

LEGEND

1. FUTURE MIXED USE PARCEL
2. MIXED USE PLAZA
3. LINEAR PARK
4. PLAYGROUND
5. PICNIC AREA
6. FITNESS AMENITIES
7. OAK TREE PRESERVE
8. INTERIM TRAFFIC SIGNAL AT INTERSECTION TO BE CONSTRUCTED WITH PHASE 1
9. DRIVEWAY SERVING FUTURE DEVELOPMENT
10. STORMWATER DETENTION BASIN
11. PUBLIC ART SPACE
12. CONTINUOUS HEDGEROW
13. TOWN OWNED PARCEL
14. MONUMENT SIGN
15. NEW RRFB PEDESTRIAN CROSSING TO BE CONSTRUCTED WITH PHASE 1
16. RC CAR OR BMX PUMP TRACK

LANDSCAPE SHEET INDEX

L1.1	PRELIMINARY LANDSCAPE MASTER PLAN
L1.2	TREE MITIGATION PLAN
L2.1	LOS AMIGOS ROAD EXTENSION
L3.1	COMMUNITY PARK PLAN
L3.2	PLAYGROUND AND PARK AMENITIES
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L5.1	LINEAR PARK OVERALL
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L9.1	COMMUNITY PARK GRADING & UTILITIES

STREET TREE LEGEND

LOCATION	BOTANCIAL NAME	COMMON NAME	CALIPER, HT	SIZE	WTR USE/ WUCOLS
LOS AMIGOS EXTENSION	PISTACIA CHINENSIS 'RED PUSH OR EQ'	CHINESE PISTACHE	1.25", 8'	#25 (24" BOX)	L
ARATA LANE	ARBUTUS x 'MARINA'	ARBUTUS	1.5", 8'	#25 (24" BOX)	L
STREET 'A'	GLEDITSIA TRIACANTHOS VAR. 'SUNCOLE'	SUNBURST HONEY LOCUST	1.75"/ 10'	#25	L
STREET 'B'	TILIA TOMENTOSA	SILVER LEAF LINDEN	1.75"/ 10'	#25	L
STREET 'C'	CELTIS AUSTRALIS	EUROPEAN HACKBERRY	2", 10'	#25	L
STREET 'D'	ULMUS PARVIFOLIA 'ALLEE'	ALLEE ELM	1.75"/ 10'	#25	L
STREET 'E'	ALBIZIA JULIBRISSIN 'ROSEA'	MIMOSA TREE	1.75"/ 10'	#25	L
STREET 'F'	PISTACIA CHINENSIS 'RED PUSH OR EQ'	CHINESE PISTACHE	1.25", 8'	#25	L
STREET 'G'	STYPHNOLOBIUM JAPONICUM	JAPANESE PAGODA TREE	1.25", 8'	#25	L
STREET 'H'	CELTIS AUSTRALIS	EUROPEAN HACKBERRY	2", 10'	#25	L
STREET 'I'	CATALPA SPECIOSA (N)	WESTERN CATALPA	1.75"/ 10'	#25	L
STREET 'J'	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	1.75"/ 10'	#25	L
STREET 'P'	LARGERSTROEMIA INDICA x 'NATCHEZ'	WHITE CRAPE MYRTLE	1.5"/ 10'	#25	L
STREET 'R'	LARGERSTROEMIA INDICA x 'NATCHEZ'	WHITE CRAPE MYRTLE	1.5"/ 10'	#25	L
STREET 'S'	TILIA TOMENTOSA	SILVER LEAF LINDEN	1.75"/ 10'	#25	L

NON-STREET TREE SEE TYPICAL PLANTING PLANS

TYP.

OAK TREE LEGEND

LOCATION	BOTANCIAL NAME	COMMON NAME	CALIPER, HT	SIZE	WTR USE/ WUCOLS
BULBED INTERSECTIONS	QUERCUS LOBATA (N)	VALLEY OAK	4", 16'	#95 (48" BOX)	L
LOS AMIGOS EXTENSION	QUERCUS LOBATA (N)	VALLEY OAK		48" BOX OR 36" BOX	L
LOS AMIGOS EXTENSION (SEE SHEET L1.2)	QUERCUS AGRIFOLIA (N)	COAST LIVE OAK		36" BOX OR 15GAL.	L/ VL
LINEAR PARK	QUERCUS DOUGLASII	BLUE OAK		15 GAL, 36" BOX, 48" BOX	L/ VL
	QUERCUS LOBATA/ AGRIFOLIA (N)	VALLEY OAK/ COAST LIVE OAK			

NOTES:
1. **SEE SHEET L1.2 FOR MITIGATION TREE LOCATIONS AND SIZES**
2. SEE ENLARGEMENTS AND TYPICAL FRONTYARD LANDSCAPE PLANS FOR ADDITIONAL TREE SELECTIONS.
3. ALL TREES SHALL BE STANDARDS UNLESS OTHERWISE NOTED.
4. ALL TREES WITHIN PLANTER STRIPS AND NEAR HARDSCAPE TO BE PLANTED WITH ROOT BARRIERS.
5. STREET DESIGNATIONS 'X' THROUGH 'O' NOT IN USE.
6. (N) INDICATES NATIVE SPECIES

PARK ACREAGE CALCULATION

PROJECT REQUIRED PARK SPACE PER MC16.3.130:
5.0 ACRES PER 1,000 RESIDENTS (0.005 ACRES PER PERSON)
CONSISTING OF THE FOLLOWING:
3.0 ACRES COMMUNITY PARK PER 1,000 RESIDENTS (0.003 ACRES PER PERSON)
2.0 ACRES NEIGHBORHOOD PER 1,000 RESIDENTS (0.002 ACRES PER PERSON)

USE 2.9 PERSONS PER UNIT WHERE GENERAL PLAN DESIGNATION IS FEWER THAN 8 UNITS PER ACRES.

A = 2.9 PERSONS x 0.003 = 0.0087 ACRES PER UNIT
+2.9 PERSONS x 0.002 = 0.0058 ACRES PER UNIT
Total 0.0145 ACRES PER UNIT

NUMBER OF DWELLING UNITS IN THE PROPOSED SUBDIVISION:
B = 301 PARCELS ZONED FOR (1) DWELLING UNIT PER LOT

PROJECT REQUIRED PARK SPACE:
PARK LAND REQUIRED = A x B =
301 UNITS* x 0.0145 ACRES PER UNIT = **4.37 ACRES**
(2.62 AC +1.75 AC)

PROJECT PROPOSED PARK SPACE:
3.12 ACRES COMMUNITY PARK (CENTRAL PARK)
4.99 ACRES NEIGHBORHOOD PARK (LINEAR PARK)
8.11 ACRES TOTAL PROVIDED

PARK ACREAGE PROVIDED BEYOND THE REQUIREMENT: 3.74 ACRES **

** DOES NOT INCLUDE 0.33 ACRES OF PUBLIC PLAZA/ NEIGHBORHOOD GATHERING SPACE PER GENERAL PLAN LU-14.3 TO BE OFFERED FOR DEDICATION.



0 100 250

SCALE: 1" = 100'

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

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

L1.1

NOTES:
1. SEE SHEET L1.1 FOR STREET TREE LEGEND.
2. SEE SHEET L1.2 FOR PROPOSED MITIGATION TREE SIZES AND LOCATIONS.

VALLEY OAK, QUERCUS LOBATA, AS SPECIMEN TREES AT SELECT LOCATIONS.

APN 161-020-065

50' PUBLIC ROAD & UTILITY EASEMENT PER 181-MAPS-12 TOWN OF WINDSOR DN 2001-014000

EX. R/W

INTERIM ROAD CONNECTION

TYP. STORM WATER LOW IMPACT DESIGN BMP

EXISTING LOS AMIGOS ROAD

APN 161-020-064

APN 161-020-014

TOWN OWNED LAND WITH BIO-RETENTION BASIN

APN 161-020-063

PROJECT LIMIT

LOS AMIGOS RD

APN 161-020-062

TOWN OWNED LAND

EX. R/W

EXISTING GRAVEL RD (PRIVATE)

QUAIL ACRES PROJECT SITE

SPECIMEN OAK TREE
ON-STREET PARKING
TYP. STREET TREE

APN 161-020-052
167 ARATA LN

101

FUTURE CAL-TRANS ON RAMP

PROJECT LIMIT

FUTURE SIDEWALK

APN 161-020-056
267 ARATA LN

APN 161-020-049
263 ARATA LN

DRIVEWAY TO FUTURE DEVELOPMENT

INTERIM AC. CURB LOCATION & SIDEWALK

INTERIM CURB LOCATION

FUTURE SIDEWALK

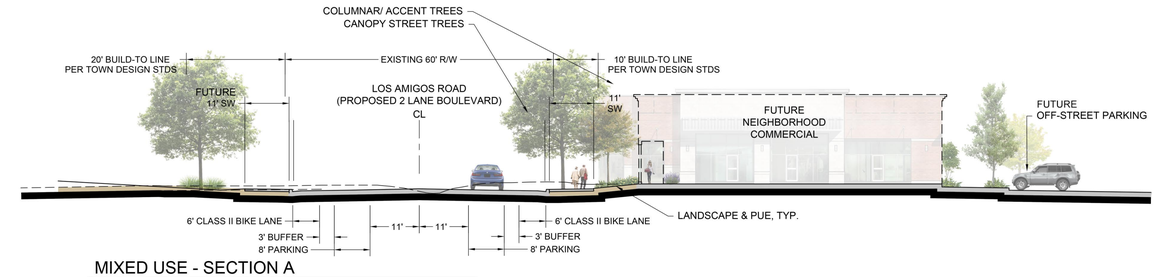
FUTURE SIDEWALK LOCATION TBD

APN 161-020-057
283 ARATA LN

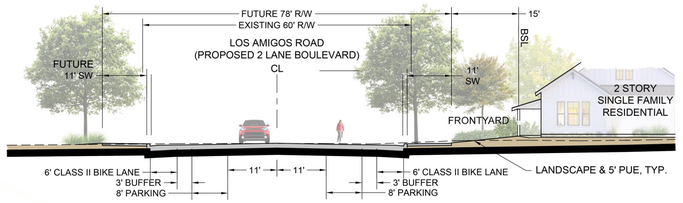
EX. R/W

EX. R/W

ARATA LN

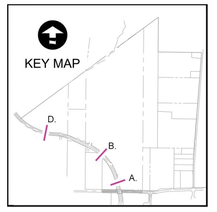


MIXED USE - SECTION A



RESIDENTIAL SECTION B

SECTION C



0 30 200

SCALE: 1" = 80'

NOTE: FUTURE SIDEWALKS ARE NOT A PART OF THIS PROJECT

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LOS AMIGOS ROAD EXTENSION CONCEPTUAL LANDSCAPE PLAN

QUAIL ACRES

NORTH OF ARATA
ARATA LANE, WINDSOR, CA
JUNE 2024

L2.1