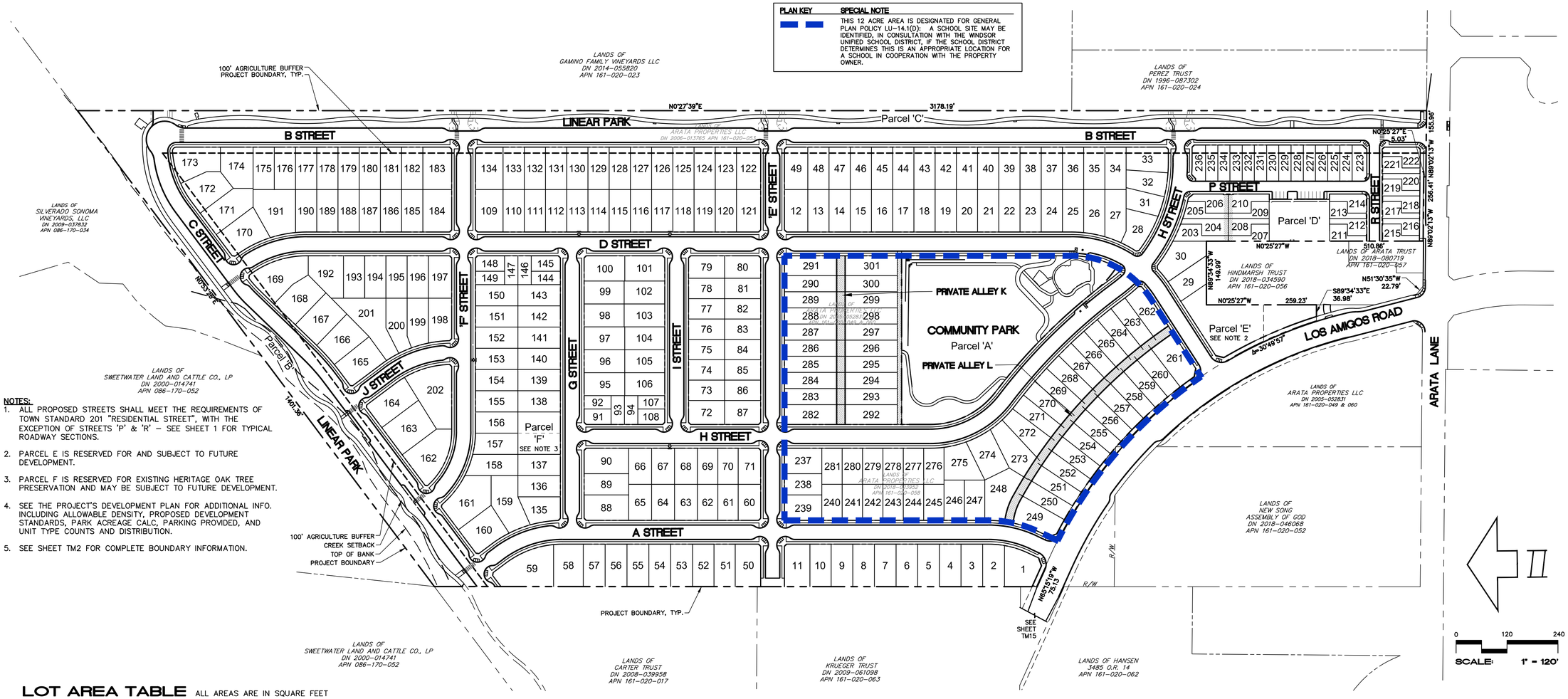


NOTES:

1. ALL PROPOSED STREETS SHALL MEET THE REQUIREMENTS OF TOWN STANDARD 201 "RESIDENTIAL STREET", WITH THE EXCEPTION OF STREETS 'P' & 'R' – SEE SHEET 1 FOR TYPICAL ROADWAY SECTIONS.
2. PARCEL E IS RESERVED FOR AND SUBJECT TO FUTURE DEVELOPMENT.
3. PARCEL F IS RESERVED FOR EXISTING HERITAGE OAK TREE PRESERVATION AND MAY BE SUBJECT TO FUTURE DEVELOPMENT.
4. SEE THE PROJECT'S DEVELOPMENT PLAN FOR ADDITIONAL INFO. INCLUDING ALLOWABLE DENSITY, PROPOSED DEVELOPMENT STANDARDS, PARK ACREAGE CALC, PARKING PROVIDED, AND UNIT TYPE COUNTS AND DISTRIBUTION.
5. SEE SHEET TM2 FOR COMPLETE BOUNDARY INFORMATION.

LOT AREA TABLE

ALL AREAS ARE IN SQUARE FEET

LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA
1	6,641	17	5,000	33	5,655	49	5,485	65	4,590	81	4,080	97	5,166	113	5,000	129	5,000	145	2,486	161	9,483	177	5,000	193	5,000	209	2,403	225	2,426	241	4,080	257	4,951	273	7,279	289	5,054
2	5,117	18	5,000	34	5,000	50	5,987	66	4,590	82	4,080	98	5,089	114	5,000	130	5,000	146	2,142	162	8,882	178	5,000	194	5,000	210	3,197	226	2,462	242	4,080	258	4,951	274	6,386	290	5,054
3	5,109	19	5,000	35	5,000	51	5,001	67	4,590	83	4,080	99	5,089	115	5,000	131	5,000	147	2,138	163	8,360	179	5,000	195	5,000	211	2,284	227	2,426	243	4,080	259	4,951	275	6,258	291	6,203
4	5,108	20	5,000	36	5,000	52	5,050	68	4,590	84	4,080	100	5,683	116	5,000	132	5,000	148	2,488	164	7,104	180	5,000	196	5,000	212	2,374	228	2,462	244	4,080	260	4,951	276	4,104	292	6,218
5	5,107	21	5,000	37	5,000	53	5,149	69	4,080	85	4,080	101	5,593	117	5,000	133	5,000	149	2,159	165	7,030	181	5,000	197	5,485	213	2,292	229	2,462	245	4,080	261	7,196	277	4,080	293	5,054
6	5,107	22	5,000	38	5,000	54	5,149	70	4,080	86	4,080	102	5,171	118	5,000	134	6,485	150	5,000	166	7,012	182	5,000	198	5,565	214	2,797	230	2,426	246	4,560	262	5,712	278	4,080	294	5,054
7	5,106	23	5,000	39	5,000	55	5,148	71	4,490	87	4,788	103	5,171	119	5,000	135	5,143	151	5,000	167	7,231	183	6,785	199	5,485	215	2,403	231	2,462	247	4,560	263	4,859	279	4,080	295	5,054
8	5,105	24	5,000	40	5,000	56	5,147	72	4,788	88	6,285	104	5,094	120	5,000	136	5,000	152	5,000	168	7,152	184	6,785	200	5,662	216	2,298	232	2,426	248	8,632	264	4,859	280	4,080	296	5,054
9	5,104	25	5,013	41	5,000	57	5,146	73	4,080	89	5,250	105	5,094	121	5,685	137	5,000	153	5,000	169	9,077	185	5,000	201	9,875	217	2,391	233	2,462	249	6,940	265	4,859	281	4,080	297	5,054
10	5,004	26	5,277	42	5,000	58	6,987	74	4,080	90	6,285	106	5,094	122	5,685	138	5,000	154	5,000	170	7,436	186	5,000	202	11,251	218	2,303	234	2,427	250	4,884	266	4,859	282	6,203	298	5,054
11	5,989	27	5,808	43	5,000	59	10,441	75	4,080	91	2,303	107	2,000	123	5,000	139	5,000	155	5,000	171	7,517	187	5,000	203	3,174	219	2,410	235	2,462	251	5,018	267	4,859	283	5,054	299	5,054
12	5,485	28	5,221	44	5,000	60	4,490	76	4,080	92	2,000	108	2,303	124	5,000	140	5,000	156	5,000	172	6,937	188	5,000	204	3,117	220	2,309	236	2,594	252	4,951	268	4,859	284	5,054	300	5,054
13	5,000	29	5,020	45	5,000	61	4,080	77	4,080	93	2,142	109	6,485	125	5,000	141	5,000	157	5,118	173	7,342	189	5,000	205	2,598	221	2,429	237	5,265	253	4,951	269	4,859	285	5,054	301	6,218
14	5,000	30	6,745	46	5,000	62	4,080	78	4,080	94	2,142	110	5,000	126	5,000	142	5,000	158	5,739	174	6,880	190	5,010	206	3,101	222	3,095	238	4,400	254	4,951	270	4,859	286	5,054		
15	5,000	31	4,110	47	5,000	63	4,590	79	4,490	95	5,166	111	5,000	127	5,000	143	5,000	159	8,164	175	5,000	191	9,443	207	2,411	223	2,853	239	5,265	255	4,951	271	4,859	287	5,054		
16	5,000	32	4,739	48	5,000	64	4,590	80	4,490	96	5,166	112	5,000	128	5,000	144	2,158	160	6,980	176	5,000	192	6,813	208	2,714	224	2,462	240	4,080	256	4,951	272	5,935	288	5,054		

PARCEL AREA TABLE

PARCEL	SQ. FT.	ACRES	DESCRIPTION	PARCEL	SQ. FT.	ACRES	DESCRIPTION
A	135,709	3.12	COMMUNITY PARK, PUBLIC	E	24,130	0.55	RESERVED FOR DEVELOPMENT
B	96,994	2.23	NEIGHBORHOOD PARK, PUBLIC	F	10,000	0.23	EXIST. OAK PRESERVE, PRIVATE
C	120,264	2.76	NEIGHBORHOOD PARK, PUBLIC				
D	13,967	0.32	COMMUNITY PLAZA, PUBLIC*				

*TO BE OFFERED FOR DEDICATION, BUT SHALL BE PRIVATELY MAINTAINED UNTIL ACCEPTANCE.

LOT DETAILS

SURROUNDING RESIDENTIAL *(50–59, 64–66, 88–92, 109–110, 133–202)*	TYPICAL	5,000 SF OR 7,000 SF
	SMALLEST	2,002 SF (LOTS 92)
	LARGEST	11,251 SF (LOT 202)
VILLAGE RESIDENTIAL *(1–49, 60–63, 67–87, 93–108, 111–132, 237–301)*	TYPICAL	4,080 OR 5,000 SF
	SMALLEST	2,002 SF (LOT 107)
	LARGEST	7,495 SF (LOT 248)
NEIGHBORHOOD COMMERCIAL/ MDR *(203–236)*	TYPICAL	2,295 SF
	SMALLEST	2,264 SF (LOT 211)
	LARGEST	3,148 SF (LOT 203)
ENTIRE PROJECT *(LOTS 1–301)*	SMALLEST	2,002 SF (LOTS 92, 107)
	LARGEST	12,121 SF (LOT 196)
	AVERAGE	4,761 SF (LOTS 1–238)

SITE DATA

NET SITE AREA	59.02 ACRES
GROSS PROJECT DENSITY	5.10 UNITS/ACRE
EXISTING AND PROPOSED ZONING	SR, VR, MDR, NC

PROFESSIONAL ENGINEER * REGISTERED * DANIEL DALBY * No. 44511 * CIVIL * DENNIS * STATE OF CALIFORNIA

6/13/24 DATE

DENNIS D. DALBY RCE 44511

CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

OVERALL SITE PLAN

QUAIL ACRES

NORTH OF ARATA

259, 325 ARATA LANE WINDSOR, CALIFORNIA

APN 161-020-053, 058 AND 060

JUNE 2024

JOB NO. 18-136

SHEET NO. TM3

OF 16 SHEETS

SCALE: 1" = 40'

0 40 100

NOTES:
1. SEE SHEET TM3 FOR LOT AREA TABLE

MATCH LINE SEE SHT TM6

PUBLIC PARK
PARCEL 'A'
3.0 ACRES
SEE LANDSCAPE PLAN

LOS AMIGOS ROAD

PROPOSED ROAD EXTENSION

R/W LIMIT OF WORK

PRIVATE ALLEY

TOWN OF WINDSOR TO VACATE R/W 139 SQ. FT. SEE ENLARGEMENT BELOW

PROPOSED 9' R/W DEDICATION

SEE SHEET TM3 FOR SPECIAL NOTE REGARDING THIS AREA
12.0 ACRES
261

S78°46'22"E 19.84'

N57° 38' 21"E 201.97'

'D' STREET

'H' STREET

'P' STREET

'B' STREET

'R' STREET

AREA RESERVED FOR FUTURE R/W DEDICATION

Parcel 'C'
BARN
100' AG. BUFFER

N89° 32' 21"W

N53°50'41"W 73.23'

PARCEL 'E'
SUBJECT TO FUTURE DEVELOPMENT
0.55 ACRES

D STREET OUTLET TO LOS AMIGOS ROAD SHALL BE STOP CONTROLLED

LOS AMIGOS RD. SEE SHEET TM3 FOR TYP. SECTION

20' PRIVATE DWY PAE, PDE & UE

COMMON DWY

LANDS OF HINDMARSH TRUST
DN 2018-034590
APN 161-020-056

PROJECT BOUNDARY

VARIOUS ESMTS SEE SHEET TM 15

NOT A PART

EXISTING STORM DRAIN EASEMENT TO BE QUIT-CLAIMED BY TOWN

PUBLIC PLAZA
PARCEL 'D'
0.34 ACRES
SEE LANDSCAPE PLAN

NEW RESIDENTIAL DWY LOCATION

NOT A PART
LANDS OF ARATA PROPERTIES LLC
DN 2005-052831
APN 161-020-049

THE PROPOSED INTERSECTION AND ARATA LANE STRIPING SHOWN ARE CONCEPTUAL. ACTUAL DESIGN TO INCORPORATE FEEDBACK FROM PUBLIC WORKS, TRAFFIC CONSULTANT, AND FRONTAGE IMPROVEMENTS FROM PENDING DEVELOPMENTS.

CONSTRUCT INTERIM ALL-WEATHER PUBLIC PEDESTRIAN PATH IN A TEMPORARY PUBLIC ACCESS EASEMENT THROUGH APN 161-020-049 WITH PHASE 1

INSTALL INTERIM TRAFFIC SIGNAL WITH PHASE 1

ARATA LANE

ARATA LANE SEE SHEET TM1 FOR TYP. SECTION

RRFB CROSSING TO BE CONSTRUCTED WITH PHASE 1

CONST. RAMP PER TOWN STD PLAN NO 205 CONFORM TO EXISTING.

B STREET OUTLET TO ARATA LANE SHALL BE STOP CONTROLLED

PROPOSED 9'-14' RIGHT OF WAY DEDICATION

LANDS OF PEREZ TRUST
DN 1996-087302
APN 161-020-024

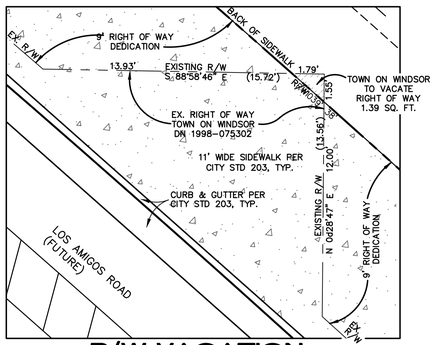
LINEAR PARK
SEE LANDSCAPE PLAN

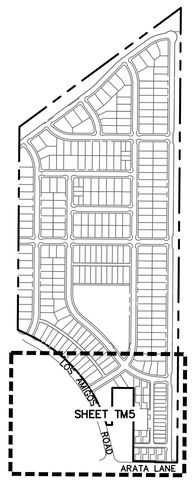
BUILDING

POOL EQUIPMENT

LANDS OF ARATA TRUST
DN 2018-080719
APN 161-020-057

R/W VACATION
ENLARGEMENT — NO SCALE





SHEET KEY
SCALE = 1"=500'

CIVIL DESIGN CONSULTANTS, INC.
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Santa Rosa, CA 95403
(707) 542-4820

PROFESSIONAL ENGINEER * REGISTERED * STATE OF CALIFORNIA * DANIEL DALBY * No. 44511 * CIVIL * DENNIS

DATE 6/13/24

DENNIS D. DALBY
RCE 44511

SITE PLAN - MIXED USE

QUAIL ACRES

NORTH OF ARATA

259, 325 ARATA LANE WINDSOR, CALIFORNIA

APN 161-020-053, 059 AND 060

JUNE 2024

JOB NO. 18-136

SHEET NO. TM5

OF 16 SHEETS

MATCH LINE SEE SHT TM7

MATCH LINE SEE SHT TM7

'E' STREET

'A' STREET

'H' STREET

'D' STREET

'B' STREET

PRIVATE ALLEY K

PRIVATE ALLEY

LOS AMIGOS ROAD

FUTURE ROAD EXTENSION

A STREET OUTLET TO LOS AMIGOS ROAD SHALL BE STOP CONTROLLED

MATCH LINE SEE SHEET TM5

MATCH LINE SEE SHT TM5

COMMUNITY PARK
Parcel 'A'
3.12 ACRES

SEE LANDSCAPE PLAN

SEE SPECIAL NOTE SHEET TM3

10' PUBLIC ACCESS AND UTILITY EASEMENT (0.10 ACRES)

AREA RESERVED FOR FUTURE R/W DEDICATION

Parcel 'C'

LINEAR PARK

LANDS OF KRUEGER TRUST
DN 2009-061098 APN: 161-020-063

LANDS OF GAMINO
DN 1996-073302
APN 161-020-024

PROJECT BOUNDARY

S89° 32' 21"E

S45° 27' 39"W 7.65'

N00° 27' 39"E

N89° 32' 21"W

S18° 03' 03"E 19.79'

S89°32'21"E 397.50'

N00°27'39"E 2989.73'

N00°27'39"E 2907.05'

N00°27'39"E 474.75'

N00°27'39"E 410.81'

R=1831.17'

R=2541.37'

SCALE: 1" = 40'

SHEET KEY

SCALE = 1"=500'

SHEET TM6

ARATA LANE

CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

PROFESSIONAL ENGINEER * REGISTERED * DENNIS DALBY No. 44511 CIVIL * STATE OF CALIFORNIA

DATE 6/13/24

DENNIS D. DALBY
RCE 44511

RESIDENTIAL SITE PLAN

QUAIL ACRES

NORTH OF ARATA

259, 325 ARATA LANE WINDSOR, CALIFORNIA

APN 161-020-053, 058 AND 060

JUNE 2024

JOB NO. 18-136

SHEET NO. TM6

OF 16 SHEETS

PROFESSIONAL ENGINEER ★ REGISTERED ★ STATE OF CALIFORNIA
DANIEL DALBY
No. 44511
CIVIL
DENNIS

6/13/24
DATE

DENNIS D. DALBY
RCE 44511

CIVIL DESIGN CONSULTANTS, INC.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

RESIDENTIAL SITE PLAN

QUAIL ACRES

NORTH OF ARATA

259, 325 ARATA LANE WINDSOR, CALIFORNIA

APN 161-020-053, 058 AND 060

JUNE 2024

JOB NO.
18-136

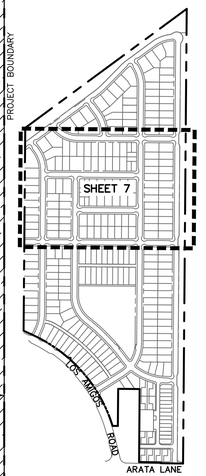
SHEET NO.
TM7

OF 16 SHEETS

SCALE: 1" = 40'

SHEET KEY

SCALE = 1"=500'



MATCH LINE SEE SHT TM8

MATCH LINE SEE SHT TM6

MATCH LINE SEE SHT TM6

'A' STREET

'B' STREET

'C' STREET

'D' STREET

'E' STREET

'F' STREET

'G' STREET

'H' STREET

'I' STREET

LINEAR PARK

PROJECT BOUNDARY

PRIVATE
Parcel 'F'
FOR THE PRESERVATION OF AN EXISTING HERITAGE OAK (MAY BE SUBJECT TO FUTURE DEVELOPMENT)

DIFFERENCE IN BSL/GSL CORRESPONDS TO ZONING DELINEATION

AREA RESERVED FOR FUTURE R/W DEDICATION

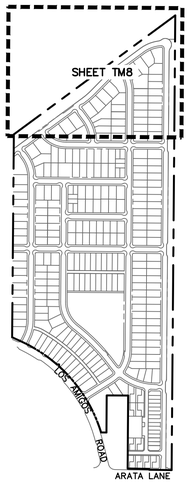
Parcel 'C'

LANDS OF CARTER TRUST
DN 2006-039958 APN 161-020-017

LANDS OF GAMINO
DN 1996-067302
APN 161-020-024

0 40 100

SCALE: 1" = 40'



SHEET KEY

SCALE = 1"=500'

LANDS OF SILVERADO SONOMA VINEYARDS, LLC
DN 2009-037832
APN 086-170-034

SOTOYOME CREEK

CREEK SETBACK

PARCEL 'B'

AMENITY AREA SEE LANDSCAPE PLAN

DRAINAGE DITCH

AREA RESERVED FOR FUTURE R/W DEDICATION

PARCEL 'C'

AMENITY AREA SEE LANDSCAPE PLAN

'B' STREET

'C' STREET

'D' STREET

'J' STREET

LANDS OF GAMINO
DN 1996-087302
APN 161-020-024

PROJECT BOUNDARY

LANDS OF SWEETWATER LAND AND CATTLE CO., LP
DN 2007-011226
APN 086-170-035

PICNIC AREA, SEE LANDSCAPE PLAN

URBAN GROWTH BOUNDARY

TOWN LIMIT

TOP OF BANK

Parcel 'B'

LINEAR PARK
SEE LANDSCAPE PLAN

100' AG. BUFFER

MATCH LINE SEE SHT TM7

MATCH LINE SEE SHT TM7

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(707) 542-4820

PROFESSIONAL ENGINEER * REGISTERED * DENNIS DALBY * No. 44511 * CIVIL * STATE OF CALIFORNIA

DENNIS D. DALBY
RCE 44511

6/13/24
DATE

RESIDENTIAL SITE PLAN

QUAIL ACRES

NORTH OF ARATA
259, 325 ARATA LANE WINDSOR, CALIFORNIA

APN 161-020-053, 058 AND 060

JUNE 2024

JOB NO. 18-136

SHEET NO. TM8

OF 16 SHEETS