

KEY

- TYP. HOME FOOTPRINT
- * PROPOSED OPT. ADU ABOVE GARAGE OR IN REAR YARD SEE TYPE & COUNT BELOW
- ( ) AREA SUBJECT TO FUTURE DEVELOPMENT
- 12 ACRE AREA DESIGNATED FOR POSSIBLE SCHOOL PER GENERAL PLAN LT-14.1(D). SEE SHEET TM-3

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

SITE PLAN

UNIT TYPES AND COUNT

SEE SITE PLAN, ABOVE LEFT

PROPOSED UNITS:	PROJECT UNIT TYPES
121 (40%)	P1 - VINEYARD HOMES INCLUDES (13) PLAN 5 BASED ON P4
69 (23%)	P2 - VILLAGE HOMES
20 (7%)	P3 - CREEK HOMES
45 (15%)	P4 - PARK HOMES
(12 AFFORDABLE UNITS) 12 (4%)	P5 - VILLAGE DUET
(18 AFFORDABLE UNITS) 34 (11%)	P6 - PARK DUET
301 (100%)	PROJECT TOTAL*

*ACCESSORY DWELLING UNITS NOT INCLUDED IN UNIT COUNT AS APPLIED TO ALLOWABLE DENSITY.

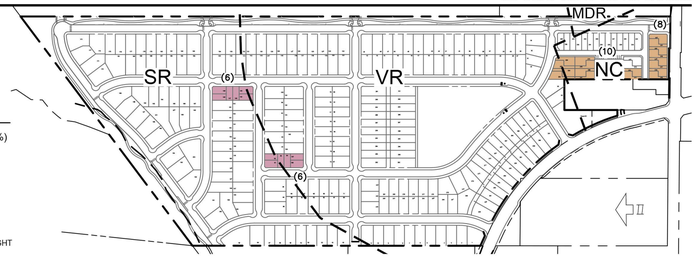
AFFORDABLE UNITS

SEE SHEETS C1.2 TO C1.3 FOR LOCATIONS

PROPOSED AFFORDABLE:	
12 (62%)	P5 - VILLAGE DUET LOTS 91–94, 107–108, 144–149
18 (38%)	P6 - PARK DUET LOTS 205–222
30 (100%)	TOTAL AFFORDABLE UNITS: 30 UNITS (10%)

INCLUSIONARY HOUSING AFFORDABLE UNITS REQUIRED: MODERATE INCOME: 301 DU x 10% = 30.1 UNITS

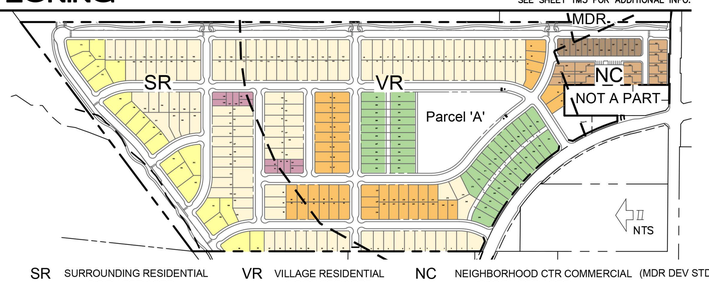
AFFORDABLE UNITS PROPOSED: 30 UNITS & 0.1 IN-LIEU FEE SEE UNIT TYPE/ COUNT, RIGHT



LOT TYPOLOGY AND ZONING

SEE SHEET TM3 FOR ADDITIONAL INFO.

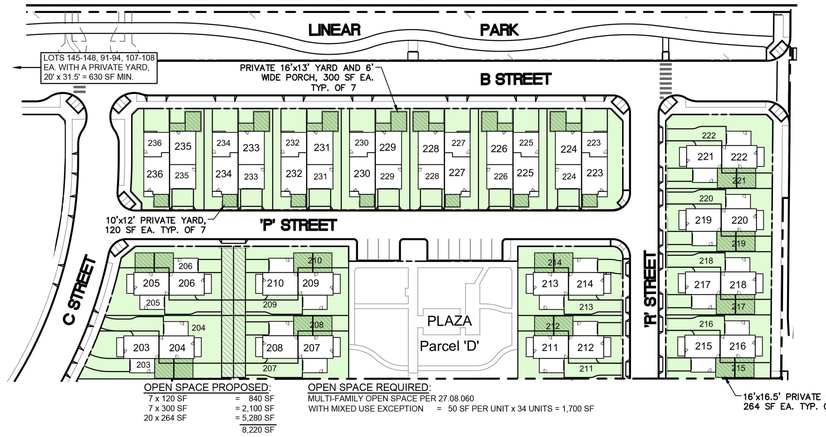
SFD1	20	70' x 100'± TYP. LOT SIZE 3.7 ACRES
SFD2	139	50' x 100'± TYP. LOT SIZE 16.8 ACRES
SFD3	51	48' x 85'± TYP. LOT SIZE 5.2 ACRES
SFD4	45	38' x 108'± TYP. LOT SIZE 5.1 ACRES
SFA1	12	50' x 68'± TYP. LOT SIZE 0.6 ACRES
SFA2	14	27' x 85.5'± TYP. LOT SIZE 0.8 ACRES
SFA3	20	40' x 86.5'± TYP. LOT SIZE 1.2 ACRES
301		TOTAL LOTS



SR SURROUNDING RESIDENTIAL 3-6 DU PER ACRE
VR VILLAGE RESIDENTIAL 5-8 DU PER ACRE
NC NEIGHBORHOOD CTR COMMERCIAL (MDR DEV STDS) 8-12 DU PER ACRE

MULTI-FAMILY OPEN SPACE ANALYSIS

SCALE 1"=60'



OPEN SPACE PROPOSED:

7 x 120 SF	= 840 SF
7 x 300 SF	= 2,100 SF
20 x 264 SF	= 5,280 SF
	8,220 SF

OPEN SPACE REQUIRED:
MULTI-FAMILY OPEN SPACE PER 27.08.060 WITH MIXED USE EXCEPTION = 50 SF PER UNIT x 34 UNITS = 1,700 SF

OPTIONAL ADUs

SEE ABOVE FOR LOCATIONS
SEE SUMMARY SHEET C1.3

PROPOSED OPTIONAL ADUs:	
65	1 BDRM - ACCESSORY DWELLING UNITS (ADUs) OVER HOME'S DETACHED GARAGE
33	STUDIO OR 1 BDRM - REAR YARD ADUs CONFORMING TO THE ZONING ORD.
98	TOTAL ADUs

NOTE: A DEFINED NUMBER OF ADU'S ARE NOT PROPOSED AS PART OF THE PROJECT BUT WILL BE A HOMEOWNER OPTION. THE DATA ABOVE IS FOR INFORMATIONAL PURPOSES TO CLEARLY DEFINE THE PROJECT FOR ENVIRONMENTAL REVIEW.

PROJECT DATA

EXISTING ZONING:	SR, VR, NC/MDR	
SITE AREA:	59.02 ACRES	
DENSITY ALLOWED:		
- SURROUNDING RESIDENTIAL (SR)	= 63-127 HU*	= 21.1AC x 3.0 to 6.0 DU/AC*
- VILLAGE RESIDENTIAL (VR)	= 170-272 HU*	= 34.0AC x 5.0 to 8.0 DU/AC*
- MED. DENSITY RES. (MDR)/ - NEIGHBORHOOD COMMERCIAL (NC)	= 21-62 HU*	= 3.9AC x 8.0 to 16.0 DU/AC*
DENSITY PROPOSED:		
SURROUNDING RESIDENTIAL (SR) (20) SFD1 (59) SFD2 (3) SFD3 (8) SFA1	= 90 HU/ 21.1AC	= 4.3 DU/AC
VILLAGE RESIDENTIAL (VR) (80) SFD2 (48) SFD3 (45) SFD4 (2) SFA1	= 177 HU/ 34.0AC	= 5.2 DU/AC
MED. DENSITY RES. (MDR)/ NEIGHBORHOOD COMMERCIAL (NC) (34) SFA2	= 34 HU/ 3.9AC	= 8.7 DU/AC
TOTAL PROPOSED UNITS:	= 301 HU PROJECT TOTAL **	

* CALCULATED AT MIN. AND MAX. OF ALLOWABLE DENSITY
** DOES NOT INCLUDE OTIONAL ADUs
DU DEVELOPMENT UNIT HU HOUSING UNIT

OWNER

161-020-053 (325 ARATA LANE):
ARATA PROPERTIES, LLC.

161-020-058:
ARATA PROPERTIES, LLC.

161-020-060 (259 ARATA LANE):
ARATA PROPERTIES, LLC.

APPLICANT

ARATA PROPERTIES, LLC c/o
BEN VANZUTPHEN, WILLOWGLEN HOMES
PO BOX 235, HEALDSBURG, CA 95448

NOTES

1. SEE TENTATIVE MAP SHEET TM3 FOR OVERALL LOT DETAILS.
2. SEE SHEET C1.3 FOR DETAILS BY HOME TYPE.
3. SEE SHEET C1.4 FOR PARKING ANALYSIS.

ARCHITECT

WHA
ARCHITECTS - PLANNERS - DESIGNERS
ORANGE COUNTY · LOS ANGELES · BAY AREA
5000 EXECUTIVE PKWY, SUITE 375
SAN RAMON, CA 94583
(925) 463-1700

ENGINEER

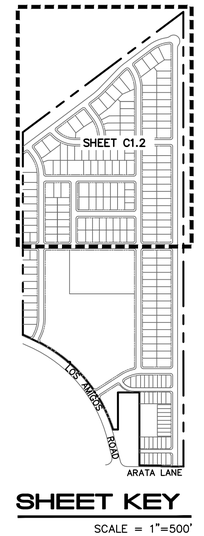
CIVIL DESIGN CONSULTANTS, INC.
2200 RANGE AVENUE, SUITE 204
SANTA ROSA, CA 95403
(707) 542-4820

DEVELOPMENT SITE PLAN
QUAIL ACRES
NORTH OF ARATA
ARATA LANE, WINDSOR, CA
JUNE 2024

C1.1

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SHEET KEY

SCALE = 1"=500'

NOTES:

1. SEE SHEET C1.1 AND TM-3 FOR 12 ACRE AREA DESIGNATED FOR POSSIBLE FUTURE SCHOOL.
2. SEE SHEET C1.3 FOR UNIT SUMMARY.
3. TYPE UNIT CODE: P#-PLAN#-R (PRODUCT TYPE)-(PLAN NUMBER)-(REVERSE)
4. SEE SHEET C1.3 FOR ZONING LEGEND

SCALE: 1" = 60'

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DEVELOPMENT PLAN
QUAIL ACRES
NORTH OF ARATA
ARATA LANE, WINDSOR, CA
JUNE 2024

C1.2

PRODUCT MIX

P1, VINEYARD HOMES	PLAN
PLAN 1	20
PLAN 2	21
PLAN 3	33
PLAN 4	34
PLAN 5	13
	121

P2, VILLAGE HOMES	PLAN
PLAN 1	16
PLAN 2	18
PLAN 3	35
	69

P3, CREEK HOMES	PLAN
PLAN 1	5
PLAN 2	3
PLAN 2D (1)	7
PLAN 3	5
	20

P4, PARK HOMES	PLAN
PLAN 1	13
PLAN 2	16
PLAN 3	16
	45

P5, VILLAGE DUETS	PLAN
PLAN 1 (2)	12
	12

P6, PARK DUETS	PLAN
PLAN 1 (3)	20
PLAN 2	7
PLAN 3	7
	34

UNIT SUMMARY

PROPOSED HOMES:	
P1, VINEYARD HOMES	121
P2, VILLAGE HOMES	69
P3, CREEK HOMES	20
P4, PARK HOMES	45
P5, VILLAGE DUETS (2)	12
P6, PARK DUETS (3)	34
TOTAL UNITS:	301

OPTIONAL UNITS:	
ADUs OVER GARAGES (4)	
P1, PLAN 5 ADUs	13
P3, PLAN 6 ADUs	7
P4, PLANS 1–3 ADUs	45
ADUs, STANDALONE (5)	33
TOTAL ADUs:	98

NOTES:
(1) INCLUDES MODIFIED PLAN 2, LOT 153
(2) INCLUDES 12 AFFORDABLE UNITS
(3) INCLUDES 18 AFFORDABLE UNITS
(4) POTENTIAL ADUs BUILT ABOVE THE HOME'S DETACHED GARAGE
(5) POTENTIAL REAR YARD ADUs CONFORMING TO THE ZONING ORD.

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MDR

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

PROJECT BOUNDARY

Parcel 'C'

LINEAR PARK

'B' STREET

'C' STREET

'D' STREET

'E' STREET

'A' STREET

'P' STREET

'R' STREET

ARATA LANE

PLAZA

NC

GENERAL PLAN LAND USE CLASSIFICATION: NEIGHBORHOOD COMMERCIAL MIXED USE

NOT A PART

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

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

COMMUNITY PARK

Parcel 'A'

VR

Parcel 'E'

LOS AMIGOS ROAD

FUTURE ROAD EXTENSION

LANDS OF ARATA PROPERTIES DN 2005-052831 APN 161-020-049

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

MATCH LINE SEE SHEET C1.2

NOTES:
1. SEE SHEET C1.1 AND TM-3 FOR 12 ACRE AREA DESIGNATED FOR POSSIBLE FUTURE SCHOOL.
2. SEE SHEET C1.4 FOR PARKING ANALYSIS
3. TYPE UNIT CODE: P#-PLAN#-R (PRODUCT TYPE)-(PLAN NUMBER)-(REVERSE)

SHEET KEY
SCALE = 1"=500'

SCALE: 0 60 150 — 1" = 60'

ZONING

SR	SURROUNDING RESIDENTIAL
VR	VILLAGE RESIDENTIAL
NC	NEIGHBORHOOD CENTER COMMERCIAL
MDR	MEDIUM DENSITY RESIDENTIAL
■■■	APPROX. ZONING DELINEATION

DEVELOPMENT PLAN
QUAIL ACRES
NORTH OF ARATA
ARATA LANE, WINDSOR, CA
JUNE 2024

C1.3