



# Capital Village Special Planning Area Handbook

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## 1. Executive Summary

This Special Planning Area handbook outlines the establishment of the Capital Village Special Planning Area (CVSPA) and provides development guidelines for the design and construction of this new mixed use, town center community in the heart of Rancho Cordova. CVSPA provides a unique opportunity to develop a mixed use Town Center, surrounded by compact, high quality, single-family and multi-family housing. Located at the crossroads of Zinfandel Drive to the west and International Drive to the south, the site offers a unique opportunity to mix commercial and retail uses seamlessly into a high density community made up of individual and distinct 'districts'. Each district draws from innovative site planning and architecture to form a cohesive fabric that fosters connectivity and encourages activity.

The Town Center Main Street includes mixed use buildings with retail on the first floor and executive office space on the second floor. The wide store front walkways will be filled with pedestrian amenities, such as benches, low planter walls, shaded or trellised areas, public art, and outdoor dining to create an exciting pedestrian experience. Adjacent Loft units with the opportunity for retail activity on the ground floor allow for the Town Center to mature over time and take advantage of flexible solutions with future retail growth. Commercial development to the north and south of Main Street provide a shopping experience that will not only support Capital Village, but the surrounding community as well.

With CVSPA's proximity to the existing Rancho Cordova job base, the Folsom Boulevard Transit Corridor and Highway 50, CVSPA is strongly positioned to be a focal community within Rancho Cordova. In order to accomplish this type of new development, many development standards must be individually crafted to allow for compact design, unique street scenes and cohesiveness amongst diverse housing types. It is for these reasons that the CVSPA has been created and why this community will be unique within Rancho Cordova and the Sacramento Region. CVSPA will draw attention to Rancho Cordova as a leader in the creation of well planned, unique new mixed-use communities.

**Capital Village Special Planning Area accomplishes the following City of Rancho Cordova Planning goals:**

***Capital Village provides a positive image for Rancho Cordova***

By accomplishing high profile new development that is consistent with the goals of both the City and of the Developer, a clear message is sent to the development community that Rancho Cordova is ready to support high quality projects.

***Capital Village provides a better balance of jobs and housing***

Capital Village moves housing into the heart of one of Rancho Cordova's largest job bases. Not only does Capital Village provide housing within bicycle and walking distance of employment, but it also provides retail and dining opportunities for local area employees.

***Capital Village enriches the creation of Rancho Cordova as a desirable place to live, work, learn, and play***

By combining a variety of housing types with mixed use, retail development and signature parks in a job intense area of Rancho Cordova, Capital Village intensifies the vision of Rancho Cordova as a place not just to work, but to reside and recreate as well.

***Capital Village is an improved quality of development which seeks to "create places" which are memorable and vibrant***

The Stakeholders for Capital Village have never taken the position of "business as usual". Starting with the early involvement of City leaders and planning, through an intense charrette and with careful and thoughtful consideration of the entire development, Capital Village will be a lasting testament as to how "place making" is accomplished.

***Capital Village brings compact, mixed-use development (higher intensity and residential densities) to the Heart of Rancho Cordova***

With density ranges of 9-15 units to the acre and housing that ranges from single-family detached to multi-family and live/work, as well as retail and office, Capital Village truly brings high intensity uses in a variety of forms to Rancho Cordova.

***Capital Village develops walkable neighborhoods and a pedestrian orientation to parks with public access, trails in open space areas, and trails that link to parks***

Capital Village is designed around a series of parks and trails that link, not only internally, but reach out to the rest of Rancho Cordova. Parks are designed to match the urban nature of the development, and each has been conceived to provide a different experience and use.

CVSPA also blends into the General Plan fabric of Rancho Cordova. CVSPA is, by design, a Local Town Center and has been placed where a local town center is designated in the General Plan Land Use Map. Although CVSPA is not by intent a transit-oriented development, it does provide opportunities for transit in the form of bus and transit stops at the perimeter and the core of Main Street. In addition to being a Town Center, the project is likely to be included in the eventual "Downtown District" of Rancho Cordova. This district designation extends north of Highway 50 to include both sides of Folsom Boulevard and south of Highway 50 to include International Drive and Zinfandel Drive and will accommodate a wide range of retail, service, entertainment and significant employment uses, in addition to a new civic center. CVSPA is in very close proximity to Highway 50, which gives it easy accessibility to residents, employees and visitors alike. The proximity to this major travel route, as well as the likely signage that could encourage more visitors, places Capital Village in the position to improve the image of Rancho Cordova.

The CVSPA creates unique districts that allow the development of the wide variety of residential, retail, office and mixed uses that combine to become Capital Village.

## 1.1 Capital Village Key Design Principles

1. Capital Village provides a balanced mix of land uses, including a variety of housing types, commercial, mixed use and parks and open space, to meet the needs of, not only its residents, but the larger community as well.
2. Capital Village provides Pedestrian-Friendly villages, which are walkable in size with a Town Center at the heart of the community. The Town Center provides a destination for social interaction among local residents and the community at large.
3. The focus of the Town Center is "Main Street," which will feature shops, restaurants and other active uses intended to create visual interest, pedestrian activity and a focal point for the Town Center.
4. Capital Village's residential housing is organized into distinct districts. These districts provide a diversity of housing types that include attached town homes, live/work town homes, lane-loaded narrow lot homes and small lot homes. Each housing type minimizes the dominance of the garage by utilizing architectural and planning principles that add to the unique character of the community.
5. Vehicle, bicycle, pedestrian, and transit connectivity are key planning principles used to form Capital Village. Separated sidewalks have been used wherever possible to enhance safety for pedestrians. Street sections have been designed to reduce traffic speeds. Pedestrian connections have been made to the existing community to the south which effectively extends access to the Town Center for adjacent residents. A system of walkways, paseos and sidewalks have been carefully designed to provide ease of access to all of the community.
6. Great importance has been placed on designing a community free of sound walls and self-imposed development barriers. Wherever possible, houses have 'architecture to the street' with garages placed at the rear and accessed from lanes or alleys. Three-story town homes surround the central green to create a backdrop that gives a sense of definition without separating the community.

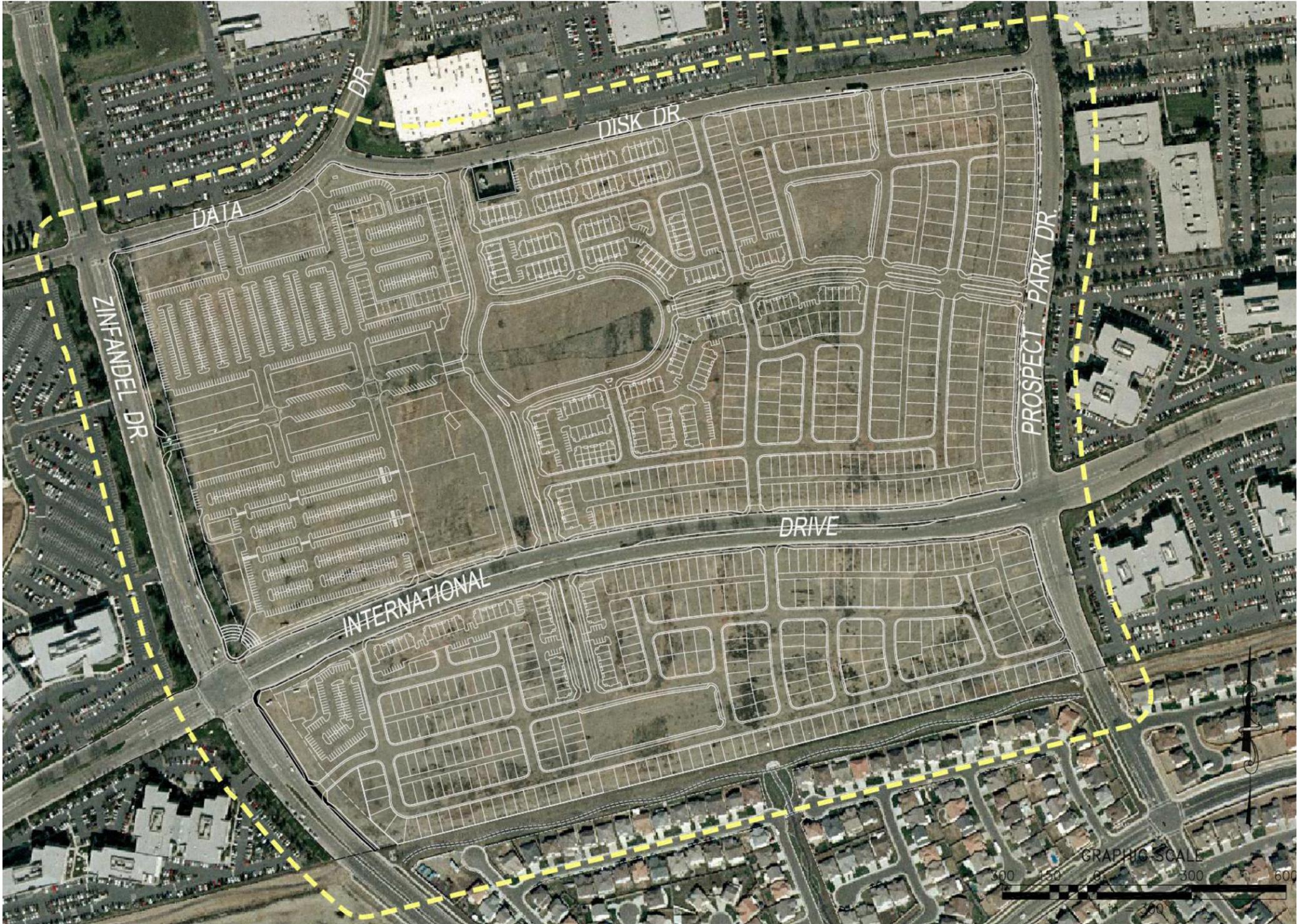
## 1.2 Project Context

CVSPA is surrounded on the north, east and west by the Capital Center Business Park. To the south is the existing Villages of Zinfandel residential neighborhood. Primary Access to the project is provided via Zinfandel Drive which connects to Highway 50 and Folsom Boulevard and Douglas Road to the south, eventually leading to the Jackson Highway. Secondary access is provided by International Drive, which bisects the Site into North and South sections. International Drive leads west to Mather Field Road as well as Highway 50, and is proposed to lead east to Sunrise Boulevard. Other tertiary connections are Prospect Park Drive to the East and Data and Disk Drives to the North.





Aerial Context Map



Aerial Context Map - Project Area

## 2. Land Use

### 2.1 Residential Uses

#### 2.1.1 The Bungalow District

This district includes single-family detached homes on lots of 3600 square feet (40'x90'). The average density for the Bungalow District is 8-9 DU/Acre. The Bungalow District is comprised of 151 units and accounts for 18 percent of the total housing units for Capital Village.

#### 2.1.2 The Cottage District

This district includes single family detached homes on lots of 2450 square feet (35'x70'). The average density for the Cottage District is 11-12 DU/Acre. The Cottage District is comprised of 163 units and accounts for 19.5 percent of the total housing units for Capital Village.

#### 2.1.3 The Brownstone District

This district includes single family detached homes on lots of 1904 square feet (28'x68'). The average density for the Brownstone District is 13-14 DU/Acre. The Brownstone District is comprised of 257 units and accounts for 31 percent of the total housing units for Capital Village.

#### 2.1.4 The Town Home District

This district includes single family attached homes in six-plex building configurations. Some building configurations allows for the inclusion of "Live-Work " units that allow for the ground floor of the three story Town Homes to be used for professional home based businesses. The average density for the Town Home District is 15-16 DU/Acre. The Town Home District is comprised of 222 units and accounts for 26.5 percent of the total housing units for Capital Village.

### 2.2 Mixed Uses

#### 2.2.1 The Loft District

This district includes a mixed use podium building which is conceptualized to include three to five stories of residential units over one to two stories of structured parking, and ground floor retail, service or other active use (e.g. community room, recreation room, community service facility, etc.). Major architectural facades will face north to Data and Disk Drives, east to the Town Home District and Tower Park, and south to the Main Street retail corridor. Retail, service or other active ground floors uses shall face south towards Main Street and east towards Road "B." The Loft Building will share a service drive with the two major retail tenants to the west, but there will be no ground level residential units facing the service drive or the loading areas of Major 1 or Major 2.

### 2.3 Non-Residential Uses

#### 2.3.1 Commercial and Main Street District

This district allows for a wide variety of commercial retail and service uses serving the needs of the local Rancho Cordova community as well as Capital Village. Uses may include shopping centers, including grocery stores, restaurants, home improvement stores, and department stores. Other uses include boutique uses such as executive offices, bookstores, cafes, salons, and specialty shops.

#### 2.3.2 Neighborhood Parks

Parks provide active and passive recreational and contemplative spaces within the Capital Village special planning area.

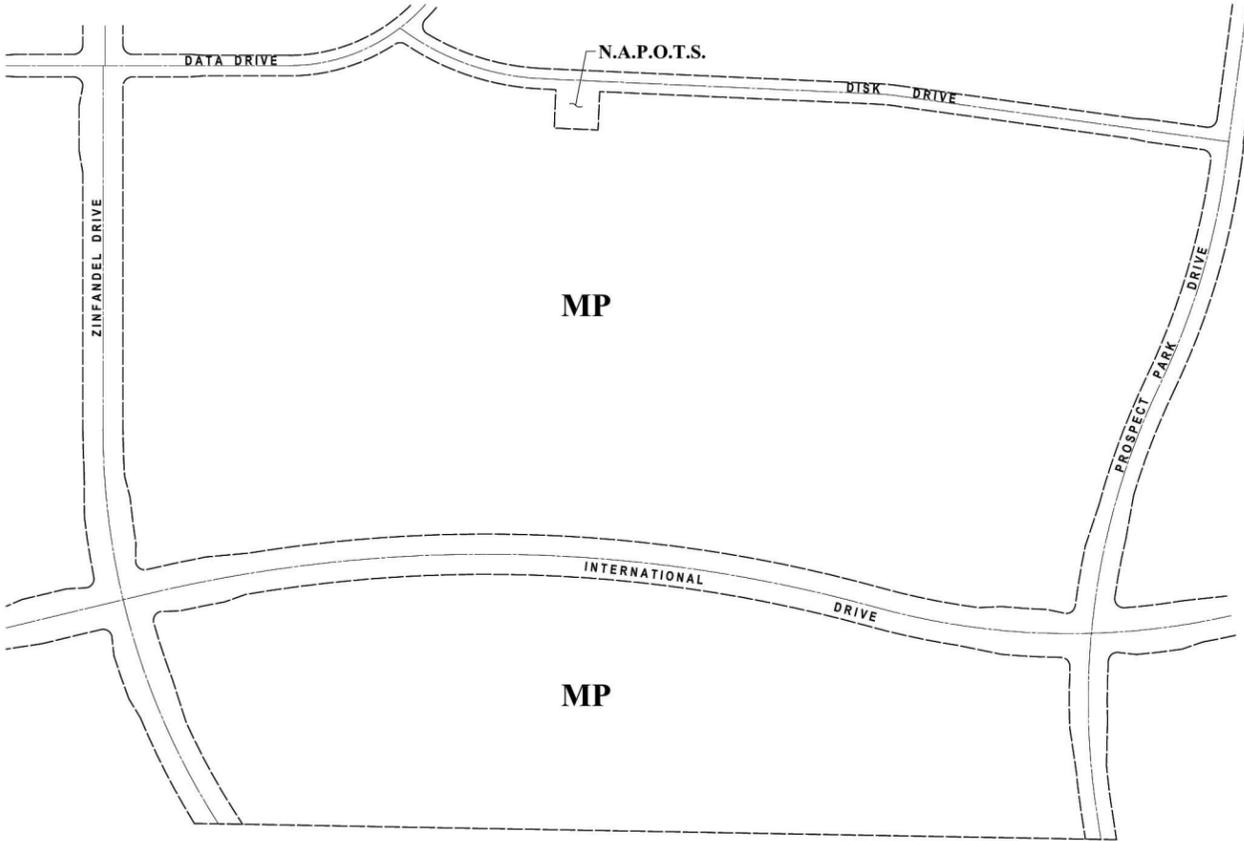
#### 2.3.3 Open Space

Open space provides passive landscape opportunities and view corridors for areas not usually suitable for active or passive recreation, such as water quality basins and landscape easements.

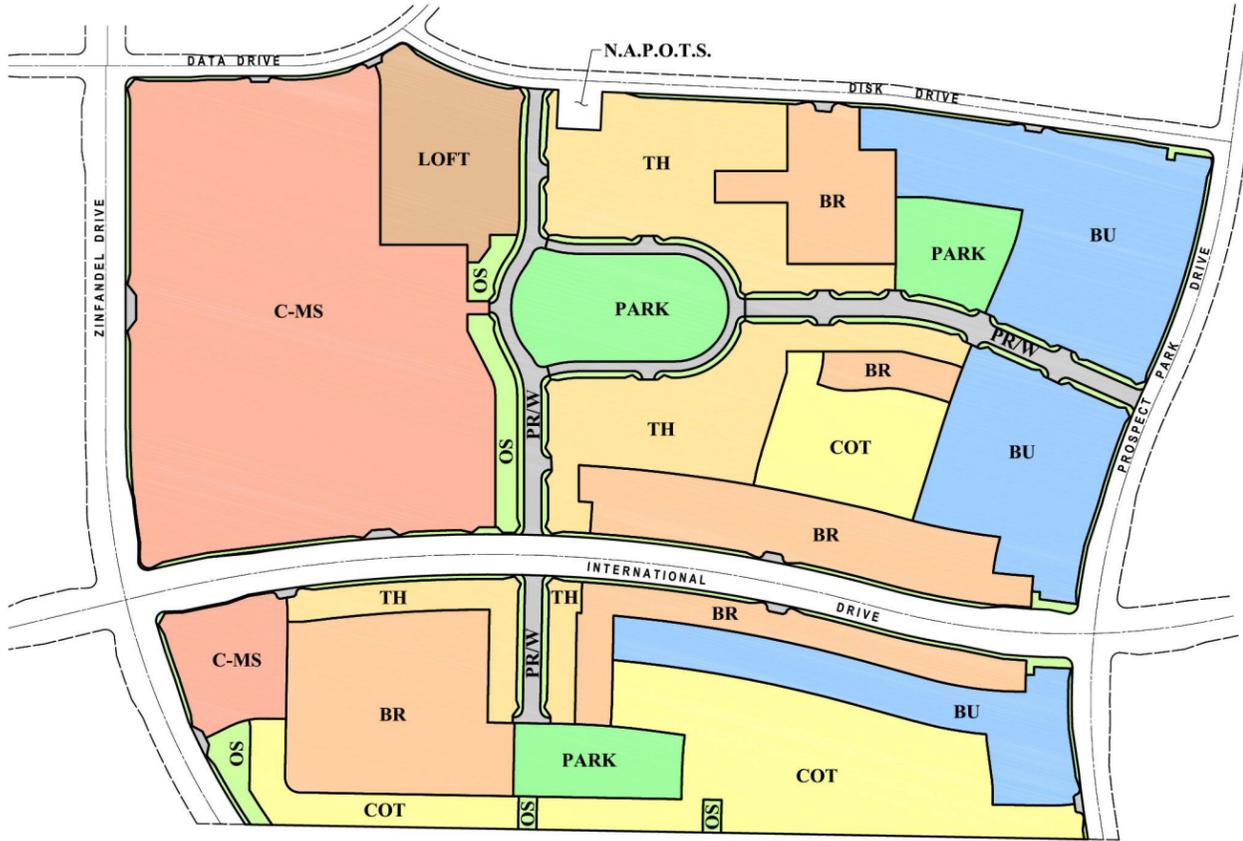
# Beazer - CAPITAL VILLAGE

CITY OF RANCHO CORDOVA, CALIFORNIA

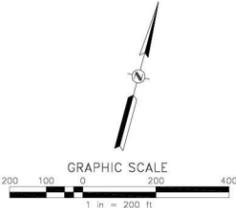
## REZONE EXHIBIT FEBRUARY, 2005



EXISTING ZONING



PROPOSED SPA ZONING



**Color Legend**

TH - TOWNHOME DISTRICT (15.32 du/ac to 16.96 du/ac)	LOFT - LOFT DISTRICT
BR - BROWNSTONE DISTRICT (11.30 du/ac to 15.48 du/ac)	PR/W - PUBLIC RIGHT-OF-WAYS
COT - COTTAGE DISTRICT (10.86 du/ac to 12.57 du/ac)	OS - OPEN SPACE
BU - BUNGALOW DISTRICT (7.67 du/ac to 8.22 du/ac)	PARK
C-MS - COMMERCIAL / MAIN STREET DISTRICT	MP

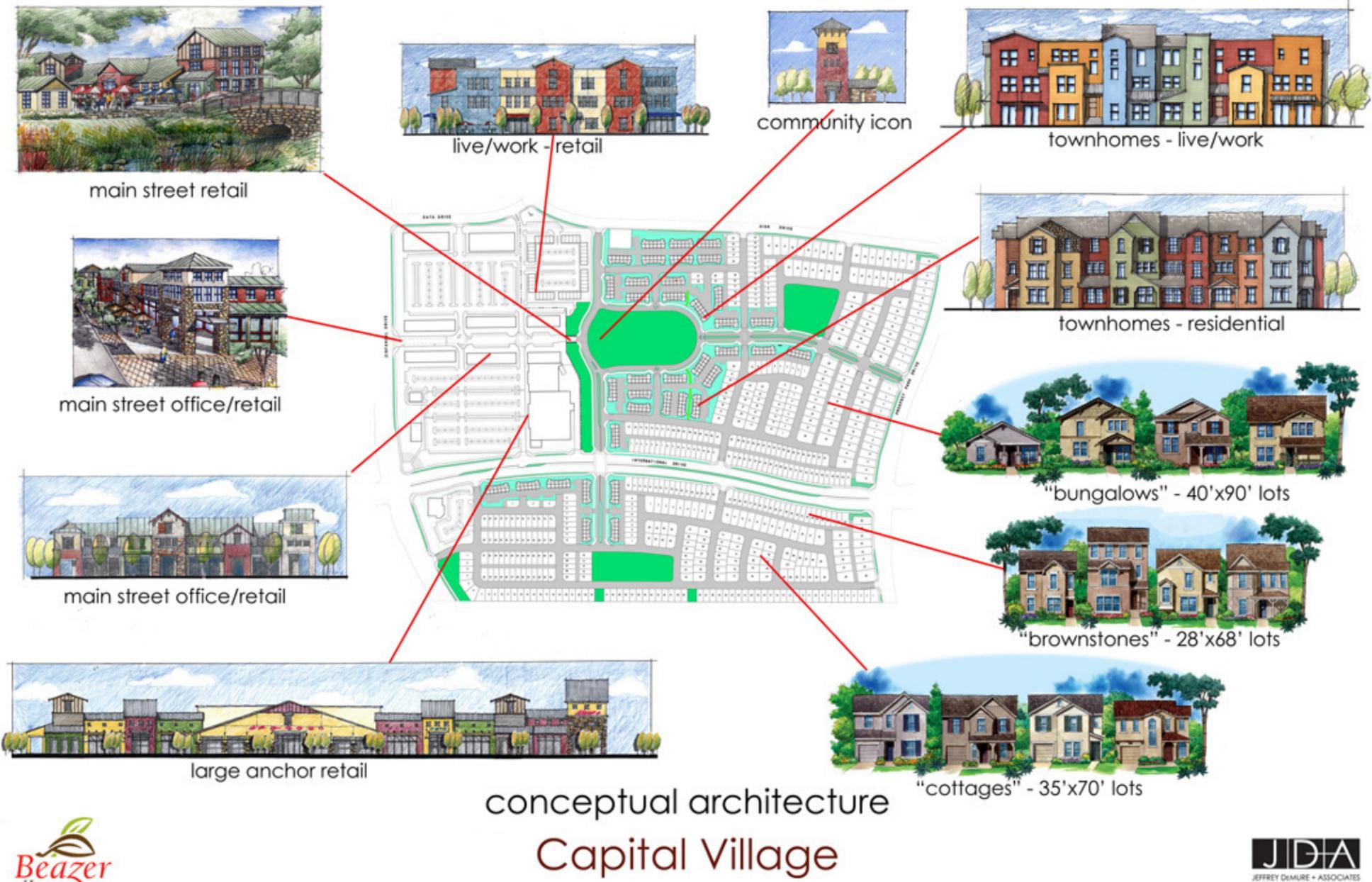


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3. Development Standards

3.1 Land Use Standards

Land Use Standards are provided to establish the requirements for setbacks, building heights, lot coverage and maximum allowable densities within each district.



3.2 The Bungalow District

3.2.1 Description

The Bungalow district offers the largest lot size within Capital Village. Lots are lane loaded from the rear of the house, providing a street scene free of garage doors. The Bungalow District is comprised of 3 villages; one at the corner of Disk Drive and Prospect Park Drive, one at the corner of Prospect Park Drive and International Drive, and one at south International Drive along Prospect Park Drive. Within the Bungalow district, there will be 12 house variations -- 4 floor plans with 3 elevation styles.



cal bungalow

craftsman

early california

craftsman

Typical Streetscape

**3.2.2 Architectural Styles**

The Bungalow District is comprised of three architectural styles: Early California, Craftsman and California Bungalow

**Early California**

The Early California style is derived from Spanish colonial and Monterey styles unique to California's early history. Simple forms and gable roofs are combined to create the "massing," while porches, window trims and gable details complete the style.

**Craftsman**

The Craftsman style is largely inspired by the work of Charles and Henry Greene who developed the style in the early 1900's with influences from the English arts and crafts movement, as well as their interest in oriental wooden architecture. The style combines front or cross-gabled roofs with long overhangs, decorative barge rafters, and substantial porch columns. Also widely used in the style, are "knee-braces" and exposed beams at the gable ends. Shingle siding is used to accent prominent features of the elevations and gives added opportunity for color enhancement.

**California Bungalow**

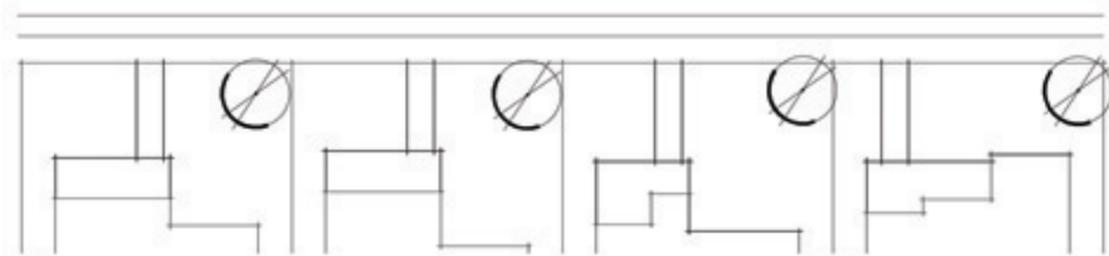
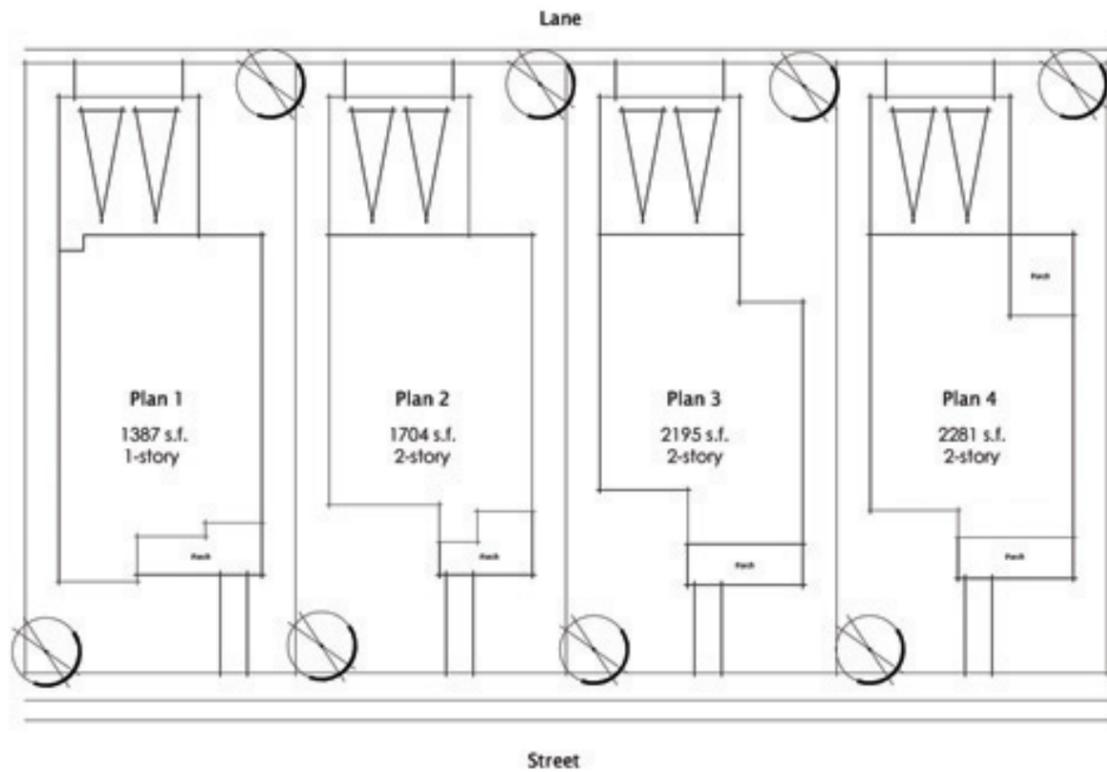
The California Bungalow is a derivative of the Craftsman style, sharing many of the same major details but in a more refined, simplified application. Horizontal siding replaces the heavier shake siding.



### 3.2.3 Permitted Uses

Permitted uses include:

1. Permanent Single Family dwellings.
2. Temporary Sales offices and Model Homes.
3. Home occupations as allowed in the City of Rancho Cordova Zoning Code Title II, Article I, Chapter 1, Article 1.



### 3.2.4 Standards Table

Density | 8-9 DU/Acre

#### Lot Requirements

Minimum Lot Size		3600 square feet
Minimum Lot Width		40'
Minimum Corner Lot Width		47.5'
Minimum Lot Depth		90'
<sup>1</sup> Maximum Lot Coverage		61%

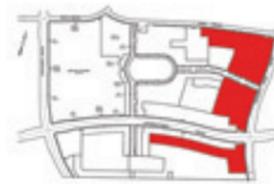
#### Setback Requirements<sup>2</sup>

Front Yard		12.5'
Side Yard		5'
Corner Side Yard		12.5'
Alley/Rear Yard		5'/10'

Maximum Building Height | 37' (3 stories)

- 1 Coverage includes garage, living and covered porch areas.
- 2 Portions of buildings may intrude into any setback except front setback at a distance not to exceed one foot, provided that the intrusion is a result of an irregular lot shape or curvilinear lot line.

Parking provided at 2 covered spaces per unit



site key

### 3.2.5 Design Review

This project is subject to the City of Rancho Cordova Design Review process. In addition to other City design requirements, all residential units within the Bungalow District shall meet the following general design guidelines:

- Each unit shall provide direct access to the public sidewalk system (e.g. a paved sidewalk connecting the porch/front entry to the public sidewalk.)
- To encourage safe neighborhood design, each unit shall be designed to allow adjacent open space, sidewalks and parking areas to be monitored from within residential units.
- Landscaping shall be approved through the design review process and shall be compatible with architecture.
- Repetition between adjacent lots and along streetscapes shall be avoided by varying the placement of the four styles, each with three facade variations throughout the Bungalow District (see page 15).
- The design of each residential unit shall incorporate the architectural details specified under Architectural Styles (see page 15).
- Roof forms and variation in structural massing shall be used to reduce the bulk of residential units.
- All facades, particularly the front facade, shall include architectural details which provide depth, interest and variation to avoid a "flat" appearance.
- Window design shall provide visual interest with insets, trim details, shutters (mounted adjacent and to scale with the windows) and other details. Windows flush with the facade with no trim detail are prohibited on all facades. Dwellings adjacent to International Drive shall use windows which reduce sound transmission.
- Encouraged materials include:
  - Smooth stucco finishes
  - "Style-appropriate" stone
  - Tile roof elements
  - Wood columns and beams
  - Wood shutter elements

3.3 The Cottage District

3.3.1 Description

The Cottage District offers the second largest lot size within Capital Village. Lots are traditional in nature with a zero lot line configuration and a tandem 2-car garage. The Tandem Garage utilizes a single 8' wide garage door which mitigates the dominance of the garage to the street. The Cottage District is comprised of 2 villages: one at the center of the northern half of Capital Village, and one at the southern-most half of Capital Village adjacent to the existing walking trail and the Villages at Zinfandel. Within the Cottage District, there will be 12 house variations -- 4 floor plans with 3 elevation styles.



cottage

normandy

cottage

spanish

Typical Streetscape

**3.3.2 Architectural Styles**

The Cottage District is comprised of three architectural styles: Cottage, Spanish and Normandy.

**Cottage**

The Cottage style is based upon English architecture originally brought to the colonies. Cross gabled roof forms coupled with steeply pitched forward roof elements and porches are the major components of the style. Wide horizontal siding and plank shutters add texture and detail while simple trims punctuate the windows.



**Spanish**

The Spanish style is derived from Spanish eclectic homes popular in the 1930's and 1940's. Gable roof forms, 's' tile roofs and canales (clay tiles at the gable ends) complete the basic form. Shaped gable corbels, arches and plank shutters add detail and complete the style.



**Normandy**

Inspired by French domestic architecture, the Normandy style shares many of its basic components with the Cottage style. The Normandy style, however is more refined, and has a much more vertical emphasis in the basic massing. Gently sloping gable corbels, curved porch brackets and 'z' brace shutters complete the style.



### 3.3.3 Permitted Uses

Permitted uses include:

1. Permanent Single Family dwellings.
2. Temporary Sales Offices and Model Homes.
3. Home occupations as allowed in the City of Rancho Cordova Zoning Code Title II, Article I, Chapter 1, Article 1.

### 3.3.4 Standards Table

Density | 11-12 DU/Acre

#### Lot Requirements

Minimum Lot Size	2450 square feet
Minimum Lot Width	35'
<sup>1</sup> Minimum Corner Lot Width	42.5' / 47.5'
Minimum Lot Depth	70'
<sup>3</sup> Maximum Lot Coverage	61%

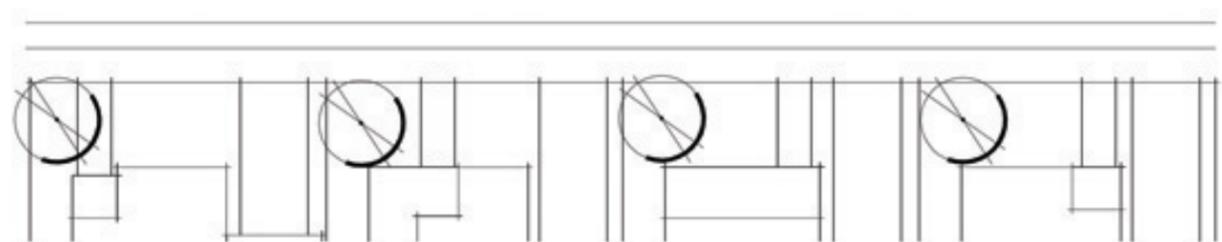
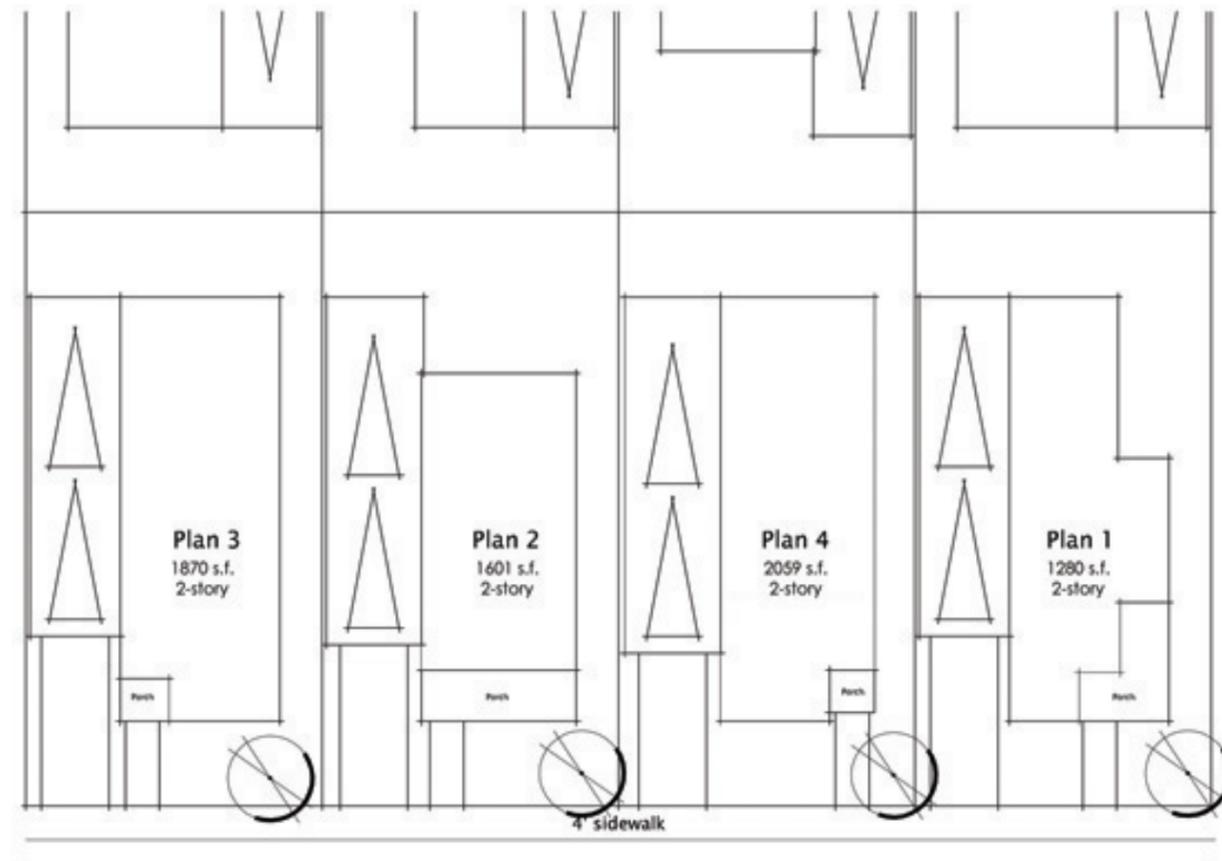
#### Setback Requirements<sup>4</sup>

<sup>2</sup> Front Yard	10' / 18'
Side Yard	0' / 5'
Corner Side Yard	12.5'
Rear Yard	10'

Maximum Building Height | 37' (3 stories)

1. End units at opposite ends of blocks containing zero lot line units must compensate for the additional 5' setback at one block end unit.
2. 10' setback to porch or living areas, 18' to garage.
3. Coverage includes garage, living and covered porch areas.
4. Portions of buildings may intrude into any setback except front setback at a distance not to exceed one foot, provided that the intrusion is a result of an irregular lot shape or curvilinear lot line.

Parking provided at 2 covered spaces per unit



site key

### 3.3.5 Design Review

This project is subject to the City of Rancho Cordova Design Review process. In addition to other City design requirements, all residential units within the Cottage District shall meet the following general design guidelines:

- Each unit shall provide direct access to the public sidewalk system (e.g. a paved sidewalk connecting the porch/front entry to the public sidewalk.)
- To encourage safe neighborhood design, each unit shall be designed to allow adjacent open space, sidewalks and parking areas to be monitored from within residential units.
- Landscaping shall be approved through the design review process and shall be compatible with architecture.
- Repetition between adjacent lots and along streetscapes shall be avoided by varying the placement of the four styles, each with three facade variations throughout the Cottage District (see page 18).
- The design of each residential unit shall incorporate the architectural details specified under Architectural Styles (see page 18).
- Roof forms and variation in structural massing shall be used to reduce the bulk of residential units.
- All facades, particularly the front facade, shall include architectural details which provide depth, interest and variation to avoid a "flat" appearance.
- Window design shall provide visual interest with insets, trim details, shutters (mounted adjacent and to scale with the windows) and other details. Windows flush with the facade with no trim detail are prohibited on all facades. Dwellings adjacent to International Drive shall use windows which reduce sound transmission.
- Driveway widths shall be limited to a maximum of 10 feet to allow adequate space for on-street parking between driveways.
- All street-facing garage doors shall incorporate details to provide visual interest, such as windows, paneling, depth and trim.
- Encouraged materials include:
  - Smooth stucco finishes
  - "Style-appropriate" stone
  - Tile roof elements
  - Wood columns and beams
  - Wood shutter elements

3.4 The Brownstone District

3.4.1 Description

The Brownstone District offers the third largest lot size within Capital Village. Lots are lane loaded from the rear of the house, providing a street scene free of garage doors. The lots also utilize a zero lot line configuration which creates a more urban street scene. The Brownstone District is comprised of several villages. Two villages follow International Drive at the east end of Capital Village. One is located in the southern half of Capital Village at the west end, and two are located in the northern half flanking the internal east west road. Within the Brownstone District, there will be 16 house variations -- 4 floor plans with 4 elevation styles.



italianate

shingle

national

americana

Typical Streetscape

**3.4.2 Architectural Styles**

The Brownstone District is comprised of four architectural styles: National, Americana, Shingle and Italianate.

**National**

The National style takes its design cues from late 1800's homes that were built throughout the United States. Gable roof forms utilizing a moderate pitch, coupled with simple massing, form the basis of the style. Horizontal siding in key areas, panel shutters and full window surrounds complete the style.



**Americana**

Americana finds its roots in American farmhouses. This style offers a more refined interpretation with full window surrounds simple porch brackets and steeply pitched roofs.



**Shingle**

As the name implies, shingles are used as one of the materials for this style. Full window surrounds, gable brackets and radii at the porch soffits are other tell-tale signs.



**Italianate**

Based on the popular homes of the late 1800's, the Italianate style is derived from this picturesque architectural movement. Featuring simple gable roof forms, enhanced by repetitive brackets and sub rakes, this style is the most formal of the group.



### 3.4.3 Permitted Uses

Permitted uses include:

1. Permanent Single Family dwellings.
2. Temporary Sales offices and Model Homes.
3. Home occupations as allowed in the City of Rancho Cordova Zoning Code Title II, Article I, Chapter 1, Article 1.

### 3.4.4 Standards Table

Density | 13-14 DU/Acre

#### Lot Requirements

Minimum Lot Size		1904 square feet
Minimum Lot Width		28'
Minimum Corner Lot Width		33' / 38' <sup>1</sup>
Minimum Lot Depth		68'
<sup>3</sup> Maximum Lot Coverage		70%

#### Setback Requirements<sup>4</sup>

Front Yard		10'
Side Yard		0' / 3'
Corner Side Yard		10'
<sup>4</sup> Alley/Rear Yard		5' / 10' <sup>3</sup>

Maximum Building Height | 37' (3 stories)

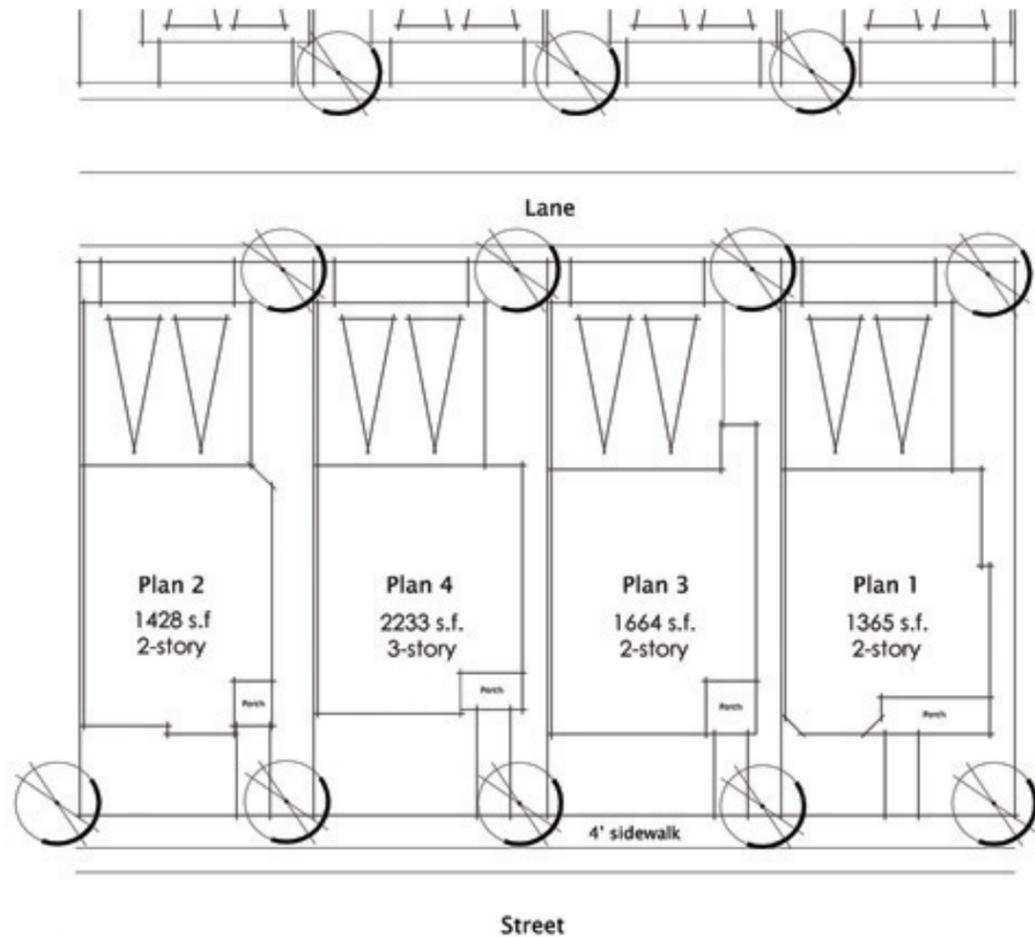
1. End units at opposite ends of blocks containing zero lot line units must compensate for the additional 5' setback at one block end unit.
2. Coverage includes garage, living and covered porch areas.
3. 5' to garage, 10' to living on first floor / 5' to living on second floor.
4. Portions of buildings may intrude into any setback except front setback at a distance not to exceed one foot, provided that the intrusion is a result of an irregular lot shape or curvilinear lot line.

Parking provided at 2 covered spaces per unit

### 3.4.5 Design Review

This project is subject to the City of Rancho Cordova Design Review process. In addition to other City design requirements, all residential units within the Brownstone District shall meet the following general design guidelines:

- Each unit shall provide direct access to the public sidewalk system (e.g. a paved sidewalk connecting the porch/front entry to the public sidewalk.)
- To encourage safe neighborhood design, each unit shall be designed to allow adjacent open space, sidewalks and parking areas to be monitored from within residential units.
- Landscaping shall be approved through the design review process and shall be compatible with architecture.
- Repetition between adjacent lots and along streetscapes shall be avoided by varying the placement of the four styles, each with four facade variations throughout the Brownstone District (see page 21).
- The design of each residential unit shall incorporate the architectural details specified under Architectural Styles (see page 21).
- Roof forms and variation in structural massing shall be used to reduce the bulk of residential units.
- All facades, particularly the front facade, shall include architectural details which provide depth, interest and variation to avoid a "flat" appearance.
- Window design shall provide visual interest with insets, trim details, shutters (mounted adjacent and to scale with the windows) and other details. Windows flush with the facade with no trim detail are prohibited on all facades. Dwellings adjacent to International Drive shall use windows which reduce sound transmission.
- Encouraged materials include:
  - Smooth stucco finishes
  - "Style-appropriate" stone
  - Tile roof elements
  - Wood columns and beams
  - Wood shutter elements



**3.5 The Town Home District**

**3.5.1 Description**

The Town Home District offers attached, for-sale homes in Capital Village. The Town Home District is comprised of three villages. Two villages surround the town green in the northern half of Capital Village, and one village flanks the major entrance to the southern half on axis with the southern park.

**3.5.2 Architectural Styles**

The Town Home District is comprised of five architectural types: Eclectic, Normandy, National, Italianate and Shingle. These styles are combined within each building to create distinctions between each home for individuality and character.

The Town Home District combines the architectural styles of the Bungalow, Cottage and Brownstone districts to create composite buildings that make the transition between single family detached homes and the multi-family, for sale, town homes. Additionally, an eclectic architectural style is introduced which serves to make the transition from the multi-family, Town Home district to the Town Center district. Two building types are used as the basis for the architectural styles. The first building type has a more traditional residential character and is the transition from single-family detached homes. The second building type includes "live/work" units and takes on a more eclectic character to become the transition from residential to Town Center.

**Village - Residential**

Using styles found in the Bungalow, Cottage and Brownstone districts, the Residential Town Homes are designed to give an impression of being built over time. Each individual unit has its own unique architectural identity, enhanced by separate but compatible color schemes.



**Urban - Live/Work**

Designed to give an urban backdrop to the Town Green, these "Live/Work" Town Homes feature an eclectic architectural style. Each unit has its own unique character, while remaining compatible with each of the other residences within the building. The end units of each building feature "live/work" units, punctuated with more storefront like glass and suspended awnings or metal roof elements.



**3.5.3 Permitted Uses**

Permitted uses include:

1. Permanent Single Family dwellings.
2. Temporary Sales offices and Model Homes.
3. Home occupations including professional service occupations (i.e., CPA, Attorney, and Architect) and as allowed in the City of Rancho Cordova Zoning Code Title II, Article I, Chapter 1, Article 1.

**3.5.4 Standards Table**

Density | 15-16 DU/Acre

**Lot Requirements**

Minimum Lot Size	as depicted
Minimum Lot Width	as depicted
Minimum Corner Lot Width	as depicted
Minimum Lot Depth	as depicted
<sup>1</sup> Maximum Lot Coverage	80%

**Setback Requirements<sup>2</sup>**

Front Yard	10' min.
Side Yard	5' min. at ends
Corner Side Yard	per site plan
Alley/Rear Yard	5'

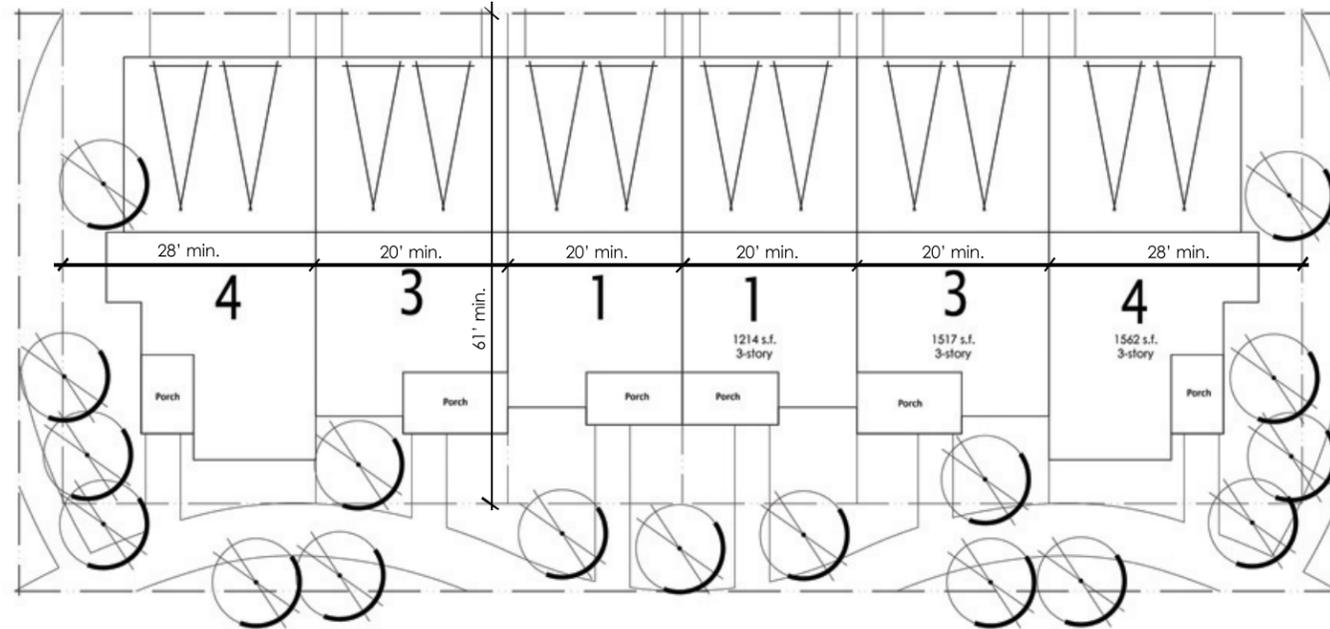
Maximum Building Height | 37' (3 stories)

<sup>1</sup> Coverage includes garage, living and covered porch areas.

<sup>2</sup> Portions of buildings may intrude into any setback except front setback at a distance not to exceed one foot, provided that the intrusion is a result of an irregular lot shape or curvilinear lot line.

Parking provided at 2 covered spaces per unit + .6 guest spaces per unit

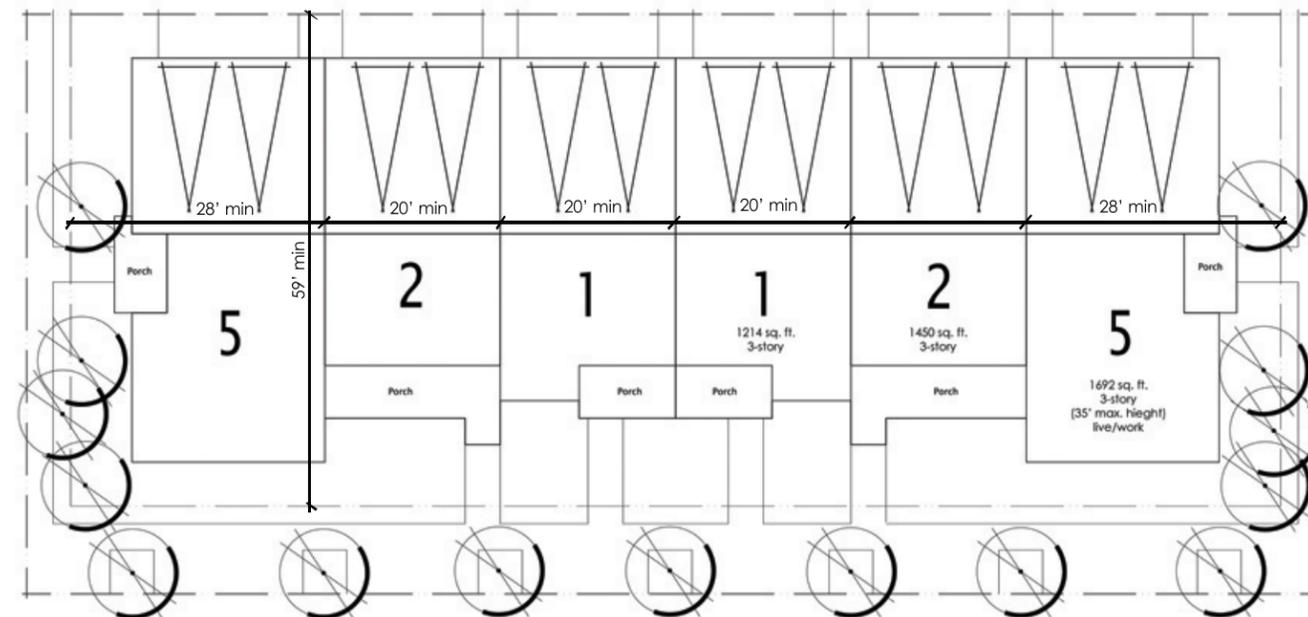
**Village - Residential**



5' min. to sidewalk - 23' to R.O.W (front)  
 20' min. between buildings (side to side)  
 25' min between buildings (front to back)



**Urban - Live/Work**



5' min. to sidewalk - 23' to R.O.W (front)  
 20' min. between buildings (side to side)  
 25' min between buildings (front to back)

### **3.5.5 Design Review**

This project is subject to the City of Rancho Cordova Design Review process. In addition to other City design requirements, all residential units within the Town Home District shall meet the following general design guidelines:

- Each unit shall provide direct access to the public sidewalk system (e.g. a paved sidewalk connecting the porch/front entry to the public sidewalk.)
- To encourage safe neighborhood design, each unit shall be designed to allow adjacent open space, sidewalks and parking areas to be monitored from within residential units.
- Landscaping shall be approved through the design review process and shall be compatible with architecture.
- Repetition between adjacent lots and along streetscapes shall be avoided by varying the placement of the four styles, each with four facade variations throughout the Town Home District (see page 23).
- The design of each residential unit shall incorporate the architectural details specified under Architectural Styles (see page 23).
- Roof forms and variation in structural massing shall be used to reduce the bulk of residential units.
- All facades, particularly the front facade, shall include architectural details which provide depth, interest and variation to avoid a "flat" appearance.
- Window design shall provide visual interest with insets, trim details, shutters (mounted adjacent and to scale with the windows) and other details. Windows flush with the facade with no trim detail are prohibited on all facades. Dwellings adjacent to International Drive shall use windows which reduce sound transmission.
- Encouraged materials include:
  - Smooth stucco finishes
  - "Style-appropriate" stone
  - Tile roof elements
  - Wood columns and beams
  - Wood shutter elements

## 3.6 The Loft District

### 3.6.1 Description

This district includes a mixed use podium building which is conceptualized to include three to five stories of residential units over one to two stories of structured parking, and ground floor retail, service or other active use (e.g. community room, recreation room, community service facility, etc.). Major architectural facades will face north to Data and Disk Drives, east to the Town Home District and Tower Park, and south to the Main Street retail corridor. Retail, service or other active ground floors uses shall face south towards Main Street and east towards Road "B." Building in the Loft District shall have direct pedestrian access to Main Street and Road "B." The Loft Building will share a service drive with the 2 major retail tenants to the west, but there will be no ground level residential units facing the service drive or the loading areas of Major 1 or Major 2. Buildings in the Loft District may be part of the same building, building complex, share a common wall or may be separated from the proposed building facing Main Street.

### 3.6.2 Architectural Styles

The Loft District is comprised of an urban architectural style that will be compatible with both the Town Home District to the east and the Commercial and Main Street District to the west and south.



site key

**3.6.3 Permitted Uses**

Permitted uses include:

1. Permanent Single Family dwellings.
2. Temporary Sales offices and Model Homes.
3. Home occupations as allowed in the City of Rancho Cordova Zoning Code Title II, Chapter 1.
4. Commercial Retail uses as allowed in the City of Rancho Cordova Zoning Code Title II, Chapter 25 with the following listed exceptions.

**3.6.4 Prohibited Uses**

1. Gun Shops
2. Funeral Home
3. Auto Rental
4. Auto Sales
5. Auto Repair
6. Tattoo Shop
7. Pawn Shop
8. Adult Entertainment
9. Rest Home, Group Care Facility
10. Additional Items to be added.

**3.6.5 Standards Table**

Density | Up to 40 DU/Acre

**Lot Requirements**

Minimum Lot Size		no minimum
Minimum Lot Width		no minimum
Minimum Corner Lot Width		no minimum
Minimum Lot Depth		no minimum
Maximum Lot Coverage		n/a

**Setback Requirements**

Front Yard		n/a
Side Yard		n/a
Corner Side Yard		n/a
Alley/Rear Yard		n/a

Maximum Building Height | 150'

Parking provided at 2 covered spaces per unit +.1 guest spaces per unit. Guest spaces may be uncovered.

**3.6.6 Design Review**

This project is subject to the City of Rancho Cordova Design Review process and shall be consistent with site plan characteristics and architecture of the Town Home District.

## 3.7 Town Center District (Commercial and Main Street)

### 3.7.1 Description

#### Commercial

The Commercial portion of the Town Center district allows for a more traditional approach to Anchor and Sub-Anchor retail buildings and the related parking fields. That is not to say, however, that the architecture should remain completely corporate in nature. Anchor and sub-anchor buildings should be designed to be compatible with the entire Capital Village project and reflect the character and richness of the homes, parks, landscape, monumentation and Main Street. Although it is recognized that there are certain elements of signage and corporate identity that are inherent to most Anchor Tenants, building design should incorporate a variety of scale, massing, materials and colors to minimize the undesirable effects of the typical "Big Box." The Retail Anchor building will be the single largest retail building within the project. It is important to divide the building into separate and distinct elements. These individual elements should play to the "built-over-time" concept. Areas of the building should be divided into forms using basic architectural techniques: varying color, scale, and material to avoid the "mega-store" appearance that is predominately found in these types of buildings.

#### Main Street

Main Street allows for the development of a New Town Center. Uses will include smaller boutique shops, cafes, restaurants and other similar uses. Executive office spaces on the second floors will expand the variety and vibrancy of the Main Street area.

The High-End Retail buildings included in this project have the most potential for individuality and variation. Individual tenant spaces should vary in scale and height as well as style and color. Intermediate open spaces should be included and should relate to the pedestrian walkways and open space view corridors each site may afford.

The building massing should relate to the street and pedestrian walkways so as to invite visitors to the shops and spaces within.

#### Planning Elements

Main Street should include a variety of significant planning elements to create a vibrant, interactive area that draws not only the residents of Capital Village, but provides a destination for residents of Rancho Cordova as well. Elements of Main Street should include:

- Plazas integrated into building design and placement that allow for outdoor seating adjacent to cafes and restaurants.
- Wide sidewalks that allow for outdoor seating and outdoor sales associated with retail activities.
- Street trees that provide a buffer between pedestrians and traffic without obscuring or separating the Main Street connectivity.
- Diagonal parking that encourages use of Main Street as a shopping destination, without the use of a typical parking field.
- Careful thought should be given to the treatment of pedestrian crosswalks at the intersections along Main Street to provide easy access and traffic calming.
- Main Street should be multi-functional. Not only is Main Street the center of activity on a daily or weekly basis, but special events such as Farmer's Markets or other community functions should be easily integrated into the Main Street fabric.



Typical Commercial Elevation

## 3.7.2 Design Guidelines

Design Guidelines are included for the development of the Town Center area so that this area of the CVSPA has the framework by which to be measured as future submittals are brought forth. As of publication of this document, the Town Center location and character have been clearly defined, leaving the ultimate final planning and design subject to a firm commitment from a developer group appropriate for this unique area. The Residential Developer (Beazer Homes of Northern California) has already completed the design of the residential architecture, which is currently in the City of Rancho Cordova Design Review Process. Refer to pages 31-34 for Main Street character studies.

### Style

The overall style of the Town Center District reflects an eclectic use of traditional materials and forms to create an architectural flavor that is unique to Capital Village. The forms, proportions and materials used should be applied to create visually pleasing buildings that are able to span the gap between the residential housing included in the project and the modernistic buildings that surround the site. The buildings should evoke an overall impression that the project was built over time. Varying materials and styles within buildings is encouraged in order to accomplish this. Also important to the style are focal points and view corridors throughout the project that will invite visitors from one point to another within the project

### Roofs

Roofs and roof forms should be consistent with the overall theme of the project. Individual roof elements placed in key locations along buildings should convey the "built-over-time" concept in conjunction with building forms. Pedestrian areas should be enhanced by shed and gable roof elements that extend into pedestrian areas to provide cover and shade. Dormer elements are also encouraged to provide an added layer of detail and shadow.

### Cornices

Cornice elements may be sparingly and appropriately applied to articulate basic building forms and provide differential between individual tenants. Varied cornice elements tend to reinforce the "built-over-time" concept. When used, cornices should provide contrast of color and material to wall areas beneath. Cornice elements should not be of such size or quantity that they become a dominant or overwhelming feature.

### Wall Transitions

A variety of elements should be used to create wall transitions between buildings and tenant spaces. Careful consideration should be paid to walls adjacent to and oriented toward open spaces. Color and texture are the basic elements, while towers and other details may be used in some cases to frame these transition areas. Simple, intermediate elements that "book-end" areas of wall are encouraged. Whenever possible, color and simple traditional material changes are encouraged to break wall areas into visually pleasing proportions.

### Building Corners

Building Corners present an opportunity to simply enhance the visual anchoring of individual structures. It is encouraged to present building corners as focal points to surrounding areas within the project. Thoughtful treatment of building corners provides a change in scale, color and material, as well as an opportunity to introduce windows as a simple focal detail.

### Canopies and Awnings

Judicious use of canopies and awnings is encouraged. These classic details add an additional layer of interest to building facades. A variety of materials may be used including canvas, corrugated metal, wood trellises, and shed or gable roof forms. Canopy and awning elements should also provide cover at pedestrian walkways wherever possible. These covered elements should also be placed in such a way as to encourage the play of shadows against buildings.

### Towers

Tower elements may be considered as appropriate to the style of these buildings. When situated and massed properly, towers can enhance the project. These elements can serve as a connection between individual buildings as focal points and as transition spaces. Towers should provide a change in scale, color and material, and should utilize windows as well. Vertical elements should not be limited to towers. The appropriate and tasteful use of chimney elements and finials is also encouraged.

### Windows

Shape, size and placement of windows are important elements that lend positive, yet simple character to the overall theme of the project. Window size and proportion should be appropriate to the individual building style. The window forms used may vary between individual tenant spaces and buildings, to subtly reflect to the "built-over-time" concept. Windows, especially at a pedestrian level, are encouraged in the overall building design. Consideration of design elements like shutters, canopies, recesses, iron and other elements should be used to enhance windows and add variety.

### Kiosks

Kiosks in the project can provide visitors with a variety of services and information. Maps, ATM's and vendors are among the many uses for Kiosks. Kiosk elements should be complimentary to the architecture of the project, and should borrow forms, colors and materials from the main buildings. The basic design should provide shade and protection from the elements to encourage their use year round. Kiosk designs should vary slightly to reinforce the "built-over-time" theme. Each Kiosk should have its own unique characteristics to delineate it from others and allow their use as "landmarks" in assisting pedestrian travel throughout the project. Special consideration should be given to allow the introduction of Temporary Kiosks and stands (i.e. coffee cart, hot dog stand) within the zoning of CVSPA. Vendors should have the flexibility to set up for special events or to serve a need that is mobile in nature.

### Signage

Signage for the project should reflect the overall theme and preserve the integrity of the architecture. Signage should provide information and promotion of the shops and tenants within, without distracting from the architecture of the buildings themselves. While neon signage is discouraged, the use of lighting to accent signage is acceptable. The form, size and fonts used should vary slightly to maintain the "built-over-time" theme. Pedestrian scale monument signage is also encouraged to guide visitors from one point to another throughout the project.

## Materials

Materials reflect the style and overall impression of any building. The materials used for this project should reflect quality and lend to the impression of the overall theme. Listed below are both the encouraged and discouraged materials for this project.

### Encouraged Materials

- Smooth stucco finishes
- "Style-appropriate" stone
- Wrought iron
- Canvas awnings
- Wood trellises
- Tile roof elements
- Wood columns and beams in key location
- Pre-cast stone trims, heads and sills
- Metal roof elements
- Decorative sheet metal gutters and downspouts, collectors if and where appropriate
- Wood shutter elements
- Individually articulated window elements
- Tilt-up construction that utilizes imaginative forming techniques to add texture and shadow to otherwise unarticulated walls

### Discouraged Materials:

- Heavy "knock-down" or "Spanish Lace" stucco finishes
- Contrived stone veneers
- Unfinished tilt-up wall panels
- Large unbroken window walls
- Exposed concrete block walls
- Exposed aggregate walls

## Colors

Colors should be consistent within the Town Center District, while giving distinction and individuality to different buildings and to different tenants within larger buildings. Bold colors are encouraged, without being garish or obtrusive. Colors should be used to bring together the materials used throughout the project. The colors should be used as a complement to stone, concrete, wood, fabrics and other materials.

## 3.7.2 Permitted Uses

- Anchor Retail
  - Chain retail/grocery stores
  - Chain hardware stores
- Main Street Retail Sales and Services
  - Specialty food retail (i.e. grocery/drug stores, coffee shops, chocolate/candy shops, pastry/desserts, bagel shops, wine shops)
  - Specialty goods retail (i.e. cooking supplies/culinary, general housewares, specialty hardware, books/magazines, bicycle shops)
  - Personal services (i.e. hair and nail salons, shoe repair)
  - Business services (i.e. computer/office supplies, print shops)
  - Banks and financial institutions (excluding check cashing stores)
  - Neighborhood serving commercial (i.e. small pharmacies, video rental & sales, dry cleaners)
- Main Street Eating and Drinking Establishments
  - Restaurants serving alcoholic beverages or providing entertainment, provided this activity is clearly ancillary to food service
  - Chairs and tables for outdoor dining

## 3.7.3 Prohibited Uses

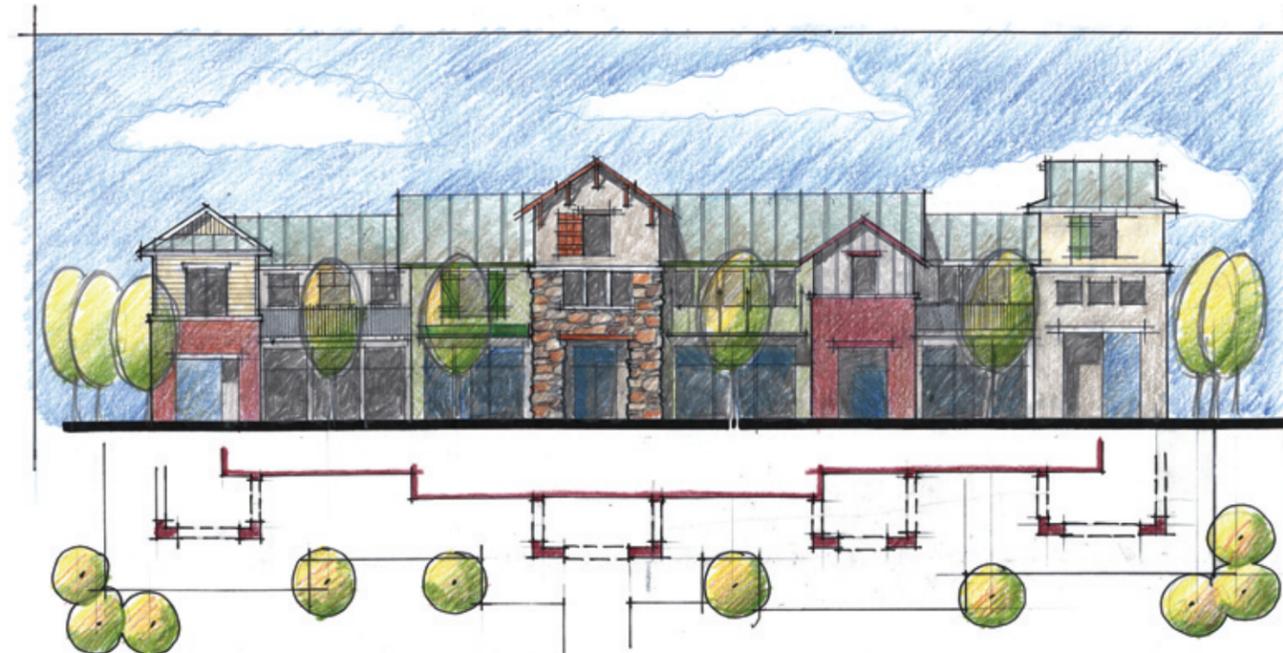
- Gun Shops
- Funeral Home
- Motor Vehicle Rental
- Motor Vehicle Sales
- Motor Vehicle Repair
- Tattoo Shop
- Pawn Shop
- Adult Entertainment
- Rest Home, Group Care Facility

## 3.7.4 Minimum Parking Requirement

- Minimum parking ratio for commercial center is 3.5 per 1,000 square feet of leasable space.

## 3.7.5 Maximum Height Requirements

- Maximum height for the retail center is 60 feet.
- Maximum height for CMU B is 50 feet due to the proximity to residential uses.



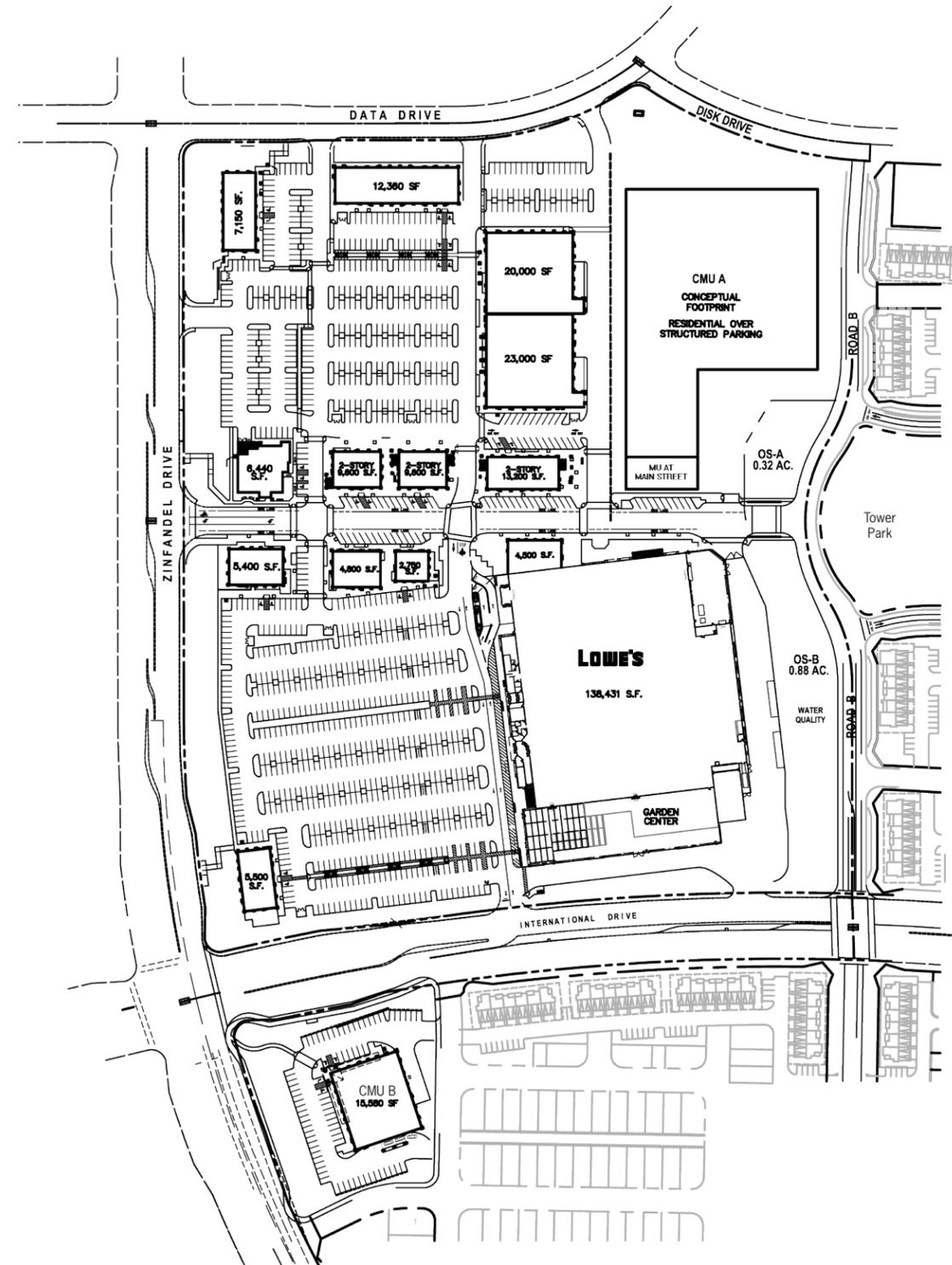
Typical Main Street Building Character Study



Main Street Concept - West End



Main Street Concept - East End



**Commercial Summary**

	LAND (AC)	BUILDING (SF)	LAND/BUILDING RATIO	PARKING REQD (STALLS)	PARKING PROVIDED (STALLS)
<b>RETAIL CENTER</b>	25.037	291,884	2.74	1,219	1,104
<b>CMU A 1</b>	1.8371	24,800	2.23	111	203
<b>CMU B</b>	2.3363	15,580	5.53	61	78
<b>TOTAL</b>	29.2104	332,264	2.83	1,391	1,385

1. Includes 31 Retail Units of the 43 Live/Retail Product.
2. 3.85 spaces provided per 1000 sf of gross floor area.

Town Center Concept Site Plan (Commercial and Main Street)

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### Main Street Concept Plan and Uses

## 4. Circulation Plan

The design of the Capital Village SPA circulation system incorporates a balanced network of structured streets and pathways to serve the Plan Area. The internal project streets are designed such that they create a block or grid pattern. The pathways are designed to provide non-vehicular transportation opportunities through the site in both the north-south and east-west directions. This creation of a well-connected hierarchy of roadways allows for the efficient flow of vehicular traffic and also encourages walking, biking, skating, and other alternatives to the automobile.

Thoroughfare and arterial streets (typically six-lane and four-lane roads), the principal streets providing access to the SPA, currently exist and have been constructed to their respective ultimate right-of-way. These streets are Zinfandel Drive, International Drive, Data Drive, Disc Drive, and Prospect Park Drive. The sidewalks adjacent to these roadways are proposed to be reconstructed such that they are detached, providing a landscape strip adjacent to the roadway, and widened.

The construction of the internal roadways and streets will occur in a coordinated and timely manner. They will be phased consistent with the project-phasing plan as illustrated on page 72. This chapter and the documents presented therein were prepared to define the implementation of the project's phased circulation system and to ensure they are installed concurrent with development.

The internal residential streets provide connections into and through the SPA, connecting the neighborhoods with the park facilities and the commercial-retail center, allowing the SPA residents the ability to travel within and through the plan without traveling on the arterial streets. The collector roadway and arterial street intersections are designed to be controlled, either by a traffic signal or by restricted movements.

Regional Transit (RT) service does exist within the Capital Center Business Park and will be extended to this SPA. The design of the SPA Land Use Plan and the policies contained within this document encourage the use of public transit. Over 80% of the residences within the Plan Area are within a one-quarter mile walking distance of the proposed project bus stop, located at the eastern edge of the commercial-retail center, along the north side of Main Street. In addition, there are existing bus

turnouts constructed at the intersections of Zinfandel Drive and International Drive and at International Drive and Prospect Park Drive, providing bus turnouts within one-quarter mile of 100% of the Plan Area residences. These existing bus stops are not currently in use, but with the development of the Capital Village SPA, RT will place them in active service based on their need.

The SPA Land Use Plan also provides a network of pedestrian pathways and bikeways, allowing for non-vehicular travel throughout the plan in both the north-south and east-west directions. All arterial roadways will have a Class II bike lane striped on the street. The sidewalks adjacent to the arterial and collector roadways will be separated by a landscape strip, eight-feet in width, and will be constructed to either an eight-foot or ten-foot width. In addition, there are several parkway paseos that provide north-south and east-west pedestrian connections between the neighborhoods, between the neighborhoods and the arterial streets, and between the neighborhoods and the commercial-retail center.

### 4.1 Circulation System

The plan identifies a basic street framework and hierarchy that establishes the primary elements of neighborhoods and community character. The basic street hierarchy is first established by the alignment of the existing thoroughfares adjacent to and through the Plan Area: Zinfandel Drive and International Drive. Also significant are the other existing arterial streets adjacent to the site: Prospect Park Drive, Data Drive, and Disc Drive. Streets within the SPA are classified based on their functional requirements and their relative importance in establishing the character of the project and defining its neighborhoods, key land uses, and allowing for opportunities for alternative modes of travel. All streets proposed as a part of this SPA are discussed and detailed herein.

### 4.2 Street Pattern

The street pattern designed for this Plan Area incorporates fairly uniform blocks, with streets interconnected at numerous points, thereby allowing internal vehicular and pedestrian trips to avoid the external arterial streets, providing numerous routes through the site. Long unbroken blocks that create a repetitious appearance and discourage internal pedestrian circulation have been avoided.

### 4.3 Existing Streets

#### 4.3.1 Thoroughfares

Zinfandel Drive and International Drive are the only thoroughfares within the Plan Area. Both roadways exist and have been constructed to their ultimate rights-of-way. They both serve as primary access facilities to the Plan Area. No roadway improvements are proposed, except to detach and reconstruct the sidewalk along the plan area frontage, creating an eight-foot landscape strip and a new sidewalk width of ten feet. See Page 38 for a detailed cross section of this roadway. On-street parking along International Drive for the fronting residential lots is allowed.

#### 4.3.2 Arterial Streets

Arterial streets are similar in character to a thoroughfare but carry less traffic. Prospect Park Drive, Data Drive and Disc Drive are the only arterial streets within the Plan Area. These three streets exist and have been constructed to their ultimate rights-of-way. They serve the adjacent land uses as well as the Plan Area traffic needs. No roadway improvements are proposed, except to detach and reconstruct the sidewalk along the plan area frontage, creating an eight-foot landscape strip and a new sidewalk width of eight feet. See Page 38 for a detailed cross section of this roadway. On-street parking for the fronting residential lots is allowed.

## 4.4 Project Streets

### 4.4.1 Primary Residential Streets

Collector streets carry moderate traffic volumes serving residential neighborhoods. They are also the prominent new streets "A", "B" and "C" within the Plan Area. The location of these project collector streets are illustrated on Pages 39-41. These streets will be constructed in accordance with the street sections identified on Pages 39-41

### 4.4.2. Main Street

The Main Street of the Plan Area is located within the Village Core Commercial Retail area and is a central focal point of the Plan Area as well as a principal connection to Zinfandel Drive. This street is essential in establishing the overall character of the Village Core and takes on the appearance of a "Main Street" with wide sidewalks adjacent to commercial and retail buildings. Shade trees will be planted in tree wells and will shade on-street diagonal parking and the sidewalk areas. Individual project designs for the "Main Street" commercial/retail buildings may include the adjacent on-street parking in their total required parking calculations.

Main Street is located as illustrated on pages 32-33 and will incorporate one lane in each direction, on-street diagonal parking on both sides (where designed) and adjacent sidewalks. The street will be constructed as a public right-of-way and will incorporate decorative paving at intersection. The City will allow from time to time the closing of a portion of the Main Street to accommodate farmers markets, antique car shows, and another functions of a similar nature.

### 4.4.3 Minor Residential Streets

Minor residential streets are designed to serve local traffic, provide direct access to residences, and carry low traffic volumes. The location of these streets are as illustrated on page 37. Local streets that provide access and connections to and from individual residences and between neighborhoods are essential components in the development of Capital Village's traditional character. The relationship between the street frontage, sidewalks, trees, front yards and house design is critical in the creation of a pedestrian-friendly, pleasant neighborhood that accommodates the automobile without sacrificing pedestrian ease, comfort, and safety. These are the predominant streets within the residential areas of the Plan. They will be constructed in accordance with the City of Rancho Cordova's standard. See Page 38.

### 4.4.4 Drive Aisles

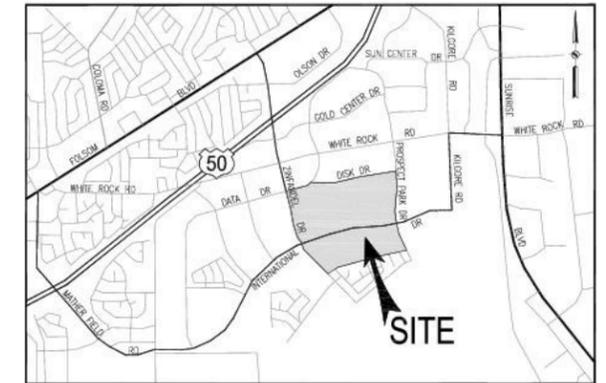
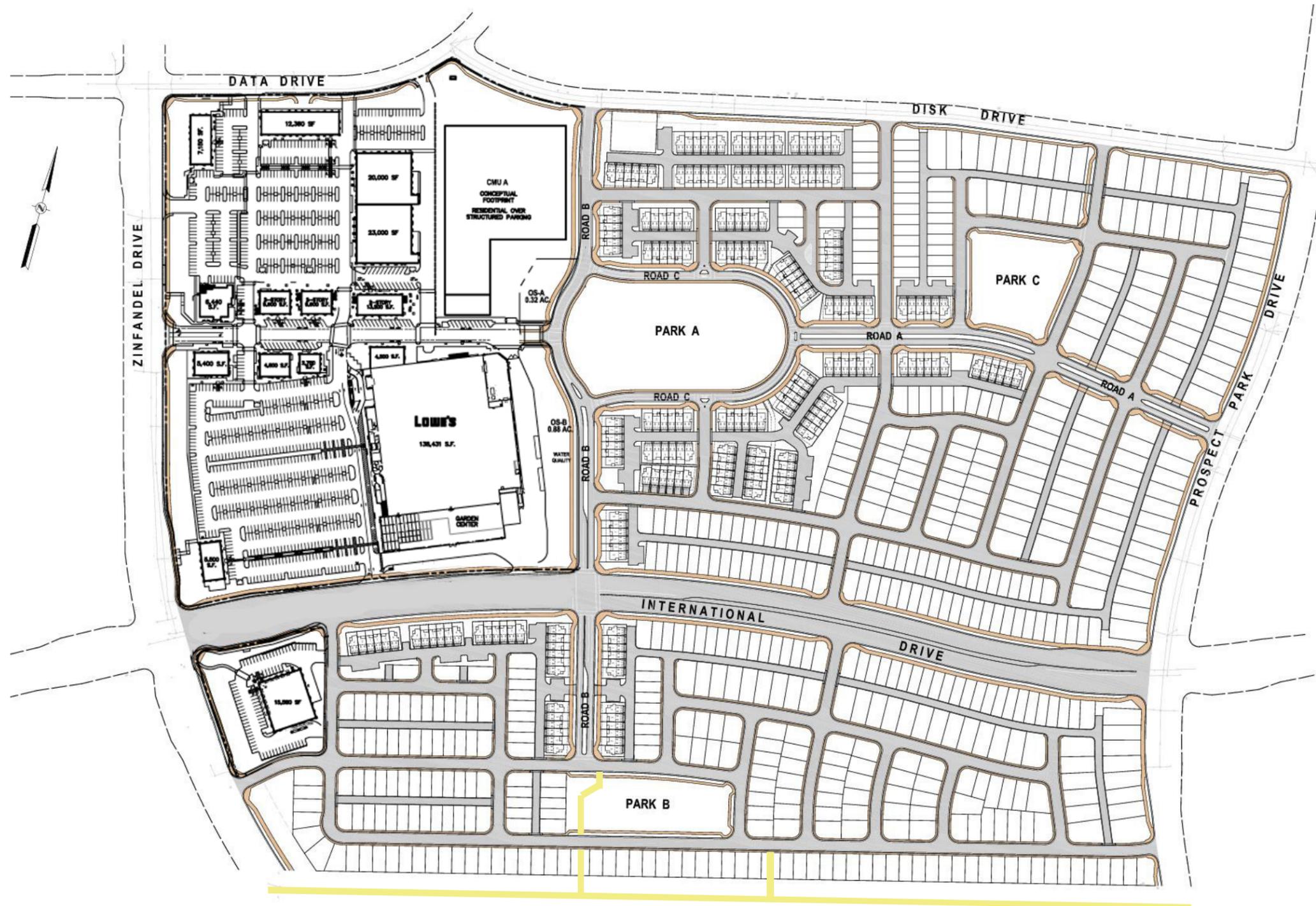
Drive aisles provide direct access to the Town Home and Brownstone housing products. Access is provided in a controlled fashion, as it precludes direct driveway access to a fronting street by individual lots. They provide rear garage access in an alley configuration, eliminating garages and driveways from the fronts of these housing product types. They carry only the traffic from the lots they serve. Drive aisles are constructed within a public right-of-way but are privately maintained by the Plan Area HOA. The Plan Area drive aisles are illustrated on page 37.

### 4.4.5 Alleys

Alleys provide direct access to the Brownstone and Cottage housing products. Access is provided in a controlled fashion, as it precludes direct driveway access to a fronting street by individual lots. They provide rear garage access, eliminating garages and driveways from the fronts of these housing product types. They carry only the traffic from the lots they serve. Alleys are constructed within a public right-of-way but are privately maintained by the Plan Area HOA. The Plan Area alleys are illustrated on page 37.

### 4.4.6 Off-Street Parking Drives, Bays and Courts

Off-street parking drives, bays and courts will be implemented to provide additional parking as is needed to serve the commercial-retail center and additional parking needs of the Townhomes, within the drive aisles. The design of all parking drives and stalls shall be as required in the City of Rancho Cordova's Zoning Ordinance.



**Color Legend**

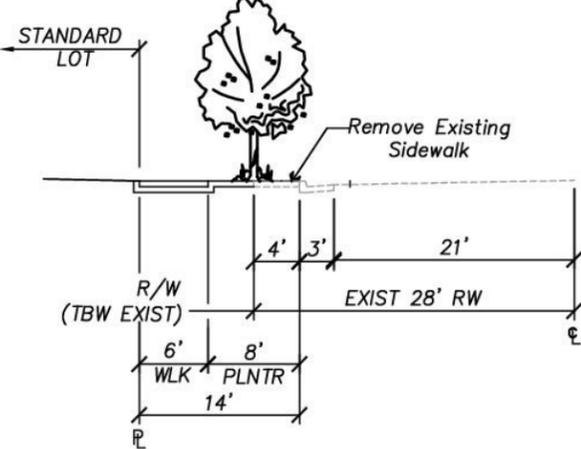
- Public Roads, Alley and Pavements
- Public Sidewalks
- Public Trail System

Note: Private sidewalks are not depicted on this plan.

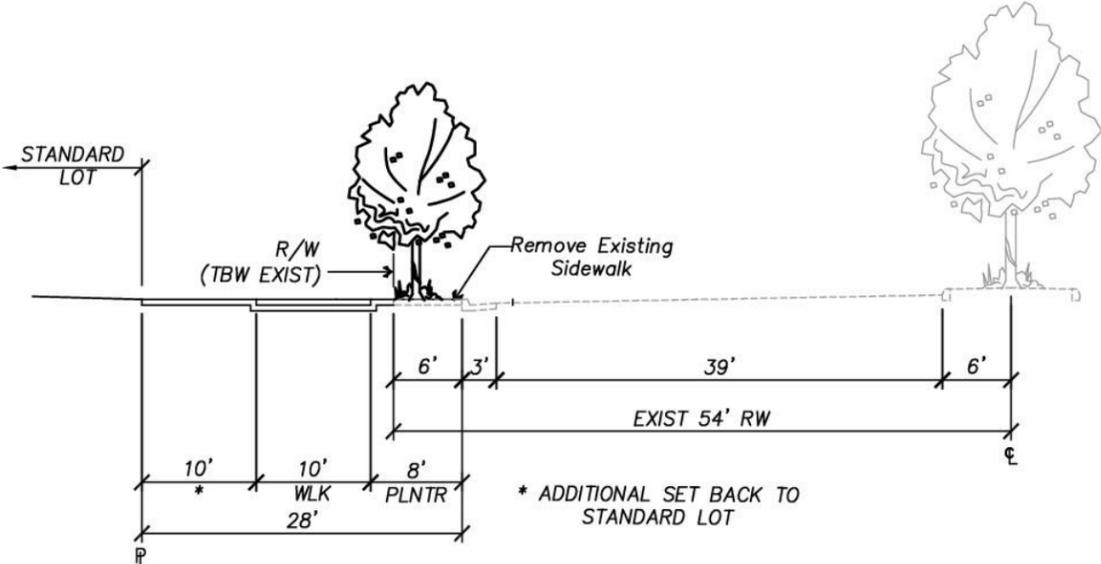
Streets and Sidewalks Circulation Plan



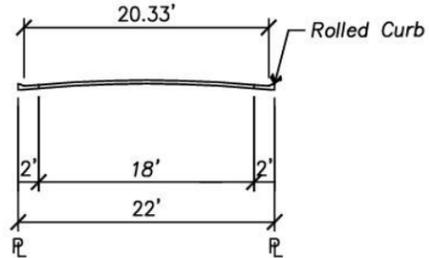
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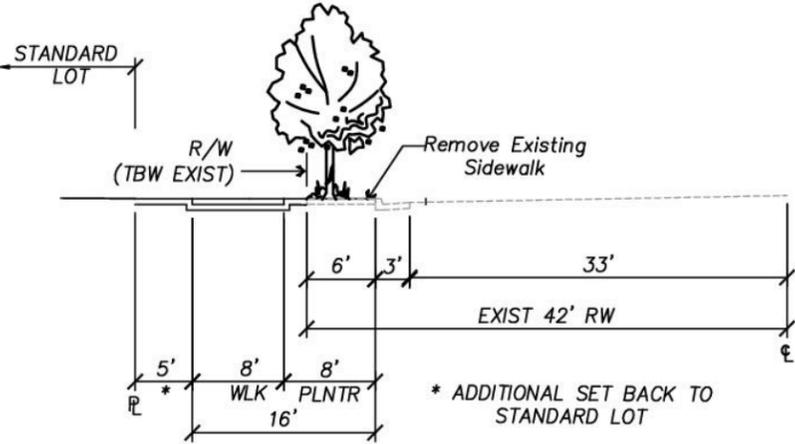
**DATA DRIVE & DISK DRIVE - 1/2 SECTION**  
NOT TO SCALE



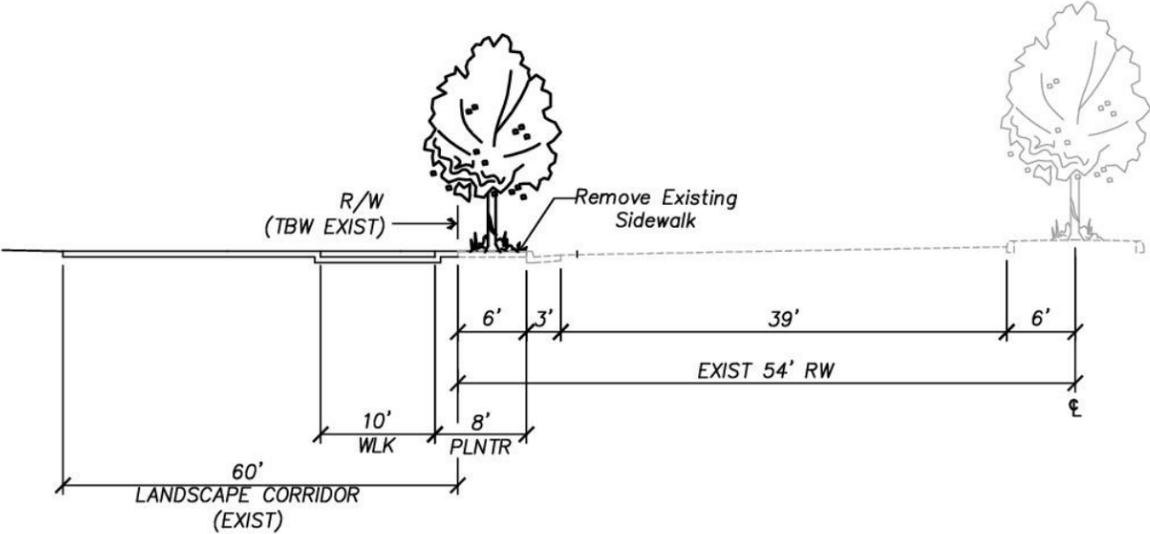
**INTERNATIONAL DRIVE - 1/2 SECTION**  
NOT TO SCALE



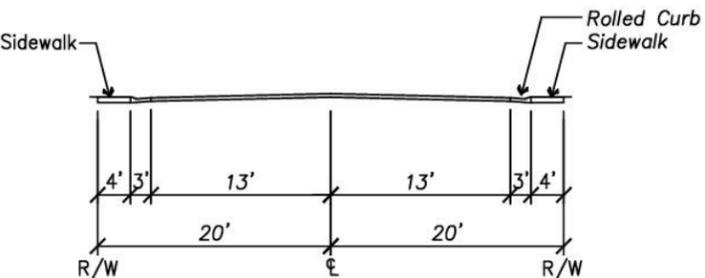
**22' ALLEY**  
NOT TO SCALE



**PROSPECT PARK DRIVE - 1/2 SECTION**  
NOT TO SCALE

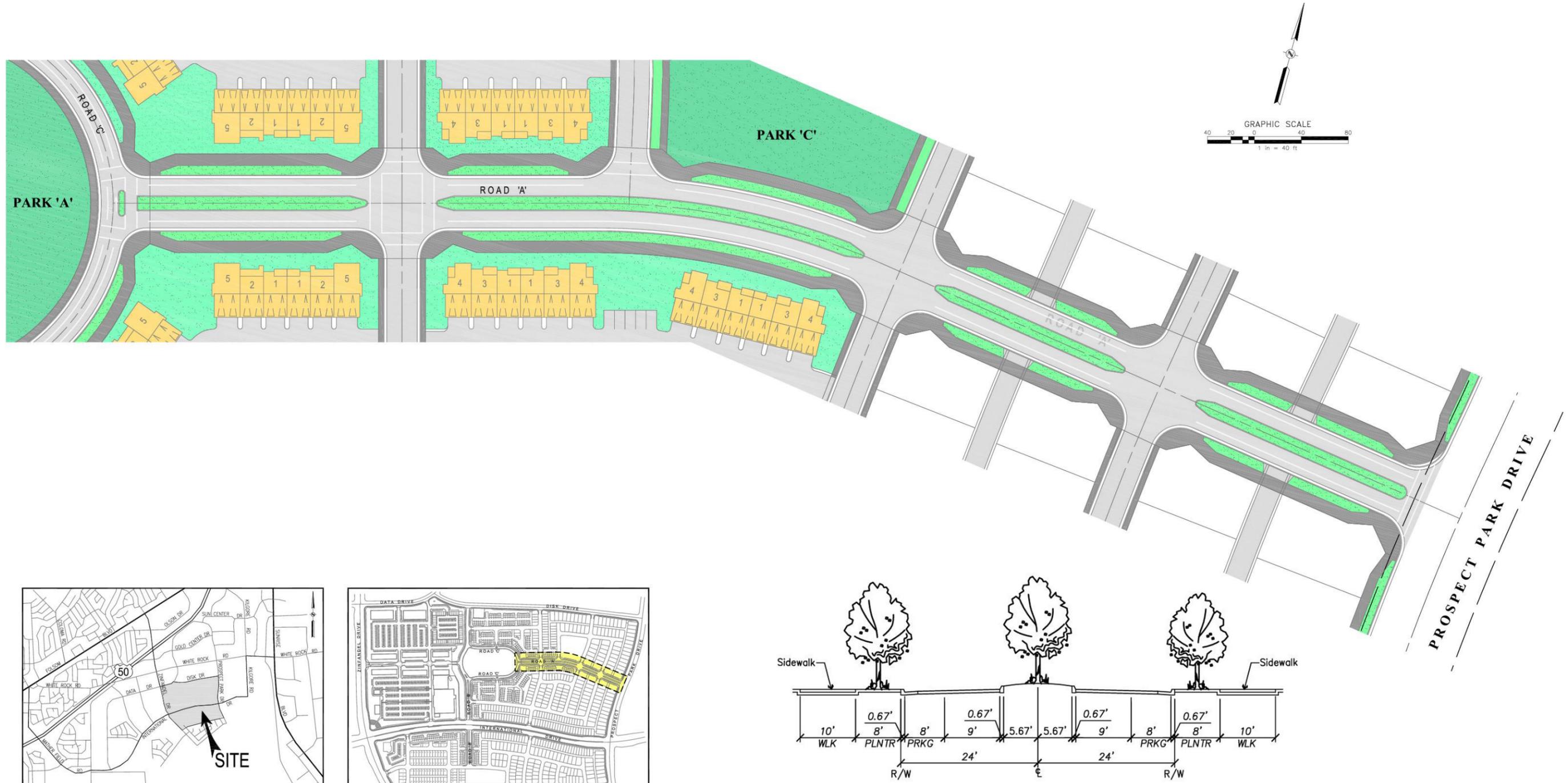


**ZINFANDEL DRIVE - 1/2 SECTION**  
NOT TO SCALE

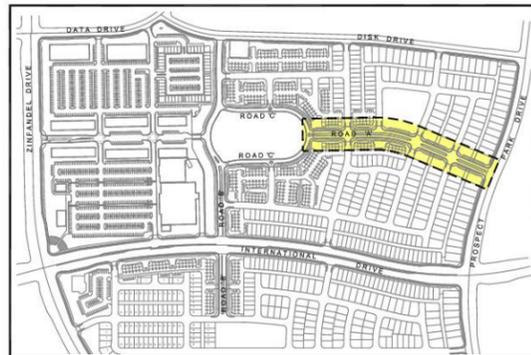


**40' R.O.W. TYP.**  
NOT TO SCALE

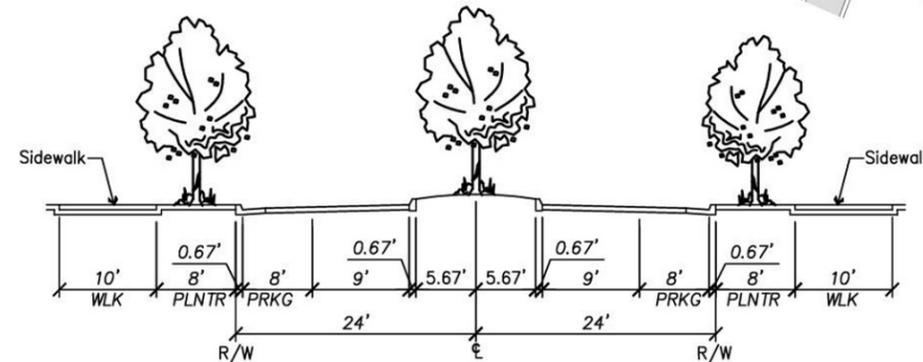
Road Sections



VICINITY MAP



ROAD KEY



ROAD 'A'  
48' STREET RIGHT-OF-WAY - TYPICAL  
NOT TO SCALE

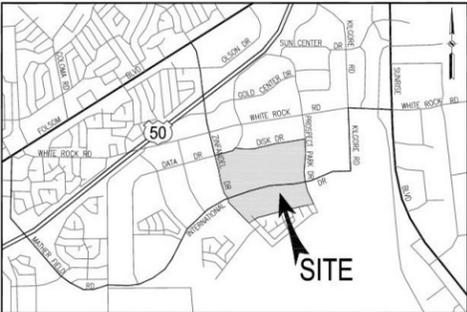
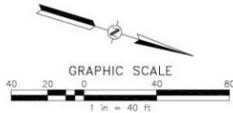
# Road 'A' Detail



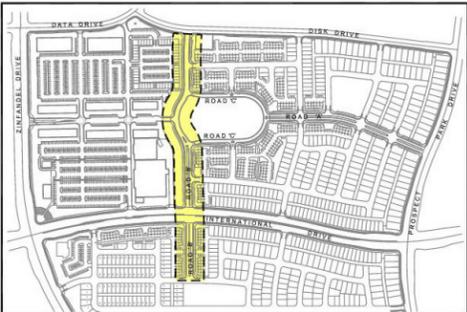
# Beazer - CAPITAL VILLAGE

CITY OF RANCHO CORDOVA, CALIFORNIA

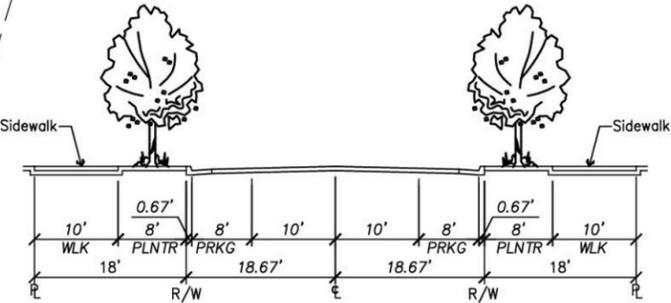
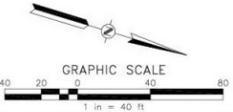
## ROAD 'B' NOVEMBER, 2004



VICINITY MAP



ROAD KEY



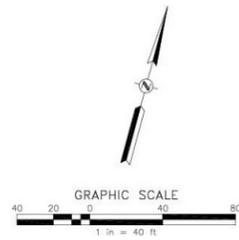
ROAD 'B'

37.33' STREET RIGHT-OF-WAY - TYPICAL  
NOT TO SCALE

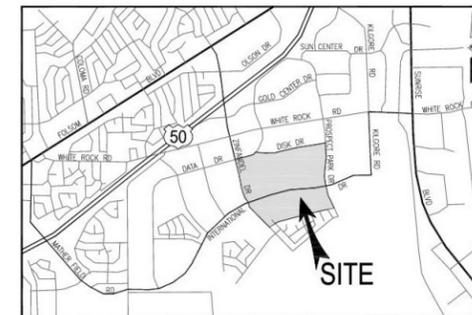
Road 'B' Detail

**Beazer - CAPITAL VILLAGE**  
 CITY OF RANCHO CORDOVA, CALIFORNIA

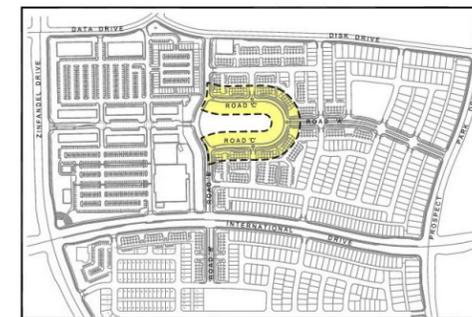
**ROAD 'C'**  
 NOVEMBER, 2004



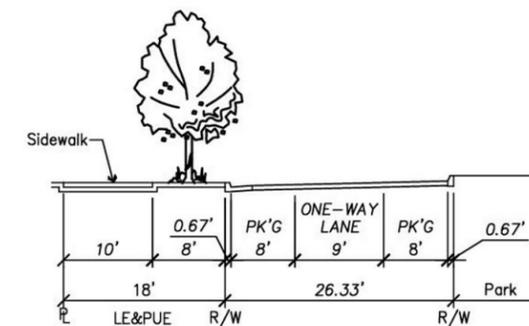
Road 'C' Detail



VICINITY MAP



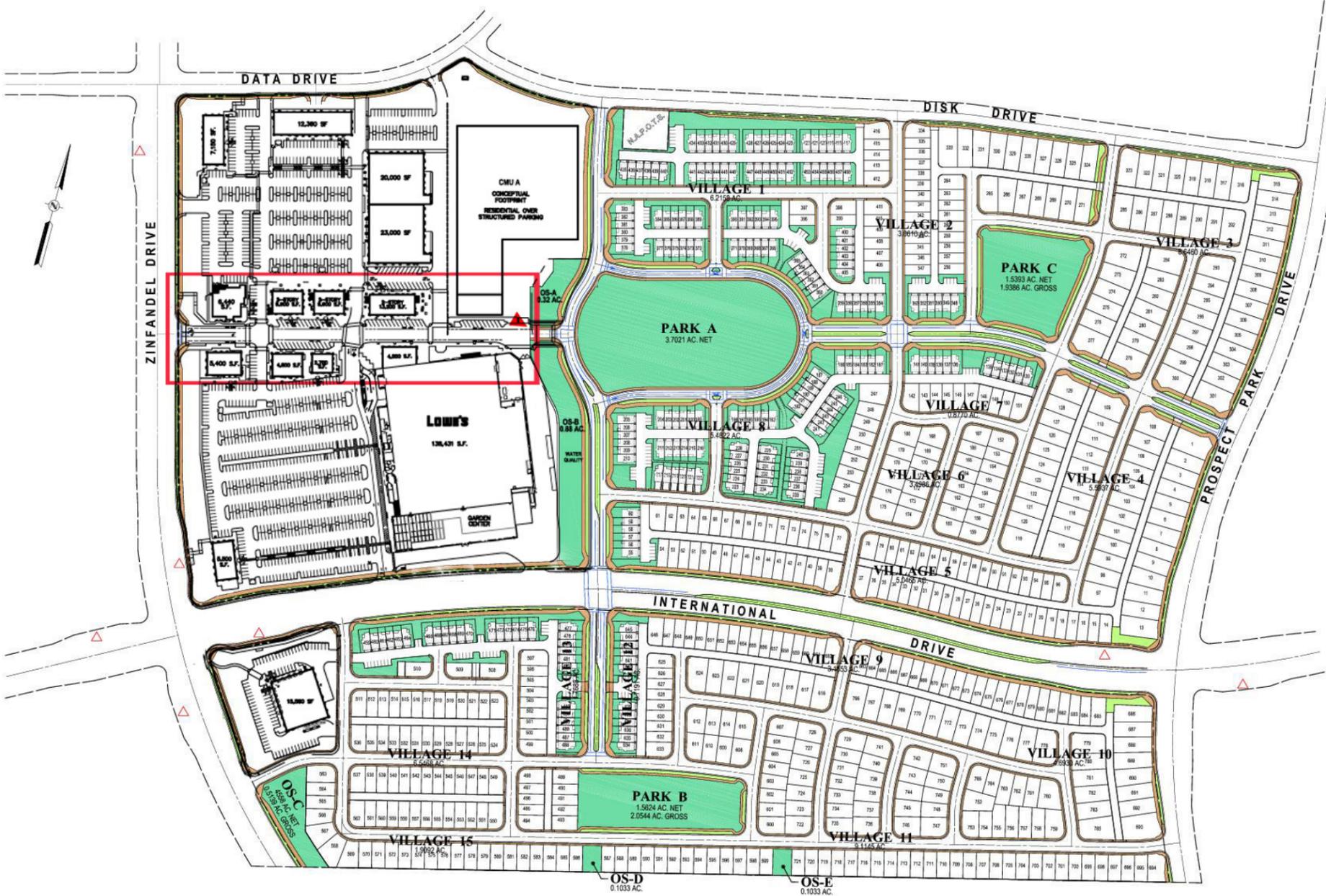
ROAD KEY



ROAD 'C'

26.33' STREET RIGHT-OF-WAY - TYPICAL  
 NOT TO SCALE

4.4 Transit



- Legend**
- Sidewalks
  - Parks & Open Spaces
  - LS Corridors
  - Proposed Road Striping
  - Proposed Bus Stop Location
  - Existing Bus Stop Location
  - Main Street



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Transit and Open Space Plan

## 5. Landscape Standards

### 5.1 Capital Village Community Landscape Theme

Lying in the heart of Rancho Cordova, Capital Village will capture the sense of an eclectic, urban setting using a mixture of land uses, housing types and landscapes to encourage diversity; express variety in form, color, scale, and material; and promote placemaking with sensitive transitions of public and private spaces. Connectivity will be a dominant theme in Capital Village, incorporating the commercial/retail/loft district, residential districts, community parks and open space into a cohesive, walkable community with pedestrian amenities and unique street scenes without the self-imposed barriers of soundwalls. This concept of expressive connectivity in design materials, the emphasis of social interaction, and a relationship to human scale will provide a basis for the community landscape theme.

The community landscape theme will also consider connectivity in circulation, taking into account the importance of pedestrian, bicycle, vehicular, and transit opportunities and experiences. Separated sidewalks will enhance pedestrian safety; street sections will reduce traffic speeds; accesses will provide linkages to existing and planned bikeways, trails, and open space networks; and a system of walkways, paseos (car-free pedestrian walkways) and sidewalks will promote walkable destinations for residents and visitors. A mixture of evergreen, deciduous, accent and signature trees, entry monumentation, and landscape design throughout the community's streetscapes, open space, and parks will promote a level of design, a quality of place, and a relationship with architectural elements.

### 5.2 Parks

The three neighborhood parks in Capital Village provide a foundation for a vibrant community and create a sense of place by expressing unique characteristics of the community's multi-faceted districts for a variety of experiences and uses. They enhance the recreational, educational, and cultural life of the community, accommodate a variety of user groups, and promote interaction within the local districts and the community at large.

#### 5.2.1 Park "A"

Park "A", which is the largest of the three neighborhood parks in Capital Village, is a central green space dedicated to the social interaction of local residents and the greater community. Located in the center of the development, it is a walkable destination from the residential and commercial districts offering a variety of spaces, assorted uses, and venue opportunities. The main spaces within the park include the Main Entrance plaza with the Community Tower, an iconic keystone visible throughout the community and beyond.

The Main Entrance Plaza is characterized by a large open walkway ideal for meeting, gathering, sitting, observing, and being observed. The elements of the plaza will include the approximately sixty-foot tall Community Tower with a smooth, stucco finish and metal roof, steel trellises and steel fencing, stone veneer pilasters; hard surfaces of concrete paving and interlocking pavers; seating; and raised and ground plane planters. Features will be up-lighted with ground-mounted fixtures (See Park "A" Concept Landscape Plan, Community Tower Conceptual Plan and Community Tower Conceptual Elevation on page 45).

The landscape plantings of the Main Entrance Plaza area will be layered with uniform ground plane plantings of evergreen and flowering plant material, massings of flowering shrub material in two or more layers, and accent tree plantings of flowering species. Italian Cypress Trees will provide a visual and textural counterbalance for the Community Tower and constitute a unifying theme throughout the community with plantings incorporated into all Community Entry Monument sites (See Entry Monumentation section, pages 50-57).

An Interactive Water Feature lies beyond the Tower and is integrated within the main walkway of the park, affording active recreation for all ages and sculptural qualities for passive appreciation. The main walkway terminates at the Civic Amphitheater, the community's main gathering space, which is surrounded by a tree-lined, oval promenade. The Amphitheater, complete with a performance stage, is a smooth oval form with mounded, elevated edges flowing down into a Village Green. The smoothness of the promenade is pierced in one area by a grid, or Bosque, of trees. The Bosque offers a more secluded counterpoint to the public forum of the amphitheater, to be used for informal picnicking, gathering, and chess playing (See Park "A" Concept Landscape Plan on page 45 and Community Tower Conceptual Plan on page 47).

#### 5.2.2 Park "B"

Park "B" is a space of connectivity and transition with active and passive elements. A ten (10) foot sidewalk running north to south in the western portion of the park provides a connection between residential and commercial districts, parks, open spaces, and bike paths of Capital Village. This connection extends out into adjacent communities and open spaces to the south of Capital Village through two pathways at the southwestern and southwestern corners of Park "B" (See Park "B" Concept Landscape Plan, Item N, on page 48).

The transitional space in the park's western side is further enhanced by plantings of trees and shrubs that provide a privacy buffer for adjoining residences while adding diversity, texture, form, and seasonal color for all park users. The centermost aspect of the park is a grassy, tree-lined, multi-use Open Space for active, group-oriented recreation, picnicking, and events. The final element, a structured play and picnic area, completes the varied uses of Park "B".

The playground site is designed for safety, with age appropriate equipment, circulation patterns that will prevent conflicts, and fully surfaced with a colorfully themed, poured-in-place resilient surfacing. A shade structure with picnic tables is adjacent to the circular playground area with unobstructed views. The playground area has a "Spacenet" climbing structure, a mixed-age assessable/ADA compliant play structure with two slides and various climbing apparatuses, and a double-bay swing set with full and toddler seats. The "Spacenet", a three-dimensional web structure, the signature element of Park "B", will encourage interactive play with challenges to motor and logic skills for children in all age groups.

#### 5.2.3 Park "C"

Park "C" is the third and final park in the framework of community green spaces in Capital Village. Located within residential districts in the northeastern portion of the community, the park is within walking distance of the Main Street commercial district and Town Center, the community gathering spaces of Park "A", and the districts, exterior open spaces, and green space of Park "B". Sharing common elements with Park "B", such as a central, grassy, tree-lined open space, a shaded picnic area, and a structured play area, it offers different combinations of each element.

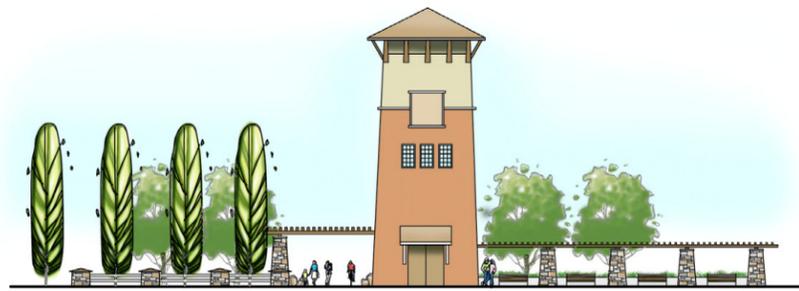
The play area at Park "C" is divided into two activity levels, with a half-court basketball court adjacent to, but separate from, a combination play and picnic area. The play area has a number of climbing structures, "The Rock" and two "Ridges", which connect with a mixed-age assessable /ADA compliant, play structure with two (2) slides and various climbing apparatuses. These elements provide both self-directed and group play activities and accommodate a wide range of climbing opportunities. As with Park "B", the playground is designed for safety, with age appropriate equipment, circulation patterns that will prevent conflicts, and fully surfaced with a colorfully themed, poured-in-place resilient surfacing.

The play area also has low rock retaining walls and a planting area with shrubs and small boulders that reinforce the rock theme of the climbing structures at the perimeter of the space, at a distance that fully accommodates the safety fall zones for each element. A shade structure with picnic tables and bench seating on the perimeter of the playground have unobstructed views of the playground, while planting areas bring color, texture, and shade to the area. Further planting areas provide a soft barrier, or transition, between the playground and picnic area and the half-court basketball court. The court is positioned to relate to the playground and have access from it, while additionally having a second, and more direct, entry from the north-western corner of the park.

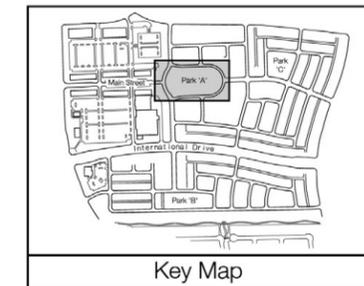


Plan Legend

- A Planting Area with Italian Cypress Backdrop and Ornamental Plantings
- B Steel Rail Fencing with Stone Veneer Pilasters
- C Main Entry Walkway
- D Community Tower (65' +/- tall) with Steel Trellis (12' +/- tall) Over Main Entry Walkway
- E Entry Seating Area with Integrated Planters, Stone Veneer Pilasters, and Steel Trellis
- F Interactive Water Feature with Boulder Fountains
- G Tree Lined Colonnade with Benches and Interlocking Pavers
- H 8' Perimeter Walk
- I Double Row of Street Trees, typ.
- J Multi-Use Open Space
- K Maintenance Vehicle Access
- L Civic Amphitheater with Oval Promenade, Seating, and Evergreen Shade Trees
- M Stage Access Ramp
- N Village Green
- O Raised Stage with Overhead Covering, Backdrop Walls, and Storage Structure (8'-0" x 18'-0")
- P Bosque of Trees for Informal Picnicking and Gathering
- Q Restroom Building: 4 Unisex / Handicap Accessible Stalls, and Storage Room (10'-6" x 18' - 0", appx. 192 S.F.)



Main Entry Walkway with Community Tower, Seating Area, and Steel Rail Fencing

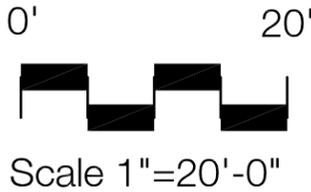
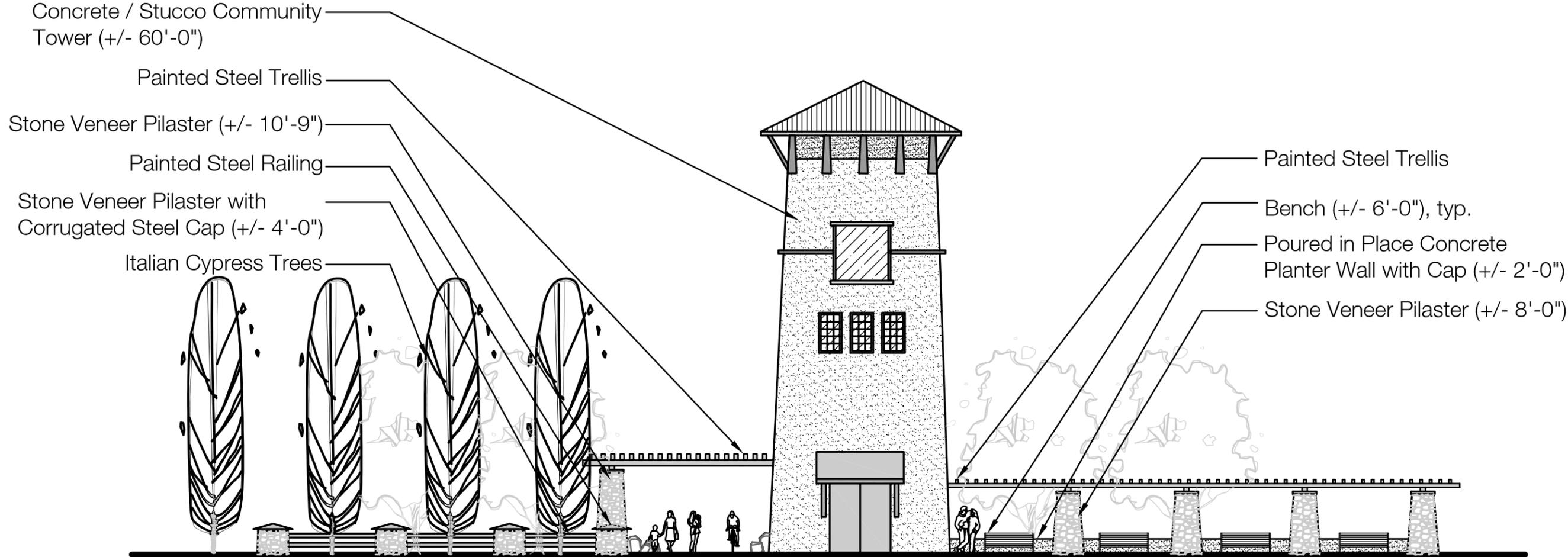


Key Map

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Capital Village  
Park "A" Concept Landscape Plan  
Rancho Cordova, California

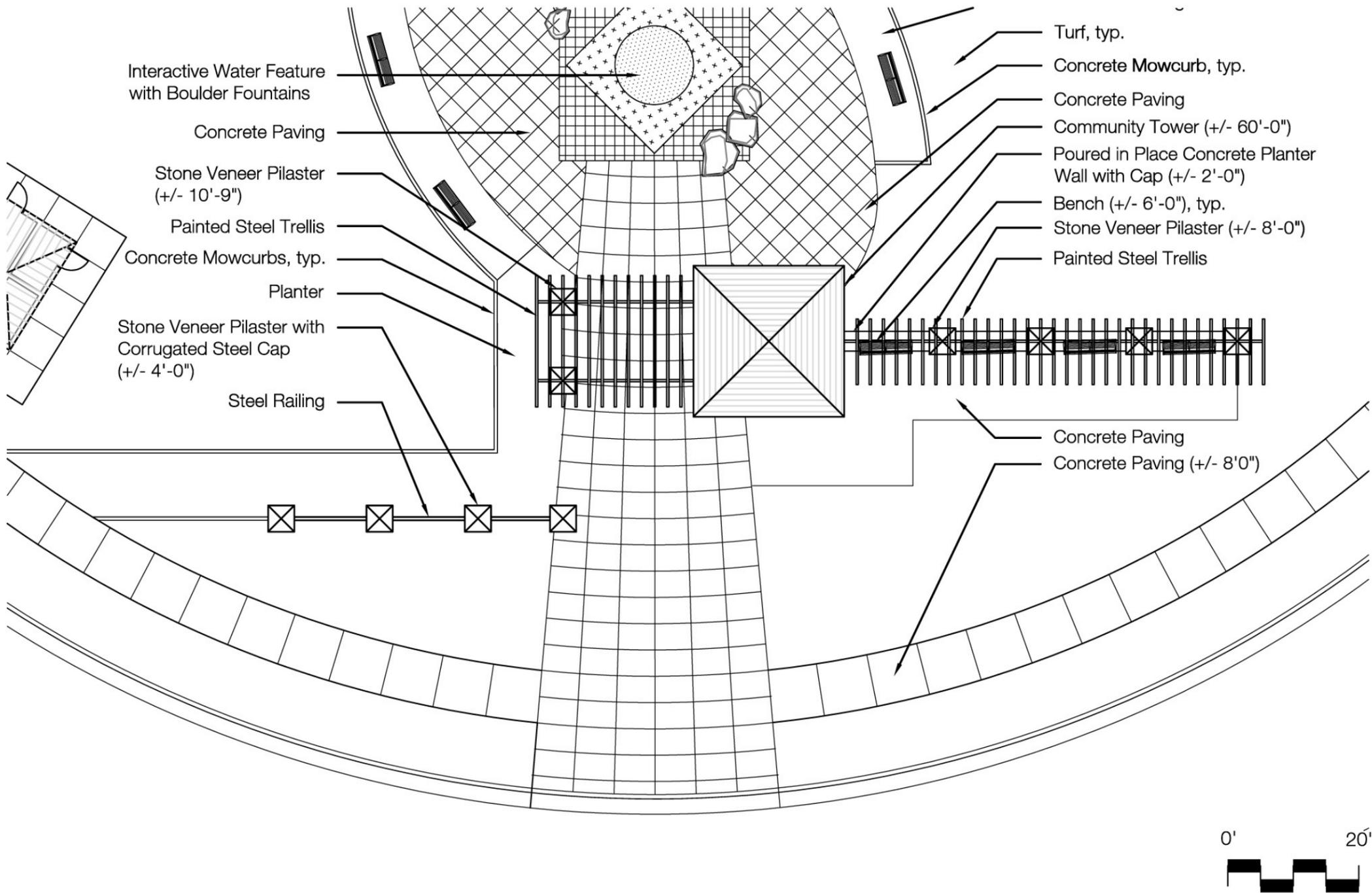
January 25, 2005  
0' 30' 60' 90'  
Scale 1"=30'-0" PN42504 



Community Tower Conceptual Elevation

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Capital Village  
 Rancho Cordova, California

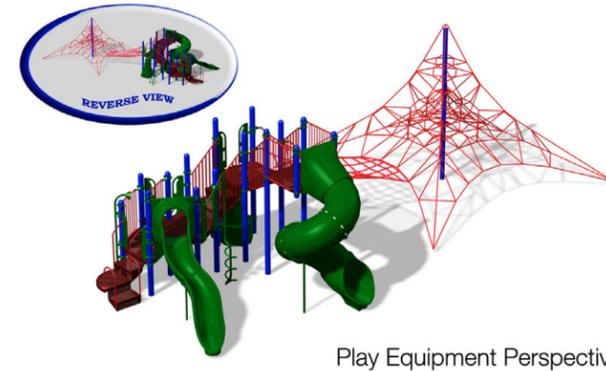


Community Tower Conceptual Plan



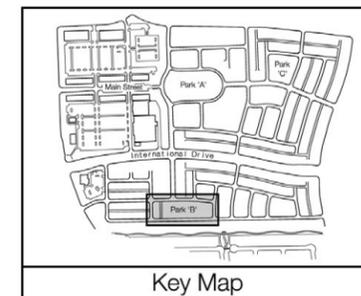
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Capital Village  
 Rancho Cordova, California



Plan Legend

- A Street Trees Around Perimeter (Typical)
- B 10' Wide Sidewalk
- C Picnic Table
- D Stepping Stone Path
- E Buffer Planting
- F Multi-Use Open Space
- G Accent Tree in Plaza
- H Shade Structure and Picnic Tables (Space for +/- 20 People)
- I Interlocking Pavers
- J Double Bay Swing set to Allow Both Full Seat and Toddler Swings
- K "Spacenet" Climbing Structure with Poured in Place Resilient Surfacing
- L Mixed Age Play Structure
- M Safety Fall Zone
- N Bike Path Connection to Zinfandel Villages at Stone Creek

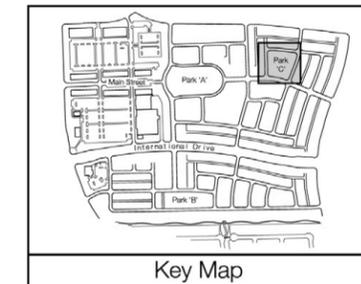


## Plan Legend

- A Boulders (Typical)
- B Double Bay Swing Set to Allow Full Seat and Toddler Swings
- C Play Structure with Integral "Rock" and "Ridge" Climbing Structures, and Poured In Place Resilient Surfacing
- D Shade Structure and Picnic Tables (Space for +/- 20 People)
- E Interlocking Pavers
- F Park Entry Planter Area
- G Half Court Basketball Court
- H Benches (Typical)
- I Safety Fall Zone
- J Raised Stone Planter
- K Low Rock Wall to Provide Sense of Enclosure
- L Planting Area with Small Boulders
- M Street Tree Around Perimeter (Typical)



Play Equipment Perspective



Key Map



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## Capital Village Park "C" Concept Landscape Plan Rancho Cordova, California

January 25, 2005  
 Scale 1"=30'-0" PN#2504



## 5.3 Entry Monumentation

Relationships between architecture and landscape are essential to ensure the goals and objectives of the SPA Handbook are carried throughout the Capital Village community. Equitable standards that reflect connectivity and cultural interaction support an overall design philosophy that strives to provide a cohesive fabric for a mixed-use, town center community.

- Each entry monument will highlight and strengthen the community design theme with consistent materials and landscape palette.
- Community entry monuments to Capital Village will occur on four levels of design hierarchy (See Monumentation Site Plan):
  - Major
  - Minor
  - Village
  - Commercial
- Entry monument designs will correspond to the overall architectural design tone and incorporate aspects of the core style materials of smooth, stucco finishes; stone veneers; steel trellises; pre-cast concrete caps; poured-in-place concrete walls with visible formwork, and steel elements.
- Signage may be atypical yet will be thematic in style and font and responsive to each use, using a combination of materials including rough concrete with pre-cast steel lettering for major and minor community entries and steel signage with a welded steel frame and computer-cut lettering for village entries.
- Steel plaques with computer-cut logo designs will be set in tower pilaster elements, where appropriate and as determined by the Master Developer. Any additional signage will be of similar design as approved by the Master Developer prior to fabrication or installation.
- Community Monument design is conceptual and is subject to change. All landscape plantings and trees used in relation to all entry monumentation will adhere to the Master Plant List and will not block visual access to signage recognition.

### 5.3.1 Major Community Entry Monuments

Major community entry monuments will constitute the primary signature monumentation for Capital Village and exemplify the overriding design theme.

- The monuments will consist of poured-in-place concrete sign walls with visible formwork; stone veneer planter walls with pre-cast concrete caps; concrete planter walls with pre-cast concrete caps; stone veneer columns; painted steel trellises; and row of Italian Cypress Trees (See Major Entry Monument Conceptual Plan and Major Entry Monument Conceptual Elevation).
- The landscape plantings will be layered with uniform ground plane plantings of a single species of evergreen and flowering plant material, massings of flowering shrub material in two or more layers, and accent tree plantings of flowering species.
- Sign wall lettering will be up-lighted with ground-mounted fixtures. Lettering will not be box or backlit.

Zinfandel Drive, a main thoroughfare in Rancho Cordova, has major community entries for Capital Village at the Data Drive and International Drive intersections. Major entries are also located on Prospect Park Drive at Disk Drive and International Drive. The intersections of Zinfandel Drive and Data Drive, and Prospect Park Drive and Disk Drive each have a major community entry monument exclusively on the southernmost corners only. The intersection of Prospect Park Drive and International Drive has major community entry monuments flanking both sides of International Drive, as does the intersection of International Drive and Zinfandel Drive, with the incorporation of a community plaza area associated with the northernmost corner of International Drive (See Monumentation Site Plan).

### 5.3.2 Minor Community Entry Monuments

Minor community entry monuments will constitute the secondary level of signature monumentation for Capital Village and continue the overriding design theme.

- They will be smaller in scale than the primary, or major, entry monumentation and will employ the same core design elements and primary materials.
- The monuments will consist of poured-in-place concrete sign walls with visible formwork; stone veneer planter walls with pre-cast concrete caps; concrete planter walls with pre-cast concrete caps; stone veneer columns; and painted steel trellises (See Minor Entry Monument Conceptual Plan and Minor Entry Monument Conceptual Elevation).
- The landscape plantings will be layered with uniform ground plane plantings of species of evergreen and flowering plant material, massings of flowering shrub material in two or more layers, a single Italian Cypress Tree, and accent tree plantings of flowering species.
- Sign wall lettering will be up-lighted with ground-mounted fixtures. Lettering will not be box or backlit.

Minor community entry monuments will be located at the main intersections leading into the commercial/retail space and the cultural heart of the community and will occur at the following intersections (See Monumentation Site Plan):

- Zinfandel Drive and Main Street, flanking both sides of Main Street;
- Disk Drive and Road "B", on the southeastern corner of Road "B";
- Prospect Park Drive and Road "A", flanking both sides of Road "A";
- International Drive and Road "B", flanking both sides of Road "B".

### 5.3.3 Village Entry Monuments

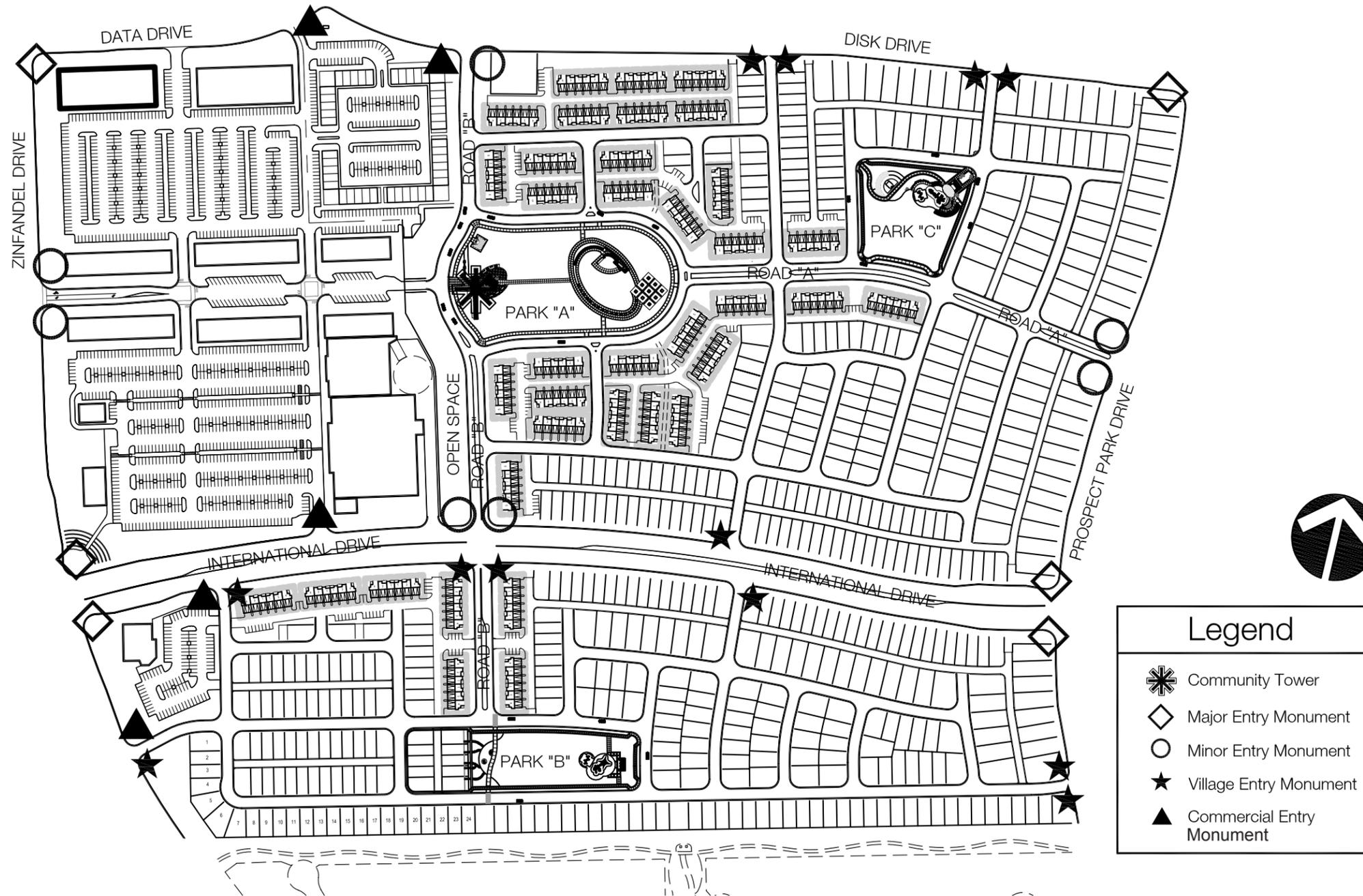
Village entry monuments will identify residential districts while reinforcing the overall Capital Village design theme. Responsive to the villages or districts they represent, the monuments will be human scale, with a vertical tower icon set at approximately six feet tall. This element will tie the iconography of the Community Tower to the residential districts – essentially, the people who compose the community; will respond to the verticality of the architecture; and will reflect the core style materials. (See Monumentation Site Plan for monument locations).

- In addition to the tower element, which has a smooth, stucco finish, a corrugated metal cap and steel plaque with a computer-cut image, village entries will have a poured-in-place concrete planter wall with a pre-cast concrete cap and a steel sign with a welded steel frame and computer-cut lettering.
- The planter will have a variety of low-growing shrubs, ground-covers, and enhanced ground plane planting to soften the angular lines of hard surface materials and provide a complement of color and texture.
- The landscape plantings will be layered with uniform ground plane plantings of species of evergreen and flowering plant material, massings of flowering shrub material in two or more layers, a single Italian Cypress Tree, and accent tree plantings of flowering species. The Italian Cypress tree will provide a unifying theme, and will represent a vertical element to balance the transitional space between pedestrian, or human scale, and multiple-level housing, or architectural scale (See Village Entry Monument Conceptual Plan and Village Entry Monument Conceptual Elevation).
- Sign wall lettering will be up-lighted with ground-mounted fixtures. Lettering will not be box or backlit.
- The Master Developer will determine the final location of the Village Entry Monumentation on plot plans of corner lots.

### 5.3.4 Commercial Center Entry Monuments

Commercial center entry monuments will identify commercial and retail outlets with signage and monumentation scaled primarily for pedestrians and motorists.

- The monuments will reinforce the community theme, with merchant signage made of the same materials as community and village signage.

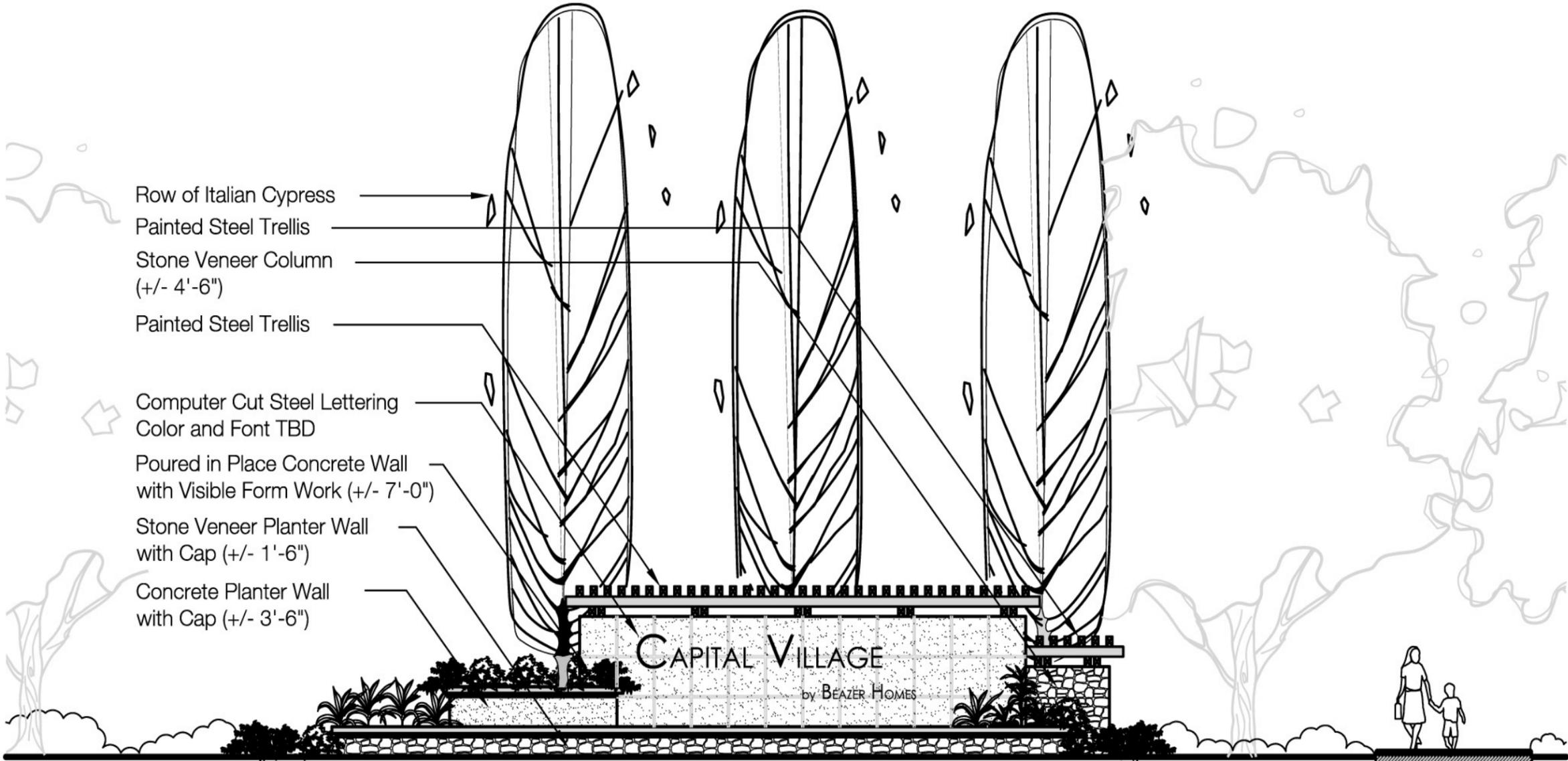


Monumentation Site Plan



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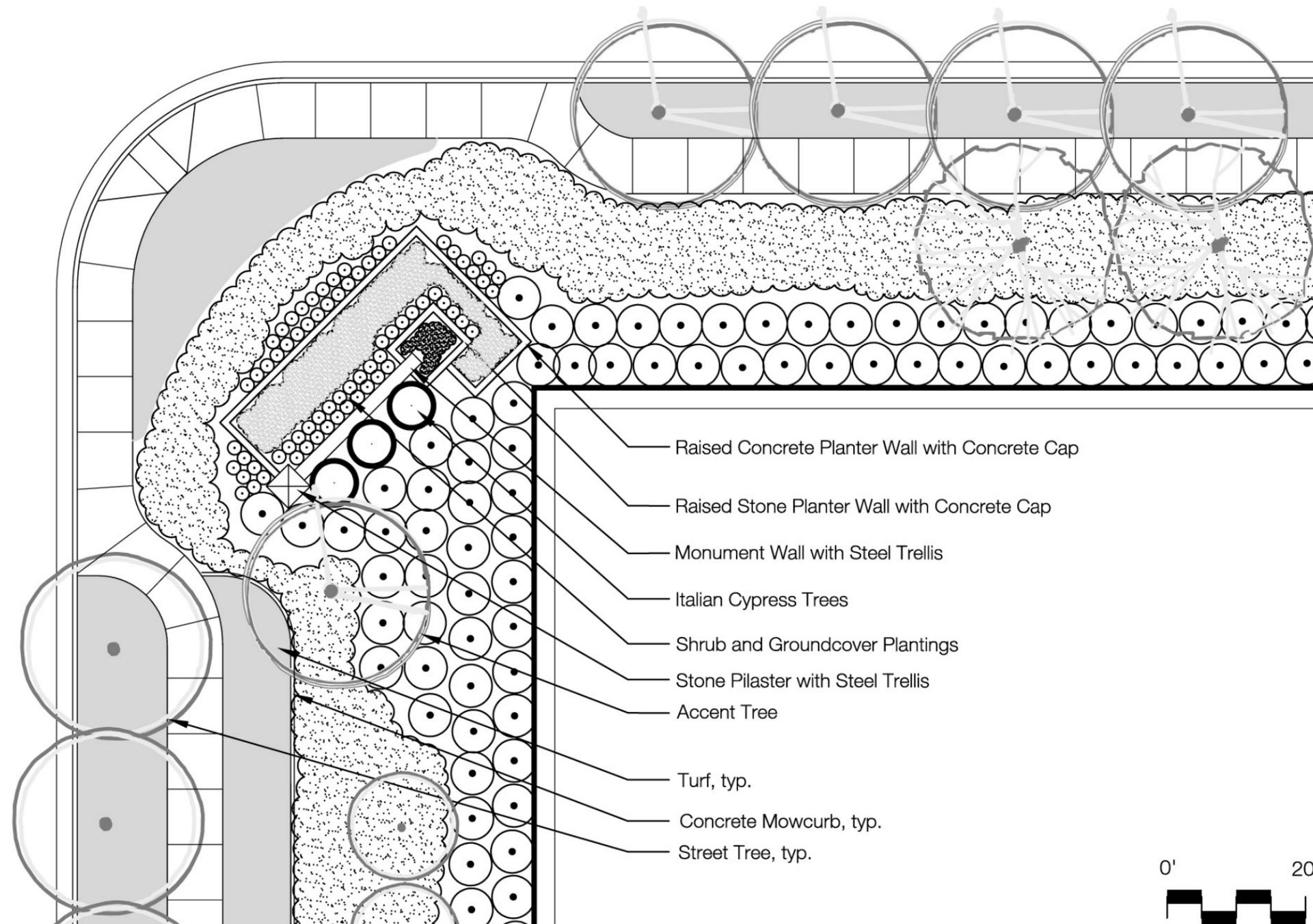


Major Entry Monument Conceptual Elevation



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Capital Village  
 Rancho Cordova, California

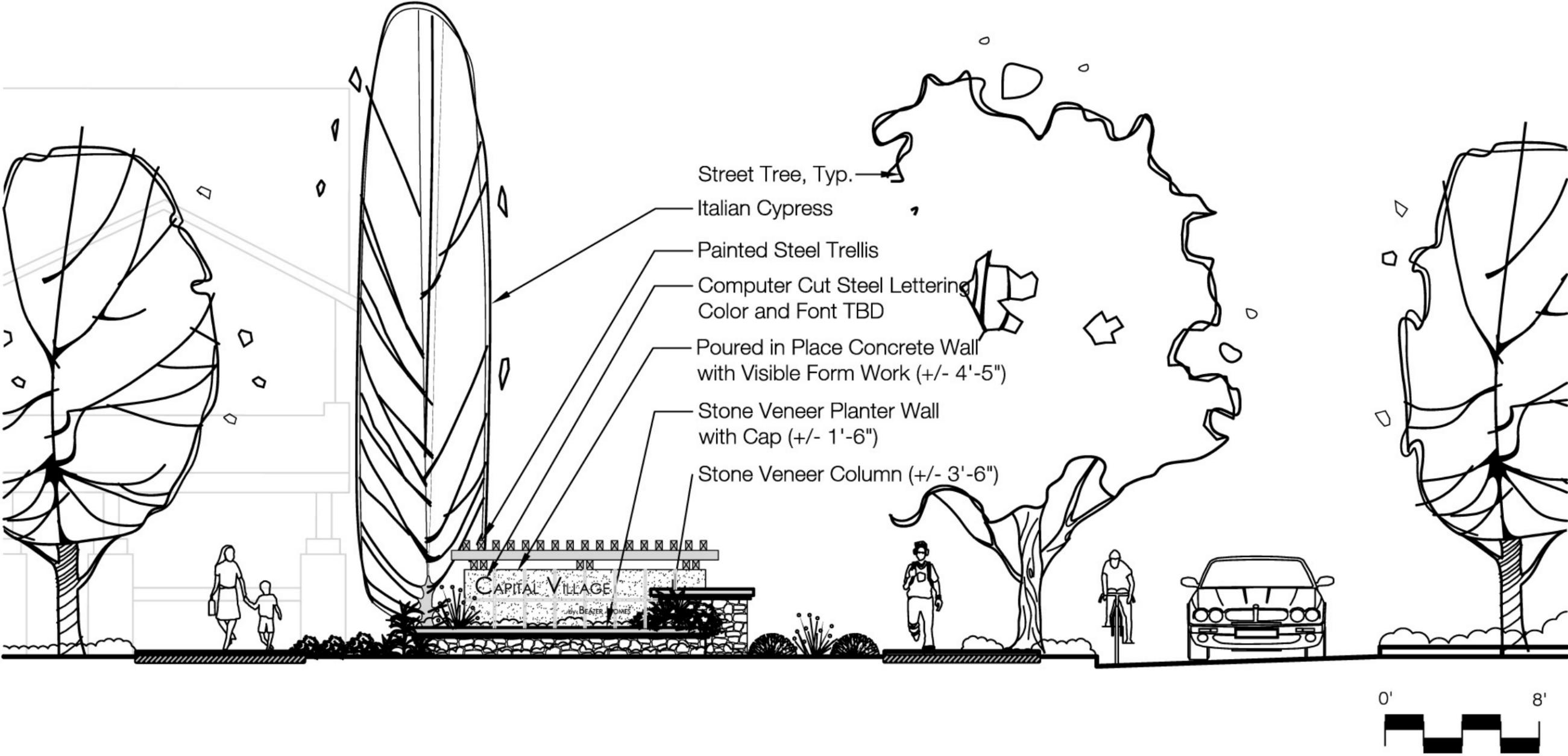


Major Entry Monument Conceptual Plan



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 Rancho Cordova, California

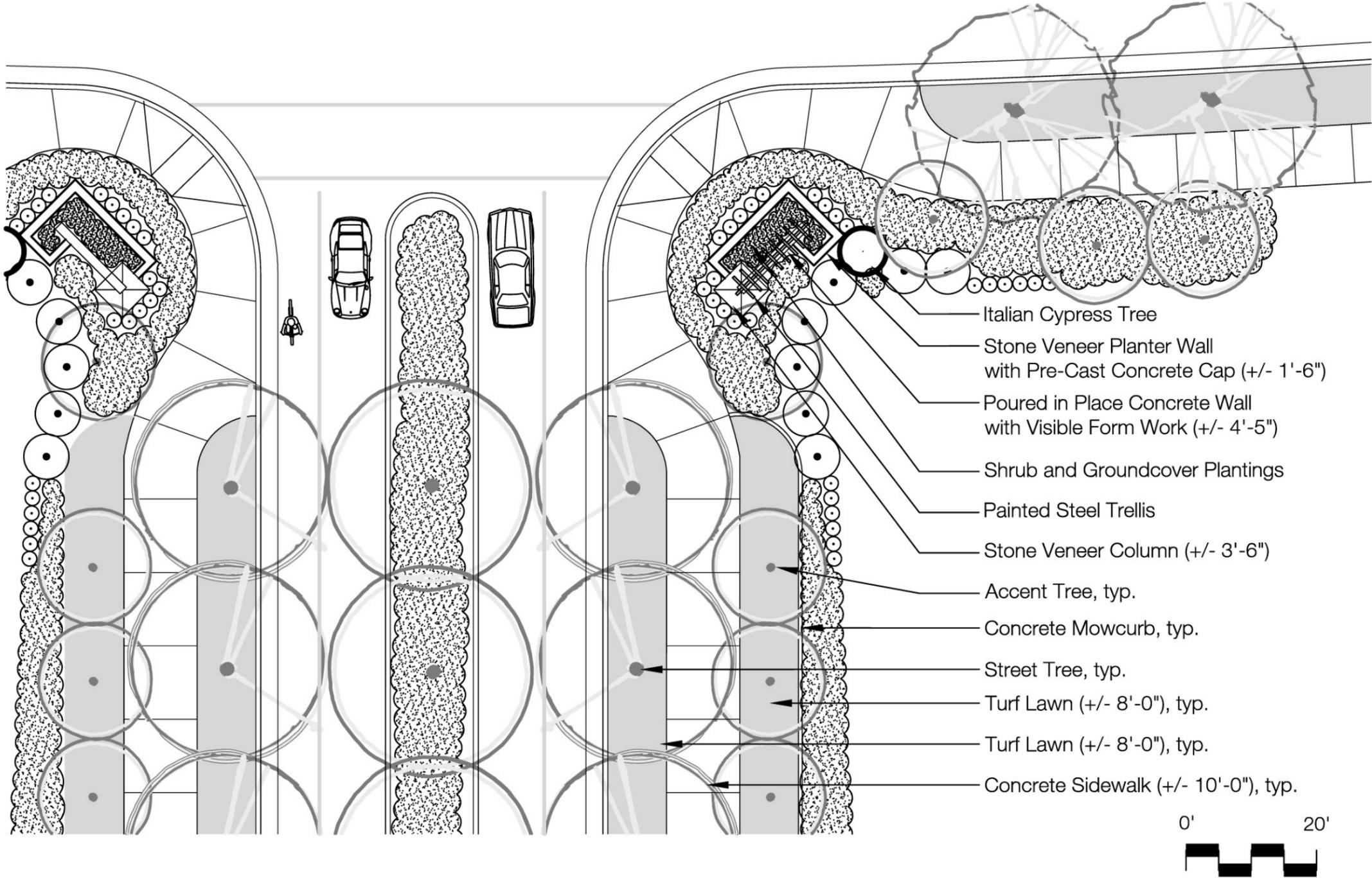


Minor Entry Monument Conceptual Elevation



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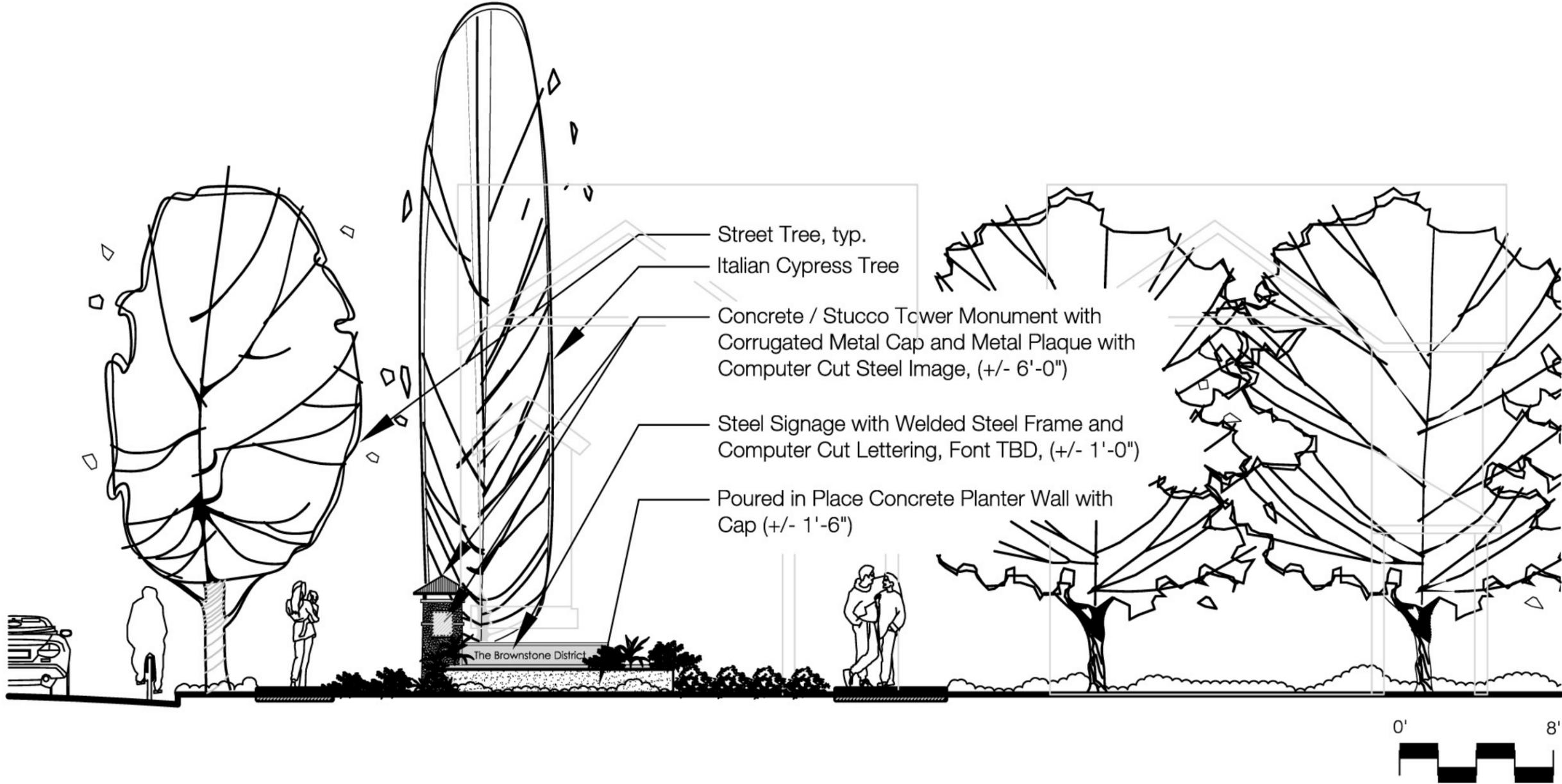
Capital Village  
Rancho Cordova, California



Minor Entry Monument Conceptual Plan

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Capital Village  
 Rancho Cordova, California



Village Entry Monument Conceptual Elevation



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Capital Village  
Rancho Cordova, California

## 5.4 Open Space and Drainage Ways

### 5.4.1 Open Space Corridor

The banks of the open space channel are formed with irregular edges and varying slopes to produce a natural looking edge. This treatment avoids the appearance of an engineered drainage channel in the center of Capital Village and provides the amenity of an attractive greenway in its place. The open space plantings are grouped together in an organic structure to foster a native character. Buffer plantings adjacent to the corridor further refine the corridor's appearance, and ease the transition back to the more formalized streetscapes and commercial landscaping.

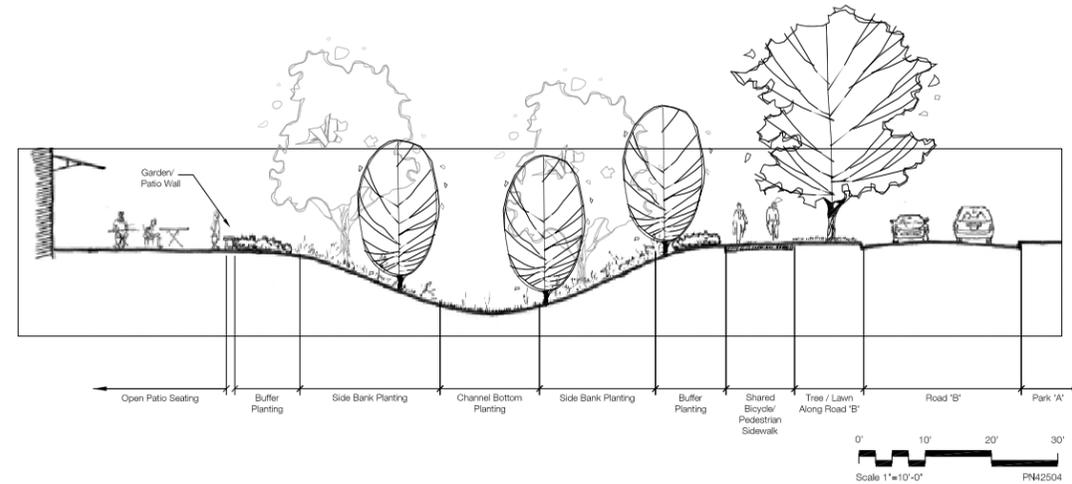
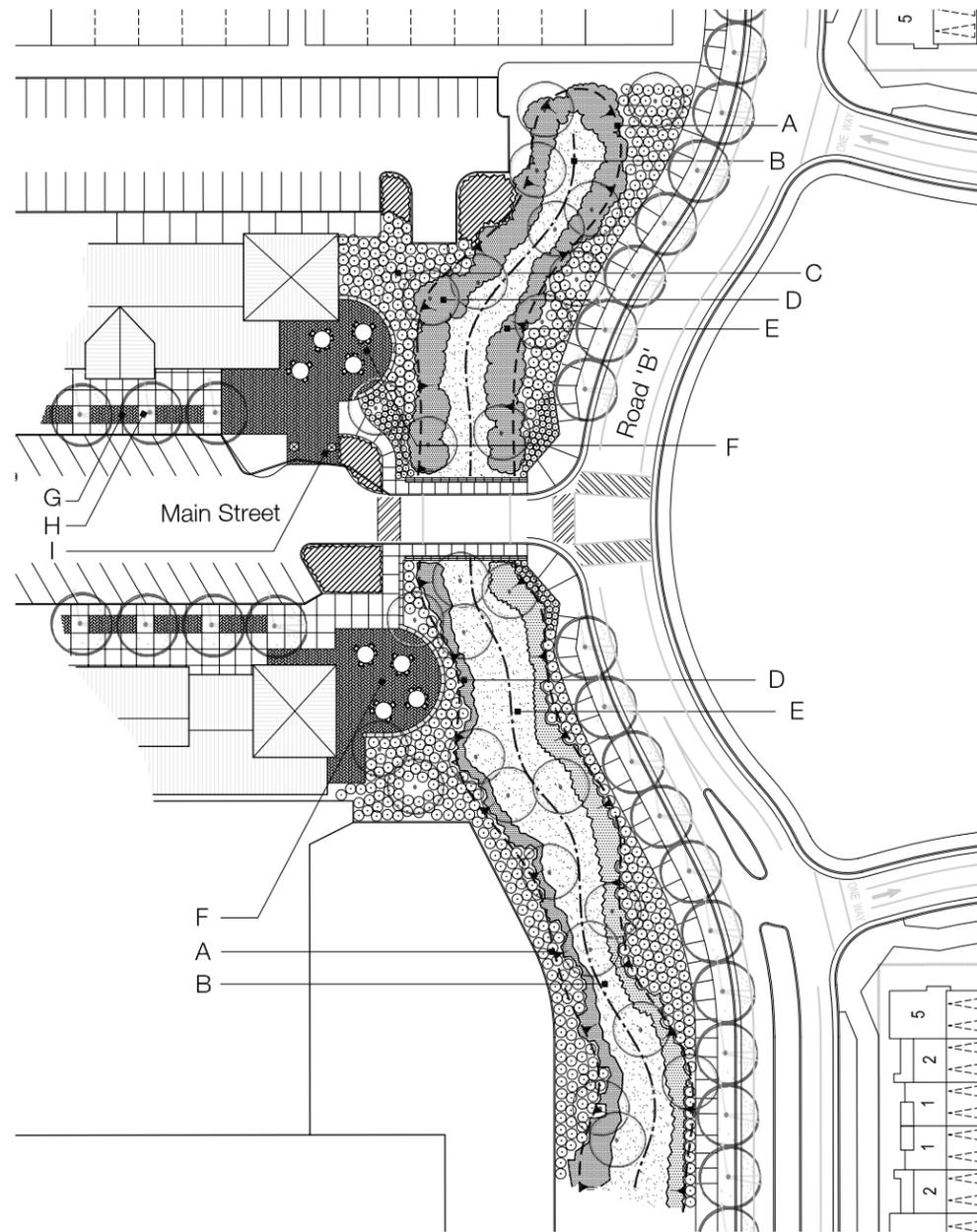
- The banks of the open space corridor will have irregular edges and varying slopes to produce a natural looking edge, encourage habitat and cover, and moderate stream flow.
- This aesthetic and functional treatment avoids the appearance of an engineered drainage channel in the center of Capital Village and provides the amenity of an attractive greenway in its place.
- The groupings of the open space plantings will form an organic structure, foster native character, enhance survival rates, and provide shade.
- Buffer plantings adjacent to the corridor will further refine the corridor's appearance, and form a transition between formalized streetscapes and landscape design.

### 5.4.2 Landscape Easements and Open Space

An overall landscape easement and open space design concept will ensure the connectivity, quality, and character of the community. The easements will be part of the overall circulation and community site design, serving to balance elements associated with commercial/retail aspects of the mixed-use community, such as loading and staging areas, and parking facilities. Each individual easement will serve in the overall picture of the site development, from framing the external expression of the community, to identifying key entry points and areas of transition of travel within the limits of Capital Village.

Landscape easements and open space areas will be divided into various areas, including streetscapes and common areas adjacent to townhouse districts; intersections and entry monument areas; the central open space corridor adjacent to the Town Center and Park "A"; and the smaller neighborhood parks. The palette of plant materials will consist of the plants that form the landscape concept of the community and are taken from the Master Plant List.

The main community open space parallels Road B, running from Main Street to International Drive. Designated as joint-use open space, it is a drainage facility, environmental habitat, and community amenity. It additionally forms a transition between the commercial, retail, and outdoor dining aspects of the community, the community gathering venue and green space of Park "A", and the various densities of residential development.



Plan Legend

- A Top of Channel Bank
- B Center Line - Bottom of Channel
- C Buffer Planting (Typical)
- D Side Bank Planting (Typical)
- E Bottom of Bank Planting (Typical)
- F Outside Dining Terraces with Interlocking Pavers
- G Accent Paving Along Main Street, Interlocking Pavers
- H Street Tree Along Main Street
- I Stone Columns

Plant Palette

OPEN SPACE PLANTING

Tree and Shrub Massings

- Acer negundo
- Aesculus californica
- Baccharis pilularis
- Cercis occidentalis
- Fraxinus latifolia
- Juglans hindsii
- Quercus lobata
- Quercus wislizenii
- Rhamnus californica tomentella
- Rubus vitifolius
- Salix gooddingii
- Salix hindsiana
- Salix laevigata
- Salix lasiolepis
- Sambucus mexicana

Hydroseed Mix

- Elymus trachycaulus
- Hordeum brachyantherum
- Hordeum californicum
- Leymus triticoides
- Trifolium tridentatum

- Box Elder
- California Buckeye
- Coyote Bush
- Western Redbud
- Oregon Ash
- Black Walnut
- Valley Oak
- Interior Live Oak
- Coffeeberry
- California Blackberry
- Black Willow
- Sandbar Willow
- Red Willow
- Arroyo Willow
- Blue Elderberry

- Slender Wheatgrass
- California Barley
- Cresting Wildrye
- Tomcat Clover

BUFFER PLANTING

Trees

- Aesculus californica
- Platanus racemosa
- Quercus rubra
- Tilia cordata
- Zelkova serrata

Shrubs

- Arctostaphylos densiflora 'Howard Momin'
- Cercis occidentalis
- Cistus purpureus
- Heteromeles arbutifolia
- Rhamnus californica 'Eve Case'
- Rosa californica

Perennial Accent Shrubs

- Convolvulus cneorum
- Helictotrichon sempervirens
- Muhlenbergia rigens
- Zauschneria californica

Ground Covers

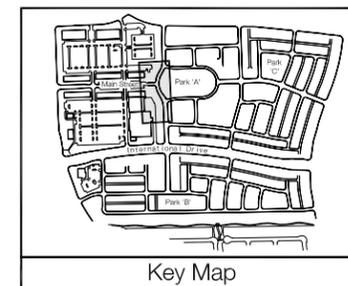
- Baccharis pilularis 'Pigeon Point'
- Arctostaphylos 'Emerald Carpet'

- California Buckeye
- California Sycamore
- Red Oak
- Little Leaf Linden
- Zelkova

- Manzanita
- Western Redbud
- Orchid Rockrose
- Toyon
- California Coffeeberry
- California wildrose

- Bush Morning Glory
- Blue Oat Grass
- Deer Grass
- California Fuchsia

- Coyote Bush
- Emerald Carpet
- Manzanita



## 5.5 Streetscapes

Though each streetscape is unique within the Capital Village community, each will be consistent in the use of landscape plantings and other streetscape elements, which will clearly define the overall design intent of the community, reflect the hierarchy of pedestrian, bicycle, and vehicular circulation, and promote the unique character of the various land uses and community districts. Diversity will be created in the streetscape design by the use of deciduous and evergreen plant material in a balanced, layered and clustering combination.

### 5.5.1 Zinfandel Drive

Zinfandel Drive is a significant landscape space for the City of Rancho Cordova and Capital Village. The Zinfandel Drive streetscape design will provide an entrance experience to the eclectic, urban-based architectural design of the Town Center, Main Street and all community districts and open spaces; retain a sense of maturity with existing trees while adding additional texture, color, and scale with new plantings and entry monumentation at key intersections; and preserve consistency with adjoining developments.

Landscape improvements, which are conceptual and subject to change, will have elements consistent with the City of Rancho Cordova's general guidelines for arterial streets, and are listed below:

- A connected sidewalk approximately eight (8) feet wide shall extend the length of the development along Zinfandel Drive to achieve an urban feel, with the exception of the intersections at Data Drive, Main Street, International Drive, and the southern most community entrance, which will have the required ADA ramping and adjacent sidewalks next to curb;
- The above referenced intersections will receive a variety of entry monument treatments (See Monumentation Site Plan);
- A turf lawn will extend approximately twelve (12) feet from back of curb to front of separated sidewalk, and from the back of separated sidewalk approximately ten (10) feet to edge of mowcurb. The width of mowcurb will be approximately six (6) inches;
- A single row of street trees, in a single species, shall be planted in a straight line at a minimum of 25-foot on center spacing down the middle of the turf lawn that occurs from the back of curb to front of separated sidewalk;

- The ground plane material within the easement width from back of mowcurb to commercial/retail property lines will be a mix of shrubs and drought tolerant groundcover;
- Existing trees shall be preserved where appropriate to retain tree canopy and massing qualities, provide screening to commercial/retail parking areas, and promote a mature character to the development.
- Views into the Commercial/Retail Sites shall be created to provide visual access to retail and buildings;
- Additional street and accent trees shall occur in informal groupings in the landscape area between back of mowcurb and commercial/retail area property lines and shall match and/or compliment existing tree species.

### 5.5.2 International Drive

International Drive is an important landscape space for the City of Rancho Cordova and Capital Village. It will receive a much different treatment than Zinfandel Drive that is appropriate to the more intimate community and district character of its space and the relationships to its residential context. The International Drive streetscape design will use street and median trees to soften the thoroughfare aspect of the road and slow traffic while taking its lead from the concept of "architecture to the street". The street will not be hidden or camouflaged, but rather will be viewed as a unifying and aesthetic element to capture the character of the neighborhood districts through the use of consistent landscape plantings, entry monumentation, and relationships with residential accent trees and landscape. The retention of existing median street trees will ensure a sense of maturity as the community grows over time and preserve consistency with adjoining developments.

Landscape improvements, which are conceptual and subject to change, will have elements consistent with the City of Rancho Cordova's general guidelines for arterial streets, and are listed below:

- A separated sidewalk approximately eight (8) feet wide shall extend the length of the development along International Drive, with the exception of the intersections at Zinfandel Drive, Road "B", Prospect Park Drive, and additional community and commercial/retail entrances, which will have the required ADA ramping and adjacent sidewalks next to curb;

- The above referenced intersections will receive a variety of entry monument treatments (See Monumentation Site Plan and Section C above);
- A turf lawn will extend approximately eight (8) feet from back of curb to front of separated sidewalk along both frontages of International Drive;
- A single row of street trees, in a single species to match and/or compliment existing median trees, shall be planted in a straight line at a minimum of 25-foot on center spacing down the middle of the turf lawn that occurs from the back of curb to front of separated sidewalk;
- The ground plane material within the easement width from back of separated sidewalk to property lines will be a mix of shrubs and drought tolerant groundcover;
- Existing trees shall be preserved where appropriate to retain tree canopy and massing qualities, provide screening to commercial/retail parking areas where appropriate, and promote a mature character to the development;
- Views into the Commercial/Retail Sites shall be created to provide visual access to retail and buildings;
- Additional secondary street and accent trees shall occur in informal groupings in the landscape area between back of sidewalk and commercial/retail area property lines, and as required in residential landscape guidelines, and shall match and/or compliment existing tree species;
- Groundcover plantings in the median of International Drive of evergreen shrubs shall be massed. Nosings less than 3-foot in width shall receive enhanced paving of unit-pavers, or colored stamped concrete. Grouted river rock is prohibited.

### 5.5.3 Roads "A" and "B"

Roads "A" and "B" are pivotal spaces in the heart and character of Capital Village. Landscape improvements along the roads will act to unify the various districts and provide continuity as a single species of street trees follow each road, encircle the park, and continue along Main Street to its junction at Zinfandel Drive.

The elements of the roads will have elements consistent with the City of Rancho Cordova's general guidelines for residential collector streets listed below:

- Residential collector streets will vary from arterial streets and residential local streets in travel lane configurations, and

- may contain landscaped medians;
- A single row of street trees, in a single species for each arterial road, shall be planted in a straight line at a minimum of 25-foot on center spacing in the middle of the turf strips of the separated sidewalks along both frontages;
- Accent trees shall occur in informal groupings planted between the sidewalk and the property lines to provide massing and establish a relationship with the architecture of the housing type. Mixed massings of flowering trees and evergreen species are encouraged.

### 5.5.4 Residential Streets

The residential landscapes of Capital Village vary in their diversity of housing types. As such, for the purposes of this section, residential streets will be defined as single-family and multi-family and will have elements consistent with the City of Rancho Cordova's general guidelines for residential streets.

#### 5.5.4.1 Single-Family

Landscape improvements along single-family residential streets will have elements consistent with the general guidelines listed below:

- Residential streets will vary from arterial and collector streets in travel lane configurations, and overall right-of-way widths;
- Residential neighborhood streets will be characterized by consistent street trees, which will provide a unity of landscape character. Trees will be consistent on each street, will vary from street to street according to the Master Street Tree Site Plan, and will be planted at a minimum of 25-foot on center spacing on a straight line.

#### 5.5.4.2 Multi-Family

Landscape improvements to multi-family, multi-function townhouse districts will relate directly to the transitional, community open spaces surrounding the structures and their uses, and will be consistent with the general guidelines listed below:

- Street trees in townhouse districts that occur along International Drive, Roads "A" and "B", and single-family residential streets shall correspond to tree placement and species type standards consistent with guidelines for each referenced category;
- Open spaces occurring between the community's central green space of Park "A" and the lesser green space of Park "B" and adjacent townhouse villages shall use groupings of small canopy accent trees to ensure massing and definition

for transitions of public and private space, form a relationship with architectural character, and provide connectivity with the corresponding street tree palettes.

### 5.5.5 Commercial/Retail Parking Lots

- Parking lot shade trees shall conform to the City of Rancho Cordova 50% shade in 15 years requirement;
- Aisle delineator accent trees shall be used at parking lot entries and along drive aisles to differentiate access point and through ways;
- Parking lot trees shall be taken from the Master Plant List and will be a mixture of deciduous and evergreen tree species.

## 5.6 Landscape Palette

### 5.6.1 Landscape Palette

The landscape palette developed for Capital Village will insure a cohesive element of design throughout the community. The proposed plant palette will achieve a strong delineation of street rights-of-way, corresponding landscape easements, open space corridor, parks, and community focal points. Basic criteria for the selection and use of specific plant material are as follows:

- All proposed plant material will be selected for its compatibility with the environmental conditions of Rancho Cordova;
- Plant material selection and planting locations will consider the site, relationships to building structures, and solar/climatic orientation as well as utilizing water-wise materials;
- Plant material selections for project perimeters, streetscapes, intersections, parks, open spaces will be achieved with those plants listed in the corresponding plant palette;
- All installed plant materials will be located to provide clear views for traffic, public safety, signage, lighting, and community entry monumentation;
- All installed landscapes will utilize an automatic irrigation system utilizing water-conserving design;
- All trees will be a minimum fifteen-gallon (15 gal.) container size, unless specified otherwise. All shrub plantings will contain a fifty (75) percent minimum of five (5) gallon container size plant material, and the balance one (1) gallon container size plant material;
- Special attention shall be required in the design of the planting plan to:
  - Preserve or frame desirable vistas or views of site features, i.e. to parks, open spaces/multi-purpose

- drainage channel and the Town Center;
- Screen or soften undesirable views of exposed residential alleyways, utility equipment, extensive areas of parking lots, and staging areas for commercial and/or retail uses. A mixture of evergreen and deciduous species is required in these locations.

### 5.6.2 Canopy Street Trees

The design goal of the Street Tree Master Plan is to establish Capital Village as a desirable place to live, work, entertain, and recreate, as well as help create an ambience of permanence, value, and quality. To do so, the Street Tree Master Plan, and to a significant extent these guidelines, strives to emulate the patterns and order of exemplary mixed-use, town center-based, and pedestrian-oriented landscapes. Street trees will vary from street to street to establish individual identity and character while melding the diversity of land uses in the community together as a whole.

- In keeping with the goals of the street tree master plan concept, dominant street trees throughout the community will be designated by street, and will be taken from the Master Plant List. The use of large canopy trees will ensure shaded, walkable streets, mitigating the heat of summer while enhancing neighborhoods with a strong canopy;
- All street trees shall be a minimum of fifteen-gallon (15 gal.) box size;
- All street trees shall be planted a minimum of four feet (4') from the back of walk in the center of the space formed by the separated sidewalk;
- There shall be a minimum of one street tree for every 30' of street frontage;
- If the designated street tree is an evergreen species, accent trees shall be a mixture of 33% evergreen and 66% deciduous species. Conversely, if the designated street tree is deciduous, then accent trees shall be 66% evergreen and 33% deciduous species;
- To achieve a natural front yard look, the secondary and accent trees shall be placed in an informal massing or clusters to the rear of the front yard, particularly near front doors, with the exception of townhouse districts;
- The planting of street trees in a straight line along street frontages shall be achieved;
- The clustering of trees near property lines is preferred. However, no trees shall be planted directly on property lines;
- Continuity of design through the use of repetition of similar

trees and consistent planting arrangements, i.e. massing and/or clustering, is preferred, i.e. the same accent tree at front doors, or the same species and planting arrangements of trees in sideyards;

- Street and secondary accent trees are encouraged to be located to create cooling summer time shading for adjacent homes and to maximize warming wintertime solar exposure.

**5.6.3 Accent Trees**

Deciduous and evergreen accent trees are placed at all community entry features, with Italian Cypress as an iconographic and unifying element. These trees, with the addition of the community street trees, establish strong relationships and contrast to the form, color, scale and material of the overriding architectural style of each district theme in the community while providing shade and seasonal interest.

**5.6.4 Secondary and Tertiary Front Yard Trees & Shrubs**

The selection and use of additional front yard trees for shade, accent and streetscape interest will further add to the strength and enduring value of Capital Village. Secondary and tertiary layers of subordinate tree species will be used in front yards to provide additional structural and spatial form, lend variety and seasonal interest for homeowners and community residents, and blend or soften transitional spaces between land uses. These trees will be called out on production front yard landscape plans.

Flowering trees, evergreens, and trees of botanical interest and value have been included in master plant list and will be required in all front, side yards, and common open spaces adjacent to townhouse districts. Secondary and tertiary front yard trees shall be a minimum 15-gallon size.

**5.6.5 Turf Areas**

- All turf areas shall be sodded or seeded. Turf blend shall be a drought tolerant, 95% Dwarf Fescue and 5% Bluegrass blend as specified in the plant list provided herein;
- The turf area shall be properly soil amended, compacted, finish graded and rolled prior to the laying of the sod or seed;
- Slopes within turf areas shall not exceed a slope of 25% (4:1) and shall have a minimum slope of 2% (50:1);
- Where trees are planted in turf areas, remove turf from

around trunk to create a 2'-0" diameter basin;

- Concrete mowcurbs shall be installed to separate lawn areas from shrub planting areas.

**5.7 Master Plant List**

The following composite Master Plant List for Capital Village itemizes the intended plant palette. This list is conceptual and is subject to change. Market conditions may affect availability. It will be at the discretion of the landscape architect to evaluate, approve, or reject any changes or substitutions in this list. Characteristics that are most similar to those materials indicated on the master Plant List will constitute the basis of evaluation.

**5.7.1 Street Trees**

<b>Botanical Name</b>	<b>Common Name</b>
Acer rubrum 'Red Maple'	Red Sunset Maple
Celtis sinensis	Chinese Hackberry
Platanus acerifolia 'Bloodgood'	London Plane Tree
Quercus ilex	Holly Oak
Quercus suber	Cork Oak
Zelkova serrata "Village Green"	Village Green Zelkova

**5.7.2 Secondary Street Trees**

<b>Botanical Name</b>	<b>Common Name</b>
Betula pendula	Weeping European Birch
Cedrus deodara	Deodar Cedar
Fagus sylvatica	European Beech
Pistacia chinensis	Chinese Pistache

**5.7.3 Accent Trees**

<b>Botanical Name</b>	<b>Common Name</b>
Crataegus phaenopyrum	Washington Hawthorn*
Cupressus sempervirens	Italian Cypress
Lagerstroemia indica 'Comanche'	Crape Myrtle*
Pyrus calleryana 'Redspire'	Redspire Pear
Sequoia sempervirens	Coastal Redwood
*Multi-stemmed	

**5.7.4 Parking Lot Trees**

<b>Botanical Name</b>	<b>Common Name</b>
Cedrus deodara	Deodar Cedar
Fraxinus oxycarpa 'Raywood'	Raywood Ash
Ulmus parvifolia 'True Green'	Chinese Elm

**5.8 Open Space Plant Palette**

**5.8.1 Open Space Planting**

**Tree and Shrub Massings**

**Botanical Name**

Acer negundo  
 Aesculus californica  
 Baccharis viminea  
 Cercis occidentalis  
 Fraxinus latifolia  
 Jungland hindsii  
 Quercus lobata  
 Quercus wislizenii  
 Rhamnus californica tomentella  
 Rubus vitifolius  
 Salix gooddingii  
 Salix hindsiana  
 Salix lasiolepis  
 Salix laevigata  
 Sambucus mexicanus

**Common Name**

Box Elder  
 California Buckeye  
 Mulefat Baccharis  
 Western Redbud  
 Oregon Ash  
 Black Walnut  
 Valley Oak  
 Interior Live Oak  
 Coffeeberry  
 California Blackberry  
 Black Willow  
 Sandbar Willow  
 Red Willow  
 Arroyo Willow  
 Blue Elderberry

**Hydroseed Mix**

**Botanical Name**

Elymus trachycaulus  
 Hordeum brachyantherum  
 Hordeum californicum  
 Leymus triticoides  
 Trifolium tridentatum

**Common Name**

Slender Wheatgrass  
 Meadow Barley  
 California Barley  
 Creeping Wildrye  
 Tomcat Clover

**5.8.2 Buffer Planting**

**Trees**

**Botanical Name**

Aesculus californica  
 Platanus racemosa  
 Quercus rubra  
 Tilia cordata  
 Zelkova serrata

**Common Name**

California Buckeye  
 California Sycamore  
 Red Oak  
 Little Leaf Linden  
 Zelkova

**Shrubs**

**Botanical Name**

Arctostaphylos densiflora -  
 'Howard McMinn'  
 Cercis occidentalis  
 Cistus purpureus  
 Heteromeles arbutifolia  
 Rhamnus californica 'Eve Case'  
 Rosa Californica

**Common Name**

Manzanita  
 Western Redbud  
 Orchid Rockrose  
 Toyon  
 California Coffeeberry  
 California Wildrose

**Perennial Accent Shrubs**

**Botanical Name**

Convolvulus cneorum  
 Helictotrichon sempervirens  
 Muhlenbergia rigens  
 Zauschneria californica

**Common Name**

Bush Morning Glory  
 Blue Oat Grass  
 Deer Grass  
 California Fuchsia

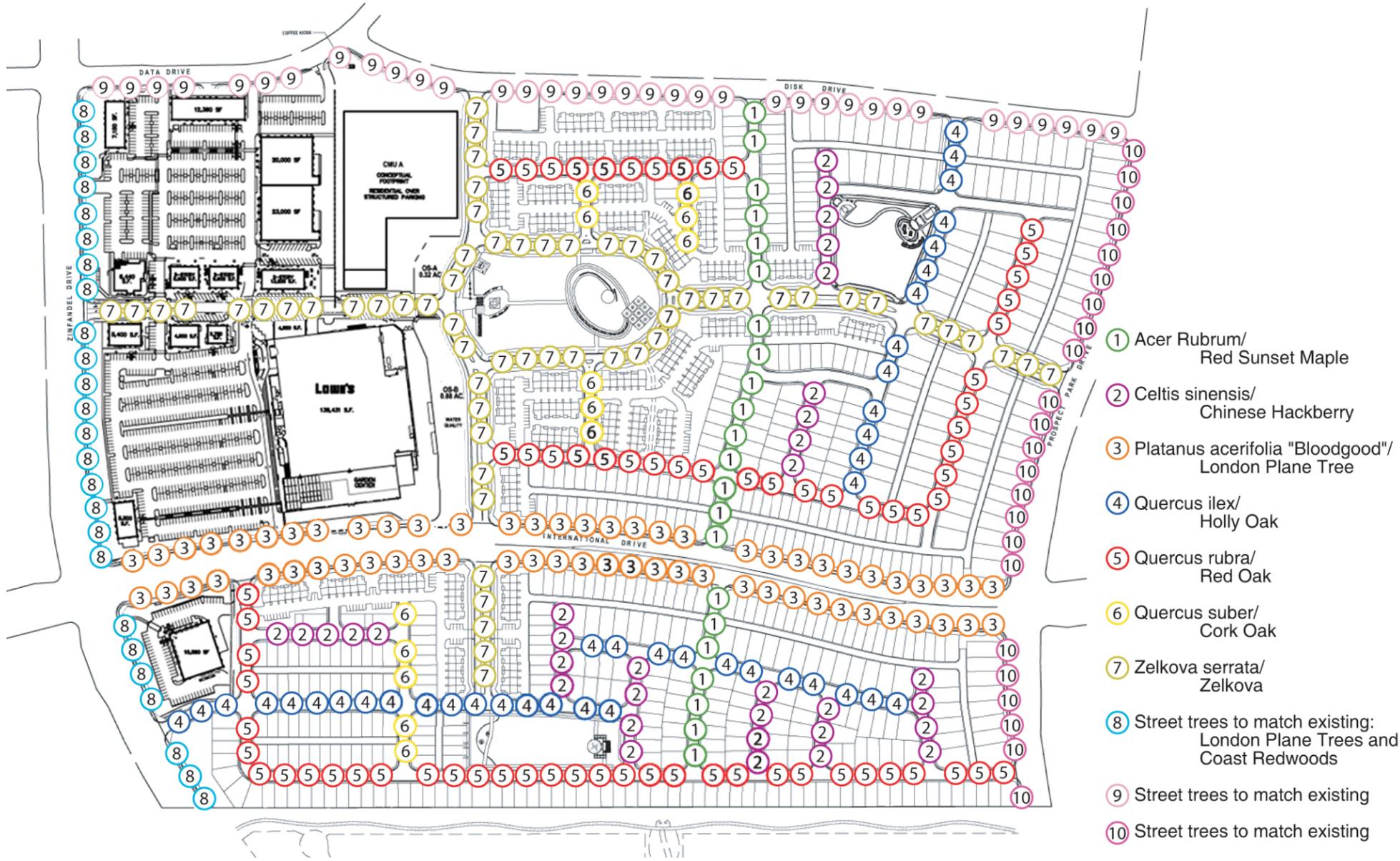
**Ground Covers**

**Botanical Name**

Baccharis pilularis 'Pigeon Point'  
 Arctostaphylos 'Emerald Carpet'

**Common Name**

Coyote Bush  
 Emerald Carpet  
 Manzanita



Street Tree Key and Site Plan

**HLA**  
 The HLA Group Landscape Architects & Planners, Inc.  
 1990 Third Street, Suite 500 / Sacramento, California 95814  
 916.447.7400 / 916.447.8270 fax / www.hlagroup.com

Capital Village  
 Rancho Cordova, California

## 6. Utilities and Infrastructure

### 6.1 Sanitary Sewer

The Capital Village SPA is located within the boundaries of the Sacramento County Sanitation District No. 1 (CSD-1) and the Sacramento Regional County Sanitation District (SRCSD). At build-out, the southern two thirds of the Plan Area will gravity sewer through the existing sewer collection facilities southwest of the Plan Area, connecting to the Capital Center Sewer Lift Station. CSD-1 is currently working to replace this sewer lift station with a gravity pipe outfall that will connect to the extension of the new SRCSD Bradshaw Interceptor within the next two years. The northern third of the Plan Area will connect into the existing gravity sewer collection system, which flows to the Zinfandel Pump Station. The existing CSD-1 trunk sewer facilities were sized and constructed to provide service to the Plan Area in the early 1980's when the Cook Capital Center was constructed.

The following Sewer Service Standards and Guidelines are identified to ensure necessary infrastructure is provided in a timely manner, consistent with the project-phasing plan:

- The City of Rancho Cordova General Plan citywide policy mandates public sewer service for new residential developments of densities greater than one unit per two acres. Consistent with this policy, the SPA will be served by a public sewer collection system.
- Design and construction of phased sewer infrastructure into and through the Plan Area will be done with the approval and to the satisfaction of the City of Rancho Cordova and CSD-1 staff.
- Building permits for proposed projects shall not be approved until an approved Sewer Study for the Plan Area is approved by CSD-1.
- Interim sewer facilities, if required for phased development of the Plan Area, shall be designed in consultation with CSD-1 and SRCSD.
- The proposed on-site sewer collection system is illustrated by phase page 68.

### 6.2 Water Service

The Plan Area is within the service area of the Southern California Water Company (SCWC). SCWC will provide water service to the Plan Area. The SCWC has an adequate source of water to meet the needs of the Plan Area as outlined in their 610 letter provided to the City. A water distribution system, constructed in phases, in and through the Plan Area will consist of 12-inch and 8-inch diameter pipes, providing water to each of the proposed land uses in the quantity and pressure necessary for the intended development. Development of the project's water system will be consistent with the Regional Water Forum Agreement. Each project development phase will convey water in the appropriate quantity and pressure to support the proposed level of development without impacting the surrounding area.

Water demands were projected for the Plan Area based on the land uses identified and the standard methodology implemented by the SCWC. The projected demands are similar to the existing water uses within the SCWC service area. The proposed water distribution system has been designed and sized to service this demand.

The following Water Service Standards and Guidelines are identified to ensure necessary infrastructure is provided in a timely manner, consistent with the project-phasing plan:

- The City of Rancho Cordova General Plan Citywide policy mandates public water service for new residential developments of densities greater than one unit per two acres. Consistent with this policy, the SPA will be served by a public water distribution system.
- Design and construction of phased water infrastructure into and through the Plan Area will be done with the approval and to the satisfaction of the City of Rancho Cordova and SCWC staff.
- Building permits for proposed projects shall not be approved until SCWC staff approves a Water Distribution Plan for the Plan Area.
- Interim water facilities, if required for phased development of the Plan Area, shall be designed in consultation with City and SCWC staff.

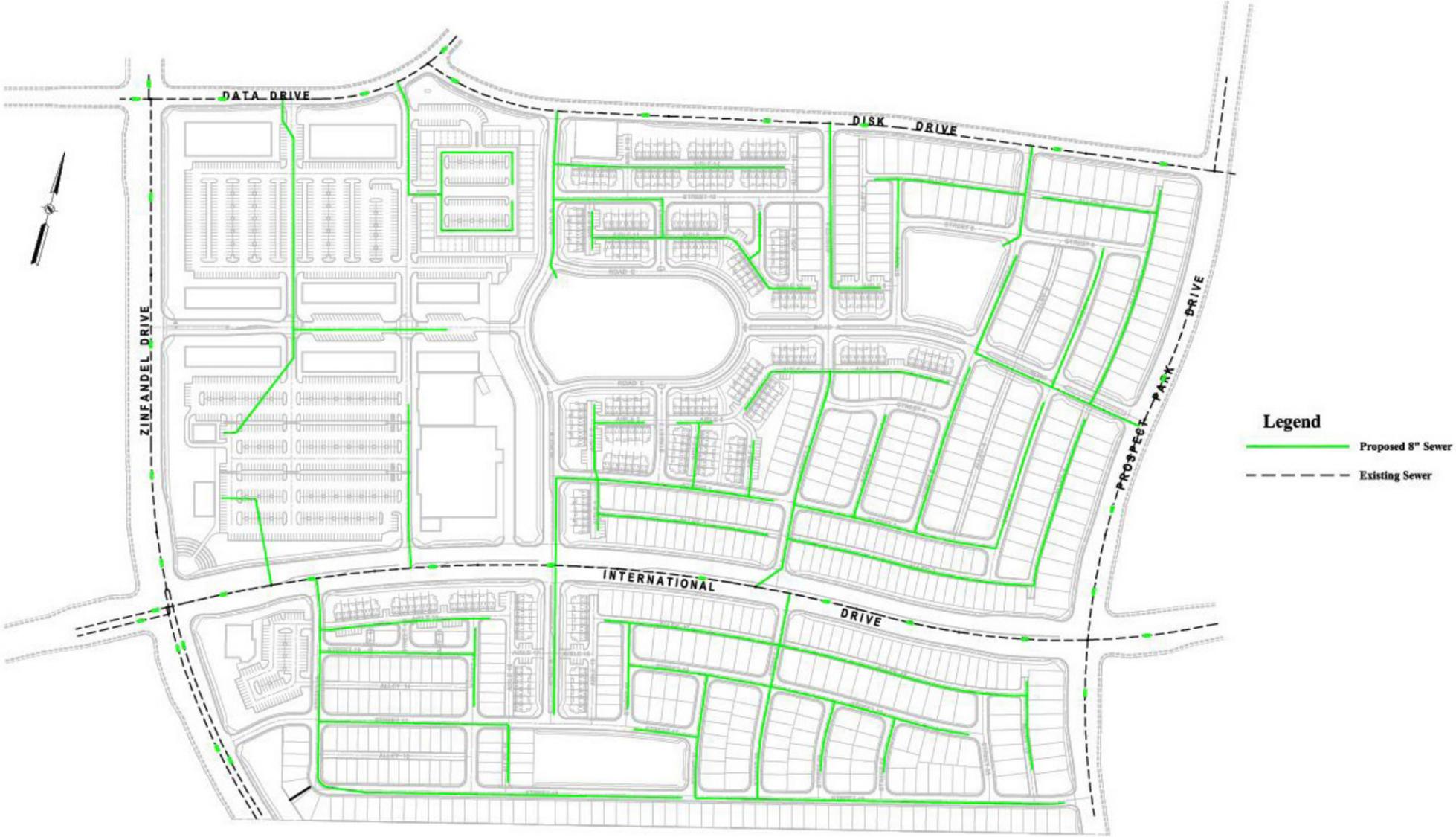
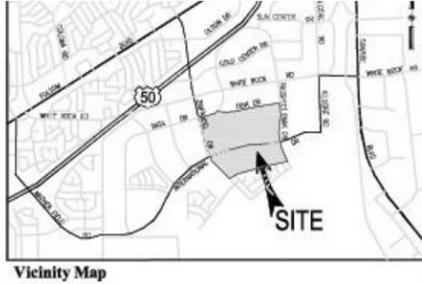
### 6.3 Drainage

The Plan Area is essentially flat, with an average slope across it of approximately 0.10 percent. Stormwater run-off generally flows from the northeast to the southwest. Existing trunk drainage facilities are located in the surrounding roadways and were sized and constructed to provide drainage service to the Plan Area in the early 1980's when the Cook Capital Center was constructed.

There are three distinct and separate drainage sheds within the Plan Area. One is the commercial-retail site, the second is the residential area north of International Drive, and the third is the area south of International Drive. The commercial-retail drainage shed will discharge runoff to the west toward Zinfandel Drive, developing its own underground collection system, outfalls and water quality/detention features. Drainage sheds two and three will construct separate phased underground storm drain collection system, conveying urban stormwater run-off to the two water quality/detention basins, respectively. The on-site drainage collection system is illustrated by phase on page 68. Attenuation of post project flows is not warranted because the stormwater runoff anticipated from the Plan Area under its existing zoning is more than the proposed runoff. Adequate overland release paths to convey runoff in excess of the pipe capacities shall be provided.

Each of the two residential water quality/detention basins will act as a filtration system that will allow sediment and suspended oils the opportunity to be filtered from the runoff before it is discharged into the public drainage system. Additionally, stormwater quality throughout the Plan Area will be protected by the incorporation of the National Pollutant and Discharge Elimination System (NPDES) and the application of Best Management Practices (BMP's). These measures will be an integral part of the project improvement plans and are required during construction. The two water quality/detention basins are illustrated on pages 69 and 70.

**Beazer-CAPITAL VILLAGE**  
 CITY OF RANCHO CORDOVA, CALIFORNIA  
**PROPOSED ONSITE SEWER COLLECTION SYSTEM**  
 FEBRUARY, 2005



**Legend**  
 — Proposed 8" Sewer  
 - - - Existing Sewer



# Beazer - CAPITAL VILLAGE

CITY OF RANCHO CORDOVA, CALIFORNIA

## PROPOSED ONSITE WATER DISTRIBUTION SYSTEM

FEBRUARY, 2005



Vicinity Map



### Legend

-  Proposed 12" Water
-  Proposed 8" Water
-  Existing Water
-  Proposed Fire Hydrant
-  Existing Fire Hydrant

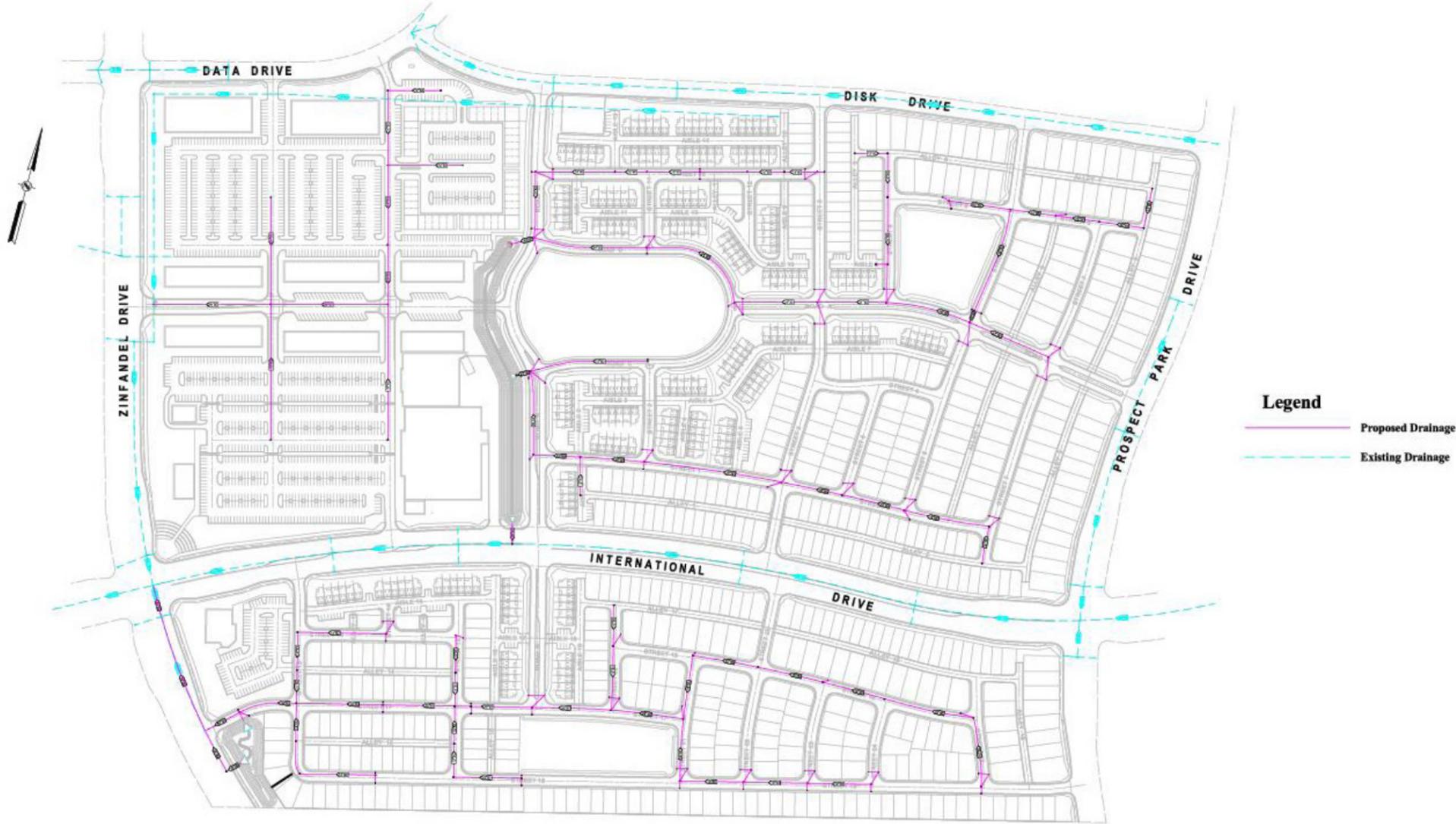


# Beazer - CAPITAL VILLAGE

CITY OF RANCHO CORDOVA, CALIFORNIA

## PROPOSED ONSITE DRAINAGE COLLECTION SYSTEM

FEBRUARY, 2005

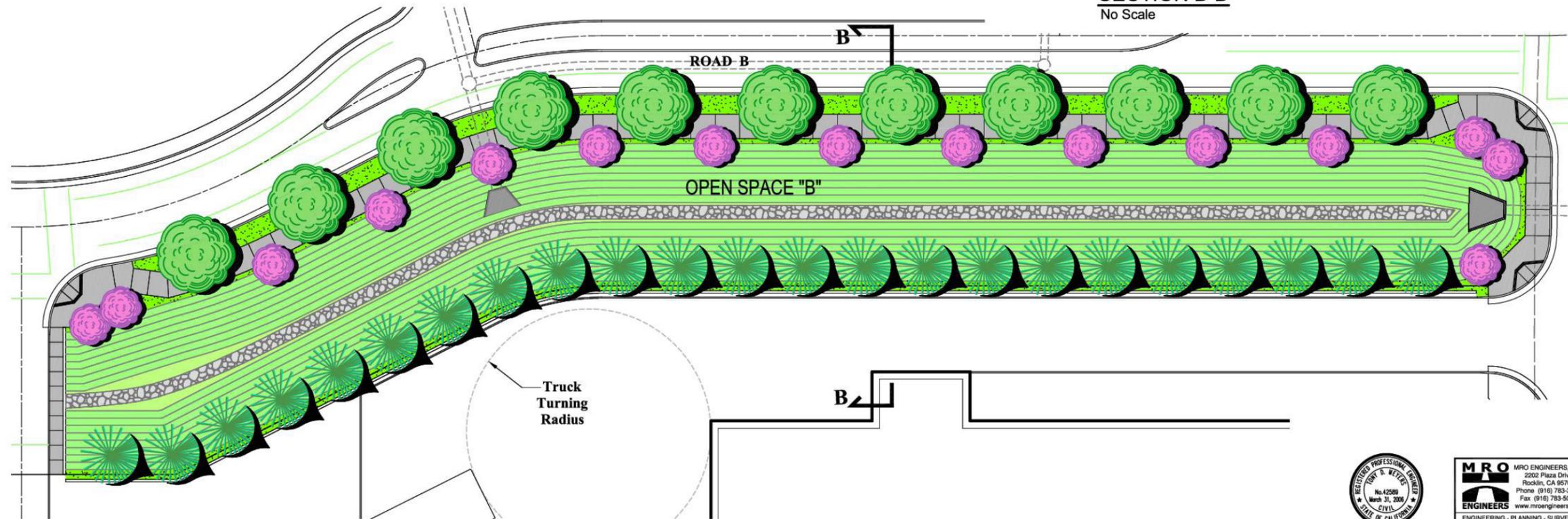
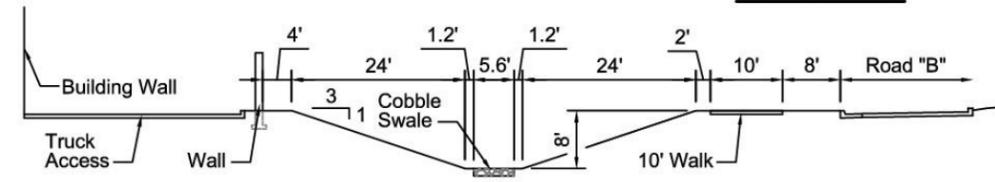
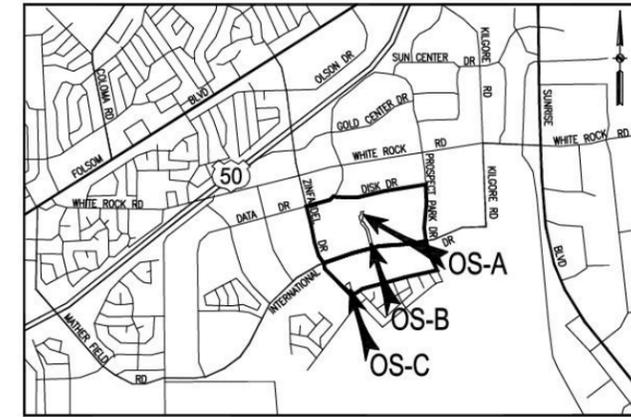
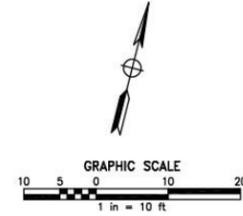




ILLUSTRATIVE WATER QUALITY BASIN OS-A&B

# CAPITAL VILLAGE

CITY OF RANCHO CORDOVA, CALIFORNIA



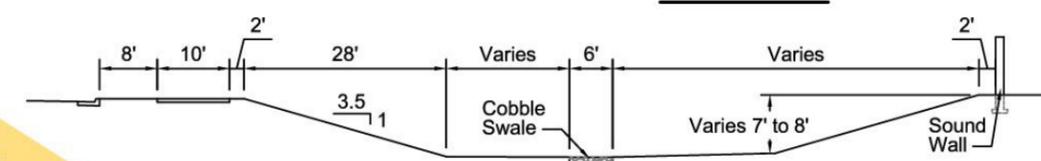
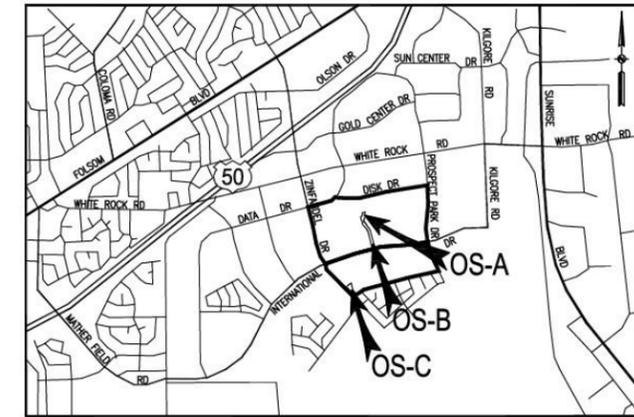
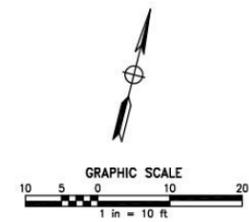
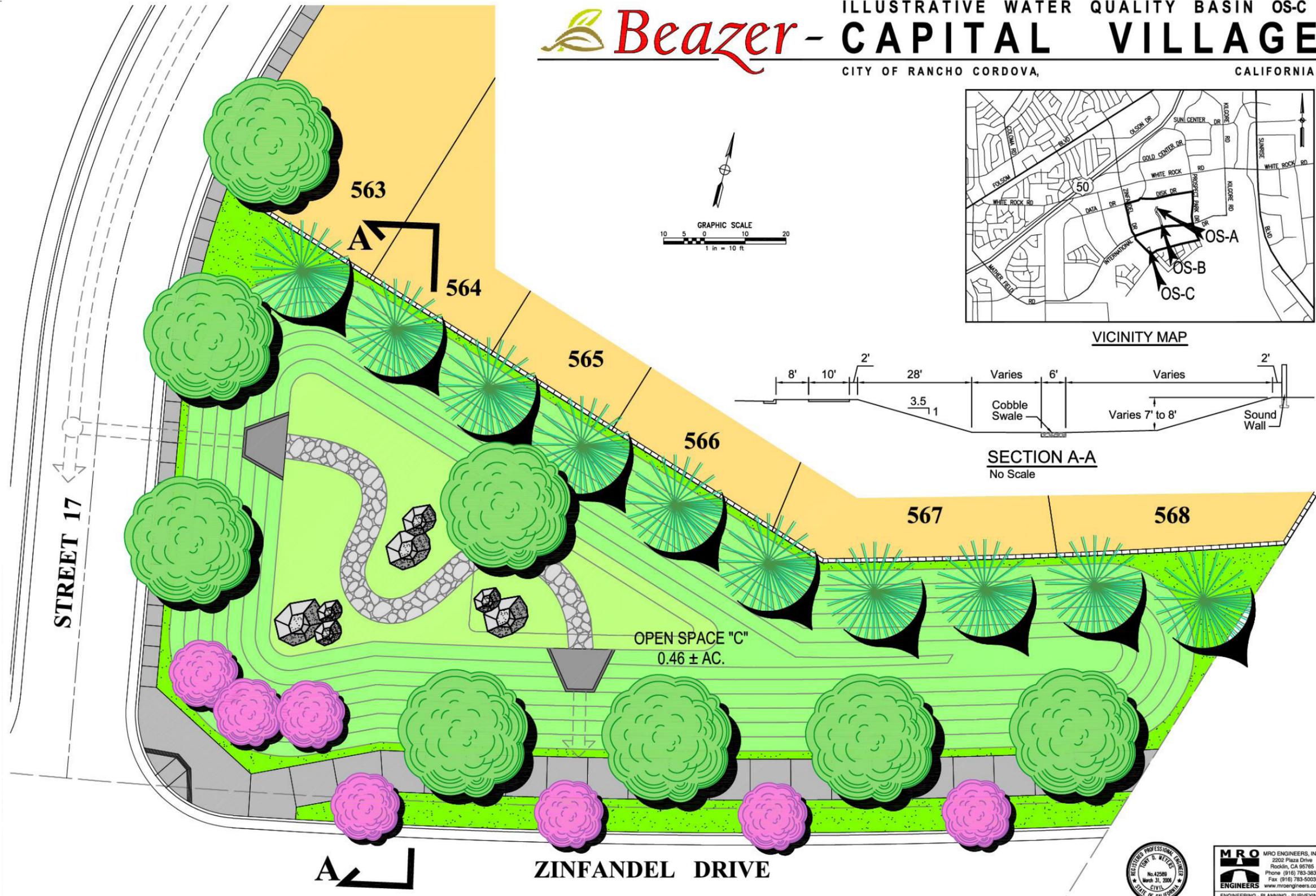
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ILLUSTRATIVE WATER QUALITY BASIN OS-C  
**CAPITAL VILLAGE**  
 CITY OF RANCHO CORDOVA, CALIFORNIA



OPEN SPACE "C"  
 0.46 ± AC.



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The following Drainage Service Standards and Guidelines are identified to ensure necessary infrastructure is provided in a timely manner, consistent with the project-phasing plan:

Design and construction of phased drainage infrastructure into and through the Plan Area will be done with the approval and to the satisfaction of the City of Rancho Cordova and Sacramento County Water Resources staff.

Building permits for proposed projects shall not be approved until the City of Rancho Cordova and Sacramento County Water Resources staff approves a Drainage Study of the Plan Area.

Interim drainage facilities, if required for phased development of the Plan Area, shall be designed in consultation with City and County Water Resources staff.

The water quality/detention basins shall be landscaped to provide passive recreation areas where residences can gather adjacent to or walk by an open space amenity.

Drainage shed No. 1 shall utilize on-site BMP's, grassy swales, a stormwater vault, etc. to meet its NPDES requirements.

## 6.4 Dry Utilities

The following section describes the existing "dry" utilities (i.e. electric, gas and telephone) in the vicinity of the Plan Area and the requirements to extend these facilities. Each of the utility service providers listed has indicated that adequate infrastructure exists or can be readily extended to meet the needs of the Plan Area.

### 6.4.1 Electrical Power

The Sacramento Municipal Utilities District (SMUD) currently operates a small substation near the intersection of Disc and Data Drive and a 69 kVa transmission line, which runs through the site in a north-south direction and feeds this substation. Around the site in each of the existing roads is 12 kVa distribution power available for use by the Plan Area. The project proposes to underground the 69 kVa transmission line within the right-of-way of Road "B", through the western edge of Park Site \_\_\_\_, and in the open space lot stubbing to the south. Extension of electrical power into the site may be initiated upon completion

and execution of line extension agreements with SMUD.

### 6.4.2 Natural Gas

Natural gas service is available from PG&E in the Plan Area and is located underground in each of the existing roads surrounding the site. Extension of natural gas into the site may be initiated upon completion and execution of line extension agreements with PG&E.

### 6.4.3 Telephone

Telephone service is available from SBC in the Plan Area and is located underground in each of the existing roads surrounding the site. Extension of telephone service into the site may be initiated upon completion and execution of line extension agreements with SBC.

The following Dry Utility Service Standards and Guidelines are identified to ensure necessary infrastructure is provided in a timely manner, consistent with the project-phasing plan:

- Coordination with the Dry Utility providers shall be the responsibility of the developer and initial contact shall occur prior to tentative map approval.
- Telecommunication services shall be provided to every home within the Plan Area, enhancing the opportunity for tele-commuting and home occupation, thereby reducing the impacts on the transportation system and air quality.
- Extensions of all new dry utility services, excluding primary service, shall be installed underground.
- Undergrounding of existing overhead facilities is required to the extent practical.

## 6.5 Phasing

A phasing plan has been prepared and included to demonstrate the logical, timely and appropriate completion of the infrastructure and roadway facilities, required to serve the phased build-out of the Plan Area. The Phasing Plan is presented on page 72 and summarizes the details of the major infrastructure facilities by construction phase.

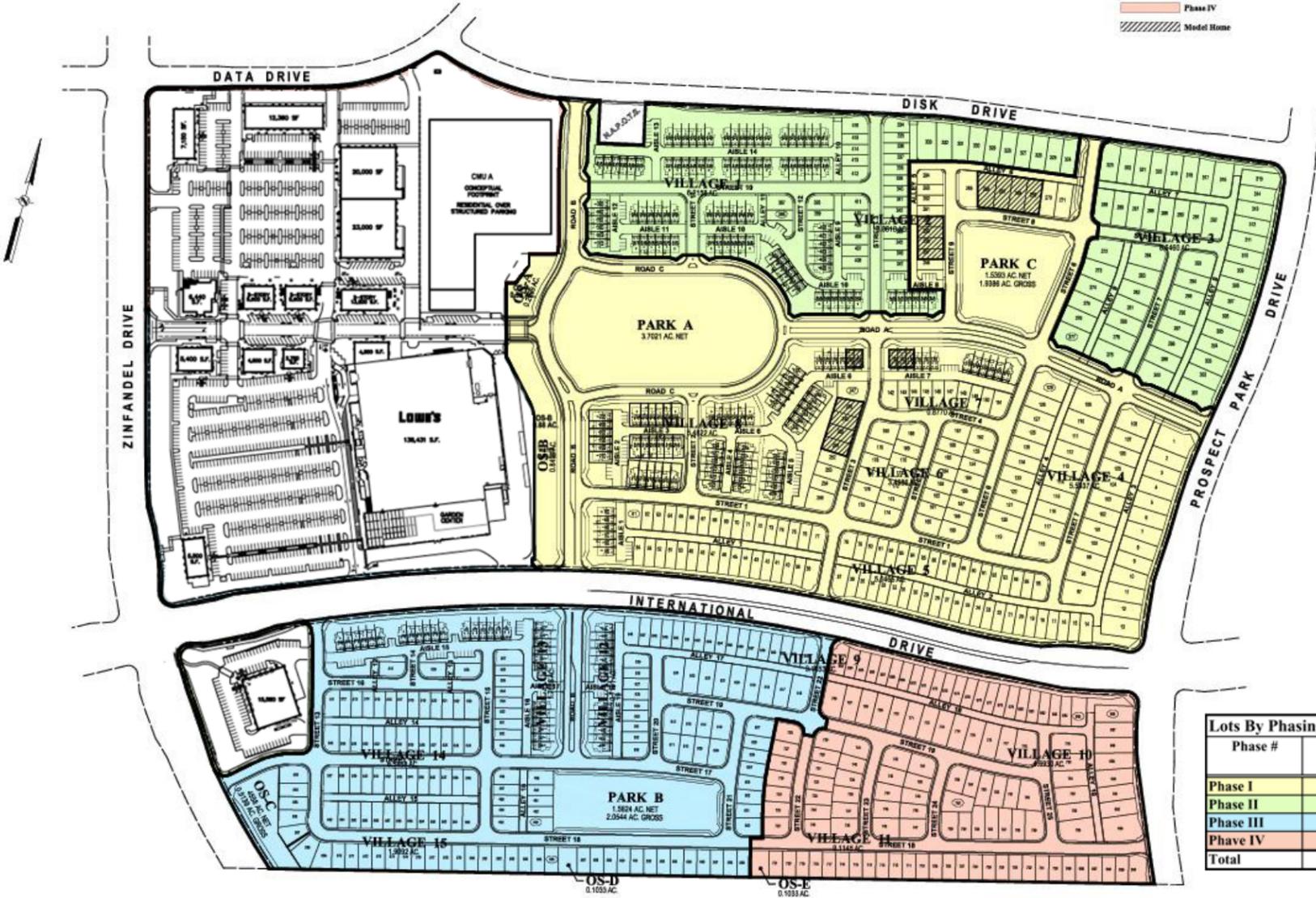
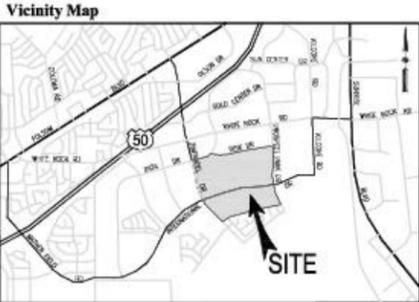
# Beazer - CAPITAL VILLAGE

CITY OF RANCHO CORDOVA, CALIFORNIA

MAY 2006

**Color Legend**

- Phase I
- Phase II
- Phase III
- Phase IV
- Model Home

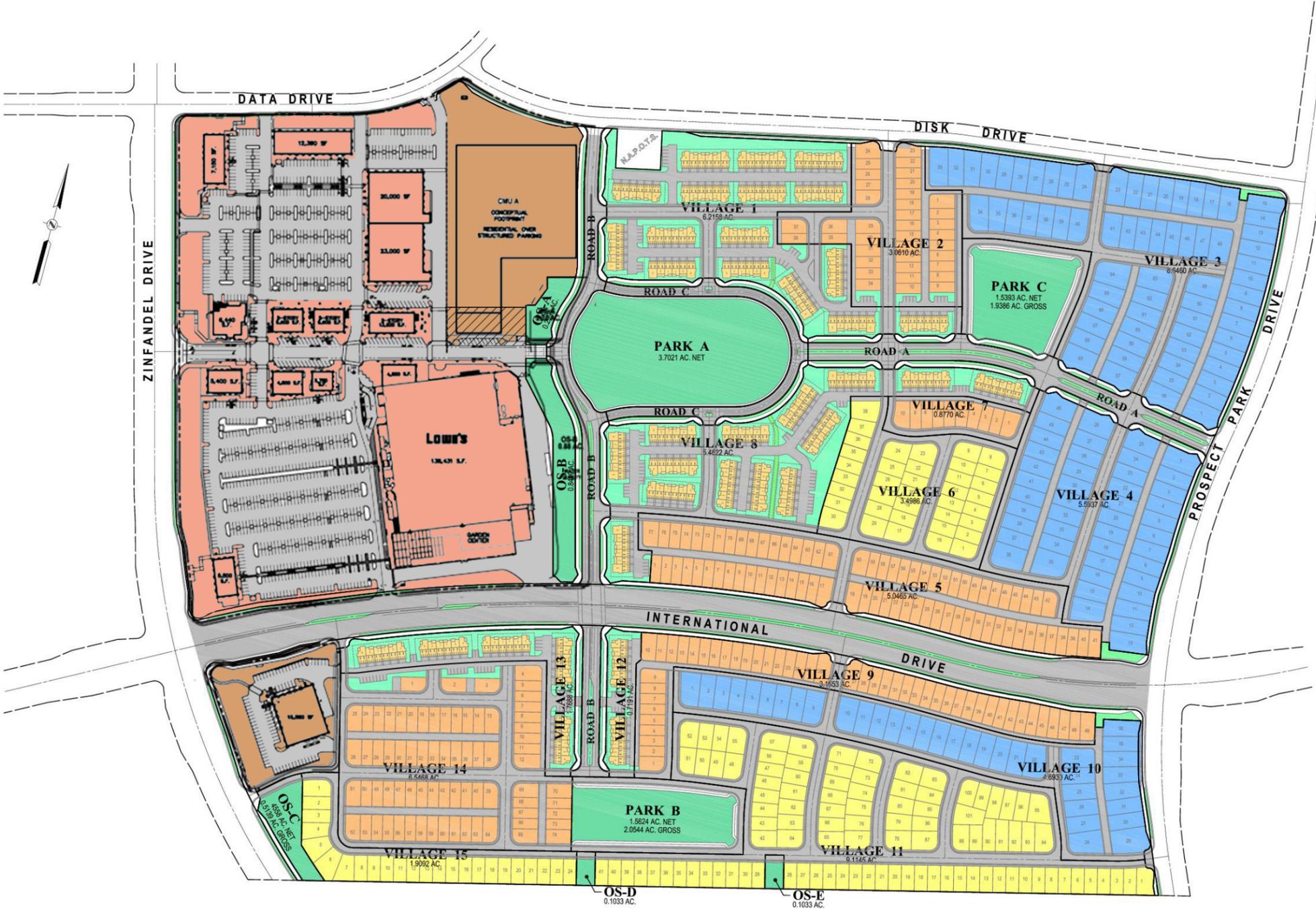
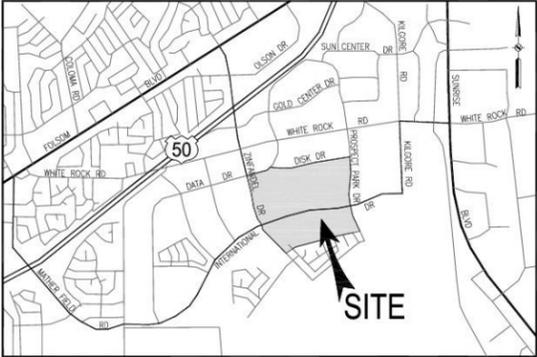


**Lots By Phasing**

Phase #	Bungalows (40'x90')	Cottages (35'x70')	Brownstones (28'x68')	Town Homes	Residential Totals	Retail Center
Phase I	53	38	96	84	271	-
Phase II	62	-	29	96	187	-
Phase III	9	52	100	42	203	307,464 sf
Phase IV	27	73	23	43	166	-
<b>Total</b>	<b>151</b>	<b>163</b>	<b>248</b>	<b>265</b>	<b>827</b>	<b>307,464 sf</b>



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**Land Use Summary**

Village/Lot(s)	Use	Lot Area (acres)	Building Area (s.f.)	Town Homes	28x68	35x70	40x90	Total Units
Village 1	Town Homes	6.2158	-	96				96
Village 2	28' x 68' Row Lot Typ.	3.0610	-		38			38
Village 3	40' x 90' Alley Lot Typ.	8.6460	-				69	69
Village 4	40' x 90' Alley Lot Typ.	5.5937	-				46	46
Village 5	28' x 68' Row Lot Typ.	5.0465	-		77			77
Village 6	35' x 70' Std. Lot Typ.	3.4986	-			38		38
Village 7	28' x 68' Row Lot Typ.	0.8770	-		10			10
Village 8	Town Homes	5.4822	-	84				84
Village 9	28' x 68' Row Lot Typ.	3.1653	-		49			49
Village 10	40' x 90' Alley Lot Typ.	4.6930	-				36	36
Village 11	35' x 70' Std. Lot Typ.	9.1145	-			101		101
Village 12	Town Homes	0.7191	-	12				12
Village 13	Town Homes	1.7688	-	30				30
Village 14	28' x 68' Row Lot Typ.	6.5468	-		74			74
Village 15	35' x 70' Std. Lot Typ.	1.9092	-			24		24
CMU A	Mixed Use Residential	4.2117	-					
CMU B		2.3363	-					
Retail Center		25.2442	-					
Major 1		-	167,584					
Major 2		-	20,000					
Major 3		-	23,000					
Major 4		-	15,580					
Bldg. A		-	2,750					
Bldg. B		-	4,800					
Bldg. C		-	5,400					
Bldg. D		-	5,500					
Bldg. E		-	13,200					
Bldg. F		-	9,600					
Bldg. G		-	9,600					
Bldg. H		-	6,440					
Bldg. J		-	7,150					
Bldg. K		-	4,500					
Shops 1		-	12,360					
Park A		3.7021						
Park B		2.0544						
Park C		1.9386						
OS-A	Open Space	0.2999						
OS-B	Open Space	0.8499						
OS-C	Open Space	0.5139						
OS-D	Open Space	0.1033						
OS-E	Open Space	0.1033						
Roads	A, B & C and Entries	4.3472						
LS Corridors		4.9181						
<b>Total</b>		<b>116.9604</b>		<b>222</b>	<b>248</b>	<b>163</b>	<b>151</b>	<b>784 du</b>

**Color Legend**

- Town Homes
- 28' x 68' Lots
- 35' x 70' Lots
- 40' x 90' Lots
- Open Space
- Parks
- LS Corridors
- Retail Center
- Retail Zone over CMU
- CMU's
- Roads

Development Plan

