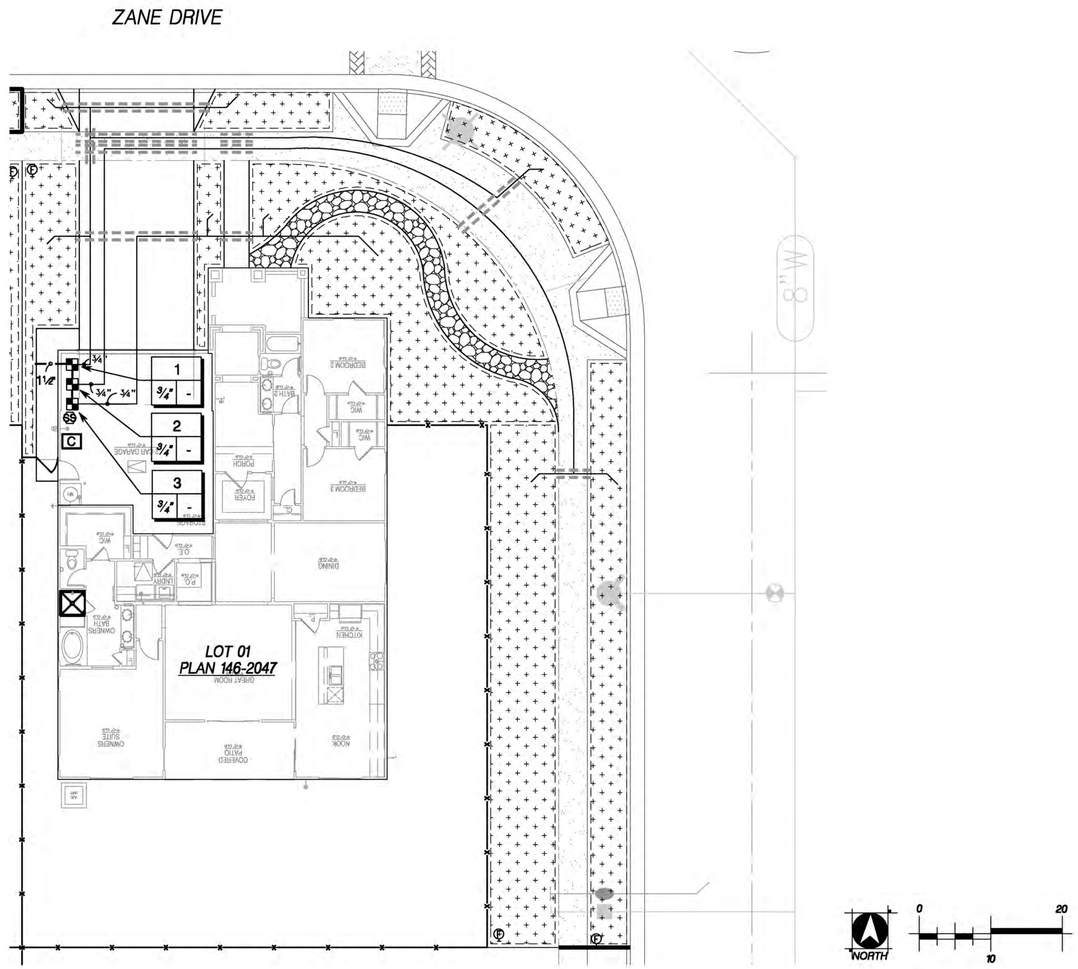

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ACZ-075-25 DRIP CONTROL KIT FEATURING A 3/4" PGV-ASV VALVE, WITH 3/4" HY075 FILTER SYSTEM, AND 25PSI PRESSURE REGULATED. FLOW RANGE: 0.5 GPM TO 15 GPM. WITH 150 MESH STAINLESS STEEL SCREEN.
	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 1 gal plant to receive 1 of 1.0 GPH emitter. 5 gal plant to receive 2 of 1.0 GPH emitters. 15 gal plant to receive 3 of 2.0 GPH emitters.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
C	HUNTER XC-800I 8 STATION CONTROLLER, RESIDENTIAL USE. PLASTIC CABINET, INDOOR, WITH 3 INDEPENDENT PROGRAMS. 120 VAC.
SS	HUNTER WSS-SEN WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER X-CORE CONTROLLERS, INSTALL OUTSIDE OF ROOF EAVES PER MANUFACTURER SPECIFICATIONS. INCLUDES GUTTER MOUNT BRACKET. MODULE NOT INCLUDED.

POC — POINT OF CONNECTION 3/4"
IRRIGATION POINT OF CONNECTION SHALL BE MADE OFF OF THE WATER LINE GOING TO THE HOUSE. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND SIZE.

IRRIGATION LATERAL LINE: POLYETHYLENE AND PVC CLASS 200 POLYETHYLENE SDR-7 UP TO 1-1/4", THEN PVC CLASS 200 SDR 21 FOR 1-1/2" AND LARGER. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.

IRRIGATION MAINLINE: PVC SCHEDULE 40 AND CLASS 315 PVC SCHEDULE 40 TO 1-1/2", PVC CLASS 315 SDR 13.5 FOR PIPES 2" AND LARGER.

PIPE SLEEVE: PVC SCHEDULE 40 AND CLASS 315 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL BE TWICE THE SIZE OF THE IRRIGATION PIPE. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.

Valve Callout
— Valve Number
#" — Valve Flow
— Valve Size

SEE SHEET L-05 FOR IRRIGATION DETAILS & NOTES

WOOD RODGERS
LICENSED LANDSCAPE ARCHITECT
COREY W. KAZINEC
3283
Exp. 10.31.16
Renewal date
Date
STATE OF CALIFORNIA
PRELIMINARY
DATE:

NO.	DESCRIPTION	ENGR INIT	BY	DATE
			COUNTY APPROVED	

3193.001 MAYFAIR VILLAGE

DATE: MARCH 6, 2015
SCALE: H: N/A V: N/A
DRAWN BY: K.KIM / C.KAZINEC
DESIGNED BY: K.KIM / C.KAZINEC
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WOOD RODGERS
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IMPROVEMENT PLANS FOR
MAYFAIR TYPICAL LANDSCAPES
IRRIGATION PLAN (NO TURF OPTION)
CITY OF WOODLAND CALIFORNIA

PROJECT NO. 3193.001
DRAWING
L-11
SHT 12 OF 21

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IRRIGATION TABLES AND CALCULATIONS FOR THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE

LOT 1

SECTION A - HYDROZONE INFORMATION TABLE

HYDROZONE	VALVE	IRRIGATION METHOD	AREA (SQ. FT.)	% OF LANDSCAPE AREA
LOW WATER USE (SHRUB ZONE 1)	VALVES 2 & 3	DRIP EMITTERS	2350.66	85%
HIGH WATER USE (TURF ZONE 3)	VALVE 1	MP ROTATORS	420.03	15%
		TOTAL =	2,770.69 SF	100%

*NOTE: NO SPECIAL LANDSCAPE AREA (SLA) IS CONTIANED WITHIN THIS PROJECT. THEREFORE, THE SLA FACTOR HAS BEEN REMOVED FROM THESE CALCULATIONS.

SECTION B.1 - MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA = (ETo) (0.62) (0.7 x LA)

MAWA = (51.6) (0.62) (0.7 x 2,770.69)

MAXIMUM APPLIED WATER ALLOWANCE = 62,047.94 GALLONS PER YEAR

SECTION B.2 - ESTIMATED TOTAL WATER USE (ETWU)

ETWU = (ETo) (0.62) (PF x HA) / IE

HYDRO-ZONE	PLANT USE WATER TYPE	PLANT FACTOR (PF)	HYDROZONE AREA (HA) (SQ. FT.)	PF X HA (SQ. FT.)
SHRUB ZONE 1	LOW	0.3	2350.66	705.20
TURF ZONE 3	HIGH	0.8	420.03	336.02
			(PF X HA) SUM =	1,041.22

ETWU = (51.6) (0.62) (1,041.22) / 0.71

ESTIMATED TOTAL WATER USE = 46,916.49 GALLONS PER YEAR

IRRIGATION TABLES AND CALCULATIONS FOR THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE

LOT 2

SECTION A - HYDROZONE INFORMATION TABLE

HYDROZONE	VALVE	IRRIGATION METHOD	AREA (SQ. FT.)	% OF LANDSCAPE AREA
LOW WATER USE (SHRUB ZONE 1)	VALVES 2 & 3	DRIP EMITTERS	859.55	60%
HIGH WATER USE (TURF ZONE 3)	VALVE 1	MP ROTATORS	568.90	40%
		TOTAL =	1,428.45 SF	100%

*NOTE: NO SPECIAL LANDSCAPE AREA (SLA) IS CONTIANED WITHIN THIS PROJECT. THEREFORE, THE SLA FACTOR HAS BEEN REMOVED FROM THESE CALCULATIONS.

SECTION B.1 - MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA = (ETo) (0.62) (0.7 x LA)

MAWA = (51.6) (0.62) (0.7 x 1,428.45)

MAXIMUM APPLIED WATER ALLOWANCE = 31,989.28 GALLONS PER YEAR

SECTION B.2 - ESTIMATED TOTAL WATER USE (ETWU)

ETWU = (ETo) (0.62) (PF x HA) / IE

HYDRO-ZONE	PLANT USE WATER TYPE	PLANT FACTOR (PF)	HYDROZONE AREA (HA) (SQ. FT.)	PF X HA (SQ. FT.)
SHRUB ZONE 1	LOW	0.3	859.55	257.87
TURF ZONE 3	HIGH	0.8	568.90	455.12
			(PF X HA) SUM =	712.99 SF

ETWU = (51.6) (0.62) (712.99) / 0.71

ESTIMATED TOTAL WATER USE = 32,126.72 GALLONS PER YEAR

IRRIGATION TABLES AND CALCULATIONS FOR THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE

LOT 3

SECTION A - HYDROZONE INFORMATION TABLE

HYDROZONE	VALVE	IRRIGATION METHOD	AREA (SQ. FT.)	% OF LANDSCAPE AREA
LOW WATER USE (SHRUB ZONE 1)	VALVES 2 & 3	DRIP EMITTERS	974.83	79%
HIGH WATER USE (TURF ZONE 3)	VALVE 1	MP ROTATORS	252.48	21%
		TOTAL =	1,227.31 SF	100%

*NOTE: NO SPECIAL LANDSCAPE AREA (SLA) IS CONTIANED WITHIN THIS PROJECT. THEREFORE, THE SLA FACTOR HAS BEEN REMOVED FROM THESE CALCULATIONS.

SECTION B.1 - MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA = (ETo) (0.62) (0.7 x LA)

MAWA = (51.6) (0.62) (0.7 x 1,227.31)

MAXIMUM APPLIED WATER ALLOWANCE = 27,484.87 GALLONS PER YEAR

SECTION B.2 - ESTIMATED TOTAL WATER USE (ETWU)

ETWU = (ETo) (0.62) (PF x HA) / IE

HYDRO-ZONE	PLANT USE WATER TYPE	PLANT FACTOR (PF)	HYDROZONE AREA (HA) (SQ. FT.)	PF X HA (SQ. FT.)
SHRUB ZONE 1	LOW	0.3	974.83	292.45
TURF ZONE 3	HIGH	0.8	252.48	201.98
			(PF X HA) SUM =	494.43 SF

ETWU = (51.6) (0.62) (494.43) / 0.71

ESTIMATED TOTAL WATER USE = 22,278.60 GALLONS PER YEAR

IRRIGATION TABLES AND CALCULATIONS FOR THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE

LOT 4

SECTION A - HYDROZONE INFORMATION TABLE

HYDROZONE	VALVE	IRRIGATION METHOD	AREA (SQ. FT.)	% OF LANDSCAPE AREA
LOW WATER USE (SHRUB ZONE 1)	VALVES 2 & 3	DRIP EMITTERS	943.58	71%
HIGH WATER USE (TURF ZONE 3)	VALVE 1	MP ROTATORS	390.30	29%
		TOTAL =	1,333.88 SF	100%

*NOTE: NO SPECIAL LANDSCAPE AREA (SLA) IS CONTIANED WITHIN THIS PROJECT. THEREFORE, THE SLA FACTOR HAS BEEN REMOVED FROM THESE CALCULATIONS.

SECTION B.1 - MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA = (ETo) (0.62) (0.7 x LA)

MAWA = (51.6) (0.62) (0.7 x 1,333.88)

MAXIMUM APPLIED WATER ALLOWANCE = 29,871.44 GALLONS PER YEAR

SECTION B.2 - ESTIMATED TOTAL WATER USE (ETWU)

ETWU = (ETo) (0.62) (PF x HA) / IE

HYDRO-ZONE	PLANT USE WATER TYPE	PLANT FACTOR (PF)	HYDROZONE AREA (HA) (SQ. FT.)	PF X HA (SQ. FT.)
SHRUB ZONE 1	LOW	0.3	943.55	283.07
TURF ZONE 3	HIGH	0.8	390.3	312.24
			(PF X HA) SUM =	595.31 SF

ETWU = (51.6) (0.62) (595.31) / 0.71

ESTIMATED TOTAL WATER USE = 26,824.17 GALLONS PER YEAR

IRRIGATION TABLES AND CALCULATIONS FOR THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE

LOT 5

SECTION A - HYDROZONE INFORMATION TABLE

HYDROZONE	VALVE	IRRIGATION METHOD	AREA (SQ. FT.)	% OF LANDSCAPE AREA
LOW WATER USE (SHRUB ZONE 1)	VALVES 2 & 3	DRIP EMITTERS	951	69%
HIGH WATER USE (TURF ZONE 3)	VALVE 1	MP ROTATORS	421.28	31%
		TOTAL =	1,372.28 SF	100%

*NOTE: NO SPECIAL LANDSCAPE AREA (SLA) IS CONTIANED WITHIN THIS PROJECT. THEREFORE, THE SLA FACTOR HAS BEEN REMOVED FROM THESE CALCULATIONS.

SECTION B.1 - MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA = (ETo) (0.62) (0.7 x LA)

MAWA = (51.6) (0.62) (0.7 x 1,372.28)

MAXIMUM APPLIED WATER ALLOWANCE = 30,731.39 GALLONS PER YEAR

SECTION B.2 - ESTIMATED TOTAL WATER USE (ETWU)

ETWU = (ETo) (0.62) (PF x HA) / IE

HYDRO-ZONE	PLANT USE WATER TYPE	PLANT FACTOR (PF)	HYDROZONE AREA (HA) (SQ. FT.)	PF X HA (SQ. FT.)
SHRUB ZONE 1	LOW	0.3	951	285.3
TURF ZONE 3	HIGH	0.8	421.28	337.02
			(PF X HA) SUM =	622.32 SF

ETWU = (51.6) (0.62) (622.32) / 0.71

ESTIMATED TOTAL WATER USE = 28,041.21 GALLONS PER YEAR

IRRIGATION TABLES AND CALCULATIONS FOR THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE

LOT 8

SECTION A - HYDROZONE INFORMATION TABLE

HYDROZONE	VALVE	IRRIGATION METHOD	AREA (SQ. FT.)	% OF LANDSCAPE AREA
LOW WATER USE (SHRUB ZONE 1)	VALVES 2 & 3	DRIP EMITTERS	1159.85	84%
HIGH WATER USE (TURF ZONE 3)	VALVE 1	MP ROTATORS	218.41	16%
		TOTAL =	1,378.26 SF	100%

*NOTE: NO SPECIAL LANDSCAPE AREA (SLA) IS CONTIANED WITHIN THIS PROJECT. THEREFORE, THE SLA FACTOR HAS BEEN REMOVED FROM THESE CALCULATIONS.

SECTION B.1 - MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA = (ETo) (0.62) (0.7 x LA)

MAWA = (51.6) (0.62) (0.7 x 1,378.26)

MAXIMUM APPLIED WATER ALLOWANCE = 30,865.31 GALLONS PER YEAR

SECTION B.2 - ESTIMATED TOTAL WATER USE (ETWU)

ETWU = (ETo) (0.62) (PF x HA) / IE

HYDRO-ZONE	PLANT USE WATER TYPE	PLANT FACTOR (PF)	HYDROZONE AREA (HA) (SQ. FT.)	PF X HA (SQ. FT.)
SHRUB ZONE 1	LOW	0.3	1159.85	347.96
TURF ZONE 3	HIGH	0.8	218.41	174.73
			(PF X HA) SUM =	522.69 SF

ETWU = (51.6) (0.62) (522.69) / 0.71

ESTIMATED TOTAL WATER USE = 23,551.97 GALLONS PER YEAR

IRRIGATION TABLES AND CALCULATIONS FOR THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE

LOT 9

SECTION A - HYDROZONE INFORMATION TABLE

HYDROZONE	VALVE	IRRIGATION METHOD	AREA (SQ. FT.)	% OF LANDSCAPE AREA
LOW WATER USE (SHRUB ZONE 1)	VALVES 2 & 3	DRIP EMITTERS	1219.28	74%
HIGH WATER USE (TURF ZONE 3)	VALVE 1	MP ROTATORS	422.34	26%
		TOTAL =	1,641.62 SF	100%

*NOTE: NO SPECIAL LANDSCAPE AREA (SLA) IS CONTIANED WITHIN THIS PROJECT. THEREFORE, THE SLA FACTOR HAS BEEN REMOVED FROM THESE CALCULATIONS.

SECTION B.1 - MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA = (ETo) (0.62) (0.7 x LA)

MAWA = (51.6) (0.62) (0.7 x 1,641.62)

MAXIMUM APPLIED WATER ALLOWANCE = 36,763.09 GALLONS PER YEAR

SECTION B.2 - ESTIMATED TOTAL WATER USE (ETWU)

ETWU = (ETo) (0.62) (PF x HA) / IE

HYDRO-ZONE	PLANT USE WATER TYPE	PLANT FACTOR (PF)	HYDROZONE AREA (HA) (SQ. FT.)	PF X HA (SQ. FT.)
SHRUB ZONE 1	LOW	0.3	1219.28	365.78
TURF ZONE 3	HIGH	0.8	422.34	337.87
			(PF X HA) SUM =	703.65 SF

ETWU = (51.6) (0.62) (703.65) / 0.71

ESTIMATED TOTAL WATER USE = 31,705.87 GALLONS PER YEAR

*NOTE: LANDSCAPE WATER EFFICIENCY WAS CALCULATED USING TURF OPTION TYPICAL PLANS.

WATER EFFICIENT LANDSCAPE ORDINANCE

I HEREBY CERTIFY THAT THESE LANDSCAPE PLANS, AS PREPARED, WILL COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE.

LANDSCAPE ARCHITECT DATE LANDSCAPE STATE LICENSE NUMBER

WOOD RODGERS

LICENSED LANDSCAPE ARCHITECT
COREY W. KAZINEC
5283
Exp. 10.31.16
Renewal Date
STATE OF CALIFORNIA

DATE:

NO.	DESCRIPTION	ENGR / INIT	BY	DATE
			COUNTY APPROVED	

3193.001 MAYFAIR VILLAGE

DATE: MARCH 6, 2015
SCALE: H: N/A V: N/A
DRAWN BY: K.KIM / C.KAZINEC
DESIGNED BY: K.KIM / C.KAZINEC
CHECKED BY: C.KAZINEC

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St. Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

IMPROVEMENT PLANS FOR
MAYFAIR TYPICAL LANDSCAPES
WATER CALCUATIONS

CITY OF WOODLAND CALIFORNIA

PROJECT NO. 3193.001

DRAWING L-12

SHT 13 OF 21

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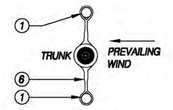
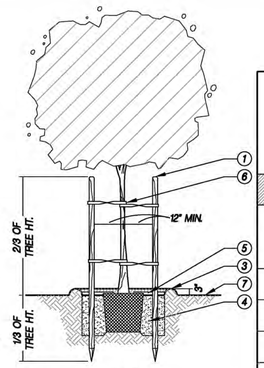


PLAN VIEW



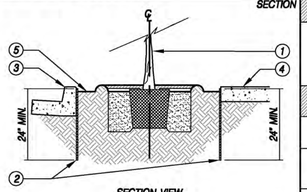
SECTION VIEW

KEY

1. 2" DIA. TREATED LODGEPOLE PINE STAKE, TWO (2) PER TREE. DO NOT PENETRATE ROOTBALL.
2. ROOT BALL, SET CROWN 2" ABOVE FINISH GRADE.
3. WATER RETENTION BERM (EXCEPT IN TURF AREAS).
4. PLANTING PIT WIDTH TO BE TWICE THE DIAMETER OF ROOT BALL. FOR BACKFILL MIX, REFER TO SPECIFICATIONS.
5. BARK MULCH, KEEP 3" MIN. AWAY FROM TRUNK.
6. CINCH TIES AT TWO LOCATIONS (4) TOTAL TYP, REFER TO SPECIFICATIONS FOR TYPE.
7. FINISH GRADE.

A TREE PLANTING (LODGE POLE STAKE)

NTS — SECTION



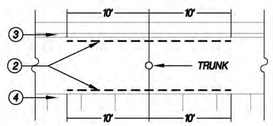
SECTION VIEW

KEY

1. TREE PLANTING DETAIL.
2. ROOT CONTROL BARRIER.
3. CURB AND GUTTER (AS APPLICABLE).
4. ADJACENT SIDEWALK/HARDSCAPE (AS APPLICABLE).
5. FINISH GRADE.

NOTES

1. WHERE STREET TREES ARE WITHIN 5' OF CURB AND/OR WALK, INSTALL PANELS ALONG BACK OF CURB AND/OR FACE OF WALK.



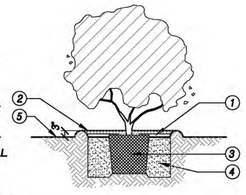
PLAN VIEW

B ROOT CONTROL BARRIER

NTS — PLAN/SECTION

KEY

1. BARK MULCH, KEEP 3" MIN. AWAY FROM TRUNK.
2. WATER RETENTION BERM.
3. ROOT BALL, SET CROWN 2" ABOVE FINISH GRADE.
4. PLANTING PIT WIDTH TO BE THREE TIMES THE DIAMETER OF ROOTBALL.
5. FINISH GRADE.



C SHRUB PLANTING

NTS — SECTION

IRRIGATION TABLES AND CALCULATIONS FOR THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE

LOT 10

SECTION A - HYDROZONE INFORMATION TABLE

HYDROZONE	VALVE	IRRIGATION METHOD	AREA (SQ. FT.)	% OF LANDSCAPE AREA
LOW WATER USE (SHRUB ZONE 1)	VALVES 2 & 3	DRIP EMITTERS	834.51	69%
HIGH WATER USE (TURF ZONE 3)	VALVE 1	MP ROTATORS	361.87	31%
		TOTAL =	1,196.38 SF	100%

*NOTE: NO SPECIAL LANDSCAPE AREA (SLA) IS CONTIANED WITHIN THIS PROJECT. THEREFORE, THE SLA FACTOR HAS BEEN REMOVED FROM THESE CALCULATIONS.

SECTION B.1 - MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA = (ETo) (0.62) (0.7 x LA)

MAWA = (51.6) (0.62) (0.7 x 1,196.38)

MAXIMUM APPLIED WATER ALLOWANCE = 26,792.21 GALLONS PER YEAR

SECTION B.2 - ESTIMATED TOTAL WATER USE (ETWU)

ETWU = (ETo) (0.62) (PF x HA) / IE

HYDRO-ZONE	PLANT USE WATER TYPE	PLANT FACTOR (PF)	HYDROZONE AREA (HA) (SQ. FT.)	PF X HA (SQ. FT.)
SHRUB ZONE 1	LOW	0.3	834.51	250.35
TURF ZONE 3	HIGH	0.8	361.87	289.5
			(PF X HA) SUM =	539.85 SF

ETWU = (51.6) (0.62) (539.85) / 0.71

ESTIMATED TOTAL WATER USE = 24,325.18 GALLONS PER YEAR

IRRIGATION TABLES AND CALCULATIONS FOR THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE

LOT 11

SECTION A - HYDROZONE INFORMATION TABLE

HYDROZONE	VALVE	IRRIGATION METHOD	AREA (SQ. FT.)	% OF LANDSCAPE AREA
LOW WATER USE (SHRUB ZONE 1)	VALVES 2 & 3	DRIP EMITTERS	1174.85	80
HIGH WATER USE (TURF ZONE 3)	VALVE 1	MP ROTATORS	293.41	20%
		TOTAL =	1,468.26 SF	100%

*NOTE: NO SPECIAL LANDSCAPE AREA (SLA) IS CONTIANED WITHIN THIS PROJECT. THEREFORE, THE SLA FACTOR HAS BEEN REMOVED FROM THESE CALCULATIONS.

SECTION B.1 - MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA = (ETo) (0.62) (0.7 x LA)

MAWA = (51.6) (0.62) (0.7 x 1,468.26)

MAXIMUM APPLIED WATER ALLOWANCE = 32,880.80 GALLONS PER YEAR

SECTION B.2 - ESTIMATED TOTAL WATER USE (ETWU)

ETWU = (ETo) (0.62) (PF x HA) / IE

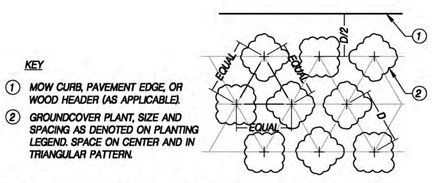
HYDRO-ZONE	PLANT USE WATER TYPE	PLANT FACTOR (PF)	HYDROZONE AREA (HA) (SQ. FT.)	PF X HA (SQ. FT.)
SHRUB ZONE 1	LOW	0.3	1174.85	352.46
TURF ZONE 3	HIGH	0.8	293.41	234.73
			(PF X HA) SUM =	587.19 SF

ETWU = (51.6) (0.62) (587.19) / 0.71

ESTIMATED TOTAL WATER USE = 26,458.28 GALLONS PER YEAR

PLANTING NOTES

1. UPON AWARD OF CONTRACT, CONTRACTOR SHALL IMMEDIATELY CONTACT LANDSCAPE ARCHITECT IF ANY PLANT MATERIAL IS NOT AVAILABLE AND NOTIFY LANDSCAPE ARCHITECT OF PROPOSED PLANT SUBSTITUTES. FINAL PLANT SUBSTITUTES SHALL BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT PRIOR TO ORDERING. ANY PLANT SUBSTITUTES SHALL NOT ALTER THE CONTRACTORS BID UNLESS A CREDIT IS DUE TO THE OWNER.
2. PLANT SYMBOL LOCATIONS ARE INFORMATIONAL AND SUBJECT TO MINOR FIELD REVISIONS BASED ON ACTUAL CONDITIONS. CONTRACTOR MUST REVIEW FIELD CONDITIONS AND NOTIFY LANDSCAPE ARCHITECT IF ANY MAJOR REVISIONS ARE REQUIRED.
3. THE CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS IN ADVANCE OF PLANT DELIVERY TO THE PROJECT SITE TO SCHEDULE A PLANT INSPECTION FOR WRITTEN APPROVAL OF PLANT MATERIAL. ANY PLANT MATERIAL INSTALLED PRIOR TO WRITTEN APPROVAL BY LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NOT COST TO THE OWNER.
4. EXCAVATED PLANT PITS SHALL PROVIDE ADEQUATE DRAINAGE FOR PLANT SURVIVAL. CONTRACTOR SHALL FILL EXCAVATED PLANT PITS WITH WATER AND ENSURE THAT ALL PLANT PITS DRAIN WITHIN ONE HOUR.
5. AFTER PLANTING IS COMPLETE, A PRE-EMERGENT WEED KILLER SHALL BE USED TO CONTROL WEEDS ON ALL NON-TURF AREAS.
6. PLANTER AREAS SHALL HAVE A MINIMUM SLOPE OF 1.5-2% AND A MAXIUM SLOPE OF 2:1.
7. TURF AREAS SHALL HAVE A MINIMUM SLOPE OF 2% AND A MAXIUM SLOPE OF 4:1.
8. A 3" LAYER OF BARK MULCH IS REQUIRED IN ALL PLANTER AREAS.
9. CONTRACTOR TO LOCATE ALL TREES NO CLOSER THAN FIVE FEET FROM BUILDING AND THREE FEET FROM CURBS OR WALKS.
10. CONTRACTOR SHALL INSTALL LINEAR ROOT BARRIERS ADJACENT TO ANY HARDSCAPE LOCATED WITHIN 5' OF A TREE PLANTING. SEE DETAILS THIS SHEET FOR FURTHER INFORMATION.
11. ALL NUSERY STAKES SHALL BE REMOVED PRIOR TO THE START OF THE MAINTENANCE PERIOD.
12. SOIL TESTING:
A SOILS ANALYSIS HAS BEEN COMPLETED AND THE RESULTS AND RECOMMENDATIONS CAN BE FOUND ON THIS SHEET.
CONTRACTOR SHALL PROVIDE SOIL AMENDMENT AND FERTILIZATION PER THE RECOMMENDATIONS OF THE SOIL REPORT.

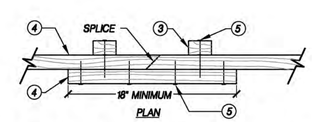


KEY

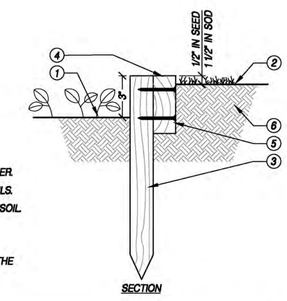
1. MOW CURB, PAVEMENT EDGE, OR WOOD HEADER (AS APPLICABLE).
2. GROUNDCOVER PLANT, SIZE AND SPACING AS DENOTED ON PLANTING LEGEND. SPACE ON CENTER AND IN TRIANGULAR PATTERN.

D GROUNDCOVER SPACING/LAYOUT

NTS — PLAN



PLAN



SECTION

KEY

1. FINISH GRADE IN PLANTER AREAS.
2. FINISH GRADE IN TURF AREAS.
3. 2"x2"x18" REDWOOD STAKE CUT OFF TOP SECTION FLUSH WITH HEADER AFTER DRIVING INTO GROUND.
4. 2"X4" REDWOOD HEADER.
5. (2) 3" GALVANIZED NAILS.
6. NATIVE OR AMENDED SOIL.

NOTES

1. STAKES SHALL BE INSTALLED A MINIMUM OF FIVE (5) FEET ON CENTER ALONG THE ENTIRE LENGTH OF HEADER AND AT ALL ENDS OF BOARDS.

E REDWOOD HEADER

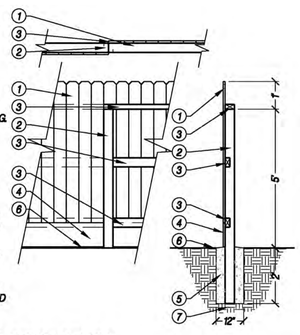
NTS — SECTION / PLAN

KEY

1. 1"x4"x5' DOG EARED ROUGH SAWN FENCE BOARDS.
2. MIN. 3" DIAMETER GALV. METAL POST
3. THREE 2"x4"x8' RAILS.
4. 1"x8"X8' REDWOOD KICK BOARD.
5. 12"x24" CONCRETE FOOTING SLOPED TO DRAIN. CUT KICKBOARD AROUND FOOTING.
6. FINISH GRADE.
7. UNDISTURBED NATIVE GRADE OR ENGINEERED FILL PER SOILS REPORT.

NOTES

1. ALL WOOD EXCEPT FOR POSTS SHALL BE CONSTRUCTION HRT.RO.REDWOOD OR CEDAR #2 OR BETTER.
2. ALL POSTS TO BE P.T.D.F. GRADE B OR BETTER.
3. AIR POWERED GALVANIZED 6D OR 8D NAILS AT FENCE BOARDS, 16D GALVANIZED FRAME NAILS.



F GOOD NEIGHBOR WOOD FENCE

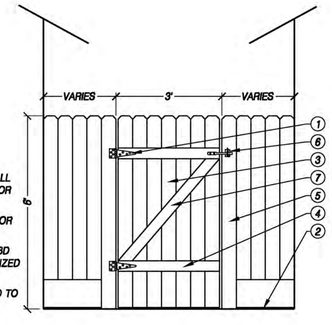
NTS — PLAN / SECTION / ELEVATION

KEY

1. HINGE, TYPICAL.
2. FINISH GRADE.
3. 1"x4" GATE BOARDS.
4. 2"x4" HORIZONTAL BRACE TYP.
5. 4"x4" PRESSURE TREATED POST TYP.
6. GRAVITY LATCH.
7. 2"x4" DIAGONAL BRACE.

NOTES

1. ALL WOOD EXCEPT FOR POSTS SHALL BE CONSTRUCTION HRT.RO.REDWOOD OR CEDAR #2 OR BETTER.
2. ALL POSTS TO BE P.T.D.F. GRADE B OR BETTER.
3. AIR POWERED GALVANIZED 6D OR 8D NAILS AT FENCE BOARDS, 16D GALVANIZED FRAME NAILS.
4. CONCRETE FOOTING TO BE SLOPED TO ENSURE WATER RUNOFF.



G GOOD NEIGHBOR WOOD GATE

NTS — ELEVATION

WOOD RODGERS

LICENSED LANDSCAPE ARCHITECT — COREY W. KAZINEC — 5283 — EXP. 10.31.16 — STATE OF CALIFORNIA

PRELIMINARY

DATE: _____

NO.	DESCRIPTION	ENGR INIT	BY	DATE	COUNTY APPROVED

3193.001 MAYFAIR VILLAGE

DATE: MARCH 6, 2015
SCALE: H: N/A V: N/A
DRAWN BY: K.KIM / C.KAZINEC
DESIGNED BY: K.KIM / C.KAZINEC
CHECKED BY: C.KAZINEC

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

IMPROVEMENT PLANS FOR

MAYFAIR TYPICAL LANDSCAPES
PLANTING NOTES & DETAILS

CITY OF WOODLAND — CALIFORNIA

PROJECT NO. 3193.001

DRAWING L-13

SHT 14 OF 21

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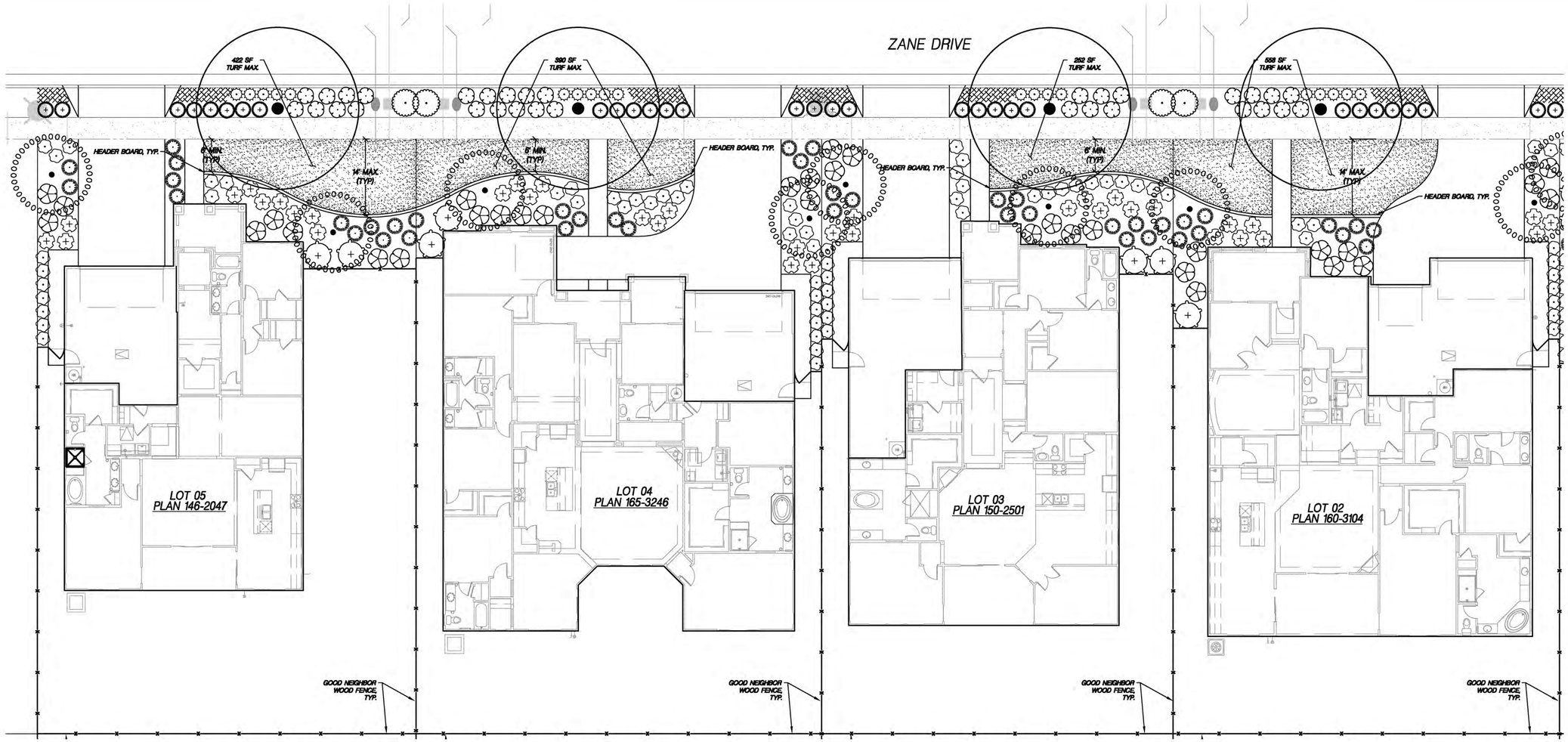

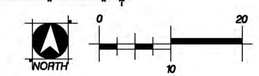

MOW STRIP CONCEPT PLANT SCHEDULE

	WATER USE	SIZE
'ST' / STREET TREES (PER TO STREET TREE PLAN BY OTHERS)		
CELTIS AUSTRALIS / EUROPEAN HACKBERRY	MEDIUM	15 GAL
PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	MEDIUM	15 GAL
QUERCUS COCCINEA / SCARLET OAK	LOW	15 GAL
QUERCUS ILEX / HOLLY OAK	LOW	15 GAL
ZELKOVA SERRATA / SAWLEAF ZELKOVA	MEDIUM	15 GAL
'A' / SMALL ACCENT SHRUBS		
FESTUCA IDAHOENSIS / IDAHO FESCUE (CA NATIVE)	LOW	1 GAL
PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	LOW	1 GAL
'B' / MEDIUM ACCENT SHRUBS		
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	LOW	1 GAL
MUHLENBERGIA CAPILLARIS / PINK MUHLY	LOW	1 GAL
'C' / FOUNDATION SHRUBS		
SALVIA GREGGII 'HEATWAVE BLAZE' / HEATWAVE BLAZE SAGE	LOW	5 GAL
ZAUSCHNERIA CALIFORNICA / CALIFORNIA FUCHSIA (CA NATIVE)	LOW	5 GAL
'D' / SPECIMEN SHRUBS		
MUHLENBERGIA RIGENS / DEER GRASS (CA NATIVE)	LOW	5 GAL
'GC' / GROUND COVER		
MYOPORUM PARVIFOLIUM 'PROSTRATUM' / MYOPORUM	LOW	1 GAL
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY	LOW	1 GAL

FRONT YARD CONCEPT PLANT SCHEDULE

	WATER USE	SIZE
'AT' / ACCENT TREES (ALTERNATE SPECIES PER EACH LOT)		
KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	MEDIUM	15 GAL
LAGERSTROEMIA INDICA / CRAPE MYRTLE	LOW	15 GAL
MALUS FLORIBUNDA 'PRAIRIEFIRE' / FLOWERING CRABAPPLE	MEDIUM	15 GAL
PRUNUS CERASIFERA 'KRAUTER VESUVIUS' / PURPLE LEAF PLUM	MEDIUM	15 GAL
PYRUS CALLERYANA 'ARISTOCRAT' TM / ARISTOCRAT FLOWERING PEAR	MEDIUM	15 GAL
'A' / SMALL SHRUBS (ALTERNATE SPECIES PER EACH LOT)		
DIETES VEGETA / AFRICAN IRIS	LOW	1 GAL
EUONYMUS JAPONICUS 'MICROPHYLLA' / BOXLEAF EUONYMUS	LOW	1 GAL
HESPERALOE PARVIFLORA / RED YUCCA	LOW	1 GAL
SCAEVOLA AEMULA 'MAUVE CLUSTERS' / FAN FLOWER	LOW	1 GAL
'B' / MEDIUM SHRUBS (ALTERNATE SPECIES PER EACH LOT)		
CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH	LOW	5 GAL
LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS RANGER	LOW	5 GAL
MYRTUS COMMUNIS 'COMPACTA' / DWARF MYRTLE	LOW	5 GAL
RHAPHIOLEPIS INDICA 'CLARA' / INDIAN HAWTHORN	LOW	5 GAL
'C' / SPECIMEN SHRUBS (ALTERNATE SPECIES PER EACH LOT)		
CALLISTEMON CITRINUS / LEMON BOTTLEBRUSH	LOW	5 GAL
ELAEOCARPUS DECIPIENS 'LITTLE EMPEROR' / DWARF JAPANESE BLUEBERRY TREE	LOW	5 GAL
LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET	LOW	5 GAL
PHORMIUM TENAX 'ATROPURPUREUM' / PURPLE NEW ZEALAND FLAX	LOW	5 GAL

'D' / FOLIAGE SHRUBS (ALTERNATE SPECIES PER EACH LOT)		
AGAVE SCHIDIGERA 'DURANGO DELIGHT' TM / CENTURY PLANT	LOW	1 GAL
BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY	LOW	1 GAL
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	LOW	1 GAL
MUHLENBERGIA CAPILLARIS / PINK MUHLY	LOW	1 GAL
'E' / FLOWERING SHRUBS (ALTERNATE SPECIES PER EACH LOT)		
CALLIANDRA ERIOPHYLLA / FAIRY DUSTER	LOW	1 GAL
HEMEROCALLIS X 'MONOLD' TM / STARBURST DOUBLE GOLD EVERGREEN DAYLILY	LOW	1 GAL
NEPETA X FAASSENII 'SIX HILLS GIANT' / GIANT CATMINT	LOW	1 GAL
SALVIA GREGGII 'HEATWAVE BLAZE' / HEATWAVE BLAZE SAGE	LOW	1 GAL
TURF		
TURF SOD / 95/5 DROUGHT TOLERANT FESCUE/BLUEGRASS BLEND	HIGH	N/A
'GC' / GROUND COVER (ALTERNATE SPECIES PER EACH LOT)		
ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	LOW	1 GAL
GREVILLEA JUNIPERINA 'MOLONGOLO' / GREVILLEA	LOW	1 GAL
MYOPORUM PARVIFOLIUM 'PROSTRATUM' / MYOPORUM	LOW	1 GAL
OENOTHERA BERLANDIERI 'SISKIYOU' / MEXICAN EVENING PRIMROSE	LOW	1 GAL

SEE SHEET L-13 FOR PLANTING DETAILS & NOTES

WOOD RODGERS
LICENSED LANDSCAPE ARCHITECT
COREY W. KAZINEC
No. 5283
Exp. 10.31.16
Renewal date
Date
STATE OF CALIFORNIA
DATE:

NO.	DESCRIPTION	ENGR INIT	BY	DATE
			COUNTY APPROVED	

3193.001 MAYFAIR VILLAGE

DATE: MARCH 6, 2015
SCALE: H: N/A V: N/A
DRAWN BY: K.KIM / C.KAZINEC
DESIGNED BY: K.KIM / C.KAZINEC
CHECKED BY: C.KAZINEC

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St. Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

IMPROVEMENT PLANS FOR
MAYFAIR TYPICAL LANDSCAPES
PLANTING PLAN (TURF OPTION)

CITY OF WOODLAND CALIFORNIA

PROJECT NO. 3193.001

DRAWING L-14

SHT 15 OF 21

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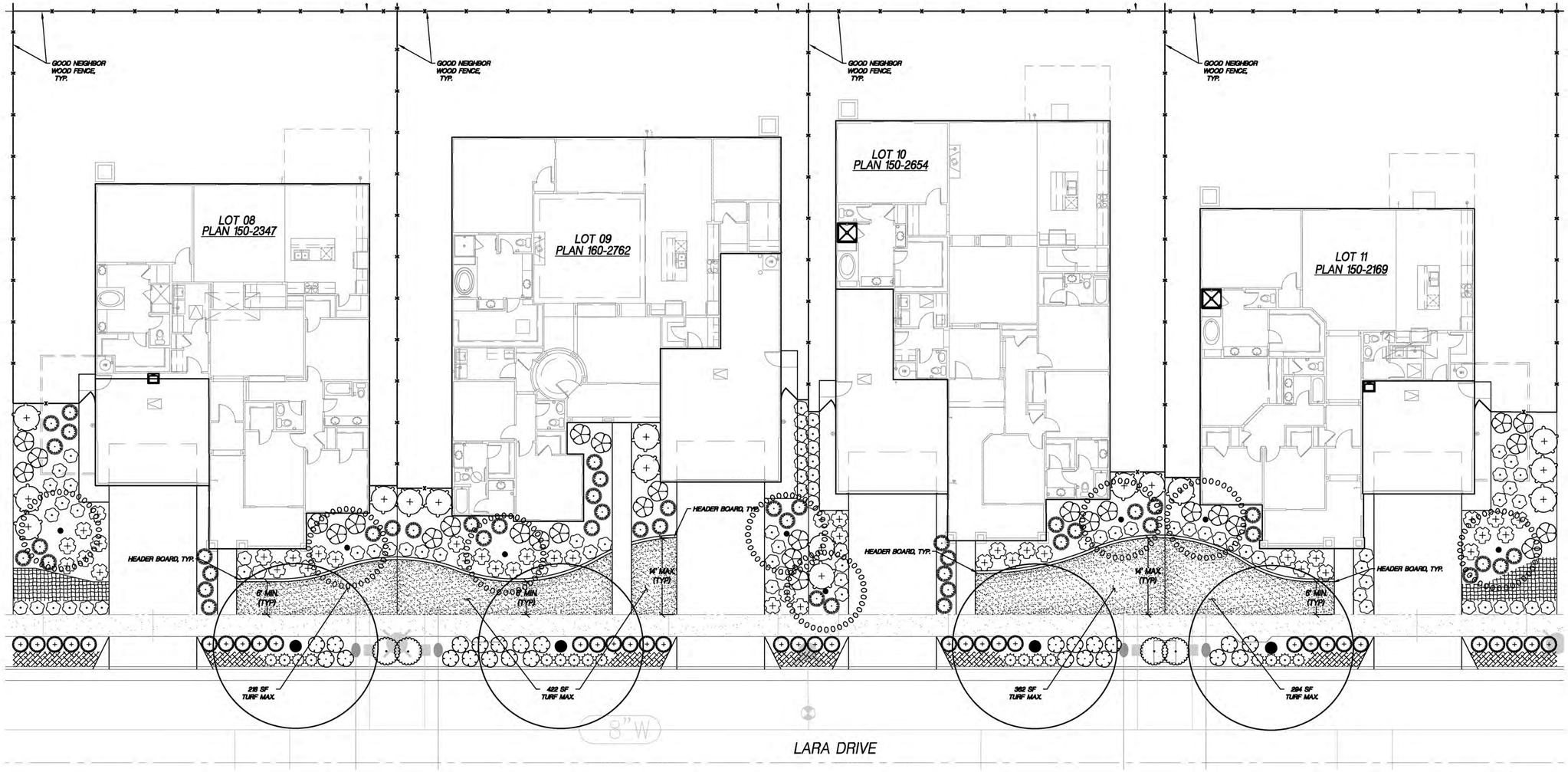

NORTH

0 10 20

MOW STRIP CONCEPT PLANT SCHEDULE

	WATER USE	SIZE
'ST' / STREET TREES (PER TO STREET TREE PLAN BY OTHERS)		
CELTIS AUSTRALIS / EUROPEAN HACKBERRY	MEDIUM	15 GAL
PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	MEDIUM	15 GAL
QUERCUS COCCINEA / SCARLET OAK	LOW	15 GAL
QUERCUS ILEX / HOLLY OAK	LOW	15 GAL
ZELKOVA SERRATA / SAWLEAF ZELKOVA	MEDIUM	15 GAL
'A' / SMALL ACCENT SHRUBS		
FESTUCA IDAHOENSIS / IDAHO FESCUE (CA NATIVE)	LOW	1 GAL
PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	LOW	1 GAL
'B' / MEDIUM ACCENT SHRUBS		
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	LOW	1 GAL
MUHLENBERGIA CAPILLARIS / PINK MUHLY	LOW	1 GAL
'C' / FOUNDATION SHRUBS		
SALVIA GREGGII 'HEATWAVE BLAZE' / HEATWAVE BLAZE SAGE	LOW	5 GAL
ZAUSCHNERIA CALIFORNICA / CALIFORNIA FUCHSIA (CA NATIVE)	LOW	5 GAL
'D' / SPECIMEN SHRUBS		
MUHLENBERGIA RIGENS / DEER GRASS (CA NATIVE)	LOW	5 GAL
'GC' / GROUND COVER		
MYOPORUM PARVIFOLIUM 'PROSTRATUM' / MYOPORUM	LOW	1 GAL
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY	LOW	1 GAL

FRONT YARD CONCEPT PLANT SCHEDULE

	WATER USE	SIZE
'AT' / ACCENT TREES (ALTERNATE SPECIES PER EACH LOT)		
KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	MEDIUM	15 GAL
LAGERSTROEMIA INDICA / CRAPE MYRTLE	LOW	15 GAL
MALUS FLORIBUNDA 'PRAIRIEFIRE' / FLOWERING CRABAPPLE	MEDIUM	15 GAL
PRUNUS CERASIFERA 'KRAUTER VESUVIUS' / PURPLE LEAF PLUM	MEDIUM	15 GAL
PYRUS CALLERYANA 'ARISTOCRAT' TM / ARISTOCRAT FLOWERING PEAR	MEDIUM	15 GAL
'A' / SMALL SHRUBS (ALTERNATE SPECIES PER EACH LOT)		
DIETES VEGETA / AFRICAN IRIS	LOW	1 GAL
EUONYMUS JAPONICUS 'MICROPHYLLA' / BOXLEAF EUONYMUS	LOW	1 GAL
HESPERALOE PARVIFLORA / RED YUCCA	LOW	1 GAL
SCAEVOLA AEMULA 'MAUVE CLUSTERS' / FAN FLOWER	LOW	1 GAL
'B' / MEDIUM SHRUBS (ALTERNATE SPECIES PER EACH LOT)		
CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH	LOW	5 GAL
LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS RANGER	LOW	5 GAL
MYRTUS COMMUNIS 'COMPACTA' / DWARF MYRTLE	LOW	5 GAL
RHAPHIOLEPIS INDICA 'CLARA' / INDIAN HAWTHORN	LOW	5 GAL
'C' / SPECIMEN SHRUBS (ALTERNATE SPECIES PER EACH LOT)		
CALLISTEMON CITRINUS / LEMON BOTTLEBRUSH	LOW	5 GAL
ELAEOCARPUS DECIPIENS 'LITTLE EMPEROR' / DWARF JAPANESE BLUEBERRY TREE	LOW	5 GAL
LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET	LOW	5 GAL
PHORMIUM TENAX 'ATROPURPUREUM' / PURPLE NEW ZEALAND FLAX	LOW	5 GAL

'D' / FOLIAGE SHRUBS (ALTERNATE SPECIES PER EACH LOT)		
AGAVE SCHIDIGERA 'DURANGO DELIGHT' TM / CENTURY PLANT	LOW	1 GAL
BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY	LOW	1 GAL
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	LOW	1 GAL
MUHLENBERGIA CAPILLARIS / PINK MUHLY	LOW	1 GAL
'E' / FLOWERING SHRUBS (ALTERNATE SPECIES PER EACH LOT)		
CALLIANDRA ERIOPHYLLA / FAIRY DUSTER	LOW	1 GAL
HEMEROCALLIS X 'MONOLD' TM / STARBURST DOUBLE GOLD EVERGREEN DAYLILY	LOW	1 GAL
NEPETA X FAASSENII 'SIX HILLS GIANT' / GIANT CATMINT	LOW	1 GAL
SALVIA GREGGII 'HEATWAVE BLAZE' / HEATWAVE BLAZE SAGE	LOW	1 GAL
TURF		
TURF SOD / 95/5 DROUGHT TOLERANT FESCUE/BLUEGRASS BLEND	HIGH	N/A
'GC' / GROUND COVER (ALTERNATE SPECIES PER EACH LOT)		
ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	LOW	1 GAL
GREVILLEA JUNIPERINA 'MOLONGOLO' / GREVILLEA	LOW	1 GAL
MYOPORUM PARVIFOLIUM 'PROSTRATUM' / MYOPORUM	LOW	1 GAL
OENOTHERA BERLANDIERI 'SISKIYOU' / MEXICAN EVENING PRIMROSE	LOW	1 GAL

SEE SHEET L-13 FOR PLANTING DETAILS & NOTES

WOOD RODGERS
LICENSED LANDSCAPE ARCHITECT
COREY W. KAZINEC
5283
Exp. 10.31.16
Renewal Date
Date
STATE OF CALIFORNIA
PRELIMINARY
DATE:

NO.	DESCRIPTION	ENGR INIT	BY	DATE
			COUNTY APPROVED	

3193.001 MAYFAIR VILLAGE

DATE: MARCH 6, 2015
SCALE: H: N/A V: N/A
DRAWN BY: K.KIM / C.KAZINEC
DESIGNED BY: K.KIM / C.KAZINEC
CHECKED BY: C.KAZINEC

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

IMPROVEMENT PLANS FOR
MAYFAIR TYPICAL LANDSCAPES
PLANTING PLAN (TURF OPTION)

CITY OF WOODLAND CALIFORNIA

PROJECT NO. 3193.001
DRAWING L-15
SHT 16 OF 21

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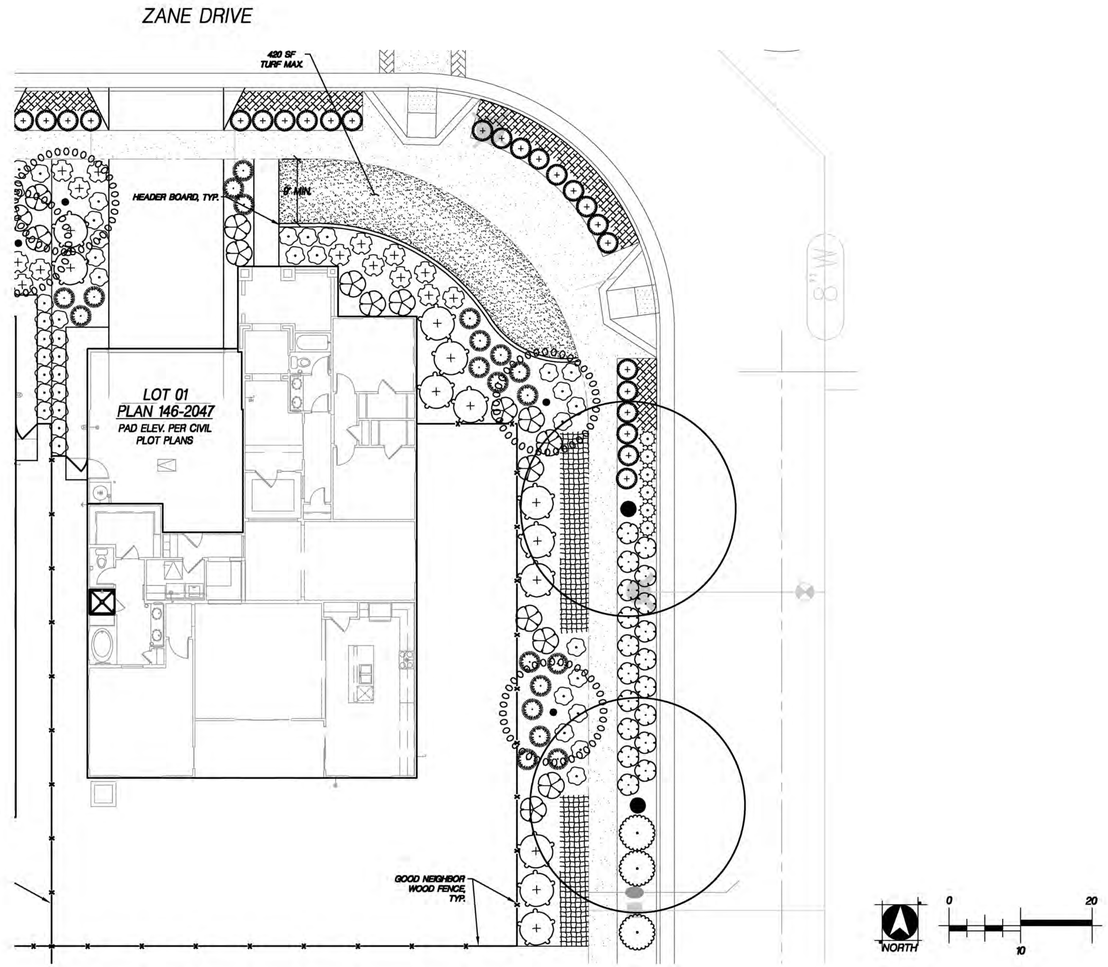

MOW STRIP CONCEPT PLANT SCHEDULE

	WATER USE	SIZE
'ST' / STREET TREES (PER TO STREET TREE PLAN BY OTHERS)		
CELTIS AUSTRALIS / EUROPEAN HACKBERRY	MEDIUM	15 GAL
PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	MEDIUM	15 GAL
QUERCUS COCCINEA / SCARLET OAK	LOW	15 GAL
QUERCUS ILEX / HOLLY OAK	LOW	15 GAL
ZELKOVA SERRATA / SAWLEAF ZELKOVA	MEDIUM	15 GAL
'A' / SMALL ACCENT SHRUBS		
FESTUCA IDAHOENSIS / IDAHO FESCUE (CA NATIVE)	LOW	1 GAL
PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	LOW	1 GAL
'B' / MEDIUM ACCENT SHRUBS		
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	LOW	1 GAL
MUHLENBERGIA CAPILLARIS / PINK MUHLY	LOW	1 GAL
'C' / FOUNDATION SHRUBS		
SALVIA GREGGII 'HEATWAVE BLAZE' / HEATWAVE BLAZE SAGE	LOW	5 GAL
ZAUSCHNERIA CALIFORNICA / CALIFORNIA FUCHSIA (CA NATIVE)	LOW	5 GAL
'D' / SPECIMEN SHRUBS		
MUHLENBERGIA RIGENS / DEER GRASS (CA NATIVE)	LOW	5 GAL
'GC'/ GROUND COVER		
MYOPORUM PARVIFOLIUM 'PROSTRATUM' / MYOPORUM	LOW	1 GAL
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY	LOW	1 GAL

FRONT YARD CONCEPT PLANT SCHEDULE

	WATER USE	SIZE
'AT' / ACCENT TREES (ALTERNATE SPECIES PER EACH LOT)		
KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	MEDIUM	15 GAL
LAGERSTROEMIA INDICA / CRAPE MYRTLE	LOW	15 GAL
MALUS FLORIBUNDA 'PRAIRIEFIRE' / FLOWERING CRABAPPLE	MEDIUM	15 GAL
PRUNUS CERASIFERA 'KRAUTER VESUVIUS' / PURPLE LEAF PLUM	MEDIUM	15 GAL
PYRUS CALLERYANA 'ARISTOCRAT' TM / ARISTOCRAT FLOWERING PEAR	MEDIUM	15 GAL
'A' / SMALL SHRUBS (ALTERNATE SPECIES PER EACH LOT)		
DIETES VEGETA / AFRICAN IRIS	LOW	1 GAL
EUONYMUS JAPONICUS 'MICROPHYLLA' / BOXLEAF EUONYMUS	LOW	1 GAL
HESPERALOE PARVIFLORA / RED YUCCA	LOW	1 GAL
SCAEVOLA AEMULA 'MAUVE CLUSTERS' / FAN FLOWER	LOW	1 GAL
'B'/ MEDIUM SHRUBS (ALTERNATE SPECIES PER EACH LOT)		
CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH	LOW	5 GAL
LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS RANGER	LOW	5 GAL
MYRTUS COMMUNIS 'COMPACTA' / DWARF MYRTLE	LOW	5 GAL
RHAPHIOLEPIS INDICA 'CLARA' / INDIAN HAWTHORN	LOW	5 GAL
'C' / SPECIMEN SHRUBS (ALTERNATE SPECIES PER EACH LOT)		
CALLISTEMON CITRINUS / LEMON BOTTLEBRUSH	LOW	5 GAL
ELAEOCARPUS DECIPIENS 'LITTLE EMPEROR' / DWARF JAPANESE BLUEBERRY TREE	LOW	5 GAL
LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET	LOW	5 GAL
PHORMIUM TENAX 'ATROPURPUREUM' / PURPLE NEW ZEALAND FLAX	LOW	5 GAL

	WATER USE	SIZE
'D' / FOLIAGE SHRUBS (ALTERNATE SPECIES PER EACH LOT)		
AGAVE SCHIDIGERA 'DURANGO DELIGHT' TM / CENTURY PLANT	LOW	1 GAL
BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY	LOW	1 GAL
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	LOW	1 GAL
MUHLENBERGIA CAPILLARIS / PINK MUHLY	LOW	1 GAL
'E'/ FLOWERING SHRUBS (ALTERNATE SPECIES PER EACH LOT)		
CALLIANDRA ERIOPHYLLA / FAIRY DUSTER		
HEMEROCALLIS X 'MONOLD' TM / STARBURST DOUBLE GOLD EVERGREEN DAYLILY	LOW	1 GAL
NEPETA X FAASSENII 'SIX HILLS GIANT' / GIANT CATMINT	LOW	1 GAL
SALVIA GREGGII 'HEATWAVE BLAZE' / HEATWAVE BLAZE SAGE	LOW	1 GAL
TURF		
TURF SOD / 95/5 DROUGHT TOLERANT FESCUE/BLUEGRASS BLEND	HIGH	N/A
'GC'/ GROUND COVER (ALTERNATE SPECIES PER EACH LOT)		
ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	LOW	1 GAL
GREVILLEA JUNIPERINA 'MOLONGOLO' / GREVILLEA	LOW	1 GAL
MYOPORUM PARVIFOLIUM 'PROSTRATUM' / MYOPORUM	LOW	1 GAL
OENOTHERA BERLANDIERI 'SISKIYOU' / MEXICAN EVENING PRIMROSE	LOW	1 GAL

SEE SHEET L-13 FOR PLANTING DETAILS & NOTES

WOOD RODGERS
LICENSED LANDSCAPE ARCHITECT
COREY W. KAZINEC
5283
Exp. 10.31.16
Renewal Date
Date
STATE OF CALIFORNIA
DATE:

NO.	DESCRIPTION	ENGR INIT	BY	DATE
		COUNTY APPROVED		

3193.001 MAYFAIR VILLAGE

DATE: MARCH 6, 2015
SCALE: H: N/A V: N/A
DRAWN BY: K.KIM / C.KAZINEC
DESIGNED BY: K.KIM / C.KAZINEC
CHECKED BY: C.KAZINEC

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IMPROVEMENT PLANS FOR
MAYFAIR TYPICAL LANDSCAPES
PLANTING PLAN (TURF OPTION)
CITY OF WOODLAND CALIFORNIA

PROJECT NO. 3193.001
DRAWING
L-16
SHT 17 OF 21

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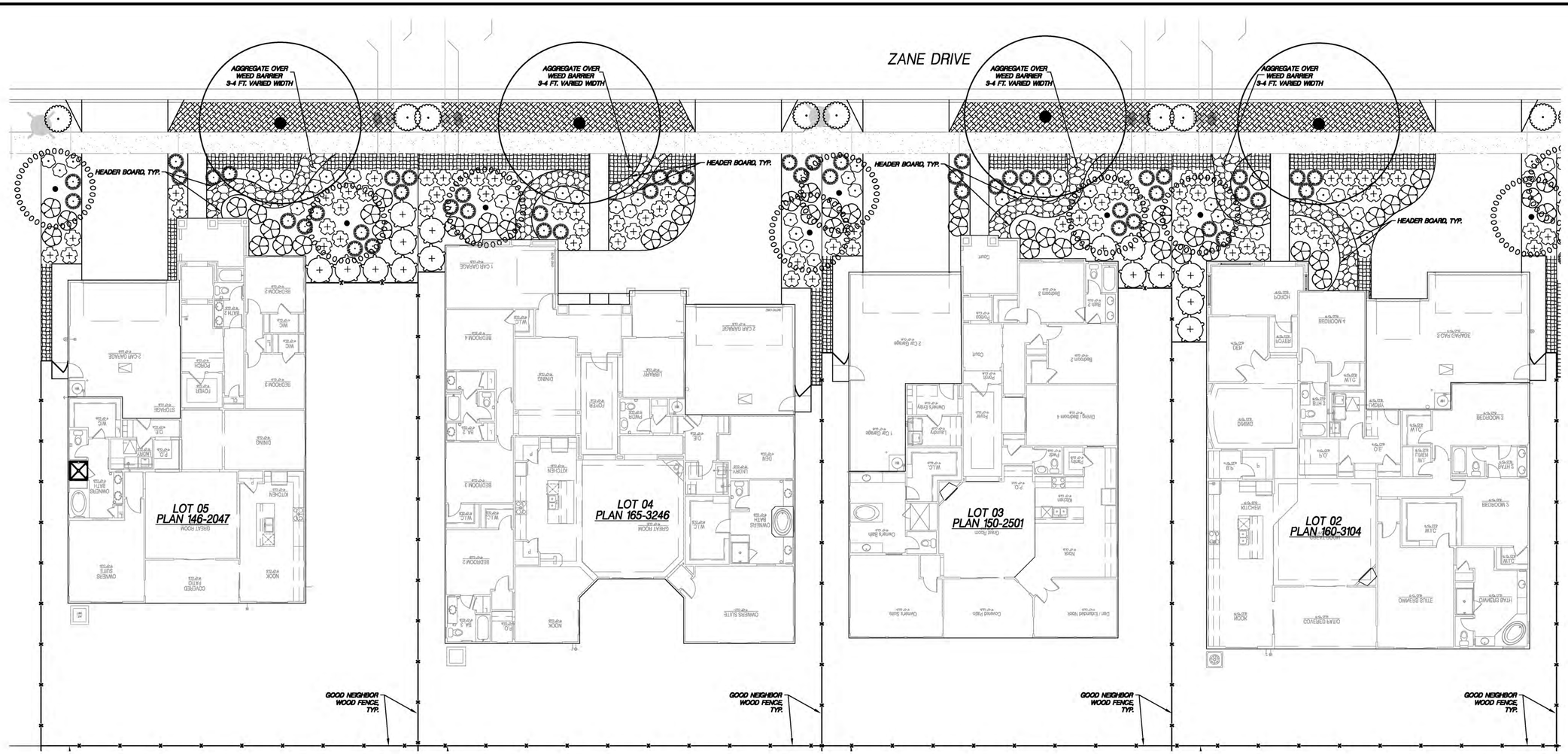

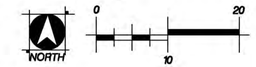

FRONT YARD CONCEPT PLANT SCHEDULE

'AT' / ACCENT TREES (ALTERNATE SPECIES PER EACH LOT)	WATER USE	SIZE
KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	LOW	15 GAL
LAGERSTROEMIA INDICA / CRAPE MYRTLE	MEDIUM	15 GAL
MALUS FLORIBUNDA 'PRAIRIEFIRE' / FLOWERING CRABAPPLE	MEDIUM	15 GAL
PRUNUS CERASIFERA 'KRAUTER VESUVIUS' / PURPLE LEAF PLUM	LOW	15 GAL
PYRUS CALLERYANA 'ARISTOCRAT' TM / ARISTOCRAT FLOWERING PEAR	MEDIUM	15 GAL
	MEDIUM	15 GAL
	MEDIUM	15 GAL

'A' / SMALL SHRUBS (ALTERNATE SPECIES PER EACH LOT)		
DIETES VEGETA / AFRICAN IRIS	LOW	1 GAL
EUONYMUS JAPONICUS 'MICROPHYLLA' / BOXLEAF EUONYMUS	LOW	1 GAL
HESPERALOE PARVIFLORA / RED YUCCA	LOW	1 GAL
SCAEVOLA AEMULA 'MAUVE CLUSTERS' / FAN FLOWER	LOW	1 GAL

'B'/ MEDIUM SHRUBS (ALTERNATE SPECIES PER EACH LOT)		
CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH	LOW	5 GAL
LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS RANGER	LOW	5 GAL
MYRTUS COMMUNIS 'COMPACTA' / DWARF MYRTLE	LOW	5 GAL
RHAPHIOLEPIS INDICA 'CLARA' / INDIAN HAWTHORN	LOW	5 GAL

'C' / SPECIMEN SHRUBS (ALTERNATE SPECIES PER EACH LOT)		
CALLISTEMON CITRINUS / LEMON BOTTLEBRUSH	LOW	5 GAL
ELAEOCARPUS DECIPIENS 'LITTLE EMPEROR' / DWARF JAPANESE BLUEBERRY TREE	LOW	5 GAL
LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET	LOW	5 GAL
PHORMIUM TENAX 'ATROPURPUREUM' / PURPLE NEW ZEALAND FLAX	LOW	5 GAL

'D' / FOLIAGE SHRUBS (ALTERNATE SPECIES PER EACH LOT)		
AGAVE SCHIDIGERA 'DURANGO DELIGHT' TM / CENTURY PLANT	LOW	1 GAL
BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY	LOW	1 GAL
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	LOW	1 GAL
MUHLENBERGIA CAPILLARIS / PINK MUHLY		

'E'/ FLOWERING SHRUBS (ALTERNATE SPECIES PER EACH LOT)		
CALLIANDRA ERIOPHYLLA / FAIRY DUSTER	LOW	1 GAL
HEMEROCALLIS X 'MONOLD' TM / STARBURST DOUBLE GOLD EVERGREEN DAYLILY	LOW	1 GAL
NEPETA X FAASSENII 'SIX HILLS GIANT' / GIANT CATMINT	LOW	1 GAL
SALVIA GREGGII 'HEATWAVE BLAZE' / HEATWAVE BLAZE SAGE	LOW	1 GAL

'GC'/ GROUND COVER (ALTERNATE SPECIES PER EACH LOT)		
ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	LOW	1 GAL
GREVILLEA JUNIPERINA 'MOLONGOLO' / GREVILLEA	LOW	1 GAL
MYOPORUM PARVIFOLIUM 'PROSTRATUM' / MYOPORUM	LOW	1 GAL
OENOTHERA BERLANDIERI 'SISKIYOU' / MEXICAN EVENING PRIMROSE	LOW	1 GAL

MOW STRIP CONCEPT PLANT SCHEDULE

'ST' / STREET TREES (PER TO STREET TREE PLAN BY OTHERS)	WATER USE	SIZE
CELTIS AUSTRALIS / EUROPEAN HACKBERRY	MEDIUM	15 GAL
PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	MEDIUM	15 GAL
QUERCUS COCCINEA / SCARLET OAK	LOW	15 GAL
QUERCUS ILEX / HOLLY OAK	LOW	15 GAL
ZELKOVA SERRATA / SAWLEAF ZELKOVA	MEDIUM	15 GAL

'D' / SPECIMEN SHRUBS		
MUHLENBERGIA RIGENS / DEER GRASS (CA NATIVE)	LOW	1 GAL

'GC'/ GROUND COVER		
MYOPORUM PARVIFOLIUM 'PROSTRATUM' / MYOPORUM	LOW	1 GAL
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY	LOW	1 GAL

SEE SHEET L-13 FOR PLANTING DETAILS & NOTES

WOOD RODGERS
LICENSED LANDSCAPE ARCHITECT
COREY W. KAZINEC
No. 3283
Expiration Date
Exp. 10.31.16
Renewal Date
Date
STATE OF CALIFORNIA
DATE:

NO.	DESCRIPTION	ENGR INIT	BY	DATE
			COUNTY APPROVED	

3193.001 MAYFAIR VILLAGE

DATE: MARCH 6, 2015
SCALE: H: N/A V: N/A
DRAWN BY: K.KIM / C.KAZINEC
DESIGNED BY: K.KIM / C.KAZINEC
CHECKED BY: C.KAZINEC

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St. Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

IMPROVEMENT PLANS FOR
MAYFAIR TYPICAL LANDSCAPES
PLANTING PLAN (NO TRUF OPTION)
CITY OF WOODLAND CALIFORNIA

PROJECT NO. 3193.001
DRAWING
L-17
SHT 18 OF 21

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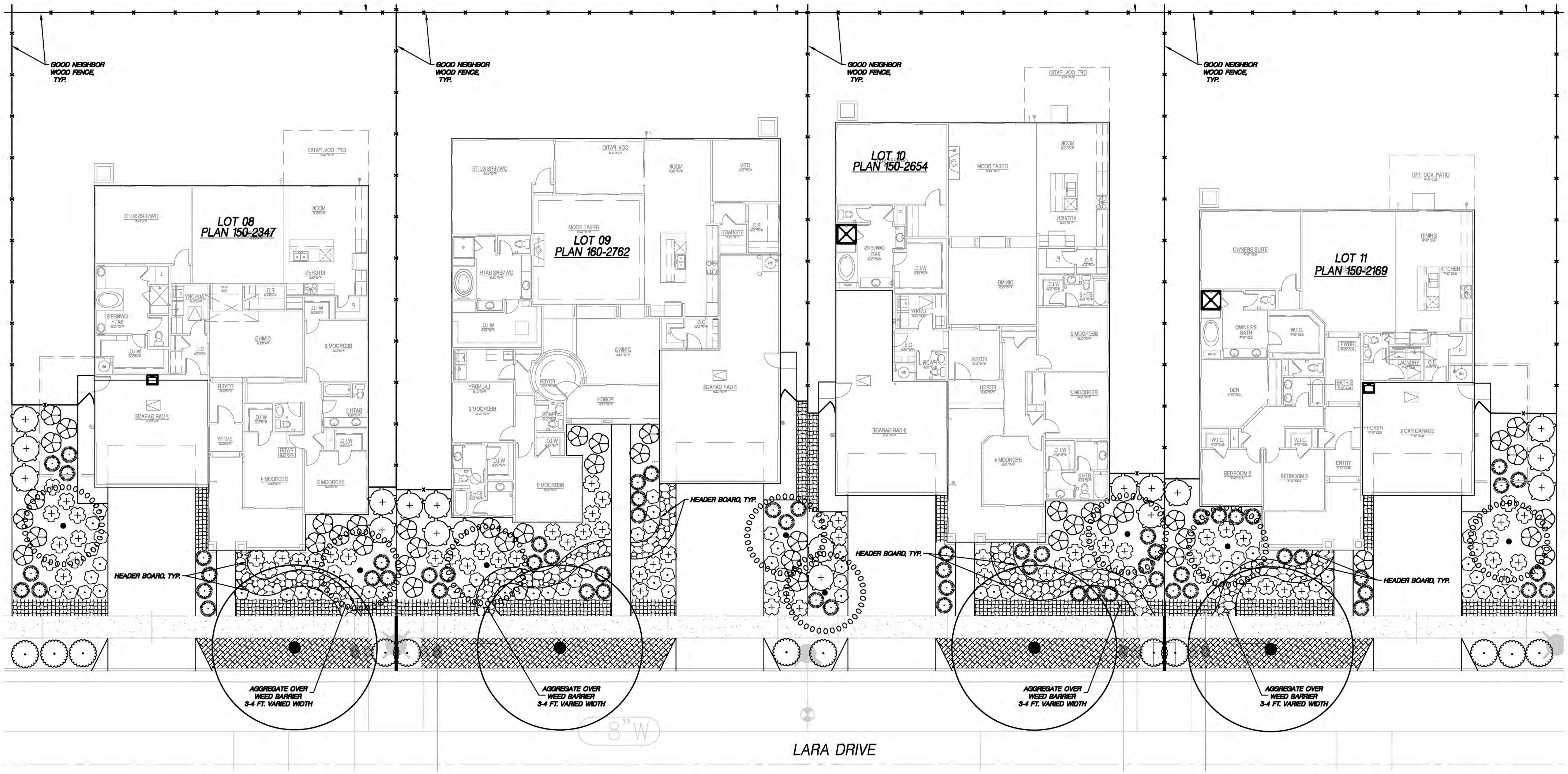

FRONT YARD CONCEPT PLANT SCHEDULE

		WATER USE	SIZE
	'AT' / ACCENT TREES (ALTERNATE SPECIES PER EACH LOT)		
	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	LOW	15 GAL.
	LAGERSTROEMIA INDICA / CRAPE MYRTLE	MEDIUM	15 GAL.
	MALUS FLORIBUNDA 'PRAIRIEFIRE' / FLOWERING CRABAPPLE	MEDIUM	15 GAL.
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS' / PURPLE LEAF PLUM	LOW	15 GAL.
	PYRUS CALLERYANA 'ARISTOCRAT' TM / ARISTOCRAT FLOWERING PEAR	MEDIUM	15 GAL.
		MEDIUM	15 GAL.
		MEDIUM	15 GAL.
	'A' / SMALL SHRUBS (ALTERNATE SPECIES PER EACH LOT)		
	DIETES VEGETA / AFRICAN IRIS	LOW	1 GAL.
	EUONYMUS JAPONICUS 'MICROPHYLLA' / BOXLEAF EUONYMUS	LOW	1 GAL.
	HESPERALOE PARVIFLORA / RED YUCCA	LOW	1 GAL.
	SCAEVOLA AEMULA 'MAUVE CLUSTERS' / FAN FLOWER	LOW	1 GAL.
	'B'/ MEDIUM SHRUBS (ALTERNATE SPECIES PER EACH LOT)		
	CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH	LOW	5 GAL.
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS RANGER	LOW	5 GAL.
	MYRTUS COMMUNIS 'COMPACTA' / DWARF MYRTLE	LOW	5 GAL.
	RHAPHIOLEPIS INDICA 'CLARA' / INDIAN HAWTHORN	LOW	5 GAL.
	'C' / SPECIMEN SHRUBS (ALTERNATE SPECIES PER EACH LOT)		
	CALLISTEMON CITRINUS / LEMON BOTTLEBRUSH	LOW	5 GAL.
	ELAEOCARPUS DECIPIENS 'LITTLE EMPEROR' / DWARF JAPANESE BLUEBERRY TREE	LOW	5 GAL.
	LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET	LOW	5 GAL.
	PHORMIUM TENAX 'ATROPURPUREUM' / PURPLE NEW ZEALAND FLAX	LOW	5 GAL.
	'D' / FOLIAGE SHRUBS (ALTERNATE SPECIES PER EACH LOT)		
	AGAVE SCHIDIGERA 'DURANGO DELIGHT' TM / CENTURY PLANT	LOW	1 GAL.
	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY	LOW	1 GAL.
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	LOW	1 GAL.
	MUHLENBERGIA CAPILLARIS / PINK MUHLY	LOW	1 GAL.
	'E'/ FLOWERING SHRUBS (ALTERNATE SPECIES PER EACH LOT)		
	CALLIANDRA ERIOPHYLLA / FAIRY DUSTER	LOW	1 GAL.
	HEMEROCALLIS X 'MONOLD' TM / STARBURST DOUBLE GOLD EVERGREEN DAYLILY	LOW	1 GAL.
	NEPETA X FAASSENII 'SIX HILLS GIANT' / GIANT CATMINT	LOW	1 GAL.
	SALVIA GREGGII 'HEATWAVE BLAZE' / HEATWAVE BLAZE SAGE	LOW	1 GAL.
	'GC'/ GROUND COVER (ALTERNATE SPECIES PER EACH LOT)		
	ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	LOW	1 GAL.
	GREVILLEA JUNIPERINA 'MOLONGOLO' / GREVILLEA	LOW	1 GAL.
	MYOPORUM PARVIFOLIUM 'PROSTRATUM' / MYOPORUM	LOW	1 GAL.
	OENOTHERA BERLANDIERI 'SISKIYOU' / MEXICAN EVENING PRIMROSE	LOW	1 GAL.

MOW STRIP CONCEPT PLANT SCHEDULE

		WATER USE	SIZE
	'ST' / STREET TREES (PER TO STREET TREE PLAN BY OTHERS)		
	CELTIS AUSTRALIS / EUROPEAN HACKBERRY	MEDIUM	15 GAL.
	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	MEDIUM	15 GAL.
	QUERCUS COCCINEA / SCARLET OAK	LOW	15 GAL.
	QUERCUS ILEX / HOLLY OAK	LOW	15 GAL.
	ZELKOVA SERRATA / SAWLEAF ZELKOVA	MEDIUM	15 GAL.
	'D' / SPECIMEN SHRUBS		
	MUHLENBERGIA RIGENS / DEER GRASS (CA NATIVE)	LOW	1 GAL.
	'GC'/ GROUND COVER		
	MYOPORUM PARVIFOLIUM 'PROSTRATUM' / MYOPORUM	LOW	1 GAL.
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY	LOW	1 GAL.

SEE SHEET L-13 FOR PLANTING DETAILS & NOTES

WOOD RODGERS
LICENSED LANDSCAPE ARCHITECT
COREY W. KAZINEC
5283
Signature
Exp. 10.31.16
Renewal Date
Date
STATE OF CALIFORNIA
PRELIMINARY
DATE: __________

NO.	DESCRIPTION	ENGR INIT	BY	DATE
			COUNTY APPROVED	

3193.001 MAYFAIR VILLAGE

DATE: MARCH 6, 2015
SCALE: H: N/A V: N/A
DRAWN BY: K.KIM / C.KAZINEC
DESIGNED BY: K.KIM / C.KAZINEC
CHECKED BY: C.KAZINEC

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PLANTING PLAN (NO TRUF OPTION)
CITY OF WOODLAND CALIFORNIA

PROJECT NO. 3193.001
DRAWING
L-18
SHT 19 OF 21

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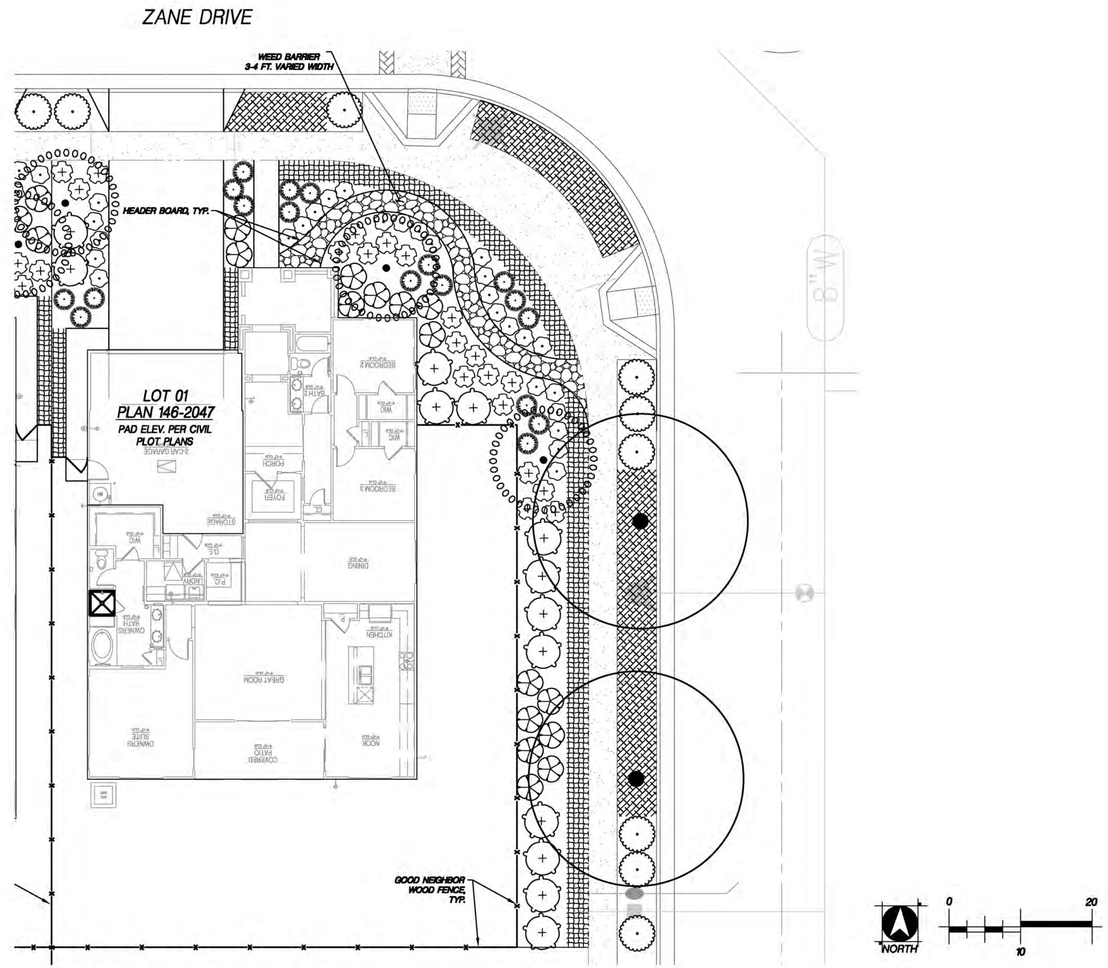


FRONT YARD CONCEPT PLANT SCHEDULE

	WATER USE	SIZE
'AT' / ACCENT TREES (ALTERNATE SPECIES PER EACH LOT)		
KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	LOW	15 GAL
LAGERSTROEMIA INDICA / CRAPE MYRTLE	MEDIUM	15 GAL
MALUS FLORIBUNDA 'PRAIRIEFIRE' / FLOWERING CRABAPPLE	MEDIUM	15 GAL
PRUNUS CERASIFERA 'KRAUTER VESUVIUS' / PURPLE LEAF PLUM	LOW	15 GAL
PYRUS CALLERYANA 'ARISTOCRAT' TM / ARISTOCRAT FLOWERING PEAR	MEDIUM	15 GAL
	MEDIUM	15 GAL
	MEDIUM	15 GAL
'A' / SMALL SHRUBS (ALTERNATE SPECIES PER EACH LOT)		
DIETES VEGETA / AFRICAN IRIS	LOW	1 GAL
EUONYMUS JAPONICUS 'MICROPHYLLA' / BOXLEAF EUONYMUS	LOW	1 GAL
HESPERALOE PARVIFLORA / RED YUCCA	LOW	1 GAL
SCAEVOLA AEMULA 'MAUVE CLUSTERS' / FAN FLOWER	LOW	1 GAL
'B'/ MEDIUM SHRUBS (ALTERNATE SPECIES PER EACH LOT)		
CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH	LOW	5 GAL
LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS RANGER	LOW	5 GAL
MYRTUS COMMUNIS 'COMPACTA' / DWARF MYRTLE	LOW	5 GAL
RHAPHIOLEPIS INDICA 'CLARA' / INDIAN HAWTHORN	LOW	5 GAL
'C' / SPECIMEN SHRUBS (ALTERNATE SPECIES PER EACH LOT)		
CALLISTEMON CITRINUS / LEMON BOTTLEBRUSH	LOW	5 GAL
ELAEOCARPUS DECIPIENS 'LITTLE EMPEROR' / DWARF JAPANESE BLUEBERRY TREE	LOW	5 GAL
LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET	LOW	5 GAL
PHORMIUM TENAX 'ATROPURPUREUM' / PURPLE NEW ZEALAND FLAX	LOW	5 GAL
'D' / FOLIAGE SHRUBS (ALTERNATE SPECIES PER EACH LOT)		
AGAVE SCHIDIGERA 'DURANGO DELIGHT' TM / CENTURY PLANT	LOW	1 GAL
BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY	LOW	1 GAL
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	LOW	1 GAL
MUHLENBERGIA CAPILLARIS / PINK MUHLY		
'E'/ FLOWERING SHRUBS (ALTERNATE SPECIES PER EACH LOT)		
CALLIANDRA ERIOPHYLLA / FAIRY DUSTER	LOW	1 GAL
HEMEROCALLIS X 'MONOLD' TM / STARBURST DOUBLE GOLD EVERGREEN DAYLILY	LOW	1 GAL
NEPETA X FAASSENII 'SIX HILLS GIANT' / GIANT CATMINT	LOW	1 GAL
SALVIA GREGGII 'HEATWAVE BLAZE' / HEATWAVE BLAZE SAGE		
'GC'/ GROUND COVER (ALTERNATE SPECIES PER EACH LOT)		
ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	LOW	1 GAL
GREVILLEA JUNIPERINA 'MOLONGOLO' / GREVILLEA	LOW	1 GAL
MYOPORUM PARVIFOLIUM 'PROSTRATUM' / MYOPORUM	LOW	1 GAL
OENOTHERA BERLANDIERI 'SISKIYOU' / MEXICAN EVENING PRIMROSE	LOW	1 GAL

MOW STRIP CONCEPT PLANT SCHEDULE

	WATER USE	SIZE
'ST' / STREET TREES (PER TO STREET TREE PLAN BY OTHERS)		
CELTIS AUSTRALIS / EUROPEAN HACKBERRY	MEDIUM	15 GAL
PLATANUS RACEMOSA / CALIFORNIA SYCAMORE	MEDIUM	15 GAL
QUERCUS COCCINEA / SCARLET OAK	LOW	15 GAL
QUERCUS ILEX / HOLLY OAK	LOW	15 GAL
ZELKOVA SERRATA / SAWLEAF ZELKOVA	MEDIUM	15 GAL
'D' / SPECIMEN SHRUBS		
MUHLENBERGIA RIGENS / DEER GRASS (CA NATIVE)	LOW	1 GAL
'GC'/ GROUND COVER		
MYOPORUM PARVIFOLIUM 'PROSTRATUM' / MYOPORUM	LOW	1 GAL
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY	LOW	1 GAL

SEE SHEET L-13 FOR PLANTING DETAILS & NOTES

WOOD RODGERS
LICENSED LANDSCAPE ARCHITECT
COREY W. KAZINEC
5283
Exp. 10.31.16
Renewal Date
Signature
Date
STATE OF CALIFORNIA
DATE:

NO.	DESCRIPTION	ENGR INIT	BY	DATE
			COUNTY APPROVED	

3193.001 MAYFAIR VILLAGE

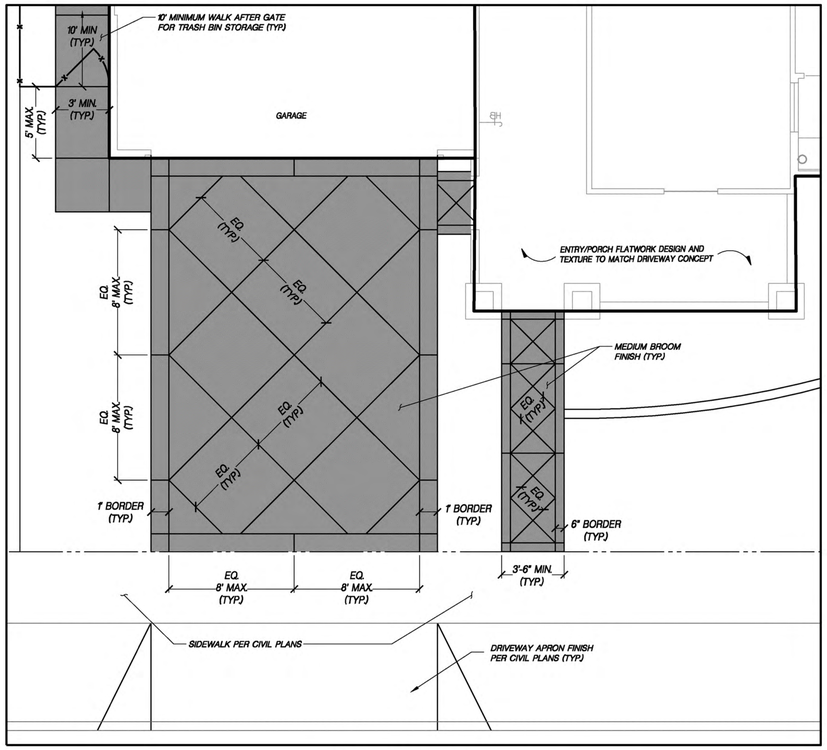
DATE: MARCH 6, 2015
SCALE: H: N/A V: N/A
DRAWN BY: K.KIM / C.KAZINEC
DESIGNED BY: K.KIM / C.KAZINEC
CHECKED BY: C.KAZINEC

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St. Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

IMPROVEMENT PLANS FOR
MAYFAIR TYPICAL LANDSCAPES
PLANTING PLAN (NO TRUF OPTION)
CITY OF WOODLAND CALIFORNIA

PROJECT NO. 3193.001
DRAWING L-19
SHT 20 OF 21

z:\3000-8\3193.001_Spring Lake Mayfair_Village\Landscape\Dwg\Typicals\L19_PLN707_MFV_TYP_NOLAWN.dwg 3/6/2015 3:05 PM Kathryn Kim



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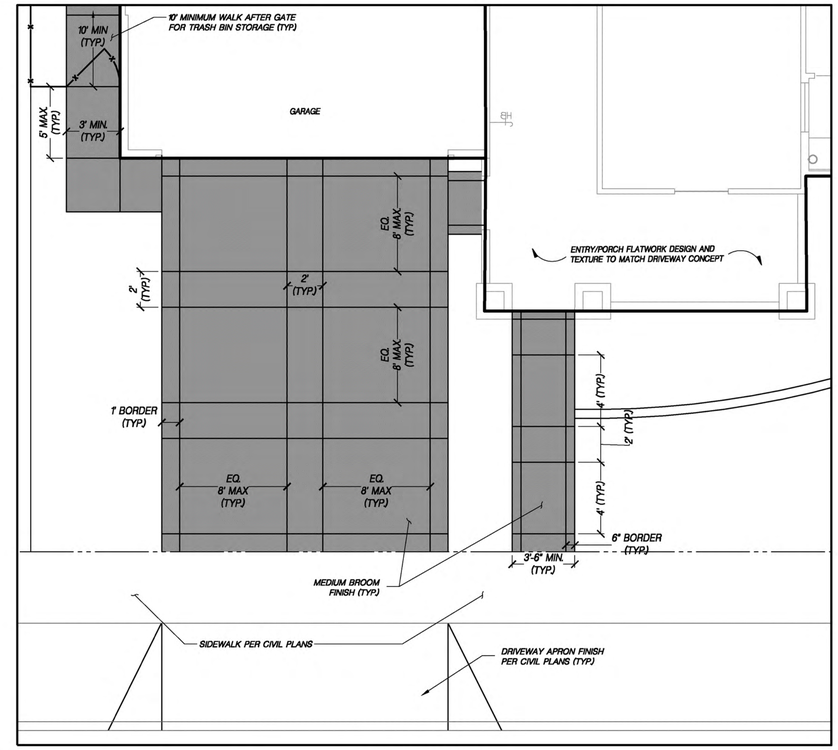

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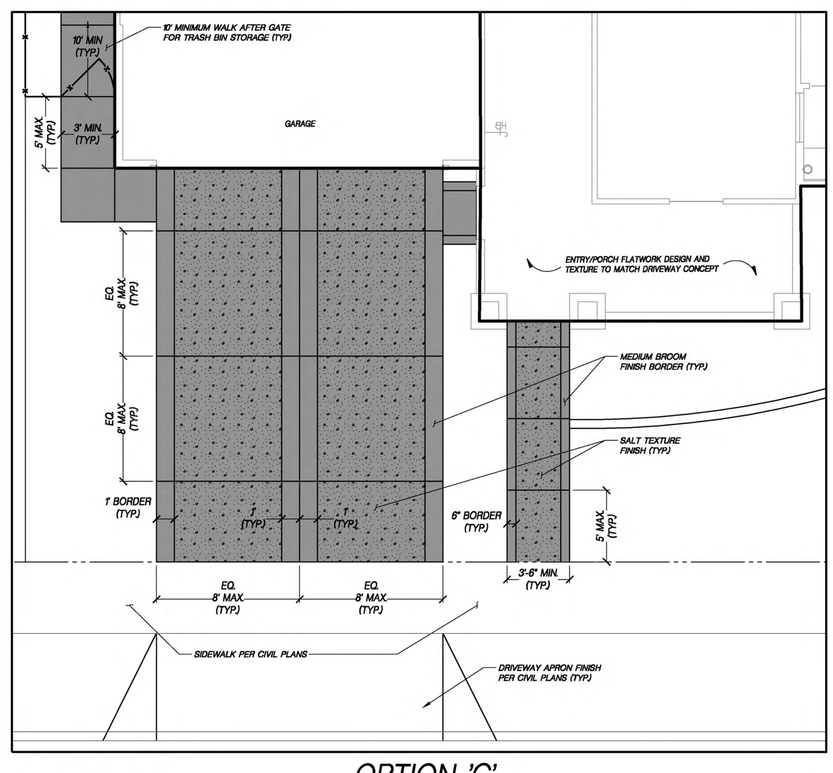


OPTION 'C'

CONCRETE FINISH/SCORING NOTES:

1. THESE PLANS SPECIFY GENERAL SCORING PATTERN OPTIONS ONLY. CONCRETE THICKNESS, SUBGRADE, REINFORCEMENT AND SLOPE REQUIREMENTS ARE NOT BEING CONSTRUCTED BY OTHERS AND NOT PART OF THESE PLANS. CONCRETE SHALL CONFIRM TO LOCAL REGULATIONS AND SITE GEOTECHNICAL REPORT RECOMMENDATIONS.
2. MEDIUM BROOM FINISH SHALL BE PERPENDICULAR TO WALKWAY EDGE.
3. SCORING LINES SHOWN ABOVE SHALL BE 3/8"x3/4" DEEP SCORE JOINT. PLACE EXPANSION JOINTS APPROXIMATELY 20' O.C. COORDINATE EXPANSION JOINTS TO BE LOCATED AT STRAIGHT SEEM LINES WITHIN THE SCORING PATTERN WHERE EVER POSSIBLE.
4. CONCRETE SHALL RECEIVE A 1" RADIUS TOOLED EDGE, TYP.

A CONCRETE FLATWORK SCORE PATTERNS & FINISHES

1"=4'

WOOD RODGERS

LICENSED LANDSCAPE ARCHITECT
COREY W. KAZINEC, No. 5283
Signature
Exp. 10.31.16
Renewal Date
Date
STATE OF CALIFORNIA

DATE:

NO.	DESCRIPTION	ENGR INIT	BY	COUNTY APPROVED	DATE

3193.001 MAYFAIR VILLAGE

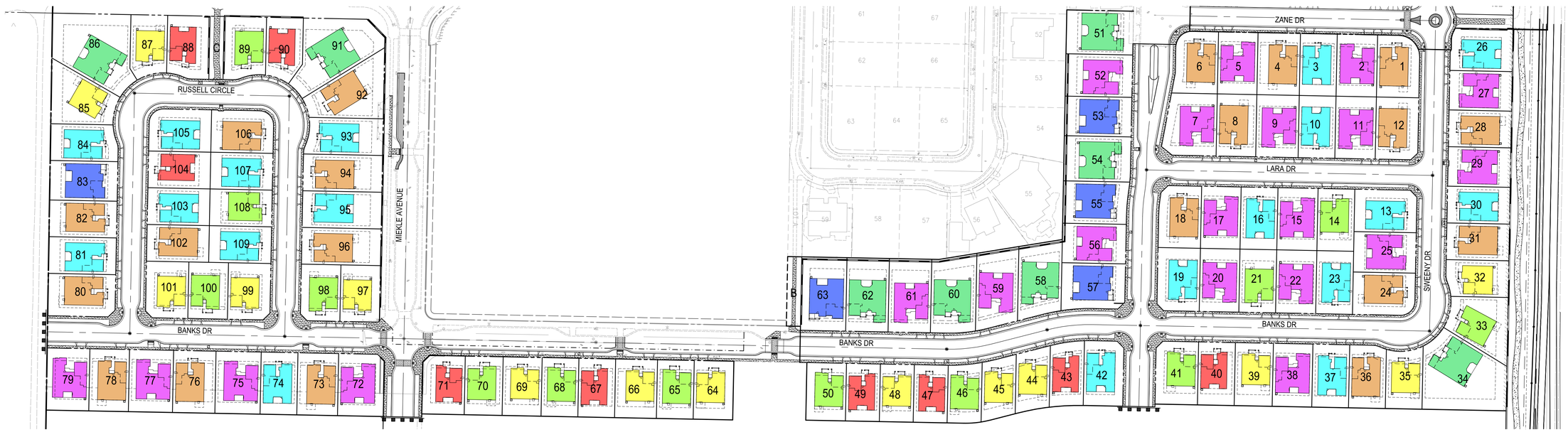
DATE: MARCH 6, 2015
SCALE: H: N/A V: N/A
DRAWN BY: K.KIM / C.KAZINEC
DESIGNED BY: K.KIM / C.KAZINEC
CHECKED BY: C.KAZINEC

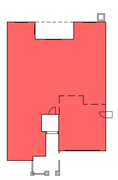
WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

IMPROVEMENT PLANS FOR
MAYFAIR TYPICAL LANDSCAPES
DRIVEWAY FINISHES & DETAILS
CITY OF WOODLAND CALIFORNIA

PROJECT NO. 3193.001
DRAWING L-20
SHT 21 OF 21

J:\3000-s\3193.001_Spring Lake\Mayfair_Village\Landscape\Dwg\Typicals\L20_CONC01_MFV_TYP.dwg 3/6/2015 3:05 PM Kathryn Kim





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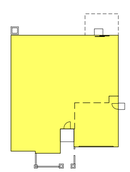

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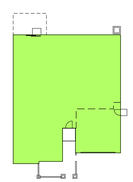

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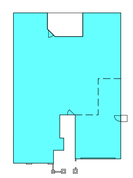

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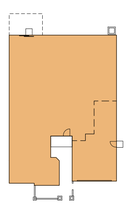

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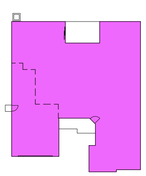

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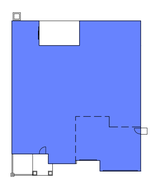

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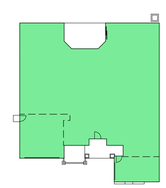
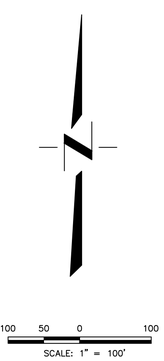


PLAN
3246
8 EA.

TYPICAL SET BACK ENVELOPE DIMENSIONS:
FRONT HOUSE / GARAGE: 17' / 22'
SIDES INTERIOR / STREET: 5' / 15'
BACK: 20'



HERITAGE REMAINDER AREA - PHASE 1
PRE-PLOT PLAN EXHIBIT
VERSION 2

WOODLAND CALIFORNIA

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Project Planning • Civil Engineering • Landscape Architecture
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2100 20th Street, Suite Three
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Davis, CA 95618
(530) 750-2485
CEDWEST.COM

DRAWN KM
CHECKED AB
SCALE 1"= 100'
SHEET 1 OF 1
DATE: 12/30/2014
JOB No: 1420.01-09

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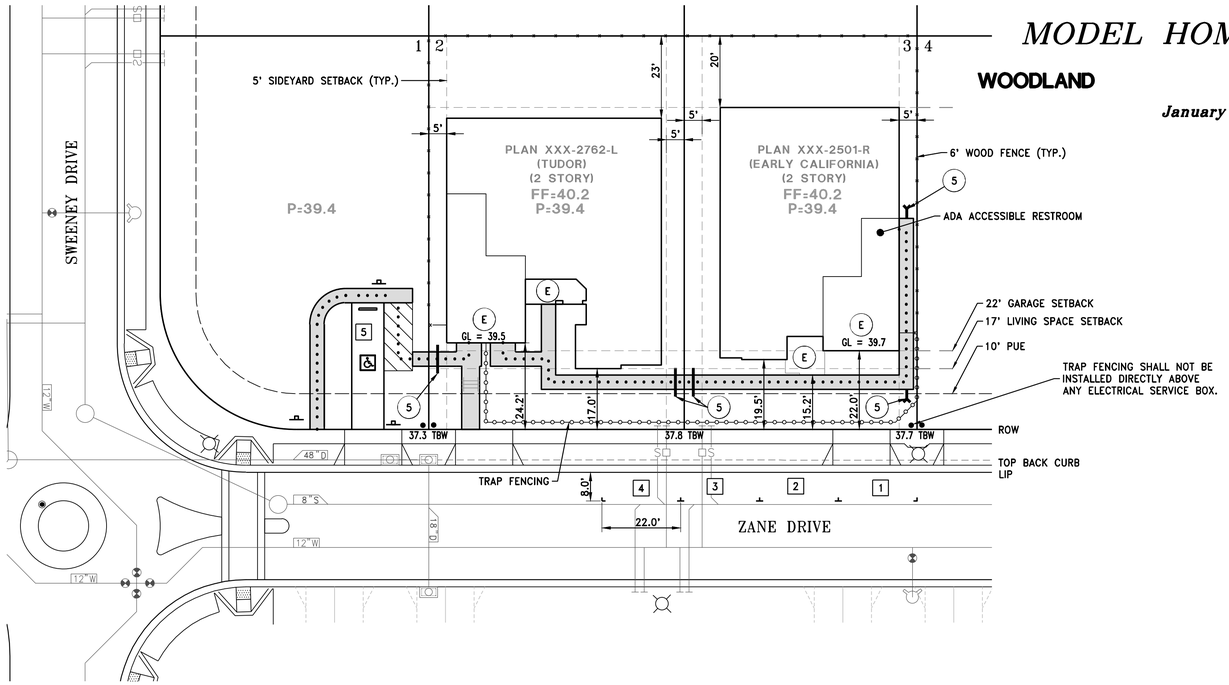
MERITAGE HOMES

MAYFAIR AT SPRING LAKE

MODEL HOME EXHIBIT

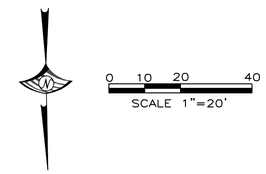
WOODLAND **CALIFORNIA**

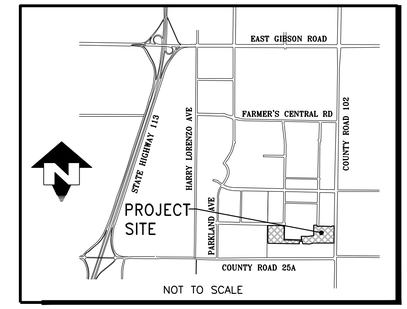
January 12 2015



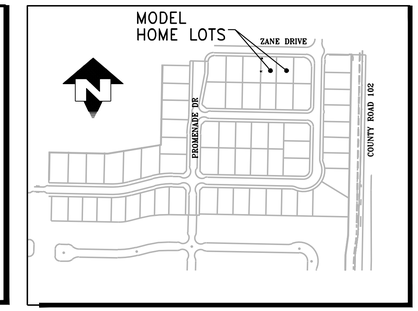
A SITE PLAN

SCALE: 1"=20'

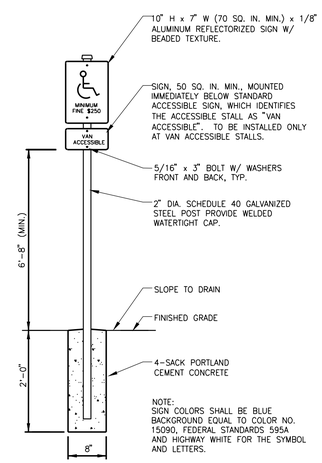




VICINITY MAP

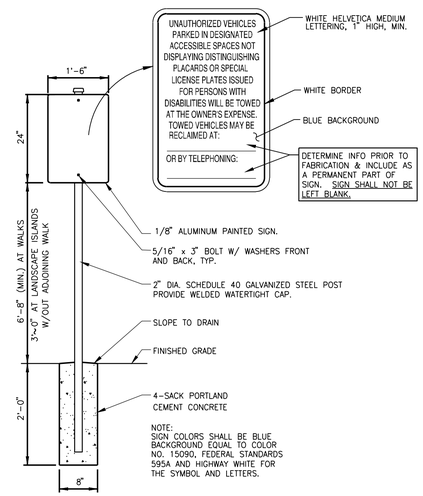


LOCATION MAP



2 ACCESSIBLE PARKING STALL SIGNAGE DETAIL

N.T.S.



3 ACCESSIBLE PARKING ENTRANCE SIGNAGE DETAIL

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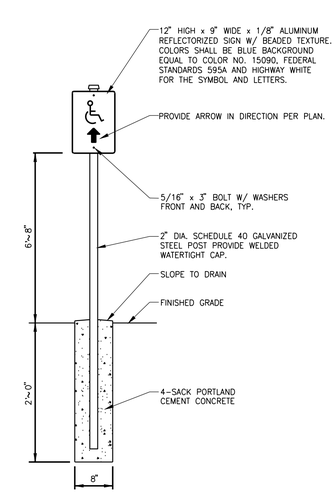

4 ACCESSIBLE PATH DIRECTIONAL SIGNAGE DETAIL

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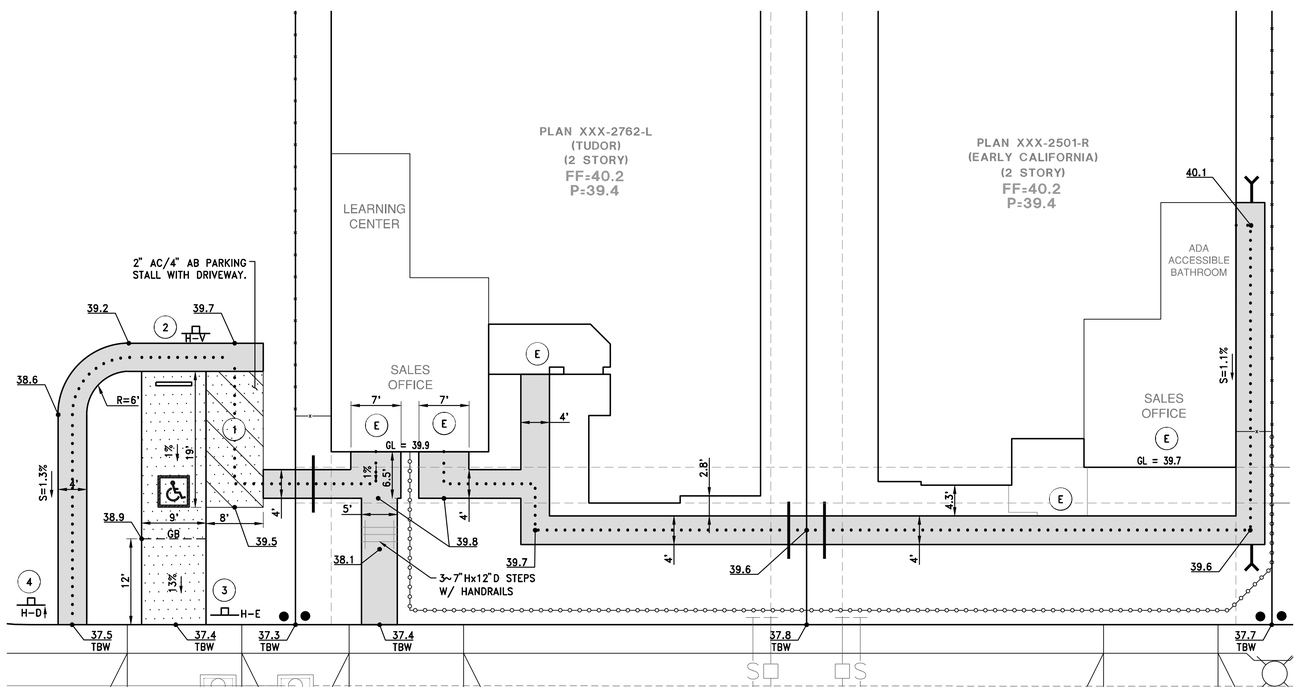


B ACCESSIBLE PARKING AND PATH OF TRAVEL

SCALE: 1"=10'

CONSTRUCTION NOTES

1. 9'X19' VAN ACCESSIBLE STALL WITH ADJOINING 8'X19' UNLOADING AREA. STRIPE PER LATEST CBC AND ADA REQUIREMENTS.
2. ACCESSIBLE PARKING STALL (VAN) SIGNAGE PER DETAIL ON THIS SHEET.
3. ACCESSIBLE PARKING ENTRANCE SIGNAGE PER DETAIL ON THIS SHEET.
4. ACCESSIBLE PATH DIRECTIONAL SIGNAGE PER DETAIL ON THIS SHEET.
5. INSTALL 4" PVC SLEEVE BENEATH P.C.C PATHWAY FOR SIDE YARD DRAINAGE.

SUMMARY OF PROJECT STATISTICS

LOT #	STREET ADDRESS	SQUARE FOOTAGE	LOT SIZE	USABLE REARYARD	LOT COVERAGE
2	XXXX ZANE DRIVE	2762 (SF)	7857 (SF)	1643 (SF)	--
3	XXXX ZANE DRIVE	2501 (SF)	7150 (SF)	1300 (SF)	--

PARKING STALL COUNT		PARKING STALL No.	DIMENSIONS
4	STANDARD TYPE	1,2,3,4	8' X 22' - MUTCD RECOMMENDED
1	HANDICAP ACCESSIBLE	AS SHOWN	9' X 19'
5	TOTAL PARKING SPACES		

LEGEND

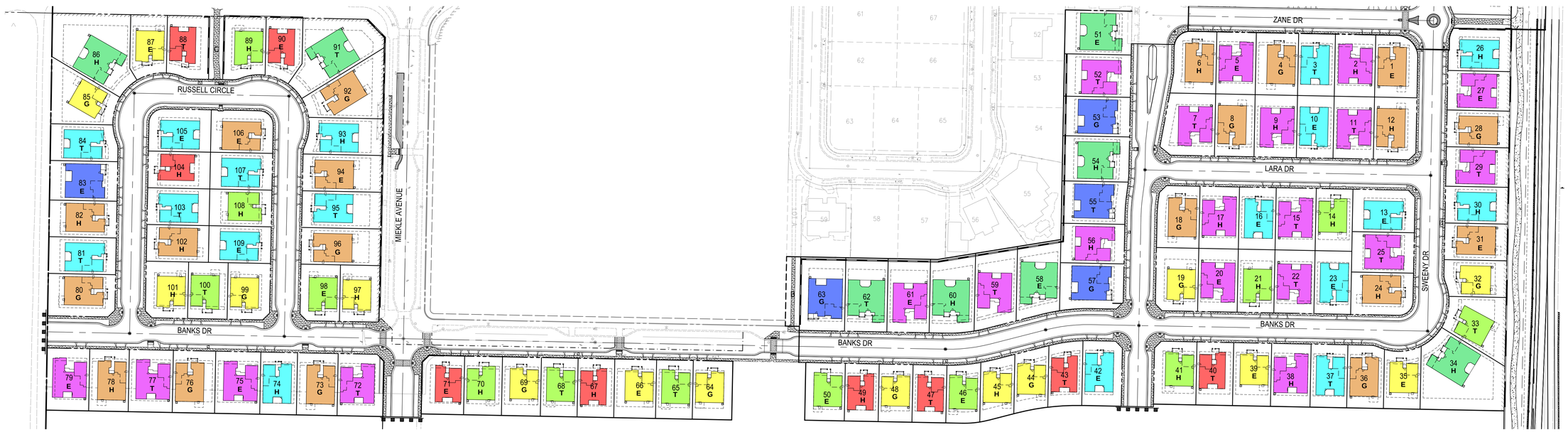
- WATER SERVICE & METER
- S — SEWER SERVICE
- DRAIN INLET
- AIR RELEASE VALVE
- BLOW OFF VALVE
- FIRE HYDRANT ASSEMBLY
- TRAFFIC SIGN
- UTILITY SERVICE POINT
- (E) ENTRANCE/EXIT LOCATION
- STREET LIGHT
- ACCESSIBLE ACCESS TRAVEL PATH. ALL ACCESSIBLE PATH SLOPES TO CONFORM TO STATE ADA STANDARDS.
- H-V "H-V" - INDICATES VAN ACCESSIBLE STALL SIGNAGE
- H-E "H-E" - INDICATES ACCESSIBLE PARKING ENTRANCE SIGNAGE
- H-D "H-D" - INDICATES ACCESSIBLE PATH DIRECTIONAL SIGNAGE (SEE DETAILS ON THIS SHEET)

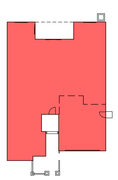
C&G	CURB AND GUTTER
FF	FINISHED FLOOR
GL	GARAGE LIP
HP	HIGH POINT
P	PAD GRADE
ROW	RIGHT OF WAY
S	SLOPE
SWK	SIDEWALK
TBW	TOP BACK OF WALK
PUE	PUBLIC UTILITY EASEMENT
*	ON STREET PARKING STALL
XXX.X	TBW ELEVATION

- UTILITY VAULT / TRANSFORMER
- 6' WOOD FENCE
- TRAP FENCE
- AC PAVING (2" AC/ 4" AB)
- CONCRETE PATHWAY (4"PCC)
- 6 PARKING SPACE NUMBER
- PLAN 235-2502B-L DENOTES PLAN OPTION, MODEL SQUARE FOOTAGE, ELEVATION, AND GARAGE SIDE (AS SEEN FROM STREET)

WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

J:\3000-s\3193.001_Spring Lake\Mayfair_Village\Civil\PlotPlans\C-EXH-MERITAGE_MODEL_COMPLEX_SpringLake.dwg 1/14/2015 4:41 PM Caleb Davis





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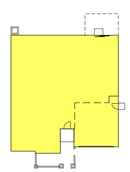

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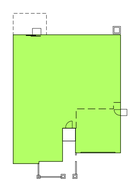

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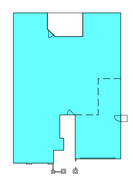

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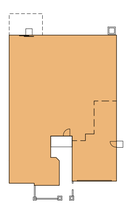

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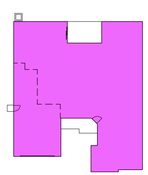

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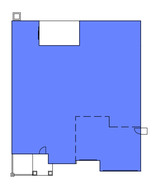

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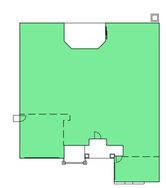

PLAN
3246
8 EA.

TYPICAL SET BACK ENVELOPE DIMENSIONS:

FRONT HOUSE / GARAGE:	17' / 22'
SIDES INTERIOR / STREET:	5' / 15'
BACK:	20'

ELEVATION LEGEND:

E	EARLY CALIFORNIA
G	FRENCH COUNTRY
H	PRAIRIE
T	TUDOR

100 50 0 100
SCALE: 1" = 100'

HERITAGE REMAINDER AREA - PHASE 1
PRE-PLOT PLAN EXHIBIT

WOODLAND CALIFORNIA

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(916) 452-5400
Davis Office •
2840 Spafford Street, Suite 200
Davis, CA 95618
(530) 750-2400
CEDWEST.COM

DRAWN KM,AB
CHECKED AB
SCALE 1"= 100'
SHEET 1 OF 1
DATE: 03/12/2015
JOB No: 1420.01-09

S:\Projects\1400\1420 Meritage Heritage Remainder Area\AutoCAD\1420-01-09 PRE-PLOT EXH\SHEETS\1420-01-09 BLDGS-PRE PLOT FINAL.dwg - PHASE 1 3/12/2015 - 3:42PM Plotted by: adam

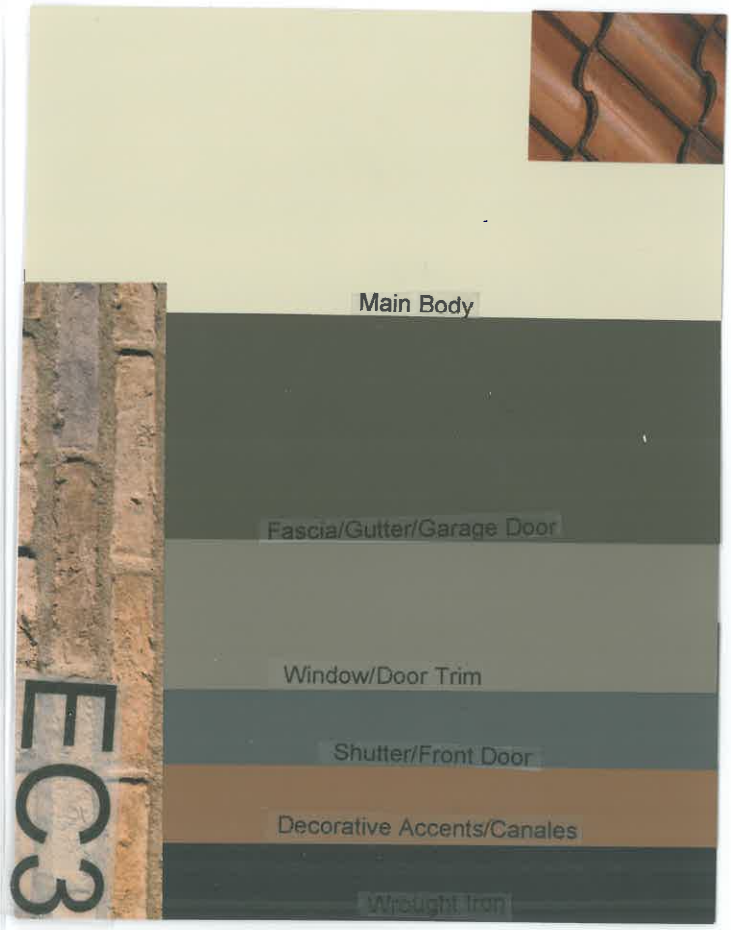
Mayfair at Spring Lake
Woodland, California

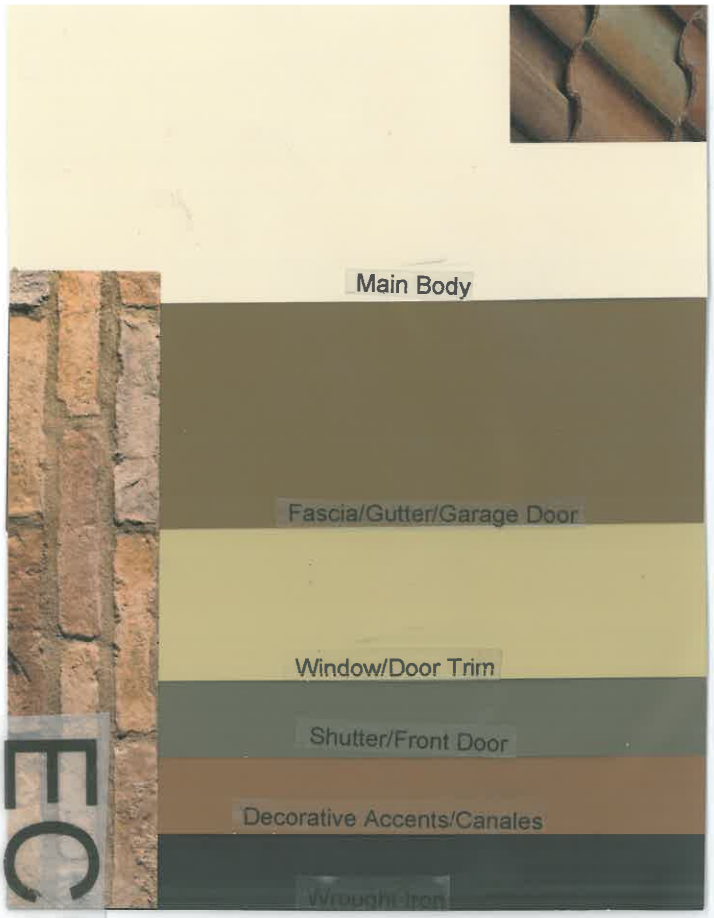
Prepared by Color Focus

Early California

	Stucco Body	Fascia/Gutter/ Garage Door	Window/ Door Trim	Shutter/ Front Door	Decorative Accents/Canales	Decorative Wrought Iron/Gates	Brick Trim A	Roof A
	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	ElDorado Stone	Boral Roofing
EC1	SW 6119 Antique White	SW 6125 Craft Paper	SW 6121 Whole Wheat	SW 6159 High Tea	SW 7705 Wheat Penny	SW 6989 Domino	Romabrick Castello	Verona Clay Barcelona 1HBCS7330
EC2	SW 6150 Universal Khaki	SW 6146 Umber	SW 2823 Rookwood Clay	SW 2801 Rookwood Dark Red	SW 7705 Wheat Penny	SW 6989 Domino	Romabrick Castello	California Mission Blend Barcelona 1HBS6464
EC3	SW 6155 Rice Grain	SW 6153 Protégé Bronze	SW 6151 Quiver Tan	SW 2848 Roycroft Pewter	SW 7705 Wheat Penny	SW 6989 Domino	Romabrick Castello	Casa Grande Blend Barcelona 1HBCS6169
EC4	SW 6078 Realist Beige	SW 6075 Garret Gray	SW7002 Downy	SW 6068 Brevity Brown	SW 7705 Wheat Penny	SW 6989 Domino	Romabrick Castello	Apple Bark Barcelona 1HBCS0431

ver 1 10-26-14


Main Body
Fascia/Gutter/Garage Door
Window/Door Trim
Shutter/Front Door
Decorative Accents/Canales
Wrought Iron
EC3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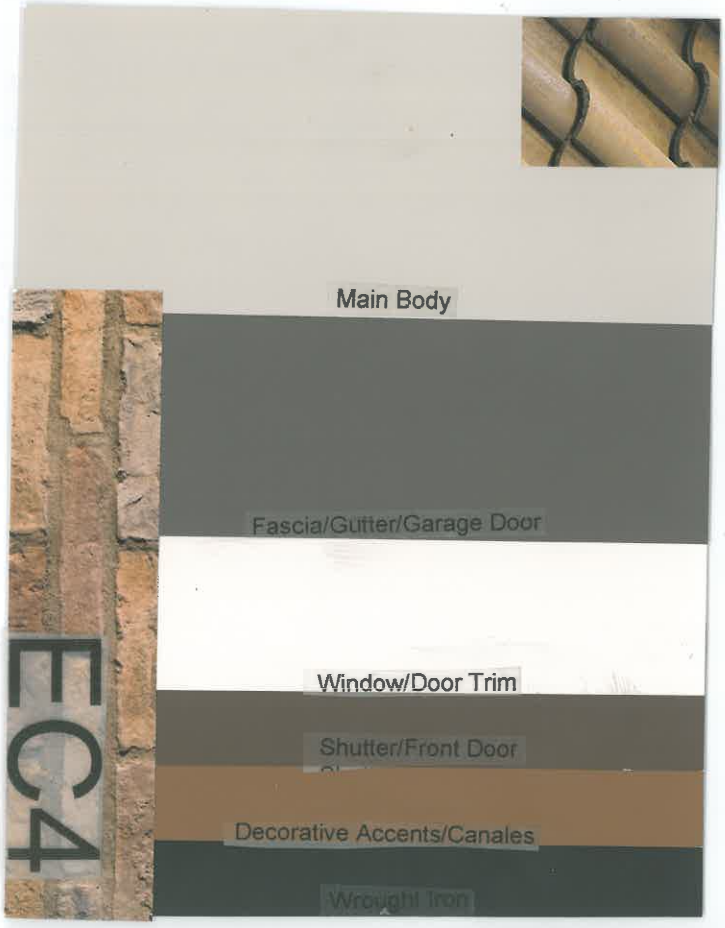
Fascia/Gutter/Garage Door
Window/Door Trim
Shutter/Front Door
Decorative Accents/Canales
Wrought Iron
EC1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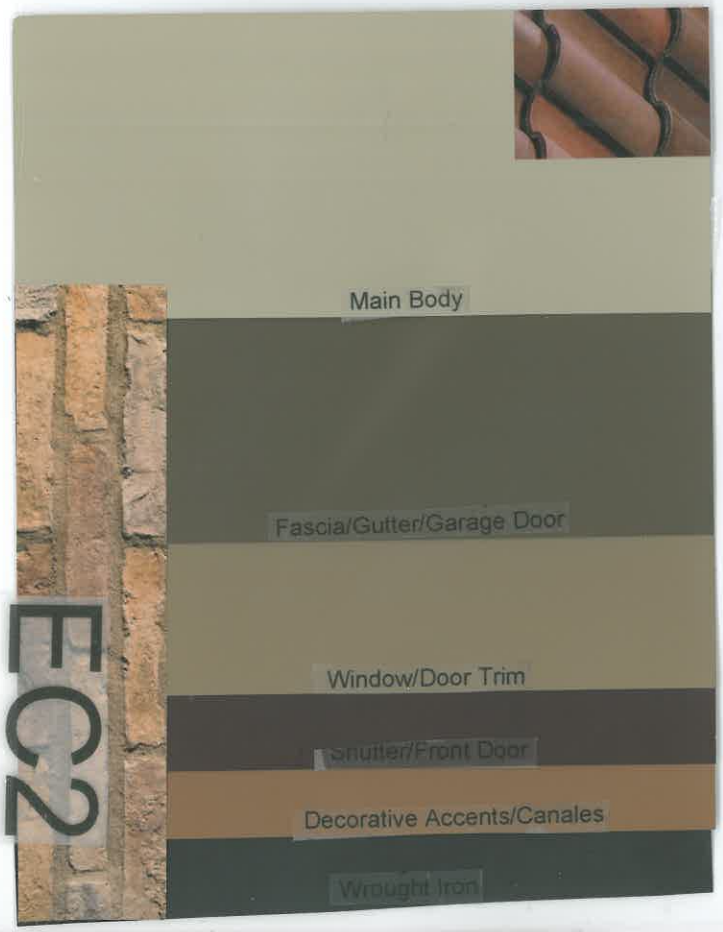
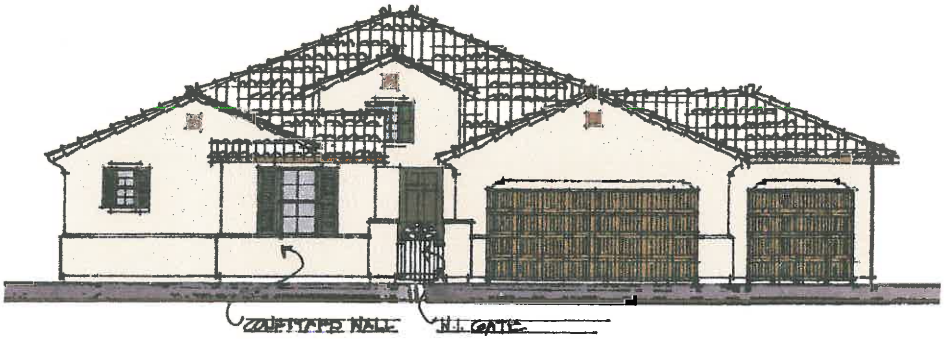
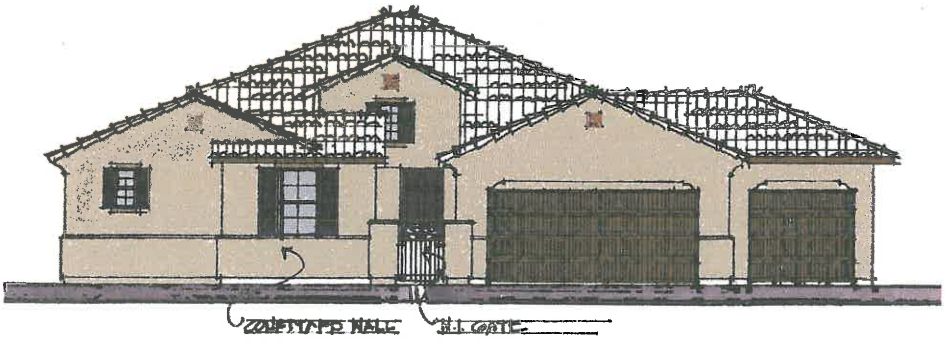
Fascia/Gutter/Garage Door
Window/Door Trim
Shutter/Front Door
Decorative Accents/Canales
Wrought Iron
EC4


Main Body
Fascia/Gutter/Garage Door
Window/Door Trim
Shutter/Front Door
Decorative Accents/Canales
Wrought Iron
EC2

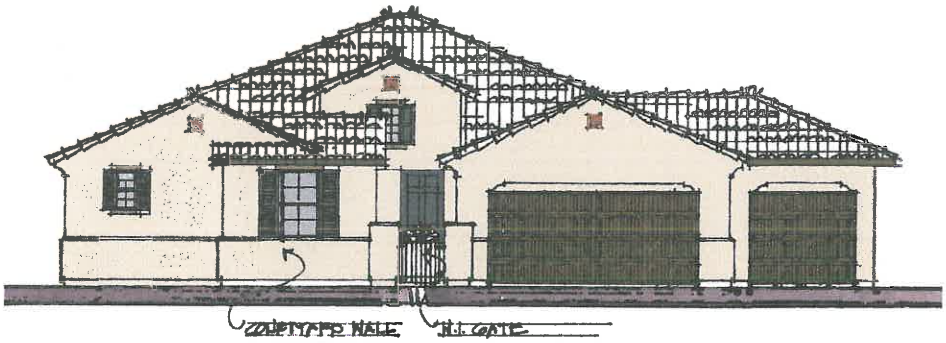
ver 1



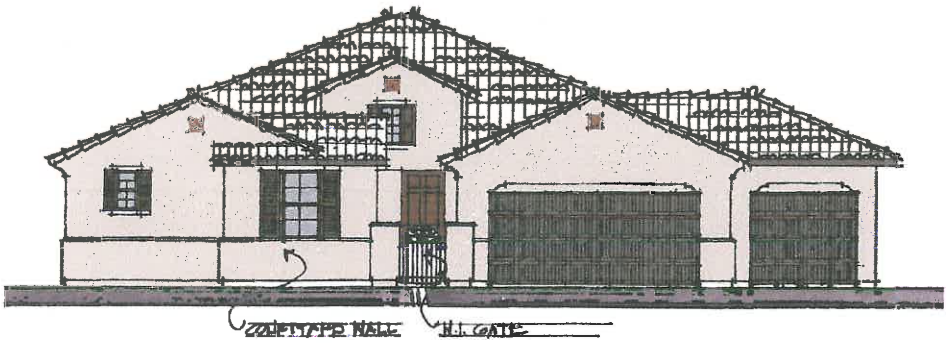
Scheme EC1



Scheme EC2



Scheme EC3



Scheme EC4

Mayfair at Spring Lake

50' & 60' Wide Series

Woodland, Ca
05S14018

Spanish Color Schemes

Meritage Homes

10-08-2014

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Mayfair at Spring Lake

Woodland, California

Prepared by Color Focus

French Country

	Stucco Body	Fascia/Gutter/Brace/Window Trim/Stucco Trim/Garage Door	Shutter/Front Door	Decorative Wrought Iron/Gates	Stone A	Roof A
	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Eldorado Stone	Boral Roofing
FC1	SW 7546 Prairie Grass	SW 7036 Accessible Beige	SW 6188 Shade Grown	SW 6989 Domino	Catania Cypress Ridge	Appalachian Blend Saxony 1FACS0330
FC2	SW 6137 Burlap	SW 6141 Softer Tan	SW 6989 Domino	SW 6989 Domino	Orchard Cypress Ridge	Desert Sage Saxony 1FACS0024
FC3	SW 6074 Spalding Gray	SW 7030 Anew Gray	SW 7577 Blackberry	SW 6989 Domino	Santa Maria Cypress Ridge	Charcoal Brown Blend Saxony 1FACS1132
FC4	SW 7540 Artisan Tan	SW 7569 Stucco	SW 2851 Sage Green	SW 6989 Domino	Countryside Cypress Ridge	Dunes Tan Saxony 1FACS0198

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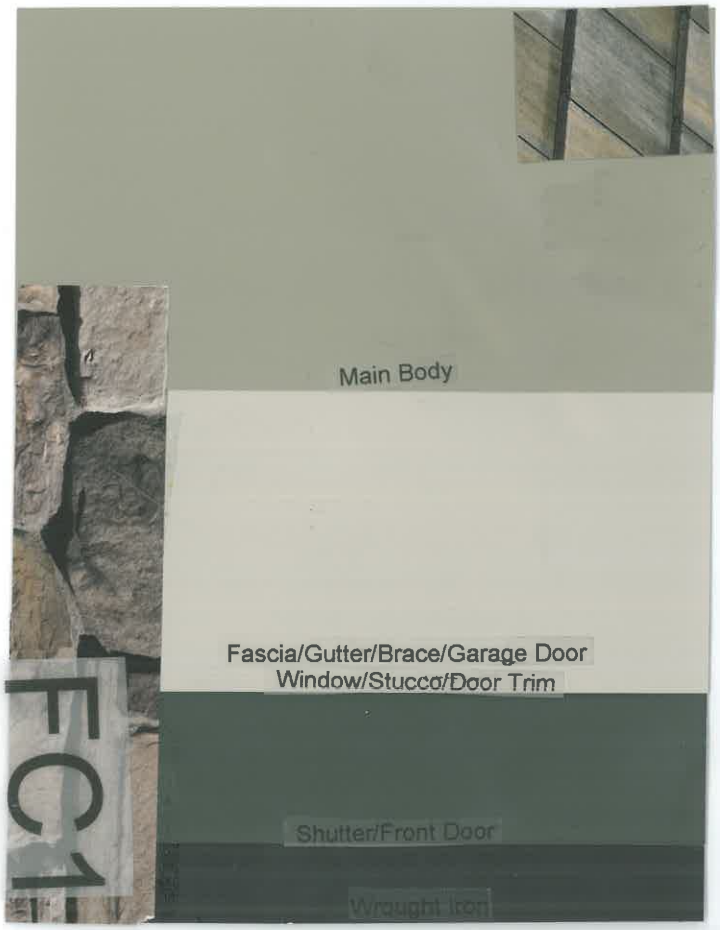
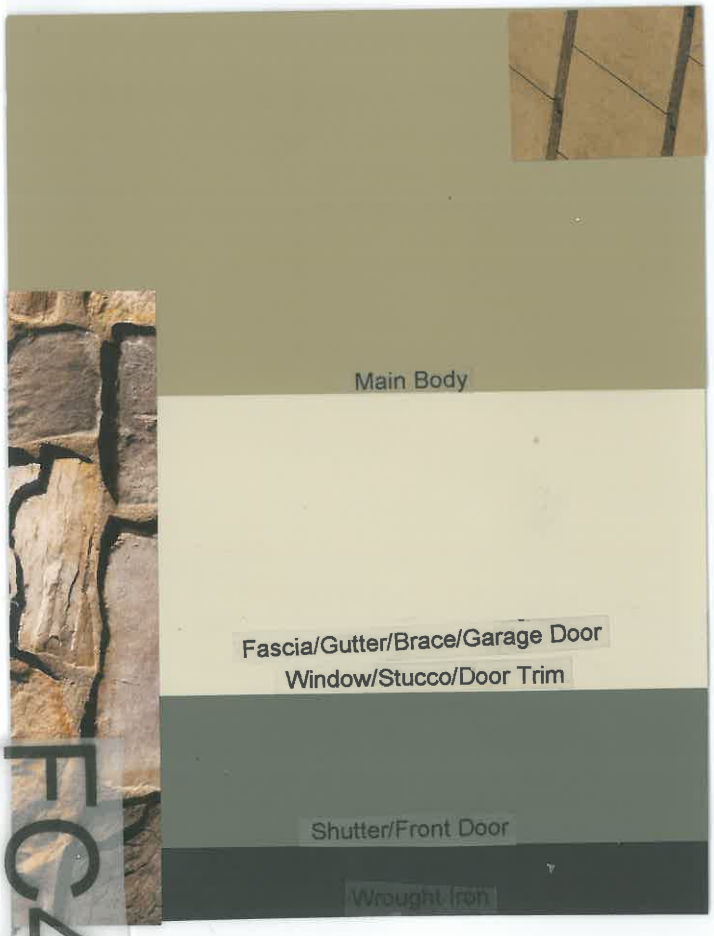
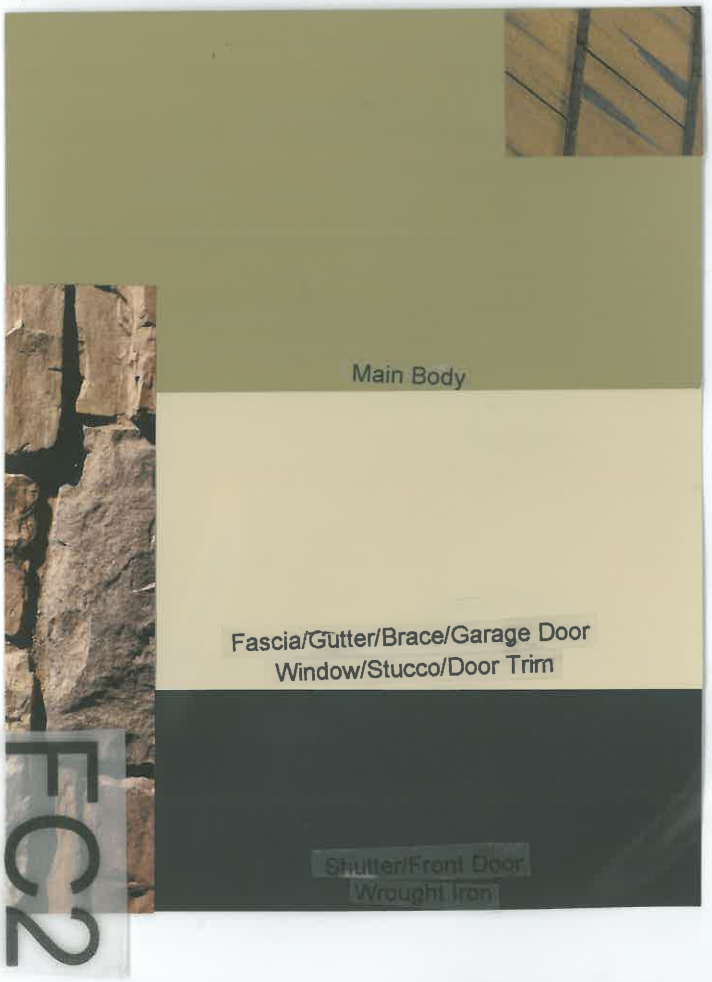
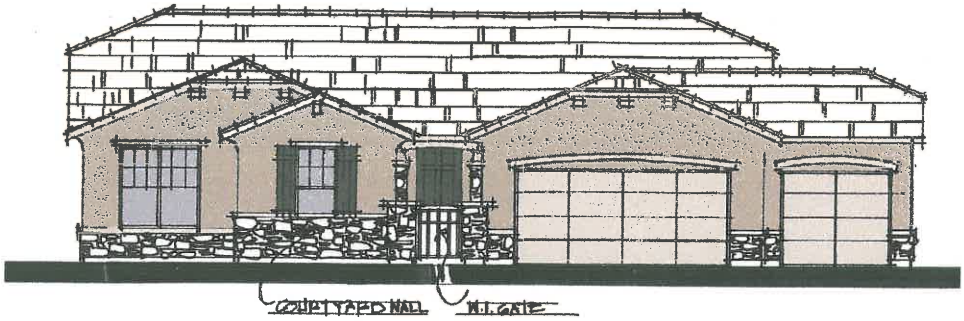
Main Body
Fascia/Gutter/Brace/Garage Door
Window/Stucco/Door Trim
Shutter/Front Door
Wrought Iron
FC3


Main Body
Fascia/Gutter/Brace/Garage Door
Window/Stucco/Door Trim
Shutter/Front Door
Wrought Iron
FC1

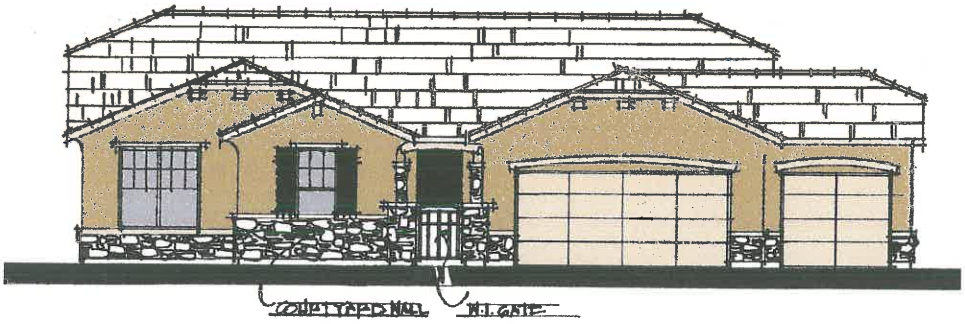

Main Body
Fascia/Gutter/Brace/Garage Door
Window/Stucco/Door Trim
Shutter/Front Door
Wrought Iron
FC4


Main Body
Fascia/Gutter/Brace/Garage Door
Window/Stucco/Door Trim
Shutter/Front Door
Wrought Iron
FC2

ver 1



Scheme FC1



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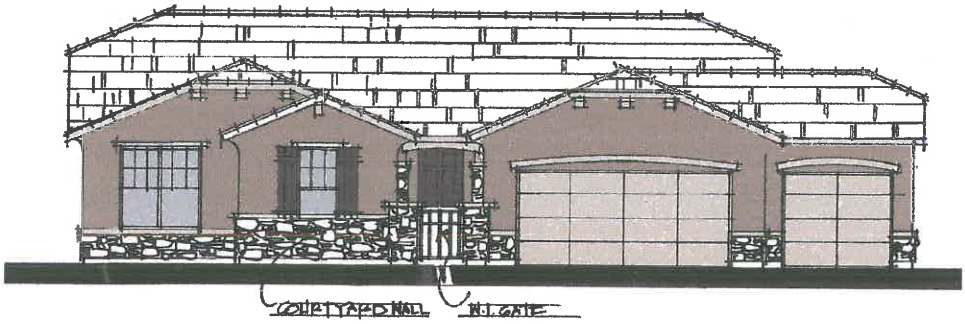

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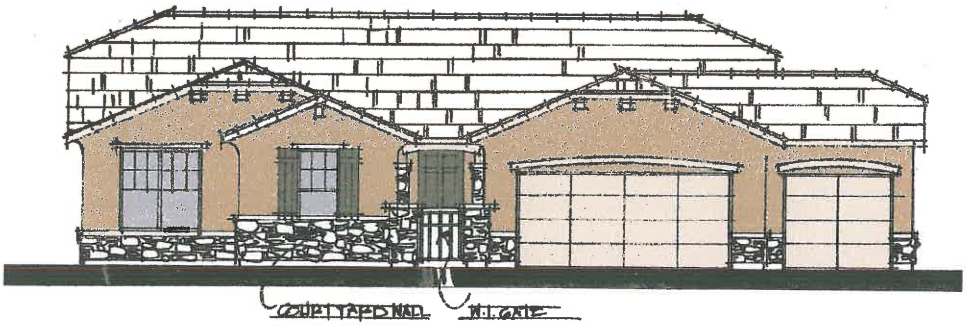

Scheme FC4

Mayfair at Spring Lake
50' & 60' Wide Series

French Country Color Schemes

Woodland, Ca
05S14018

Meritage Homes

10-08-2014

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Mayfair at Spring Lake
Woodland, California

Prepared by Color Focus

Prairie

	Stucco Body	Fascia/Gutter/Window Trim/Stucco Trim/Door Trim/Garage Door/Rails	Front Door/ Wrought Iron Gate	Brick A	Roof A
	Sherwin Williams	Sherwin Williams	Sherwin Williams	Coronado	Boral
P1	SW 7023 Requisite Gray	SW 7014 Eider White	SW 2839 Roycroft Copper Red	ViaBrick Canterbury	Charcoal Saxony 1FACS1130
P2	SW 6142 Macadamia	SW 6126 Navajo White	SW 2819 Downing Slate	ViaBrick Cortona	Brookside Blend Saxony 1FACS0212
P3	SW 2805 Renwick Beige	SW 6145 Thatch brown	SW 2803 Rookwood Terra Cotta	ModernaBrick Cassis	Charleston Saxony 1FACS6070
P4	SW 7506 Loggia	SW 7550 Resort Tan	SW 6167 Garden Gate	TundraBrick Riverbed	Dunes Tan Saxony 1FACS0198

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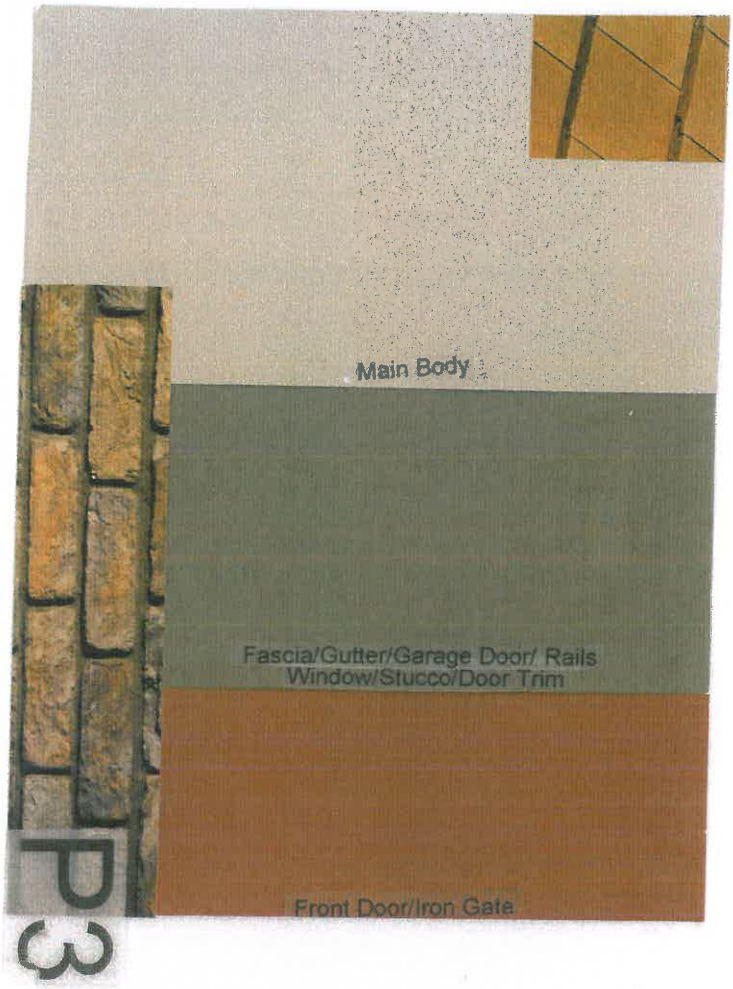
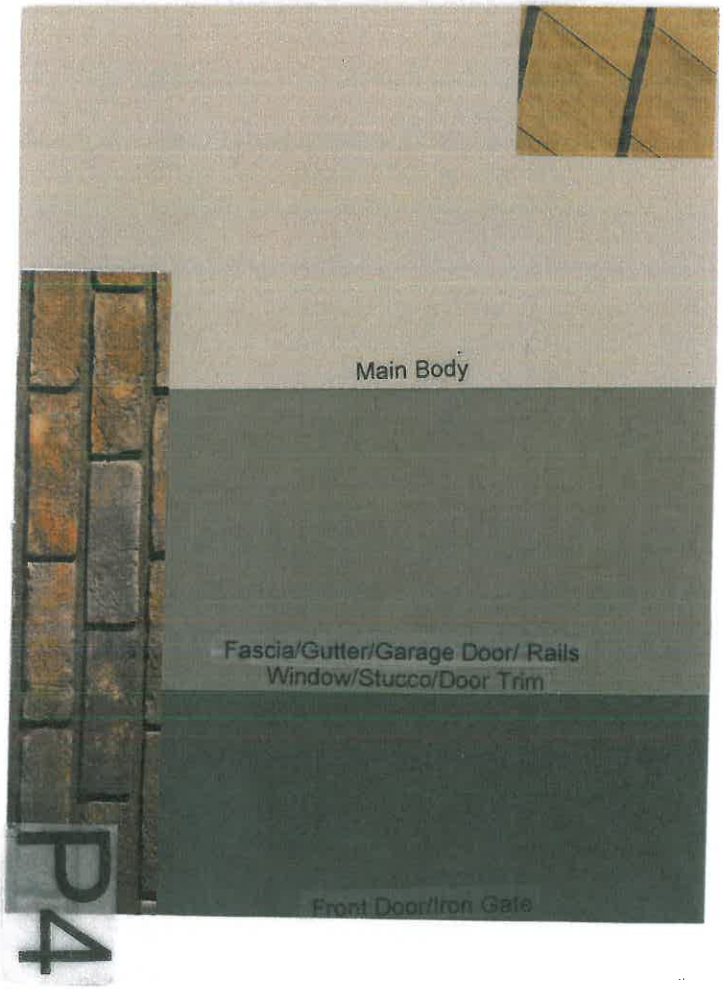
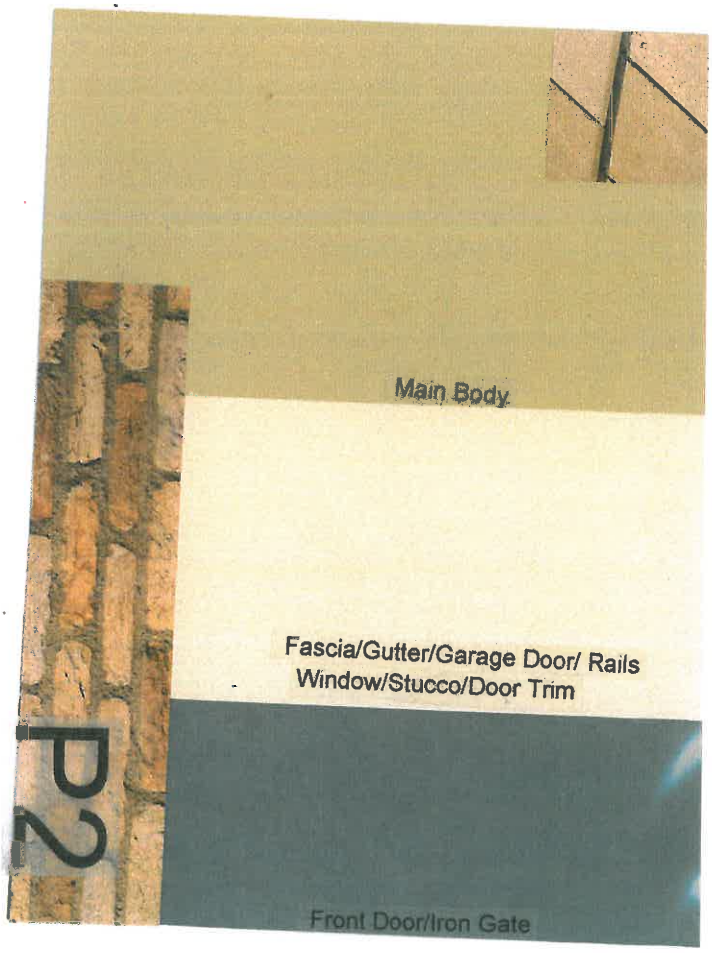
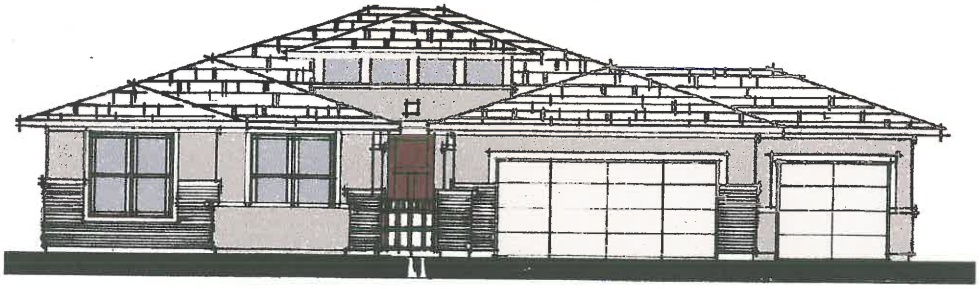

Main Body
Fascia/Gutter/Garage Door/ Rails
Window/Stucco/Door Trim
Front Door/Iron Gate
P3

Main Body
Fascia/Gutter/Garage Door/ Rails
Window/Stucco/Door Trim
Front Door/Iron Gate
P1

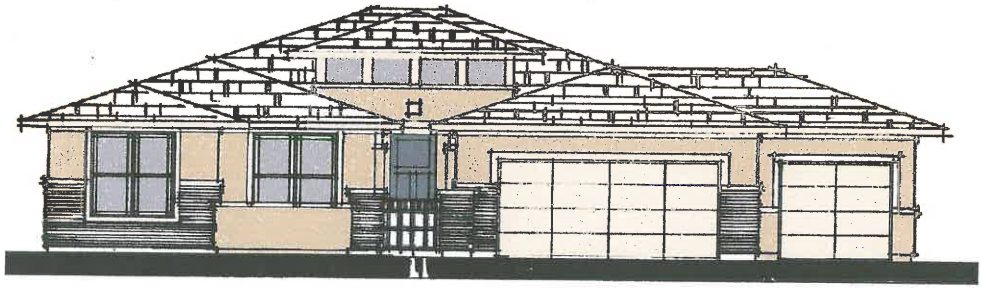

Main Body
Fascia/Gutter/Garage Door/ Rails
Window/Stucco/Door Trim
Front Door/Iron Gate
P4


Main Body
Fascia/Gutter/Garage Door/ Rails
Window/Stucco/Door Trim
Front Door/Iron Gate
P2

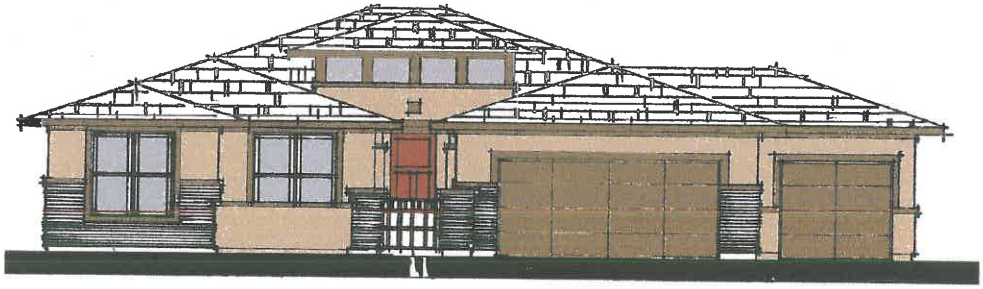
ver 1



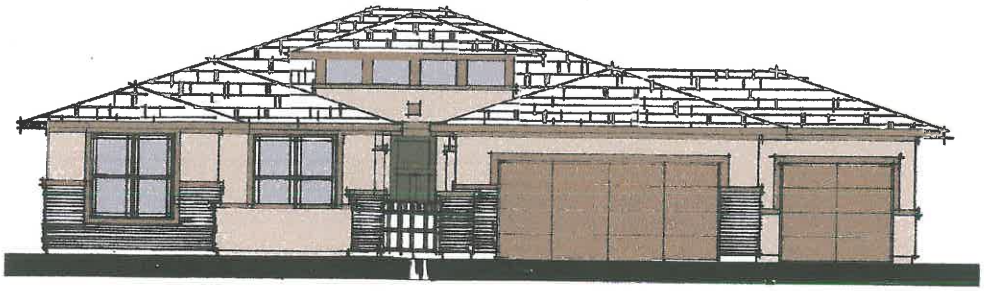
Scheme P1



Scheme P2



Scheme P3



Scheme P4

Mayfair at Spring Lake
50' & 60' Wide Series

Prairie Color Schemes

Woodland, Ca
05S14018

Meritage Homes

RCR

Mayfair at Spring Lake
Woodland, California

Prepared by Color Focus

Tudor

	Stucco Body / Garage Door	Fascia/Gutter/Braces/Board & Batten / Garage Door/Louvered Vents	Window Trim / Stucco Trim/Door Trim	Front Door	Stone A	Roof A
	Sherwin Williams	**Sherwin Williams**	**Sherwin Williams**	**Sherwin Williams**	**Eldorado Stone**	**Boral**
T1	SW 7036 Accessible Beige	SW 7038 Tony Taupe	SW 7010 White Duck	SW 7075 Web Gray	Fieldledge Meseta	Brown Blend Saxony 1FBCF3233
T2	SW 7528 Windsor Greige	SW 6083 Sable	SW 6098 Placer White	SW 7580 Carnelian	Fieldledge Padova	Kocomo Blend Saxony 1FBCF3763
T3	SW 7640 Fawn Bridle	SW 7054 Suitable Brown	SW 7636 Origami White	SW 6034 Arresting Auburn	Fieldledge Veneto	Dove Brown II Saxony FBCF3152
T3	SW 7534 Outerbanks	SW 6106 Kilim Beige	SW 6105 Divine White	SW 7545 Pier	Fieldledge Andante	Dark Ash Saxony FBCF5139

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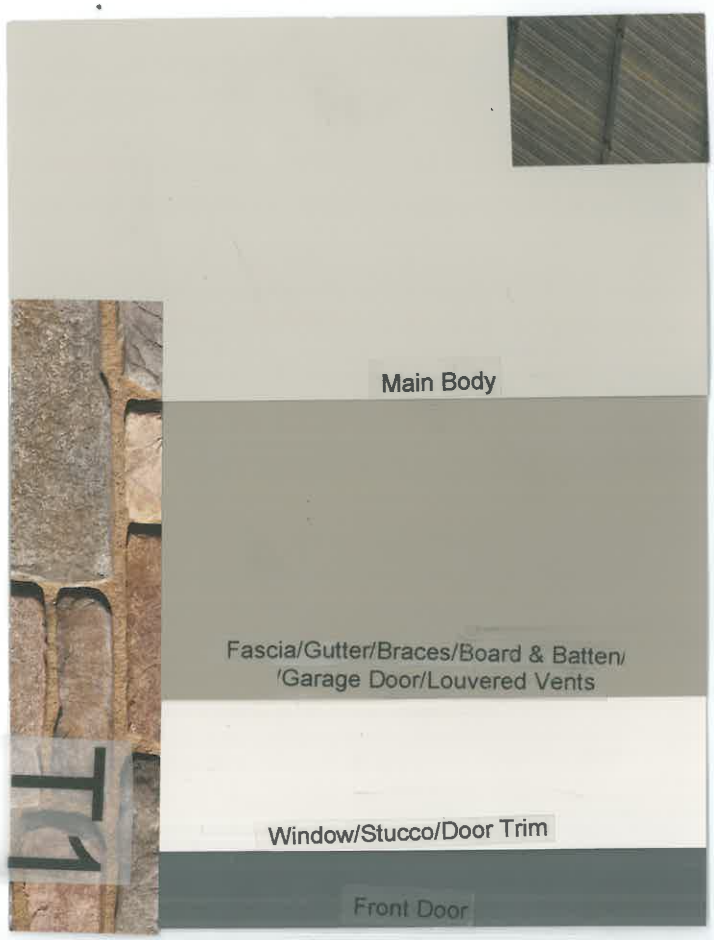
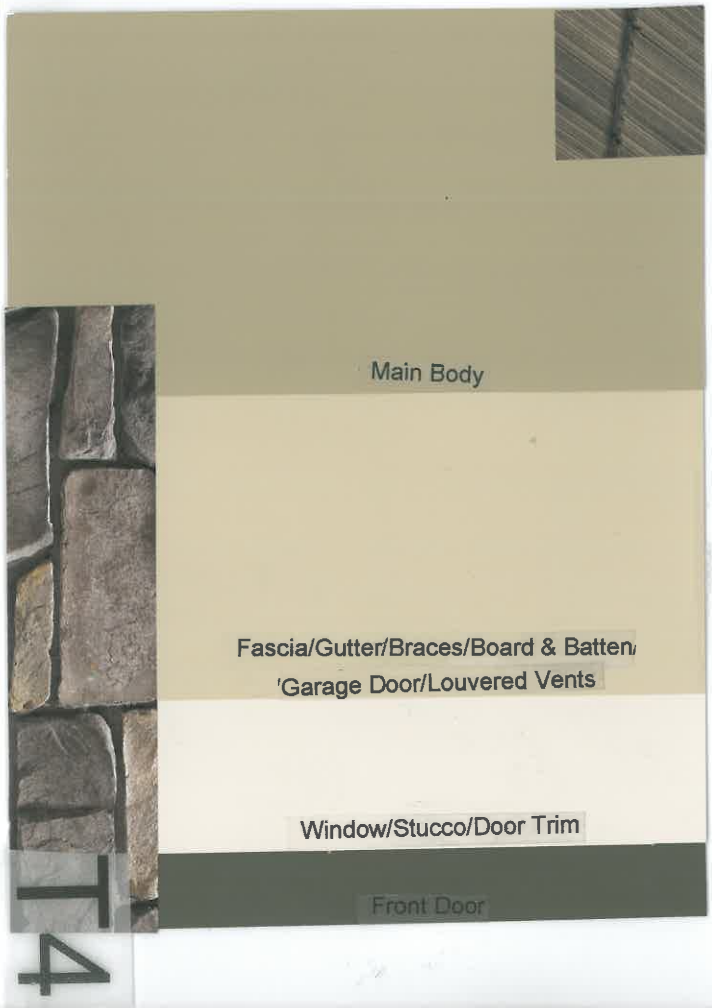
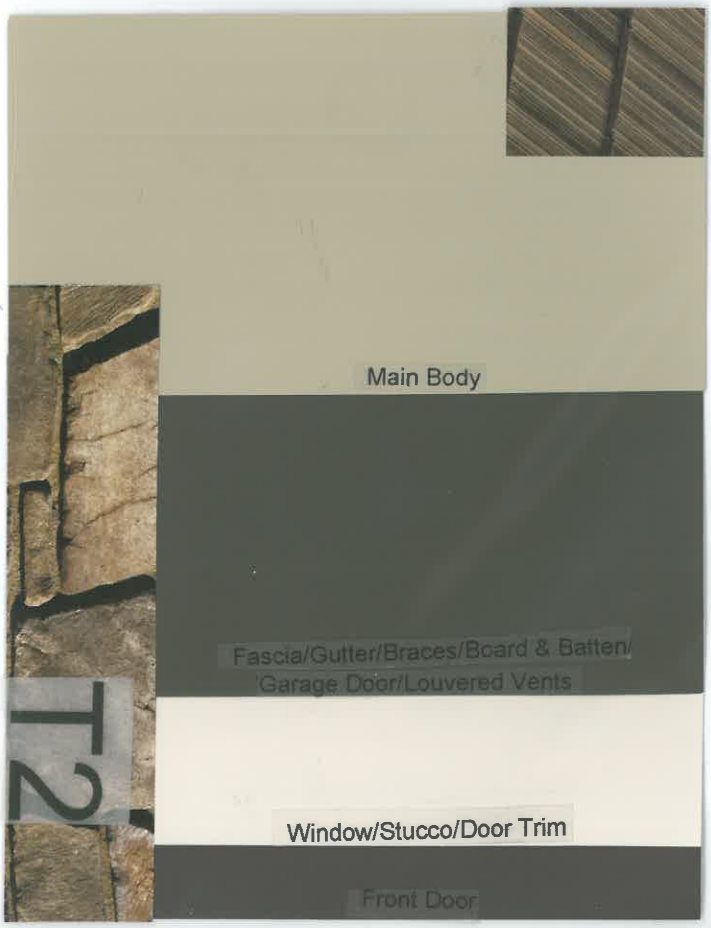
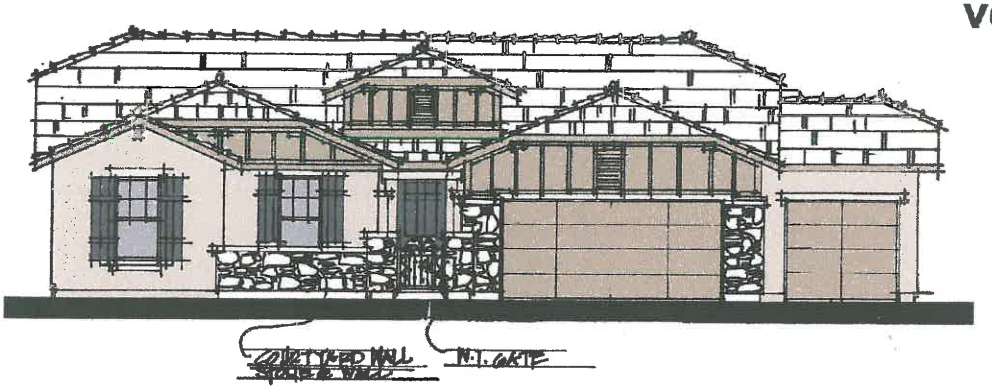
Main Body
Garage Door/Louvered Vents
Fascia/Gutter/Braces/Board & Batten/
Window/Stucco/Door Trim
Front Door
T3


Main Body
Fascia/Gutter/Braces/Board & Batten/
Garage Door/Louvered Vents
Window/Stucco/Door Trim
Front Door
T1

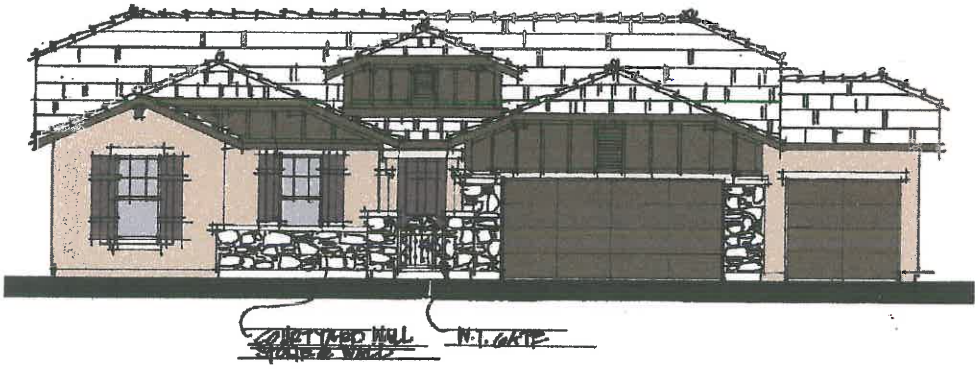

Main Body
Fascia/Gutter/Braces/Board & Batten/
Garage Door/Louvered Vents
Window/Stucco/Door Trim
Front Door
T4


Main Body
Fascia/Gutter/Braces/Board & Batten/
Garage Door/Louvered Vents
Window/Stucco/Door Trim
Front Door
T2

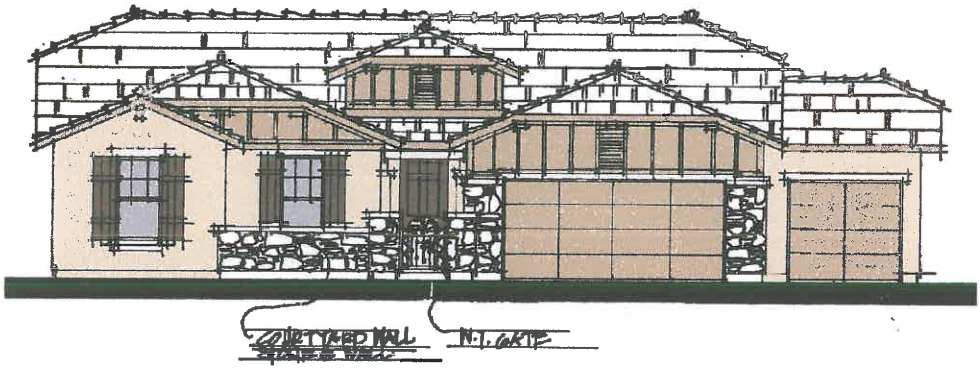
ver 1



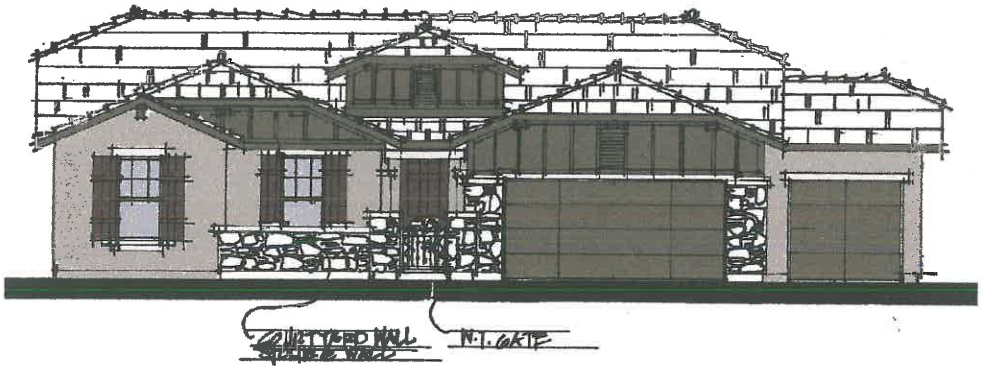
Scheme T1



Scheme T2



Scheme T3



Scheme T4

Mayfair at Spring Lake

50' & 60' Wide Series

Woodland, Ca
05S14018

Tudor Color Schemes

Meritage Homes

10-08-2014

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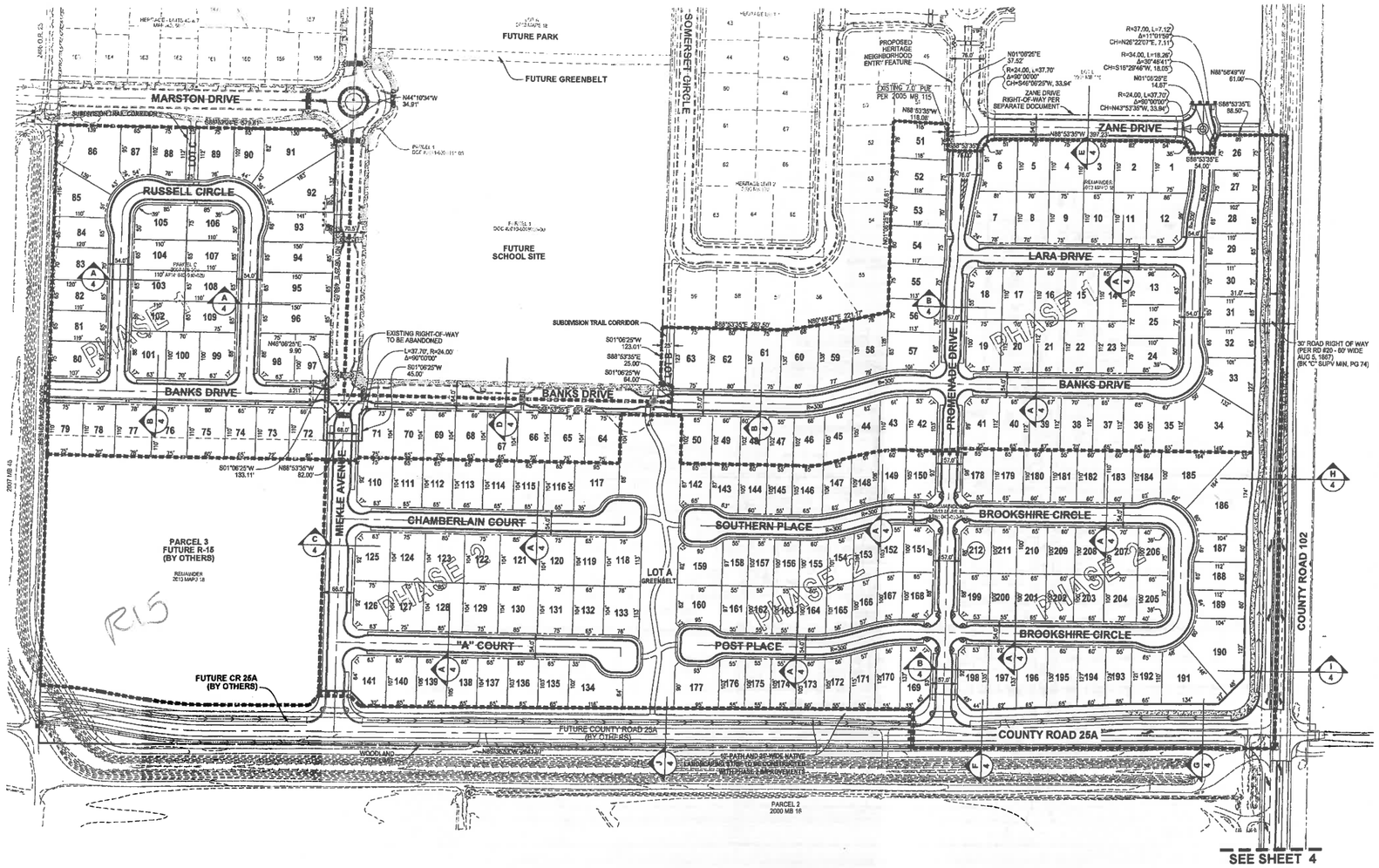
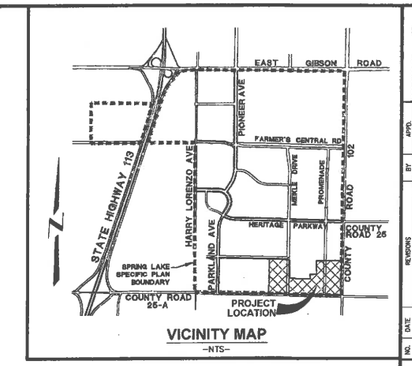
ATTACHMENT 5
COURTYARD, PORCH AND GARAGE TABLE

FEATURE PLAN	*Number*	*Courtyard*	*Porch*	*Entry Alcove* *(depth from front or courtyard wall)*	*# Garage Spaces/% Front*	*Garage Setback*	*House Width*
2047	9	8’ x 13’		Apx 29’	2 Car (46%)	4’6”	46’
2169	14	6’ x 11’8”		18’6”	2 Car (42%)	3’	50’
2347	13	7’ x 11’		23’	2 Car (42%)	5’	50’
2501	19	10’1” x 9’10”		27’	2 Car (42%)	2’6”	50’
2645	20	6’6” x 11’8”		29’5”	3 Car (42%) Tandem	2’	50’
2762	21		17’ x 6’ Recessed	25’	3 Car (37%) Tandem	7’2”	60’
3104	5		10’ x 18’ to 10’ x 30’		3 Car front (49%)	2’	60’
3246	8		10’ x 18’ to 4’ x 26’ Recessed		3 Car 2 Car front- 1 Car side/ (32%)	12’ (From front facing)	65’

The area shown for the courtyards does not include the six (6) foot width across the front entry walk.

- Garage frontage shall not exceed 50% of the house front
- Garages shall be set back from the house front a minimum of 2’





VICINITY MAP
-NTS-

GENERAL NOTES

OWNER / DEVELOPER:
TURN OF THE CENTURY, LLC
173 COURT STREET
WOODLAND, CA 95695
(530) 868-4056

CIVIL ENGINEER:
STEVE GREENFIELD RCE C50880
CUNNINGHAM ENGINEERING
2940 SPAFFORD STREET
DAVIS, CALIFORNIA 95618
(530) 758-2026

APN's:
APN: 042-030-029, 042-030-042

AREA:
64.79 ACRES (NOT INCLUDING PREVIOUSLY DEDICATED PORTIONS OF MIEKLE AVENUE, MARSTON DRIVE AND BANKS DRIVE)

EXISTING ZONING:
SLSP-PZ-SF, SLSP-PZ-MF

PROPOSED ZONING:
SLSP-SF, SLSP-MF

EXISTING LAND USE:
MEDIUM DENSITY RESIDENTIAL, LOW DENSITY RESIDENTIAL, VERY LOW DENSITY RESIDENTIAL

PROPOSED LAND USE:
MEDIUM DENSITY RESIDENTIAL, LOW DENSITY RESIDENTIAL

FLOOD ZONE DESIGNATION:
ZONE "X"

DOMESTIC WATER, SANITARY SEWER AND DRAINAGE:
CITY OF WOODLAND

ELECTRICITY & GAS:
PG & E

CABLE TELEVISION:
WAVE BROADBAND

NOTES:
1. ALL INFORMATION ON THIS MAP IS DEEMED TO BE OF A PRELIMINARY NATURE, AND IS NOT TO BE RELIED ON FOR SURVEY OR PROPERTY LINE INFORMATION.
2. THE STREET NAMES INDICATED ON THIS MAP WITH A LETTER DESIGNATION ARE FOR PLANNING PURPOSES ONLY. ACTUAL STREET NAMES TO BE APPROVED BY THE CITY OF WOODLAND. STREET NAMES NOT DESIGNATED WITH A LETTER ARE STREETS WITH APPROVED NAMES FROM ADJACENT FINAL MAPPED PROJECTS OR FROM THE PREVIOUSLY APPROVED TENTATIVE MAP.
3. THIS TENTATIVE MAP CONFORMS WITH ALL REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.
4. THIS TENTATIVE MAP CONFORMS WITH ALL THE REQUIREMENTS OF THE CITY OF WOODLAND SUBDIVISION ORDINANCE.
5. THIS SUBDIVISION IS A MERGER AND RESUBDIVISION OF (1) PARCEL 'C', PARCEL MAP NO. 4912, "HERITAGE REMAINDER PARCEL MAP", BOOK 2007 OF MAPS, PAGE 209, YOLO COUNTY RECORDS, (2) MIEKLE AVENUE, MARSTON DRIVE AND "REMAINDER" OF SUBDIVISION MAP NO. 5019, BOOK 2013 OF MAPS, PAGE 18, YOLO COUNTY RECORDS, AND (3) MIEKLE RIGHT-OF-WAY, SUBDIVISION MAP NO. 5029, "HERITAGE - UNITS 4C & 7", BOOK 2014 OF MAPS, PAGE 1, YOLO COUNTY RECORDS.
6. THE EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY PERFORMED BY MORROW SURVEYING, INC. DATED JANUARY 2014.

PROJECT PHASING
- THE SUBDIVISION WILL BE FINAL MAPPED IN PHASES AS CONCEPTUALLY SHOWN HEREIN OR SUBSETS THEREOF AS DETERMINED TO BE SUBSTANTIALLY SIMILAR BY THE COMMUNITY DEVELOPMENT DIRECTOR AND THE CITY ENGINEER.
- A LARGE LOT PARCEL MAP IS BEING PREPARED CONCURRENTLY WITH THIS TENTATIVE MAP SOLELY FOR THE PRUPOSE OF SALE. THE LIMITS OF THE PROPOSED LARGE LOTS ARE SHOWN ON SHEET 5.

SECOND UNITS
- 10 % (22 UNITS) OF THE R-4 SINGLE FAMILY LOTS SHALL BE ALLOWED TO HAVE SECOND UNITS BY RIGHT ON A FIRST-COME, FIRST-SERVED BASIS, WITH SITE PLAN / DESIGN REVIEW. SUBSEQUENT LOTS WILL REQUIRE A USE PERMIT FOR SECOND UNIT INCLUSION.

LOT SIZES
- THE SINGLE FAMILY RESIDENTIAL LOTS HAVE BEEN SHOWN TO BE OF VARYING WIDTHS PER THE SPRING LAKE SPECIFIC PLAN. THE BUILDER RESERVES THE RIGHT OF LOT WIDTH MODIFICATION, SUBJECT TO THE APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR, AT THE FINAL MAP STAGE, BASED UPON SELECTION OF FLOOR PLANS AND MARKET DEMAND.

AFFORDABLE HOUSING UNITS
- AFFORDABLE HOUSING REQUIRED IS 10% OF THE R-3 AND R-4 LOTS. 10% OF 442 LOTS = 45 UNITS (CALCULATION INCLUDES R-3 AND R-4 LOTS IN HERITAGE UNITS 1 & 2, HERITAGE PARK UNITS 1A & 2, AND HERITAGE UNITS 4A, 4C, AND 7). HERITAGE UNIT 3 AND HERITAGE PARK UNIT 1B PROVIDE 20 OF THE REQUIRED AFFORDABLE UNITS. AN IN LIEU AGREEMENT BETWEEN THE CITY OF WOODLAND AND RUSSELL RANCH DEVELOPMENT DATED DECEMBER 2006 PROVIDES 14 ADDITIONAL UNITS FOR A TOTAL OF 34 UNITS PROVIDED FOR THE ENTIRE 152 ACRES.) THE BALANCE OF THE REQUIRED AFFORDABLE UNITS (11) WILL BE PROVIDED IN THE R-15 DEVELOPMENT.

LAND USE SUMMARY

		AREA	TOTAL UNITS	DENSITY
R-4	SINGLE FAMILY RESIDENTIAL (INCLUDES LOTS B AND C, PREVIOUSLY DEDICATED PORTIONS OF MIEKLE AVE, BANKS DRIVE AND THE SOUTH HALF OF MARSTON DRIVE, PROPOSED EXTENSION OF MIEKLE AVENUE AND LOT A GREENBELT) (4 du/ac)	53.49 ac.	212	3.96 du/ac.
R-15	MULTI-FAMILY RESIDENTAIL (10-15 du/ac)	7.03 ac.	71-105	10-15 du/ac.
ARTERIALS	(CR 102 AND CR 25A [INCLUDES FUTURE 26A])	7.28 ac.		
		67.80 ac.	283-317	

PUBLIC / QUASI PUBLIC LOT SUMMARY

LOT A ..... GREENBELT
LOT B ..... SUBDIVISION TRAIL CORRIDOR
LOT C ..... SUBDIVISION TRAIL CORRIDOR

INTERSECTION CURB RADII TABLE

INTERSECTION TYPE	MINIMUM RADIUS AT FACE OF CURB
LOCAL TO LOCAL	25'
LOCAL TO COLLECTOR	30'
COLLECTOR TO COLLECTOR	35'
COLLECTOR TO ARTERIAL	35'
ARTERIAL TO ARTERIAL	35'

SHEET INDEX

1 STREET AND LOTTING PLAN
2 GRADING AND DRAINAGE PLAN
3 WATER AND SEWER PLAN
4 SECTIONS AND DETAILS
5 LARGE LOT PARCEL LAYOUT

LEGEND:

	PROPERTY LINE
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED ROAD CENTERLINE
	EXISTING ROAD CENTERLINE
	PROPOSED EDGE OF PAVEMENT
	EXISTING EDGE OF PAVEMENT
x x	EXISTING FENCE
86	CONTOUR LINE - 1'
	PHASE LINE
	EXISTING DIRT ROAD
	FUTURE RIGHT-OF-WAY
(5003)	SUBDIVISION MAP NO. 5003

N

100 50 0 100 200
SCALE: 1" = 100'

DESIGNED BY AB
DRAWN BY AB/AE
CHECKED BY SG
SCALE AS SHOWN

NO.	DATE	REVISIONS	BY	APPD.

CUNNINGHAM ENGINEERING
Project Planning • Civil Engineering • Landscape Architecture
CEDAVIS.COM
davis Office: 2940 Spafford Street, Suite 200, Davis, California 95618, (530) 758-2026
Sacramento Office: 2120 20th Street, Suite Three, Sacramento, CA 95818, (916) 455-5208

SPRING LAKE SPECIFIC PLAN
HERITAGE REMAINDER AREA
TENTATIVE SUBDIVISION MAP #5048
STREET AND LOTTING PLAN

WOODLAND CALIFORNIA

SHEET 1 OF 5
DATE: 05/13/14
JOB NO: 477.80

N:\AutoCad\477 SPRING LAKE - TOC\TP-SD Heritage Remainder Revised 1\CP\STREET-AND-LOTTING PLAN 5/05/2014 - 7:30AM Plotted by: aleem

YOLO Recorder's Office
Freddie Oakley, County Recorder
DOC- 2014-0019055-00
Check Number 1688
REQD BY TURN OF THE CENTURY
Friday, AUG 22, 2014 10:41:00
Ttl Pd $23.00 Rcpt # 0001108626
FRT/R6/1-4

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Woodland
300 First Street
Woodland, CA 95695
Attn: City Clerk

Space Above Line For Recorder's Use

MEMORANDUM OF AGREEMENT

Heritage Remainder Area Development Agreement Ordinance No. 1563

This Memorandum of Agreement is made and entered into by and between Turn of the Century LLC and the City of Woodland, a municipal corporation organized and existing under the laws of the State of California, with respect to the following facts:

City and Developer hereby agree to be bound by all of the terms and conditions contained in the Development Agreement Ordinance No. 1563 between the City of Woodland and Turn of the Century LLC, dated July 1, 2014, the terms and conditions of which are made a part hereof as though fully set forth herein, and which Development Agreement, as amended, controls and use and development of that certain real property, including any improvements and personal property, situated in the County of Yolo, State of California, described as follows:

Legal Description attached hereto as Attachment 1.

Executed on this 21st day of August, 2014, at Woodland, Yolo County, California.

Turn of the Century LLC
By: _____

CITY OF WOODLAND
By: _____
~~Marlin H. "Skip" Davies, Mayor~~
Tom Stallard

ATTEST:
By: _____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM
By: _____
Kara K. Ueda, City Attorney

82093.0018B\8808077.2

Attachment 1

LEGAL DESCRIPTION

Real property in the City of Woodland, County of Yolo, State of California, described as follows:

PARCELS 1, 2, 3 AND 4 OF THAT CERTAIN MAP NO. 5046 " HERITAGE LARGE LOT PARCEL MAP", FILED FOR RECORD ON AUGUST 18, 2014 IN BOOK 2014 OF MAPS, PAGE 48 THROUGH 51, YOLO COUNTY RECORDS.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
)ss.
COUNTY OF YOLO)

On August 21, 2014, before me, ANA B. GONZALEZ, Notary Public, personally appeared Melanie Mathews who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

ANA B. GONZALEZ
COMM. #2064608
Notary Public - California
Yolo County
My Comm. Expires May 14, 2018

My commission expires May 14, 2014
Notary Commission No. 1889310

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
)ss.
COUNTY OF YOLO)

On August 21, 2014, before me, ANA B. GONZALEZ, Notary Public, personally appeared Tom Stallard who proved to me on the basis of satisfactory evidence to be the person whose names is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

My commission expires May 14, 2014
Notary Commission No. 1889310

ANA B. GONZALEZ
COMM. #2064606
Notary Public - California
Yolo County
My Comm. Expires May 14, 2018

END OF DOCUMENT

ORDINANCE NO. 1563

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WOODLAND AND TURN OF THE CENTURY, LLC FOR THE HERITAGE REMAINDER AREA DEVELOPMENT.

WHEREAS, pursuant to Government Code Section 65864 et seq., the City of Woodland ("City") is authorized to enter into development agreements providing for the development of land under the terms and conditions set forth herein; and,

WHEREAS, the City has found that development agreements will strengthen the public planning process, encourage private participation in comprehensive planning by providing a greater degree of certainty in that process, reduce the economic costs of development, allow for the orderly planning of public improvements and services, allocate costs to achieve maximum utilization of public and private resources in the development process, and ensure that appropriate measures to enhance and protect the environment are achieved; and

WHEREAS, Turn Of The Century, LLC ("Developer") propose to develop certain real property located in the City of Woodland ("Property"), more particularly described in Exhibit "1" attached hereto and incorporated herein by reference, for residential use ("Project"); and

WHEREAS, Developer's interest in the Property constitutes a legal or equitable interest in real property pursuant to Government Code Section 65865; and

WHEREAS, Developer proposes the Project to achieve the goals of the City's General Plan ("General Plan") and the Spring Lake Specific Plan ("SLSP), as further described and conditioned in the development agreement attached hereto as Exhibit "1" and incorporated herein by reference; and

WHEREAS, the City desires timely, efficient, orderly and proper development of the Project in furtherance of the goals of the General Plan and SLSP; and

WHEREAS, the City Council has found that the Development Agreement is consistent with the City's General Plan and the SLSP; and

WHEREAS, because of the logistics, magnitude of the expenditure and considerable lead time prerequisite to planning and developing the Project, the Developer requires assurances that the Project can proceed without disruption caused by a change in the City's planning policies and requirements, except as provided in the Development Agreement, which assurances will thereby reduce the actual or perceived risk of planning for and proceeding with development of the Project; and

WHEREAS, City has determined that by entering into the Development Agreement City will (i) promote orderly growth and quality development on the Property in accordance with the goals

and policies set forth in the General Plan and the SLSP and (ii) benefit from increased housing opportunities created by the Project for residents of the City; and

WHEREAS, it is the intent of the City and Developer to establish certain conditions and requirements related to review and development of the Project that are or will be the subject of subsequent development applications for the Project; and

WHEREAS, the City and Developer have reached mutual agreement and desire to voluntarily enter into the Development Agreement to facilitate development of the Project, subject to conditions and requirements set forth herein; and

WHEREAS, the City of Woodland City Council held a duly noticed public hearing on June 17, 2014 to receive public testimony concerning the Amendment (See Exhibit "2"), consider the Planning Commission's recommendations, and take action on the Amendment; and

WHEREAS, on June 17, 2014 the City Council conducted a public hearing pursuant to Government Code section 65867, not less than ten (10) days notice of which was provided in accordance with Government Code sections 65090 and 65091, at which hearing all persons wishing to testify in connection with the Development Agreement were heard and at which time the Development Agreement was comprehensively reviewed; and

WHEREAS, on June 17, 2014 the City Council introduced this Ordinance through a first reading of this Ordinance; and

WHEREAS; pursuant to the California Environmental Quality Act (CEQA) Public Resources Code section 21000 et seq. on June 17, 2014, the City Council certified an EIR addendum to the EIR previously certified for the Spring Lake Specific Plan, for the Project and Development Agreements; and

WHEREAS, the terms and conditions of he Development Agreements have undergone review by the City at publicly noticed hearings and have been found to be fair, just and reasonable and consistent with the General Plan and the SLSP. Further, City finds that (i) the economic interests of the City's citizens and the public health, safety, and welfare will be best served by entering into the Development Agreement; (ii) the Development Agreement are consistent with the General Plan and SLSP; (iii) the Development Agreements are in conformity with the public convenience, general welfare and good land use practice; (iv) the Development Agreement will not be detrimental to the public health, safety and general welfare; and (v) the Development Agreement will not adversely affect the orderly development or the preservation of property values for the Property or any other property.

THE CITY COUNCIL OF THE CITY OF WOODLAND DOES ORDAIN AS FOLLOWS:

Section 1. Pursuant to California Government Code Sections 65865 et seq., the City Council hereby approves the Development Agreement attached hereto as Exhibit "A"

Section 2. Based on the entire record before the City Council and all written and oral evidence presented to the City Council, the City Council finds this Ordinance promotes the public health, safety and welfare of the community because the Development Agreement will permit land uses that best reflect the community needs, including the need for affordable housing and will allow for the most logical and efficient development of the real property governed by the Development Agreement in the City.

Section 3. The City Council hereby incorporates by reference the recitals set forth herein and adopts those recitals as its own as though fully set forth in this Ordinance. Pursuant to Government Code section 65867.5 (b) and based on the entire record before the City Council, including all written and oral evidence presented to the City Council, the City Council hereby finds that the Development Agreement will result in the development of the Property at the intensity and density allowed under the General Plan and SLSP and with the restrictions and standards set forth in the City's Municipal Code and the Development Agreements.

Section 4. The City Council hereby expressly determines that all of the procedures of CEQA have been met with respect to the Agreement because, on June 17, 2014, the City Council certified an EIR Addendum to the EIR previously certified for the Spring Lake Specific Plan, for the Project Development Agreement.

Section 5. The City Clerk shall cause to be recorded with the Yolo County Recorder a copy of the executed Development Agreement within ten (10) days following execution thereof.

Section 6. This Ordinance shall take effect thirty (30) days after its adoption and, within fifteen (15) days after its passage, shall be published at least once in a newspaper of general circulation published and circulated within the City of Woodland.

PASSED AND ADOPTED by the City Council this 1st day of July, 2014, by the following vote:

AYES: Council Members Denny, Hilliard, Marble and Stallard and Mayor Davies
NOES: None
ABSENT: None
ABSTAIN: None

Marlin H. Davies, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

Kara K. Ueda, City Attorney

Exhibit "1" – Development Agreement
Exhibit "2" – Amendments to Development Agreement

CONDITIONS OF APPROVAL FOR THE HERITAGE REMAINDER AREA PROJECT SPECIFIC PLAN AMENDMENT, TM #5048, AND DEVELOPMENT AGREEMENT.

Conditions of Approval: The following conditions shall be fully satisfied prior to acceptance of Final Map (unless otherwise stated):

General Conditions

1. Project Approval. The project shall be substantially (as determined by the City) developed as depicted on the Tentative Subdivision Map #5048, improvement plans, and exhibits included in the 6-17-2014 City Council staff report, as approved by City Council, for the Heritage Remainder project, except as modified by these conditions of approval. Substantive modifications to the project description shall require modification of the Development Agreement, conditions, and environmental documents.

2. Indemnification. The OWNER shall defend (with counsel reasonably satisfactory to the City Attorney), indemnify, and hold harmless the City of Woodland, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul an approval of the subject application by the City, its legislative body, advisory agencies, or administrative officers. The City will promptly notify the OWNER of any such claim, action, or proceeding against the City, and the OWNER will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for the defense of the matter by the City Attorney.

3. Deed Disclosures. Deed Disclosures that satisfy Development Regulation 2.1 (Disclosures) of the Spring Lake Specific Plan shall be submitted for review and approval by the Community Development Director and City Attorney. These approved disclosures shall be placed on deeds for final lots as specified by the Development Regulation. The deed disclosures for all lots shall include language that addresses Development Regulation 2.35.6 (Landscape Strips along local streets) within Spring Lake.

4. Responsibility to Inform. The OWNER shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibility to comply with all pertinent requirements of the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City as well as hours of operation requirements in the City in addition to applicable state and federal laws.

5. Construction Management Plan. Prior to issuance of any permit or inception of any construction activity on the site, the developer shall submit a construction impact management plan including a project development schedule and "good neighbor" information for review and approval by the Community Development Department. The plan shall include but is not limited to public notice requirements for periods of significant impacts (noise/vibration/street closures, tree removal, etc.), special street posting, construction vehicle parking plan, phone listing for community concerns, names of persons

who can be contacted to correct problems, hours of construction activity, noise limits, dust control measures, and security fencing and temporary walkways.

6. Fee Notice. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code Section 66020(d), these conditions constitute written notice of the amount of such fees and a description of the dedications, reservations and other exactions.

   The OWNER is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the OWNER fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying with all the requirements of Government Code, Section 66020, the OWNER will be legally barred from later challenging such fees, dedications requirements, reservation requirements, and/or other such exactions. Notwithstanding the foregoing, the City does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding, or other agreement with the OWNER that authorizes the City to impose certain fees, and which may waive the OWNER's right to challenge the imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

7. Coordination of Plans. The OWNER shall be responsible for coordinating all plans to ensure consistency with all conditions of approvals, and including site plan, landscaping, and improvement plans, prior to submittal for review. Plans shall be coordinated and submitted to the Community Development Department as one package in accordance with plan check requirements.

8. Affordable Housing. The R-15 multifamily site's unit low and very low units have been provided by the Terracina Development. The land dedication agreement requires that the 7.03 acre site provide 10% low units based on the ultimate density of that site at build out of the property. For example, if the site builds out at 10 units per acre, the affordable yield will be 7 units.

9. Inclusionary Housing Agreement. Prior to the City approving the OWNER's first final map, the OWNER and City shall enter into an Inclusionary Housing Agreement as required by the SLSP Affordable Housing Plan (AHP). This agreement shall be prepared by the City, shall be consistent with all applicable provisions of the SLSP AHP, and shall contain language inclusive of, but not limited to, the checklist in the SLSP AHP.

10. SLSP AHP Compliance. Prior to approval of tentative map(s), the OWNER shall show proof of compliance with the SLSP AHP.

11. Offsite Affordable Fee. The off-site affordable housing fee shall be paid for each single-family market rate unit for units created.

12. Affordable unit size. Affordable For-Sale Single Family units may be smaller in square footage than the Market-Rate units in a Residential Project that trigger the affordable housing

obligation to a minimum unit living area of 850 square feet, however a mix of bedroom numbers and square footage among for-sale single family homes is desired.

13. Affordable quality of materials. The design of affordable units and the materials used in construction of affordable units shall be of an equal standard; however, affordable for-sale units may feature different interior amenities than those of the market rate units.

14. Fair Share Cost. OWNER agrees to fund on a fair share basis, as determined by the City of Woodland nexus study, public facilities, services, and improvements including transit capital and operating costs, design and construction of transit stops, fire station construction and operations (Development Regulations 4.7.3, 4.9.5, 6.22 and 6.23), police operations (Development Regulations 6.30 and 6.31), park development (Development Regulation 5.6), greenbelts/pathways/trails (Development Regulation 5.28), and library services (Development Regulation 6.42 and 6.43) pursuant to Development Regulation 2.7 (Fair Share fees and Financing).

15. Backbone infrastructure. Prior to occupancy within any subdivision, necessary backbone infrastructure and services to serve the subdivision, as determined by the City of Woodland, must be in place, and adequate fire service must be demonstrated, pursuant to development regulation 2.8 (Infrastructure and service availability), 4.4 through 4.7 (roadway improvements), 6.24, and 6.25.

16. Nexus Study. The OWNER shall comply with the requirements of the SLSP Nexus Study.

17. Funding Public Services. Prior to issuance of a building permit, the funding of public services shall be addressed pursuant to Development Regulations 2.7, 6.23, and 6.37.

18. Building Unit Allocations (BUA)s. With the exception of affordable and multi-family housing, approval of the first final map requires that all lots have a building unit allocation. No final map shall be accepted by the City unless BUAs are assigned.

19. Reservation of Lots for public sale. The requirements of Section 21-15-1 of the City of Woodland Municipal Code relating to "Reservation of Lots for Public Sale" shall be met. Lots shall be offered at a fair market price. If the offered lots have not sold by the end of the 45-day period, the OWNER shall be required to demonstrate that the lots were offered at a fair market price. This will entail the provision of an appraisal by a qualified professional appraiser. If the appraiser indicates that the offered price unreasonably exceeded the fair market price, the lots shall be re-offered for an additional 45- days at a fair market value. Alternately, OWNER shall present evidence that finished lots are available in the adjacent Heritage and Heritage Park subdivisions, offered consistent with these requirements, to satisfy this condition. **This condition has been met for Phase 1 of this map.**

Finance Department

1. Increased SLIF revenue generated by the additional residential units created through this rezone of the Heritage Remainder Project shall be allocated to cover future funding shortfalls, if any, within the 162-acre property originally known as the Russell Ranch Property, which may occur as a result of subsequent rezone approvals. Applicant's rezone requests are to be made within 120 days following City Council final approval of the Heritage Remainder Project. The City shall diligently process such applications, so that the allocation of the increased revenue can be quantified, after which time the remaining SLIF revenue shall provide benefit to the Spring Lake Plan, and allocation of those units to cover any funding shortfall shall be determined by the City. The City may waive this condition 16 months following final approval of the Heritage Remainder project, subject to reasonable requests for extension.

Community Development

1. Design Review. For all residential uses, final site plans, architectural plans, elevations and landscape plans shall be submitted for review and approval by the Planning Commission to ensure consistency with the Spring Lake Specific Plan and Spring Lake Design Standards. (All mechanical equipment, whether roof mounted or on the ground, shall be fully screened from view (Development Regulation 2.21 Utility Facilities). All antennas shall be placed in building interiors. Satellite dish antennas are prohibited on roofs. Units shall be energy efficient pursuant to Development Regulation 2.25 (Energy Efficiency). Dwelling units shall be oriented toward the street pursuant to Development Regulation 2.31 (street loading), SLSP Development Regulations 2.35.3 (separated entry walks), 7.5 (Fireplaces), 7.6 (air conditioning), 7.7 (wiring), 7.10 (energy efficiency), 7.16 through 7.18 and 7.20 and 7.21.1 and 7.21.2 (relating to energy conservation.)

2. Setbacks and Lot standards. Setbacks and other area requirements for all homes and related structures shall be consistent with the requirements of Table 2.4 (as amended) of the Spring Lake Specific Plan.

3. Landscape Plan Submittal. Detailed Landscape and Irrigation plans shall be submitted and approved by the Community Development and Parks and Recreation Departments concurrent with public improvement plans and prior to issuance of building permits. Landscape plans shall specify the following:

   - Locations, size and quantity of all plant materials.
   - A plant legend specifying species type (botanical and common names), container size, maximum growth habit, and quantity of all plant materials.
   - Location of all pavements, fencing, buildings, accessory structures, parking lot light poles, property lines, and other pertinent site plan features.
   - Planting and installation details and notes including soil amendments.

- Existing trees on site shall be identified. Trees planned for removal or relocation shall be marked on the plans, methodology to preserve trees in place provided on plans.
- Details of all irrigation (drip, sprinkler, bubbler) as well as equipment such as backflow controller and water meter devices identified.

4. Street Tree Master Plan. A Street Tree Master Planting Plan shall be approved prior to the issuance of the first building permit. The planshall be reviewed for conformance with the SL Design Standards and shall be reviewed and approved by the Community Development Department and the City's Public Works Department – Tree Division. OWNER shall submit a soils test, which s will assist in appropriate species selection.

5. Public Landscaping. Landscaping design, materials, installation and maintenance in roadways, medians, greenbelts, subdivision trails, and other public areas shall be consistent with applicable City requirements. Landscaping shall satisfy and fully implement Development Regulations 2.15.1 and 4.16 (Tree Canopy), 2.22 (Drought –tolerant plantings), 4.17 (Timing of landscaping), 4.17.1 (landscaping at intersections), 4.18 and 4.19 (bikeway and landscaping) and 7.13 (public landscaping).

6. Interconnecting Walks and Pathways. Interconnecting walks and pathways shall be a minimum of 25 feet wide and landscaped consistent with Section 6.9 of the SL Design Standards. Details of the path design shall be provided on landscape plans prior to the issuance of building permits. OWNER shall be responsible for constructing three (3) connecting access paths: 1) Lot "C" between Russell Circle and Marston Drive; 2) Lot "B", just north of Banks Drive; and 3) at the eastern end of Zane Drive, just north of Lot 26. The pathways shall be designed to be ADA accessible. OWNER shall submit proposal and timing of construction to be reviewed and approved by the City. The proposal shall be submitted prior to issuing the first building permit.

7. Greenbelts. OWNER shall construct the Lot "A" greenbelt at the time of construction of Phase 2, prior to issuing the first building permit in Phase 2 or at the discretion of the Community Development Director.. OWNER shall provide benches and tables with a shade structure and bike racks for the Lot "A" greenbelt to the satisfaction of the Community Development Department. OWNER shall submit proposal and timing of construction to be reviewed and approved by the City. The proposal shall be submitted prior to issuing the first building permit. The proposed greenbelts are located on the east and north sides of the future school site.

8. Utility Design. The location of all utility structures shall be coordinated with, and depicted on, the landscaping plans. Location and installation of utility structures shall be to the satisfaction of the Community Development Director and City Engineer. Public utility lines, along public street frontages and /or landscaped areas shall be underground type unless otherwise approved by the Community Development Director and City Engineer. OWNER shall ensure consistency with Development Regulation 2.11 (Utilities), 2.13 (connectivity), 2.21 (utility facilities), and 6.17 through 6.19 (general utility requirements).

9. Light pole location. Light poles shall not conflict with planting or shade trees throughout the site. Review shall be provided prior to issuance of final map.

10. Street and Lot lighting. Lights along local roads and in public use areas shall be consistent with SL Development Regulation 2.22.2.

11. Compliance with State Water Conservation Ordinance. All yards and public landscaping shall be in compliance with the State Water Efficient Landscape Ordinance AB 1881, as well as water conserving requirements in the Spring Lake Specific Plan and SL Design Standards. Plans shall be reviewed by the City for compliance prior to issuance of building permits.

12. Residential Fencing. All wood fence post and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with a water sealant to prevent water damage and staining. All required notes/details shall be provided on plans prior to the issuance of permits. Fencing shall comply with Section 2.9 of the SL Design Standards.

13. Park and Greenbelt Adjacent Fencing. All fencing adjacent to the park shall be enhanced materially and aesthetically. Fencing shall comply with Section 2.9 (c) of the SL Design Standards. All wood fencing shall be stained with a water sealant. Fence design shall be submitted for review and approval prior to the issuance of building permits.

14. Privacy / Sound Wall. The required sound wall along the west side of County Road 102 shall be designed and constructed to be consistent with the existing adjacent sound wall and shall extend around the corner of CR 102 & CR 25A to the **eastern** lot line of parcel 192. The required privacy wall along the north side of County Road 25A shall be designed and constructed to be consistent with existing fencing on Heritage Parkway. The design, including location, height, materials, and color shall be reviewed for consistency prior to the issuance of building permits. The privacy wall shall begin where the sound wall terminates on CR 25A. Landscaping and construction of the privacy/sound wall shall occur concurrently with adjacent development.

15. Entry signs. Per the Spring Lake Specific Plan and the Spring Lake Design Standards, the OWNER shall establish a neighborhood entry sign at the northwest corner of Promenade Drive and County Road 25A consistent with SL Design Standard 1.6.2, which may include small scale monument signs or themed art pieces. Entry sign to be constructed prior to issuing the first building permit in Phase 2 or at the discretion of the Community Development Director. The project shall also provide a "Welcome to Woodland Sign" at the northwest corner of County Road 102 and County Road 25A. The sign shall be similar in quality and in appearance and material to the other curved Entryway Signs throughout the City. A design specification for the sign and shall be prepared for review and approval by the City prior to approval of the final map. Construction of the "Welcome to Woodland" sign shall be concurrent with construction of the sound wall.

16. Prohibit RV Parking. Provisions in the CC& Rs for the Single Family (R-4) Development shall be adopted that prohibit recreational vehicle parking in the front yard for longer than 24 hours. This provision shall be enforced through mechanisms established in the CC & Rs.

17. Prohibit Garage Conversions. Provisions in the CC& Rs for all residential development shall be adopted that prohibit garages from being converted to residential use except for a model home sales office. When the sales office is vacated, it must be converted back to a garage.

18. No Restriction on Color. Provisions in the CC&Rs shall be adopted that prohibit any restrictions of color on residential structures. This provision shall be enforced through mechanisms established in the CC&Rs.

    Energy Efficiency. The Project shall meet the minimum energy efficiency requirements included in Design Standard 2.11 and Development Standard 2.25. Five percent (5%) of all units shall have roof photovoltaic energy systems or other alternate energy systems. The method and number of homes shall be identified at the time of submittal of building permits.

    In addition, all homes shall be photovoltaic ready, and each home shall have outlets for electric vehicles in every garage or at the discretion of the Community Development Director.. All homes shall be photovoltaic ready for a minimum 4-kilowatt solar panel system. Each home shall: 1) be pre-wired, 2) have adequate roof strength to handle solar panels, 3) south facing roofs to have few penetrations in order to accommodate solar panels, 4) a 200 amp main electrical panel, 5) space provide adjacent to main panel for solar disconnect and associated equipment (inverter). Each home shall have a dedicated 240-volt, 20-amp circuit for electric vehicle charging station in every garage, 6) garages shall have adequate ventilation as required for vehicle charging stations. Modification to above requires at the discretion of the Chief Building Official.

19. Trash and Recycling Container Storage. All future development shall meet the requirements for trash and recycling container storage as provided in Design Standard 2.8. Information shall be provided on plans prior to issuance of building permits.

20. Lot width. Lot width shall be varied (SLSP 2.35.5) providing no more than three (3) of the same lot width in a row and shall vary by at least 3 feet or at the discretion of the Community Development Director.

21. "Lot A" Adjacent Lots. Lots adjacent to Lot "A" (Greenbelt) shall have homes constructed with "wrap around" porches or patios to provide additional opportunity for "eyes on the greenbelt". Garages and driveways are prohibited from be constructed on the Greenbelt side of lots abutting "Lot A" or at the discretion of the Community Development Director.

22. Fencing: Fencing along green belt (Lot A) shall be constructed with a of 4-foot solid fence (4-foot maximum height for solid fence). Fences going up 6-feet shall require fence having 50% open (transparent) fence style for the remaining 2-foot fence.

23. Fence. Post and rail fence shall be constructed at the southern end of Lot A (Greenbelt) on the south side of bike path to the satisfaction of the Community Development Department.

24. Homes on lots **51-63 (lots backing onto Somerset Circle lots)** shall be only one-story homes at the time of initial construction.

SLSP Mitigation Measures:

1. Mitigation Requirements. The OWNER shall comply with all mitigation measures required by the TOC EIR Mitigation Monitoring Program provided as Attachment A to the SLSP, as well as any further analysis provided through additional studies and evaluations required to ensure compliance with mitigation measures.

2. Environmental Noise Analysis. The design of the project shall comply with the exterior and interior noise level requirements of the Noise Element of the City of Woodland General Plan. Prior to issuance of building permits, house plans shall be reviewed for consistency with interior noise level requirements, particularly for second floor bedrooms.

3. Ground nesting Raptor Survey. Pursuant to Mitigation Measure 4.5-3, thirty (30) days prior to commencement of grading or any site work, the OWNER shall have prepared and submitted a survey for ground nesting raptors (e.g. northern harrier and burrowing owl). This survey shall be prepared by a qualified raptor biologist using appropriate protocol acceptable to responsible agencies. If survey nesting raptor species are found, then Mitigation Measures 4.5-3 (b-d) of the Spring Lake Specific Plan Mitigation Monitoring plan shall be followed. Survey results shall be valid only for the season when construction activity occurs.

4. Mitigation Easements. Mitigation for loss of agricultural land and hawk habitat in the form of land set asides shall be fully executed and in place pursuant to Development Regulation 2.2 (Land Set Asides) and 7.2 related to the 1:1 mitigation requirement. A fully executed agreement, signed and recorded with the County, shall be provided as evidence.

5. Raptor Survey. Each landowner or applicant shall conduct a pre-construction or pre-tree pruning or removal survey of trees greater than 30 feet tall during the raptor breeding season (March 1 through September 15). This survey shall be conducted for a half mile around the proposed site at which any construction activity is proposed. The survey shall be conducted by a qualified raptor biologist during the same calendar year that the proposed activity is planned to begin to determine if any nesting birds of prey would be affected.

6. Geotechnical. The recommendations contained in the Conclusions and Recommendations Section of the Geotechnical Engineering Report (prepared by Wallace-Kuhl &Associates, dated August 2, 2012) shall be complied with in the development of this project.

7. Air Quality Directives. OWNER shall comply with Air Quality Management District directives as specified in Development Regulation 2.12 for both off-road and on-road low-

emission heavy duty vehicles and construction equipment during all grading and construction. (SLSP page 7-4, Regulation 7.3).

8. Mosquito Vector Control. Prior to each construction season OWNER shall consult with, and implement the recommendations of the Mosquito Vector Control District regarding control of mosquitoes, black gnats, and other vectors.

9. Construction Recycling. Prior to the commencement of construction on any project, the OWNER shall ensure that the construction contractor has established construction recycling measures pursuant to the requirements of the Mitigation Monitoring Plan and all other City requirements. (MM 4.13-18)

10. Dust Suppression. OWNER shall comply with all dust suppression requirements during all grading and construction activities. (SLSP Regulation 7.4)

11. Off site improvements. Off-site improvements must satisfy the requirements of SLSP and SLSP MM including but not limited to Development Regulation 6.13 and Mitigation Measure 4.5-7.

12. Cultural Resources. During grading or any site work development, OWNER shall comply with Development Regulation 7.22. (MM 4.10-1)

Development Engineering

Roadways County Road 102

1. The OWNER with the first final map shall widen County Road 102 to its current Spring Lake width from its current width section (including landscape & sound wall) north of the project to County Road 25A plus transition south of Road 102 and turn lanes as determined by the City. Minimum turn lane lengths are as follows: 400' NB left, 325' SB right, and 325' SB left. 120' tapers shall be used. Acceleration lane for right turns from future 25A connection shall be a minimum of 250'.

2. Improvement of the County Road 102/25A intersection shall include underground improvements and foundations for the future traffic signal.

3. The tentative map shall include a proposed cross section for County Road 102 south of County Road 25A subject to review and approval by the City.

4. Striping of County Road 102 shall include enhanced or specialized bike lane striping subject to review and approval of the City.

5. Existing pavement sections on County Road 102 shall be micropaved through the limits of widening. Existing striping to be removed prior to micropaving.

6. County Road 102 design shall include an AC dike along the western edge of the road section north of the intersection with County Road 25A continuously to the north edge of the improvements or equivalent improvement as determined by City.

County Road 25A

1. OWNER shall prepare a preliminary design for the alignment of the County Road 25A connection with first final map in Phase 1. OWNER shall construct full width improvements including turn lanes and landscaped path from Road 102 to Promenade Drive with the first final map in Phase 2.

2. The eastside driveway entrance shall be constructed with the County Road 102 improvement and be improved to have a minimum of 50' length of full street (32') section aligned with (future) County Road 25A and then transitioned back to its existing section.

3. The landscaped multi-use bike path shall be extended to Miekle Avenue with the phase 2 improvement plans.

4. The minimum turn lane lengths for County Road 25A shall be as follows: EB Left 250' (120' transition).

5. County Road 25A shoulder (in the 8' bike lane/shoulder) section shown shall be full width AC.

Zane Drive

1. OWNER shall complete Zane Drive except north side sidewalk and landscaping with first final map in Phase 1. Plans shall include photometrics and north side street lights, however north side street lights may be deferred (with City approval).

2. The first final map in Phase 1 improvements for Zane Drive shall include the subdivision trail north of Lot 26.

3. Design of the traffic circle shall be submitted to the City for approval and shall include architectural enhancements prepared by a licensed landscape architect.

Banks Drive

1. Lotting on the south side of Banks Drive in the vicinity of Lot 138 shall be modified to accommodate both the south side bulb out and driveways for the lots.

2. The subdivision trail north of Banks Drive (Lot B) on the east side of the school shall be constructed. OWNER shall construct a complete cross section of Banks Drive and shall remove the existing turn around with the Phase 1 improvements.

Miekle Avenue

1. The first final map shall remove stub street at Lot 188 and extend the north south curb, gutter, sidewalk, and landscaping.

Traffic conditions

1. Traffic calming is required on Banks Drive, Promenade Drive, & Miekle Avenue through the limits of the project, specifically at the intersections and crosswalks as well as along the length of the roadway. This may include chicanes, traffic circles, medians, speed tables, humps, speed feedback signs, lighted crossings or other measures to be approved by the City. With the first final map, OWNER shall submit a concept for the entire length of Banks Drive, Promenade Drive, & Miekle Drive, for the approval of the City. For logical consistency some of the measures within phase 2 may be required to be constructed in phase 1, at the discretion of the City.

2. All new roads that extend or "finish" existing partial roads must T-cut the asphalt a minimum of 1'.

3. The full extent of Miekle south of Heritage Parkway, and Banks Drive and Promenade Drive if used for construction access and any other roads used for access to the project site shall be repaired, crack sealed, microsurfaced and restriped at the end of the project (second final map).

4. If services for water and sewer or other utilities are cut and trenched into an existing street, the plans shall include a grind and over lay of that street.

5. The first phase final map shall include preliminary (10%) design for a roundabout at the future intersection of County Road 25A and Miekle Avenue. This 10% Design of the roundabout including modifications to the greenbelt and/or drainage canal shall be to the satisfaction of the City. If deemed necessary by the City the quantity and configuration of lot(s) on R-15 site and "A" Court maybe required to be adjusted to accommodate the roundabout and minimize encroachment into the urban forest / greenbelt and drainage canal.

6. OWNER shall remove the unused ramp across from Lot 68 and replace it with sidewalk and planter space as determined by the City.

Map circulation

1. All intersections shall have a minimum 90 degree intersection with 130' tangent lengths in all directions from the center point of the intersection; unless an alternate design is approved by the City Engineer.

Easements and Right of Way

1. OWNER shall acquire and dedicate right-of-way from Parcel 42-01-17 as needed for the

completion of Zane Drive and the connecting subdivision trail to CR 102 prior to approval of the first final map.

2. Appropriate easements shall be required for City-maintained facilities located outside of City-owned property or the public right-of-way.

3. OWNER shall facilitate, with City cooperation, the abandonment of all City easements and dedications currently held but no longer necessary as determined by the Public Works Department.

4. A seven foot public utility easement back of separated sidewalk (ten feet behind monolithic), adjacent to all public streets within the development shall be dedicated to the City and may be required elsewhere as requested by the utility companies and approved by the City. Exception will be made on Arterial roads with green belts of 20' or greater.

5. Prior to approval of the first set of improvement plans and final map, OWNER shall acquire all rights of way and easements necessary to construct off-site and on-site improvements associated with the tentative map.

6. Phase 1 map shall include abandonment/vacation of the street stub shown on Miekle Drive south of Marston Drive.

7. The final map shall identify relinquishment of access rights along CR 102, 25A, and Marston Drive.

Wastewater and Sewer Collection System

1. The OWNER shall obtain a no-cost Wastewater Discharge Permit from the Public Works Department prior to the issuance of a Building Permit.

2. Each parcel of property shall be connected to the City of Woodland's sewer system, with a separate sewer lateral required for each parcel, in accordance with City of Woodland standards.

3. The Tentative Map Sewer Plan showing sewer routing, pipe slopes, and sizing and locations, are preliminary only and do not constitute approval in any way. Final approval for the Sewer Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.

4. Construction of deep sewer mains shall be connected to laterals by a parallel main and connections at manholes.

5. OWNER shall obtain a discharge permit from the State Board of Reclamation prior to ground dewatering.

6. Sewer laterals are to be stubbed to the north side of Zane Drive.

7. Zane Drive sewer system shall be completed to City standards, including mains, manholes, cleanouts, laterals, and appurtenances.

Storm Water

1. Prepare, and submit for approval, a utility site plan prior to preparation of full improvement plans. The proposed utility plan is considered conceptual only; final plans shall be subject to the approval of the City Engineer and shall be based on City standards and final storm drain, water, and sewer studies.

2. Drainage improvement plan shall include measures for treatment and control of storm drainage of adjacent parcels (APN 043-030-17, undeveloped remainder parcels, and the future school site) and treatment of any runoff prior to entering the City system.

3. Drainage improvements shall include modification and or piping of existing ditch along and perpendicular to Banks Drive.

4. Zane Drive storm water system shall be completed to City standards including storm drain main, inlets, manholes, laterals, and appurtenances.

Storm Water Quality Control

1. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit. Applications/projects disturbing less than one acre of soil shall implement BMPs to prevent and minimize erosion. The improvement plans for construction of less than 1 acre shall include a BMP to be approved by the City Engineer.

2. Project shall comply with Storm Water Quality Ordinance, for site specific, general, and treatment control measures.

3. The OWNER shall create a storm water phasing plan to be approved by the City Engineer prior to issuance of a grading permit or final map approval.

Water Infrastructure Conditions

1. All materials and installation of the water system shall be at the OWNER's expense per City of Woodland Standard Specifications and Details.

2. Until such time as actual service connections are approved for the subdivision, the City may withhold water service due to a water shortage declared by the City.

3. The Tentative Map Water Plan showing water routing, sizing, and locations are preliminary only and do not constitute approval in any way. Final approval for the Water Plan shall

occur with the final improvements based on the requirements set forth in these conditions of approval.

4. Per the City of Woodland Cross Connection Control Program, all types of commercial buildings and landscape irrigation services are required to maintain an approved backflow prevention assembly, at the OWNER's expense. Service size and flow-rate for the backflow prevention assembly must be submitted. Location of the backflow prevention assembly shall be per the City of Woodland Standard Specifications and Details. Prior to the installation of any backflow prevention assembly between the public water system and the owner's facility, the owner or contractor shall make application and receive approval from the City Engineer or his designated agent.

5. Any fire hydrant installed will require, in addition to the blue reflector noted in Standard Drawings, an additional blue reflector and glue kit that is to be supplied to the City of Woodland Fire Department for replacement purposes.

6. When a median strip is to be installed in the center of a street, the fire hydrant will be spaced not more than 300 feet on both sides of the divider on the curb side of the street. Final approval and approval of any changes is the responsibility of the City Engineer.

7. Zane Drive water system shall be completed to City standards including the 12" main, valves, hydrants, laterals and appurtenances.

8. OWNER shall install one water testing station with the Phase I map. To be installed when determined by the City.

9. The public improvement plans shall have separate metered services including water for all publicly maintained landscaped areas.

Grading

1. A topographic survey of the entire site and a comprehensive grading and drainage plan prepared by a registered civil engineer, shall be required for the development. The plan shall include topographic information on adjacent parcels. In addition to grading information, the grading plan shall indicate all existing trees, and trees to be removed as a result of the proposed development, if any. A statement shall appear on the site grading and drainage plan, which shall be signed by a registered civil engineer or land surveyor and shall read, "I hereby state that all improvements have been substantially constructed as presented on these plans". Reference the City of Woodland Engineering Design and Construction Standards for additional requirements.

2. The Tentative Map Grading and Drainage Plan showing grading and drainage information <u>including</u> topographic information, drainage routing, pipe slopes and sizing and locations and <u>excluding</u> topographic information, and overland drainage routing are preliminary only and do not constitute approval in any way. Final approval for the grading and Drainage Plan shall occur with the final improvements based on the requirements set forth in these

conditions of approval.

3. Overland Release calculations will need to be carried to the outlet control point at CR 102 and include water surface elevations from the control point to the developed site.

4. The differential in elevation between rear and side abutting lot lines shall not exceed twelve inches (12") without construction of concrete or masonry block retaining walls.

5. Landscaped slopes along streets shall not exceed 5:1; exceptions shall require approval of the City Engineer. Level areas having a minimum width of two (2) feet shall be required at the toe and top of said slopes.

6. **Following grading, and before installation of the landscaping, a representative number of soil samples shall be taken from the front yards and areas to be publically landscaped to conduct fertility testing and determine amendment recommendations. Such recommendations shall be included with the landscaping plans and the publically landscaped areas shall be amended during the installation of the landscaping. The front yards shall be either amended and/or planted using a plant palette, which is compatible with the tested soil conditions.**

7. **Owner shall disclose the potentially high PH to homeowners and recommend amendment to the rear yard soil prior to landscape installation.**

Fees

1. The OWNER shall pay all required fees for processing final maps (technical check) with final map submittal.

2. Prior to approval of improvement plans, the OWNER shall pay all fees for plan check and inspection of off-site infrastructure improvements, as approved by City Council and defined in the City Fee Schedule. If OWNER pays a deposit only at improvement plan submittal, the balance shall be paid prior to improvement plan approval by the City Engineer.

3. OWNER shall pay applicable Development Impact Fees or connection fees in effect at the time of building permit issuance.

4. Prior to any final map OWNER shall pay AMR fees for public meters in accordance with the current fee schedule. For reference the 2013 AMR fee is $203 per meter.

5. OWNER agrees to pay Fifty Thousand Dollars ($50,000.00) towards park development design for the SLSP Neighborhood Park N-3, within 45 days of rezone approval of the commercially zoned land (on Yolo County APN 42-030-47) **to a single-family residential land use**. This payment is a non-reimbursable, non-SLIF cost, in order to begin preliminary design of the park immediately following the rezone of APN 42-030-47.

6. Prior to approval of a large parcel map for sale only, or if the project goes directly to small lot final map, the OWNER shall prepare a legal description and a separate map and shall

dedicate the greenbelt between the park and the school site. The Greenbelt shall be 20' in width. Land shall be reimbursable from the SLIF at the cost of $25,000 per acre subject to reimbursement policies. The first small lot final map submitted shall prepare preliminary plans for the greenbelt sufficient to identify key infrastructure components and a cost estimate. The OWNER shall deposit 134% of the cost estimate (cost +24% soft cost +10% contingency) with the City for the greenbelt to be constructed concurrently with the park. These costs shall be reimbursable from the SLIF subject to reimbursement policies.

7. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements, and/or other exactions. Pursuant to Government Code Section 66020(d), these conditions constitute written notice of the amount of such fees and a description of the dedications, reservations and other exactions.

   The OWNER is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the OWNER fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements, and/or other exactions contained in this notice, complying with all the requirements of Government Code Section 66020, the OWNER shall be legally barred from later challenging such fees, dedications requirements, reservation requirement's and/or other such exactions. Notwithstanding the foregoing, the City does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding, or other agreement with the OWNER that authorizes the City to impose certain fees and which may waive the OWNER's right to challenge the imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

8. Prior to final map approval, the OWNER shall pay alternative transportation fee of $208.00 for operations and $35.00 maintenance fee per DUE, prior to approval of final map.

9. Prior to approval of the first final map, OWNER shall pay the balance of the public art in lieu payment, which is THIRTY THOUSAND DOLLARS ($30,000), as set forth in Section 4.31 of the Development Agreement.

   4.31 Public Art. OWNER shall incorporate at least one public art feature from a commissioned artist. The maximum dollar amount shall be $60,000 for the entire Russell Property of which $30,000 has been paid. Public art can be incorporated into the subdivision amenities or into one of the SLSP Landmark / Monumentation entryway features. This artwork is intended to be in addition to other required subdivision features (i. e. neighborhood entry features and roundabouts features). The theme and conceptual design of public art feature(s) shall be approved by the Planning Commission. CITY agrees that in the event CITY institutes a Citywide or a Specific Plan wide fee for the purpose of funding public art, that OWNER shall be exempt from that fee as a result of this contribution. **There is no requirement that this public art occur with Phase 1.**

<u>Landscaping</u>

1. All public landscape areas shall include a separate point of connection for water laterals with meters and PG&E power service points for automatic controllers.

2. A registered landscape architect shall design landscape, sound wall, and privacy wall improvements, which shall be per the SLSP and other City Standards, as applicable.

3. Landscaping of public areas is a public improvement. Design and construction of public landscaping areas shall proceed concurrent with adjacent development. Public improvements will not be formally accepted until a 90-day maintenance period on landscaping improvements is completed. This requirement may be waived at time of acceptance of other public improvements with approval of the Parks, Public Works and Community Development departments, but if waived shall require submittal of a separate security to ensure landscaping completion.

4. Prior to landscape submittal OWNER shall submit concepts for approval for the Heritage and Zane entryway features, sound walls, monuments, and other entry way features.

5. Landscape plans for Lot B shall include completion of landscaping along Somerset Circle and both sides of the path extending south from Somerset Circle.

6. OWNER shall submit for approval by the City a cross section for the subdivision trails prior to approval of the first final map.

7. The improvement plans shall include meandering of the concrete path along County Road 25A as necessary to plant trees in the north and south sides of the path.

General Conditions

1. Prior to final map approval, the OWNER shall submit and have approved a revised tentative map in compliance with these conditions. The revised tentative map is subject to the approval of the City.

2. Developer shall document and show evidence that all tentative map conditions are met upon submittal of the final map.

3. OWNER shall enter into a (Subdivision) Improvement Agreement for the construction of public improvements prior to construction of any improvements, approval of improvement plans, approval of final map, or building permits.

4. OWNER shall prepare improvement plans for any work within the public right-of-way and submit them to the Public Works Department for review and approval. The improvement plan sheets shall include the title block as outlined in the City of Woodland Standard Specifications. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.

5. Submit proposed street names to Fire Department for approval with a copy to Engineering Division prior to improvement plan or final map submittal.

6. Prior to final map approval, the OWNER shall obtain a County encroachment permit for transition work on CR 102.

7. OWNER shall comply with County Health regulations and requirements for the abandonment of any onsite septic tanks and water wells. Prior to the approval of any construction permits, grading permits, or the improvement plan, the existing well shall be abandoned. Prior to abandonment of the well, the OWNER shall provide to the City permission from all recipients that receive water to abandon the well.

8. OWNER shall conform to all mitigation measures required in the Environmental Impact Report (EI.) and traffic study.

9. Public improvements, in addition to roadway construction, shall include water, sewer and storm drain mains, fire hydrants, streetlights, landscaping, and railroad crossing improvements.

10. OWNER shall submit an application for reapportionment of assessments with the parcel map or subdivision map, if required by the City.

11. If improvements are constructed and/or installed by a party or parties other than the OWNER, which improvements benefit OWNER's property, OWNER shall pay a proportionate share of the costs of said improvements, including interest, prior to the issuance of building permit(s)) to Developer.

12. If conditions for the project require OWNER to construct improvements that benefit parties other than OWNER, and are subject to reimbursement by others as determined by the City Engineer, OWNER may request to enter into a reimbursement agreement drafted by the City. City shall endeavor to collect reimbursements from the benefiting party(ies) including requiring payment prior to approval of any entitlements for benefiting party(ies). All reimbursement agreements shall be executed prior to final map approval.

13. OWNER shall pay the MPFP single-family dwelling unit development fees for any second unit larger than 600 square feet.

14. Final map shall tie into two City control network monuments in accordance with the City's electronic submission ordinance.

15. This project is subject to the construction and demolition debris recycling and diversion ordinance; Chapter 23C-13-(1-10) of the City Municipal Code

16. Joint trench/utility plans shall be submitted to the City Engineer for review, prior to approval of the final map and improvement plans. Joint trench shall be stubbed to the north side of Zane Drive.

17. If project conditions require the OWNER to construct improvements that serve the entire City and are included in the City's Development Impact Fee Program, or other funded program, the OWNER may request to enter into a reimbursement agreement drafted by the

City. The timing of reimbursements, if any, shall be subject to the City's ability to program the project funding into the adopted Capital Improvement Program. All reimbursement agreements shall be executed prior to final map approval.

18. Prior to approval of a final map, OWNER shall secure rights-of-way, rights of entry, and any permits necessary to construct improvements required by the final map conditions of approval.

Fire Department

1. Weed Abatement. The OWNER shall comply with the City of Woodland Weed Abatement Ordinance. Lots shall be maintained throughout the year so that all dead trees or any vegetation growing upon the streets, sidewalks, or upon private property that bears seeds of a wingy or downy nature maintained so as to meet the City of Woodland standards.

2. Fire Flow- The minimum fire flow required shall be determined as specified by the City of Woodland Municipal Code, Chapter 9, 2010 California Fire Code, and the City of Woodland Standard Specifications and Details, 2010 edition. The OWNER shall meet the required volume and duration at the project site prior to obtaining a building permit.

3. Water Supply and Hydrants. Water supply and fire hydrants shall be installed in accordance with CFC Article 9 (903). When any portion of the facility or building is in excess of 150 feet from a water supply on a public street, on-site fire hydrants shall be required. A plan shall be submitted to the Fire Department to determine the location of the fire hydrants. Plans shall be approved prior to installation.

Building Division

1. OWNER shall be required to conform to the current codes that are in effect at the time of plan submittal.

2. Plans shall be complete at the time of submittal, as the City of Woodland does not accept deferred submittals.

3. All sub-contractors/companies working on the project will be required to obtain a City of Woodland Business Registration License.

4. The project shall be in compliance with FEMA regulations.

5. Residential buildings incorporating concrete slab foundations located in areas known to contain expansive soils, (which includes all of the Spring Lake Development--see the

applicable soils reports for reference), shall comply with *Woodland General Plan Policy Document, Part II, Policy 8.A.9*, **"The City shall require the use of special bending-resistant designs where foundations must be slab-on-grade in areas with expansive soil"** and shall comply with *2013 California Residential Code (CRC) R403.1.8.1 & 2013 California Building Code (CBC) 1808.6.*

Footings or foundations for buildings founded on expansive soils shall be designed in accordance with *CBC 1808.6* **and for special-bending-resistant concrete slab foundations** the design shall be in accordance with *CBC 1808.6.2 and* ***PTI Standard Requirements for Design of Shallow Post-Tensioned Concrete Foundations on Expansive Soils*** *or* ***WRI/CRSI Design of Slab-on-Ground Foundations*** *and in addition to any additional or more restrictive recommendations as noted in the geotechnical engineering report.*

Plans and structural calculations for **special-bending-resistant foundations and calculations must be stamped and signed by a California registered civil or structural engineer or architect** and show rigorous compliance. Additionally, where the slab foundation engineer is different than the engineer or architect of record (EOR/AOR) responsible for the structural design of the building, a letter must be submitted from the EOR/AOR stating that he/she has reviewed and coordinated the foundation plans and calculations and that they conform with the intent of his/her structural design as required by *CBC 107.3.4.1.* Where PT slabs are installed, City of Woodland recommends stamping the slab (typically in the garage where visible) with the warning: "Do not bore, saw or drill slab - tensioned cables below" or similar cautionary language.

Police Department

1. The project shall be in compliance with the Uniform Security Code, Chapter 6 of the Building Code, Article 1, section 6-1-8.

Yolo Solano Air Quality Management District

1. Portable diesel fueled equipment greater than 50 horsepower (HP), such as generators or pumps, must be permitted with the District, or under specific circumstances as approved by the District, may be registered with the Air Resources Board's (ARB's) Portable Equipment Registration Program (PERP)

2. Dust emissions must be prevented from creating a nuisance to surrounding properties as regulated under Yolo Solano Air Quality Management District Rule 2.5 Nuisance.