RESOLUTION NO. 3240-15

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR APPROVING A USE PERMIT/DESIGN REVIEW, FINAL DEVELOPMENT PLAN, AND TENTATIVE MAP FOR THE VICTORIA OAKS SUBDIVISION (FILE GPA/ZC/MJS/UP 05-28)

WHEREAS, the Town of Windsor Town Council has considered the request from Niniv Tamimi requesting a General Plan Amendment, Zone Change, Subdivision, Use Permit, and Design Review for an 89 lot single-family residential unit subdivision known as Victoria Oaks (previously Hembree Village). The project consists of three parcels located on Hembree Lane for a total of 17+\- acres. A General Plan Amendment is requested to change the existing land use designation from High Density Residential (HDR 12-16 units/acre) to Village Residential ("VR" 5-8 units/acre) and the Zoning to "PD" Planned Development. Current General Plan: High Density Residential 12-16du/ac Special Area G; Current Zoning: "HDR" High Density Residential12-16 du/ac. The property is located at 6808, 6816 and 6842 Hembree Lane, Windsor, CA, 95492; APN: 163-130-030, 031, & 032; and

WHEREAS, a Mitigated Negative Declaration was prepared and posted for the proposed project in accordance with the appropriate law and guidelines; and

WHEREAS, along with the Mitigated Negative Declaration a Mitigation Monitoring Plan was prepared, consistent with the requirements of the Public Resources Code 21081.6, which lists all of the mitigation measures, specified the appropriate responsible party for implementing each mitigation measure and approximate time frames for implementing of each mitigation measure; and

WHEREAS, by Resolution No. 3238-15, incorporated herein by reference, the Town Council adopted a Mitigated Negative Declaration and Mitigation Monitoring Plan associated with the proposed project; and

WHEREAS, by Resolution No. 3239-15, incorporated herein by reference, the Town Council approving an amendment to the General Plan and land use map for the proposed project; and

WHEREAS, the Town Council adopted Ordinance No. 2015-296, incorporated herein by reference, approving an amendment to the Zoning Map associated with the proposed project and

WHEREAS, the Planning Commission adopted Resolution No. 628-15, incorporated herein by reference, recommending that the Town Council approve the Use Permit, Design Review, Final Development Plan and Tentative Map request for the proposed project; and

WHEREAS, in accordance with the provisions of law, the Town Council did conduct a public hearing on October 7, 2015 on said application at which time all interested persons were given an opportunity to be heard; and

WHEREAS, in accordance with the Town of Windsor Zoning Ordinance, the use permit includes a request for reduced development standards including reduced rear yard setbacks and increased site coverage as shown on the Final Development Plan; and

WHEREAS, a Final Development Plan incorporating a Preliminary Development Plan in accordance with Zoning Ordinance Section 27.14.050.D.4, has been prepared for the project identifying the development standards as proposed and analyzed for the proposed project; and

WHEREAS, the Town Council makes the following findings in compliance with the Town's Zoning Ordinance for the Use Permit:

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning Ordinance and the Town Code. *The project is located within a residential zoning district. The project includes a zoning amendment to decrease the density of the site and reduction to the standard development standards of the Village Residential District. The development standard reductions include increased site coverage and reduced rear yard setbacks as identified in the Final Development Plan.*

2. The proposed use is consistent with the General Plan. *The project includes a decrease in density supported by the Town Council. The density reduction was analyzed during the review process and found to be consistent with the goals of the General Plan Housing Element to provide flexibility for infill development.*

3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity. *The project design is compatible with the existing residential land uses in the vicinity. The design includes provisions for connections to adjacent properties for future development and does not promote housing backing onto Hembree Lane or the creek areas.*

4. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints. *The site is relatively flat and is consistent with the residential development and density to the north and east. Access is provided off Hembree Lane and Victory Lane. Public utilities are available. The project promotes pedestrian connections along Pool Creek and Faught Creek. The Faught Creek trail connects pedestrian access to the residential neighborhood to the east.*

5. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located. *The project does not include any design features that would impact public health and safety; and*

WHEREAS, the Town Council makes the following findings in compliance with the Town's Zoning Ordinance for the design review:

1. The design and layout of the proposed development are consistent with the General Plan, the development standards of the applicable zoning district, design standards/guidelines, and architectural criteria for special areas; *The proposed project includes a rezone to a Planned Development, which includes a Final Development Plan with modified development standards and architectural criteria. The proposed development is generally consistent with the Village Residential land use designation.*

2. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments, and will not create traffic or pedestrian hazards; *The design and layout of the site provides pedestrian and roadway connections. The project includes pedestrian and trail connections for Poole Creek and Faught Creek. The site layout includes pedestrian and vehicle connections to Hembree Lane and Victory lane as well as pedestrian trails along both creek corridors.*

1. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood; *The Final Development Plan includes complete architecture and design, including materials and colors that are part of the overall project review and approval. The project includes a variety of building materials and architecture.*

2. The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color, and will remain aesthetically appealing and be appropriately maintained; *Site design includes direct connections from the pedestrian walkways to the front entrance of the residences and wraparound porches and enhanced architectural features on corner lots. The project has been designed with housing facing the creek corridor. Project conditions include recordation of CC&R's that required architectural and design approval for all lots by the Town consistent with the Final Development Plan.*

3. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity; *The project is proposed in an area that is appropriate for residential development. It provides vehicle access to Hembree Lane and Victoria Lane. A bus stop for public transit will be constructed on the Hembree Lane side of the project.*

4. The project involves no potential adverse effect, either individually or cumulatively, on wildlife resources. *No impacts were identified.*

WHEREAS, the Town Council makes the following findings relative to the tentative map:

1. The tentative map, as conditioned, is consistent with the provisions of the Windsor General Plan. *The project includes a General Plan amendment and rezone to Planned Development with lower densities, which was analyzed as part of the project processing.*

The proposed tentative map is consistent with the approved related Village Residential use and density and is consistent with the adopted Planned Development zoning.

2. The tentative map is found to be in substantial conformance to the provisions of the State Subdivision Map Act and the Town of Windsor Subdivision Ordinance. *The Victoria Oaks Project demonstrates unique design consistent with Town guidelines for planned developments.*

3. All findings (for denial) pursuant to Section 66474 of the Subdivision Map Act are determined to be inapplicable, based upon the project description and conditions of approval; and

WHEREAS, mitigation measures identified in the Mitigated Negative Declaration, including Mitigation Monitoring Plan, are specified as conditions of approval and included in this Resolution, including department responsible for implementation and the appropriate stage of project review and approval.

NOW, THEREFORE, BE IT RESOLVED that the Town of Windsor Town Council, based on the above findings, hereby approves the Use Permit/Design Review, Final Development Plan, and Tentative Map request subject to the following conditions

GENERAL (ALL DEPARTMENTS):

1. Design and construction shall comply with the approved Final Development Plan, attached as Exhibit "A" and incorporated herein by reference.

2. Mitigation Monitoring Plan – Plan checkers for each Department shall be responsible for determining compliance with the Mitigation Monitoring Plan attached to Resolution No. 3238-15 as Exhibit "A", which includes the responsible party and the time frame for compliance. The applicant shall submit a compliance package with the Improvement Plan submittal documents for plan checking that indicates each mitigation measure and where the measure is not on drawings or within the accompanying documents. Department staff responsible for verification of conditions shall document to the project planner that the required mitigation measures have been incorporated into the plans/construction documents prior to approval and signature on the plans. Field inspectors shall similarly verify construction compliance with approved plans upon project completion and prior to release of securities.

3. Any general creek maintenance or revegetation required as a resource agency permit condition shall be completed, prior to acceptance of any improvements.

TOWN ENGINEER (Unless otherwise stated, conditions in this section shall be to the satisfaction of the Town Engineer):

Conditions Applicable to Improvement/Site Development Plan Approval:

General Requirements:

4. The developer shall prepare and submit improvement plans for the construction of all public improvements including but not limited to water, sanitary sewer, storm drain facilities, roadway improvements, curbs, gutters, detached sidewalks, parkway strips, storm water quality features, signing, striping and streetlights. All design and construction shall conform to the latest edition of the Town of Windsor Design and Construction Standards and Caltrans, AASHTO and other applicable codes, standards, guidelines and specifications.

5. Improvement plans must be approved and signed by the Town Engineer prior to the issuing of an Encroachment Permit, Grading Permit or Building Permit.

6. Information shown on tentative maps and site development plans shall not be construed as accepted or meeting Town standards and requirements and is subject to review and approval during the plan review process.

7. Plan check and inspection fees shall be paid prior to the signature of the improvement plans.

8. Mailbox plans and locations shall be approved by the Windsor Postmaster prior to improvement plan approval. The developer shall provide a letter and exhibit showing mailbox locations from the Windsor Postmaster approving mailbox locations. Mailbox locations shall be shown on the improvement plans.

9. All broken or sunken curb, gutter and sidewalk along the project frontage shall be repaired as part of the improvements for this project. As well, all nonconforming pedestrian ramps and driveway approaches shall be brought up to current accessibility standards.

10. Deviations from Town Standards and applicable Code requirements shall be approved by the Town Engineer. The applicant's engineer shall request all design exceptions in writing.

11. Public improvement drawings shall be drafted in the Town approved sheet format. AutoCAD drawing files can be found on the Town's website, (townofwindsor.com\document center).

12. Project benchmark shall be based on a Town approved USGS NAVD 88 benchmark.

13. Improvement plans shall be approved by the Central Fire Authority of Sonoma County. Central Fire is not a Town Department and the developer must submit plans and pay fees to Central Fire for plan review.

14. All existing and proposed rights-of-way and easements shall be clearly identified on the design drawings. Where the project is adjacent to the Town Boundary, the Town Boundary shall be clearly shown.

15. All improvements shall be clearly annotated as either public or private on the improvement/site development plans.

16. In the event that the Town is forced to condemn or acquire off-site property interest in connection with required off-site improvements, the developer shall fund the cost of condemnation or acquisition, including but not to be limited to the amounts necessary to purchase the easement or fee simple interest, document preparation, and severance or other damages payable to the owners of the land upon which the improvements are to be located, the actual cost and acquisition and all fees, including attorney's fee and/or other expenses necessary to prosecute the condemnation action, including expert witness and appraisal fees.

    In the event that the Town elects to proceed with acquisition or condemnation pursuant to Government Code Section 66462.5, the developer shall, within 60 days of written notice by the Town, deposit with the Town, as an advance, the full estimated cost of such acquisition or condemnation. The developer shall prepare all easements or deeds necessary for off-site improvements.

Roadway Improvements:

17. Hembree Lane shall be widened to a width of 47 feet (face of curb to face of curb to accommodate two 12-foot lanes, a 12-footturn lane, a 5-foot bicycle lane on the westerly side of the street and a 6-footbicycle lane on the easterly side of the street. A curb transition shall be provided in general compliance with the tentative map. Right-of-way shall be dedicated to a width of 44 feet from centerline together with a 5-foot wide PUE behind the right-of-way. Frontage improvements shall include curb, gutter, a 5-foot minimum variable width landscape parkway strip and 8-foot wide meandering sidewalk. The right-of-way for Pool Creek Lane shall be extended to the Hembree lane right-of-way to separate Parcel A into 2 parcels.

18. Hembree Lane improvements shall be coordinated with Sonoma County Transit Agency (Transit Agency) regarding the design of bus/transit facilities. A memorandum from the Transit Agency outlining their geometric, signing and shelter requirements shall be submitted with the first plan check. All improvements required by the Transit Agency shall be incorporated into the improvement plans. The Planning Department will review and approve bus stop facilities including bus shelters before improvement plan approval. Bus shelters shall be constructed at the back of sidewalk and shall provide for a minimum 8-foot wide clear pedestrian walkway in front of the shelter. The improvements shall be constructed within public right-of-way or public easement. Prior to approval of the improvement plans by the Town, the developer shall submit written verification from the Transit Agency to the Town indicating that the Transit Agency has reviewed and approved the improvement plans for the bus/transit facilities.

19. Bus turnouts shall be concrete (8 inches of Class 2 concrete reinforced with #4@12" or #5@16" OC-EW on 8 inches of Class 2 aggregate base) in conformance with Transit Agency requirements and as required by the Town Engineer.

20. Sound wall along Hembree Lane shall be privately owned and maintained and constructed on the private lots outside of the public right-of-way and/or public parcels.

21. Victory Lane shall be constructed to a width (face of curb to face of curb) of 36 feet between Seven Oaks Drive and Del Roble Lane. The street width on the northerly side of the street shall be a minimum of 16 feet. Right-of-way shall be dedicated to a width of 61 feet together with a minimum 5-foot PUE behind the right-of-way. Improvements shall include the existing curb, gutter and parkway strip on the south side. Improvements shall also include new curb, gutter, 9-foot parkway strip or bio-swale (measured from the face of curb) and a 6-foot wide detached sidewalk on the north side.

22. Interior Residential Streets shall be constructed to a width (face of curb to face of curb) of 34 feet. Right-of-way shall be dedicated to a width of 56 feet together with a minimum 5-foot PUE behind the right-of-way. Improvements shall include curb, gutter, 5-foot landscape parkway strip (measured from face of curb) and 6-foot wide detached sidewalk.

23. Redwood Creek Drive shall be constructed to a width (face of curb to face of curb) of 30 feet. The Street width on the southerly side of the street shall be a minimum of 13 feet. Right-of-way shall be dedicated to a width of 56 feet together with a minimum 5-foot PUE behind the right-of-way. Improvements shall include curb, gutter, 5-foot landscape parkway strip on the north side of the street and 9 feet on the southerly side of the street (measured from face of curb) and 6-foot wide detached sidewalk on both sides of the street.

24. Pool Creek Lane shall be constructed to a width (face of curb to face of curb) of 29 feet with parking permitted along the lot frontage. Right-of-way shall be dedicated to a width of 40 feet together with a minimum 5-foot PUE behind the right-of-way along the lot frontage. Improvements shall include curb, gutter, 5-foot landscape parkway strip (measured from face of curb) and 6-foot wide detached sidewalk along the lot frontage.

25. Private Driveway improvements to the properties on the north of the project, between Lots 2 & 3, shall include curb, gutter, sidewalk along Redwood Creek Drive, utility stubs terminating behind the back of sidewalk, removable bollards and chain behind the back of sidewalk, fencing and a future through street sign.

26. Street trees, landscaping and irrigation shall be installed in parkway strips as approved by the Town. Street trees shall be planted in Structural Soil in accordance with Town standard. The improvement plans shall show the subdrain system required to drain the structural soil in accordance with Town standard.

27. Landscaping and irrigation located in planter strips shall be maintained by the property owner fronting the planter strip exclusive of public water quality features (bio-swales).

28. Improvement plans shall include the following off-site roadway and traffic related improvements:

    a. Realignment of the intersection of Victory Lane and Hembree Lane to create a right-angle intersection with the geometry, width and curb return radii as shown on the tentative map prepared by Benchmark Engineers and dated May 11, 2015.
    b. Widening and striping to accommodate a southbound left turn lane on Hembree Lane at Victory Lane, including the length and width dimensions as shown on the tentative map prepared by Benchmark Engineers and dated May 11, 2015.

29. The structural section of all road improvements shall be designed using a soil investigation which provides the basement soils R-value and expansion pressure test results. If no R-value tests are supplied, roadway structural sections shall be designed using and R-value of 5.0. A copy of Geotechnical report and structural section calculations shall also be submitted with the first improvement plan check.

30. ADA compliant pedestrian curb ramps shall be provided at all intersections and crosswalks where sidewalks or walkways are proposed, meeting Town Standards and current state and federal accessibility standards. All pedestrian ramps shall be directional. Ramps shall be constructed with "wings" on both sides of the ramp similar to a Type A ramp.

31. Sidewalk warps shall be provided to allow a clear five foot walkway at all locations, including areas where mailboxes, streetlights, street signs and fire hydrants are to be installed.

32. Two-inch minimum irrigation chases (sleeves) shall be installed to all parkway strips from adjacent parcels to allow for the installation of irrigation lines.

Lighting, Signing and Striping Plan:

33. Striping, pavement markings and traffic signage shall be provided on all streets as necessary and as required by the Town. Signage restricting parking shall be installed where appropriate. Speed limit signs shall be installed at locations determined by the Town at the time of improvement plan review. Twenty-five miles per hour speed limit signs shall be installed within the subdivision at locations designated by the Town Engineer.

34. Street lights and fire hydrants must be located 10 feet clear of curb returns per Town Standards. Stop signs and street name signs may not be placed on street light poles.

35. Striping and signage shall meet Town and State of California standards, including Windsor Design and Construction Standards, California Manual on Uniform Traffic Control Devices (CA MUTCD) and Caltrans Standard Plans. Striping details and legends will be reviewed by the Town's Traffic Engineer at the time of plan check. All striping and legends shall be thermoplastic. Paint is not allowed.

36. A striped median shall be provided along the property frontage along Hembree Lane north of the southbound left turn lane, using Caltrans Standard median striping Detail 29. No cross-hatching shall be provided in this median island. The southbound left turn lane shall consist of Caltrans Standard centerline striping Detail 22 and channelizing Detail 38 and two left-turn arrows per CA MUTCD. Bike lane markings shall be symbols rather than words and consistent with CA MUTCD. Directional arrows shall be provided in the bike lane. The new centerline on Victory lane at the intersection realignment shall be Detail 22. STOP legends and ten-foot wide crosswalks including crosswalk markings shall be provided on new streets intersecting Victory Lane and on Victory Lane at Hembree Lane.

37. A NO PARKING sign R-26 is required at the end of Victory Lane on the north side of the street. Signs for no parking on Victory Lane and Redwood Creek Drive shall read "No Parking This Block" and shall be located midblock.

38. Street lights shall be Hadco Victorian LED "Acorn" or approved equal. The first improvement plan submittal shall include a photometric design analysis. Illumination within the street portions of all public streets shall meet the lighting levels recommended by the Illumination Engineering Society of North America, IESNA, per their report RP-8 and associated tables, for a 'Local' and/or 'Collector' road classifications applied as listed below.

a. Using a 'Medium' pedestrian conflict area along Hembree Lane which is a Collector street, a minimum maintained lighting level shall be 0.23 foot candles within the traveled way and 0.12 foot candles in the sidewalk areas.
b. Using a Medium pedestrian conflict area along Victory Lane, which is a Local street, a minimum maintained lighting level shall be 0.12 foot candles within the traveled way, and 0.07 foot candles in sidewalk areas.

Drainage Improvements:

39. All project related flooding impacts shall be mitigated by the project developer. Drainage improvements shall be designed by a Civil Engineer registered in the State of California in accordance with the Sonoma County Water Agency's Flood Control Design Criteria. Public and private drainage improvements shall be shown on the improvement plans and shall be approved by the Sonoma County Water Agency (SCWA) prior to approval by the Town.

40. A vinyl coated chain link fence shall be installed along the east side of the Faught Creek Park site (Public Parcel B) starting at the existing fence at APN 163-150-014 (Dehner property) and shall extend northerly on the easterly side of Public Parcel B along the property line and/or top of bank for a distance of approximately 100 feet +/-. The materials, colors and alignment shall be determined during the improvement plan design phase and shall be subject to review and approval by the Town Engineer and Community Development Director.

41. Sufficient storm drain shall be installed to drain the site in accordance with SCWA standards and to collect subdrains required for structural soil and water quality features.

42. Cross gutters at the proposed residential street intersections at Victory Lane are not approved.

43. No lot to lot drainage is allowed. No concentrated drainage may discharge across sidewalks. All site drains must be connected to the public storm drain system, or discharged through the face of curb or to an established waterway. A minimum of two curb drains will be required to drain residential lots.

44. Plans and certifications shall demonstrate compliance of all improvements, including building finished floor elevations, with the Town's Floodplain Ordinance, to the satisfaction of the Building Official and Town Engineer. Building finished floor elevations shall be constructed at a minimum of 1 foot above the 100-year storm event water surface elevation. The Engineer of Record shall provide a signed stamped letter indicating the project meets the requirements of the Ordinance before plan approval.

45. Creek setback lines shall be established in accordance with Town code and SCWA criteria (30 feet from top of bank, or 2.5:1 plus 30 feet from toe of bank, whichever is greater). Creek

setback lines with supporting cross sections and calculations shall be provided with the first improvement plan and/or final map submittal. Creek setback cross section may be submitted as an exhibit accompanying the public improvement plans.

Grading Improvements:

46. The developer shall include a site-grading plan prepared by a Civil Engineer registered in the State of California as part of the required improvement drawings. Lots shall be generally designed to drain to the street, unless otherwise approved in the interest of tree preservation or other unusual circumstances.

47. The applicant shall submit to the Town for review and approval, a detailed Geotechnical Report prepared by a Civil Engineer registered in the State of California and qualified to perform geotechnical evaluation. The grading plan shall incorporate the recommendations of the approved Geotechnical Report.

48. All existing wells, septic tanks and/or underground fuel storage tanks shall be permanently destroyed under permit and inspection of Sonoma County Permit and Resource Management Department, Well and Septic Division and/or Sonoma County Environmental Health or other designated agency. If there are none, the project engineer shall provide a letter describing the scope of the search done to make this determination.

49. Where soil or geologic conditions encountered during grading operations that are different from those anticipated in the Geotechnical Report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the Town Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.

50. The grading plan shall clearly show all existing survey monuments and property corners and shall state that they shall be protected and preserved. Survey monuments and property corners removed during construction shall be replaced in accordance with Section 8771 of the Business and Professions Code.

51. The improvement plans shall include detailed intersection grading details that verify that a minimum 2% cross slope will be attained throughout the entire intersection. As well, detailed grading showing elevations and slopes of all handicap ramps shall be included in the improvement plans.

52. Improvements plans shall include an erosion control (winterization) plan.

Tree Preservation:

53. Tree preservation requirements shall be shown on the grading plan or a separate tree preservation plan as approved by the Town Engineer and Community Development Director. Tree preservation plan requirements shall conform to the Town's Tree Preservation Ordinance and the recommendations of the Project Arborist report on file with the Town.

Storm Water Quality:

54. At a minimum, all design and construction shall meet the requirements of the Town of Windsor's NPDES Ms4 Permit requirements and the City of Santa Rosa and County of Sonoma Storm Water Low Impact Development Technical Design Manual, dated August 2011, and subsequent revisions . Prior to approval of the improvement plans the applicant shall submit a Final Storm Water Mitigation Plan (FSWMP) and Final Storm Water Mitigation Plan Checklist subject to review and approval by the Town Engineer. The FSWMP shall include post-construction storm water treatment, volume capture and peak reduction measures, and shall address maintenance of private and/or public storm water facilities.

55. If public storm water quality improvements are required, the owner/developer shall execute an agreement to annex into the Town's 1982 Act Assessment District. The owner/developer shall pay all fees associated with setting up a new zone. Private storm water quality improvements shall be privately owned and privately maintained.

56. Prior to recordation of the final map the property owner will be required to enter into a Maintenance Declaration(s) for long term maintenance of private storm water quality features. The Maintenance Declaration(s) will need to be noted on the final map and recorded with the Sonoma County Assessor's Office and shall run with the land.

Water Efficient Landscape:

57. All landscaping and irrigation must conform to the Town's Municipal Code section 12-3-900 for *Water Efficient Landscape*, a locally adopted requirement which is more restrictive than the California Model Water Efficient Landscape Ordinance. The applicant shall submit a landscape documentation package as specified in the above referenced code, including but not limited to a completed Appendix A, Maximum Applied Water Allowance worksheet for Windsor using a net ETo of 36.0 and ETAF of 0.6, a Landscape Design Plan in accordance with the conditions specified, and an Irrigation Design Plan in accordance with the conditions specified. Additional requirements, including but not limited to a completed Appendix B, Hydrozone Table, must be met prior to the issuance of a building permit. Upon installation and completion of the landscape, applicant shall submit Appendix C, the Certificate of Completion, along with an irrigation audit report as specified. A final inspection shall be performed by Town staff to verify compliance with the approved plans prior to building permit final approval. An extension of the building permit to complete landscape and irrigation installation shall be requested and must be approved by the building official prior to occupancy.

Utility Improvements:

58. All existing overhead utilities (of 26,000 volts or less) and proposed utilities, both on-site and along project frontages contiguous to the site, shall be placed underground. This does not include surface mounted transformers, pedestal mounted terminal boxes and meter cabinets.

Sanitary Sewer and Water Improvements:

59. All public water and sewer mains must be located in public right-of-way. Any and all rights-of-way, or if unavoidable, easement dedications must be made by the property owner to the

Town, at property owner's expense, prior to final acceptance of the project by the Town. The developer shall prepare all necessary legal descriptions and deeds.

60. All private storm drain, potable water, fire service and sanitary sewer mains, laterals, and appurtenances, must be located within the private property and clearly identified as private on the design drawings.

61. Sewer grades must be designed such that ultimate finished floors are a minimum of 12" above upstream manhole or clean-out rim elevations. Inadequate elevation differentials or grade on private SS mains and laterals, as determined by the Town, must be mitigated by either raising finished floor elevation(s), installing backflow prevention devises or installing privately owned and operated SS lift station(s) with grinder/ejector pump(s) on site.

62. The sewer collection system should generally flow toward and be collected in the 10" sewer main in Victory Lane. If this is not possible the project engineer shall submit verification that an alternate route will be required.

63. Sewer manholes in Pool Creek Lane and in flood hazard areas shall be equipped with water tight bolt down manholes covers.

Permit Requirements:

64. Provide evidence that a Notice of Intent has been submitted and received by the North Coast Regional Water Quality Control Board for a General Construction Activity Storm Water Permit. Two copies of the project Storm Water Pollution Prevention Plan shall be provided to the Town before approval of permits, signature of the improvement plans and filing of the Final Map.

Other / Landscape Parcels:

65. Landscape and irrigation shall be installed in accordance with the tentative map and as approved by the Town.

66. The Pool Creek and Faught Creek trails shall consist of a minimum 8 foot wide paved surface with 2 foot wide compacted aggregate base shoulders sufficiently designed and constructed to accommodate Town maintenance vehicles. The trails may need to be realigned to allow maintenance vehicle access to the trails. The alignment and construction details for the trails adjacent to trees shall be reviewed and approved by the Town Arborist.

67. A bicycle rack is required in the Faught Creek Park.

68. The developer shall provide irrigation meters, backflow preventers and irrigation controllers for the Hembree Lane Public Parcel (Lot A), , Pool Creek Public Parcel (Lot A) and the Victoria Lane Public Parcel (Lot B). If practical and approved by the Town, a single meter, backflow preventer and controller should be provided for the Pool Creek Parcel and Hembree Lane Park Parcel.

69. Landscaping and street trees shall be installed so that sight distance requirements in compliance with AASHTO and Caltrans can be met. Trees shown on the preliminary landscape plans may need to be moved and low growing plants and bushes installed to meet this requirement.

Conditions Applicable to Final Map Approval:

70. A final map(s), as defined in the State Subdivision Map Act and prepared by a licensed surveyor or civil engineer, showing all lots, parcels, rights-of-way, and easement(s) shall be filed with the Town of Windsor Engineer's Office. Upon recording of the map, the subdivision is valid.

71. Town approved standard final map certificates shall be used on the final map.

72. The developer shall present to the Town of Windsor, free of encumbrances, an irrevocable offer of dedication for the following:
    a. Right-of-way for all public subdivision streets.
    b. Public utility easements, as necessary, adjacent to all street right of ways.
    c. Windsor Water District easements for sewer and water facilities.
    d. The Pool Creek Public Parcel (Lot A) shall be dedicated in fee. The parcel shall be limited to the area along Pool Creek and adjacent to Pool Creek Lane.
    e. The Hembree Lane Park Parcel shall be dedicated in fee. The park parcel shall be dedicated as a separate parcel from the Pool Creek parcel.
    f. The Faught Creek Park parcel shall be dedicated in fee.
    g. The 30-foot driveway parcel to service APN# 163-240-026 (Young Parcel) and APN# 163-240-013 (Jonas Parcel) shall be granted to the Town of Windsor in fee by Grant Deed. The developer shall also grant to the Town the right for the Town to grant/transfer the parcel to the adjacent subject property(s) upon development of those properties.
    h. The developer shall secure all necessary rights-of-way and easements for onsite and offsite road, utility, and drainage facilities. Rights-of-way and easements shall be dedicated on the map or provided by grant deed. The developer shall prepare all necessary legal descriptions and deeds. This includes but is not limited to the right-of-way and public utility easement which are located on the Les Schwab property.

73. The Final Map shall be annotated with the following information:
    a. The assessor's parcel number
    b. Total area of land being subdivided (in acres)
    c. Total number of lots and parcels being created
    d. Town file number

74. Should it be necessary, the developer shall pay all costs associated with any necessary/requested vacation or abandonment of public rights-of-way or easements and shall prepare all necessary documents and post all required notifications.

75. Project Engineer shall initiate the process for approval of a letter of map revision with the Federal Emergency Management Administration to amend the Flood Insurance Rate Maps for this subdivision as applicable.

Local Agency Sheet:

76. NOTE ON FINAL MAP: "Prior to the issuance of building permits, all applicable development impact fees shall be paid to the satisfaction of the Building Official and in accordance with Town and local district ordinances."

77. Limits of the 100-year flood elevation, as approved by the Town, shall be shown on the final map and labeled as "Subject to Inundation." The following note shall also be provided:

NOTE ON FINAL MAP: "Portions of lot(s)_____ are located within the 100-year flood elevation as determined by the FEMA Flood Insurance Rate Maps. The lowest floor (as defined by the Federal Emergency Management Administration and local ordinance) of structures will be required to be constructed at a minimum of 1 foot above the 100-year flood elevations. Nevertheless, flooding may be experienced on portions of these lot(s) in the event of a 100-year storm."

78. A "Declaration of Restrictions" or equivalent instrument shall be approved by the Town and recorded with the final map. This declaration shall include requirements that the owner, and successors in ownership, shall include the following language in the deeds for those lots inundated or partially inundated by a 100-year flood.

NOTE ON FINAL MAP: "A Declaration of Restrictions regarding Lot Nos. _____ is recorded with this map as Document No. _____.

79. NOTE ON FINAL MAP: "CC&R's have been recorded contemporaneously with this final map."

Subdivision Agreement:

80. The developer shall either complete required construction as shown on the signed improvement plans, or enter into an improvement agreement and post security with the Town of Windsor, agreeing to complete the required construction within 24 months of building permit issuance and prior to a request for occupancy of any structures, or as otherwise established by the Town Engineer.

81. If the property is not presently included, the owner shall execute an agreement to annex into the Town's Landscaping and Lighting Assessment District(s).

During Construction Operations the Following Conditions Shall Apply:

82. Prior to beginning construction, the applicant shall obtain a demolition permit from the Town for removal of all existing structures on the site.

83. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as found necessary by the Town.

84. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Sonoma County Environmental Health Department, the Fire Department, the Police Department, and the Town Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.

85. During construction, the Contractor shall be responsible for controlling noise, odors, dust and debris to minimize impacts on surrounding properties and roadways. Contractor shall

be responsible that all construction equipment is equipped with manufacturers approved muffler's baffles. Failure to do so may result in the issuance of an order to stop work.

86. If grading is to take place between October 15 and April 15, both temporary and permanent erosion control measures, conforming to the project erosion control plans shall be in place before October 1st. Erosion control measures shall be monitored and maintained continuously throughout the storm season.

87. The following minimum Best Management Practices (BMPs) shall be required during construction:

a. Construction crews shall be instructed in preventing and minimizing pollution on the job.
b. Stabilize construction entrance/exit to prevent tracking onto roadway. Only one stabilized construction entrance/exit will be allowed per site. Vehicles entering and leaving construction sites spread pollutants such as sediment, gravel, and other loose particles onto adjacent roads. Pollutants are washed into roadside ditches and are a nuisance to drivers and may cause damage to vehicles.
c. Protect exposed slopes from erosion through preventative measures. Cover slopes to avoid contact with storm water by hydro-seeding, mulch, use of plastic sheeting or other approved means.
d. Use brooms and shovels when possible to maintain a clean site. Use of a hose is not recommended. Introducing water as a cleanup method adds to water pollution.
e. Designate a concrete washout area, if needed, to avoid wash water from concrete tools or trucks from entering storm drain systems. Maintain washout area and dispose of concrete waste on a regular basis.
f. Establish a vehicle storage, maintenance, and refueling area, if needed, to minimize the spread of oil, gas, and engine fluids. Use of oil pans under stationary vehicles is strongly recommended.
g. Protect drain inlets from receiving polluted storm water through the use of filters such as fabrics, gravel bags or straw wattles.
h. Be prepared for rain and have the necessary materials onsite before the rainy season.
i. Inspect all BMPs before and after each storm event. Maintain BMPs on a regular basis and replace as necessary, through the entire course of construction.

Prior to Acceptance of Improvements and Release of Surety, the Following Conditions Shall Be Satisfied:

88. All improvements shown on the Improvement Plans shall be completed and accepted by the Town.

89. Prior to acceptance of improvements or occupancy of buildings, existing curb, gutter and sidewalk to remain shall be inspected by the Town. Any curb, gutter and sidewalk which is not in accord with Town standards or is damaged before or during construction, shall be replaced.

90. The developer shall provide a written statement signed by his or her engineer verifying that the grading and/or drainage improvements are completed in accordance with the plans

approved by the Sonoma County Water Agency, the Town Engineer, and the Building Official.

91. A complete set of *As-Built* or Record, improvement plans showing all construction changes from the original plans, shall be provided to the Public Works Department prior to final acceptance of the public improvements.

PARKS AND RECREATION DEPARTMENT (Unless otherwise stated, conditions in this section shall be to the satisfaction of the Parks and Recreation Director):

Applicable conditions for approval of Improvement Plans:

92. Landscape and Irrigation plans shall include the following:
    a. All site furnishings (trash receptacle, benches, bike racks, dog bag dispenser, etc.) shall meet Town specifications and standards and shall be installed in accordance with the manufacturer's instructions. All trash receptacles, benches and bike racks must be anchored to concrete footings approved by the Parks Department. Applicant shall use the accepted Town's Manufacturer and model numbers or the most current approved manufacturer and model numbers in effect at the time of development. Current equipment to be used:
        1. Trash receptacles-DuMor 84 Series model #84-32 (Black) (recycle lid BT Bonnet 32 gallon)
        2. Benches- DuMor 58 Series model 58-60 (plaque ready) (Black)
        3. Bike Rack- DuMor 83 Series (Black)
        4. Dog Bag dispenser – Doggie bags West – Model unit "Outdoor Wall Mounted"

    If any substitutions are required at the time of development and/or improvement plan submittal any furnishings identified for the landscape and irrigation plans that are discontinued and/or no longer available, or in the case of a more efficient substitution, shall be reviewed and approved by the Parks and Recreation Director.
    b. Irrigation equipment must meet all Town requirements as it pertains to efficient water management. All irrigation equipment must be installed per Town specifications and per manufacturer's instructions any changes shall be with the prior approval of the Parks Maintenance Department. Applicant shall use the Town's accepted Manufacturer and model numbers or the most current approved manufacturer and model numbers in effect at the time of development. Current equipment to be used:
        1. Irrigation controller- Calsense model ET 2000
        2. Irrigation controller enclosure- Calsense model SSE
        3. Master Valve- model Superior 950 (NC)
        4. Flow Meter- Calsense model FM Series
        5. Irrigation control valve- Hunter IBV-FS or Rainbird EFB-CP-R
        6. Irrigation sprinkler heads- Rainbird 1800 or Torro 570 series
        7. Irrigation Rotors- Hunter I-20, I-25 or I-40

If any substitutions are required at the time of development and/or improvement plan submittal any furnishings identified for the landscape and irrigation plans that are discontinued, and/or no longer available shall be reviewed and approved by the Parks and Recreation Director.

c. Fencing Parcel A: Show two-rail split rail fence on corner of Hembree Lane and Victory Lane, Parcel A, from path entrance around corner to path entrance.
d. Fencing Parcel B: Show two-rail split rail fence at the end of Victory Lane, Parcel B, on south side of park from south east corner of park parcel, heading west, to meet future sidewalk.

Conditions applicable to map recordation:

93. **NOTE ON MAP:** Lots 1, 20, 85, 88, and 89 have fences that abut Town owned parcels. The property owners of these lots are responsible for maintenance, repair, and replacement at the property owner's expense. All fence maintenance, repair, and replacement shall follow the Town's fence installation requirements. Sound attenuation fencing requirements apply to lots 85, 88, and 89 and shall be in accordance with the noise study on file in the Planning Department. Fence shall not be modified or otherwise changed, without prior approval by the Parks and Recreation Department.

Conditions applicable to a request for occupancy:

94. All improvements for Parcel A shall be completed with the Phase I improvements and all improvements for Parcel B shall be completed with the Phase II improvements. Any deviations to this condition require review and approval by the Community Development Director and the Parks and Recreation Director.

95. Submit an updated arborist report for existing protected trees on parcels A and B. Arborist report shall include any required maintenance. Required maintenance shall be completed prior to occupancy and/or acceptance of improvements.

COMMUNITY DEVELOPMENT DEPARTMENT - BUILDING (Unless otherwise stated, conditions in this section shall be to the satisfaction of the Building Official):

Conditions applicable to issuance of a building permit:

96. Construction shall comply with all applicable current codes. No site clearance, grubbing, grading, or fill stockpiling, may be performed without prior approval of the Building Official.

97. No construction shall be initiated until plans have been approved. A separate grading/foundation plan may be issued at the discretion of the Town Engineer, Chief Building Official and Town Planning Director.

98. No building or ground disturbing permits shall be issued until written evidence of all applicable permits including any required mitigation payments from the appropriate resource agency(s) (NCRWQB, USACE, USFWS, CDFG, and/or RWCQB) have been acquired. Prior to issuance of a grading permit and/or start of any construction, in compliance with the adopted Mitigation Monitoring Plan copies of the permits and payments shall be filed with the Planning

Department. Any deviations from this requirement require approval by the Community Development Director.

99. Abandon any existing wells, septic tanks, or underground fuel storage tanks under permit and inspection of Sonoma County Environmental Health or other designated agency. If there are none, provide a letter from the project engineer relating to the scope of the search done to make this determination.

100. A California registered civil engineer with a California authorization as a geotechnical engineer shall perform the geotechnical evaluation. A written report of the investigation shall be submitted to the Building Official by the owner or authorized agent at the time of permit application. The geotechnical report shall include, but shall not be limited to, site-specific evaluations of design criteria related to the nature and extent of foundation materials, groundwater conditions, liquefaction potential, settlement potential and slope stability.

101. A pre-construction meeting shall be held with the Building Official, prior to permit issuance. The purpose of the meeting is to coordinate construction activities related to job site sanitary facilities, tree preservation, utility trenching, and other requirements related to construction of the proposed project.

102. Construction sites shall be maintained in a trash and litter free condition for the duration of the construction activity, to the satisfaction of the Building Official.

103. Toilet facilities shall be provided for construction workers and such facilities shall be maintained in a sanitary condition, to the satisfaction of the Building Official.

104. The Developer shall pay all applicable development impact fees for Drainage, Parks & Recreation, Public Facilities, Traffic and Recycled Water upon the earlier of the date of final inspection or issuance of the certificate of occupancy for each lot and shall pay all applicable development impact fees for Water Capacity and Wastewater Capacity prior to the issuance of a building permit for each individual lot. The developer shall pay all applicable school impact fees for each lot to the Windsor Unified School District per the school district policies and/or code.

105. Site improvements shall be reviewed by the Central Fire Authority.

106. Improvement plans, maps, and construction shall comply with all state and federal accessibility requirements, to the satisfaction of the Town Building Official.

<u>COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING</u> (Unless otherwise stated, conditions in this section shall be to the satisfaction of the Community Development Director):

The following conditions are applicable to approval of a grading permit (if applicable) and/or start of any ground disturbing construction and/or applicable to improvement plan approval:

107. No construction shall be initiated until plans have been approved. A separate grading/foundation plan may be issued at the discretion of the Town Engineer, Town Building Official, and Town Community Development Director. Any deviations to this condition

require review and approval by the Town Engineer, Building Official, and Town Community Development Director.

108. Plans shall be reviewed by the project arborist for compliance with the arborist reports prepared by John Meserve, Horticultural Associates and on file in the Planning Department. Developer shall submit written confirmation of review, prior to approval.

109. All applicable resource agency permits including any required mitigation payments from the appropriate resource agency(s) (NCRWQB, USACE, USFWS, CDFG, and/or RWCQB) and all resource agency permit conditions shall be incorporated into project development plans (grading, improvement, building, etc.). Copies of all resource agency permits and conditions shall be submitted to the Town prior to plan approval. Any deviations from this requirement require approval by the Community Development Director and the Town Engineer.

110. Building permit plot plans shall include the following:

a. Show location and height of all perimeter fencing for the lot. Fencing shall be in compliance with the Town of Windsor Zoning Ordinance.
b. Lots 21, 38 39, 56, 57, 74, 75, and 83-89 require construction of an acoustical fence in accordance with the noise study on file. Plot plans shall include location of the fencing, height, materials, and construction details.
c. Plot plan shall include property address, lot number, and house plan number (identified on Final Development Plan). An alternate house plan may be substituted. Substitution shall comply with the setbacks identified on the Final Development Plan. Substitutions require the same height as the approved house plan for the site (i.e. one-story for one-story, two-story for two-story) and setbacks identified on the Final Development Plan.
d. Show all setbacks (front, side, porch, garage, rear yard) to property line.
e. Path of travel on each lot from front entry to sidewalk.
f. Parkway strips location and size, plant materials, street tree location and type, and location of irrigation chase(s).
g. Show location of all bio-swales/areas/rain gardens on the lot with a note that the property owner is responsible for retaining the features and the Town is responsible for the on-going maintenance of the features in the public right-of-way and the property owner is responsible for maintenances and retention of the on-site features.
h. For all lots which have bio-swales/areas/rain gardens specify location and plant materials.
i. Colors and materials as shown on the approved color and material board and on file in the Community Development Department

111. The developer/applicant/builder shall pay an in-lieu fee to satisfy the Town's Inclusionary Housing requirements, consistent with the Town's Zoning Ordinance Inclusionary Housing In-Lieu Fee requirements and fee schedule at the time of issuance of the first building permit (i.e. grading and/or any ground disturbing permit issuance).

112. Final landscaping and irrigation plans shall include the following planning items:

a. Perimeter project fencing location and details, including any sound wall fencing identified in the noise study on file in the Community Development Department.
b. Shall comply with the Tree Preservation Plan and arborist reports on file.
c. Shall be in general conformance with the Preliminary Landscape Plan on file. Plans shall

be reviewed and approved by the Town's Public Works Department for compliance with the Town's Water Efficient Landscape Ordinance and the Building Department for compliance with CalGreen requirements.

113. A "Tree Preservation Plan" shall be included as part of the project grading and utility plans and shall include the following:

a. Trunks and tree protection locations of existing trees shown "to be saved".
b. The plan shall be reviewed and approved by the project arborist regarding compliance to recommendations in the Tree Preservation and Mitigation Report and supplemental reports, prepared by John Meserve and on file in the Community Development Department, prior to submittal of plans to the Town. Arborist review and recommendations shall be included in the submittal package for Town review.
c. All lots and foundation drainage shall generally be designed to avoid compaction and provide positive drainage within tree protection zones.
d. All utility trenching, including PG&E, shall be shown outside of the tree protection zones to the extent feasible. Evidence of PG&E approval of joint trench location shall be provided.
e. Four foot high tree protective fencing shall be installed at the tree protection zone with the following notes on the grading plan:
    1. "Fencing shall be installed outside the tree protection zones of protected trees. Fencing shall be inspected by the Town's building inspector prior to the initiation of any work."
    2. "No activity shall occur within tree protection zones of protected trees, except as supervised and directed on-site by the project arborist. Failure to comply with this requirement may be cause for issuance of an order to stop work. Contractor shall be responsible for ensuring availability of arborist for on-site inspections."
    3. "The project arborist shall keep written records of site inspections and shall forward a summary report to the Community Development Department of all work authorized within the tree protection zones, general compliance to tree preservation recommendations, and any damage affecting tree survivability in accordance with conditions of project approval. The Report shall include final recommendations for retention/removal, and/or mitigation and shall be received prior to final clearance of improvements authorized by these plans. Any tree mitigation required due to damage or loss of a tree(s) proposed for preservation shall be paid to the Town, prior to final clearances."

f. Evidence of a contract with a licensed arborist to oversee and verify completion of the above requirements, is required. Deviation from these requirements is subject to the approval of the Community Development Director. Developer shall provide a copy of an executed contract with a licensed arborist specifying performance of the requirements contained in this condition, prior to start of construction.

114. **NOTE ON PLAN**: The following notes shall be included on the improvement plans:

a. Grading and/or tree removal should be conducted outside the migratory bird and raptor breeding season (approximately March 1 through July 31). A qualified biologist shall conduct and submit a survey seven (7) dates prior to any activity at site that will result in demolition of existing structures/outbuildings at the site, tree removal, grading, etc.

during breeding season.

b. A qualified biologist shall conduct and submit a preconstruction bat survey within five (5) weeks of any activity at site that will result in demolition of existing structures/outbuildings at the site, tree removal, grading, etc.
c. All surveys shall be consistent with the biological reports and Mitigation Monitoring plan on file.
d. All grading and construction activity shall comply with the arborist report and biological reports prepared for the project and all mitigation and monitoring requirements. (Refer to the environmental documentation on file in the planning department).

115. **NOTE ON PLAN**: " In the event that archaeological features such as pottery, arrowheads, midden or culturally modified soil deposits are discovered at any time during grading, scraping, or excavation within the property, all work shall be halted in the vicinity of the find and Town Planning staff shall be notified. A qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to Town Planning. Planning staff may consult and/or notify the appropriate Trial representative from tribes know to staff to have interests in the area. Artifacts associated with prehistoric sites include humanly modified stone, shell, bone, or other cultural materials such as charcoal, ash, and burned rock indicative of food procurement or processing activities. Prehistoric domestic features include hearths, fire pits, or house floor depressions. Whereas typical mortuary features are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than 50 years of age including trash pits older than fifty years of age. When contacted, a member of Planning Staff and the archaeologist shall visit the site to determine the extent of the resources and to develop and coordinate proper protection/mitigation measures required for the discovery. Planning Staff may refer the mitigation/protection plan to designated tribal representatives for review and comment. No work shall commence until a protection/mitigation plan is reviewed and approved by Planning staff. Mitigations may include avoidance, removal, preservation and/or recordation in accordance with California law. Archaeological evaluation and mitigation shall be at the applicant's sole expense.

If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and Planning staff, County Coroner, and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Like Descendant" can be designated and the appropriate provisions of the California Government Code and California Public Resources Code will be followed."

The following conditions are applicable to map recordation:

116. Project addressing shall be submitted to the Community Development Department, reviewed by the appropriate Fire Protection District, and approved by the Community Development Department, prior to recordation of the final map.

117. Covenants, Conditions and Restrictions ("CC&Rs") shall be submitted for review and approval by the Planning Department and Town Attorney (cost for review to be borne by the subdivider/developer). CC&Rs shall include standard provisions for the Town of Windsor (3rd party and non-amendment clause), as well as the following:

a. Disclosure that bio-retention features are incorporated into this project to address adopted storm water Low Impact Development requirements.

b. Disclosure of all bio-retention areas/swales/rain gardens within private property and/or within the public right-of-way for each lot (specify lots and locations of features). A copy of the plan depicting the location of all bio-retention areas/swales/rain garden features shall be included in the CC&Rs.

c. Disclosures that property owners are responsible for irrigation and maintenance of the adjacent parkway strips. Landscape irrigation and materials shall not be modified without prior Town Public Works and Planning review and approval.

d. Disclosure that all on-site bio-retention areas/swales/rain gardens within the private property shall be maintained by the private property owner and shall not be modified without prior Town Public Works and Planning review and approval.

e. Disclosure that all bio-retention areas/swales within the public right-of-way shall be maintained by the Town Public Works Department and shall not be modified without prior review and approval of the Public Works Department and planning.

f. Disclosure related to protected trees on site (specify the lots), property owner responsibility, maintenance, preservation, and removal subject to Town Zoning Ordinance.

g. Disclosure on Lots 21, 38, 39, 56, 57, 74, 75, 84, and 89 which have sound attenuation fencing that were required as part of the project development/mitigation. Maintenance, repair, and replacement are the responsibility of the property owner and shall comply with the Noise Report on file in the Planning Department.

h. Disclosure on Lots 1, 20, 85, 88, and 89. Lots abut publicly owned parcels, maintenance, repair, and replacement of fences are the responsibility of the property owner and shall be consistent with the approved Development Plan on file in the Planning Department.

i. Disclosure that all lots are subject to the approved architecture and design on file in the Planning Department (Final Development Plan). Significant changes to colors or materials require review and approval by the Planning Department and/or Planning Commission, as determined by the Community Development Director.

118. **NOTE ON MAP:** Bio-retention swales/areas/rain gardens located within private property shall not be altered, filled, or otherwise modified without Town Public Works and Planning review and approval. If cause is found for the Town to repair or re-establish a bio-retention swale, the private property owner shall be responsible to pay for associated costs. Features within the public right-of-way are the responsibility of the Town's Public Works Department for maintenance. No features may be modified without prior Town Public Works and planning review and approval.

119. **NOTE ON MAP:** "Tree preservation notes and graphics shall be carried forward from the Improvement Plans to the Building Permit Plot Plans. Final inspection by a certified arborist shall be forwarded to the Community Development Department prior to occupancy of the affected residences.

120. **NOTE ON MAP:** Project is approved as a Planned Development and lots within the

development may include reduced development standards that may restrict/prohibit the ability of the property owner to construct additions and/or construct accessory structures (i.e. pools, shade structures, patio covers, second units, guest houses and similar uses) in the future.

121. **NOTE ON MAP**: Building permit plot plans shall include:
   a. Trunk and tree protection locations of protected trees as shown on approved improvement plans.
   b. Construction fencing shall be installed outside the tree protection zone of protected trees prior to the initiation of any work.
   c. No activity shall occur within drip lines of protected trees, except as supervised and directed on-site by the project arborist. Failure to comply with this requirement may be cause for issuance of an order to stop work. Contractor shall be responsible for ensuring availability of arborist for on-site inspections.
   d. A final clearance by the project arborist shall be forwarded prior to occupancy clearance.
   e. Location and type of street trees/landscape materials as shown in the approved landscape plan.

122. **NOTE ON MAP**: Project is approved as a Planned Development and shall comply with the approved Final Development Plan on file, including but not limited to development standards such as height, setbacks, etc.

123. **NOTE ON MAP**: Building permit plot plans shall include the following information:
   i. Show location and height of all perimeter fencing for the lot. Fencing shall be in compliance with the Town of Windsor Zoning Ordinance, and Development Plan.
   ii. Lots 21, 38 39, 56, 57, 74, 75, and 83-89 require construction of an acoustical fence in accordance with the noise study on file. Plot plans shall include location of the fencing, materials, and construction details.
   iii. Plot plan shall include property address, lot number, and house plan number (identified on the Final Development Plan). An alternate house plan may be substituted. Only approved house plans on-file may be used as an alternate. Substitutions require the alternate house plan to be the same height as the approved house plan for the site (i.e. one-story for one-story, two-story for two-story) and setbacks identified on the Final Development Plan for the lot.
   iv. All setbacks (front, side, porch, garage, rear yard) to property line consistent with the Final Development Plan.
   v. Path of travel on each lot from front entry to sidewalk. Corner lots shall have two paths of travel.
   vi. Parkway strips location and size, plant materials, street tree location and type, and location of irrigation chase(s).
   vii. Colors and materials as shown on the approved color and material board and on file in the Community Development Department.
   viii. Location of all bio-retention areas/swales/raingardens including the required plant materials.

Conditions applicable to a request for occupancy:

124. A Final Arborist report shall be completed by the project arborist evaluating the condition of the trees to be preserved. Any preserved trees that are damaged or removed during construction

shall be identified in the final report. The applicant shall pay a mitigation in-lieu fee/and or install replacement trees in compliance with the Town's Zoning Ordinance. Payment/installation shall be required, prior to any final approval by the Community Development Department.

125. The applicant shall provide to the Town Community Development Director a written statement signed by the Landscape Architect who prepared the approved construction documents verifying that the landscape planting and irrigation improvements are completed in accordance with the approved drawings and that the irrigation system has been completely tested and found to be functioning per design. This requirement may be deferred to release of securities only if approved by the Town Community Development Director.

The following general conditions shall apply:

126. The project is approved for an initial two year period from the effective date of adoption of this resolution. Extensions of time may be requested prior to expiration in accordance with the Town Code.

127. Prior to the issuance of building permits, and within 10 days of project approval, applicant shall submit $50.00 (payable to the Sonoma County Clerk) to the Community Development Department for filing of a Notice of Determination.

1. ___ No additional fee because the project is exempt from Fish and Game fee.
2. ___ $ 3,069.75 because the project is non-exempt from Fish and Game fee and an EIR was prepared, for a total of **$3,119.75.**
3. _X_ $ 2,210.00 because the project is non-exempt from Fish and Game fee, and a Mitigated Negative Declaration was prepared, for a total of **$2,260.00.**

128. The project shall generally comply with the project description and materials included in the Town Council staff report, dated October 7, 2015 as well as all materials presented to and recommended for approval by the Planning Commission, except as modified herein.

129. Improvements shall be maintained in accordance with plans approved by the Town, unless otherwise reviewed and approved by the Community Development Director, in advance of any modifications.

PASSED, APPROVED AND ADOPTED this 7th day of October 2015 by the following vote:

AYES:	**COUNCILMEMBERS FOPPOLI, FUDGE, AND MAYOR OKREPKIE**
NOES:	**COUNCILMEMBER SALMON**
ABSTAIN:	**NONE**
ABSENT:	**VICE MAYOR MILLAN**

BRUCE OKREPKIE, MAYOR

ATTEST:

MARIA DE LA O, TOWN CLERK

Attachment:
Exhibit "A" – Final Development Plan

VICTORIA OAKS

Final Development Plan



Town of Windsor

VICTORIA OAKS FINAL DEVELOPMENT PLAN

APPLICANT / DEVELOPER:	TAMIMI REAL ESTATE & DEVELOPMENT 1500 J. Street Modesto, CA 95354 Phone: (209) 604-8551 Fax: (209) 578-5650 Attention: NINIV TAMIMI
PROJECT BUILDER:	JKB LIVING, INC. PO Box 2998 Turlock, CA 95381 Phone: (209) 632-2647 Fax: (209) 667-2742 Attention: JAMES BRENDA
PROJECT ENGINEER:	BENCHMARK ENGINEERING, INC. 1121 Oakdale Rd., Ste 1 Modesto, CA 95355 Phone: (209) 548-9300 Fax: (209) 548-9305 Attention: RICK MUMMERT
PROPERTY OWNER:	HEMBREE LANE LLC PO Box 6415 Santa Rosa, CA 95406 Fax: (707) 570-1111 Attention: DEAN DE BAUN

A FINAL DEVELOPMENT PLAN FOR VICTORIA OAKS PLANNED DEVELOPMENT.

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EXHIBIT 2 - LANDSCAPE PLANS
EXHIBIT 3 - CONCEPTUAL PLOT PLANS – ALL LOTS

INTRODUCTION

This is the Final Development Plan (FDP) for Victoria Oaks (formerly "Hembree Village") which details the proposed residential development and comprehensively addresses the residential goals of the Town of Windsor as outlined in the General Plan.

The FDP contains all the required elements for a Final Development Plan, as defined in the Town of Windsor Ordinance. The project objective is to enhance planning goals, improve project economics, address the needs of the residential consumer market, and to address Town policy and goals.

LEGAL DESCRIPTION AND SITE OWNERSHIP

The real property is currently owned by Hembree Lane LLC. It is Lots 2, 3 and 4 as shown on Parcel Map 5523, filed August 30, 1977 in book 256 of Maps at page 32, Sonoma County Records.

LOCATION AND EXISTING SITE FEATURES

The total site area is 16.91 acres located at the northeast corner of Hembree and Victory Lanes. The existing site has three single family homes plus various out buildings, none of which have historical significance and will be removed. Currently there are several existing oak trees including one along Victory Lane near Hembree that will be preserved and serve as a focal point of the subdivision. The site is relatively flat and includes Pool Creek frontage (south bank), as well as the trail head for Faught Creek at Victory Lane. The Vicinity Map, found on Sheet 1 of the Final Site Development Plan (attached as Exhibit 1), depicts the location of Victoria Oaks.

PROJECT OBJECTIVES

The intent of this infill residential project is to maintain mass, scale, and size compatibility with the surrounding homes and provide an opportunity for home buyers to purchase a detached single family home in a unique setting that will provide connectivity to the trails, open space, and in close proximity to the retail services to the south. This project will be developed consistent with the Hembree Village Allocation Agreement.

The south bank of Pool Creek will be a focal point and improved with a trail that will link up with the sidewalk on Hembree to allow pedestrian access to the Shiloh Center. The project will also provide a link for the Faught Creek Trail to the Shiloh Center along with a small pocket park. Both of these trails will improve neighborhood connectively to the Shiloh Center. Lastly, homes will face both creeks to provide "eyes on the creek" for a greater sense of security for the neighborhood.

SITE PLAN

The Final Site Development Plan proposes 89 single-family residential lots and two park/open-space lots, including the frontage along Hembree. The development is located on 16.91 gross acres for a gross density of 5.26 dwelling units per acre. The plan provides a residential neighborhood offering 50' and 55' wide by 90' deep lot sizes with a minimum lot area of 4,050 SF, the largest lot being 8,504 SF. Most of the homes will be detached, however 14 lots on various corners and adjacent to the two trails will be attached "duet" homes which will help achieve a greater diversity of lot and home sizes.

The proposed density necessitates a General Plan and Zoning change. In order to achieve the density and allow for a variety of design features along with flexibility in lot widths, sizes, and setbacks, the project is being brought forward under this P-D.

PRESENT AND PROPOSED ZONING

The current General Plan designation is High Density Residential (HDR) and is zoned High Density Residential (HDR), with a qualifier that 25% of the property (along the northern and eastern perimeter) must be developed to VR density to act as a buffer to the surrounding residential uses. To achieve the development standards set forth herein, will require a General Plan Amendment to Village Residential (VR) and a rezone to Planned Development (PD).

OVERALL DESIGN FEATURES

The residences will be built by JKB Living, Inc. and will feature one and two story homes in an interesting display of exterior elevations and generous floor plan areas and options in accordance with the approved architecture and design on file with the Planning Department. This full palette of architectural features will appeal to the discriminating buyer. With respect to energy conservation and sustainability, the project will be a true showpiece providing cutting edge features such as:

a. Complete photovoltaic (solar) system as a standard feature of each home, thereby significantly reducing the carbon footprint and green house gases.
b. Landscaping will feature drought tolerant plants.
c. The project will be designed to meet or exceed "Build it Green" Standards.
d. Swales and/or storm water detention systems will be included to minimize storm water run-off peak flows to ensure water is filtered prior to entering the Town's storm drainage system.

PHASING

The initial intent is to develop the project in one phase, however the developer may elect to complete the project in two or more phases.

CIRCULATION

Victoria Oaks is bordered by Hembree Lane to the west that connects to Shiloh Road to the south and provides direct access to Highway 101.

The 56' wide streets provide internal circulation along with one 40' wide narrow street on the west side of the project. Traffic calming measures such as bulb-outs at corners and a left turn lane from Hembree Lane on to Victory Lane will be incorporated into the project consistent with an independent traffic analysis. See Final Site Development Plan for typical street sections.

The project will also provide a bus stop and covered shelter along Hembree, near the Pool Creek Trail, as approved by Sonoma County Transit.

PARKS

Victoria Oaks incorporates into its' design two park/open-space landscaped areas along Pool Creek and Faught Creek which includes a pocket park.

PEDESTRIAN CIRCULATION

All streets within Victoria Oaks have 6' sidewalks and handicap ramps and crosswalk striping to promote pedestrian walkways to insure safe pedestrian circulation throughout the community.

The south bank of Pool Creek will be a focal point and improved with a trail that will link up with the sidewalk on Hembree to allow pedestrians' access to the Shiloh Center. The project will also provide a link for the Faught Creek Trail to the Shiloh Center. Both of these trails will improve neighborhood connectively to the Shiloh Center.

LANDSCAPING

Landscaping is an integral part of Victoria Oaks and low water/drought tolerant vegetation will be used extensively to provide continuity with the project area and a tree protection plan will be established consistent with an independent arborist study.

FENCING

Victoria Oaks will utilize various types of fencing along the project perimeter and throughout the neighborhood areas.

Along Hembree Lane, there will be an 8' high, heavy timber fence between the two lots which are closest to the Hembree Lane frontage, as set forth in the Acoustic Study prepared for the project.

Front and corner lot fences shall be of good design and quality materials compatible with the house design. Full rear and side yard 6' high fencing shall be of either cedar or redwood, "good neighbor" style.

Landscaping planting materials including shrubs and vines are designed to supplement or soften long lengths of fences.

UTILTIES

SEWER: The sewage will flow by gravity to a Town of Windsor 10" sewer main line flowing southerly within Hembree Lane. The Town of Windsor will provide sewage treatment.

WATER: The water service will be looped from an existing 8" water main in Victory Lane and an existing 8" water main in Hembree Lane. The Town of Windsor will provide water supply and treatment.

STORM DRAINAGE: Storm drainage will primarily flow to Victory Lane connecting to an existing 18" storm drainage line located on the Western end of Victory Lane. A very small portion of the site will drain to Pool Creek into an existing 24" storm drain line located at the northwest corner of the site near the Pool Creek Bridge along Hembree Lane, at a rate no greater than the historic discharge.

Storm water from the street right of way will be directed to bioretention areas designed per the City of Santa Rosa and County of Sonoma Storm Water Low Impact Development Technical Design Manual, dated August 2011, as adopted by the Town of Windsor.

Bio-retention areas/and swales are provided to capture, treat, and discharge storm water in accordance with the Design Manual as described above. All lots have either front or side bio-retention areas. Property owners are responsible for all on site maintenance, and no alterations can be made by the property owner unless approved by the Town Planning or Public Works departments. The treatment areas located within the park strips and public right of way shall be maintained by the Town under the Landscape, Storm Drainage, and Lighting Assessment District.

VICTORIA OAKS - PLANNED DEVELOPMENT – DEVELOPMENT STANDARDS

	Standard	Additional Requirements
Setbacks		
Front – minimum maximum	13' to front façade 20' to front facade	N/A
Front - minimum to porch	7' to porch railing/support	Porches shall be a minimum of 48 square feet of usable space and shall have a minimum depth of 6' clear of any railings or supports.
Garage – front minimum	18'	Not less than 5' further from the property line than the front facade
Side - minimum	5' interior lot 10' corner lot (street side)	Corner lots shall have a minimum side yard from the property line to the house façade on the street side of the structure. Garages shall not be located on the street side of a corner lot.
Rear - minimum	10'	N/A
Building Heights		
Primary Residence	35' maximum	N/A
Accessory Structures	15' maximum	Accessory structures are subject to the requirements of the Zoning Ordinance for setbacks, use, height limitations, etc. Due to development of the primary structures as a Planned Development – attached or detached structures may be limited and/or not permitted based on setback and lot coverage requirements.
Parking/Driveways		
Parking	2 covered parking spaces	Planned Development includes a mix of tandem and two-car standard covered parking. Refer to Development Plan on-file in the Planning Department. Conversions/modification shall be consistent with the Zoning Ordinance
Driveway Widths	Tandem – 10' maximum Two-car standard covered parking - 18' maximum width	10' minimum distance between neighboring driveways, except along knuckles driveway minimum distance is 6'. Duet lots 1, 2, 19, 20, 39, 40, 55, 56, 80, 81, 83, 84, 88, and 89 shall have a minimum of 3' between driveways.
Site Coverage		
Additions/Accessory Structures	60% maximum	Final Development Plan lot coverages range from 32% to 71%. All lots developed in excess of 60% shall not be allowed increased coverage for future primary structure additions and/or for additional accessory structures or uses such as pools, spas, patio covers, 2nd units, and similar accessory uses as defined in the Zoning Ordinance.
Other Standards		
Accessory structures	Comply with the Zoning Ordinance and site requirements above	Accessory structures are subject to the requirements of the Zoning Ordinance for setbacks, use, height limitations, etc. Due to development of the primary structures as a Planned Development – attached or detached structures may be limited and/or not permitted based on setback and lot coverage requirements.
Bio-Retention Areas/Swales	Consistent with approved Landscape and Irrigation Plan on file in Planning.	Bio-retention areas/swales/on-site rain gardens shall not be altered, filled, or otherwise modified without Town Public Works and Planning review and approval prior to any modifications. Town is responsible for maintenance of facilities in public right-of-way.
Fencing	Comply with the Zoning Ordinance – except as noted in additional requirements	Lots 1, 20, 85, 88, 89 abut public open space. Maintenance, repair, and replacement are the responsibility of the property owner's. See Fencing-Sound Attenuation below for additional requirements.
Fencing – Sound Attenuation	Lots 21, 38, 39, 56, 57, 74, 75, 84, and 89	Property owner is responsible for maintenance, repair, and replacement. Sound attenuation fencing shall comply with the Noise Report on file in planning.
Home Occupations	Comply with the Zoning Ordinance	N/A
Landscape	Consistent with approved Landscape and Irrigation Plan on file in Planning.	Property owners are responsible for maintenance of landscape areas including parkway strips.
Street Trees	Consistent with approved Landscape and Irrigation Plan on file in Planning	Street trees (on-site or in parkway strips) shall not be removed/replaced without Town approval. Replacement trees are required.

Reference: Adopted Ordinances and Resolutions are on file in the Planning Department for Victoria Oaks (File No. GP/ZC/MJS/UP 05-28) for more information.

I. Building Height

A. The maximum building height for primary structures for all lots shall be 35 feet.

II. Building Coverage

A. The building coverage for all lots range from 32% up to 71%, with an overall average building coverage of 53.67% of the net lot area.

III. Building Setbacks

A. Front

Not less than 7' from the property line to the front of the porch, not less than 13' from the property line to the front of the structure and not less than 18' from the property line to the front of the garage. The front porches shall be a minimum depth 6 feet clear of railings and supports and a minimum of 48 square feet. All units shall be provided with a roll-up garage door.

B. Side

All lots shall have a minimum side yard of 5' from the interior lot property line to the structure with a minimum of 10' between the neighboring structures. All corner lots shall have a minimum side yard of 10' from the property line to the living space on the street side of the structure.

C. Rear

All lots shall have a minimum rear yard of 10' from the property line.

IV. Parking

A. Two spaces enclosed (garage) and two open spaces (driveway), with the exception of tandem garages that will have one open space (driveway), shall be provided for each residential unit along with parallel parking spaces along the street frontages within the development.

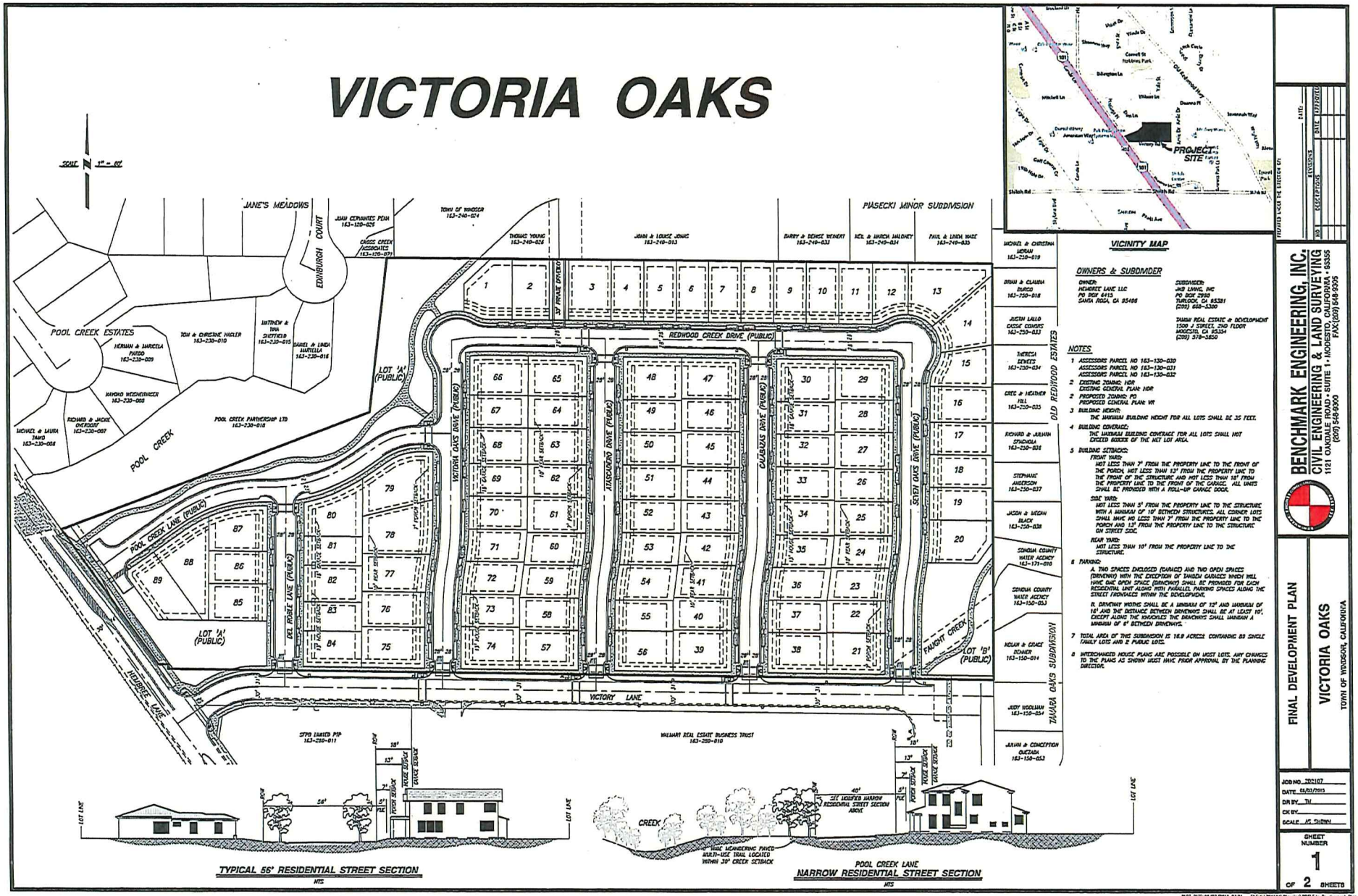
B. Driveway widths shall be a maximum of 10' for the tandem and maximum of 18' for the standard two-car garage, and the distance between driveways shall be at least 10', except along the knuckles where the driveways shall maintain a minimum of 6' between driveways and the duet plans shall have a minimum of 3' between driveways.

To insure future conformance and maintain the long-term integrity of the project design standards, Conditions, Covenants, and Restrictions will be recorded on every lot.

EXHIBIT 1

FINAL DEVELOPMENT PLAN

VICTORIA OAKS



VICINITY MAP

OWNERS & SUBDIVIDER

OWNER:
HEWBREE LANE LLC
PO BOX 6413
SANTA ROSA, CA 95406

SUBDIVIDER:
JKB LAND, INC
PO BOX 2930
TURLOCK, CA 95381
(209) 668-5300

DUMA REAL ESTATE & DEVELOPMENT
1500 J STREET, 2ND FLOOR
MODESTO, CA 95354
(209) 578-5850

NOTES

1. ASSESSORS PARCEL NO 163-130-030
   ASSESSORS PARCEL NO 163-130-031
   ASSESSORS PARCEL NO 163-130-032
2. EXISTING ZONING: MDR
   EXISTING GENERAL PLAN: MDR
   PROPOSED ZONING: PD
   PROPOSED GENERAL PLAN: MR
3. BUILDING HEIGHT:
   THE MAXIMUM BUILDING HEIGHT FOR ALL LOTS SHALL BE 35 FEET.
4. BUILDING COVERAGE:
   THE MAXIMUM BUILDING COVERAGE FOR ALL LOTS SHALL NOT EXCEED 60%%% OF THE NET LOT AREA.
5. BUILDING SETBACKS:
   FRONT YARD:
   NOT LESS THAN 7' FROM THE PROPERTY LINE TO THE FRONT OF THE PORCH, NOT LESS THAN 13' FROM THE PROPERTY LINE TO THE FRONT OF THE STRUCTURE AND NOT LESS THAN 18' FROM THE PROPERTY LINE TO THE FRONT OF THE GARAGE. ALL UNITS SHALL BE PROVIDED WITH A ROLL-UP GARAGE DOOR.
   SIDE YARD:
   NOT LESS THAN 5' FROM THE PROPERTY LINE TO THE STRUCTURE WITH A MINIMUM OF 10' BETWEEN STRUCTURES. ALL CORNER LOTS SHALL HAVE NO LESS THAN 7' FROM THE PROPERTY LINE TO THE PORCH AND 13' FROM THE PROPERTY LINE TO THE STRUCTURE ON STREET SIDE.
   REAR YARD:
   NOT LESS THAN 10' FROM THE PROPERTY LINE TO THE STRUCTURE.
6. PARKING:
   A. TWO SPACES ENCLOSED (GARAGE) AND TWO OPEN SPACES (DRIVEWAY) WITH THE EXCEPTION OF TANDEM GARAGES WHICH WILL HAVE ONE OPEN SPACE (DRIVEWAY) SHALL BE PROVIDED FOR EACH RESIDENTIAL UNIT ALONG WITH PARALLEL PARKING SPACES ALONG THE STREET FRONTAGES WITHIN THE DEVELOPMENT.
   B. DRIVEWAY WIDTHS SHALL BE A MINIMUM OF 12' AND MAXIMUM OF 16' AND THE DISTANCE BETWEEN DRIVEWAYS SHALL BE AT LEAST 10', EXCEPT ALONG THE KNUCKLES THE DRIVEWAYS SHALL MAINTAIN A MINIMUM OF 6' BETWEEN DRIVEWAYS.
7. TOTAL AREA OF THIS SUBDIVISION IS 16.9 ACRES. CONTAINING 83 SINGLE FAMILY LOTS AND 2 PUBLIC LOTS.
8. INTERCHANGED HOUSE PLANS ARE POSSIBLE ON MOST LOTS. ANY CHANGES TO THE PLANS AS SHOWN MUST HAVE PRIOR APPROVAL BY THE PLANNING DIRECTOR.

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 549-9300
FAX (209) 549-9305

NO	REVISIONS	DATE	INITIALS

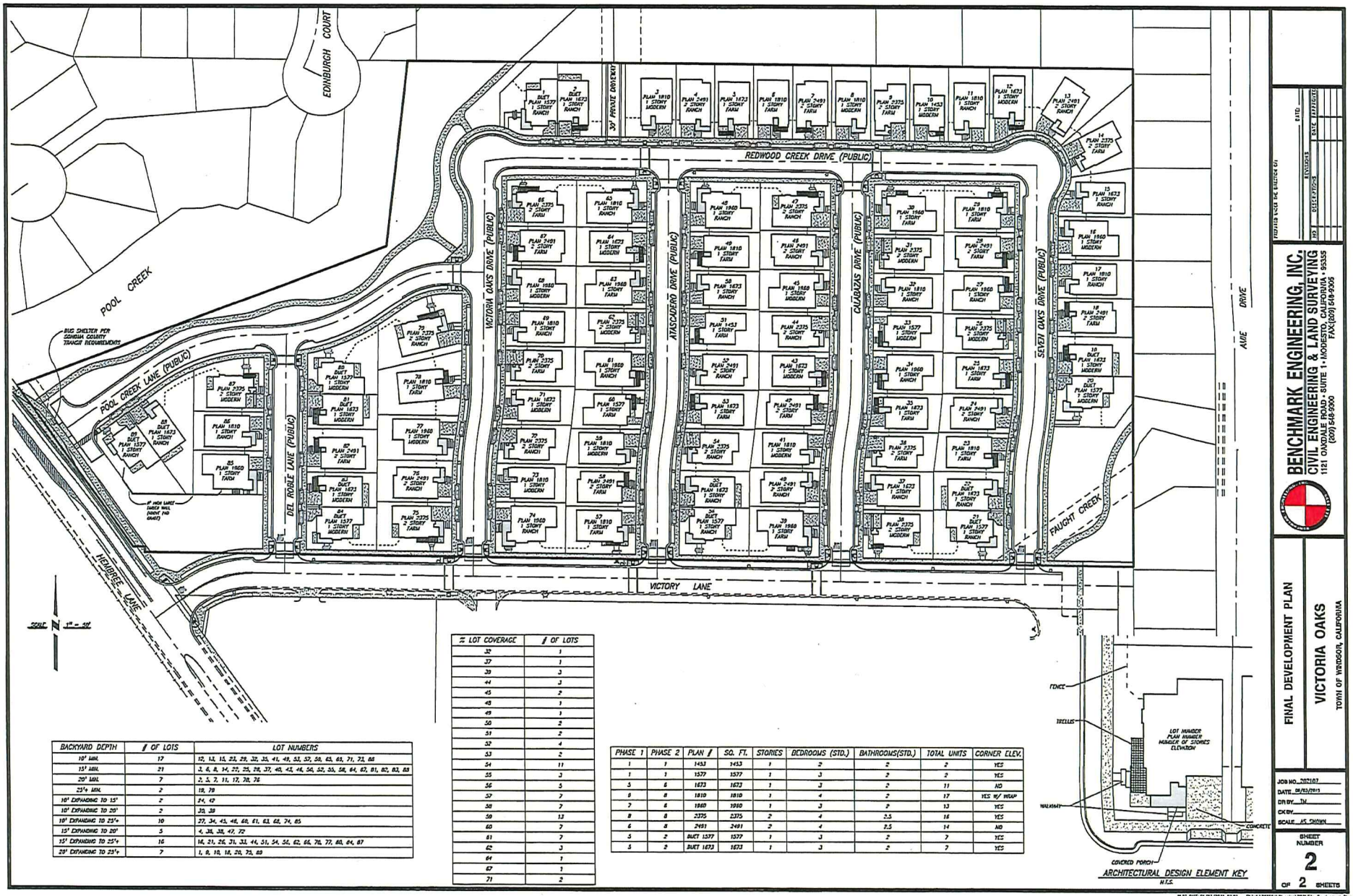
FINAL DEVELOPMENT PLAN

VICTORIA OAKS
TOWN OF WINDSOR, CALIFORNIA

JOB NO. 201107
DATE 08/03/2015
DR BY TH
CK BY
SCALE AS SHOWN

SHEET NUMBER 1 OF 2 SHEETS

PLOT DATE: 08/03/2015 07:03 F:\E.K.\2011\DWG\Planning\PDP\Site Development Plan



BACKYARD DEPTH	# OF LOTS	LOT NUMBERS
10' MIN.	17	12, 13, 15, 23, 29, 32, 35, 41, 49, 53, 57, 58, 63, 69, 71, 73, 86
15' MIN.	21	2, 4, 8, 14, 22, 25, 28, 37, 40, 42, 46, 56, 59, 65, 68, 81, 82, 83, 88
20' MIN.	7	3, 5, 7, 11, 17, 78, 76
23'± MIN.	2	18, 78
10' EXPANDING TO 15'	2	44, 47
10' EXPANDING TO 20'	2	20, 38
10' EXPANDING TO 23'±	10	27, 34, 45, 48, 60, 61, 63, 67, 74, 85
15' EXPANDING TO 20'	5	4, 36, 38, 47, 72
15' EXPANDING TO 23'±	16	16, 21, 26, 31, 33, 44, 51, 54, 56, 62, 66, 70, 77, 80, 84, 87
20' EXPANDING TO 23'±	7	1, 9, 10, 18, 20, 75, 89

% LOT COVERAGE	# OF LOTS
32	1
37	1
39	3
44	3
45	2
48	1
49	1
50	2
51	2
52	4
53	2
54	11
55	3
56	5
57	7
58	7
59	13
60	7
61	7
62	3
64	1
67	1
71	2

PHASE 1	PHASE 2	PLAN #	SQ. FT.	STORIES	BEDROOMS (STD.)	BATHROOMS(STD.)	TOTAL UNITS	CORNER ELEV.
1	1	1453	1453	1	2	2	2	YES
1	1	1577	1577	1	3	2	2	YES
5	6	1673	1673	1	3	2	11	NO
9	8	1810	1810	1	4	2	17	YES W/ WRAP
7	6	1960	1960	1	3	2	13	YES
8	8	2375	2375	2	4	2.5	16	YES
6	8	2491	2491	2	4	2.5	14	NO
5	2	DUET 1577	1577	1	3	2	7	YES
5	2	DUET 1673	1673	1	3	2	7	YES

ARCHITECTURAL DESIGN ELEMENT KEY
N.T.S.

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
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(209) 549-9500 FAX (209) 549-9505

FINAL DEVELOPMENT PLAN

VICTORIA OAKS
TOWN OF WINDSOR, CALIFORNIA

JOB NO. 207107
DATE 09/03/2013
DR BY TM
CK BY
SCALE AS SHOWN

SHEET NUMBER 2
OF 2 SHEETS

PLOT DATE: 09/03/2013 07:03 FILE: K:\2012\04\Planning\FDP\Site Development Plan

EXHIBIT 2

LANDSCAPE AND IRRIGATION PLAN



NOTE: A SMALL PERCENTAGE OF THE STORMWATER CONTROL FEATURES INCLUDE BIOSWALES IN THE PARKWAY STRIPS. IN THESE CASES, STREET TREES ARE TO BE LOCATED BEHIND THE SIDEWALK. STREET TREE LOCATIONS DEPICTED ON THIS PLAN ARE SUBJECT TO CHANGE.

WE WILL PROVIDE AN IRRIGATION PLAN THAT INCLUDES CALSENSE ET 2000 IRRIGATION CONTROLLERS, HUNTER VALVES (MODEL=ICV), RAINBIRD 1800 SERIES POPUPS, HUNTER I-20 ROTORS (IF NEEDED) AND "EMITTERS" OR BUBBLERS FOR DRIP IRRIGATION (NO SOAK LINE).

M. D. FOTHERINGHAM
LANDSCAPE ARCHITECTS
1760 North Broadway, Suite 200
Walnut Creek, CA 94596
Telephone: 925-939-4292
Fax: 925-939-4295
email: mail@mdfotheringham.com

License Stamp

Consultants

Project

VICTORIA OAKS
Windsor, CA

Client

Sheet Title

LANDSCAPE CONCEPT PLAN

Preliminary Design Submittal

Scale

Designed by MDF/MKN

Drawn by MKN

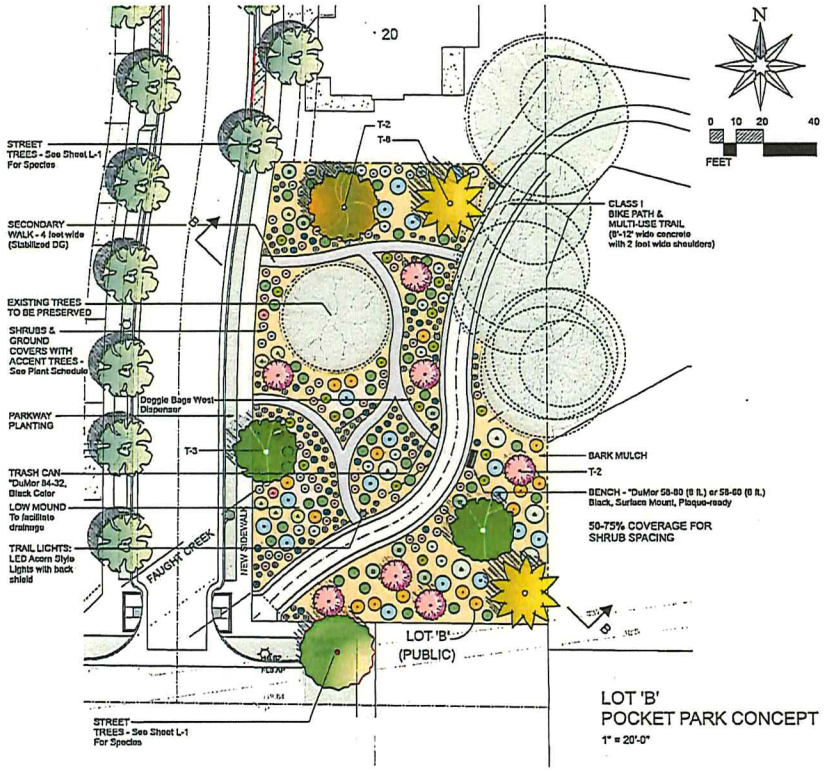
Checked by MDF

Revisions
1. RESPONSE TO PLAN CHECK #1 COMMENTS: 11/05/14
2. RESPONSE TO PLAN CHECK #2 & Planning Commission Comments: 1/14/15
3. RESPONSE TO PLAN CHECK #3 Parks & Recreation Review: 1/21/15
4. RESPONSE TO HORT REVIEW Added Cross Section at Pond Creek: 3/4/15
5. UPDATED SITE PLAN: Lot lines adjusted and updated bio-swale locations: 5/13/15

Date OCTOBER 2014

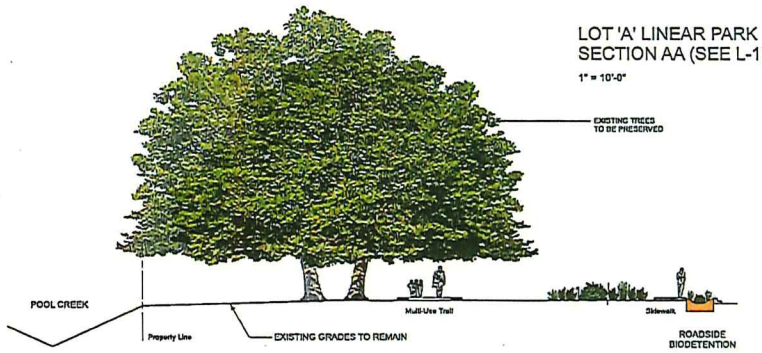
Project Number 1403

Sheet Number L-1



LOT 'B' POCKET PARK CONCEPT

1" = 20'-0"



LOT 'A' LINEAR PARK SECTION AA (SEE L-1)

1" = 10'-0"

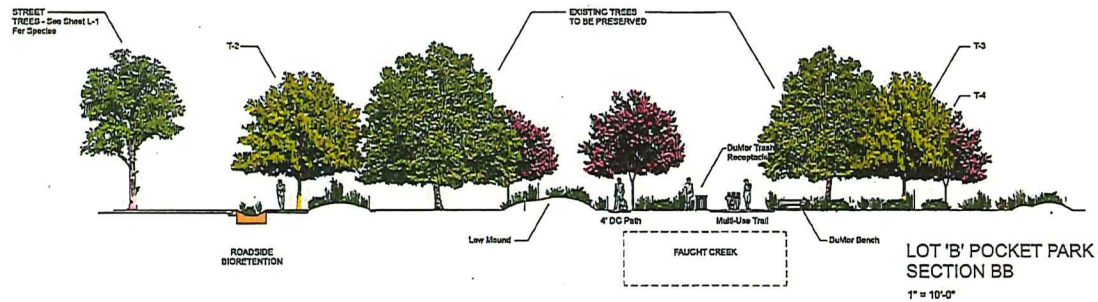
PLANT SCHEDULE

Street Trees and Open Space Trees

Symbol	Botanical Name	Common Name	Size	Spacing (On Center)	Water Needs	Location (If overstreet)
Trees						
T - 1	Acer rubrum	Red Maple	15 Gal.	30'0"	Medium	Street Tree
T - 2	Aesculus californica	California Buckeye	15 Gal.	25'0"	Very Low	Open Space Tree
T - 3	Carpinus betulus	European Hornbeam	15 Gal.	30'0"	Medium	Street Tree
T - 4	Cercis occidentalis	Western Redbud	15 Gal.	15'0"	Low	Accent Tree/Front Yards
T - 5	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	15 Gal.	15'0"	Medium	Accent Tree/Front Yards
T - 6	Pyrus calleryana 'Chanticleer'	Flowering Pear	15 Gal.	25'0"	Medium	Street Tree
T - 7	Quercus agrifolia	Coast Live Oak	15 Gal.	25'0"	Low	Open Space Tree
T - 8	Salix lucida ssp. Lasiandra	Shining Willow	15 Gal.	15'0"	Medium	Open Space Tree

Shrubs, Ground Covers and Vines

Symbol	Botanical Name	Common Name	Size	Spacing (On Center)	Water Needs	Exposure/Location
Shrubs						
S - 1	Arctostaphylos d. 'McMinn'	McMinn Manzanita	5 Gal.	60"	Low	S/W - Open Space
S - 2	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 Gal.	36"	Low	S/W - Open Space/Parkways
S - 3	Carex divulsa	Berkeley Sedge	1 Gal.	24"	Medium	ALL - Open Space/Parkways
S - 4	Carex testacea	New Zealand Sedge	1 Gal.	30"	Medium	ALL - Open Space/Parkways
S - 5	Ceanothus 'Concha'	Concha California Lilac	5 Gal.	96"	Low	S/W - Open Space
S - 6	Ceanothus 'Yankee Point'	Spreading California Lilac	5 Gal.	72"	Low	S/W - Open Space
S - 7	Cornus sericea 'Kelseyi'	Dwarf Red-Osier Dogwood	1 Gal.	24"	Medium	N/E - Open Space/Parkways
S - 8	Elymus glaucus	Blue Wild Rye	1 Gal.	24"	Low	N/E - Open Space/Parkways
S - 9	Heteromeles arbutifolia	Toyon	5 Gal.	96"	Low	N/E - Open Space
S - 10	Mahonia repens	Creeping Mahonia	1 Gal.	36"	Low	ALL - Open Space/Parkways
S - 11	Muhlenbergia rigens	Deer Grass	1 Gal.	48"	Low	E/S - Open Space/Parkways
S - 12	Nassella pulchra	Purple Needlegrass	1 Gal.	30"	Very Low	ALL - Open Space/Parkways
S - 13	Ribes aureum gracilimum	Golden Currant	1 Gal.	36"	Low	N/E - Open Space
S - 14	Ribes sanguineum 'Spring Showers'	Pink Flowering Currant	5 Gal.	96"	Low	N/E - Open Space
S - 15	Rosmarinus o. 'Arp'	Arp Rosemary	5 Gal.	48"	Low	S/W - Open Space
S - 16	Salvia clevelandii	Cleveland Sage	5 Gal.	96"	Low	S/W - Open Space
S - 17	Symphoricarpos albus	Snowberry	5 Gal.	48"	Medium	N/E - Open Space
S - 18	Viburnum tinus 'Dwarf'	Laurustinus	5 Gal.	60"	Medium	ALL - Open Space
S - 19	Zauschneria californica 'Ghostly Red'	California fuschia	5 Gal.	48"	Low	S/W - Open Space



LOT 'B' POCKET PARK SECTION BB

1" = 10'-0"

Preliminary Landscape Notes:

1. Topsoil shall be amended in accordance with the agricultural suitability analyses prepared for this Project. Soil samples and testing shall occur after pad grades are established and drain lines are installed. Contractor or Owner to prepare a soil management report that documents soil amendment protocols prepared for each lot and for all common area planting zones.
2. Due to the water-intensive requirements of turf, this project does not specify turf in either front yards or in public spaces.
3. This planting design does not include plants that have been determined to be invasive, as documented by WUCOLS, 1999 Species List.
4. A minimum two inch (2") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, hydroseed areas and where creeping or rooting ground covers may be planted.
5. The irrigation systems shall be designed/installed to prevent runoff, low head drainage, overspray or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, impervious paving and in-ground structures.
6. It is the intent of this project to use low-volume irrigation (bubblers, drip emitters (front yards only) or low-volume strip sprays) in mulched planting areas.
7. Swing joints or other riser-protection components are required on all risers subject to damage.
8. Check valves or anti-drain valves are required for all zones.
9. Irrigation design will maintain a minimum of eight feet (8') in any direction for turf areas. Spray nozzles may be used in this condition.
10. Overhead spray irrigation shall not be installed within 24 inches of a impervious paved surface unless the paved surface drains into a planting area. This condition occurs where a separated sidewalk and parkway strip are located between the front yard lawn areas and the curb and gutter. Allowable irrigation within the 24-inch setback from impervious surfaces may include drip, dripline, or other low flow, non-spray methods. The setback may be planted or unplanted. The surface of the setback may be mulch, gravel or other porous (pervious) material.
11. These design plans comply with the criteria of AB 1881 (applicable standards).
12. Owner is responsible for completing the Certificate of Completion.
13. Model homes (if any) that are landscaped shall post signs and written information to demonstrate the principles of water-efficient landscape design. Signs shall be used to identify the model as an example of a water-efficient landscape, including descriptions such as hydrozones, irrigation equipment and other design features that contribute to the efficient use of irrigation and natural precipitation in the landscape. Provide information about the design, installation, management and maintenance of water-efficient gardens.

NOTE: WE WILL PROVIDE AN IRRIGATION DESIGN PLAN THAT INCLUDES CALSENSE ET 2000 IRRIGATION CONTROLLERS, HUNTER VALVES (MODEL-ICV), RAINBIRD 1800 SERIES POPUPS, HUNTER I-20 ROTORS (IF NEEDED) AND "EMITTERS" OR BUBBLERS FOR DRIP IRRIGATION (NO SOAK LINE).

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email: mail@mdfheringham.com

License Stamp

Consultants

Project

VICTORIA OAKS
Windsor, CA

Client

Sheet Title

DETAIL PLAN & PLANT SCHEDULE

Preliminary Design Submittal

Scale

Designed by
MDF/MKN

Drawn by
MKN

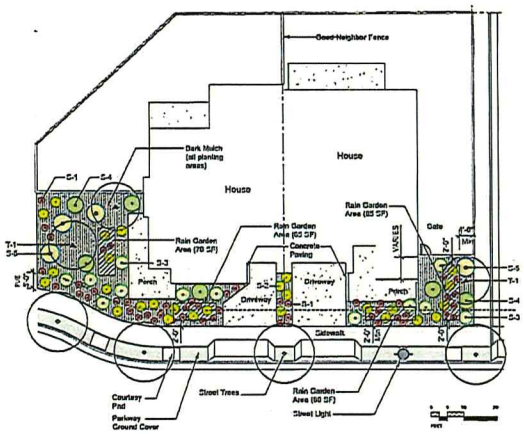
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MDF

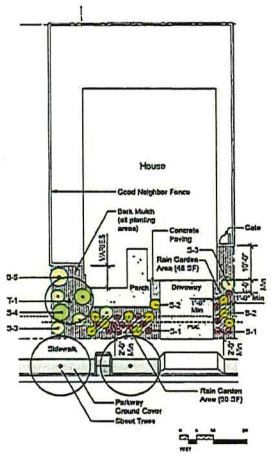
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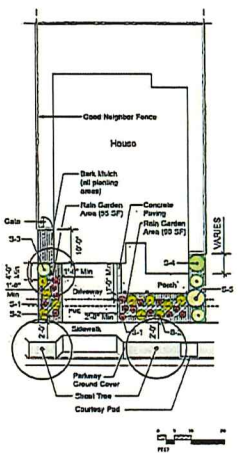
Date
OCTOBER 2014

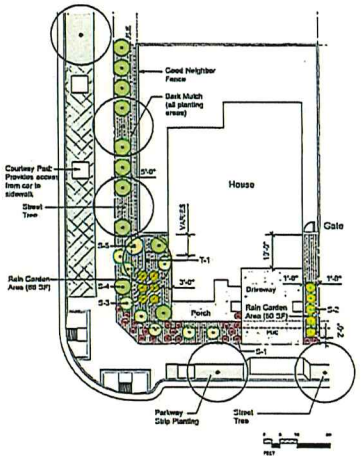
Project Number
1483

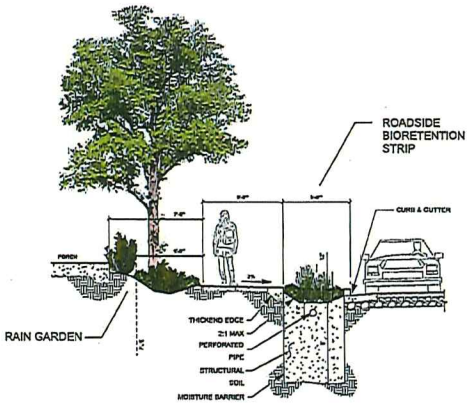
Sheet Number
L-2











TYPICAL FRONT YARD SECTION
1/4"=1'-0"

FRONT YARD PLANT SCHEDULES

South West Palette 1					
Symbol	Botanical Name	Common Name	Size	Spacing O.C.	Water Needs
Trees					
T - 1	Magnolia g. 'Little Gem'	Little Gem Magnolia	15 Gal.	See Plan	Medium
Shrubs					
S - 1	Carex divulsa	Berkeley Sedge	1 Gal.	2'0"	Medium
S - 2	Deschampsia cespitosa	Tufted Hairgrass	1 Gal.	2'0"	Low
S - 3	Rosa 'Flower Carpet Amber'	Amber Flower Carpet Rose	1 Gal.	3'0"	Low
S - 4	Salvia clevelandii	Cleveland Sage	5 Gal.	6'0"	Low
S - 5	Calycanthus occidentalis	Spice Bush	5 Gal.	7'0"	Low

South West Palette 2					
Symbol	Botanical Name	Common Name	Size	Spacing O.C.	Water Needs
Trees					
T - 1	Ceanothus 'Ray Hartman'	Ray Hartman Ceanothus	15 Gal.	See Plan	Low
Shrubs					
S - 1	Elymus glaucus	Blue Wild Rye	1 Gal.	2'6"	Low
S - 2	Carex testacea	New Zealand Sedge	1 Gal.	3'0"	Medium
S - 3	Rosmarinus o. 'Blue Spires'	Rosemary	5 Gal.	4'0"	Low
S - 4	Rosa 'Meidoland'	Ground Cover Rose	5 Gal.	6'0"	Low
S - 5	Frangula californica 'Eve Case'	Dwarf Coffeeberry	5 Gal.	6'0"	Low

Source for plant water use is the WUCOLS database, current version; additional sources for salt tolerance: RileyDavisFastNursery.net and OregonSi
Source for Low Impact Development plant selection: "Santa Rosa LID: Appendix F"

North East Palette 1					
Symbol	Botanical Name	Common Name	Size	Spacing O.C.	Water Needs
Trees					
T - 1	Cercis occidentalis	Western Redbud	15 Gal.	See Plan	Low
Shrubs					
S - 1	Carex divulsa	Berkeley Sedge	1 Gal.	2'0"	Medium
S - 2	Melica imperfecta	Small Flowered Melic	1 Gal.	3'0"	Low
S - 3	Berberis t. 'Golden Nugget'	Dwarf Deciduous Barberry	1 Gal.	2'0"	Low
S - 4	Symphoricarpos albus	Snowberry	5 Gal.	4'0"	Low
S - 5	Myrica californica 'Buxifolia'	Pacific Wax Myrtle	5 Gal.	6'0"	Low

North East Palette 2					
Symbol	Botanical Name	Common Name	Size	Spacing O.C.	Water Needs
Trees					
T - 1	Crataegus phaenopyrum	Washington Thorn	15 Gal.	See Plan	Medium
Shrubs					
S - 1	Cornus sericea 'Kelseyii'	Dwarf Osier Dogwood	1 Gal.	2'6"	Medium
S - 2	Carex testacea	New Zealand Sedge	1 Gal.	3'0"	Medium
S - 3	Berberis m. 'Pygmaea'	Dwarf Evergreen Barberry	1 Gal.	2'0"	Low
S - 4	Mahonia a. 'Orange Flame'	Dwarf Oregon Grape	1 Gal.	3'0"	Low
S - 5	Holodiscus discolor	Oceanspray	5 Gal.	6'0"	Low

Source for plant water use is the WUCOLS database, current version; additional sources for salt tolerance: RileyDavisFastNursery.net and OregonSi
Source for Low Impact Development plant selection: "Santa Rosa LID: Appendix F"

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Consultant

Project
VICTORIA OAKS
Windsor, CA

Client

Sheet Title
TYPICAL FRONT YARD PLANS & PLANT SCHEDULES

Preliminary Design Submittal

Scale

Designed by
MDF/MKN

Drawn by
MKN

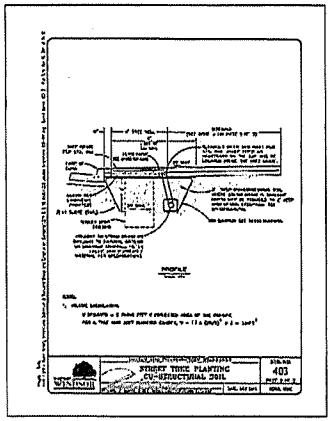
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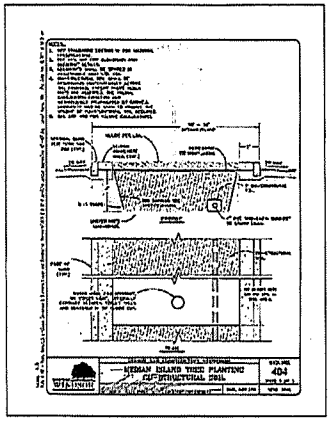
Revisions
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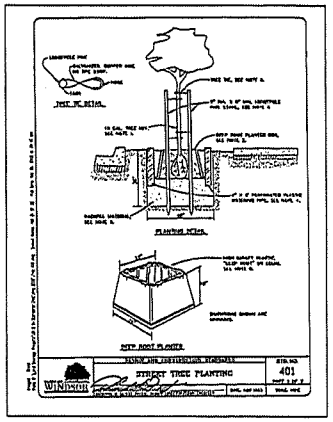
Date
OCTOBER 2014

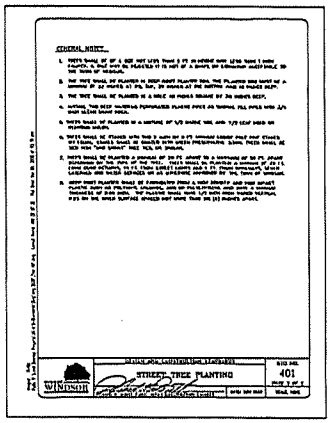
Project Number
1493

Sheet Number
L-3









WATER EFFICIENCY LANDSCAPE ORDINANCE
PROJECT SUMMARY

PROJECT NAME: Victoria Oaks - Windsor

Date: 10/9/14

CITY LOCATION: Windsor | City LOCATION: Santa Rosa

LANDSCAPE ARCHITECT (CP: Michael Fotheringham CA #2601)

Total Landscape Area (SF): 89,573 | Total Calculated Landscape Area (SF): 89,573

Annual ETo Quantity: 42 | Total Square Landscape Area: 0

INCLUDED IN THIS PROJECT SUBMITTAL PACKAGE:
(Check to indicate completion)

			gallons/year without rainfall	gallons/year with rainfall
☑	1	Maximum Applied Water Allowance:	1,911,675	1,911,675
☑	2	Estimated Total Water Use:	1,170,105	1,170,105
☑ (N/A)	3	Expected Water from Effective Precipitation:		0
☑	3	Expected Water Shortage:	-431,570	-431,570

Note: If the design solution fails a part of the ETWU will be provided by precipitation, the Effective Precipitation Disclosure Statement shall be completed and submitted.

☑	4	Hydrozone Report
☑	5	Soil Feasibility Analysis
☑	6	Grading Design Plan
☑	7	Planting Design Plan (Preliminary)
☐	8	Irrigation Design Plan
☐	9	Irrigation Schedule

POST-INSTALLATION INSPECTION:

☐	A	Maintenance Schedule
☐	B	Irrigation Audit
☐	C	Plants Installed as specified (substitutions accepted)
☐	D	Irrigation system installed as designed (as-builts included)
☐	E	Landscape irrigation audit performed
☐	F	Submittal package and this certificate package have been provided to owner, building or site manager and local water agency.

SECTION A.
HYDROZONE INFORMATION TABLE

PROJECT NAME: Victoria Oaks - Windsor

Date: 10/9/14

Hydrozone Identification	Hydrozone Water Demand	Irrigation Method	Area (SF)	% of Total Landscape Area
Groundcover in Parkway Strips	0.3		16,295	18.52%
Parkway Strips (Irrigating)	0.3		7,295	8.52%
Turf in Lots 'A' and 'B'	0.3		11,430	13.52%
Shrub Areas - Lot 'A'	0.3		33,989	38.27%
Shrub Areas - Lot 'B'	0.3		13,350	15.00%
Trees in Shrub Areas	0.3		2,945	3.33%
		TOTALS:	89,573	100.00%

Hydrozone	Irrigation Method	Irrigation Efficiency
0.8 < Hydrozone Water Demand [ETo]	Bubbler	0.8
0.6 < Hydrozone Water Demand [ETo] < 0.8	Drip	0.71
0.4 < Hydrozone Water Demand [ETo] < .6	Drip	0.71
Hydrozone Water Demand [ETo] < 0.4	Drip	0.71
	Rotor	0.65
	Spray	0.5
	Other	

SECTION B.
WATER BUDGET CALCULATIONS

PROJECT NAME: Victoria Oaks - Windsor

Date: 10/9/14

CITY OF: Pleasanton | City Limits | Santa Rosa

SECTION 01 MAXIMUM APPLIED WATER ALLOWANCE
MAWA = ETo x .62 x [.7 x HA] + [.3 x SLA]

YEARLY ETo			42.0
CONVERSION FACTOR			0.62
ET ADJUSTMENT FACTOR			0.7
TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)			63,573
SPECIAL LANDSCAPE AREA (SLA in Square Feet)			0
MAXIMUM APPLIED WATER ALLOWANCE (gallons/year)			1,911,675
TOTAL ACRE FEET			4.79

CALCULATIONS:
42.0 x 0.62 x 0.7 x 63,573 + 0.3 x 0 = 1,911,675

Effective Precipitation (Eppt)
Use 70% of annual precipitation in the following equation:
MAWA = (ETo - Eppt) x .62 x [.7 x HA] + [.3 x SLA]

YEARLY ETo			42.0
EFFECTIVE PRECIPITATION			0
NET ETo			42.0
CONVERSION FACTOR			0.62
ET ADJUSTMENT FACTOR			0.7
TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)			66,573
SPECIAL LANDSCAPE AREA (SLA in Square Feet)			0
MAXIMUM APPLIED WATER ALLOWANCE (gallons/year)			1,999,575
TOTAL ACRE FEET			4.79

CALCULATIONS:
42.0 x 0.62 x 0.7 x 66,573 + 0.3 x 0 = 1,999,575

RESULTS: Irrigation reductions by adding precipitation (gallons/year): 0

SECTION B.
WATER BUDGET CALCULATIONS

PROJECT NAME: Victoria Oaks - Windsor

Date: 10/9/14

CITY OF: Pleasanton | City Limits | Santa Rosa

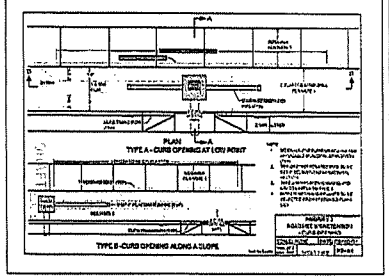
SECTION 02 ESTIMATED TOTAL WATER USE (ETWU, gallons per year)
ETWU = ETo x .62 x [(PF x HA)/IE] + SLA

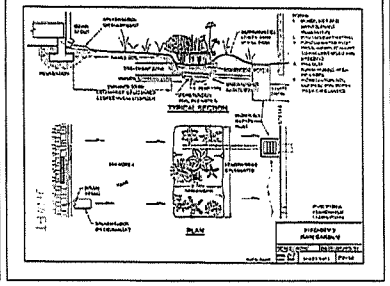
Calculate the following for each Hydrozone (HZ)

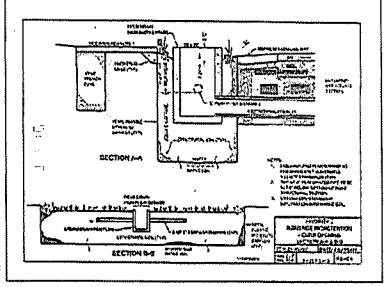
YEARLY ETo (inches per year)	42.0
CONVERSION FACTOR (to gallons per square foot)	0.62
PF - PLANT FACTOR (plant water demand, ordered for each hydrozone)	0.7
TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)	89,573
SPECIAL LANDSCAPE AREA (SLA in Square Feet)	0
IE - IRRIGATION EFFICIENCY FACTOR (minimum .71)	0.71
TOTAL ESTIMATED TOTAL WATER USE (gallons/year)	1,170,105
TOTAL ACRE FEET:	2.69

CALCULATIONS:

YEARLY ETo (inches per year)	HZ	HYDROZONE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	AREA (SF)	ETWU	LANDSCAPE AREA	SLA
42.0	0.62	1 Groundcover in Parkway Strips	0.30	0.71	16,295	173,297	16.52%	0
42.0	0.62	2 Parkway Strips (Irrigating)	0.30	0.71	7,295	77,569	8.52%	0
42.0	0.62	3 Turf in Lots 'A' and 'B'	0.30	0.71	11,430	121,554	13.52%	0
42.0	0.62	4 Shrub Areas - Lot 'A'	0.30	0.71	33,989	361,505	38.27%	0
42.0	0.62	5 Shrub Areas - Lot 'B'	0.30	0.71	13,350	141,990	15.00%	0
42.0	0.62	6 Trees in Shrub Areas	0.30	0.71	2,945	31,320	3.3%	0
		TOTALS:			89,573	1,170,105	100.00%	0







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License Stamp

Consultants

Project

VICTORIA OAKS
Windsor, CA

Client

Sheet Title

PRELIMINARY PLANTING DETAILS & WATER USE CALCULATIONS

Preliminary Design Submittal

Scale

Designed by
MDF/MKN

Drawn by
MKN

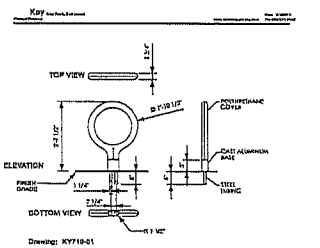
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Revisions
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2. RESPONSE TO PLAN CHECK #2 & Planning Commission Comments: 1/14/15
3. RESPONSE TO PLAN CHECK #3 Parks & Recreation Review: 1/21/15
4. RESPONSE TO HORT REVIEW Added Cross Section at Pool Creek: 3/4/15
5. UPDATED SITE PLAN; Lot lines adjusted and updated bio-swale locations: 9/11/15

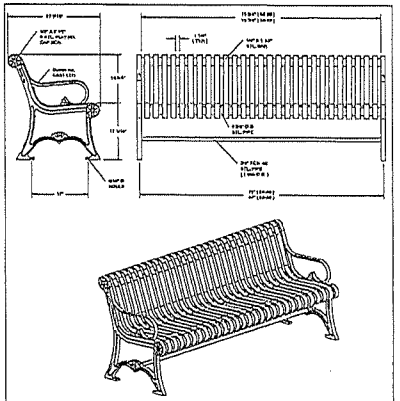
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Project Number
1403

Sheet Number
L-4



BIKE PARKING



NOTES:
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
3.) CUSTOM LETTERING AVAILABLE FOR RECESSED SIDE PANELS (TOTAL OF 27 SPACES)

☐ CUSTOM LETTERING (27 SPACES) _____

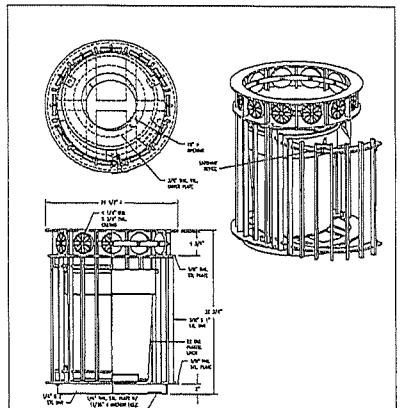
LENGTH OPTIONS
☐ 6' BENCH
☐ 8' BENCH

DuMor, Inc.
P.O. Box 142 Mifflintown, PA 17059-0142

SCALE:	NONE
CUSTOMER / PART	
DRAWING BY:	
DATE:	
REV.	D
DRAWING NUMBER	38 SERIES
SHEET	1 OF 2

TITLE: BENCH

BENCH



NOTES:
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
3.) DOC OF RECEPTACLE HINGES OPEN FOR REMOVAL OF LINER.
4.) LATCH PROVIDED W/ KEY, USE OF KEY OPTIONAL.
5.) RECEPTACLE FULLY ASSEMBLED AT FACTORY.

DuMor, Inc.
P.O. Box 142 Mifflintown, PA 17059-0142

SCALE:	NONE
CUSTOMER / PART	
DRAWING BY:	
DATE:	
REV.	C
DRAWING NUMBER	102-22-FTO
SHEET	1 OF 2

TITLE: RECEPTACLE

TRASH RECEPTACLE

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email: mail@mdfotheringham.com

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Consultants

Project

VICTORIA OAKS
Windsor, CA

Client

Sheet Title

SITE FURNISHING DETAILS

Preliminary Design Submittal

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Designed by
MDF/MKN

Drawn by
MKN

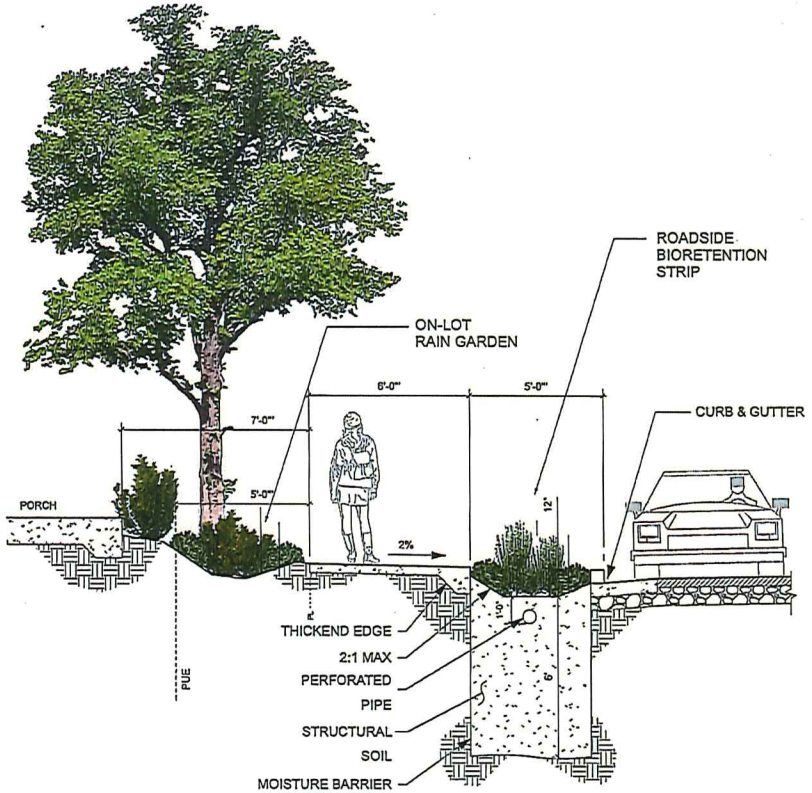
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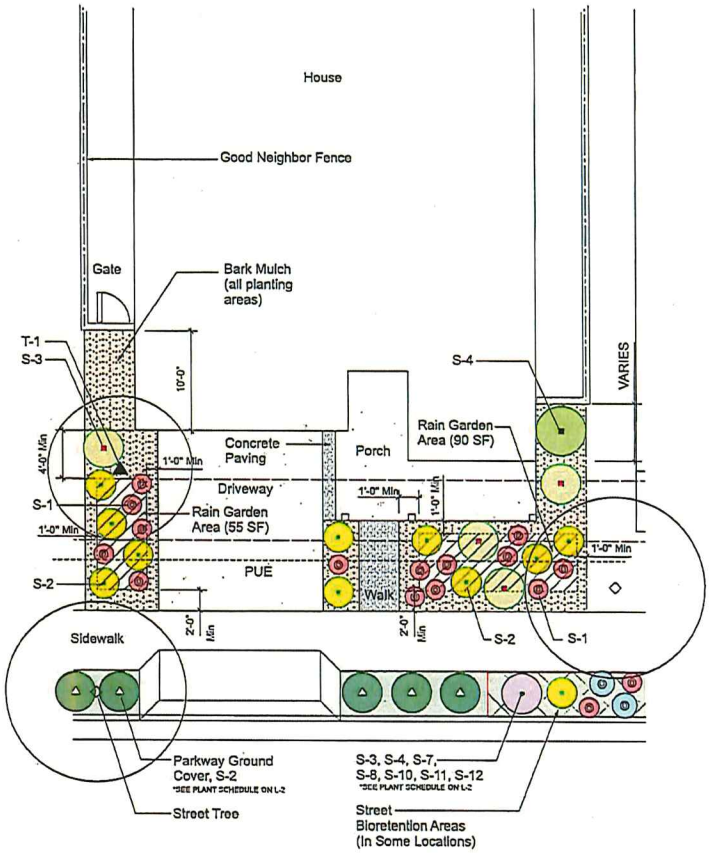
Date
OCTOBER 2014

Project Number
1403

Sheet Number
L-5



TYPICAL FRONT YARD SECTION
1/2"=1'-0"



TYPICAL FRONT YARD PLAN
1"=10'-0"

0 5 10 20
FEET

M D FOTHERINGHAM
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Project
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Windsor, CA

Client

Sheet Title
FRONT YARD DETAIL PLAN & SECTION

Preliminary Design Submittal

Scale

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Drawn by
MKN

Checked by
MDF

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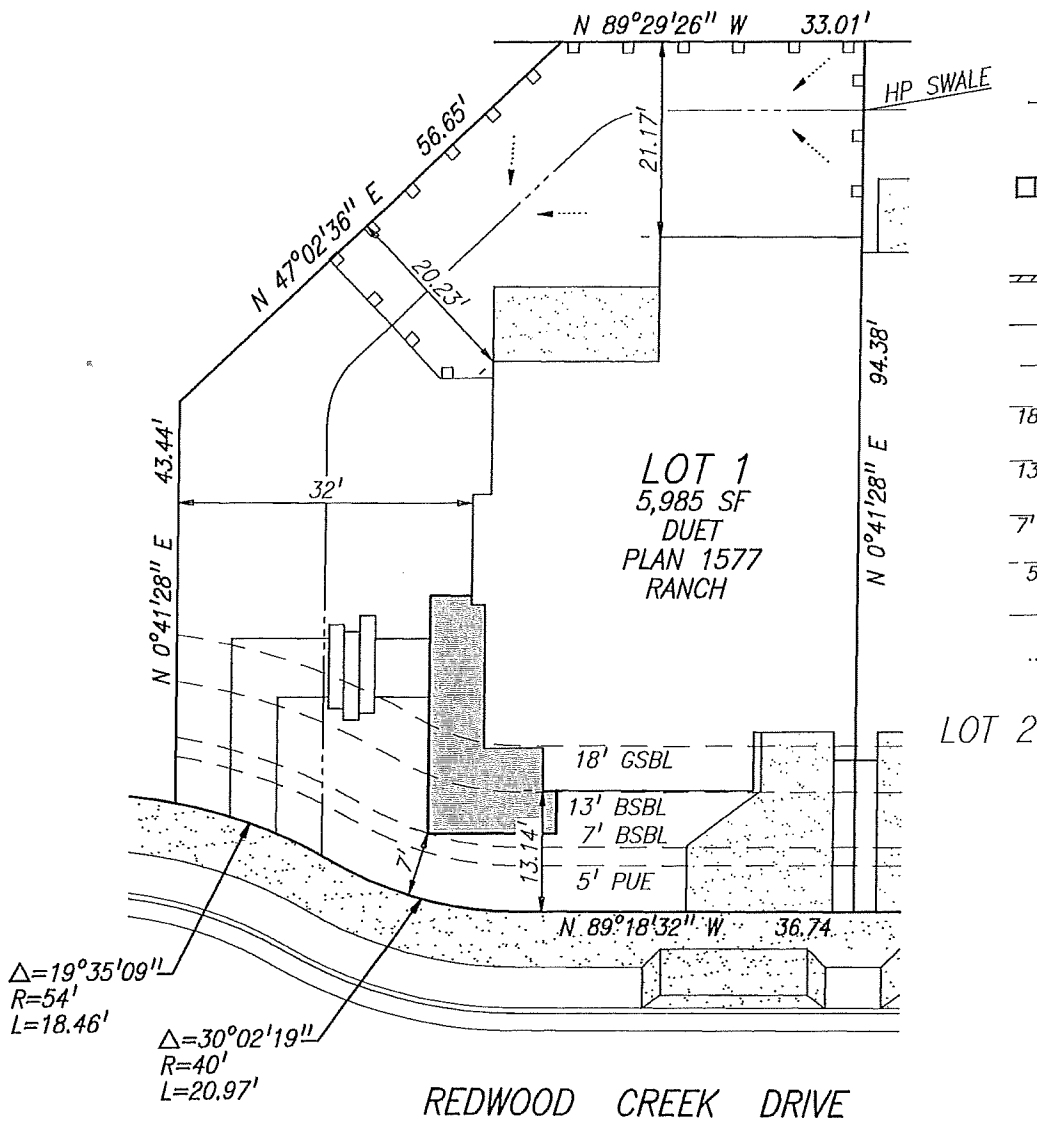
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Sheet Number
L-6

EXHIBIT 3

CONCEPTUAL PLOT PLANS

An alternate house plan may be substituted. Only approved house plans on-file may be used as an alternate. Substitutions require the same height as the approved house plan for the site (i.e. one-story for one-story, two-story for two-story) and setbacks identified on the Final Development Plan.



LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

1) UTILITY LOCATIONS ARE BASED ON CURRENT PLANS AND ARE SUBJECT TO CHANGE THROUGHOUT THE CONSTRUCTION PROCESS.

2) ALL DRAINAGE SWALES AND FINISH GRADING SHALL CONFORM TO F.H.A. STANDARDS.

3) FENCE RETURNS VARY FROM HOUSE TO HOUSE. FENCES MUST BE ALIGNED WITH NEIGHBORING HOUSE.

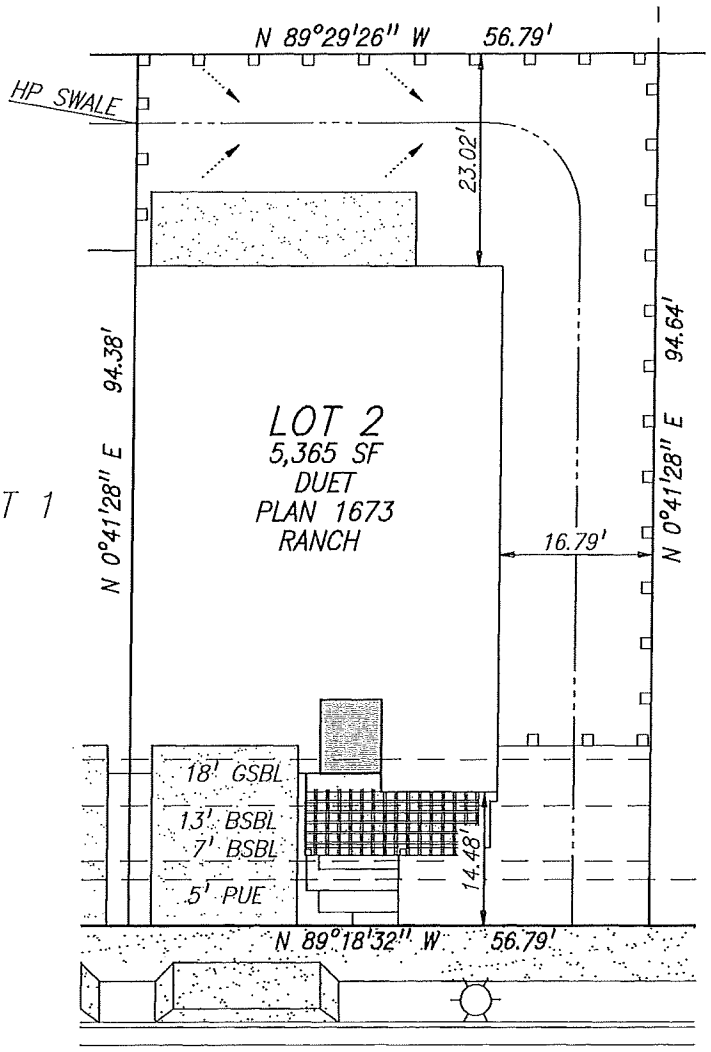
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 1
WINDSOR, CALIFORNIA
STREET ADDRESS: REDWOOD CREEK DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 1.DW



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
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18' GSBL	18' GARAGE SETBACK
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5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

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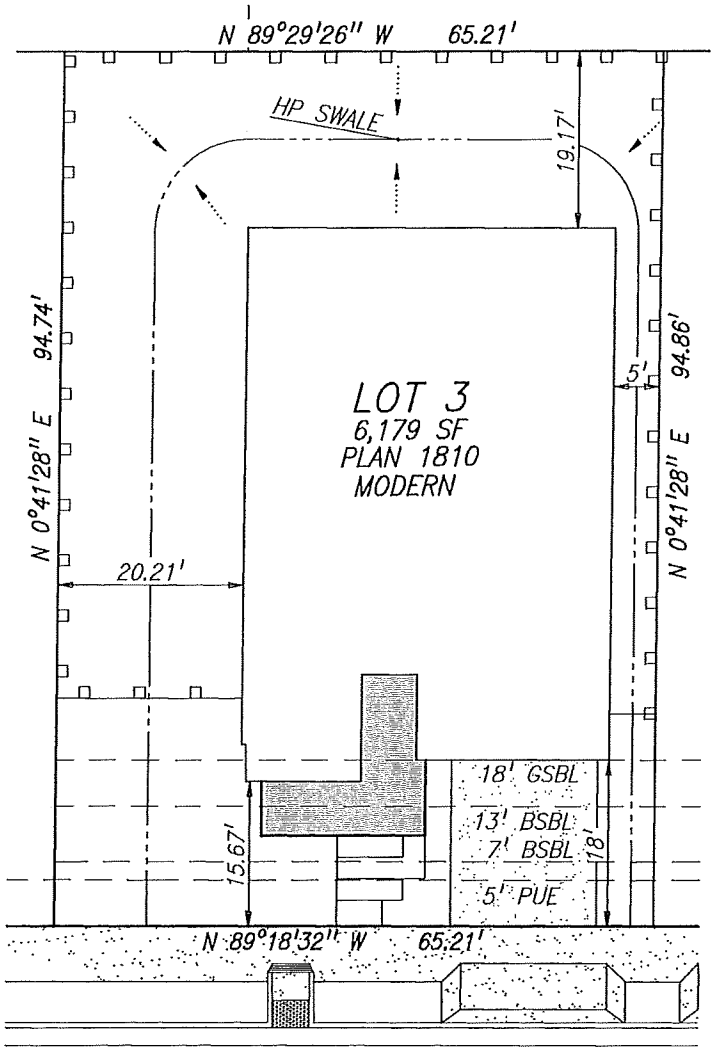
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 2
WINDSOR, CALIFORNIA
STREET ADDRESS: REDWOOD CREEK DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 2.DW



REDWOOD CREEK DRIVE

LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

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3) FENCE RETURNS VARY FROM HOUSE TO HOUSE. FENCES MUST BE ALIGNED WITH NEIGHBORING HOUSE.

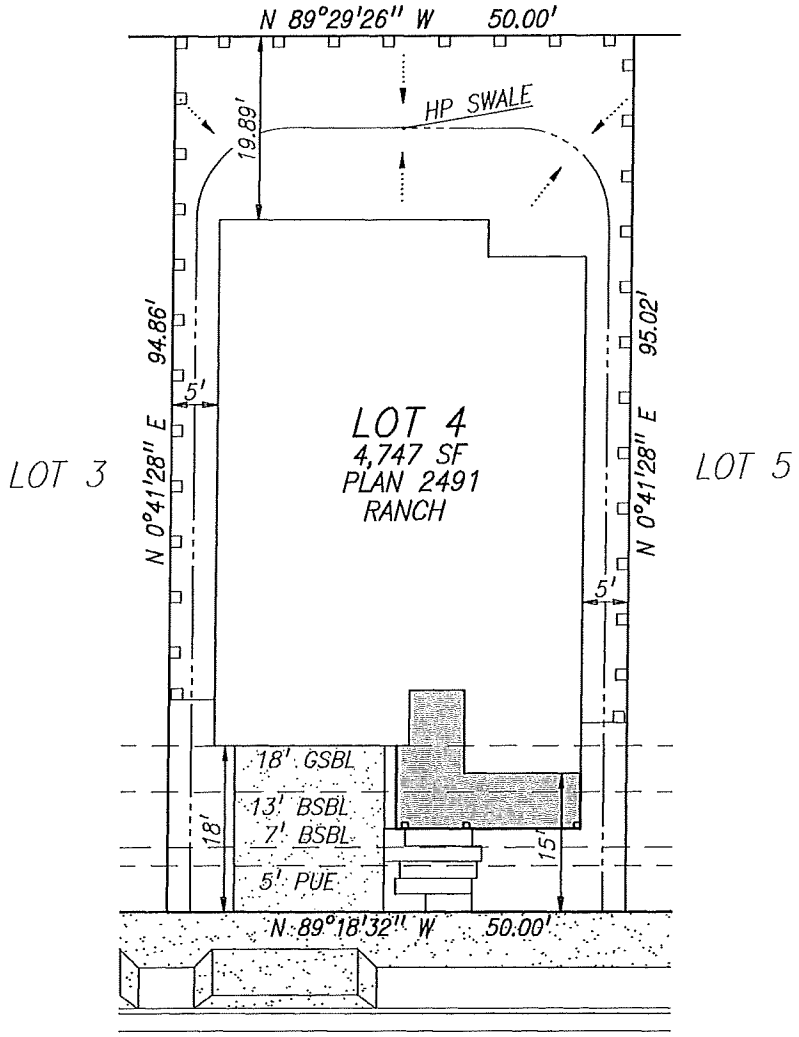
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 3
WINDSOR, CALIFORNIA
STREET ADDRESS: REDWOOD CREEK DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 3.DW



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

1) UTILITY LOCATIONS ARE BASED ON CURRENT PLANS AND ARE SUBJECT TO CHANGE THROUGHOUT THE CONSTRUCTION PROCESS.

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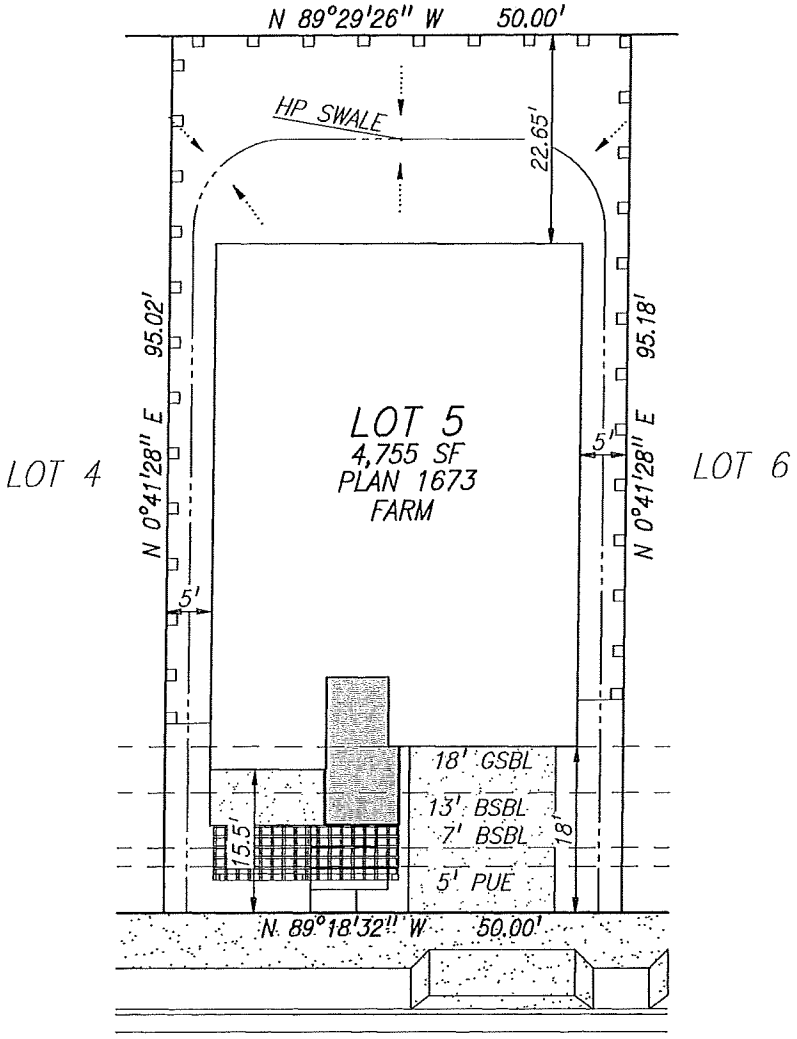
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

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(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 4
WINDSOR, CALIFORNIA
STREET ADDRESS: REDWOOD CREEK DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 4.DW



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

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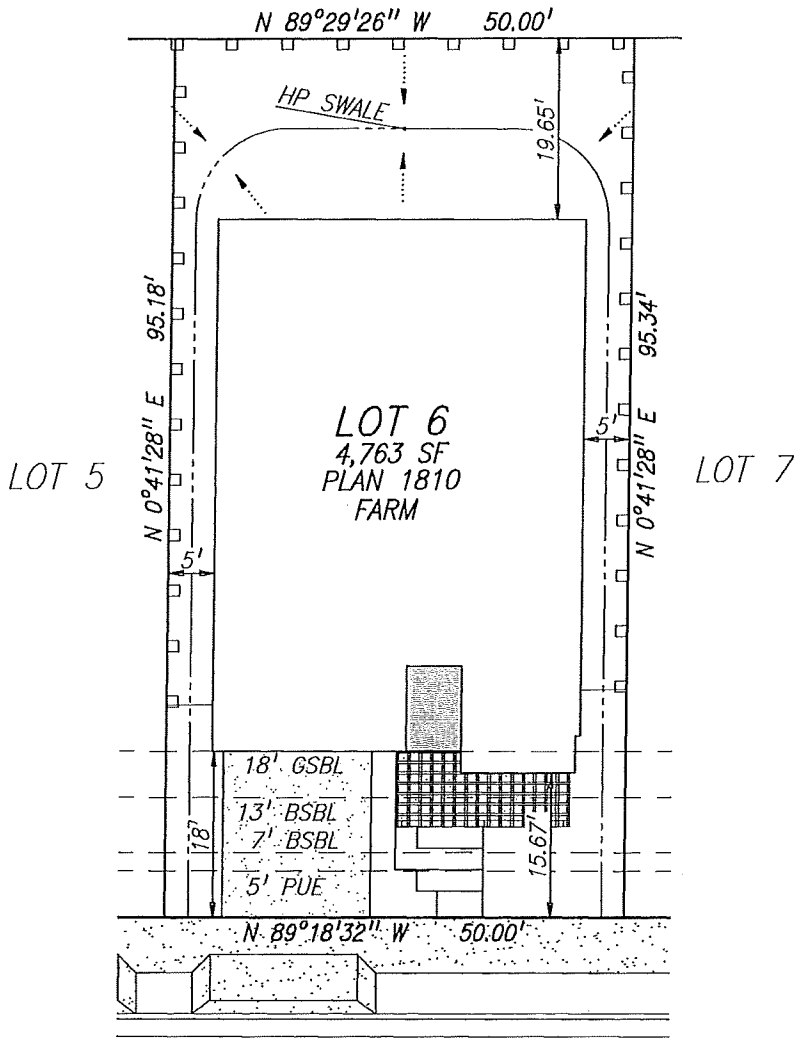
CONCEPTUAL PLOT PLAN

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(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 5
WINDSOR, CALIFORNIA
STREET ADDRESS: REDWOOD CREEK DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 5.DW



LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

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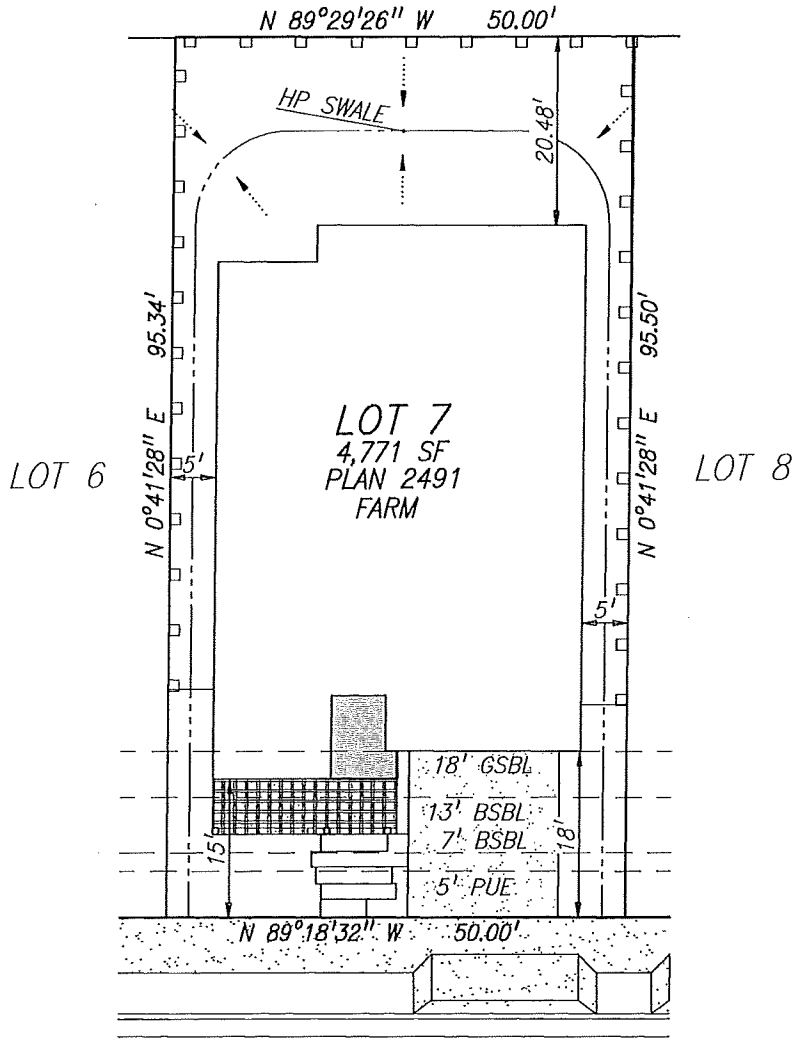
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

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(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 6
WINDSOR, CALIFORNIA
STREET ADDRESS: REDWOOD CREEK DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 6.DW



REDWOOD CREEK DRIVE

LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
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13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
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SCALE 1" = 20'

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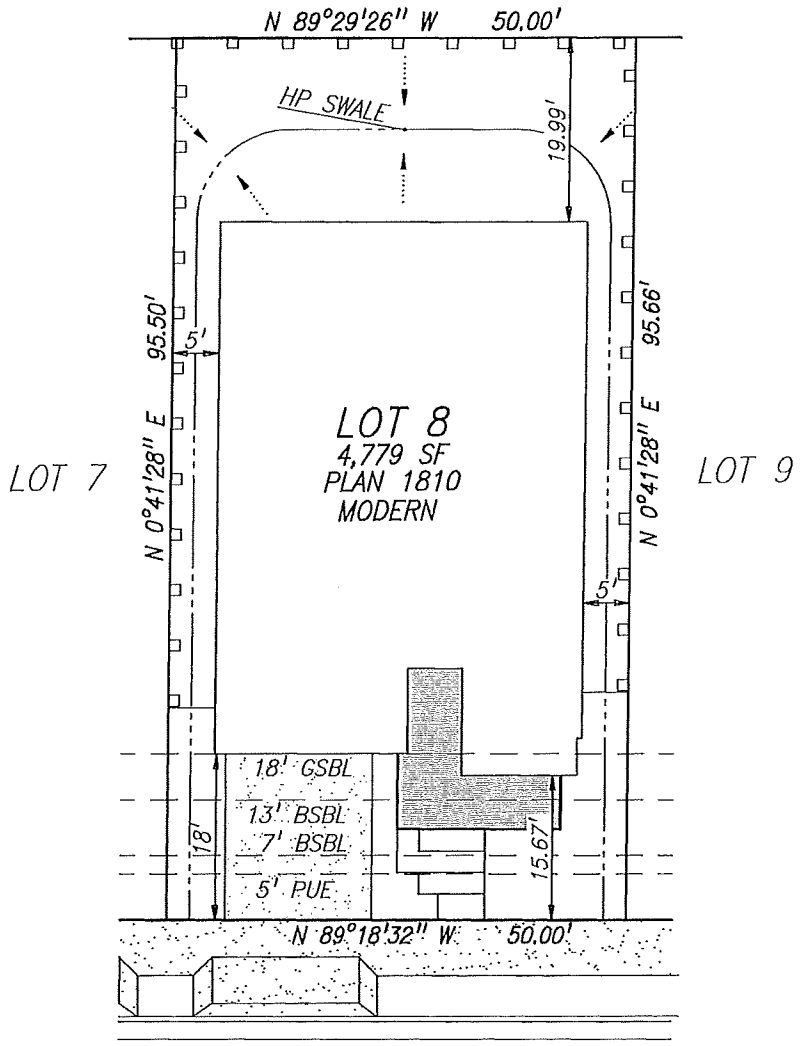
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

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1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 7
WINDSOR, CALIFORNIA
STREET ADDRESS: REDWOOD CREEK DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 7.DW



REDWOOD CREEK DRIVE

LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
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13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

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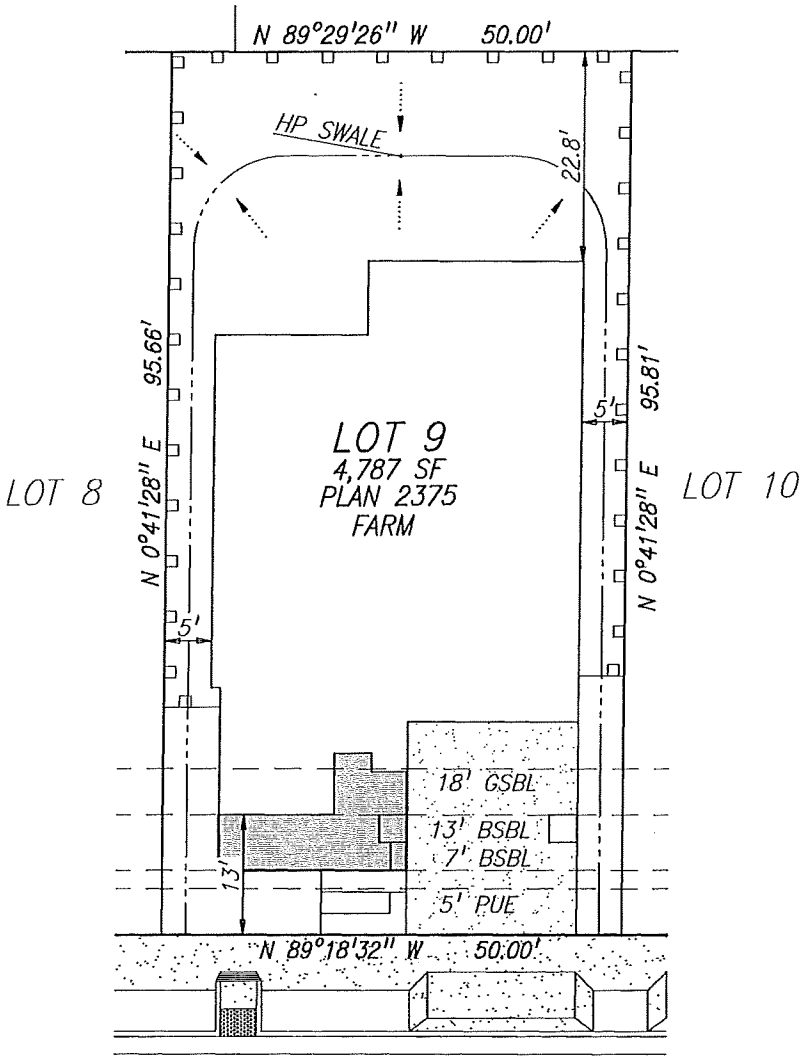
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

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(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 8
WINDSOR, CALIFORNIA
STREET ADDRESS: REDWOOD CREEK DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 8.DW



LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
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	GRADE TO DRAIN

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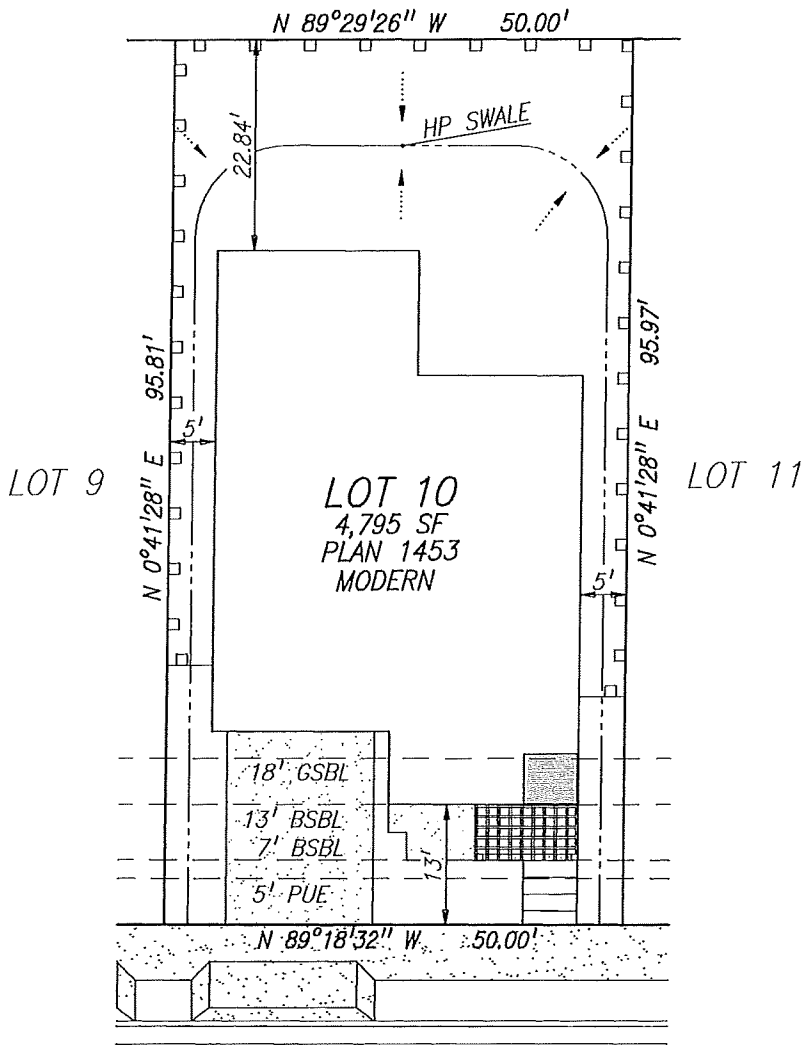
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

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(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 9
WINDSOR, CALIFORNIA
STREET ADDRESS: REDWOOD CREEK DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 9.DW



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
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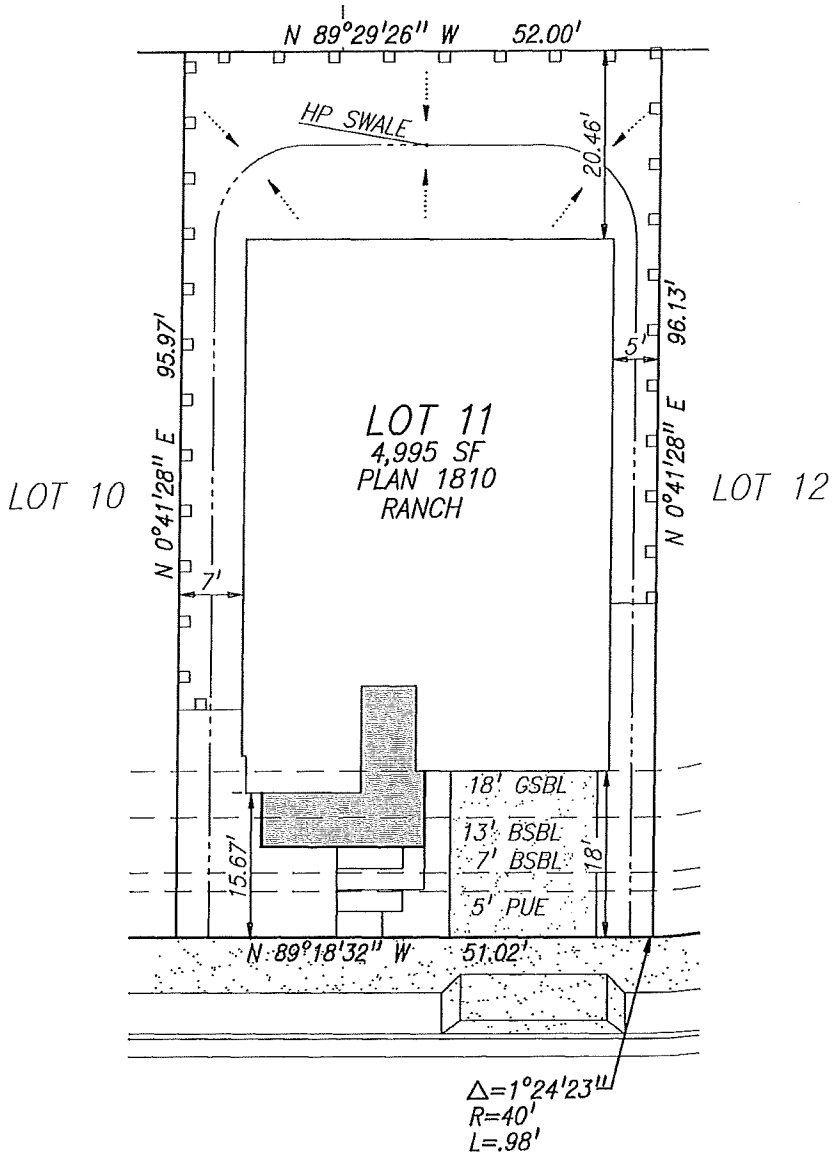
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

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1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 10
WINDSOR, CALIFORNIA
STREET ADDRESS: REDWOOD CREEK DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 10.D



LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
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5' PUE	PUBLIC UTILITY EASEMENT
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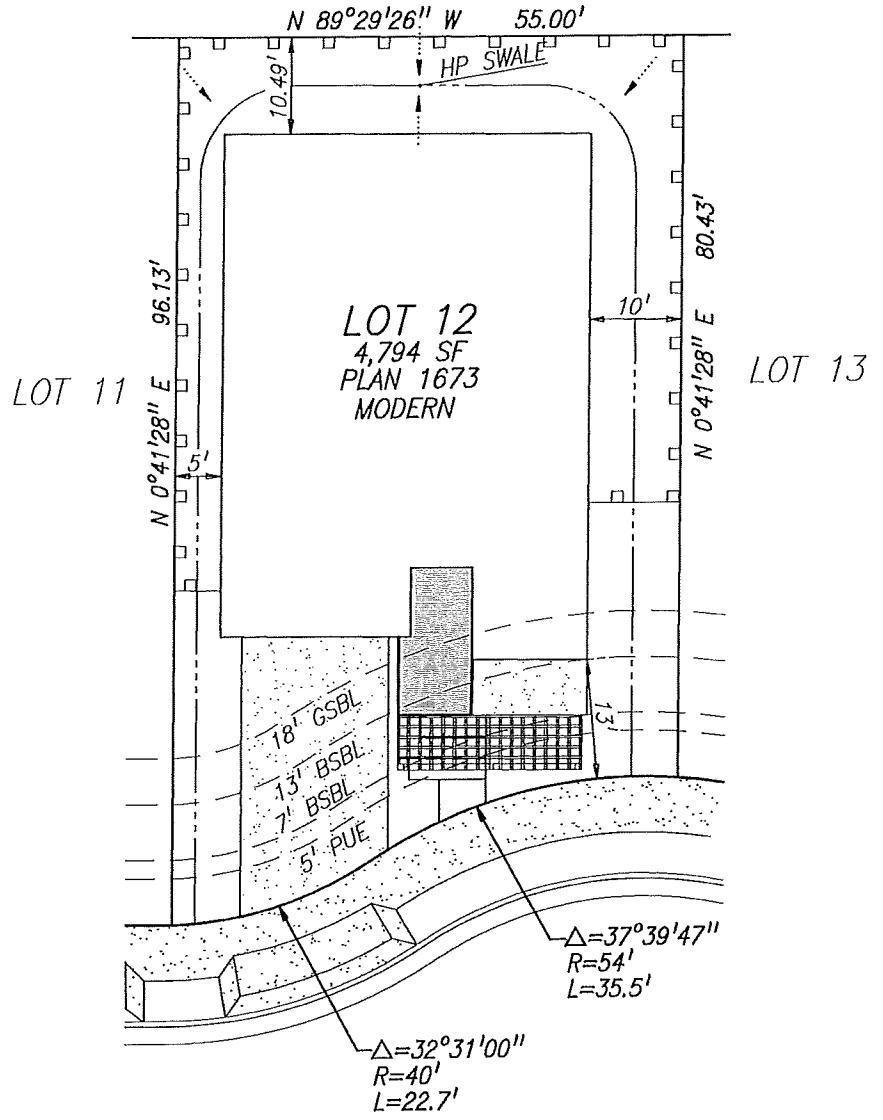
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

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CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 11
WINDSOR, CALIFORNIA
STREET ADDRESS: REDWOOD CREEK DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 11.D



REDWOOD CREEK DRIVE

LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
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13' BSBL	13' HOUSE SETBACK
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5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

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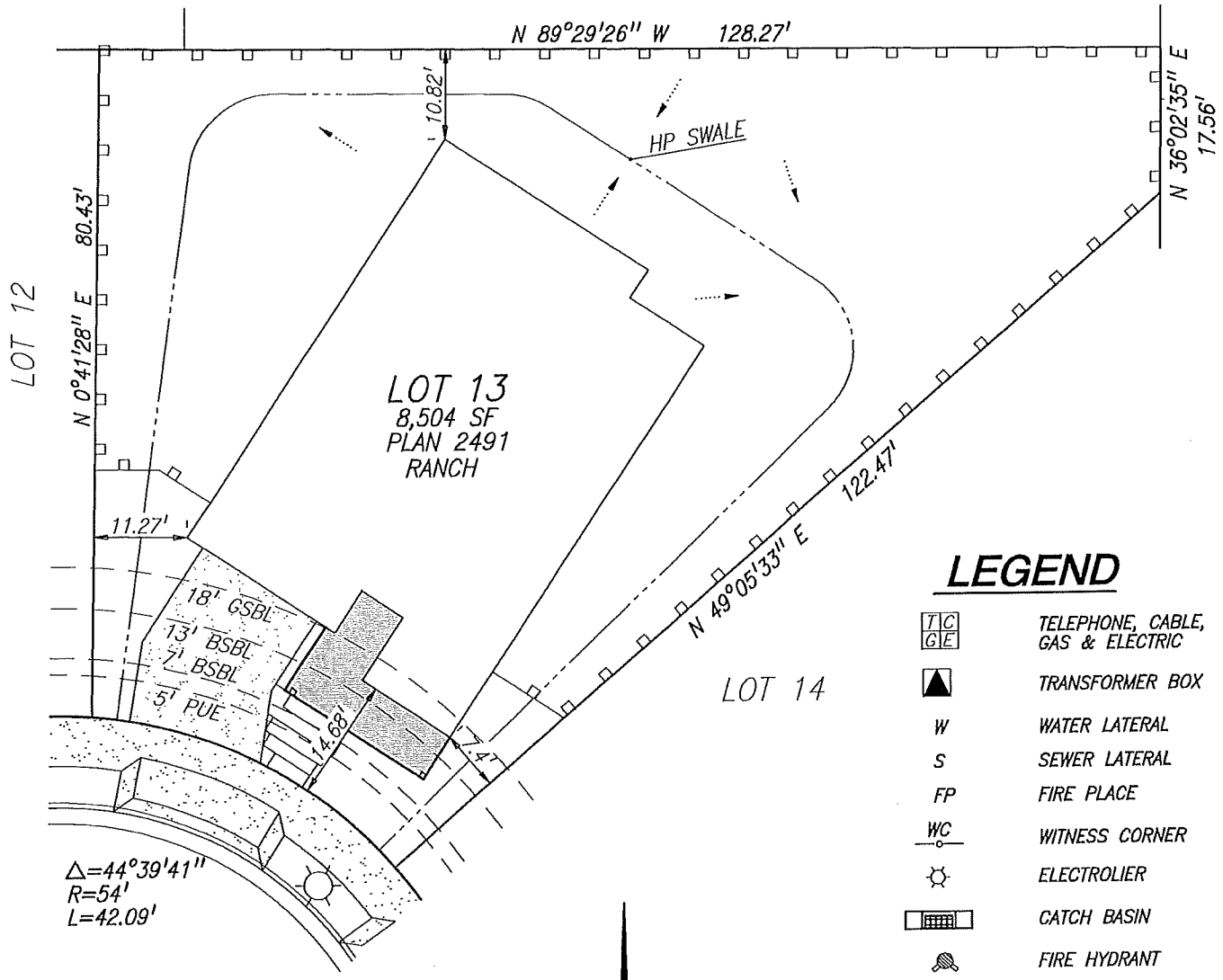
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

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CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 12
WINDSOR, CALIFORNIA
STREET ADDRESS: REDWOOD CREEK DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 12.0



LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
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18' GSBL	18' GARAGE SETBACK
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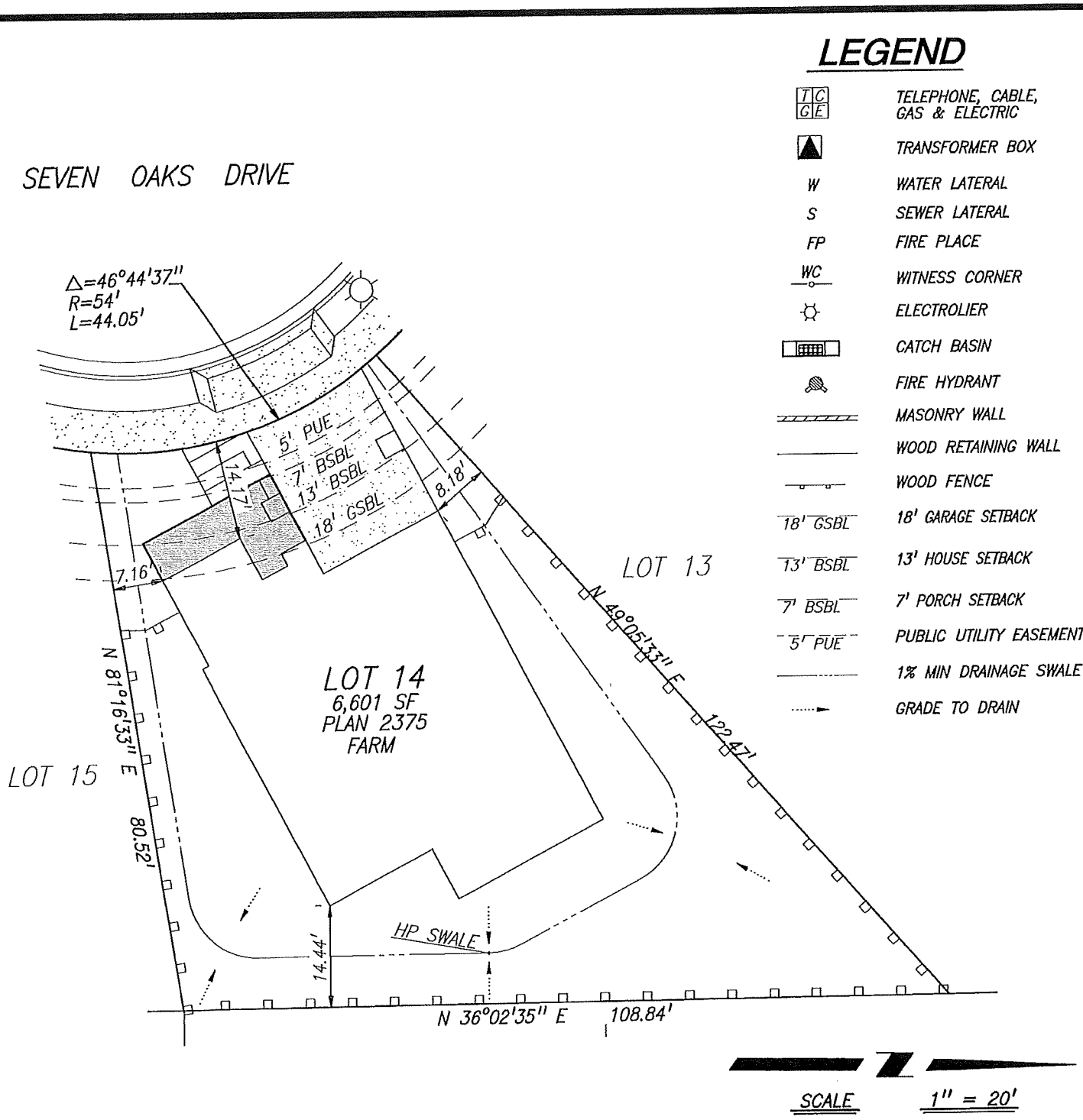
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

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CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 13
WINDSOR, CALIFORNIA
STREET ADDRESS: REDWOOD CREEK DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 13.D



NOTES:

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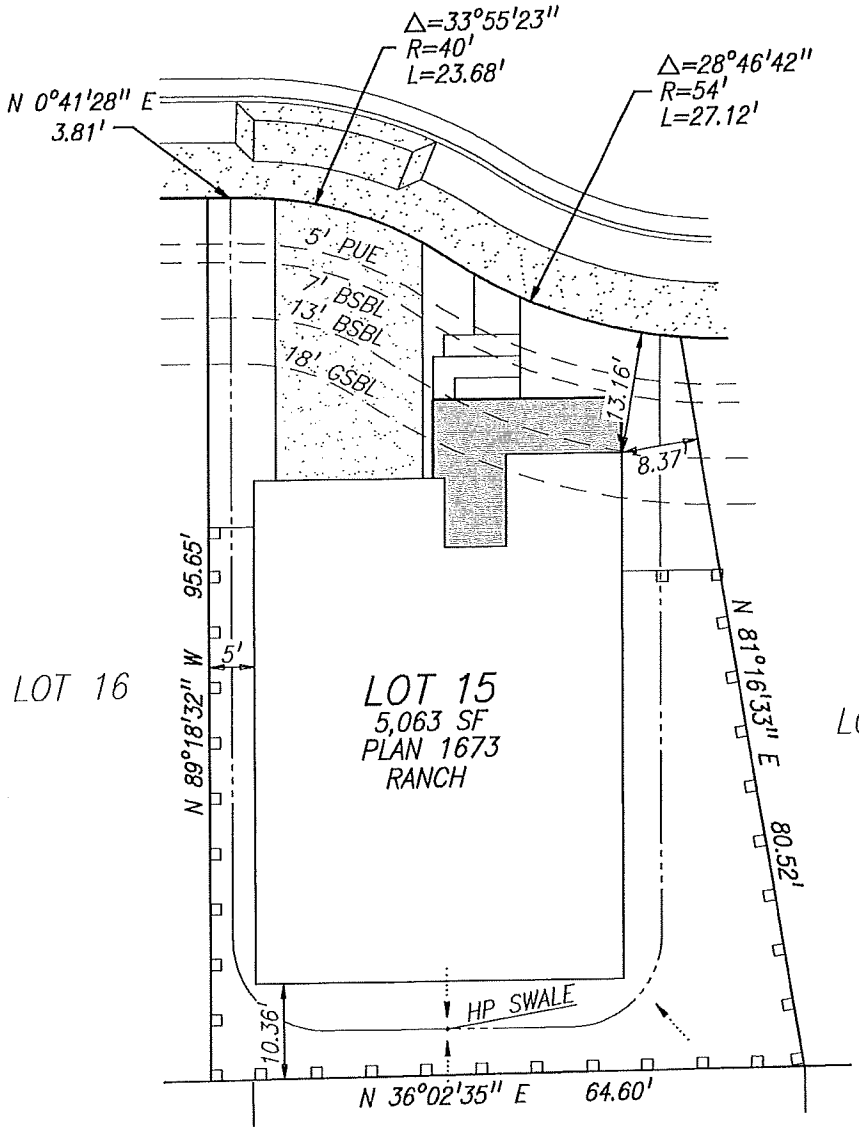
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

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CIVIL ENGINEERING & LAND SURVEYING
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(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 14
WINDSOR, CALIFORNIA
STREET ADDRESS: SEVEN OAKS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 14.0



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

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CONCEPTUAL PLOT PLAN

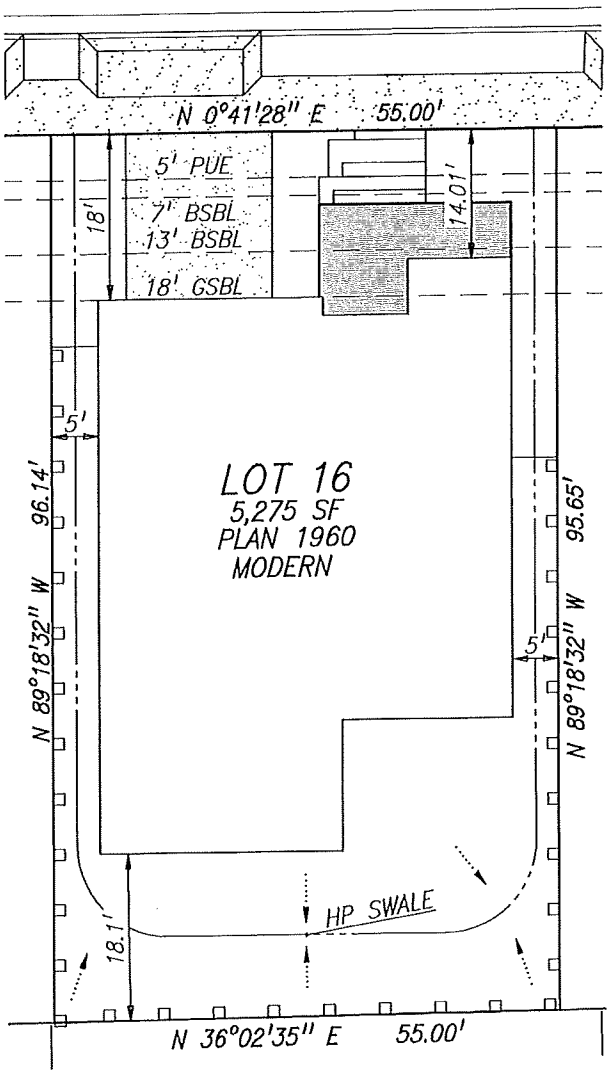
A.P.N. XXX-XXX-XXX

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CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 15
WINDSOR, CALIFORNIA
STREET ADDRESS: SEVEN OAKS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 15.D

SEVEN OAKS DRIVE



LOT 17

LOT 15

LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
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7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

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CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
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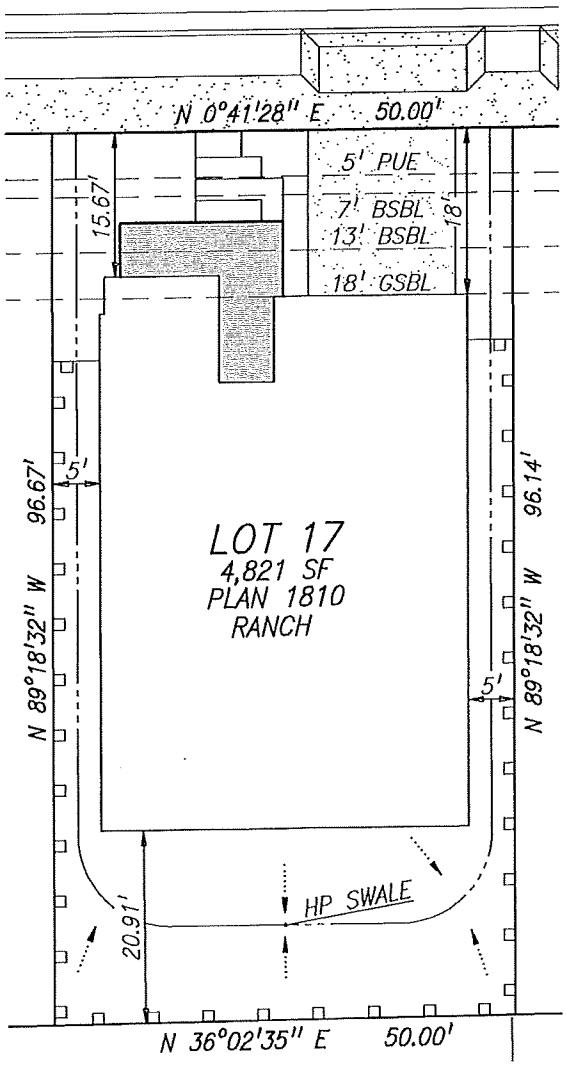
VICTORIA OAKS
LOT 16
WINDSOR, CALIFORNIA
STREET ADDRESS: SEVEN OAKS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 16.D

LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SEVEN OAKS DRIVE



LOT 18

LOT 16

SCALE 1" = 20'

NOTES:

1) UTILITY LOCATIONS ARE BASED ON CURRENT PLANS AND ARE SUBJECT TO CHANGE THROUGHOUT THE CONSTRUCTION PROCESS.

2) ALL DRAINAGE SWALES AND FINISH GRADING SHALL CONFORM TO F.H.A. STANDARDS.

3) FENCE RETURNS VARY FROM HOUSE TO HOUSE. FENCES MUST BE ALIGNED WITH NEIGHBORING HOUSE.

CONCEPTUAL PLOT PLAN

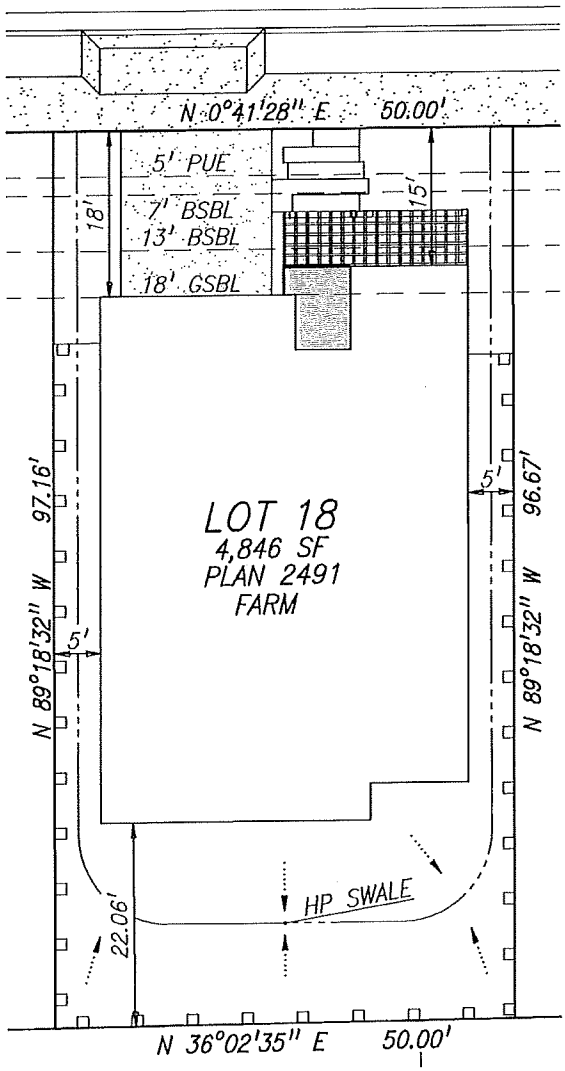
A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 17
WINDSOR, CALIFORNIA
STREET ADDRESS: SEVEN OAKS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 17.D

SEVEN OAKS DRIVE



LOT 19

LOT 17

LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

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CONCEPTUAL PLOT PLAN

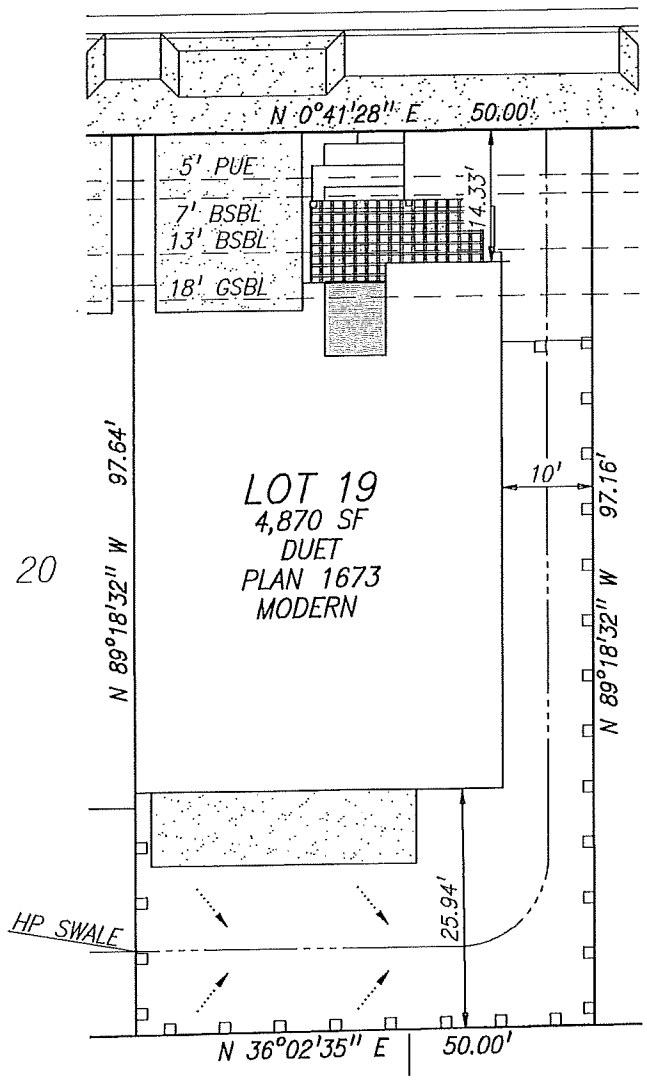
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VICTORIA OAKS
LOT 18
WINDSOR, CALIFORNIA
STREET ADDRESS: SEVEN OAKS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 18.D

SEVEN OAKS DRIVE



LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

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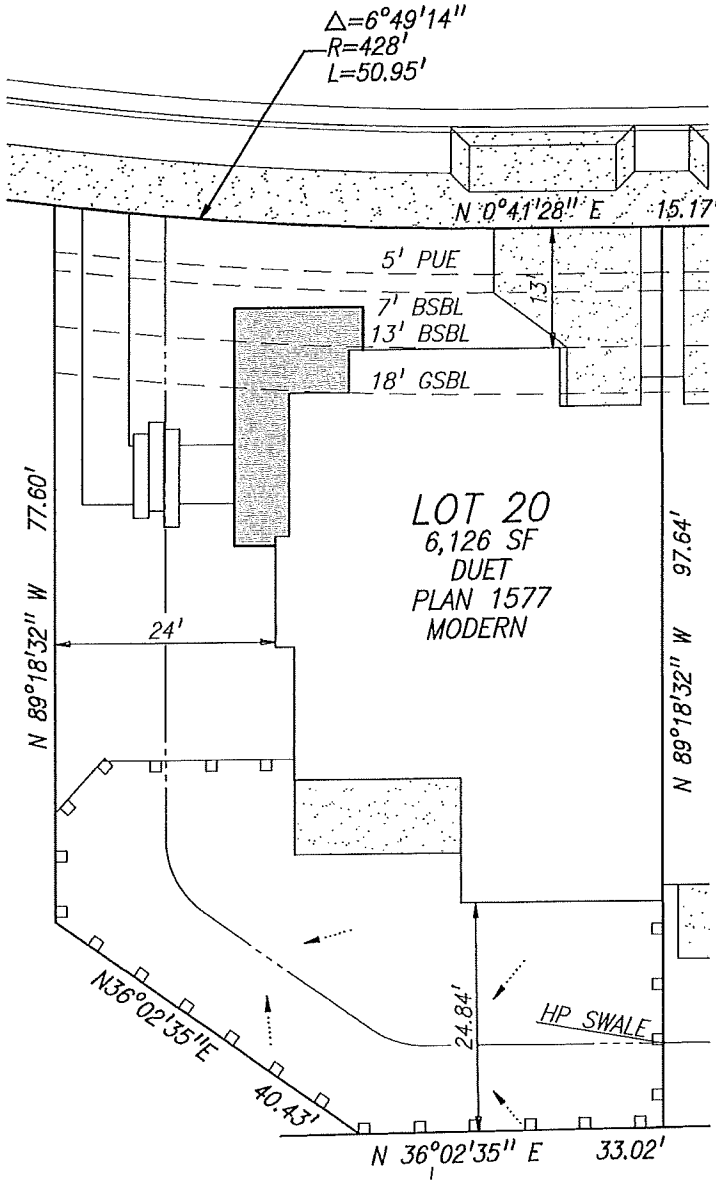
CONCEPTUAL PLOT PLAN

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VICTORIA OAKS
LOT 19
WINDSOR, CALIFORNIA
STREET ADDRESS: SEVEN OAKS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 19.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

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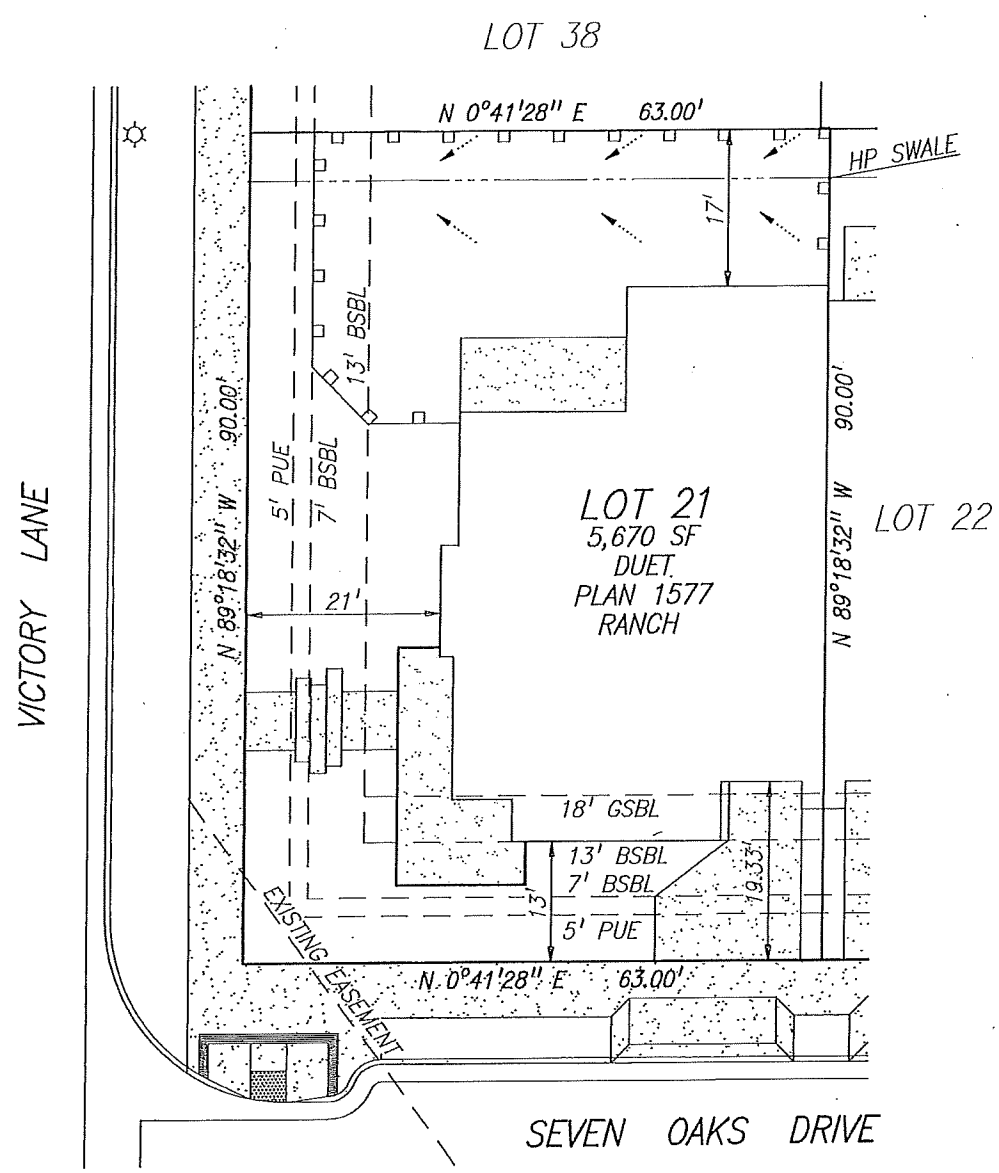
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

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(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 20
WINDSOR, CALIFORNIA
STREET ADDRESS: SEVEN OAKS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 20.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

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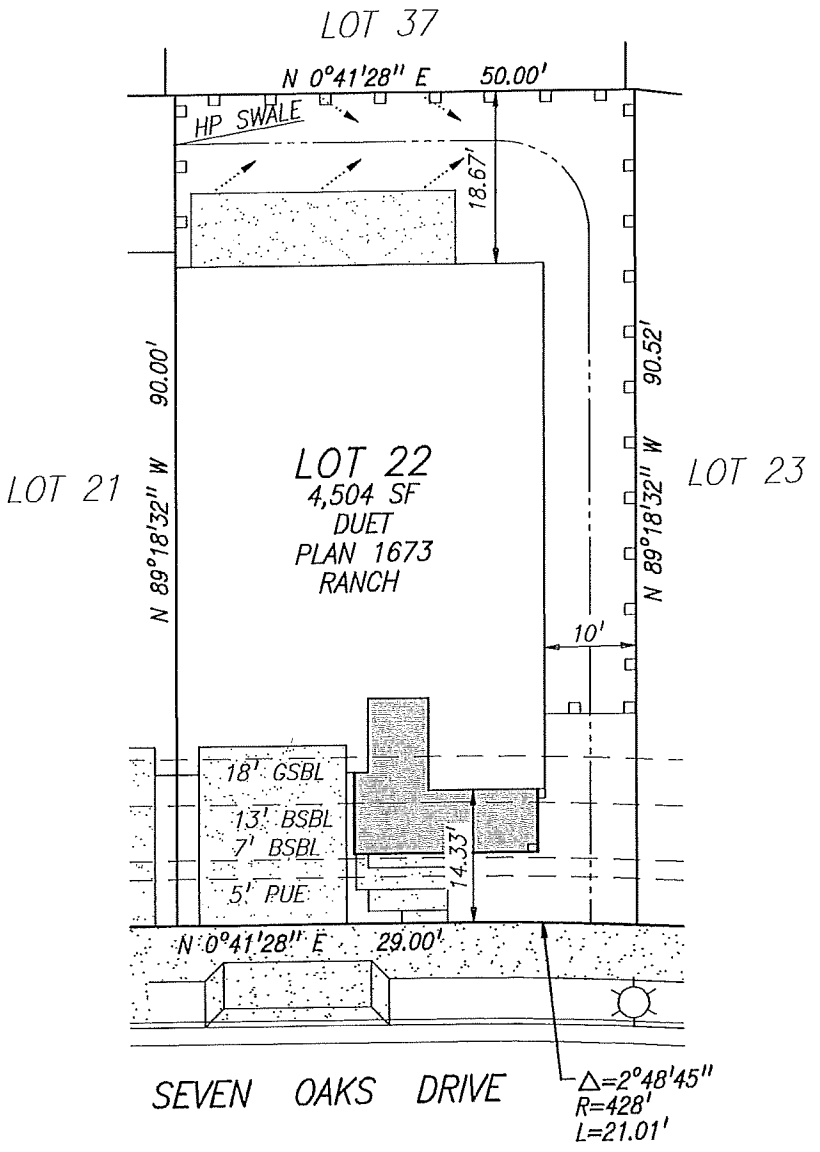
CONCEPTUAL PLOT PLAN

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VICTORIA OAKS
LOT 21
WINDSOR, CALIFORNIA
STREET ADDRESS: SEVEN OAKS DRIVE

DRAWN BY: TM
DATE: 5/13/15
FILE: K:\...\Planning\Plot Plans\Lot 21.D



LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

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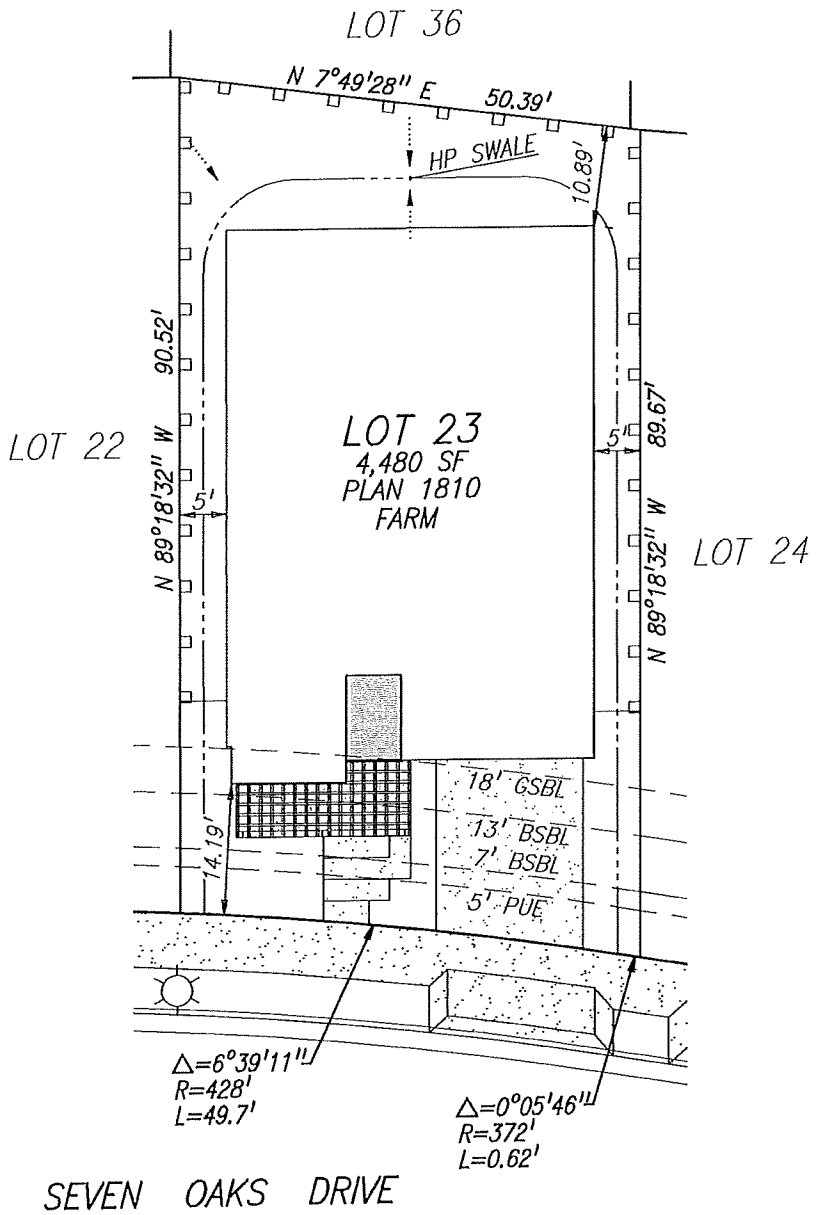
CONCEPTUAL PLOT PLAN

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VICTORIA OAKS
LOT 22
WINDSOR, CALIFORNIA
STREET ADDRESS: SEVEN OAKS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 22.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

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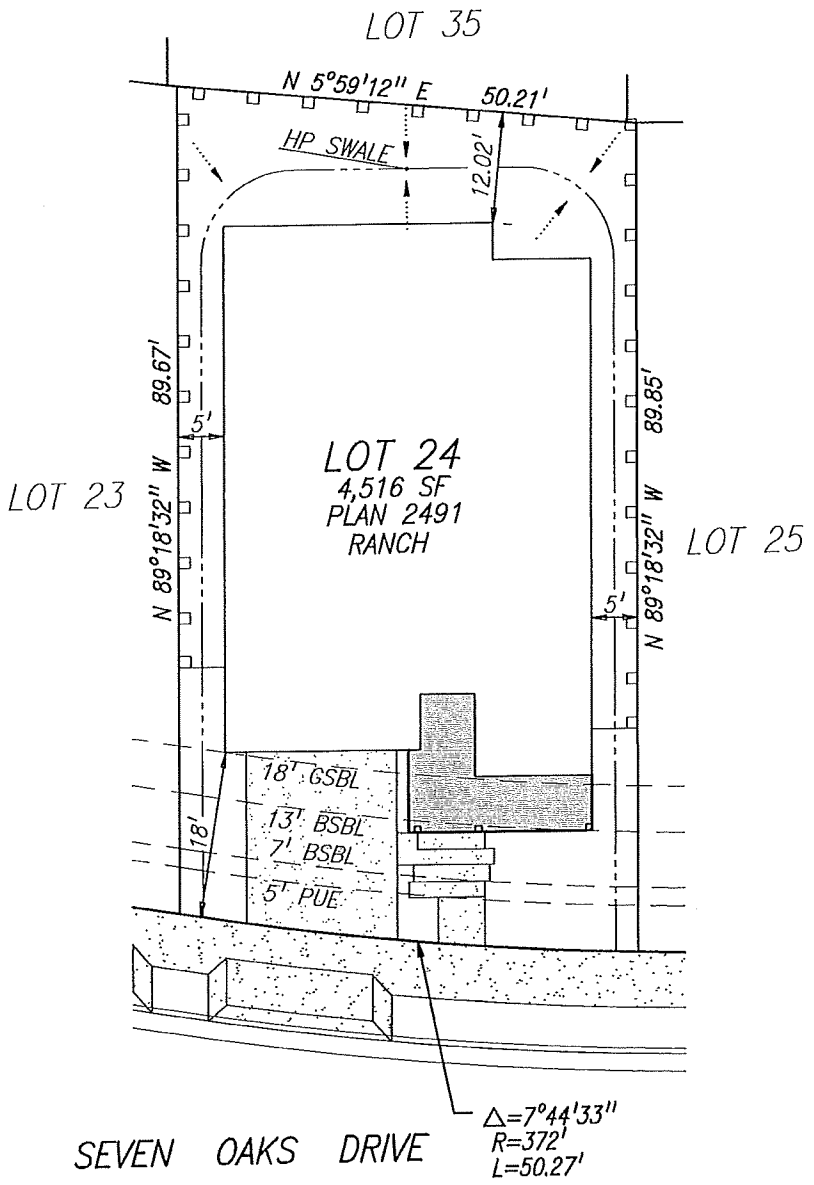
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

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(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 23
WINDSOR, CALIFORNIA
STREET ADDRESS: SEVEN OAKS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 23.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

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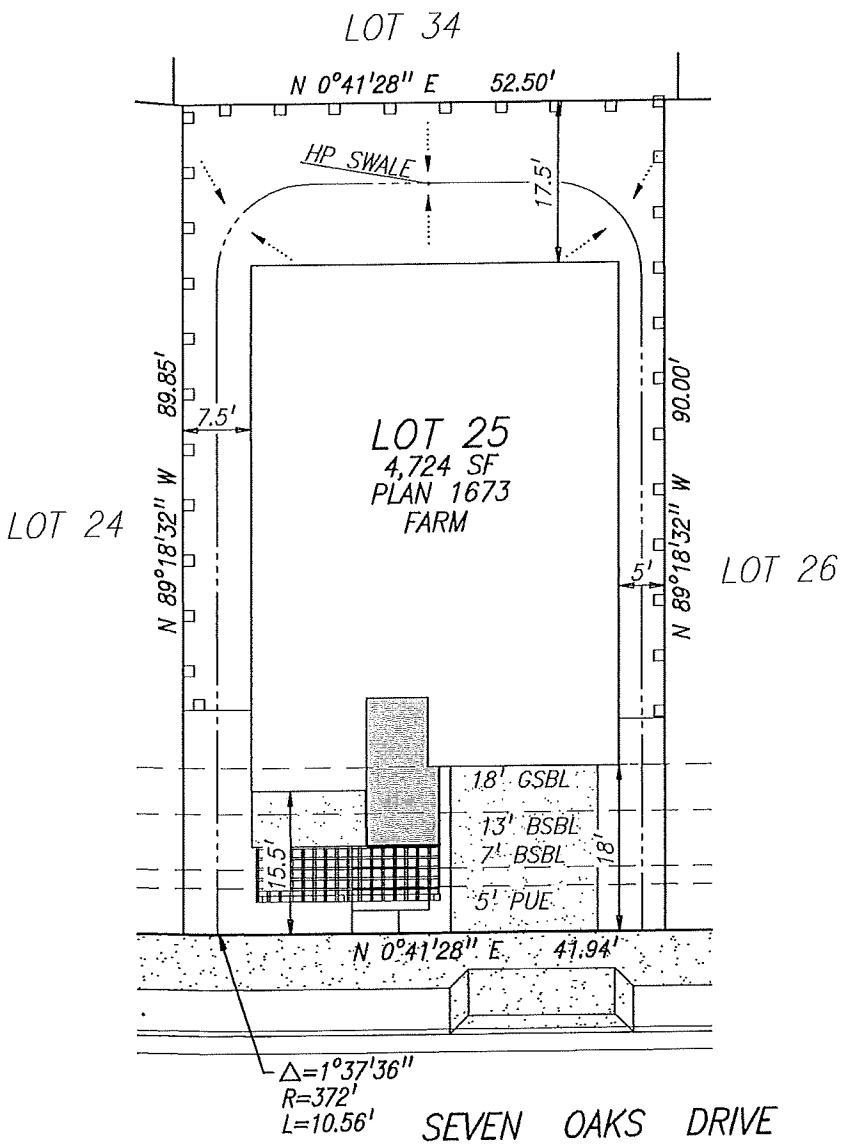
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

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VICTORIA OAKS
LOT 24
WINDSOR, CALIFORNIA
STREET ADDRESS: SEVEN OAKS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 24.0



LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

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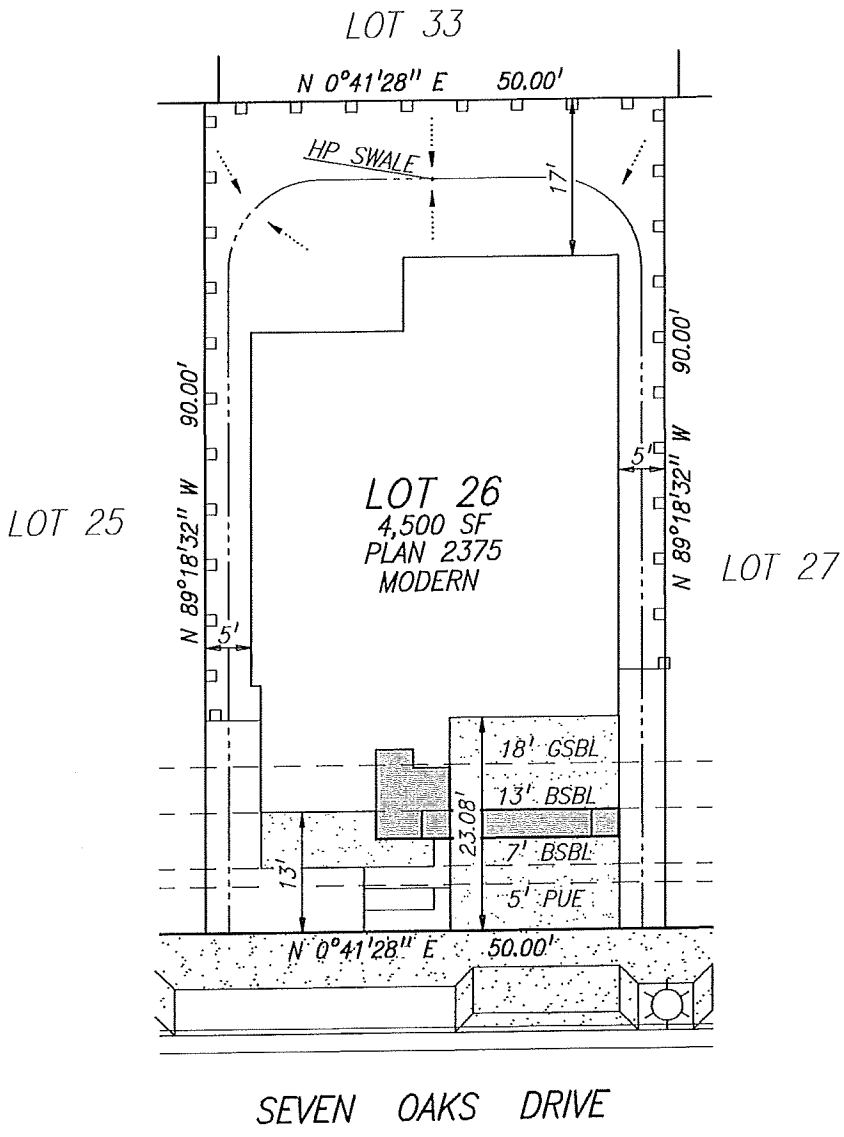
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

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(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 25
WINDSOR, CALIFORNIA
STREET ADDRESS: SEVEN OAKS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 25.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

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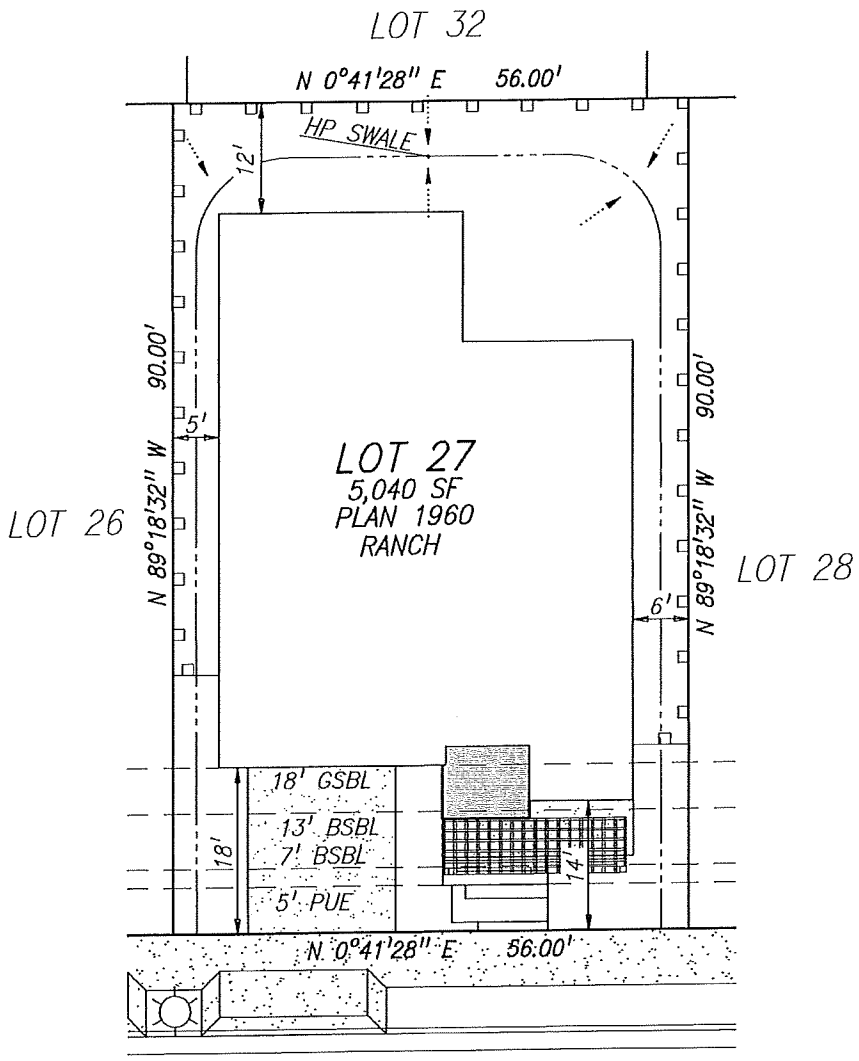
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

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VICTORIA OAKS
LOT 26
WINDSOR, CALIFORNIA
STREET ADDRESS: SEVEN OAKS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 26.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

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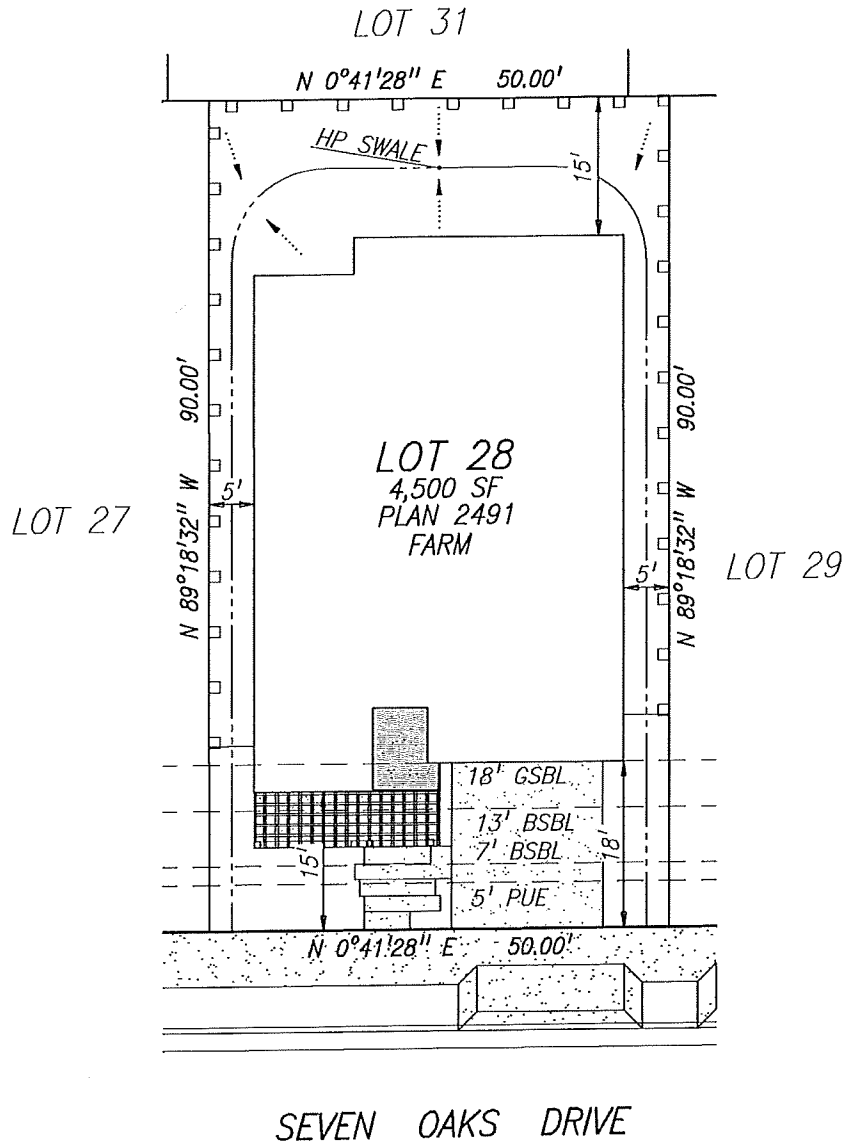
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

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(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 27
WINDSOR, CALIFORNIA
STREET ADDRESS: SEVEN OAKS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 27.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

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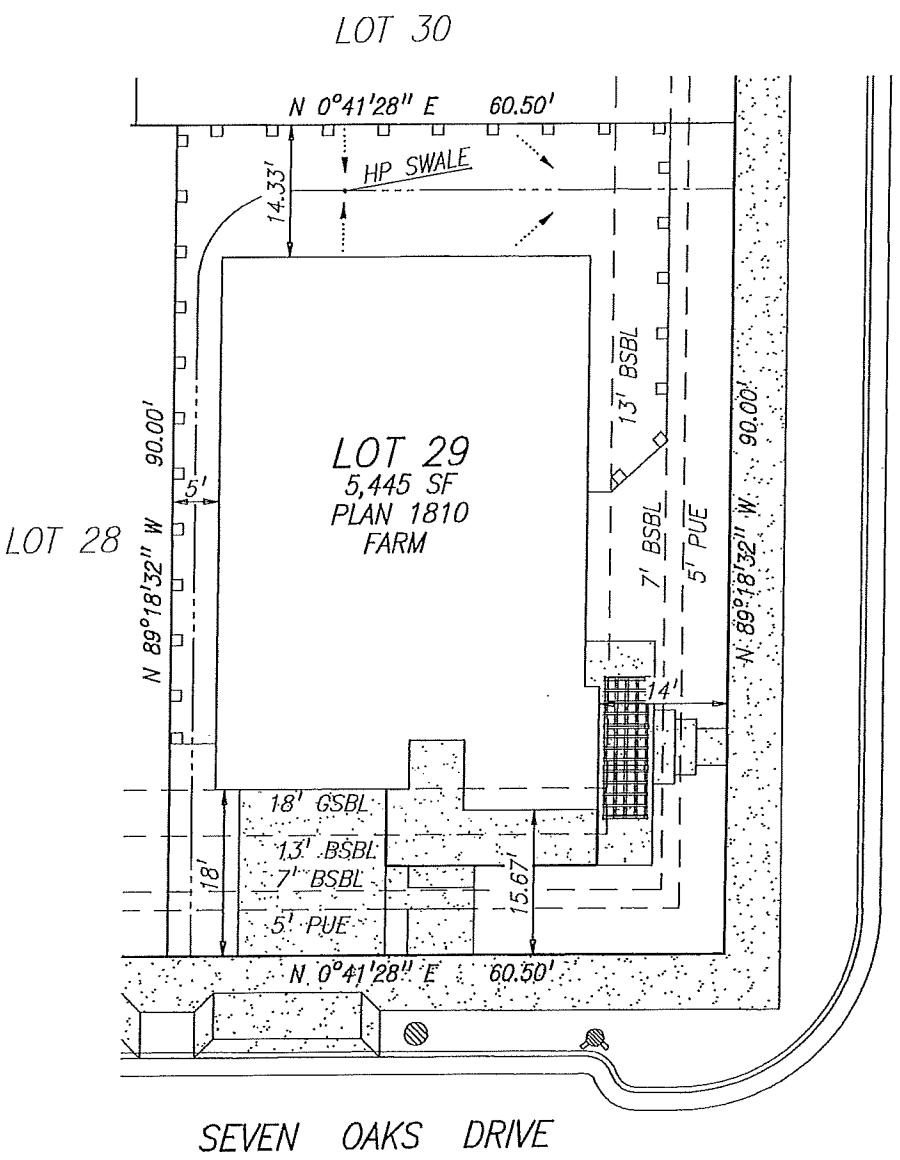
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

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(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 28
WINDSOR, CALIFORNIA
STREET ADDRESS: SEVEN OAKS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 28.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

N

SCALE 1" = 20'

NOTES:

1) UTILITY LOCATIONS ARE BASED ON CURRENT PLANS AND ARE SUBJECT TO CHANGE THROUGHOUT THE CONSTRUCTION PROCESS.

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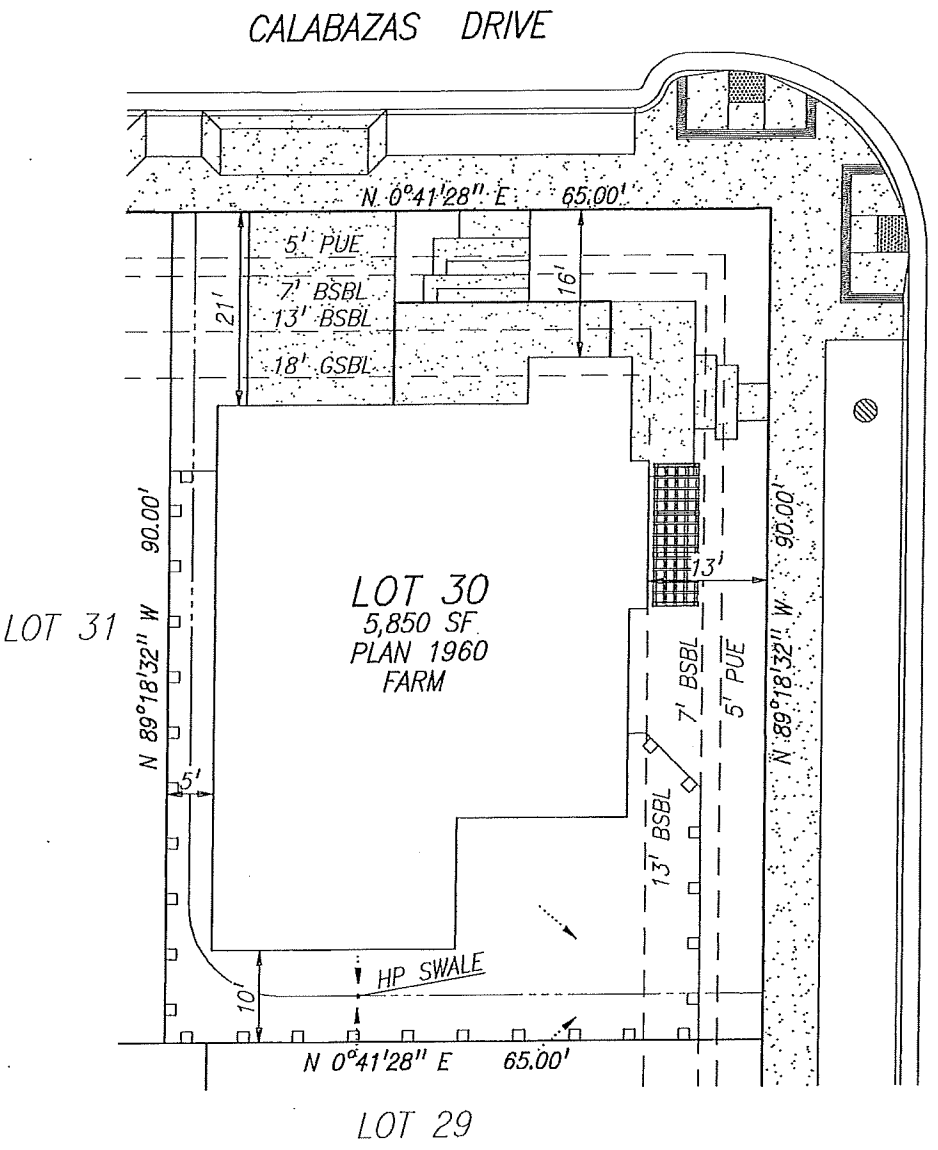
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

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(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 29
WINDSOR, CALIFORNIA
STREET ADDRESS: SEVEN OAKS DRIVE

DRAWN BY: TM
DATE: 5/13/15
FILE: K:\...\Planning\Plot Plans\LOT 29.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

1) UTILITY LOCATIONS ARE BASED ON CURRENT PLANS AND ARE SUBJECT TO CHANGE THROUGHOUT THE CONSTRUCTION PROCESS.

2) ALL DRAINAGE SWALES AND FINISH GRADING SHALL CONFORM TO F.H.A. STANDARDS.

3) FENCE RETURNS VARY FROM HOUSE TO HOUSE. FENCES MUST BE ALIGNED WITH NEIGHBORING HOUSE.

CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

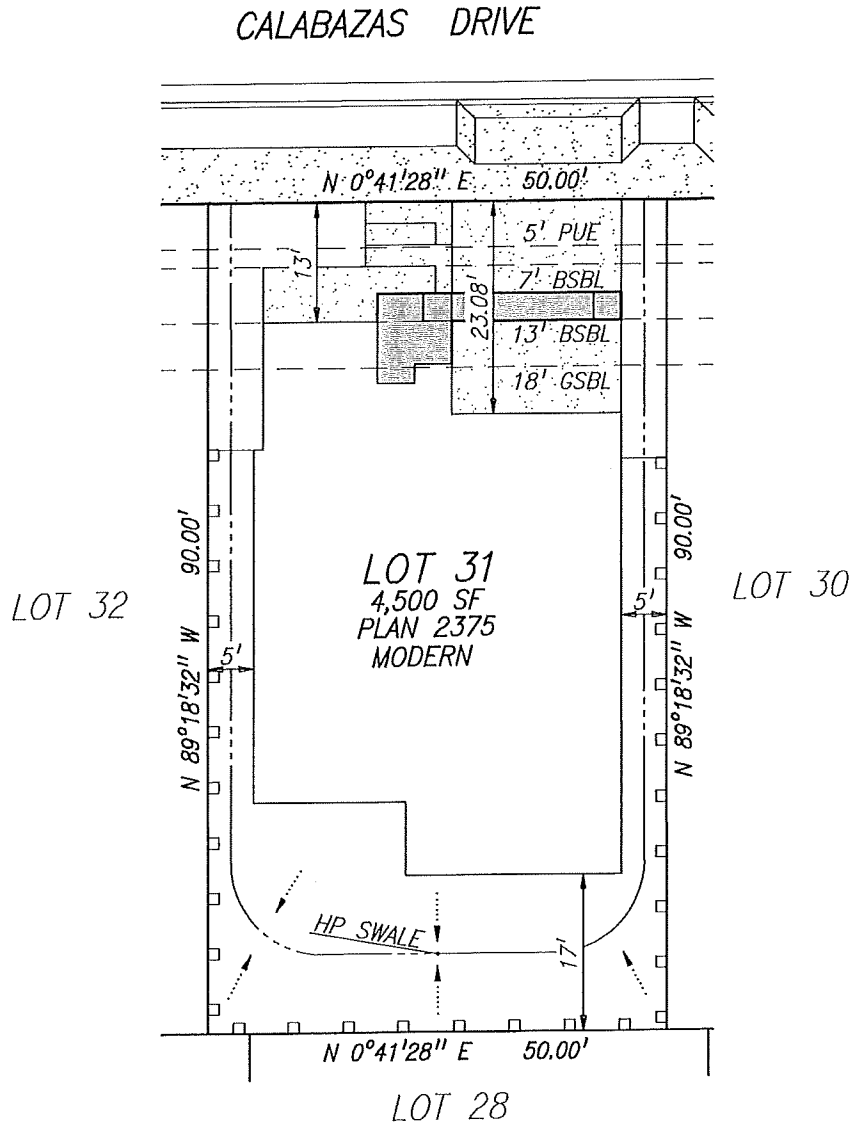
BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 30
WINDSOR, CALIFORNIA
STREET ADDRESS: CALABAZAS DRIVE

DRAWN BY: TM
DATE: 5/13/15
FILE: K:\...\Planning\Plot Plans\LOT 30.D

LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN



SCALE 1" = 20'

NOTES:

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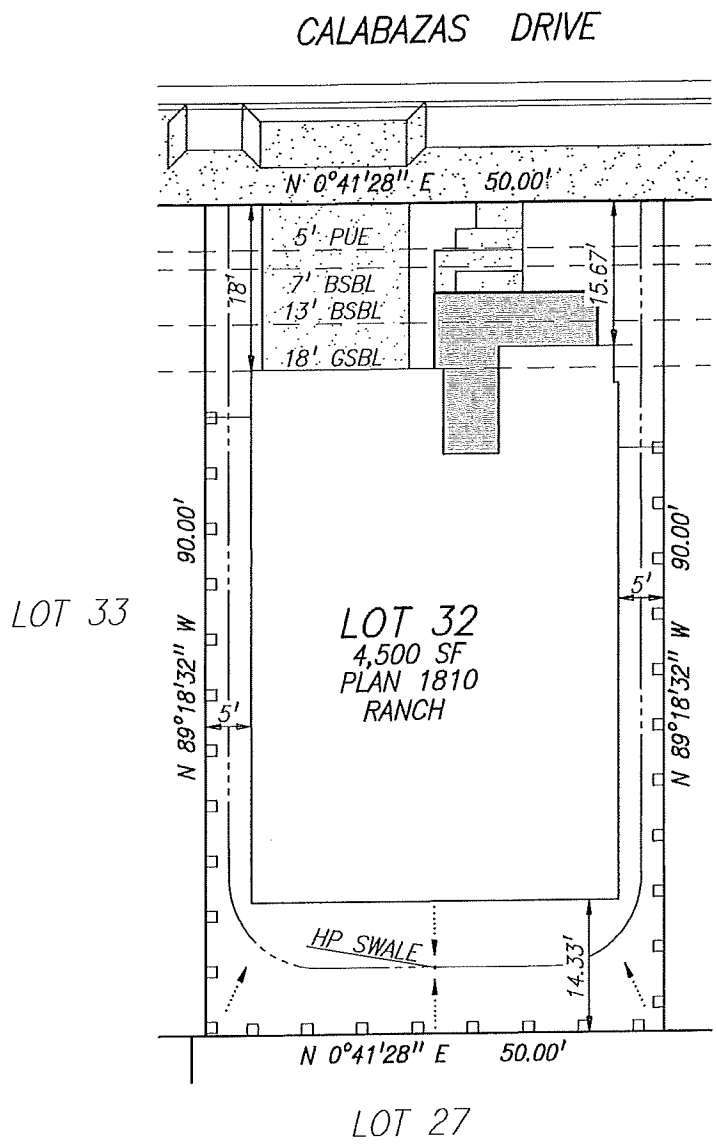
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 31
WINDSOR, CALIFORNIA
STREET ADDRESS: CALABAZAS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 31.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

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CONCEPTUAL PLOT PLAN

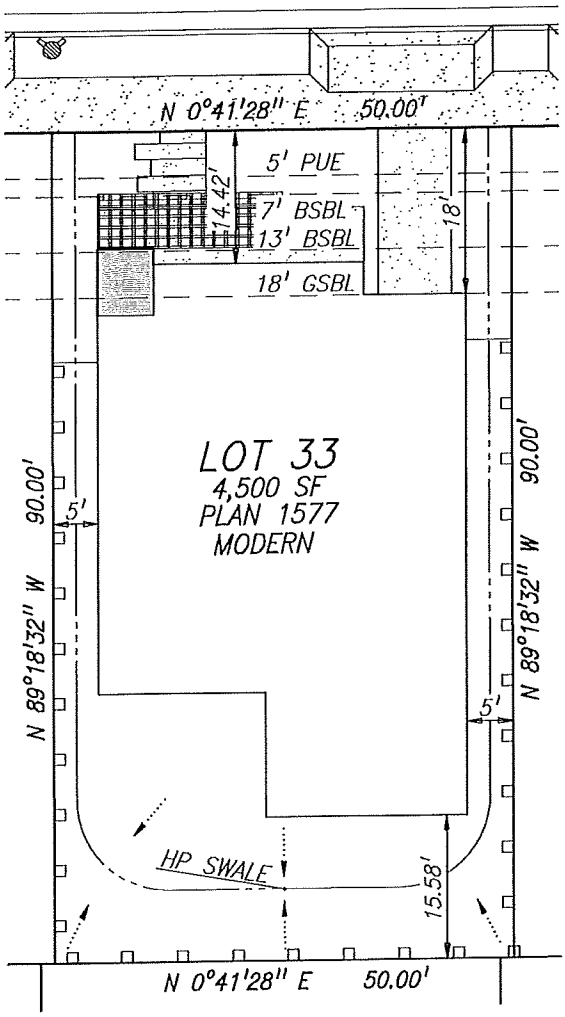
A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 32
WINDSOR, CALIFORNIA
STREET ADDRESS: CALABAZAS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 32.D

CALABAZAS DRIVE



LOT 34

LOT 32

LOT 26

LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

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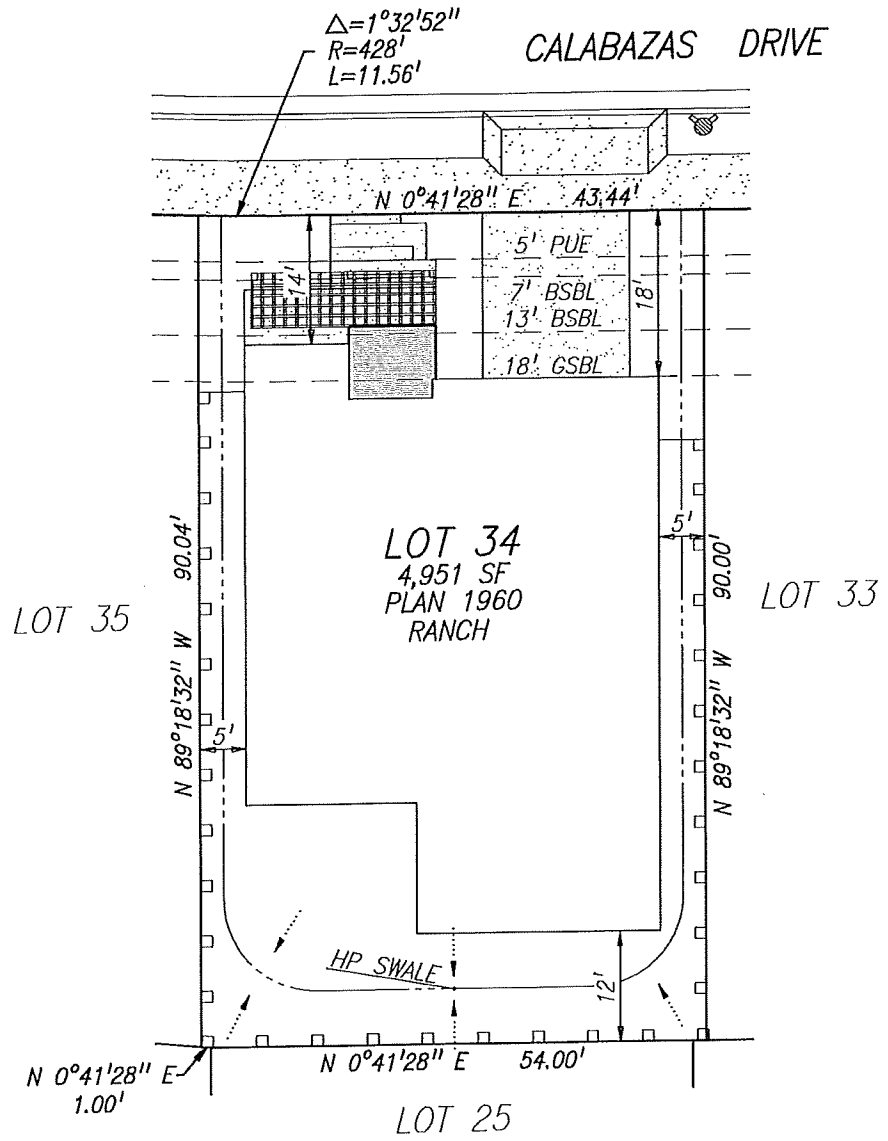
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

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(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 33
WINDSOR, CALIFORNIA
STREET ADDRESS: CALABAZAS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 33.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

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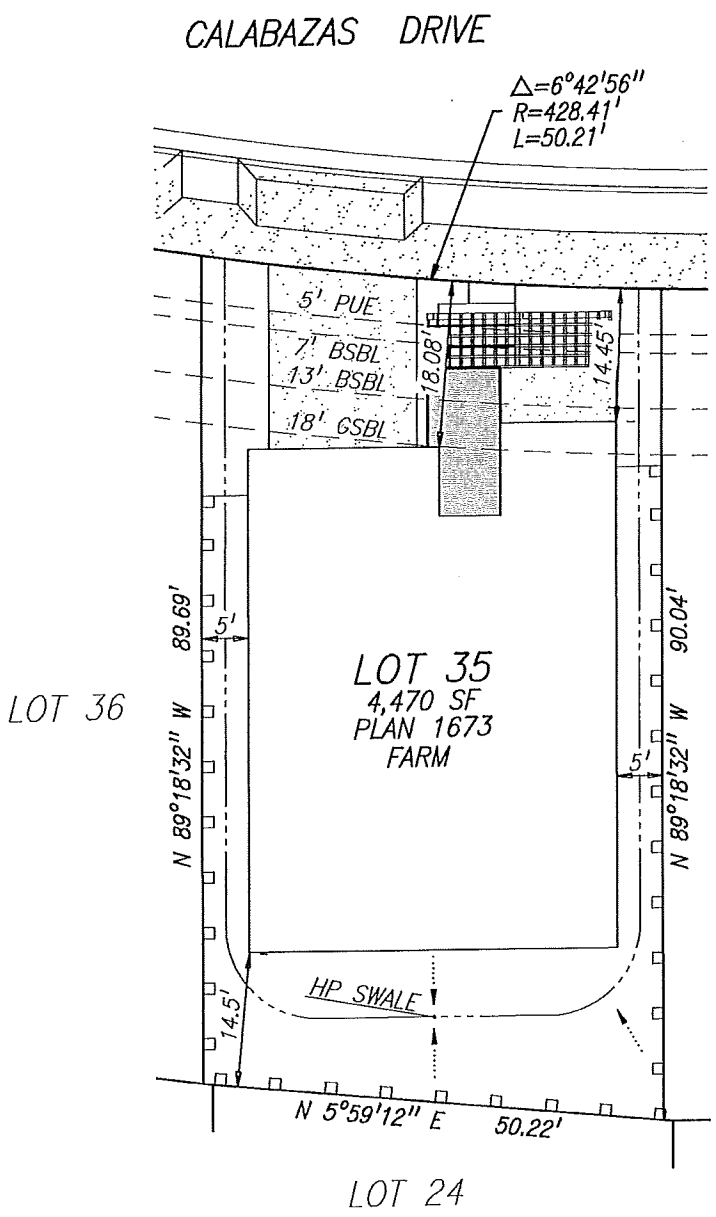
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

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CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 34
WINDSOR, CALIFORNIA
STREET ADDRESS: CALABAZAS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 34.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

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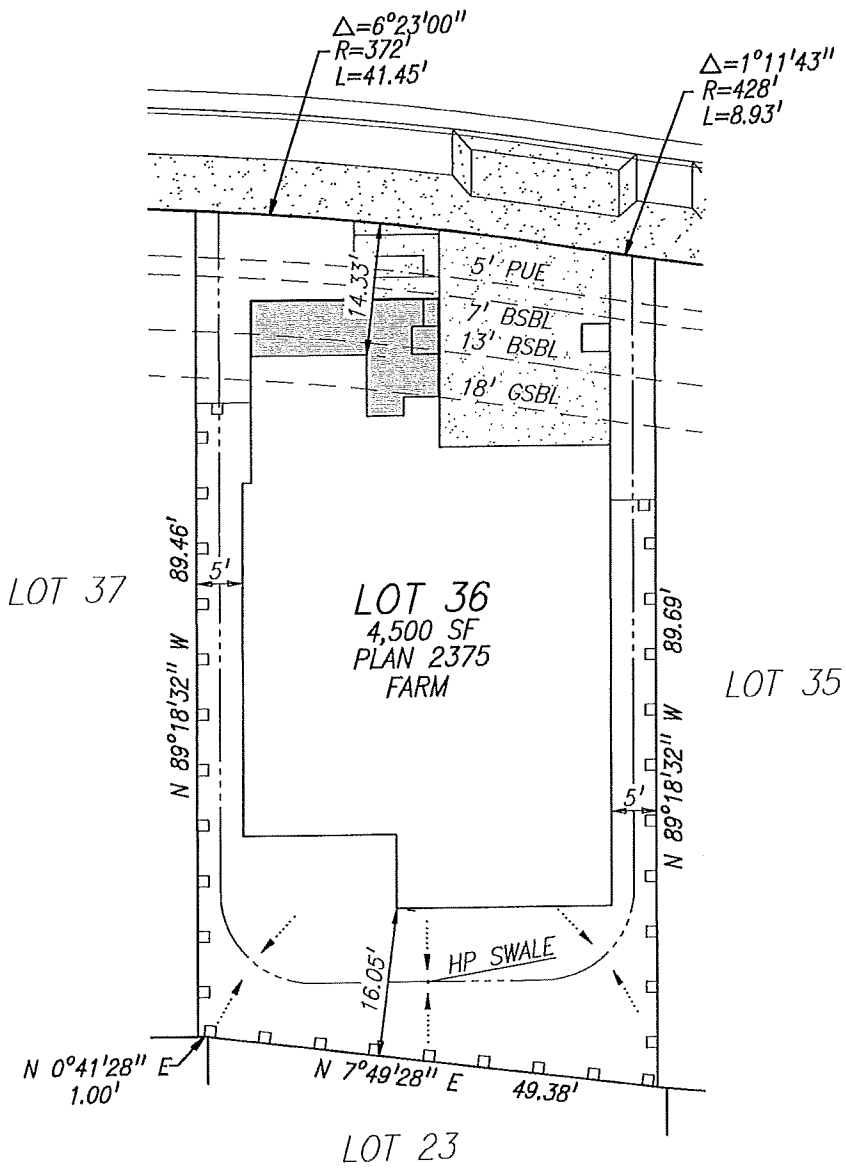
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

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CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 35
WINDSOR, CALIFORNIA
STREET ADDRESS: CALABAZAS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 35.D



LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

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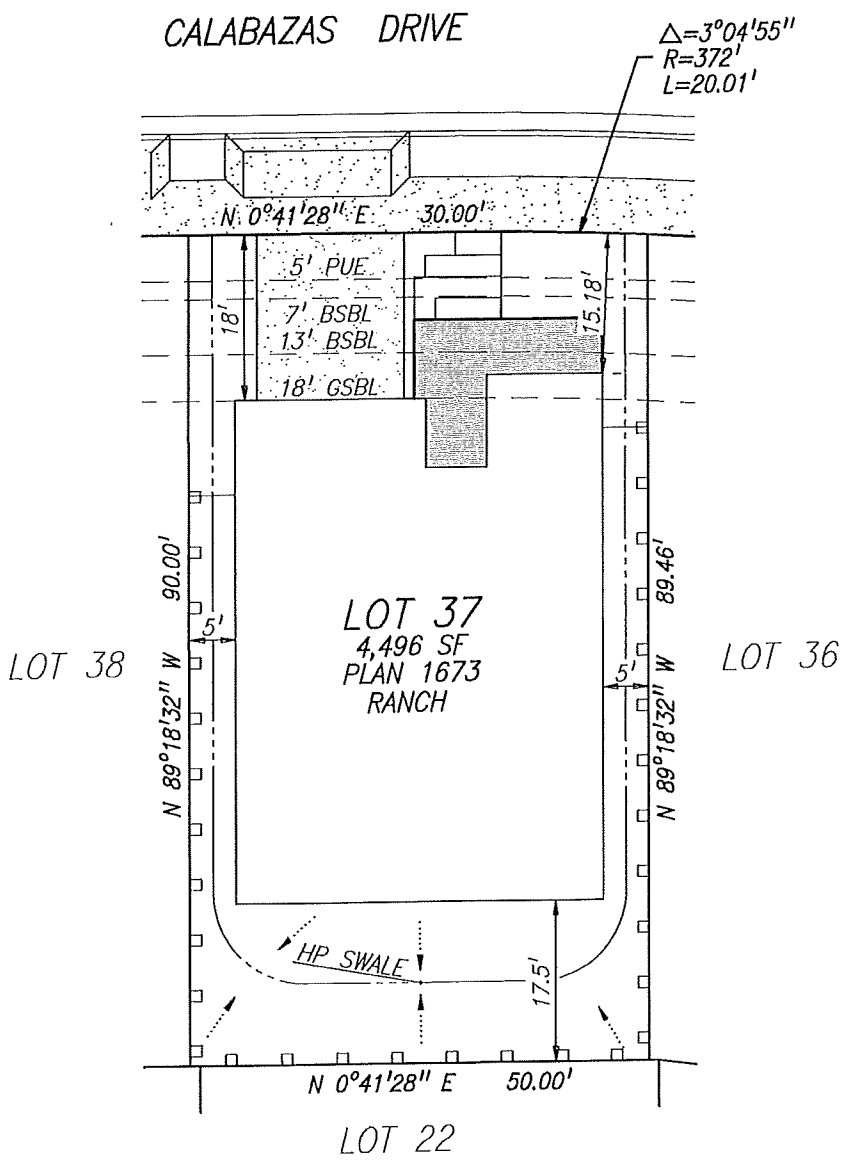
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

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CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 36
WINDSOR, CALIFORNIA
STREET ADDRESS: CALABAZAS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 36.D



LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

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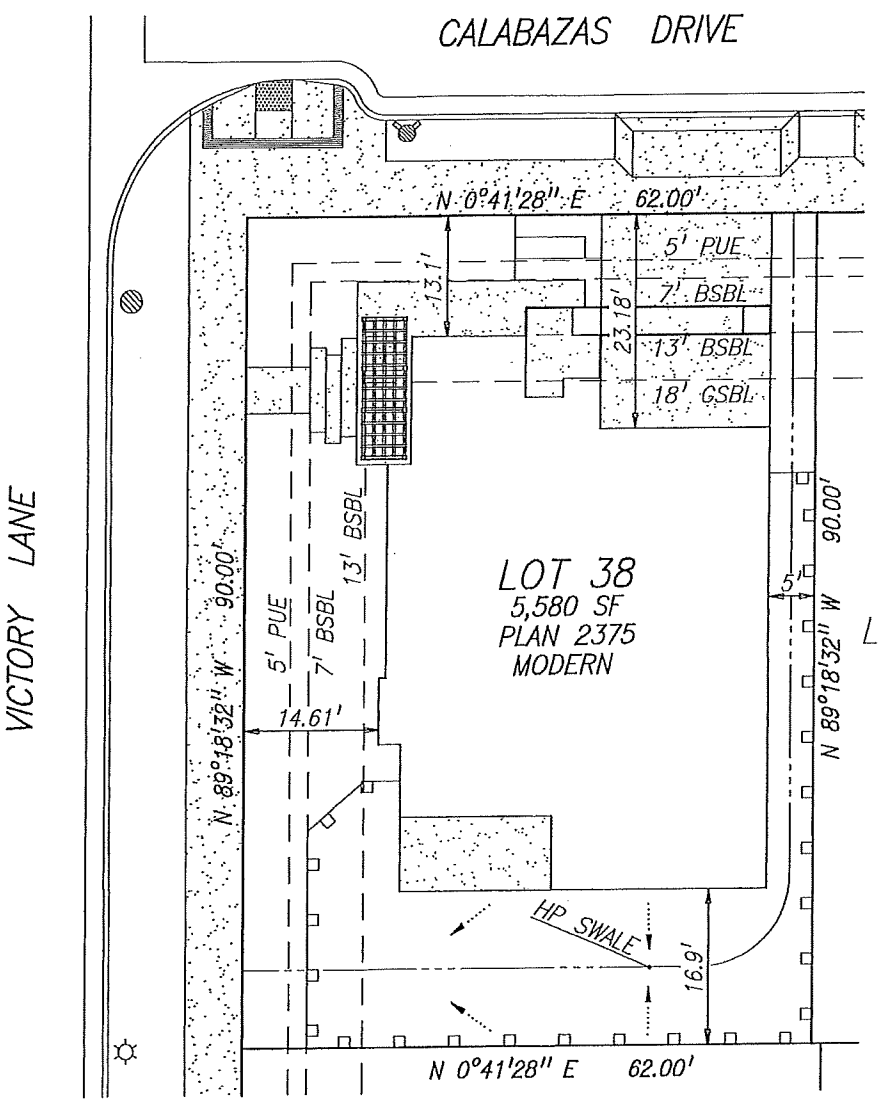
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 37
WINDSOR, CALIFORNIA
STREET ADDRESS: CALABAZAS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 37.D



LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

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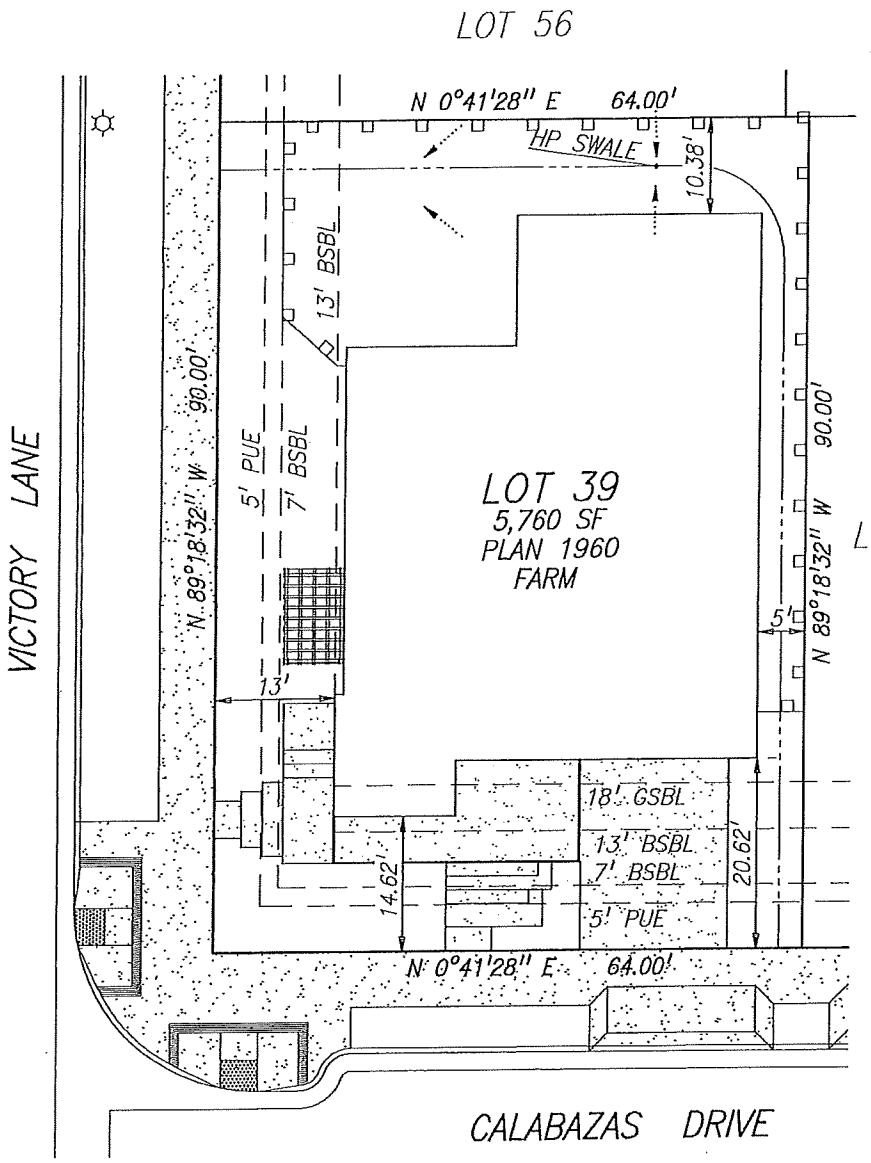
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 38
WINDSOR, CALIFORNIA
STREET ADDRESS: CALABAZAS DRIVE

DRAWN BY: TM
DATE: 5/13/15
FILE: K:\...\Planning\Plot Plans\LOT 38.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

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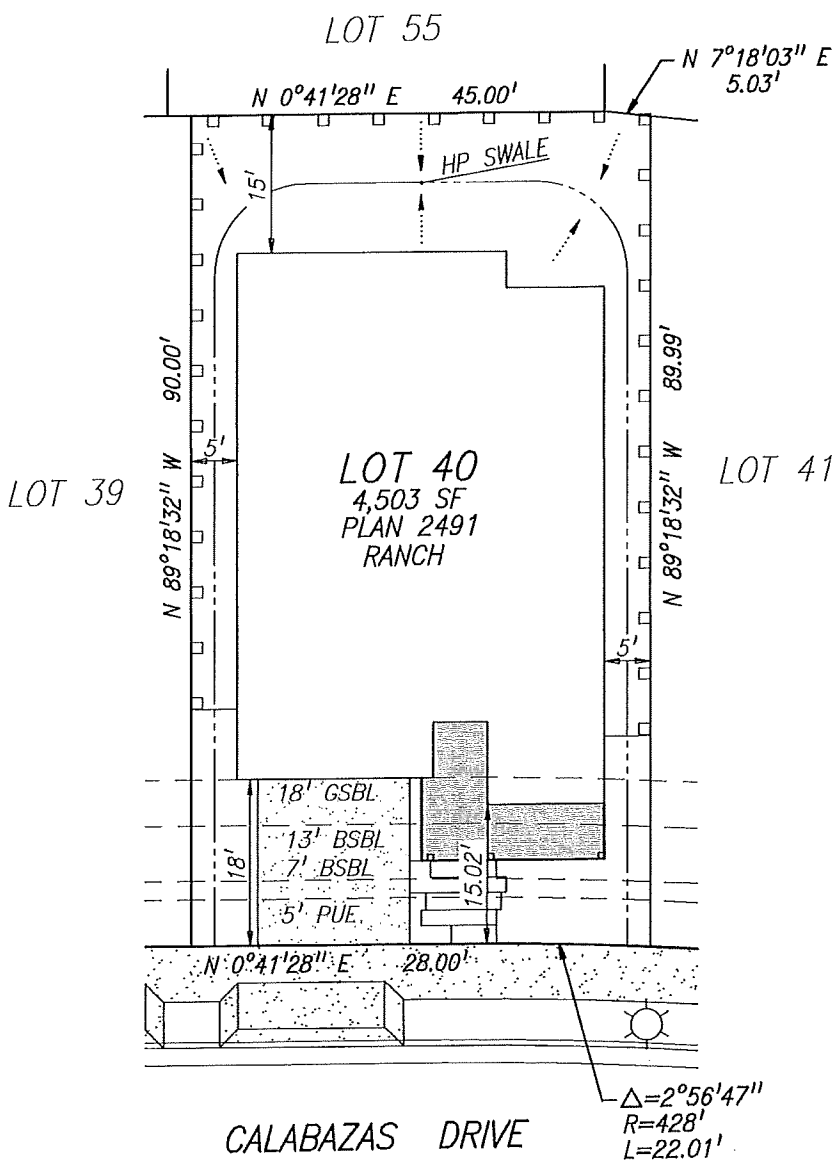
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

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CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 39
WINDSOR, CALIFORNIA
STREET ADDRESS: CALABAZAS DRIVE

DRAWN BY: TM
DATE: 5/13/15
FILE: K:\...\Planning\Plot Plans\LOT 39.D



LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

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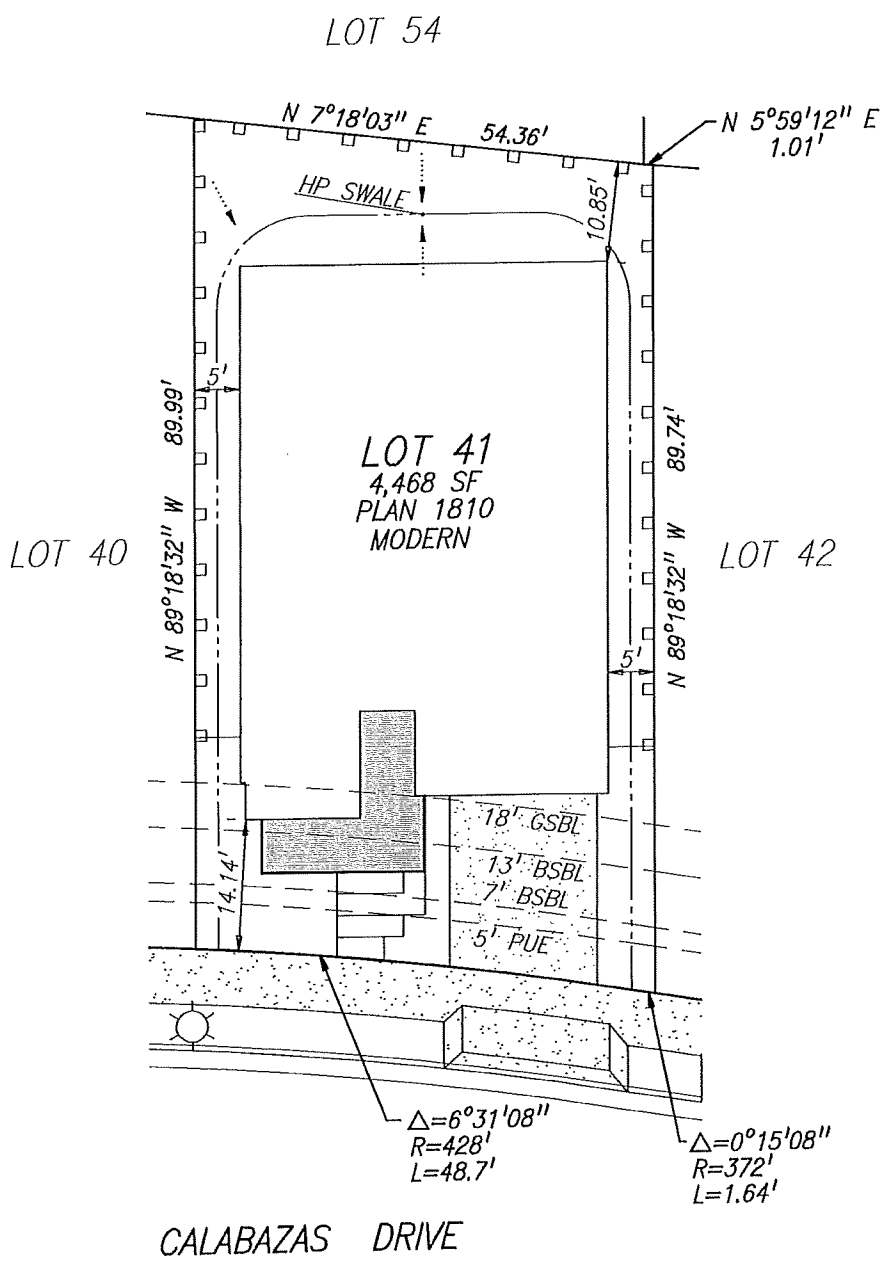
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 40
WINDSOR, CALIFORNIA
STREET ADDRESS: CALABAZAS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 40.D



LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

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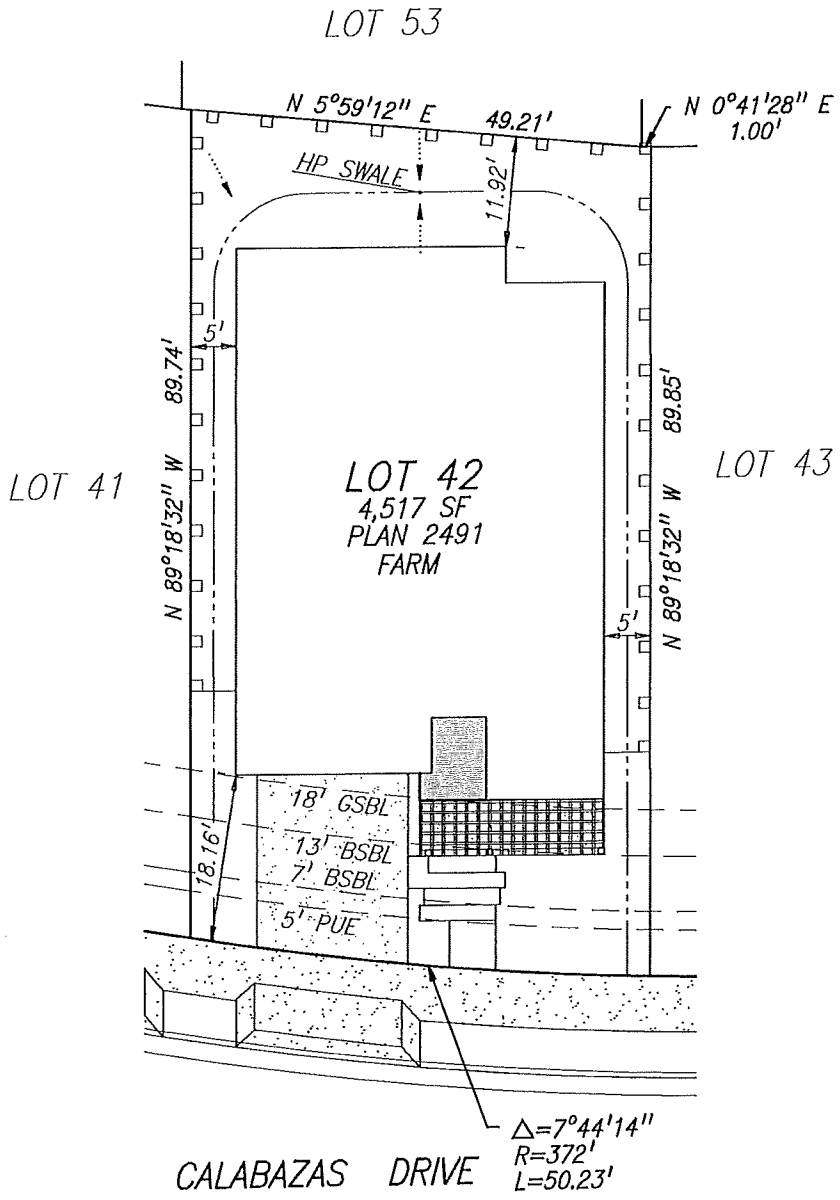
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 41
WINDSOR, CALIFORNIA
STREET ADDRESS: CALABAZAS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 41.D



LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

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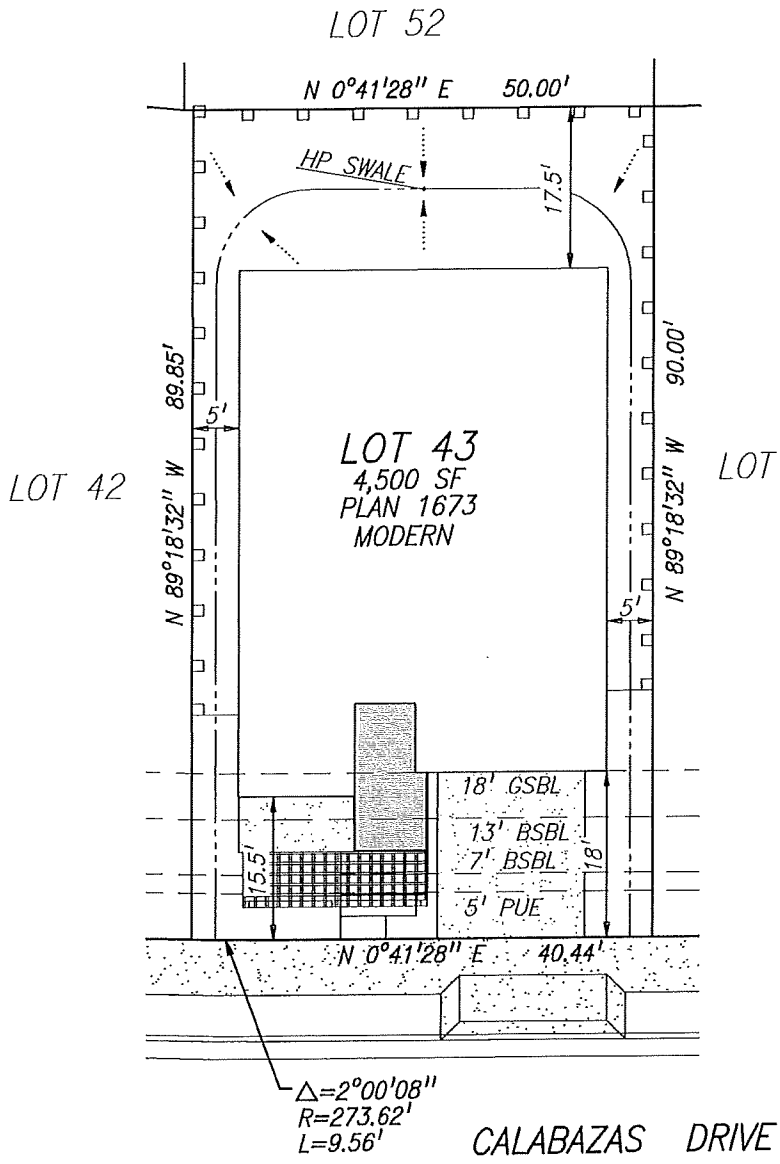
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 42
WINDSOR, CALIFORNIA
STREET ADDRESS: CALABAZAS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 42.D



LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

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2) ALL DRAINAGE SWALES AND FINISH GRADING SHALL CONFORM TO F.H.A. STANDARDS.

3) FENCE RETURNS VARY FROM HOUSE TO HOUSE. FENCES MUST BE ALIGNED WITH NEIGHBORING HOUSE.

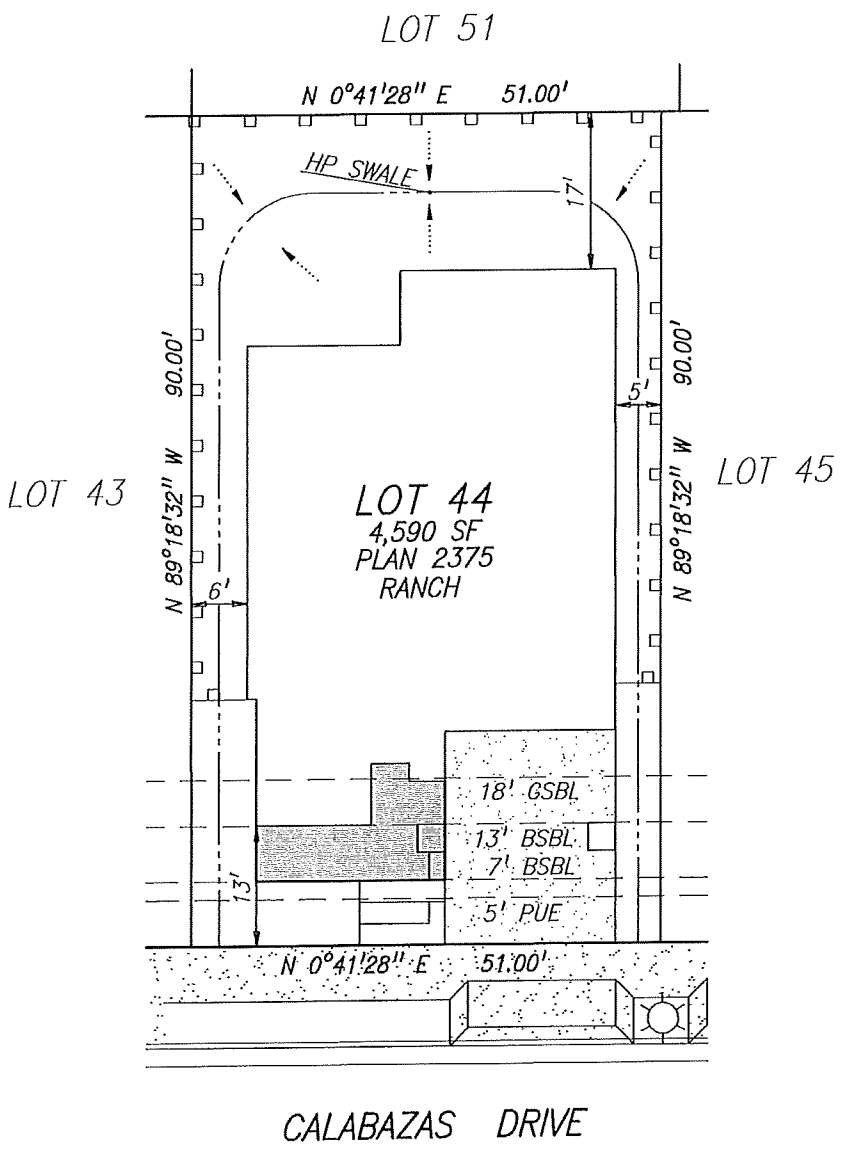
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 43
WINDSOR, CALIFORNIA
STREET ADDRESS: CALABAZAS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 43.D



LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

N

SCALE 1" = 20'

NOTES:

1) UTILITY LOCATIONS ARE BASED ON CURRENT PLANS AND ARE SUBJECT TO CHANGE THROUGHOUT THE CONSTRUCTION PROCESS.

2) ALL DRAINAGE SWALES AND FINISH GRADING SHALL CONFORM TO F.H.A. STANDARDS.

3) FENCE RETURNS VARY FROM HOUSE TO HOUSE. FENCES MUST BE ALIGNED WITH NEIGHBORING HOUSE.

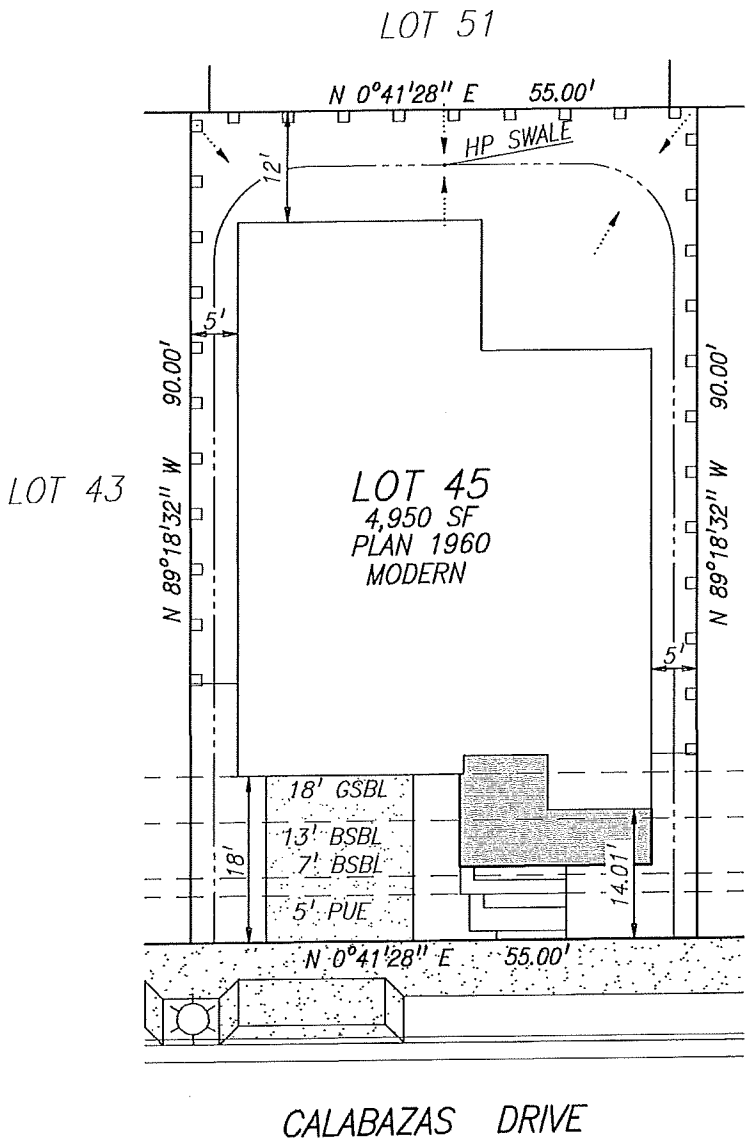
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 44
WINDSOR, CALIFORNIA
STREET ADDRESS: CALABAZAS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 44.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

1) UTILITY LOCATIONS ARE BASED ON CURRENT PLANS AND ARE SUBJECT TO CHANGE THROUGHOUT THE CONSTRUCTION PROCESS.

2) ALL DRAINAGE SWALES AND FINISH GRADING SHALL CONFORM TO F.H.A. STANDARDS.

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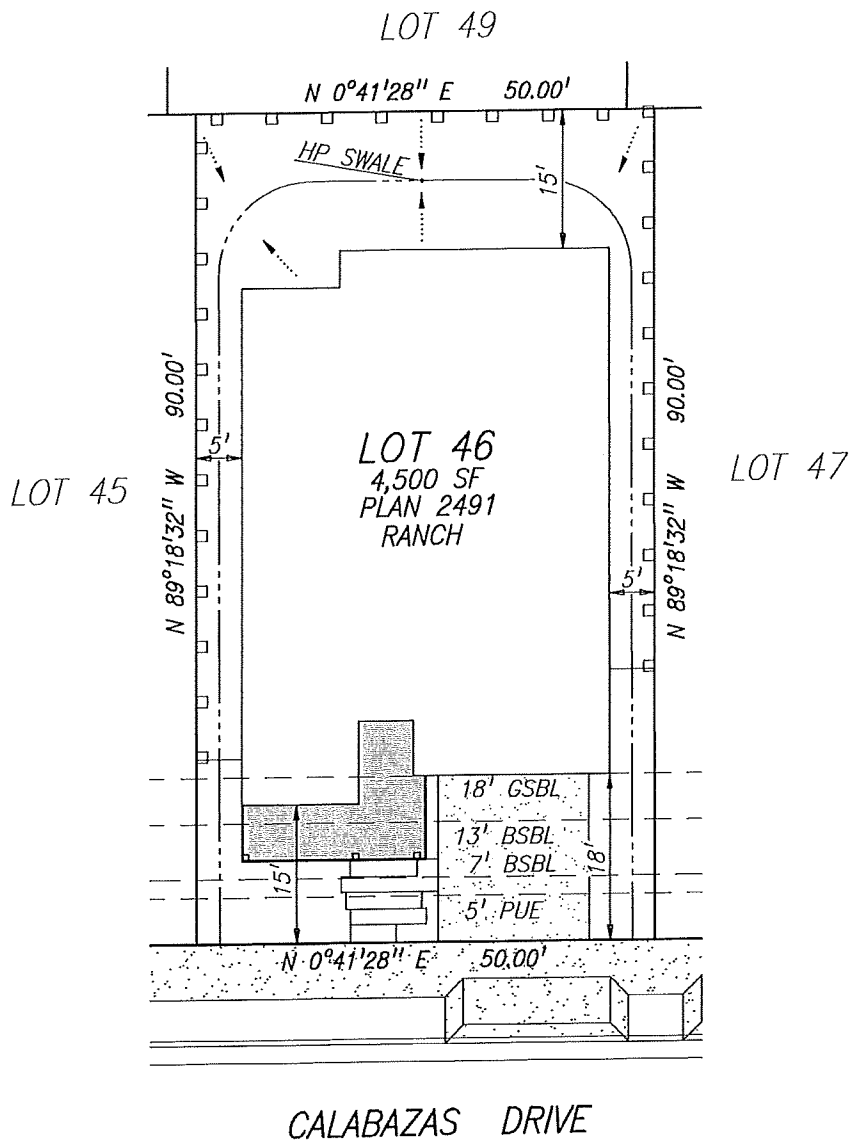
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 45
WINDSOR, CALIFORNIA
STREET ADDRESS: CALABAZAS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 45.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

1) UTILITY LOCATIONS ARE BASED ON CURRENT PLANS AND ARE SUBJECT TO CHANGE THROUGHOUT THE CONSTRUCTION PROCESS.

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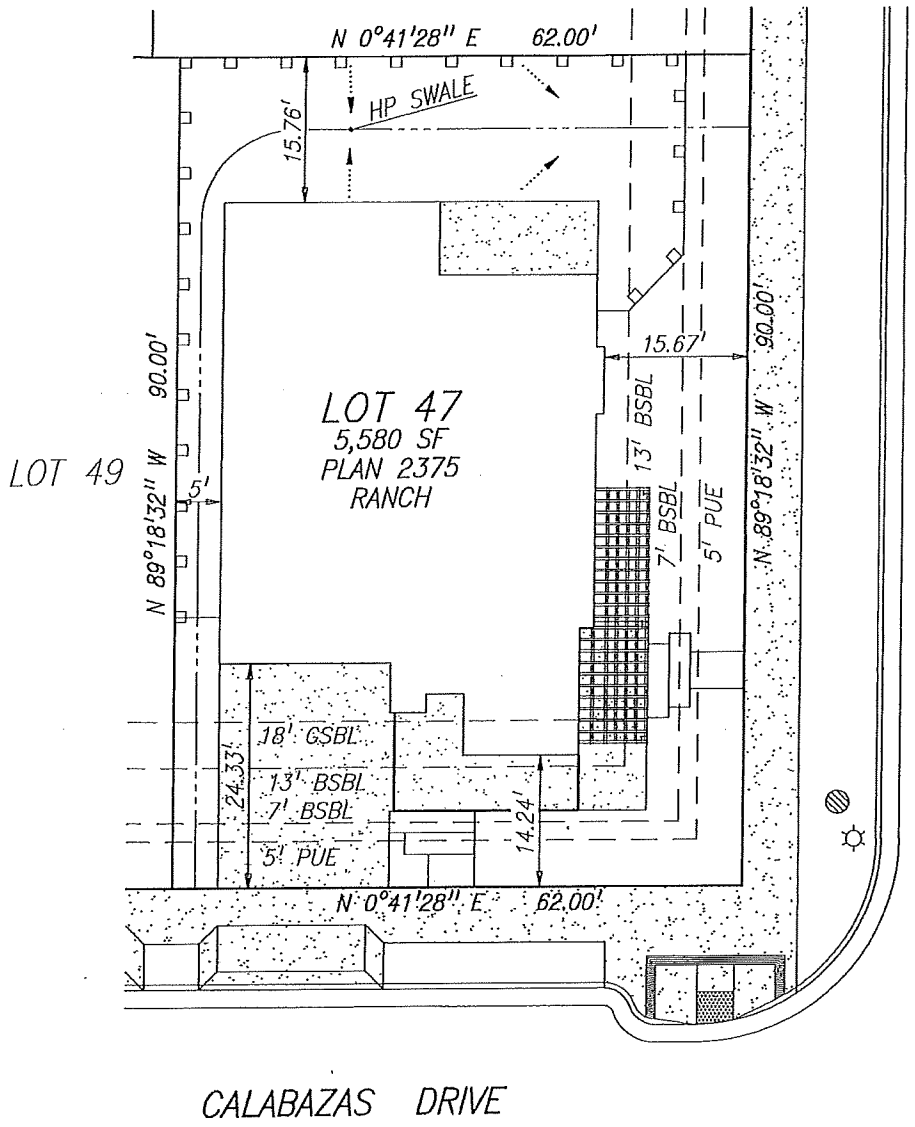
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 46
WINDSOR, CALIFORNIA
STREET ADDRESS: CALABAZAS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 46.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

1) UTILITY LOCATIONS ARE BASED ON CURRENT PLANS AND ARE SUBJECT TO CHANGE THROUGHOUT THE CONSTRUCTION PROCESS.

2) ALL DRAINAGE SWALES AND FINISH GRADING SHALL CONFORM TO F.H.A. STANDARDS.

3) FENCE RETURNS VARY* FROM HOUSE TO HOUSE. FENCES MUST BE ALIGNED WITH NEIGHBORING HOUSE.

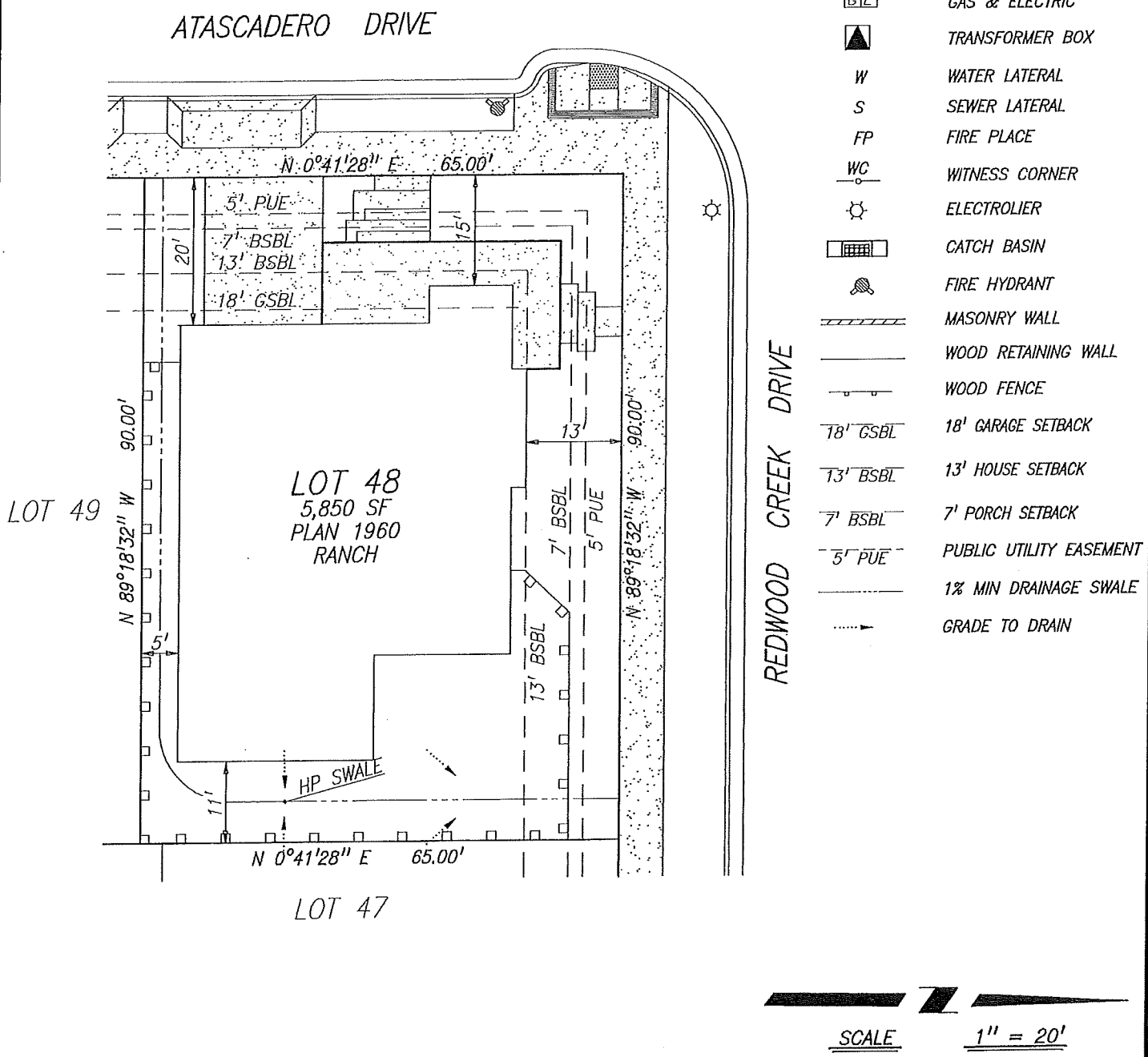
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 47
WINDSOR, CALIFORNIA
STREET ADDRESS: CALABAZAS DRIVE

DRAWN BY: TM
DATE: 5/13/15
FILE: K:\...\Planning\Plot Plans\LOT 47.D



NOTES:

1) UTILITY LOCATIONS ARE BASED ON CURRENT PLANS AND ARE SUBJECT TO CHANGE THROUGHOUT THE CONSTRUCTION PROCESS.

2) ALL DRAINAGE SWALES AND FINISH GRADING SHALL CONFORM TO F.H.A. STANDARDS.

3) FENCE RETURNS VARY FROM HOUSE TO HOUSE. FENCES MUST BE ALIGNED WITH NEIGHBORING HOUSE.

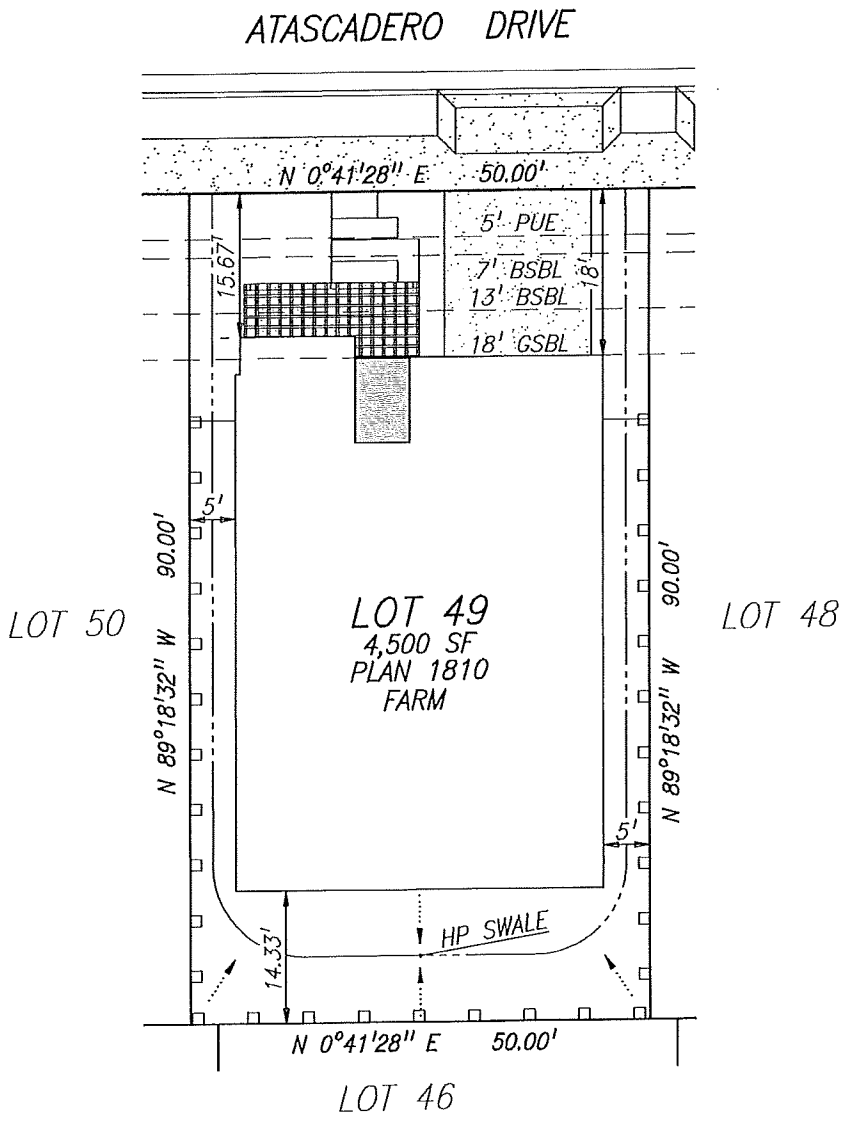
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

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CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 48
WINDSOR, CALIFORNIA
STREET ADDRESS: ATASCADERO DRIVE

DRAWN BY: TM
DATE: 5/13/15
FILE: K:\...\Planning\Plot Plans\LOT 48.D



LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

1) UTILITY LOCATIONS ARE BASED ON CURRENT PLANS AND ARE SUBJECT TO CHANGE THROUGHOUT THE CONSTRUCTION PROCESS.

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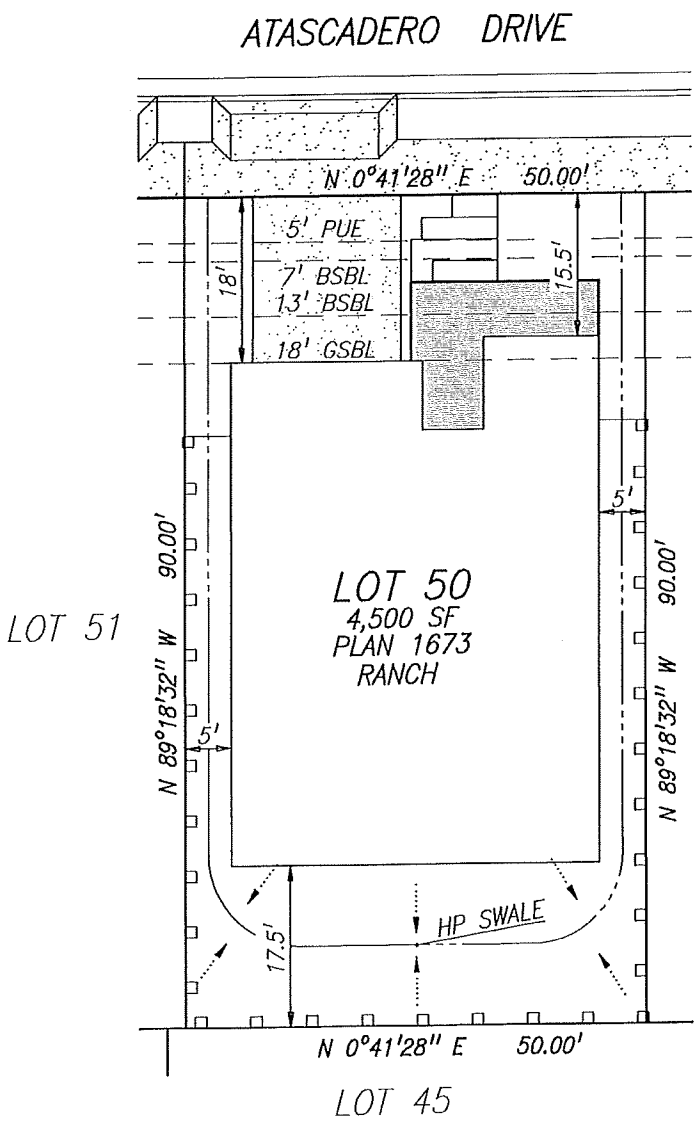
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 49
WINDSOR, CALIFORNIA
STREET ADDRESS: ATASCADERO DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 49.D



LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

1) UTILITY LOCATIONS ARE BASED ON CURRENT PLANS AND ARE SUBJECT TO CHANGE THROUGHOUT THE CONSTRUCTION PROCESS.

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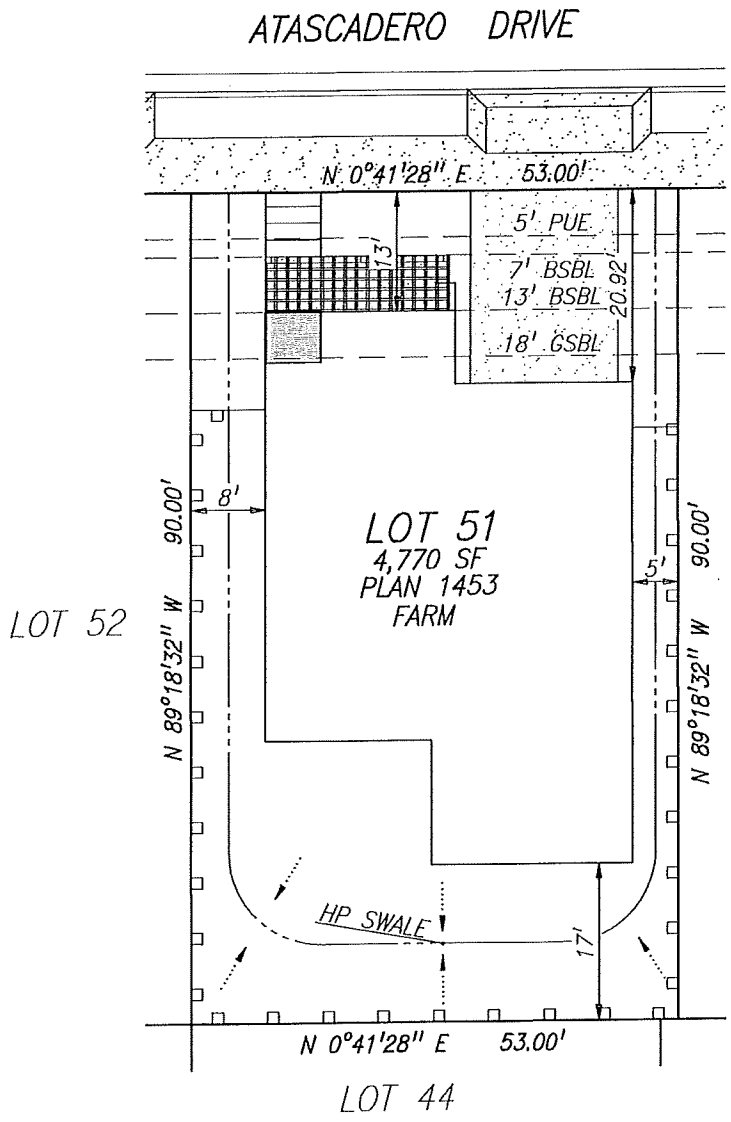
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 50
WINDSOR, CALIFORNIA
STREET ADDRESS: ATASCADERO DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 50.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

1) UTILITY LOCATIONS ARE BASED ON CURRENT PLANS AND ARE SUBJECT TO CHANGE THROUGHOUT THE CONSTRUCTION PROCESS.

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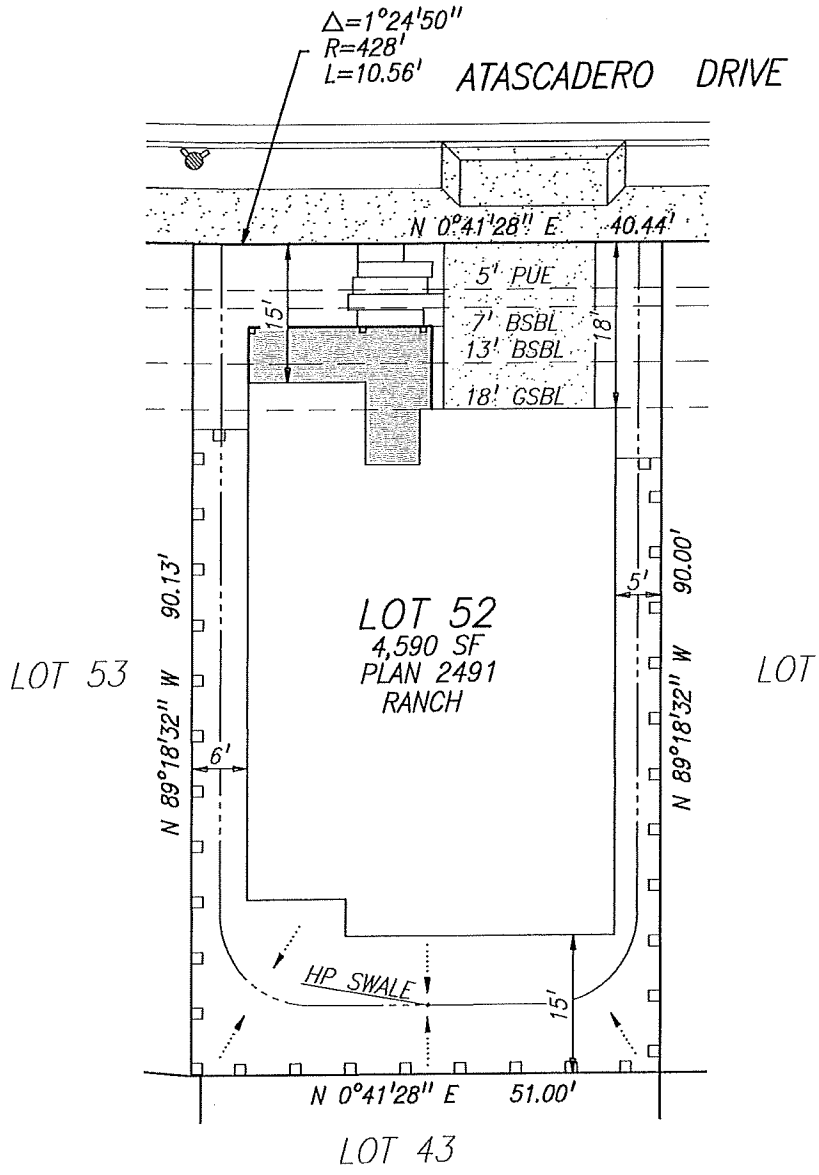
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 51
WINDSOR, CALIFORNIA
STREET ADDRESS: ATASCADERO DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 51.D



LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

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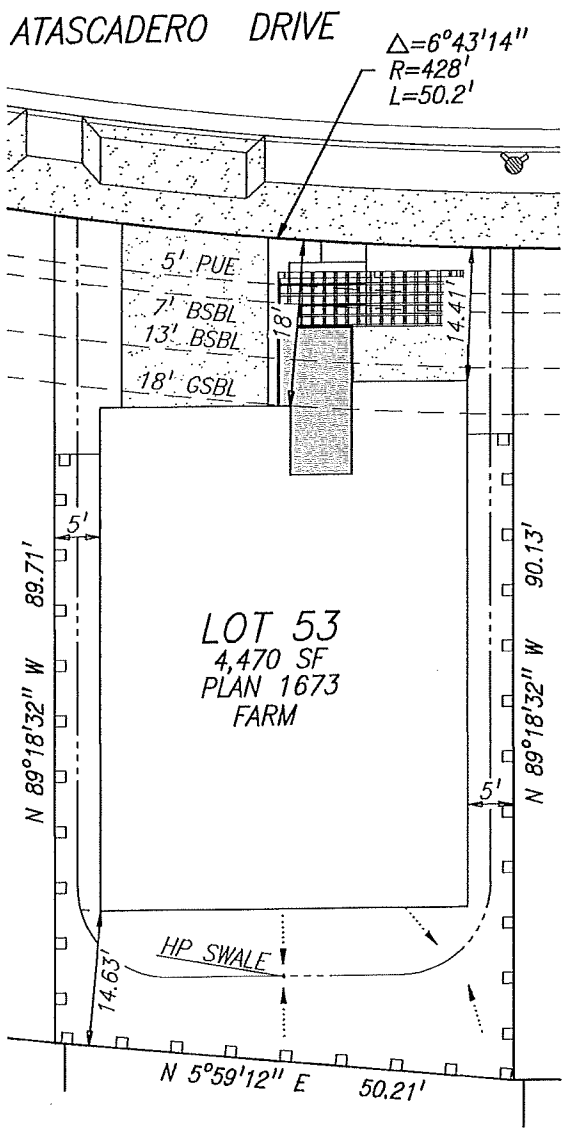
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 52
WINDSOR, CALIFORNIA
STREET ADDRESS: ATASCADERO DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 52.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

1) UTILITY LOCATIONS ARE BASED ON CURRENT PLANS AND ARE SUBJECT TO CHANGE THROUGHOUT THE CONSTRUCTION PROCESS.

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3) FENCE RETURNS VARY FROM HOUSE TO HOUSE. FENCES MUST BE ALIGNED WITH NEIGHBORING HOUSE.

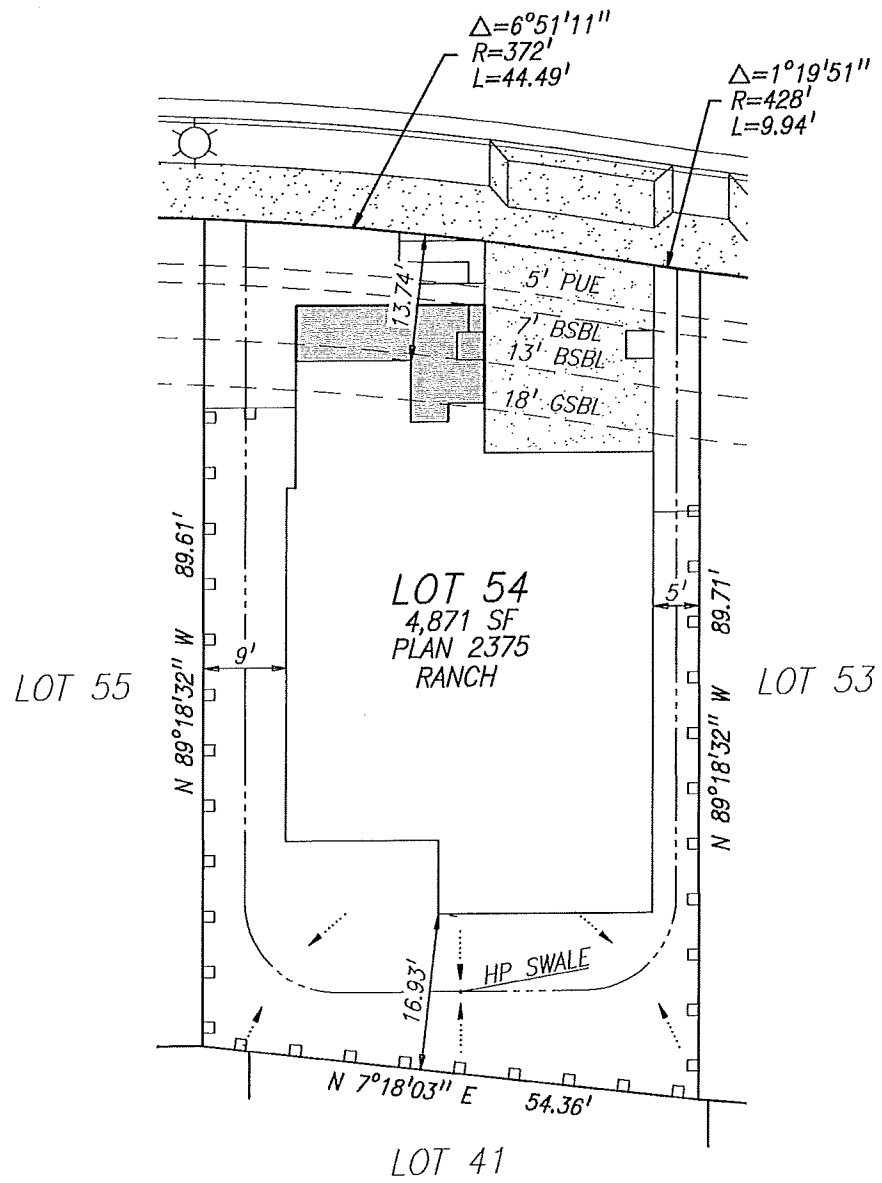
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 53
WINDSOR, CALIFORNIA
STREET ADDRESS: ATASCADERO DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 53.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

1) UTILITY LOCATIONS ARE BASED ON CURRENT PLANS AND ARE SUBJECT TO CHANGE THROUGHOUT THE CONSTRUCTION PROCESS.

2) ALL DRAINAGE SWALES AND FINISH GRADING SHALL CONFORM TO F.H.A. STANDARDS.

3) FENCE RETURNS VARY FROM HOUSE TO HOUSE. FENCES MUST BE ALIGNED WITH NEIGHBORING HOUSE.

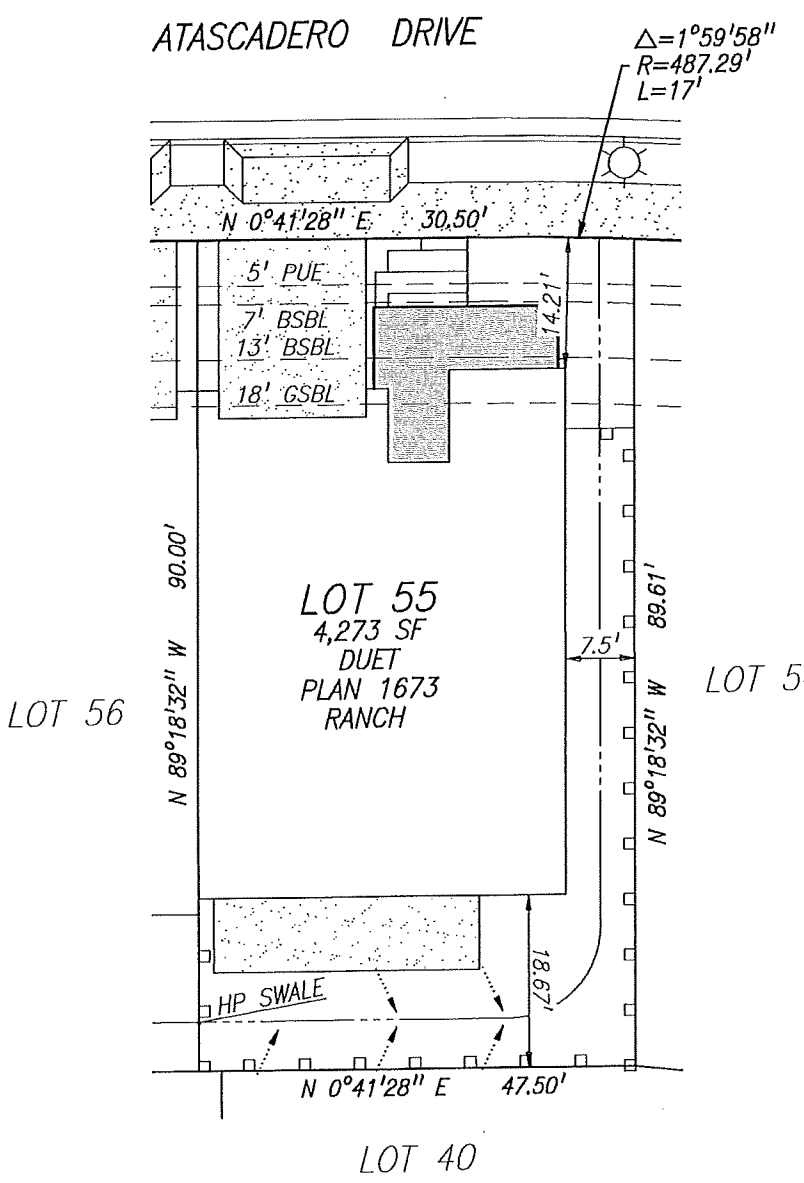
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 54
WINDSOR, CALIFORNIA
STREET ADDRESS: ATASCADERO DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 54.D



LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

N

SCALE 1" = 20'

NOTES:

1) UTILITY LOCATIONS ARE BASED ON CURRENT PLANS AND ARE SUBJECT TO CHANGE THROUGHOUT THE CONSTRUCTION PROCESS.

2) ALL DRAINAGE SWALES AND FINISH GRADING SHALL CONFORM TO F.H.A. STANDARDS.

3) FENCE RETURNS VARY FROM HOUSE TO HOUSE. FENCES MUST BE ALIGNED WITH NEIGHBORING HOUSE.

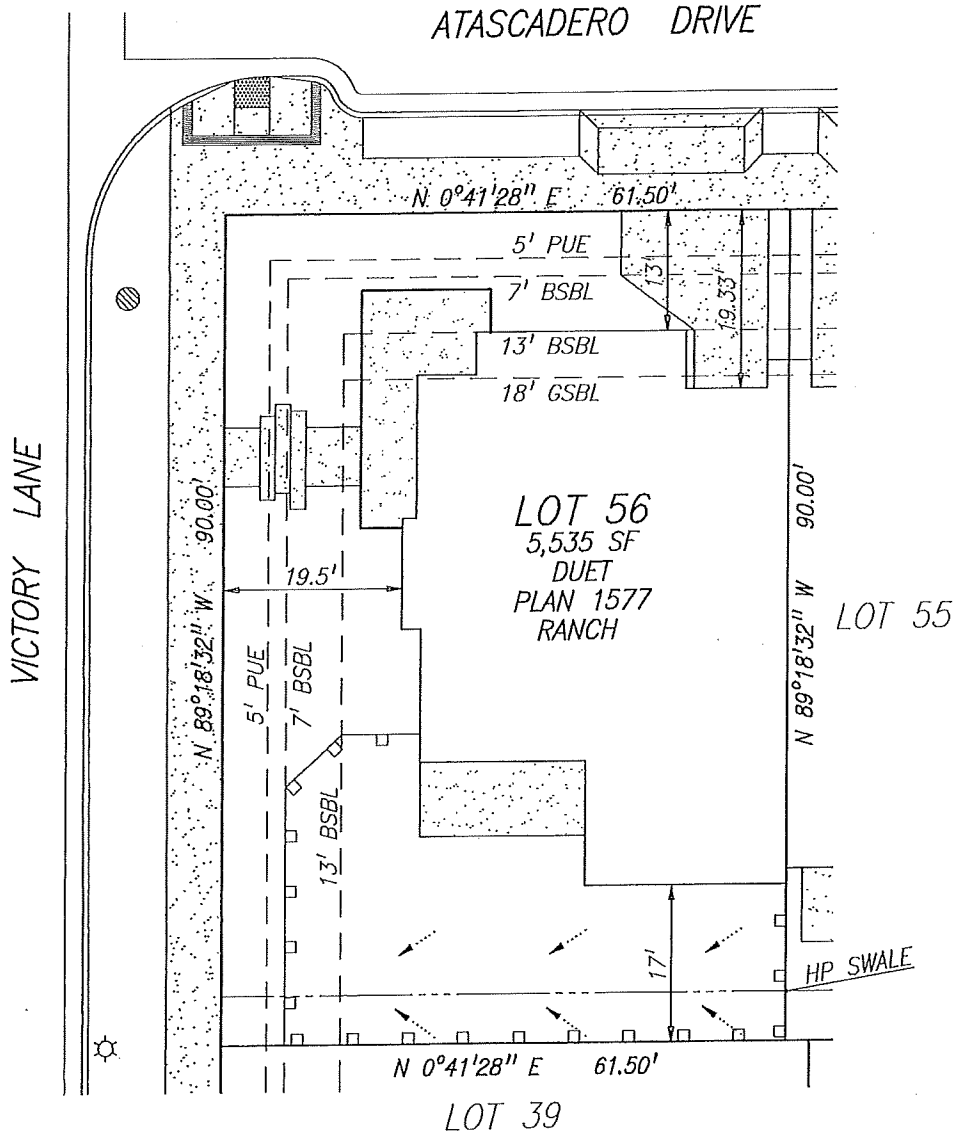
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 55
WINDSOR, CALIFORNIA
STREET ADDRESS: ATASCADERO DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 55.D



LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

1) UTILITY LOCATIONS ARE BASED ON CURRENT PLANS AND ARE SUBJECT TO CHANGE THROUGHOUT THE CONSTRUCTION PROCESS.

2) ALL DRAINAGE SWALES AND FINISH GRADING SHALL CONFORM TO F.H.A. STANDARDS.

3) FENCE RETURNS VARY FROM HOUSE TO HOUSE. FENCES MUST BE ALIGNED WITH NEIGHBORING HOUSE.

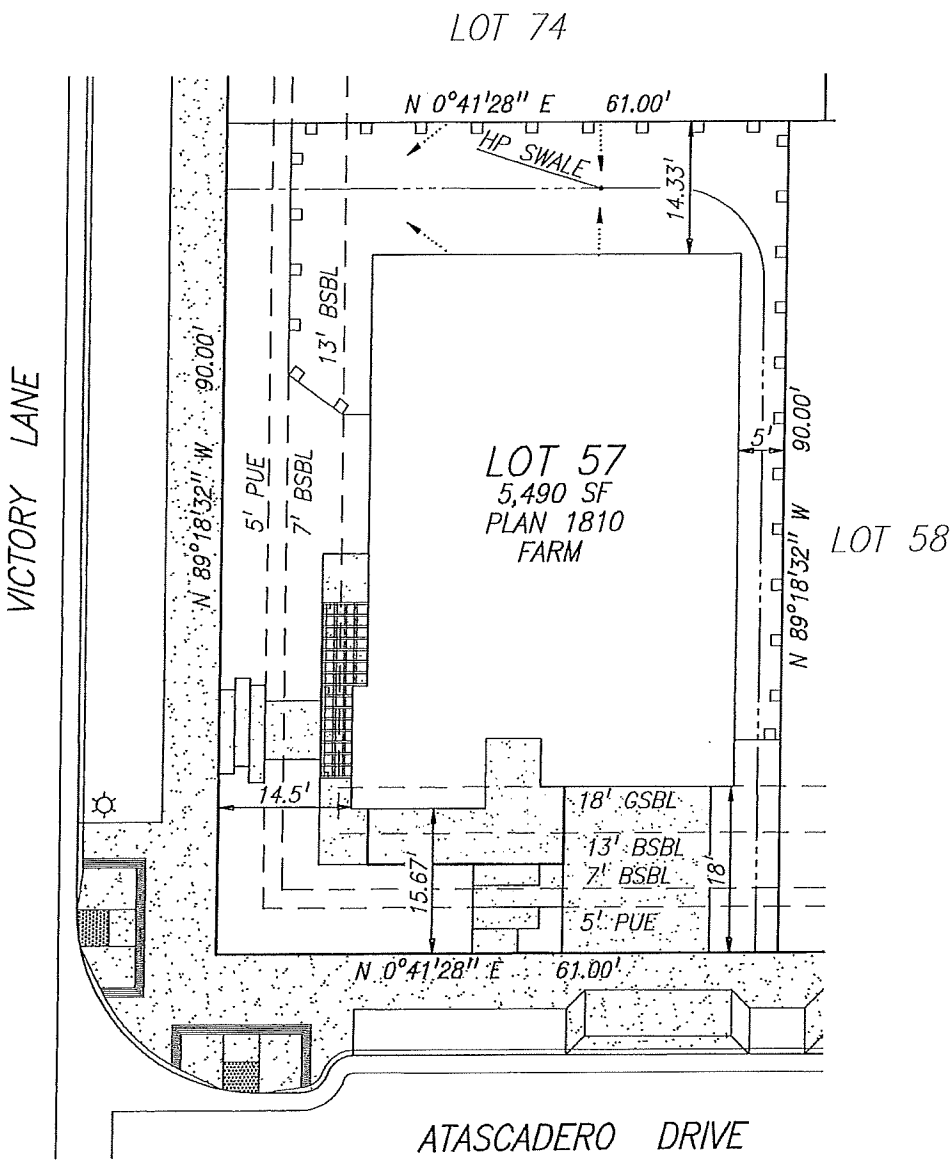
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 56
WINDSOR, CALIFORNIA
STREET ADDRESS: ATASCADERO DRIVE

DRAWN BY: TM
DATE: 5/13/15
FILE: K:\...\Planning\Plot Plans\LOT 56.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

1) UTILITY LOCATIONS ARE BASED ON CURRENT PLANS AND ARE SUBJECT TO CHANGE THROUGHOUT THE CONSTRUCTION PROCESS.

2) ALL DRAINAGE SWALES AND FINISH GRADING SHALL CONFORM TO F.H.A. STANDARDS.

3) FENCE RETURNS VARY FROM HOUSE TO HOUSE. FENCES MUST BE ALIGNED WITH NEIGHBORING HOUSE.

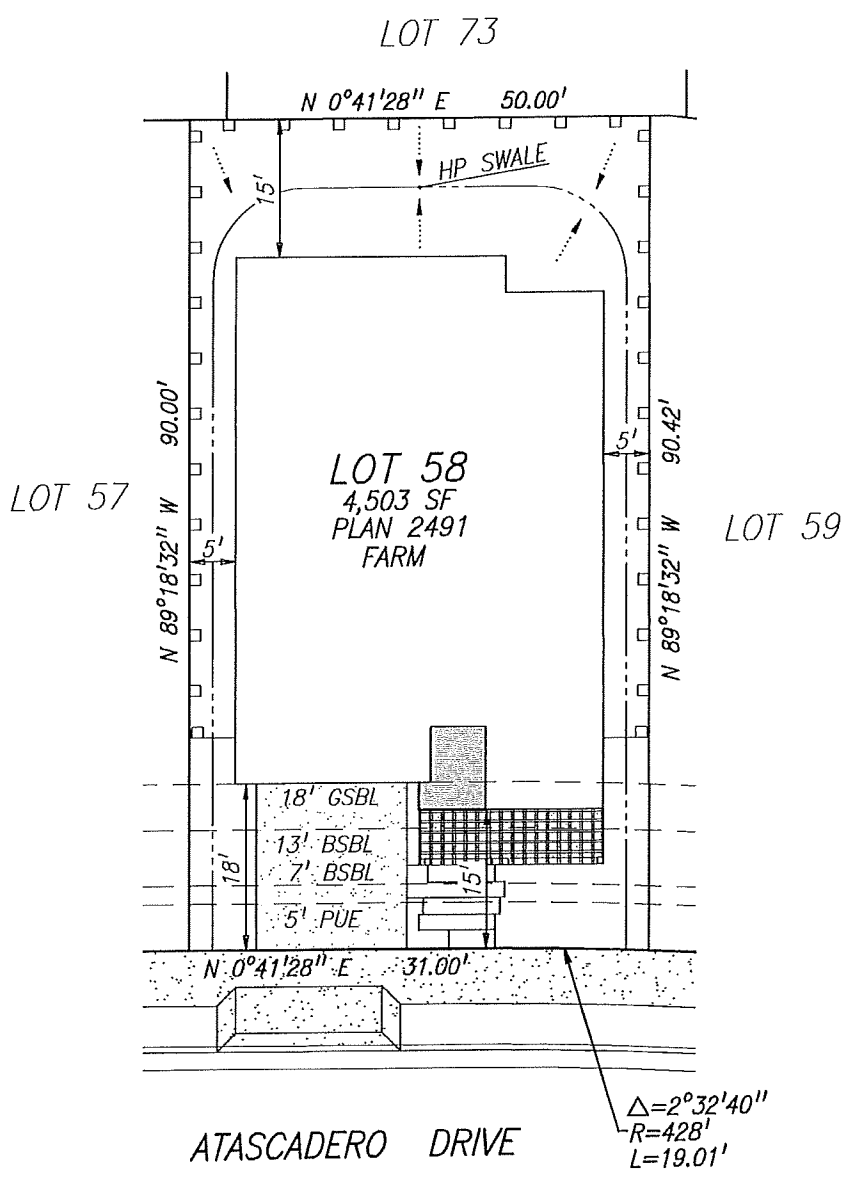
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 57
WINDSOR, CALIFORNIA
STREET ADDRESS: ATASCADERO DRIVE

DRAWN BY: TM
DATE: 5/13/15
FILE: K:\...\Planning\Plot Plans\LOT 57.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

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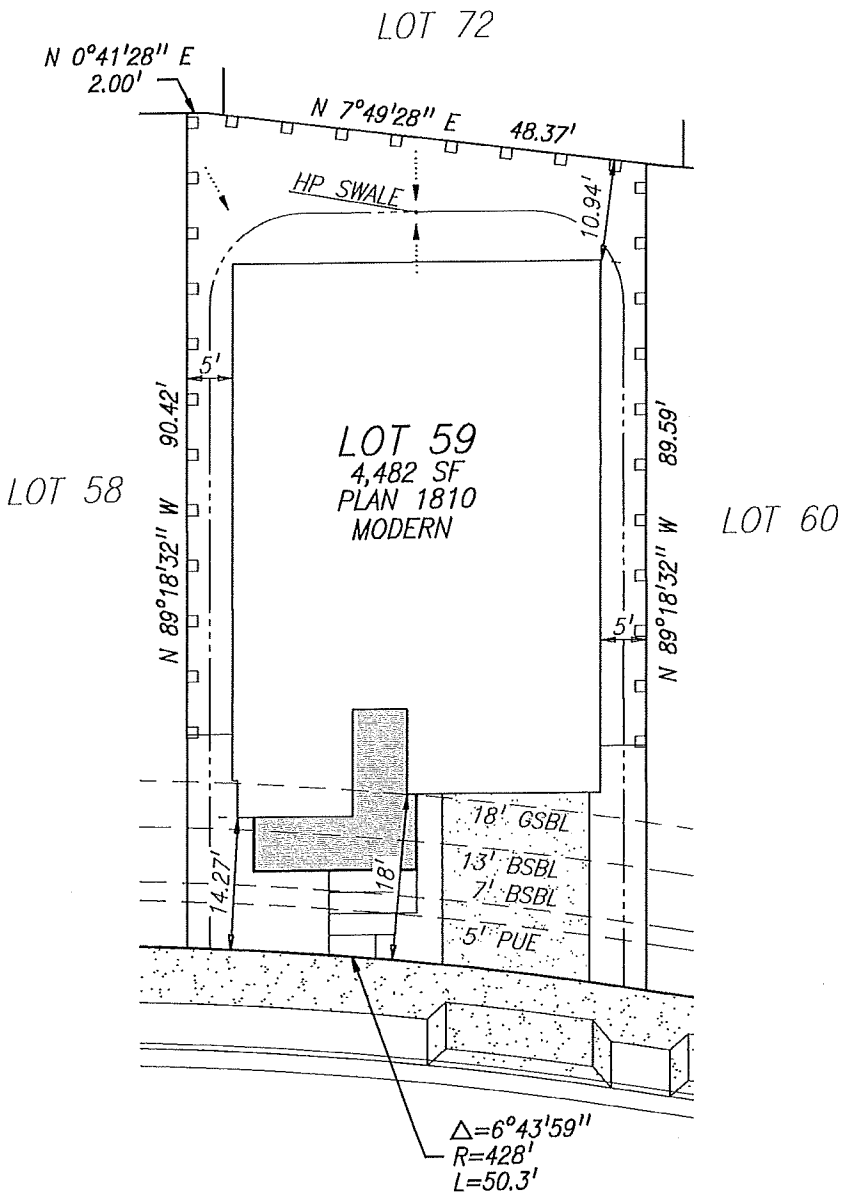
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 58
WINDSOR, CALIFORNIA
STREET ADDRESS: ATASCADERO DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 58.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

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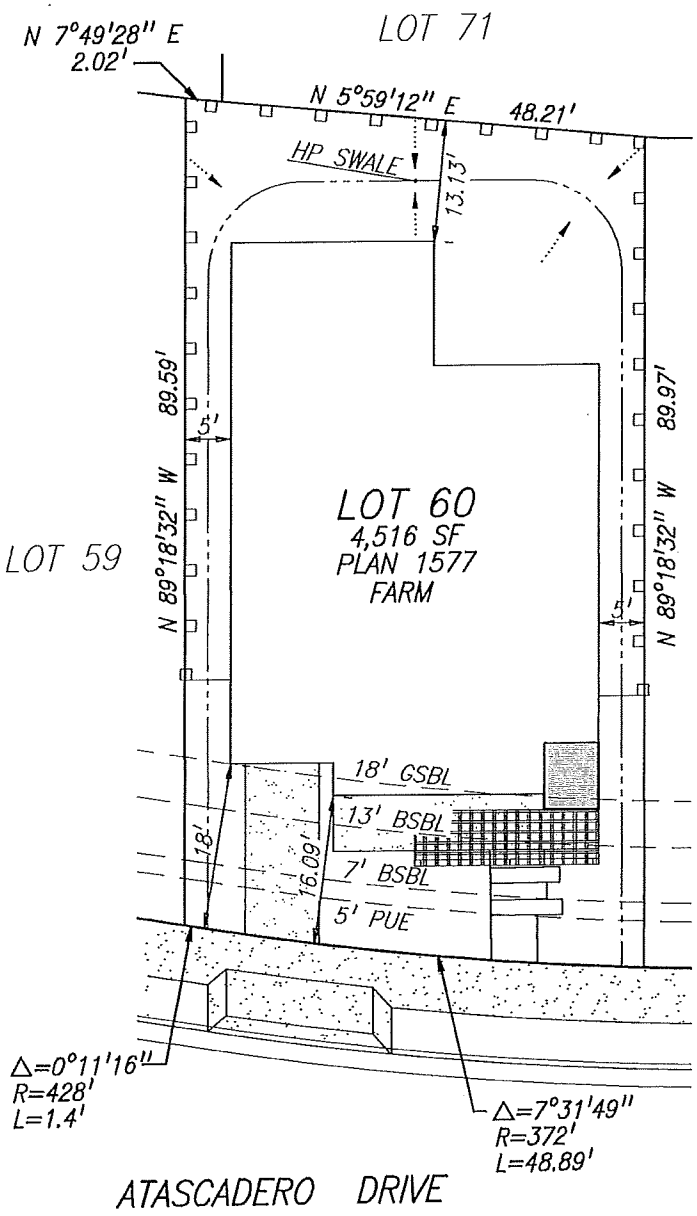
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 59
WINDSOR, CALIFORNIA
STREET ADDRESS: ATASCADERO DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 59.D



LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

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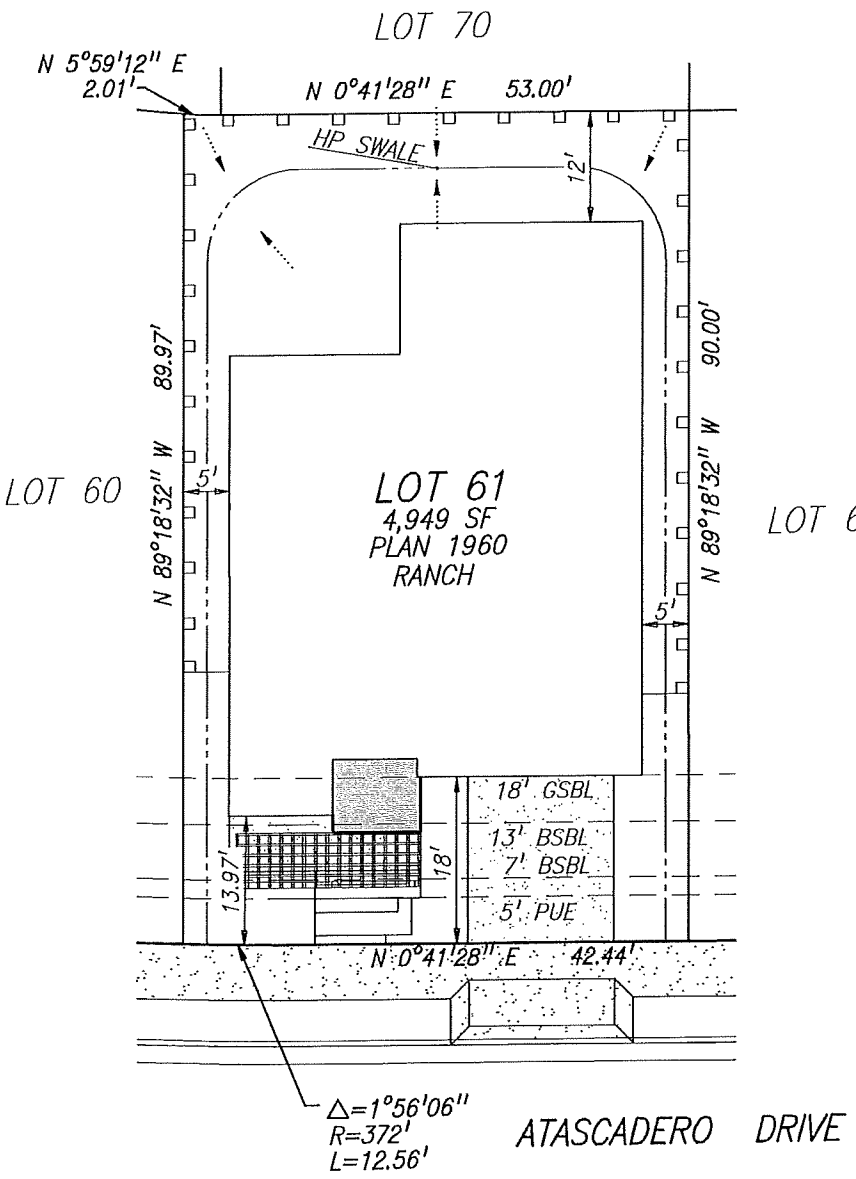
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 60
WINDSOR, CALIFORNIA
STREET ADDRESS: ATASCADERO DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 60.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

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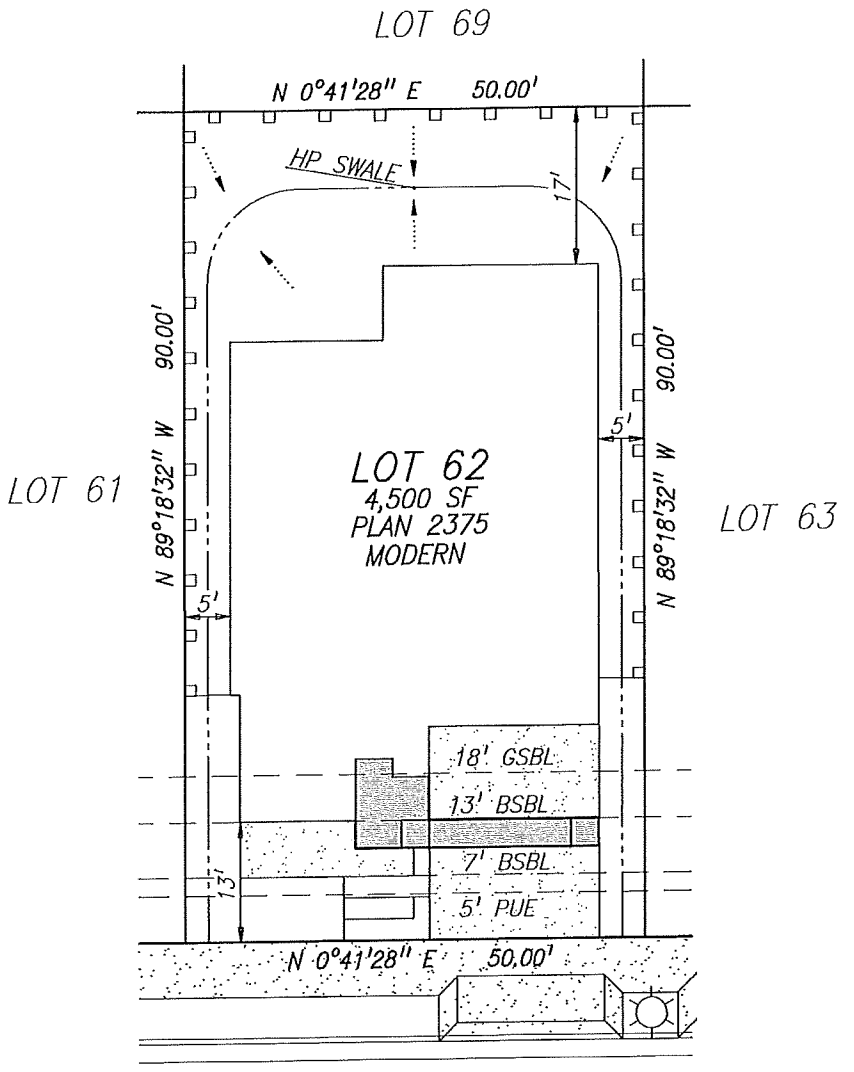
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 61
WINDSOR, CALIFORNIA
STREET ADDRESS: ATASCADERO DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 61.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

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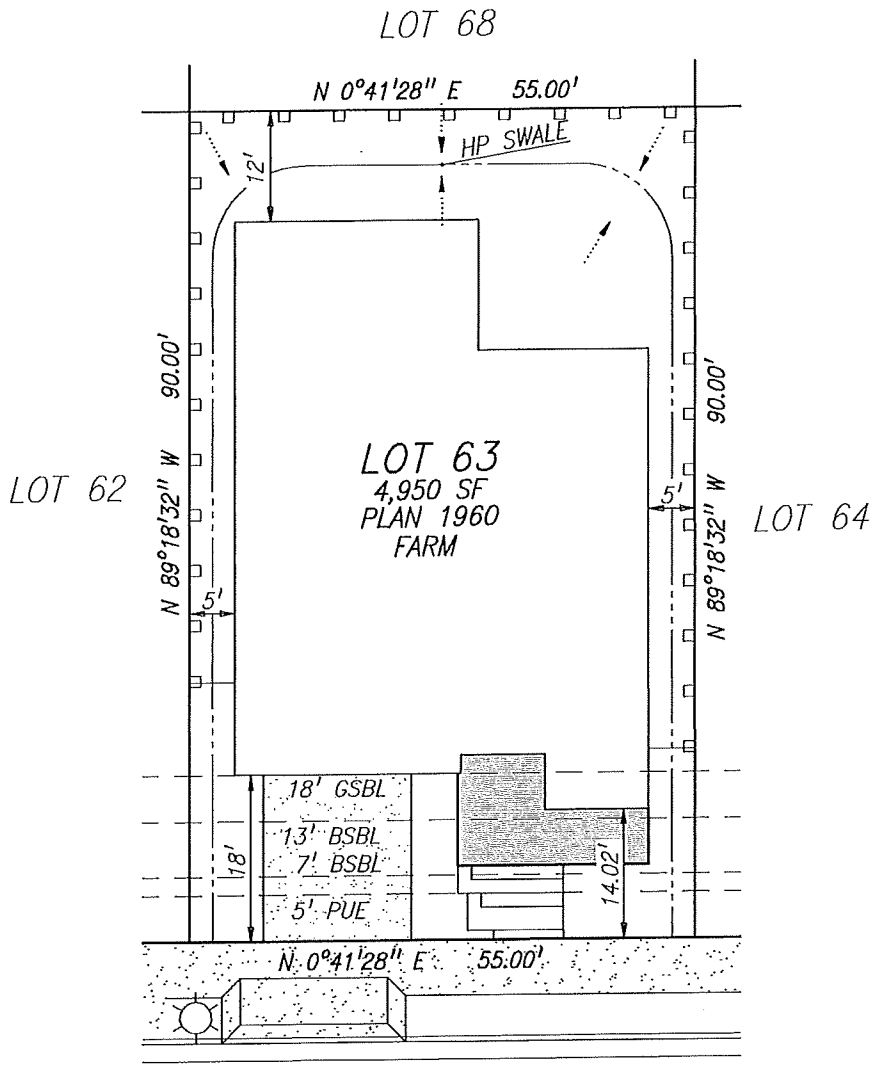
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 62
WINDSOR, CALIFORNIA
STREET ADDRESS: ATASCADERO DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 62.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

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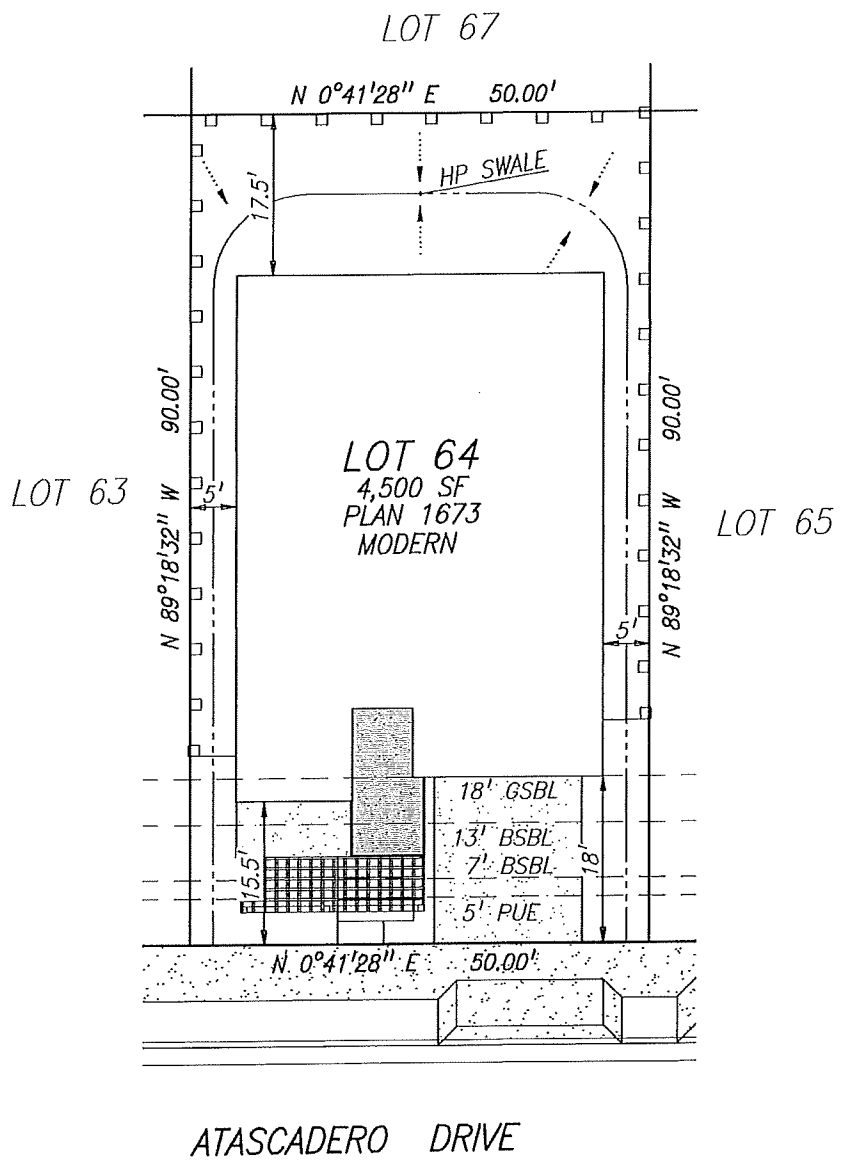
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 63
WINDSOR, CALIFORNIA
STREET ADDRESS: ATASCADERO DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 63.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
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	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

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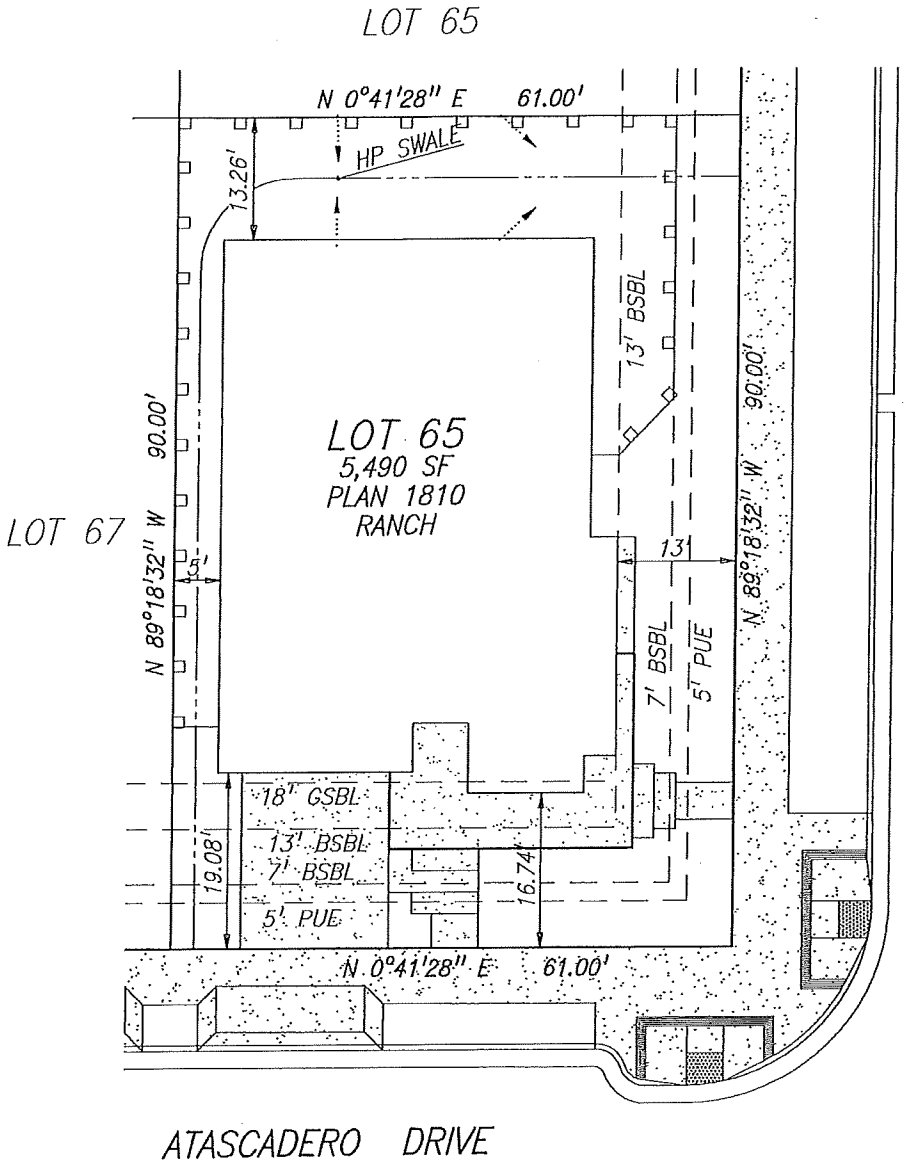
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 64
WINDSOR, CALIFORNIA
STREET ADDRESS: ATASCADERO DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 64.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

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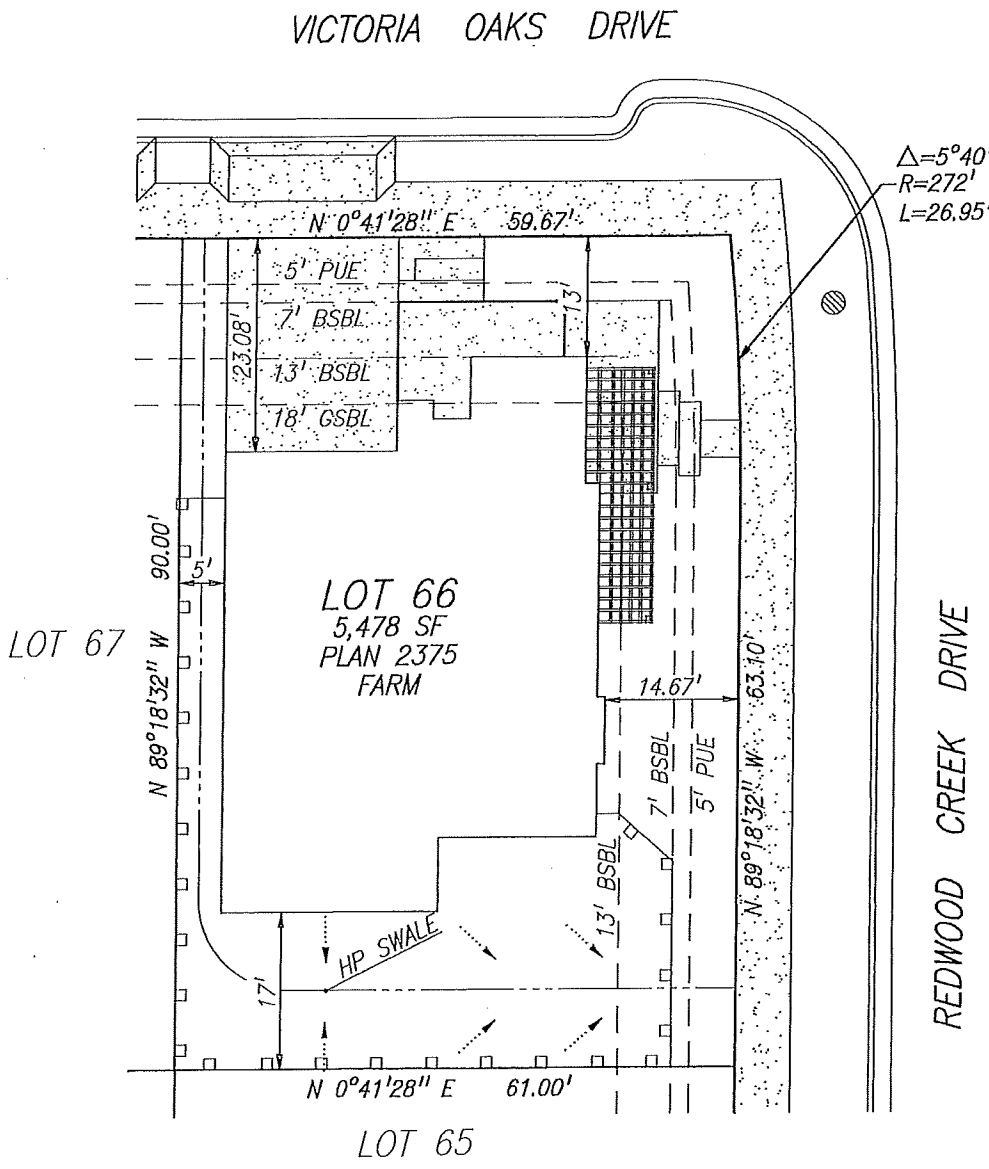
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 65
WINDSOR, CALIFORNIA
STREET ADDRESS: ATASCADERO DRIVE

DRAWN BY: TM
DATE: 5/13/15
FILE: K:\...\Planning\Plot Plans\LOT 65.D



LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

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CONCEPTUAL PLOT PLAN

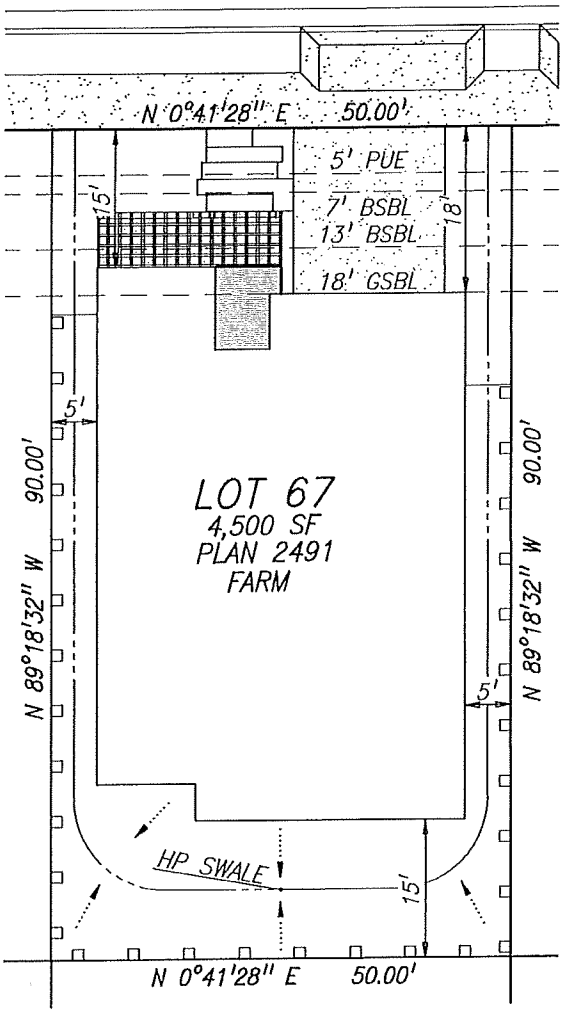
A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 66
WINDSOR, CALIFORNIA
STREET ADDRESS: VICTORIA OAKS DRIVE

DRAWN BY: TM
DATE: 5/13/15
FILE: K:\...\Planning\Plot Plans\LOT 66.D

VICTORIA OAKS DRIVE



LOT 68

LOT 66

LOT 64

LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
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13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

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CONCEPTUAL PLOT PLAN

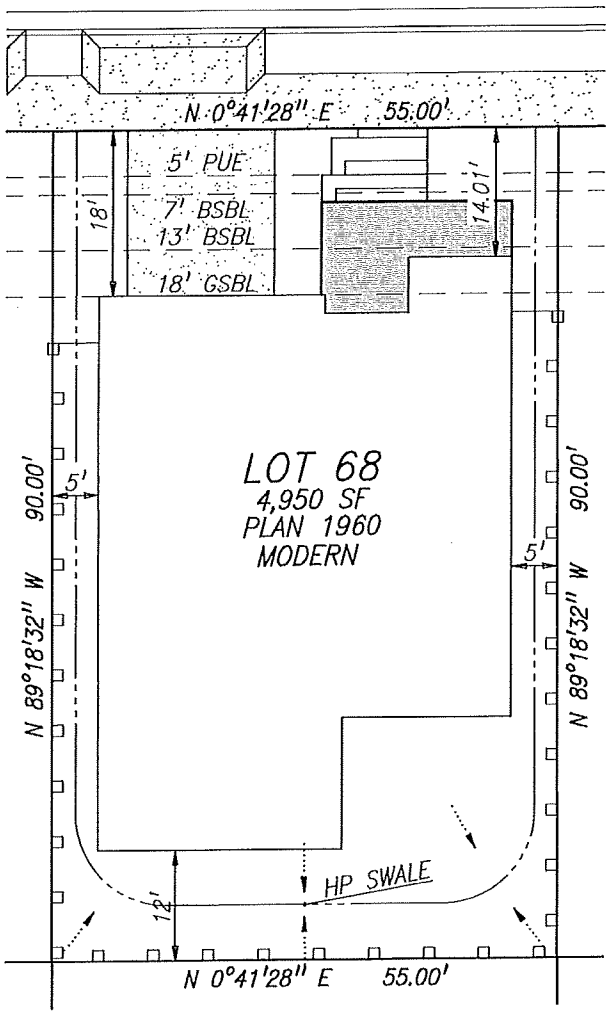
A.P.N. XXX-XXX-XXX

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CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 67
WINDSOR, CALIFORNIA
STREET ADDRESS: VICTORIA OAKS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 67.D

VICTORIA OAKS DRIVE



LOT 69

LOT 67

LOT 63

LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
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13' BSBL	13' HOUSE SETBACK
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CONCEPTUAL PLOT PLAN

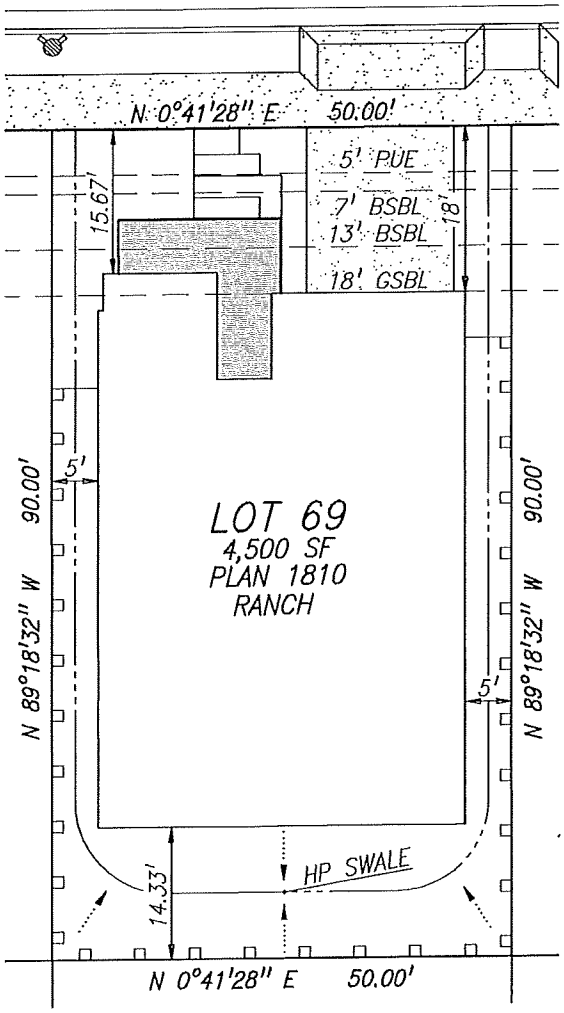
A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 68
WINDSOR, CALIFORNIA
STREET ADDRESS: VICTORIA OAKS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 68.D

VICTORIA OAKS DRIVE



LOT 69

LOT 67

LOT 63

LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
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13' BSBL	13' HOUSE SETBACK
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5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
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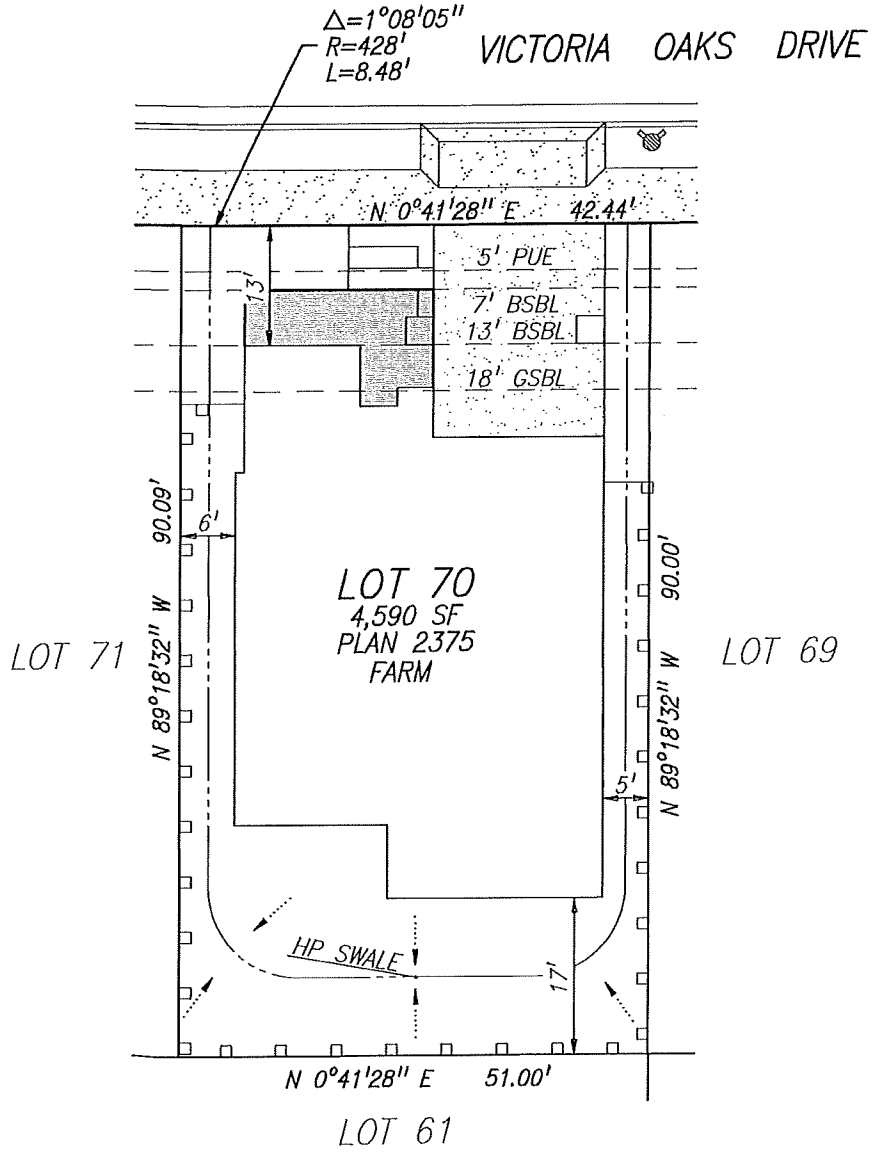
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 69
WINDSOR, CALIFORNIA
STREET ADDRESS: VICTORIA OAKS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 69.D



LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
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13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

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3) FENCE RETURNS VARY FROM HOUSE TO HOUSE. FENCES MUST BE ALIGNED WITH NEIGHBORING HOUSE.

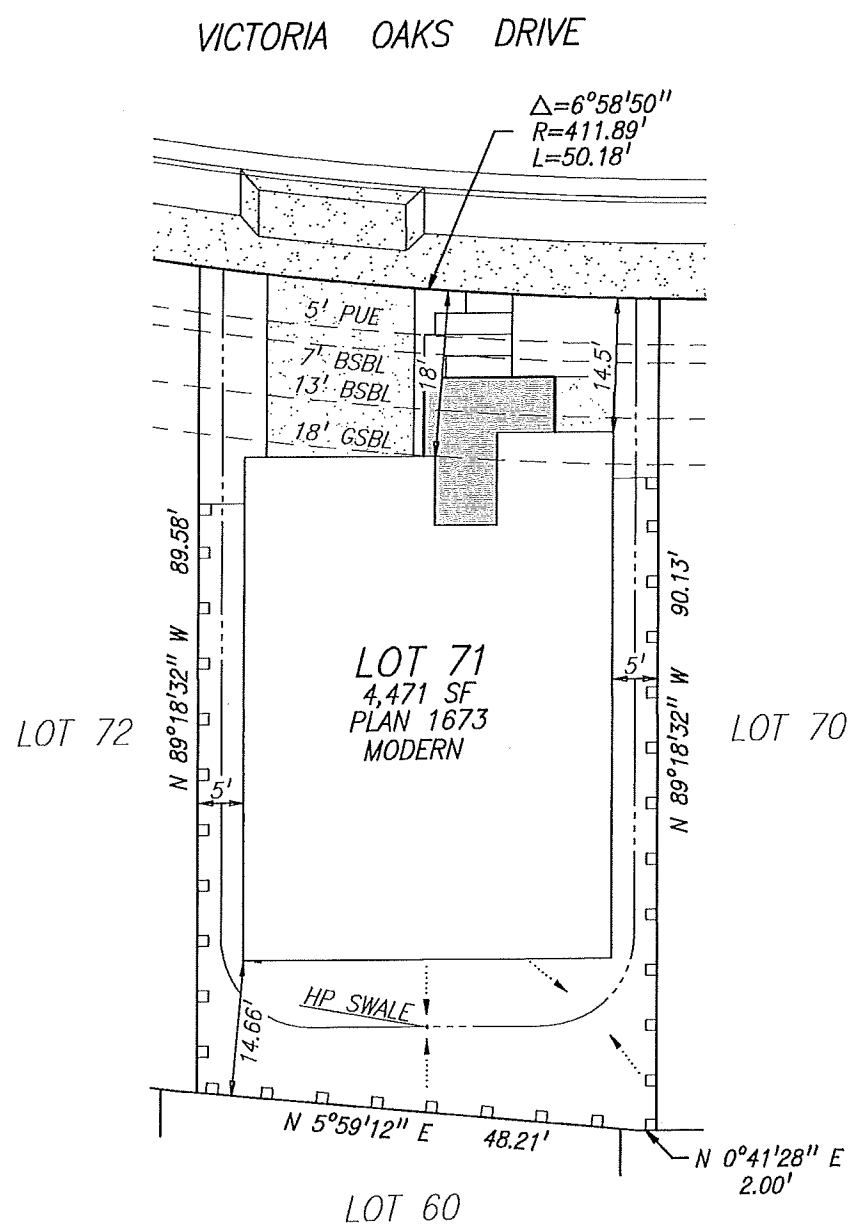
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 70
WINDSOR, CALIFORNIA
STREET ADDRESS: VICTORIA OAKS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 70.D



LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

1) UTILITY LOCATIONS ARE BASED ON CURRENT PLANS AND ARE SUBJECT TO CHANGE THROUGHOUT THE CONSTRUCTION PROCESS.

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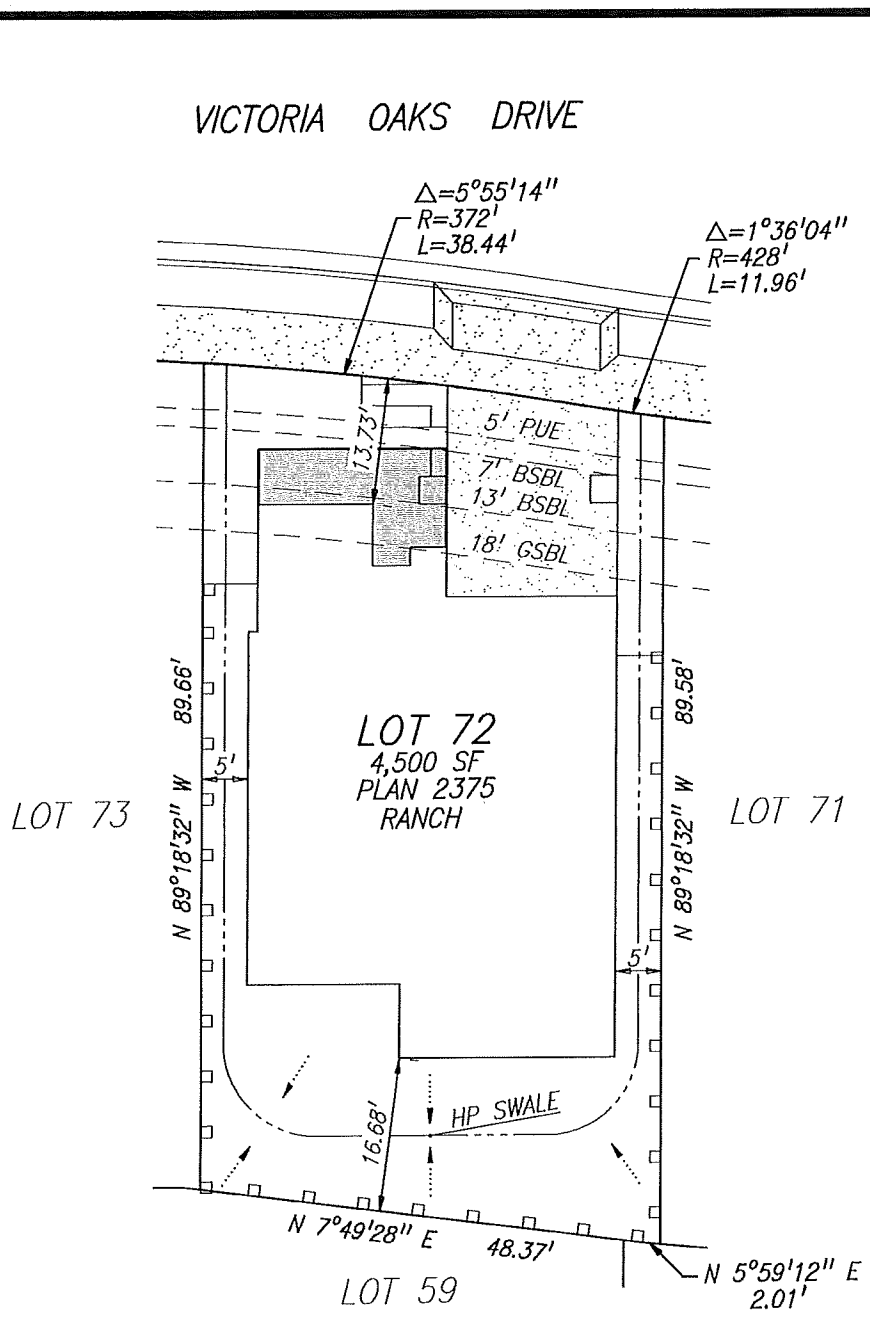
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 71
WINDSOR, CALIFORNIA
STREET ADDRESS: VICTORIA OAKS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 71.D



LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

1) UTILITY LOCATIONS ARE BASED ON CURRENT PLANS AND ARE SUBJECT TO CHANGE THROUGHOUT THE CONSTRUCTION PROCESS.

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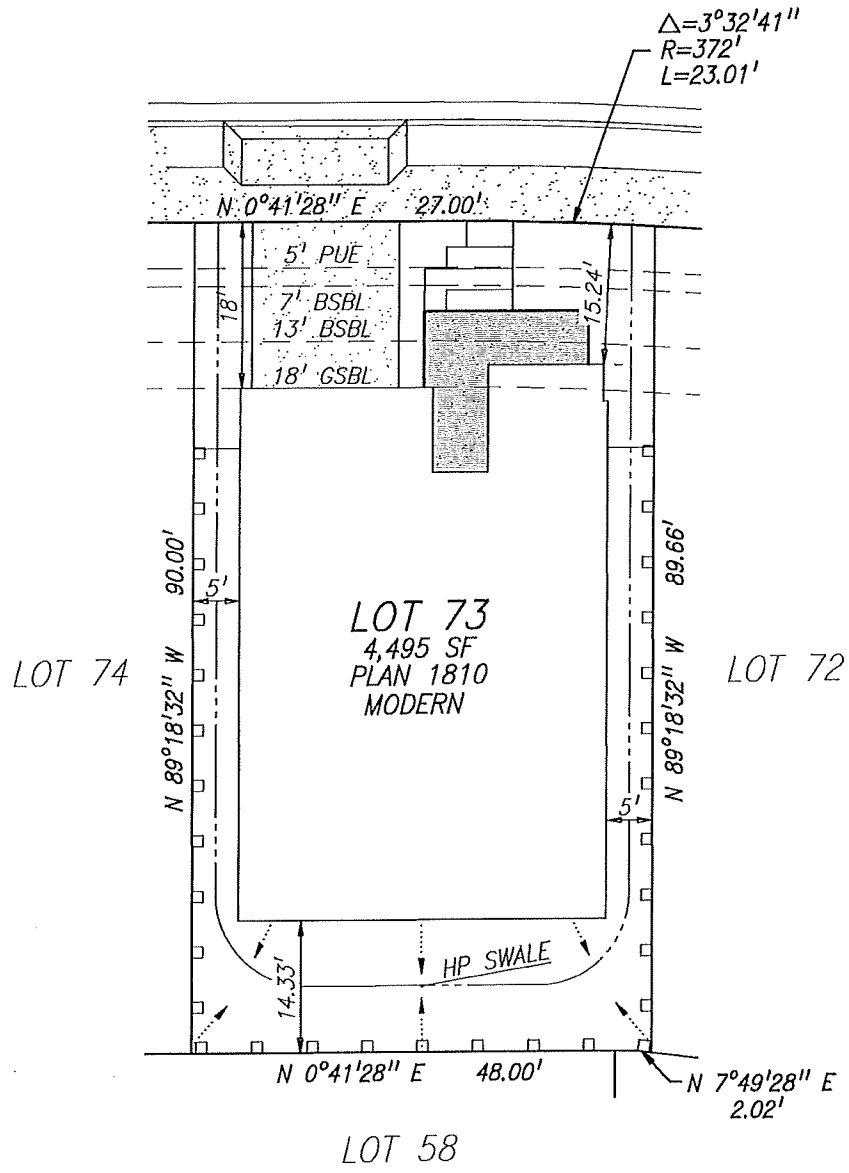
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 72
WINDSOR, CALIFORNIA
STREET ADDRESS: VICTORIA OAKS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 72.D



LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

1) UTILITY LOCATIONS ARE BASED ON CURRENT PLANS AND ARE SUBJECT TO CHANGE THROUGHOUT THE CONSTRUCTION PROCESS.

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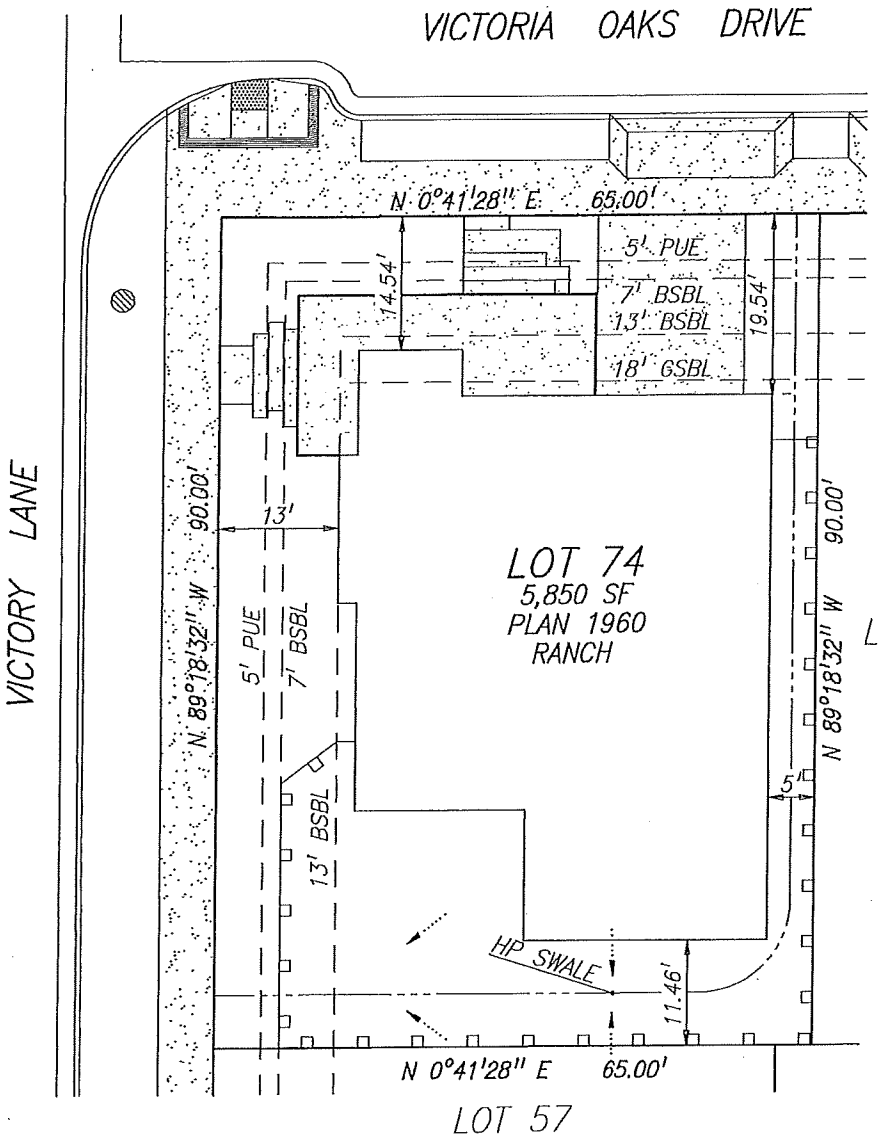
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 73
WINDSOR, CALIFORNIA
STREET ADDRESS: VICTORIA OAKS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 73.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

N

SCALE 1" = 20'

NOTES:

1) UTILITY LOCATIONS ARE BASED ON CURRENT PLANS AND ARE SUBJECT TO CHANGE THROUGHOUT THE CONSTRUCTION PROCESS.

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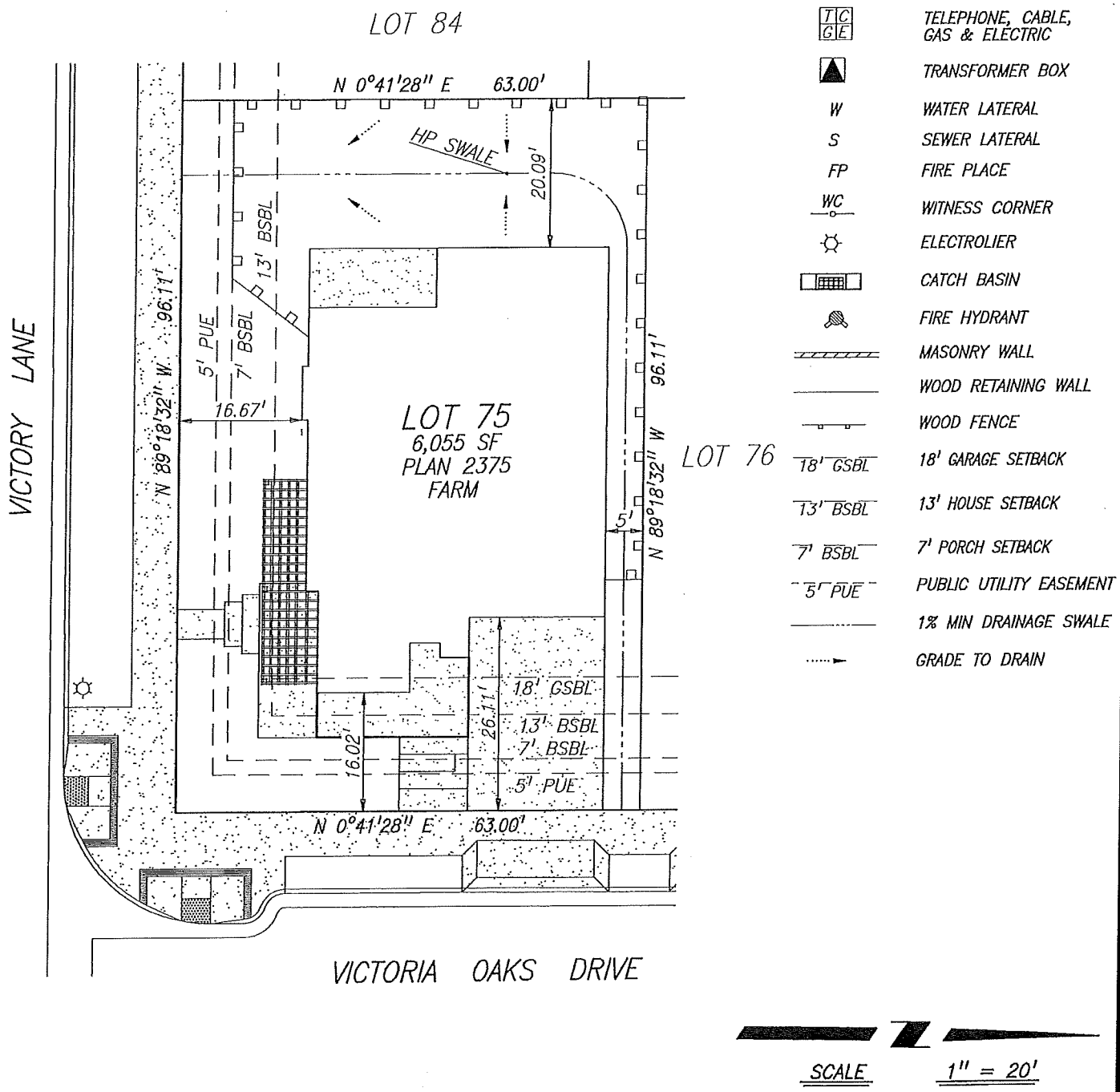
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
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1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 74
WINDSOR, CALIFORNIA
STREET ADDRESS: VICTORIA OAKS DRIVE

DRAWN BY: TM
DATE: 5/13/15
FILE: K:\...\Planning\Plot Plans\LOT 74.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

1) UTILITY LOCATIONS ARE BASED ON CURRENT PLANS AND ARE SUBJECT TO CHANGE THROUGHOUT THE CONSTRUCTION PROCESS.

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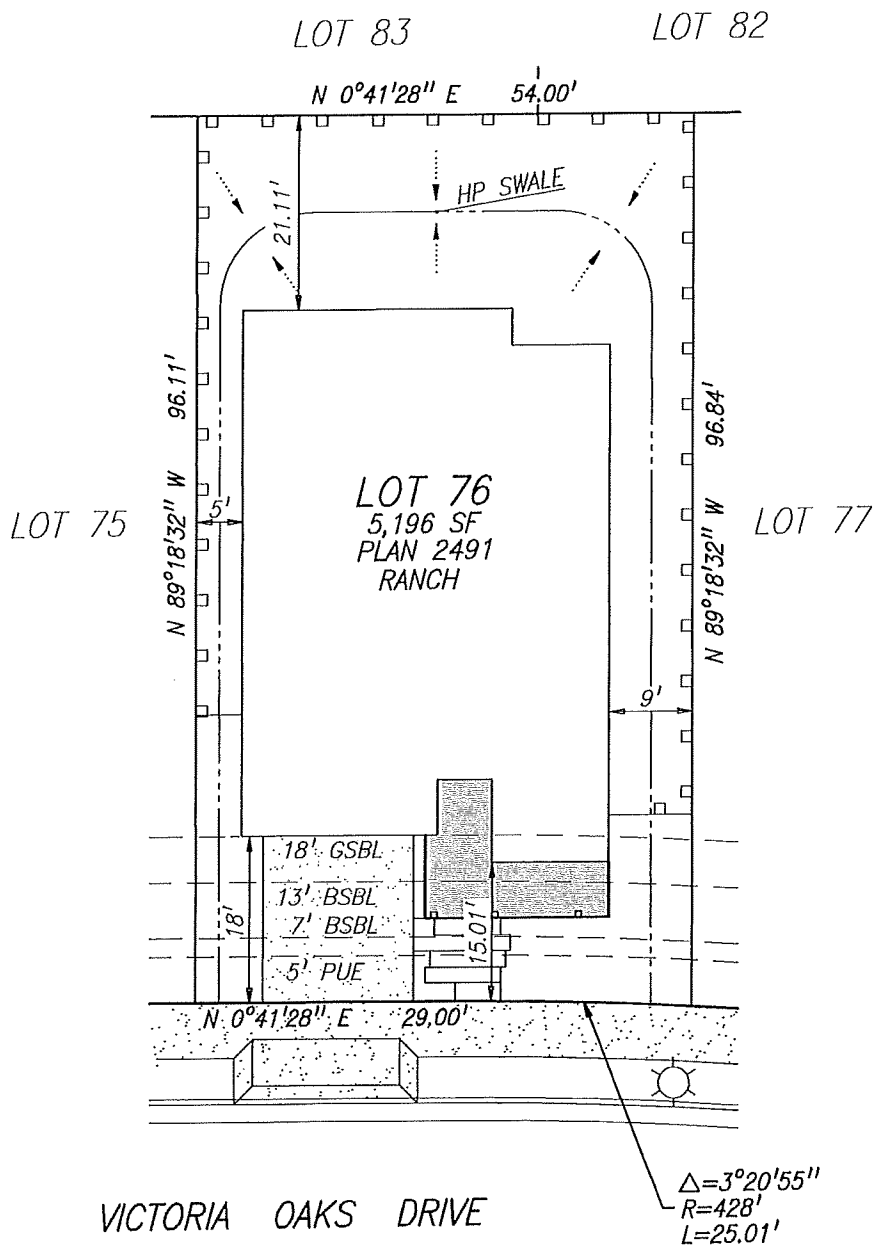
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

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CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 75
WINDSOR, CALIFORNIA
STREET ADDRESS: VICTORIA OAKS DRIVE

DRAWN BY: TM
DATE: 5/13/15
FILE: K:\...\Planning\Plot Plans\LOT 75.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

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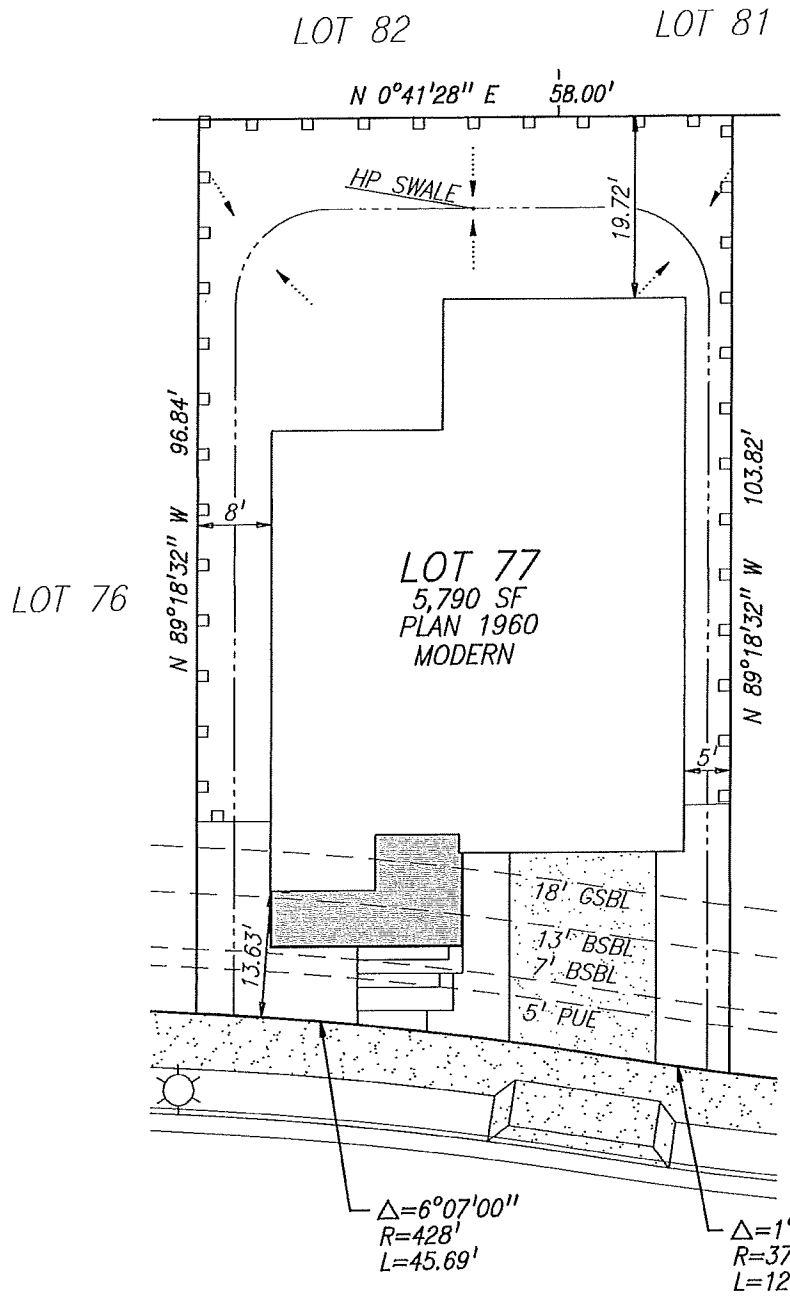
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 76
WINDSOR, CALIFORNIA
STREET ADDRESS: VICTORIA OAKS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 76.D



LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

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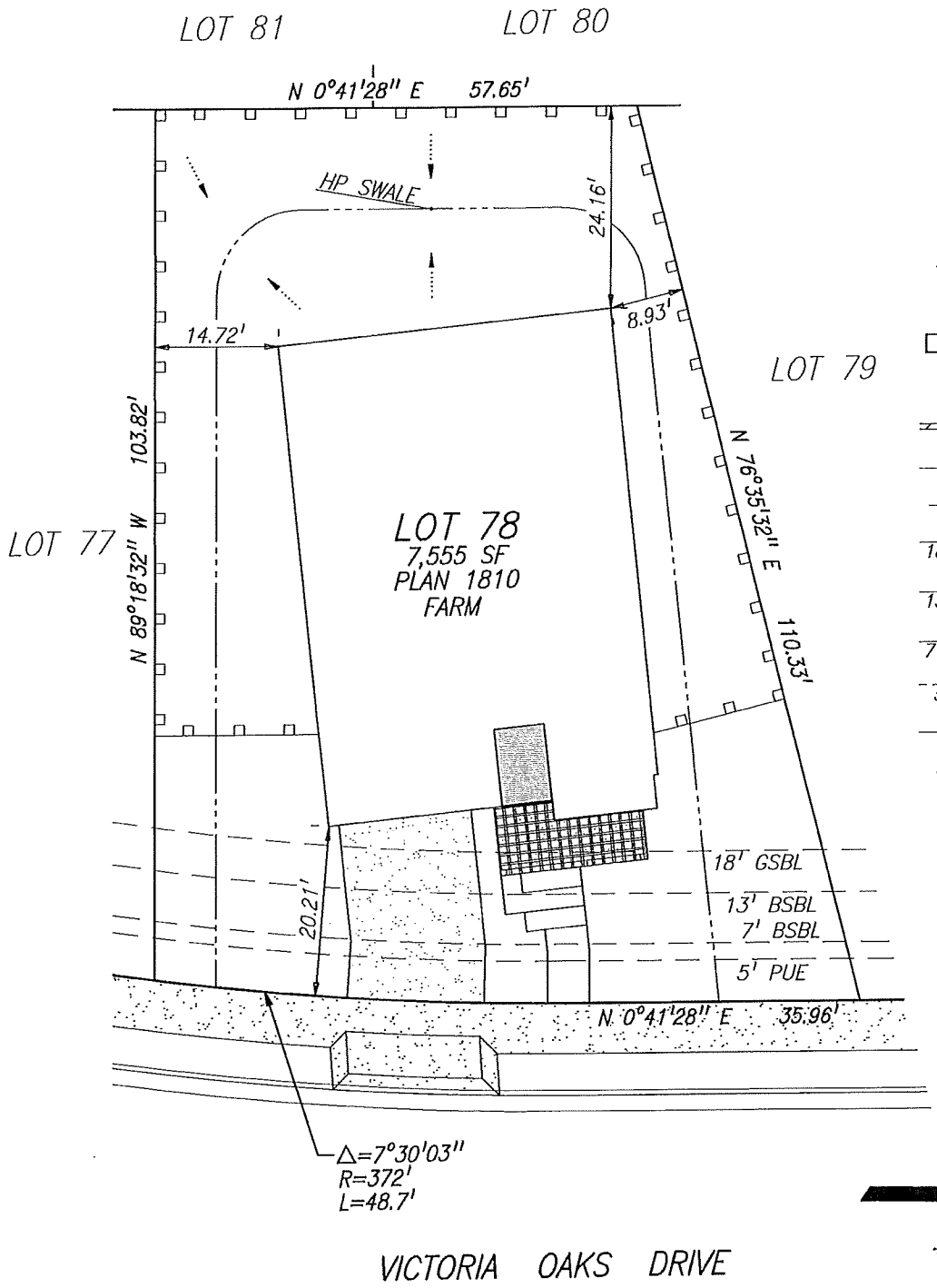
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 77
WINDSOR, CALIFORNIA
STREET ADDRESS: VICTORIA OAKS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 77.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

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CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 78
WINDSOR, CALIFORNIA
STREET ADDRESS: VICTORIA OAKS DRIVE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 78.D

NOTES:

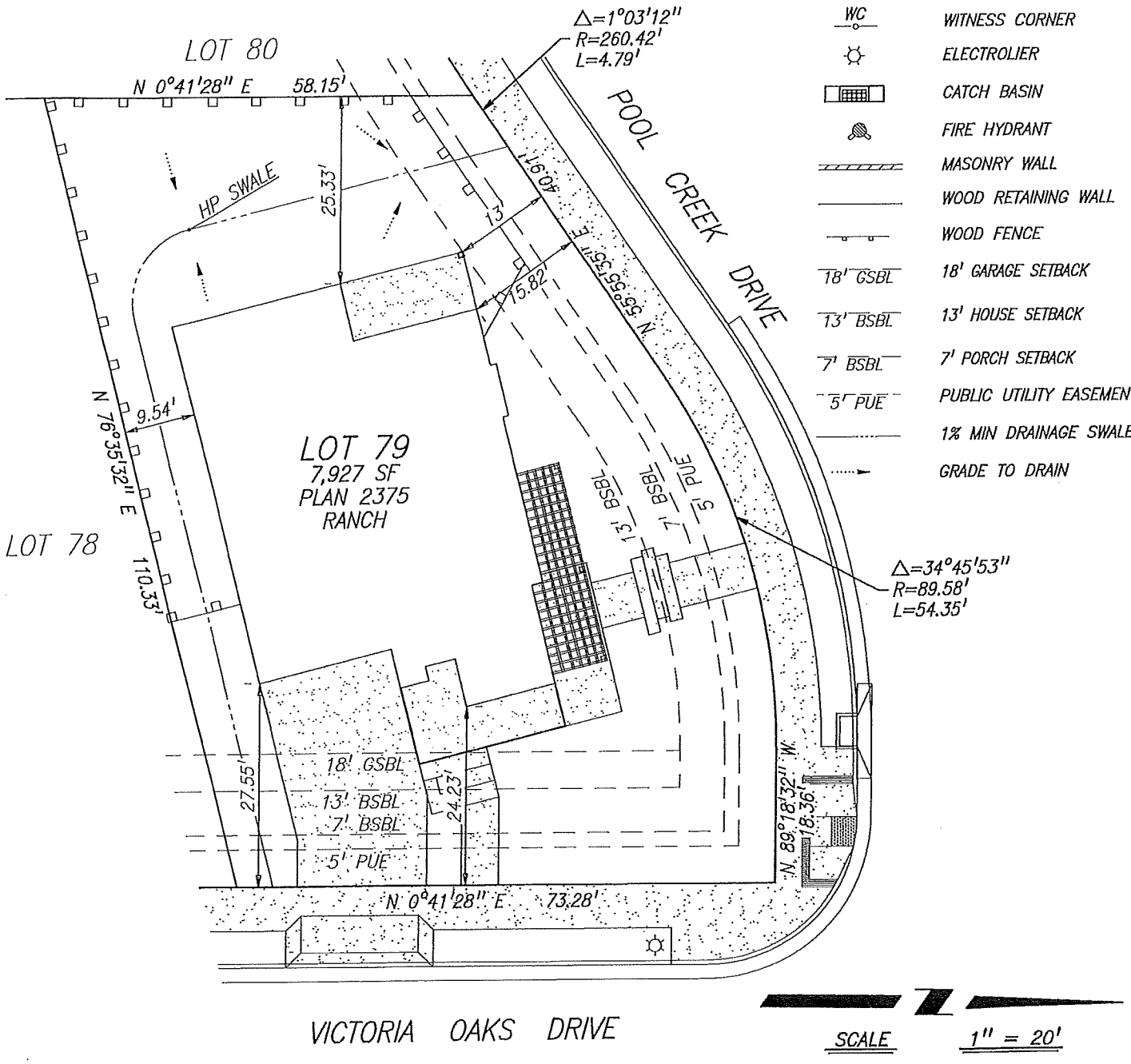
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3) FENCE RETURNS VARY FROM HOUSE TO HOUSE. FENCES MUST BE ALIGNED WITH NEIGHBORING HOUSE.

LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN



SCALE 1" = 20'

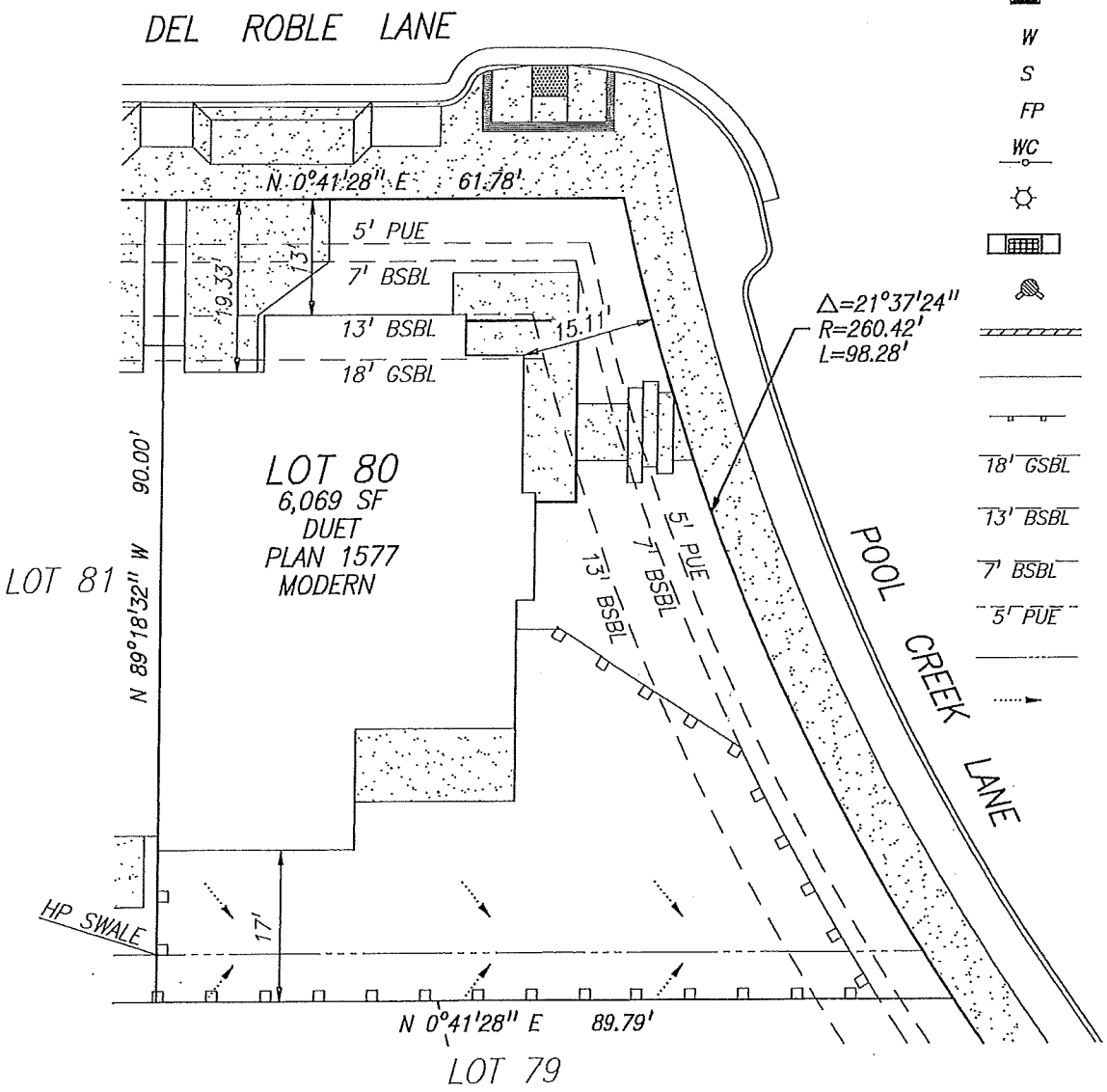
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 79
WINDSOR, CALIFORNIA
STREET ADDRESS: VICTORIA OAKS DRIVE

DRAWN BY: TM
DATE: 5/13/15
FILE: K:\...\Planning\Plot Plans\LOT 79.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

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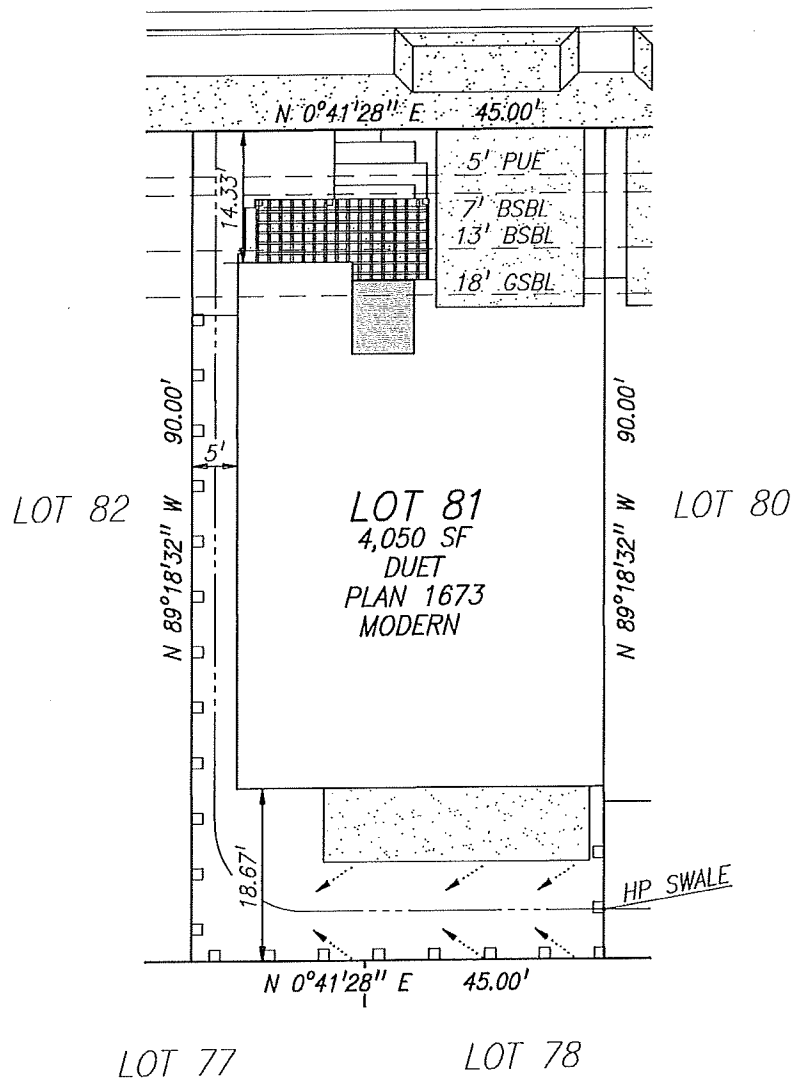
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 80
WINDSOR, CALIFORNIA
STREET ADDRESS: DEL ROBLE LANE

DRAWN BY: TM
DATE: 5/13/15
FILE:
K:\...\Planning\Plot Plans\LOT 80.D



LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

N

SCALE 1" = 20'

NOTES:

1) UTILITY LOCATIONS ARE BASED ON CURRENT PLANS AND ARE SUBJECT TO CHANGE THROUGHOUT THE CONSTRUCTION PROCESS.

2) ALL DRAINAGE SWALES AND FINISH GRADING SHALL CONFORM TO F.H.A. STANDARDS.

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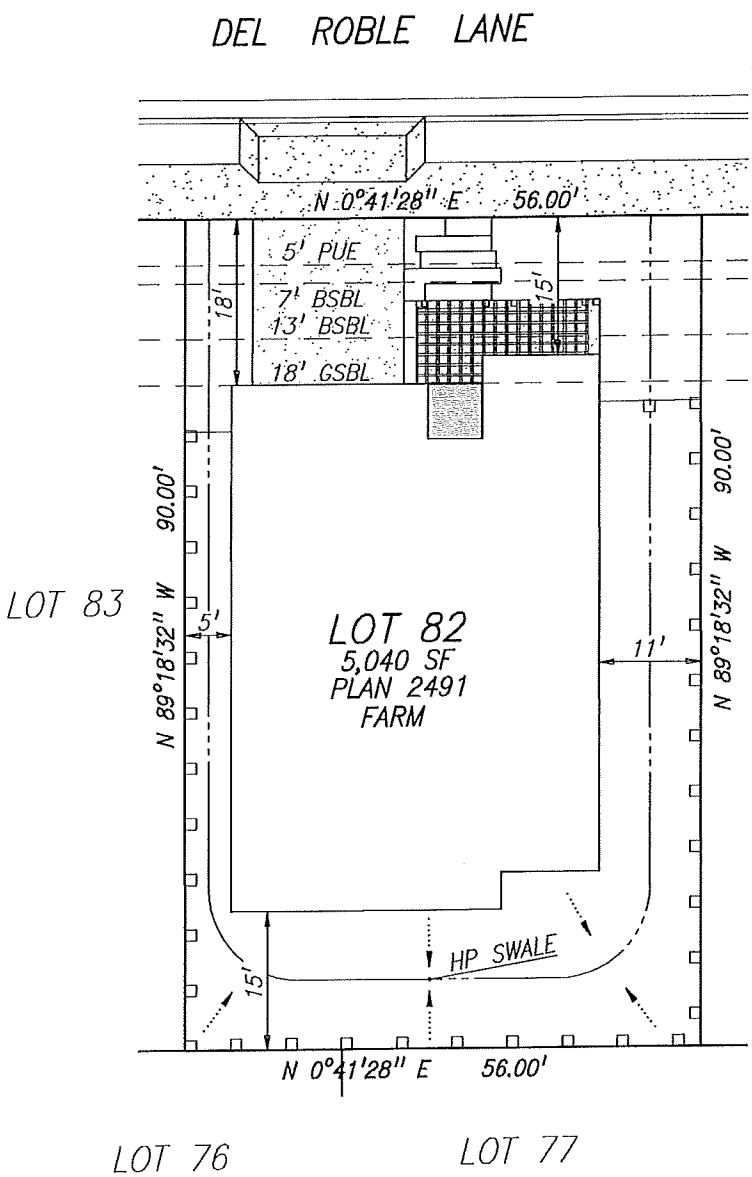
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 81
WINDSOR, CALIFORNIA
STREET ADDRESS: DEL ROBLE LANE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 81.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

1) UTILITY LOCATIONS ARE BASED ON CURRENT PLANS AND ARE SUBJECT TO CHANGE THROUGHOUT THE CONSTRUCTION PROCESS.

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3) FENCE RETURNS VARY FROM HOUSE TO HOUSE. FENCES MUST BE ALIGNED WITH NEIGHBORING HOUSE.

CONCEPTUAL PLOT PLAN

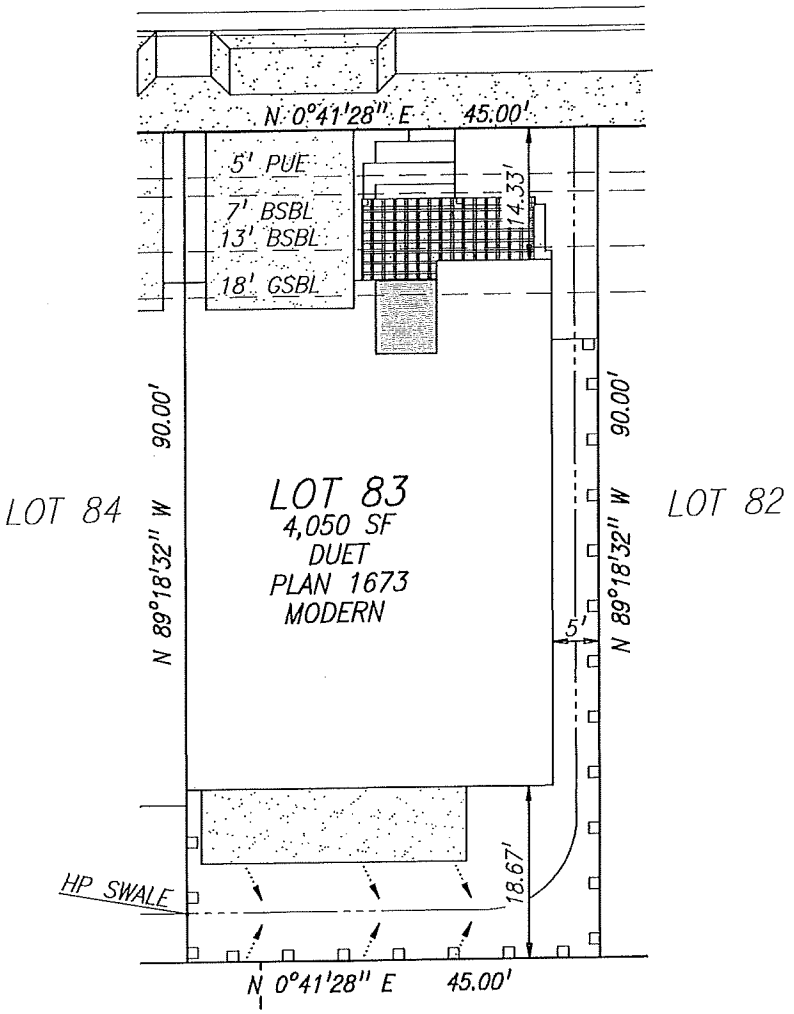
A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 82
WINDSOR, CALIFORNIA
STREET ADDRESS: DEL ROBLE LANE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 82.D

DEL ROBLE LANE



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

NOTES:

1) UTILITY LOCATIONS ARE BASED ON CURRENT PLANS AND ARE SUBJECT TO CHANGE THROUGHOUT THE CONSTRUCTION PROCESS.

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3) FENCE RETURNS VARY FROM HOUSE TO HOUSE. FENCES MUST BE ALIGNED WITH NEIGHBORING HOUSE.

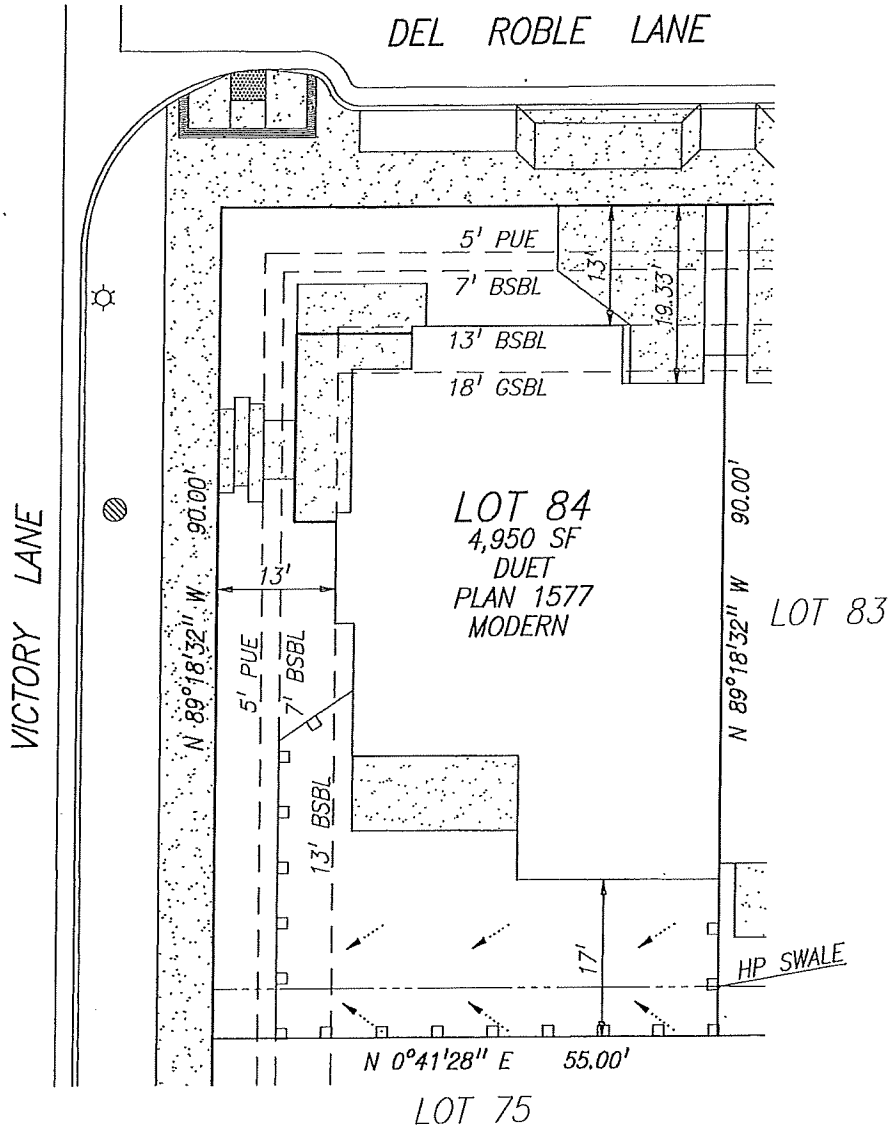
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1121 OAKDALE ROAD • SUITE 1 • MODESTO, CALIFORNIA • 95355
(209) 548-9300 FAX:(209) 548-9305

VICTORIA OAKS
LOT 83
WINDSOR, CALIFORNIA
STREET ADDRESS: DEL ROBLE LANE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 83.D



LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

N

SCALE 1" = 20'

NOTES:

1) UTILITY LOCATIONS ARE BASED ON CURRENT PLANS AND ARE SUBJECT TO CHANGE THROUGHOUT THE CONSTRUCTION PROCESS.

2) ALL DRAINAGE SWALES AND FINISH GRADING SHALL CONFORM TO F.H.A. STANDARDS.

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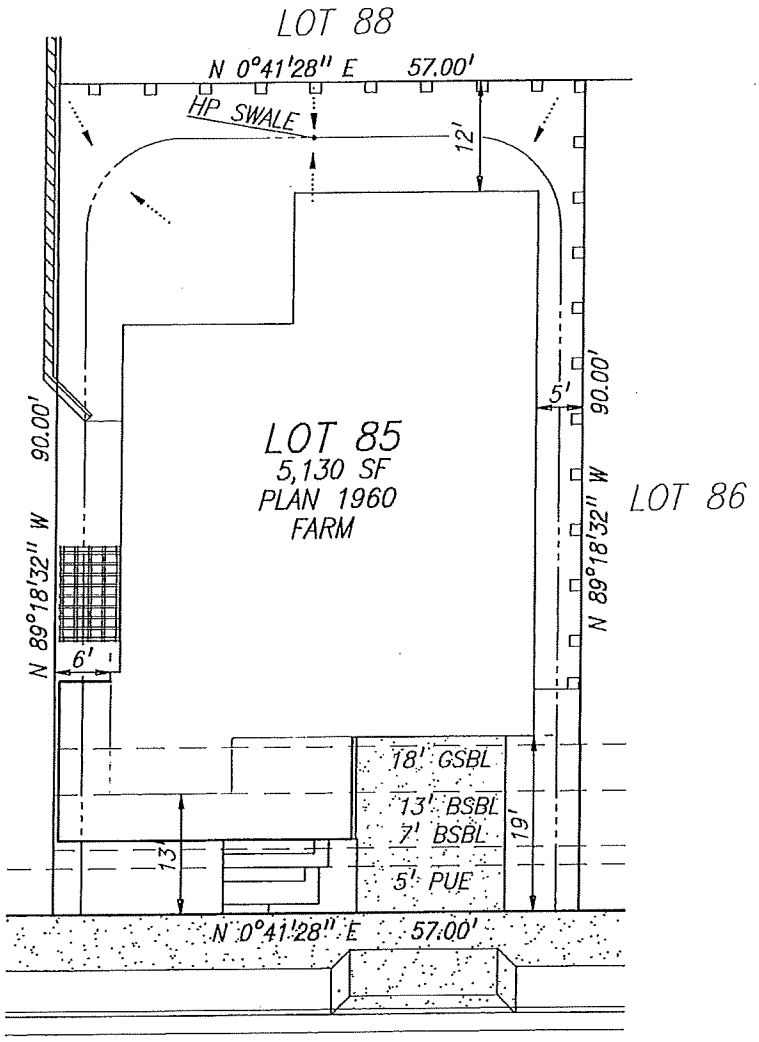
CONCEPTUAL PLOT PLAN

A.P.N. XXX-XXX-XXX

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VICTORIA OAKS
LOT 84
WINDSOR, CALIFORNIA
STREET ADDRESS: DEL ROBLE LANE

DRAWN BY: TM
DATE: 5/13/15
FILE: K:\...\Planning\Plot Plans\LOT 84.D



LEGEND

T C / G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	8' HIGH LARGE TIMBER WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
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5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
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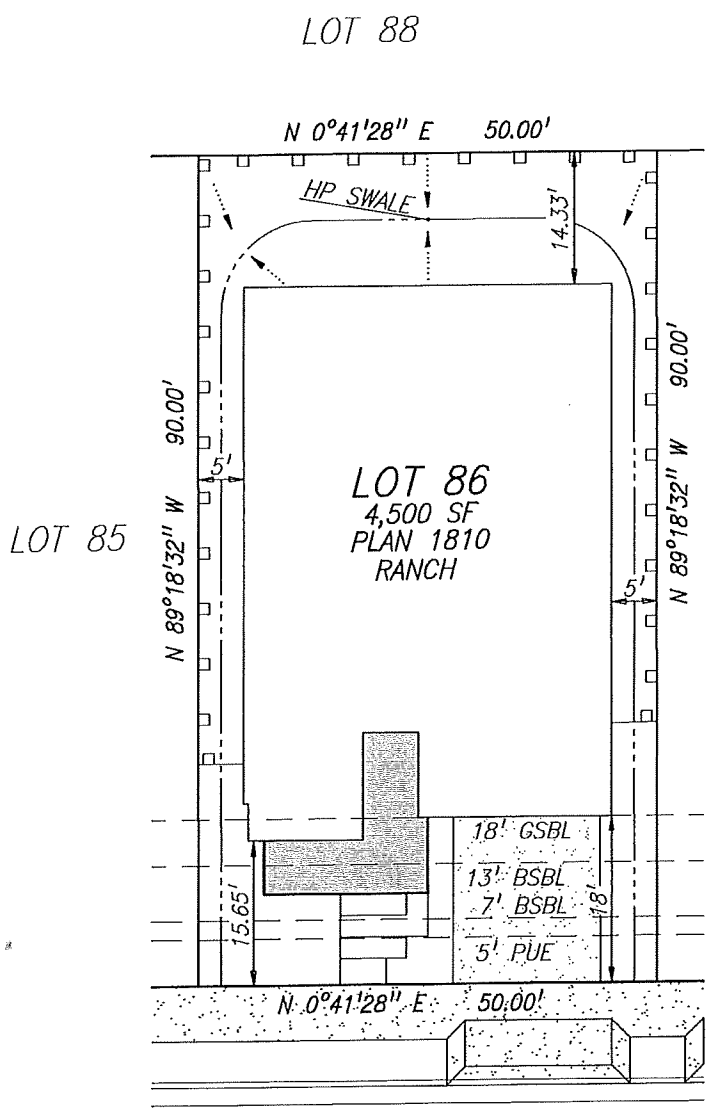
CONCEPTUAL PLOT PLAN

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VICTORIA OAKS
LOT 85
WINDSOR, CALIFORNIA
STREET ADDRESS: DEL ROBLE LANE

DRAWN BY: TM
DATE: 5/13/15
FILE: K:\...\Planning\Plot Plans\LOT 85.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
	ELECTROLIER
	CATCH BASIN
	FIRE HYDRANT
	MASONRY WALL
	WOOD RETAINING WALL
	WOOD FENCE
18' GSBL	18' GARAGE SETBACK
13' BSBL	13' HOUSE SETBACK
7' BSBL	7' PORCH SETBACK
5' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN

SCALE 1" = 20'

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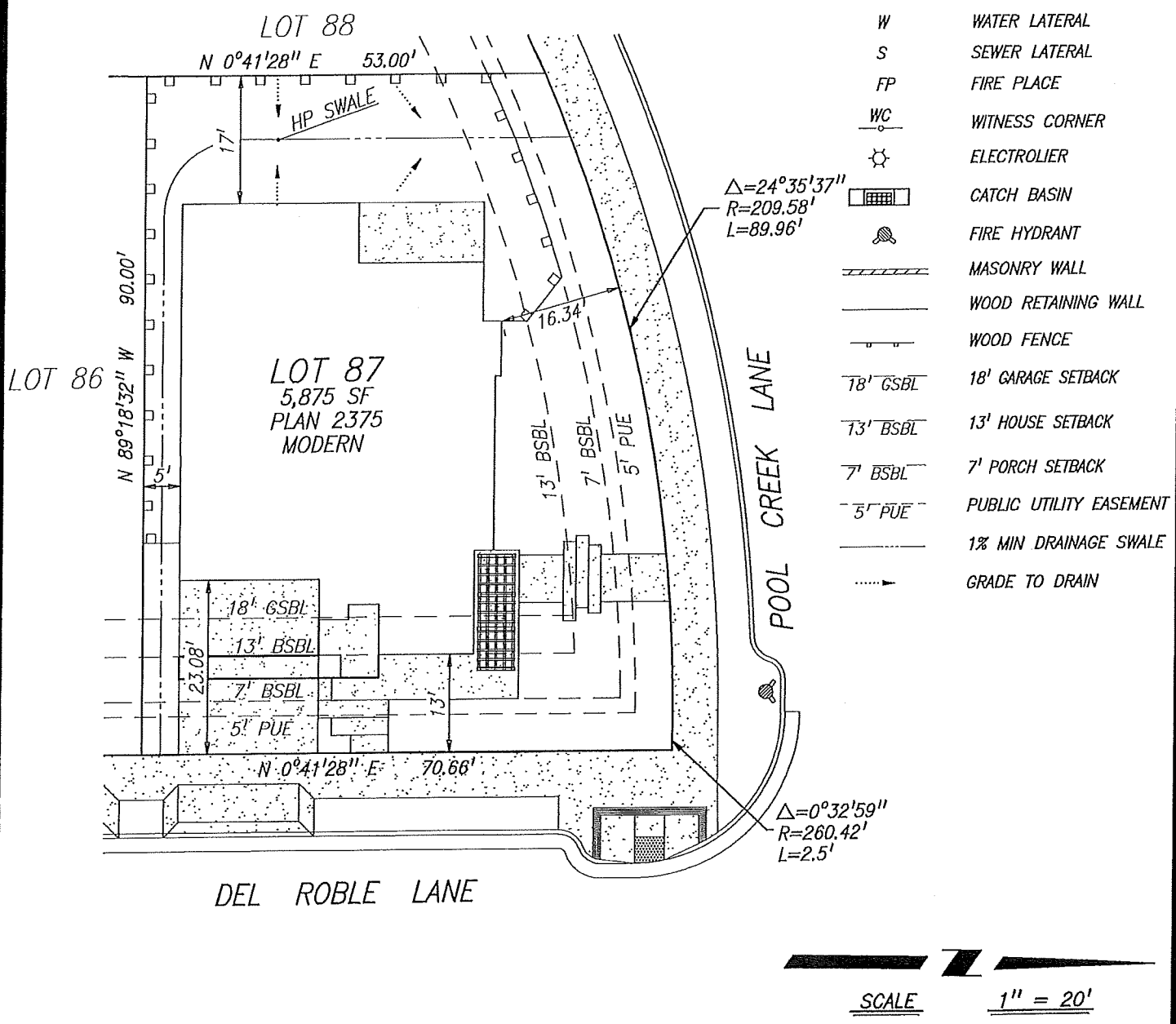
CONCEPTUAL PLOT PLAN

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VICTORIA OAKS
LOT 86
WINDSOR, CALIFORNIA
STREET ADDRESS: DEL ROBLE LANE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 86.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
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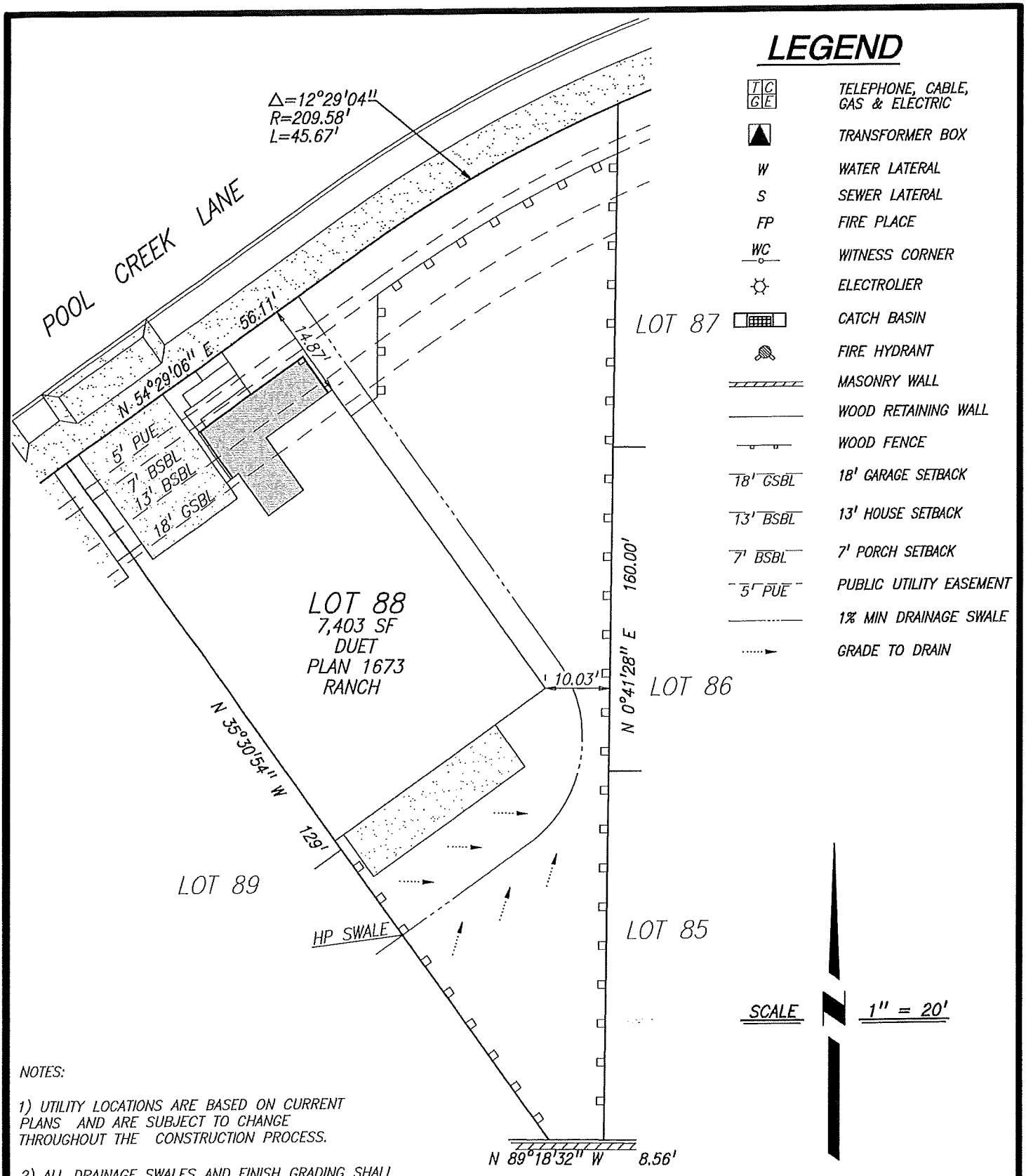
CONCEPTUAL PLOT PLAN

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VICTORIA OAKS
LOT 87
WINDSOR, CALIFORNIA
STREET ADDRESS: DEL ROBLE LANE

DRAWN BY: TM
DATE: 5/13/15
FILE: K:\...\Planning\Plot Plans\LOT 87.D



NOTES:

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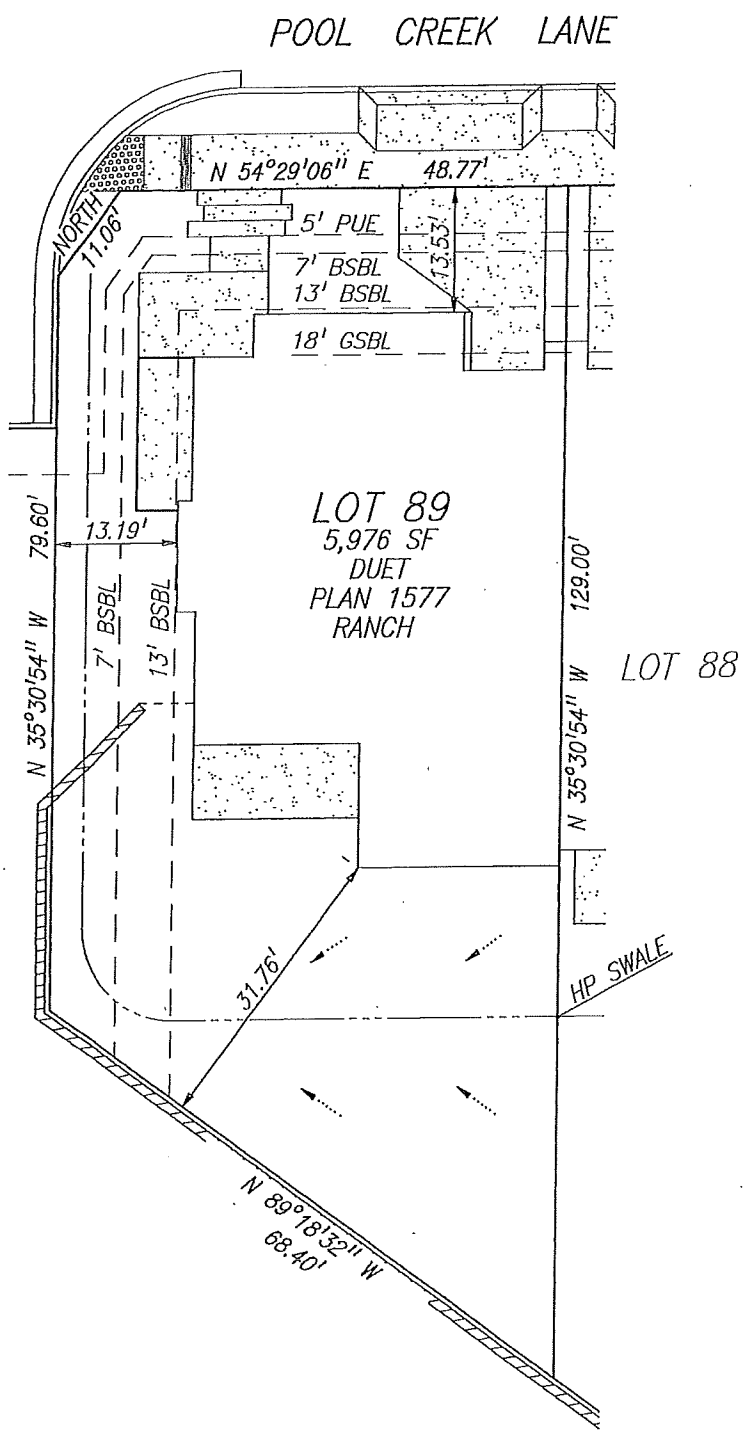
CONCEPTUAL PLOT PLAN

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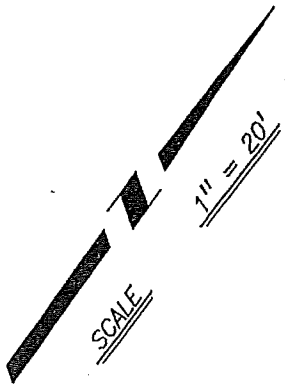
VICTORIA OAKS
LOT 88
WINDSOR, CALIFORNIA
STREET ADDRESS: POOL CREEK LANE

DRAWN BY: TM
DATE: 6/15/15
FILE: K:\...\Planning\Plot Plans\Lot 88.D



LEGEND

T C G E	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
FP	FIRE PLACE
WC	WITNESS CORNER
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